

AFFL	ABOVE FINISHED FLOOR LEVEL
AG	AGRICULTURAL PIPE - SLOTTED PVC PIPE
AS	ADJUSTABLE SHELVES
AW	AWNING WINDOW
BS	BATH SPOUT
BSN	BASIN
CFC	COMPRESSED FIBRE CEMENT WALL CLADDING
CL	CENTRE LINE
CB	CONCRETE BLOCKWORK
CBF	CONCRETE BROOM FINISH
CST	CONCRETE STEEL TROWEL FINISH
CJ	CONTROL JOINT
COL	COLUMN
COS	CHECK ON SITE
CPT	CARPET
CR	CEMENT RENDER
CRW	CEMENT RENDER WATERPROOF
CT	CERAMIC TILING
D	DOUBLE GLAZED
DCW	DINCEL CONCRETE WALL SYSTEM
DP	DOWNPIPE
DPG	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DR	DRYER
EDB	ELECTRICAL DISTRIBUTION BOARD
EGL	EXISTING GROUND LEVEL
EJ	EXPRESSED JOINT
EL	EXHAUST LOUVRE
EX	EXISTING
FC	FIBROUS CEMENT
FCP	FIBROUS CEMENT PANEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FG	FIXED GLAZING
FSS	FRAMELESS SHOWER SCREEN
FT	FLOOR TILE
FW	FLOOR WASTE
GB	GLASS BALUSTRADE
GD	GARAGE DOOR
GL	GLAZING
GM	GALVANISED MESH GRATE
GP	GRATED PIT
GPO	GENERAL PURPOSE OUTLET
GU	GUTTER
HC	HOSE COCK
HR	HAND RAIL
HTF	HEATED FLOOR
HTR	HEATED TOWEL RAIL
HYD	HYDRANT
LD	LINEAR DRAIN
LS	LOUVRE SCREEN
LVR	LOUVRED ROOF
LV	LOUVRE WINDOW
M	MIRROR
MB	METAL BALUSTRADE
MC	METAL CAPPING
MD	MIXER DIVERTER
MX	MIXER 850 AFFL
MR	METAL ROOFING
MS	METAL SCREEN
MT1	MOSAIC TILE TYPE 1
MW	MASONRY WALL
MW	METAL WALL CLADDING
OF	OVERFLOW SPITTER
OFC	OFF FORM CONCRETE
OP	OPAQUE / OBSCURE GLAZING
PB	PLASTERBOARD
PBM	PLASTERBOARD MOISTURE RESISTANT
PFC	PARALLEL FLANGE CHANNEL
PD	PLANTER DRAIN - SLOTTED UPVC / ACCESS RISER
PL	PLANTER
P	PAINTED
PV	PAVING CONCRETE
R	ROBE
RH	RANGEHOOD
RHS	RECTANGULAR HOLLOW SECTION
RWH	RAINWATER HEAD
RWO	RAINWATER OUTLET - UPVC SEWER GRADE
RWS	RAINWATER SPREADER
ST	STONE
SD	SMOKE DETECTOR
SDH	SASHLESS DOUBLE HUNG WINDOW
SFL	STRUCTURAL FLOOR LEVEL
SHR	SHOWER HEAD 2000 AFFL UNO
SJ	SILICONE JOINT
SK	SKIRTING
SKL	SKYLIGHT
SHS	SQUARE HOLLOW STEEL SECTION
SLD	SLIDING DOOR / WINDOW
SRP	SETOUT REFERENCE POINT
SS	STEEL STAINLESS
SF	STEEL
SF	STEEL FRAME
SSW	SASHLESS SLIDING WINDOW
STD	STRIP DRAIN
STP	STORMWATER PIPE
SW	SANDSTONE WALL
SWP	STORMWATER PIT
TB	TIMBER FLOOR BOARDS
TBL	TIMBER LINING BOARDS
TDB	TIMBER DECKING BOARDS
TW	TIMBER WALL CLADDING
TPH	TOILET PAPER HOLDER 500 AFFL
TR	TOWEL RAIL 850 AFFL UNO
TV	TIMBER VENEER
TW	TIMBER WALL CLADDING
UB	UNIVERSAL STEEL BEAM
UC	UNIVERSAL STEEL COLUMN
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE

The map shows a residential area with several streets: Francis St, Augusta Rd, Daintrey St, Edwin St, Griffiths St, Parkview Rd, and Birkley Rd. A red circle highlights a specific lot, and a red rectangle indicates a proposed development site. The map also shows the location of 'My Little Angel' and 'Uniting Wesley Heights Manly'.

BASIX Certificate

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

Alterations and Additions

Certificate number: A395958

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

Sectorary

Date of issue: Tuesday, 18, December 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.

Description of project

Project address	18 Francis Street Manly
Project name	18 Francis Street Manly 2014
Street address	Northern Beaches Council
Local Government Area	Deposited Plan 87274
Plan type and number	0
Lot number	10
Section number	0
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): 8211634082

Fixtures and systems

Show on
DA Plans

Show on
CC/DCD
Plans &
specs

Certifier
Check

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

☒ ☒ ☒

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/DCD
Plans &
specs

Certifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s/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	n/a	
suspended floor with open joists: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
external wall: cavity brick	n/a	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: brick veneer	R1.16 (or R1.40 including construction)	
ceiling: raked, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil-larking	medium (solar absorptance 0.475 - 0.70)

DA00	Cover Sheet
MD01	Existing Ground Floor Plan
DA01	Site Analysis
DA02	Proposed Site & Roof Plan
DA03	Proposed Ground Floor Plan
DA04	Proposed Upper Floor Plan
DA05	Proposed Area Calculations
DA06	Proposed Sections A-A & B-B
DA07	Proposed Elevations
DA08	Proposed Elevations
DA09	Excavation & Fill Diagram
DA10	Shadow Diagram Site Plan
DA11	Shadow Diagrams Elevation No 16 Francis St
DA12	External Materials Schedule
NP01	Notification Plans

	Existing structure to remain		New masonry walls
	Existing structure to be demolished		New blockwork & concrete structure
	New tiled / paved floor finish		New timber stud walls
	New timber floor / deck finish		Landscaping
	New Roof		

The logo for Watershed Design features a stylized 'W' icon on the left, composed of three parallel, slightly offset vertical lines that form a triangular shape. To the right of the icon, the words 'WATERSHED' and 'DESIGN' are stacked vertically in a clean, sans-serif, uppercase font. A thin horizontal line is positioned below the word 'DESIGN'. To the right of this line, the words 'architecture', 'interiors', and 'landscapes' are stacked vertically in a smaller, lowercase, sans-serif font.

