

DEVELOPMENT APPLICATION

7 CLIFF ST MANLY
KATH KEENAN AND JAMES BURTON

REVISION 28.11.24 FOR SUBMISSION

DRAWING LIST

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PLANNER: NATALIE NOLAN
NOLAN PLANNING CONSULTANTS
75 OLIVER STREET, FRESHWATER 2096

BASIX REQUIREMENTS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: ELECTRIC HEAT PUMP.

LIGHTING REQUIREMENTS

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 REQUIREMENTS

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

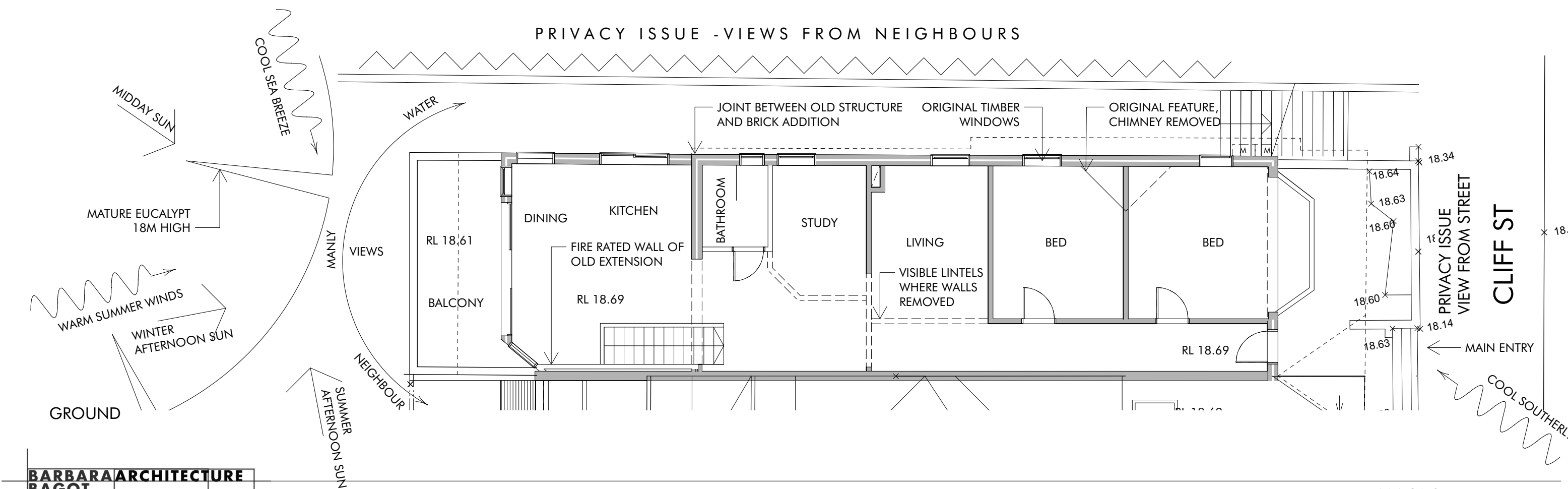
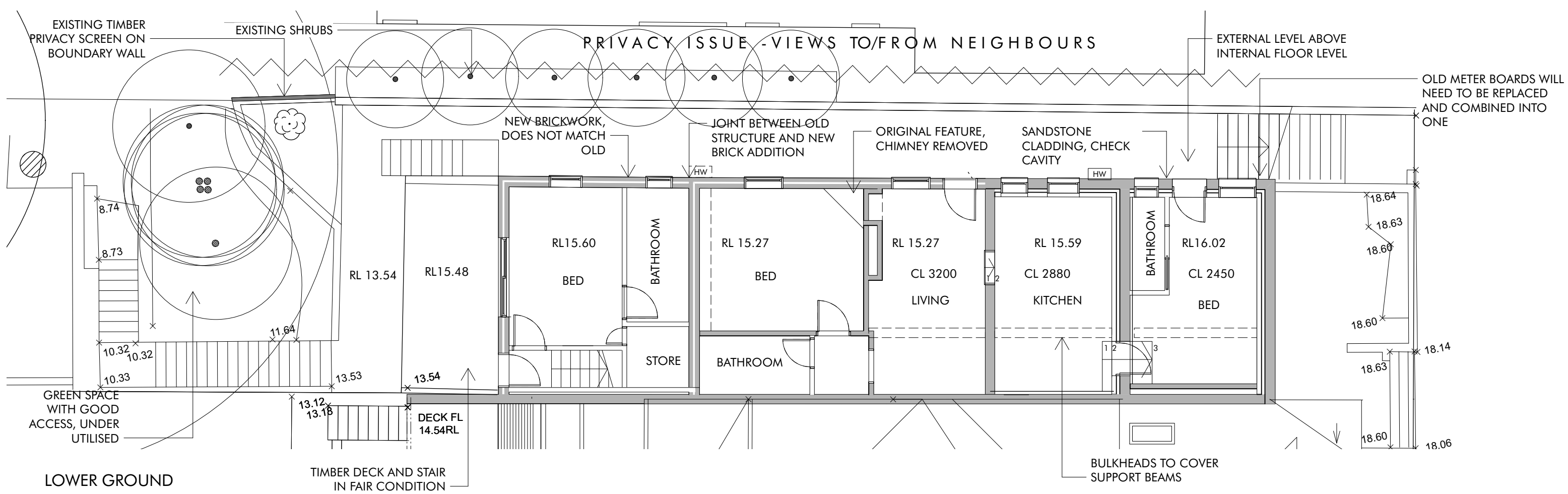
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW, EXCEPT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M², B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS. CONSTRUCTION ADDITIONAL INSULATION REQUIRED (R-VALUE OTHER SPECIFICATIONS.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
CONCRETE SLAB ON GROUND FLOOR	NIL	N/A
FLOOR ABOVE EXISTING DWELLING OR BUILDING.	NIL	N/A
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)	
RAKED CEILING, PITCHED ROOF, FRAMED	CEILING: R2.50 (UP), ROOF: FOIL/SARKING	MEDIUM (SOLAR ABSORPTANCE > 0.475- 0.70)
FLAT CEILING, PITCHED ROOF	CEILING: R2.50 (UP), ROOF: FOIL/SARKING	MEDIUM (SOLAR ABSORPTANCE > 0.475- 0.70)

WINDOWS AND GLAZED DOORS

NOTE: ALL DETAILS ON THIS SUMMARY SHOULD BE CROSS CHECKED WITH THE ACTUAL BASIX CERTIFICATE BEFORE ORDERING.

WINDOW NO	ORIENTATION	AREA OF GLASS INC. FRAME (M²)	OVERSHADOWING HEIGHT	OVERSHADOWING DISTANCE	SHADING DEVICE	FRAME AND GLASS TYPE
W1	NE	1.38	5.7	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W2	NE	1.81	6	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W3	NE	1.51	6	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W4	NE	2.09	8.4	4	EAVE/ VERANDAH/ PERGOLA/BALCONY> =600 MM	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W5	NE	13.46	7.9	4	EAVE/ VERANDAH/ PERGOLA/BALCONY> =900 MM	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W6	NW	18.02	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO > =0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W7	SE	2.7	0	0	EAVE/ VERANDAH/ PERGOLA/BALCONY> =900 MM	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W8	NE	1.8	2.3	2.7	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
W9	NE	6.27	6.5	4	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W10	NE	8.71	3.1	4	EAVE/ VERANDAH/ PERGOLA/BALCONY> =450 MM	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W11	NW	15.9	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO > =0.43	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W12	NE	4.32	0	0	EXTERNAL LOUVRE/BLIND (FIXED)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W13	NE	2.16	0	0	EXTERNAL LOUVRE/BLIND (FIXED)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
W14	NW	11.34	0	0	PROJECTION/ HEIGHT ABOVE SILL RATIO > =0.36	STD ALUM, SINGLE PYROLYTIC LOW E (U-VALUE: 5.7, SHGC: 0.47)
W15	NE	2.85	3.1	4	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STD ALUM, SINGLE, CLEAR (OR U-VALUE: 7.63, SHGC: 0.75)
D1	NE	1.91	5.7	2.7	NONE	TIMBER, SINGLE CLEAR (OR U-VALUE: 5.71, SHGC: 0.66)
S01		1.4 x 0.78			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)
S02		1.2 x 0.55			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)
S03		0.7 x 0.55			NO SHADING	TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (OR U-VALUE: 2.5, SHGC: 0.456)



