



CLIENT NICOLA & TRISTAN BUTT

PROJECT ADDRESS

13 QUINLAN PARADE,

MANLY VALE NSW 2093

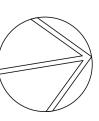
DRAWING NO.

DA01 DATE

11 December 2019

DRAWING NAME SITE ANALYSIS

> SCALE 1:200 @A2



ACTION PLANS m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au

DRWN NOTES

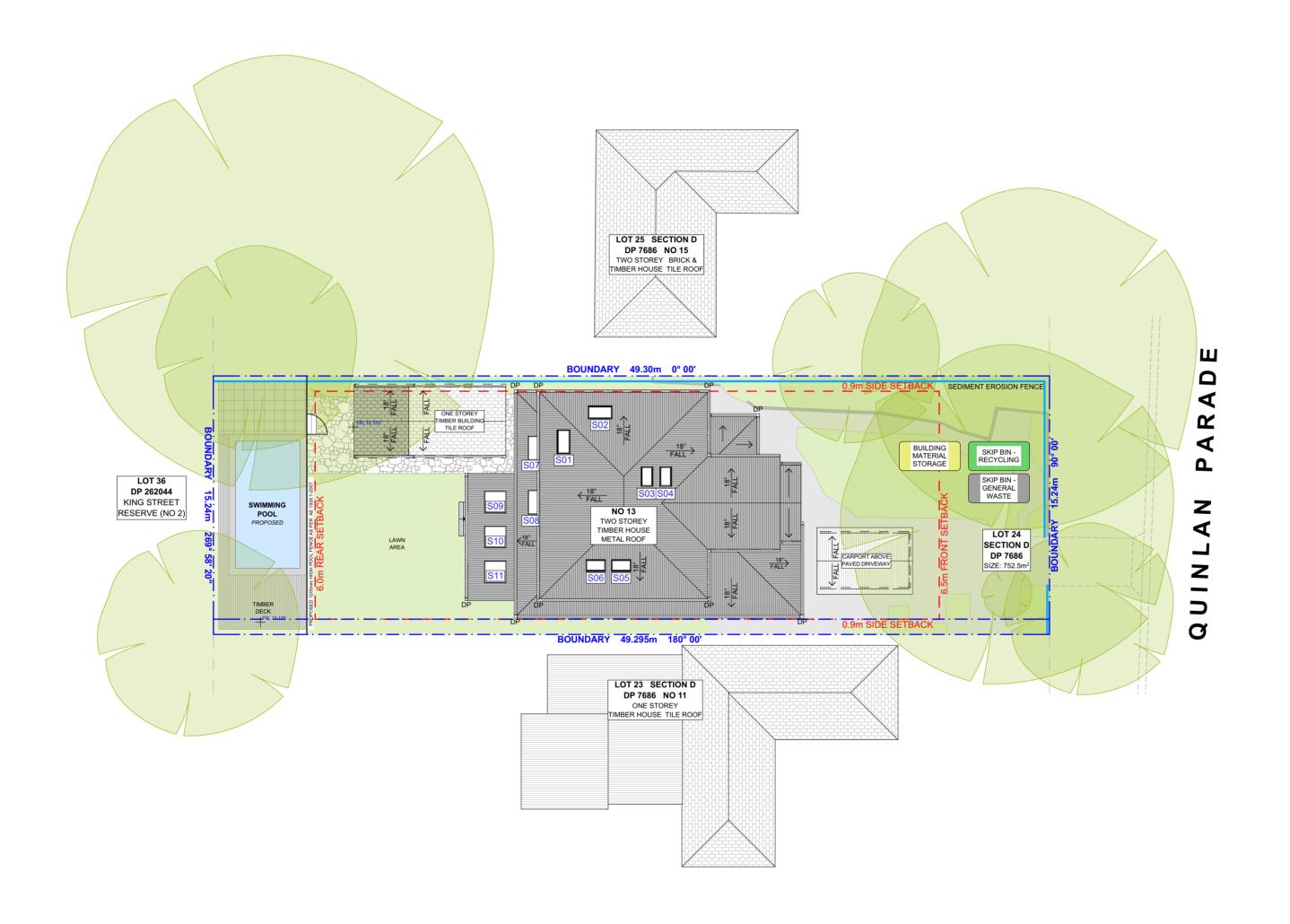
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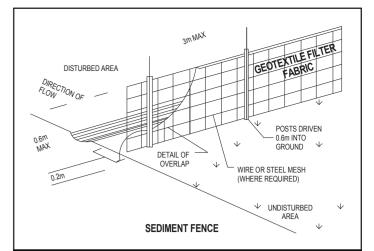
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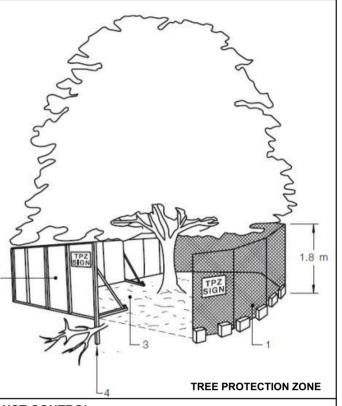
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.

All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works. DA SET REV A

--- DEMOLISHED







DUST CONTROL :

TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE

2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATEDAREA AS SOON AS POSSIBLE. 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN

SEDIMENT FENCE AREA. 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.

5. ROADS AND FOOTPATHS TO BE SWEPT DAILY.

STOCKPILES:

ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.

ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.

IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION:

PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER. THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN



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LEGEND

CLIENT NICOLA & TRISTAN

1:200

PROJECT ADDRESS

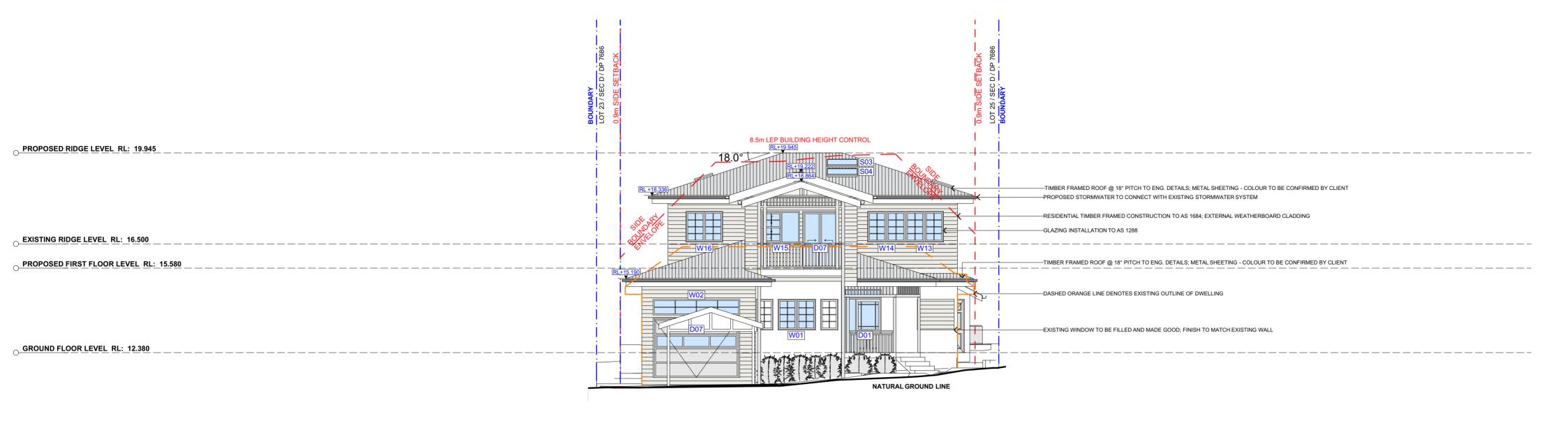
DA02

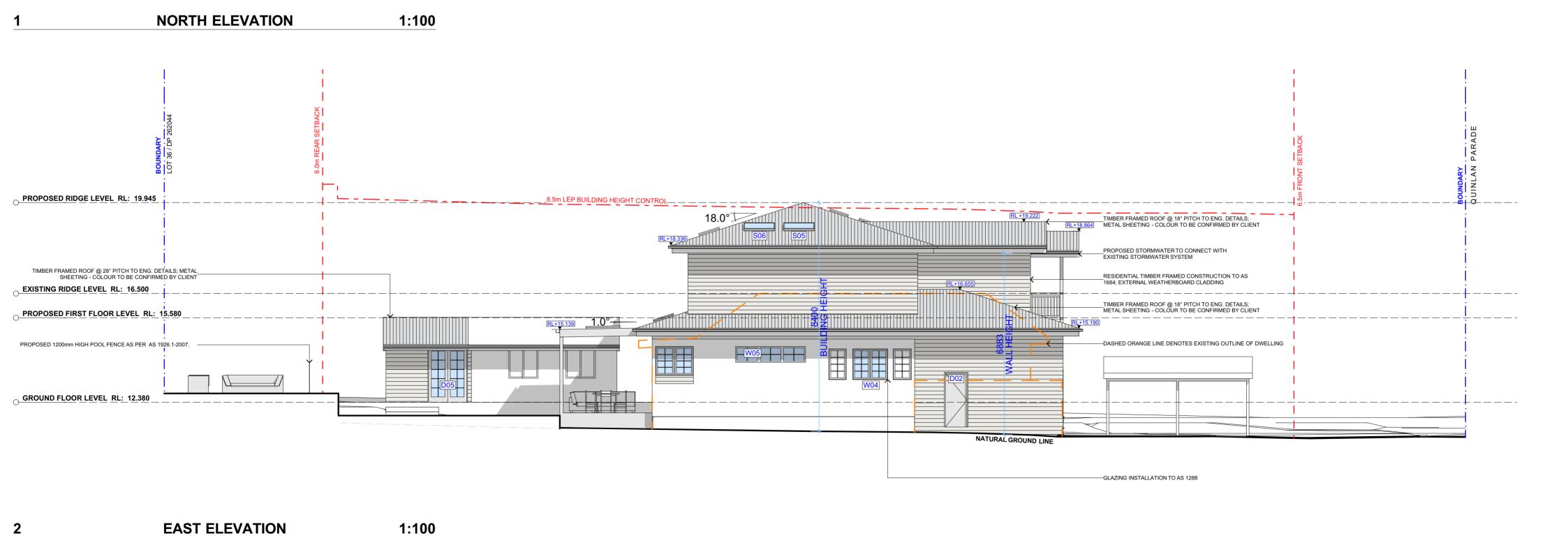
DRAWING NO.

