

ALTERATION & ADDITIONS
28a Cliff Street Manly

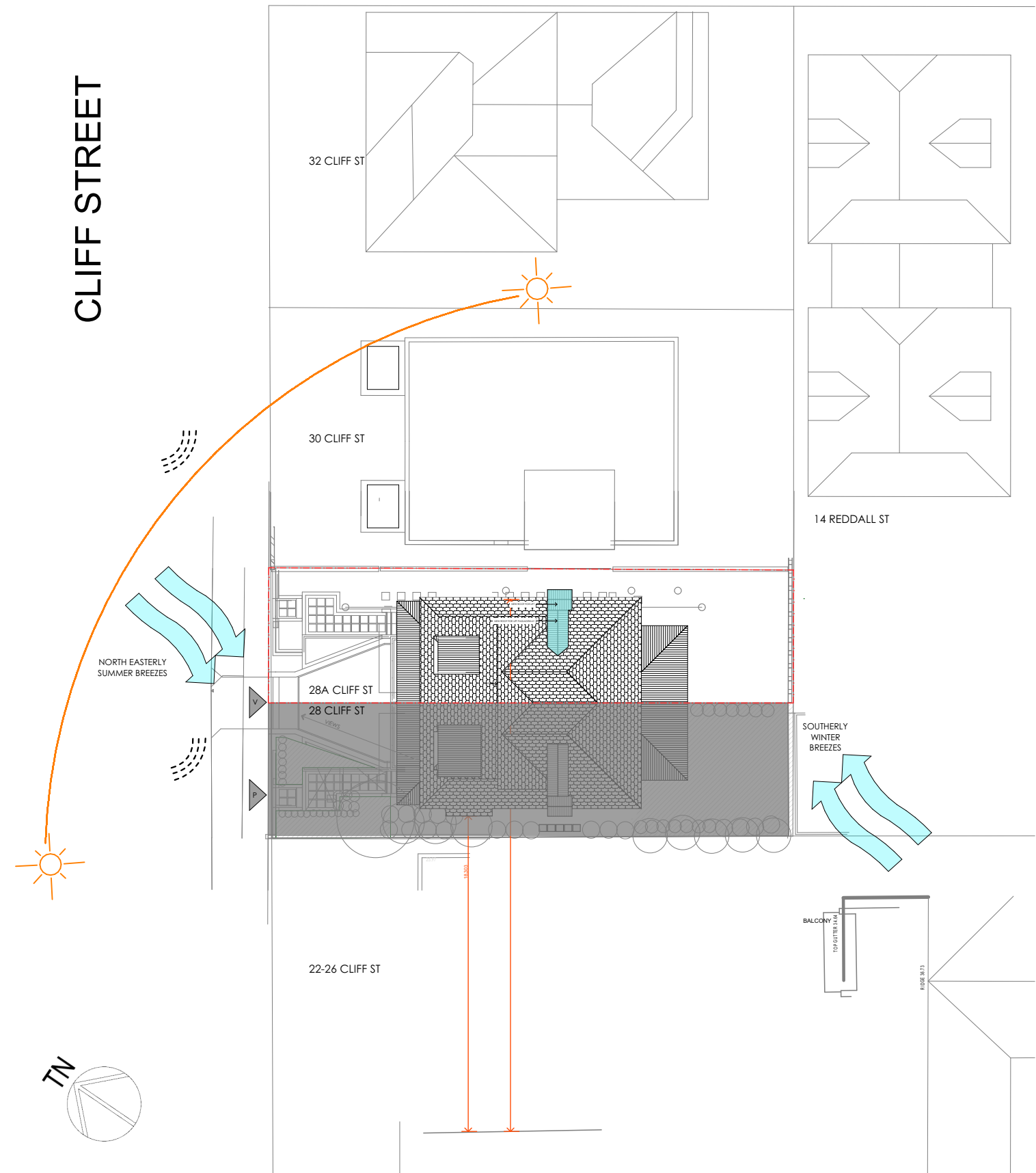
DRAWING LIST
DWG NO. DRAWING NAME

DA00	LOCATION & SITE ANALYSIS
DA01	BASEMENT
DA02	GROUND
DA03	FIRST
DA04	ATTIC
DA05	ROOF & SITE PLAN
DA06	NORTH ELEVATION
DA07	SOUTH ELEVATION
DA08	WEST ELEVATION
DA09	SECTION AA
DA10	SECTION BB

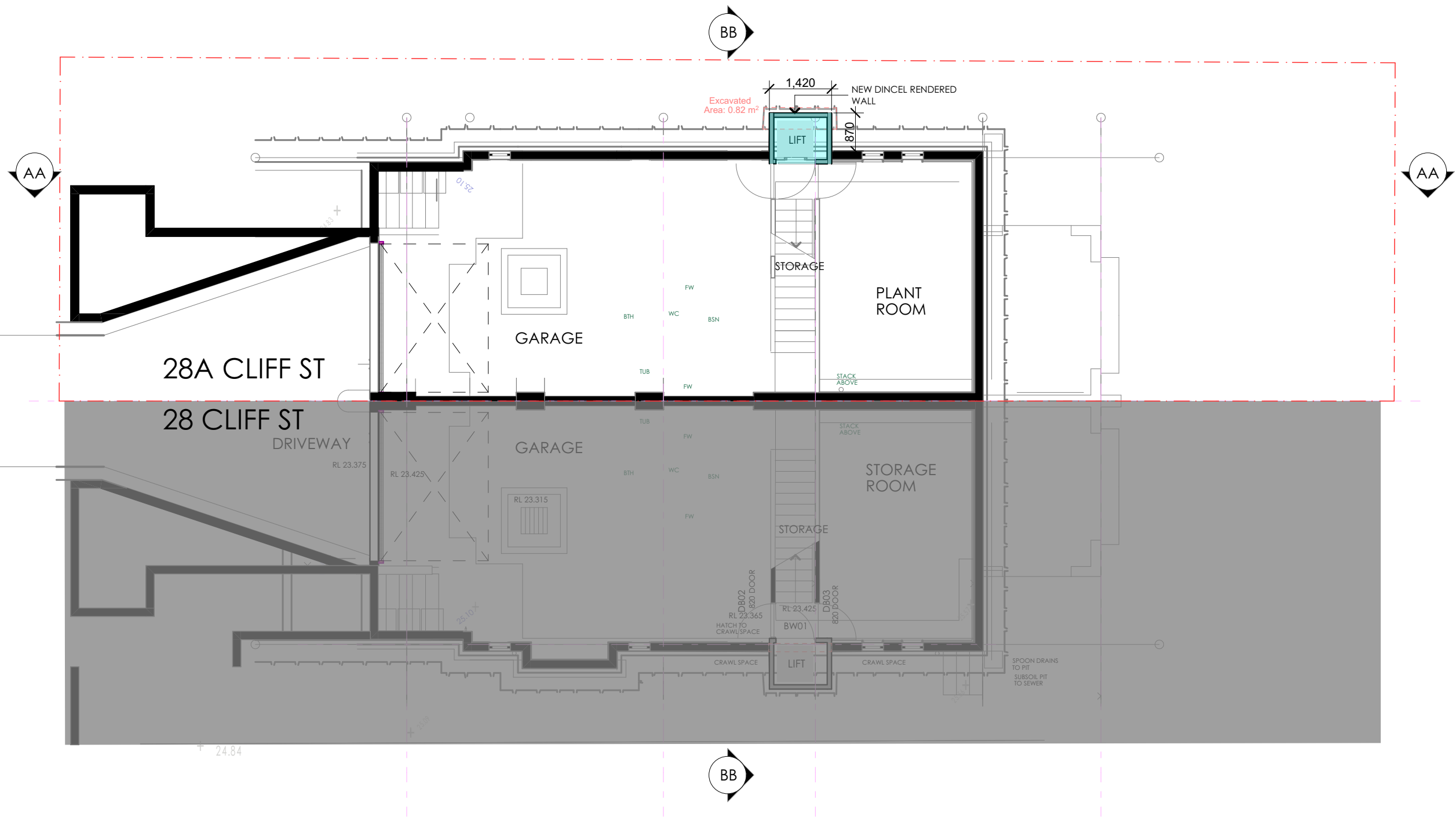
C01	GFA COMPLIANCE DIAGRAM
C02	OPEN SPACE CALCULATIONS
C03	SHADOW DIAGRAMS 1
C04	SHADOW DIAGRAMS 2
C05	FINISHES SCHEDULE
C06	NOTIFICATION PLAN
C07	SEDIMENT EROSION PLAN

