### SITE INFORMATION:

Title: Lot: 24 Sec D DP 7686

Site Area: 752.5 sqm

Council Area: Northern Beaches - Manly PlanningZone: R2 Low Density Residential Property type: Residential Single Dwelling

Non heritage item

Non conservation Area

Flood Zone - site is affected by overland flow flooding

### DEVELOPMENT CONTROLS (Warringah DCP2000 & LEP 2011):

Site Area: 752.5 sqm

Max. height 8.5m (proposed height remains unchanged at 5.35m)

Min. Private open space= 60 sqm

Proposed Private open space at rear is 215 sqm

### <u>Setbacks</u>:

Min.Front Boundary Setback from Road: 6.5m Front Setback remains unchanged at 16.4m

Min Side setback: 900m

Side setbacks main unchanged at 1.5m & 1.7m

Min. Rear Setback: 6m

Rear setback remains unchanged at 18.49m Proposed rear setback for the deck is 14.9m

### **AREA CALCULATIONS:**

### FLOOR AREA:

Floor area (Dwelling):

Existing Ground Floor: 150 sqm Proposed Ground Floor: 165 sqm Proposed Deck: 34 sqm

### Floor Area (Outbuilding)

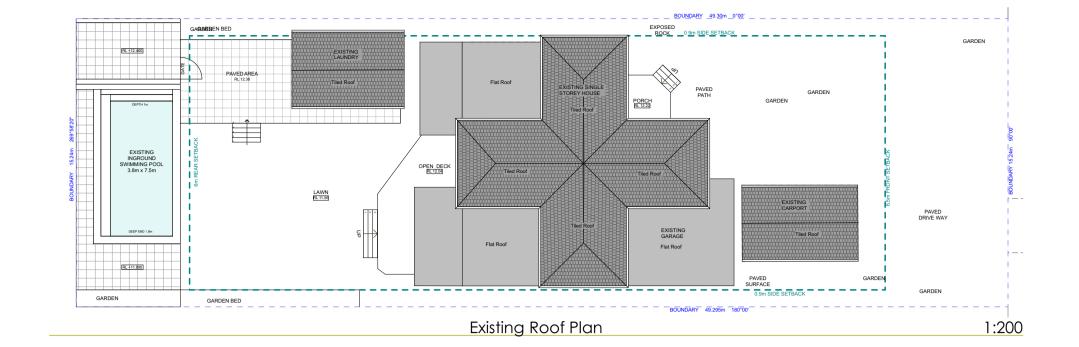
17.43 sqm Existing Laundry: Existing Carport: 17.15 sqm Total Outbuildings Floor Area: 34.53 sqm

