

LEGEND

WALLS

P1 Part Colour White
 T.L Timber Louvers
 W.D Wall Down Pipe
 T.L.M Timber Louver
 M.R Metal Roof
 G.L Glass
 G.L.G Glass/Glazing
 S.P SOLAR PANELS
 O.T.G OTHER THERMOPLASTIC
 C.T CONCRETE
 O.C ON

FLOOR

O.T.G OTHER THERMOPLASTIC
 C.T CONCRETE
 O.C ON

LANDSCAPE

T.G.T TRIMMED GRASS
 O.C ON

SKYLIGHT

S.K SKYLIGHT

SHALL TYPE

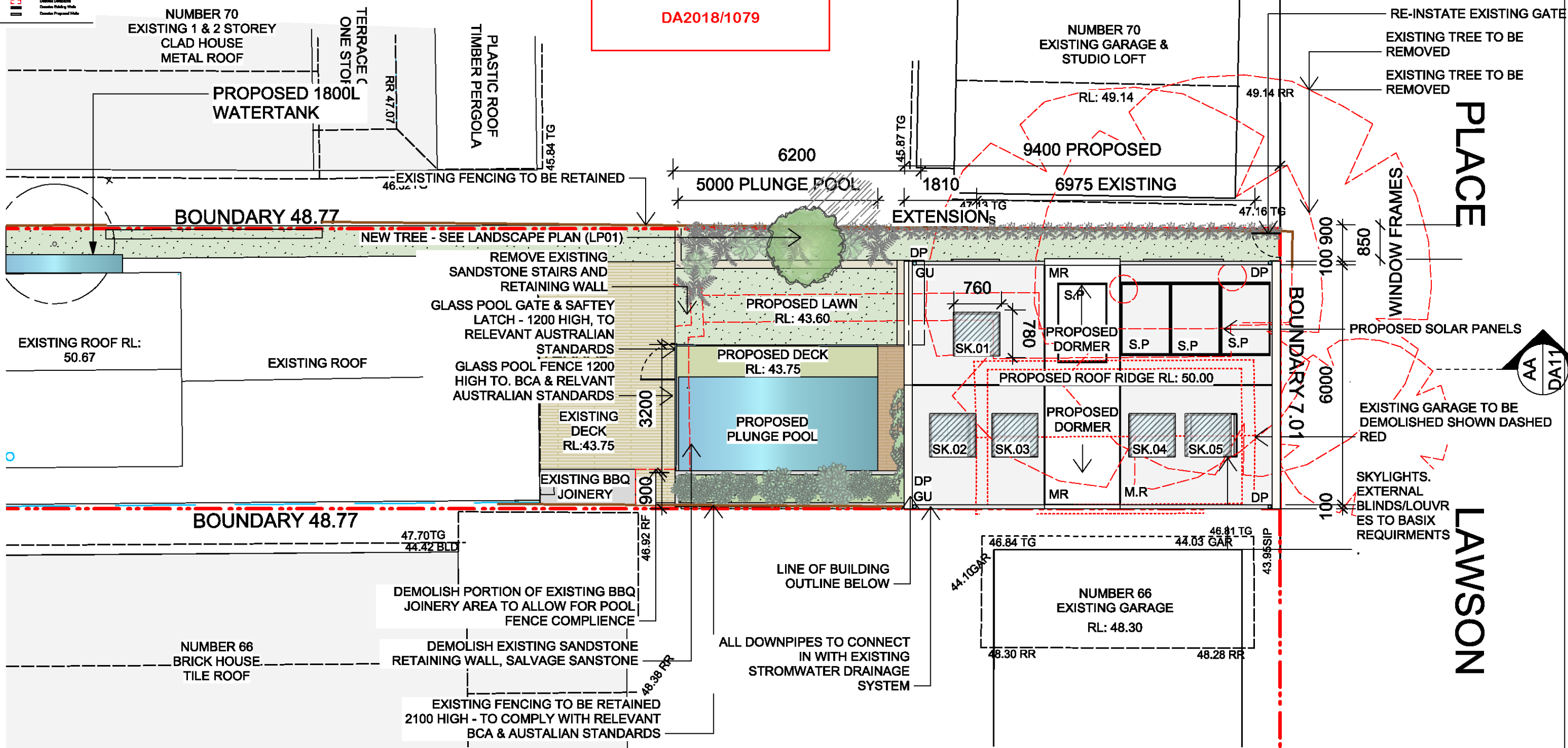
D.D Double Glazing
 D.D.B Double Glazing with Blinds
 D.D.P Double Glazing with Panels

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Endorsement Date: 21/09/2018

DA2018/1079



PLACE

LAWSON



Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

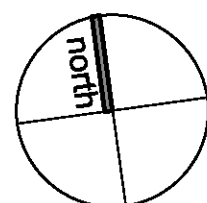
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.7 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading
S01	1.50	timber, low-E/double/argon fill	adjustable awning or blind
S02	1.50	timber, low-E/double/argon fill	adjustable awning or blind

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ISSUE	DATE	REVISION	PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES		DWG #
DWG	PROP SITE & ROOF PLAN		DA03
DATE #	21.10.17	SCALE @ A3	1:100
DRAWN	AC	CHKD	AC
REVISION			D

