

BASIX REQUIREMENTS - CERTIFICATE NUMBER A409872

INSULATION

ALL NEW OR ALTERED CONSTRUCTION (FLOORS, WALLS, AND CEILINGS/ROOFS IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW, EXCEPT THAT

- a) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE ARE OF NEW CONSTRUCTION IS LESS THAN
b) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS

CONCRETE SLAB ON GROUND FLOOR:

- 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)
- INTERNAL WALL SHARED WITH GARAGE: PLASTERBOARD (R0.36)
 - NIL
- FLAT CEILING, PITCHED ROOF
 - CEILING: R1.45(UP)
 - ROOF: FOIL BACKED BLANKET (55mm)
 - MEDIUM (SOLAR ABSORPTIONS 0.475 - 0.70)

GLAZING

ALL 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 GLAZING DOOR

FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF HE WINDOW OR GLAZING DOOR AND NO MORE THAN 2400mm ABOVE THE SILL.

FOR PROJECTIONS DESCRIBED AS A RATIO, THE RATIO OF PROJECTION FROM THE WALL TO THE HEIGHT ABOVE THE WINDOW OR GLAZED DOOR SILL MUST BE AT LEAST THAT SHOWN IN THE FOLLOWING LIST

WINDOWS AND GLAZED DOOR GLAZING

- W01: - SHADING: EAVES >=450MM
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W02: - SHADING: PROJECTION ABOVE SILL RATIO >=0.23
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W03: - SHADING: PROJECTION ABOVE SILL RATIO >=0.43
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W05A: - SHADING: EXTERNAL LOUVRE/BLIND (FIXED)
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W05B: - SHADING: EXTERNAL LOUVRE/BLIND (FIXED)
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W06A: - SHADING: NONE
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)
- W06B: - SHADING: NONE
- GLASS: STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE:5.7, SHGC:0.47)

GLAZED ROOFS/SKYLIGHTS

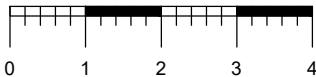
ALL GLAZING IN THE ROOF/SKYLIGHTS MUST BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW:

- S1-S5 SHADING DEVICE: - NO SHADING
GLASS TYPE: - STANDARD ALUMINIUM, TONED/AIR GAP/CLEAR, (U-VALUE:5.31,SHGC:0.48)

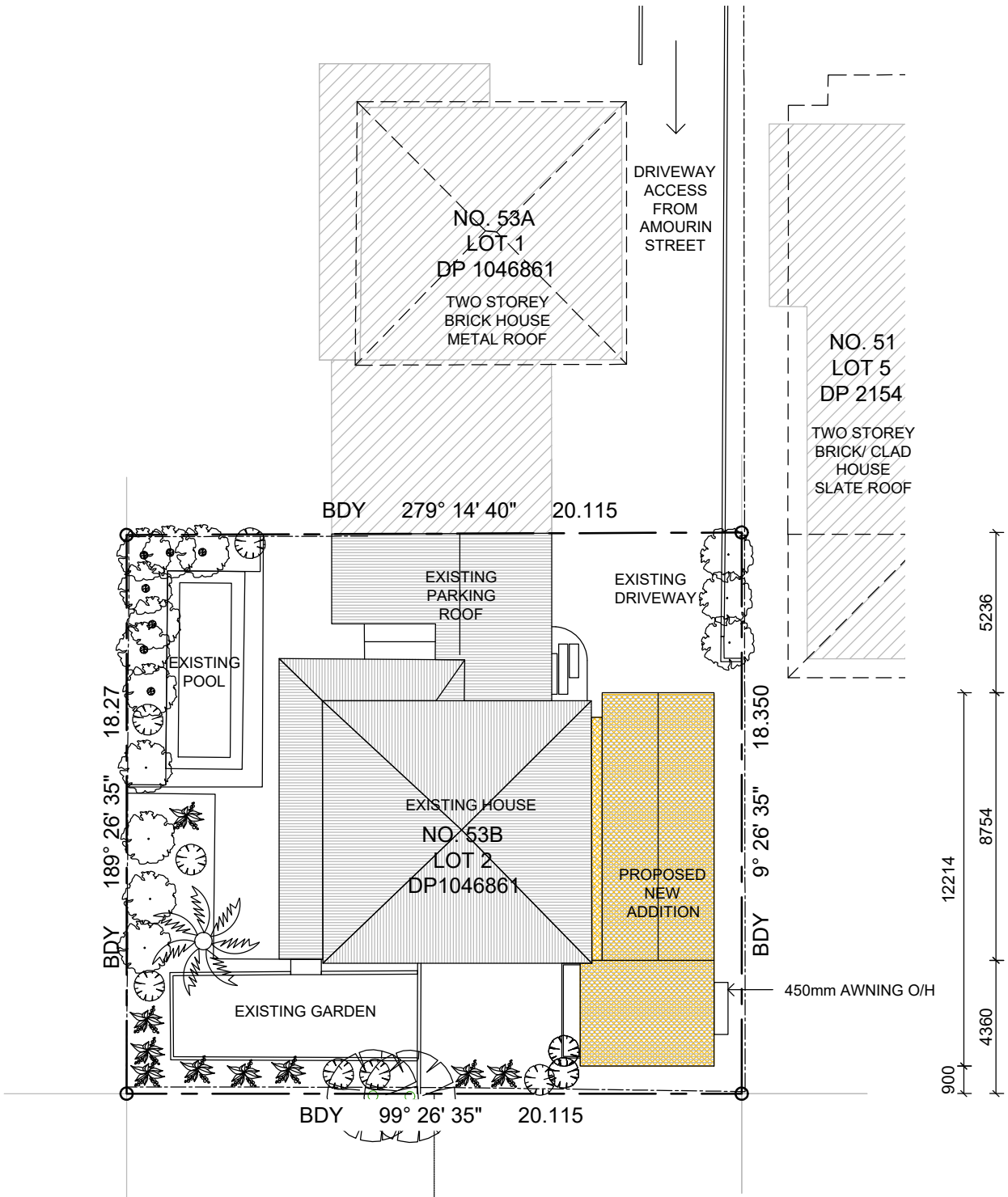
SITE AREA = 368.2m²

LEDGEND

-  ROOF OF EXISTING HOUSE
-  PROPOSED NEW ADDITION



DEVELOPMENT APPLICATION



LOT 14
SEC F
DP 20440
TWO STOREY
BRICK/ CLAD
HOUSE
TILED ROOF

LOT13
SEC F
DP 20440

1 SITE PLAN
1:200 @A3



NOTE:
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
CONTRACTOR MUST MARK ANY PREVIOUS DRAWINGS AS "SUPERCEDED" AND USE ONLY CURRENT REVISION DRAWINGS ON SITE.
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ISSUE:	DATE:	REVISION:
INFO	31.01.2021	ISSUED FOR INFORMATION
DA	28.03.2021	ISSUED FOR DEVELOPMENT APPLICATION

