

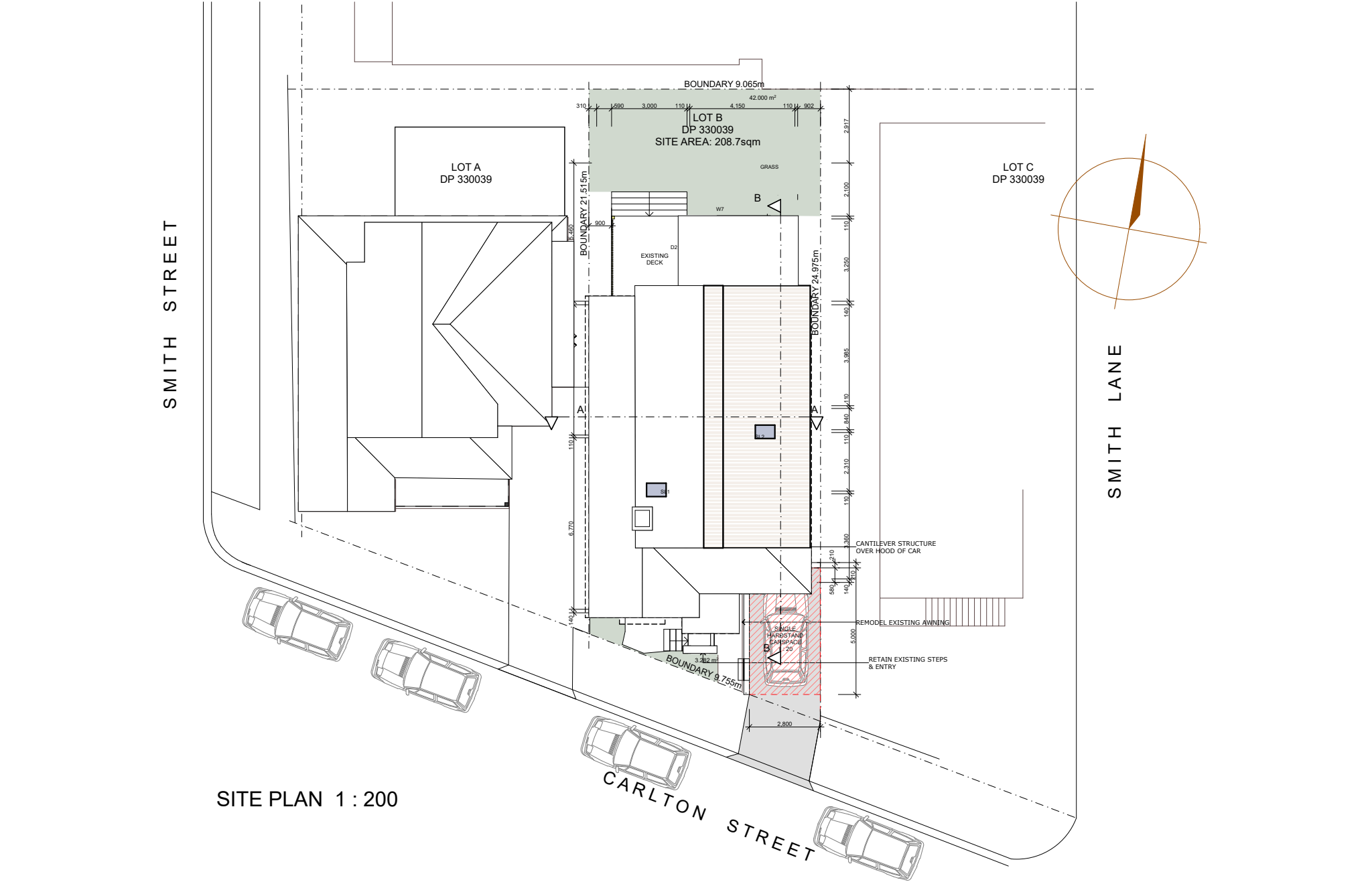


Proposed Upstairs and Downstairs remodel
including a Carspace at:
10 Carlton Street, Manly 2095

CONTENTS	
PAGE 1-	TITLE PAGE, 3D RENDERS
PAGE 2-	SITE PLAN & CALCULATIONS
PAGE 3-	GROUND FLOOR PLAN
PAGE 4-	FIRST FLOOR PLAN
PAGE 5-	BASEMENT PLAN, SECTION A-A & SECTION B-B
PAGE 6-	NORTH & EAST ELEVATION
PAGE 7-	SOUTH & WEST ELEVATION
PAGE 8-	FSR CALCULATIONS
PAGE 9-	BASIX CERTIFICATE

