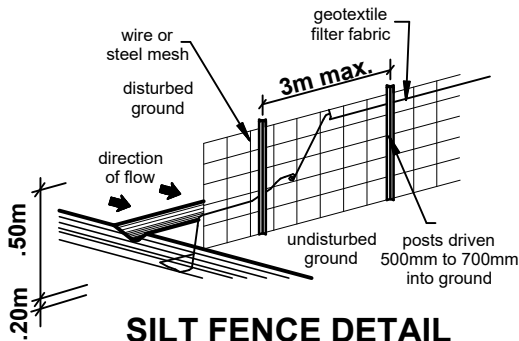


KERB INLET SEDIMENT TRAP



SILT FENCE DETAIL

sediment control notes:

- all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.
- all drainage works shall be constructed around and stabilised as early as possible during development
- sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
- all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.
- all disturbed areas shall be revegetated as soon as the relevant works are completed.
- soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
- filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2.m centres). fabric shall be buried 150mm along its lower edge.

general notes:

- all aspects of construction to comply with the applicable performance requirements of the NCC
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines are to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
- finished floor levels may vary (+/- 100mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to Australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- FIRST FLOOR WINDOW NOTE: all first floor bedroom windows to be provided with protection as per NCC Clause 3-9-2-6. first floor rooms (figure 3-9-2-5). other than bedrooms as per NCC Clause 3-9-2-7 (figure 3-9-2-6)
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval

SITE DATA

site area = 208.9 sqm

landscaped area
required = 40% of the site or 83.6sqm
provided = 56 sqm

open space
required = 60 sqm
provided = 40 sqm

FLOOR AREAS

ground = 69.4sqm
garage = 20.5sqm
porch = 1.4sqm
first = 96.1sqm

total floor area = 187.4sqm or 20.2sqm

Nationwide House Energy Rating Scheme
NATHERS Certificate No. 0008466625
Generated on 03 Mar 2023 using BERS Pro v4.1.5d (3.21)

Property
Address: 21 Nicholson Street, North Manly, NSW, 2100
Lot/DP: 2 Sec B/2154
NCC Class: 1A
Type: New Dwelling

Plans
Main Plan: Lot 2, 21 Nicholson Street
Prepared by: 0

Construction and environment
Assessed floor area (m²):
Conditioned: 128.0
Unconditioned: 21.0
Total: 149.0
Garage: 18.0

Exposure Type
Suburban
NATHERS climate zone
56

Thermal performance
Heating: 34.6 MJ/m²
Cooling: 25.7 MJ/m²

5.4
NATIONWIDE HOUSE ENERGY RATING SCHEME
60.3 MJ/m²
For more information on your home's energy rating, visit: www.natther.com.au

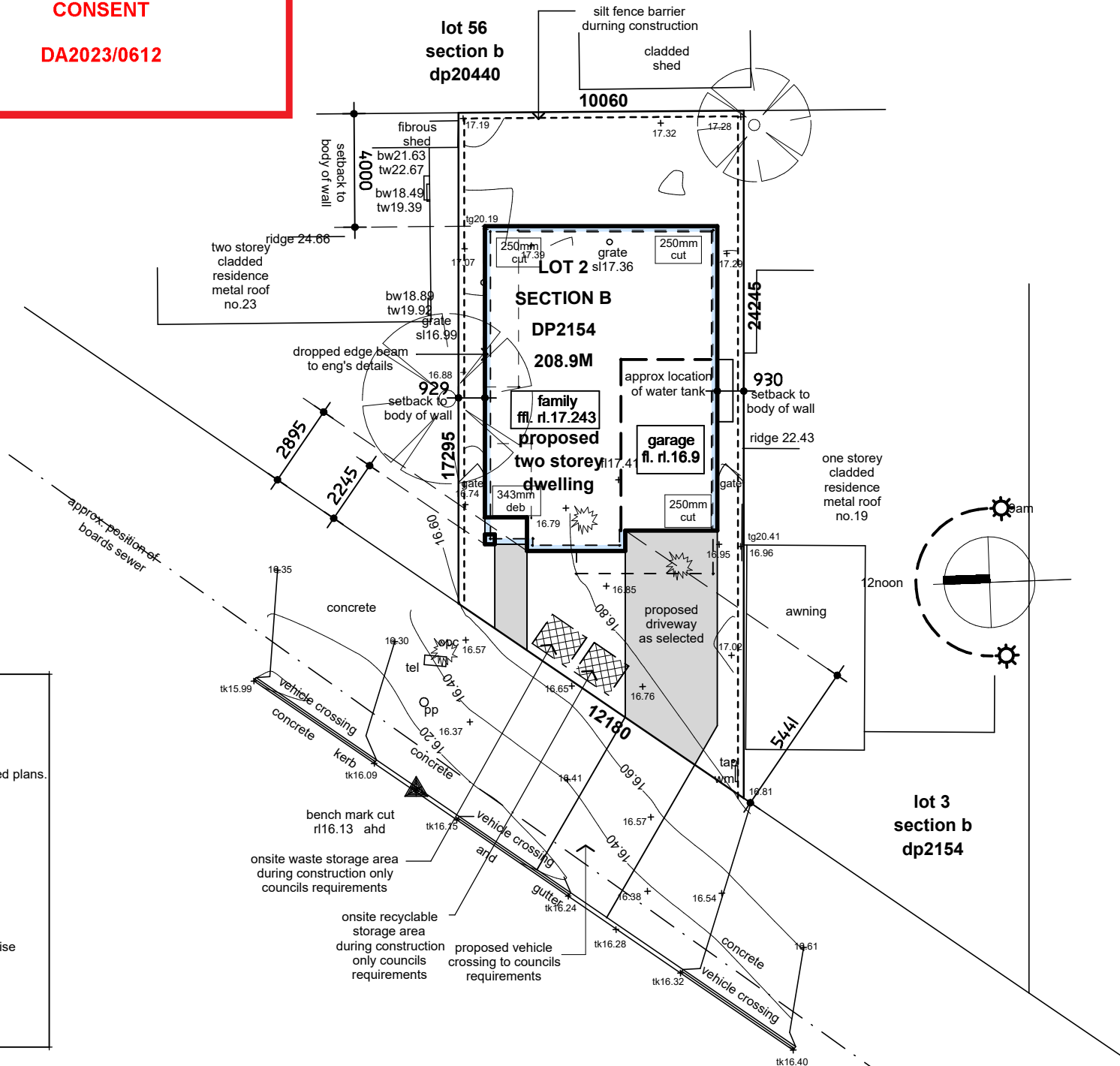
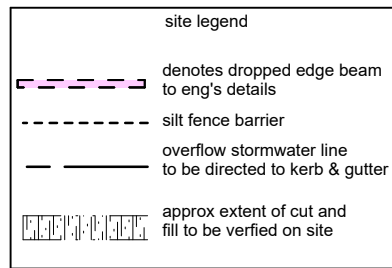
Accredited assessor
Name: Ian Fry
Business name: Fry Energywise
Email: info@fryenergywise.com.au
Phone: 02 9599 2025
Accreditation No: DMN121441
Assessor Accrediting Organisation: Design Matters National
Declaration of interest: Declaration completed: no conflicts