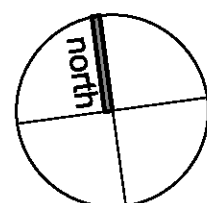
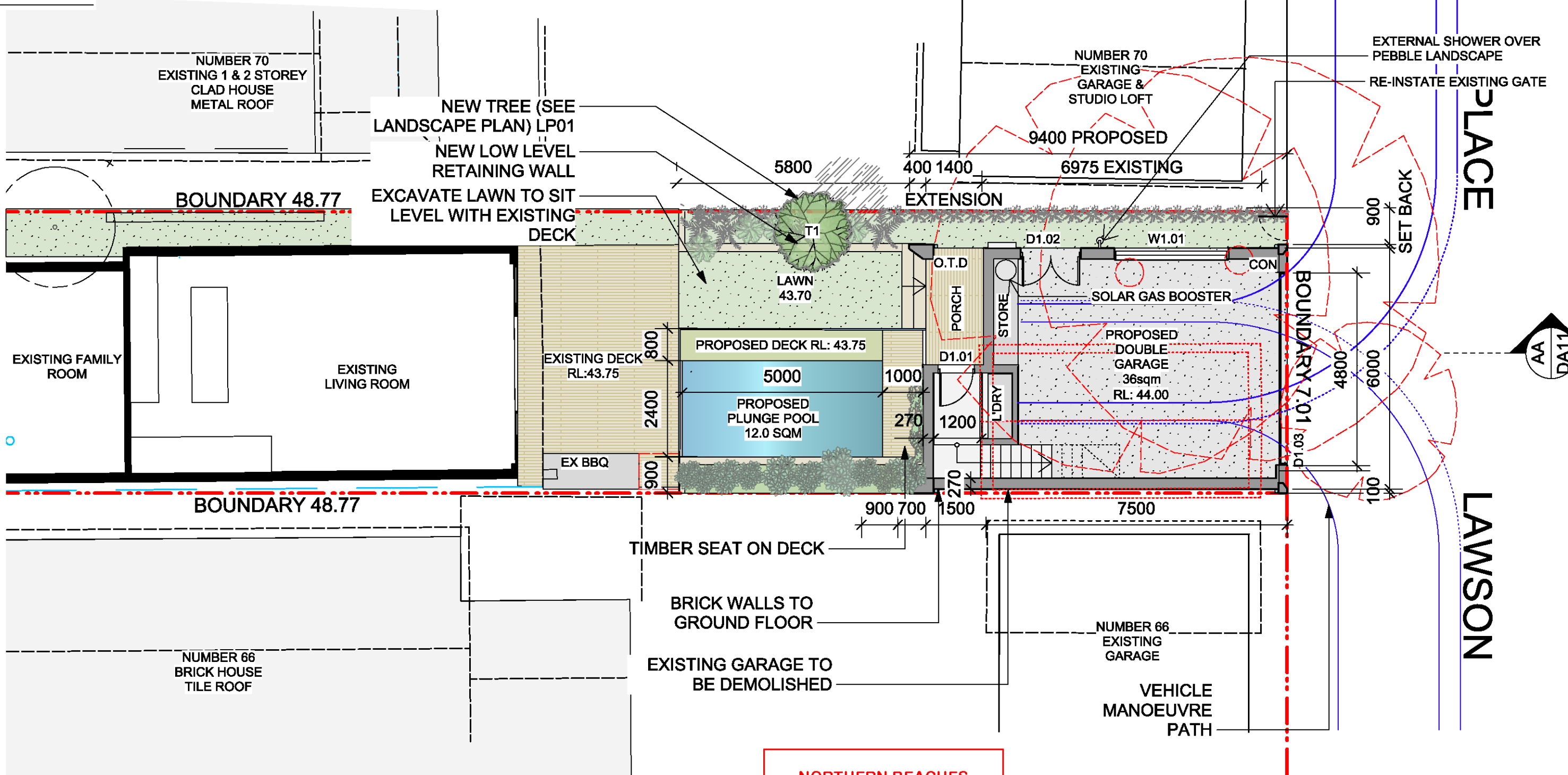
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LEGEND

SCHEDULE FINISHES	
P.1	Paint Colour 5 White
T.L	Timber Joists
W.B	Weatherboard
D.P	Down Pipe
T.L.M	Timber Lining
M.R	Metal Roof
O.L	Open
G.L	Gullies
FLOOR	
O.T.D	Open Timber Decking
C.T	Concrete
LANDSCAPE	
T.S.P	Open Sandstone Paving
WALL TYPES	
C.3	Concrete
M.1	Masonry
P.1	Proposed

Water Commitments			
The swimming pool must be outdoors.	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
	✓	✓	
Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
	✓	✓	
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted, flat plate).	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
	✓	✓	✓



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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES		DWG #
DWG	PROP GROUND FLOOR PLAN		DA04
	DATE #	21.10.17	
	SCALE @ A3	1:100	
	DRAWN	AC	
	CHKD	AC	REVISION D

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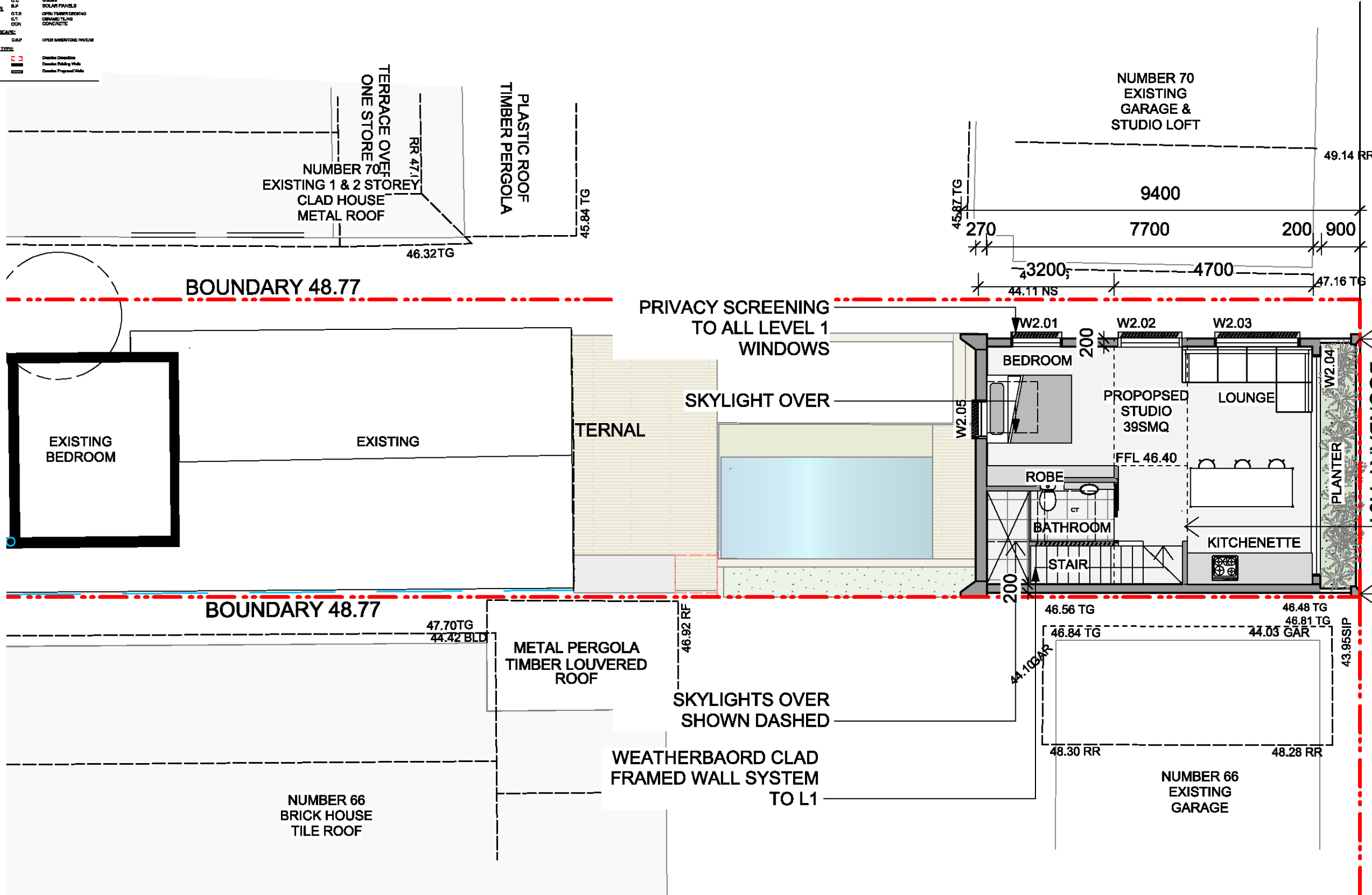
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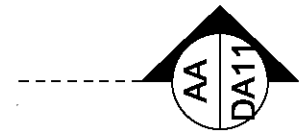
SUBSTRUCTURE

