



ACTION PLANS

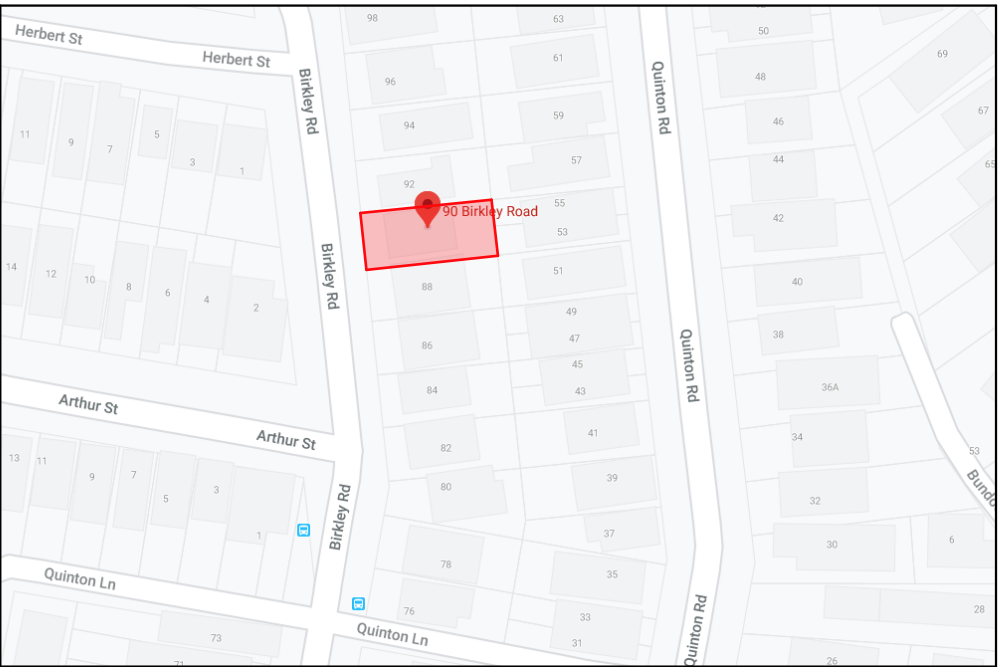
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DEVELOPMENT APPLICATION:REV A

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	21/12/2020
DA01	SITE ANALYSIS	21/12/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	21/12/2020
DA03	EXISTING GARAGE FLOOR PLAN	21/12/2020
DA04	EXISTING GROUND FLOOR PLAN	21/12/2020
DA05	EXISTING FIRST FLOOR PLAN	21/12/2020
DA06	PROPOSED GARAGE FLOOR PLAN	21/12/2020
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DA08	PROPOSED FIRST FLOOR PLAN	21/12/2020
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DA10	SOUTH ELEVATION	21/12/2020
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DA12	LONG SECTION	21/12/2020
DA13	CROSS SECTION	21/12/2020
DA14	DRIVEWAY PLAN / LONG SECTION	21/12/2020
DA15	AREA CALCULATIONS / FSR CALCULATIONS	21/12/2020
DA16	SAMPLE BOARD	21/12/2020
DA17	WINTER SOLSTICE 9 AM	21/12/2020
DA18	WINTER SOLSTICE 12 PM	21/12/2020
DA19	WINTER SOLSTICE 3 PM	21/12/2020
DA20	BASIX COMMITMENTS	21/12/2020

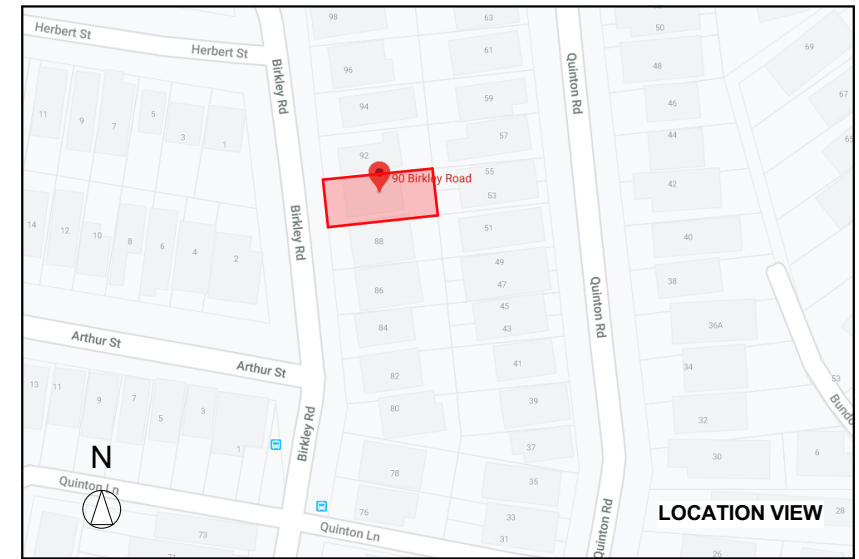
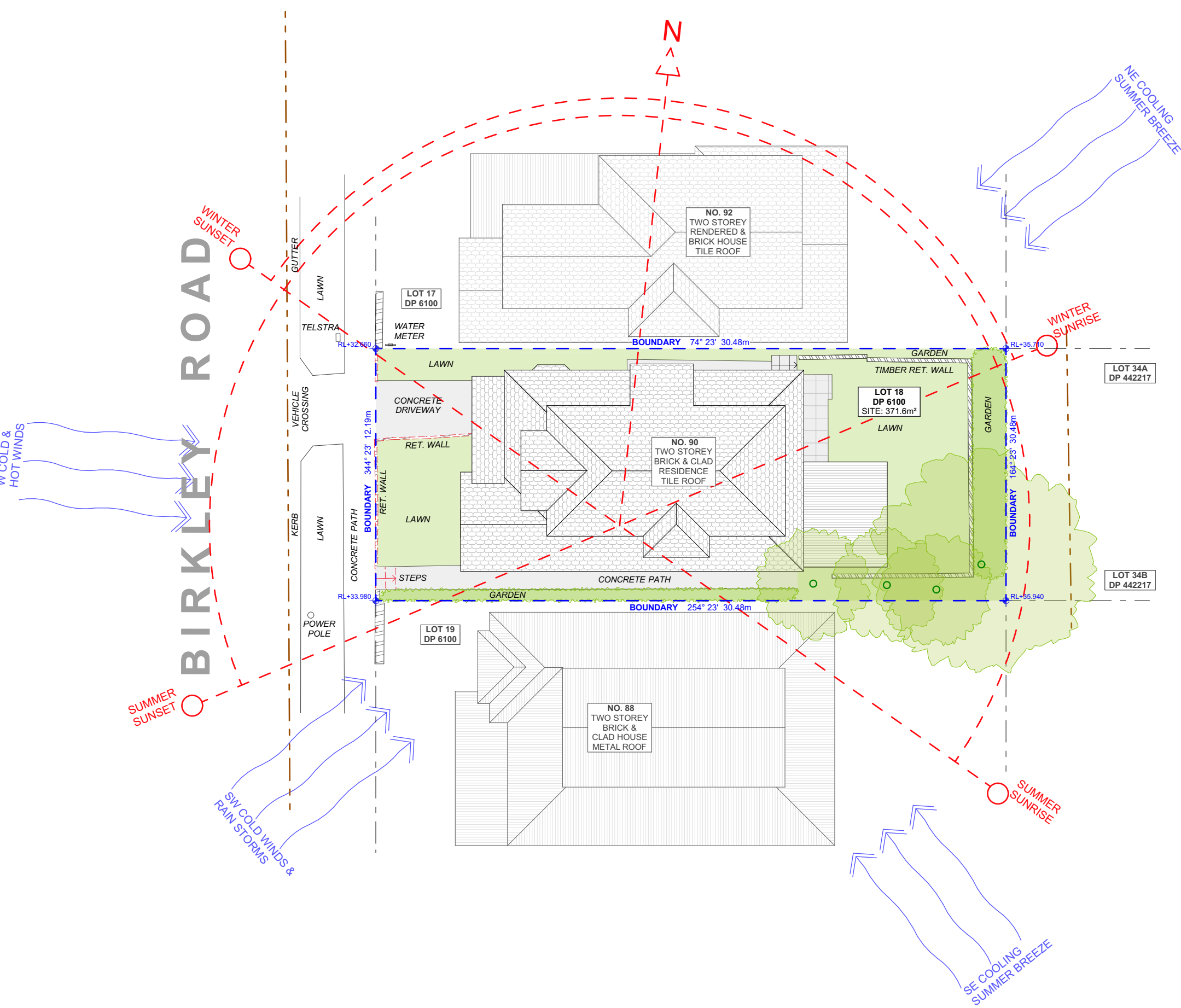
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	90 BIRKLEY ROAD, MANLY, NSW, 2095			
LOT & DP/SP	LOT 18 DP 6100			
COUNCIL	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	371.6m²			
FRONTAGE	12.19m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R1 – GENERAL RESIDENTIAL	R1	R1	YES
MINIMUM LOT SIZE	250m²	371.6m²	UNCHANGED	YES
FLOOR SPACE RATIO	0.6 : 1 (222.96m²)	0.478 : 1 (177.78m²)	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	9.077m	UNCHANGED	NO (EXISTING)
HAZARDS				
ACID SULFATE SOILS	CLASS 5			PLEASE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS
DCP				
RESIDENTIAL OPEN SPACE	AREA OS3			
TOTAL OPEN SPACE (TOS)	55% (204.38m²)	42.5% (157.99m²)	51% (189.73m²)	NO (EXISTING)
LANDSCAPE AREA	35% OF TOS (55%): 71.53m²	73% (149.29m²)	65% (133.17m²)	YES
OPEN SPACE ABOVE GROUND	MAX. 40% OF TOS (55%): 81.75m²	6.19% (12.67m²)	15.36% (31.4m²)	YES
PRINCIPAL PRIVATE OPEN SPACE	18m²	21.66m²	UNCHANGED	YES
FRONT SETBACK	PREVALING BUILDING LINE: 4.537m	4.2m	UNCHANGED CARPORT: 0.210m	NO (EXISTING)
REAR SETBACK	8.0m	10.081m	UNCHANGED	YES
SIDE SETBACKS	1/3 WALL HEIGHT N: 1.851m S: 1.261m	N: 0.884m S: 1.719m	N: UNCHANGED N CARPORT: 0.10m S: UNCHANGED	NO (EXISTING)
CAR PARKING SPACES	Required: 1	1	2	YES

90 BIRKLEY ROAD, MANLY NSW 2095



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870-2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018



1

SITE ANALYSIS

1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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B	21.12.2020	DA: REV A	RNA	

LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

CLIENT

STUART McPHAIL &
JOANNA PATCHING

PROJECT ADDRESS

90 BIRKLEY ROAD,
MANLY NSW 2095

DRAWING NO.

