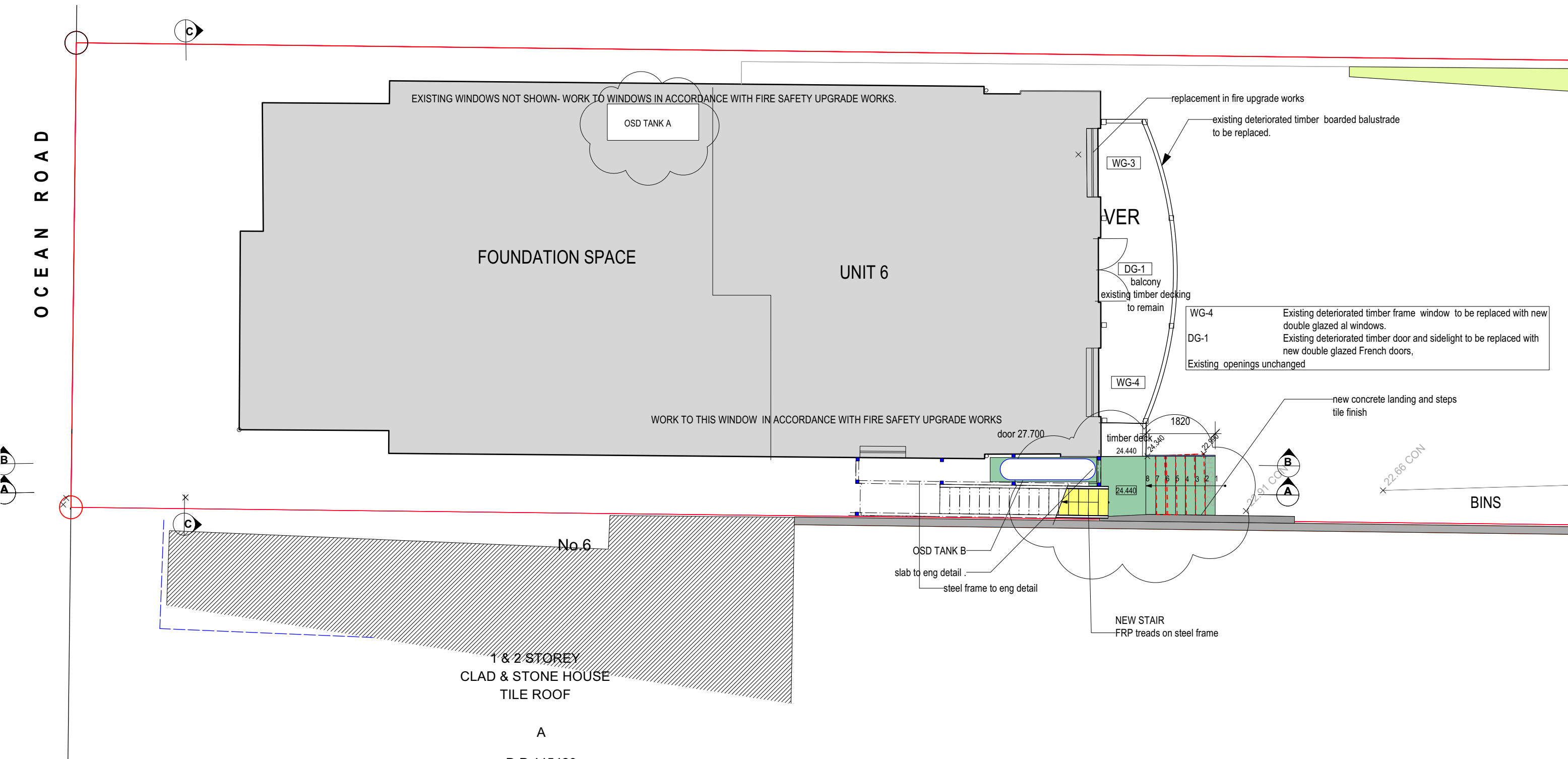


C	12.9.2023	slab and supporting structure required for sprinkler booster valve assembly deleted from this application as it is required Fire Safety Upgrade works . Replacement of partially collapsed retaining wall on NW corner of site added.
B	25.7.2023	reference to currently approved DA 2020/0875 deleted. new landing and stairs shown this DA

Scale	Date April 14 2023	Drawn jk
-------	-----------------------	-------------



DRWG No DA-02-C
PROPOSED SITE PLAN



 northern beaches council

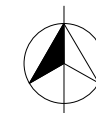
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0493

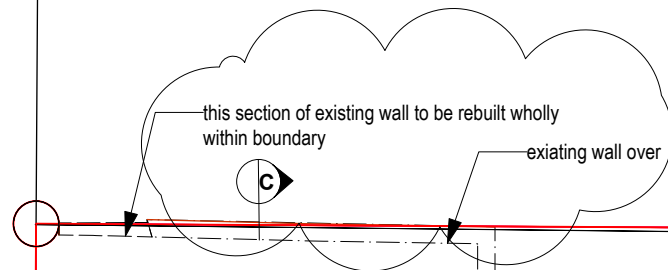
FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D, H02.D, H03.D, H04.D, H05.D.

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

D	12.9.2023	OSD tank locations amended
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