R	For Council	08/10/25	MB
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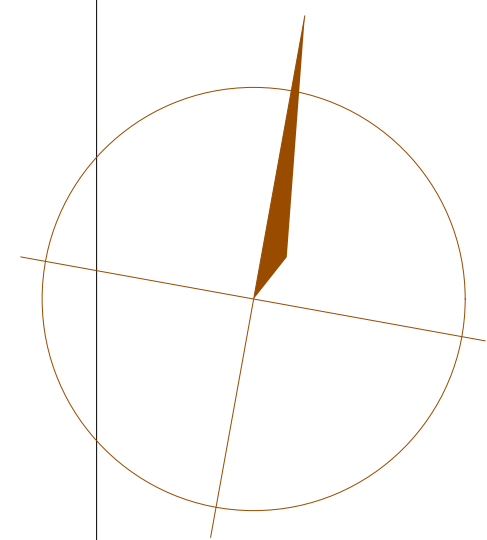
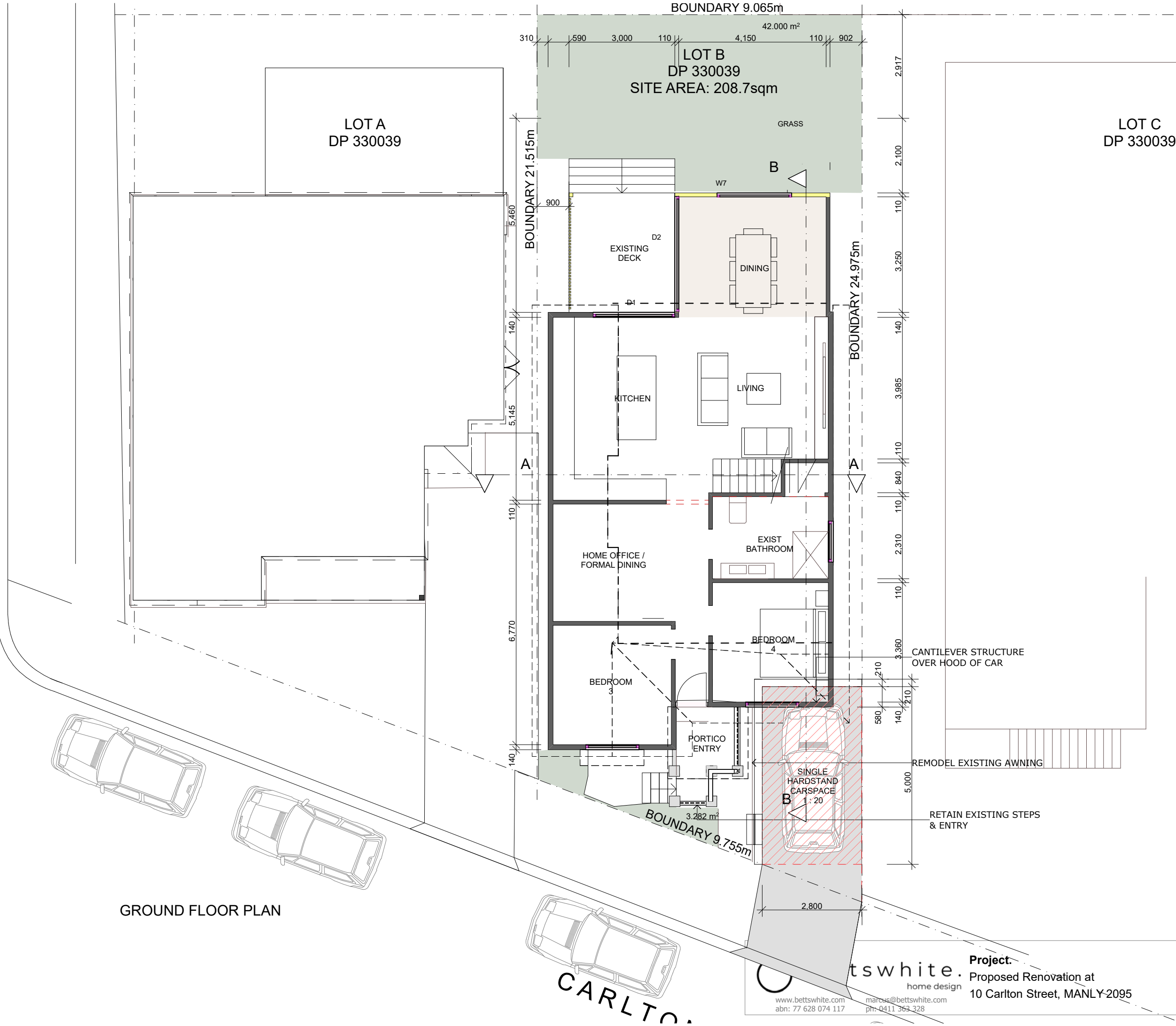


WINDOW SCHEDULE				
W1	ADH	1200 x 2100		
W2	AAW	500 x 2100		
W3	EXISTING WINDOW			
W4	ADH	1500 x 1500	EXTRA SASH	
W5	ADH	1500 x 1500	EXTRA SASH	
W6	AAW	500 x 900	TRANSLUCENT	
D1	ASD	2700 x 2400		
D2	ASD	2700 x 3200		
W7	ALW	1500 x 2100		
BASIX REQUIREMENTS				
SEE PAGE 8				

OPEN SPACE CALCULATIONS			
SITE AREA:	208.7sqm		
EXISTING FLOOR AREA	129.2sqm	0.62 : 1	
PROPOSED FLOOR AREA	151.2sqm	0.72 : 1	
PROPOSED LANDSCAPING	45.2sqm	21.6%	
COLOUR SCHEME			
ROOF - MATCH EXISTING WALLS - WHITE - MATCH EXISTING WINDOWS - WHITE GUTTERS - MATCH EXISTING FASCIA - WHITE POSTS & EXTERNAL ARCHITRAVES - WHITE BALUSTRADING - WHITE			