Address: L1 / 167 Pittwater Rd, Manly
Phone: 02 9977 1076 **Fax:** 02 9976 0625
info@watersheddesign.com.au



View from Francis Street



South side path



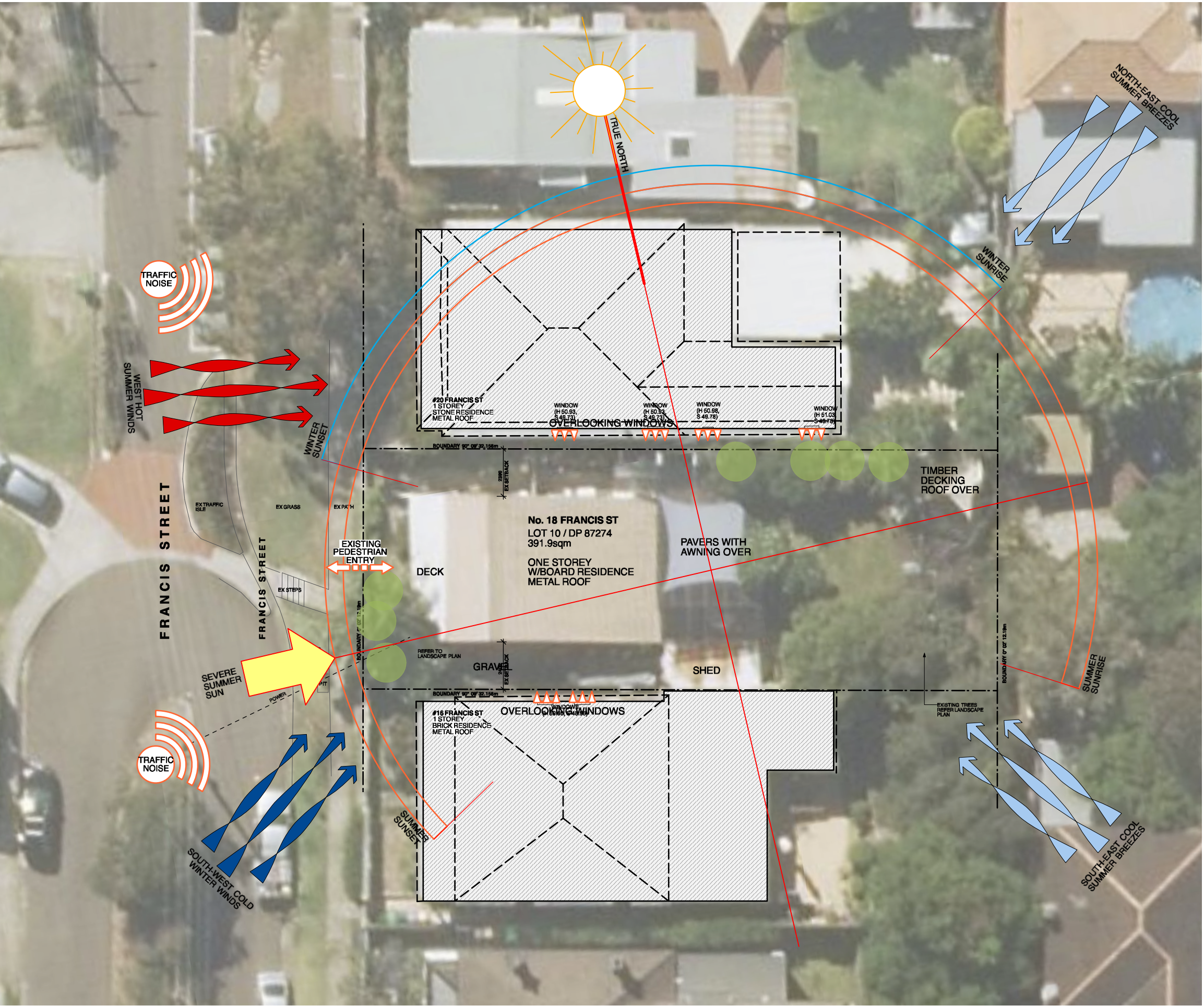
North side path



Rear backyard



Rear of house



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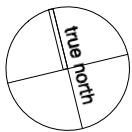
REVISIONS

no	amendment	date
A	PRELIMINARY ISSUE	13.11.18
B	UPDATED ISSUE	16.11.18
C	PRELIMINARY DA ISSUE	12.12.18
D	PRELIMINARY DA ISSUE	20.12.18
E	DA ISSUE	??.01.19

