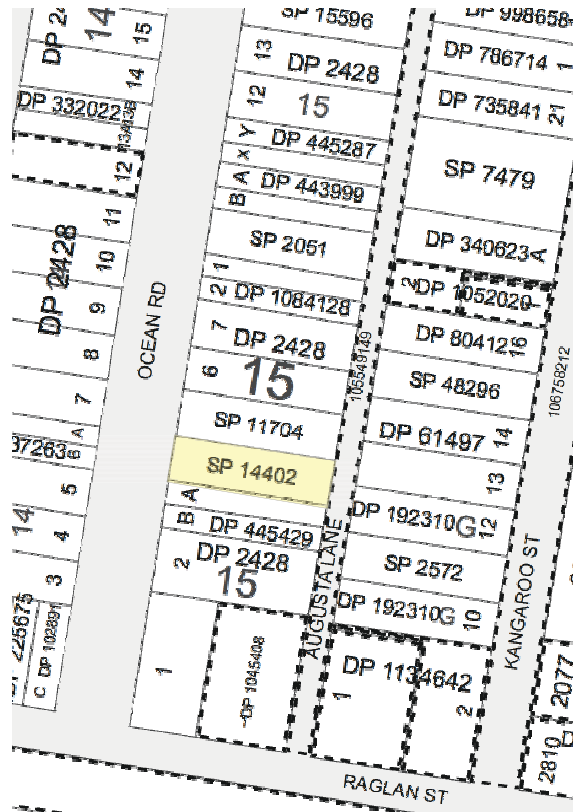
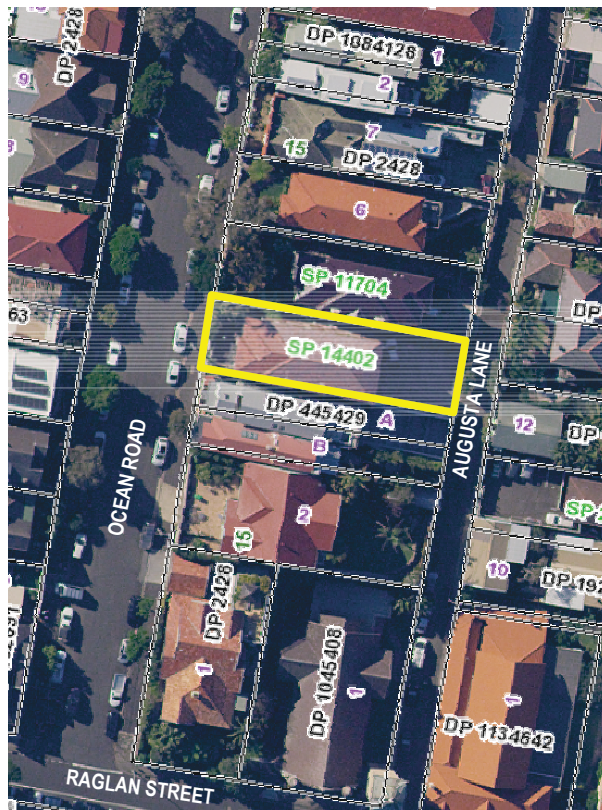
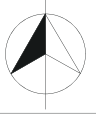




- DRAWING SCHEDULE.
- DA-A01-B EXISTING SITE PLAN AND SITE ANALYSIS PLAN.
 - DA-A02-B PROPOSED SITE PLAN
 - DA-A03-C PROPOSED PLAN AT GFL LEVEL
 - DA-A04-C PROPOSED PLAN AT FIRST FL LEVEL
 - DA-A05-B PROPOSED PLAN AT SECOND FL LEVEL
 - DA-A06-A PROPOSED PLAN AT THIRD FL LEVEL
 - DA-A07-A ROOF PLAN
 - DA-A08-C SECTION AA
 - DA-A09-C SECTION BB
 - DA-A10-B SECTION CC
 - DA-A11-C WEST AND EAST ELEVATIONS
 - DA-A12-C PROPOSED S ELEVATION
 - DA-A13-C EXTERNAL FINISHES WEST AND EAST ELEVATIONS
 - DA-DEM-01-A DEMOLITION PLAN, WASTE AND MATERIAL STORAGE, SEDIMENT AND EROSION CONTROL MEASURES

C	7.8.2023	amended drawing issue- OSD added .
B	25.7.2023	amended drawing issue.

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				DRWG No DA.A0-C
		Scale NTS	Date April 14 2023	Drawn jk		



EXISTING VIEW FROM
OCEAN ROAD
google earth streetview



EXISTING ENTRY TO SITE
FROM OCEAN ROAD



CONDITION OF FRONT FENCE



EAST ELEVATION.
rear of building

ocean road carries limited traffic,
with restricted parking for non
residents, light pedestrian traffic.

much of courtyard sheltered
from summer winds by buildings

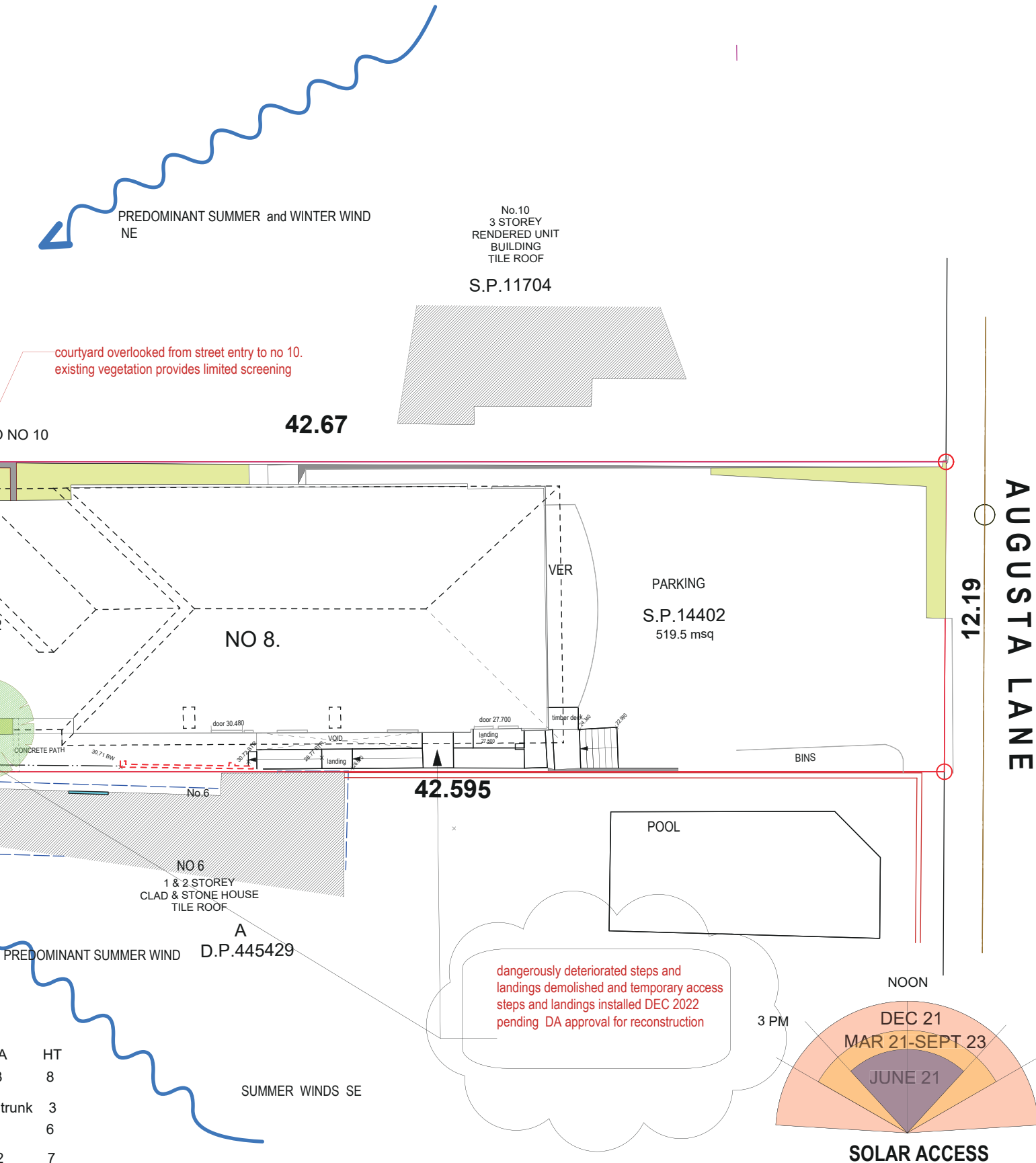
existing rendered and painted brick
fence in poor and unsightly
condition.
no direct access to courtyard of
unit 2.

some West to SW winds in winter.
fence provide some shelter.

courtyard receives some winter sun and
considerable summer sun.

