

Development Application

for alterations to

1 Ashburner St Manly

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA0000	COVER SHEET	1	23.12.19
DA1101	SITE ANALYSIS PLAN	1	23.12.19
DA1111	SITE PLAN	1	23.12.19
DA1301	EROSION & SEDIMENT CONTROL PLAN	1	23.12.19
DA1501	LANDSCAPE PLAN	1	23.12.19
DA2001	DEMOLITION PLAN	1	23.12.19
DA2100	GROUND FLOOR	4	23.12.19
DA3002	NORTH & SOUTH ELEVATION	1	23.12.19
DA3003	EAST & WEST ELEVATION	1	23.12.19
DA3101	SECTION 1	1	23.12.19
DA7001	SHADOW DIAGRAMS 1	1	23.12.19
DA7002	SHADOW DIAGRAMS 2	1	23.12.19

BASIX COMMITMENTS

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Construction

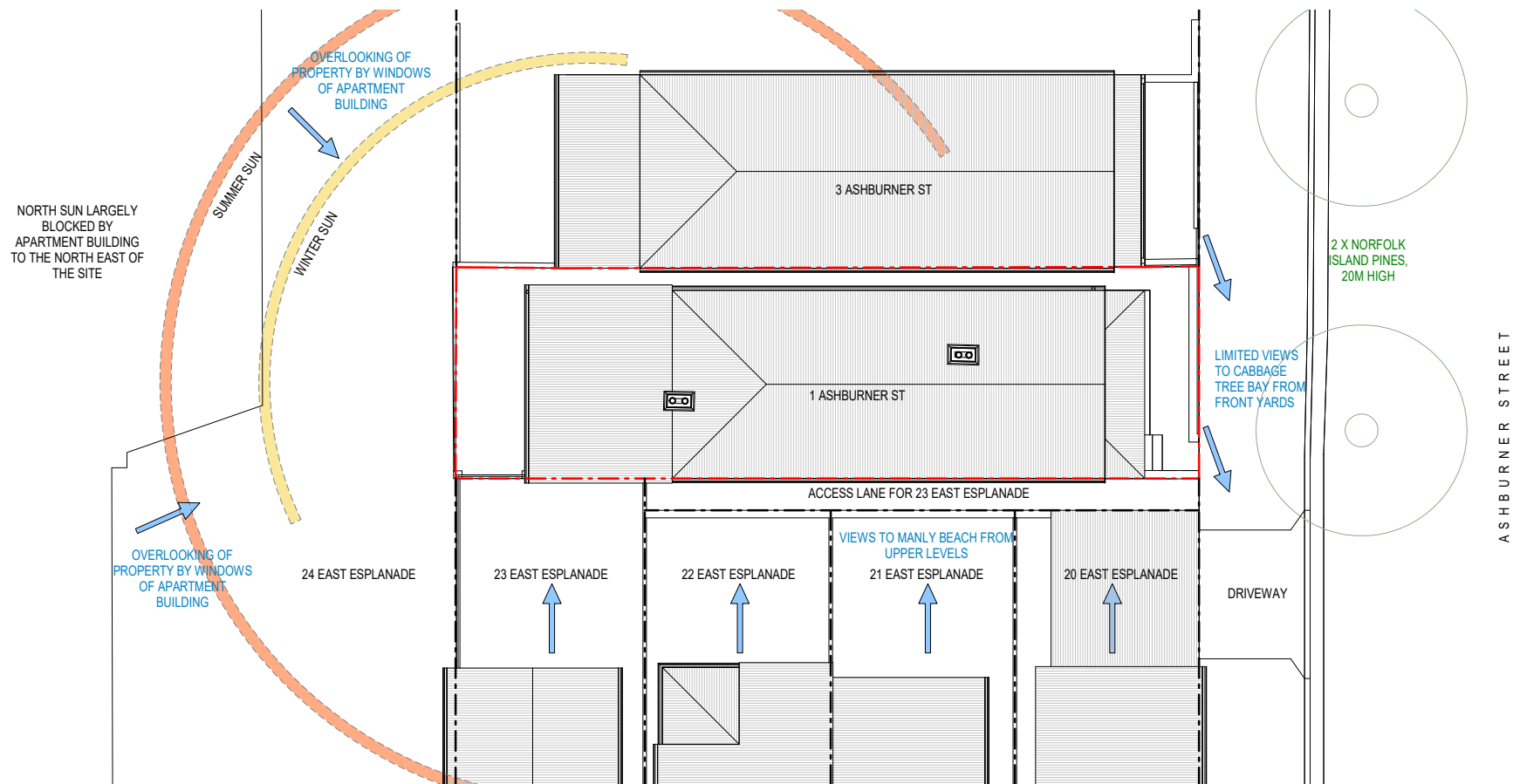
Insulation requirements

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.