### SITE COVERAGE:

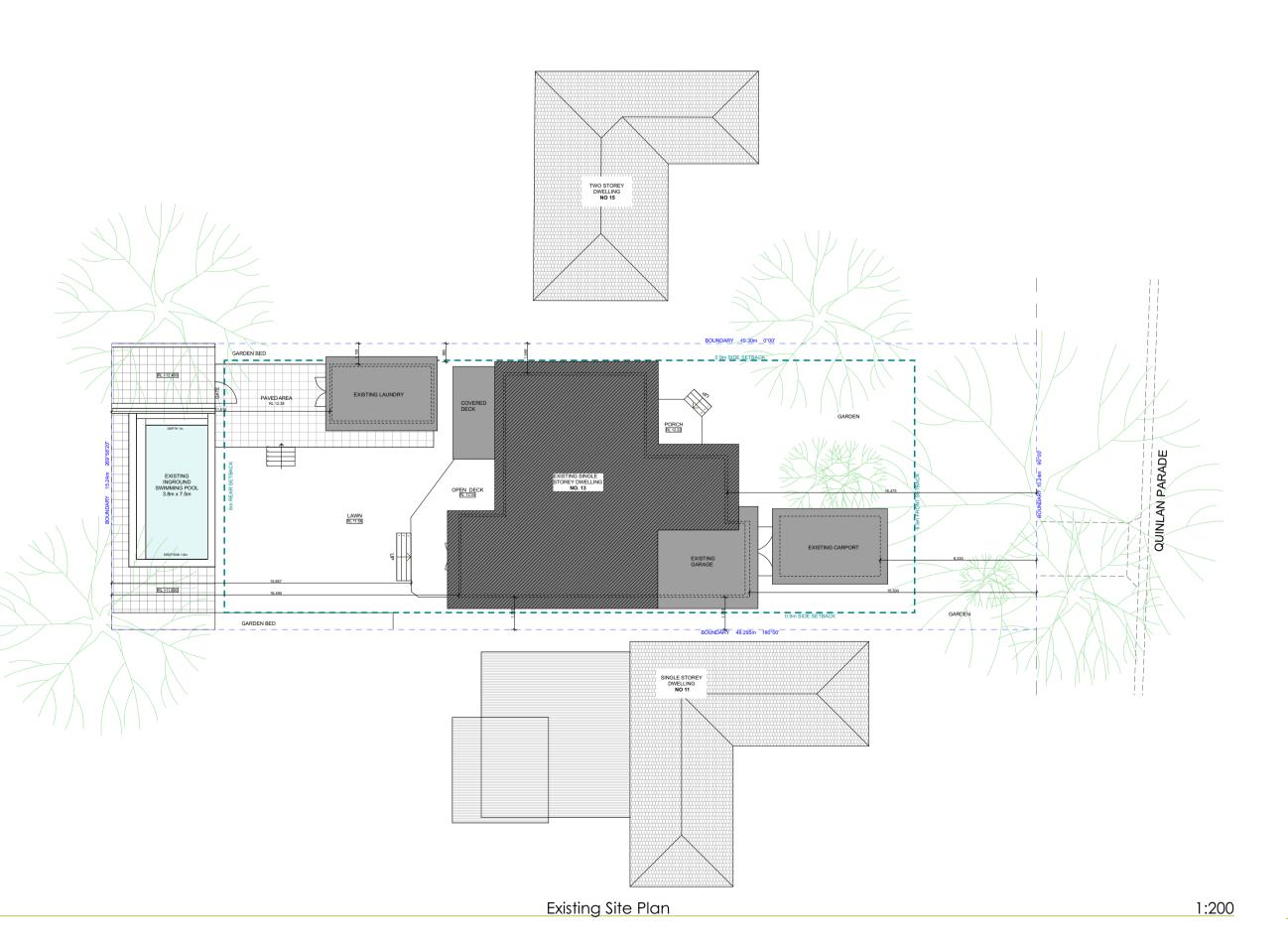
Maximum building footprints area = 33.3% of site area = 250.5sqm Proposed Site coverage = 233.5 sqm = 31%

