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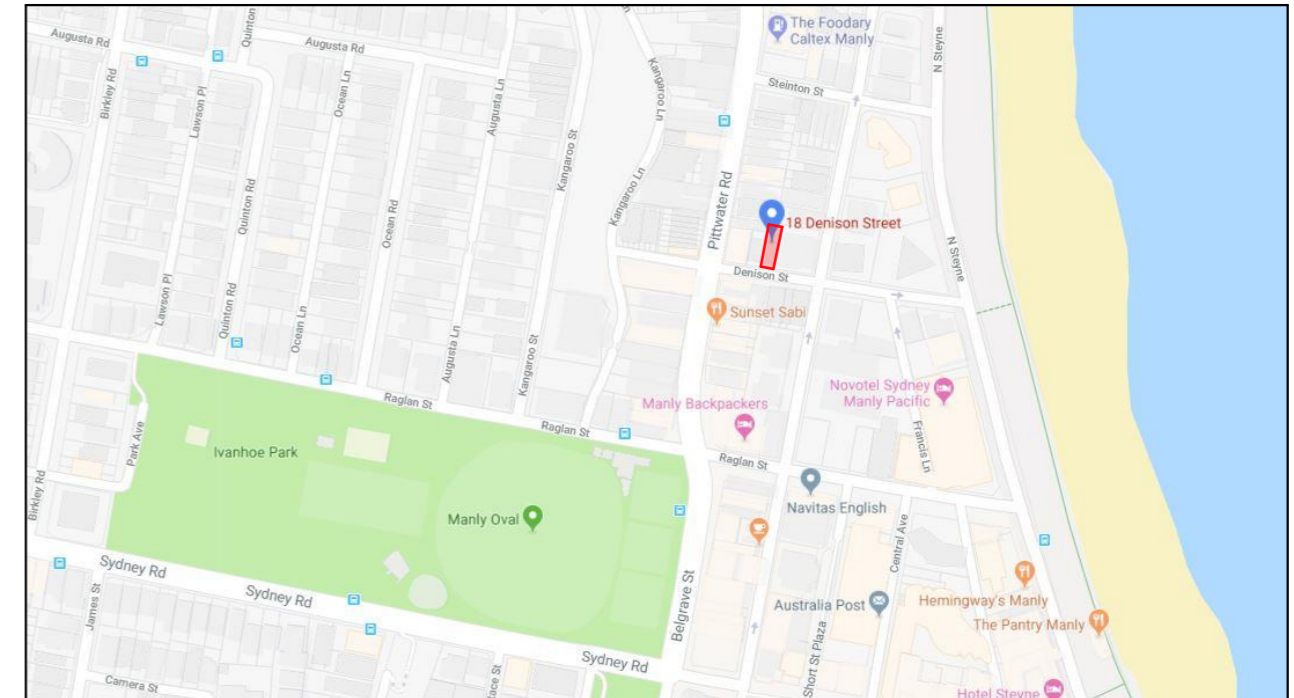
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	9/12/2019
DA01	SITE ANALYSIS	9/12/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	9/12/2019
DA03	EXISTING GROUND FLOOR PLAN	9/12/2019
DA04	EXISTING FIRST FLOOR PLAN	9/12/2019
DA05	PROPOSED GROUND FLOOR PLAN	9/12/2019
DA06	PROPOSED FIRST FLOOR PLAN	9/12/2019
DA07	NORTH / SOUTH ELEVATION	9/12/2019
DA08	EAST ELEVATION	9/12/2019
DA09	WEST ELEVATION	9/12/2019
DA10	LONG / CROSS SECTION	9/12/2019
DA11	AREA CALCULATIONS / SAMPLE BOARD	9/12/2019
DA12	WINTER SOLSTICE 9 AM	9/12/2019
DA13	WINTER SOLSTICE 12 PM	9/12/2019
DA14	WINTER SOLSTICE 3 PM	9/12/2019
DA15	BASIX COMMITMENTS	9/12/2019