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: cavity brick	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

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	NE	0.8	2.4	0.7	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	NE	0.8	2.4	0.7	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NW	12.4	16.8	9	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

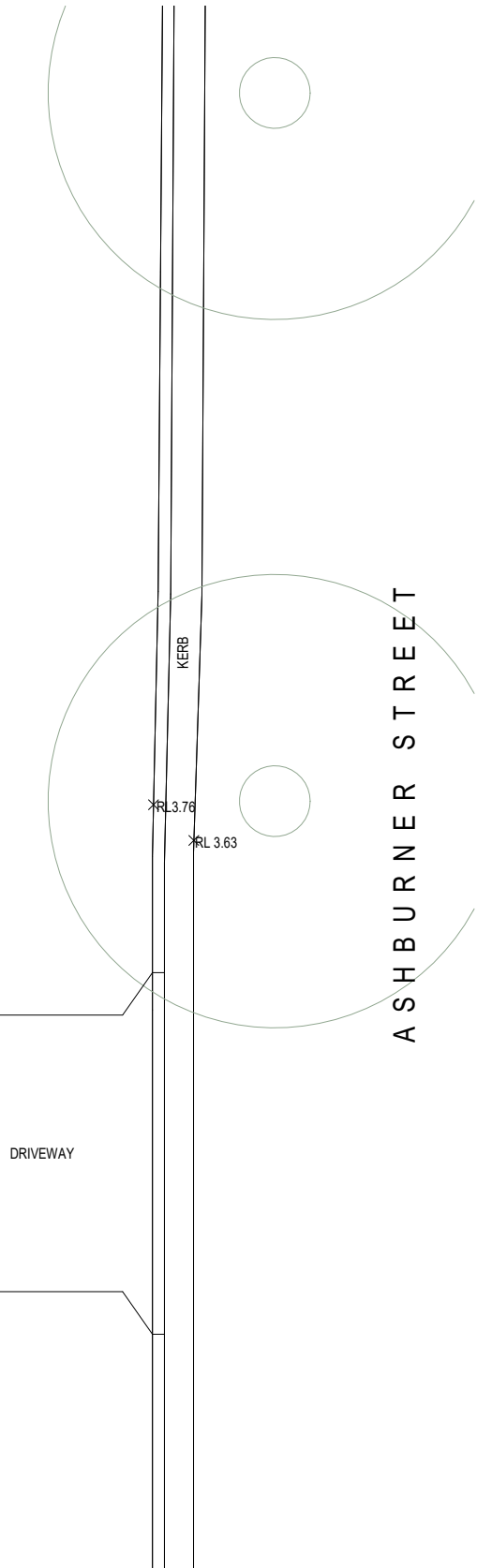
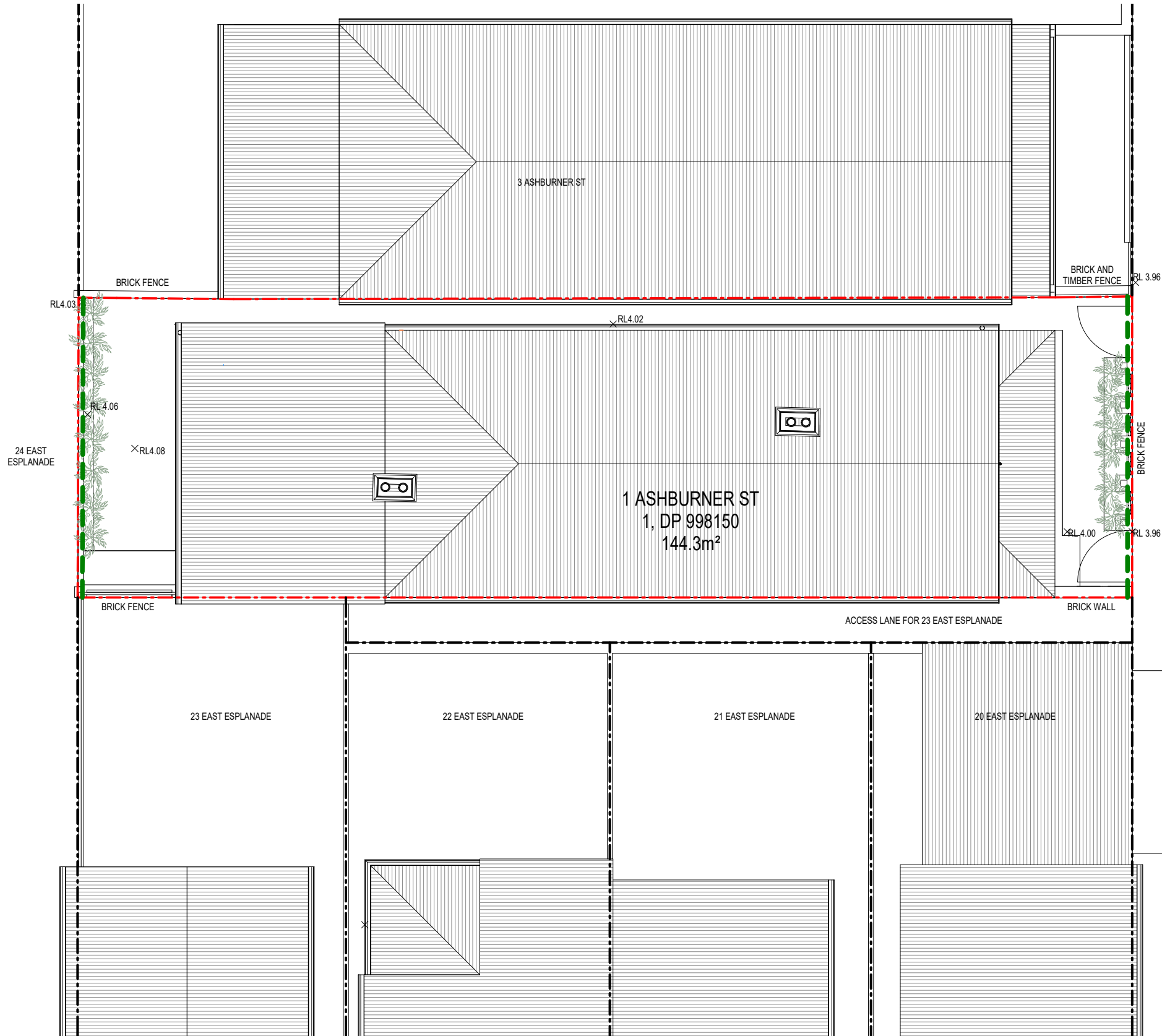