BASIX COMMITMENTS & PERFORMANCE DATA

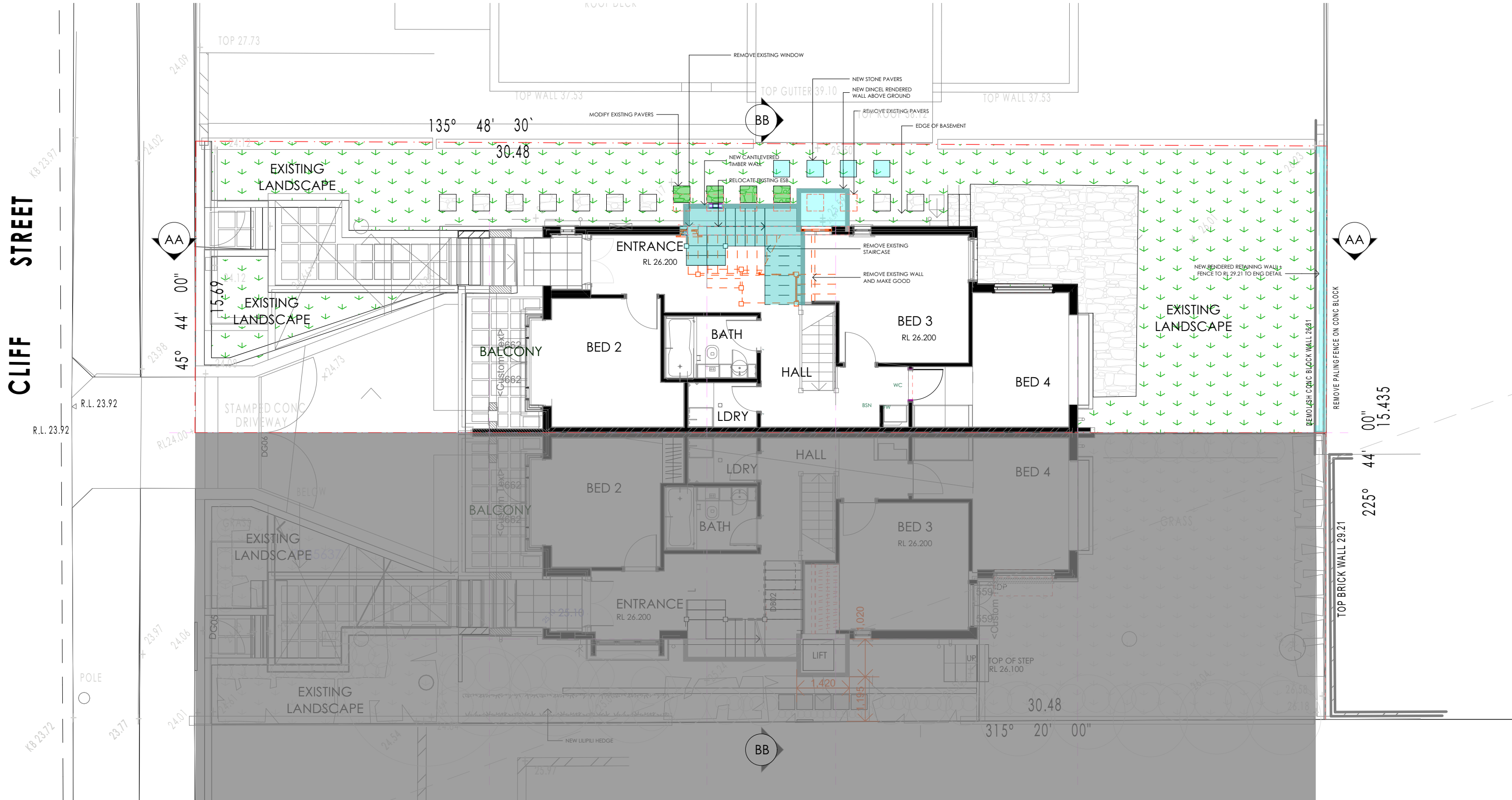
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																												
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓																												
Construction																															
Insulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7)</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building:</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: concrete panel/ plasterboard (concrete: 150 mm)</td><td>R1.39 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	N/A	floor above existing dwelling or building:	nil	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: concrete panel/ plasterboard (concrete: 150 mm)	R1.39 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)													
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Glazing requirements																															
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓																												
Windows and glazed doors glazing requirements <table><tr><th>Window/door number</th><th>Orientation</th><th>Area of glass including frame (m2)</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>W1</td><td>NW</td><td>0.52</td><td>1</td><td>2.5</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W2</td><td>NE</td><td>0.4</td><td>4.7</td><td>3.2</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W3</td><td>NE</td><td>0.4</td><td>7.7</td><td>3.2</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>	Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	W1	NW	0.52	1	2.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W2	NE	0.4	4.7	3.2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W3	NE	0.4	7.7	3.2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
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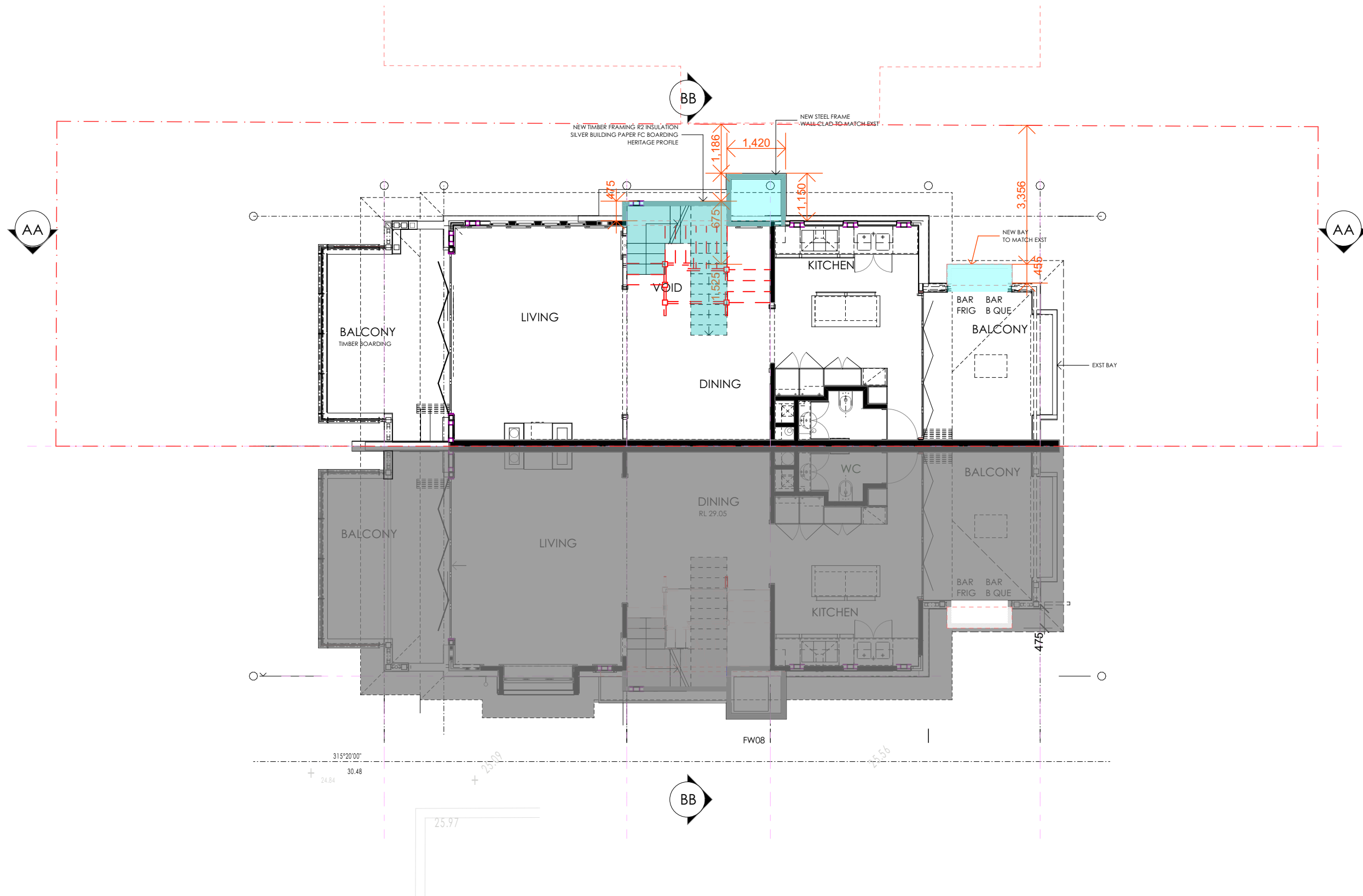
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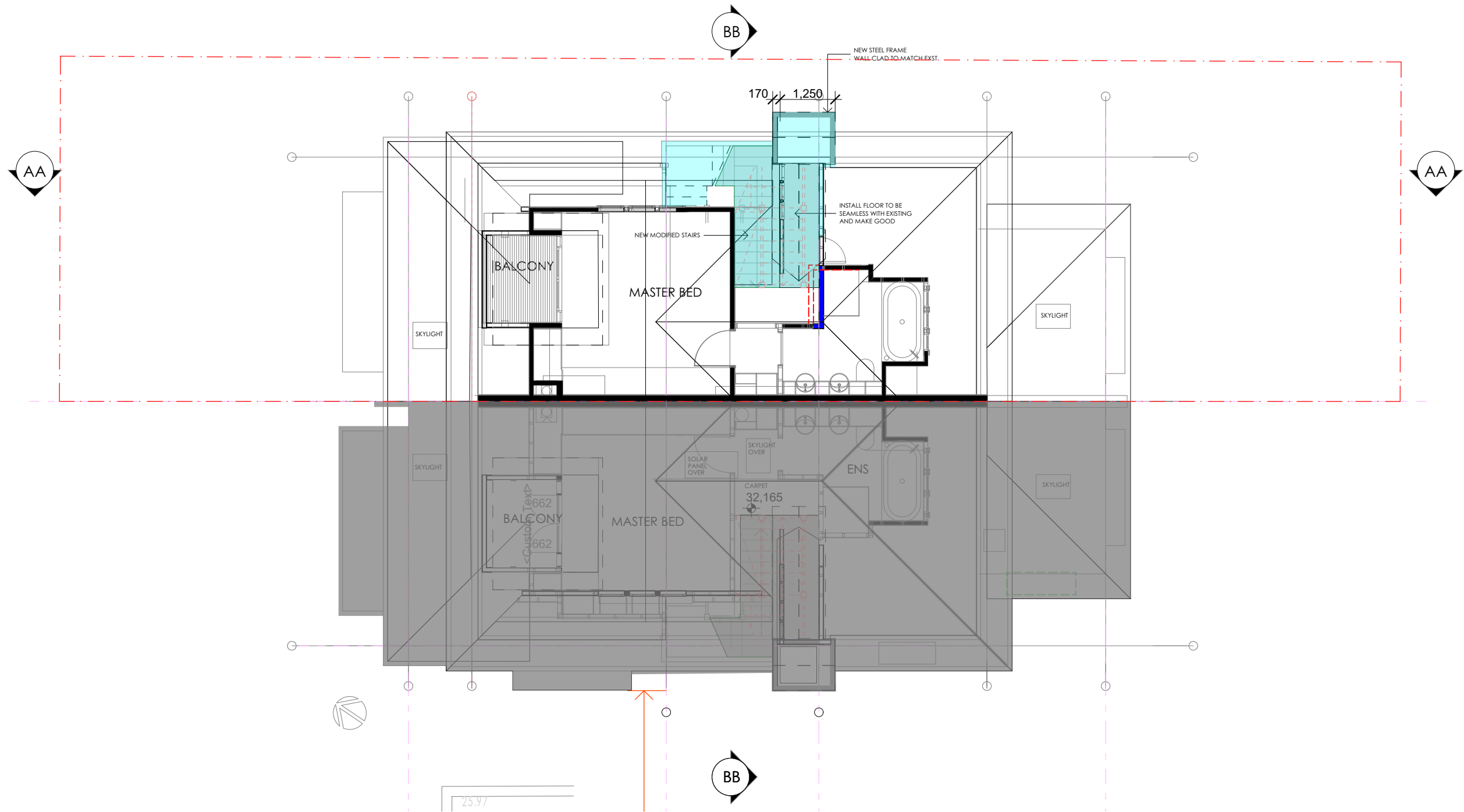
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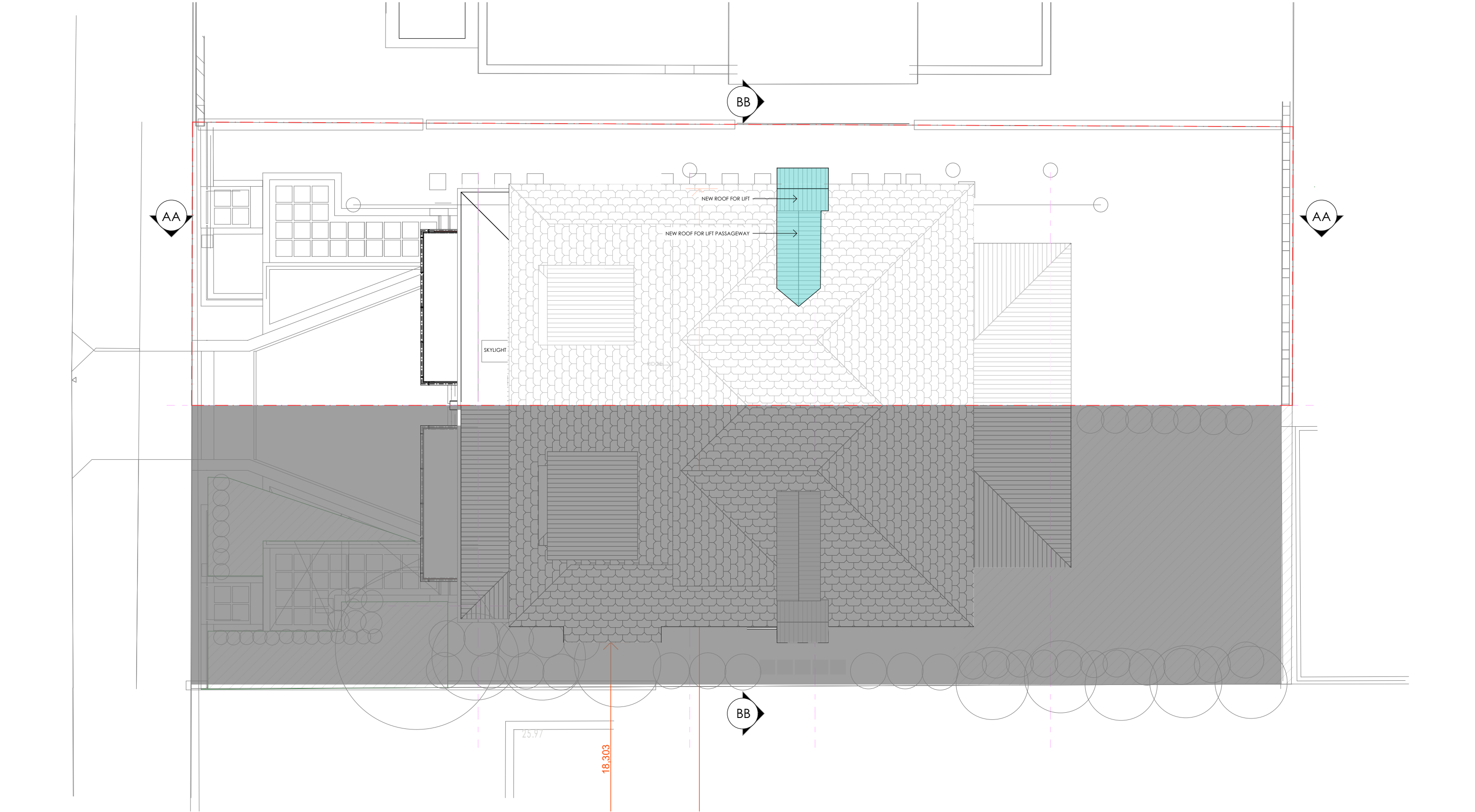
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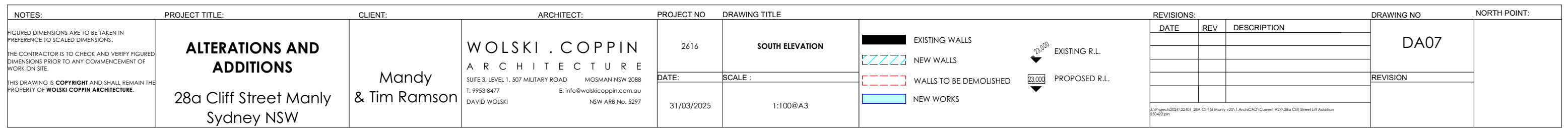
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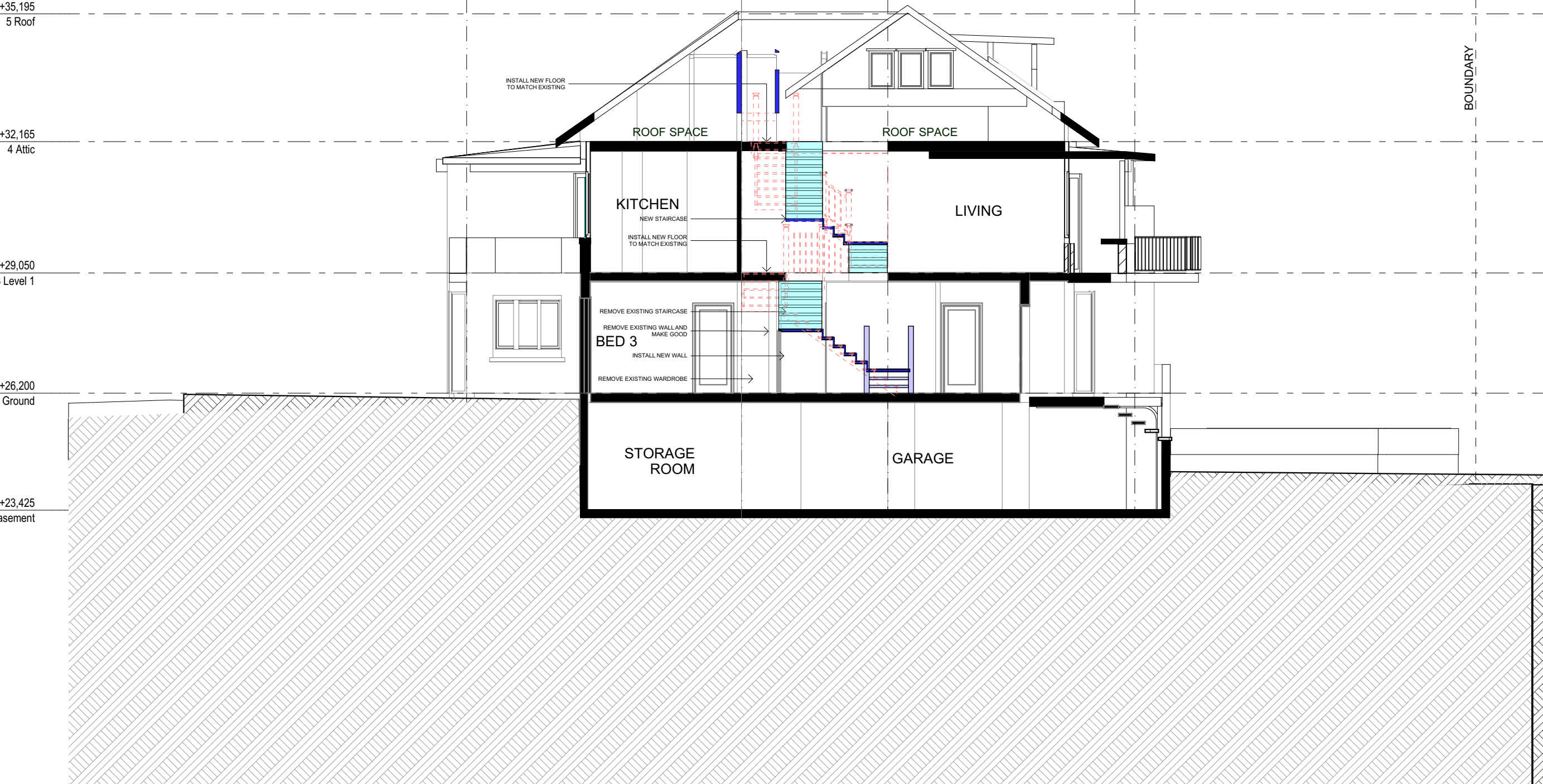
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						DESCRIPTION		
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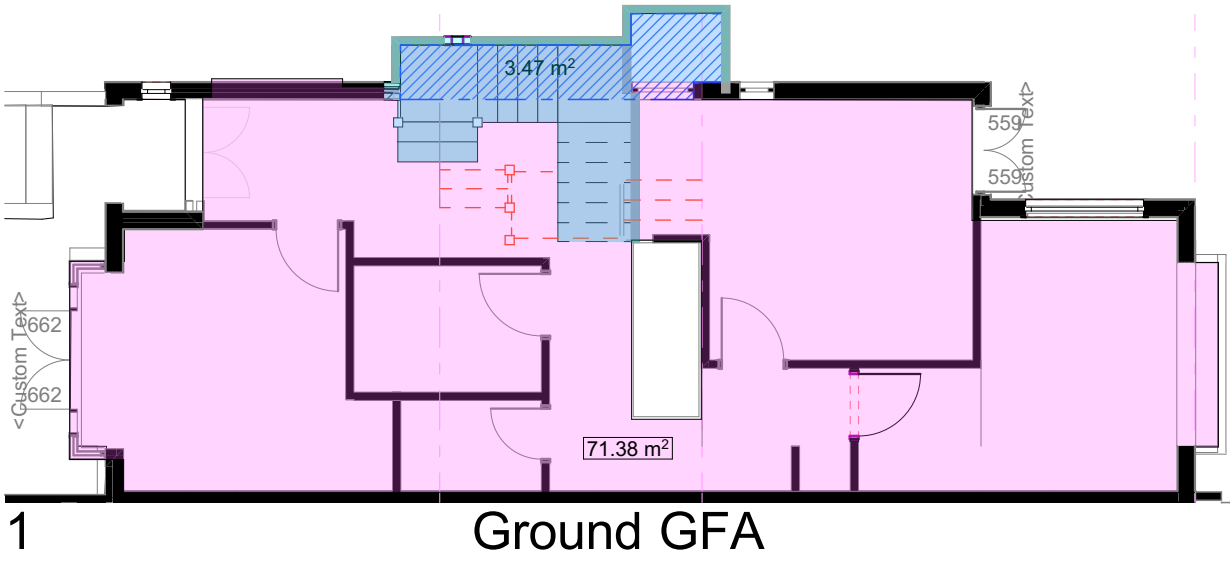
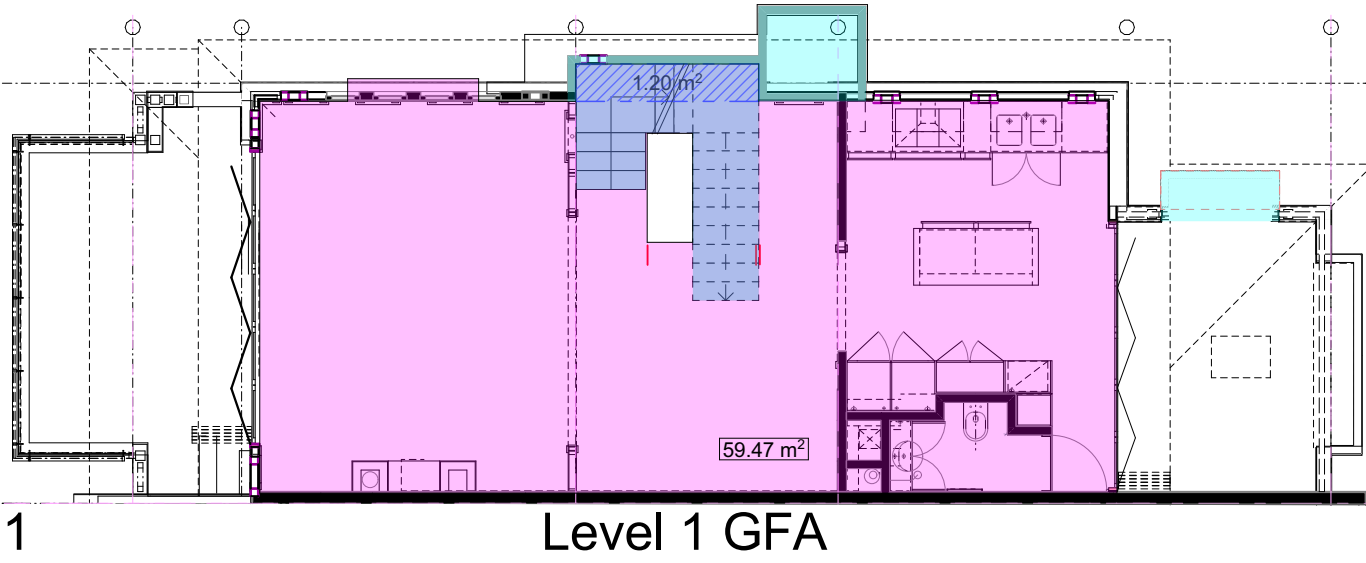
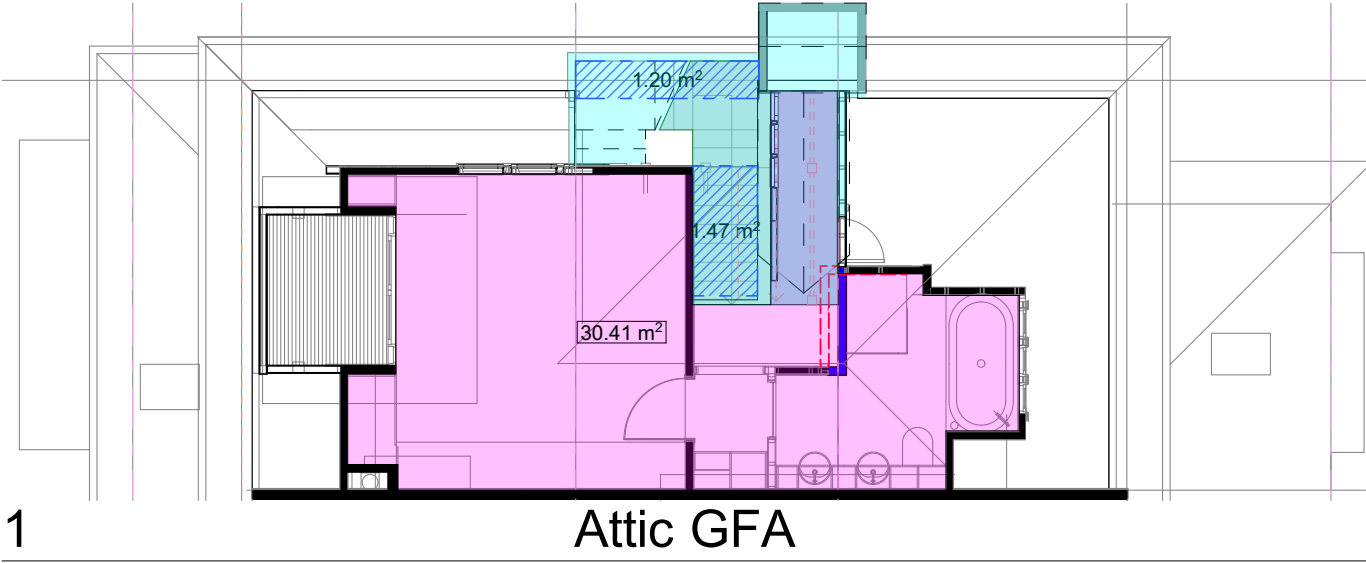
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							DATE	REV	DESCRIPTION		



