

ARCHITECTURAL DRAWING SCHEDULE :

| | |
|-----------|-----------------------------------|
| 1901/DA01 | COVER SHEET |
| 1901/DA02 | SITE ANALYSIS PLAN |
| 1901/DA03 | SITE PLAN |
| 1901/DA04 | GARAGE FLOOR PLAN |
| 1901/DA05 | GROUND FLOOR PLAN |
| 1901/DA06 | FIRST FLOOR PLAN |
| 1901/DA07 | ROOF PLAN |
| 1901/DA08 | SECTIONS |
| 1901/DA09 | ELEVATIONS SHEET 1 |
| 1901/DA10 | ELEVATIONS SHEET 2 |
| 1901/DA11 | PERSPECTIVE VIEWS |
| 1901/DA12 | SHADOW POJECTIONS |
| 1901/DA13 | EROSION AND SEDIMENT CONTROL PLAN |
| 1901/DA14 | WASTE MANAGEMENT PLAN |

AREA SCHEDULE :

Site area = 430.50m²

Existing floor area = 124.70m² (ground floor) + 101.14m² (first floor) = 225.84m²
Existing garage (less than 2.1m in height - 1.90m) = 23.95m² (to become storage area)
Proposed additional floor area (first floor addition) = 4.29m²
Proposed additional floor area (proposed garage) = 34.33m²
Proposed total GFA area = 230.13m² (excludes garage as garage included in allowable parking area)

GENERAL NOTES :

All works to comply with the Building code of Australia, all other relevant Australian Standards and Codes and the Manly LEP 2013 and Manly DCP 2013.

Architectural drawings form PART ONLY of the DEVELOPMENT APPLICATION and are to be read in conjunction with the other components of the of the application, including :
- Statement of Environmental Effects
- BASIX Certificate
- Survey drawing and draft subdivision plans prepared by the land surveyor

BASIX COMPLIANCE REQUIREMENTS : Extract from Certificate No A380895

| | | |
|--|--|----------------------|
| Lighting | | |
| 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 | | |
| 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 |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |

Windows and glazed doors

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.

The following requirements must also be satisfied in relation to each window and glazed door:

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.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

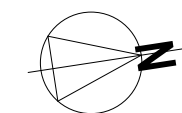
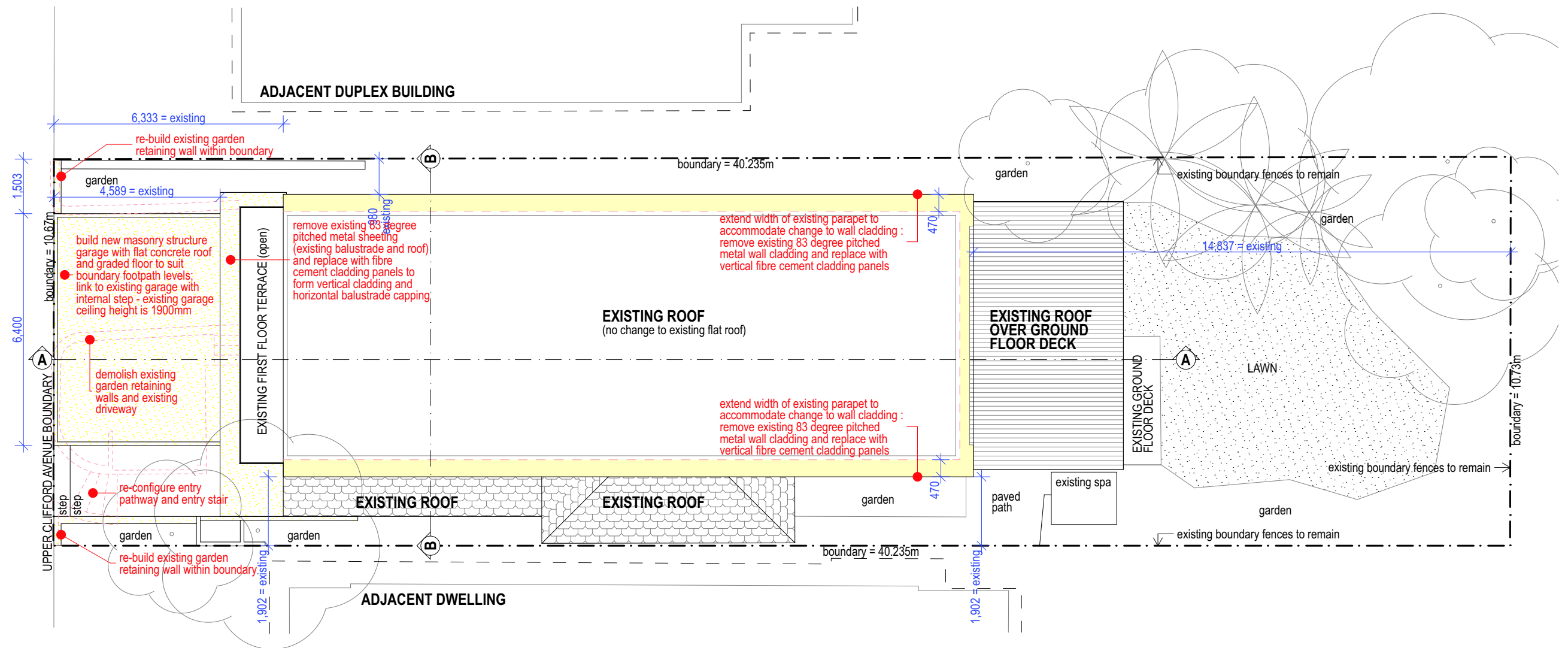
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