DA01

DATE

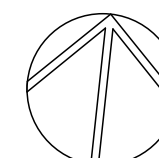
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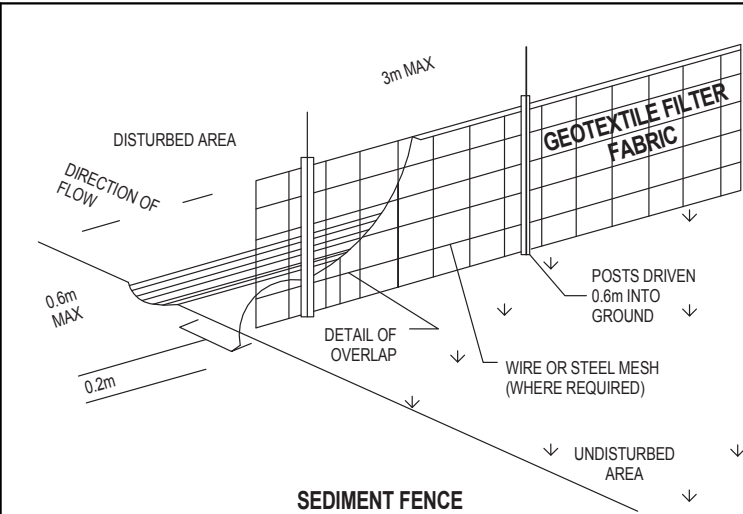
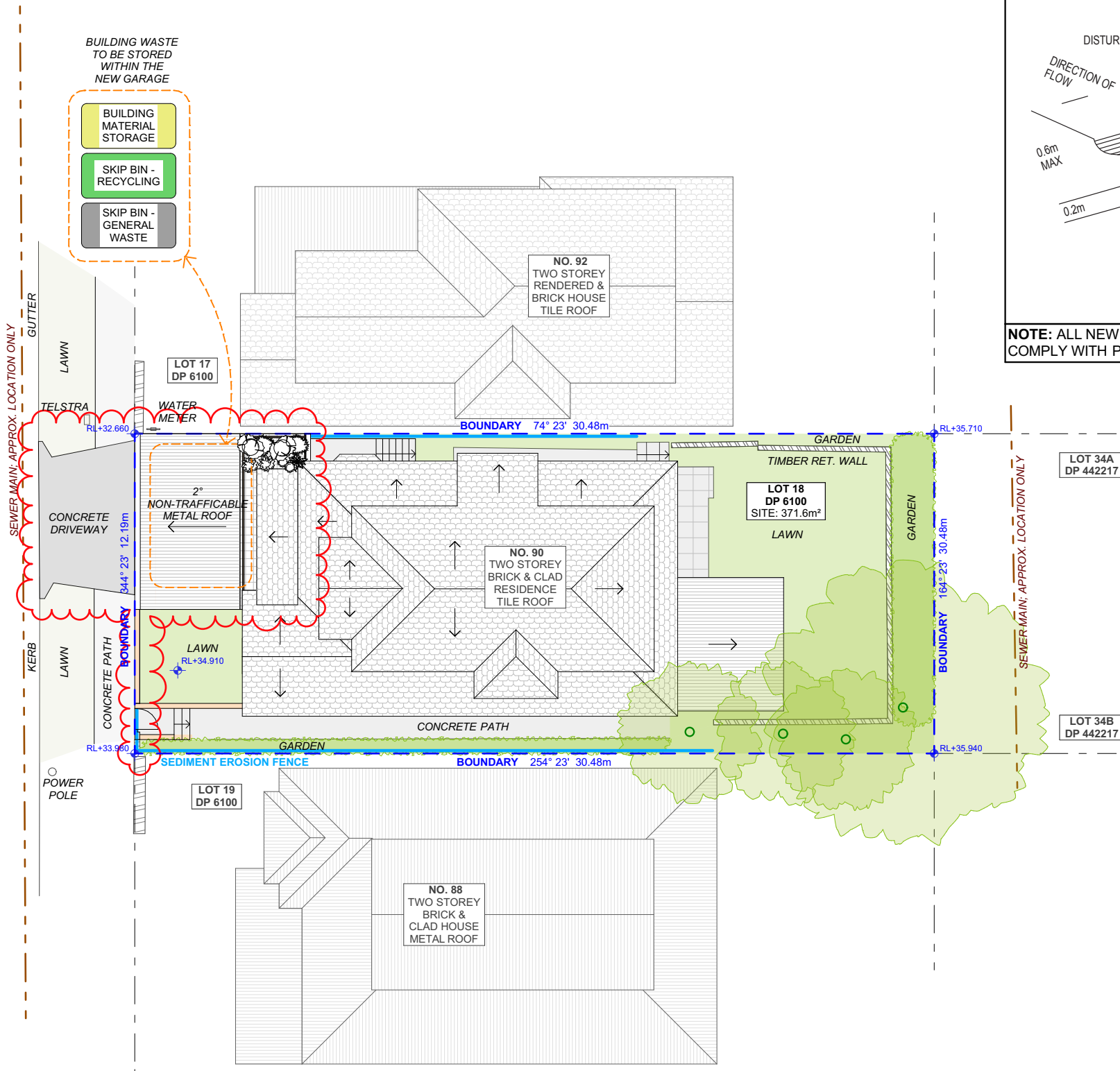
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





NOTE: ALL NEW WORKS WITHIN 900mm OF THE SITE BOUNDARY TO COMPLY WITH PART 3.7.2 OF THE NCC 2012

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



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LEGEND	
	SOFT LANDSCAPE
	HARD LANDSCAPE
	PROPOSED
	EXISTING
	DEMOLISHED

CLIENT
STUART McPHAIL &
JOANNA PATCHING

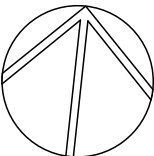
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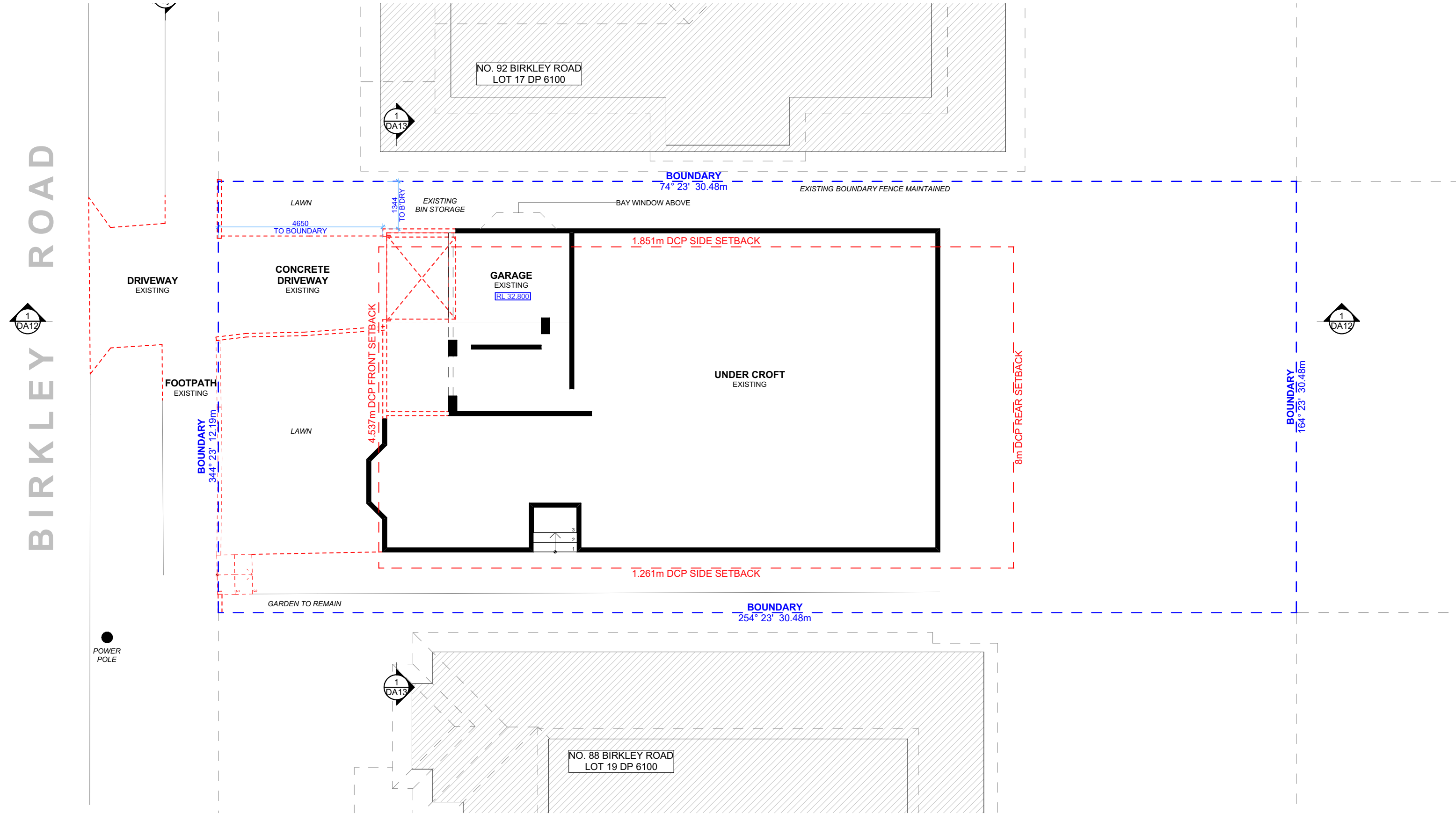
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DA02

DATE
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2020

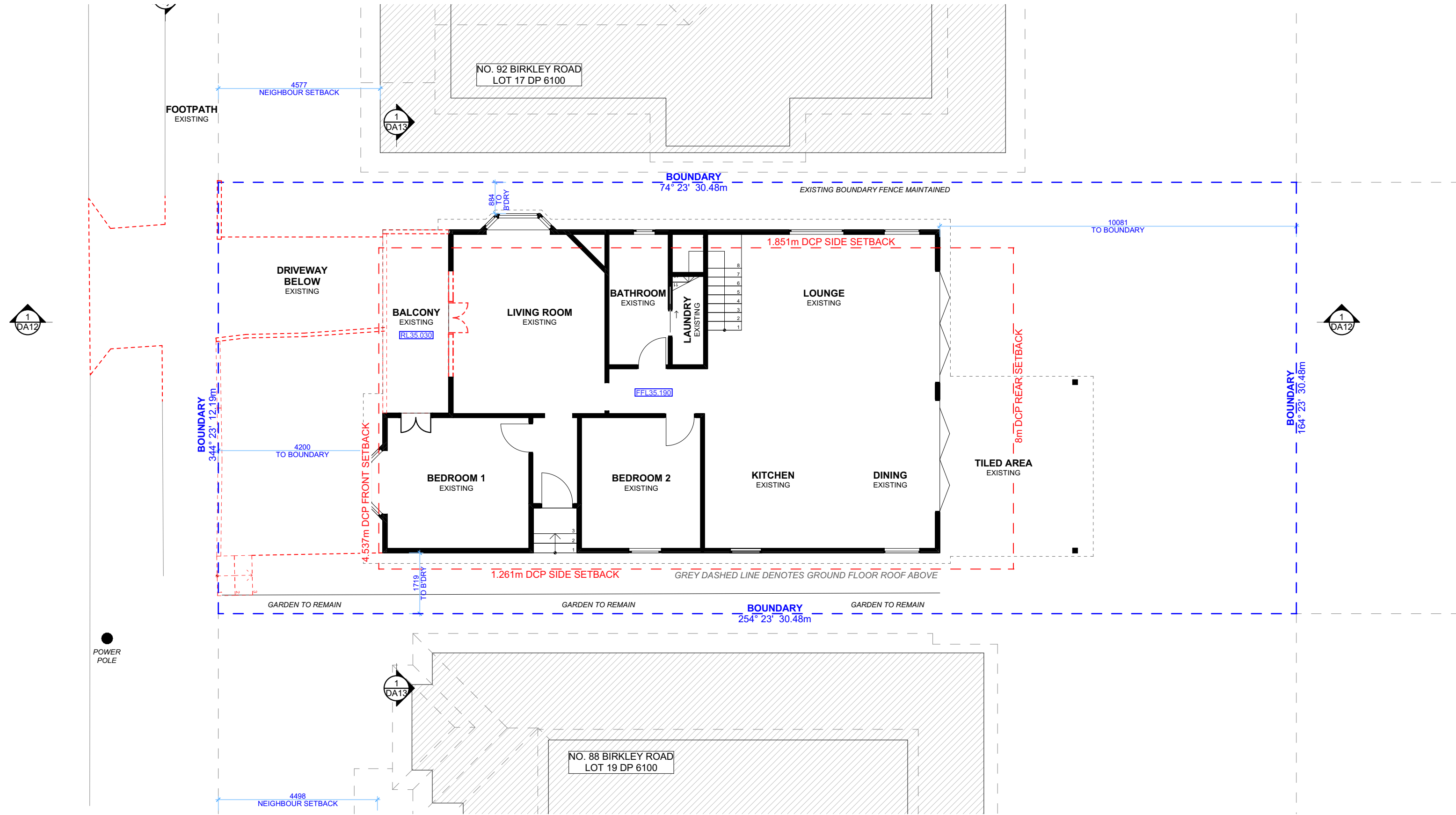
DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN

SCALE
1:200 @A3

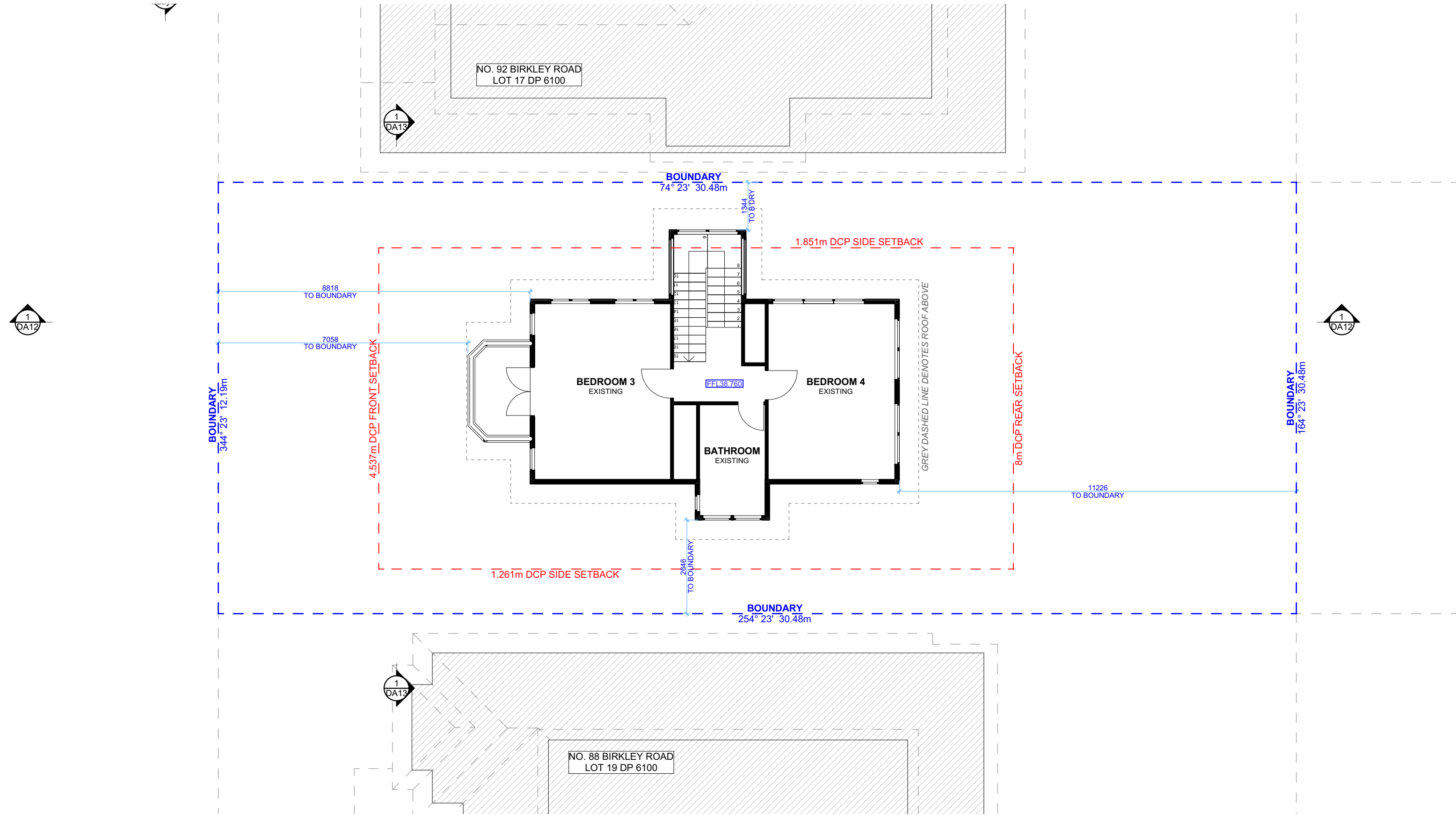




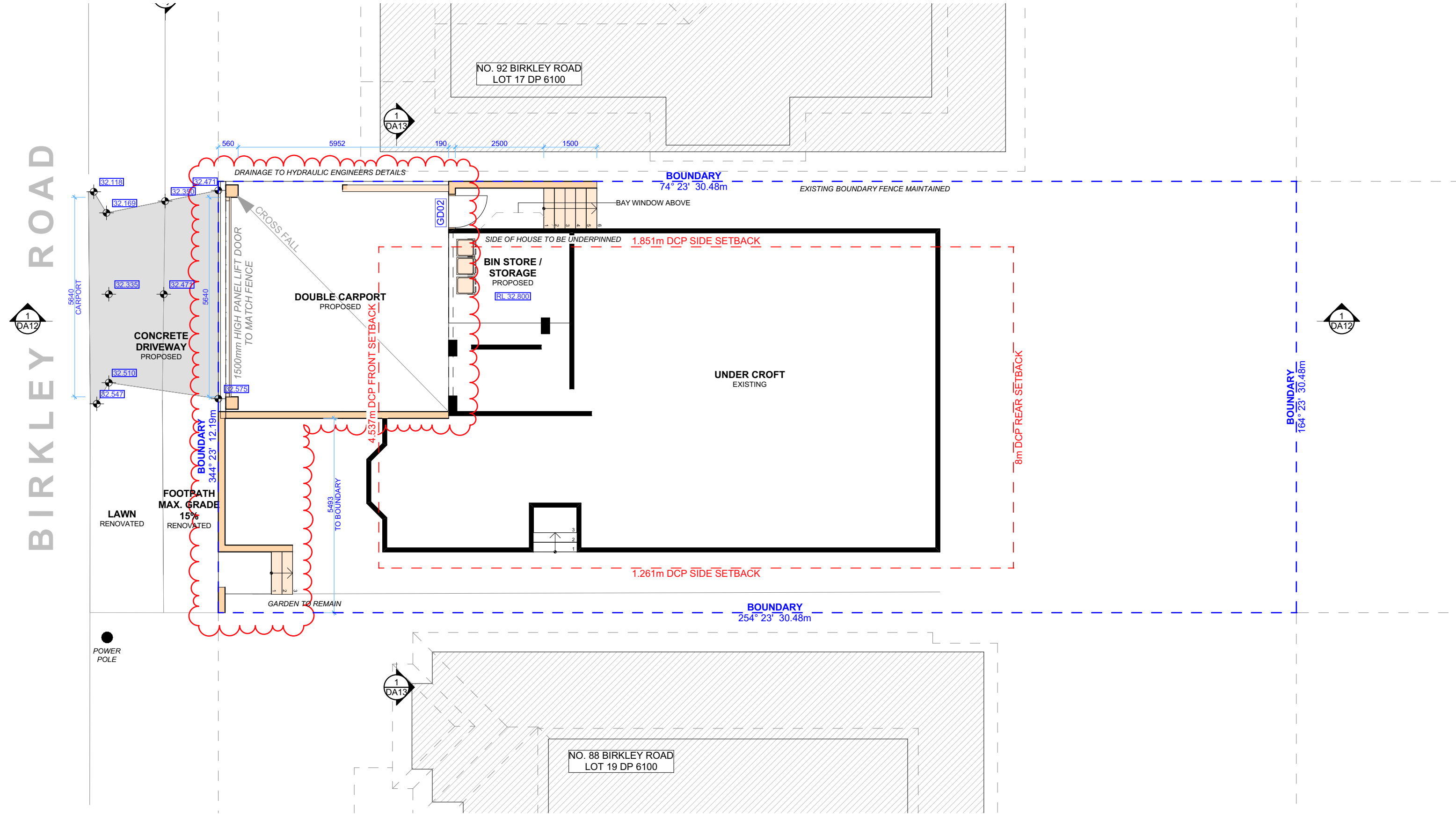
1 EXISTING GARAGE FLOOR PLAN 1:100 NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



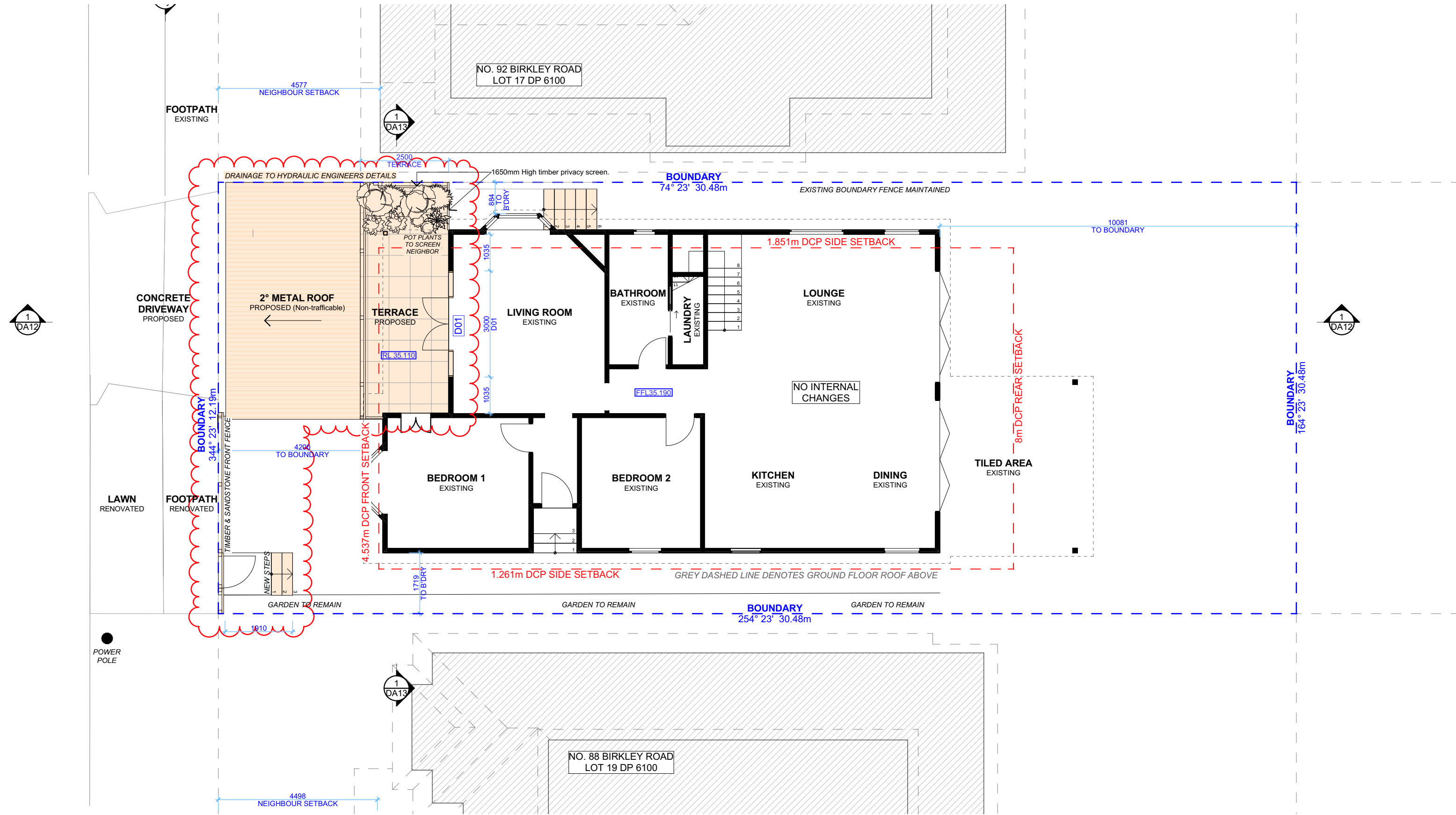
1 EXISTING GROUND FLOOR PLAN 1:100 NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