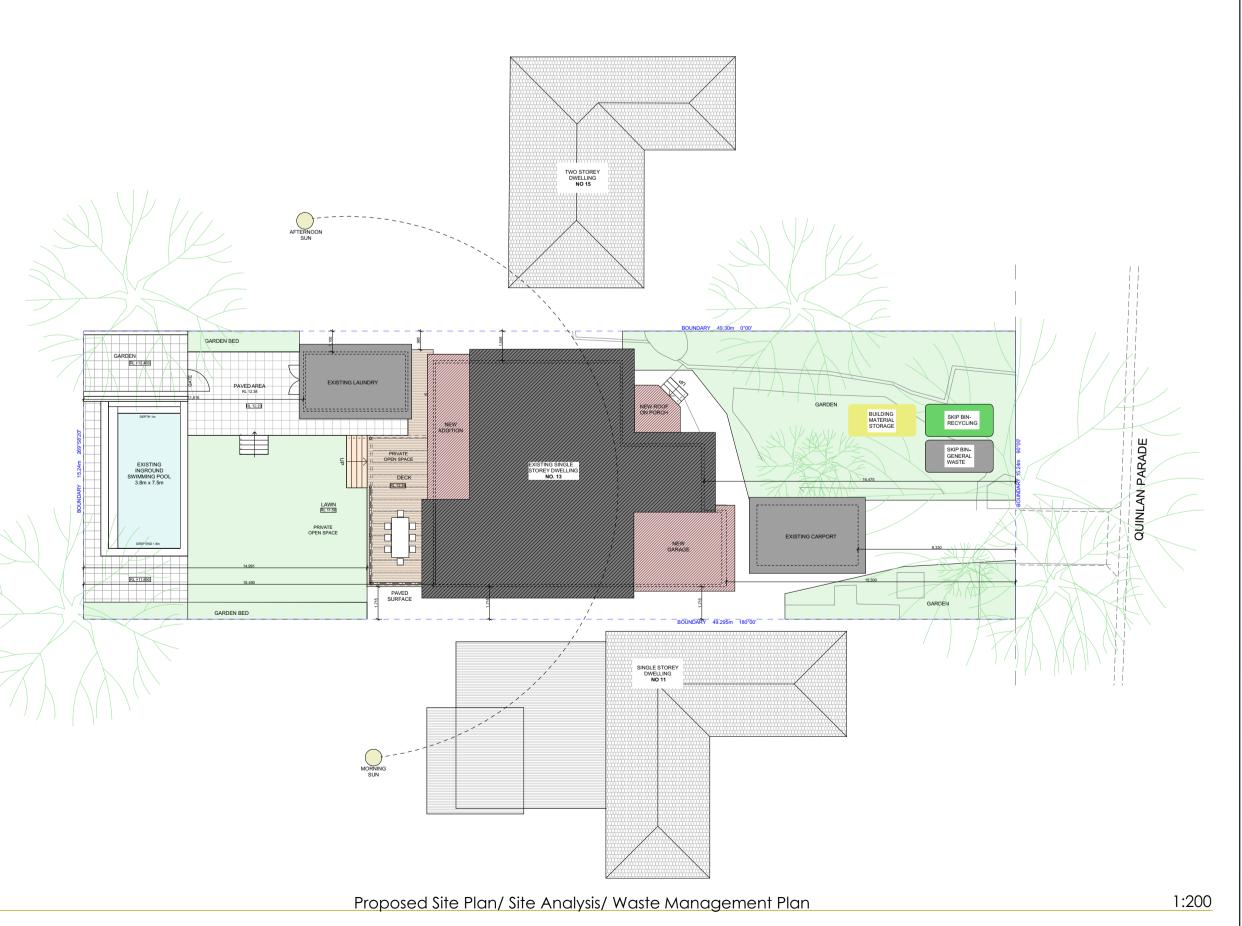
### LANDSCAPE OPEN SPACE & BUSHLAND SETTING:

Minimum landscaped area = 40% of site = 301 sqm Proposed Landscaped Open Space Area = 300 sqm = 40%









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### PROPOSED RESIDENCE FOR:

Nicola & Tristan Butt

AT:

13 Quinlan Parade Manly Vale NSW 2093

LOT 24 SECTION D DP 7686

## COUNCIL AREA:

Northern Beaches Council Manly

DRAWING NAME: Existing Site Plan, Proposed Site Plan/ Site Analysis/ Waste Management Plan, Existing Roof Plan,
Proposed Roof Plan/ Stormwater Plan, Existing First
Floor Plan