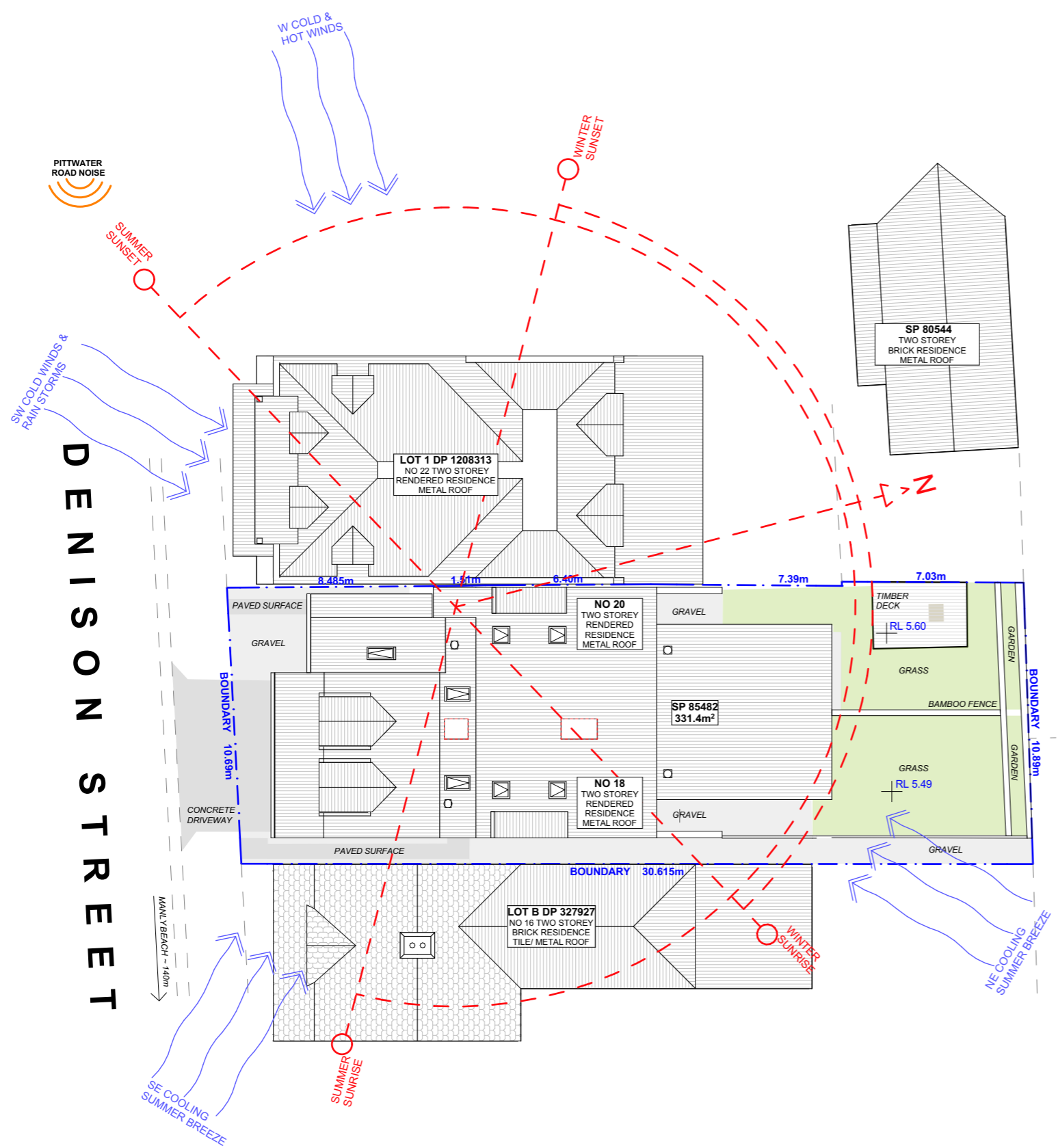
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	18-20 DENISON STREET, MANLY NSW, 2095			
LOT & DP/SP	SP 85482			
COUNCIL	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	331.4m ²			
FRONTAGE	10.69m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R3 – MEDIUM DENSITY RESIDENTIAL	R3	R3	YES
MINIMUM LOT SIZE	250m ²	331.4m ²	UNCHANGED	YES
FLOOR SPACE RATIO	0.75 : 1 (248.55m ²)	0.71 : 1 (227.92m ²)	0.74 : 1 (242.03m ²)	YES
MAXIMUM BUILDING HEIGHT	11m	7.45m	UNCHANGED	YES
HAZARDS				
ACID SULFATE SOILS	CLASS 4			
FORSHORE SCENIC PROTECTION AREA	YES			
HERITAGE CONSERVATION AREA	YES			
DCP				
RESIDENTIAL OPEN SPACE	AREA OS2			
TOTAL OPEN SPACE (TOS)	50% (165.70m ²)	22.55% (74.75m ²)	22.46% (74.45m ²)	NO
LANDSCAPED AREA	30% OF TOS (50%): 49.71m ²	39.1 % (64.84m ²)	UNCHANGED	YES
OPEN SPACE ABOVE GROUND	MAX. 40% OF TOS (50%): 66.28m ²	N/A	N/A	YES
PRINCIPAL PRIVATE OPEN SPACE	12m ² per dwelling	34.45m ² / 34.68m ²	UNCHANGED	YES
FRONT SETBACK	PREVAILING BUILDING LINE (1.43m)	1.46m	UNCHANGED	YES
REAR SETBACK	8.0m	7.475m	UNCHANGED	NO
SIDE SETBACKS	1/3 WALL HEIGHT Wall 7.175/3= 2.39m	No. 18 E: 1.007m No. 20 W: 0.32m	UNCHANGED	NO
CAR PARKING SPACES	Required: 1	1	UNCHANGED	YES

18-20 DENISON STREET MANLY NSW 2095



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

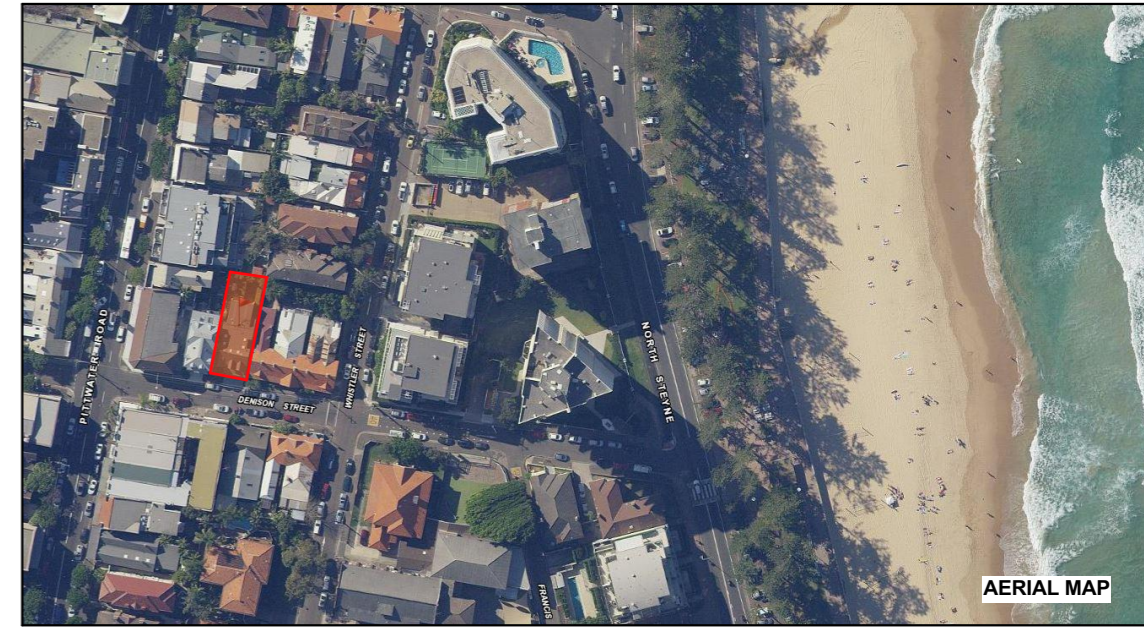
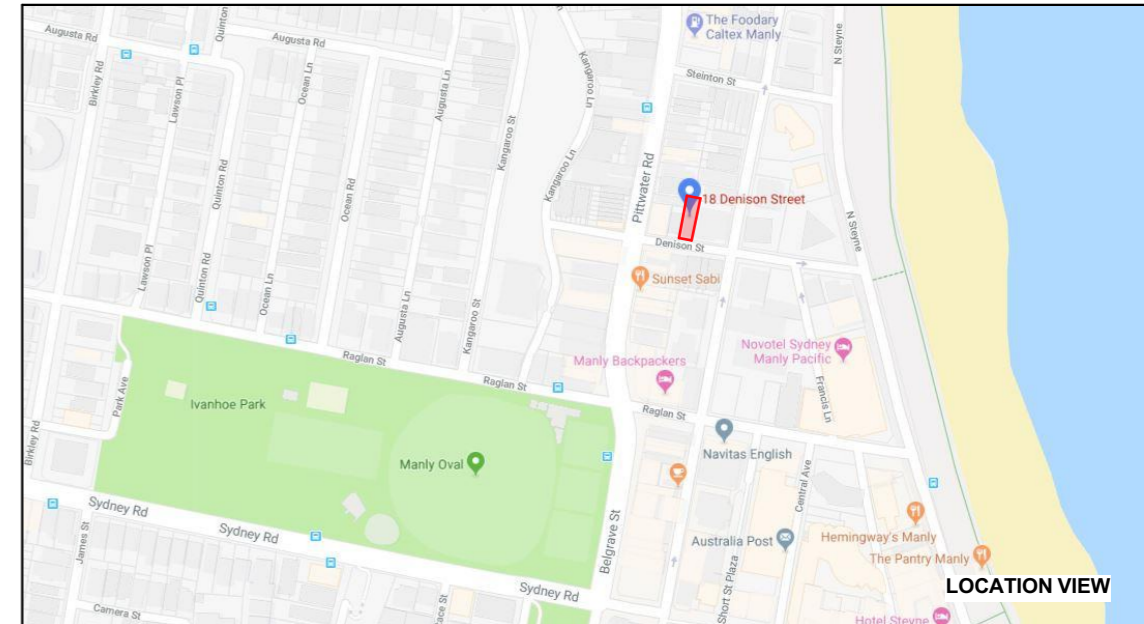


