

Proceeding No. 2022/152032

Architectural Drawings List			
Sheet	Sheet Name	Scale	Paper Size
A00	Cover Sheet	-	A3
A01	Site Plan & Analysis	1:200	A3
A02	Existing Lower Floor & Garage - Demolition	1:100	A3
A02.1	Excavation Plan - DRAFT	1:100	A3
A03	Existing Ground Floor - Demolition	1:100	A3
A04	Existing Roof Plan - Demolition	1:100	A3
A05	Existing Elevations - Sheet 1 - Demolition	1:100	A3
A06	Existing Elevations - Sheet 2 - Demolition	1:100	A3
A07	Existing Sections - Sheet 1 - Demolition	1:100	A3
A08	Proposed Lower Floor	1:100	A3
A09	Proposed Ground Floor	1:100	A3
A10	Proposed Level 1	1:100	A3
A11	Proposed Roof Plan	1:100	A3
A12	Proposed Pool Equipment Store	1:50	A3
A15	Proposed Elevations - Sheet 1	1:100	A3
A16	Proposed Elevations - Sheet 2	1:100	A3
A17	Proposed Elevations - Sheet 3	1:100	A3
A18	Proposed Sections - Sheet 1	1:100	A3
A19	Proposed Sections - Sheet 2	1:100	A3
A20	Proposed Section - Sheet 3	1:100	A3
A21	Proposed Section - Sheet 4	1:100	A3
A22	Proposed Sections - Sheet 5	1:100	A3
A23	Open Space & Landscape Area Calculations	1:200	A3
A24	Site Area Calculations	1:200	A3
A25	Shadow Diagrams - June 21st	1:350	A3
A25.1	Shadow Diagrams - June 21st	1:350	A3
A25.2	Shadow Diagrams - June 21st	1:350	A3
A25.3	52 Francis - Shadow Study - June 21st	NTS	A3
A25.4	Shadow Diagram - September 21st	1:350	A3
A25.5	Shadow Diagrams - March 21st	1:350	A3
A25.6	52 Francis - Shadow Study - June 21st	NTS	A3
A25.7	52 Francis - Shadow Study - June 21st	NTS	A3
A26	Materials Schedule	-	A3
A27	Notification Plan	1:200	A4

Grand total: 34

Copyright of novam design studio © 2020

Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without the prior written consent of the copyright holder.

The subcontractor shall verify all dimensions and levels on site and report all discrepancies before proceeding with the work. Written dimensions to take preference over scale dimensions

Development Application

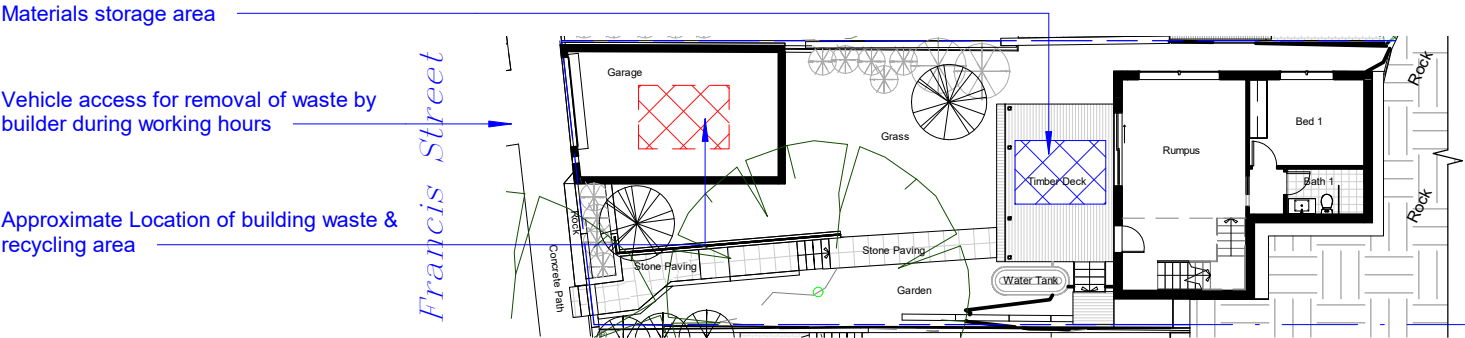
Proposed Alterations & Additions 54 Francis Street, Manly 2095

Lot 14, Sec E - DP4449
Site - 387.3m2 (By survey)



Prepared for Joeline & Greg Hackman

September 2022
Revision_D

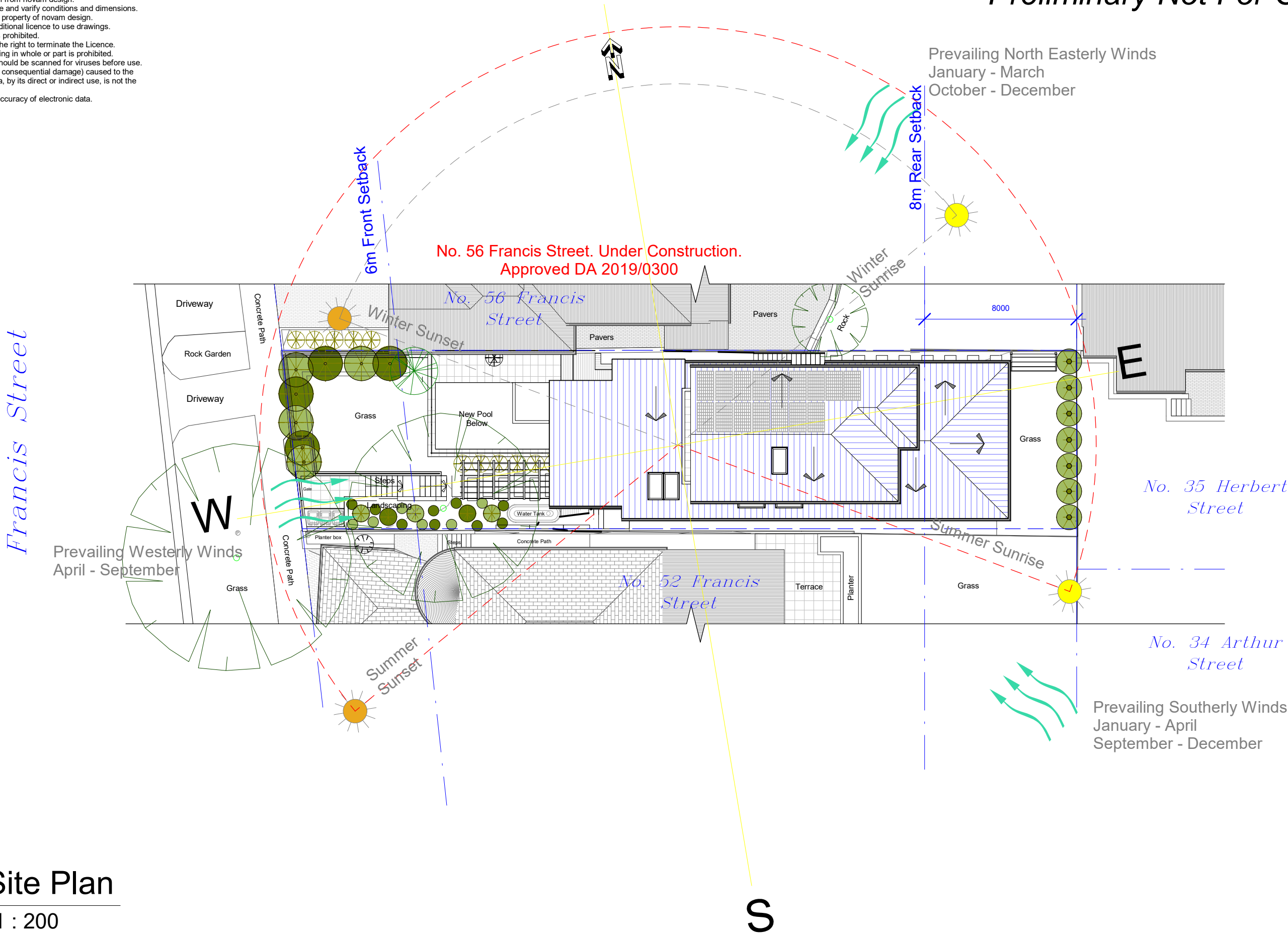


2 Waste Management 1 : 250

novam
design studio
P.O.Box 721 Manly, NSW 2095
www.novam.com.au ph: 9400 2932

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction

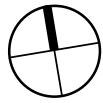


1 Site Plan
1 : 200

novam

www.novam.com.au ph: 9400 2932

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

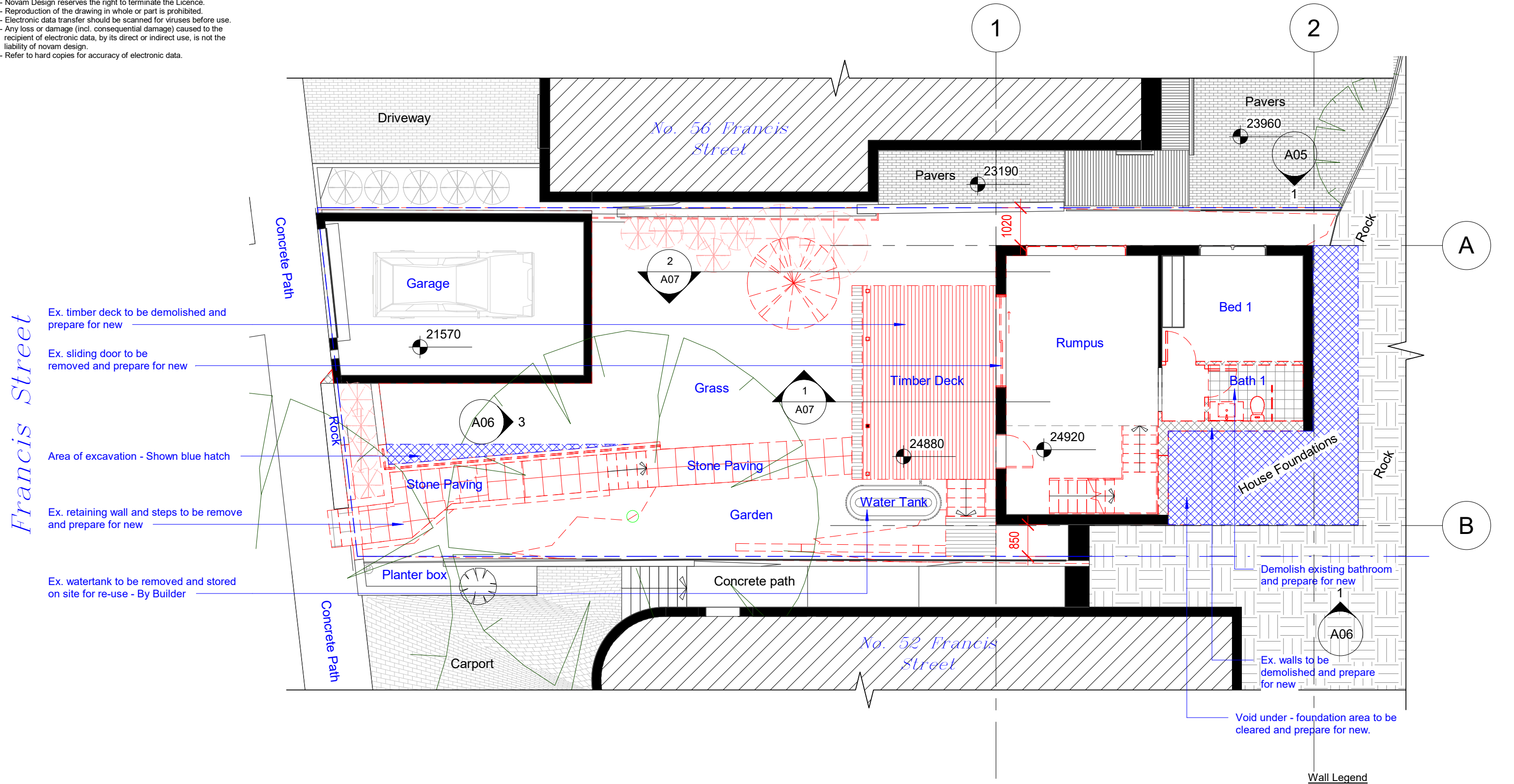


project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 200	date	19/09/2022
	bda BUILDING DESIGNERS AUSTRALIA NSW	drawing	Site Plan & Analysis	drawing no.	A01	Revision	D

NOTES:

- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Ex. Lower Level
1 : 100



www.novam.com.au

revision

D

Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

ph: 9400 2932


All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

A3
Scale: 1:100

0 1 2 3 4m

1:100

© Copyright of novam design studio



Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	Existing Lower Floor & Garage - Demolition			drawing no.	A02	Revision	D

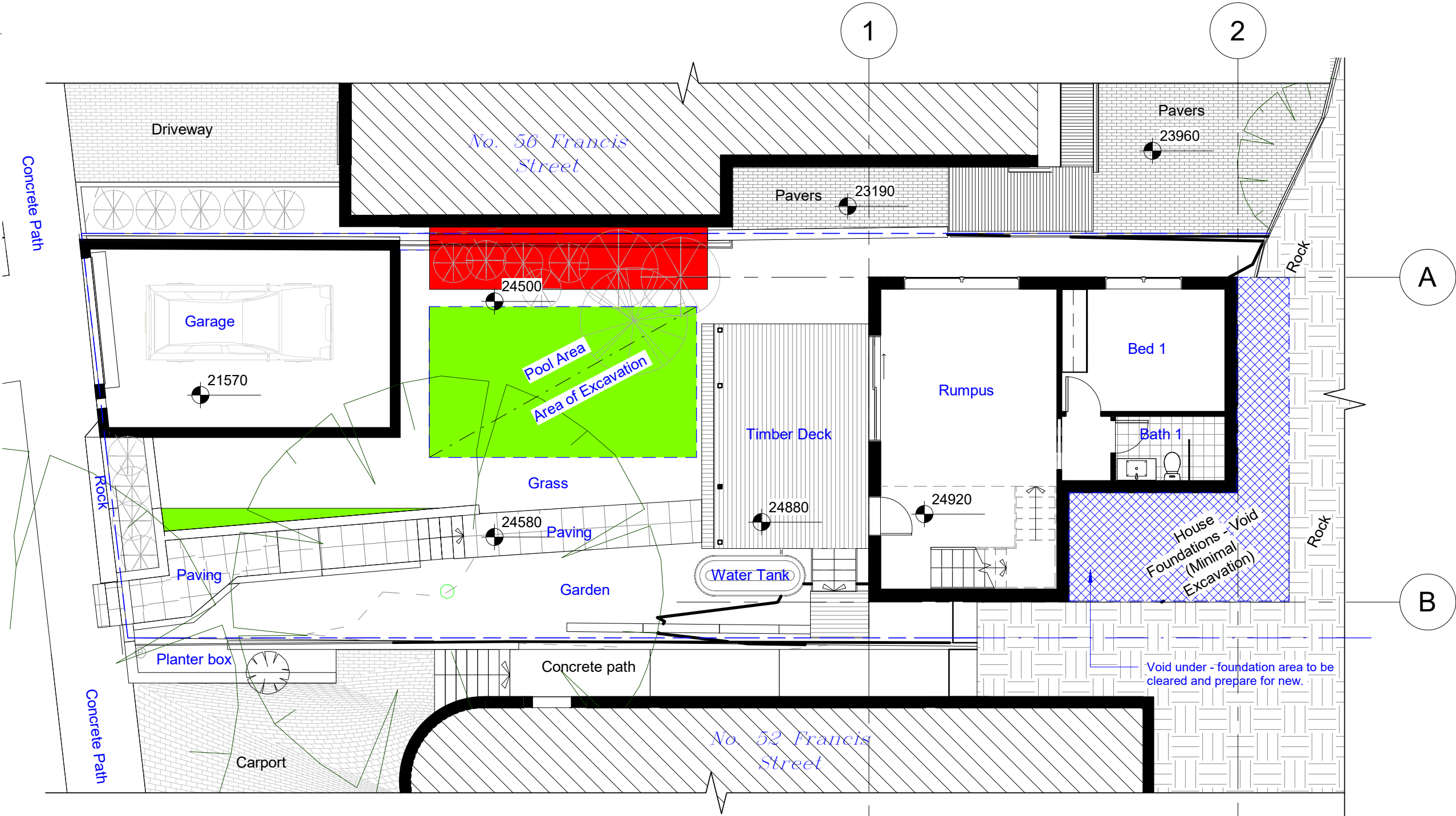
Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and varify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction

Francis Street



- Area of Excavation
- Area of Excavation - Boundary Retaining Wall - Remedial Works

- Wall Legend
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

1

Excavation Plan - DRAFT

1 : 100

novam

www.novam.com.au

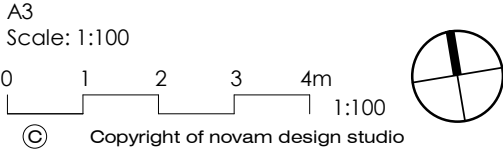
ph: 9400 2932

revision

D

Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

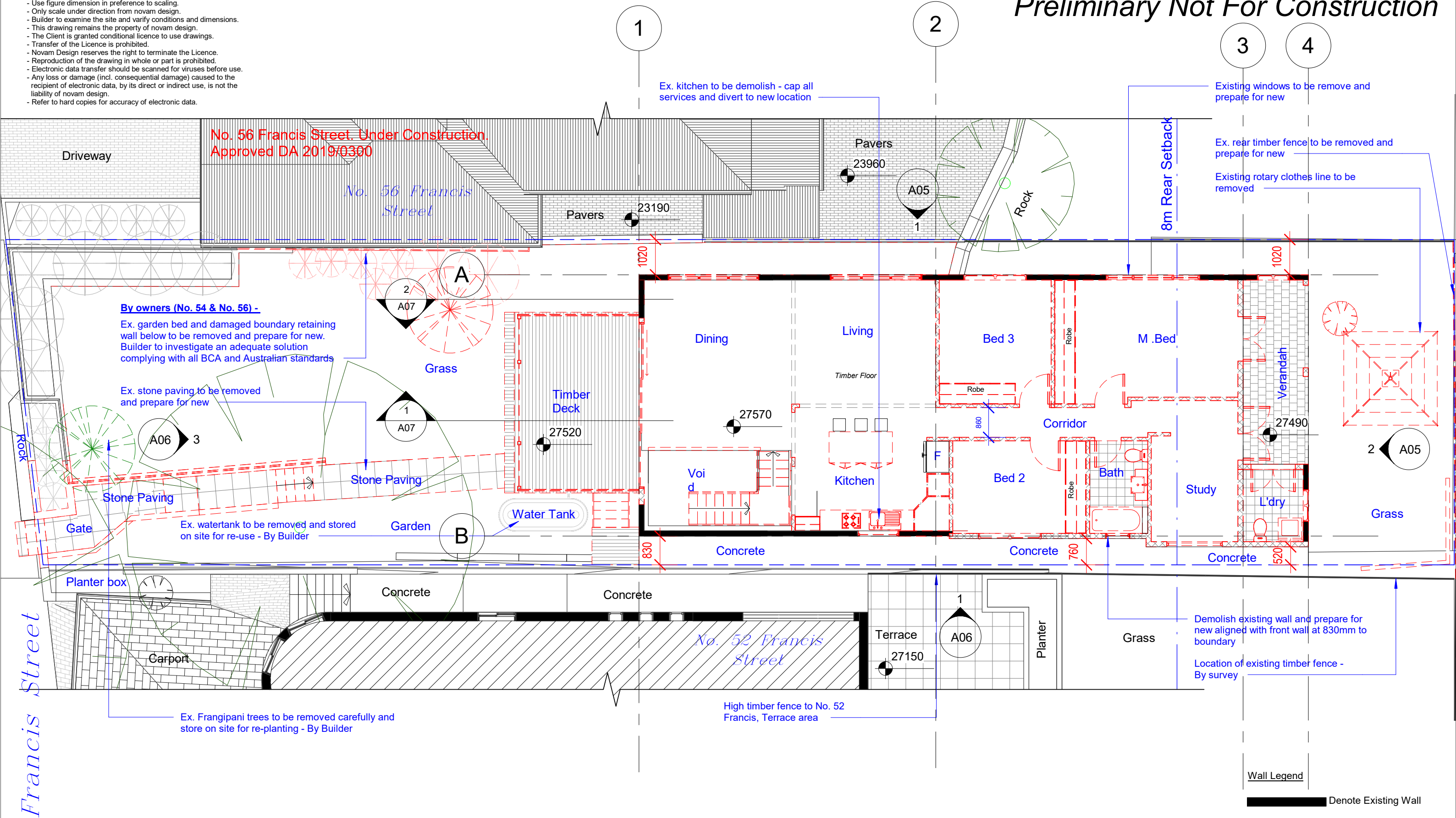


Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	bda BUILDING DESIGNERS AUSTRALIA NSW	drawing	Excavation Plan - DRAFT	drawing no.	A02.1	Revision	D

- NOTES:**
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and varify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



Existing Ground Floor

1 : 100

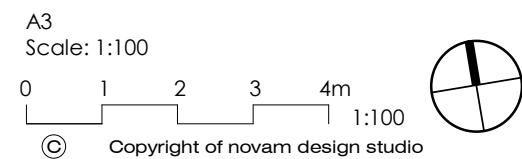
All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

novam

www.novam.com.au ph: 9400 2932

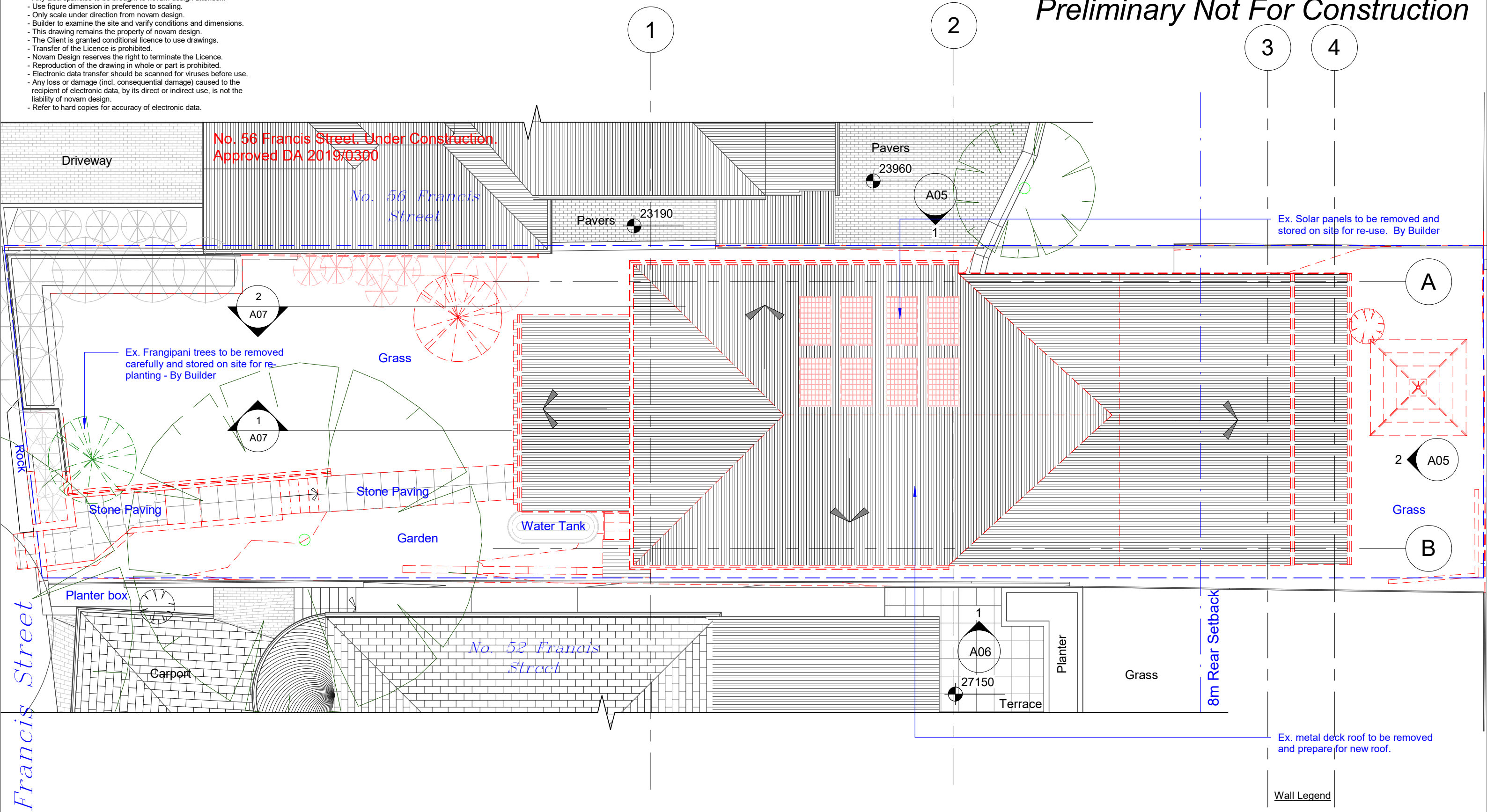
revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------



project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	bda BUILDING DESIGNERS AUSTRALIA NSW	drawing	Existing Ground Floor - Demolition	drawing no.	A03	Revision	D

