



**Locality Map** 

NOT TO SCALE

# **DA SUBMISSION JUNE 2019**

FILE PATH

BIM Server: BIMSRV01 - BIM Server 20/21806 26 Whistler St Manly

PLOT DATE: 10/10/2019

# DEVELOPMENT APPLICATION

# **26 Whistler Street MANLY**

## DRAWING LIST

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DA04	LEVEL 2	
DA05	LEVEL 3	
DA06	LEVEL 4	
DA07	LEVEL 5	
DA08	LEVEL 6	
DA09	LEVEL 7	
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DA11	WEST ELEVATION	
DA12	EAST ELEVATION	
DA13	SOUTH ELEVATION	
DA14	NORTH ELEVATION	
DA15	LONG SECTION	
DA16	SECTION WITH SUBSTATION	

### COMPLIANCE DRAWINGS

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C02	DEMOLITION PLAN
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C03.1	SHADOW DIAGRAMS (21 MARCH)
C03.2	SHADOW DIAGRAMS (21 JUNE)
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C04.3	SCHEDULE OF FINISHES (SOUTH)
C05.0	ADAPTABLE UNIT PLANS (503-603)
C05.1	ADAPTABLE UNIT PLANS (403-703)
C06.0	CROSS VENTILATION
C07.0	VIEW LOSS ANALYSIS 01
C07.1	VIEW LOSS ANALYSIS 02

### 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

## CONSULTANTS

ACCESS	Access Building Solutions
ACOUSTIC	Acoustic Logic
BASIX	Senica
GEOTECH	JK Geotechnics
BCA	Private Certifiers Australia
HERITAGE	Heritage 21
HYDRAULICS	Wood & Grieve
LANDSCAPE ARCHITECT	Paul Scrievner
SOLAR	Walsh
SURVEY	Bee & Lethbridge
PLANNER	Boston Blyth Fleming Pty. Ltd
TRAFFIC	Transport & Traffic Planning Associates

## BASIX COMMITMENTS

Project name	26 Whistler Street M	MANLY						
Street address	26 Whistler Street MANLY 2095							
Local Government Area	Northern Beaches C	Council						
Plan type and plan number	strata 15752							
Lot no.	1+							
Section no.	3							
No. of residential flat buildings	1							
No. of units in residential flat buildings	41							
No. of multi-dwelling houses	0							
No. of single dwelling houses	0							
Project score	A Comment							
Water	<b>✓</b> 41	Target 40						
Thermal Comfort	<b>₩</b> Pass	Target Pass						
Energy	₩ 35	Target 25						

Name / Company Name: Senica Consultancy Group Pty Ltd

ABN (if applicable): 48612864249

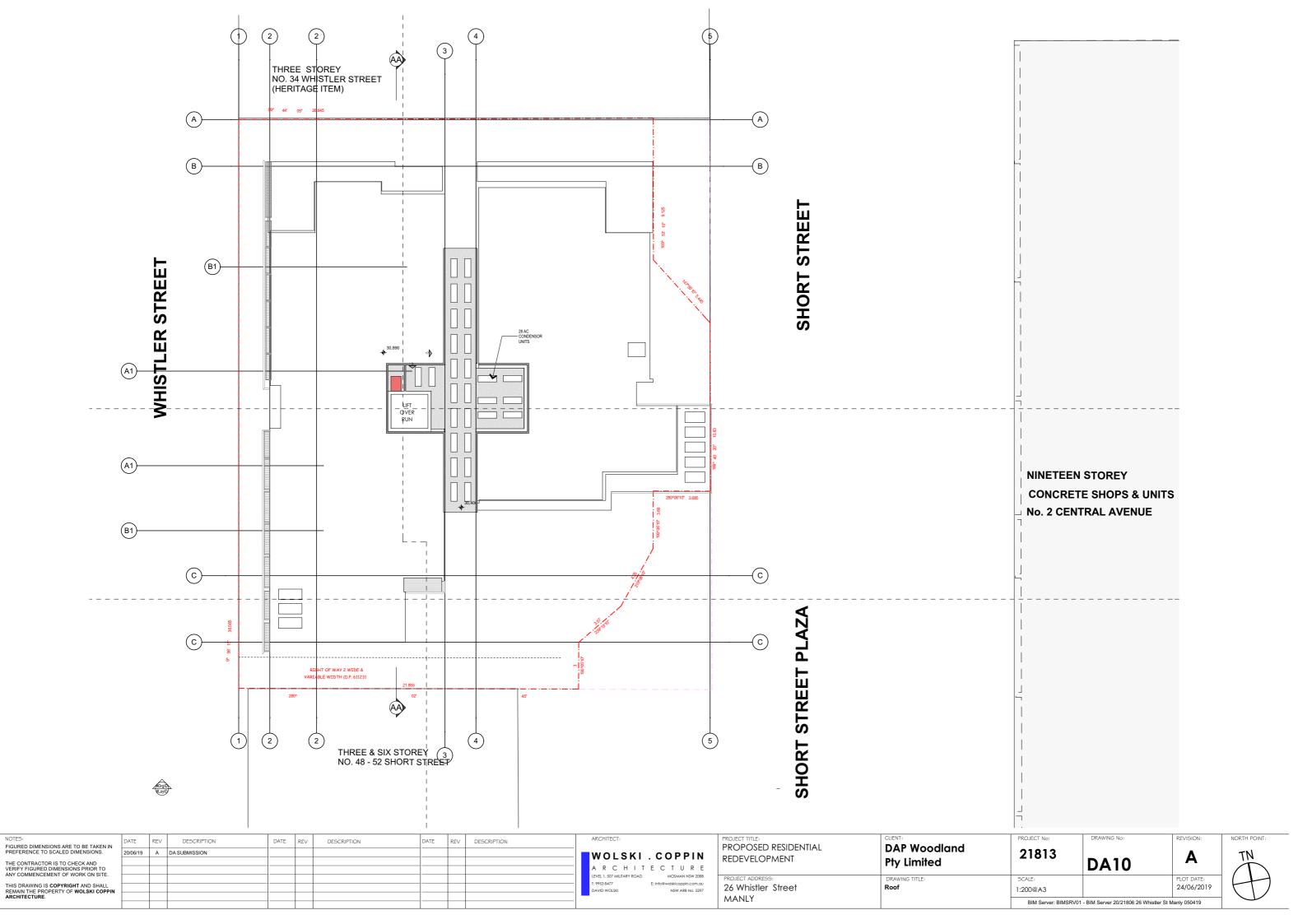
## **BASIX** Certificate Building Sustainability Index www.basix.nsw.gov.au

