

DEVELOPMENT APPLICATION

7 CLIFF ST MANLY
KATH KEENAN AND JAMES BURTON

REVISION 22.04.25 REVISION B

DRAWING LIST

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PLANNER: NATALIE NOLAN
NOLAN PLANNING CONSULTANTS
75 OLIVER STREET, FRESHWATER 2096

BASIX REQUIREMENTS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: ELECTRIC HEAT PUMP.

LIGHTING REQUIREMENTS

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 REQUIREMENTS

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.

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.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
CONCRETE SLAB ON GROUND FLOOR	NIL	N/A
FLOOR ABOVE EXISTING DWELLING OR BUILDING.	NIL	N/A
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)	
RAKED CEILING, PITCHED ROOF, FRAMED	CEILING: R2.50 (UP), ROOF: FOIL/SARKING	MEDIUM (SOLAR ABSORPTANCE > 0.475- 0.70)
FLAT CEILING, PITCHED ROOF	CEILING: R2.50 (UP), ROOF: FOIL/SARKING	MEDIUM (SOLAR ABSORPTANCE > 0.475- 0.70)

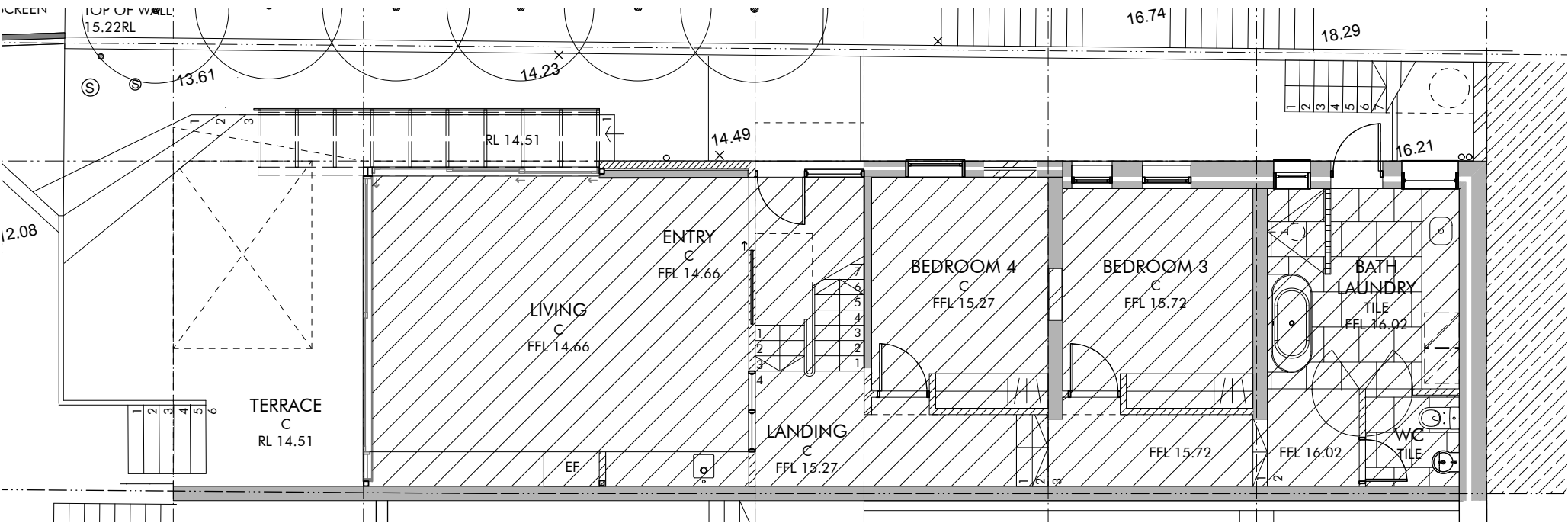
WINDOWS AND GLAZED DOORS

NOTE: ALL DETAILS ON THIS SUMMARY SHOULD BE CROSS CHECKED WITH THE ACTUAL BASIX CERTIFICATE BEFORE ORDERING.

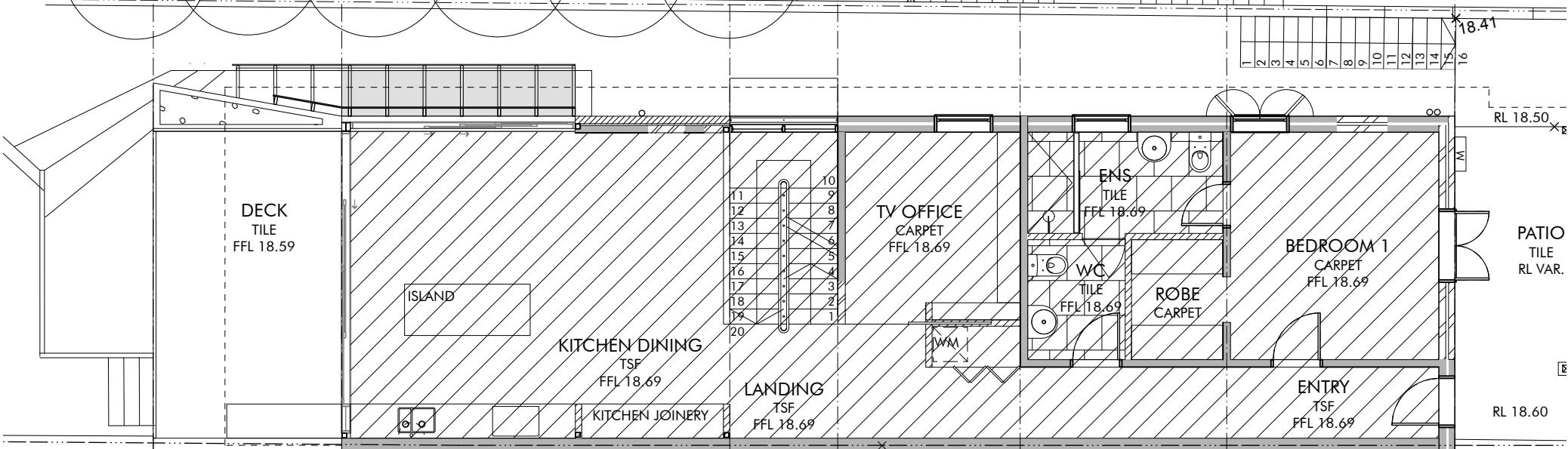
WINDOW NO	ORIENTATION	AREA OF GLASS INC. FRAME (M²)	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADING DEVICE	FRAME AND GLASS TYPE
W1	NE	1.38	5.7	2.7	NONE	TIMBER, SINGLE TONED (OR U-VALUE: 5.71, SHGC: 0.66)
W2	NE	1.81	6	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W3	NE	1.51	6	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W4	NE	2.09	8.4	4	NONE	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W5	NE	13.46	7.9	4	NONE	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W6	NW	18.02	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO >=0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W7	SE	2.7	0	0	EAVE/ VERANDAH/ PERGOLA/BALCONY>=900 MM	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W8	NE	1.8	2.3	2.7	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W9	NE	6.27	6.5	4	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W10	NE	8.71	3.1	4	EAVE/ VERANDAH/ PERGOLA/BALCONY>=450 MM	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W11	NW	15.9	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO >=0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W12	NE	4.32	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO >=0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W13	NE	2.16	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO >=0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W14	NW	11.34	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO >=0.36	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W15	NE	2.85	3.1	4	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
D1	NE	1.91	5.7	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
S01		1.4 x 0.78			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)
S02		1.2 x 0.55			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)
S03		0.7 x 0.55			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)

COMPLIANCE TABLE		FSR
Total Area sqm		353.5 sqm
Controls		Actual
Level 1		100.1 sqm
Level 2		100.1 sqm
Level 3		31.45 sqm
FSR Requirement (1: 0.6)		212.1qm
		0.60
		231.65 sqm
		0.6553

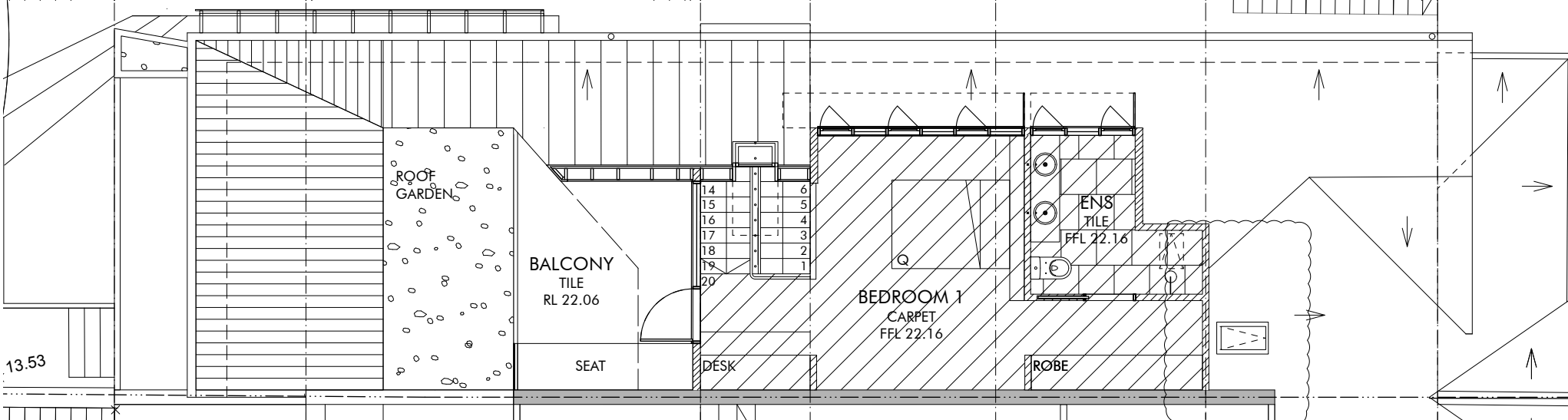
LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN



