

PROJECT DESCRIPTION

Project address	
Project name	25 Montpelier Place MANLY
Street address	25 Montpelier Place MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1105469
Lot number	25
Section number	
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: Senica Consultancy Group Pty Ltd	
ABN (if applicable): 48612864249	

BASIX COMMITMENTS & PERFORMANCE DATA

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.				✓																			
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.																							
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td></td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R0.70 (up), roof: foil backed blanket (55 mm)</td><td>light (solar absorptance < 0.475)</td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R1.00 (up), roof: foil backed blanket (55 mm)</td><td>light (solar absorptance < 0.475)</td></tr></table>			Construction	Additional insulation required (R-value)	Other specifications	floor above existing dwelling or building.	nil		external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)	raked ceiling, pitched/skillion roof: framed	ceiling: R1.00 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			
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Glazing requirements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																		
Windows and glazed doors																							
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.			✓	✓	✓																		
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓																		
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.				✓	✓																		
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.			✓	✓	✓																		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.			✓	✓	✓																		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.				✓	✓																		
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.				✓	✓																		
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.			✓	✓	✓																		
Windows and glazed doors glazing requirements																							
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type																	
Ensuite 01	W	0.23	3.4	2.6	projection/height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Laundry 01	W	0.21	5.8	2.6	projection/height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Laundry 02	W	0.21	5.8	2.6	projection/height above sill ratio	improved aluminium, single clear, (U-value:																	
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 Height (m)	Distance (m)	Shading device	Frame and glass type																	
					>=0.23	6.44, SHGC: 0.75)																	
Bed 2	S	5.58	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Bed 3	S	5.58	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Bath	W	0.4	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Study 01	W	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
Study 02	N	5.85	0	0	none	aluminium: thermally broken, double Lo-Tso/air gap/clear , (U-value: 3.1, SHGC: 0.27)																	
Hallway	E	0.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																	
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.				✓	✓																		
Skylights glazing requirements																							
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																				
S1	0.95	no shading	timber, low-E internal/argon fill/clear external, (or																				
Glazing requirements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																		
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																				
			U-value: 2.5, SHGC: 0.456)																				
S2	0.95	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				
S3	0.95	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				

DEVELOPMENT APPLICATION

FOR ALTERATIONS & ADDITIONS TO:
25 MONTEPELIER PLACE, MANLY 2095

OWNER (APPLICANT):
PRUE & JULIAN DUFFY

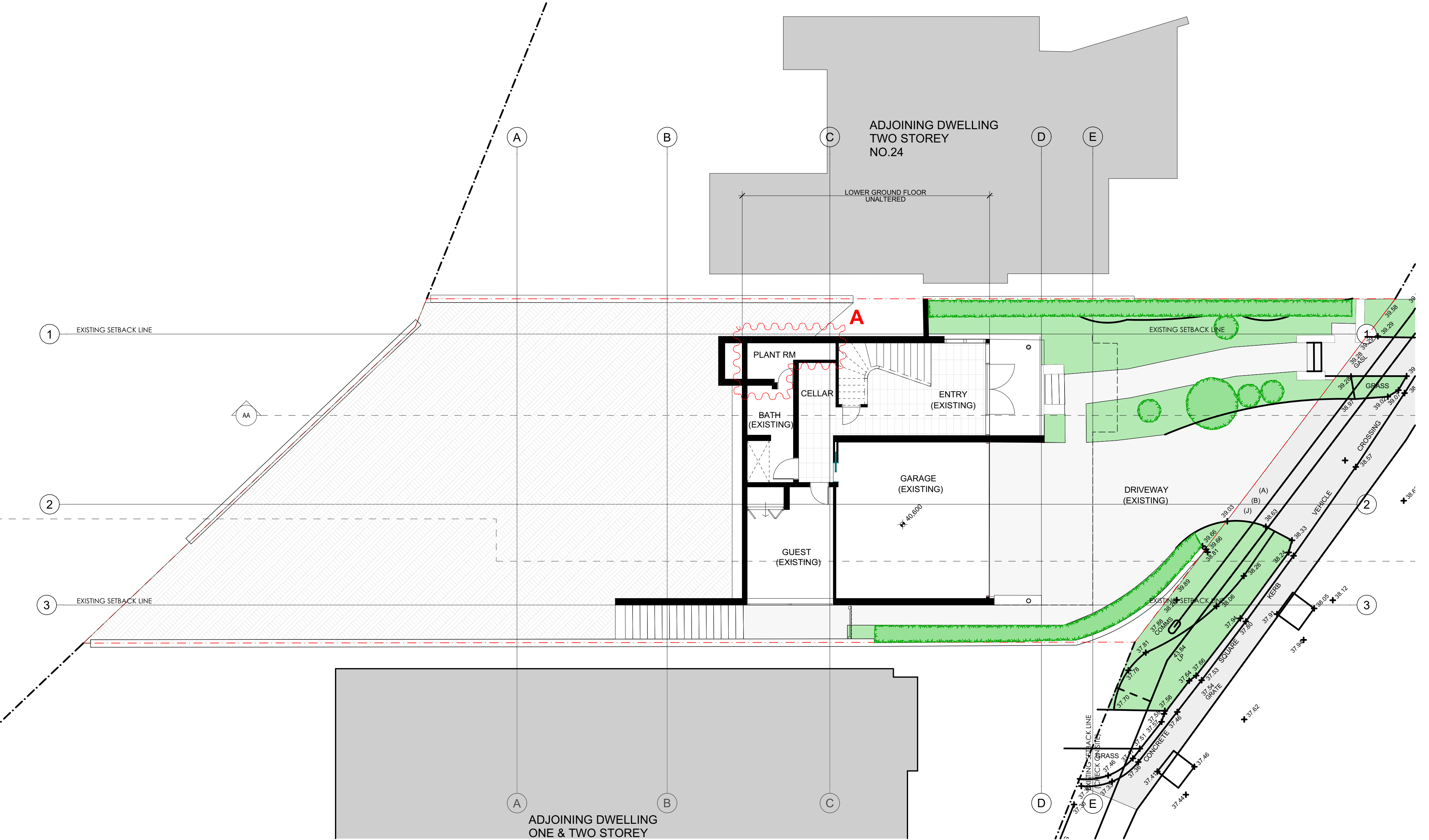
WOLSKI COPPIN ARCHITECTURE
Suite 3, Level 1 507 MILITARY ROAD MOSMAN 2088

T: 9953 8477

DRAWING LIST

DWG No.	ARCHITECTURAL DRAWINGS	COMPLIANCE DRAWINGS
DA00	COVER PAGE	CD01 SITE ANALYSIS
DA01	LOWER GROUND FLOOR	CD02 GFA CALCULATIONS
DA02	GROUND FLOOR	CD03 SHADOW DIAGRAMS
DA03	LEVEL 1	CD04 FINISHES SCHEDULE
DA04	SITE / ROOF PLAN	CD05 DEMOLITION PLAN
DA05	ELEVATIONS 01	CD06 NOTIFICATION PLAN
DA06	ELEVATIONS 02	VS01 VIEWS FROM THE SUN 9AM TO 11AM
DA07	SECTIONS	VS02 VIEWS FROM THE SUN 11:30 TO 1PM
		VS03 VIEWS FROM THE SUN 1:30PM TO 3PM





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NOMINATED ARCHITECT DAVID WOLSKI 5297

REVISIONS:		
DATE	REV	DESCRIPTION
22 08 2022	A	AMENDED NOTATION

- LEGEND**
- EXISTING WALLS
 - NEW WALLS
 - WALLS TO BE DEMOLISHED
 - EXISTING BUILDING
 - NEW WORKS

ARCHITECT:
WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9953 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW A88 No. 5297

PROJECT TITLE:
ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

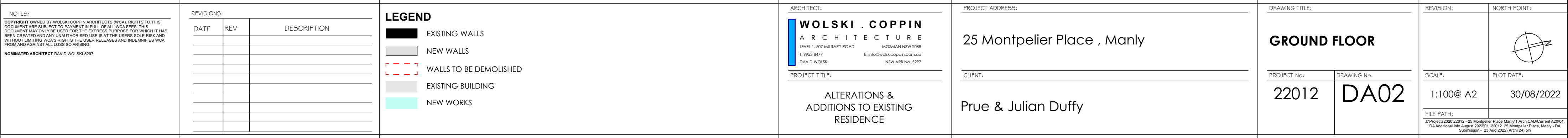
PROJECT ADDRESS:
25 Montpelier Place , Manly

