



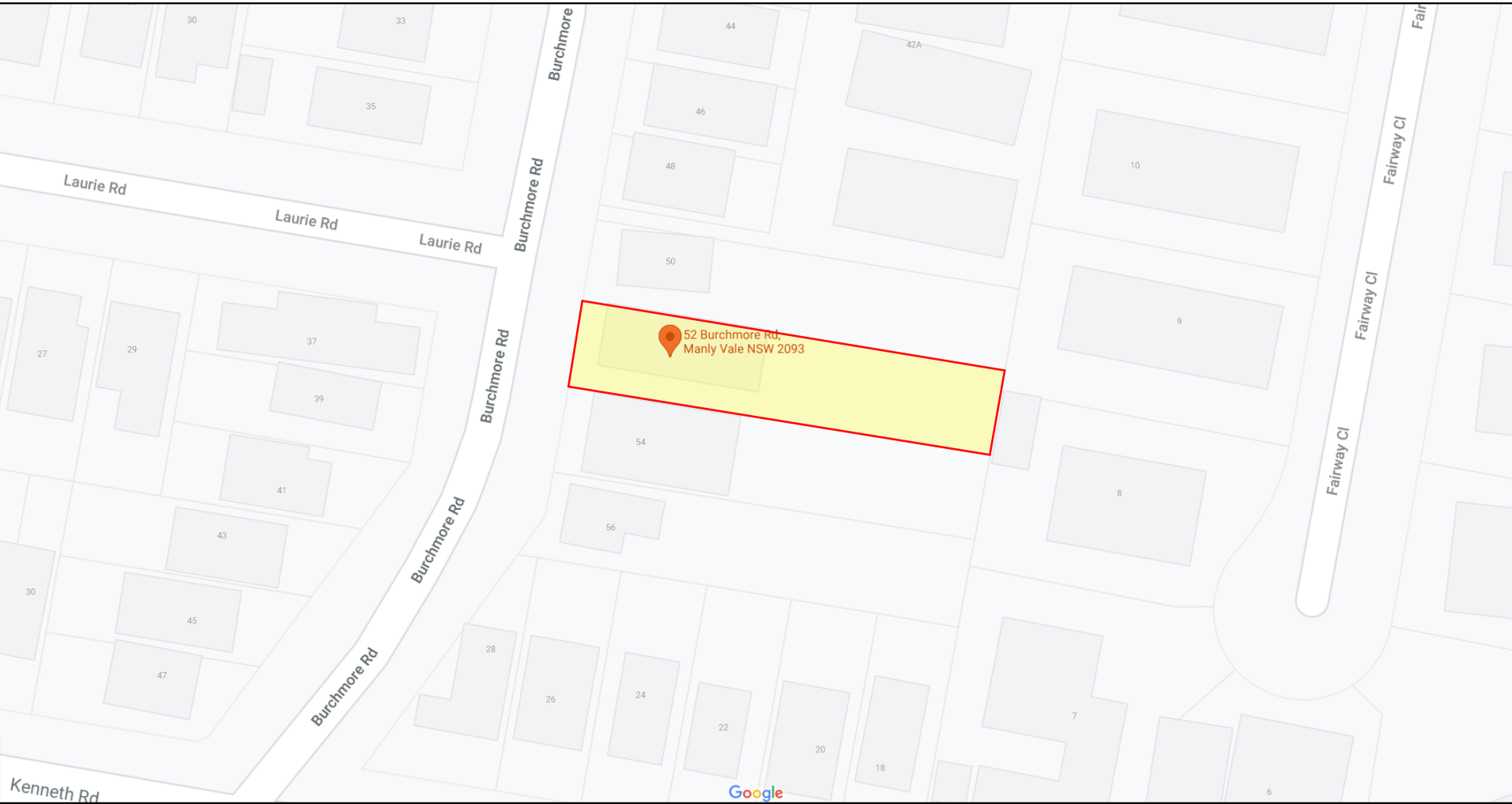
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DEVELOPMENT APPLICATION:REV C

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	15/02/2022
DA01	NOTATION	15/02/2022
DA02	SAFETY NOTES	15/02/2022
DA03	SITE ANALYSIS	15/02/2022
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	15/02/2022
DA05	EXISTING BASEMENT FLOOR PLAN	15/02/2022
DA06	EXISTING GRANNY FLAT FLOOR PLAN	15/02/2022
DA07	EXISTING GROUND FLOOR PLAN	15/02/2022
DA08	EXISTING FIRST FLOOR PLAN	15/02/2022
DA09	PROPOSED BASEMENT FLOOR PLAN	15/02/2022
DA10	PROPOSED GRANNY FLAT FLOOR PLAN	15/02/2022
DA11	PROPOSED GROUND FLOOR PLAN	15/02/2022
DA12	PROPOSED FIRST FLOOR PLAN	15/02/2022
DA13	NORTH ELEVATION	15/02/2022
DA14	EAST ELEVATION	15/02/2022
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DA16	PROPOSED CROSS SECTION	15/02/2022
DA17	PROPOSED LONG SECTION	15/02/2022
DA18	PROPOSED POOL PLAN & LONG SECTION	15/02/2022
DA19	AREA CALCULATIONS / SAMPLE BOARD	15/02/2022
DA20	WINTER SOLSTICE 9 AM	15/02/2022
DA21	WINTER SOLSTICE 12 PM	15/02/2022
DA22	WINTER SOLSTICE 3 PM	15/02/2022
DA23	BASIX COMMITMENTS	15/02/2022

52 BURCHMORE ROAD, MANLY VALE NSW 2093



ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	52 BURCHMORE ROAD, MANLY VALE NSW 2093			
LOT & DP/SP	LOT 26 DP 6238			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	735.7m²			
FRONTAGE	12.190m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	UNCHANGED	YES
MINIMUM LOT SIZE	600m²	735.7m²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	9.223m	UNCHANGED	YES
DCP				
WALL HEIGHT	7.2m	7.861m	UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 0.956m S: 1.317m	N: 0m S: UNCHANGED	NO
FRONT BOUNDARY SETBACK	6.5m	3.675m	UNCHANGED	NO
REAR BOUNDARY SETBACK	6.0m	32.295m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (294.28m²)	51.60% (379.68m²)	41.1% (302.38m²)	YES
PRIVATE OPEN SPACE	60m²	60m²	147.03m²	YES