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BAGOT

16 KINGSLANGLEY ROAD
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STAGE
PROJECT

DEVELOPMENT APPLICATION
7 CLIFF ST MANLY
LOT 2 DP 534838

CLIENT
REF

JAMES BURTON AND KATH KEENAN
0152

DOCUMENT

FSR COMPLAIANCE PLAN

REV

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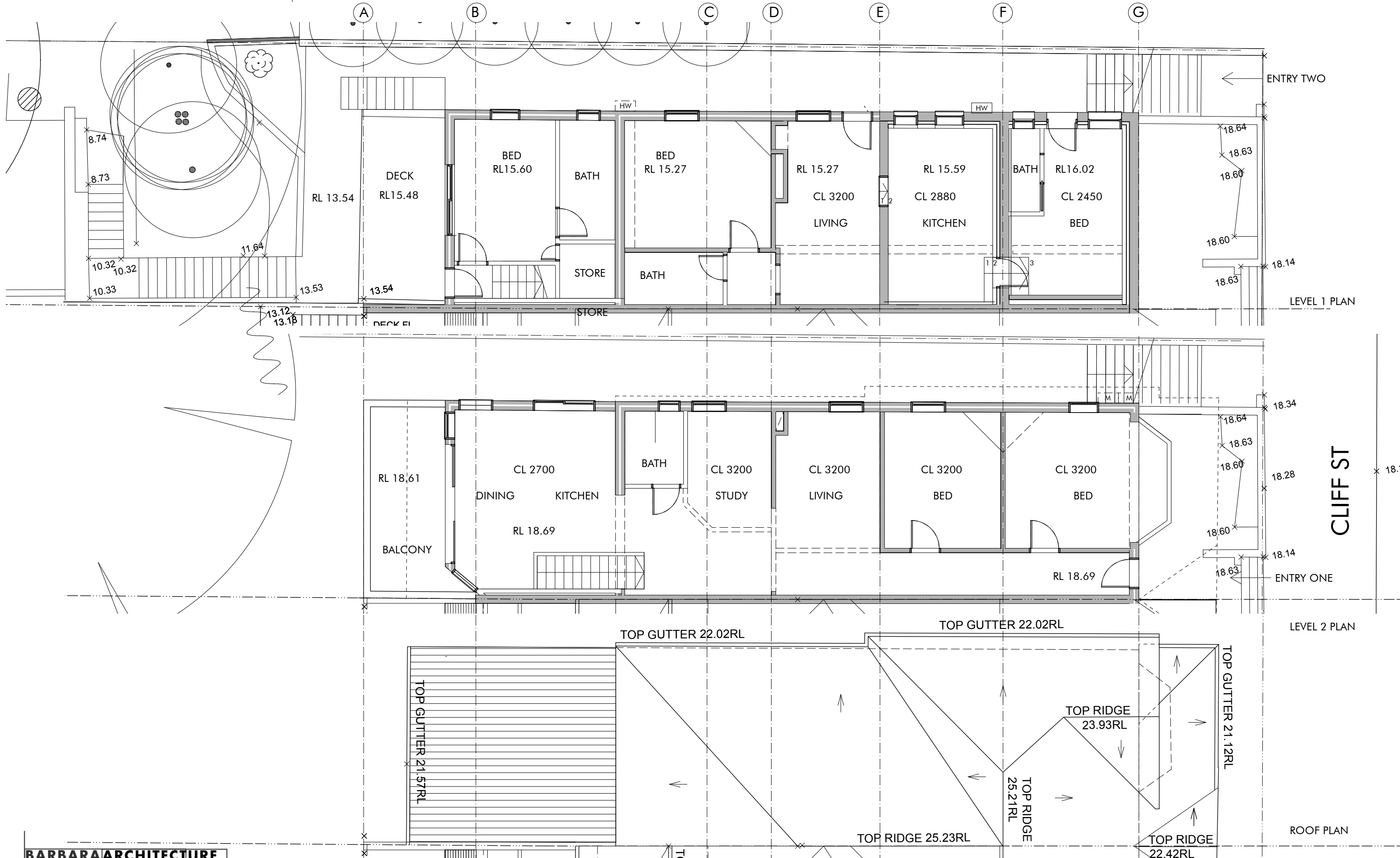
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EXISTING PLANS

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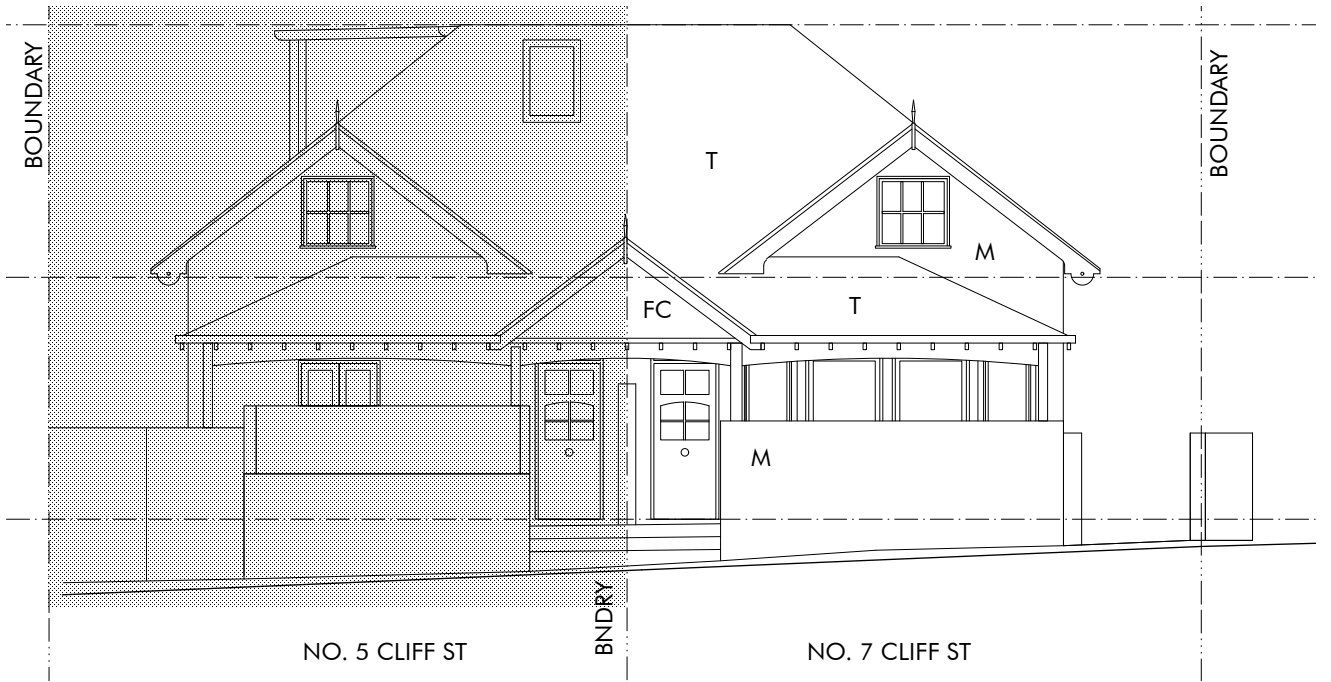
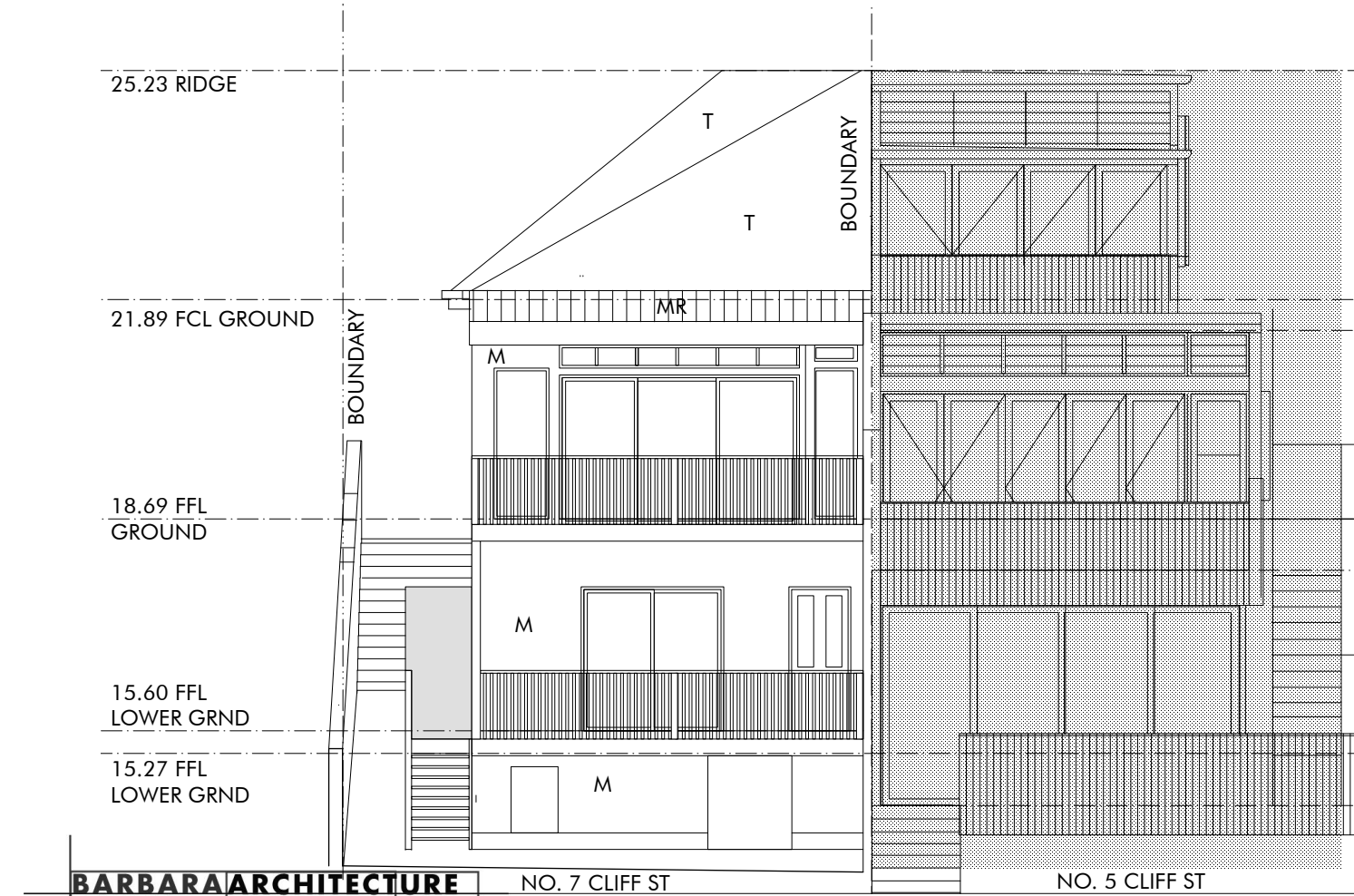
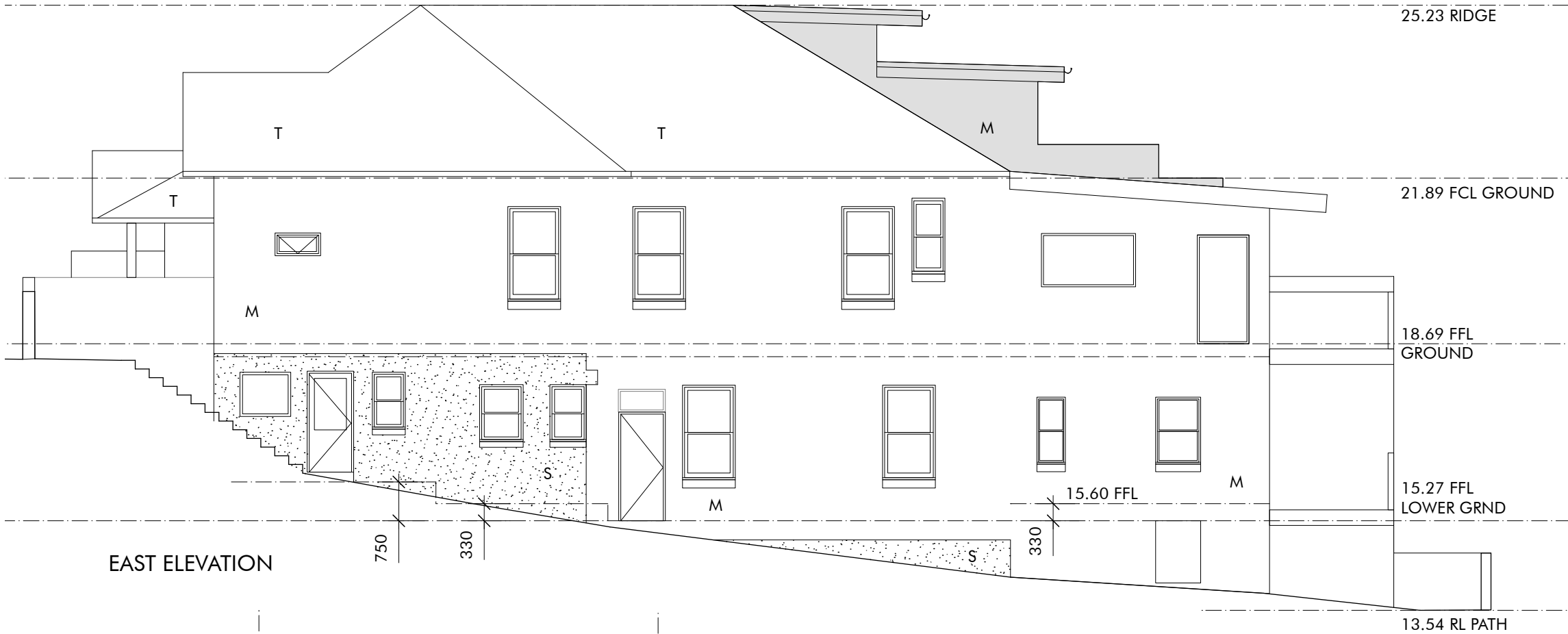
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- LEGEND
C CONCRETE
FC FIBRE CEMENT SHEET
T TERRACOTTA ROOF TILES
M MASONRY
MR METAL ROOFING
S SANDSTONE
DP DOWNPIPE



