

Project Summary

Site Area
371.6m²

Site Coverage
272.12m² 73%

Landscaped Area

Existing 7.08m² 1.9%
Proposed 7.08m² 1.9%

Floor Area

Existing 389.12m²
Proposed 389.12m²

FSR 1.05:1
FSR 1.05:1

Fixtures and systems

Lighting

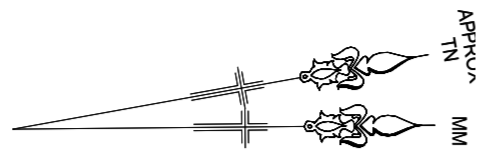
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Construction

Insulation requirements

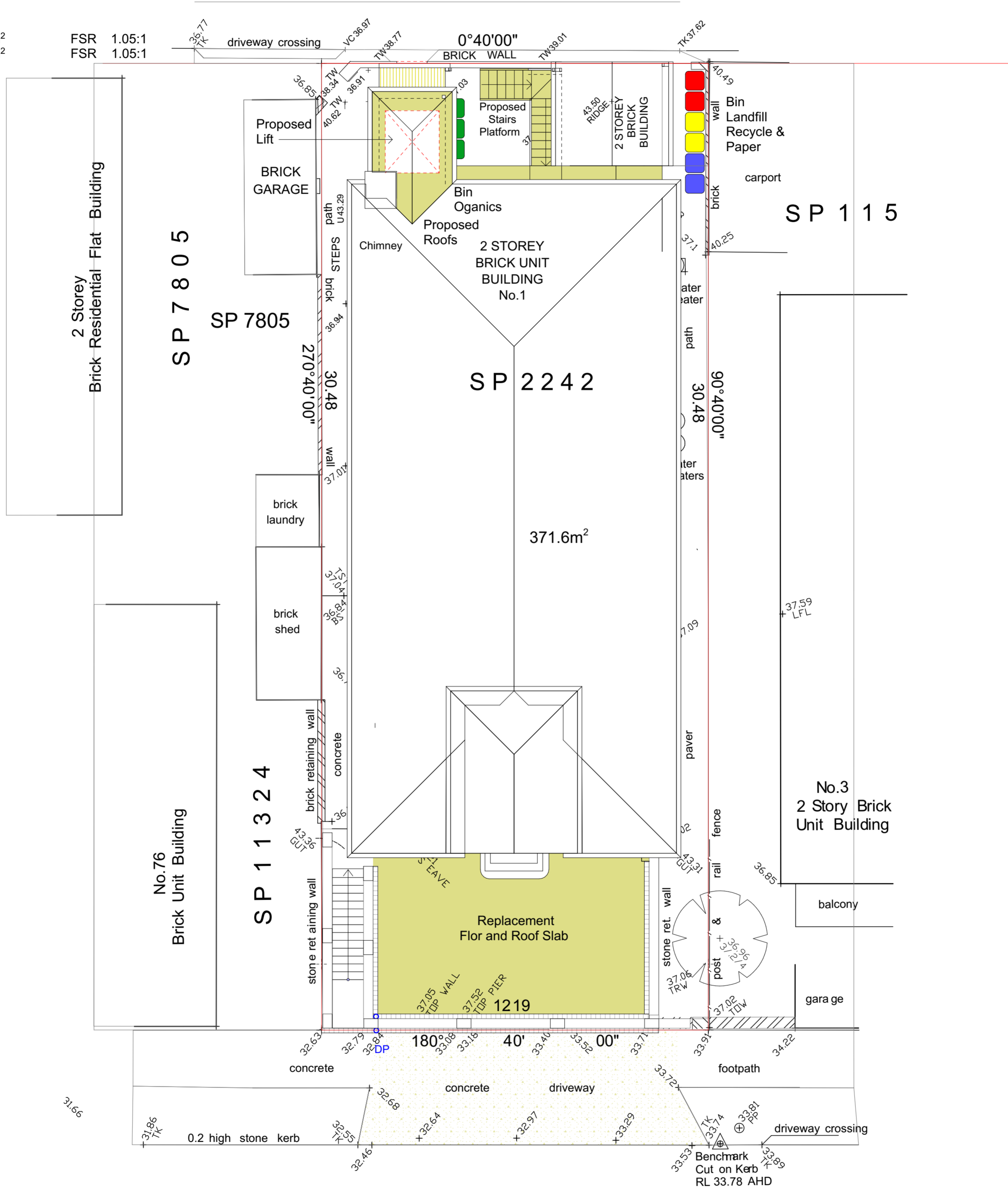
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)



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RL 37.19
(AHD)

LAWSON PLACE



QUINTON ROAD

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A359850_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 01, October 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



road + 32.76 + 33.12 + 33.43 centreline

0.

Site Plan

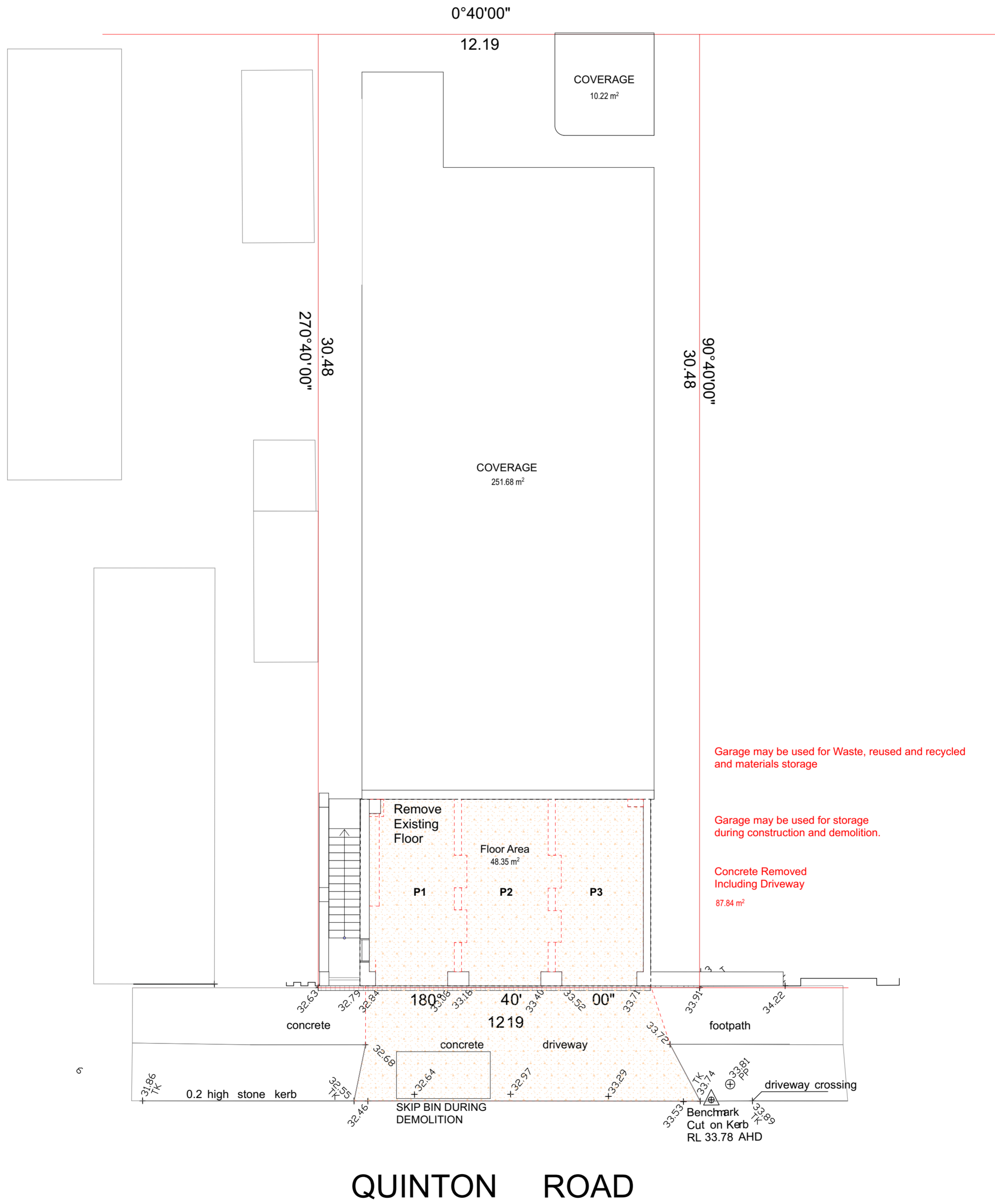
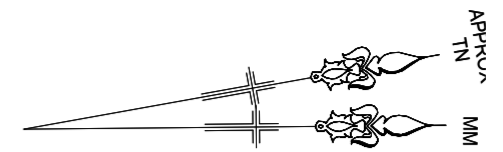
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Project:
PROPOSED LIFT, WALKWAY
& RECONSTRUCTION
title
Site Plan

client
Jill Cavanagh
site
SP 2242
title
No.1 Quinton Road
MANLY NSW 2095

designed by
apwdesign
ABN 21 058 574 907
Unit 17, 7-9 Birchgrove Road
Balmain NSW 2041
02 9818 4317
0423 041002 Sydney - Newcastle

status DA
scale As noted (A2 sheet)
revision
drawn njg
checked apw
file 01 480 SP of 12



