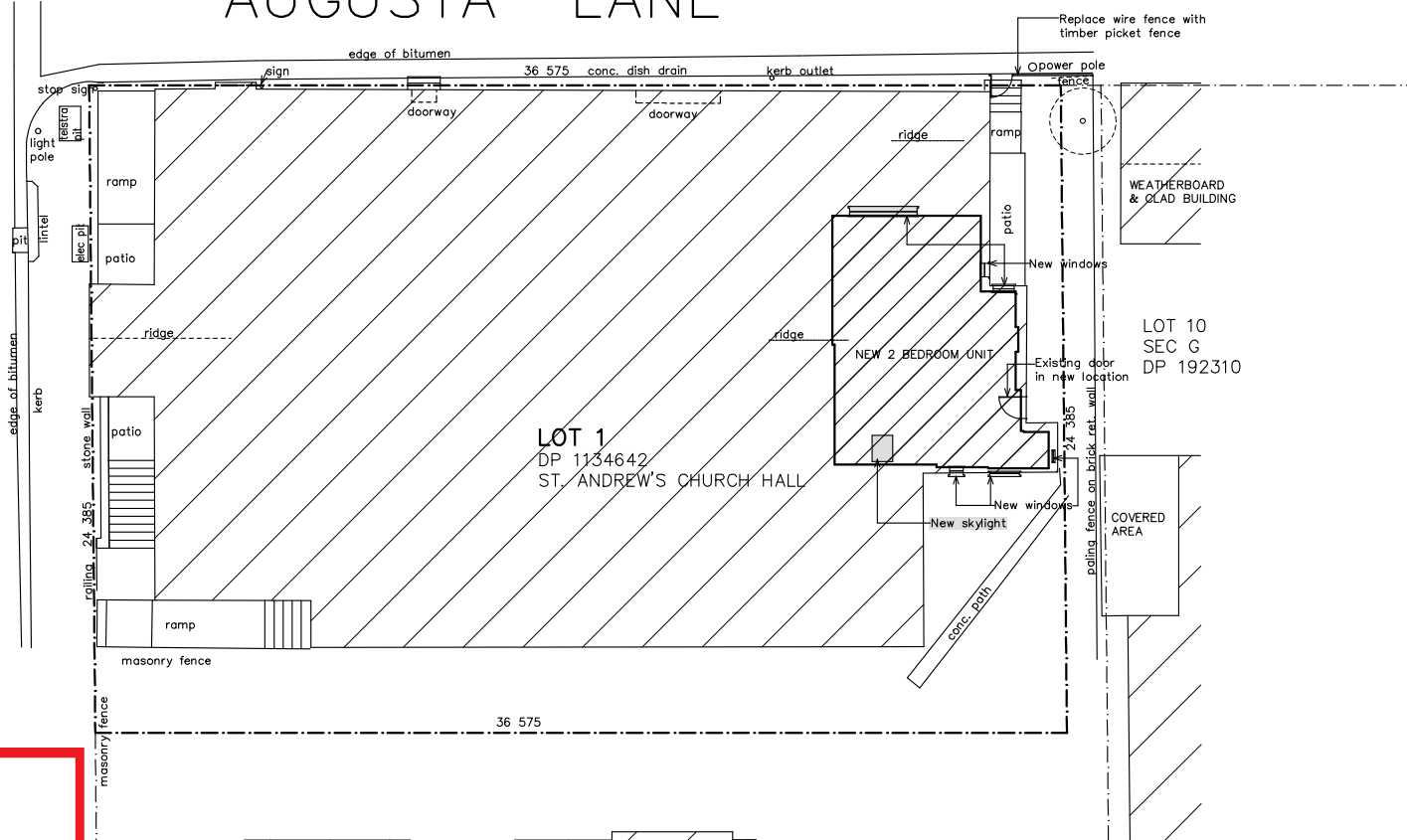


AUGUSTA LANE

RAGLAN STREET



LOT 1
DP 1134642
ST. ANDREW'S CHURCH HALL









LOT 10
SEC G
DP 192310

NO. 1
BRICK RESIDENCE

 northern beaches council

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

MOD2020/0002

- KEY**
-  PREVAILING WINDS (SUMMER)
 -  PREVAILING WINDS (WINTER)
 -  PRIVACY CONSIDERATIONS
 -  NOISE CONSIDERATIONS
 -  FALLS FOR DRAINAGE
 -  BOUNDARY
 -  CAR ENTRY POINT
 -  INDICATES GROUND FLOOR

SITE AREA: 891.8 sq.m.
EXISTING HALL AREA: 621.2 sq.m.
NEW FLAT AREA: 62.3 sq.m.

