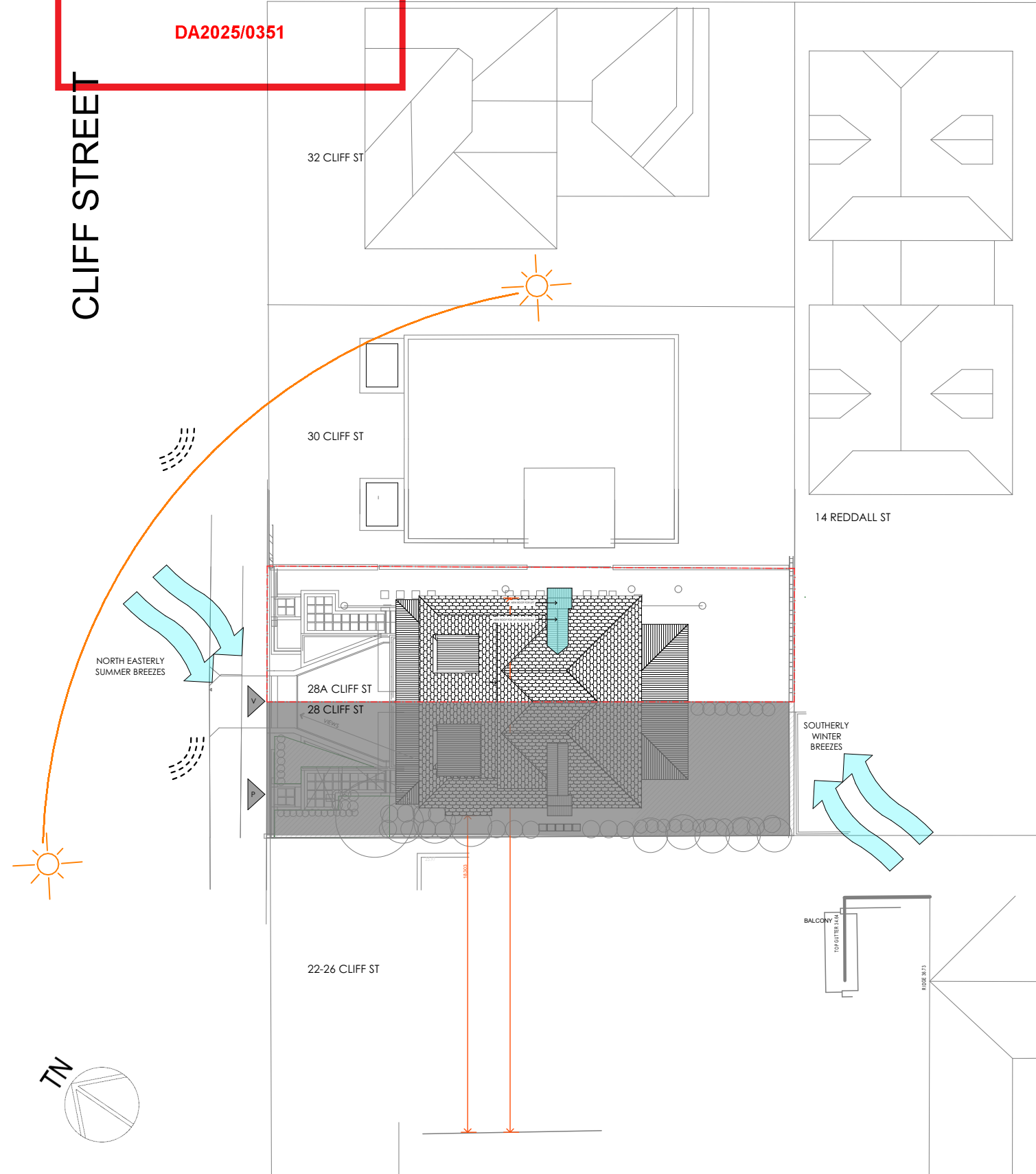




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DA2025/0351

CLIFF STREET



ALTERATION & ADDITIONS

28a Cliff Street Manly

DRAWING LIST

DWG NO.	DRAWING NAME
DA00	LOCATION & SITE ANALYSIS
DA01	BASEMENT
DA02	GROUND
DA03	FIRST
DA04	ATTIC
DA05	ROOF & SITE PLAN
DA06	NORTH ELEVATION
DA07	SOUTH ELEVATION
DA08	WEST ELEVATION
DA09	SECTION AA
DA10	SECTION BB

C01	GFA COMPLIANCE DIAGRAM
C02	OPEN SPACE CALCULATIONS
C03	SHADOW DIAGRAMS 1
C04	SHADOW DIAGRAMS 2
C05	FINISHES SCHEDULE
C06	NOTIFICATION PLAN
C07	SEDIMENT EROSION PLAN

