

41 PACIFIC PARADE | MANLY 2095

REBECCA POYNTZ & DOMINIC PRICE



Alterations and Additions

Certificate number: A451277_04

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: Tuesday, 12, April 2022
To be used this certificate must be forted within 3 months of the date of lise.



Project address					
Project name	41 Pacific Parade Manly_04				
Street address	41 Pacific Parade Manly 2095				
Local Government Area	Northern Beaches Council				
Plan type and number	Deposited Plan 932367				
Lot number	1				
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 includes a pool (and/or spa).				

Certificate Prepared by (please complete before submitting to Council of PCA)

Name / Company Name: Efficient Living

ABN (if applicable): 82116346082

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	DATE
01	COMPLIANCE TABLE	С	7/12/2022
02	SITE CALCULATIONS	С	7/12/2022
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DA 02	EXISTING GROUND FLOOR	С	7/12/2022
DA 04	EXISTING ELEVATION NORTH	С	7/12/2022
DA 05	EXISTING ELEVATION SOUTH	С	7/12/2022
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DA 07	EXISTING ELEVATION WEST	С	7/12/2022
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DA 200	PROPOSED ELEVATION NORTH	С	7/12/2022
DA 210	PROPOSED ELEVATION SOUTH	С	7/12/2022
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DA 230	PROPOSED ELEVATION WEST	С	7/12/2022
DA 301	PROPOSED SECTION	С	7/12/2022
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DA 400	PROPOSED MATERIALS	С	7/12/2022
DA 500	SHADOWS 21 JUNE	С	7/12/2022
DA 510	3D VIEWS	С	7/12/2022
DA 511	3D VIEWS	С	7/12/2022
DA 600	DEMOLITION & SEDIMENT CONTROL PLAN	С	7/12/2022

Reports & drawings by others:

 •	<u>a. a</u>	, ,	0111010

Survey

Structurals

Flood

Arboricultural

Geotech

Heritage?

Landscape

ABBREVIATION LEGEND

A/C air conditioning unit AD aluminium door AW aluminium window BAL# balustade type # BW brick work CA casement window CB concrete blockwork CH ceiling height CK cooktop CONC concrete COS confirm on site CPD cupboards CPO powerpoint CPT carpet DP downpipe DW dishwasher DRW drawers EDB electrical distribution board EG eaves gutter EV eves vent EXG existing F fridge FB face brick FC fibre cement FCL finished ceiling level FFL finished floor level FG fixed glass FT# floor tile type # FW# floor waste type # GD garage door GL ground level GS gas strut window HR# handrail type # HTR hand towel rail HWS hot water system KP kickplate LAM# laminate # LB letter box	LC # LV M MDR MS # MX NOM OV PBW PLU # PP PS# PV RBW REH RR RV SL A C S G H SNF SS TD K TFOGW WC# WC# WT#	light weight cladding # louvre window mirror metal deck roof metal rood manufactured stone type microwave type # mixer tap nominal oven pantry cupboard plaster board plaster board water resistent plywood polyurethane finish type pitching point privacy screen paving rendered blockwork rendered brick wall refridgerator rangehood reduced level Roof Ridge roof ventilator sliding window smoke alarm steel column stained glass shower sink type # solar panels stainless steel Timber door timber decking boards timber floor boards Top of Gutter Top of Wall window toilet type # wall type # wall type # wall tile type #
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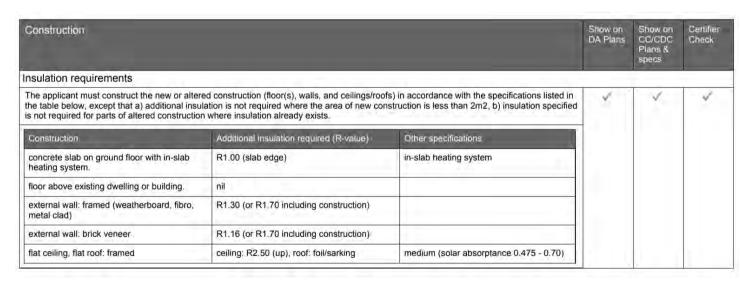
CONTROL SUMMARY

41 PACIFIC PARADE | MANLY 2095

LOT 1 Sec DP 932637 NORTHERN BEACHES COUNCIL - MANLY LOT SIZE 725.6sqm

LOCAL ENVIRONMENT PLAN	CONTROLS	COMPLIES
Land Zoning	R1 General Residential	YES - UNCHANGED
Height Of Building	8.5m	YES
Floor Space Ratio (FSR)	0.6:1	YES
Min. Lot Size	250m2	YES
Heritage	Landscape and Street frontage (I191 and 12)	YES
Acid Sulfate Soils	Class 4	YES
Local Aboriginal Land Council		YES

DEVELOPMENT CONTROL PLAN	CONTROLS	COMPLIES
Front Setback	Prevailing building line	YES - UNCHANGED
Side Setbacks	1/3 of wall height	YES
Rear Setback	Not less than 8m	YES
Total Open Space	OS3 - 55% of site area = 399.08m2. Minimum dimensions of 3m with 12m2 of unbroken area	NO
Landscaping	35% of Open Space = 127m2	YES
Above Ground Open Space	No more than 25% of TOS = 90.7m2	N/A
Private Open Space	18sqm	YES
Parking/Vehicular Access		TBC
Swimming Pool	No more than 30% of TOS. Setback minimum 1m from boundaries. no more than 1m above ground.	YES
Coastal Zone	Street Frontage at Pacific Parade	TBC
Fencing		YES





AERIAL PHOTO courtesy of Six Maps



STREET VIEW courtesy of Google

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: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	~	1	~
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.		4	· V
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.		V	V
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.		1	1
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.		1	



