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**one stop shop from initial concept ideas
to building completion**

ybcone.com

119 Willoughby Road
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P: 02 9882 2880
E: peter@ybcone.com

Level One
134 The Parade
Norwood SA 5067
P: 08 8364 5411
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note:

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Proposed additions and alterations
For Nicola and Tristan Butt

At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Existing Site Plan

Checked by: PS

drawn by: AA

scale:

1:200

project no:

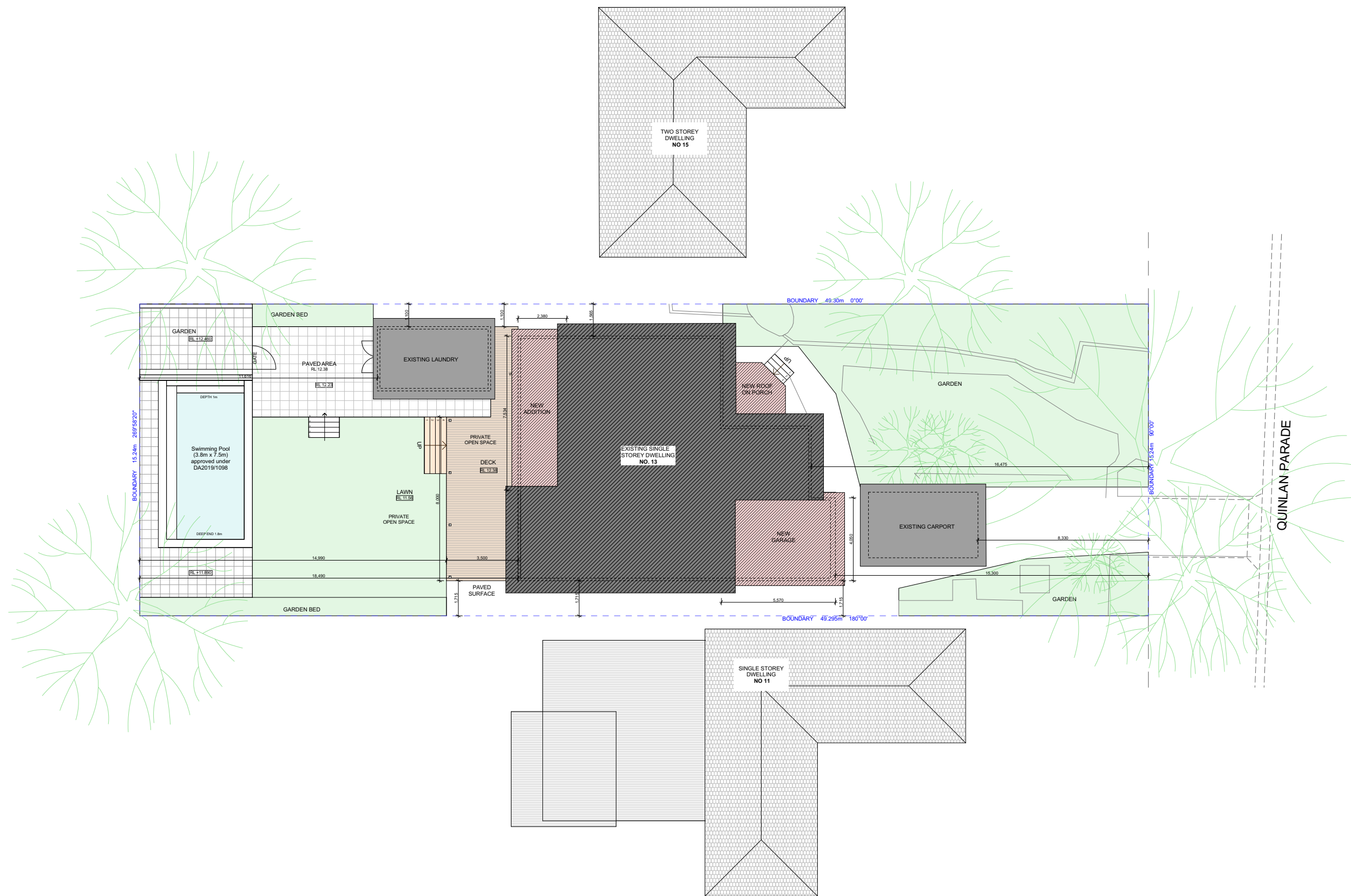
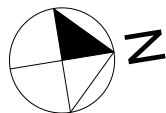
20490

date of issue:

31/08/2020

drawing. no:

MD-1



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drawing title:

Modification to DA2020/0570

drawing name:

Proposed Site Plan

Checked by: PS

drawn by: AA

scale:

1:200

project no:

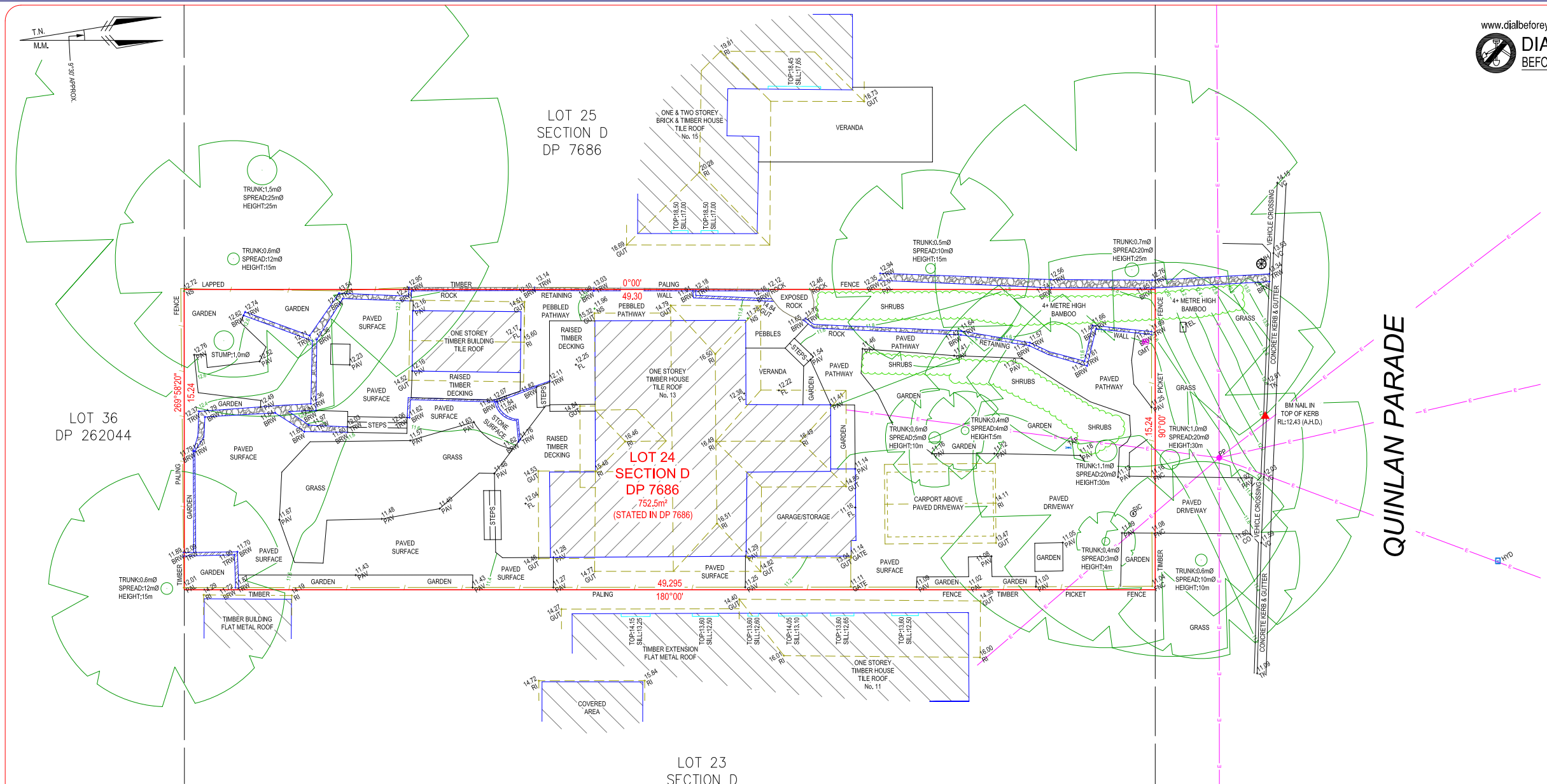
20490

date of issue:

31/08/2020

drawing no:

MD-2



QUINLAN PARADE

NOTES

THIS SURVEY HAS BEEN UNDERTAKEN FOR CONTOUR & DETAIL PURPOSES ONLY. THIS SURVEY IS NOT A LAND SURVEY WITH RESPECT TO THE SURVEYING AND SPATIAL INFORMATION ACT 2002. AS SUCH, NO ACCURATE INVESTIGATION INTO PROPERTY BOUNDARIES HAS BEEN MADE. THEREFORE ANY POSITION OF FEATURES AND STRUCTURES ARE APPROXIMATE ONLY. PARCEL BOUNDARY DIMENSIONS AND AREAS HAVE BEEN ADOPTED FROM THE SUBJECT DEPOSITED PLAN AND HAVE NOT BEEN INVESTIGATED. ANY DISTANCE, AREA, SETBACK OR OTHER DIMENSION MAY BE SUBJECT TO CHANGE WITH FURTHER INVESTIGATION AND LODGEMENT OF A PLAN AT THE LAND TITLES OFFICE.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) USING SSM 758, R.L. 27,868m.

RIDGE & GUTTERS HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.

ADJOINING DWELLINGS, BUILDINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

CONTOUR INTERVALS 0.2m.

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

COVENANT A326723

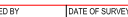
W. Ismail
19/12/2018
DATE
WILFRED ISMAIL
(REGISTERED SURVEYOR)
(REGISTRATION No: 8904)

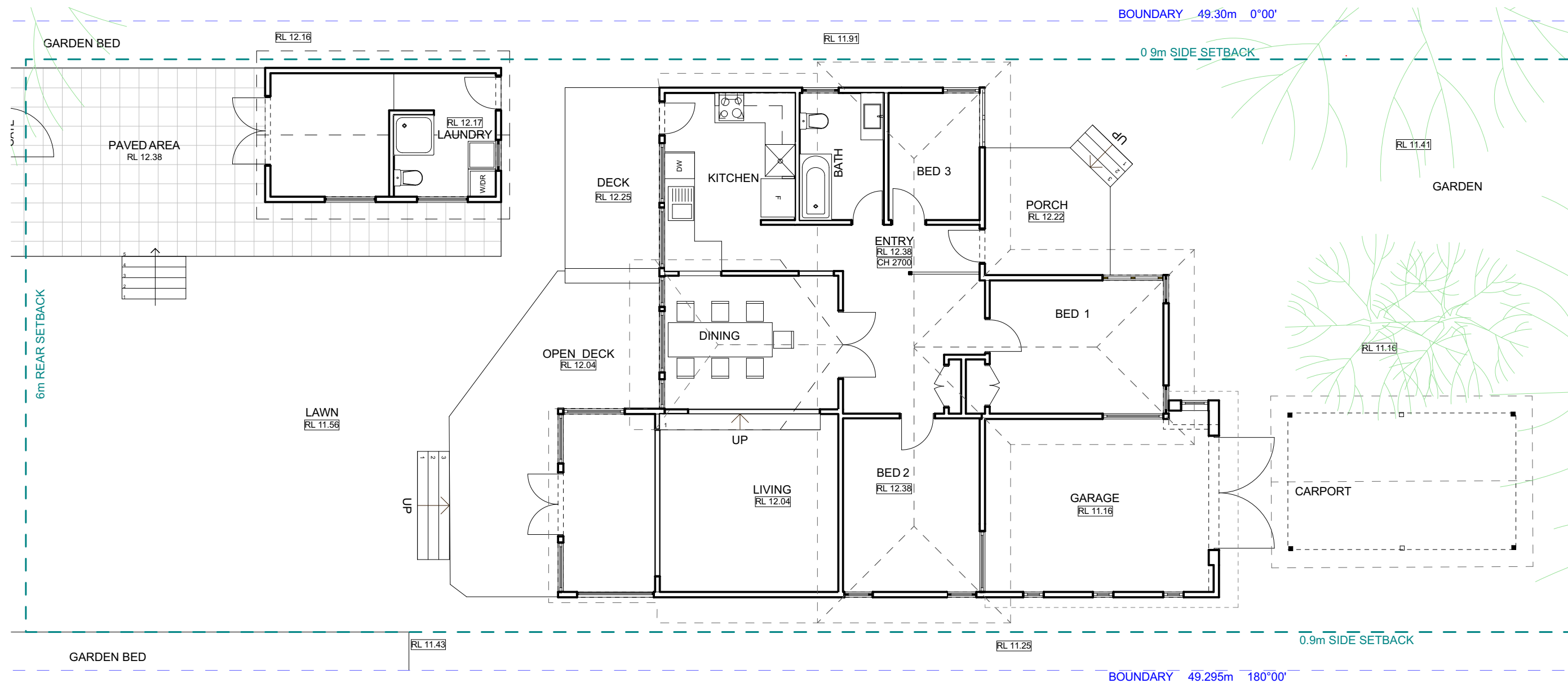
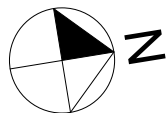
LEGEND

BB - BOTTOM OF BANK
BM - BENCHMARK
BRW - BOTTOM OF RETAINING WALL
CHM - CHIMNEY
CL - CENTRELINE OF ROAD
CO - EDGE OF CONCRETE
COG - CHANGE OF GRADE
CONC - CONCRETE SURFACE LEVEL
DISH - DISH DRAIN
DOOR - DOORWAY
DP - DOWN PIPE
EB - EDGE OF BITUMEN
EBOX - ELECTRICITY BOX
ET - EDGE OF TRACK
FL - FLOOR LEVEL
FNC - FENCE
GGP - GRATED GULLY PIT
GUT - TOP OF EAVE & GUTTER

HYD - HYDRANT
INV - INVERT OF PIT
KOF - KERB OUTLET
LCP - LAPPED & CAPPED PALING FENCE
LP - LIGHT POLE
MH - MANHOLE (NOT SEWER)
MPF - METAL PANEL FENCE
MS - MEDIAN STRIP
NS - NATURAL SURFACE
PAL - PALING FENCE
PAR - TOP OF PARAPET
PAV - EDGE OF PAVERS
PC - PRAM CROSSING
PINV - INVERT OF PIPE
PP - POWER POLE
PRF - POST & RAIL FENCE
PRW - POST & WIRE FENCE
RI - RIDGE

RTK - ROLL-TOP KERB
SIC - SEWER INSPECTION COVER
SLP - SURFACE INLET PIT
SL - SURFACE LEVEL
SLH - SEWER LAMPHOLE
SMH - SEWER MANHOLE
SP - STOCK PILE
SV - STOP VALVE
SUP - SEWER VENTILATION PIPE
TB - TOP OF BANK
TEL - TELSTRA PIT
TK - TOP OF KERB
TTL - TELSTRA PILLAR
TRW - TOP OF RETAINING WALL
VC - VEHICULAR CROSSING
WIN - WINDOW
WM - WATER METER
WMP - WIRE MESH FENCE

				* COPYRIGHT *								OSUM SURVEYING PTY LTD ADM 34 808 994 138 Shop B/55 Morris Road, MORTDALE NSW 2223 P.O. BOX 128 OAKLEY NSW 2223 email: info@osumcorp.com.au phone: (02) 8263 7018 mobile: (0400) 512 715				LOCAL GOVERNMENT AREA NORTHERN BEACHES SCALE 1 : 100 @ A1				SURVEYED BY A.M. DRAWN BY J.P.				DATE OF SURVEY 11-12-18 DATE DRAWN 19-12-18				CLIENT NICOLA BUTT				PROJECT TITLE 13 QUINLAN PARADE, MANLY VALE 2093				CAD REFERENCE C:\151448-948.dwg							
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1				19-12-18				J.P.				INITIAL ISSUE																								SHEET 1				REV 1			
DATE				BY				INFORMATION																																			



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Proposed additions and alterations