QUINTON ROAD

road + 32.76 + 33.12 + 33.43 centreline

Existing Basement Plan

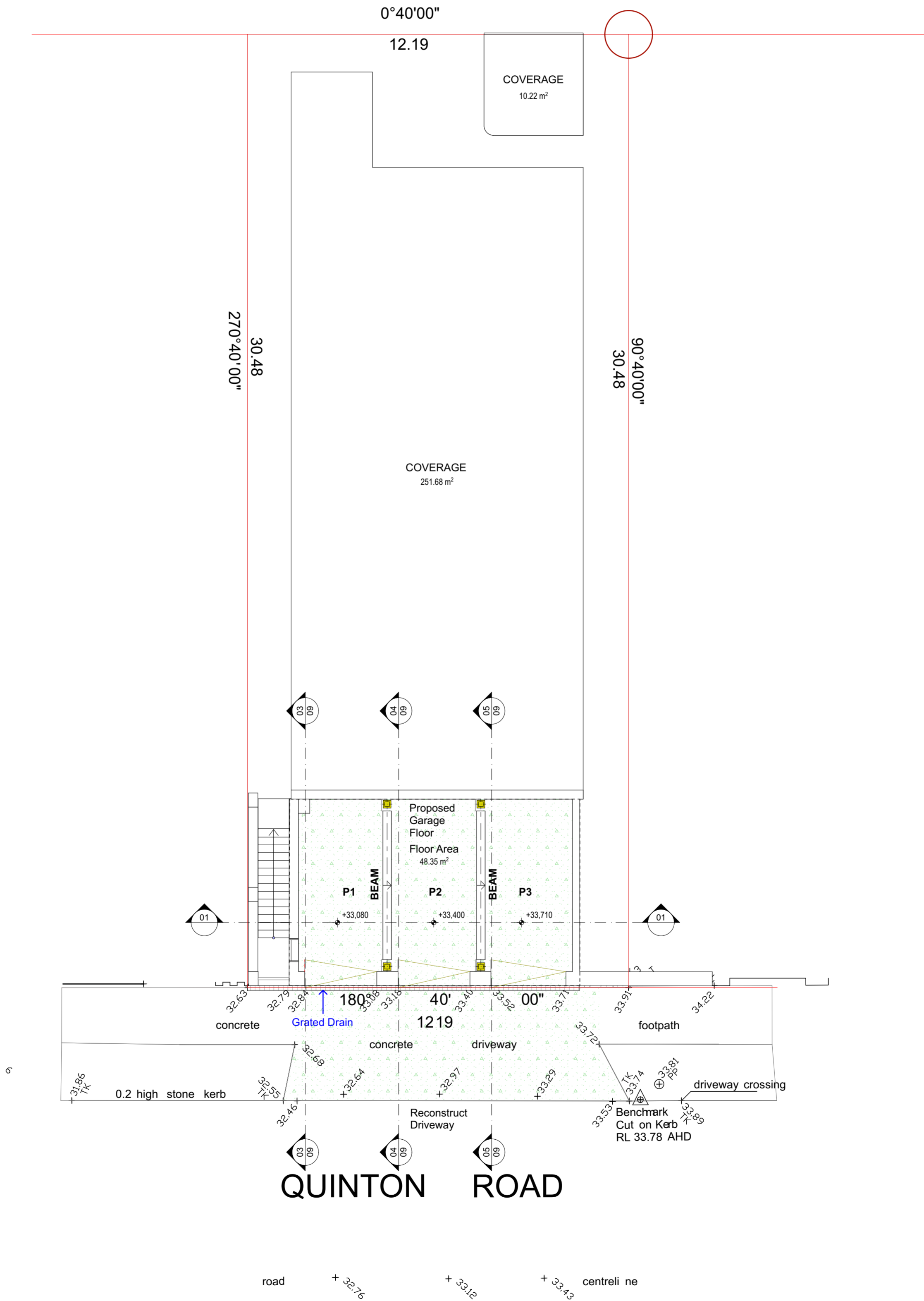
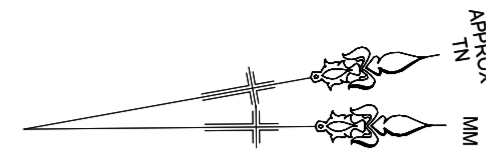
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Proposed Basement Plan

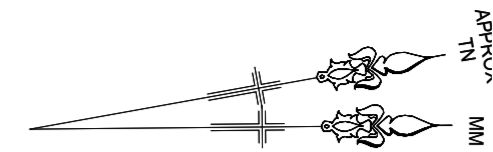
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**PROPOSED LIFT, WALKWAY
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 Proposed Basement Plan

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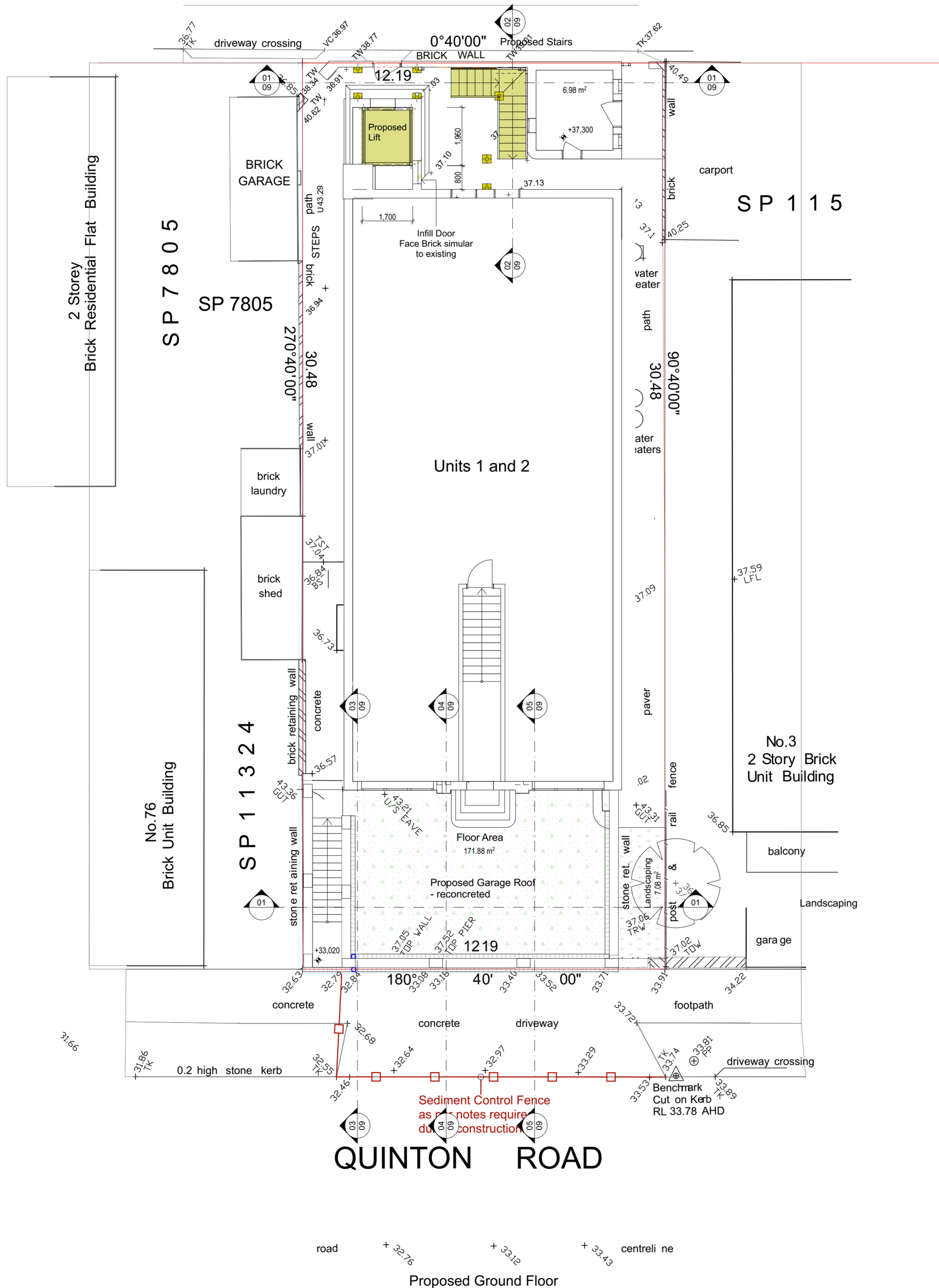
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LAWSON PLACE