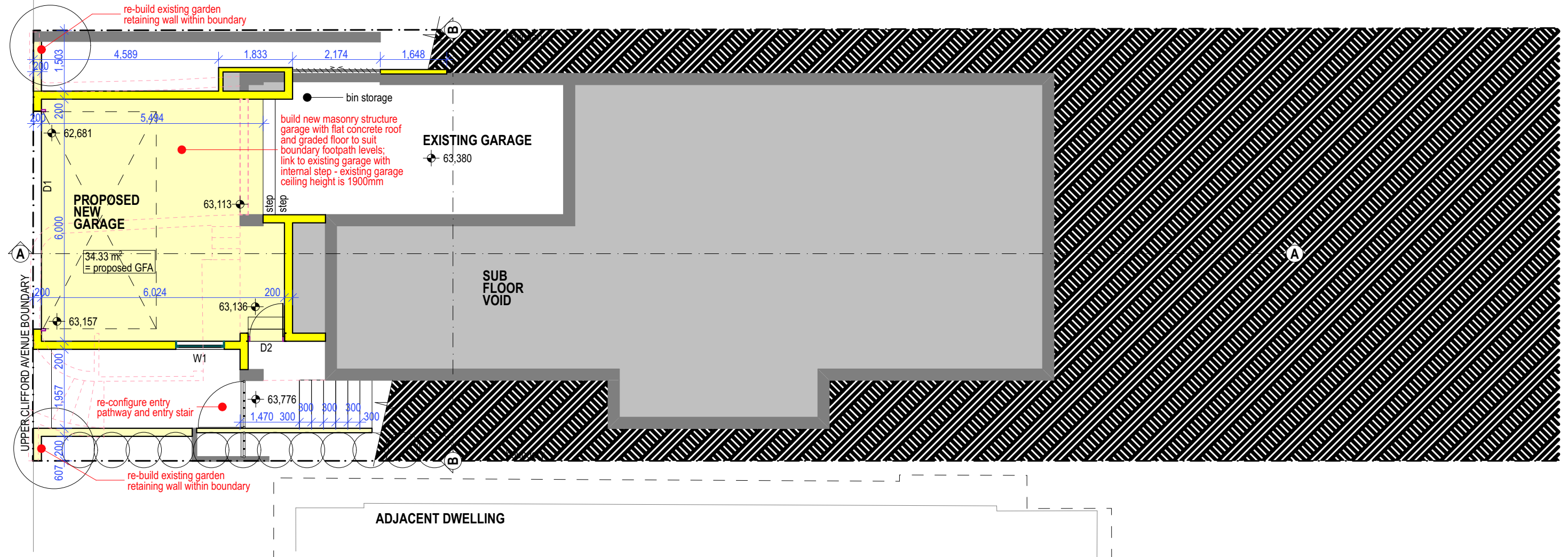
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

| 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) | | |
| D3 | S | 15.91 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W2 | W | 1.49 | 0 | 0 | eave/verandah/pergola/balcony >=450 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W3 | E | 0.91 | 0 | 0 | eave/verandah/pergola/balcony >=450 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W4 | E | 2.06 | 0 | 0 | external louvre/blind (adjustable) | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W5 | W | 2.06 | 0 | 0 | external louvre/blind (adjustable) | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |



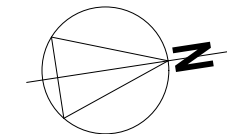
| LEGEND : | |
|---|------------------------|
| | New walls |
| | New floor area |
| | Existing walls |
| | Walls to be demolished |

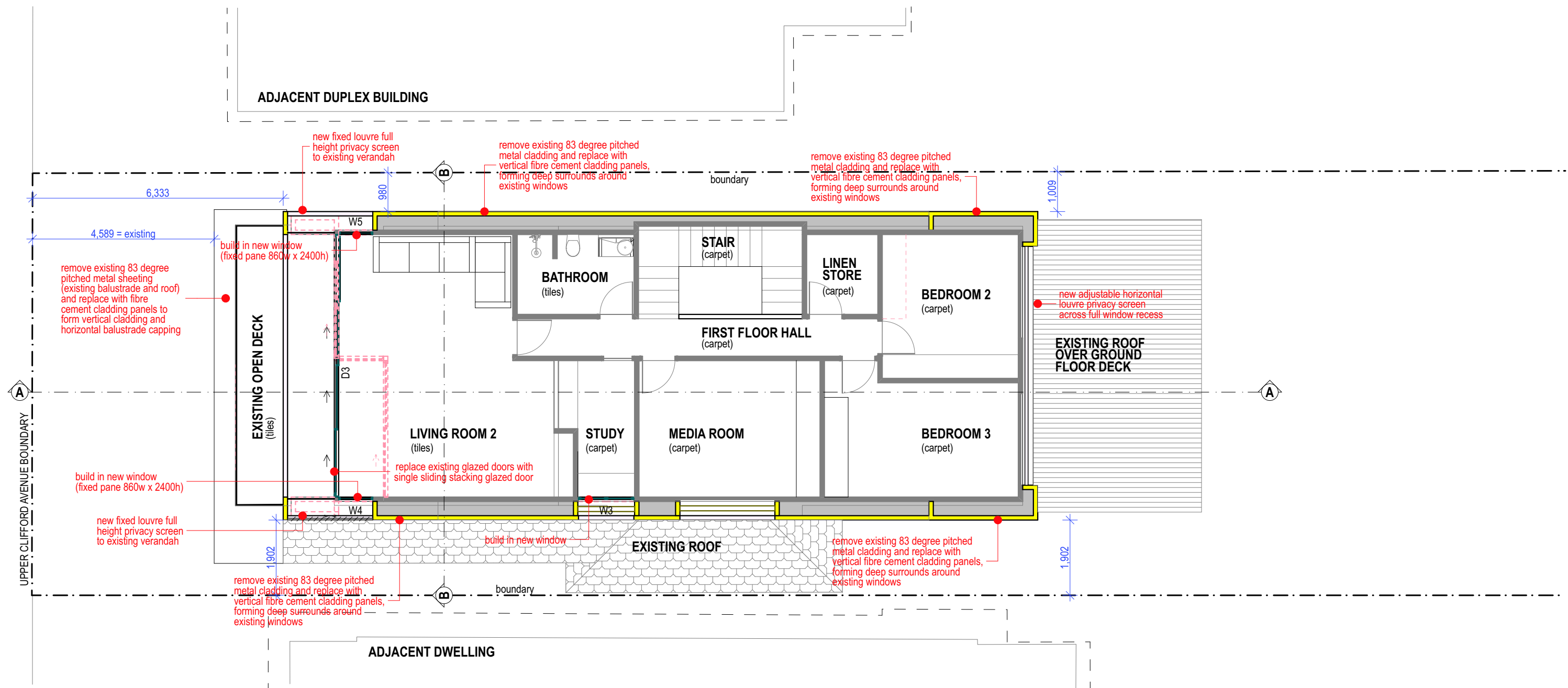
ADJACENT DUPLEX BUILDING



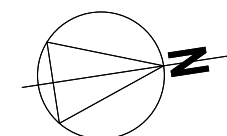
LEGEND :

