



95 BOWER STREET | MANLY
BARRIE + IKUYO FELDMAN

LOT 81 DP8076
Site Area
Council

799.7sqm
Northern Beaches Council | Manly



Notes
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BASIX[®]Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A412525_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: Monday, 24, May 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	95 Bower Street, Manly_03
Street address	95 Bower Street Manly 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 8076
Lot number	81
Section number	
Project type	
Dwelling type	Separate 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: Efficient Living Pty Ltd
ABN (if applicable): 82116346082

FOR DEVELOPMENT APPLICATION APPROVAL

Drawing List

Drawing No	Title	Revision
01	SITE ANALYSIS	
02	SITE PLAN	
03	BASEMENT	
04	GROUND FLOOR	
05	FIRST FLOOR	
06	ROOF PLAN	
07	NORTH EAST ELEVATION	
08	SOUTH WEST ELEVATION	
09	NORTH WEST ELEVATION	
10	SOUTH EAST ELEVATION	
11	SECTION A-A	
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13	INDICATIVE MATERIALS	
14	INDICATIVE MATERIALS	
15	SHADOW DIAGRAMS 9AM 21 JUNE	
16	SHADOW DIAGRAMS 12PM 21 JUNE	
17	SHADOW DIAGRAMS 3PM 21 JUNE	
18	SETBACK ENCROACHMENT DIAGRAMS	
19	SITE CALCULATIONS	
20	DEMOLITION + WASTE MANAGEMENT	

DRAWINGS BY OTHERS

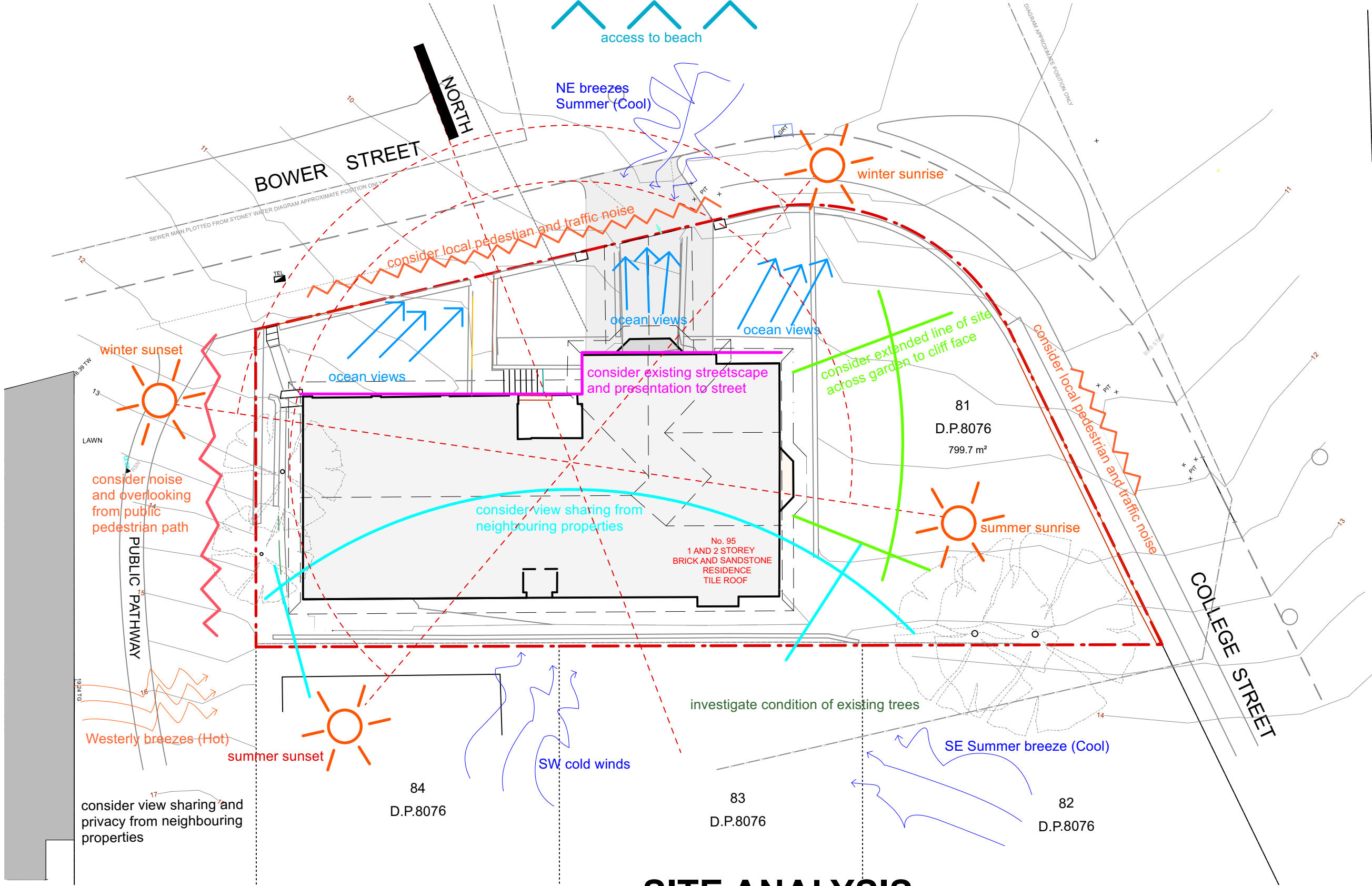
SURVEY		
1196Detail 1 RevA	DETAIL, LEVELS AND BOUNDARY IDENTIFICATION	18/09/20

MANLY LEP CONTROLS

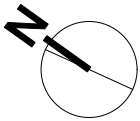
Foreshore Scenic
Protection Area
Height | Area I | 8.5m
Zoning | R1
Lot Size | 250sqm
Heritage | Landscape Bower Street
Acid Sulphate Soils | Class 5
FSR | 0.6:1 | 479.82 sqm
Biodiversity

MANLY DCP CONTROLS

Open Space | OS3
Total Open Space
(55% of site area | 439.8sqm)
Landscaped Area
(at least 35% of Open Space | 153.9sqm)
Above Ground
No more than 25% of Total Open Space |
109.95sqm
Significant Area | Bandicoot



SITE ANALYSIS
FOR DA APPROVAL



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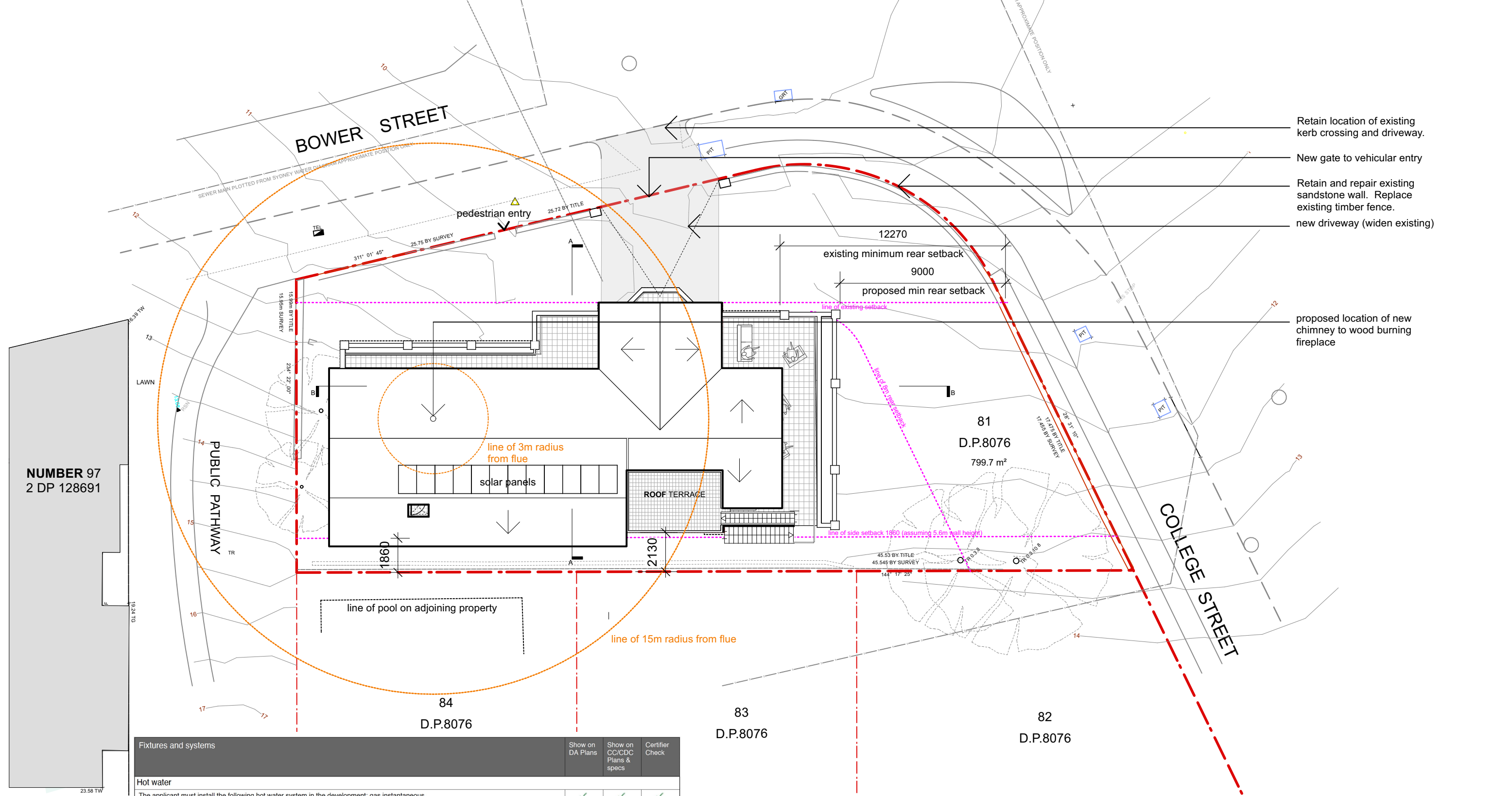
- New work
- New Walls
- Existing walls
- Demolish
- Fill

Project Name
95 Bower Street, Manly
Lot 81 DP8076
Client
Barrie + Ikuyo Feldman

Revision
A 21/05/21 Development Application

DA01

Drawn by
DJ
Scale
1:200



Retain location of existing
kerb crossing and driveway.

New gate to vehicular entry

Retain and repair existing
sandstone wall. Replace
existing timber fence.

new driveway (widen existing)

proposed location of new
chimney to wood burning
fireplace

NUMBER 97
2 DP 128691

PUBLIC PATHWAY

BOWER STREET

COLLEGE STREET

81
D.P.8076
799.7 m²

84
D.P.8076

83
D.P.8076

82
D.P.8076

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.			
	✓	✓	✓

Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	0.8	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

SITE PLAN

FOR DA APPROVAL

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DA02

Drawn by
DJ

Scale
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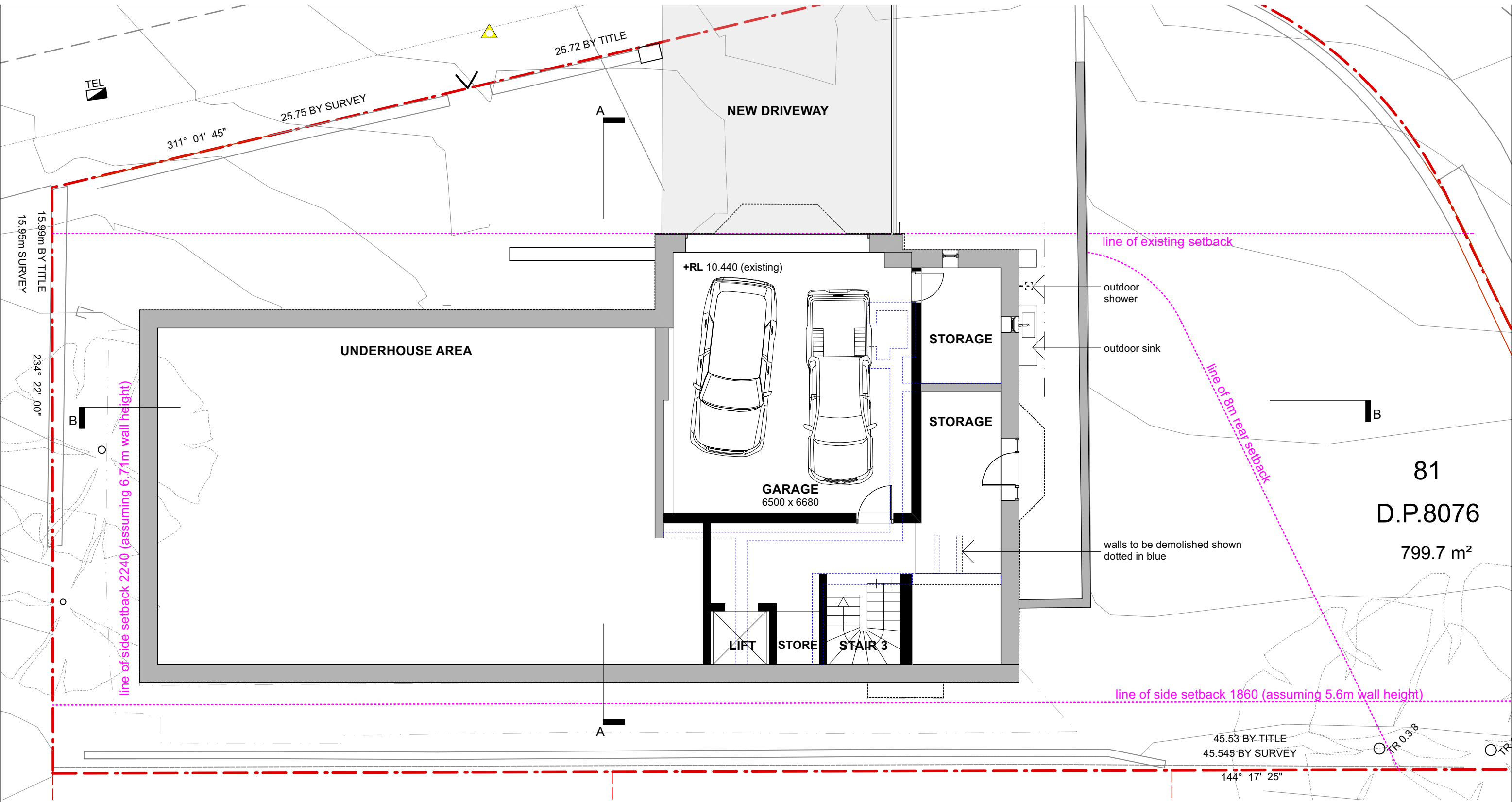
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BASEMENT FOR DA APPROVAL