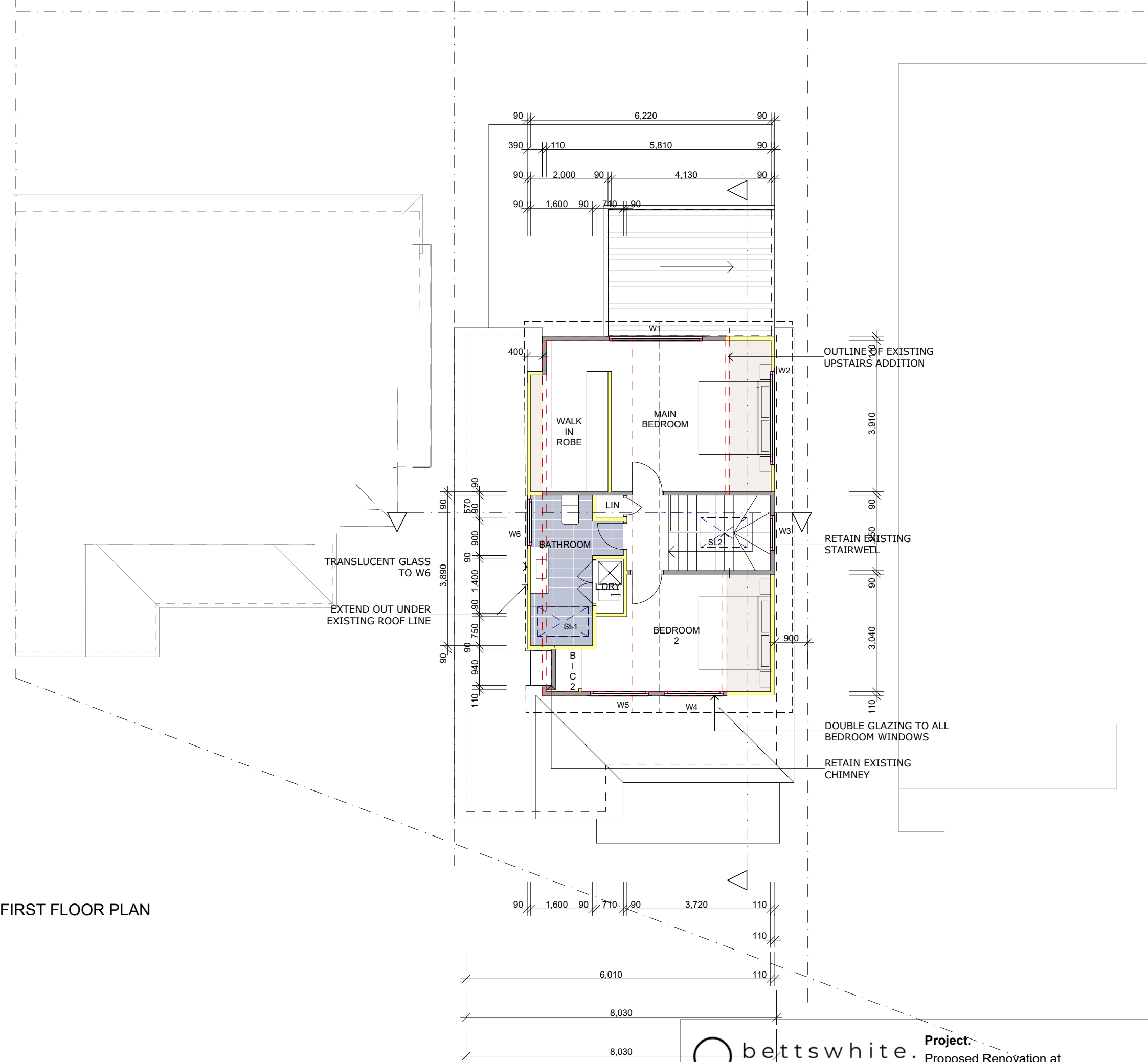
FRAMING NOTES.			
ROOF PITCH	21 degrees		
CEILING HEIGHT	RAKED CEILINGS 2.1m Striking point		
EAVE OVERHANGS	450mm		
FRAME AND TRUSS CENTRES	TO ENGINEERS SPECIFICATION		
LEGEND			
B.O	WORK TO BE DONE BY OTHERS		
O.T.A	OWNER TO ADVISE BUILDER		
O.B.&H	OPEN BALUSTRADING AND HANDRAIL		
90P	90 x 90 TIMBER POST		
90PP	90 x 90 TIMBER PRIMED POST		
SHW	SHOWER ENCLOSURE		
V	VANITY UNIT		
WC	TOILET SUITE (WATER CLOSET)		
BIC	BUILT IN CUPBOARD		
ST	STORE		
C.O.S	TO BE CHECKED ON SITE		
STORMWATER DRAINAGE			
CONNECT TO EXISTING STORMWATER SYSTEM.			
GENERAL NOTES			
ALL WORK IS TO COMPLY WITH THE NCC 2022 AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.			
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION			
BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH			
DEMOLITION. ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601 DEMOLITION OF STRUCTURES. MUST BE CARRIED OUT BY A REGISTERED DEMOLITION CONTRACTOR			
TIMBER CONSTRUCTION. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684 - 'TIMBER FRAMING CODE'. EXTERNAL WALLS TO BE WRAPPED IN A BREATHABLE MEMBRANE			
FIRE PROTECTION. FIRE PROTECTION OF SEPARATING WALLS TO COMPLY WITH NCC 2022 PART 3.7.3.2. FRL 60/60/60 WITHIN 900mm OF BOUNDARY			
BRICKWORK CONSTRUCTION. ALL BRICKWORK TO COMPLY WITH AS1640 & AS3700			
BATHROOMS & WET AREAS ALL WET AREAS ARE TO BE ADEQUATELY WATERPROOFED AND COMPLY WITH AS3740 & PART 3.8.1 OF THE NCC			
GLAZING ALL GLAZING TO COMPLY WITH AS1288 & AS2047 WITH CHILD SAFE LOCKS/SCREENS TO COMPLE WITH NCC PART 3.9.2			
STORMWATER CONNECT ALL STORMWATER TO EXISTING STORMWATER SYSTEM WHICH DRAINS TO THE STREET. IN ACCORDANCE WITH AS3500 & PART 3.1.2 DRAINAGE OF THE NCC			
SMOKE ALARMS INTERCONNECTED/HARDWIRED SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE NCC CLAUSE 3.7.2.2			
STAIR BALUSTRADING STAIRS ARE TO COMPLY WITH NCC PART 3.9.1 & 3.9.2			
TERMITE PROTECTION TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3600			
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GROUND FLOOR PLAN



SMITH LANE

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CLIENTS	Abid Ali		
TITLE:	DA Plans	PAGE NO.	3 / 9
DRAWING NO.	Dwg 2313 DA 1	ISSUE	R
SCALE:	1 : 100	DATE:	27-09-23 DWN BY: MB