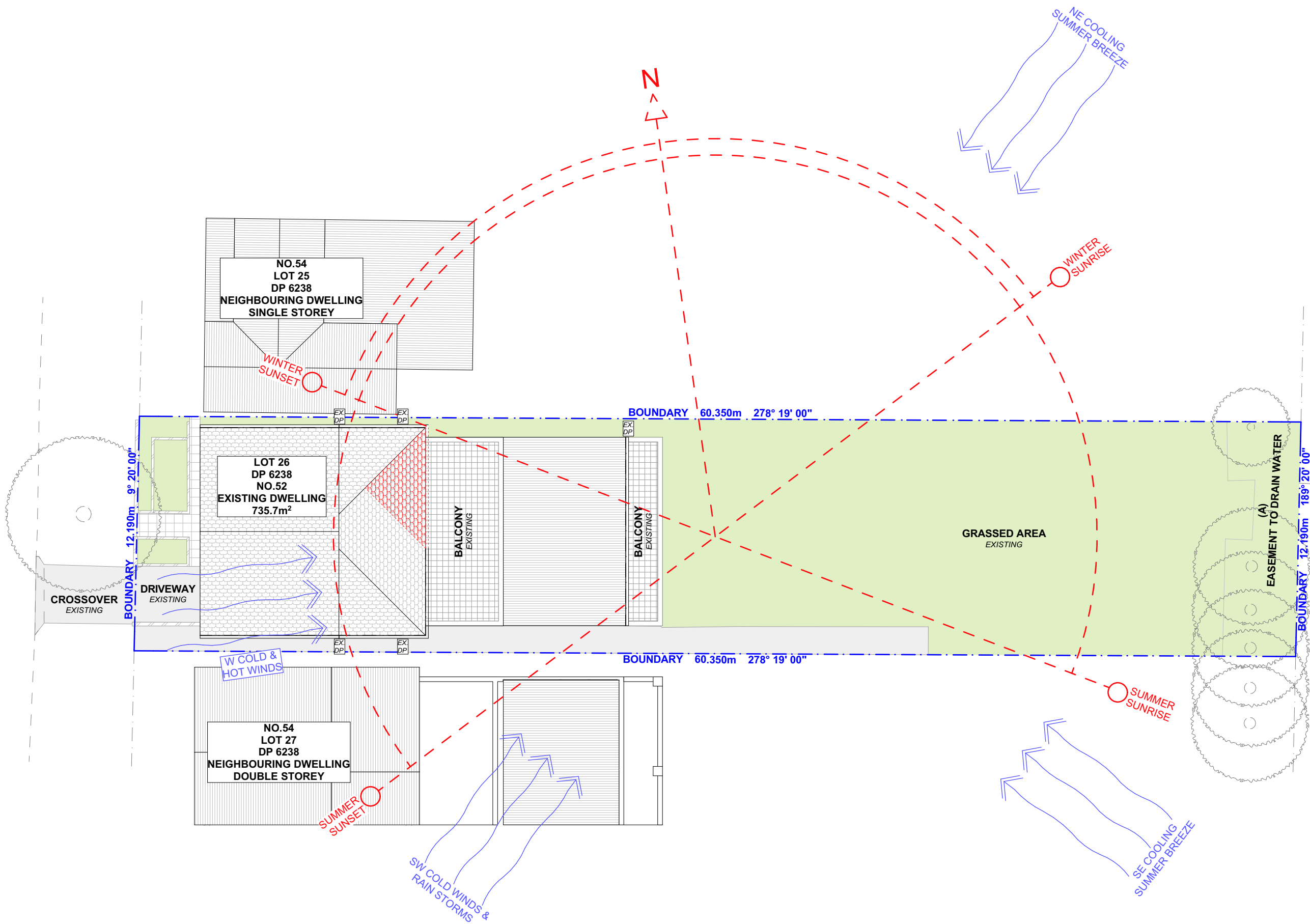
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NCC & AS COMPLIANCES SPECIFICATIONS

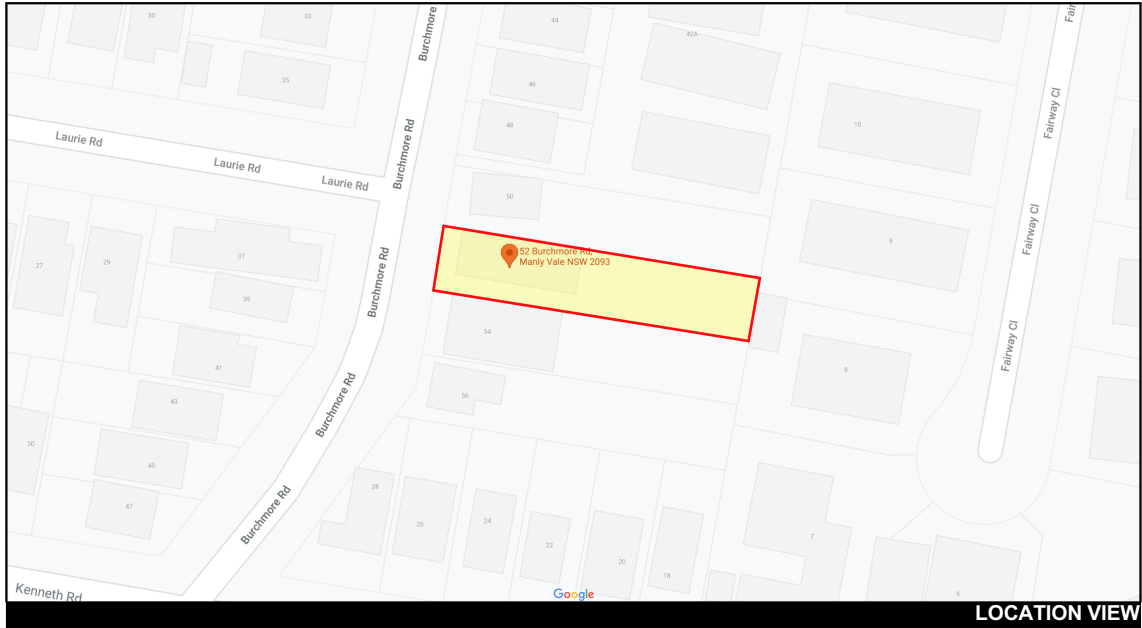
- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870-2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018

BURCHMORE ROAD



LOT CP
SP 17004
NEIGHBOURING MULTI DWELLING
MULTI STOREY

LOT CP
SP 6438
NEIGHBOURING MULTI DWELLING
MULTI STOREY



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CONSENT**

DA2021/2053



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REV.	DATE	COMMENTS	DRWN	NOTES
A	14.10.2021	DA-REV A	RNA	
B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA-REV C	RNA	

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LEGEND

EXISTING
PROPOSED
DEMOLISHED
LANDSCAPED AREA
HARD SURFACE



EXISTING TREE

CLIENT
MORTEN & KYLIE
SCHEIBYE

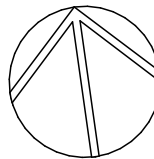
PROJECT ADDRESS
52 BURCHMORE ROAD,
MANLY VALE NSW 2093

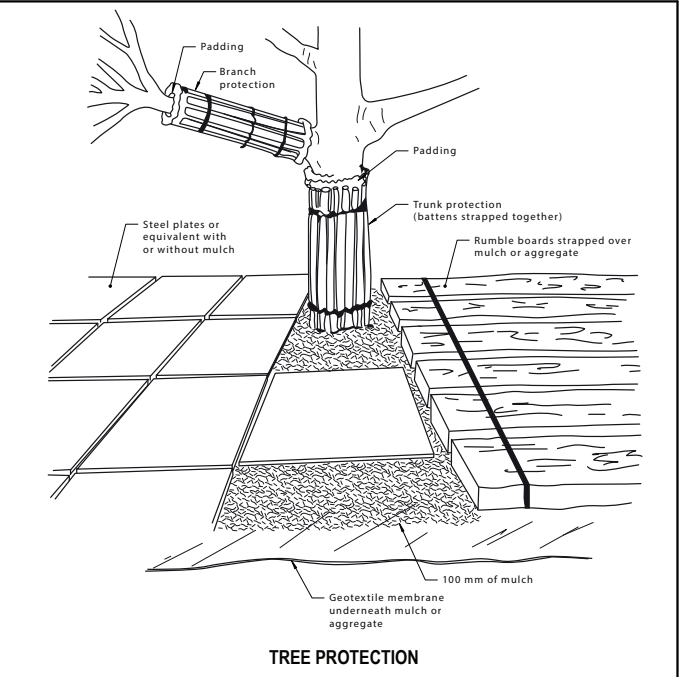
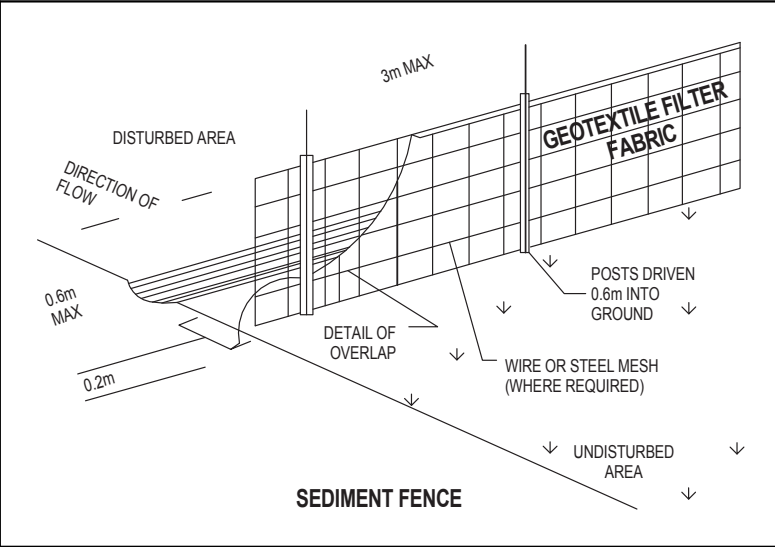
DRAWING NO.
DA03

DATE
Tuesday, 15 February
2022

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A2





NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

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.