NOTES

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PROJECT ADDRESS

41 Pacific Parade Manly NSW 2095 Lot 1 Sec DP932637 725.6sqm

DATE

October 2021

CLIENT/S

Rebecca Poyntz & Domininc Price

STATUS

DA Approval

REVISION

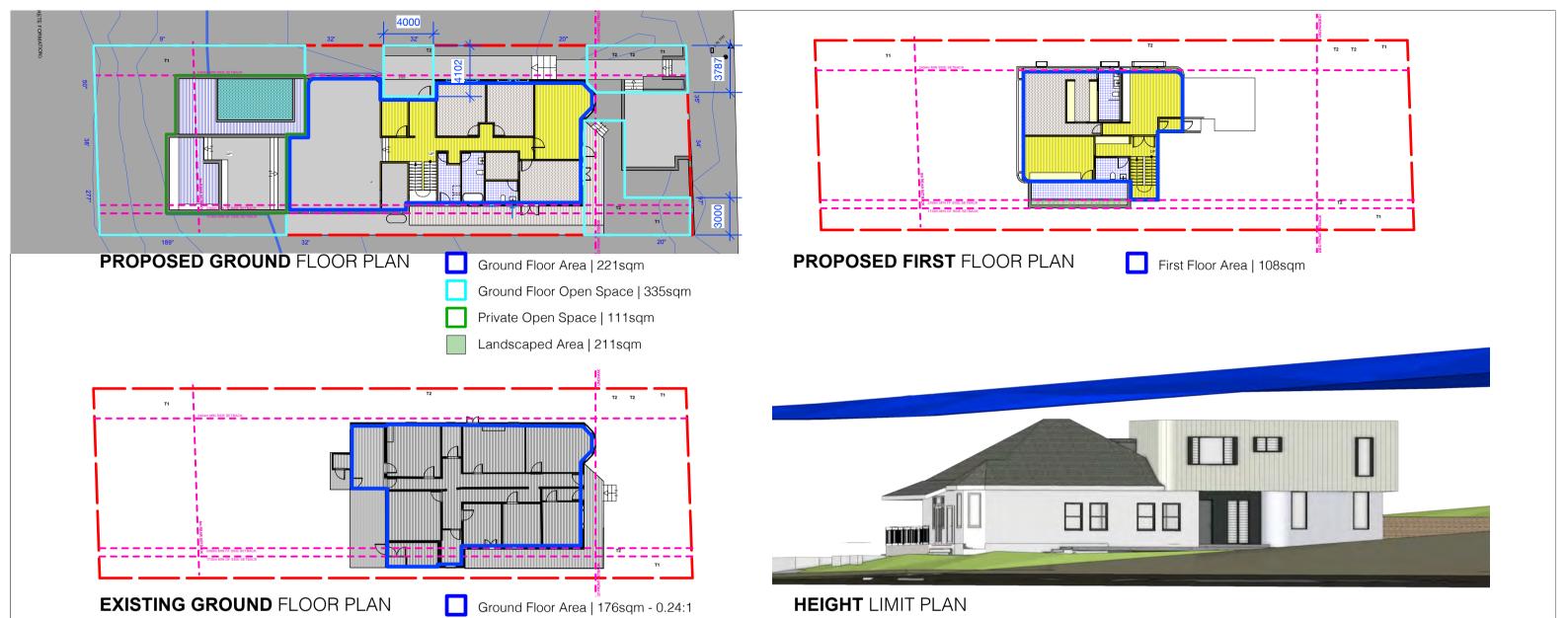
15/6/2022 В 17/8/22

С 7/12/2022 New Landscape Plan DA Updates: Materials + Height

Updated windows

COMPLIANCE TABLE

FOR CLIENT REVIEW NOT FOR CONSTRUCTION



SITE AREA | 725.6 sqm

GROSS FLOOR AREA | 329 sqm

	CONTROL	PROPOSED
FSR	0.6:1 max GFA 435.36sqm	0.46:1 GFA 329sqm
TOTAL OPEN SPACE	55% of site area 399.08sqm min	46% of site area 335sqm
LANDSCAPED AREA	at least 35% of Open Space 139.6sqm	62% of proposed total open space 211sqm
ABOVE GROUND OPEN SPACE	no more than 25% of Total Open Space 0	None proposed



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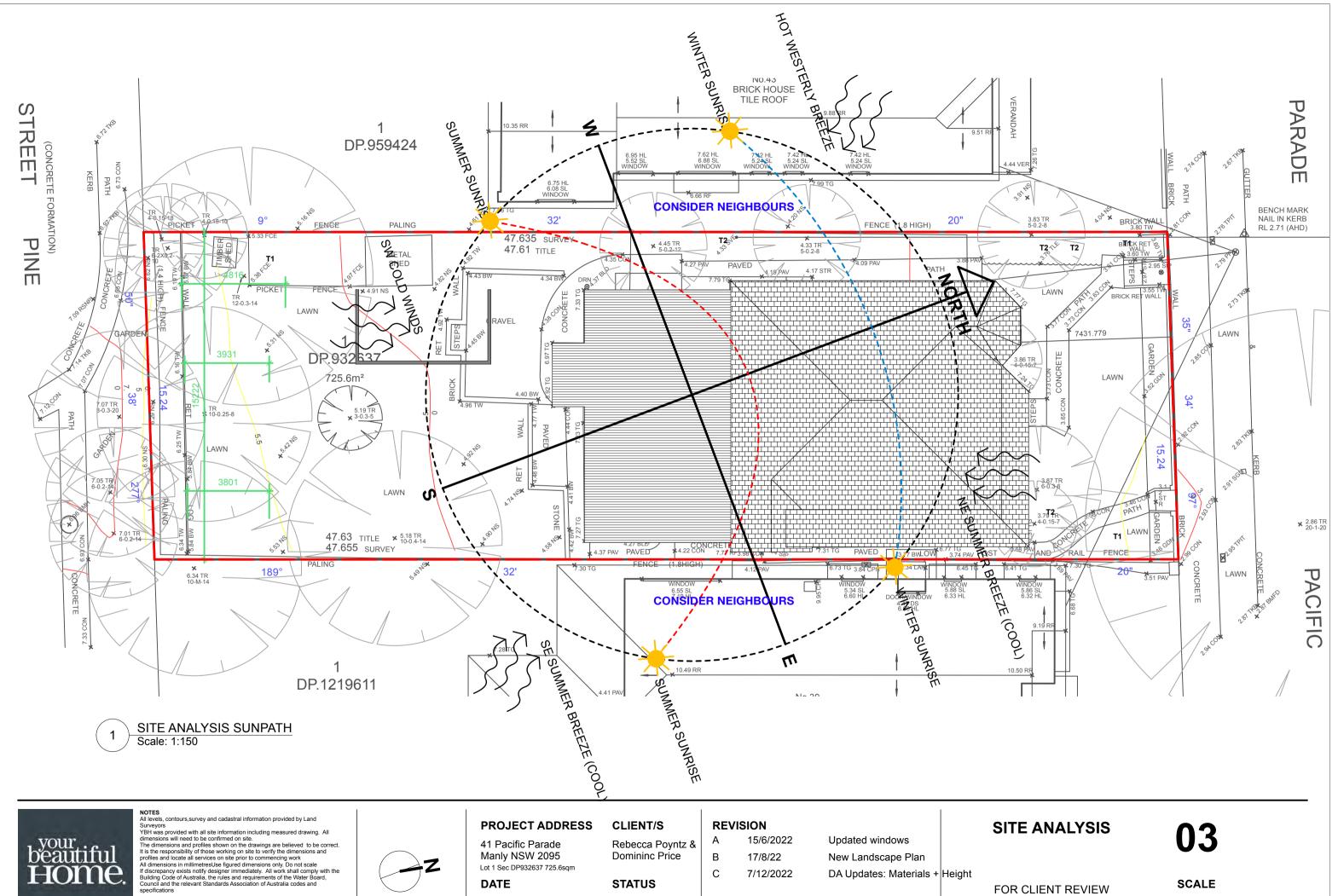
New Landscape Plan

