PROJECT DESCRIPTION

Project address	
Project name	25 Montpelier Place MANLY_03
Street address	25 Montpelier Place MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1105469
Lot number	25
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: Senica Consultancy Group Pty Ltd
- ABN (if applicable): 48612864249

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting						
The applicant must ensure a minimum of 40 light-emitting-diode (LED) lamps.	% of new or alte	ered light fixtures are fitted with fluo	rescent, compact fluorescent, or		~	~
Fixtures						
The applicant must ensure new or altered st					\checkmark	 Image: A set of the set of the
			verage flush or a minimum 3 star water rating.		~	~
The applicant must ensure new or altered ta	ps have a flow r	rate no greater than 9 litres per min	ute or minimum 3 star water rating.		\checkmark	
Construction				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements						
The applicant must construct the new or alter the table below, except that a) additional ins is not required for parts of altered construction	lation is not rec	uired where the area of new const	in accordance with the specifications listed in ruction is less than 2m2, b) insulation specified	×	~	~
Construction	Additional i	nsulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil					
external wall: brick veneer	R1.16 (or F	1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or F	R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R0. (55 mm)	70 (up), roof: foil backed blanket	light (solar absorptance < 0.475)			
raked ceiling, pitched/skillion roof: framed	ceiling: R1. (55 mm)	00 (up), roof: foil backed blanket	light (solar absorptance < 0.475)			
Vindows and glazed doors					specs	
The applicant must install the windows, glaze Relevant overshadowing specifications must	d doors and sha be satisfied for	ading devices, in accordance with t each window and glazed door.	he specifications listed in the table below.	~	\checkmark	~
The following requirements must also be sati	sfied in relation	to each window and glazed door:			\checkmark	\checkmark
Each window or glazed door with improved fi have a U-value and a Solar Heat Gain Coeffi must be calculated in accordance with Natior only. Alternative systems with complying U-v	cient (SHGC) no al Fenestration	o greater than that listed in the table Rating Council (NFRC) conditions.	rr glazing, or toned/air gap/clear glazing must below. Total system U-values and SHGCs The description is provided for information		~	~
For projections described in millimetres, the l above the head of the window or glazed door	eading edge of e and no more th	each eave, pergola, verandah, balo an 2400 mm above the sill.	cony or awning must be no more than 500 mm	✓	~	~
For projections described as a ratio, the ratio least that shown in the table below.	of the projection	n from the wall to the height above	the window or glazed door sill must be at	✓	~	~
Pergolas with polycarbonate roof or similar tr					\checkmark	\checkmark
External louvres and blinds must fully shade					\checkmark	~
Pergolas with fixed battens must have batter shades a perpendicular window. The spacing	between batter	ns must not be more than 50 mm.			~	~
Overshadowing buildings or vegetation must specified in the 'overshadowing' column in th	be of the height table below.	and distance from the centre and t	the base of the window and glazed door, as	~	~	~
Windows and glazed doors glazing Window / door Orientation Area of no. If theigh inc. If theigh (m2)	hadowing	ts Shading device	Frame and glass type			
WG01 W 0.37 3.4	2.6	projection/height above sill ratio >=0.29	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
WG02 W 0.31 5.8	2.6	projection/height above sill ratio >=0.29	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Glazing requirements				Show on	Show on	Certifier
				DA Plans	CC/CDC Plans & specs	Check
Window / door Orientation Area of Over no. glass Heigl	hadowing	Shading device	Frame and glass type			

BASIX COMMITMENTS & PERFORMANCE DATA

								ert land	Plans & specs	
Window / doo no.	or Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	adowing Distance (m)	Shading device		Frame and glass type			
WG03	w	0.76	5.8	2.6	projection/height above si >=0.29	ill ratio	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W102	s	6.25	0	0	none		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W103	s	6.15	0	0	none		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W104	w	0.62	4.2	3.8	none		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
GW04	E	10.71	6.4	7.4	external louvre/blind (fixed	d)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W105	N	7.28	0	0	eave/verandah/pergola/ba	alcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W101	E	0.62	3.2	3.865	none		aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
WR101	N	2.42	0	0	projection/height above si >=0.23	ill ratio	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
Skylights								1 1		
The applicant	must install th	e skylight	s in acco	rdance with t	he specifications listed in th	e table be	elow.	\checkmark	<	~
The following	requirements	must also	be satisf	ied in relation	to each skylight:				 Image: A set of the set of the	\checkmark
Each skylight the table below	w.			, or, have a l	J-value and a Solar Heat G	ain Coeffi	cient (SHGC) no greater than that listed in		~	~
	quirements	_						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Skylight nun		if glazing ime (m2)	Shadii	ng device	F	rame and	l glass type			
WS101	1.29		no sha	ading			r-E internal/argon fill/clear external, (or .5, SHGC: 0.456)	11		
WS102	1.29		no sha	ading			r-E internal/argon fill/clear external, (or 5, SHGC: 0.456)	11		
WS103	1.29		no sha	ading			r-E internal/argon fill/clear external, (or .5, SHGC: 0.456)	11		
WS104	2.55		no sha	ading			r-E internal/argon fill/clear external, (or .5, SHGC: 0.456)	11		

ified with a "

"
in the "Show on DA plans" column must be

timber, low-E internal/argo II-value: 2.5, SHGC: 0.45

ied with a "

"
in the "Show on CC/CDC plans & specs" column must be shown
a development certificate for the proposed development

ntified with a "\" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a

S4.55(1A) APPLICATION

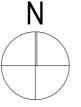
FOR ALTERATIONS & ADDITIONS TO: 25 MONTPELIER PLACE, MANLY 2095

OWNER (APPLICANT): PRUE & JULIAN DUFFY

WOLSKI COPPIN ARCHITECTURE Suite 3, Level 1 507 MILITARY ROAD MOSMAN 2088

DRAWING LIST

DWG No.	ARCHITECTURAL DRAWINGS
\$4.55(1A) 00	COVER PAGE
\$4.55(1A) 01	LOWER GROUND FLOOR
\$4.55(1A) 02	GROUND FLOOR
\$4.55(1A) 03	LEVEL 1
\$4.55(1A) 04	SITE / ROOF PLAN
\$4.55(1A) 05	ELEVATIONS 01
\$4.55(1A) 06	ELEVATIONS 02
\$4.55(1A) 07	SECTIONS