P1 Part Colour White
 T.L Timber Joist
 W.B Wallboard
 D.P Down Pipe
 T.L.M Timber Lining
 M.R Metal Roof
 G.L Gutter
 G.L.G Gutter
FLOOR
 O.T.O Other Timber/Concrete
 C.T Concrete
 C.O Concrete
LANDSCAPE
 O.S.P OPEN SANDSTONE PAVING
WALL TYPE
 D.D.D Existing Dismantle
 D.B.D Existing Building Work
 D.P.P Proposed Work



PLACE

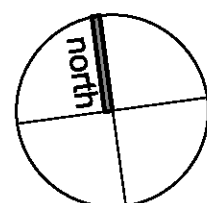
LAWSON



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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
		SCALE @ A3 1:100	DA05
DWG	PROP LEVEL 1 PLAN	DRAWN AC	REVISION D
		CHKD AC	

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LEGEND

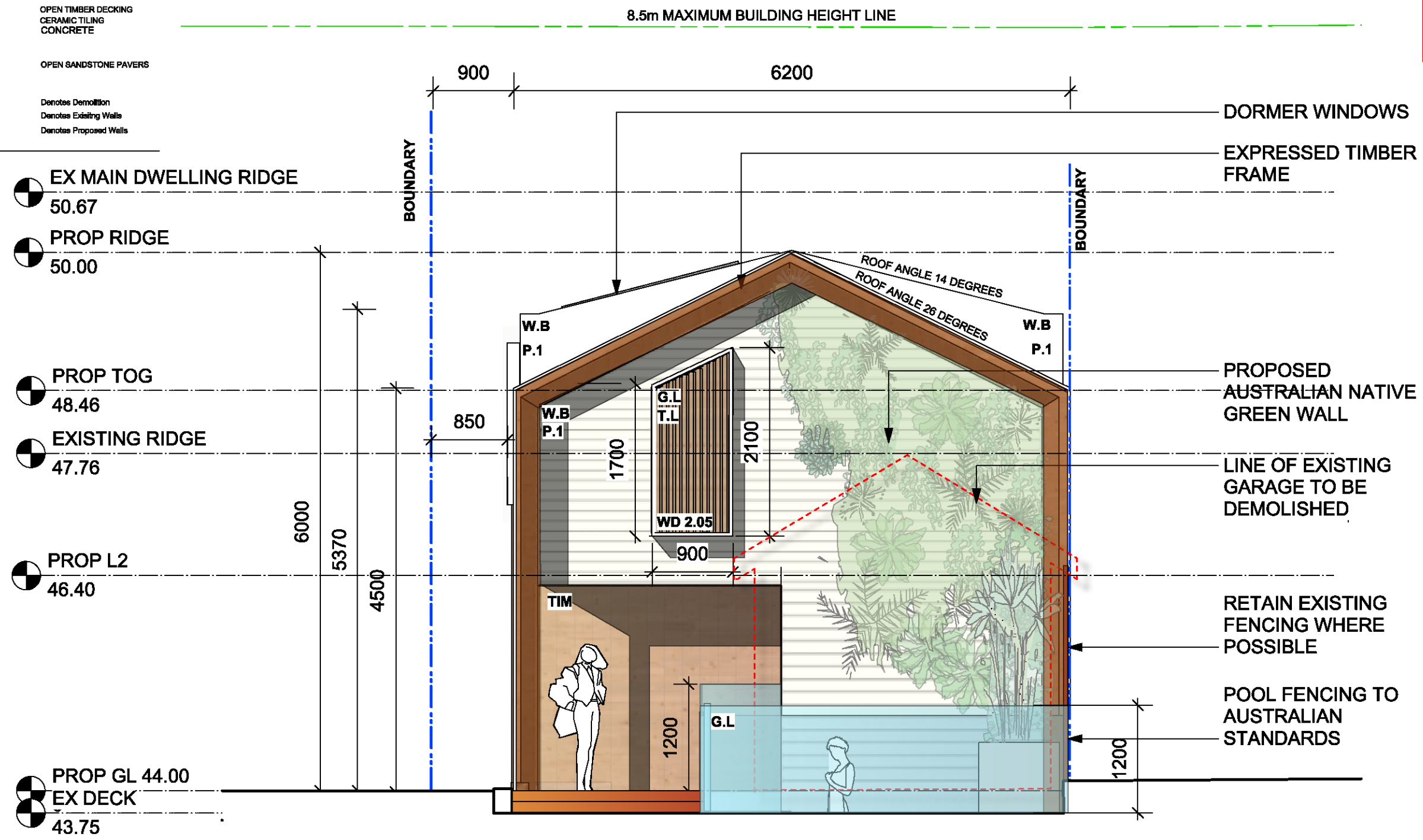
- WALL/ROOF FINISHES:**
 P.1 Paint Colour 1: White
 T.L Timber louvres
 W.B Weatherboard
 D.P Down Pipe
 T.I.M Timber Battens
 M.R Metal Roof
 G.L Glass
 G.U Gutters
 S.P SOLAR PANELS
- FLOOR:**
 O.T.D OPEN TIMBER DECKING
 C.T. CERAMIC TILING
 CON CONCRETE
- LANDSCAPE:**
 O.S.P OPEN SANDSTONE PAVERS
- WALL TYPE:**
 Denotes Demolition
 Denotes Existing Walls
 Denotes Proposed Walls

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- EX MAIN DWELLING RIDGE 50.67
- PROP RIDGE 50.00
- PROP TOG 48.46
- EXISTING RIDGE 47.76
- PROP L2 46.40
- PROP GL 44.00
- EX DECK 43.75

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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
DWG	PROP WEST ELEVATION (YARD)	SCALE @ A3 1:50	DA06
	CHKD AC	REVISION	D

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
West facing					
WD2.05	1900	900	U-value: 2.9, SHGC: 0.459 - 0.561 (aluminium: thermally broken, double (argon), Hi-Tsol Low-e/clear)	external louvre/vertical blind (fixed)	not overshadowed

LEGEND

WALL/ROOF FINISHES:

P.1	Paint Colour 1: White
T.L	Timber Louvres
W.B	Weatherboard
D.P	Down Pipe
T.I.M	Timber Battens
M.R	Metal Roof
G.L	Glass
G.U	Gutters
S.P	SOLAR PANELS