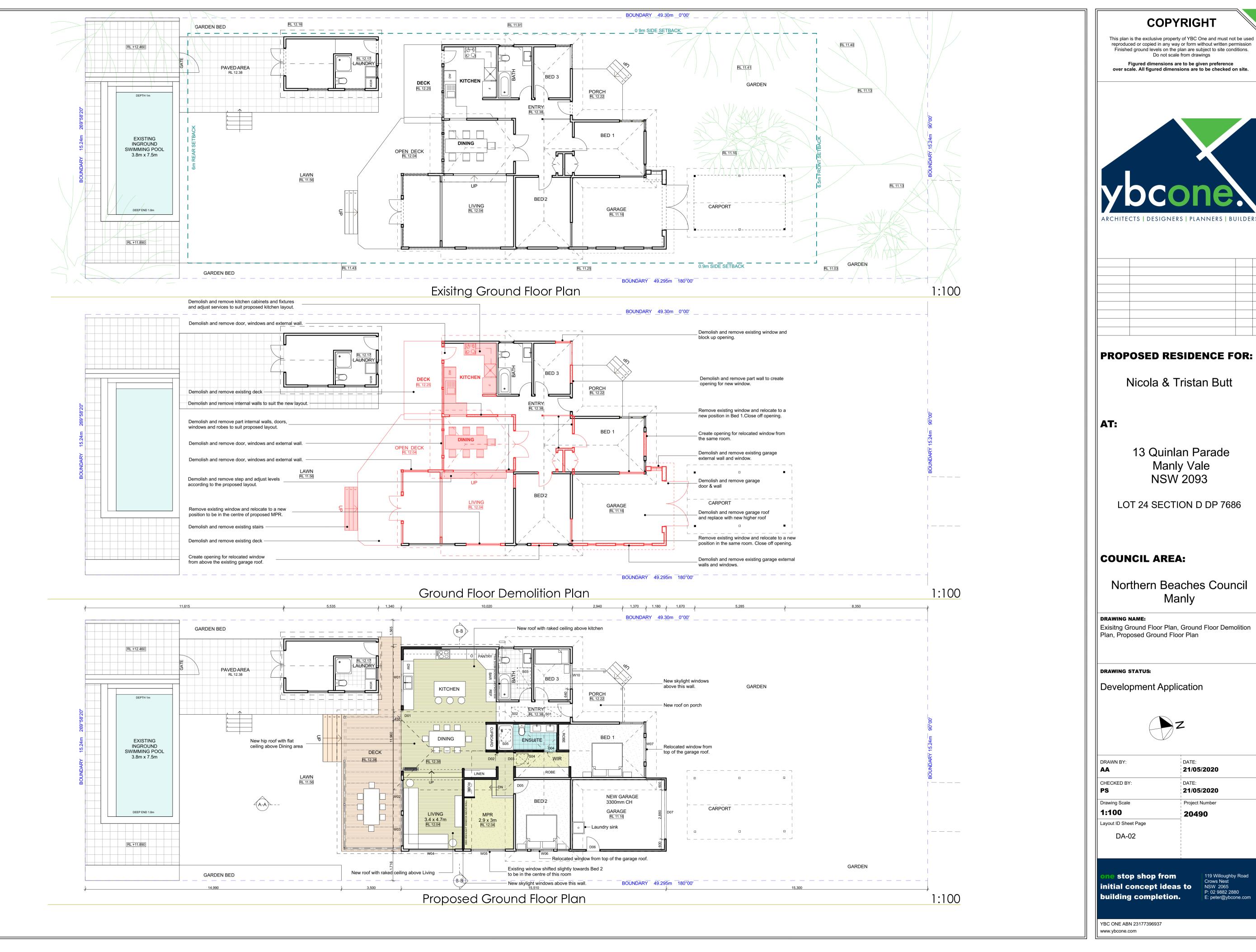
DRAWING STATUS:

Development Application



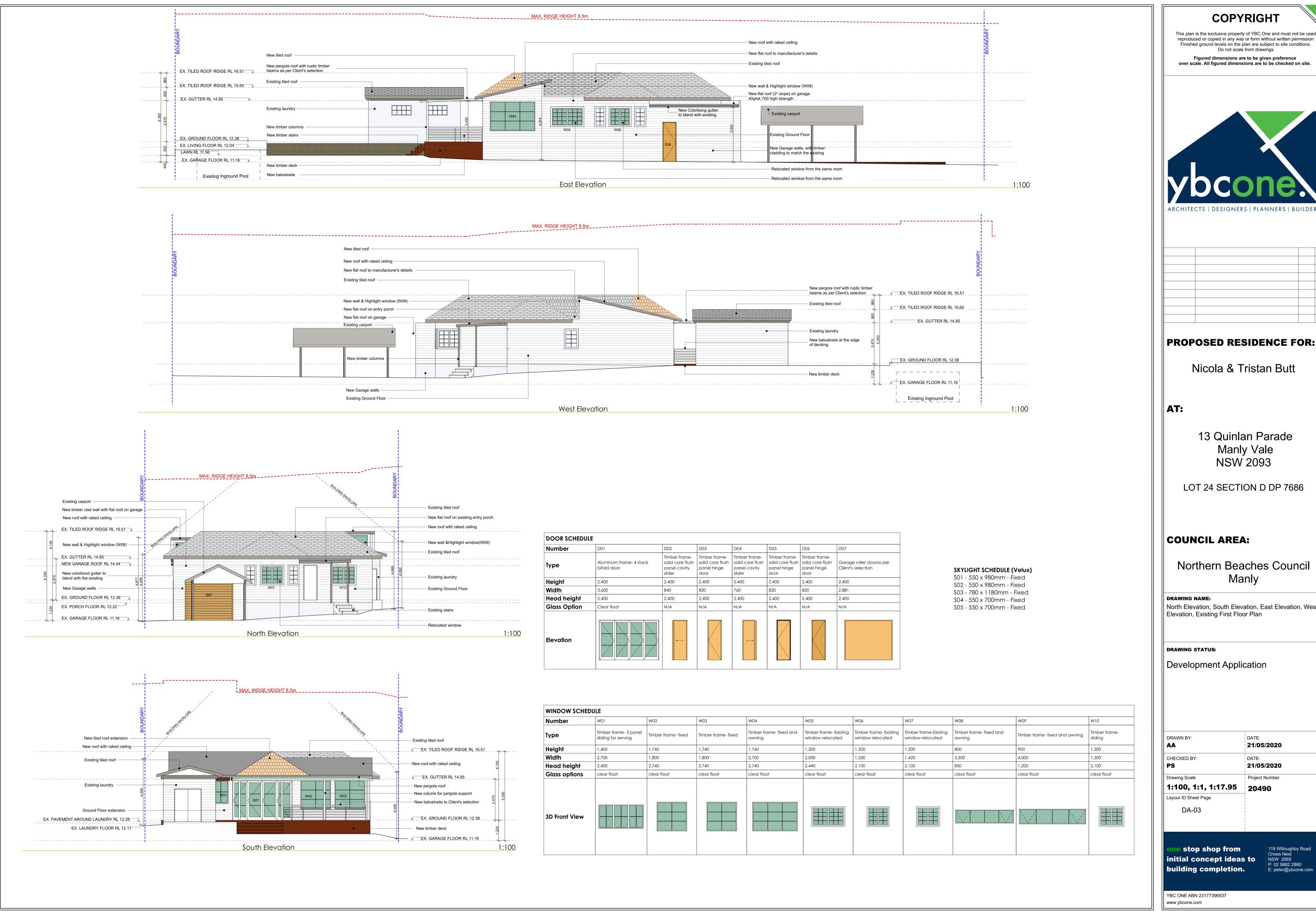
RAWN BY:	DATE:
AA	21/05/2020
CHECKED BY:	DATE:
PS	21/05/2020
Drawing Scale	Project Number
1:200, 1:1	20490
ayout ID Sheet Page	 
DA-01	1

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DRAWN BY:	DATE:
AA	21/05/2020
CHECKED BY:	DATE:
PS	21/05/2020
Drawing Scale	Project Number
1:100	20490
Layout ID Sheet Page	
DA-02	 