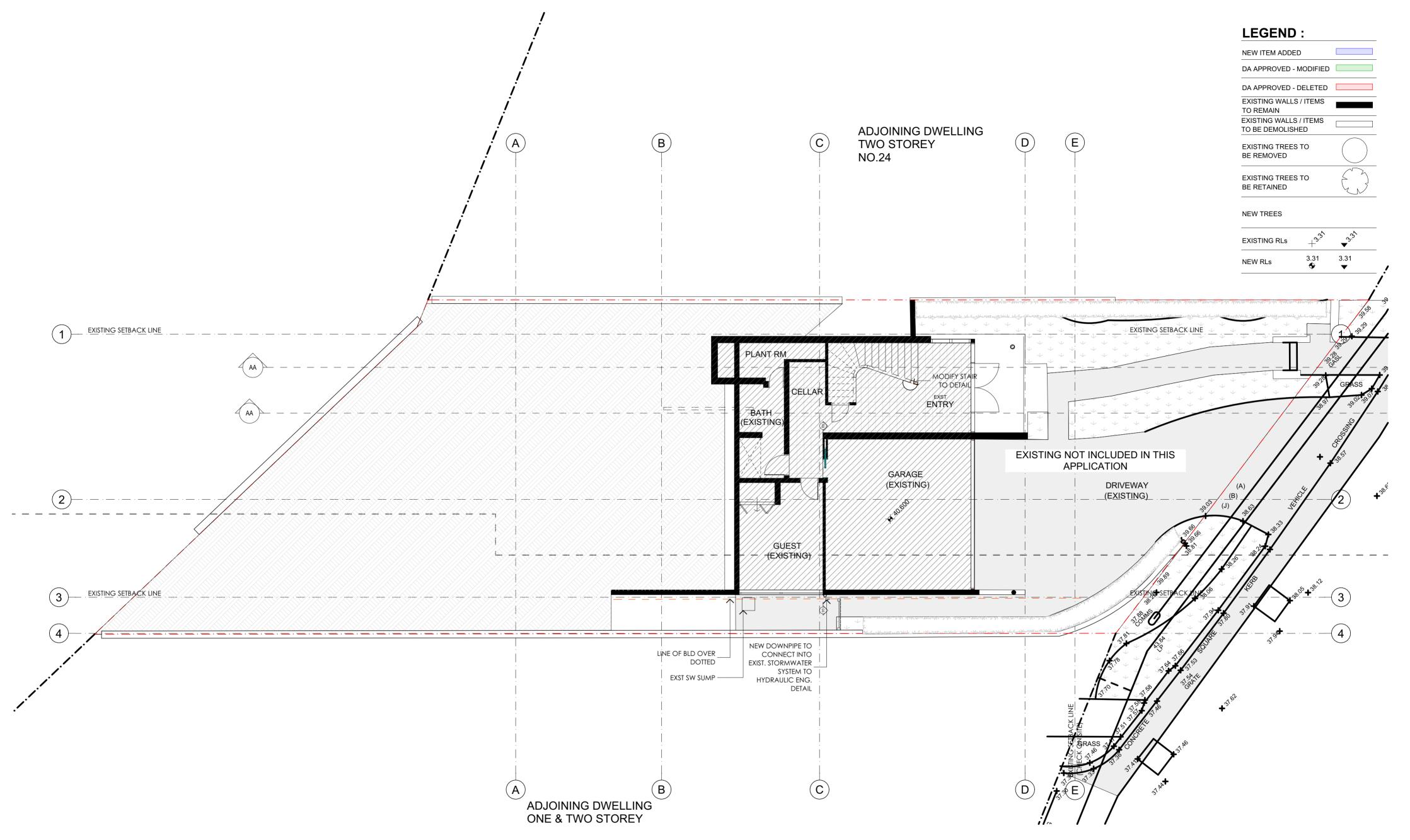




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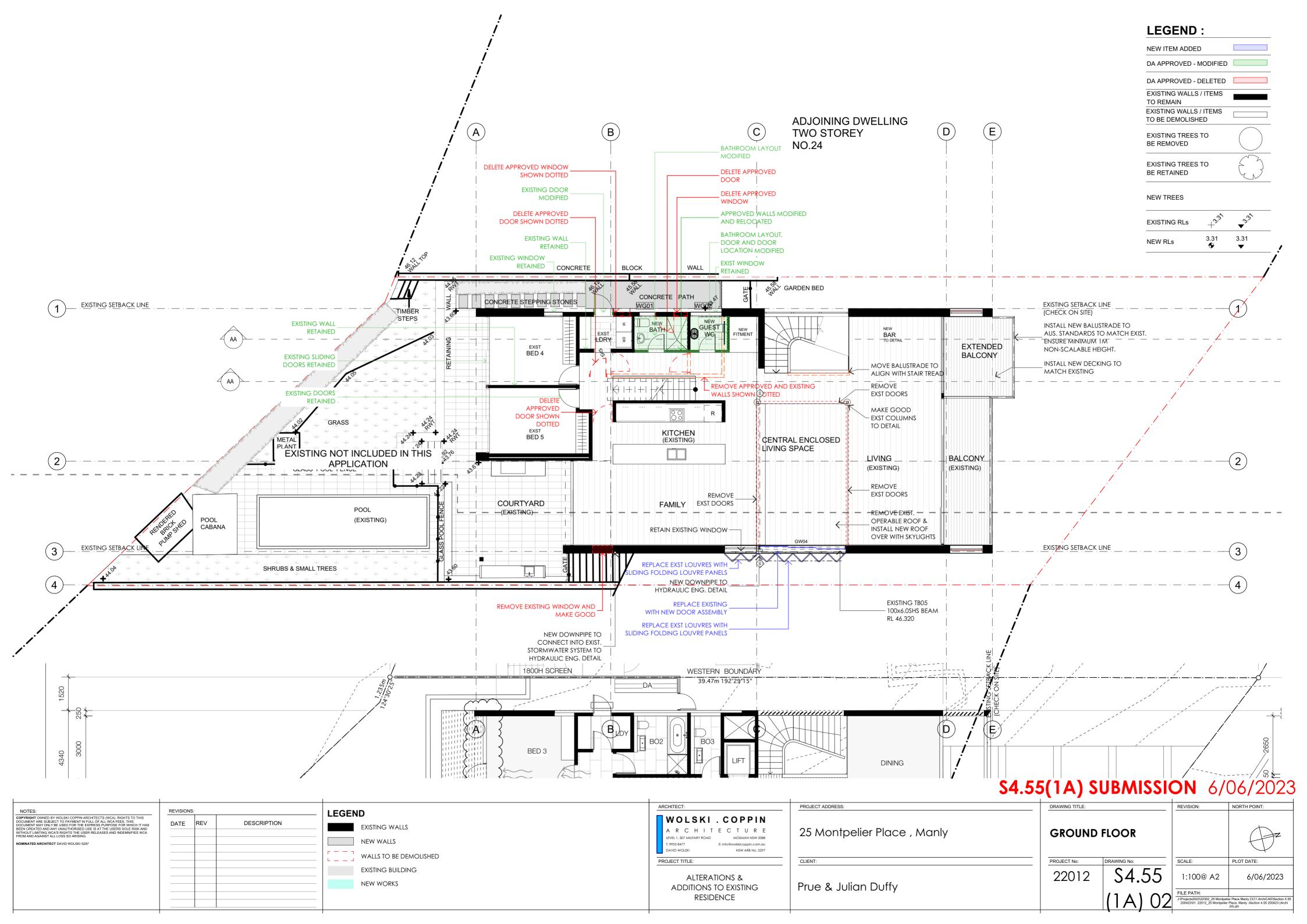
COMPLIANCE DRAWINGS