- NOTES:
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and varify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



Existing Roof Plan

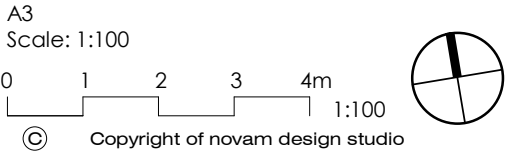
1 : 100

novam

www.novam.com.au ph: 9400 2932

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

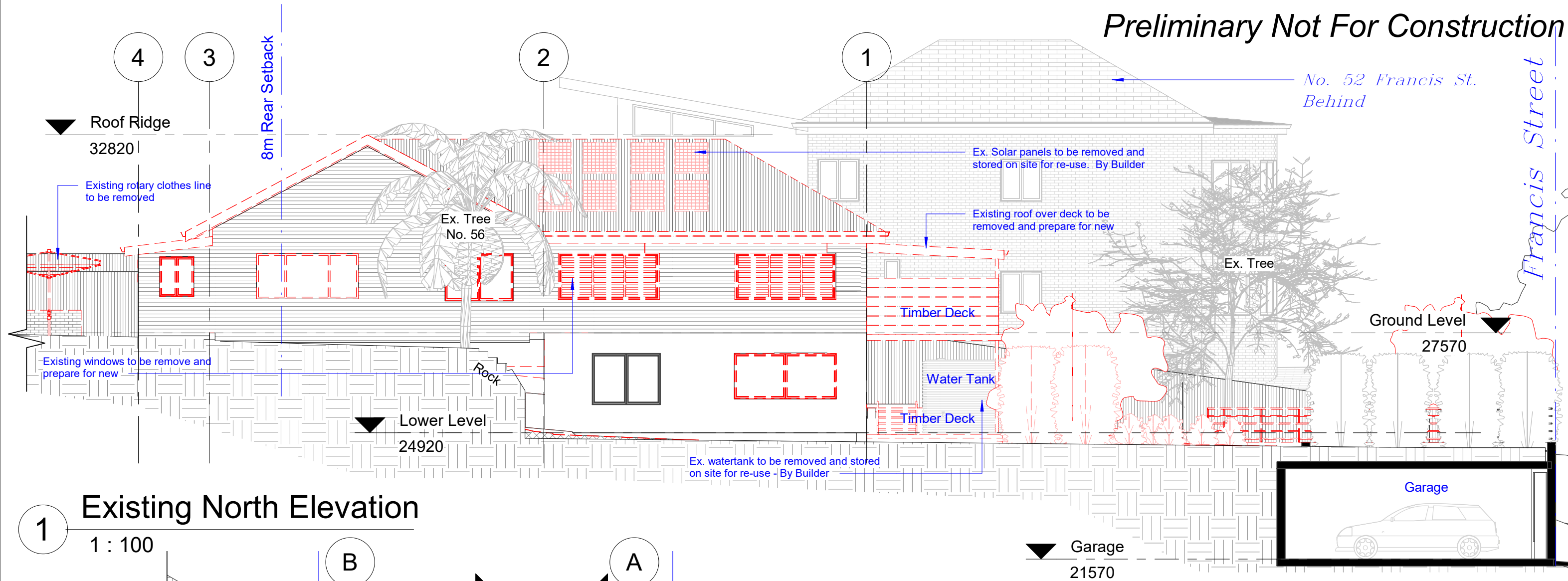
All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations



Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	bda BUILDING DESIGNERS AUSTRALIA NSW	Existing Roof Plan - Demolition		drawing no.	A04	Revision	D

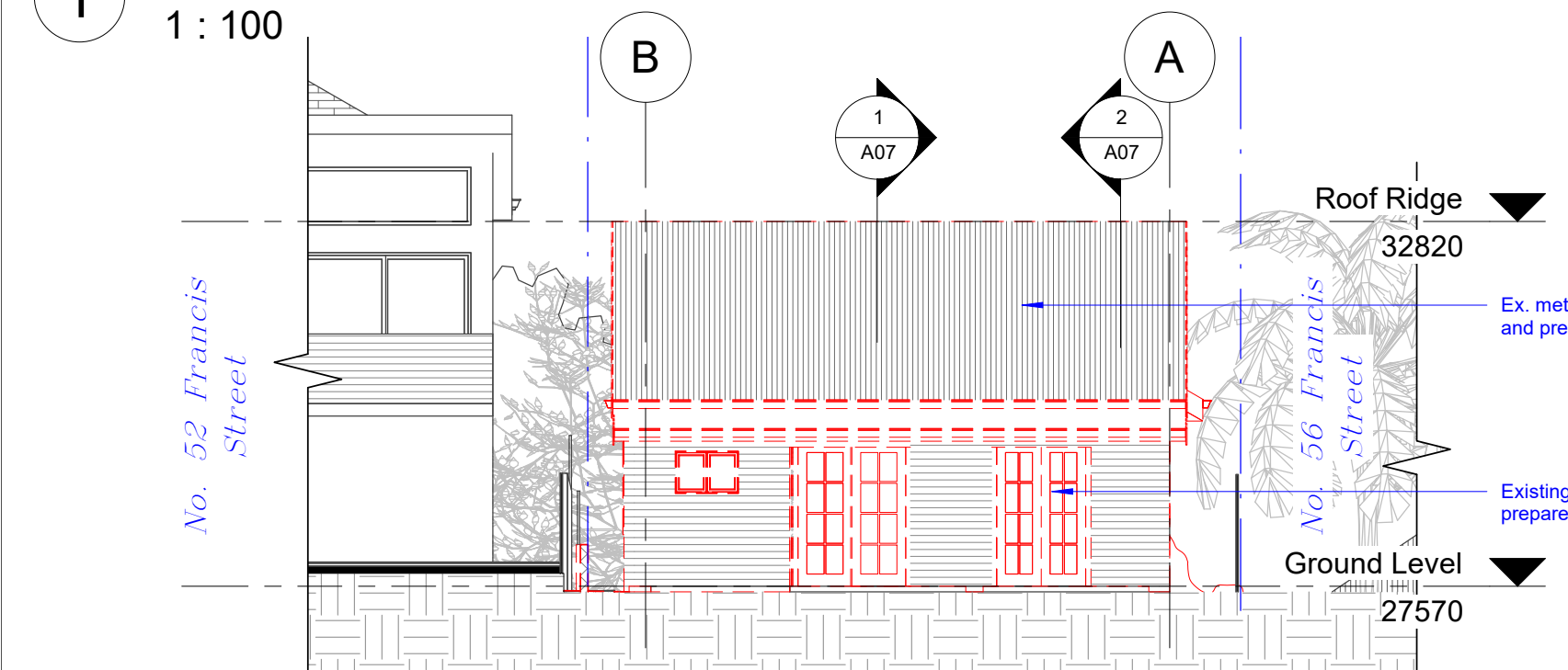
- Wall Legend
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works



Existing North Elevation

1 : 100

1



Existing East Elevation

1 : 100

2

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

- NOTES:
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

- NOTES:**
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction

Ex. Frangipani trees to be removed carefully and store on site for re-planting - By Builder

Ex. sliding door to be removed and prepare for new

No. 56 Francis Street

Roof Ridge

32820

Ground Level

27570

Lower Level

24920

Carport

Garage

Rock

Garage

21570

Existing West Elevation

1 : 100

Existing wall to be removed and prepare for new

Roof Ridge

32820

Existing roof over deck to be removed and prepare for new

No. 56 Francis St. Behind

Ex. Frangipani trees to be removed carefully and store on site for re-planting - By Builder

Ground Level

27570

Timber Deck

Existing water tank to be removed and store on site for re-use

House Foundations

Water Tank

Lower Level

24920

Existing South Elevation

1 : 100

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

novam

www.novam.com.au

ph: 9400 2932

revision D Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

A3
Scale: 1:100
0 1 2 3 4m
1:100
Copyright of novam design studio

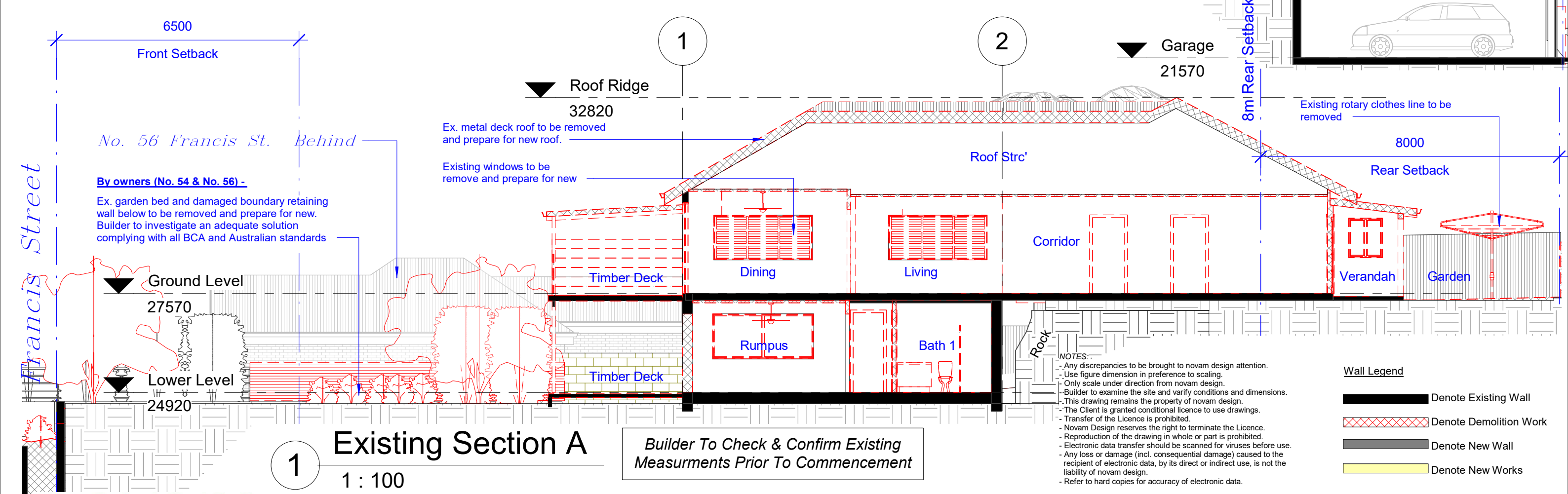
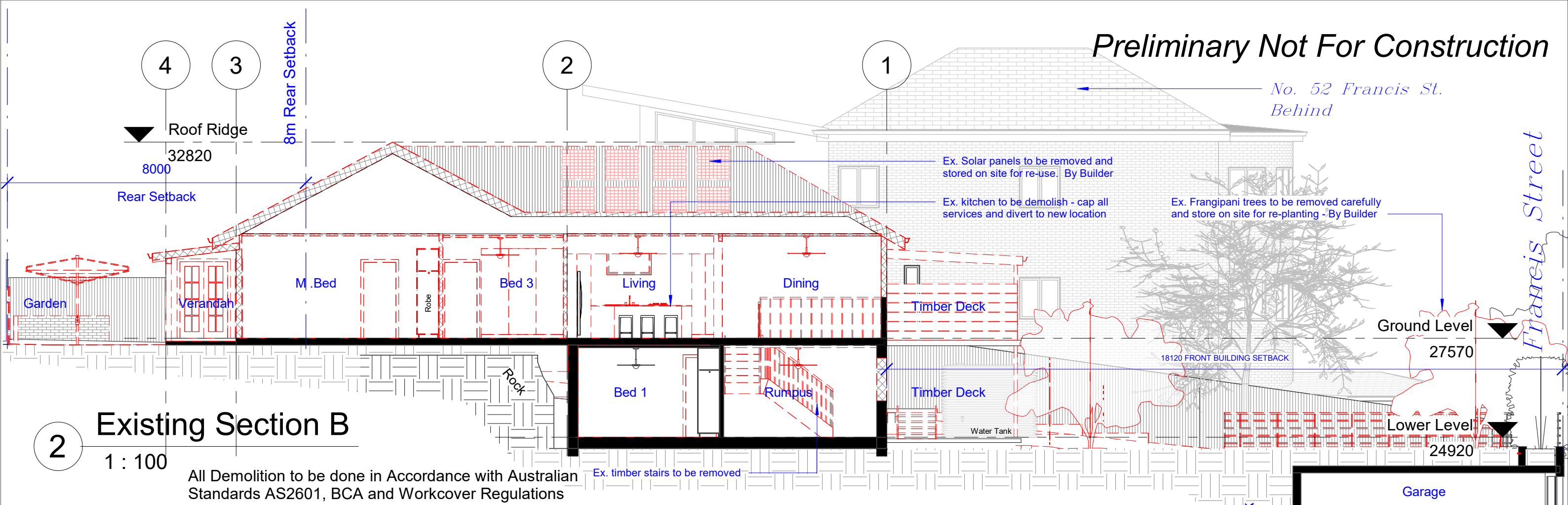
project No.
AP-19-074

bda BUILDING DESIGNERS AUSTRALIA NSW

project
54 Francis Street, Manly 2095

drawing
Existing Elevations - Sheet 2 - Demolition

scale
1 : 100
date
19/09/2022
drawing no.
A06
Revision
D



- NOTES:
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

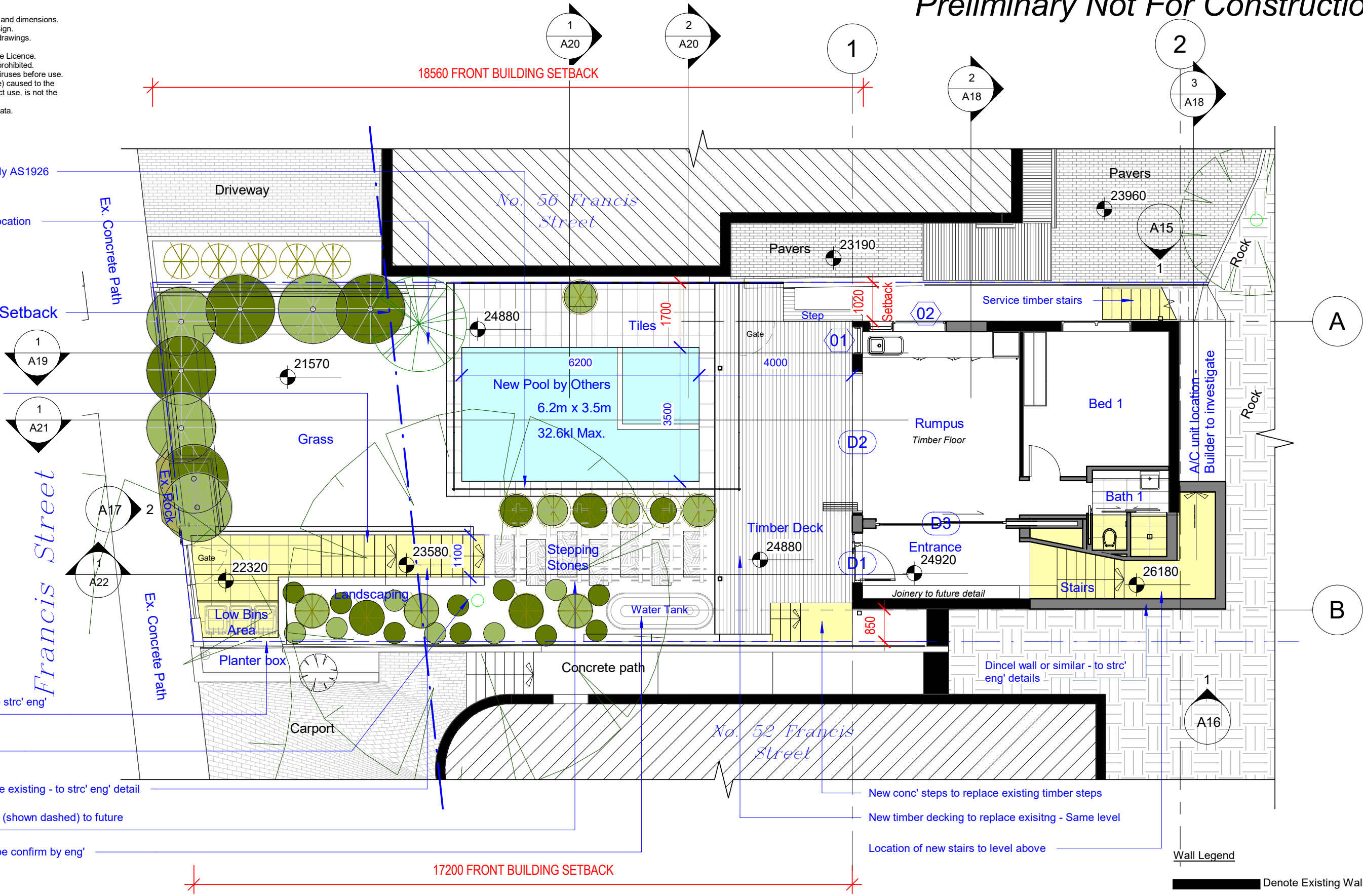
Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

Builder To Check & Confirm Existing Measurements Prior To Commencement

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction

Glass pool fence to comply AS1926
Ex. Frangipani tree new location
Line of 6m Front Setback
Location of existing steps shown in red dashed line
Francis Street
Ex. Concrete Path
Ex. Rock
New low retaining wall - to strc' eng' details
Existing tree to remain
New conc' steps to replace existing - to strc' eng' detail
New Privacy pergola over (shown dashed) to future detail
Water tank - Capacity to be confirm by eng'



1

Proposed Lower Level

1 : 100

novam

www.novam.com.au

ph: 9400 2932

revision

D

Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

A3

Scale: 1:100

0 1 2 3 4m

1:100

Copyright of novam design studio

North Arrow

Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	Proposed Lower Floor			drawing no.	A08	Revision	D

- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This Drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

No. 56 Francis Street. Under Construction. Approved DA 2019/0300

No. 56 Francis Street

Driveway

Ex. Frangipani tree new location

Grass

New Pool Below

Tiles

Gate

Ex. Timber Deck

Landscaping

Bins Area

Planter box

Carport

Water Tank

24880

22320

23580

24880

23190

23960

Pavers

Service timber stairs

Stairs

Ens'