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Nicola & Tristan Butt

13 Quinlan Parade Manly Vale NSW 2093

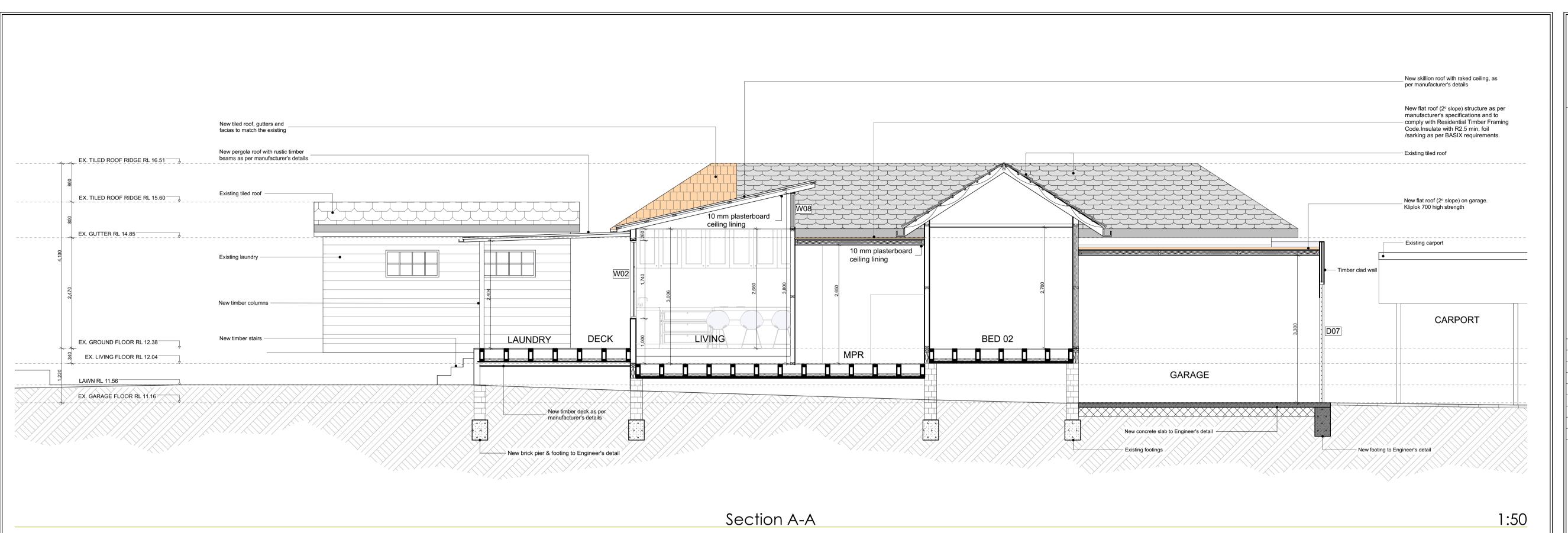
LOT 24 SECTION D DP 7686

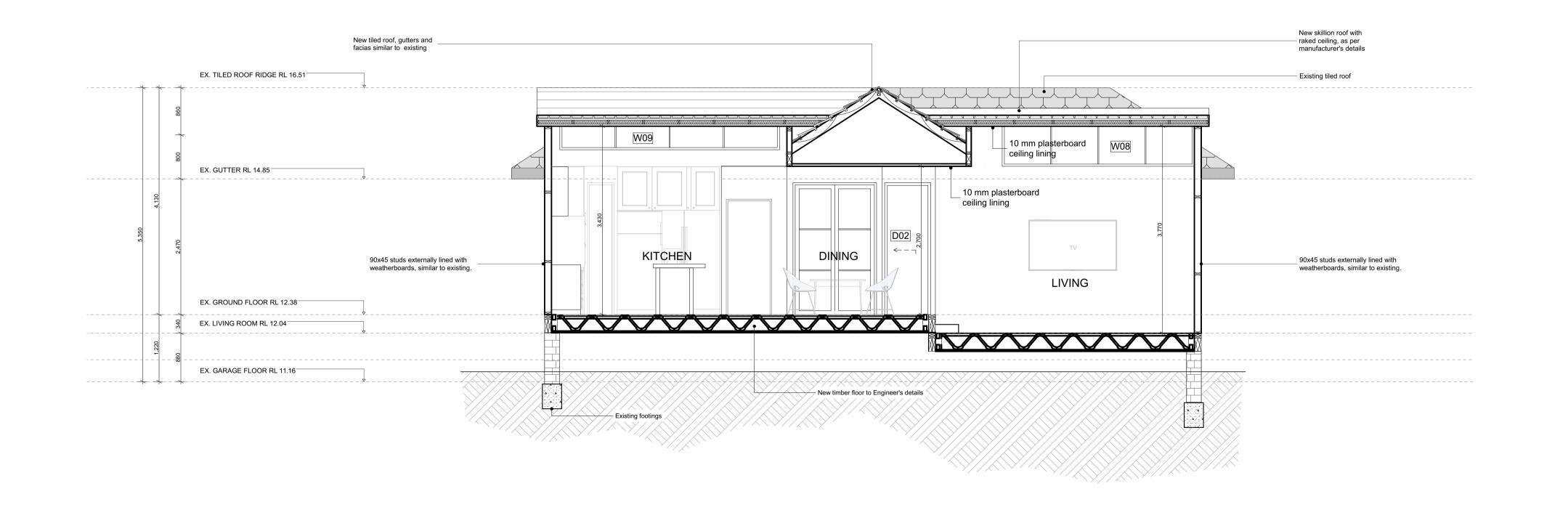
Northern Beaches Council

North Elevation, South Elevation, East Elevation, West

DRAWN BY:	DATE:
AA	21/05/2020
CHECKED BY:	DATE:
PS	21/05/2020
Drawing Scale	Project Number
1:100, 1:1, 1:17.95	20490
Layout ID Sheet Page	
DA-03	1