**BARBARA ARCHITECTURE
BAGOT**

16 KINGSLANGLEY ROAD
GREENWICH
NSW 2065

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STAGE
PROJECT

DEVELOPMENT APPLICATION
7 CLIFF ST MANLY
LOT 2 DP 534838

CLIENT
REF

JAMES BURTON AND KATH KEENAN
0152

DOCUMENT

REV

SCALE

SITE ANALYSIS

28.11.24
FOR SUBMISSION

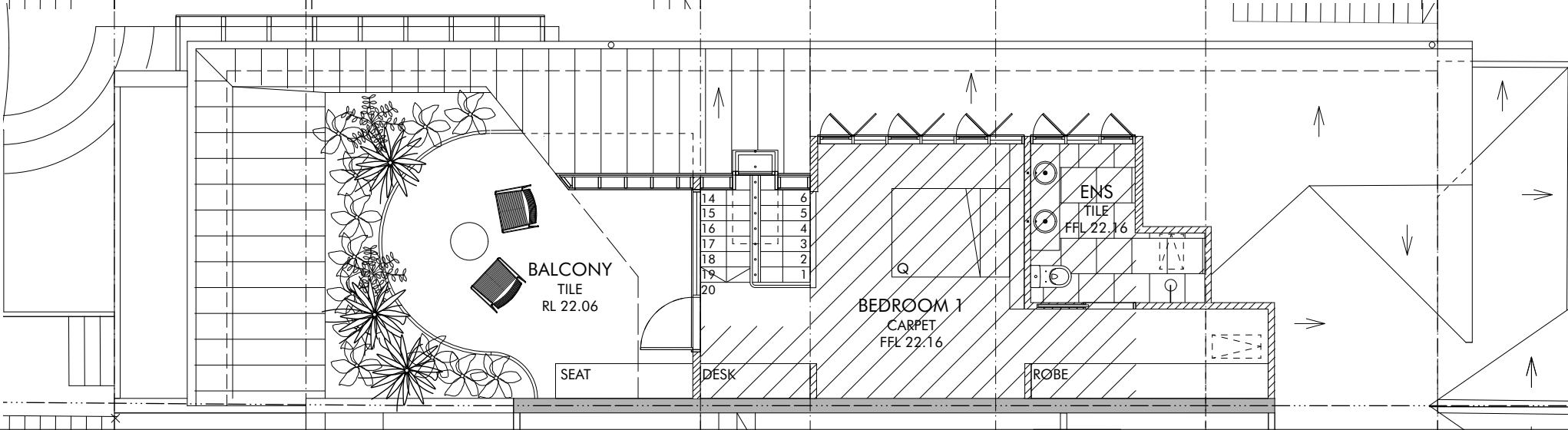
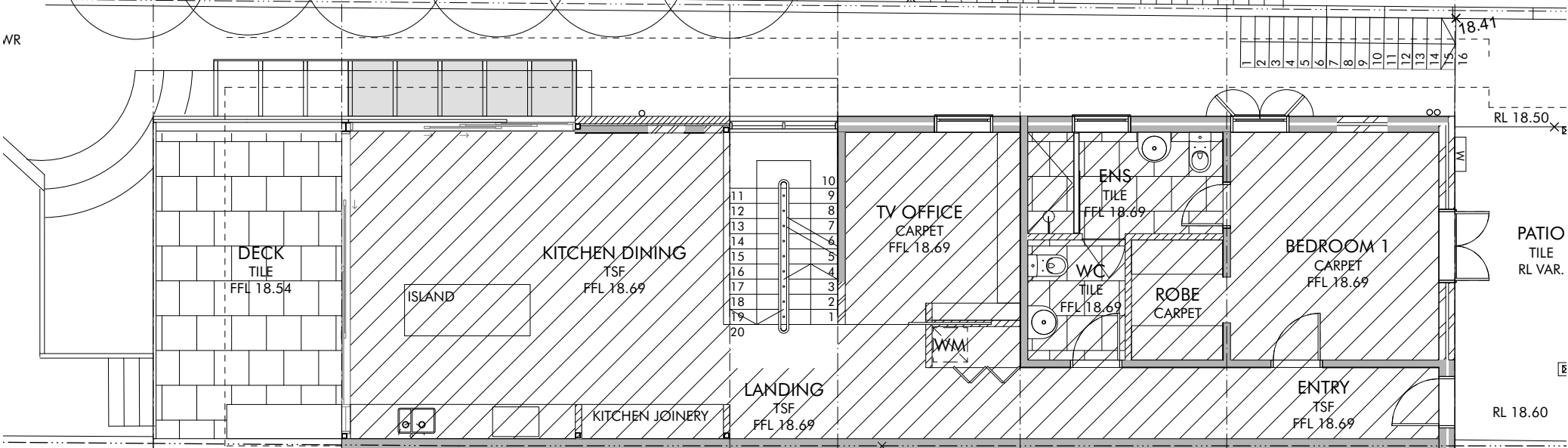
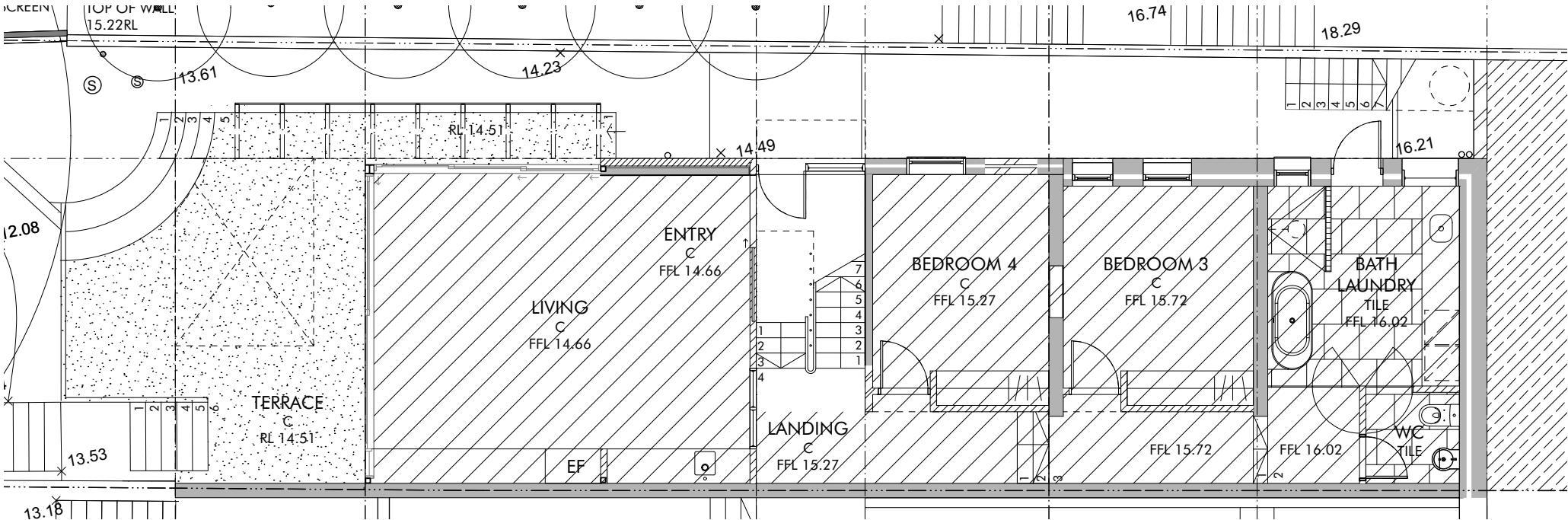
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A 002

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COMPLIANCE TABLE		
FSR		
Total Area sqm	353.5 sqm	
Controls		Actual
Level 1		90.6 sqm
Level 2		94.5 sqm
Level 3		26 sqm
FSR Requirement (1: 0.6)	212.1qm	211.1sqm



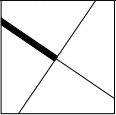
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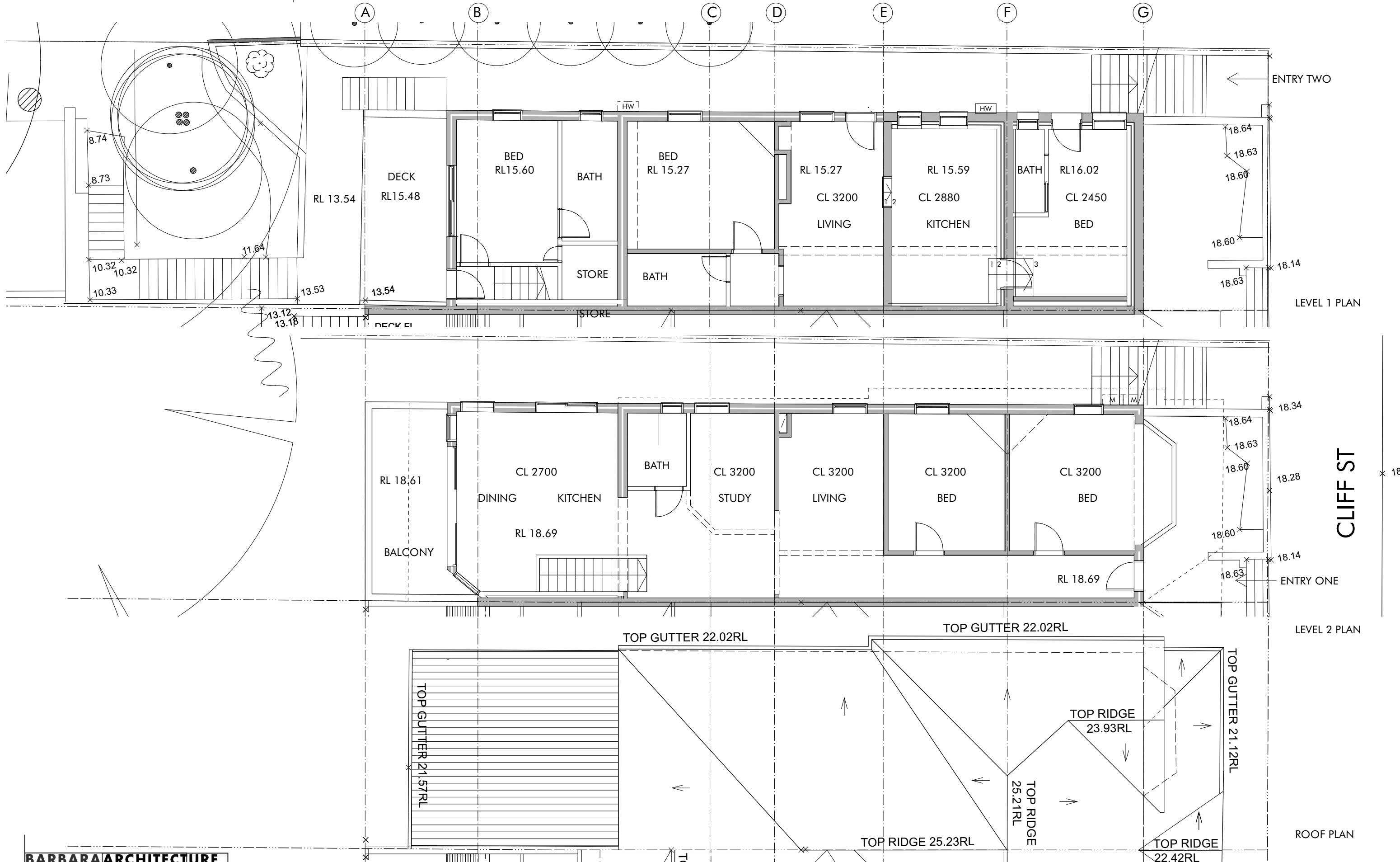
STAGE	DEVELOPMENT APPLICATION
PROJECT	7 CLIFF ST MANLY LOT 2 DP 534838
CLIENT	JAMES BURTON AND KATH KEENAN
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DOCUMENT	FSR COMPLAIANCE PLAN
REV	28.11.24 FOR SUBMISSION
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7 CLIFF ST MANLY
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CLIENT
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DOCUMENT