FIRST FLOOR PLAN

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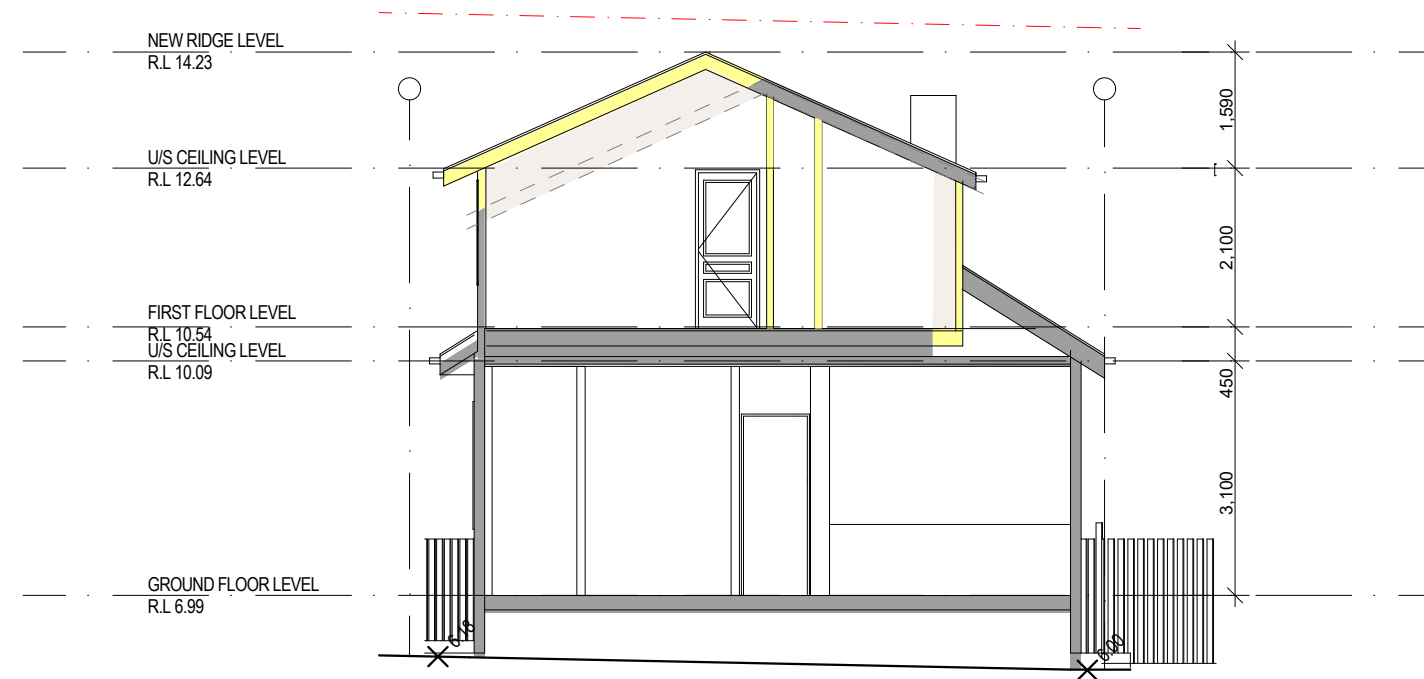