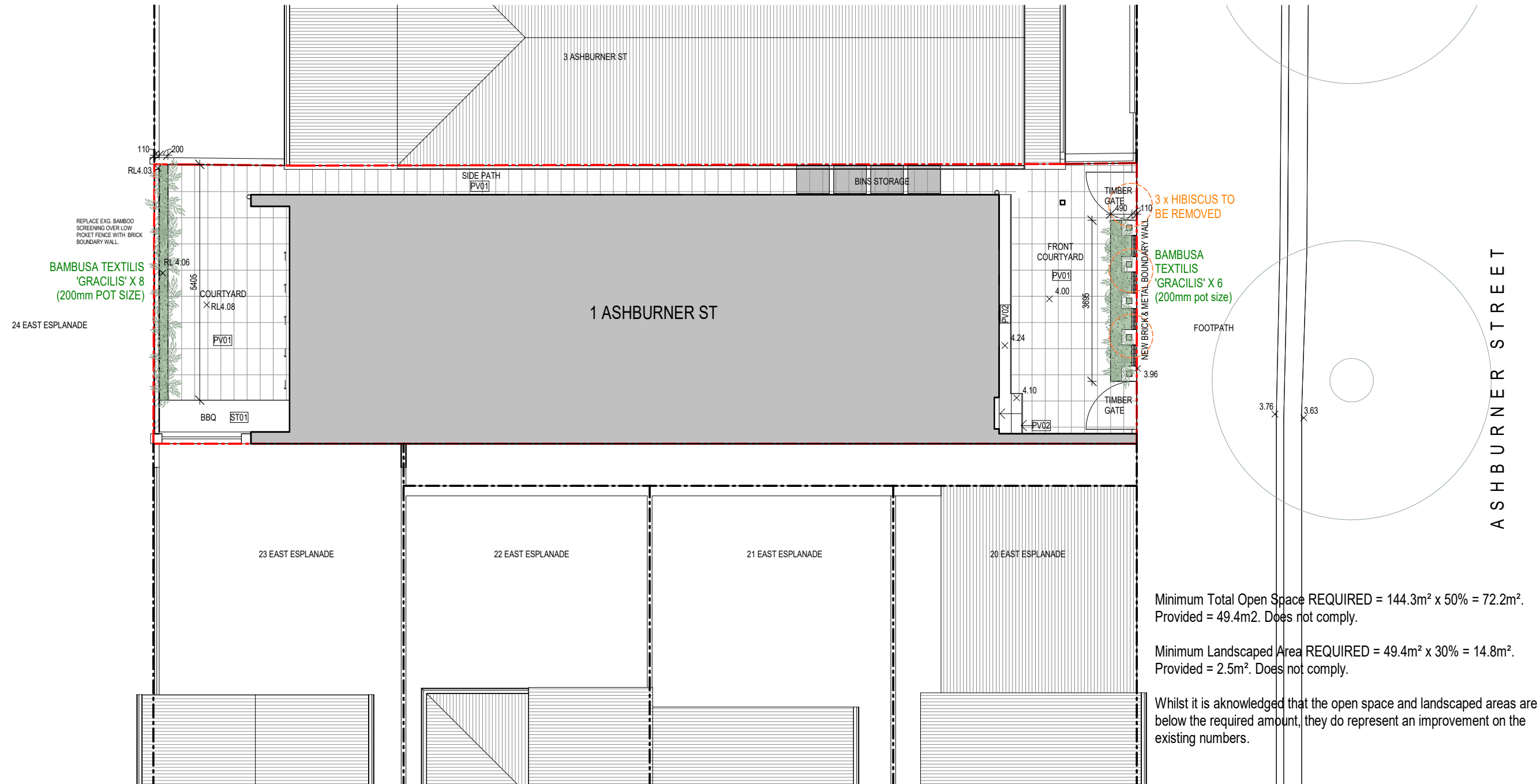
Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE SD 6-8