National Construction Code (NCC) requirements
The NCC requirements for NatHERS rated houses are detailed in 3.12.00(8) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in 3.12.1 and 3.12.2 of the NCC Volume One.
In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal mass, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Residential Building Codes Board) are available at www.natther.com.au.
(State and territory variations and additions to the NCC may also apply.)



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0612



NICHOLSON STREET

SITE PLAN

scale 1:200 @ a3



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drawing no. | job no. | page no.
BNH-007 | ---- | 1

rev

A 25.8.22
B 3.11.22
C 12.12.22
D 8.2.23
E 12.4.23

date

description

concept plans
revised concept plans
issued for review
issued for review
issued for DA

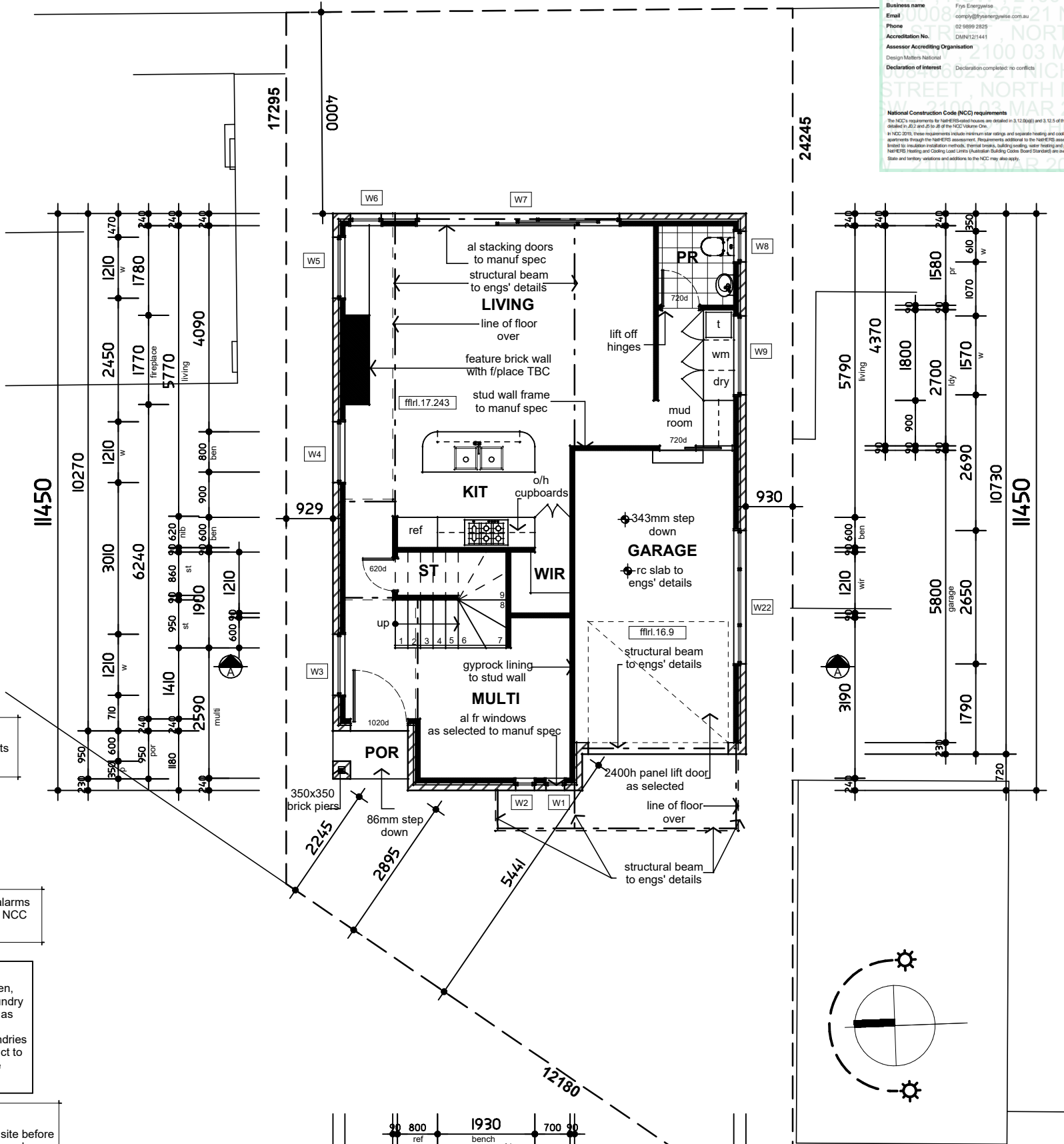


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sizes shown in table are frame opening sizes. window
manufacturer to confirmed prior to manufacture,
refer to elevations for window configurations