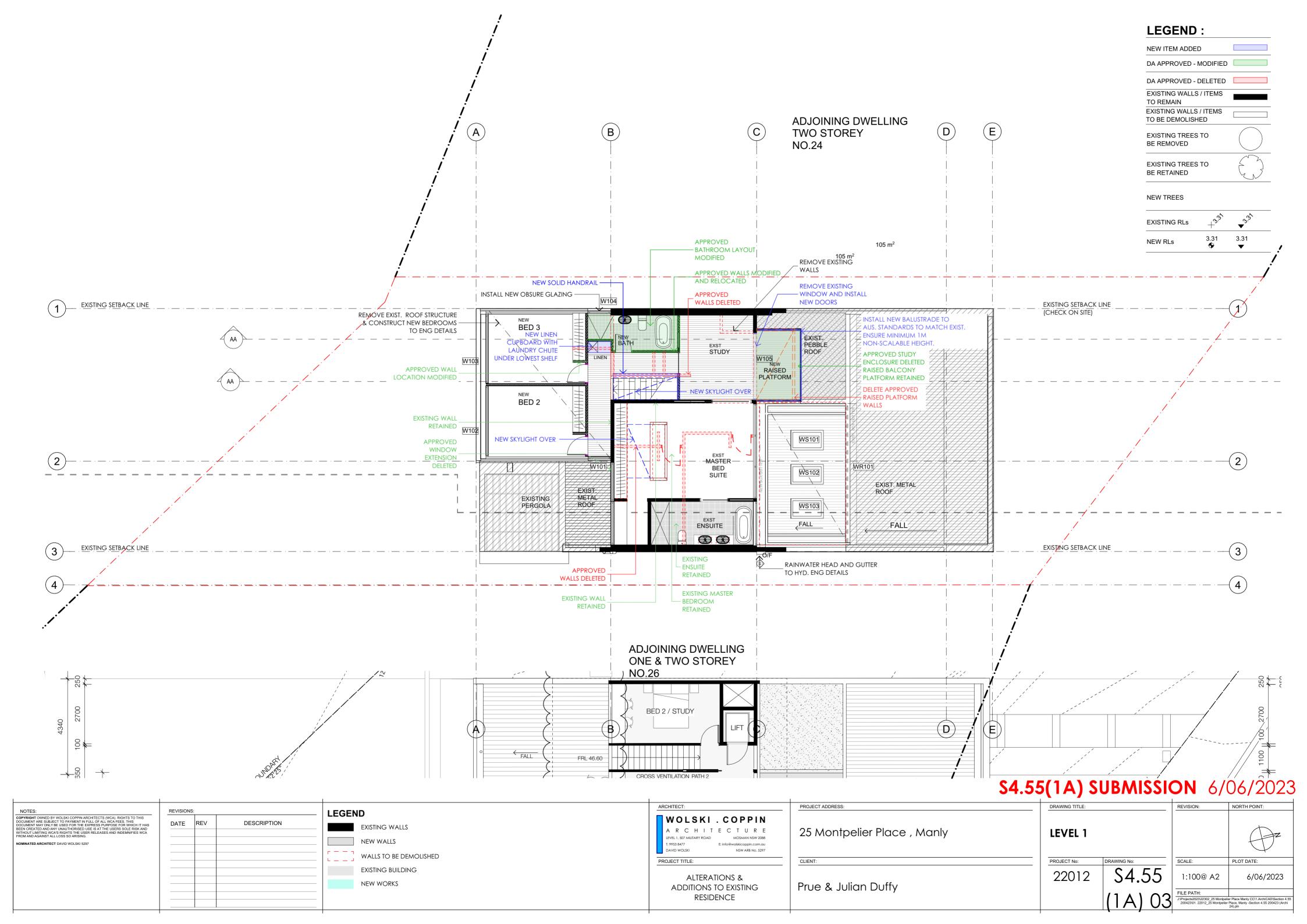
S4.55(1A) 08	SITE ANALYSIS
S4.55(1A) 09	GFA CALCULATIONS
\$4.55(1A) 10	WINDOW SCHEDULE
\$4.55(1A) 11	DEMOLITION PLAN
\$4.55(1A) 12	SHADOW DIAGRAMS
\$4.55(1A) 13	NOTIFICATION PLAN

