

SPECIALIST DISABILITY ACCOMMODATION

14 Manning Street, KINGSWOOD
DEVELOPMENT APPLICATION



DRAWING LIST

Project	Dwg No.	Name
1810	DA00	COVER PAGE
1810	DA01	INTRODUCTION
1810	DA02	SITE ANALYSIS
1810	DA03	SITE PLAN
1810	DA04	GROUND FLOOR PLAN
1810	DA05	FIRST FLOOR PLAN
1810	DA06	ROOF PLAN
1810	DA07	ELEVATION 01
1810	DA08	ELEVATION 02
1810	DA09	SECTION
1810	DA10	VIEWS FROM SUN - 21st June
1810	DA11	VIEWS FROM SUN - 21st June
1810	DA12	SHADOW DIAGRAMS - 21st June
1810	DA13	LANDSCAPED AREA COUNT

THE SITE

The site is located at 14 Manning Street, KINGSWOOD.

The site has a 15.2m street frontage to Manning Street.

The site has an area of approximately 557 sq m.

The existing site consists of a single storey cement rendered & metal residence, a clad garage and an inground pool.

The site lies within a R3 Medium Density Residential zone.

ACCOMMODATION SUMMARY

unit sizes schedule

Number	Type	Area
COMMUNAL		63 sq m
U01	2B - platinum	125 sq m
U02	2B - platinum	108 sq m
U03	2B - platinum	116 sq m

DEVELOPMENT YIELD

The proposed development will provide:

Parking

the development provides:

- 2 x standard indoor car spaces

Residential

- Ground & First floor level residential

- 3 unit group home

- Communal Room

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annandale 2038
nominated architect - anthony nolan - registration no. 6773
p + 61 2 9557 6466 f + 61 2 9557 6477

Document Set ID: 8369903

Version: 1, Version Date: 06/09/2018

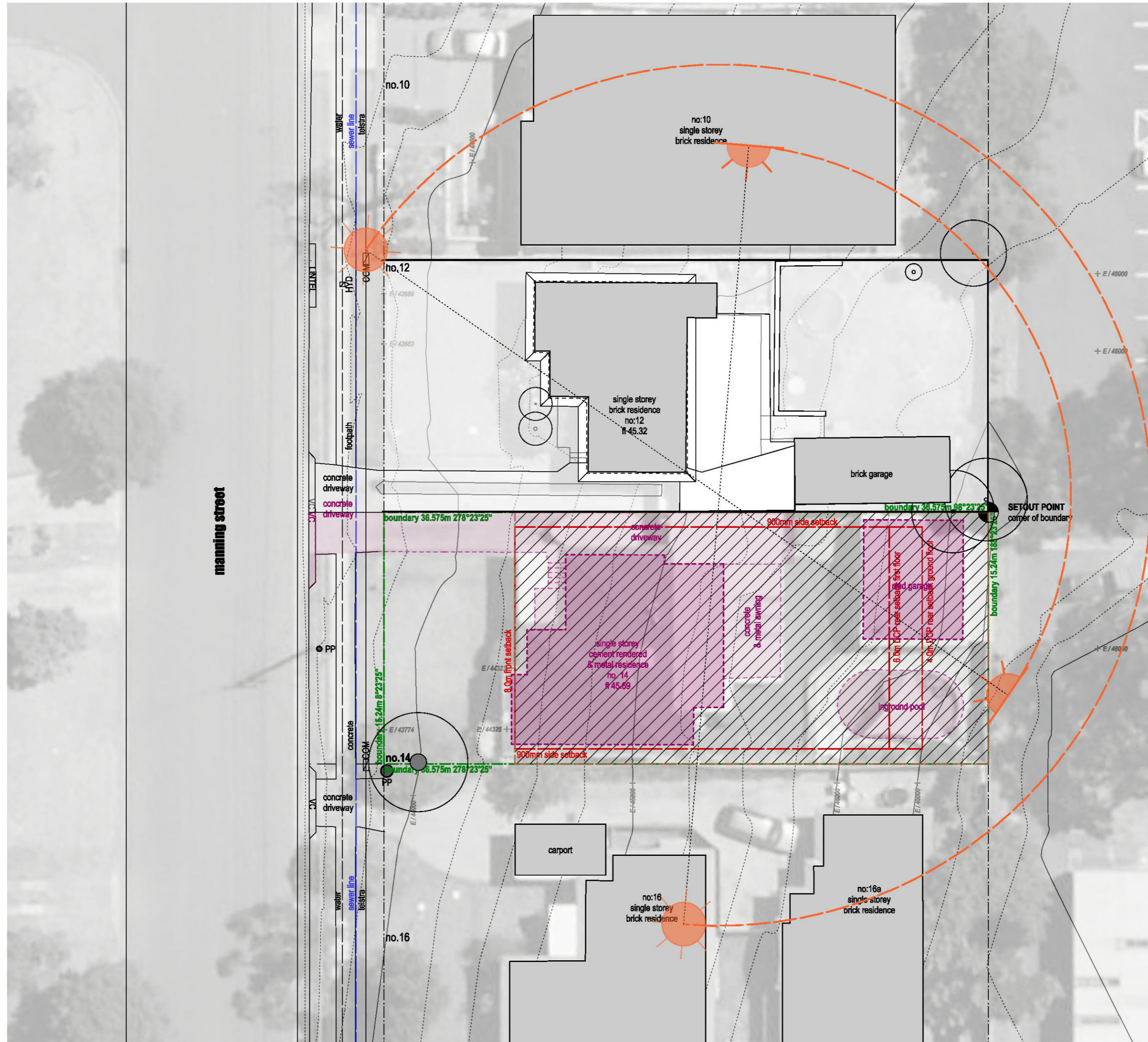
INTRODUCTION

Specialist disability accommodation at:

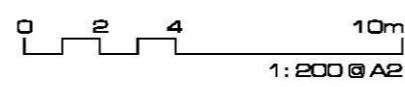
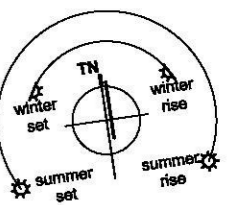
14 Manning Street, KINGSWOOD

project number	drawing number	rev.
1810	DA01	A
date		
30/08/18	Development Application	

1810 - no 14 180830 FLJ.wx



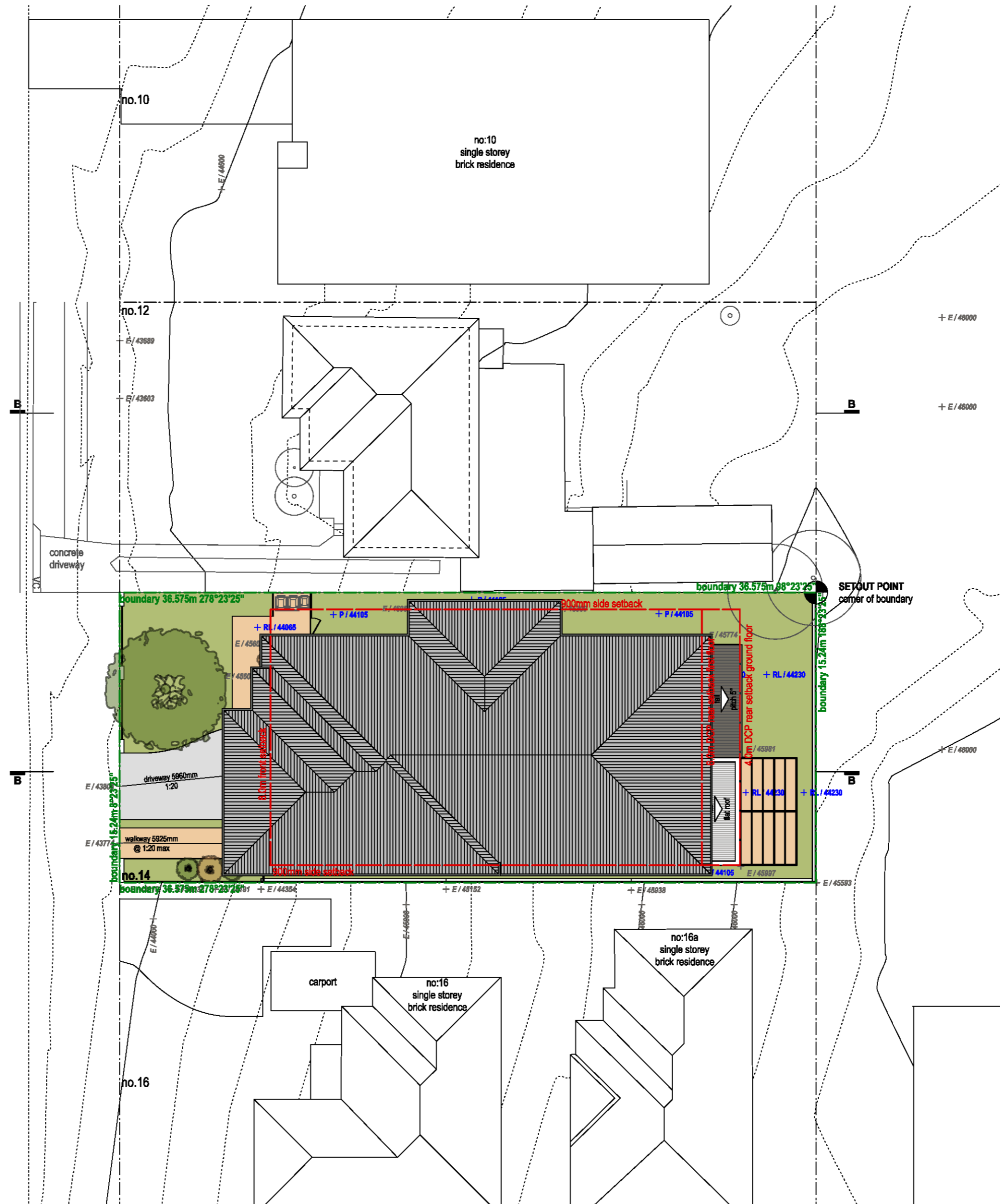
- site legend**
- boundary
 - setback
- tree legend**
- existing tree to be retained
 - existing tree to be removed
- demolition & excavation legend**
- existing to be demolished
 - zone of excavation
 - zone of fill
- landscape legend**
- driveway & parking
 - paved area
 - client outdoor area
 - staff outdoor area



