### LIST OF ABBREVIATIONS

ABOVE FINISHED FLOOR LEVEL AGRICULTURAL PIPE - SLOTTED PVC PIPE ADJUSTABLE SHELVES AWNING WINDOW BATH SPOUT BASIN

COMPRESSED FIBRE CEMENT WALL CLADDING CENTRE LINE CONCRETE BLOCKWORK CONCRETE BROOM FINISH CONCRETE STEEL TROWEL FINISH CONTROL JOINT COLUMN CHECK ON SITE CARPET CEMENT RENDER CEMENT RENDER WATERPROOF CERAMIC TILING

CFC CLB CBF CST COL COS CPT CR CRW CT

DOUBLE GLAZED
DINCEL CONCRETE WALL SYSTEM
DOWNPIPE
DAMP PROOF COURSE
DAMP PROOF MEMBRANE

ELECTRICAL DISTRIBUTION BOARD EXISTING GROUND LEVEL EXPRESSED JOINT EXHAUST LOUVRE EXISTING

FIBROUS CEMENT FIBROUS CEMENT PANEL FINISHED FLOOR LEVEL FINISHED GROUND LEVEL FIXED GLAZING FRAMELESS SHOWER SCREEN FLOOR TILE FLOOR WASTE

GLASS BALUSTRADE GARAGE DOOR GARAGE DOOR
GLAZING
GALVANISED MESH GRATE
GRATED PIT
GENERAL PURPOSE OUTLET
GUTTER

HOSE COCK HAND RAIL HEATED FLOOR HEATED TOWEL RAIL HYDRANT LINEAR DRAIN

MIRROR
METAL BALUSTRADE
METAL CAPPING
MIXER DIVERTER
MIXER BEOAFFL
METAL ROOFING
METAL SCREEN
MOSAIC TILE TYPE 1
MASONRY WALL
METAL WALL CLADDING

OVERFLOW SPITTER OFF FORM CONCRETE OPAQUE / OBSCURE GLAZING

PLASTERBOARD FLASTERBOARD MOISTURE RESISTANT PARALLEL FLANGE CHANNEL PLANTER DRAIN - SLOTTED UPVC / ACCESS RISER PLANTER

PAINTED PAVING CONCRETE

RANGEHOOD RECTANGULAR HOLLOW SECTION RAINWATER HEAD RAINWATER OUTLET - UPVC SEWER GRADE RAINWATER SPREADER

STONE
SMOKE DETECTOR
SASHLESS DOUBLE HUNG WINDOW
STRUCTURAL FLOOR LEVEL
SHOWER HEAD 2000 AFFL UNO
SILICONE JOINT
SKIRTING
SKYLIGHT
SQUARE HOLLOW STEEL SECTION
SLIDING DOOR / WINDOW
SETOUT REFERENCE POINT
STEEL STAINLESS
STEEL
STEEL FRAME

STEEL
STEEL FRAME
SASHLESS SLIDING WINDOW
STRIP DRAIN
STORMWATER PIPE
SANDSTONE WALL
STORMWATER PIT

TIMBER FLOOR BOARDS TIMBER LINING BOARDS TIMBER DECKING BOARDS TIMBER WALL CLADDING TOLLET PAPER HOLDER 500 AFFL TOWEL RAIL 850 AFFL UNO TBL TDB TW TPH TR TP TR TIMBER VENEER TIMBER WALL CLADDIN G

UNIVERSAL STEEL BEAM UNIVERSAL STEEL COLUMN UNLESS NOTED OTHERWISE UNDERSIDE

VB VP VILLABOARD VENT PIPE

WINDOW AWNING
WEATHERBOARDS
WATER CLOSET
WASHING MACHINE
WALL PANEL CLADDING
WATER PROOF MEMBRANE
WALL TILE
WALL OVEN

#### **LOCATION PLAN**



#### **BASIX REQUIREMENTS**

## **BASIX** Certificate

Alterations and Additions



Project name	25 Crescent Street, Fairlight
Street address	25 Crescent Street Fairlight 2094
Local Government Area	Manly Council
Plan type and number	Deposited Plan 33413
Lot number	A
Section number	0
Project type	
Dwelling type	Attached dwelling house
Type of alteration and	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).

Certificate Prepared b	y (please complete before submitting to Council or PCA)
Name / Company Name: Eff	icient Living Pty Ltd
ABN (if applicable): 8211634	16082

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	~	~	1
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.		1	1
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.		~	1
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	Certifie Check		
nsulation requirements					
	ed construction (floor(s), walls, and ceilings/roofs, lation is not required where the area of new const n where insulation already exists.		<b>V</b>	<b>V</b>	<b>V</b>
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			

ciazing re	quirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Vindows a	and glazed do	ors						19.000	
					hading devices, in accordance with t reach window and glazed door.	the specifications listed in the table below.	~	<b>√</b>	~
The followin	g requirements	must also	be satisf	ied in relation	to each window and glazed door:			~	1
have a U-va	lue and a Solar	Heat Gair	Coeffici	ent (SHGC) r	ber frames and single clear or tone no greater than that listed in the table n Rating Council (NFRC) conditions.	d glass may either match the description, or, e below. Total system U-values and SHGCs		<b>✓</b>	~
have a U-va must be cald	lue and a Solar culated in accor-	Heat Gair dance with	Coefficie Nationa	ent (SHGC) r I Fenestration	no greater than that listed in the table	ar glazing, or toned/air gap/clear glazing must e below. Total system U-values and SHGCs .The description is provided for information		<b>√</b>	~
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.						1	1	~	
					glazed door beside which they are s	ituated when fully drawn or closed.		<b>V</b>	~
	and glazed		Oversh		nts Shading device	Frame and glass type			
	JOI CHOIREAGOI	glass							
		inc. frame (m2)	Height (m)	Distance (m)		There are gass type			
no.	N	inc. frame			external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
no. W2.01	N N	inc. frame (m2)	(m) ¯	(m)	external louvre/blind (adjustable) external louvre/blind (adjustable)	standard aluminium, single clear, (or			
w2.01		inc. frame (m2) 9.6	(m) 0	(m)		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or			
W2.01 W2.02 W2.03w W2.03d	N	inc. frame (m2) 9.6 5.56	(m) 0	(m) 0	external louvre/blind (adjustable) projection/height above sill ratio	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76) standard aluminium, single clear, (or standard aluminium, single clear, (or			

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certific
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshi Height (m)	adowing Distance (m)	Shading device	Frame and glass type			
					>=0.23	(U-value: 5.7, SHGC: 0.47)			
W2.05	E	3.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.06	W	12.3	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.01	N	7	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.02	N	3.95	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.03	N	5.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.04	W	1.35	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.05	W	8.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

#### **DRAWING LIST**

DA00 Cover Sheet

DA01 Site Analysis - no change

Demolition Plan DA02

DA03 Site Plan

DA06

DA04 Ground Floor Plan

DA05 First Floor Plan

DA07 Section Short

DA08 Section Long

DA09 Elevations, North, West & East

Garage Floor Plan

Elevations, South & Schedule of Colours and Materials DA10

DA11 Calculations

Excavation and Fill Plan DA12

Shadow Diagrams Site Plan 9AM Existing - no change DA13

Shadow Diagrams Site Plan, 9AM Proposed - no change DA14

DA15 Shadow Diagrams Site Plan, 12PM - no change

Shadow Diagrams Site Plan, 3PM - no change DA16

Shadow Diagrams 23 Crescent St, 12 & 12:30PM - no change DA17

**DA18** Shadow Diagrams 23 Crescent St, 1 & 2PM - no change

Shadow Diagrams 23 Crescent St, 3PM - no change DA19

DA20 Landscape Plan - no change ESC01 Erosion & Sediment Control Plan - no change