DA Updates: Materials + Height

SITE CALCULATIONS

02

FOR CLIENT REVIEW NOT FOR CONSTRUCTION SCALE





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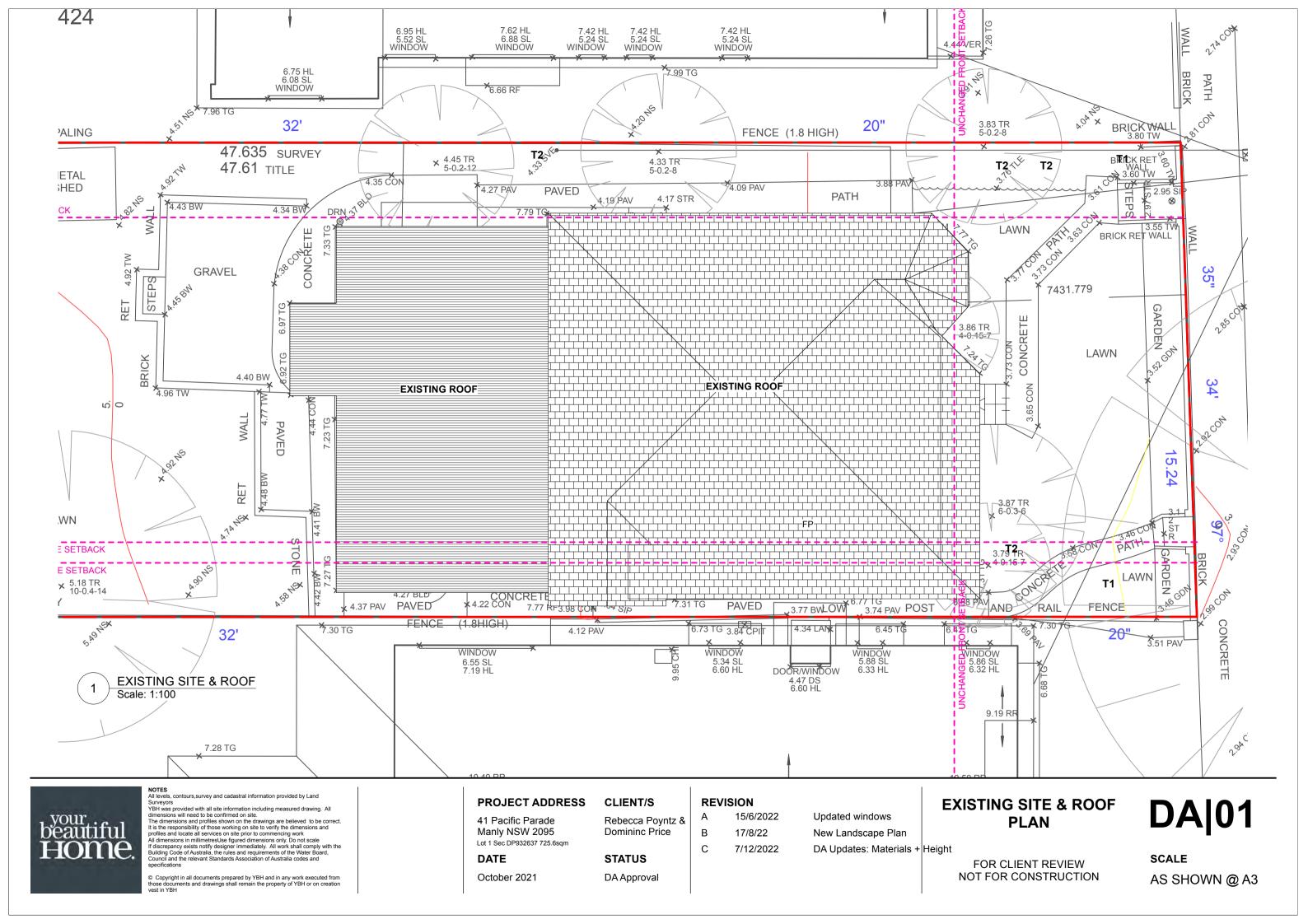
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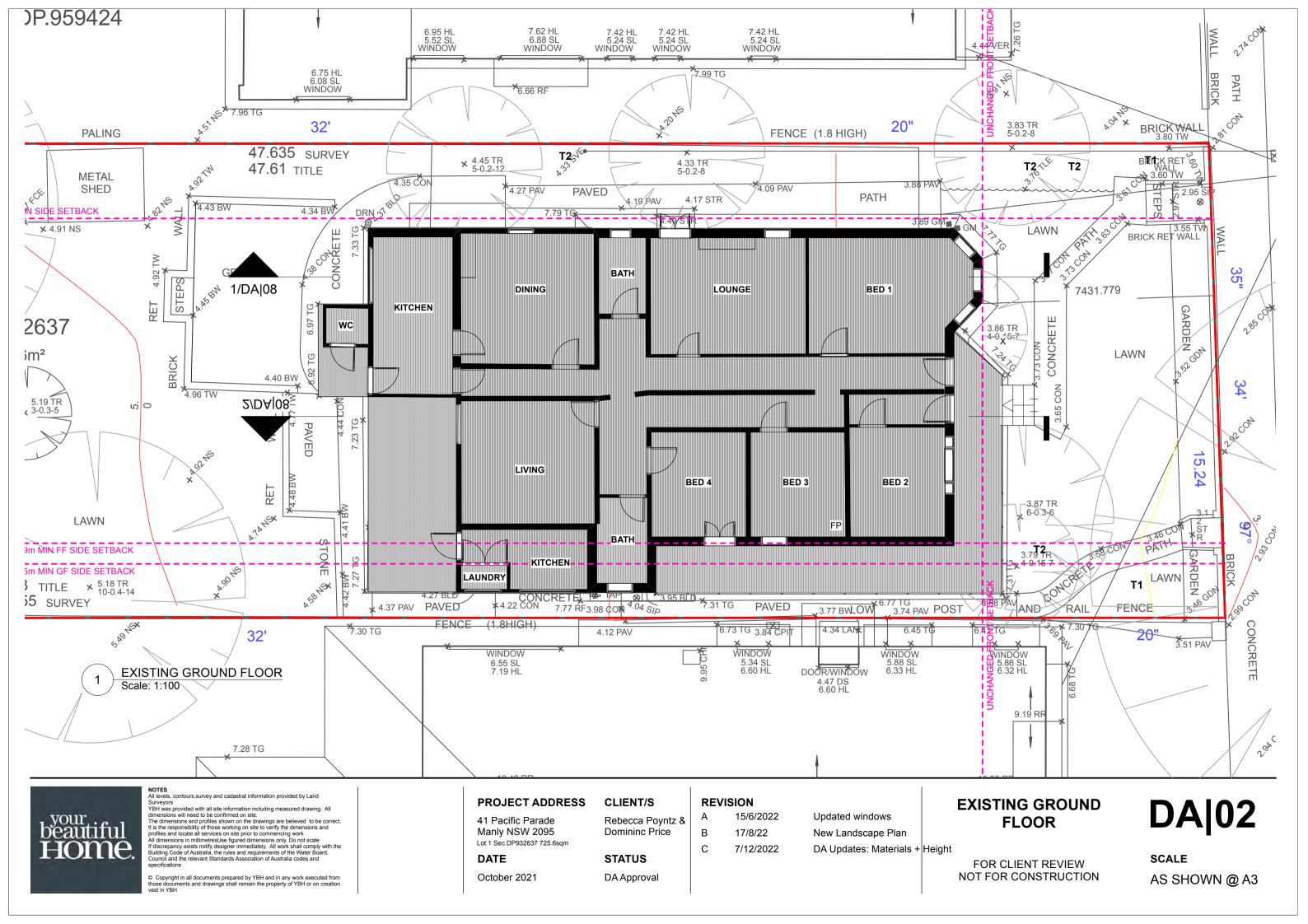
15/6/2022 В 17/8/22

7/12/2022

Updated windows New Landscape Plan DA Updates: Materials + Height 03

FOR CLIENT REVIEW NOT FOR CONSTRUCTION SCALE







EXISTING NORTH ELEVATION Scale: 1:100



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Updated windows New Landscape Plan