FLOOR:

O.T.D	OPEN TIMBER DECKING
C.T.	CERAMIC TILING
CON	CONCRETE

LANDSCAPE:

O.S.P	OPEN SANDSTONE PAVERS
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WALL TYPE:

	Denotes Demolition
	Denotes Existing Walls
	Denotes Proposed Walls

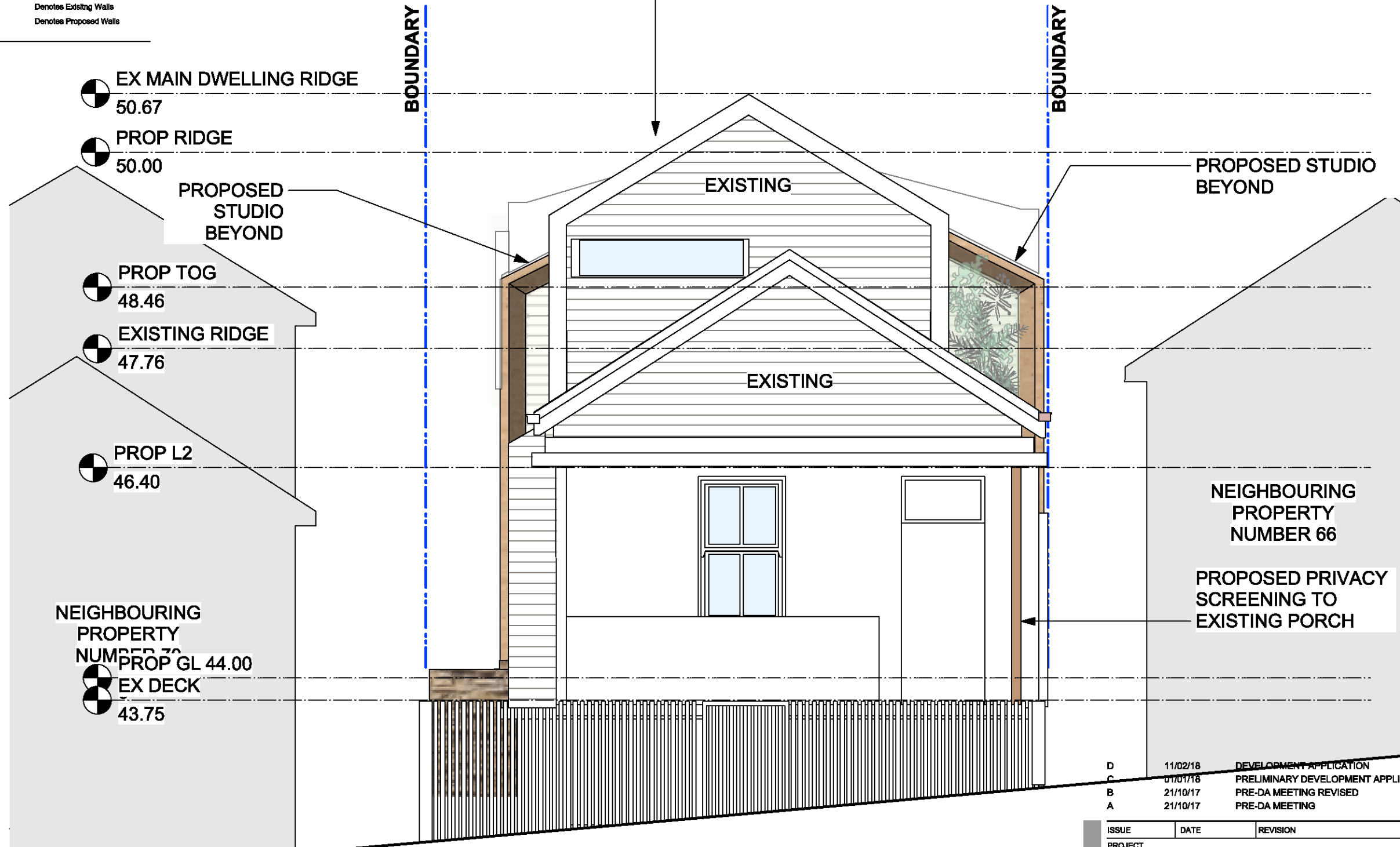
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APPROXIMATE LOCATION OF SOLAR HEATING SYSTEM



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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
DWG	PROP WEST ELEVATION (STREET)	SCALE @ A3 1:50	DA07
	CHKD AC	REVISION	D

LEGEND

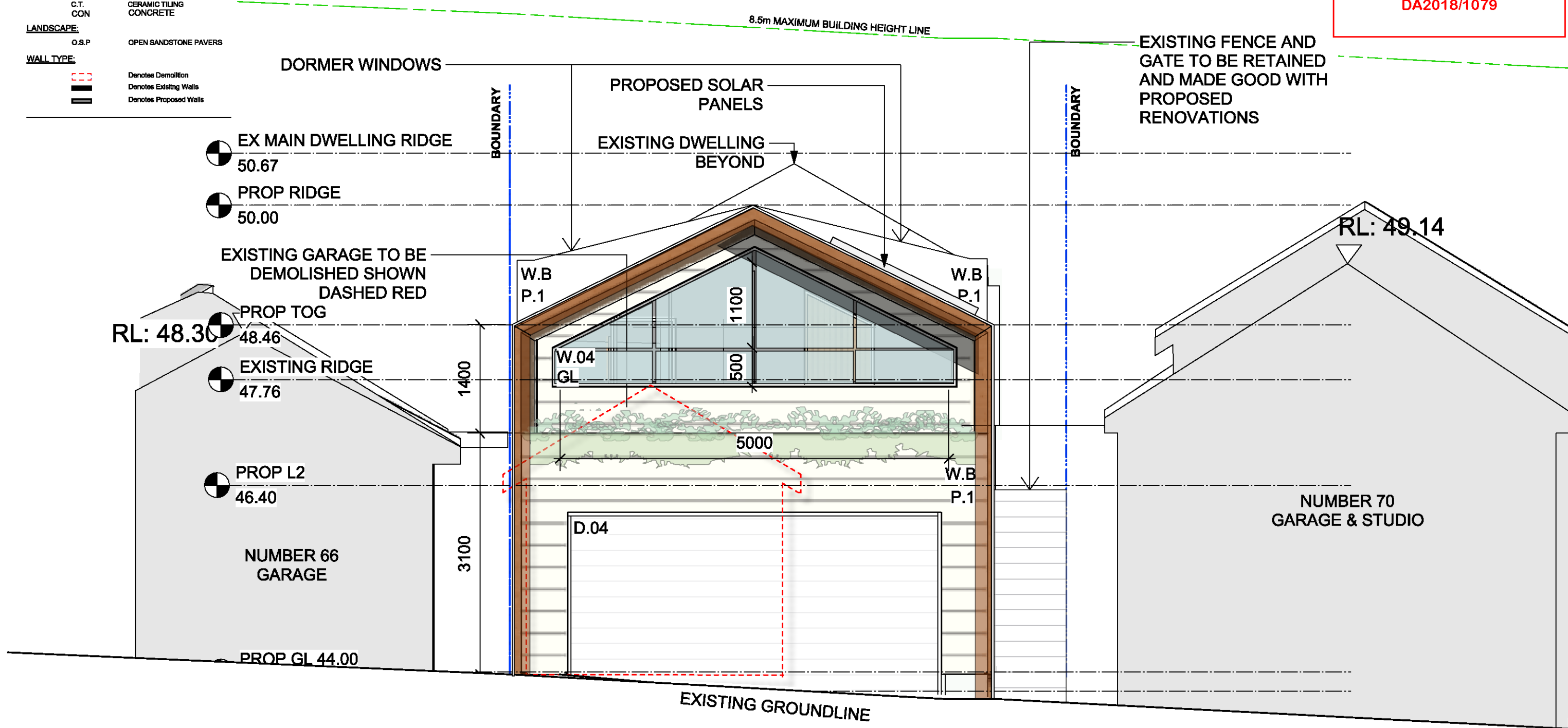
- WALL/ROOF FINISHES:**
 P.1 Paint Colour 1: White
 T.L Timber Louvres
 W.B Weatherboard
 D.P Down Pipe
 T.I.M Timber Battens
 M.R Metal Roof
 G.L Glass
 G.U Gutters
 S.P SOLAR PANELS
- FLOOR:**
 O.T.D OPEN TIMBER DECKING
 C.T. CERAMIC TILING
 CON CONCRETE
- LANDSCAPE:**
 O.S.P OPEN SANDSTONE PAVERS
- WALL TYPE:**
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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
East facing					
WD2.04	1100	5000	U-value: 2.9, SHGC: 0.459 - 0.561 (aluminium: thermally broken, double (argon), Hi-Tsol Low-e/clear)	solid overhang 900 mm, 100 mm above head of window or glazed door	not overshadowed