WIR

M. Bed

Ex. Verandah

Corridor

Timber Floor

1200

2730

Bed / Study

Bath 02

L'dry

Pantry

Joinery

Kitchen

Dining

Living

Timber Floor

27570

830

1000

900

900

4210

Existing Setback

Clothes line

Grass

A19

A21

A22

A17

A16

A15

D5

D6

D7

D9

D10

D11

D12

D13

D14

D15

D16

D17

D18

D19

D20

D21

D22

D23

D24

D25

D26

D27

D28

D29

D30

D31

D32

D33

D34

D35

D36

D37

D38

D39

D40

D41

D42

D43

D44

D45

D46

D47

D48

D49

D50

D51

D52

D53

D54

D55

D56

D57

D58

D59

D60

D61

D62

D63

D64

D65

D66

D67

D68

D69

D70

D71

D72

D73

D74

D75

D76

D77

D78

D79

D80

D81

D82

D83

D84

D85

D86

D87

D88

D89

D90

D91

D92

D93

D94

D95

D96

D97

D98

D99

D100

D101

D102

D103

D104

D105

D106

D107

D108

D109

D110

D111

D112

D113

D114

D115

D116

D117

D118

D119

D120

D121

D122

D123

D124

D125

D126

D127

D128

D129

D130

D131

D132

D133

D134

D135

D136

D137

D138

D139

D140

D141

D142

D143

D144

D145

D146

D147

D148

D149

D150

D151

D152

D153

D154

D155

D156

D157

D158

D159

D160

D161

D162

D163

D164

D165

D166

D167

D168

D169

D170

D171

D172

D173

D174

D175

D176

D177

D178

D179

D180

D181

D182

D183

D184

D185

D186

D187

D188

D189

D190

D191

D192

D193

D194

D195

D196

D197

D198

D199

D200

D201

D202

D203

D204

D205

D206

D207

D208

D209

D210

D211

D212

D213

D214

D215

D216

D217

D218

D219

D220

D221

D222

D223

D224

D225

D226

D227

D228

D229

D230

D231

D232

D233

D234

D235

D236

D237

D238

D239

D240

D241

D242

D243

D244

D245

D246

D247

D248

D249

D250

D251

D252

D253

D254

D255

D256

D257

D258

D259

D260

D261

D262

D263

D264

D265

D266

D267

D268

D269

D270

D271

D272

D273

D274

D275

D276

D277

D278

D279

D280

D281

D282

D283

D284

D285

D286

D287

D288

D289

D290

D291

D292

D293

D294

D295

D296

D297

D298

D299

D300

D301

D302

D303

D304

D305

D306

D307

D308

D309

D310

D311

D312

D313

D314

D315

D316

D317

D318

D319

D320

D321

D322

D323

D324

D325

D326

D327

D328

D329

D330

D331

D332

D333

D334

D335

D336

D337

D338

D339

D340

D341

D342

D343

D344

D345

D346

D347

D348

D349

D350

D351

D352

D353

D354

D355

D356

D357

D358

D359

D360

D361

D362

D363

D364

D365

D366

D367

D368

D369

D370

D371

D372

D373

D374

D375

D376

D377

D378

D379

D380

D381

D382

D383

D384

D385

D386

D387

D388

D389

D390

D391

D392

D393





D394

D395

D396

D397

D398</

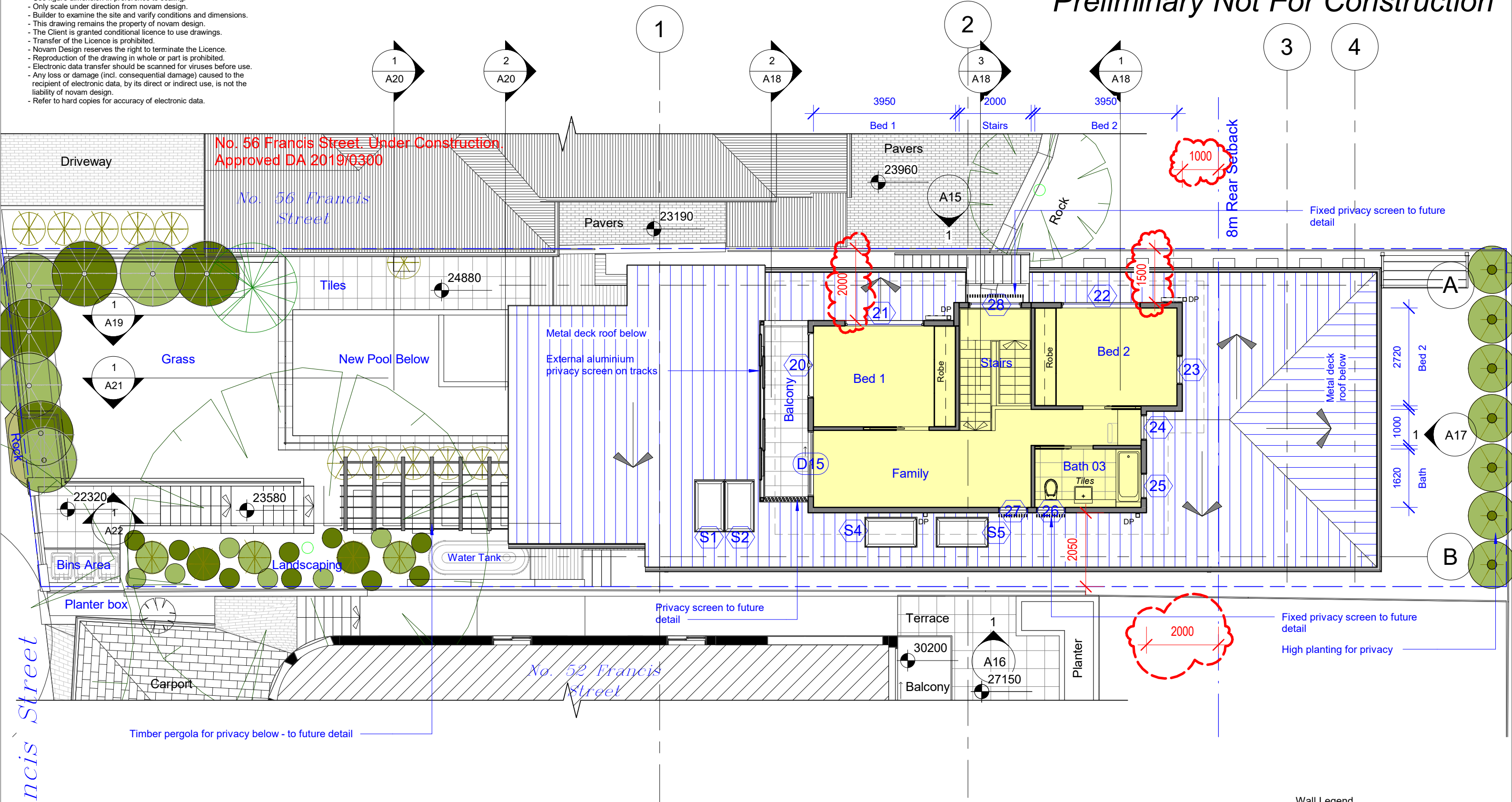
 Denote Existing Wall
 Denote Demolition Work
 Denote New Wall
 Denote New Works

scale 1 : 100	date 19/09/2022
drawing no. A09	Revision D

NOTES:

- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Proposed Level 1

1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

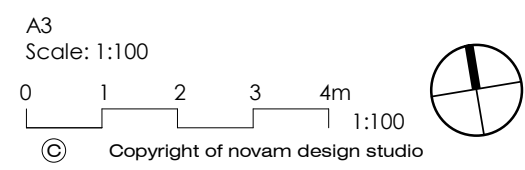
Builder To Check & Confirm Existing Measurements Prior To Commencement

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

novam

www.novam.com.au ph: 9400 2932

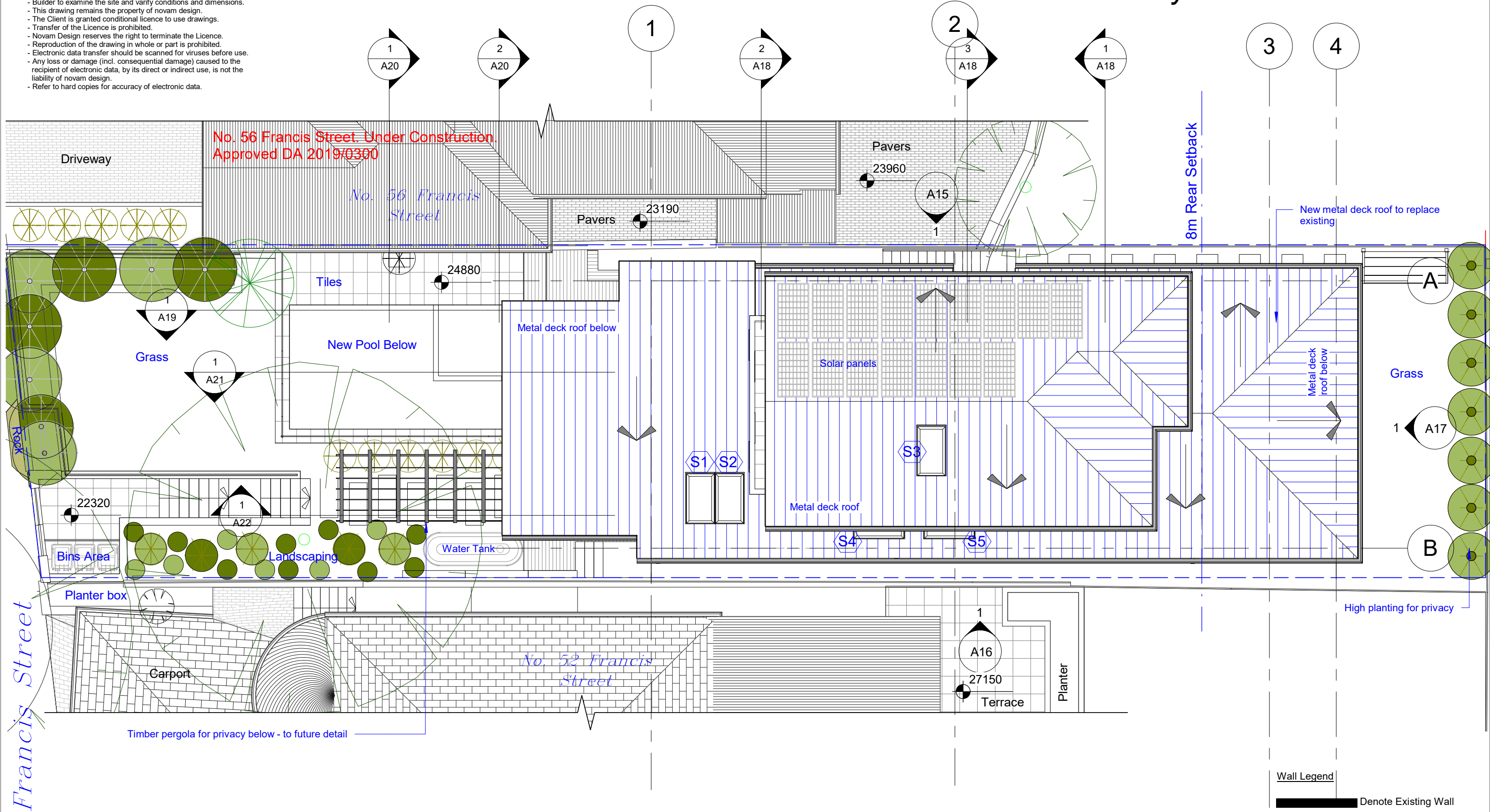
revision D Modification - Proceedings No. 2022/152032 (dated 19-09-2022)



project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
	drawing Proposed Level 1	drawing no. A10	Revision D

- NOTES:**
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Proposed Roof Plan

1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

novam

www.novam.com.au ph: 9400 2932

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

A3
Scale: 1:100

0 1 2 3 4m 1:100

© Copyright of novam design studio

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
	BUILDING DESIGNERS AUSTRALIA NSW	drawing	Proposed Roof Plan	drawing no.	A11	Revision	D

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and varify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Preliminary Not For Construction
No. 56 Francis Street

Francis Street

Rock Garden

Existing Concrete Driveway

Ex. Concrete Path

Existing Garage - No Change

Ex. Rock

Pool Equipment Enclosure

Existing wrought iron gate to remain

New concrete steps - to strc' eng' detail

New retaining wall - to strc' eng' detail

* Strc' Eng' to confirm site stability for excavation

Gate

Low Bins Area

FW

Planter box

Ex. Concrete Path

No. 52 Francis Street

Builder To Check & Confirm Existing Measurements Prior To Commencement

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

1

Pool Equipment

1 : 50

novam

www.novam.com.au

ph: 9400 2932

revision

D

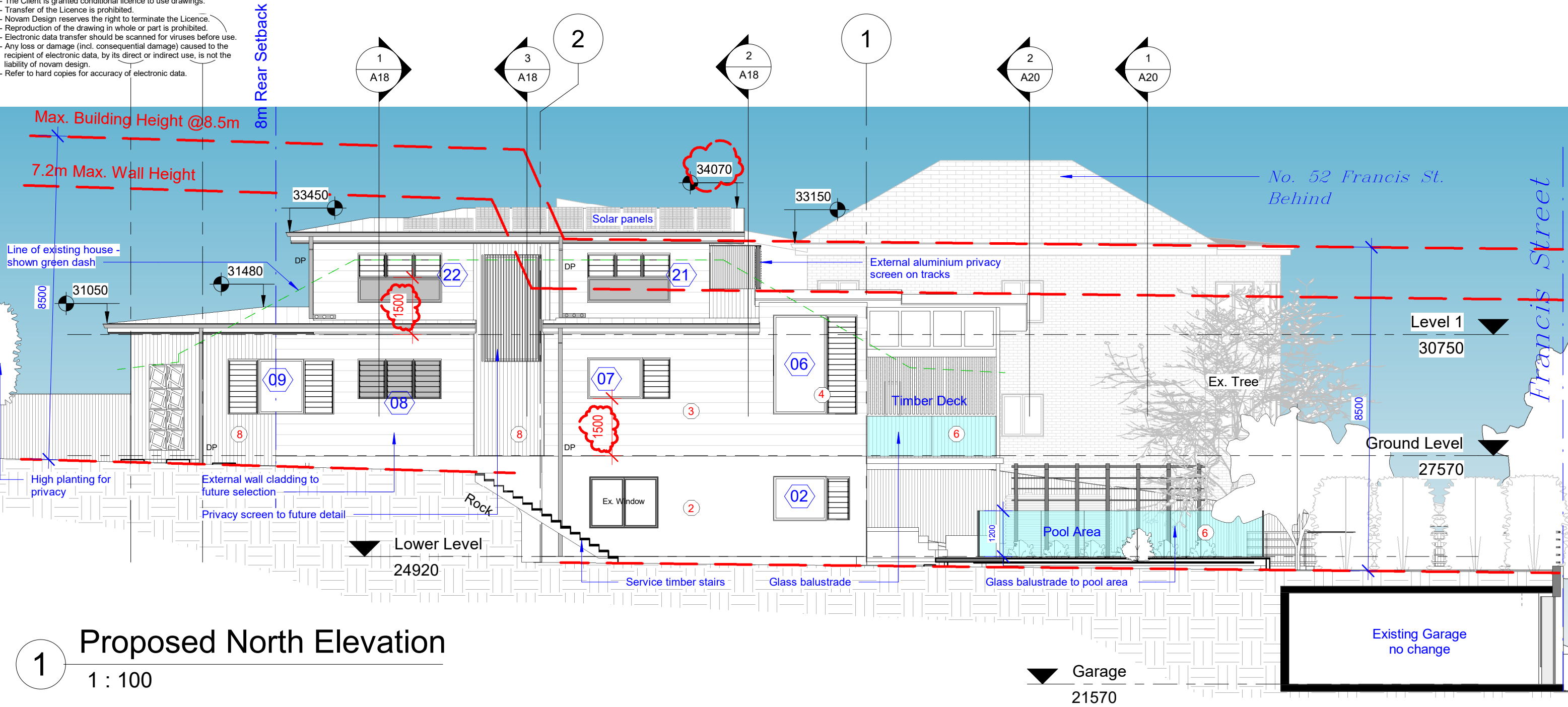
Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

© Copyright of novam design studio

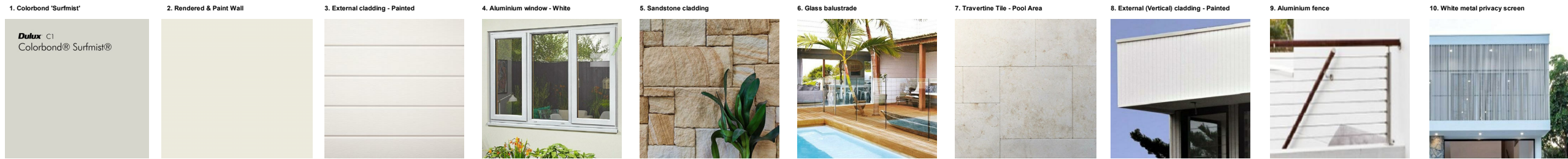


project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 50	date	19/09/2022
	BUILDING DESIGNERS AUSTRALIA NSW	drawing	Proposed Pool Equipment Store	drawing no.	A12	Revision	D

- NOTES:
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.



1 Proposed North Elevation
1 : 100



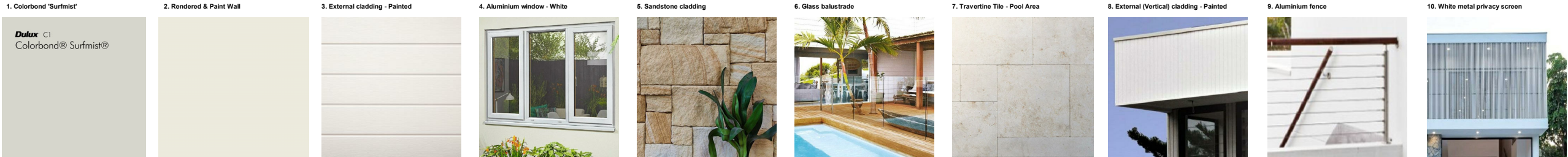
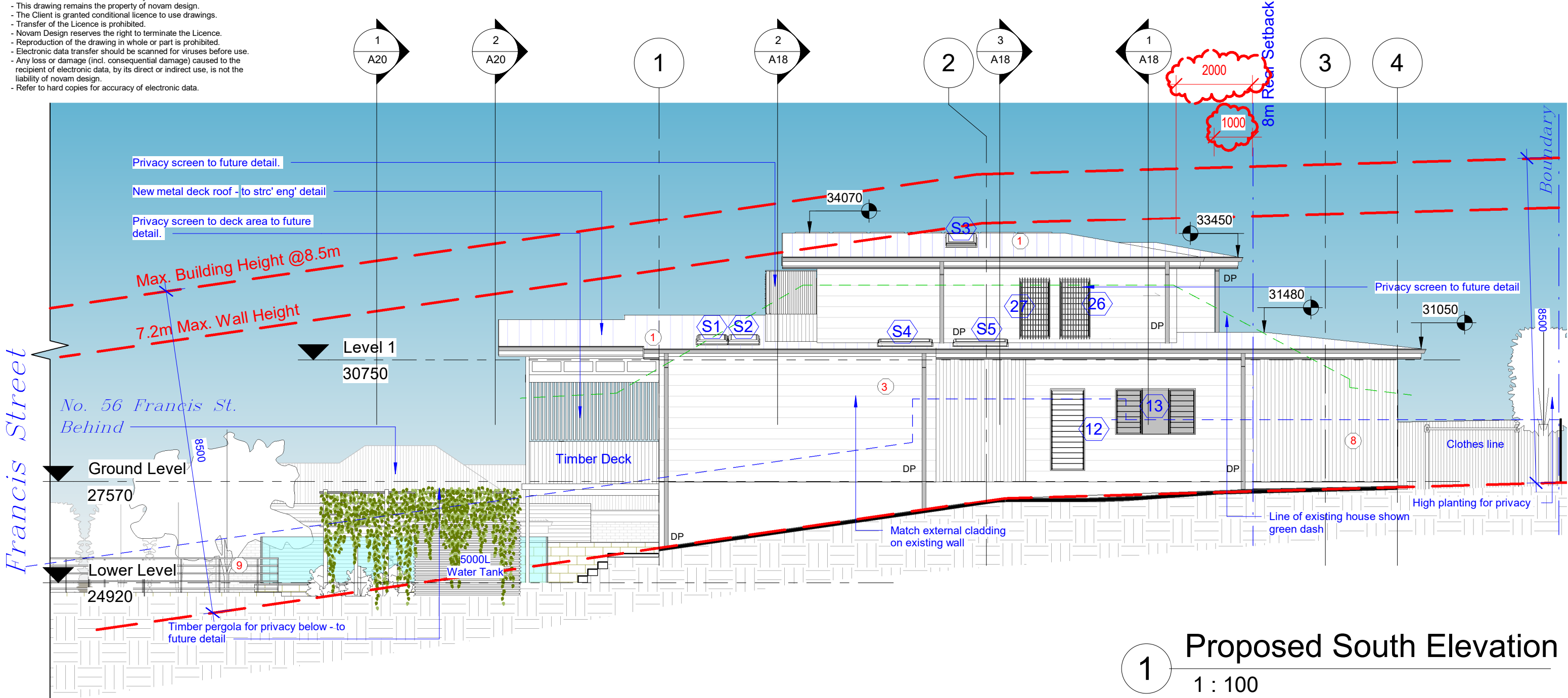
All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

- Wall Legend
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



Wall Legend

	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

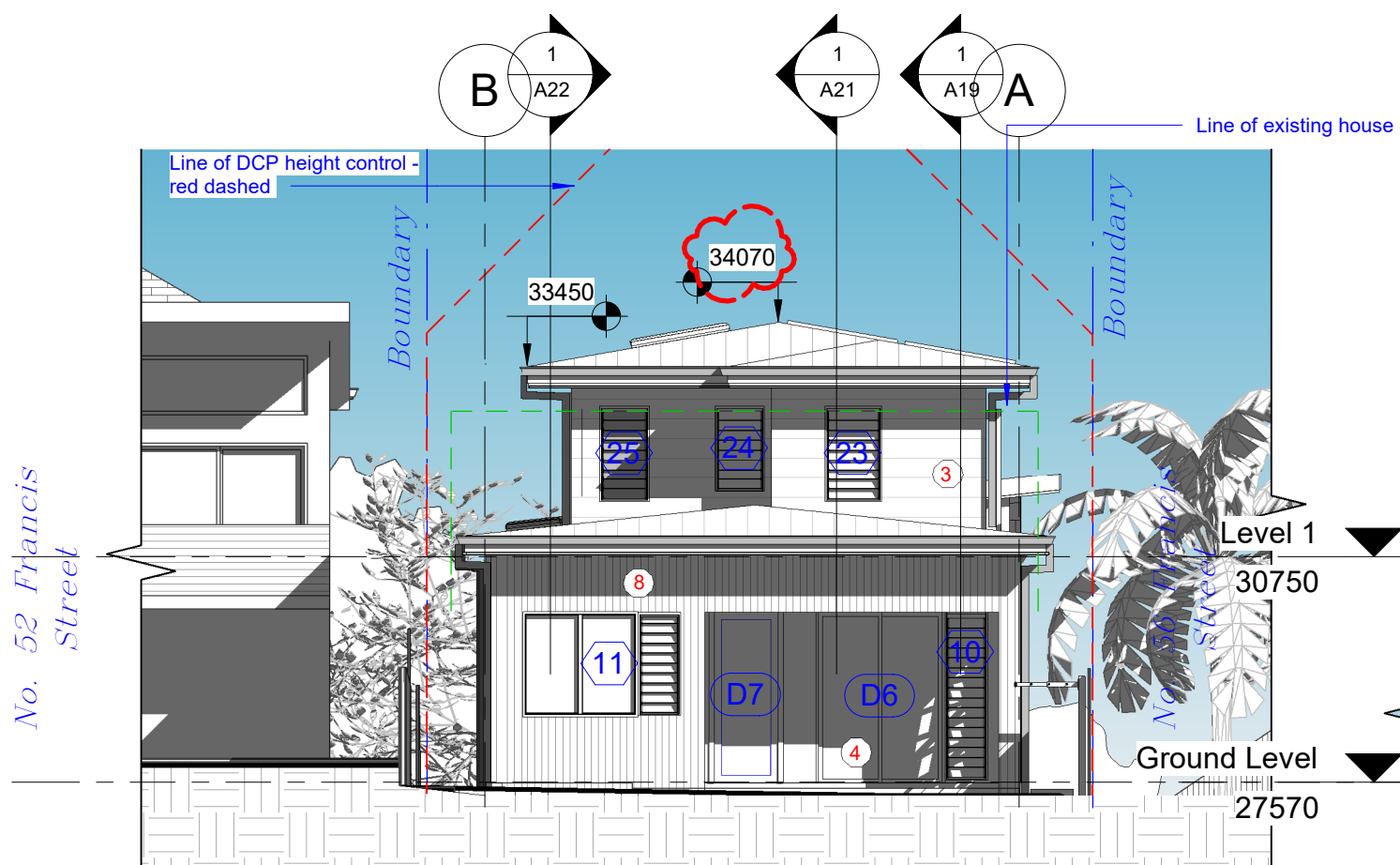
novam

www.novam.com.au ph: 9400 2932

revision D Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

A3
Scale: 1:100
0 1 2 3 4m
1:100
© Copyright of novam design studio

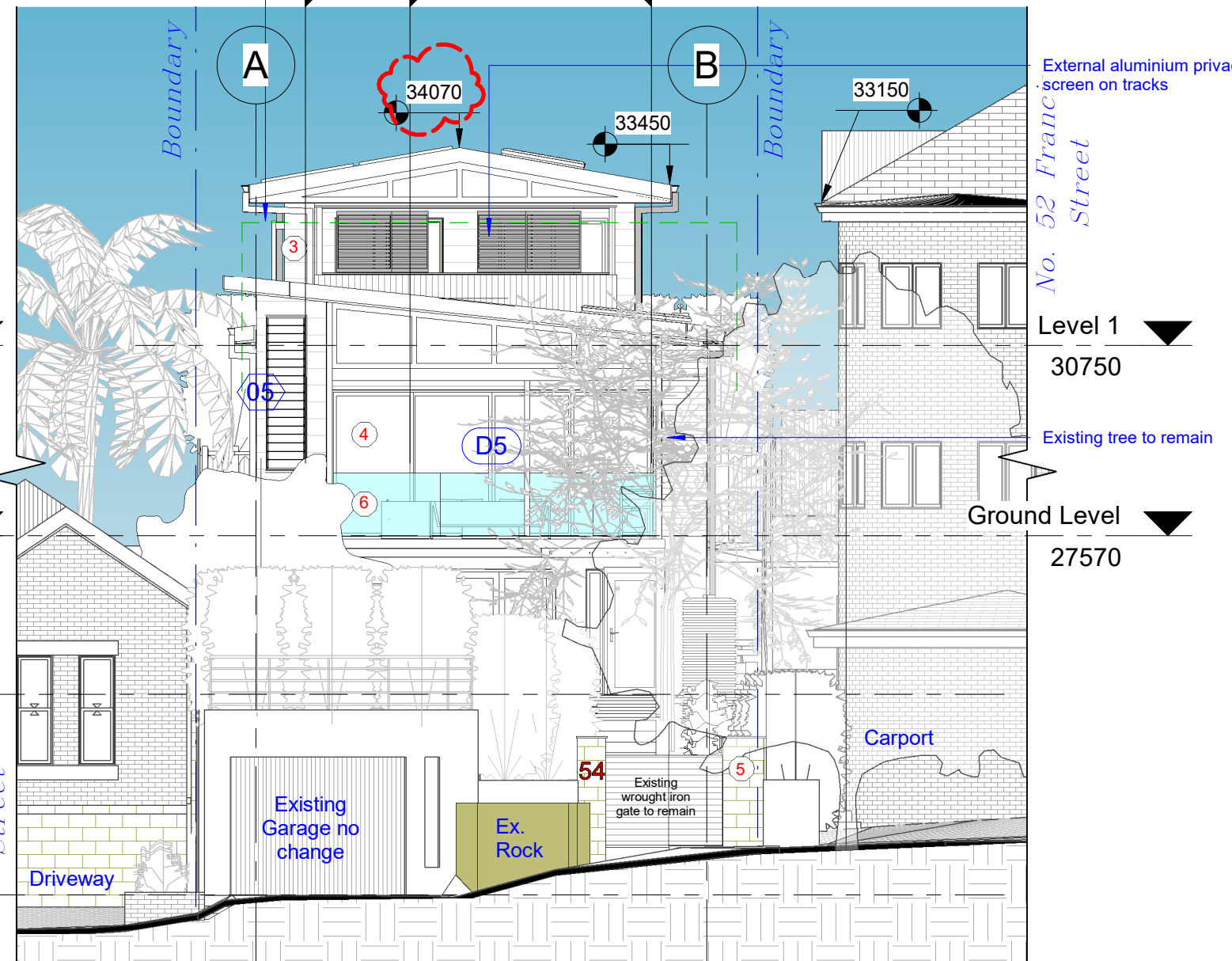
project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Elevations - Sheet 2	drawing no. A16	Revision D