SITE ANALYSIS

1:200

1

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

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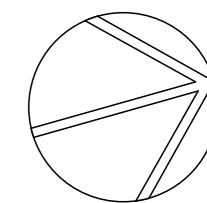
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 STREET MANLY NSW
 2095

DRAWING NO.
DA01

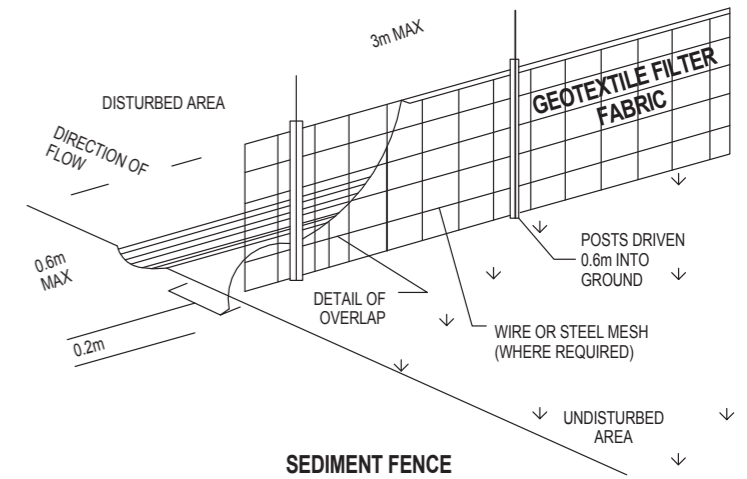
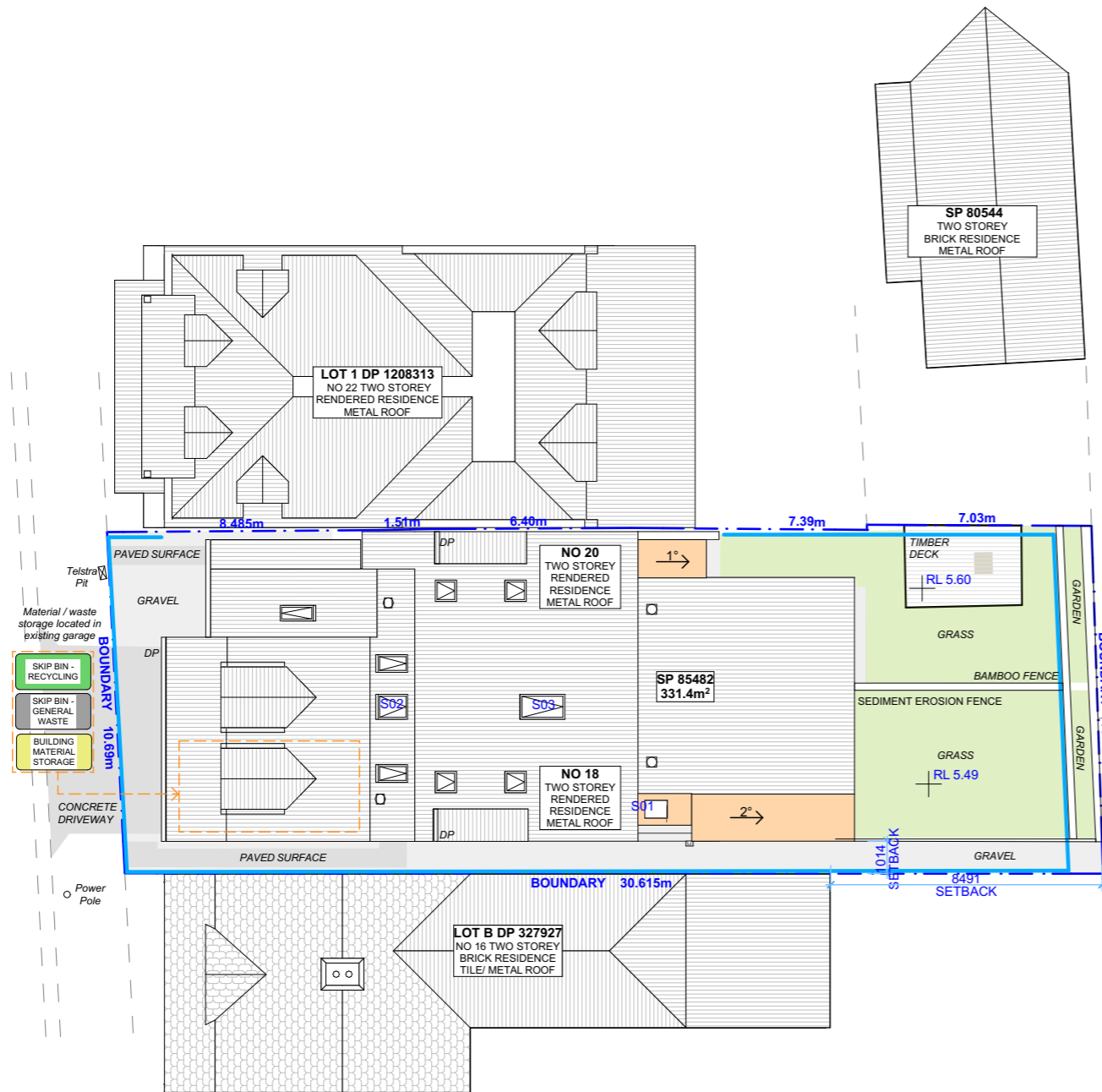
DATE
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 2019

DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A3



DENISON STREET



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 MANAGER.
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA 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 SWEEPED 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



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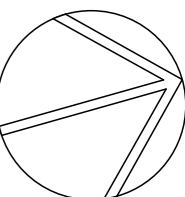
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B	09/12/19	REV A	EAS	

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

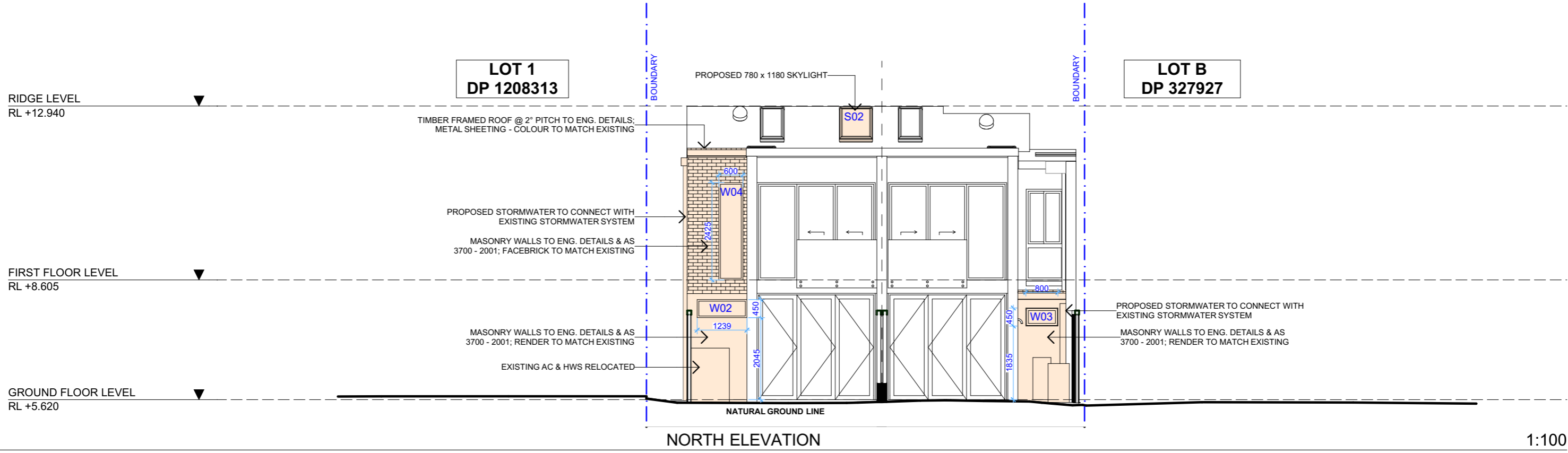
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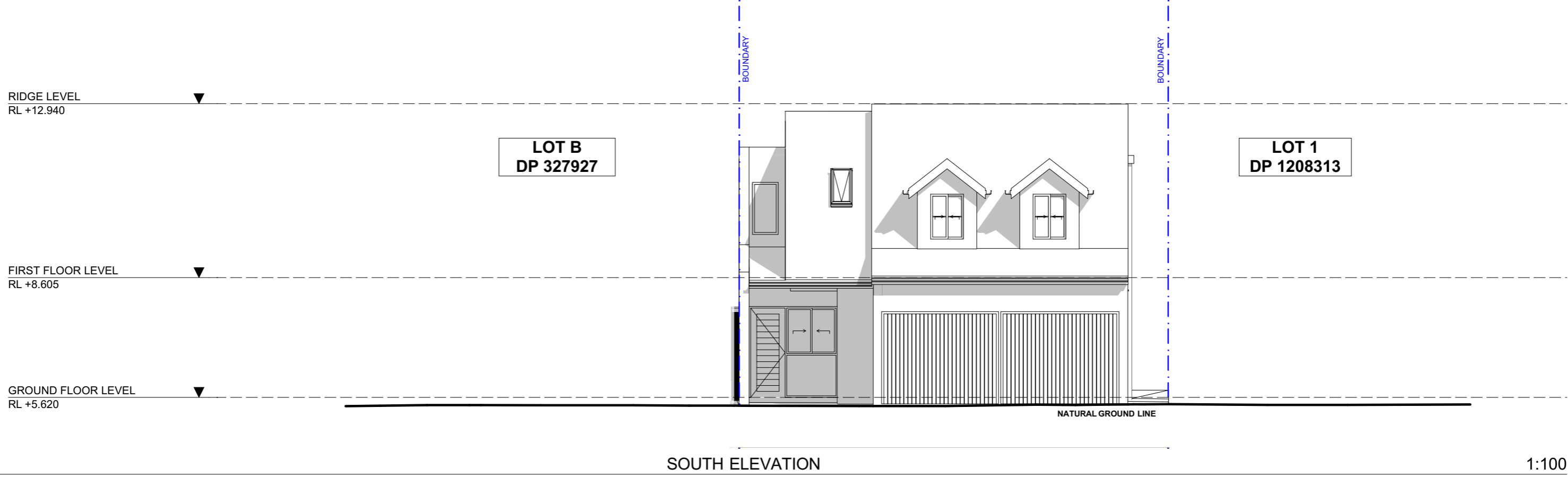
DRAWING NAME
 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
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1