28 CLIFF S



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						 NEW WALLS					PROPOSED R.L.
						 WALLS TO BE DEMOLISHED					
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GROSS FLOOR AREA CALCULATIONS

Site Area:		237m²	
	Council Required	Existing	Proposed area
Ground		68m²	71.4m²
Level 1		58.3m²	59.5m²
Attic		29m²	30.4m²
TOTAL FLOOR SPACE	(FSR 0.6:1) = 142.2m²	155.3m² (0.65.5:1)	161.3m² (0.68:1)

NOTES:

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PROJECT TITLE:

ALTERATIONS AND ADDITIONS
28a Cliff Street Manly
Sydney NSW

CLIENT:

Mandy
& Tim Ramson

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ARB No. 5297

PROJECT NO

2616

DATE:

17/03/2025

DRAWING TITLE

GFA COMPLIANCE DIAGRAMS

SCALE :

1:100
@A3

EXISTING BUILDING FOOTPRINT

EXTENT OF NEW FLOOR SPACE OVERLAPPING WITH EXISTING

EXTENT OF NEW WORKS

EXTENT OF NEW ADDITIONAL FLOOR SPACE

REVISIONS:

DATE	REV	DESCRIPTION

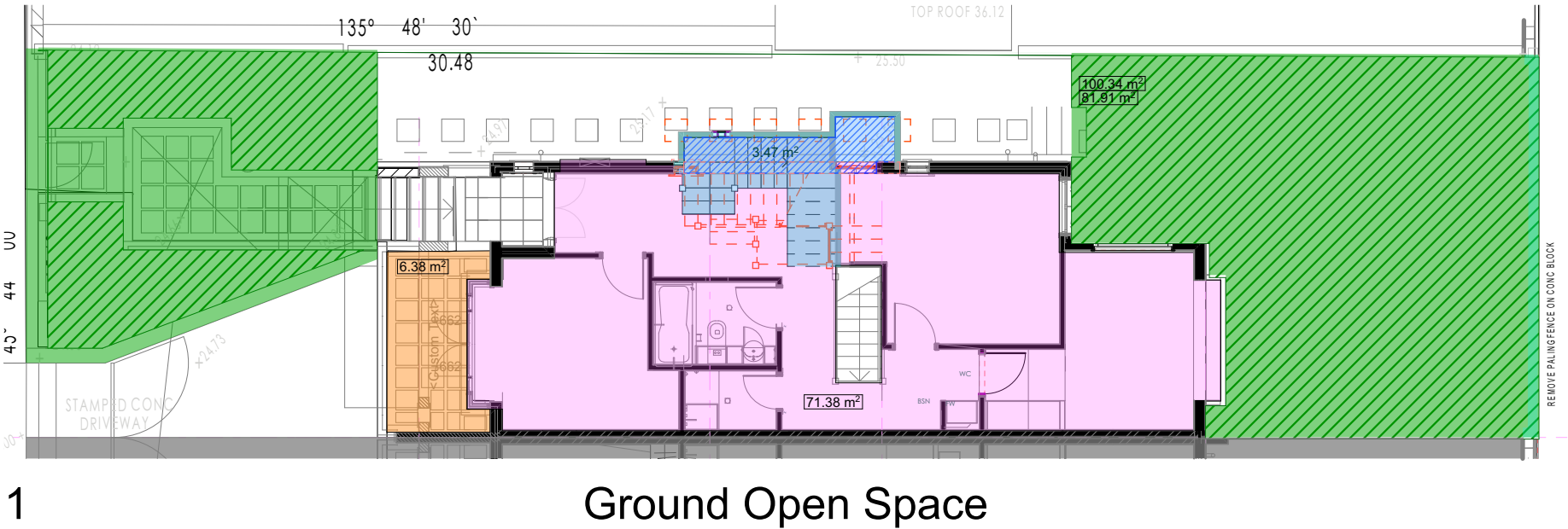
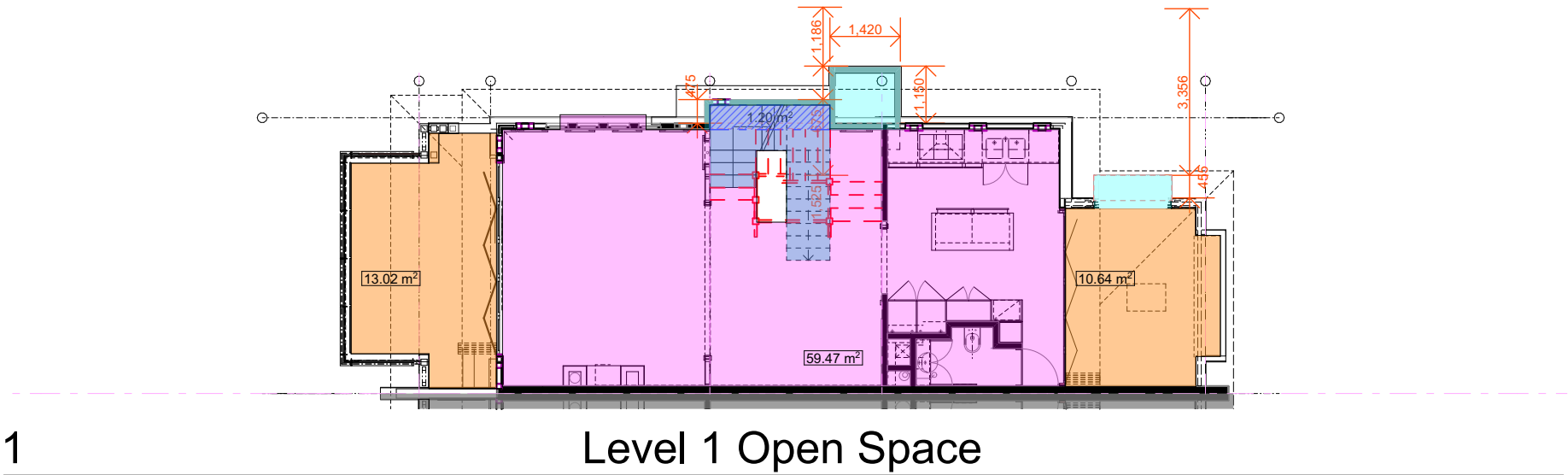
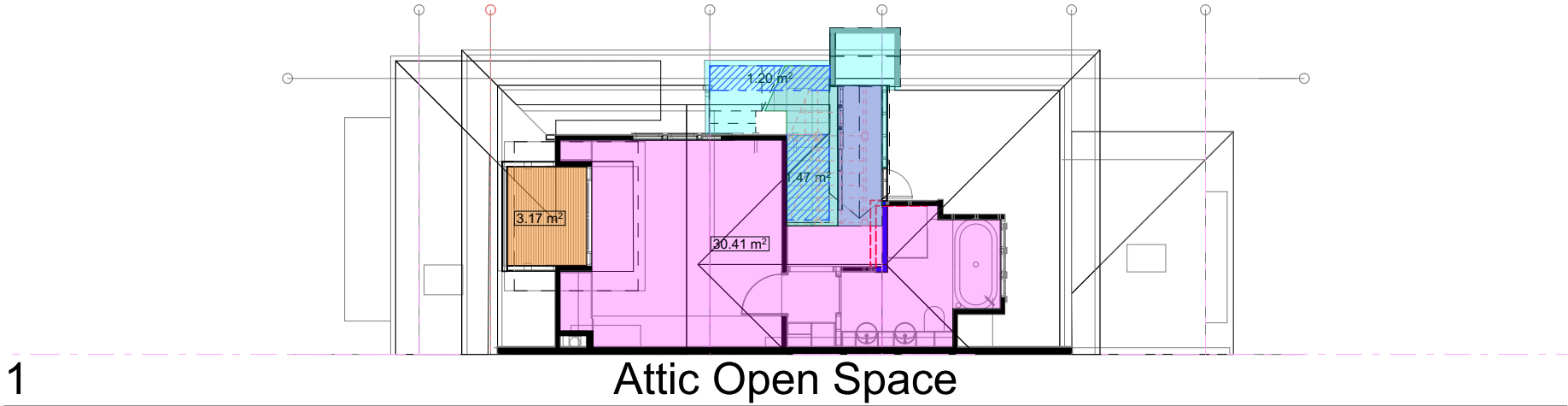
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DRAWING NO

C01

REVISION

NORTH POINT:



Site Area:

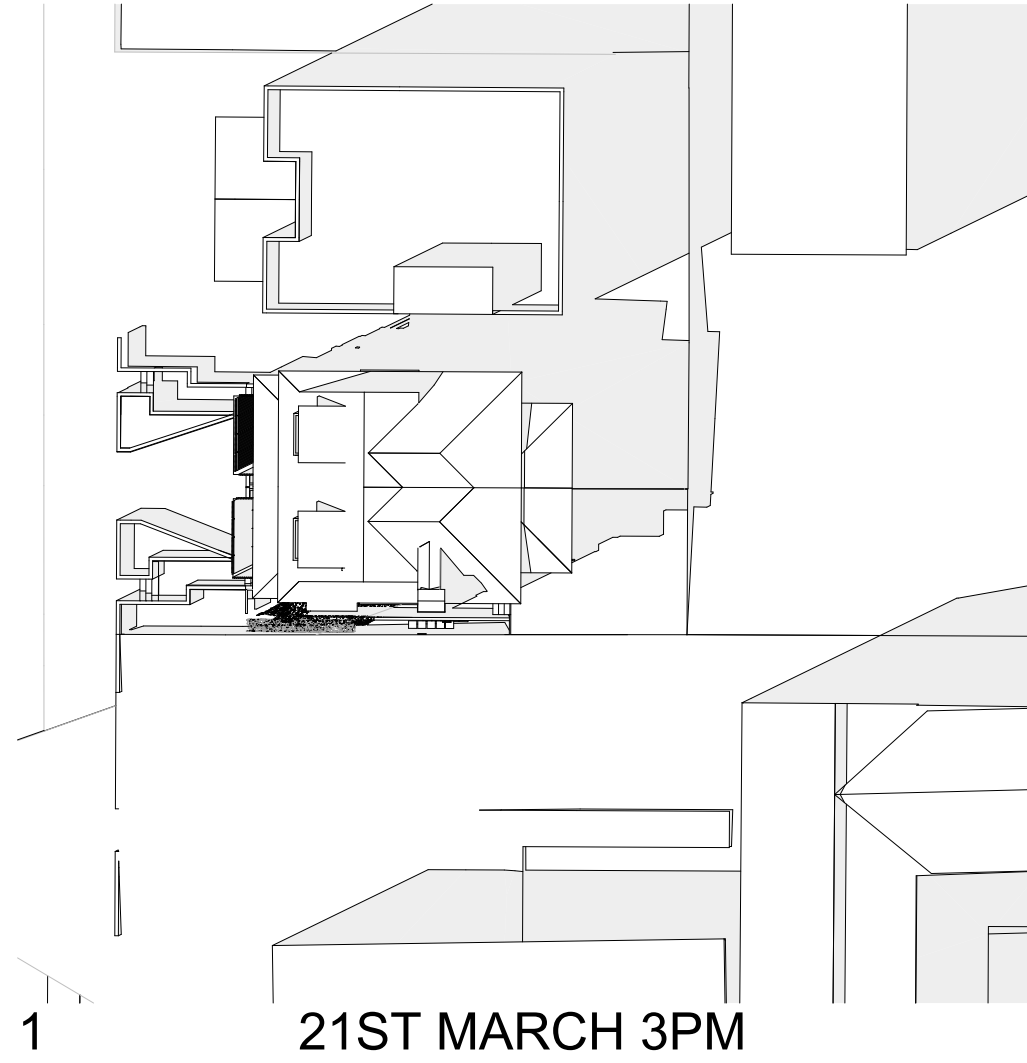
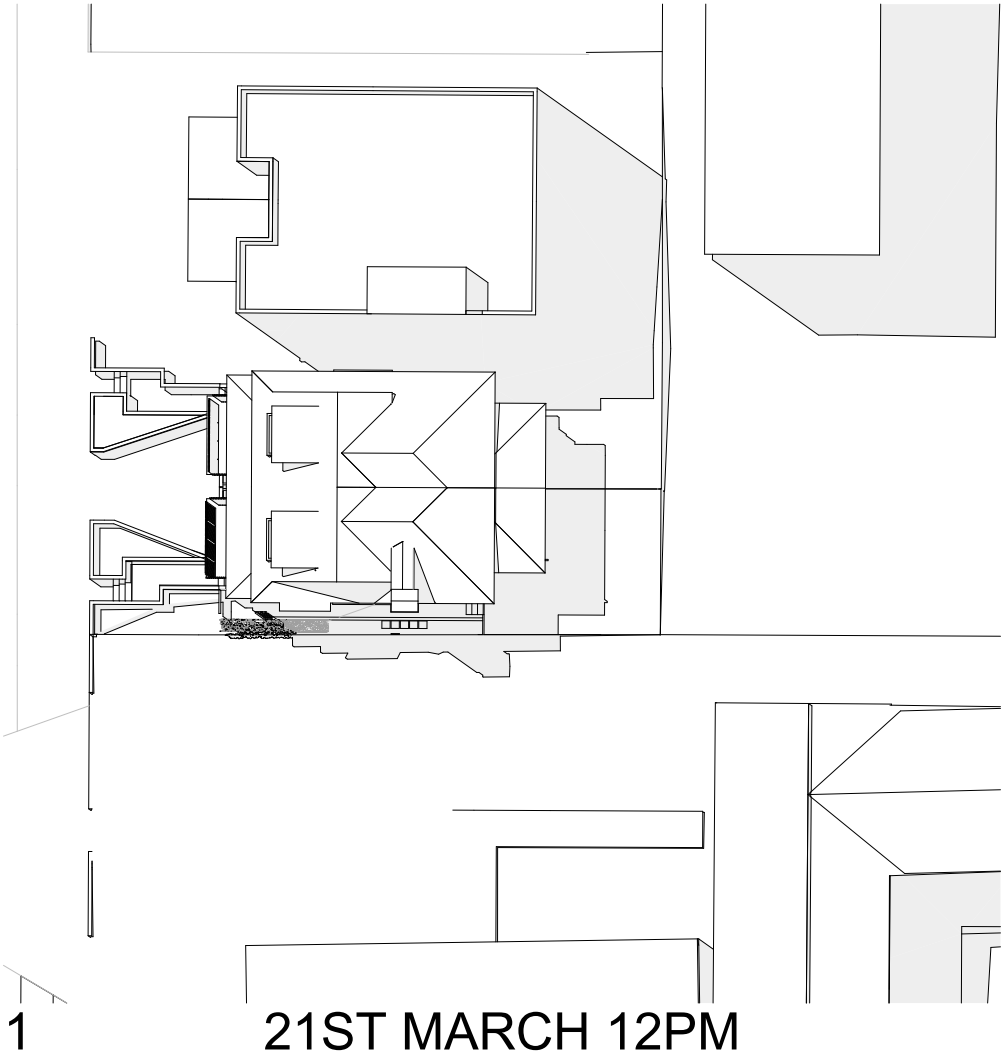
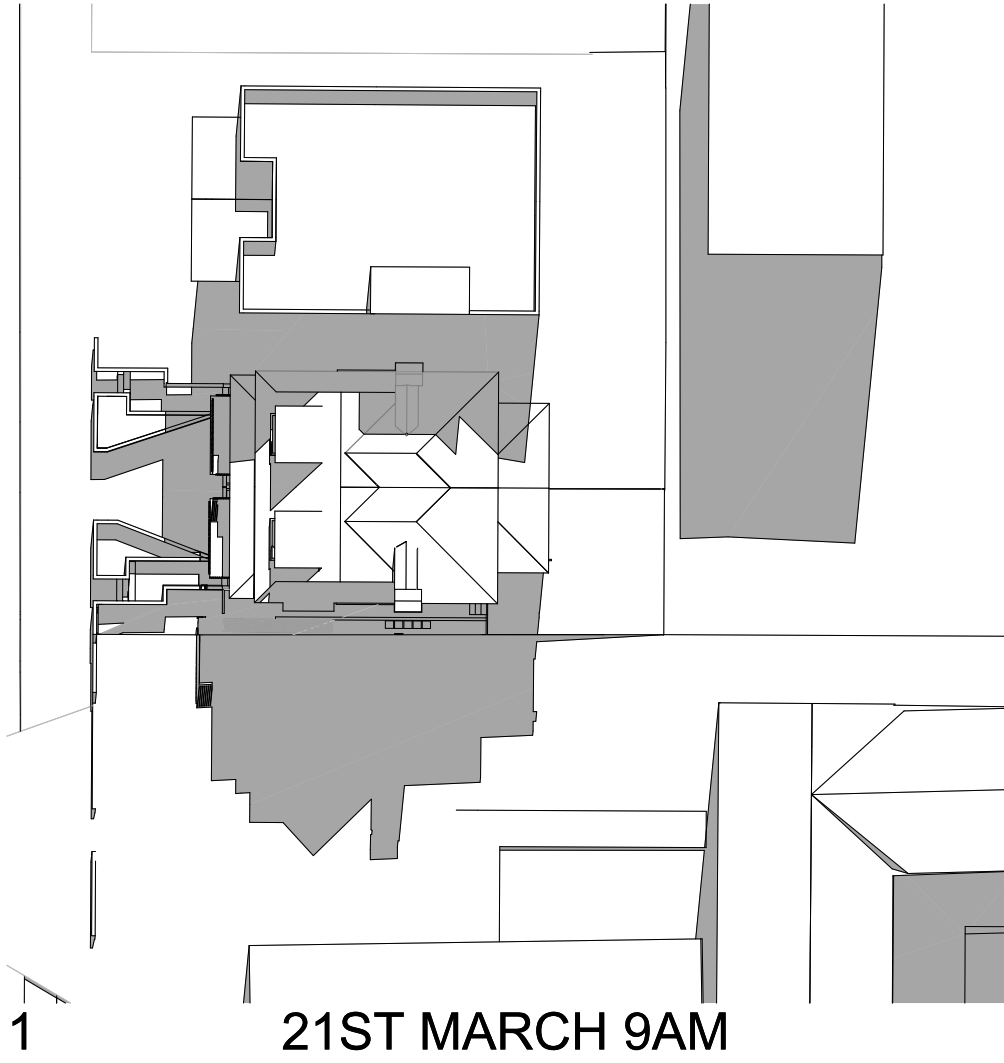
237m²