		SPREAD	DIA	HT
T1	EXISTING STREET TREE	12 M	0.3	8
T2	FIG (former pot plant)	2 M	multi trunk	3
T3	LILLY PILLY	3M	0.1	6
T4	LILLY PILLY	4M	0.2	7

Trees T3 and T4 are located in small cutouts in concrete and very close to the building.
Condition of these is poor as a consequence.



PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY
AND UNIT 4 BALCONY
AT 8 OCEAN ROAD
MANLY 2095
SP 14402

FOR
THE OWNERS
SP 14402

KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592
LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047
PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU

Scale 1:200

Date
April 14 2023

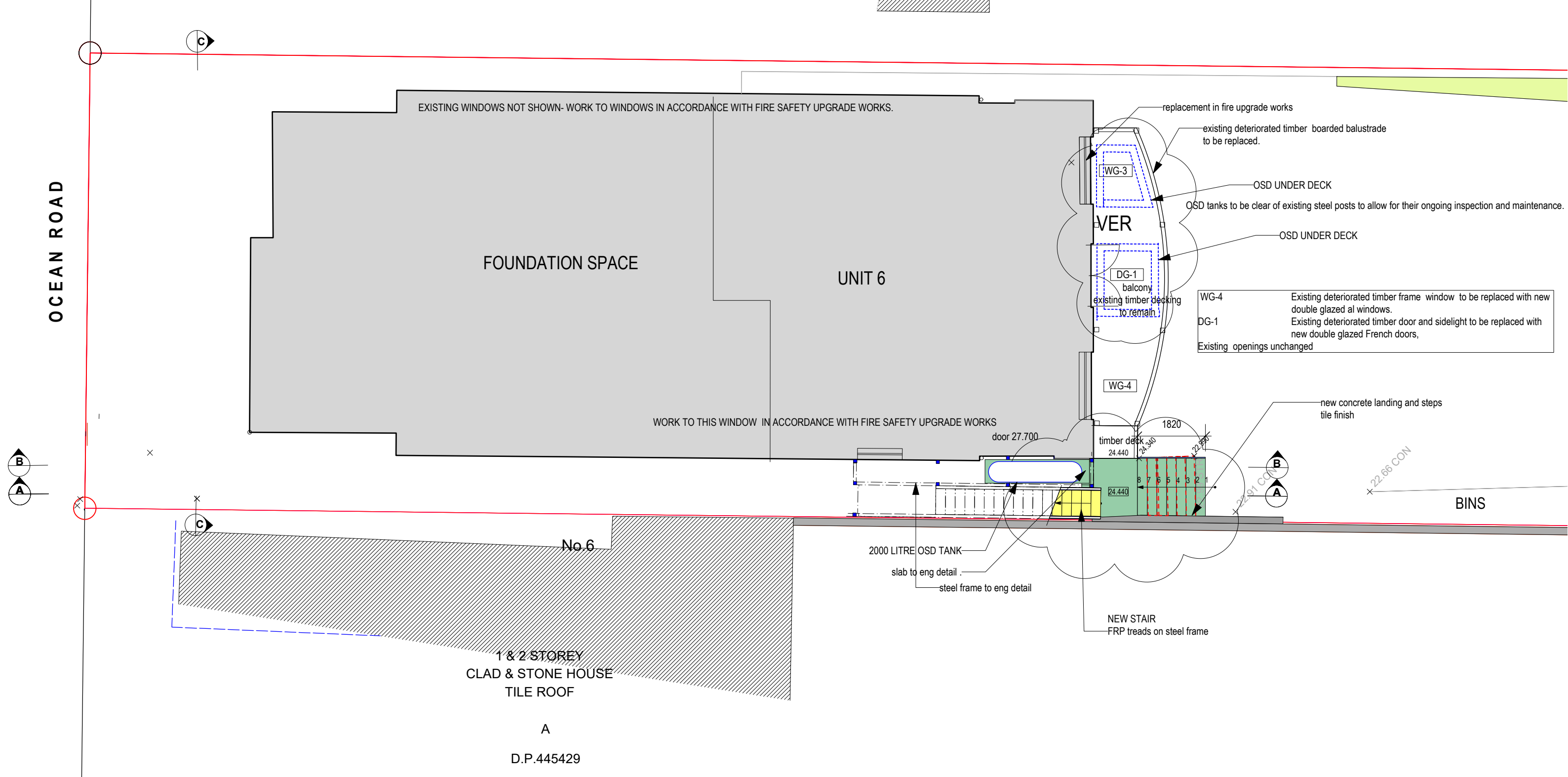
Drawn
jk



issue
DA

DRWG No DA-A01-B
EXISTING SITE
PLAN and
SITE ANALYSIS

B	25.7.2023	reconstruction of stairs and landings added to this DA application. reference to currently approved DA 2020/0875 deleted
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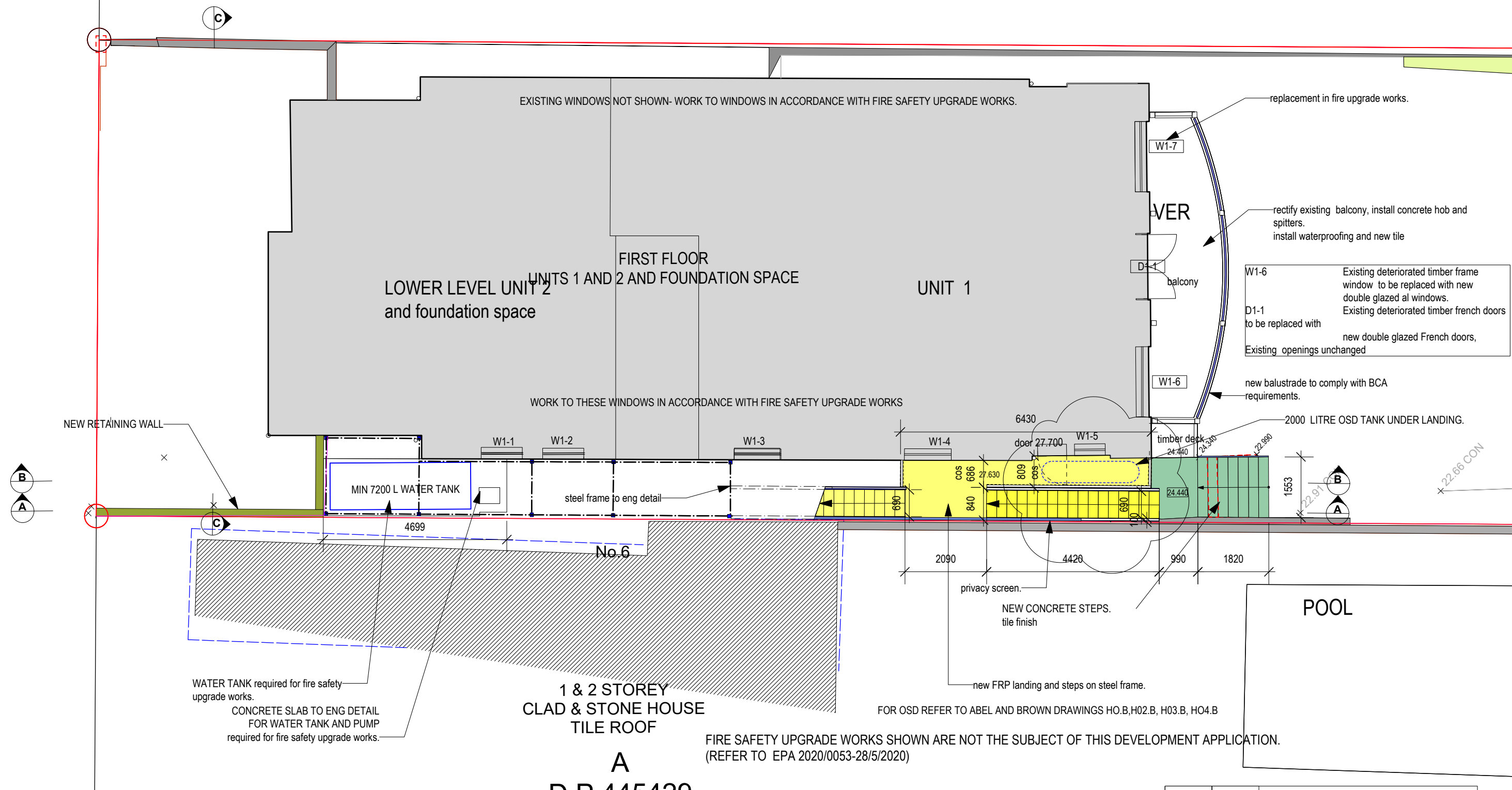
FOR OSD REFER TO ABEL AND BROWN DRAWINGS HO1.B,H02.B, H03.B, HO4.B

FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

C	7.8.2023	OSD tank locations shown
B	25.7.2023	reference to currently approved DA 2020/0875 deleted. new landing and stairs shown this DA

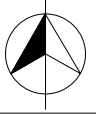
PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				DRWG NoDA-A03- C PLAN AT GFL LEVEL
		Scale 1:100@A3	Date April 14 2023	Drawn jk		

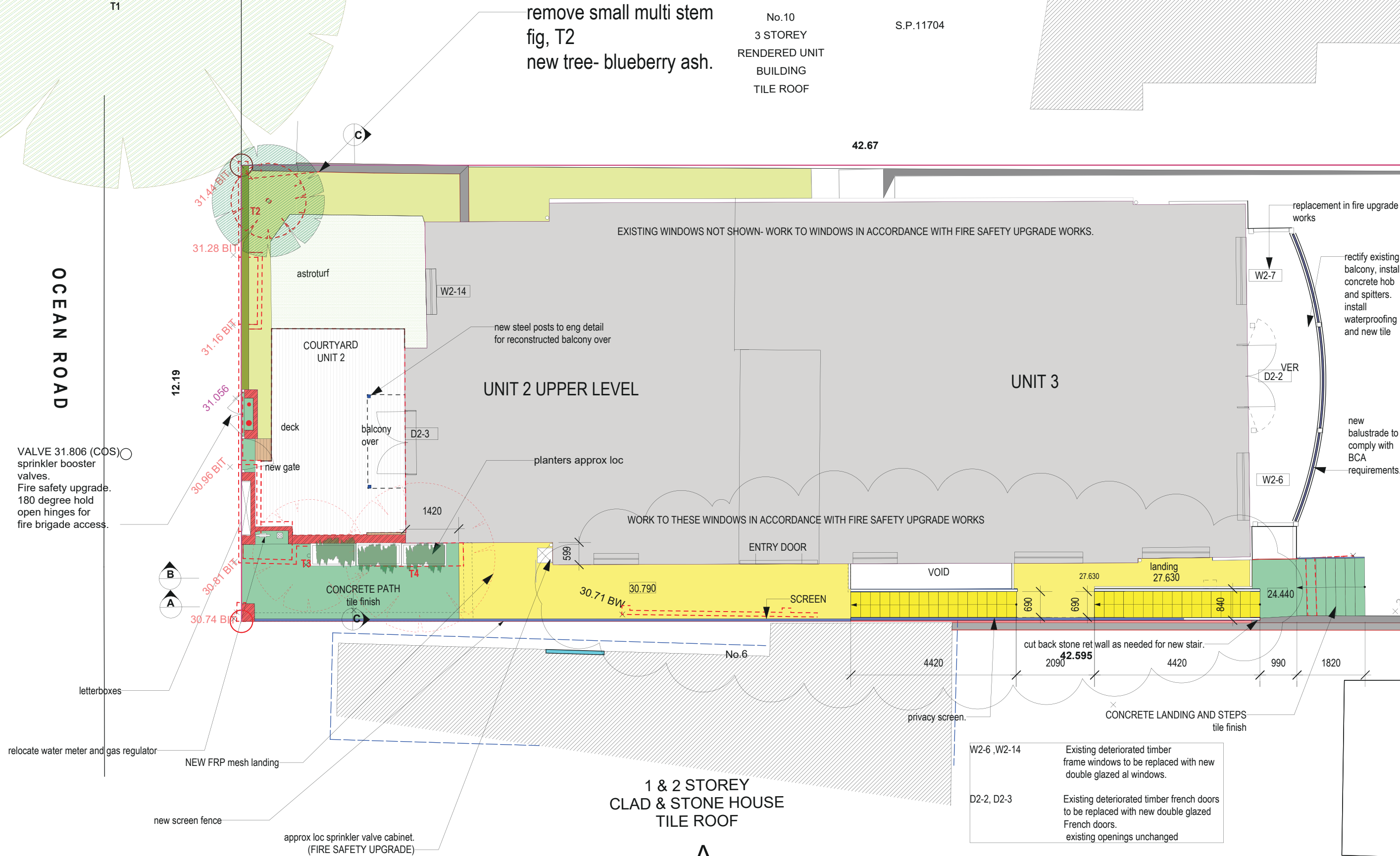
OCEAN ROAD



A
D.P.445429

C	7.8.2023	OSD tank location shown
B	25.7.2023	reference to currently approved DA 2020/0875 deleted. new landing and stairs shown this DA

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU			 issue DA	DRWG No DA-A04-C PLAN AT 1ST FLOOR LEVEL
		Scale 1:100@A3	Date April 14 2023	Drawn jk		



1 & 2 STOREY
CLAD & STONE HOUSE
TILE ROOF
A
D.P.445429

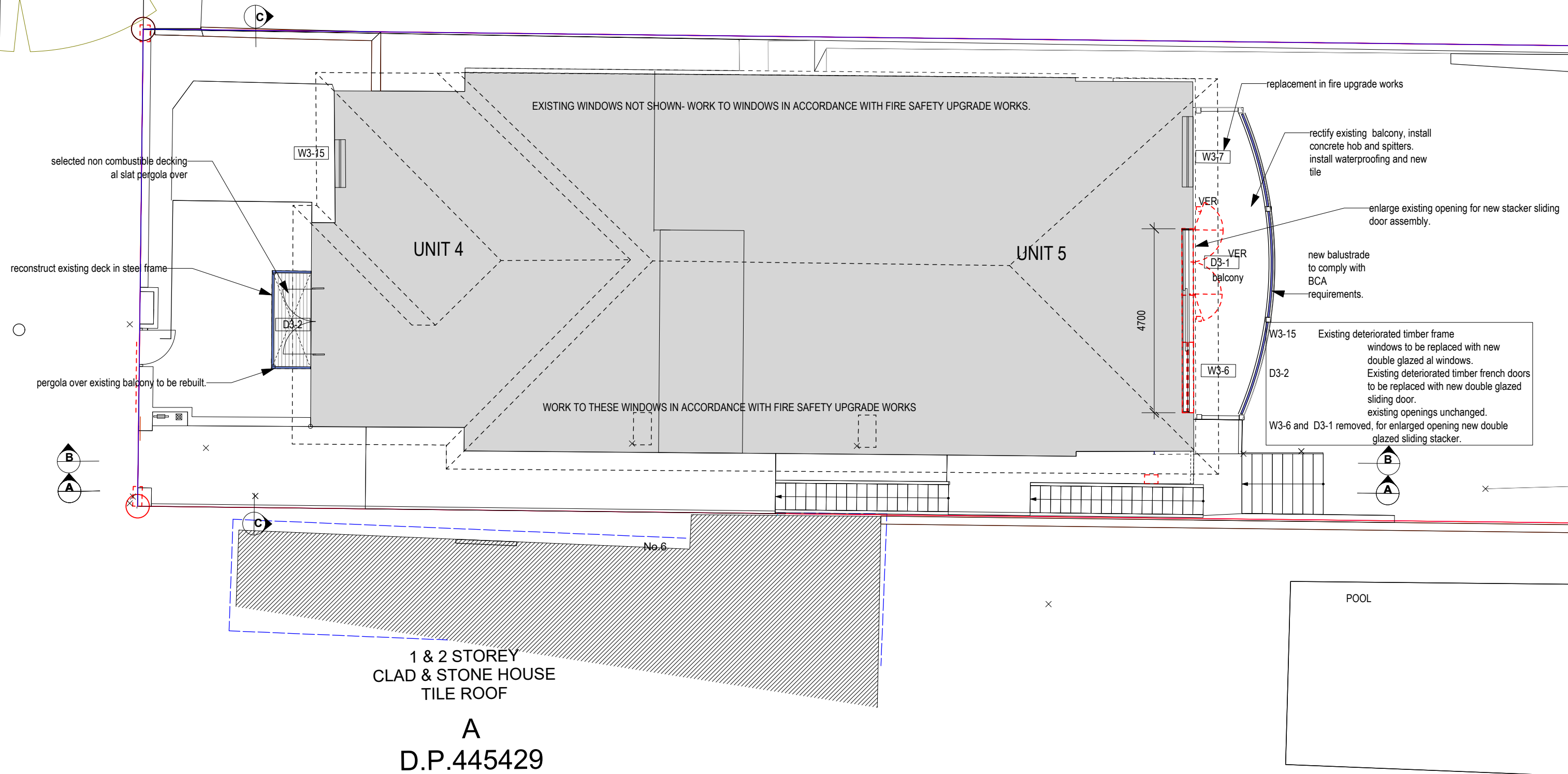
FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