REV

SCALE

EXISTING PLANS

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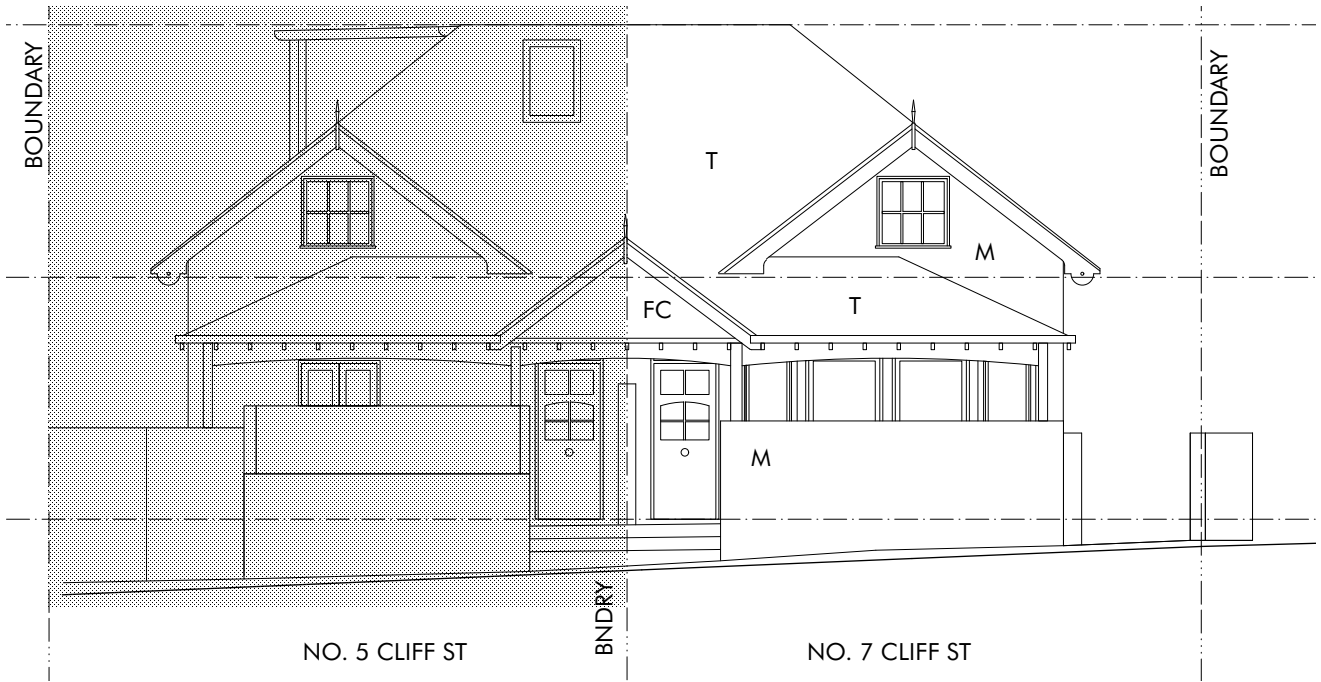
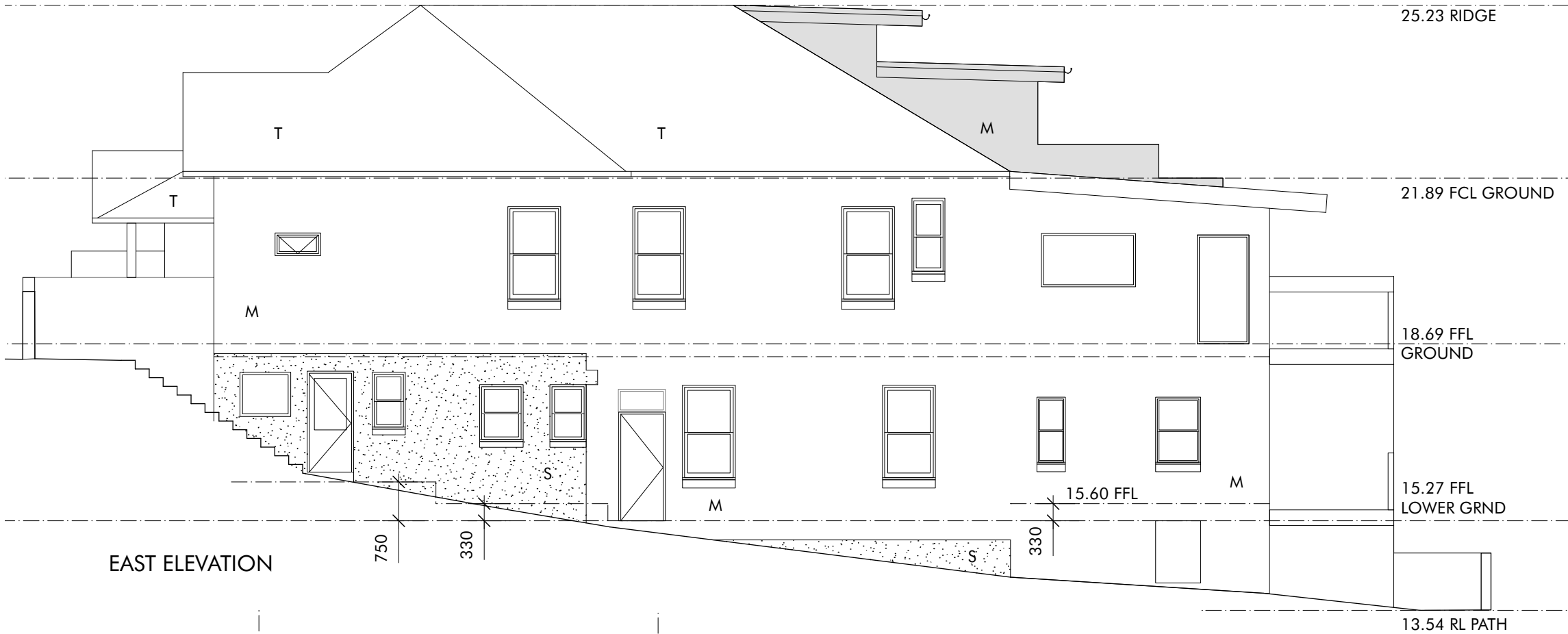
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A 101

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- LEGEND
C CONCRETE
FC FIBRE CEMENT SHEET
T TERRACOTTA ROOF TILES
M MASONRY
MR METAL ROOFING
S SANDSTONE
DP DOWNPIPE



NORTH ELEVATION

SOUTH ELEVATION

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DOCUMENT

EXISTING ELEVATIONS

REV

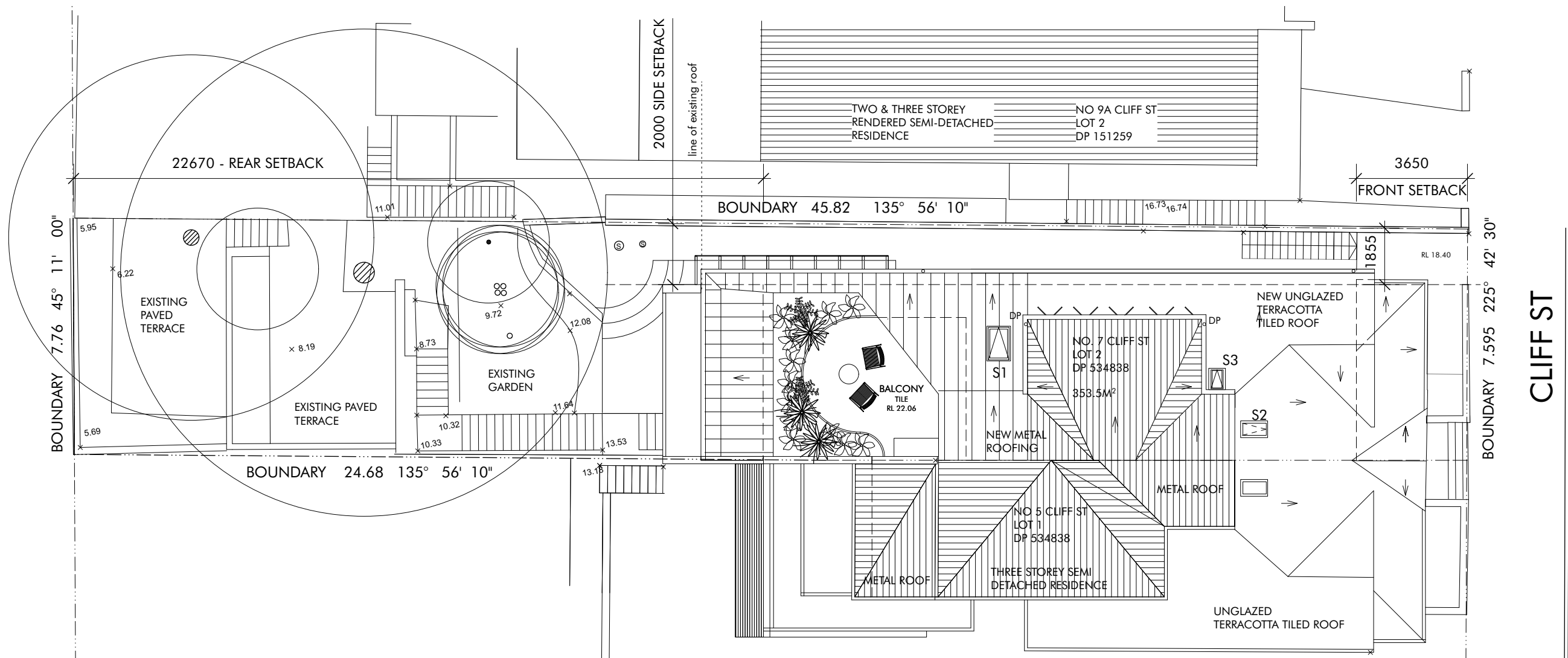
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DOCUMENT