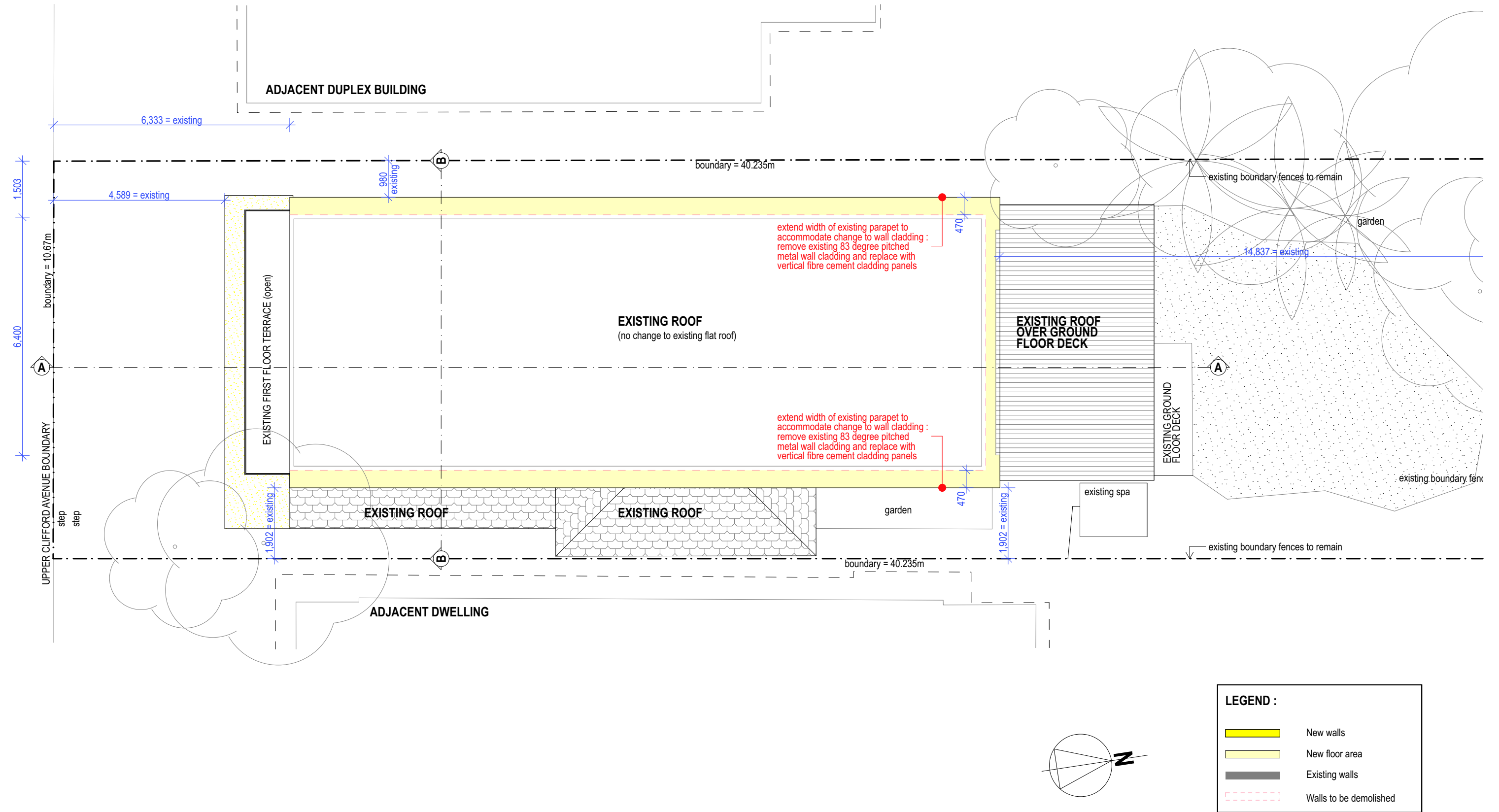
- New walls
- New floor area
- Existing walls
- Walls to be demolished





| LEGEND : | |
|----------|------------------------|
| | New walls |
| | New floor area |
| | Existing walls |
| | Walls to be demolished |