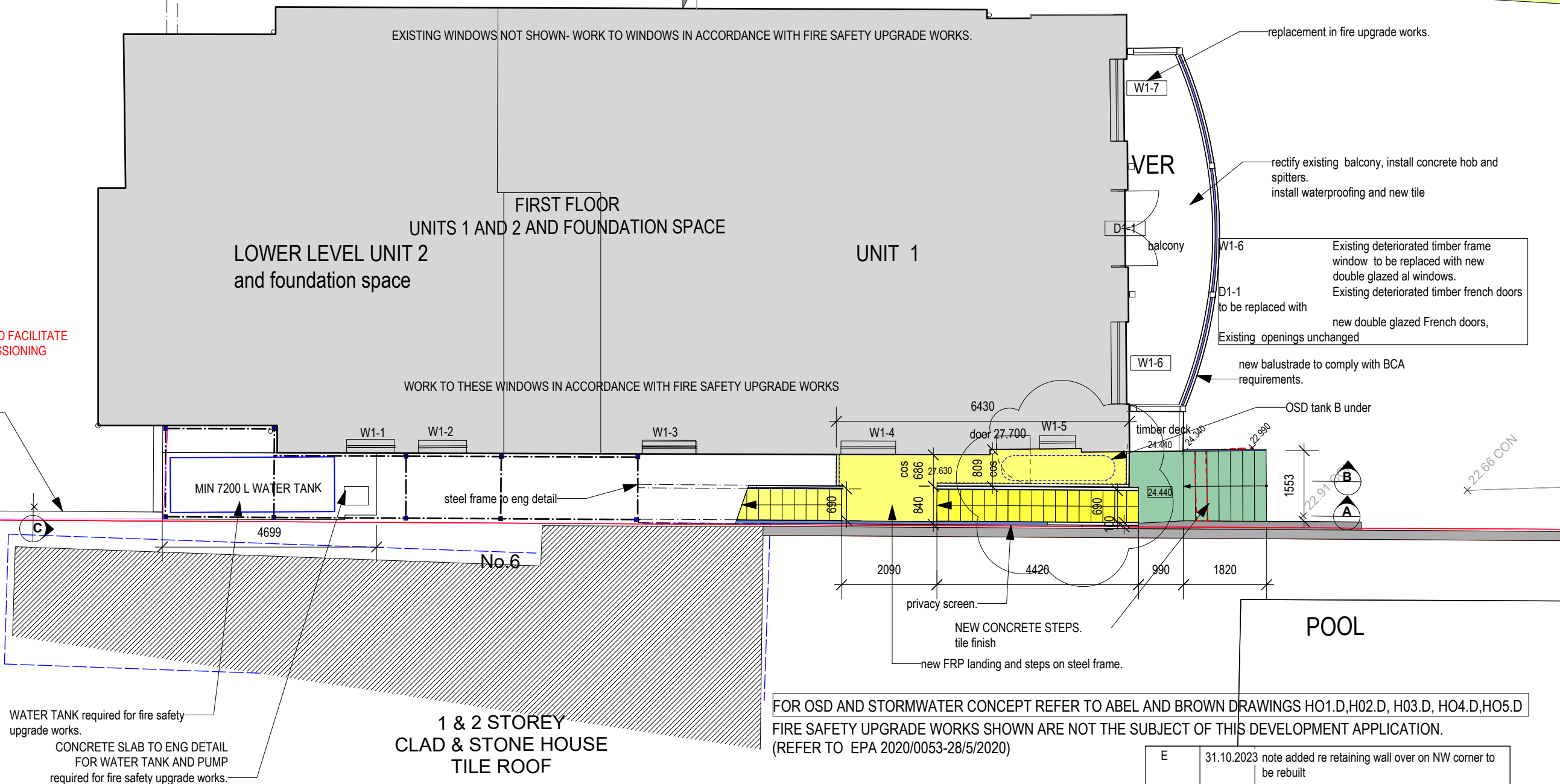
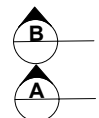
PROPOSED ALTERATIONS TO FRONT FENCE AND ENTRY AND UNIT 4 BALCONY AND ASSOCIATED WORKS AT 8 OCEAN ROAD MANLY 2095 SP 14402			FOR THE OWNERS SP 14402		KUBANYI ARCHITECTS NSW REG 4087 DEP 0000592 LEVEL 1, 122 VICTORIA ROAD DRUMMOYNE 2047 PH 0412 500 240 JUDITHKUBANYI@IINET.NET.AU				DRWG NoDA-A03- D PLAN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

OCEAN ROAD



REQUIRED FOR FIRE SAFETY UPGRADE TO FACILITATE
SPRINKLER INSTALLATION AND COMMISSIONING

NEW RETAINING WALL



WATER TANK required for fire safety
upgrade works.
CONCRETE SLAB TO ENG DETAIL
FOR WATER TANK AND PUMP
required for fire safety upgrade works.

1 & 2 STOREY
CLAD & STONE HOUSE
TILE ROOF

A
D.P.445429

FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D, HO2.D, HO3.D, HO4.D, HO5.D
FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

WORKS REQUIRED TO ENABLE SPRINKLER
INSTALLATION AND COMMISSIONING.
(Fire Safety upgrade)
CONSTRUCT NEW RETAINING WALL AT
SW CORNER OF SITE

E	31.10.2023	note added re retaining wall over on NW corner to be rebuilt
D	12.9.2023	retaining wall deleted from DA- required to enable fire safety upgrade works. amendment to OSD
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



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0493

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

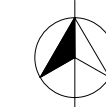
FOR
THE OWNERS
SP 14402

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

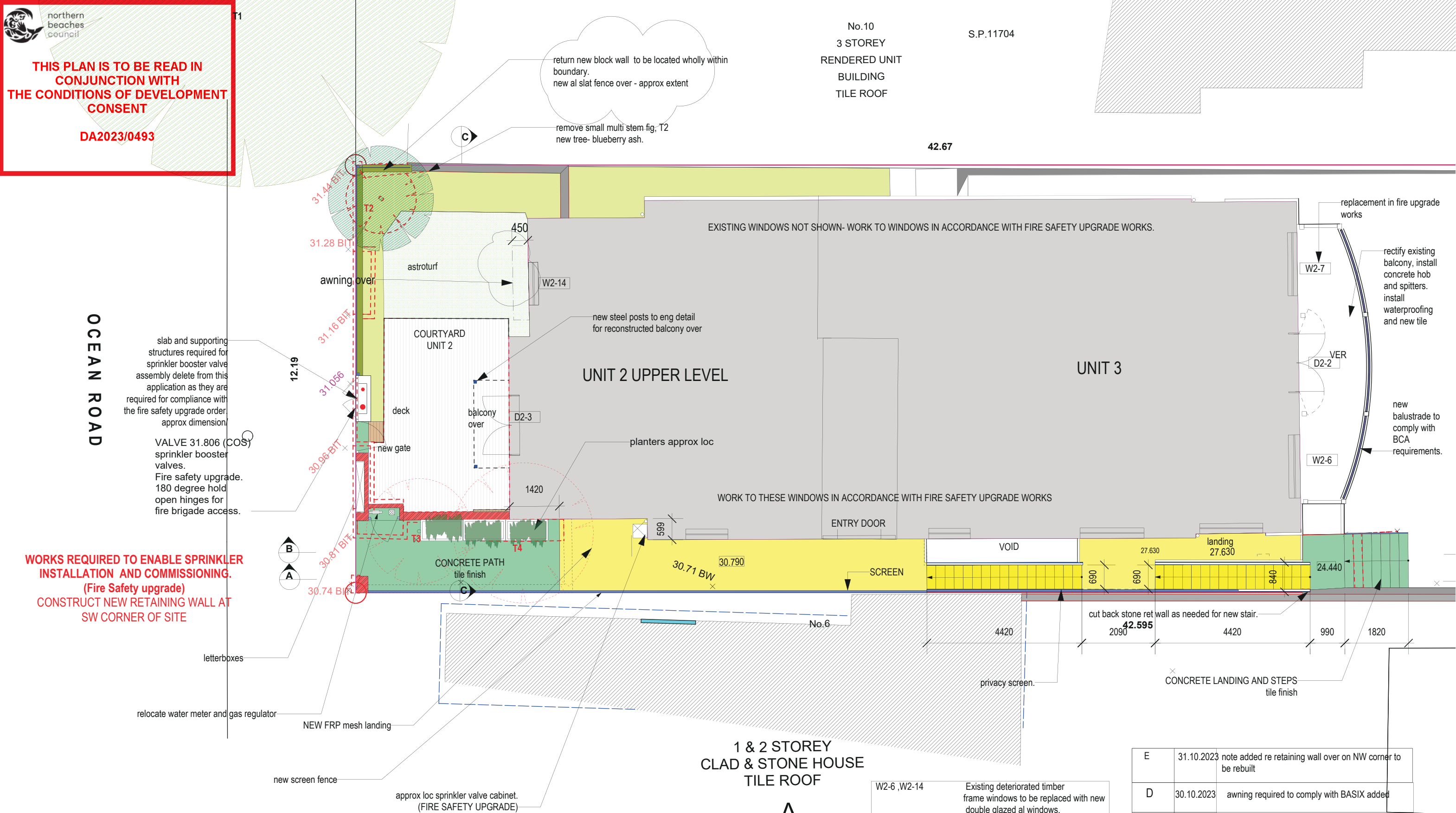
DRWG No DA-A04-E
PLAN AT 1ST FLOOR
LEVEL