#### Legend

	Existing structure to remain
	Existing structure to be demolished
	New lightweight structure
	New masonry structure
D. S. Borr	New concrete & blockwork structure
	New external works, sealed floor finish and roofs
	New landscaping works
	New internal works

## **Revised DA Issue E**

## March 2019

for

**Alterations & Additions** 

at

**25 Crescent Street** 

for

## **Robbie & Anna Begg**



**DESIGN** architecture interiors landscapes

Address: L1 / 167 Pittwater Rd, Manly Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au













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	D	DA ISSUE	09.11.18
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& Anna

PROJECT Alterations and Additions

ADDRESS 25 Crescent Street Fairlight

TITLE

**Site Analysis** 

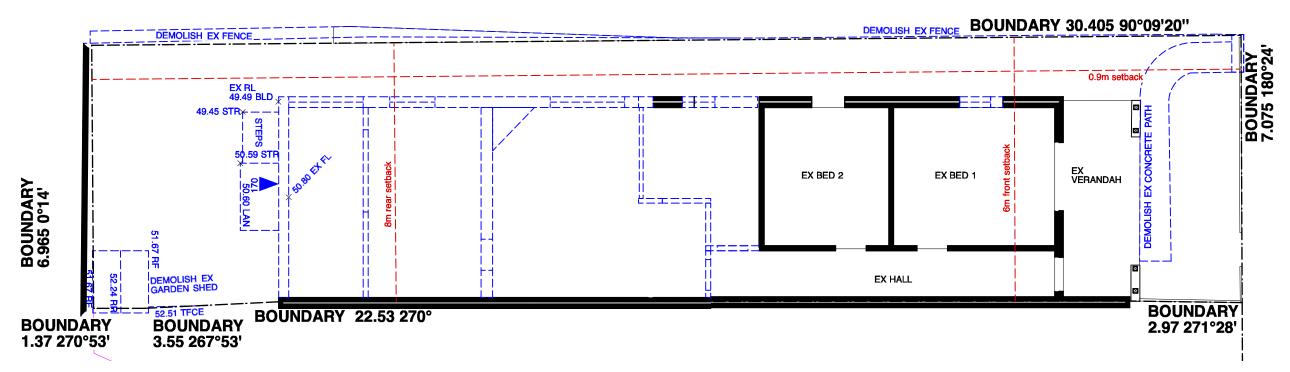
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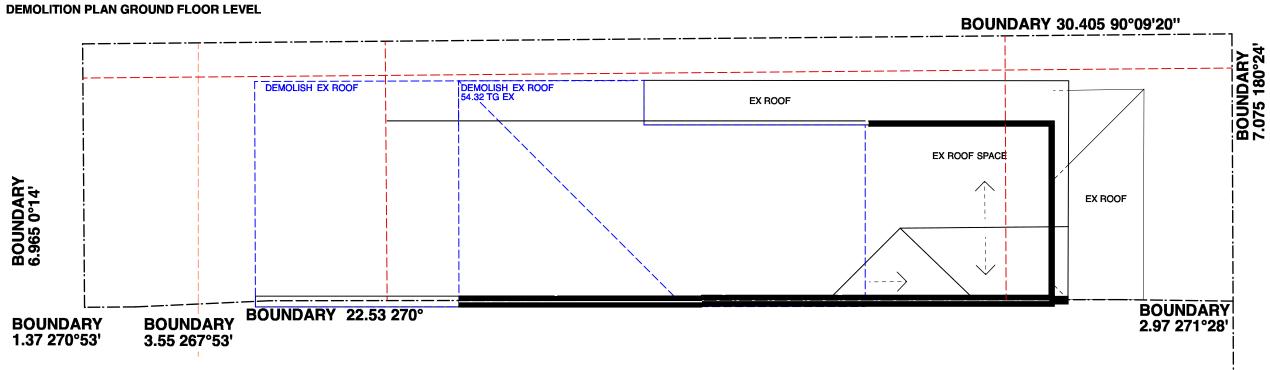
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18002 DRAWING NO **DA01** ISSUE







**DEMOLITION PLAN FIRST FLOOR LEVEL/ROOF** 

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CLIENT	Robbie & Anna Begg
PROJECT	Alterations and Addition