Proposed Ground Floor

1:100

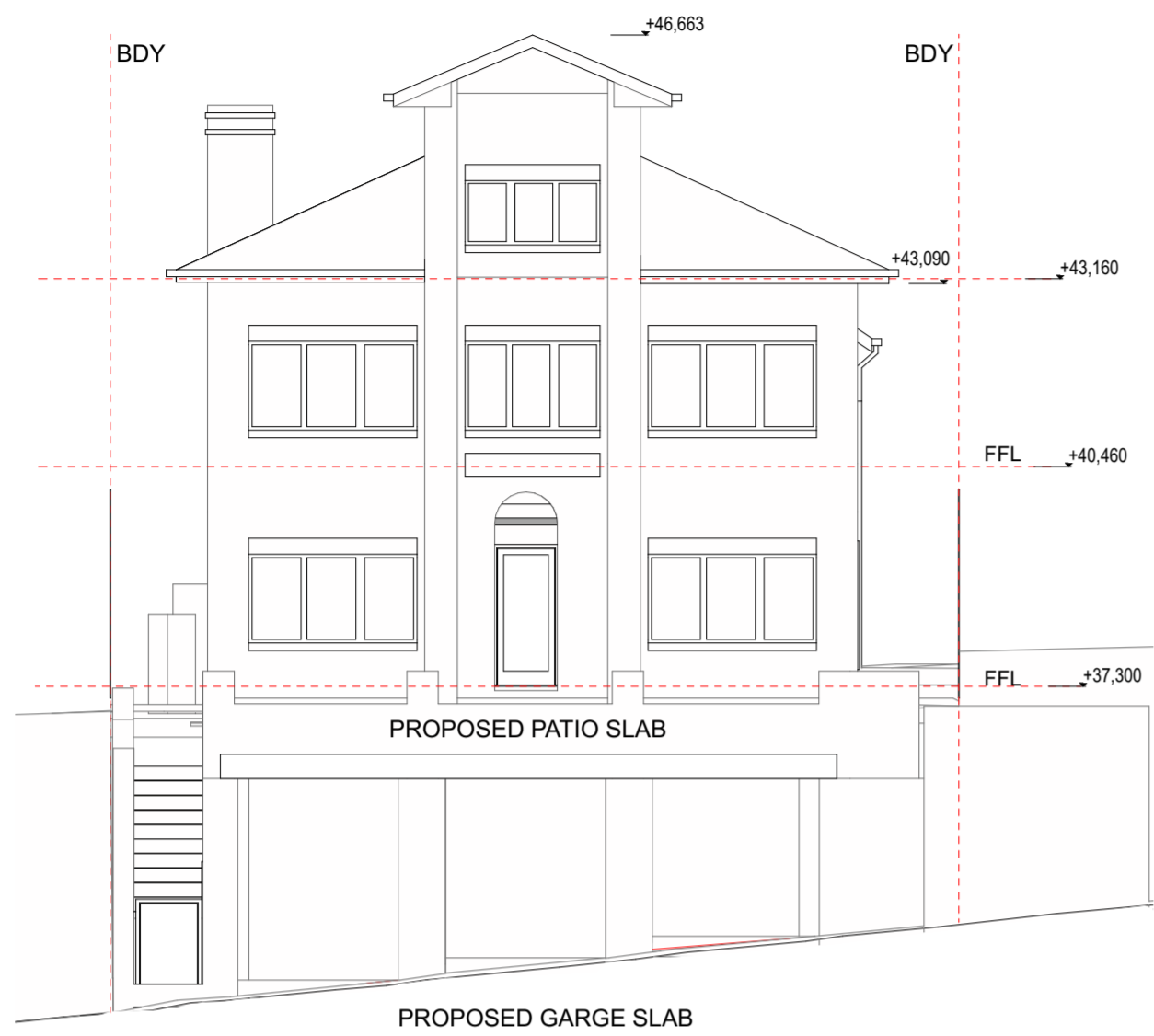
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 Proposed Ground Plan

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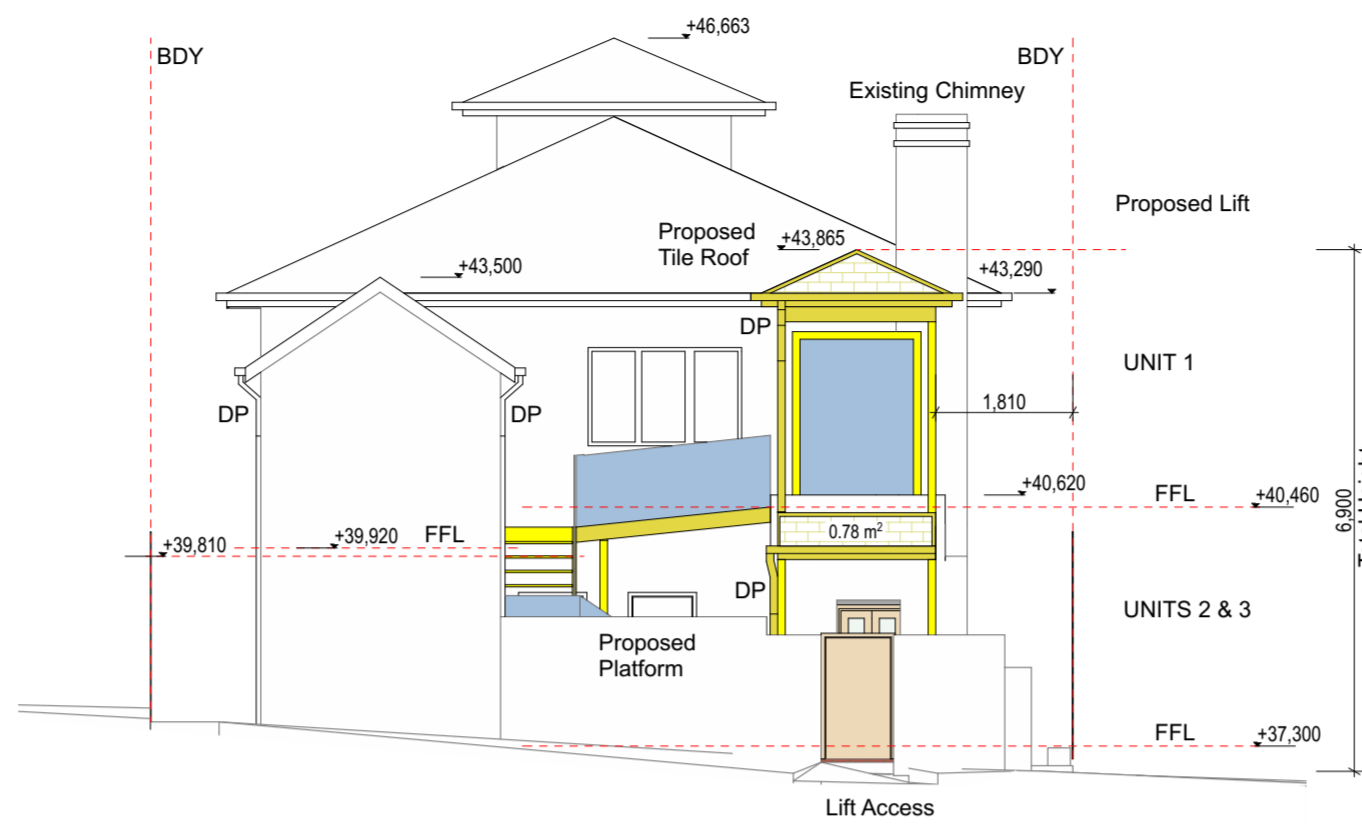
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Eastern Elevation