DA Updates: Materials + Height

EXISTING ELEVATION NORTH

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA|04**

SCALE



EXISTING SOUTH ELEVATION
Scale: 1:100



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Updated windows

New Landscape Plan

DA Updates: Materials + Height

EXISTING ELEVATION SOUTH

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|05

SCALE



EXISTING EAST ELEVATION Scale: 1:100



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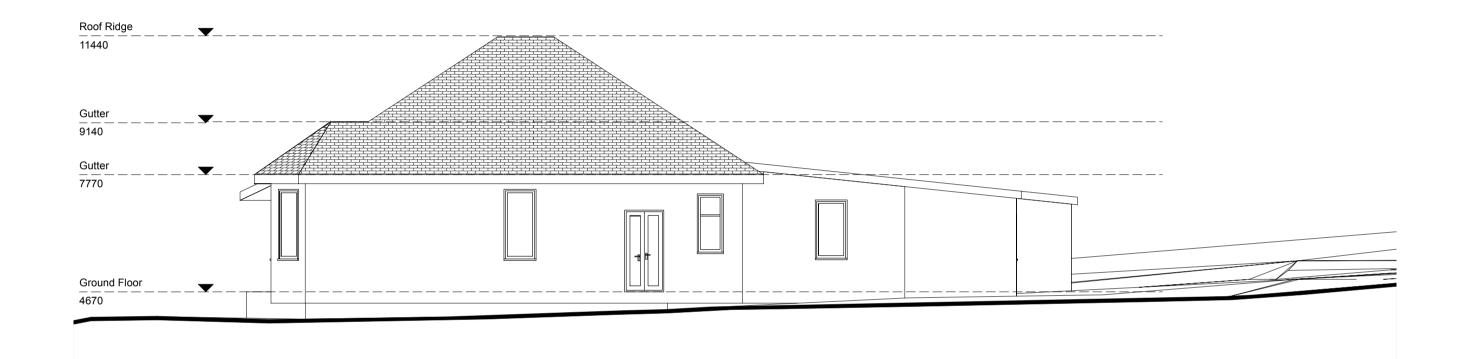
Updated windows New Landscape Plan

DA Updates: Materials + Height

EXISTING ELEVATION EAST

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|06

SCALE



EXISTING WEST ELEVATION Scale: 1:100



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DA Updates: Materials + Height

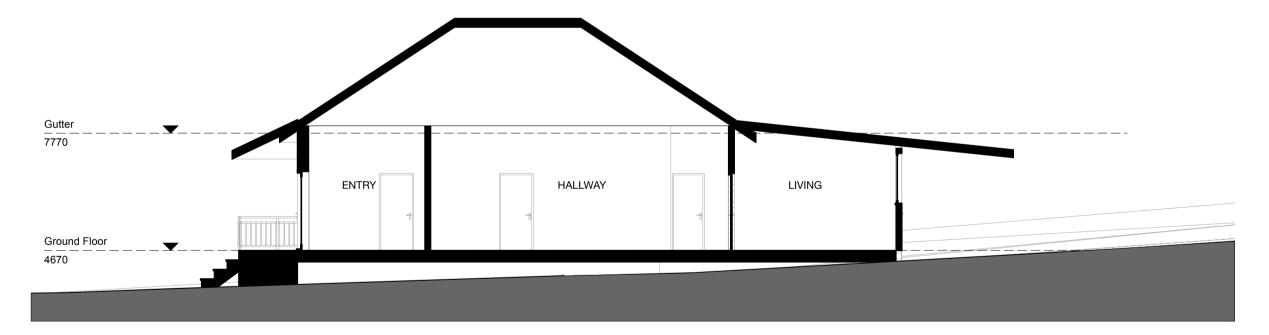
FOR CLIENT REVIEW NOT FOR CONSTRUCTION

EXISTING ELEVATION DA|07 **WEST**

SCALE







EXISTING SECTION 2 Scale: 1:100



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Updated windows

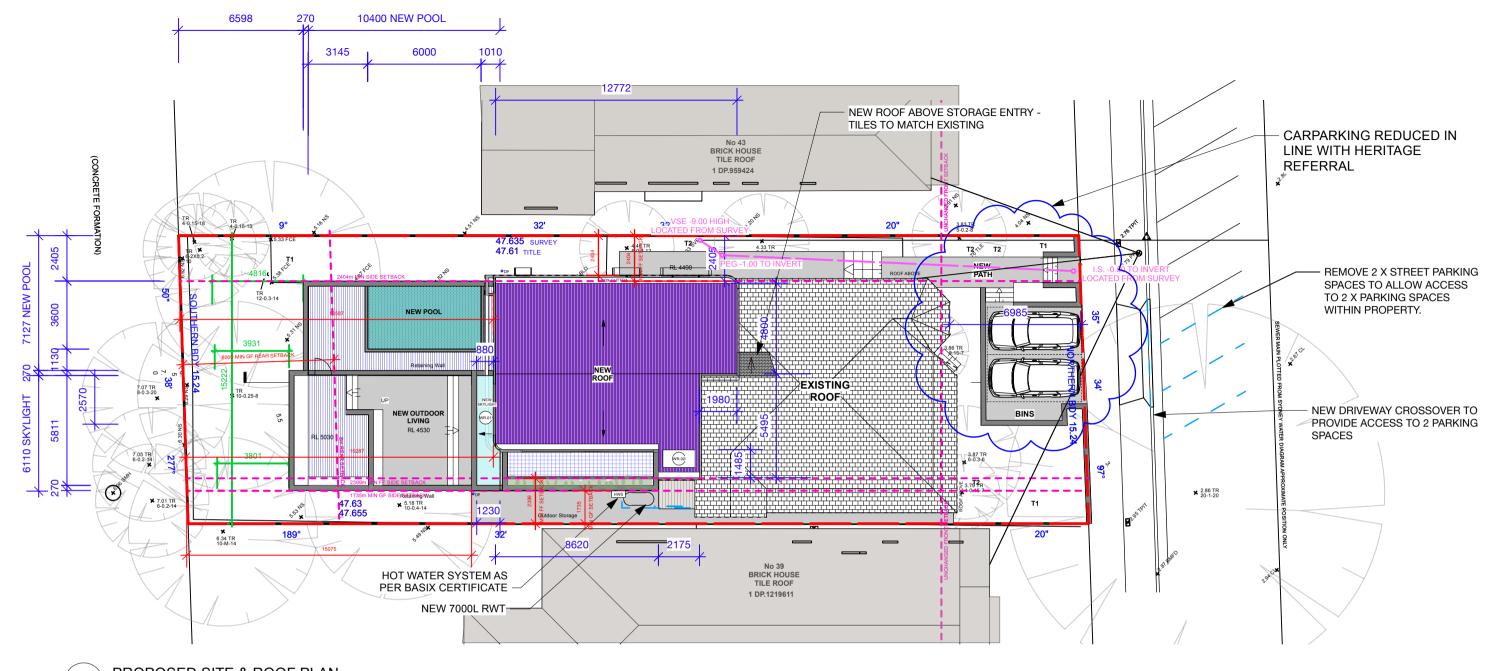
New Landscape Plan

DA Updates: Materials + Height

EXISTING SECTION

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|08

SCALE



PROPOSED SITE & ROOF PLAN Scale: 1:200



PROPOSED COLORBOND ROOF EXISTING BUILDING OUTLINE **DEMOLITION** PROPOSED CONCRETE FLOOR EXISTING TIMBER FLOOR **INFILL** PROPOSED DECK EXISTING CONCRETE FLOOR **JOINERY** PROPOSED TIMBER FLOOR EXISTING TILE FLOOR STRUCTURAL GLASS PROPOSED TILE FLOOR **EXISTING TILED ROOF NEW WORKS** PROPOSED CARPET LAWN PROPOSED EXTERNAL WALL **EXISTING WALL** PROPOSED TIMBER FRAMED WALL