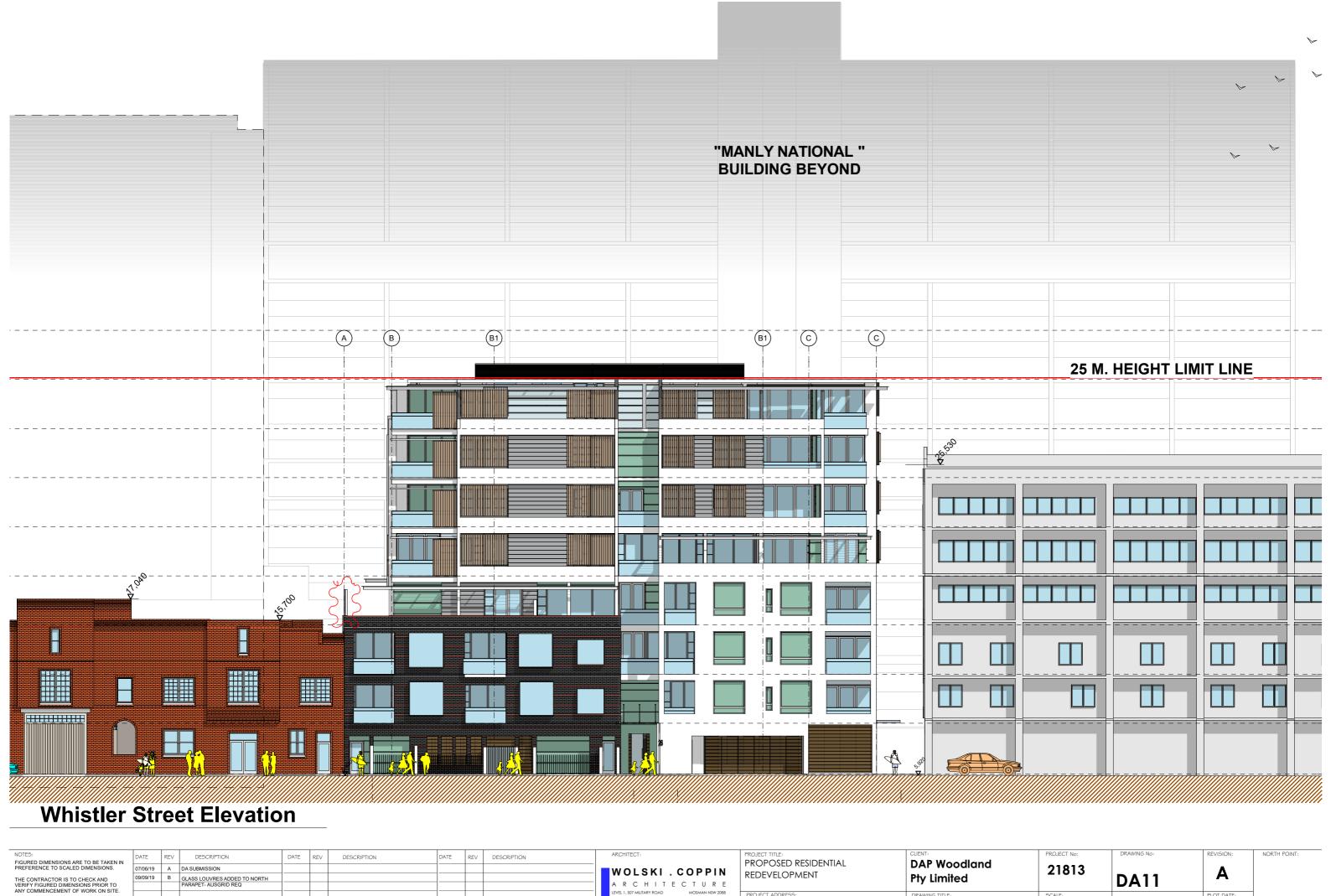
Multi Dwelling

Certificate number: 1001320M

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 commitment have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au