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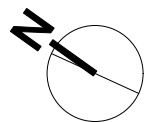
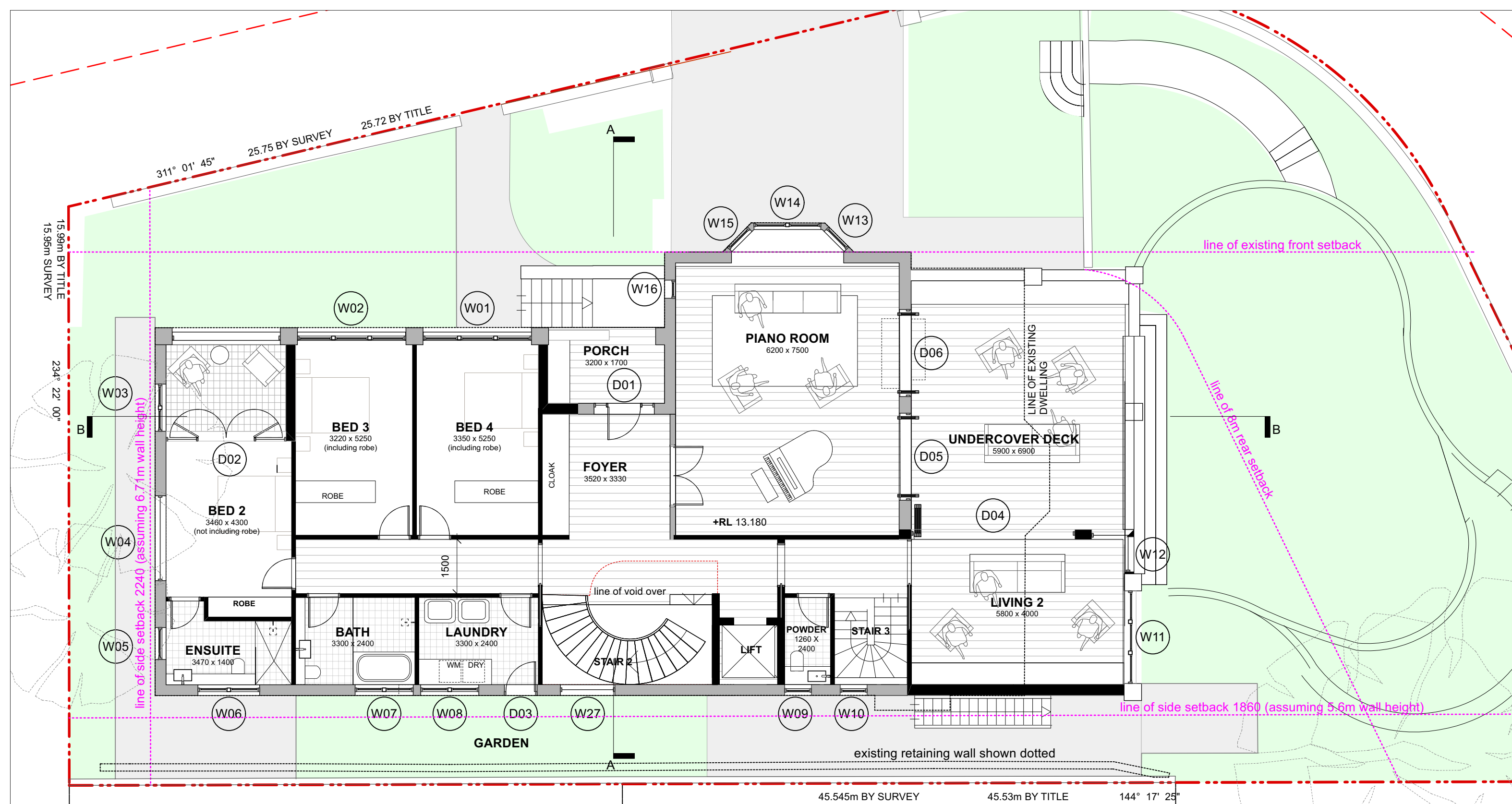
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DA03

Drawn by
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Scale
1:100



GROUND FLOOR

FOR DA APPROVAL

your beautiful HOME.

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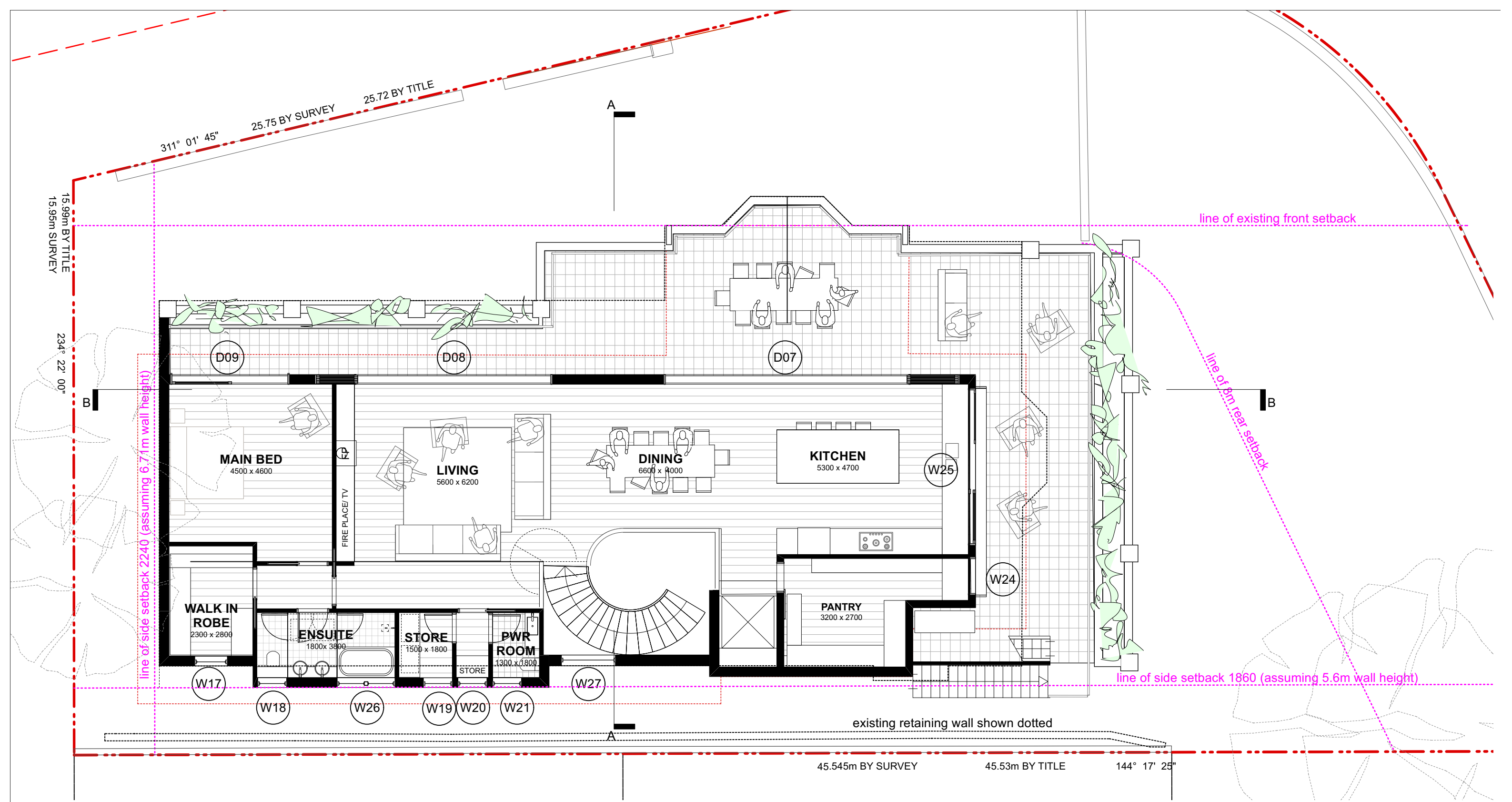
Client
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Revision
A 21/05/21 Development Application

DA04

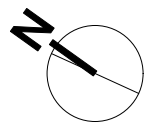
Drawn by
DJ

Scale
1:100



FIRST FLOOR

FOR DA APPROVAL



your beautiful HOME.

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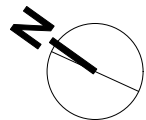
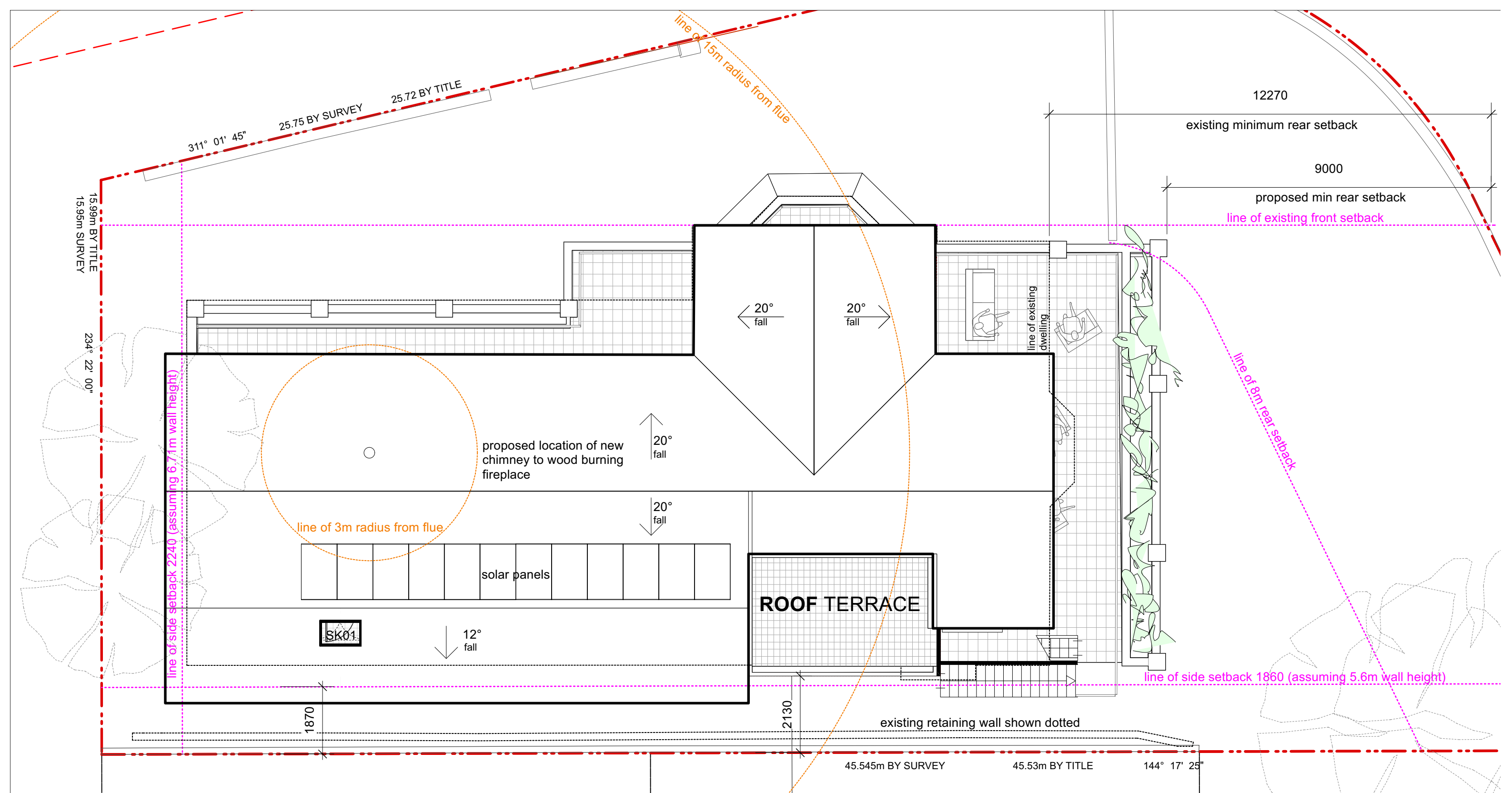
Client
Barrie + Ikuyo Feldman