Pool and Spe	Show on DA Plans	Show on CC/CDC Plans & specs	Gertifier Gheck
Rainwater tank			
The applicant must install a rainwater tank of at least 882 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	4	1	1
The applicant must configure the rainwater tank to collect rainwater runoff from at least 100 square metres of roof area.		1	1
The applicant must connect the rainwater lank to a tap located within 10 metres of the edge of the pool.		W.	. 0
Outdoor swimming pool			
The swimming pool must be outdoors.	1	V	1
The swimming pool must not have a capacity greater than 36 kilolitres.	1	1	W.
The swimming pool must have a pool cover.		V.	V
The swimming pool must be shaded.	V	V.	
The applicant must install a pool pump timer for the swimming pool.		2	12
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).		2	0



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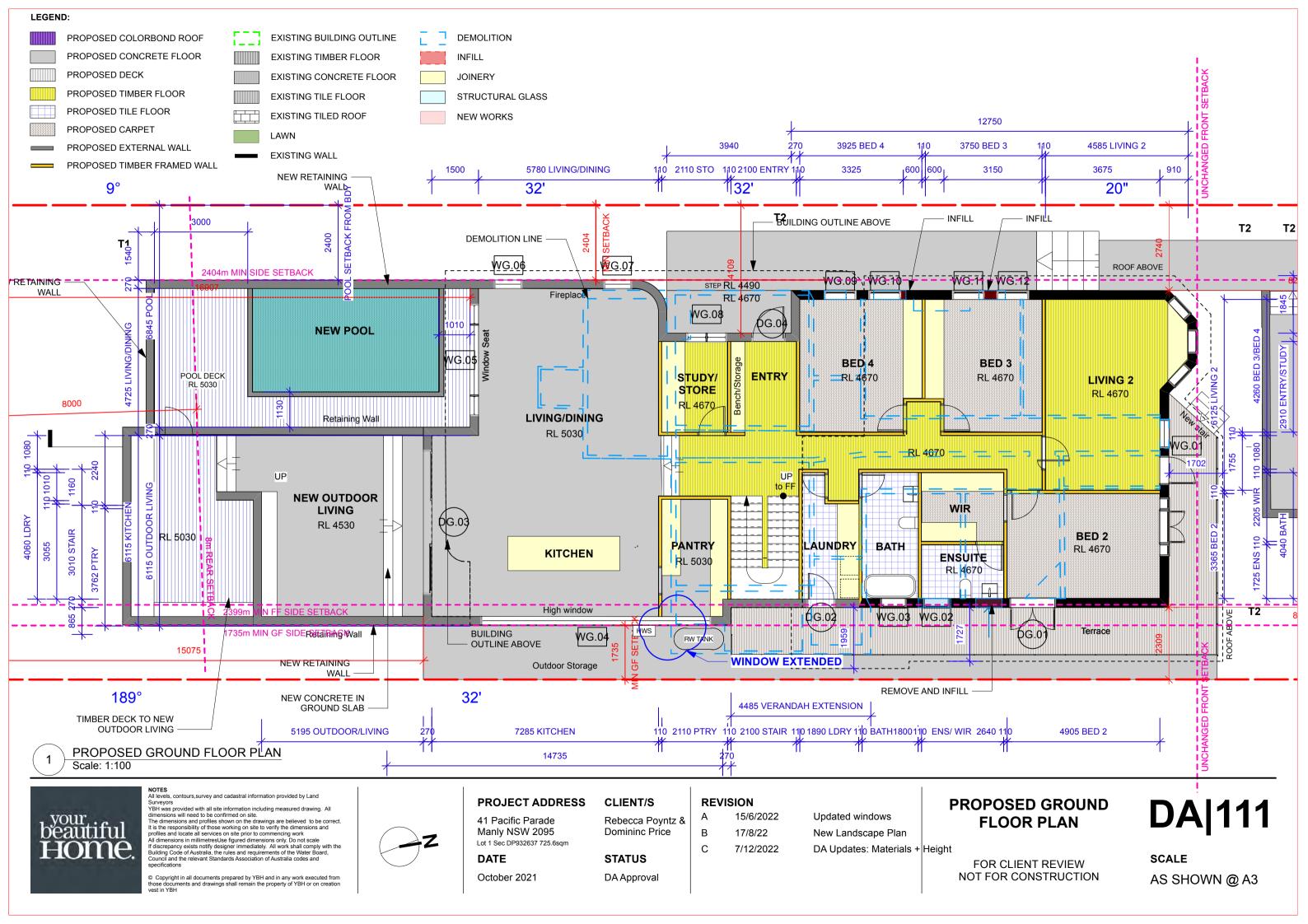
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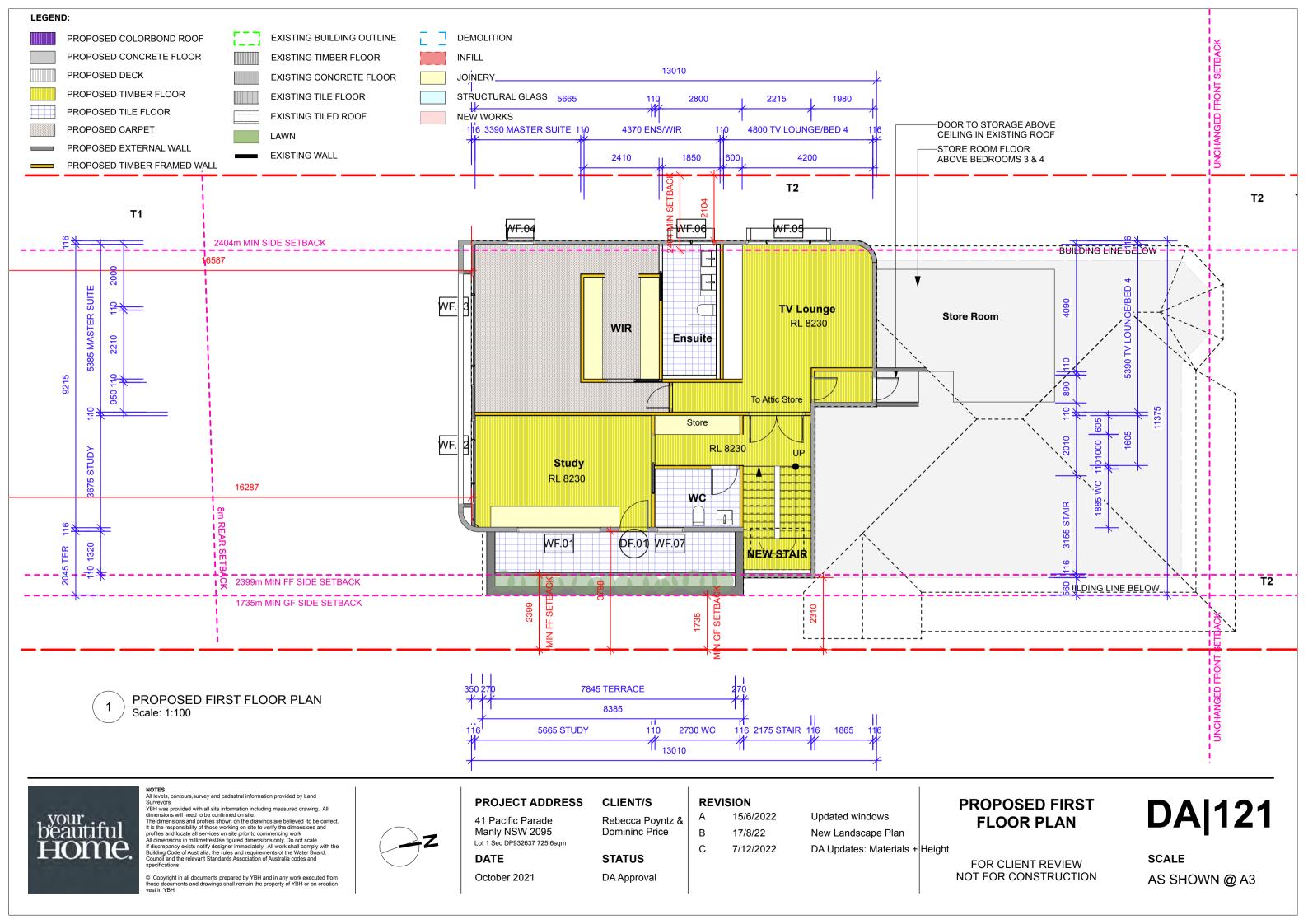
Updated windows