BASIX COMMITMENTS & PERFORMANCE DATA

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.		✓	✓																												
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.	✓	✓	✓																												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7)</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building:</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: concrete panel/ plasterboard (concrete: 150 mm)</td><td>R1.39 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	N/A	floor above existing dwelling or building:	nil	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: concrete panel/ plasterboard (concrete: 150 mm)	R1.39 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)													
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																												
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 tinted 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. 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 <table><tr><th>Window/door number</th><th>Orientation</th><th>Area of glass including frame (m2)</th><th>Overshadowing height (m)</th><th>Overshadowing distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>W1</td><td>NW</td><td>0.52</td><td>1</td><td>2.5</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W2</td><td>NE</td><td>0.4</td><td>4.7</td><td>3.2</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W3</td><td>NE</td><td>0.4</td><td>7.7</td><td>3.2</td><td>none</td><td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr></table>	Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type	W1	NW	0.52	1	2.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W2	NE	0.4	4.7	3.2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W3	NE	0.4	7.7	3.2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
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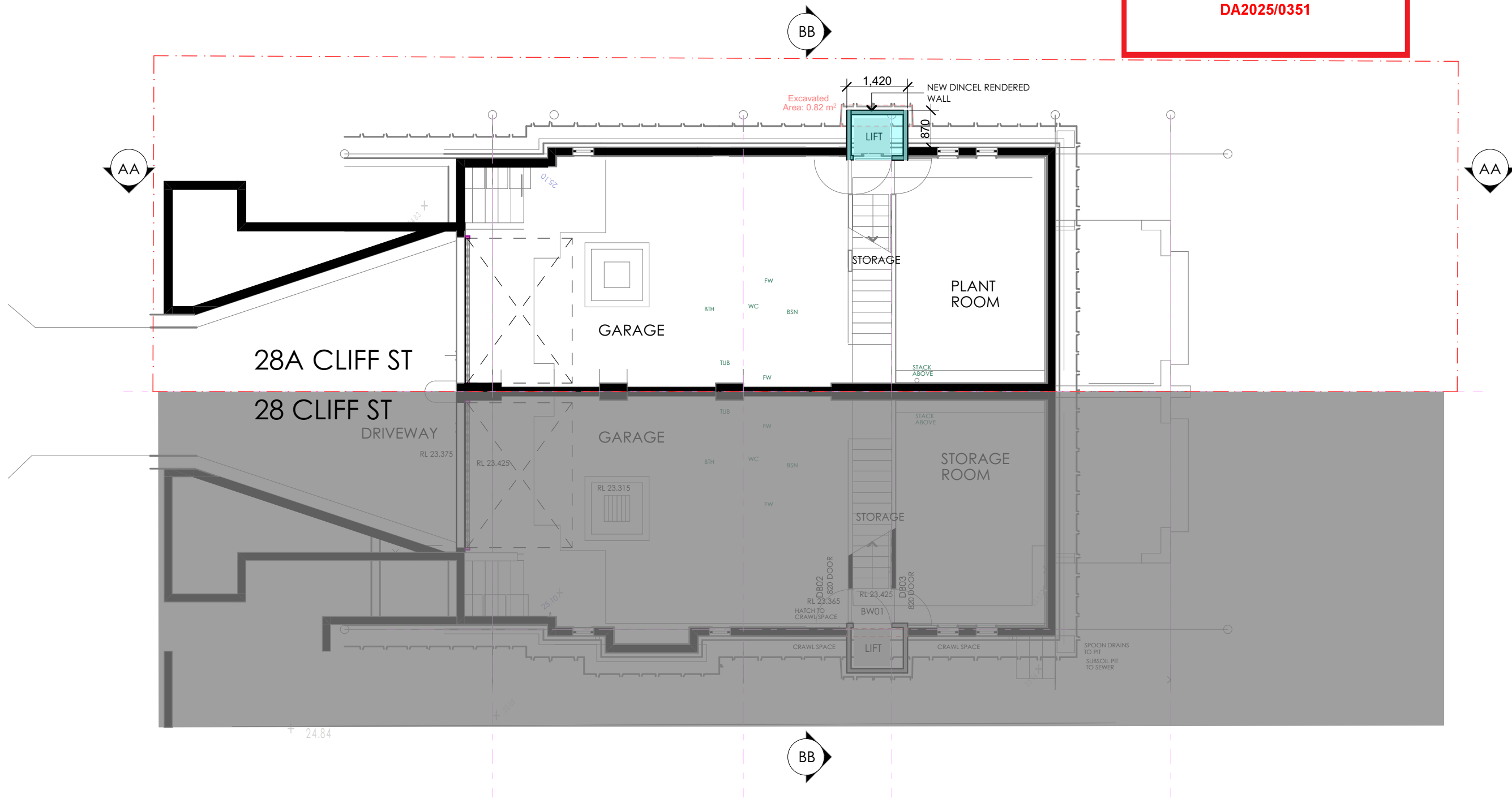
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FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE. THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF WOLSKI COPPIN ARCHITECTURE.	