Revision
A 21/05/21 Development Application

DA05

Drawn by
DJ

Scale
1:100



ROOF PLAN

FOR DA APPROVAL

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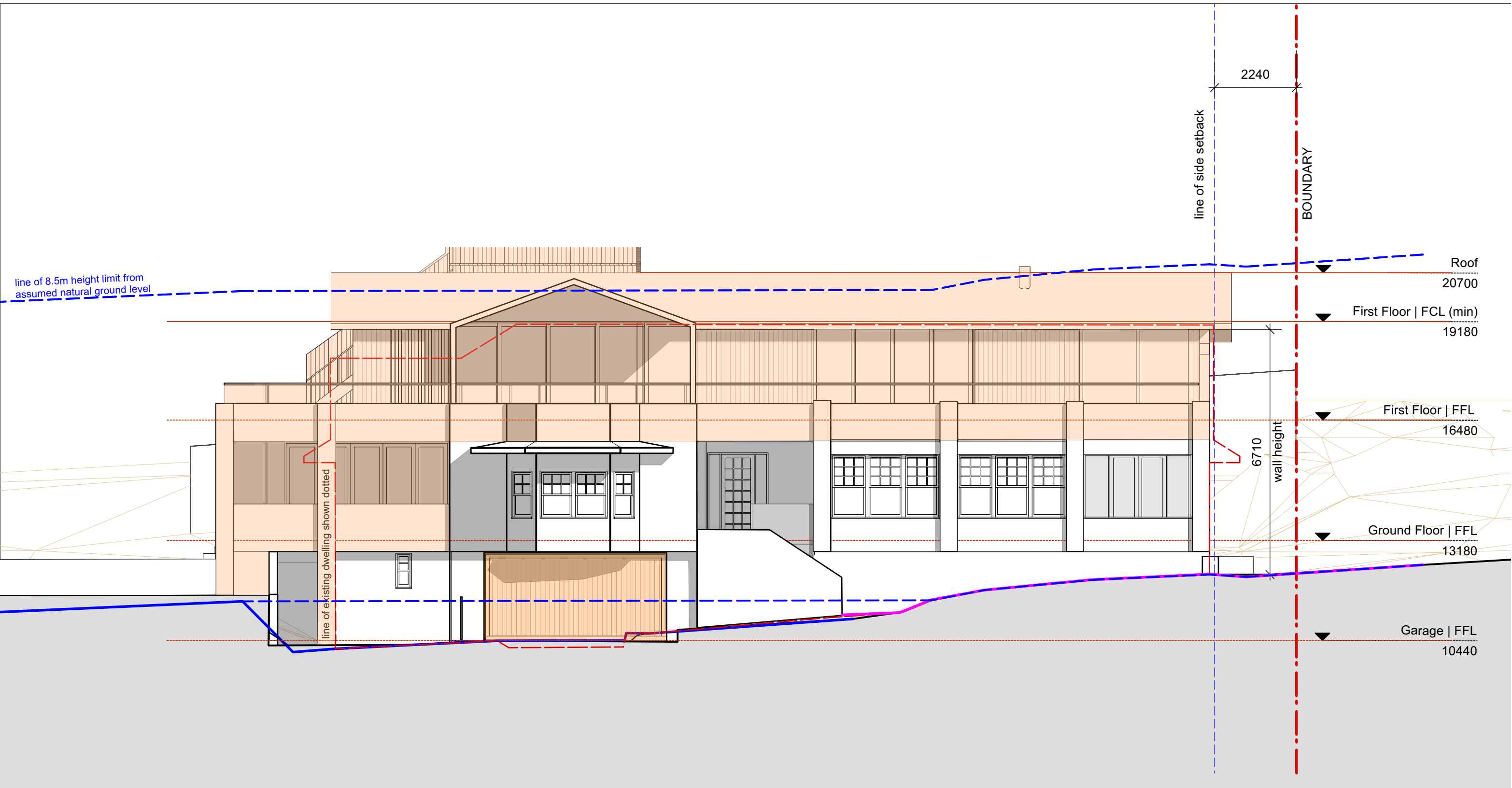
Client
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Revision
A 21/05/21 Development Application

DA06

Drawn by
DJ

Scale
1:100



NORTH EAST | ELEVATION

FOR DA APPROVAL



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Client

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Revision

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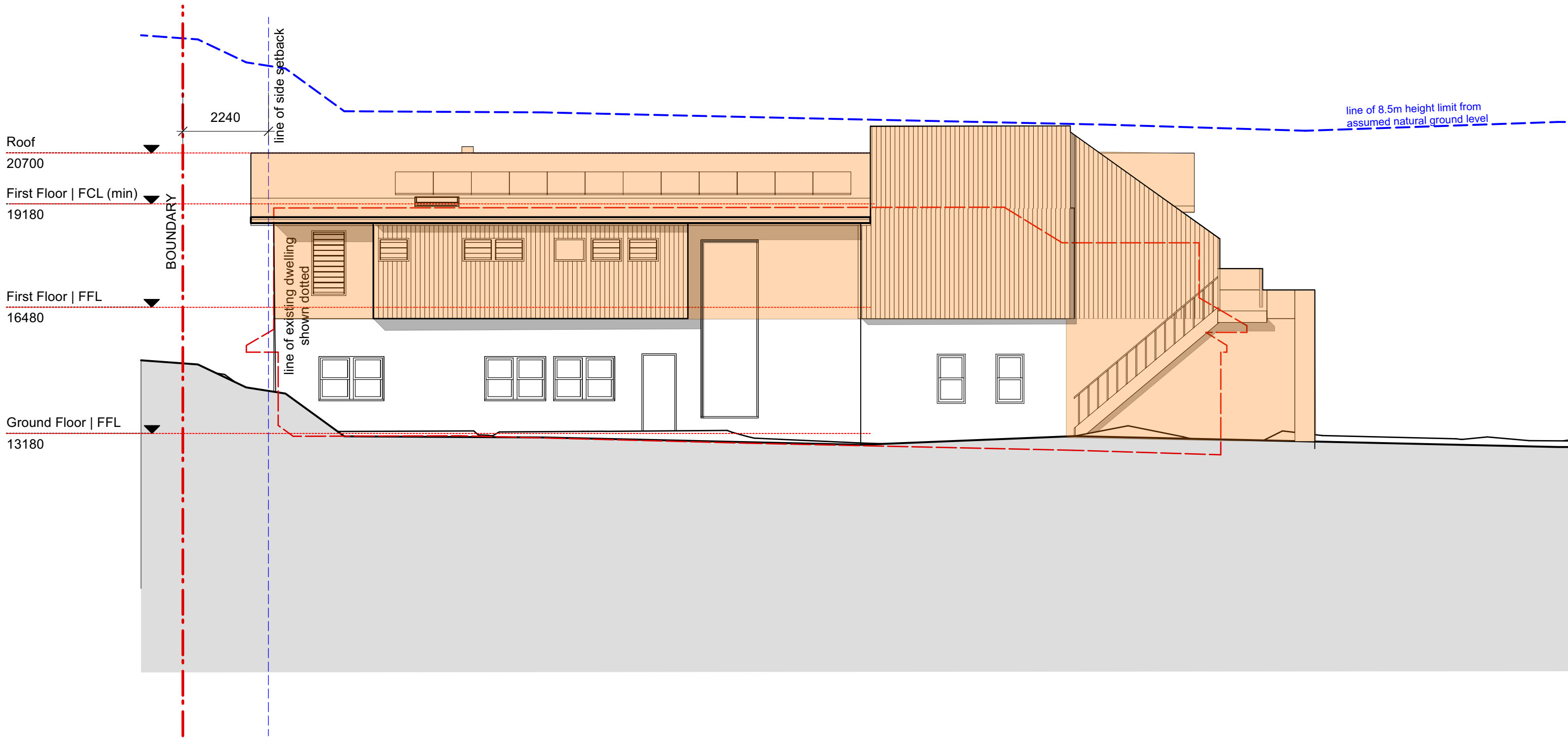
DA07

Drawn by

DJ

Scale

1:100



SOUTH WEST | ELEVATION

FOR DA APPROVAL



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Revision

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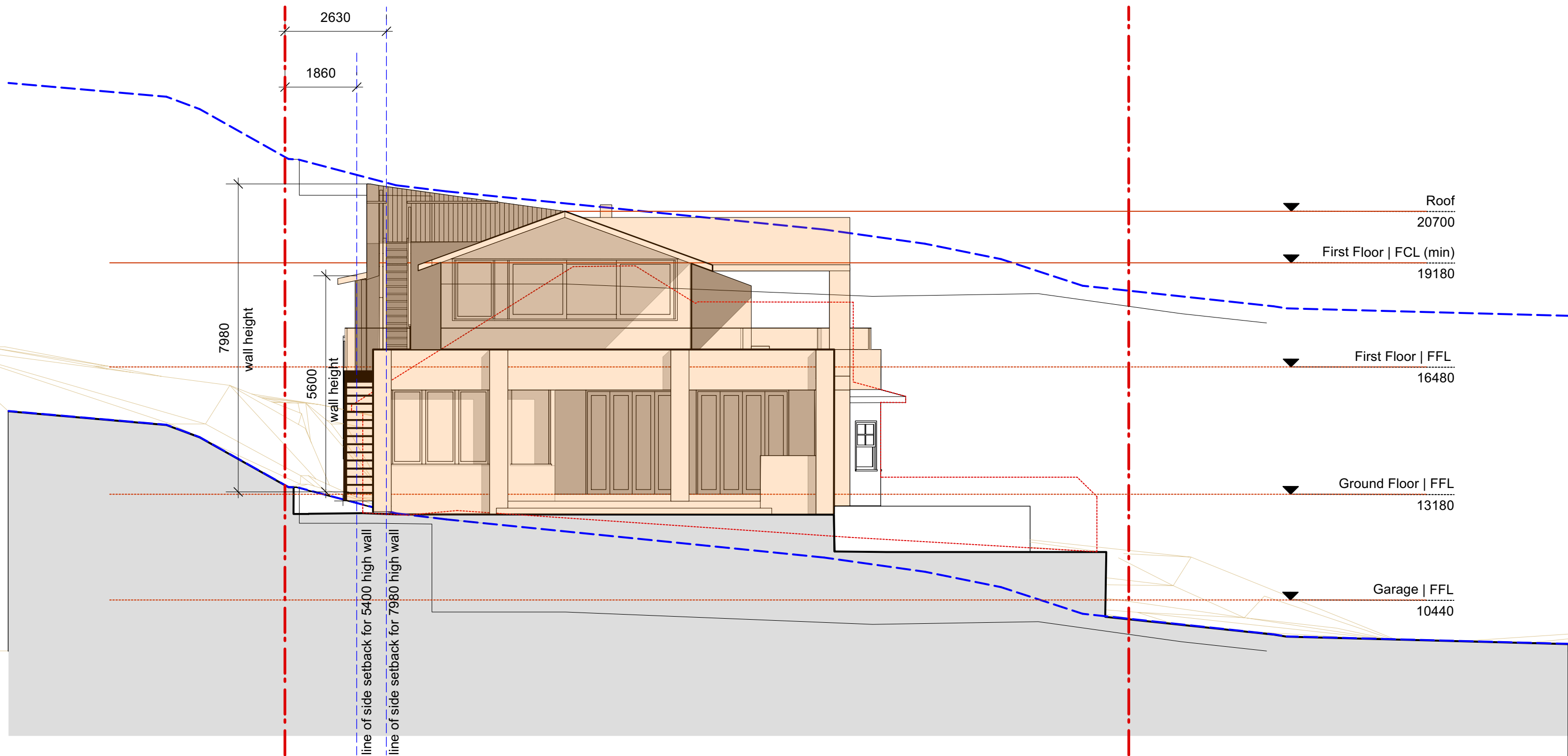
DA08

Drawn by

DJ

Scale

1:100



SOUTH EAST | ELEVATION

FOR DA APPROVAL



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New work

New Walls

Existing walls

Demolish

Fill

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Client

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Revision

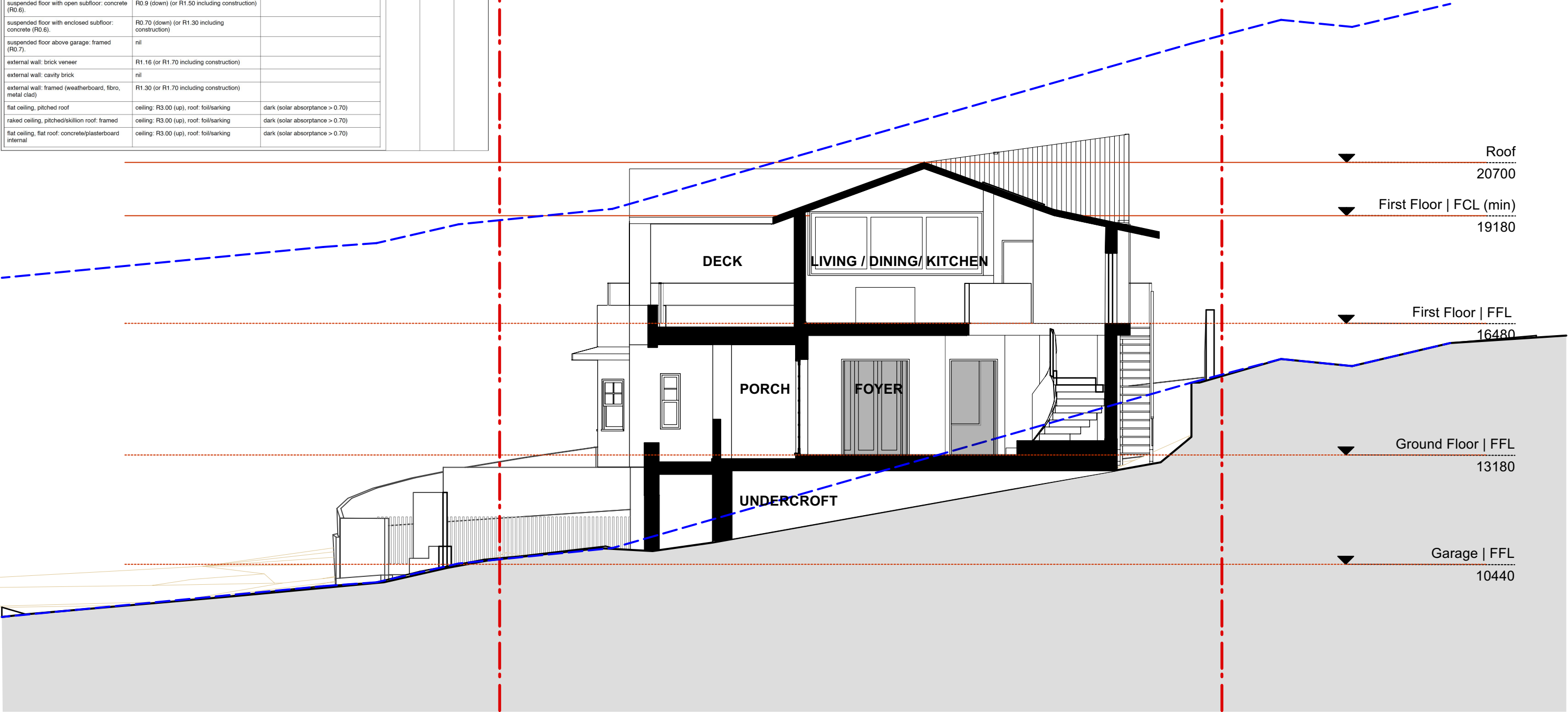
A 21/05/21 Development Application

DA10

Drawn by
DJ

Scale
1:100

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)				
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)				
suspended floor above garage: framed (R0.7).	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)			
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)			