	Council Required	Existing	Proposed area
LANDSCAPED AREA (OS3-AT LEAST 35% OF OPEN SPACE)	min. open space (@ 55% of site area = 108m²)	100m²	
LANDSCAPED AREA (OS3-AT LEAST 35% OF OPEN SPACE)	min. landscaped area (@ 35% of open space area = 46m²)	82m²	unchanged
HARD OPEN SPACE		18m²	unchanged
OPEN SPACE ABOVE GROUND (25% MAX. OF TOTAL OPEN SPACE)		33m²	unchanged
TOTAL FLOOR SPACE		133m² (0.55:1)	unchanged

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				17/03/2025	SCALE :	<div><div></div><div>SOFT OPEN SPACE</div></div> <div><div></div><div>EXISTING BUILDING FOOTPRINT</div></div> <div><div></div><div>EXTENT OF NEW WORKS</div></div> <div><div></div><div>OPEN SPACE ABOVE GROUND</div></div>	<p>J:\Project\2024\22401_28a Cliff St Manly v20\1_Arch\CAD\Current\AS4\28a Cliff Street Lift Addition 230422.dgn</p>						

EXISTING SHADOW

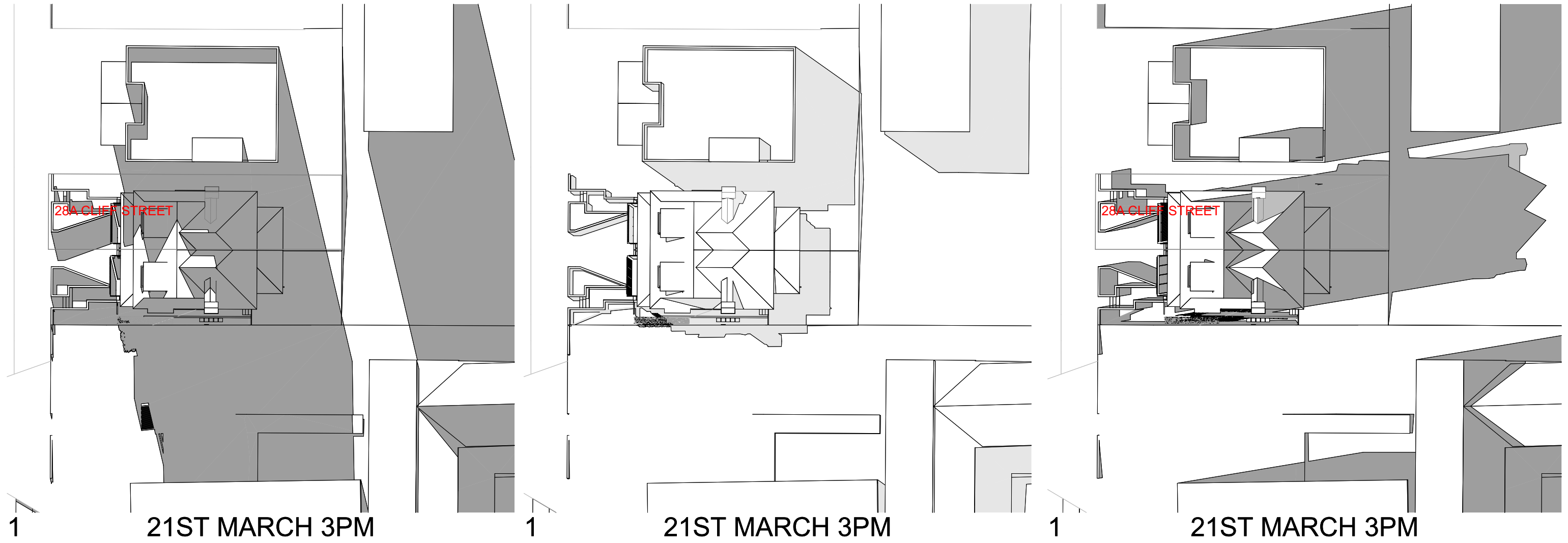
PROPOSED SHADOW



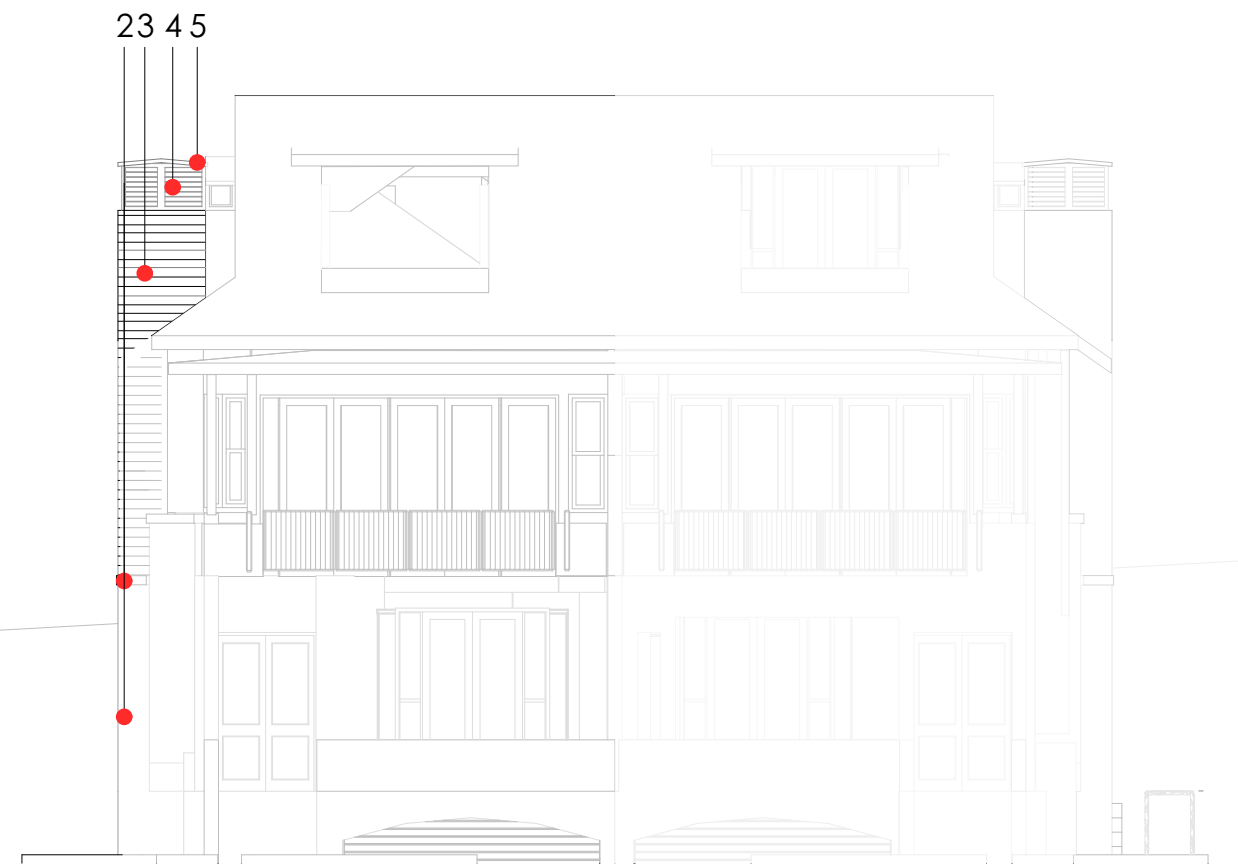
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COPPIN ARCHITECTURE SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088 T: 9953 8477 E: info@wolskicoppin.com.au DAVID WOLSKI NSW ARB No. 5297	2616	SHADOW DIAGRAMS MARCH	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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EXISTING SHADOW