ALTERATIONS AND ADDITIONS 28a Cliff Street Manly Sydney NSW	Mandy & Tim Ramson	WOLSKI . COPPIN ARCHITECTURE SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088 T: 9953 8477 E: info@wolskicoppin.com.au DAVID WOLSKI NSW ARB No. 5297	2616	LOCATION & SITE ANALYSIS	EXISTING BUILDING LANDSCAPED AREA EXISTING TREES SUN PATH	NOISE SOURCE PREVAILING WINDS PEDESTRIAN ACCESS VEHICLE ACCESS	<table><tr><th>DATE</th><th>REV</th><th>DESCRIPTION</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	DATE	REV	DESCRIPTION													DA00	
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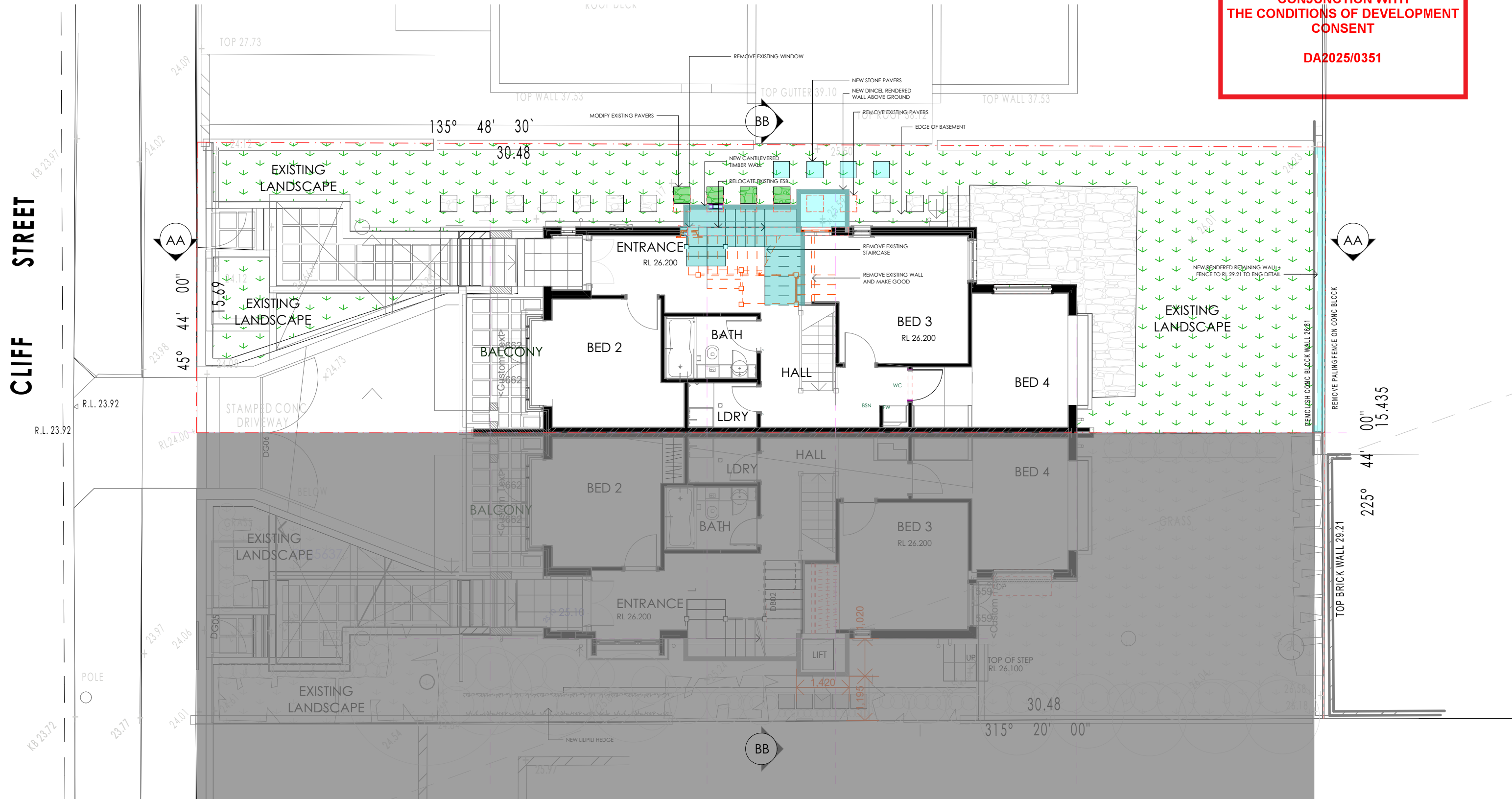
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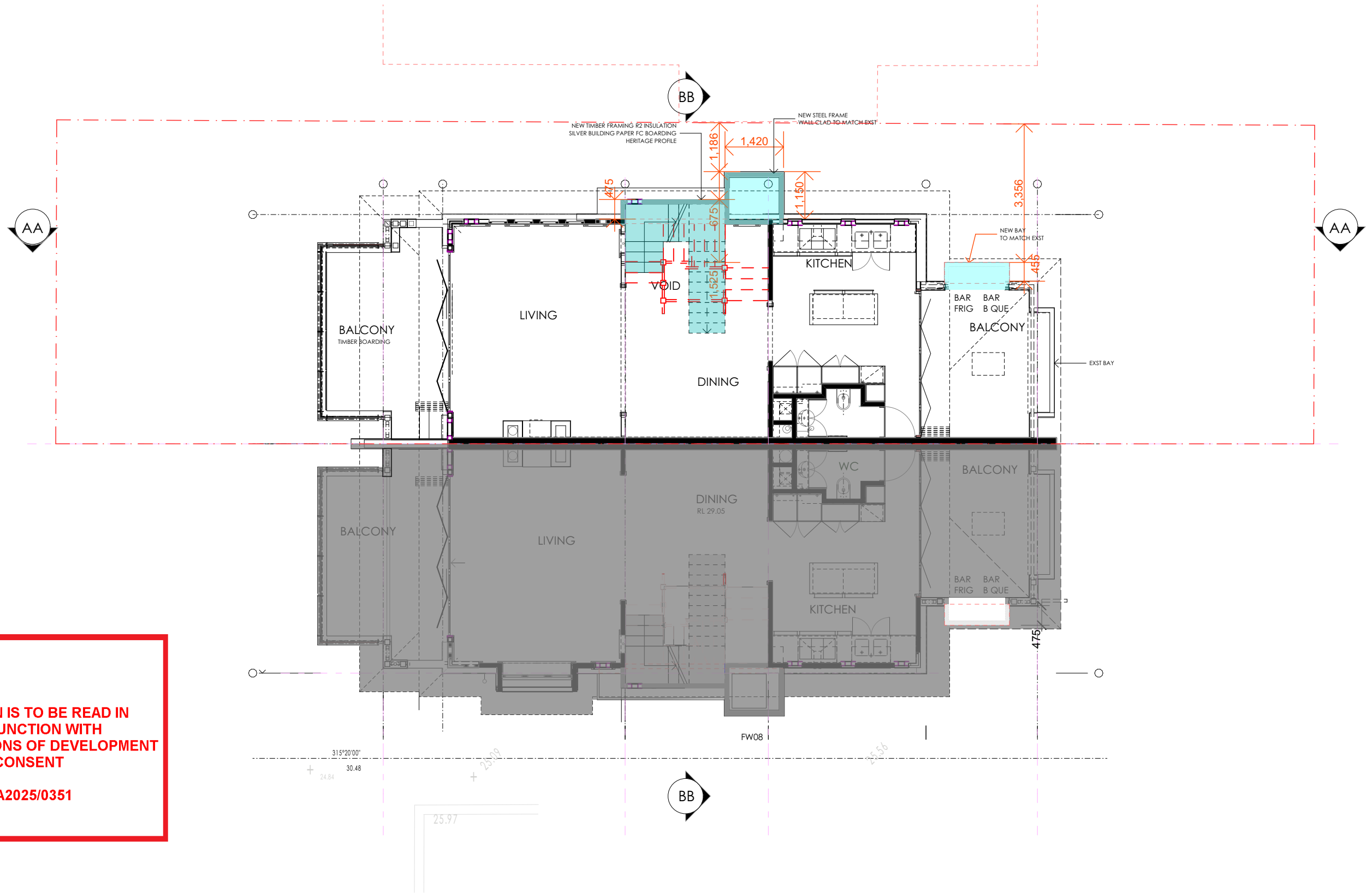
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				DATE		REV		DESCRIPTION																	
DATE:	SCALE :	NEW WALLS																							
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		NEW WORKS																							
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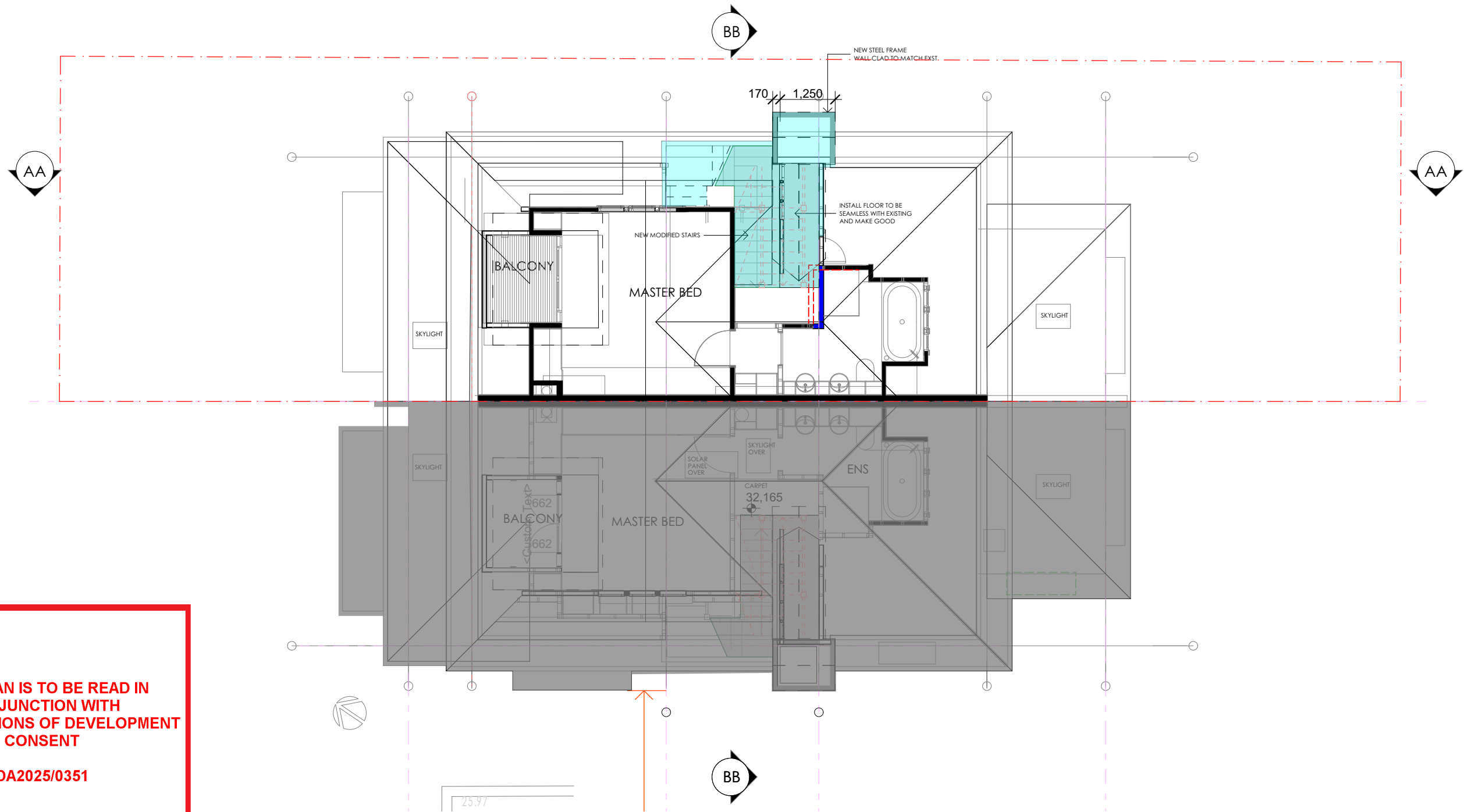