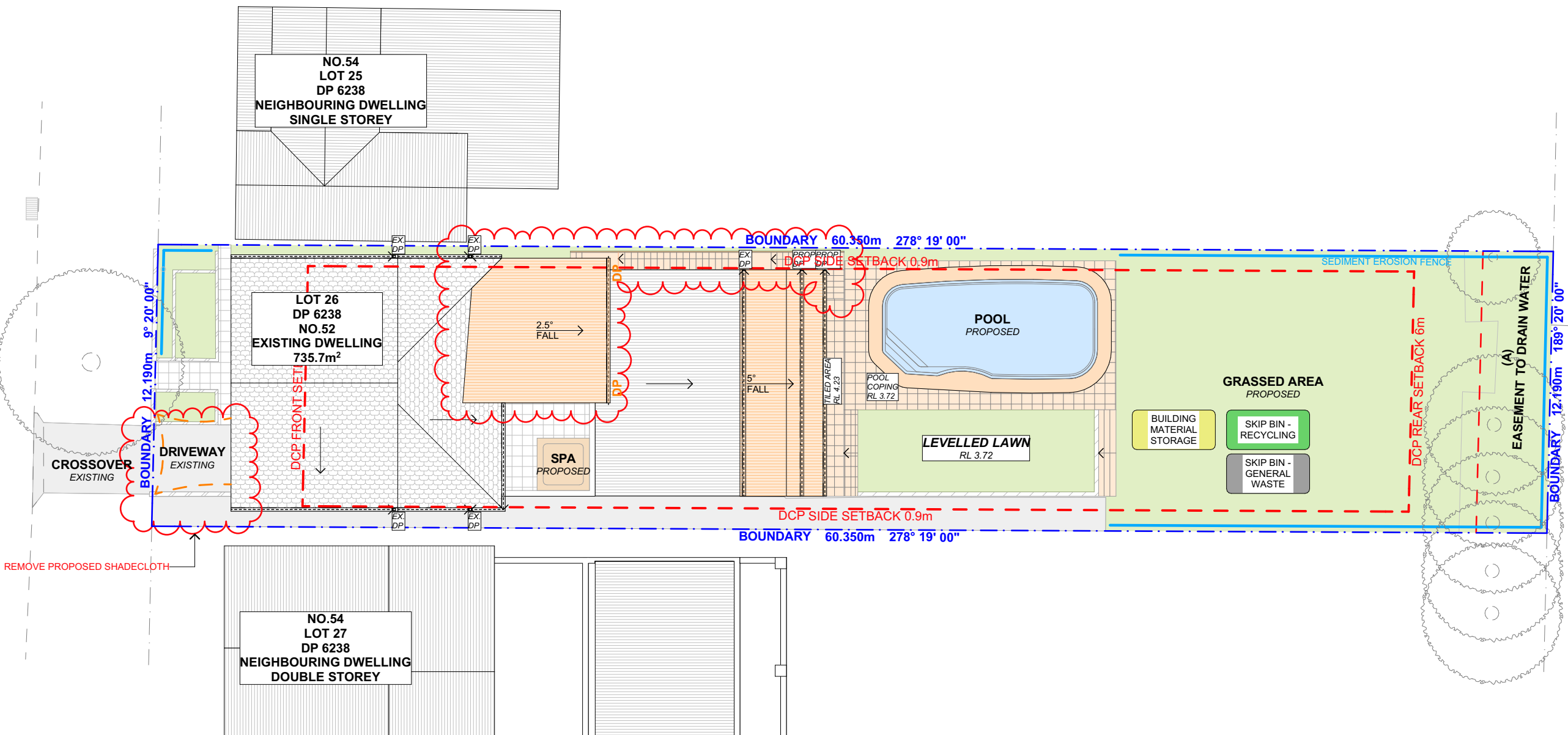
GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

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.

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

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

BURCHMORE ROAD



LOT CP SP 17004
NEIGHBOURING MULTI DWELLING
MULTI STOREY

LOT CP SP 6438
NEIGHBOURING MULTI DWELLING
MULTI STOREY



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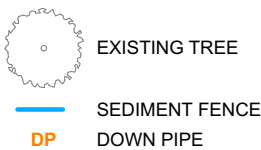
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REV.	DATE	COMMENTS	DRWN
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LEGEND
EXISTING
PROPOSED
DEMOLISHED
LANDSCAPED AREA
HARD SURFACE



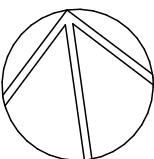
CLIENT
MORTEN & KYLIE
SCHEIBYE

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MANLY VALE NSW 2093

DRAWING NO.
DA04

DATE
Tuesday, 15 February
2022

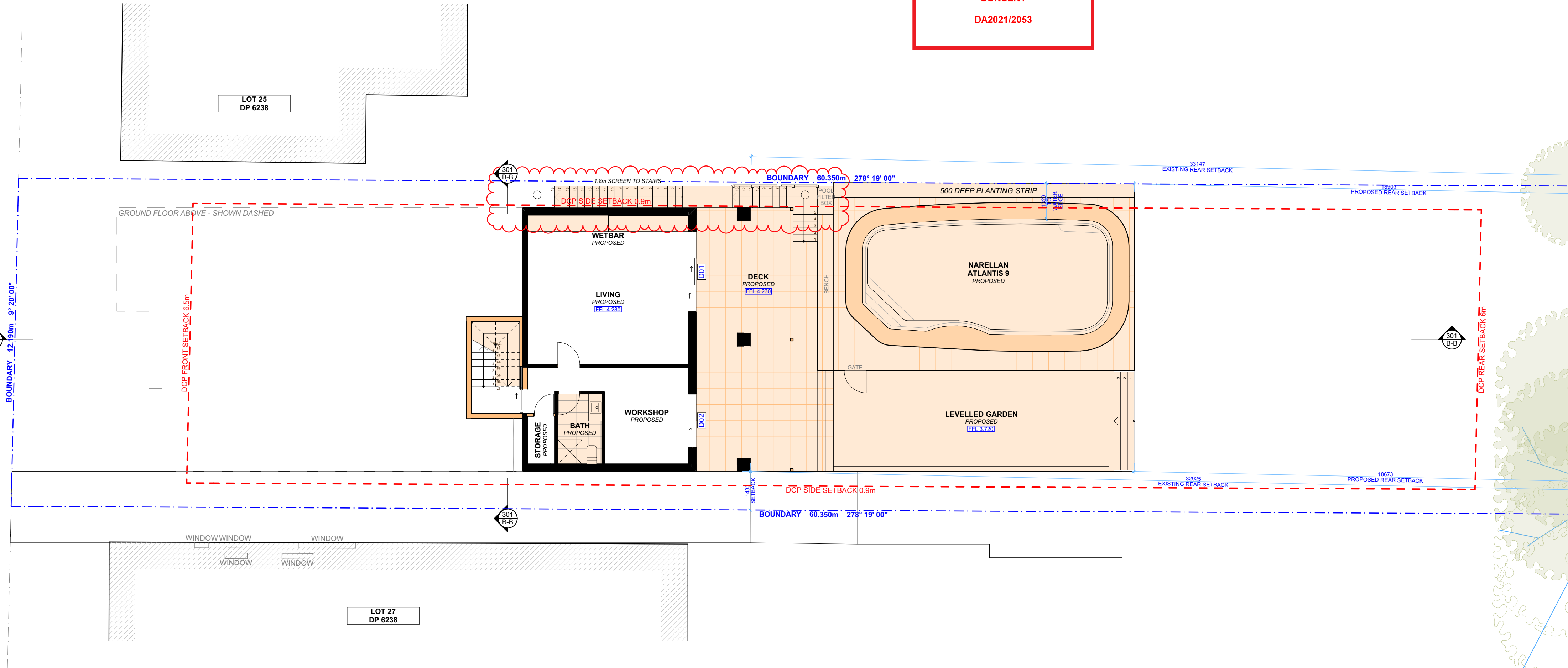
DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN
SCALE
1:200 @A2