SITE / ROOF / SEDIMENT **EROSION / WASTE** MANAGEMENT / STORMWATER

DRAWING NAME





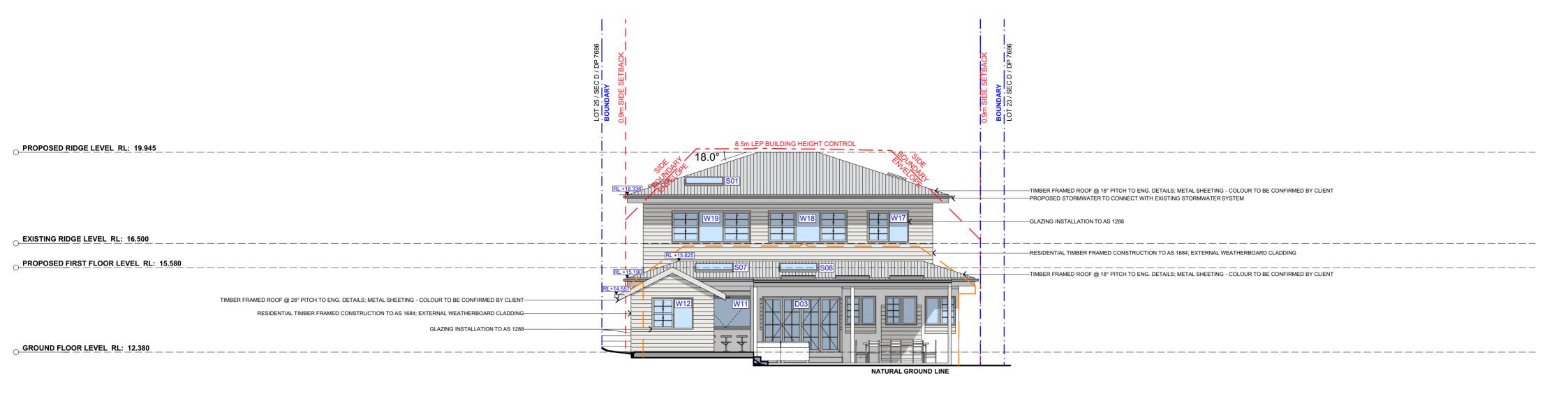


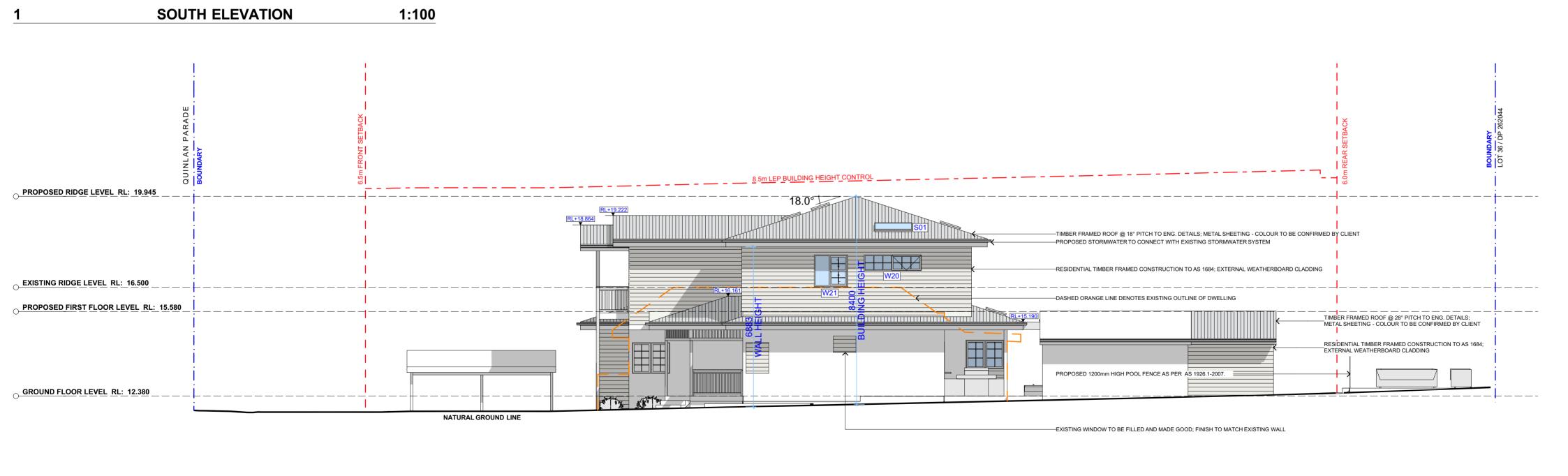
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Do not scale measure from drawings. Figured dimensions or to be used only. REV. DATE COMMENTS CLIENT DRAWING NO. DRAWING NAME **ACTION PLANS EXISTING** — — DEMOLISHED NICOLA & TRISTAN NORTH / EAST ELEVATION **DA06** BUTT GLAZING — — EXISTING OUTLINE DA SET REV A Do not scale measure from drawings. Figured dimensions are to be used only.

The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.