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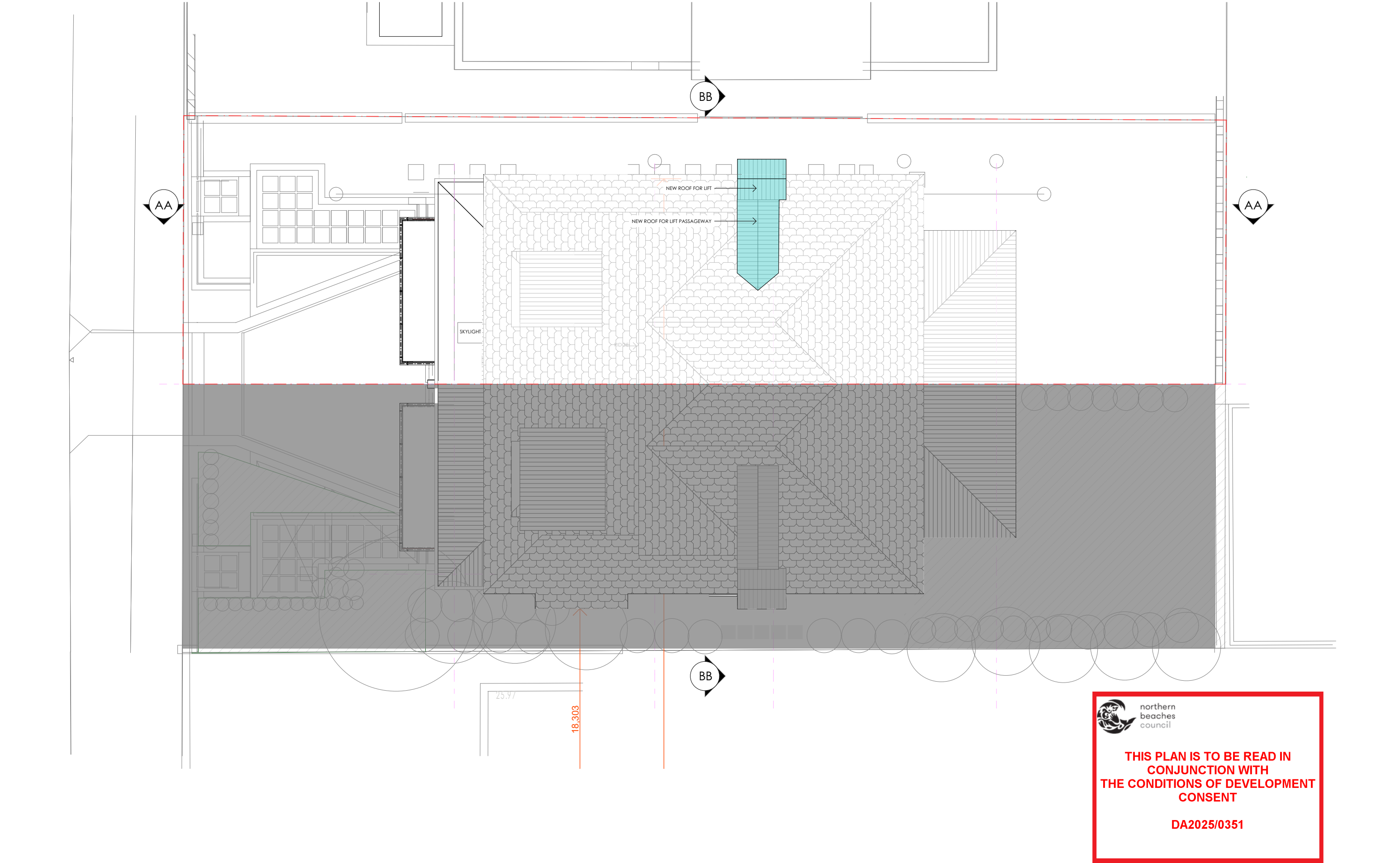