SECTION A-A

FOR DA APPROVAL



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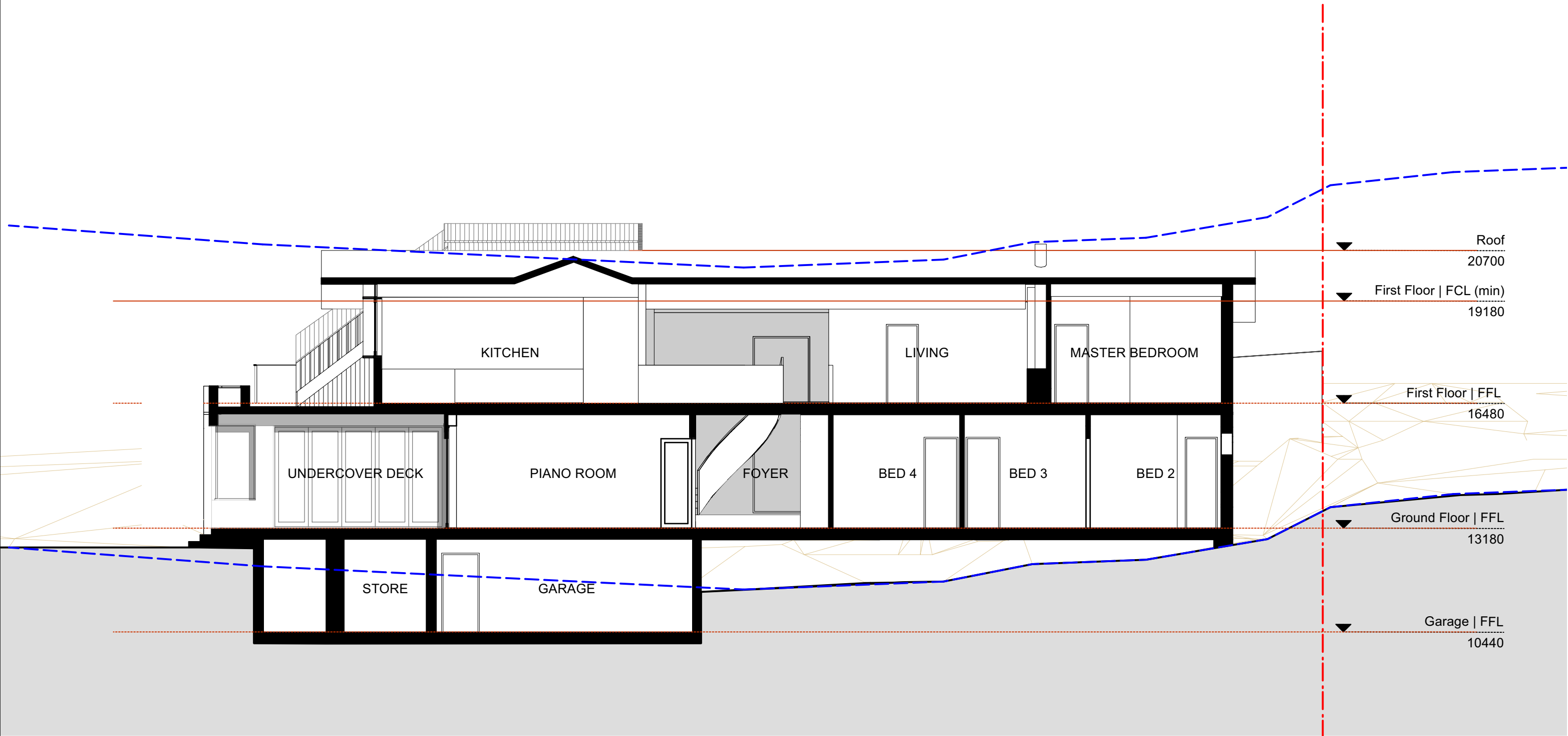
Client
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Revision
A 21/05/21 Development Application

DA11

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DJ

Scale
1:100



SECTION B-B

FOR DA APPROVAL



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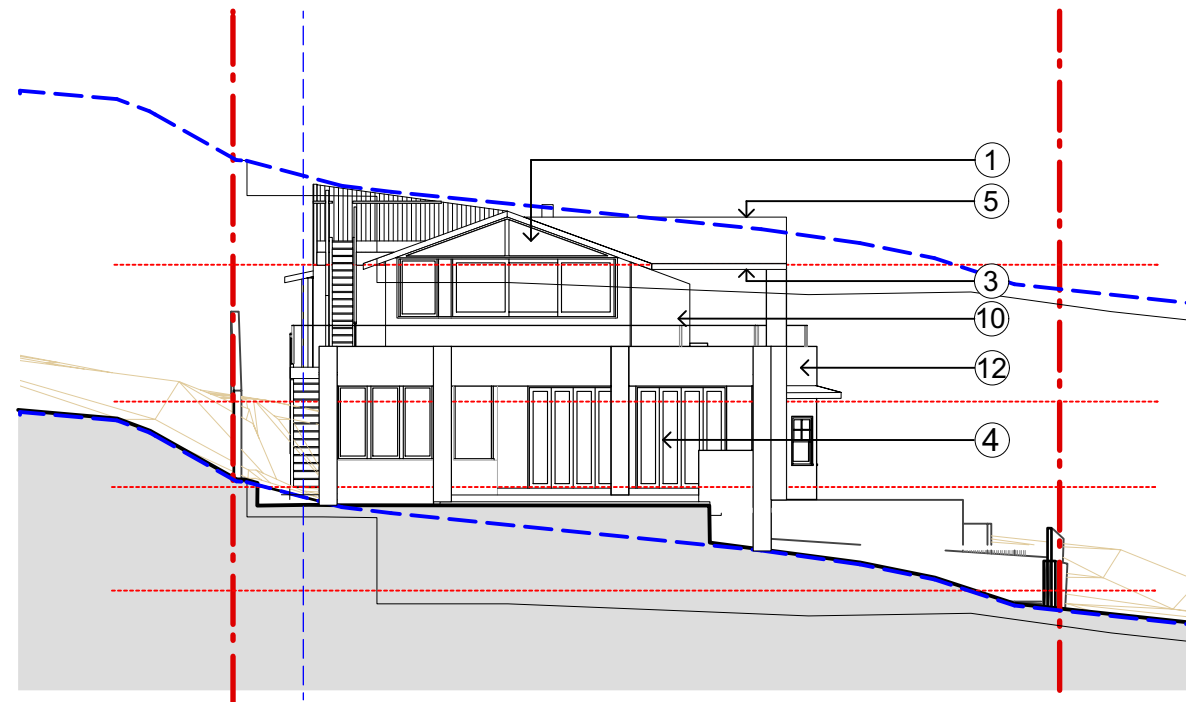
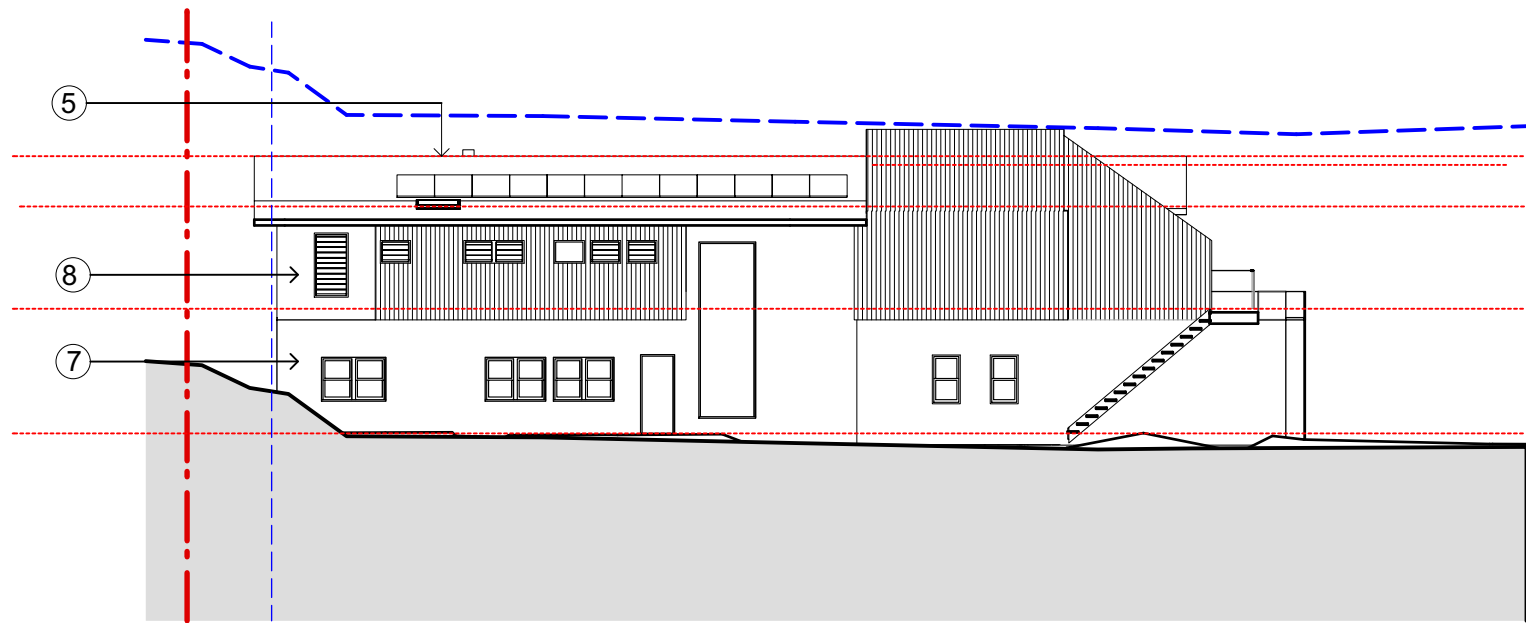
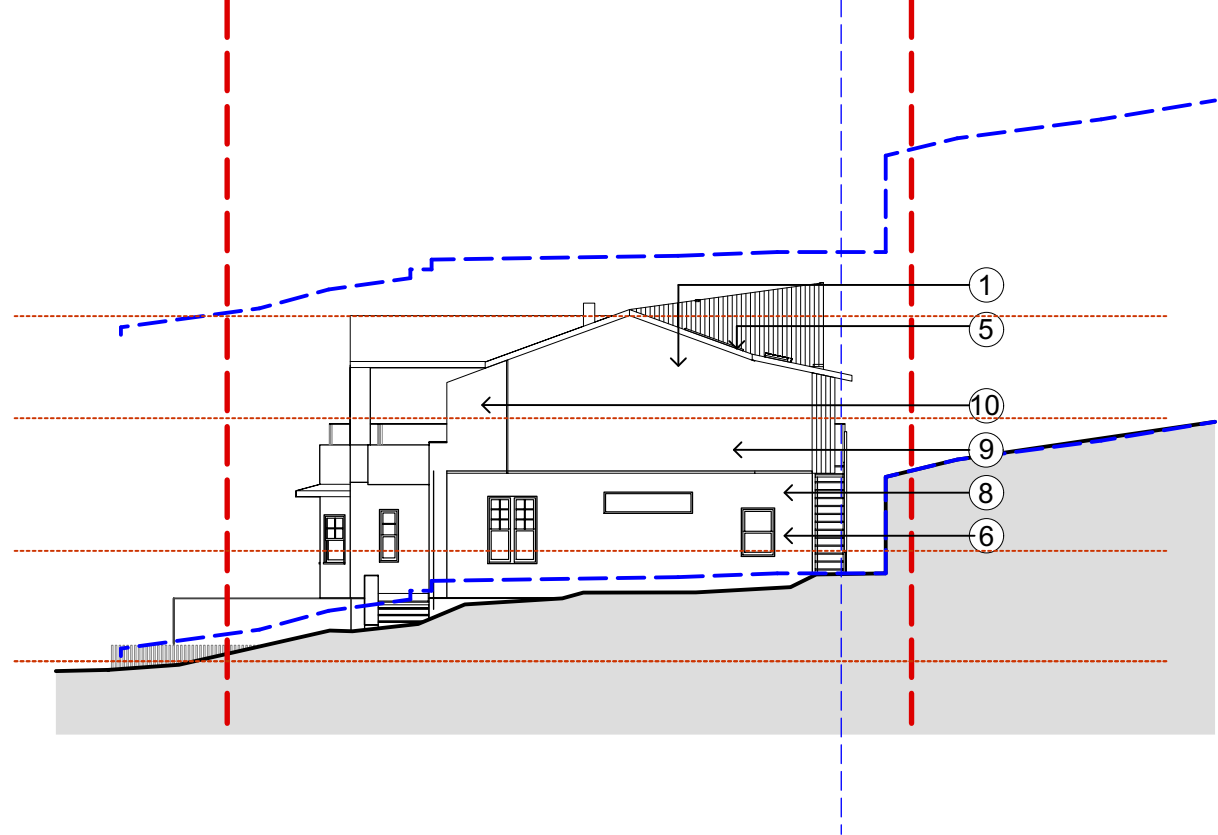
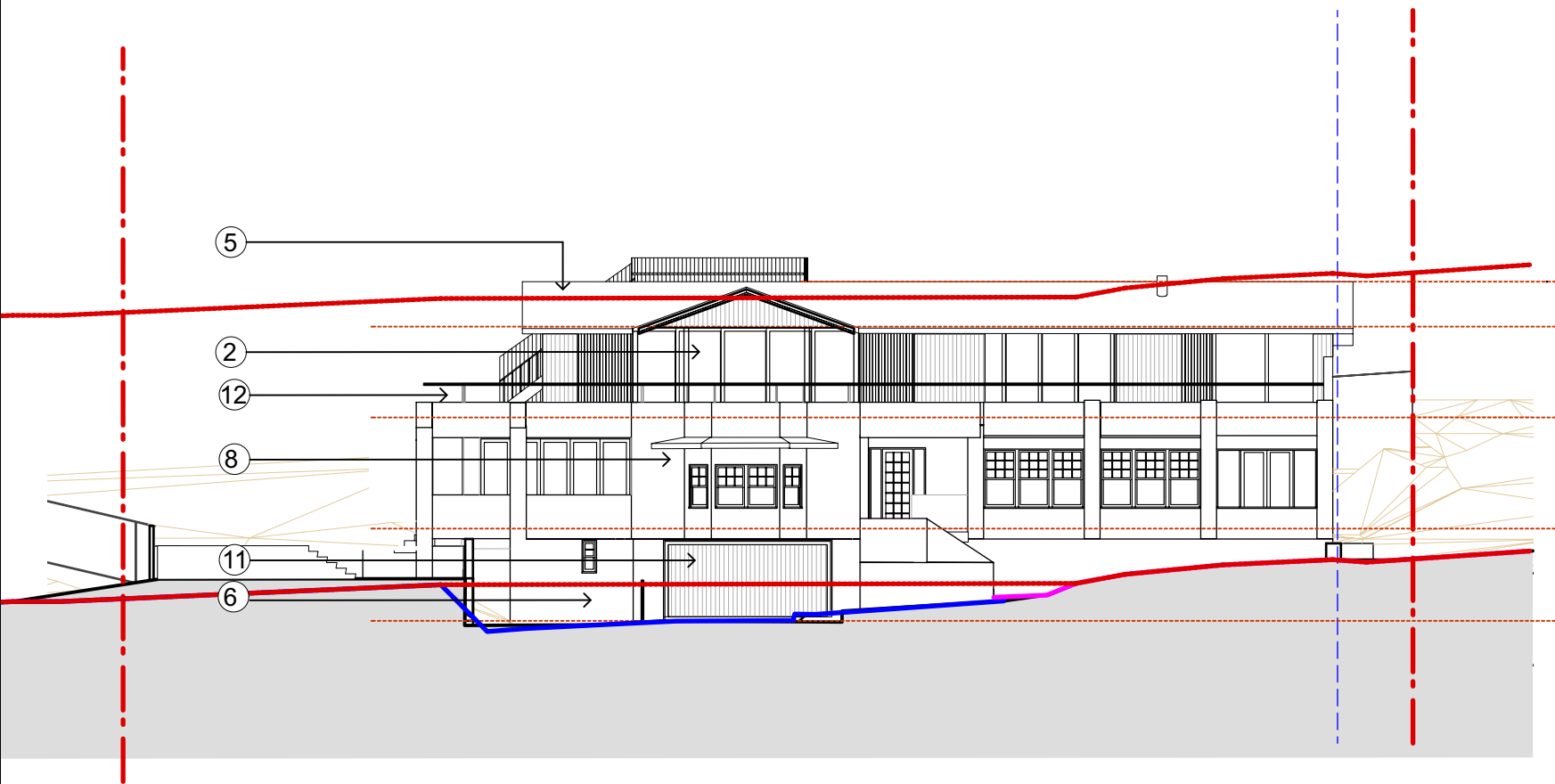
Client
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Revision
A 21/05/21 Development Application