bewoner studio

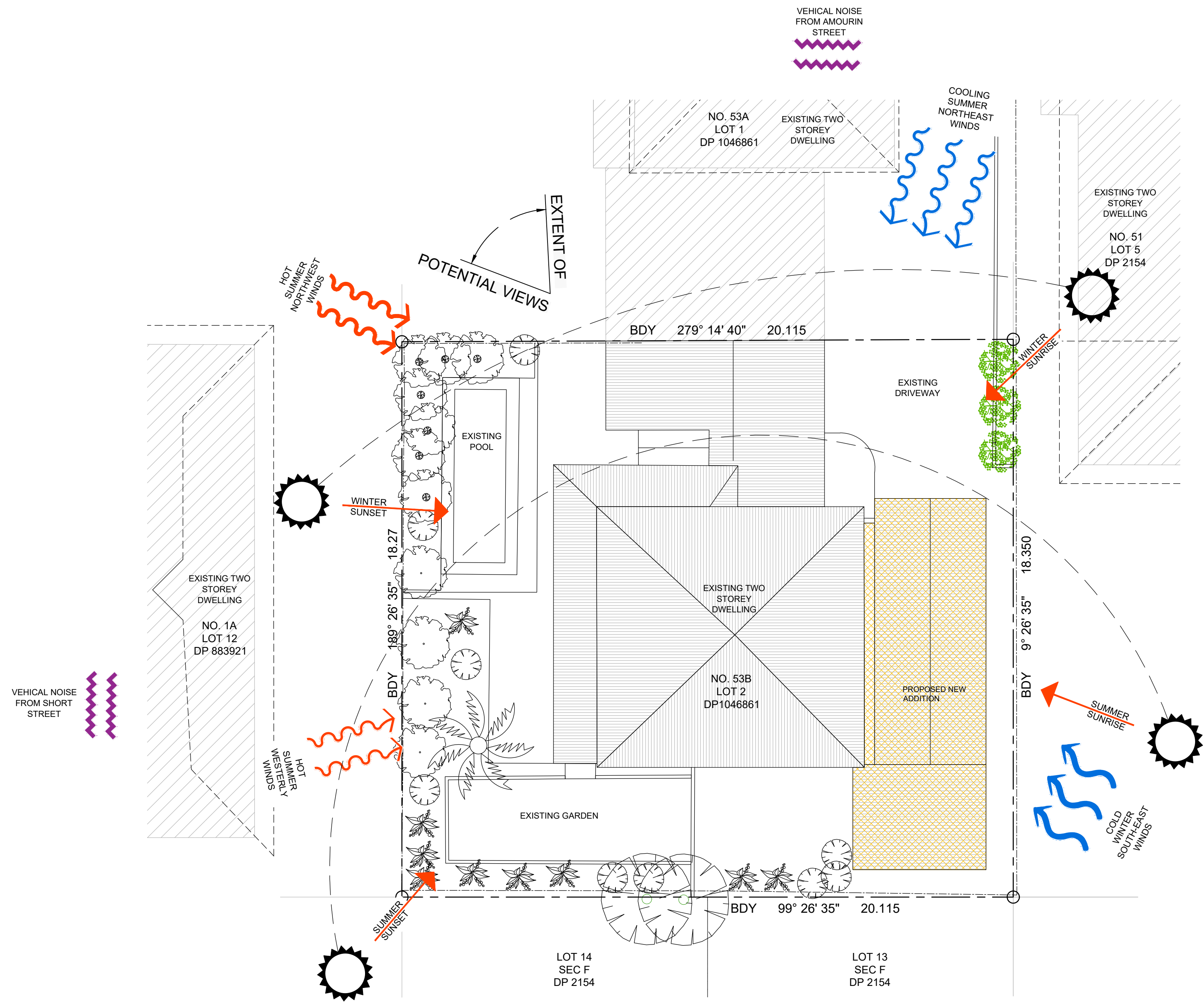
10 Hodgson Ave, Cemome Point, Sydney, NSW 2090
p +61 432911858 e info@bewonerstudio.com

PROJECT:	53B AMOURIN STREET, NORTH MANLY
CLIENT:	K. & S. DALLY

DRAWING:	PROPOSED SITE PLAN	SCALE: 1 : 200 @ A3
		DATE: 11.01.2021 DRAWN: DD
		PROJECT NO: 2001 DRAWING NO: DA 1.100_01

LEGEND

- SUBJECT SITE
- FALL TOPOGRAPHY
- NOISE
- EXTENT OF VIEW
- SUN
- SUMMER WIND
- WINTER WIND
- EXISTING TREES



1 SITE PLAN
1:100 @A3

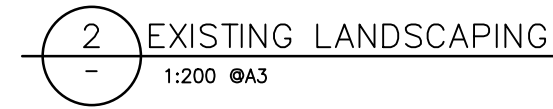
LEDGEND

- ROOF OF EXISTING HOUSE
- PROPOSED NEW ADDITION

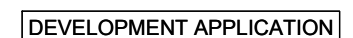
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DEVELOPMENT APPLICATION

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	INFO	31.01.2021	ISSUED FOR INFORMATION
	DA	28.03.2021	ISSUED FOR DEVELOPMENT APPLICATION
bewoner studio 10 Hodgson Ave, Cemorne Point, Sydney, NSW 2090 p +61 432911858 e info@bewonerstudio.com			
PROJECT: 53B AMOURIN STREET, NORTH MANLY		DRAWING: SITE ANALYSIS PLAN	
CLIENT: K. & S. DALLY		SCALE: 1 : 100 @ A3	
		DATE: 11.01.2021	DRAWN: DD
		PROJECT NO: 2001	DRAWING NO: DA 1.010_00