All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works. METAL ROOFING —— NATURAL GROUND LINE m: 0426 957 518 PROJECT ADDRESS DATE e:operations@actionplans.com.au 13 QUINLAN PARADE, 11 December 2019 SCALE w: www.actionplans.com.au MANLY VALE NSW 2093 1:100 @A2





DRWN

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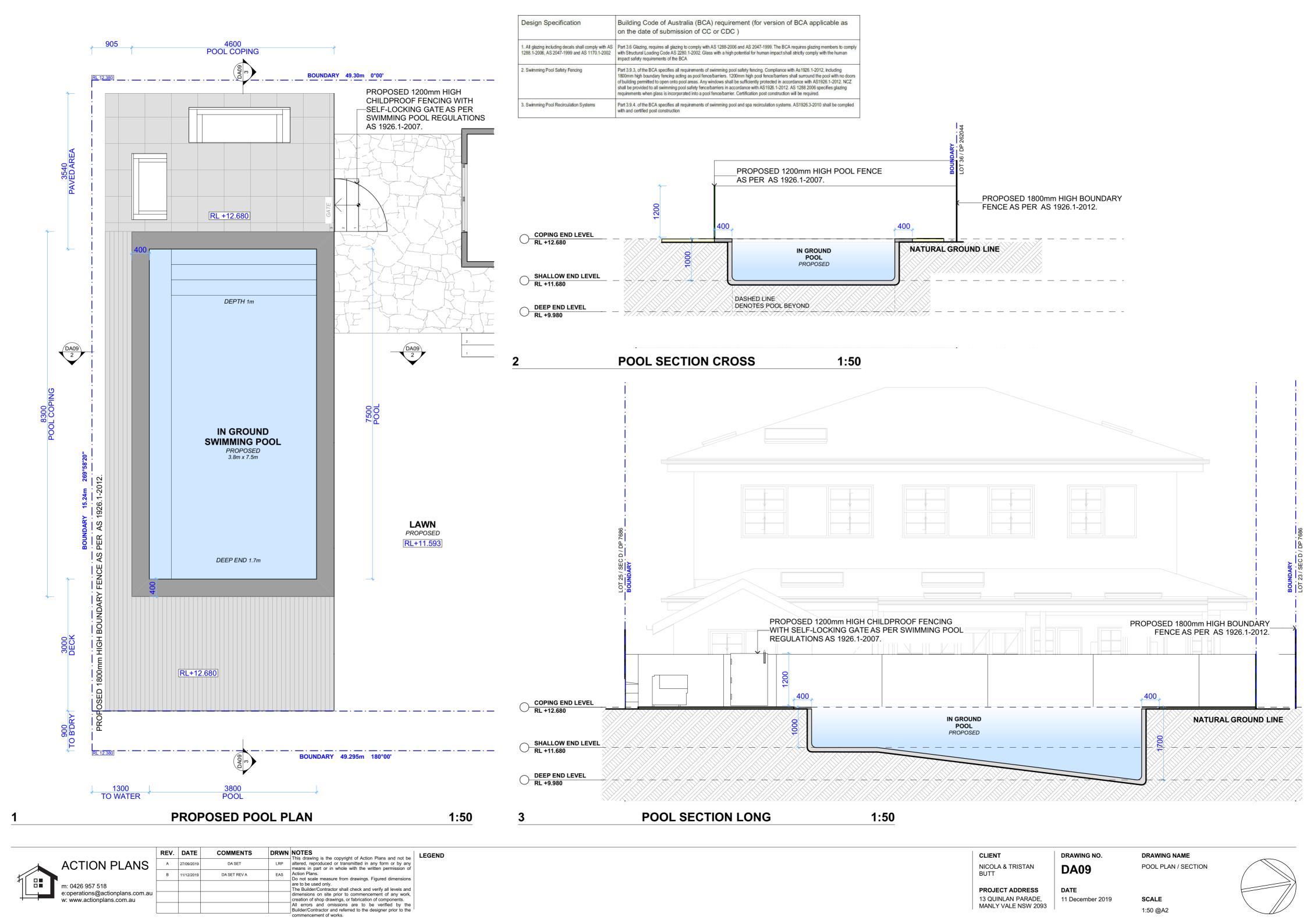
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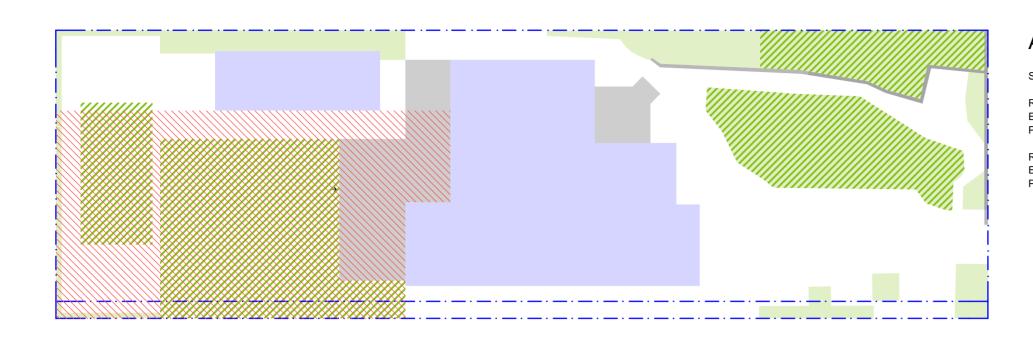
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WEST ELEVATION

1:100





AREA CALCULATIONS

SITE AREA:

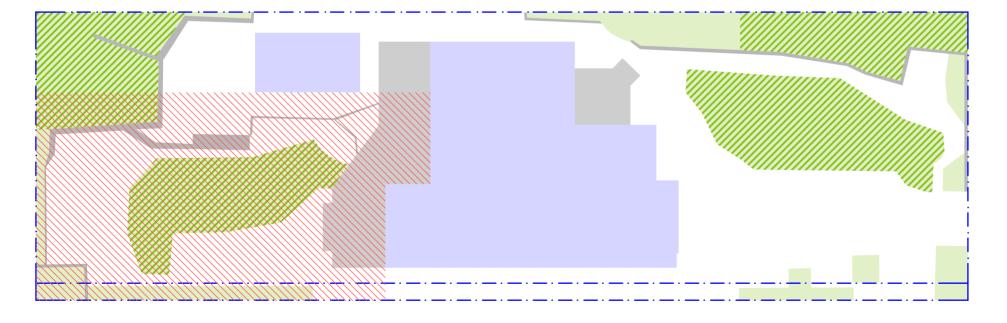
REQUIRED LANDSCAPED AREA: EXISTING LANDSCAPED AREA: PROPOSED LANDSCAPED AREA:

REQUIRED PRIVATE OPEN SPACE: EXISTING PRIVATE OPEN SPACE: PROPOSED PRIVATE OPEN SPACE: 752.5m²

40% (301m²) 22%(166.62m²) 28%(209.11m²)

60m² 60.56m² 215.13m²

PROPOSED AREA CALCULATIONS 1:200



AREA CALCULATIONS

SITE AREA:

REQUIRED LANDSCAPED AREA: EXISTING LANDSCAPED AREA: PROPOSED LANDSCAPED AREA:

REQUIRED PRIVATE OPEN SPACE: EXISTING PRIVATE OPEN SPACE: PROPOSED PRIVATE OPEN SPACE: 752.5m²

40% (301m²) 22%(166.62m²) 28%(209.11m²)

60m² 60.56m² 215.13m²

EXISTING AREA CALCULATIONS 1:200



DRWN

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CLIENT NICOLA & TRISTAN

PROJECT ADDRESS

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MANLY VALE NSW 2093

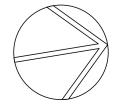
DA10

DATE 11 December 2019

DRAWING NO.

DRAWING NAME AREA CALCULATIONS

> SCALE 1:200 @A2



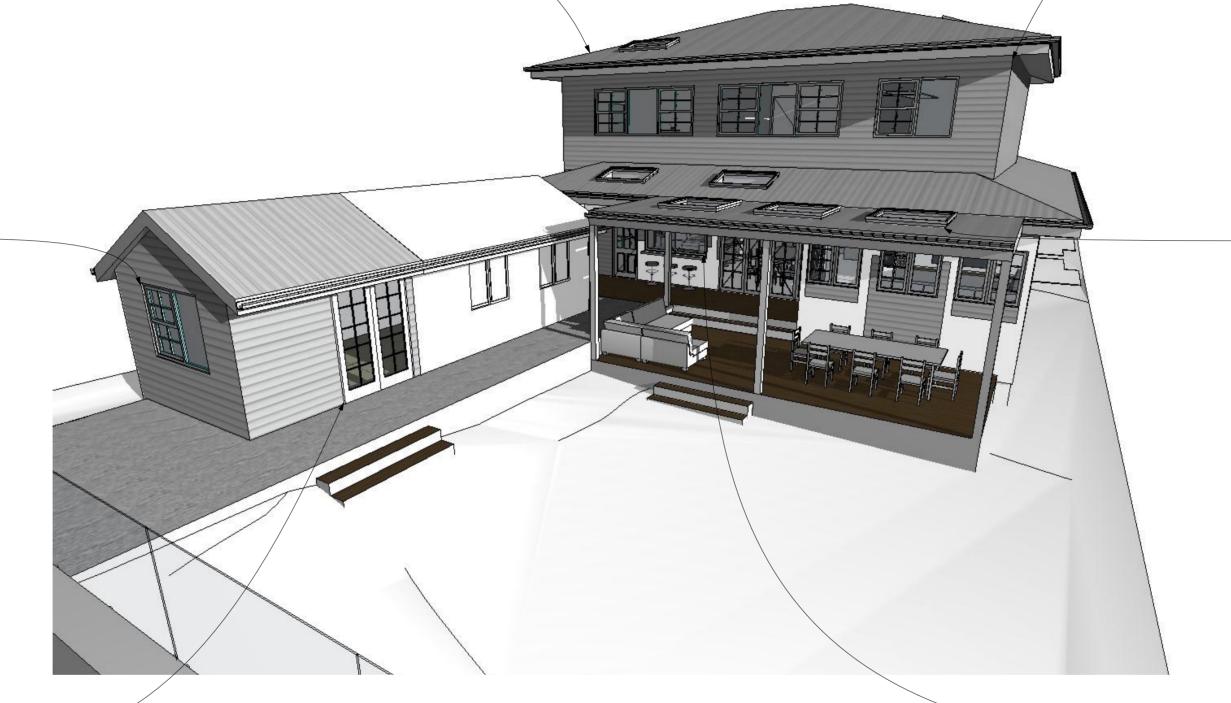


MT-01
COLOURBOND METAL ROOF SHEETING POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR WHERE MARKED ON ELEVATION.



WB-01 PRIMELOK WEATHERBOARDS PAINTED 'SURFMIST' OR SIMILAR WHERE MARKED ON ELEVATION.





FSL FIXED SKY LIGHT POWDERCOAT FINISH 'BLACK' OR SIMILAR WHERE MARKED ON ELEVATION.



AFD ALUMINIUM FRENCH DOOR POWDERCOAT FINISH 'BLACK' OR SIMILAR WHERE MARKED ON ELEVATION.