2



NOTE: NO CHANGES TO THE SOUTH ELEVATION



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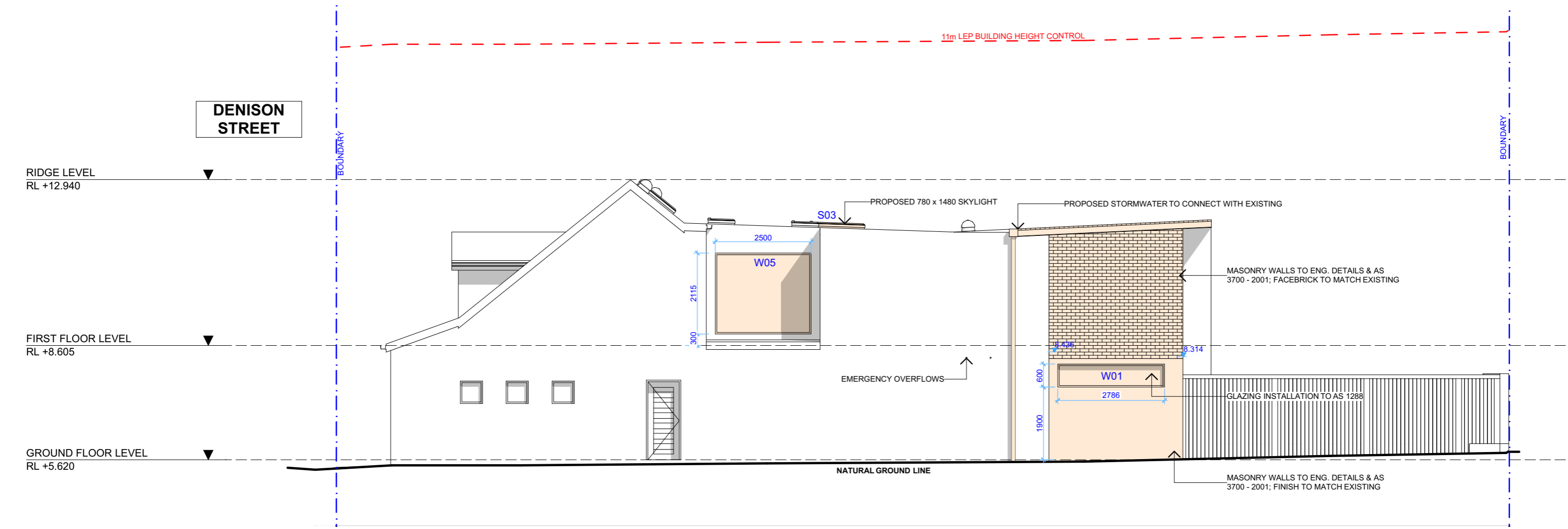
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LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

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DRAWING NAME
 NORTH / SOUTH ELEVATION
SCALE
 1:100 @A3



EAST ELEVATION

1:100



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LEGEND

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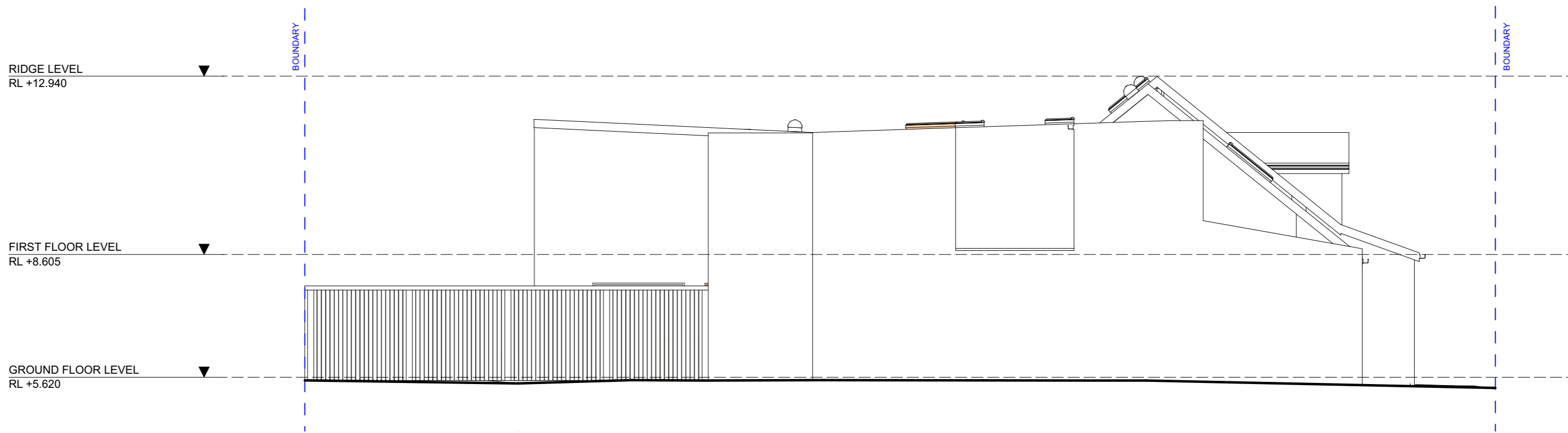
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DRAWING NAME
 EAST ELEVATION