SITE ANALYSIS

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA02	rev.
date	30/08/18	Development Application



site legend

- boundary
- setback

tree legend

- existing tree to be retained
- proposed trees

landscape legend

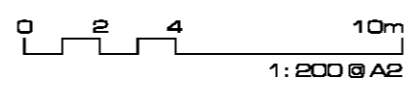
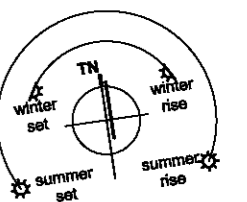
- driveway & parking
- paved area
- client outdoor area
- staff outdoor area

area counts

location	area sq m
Total Enclosed Floor Area	242.8 sq m
Carport	47.6 sq m
Driveway	30.9 sq m
Hard Landscaped Area	41.6 sq m
Soft Landscaped Area	194.5 sq m
Total Site	557.4 sq m

unit sizes schedule

Number	Type	Area
COMMUNAL		
U01	2B - platinum	125 sq m
U02	2B - platinum	108 sq m
U03	2B - platinum	116 sq m



SITE PLAN

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

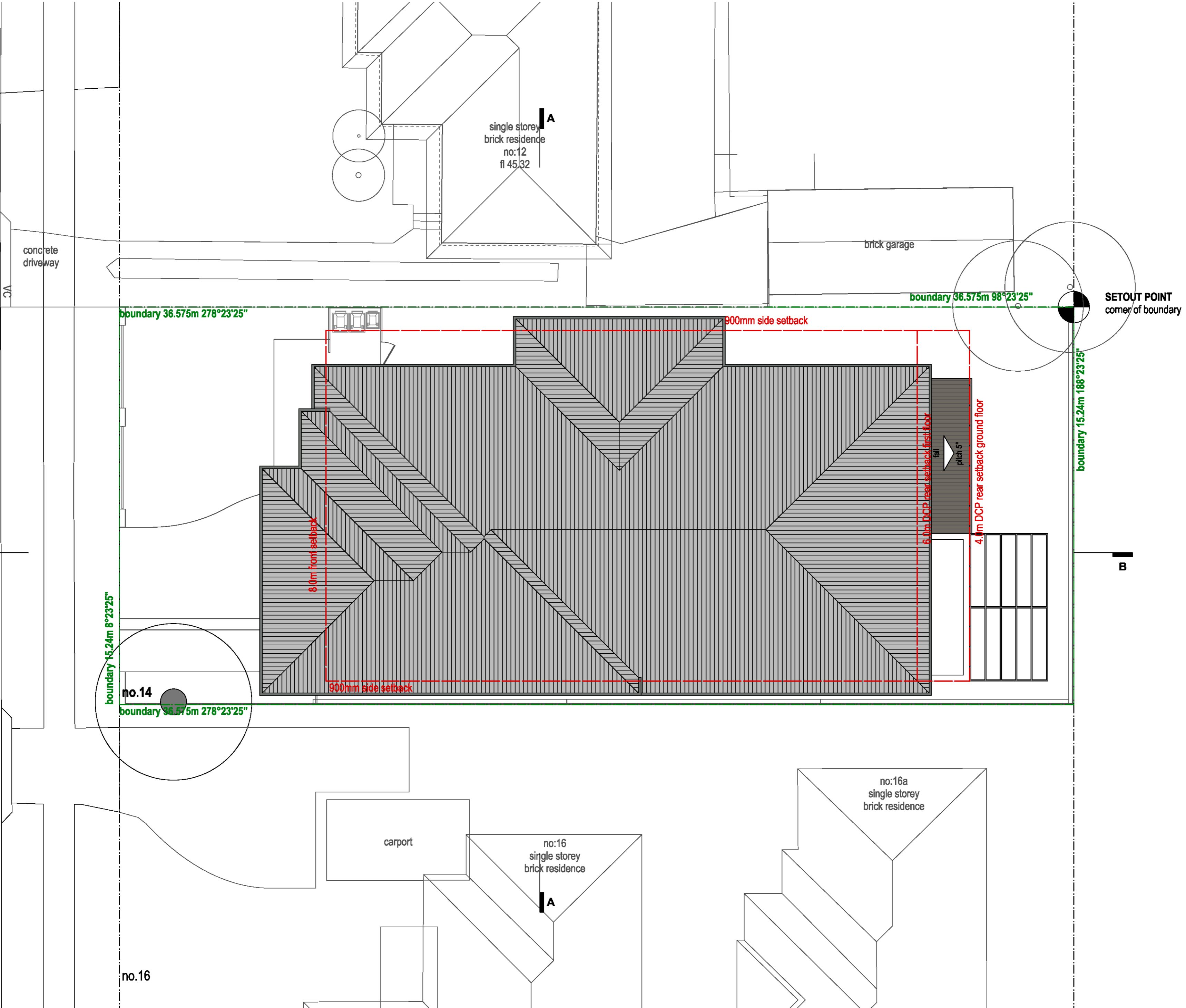
project number	1810	drawing number	DA03	rev.	A
date	30/08/18 Development Application				

KENNEDY ASSOCIATES ARCHITECTS

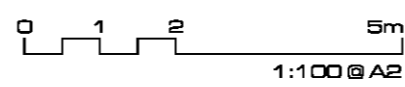
level 3 / 1 booth street, annandale 2038
 nominated architect - anthony nolan - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477

site legend
 --- boundary
 --- setback

manning street



KENNEDY ASSOCIATES ARCHITECTS
 level 3 / 1 booth street, annandale 2038
 nominated architect - anthony noian - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477
 Document Set ID: 8369903
 Version: 1, Version Date: 06/09/2018

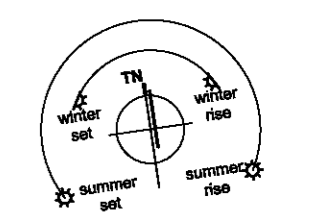


ROOF PLAN

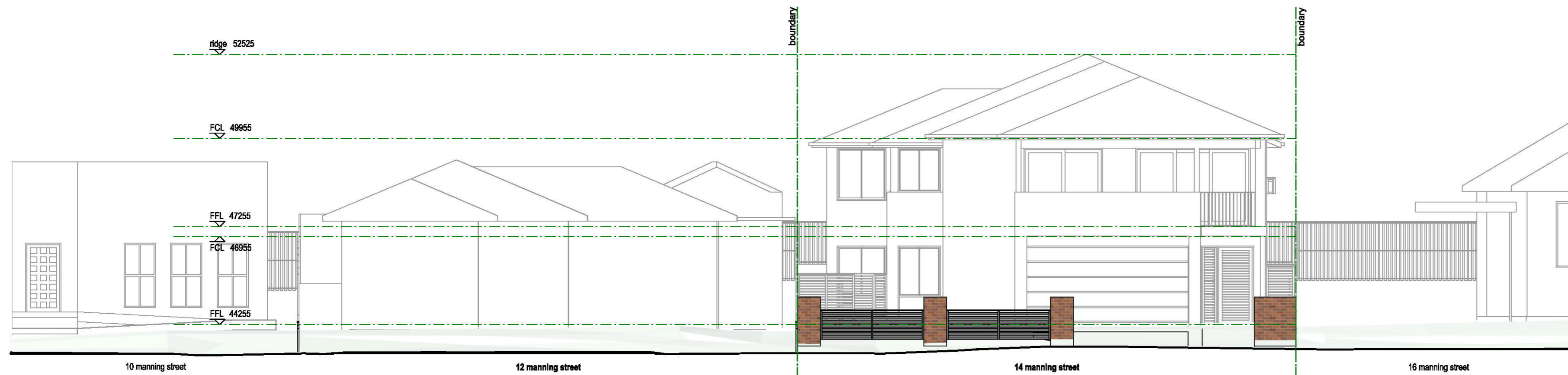
Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