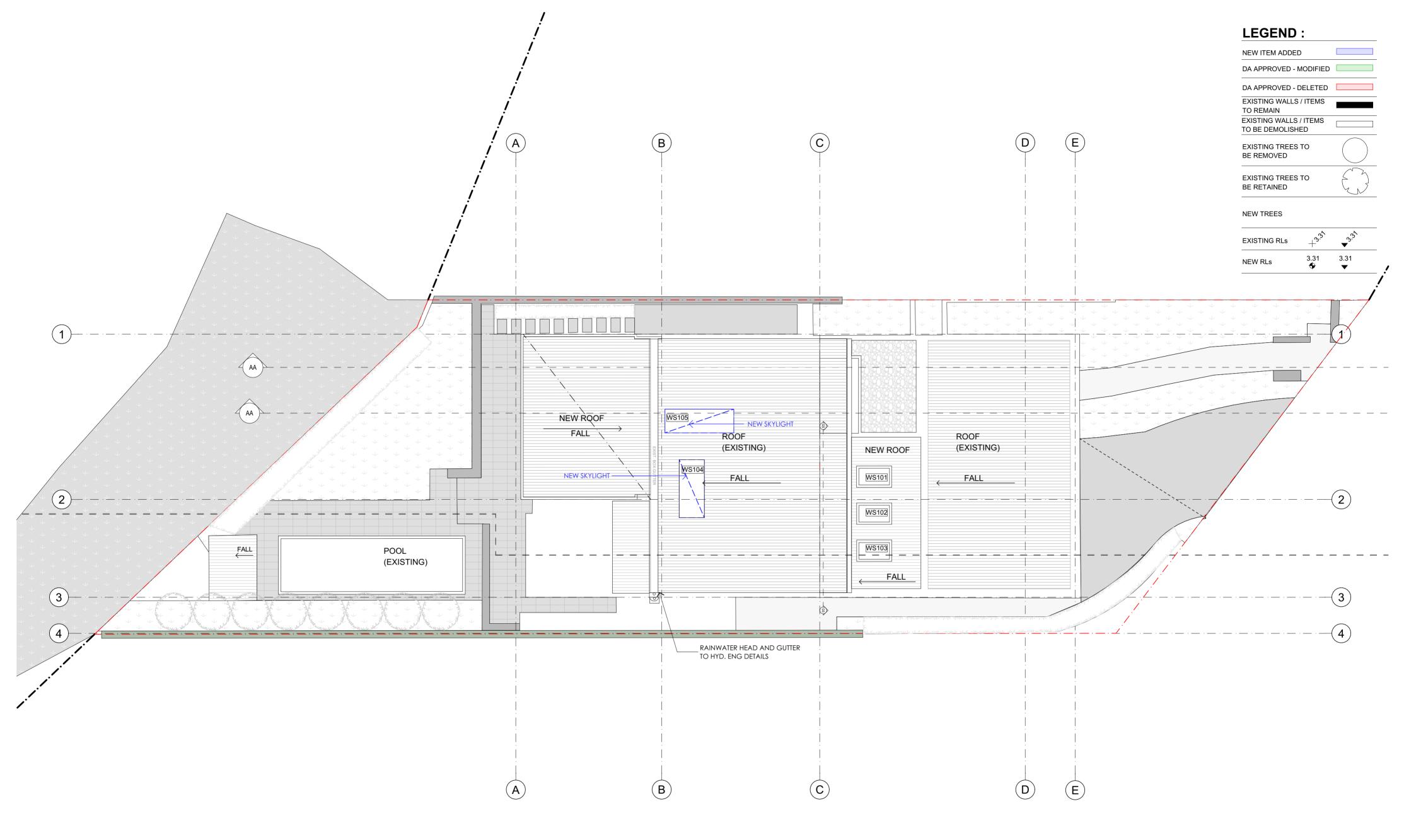


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SKI . COPPIN H I T E C T U R E MOSMAN NSW 2088 E: info@wotkicoppin.com.au NSW ARB No. 5297	25 Montpelier Place , Manly	LOWER GROUND FLOOR (EXISTING)	Α	() Tz
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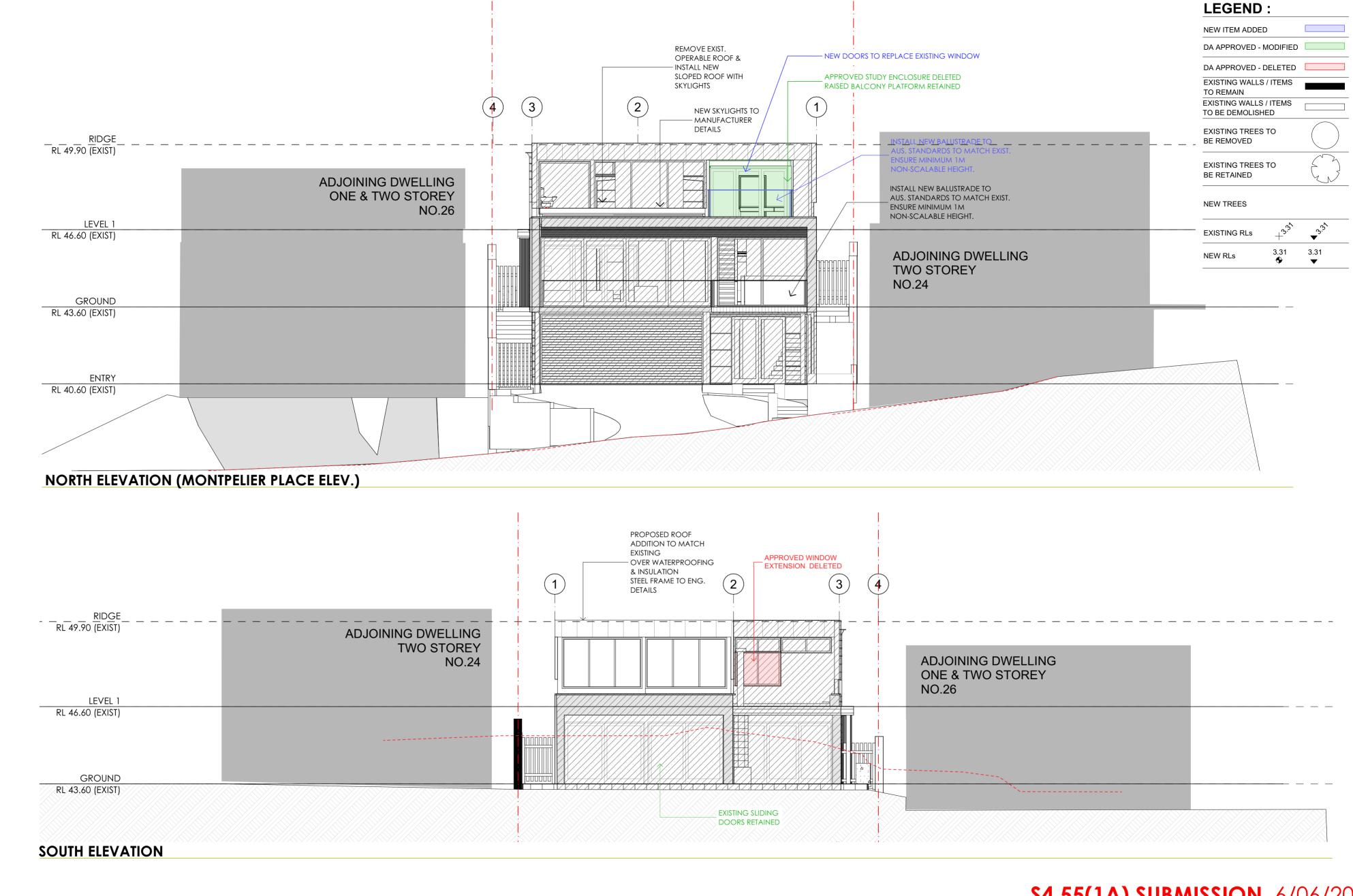