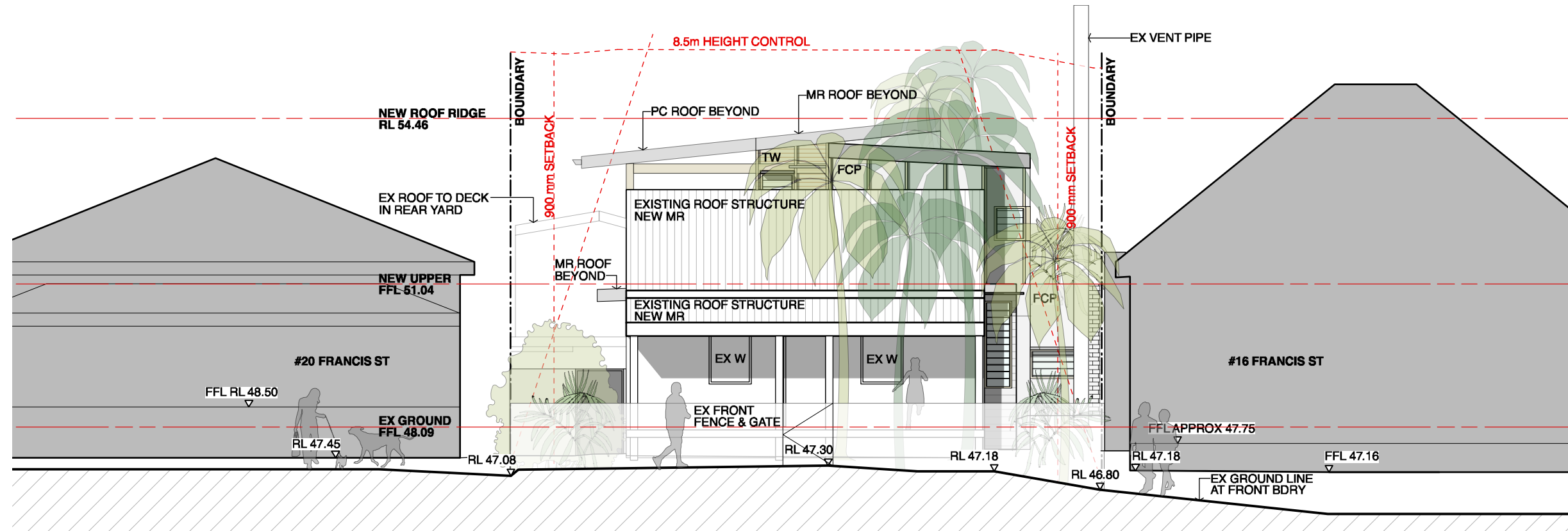


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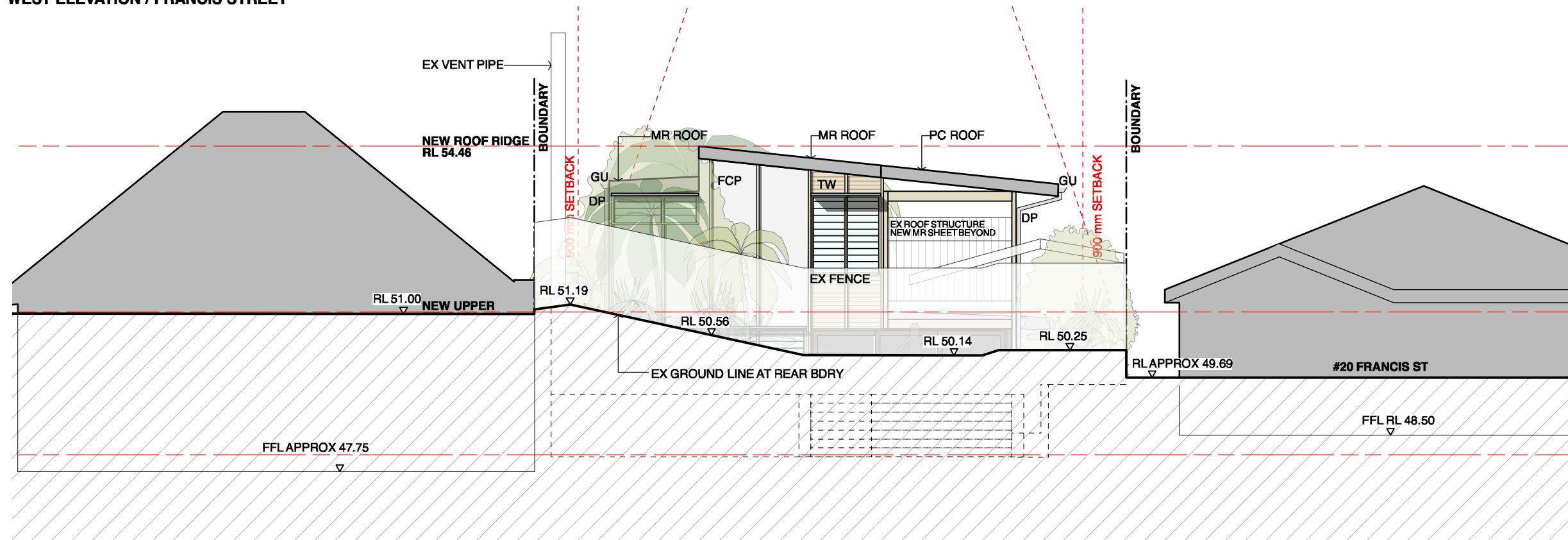
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CLIENT	Tineke & Jake Condon	ADDRESS	18 Francis Street, Fairlight	JOB NO	18013	DRAWING NO	
PROJECT	Alterations & Additions	TITLE	Site Analysis	DRAWN	NT	ISSUE	DA01
				CHECKED	MK		E
				SCALE	1:200 @ A3		



WEST ELEVATION / FRANCIS STREET



EAST ELEVATION

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E	DA ISSUE	??.01.19



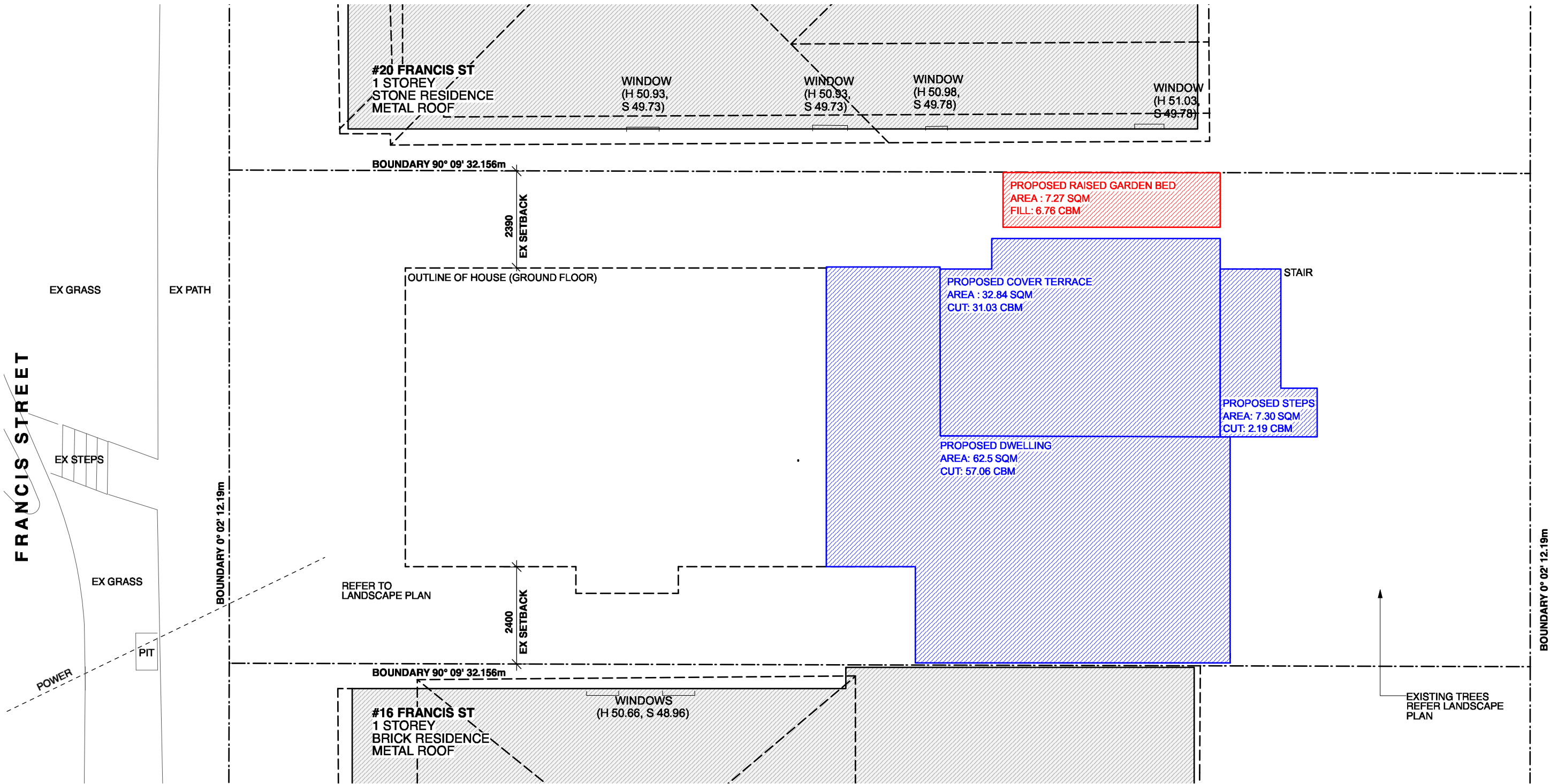
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CLIENT	Tineke & Jake Condon	ADDRESS	18 Francis Street, Fairlight	JOB NO	18013	DRAWING NO	
PROJECT	Alterations & Additions	TITLE	Proposed West & East Elevations	DRAWN	NT		DA08
				CHECKED	MK	ISSUE	E
				SCALE	1:100 @ A3		