scale 1:100 @ A3



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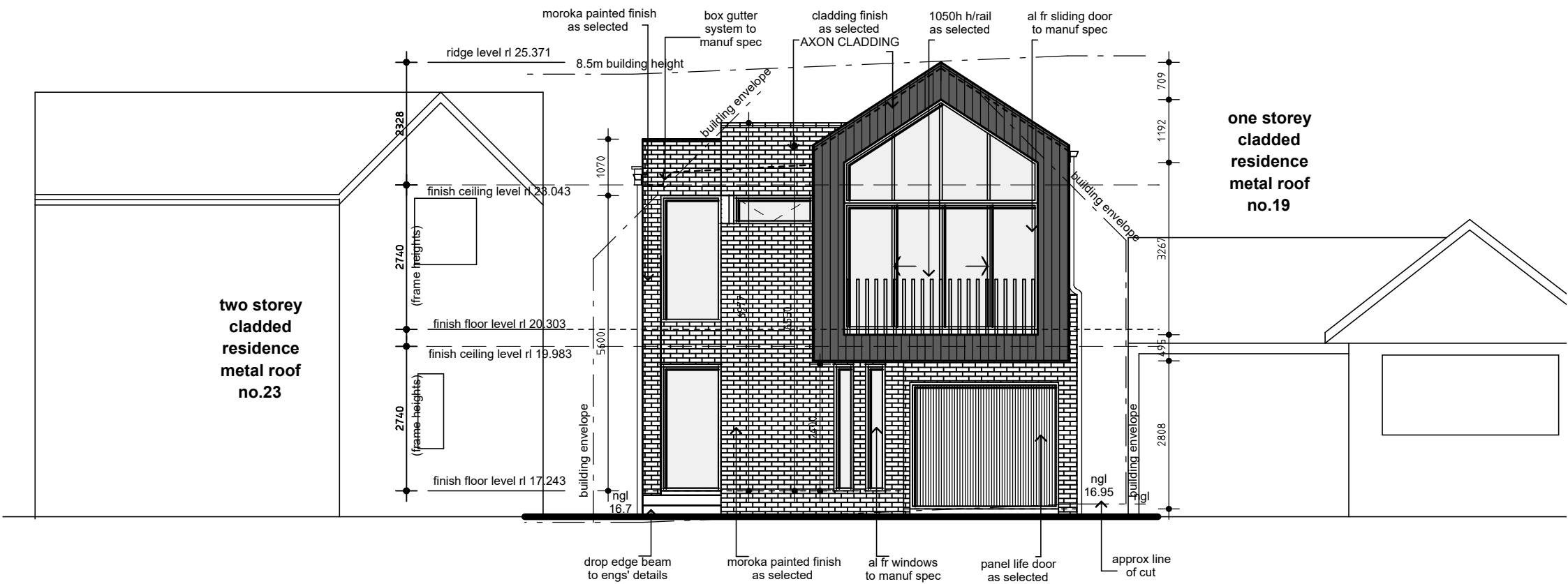
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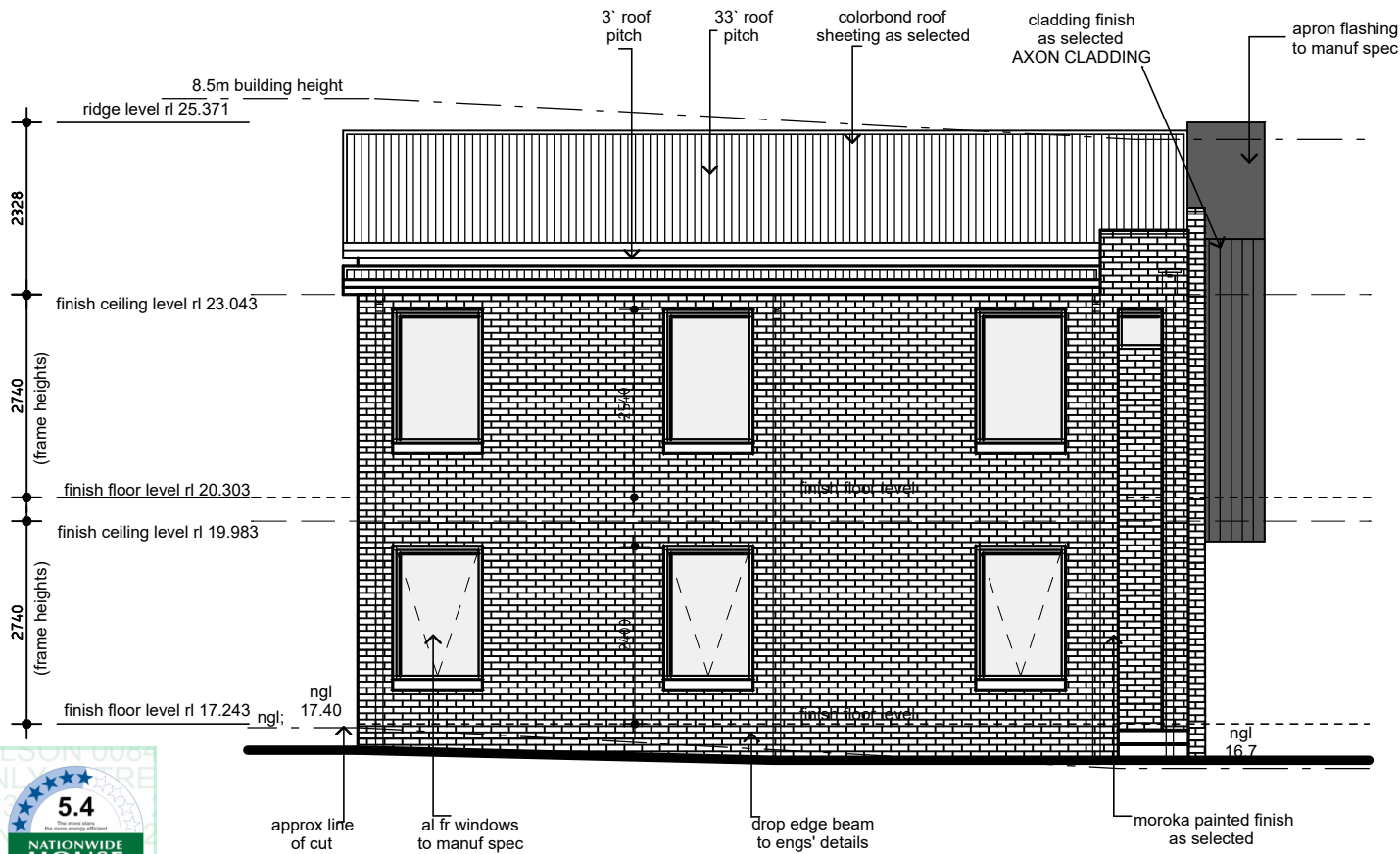
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WEST ELEVATION

scale 1:100 @ A3



NORTH ELEVATION

scale 1:100 @ A3

Nationwide House Energy Rating Scheme
NATHERS Certificate No. 0008466625
Generated on 03 Mar 2023 using BERS Pro v4.1.1.5d (3.21)