unit sizes schedule

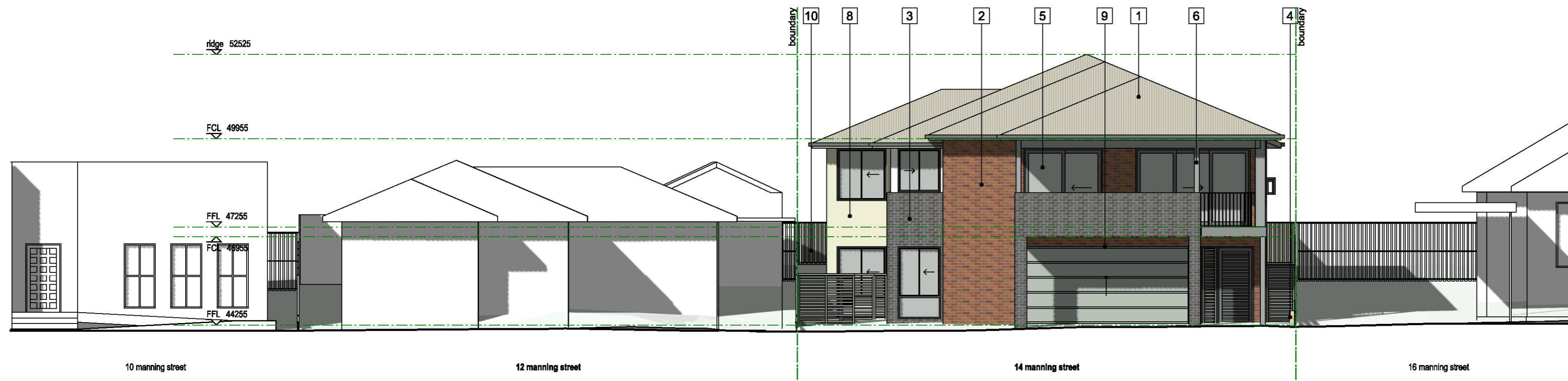
Number	Type	Area
COMMUNAL		63 sq m
U01	2B - platinum	125 sq m
U02	2B - platinum	108 sq m
U03	2B - platinum	116 sq m



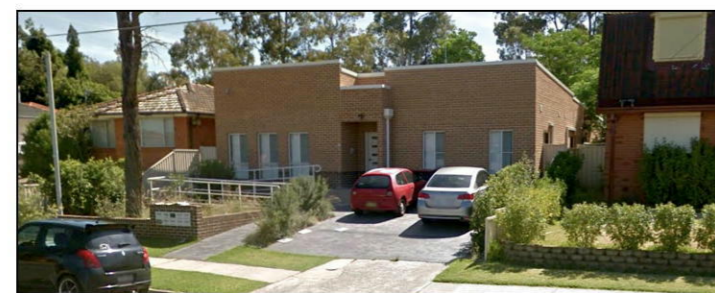
project number	1819	1819 - no 14 180830 FL.dwg
drawing number	DA06	rev.
date	30/08/18	Development Application



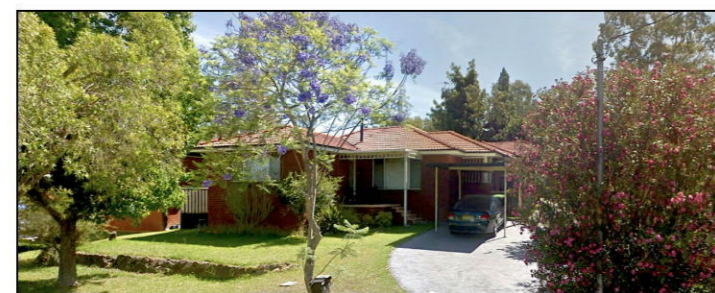
manning street elevation



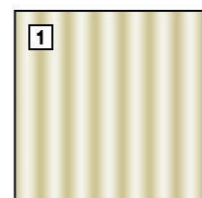
west elevation



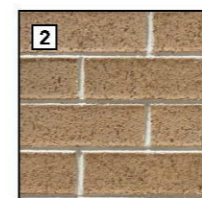
10 manning street
(northern neighbours to site)



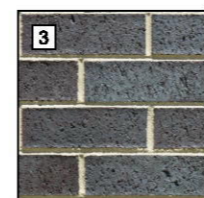
18 manning street
(southern neighbours to site)



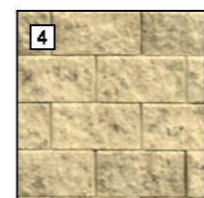
1
roof:
Colorbond
Custom Orb metal roof
sheeting
Colour: Galactic



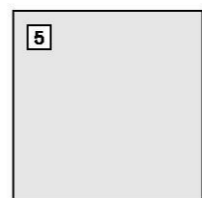
2
facebrick 1:
PGH Bricks & Pavers
Velour - Pearl Grey
Off-white mortar with
ironed joints



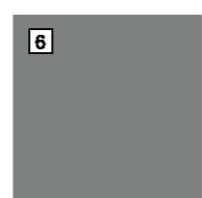
3
facebrick 2:
PGH bricks, Metallic -
Blue Steel Flash,
Off-white mortar with
ironed joints



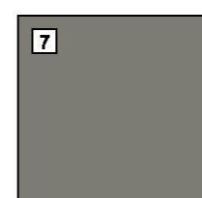
4
retaining wall:
Adfri Masonry
Versawal Block
Colour: Oatmeal



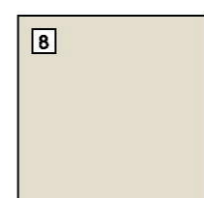
5
windows & glazed
doors: Trend
powder-coated
aluminium windows
Finish: Matt
Colour: Basalt



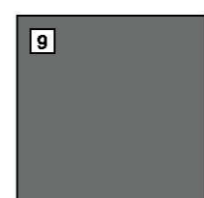
6
render, window frames,
gutters,
screening/fencing 1 &
timber posts:
Colorbond
Basalt



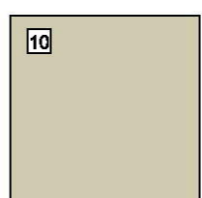
7
downpipes & fascia &
bargeboard:
Colorbond
Wallaby



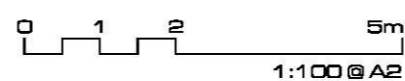
8
render & balustrade:
Dulux Ecru Half
P15D1H



9
garage door:
B&D Panelift door
Finish/Pattern: Nullarbor
Texture
Colour: Basalt



10
screening/fencing 2:
Colorbond
Paperbark



ELEVATION 01

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA07	rev.
date	30/08/18	Development Application

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annandale 2038
nominated architect - anthony nolan - registration no. 6773
p + 61 2 9557 6466 f + 61 2 9557 6477

Document Set ID: 8369903
Version: 1, Version Date: 06/09/2018



north elevation



16 manning street

14 manning street

12 manning street

10 manning street



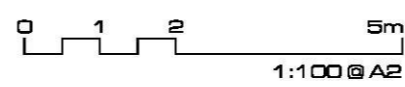
south elevation

kingswood public school

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annandale 2038
 nominated architect - anthony nolan - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477