— SEDIMENT CONTROL BARRIER





EXTERNAL FINISHES



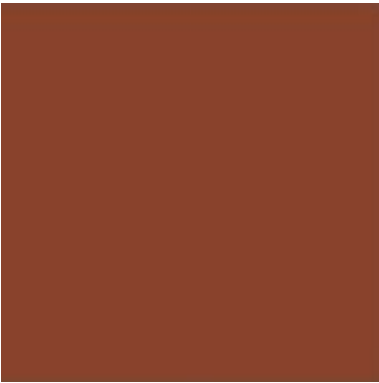
TM01
TIMBER BATTEN ENTRY GATE



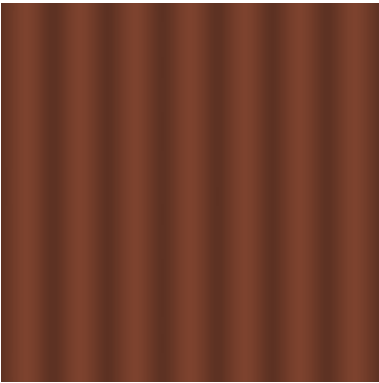
BR01
BRICK TO MATCH EXISTING



BR02
RENDERED BRICK. WHITE



MT01
METAL ROOF TRIM TO
MATCH EXISTING



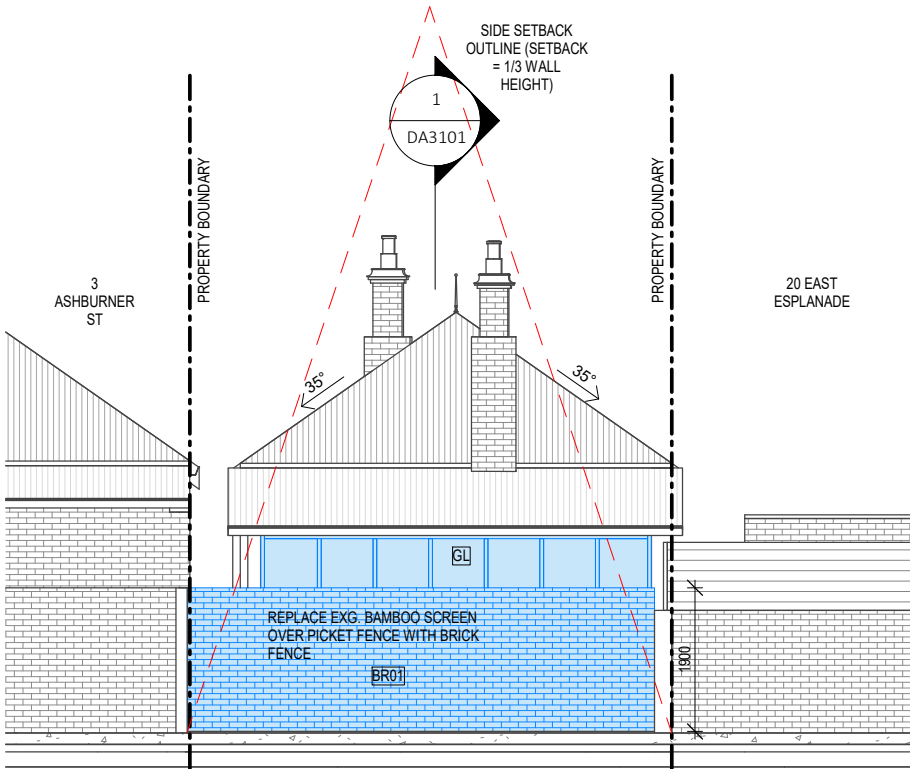
MT02
METAL ROOF TO MATCH
EXISTING



MT03
STEEL FENCE.
MUROBOND
BRIDGE PAINT.
TITANIUM



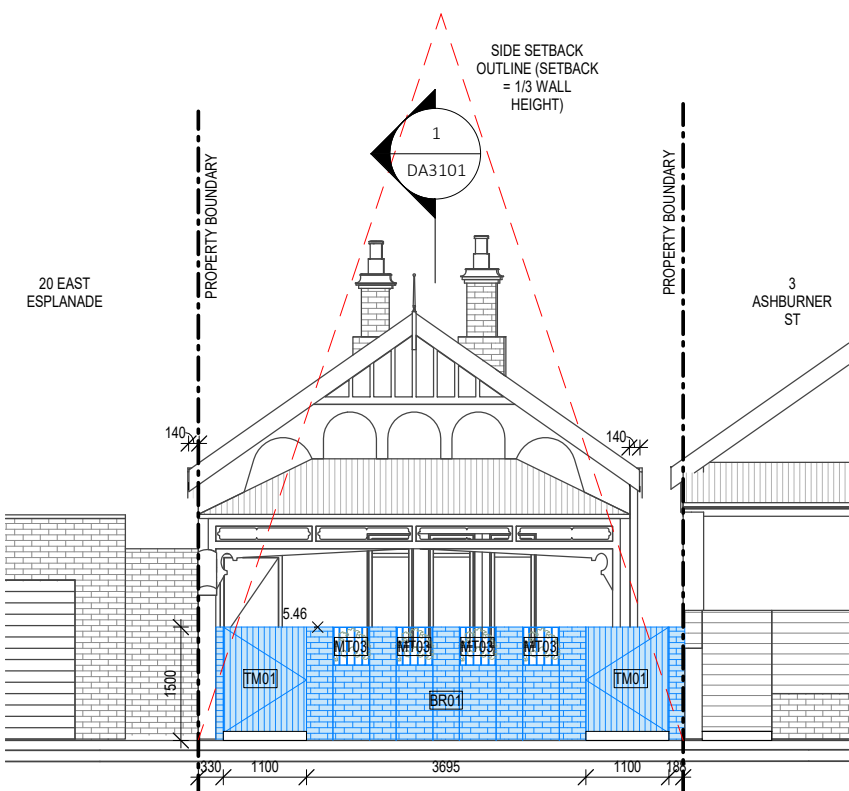
PV01
LIMESTONE
PAVING



1

NORTH ELEVATION

1 : 100



2

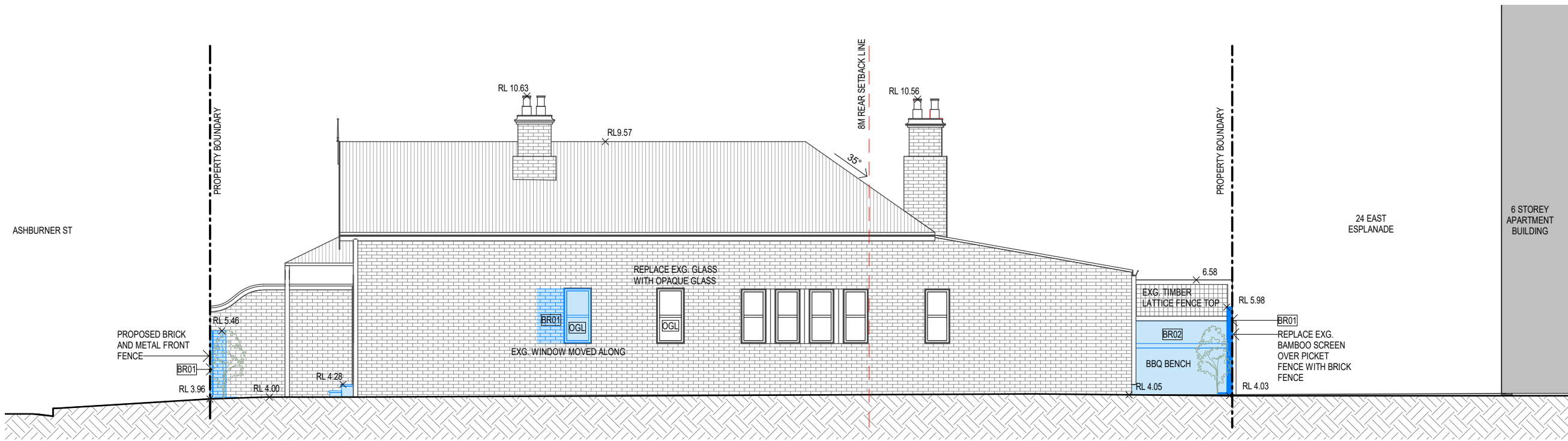
SOUTH ELEVATION

1 : 100

FINISHES

- BR01 BRICK TO MATCH EXISTING
- BR02 RENDERED BRICK TO MATCH EXISTING
- MT01 METAL. TO MATCH EXISTING