LEDGEND

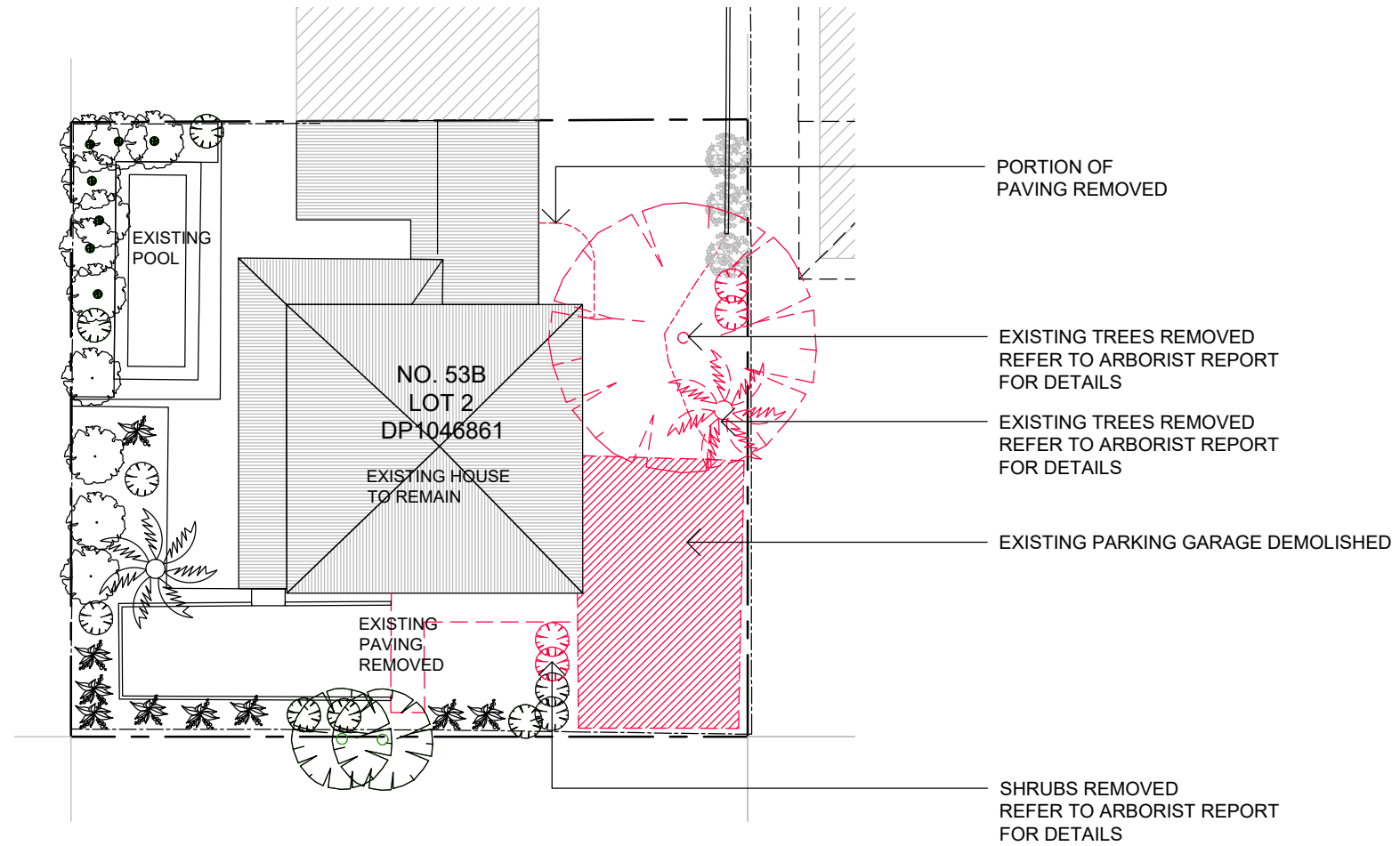


SCALE: 1 : 200 @ A3	
DATE: 11.01.2021	DRAWN: DD
PROJECT NO: 2001	DRAWING NO: DA 1.020 02

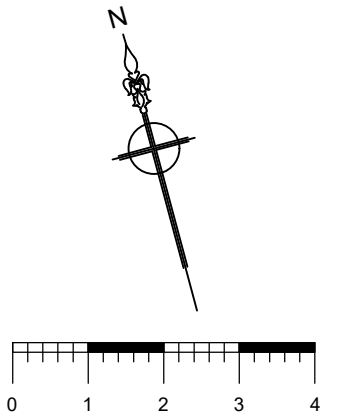
PROJECT:	53B AMOURIN STREET, NORTH MANLY
CLIENT:	K. & S. DALLY

DRAWING:

PROPOSED AND
EXISTING LANDSCAPING



1 DEMOLITION PLAN
- 1:200 @A3

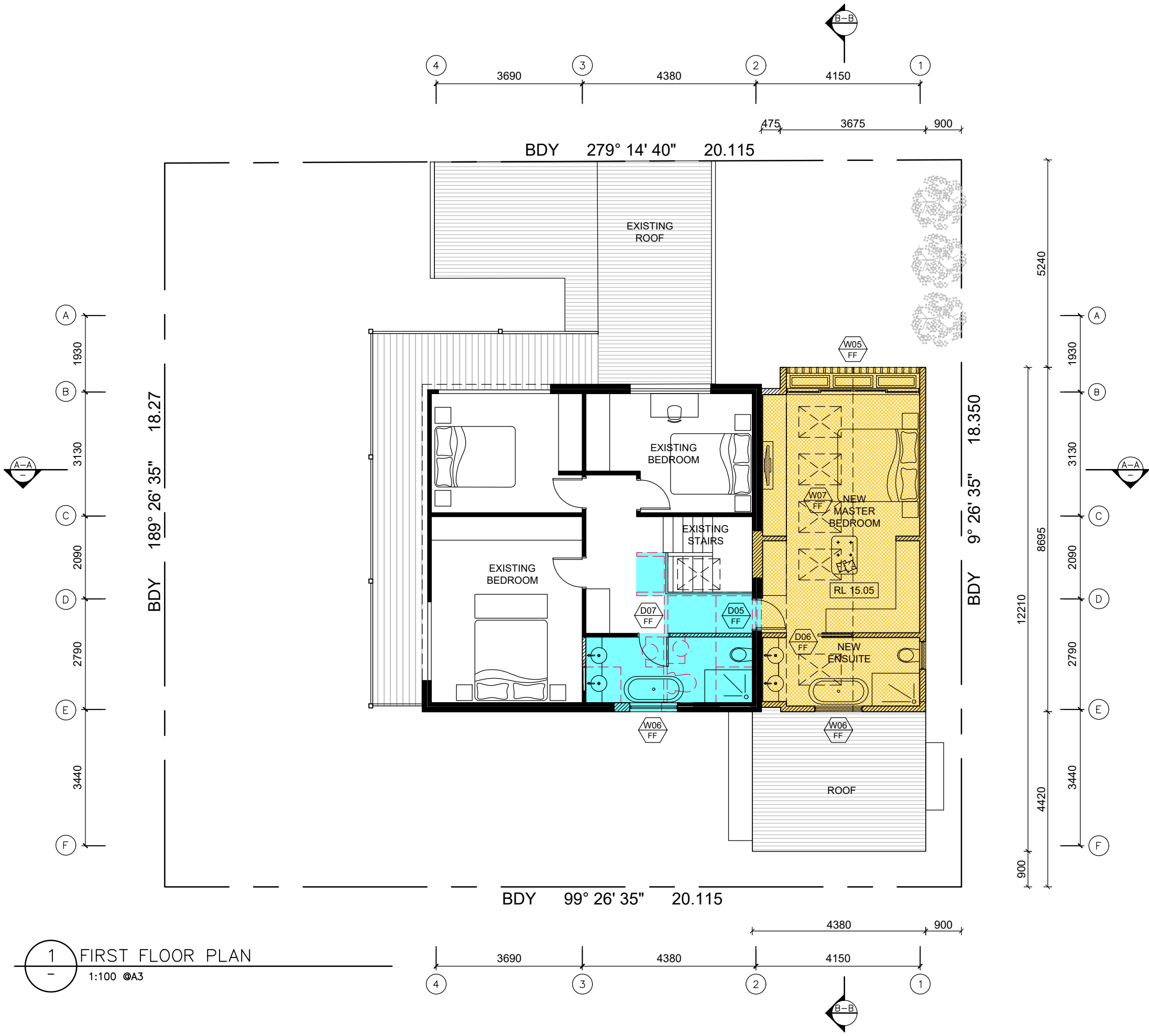


LEDGEND

	DEMOLISHED
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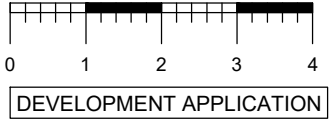
DEVELOPMENT APPLICATION

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	INFO	31.01.2021	ISSUED FOR INFORMATION
	DA	28.03.2021	ISSUED FOR DEVELOPMENT APPLICATION
bewoner studio 10 Hodgson Ave, Cemorne Point, Sydney, NSW 2090 p +61 432911858 e info@bewonerstudio.com			
PROJECT: 53B AMOURIN STREET, NORTH MANLY		DRAWING: DEMOLITION PLAN	
CLIENT: K. & S. DALLY		PROJECT NO: 2001	DRAWING NO: DA 1.030_01