SCALE
 1:100 @A3



1

WEST ELEVATION

1:100



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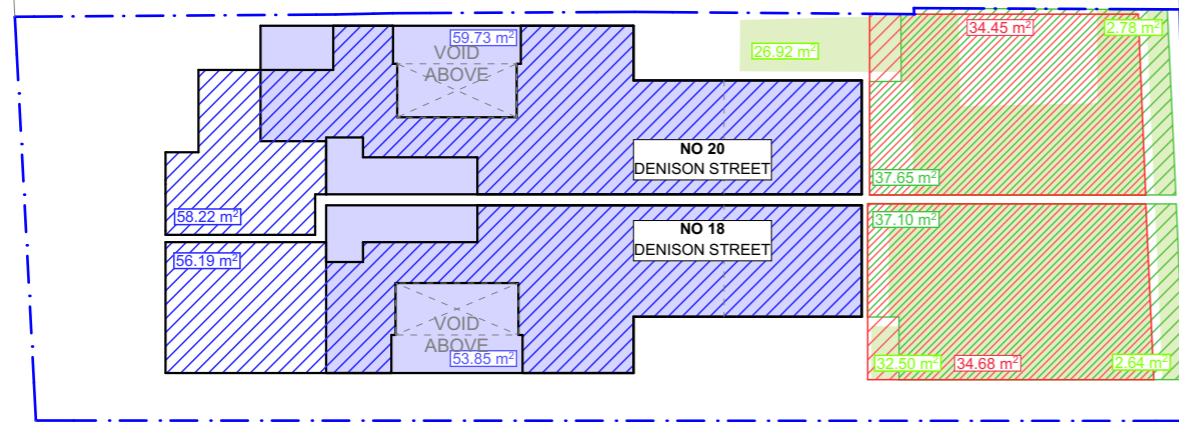
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DRAWING NO.
DA09
DATE
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DRAWING NAME
 WEST ELEVATION
SCALE
 1:100 @A3

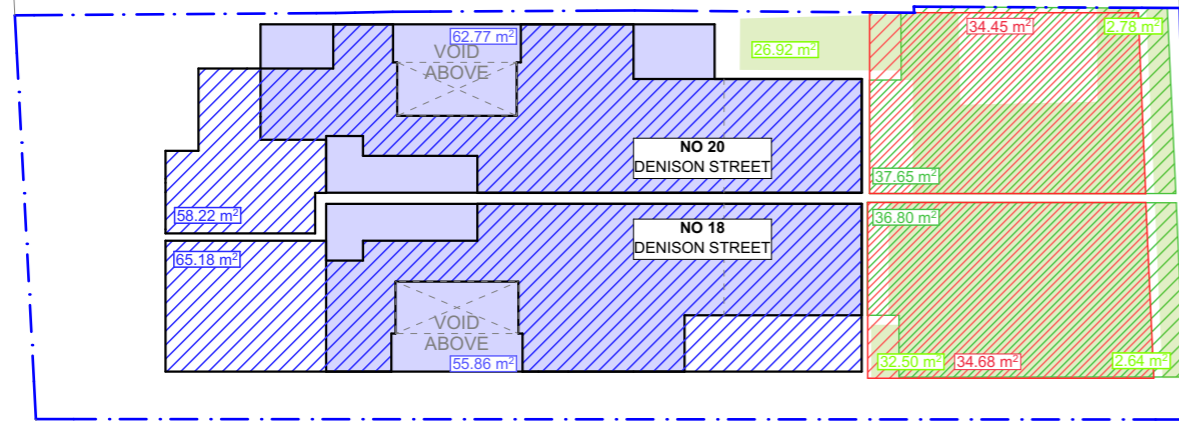


1 AREA CALCULATIONS EXISTING

1:200

AREA CALCULATIONS TABLE

	SITE AREA EXISTING: 331.4m ²		
	TOTAL OPEN SPACE (TOS) CONTROL: 50% of site (165.70m ²)	NO 20: EXISTING: 37.65m ² PROPOSED: UNCHANGED	NO 18: EXISTING: 37.10m ² PROPOSED: 36.80m ²
	LANDSCAPED AREA CONTROL: 30% of TOS (49.71m ²)	NO 20: EXISTING: 29.70m ² PROPOSED: UNCHANGED	NO 18: EXISTING: 35.14m ² PROPOSED: UNCHANGED
	PRIVATE OPEN SPACE CONTROL: 12m ² Per Dwelling	NO 20: EXISTING: 34.45m ² PROPOSED: UNCHANGED	NO 18: EXISTING: 34.68m ² PROPOSED: UNCHANGED
	FLOOR SPACE RATIO GROUND FLOOR LEVEL	TOTAL SITE: CONTROL: 0.75:1 (248.55m ²)	
	FLOOR SPACE RATIO FIRST FLOOR LEVEL	EXISTING: 0.71:1 (227.92m ²) PROPOSED: 0.74:1 (242.03m ²)	
		TOTAL SITE: EXISTING: 22.55% (74.75m ²) PROPOSED: 22.46% (74.45m ²)	NO 20: EXISTING: 177.88m ² PROPOSED: 120.99m ²
		NO 18: EXISTING: 110.04m ² PROPOSED: 121.04m ²	