ISSUE	DATE	REVISION	PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
DWG	PROP EAST ELEVATION	SCALE @ A3 1:50	DA08
		DRAWN AC	REVISION
		CHKD AC	D

LEGEND

- WALL/ROOF FINISHES:**
- P.1 Paint Colour 1: White
 - T.L Timber Louvres
 - W.B Weatherboard
 - D.P Down Pipe
 - T.I.M Timber Battens
 - M.R Metal Roof
 - G.L Glass
 - G.U Gutters
 - S.P SOLAR PANELS
- FLOOR:**
- O.T.D OPEN TIMBER DECKING
 - C.T. CERAMIC TILING
 - CON CONCRETE
- LANDSCAPE:**
- O.S.P OPEN SANDSTONE PAVERS
- WALL TYPE:**
- - - - - Denotes Demolition
 - — — — — Denotes Existing Walls
 - — — — — Denotes Proposed Walls

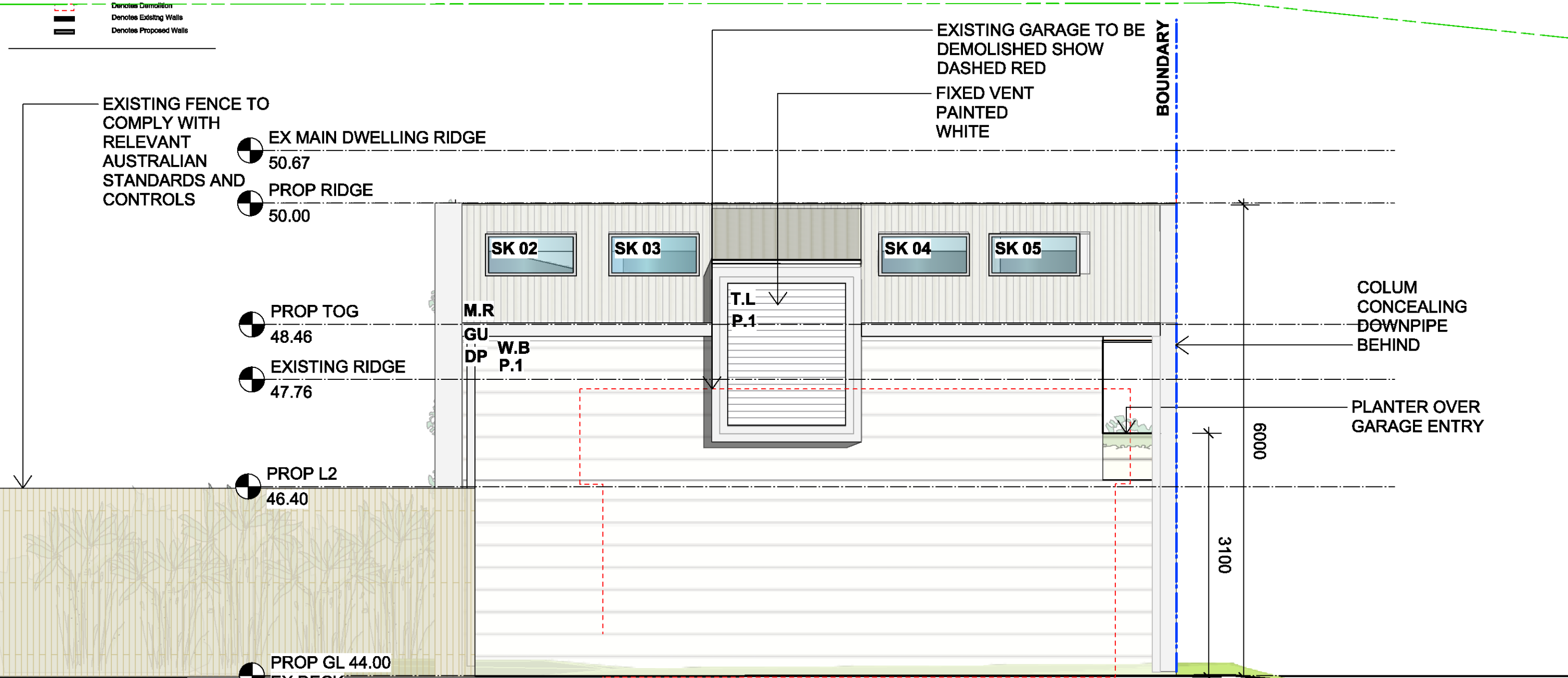
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8.5m MAXIMUM BUILDING HEIGHT LINE



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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
		SCALE @ A3 1:50	DA09
DWG	PROP SOUTH ELEVATION	DRAWN AC	REVISION D
		CHKD AC	