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EXISTING ELEVATIONS

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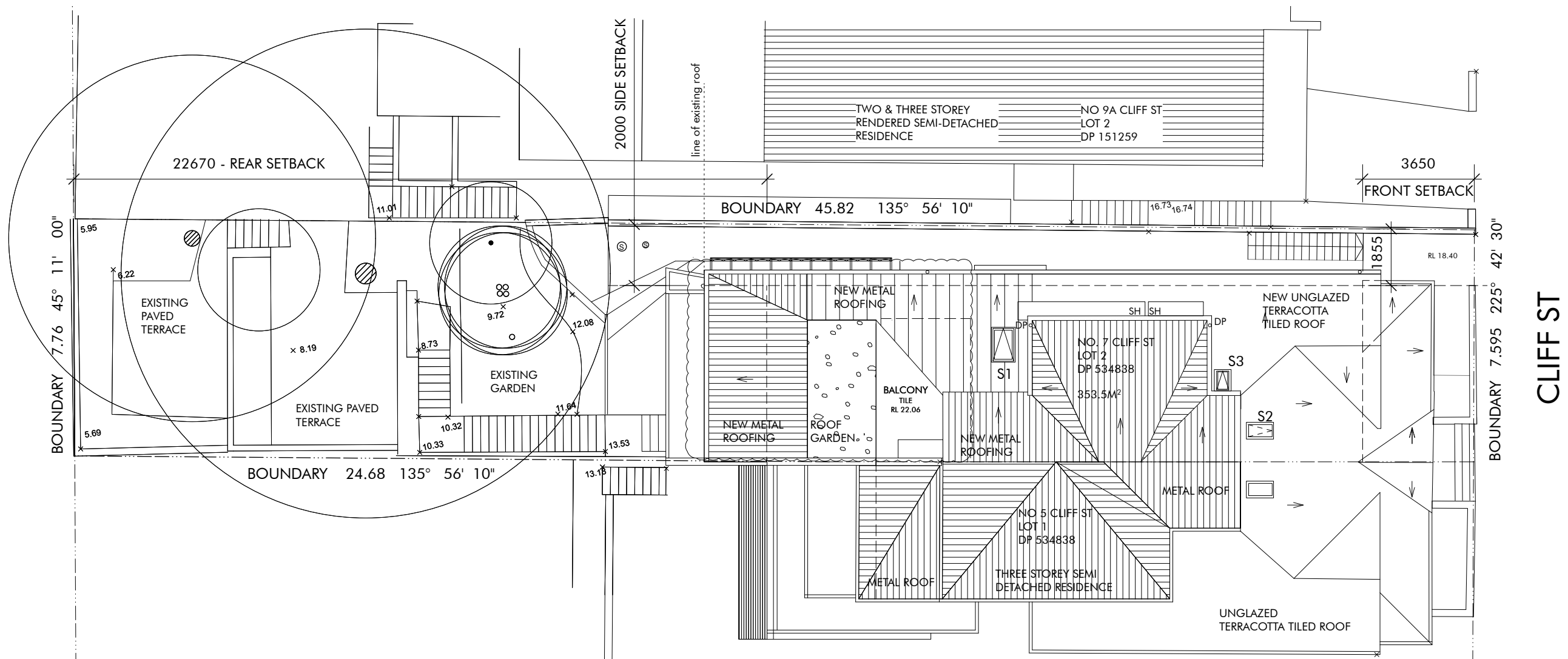
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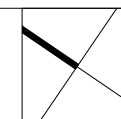
PROPOSED SITE PLAN