ΝT	Robbie & Anr Begg

າຣ	TITLE

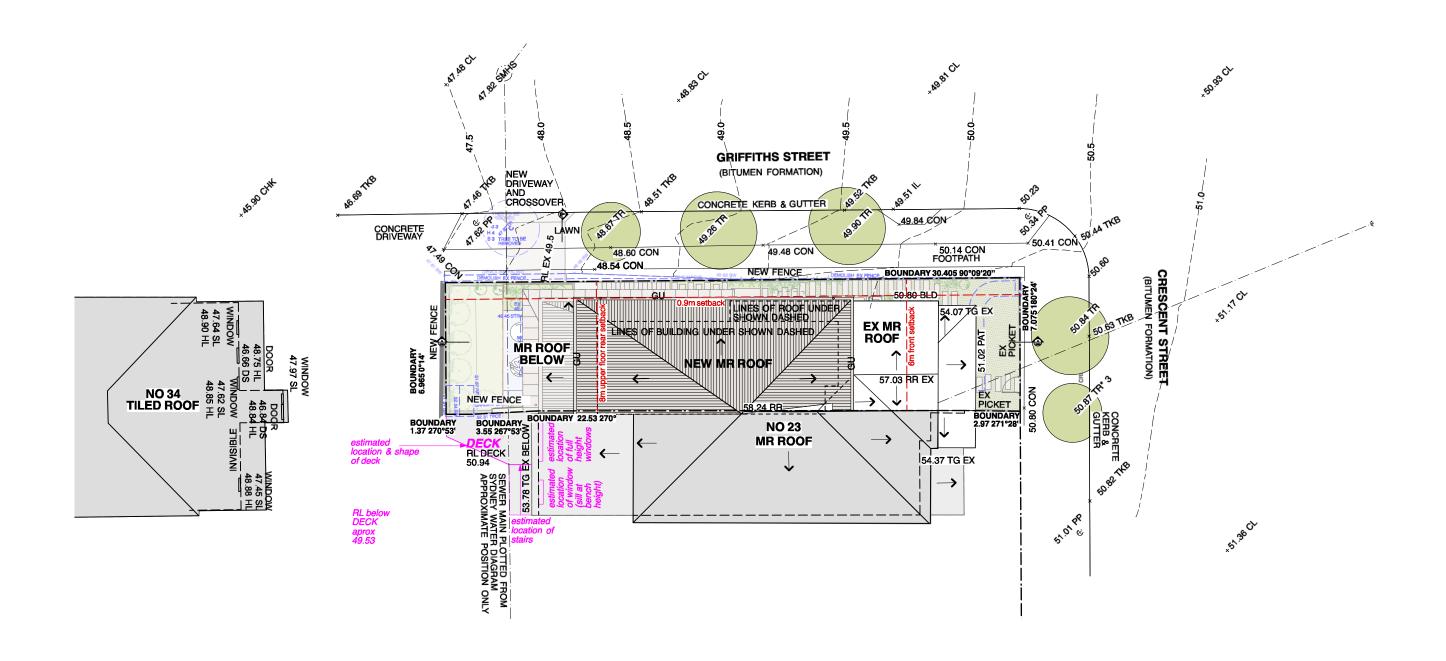
ADDRESS	25 Crescent Street Fairlight

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Demolition Plan

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#### NOTES

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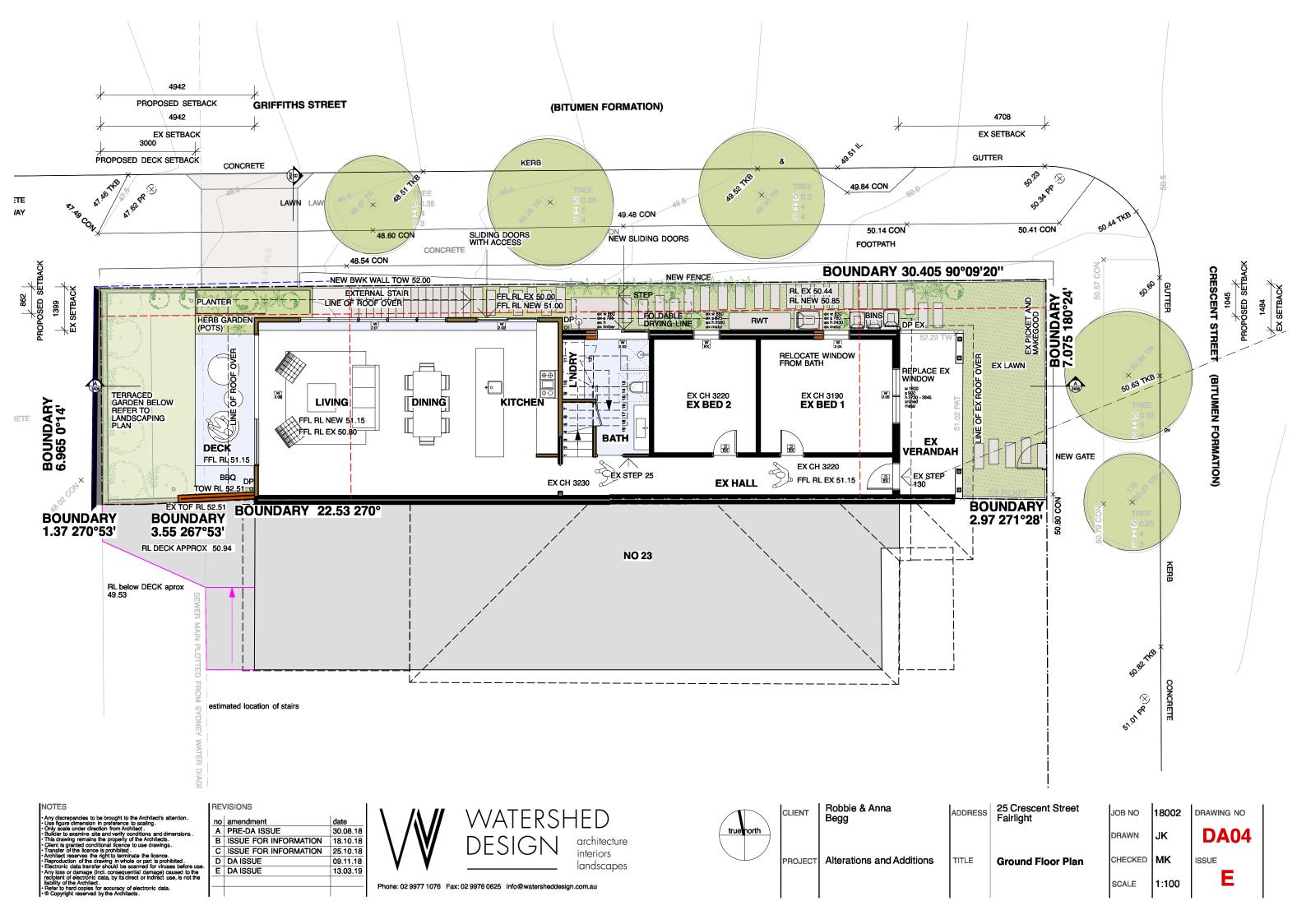
PROJECT Alterations and Additions

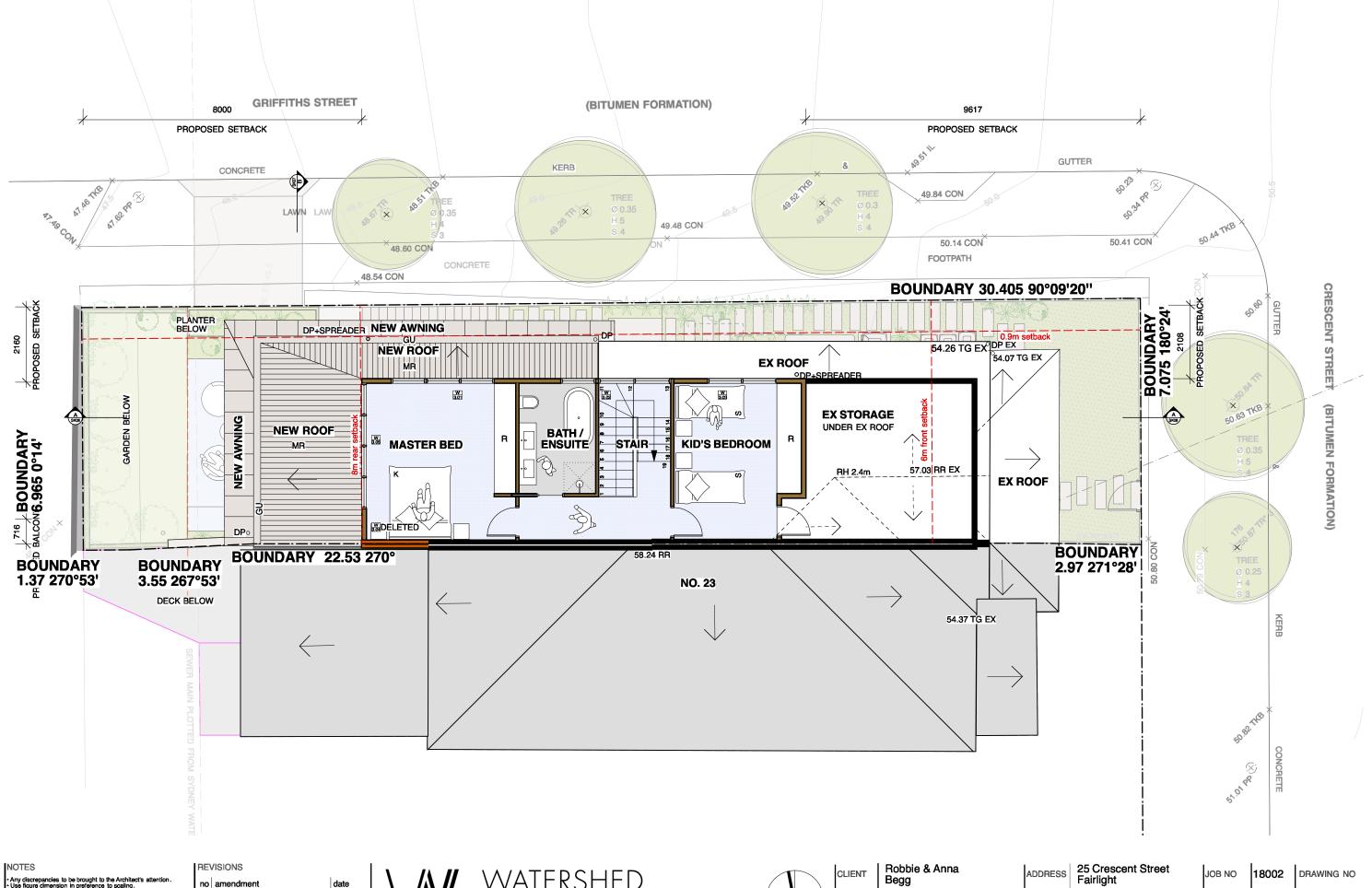
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Site & Roof Plan