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B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA-REV C	RNA	

LEGEND

EXISTING
PROPOSED
DEMOLISHED

CLIENT
MORTEN & KYLIE
SCHEIBYE

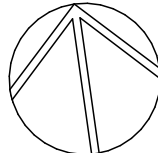
PROJECT ADDRESS
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DRAWING NO.
DA09

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED BASEMENT FLOOR
PLAN

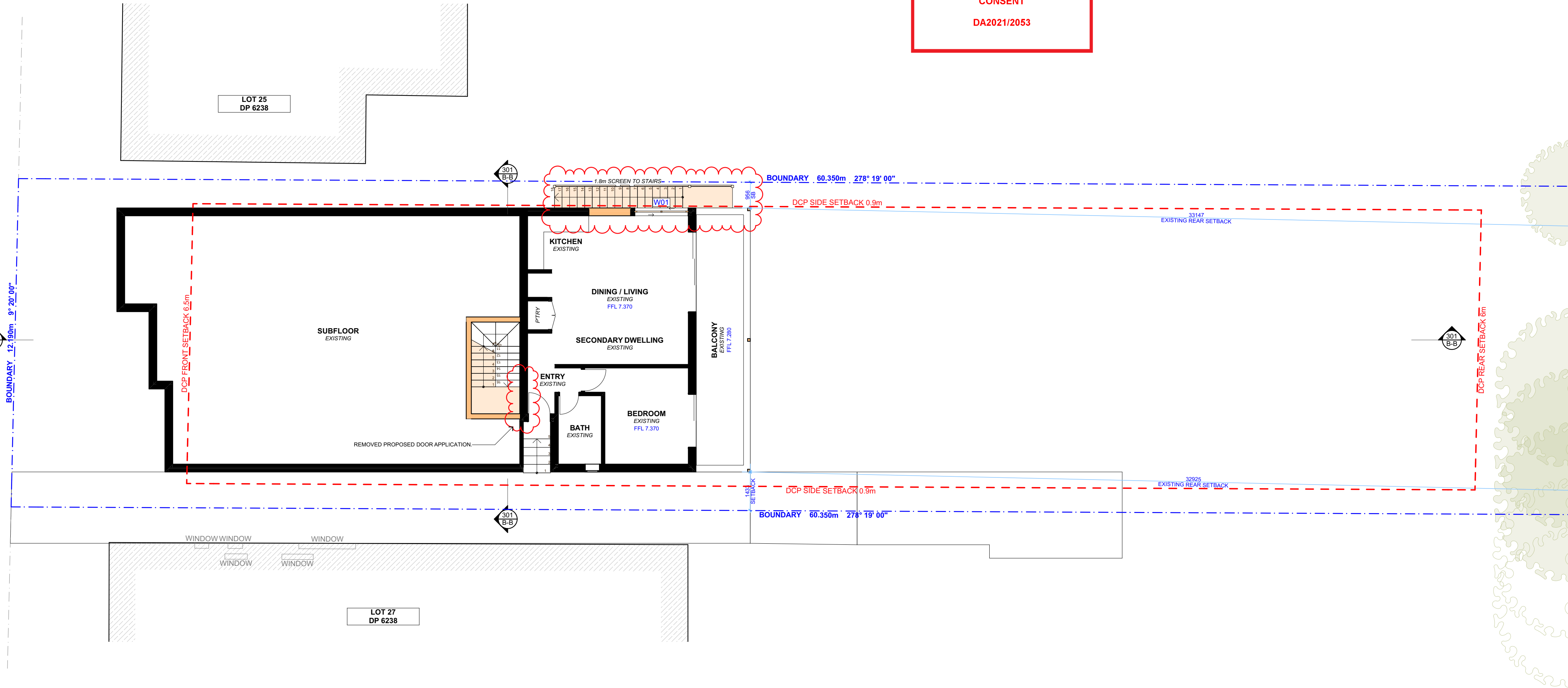
SCALE
1:100 @A2



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C	15.02.2022	DA-REV C	RNA	

LEGEND

EXISTING
PROPOSED
DEMOLISHED

CLIENT
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SCHEIBYE

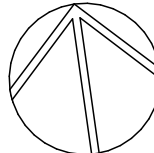
PROJECT ADDRESS
52 BURCHMORE ROAD,
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DRAWING NO.
DA10

