

SJB Architects

We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.



FOR APPROVAL

BELGRAVE ST - MANLY

35-43 Belgrave Street, Manly
NSW 2095

SJB Architects

Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
www.sjb.com.au

Project Number: 6693
Date: 27/11/2023
Client: TIME & PLACE

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2
DP 803273
34 WHISTLER ST

1
DP 1262447
26 WHISTLER ST

BELGRAVE STREET

WHISTLER STREET

1
DP 1288013
21 WHISLER STREET

DP 10228
33 BELGRAVE ST



1

H 15.86	H 15.87
S 14.45	S 14.30
H 12.52	H 12.43
S 11.12	S 10.85
H 8.73	
S 11.12	

Client

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

FLOOR PLAN - LEVEL 4

Date	Scale	Sheet Size
2023/11/27	1 : 100	@ A1
Drawn	Chk.	Job No.
TD	EW/NH	6693
Drawing No.	Revision	
DA-0116	/ 8	

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Nominated Contractors: Adam Daddow-7188 | John Pradel-7004

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	2023/04/13	PRELIMINARY	TD	EW
2	2023/05/1	PRELIMINARY	TD	EW
3	2023/05/03	PRE DA	TD	EW
4	2023/05/10	FOR COORDINATION	TD	EW
5	2023/05/29	FOR COORDINATION	TD	EW
6	2023/06/20	FOR COORDINATION	TD	EW
7	2023/06/28	FOR DA APPROVAL	TD	EW
8	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

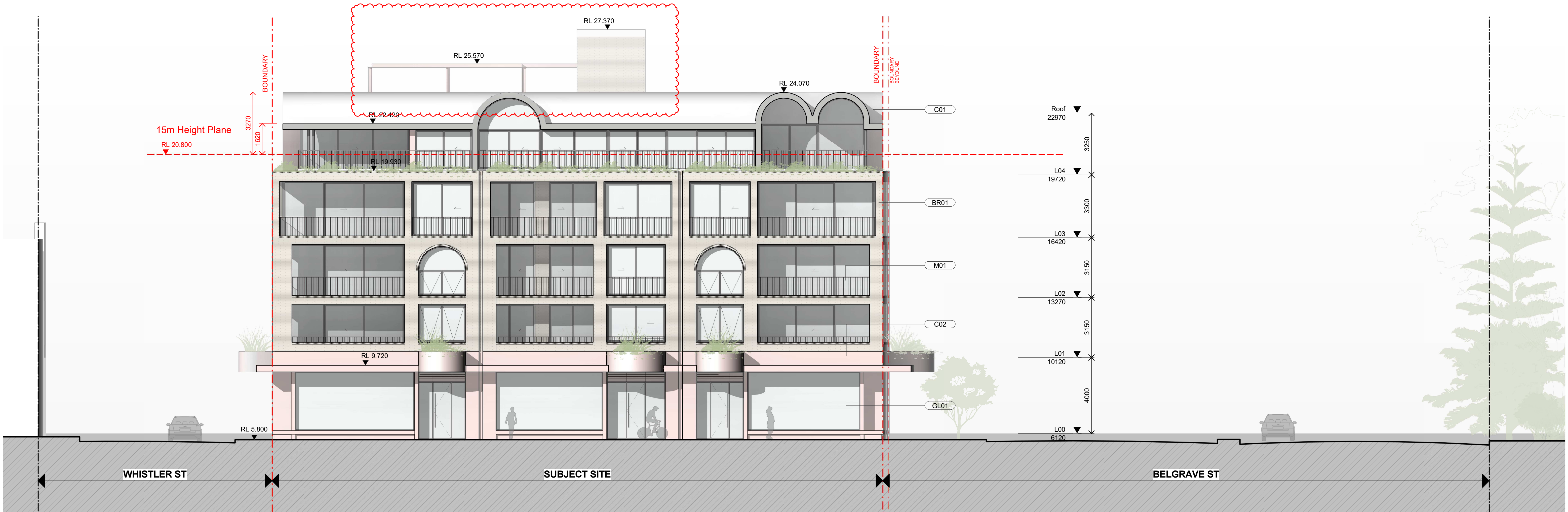
FLOOR PLAN - LEVEL 4

Date	Scale	Sheet Size
2023/11/27	1 : 100	@ A1
Drawn	Chk.	Job No.
TD	EW/NH	6693
Drawing No.	Revision	
DA-0116	/ 8	

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1 ELEVATION
NORTH ELEVATION

SCALE 1 : 100

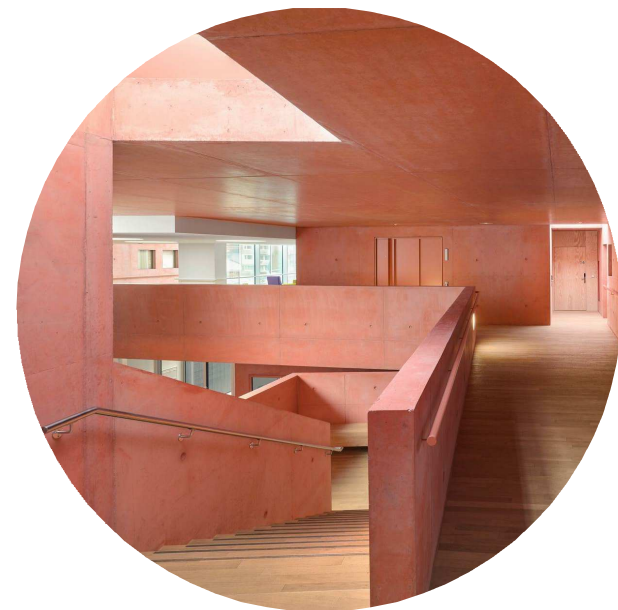
MATERIAL LEGEND

CONCRETE

C01
OFFFORM - CONCRETE
WARM FINISH



C02
COLOURED CONCRETE.
FINISH TO BE CONFIRMED



BRICKWORK

BR01
LONG FORMAT BRICKWORK



METALWORK

M01
METAL PALISADE BALUSTRADE - POWDER COATED
MATCH COLOURED CONCRETE COLOUR



M02
OPERABLE ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR



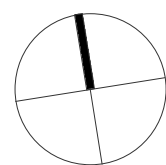
GLAZING

GL01
VISION GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1:100 @A1

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TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing No.

ELEVATION NORTH

Date

2023/11/27 As indicated

Drawn

TD

Drawing No.

DA-1401

Scale

As indicated

Chk.

EW/NH

Sheet Size

@ A1

Job No.

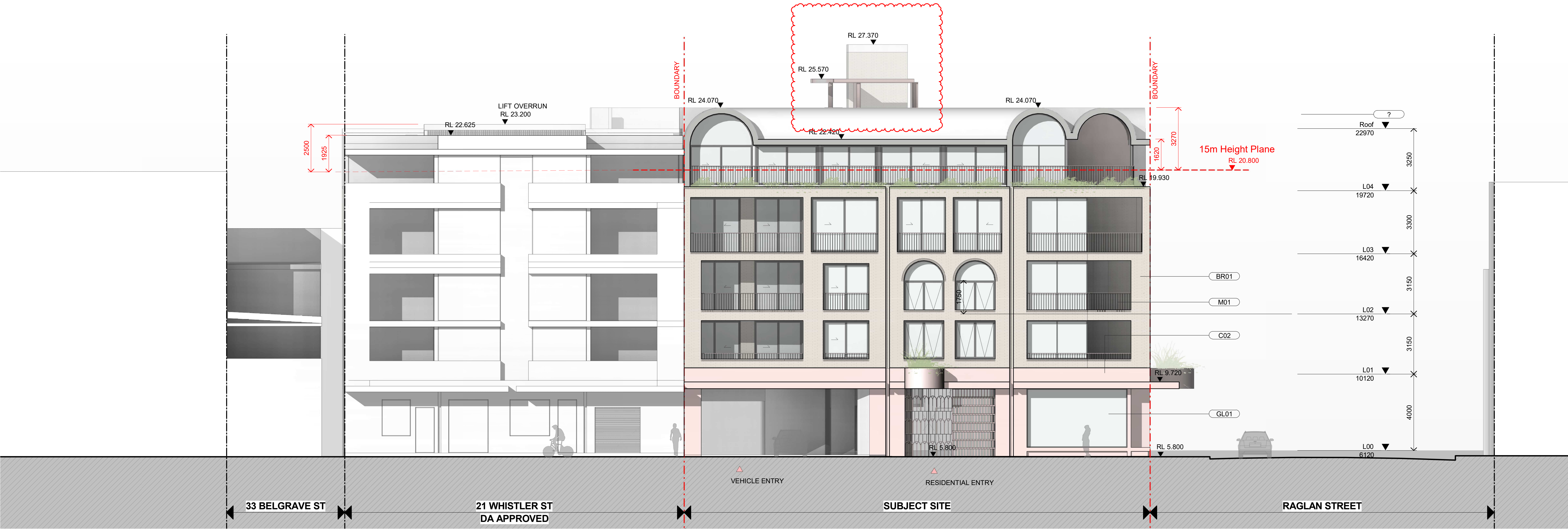
6693

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1 ELEVATION
EAST ELEVATION

SCALE 1 : 100

MATERIAL LEGEND

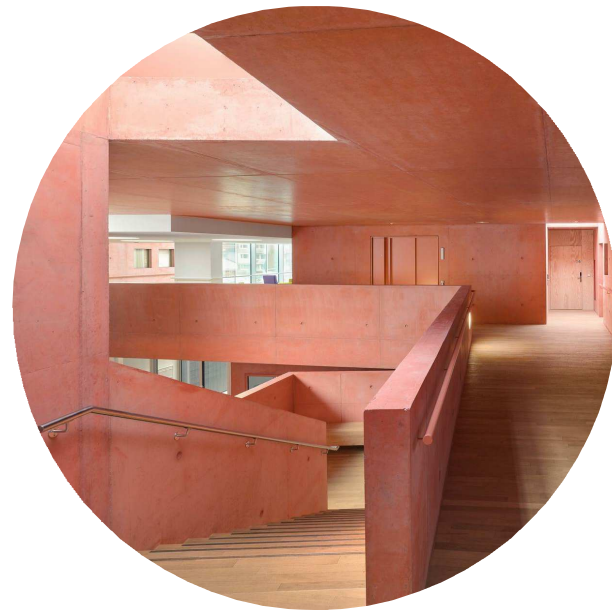
CONCRETE

C01
OFFFORM - CONCRETE
WARM FINISH



C02

COLOURED CONCRETE.
FINISH TO BE CONFIRMED



BRICKWORK

BR01
LONG FORMAT BRICKWORK



METALWORK

M01
METAL PALISADE BALUSTRADE - POWDER COATED
MATCH COLOURED CONCRETE COLOUR



M02

OPERABLE ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR

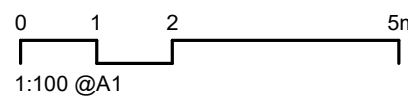
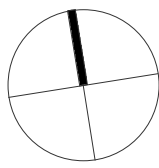


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Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name
ELEVATION EAST

Date
2023/06/28

Scale
As indicated

Sheet Size
@ A1

Drawn
TD

Chk.
EW/NH

Job No.
6693

Drawing No.
DA-1402

Revision
/ 3

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A circular inset image showing a modern interior space. The dominant feature is a large, curved wall made of a reddish-brown material, possibly terracotta or a specific type of wood. The floor is made of light-colored wood. In the background, there are some glass partitions and a doorway leading to another room. The lighting is warm and even.

[illegible]

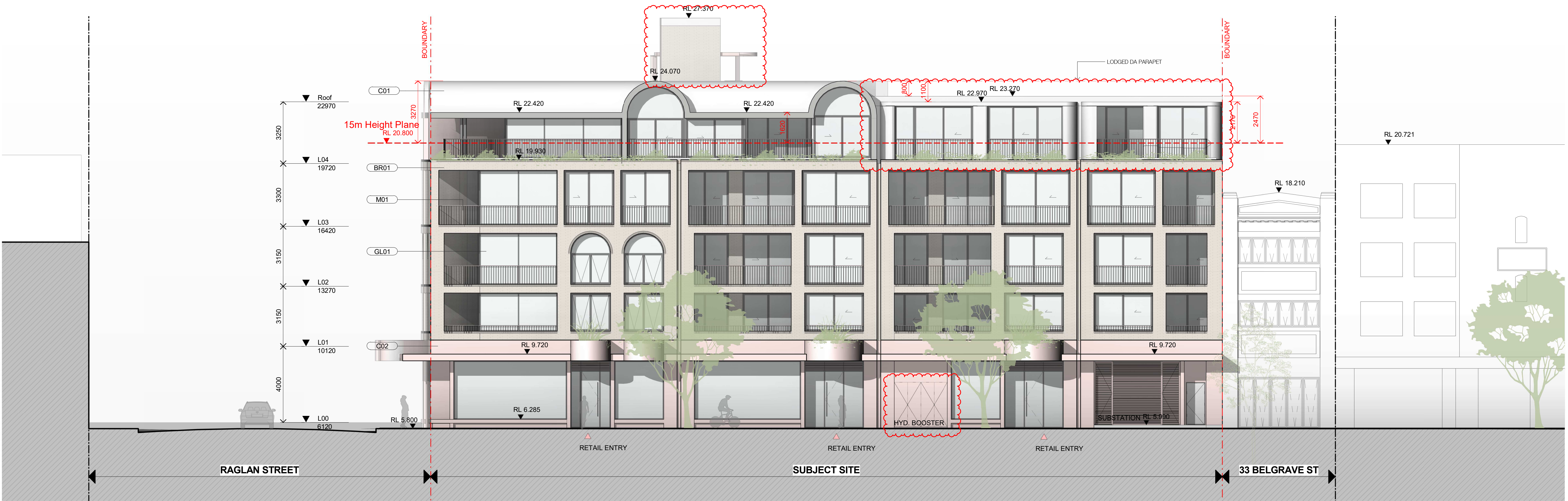
TIME & PLACE

Drawing Name

ELEVATION SOUTH

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1 ELEVATION
WEST ELEVATION (BELGRAVE STREET)
SCALE 1 : 100

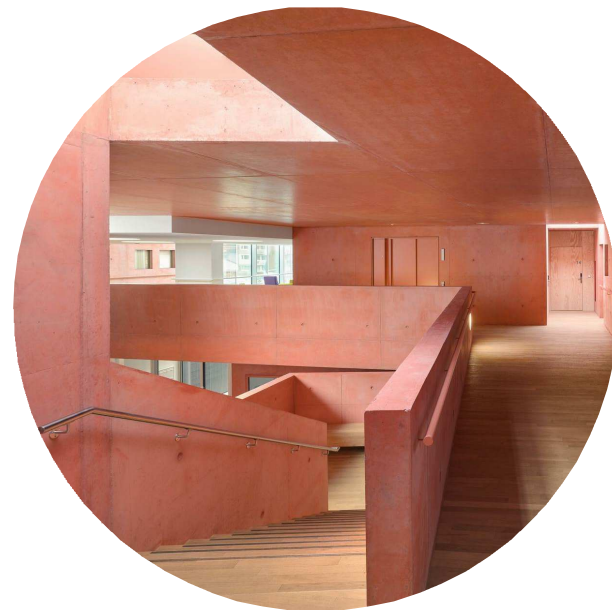
MATERIAL LEGEND

CONCRETE

C01
OFFFORM - CONCRETE
WARM FINISH



C02
COLOURED CONCRETE.
FINISH TO BE CONFIRMED



BRICKWORK

BR01
LONG FORMAT BRICKWORK



METALWORK

M01
METAL PALISADE BALUSTRADE - POWDER COATED
MATCH COLOURED CONCRETE COLOUR



M02
OPERABLE ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR

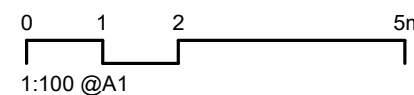
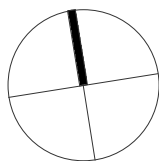