home design

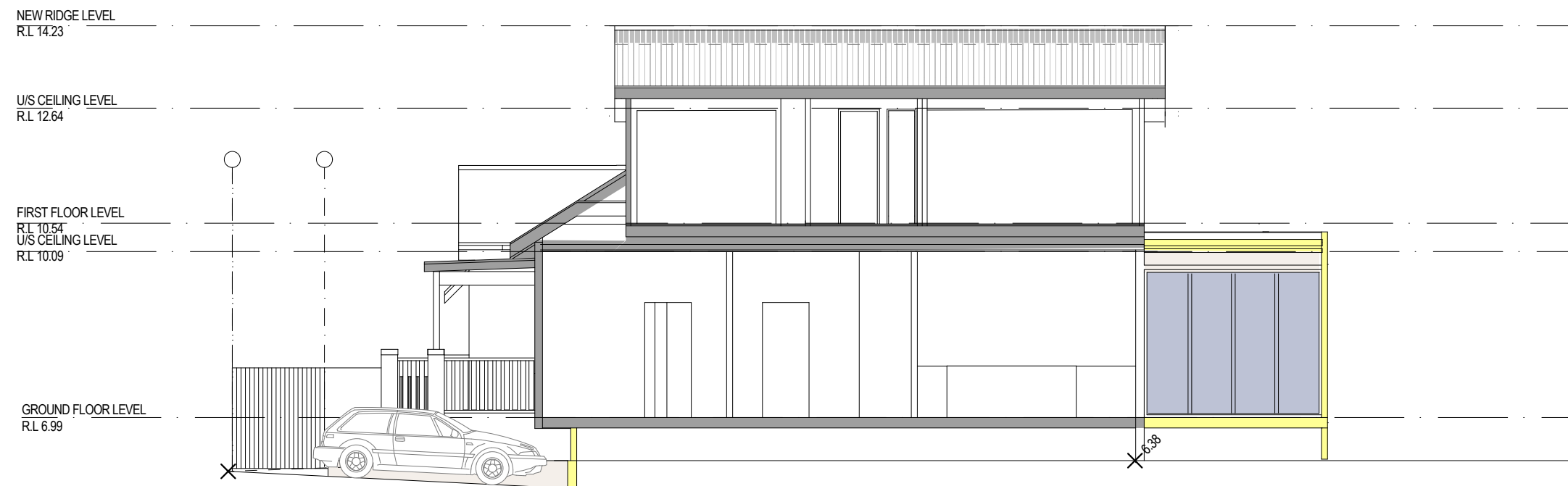
www.bettswwhite.com
abn: 77 628 074 117

marcus@bettswwhite.com
ph: 0411 363 328

Project:
Proposed Renovation at
10 Carlton Street, MANLY-2095

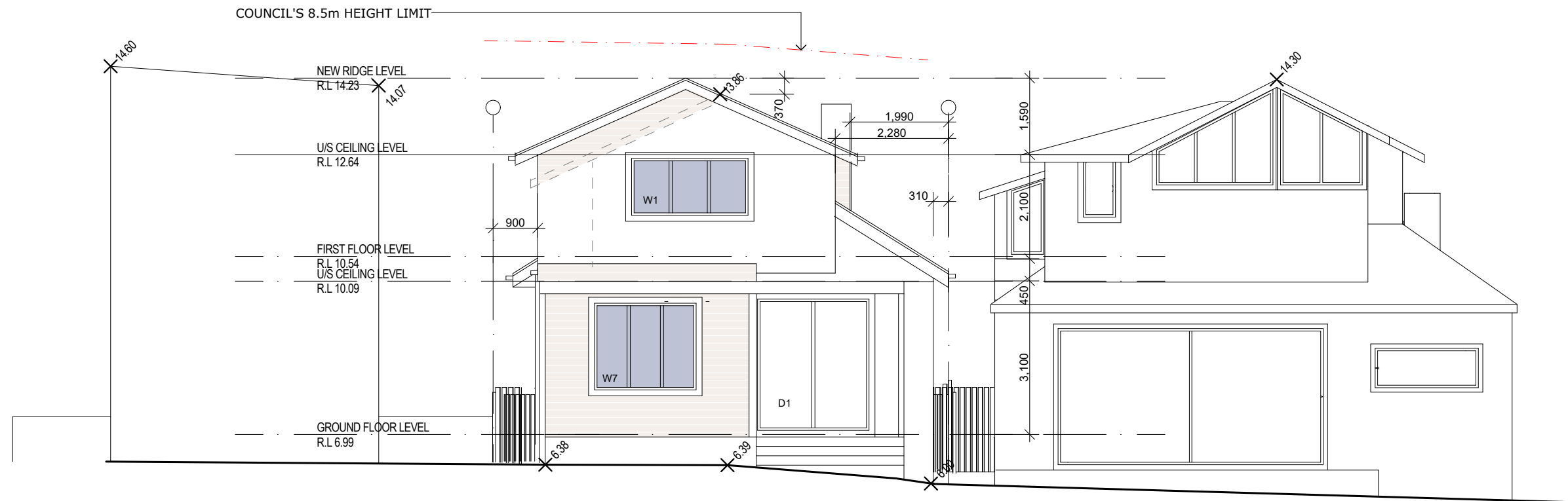


SECTION A-A

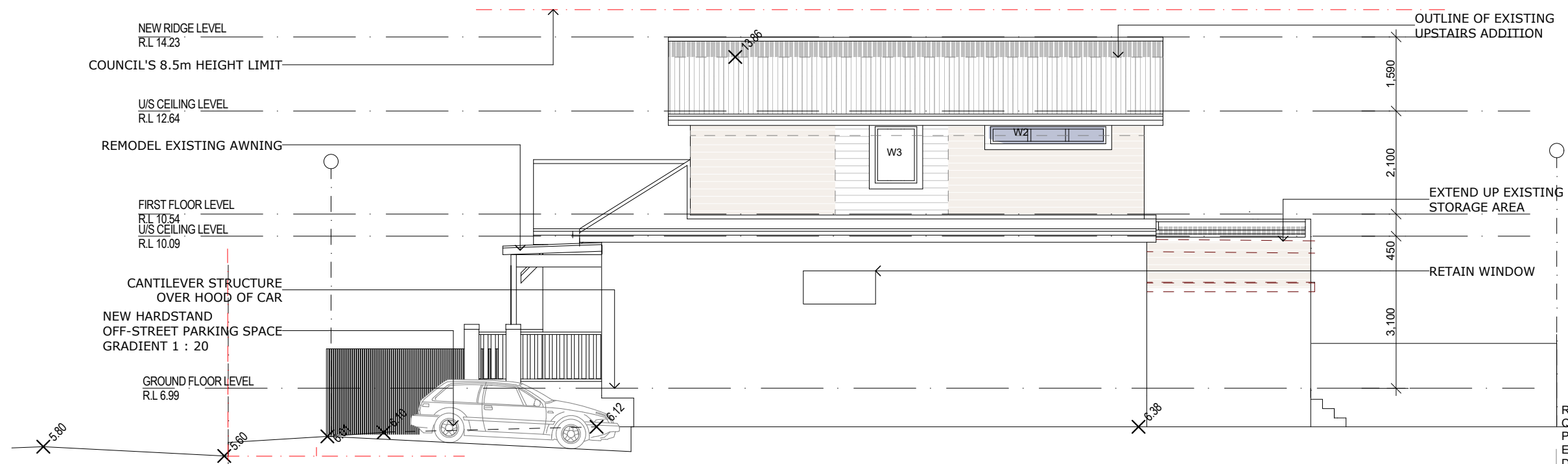


SECTION B-B

R	For Council	08/10/25	MB
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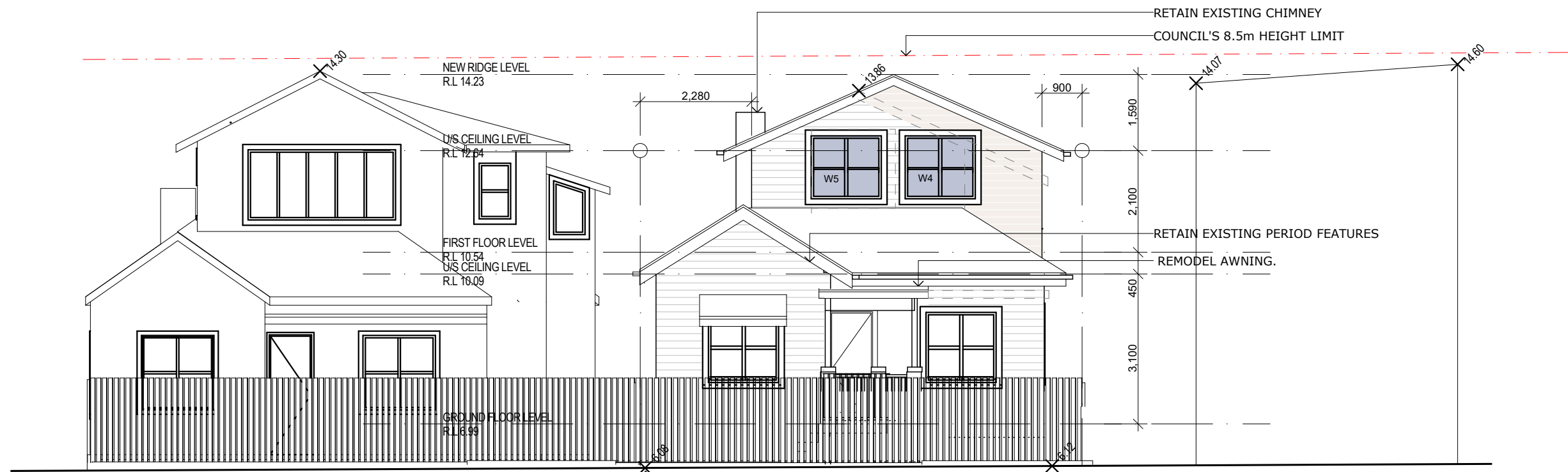
NORTH ELEVATION