- | | |
|-------------|--|
| W2-6, W2-14 | Existing deteriorated timber frame windows to be replaced with new double glazed al windows. |
| D2-2, D2-3 | Existing deteriorated timber french doors to be replaced with new double glazed French doors.
existing openings unchanged |

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402				FOR THE OWNERS SP 14402		KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				reference to currently approved DA 2020/0875 deleted. new landing and stairs shown this DA
						Scale 1:100 @ A3	Date April 14 2023	Drawn jk		DRWG No DA-A05-B PLAN AT 2ND FLOOR LEVEL

OCEAN ROAD

S.P.11704
No.10
3 STOREY
RENDERED UNIT
BUILDING
TILE ROOF



FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY
AND UNIT 4 BALCONY AND ASSOCIATED WORKS
AT 8 OCEAN ROAD
MANLY 2095
SP 14402

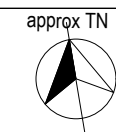
FOR
THE OWNERS
SP 14402

KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592
LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047
PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU

Scale :
1:100@ A3

Date
April 14 2023

Drawn
jk



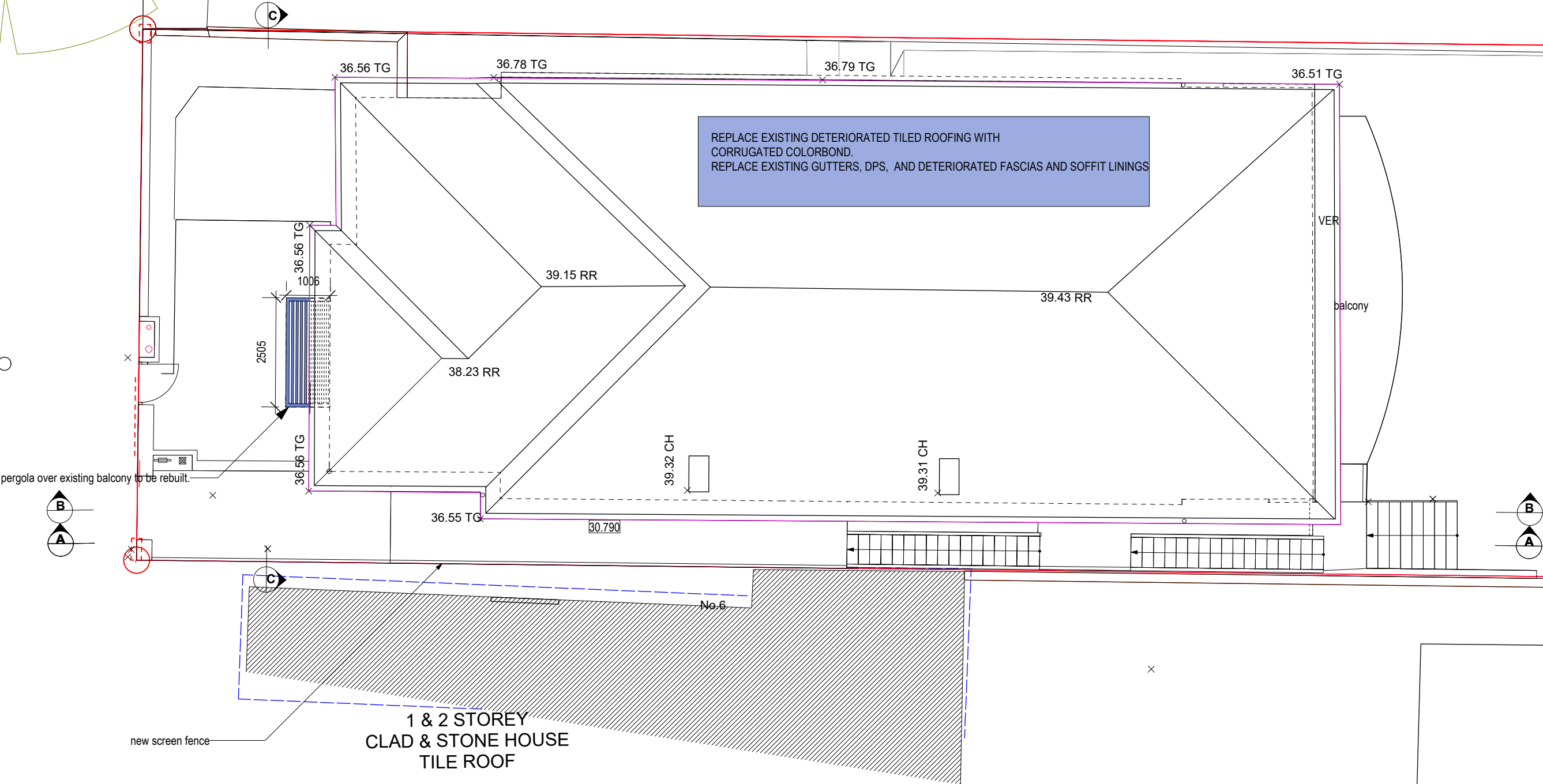
issue
DA

DRWG No DA-A06-A
3RD FLOOR PLAN

OCEAN ROAD

S.P.11704
No.10
3 STOREY
RENDERED UNIT
BUILDING
TILE ROOF

REPLACE EXISTING DETERIORATED TILED ROOFING WITH
CORRUGATED COLORBOND.
REPLACE EXISTING GUTTERS, DPS, AND DETERIORATED FASCIAS AND SOFFIT LININGS



A
D.P.445429

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY
AND UNIT 4 BALCONY AND ASSOCIATED WORKS
AT 8 OCEAN ROAD
MANLY 2095
SP 14402

FOR
THE OWNERS
SP 14402

KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592
LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047
PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU

Scale
1:100@A3

Date
April 14 2023

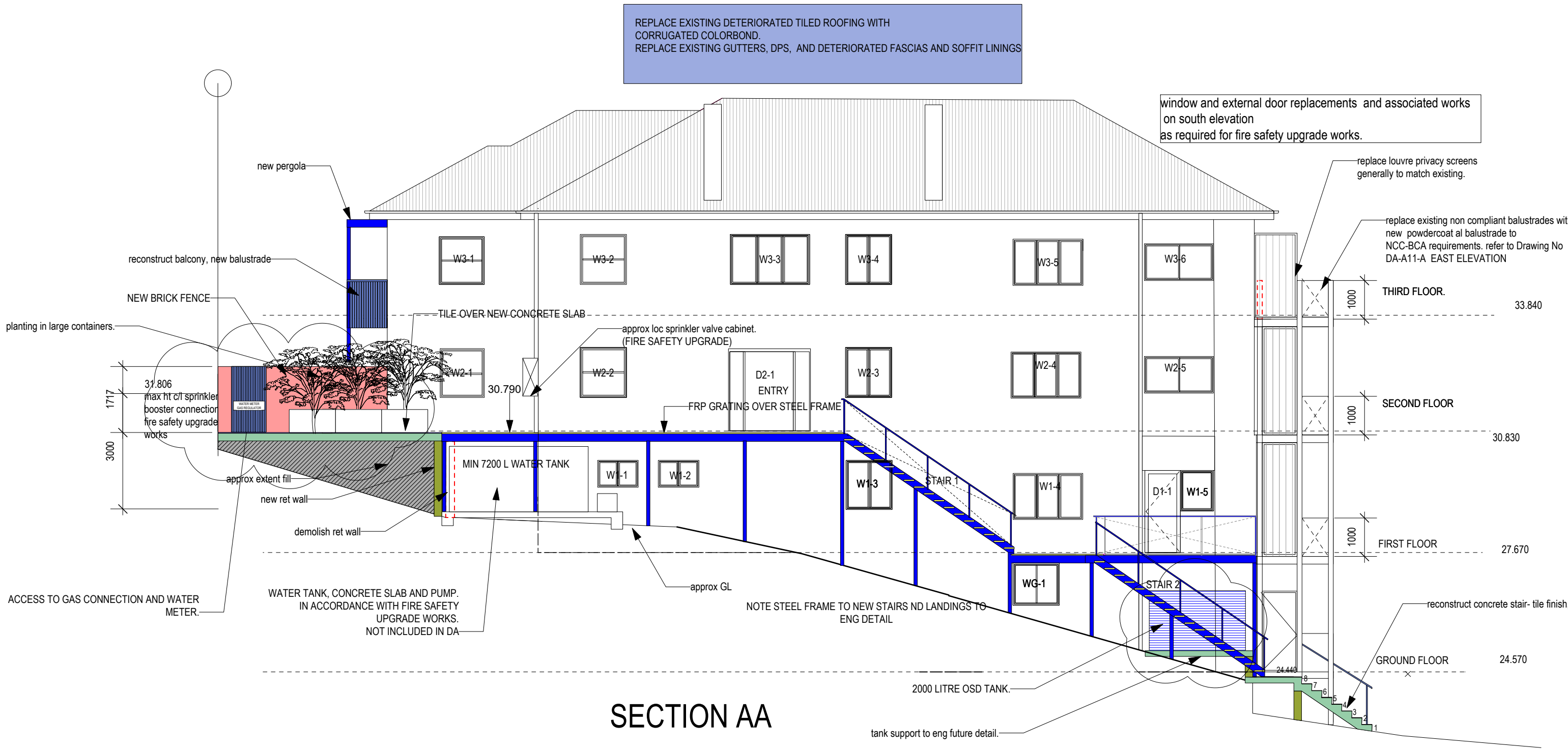
Drawn
jk



issue
DA

DRWG No DA-A07-A

ROOF PLAN



SECTION AA

FOR OSD REFER TO ABEL AND BROWN DRAWINGS HO.B, H02.B, H03.B, H04.B

FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				C	7.8.2023	OSD tank location shown
						B	25.7.2023	reference to currently approved DA 2020/0875 deleted.new landing and stairs shown.this DA . front fence ht reduced.
DRWG No DA-A08- C								
SECTION A-A								

REPLACE EXISTING DETERIORATED TILED ROOFING WITH CORRUGATED COLORBOND.
REPLACE EXISTING GUTTERS, DPS, AND DETERIORATED FASCIAS AND SOFFIT LININGS

window and external door replacements and associated works
on south elevation
as required for fire safety upgrade works.

- replace louvre privacy screens generally to match existing.

—replace existing non compliant balustrades with
new powdercoat al balustrade to
NCC-BCA requirements. refer to Drawing No
DA-A11-A EAST ELEVATION

THIRD FLOOR.

33.840

SECOND FLOOR

30.830

FIRST FLOOR

27.670

GROUND FLOOR

24.570

SECTION BB

2000 LITRE OSD TANK.

SUPPORT TANK TO ENG FUTURE DETAIL.

FOR OSD REFER TO ABEL AND BROWN DRAWINGS HO.B, H02.B, H03.B, H04.B

FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

C	7.8.2023	OSD tank location shown
B	25.7.2023	reference to currently approved DA 2020/0875 deleted.new landing and stairs shown this DA . front fence height reduced.

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY
AND UNIT 4 BALCONY
AT 8 OCEAN ROAD
MANLY 2095
SP 14402

FOR
THE OWNERS
SP 14402

KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592
LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047
PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU

Scale
1:100@A3

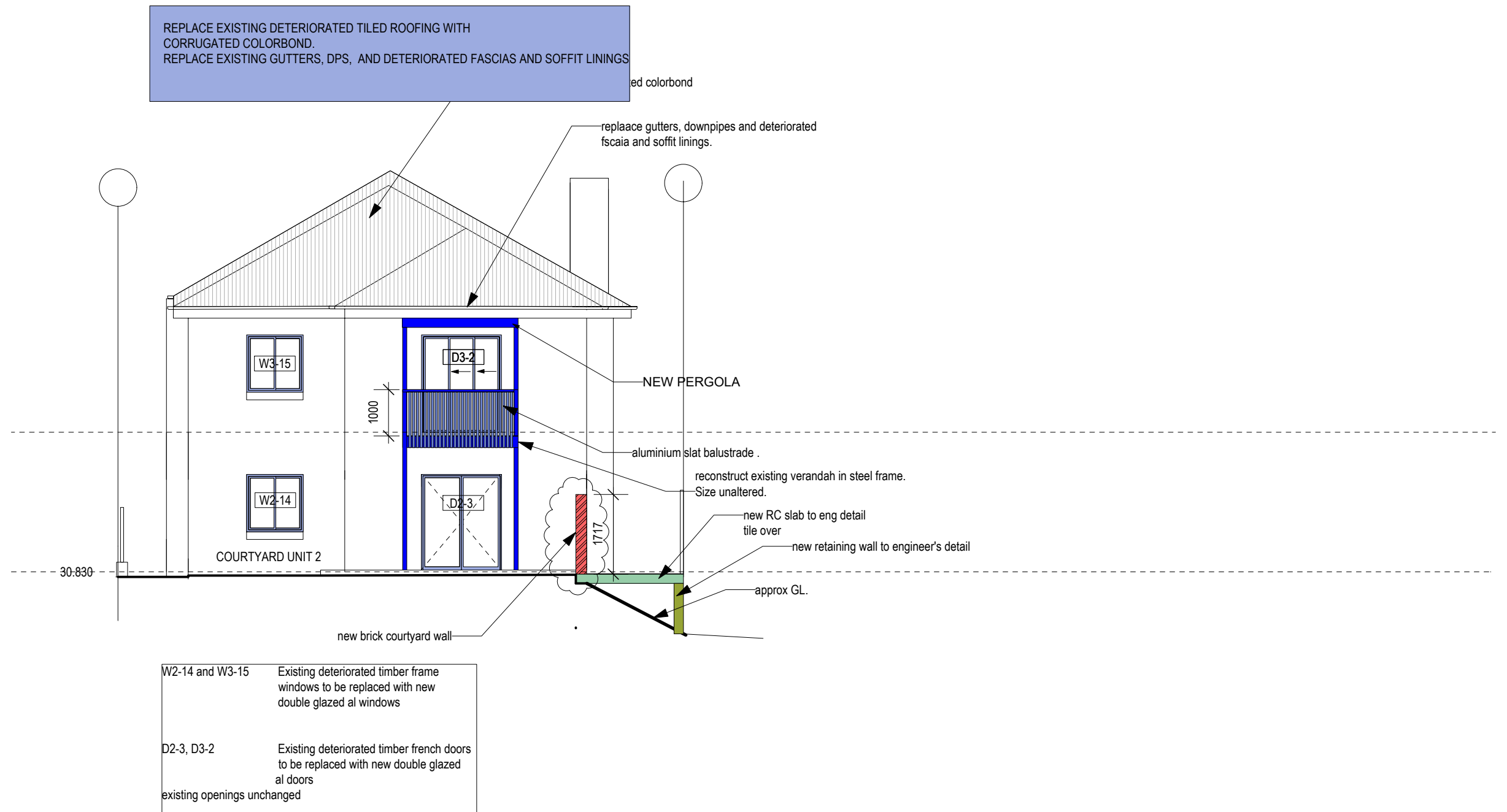
Date	April 14 2023
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Drawn
jk