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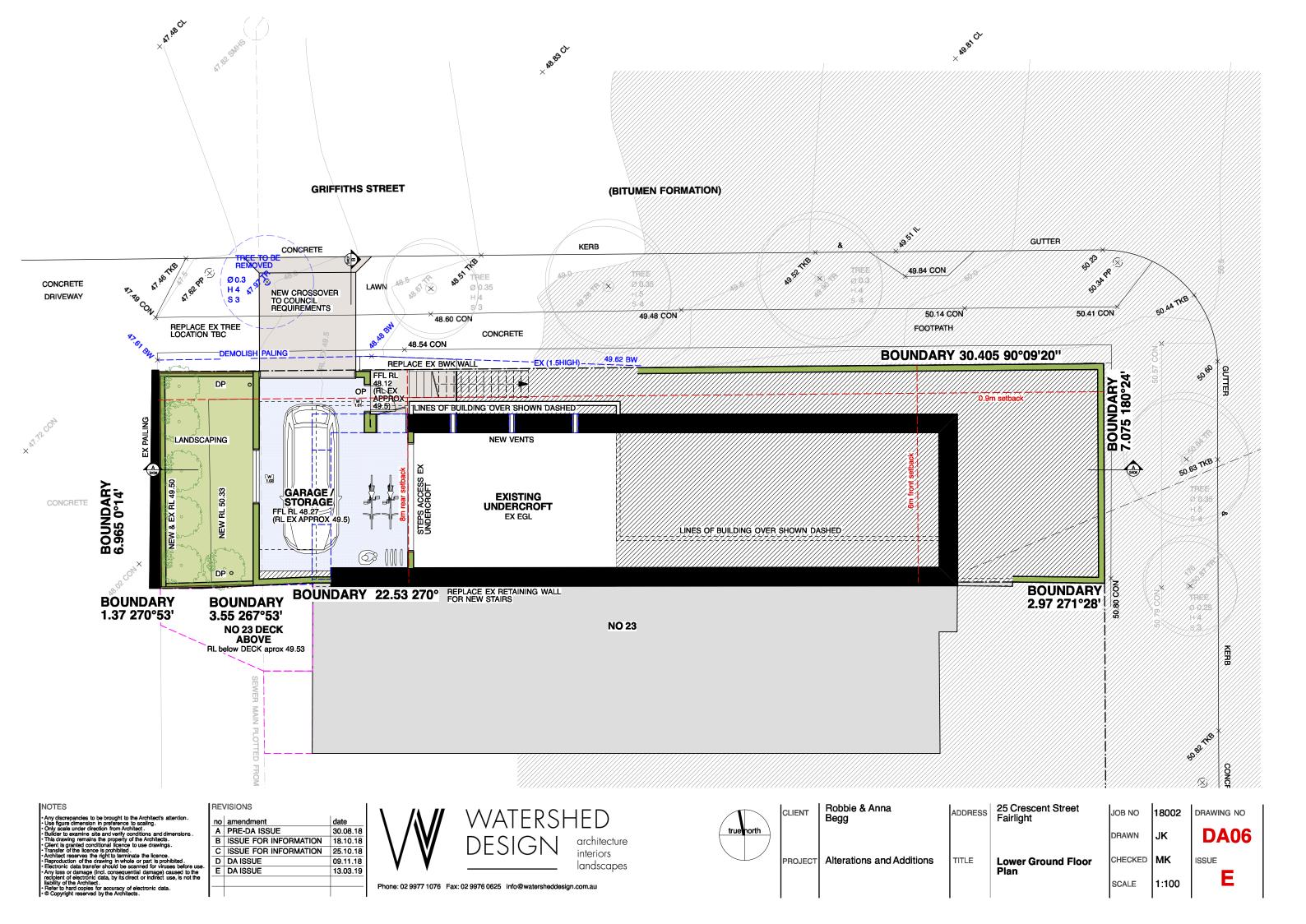
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PROJECT	Alterations and Additions