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LEGEND

WALL/ROOF FINISHES:

P.1 Paint Colour 1: White
T.L Timber Louvres
W.B Weatherboard
D.P Down Pipe
T.I.M Timber Battens
M.R Metal Roof
G.L Glass
G.U Gutters
S.P SOLAR PANELS

FLOOR:

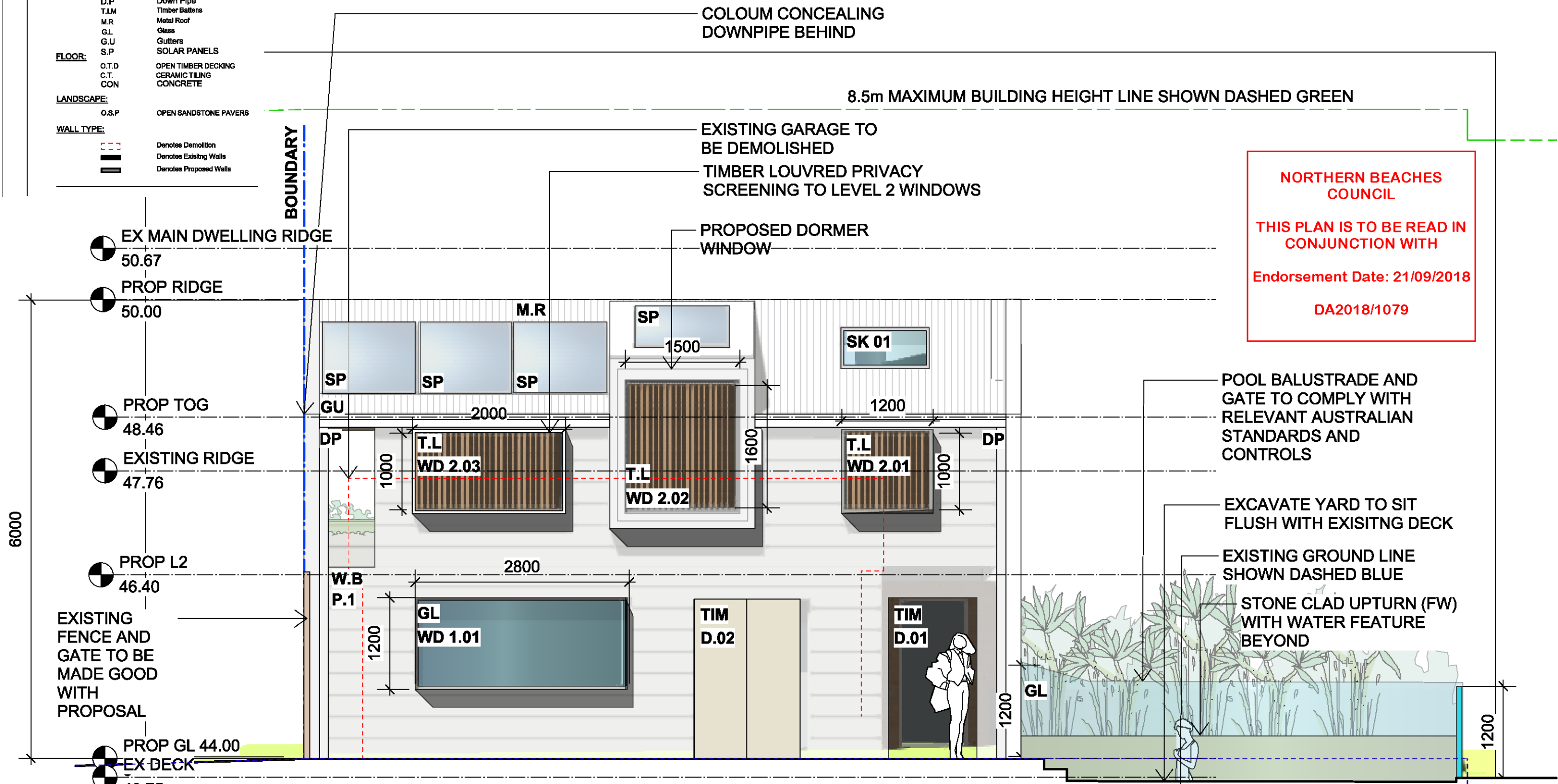
O.T.D OPEN TIMBER DECKING
C.T. CERAMIC TILING
CON CONCRETE

LANDSCAPE:

O.S.P OPEN SANDSTONE PAVERS

WALL TYPE:

--- Denotes Demolition
- - - Denotes Existing Walls
- - - Denotes Proposed Walls

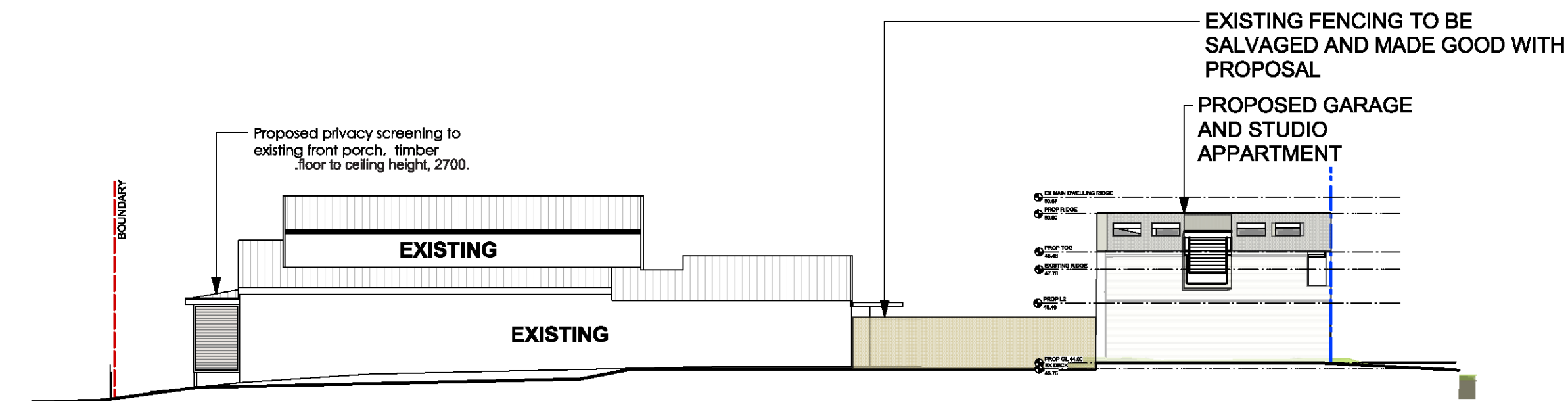
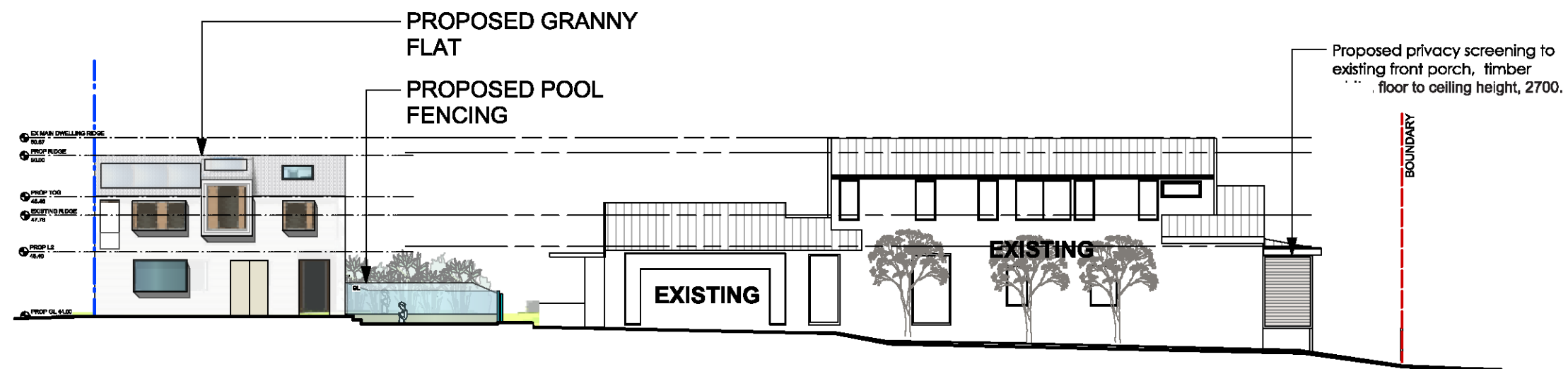