1 EXISTING FIRST FLOOR PLAN 1:100 NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



1 PROPOSED GARAGE FLOOR PLAN 1:100 NOTE: ALL NEW WORKS WITHIN 900mm OF THE SITE BOUNDARY TO COMPLY WITH PART 3.7.2 OF THE NCC 2012



1

PROPOSED GROUND FLOOR PLAN

1:100

NOTE: ALL NEW WORKS WITHIN 900mm OF THE SITE BOUNDARY TO COMPLY WITH PART 3.7.2 OF THE NCC 2012



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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DRAWING NO.

DA07

DATE

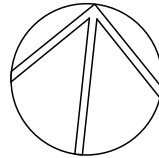
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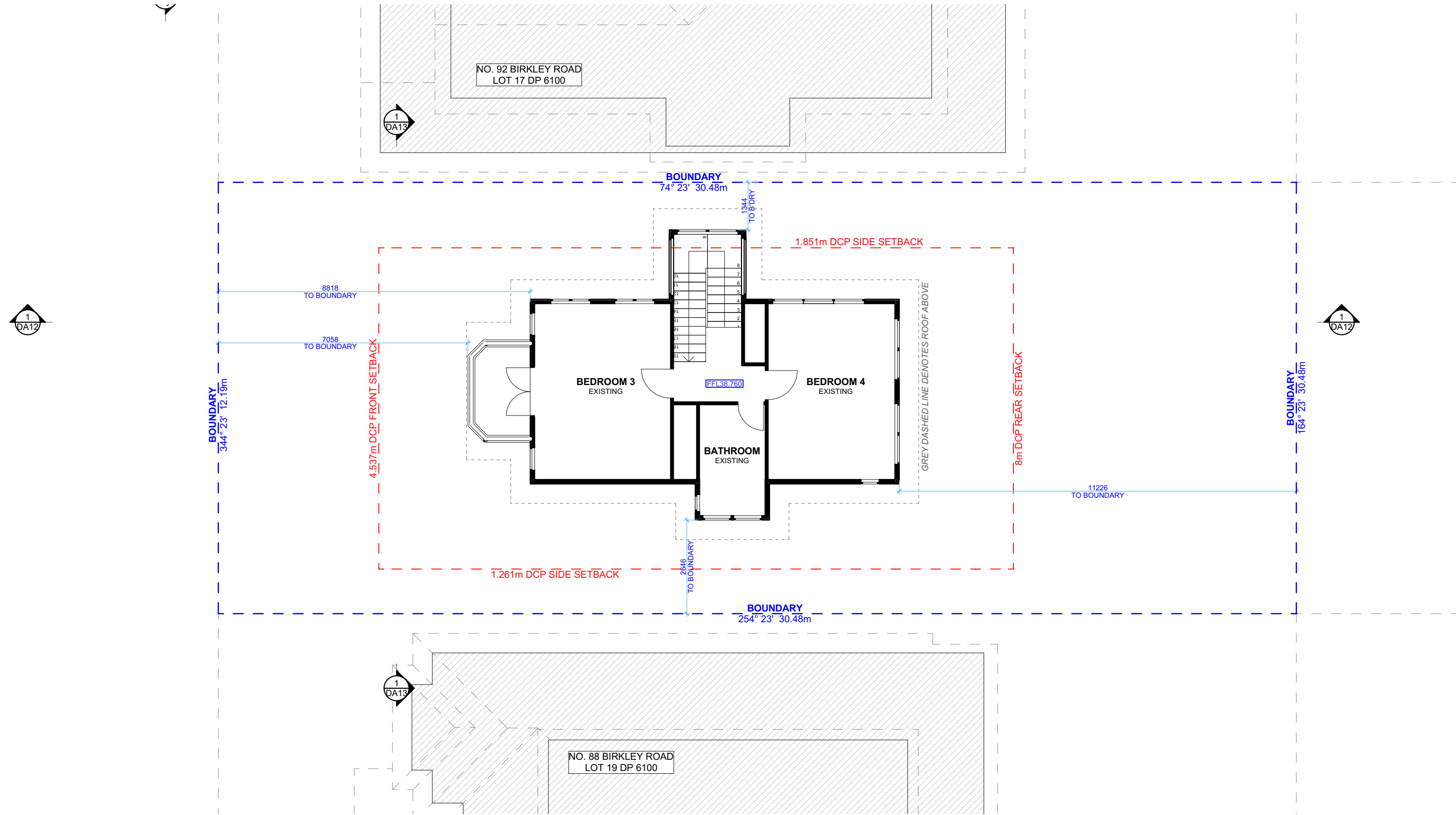
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A3



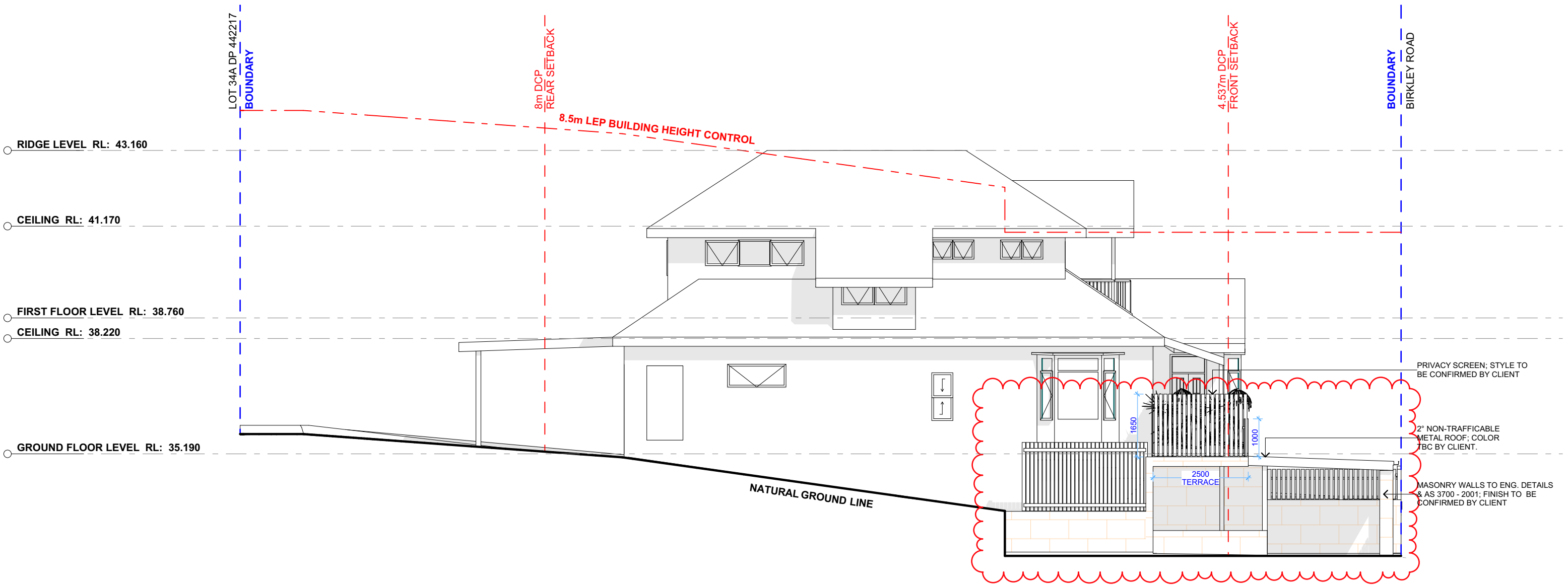


1

PROPOSED FIRST FLOOR PLAN

1:100

NOTE: NO CHANGES TO THIS LEVEL PROPOSED






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LEGEND

 EXISTING

 PROPOSED

CLIENT
STUART McPHAIL &
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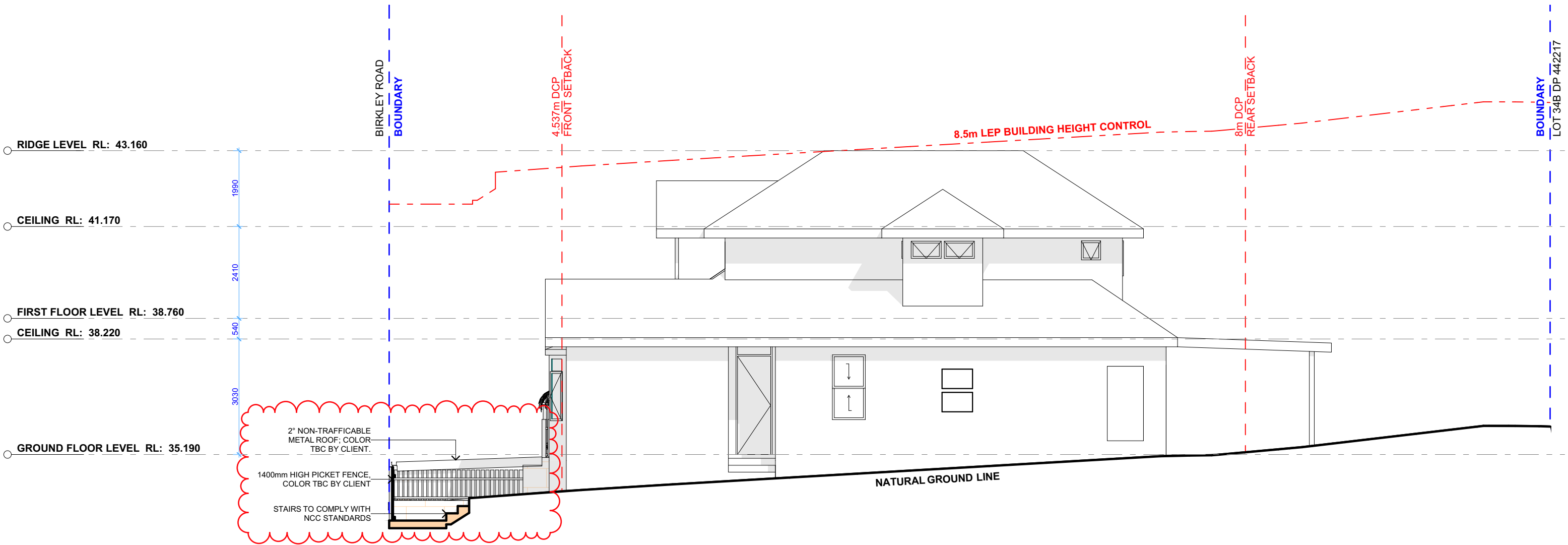
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DRAWING NO.
DA09

DATE
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DRAWING NAME
NORTH ELEVATION

SCALE
1:100 @A3





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B	21.12.2020	DA: REV A	RNA	

LEGEND

EXISTING

PROPOSED

CLIENT

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PROJECT ADDRESS

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DRAWING NO.