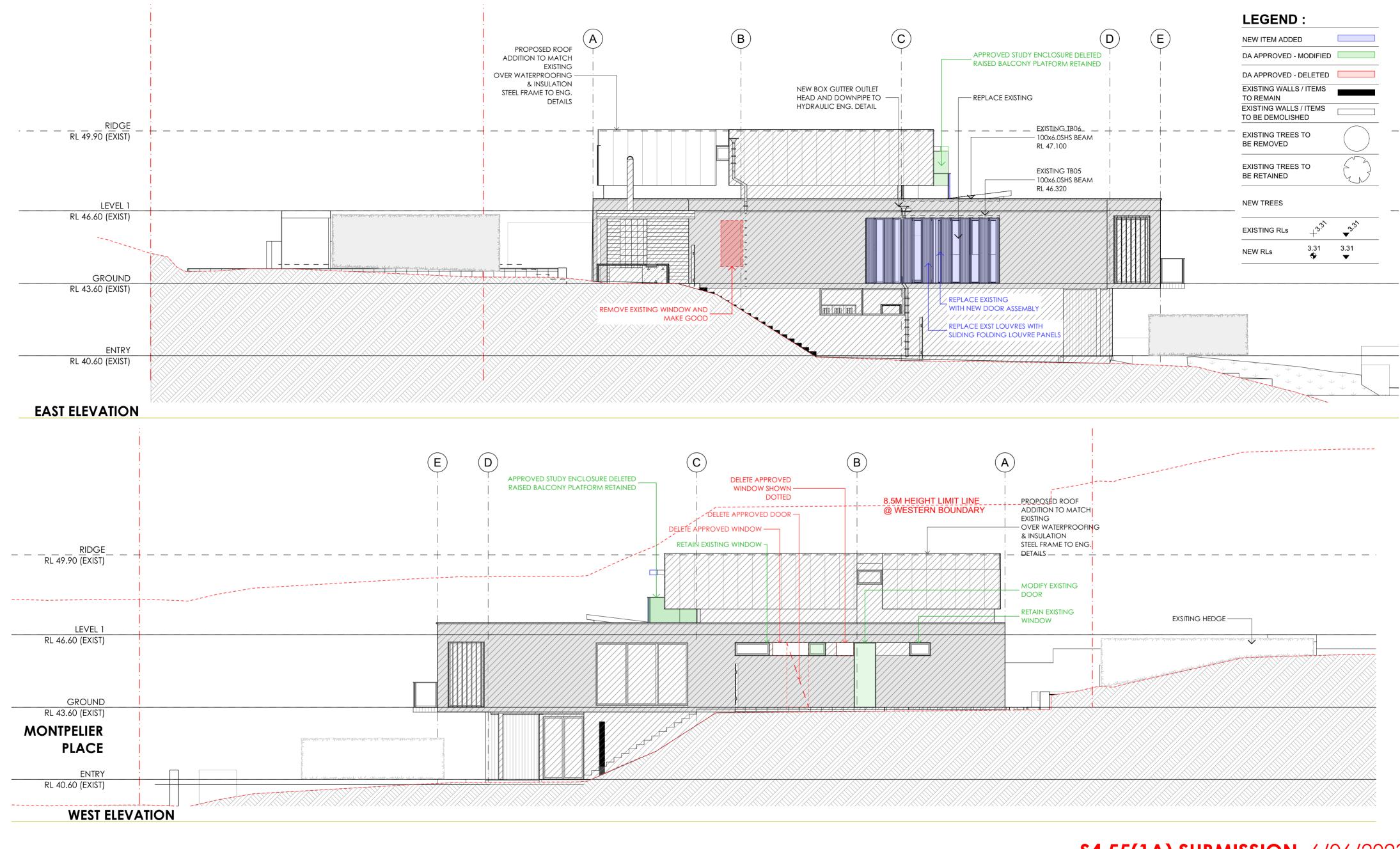
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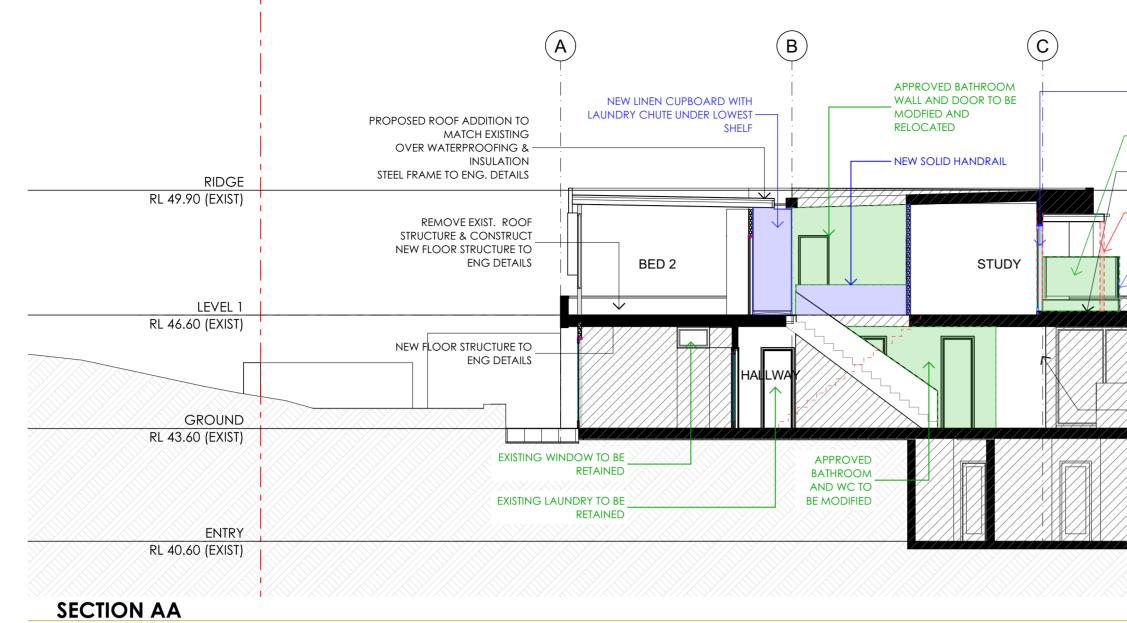
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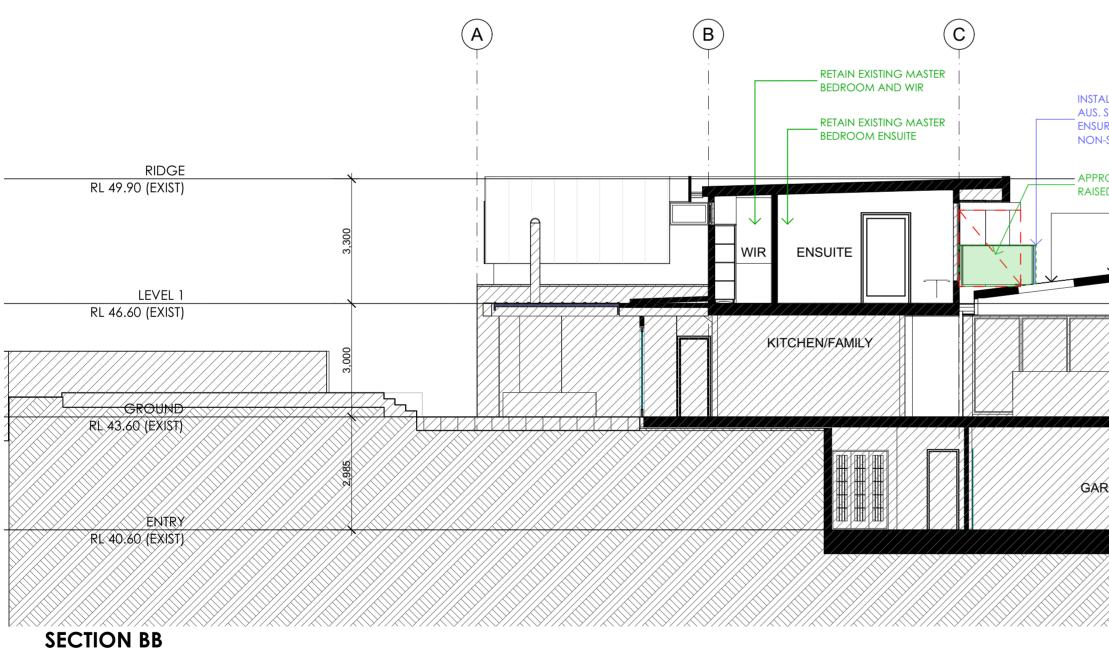