 **PROPOSED FILL**
AREA: 7.27 SQM
FILL: 6.76 CBM
FILL FOR LANDSCAPING WORKS. EXTENT TO BE CONCLUDED ON SITE.

 **PROPOSED CUT**
AREA: 102.64 SQM
FILL: 90.28 CBM
CUT FOR LANDSCAPING WORKS. EXTENT TO BE CONCLUDED ON SITE.



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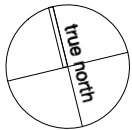
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CLIENT **Tineke & Jake Condon**

PROJECT **Alterations & Additions**

ADDRESS **18 Francis Street,
Fairlight**

TITLE **Excavation & Fill
Diagram**

JOB NO **18013**
DRAWN **NT**
CHECKED **MK**
SCALE **1:100
@ A3**

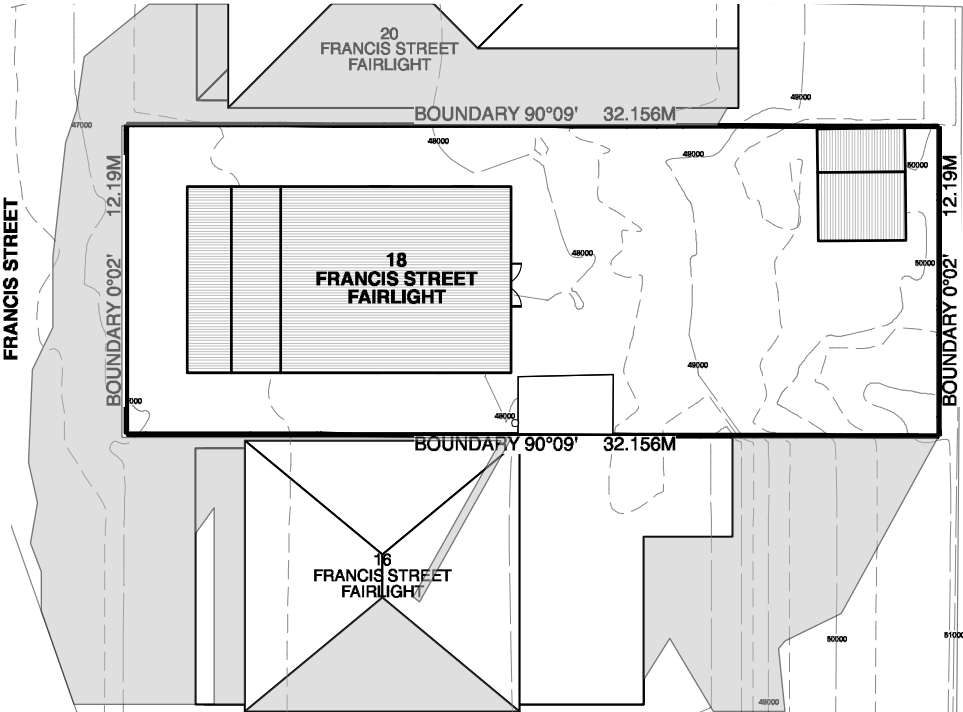
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ISSUE **E**