NOTES:
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All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Project: MODIFICATION 4.55 (1A) Job No. 621/18

for: St. Andrews Church Hall
at: 54 Raglan St., Manly NSW

Title: **SITE PLAN**
SITE ANALYSIS PLAN

Scale: 1:200 @ A3
Date: OCT 2018
Drawn: D.R.

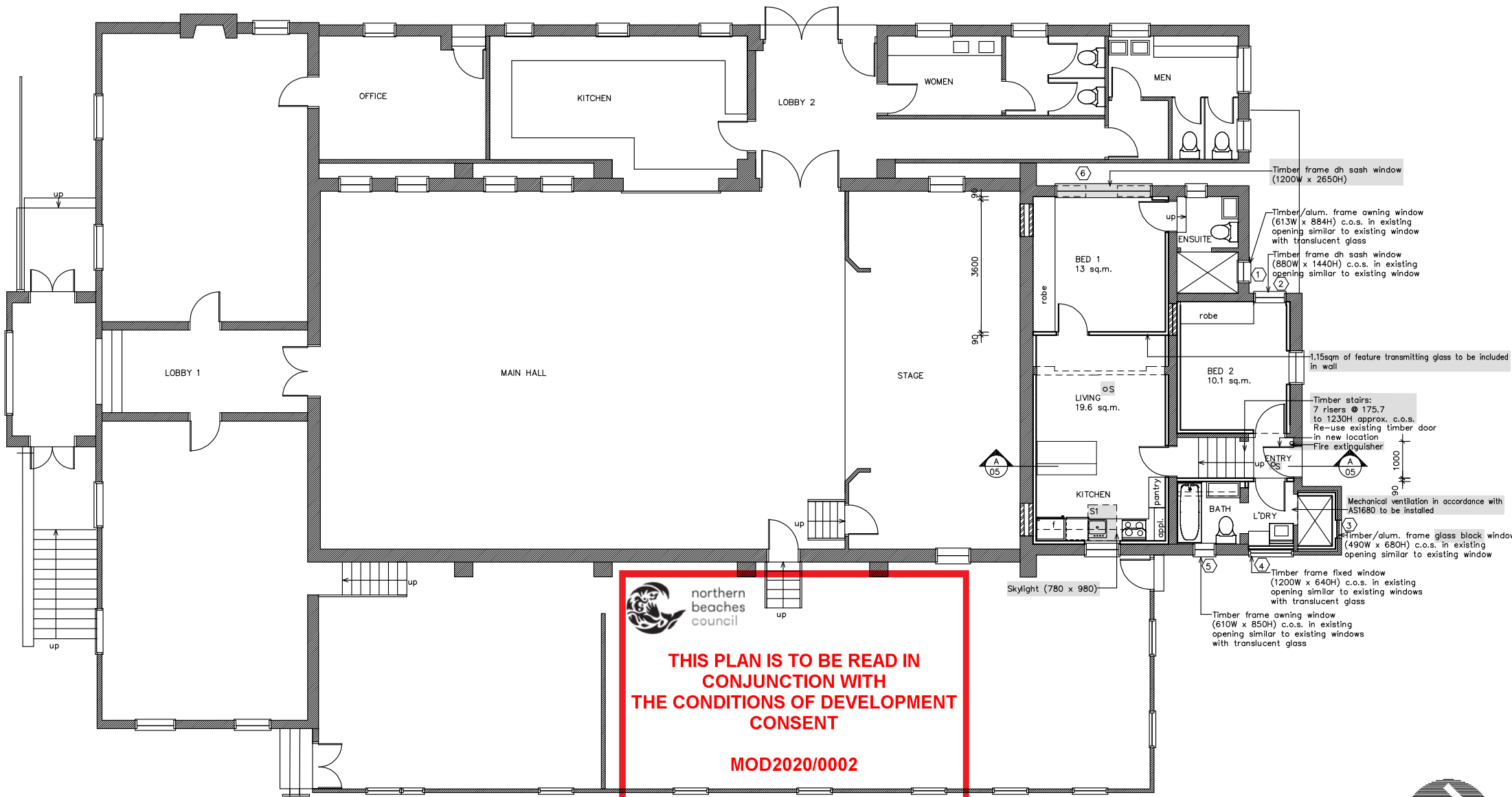
Revision: A: 11/19 revise stairs & window 3, raise door, add notes for CC requirements & ventilation.
B: 12/19 Add window 6 & S1.

DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. **DA-01**_B






northern beaches council
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MOD2020/0002





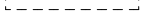
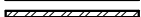



NOTES

The fire hazard properties of any new material or assembly will need to comply with BCA C1.10 and BCA Specification C1.10. This requirement applies to floor linings and floor coverings; wall linings and ceiling linings; air handling ductwork; sarking type material, attachments to floors, ceilings, internal walls and the internal linings of external walls; other materials including insulation materials other than sarking type materials.

BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:

All new window and door frames to be timber frame.
 Windows 4, 5 and 6 to have pyrolytic low-e glass, (or U-value: 3.99, SHGC: 0.4).
 All other doors & windows to have single clear glass, (or U-value: 5.71, SHGC: 0.66).
 Window 6 to have 450mm pergola over.
 Skylight S1: timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5).

LEGEND

	Existing single brick wall
	Existing double brick wall
	Existing timber frame wall
	Remove single brick wall
	Remove double brick wall
	New timber frame wall
	New double brick wall
	Window number
	Smoke alarm

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Project: **MODIFICATION 4.55 (1A)** Job. No. 621/18

for: St. Andrews Church Hall
 at: 54 Raglan St., Manly NSW

Title: **FLOOR PLAN** Scale: 1:100 @ A3
 Date: OCT 2018
 Drawn: D.R.

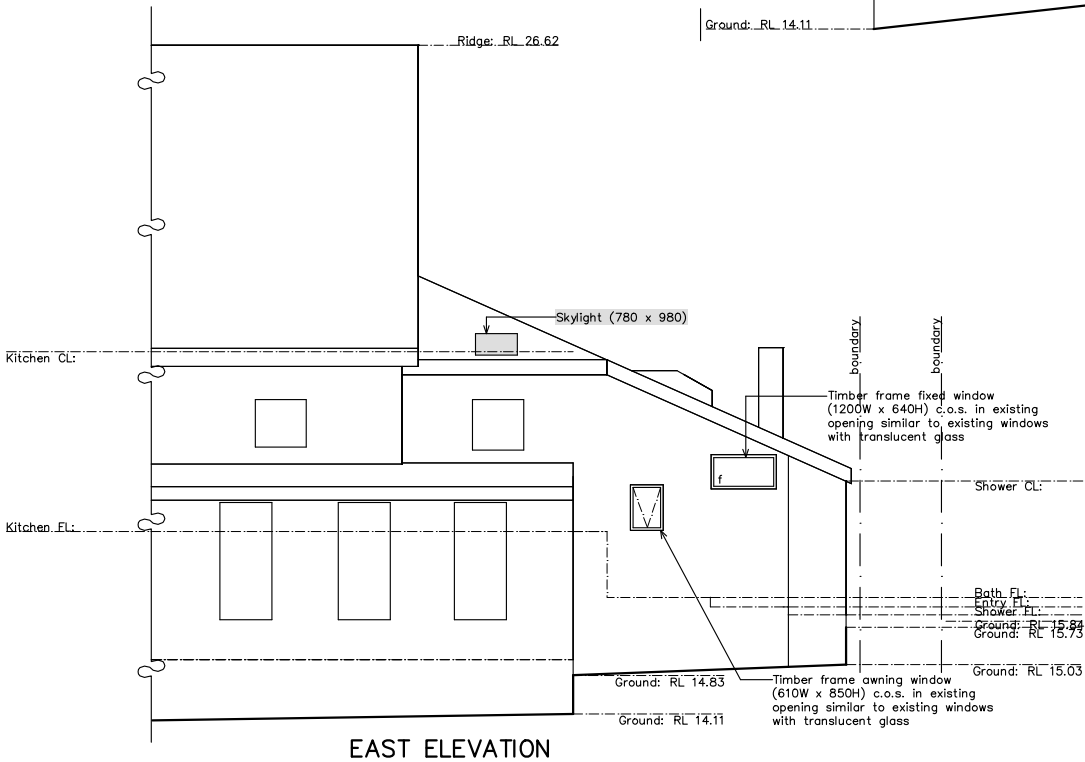
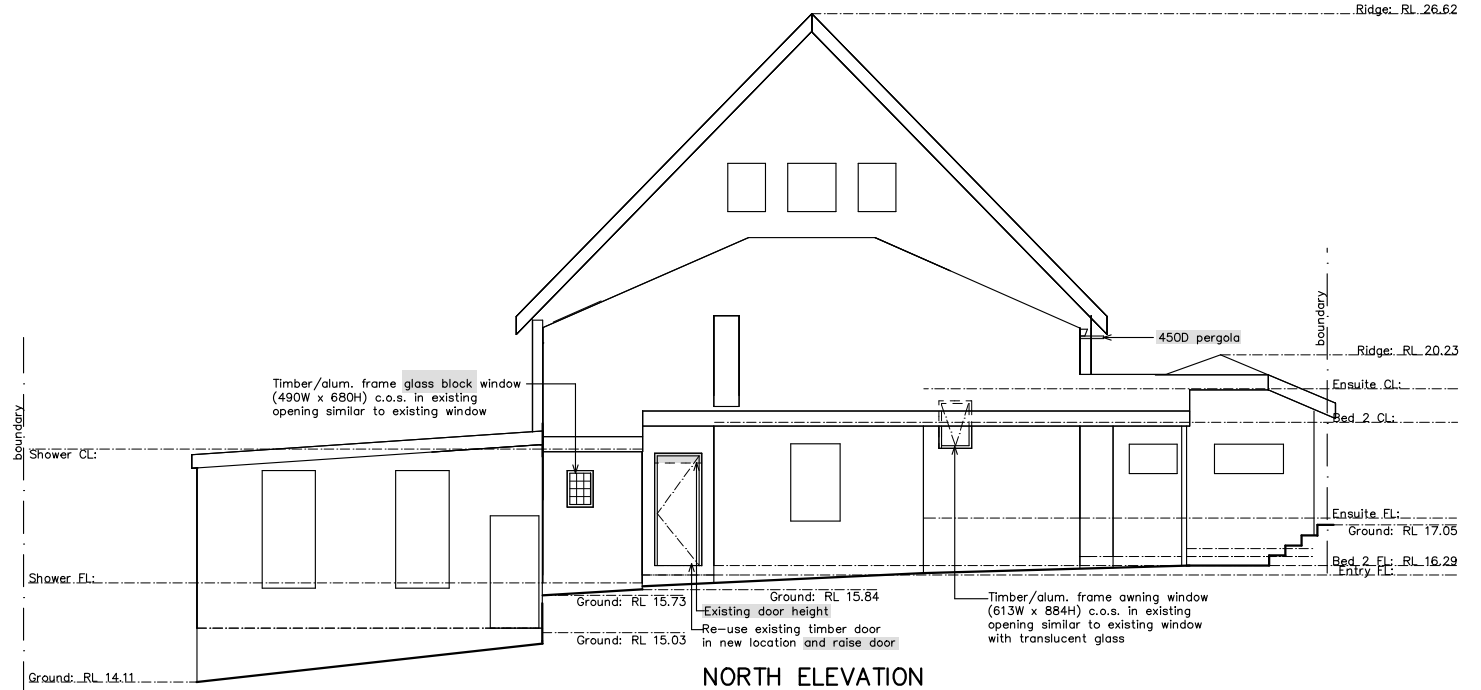
DUFFY REGAN DESIGN Telephone: (02) 9905 6009
 121 Soldiers Ave., Freshwater NSW 2096 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