DA12

Drawn by
DJ

Scale
1:100



INDICATIVE MATERIALS | KEY FOR DA APPROVAL



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Revision

A 21/05/21 Development Application

DA13

Drawn by

DJ

Scale

1:100

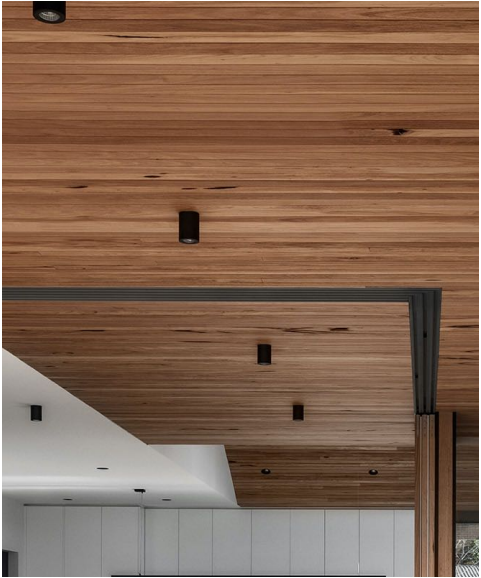
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH



1 | Proposed first floor windows



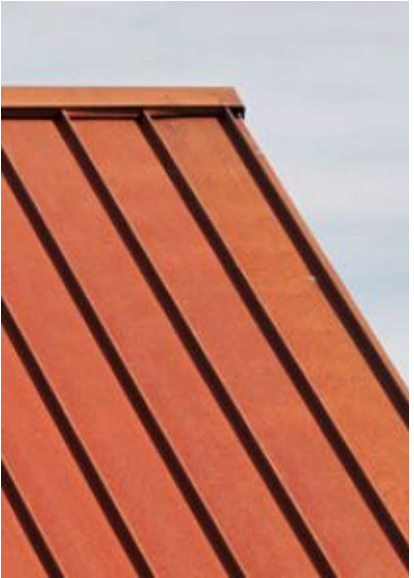
2 | Proposed first floor door systems



3 | Proposed first floor ceiling lining pluse ceiling to rear deck, front porch and balconies



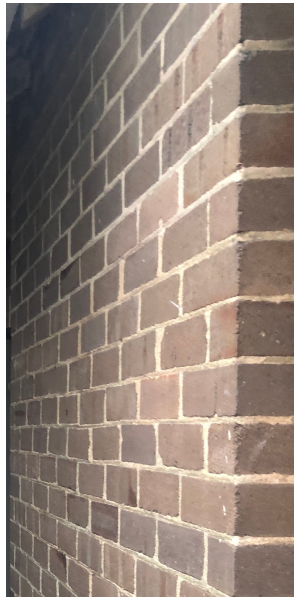
4 | Proposed ground floor doors to rear deck



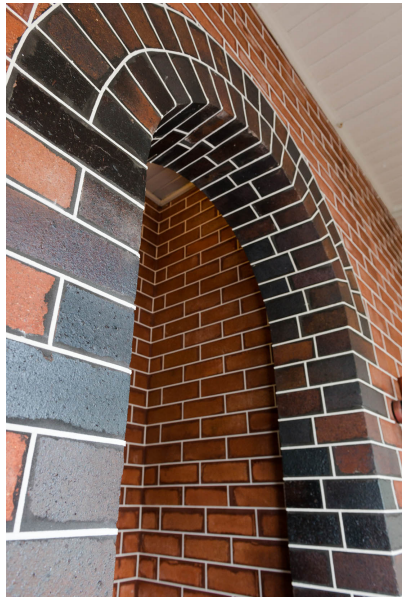
5| Proposed new roof to reference existing. Material TBC



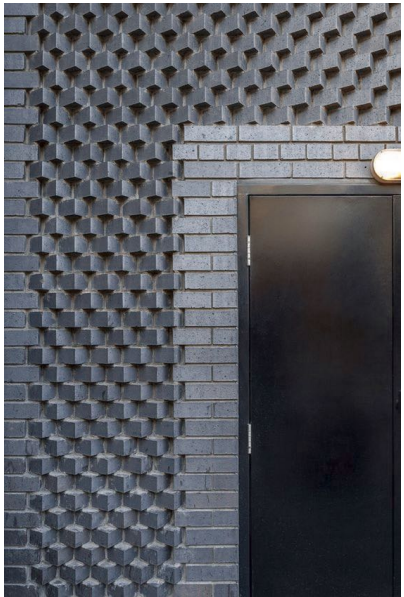
6 | Remediate and repair standstone and brick work was that remain



7 | South West facade Remediate and repair existing brickwork.



8 | Tuckpoint remaining brickwork



9 | New patterned brick work to first floor north-west facade. Pattern to future detail.



10 | Hit and miss brick screen Pattern to future detail.