GLAZING

GL01
VISION GLAZING



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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name
ELEVATION - WEST

Date
2023/11/27

Scale
As indicated

Sheet Size
@ A1

Drawn
TD

Chk.
EW/NH

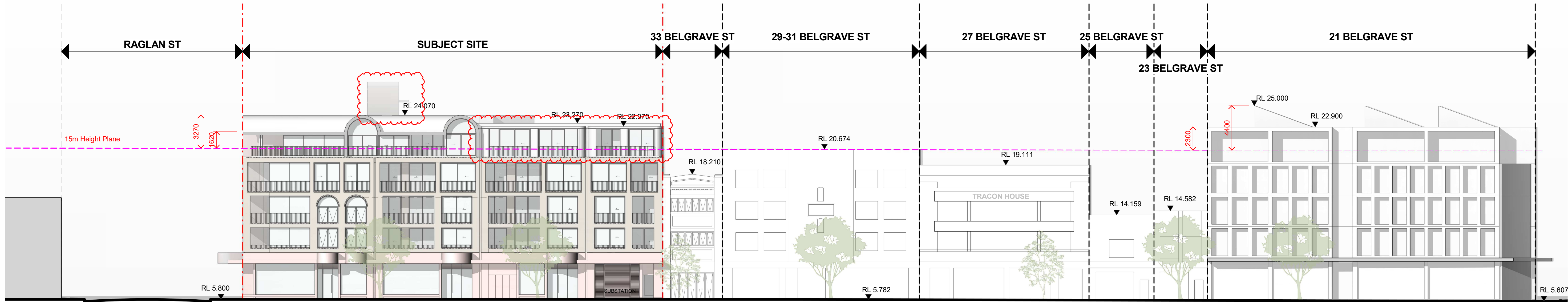
Job No.
6693

Drawing No.
DA-1404

Revision
/ 3

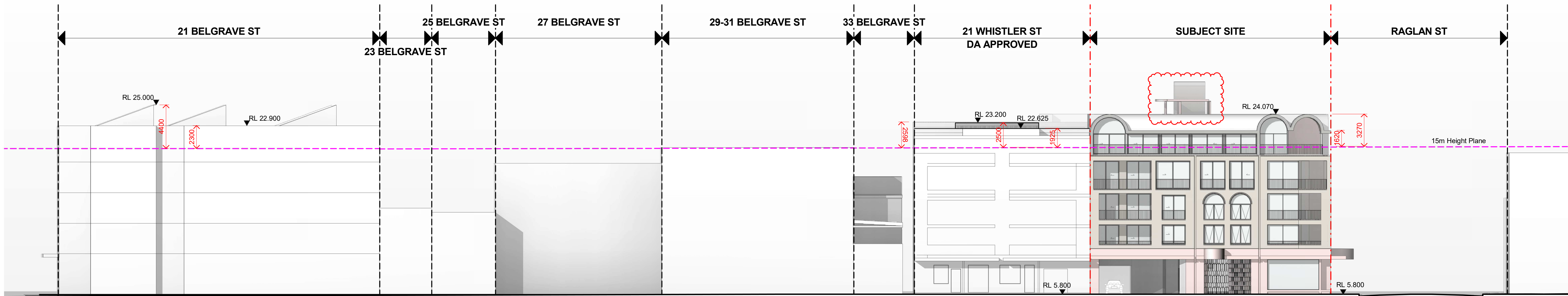
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1 ELEVATION
STREETSCAPE - BELGRAVE STREET

SCALE 1 : 200

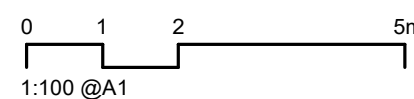


2 ELEVATION
STREETSCAPE - WHISTLER STREET

SCALE 1 : 200

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4	2023/06/20	FOR COORDINATION	TD	EW
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Client

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BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

STREETSCAPE ELEVATION

Date

2023/11/27

Scale

1 : 200

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-1410

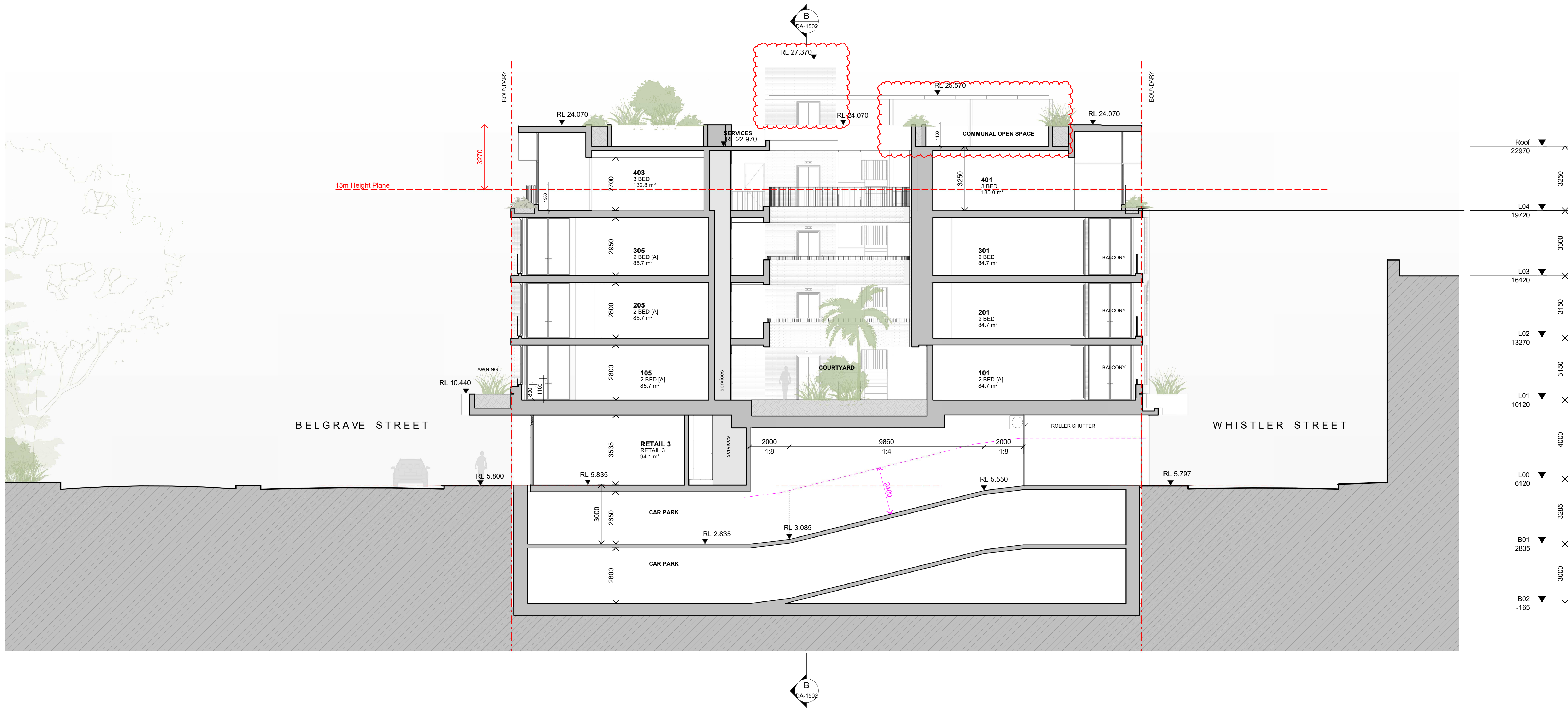
Revision

/ 6

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PRELIMINARY



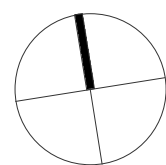


SECTION
A-A

SCALE 1 : 100

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0 1 2 5m
1:100 @A1

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6	2023/06/20	FOR COORDINATION	TD	EW
7	2023/06/28	FOR DA APPROVAL	TD	EW
8	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SECTION A-A

Date

2023/11/27 1 : 100

Drawn

TD

EW/NH

DA-1501

Scale

1 : 100

Chk.

EW/NH

DA-1501

Sheet Size

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Job No.

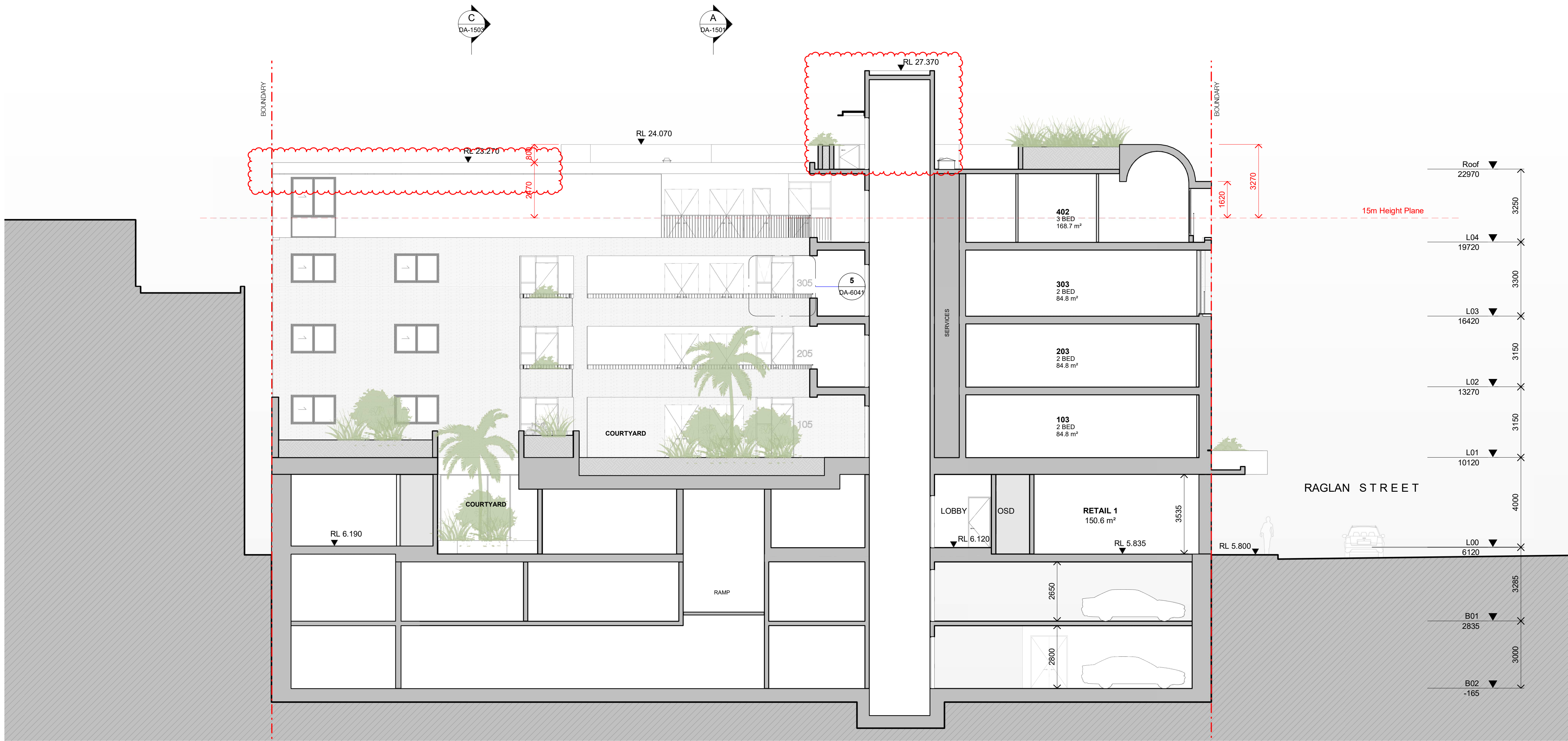
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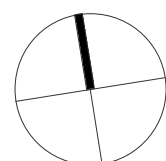


SECTION
B-B

SCALE 1 : 100

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0 1 2 5m
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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SECTION B-B

Date

2023/11/27 1 : 100

Drawn

TD

Drawing No.

DA-1502

Scale

1 : 100

Chk.

EW/NH

Sheet Size

@ A1

Job No.

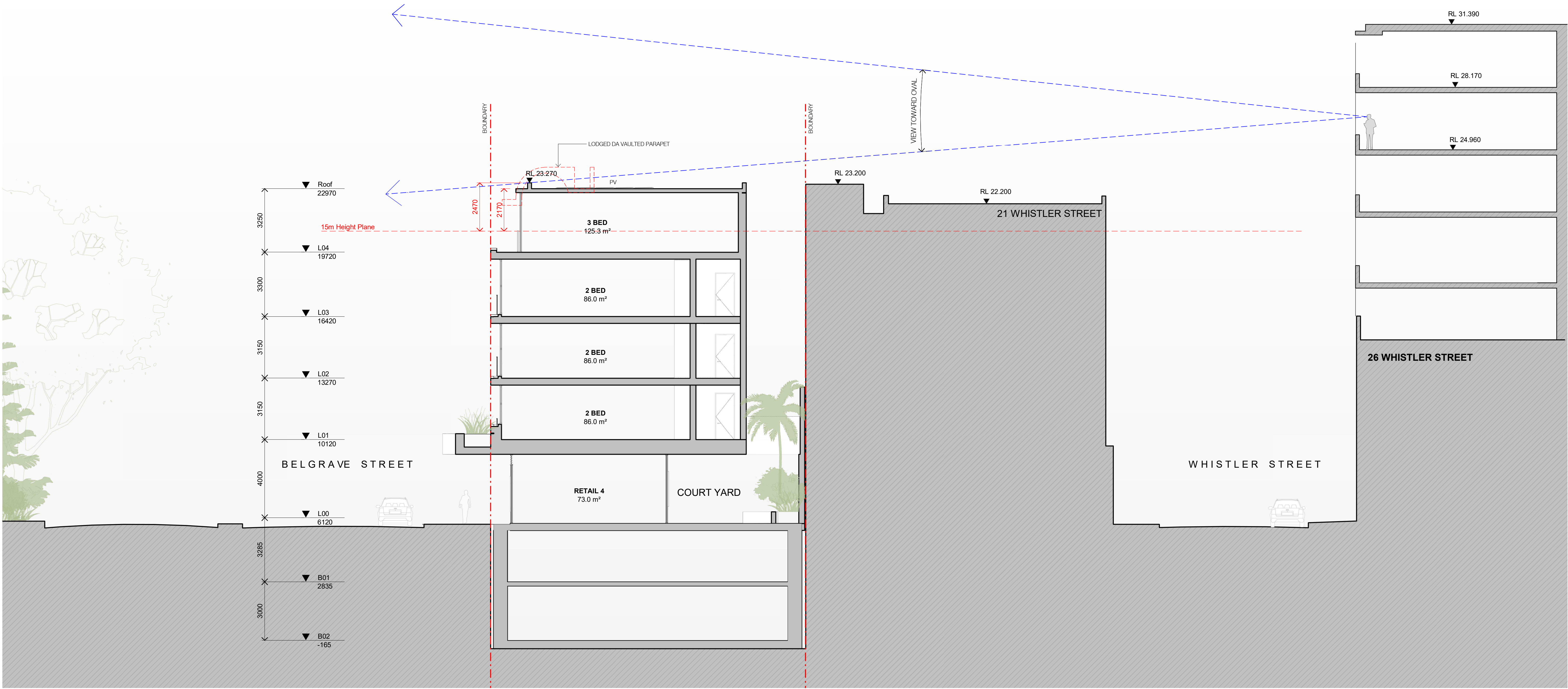
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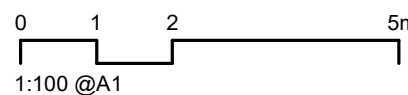
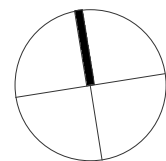


SECTION
C-C

SCALE 1 : 100

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TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing No.