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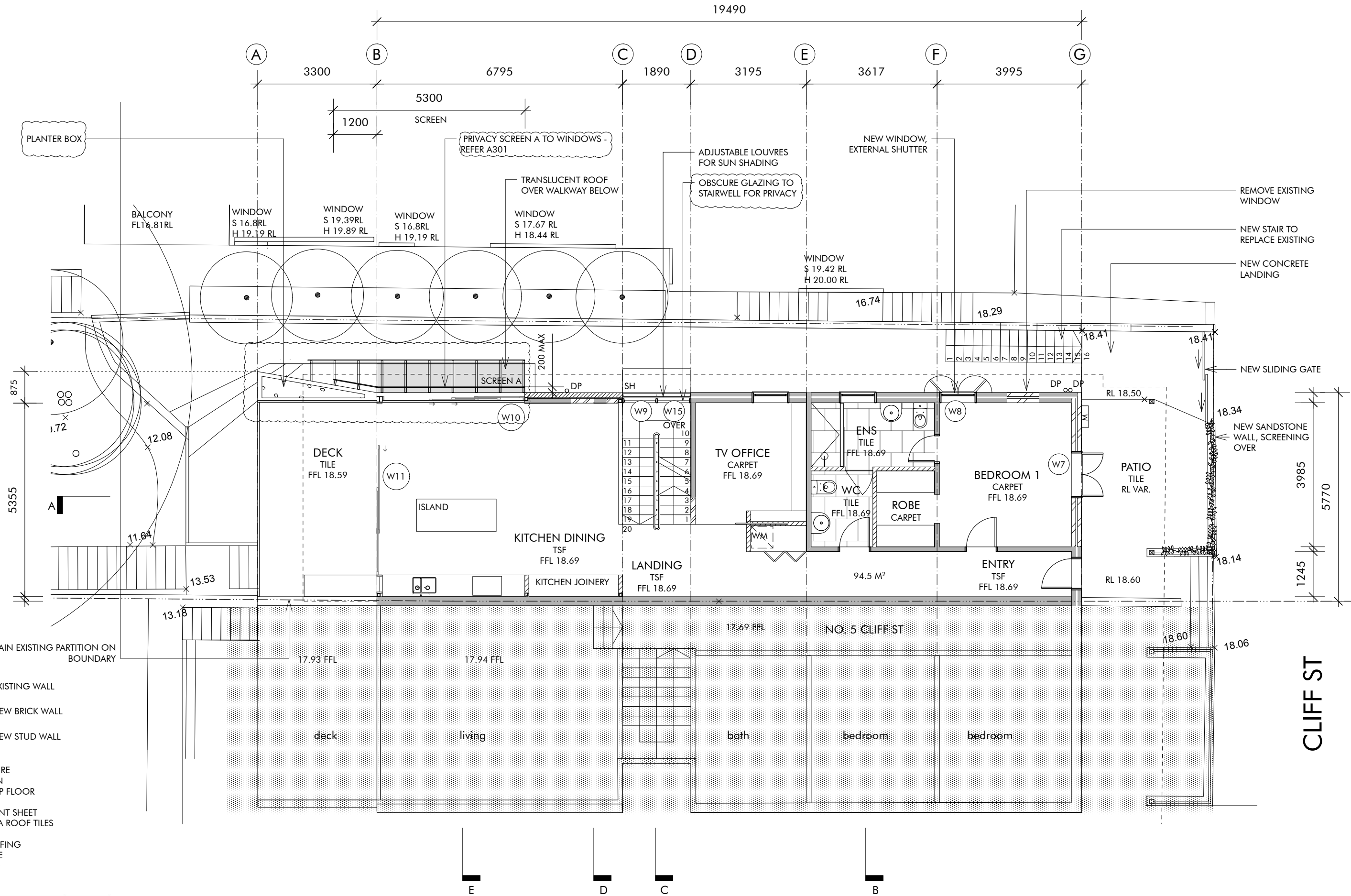
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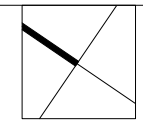
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LEVEL 2 PLAN

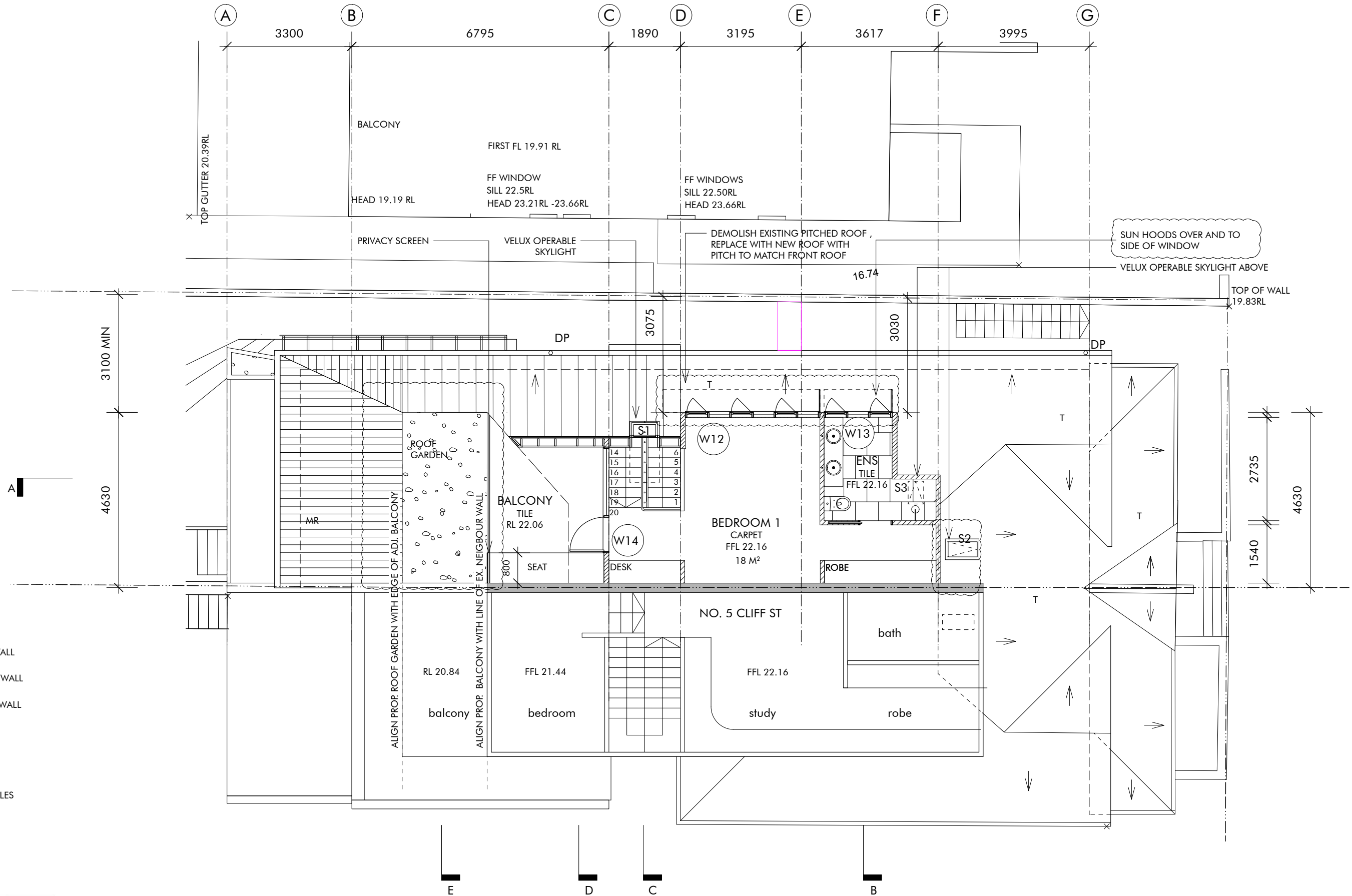
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LEVEL 3 PLAN

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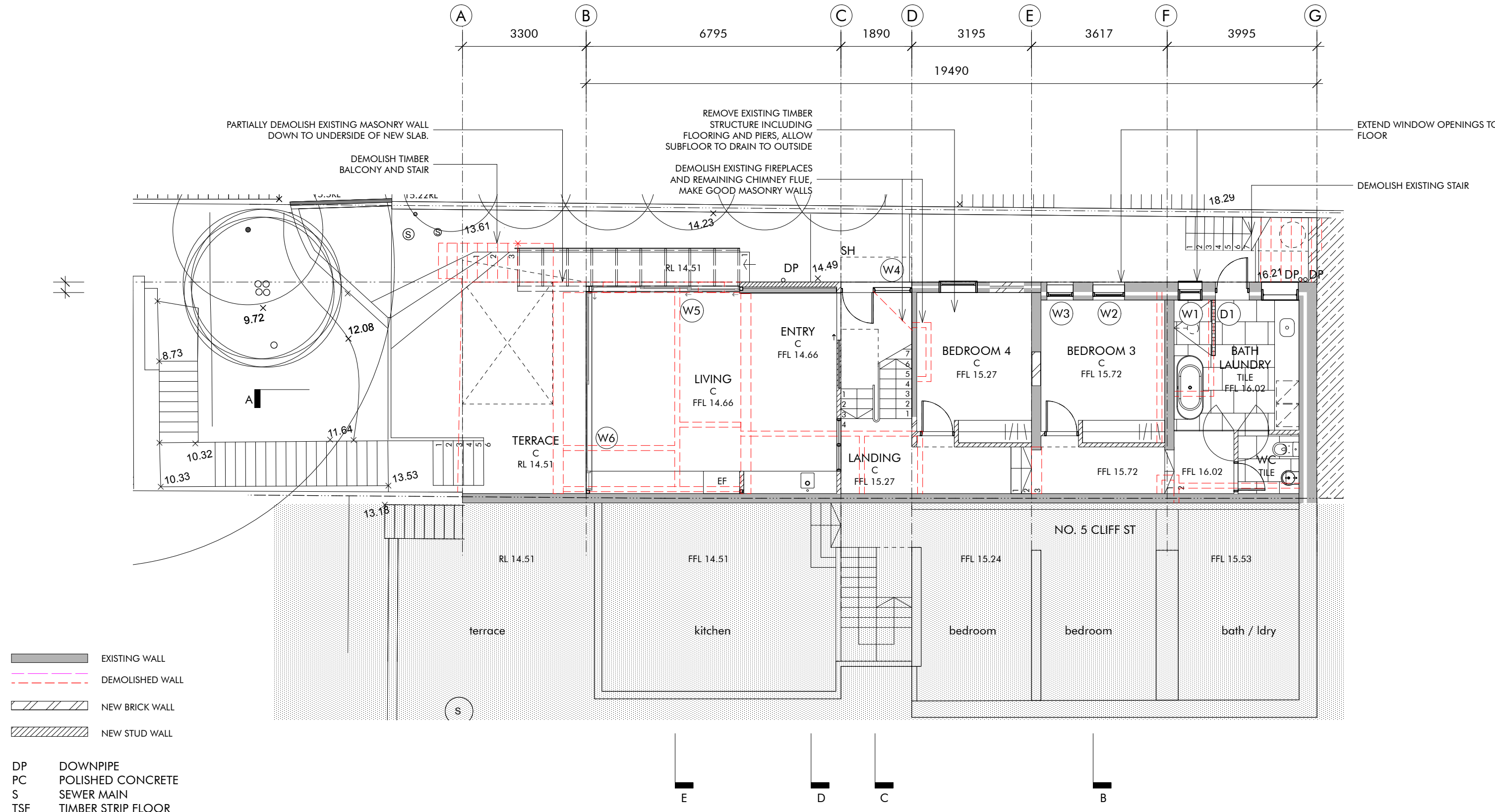
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LEVEL 1 DEMOLITION PLAN