For Nicola and Tristan Butt

At 13 Quinlan Parade, Manly Vale NSW 2093

Northern Beaches Council | Warringah

Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Existing Ground Floor Plan

Checked by: PS

drawn by: AA

scale:

1:100

project no:

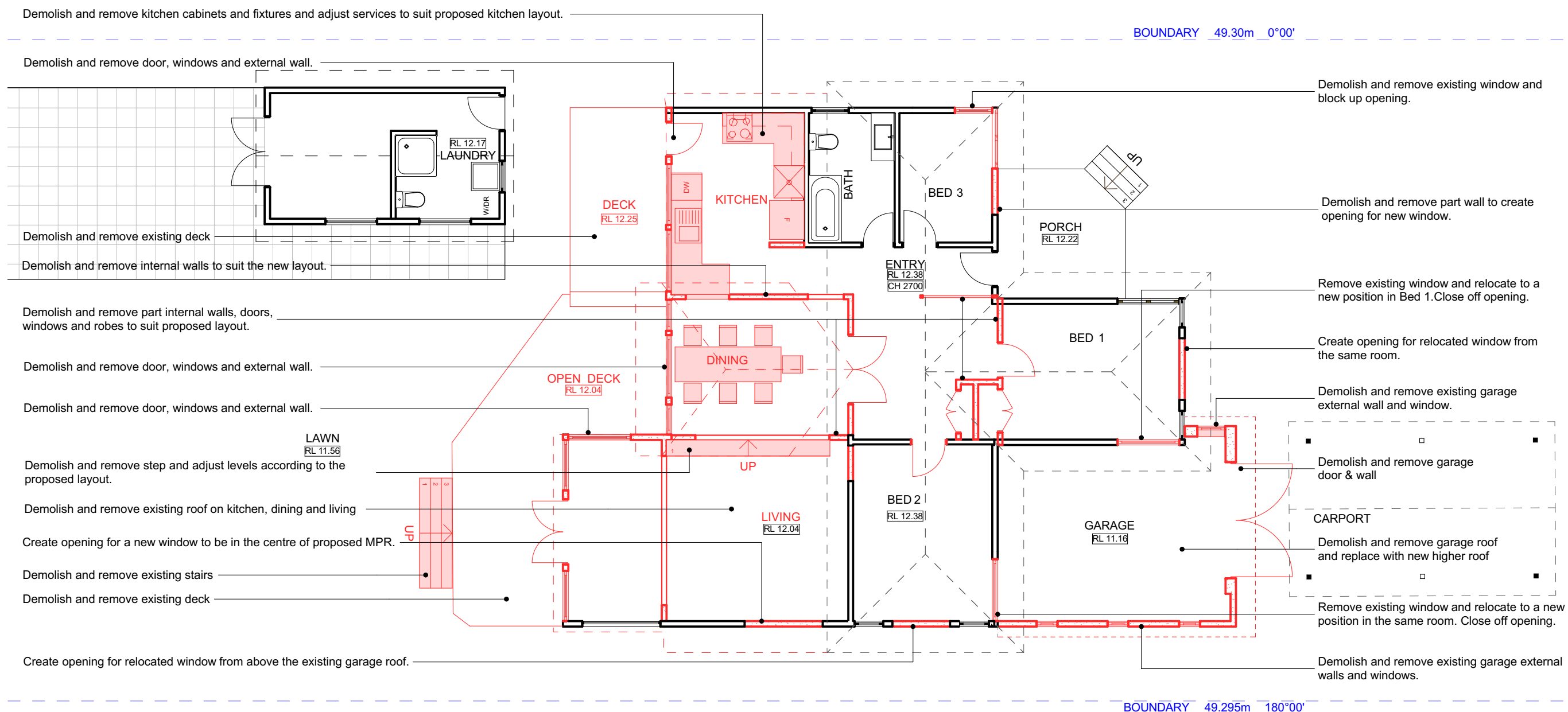
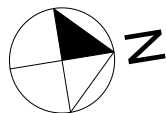
20490

date of issue:

31/08/2020

drawing. no:

MD-4



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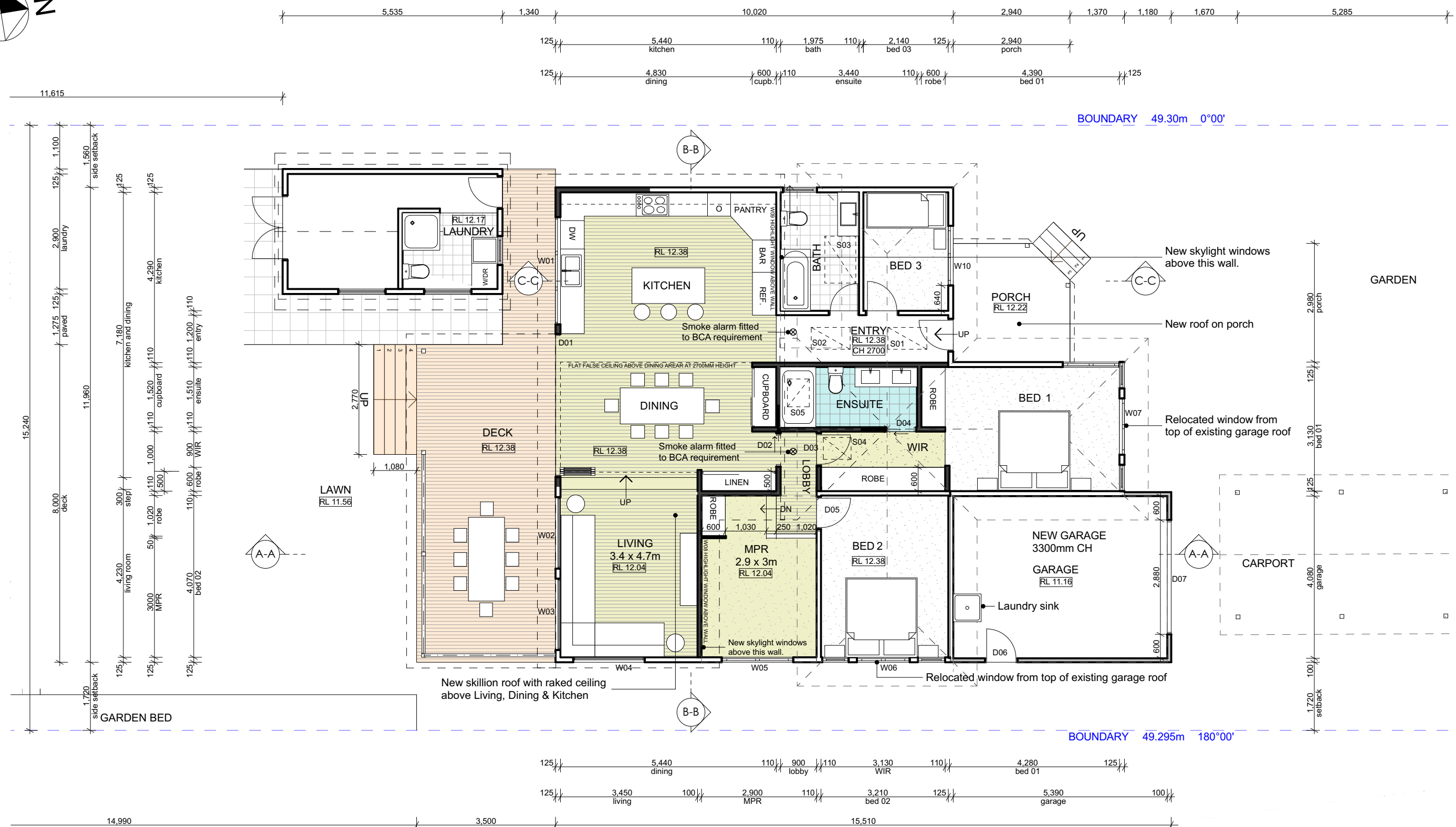
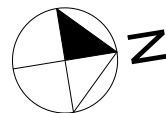
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For Nicola and Tristan Butt
At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title: Modification to DA2020/0570		scale: 1:100	date of issue: 31/08/2020
drawing name: Ground Floor Demolition Plan		project no: 20490	drawing. no: MD-5
Checked by: PS	drawn by: AA		



- NOTES:
1. All new doors and windows to comply with BASIX requirements as per Certificate A375954
 2. All doors and windows sizes to be checked measured on site.