SECTION C - C

Date

2023/11/27 1 : 100

Drawn

Author

Drawing No.

DA-1503

Scale

Chk.

Checker

Sheet Size

@ A1

Job No.

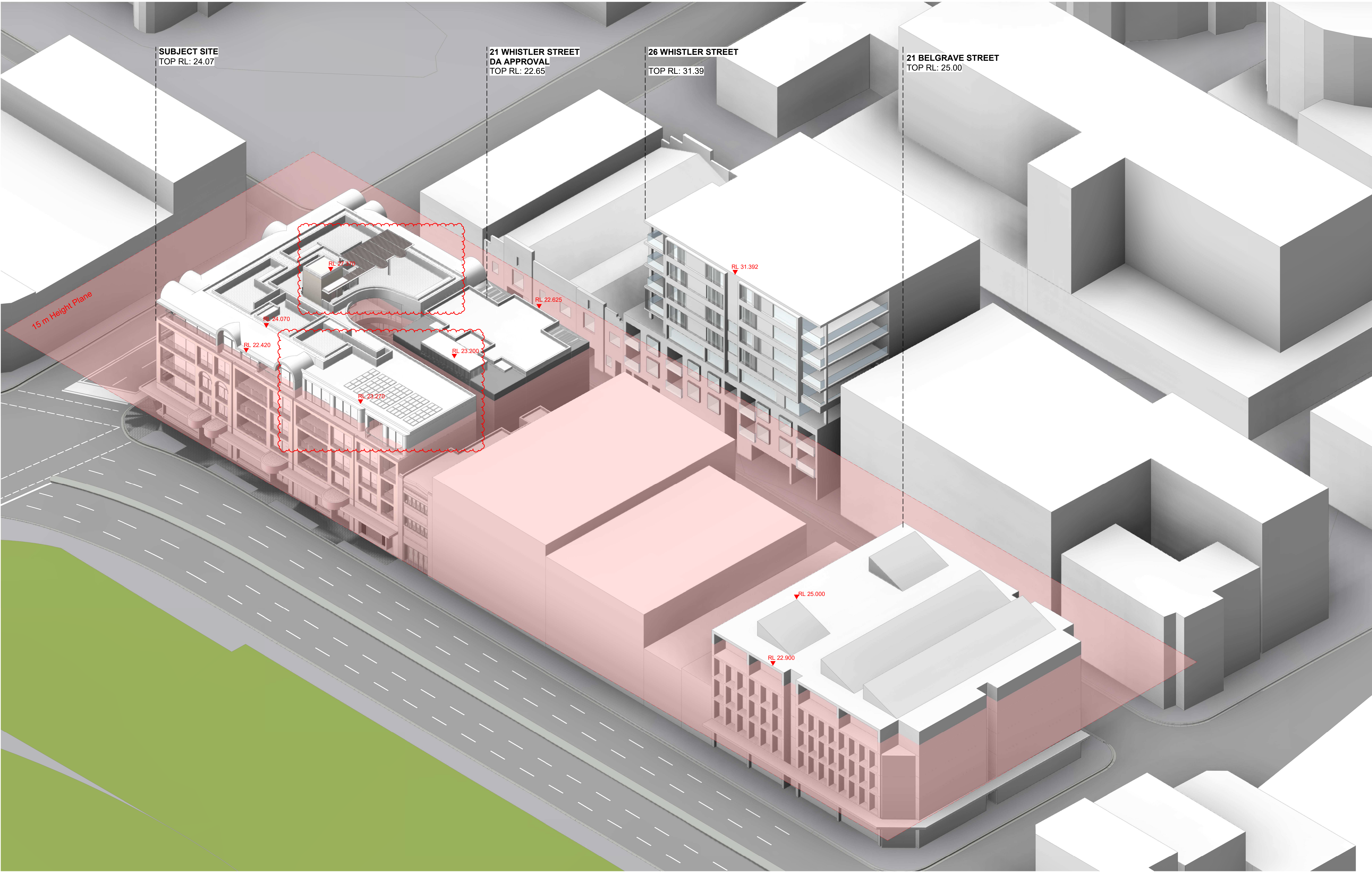
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Revision

/ 1

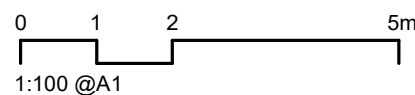
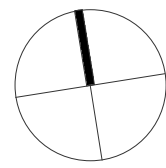
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TIME & PLACE

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BELGRAVE ST - MANLY
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Drawing Name

3D HEIGHT PLANE DIAGRAM

Date

2023/11/27

Scale

EW/NH

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-2510

Revision

/ 4

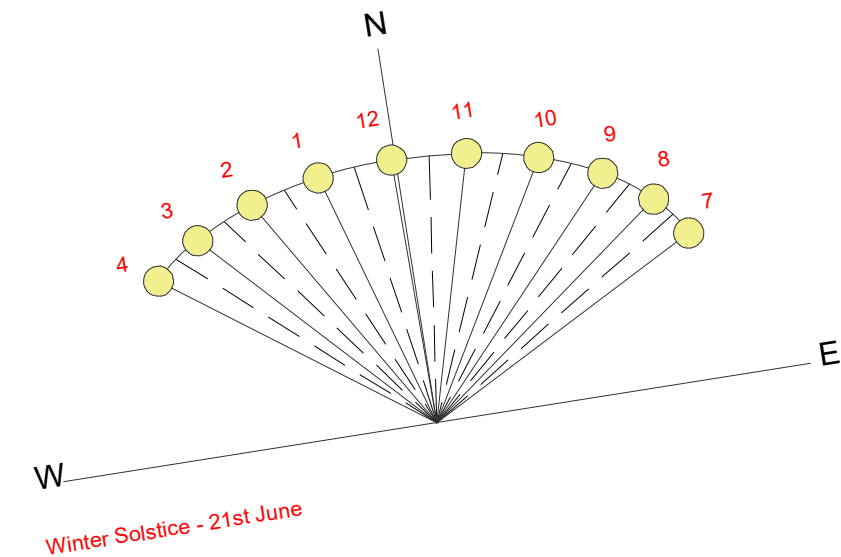
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LEGEND

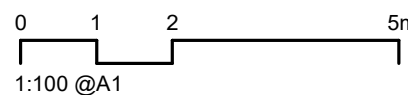
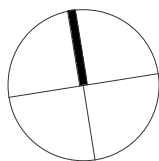
----- PROPOSED BUILDING SHADOW ENVELOPE

WINTER SOLSTICE SOLAR DIAGRAM



1 PLAN
SHADOW DIAGRAMS (WINTER SOLSTICE)
9AM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM

Date

2023/11/27

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-6020

Revision

/ 2

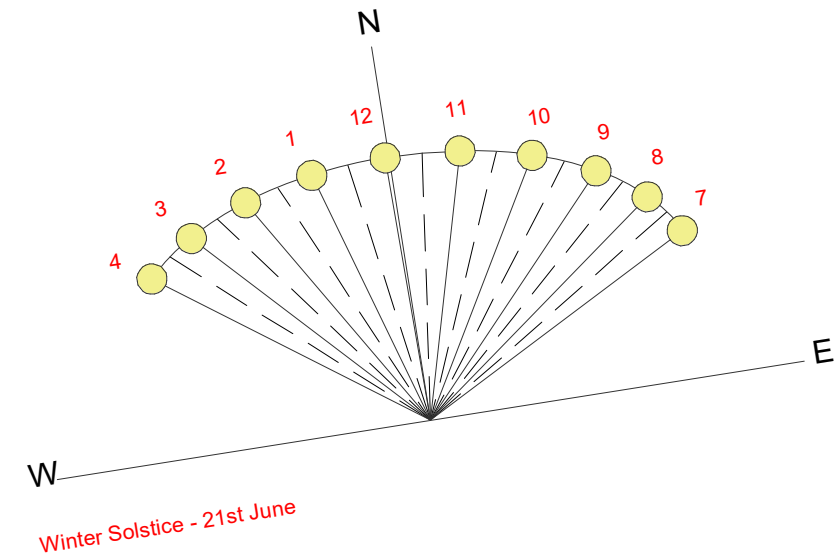
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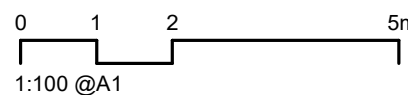
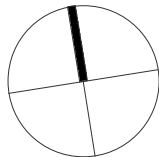
PROPOSED BUILDING SHADOW ENVELOPE

WINTER SOLSTICE SOLAR DIAGRAM



1 PLAN
SHADOW DIAGRAMS (WINTER SOLSTICE)
12 PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

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Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 12PM

Date

2023/11/27 As indicated

Drawn

TD

Drawing No.

DA-6021

Scale

As indicated

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Sheet Size

@ A1

Job No.

6693

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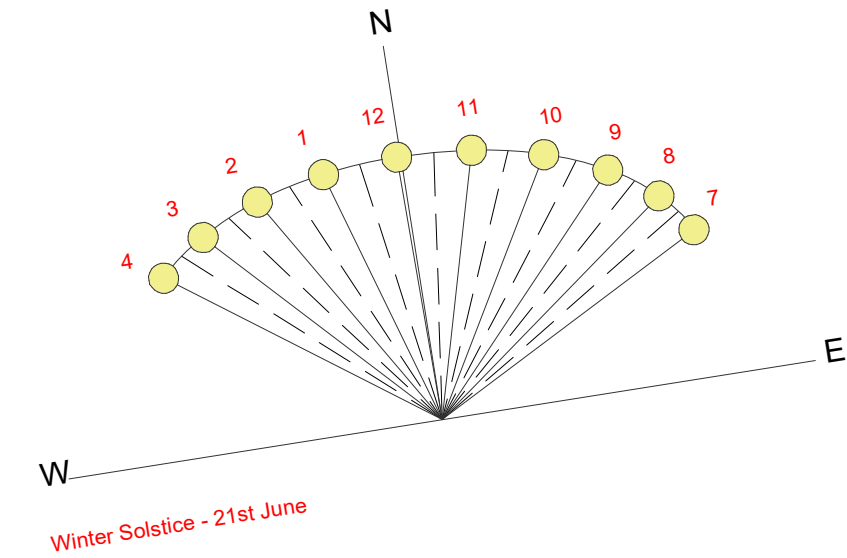




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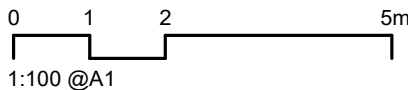
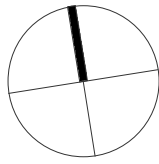
----- PROPOSED BUILDING SHADOW ENVELOPE

WINTER SOLSTICE SOLAR DIAGRAM



1 PLAN
SHADOW DIAGRAMS (WINTER SOLSTICE)
3PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing Name

SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM

Date

2023/11/27 As indicated

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-6022

Revision

/ 2

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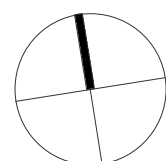
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[illegible]