26 Whistler Street

MANLY

10/10/2019

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1:200@A3

West Elevation

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ARCHITECTURE

26 Whistler Street

MANLY

**Pty Limited** 

**East Elevation** 

**DA12** 

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1:200@A3

10/10/2019

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

09/09/19 B GLASS LOUVRES ADDED TO EAST PARAPET- AUSGRID REQ



ARCHITECTURE

26 Whistler Street

MANLY

24/06/2019

1:200@A3

BIM Server: BIMSRV01 - BIM Server 20/21806 26 Whistler St Manly 050419

**South Elevation** 



NOTES: FIGURED DIMENSIONS ARE TO BE TAKEN IN	DATE	REV	DESCRIPTION	DATE	REV	/ DESCRIPTION	DATE	REV	DESCRIPTION	ARCHITECT:	PROJECT TITLE:	CLIENT:	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
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VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.			PARAPET- AUSGRID REQ					+		A R C H I T E C T U R E LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088	PROJECT ADDRESS:	DRAWING TITLE:	SCALE:	DA14	PLOT DATE:	_
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN										T: 9953 8477 E: info@wolskicoppin.com.au DAVID WOLSKI NSW ARB No. 5297	26 Whistler Street	North Elevation	1:200@A3		10/10/2019	
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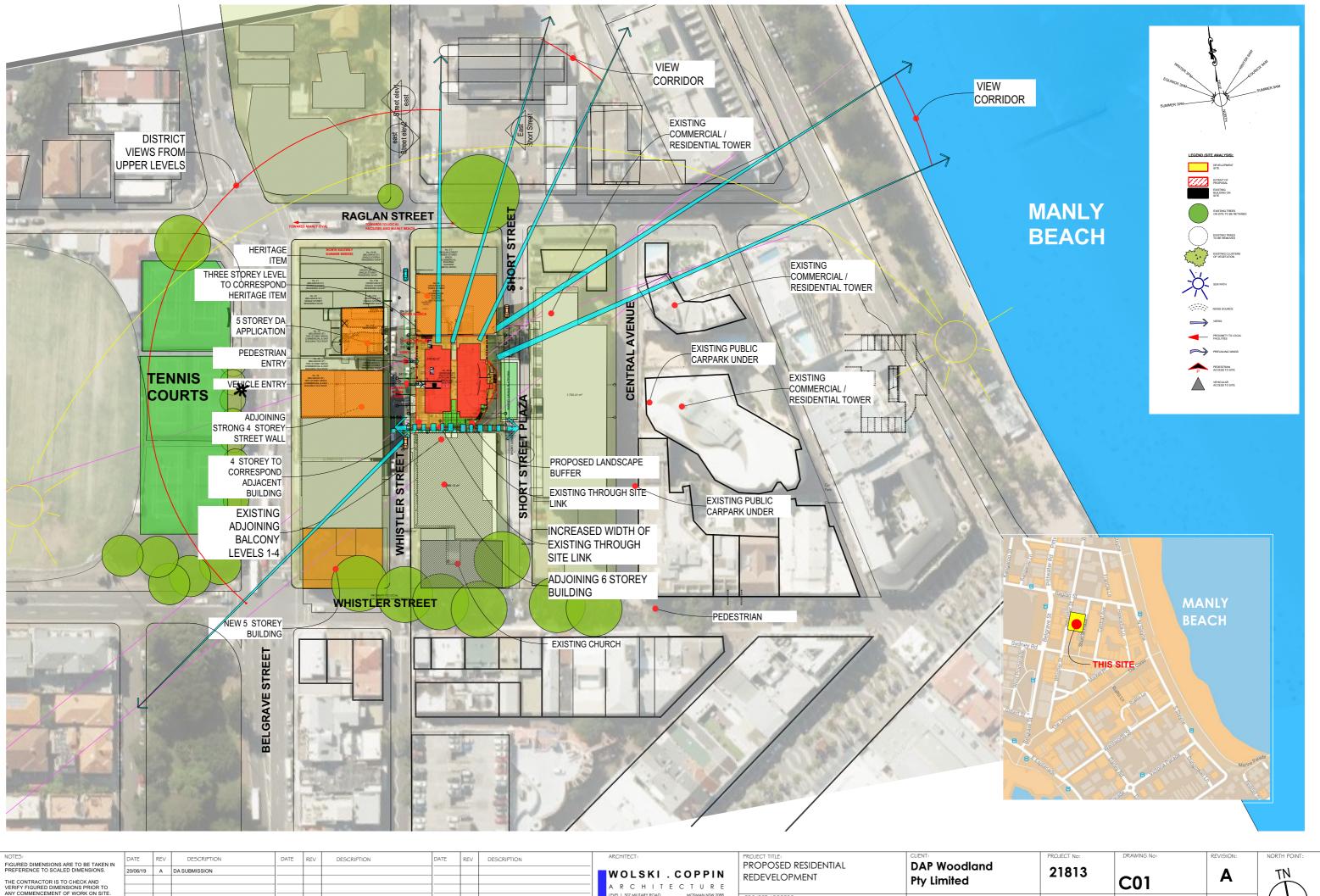
## **26 WHISTLER ST MANLY**



## SCHEDULE OF GROSS FLOOR AREA AND FLOOR SPACE RATIO

### 26-Jun-19

	Ground	First	Second	Third	Fourth	Fifth	Sixth	Seventh			
GFA (m²)	49	620	648	584	547	521	514	455			
					3,938						
TOTAL SITE AREA (m²)					998						
FSR	FSR 3.96:1										



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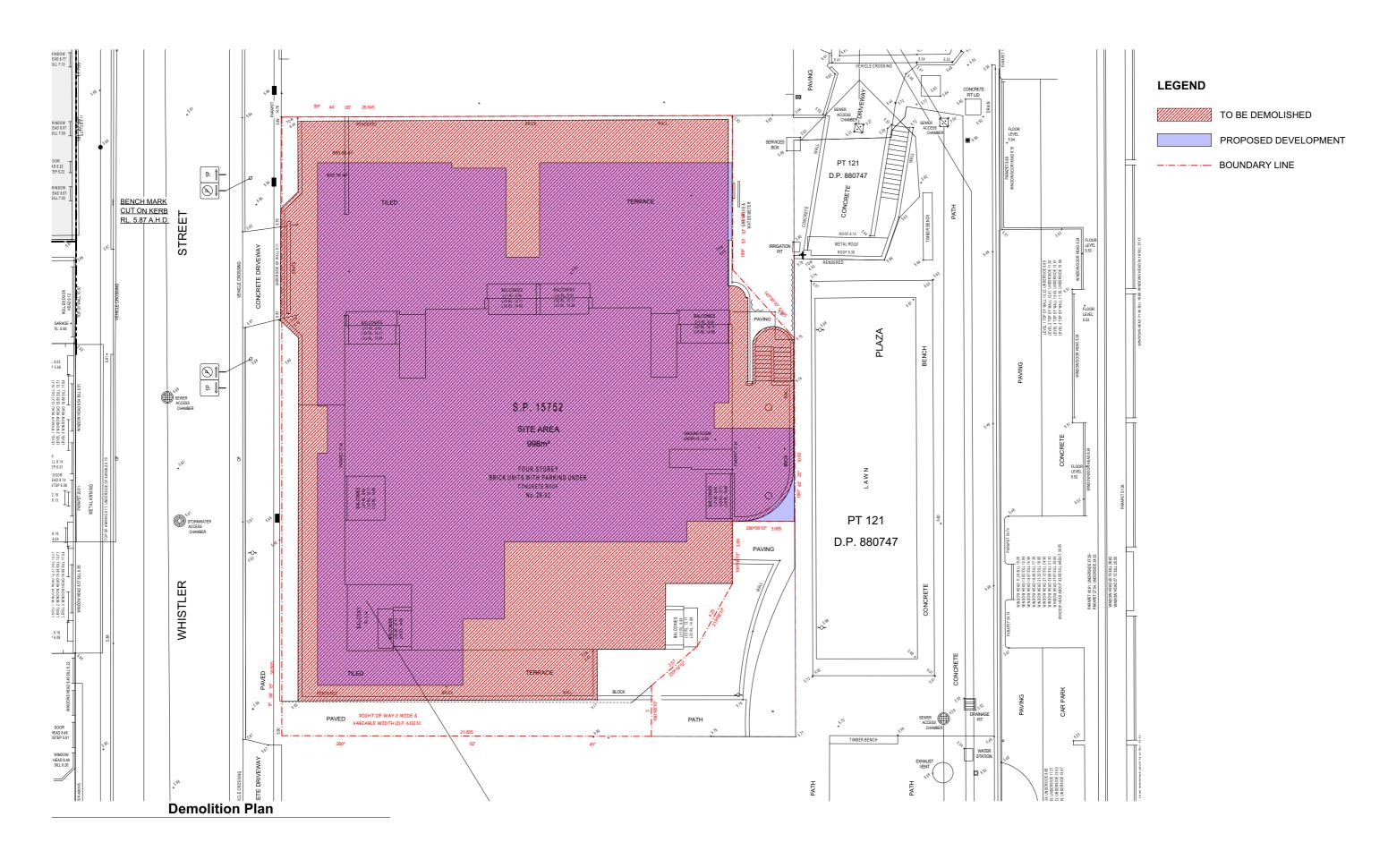
26 Whistler Street