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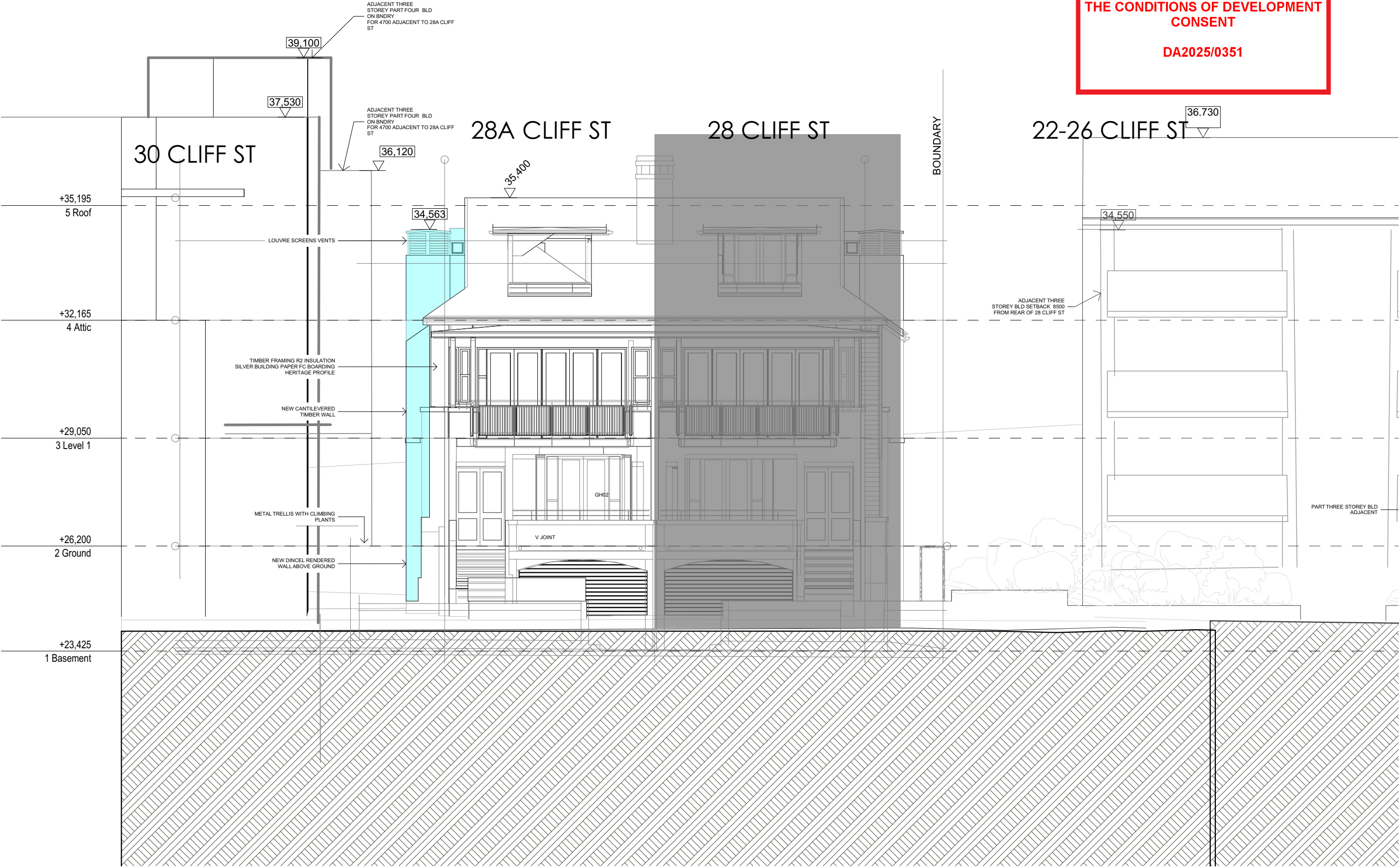
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				DATE	REV	DESCRIPTION																						