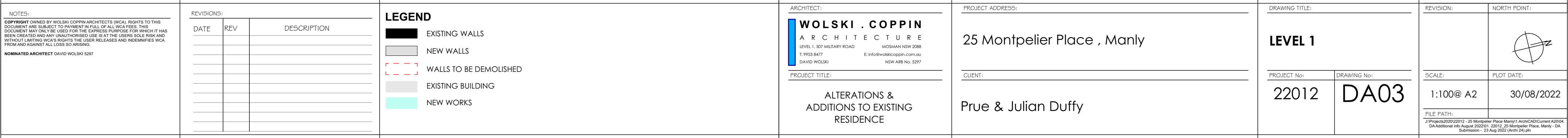
CLIENT:
Prue & Julian Duffy

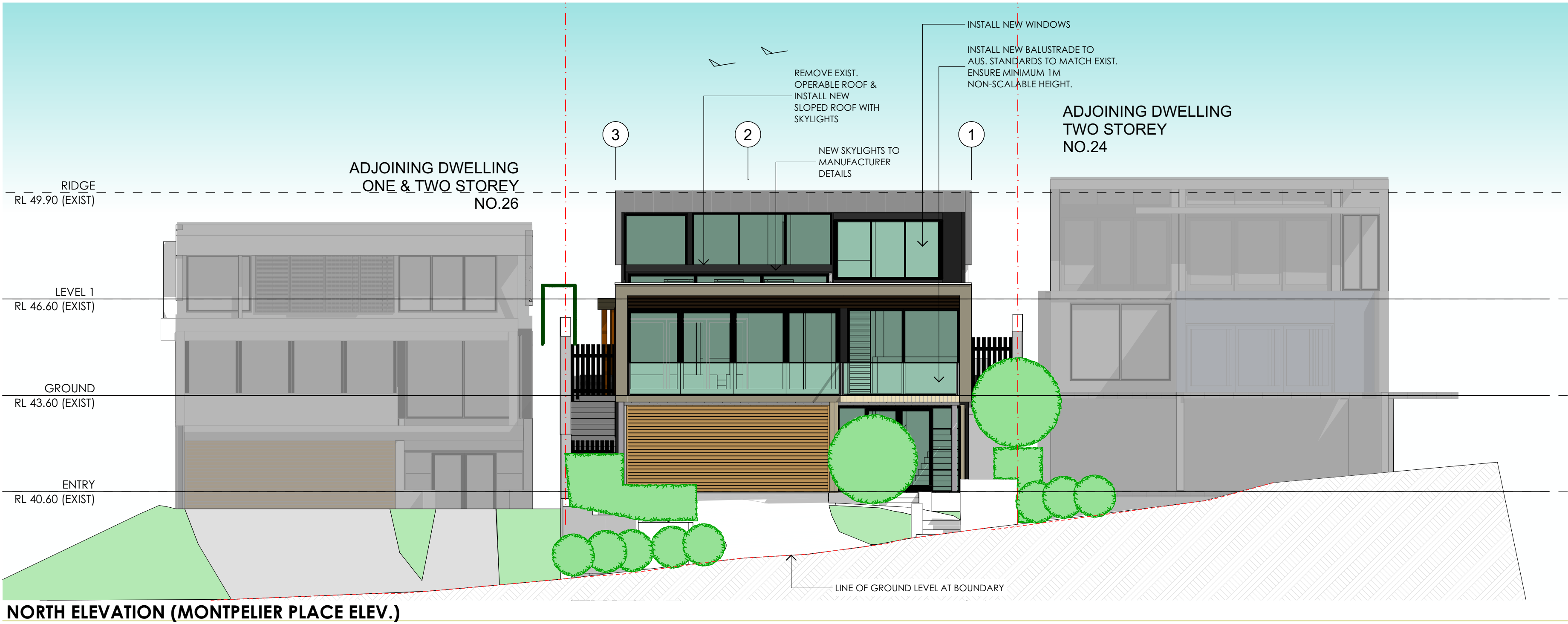
DRAWING TITLE:
LOWER GROUND FLOOR (EXISTING)

PROJECT No: 22012
DRAWING No: DA01

REVISION:	NORTH POINT:
A	
SCALE:	PLOT DATE:
1:100@ A2	30/08/2022
FILE PATH: J:\Projects\2020\22012 - 25 Montpelier Place Manly\1 Arch\CAD\Current\A2004.DA Additional info August 2020\1. 22012 - 25 Montpelier Place, Manly - DA Submission - 23 Aug 2022 (Arch\24) .pin	





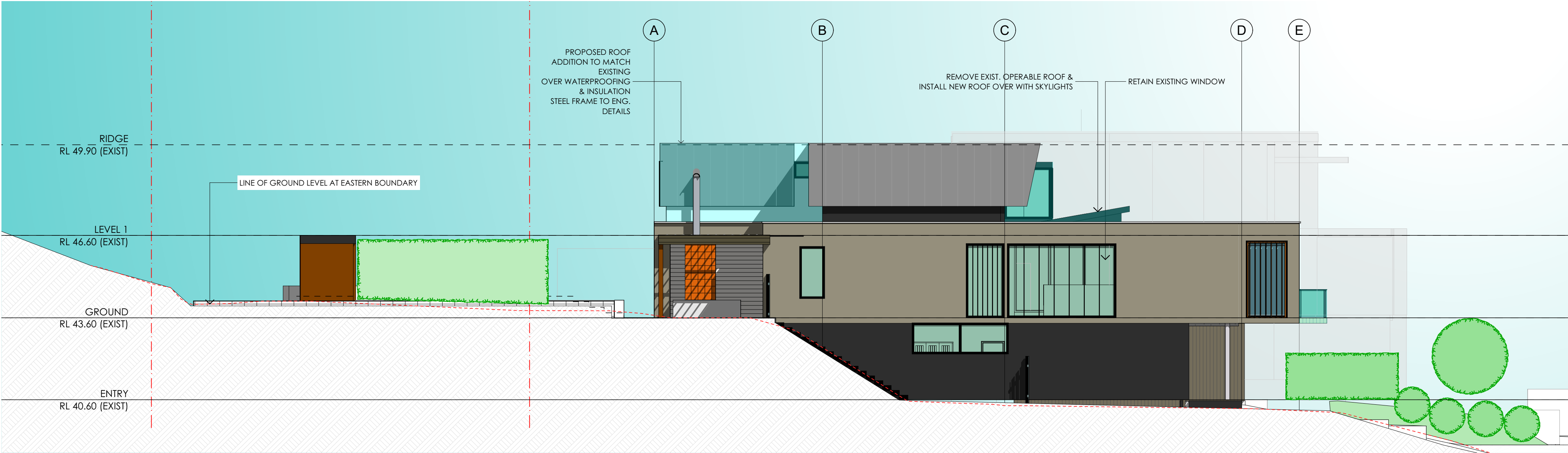


NORTH ELEVATION (MONTPELIER PLACE ELEV.)

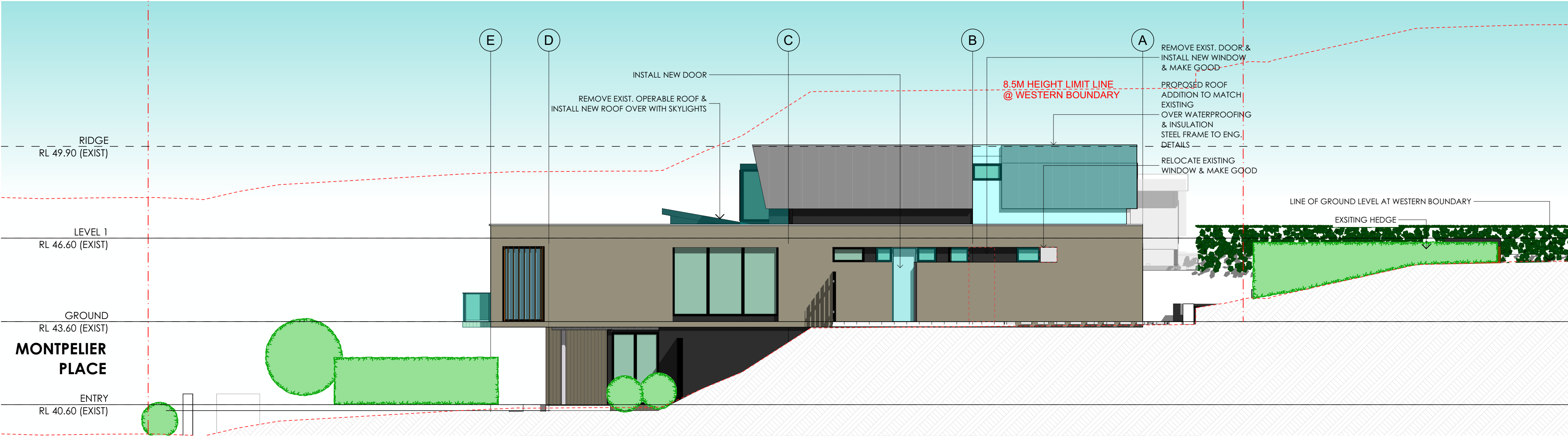


SOUTH ELEVATION

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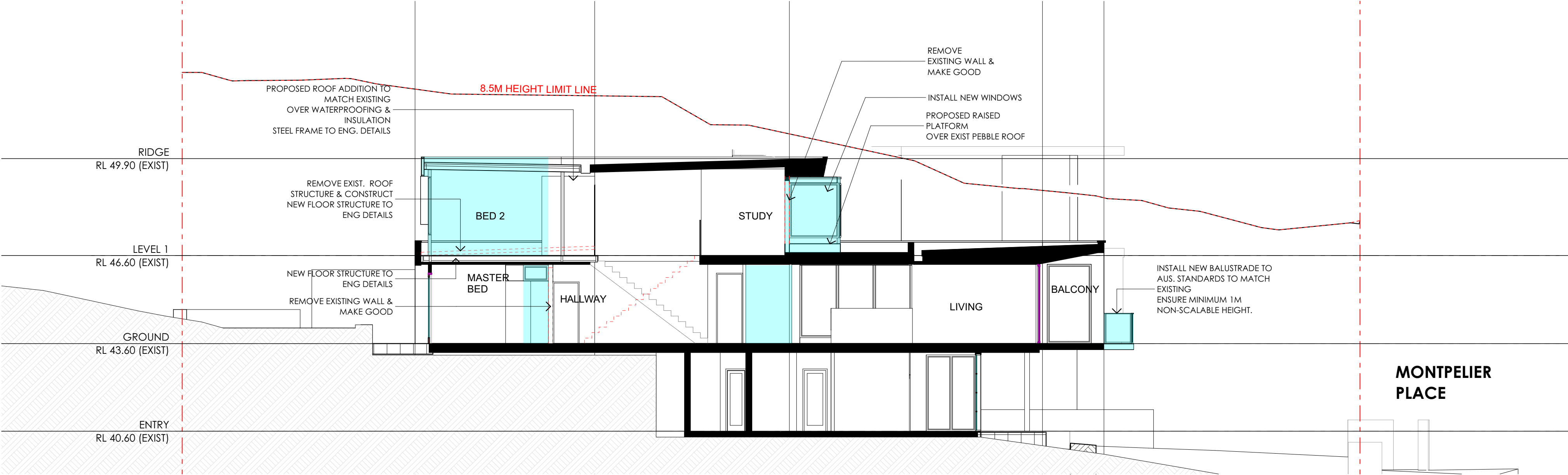