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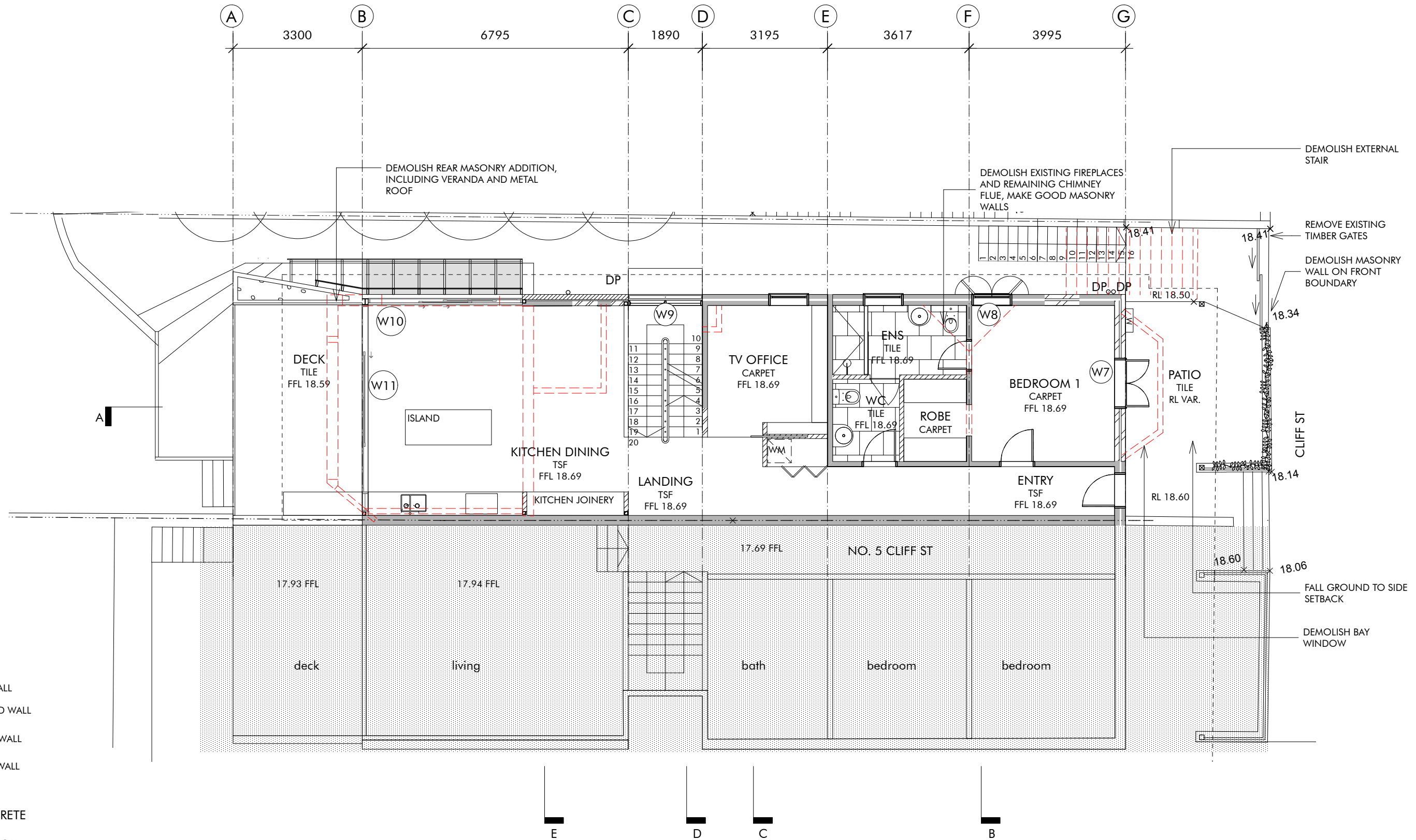
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LEVEL 2 DEMOLITION PLAN

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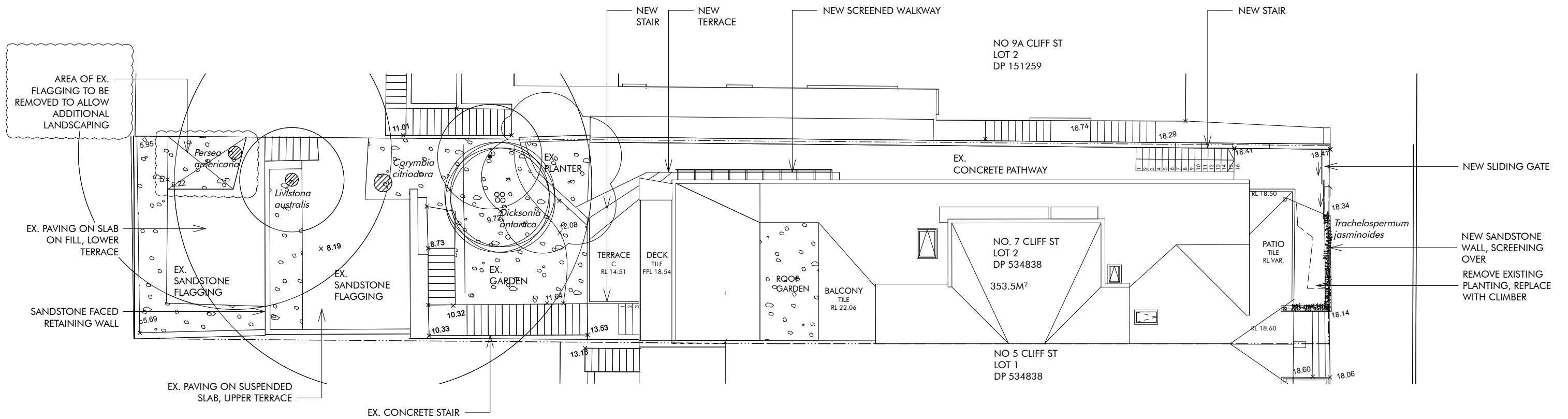
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SANDSTONE FLAGGING ON SLAB, ON FILL
LOWER TERRACE



SANDSTONE FACED RETAINING WALL



SANDSTONE FLAGGING ON SUSPENDED SLAB,
UPPER TERRACE



COMPLIANCE TABLE		MINIMUM TOTAL OPEN SPACE		
Total Area sqm	353.5 sqm			
Total Open Space Min sqm	55.0% of site area	194 sqm	Actual 56.0%	226.1
Minimum Landscaped Area Above Ground	35.0% of TOS	79.1 sqm	33.0%	74.5sqm
	25.0% of TOS	56.5 sqm	22.5%	50.9sqm

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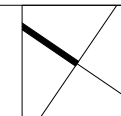
LANDSCAPE PLAN

REV

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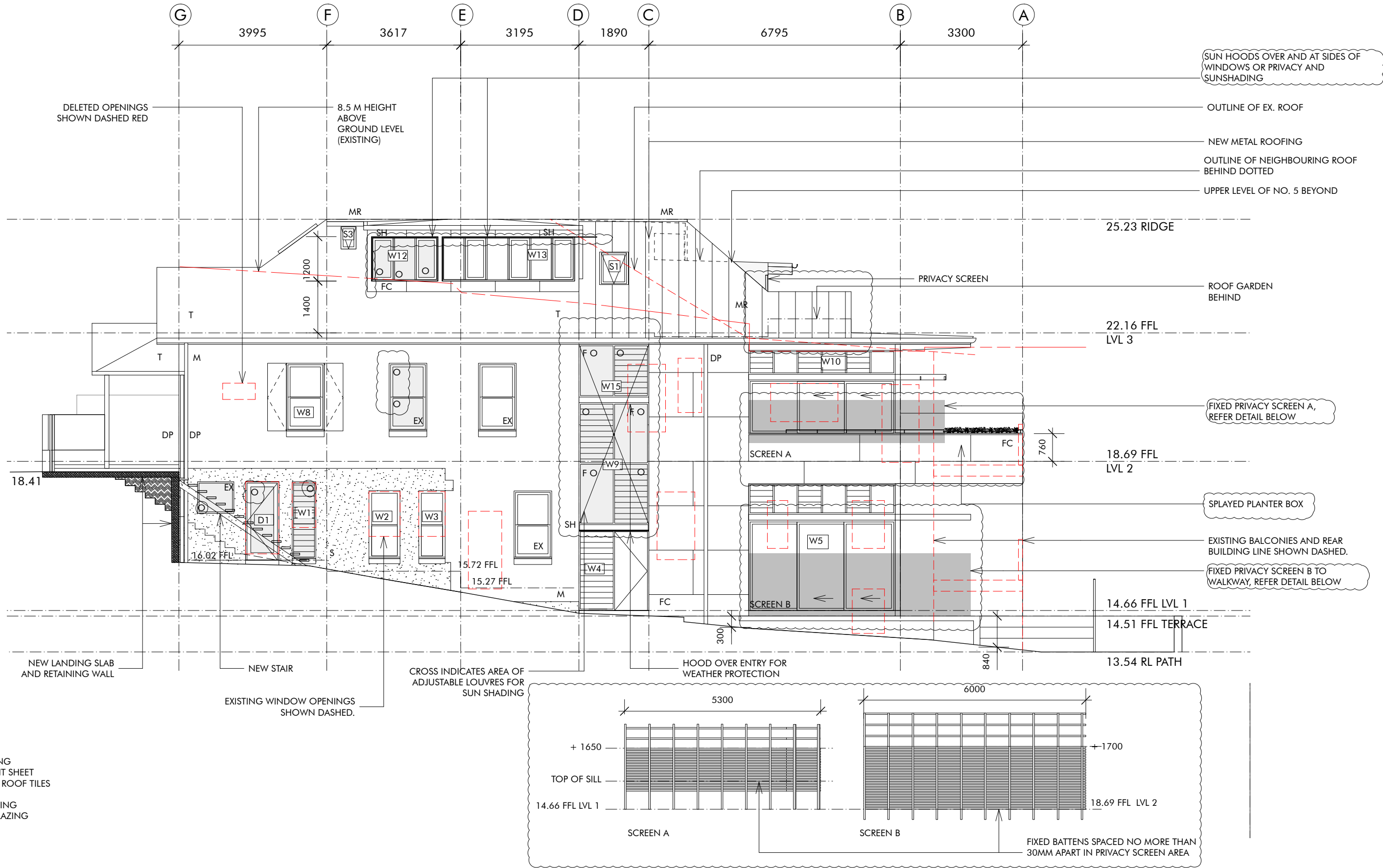
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DOCUMENT