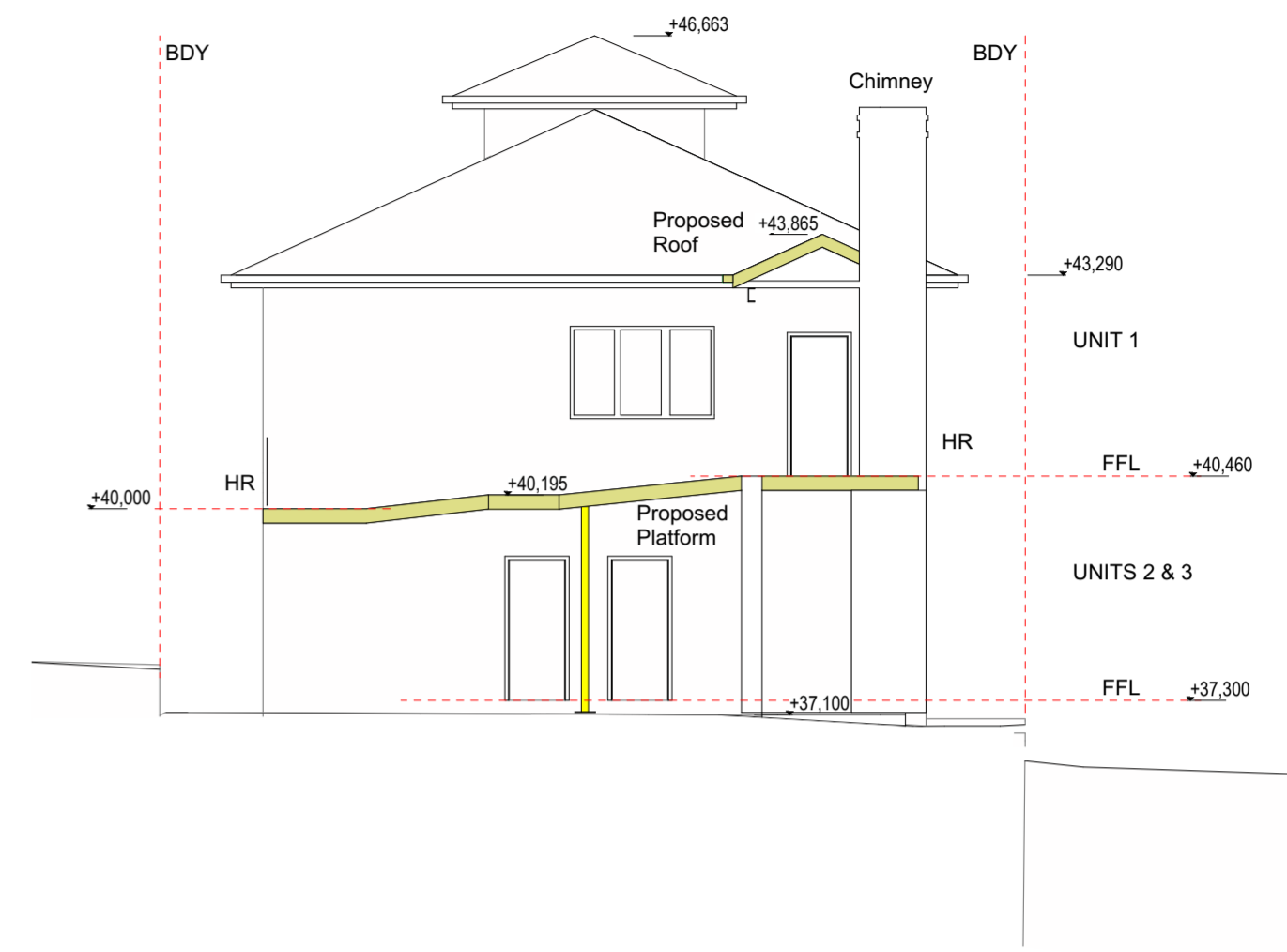
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Western

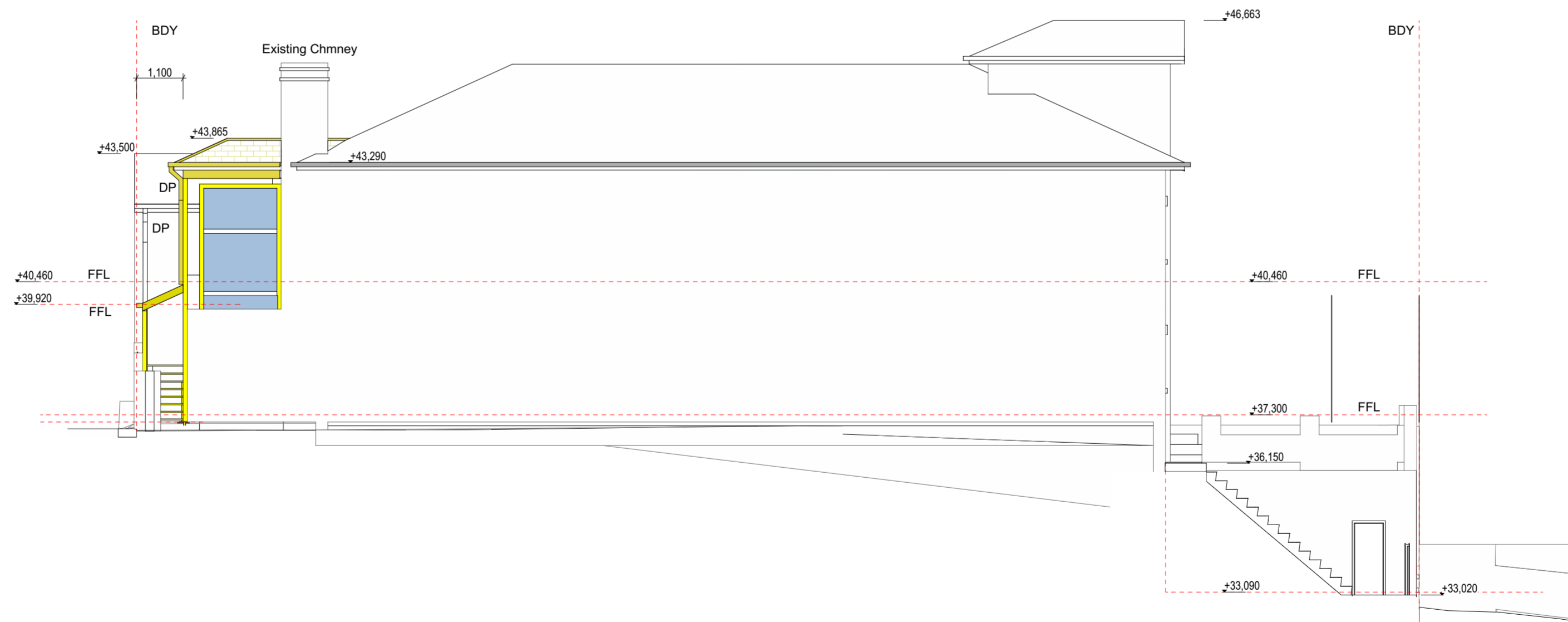
Elevation

1:100



Western Section

1:100



Southern

Elevation

1:100

Plot Date:	1/10/19
Amendments:	
Rev:	Detail:

Project:
 PROPOSED LIFT, WALKWAY
 & RECONSTRUCTION
title
 Elevations

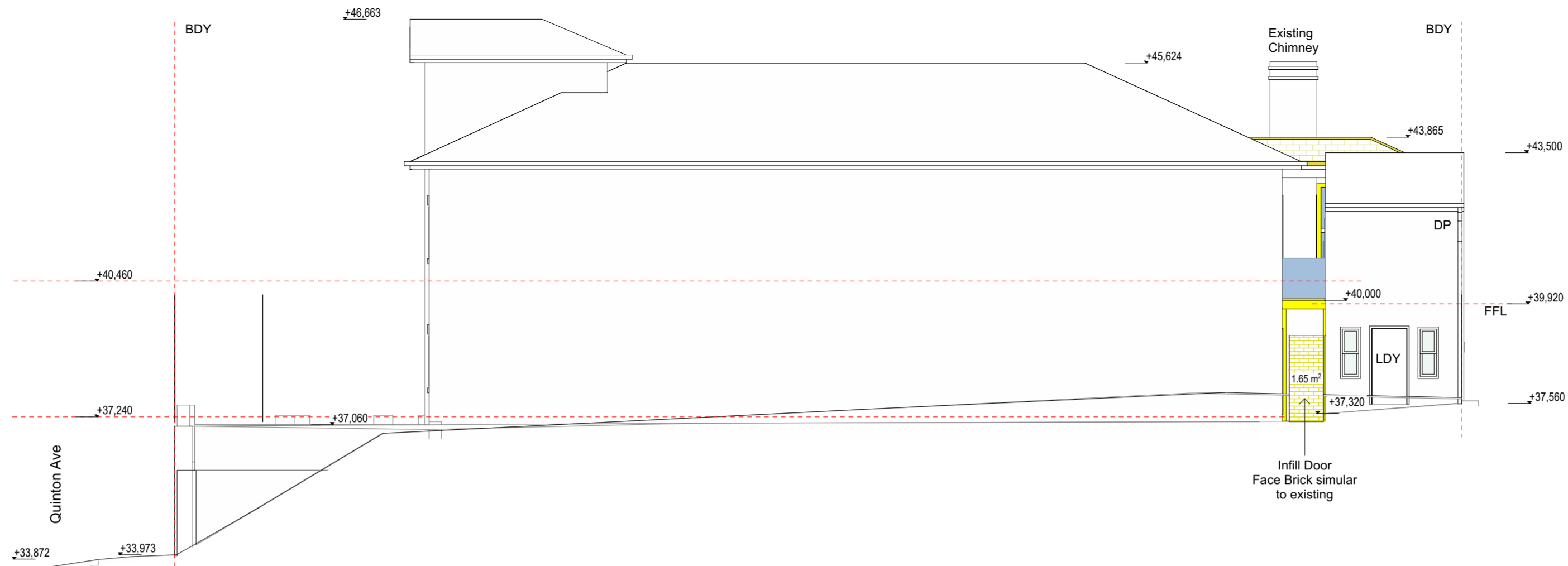
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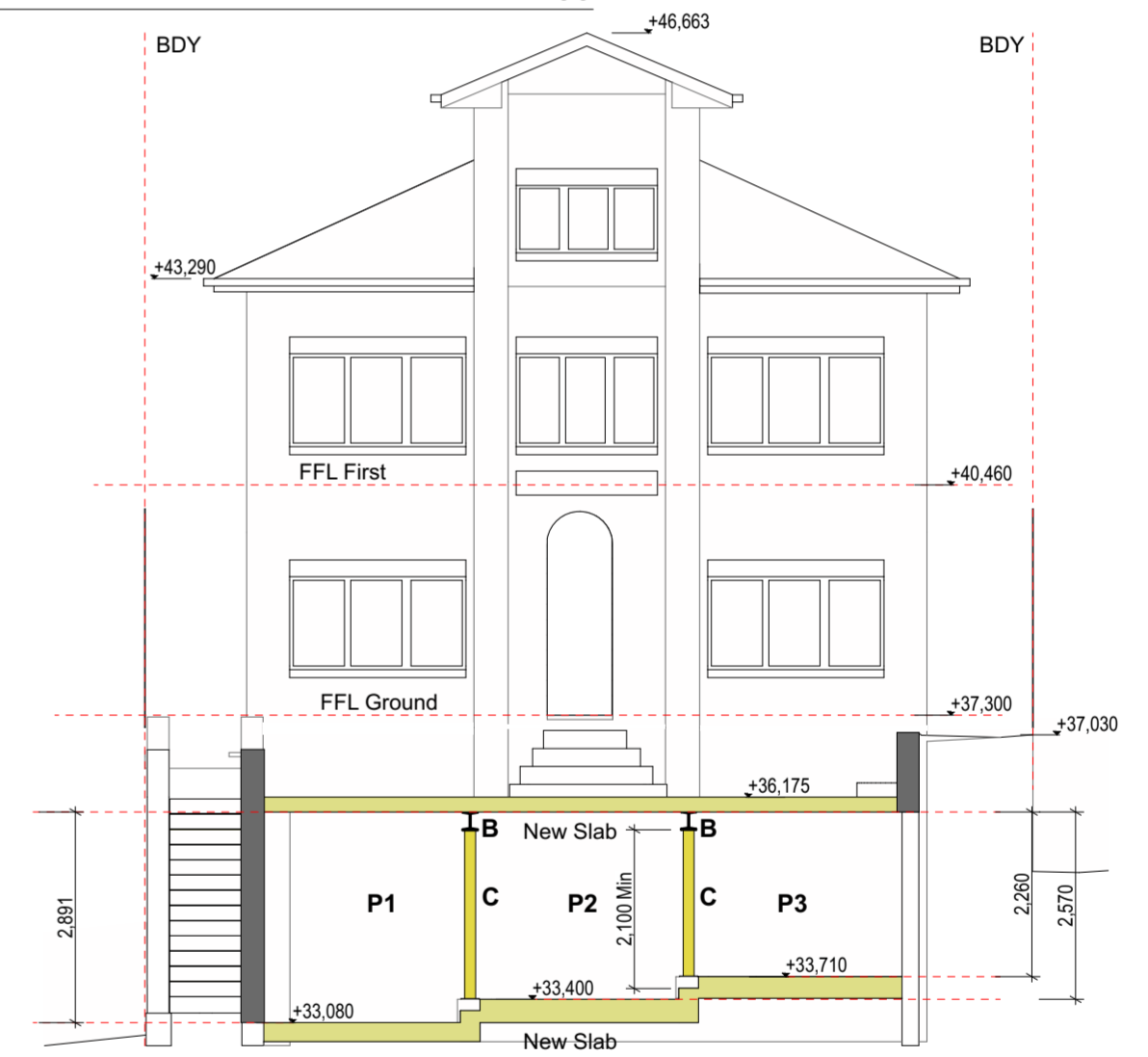
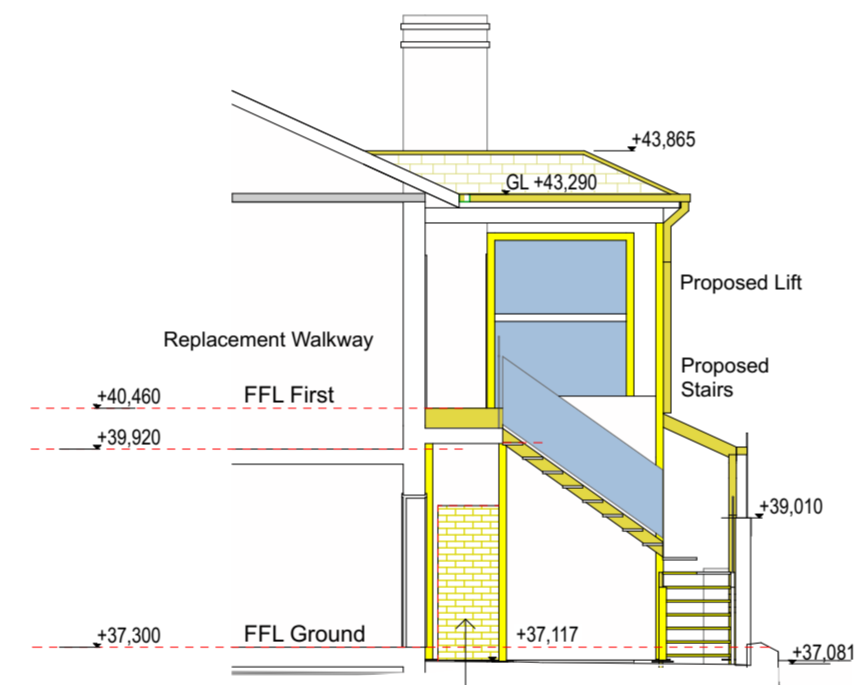
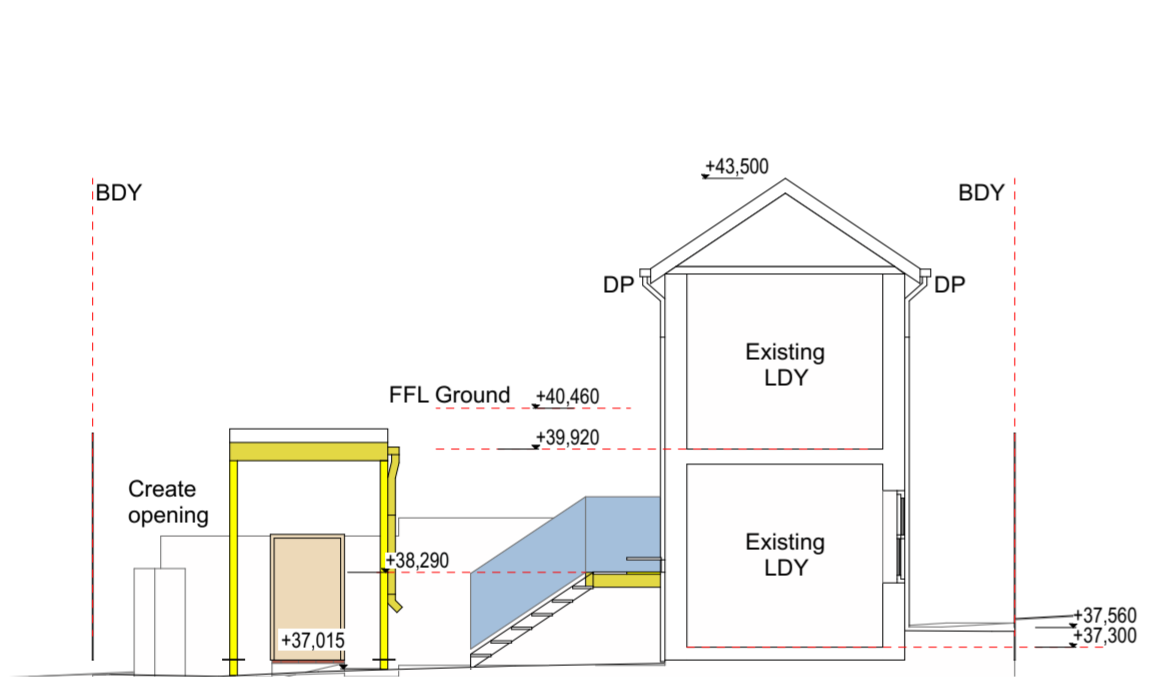
status DA
 scale As noted (A2 sheet)
 revision
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 file 08 480 E of 12

Amendments:	
Rev:	Detail:



Northern Elevation

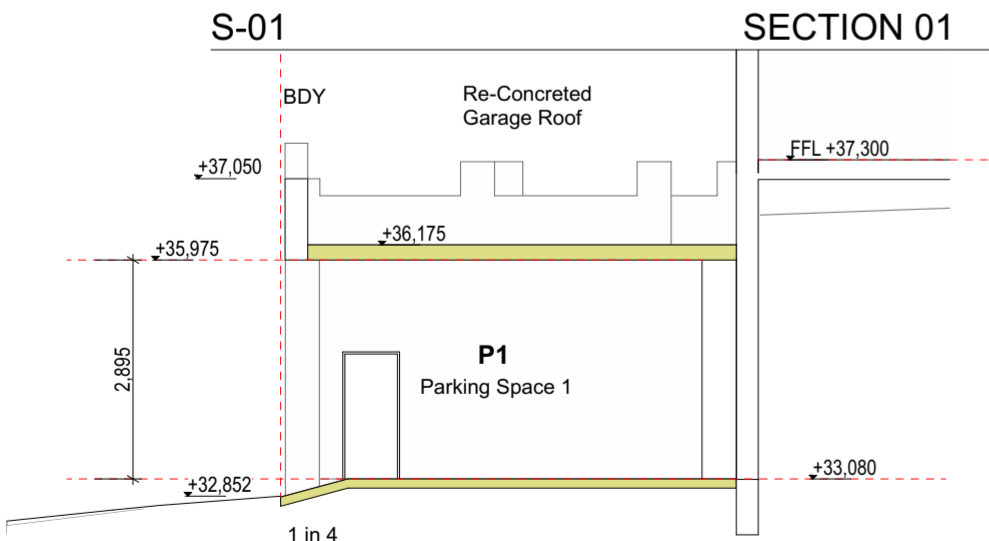
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S-03

SECTION 03

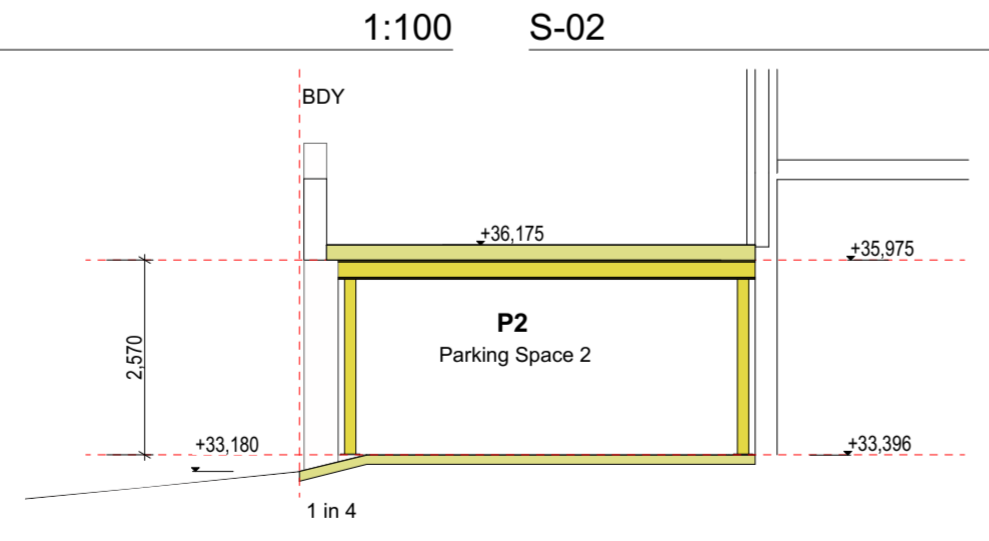
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S-04

SECTION 04

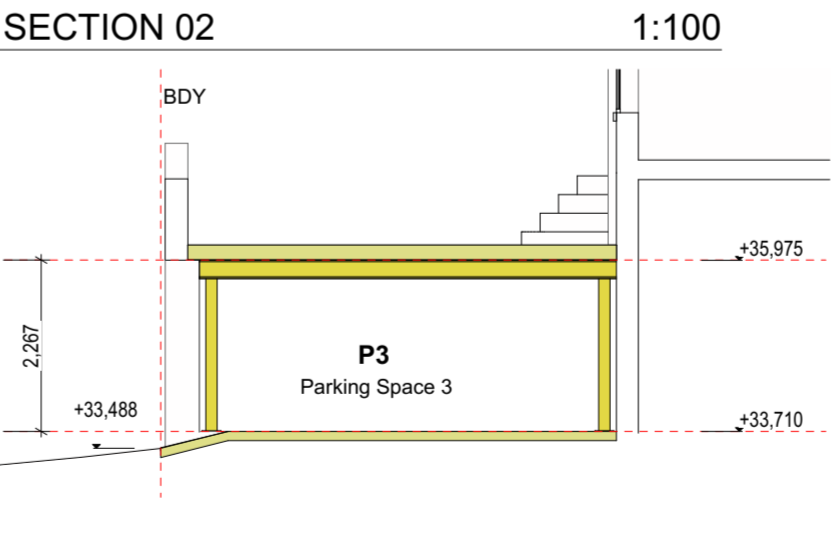
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S-05

SECTION 05

1:100



S-06

SECTION 06

1:100

Plot Date:	1/10/19
Amendments:	
Rev:	Detail:

Project:
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title
 Elevations and Sections

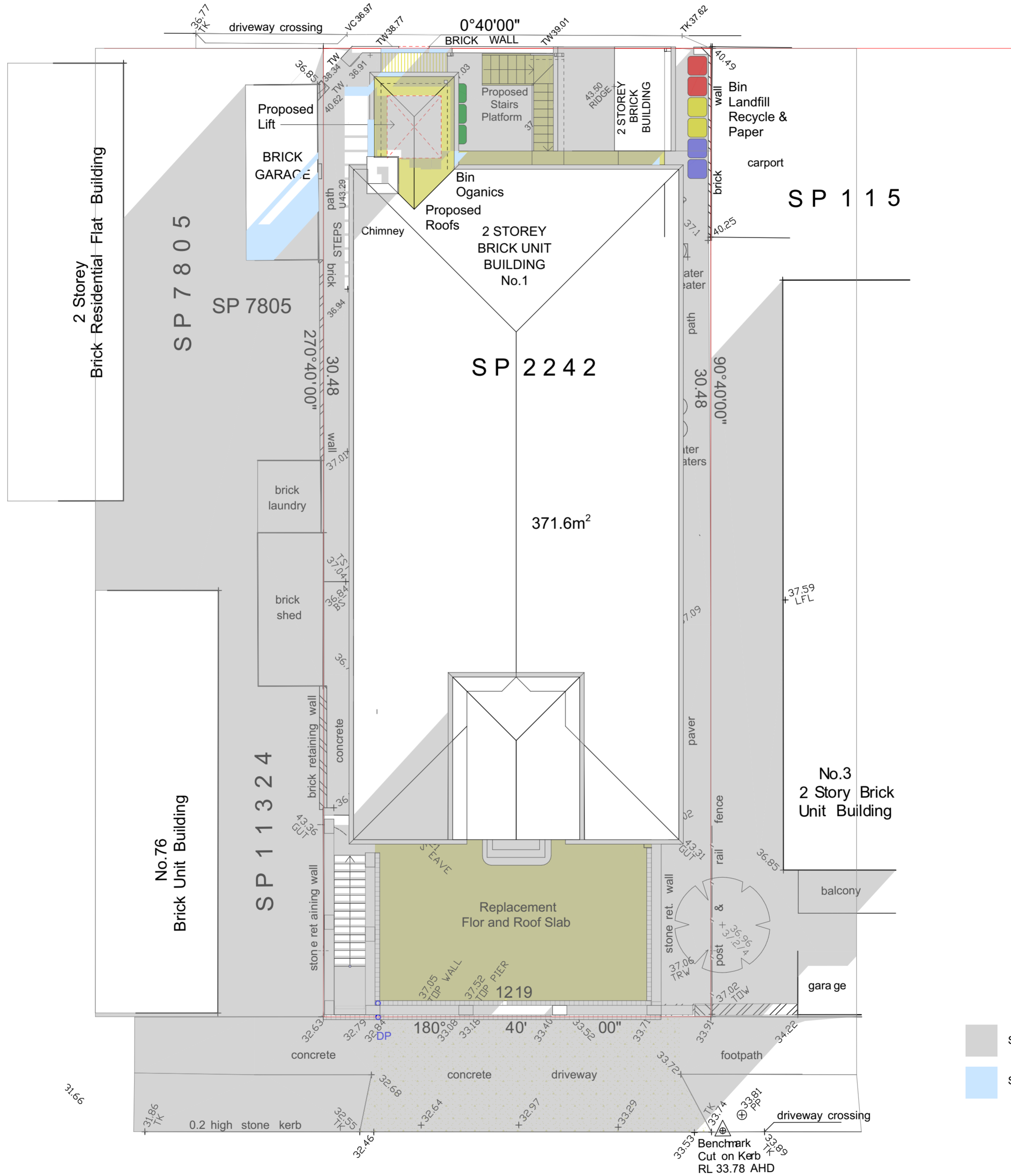
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checked	apw
file	09 480 ES of 12