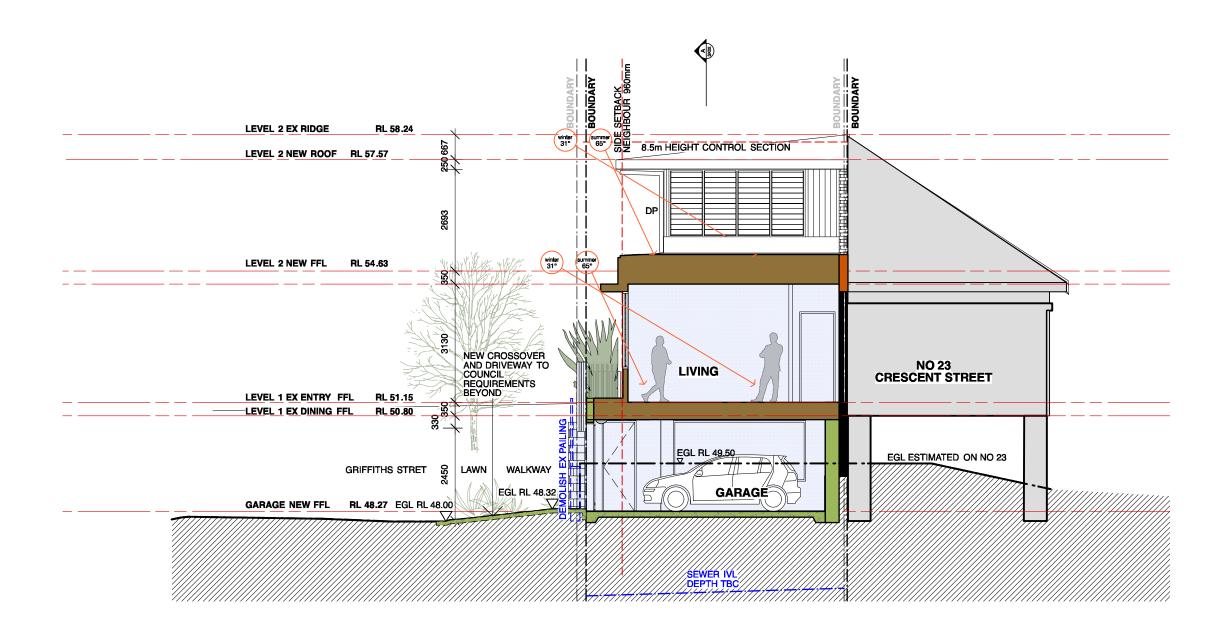
TITLE

**First Floor Plan** 

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**DA05** ISSUE





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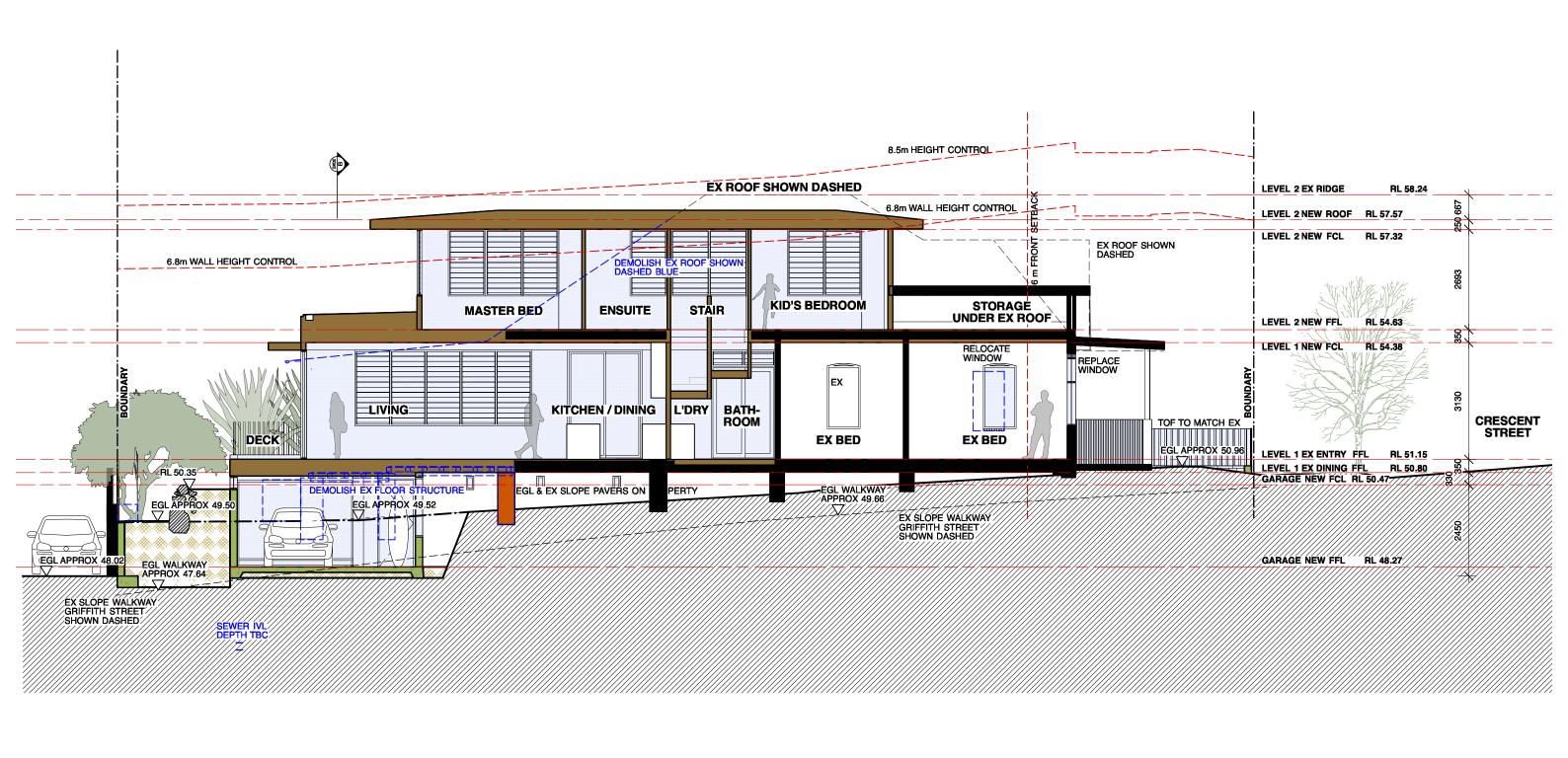
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PROJECT	Alterations and Additions	TITLE	Section BB	CHECKED
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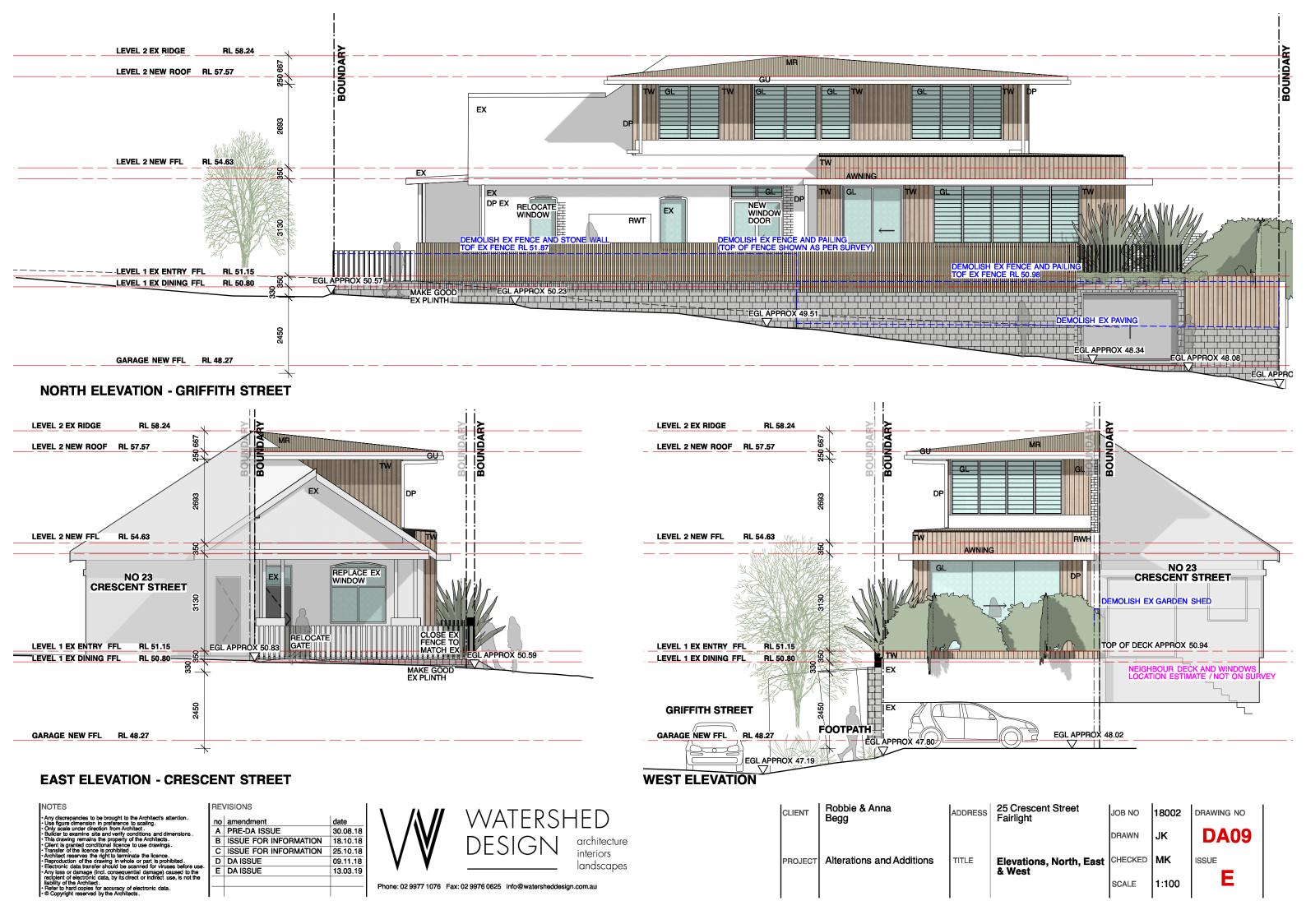
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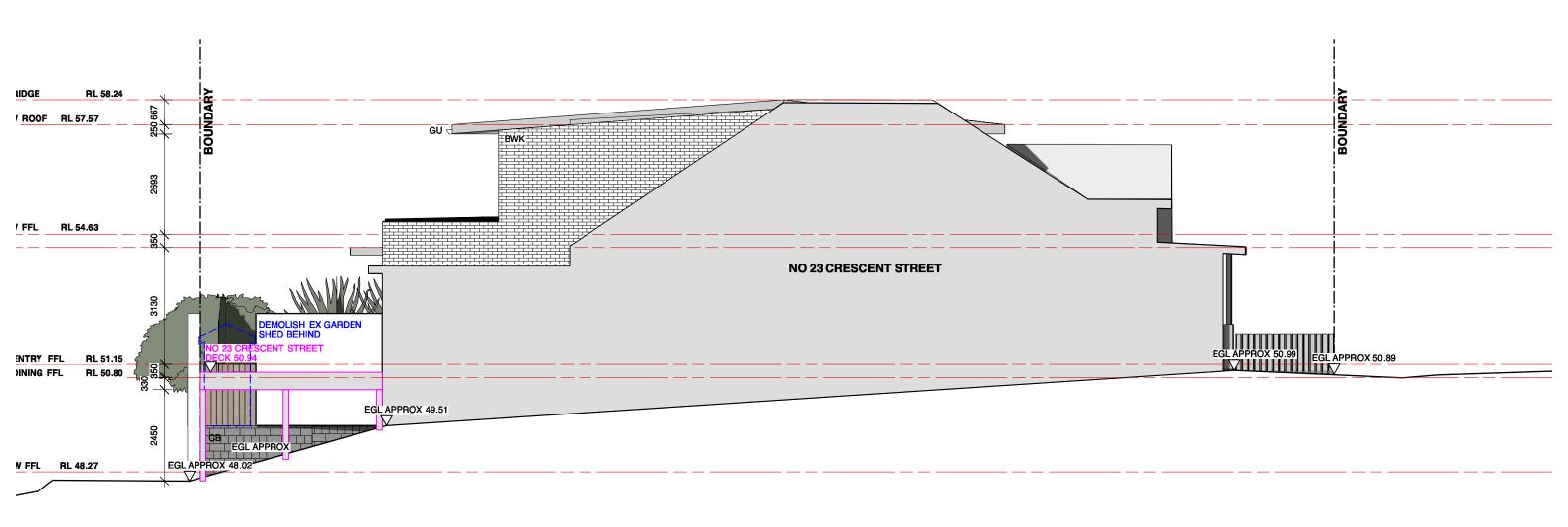
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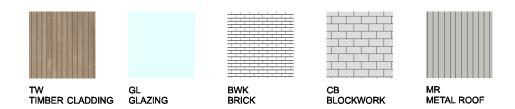