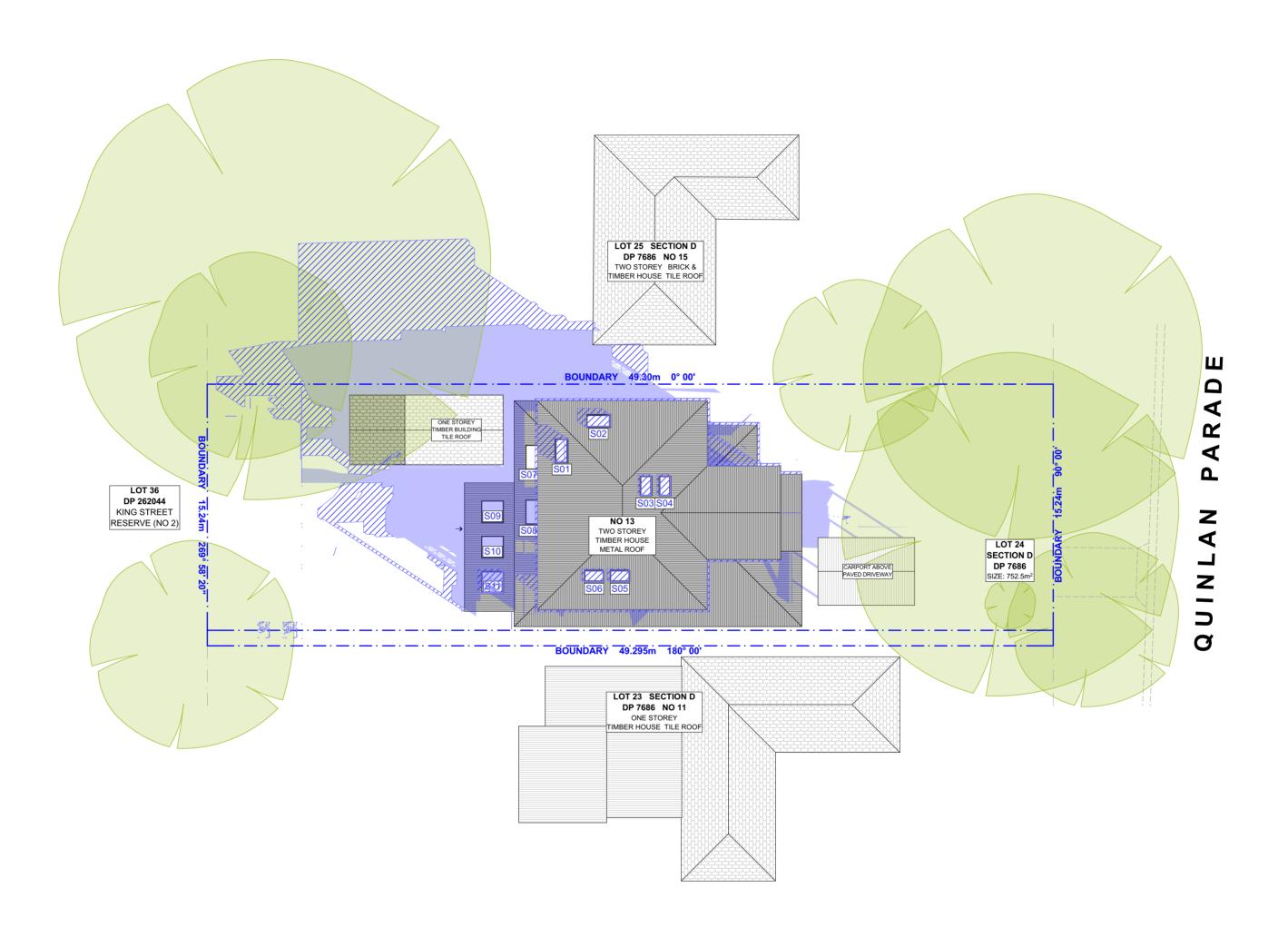


AWF-01 ALUMINIUM WINDOW FRAME POWDER CATED FINISH. 'CHARCOAL' OR SIMILAR WHERE MARKED ON ELEVATION.



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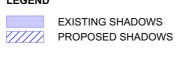
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1 WINTER SOLSTICE 9AM 1:200