- MT02 CORRUGATED ROOFING. TO MATCH EXISTING
- MT03 METAL FENCE PANEL
- PV01 LIMESTONE PAVING
- TM01 TIMBER PANELS
- TL02 TIMBER FLOOR. TO MATCH EXISTING.
- ST01 STONE BENCHTOP
- GL GLASS. REFER TO BASIX CERTIFICATE
- OG OPAQUE GLASS. REFER TO BASIX CERTIFICATE

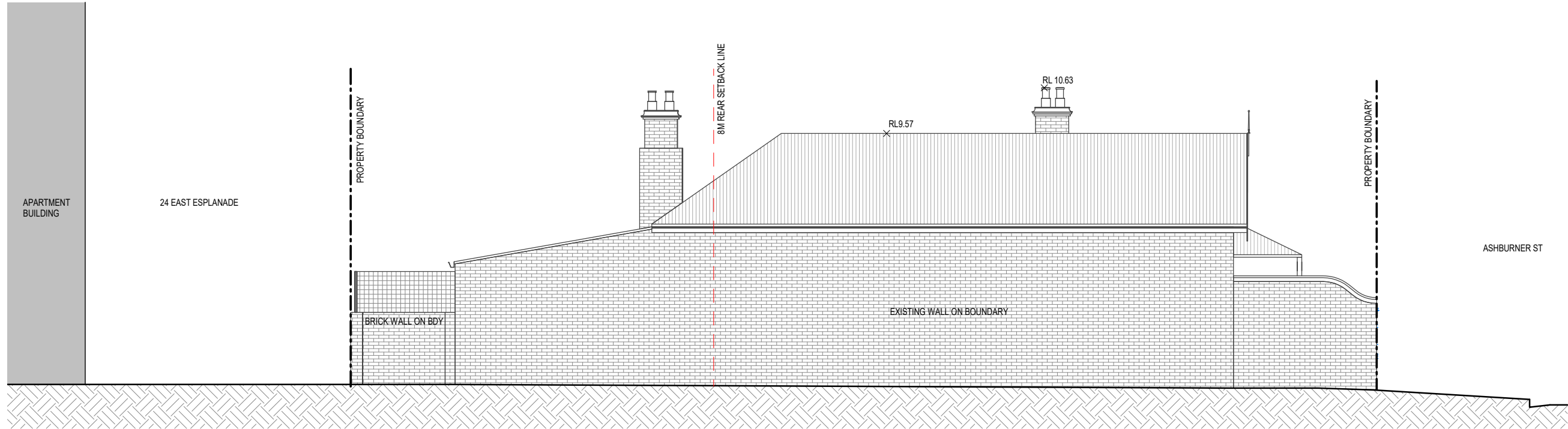
- EXISTING
- PROPOSED
- DEMOLISHED



FINISHES

BR01	BRICK TO MATCH EXISTING
BR02	RENDERED BRICK TO MATCH EXISTING
MT01	METAL. TO MATCH EXISTING
MT02	CORRUGATED ROOFING. TO MATCH EXISTING
MT03	METAL FENCE PANEL
PV01	LIMESTONE PAVING
TM01	TIMBER PANELS
TL02	TIMBER FLOOR. TO MATCH EXISTING.
ST01	STONE BENCHTOP
GL	GLASS. REFER TO BASIX CERTIFICATE
OGL	OPAQUE GLASS. REFER TO BASIX CERTIFICATE