LEGEND

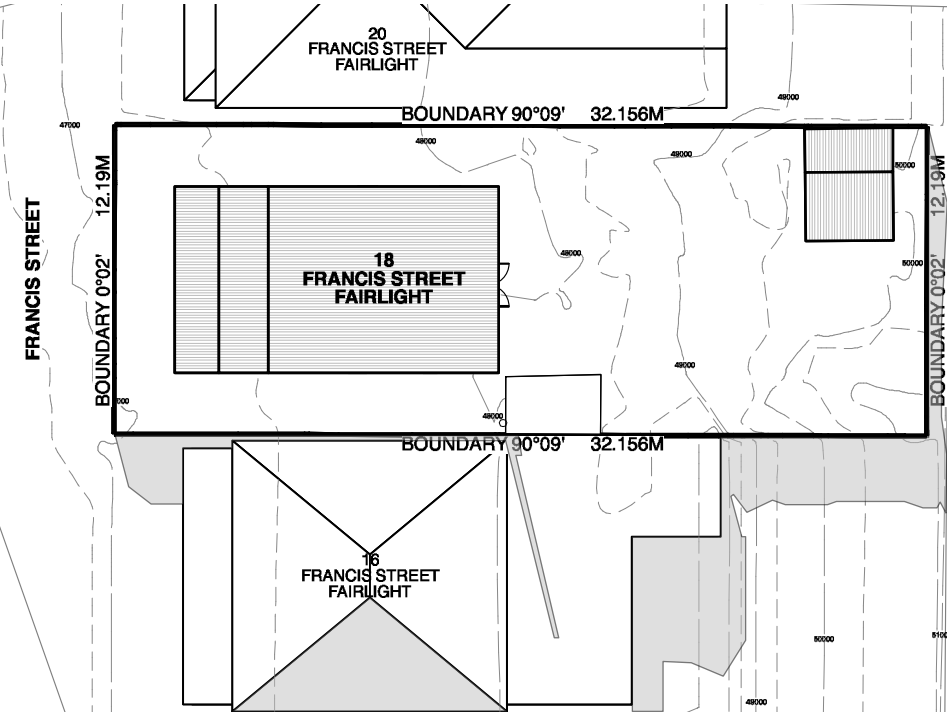
EXISTING
OVERSHADOWING

ADDITIONAL
OVERSHADOWING

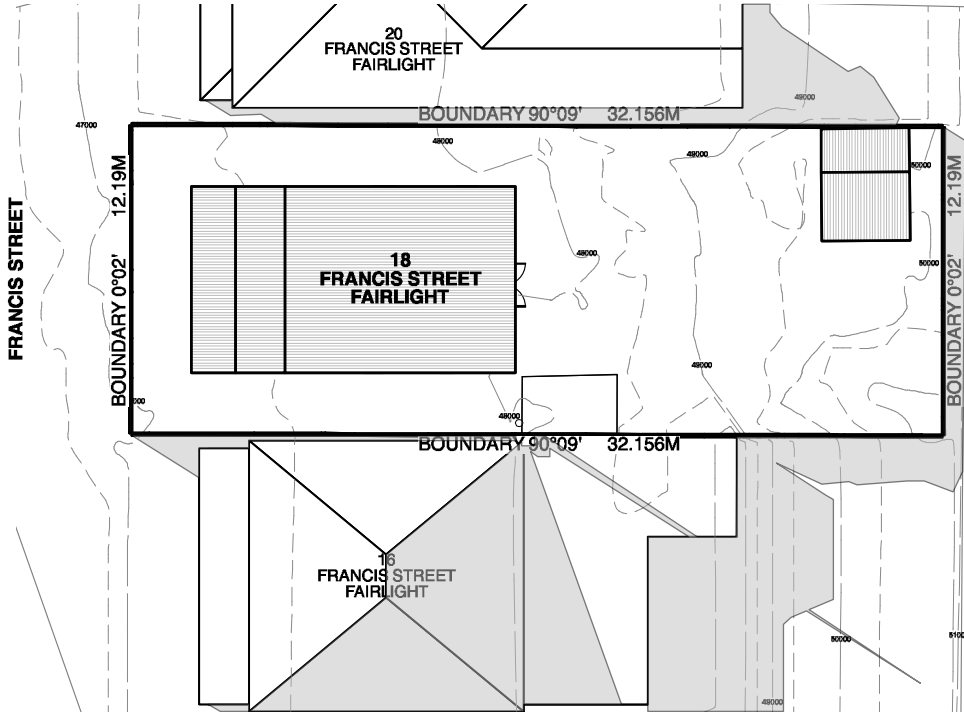
REDUCED
OVERSHADOWING



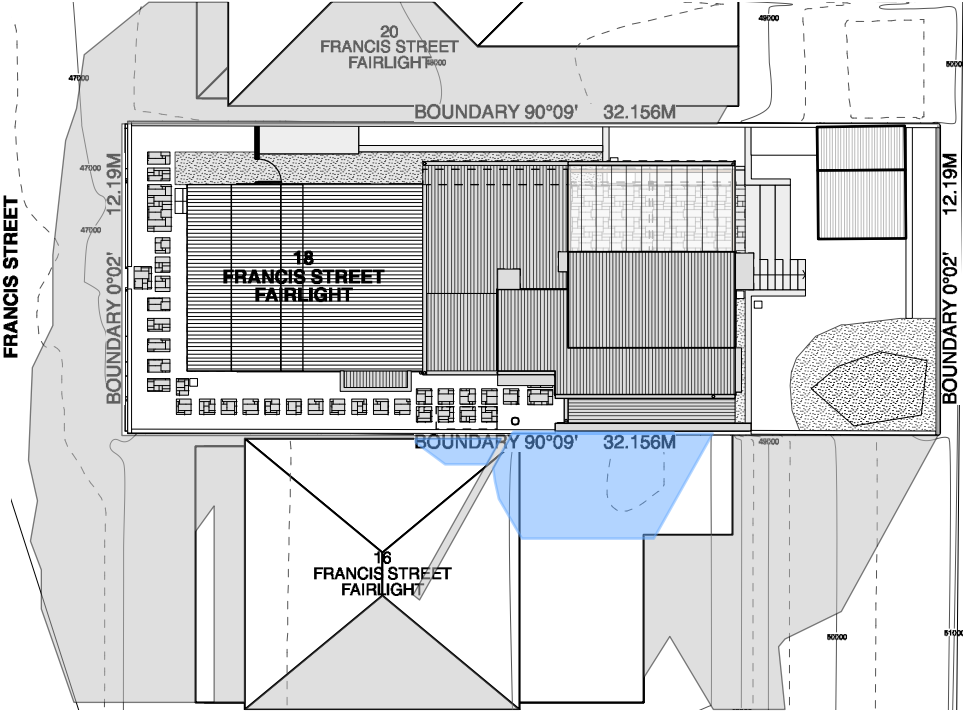
Existing - Winter Solstice 9am



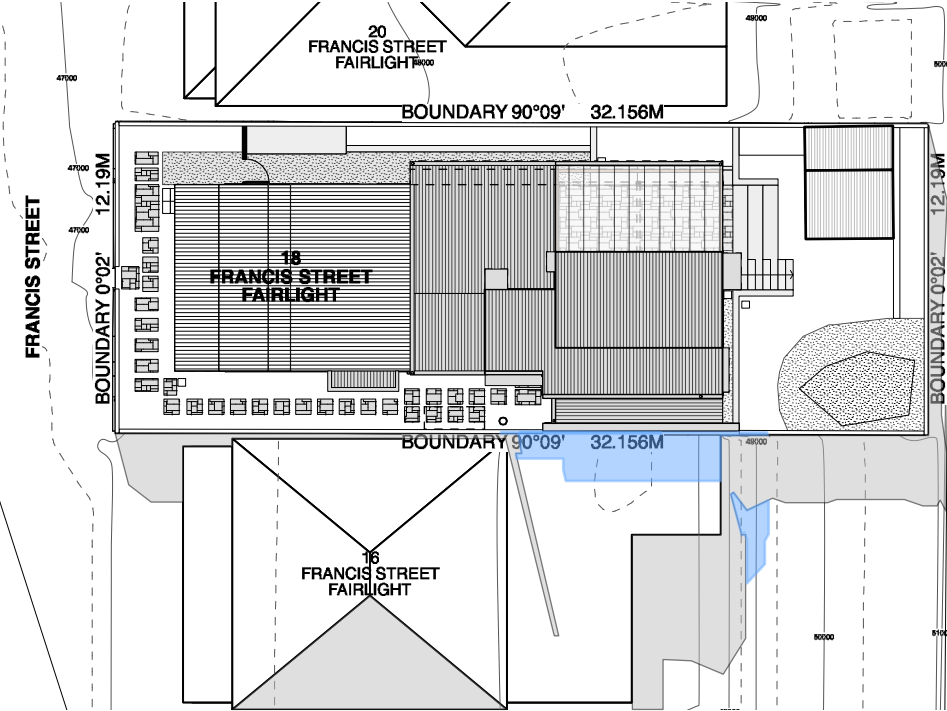
Existing - Winter Solstice 12pm



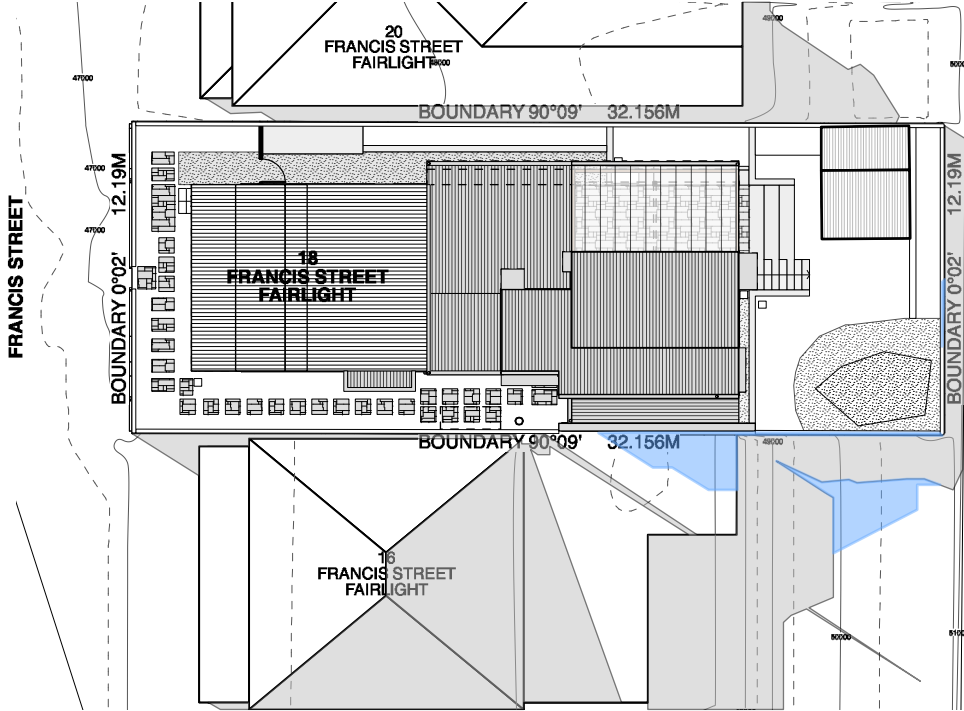
Existing - Winter Solstice 3pm



Proposed - Winter Solstice 9am