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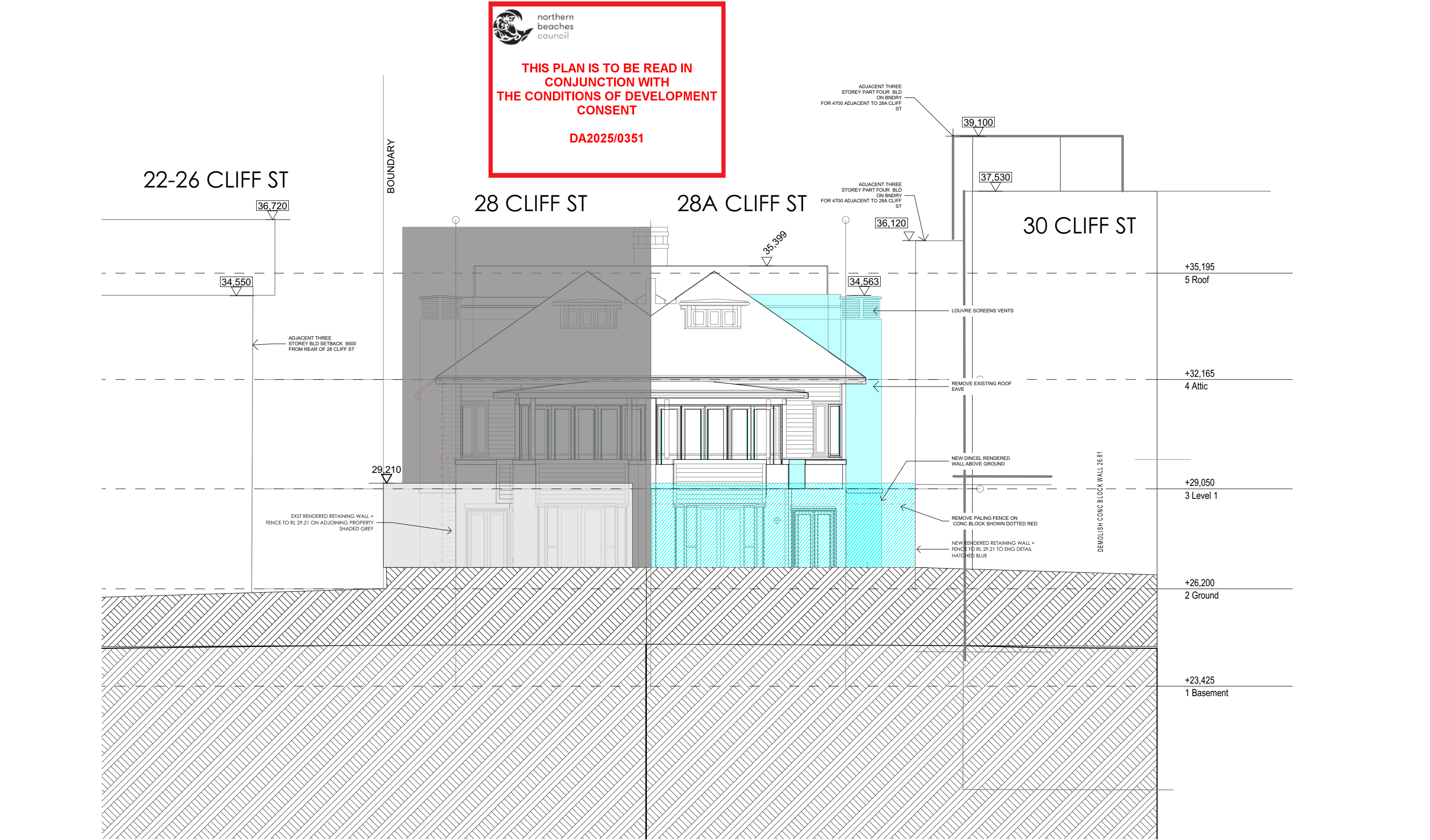
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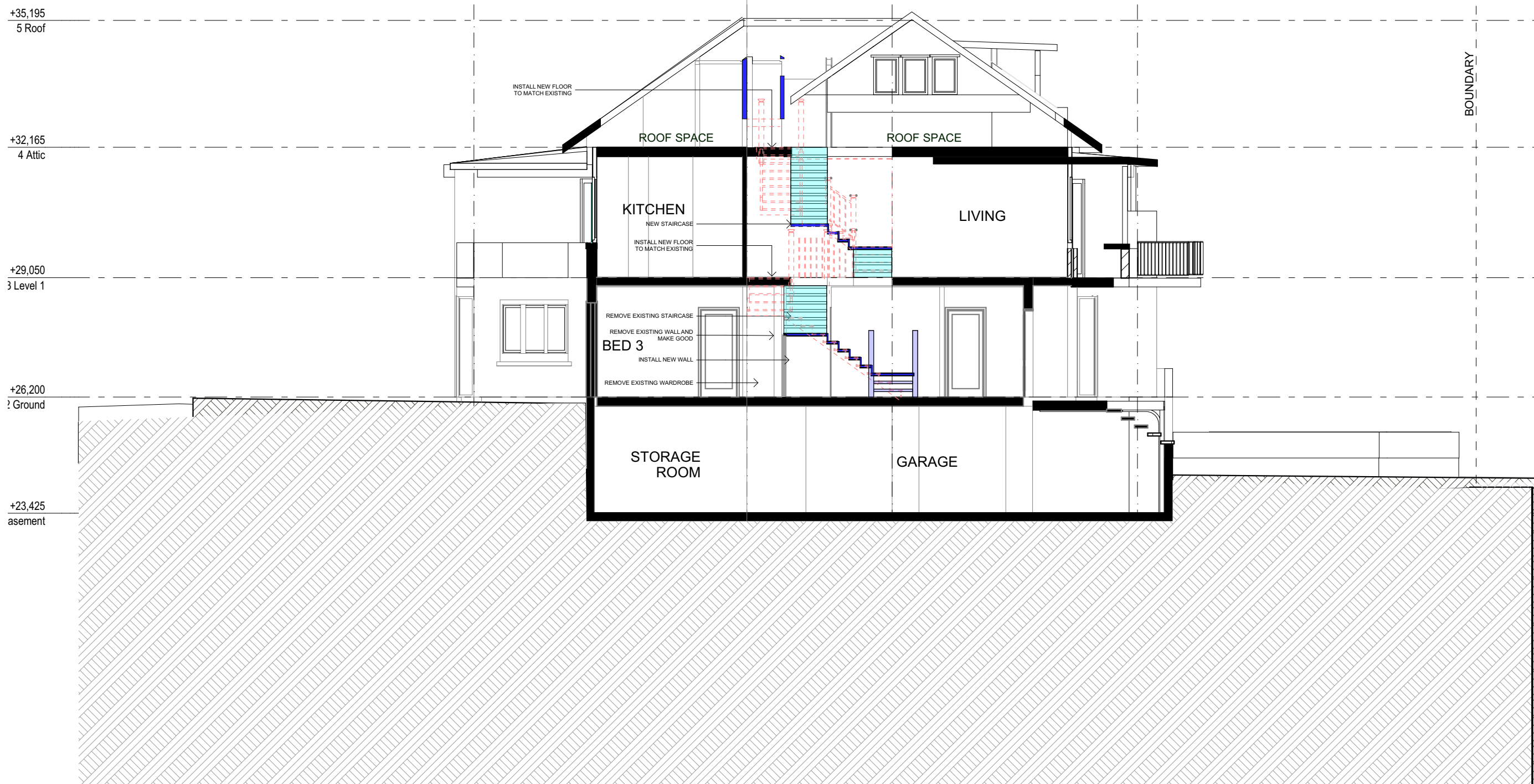