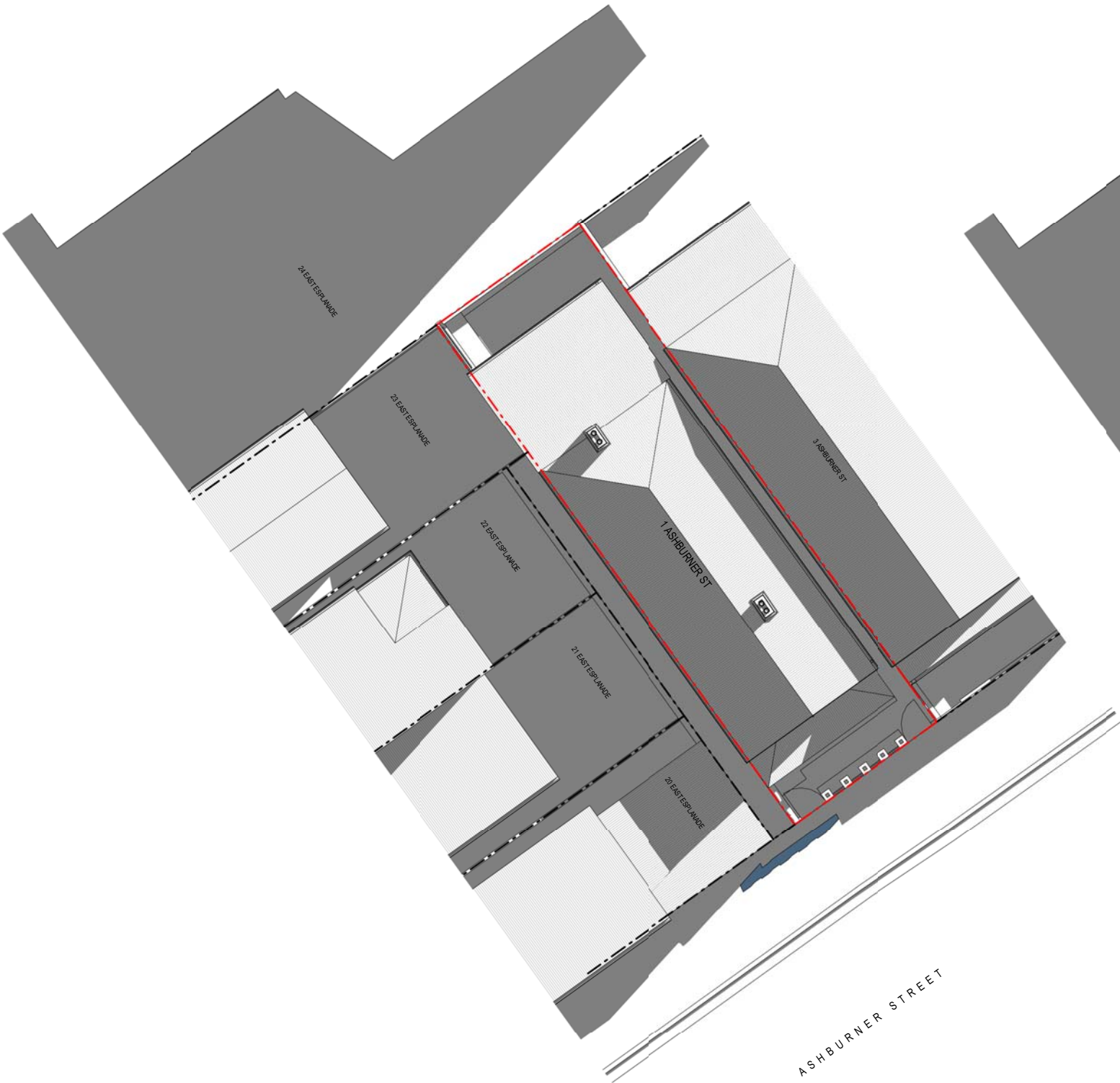
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