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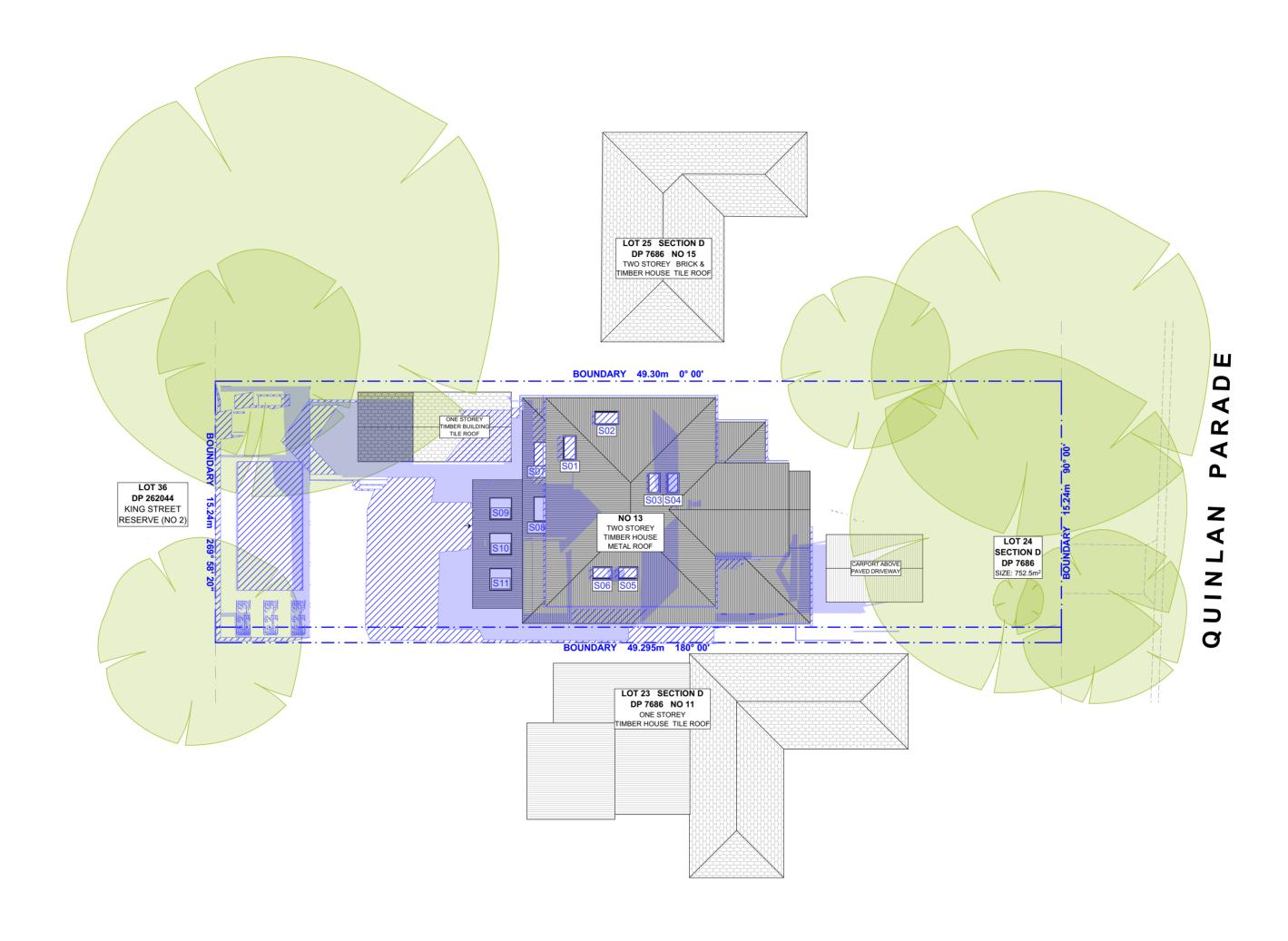
PROJECT ADDRESS

13 QUINLAN PARADE, MANLY VALE NSW 2093

DA12

11 December 2019

DA12 DRAWING NAME
WINTER SOLSTICE

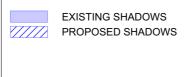


WINTER SOLSTICE 12PM

1:200

		REV.	DATE	COMMENTS
_	ACTION PLANS	Α	27/09/2019	DA SET
1		В	11/12/2019	DA SET REV A
1 ==	m: 0426 957 518			
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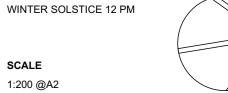
DA13 PROJECT ADDRESS DATE

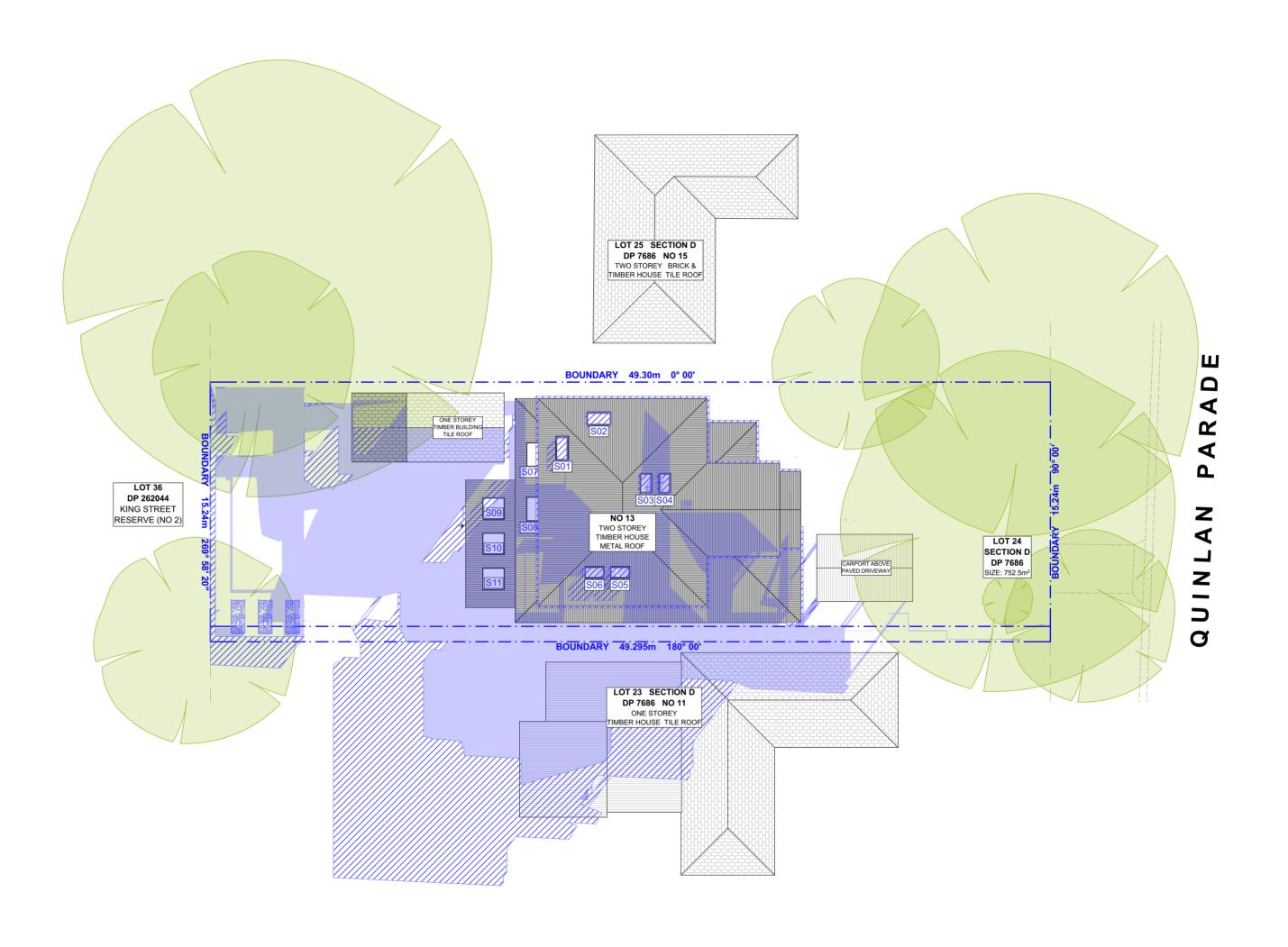
DRAWING NO.