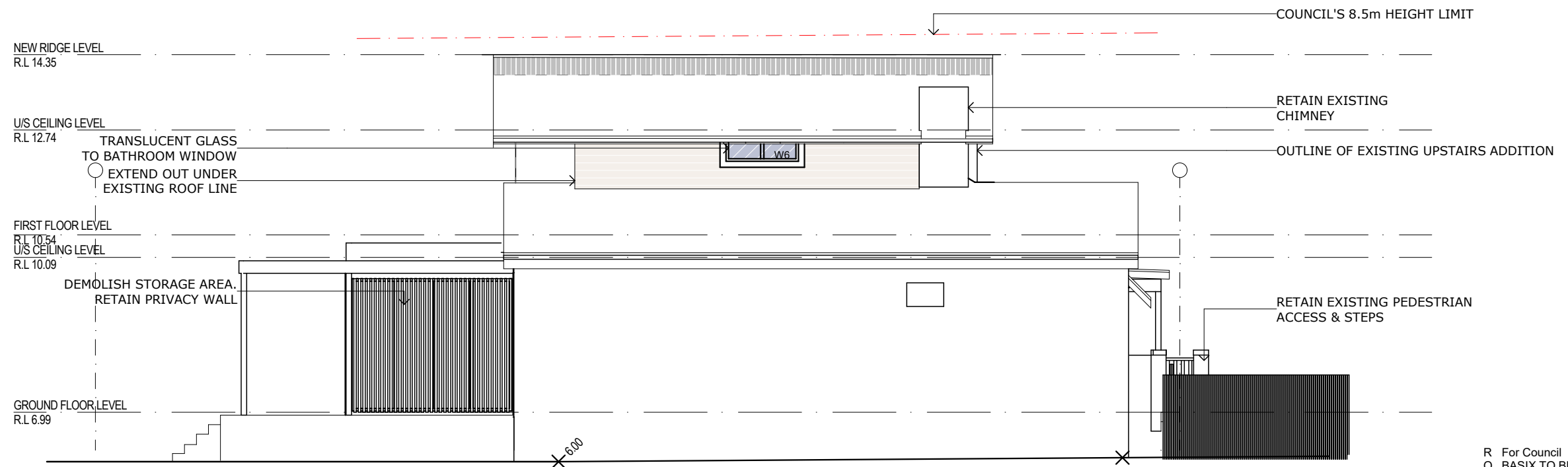
EAST ELEVATION

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SOUTH ELEVATION / STREETSCAPE



WEST ELEVATION

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BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1762646_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 08 October 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.






Project address	
Project name	All Dwelling_02
Street address	10 CARLTON Street MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP330039
Lot number	B
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: BETTSWHITE PTY LTD	
ABN (if applicable): 77628074117	

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.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
<p>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.</p>			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.	✓	✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements				Show on DA Plans	Show on CC/GDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight 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.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.2	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			
S2	1.2	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Glazing requirements							Show on DA Plans	Show on CC/ICDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W7	N	3.15	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
D1	N	6.21	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			
D2	W	8.64	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U- value: 4.48, SHGC: 0.46)			