issue
DA

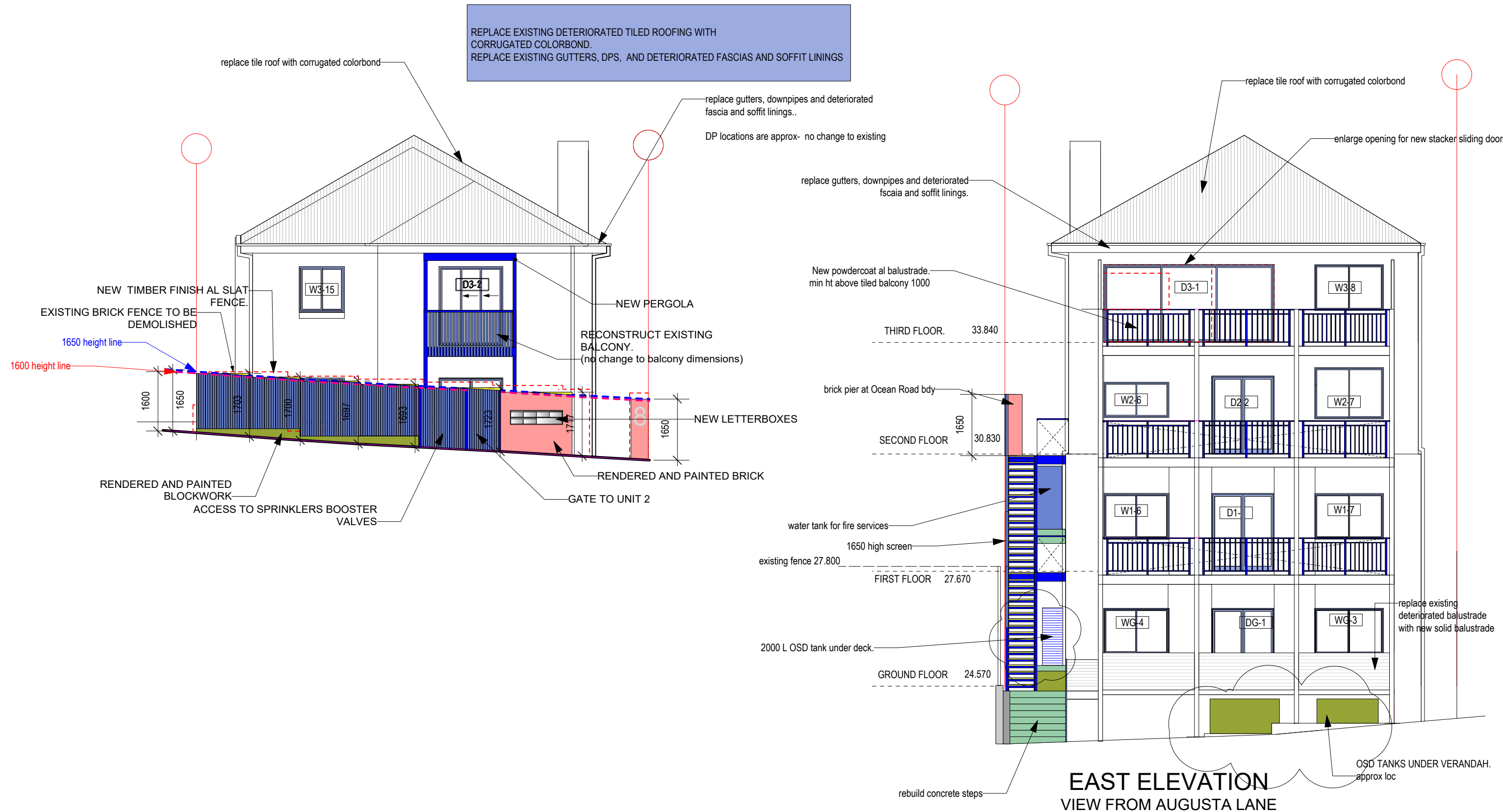
DRWG No DA-A09-C
SECTION B-B





FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

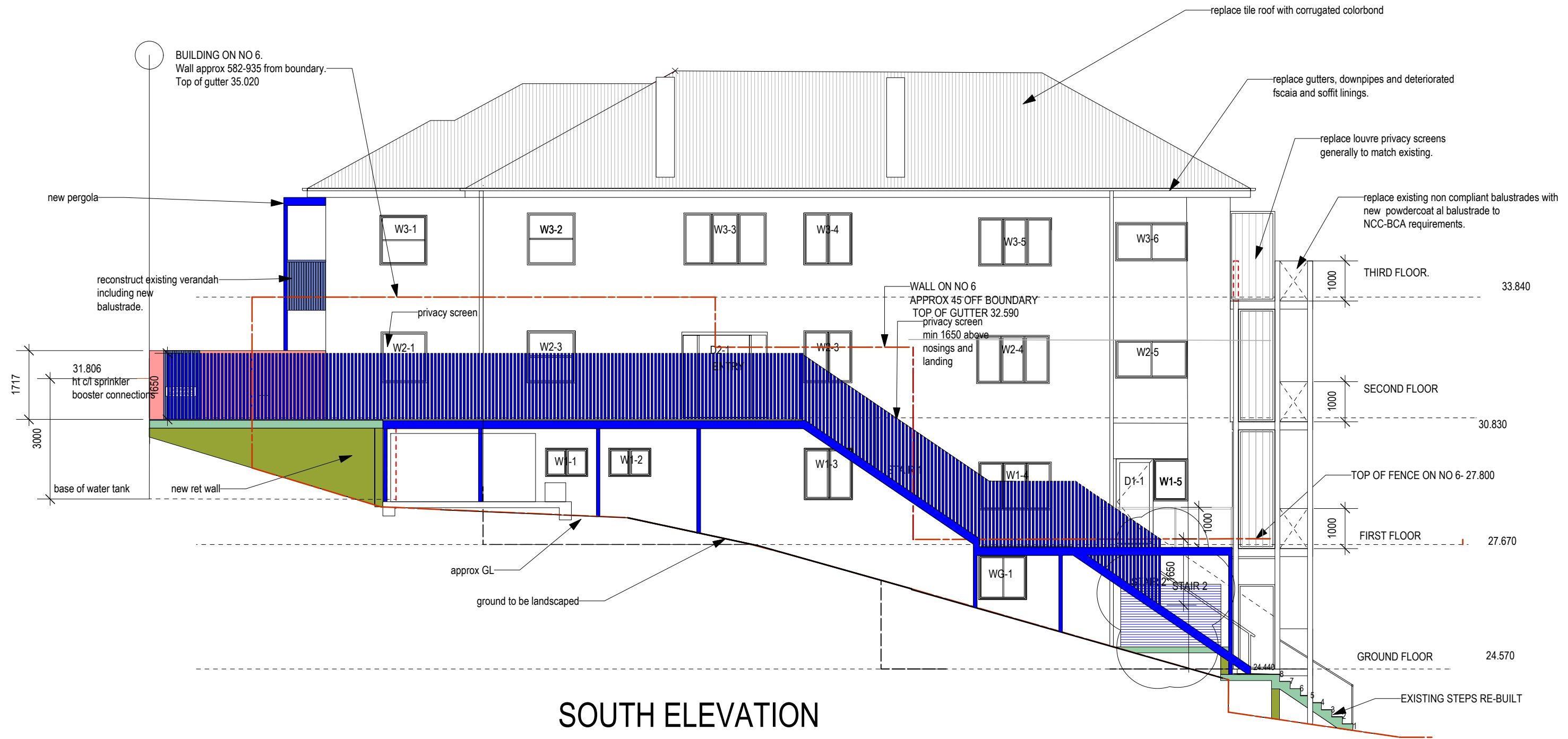
					B	25.7.2023	Front fence height reduced.	
PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				DRWG No DA-A10- B SECTION C-C		
		Scale 1:100@A3	Date April 14 2023	Drawn jk			issue DA	



FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION. (REFER TO EPA 2020/0053-28/5/2020)										FOR OSD REFER TO ABEL AND BROWN DRAWINGS HO.B,H02.B, H03.B, HO4.E														
										C		7.8.2023		OSD tank location shown										
										B		25.7.2023		reference to currently approved DA 2020/0875 deleted. New landing and stairs shown this DA Front fence height reduced										
PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402										FOR THE OWNERS SP 14402					KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU					DRWG No DA-A11-C EAST AND WEST ELEVATIONS				
															Scale 1:100@A3		Date April 14 2023		Drawn jk					

REPLACE EXISTING DETERIORATED TILED ROOFING WITH CORRUGATED COLORBOND.
REPLACE EXISTING GUTTERS, DPS, AND DETERIORATED FASCIAS AND SOFFIT LININGS

window and external door replacements on south elevation as required for fire safety upgrade works.