Property
Address: 21 Nicholson Street, North Manly, NSW, 2100
Lot/DP: 2 Sec B/2154
NCC Class*: 1A
Type: New Dwelling

Plans
Main Plan: Lot 2, 21 Nicholson Street
Prepared by: 0

Construction and environment
Assessed floor area (m²):
Conditioned*: 128.0
Unconditioned*: 21.0
Total: 149.0
Carriage: 18.0

Exposure Type
Suburban
NATHERS climate zone: 56

Thermal performance
Heating: 34.6 MJ/m²
Cooling: 25.7 MJ/m²

Accredited assessor
Name: Ian Fry
Business name: Fry's Energywise
Email: ian.fry@energywise.com.au
Phone: 02 9589 2525
Accreditation No.: DMN121441
Assessor Accrediting Organisation: Design Matters National
Declaration of interest: Declaration completed: no conflicts

Nationwide House Energy Rating Scheme
5.4
60.3 MJ/m²
The new information on www.nathers.gov.au

About the rating
NATHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, used from the airflow impacts from ceiling fans.

Verification
To verify this certificate, scan the QR code or visit: ncc.com.au/QRGenerator?pr=DMN121441
When using either link, ensure you are visiting ncc.com.au

National Construction Code (NCC) requirements
The NCC's requirements for NATHERS-rated houses are detailed in 3.12.2(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in 3.12.2(a)(ii) and 3.12.5 of the NCC Volume One.
In NCC 2015, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NATHERS assessment. Requirements additional to the NATHERS assessment that may also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NATHERS Heating and Cooling Load Limits (Australian Building Code Book Standards) are available at www.ncc.gov.au.
State and territory variations and additions to the NCC may also apply.

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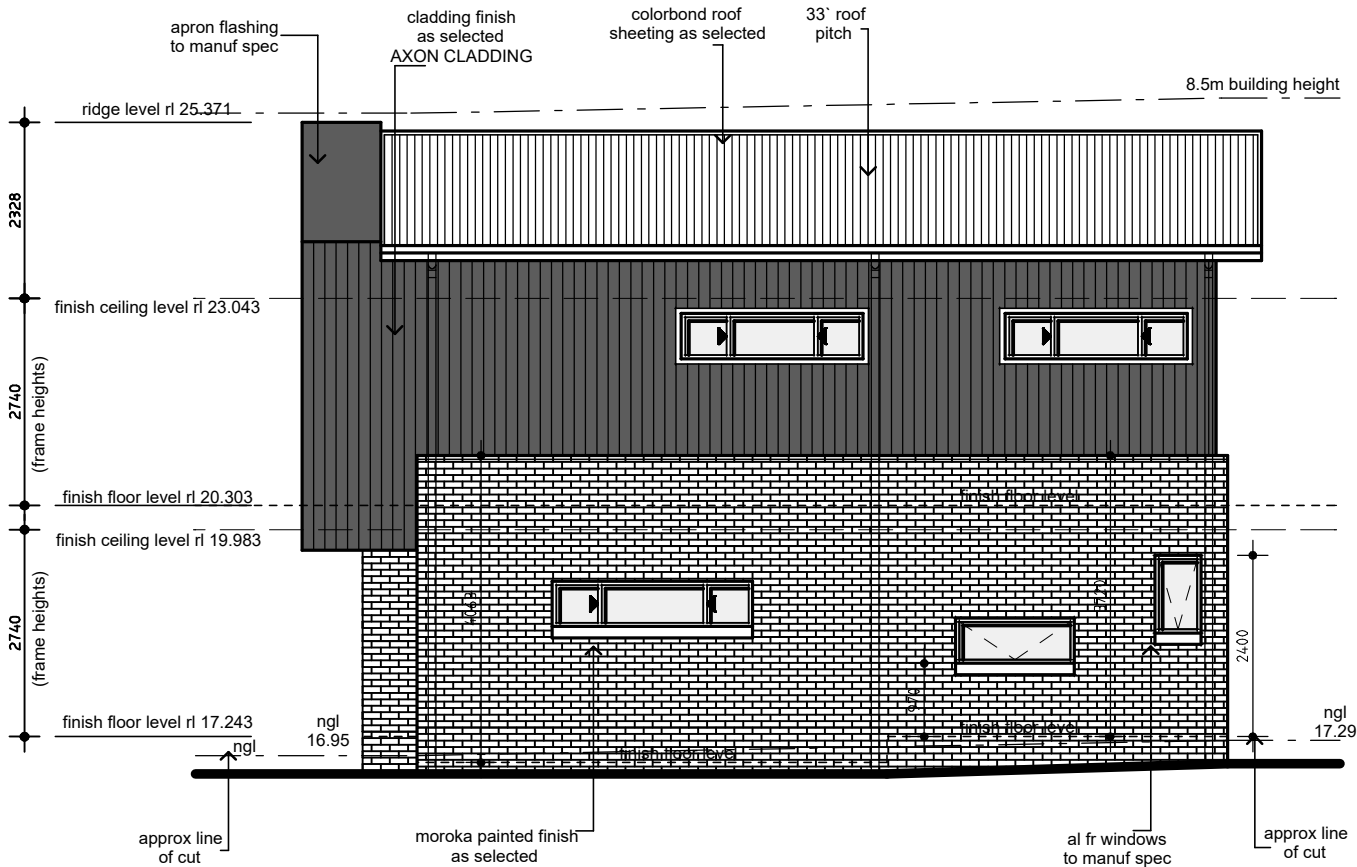
client: S&M JOSEVSKI
address: Lot 2 SEC B No.21 Nicholson St North Manly
drawing no. BNH-007
job no. ----
page no. 4