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0493



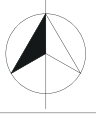
WORKS REQUIRED TO ENABLE SPRINKLER
INSTALLATION AND COMMISSIONING.
(Fire Safety upgrade)
CONSTRUCT NEW RETAINING WALL AT
SW CORNER OF SITE

FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D,H02.D, H03.D, HO4.D,H05.D

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

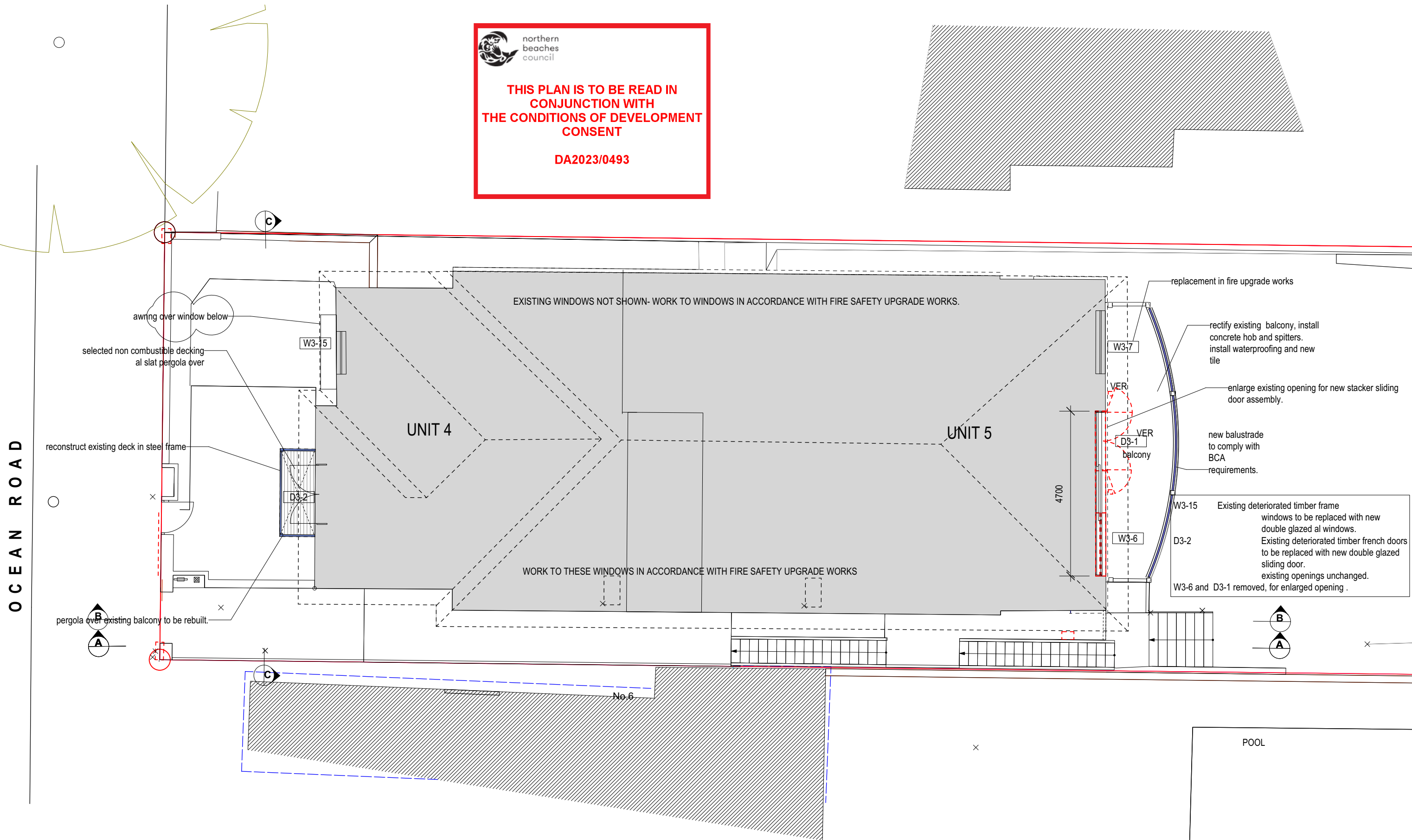
E	31.10.2023	note added re retaining wall over on NW corner to be rebuilt
D	30.10.2023	awning required to comply with BASIX added
C	12.9.2023	slab and supporting structure required for sprinkler booster valve assembly deleted from this application as it is required Fire Safety Upgrade works . Replacement of partially collapsed retaining wall on NW corner of site added.
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-A05-E PLAN AT 2ND FLOOR LEVEL
		Scale 1:100 @ A3	Date April 14 2023	Drawn jk		

 northern
beaches
council

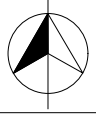
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0493



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

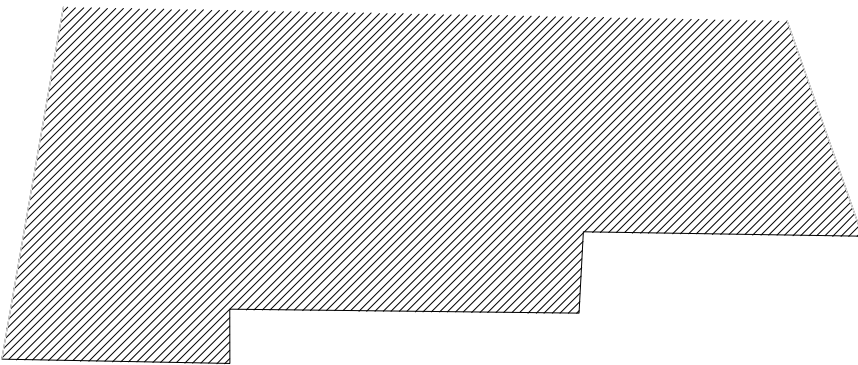
B	30.10.2023	awning required to comply with BASIX added
---	------------	--

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-A06-B 3RD FLOOR PLAN
		Scale : 1:100@ A3	Date April 14 2023	Drawn jk		