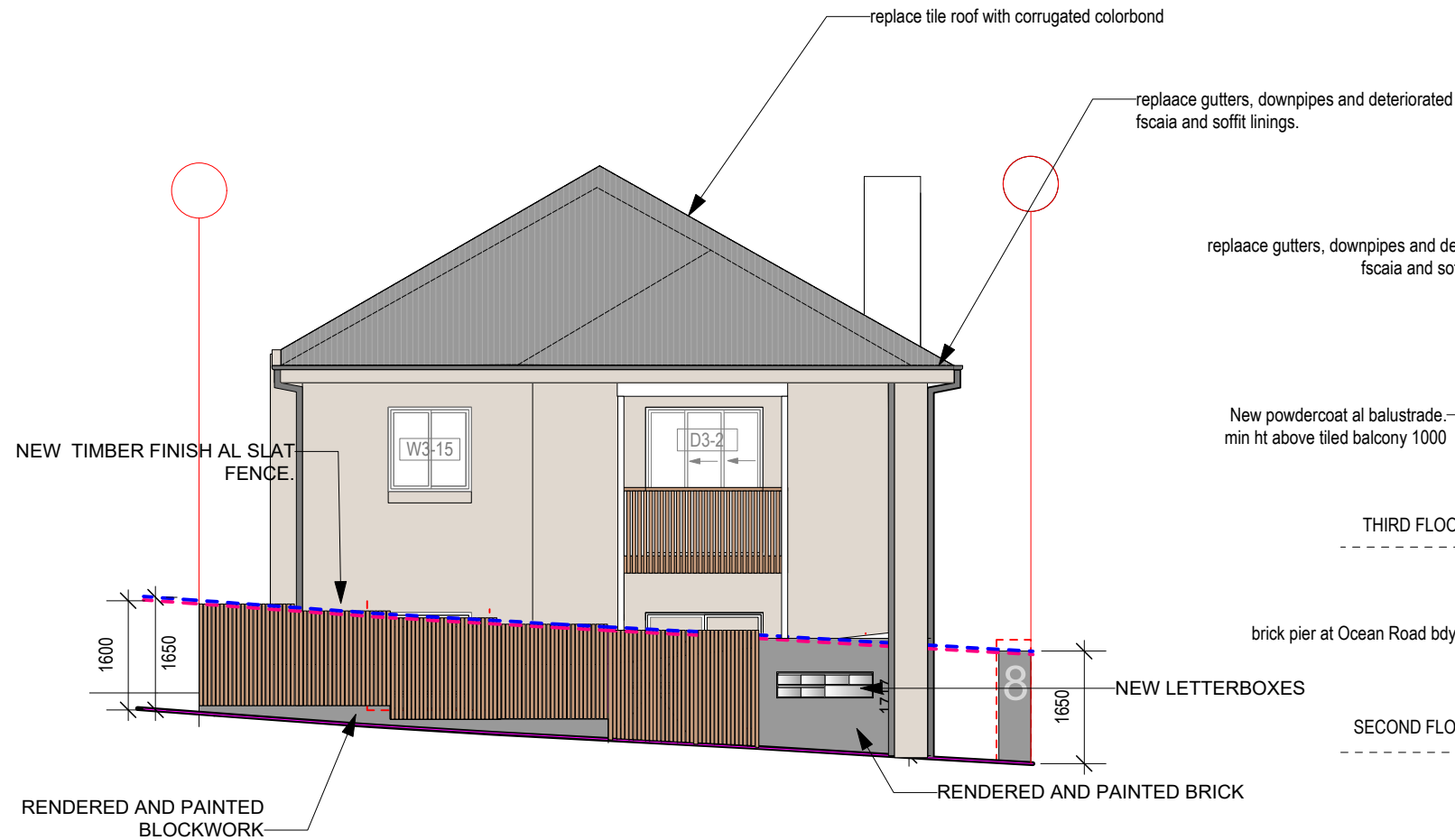
SOUTH ELEVATION

FOR OSD REFER TO ABEL AND BROWN DRAWINGS HO.B,H02.B, H03.B, HO4.B

FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

C	7.8.2023	OSD tank location shown
B	14.7.2023	reference to currently approved DA 2020/0875 deleted. new landing and stairs shown this DA Screen on S bounday extended. Ht of existing fence on S BDY corrected. front fence ht reduced.

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU			 DRWG No DA-A12-C SOUTH ELEVATION
		Scale 1:100@A3	Date April 14 2023	Drawn jk issue DA	



WEST ELEVATION
VIEW FROM OCEAN ROAD

ROOF:
DOWNPIPES AND GUTTERS
WINDOWS,DOORS, LOUVRES,
PERGOLA AND VERANDAH POSTS
EAST BALCONY METAL BALUSTRADE
EAST GFL BALCONY TIMBER BALUSTRADE
WEST ELEVATION BALCONY BALUSTRADE
FASCIA
RENDERED AND PAINTED WALLS
(Existing N wall to be painted").
FRONT FENCE AND GATES
RENDERED AND PAINTED FRONT AND SIDE FENCE

CORRUGATED COLORBOND ULTRA- "WINDSPRAY"
COLORBOND "BASALT"
POWDERCOAT DULUX DURATEC "ZEUS WHITE GLOSS"
PAINT "LEXICON" QUARTER STRENGTH
POWDERCOAT "BASALT" SATIN FINISH'
PAINT"COLORBOND BASALT"
KNOTWOOD BATTEN "FRENCH WALNUT"
PAINT "BALTIC MIST"
PAINT "BALTIC MIST"
KNOTWOOD BATTEN "FRENCH WALNUT"
PAINT "COLORBOND BASALT"

replaace gutters, downpipes and deteriorated
fscaia and soffit linings.

New powdercoat al balustrade.
min ht above tiled balcony 1000

THIRD FLOOR. 33.840

brick pier at Ocean Road bdy

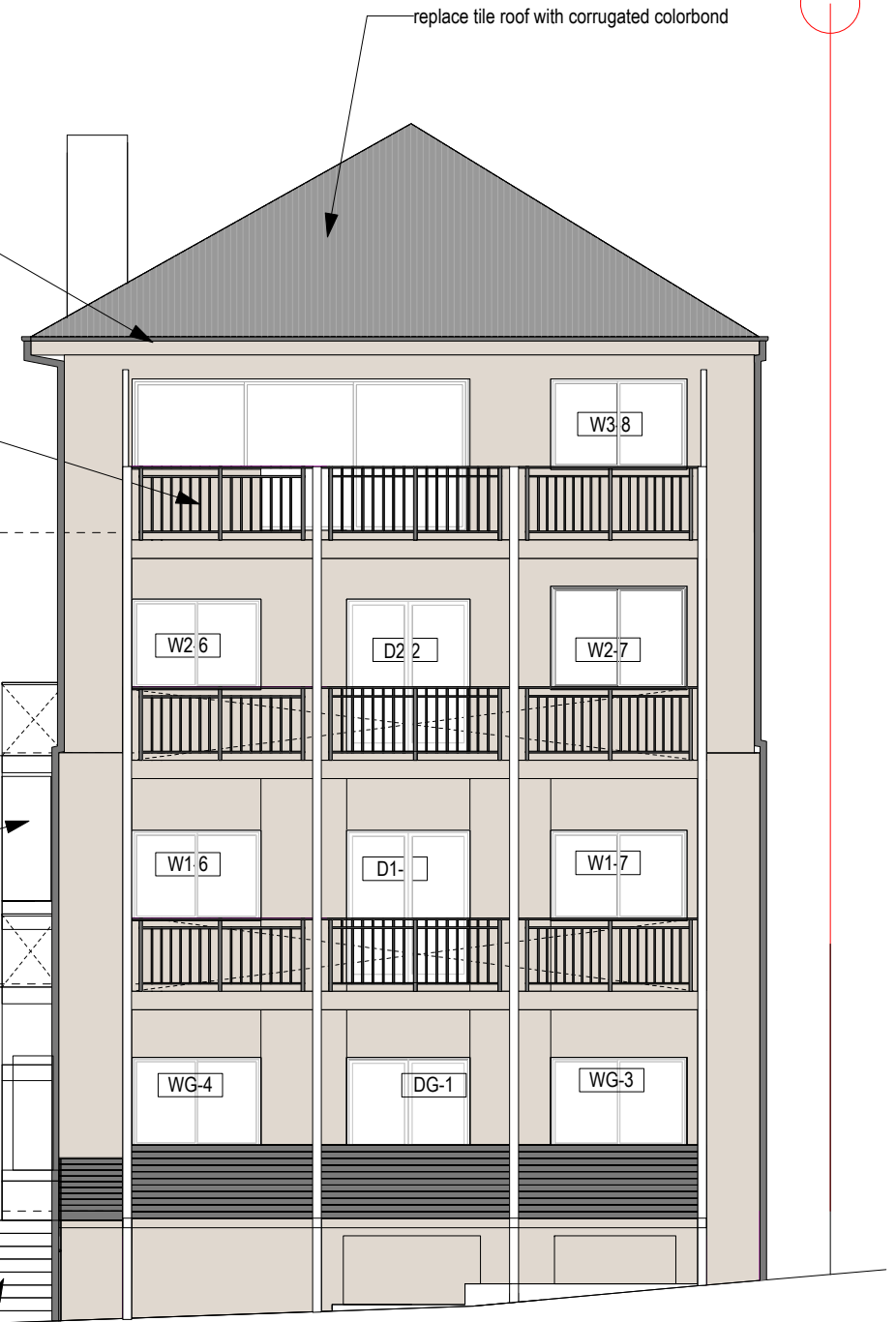
SECOND FLOOR 30.830

water tank for fire services

FIRST FLOOR 27.670

GROUND FLOOR 24.570

rebuild concrete steps



EAST ELEVATION
VIEW FROM AUGUSTA LANE

C	7.8.2023	OSD tank location shown
B	25.7.2023	Front fence height reduced

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY
AND UNIT 4 BALCONY AND ASSOCIATED WORKS
AT 8 OCEAN ROAD
MANLY 2095
SP 14402