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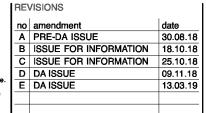


#### **SOUTH ELEVATION - VIEW FROM 23 CRESCENT STREET**



#### **SCHEDULE OF COLOURS AND MATERIALS**

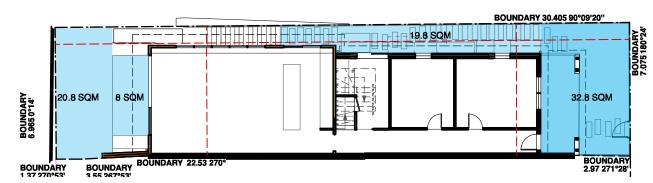






CLIEN	T Robbie & Anna Begg	ADDRESS	25 Crescent Street Fairlight	JOB NO	18002	DRAWING NO
				DRAWN	JK	DA10
PROJI	Alterations and Additions	TITLE	Elevation, South & Schedule of Colours	CHECKED	MK	ISSUE
			and Materials	SCALE	1:100	E

#### **OPEN SPACE PROPOSED**



#### **OPEN SPACE PROPOSED**

81.4 SQM IN TOTAL 8 SQM ABOVE GROUND

#### OPEN SPACE PROPOSED (min 3x3m & 12 SQM)

32.8 SQM IN TOTAL 0 SQM ABOVE GROUND

#### FLOOR SPACE PROPOSED



#### FLOOR SPACE PROPOSED

151.0 SQM IN TOTAL

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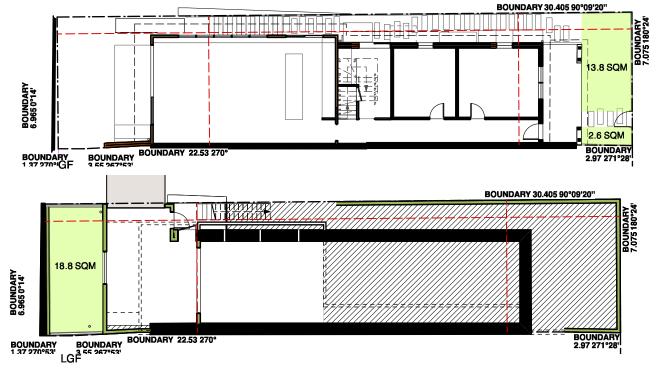
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#### LANDSCAPED AREA PROPOSED



#### LANDSCAPED AREA PROPOSED

35.2 SQM IN TOTAL (Min dimension of 0.5m & min soil depth 1.0m for landscaping above ground)

Control	Council Controls	Existing	Proposed
FSR 0.6. Max floor area =	126.4 sqm	101.7 sqm	151.0 sqm
FSR based on 250m2	150.0 sqm	101.7 sqm	151.0 sqm
Open Space 55% (min 3x3 & 12sqm**)	115.9 sqm	58.0 sqm	81.4 sqm
OS above ground max 40%		0.0 sqm	0.0 sqm
Landscaped Open Space	28.5 sqm	12.3 sqm	35.2 sqm
35% of Open Space			
Principal Private Open Space	N/A	N/A	N/A
Tree	1	0	0
Building height	8.5 m	max 8.15	max 8.15
Wall height	6.8m (sloped)	4.5 m	refer to drawings
Roof height above wall height	2.5m / max 35 degree	3.9m / 34d	refer to drawings
Number of storeys	2	1	2
Front setback	prevailing 2.6m	2.6 m	2.6 / 9.6m
Rear Setback	corner lot	4.9 m	3 m / 8 m
Side setback D3-D9	0.9m	1.4 - 1.5 m	0.9m* / 2.16m
Side boundary envelope to street	1/3 wall height or prevailing	compliant	TBC
Landslip risk	N/A	-	-
Density Area D3	1 dwelling / 250m2	-	-
Acid sulfate soils	Class 5	-	-
* Deck & Garage has less setback			
** refer to DA11 for calculations			

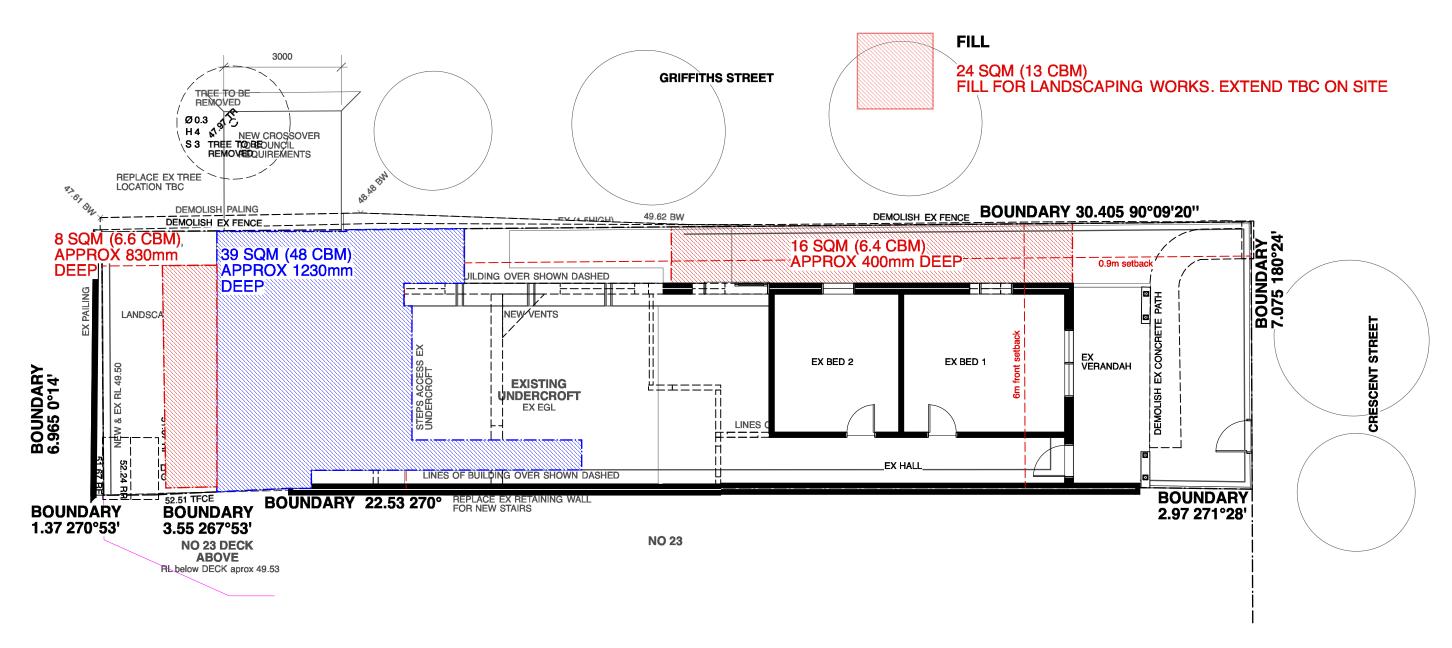
	CLIENT	Robbie & Anna Begg	ADDRESS	25 Crescent Street Fairlight	JOB NO	18002	DRAWING NO
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	PROJECT	Alterations and Additions	TITLE	Calculations	CHECKED	мк	ISSUE
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### **LEGEND**