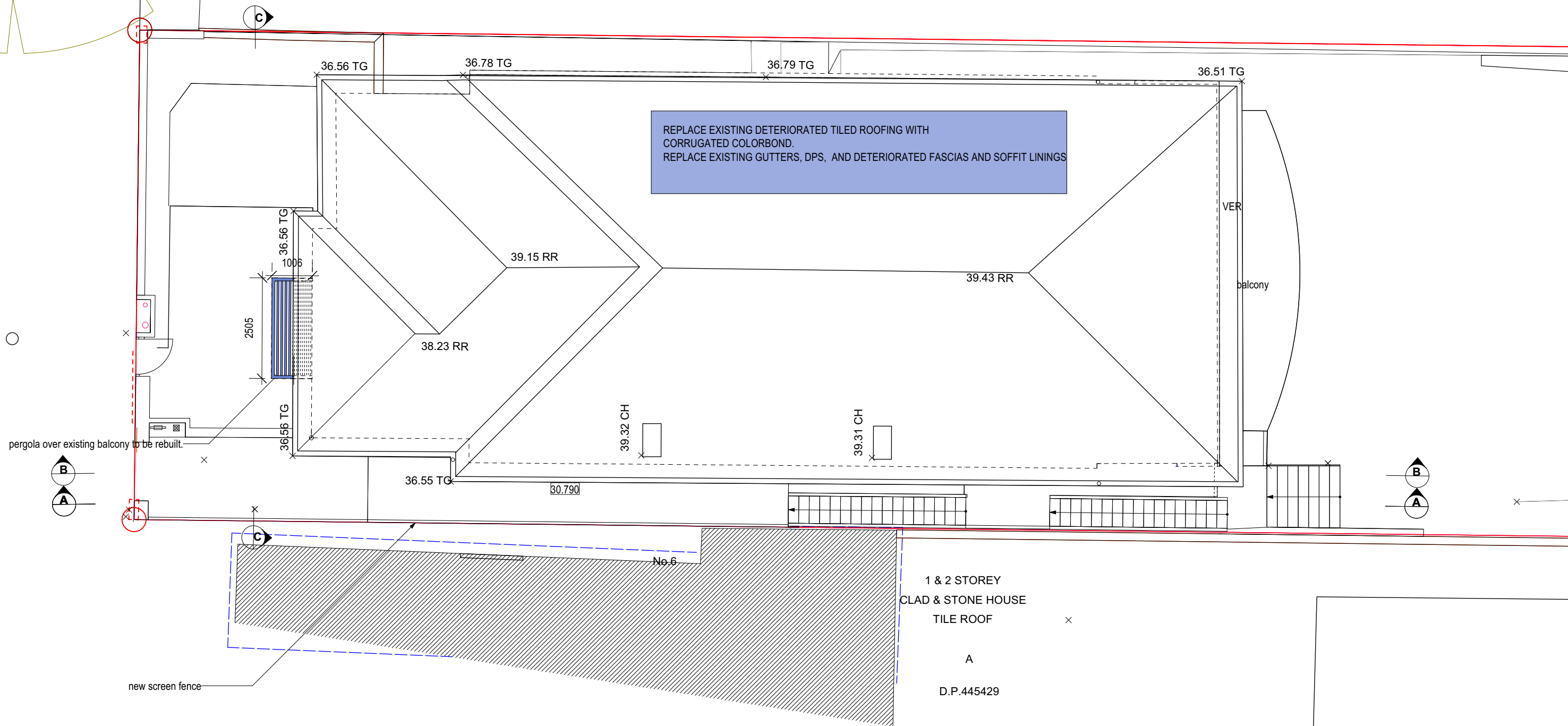
 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0493



OCEAN ROAD



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

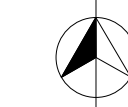
FOR
THE OWNERS
SP 14402

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

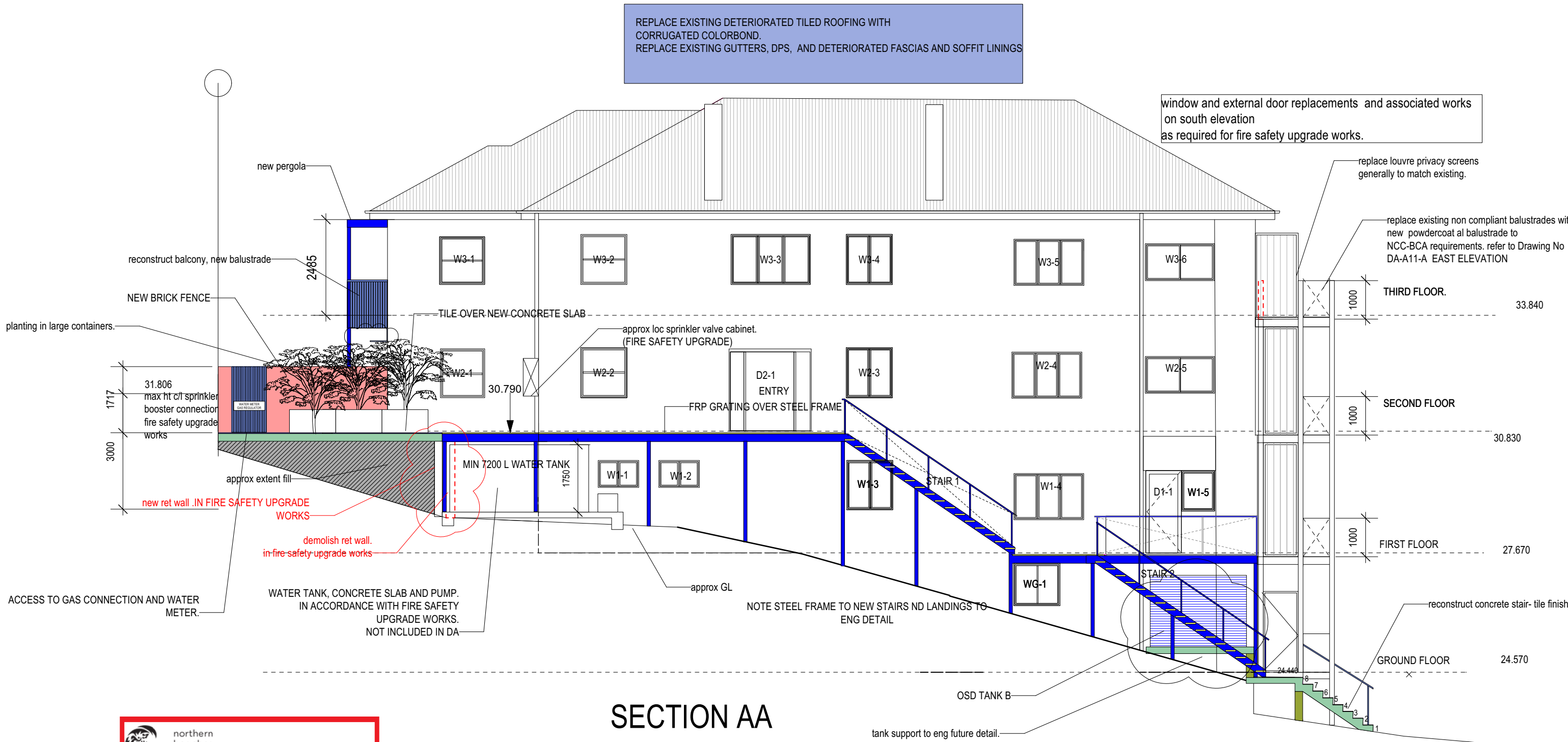
Date
April 14 2023

Drawn
jk



issue
DA

DRWG No DA-A07-A
ROOF PLAN



SECTION AA

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0493

**WORKS REQUIRED TO ENABLE SPRINKLER
INSTALLATION AND COMMISSIONING.
(Fire safety upgrade works)**
**DEMOLISH ALL OR PART OF FRONT FENCE AND SIDE RETURN
REMOVE T3 AND T4**
**DEMOISH EXISTING CONCRETE PATH AND RET WALL UNDER
CONSTRUCT NEW RETAINING WALL
ADDED TO FIRE SAFETY UPGRADE WORKS.**

FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D, H02.D, H03.D, H04.D, H05.D
FIRE SAFETY UPGRADE WORKS SHOWN ARE NOT THE SUBJECT OF THIS DEVELOPMENT APPLICATION.
(REFER TO EPA 2020/0053-28/5/2020)

E	30.10.2023	awning required to comply with BASIX added
D	12.9.2023	new retaining wall , demolition of existing added to fire safety upgrade works- deleted from DA
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.

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

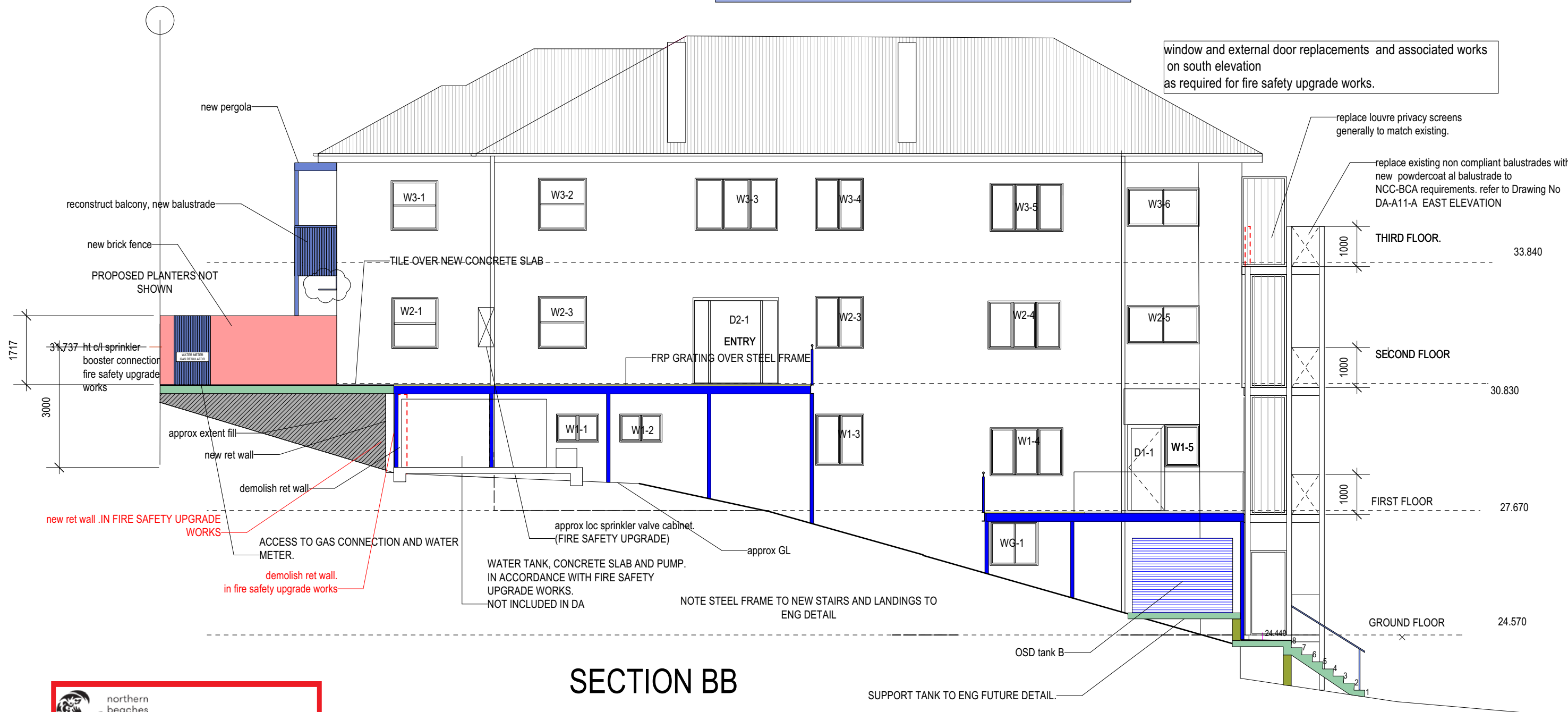
Scale	Date April 14 2023	Drawn jk
-------	-----------------------	-------------

issue
DA

DRWG No DA-A08- E

SECTION A-A

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



SECTION BB

**WORKS REQUIRED TO ENABLE SPRINKLER
INSTALLATION AND COMMISSIONING.**
(Fire safety upgrade works)
DEMOLISH ALL OR PART FRONT FENCE AND SIDE RETURN
REMOVE T3 AND T4
DEMOISH EXISTING CONCRETE PATH AND RET WALL UNDER
CONSTRUCT NEW RETAINING WALL
ADDED TO FIRE SAFETY UPGRADE WORKS.

FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D, H02.D, H03.D, H04.D, H05.D