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

VIEWS FROM THE SUN (WINTER SOLSTICE) -
 SHEET 1

Date _____ Scale _____ Sheet Size _____

2023/11/27 @ A1

Drawn	Chk.	Job No.
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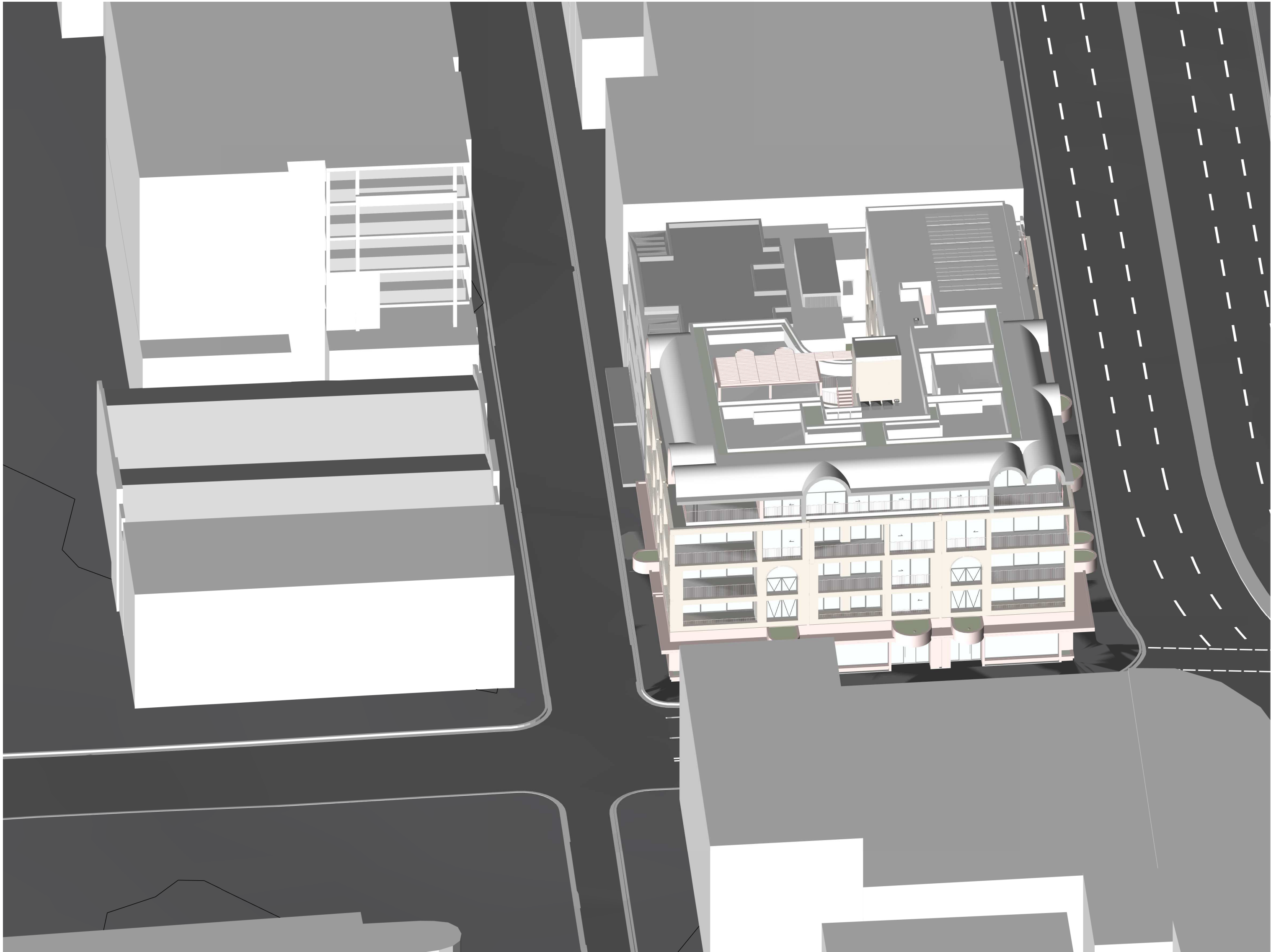
TD	EW/NH	6693
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Drawing No.	Revision
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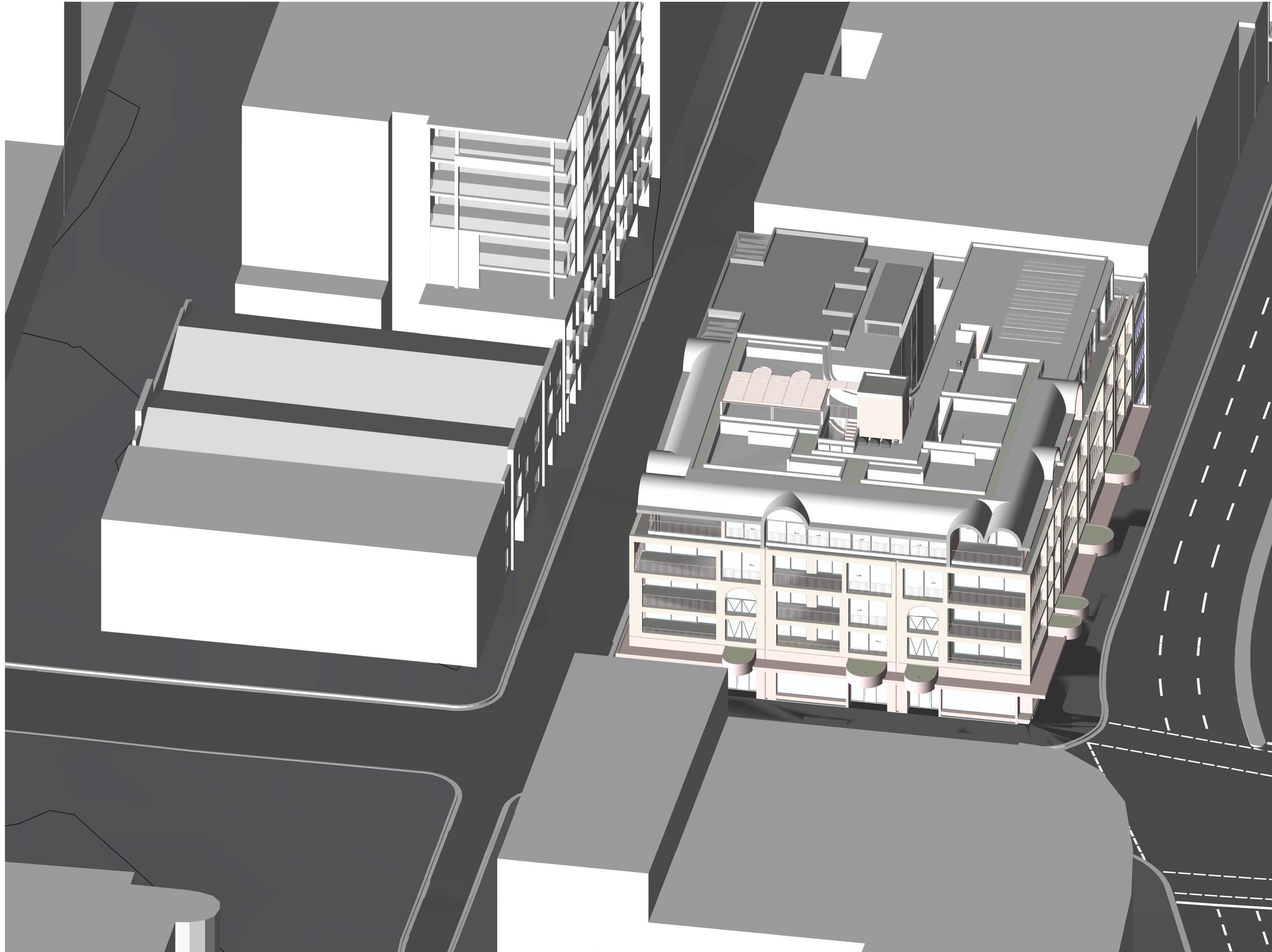
DA-6030 / 3

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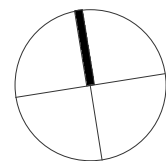
VIEW FROM THE SUN (WINTER SOLSTICE) - 11AM



VIEW FROM THE SUN (WINTER SOLSTICE) - 12PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/06/28	FOR DA APPROVAL	TD	EW
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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing Name

VIEWS FROM THE SUN (WINTER SOLSTICE) -
SHEET 2

Date

2023/11/27

Scale

EW/NH

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

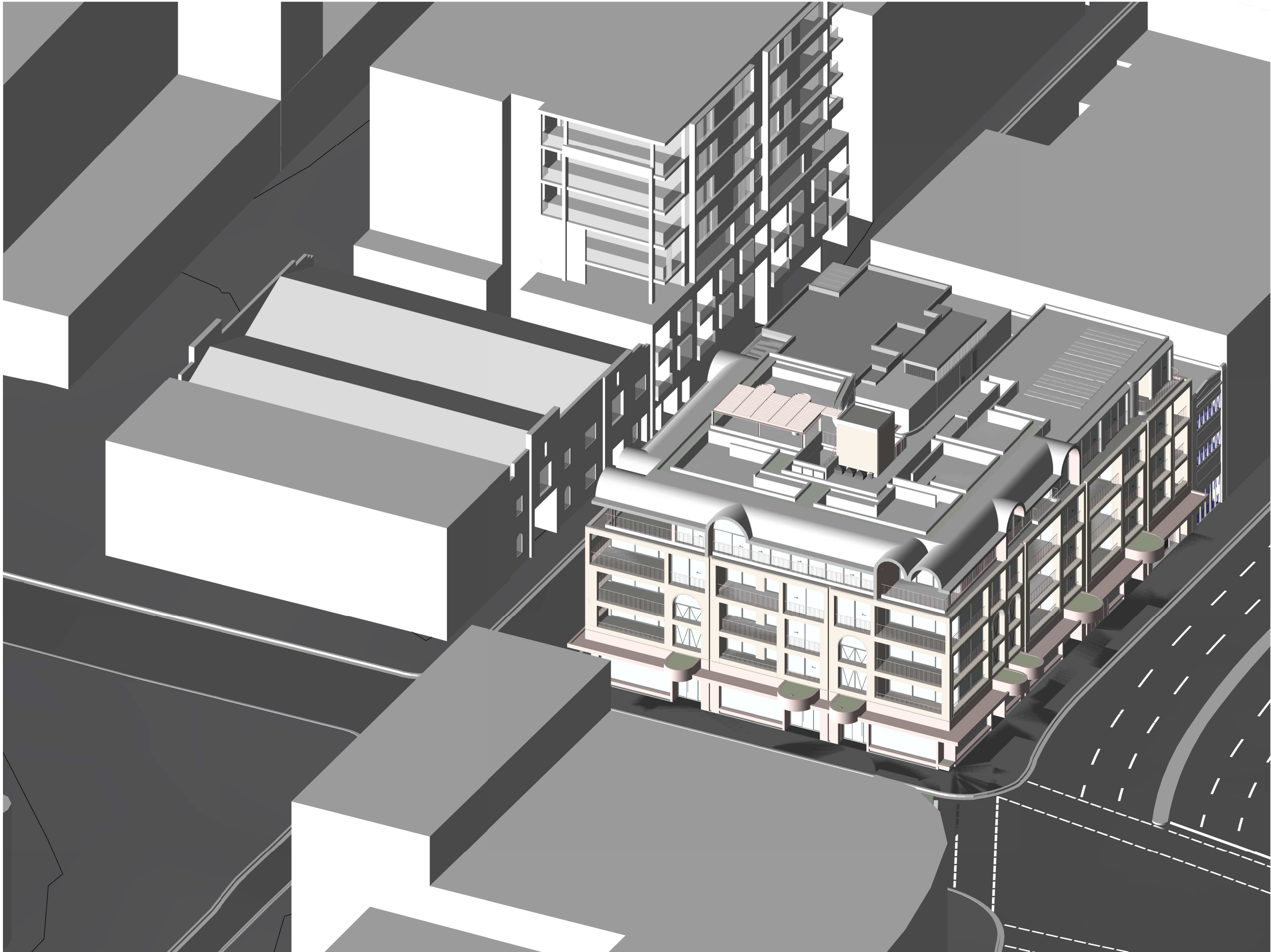
DA-6031

Revision

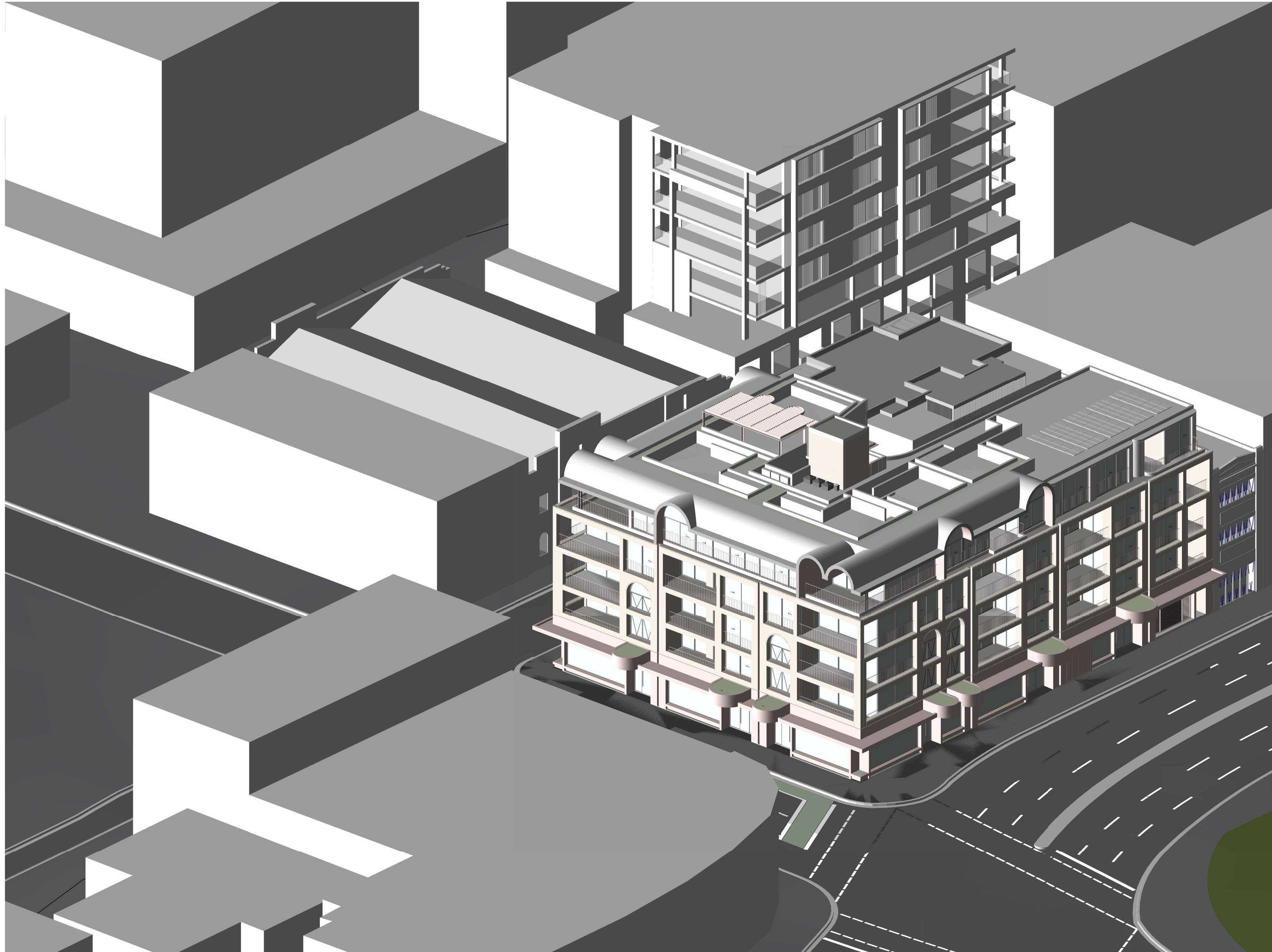
/ 2

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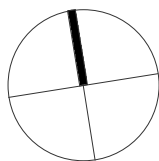
VIEW FROM THE SUN (WINTER SOLSTICE) - 1PM



VIEW FROM THE SUN (WINTER SOLSTICE) - 2PM

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0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