EAST ELEVATION

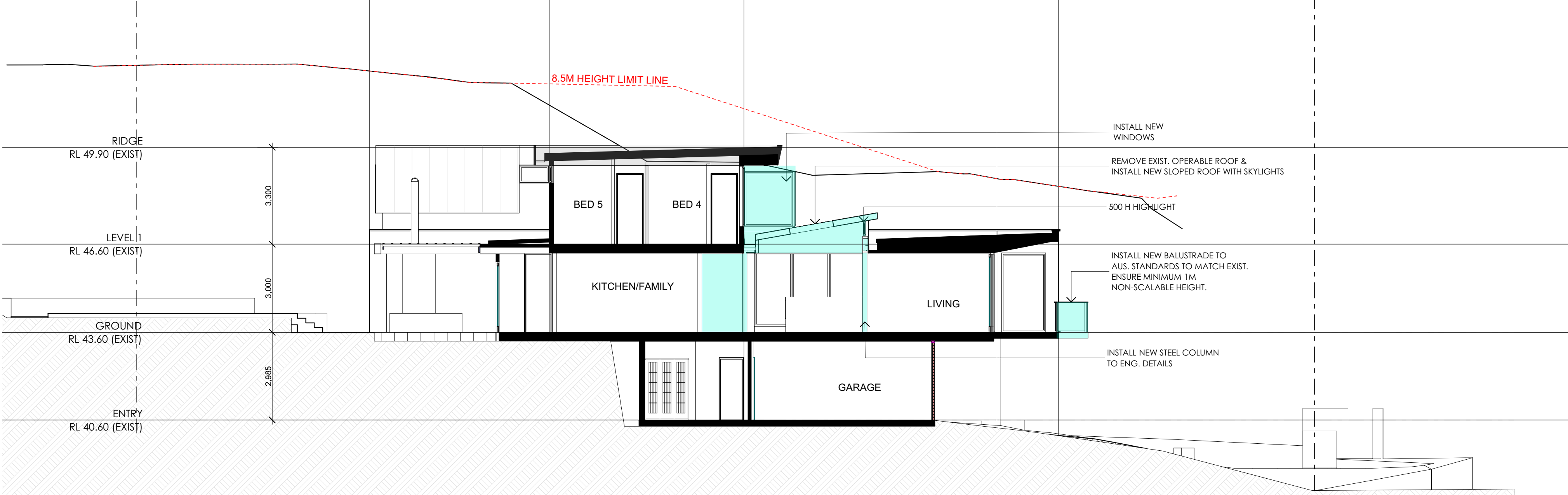


WEST ELEVATION

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SECTION AA



SECTION BB

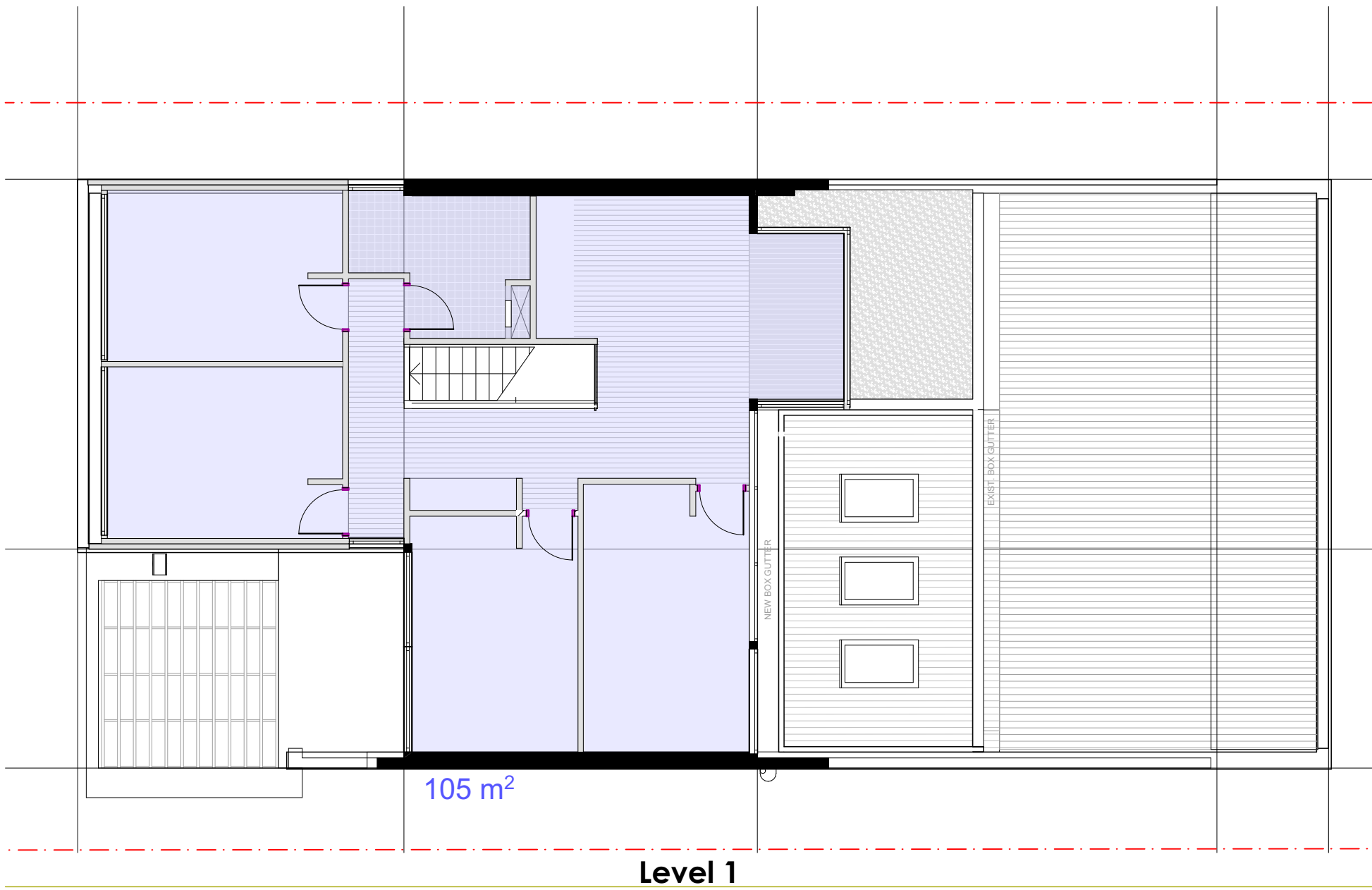
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SITE ANALYSIS

LEGEND (SITE ANALYSIS):	
<div><div></div><div>R4</div></div>	ZONE R4 HIGH DENSITY RESIDENTIAL
<div><div></div></div>	PROXIMITY TO LOCAL FACILITIES
<div><div></div></div>	ADJACENT EXISTING / APPROVED BUILDINGS
<div><div></div></div>	EXISTING BUILDING
<div><div></div></div>	VIEWS
<div><div></div></div>	EXISTING TREES ON SITE
<div><div></div></div>	EXISTING CLUSTERS OF VEGETATION
<div><div></div></div>	SUN PATH
<div><div></div></div>	NORTHEAST SUMMER BREEZE
<div><div></div><div>V</div></div>	VEHICULAR ACCESS
<div><div></div><div>P</div></div>	PEDESTRIAN ACCESS
<div><div></div></div>	MODERATE NOISE FROM PASSING TRAFFIC & PEDESTRIANS

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	<div>DATE</div>	<div>REV</div>	<div>DESCRIPTION</div>			<div>CLIENT:</div> <div>Prue & Julian Duffy</div>		<div>PROJECT No:</div> <div>22012</div>	<div>DRAWING No:</div> <div>CD01</div>	<div>SCALE:</div> <div>1:300@ A2</div>	<div>PLOT DATE:</div> <div>30/08/2022</div>
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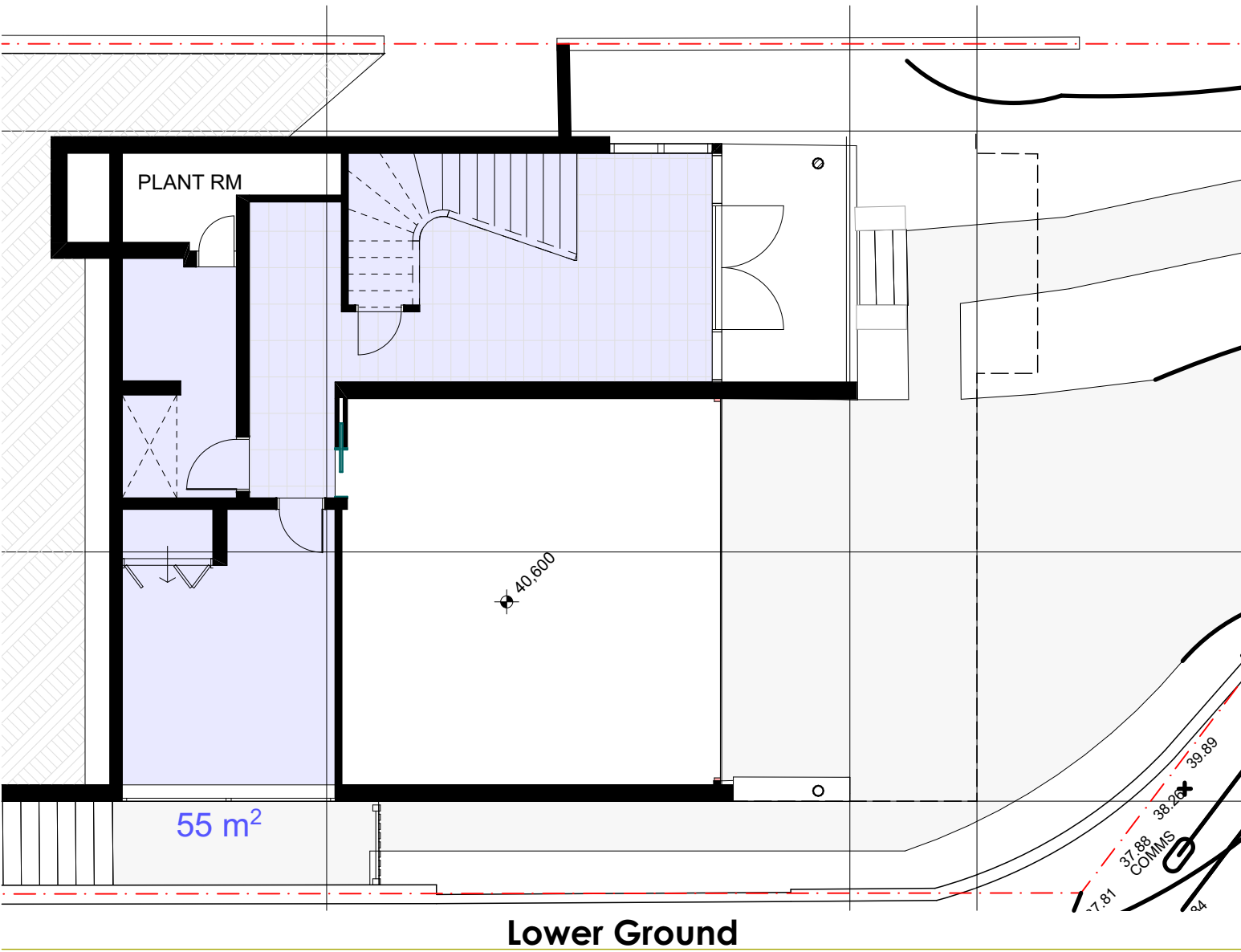
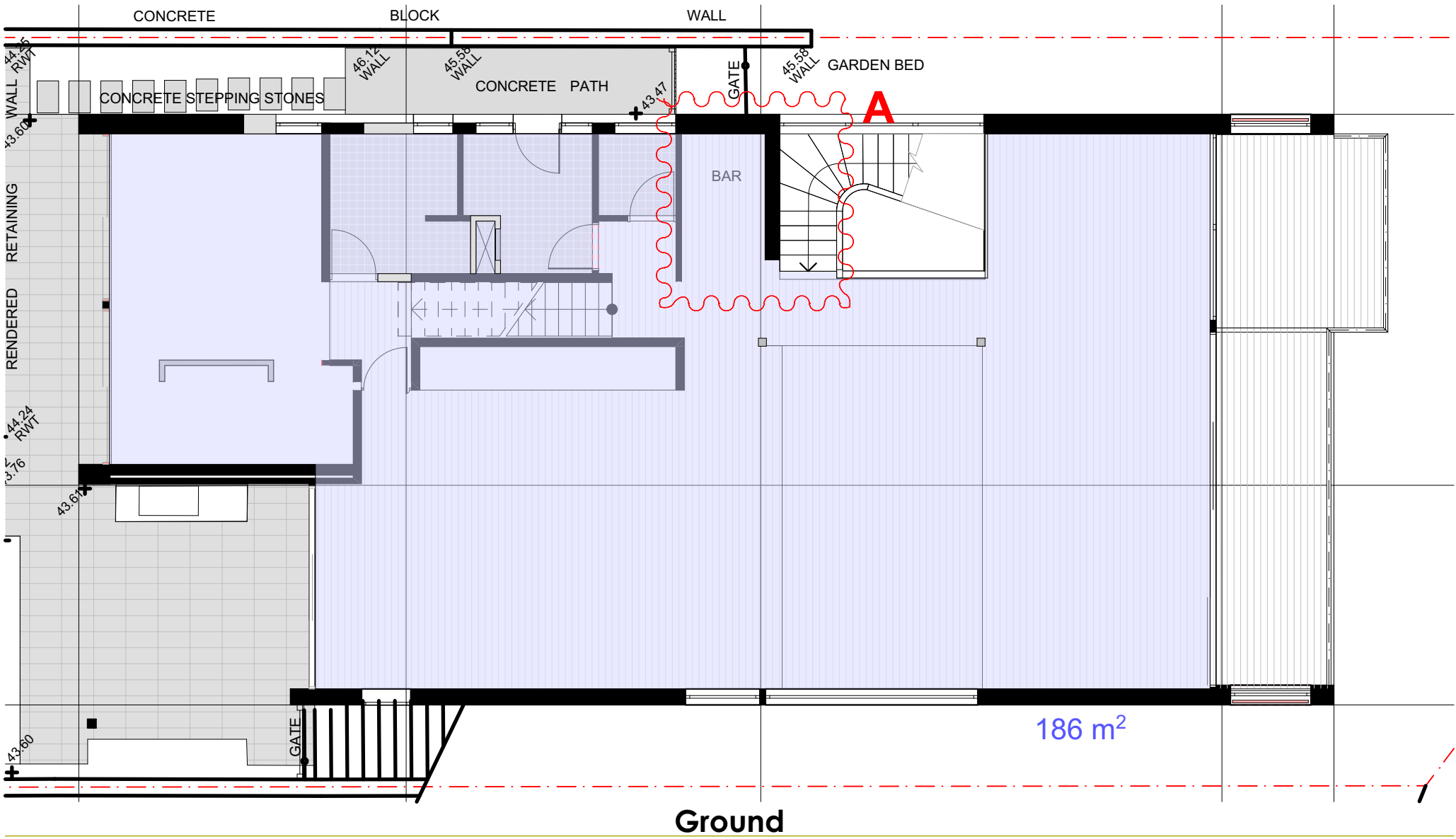