EAST ELEVATION

REV

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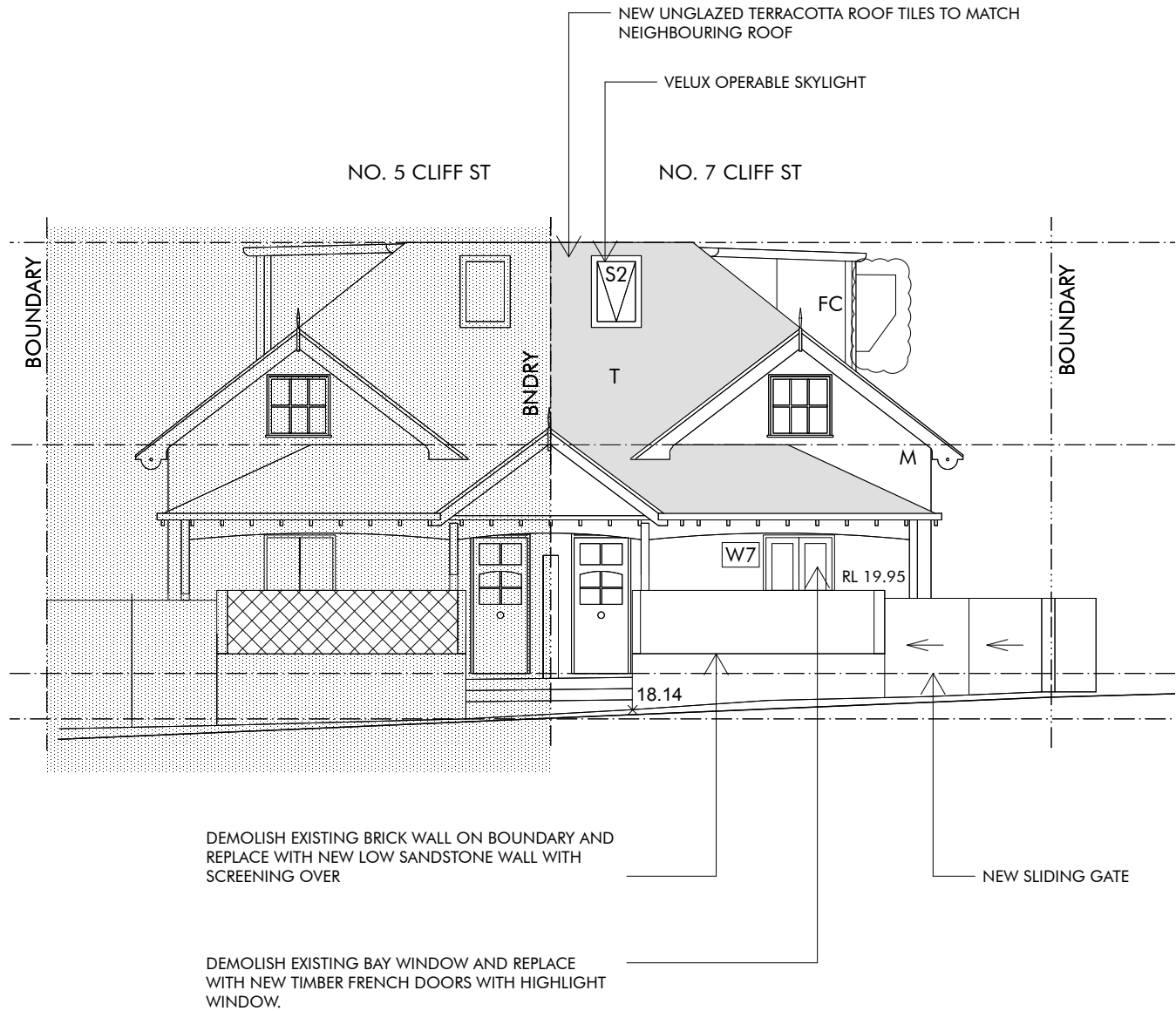
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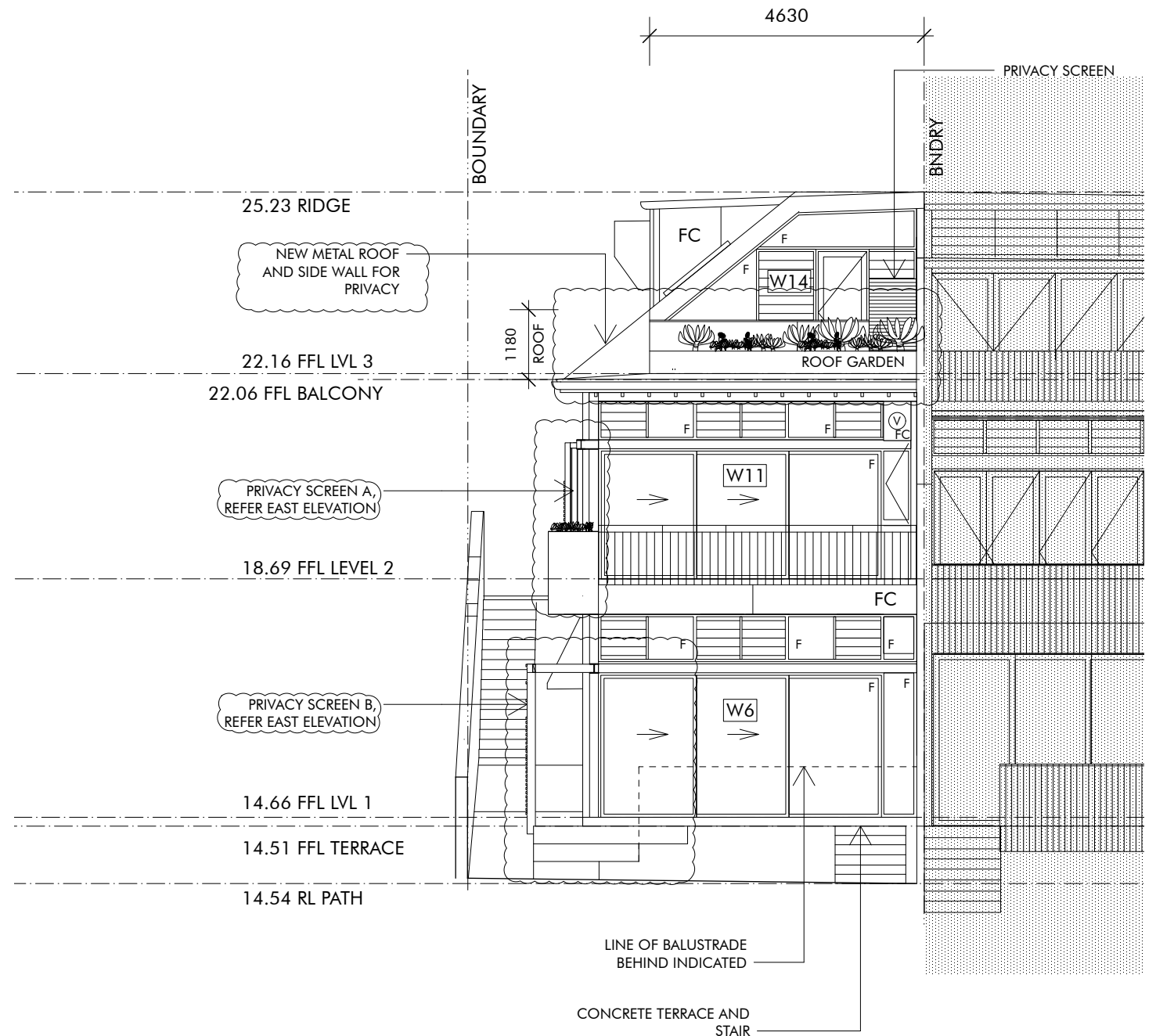
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SOUTH (STREET) ELEVATION



NORTH ELEVATION

LEGEND
C CONCRETE
F FIXED GLAZING
FC FIBRE CEMENT SHEET
T TERRACOTTA ROOF TILES
M MASONRY
MR METAL ROOFING
O OBSCURE GLAZING
S SANDSTONE
SH SUN HOOD
DP DOWNPIPE