VIEWS FROM THE SUN (WINTER SOLSTICE) -
SHEET 3

Date

2023/11/27

Scale

EW/NH

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-6032

Revision

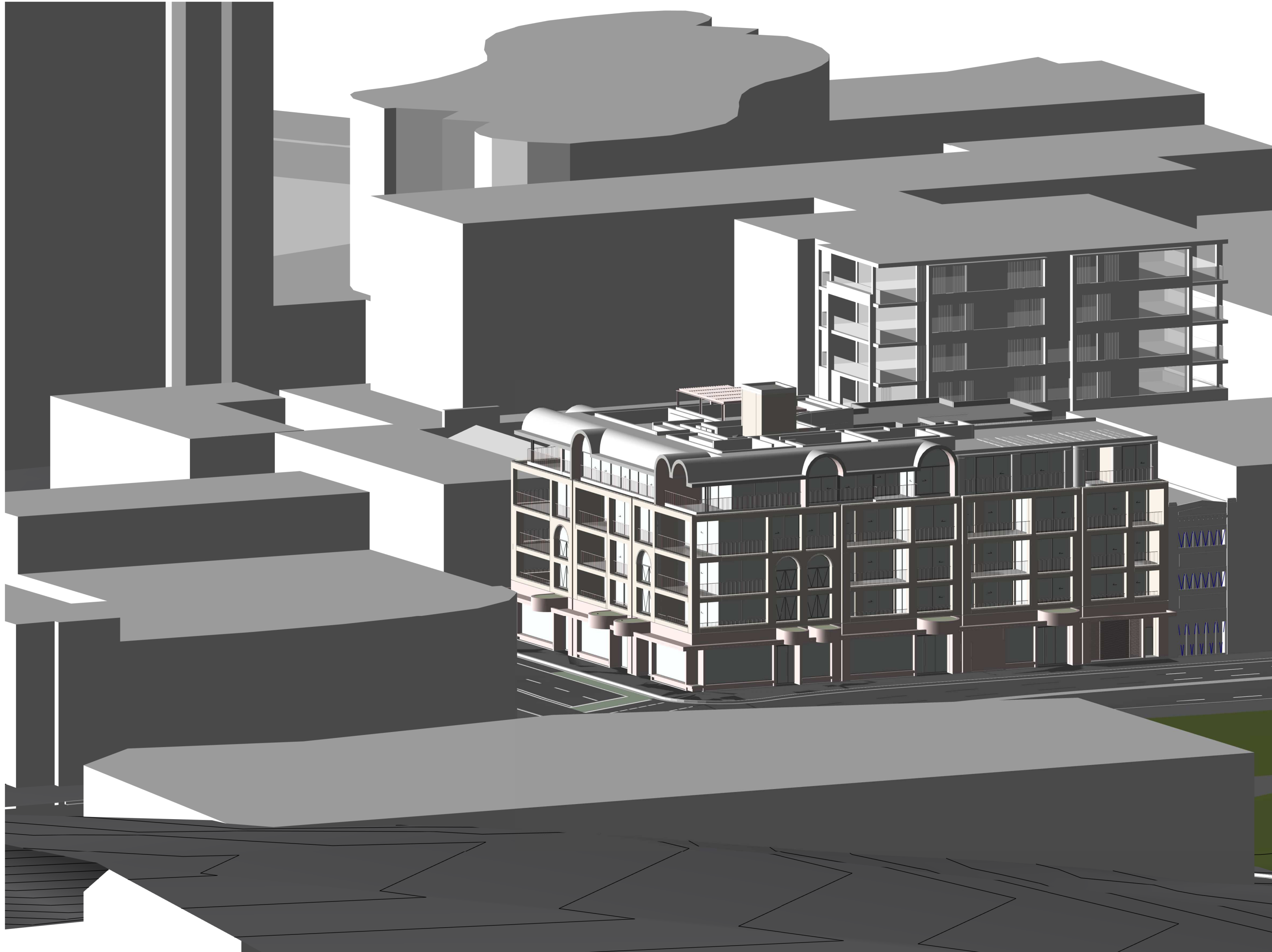
/ 2

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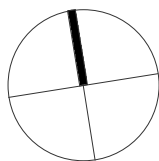
VIEW FROM THE SUN (WINTER SOLSTICE) - 3PM



VIEW FROM THE SUN (WINTER SOLSTICE) - 4PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing Name

VIEWS FROM THE SUN (WINTER SOLSTICE) -
SHEET 4

Date

2023/11/27

Scale

EW/NH

TD

DA-6033

Sheet Size

@ A1

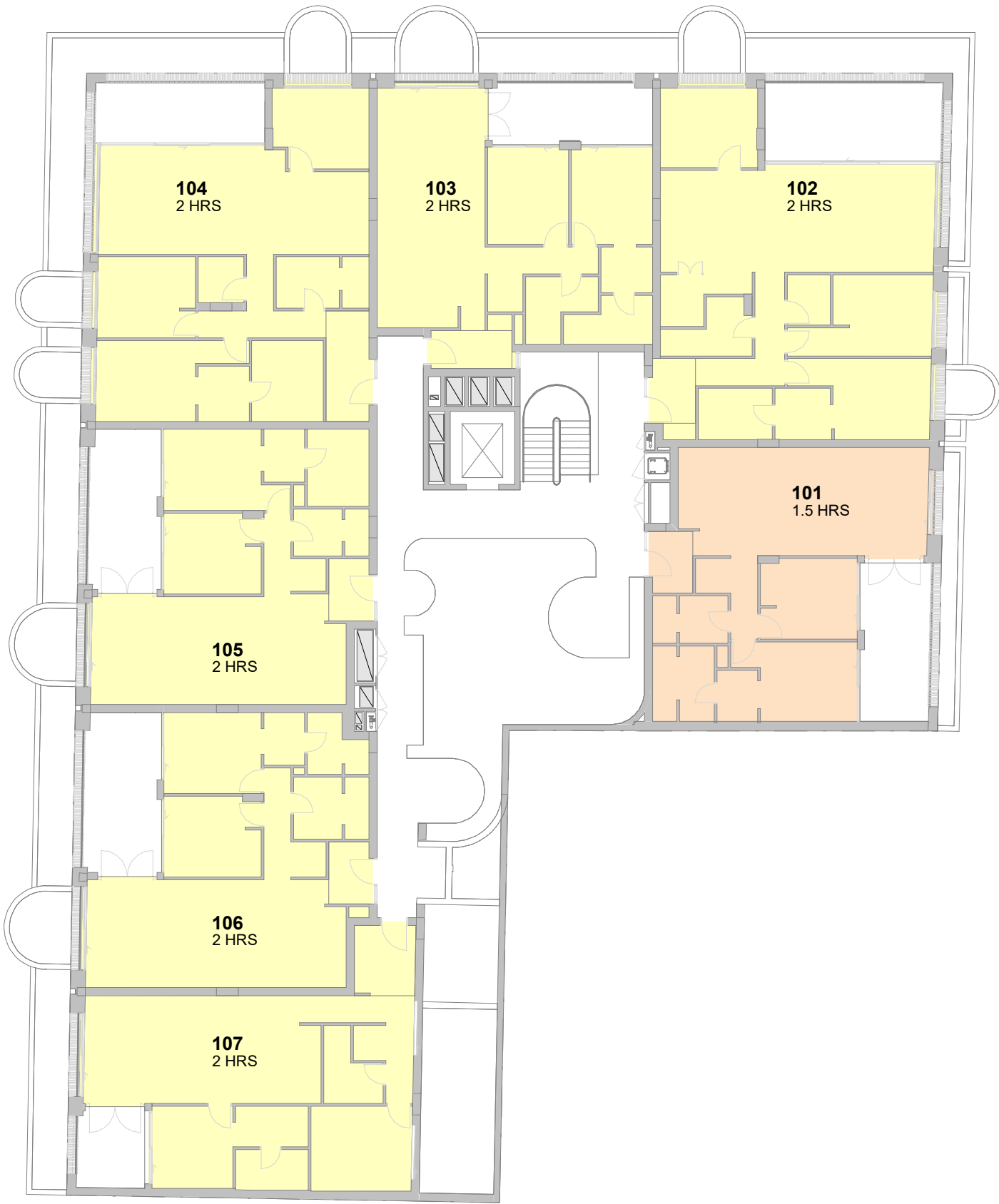
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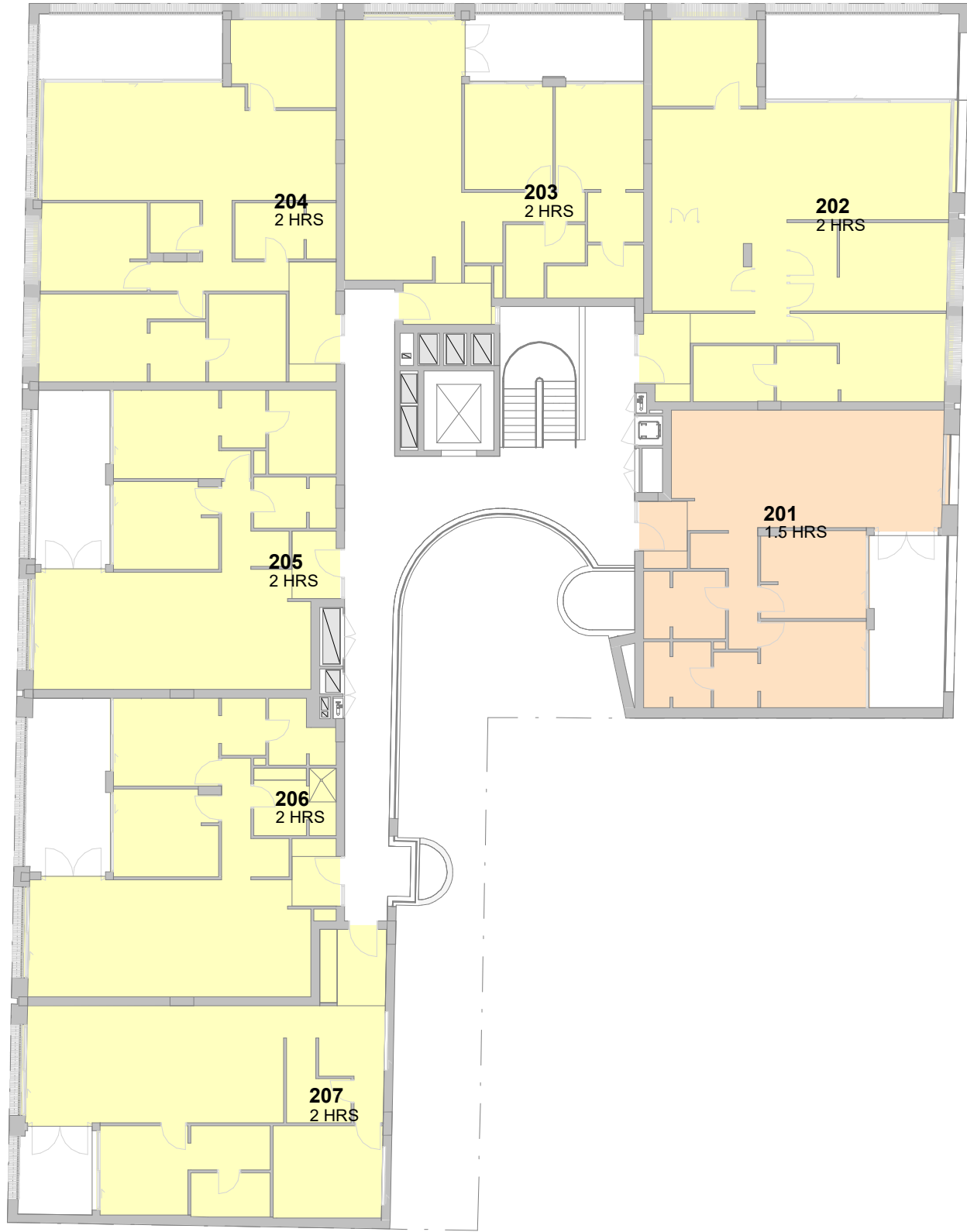
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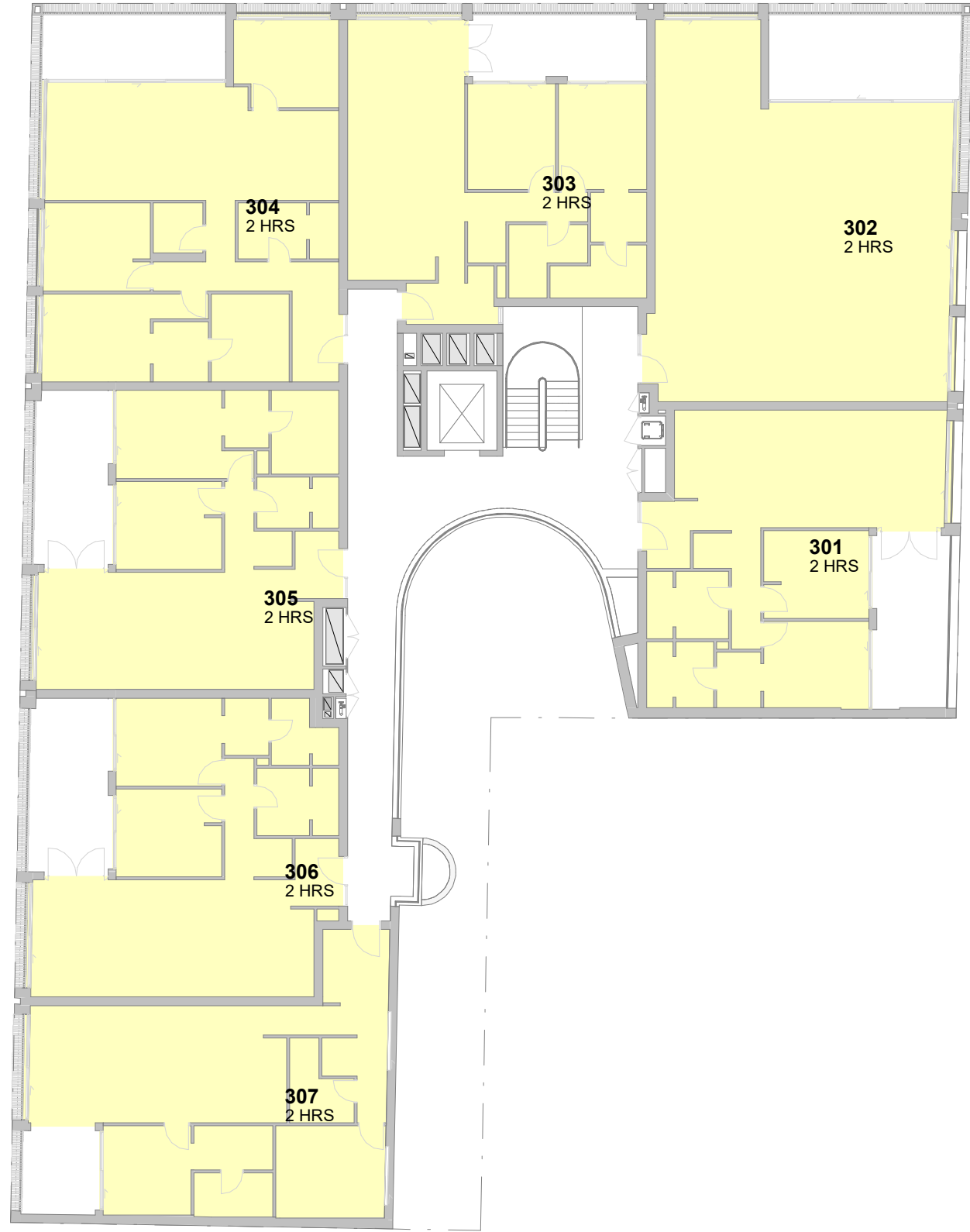