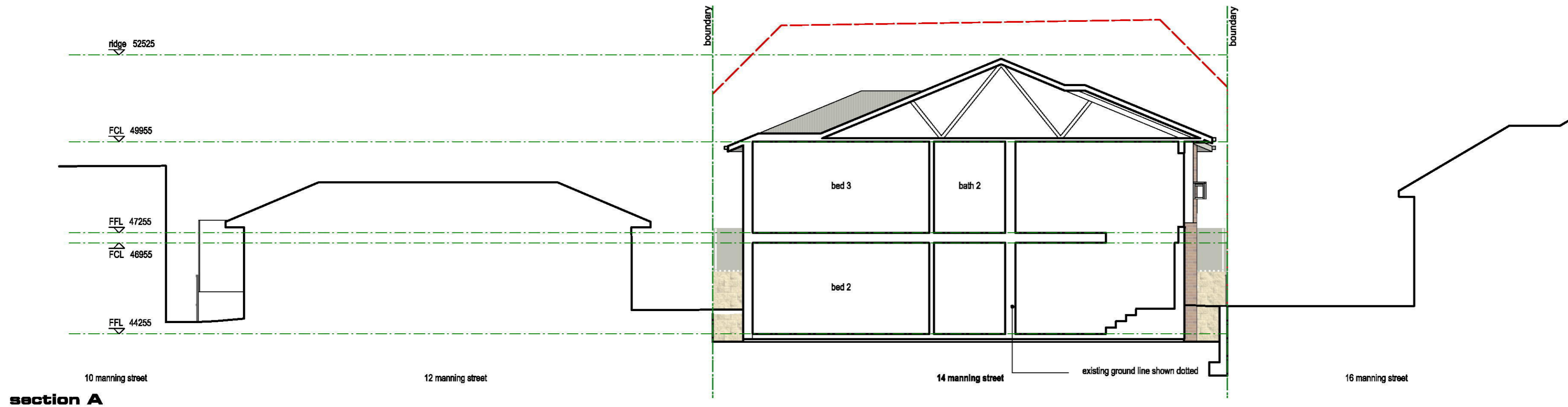
Document Set ID: 8369903
 Version: 1, Version Date: 06/09/2018



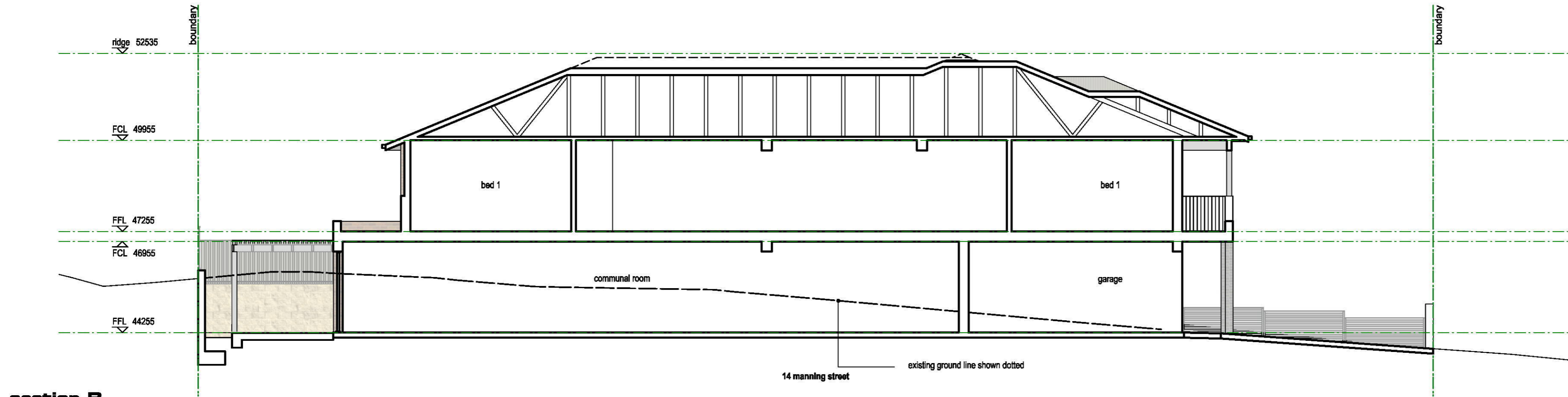
ELEVATION 02

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

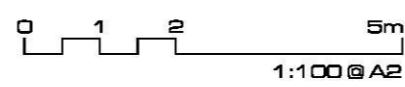
project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA08	rev. A
date	30/08/18	Development Application