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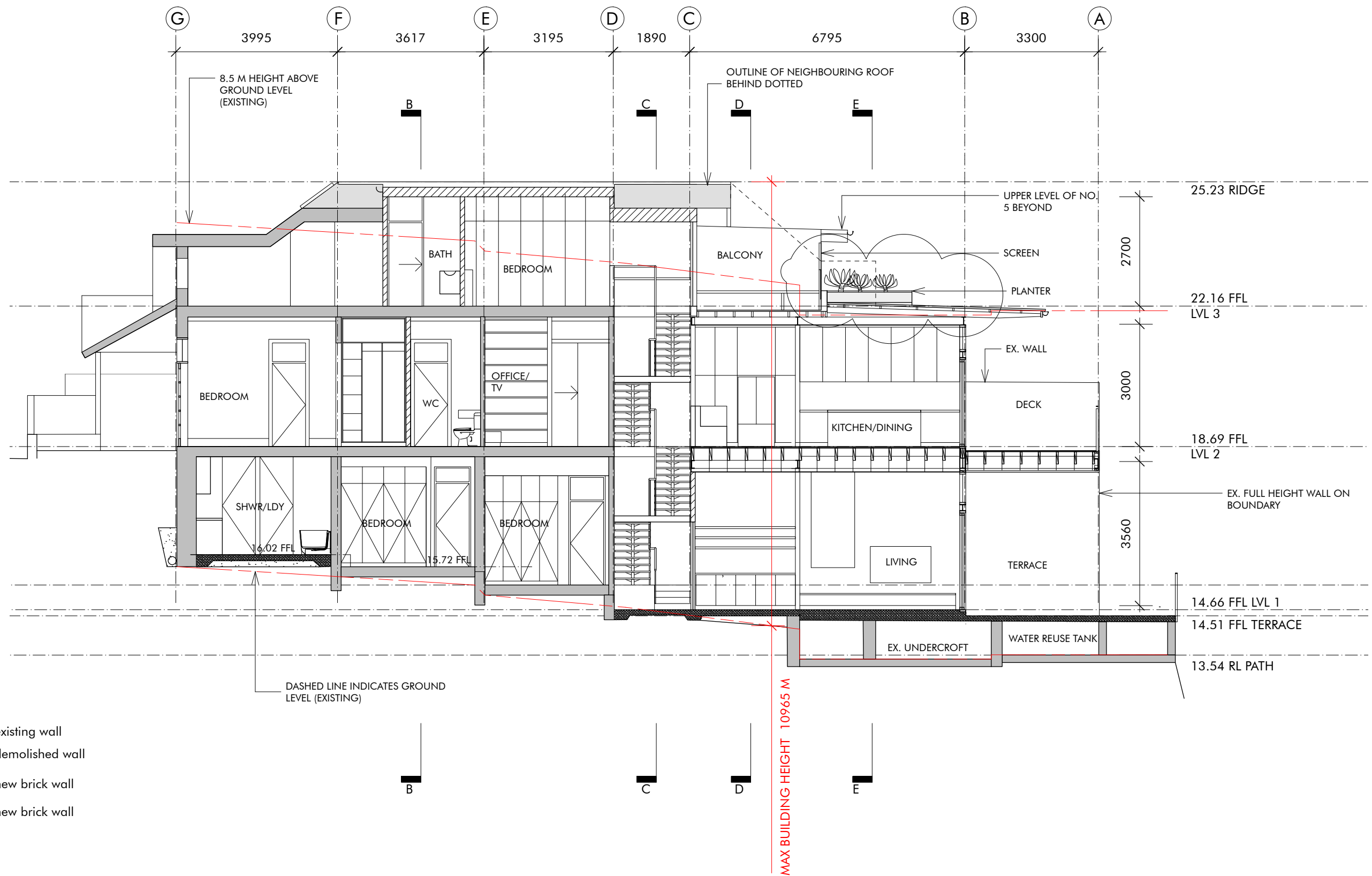
STAGE DEVELOPMENT APPLICATION
PROJECT 7 CLIFF ST MANLY
LOT 2 DP 534838
CLIENT JAMES BURTON AND KATH KEENAN
REF 0152

DOCUMENT SOUTH AND NORTH ELEVATION
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DOCUMENT

PROPOSED SECTION AA

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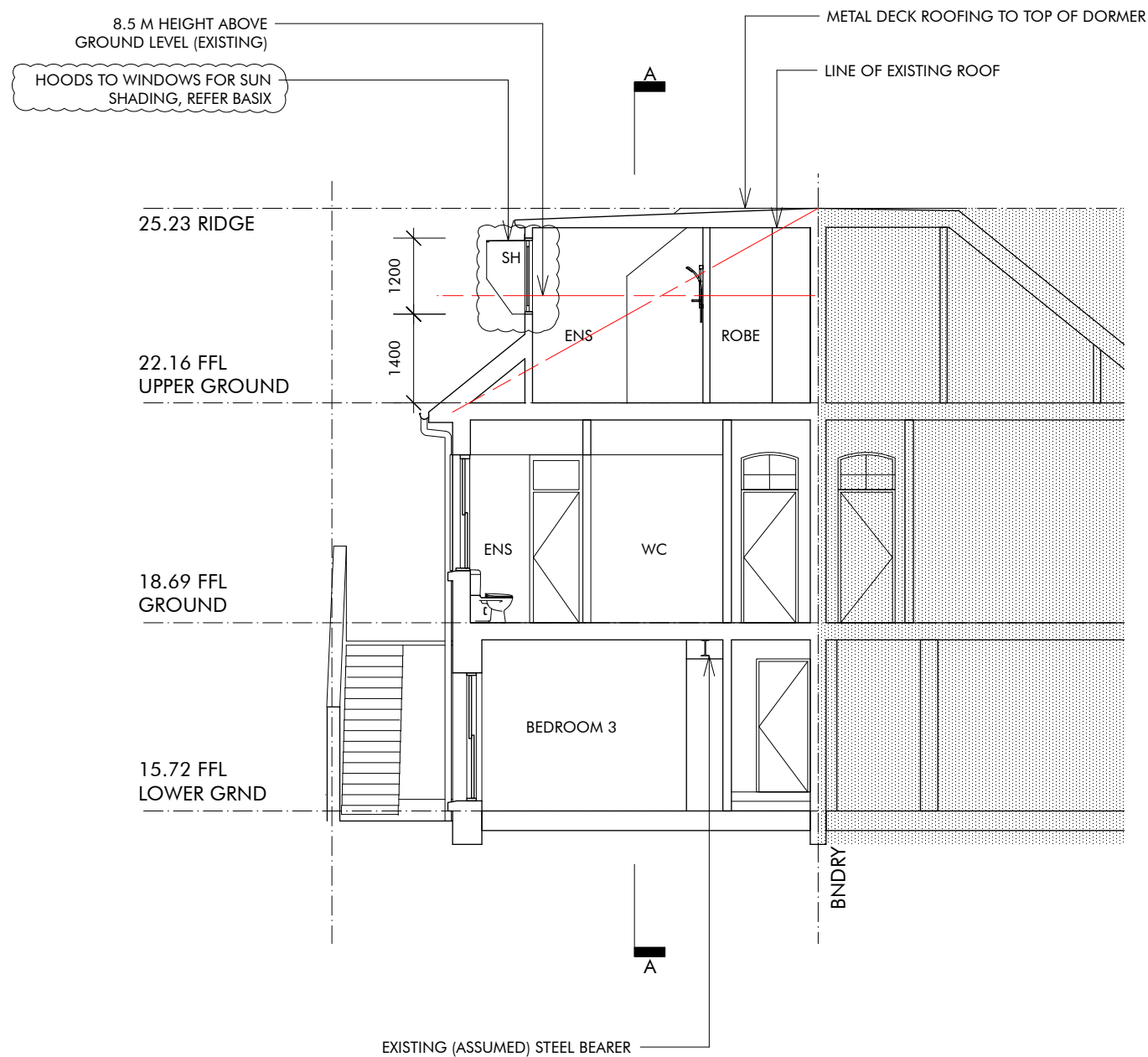
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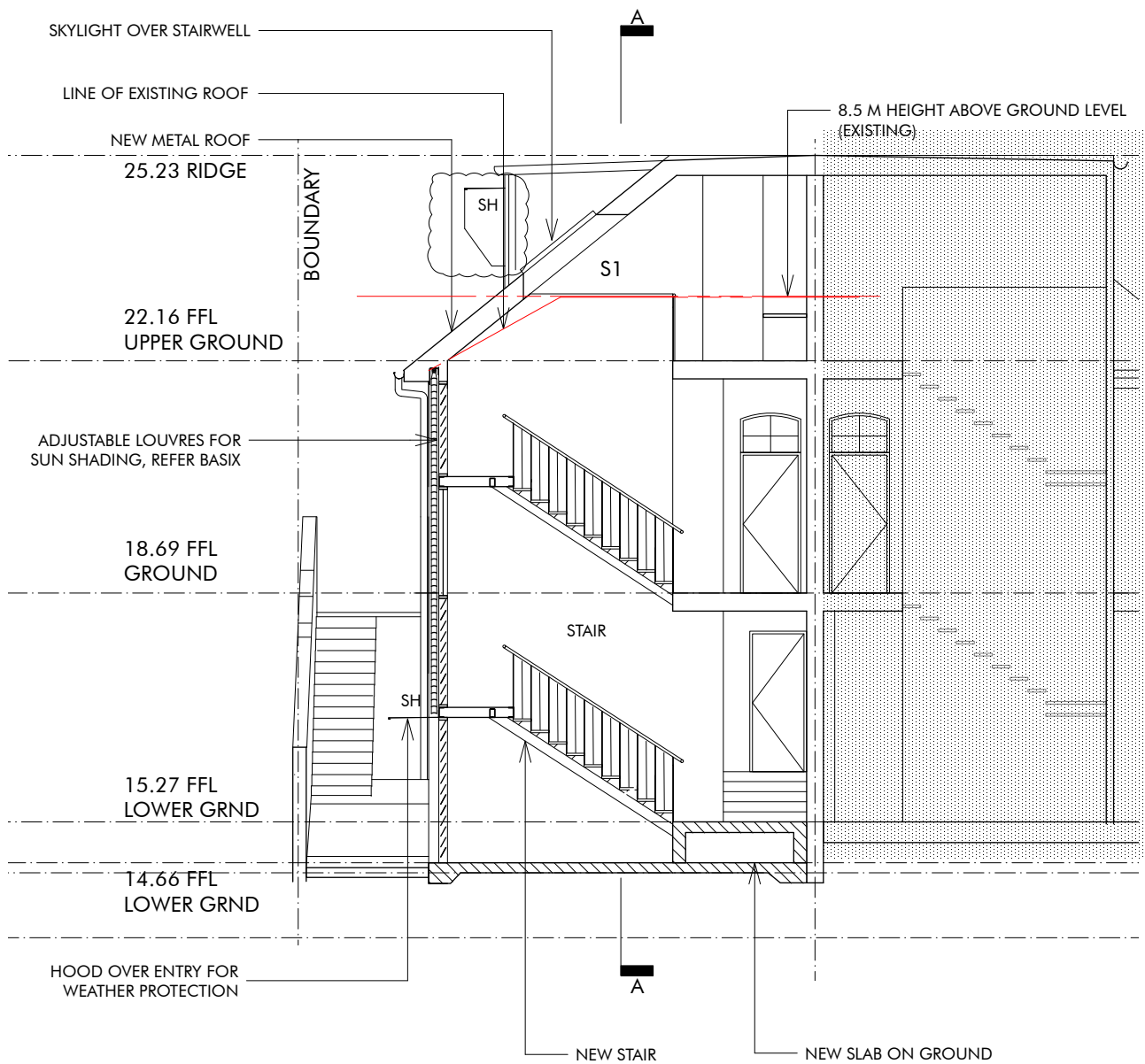
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SECTION B B