MANLY

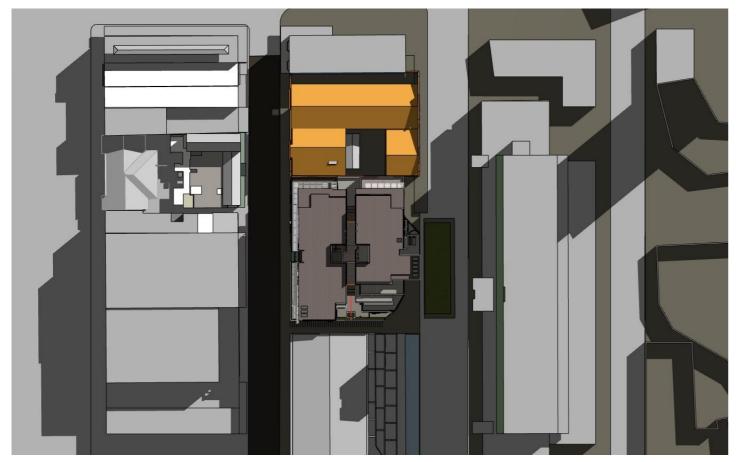
Site Analysis

1:1200@A3

24/06/2019 BIM Server: BIMSRV01 - BIM Server 20/21806 26 Whistler St Manly 050419



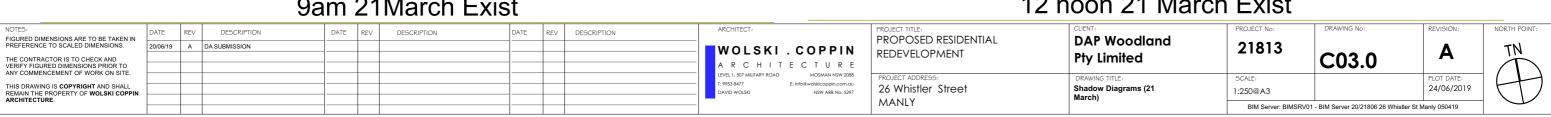
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9am 21 March New



9am 21March Exist





12noon 21 March New



12 noon 21 March Exist



3pm 21March New



3pm 21 March Exist

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PROJECT TITLE: PROPOSED RESIDENTIAL REDEVELOPMENT
PROJECT ADDRESS: 26 Whistler Street MANLY

CLIENT:
DAP Woodland
Pty Limited

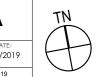
Shadow Diagrams (21 March)

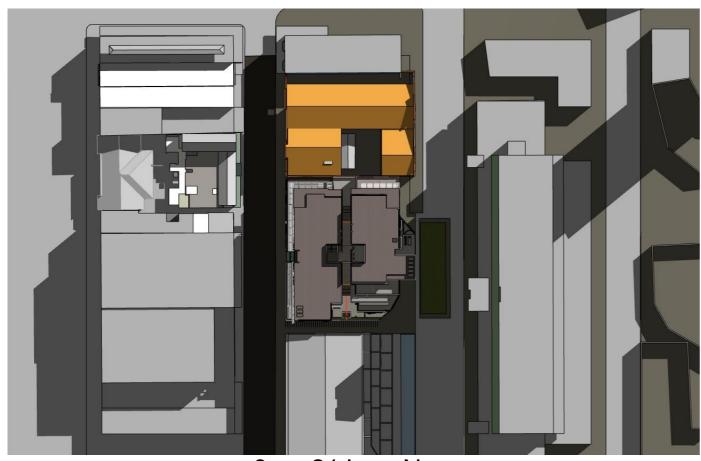
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SCALE:	
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PLOT DATE 24/06/2

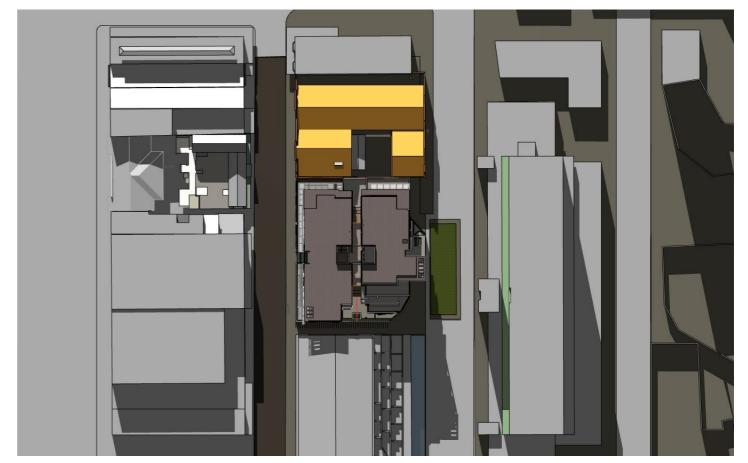




9am 21June New



9am 21June Exist



12 Noon 21 June New



12 Noon 21 June Exist

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WOLSKI . COPPIN

A R C H I T E C T U R E
LEVEL 1, 507 MILITARY ROAD MOSWARM NSW 2088
1: 9993 8477 E-info@woldkicoppin.com.au,
DAVID WOLSKI No. 5297

PROJECT TITLE:
PROPOSED RESIDENTIAL
REDEVELOPMENT

PROJECT ADDRESS:
26 Whistler Street
MANLY

DAP Woodland Pty Limited

Shadow Diagrams (21 June) I

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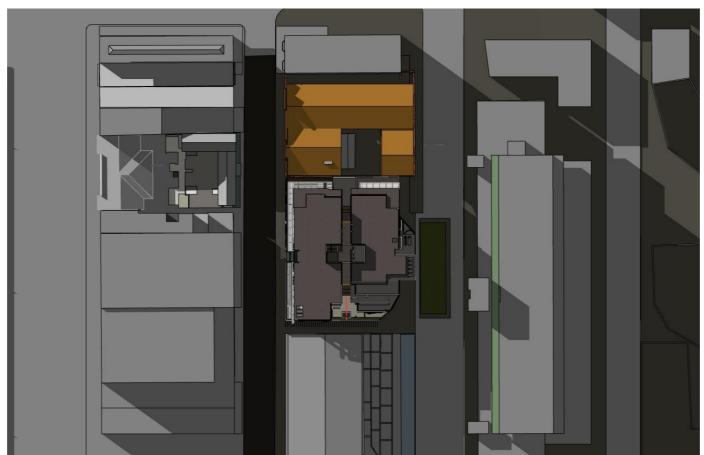
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PLOT DATE: 24/06/2019