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28 CLIFF S

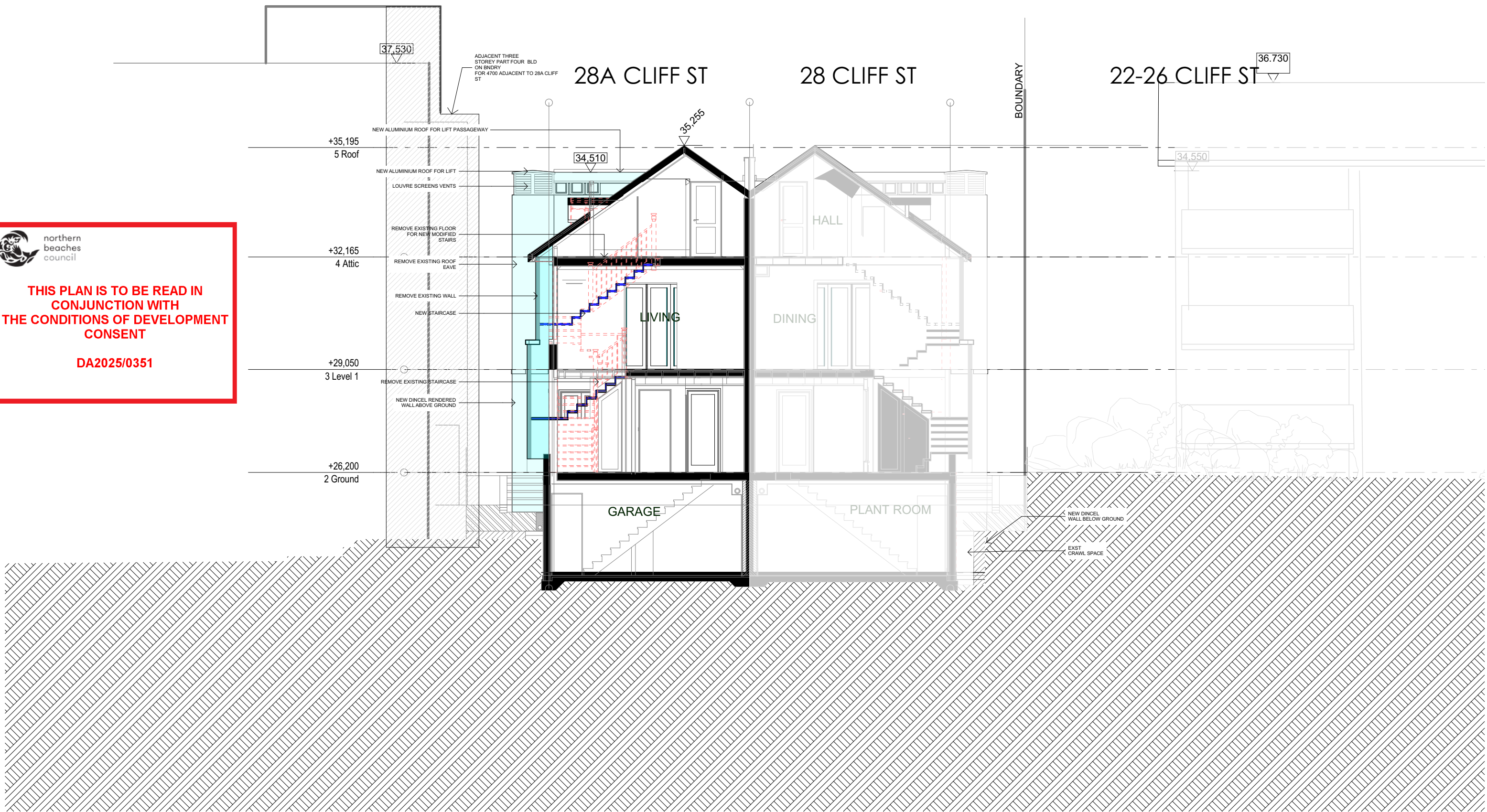


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						 NEW WALLS					
				DATE:	SCALE :	 WALLS TO BE DEMOLISHED	 PROPOSED R.L.				REVISION
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				31/03/2025						

EXISTING WALLS

NEW WALLS

WALLS TO BE DEMOLISHED

NEW WORKS

EXISTING R.L.

PROPOSED R.L.

Project: 2024\202401_28a Cliff St Manly v20\1_Arch\CAD\Current A3\28a Cliff Street Lift Addition 202402.dwg