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S4.55(1A) SUBMISSION 6/06/2023

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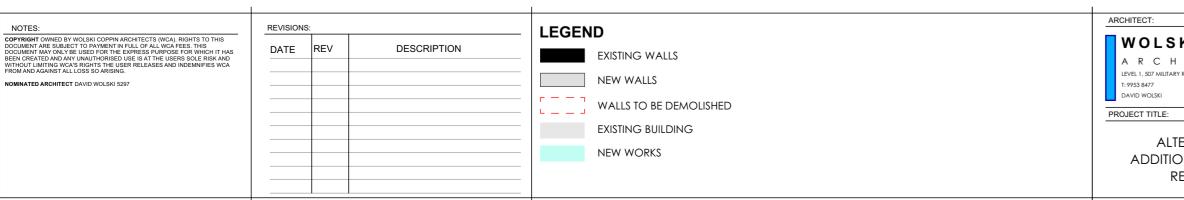
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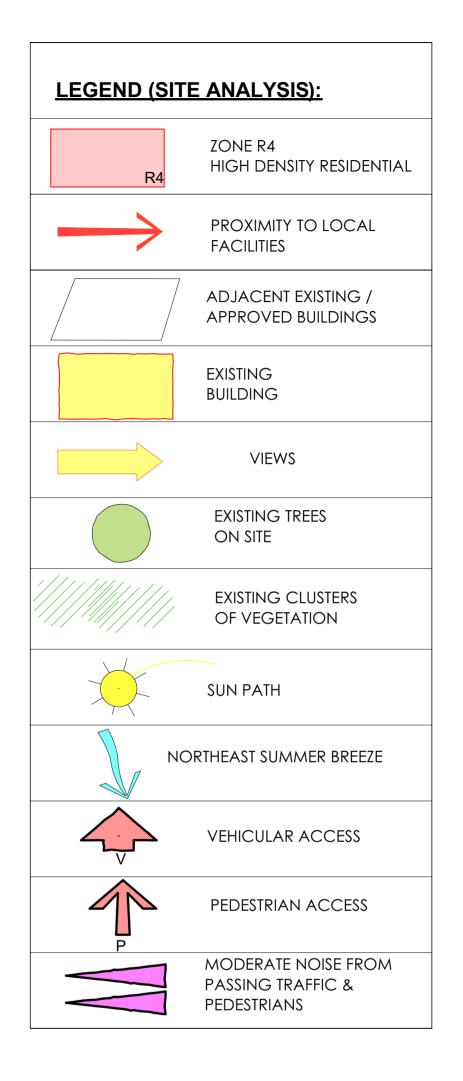
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			DA APPROVED -	MODIFIED	
WINDOW AND INSTALL			DA APPROVED -		
APPROVED STUDY ENCLOSURE DELETED			EXISTING WALLS		
RAISED BALCONY PLATFORM RETAINED			EXISTING WALLS		
EXIST PEBBLE ROOF			EXISTING TREES	S TO	
DELETE APPROVED RAISED PLATFORM WALLS			EXISTING TREES	S TO	\sim
NSTALL NEW BALUSTRADE TO AUS. STANDARDS TO MATCH EXIST. ENSURE MINIMUM 1M			BE RETAINED		KN
		I 	NEW TREES		
BALCON	INSTALL NEW BALUSTRADE TO AUS. STANDARDS TO MATCH EXISTING		EXISTING RLs	+	
LIVING REMOVE EXISTING WALL &	ENSURE MINIMUM 1M NON-SCALABLE HEIGHT.		NEW RLs	3.31 ∳	3.31 ▼
MAKE GOOD		MONT	PELIER		_
		PLACE			
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IEW BALUSTRADE TO					
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D STUDY ENCLOSURE DELETED	REMOVE EXIST. OPERABLE ROOF &				_
· · · · · · · · · · · · · · · · · · ·	INSTALL NEW SLOPED ROOF WITH SKYLIGHTS				
	500 H HIGHLIGHT				
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	INSTALL NEW BALUSTRADE TO AUS. STANDARDS TO MATCH EXIST.				
	ENSURE MINIMUM 1M NON-SCALABLE HEIGHT.				
LIVING					
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	INSTALL NEW STEEL COLUMN TO ENG. DETAILS				
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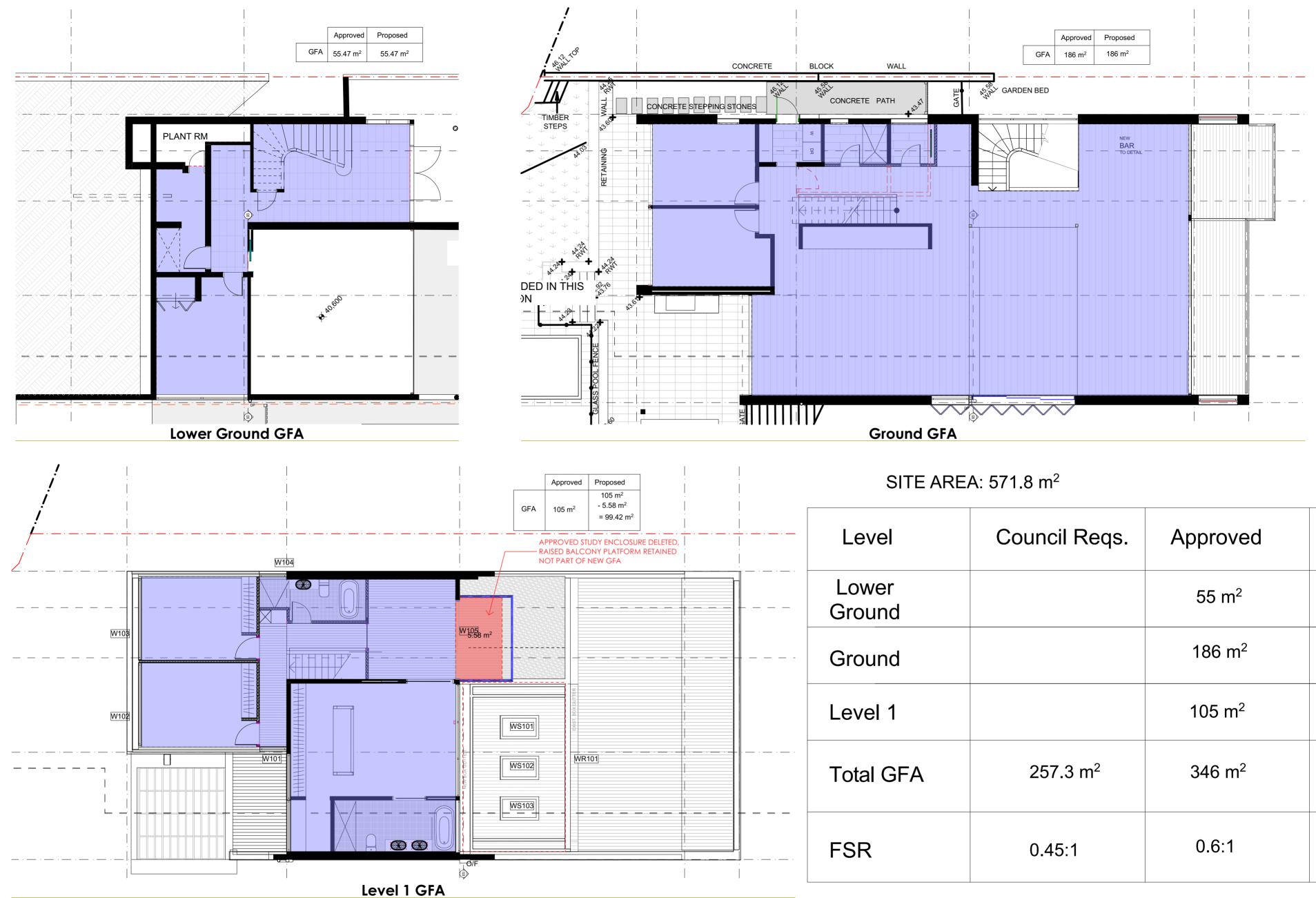