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



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0493

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

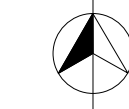
FOR
THE OWNERS
SP 14402

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

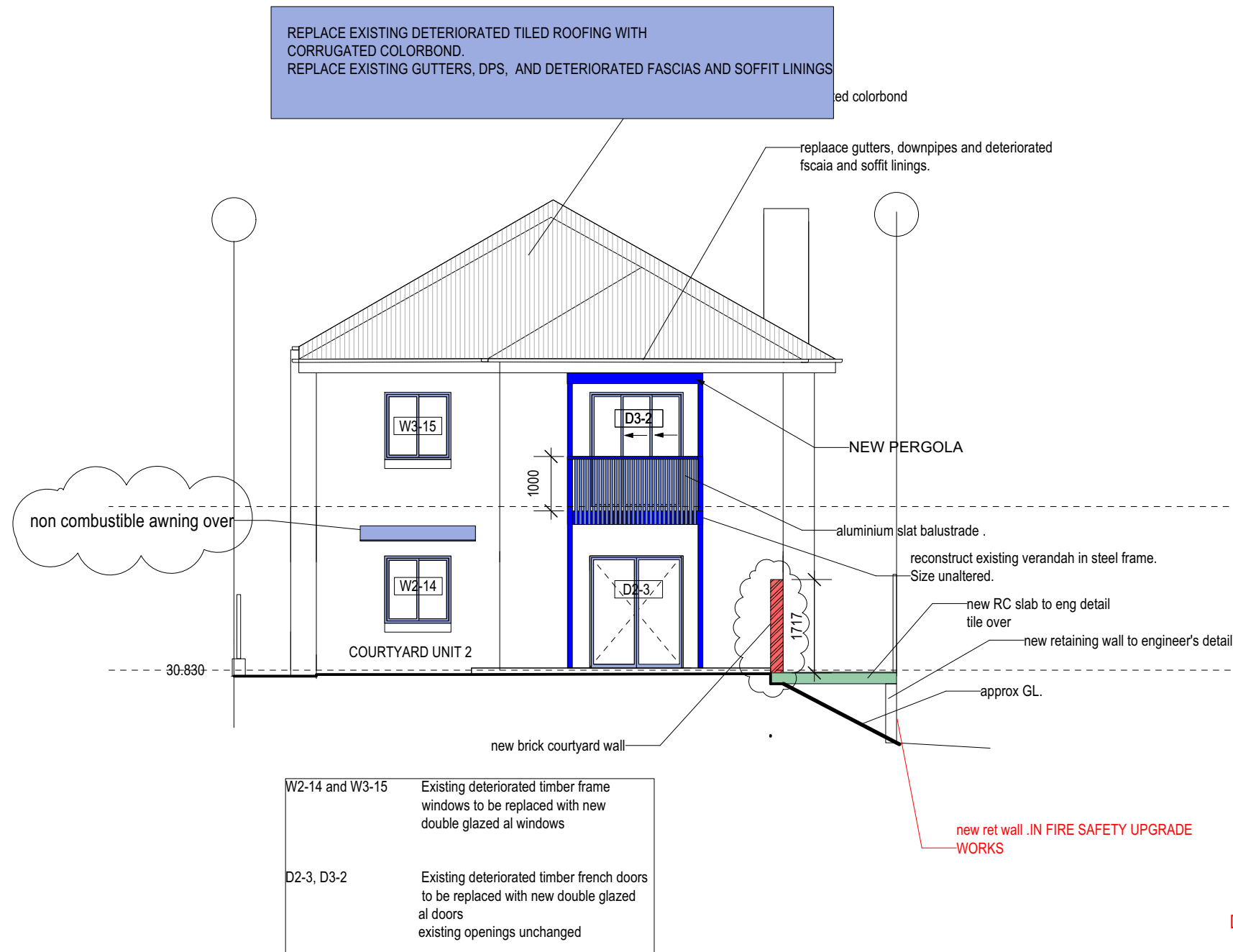
Drawn
jk



issue
DA

**DRWG No DA-A09-E
SECTION B-B**

E	30.10.2023	awning required to comply with BASIX added
D	12.9.2023	new retaining wall , demolition of existing added to fire safety upgrde works- deleted from DA
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.





northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0493

CERTIFICATE A1373676

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
D2-3	W	3.5	0	0	Projection height above sill ratio >=0.36	Standard al single clear (or U-value 7.63, SHGC 0.75)
W2-14	W	1.5	1.15	4.73	Projection height above sill ratio >=0.36	Standard al single clear (or U-value 7.63, SHGC 0.75)

CERTIFICATE A1373677

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
D3-2	W	3.61	0	0	Eave verandah/pergola/balcony>=450 mm	Improved aluminium, tinted/airgap/Clear, (U-value 4.09, SHGC 0.47)
W2-6	W	1.5	0	0	Eave verandah/pergola/balcony>=450 mm	Standard al single pyrolytic low-e, (U-value 5.7, SHGC 0.47)

WORKS REQUIRED TO ENABLE SPRINKLER
INSTALLATION AND COMMISSIONING.
(Fire safety upgrade)
DEMOLISH ALL OR PART OF FRONT FENCE AND SIDE RETURN
REMOVE T3 AND T4
DEMOISH EXISTING CONCRETE PATH AND RET WALL UNDER
CONSTRUCT NEW RETAINING WALL
ADDED TO FIRE SAFETY UPGRADE WORKS.

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

D	30.10.2023 W2-14	BASIX commitments added, including awning over
C	5.9.2023	new retaining wall , demolition of existing added to fire safety upgrade works- deleted from DA
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