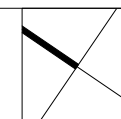
PROPOSED SITE PLAN

REV

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FOR SUBMISSION

SCALE

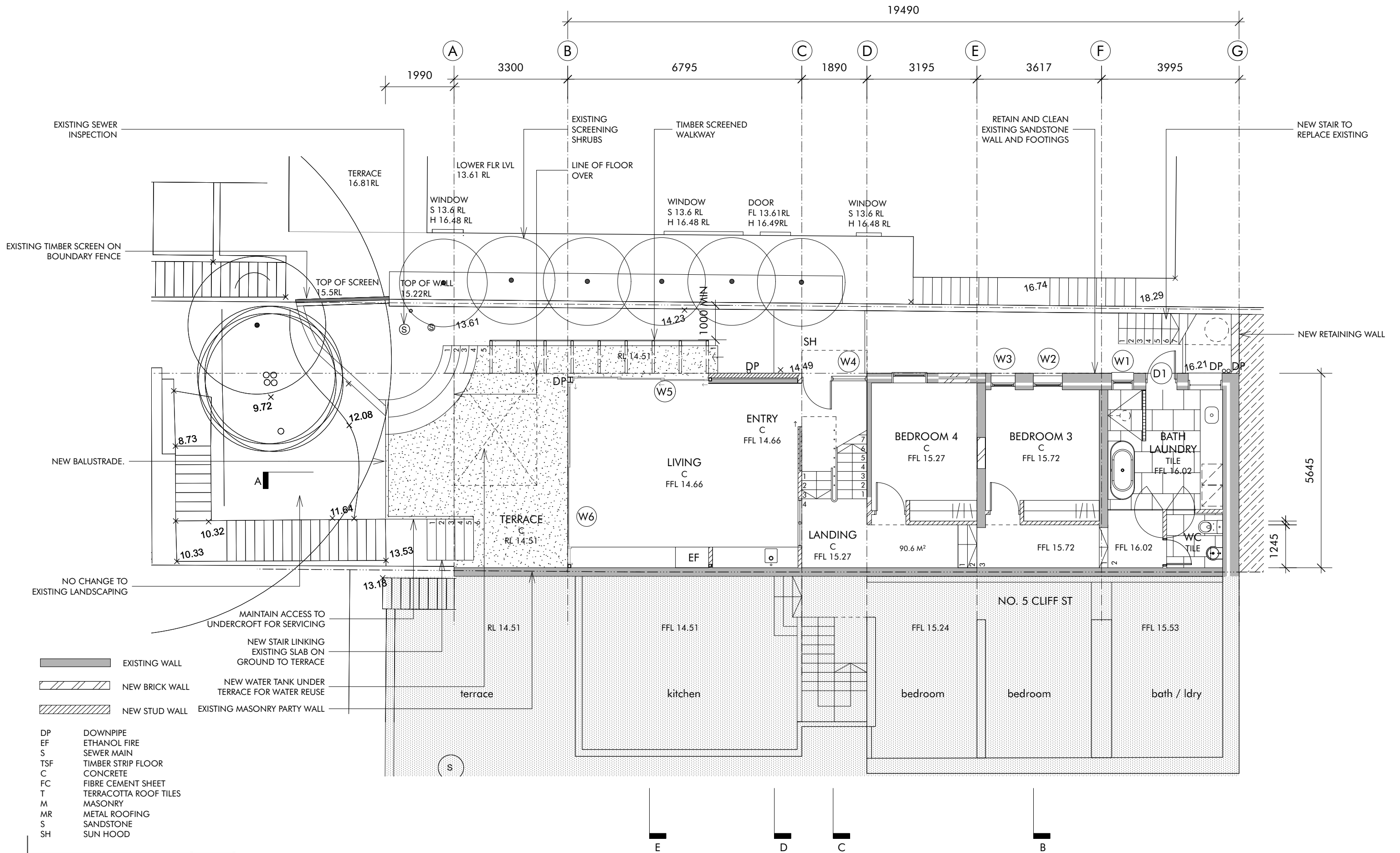
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DOCUMENT

LEVEL 1 PLAN

REV

28.11.24
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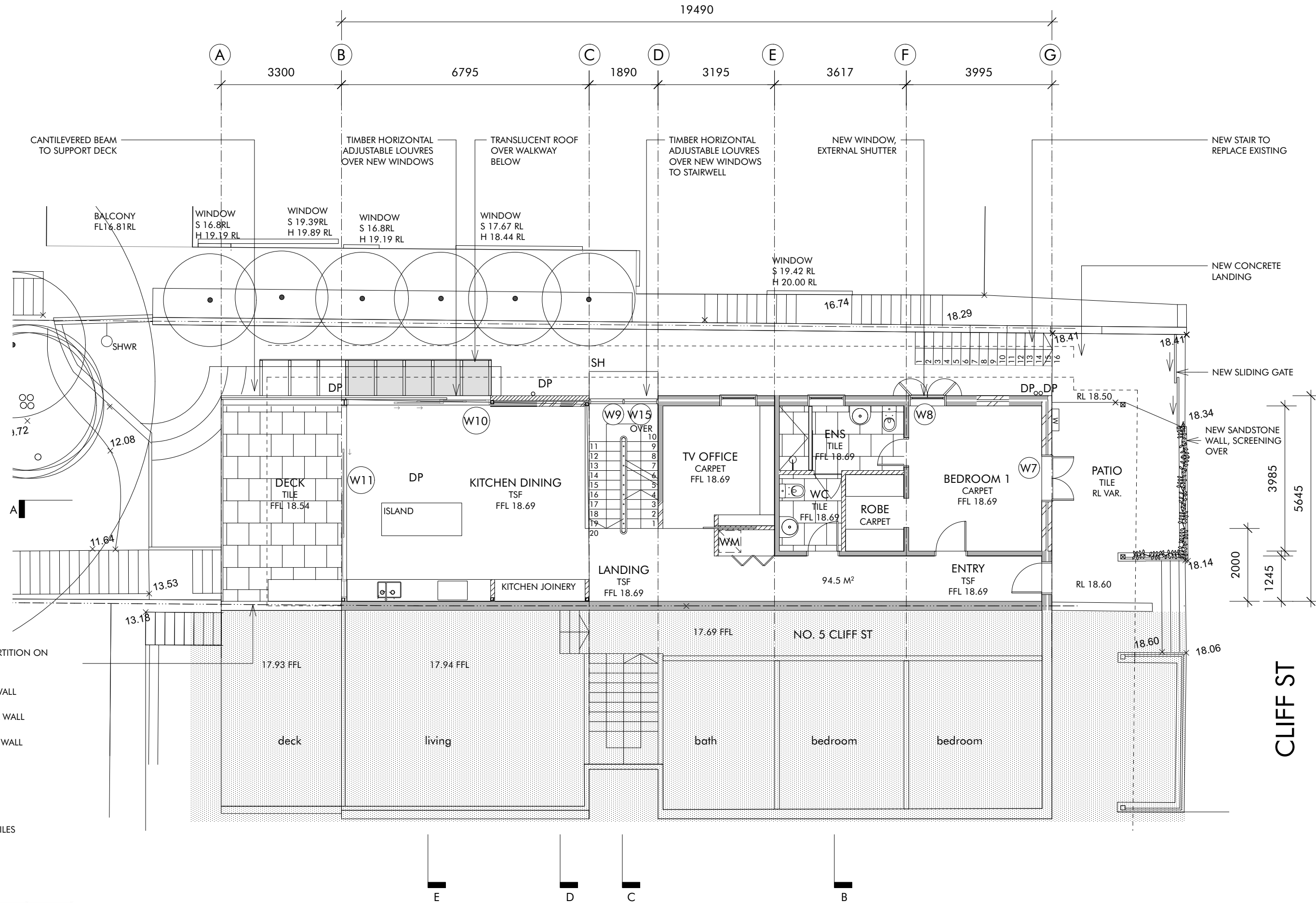
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STAGE PROJECT
DEVELOPMENT APPLICATION
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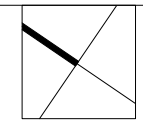
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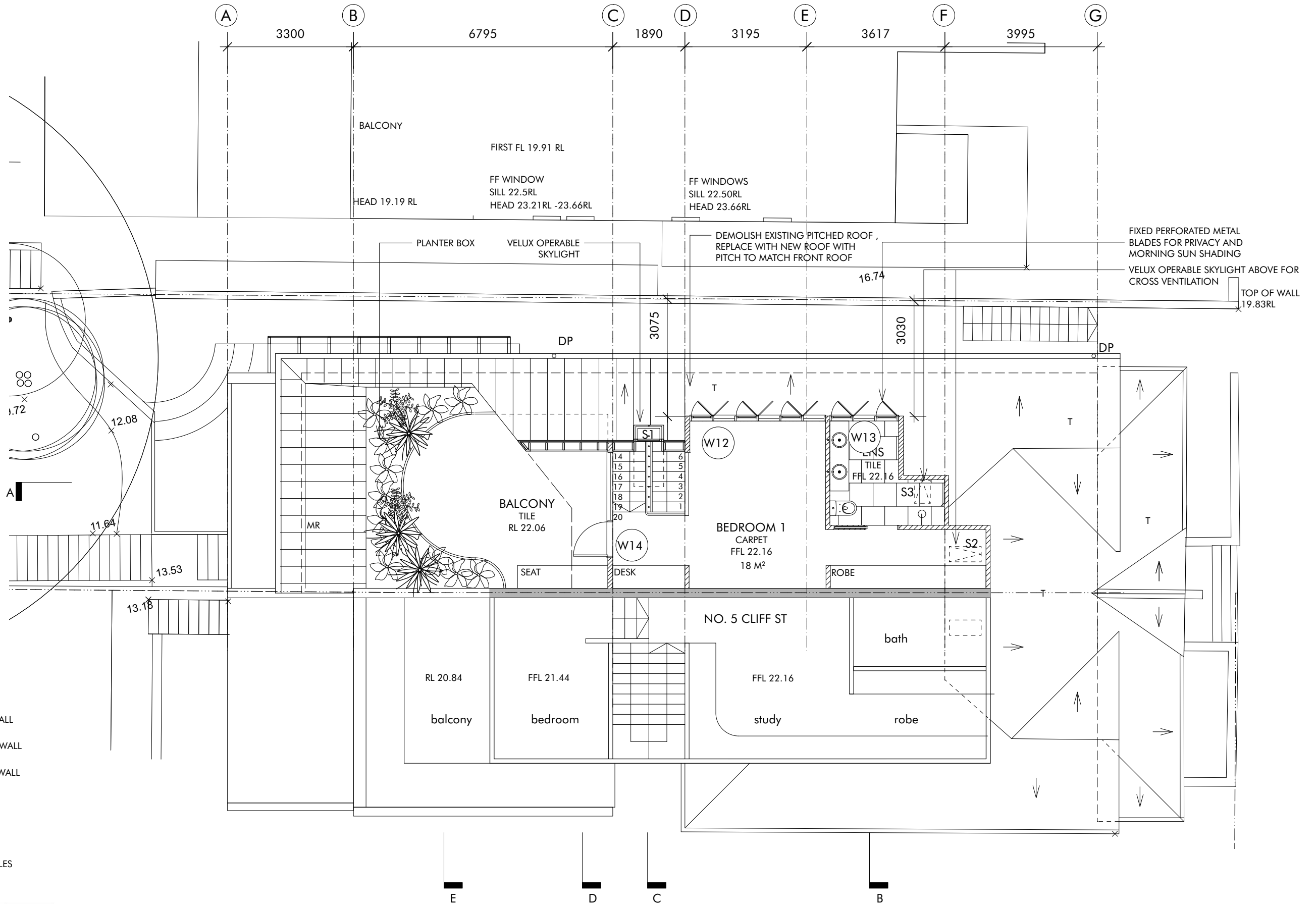
DOCUMENT
LEVEL 2 PLAN