11 | New widened timber garage door



12 | First Floor balustrade detail

INDICATIVE MATERIALS FOR DA APPROVAL



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Revision

A 21/05/21 Final Review

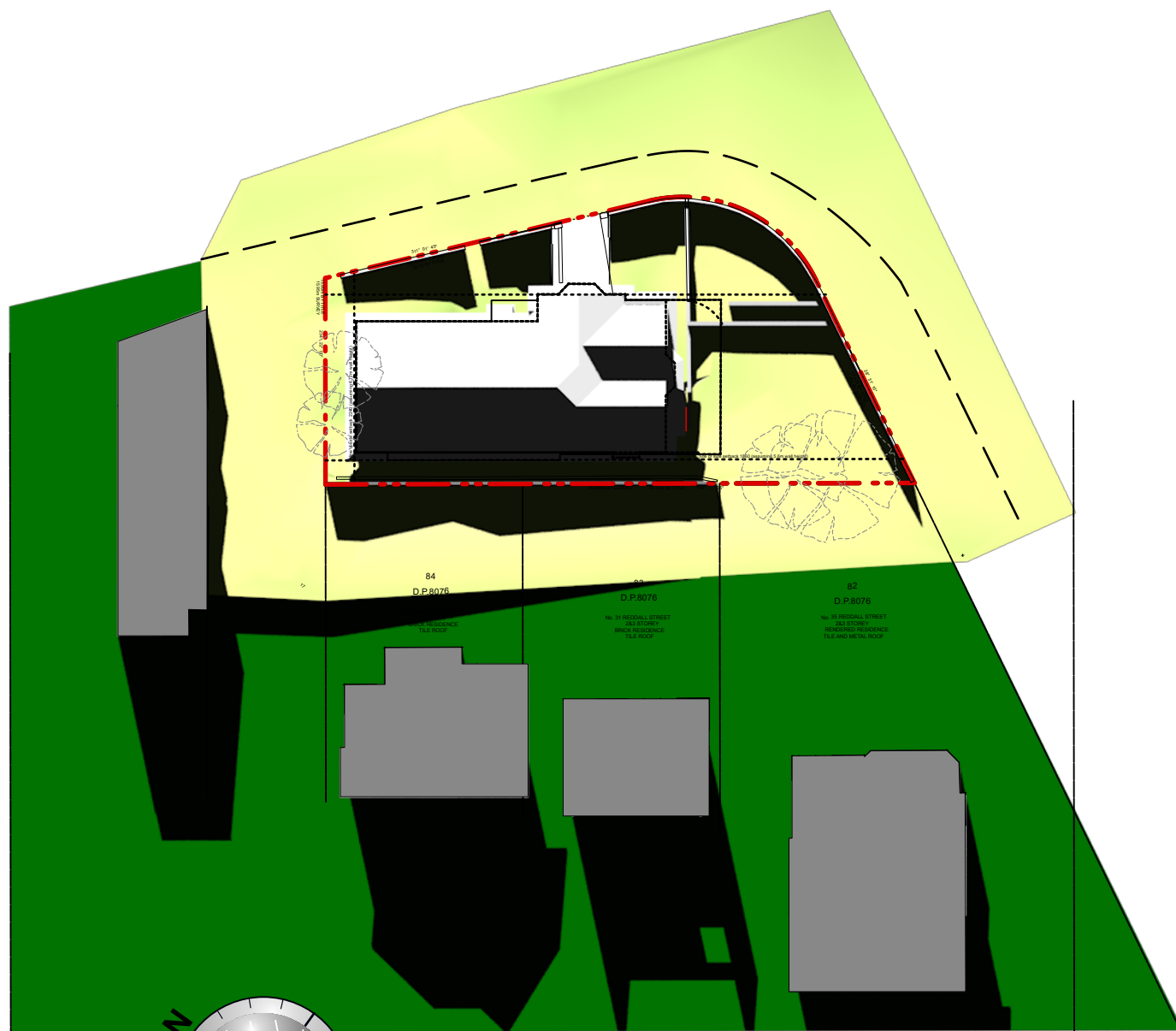
DA14

Drawn by

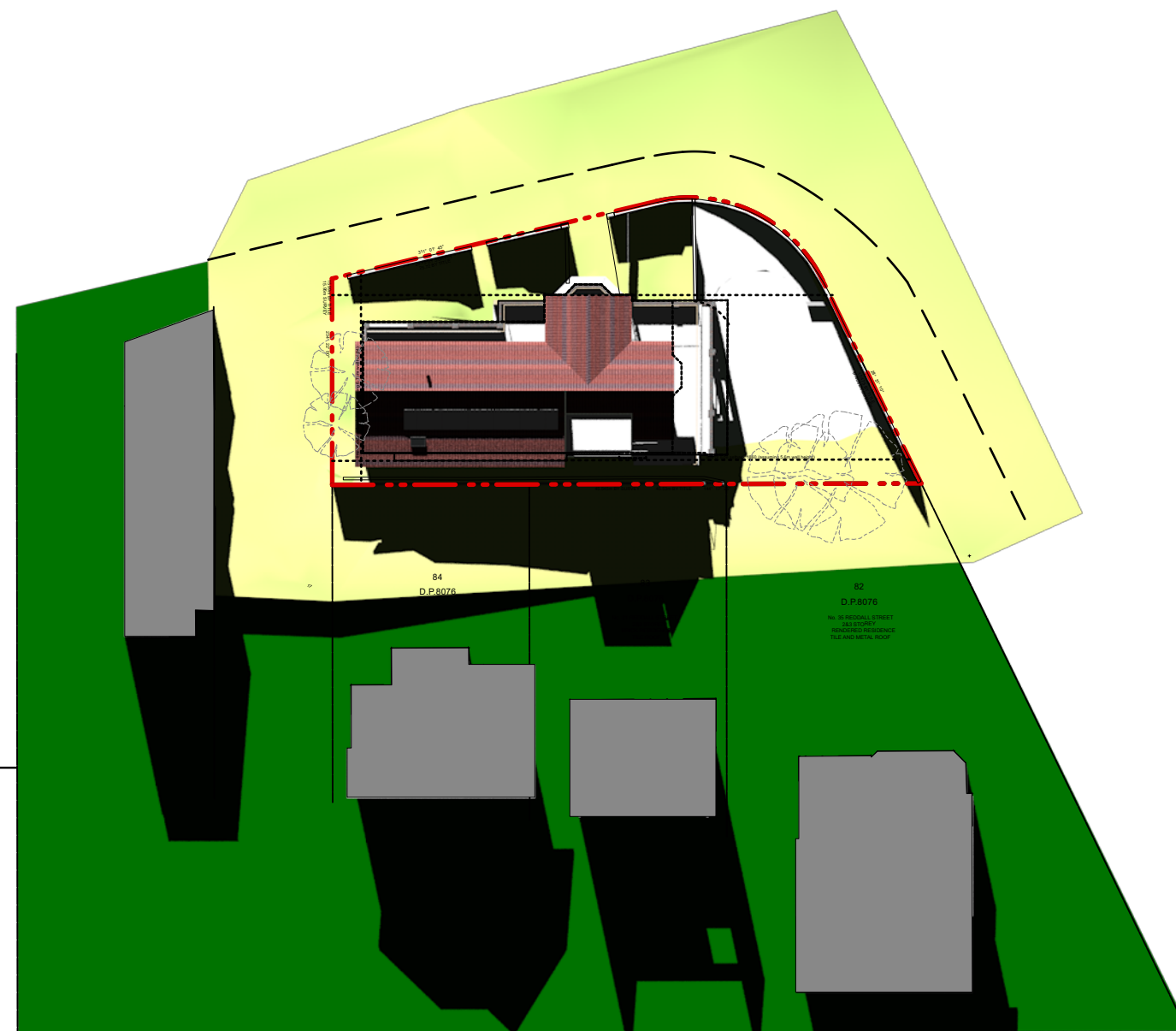
DJ

Scale

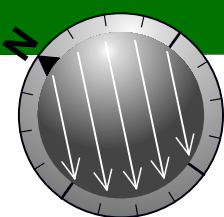
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EXISTING



PROPOSED



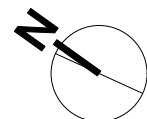
9:00 AM

Sydney
June 21

Azimuth: 42° 32' [42° 32' east]

Altitude: 18° 57'

Solar Time: 9:03 AM



SHADOW DIAGRAMS | 9AM 21 JUNE

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A 21/05/21 Final Review

Client

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DA15

Drawn by

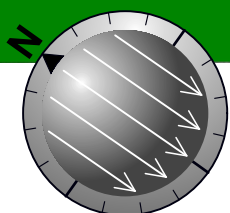
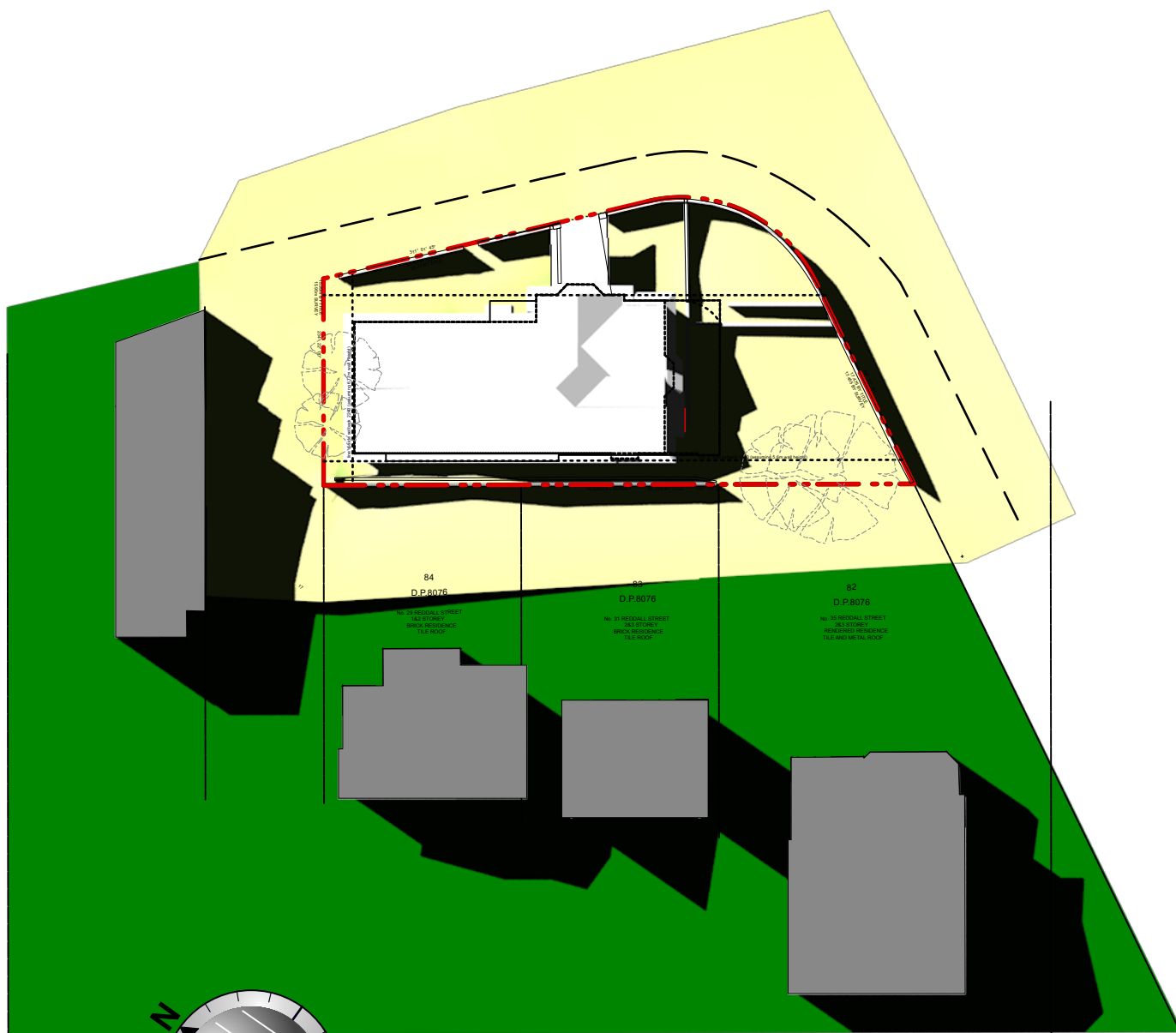
DJ

Scale

1:500

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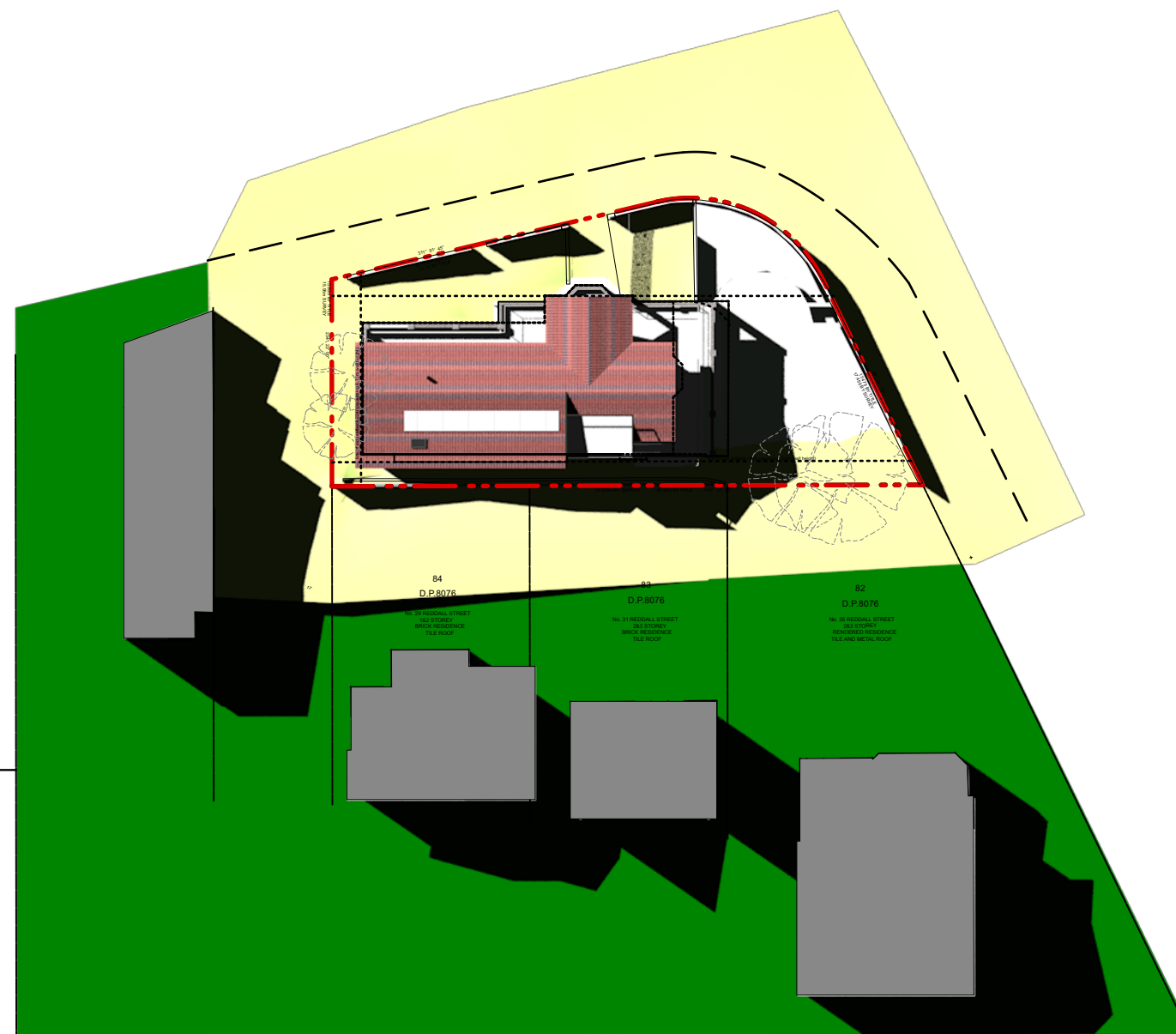
12:00 PM

Sydney
June 21

Azimuth: 359° 7' [0° 53' west]

Altitude: 32° 42'

Solar Time: 12:03 PM



SHADOW DIAGRAMS | 12PM 21 JUNE FOR DA APPROVAL

Notes

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the relevant Standards Association of Australia codes and specifications