SITE AREA 571.8 m²

FSR COMPLIANCE SCHEDULE

ITEM	COUNCIL REQS	EXISTING	PROPOSED
GFA			
LOWER GROUND		55m²	55m²
GROUND		186m²	186m²
LEVEL 1		60m²	105m²
TOTAL	257.3m²	298m²	346m²
FSR REQS (LEP 2013) @ 0.45:1	0.45:1	0.52:1	0.6:1

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NOMINATED ARCHITECT DAVID WOLSKI 5297

REVISIONS:

DATE	REV	DESCRIPTION
22 08 2022	A	REVISED GFA

LEGEND

- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED
- EXISTING BUILDING
- NEW WORKS

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088
T: 9553 8477 E: info@wolskicoppin.com.au
DAVID WOLSKI NSW ABN No. 5297

PROJECT TITLE:

ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

PROJECT ADDRESS:

25 Montpelier Place , Manly

CLIENT:

Prue & Julian Duffy

DRAWING TITLE:

GFA CALCULATIONS

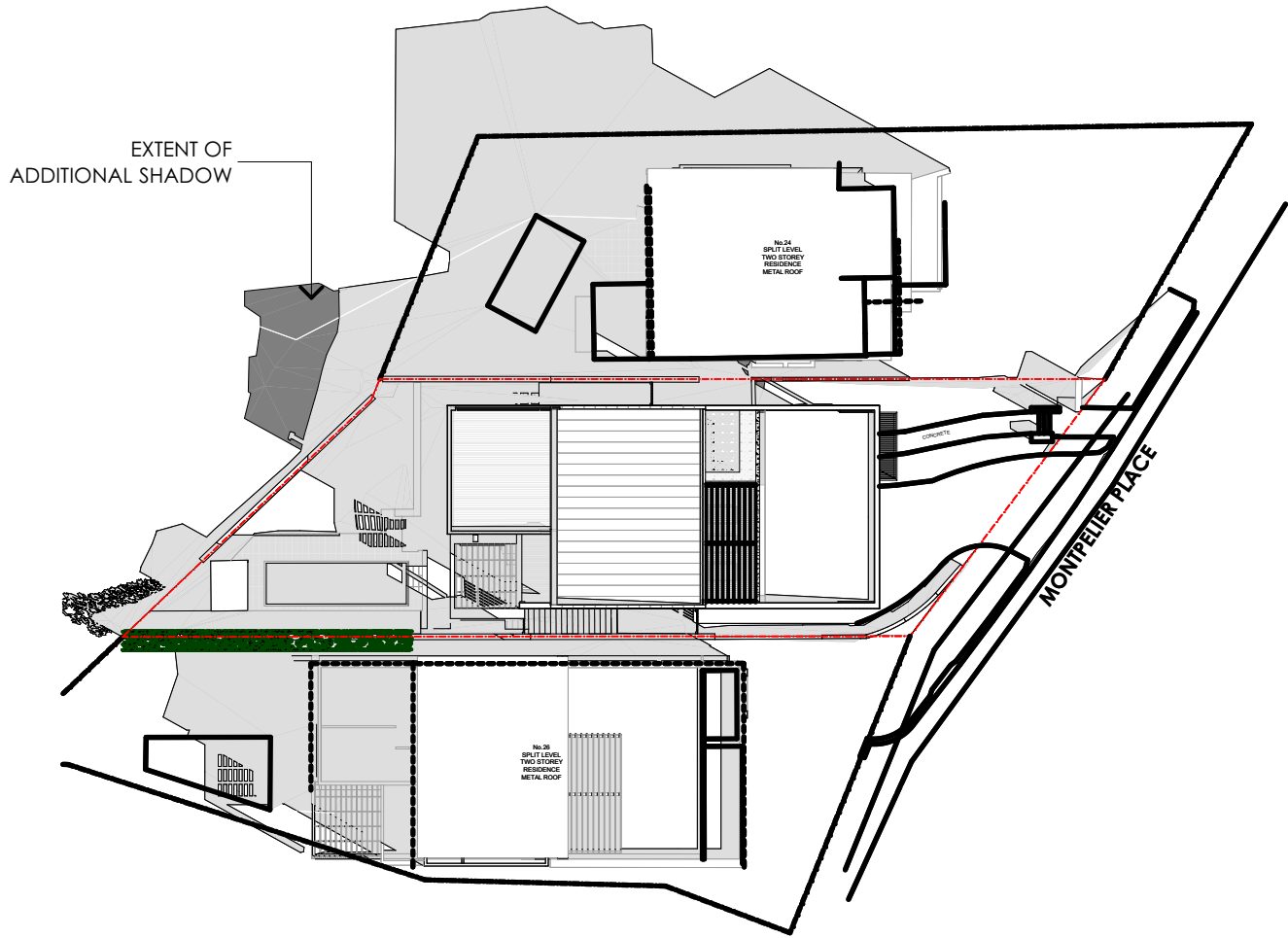
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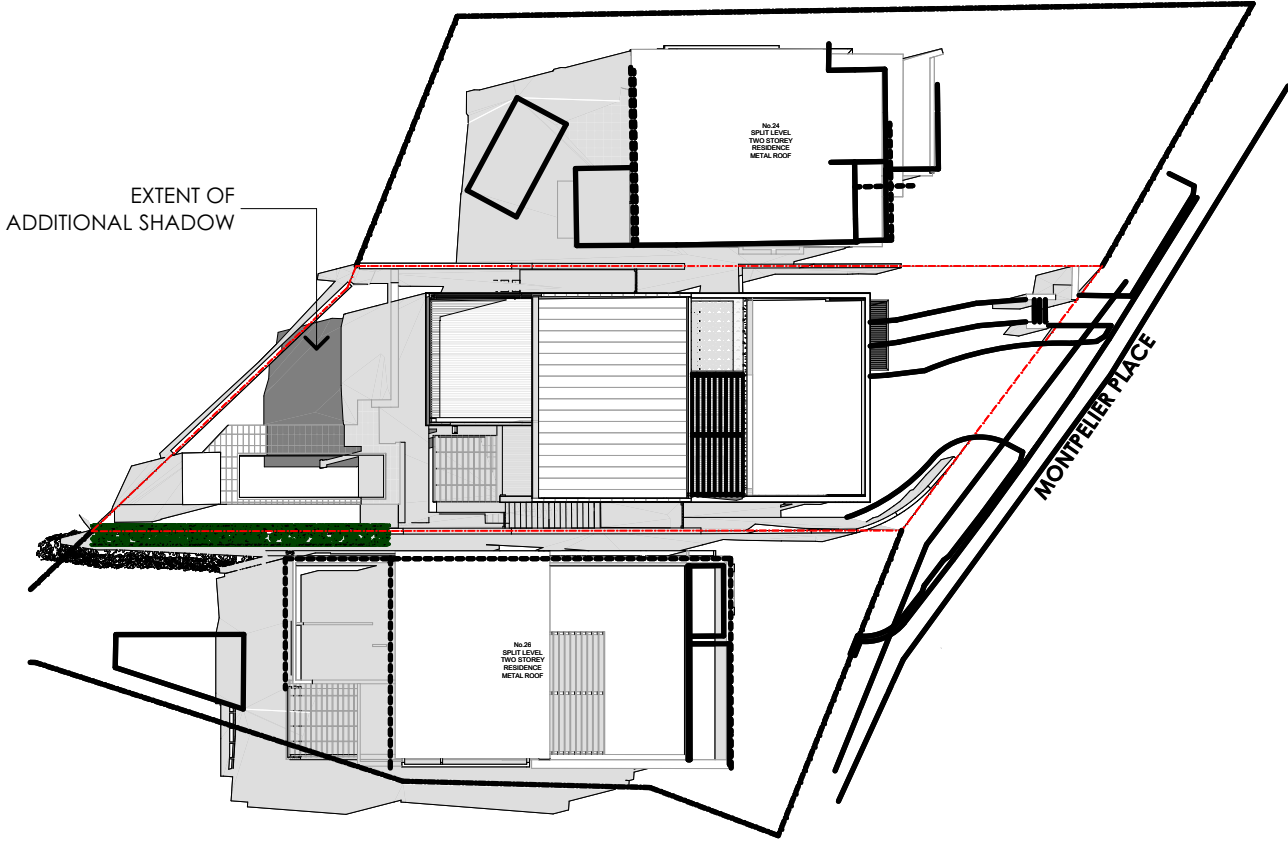
REVISION:	NORTH POINT:
A	
SCALE:	PLOT DATE:
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EXISTING SHADOW