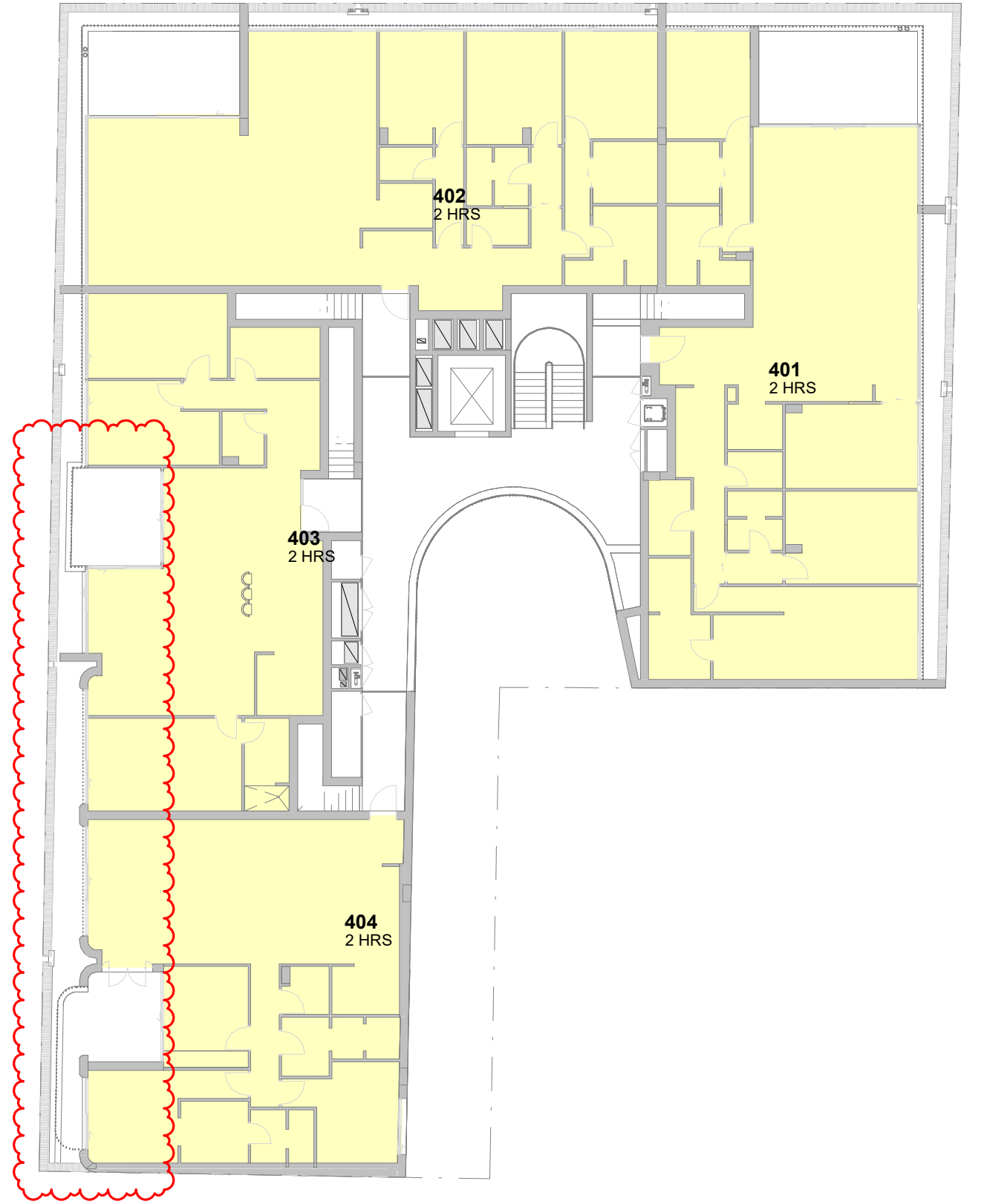
1 PLAN
LEVEL 1



2 PLAN
LEVEL 2



3 PLAN
LEVEL 3



4 PLAN
LEVEL 4

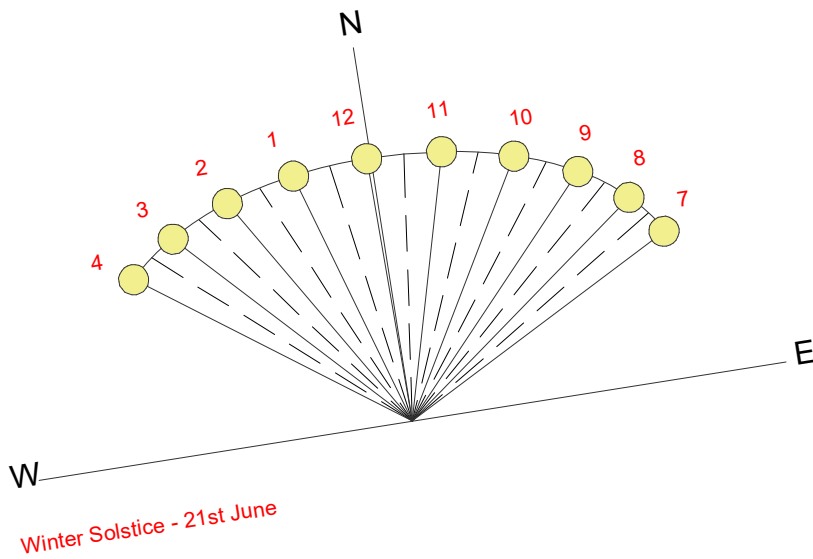
SOLAR COMPLIANCE TABLE

Level	Number	Solar	COMPLIANCE
L01	101	1.5 HRS	
L01	102	2 HRS	✓
L01	103	2 HRS	✓
L01	104	2 HRS	✓
L01	105	2 HRS	✓
L01	106	2 HRS	✓
L01	107	2 HRS	✓
L02	201	1.5 HRS	
L02	202	2 HRS	✓
L02	203	2 HRS	✓
L02	204	2 HRS	✓
L02	205	2 HRS	✓
L02	206	2 HRS	✓
L02	207	2 HRS	✓
L03	301	2 HRS	✓
L03	302	2 HRS	✓

SOLAR COMPLIANCE TABLE

Level	Number	Solar	COMPLIANCE
L03	303	2 HRS	✓
L03	304	2 HRS	✓
L03	305	2 HRS	✓
L03	306	2 HRS	✓
L03	307	2 HRS	✓
L04	401	2 HRS	✓
L04	402	2 HRS	✓
L04	403	2 HRS	✓
L04	404	2 HRS	✓
Grand total: 25			23 (92%)

WINTER SOLSTICE SOLAR DIAGRAM



LEGEND

- 2 HRS** MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.
- N/A** MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.
- N/A** LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM

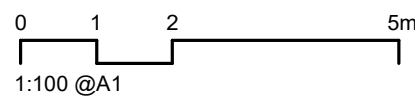
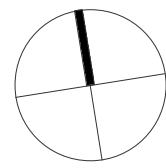
ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.
- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECIEVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.

SOLAR SUMMARY

92% (23 UNITS) OF ALL RESIDENTIAL UNITS RECEIVE A MINIMUM OF 2 HOURS OF SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACES.

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1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing Name

SOLAR COMPLIANCE

Date

2023/11/27

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-6040

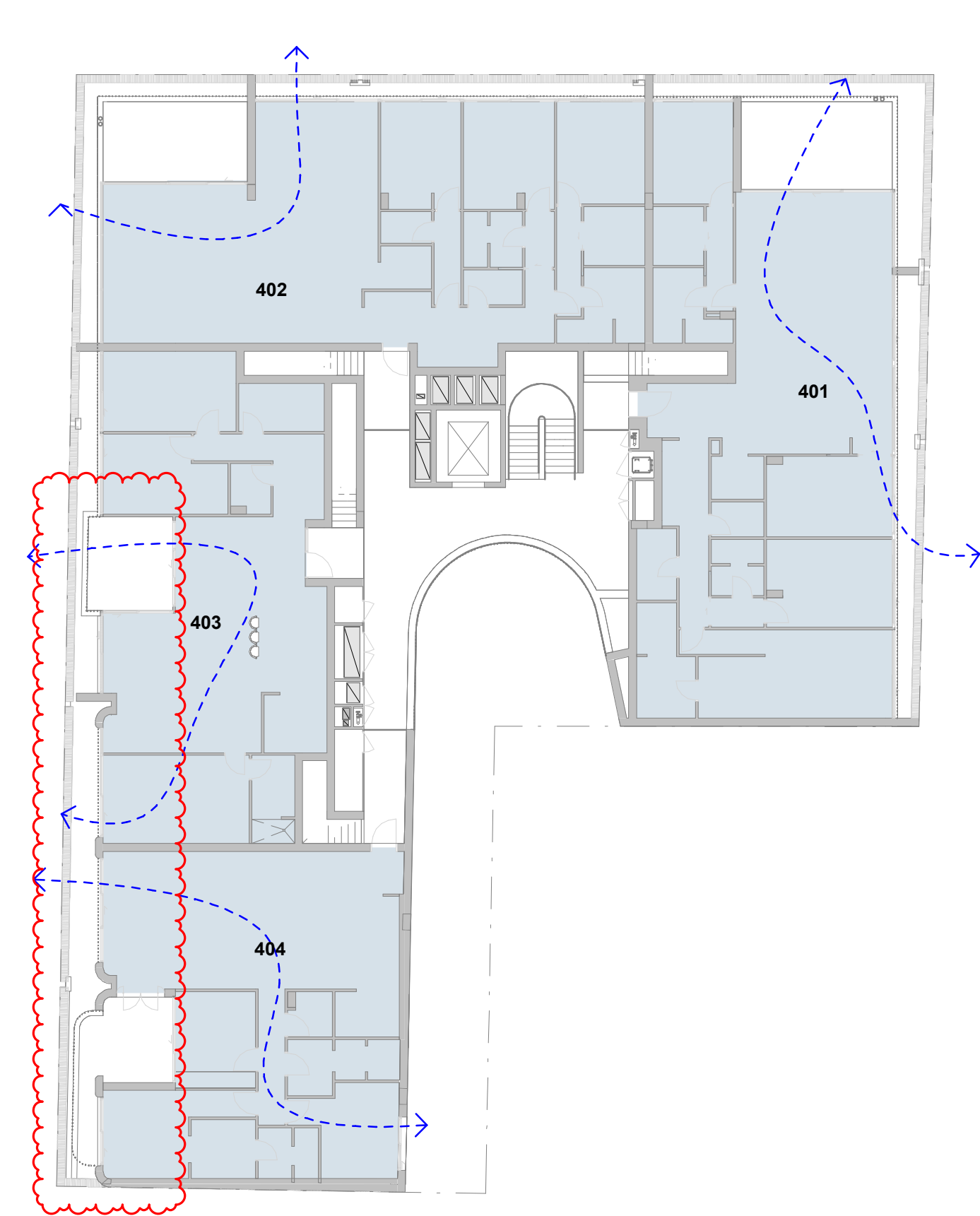
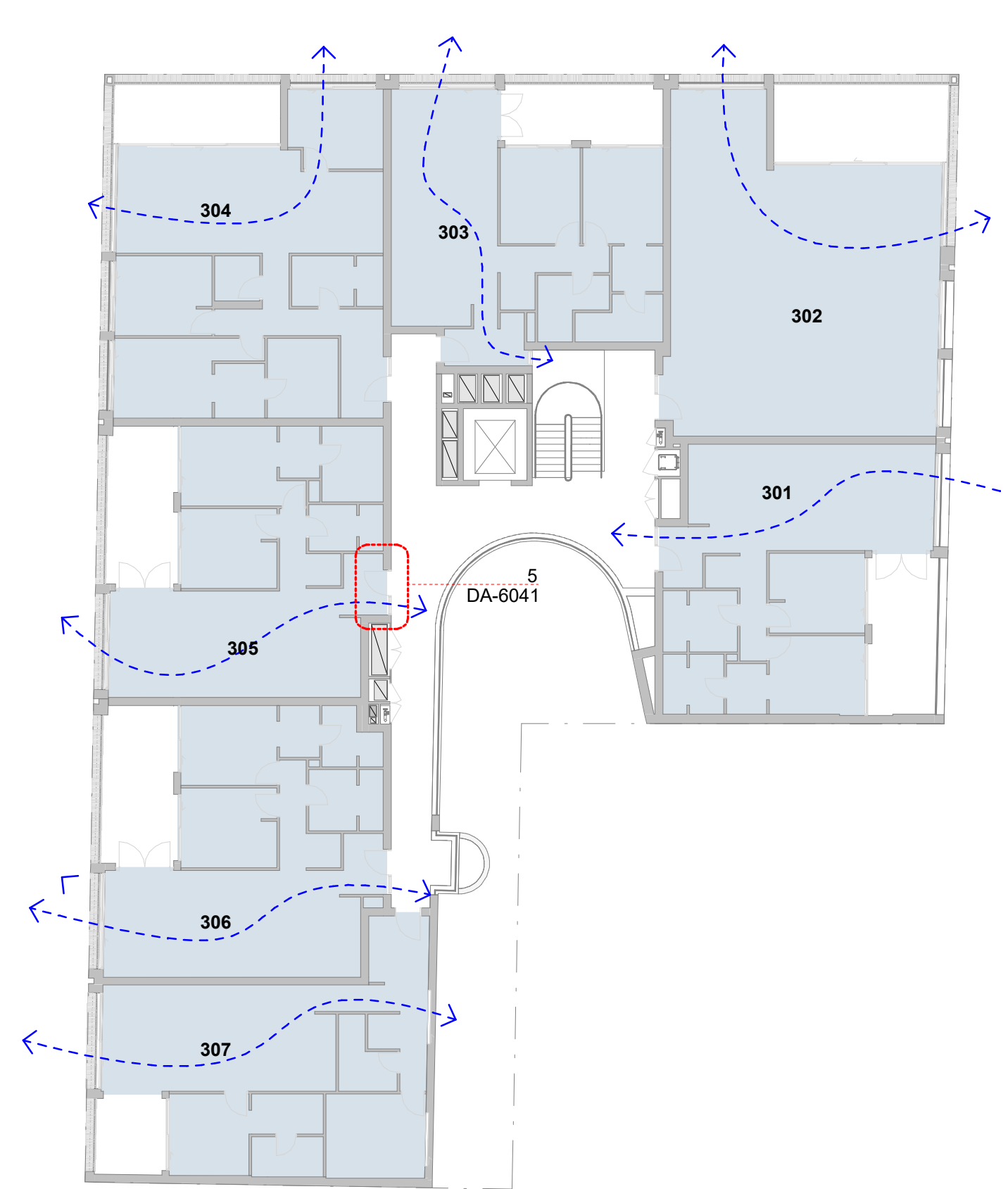
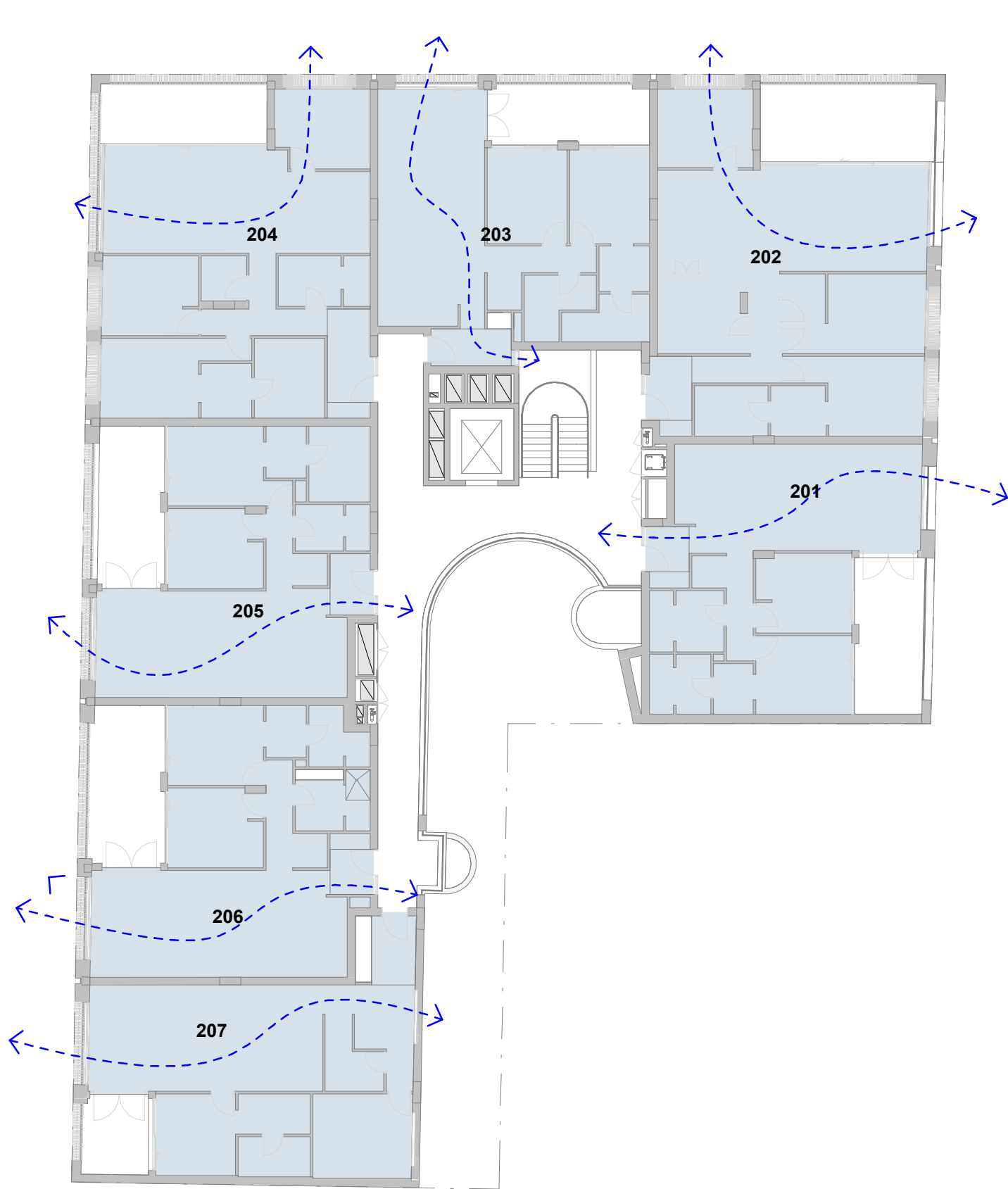
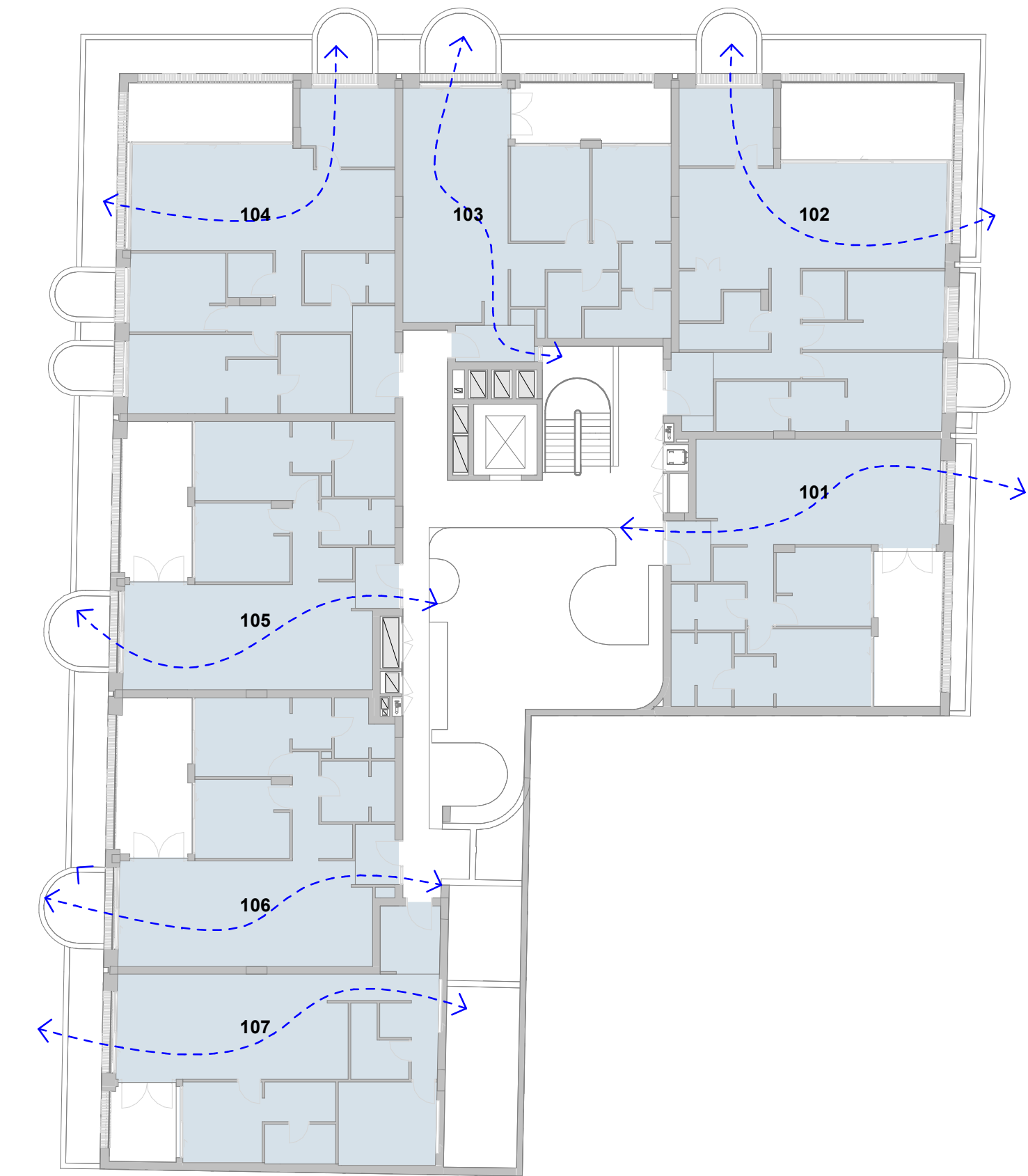
Revision