Drawing Key

- New work
- New Walls
- Existing walls
- Demolish
- Fill

Project Name

95 Bower Street, Manly
Lot 81 DP8076

Revision

A 21/05/21 Final Review

Client

Barrie + Ikuyo Feldman

DA16

Drawn by

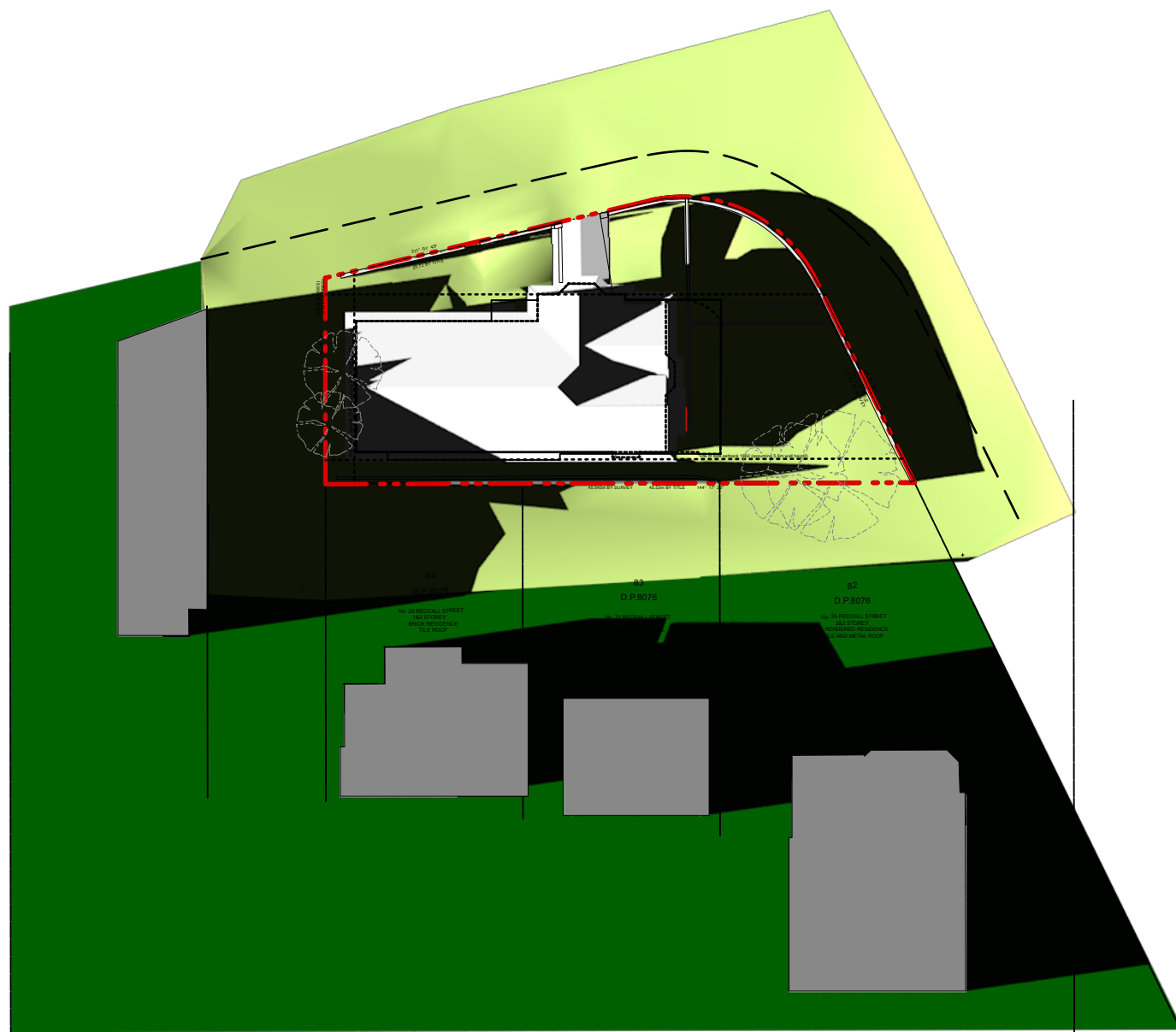
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Scale

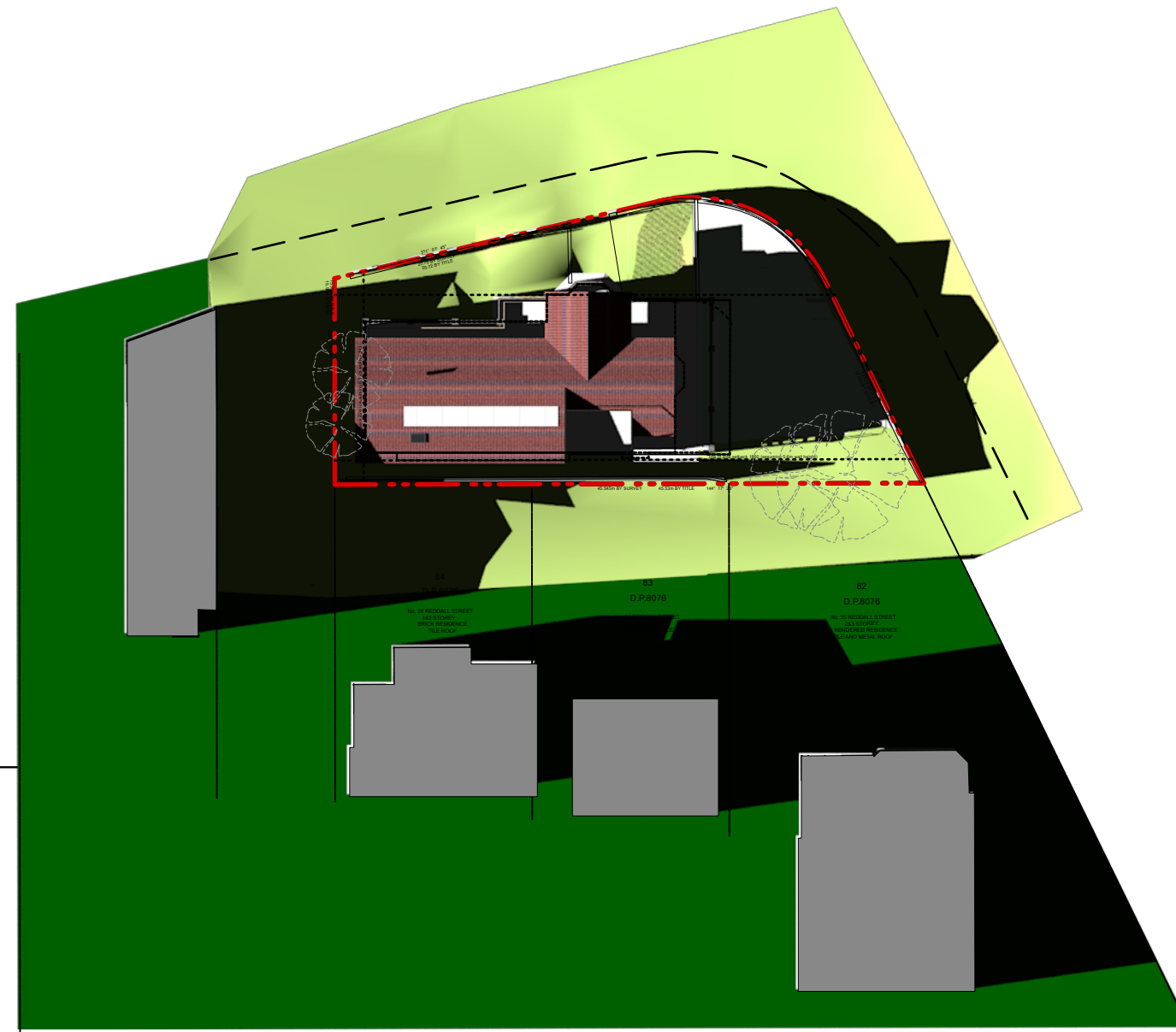
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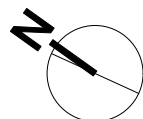
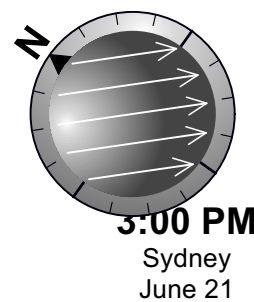
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EXISTING



PROPOSED



SHADOW DIAGRAMS | 3PM 21 JUNE FOR DA APPROVAL



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95 Bower Street, Manly
Lot 81 DP8076

Client

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Revision

A 21/05/21 Final Review

DA17

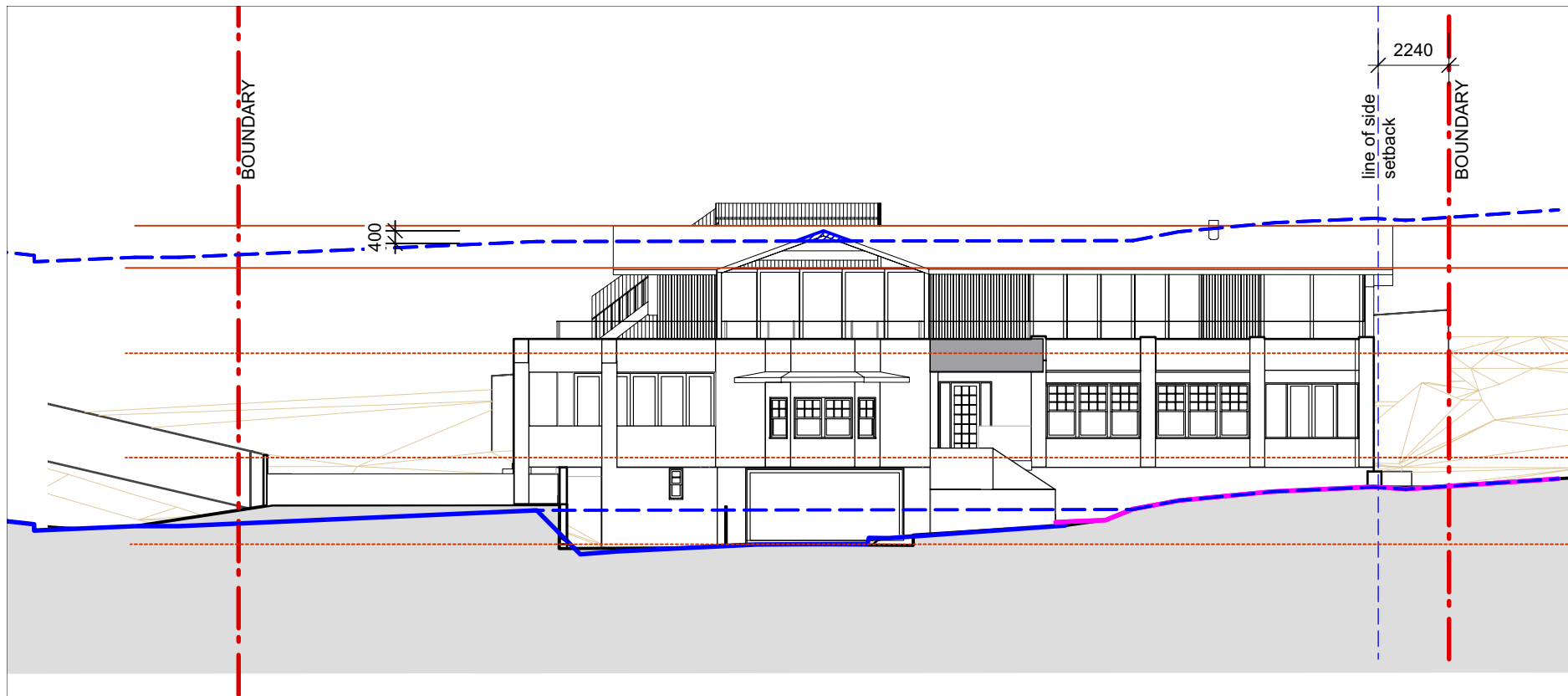
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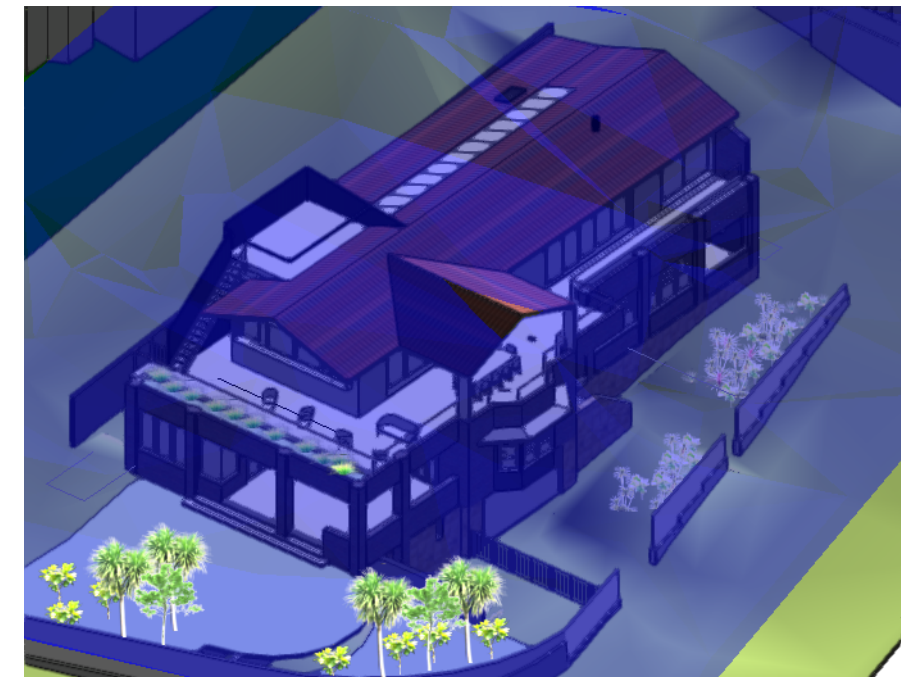
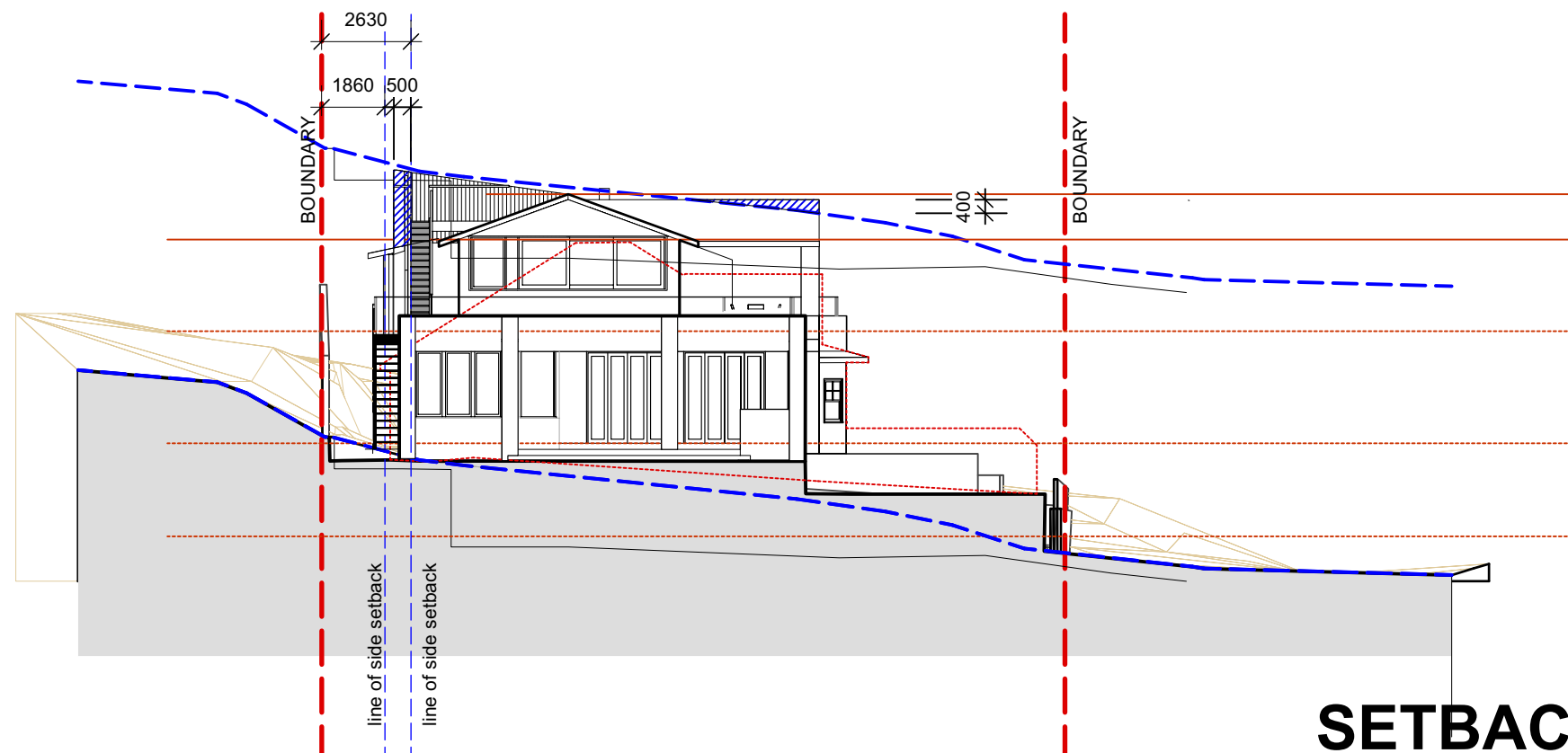
Scale