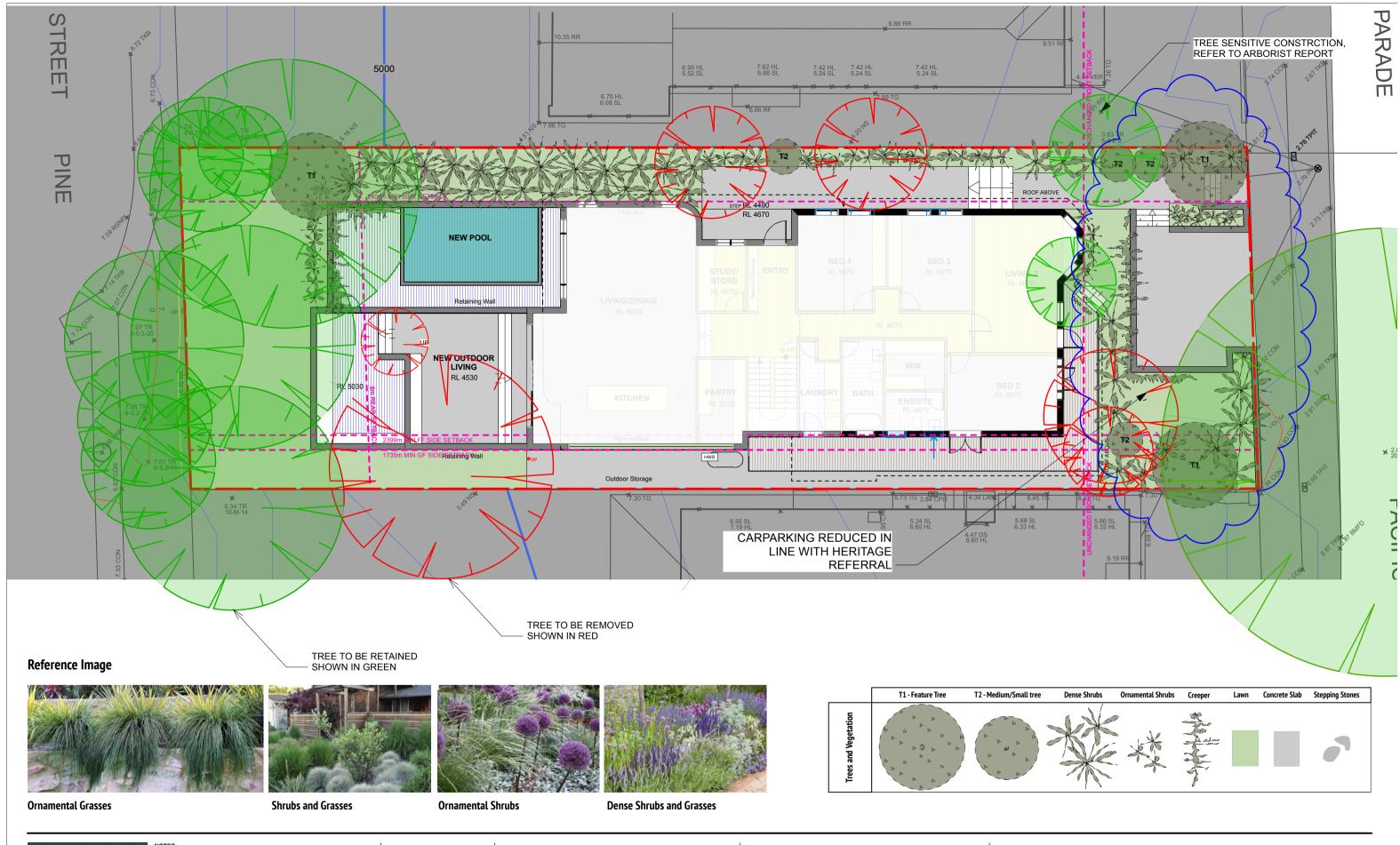
New Landscape Plan DA Updates: Materials + Height

PROPOSED SITE & ROOF **PLAN**

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|100









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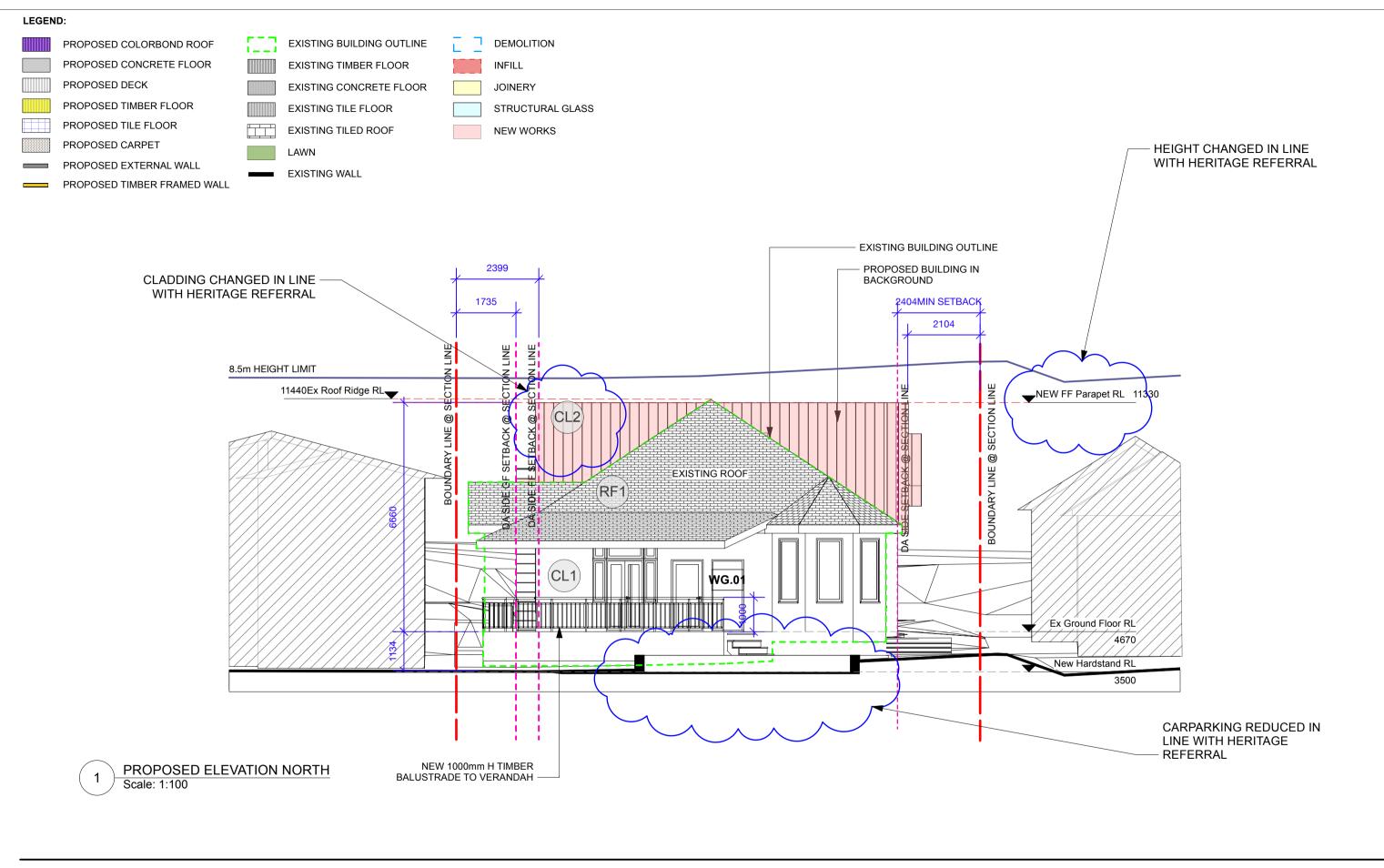
New Landscape Plan