2 AREA CALCULATIONS PROPOSED

1:200



COLORBOND METAL ROOF
COLOUR TO MATCH EXISTING

FIXED SKYLIGHT WINDOWS
BY VELUX

RENDERED BRICK
COLOUR TO MATCH EXISTING

3 MATERIAL SAMPLE BOARD



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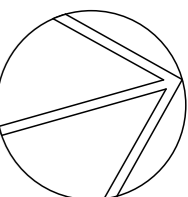
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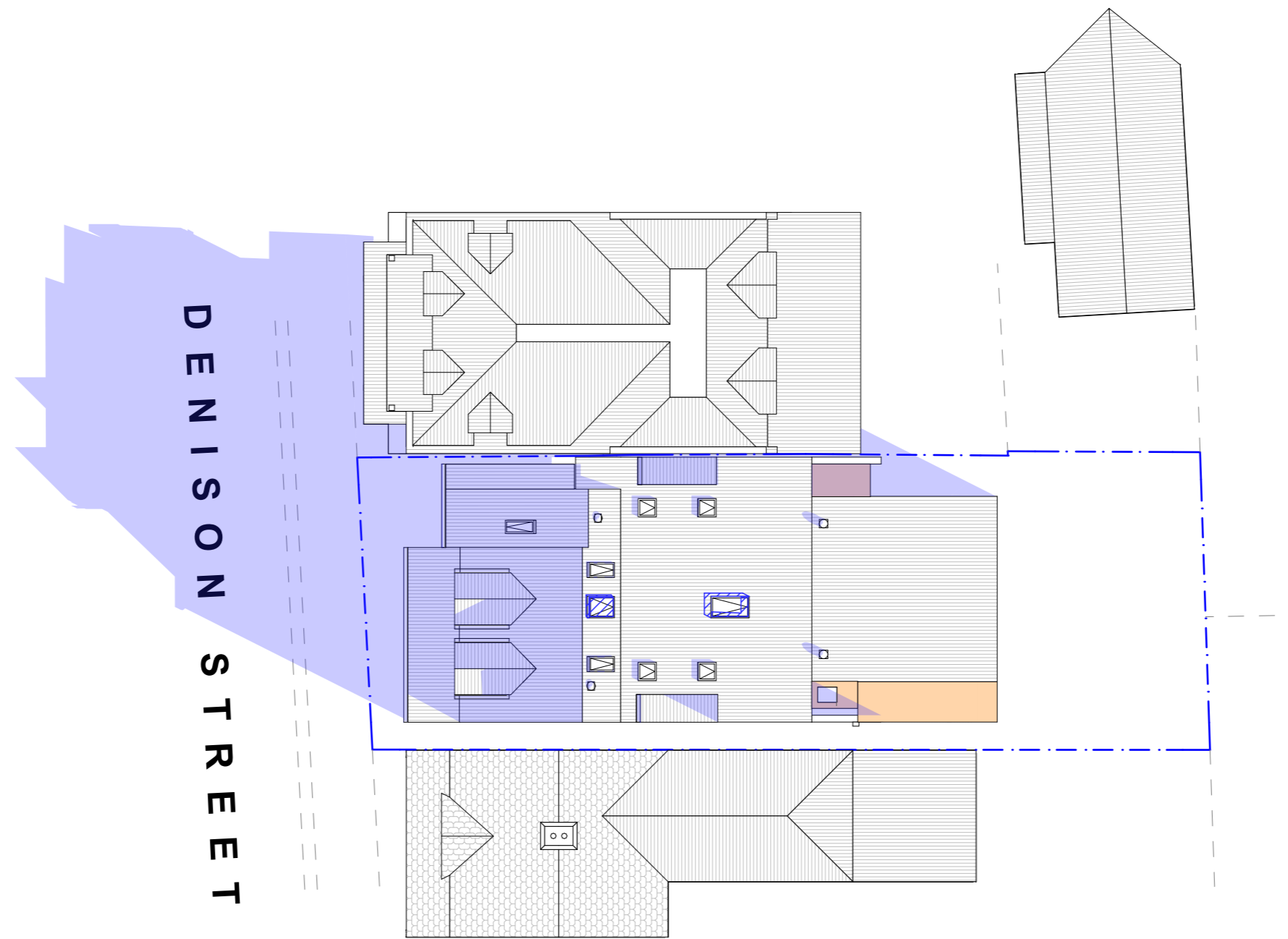
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DRAWING NO.
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DRAWING NAME
AREA CALCULATIONS /
SAMPLE BOARD
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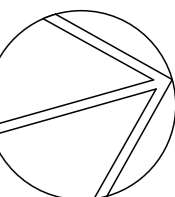
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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

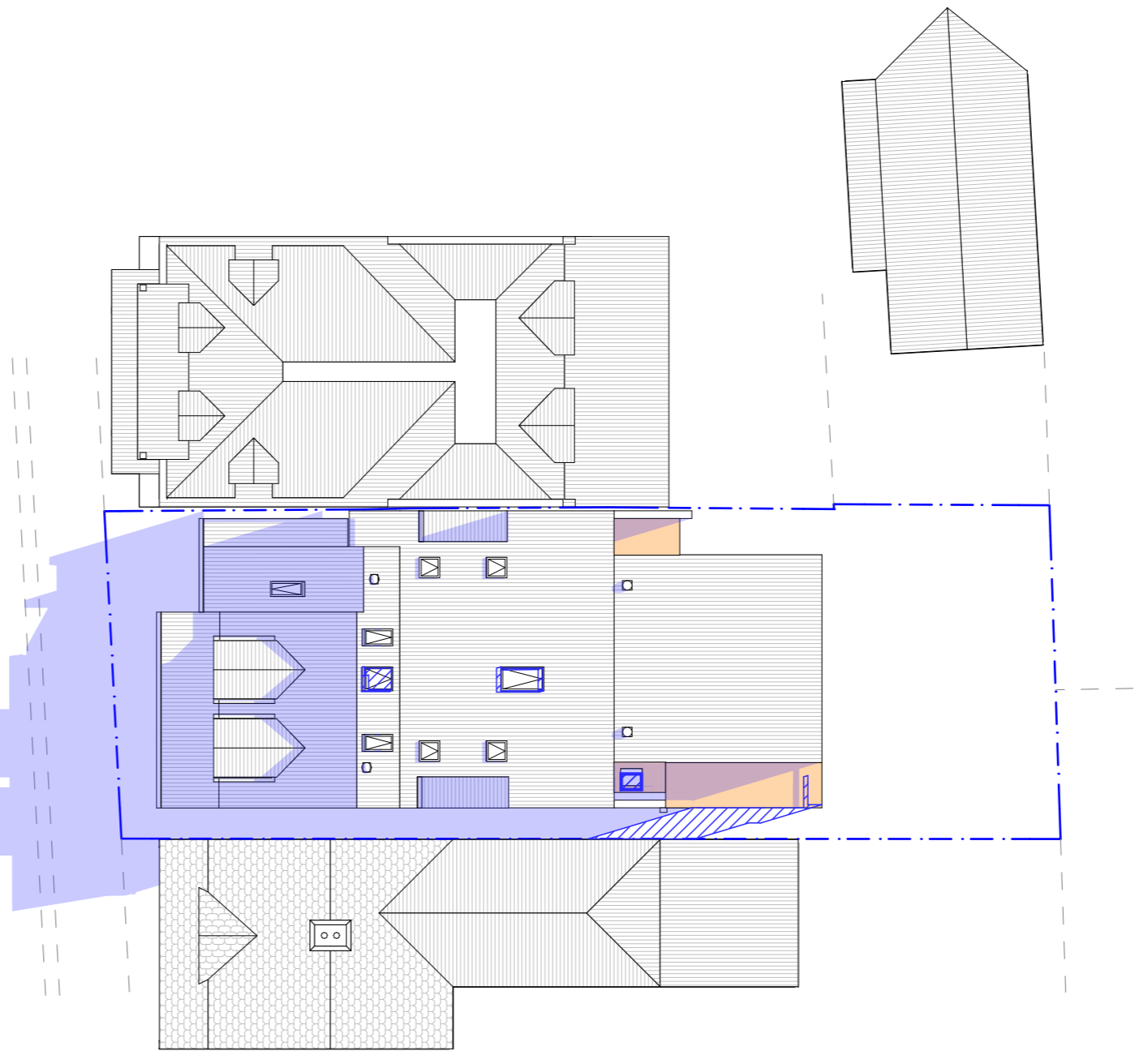
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DRAWING NO.
DA12
DATE
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DRAWING NAME
 WINTER SOLSTICE 9 AM
SCALE
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DENISON STREET