DA10

DATE

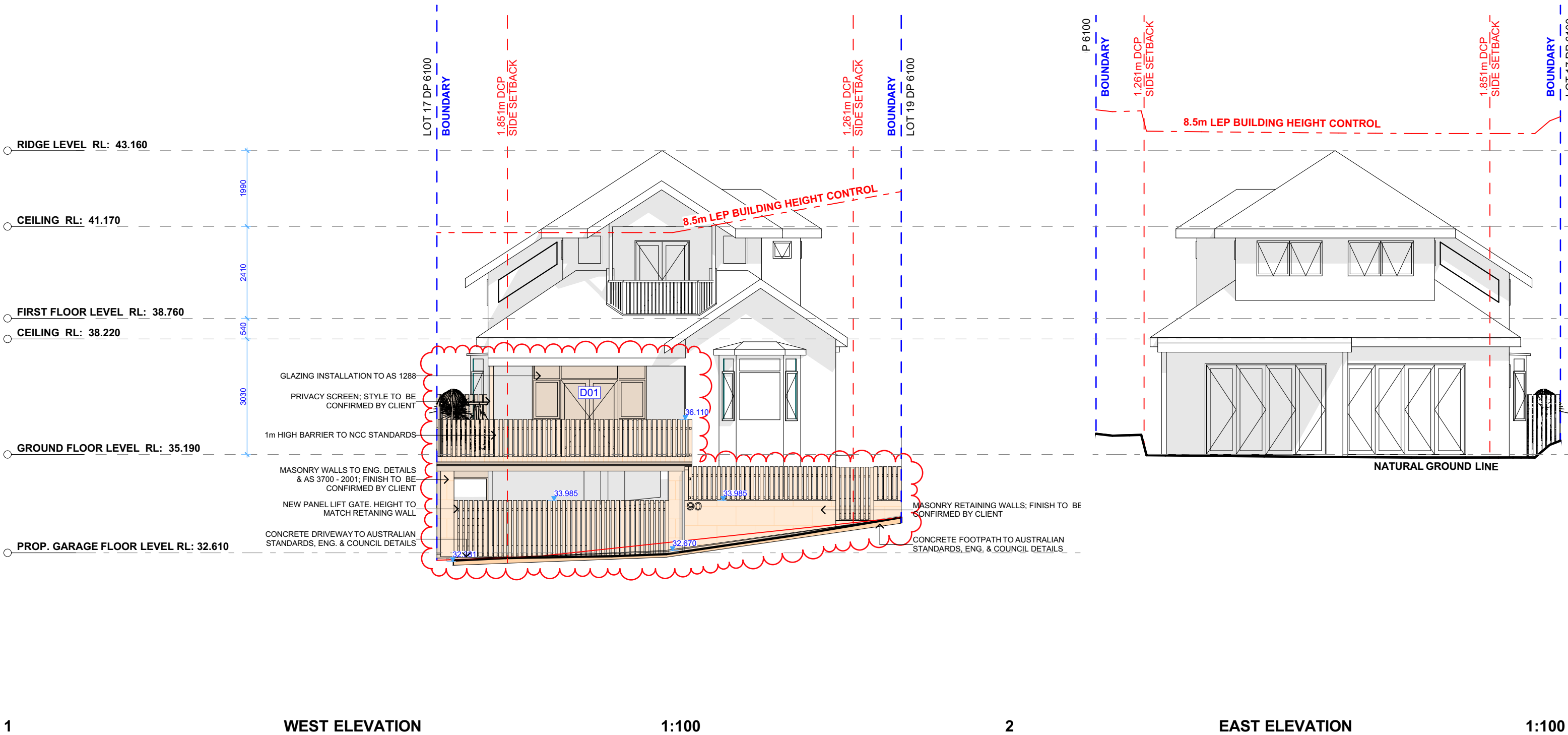
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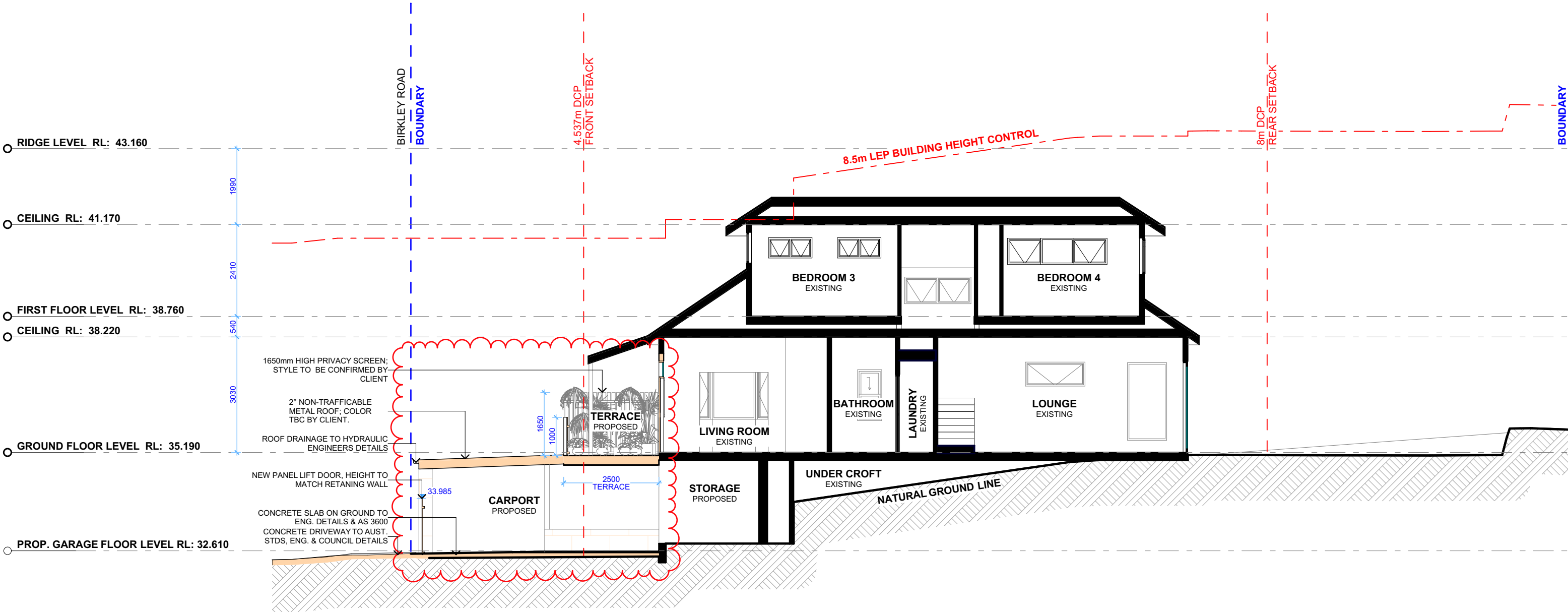
SOUTH ELEVATION