Revision: A: 11/19 revise stairs & window 3, raise door, add notes for CC requirements & ventilation.
 B: 12/19 Add window 6 & S1.

Drawing No. **DA-03_B**

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0002



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Project: MODIFICATION 4.55 (1A)

Job. No. 621/18

for: St. Andrews Church Hall
at: 54 Raglan St., Manly NSW

Title:
ELEVATIONS

Scale: 1:100 @ A3
Date: OCT 2018
Drawn: D.R.

Revision: A: 11/19 revise stairs & window 3, raise door, add notes for CC requirements & ventilation.
B: 12/19 Add window 6 & S1,

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121 Soldiers Ave., Freshwater NSW 2096

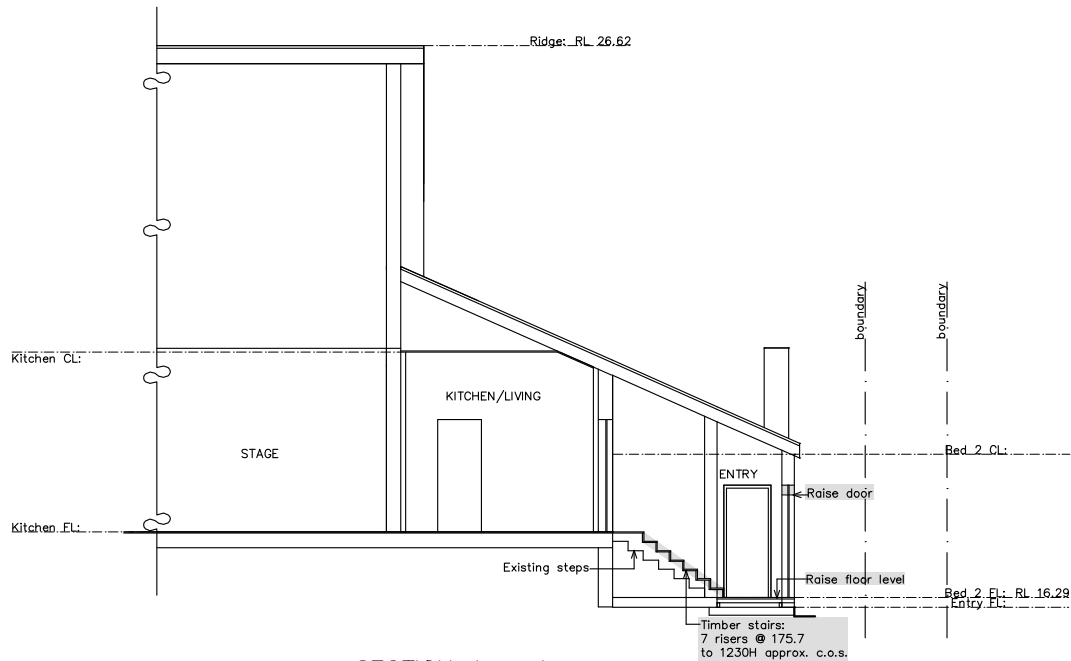
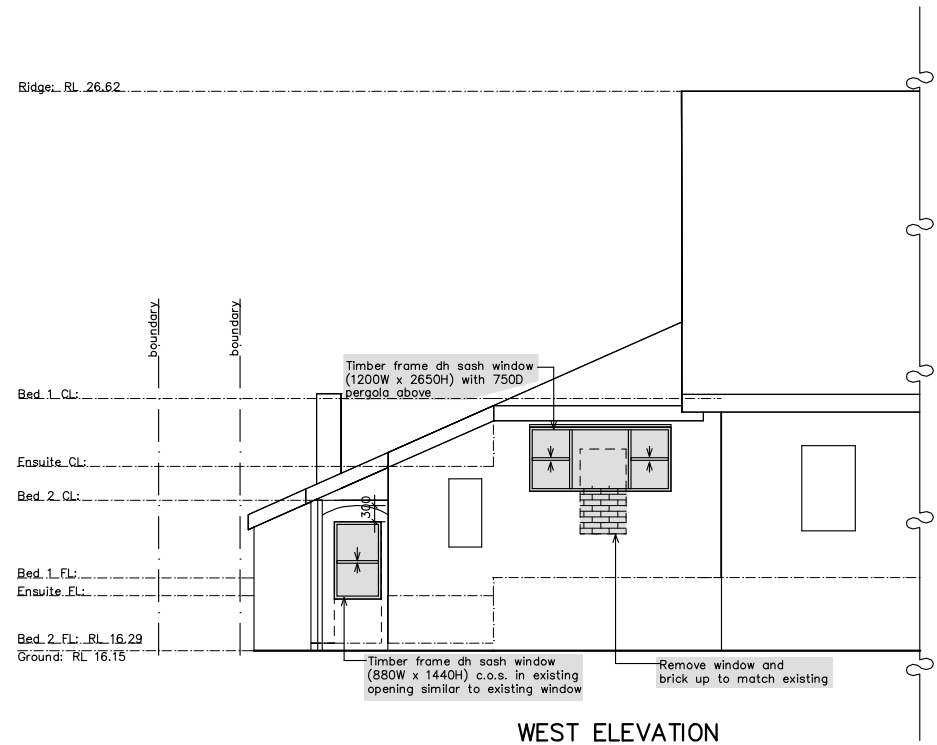
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Email: dregandesign@gmail.com

Drawing No.

CC-04_B

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

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BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down)(or R1.30 including construction)

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NOT FOR CONSTRUCTION

Project: MODIFICATION 4.55 (1A)

Job. No. 621/18

for: St. Andrews Church Hall
at: 54 Raglan St., Manly NSW

Title:

Scale: 1:100 @ A3

Revision: A: 11/19 revise stairs & window 3, raise door, add notes for CC requirements & ventilation. B: 12/19 Add window 6 & S1,

Date: OCT 2018

Drawn: D.R.

ELEVATION & SECTION A

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Drawing No.

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DA-05_B