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A 25.8.22
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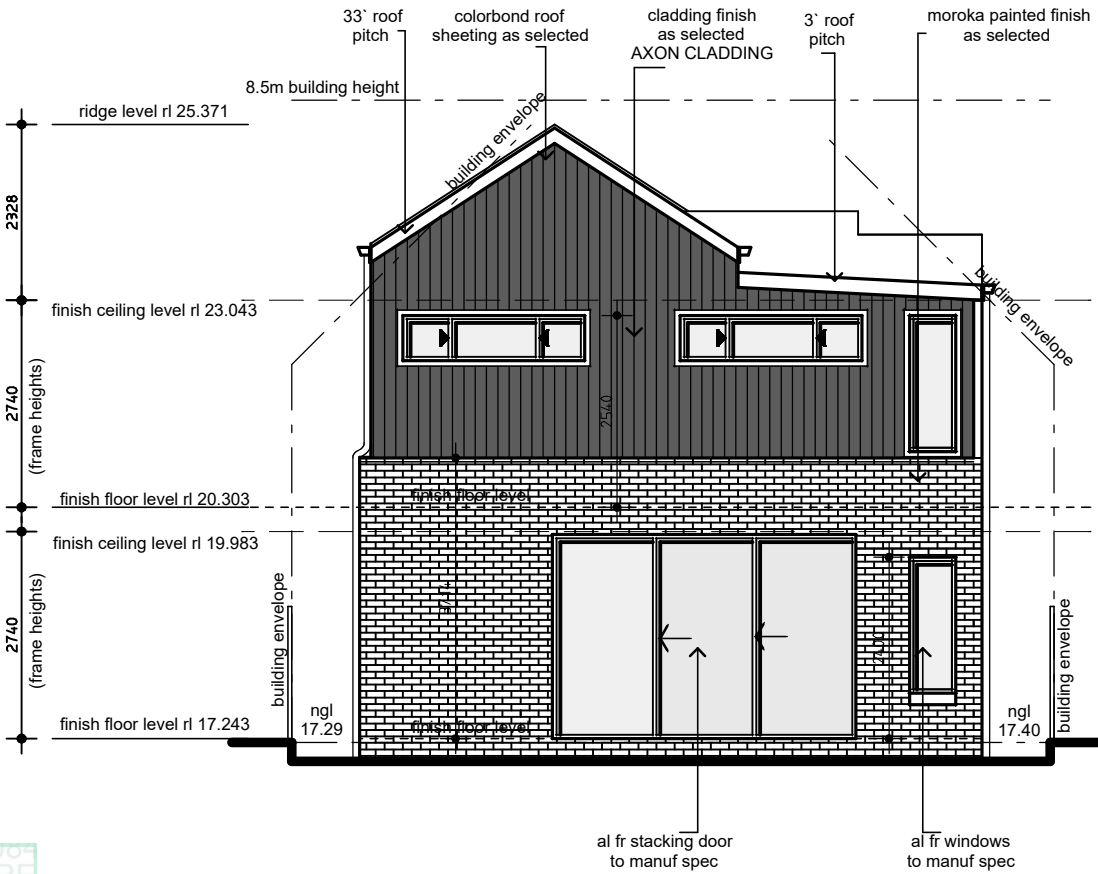
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SOUTH ELEVATION

scale 1:100 @ A3



EAST ELEVATION

scale 1:100 @ A3



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Nationwide House Energy Rating Scheme
NathERS Certificate No. 0008466625
Generated on 03 Mar 2023 using BERS Pro v4.4.1.56 (3.21)

Property
Address: 21 Nicholson Street, North Manly, NSW, 2100
Lot/DP: 2 Sec B/2154
NCC Class: 1A
Type: New Dwelling
Plans: Lot 2, 21 Nicholson Street
Main Plan: 0
Prepared by: 0

Construction and environment
Assessed floor area (m²):
Conditioned: 126.0
Unconditioned: 20.0
Total: 146.0
Garage: 18.0

Exposure Type
Suburban
NathERS climate zone: 56

Thermal performance
Heating: 34.6 MJ/m²
Cooling: 25.7 MJ/m²

Accredited assessor
Name: Ian Fry
Business name: Fry's Engineering
Email: info@frysengineering.com.au
Phone: 02 9899 2825
Accreditation No.: DMN121441
Assessor Accrediting Organisation: Design Matters National
Declaration of interest: Declaration completed: no conflicts

About the rating
NathERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification
To verify this certificate, scan the QR code or visit: nathers.com.au/QRGenerator
When using either link, ensure you are visiting nathers.com.au

National Construction Code (NCC) requirements
The NCC requirements for NathERS-rated houses are detailed in 3.12.2(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in 3.12.2 and 3.12.5 of the NCC Volume One.
In NCC 2016, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and appliances through the NathERS assessment. Requirements additional to the NathERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NathERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.
State and territory variations and additions to the NCC may also apply.



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drawing no. | job no. | page no.
BNH-007 | ---- | 5

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BUILDING DESIGNER

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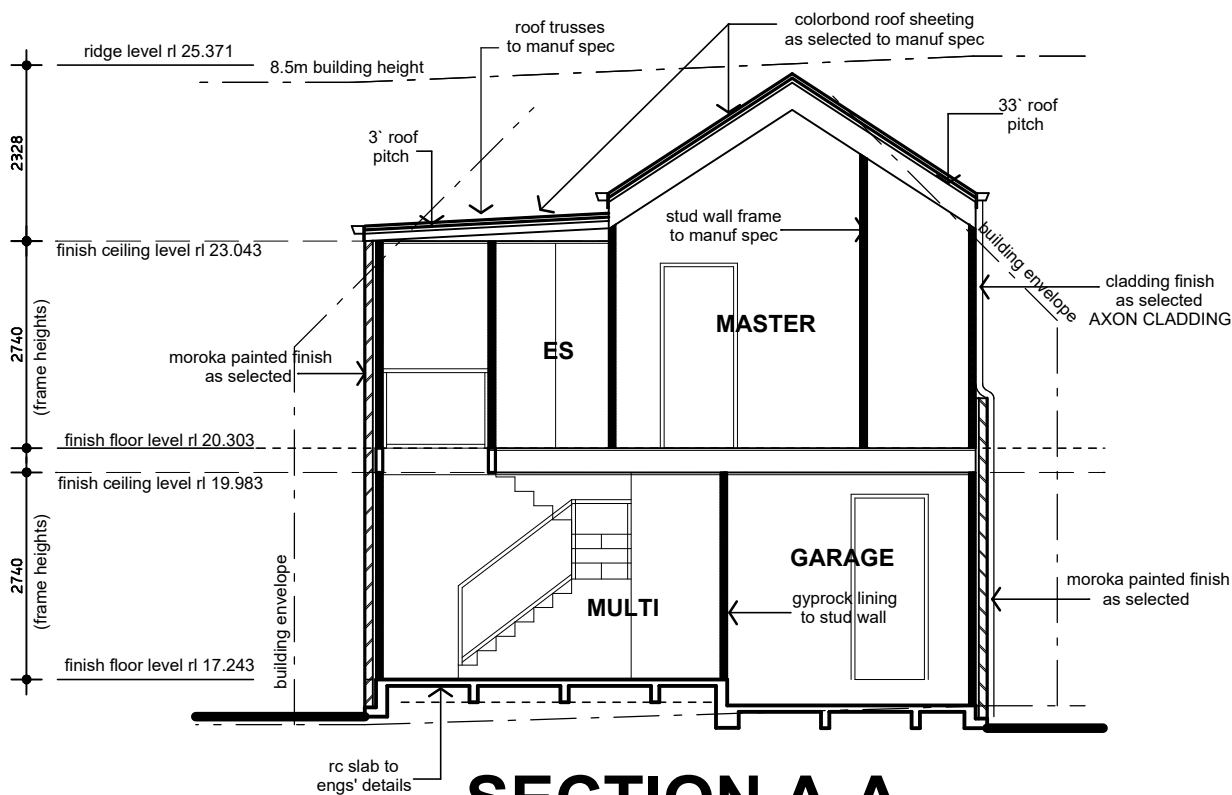
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SECTION A-A