SCALE

1:100 @A3



1 WEST ELEVATION 1:100 2 EAST ELEVATION 1:100

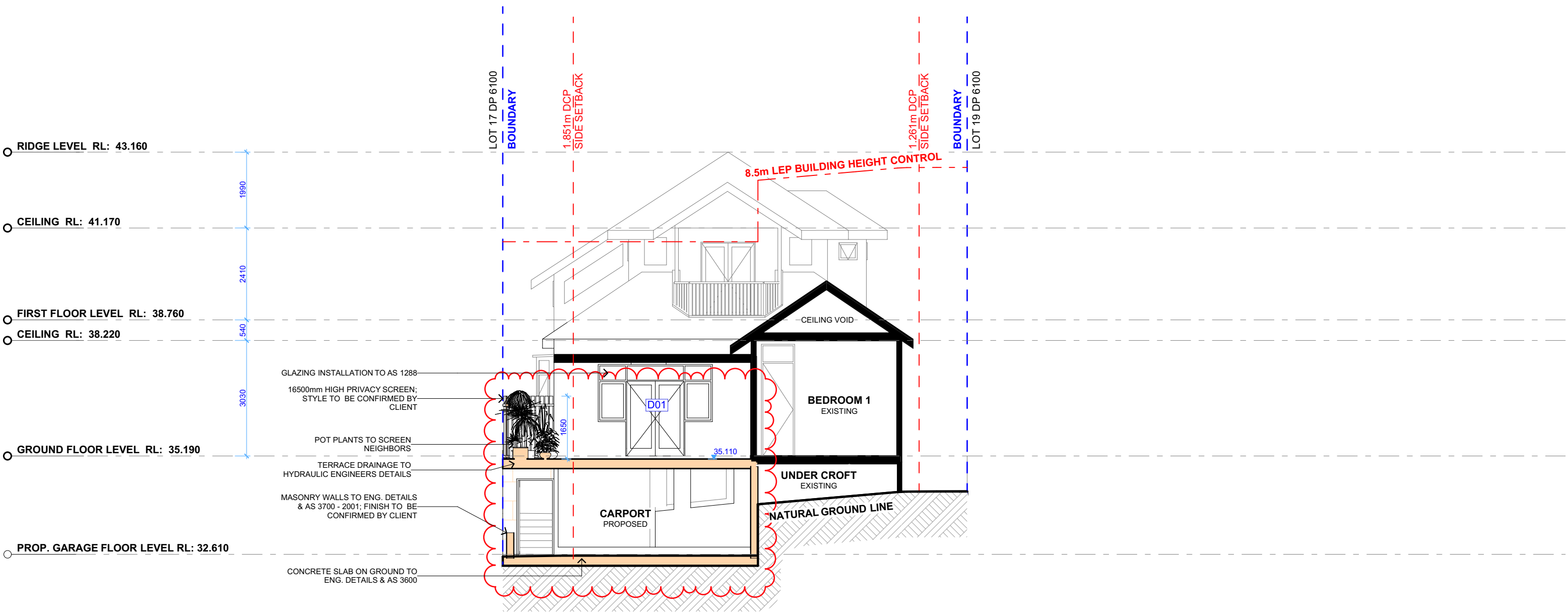


1

LONG SECTION

1:100

NOTE: ALL NEW WORKS WITHIN 900mm OF THE SITE BOUNDARY TO COMPLY WITH PART 3.7.2 OF THE NCC 2012

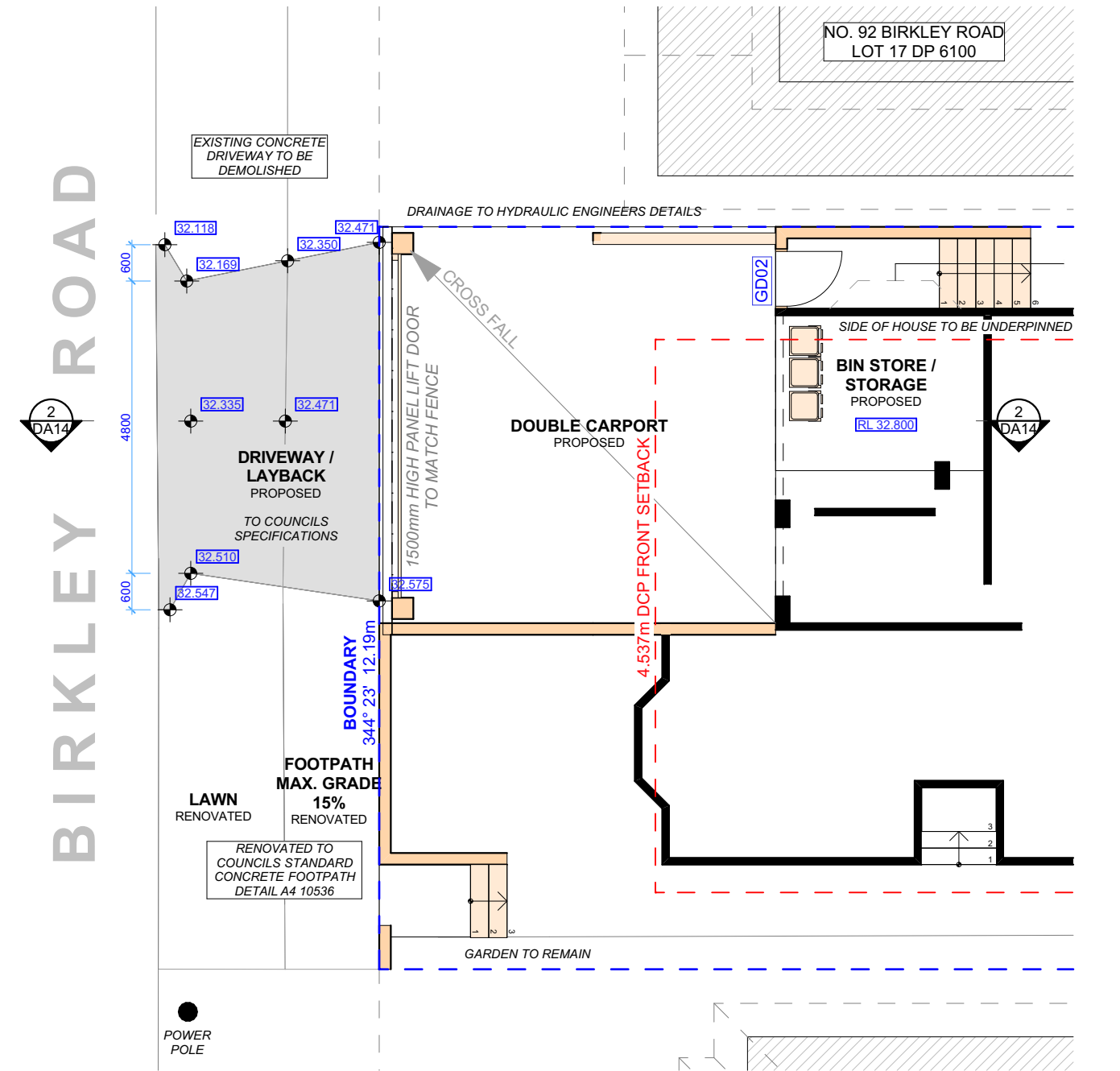


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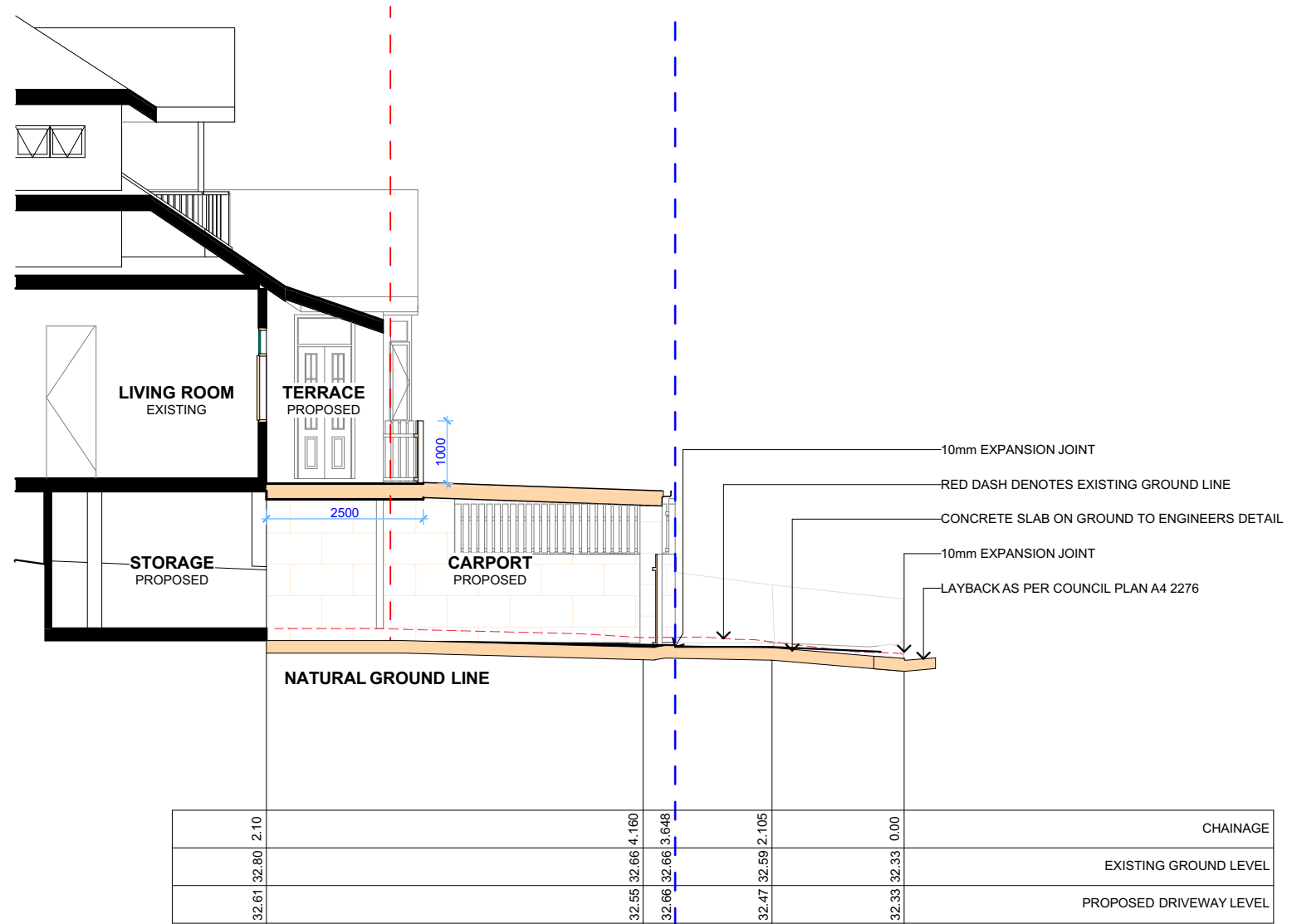
CROSS SECTION

1:100





NOTE: ALL NEW WORKS WITHIN 900mm OF THE SITE BOUNDARY TO COMPLY WITH PART 3.7.2 OF THE NCC 2012





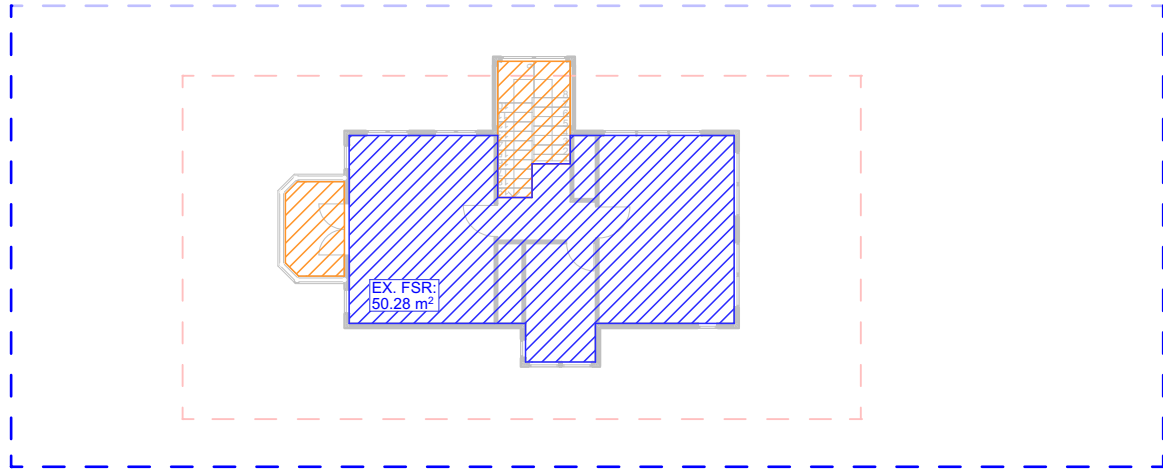
1 PROPOSED DRIVEWAY PLAN 1:100



2 DRIVEWAY LONG SECTION 1:100

CONTROL AREA CALCULATIONS			
SITE AREA: 371.6m ²			
	TOTAL OPEN SPACE REQUIRED: 55% (204.38m ²)	EXISTING: 42.5% (157.99m ²) PROPOSED: 51% (189.73m ²)	
	LANDSCAPED AREA REQUIRED: 35% of TOS (71.53m ²)	EXISTING: 73% (149.29m ²) PROPOSED: 65% (133.17m ²)	
	OPEN SPACE ABOVE GROUND MAXIMUM: 40% of TOS (81.75m ²)	EXISTING: 6.19% (12.67m ²) PROPOSED: 15.36% (31.4m ²)	
	PRIVATE OPEN SPACE REQUIRED: 18m ²	EXISTING: 21.66m ² PROPOSED: UNCHANGED	