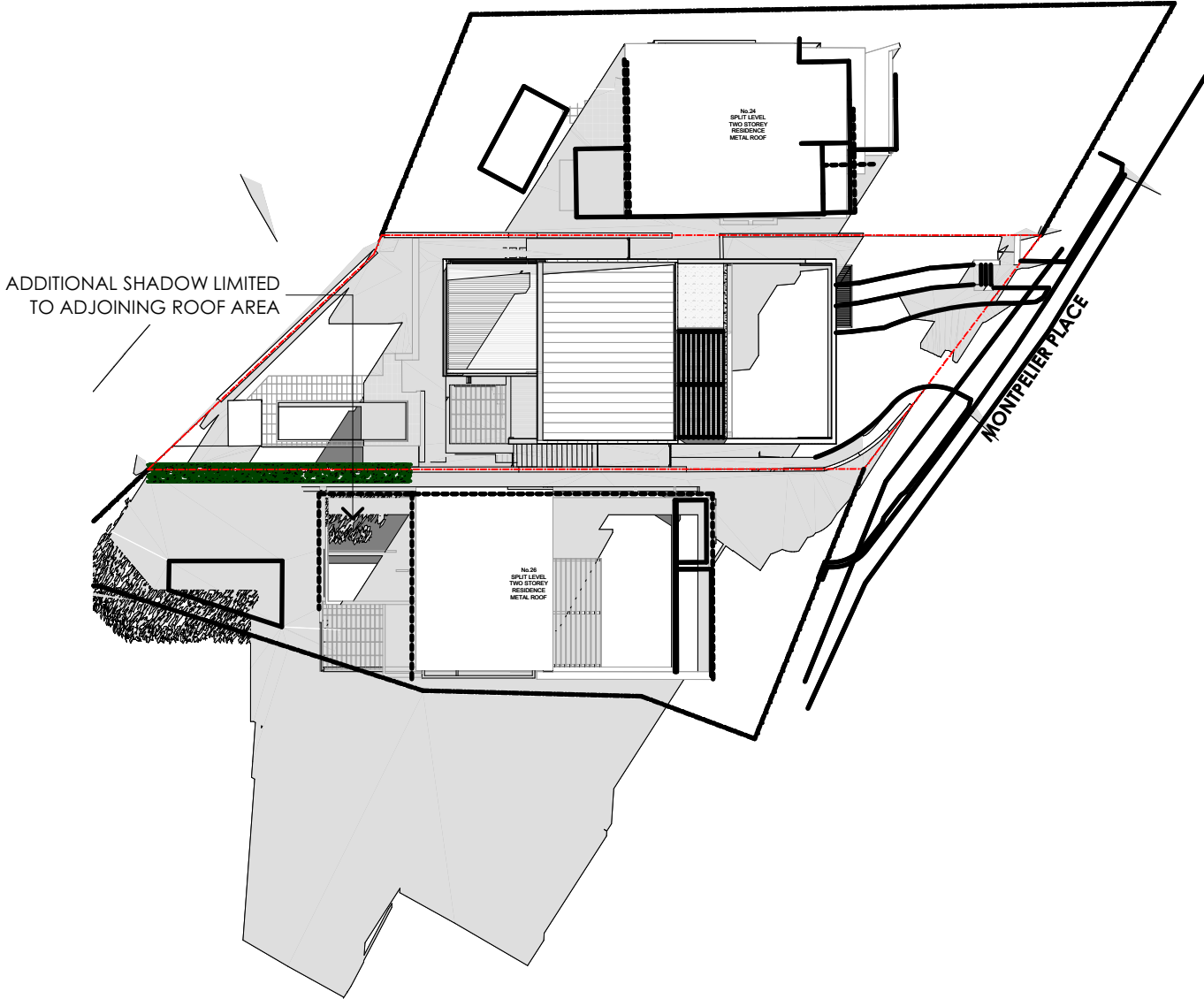
PROPOSED SHADOW



JUNE 21 9AM



JUNE 21 12 NOON

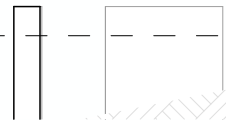


JUNE 21 3PM

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	DATE	REV	DESCRIPTION		<div><div></div><div>WOLSKI . COPPIN</div><div>ARCHITECTURE</div><div>LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088</div><div>T: 9553 8477 E: info@wolskicoppin.com.au</div><div>DAVID WOLSKI NSW A88 No. 5297</div></div>		25 Montpelier Place , Manly		SHADOW DIAGRAMS			<div></div>
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					ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE		Prue & Julian Duffy		22012 CD03		1:400@ A2	30/08/2022
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- 
- A photograph of a window with horizontal blinds. The blinds are closed, showing the slats. The window frame is dark.








WEST ELEVATION

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NOMINATED ARCHITECT DAVID WOLSKI 5297

[illegible]

LEGEND

	EXISTING WALLS
	NEW WALLS
	WALLS TO BE DEMOLISHED
	EXISTING BUILDING
	NEW WORKS

ARCHITECT:

WOLSKI . COPPIN
ARCHITECTURE

LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088

T: 9953 8477 E: info@wolskicoppin.com.au

DAVID WOLSKI NSW A88 No. 5297

ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE


PROJECT ADDRESS:

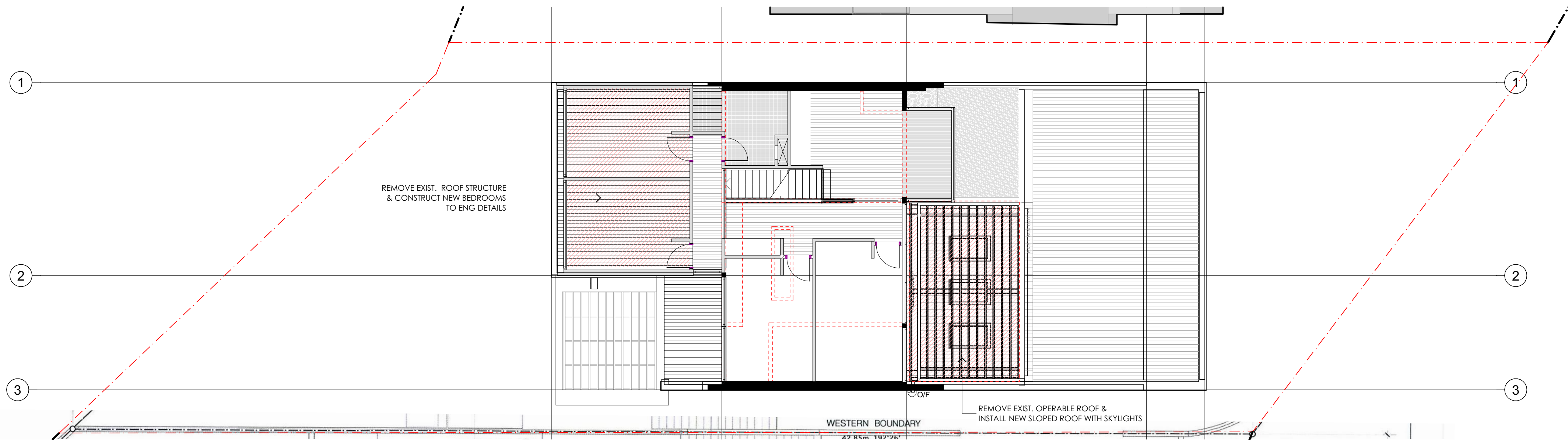
25 Montpelier Place , Manly

CLIENT:

Prue & Julian Duffy

DRAWING TITLE:					
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PROJECT No:	DRAWING No:				
22012	CD04				

REVISION:	NORTH POINT:
	
SCALE:	PLOT DATE:
1:100@ A2	30/08/2022
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NOMINATED ARCHITECT DAVID WOLSKI 5297

REVISIONS:

DATE	REV	DESCRIPTION

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE DEMOLISHED

EXISTING BUILDING

NEW WORKS

ARCHITECT:

WOLSKI . COPPIN

ARCHITECTURE

LEVEL 1, 507 MILITARY ROAD

MOSMAN NSW 2088

T: 9953 8477

DAVID WOLSKI

E: info@wolskicoppin.com.au

NSW A88 No. 5297

PROJECT TITLE:

ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

PROJECT ADDRESS:

25 Montpelier Place , Manly

CLIENT:

Prue & Julian Duffy

DRAWING TITLE:

DEMOLITION PLAN

PROJECT No:

22012

DRAWING No:

CD05

REVISION:

SCALE:

1:100@ A2

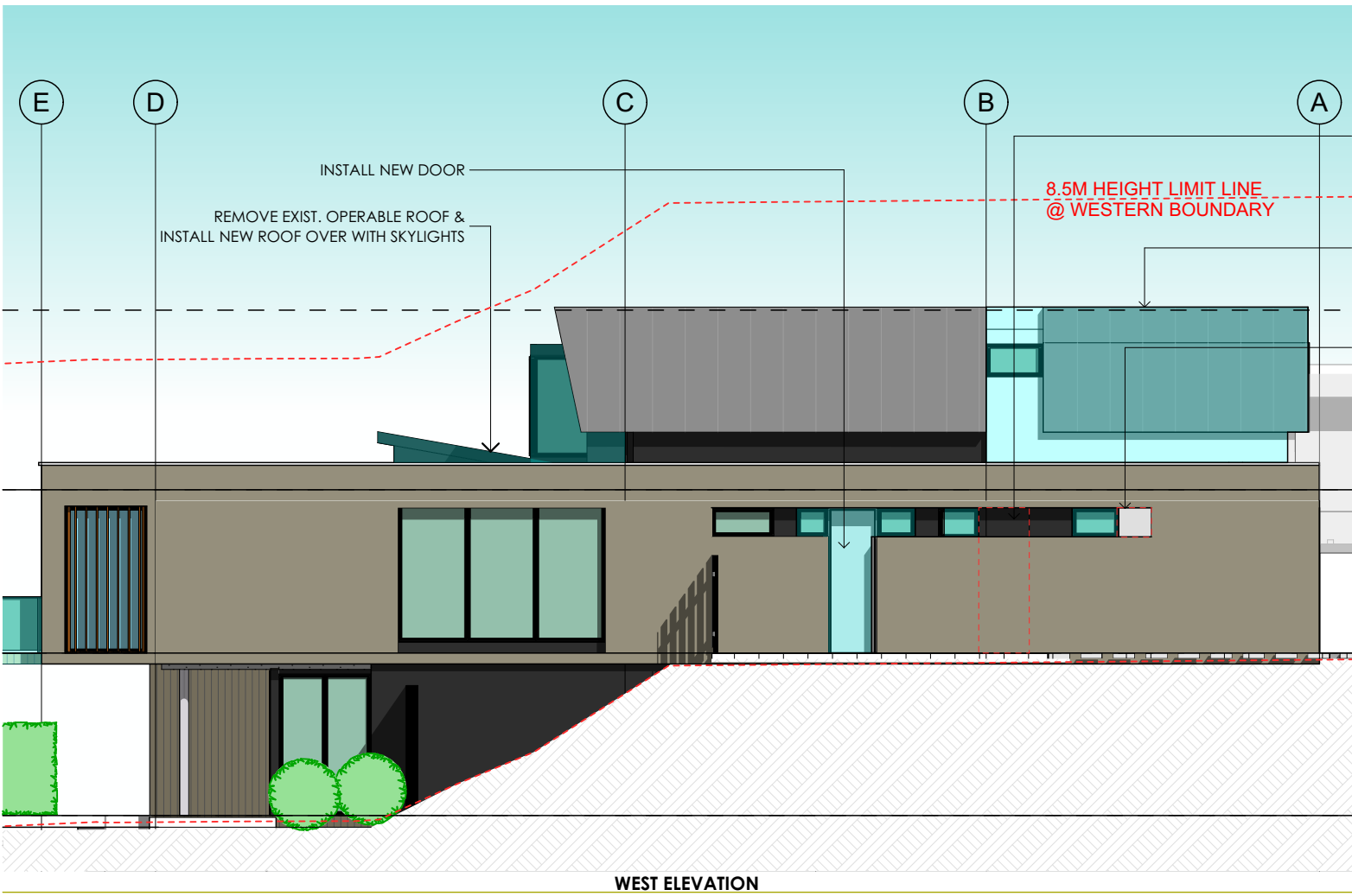
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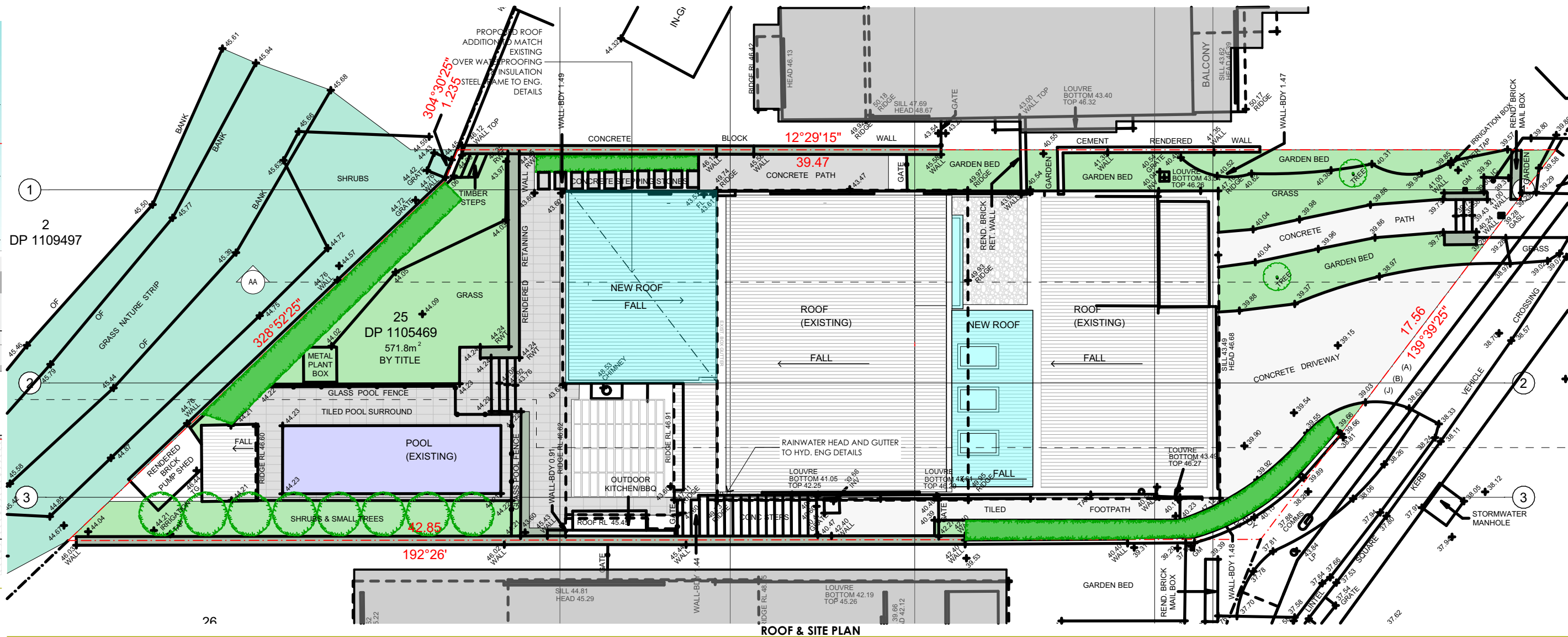
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PLOT DATE:

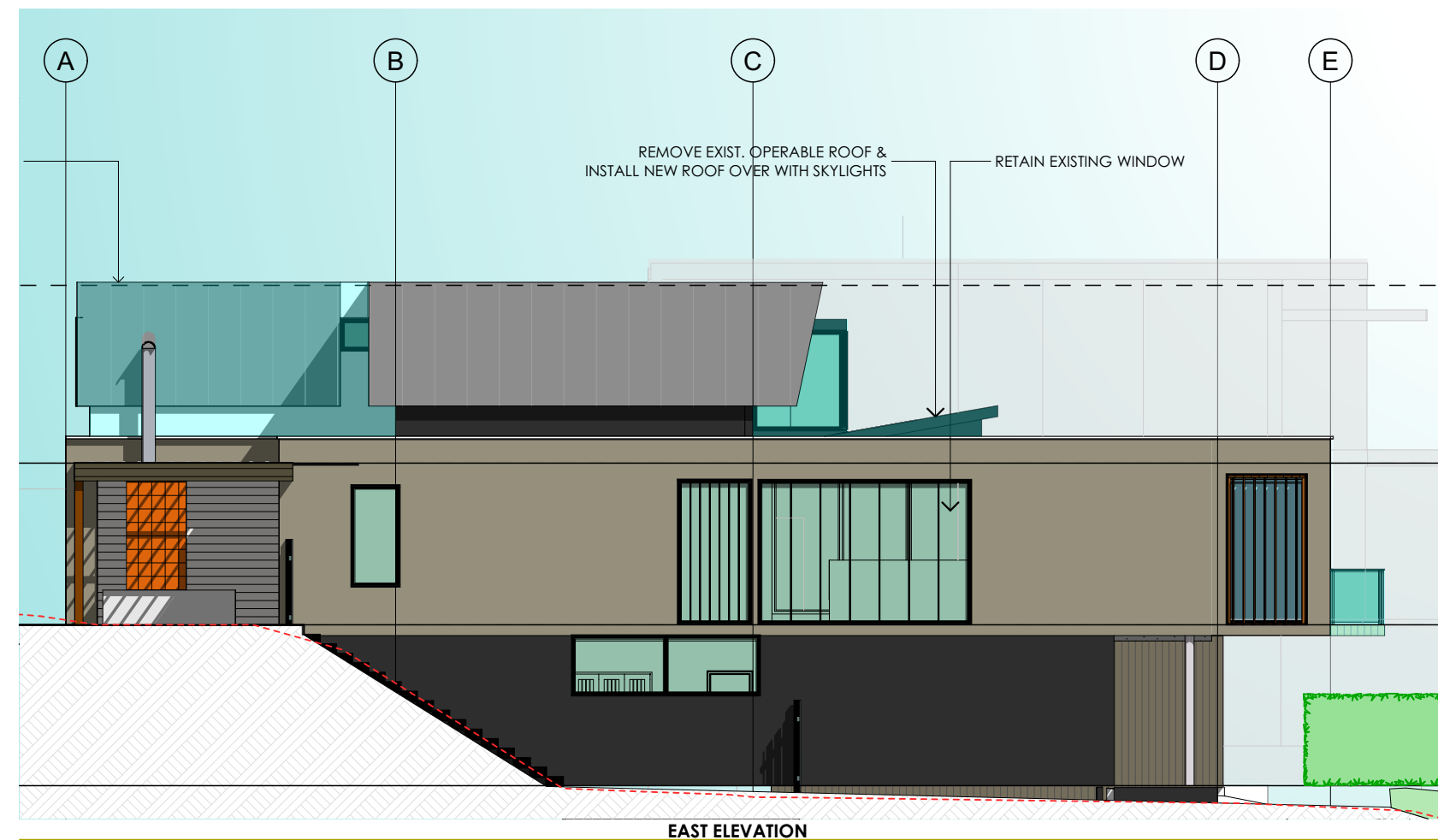
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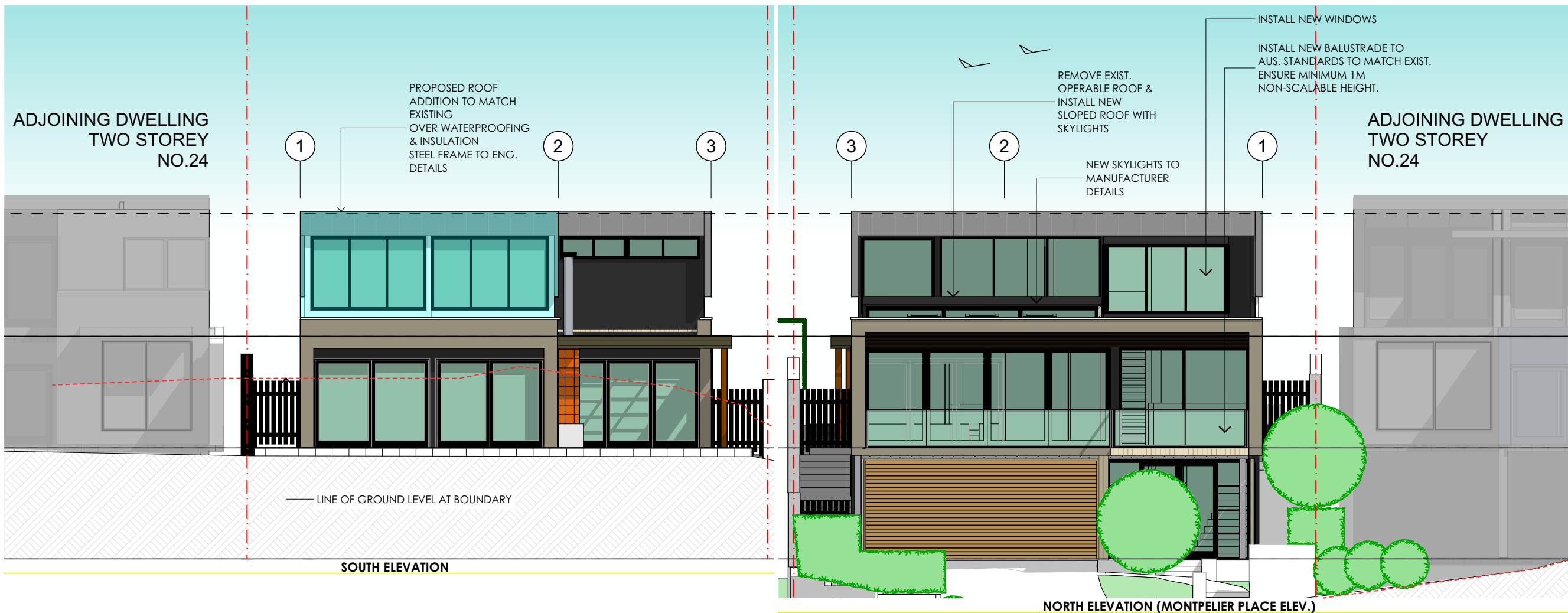
WEST ELEVATION