scale 1:100 @ A3

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008466625
Generated on 03 Mar 2023 using BERS Pro v4.4.1.5d (3.21)

Property
Address: 21 Nicholson Street, North Manly, NSW 2100
Lot/DP: 2 Sec B/2154
NCC Class: 1A
Type: New Dwelling

Plans
Main Plan: Lot 2, 21 Nicholson Street
Prepared by: g

Construction and environment
Assessed floor area (m²):
Conditioned*: 128.0
Unconditioned*: 21.0
Total: 148.0
Garage: 18.0

Exposure Type
Suburban
NatHERS climate zone: 56

Thermal performance
Heating: 34.6 MJ/m²
Cooling: 25.7 MJ/m²

Accredited assessor
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Business name: Fry's Energywise
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Phone: 02 9899 2825
Accreditation No.: DAN121441
Assessor Accrediting Organisation: Design Matters National
Declaration of interest: Declaration completed: no conflicts

About the rating
NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification
To verify this certificate, scan the QR code or visit hslr.com.au/DA20230008466625
pDmCocFm
When using either link, ensure you are visiting hslr.com.au

National Construction Code (NCC) requirements
The NCC's requirements for NatHERS-rated houses are detailed in 3.12.09(6) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in 3.12.09(7) and 3.12.5 of the NCC Volume One.
In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to, insulation, insulation, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.
State and territory variations and additions to the NCC may also apply.



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drawing no. | job no. | page no.
BNH-007 | ---- | **6**

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date

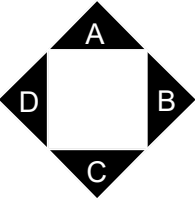
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membership no. 5682-21

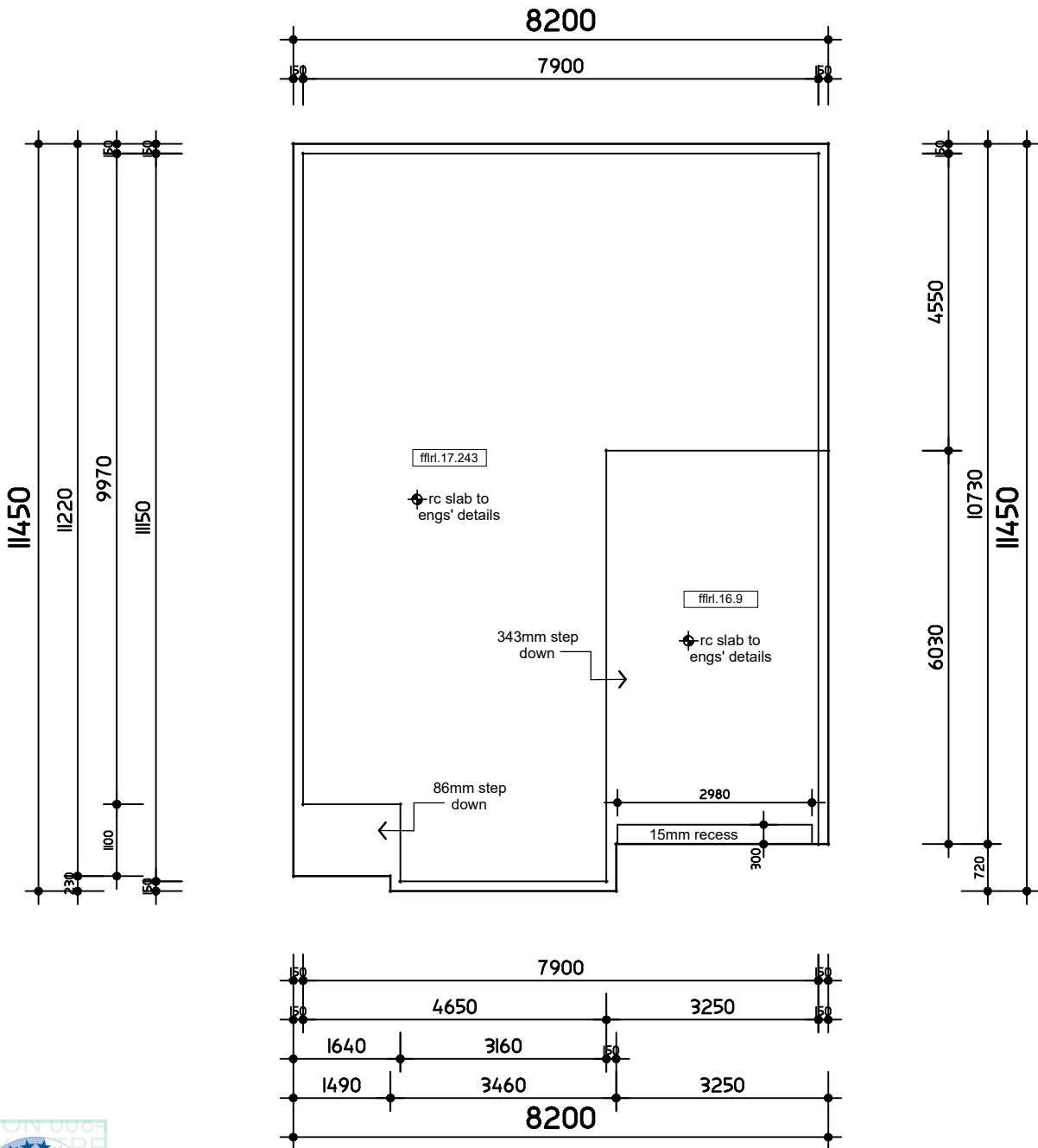
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SLAB FLOOR PLAN

scale 1:100 @ A3

slab note:
plans to be read in conjunction with structural engineering plans
refer to engs' plans for structural details
slab plan to be read cross referenced with floor plans for all
step downs and dimension