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED GRANNY FLAT FLOOR
PLAN

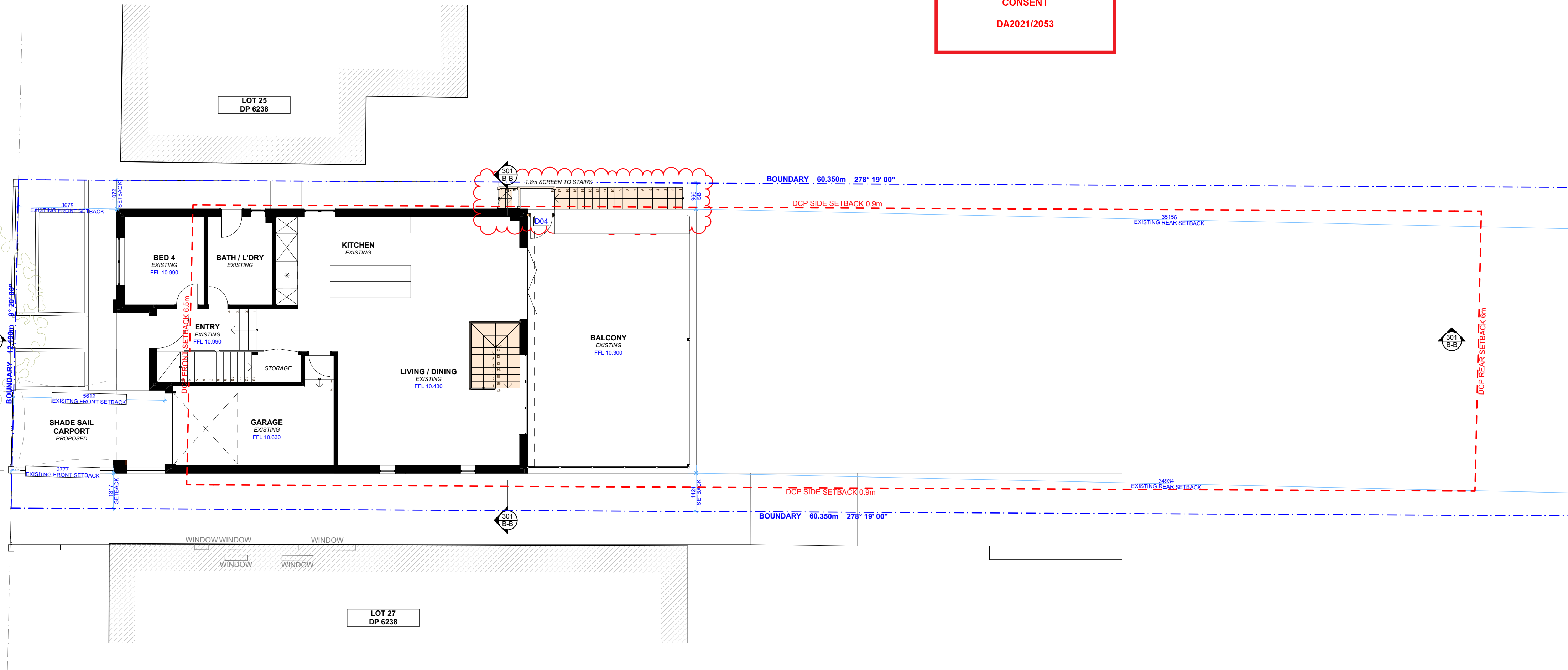
SCALE
1:100 @A2



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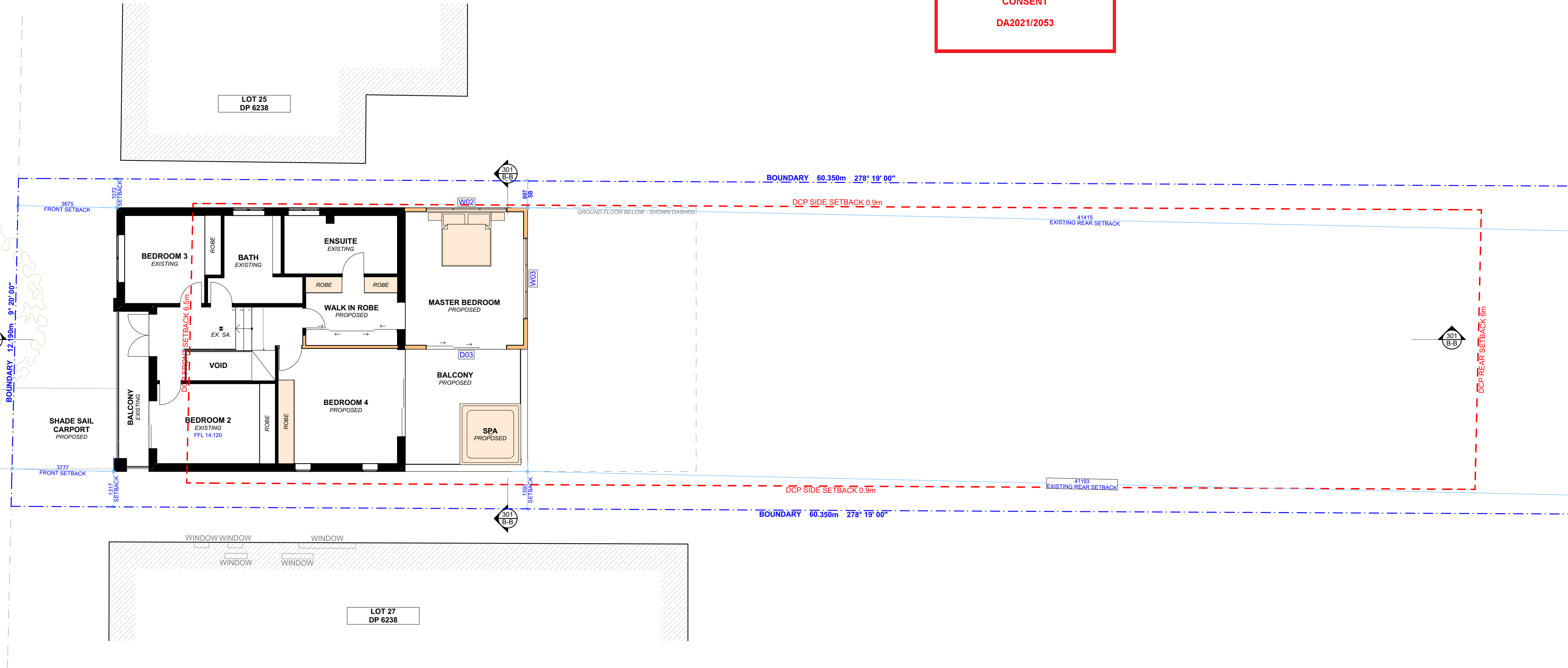
1 PROPOSED GROUND FLOOR PLAN 1:100



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DA2021/2053



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B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA-REV C	RNA	

LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
MORTEN & KYLIE
SCHEIBYE

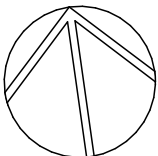
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DRAWING NO.
DA12

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

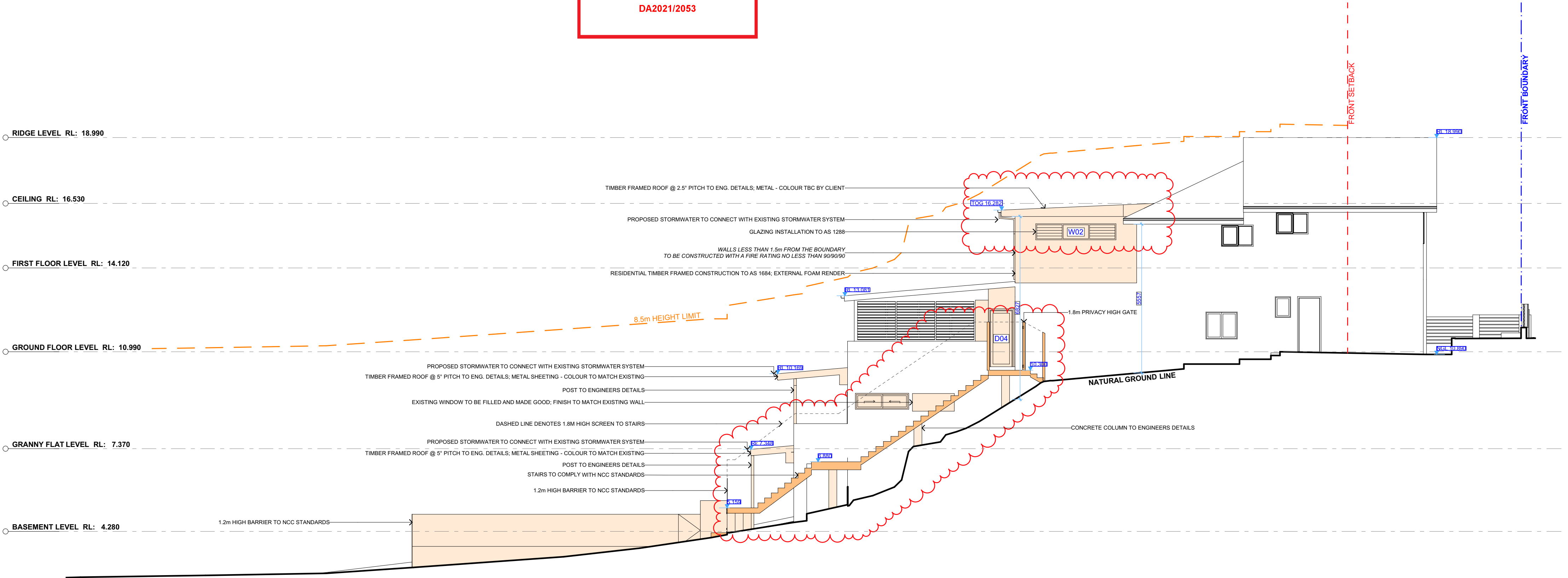
SCALE
1:100 @A2



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DA2021/2053



REV.	DATE	COMMENTS	DRWN
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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
MORTEN & KYLIE
SCHEIBYE