### **EXCAVATION**

39 SQM (48 CBM) EXCAVATION FOR BUILDING WORKS AND FOUNDATIONS. **EXTEND TBC ON SITE** 



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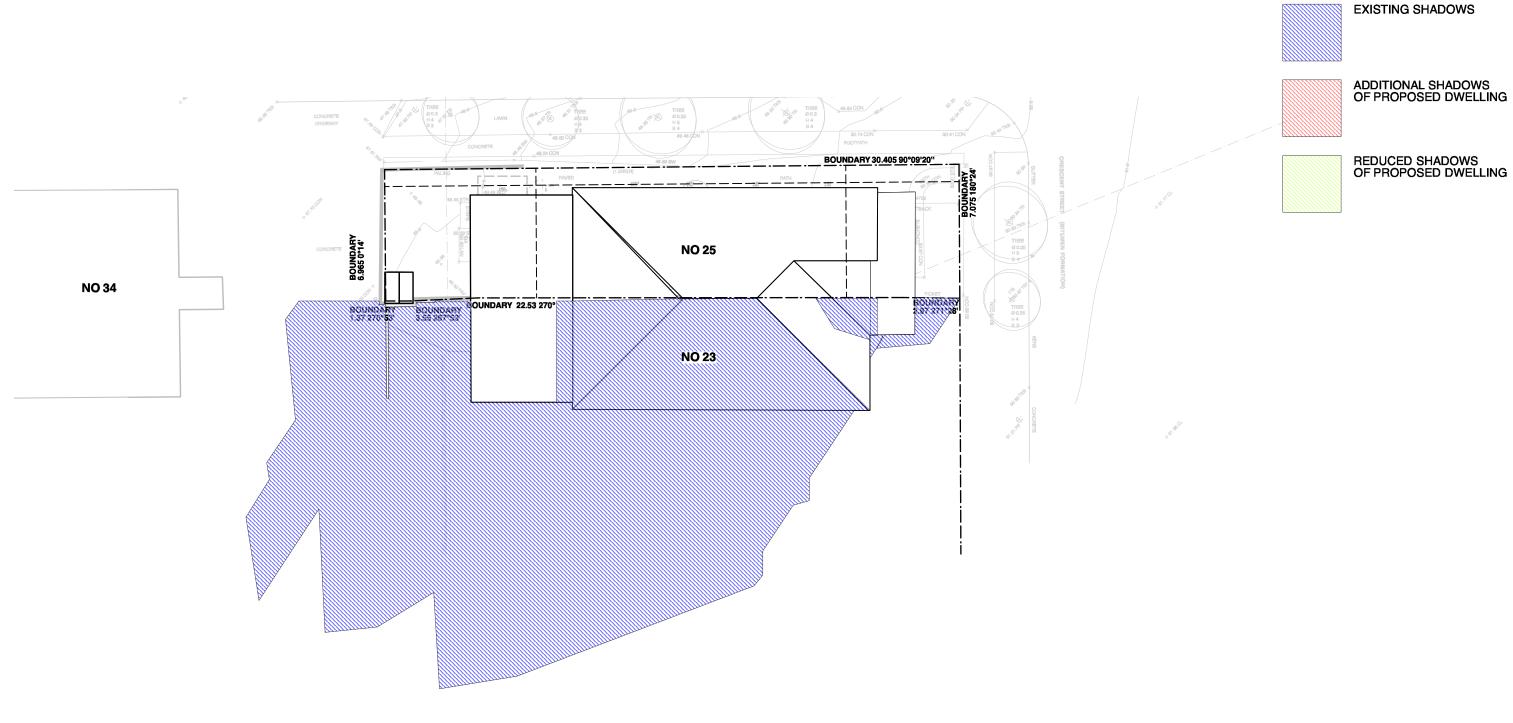
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ROJECT	Alterations and Additions

ADDRESS	25 Crescent Street Fairlight
TITLE	Excavation & Fill Pla

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Shadow Diagrams EXISTING 09am WINTER

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Robbie & Anna Begg CLIENT

Alterations and Additions PROJECT

TITLE

ADDRESS 25 Crescent Street Fairlight

Shadow Diagrams 09am WINTER EXISTING

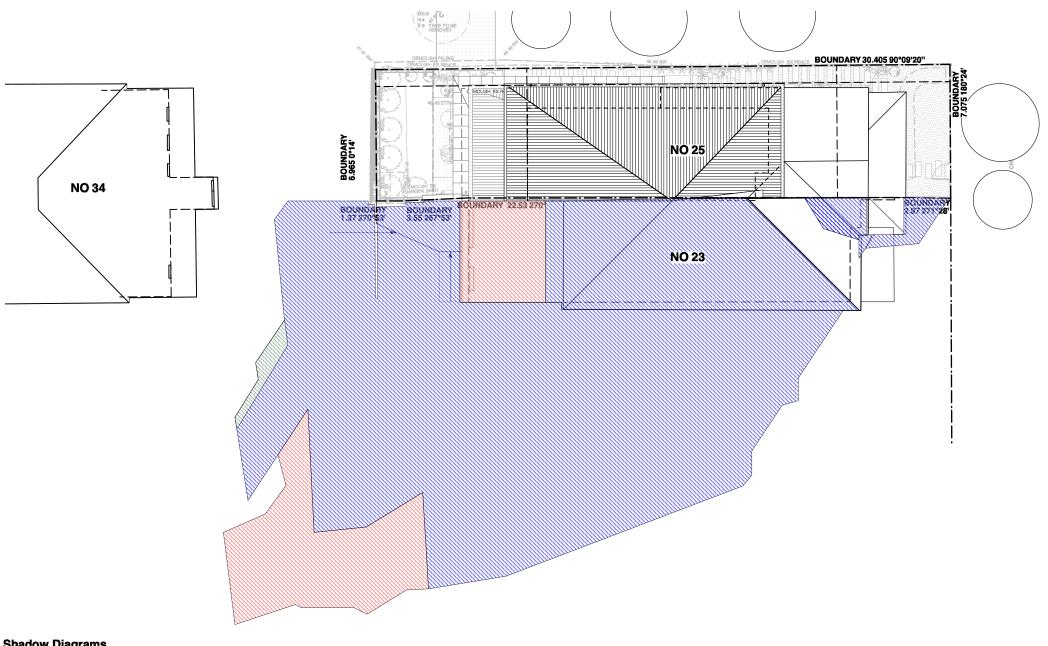
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18002 JOB NO DRAWN JK CHECKED MK

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SCALE

DRAWING NO **DA13** ISSUE



Shadow Diagrams PROPOSED 09Am WINTER

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architecture interiors landscapes