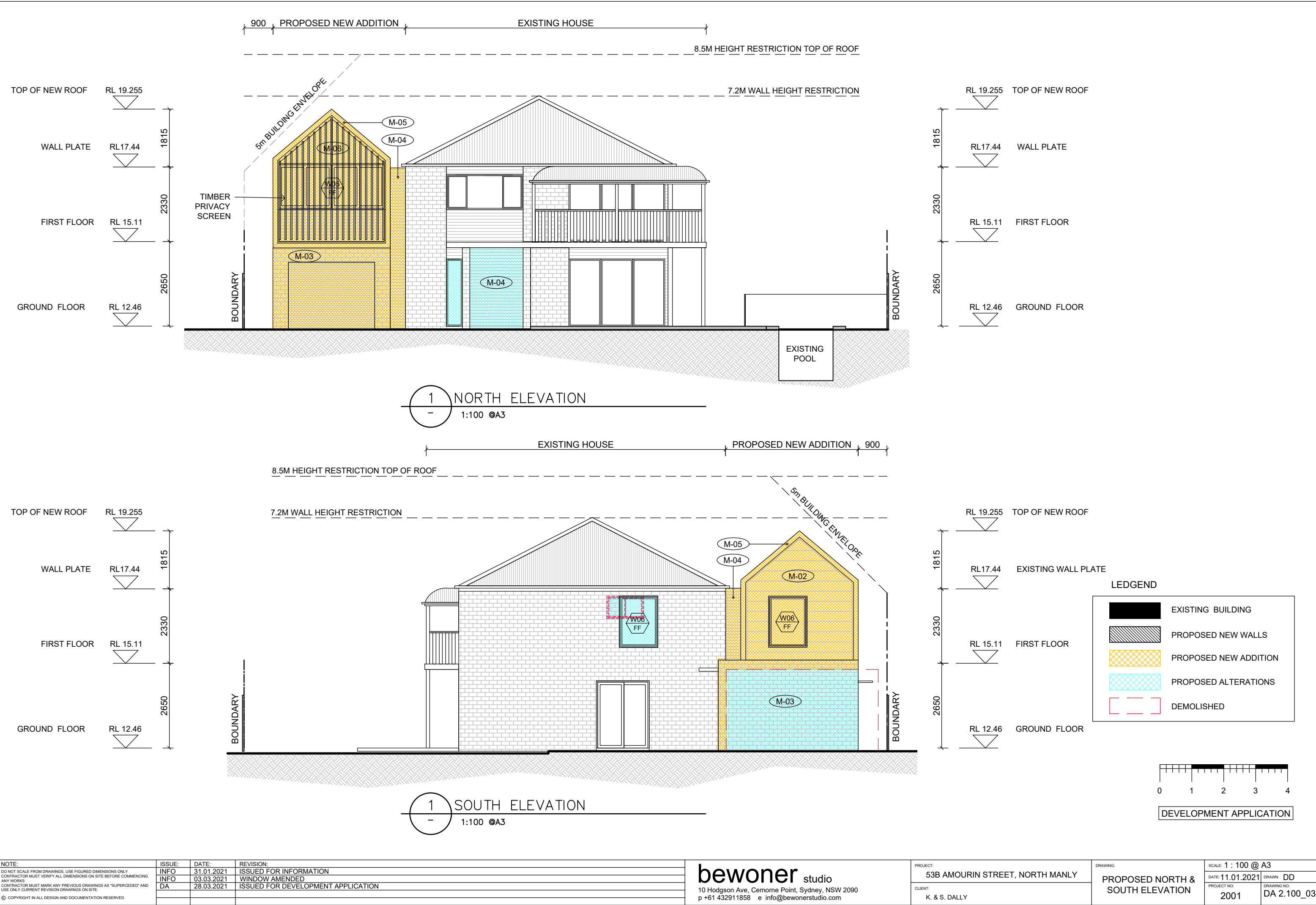


LEDGEND

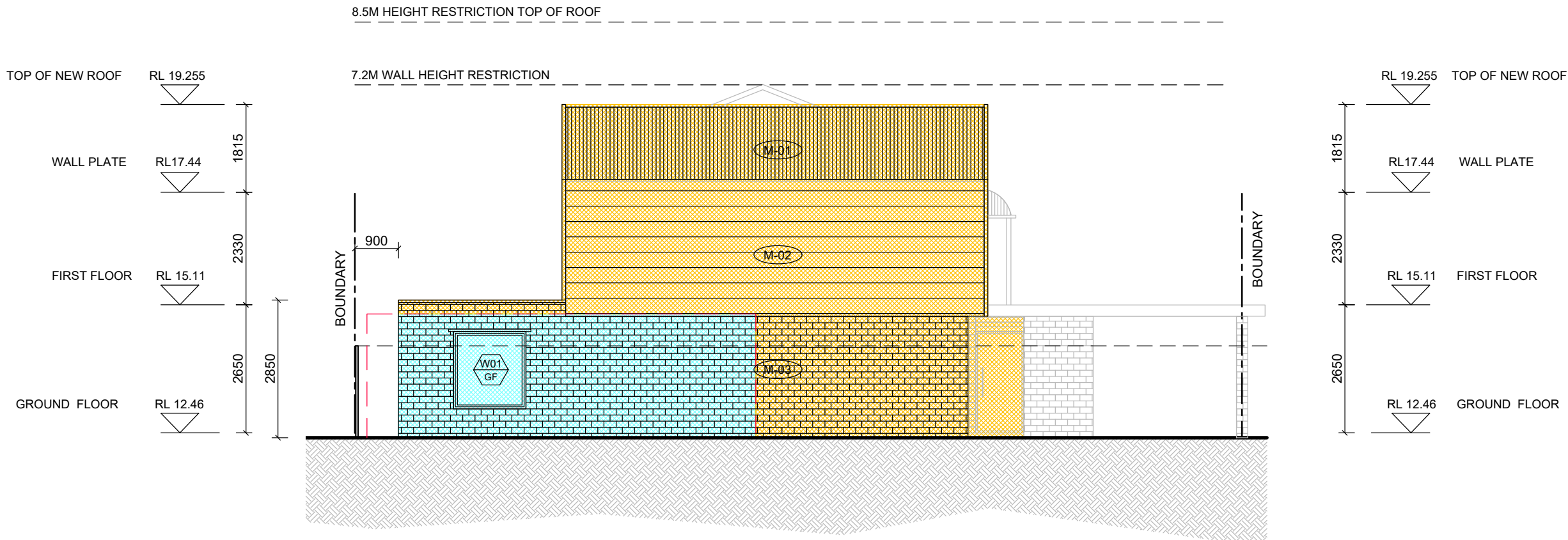
- EXISTING WALLS TO REMAIN
- PROPOSED NEW WALLS
- PROPOSED NEW ADDITION
- DEMOLISHED
- PROPOSED ALTERATIONS



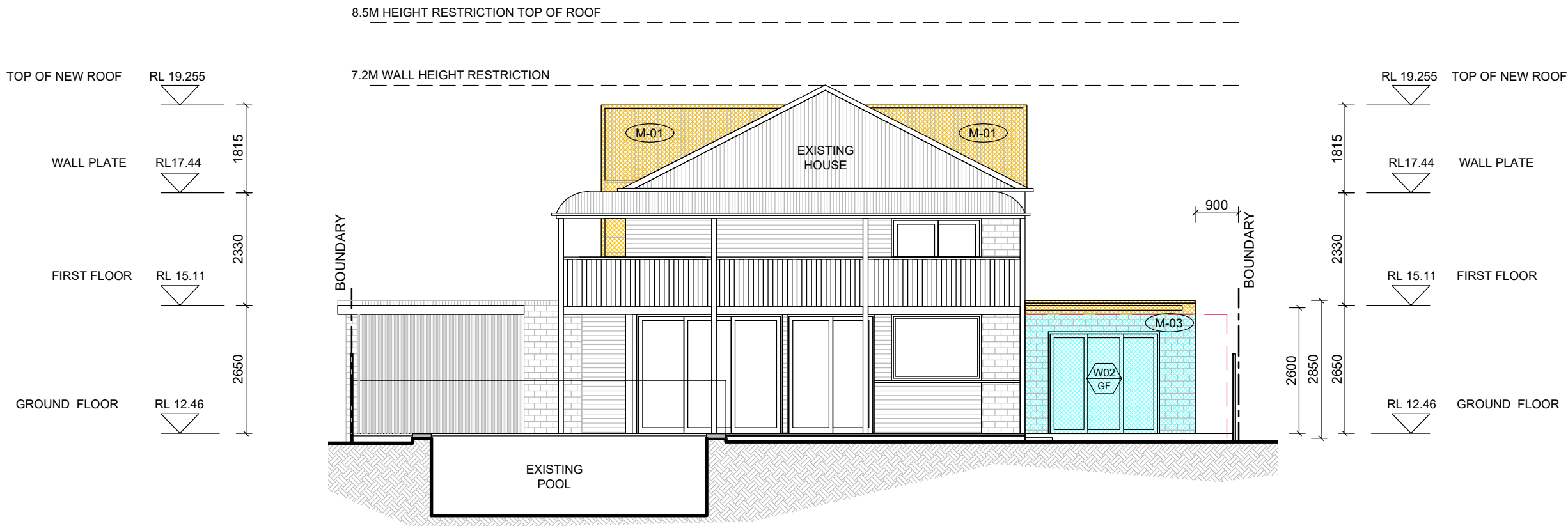
1 FIRST FLOOR PLAN
1:100 @A3



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	INFO	31.01.2021	ISSUED FOR INFORMATION
	INFO	03.03.2021	WINDOW AMENDED
	DA	28.03.2021	ISSUED FOR DEVELOPMENT APPLICATION
bewoner studio 10 Hodgson Ave, Cemome Point, Sydney, NSW 2090 p +61 432911858 e info@bewonerstudio.com			
PROJECT: 53B AMOURIN STREET, NORTH MANLY		DRAWING: PROPOSED NORTH & SOUTH ELEVATION	SCALE: 1 : 100 @ A3
CLIENT: K. & S. DALLY		DATE: 11.01.2021	DRAWN: DD
		PROJECT NO: 2001	DRAWING NO: DA 2.100_03