DA Updates: Materials + Height

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PROPOSED LANDSCAPING PLAN **DA**|130

SCALE





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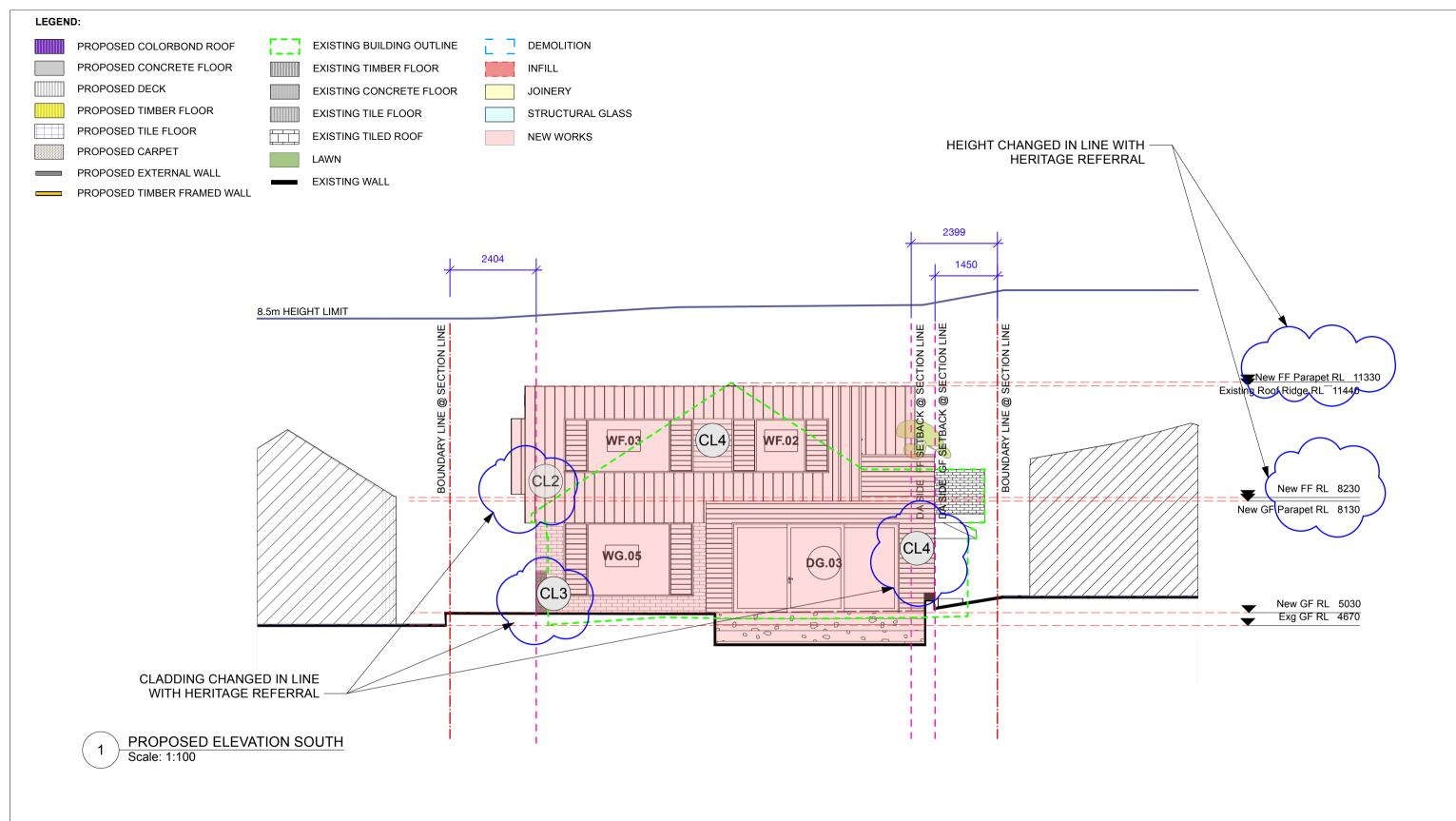
С 7/12/2022 Updated windows