Proposed East Elevation

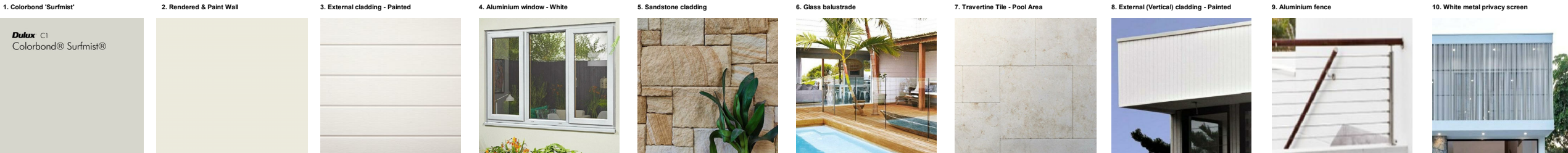
1
1 : 100

- NOTES:**
- Any discrepancies to be brought to novam design attention.
 - Use figure dimension in preference to scaling.
 - Only scale under direction from novam design.
 - Builder to examine the site and verify conditions and dimensions.
 - This drawing remains the property of novam design.
 - The Client is granted conditional licence to use drawings.
 - Transfer of the Licence is prohibited.
 - Novam Design reserves the right to terminate the Licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Electronic data transfer should be scanned for viruses before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.



Proposed West Elevation

2
1 : 100



- Wall Legend**
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement



www.novam.com.au

ph: 9400 2932

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

A3
Scale: 1:100
0 1 2 3 4m
1:100
© Copyright of novam design studio

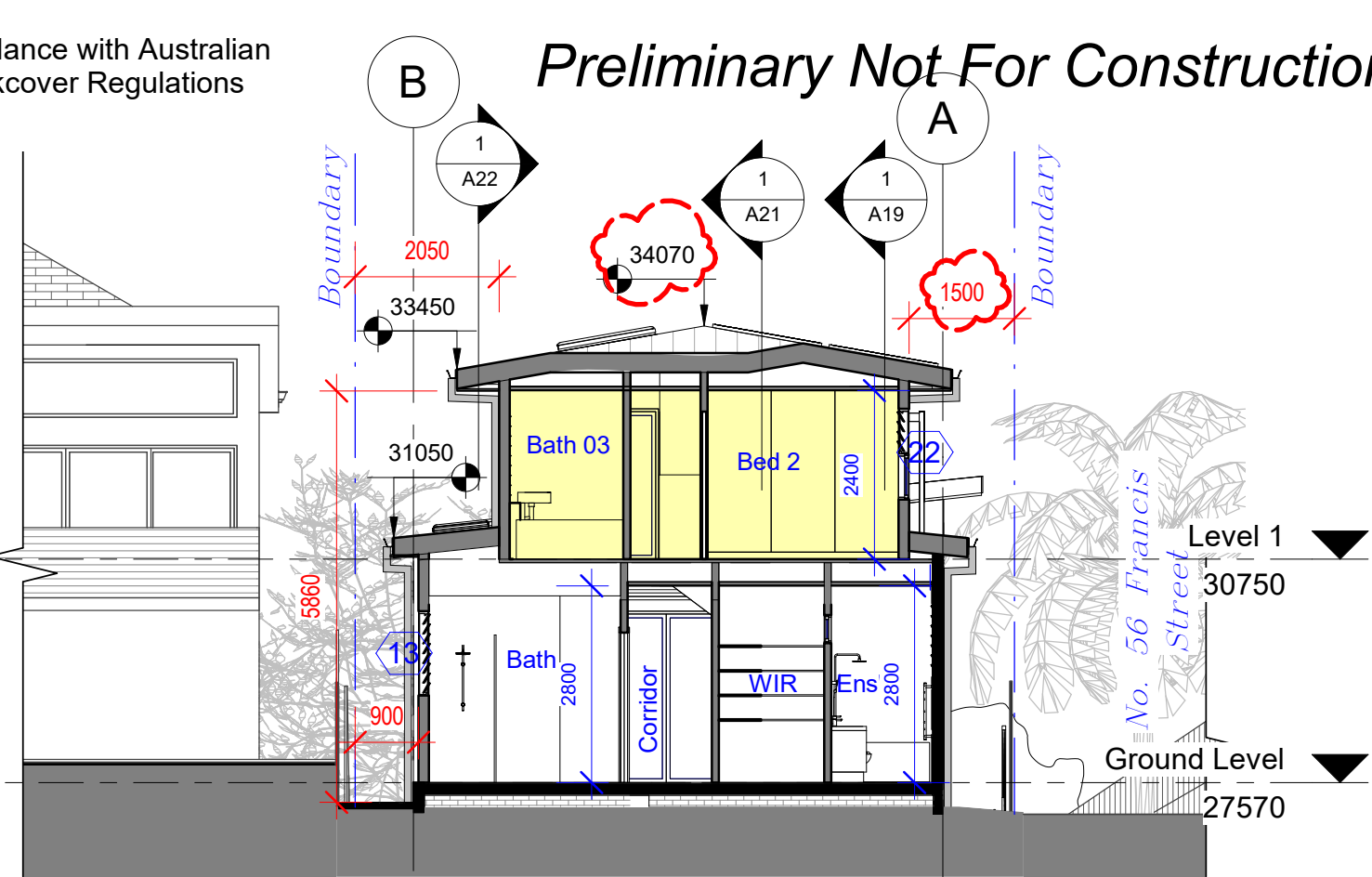
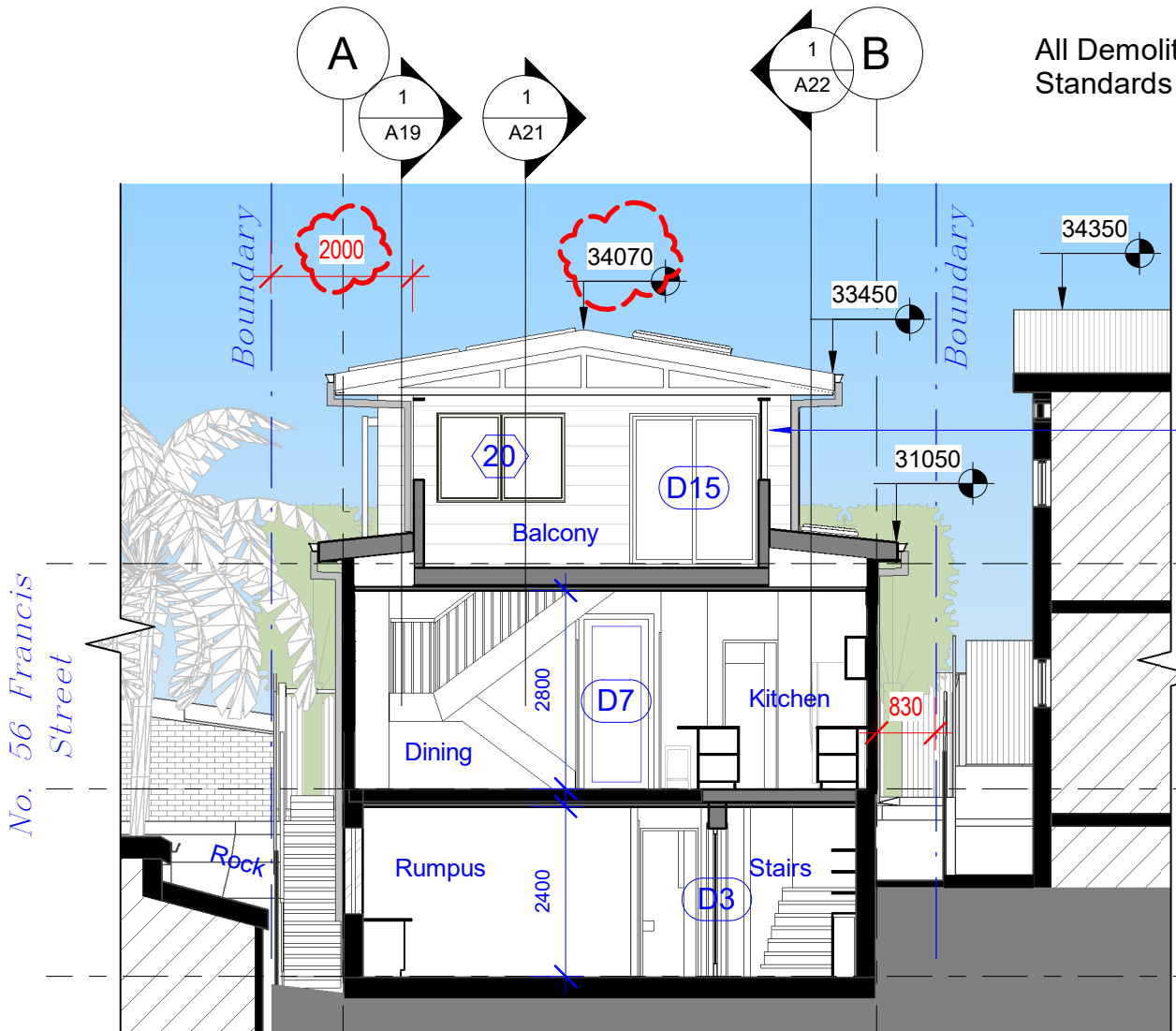
project No.
AP-19-074
bda BUILDING DESIGNERS AUSTRALIA NSW

project
54 Francis Street, Manly 2095
drawing
Proposed Elevations - Sheet 3

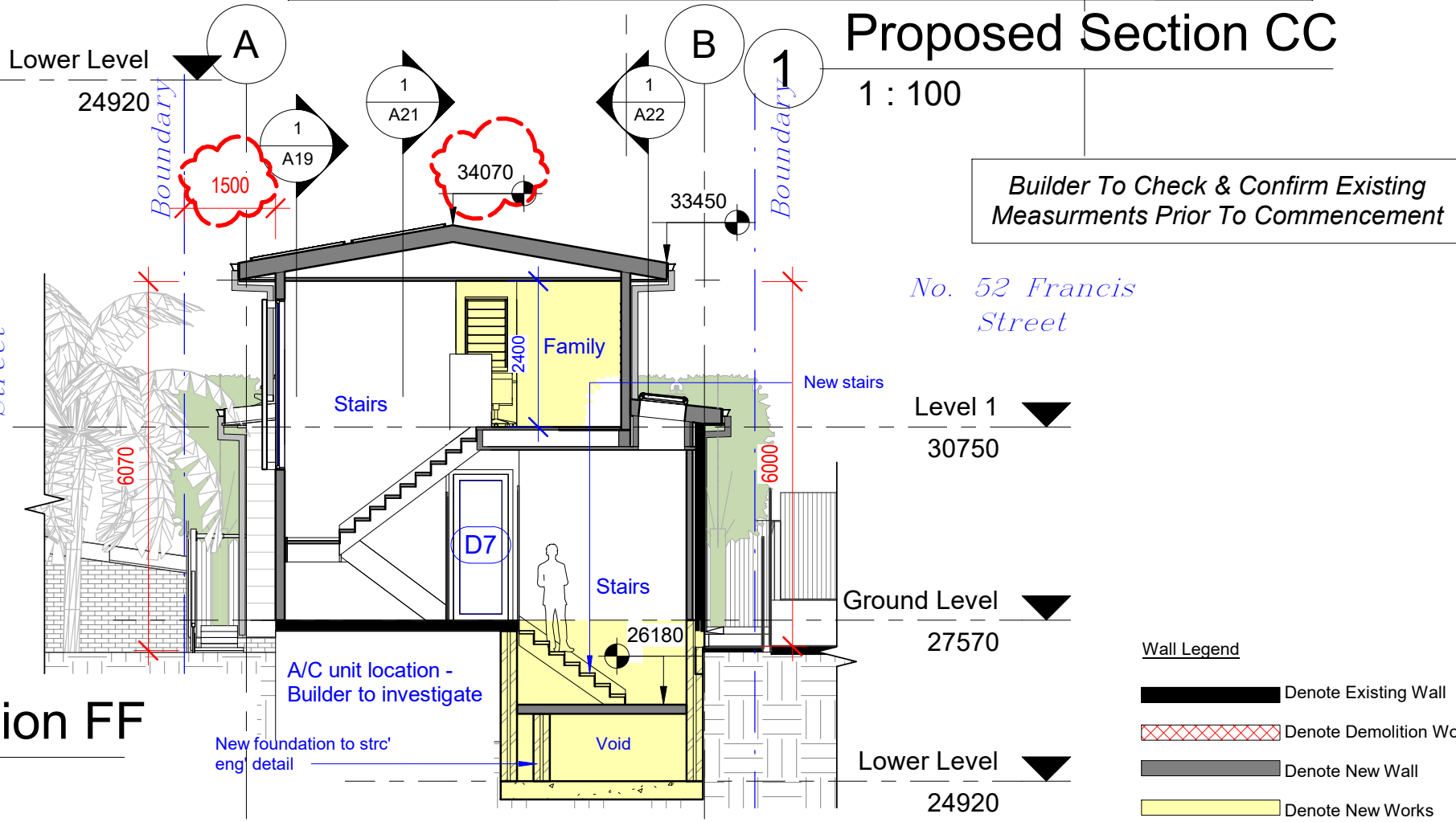
scale	date
1 : 100	19/09/2022
drawing no.	Revision
A17	D

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Preliminary Not For Construction



2 Proposed Section DD
1 : 100



3 Proposed Section FF
1 : 100

NOTES:

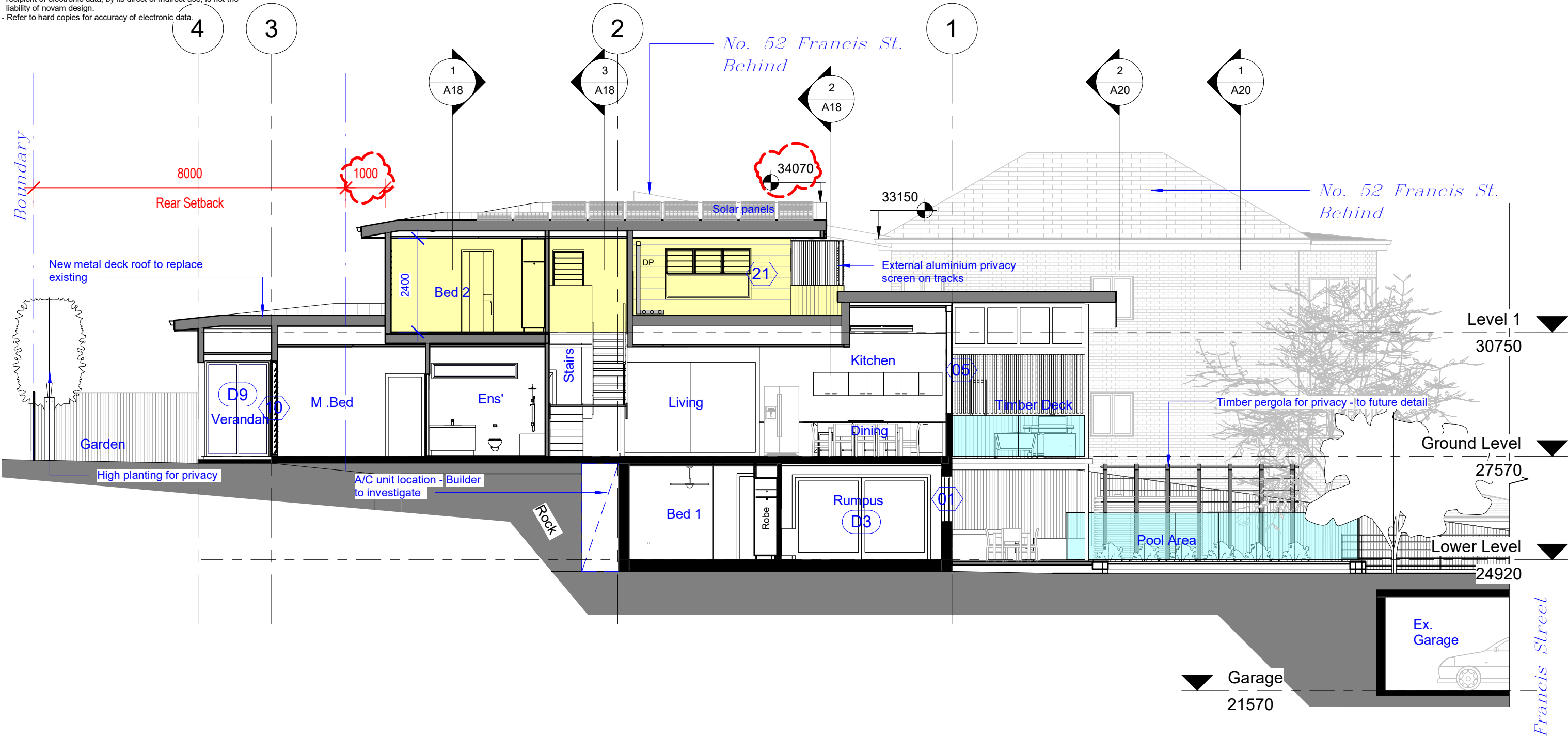
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Proposed Section EE

1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works




www.novam.com.au

revision

D

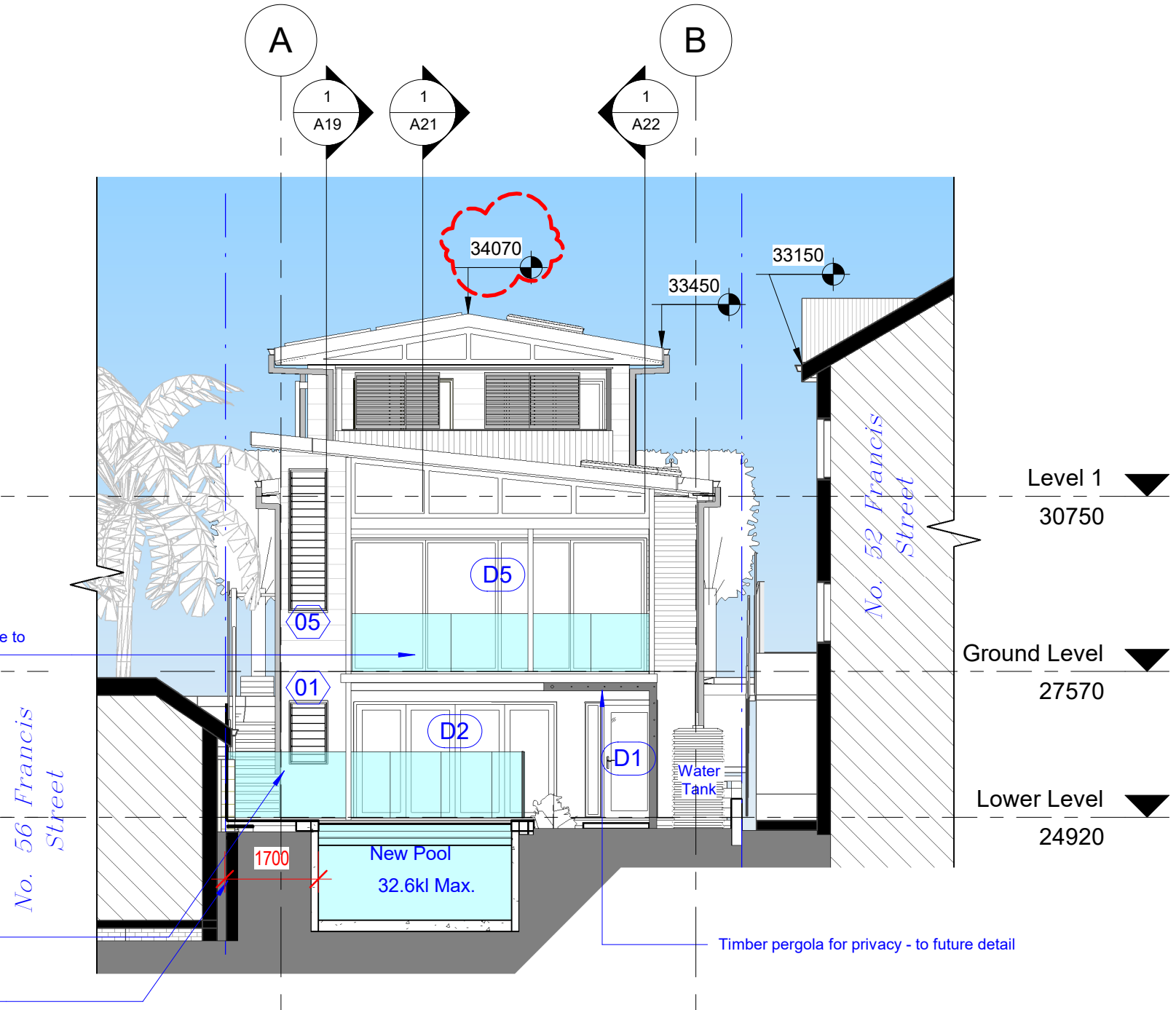
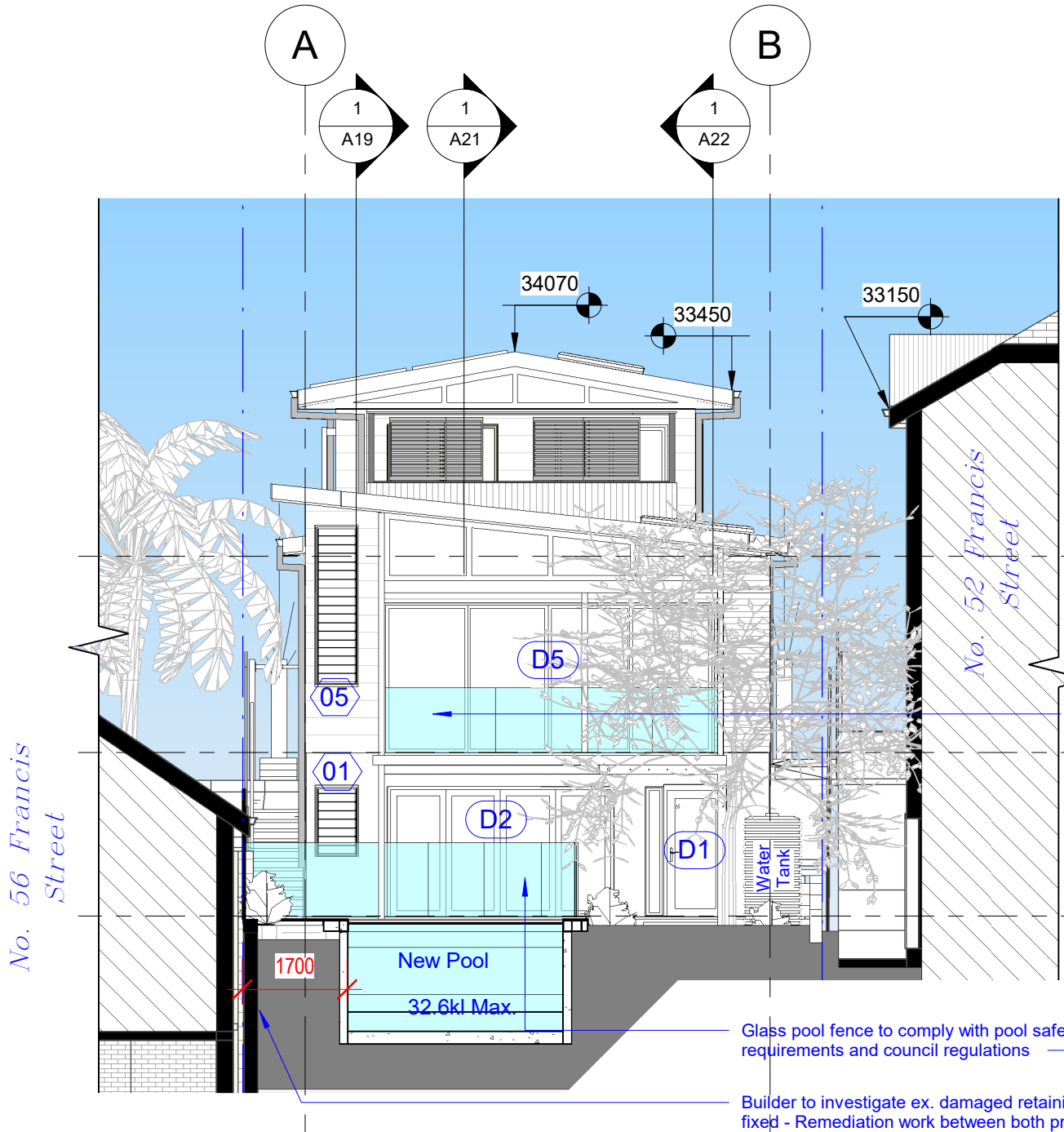
Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