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-  Setback + height limit encroachment
-  Line of 8.5m building height (at elevation assumed natural ground)



8.5m HEIGHT PLANE

SETBACK ENCROACHMENT DIAGRAMS FOR DA APPROVAL

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Revision

A 21/05/21 Development Application

DA18

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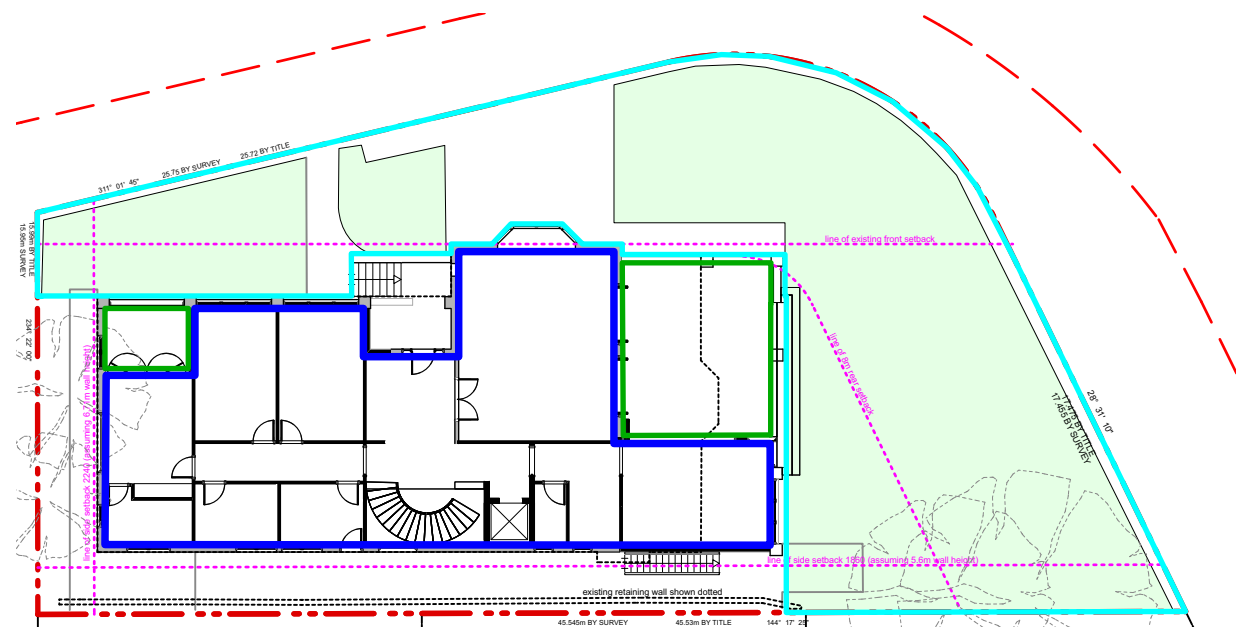
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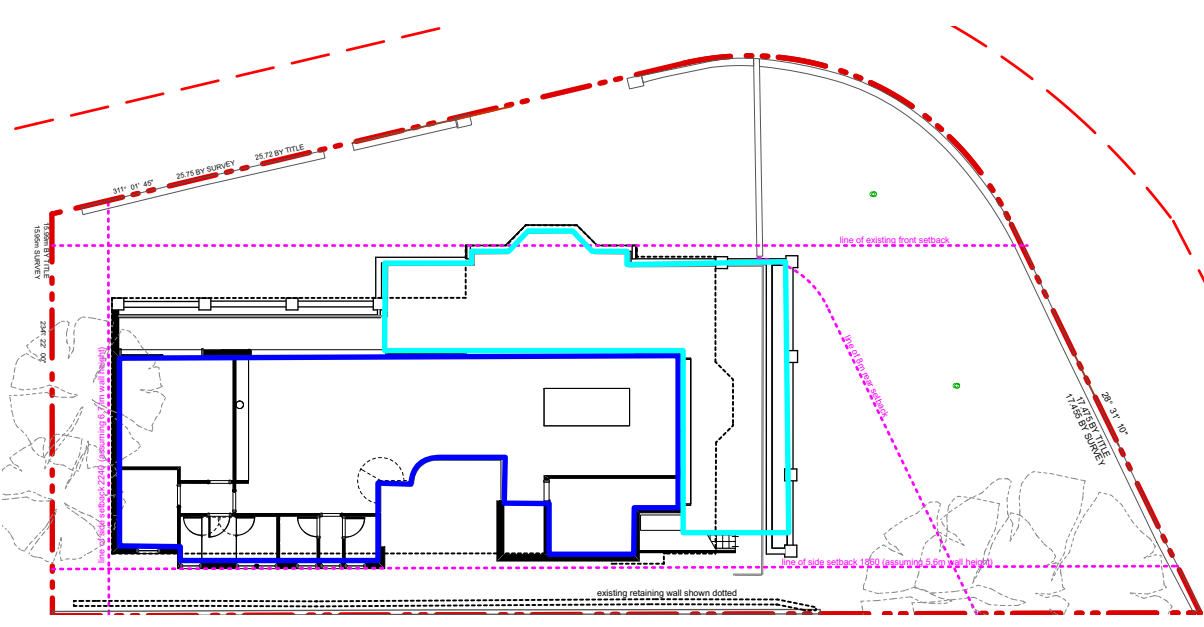
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GROUND FLOOR PLAN

- Ground Floor Area | 211.4sqm
- Ground Floor Open Space | 391.3sqm
- Private Open Space | 48.1sqm
- Landscaped Area | 313sqm

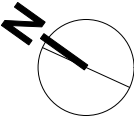


FIRST FLOOR PLAN

- First Floor Area | 150.2sqm
- Above Ground Open Space | 90.2sqm

SITE AREA | 799.7sqm
GROSS FLOOR AREA | 361.6sqm

	CONTROL	PROPOSED
FSR	0.6:1	0.45:1
TOTAL OPEN SPACE	55% of site area 439.8sqm	66% of site area 529.6sqm
LANDSCAPED AREA	at least 35% of Open Space 153.9sqm	59% of proposed total open space 313sqm
ABOVE GROUND OPEN SPACE	no more than 25% of Total Open Space 109.95sqm	17% of proposed total open space 90.2sqm



SITE CALCULATIONS FOR DA APPROVAL



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Project Name
95 Bower Street, Manly
Lot 81 DP8076

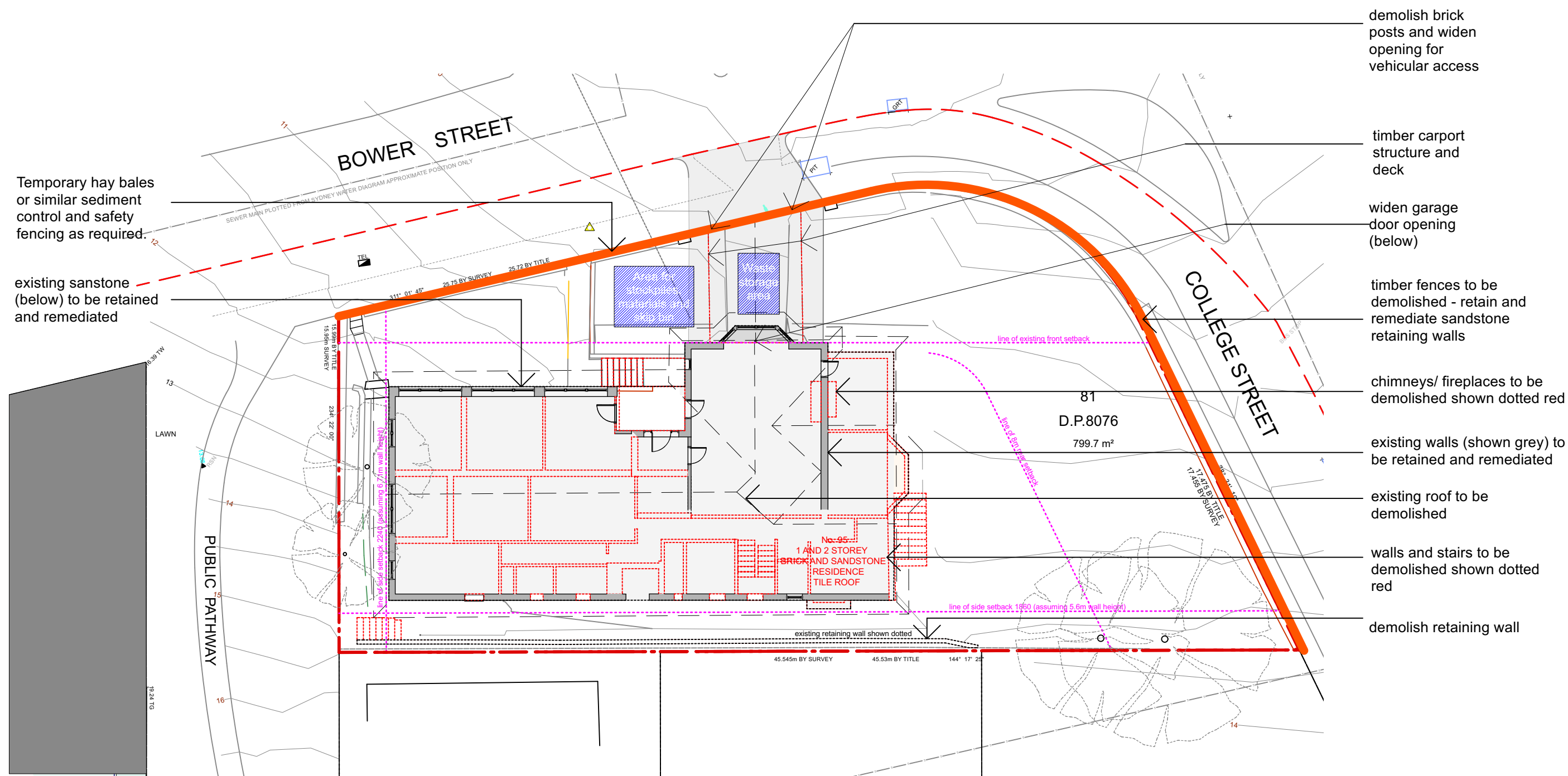
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A 21/05/21 Development Application

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DJ

Scale
1:100



DEMOLITION + WASTE MANAGEMENT FOR DA APPROVAL



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Revision
A 21/05/21 Development Application

DA20

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Scale
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