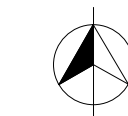
FOR
THE OWNERS
SP 14402

KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592
LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047
PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU

Scale
1:100 @A3

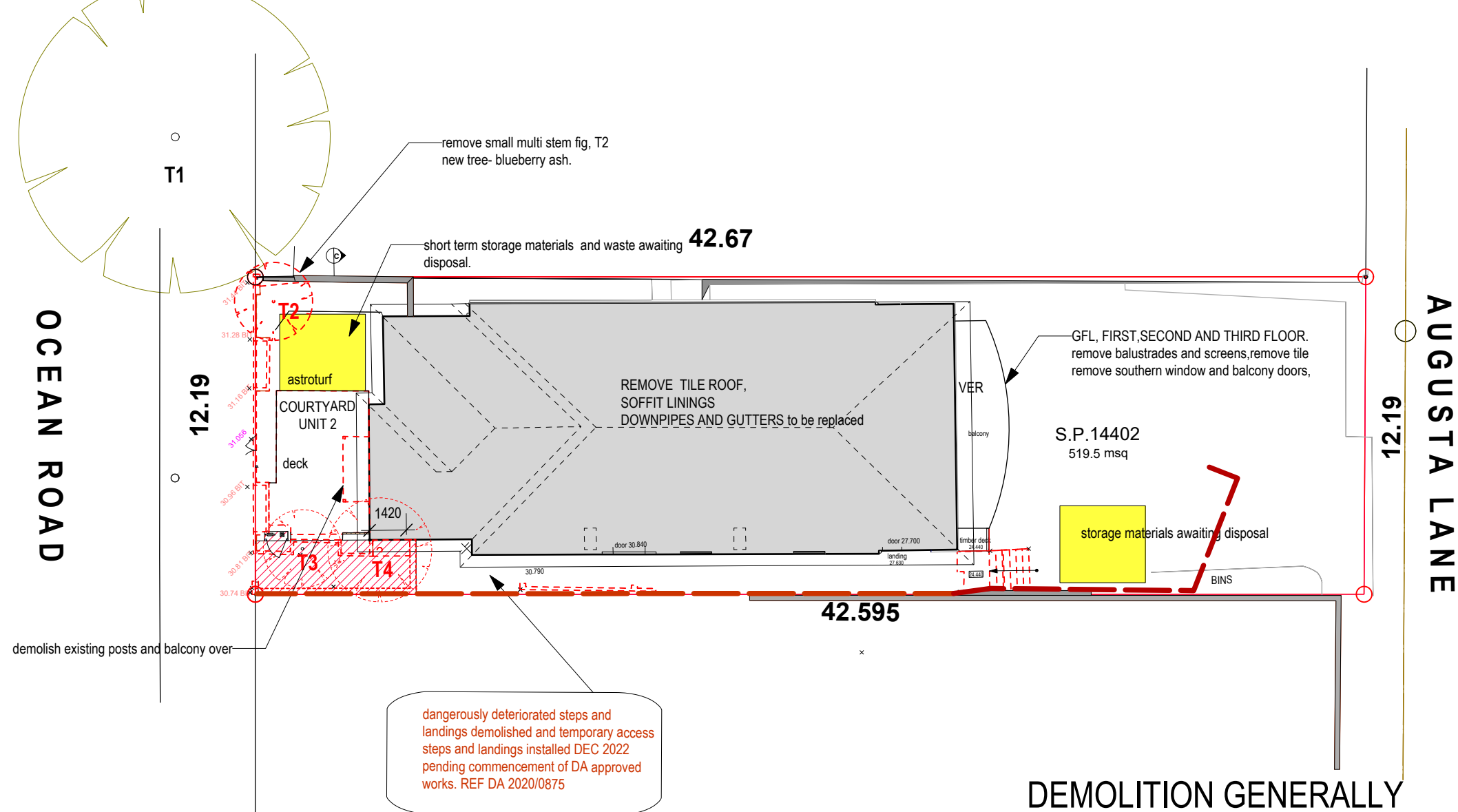
Date
April 14 2023

Drawn
jk



issue
DA

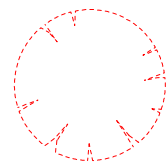
DRWG No DA-A13-C
EXTERNAL FINISHES
EAST & WEST ELEVATION



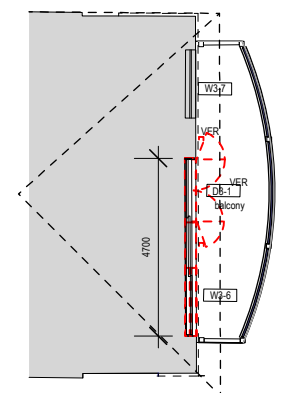
TREES TO BE REMOVED

		SPREAD	TRUNK DIA	HT
T2	SELF SEEDED FIG	2 M	multi trunk	3
T3	LILLY PILLY	3M	0.1	6
T4	LILLY PILLY	4M	0.2	7

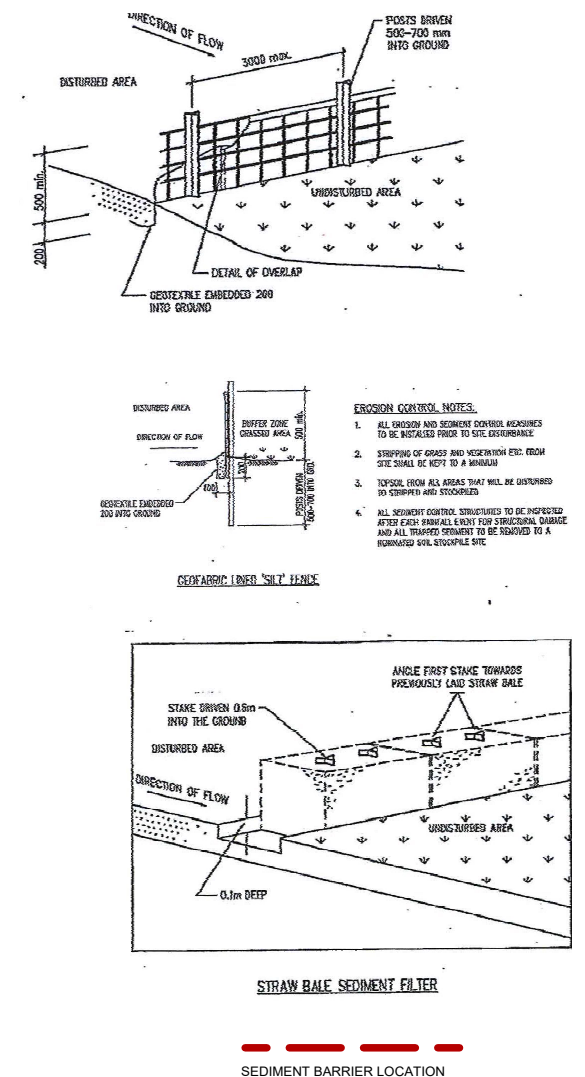
Trees T3 and T4 are located in small cutouts in concrete and very close to the building. Condition of these is poor as a consequence.



TREE TO BE REMOVED



DEMOLITION ENLARGED OPENING- 3RD FLOOR



FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION. (REFER TO EPA 2020/0053-28/5/2020)

PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AT 8 OCEAN ROAD MANLY 2095 SP 14402	FOR THE OWNERS SP 14402	KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU			B	7.8.2023	reference to currently approved DA 2020/0875 deleted.
		Scale 1:200	Date April 14 2023	Drawn jk	issue DA		DRWG No DA-dem.01- B DEMOLITION PLAN WASTE AND MATERIAL STORAGE SEDIMENT AND EROSION CONTROL MEASURES