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For Nicola and Tristan Butt
At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Proposed Ground Floor Plan

Checked by: PS

drawn by: AA

scale:

1:100

date of issue:

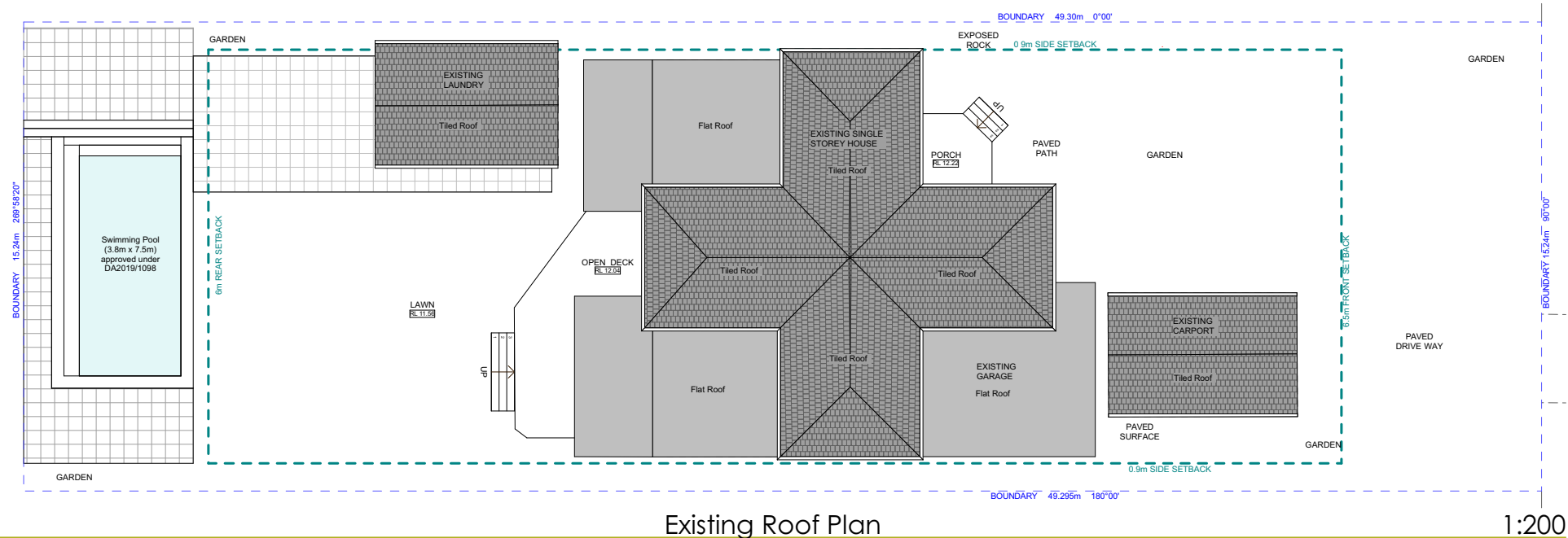
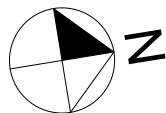
31/08/2020

project no:

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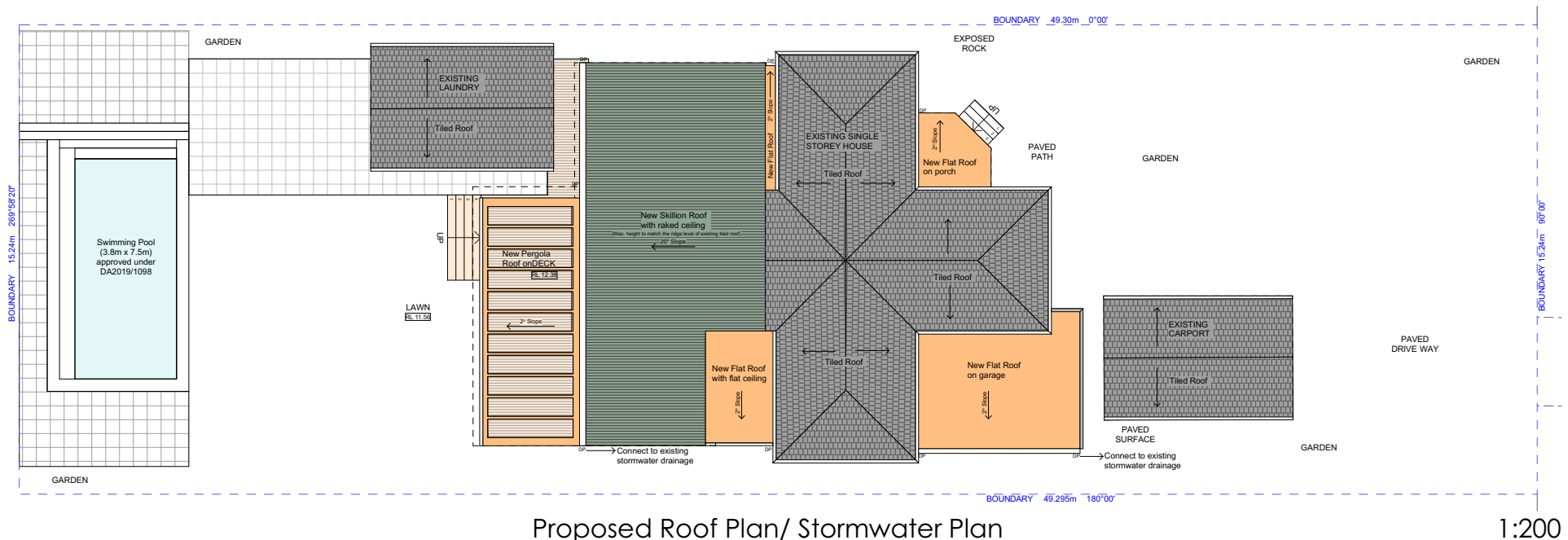
drawing. no:

MD-6



Existing Roof Plan

1:200



Proposed Roof Plan/ Stormwater Plan

1:200

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At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title:
Modification to DA2020/0570