Section B-B

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119 Willoughby Road Crows Nest

P: 02 9882 2880 E: peter@ybcone.com

stop shop from

YBC ONE ABN 23177396937

www.ybcone.com

1:50



# **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.



ರ	Project address	
a	Project name	Butt
Ö	Street address	13 QUINLAN PARADE MANLY VALE 2093
ĭ	Local Government Area	Northern Beaches Council
d	Plan type and number	Deposited Plan 7686
u_	Lot number	24
0	Section number	D
_		
	Project type	
ion	Project type  Dwelling type	Separate dwelling house
ription		Separate dwelling house  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.		<b>~</b>	~
Fixtures		1	
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.		<b>~</b>	✓
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.		<b>~</b>	✓
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.		<b>~</b>	

BASIX Certificate number: A375954 page 3 / 7

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
nsulation requirements					
	ion is not required where the area of new con	s) in accordance with the specifications listed in struction is less than 2m2, b) insulation specified	<b>~</b>	<b>V</b>	<b>~</b>
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)			

BASIX Certificate number: A375954 page 4 / 7

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and	l glazed do	ors							
					nading devices, in accordance with each window and glazed door.	the specifications listed in the table below.	<b>✓</b>	<b>✓</b>	<b>~</b>
The following re	equirements i	must also	be satisfie	ed in relation	to each window and glazed door:			<b>✓</b>	<b>V</b>
have a U-value	and a Solar	Heat Gair	n Coefficie	ent (SHGC) r		d glass may either match the description, or, le below. Total system U-values and SHGCs		<b>✓</b>	<b>✓</b>
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.							~	<b>✓</b>	
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.					<b>✓</b>	<b>✓</b>	<b>✓</b>		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	<b>✓</b>	
					e window or glazed door above which which will be wore than 50 mm.	ch they are situated, unless the pergola also		<b>✓</b>	<b>✓</b>
Overshadowing specified in the					nt and distance from the centre and	the base of the window and glazed door, as	<b>✓</b>	<b>✓</b>	<b>✓</b>
Windows ar	nd glazed o	doors g	lazing re	equireme	nts				
Window / door	Orientation		Oversha	dowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	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)			

BASIX Certificate number: A375954 page 5 / 7

Glazing requi	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
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 m	nust install th	e skylights	s in accor	dance with t	he specifications listed in the table I	below.	<b>✓</b>	<b>✓</b>	<b>✓</b>
The following re	quirements i	must also	be satisfi	ed in relatio	n to each skylight:			<b>~</b>	<b>✓</b>
Each skylight m the table below.		tch the de	escription,	or, have a l	J-value and a Solar Heat Gain Coef	fficient (SHGC) no greater than that listed in		<b>✓</b>	<b>✓</b>

Glazing require	ements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Skylights glaz	ing requireme	nts				
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)			

BASIX Certificate number: A375954

BASIX Certificate number: A375954 page 7 / 7

Legend
n 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 levelopment 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 ertificate / 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 levelopment may be issued.

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### PROPOSED RESIDENCE FOR:

Nicola & Tristan Butt

AT:

13 Quinlan Parade Manly Vale NSW 2093

LOT 24 SECTION D DP 7686

# COUNCIL AREA:

Northern Beaches Council Manly

DRAWING STATUS:

DRAWING NAME:

page 6 / 7

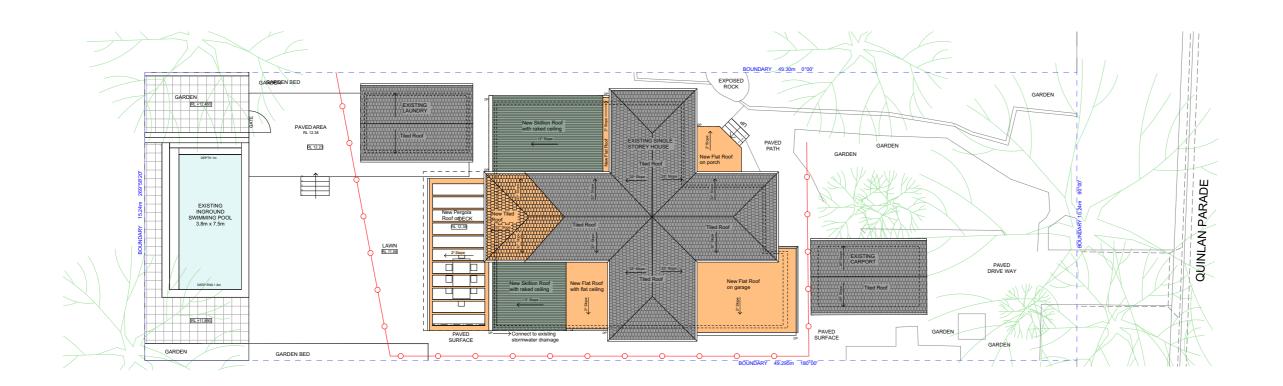
Existing First Floor Plan

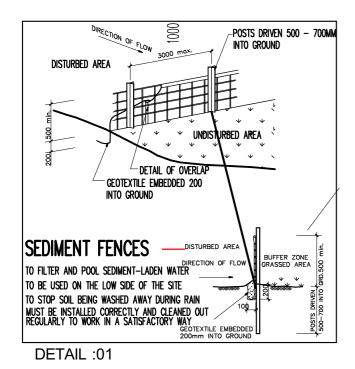
Development Application

DRAWN BY: 21/05/2020 CHECKED BY: 21/05/2020 Drawing Scale Project Number Layout ID Sheet Page DA-05

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TIMBER SPACER TO SUIT KERB SIDE INLET GEOTEXTILE SAUSAGE GRAVEL-FILLED WIRE MESH IS USED ON HARD SURFACES FOR BOTH FILTRATION OR GEOTESTILE SAUSAGE AND POOLING OF RUN-OFF NEEDS TO BE CORRECTLY POSITIONED AND IN GOOD WORKING ORDER AND MUST NOT BECOME A POLLUTION SOURCE ITSELF (ADAPTED FROM "MANAGING URBAN STORMWATER - SOLD AND CONSTRUCTION" - INSIV DEPT OF HOUSING) DETAIL:02

SEDIMENT FENCE

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

119 Willoughby Road Crows Nest NSW 2065

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

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# **Proposed additions and alterations**

For Nicola and Tristan Butt

3 At 13 G Northern Be

Quinlan Parade,	Manly Vale NS	W 2093
eaches Council   Warringah	Lot 24 Section D	DP7686

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drawing title:		scale:	date of issue:	
DA Drawings		1:200	7/05/2020	
drawing name:		project no:	drawing. no:	
Sediment & Erosion Control Plan			CD-6	
Checked by: PS	drawn by: AA	20490	CD-8	

\_\_\_\_\_\_12th May 2020

Date: \_\_\_\_\_

Schedule of colors and materials
Site Address: 13 Quinlan Parade, Manly Vale, NSW 2093
Applicant: YBC ONE, 119 Willoughby Road Crows Nest NSW 2065 **Phone:** (02) 9882 2880 **Mobile:** 0412 123417 **Fax:** 02 94392157

Signature of the Applicant

The following table indicates the materials to be used externally for the proposed additions to the residence at the above mentioned address.

Table 1: External Materials and Finishes

	Material	Finish/Colour	Sample
Roof Tiles	Tiles	Grey medium. Similar to existing	
Gutters & Fascia	Colorbond	Grey, similar to existing	
New roofs	Metal/ colorbond	Grey, medium	
External Walls	Painted weatherboards	to match the existing	
Columns	Painted timber	white	
Doors	Timber Framed	White painted frame	
Windows	Timber Framed	White painted frame	
Skylights	timber framed	Medium colour, as manufactured	
Balustrade	Wired-timber handrail	Finished	Who was a second
Deck	Timber	polished, as selected by the Client	