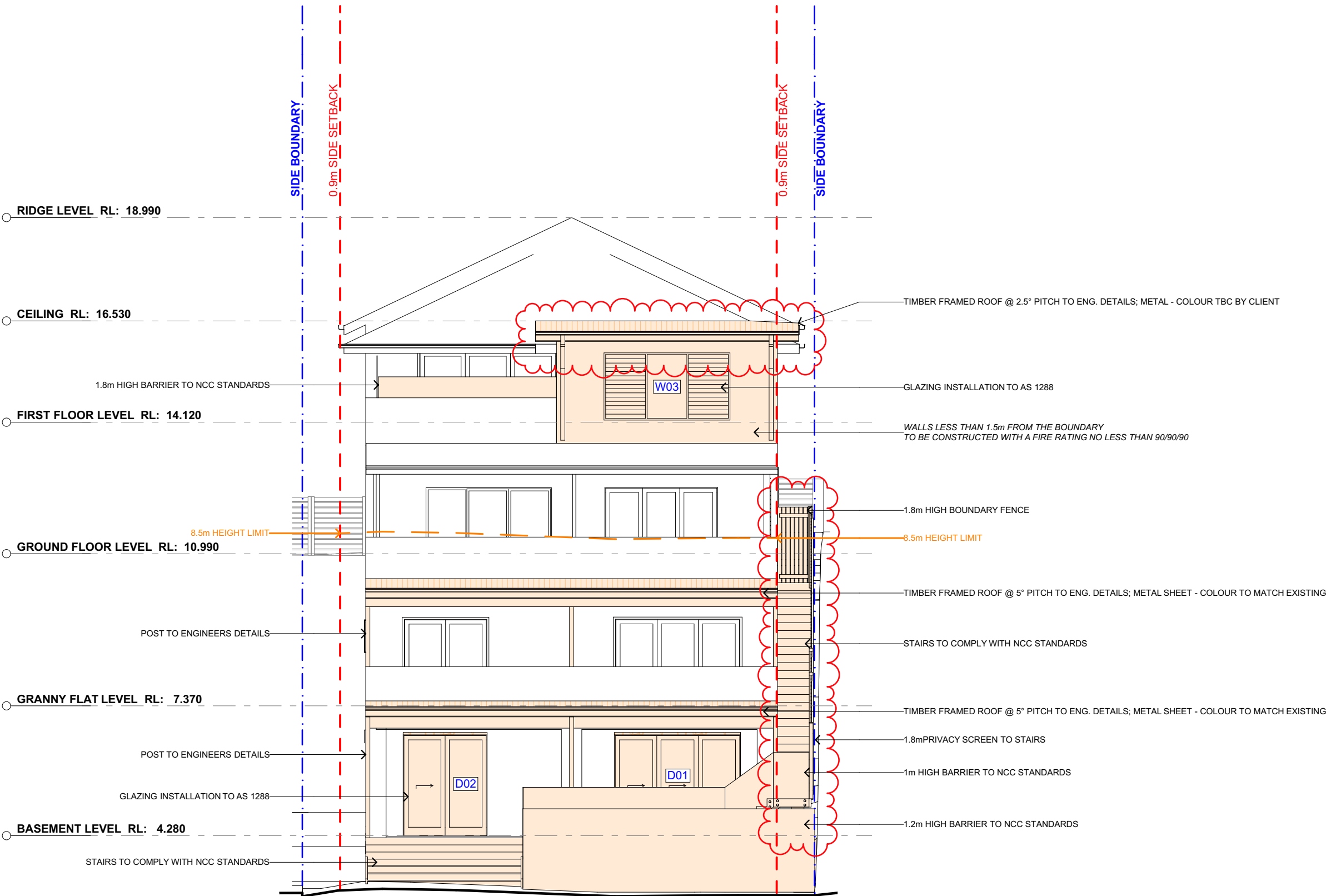
PROJECT ADDRESS
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DRAWING NO.
DA13

DATE
Tuesday, 15 February
2022

DRAWING NAME
NORTH ELEVATION

SCALE
1:100 @A2



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DA2021/2053



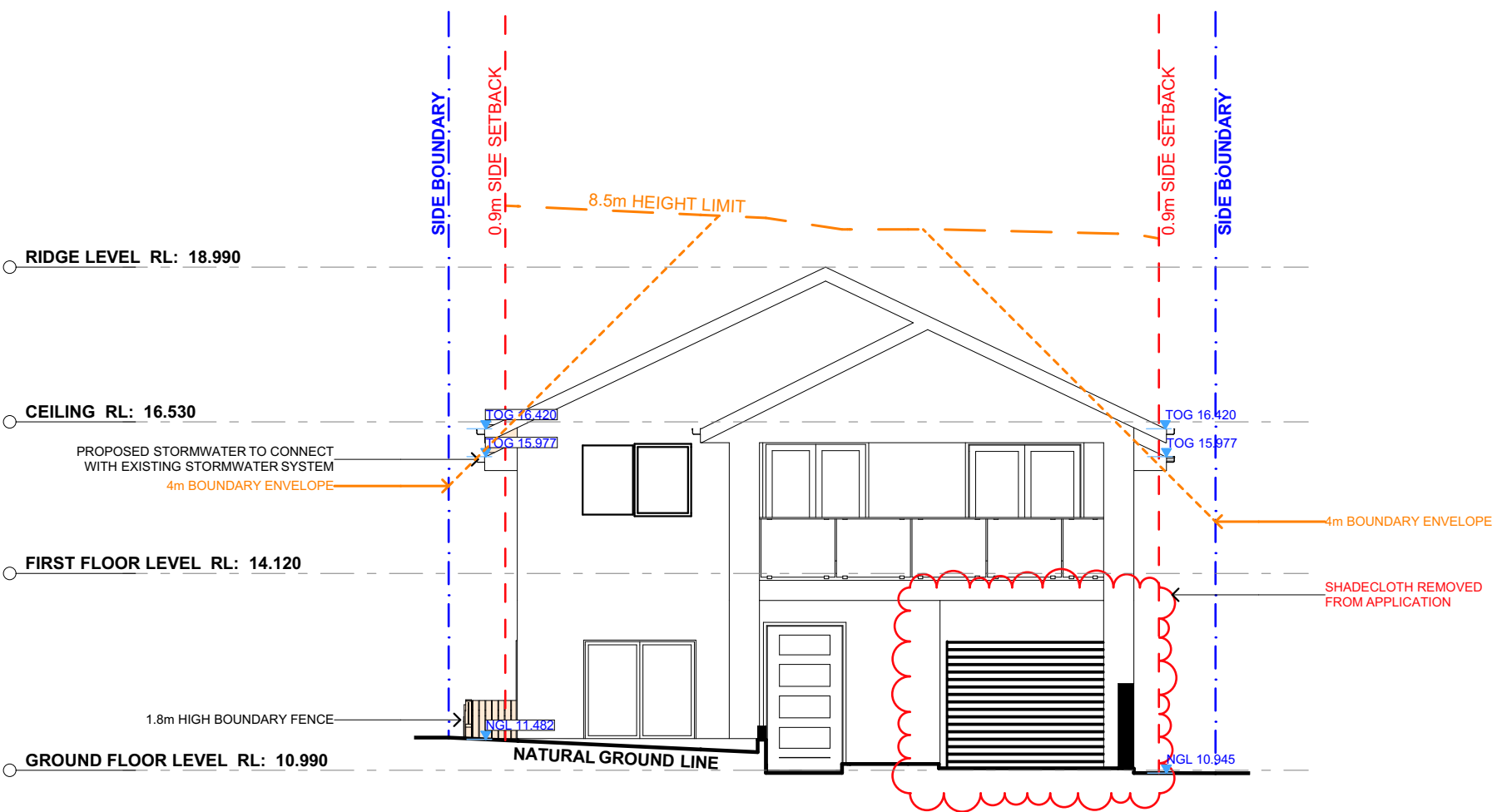
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B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA-REV C	RNA	