drawing name:
Roof Plans

Checked by: PS

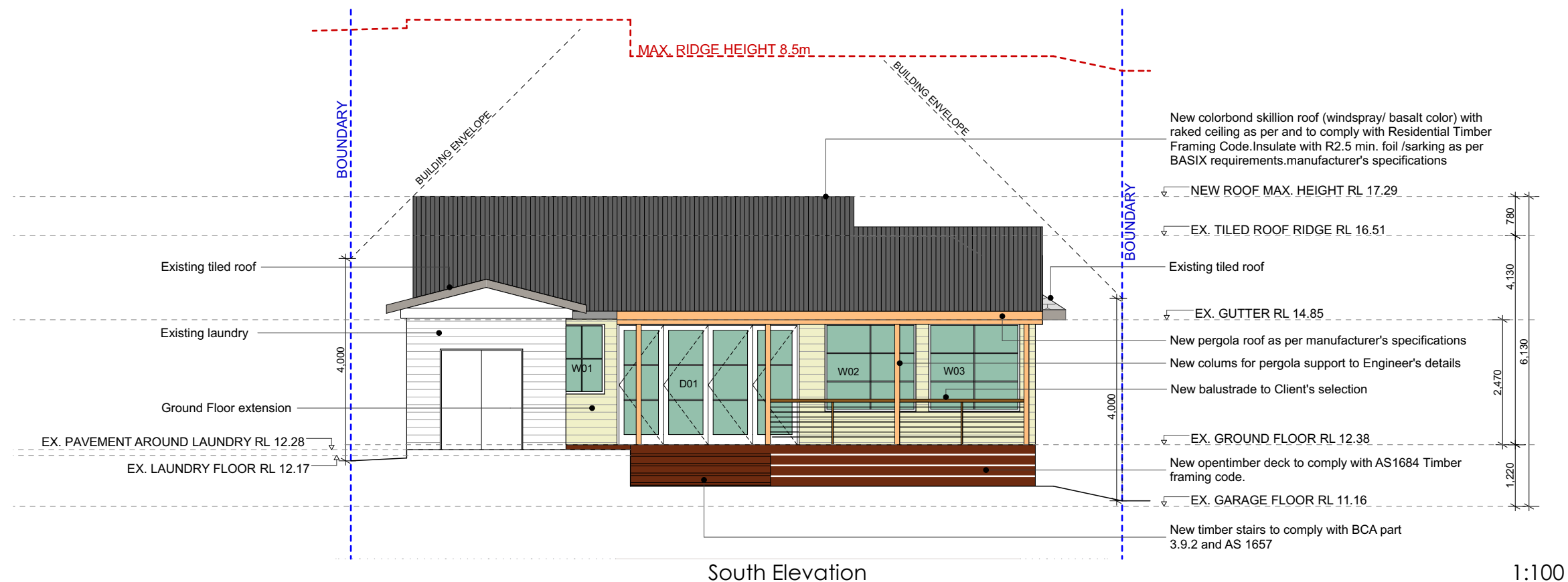
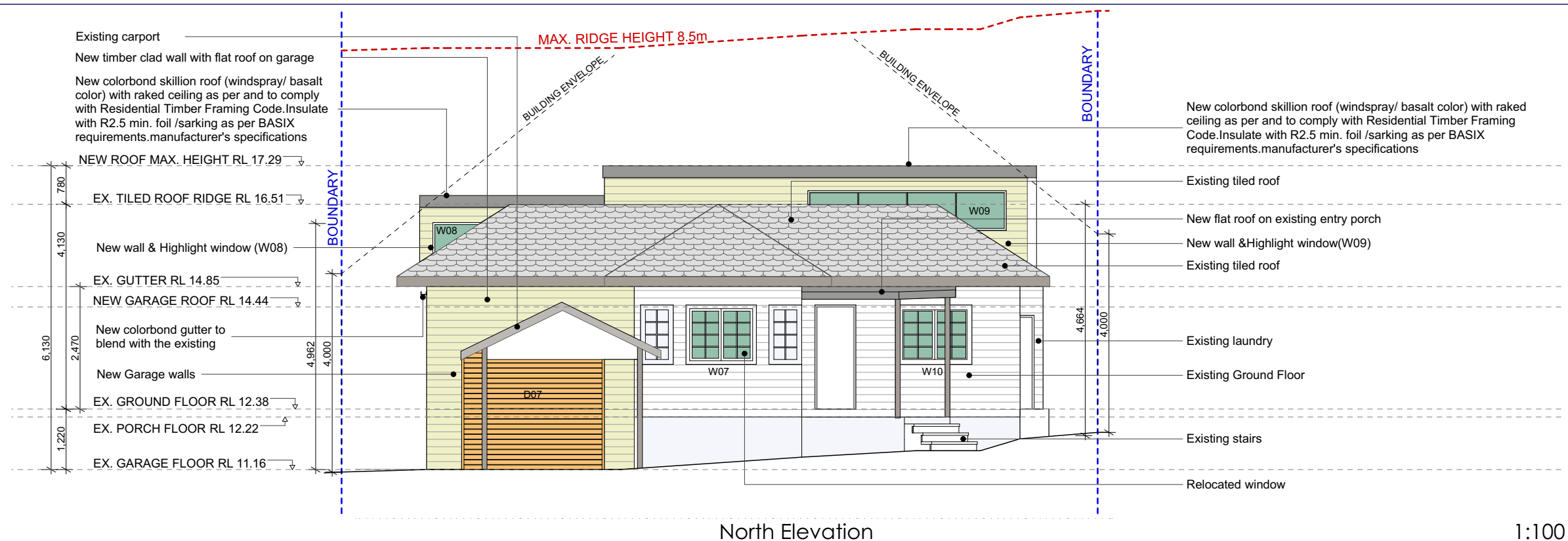
drawn by: AA

scale:
1:200

project no:
20490

date of issue:
31/08/2020

drawing. no:
MD-7



NOTES:

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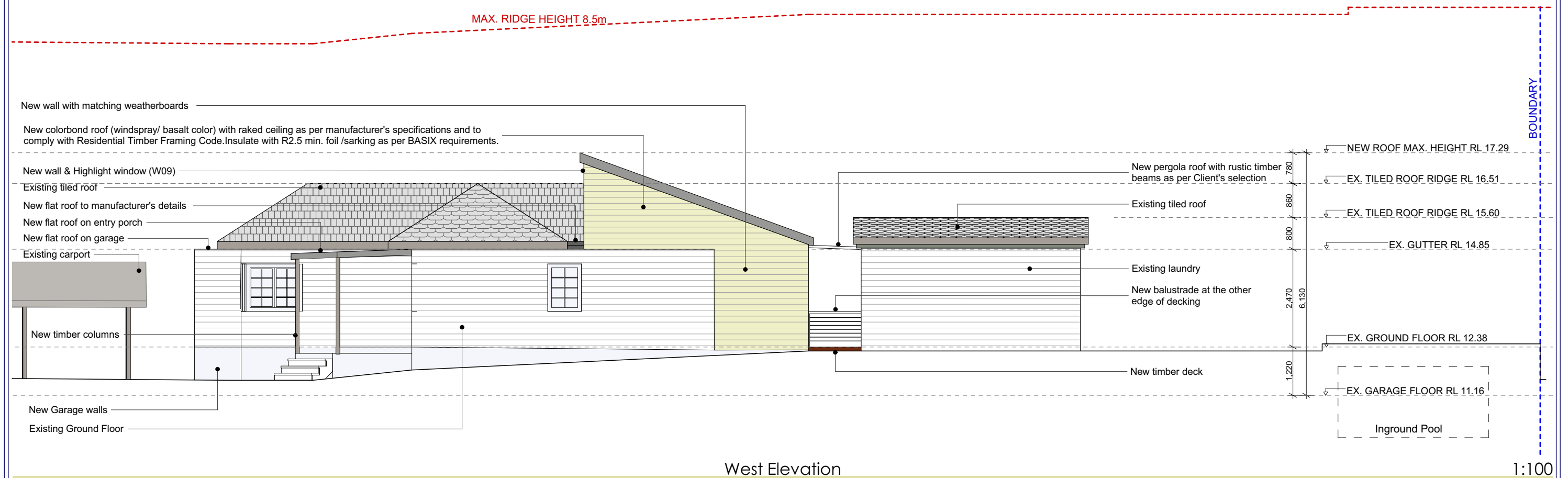
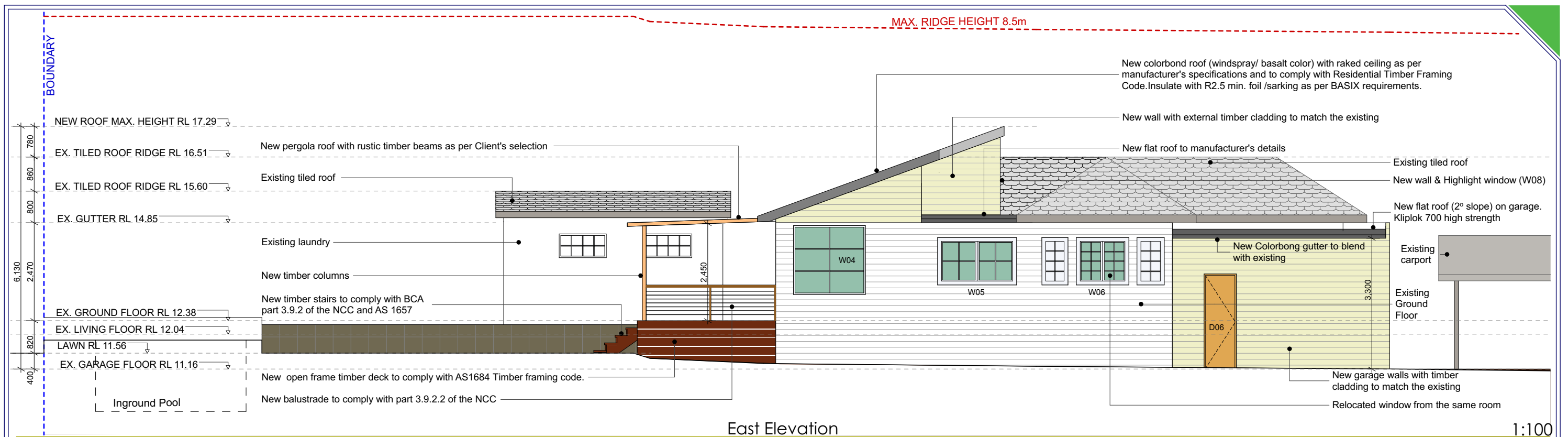
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Proposed additions and alterations For Nicola and Tristan Butt