1 EAST ELEVATION
1:100 @A3

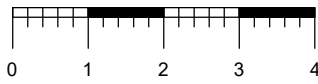


2 WEST ELEVATION
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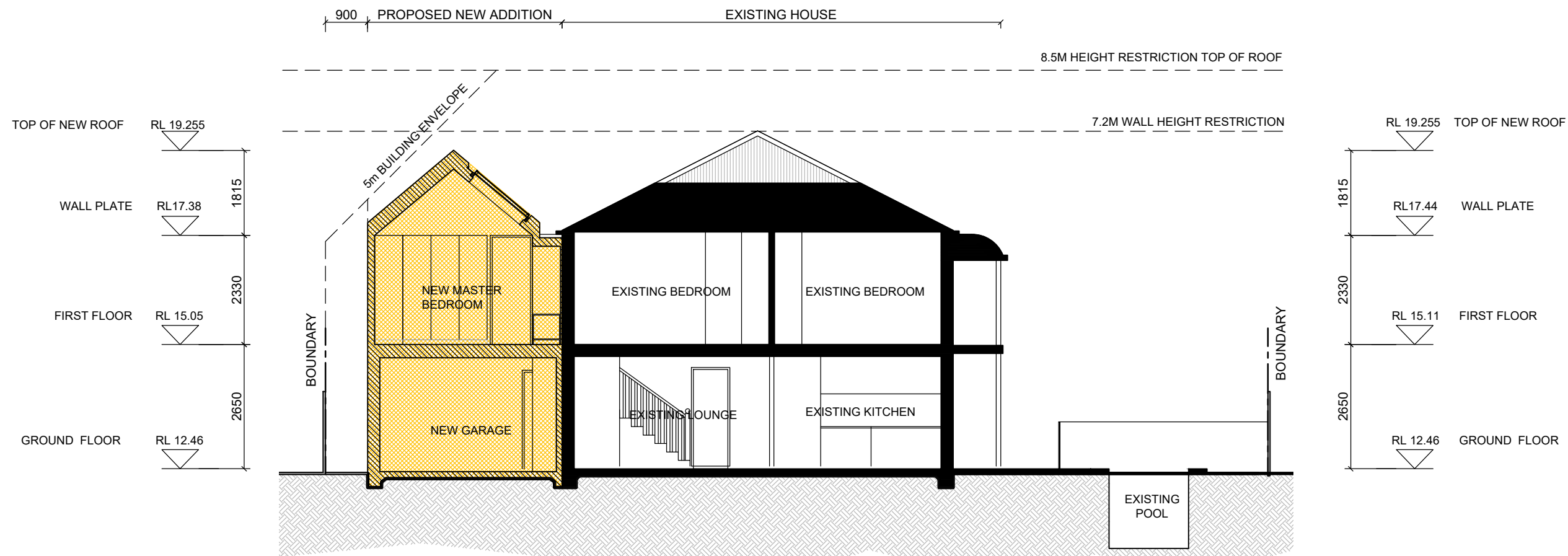
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LEDGEND

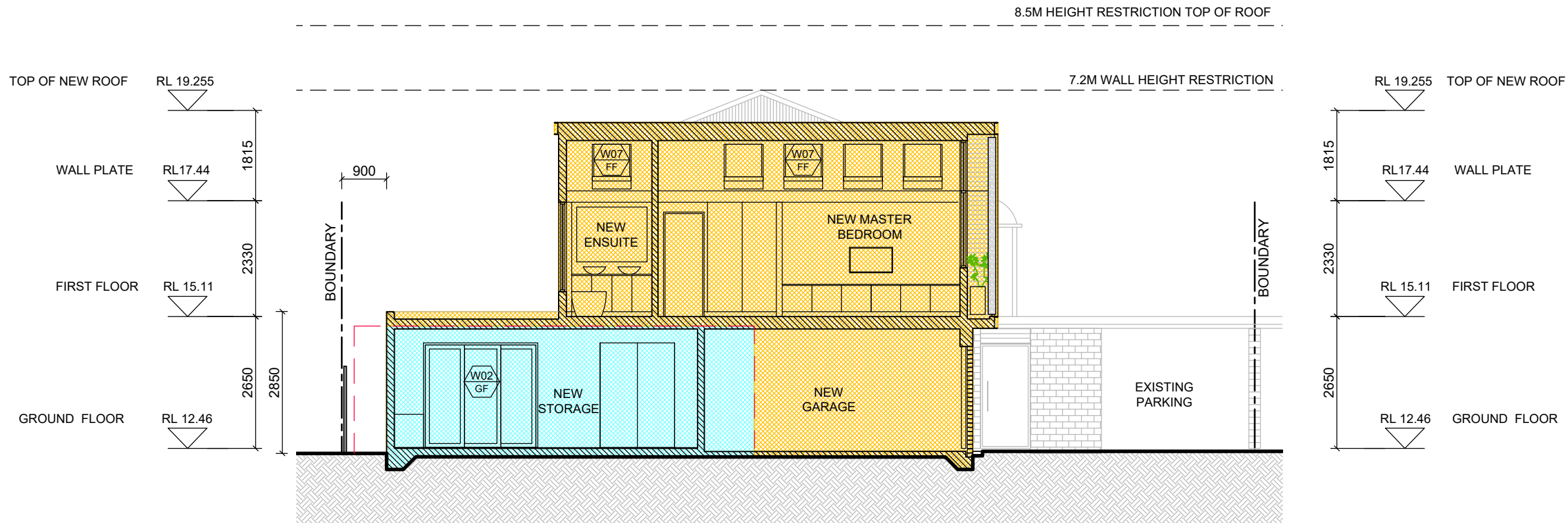
	EXISTING BUILDING
	PROPOSED NEW WALLS
	PROPOSED NEW ADDITION
	PROPOSED ALTERATIONS
	DEMOLISHED