REV
28.11.24
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DRAWING NO.
A 203



- EXISTING WALL
- NEW BRICK WALL
- NEW STUD WALL

- DP DOWNPIPE
- EF ETHANOL FIRE
- S SEWER MAIN
- TSF TIMBER STRIP FLOOR
- C CONCRETE
- FC FIBRE CEMENT SHEET
- T TERRACOTTA ROOF TILES
- M MASONRY
- MR METAL ROOFING
- S SANDSTONE

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REV

SCALE

LEVEL 3 PLAN

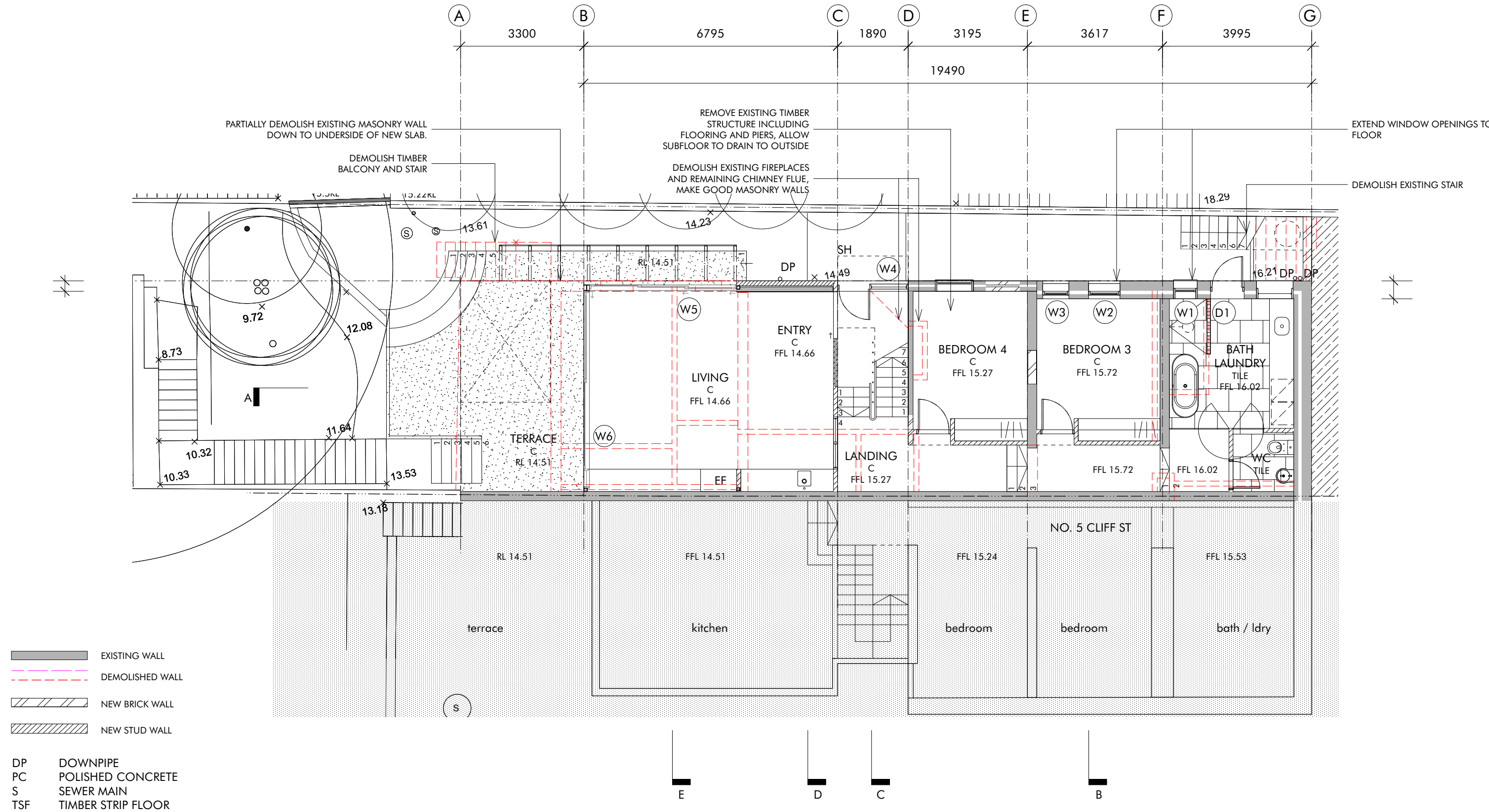
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DOCUMENT

LEVEL 1 DEMOLITION PLAN

REV

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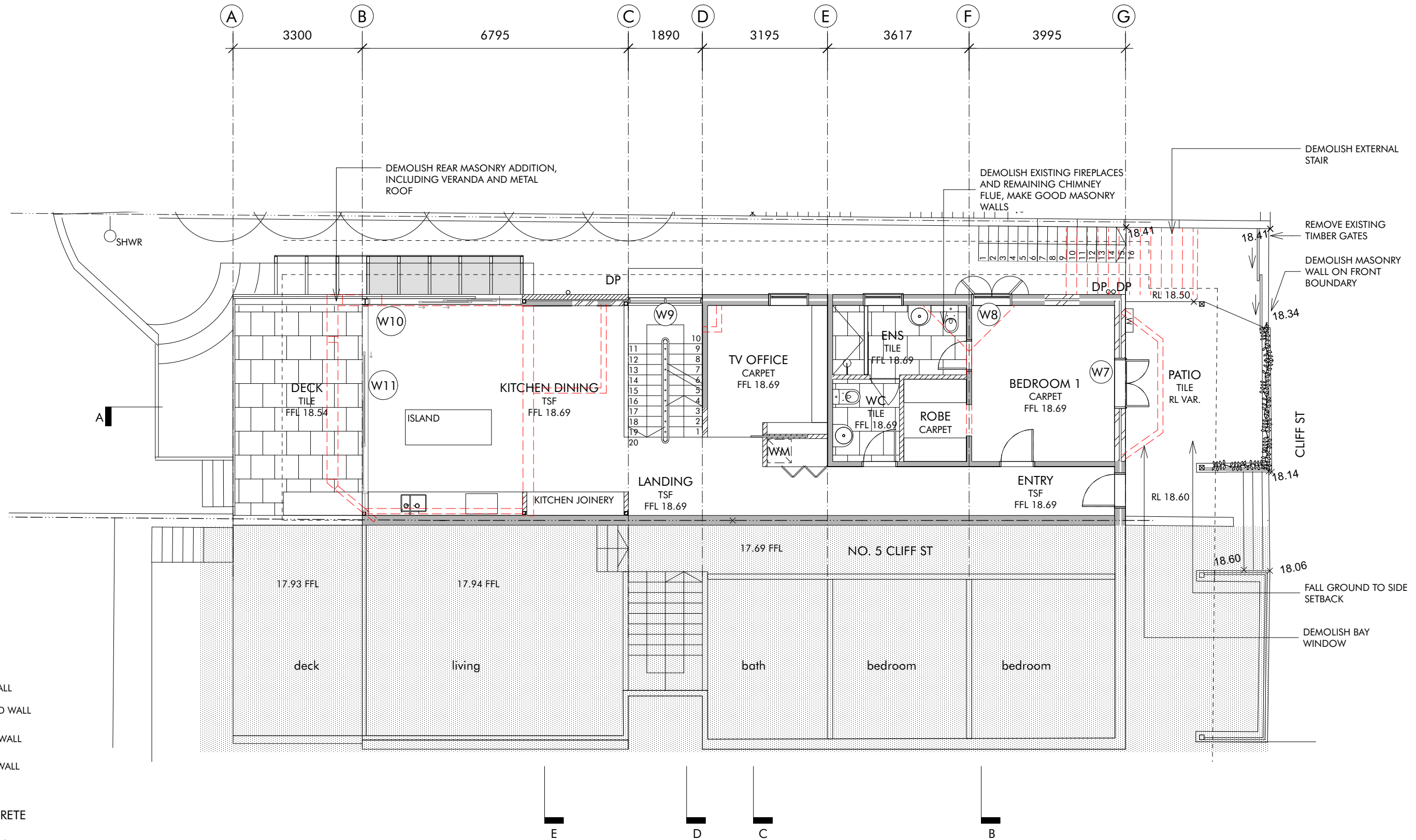
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PROJECT