WINTER SOLSTICE 12PM





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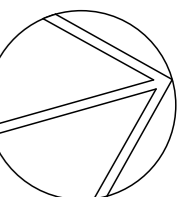
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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

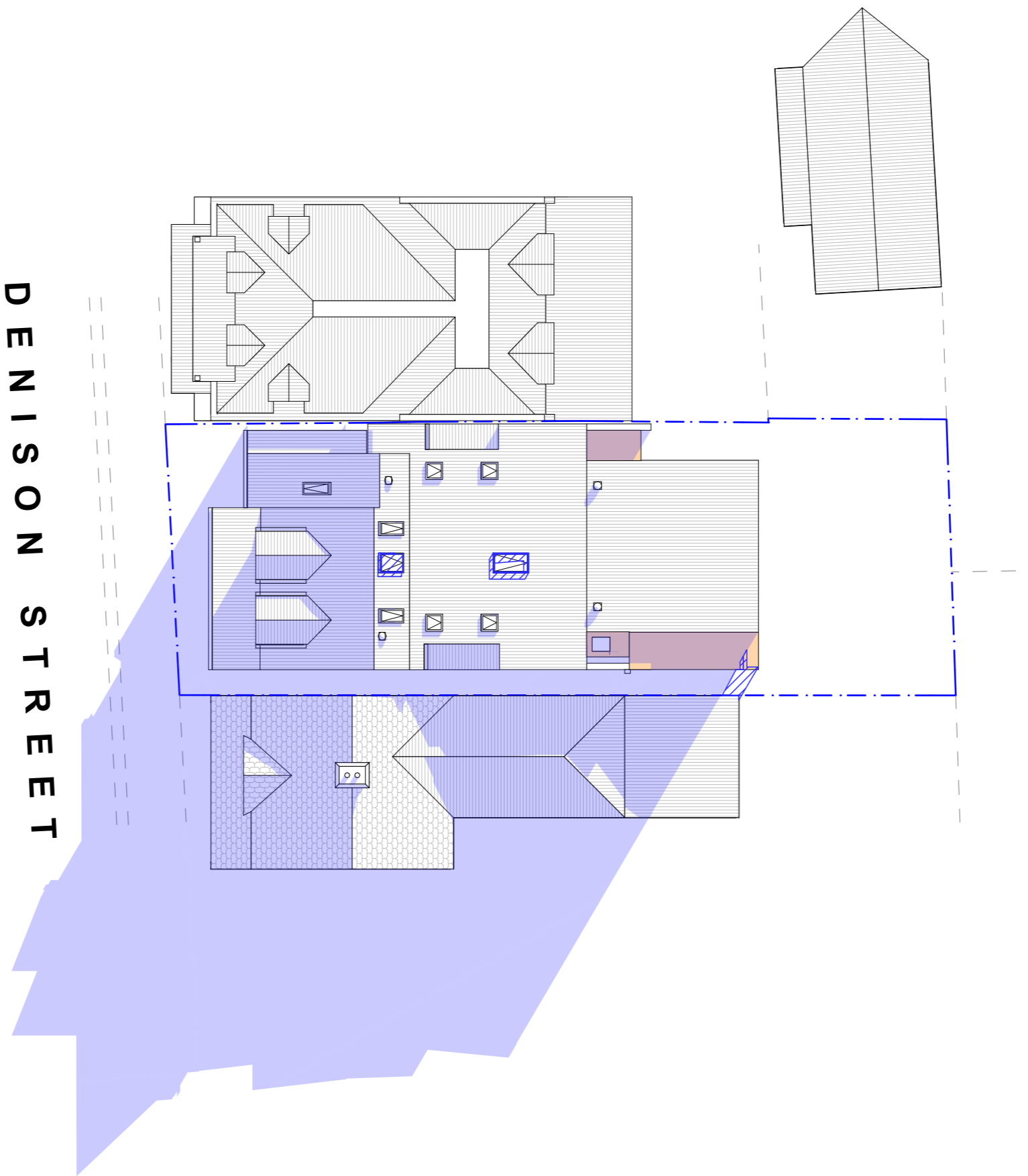
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DRAWING NO.
DA13
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DRAWING NAME
 WINTER SOLSTICE 12 PM
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DENISON STREET



WINTER SOLSTICE 3PM





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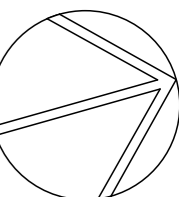
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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

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DRAWING NO.
DA14
DATE
 Monday, 9 December
 2019

DRAWING NAME
 WINTER SOLSTICE 3 PM
SCALE
 1:200 @A3



Alterations and Additions

Certificate number: A345441_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: Friday, 16, August 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	18-20 DENISON STREET_02
Street address	18-20 DENISON Street MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Strata Plan 85482
Lot number	N/A
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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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
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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
concrete slab on ground floor.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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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.		✓	✓
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.		✓	✓
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.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

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)		
W01	E	1.67	1.178	1.03	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	N	0.55	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	N	0.36	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04	N	1.44	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:			
Each skylight 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.		✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.		✓	✓

Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.38	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S2	0.92	external fixed awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S3	1.09	external fixed awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

NOTE: 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, OR meet the specified U value and SHGC value.

REV.	DATE	COMMENTS	DRWN	NOTES
A	30/08/19	DEVELOPMENT APPLICATION	AL	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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. 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, OR meet the ecified U value and SHGC value.
B	09/12/19	REV A	EAS	

CLIENT
ADAM & SABINE
MOORE and IAN &
RHONDAH MCKELLAR
PROJECT ADDRESS
18-20 DENISON
STREET MANLY NSW
2095

DRAWING NO.
DA15
DATE
Monday, 9 December
2019

DRAWING NAME
BASIX COMMITMENTS