ph: 9400 2932

project No.	project	scale	date
AP-19-074	54 Francis Street, Manly 2095	1 : 100	19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing	drawing no.	Revision
	Proposed Sections - Sheet 2	A19	D

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Proposed Section GG
1 : 100

2 Proposed Section HH
1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

Wall Legend

	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Electronic data transfer should be scanned and reviewed before use.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
 - Refer to hard copies for accuracy of electronic data.

2
A18

1
A20

3
A18

34070

33150

No. 52 Francis St. Behind

Level 1
30750

Ground Level
27570

Lower Level
24920

Garage
21570

Francis Street

Bed 1

Balcony

Stairs

Living/Family

Kitchen

Dining

Timber Deck

Bed 1

Rumpus

Timber Deck

Pool Area

New Pool
32.6kl Max.

Ex. Garage - No Change

Cavity sliding door to rumpus

A/C unit location - Builder to investigate

Timber pergola for privacy - to future detail

Existing tree to remain





Rock

D20

D5

D3

D2

 Denote Existing Wall
 Denote Demolition Work
 Denote New Wall
 Denote New Works

1

1 : 100

novam

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

www.novam.com.au

ph: 9400 2932

A3
Scale: 1:100

0 1 2 3 4m 1:100

© Copyright of novam design studio

project No.
AP-19-074



BDA
BUILDING
DESIGNERS
AUSTRALIA **NSW**

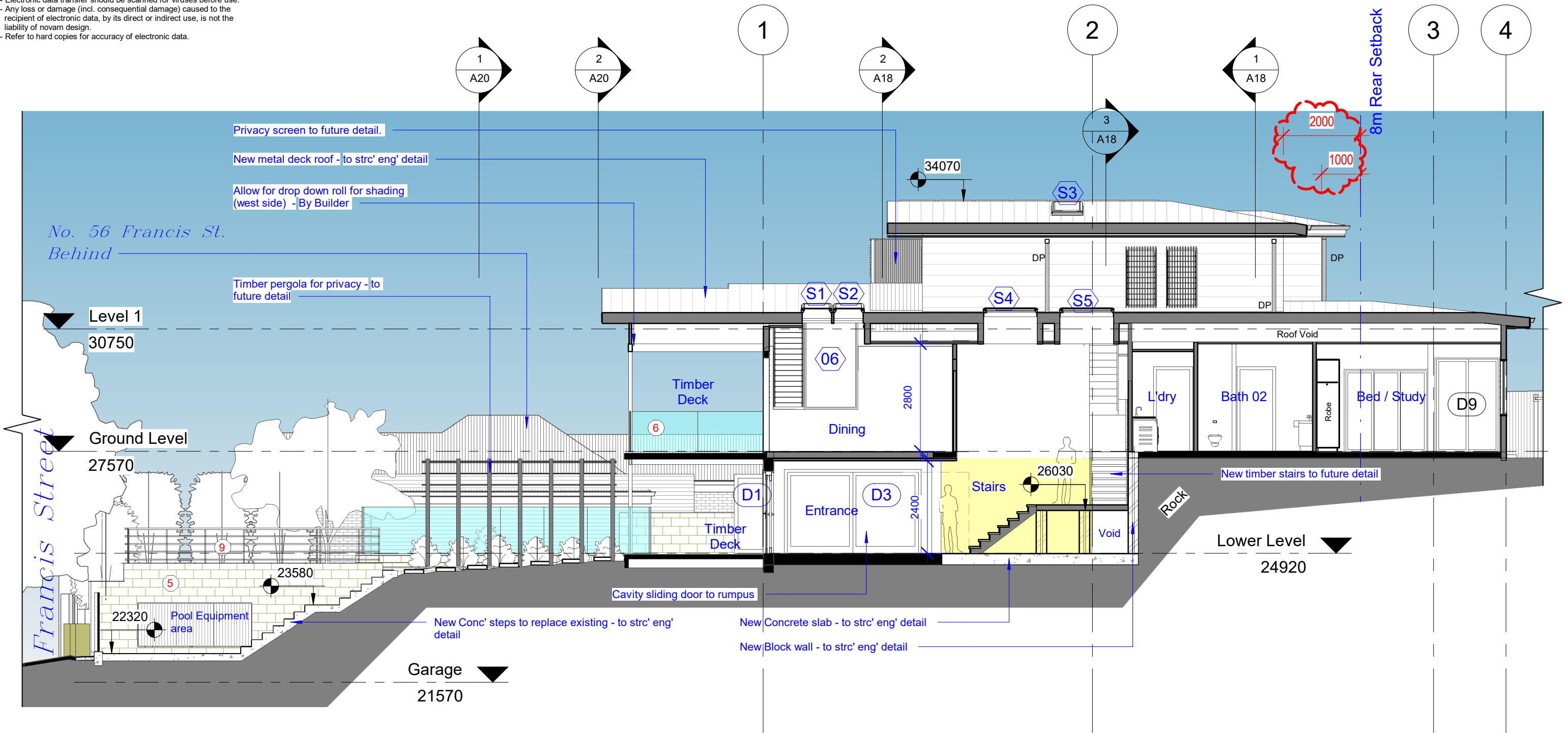
drawing Proposed Section - Sheet 4

scale 1 : 100	date 19/09/2022
drawing no. A21	Revision D

NOTES:

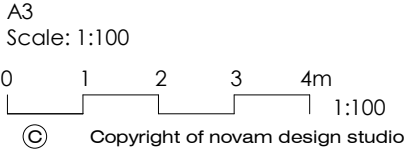
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Preliminary Not For Construction



1 Proposed Section KK
1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations



Builder To Check & Confirm Existing Measurements Prior To Commencement

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
bda BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Sections - Sheet 5	drawing no. A22	Revision D

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

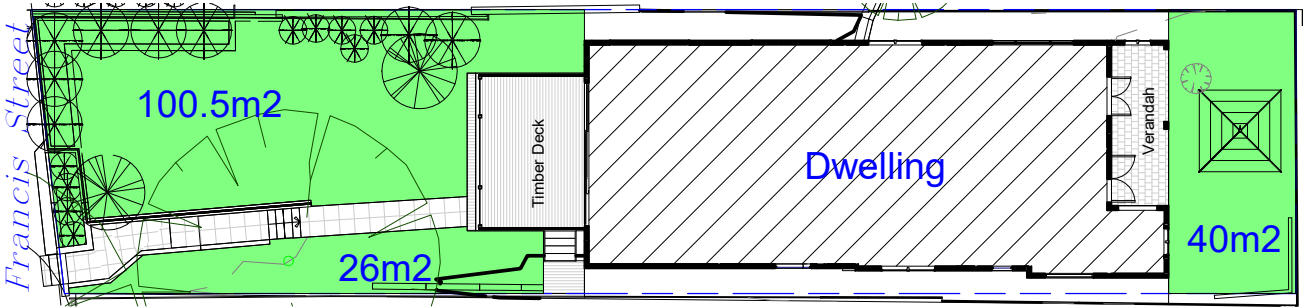
Site Area 387.3Sqm - By Survey

Total Open Space - Area OS3 (Council Map)

Open Space Area = 55% of site area = 213m2

Swimming pool should occupy <30% of total open space = 64m2

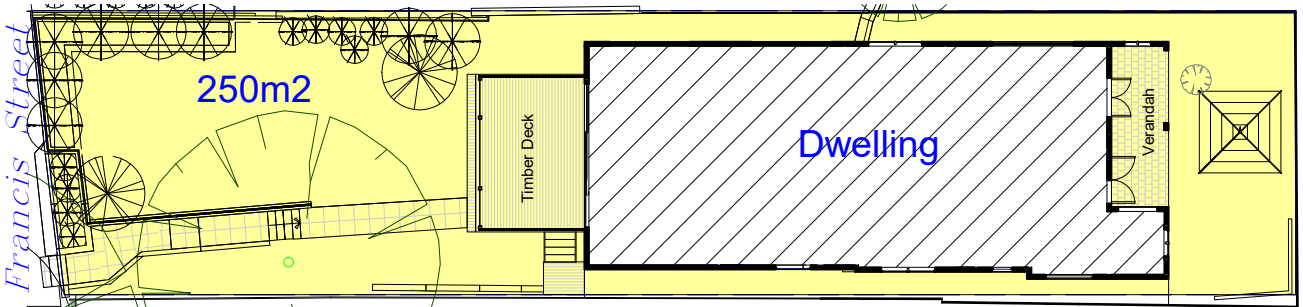
total open space means that part of a site which is designed or designated to be used for active or passive recreation and includes:
- Landscaped area (see LEP meaning);
- Open Space Above Ground as defined in this DCP;
- Hard paved areas (un-enclosed pedestrian walkways and access paths pergolas, clothes drying and barbeque areas);
- Swimming pools occupying less than 30 percent of total open space; and
- Private open space (including principal private open space) as defined in this DCP. but excludes:
- any area for parking (including garages; carports; hardstands and vehicular access to that parking);
- out buildings (including sheds, cabanas, cubby houses and the like).



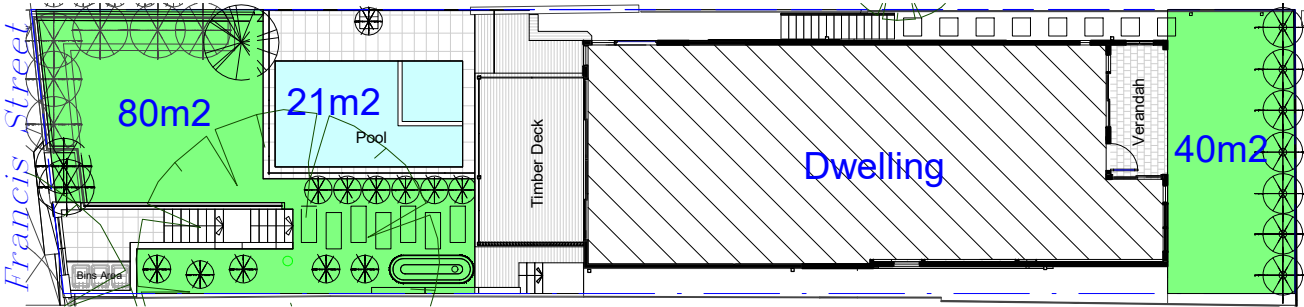
2 Landscape Area - Existing
1 : 250

Existing Open Space - 250m2 - **Comply**

Proposed Open Space - 250m2 - **Comply**



1 Open Space Area - Existing
1 : 250



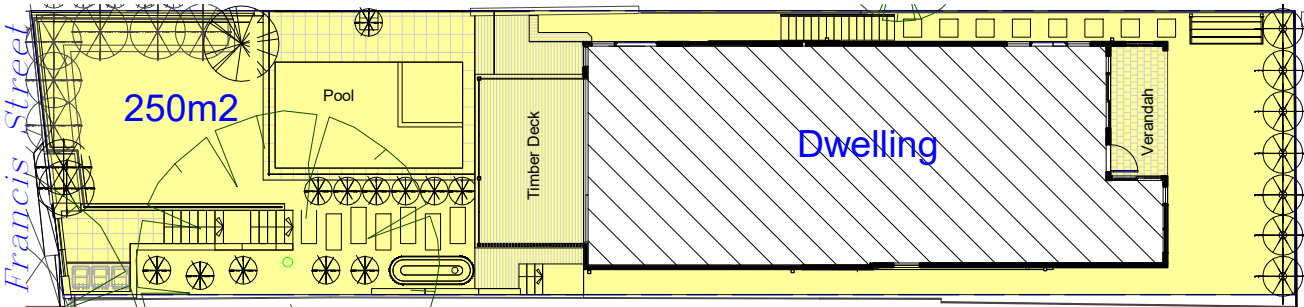
4 Landscape Area - Proposed
1 : 250

Landscape Area: at least 35% of Open Space = 74.55m2

Existing Landscape Area - (100.5 + 26 + 40) = 166.5m2 - **Comply**

Proposed Landscape Area - (80 + 40) = 120m2 - **Comply**

Pool water surface area = 21m2



3 OS Area - Proposed
1 : 250

Wall Legend
Denote Existing Wall
Denote Demolition Work
Denote New Wall
Denote New Works

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and verify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

Site Area - 387.3m2 (By Survey)

Allowed FSR (Area - F) 0.6:1

Existing Dwelling:

Existing Ground Level - 119m2

Existing Lower Level - 47m2

Total of - 166m2

Existing Garage - 28m2

Existing FSR - 0.42:1 - Comply

Proposed Dwelling:

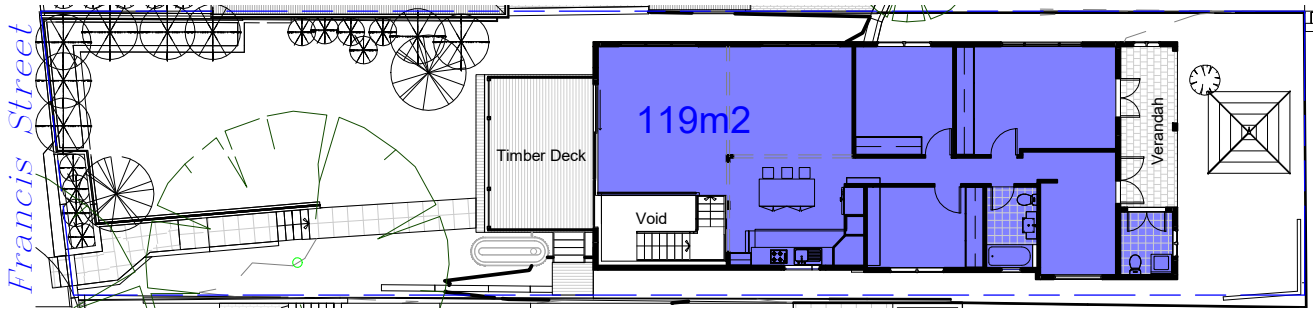
Proposed Ground Level - 119m2

Proposed Lower Level - 56m2

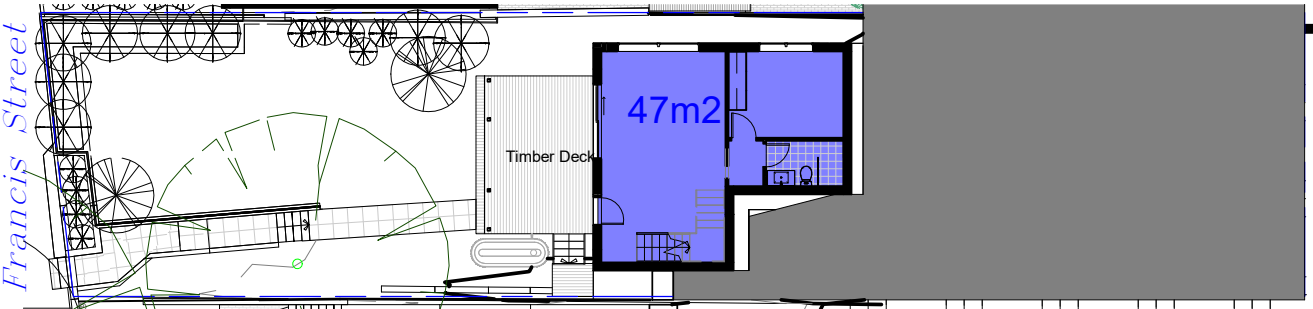
Proposed Level 1 - 44m2

Total of - 219m2

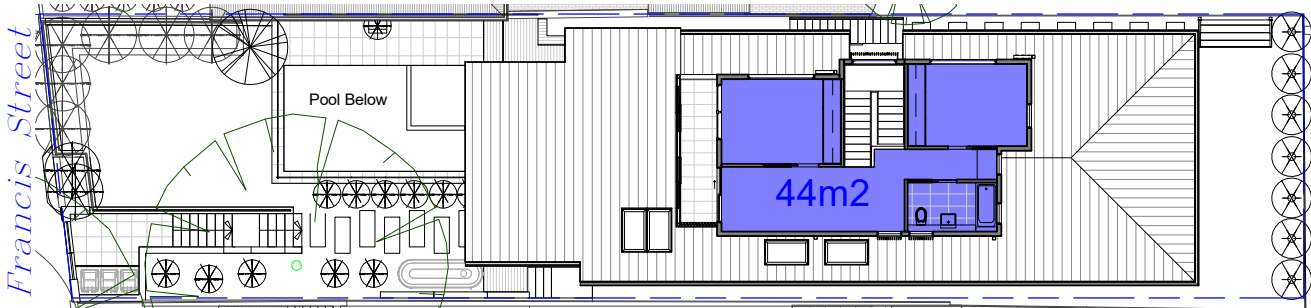
Proposed FSR - 0.56:1 - Comply



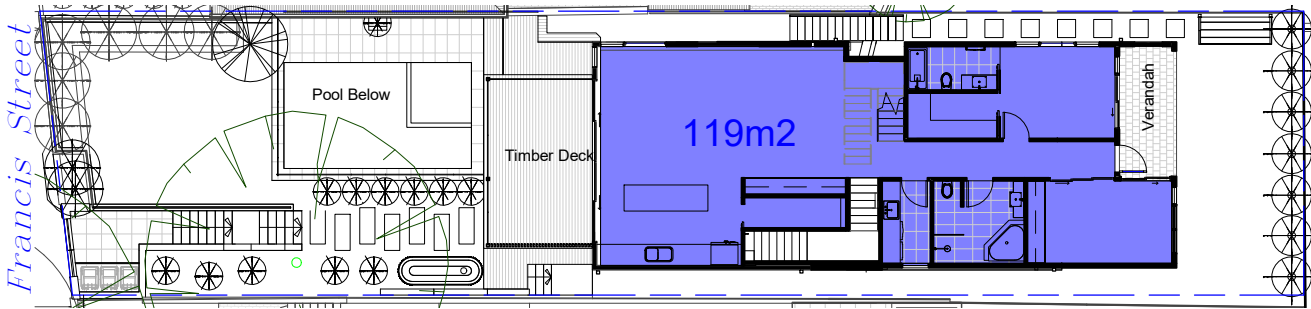
2 FSR - Ex. Ground Floor
1 : 250



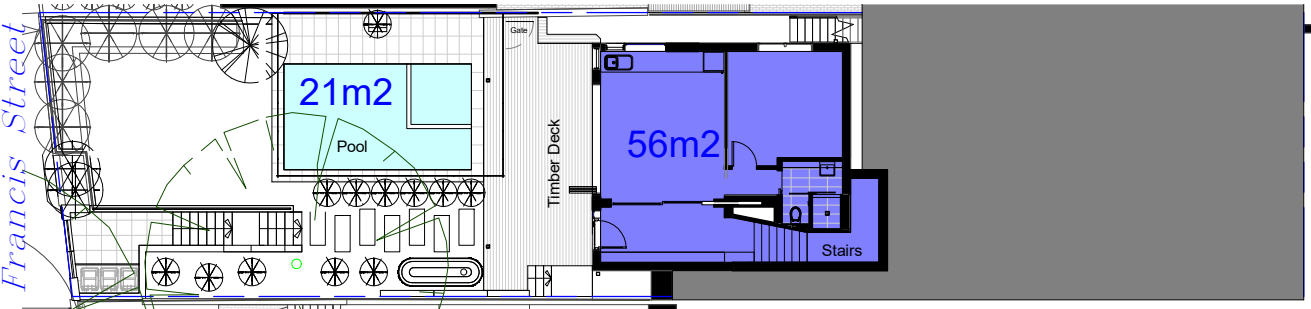
1 FSR - Ex. Lower Level
1 : 250



5 FSR - PR. Level 1
1 : 250



4 FSR - PR. Ground Floor
1 : 250



3 FSR - PR. Lower Level
1 : 250

- Wall Legend
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

novam

www.novam.com.au

ph: 9400 2932

revision D Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

© Copyright of novam design studio



project No. AP-19-074

bda BUILDING DESIGNERS AUSTRALIA NSW

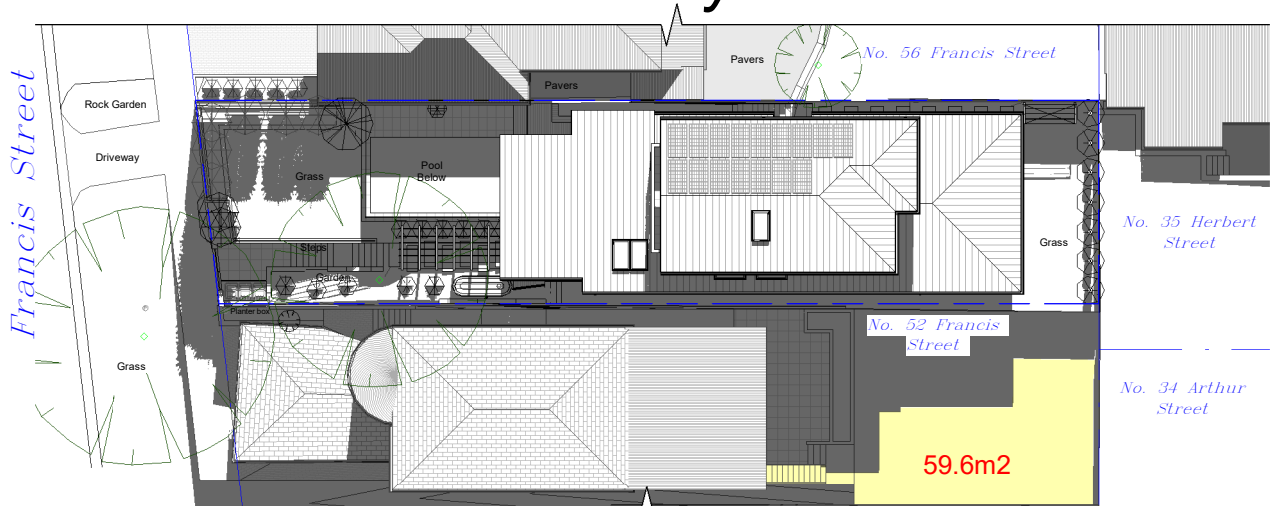
project 54 Francis Street, Manly 2095

drawing Site Area Calculations

scale As indicated drawing no. A24
date 19/09/2022
Revision D



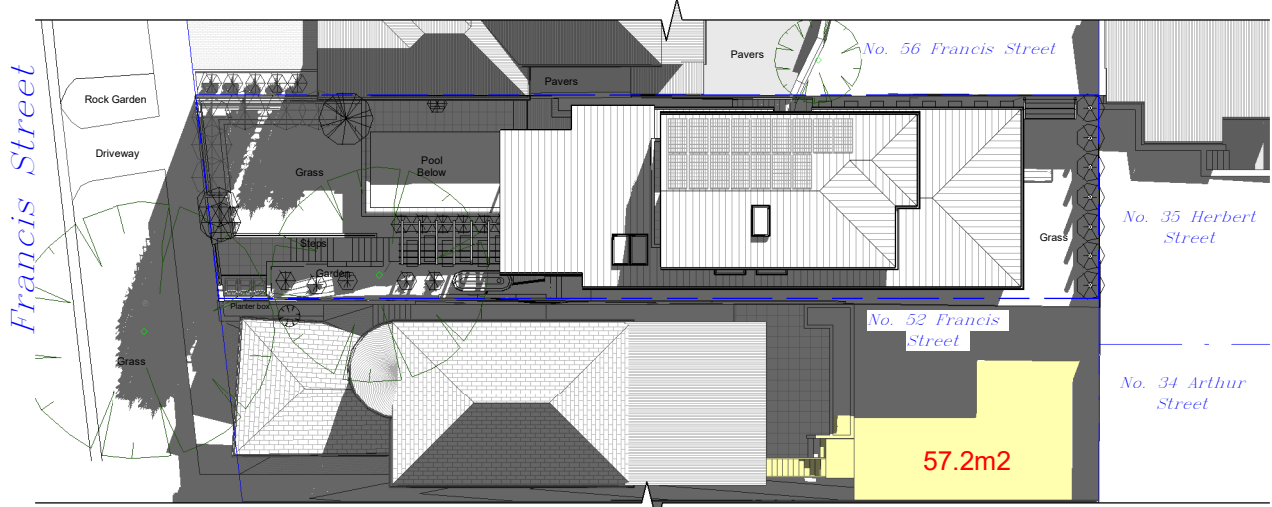
5 Ex. Site Plan - 11am
1 : 350



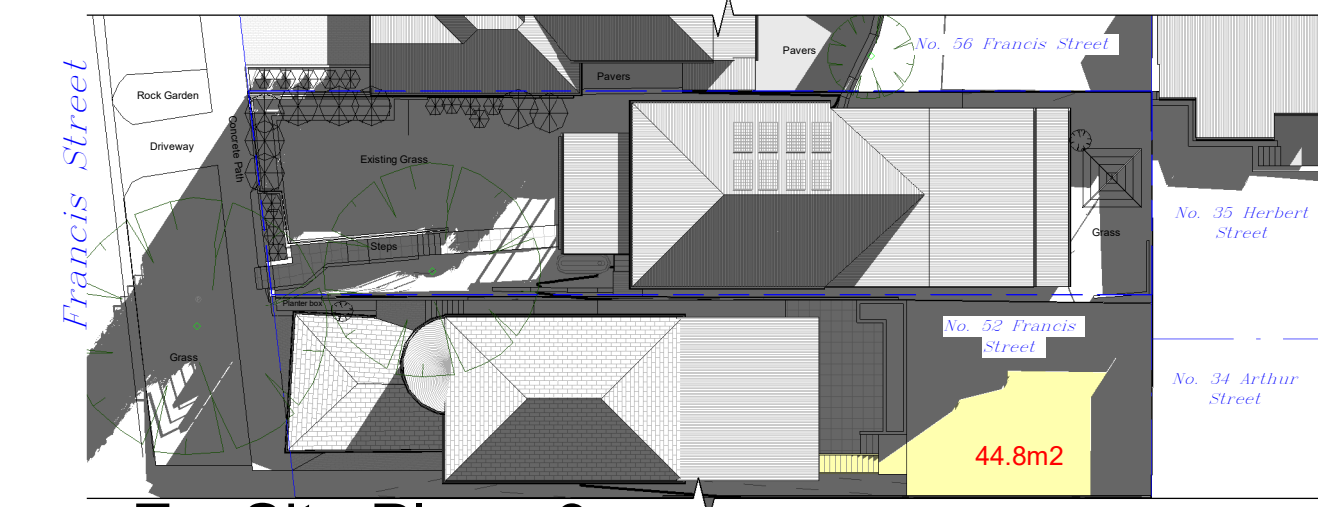
6 PR. Site Plan - 11am