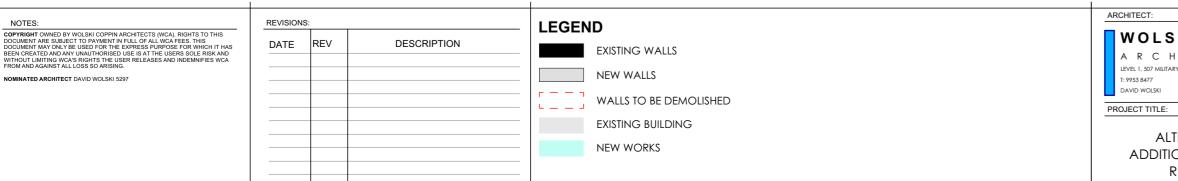
SITE ANALYSIS





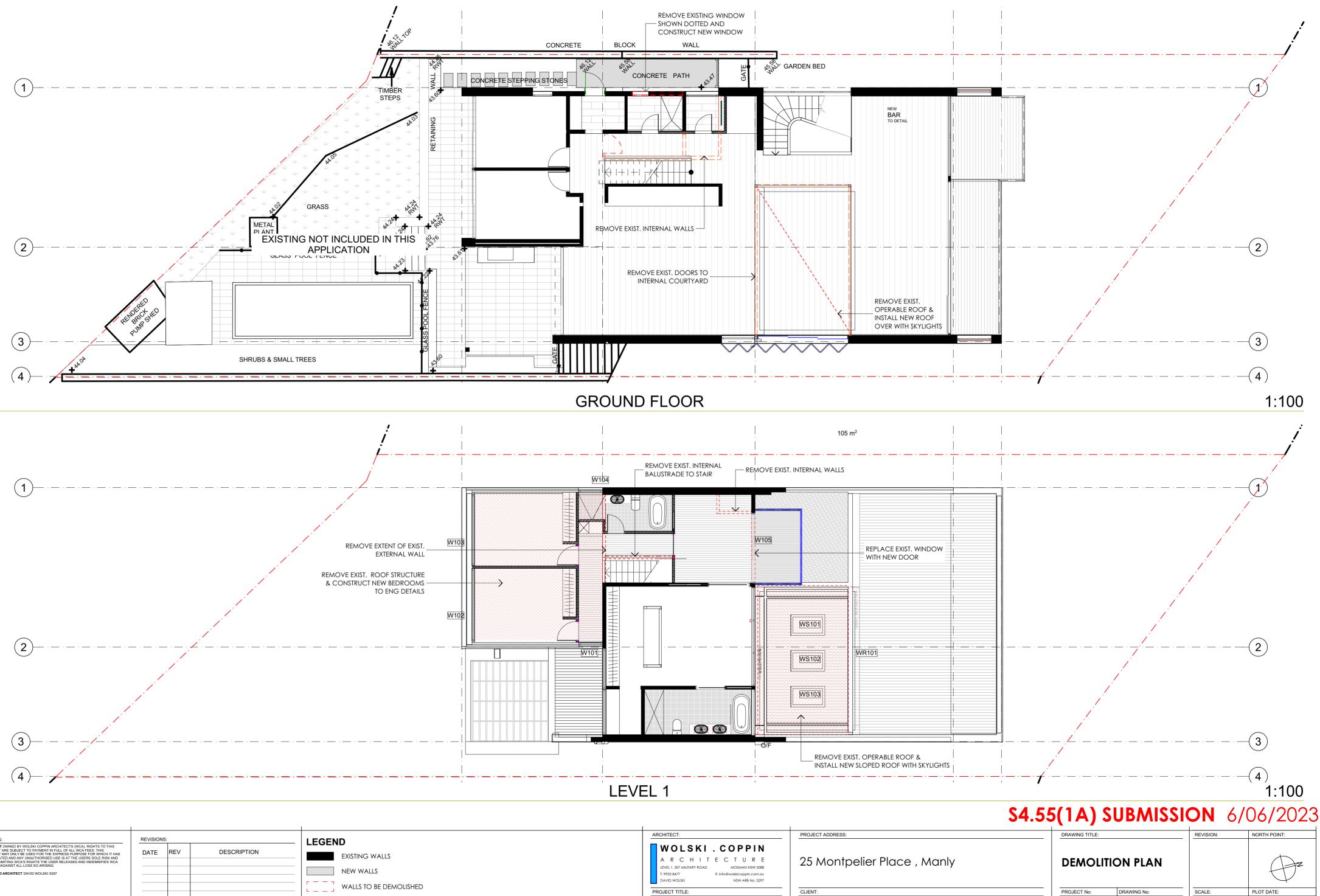
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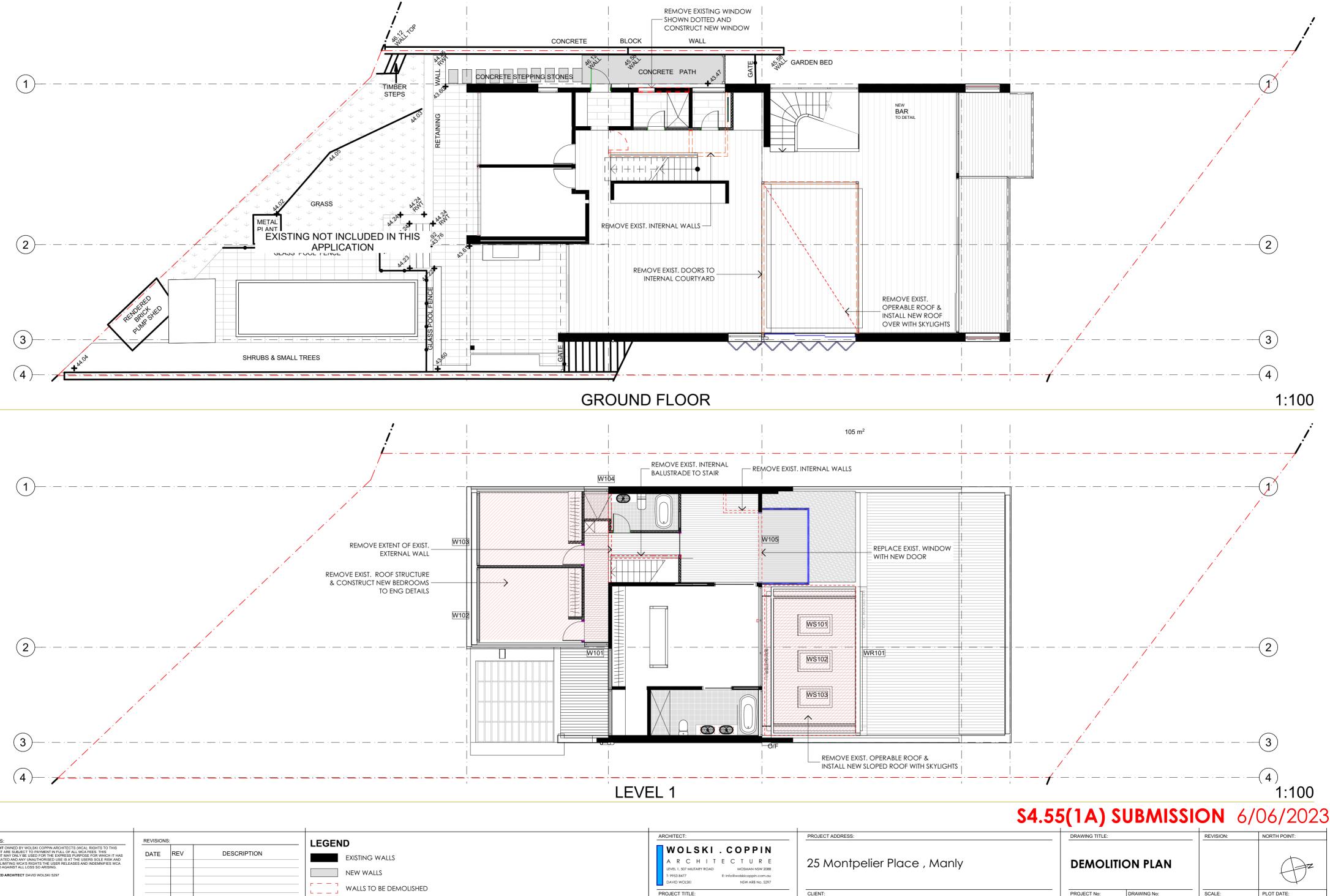