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008466625

Generated on 03 Mar 2023 using BERS Pro v4.4.1.5d (3.21)

Property
Address 21 Nicholson Street, North Manly, NSW, 2100
Lot/DP 2 Svc B/2154
NCC Class* 1A
Type New Dwelling

Plans
Main Plan Lot 2, 21 Nicholson Street
Prepared by G

Construction and environment
Assessed floor area (m²)
Conditioned* 128.0
Unconditioned* 21.0
Total 149.0
Garage 18.0

Exposure Type
Suburban
NatHERS climate zone 56

Thermal performance
Heating 34.6 MJ/m²
Cooling 25.7 MJ/m²

About the rating
Hatched RSP software models the expected thermal energy loads using information about the design and construction, climate and common/patterns of household use. The software does not take into account appliances, except from the airflow impacts from ceiling fans.

Verification
To verify this certificate, scan the QR code or visit [hslr.com.au/QRGenerators?](http://hslr.com.au/QRGenerators?qr=DA2023/0612)
qr=DA2023/0612
When using either link, ensure you are visiting hslr.com.au

Accredited assessor
Name Ian Fry
Business name Fry's Energywise
Email comply@frysenergywise.com.au
Phone 02 9999 3629
Accreditation No. DA/N/121441

Assessor Accrediting Organisation
Design Matters National
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements
The NCC's requirements for NatHERS-rated houses are detailed in 3.12.2(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in 3.12.2(a)(ii) and 3.12.5 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcc.gov.au. State and territory variations and additions to the NCC may also apply.

5.4
The star energy efficiency rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

60.3 MJ/m²
Predicted annual energy load for heating and cooling based on standard household assumptions

For more information on your dwelling's rating, visit www.natHERS.gov.au



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BNH-007 | ---- | **7**

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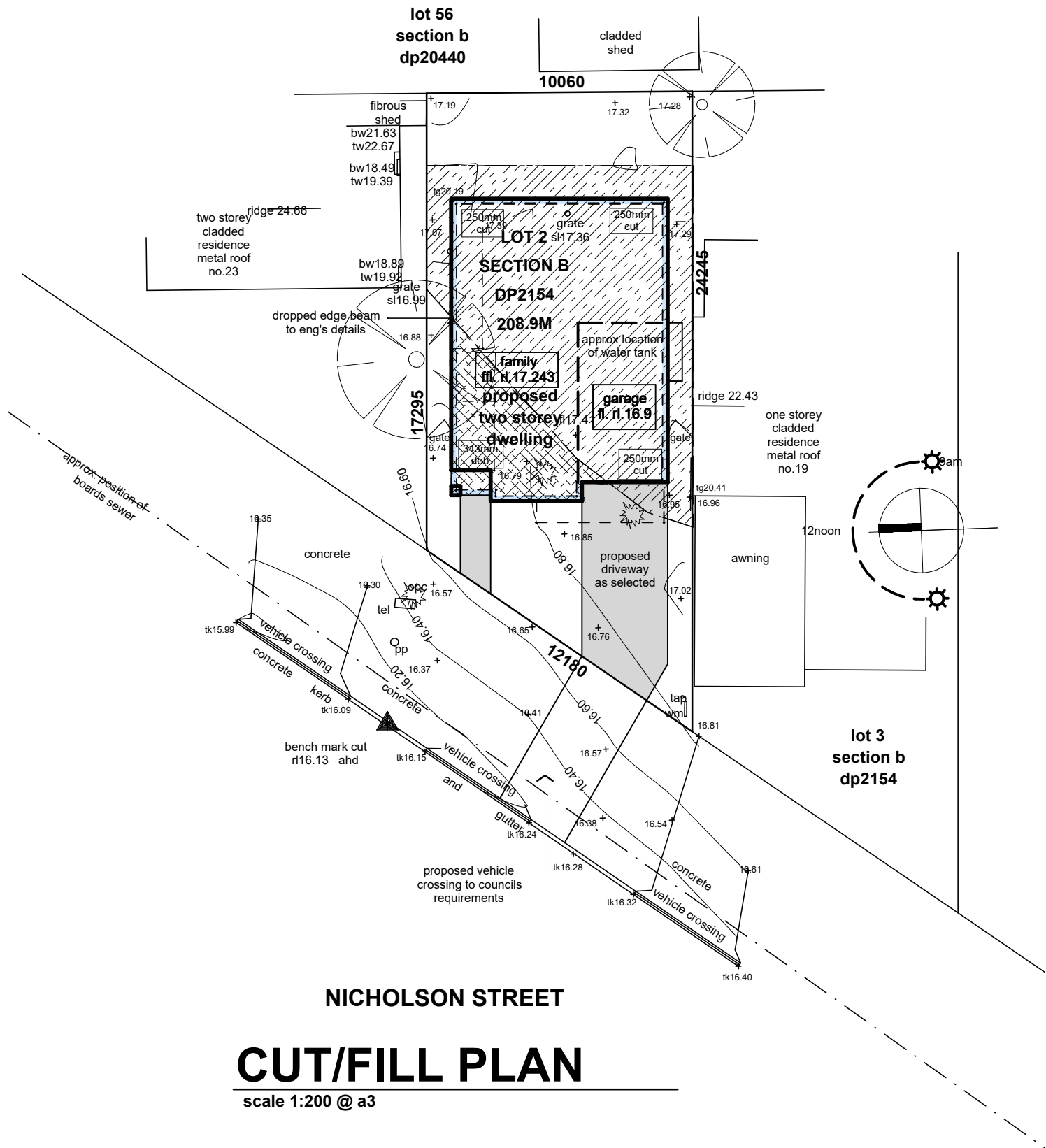
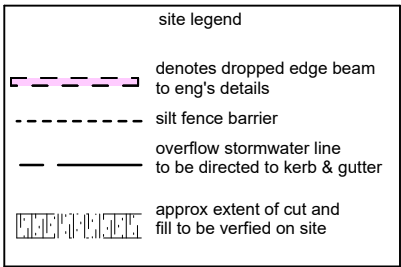
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BUILDING DESIGNER**