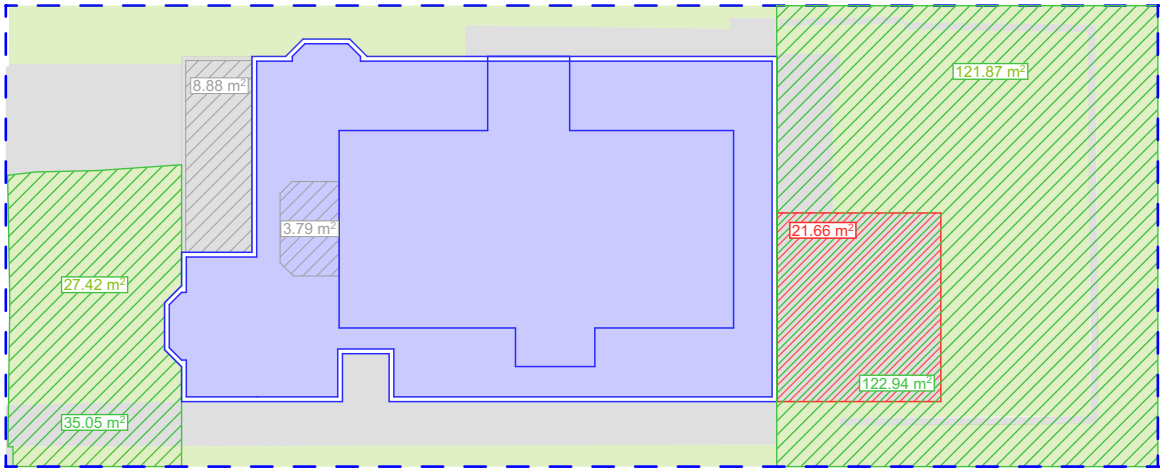
CONTROL FSR CALCULATIONS			
SITE AREA: 371.6m ²			
	FLOOR SPACE RATIO MAXIMUM: 0.600 : 1 (222.96m ²)	EXISTING: 0.478 : 1 (177.78m ²) PROPOSED: UNCHANGED	
	FSR - EXCLUDED AREAS MAXIMUM: N/A		



3

FSR: PROPOSED FIRST FLOOR PLAN

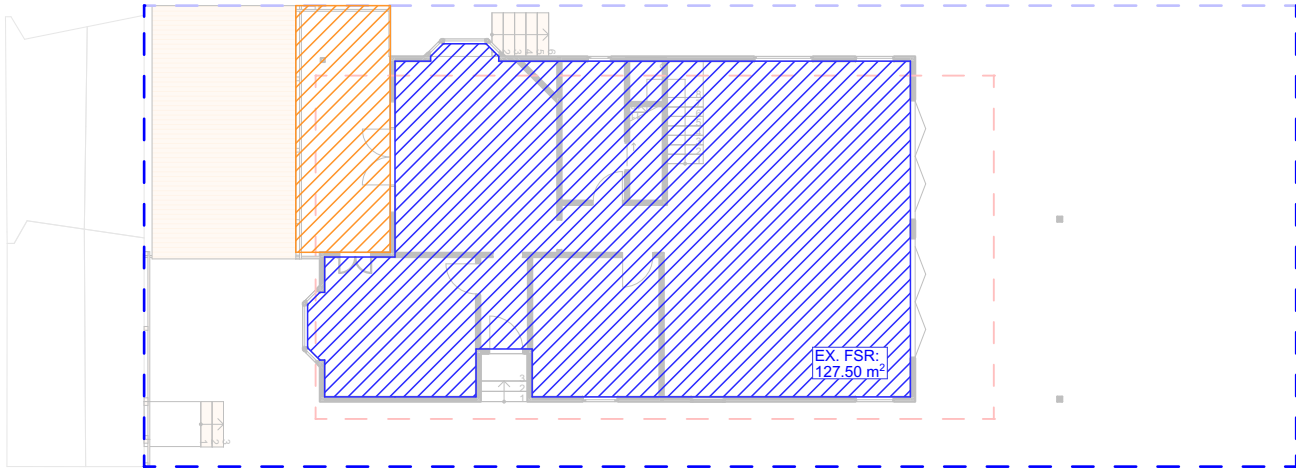
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1

EXISTING AREA CALCULATIONS

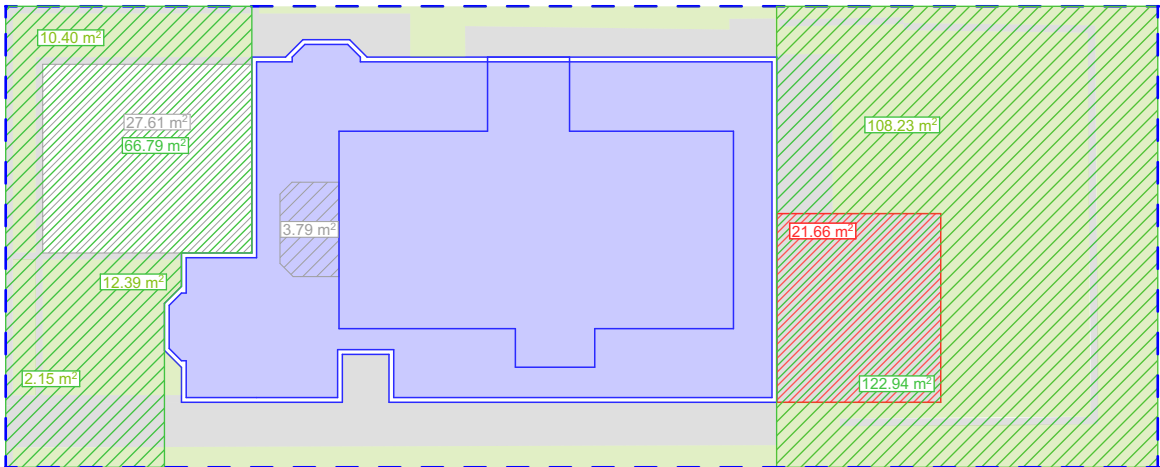
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4

FSR: PROPOSED GROUND FLOOR PLAN

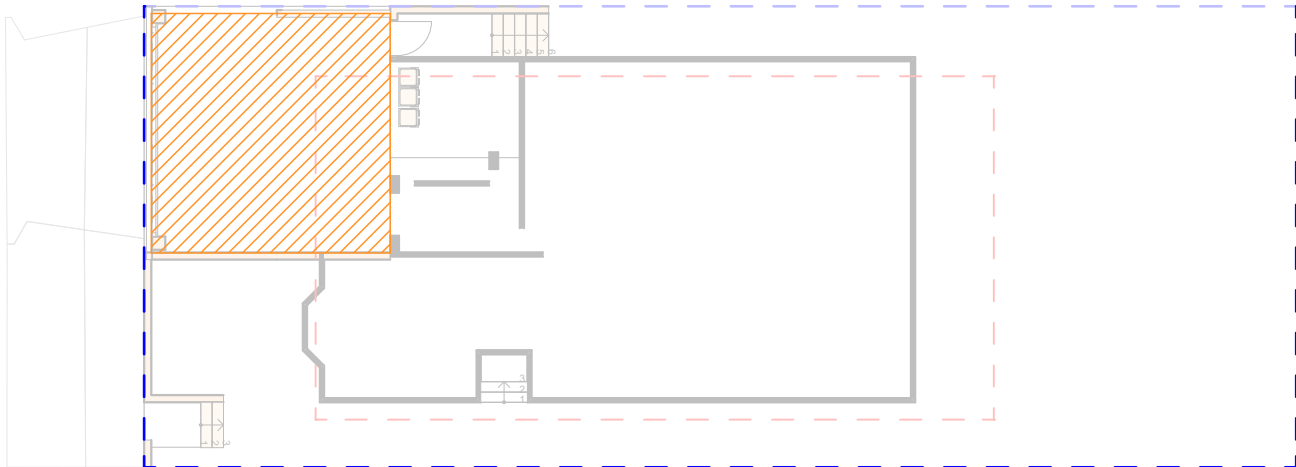
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2

PROPOSED AREA CALCULATIONS

1:200



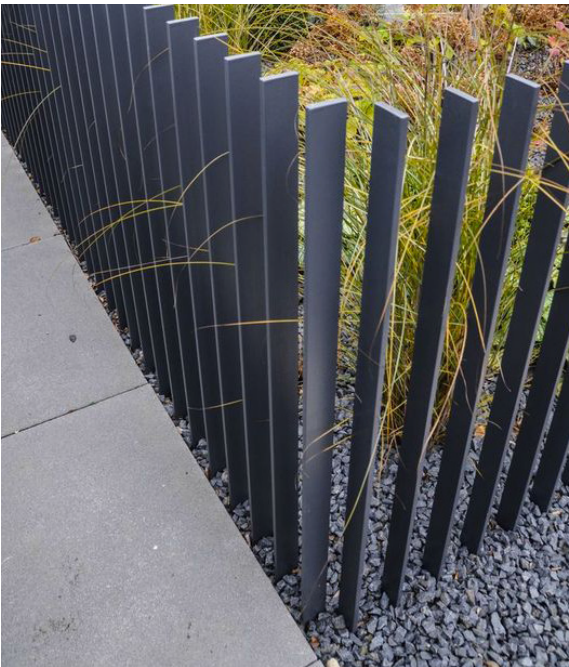
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FSR: PROPOSED GARAGE FLOOR PLAN

1:200



FRENCH DOORS WITH SIDE & HIGHLIGHTS
BY STEGBAR OR OTHER



SLATTED VERTICAL FENCE
STYLE & COLOUR TO BE CONFIRMED BY CLIENT



PANEL LIFT DOOR
STYLE TO BE CONFIRMED BY CLIENT



STONE RETAINING WALL
MATERIAL TO BE CONFIRMED BY CLIENT



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A	16/11/2020	CARPORT DESIGN	AL
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LEGEND

CLIENT
STUART McPHAIL &
JOANNA PATCHING

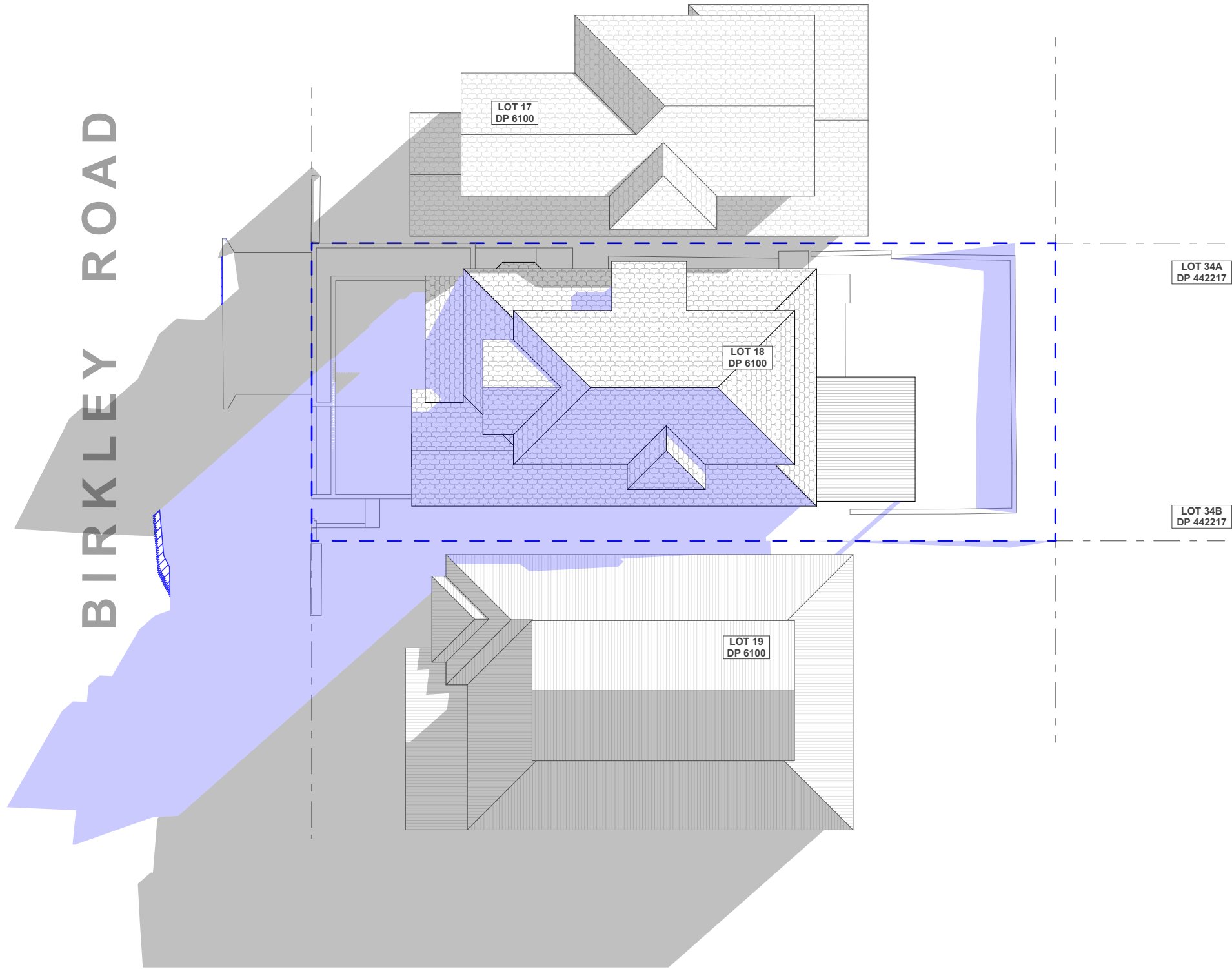
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90 BIRKLEY ROAD,
MANLY NSW 2095