1 : 350



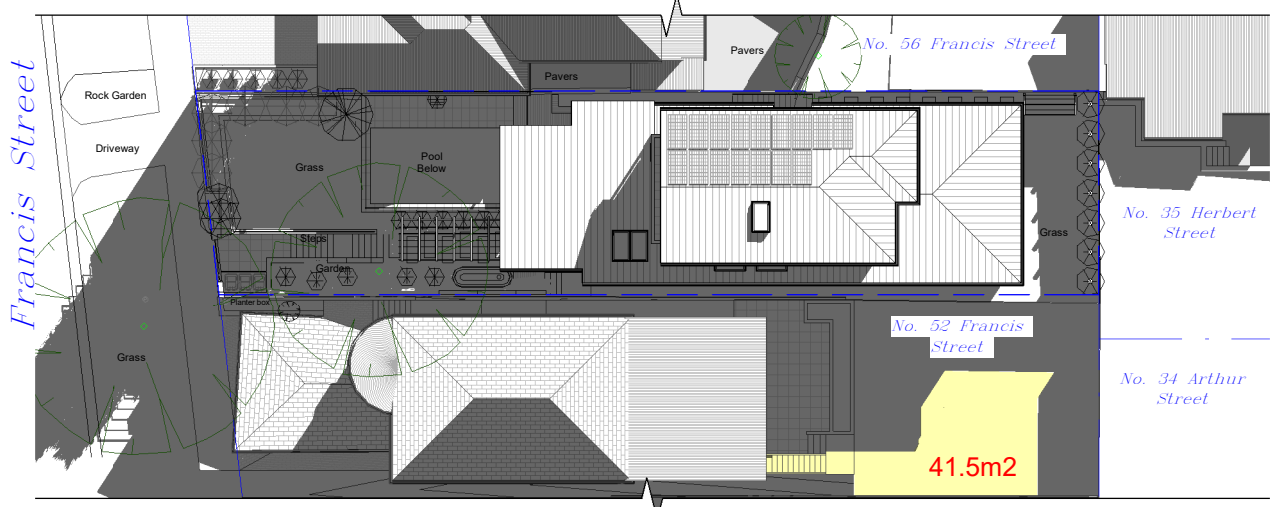
3 Ex. Site Plan - 10am
1 : 350



4 PR. Site Plan - 10am
1 : 350

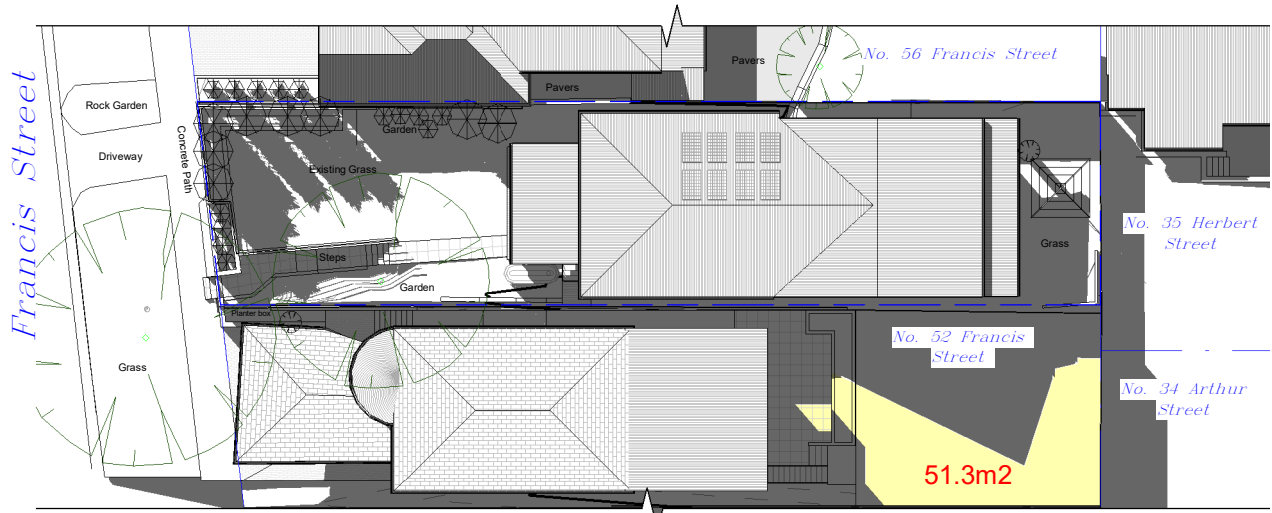


1 Ex. Site Plan - 9am
1 : 350

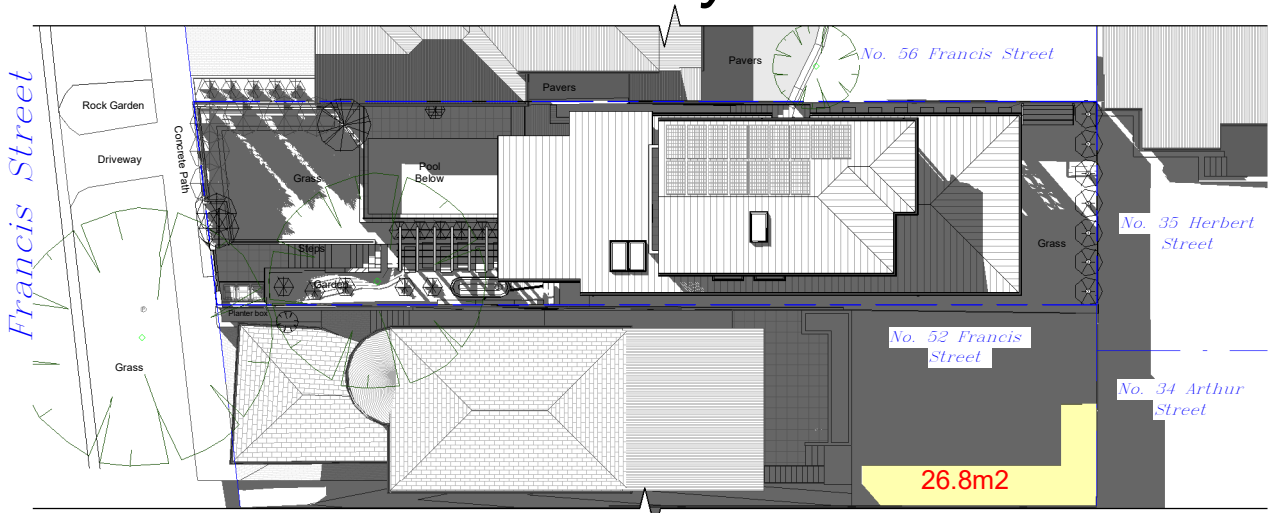


2 PR. Site Plan - 9am
1 : 350

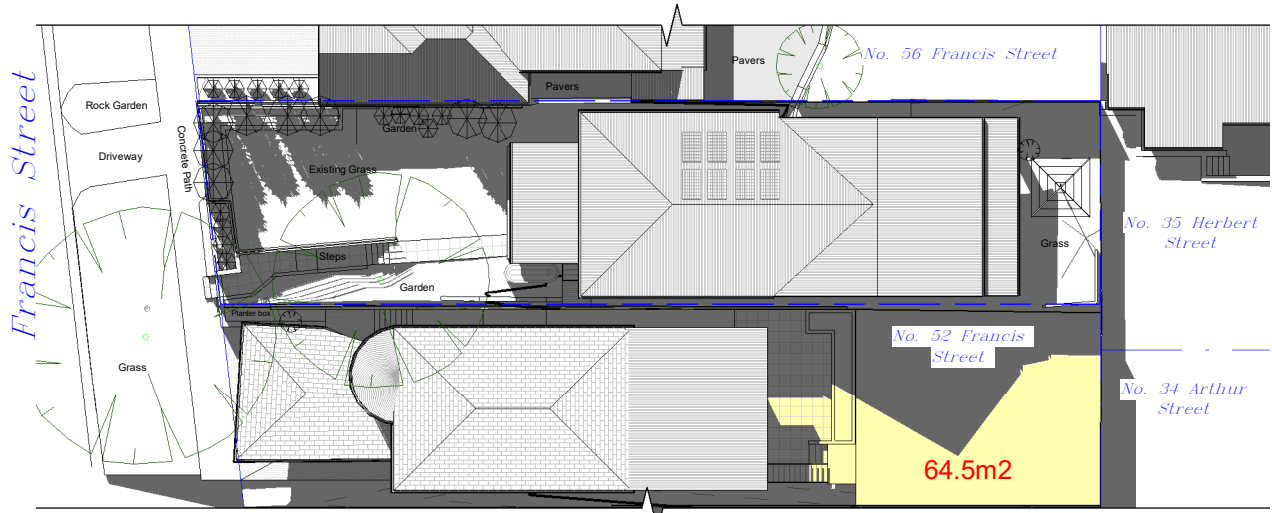




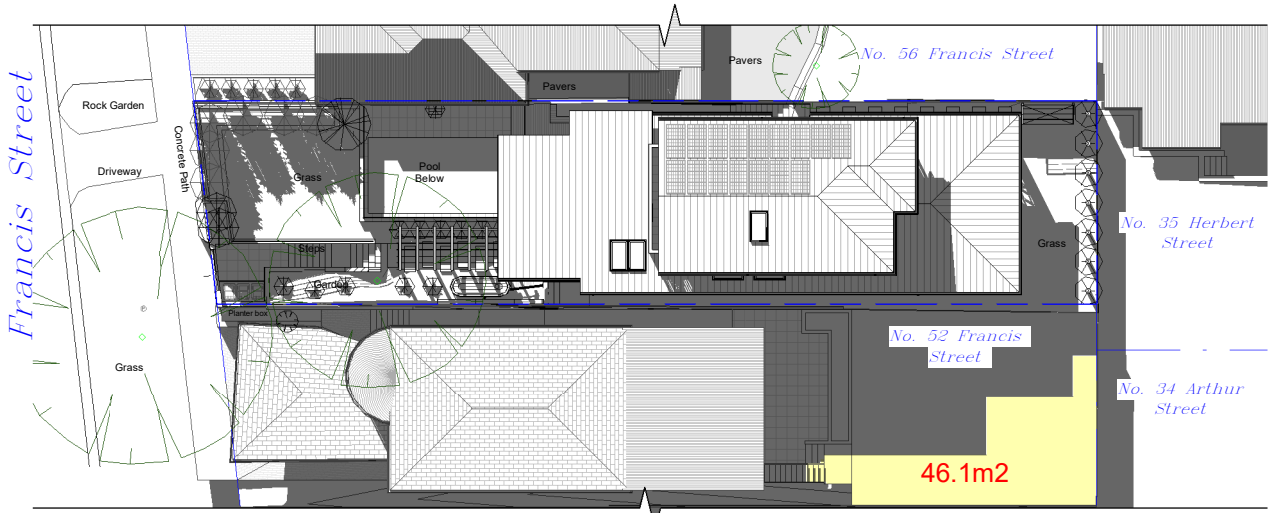
5 Ex. Site Plan - 2pm
1 : 350



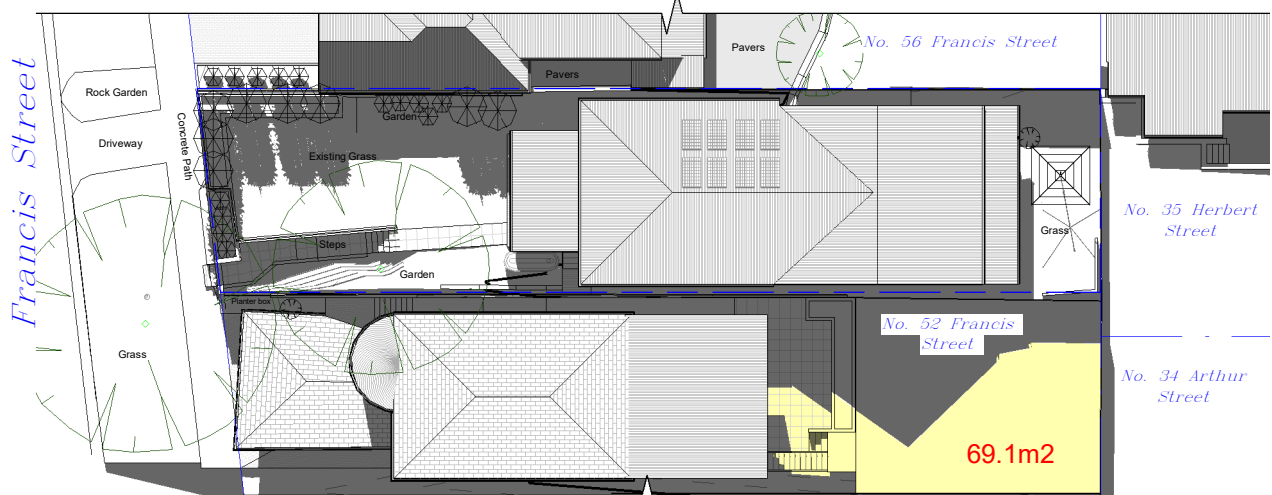
6 PR. Site Plan - 2pm
1 : 350



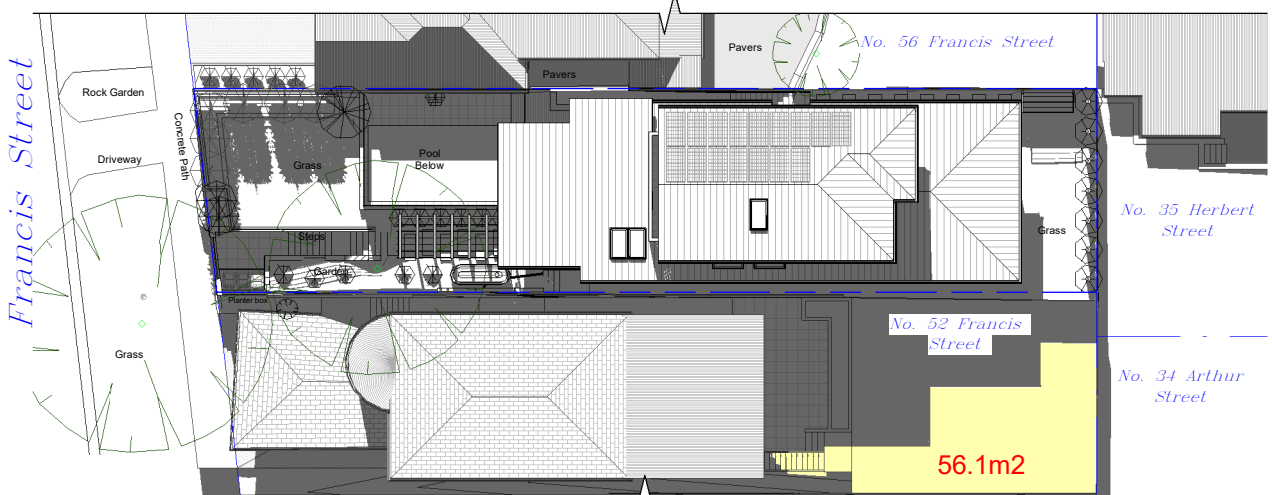
3 Ex. Site Plan - 1pm
1 : 350



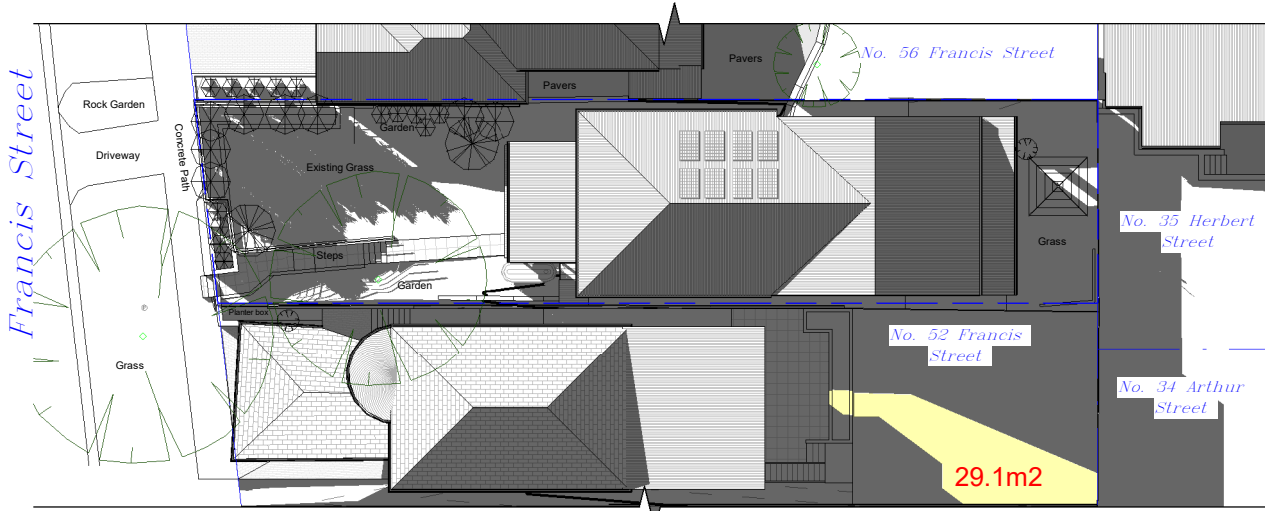
4 PR. Site Plan - 1pm
1 : 350



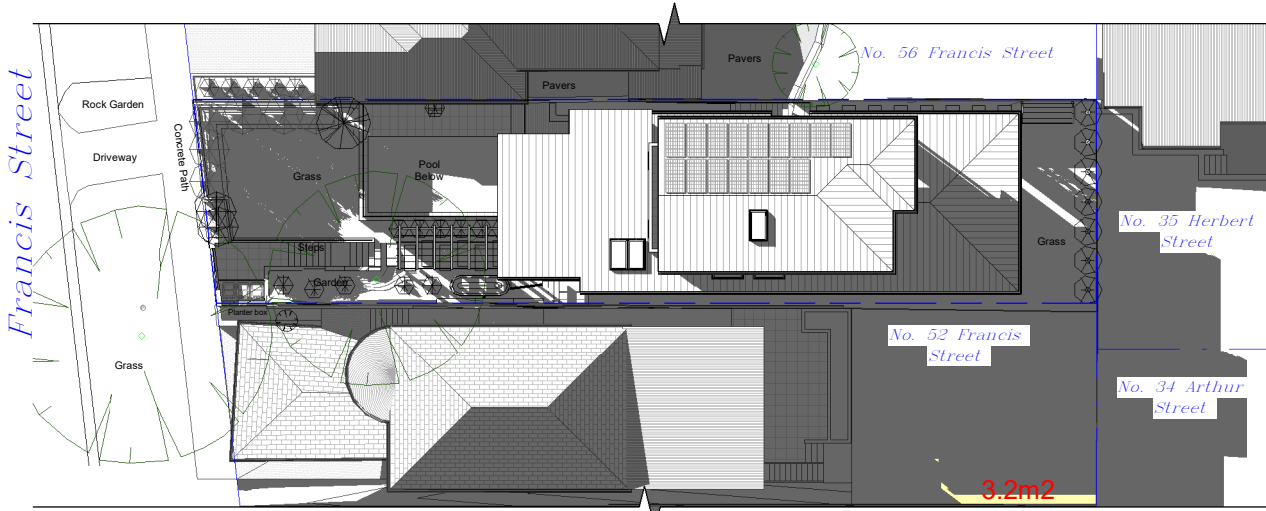
1 Ex. Site Plan - 12noon
1 : 350



2 PR. Site Plan - 12noon
1 : 350




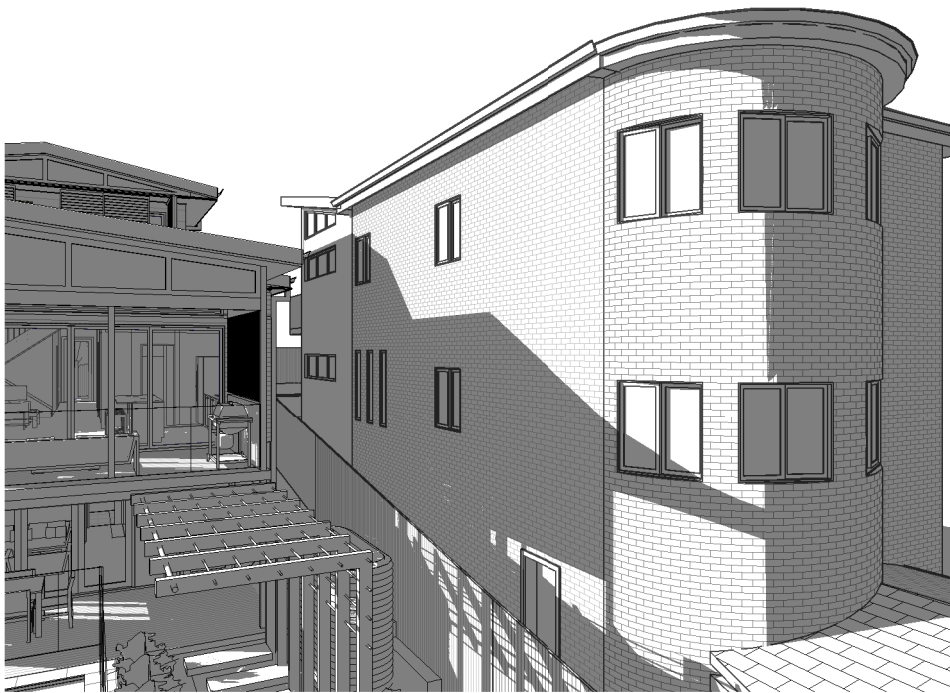
1 Ex. Site Plan - 3pm
1 : 350



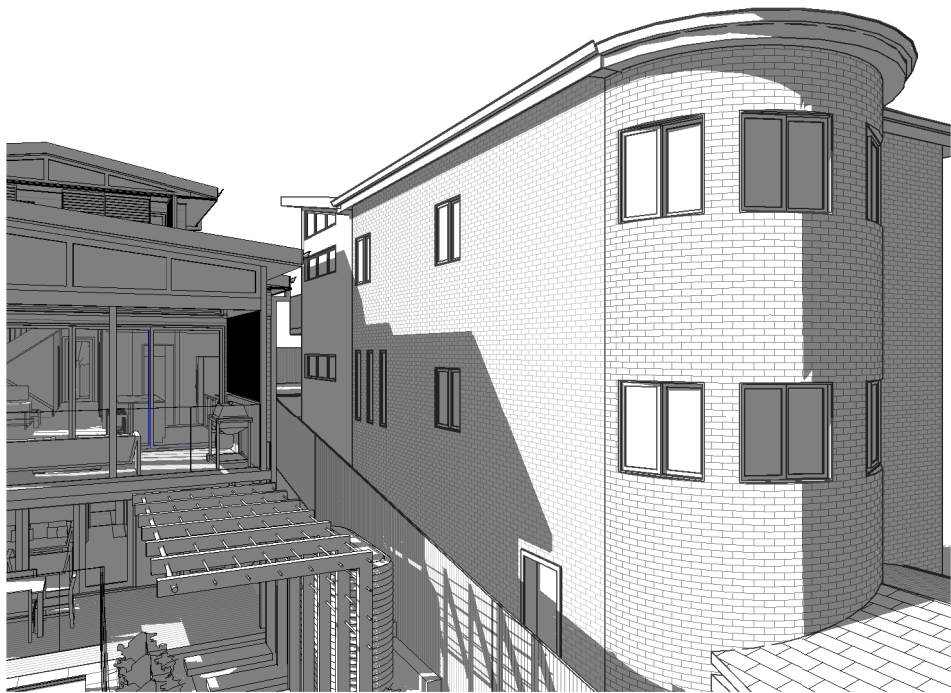
2 PR. Site Plan - 3pm
1 : 350



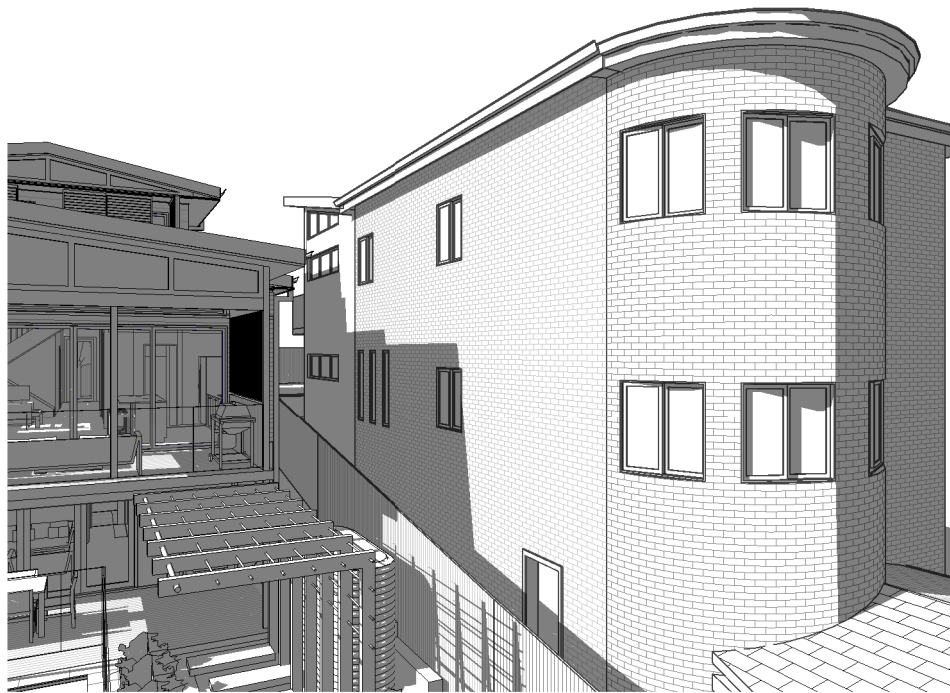
project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 350	date	19/09/2022
	 BUILDING DESIGNERS AUSTRALIA NSW	drawing	Shadow Diagrams - June 21st	drawing no.	A25.2	Revision	C