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CLIENT

Robbie & Anna Begg

Alterations and Additions PROJECT

TITLE

ADDRESS 25 Crescent Street Fairlight

Shadow Diagrams 09am WINTER PROPOSED

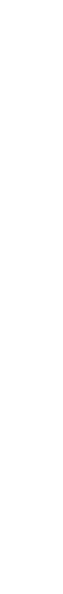
JOB NO DRAWN JK CHECKED MK

1:200

SCALE

DRAWING NO ISSUE

18002 **DA14** 

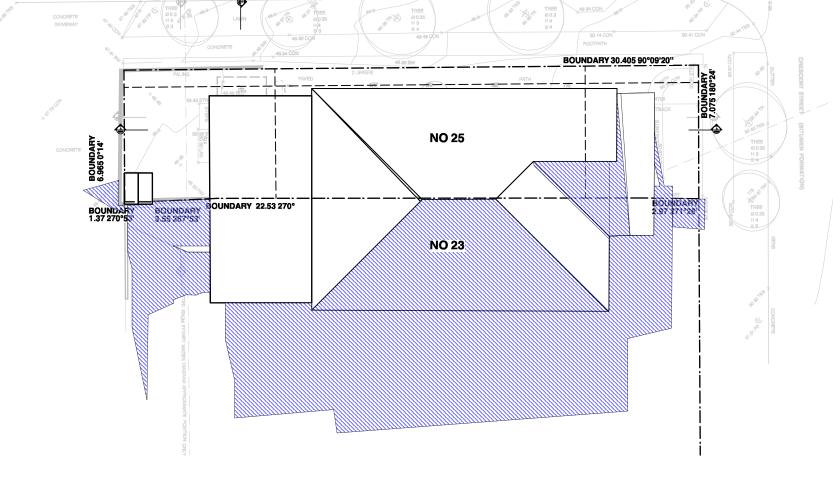


**LEGEND** 

**EXISTING SHADOWS** 

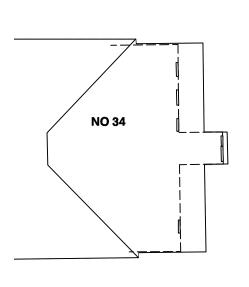
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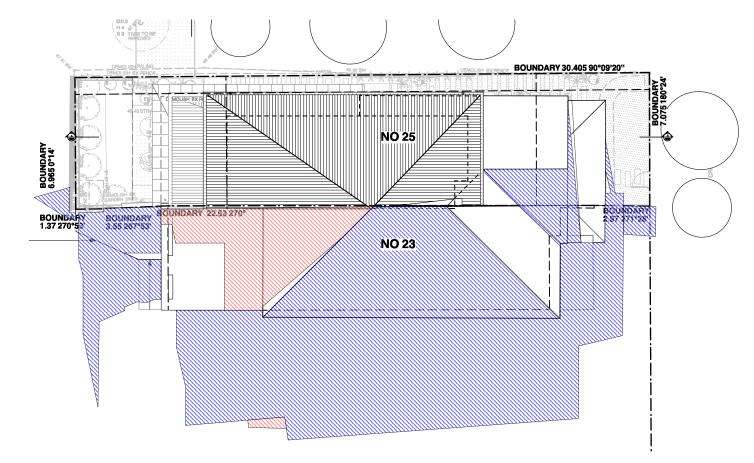
REDUCED SHADOWS OF PROPOSED DWELLING



Shadow Diagrams EXISTING 12pm WINTER

NO 34





## Shadow Diagrams PROPOSED 12pm WINTER

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Alterations and Additions PROJECT

25 Crescent Street Fairlight ADDRESS

Shadow Diagrams 12pm WINTER TITLE

**LEGEND** 

**EXISTING SHADOWS** 

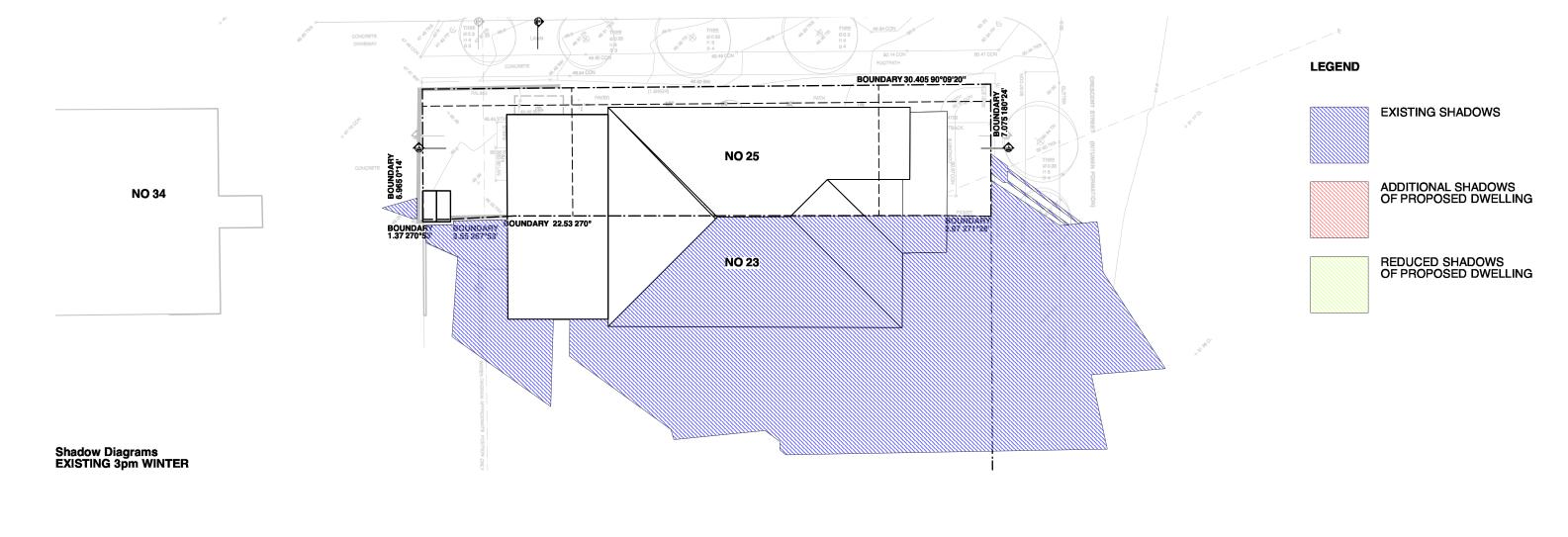
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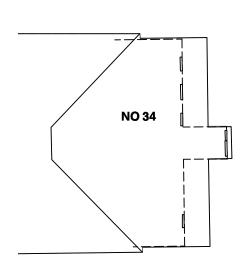
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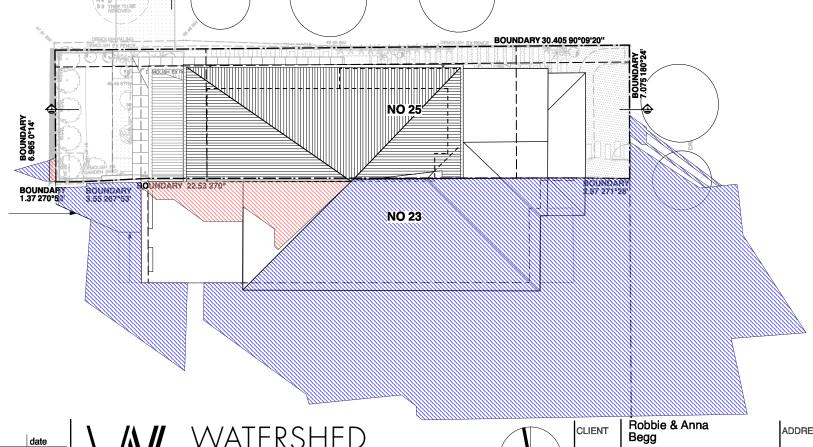
18002 DRAWING NO JOB NO DRAWN JK MK ISSUE

CHECKED SCALE 1:200

**DA15** 







# Shadow Diagrams PROPOSED 3pm WINTER

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true north

PROJECT

Alterations and Additions

25 Crescent Street Fairlight ADDRESS

Shadow Diagrams 3pm WINTER TITLE

18002 JOB NO DRAWN JK CHECKED MK SCALE 1:200

DRAWING NO **DA16** ISSUE