- EXISTING
- PROPOSED
- DEMOLISHED

WINTER SOLSTICE 9AM



WINTER SOLSTICE 12PM
NO ADDITIONAL
OVERSHADOWING CREATED

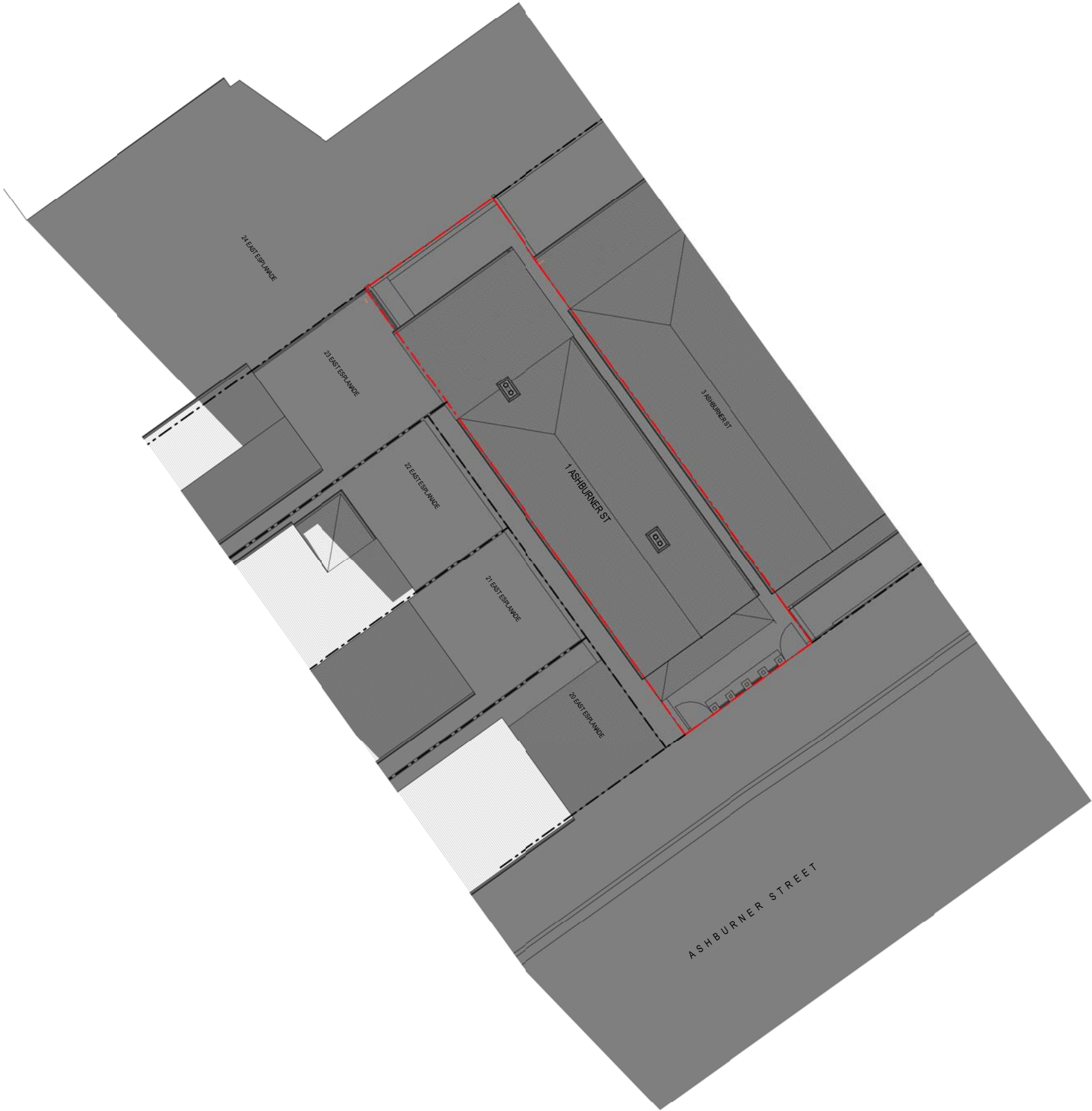


EXISTING SHADOW
ADDITIONAL SHADOW



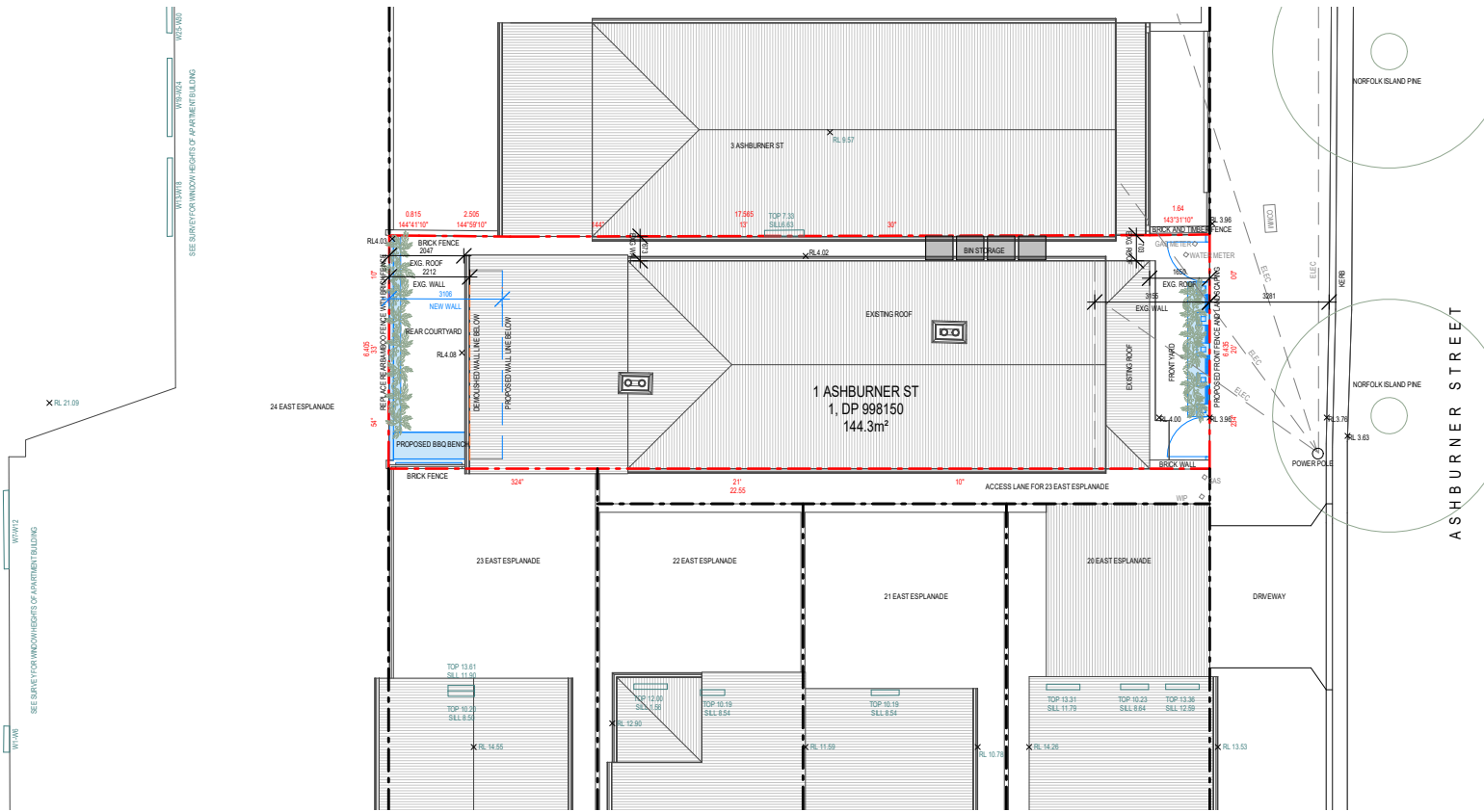
WINTER SOLSTICE 3PM

NO ADDITIONAL
OVERSHADOWING CREATED



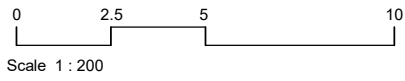
EXISTING SHADOW
ADDITIONAL SHADOW





SITE PLAN

- EXISTING
- PROPOSED
- DEMOLISHED

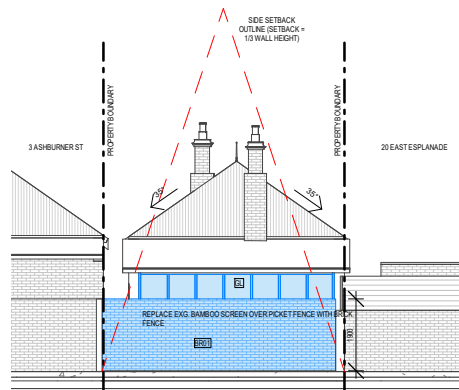