3pm 21 June New



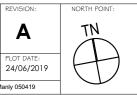
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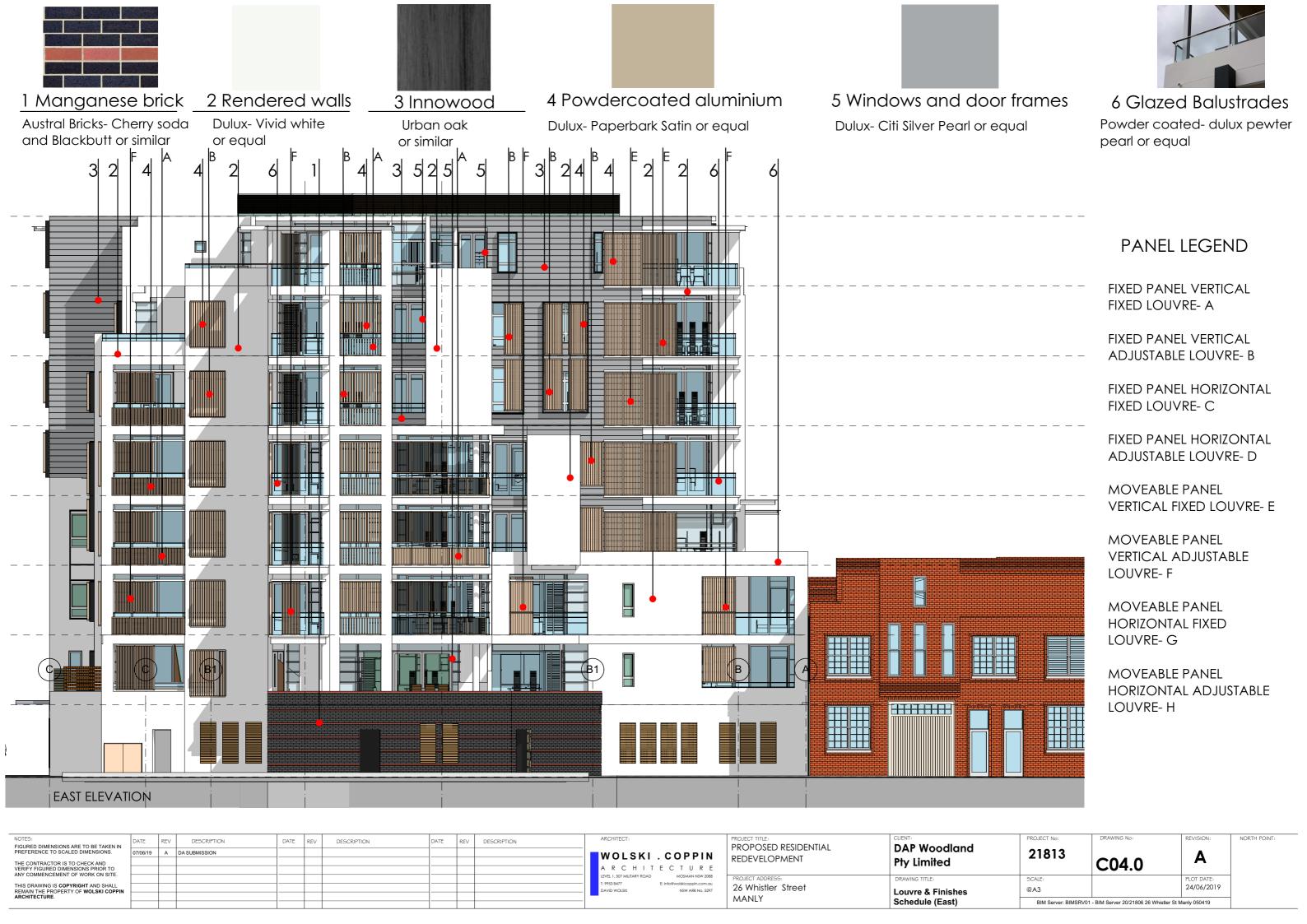
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PROJECT TITLE: PROPOSED RESIDENTIAL REDEVELOPMENT	DAP Woodlan Pty Limited
PROJECT ADDRESS: 26 Whistler Street MANLY	DRAWING TITLE: Shadow Diagrams (21 June)

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SCALE:		PLOT DATE:
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BIM Server: BIMSRV01	- BIM Server 20/21806 26 Whistler St M	lanly 050419







1 Manganese brick

2 Rendered walls

3 Innowood

4 Powdercoated aluminium

5 Windows and door frames

6 Glazed Balustrades

Powder coated-dulux pewter pearl or equal



FIXED PANEL VERTICAL FIXED LOUVRE- A

FIXED PANEL VERTICAL ADJUSTABLE LOUVRE- B

FIXED PANEL HORIZONTAL FIXED LOUVRE- C

FIXED PANEL HORIZONTAL ADJUSTABLE LOUVRE- D

**MOVEABLE PANEL** VERTICAL FIXED LOUVRE- E

**MOVEABLE PANEL VERTICAL ADJUSTABLE** LOUVRE- F

**MOVEABLE PANEL** HORIZONTAL FIXED LOUVRE- G

MOVEABLE PANEL HORIZONTAL ADJUSTABLE LOUVRE- H



DESCRIPTION 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 SITI

WOLSKI . COPPIN RCHITECTURE

PROPOSED RESIDENTIAL REDEVELOPMENT 26 Whistler Street

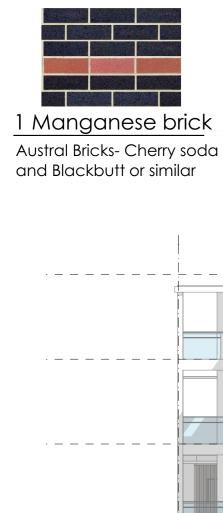
MANLY

**DAP Woodland Pty Limited** 

Louvre & Finishes

Schedule (West)