PROPOSED SHADOW

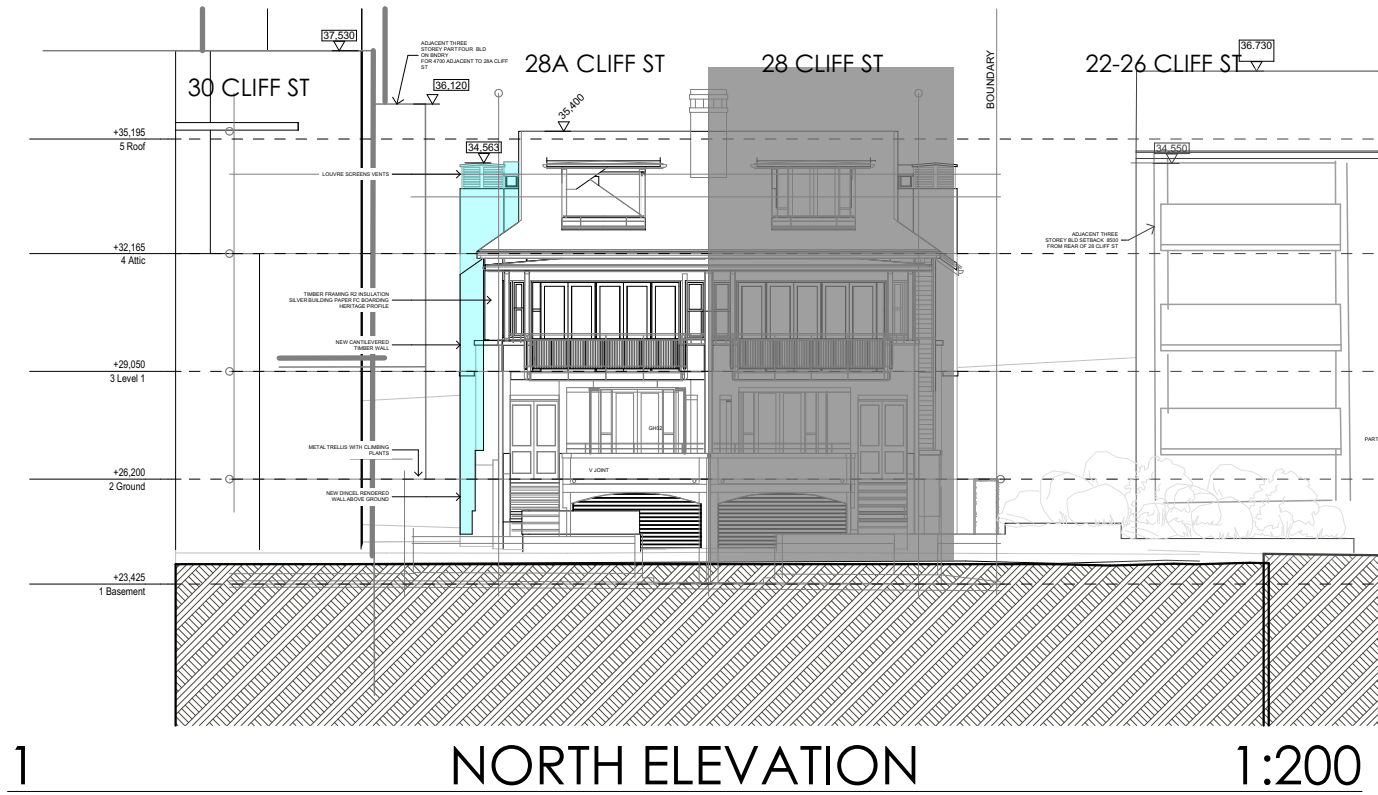
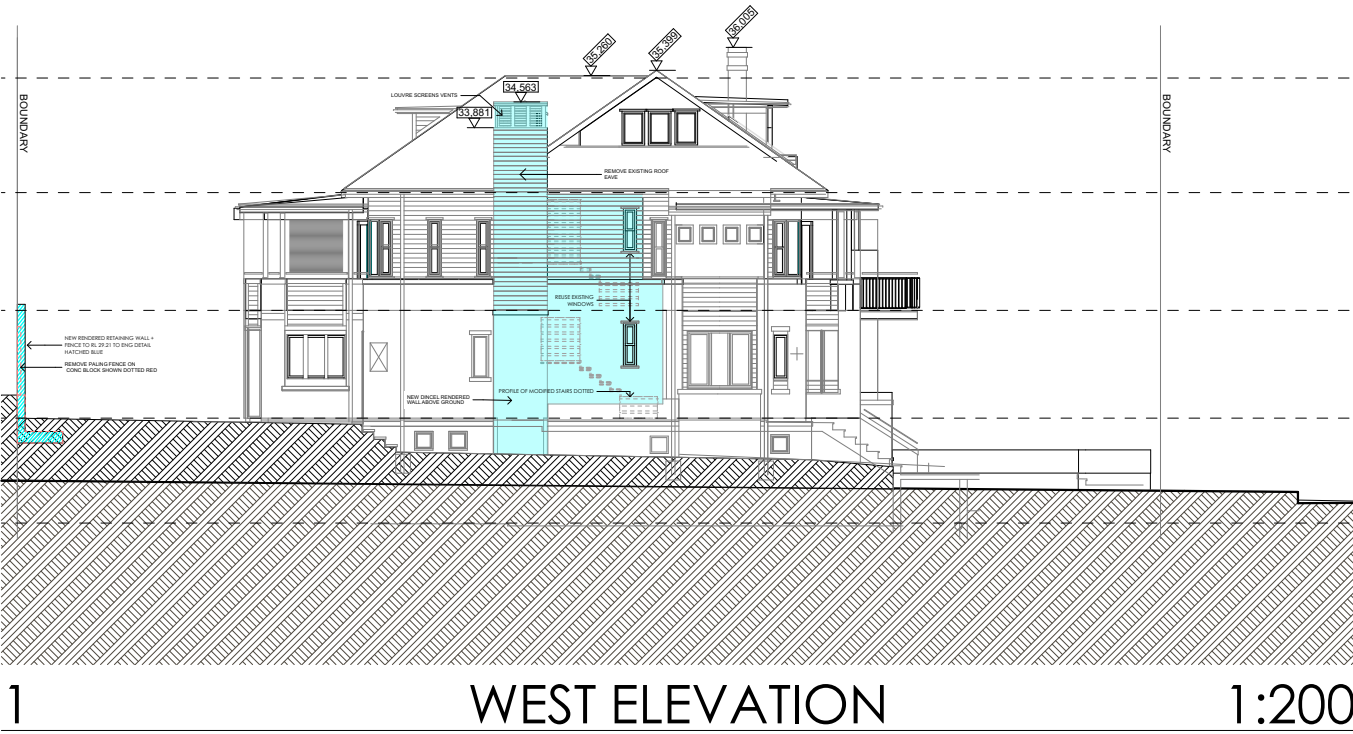
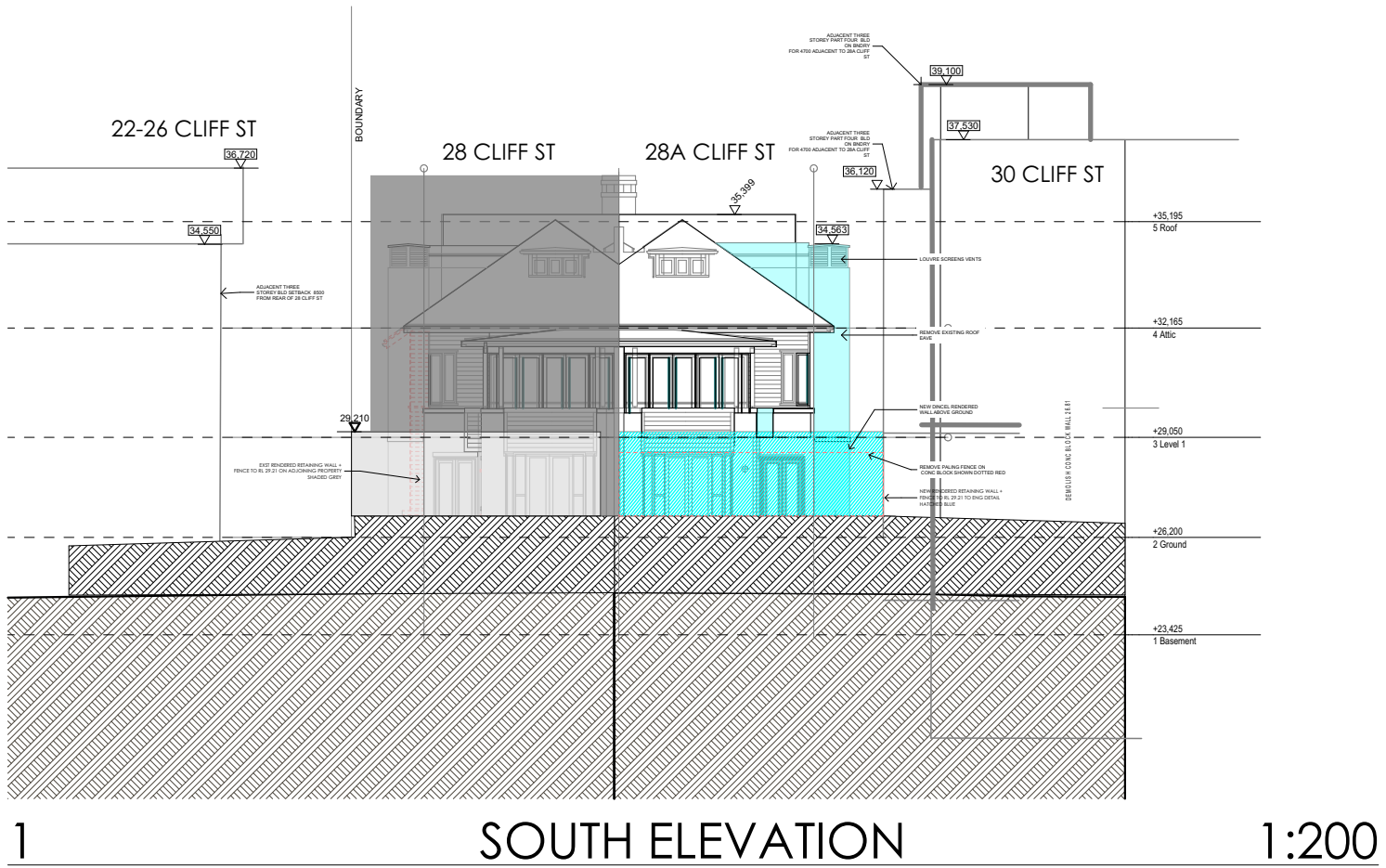
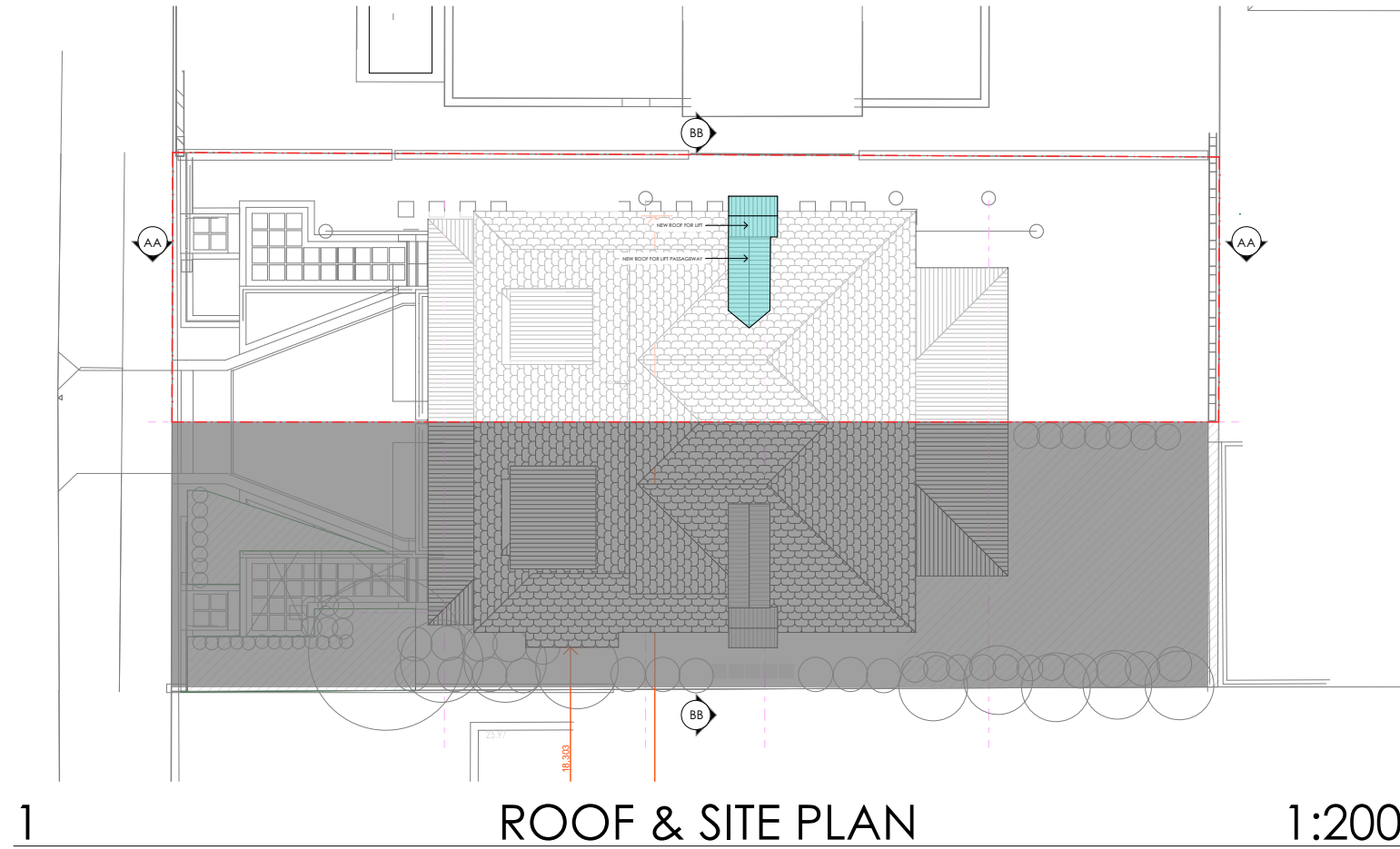