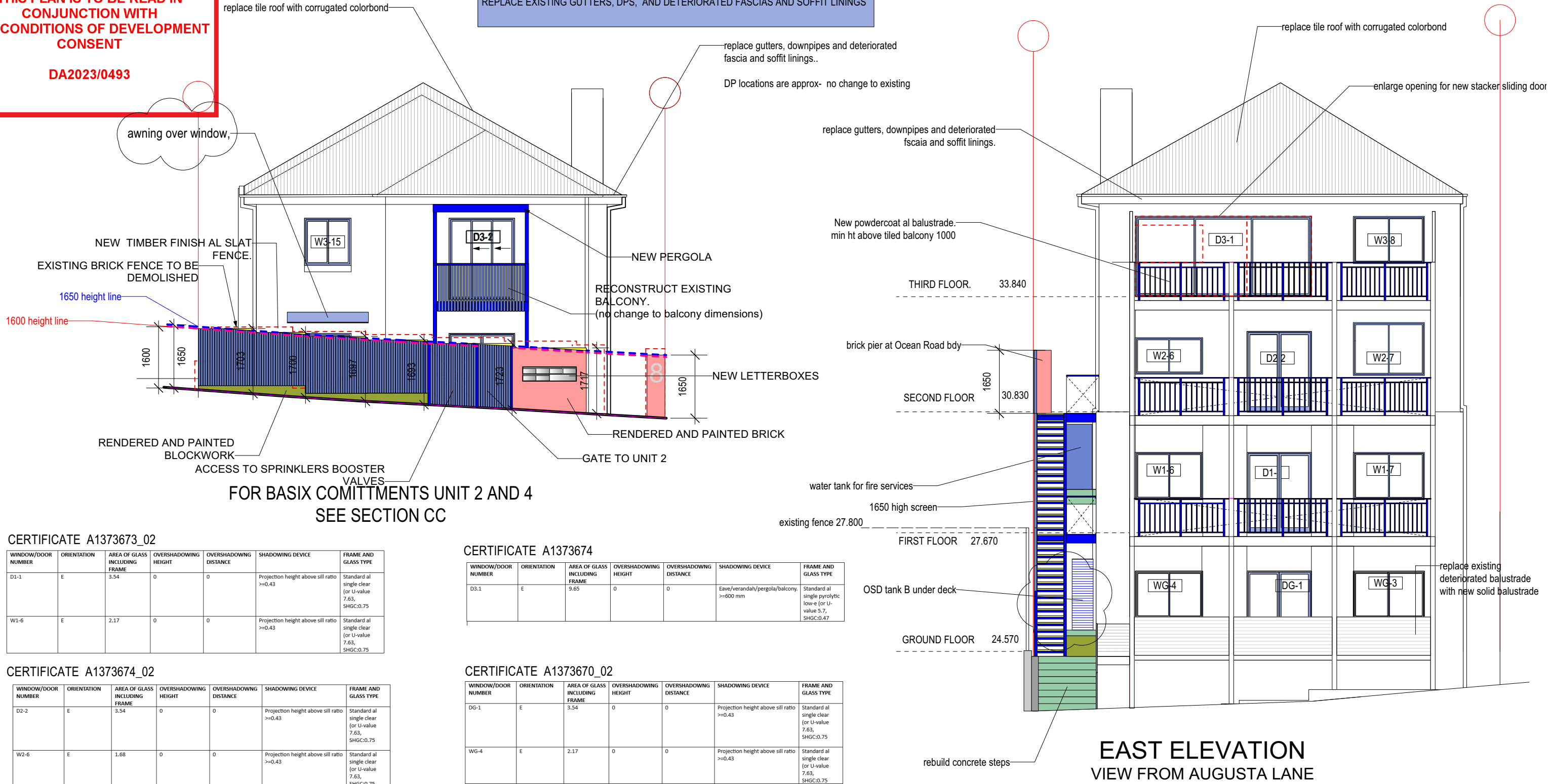
DRWG No DA-A10- D
SECTION C-C



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0493

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



CERTIFICATE A1373673_02

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
D1-1	E	3.54	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)
W1-6	E	2.17	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)

CERTIFICATE A1373674

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
D3-1	E	9.65	0	0	Eave/verandah/ pergola/balcony: ≥ 600 mm	Standard al single pyrolytic low-e (or U-value 5.7, SHGC:0.47)

CERTIFICATE A1373674_02

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
D2-2	E	3.54	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)
W2-6	E	1.68	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)

CERTIFICATE A1373670_02

WINDOW/DOOR NUMBER	ORIENTATION	AREA OF GLASS INCLUDING FRAME	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADOWING DEVICE	FRAME AND GLASS TYPE
DG-1	E	3.54	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)
WG-4	E	2.17	0	0	Projection height above sill ratio ≥ 0.43	Standard al single clear (or U-value 7.63, SHGC:0.75)

NOTE: for openings where leading edge of shading device exceeds 500 mm, basix requirements have been calculated using projection/height above sill ratio.
Basix does not apply to windows/door being replaced to comply with fire safety upgrade order

FOR OSD AND STORMWATER CONCEPT REFER TO ABEL AND BROWN DRAWINGS HO1.D,H02.D, H03.D, HO4.D,H05.D

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

EAST ELEVATION
VIEW FROM AUGUSTA LANE

E	30.10.2023	BA
D	12.9.2023	OSD tank location amended
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