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RL 37.19
(AHD)

LAWSON PLACE



QUINTON ROAD

road + 32.76 + 33.12 + 33.43 centreline

Shadows 9am

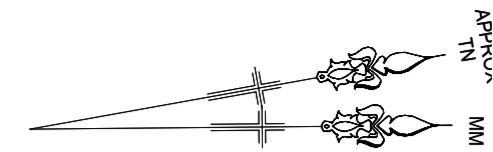
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Project:
**PROPOSED LIFT, WALKWAY
 & RECONSTRUCTION**
title
 Shadows 9am

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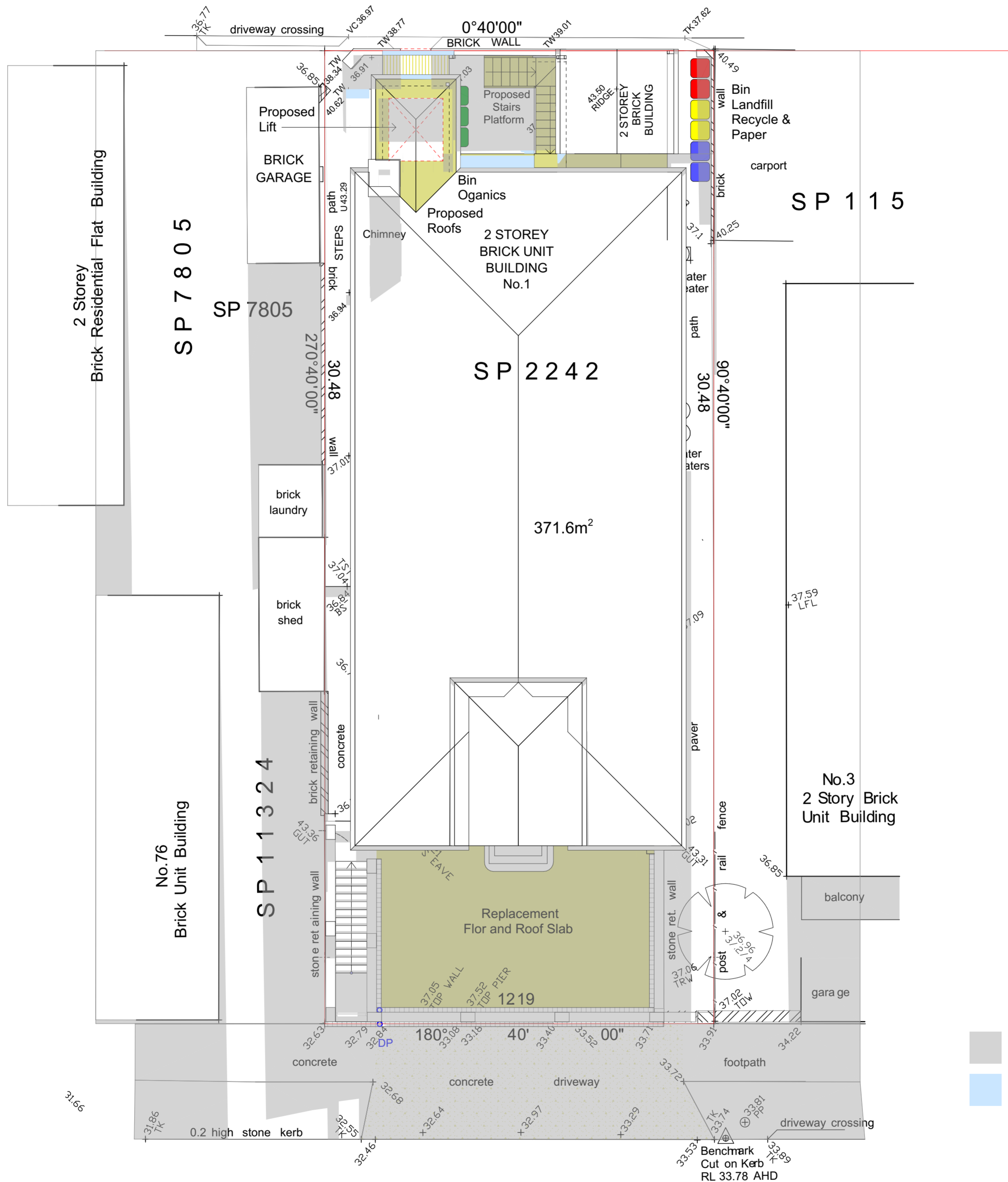
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file 10 380 SH of 12



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(AHD)

LAWSON PLACE



QUINTON ROAD

road + 32.76 + 33.12 + 33.43 centreline

Shadows 12pm

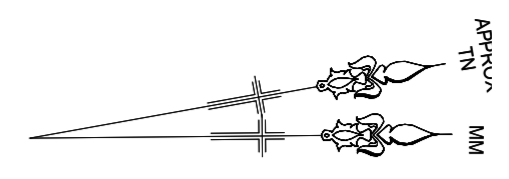
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Project:
PROPOSED LIFT, WALKWAY
& RECONSTRUCTION
title
Shadows 12pm

client
Jill Cavanagh
site
SP 2242
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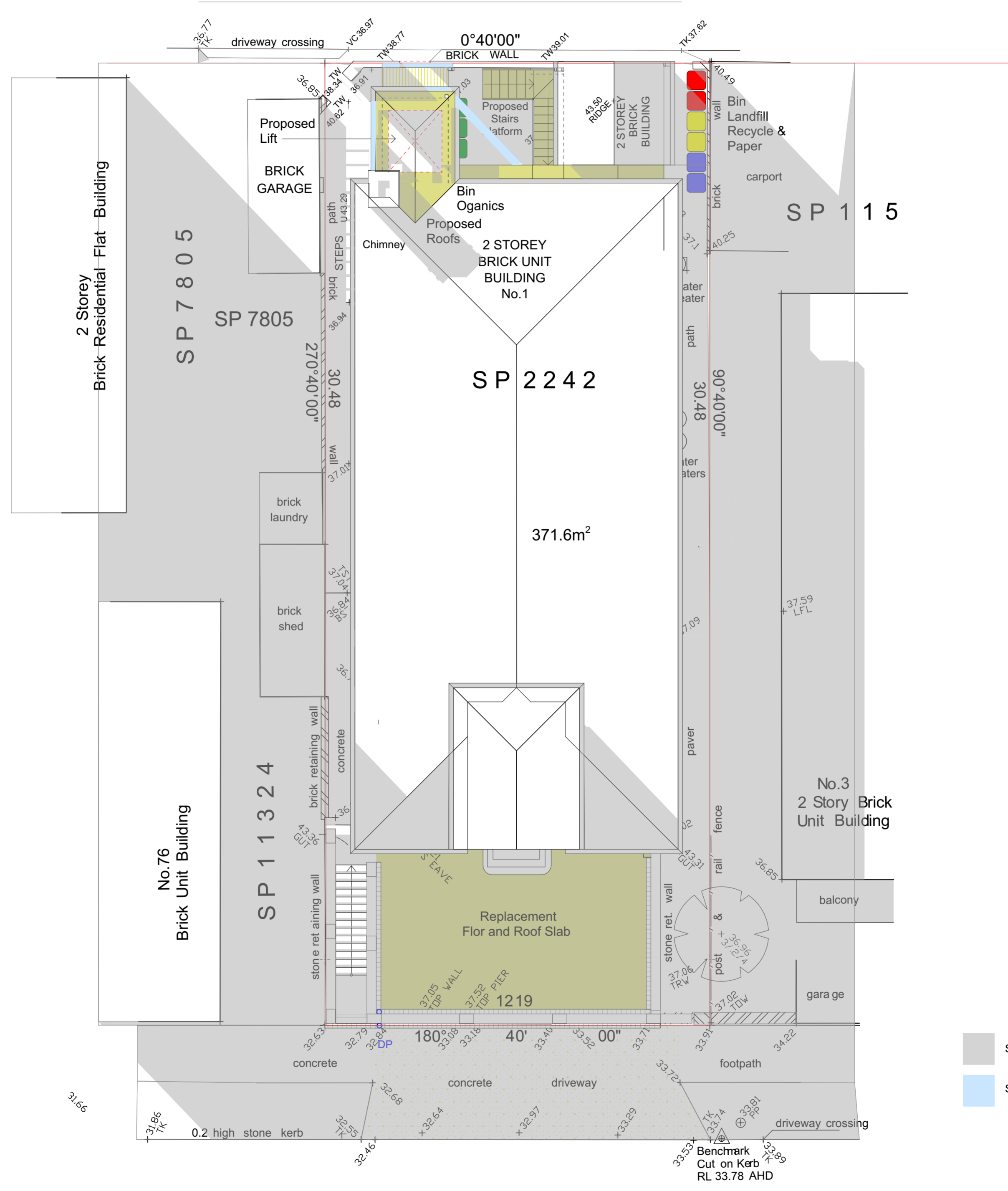
designed by
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BENCHMARK
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LAWSON PLACE