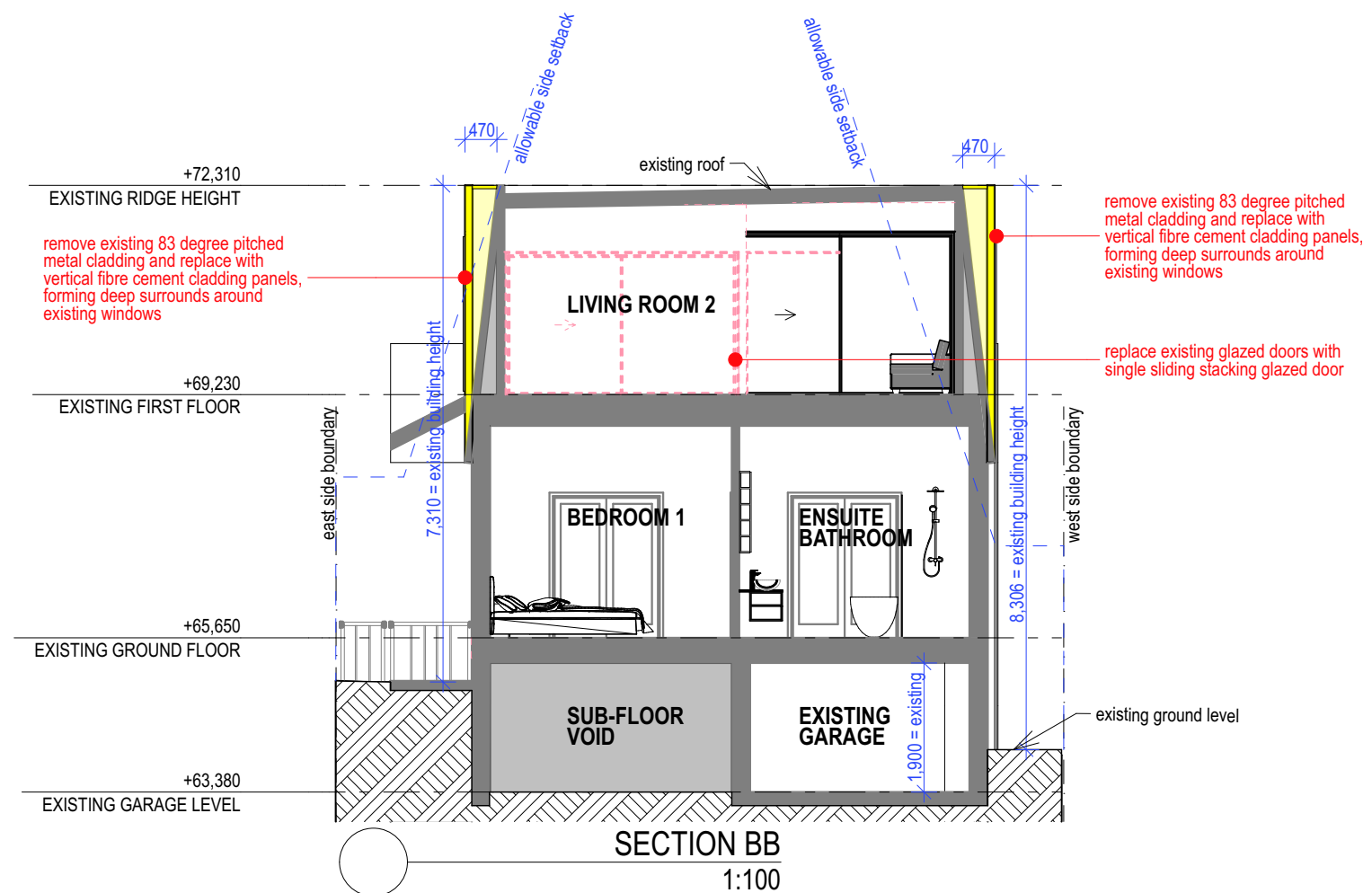
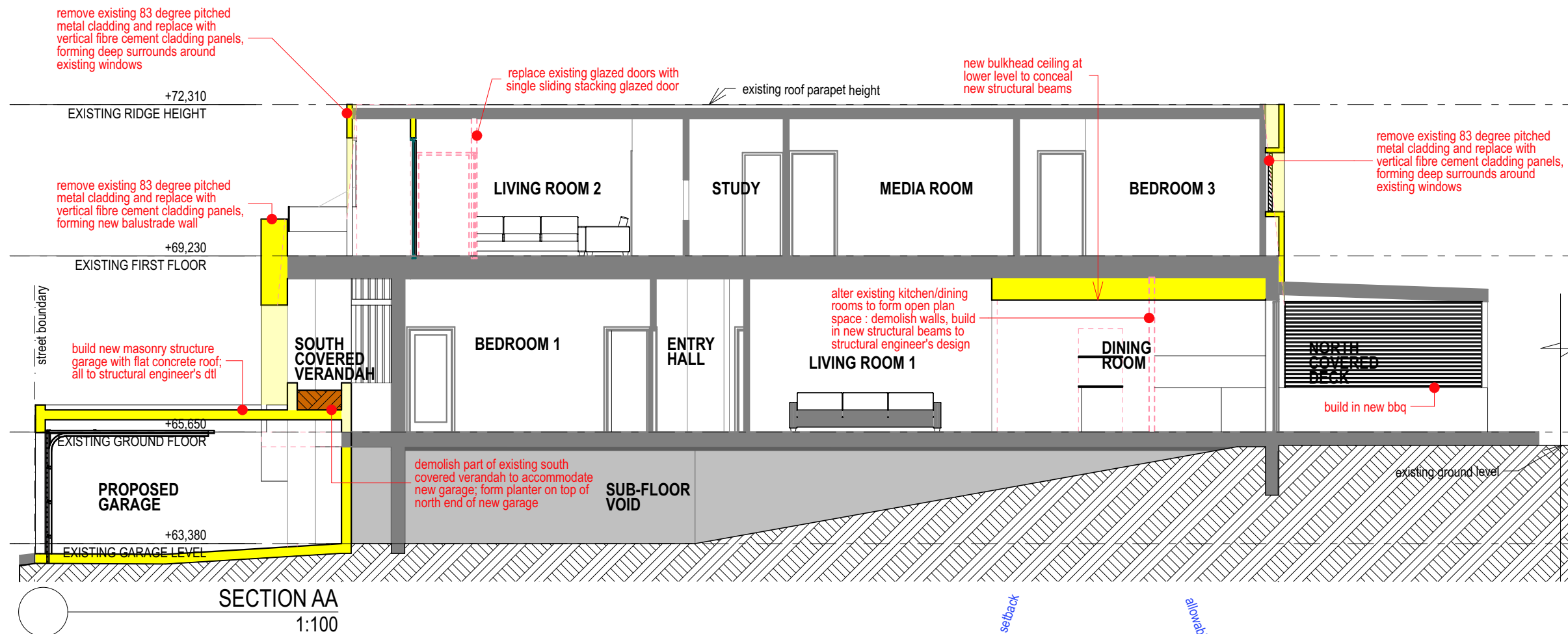
DEVELOPMENT APPLICATION : ROOF PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVENUE, FAIRLIGHT