Proposed - Winter Solstice 12pm



Proposed - Winter Solstice 3pm

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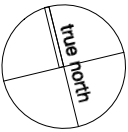
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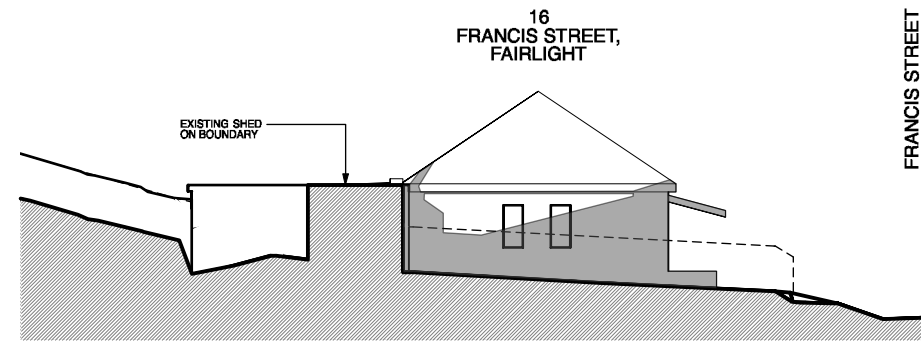
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PROJECT	Alterations & Additions	TITLE	Shadow Diagrams Site Plan Existing & Proposed	DRAWN	NT	ISSUE	DA10
				CHECKED	MK		E
				SCALE	1:300 @ A3		