/ 2

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1 PLAN
L01(3)

2 PLAN
L02(3)

3 PLAN
L03(3)

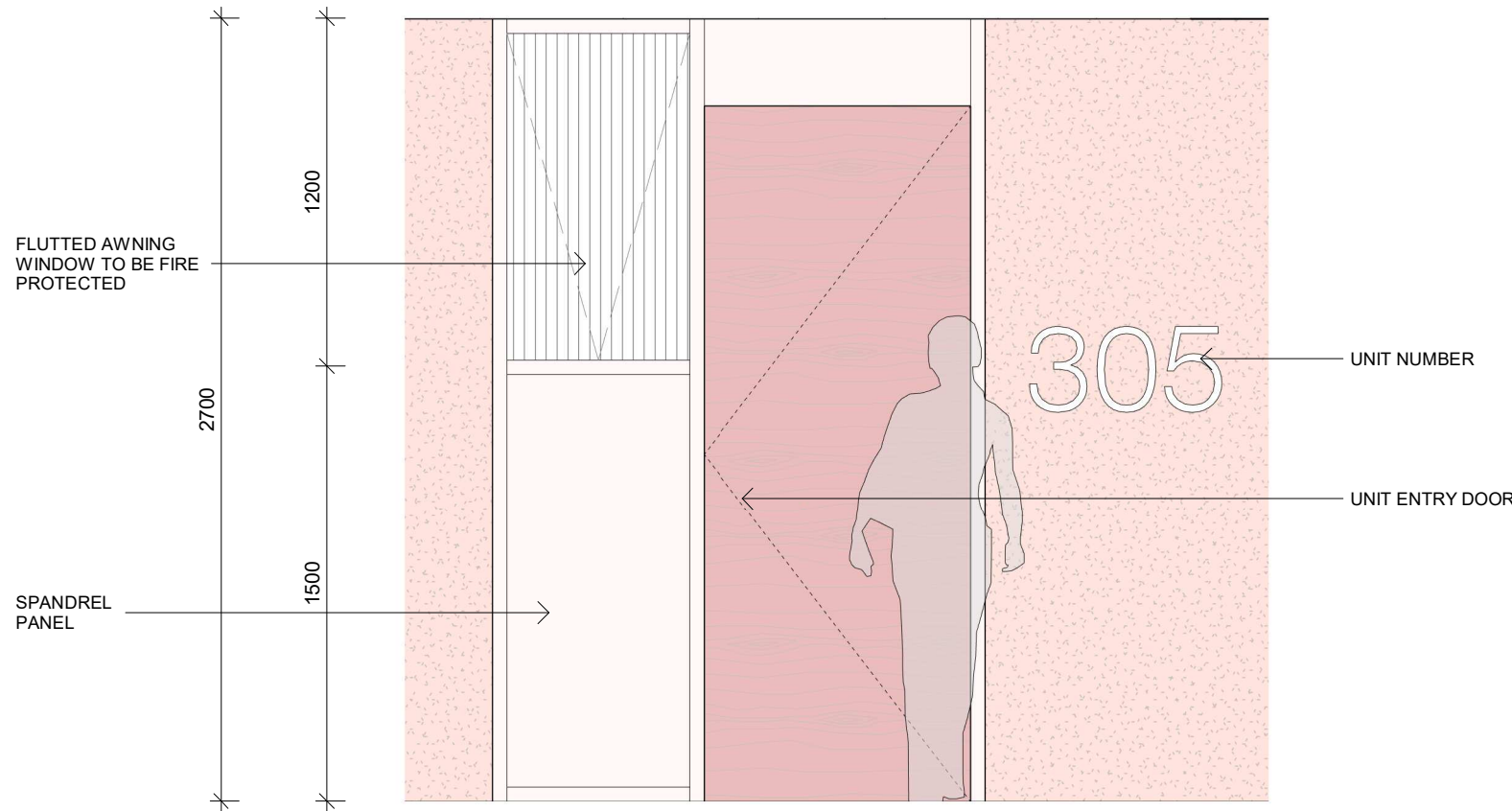
4 PLAN
L04(3)

CROSS VENTILATION COMPLIANCE TABLE

Level	Unit Number	Cross Vent
L01	101	✓
L01	102	✓
L01	103	✓
L01	104	✓
L01	105	✓
L01	106	✓
L01	107	✓
L02	201	✓
L02	202	✓
L02	203	✓
L02	204	✓
L02	205	✓
L02	206	✓
L02	207	✓
L03	301	✓
L03	302	✓

CROSS VENTILATION COMPLIANCE TABLE

Level	Unit Number	Cross Vent
L03	303	✓
L03	304	✓
L03	305	✓
L03	306	✓
L03	307	✓
L04	401	✓
L04	402	✓
L04	403	✓
L04	404	✓
Grand total: 25		