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DOCUMENT

LEVEL 2 DEMOLITION PLAN

REV

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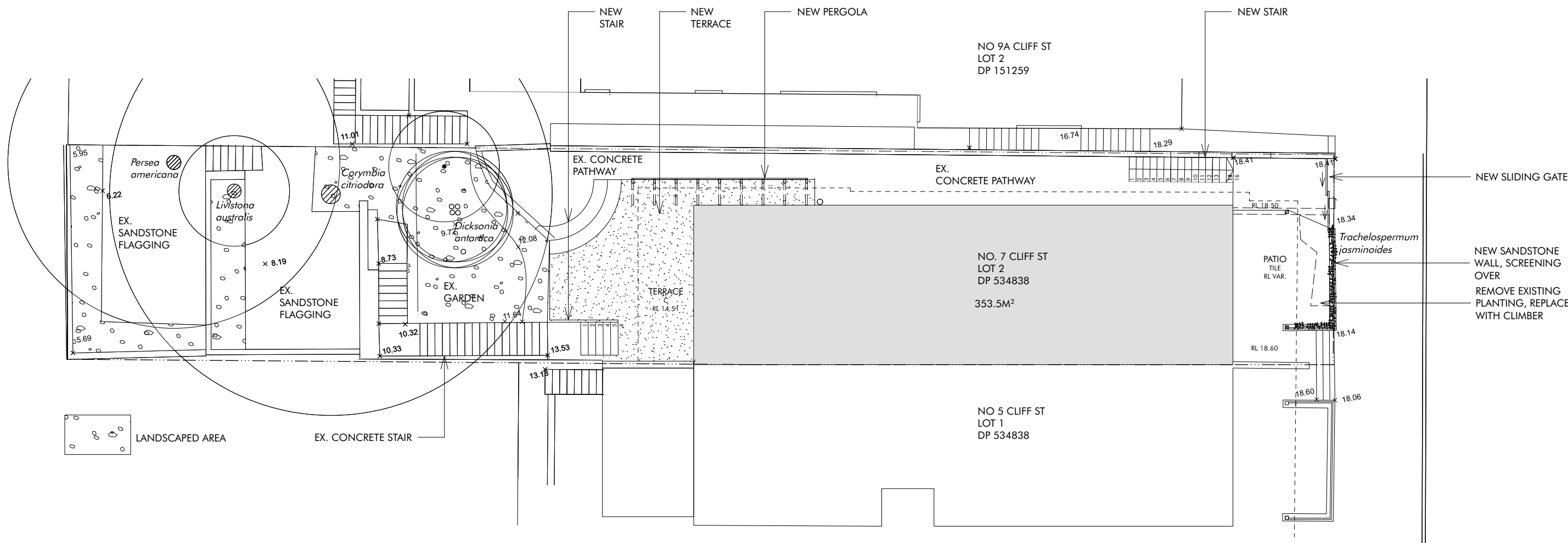
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COMPLIANCE TABLE		MINIMUM TOTAL OPEN SPACE			
Total Area sqm	353.5 sqm				
	Controls			Actual	
Total Open Space Min	55.0% of site area	194 sqm	56.0%	198 sqm	
Minimum Landscaped Area	35.0% of TOS	68 sqm	30.1%	64.3sqm	
Above Ground	25.0% of TOS	48sqm	22.5%	38.5sqm	

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DOCUMENT

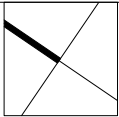
LANDSCAPE PLAN

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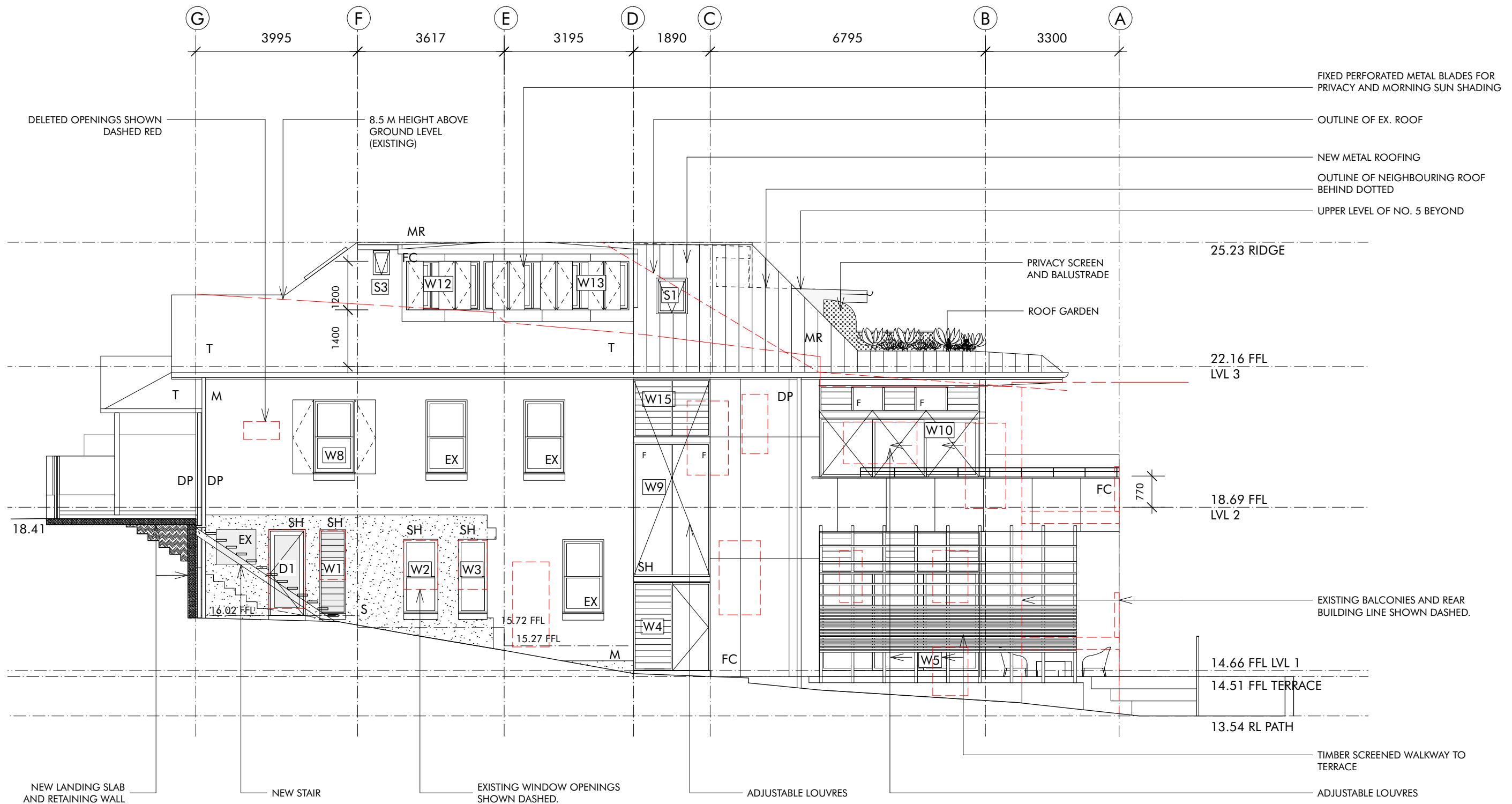
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DRAWING NO.