section A



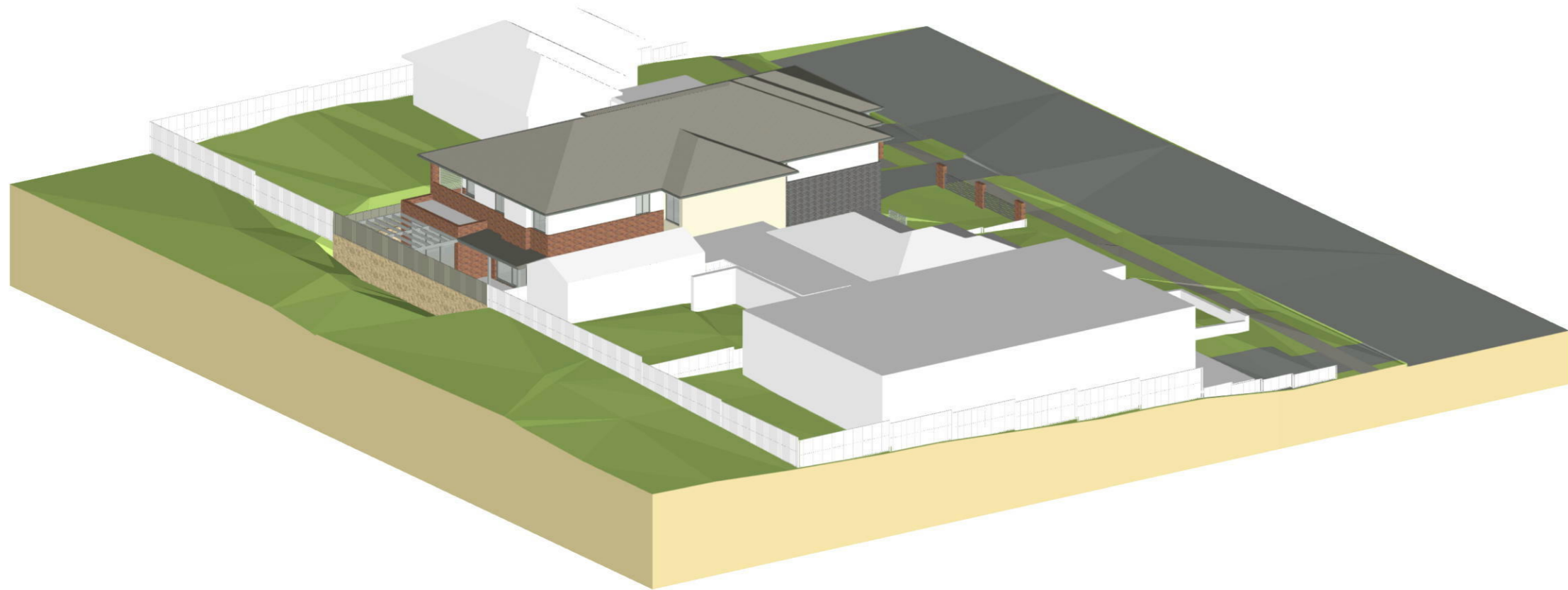
section B



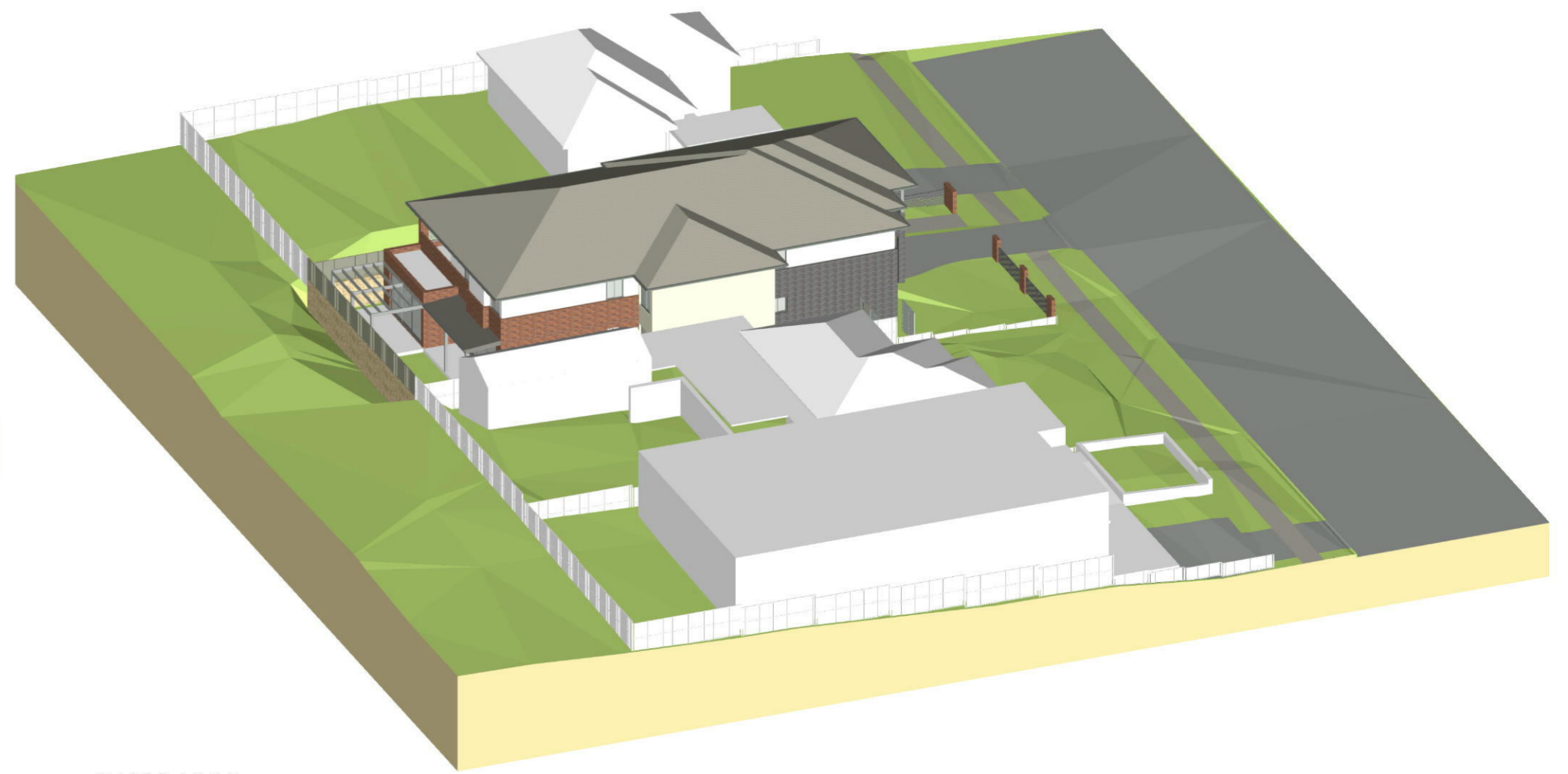
SECTION

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

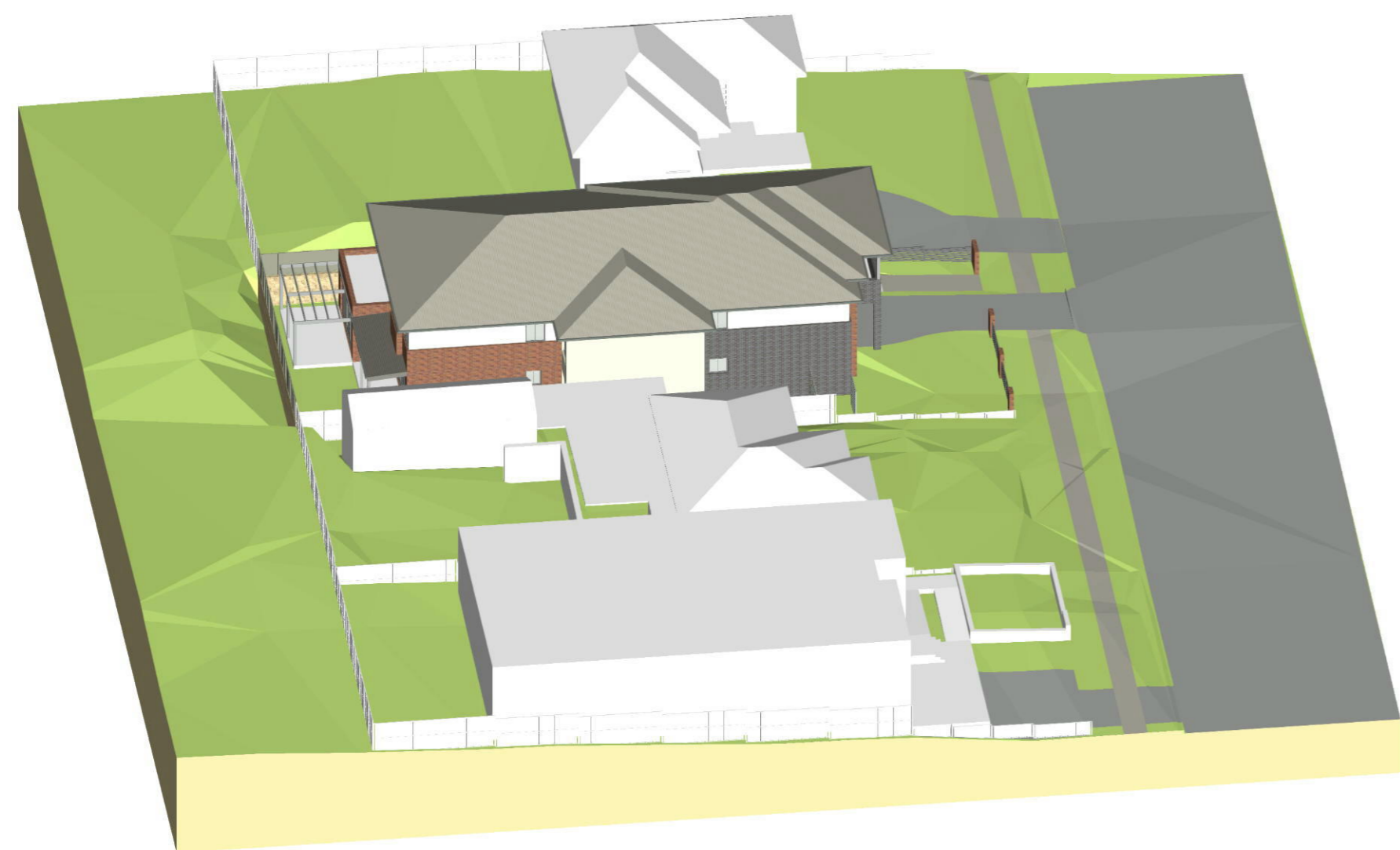
project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA09	drawing number rev.
date	30/08/18	Development Application



09:00AM



10:00AM



11:00AM



12:00PM

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annandale 2038
 nominated architect - anthony nolan - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477

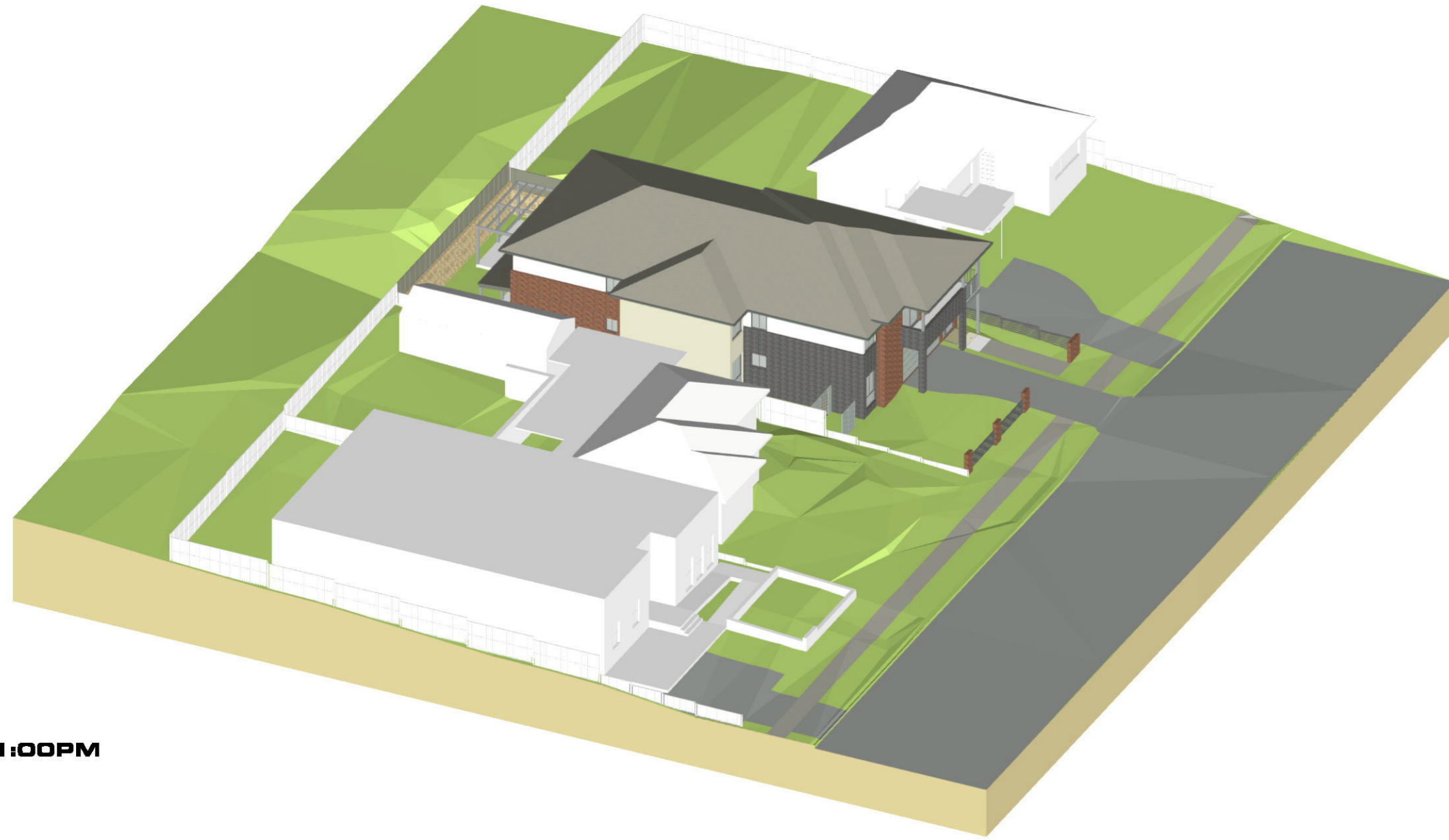
Document Set ID: 8369903
 Version: 1, Version Date: 06/09/2018