21813 Α C04.1 24/06/2019 @A3 BIM Server: BIMSRV01 - BIM Server 20/21806 26 Whistler St Manly 050419





Urban oak

2 Rendered walls

Dulux- Vivid white



4 Powdercoated aluminium

Dulux- Paperbark Satin or equal



Powder coated-dulux pewter pearl or equal

5 Windows and door frames

Dulux- Citi Silver Pearl or equal



# PANEL LEGEND

FIXED PANEL VERTICAL FIXED LOUVRE- A

FIXED PANEL VERTICAL ADJUSTABLE LOUVRE-B

FIXED PANEL HORIZONTAL FIXED LOUVRE- C

FIXED PANEL HORIZONTAL ADJUSTABLE LOUVRE- D

MOVEABLE PANEL VERTICAL FIXED LOUVRE- E

MOVEABLE PANEL **VERTICAL ADJUSTABLE** LOUVRE- F

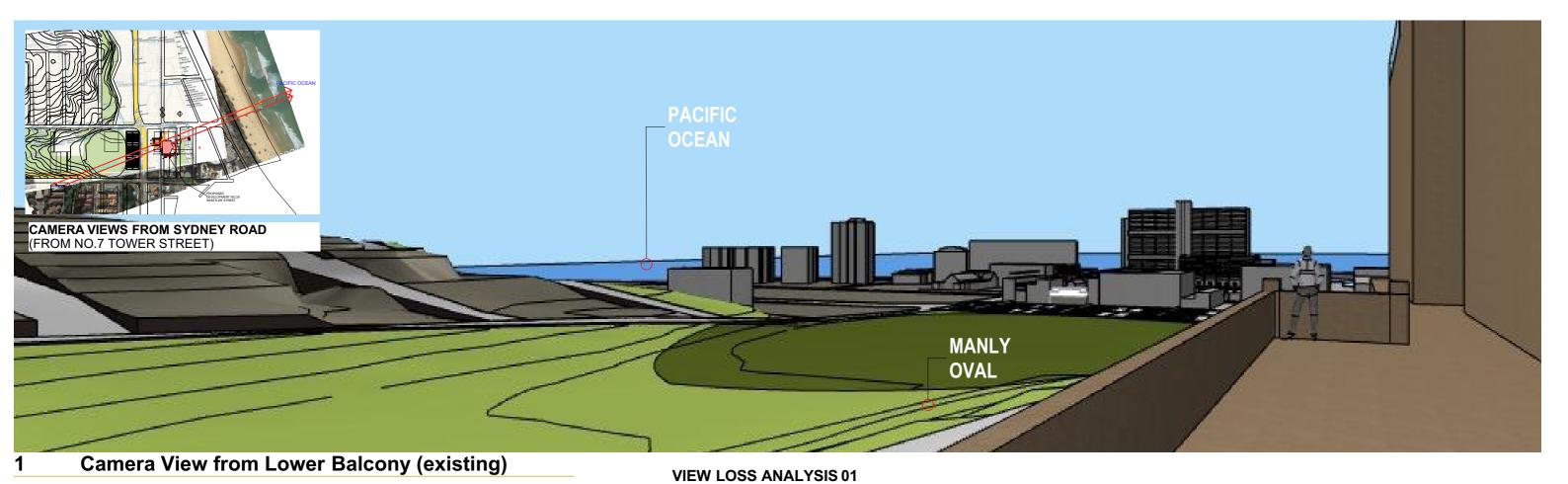
**MOVEABLE PANEL** HORIZONTAL FIXED LOUVRE- G

**MOVEABLE PANEL** HORIZONTAL ADJUSTABLE LOUVRE- H

NORTH ELEVATION

NOTES: FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	DATE REV	DESCRIPTION	DATE REV	DESCRIPTION	DATE	REV	DESCRIPTION	ARCHITECT:	PROJECT TITLE: PROPOSED RESIDENTIAL	DAP Woodland	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
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AROMEGICAL					1				MANLY	Schedule (North)	BIM Server: BIMSR\	/01 - BIM Server 20/21806 26 Whistler S	St Manly 050419	





PACIFIC DEVELOPMENT NO. 26 WHISTLER STREET

MANLY OVAL

Camera View from Lower Balcony (new)

NOTES: FIGURED DIMENSIONS ARE TO BE TAKEN IN	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	ARCHITECT:	PROJECT TITLE:		PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
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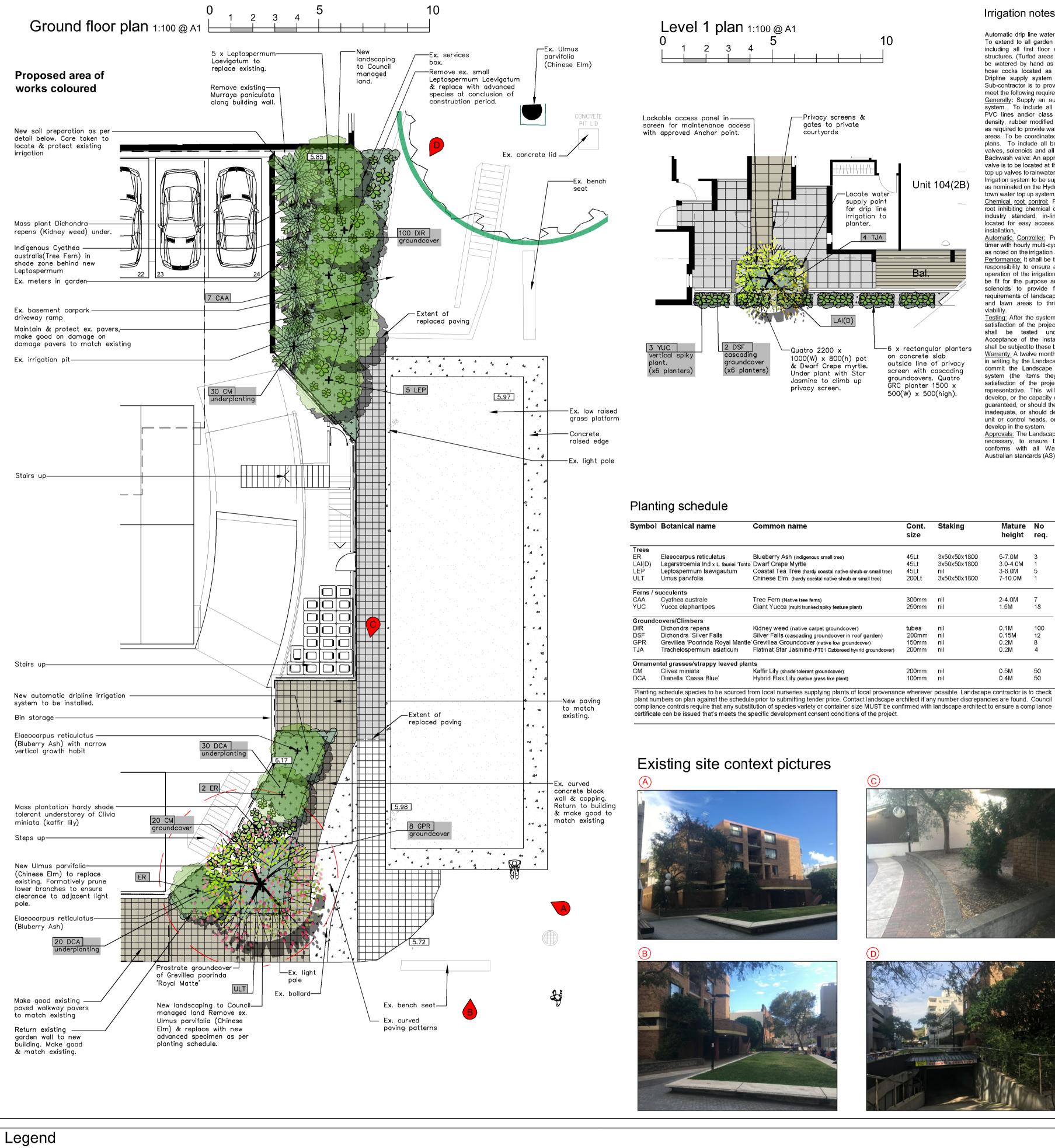


