DRAWING REGISTER

PAGE NO.	TITLE	REVISION	DATE ISSUED
A.01	COVER PAGE/LOCATION PLAN/COMPLIANCE DIAGRAMS	A	02.03.2021
A.02	PLAN: SITE ANALYSIS (Existing)	A	02.03.2021
A.03	PLAN: SITE (Proposed)	A	02.03.2021
A.04	PLAN:S BASEMENT + GROUND FLOOR	A	02.03.2021
A.05	PLANS: FIRST FLOOR + ROOF	A	02.03.2021
A.06	ELEVATIONS: NTH / STH / EST / WST	A	02.03.2021
A.07	SHADOW DIAGRAMS - EXISTING	A	02.03.2021
A.08	SHADOW DIAGRAMS - PROPOSED	A	02.03.2021
A.09	VIEW ANALYSIS	A	02.03.2021
NP.01	NOTIFICATION PLANS	A	02.03.2021
NP.02	NOTIFICATION PLANS	A	02.03.2021

32 Reddall Street, Manly NSW 2095

Lot 87, Sec DP 70416

Land Area 696.7 m²

CONTROLS

LEP Floor Space Ratio Map (Sheet FSR_006)

max floor space ratio F (0.6:1)

LEP Height of Buildings Map (Sheet HOB_006)

Maximum Building Height J (9m)

LEP Land Zoning Map (Sheet LZN_006)

R1 : General Residential

DCP EXCAVATION

Maximum volume of excavation for the site

Max permitted excavation 350 m3

DCP 4.1.5 Open Space and Landscaping

Total open space at least 55% of site area

Total landscaped area at least 35% of open space

1 Aerial View

SCHEDULE OF EXTERNAL FINISHES

PT2 - Existing painted timberwork

TL1 - Slate look roof tiles to new and old rooves

TM1 - Stained external timber work including rafters, privacy screens, etc

MR1 - Mirror cladding to wall in connection between old and new

BK1 - Existing brickwork to be retained

PT1 - Dark brown paint to match bricks over textured render

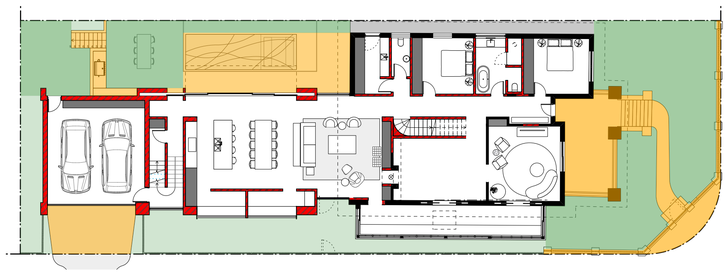
PB1 - Existing pebble columns to be retained

ST1 - Existing sandstone to be re-used in landscape walls

DCP 4.1.5 Open Space and Landscaping

Site Area	696.7 m2				
Open Space Area	Area OS3				
	Control	Existing	Compliant	Proposed	Compliant
Total Open Space	55% of site area min.	57.9%	**YES**	38%	**NO**
Total	383.2 m2 min.	403.5 m2	**YES**	267.1 m2	**NO**
Landscaped Area	Control	Existing	Compliant	Proposed	Compliant
	35% open space min.	69.7%	**YES**	37.7% open space	**YES**
Total	134.1 m2 min.	267.1 m2	**YES**	144.5 sqm	**YES**