11 December 2019

SCALE

DRAWING NAME



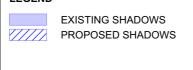


WINTER SOLSTICE 3PM 1:200

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DRWN NOTES



CLIENT NICOLA & TRISTAN BUTT

13 QUINLAN PARADE, MANLY VALE NSW 2093

DA14 PROJECT ADDRESS DATE

11 December 2019

DRAWING NO. DRAWING NAME WINTER SOLSTICE 3 PM

SCALE





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

Alterations and Additions

Certificate number: A354012_02

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: Wednesday, 27, November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



t	Project address	
O	Project name	13 QUINLAN PARADE, MANLY VALE_02
	Street address	13 QUINLAN PARADE MANLY VALE 2093
proje	Local Government Area	Northern Beaches Council
Q	Plan type and number	Deposited Plan 7686
	Lot number	24
of	Section number	
	Project type	
.0	Dwelling type	Separate dwelling house
cription	Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
Desc		

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Action Plans
ABN (if applicable): 17118297587

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 23 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓
Fixtures and systems	Show on	Show on	Certifier

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		~	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
sulation requirements					
	ation is not required where the area of new con	s) in accordance with the specifications listed in struction is less than 2m2, b) insulation specified	~	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
nternal wall shared with garage: other/undecided	nil				
flat ceiling, pitched roof	ceiling: R1.75 (up), roof: foil/sarking	light (solar absorptance < 0.475)			

flat ceiling, pito	ched roof			ceiling: R	1.75 (up), roof: foil/sarking	light (solar absorptance < 0.475)			
Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Vindows and	l glazed do	ors							,
					shading devices, in accordance with or each window and glazed door.	the specifications listed in the table below.	✓	~	~
The following re	equirements i	must also	be satisf	ied in relatio	n to each window and glazed door:			✓	✓
have a U-value must be calcula	and a Solar ated in accord	Heat Gair dance with	n Coeffici h Nationa	ent (SHGC) I Fenestratio	no greater than that listed in the table	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs s. The description is provided for information		~	~
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 p	olycarbonate	roof or s	imilar trar	nslucent mat		✓	~		
					ne window or glazed door above whitens must not be more than 50 mm.	ch they are situated, unless the pergola also		✓	~
Windows ar	nd glazed o	doors g	lazing r	equireme	ents				
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
W01	N	1.66	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W02	N	1.97	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W03	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W04	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	E	1.59	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
	1					1	1	I	1



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			All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place. U value takes precedence over glazing type/colour in all cases.
			all new glazing must meet the BASIX specified frame and glass type, <u>OR</u> meet the ecified U value and SHGC value.

Glazing requi	rements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W06	E	1.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	S	1.27	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	S	1.31	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W09	S	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	W	1.57	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W11	S	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W12	S	1.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W13	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W14	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W15	N	1.76	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W16	N	1.63	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W17	S	1.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W18	S	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Glazing requ	irements						DA Plans	CC/CDC Plans & specs	Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
W19	S	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W20	W	1.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W21	W	1.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D01	N	3.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D03	S	6.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D04	S	1.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D05	E	3.09	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D07	N	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
Skylights									
The applicant m	nust install th	e skylights	s in accor	dance with th	ne specifications listed in the table b	pelow.	~	✓	✓
The following requirements must also be satisfied in relation to each skylight:						✓	✓		
Each skylight method the table below.		tch the de	escription,	or, have a U	l-value and a Solar Heat Gain Coef	ficient (SHGC) no greater than that listed in		~	✓
Skylights gl	azing requ	iiremen	ts						

Glazing require	DA Plans	Show on CC/CDC Plans & specs	Check			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)]		
S2	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3 S4	1.596	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S5	0.798	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S6	0.798	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	1		

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "\sqrt{"}" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "\sqrt{"}" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "\sqrt{"}" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

CLIENT NICOLA & TRISTAN BUTT PROJECT ADDRESS 13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO. **DA15**

DRAWING NAME BASIX COMMITMENTS

DATE 11 December 2019

SCALE @A2