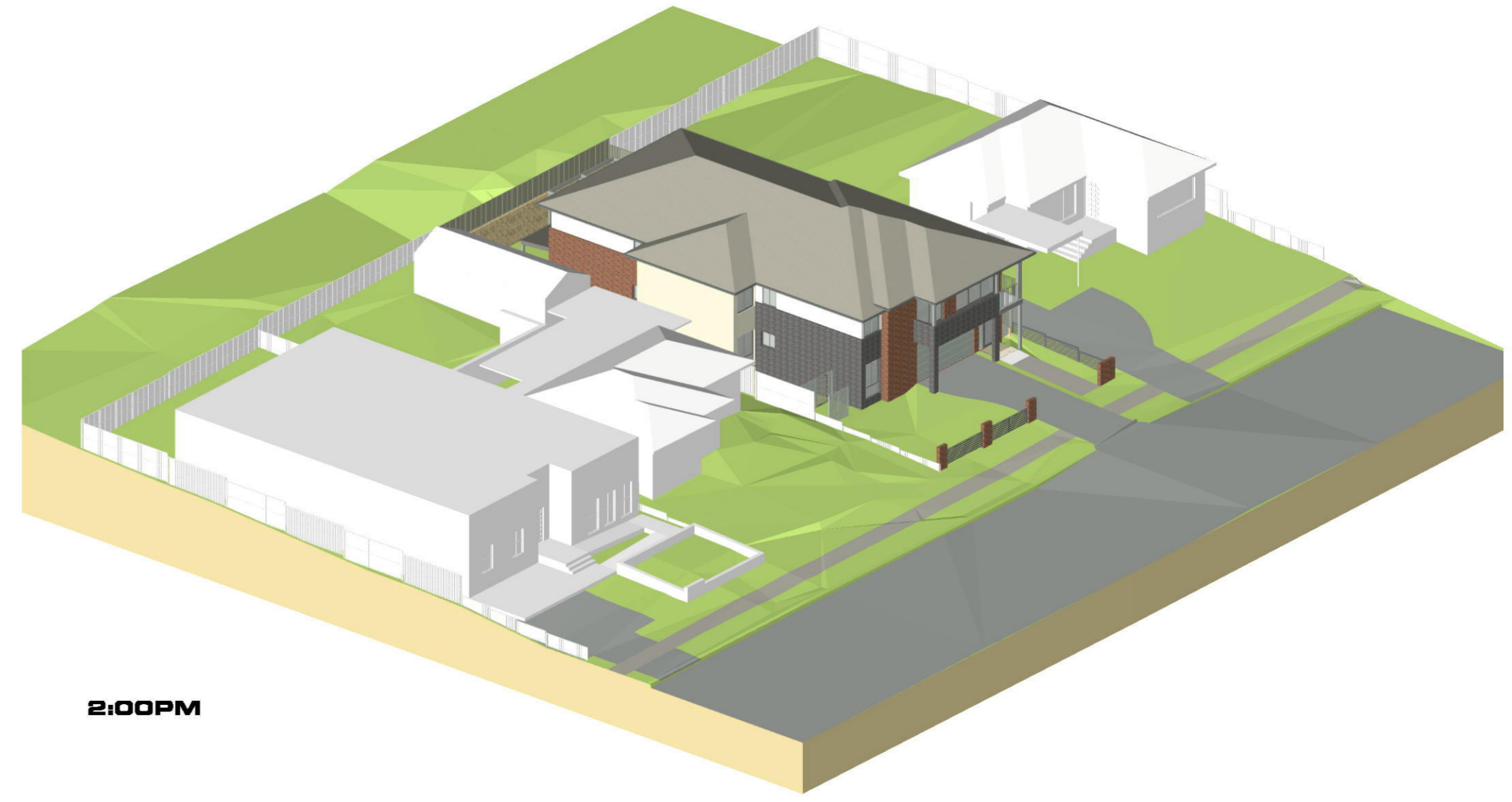
**VIEWS FROM SUN - 21st
 June**

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

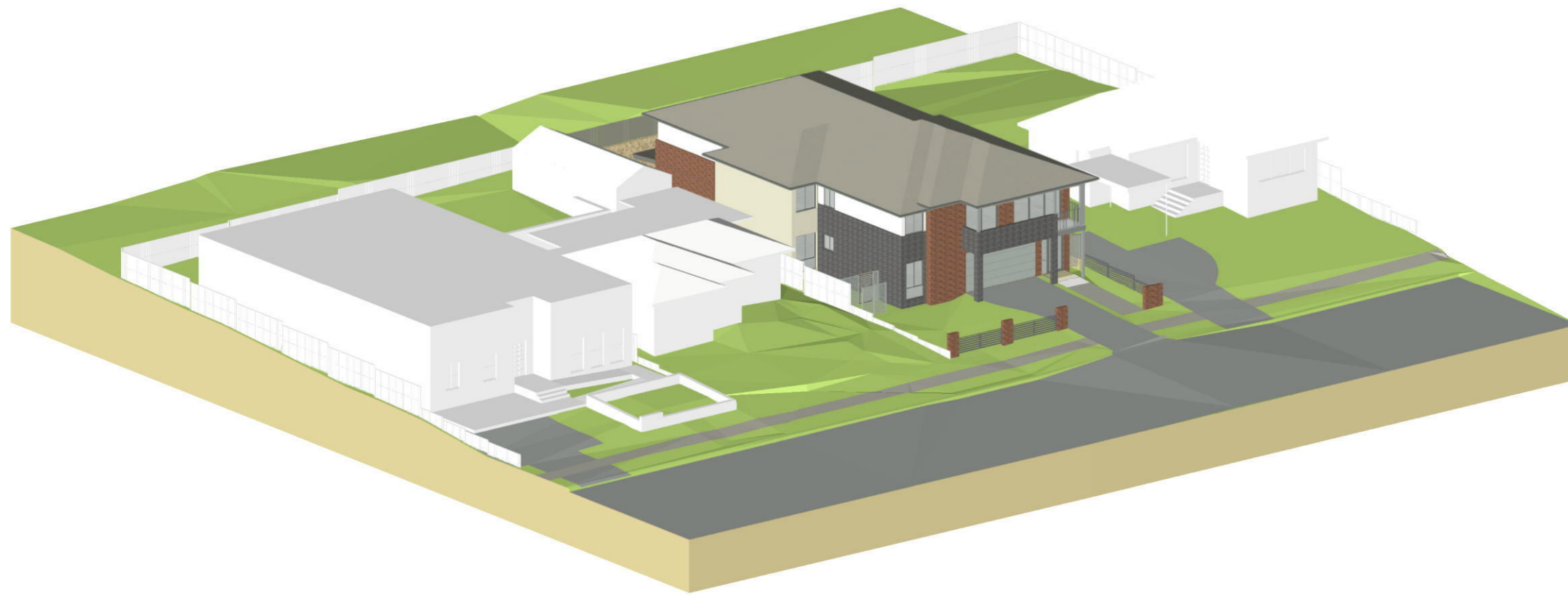
project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA10	rev.
date	30/08/18	Development Application



1:00PM



2:00PM

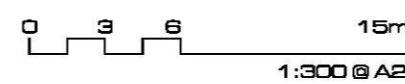


3:00PM

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annendale 2038
 nominated architect - anthony nolan - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477