At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title: Modification to DA2020/0570	scale: 1:100	date of issue: 31/08/2020
drawing name: Proposed Elevations	project no: 20490	drawing. no: MD-8
Checked by: PS	drawn by: AA	



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Northern Beaches Council | Warringah

Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Proposed Elevations

Checked by: PS

drawn by: AA

scale:

1:100

project no:

20490

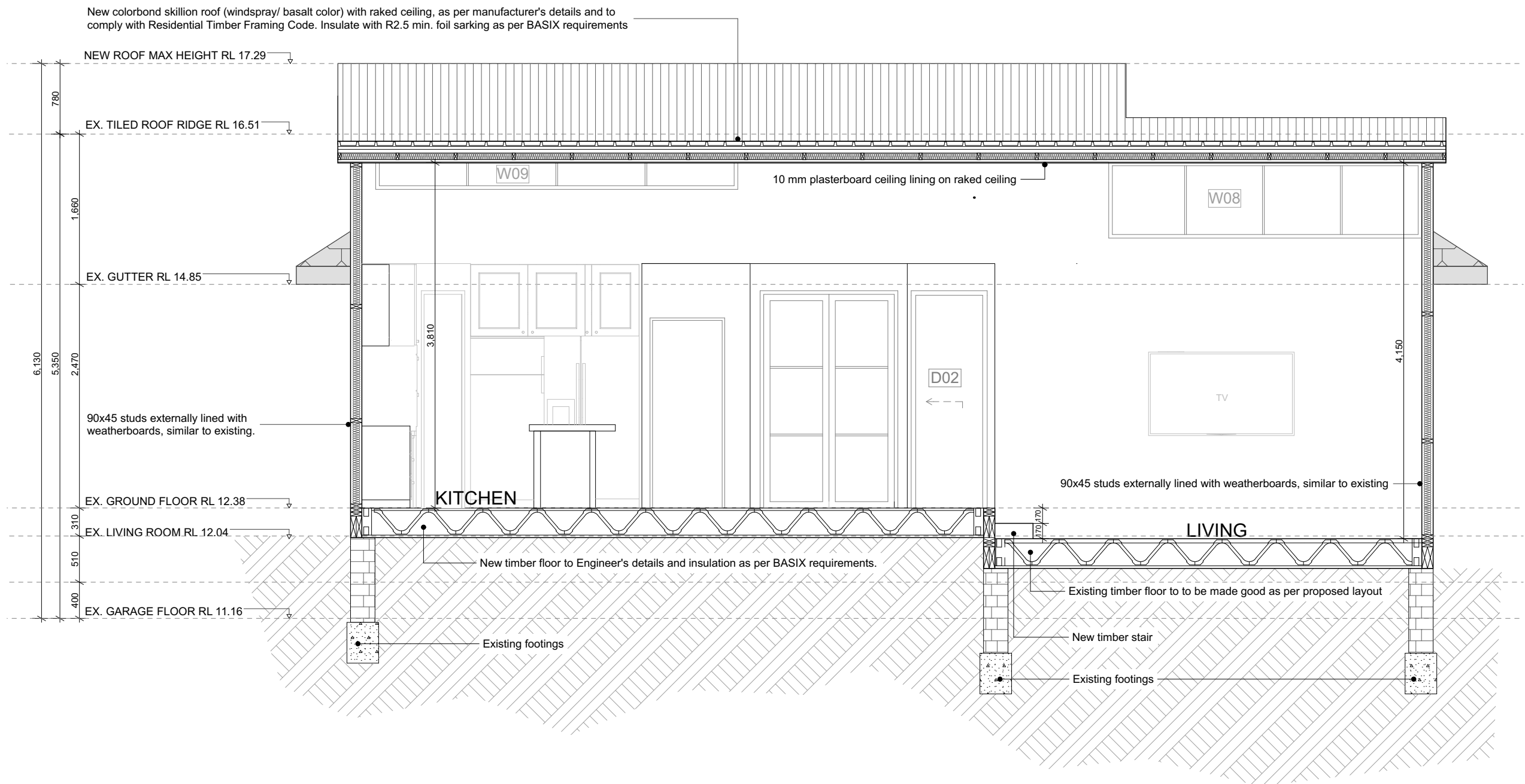
date of issue:

31/08/2020

drawing. no:

MD-9

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Northern Beaches Council | Warringah

Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Section BB

Checked by: PS

drawn by: AA

scale:

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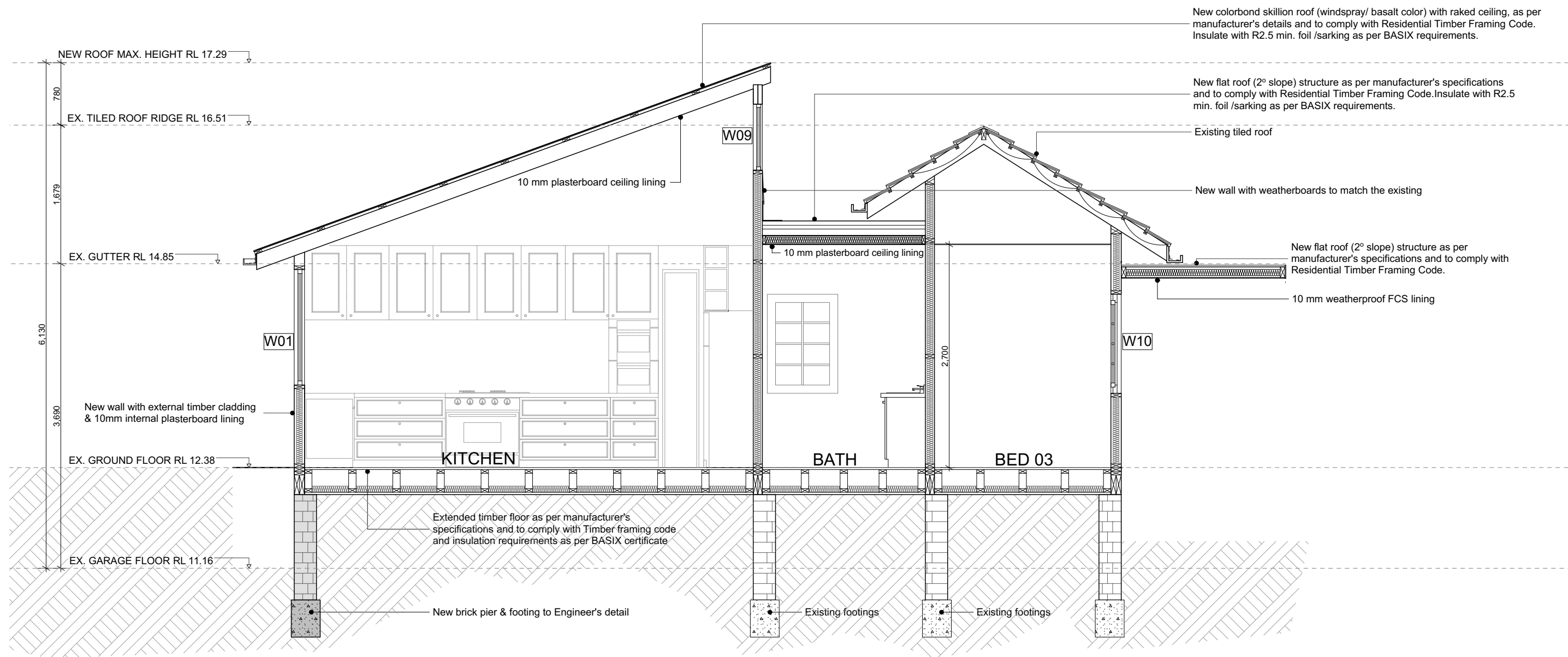
20490

date of issue:

31/08/2020

drawing. no:

MD-11



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note:

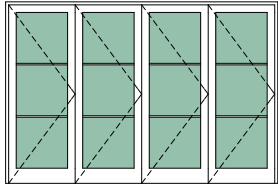
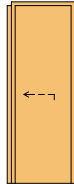
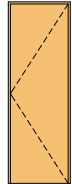
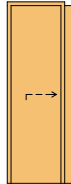
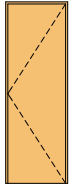
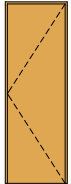
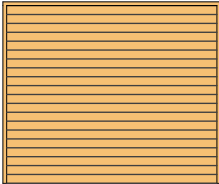
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drawing title: Modification to DA2020/0570		scale: 1:50	date of issue: 31/08/2020
drawing name: Section CC		project no: 20490	drawing. no: MD-12
Checked by: PS	drawn by: AA		

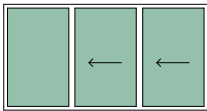
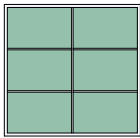
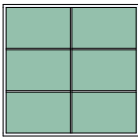
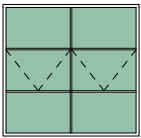
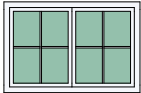

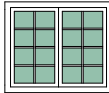


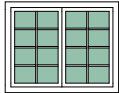
DOOR SCHEDULE

Number	D01	D02	D03	D04	D05	D06	D07
Type	Aluminum frame- 4 stack bifold door	Timber frame- solid core flush panel cavity slider	Timber frame- solid core flush panel hinge door	Timber frame- solid core flush panel cavity slider	Timber frame- solid core flush panel hinge door	Timber frame- solid core flush panel hinge door	Garage roller dooras per Client's selection
Height	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Width	3,600	840	820	760	820	820	2,881
Head height	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Glass Option	Clear float	N/A	N/A	N/A	N/A	N/A	N/A
Elevation							

SKYLIGHT SCHEDULE (Velux)

S01 - 550 x 980mm - Fixed
S02 - 550 x 980mm - Fixed
S03 - 780 x 1180mm - Fixed
S04 - 550 x 700mm - Fixed
S05 - 550 x 700mm - Fixed

WINDOW SCHEDULE

Number	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
Type	Timber frame- 3 panel sliding for serving	Timber frame- fixed	Timber frame- fixed	Timber frame- fixed and awning	Timber frame- sliding	Timber frame- Existing window relocated	Timber frame-Existing window relocated	Timber frame- fixed and awning	Timber frame- fixed and awning	Timber frame-sliding
Height	1,400	1,740	1,740	1,740	1,200	1,200	1,200	840	800	1,200
Width	2,700	1,800	1,800	1,800	1,800	1,330	1,420	3,500	4,000	1,500
Head height	2,400	2,740	2,740	2,740	2,440	2,100	2,100	1,111	1,704	2,100
Glass options	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float
3D Front View										

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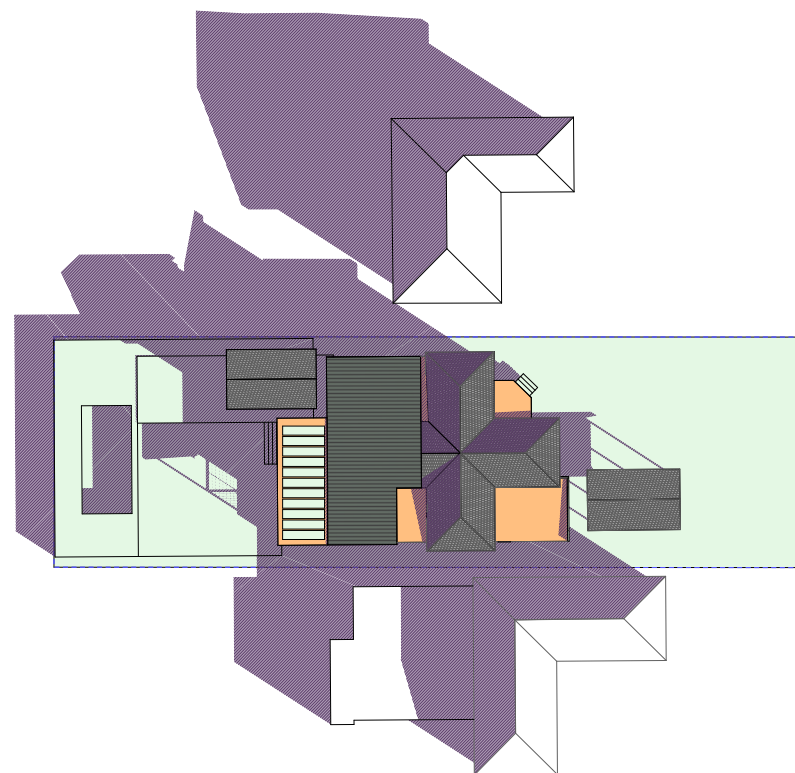
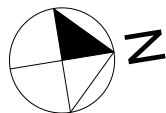


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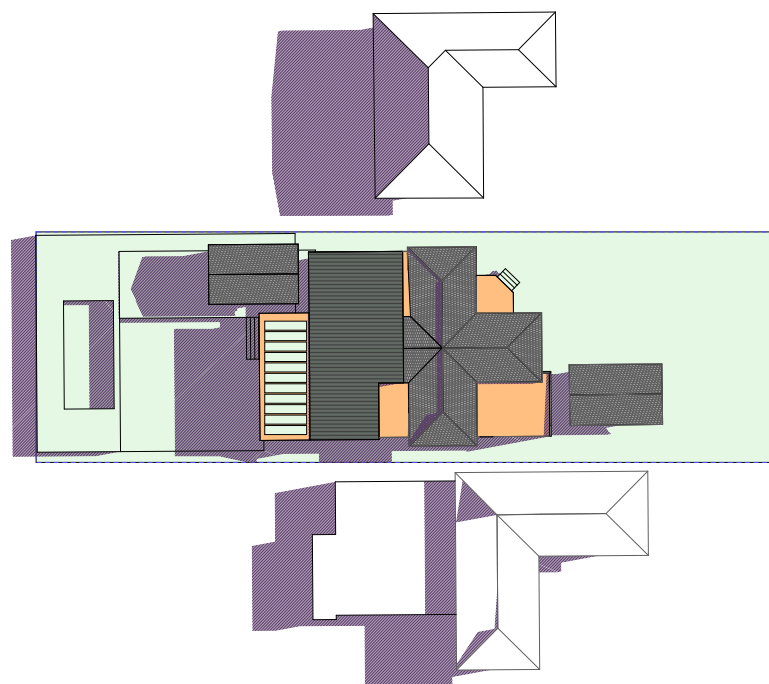
note:
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Proposed additions and alterations
For Nicola and Tristan Butt
At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

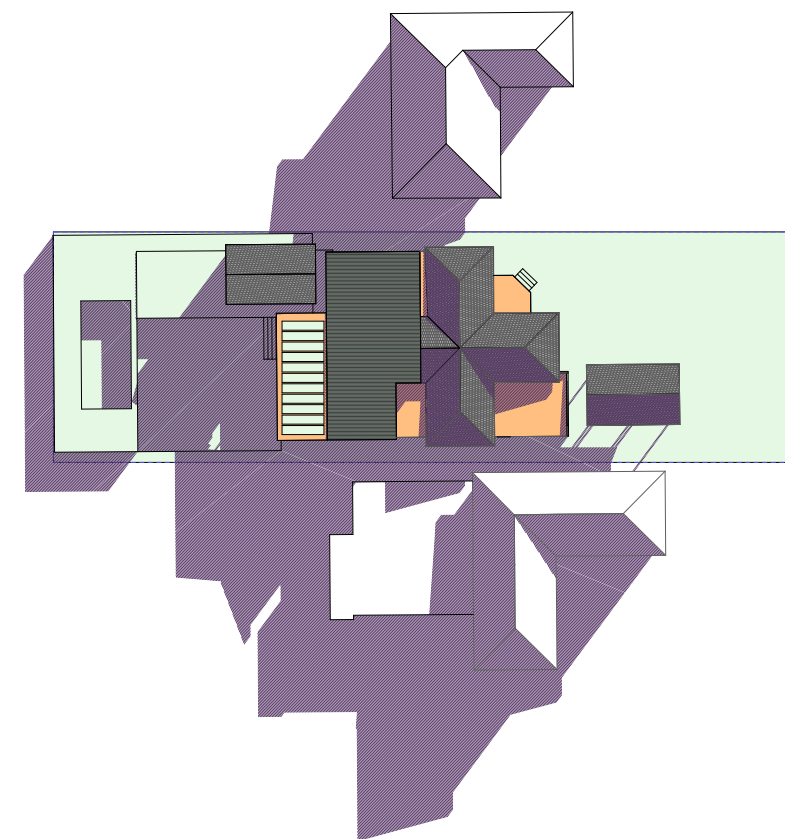
drawing title: Modification to DA2020/0570	scale: 1:1	date of issue: 31/08/2020
drawing name: Door & Window Schedules	project no: 20490	drawing. no: MD-13
Checked by: PS	drawn by: AA	