SECTION C C

BARBARA BAGOT ARCHITECTURE

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STAGE
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DOCUMENT

SECTIONS BB + CC

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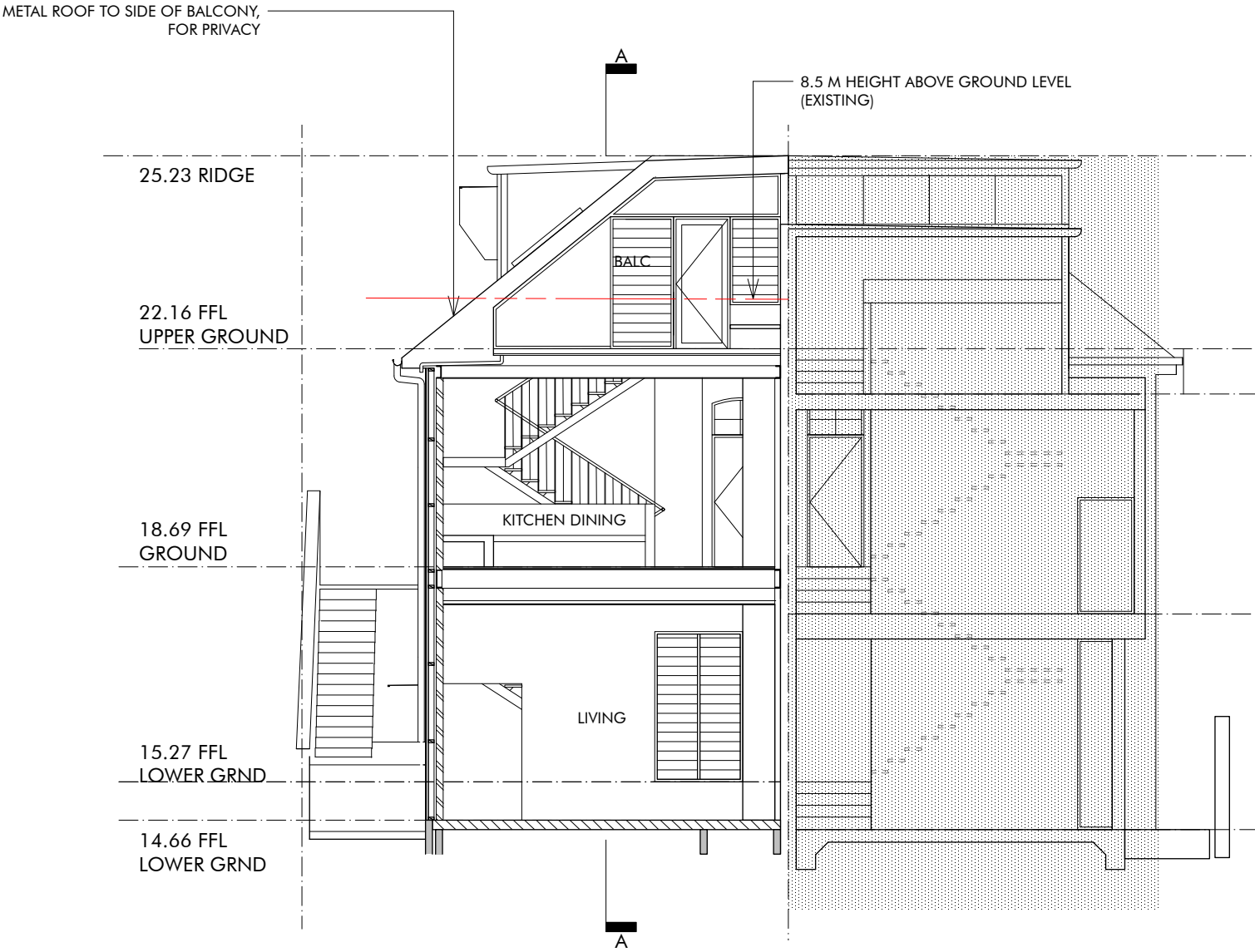
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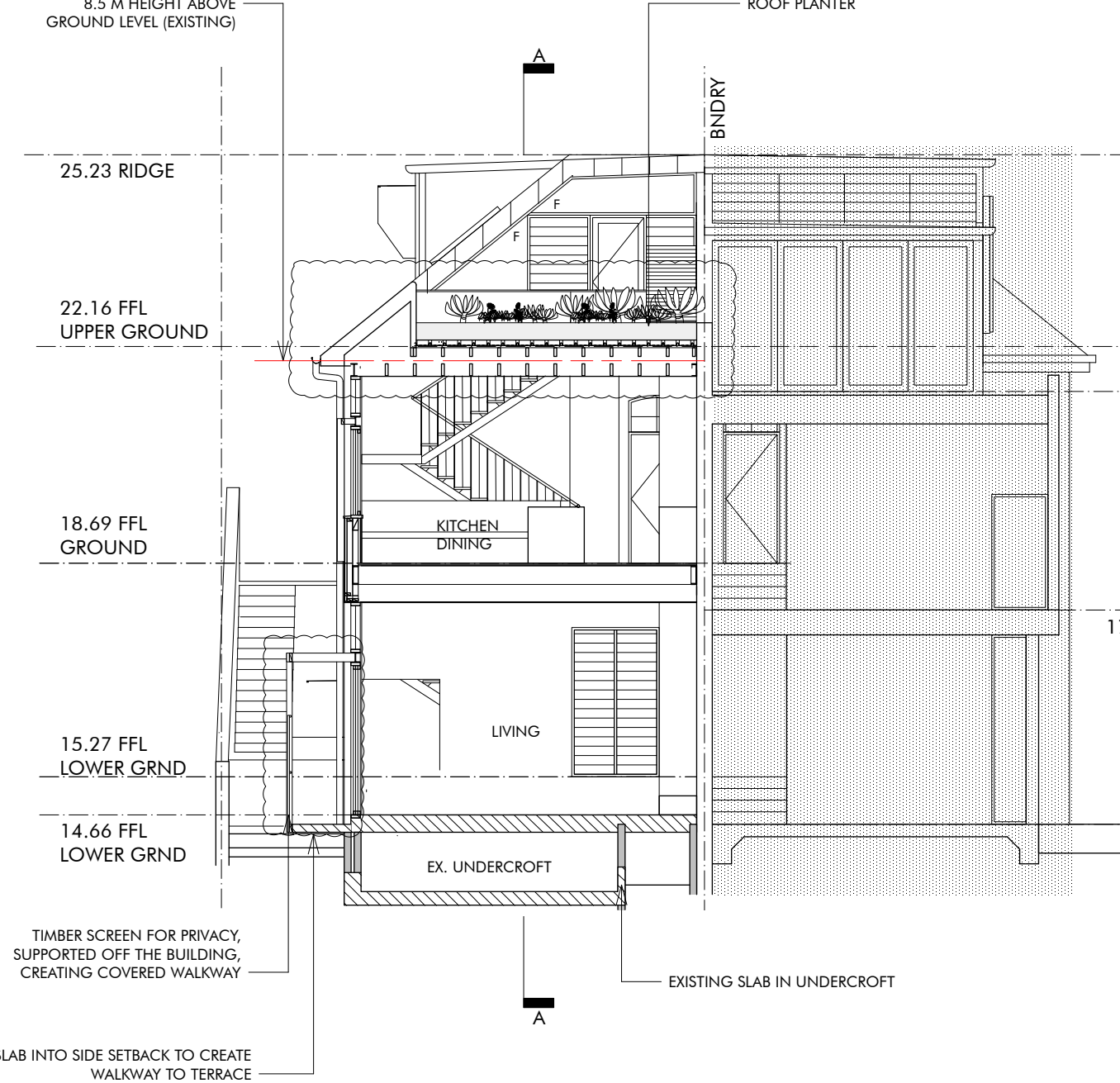
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SECTION D D



SECTION E E

BARBARA ARCHITECTURE BAGOT 16 KINGSLANGLEY ROAD GREENWICH NSW 2065 PHONE 0420 931 019 BBAGOT@AAPT.NET.AU NSW REG NO. 8289	STAGE	DEVELOPMENT APPLICATION	DOCUMENT	SECTIONS DD+EE	DRAWING NO.
	PROJECT	7 CLIFF ST MANLY LOT 2 DP 534838	REV	REVISION B 22.4.2025	A 304
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