· ·	Level	Council Reqs.	Approved	Proposed
	Lower Ground		55 m²	55 m²
	Ground		186 m²	186 m²
	Level 1		105 m ²	99.42 m ²
	Total GFA	257.3 m ²	346 m ²	340.42 m ²
	FSR	0.45:1	0.6:1	0.595:1

	PROJECT ADDRESS:	DRAWING TITLE:	REVISION:	
SKI . COPPIN H I T E C T U R E MOSMAN NSW 2088 E: info@wolskicoppin.com.au NSW ARB No. 5297	25 Montpelier Place , Manly	GFA CALCULATIONS		() Z
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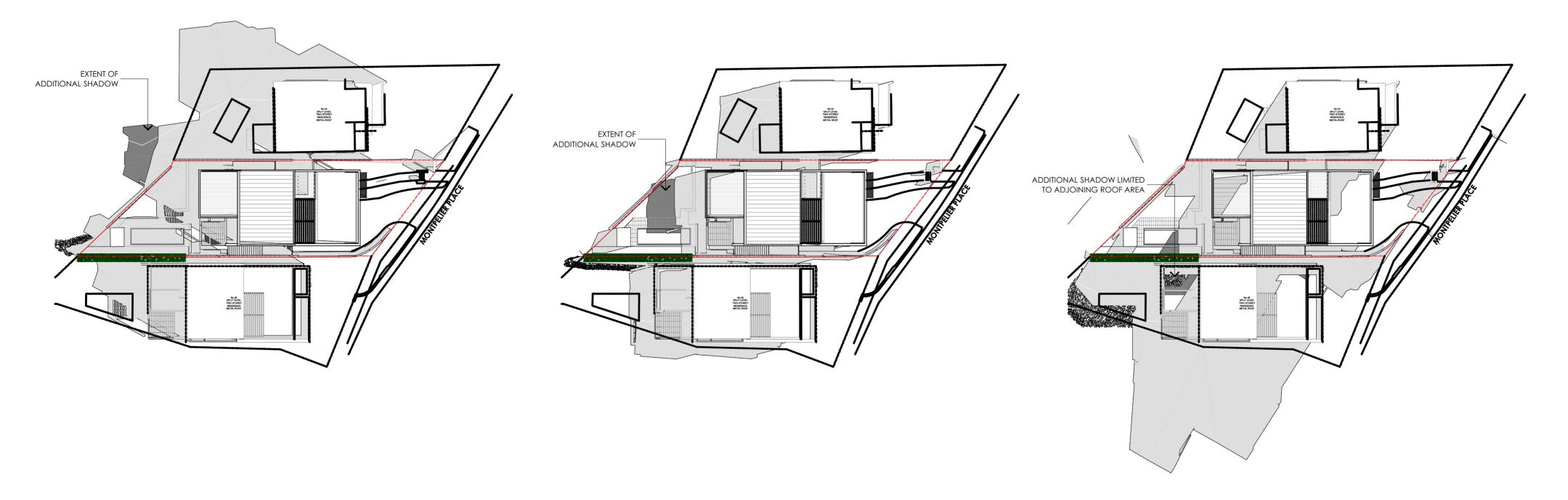


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TERATIONS & ONS TO EXISTING RESIDENCE

Prue & Julian Duffy

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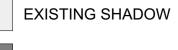


JUNE 21 9AM

JUNE 21 12 NOON

NOTE: BUILDING VOLUME TO BE REDUCED AS A RESULT OF MODIFICATIONS

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PROPOSED SHADOW

JUNE 21 3PM

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SKI . COPPIN H I T E C T U R E LITARY ROAD MOSMAN NSW 2088 E: info@wolkkicoppin.com.au NSW ARB No. 5297	25 Montpelier Place , Manly	SHADOW DIAGRAMS		()z
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