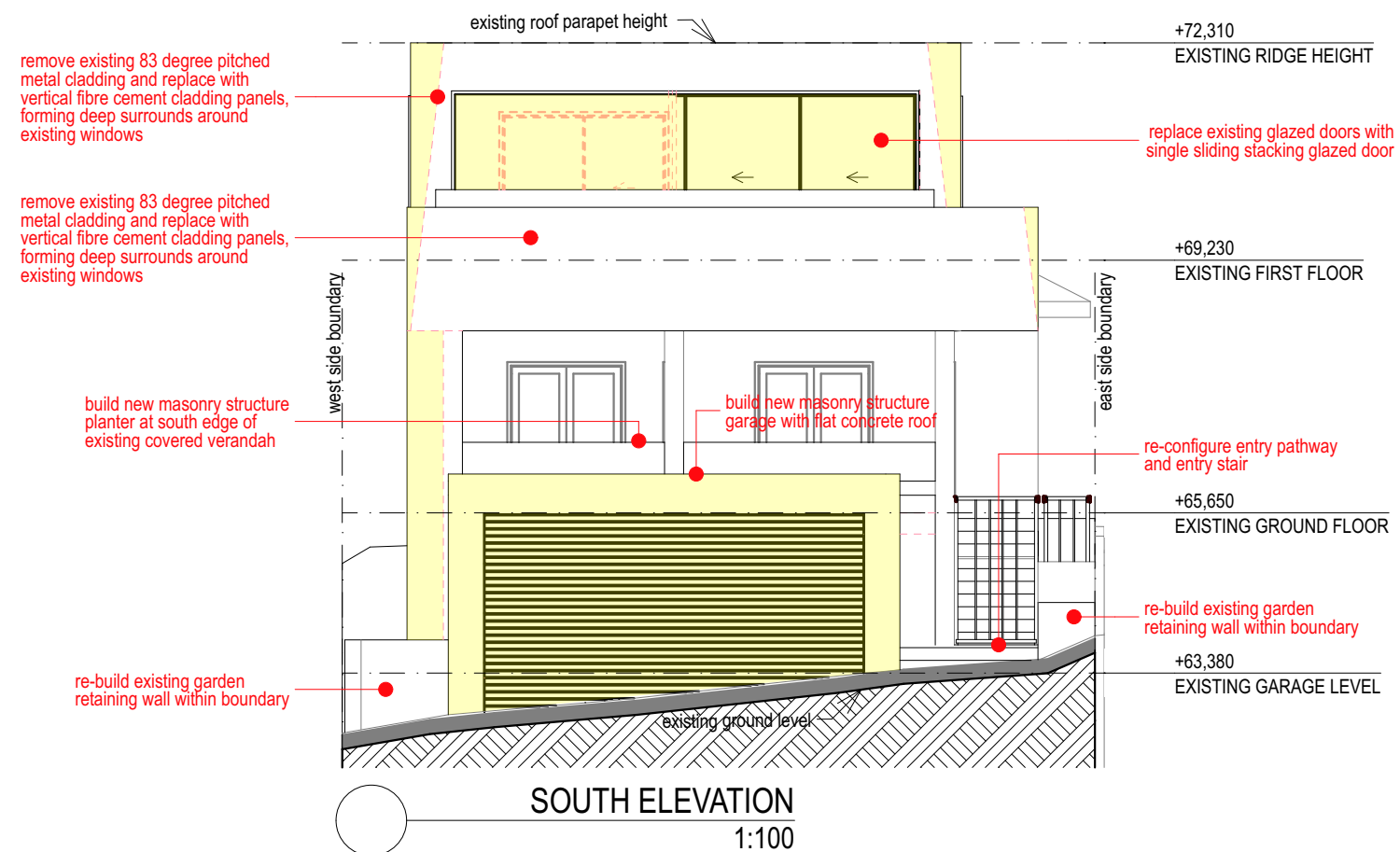
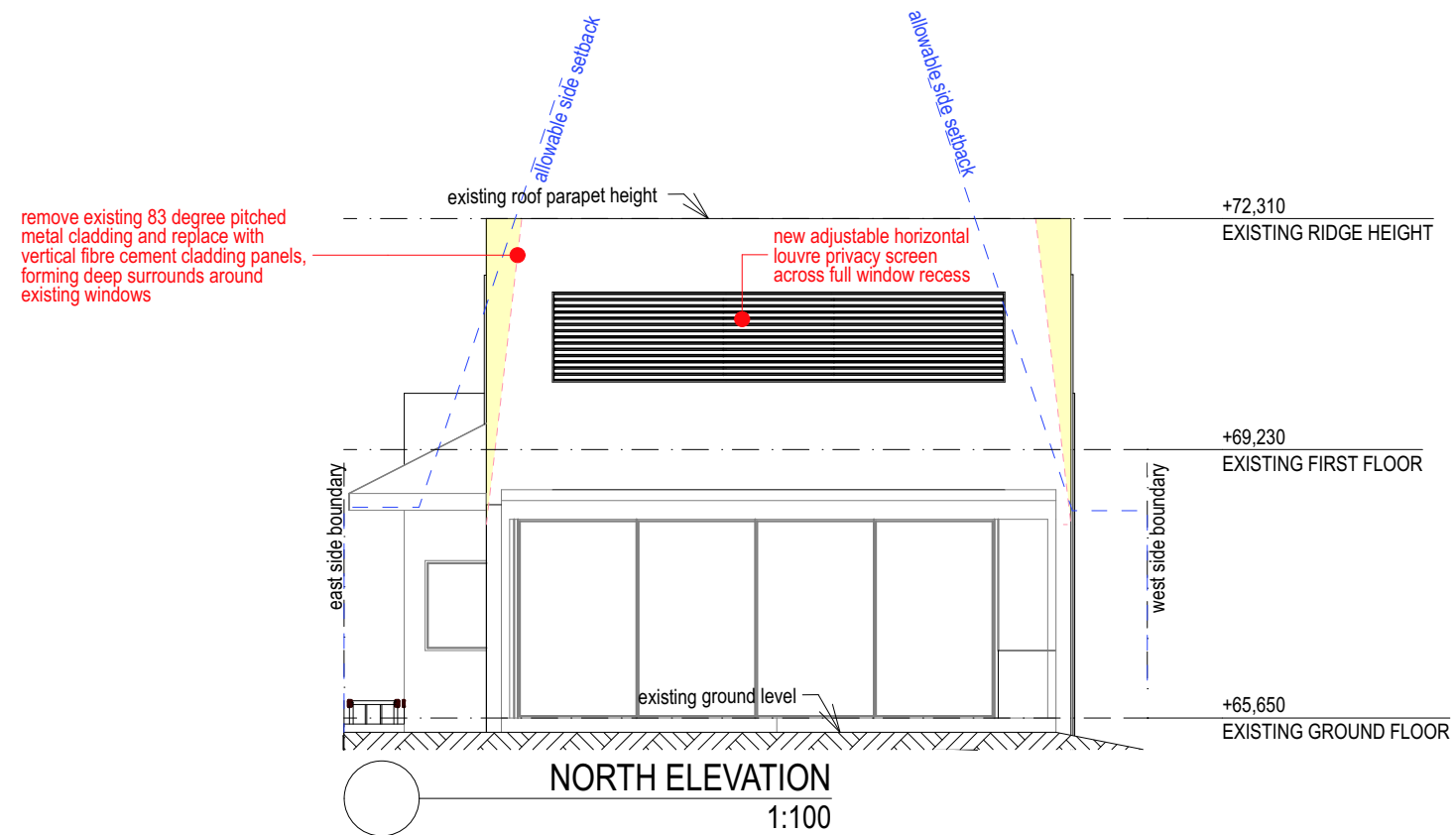
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