Scale
1:100@A3

Date
April 14 2023

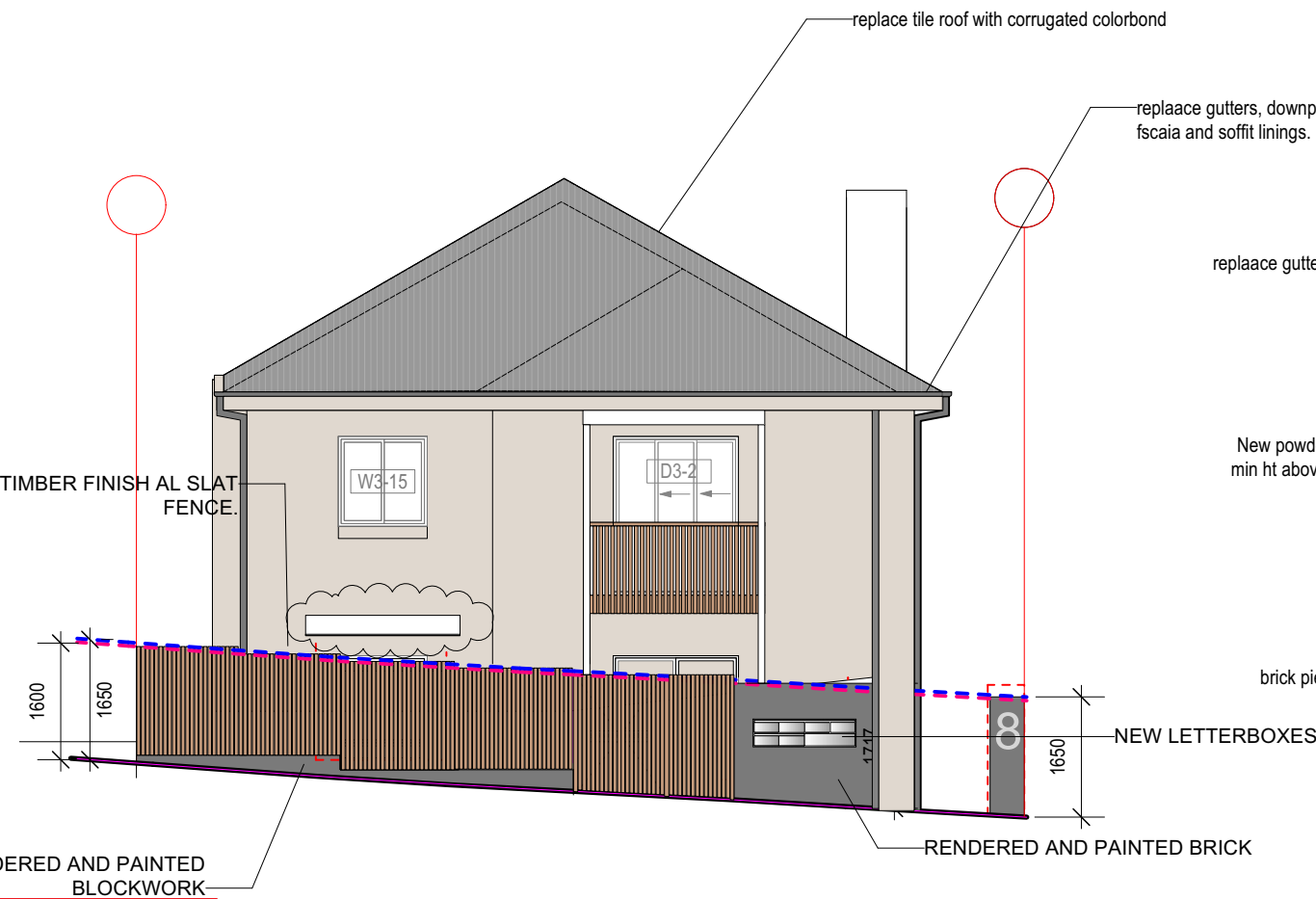
Drawn
jk

issue
DA

DRWG No DA-A11-E
EAST AND WEST
ELEVATIONS
&
BASIX COMITMENTS

DRWG No DA-A12-E

SOUTH ELEVATION



WEST ELEVATION
VIEW FROM OCEAN ROAD

 northern beaches council

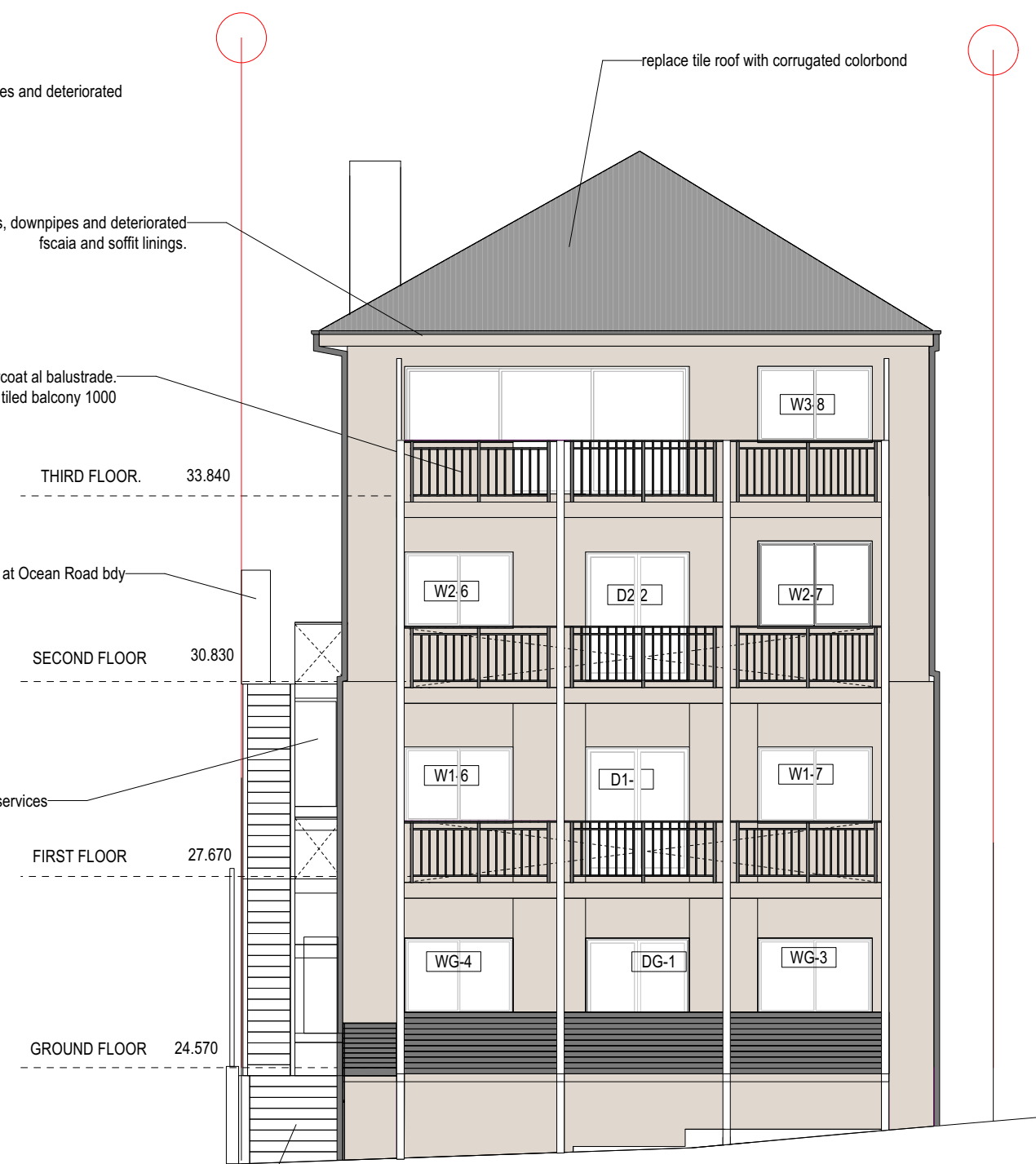
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0493

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

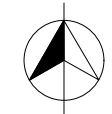
CORRUGATED COLORBOND ULTRA- "WINDSPRAY"
COLORBOND "BASALT"
POWDERCOAT DULUX DURATEC "ZEUS WHITE GLOSS"
PAINT "LEXICON" QUARTER STRENGTH
POWDERCOAT "BASALT" SATIN FINISH'
PAINT"COLORBOND BASALT"
KNOTWOOD BATTEN "FRENCH WALNUT"
PAINT "BALTIC MIST"
PAINT "BALTIC MIST"

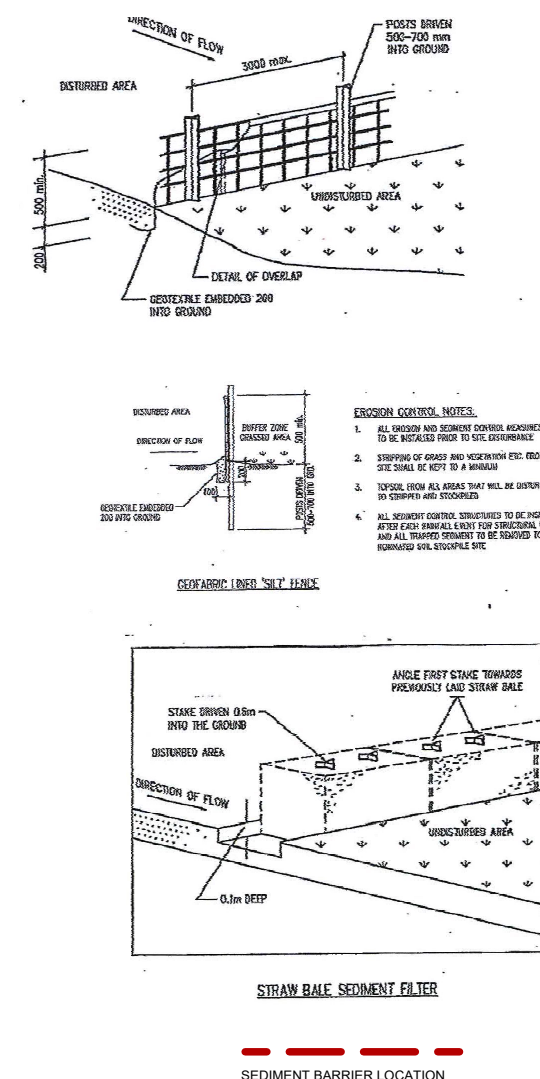
KNOTWOOD BATTEN "FRENCH WALNUT"
PAINT "COLORBOND BASALT"



EAST ELEVATION
VIEW FROM AUGUSTA LANE

E	30.10.2023	awning required to comply with BASIX added
D	12.9.2023	OSD tank location amended
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			 issue DA	DRWG No DA-A13-E EXTERNAL FINISHES EAST & WEST ELEVATION
		Scale 1:100 @A3	Date April 14 2023	Drawn jk		



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			approx TN 	DRWG No DA-dem.01-A DEMOLITION PLAN
		Scale 1:200	Date April 14 2023	Drawn jk	issue DA	WASTE AND MATERIAL STORAGE SEDIMENT AND EROSION CONTROL MEASURES