LEGEND		
	EXISTING	
	PROPOSED	
	DEMOLISHED	

CLIENT MORTEN & KYLIE SCHEIBYE
PROJECT ADDRESS 52 BURCHMORE ROAD, MANLY VALE NSW 2093

DRAWING NO. DA14
DATE Tuesday, 15 February 2022

DRAWING NAME EAST ELEVATION
SCALE 1:100 @A2

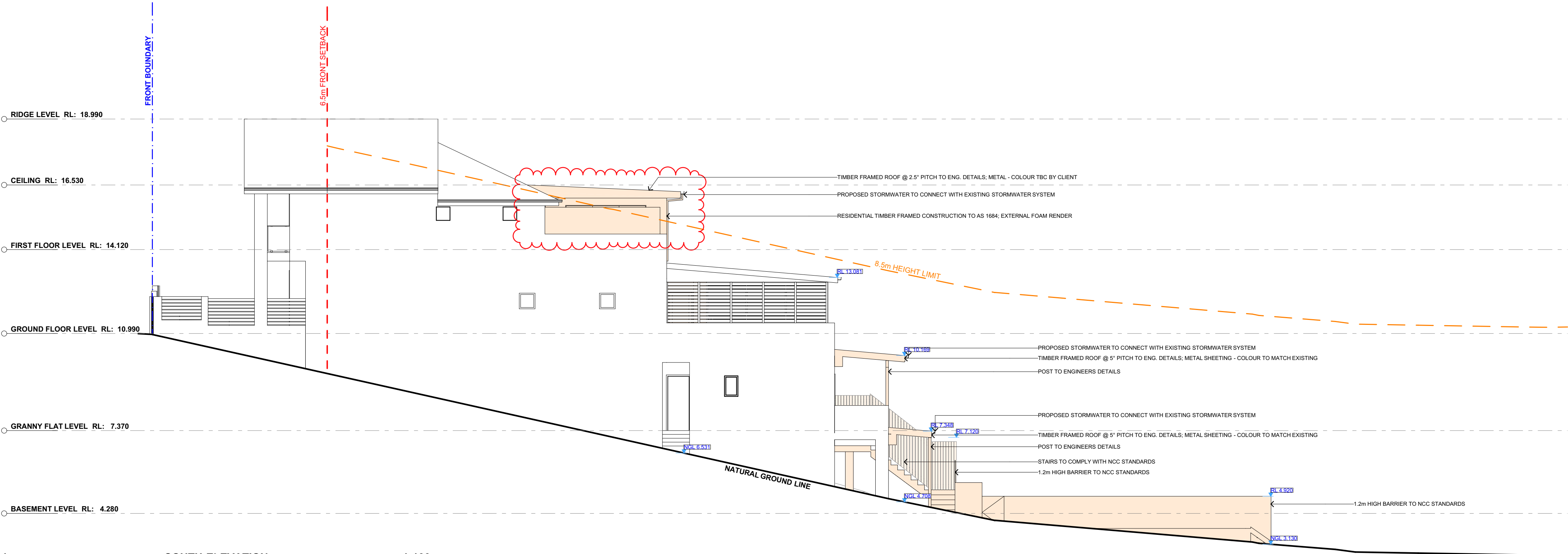


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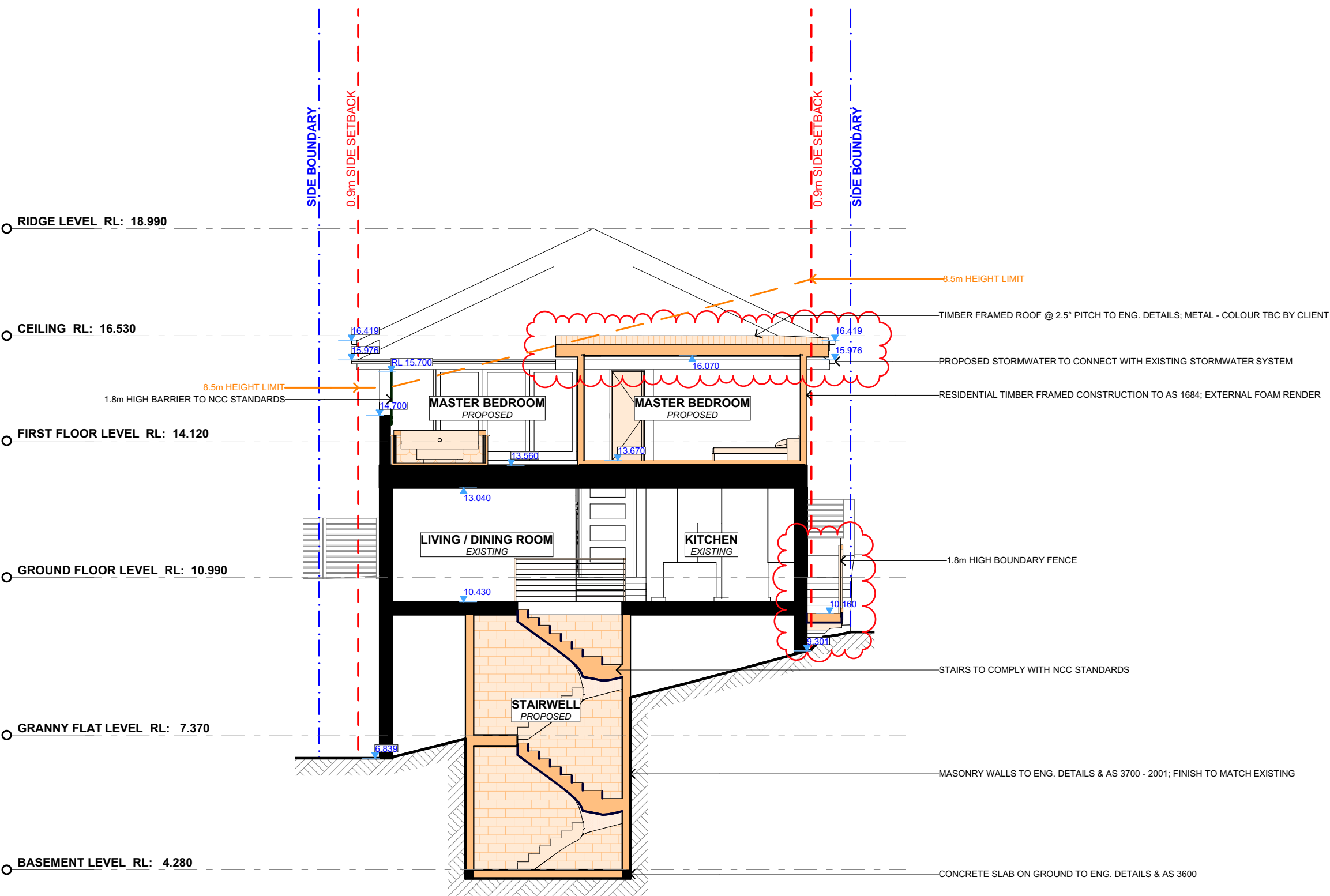
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DA2021/2053

2 WEST ELEVATION - PRIMARY ROAD 1:100



1 SOUTH ELEVATION 1:100



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DA2021/2053

1

PROPOSED CROSS SECTION

1:100



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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
MORTEN & KYLIE
SCHEIBYE

PROJECT ADDRESS
52 BURCHMORE ROAD,
MANLY VALE NSW 2093

DRAWING NO.
DA16

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED CROSS SECTION

SCALE
1:100 @A2



DA2021/2053

PROPOSED LONG SECTION

1:100



LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
MORTEN & KYLIE
SCHEIBYE

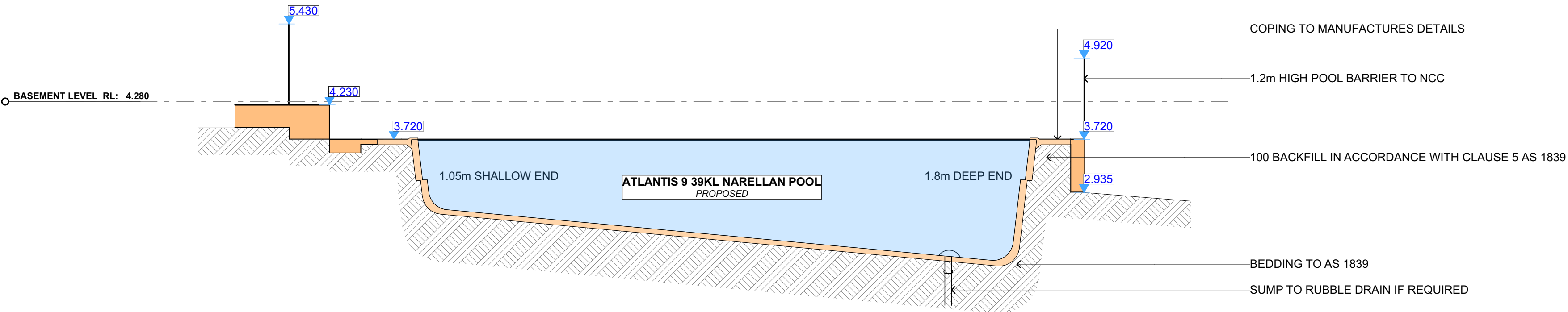
PROJECT ADDRESS
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DRAWING NO.
DA17