4 Proposed 9am - 21st June

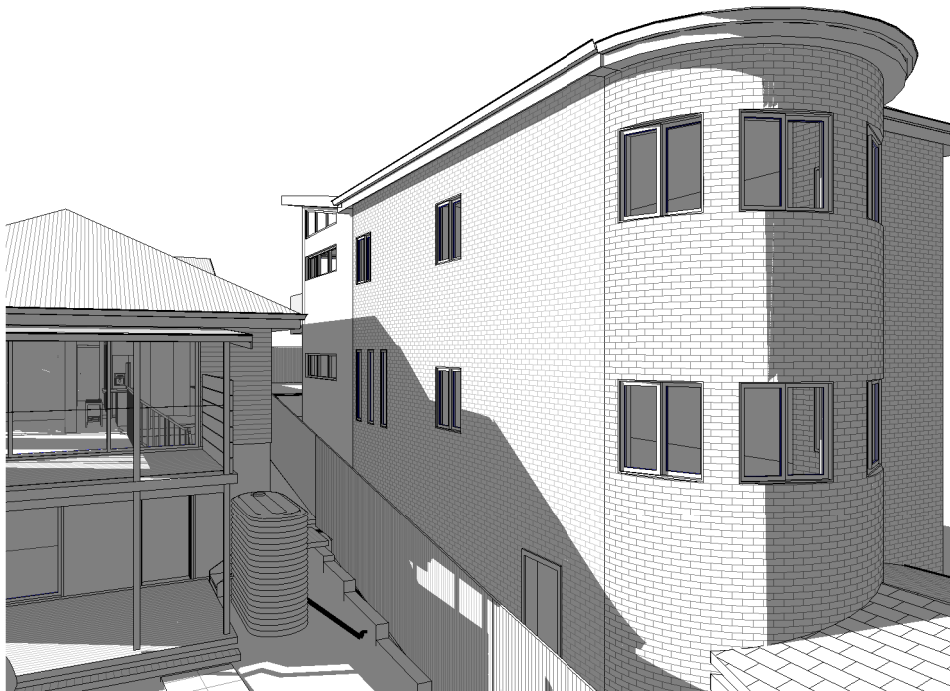


5 Proposed 10am - 21st June

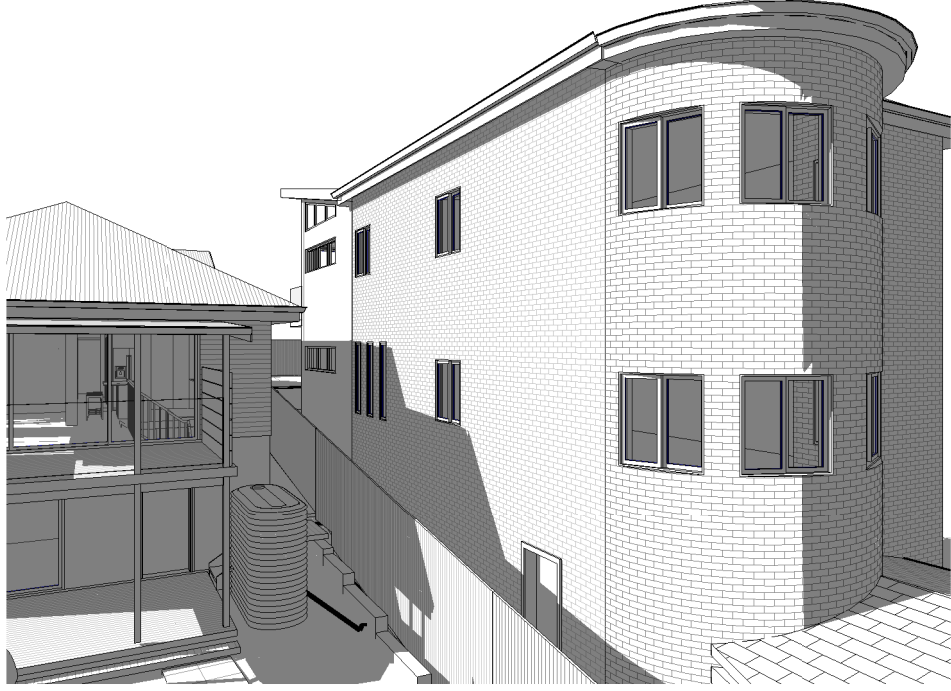


6 Proposed 11am - 21st June

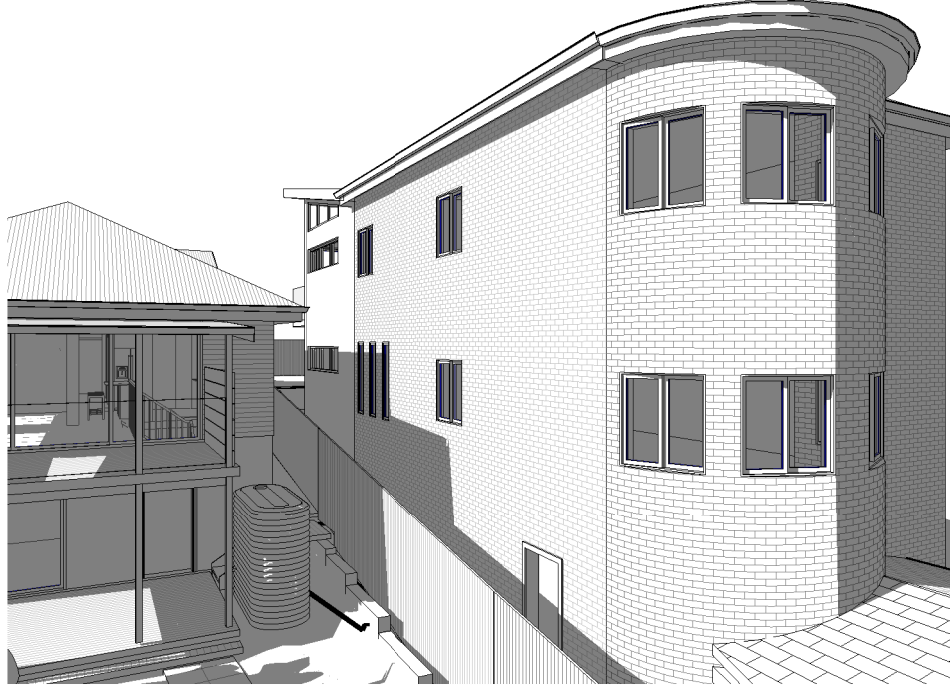
EXISTING FRONT TREE HAS BEEN TURNED OFF ON THIS DRAWING



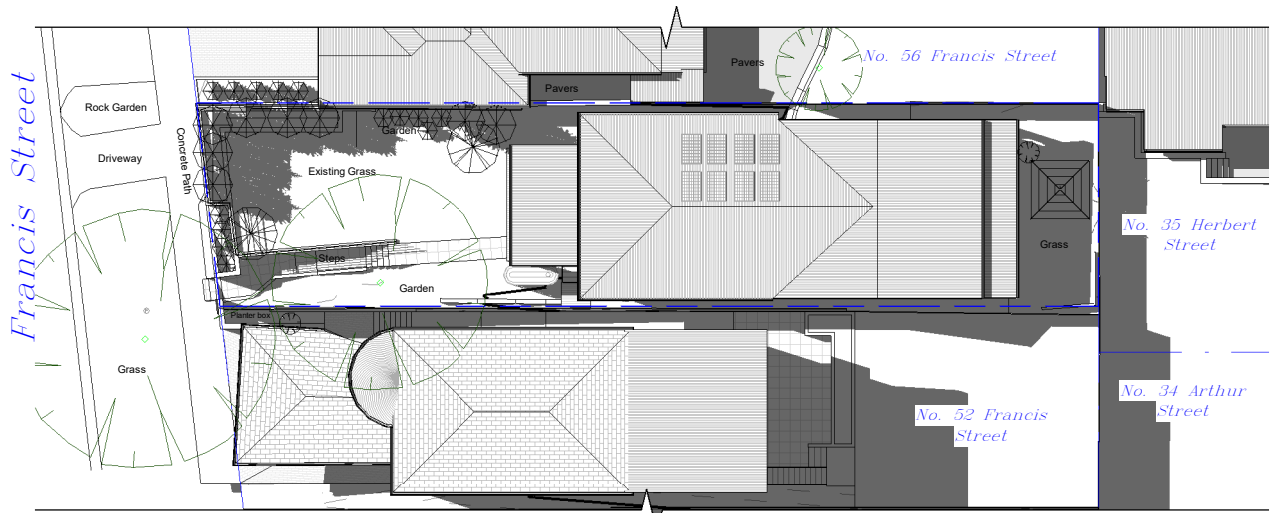
1 Existing 9am - 21st June



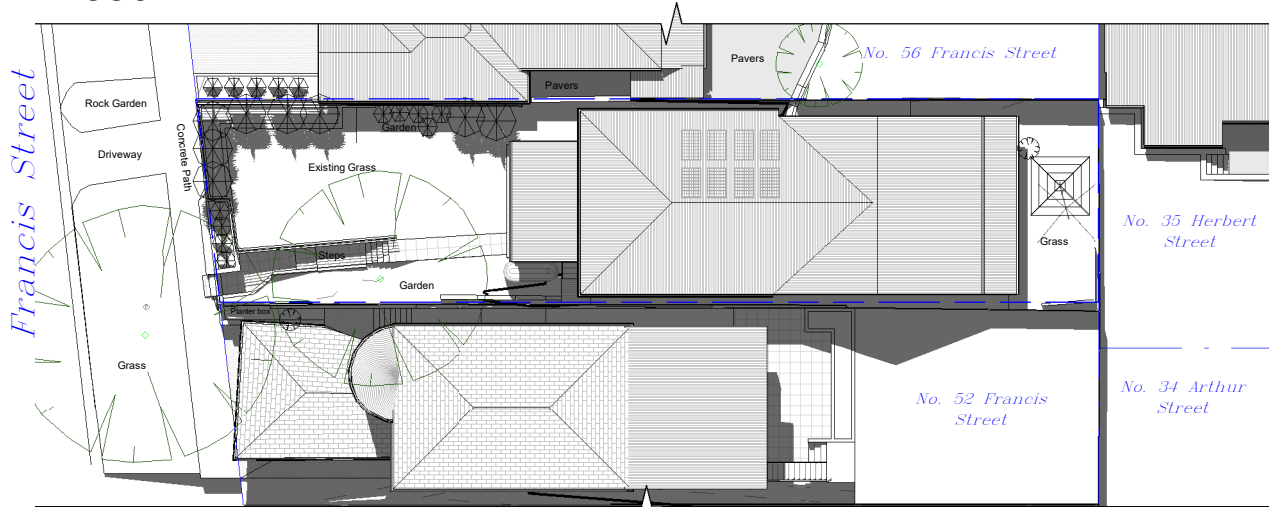
2 Existing 10am - 21st June



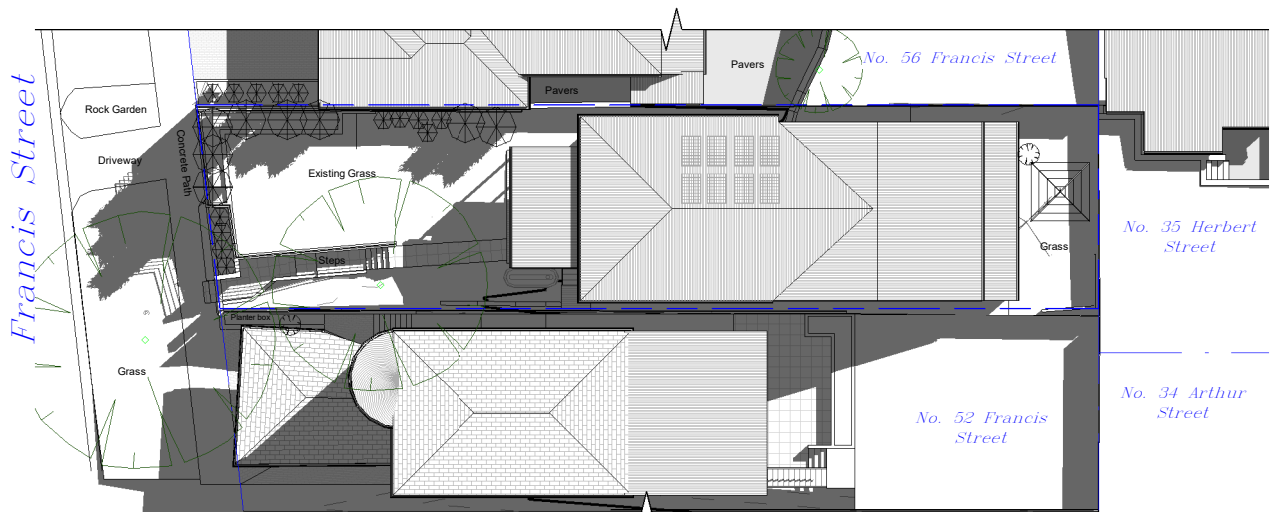
3 Existing 11am - 21st June



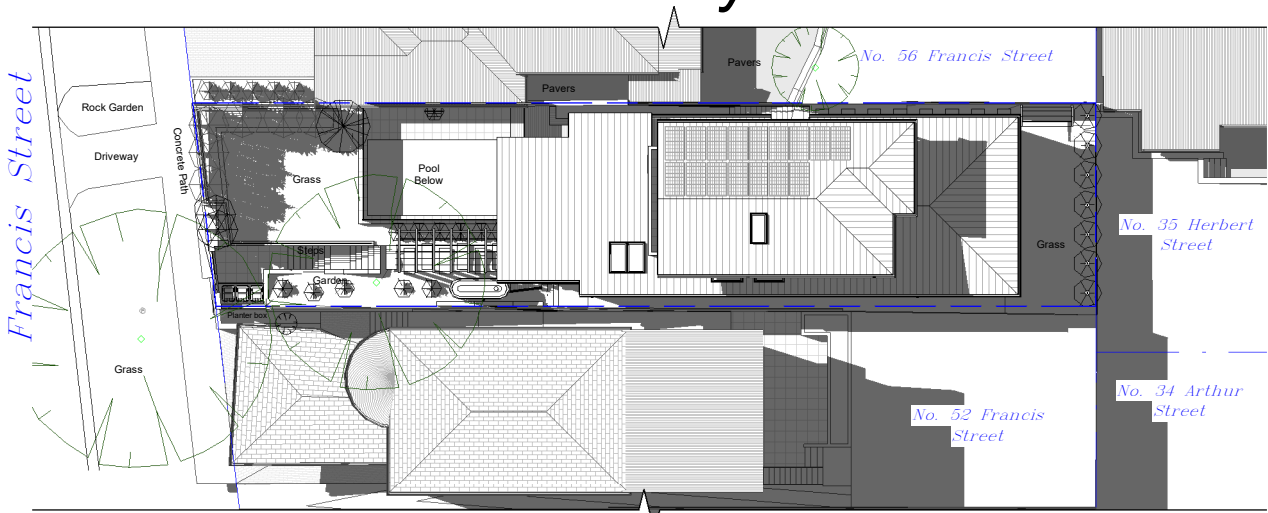
3 September - Existing - 3pm
1 : 350



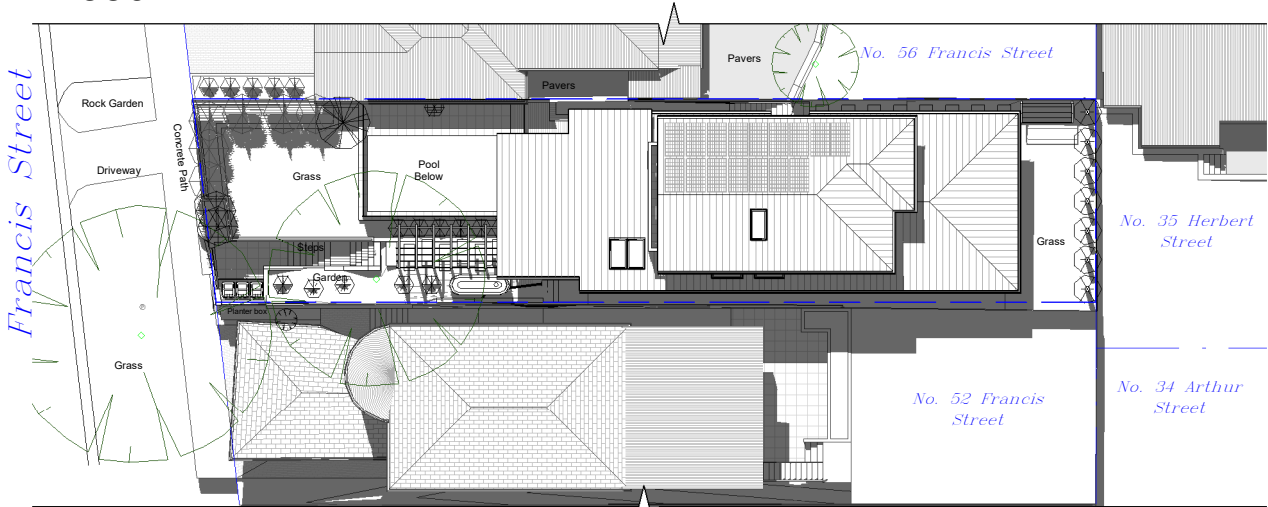
2 September - Ex' - 12noon
1 : 350



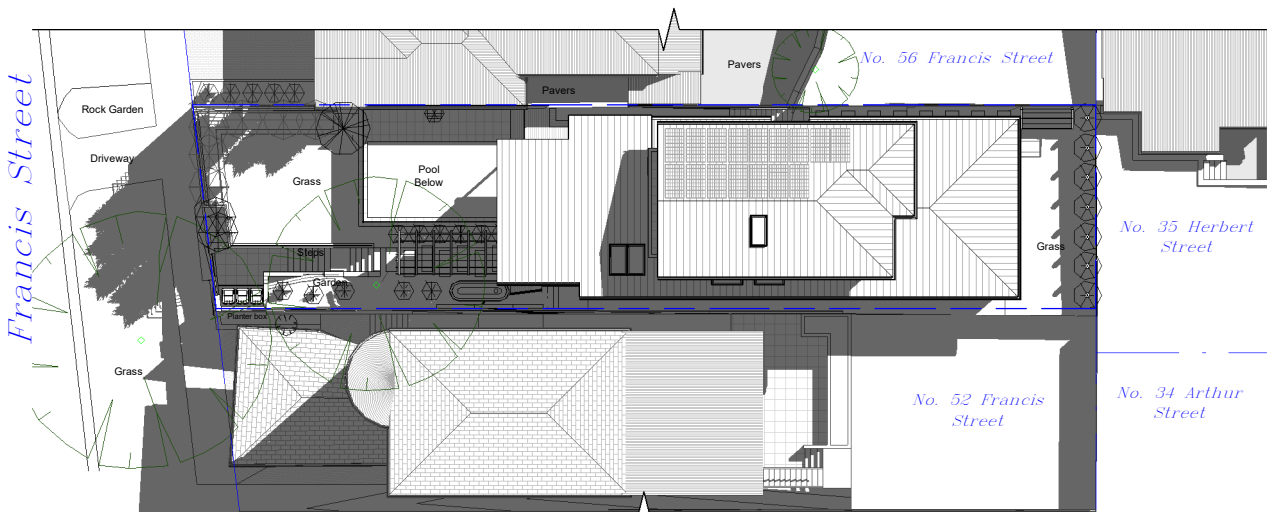
1 September - Existing - 9am
1 : 350



6 Sep' - Proposed - 3pm
1 : 350

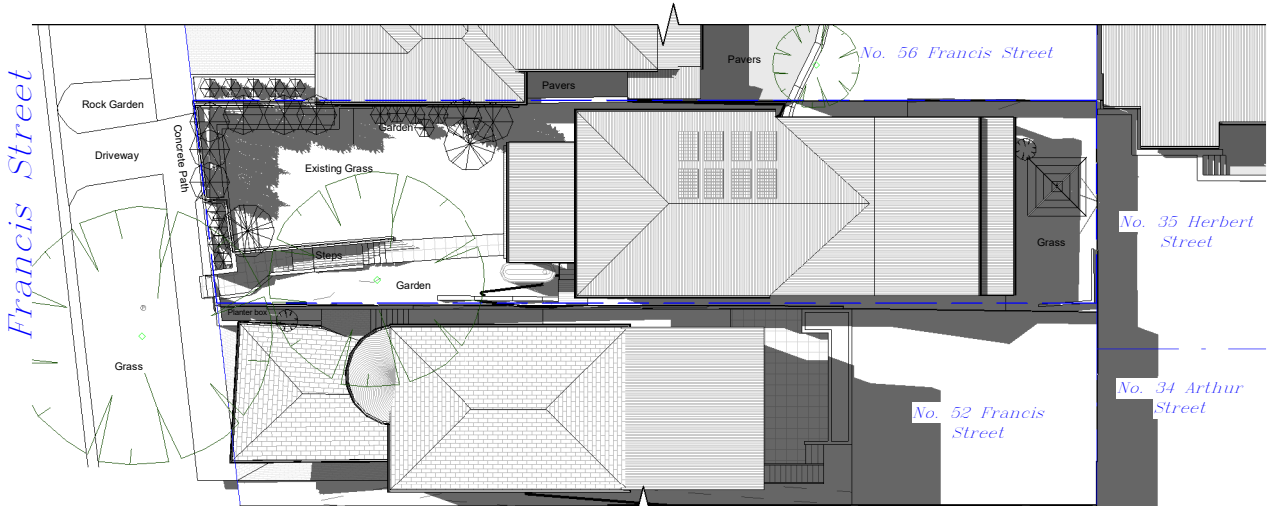


5 Sep' - Proposed - 12noon
1 : 350

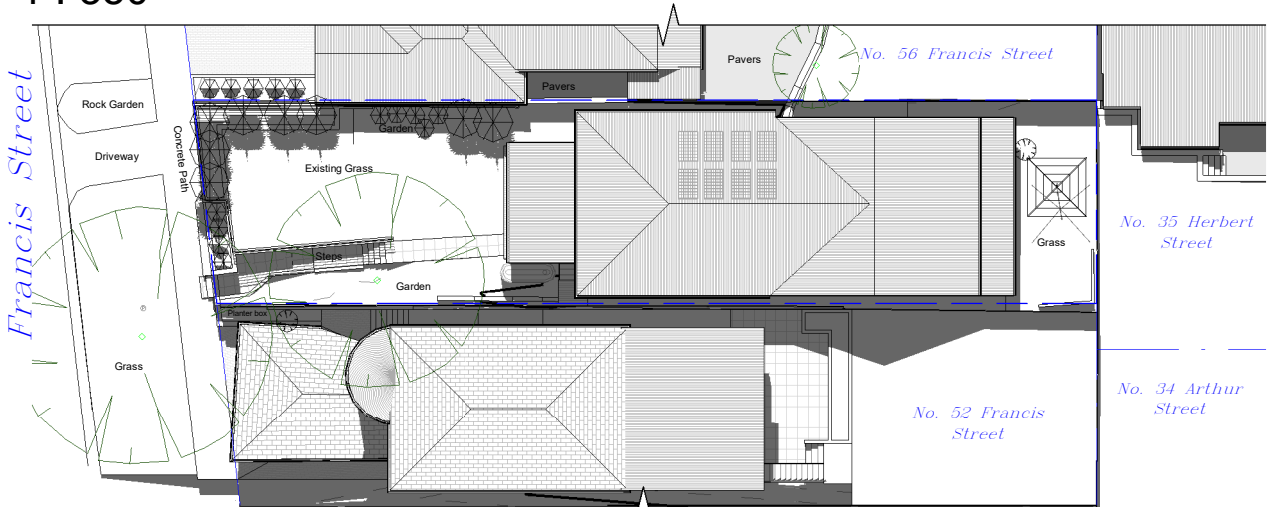


4 Sep' - Proposed - 9am
1 : 350

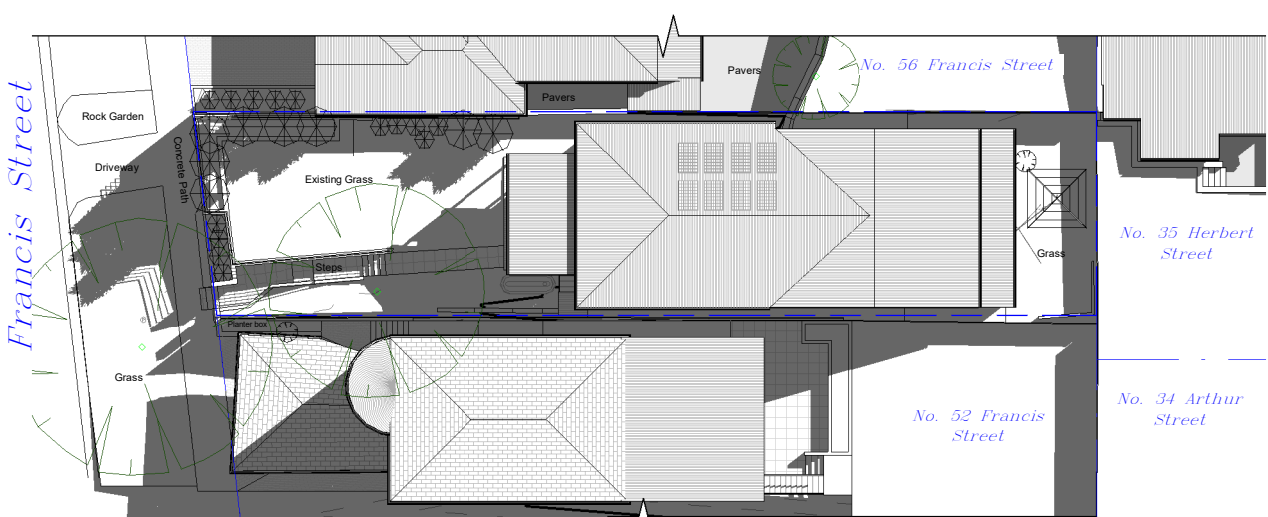




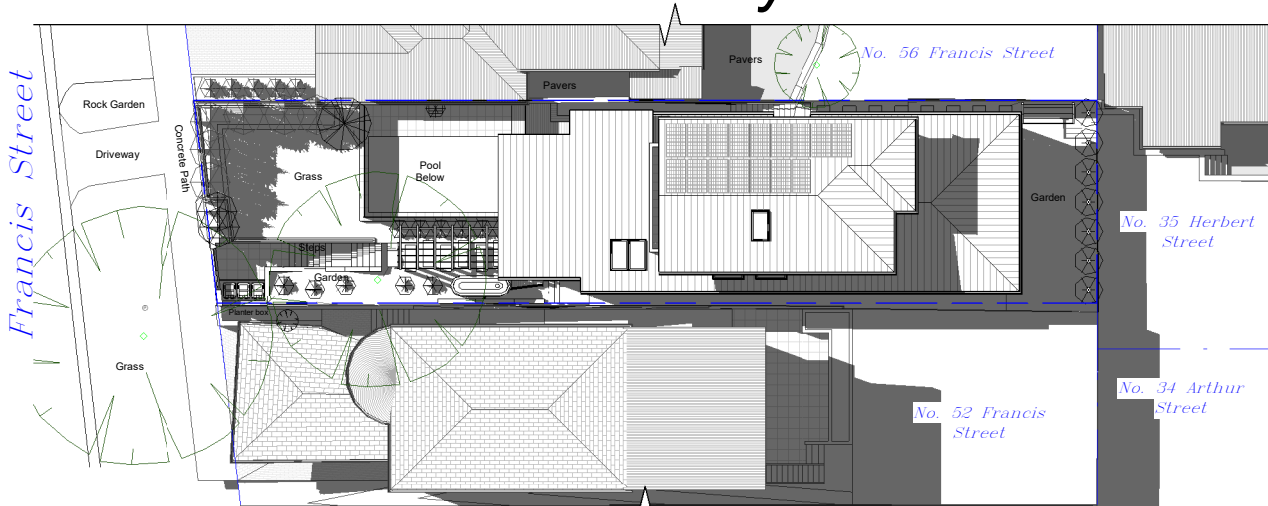
3 March - Existing - 3pm
1 : 350



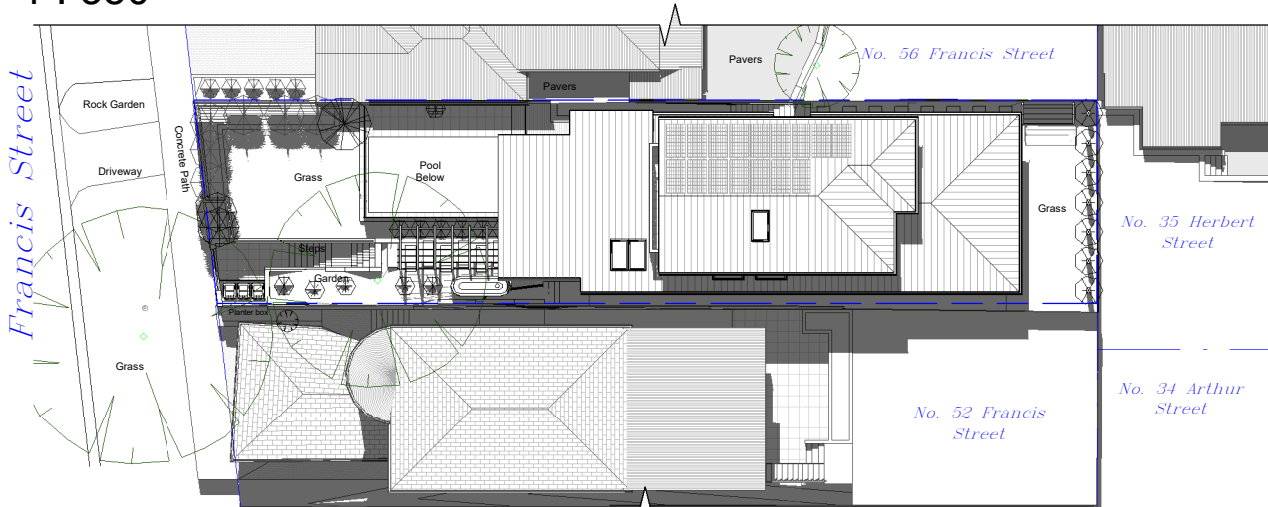
2 March - Existing - 12noon
1 : 350



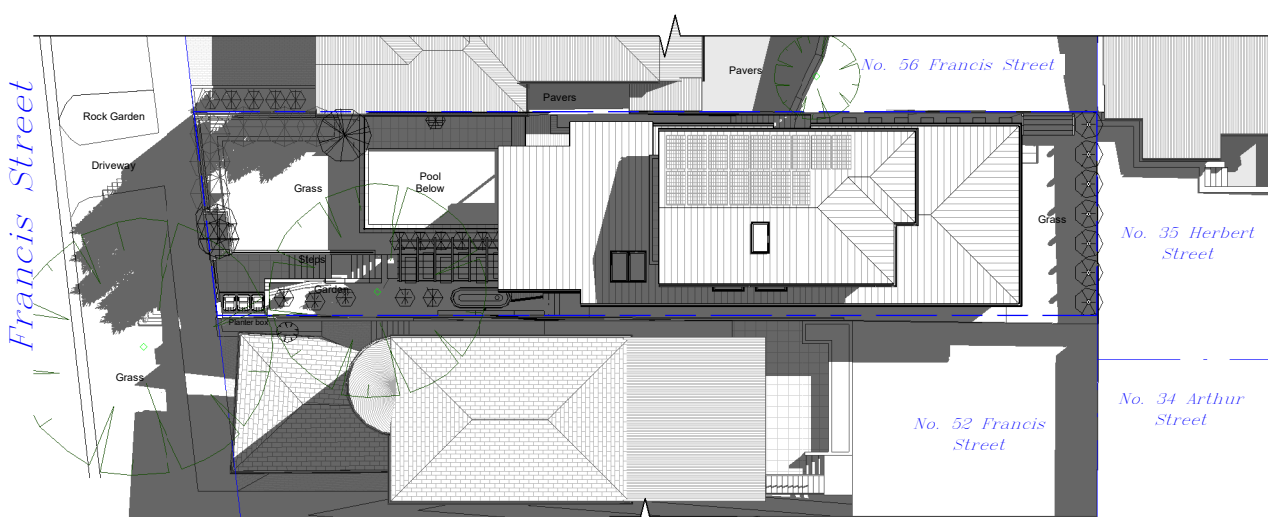
1 March - Existing - 9am
1 : 350



6 March - Proposed - 3pm
1 : 350



5 March - Proposed - 12noon
1 : 350



4 March - Proposed - 9am
1 : 350



4 Pro' 12noon - 21st June



5 Proposed 1pm - 21st June

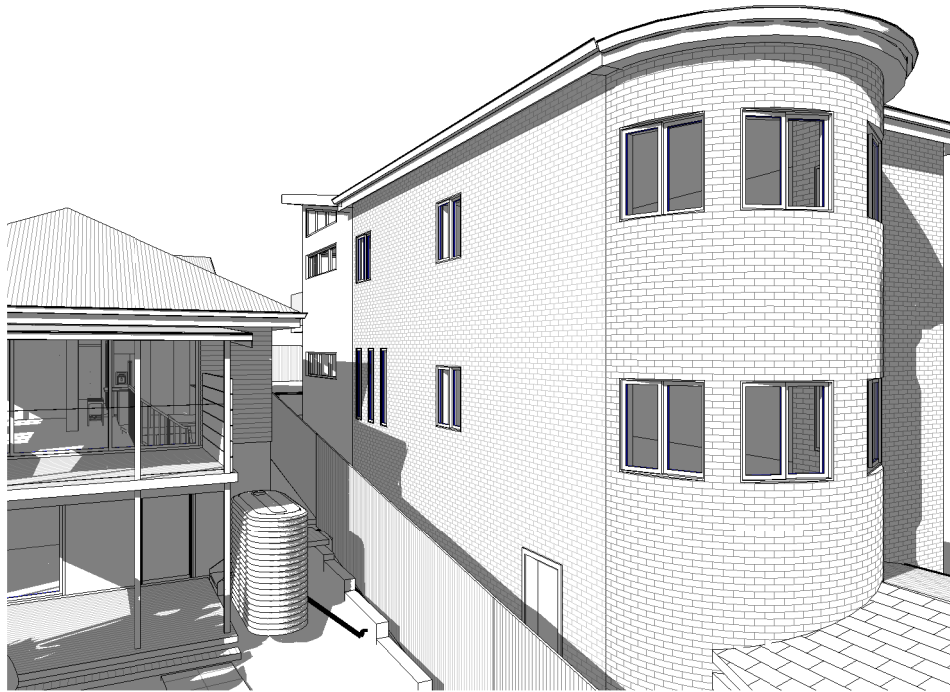


6 Proposed 2pm - 21st June

EXISTING FRONT TREE HAS BEEN TURNED OFF ON THIS DRAWING



1 Existing 12noon - 21st June



2 Existing 1pm - 21st June



3 Existing 2pm - 21st June



2 Proposed 3pm - 21st June

EXISTING FRONT TREE HAS BEEN TURNED OFF ON THIS DRAWING



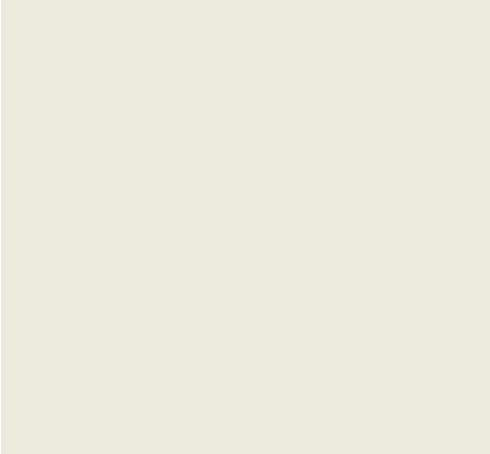
1 Existing 3pm - 21st June

NOTES:
- Any discrepancies to be brought to novam design attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from novam design.
- Builder to examine the site and varify conditions and dimensions.
- This drawing remains the property of novam design.
- The Client is granted conditional licence to use drawings.
- Transfer of the Licence is prohibited.
- Novam Design reserves the right to terminate the Licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of novam design.
- Refer to hard copies for accuracy of electronic data.

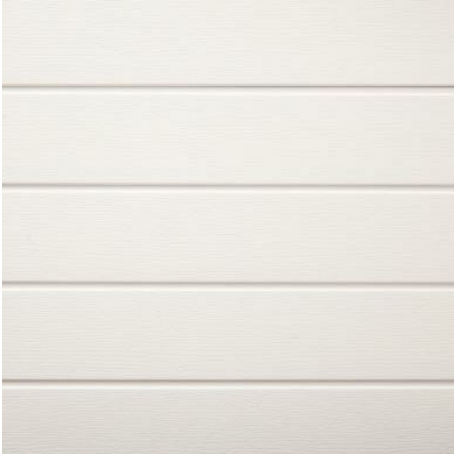
1. Colorbond 'Surfmist'



2. Rendered & paint wall



3. External cladding - Painted



4. Aluminium Window - White



5. Sandstone cladding



6. Glass balustrade



7. Travertine Tiles - Pool Area



8. External (Vertical) cladding - Painted



9. Aluminium fence



10. White metal privacy screen

novam

www.novam.com.au ph: 9400 2932

revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
----------	---	---------------------------------------------------------------

© Copyright of novam design studio

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 50	date 19/09/2022
drawing Materials Schedule		drawing no. A26	Revision D