Shadow Diagram 21 June - 9am



Shadow Diagram 21 June - 12 pm



Shadow Diagram 21 June - 3 pm

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Northern Beaches Council | Warringah

Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Shadow Diagrams

Checked by: PS

drawn by: AA

scale:

1:100

project no:

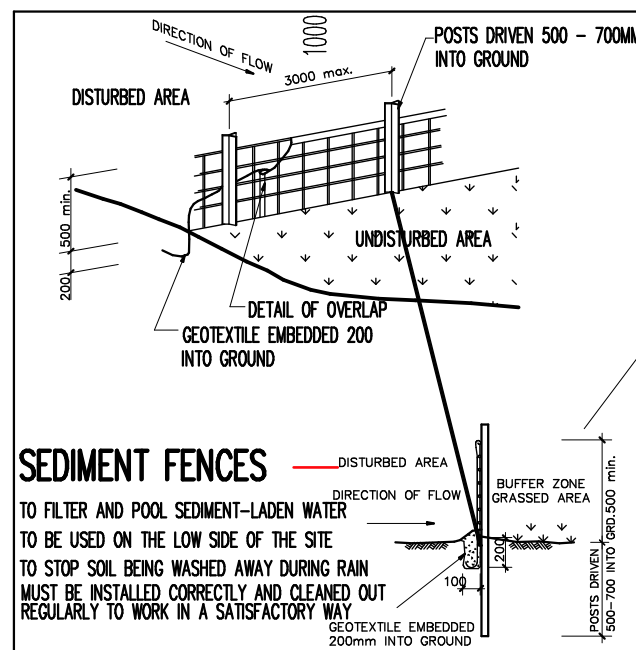
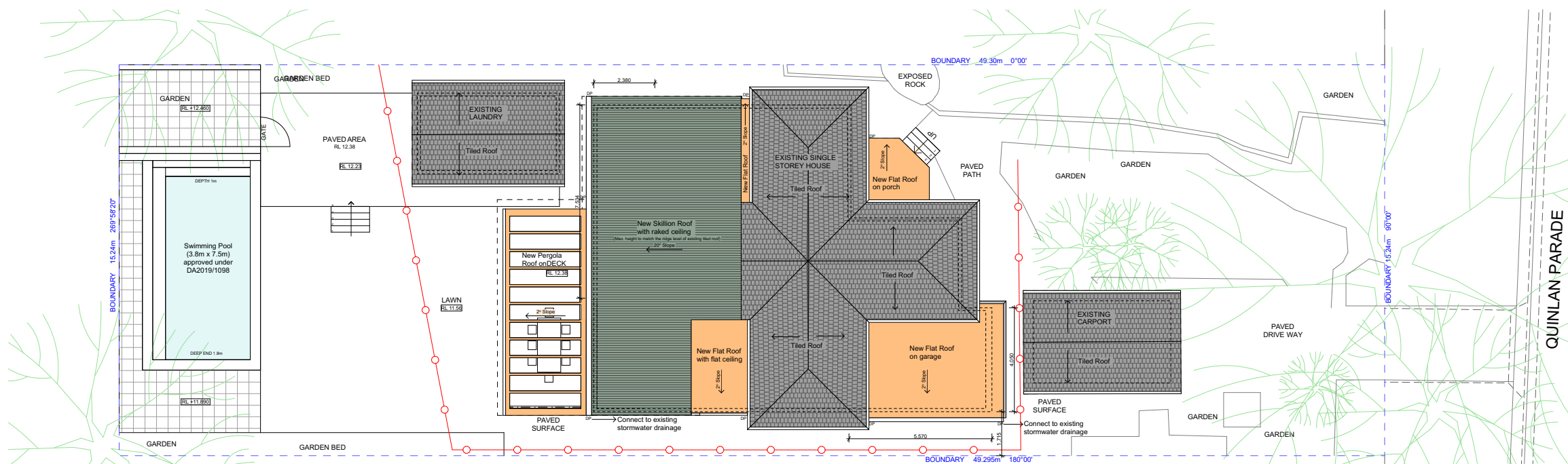
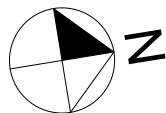
20490

date of issue:

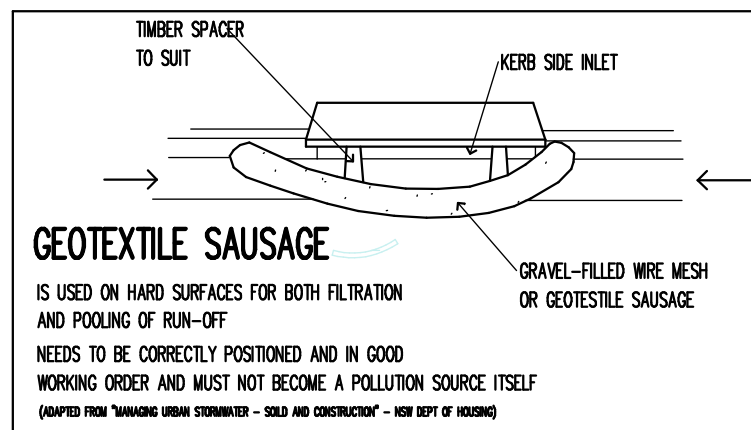
31/08/2020

drawing. no:

MD-14



DETAIL :01



DETAIL :02

SEDIMENT FENCE

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Northern Beaches Council | Warringah

Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

Sediment & Erosion Control Plan

Checked by: PS

drawn by: AA

scale:

1:200

project no:

20490

date of issue:

31/08/2020

drawing no:

MD-15

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BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A375954

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 07, May 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Butt
Street address	13 QUINLAN PARADE MANLY VALE 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 7686
Lot number	24
Section number	D
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Asma Ali

ABN (if applicable): N/A

BASIX Certificate number: A375954

page 2 / 7

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.		✓	✓

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Lot 24 Section D DP7686

drawing title:

Modification to DA2020/0570

drawing name:

BASIX Certificate

Checked by: PS

drawn by: AA

scale:

N/A

project no:

20490

date of issue:

31/08/2020

drawing. no:

MD-16

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	✓	✓	✓
concrete slab on ground floor.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	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						
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned 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.</p> <p>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.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>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.</p> <p>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.</p>			✓	✓	✓	
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	S	3.78	2	1.3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	S	4.3	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



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Proposed additions and alterations
For Nicola and Tristan Butt
At 13 Quinlan Parade, Manly Vale NSW 2093
Northern Beaches Council | Warringah Lot 24 Section D DP7686

drawing title: Modification to DA2020/0570		scale: N/A	date of issue: 31/08/2020
drawing name: BASIX Certificate		project no: 20490	drawing. no: MD-17
Checked by: PS	drawn by: AA		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W3	S	4.3	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	E	6.4	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	E	2.4	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W6	E	1.59	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W7	N	1.68	0	0	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8	N	2.8	1.4	2.4	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W9	N	3.6	1.2	0.45	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D01	S	8.6	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	N	1.8	0	0	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
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.								✓	✓

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S2	0.45	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3	0.92	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S4	0.35	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S5	0.35	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, 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.



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drawing title: Modification to DA2020/0570	scale: N/A	date of issue: 31/08/2020
drawing name: BASIX Certificate	project no: 20490	drawing. no: MD-18
Checked by: PS	drawn by: AA	