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED LONG SECTION

SCALE
1:100 @A2

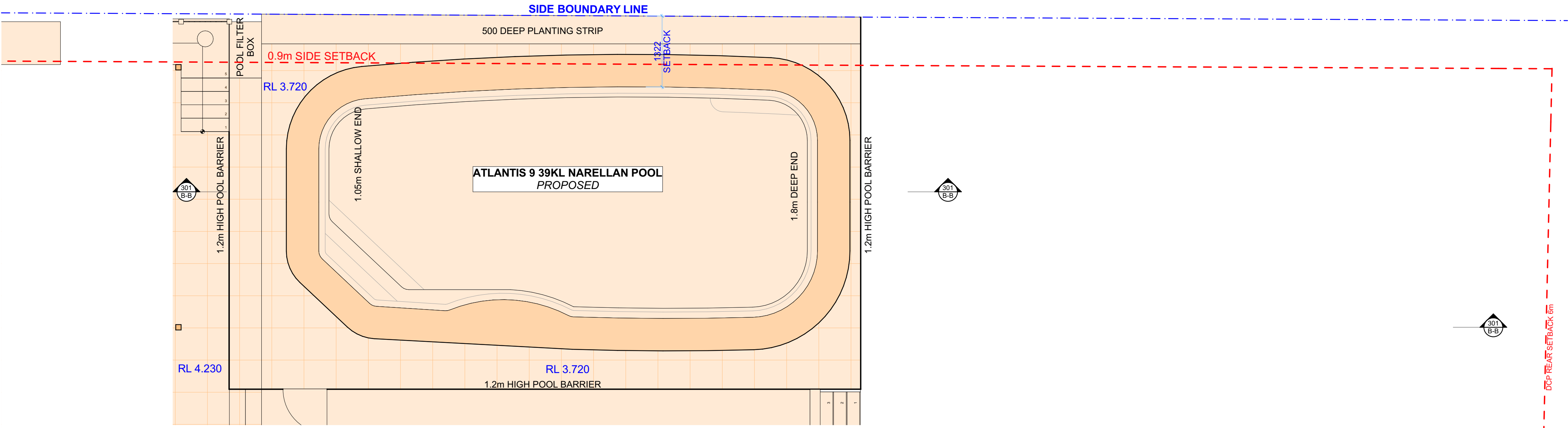


2 PROPOSED POOL LONG SECTION 1:50

 northern beaches council

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

DA2021/2053



1 PROPOSED POOL PLAN 1:50

REV.	DATE	COMMENTS	DRWN	NOTES
A	14.10.2021	DA-REV A	RNA	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.
B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA-REV C	RNA	

LEGEND

CLIENT
MORTEN & KYLIE
SCHEIBYE

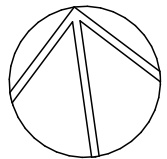
PROJECT ADDRESS
52 BURCHMORE ROAD,
MANLY VALE NSW 2093

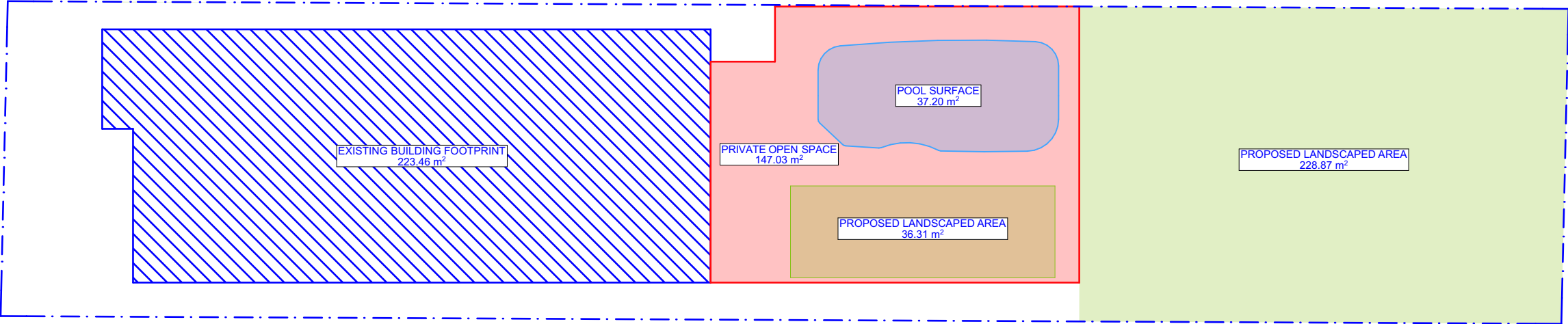
DRAWING NO.
DA18

DATE
Tuesday, 15 February
2022

DRAWING NAME
PROPOSED POOL PLAN &
LONG SECTION

SCALE
@A2



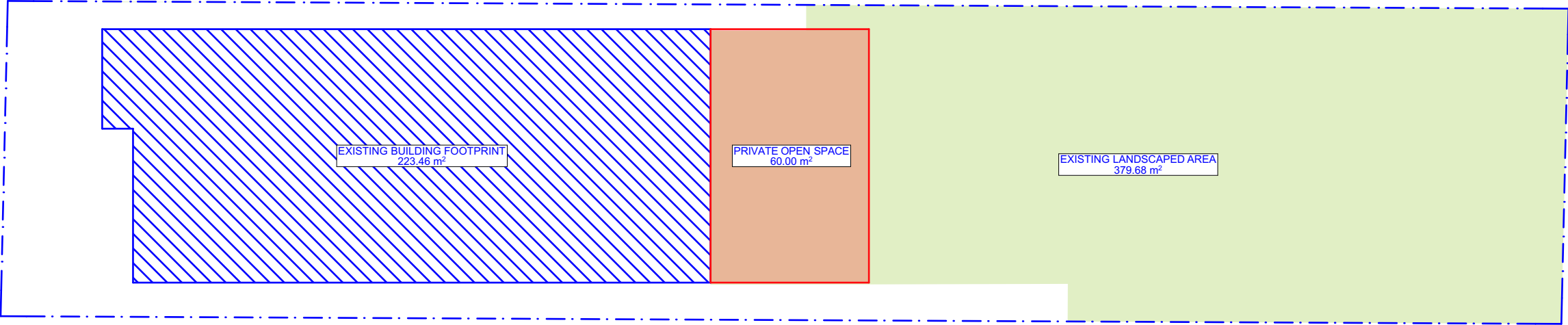




northern
beaches
council

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

DA2021/2053



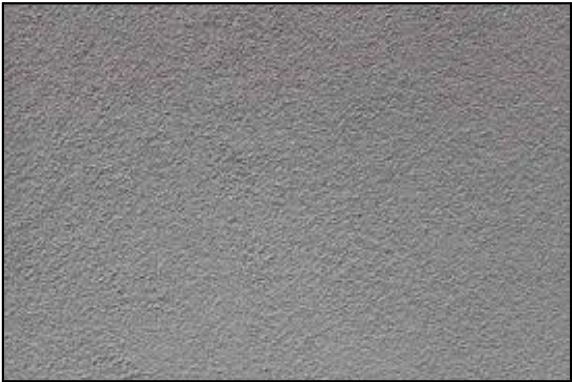
ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	14.10.2021	DA-REV A	RNA	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.
B	02.02.2022	DA-REV B	RNA	
C	15.02.2022	DA- REV C	RNA	

LEGEND



METAL SHEET ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT



FOAM RENDER -
COLOUR TO BE CONFIRMED BY CLIENT



TILED ROOF & DUTCH GABLE TO MATCH EXISTING



ALUMINIUM FRAMED WINDOWS
BY STEGBAR

CONTROL TABLE

SITE AREA 735.7m²

LANDSCAPED AREA

PRIVATE OPEN SPACE

REQUIRED

40% (294.28m²)

60m²

PROPOSED

41.1% (302.38m²)

147.03m²