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
WD2.01	1000	1200	U-value: 2.9, SHGC: 0.459 - 0.561 (aluminium: thermally broken, double (argon), Hi-Tsol Low-e/clear)	external louvre/vertical blind (fixed)	not overshadowed
WD2.03	1000	2000	U-value: 2.9, SHGC: 0.459 - 0.561 (aluminium: thermally broken, double (argon), Hi-Tsol Low-e/clear)	external louvre/vertical blind (fixed)	not overshadowed
WD2.02	1600	1500	U-value: 2.9, SHGC: 0.459 - 0.561 (aluminium: thermally broken, double (argon), Hi-Tsol Low-e/clear)	external louvre/vertical blind (adjustable)	not overshadowed

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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
DWG	PROP NORTH ELEVATION	SCALE @ A3 1:50	DA10
	CHKD AC	REVISION	D

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SOUTH ELEVATION 1:200

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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 21.10.17	DWG #
		SCALE @ A3 1:200	DA11
DWG	PROP NORTH & SOUTH WHOLE	DRAWN AC	
		CHKD AC	REVISION D

MAXIMUM 8.5m BUILDING HEIGHT LINE
SHOWN DASHED GREEN

EX MAIN DWELLING RIDGE

50.67

PROP RIDGE

50.00

PROP TOG

48.46

EXISTING RIDGE

47.76

PROP L2

46.40

PROP GL 44.00

EX DECK

43.75

1201

1200

PROPOSED POOL

1600

400

200

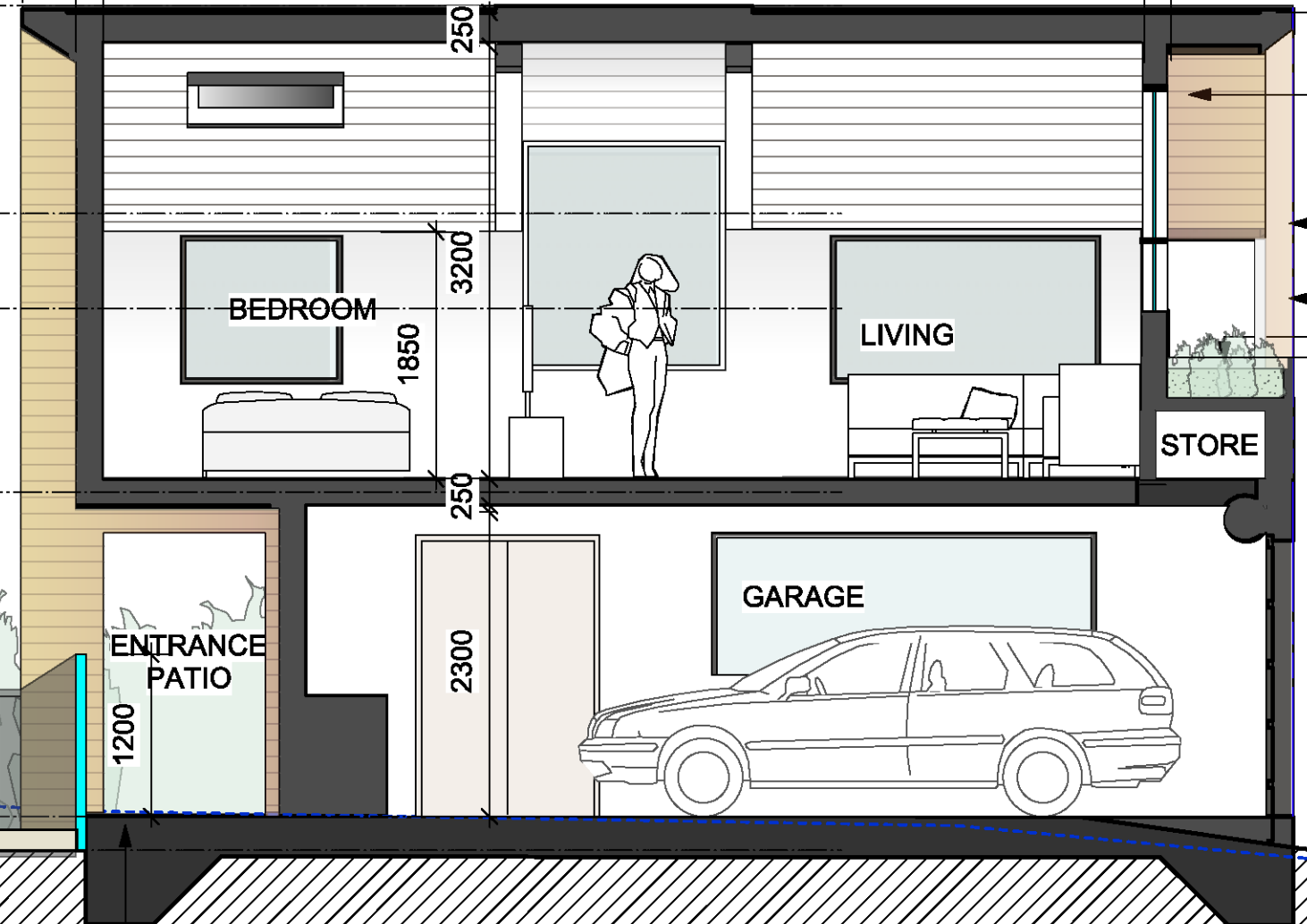
7700

9000