3a Existing Landscaped area

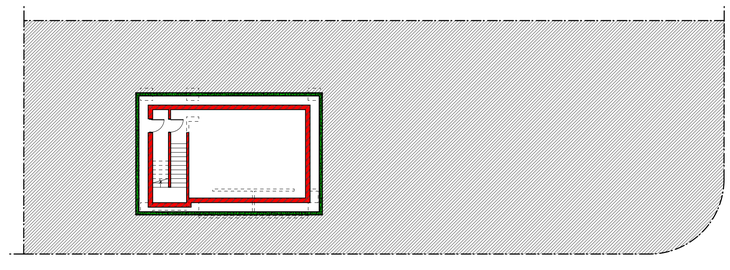


3b Proposed Landscaped area

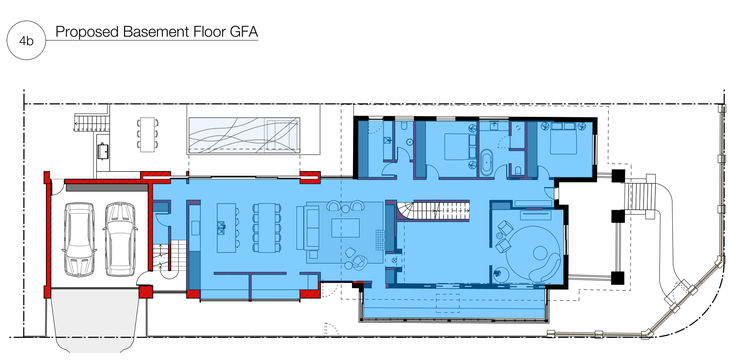
LEP Floor Space Ratio

Site Area	696.7 m2			
MAX FSR	0.6:1 (418.02 m2)			
GFA	Existing	Compliant	Proposed	Compliant
First Floor	na	na	111.5	
Ground Floor	198 m2		261.2	
L Gnd Floor	na			
Total	212.1 m2	YES	372.7 sqm	YES
FSR	0.30:1	YES	0.53:1	YES

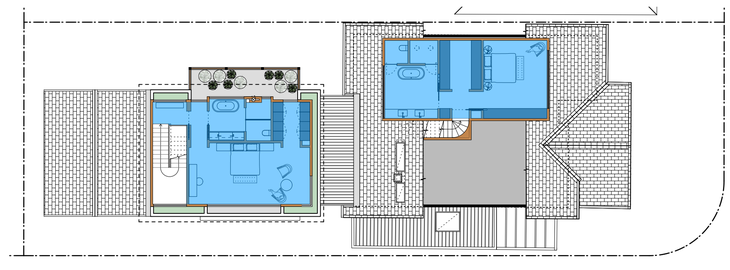
4a Existing Ground Floor GFA



4b Proposed Basement Floor GFA



4c Proposed Ground Floor GFA



4d Proposed First Floor GFA

Rainwater tank

The applicant must install a rainwater tank of at least 1290 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 150 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 16 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

Outdoor spa

The spa must not have a capacity greater than 3 kilolitres.

The spa must have a spa cover.

The applicant must install a spa pump timer.

The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.

Hot water

The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

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.

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	
floor above existing dwelling or building.	nil	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: other/undecided	R1.70 (including construction)	
internal wall shared with garage: single skin masonry (R0.18)	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

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.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

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 Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
GF W01	NE	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W02	SE	4.05	5.85	7.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W03	NE	2.7	1.45	2.5	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W04	SE	14.04	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W05	SW	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W06	SE	5.13	10.35	3	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W07	NW	5.13	9.35	5	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
GF W08	NW	19.17	1.75	5	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
GF W09	NW	4.05	1.75	5	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W01	NE	2.4	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
FF W02	NE	4.8	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
FF W03	NE	2.4	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
FF W04	NW	5.87	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W05	NE	22.6	3.43	7.8	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W06	SE	5.87	3.15	7.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W07	SE	12.32	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W08	SE	6.9	7.65	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W09	SW	5.26	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W10	NW	6.9	6.65	5	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
FF W11	NW	3.36	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FF W12	NW	3.36	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

BASIX Certificate # A346623_02

Prepared by: BASIX Certificate Centre - 23 Feb. 2021

2 BASIX Commitments

EATON ARCHITECTS
PO Box 849, Manly NSW 1655
info@bkharchitects.com.au
0422 392 710

client
Thomas Residence

address
32 Reddall Street Manly NSW

amendment		
A	Development Application	02.03.2021

scale	project number	drawn by
1:100 @ A1, 1:200 @ A3	0021	JE

drawing title: **COVER PAGE**

drawing number: **A01-A**