LEGEND

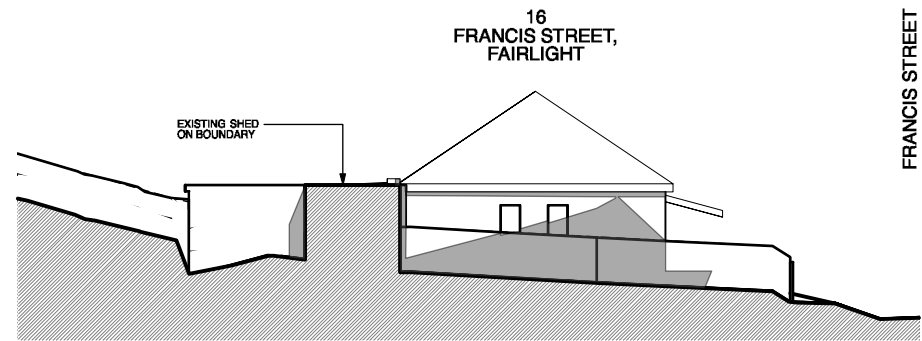
EXISTING OVERSHADOWING

ADDITIONAL OVERSHADOWING

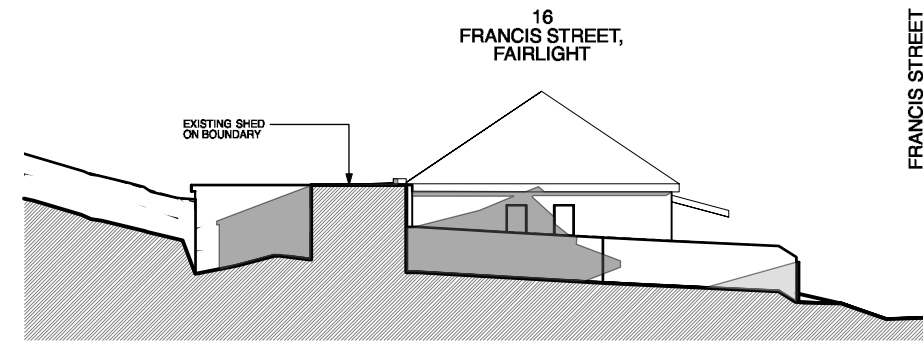
REDUCED OVERSHADOWING



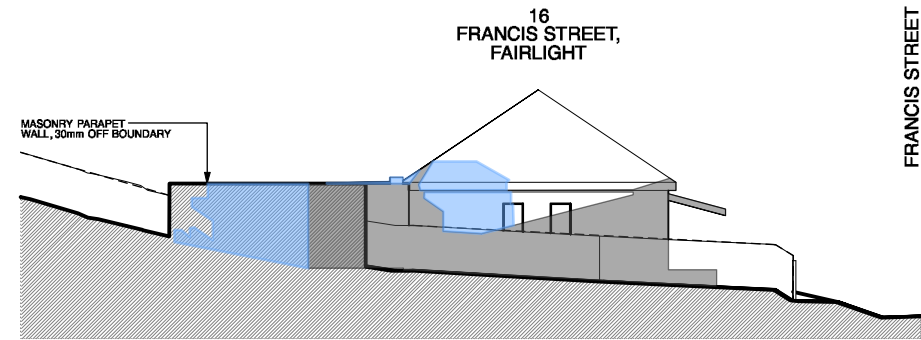
Existing - Winter Solstice 9am



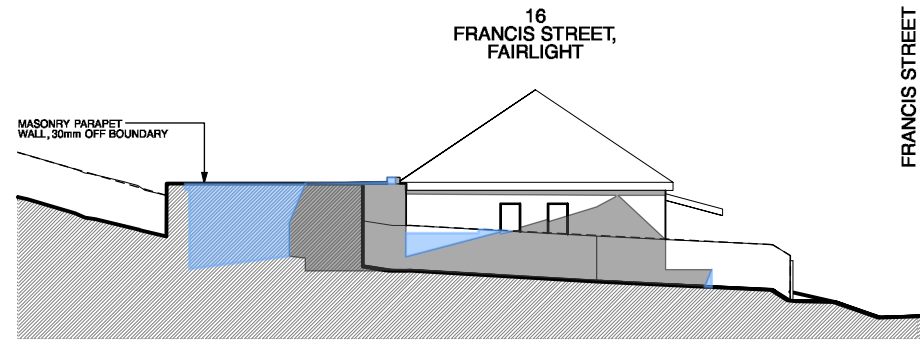
Existing - Winter Solstice 12pm



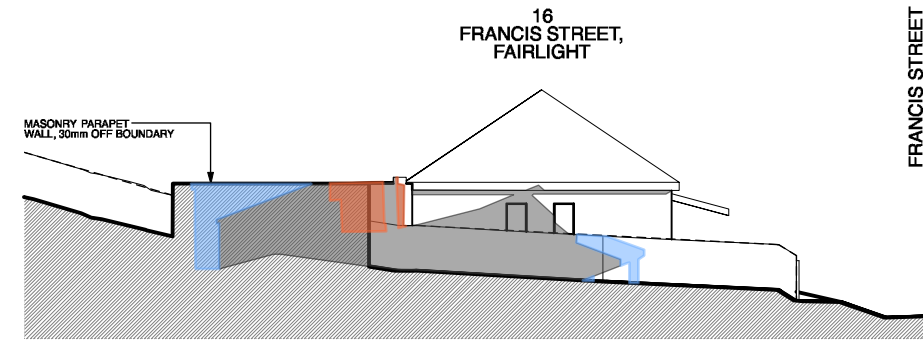
Existing - Winter Solstice 3pm



Proposed - Winter Solstice 9am



Proposed - Winter Solstice 12pm



Proposed - Winter Solstice 3pm

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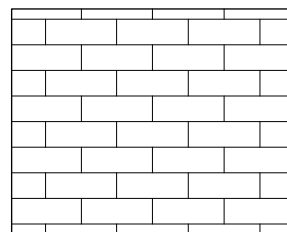
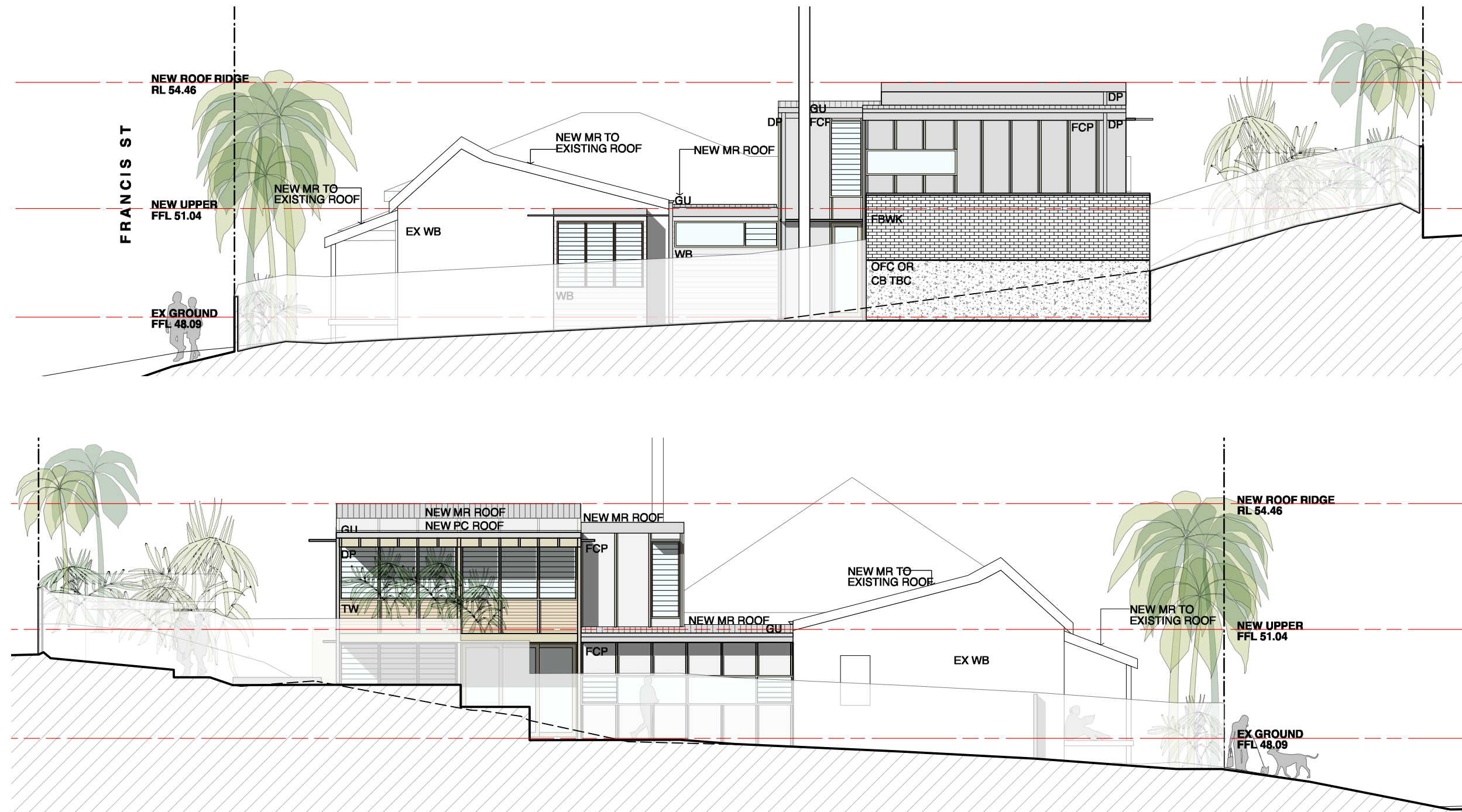
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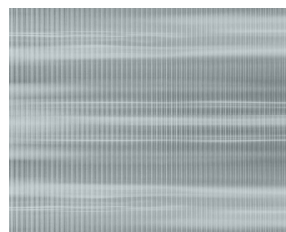
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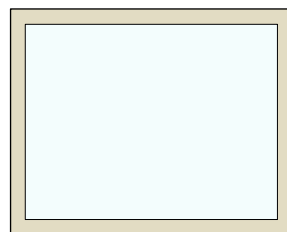
CLIENT	Tineke & Jake Condon	ADDRESS	18 Francis Street, Fairlight	JOB NO	18013	DRAWING NO	
PROJECT	Alterations & Additions	TITLE	Shadow Diagrams Elevation No 16 Existing & Proposed	DRAWN	NT	ISSUE	DA11
				CHECKED	MK		E
				SCALE	1:300 @ A3		



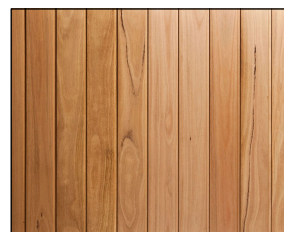
FBWK
FACE BRICKWORK
COLOUR: TBC



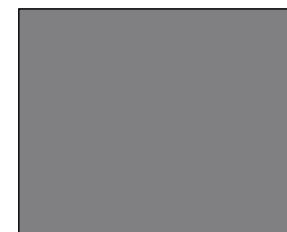
PC
POLYCARBONATE ROOF
COLOUR: WHITE OPAQUE
TBC



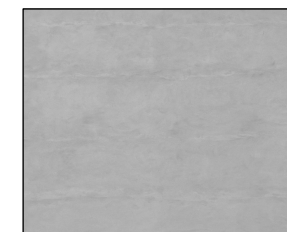
WINDOWS
TIMBER FRAMED