QUINTON ROAD

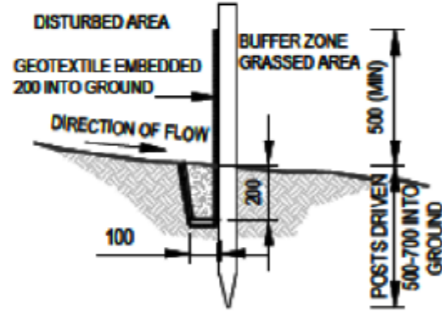
Shadows Existing
Shadows Proposed

road + 32.76 + 33.12 + 33.43 centreline

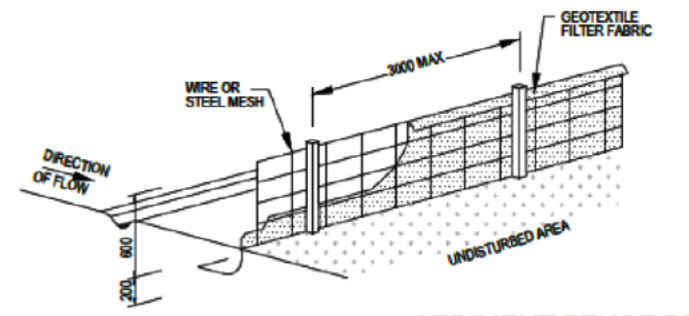
Shadows 3pm

1:100

Project: PROPOSED LIFT, WALKWAY & RECONSTRUCTION title Shadows 3pm	client Jill Cavanagh site SP 2242 No.1 Quinton Road MANLY NSW 2095	designed by apwdesign ABN 21 058 574 907 Unit 17, 7-9 Birchgrove Road Balmain NSW 2041 02 9818 4317 0423 041002 Sydney - Newcastle	status DA scale As noted (A2 sheet) revision drawn njg checked apw file 12 480 SH of 12
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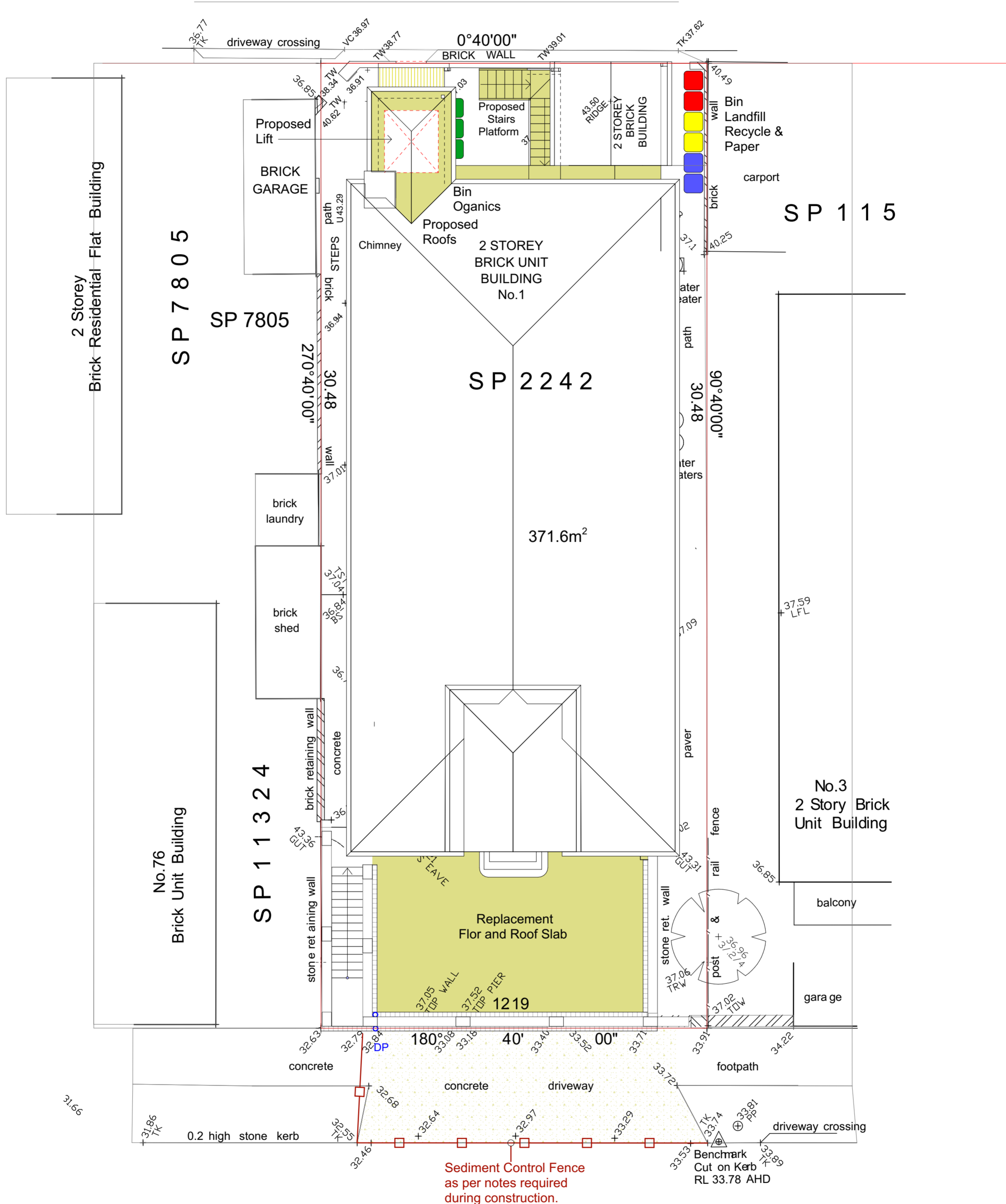
- CONSTRUCTION NOTES:**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



SEDIMENT FENCE DETAIL
NTS

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(AHD)

LAWSON PLACE



QUINTON ROAD

road + 32.76 Sediment Control Plan + 33.43 centreline

Project:
PROPOSED LIFT, WALKWAY
& RECONSTRUCTION
title
Erosion and Sediment Control

client
Jill Cavanagh
site
SP 2242
No.1 Quinton Road
MANLY NSW 2095

designed by
apwdesign
ABN 21 058 574 907

Unit 17, 7-9 Birchgrove Road
Balmain NSW 2041
02 9818 4317
0423 041002 Sydney - Newcastle

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file 01 480 ESC of 01



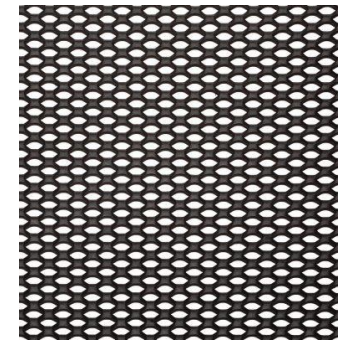
External Lift Glass



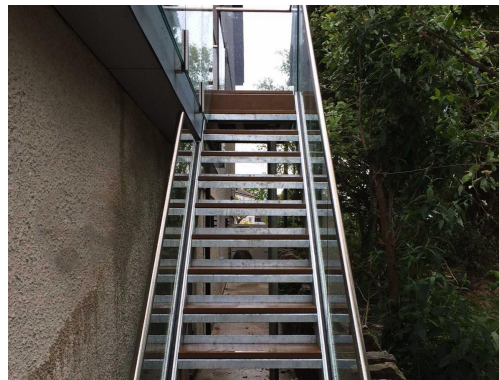
Proposed Tile Similar to existing roof



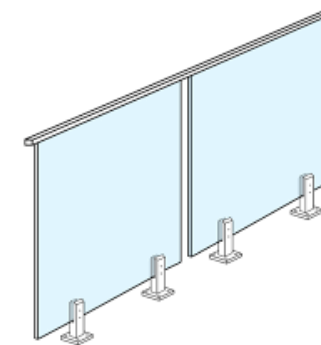
Facia Gutter and Down Pipe
Similar to existing roof



Expanded Metal Walkway



Proposed Galvanised Steel Stair



Glass Balustrade

Project:
PROPOSED LIFT, WALKWAY
& RECONSTRUCTION

title
Schedule of Colours Materials
and Finishes

client
Jill Cavanagh

site
SP 2242

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ABN 21 058 574 907

Unit 17, 7-9 Birchgrove Road
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02 9818 4317
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