DEVELOPMENT APPLICATION



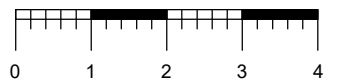
1 SECTION A-A
- 1:100 @A3



2 SECTION B-B
- 1:100 @A3

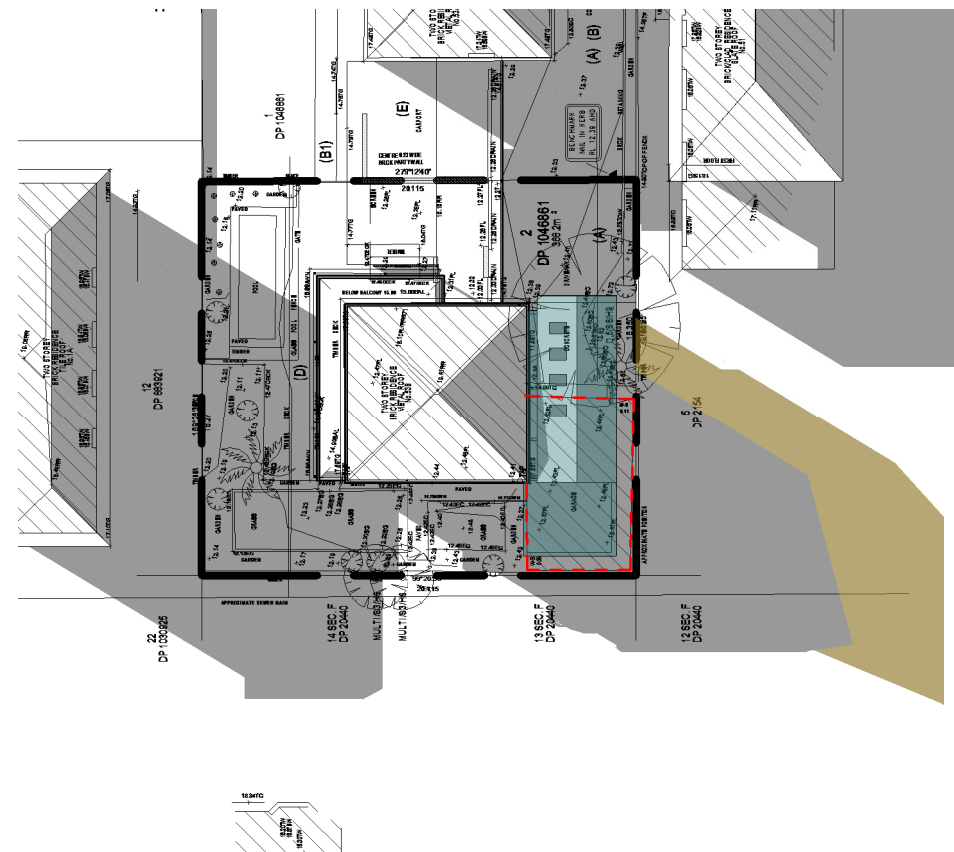
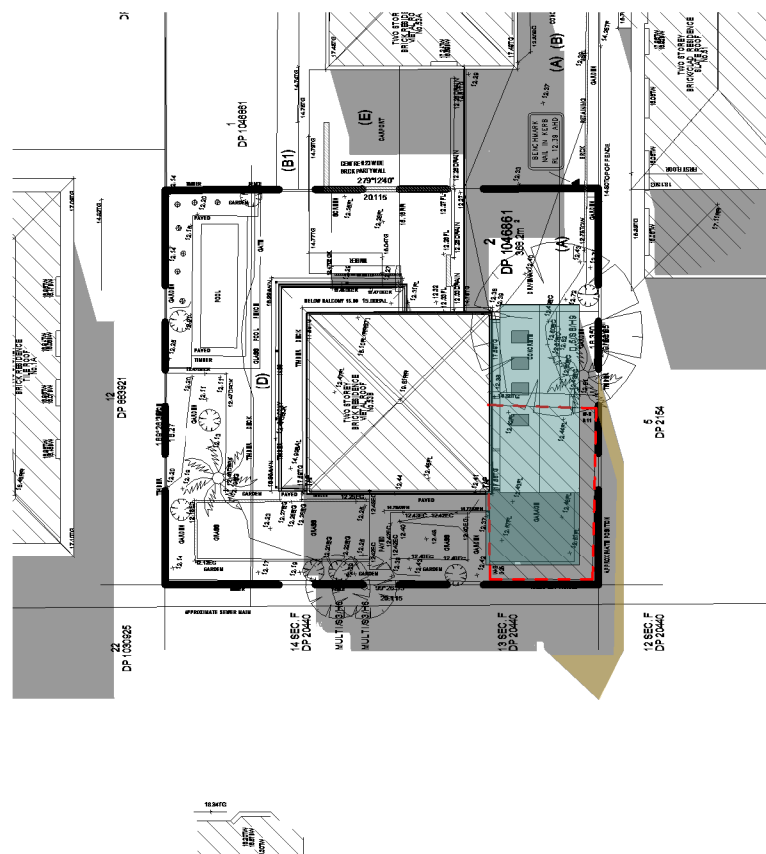
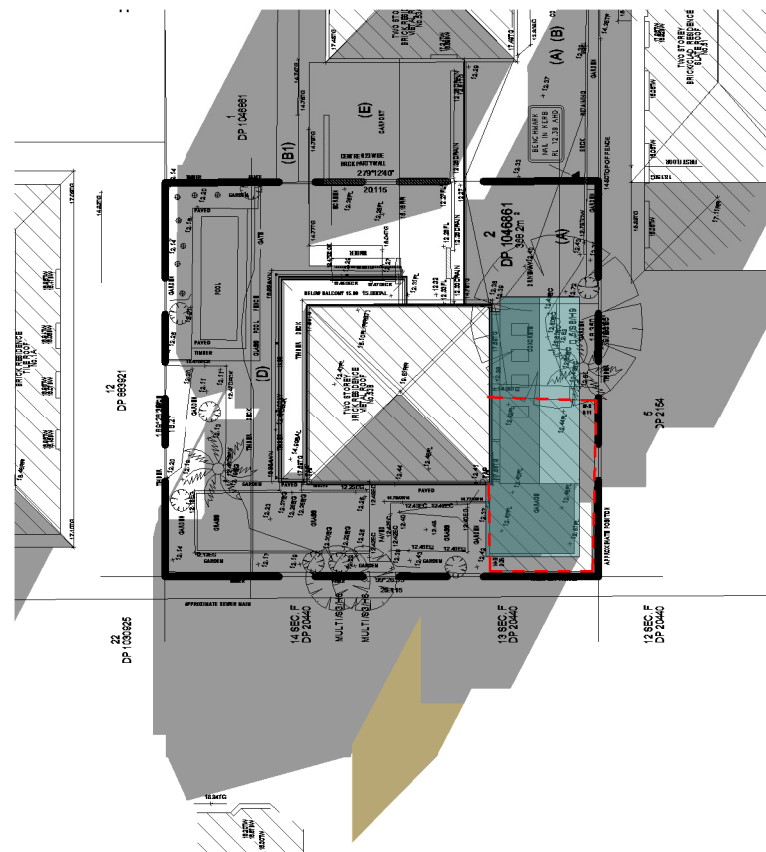
LEDGEND