COLOUR: CLEAR FINISHED
OR PAINT FINISH



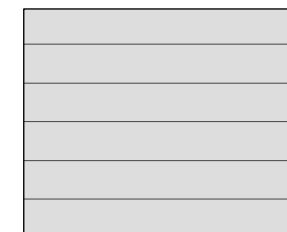
TW
TIMBER WEATHERBOARD
& BATTENS
COLOUR: CLEAR FINISHED



MR / DP / GU
METAL ROOF / RAINWATER GOODS
COLOUR: COLORBOND
WINDSPRAY



FCP
FIBRE CEMENT PANEL
COLOUR: LIGHT GREY



WB
PAINTED TIMBER WEATHERBOARDS
TO MATCH EXISTING

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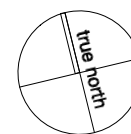
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CLIENT Tineke & Jake Condon
PROJECT Alterations & Additions

ADDRESS 18 Francis Street,
Fairlight
TITLE **External Finishes &
Materials Diagram**

JOB NO	18013	DRAWING NO
DRAWN	NT	DA12
CHECKED	MK	ISSUE
SCALE	1:150 @ A3	E



Dypsis Lutescens
'Golden Cane Palm'



Aspidistra Lurida 'Okame'



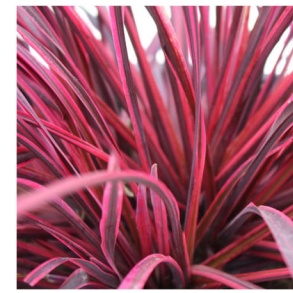
Cordylone Fruticosa 'Rubra'



Leionema 'Green Screen'



Helichrysum Petiolare 'Limelight'



Cordylone 'Raspberry Fountain'



Cordylone 'Lime Fountain'



Syzygium 'Hinterland Gold'



Grevillea
'Peaches & Cream'



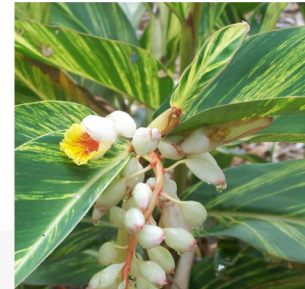
Strelizia 'Nicolai'



Ensete Ventricosum
'Abyssinian Banana'



Draceana Marginata 'Tricolour'



Alpinia Zerumbet 'Variegated
Shell Ginger'



Banksia Integrifolia
Fastigata 'Sentinel'



Viola Hederacea
'Native Violet'

Ajuga Reptans