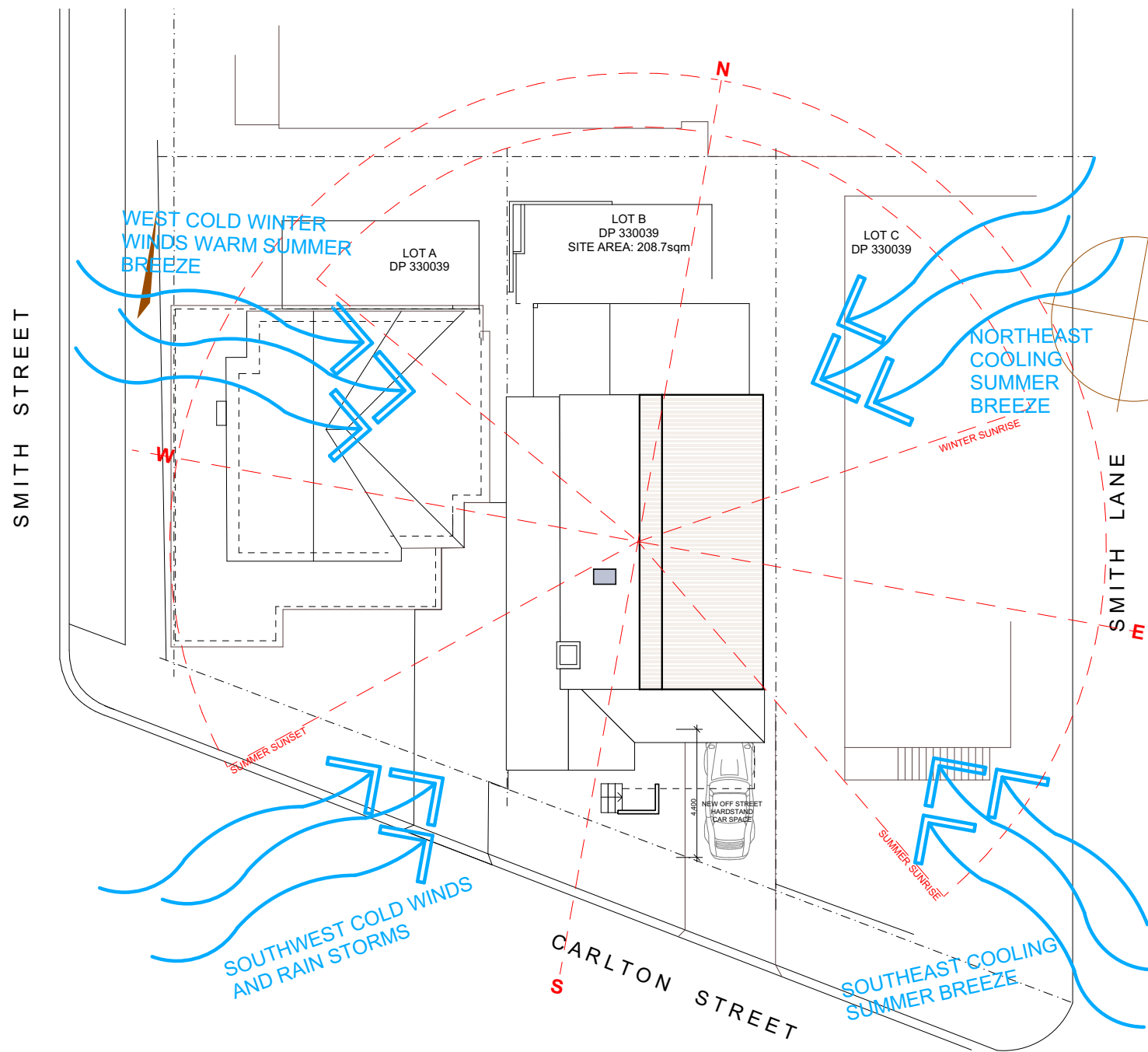
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DRAWING NO. Dwg 2313 DA 1 **ISSUE** R
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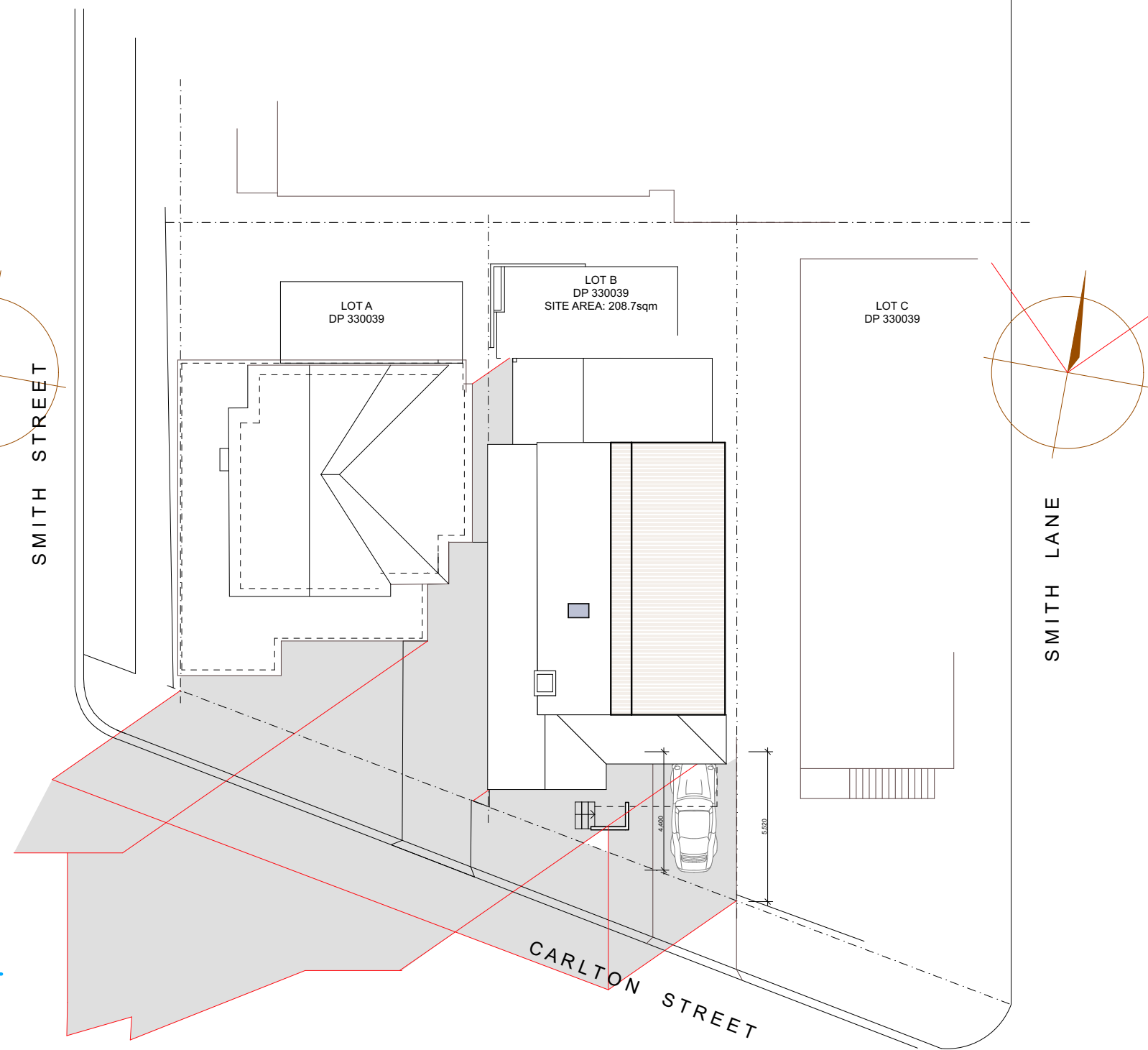
 **bettswhite.**
home design