	EXISTING BUILDING
	PROPOSED NEW WALLS
	PROPOSED NEW ADDITION
	PROPOSED ALTERATIONS
	DEMOLISHED

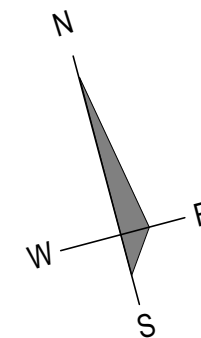


DEVELOPMENT APPLICATION

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	INFO	03.03.2021	AMENDED				DATE: 11.01.2021 DRAWN: DD
	INFO	20.03.2021	AMENDED TO COMPLY WITH DRIVEWAY EASEMENT				PROJECT NO: 2001
	DA	28.03.2021	ISSUED FOR DEVELOPMENT APPLICATION				DRAWING NO: DA 3.100_03



NOTE:
SHADOW DIAGRAMS HAVE BEEN
PREPARED FROM INFORMATION
PROVIDED FROM DETAIL & LEVEL
SURVEY BY TOTAL SURVEYING
SOLUTIONS, DRAWING NO. 202490-1
DATE 27-01-2021



-  DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
-  DENOTES AREA OF EXISTING BUILDING SHADOW
-  DENOTES ROOF OF NEW PROPOSED ADDITION
-  DENOTES SHADOW OF NEW PROPOSED ADDITION

NOTES:

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REV.	DATE	DESCRIPTION
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REVISIONS

BEWONER

T: 0432911858 E: info@bewonerstudio.com
10 HODGSON AVE, CREMORNE POINT, SYDNEY, 2090

PROJECT:
53B AMOURIN ST
LOT 2 / DP1046861

for
S & K DALLY

ADDRESS: 53B AMOURIN STREET
NORTH MANLY

DRAWING:
SHADOW DIAGRAMS
21 JUNE MID-WINTER

PROJECT STATUS:	DEVELOPMENT APPLICATION
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ISSUED FOR: DEVELOPMENT APPLICATION

SCALE:
As indicated @ A3

DRAWING No: 2001- DA 4.100

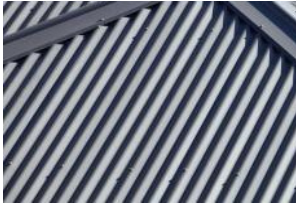
PROJECT No:	Checked By:
2001	

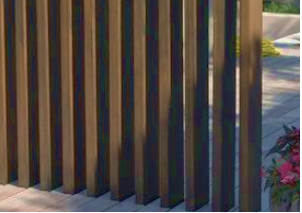
EXTERIOR FINISHES SCHEDULE : REVISION 01

This schedule is to be read in conjunction with the Development Application Architectural Drawings.

DATE: 28TH MARCH 2021

PROJECT 2001 : 53b AMOURIN STREET, NORTH MANLY, 2100

Code	Component	Description / Materials	Dimensions	Ref. No.	Manufacturer	Supplier	Contact	QTY	Colour/Finish	Ref. No.	Image	Notes/Reference
M1	ROOF	STEEL ROOFING LYSAGHT CUSTOM ORB	16MM Rib, 762MM Cover		LYSAGHT	LYSAGHT			COLOUR COLORBOND BASALT			
M2	FIRST FLOOR WALLS	305 STRIA CLADDING / WEATHERBOARD FIBER CEMENT	305 X 14 X 4200		JAMES HARDIE	JAMES HARDIE			PAINTED COLOUR DULUX LEXICON WHITE			
M3	GROUND FLOOR WALLS	BRICKWORK CLADDING			PGH BRICKS	PGH BRICKS			PAINTED / COLOUR COLORBOND DUNE			
M4	FIRST FLOOR EXTERIOR GLASS BALCONY TO DETAIL	SELECTED POWDERCOATED ALUMINIUM FRAME WITH TOUGHENED GLASS PANELS			JAMES HARDIE	JAMES HARDIE			PAINTED / COLOUR DULUX LEXICON WHITE			
M5	ALUMINIUM CHANNEL	POWEDER COATED ALUMINIUM CHANNEL	200X90X5MM	EN3529	CAPRAL	CAPRAL			COLOUR DULUX NAMANDJI DARK GREY	GR22		

M6	PRIVACY SCREEN	TIMBER/ CEDERWOOD	45mm X 200mm						NATURAL TIMBER			
M7	EXTERIOR JOINERY	BLACK ANODISED ALUMINIUM			VANTAGE	VANTAGE ALUMINIUM			BLACK ANODISED ALUMINIUM			

1. (*) DENOTES FITTINGS IN A COMBINED UNIT
2. (TBC) DENOTES "TO BE CONFIRMED".
3. CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM ALL REFERENCE NUMBERS AND DIMENSIONS.
4. ALTERNATIVE PRODUCTS CAN ONLY BE SUPPLIED UPON APPROVAL OF ARCHITECT