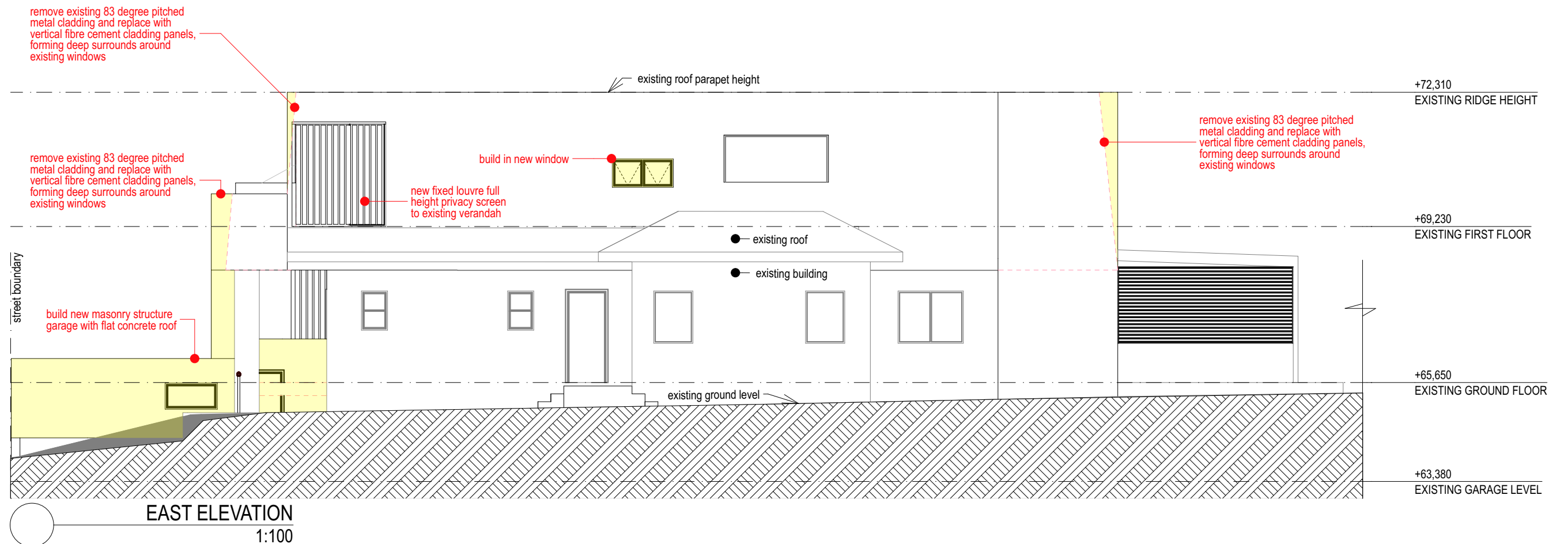
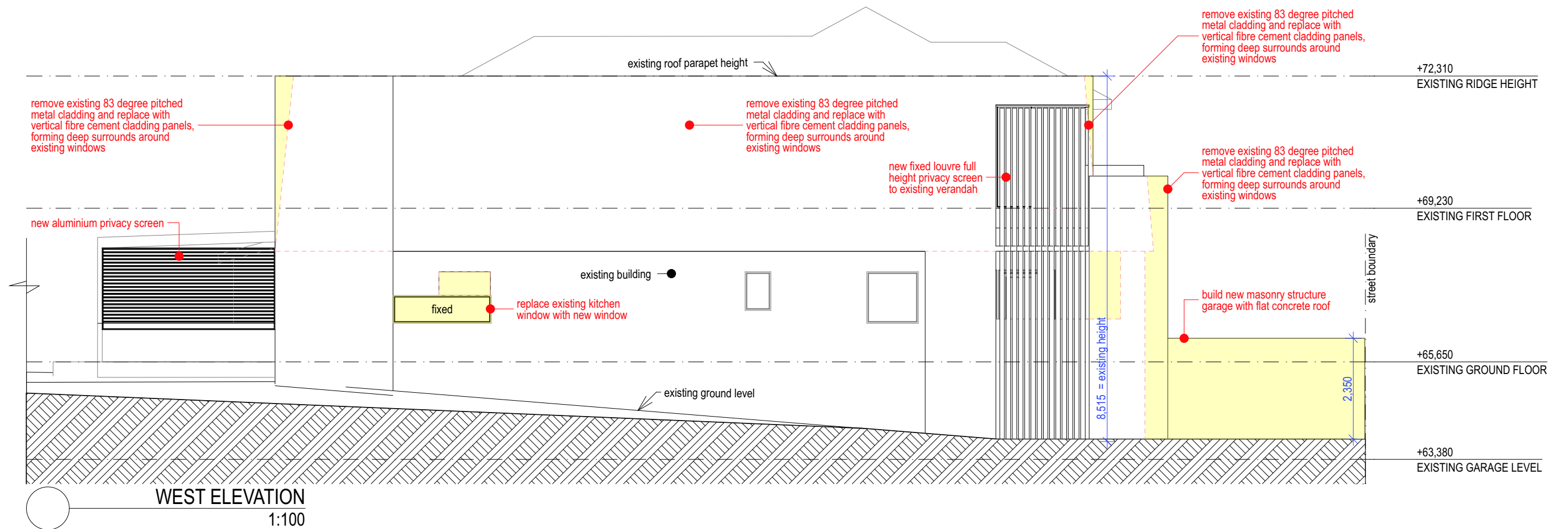
| | | | |
|----------------|--------------|------------------------|--------------------|
| Date: Nov 2019 | Scale: 1:100 | Drawing No: 1901/ DA07 | Plot Date: 23/6/20 |
|----------------|--------------|------------------------|--------------------|