www.bettswhite.com marcus@bettswhite.com
abn: 77 628 074 117 ph: 0411 363 328

Project.
Proposed Renovation at
10 Carlton Street, MANLY 2095



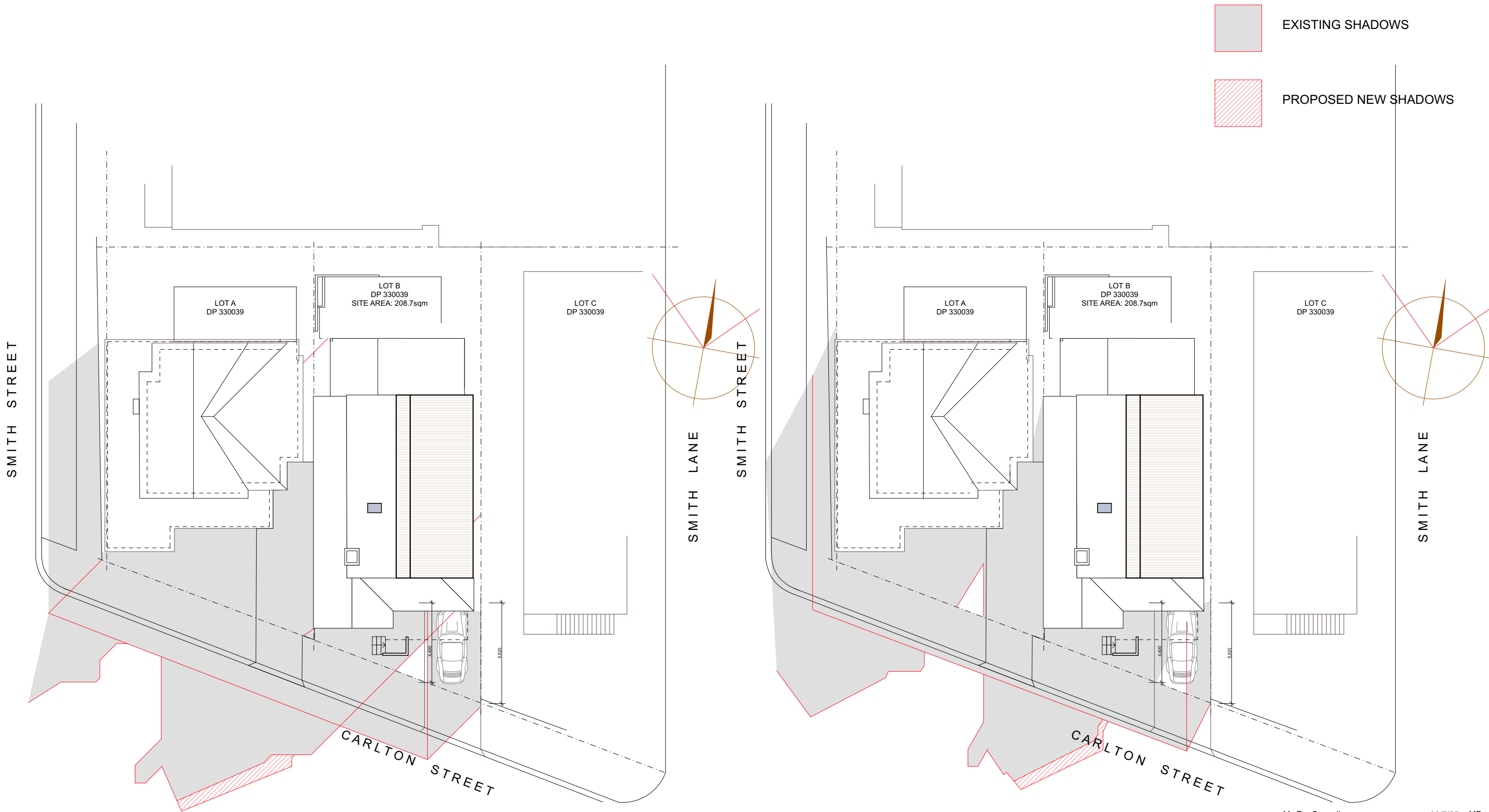
SITE ANALYSIS PLAN



SHADOW DIAGRAMS 9AM 21ST JUNE

M	For Council	30/7/25	MB
L	New Layout	08/7/25	MB
K	2 way Bathroom	11/04/25	MB
J	Updated Design	03/04/25	MB
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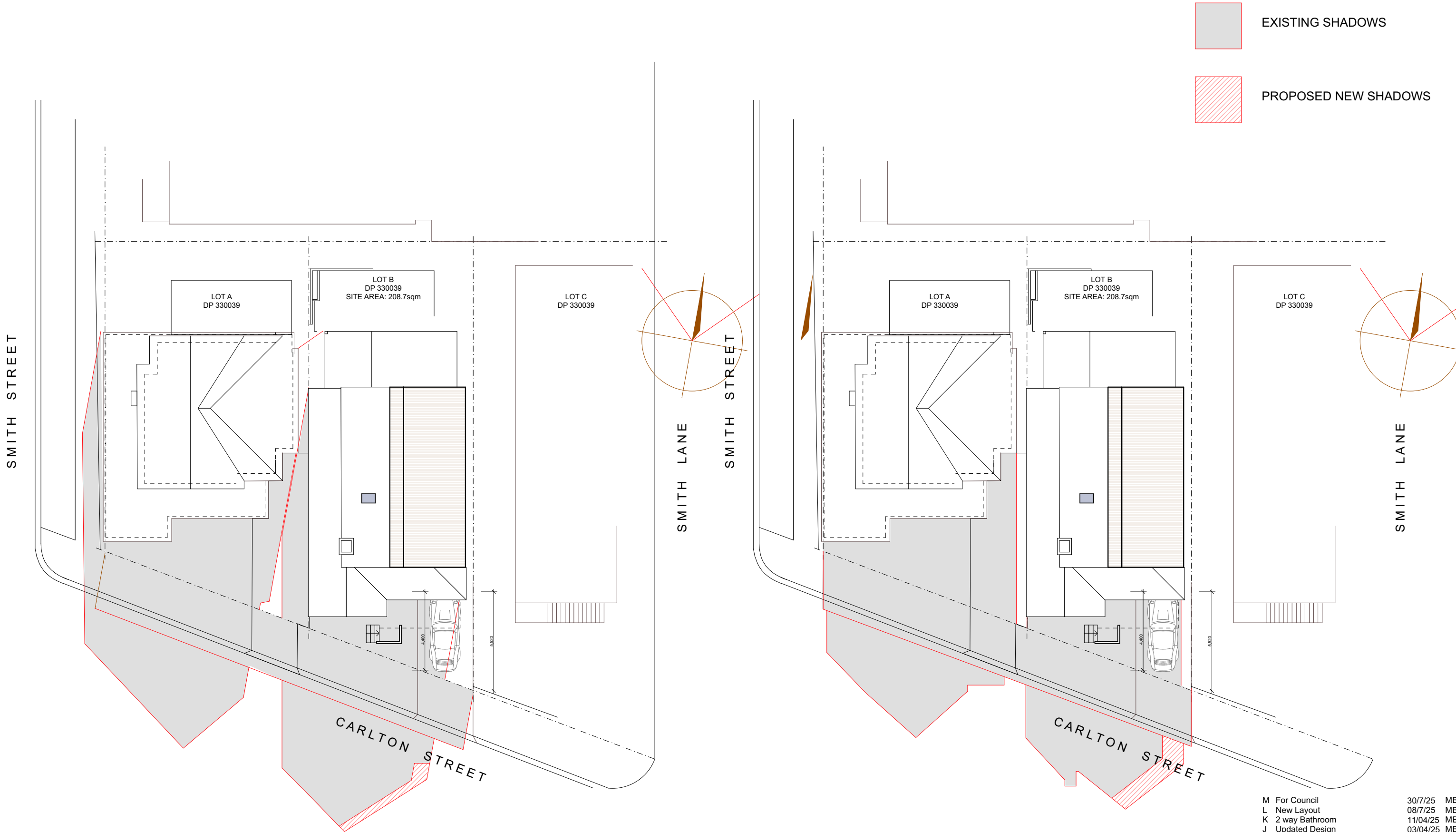
SHADOW DIAGRAMS 10AM 21ST JUNE

SHADOW DIAGRAMS 11AM 21ST JUNE

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SHADOW DIAGRAMS 12PM 21ST JUNE

SHADOW DIAGRAMS 1PM 21ST JUNE

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