NOTES:	PROJECT TITLE:	CLIENT:	ARCHITECT:	PROJECT NO	DRAWING TITLE	REVISIONS:			DRAWING NO	NORTH POINT:			
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE. THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE .	ALTERATIONS AND ADDITIONS 28a Cliff Street Manly Sydney NSW	Mandy & Tim Ramson	WOLSKI . COPPIN ARCHITECTURE SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088 T: 9953 8477 E: info@wolskicoppin.com.au DAVID WOLSKI NSW ARB No. 5297	2616	SHADOW DIAGRAMS JUNE	DATE	REV	DESCRIPTION	C04				
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- This architectural section drawing illustrates a two-story house with a gabled roof and a central chimney. Six numbered points (1-6) are marked with red dots and connected by vertical lines to their respective locations on the house:
- Point 1:** Located in the attic space, near the roofline on the left side.
 - Point 2:** Located in the attic space, near the roofline on the right side.
 - Point 3:** Located in the attic space, near the roofline on the left side, below Point 1.
 - Point 4:** Located in the attic space, near the roofline on the right side, below Point 2.
 - Point 5:** Located in the attic space, near the roofline on the left side, below Point 3.
 - Point 6:** Located in the attic space, near the roofline on the right side, below Point 4.
- The drawing also shows various windows, doors, and structural elements of the house, including a chimney and a stone foundation.

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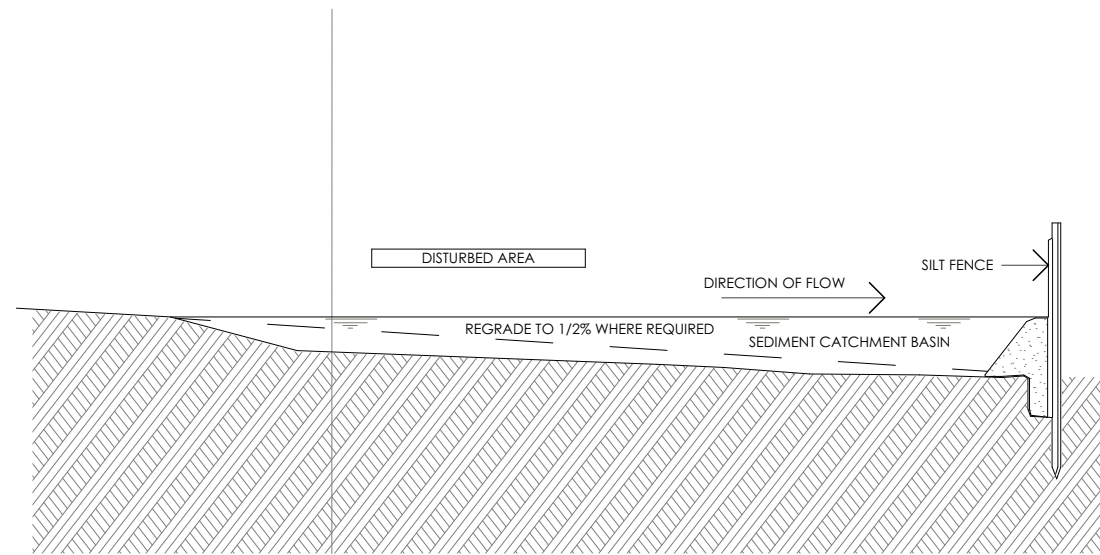






Diagram illustrating a gabion structure for erosion control. The structure is composed of wire or steel mesh filled with stones, with a geotextile filter fabric on the downstream side. A post is driven 0.4m into the ground. The upstream side is labeled "DISTURBED AREA" and the downstream side is labeled "UNDISTURBED AREA". The flow direction is indicated by an arrow. Dimensions include a maximum height of 0.6m and a maximum length of 3m. A detail of the overlap is shown.

NOTES:	PROJECT TITLE:	CLIENT:	ARCHITECT:	PROJECT NO	DRAWING TITLE	REVISIONS:	DRAWING NO	NORTH POINT:
<p>FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.</p> <p>THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.</p> <p>THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE</p>	<p>ALTERATIONS AND ADDITIONS</p> <p>28a Cliff Street Manly Sydney NSW</p>	<p>Mandy & Tim Ramson</p>	<p>WOLSKI . COPPIN A R C H I T E C T U R E</p> <p>SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088 T: 9953 8477 E: info@wolskicoppin.com.au DAVID WOLSKI NSW ARB No. 5297</p>	2616	SEDIMENT EROSION PLAN	<div><div></div><div>TO BE DEMOLISHED</div><div></div><div>SILT FENCE</div></div>	<p>C07</p> <p>REVISION</p>	
				DATE:	SCALE :	<div><div></div><div>AREA TO BE DISTURBED</div><div>N.T.S.</div><div>NOT TO SCALE</div></div>		
				17/03/2025	1:100, 1:123.10, 1:37.29@A3	<div><div></div><div>SEDIMENT CATCHMENT BASIN WITH MINIMUM VOLUME</div></div>		
				<p>U:\Project\2024\22401_28A Cliff St Manly v20\1_Arch\CAD\Current A3\28a Cliff Street Lift Addition 250422.dgn</p>				