DEVELOPMENT APPLICATION : SECTIONS

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVENUE, FAIRLIGHT





DEVELOPMENT APPLICATION : ELEVATIONS SHEET 2

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVENUE, FAIRLIGHT



VIEW FROM STREET



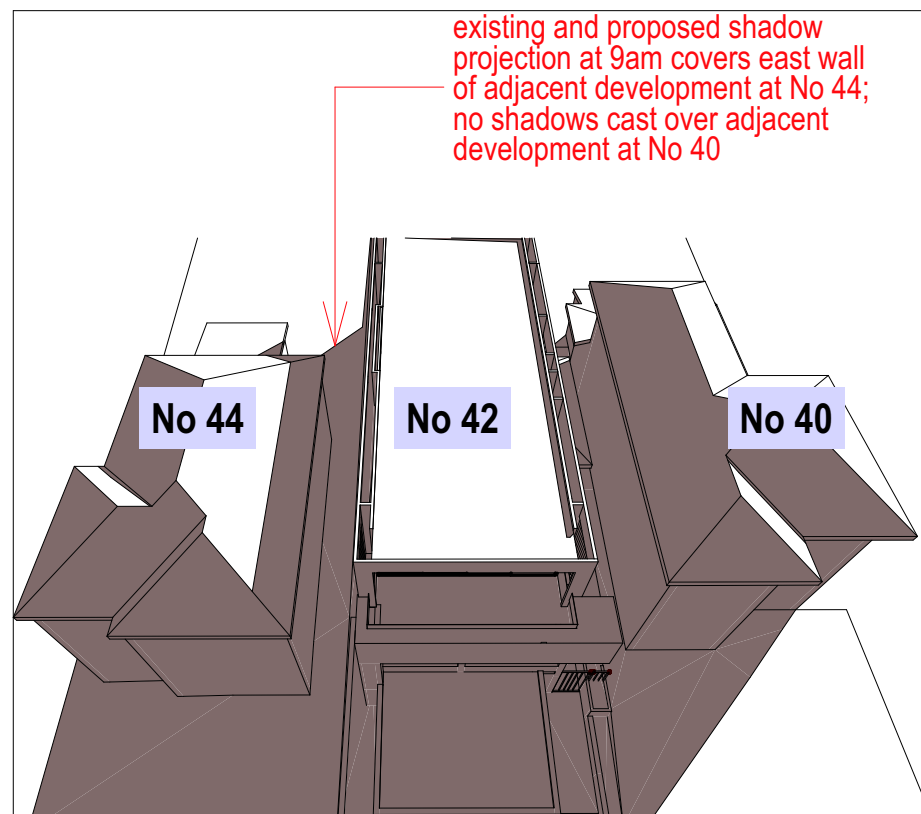
VIEW FROM NORTH BOUNDARY



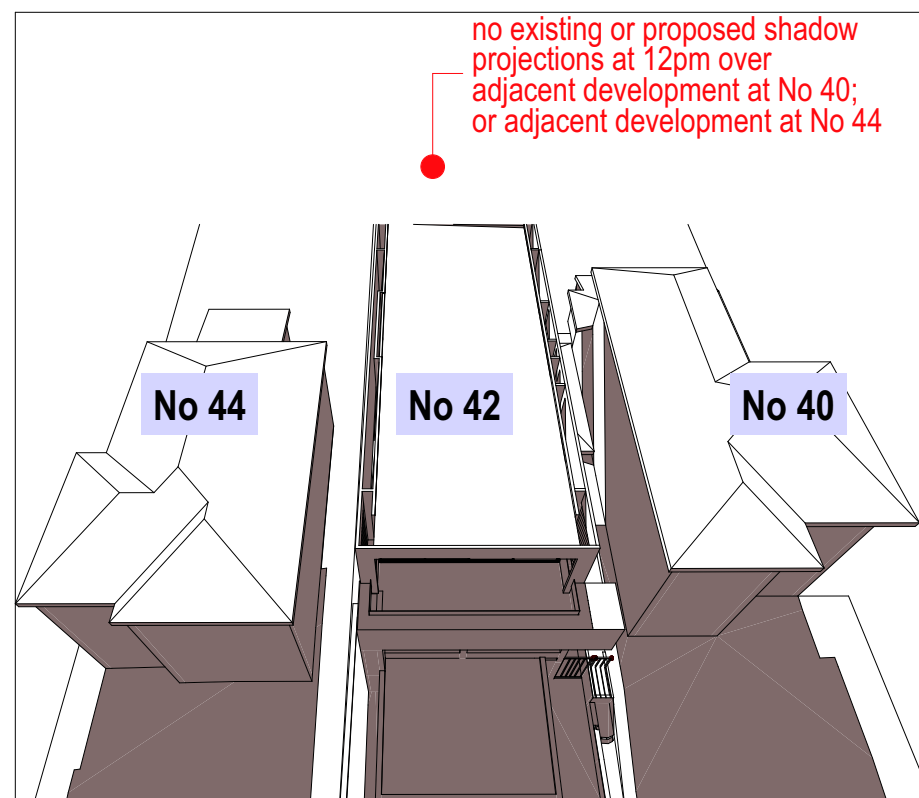
AERIAL VIEW FROM SOUTH WEST



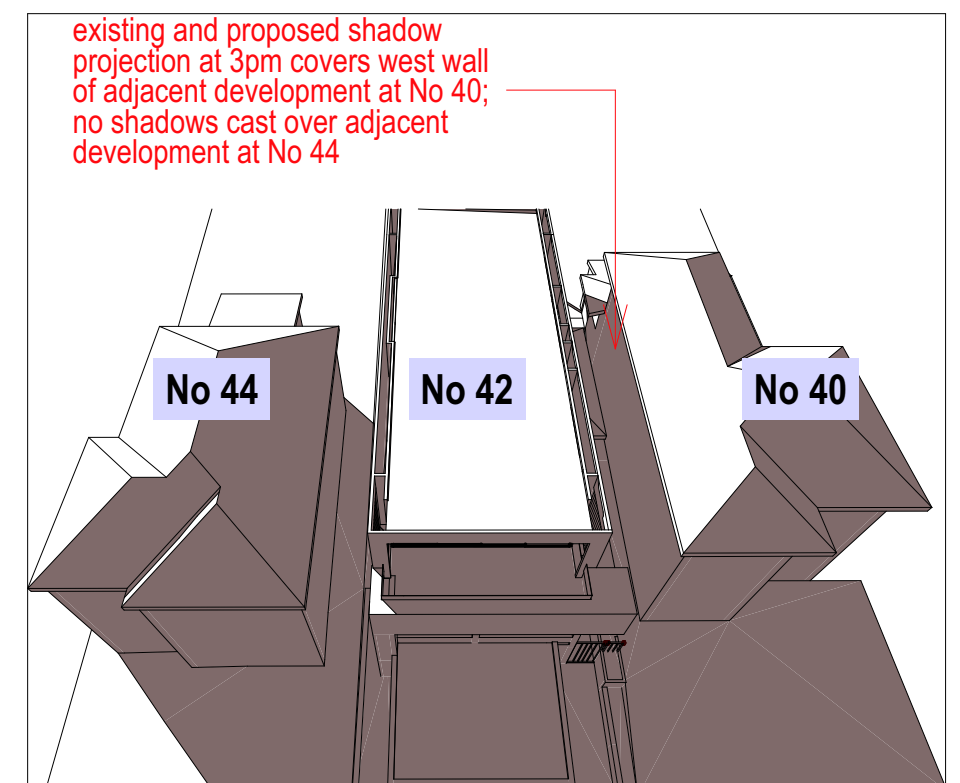
AERIAL VIEW FROM SOUTH



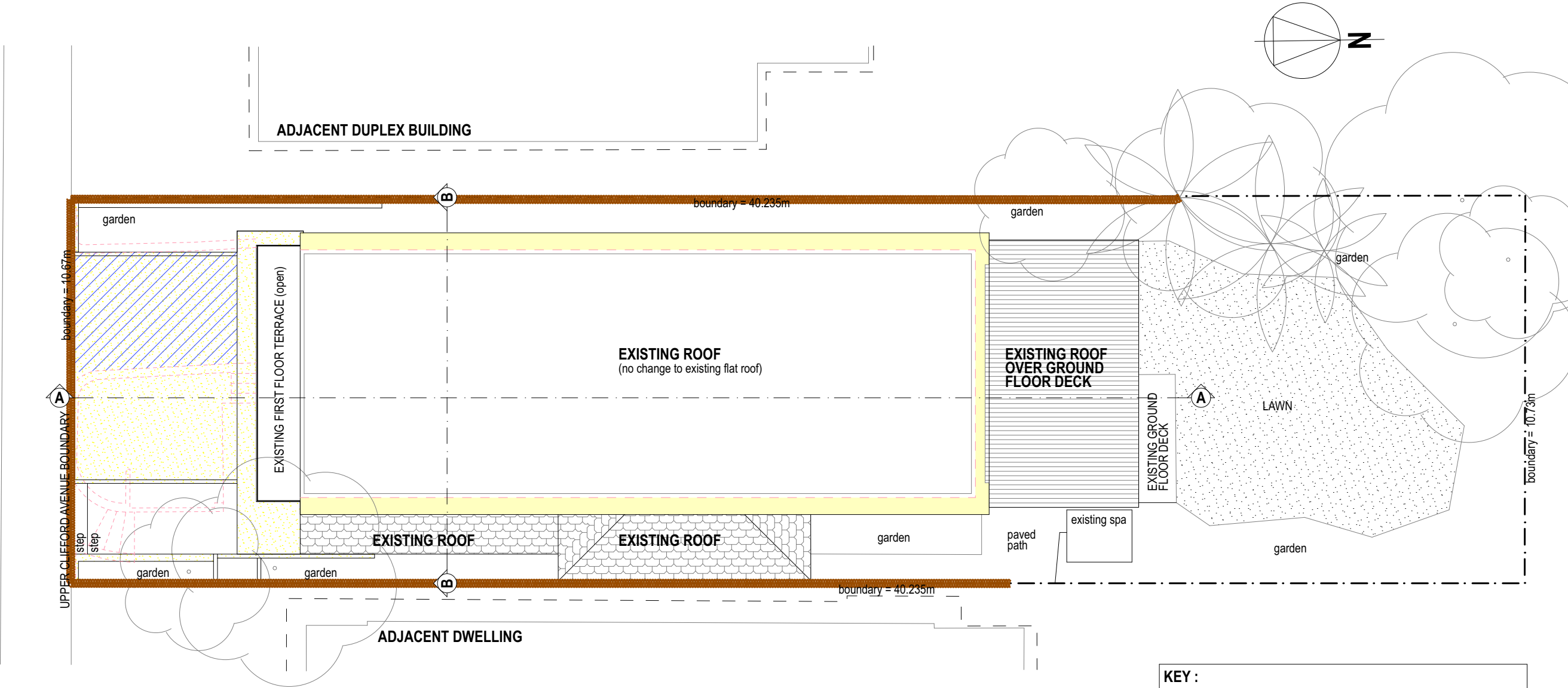
AERIAL VIEW FROM SOUTH : PROPOSED DEVELOPMENT : 9am 21 JUNE



AERIAL VIEW FROM SOUTH : PROPOSED DEVELOPMENT : 12pm 21 JUNE



AERIAL VIEW FROM SOUTH : PROPOSED DEVELOPMENT : 3pm 21 JUNE



KEY :

- SEDIMENT CONTROL BARRIER FENCE
- ZONE OF NEW WORK
- STABILISED SITE ACCESS
- WALLS/ROOF TO BE DEMOLISHED

SEDIMENT FENCE SD 6-8

Construction Notes

- Construct sediment fence as close as possible to parallel to the contours of the site.
- Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
- Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- Join sections of fabric at a support post with a 150 mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SECTION DETAIL

Disturbed area
Direction of flow
1.5 m star pickets at max. 3 m centres
Undisturbed area
500 mm to 600 mm
600 mm min.
Self-supporting geotextile
Direction of flow
On soil, 150 mm x 100 mm trench with compacted backfill and on rock, set into surface concrete

STABILISED SITE ACCESS SD 6-14

Construction Notes

- Strip topsoil and level site.
- Compact subgrade.
- Cover area with needle-punched geotextile.
- Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Construction site
Min. width 3 metres
Min. length 15 metres
Property boundary
Existing roadway
Runoff directed to sediment trap/fence