5 PLAN
TYPICAL ARPARTMENT ENTRY DOOR

SCALE 1:25

LEGEND

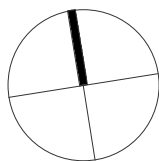
YES	CROSS VENTILATION ACHIEVED
NO	CROSS VENTILATION NOT ACHIEVED

ADG DESIGN CRITERIA

AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED

CROSS VENTILATION SUMMARY

100% (25 UNITS) ACHIEVING NATURAL CROSS VENTILATION



0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing Name

CROSS VENTILATION COMPLIANCE

Date

2023/11/27

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

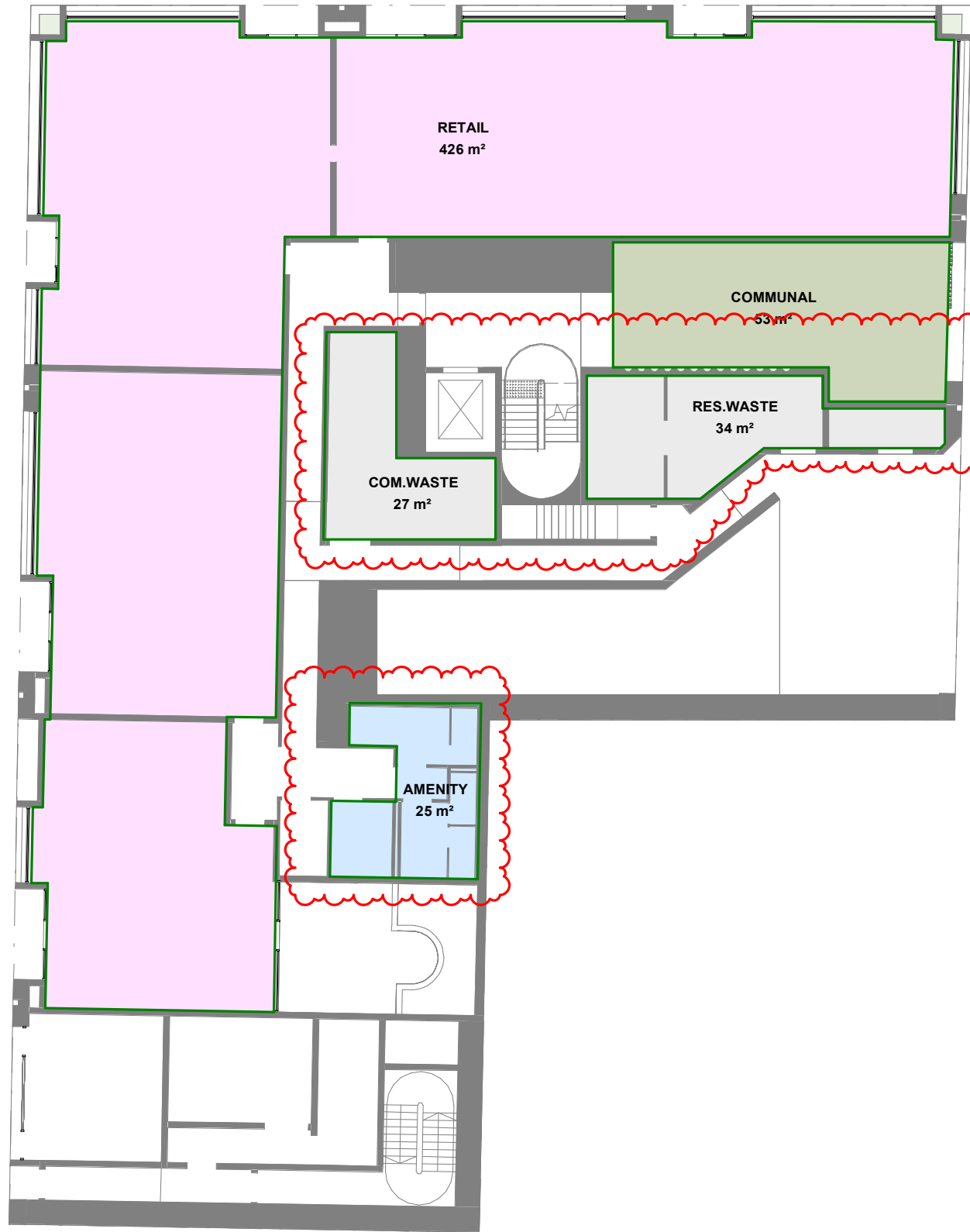
DA-6041

Revision

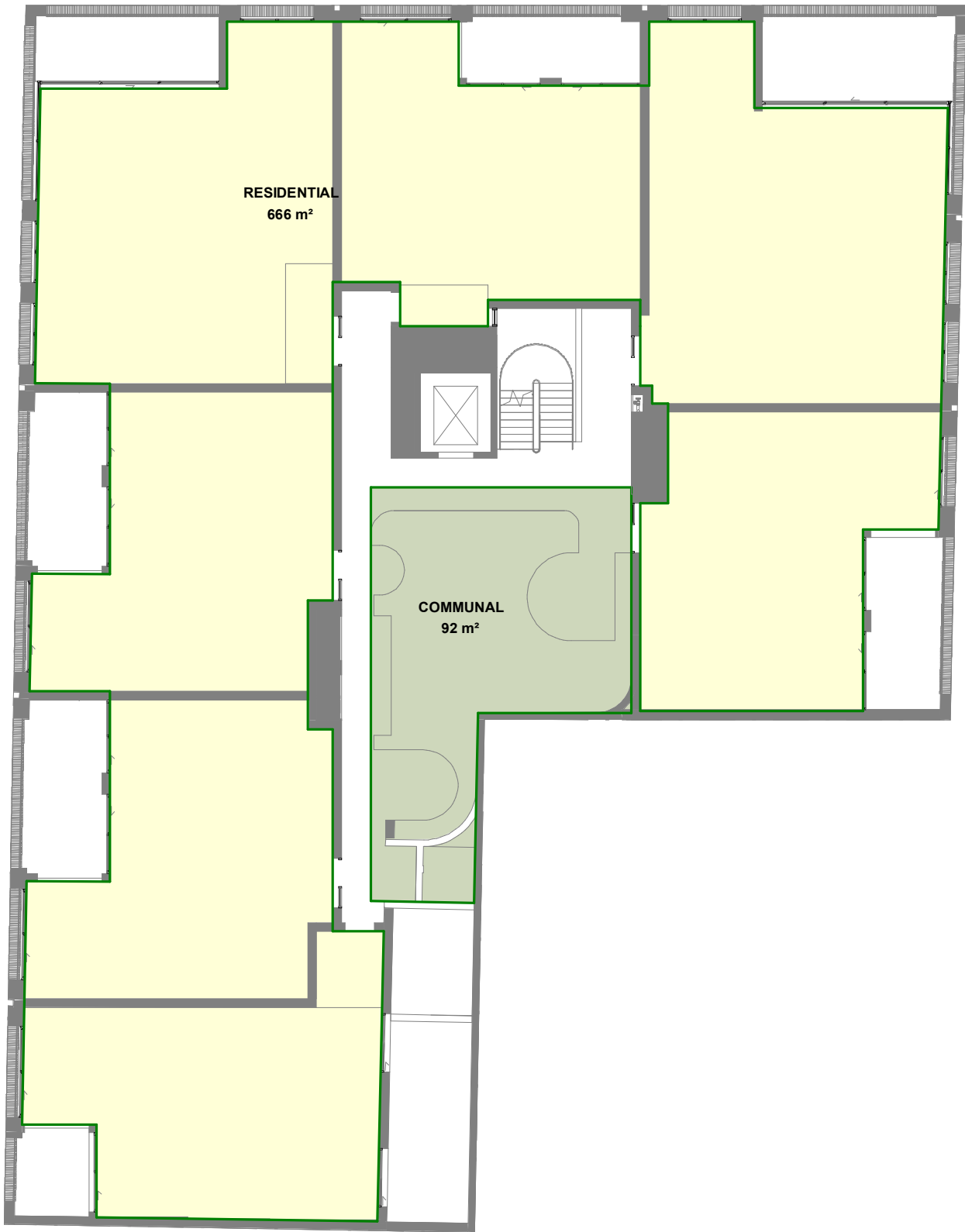
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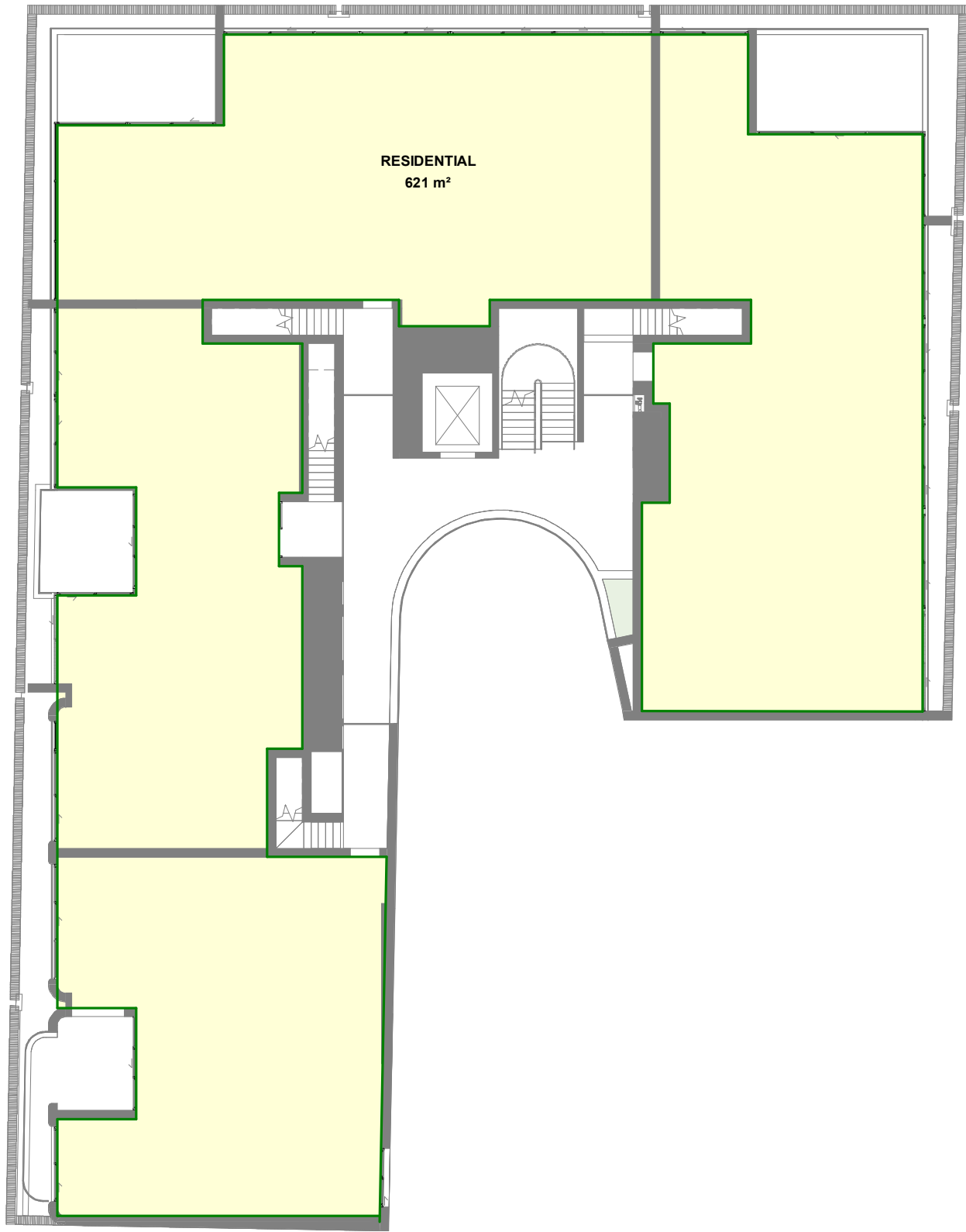




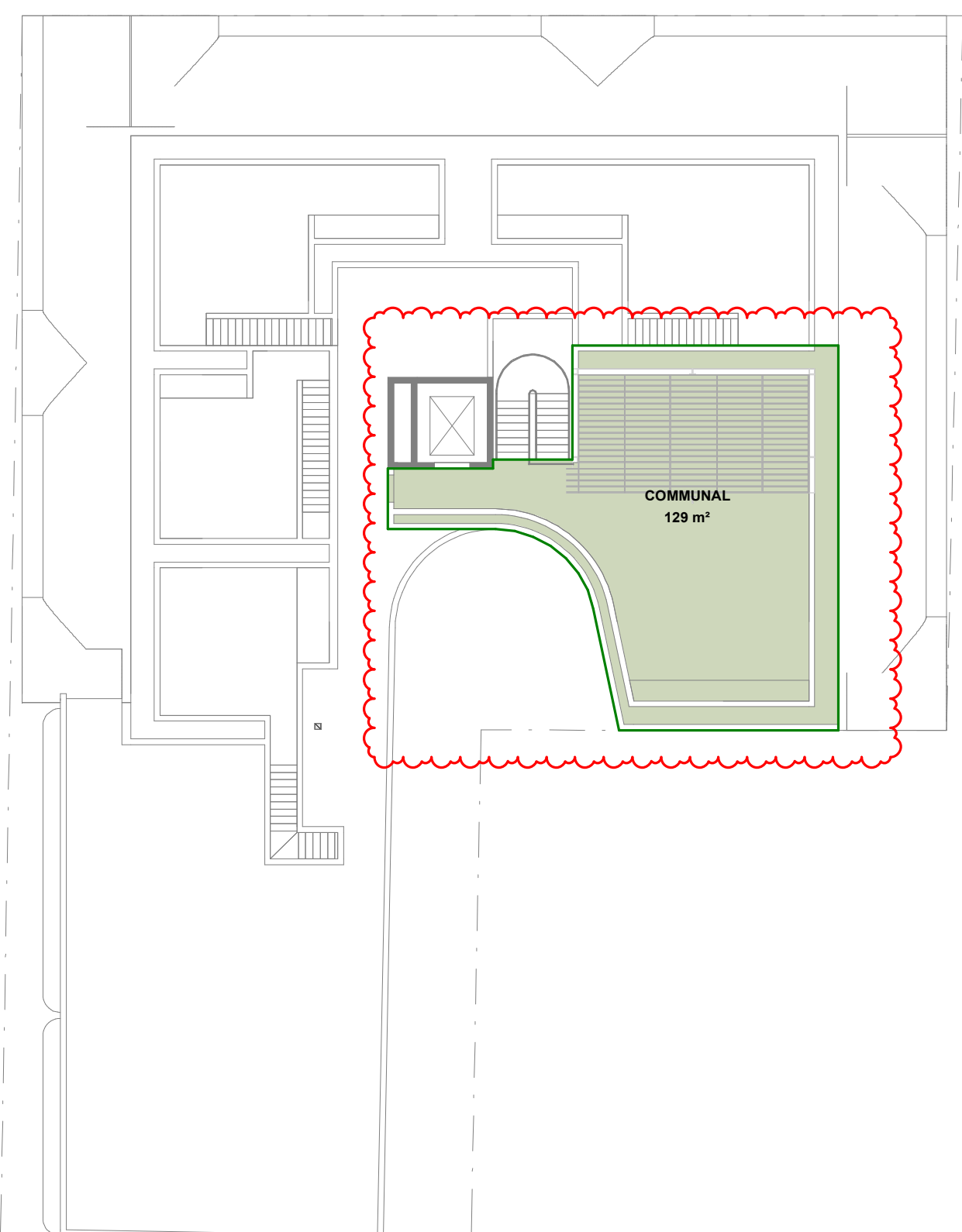
Ground Level



Typical Level 1-3



Level 4



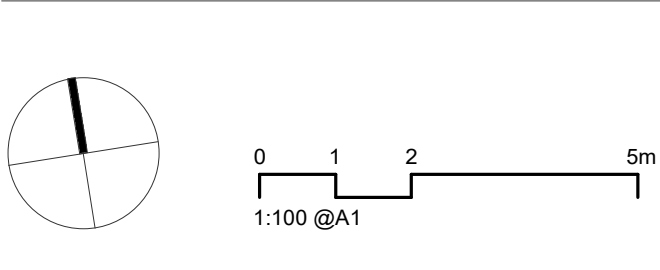
Roof Plan

Levels	Height (m)	GBA	GFA	NSA	Effic %	Non Residential GFA	1B	2B	3B	Totals	Solar	Cross	South
L00 (Ground)	3.5	871	0	424	83%	512				0	0	0	0
L1	6.6	965	666	631	95%			5		7	6	7	0
L2	9.7	965	666	631	95%			5		7	6	7	0
L3	12.8	965	666	631	95%			5		7	7	7	0
L4	16.2	965	620	600	97%				4	4	4	0	0
Roof										0			
max Height	15												
Totals		4731	2618	2917		512	0	15	10	25	23	25	0
Unit Mix							0.0%	60.0%	40.0%		92%	100%	0%
Summary													
Residential GFA			2618	84%									
Retail GFA			512	16% required 25%									
Total GFA Achieved			3130	sqm									
FSR Proposed			2.95	:1									
GFA Allowable			3181	sqm									
Difference			-51	sqm									
Controls													
Site Area			1060.4	sqm									
Maximum Height			15.00	m									
Base FSR			3.00	:1									
Bonus FSR +5%			0.000	:1									
Total FSR Allowable			3.000	:1									
Allowable GFA			3181										
Landscape / Open space													
Deep Soil provided						0					0	sqm	
Communal Required						25%					265.1	sqm	
Provided Communal						26%					274		

Parking Unit Type	1B	2B	3B	
	0.6	1	2	
	0	15	20	35.0
Visitor	16%			5.6
Other				
Adaptable	20%			2.5
Retail	per 40	sqm		11.2
Commercial	per 50	sqm		0.0
Total Permissible /Required				54.3
Provided				Single Tandem
B1				20 0
B2				25 0
				45 0
Total				45

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	2023/05/1	PRELIMINARY	TD	EW
2	2023/05/03	PRE DA	TD	EW
3	2023/06/28	FOR DA APPROVAL	TD	EW
4	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

AREA PLANS GFA

Date

2023/11/27 1 : 200

Drawn

TD

Drawing No.

DA-6101

Scale

1 : 200

Chk.

EW/NH

Sheet Size

@ A1

Job No.

6693

Revision

/ 4

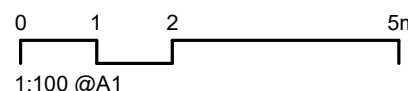
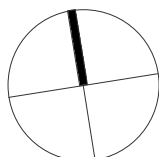
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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

PHOTOMONTAGE - VIEW FROM BELGRAVE ST

Date

2023/11/27

Scale

EW/NH

TD

DA-6601

Sheet Size

@ A1

6693

/ 4

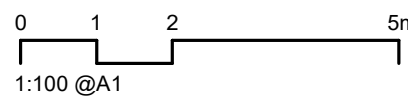
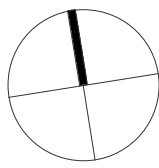
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3	2023/05/28	FOR DA APPROVAL	TD	EW

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TIME & PLACE

Project

BELGRAVE ST - MANLY
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Drawing No.

PHOTOMONTAGE - VIEW FROM WHISTLER ST

Date

2023/06/28

Scale

EW/NH

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-6602

Revision

/ 3

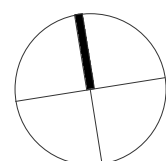
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Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

PHOTOMONTAGE - VIEW FROM MANLY OVAL

Date _____ Scale _____ Sheet Size _____

2023/11/27

Drawn	Chk.
TD	EW/NH

Drawing No.
DA-6603

@ A1

Job No.
6693

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