A 207



EAST ELEVATION

LEGEND
C CONCRETE
FC FIBRE CEMENT SHEET
T TERRACOTTA ROOF TILES
M MASONRY
MR METAL ROOFING
S SANDSTONE
SH SUN HOOD
DP DOWNPIPE

BARBARA BAGOT ARCHITECTURE

16 KINGSLANGLEY ROAD
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PROJECT

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CLIENT
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JAMES BURTON AND KATH KEENAN
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DOCUMENT

PROPOSED ELEVATIONS 1

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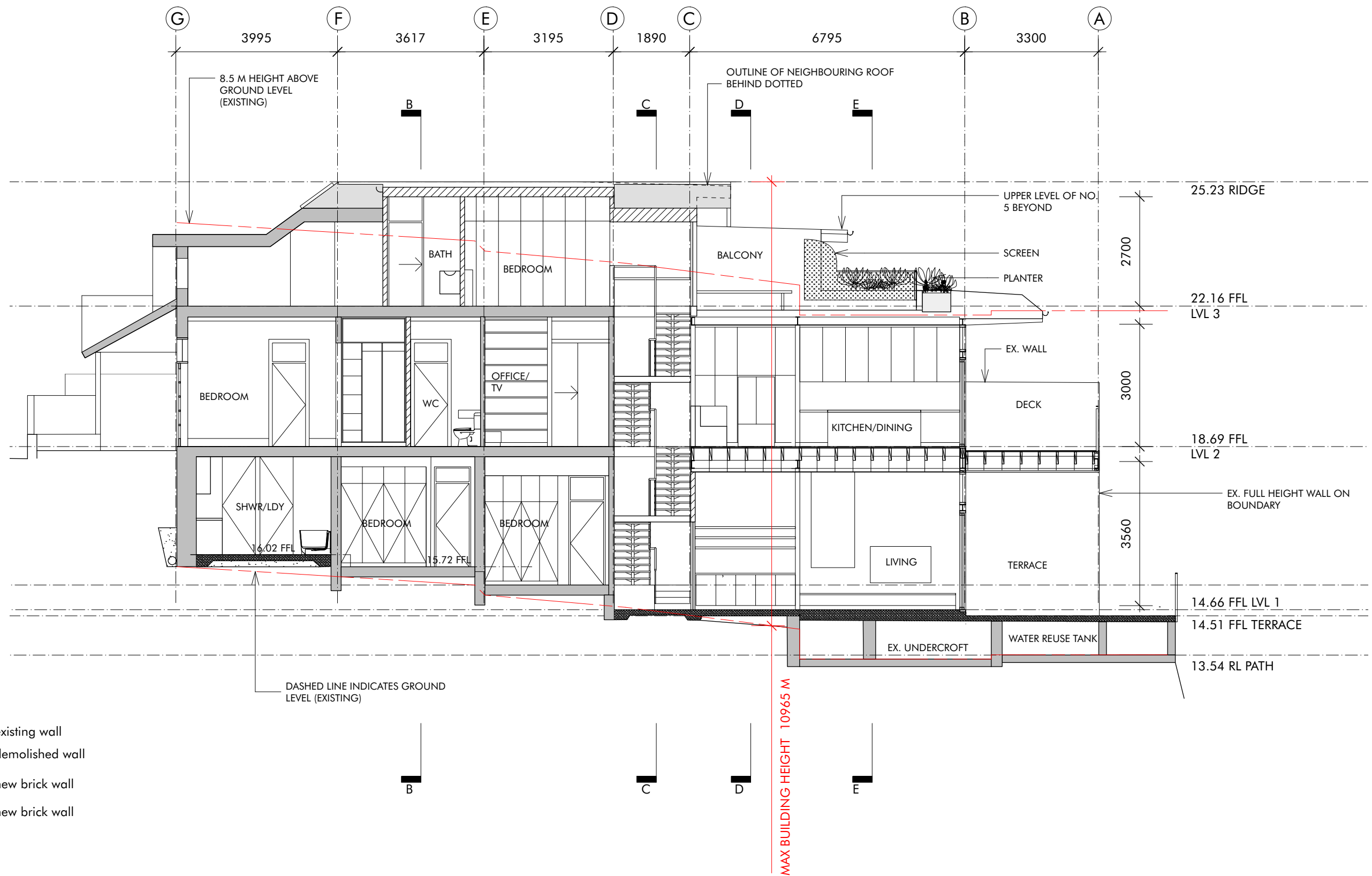
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STAGE
PROJECT

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REF

JAMES BURTON AND KATH KEENAN
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DOCUMENT

PROPOSED SECTION AA

REV

28.11.24
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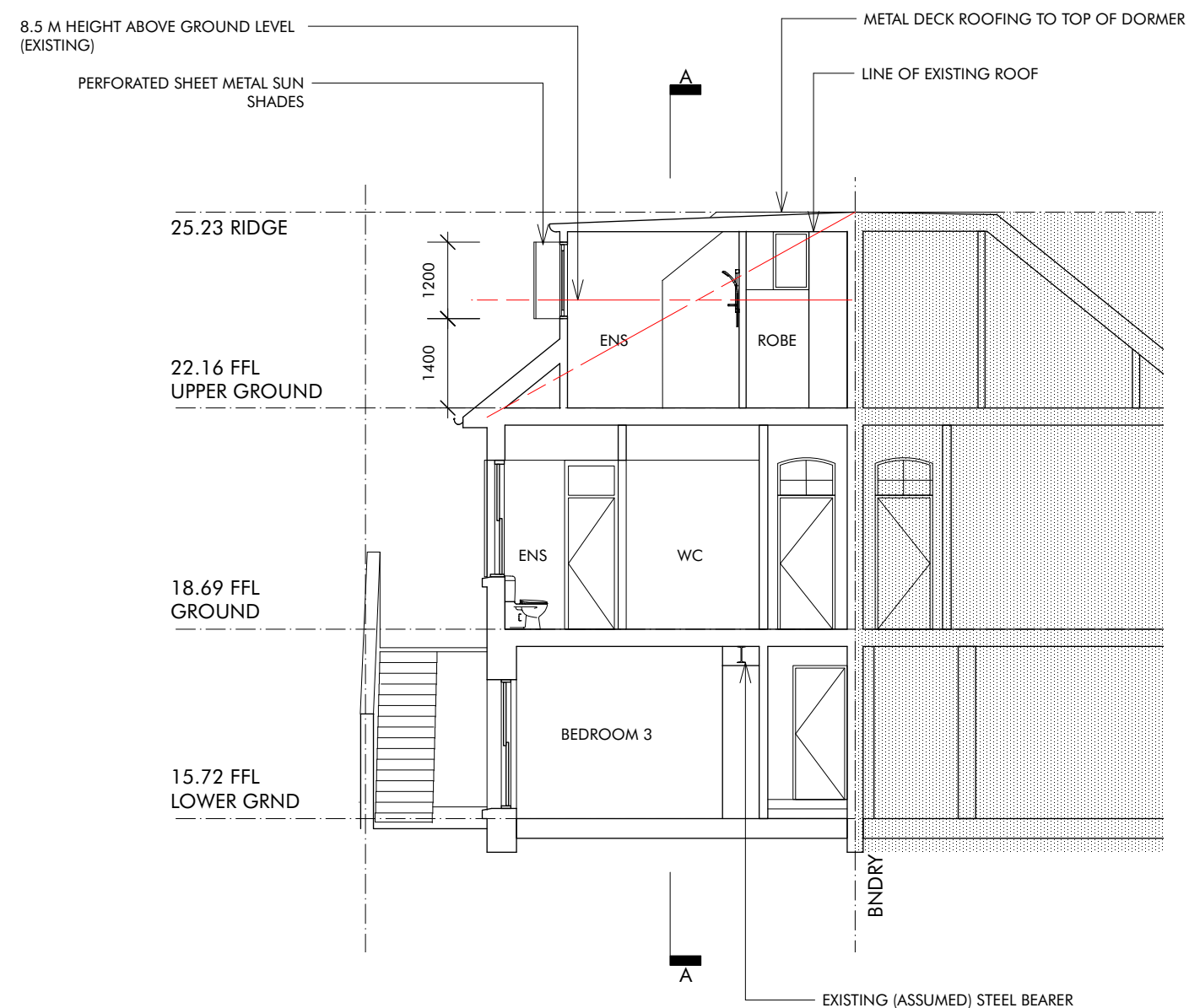
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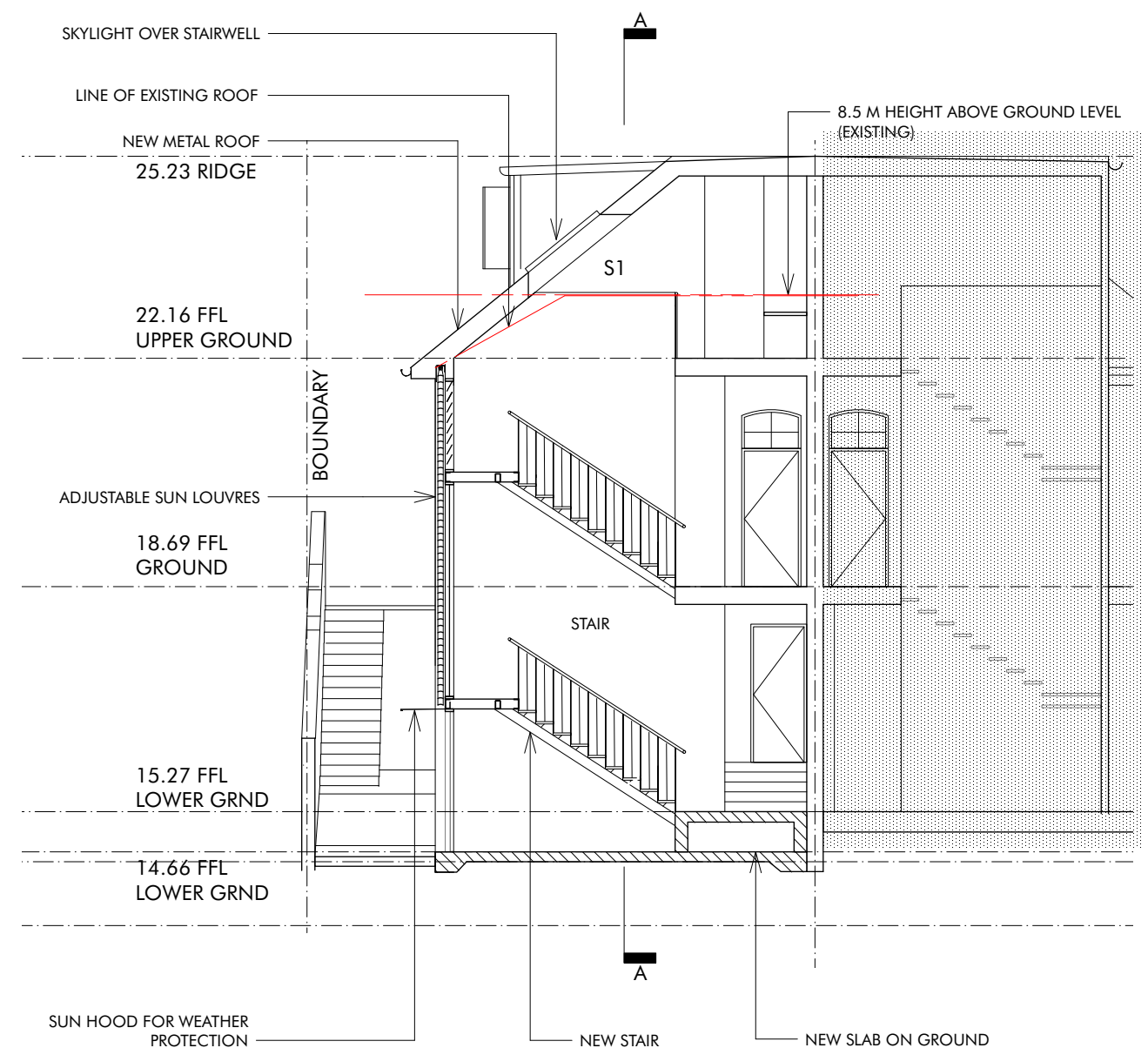
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SECTION B B