Accreditation no. 6598
membership no. 5682-21

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be taken against offenders. Studio Block
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and photos are for illustration purposes only



general notes:

- all aspects of construction to comply with the applicable performance requirements of the NCC
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines are to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
- finished floor levels may vary (+/- 100mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to Australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- FIRST FLOOR WINDOW NOTE: all first floor bedroom windows to be provided with protection as per NCC Clause 3-9-2-6. first floor rooms (figure 3-9-2-5).
- other than bedrooms as per NCC Clause 3-9-2-7 (figure 3-9-2-6)
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



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**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT**

DA2023/0612



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BNH-007 | ---- | **12**

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C 12.12.22
D 8.2.23
E 12.4.23

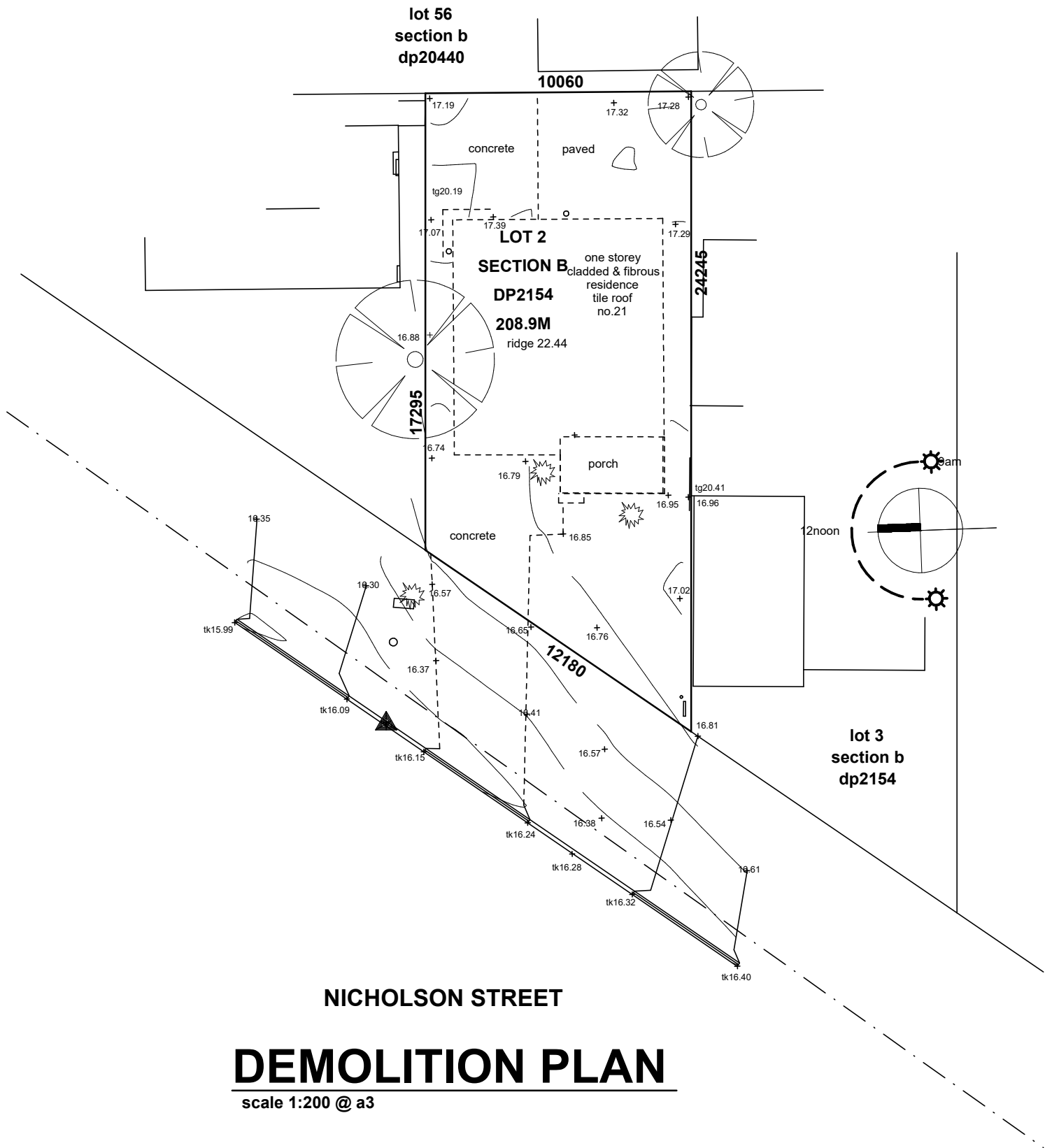
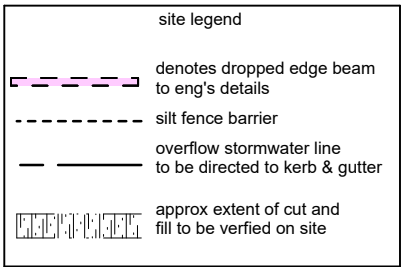
description

concept plans
revised concept plans
issued for review
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issued for DA



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BUILDING DESIGNER**
Accreditation no. 6598
membership no. 5682-21

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general notes:

- all aspects of construction to comply with the applicable performance requirements of the NCC
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines are to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
- finished floor levels may vary (+/- 100mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to Australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- FIRST FLOOR WINDOW NOTE: all first floor bedroom windows to be provided with protection as per NCC Clause 3-9-2-6. first floor rooms (figure 3-9-2-5).
- other than bedrooms as per NCC Clause 3-9-2-7 (figure 3-9-2-6)
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0612



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drawing no. | job no. | page no.

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25.8.22

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8.2.23

12.4.23

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