1 Camera View from Roof Top (Exist) VIEW LOSS ANALYSIS 02

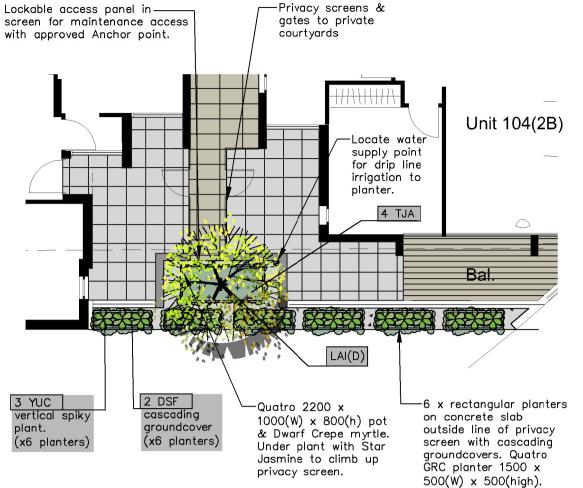


1 Camera View from Roof Top (New)

NOTES:	DATE	REV DESCRIPTION	DATE	PE\/	DESCRIPTION	DATE	REV	DESCRIPTION	ARCHITECT:	PROJECT TITLE:	CLIENT:	PROJECT No:	DRAWING No:	REVISION:	NORTH POINT:
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THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN									DAVID WOLSKI NSW ARB No. 5297	26 Whistler Street	View loss analysis 02	@A3		24/06/2019	
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										TVD (I VE)		BIM Server: BIMSRV01	- BIM Server 20/21806 26 Whistler St	Manly 050419	



# Level 1 plan 1:100 @ A1



Blueberry Ash (indigenous small tree)

Tree Fern (Native tree ferns)

Grevillea 'Poorinda Royal Mantle' Grevillea Groundcover (native low groundcover)

Coastal Tea Tree (hardy coastal native shrub or small tree)

Chinese Elm (hardy coastal native shrub or small tree)

Giant Yucca (multi trunked spiky feature plant)

Kidney weed (native carpet groundcover)

Kaffir Lily (shade tolerant groundcover)

Silver Falls (cascading groundcover in roof garden)

Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)

# Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas in the development including all first floor raised planters over slab structures. (Turfed areas to be excluded and are to hose cocks located as per CC documentation). Dripline supply system only to be incorporated. Sub-contractor is to provide an irrigation design to

meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable). Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with

town water top up system. Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2 Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term

Testing: After the system has been installed to the

satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory. Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

develop in the system.

Mature No

height req.

100

3.0-4.0M

3-6.0M

7-10.0M

2-4.0M

1.5M

0.1M

0.15M

0.2M

0.2M

0.5M

size

45Lt

45Lt

200Lt

300mm nil

250mm nil

200mm nil

200mm

3x50x50x1800

3x50x50x1800

3x50x50x1800

# Landscape maintenance strategy

accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The be watered by hand as required with hoses from Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the adjacent nature strip turf on the Lumley Street frontage at regular intervals to maintain an

The Landscape Contractor shall maintain the contract areas by

# average height of 40mm

The owner's corporation shall have a contracted landscape maintenance arrangement in place for the life of the development. All common open space areas are to be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance to the same standards as listed below. No removal or changes to landscape and vegetation are to occur in any area of the development (common or private) without the approval of the owner's

corporation and to enable all include the following: • Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturer's specifications including monthly checks for function of system, to check for leaks and to ensure general good working operation. All battery timers and

irrigation lines to be checked every two months as part of the owners corporation maintenance scredule • Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds

 Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and

 Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil. Yates pest spray or equivalent is to be employed if required

• Garden/lawn masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered • Ensure all tree staking and wire support guys for palms are in

good condition, tensioned and secured properly. All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green

stored in Council waste containers is to be removed from the site is a timely manner. • Regularly test irrigation system and timers to ground floor landscape areas and upper level planter boxes. Both common

waste containers as is appropriate. Excess waste unable to be

areas and private open space terraces. All manufacturer's warranties, instruction manuals and other relevant documents for the irrigation system, irrigation timers and any associated items are to be passed on to future owners (for private open space courtyards and terraces) if properties are sold to ensure the long term upkeep of these items.

# General construction notes

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools.

To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip line of existing trees. Vehicular access shall not be permitted within three (4) metres of any tree.

# 2. Soil preparation All proposed planting areas to be ripped (by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L.

Greenlife compost or approved equivalent. Apply at least 200mm soil depth to planting areas. All additional soil to be 150mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health off trees.