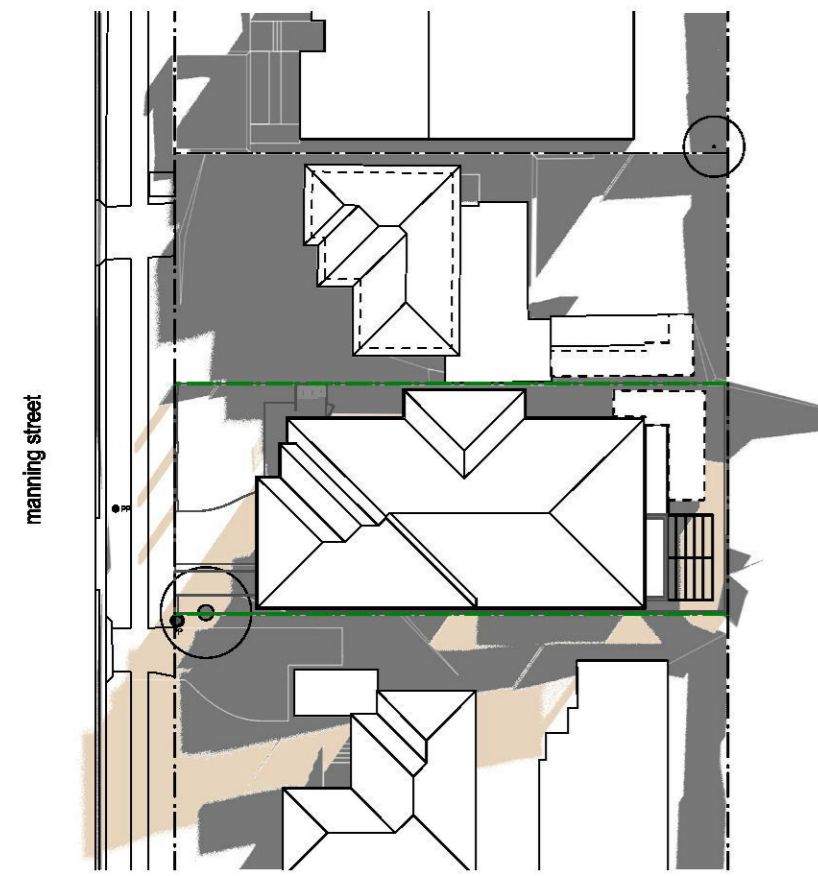
Document Set ID: 8369903
 Version: 1, Version Date: 06/09/2018



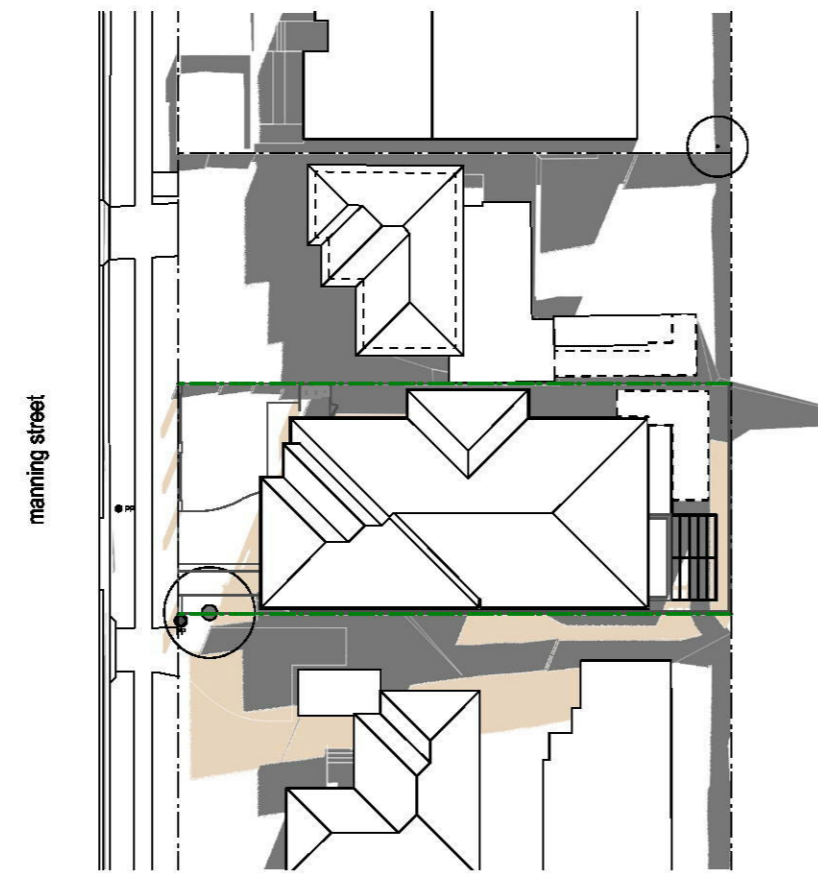
**VIEWS FROM SUN - 21st
 June**

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

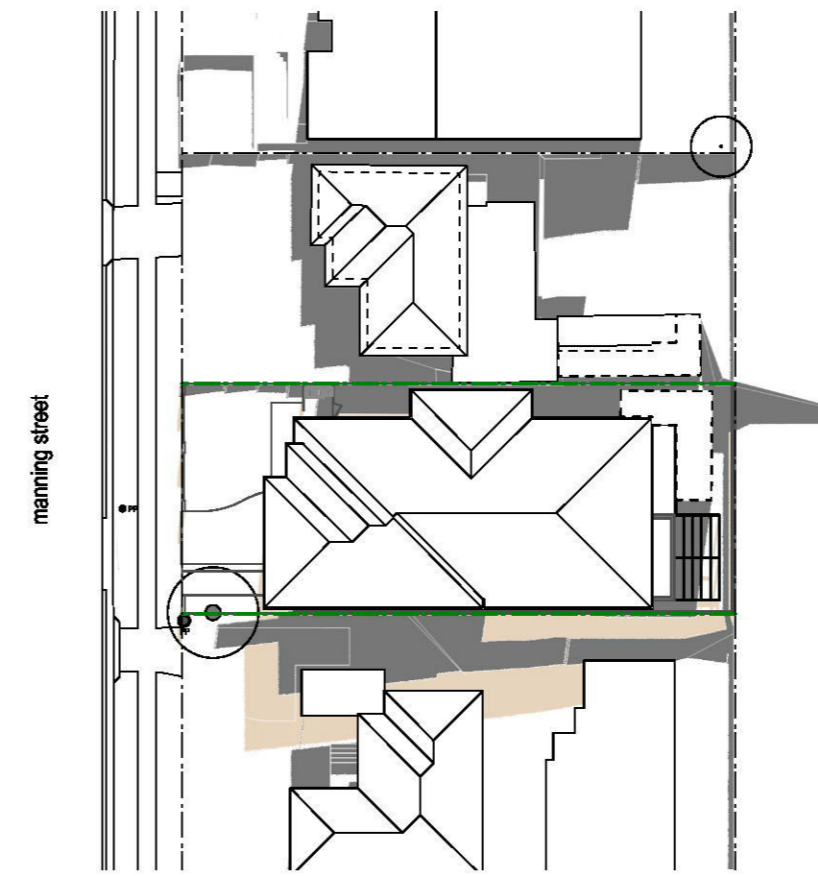
project number	1810	1810 - no 14 180830 FJ.wvx
drawing number	DA11	rev.
date	30/08/18	Development Application