ROOF & SITE PLAN



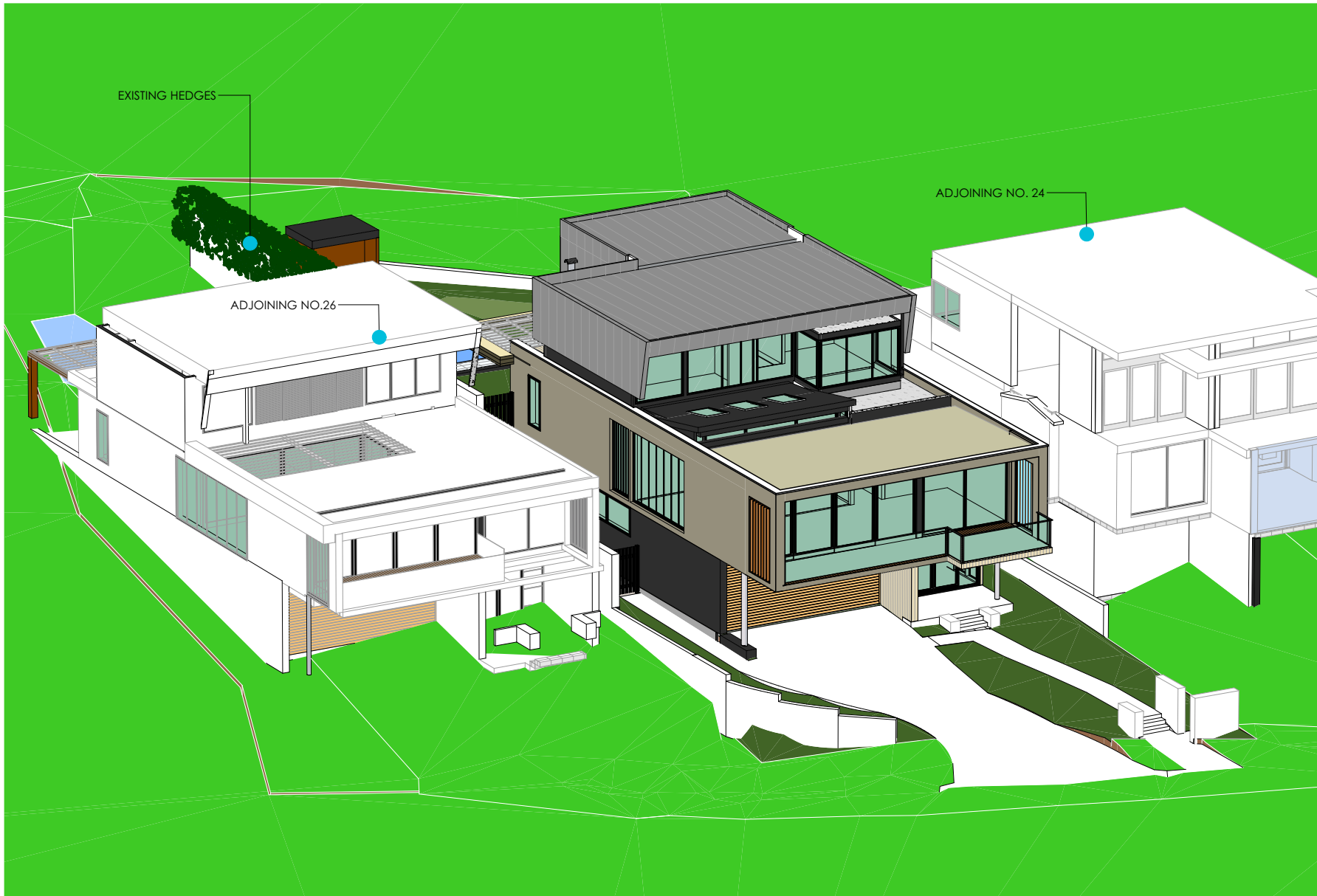
EAST ELEVATION



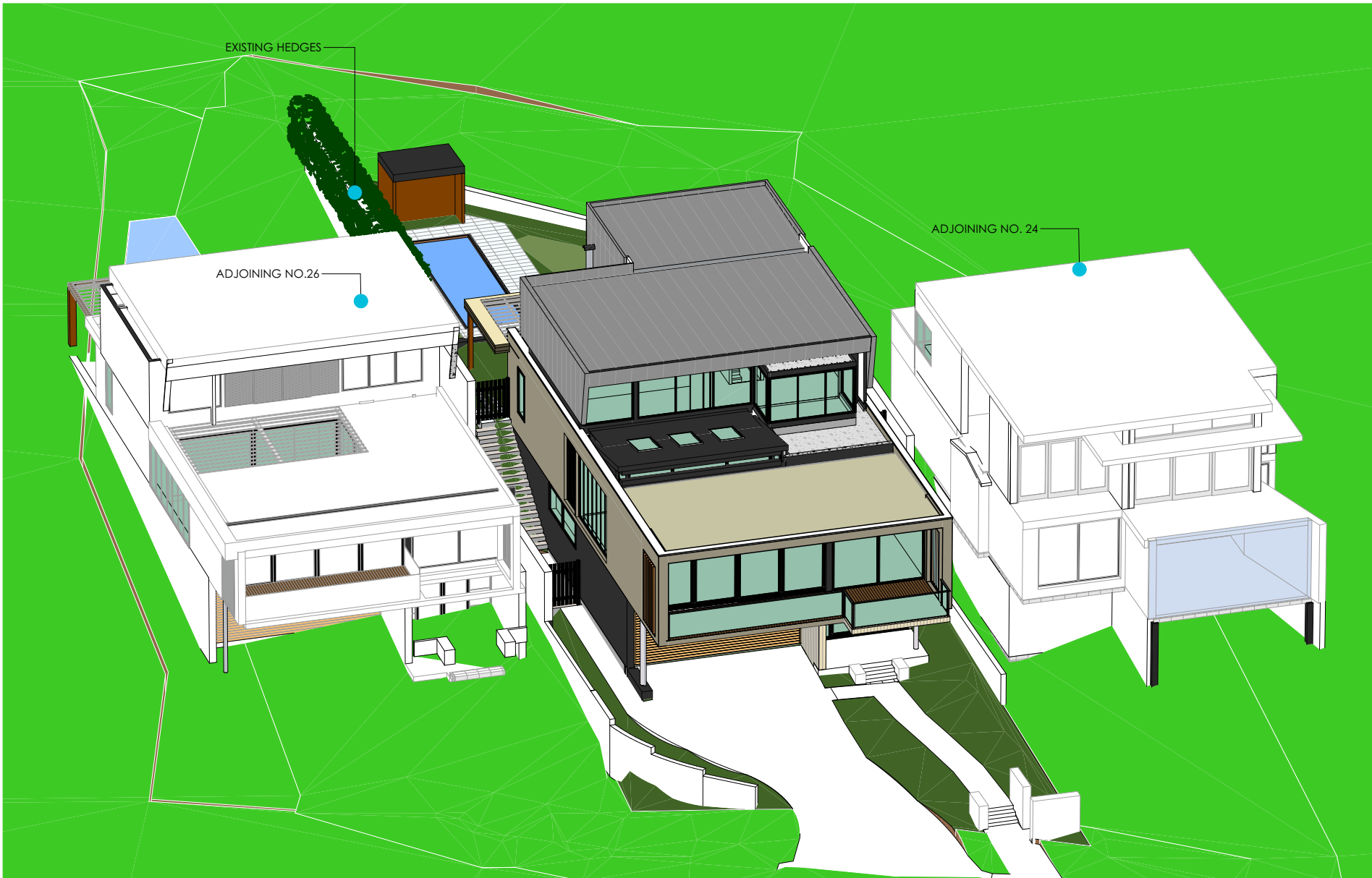
SOUTH ELEVATION

NORTH ELEVATION (MONTPELIER PLACE ELEV.)