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take

back filling of good quality planting mix. Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

## 4. Planter boxes & waterproofing.

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric . Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:

• Water proofing as specified by Architects. To extend along base and up to top of soil level of containers • ∋Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet

• A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation • Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes

All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species

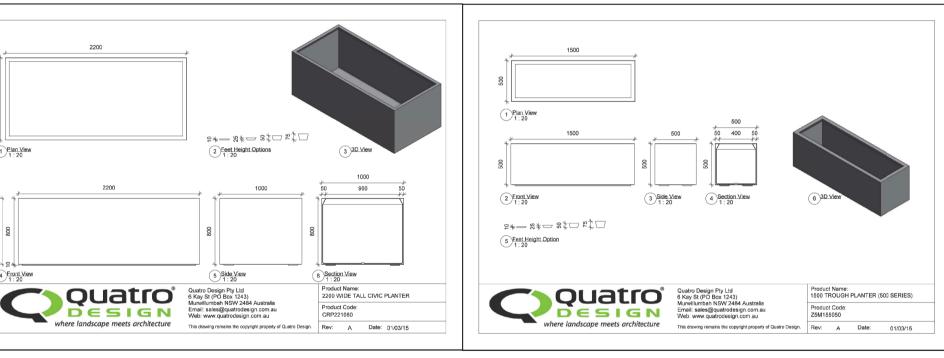
All planting areas to be fertilised with 9 month NPK' slow release fertiliserr. Mass planted areas: allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in

accordance with the manufacturers instructions. Turfed areas:Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser

applied at the rate recommended by the manufacturer To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into

ground to a depth able to achieve rigid support and to finish a minimum of 800-1000mm above finished levels All structural and hydraulic details whatsoever to Engineer's details.

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.



× 800mm minimum

Detail 2.

Soil preparation detail n.t.s

Mix 150mm depth of topsoil

with 50mm of A.N.L.

'Greenlife' compost or

equivalent & rotary hoe in.

Remove top layer of soil to allow for removal of contaminants and

provide correct finish level after importing new soil, if required.

Deep rip soil to 200mm depth.









DATE: 12.3.19

ов Ref: 19/2064

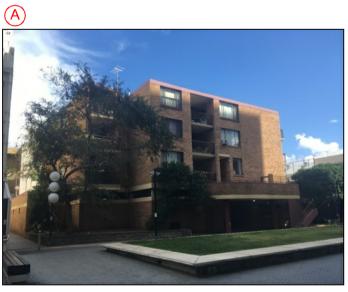
# Existing site context pictures

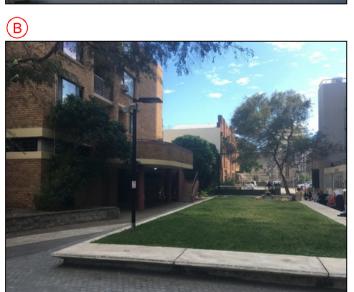
Elaeocarpus reticulatus

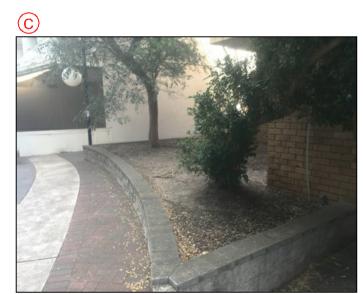
Dichondra 'Silver Falls

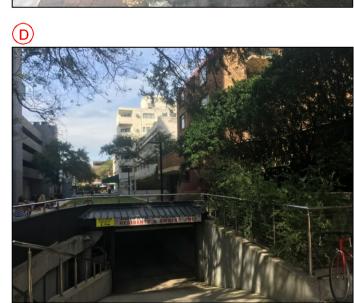
Trachelospermum asiaticum

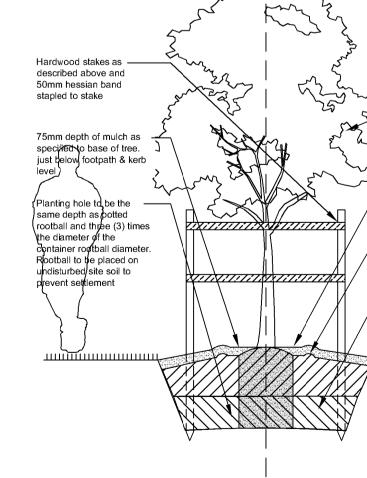
Leptospermum laevigautum

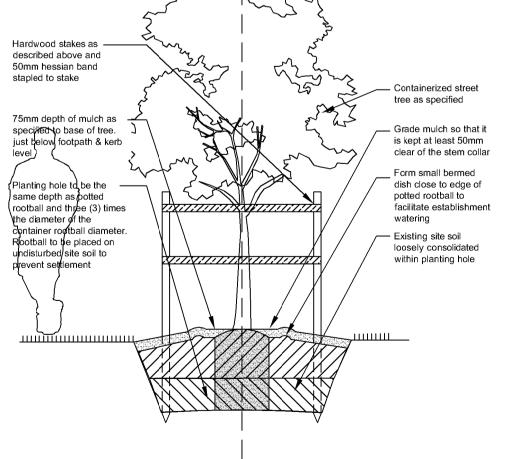


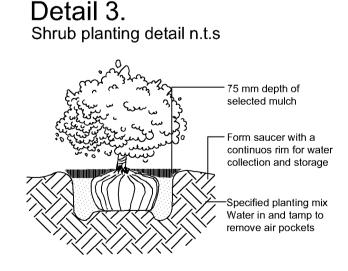






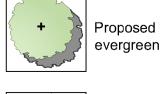








Existing trees to be removed



Proposed Deciduous

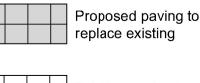


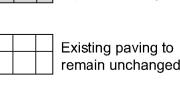


understorey plants

Strappy leaved







Groundcovers

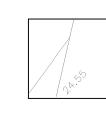




Concrete



Proposed levels



Detail 1

Tree planting detail

Survey layer under

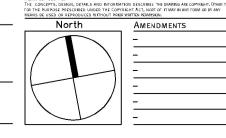


L A N D S C A P E ARCHITECTURE

PO Box 813 Newport NSW 2106 ABN: 627 121 448 PHONE: 02 9907 8011 WWW.SCRIVENER-DESIGN.COM

OJECT: PROPOSED COMMERCIAL &

RESIDENTIAL DE/ELOPMENT AT 26 WHISTLER STREET, GROUND FLOOR LEVEL 1 PLAN.



SHEET NO: 1 OF 1



EMAIL: PAUL@SCRIVENER-DESIGN.COM



NOTES:	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	ARCHITECT:
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