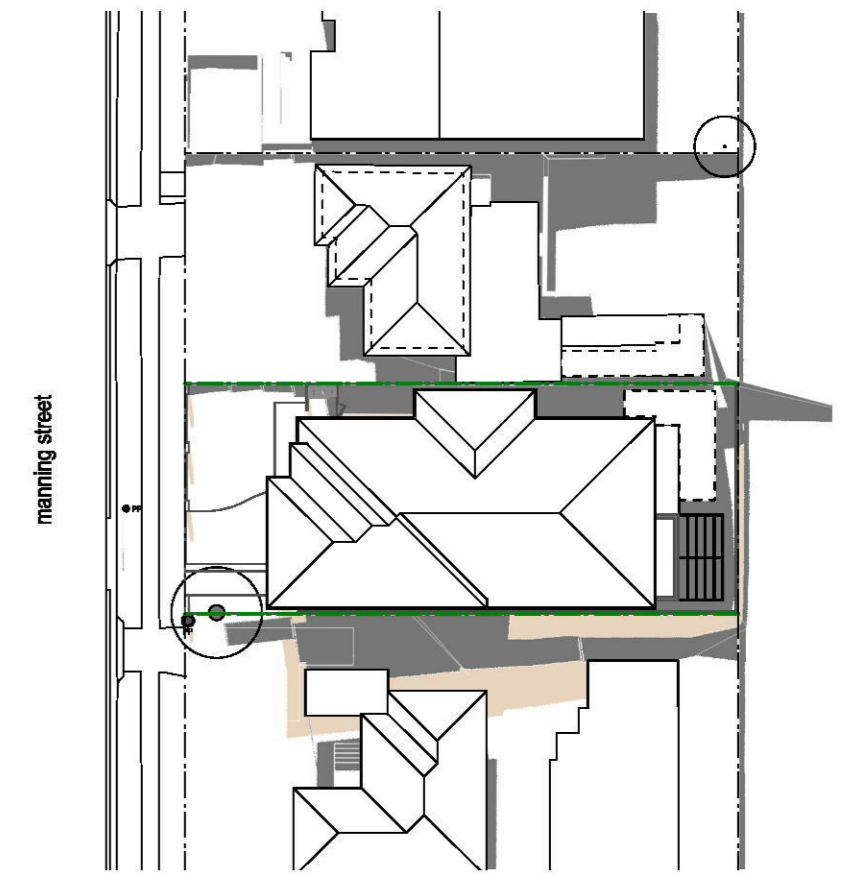
09:00AM



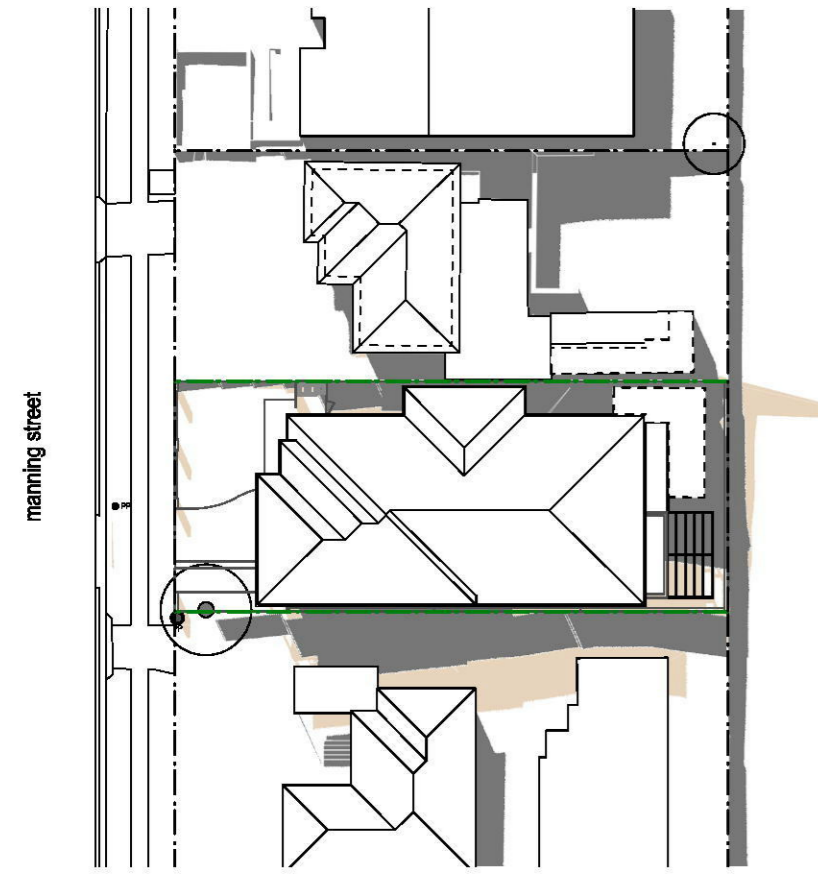
10:00AM



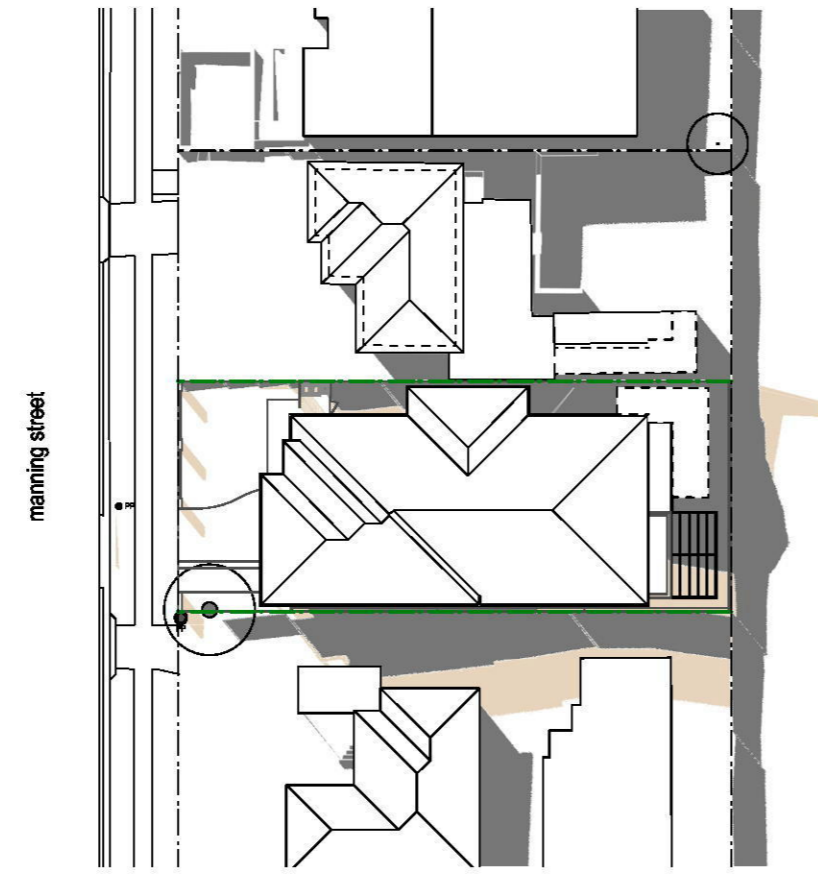
11:00AM



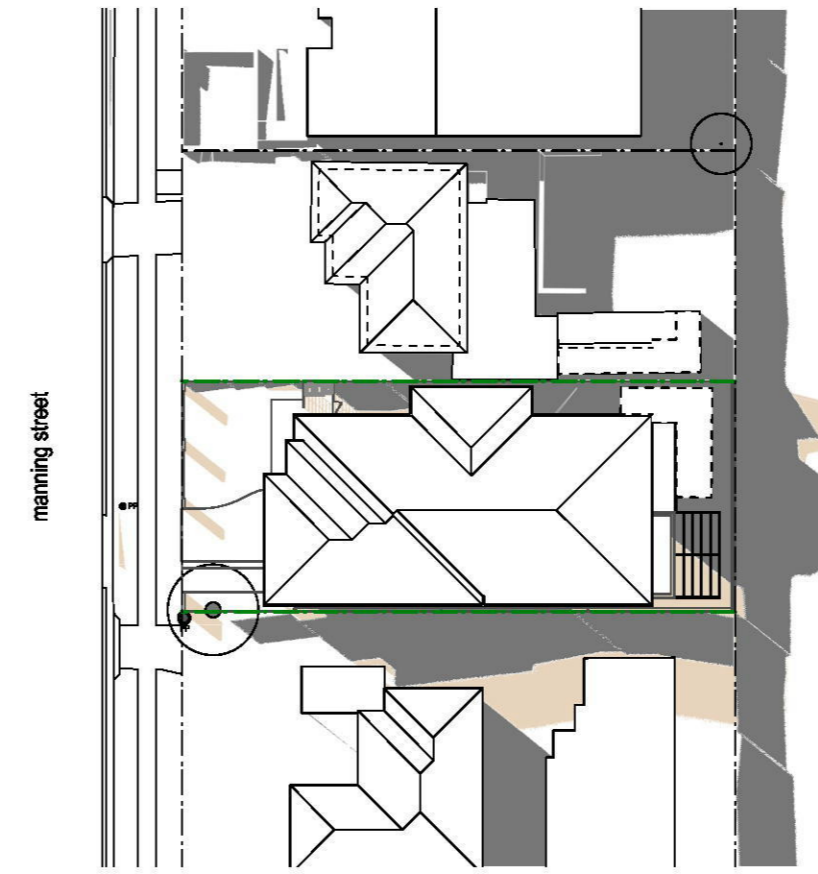
12:00PM



1:00PM

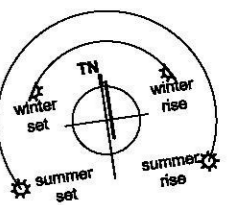


2:00PM



3:00PM

shadows cast by proposed development
 shadows cast by existing buildings & fences
legend



KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street, annandale 2038
 nominated architect - anthony nolan - registration no. 6773
 p + 61 2 9557 6466 f + 61 2 9557 6477

Document Set ID: 8369903
 Version: 1, Version Date: 06/09/2018

**SHADOW DIAGRAMS - 21st
 June**

Specialist disability accommodation at:
14 Manning Street, KINGSWOOD

project number	1810	drawing number	DA12	rev.	A
date	30/08/18 Development Application				

1810 - no 14 180830 FJ.wvx