200

900

BOUNDARY



TIMBER SOFFIT

2550

TIMBER POST

DP PLANTER

3400

BEDROOM

1850

LIVING

STORE

GARAGE

ENTRANCE PATIO

1200

2300

EXISTING NATURAL
GROUNDLINE SHOWN
DASHED BLUE

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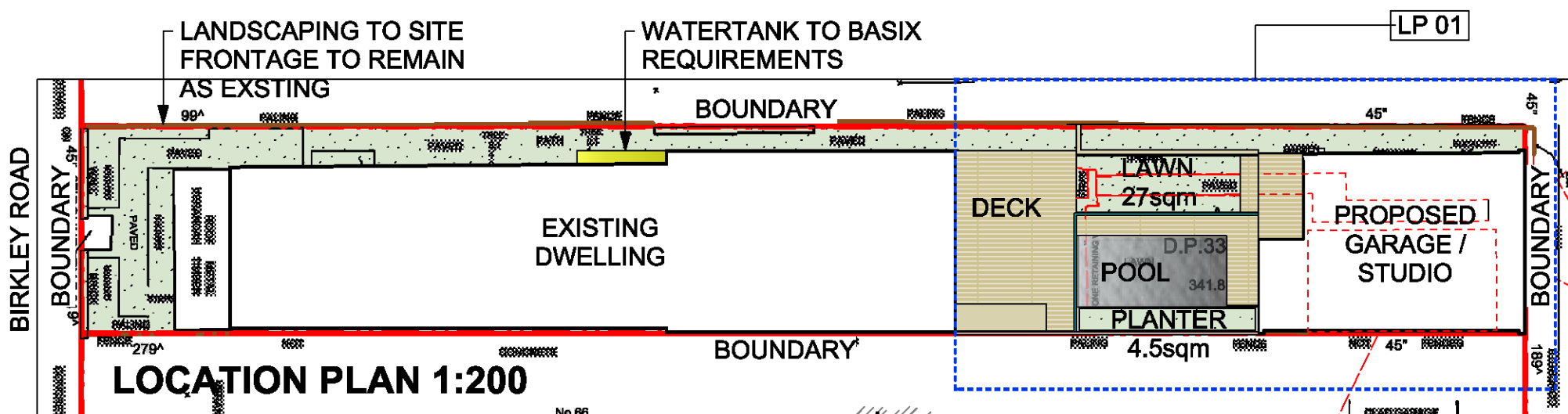
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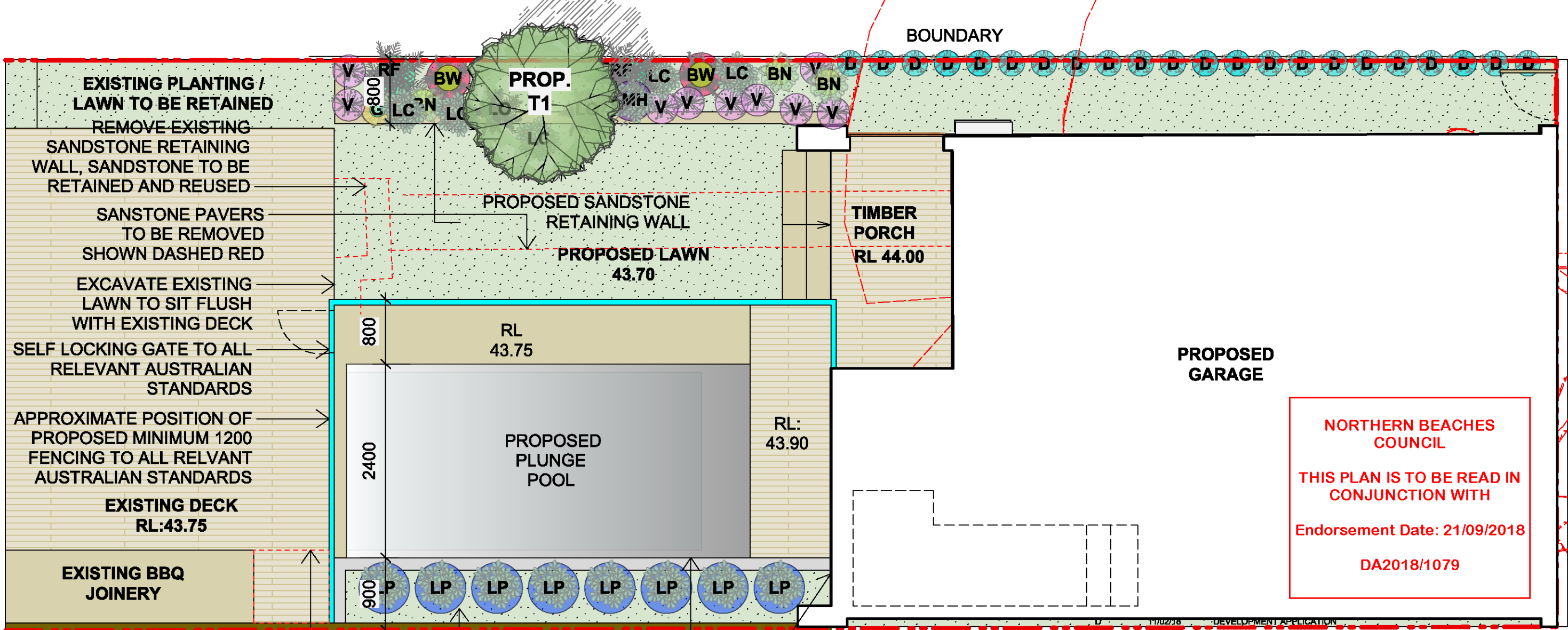
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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES		DWG #
DWG	SECTION AA		DA12
	DATE #	21.10.17	REVISION
	SCALE @ A3	1:50	D
	DRAWN	AC	
	CHKD	AC	

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Landscape	
The applicant must plant Indigenous or low water use species of vegetation throughout 30 square metres of the site.	✓
Swimming pool	
The swimming pool must not have a volume greater than 16.8 kilolitres.	✓
The swimming pool must have a pool cover.	✓
Alternative water	
Rainwater tank	
The applicant must install a rainwater tank of at least 4800 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓



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PROJECT	DATE #	DWG #
68 BIRKLEY ROAD, MANLY - LOT A - DP334786	21.10.17	LP02
CLIENT	SCALE @ A3	CHECK
MATT & GEORGI BATES		
DWG	DRAWN	AC
LANDSCAPE PLAN		
CHKD	AC	REVISION
		D

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