DGB 20 roadbase or 30 mm aggregate
Geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers.
Geofabric may be a woven or needle punched product with a minimum CBR burst strength (AS3706.4-90) of 2500 N

TOPSOIL STOCKPILE SD 4-1

Construction Notes

- Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
- Construct on the contour as a low, flat, elongated mound.
- Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
- Rehabilitate in accordance with the SWMP/ESCP.
- Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.

Earth bank
Flow
2:1 slope (max.)
2:1 slope (max.)
Stabilise stockpile surface
Sediment fence

NOTES FOR SEDIMENT AND EROSION CONTROL :

- Site works will not start until the erosion and sediment control works outlined in item 2 and 3 below, are installed and functional.
- The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. The existing concrete paved driveway provides stabilised access. All materials will be taken down the concrete paved driveway on the west side of the site.
- Sediment fences and barrier fences will be installed as shown on the attached drawing. Disturbance to the site in terms of excavation will be minimised; as far as possible, existing vegetated areas are to be preserved.
- Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided on the existing concrete driveway at the rear of the site and arrangements made for regular collection and disposal.
- Topsoil will be re-spread and all disturbed areas will be stabilised within 20 working days of the completion of works.
- All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

DEVELOPMENT APPLICATION : EROSION AND SEDIMENT CONTROL PLAN **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVENUE, FAIRLIGHT**