Drawing name
NOTIFICATION PLAN

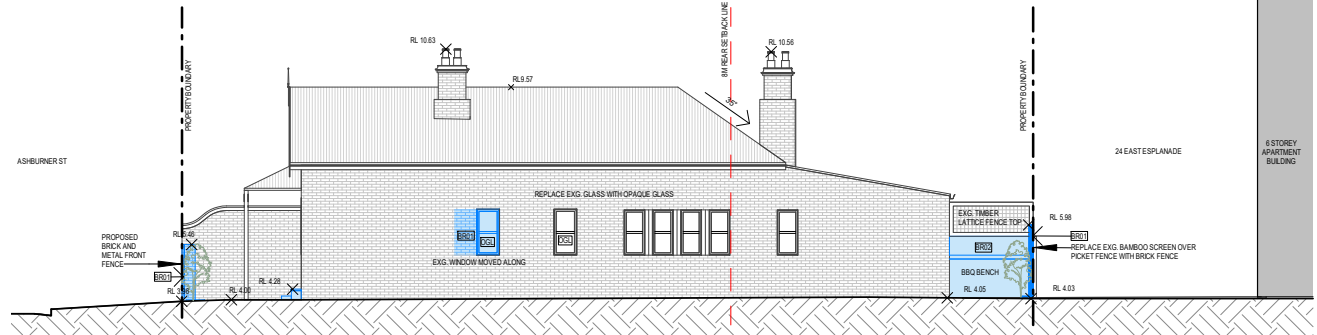
Project Address
1 Ashburner St Manly

Issue
1

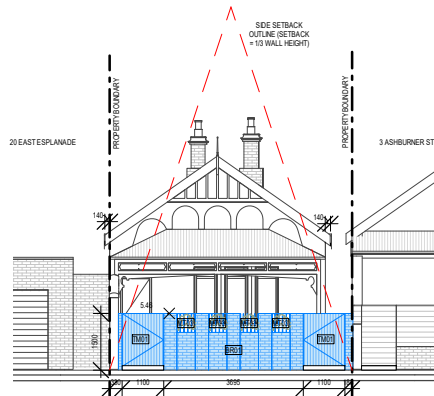
Date
23.12.19



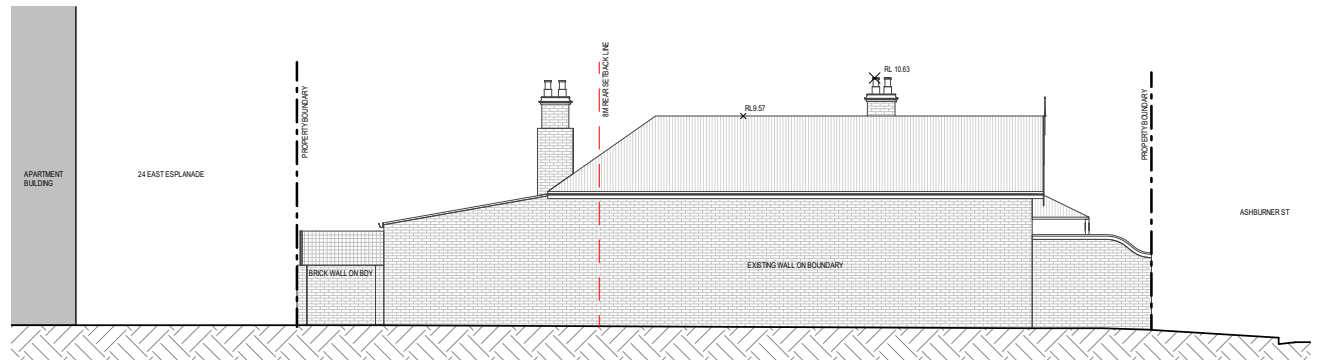
NORTH ELEVATION



EAST ELEVATION

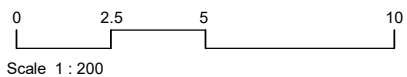


SOUTH ELEVATION



WEST ELEVATION

- EXISTING
- PROPOSED
- DEMOLISHED



Drawing name
NOTIFICATION PLAN

Project Address
1 Ashburner St Manly

Issue
1

Date
23.12.19