SECTION C C

BARBARA BAGOT ARCHITECTURE

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PROJECT

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0152

DOCUMENT

SECTIONS BB + CC

REV

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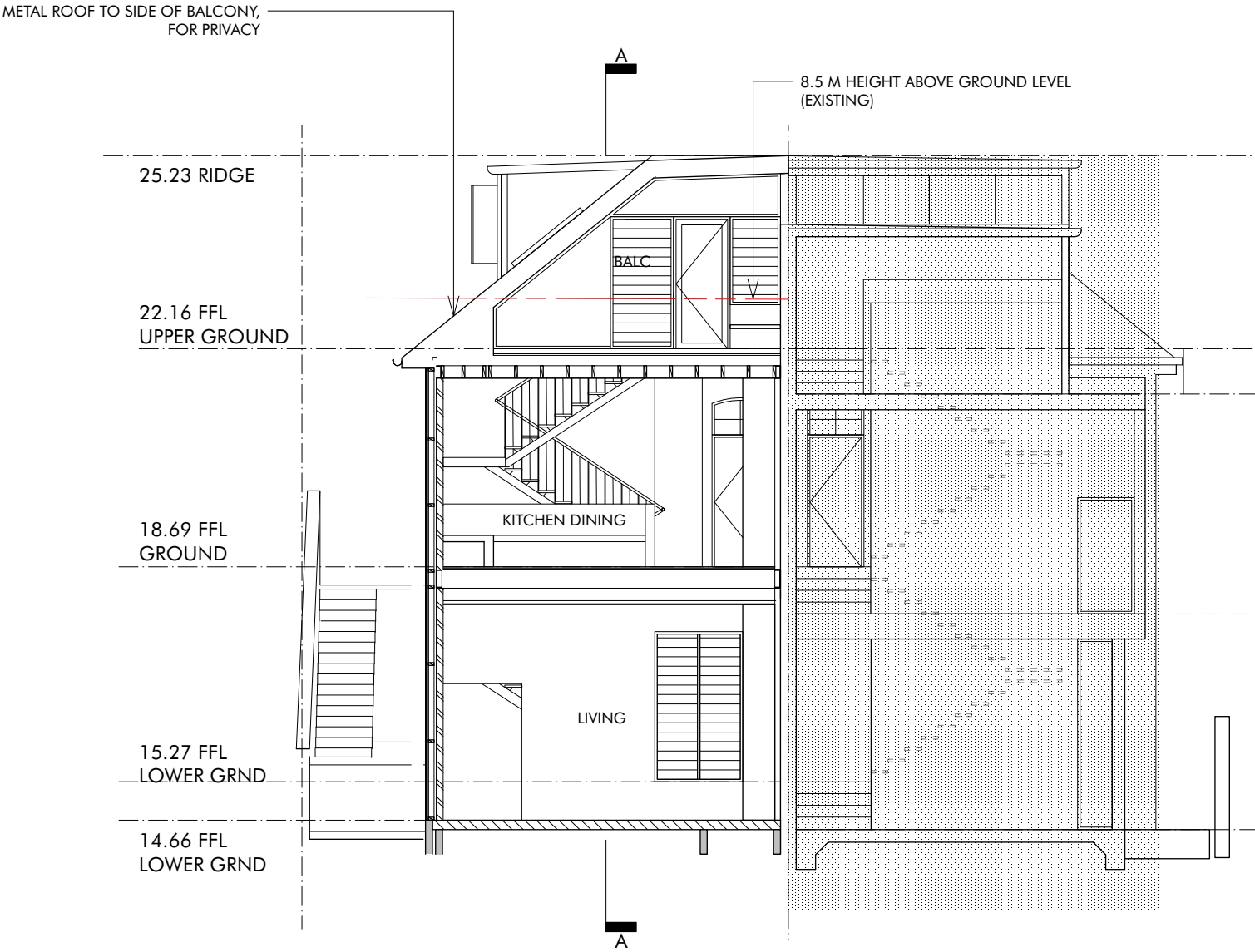
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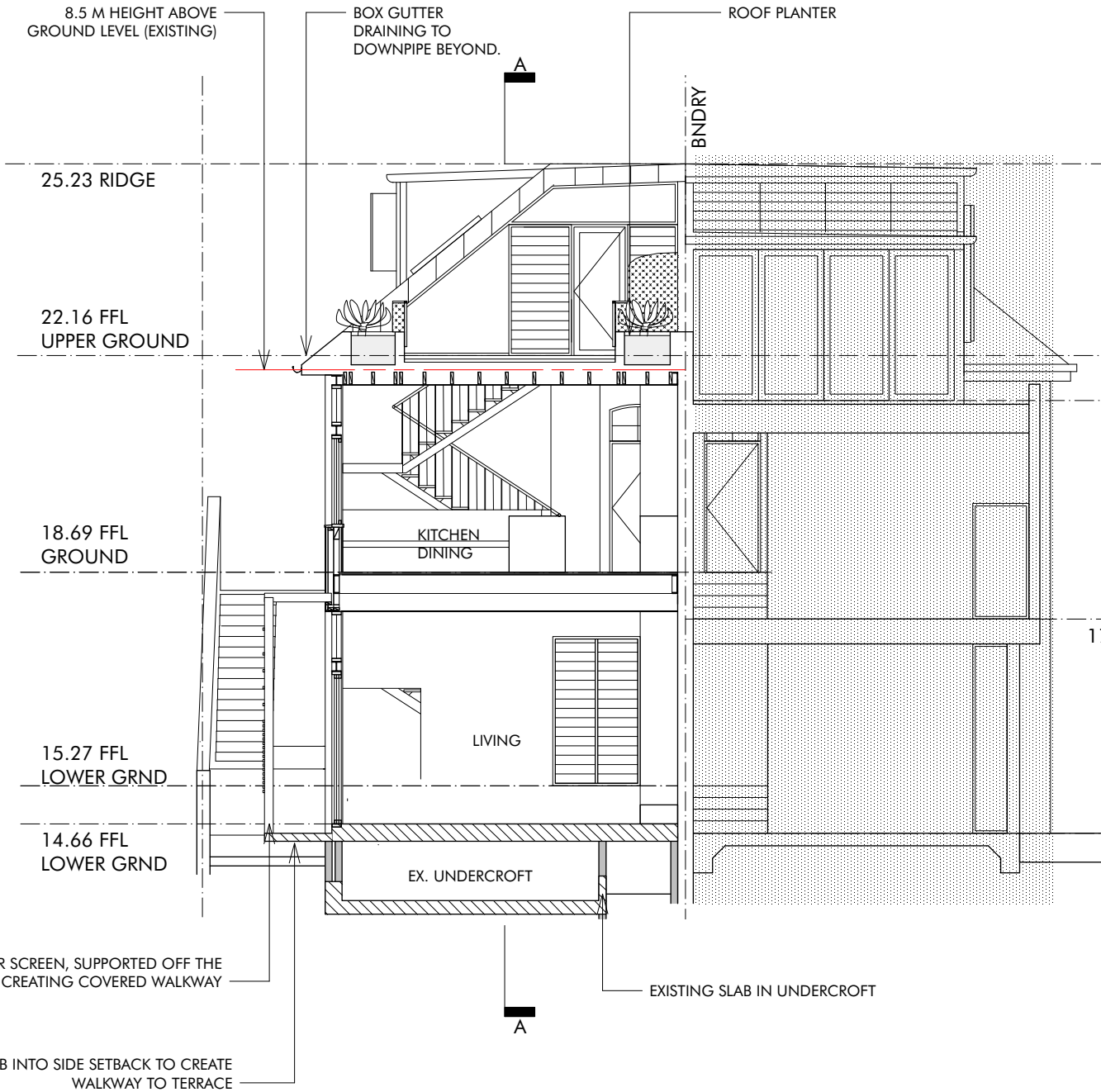
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SECTION D D



SECTION E E

BARBARA BAGOT ARCHITECTURE 16 KINGSLANGLEY ROAD GREENWICH NSW 2065 PHONE 0420 931 019 BBAGOT@AAPT.NET.AU NSW REG NO. 8289		STAGE	DEVELOPMENT APPLICATION	DOCUMENT	SECTIONS DD+EE	DRAWING NO.
		PROJECT	7 CLIFF ST MANLY LOT 2 DP 534838	REV	28.11.24 FOR SUBMISSION	A 304
		CLIENT	JAMES BURTON AND KATH KEENAN	SCALE	1: 100	
		REF	0152			
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