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	DATE	REV		DESCRIPTION	<div>PROJECT TITLE:</div> <div>ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE</div>		<div>CLIENT:</div> <div>Prue & Julian Duffy</div>		<div>PROJECT No:</div> <div>22012</div>	<div>DRAWING No:</div> <div>CD06</div>	<div>SCALE:</div> <div>@ A2</div>	<div>PLOT DATE:</div> <div>30/08/2022</div>
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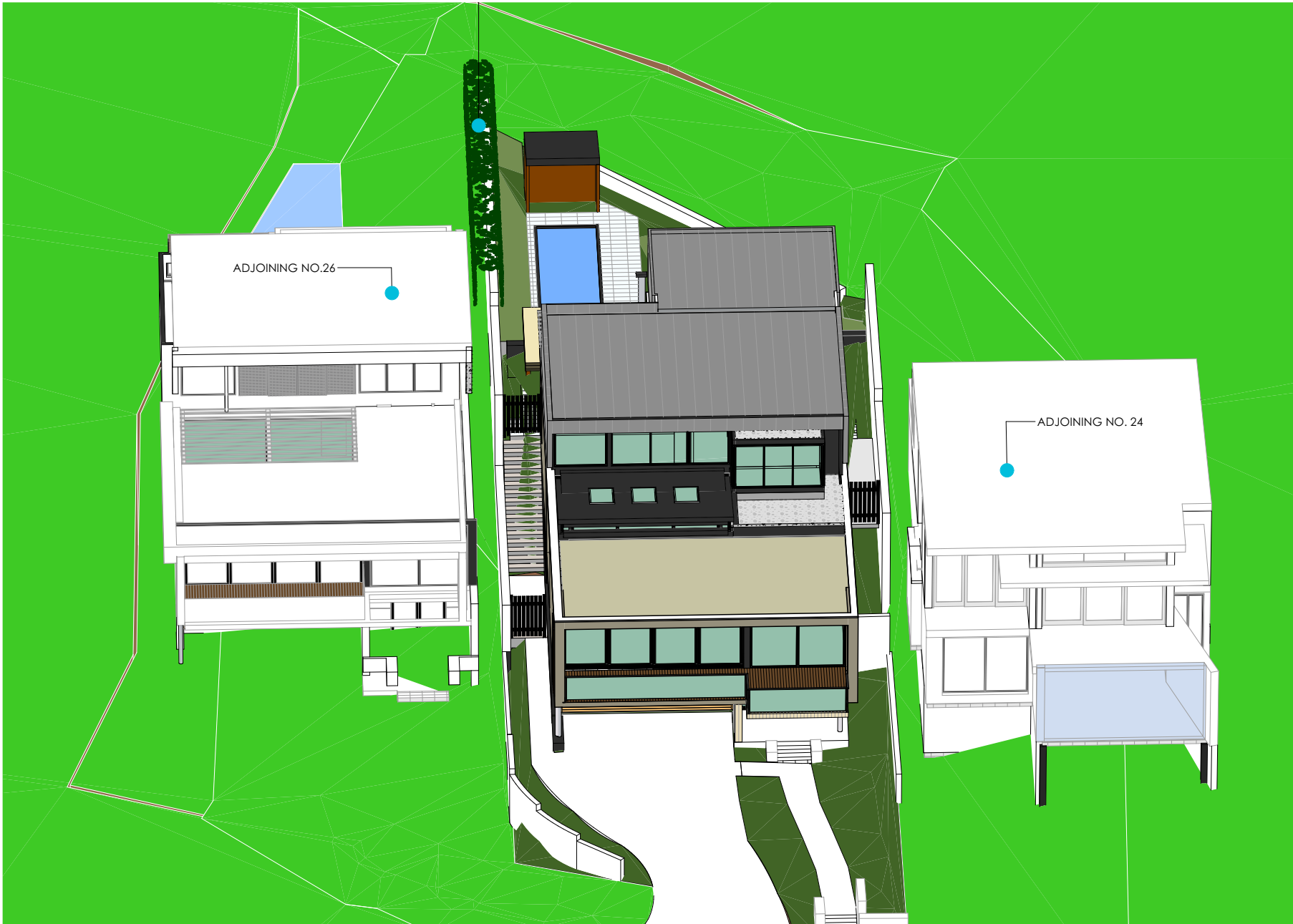
9AM



10AM



1030 AM



11 AM

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	DATE	REV	DESCRIPTION		<div>WOLSKI . COPPIN</div> <div>ARCHITECTURE</div> <div>LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088</div> <div>T: 9553 8477 E: info@wolskicoppin.com.au</div> <div>DAVID WOLSKI NSW A88 No. 5297</div>		25 Montpelier Place , Manly		VIEWS FROM SUN		SCALE:	PLOT DATE:
					PROJECT TITLE:		CLIENT:		PROJECT No:		1:200@ A2	30/08/2022
					ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE		Prue & Julian Duffy		DRAWING No:			
											22012 VS01	



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NOMINATED ARCHITECT DAVID WOLSKI 527

REVISIONS:

DATE	REV	DESCRIPTION

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE DEMOLISHED

EXISTING BUILDING

NEW WORKS

ARCHITECT:

WOLSKI . COPPIN

ARCHITECTURE

LEVEL 1, 507 MILITARY ROAD

1: 9933 8477

DAVID WOLSKI

MOSMAN NSW 2088

E: info@wolskicoppin.com.au

NSW A/B No. 5277

PROJECT TITLE:

ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

PROJECT ADDRESS:

25 Montpelier Place , Manly

CLIENT:

Prue & Julian Duffy

DRAWING TITLE:

VIEWS FROM SUN
1130AM TO 1PM

PROJECT No:

22012

DRAWING No:

VS02

FILE PATH:

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REVISION:

NORTH POINT:

SCALE:

1:200@ A2

PLOT DATE:

30/08/2022

FILE PATH:

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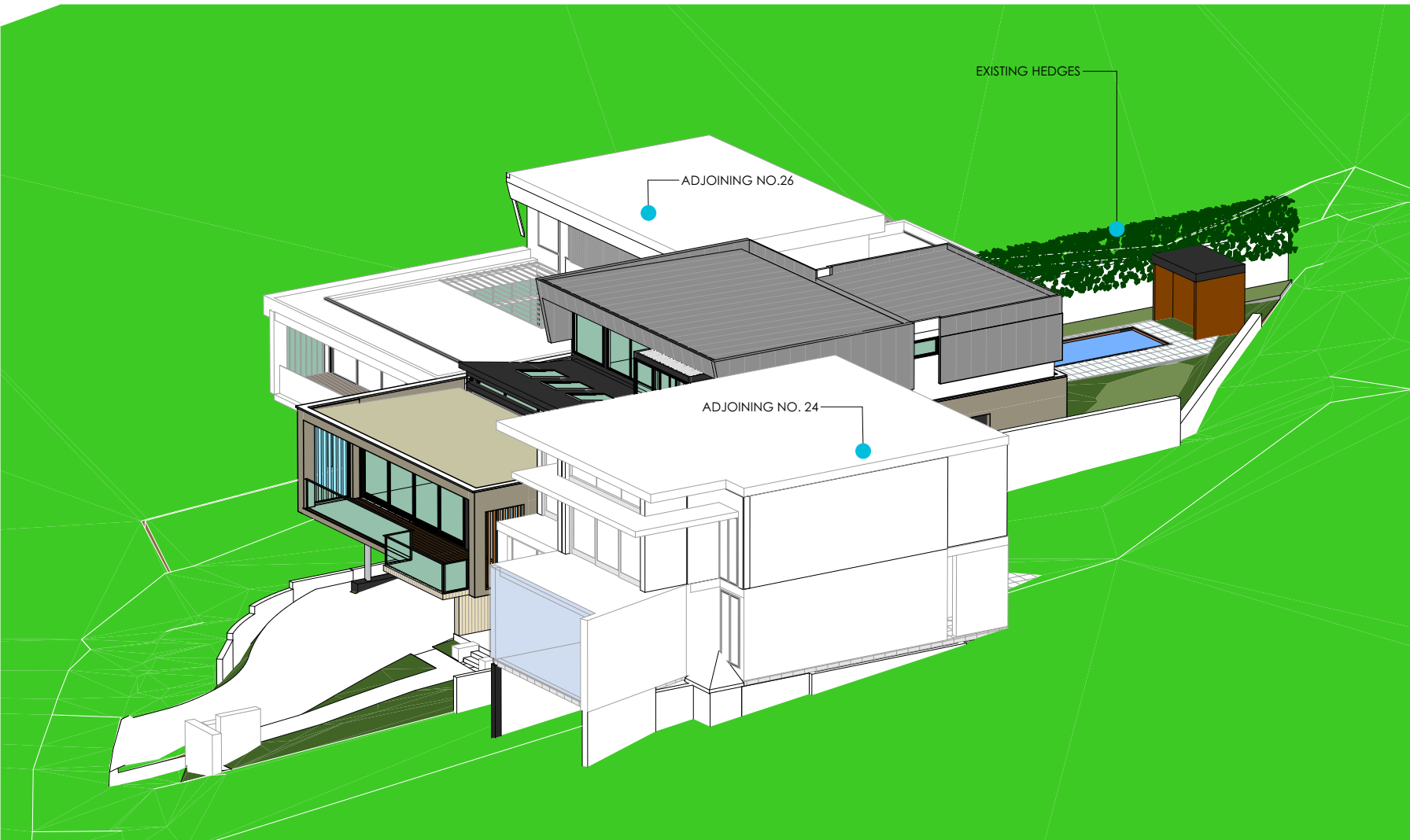
130PM



2PM



230PM



3PM

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	DATE	REV	DESCRIPTION		<div>WOLSKI . COPPIN</div> <div>ARCHITECTURE</div> <div>LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088</div> <div>T: 9553 8477 E: info@wolskicoppin.com.au</div> <div>DAVID WOLSKI NSW A88 No. 5297</div>		25 Montpelier Place , Manly		VIEWS FROM SUN										
					PROJECT TITLE:		CLIENT:		PROJECT No:		SCALE:	PLOT DATE:							
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