DRAWING NO.
DA16

DATE
Monday, 21 December
2020

DRAWING NAME
SAMPLE BOARD

SCALE
@A3



WINTER SOLSTICE 9AM 1:200



ACTION PLANS
m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	16/11/2020	CARPORT DESIGN	AL
B	21.12.2020	DA: REV A	RNA

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All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
STUART McPHAIL &
JOANNA PATCHING

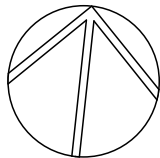
PROJECT ADDRESS
90 BIRKLEY ROAD,
MANLY NSW 2095

DRAWING NO.
DA17

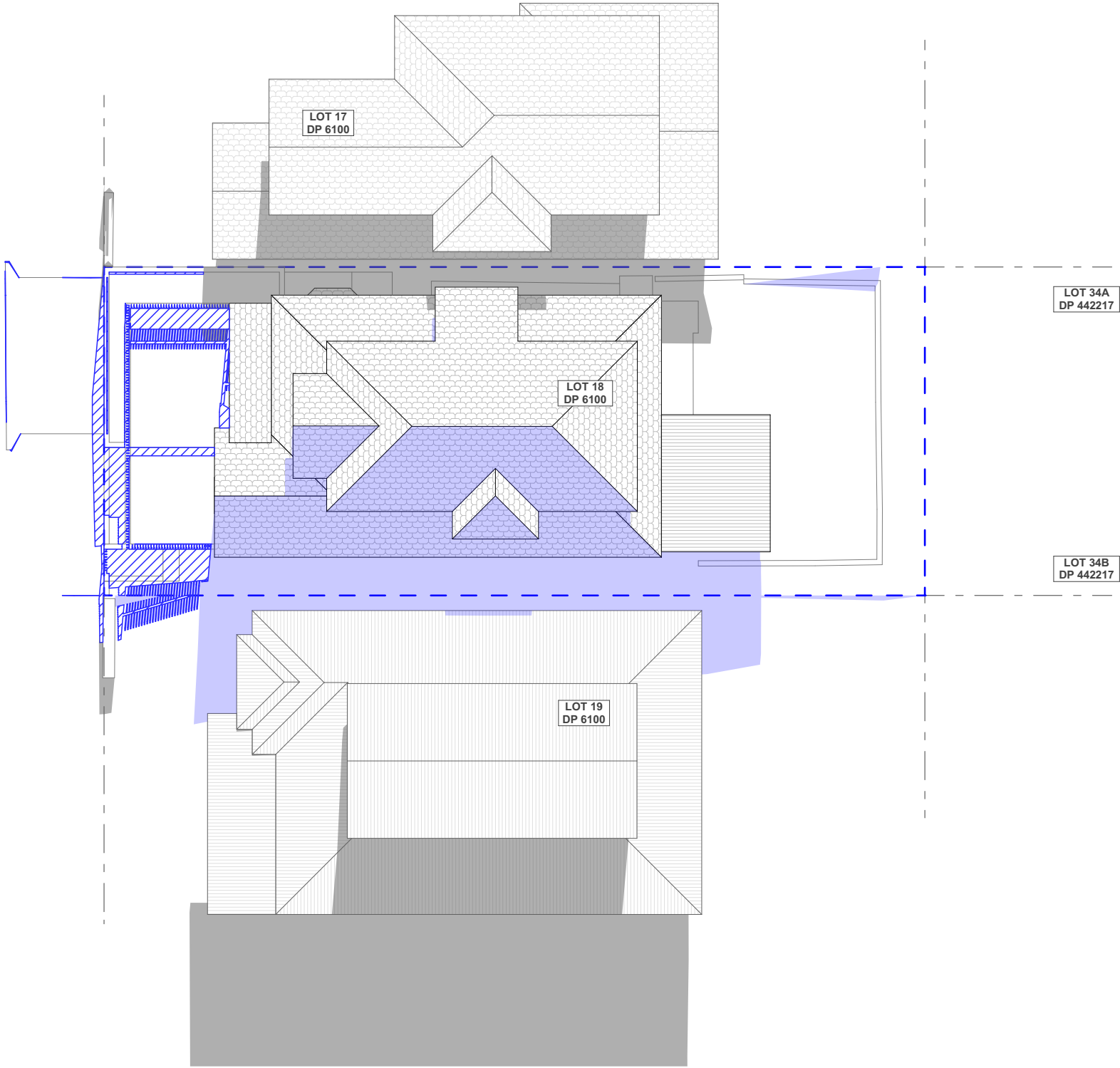
DATE
Monday, 21 December
2020

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3



BIRKLEY ROAD



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REV.	DATE	COMMENTS	DRWN
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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT
STUART McPHAIL &
JOANNA PATCHING

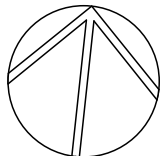
PROJECT ADDRESS
90 BIRKLEY ROAD,
MANLY NSW 2095

DRAWING NO.
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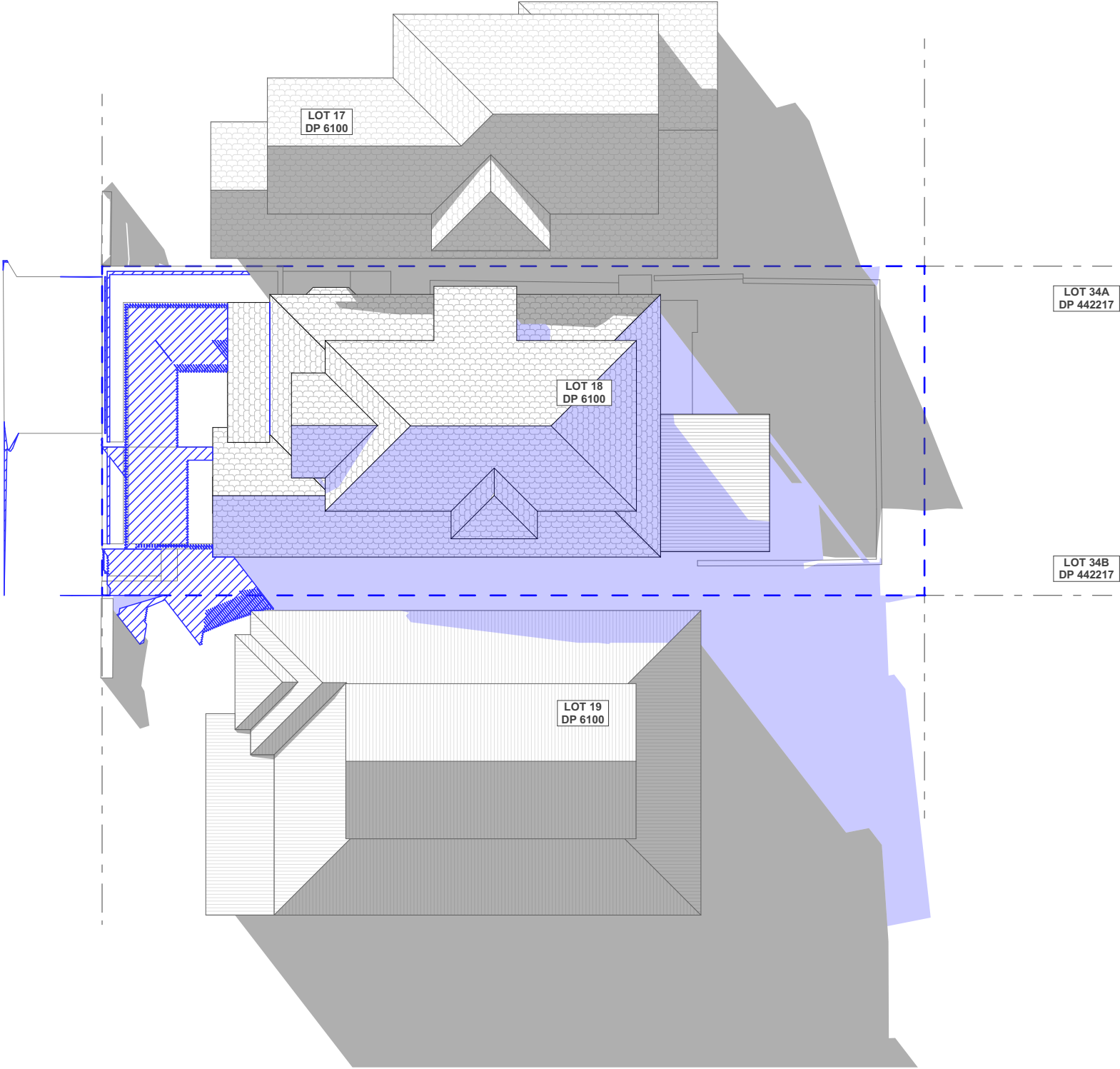
DATE
Monday, 21 December
2020

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3



BIRKLEY ROAD







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REV.	DATE	COMMENTS	DRWN	NOTES
A	16/11/2020	CARPORT DESIGN	AL	<div>This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.</div> <div>Do not scale measure from drawings. Figured dimensions are to be used only.</div> <div>The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.</div> <div>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</div>
B	21.12.2020	DA: REV A	RNA	

LEGEND

 EXISTING SHADOWS

 PROPOSED SHADOWS

 NEIGHBOURING SHADOWS

CLIENT

STUART McPHAIL &
JOANNA PATCHING

PROJECT ADDRESS

90 BIRKLEY ROAD,
MANLY NSW 2095

DRAWING NO.

DA19

DATE

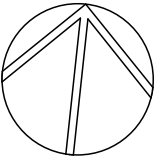
Monday, 21 December
2020

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

1:200 @A3



Alterations and Additions

Certificate number: A385664

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 06, August 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	90 Birkley Road Manly
Street address	90 Birkley Road Manly 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6100
Lot number	18
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: Action Plans
ABN (if applicable): 17118297587

Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors							
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>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.</p>					✓	✓	✓
						✓	✓
						✓	✓
					✓	✓	✓
						✓	✓
						✓	✓
Windows and glazed doors glazing requirements							
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type	
			Height (m)	Distance (m)			
W1	W	7.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.