New Landscape Plan DA Updates: Materials + Height

PROPOSED ELEVATION NORTH

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|200

SCALE



NOT FOR CONSTRUCTION



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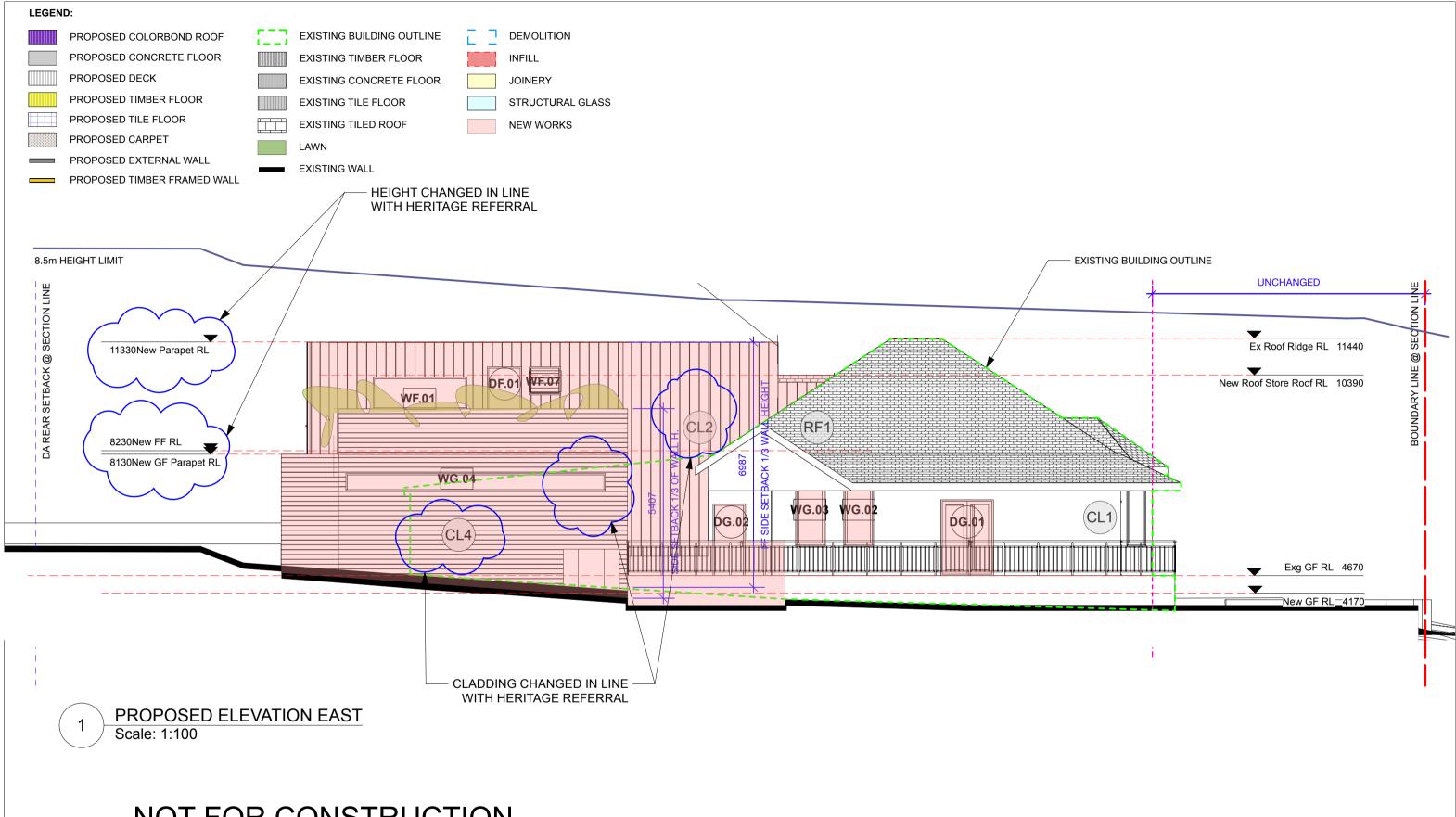
New Landscape Plan DA Updates: Materials + Height

PROPOSED ELEVATION SOUTH

FOR CLIENT REVIEW NOT FOR CONSTRUCTION

DA|210

SCALE



NOT FOR CONSTRUCTION



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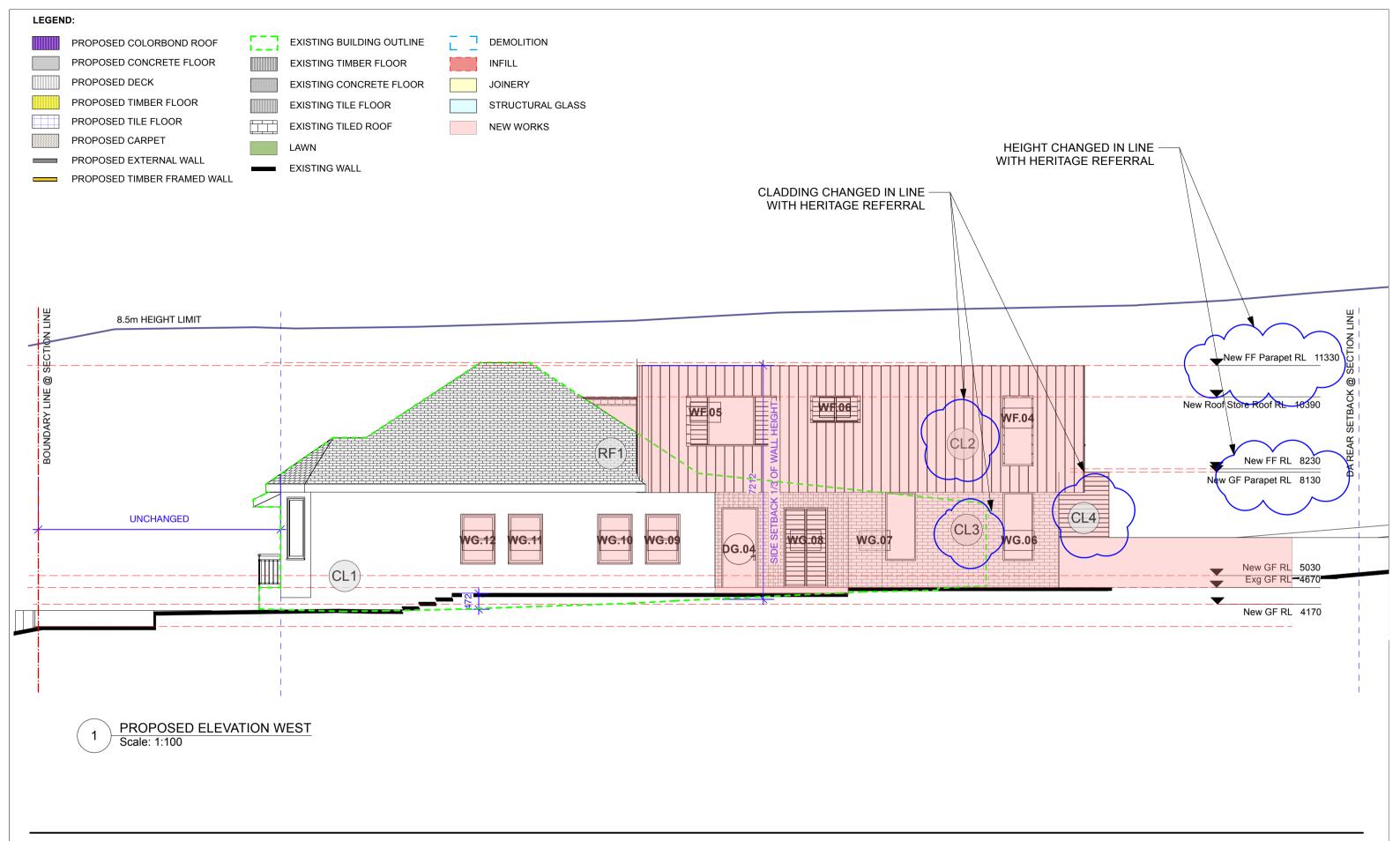
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PROPOSED ELEVATION DA | 220 **EAST**

SCALE





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Updated windows

DA Updates: Materials + Height

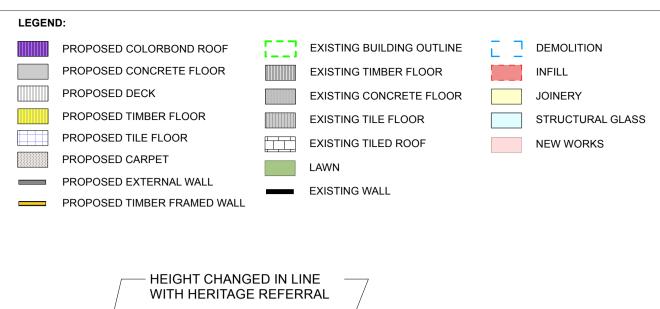
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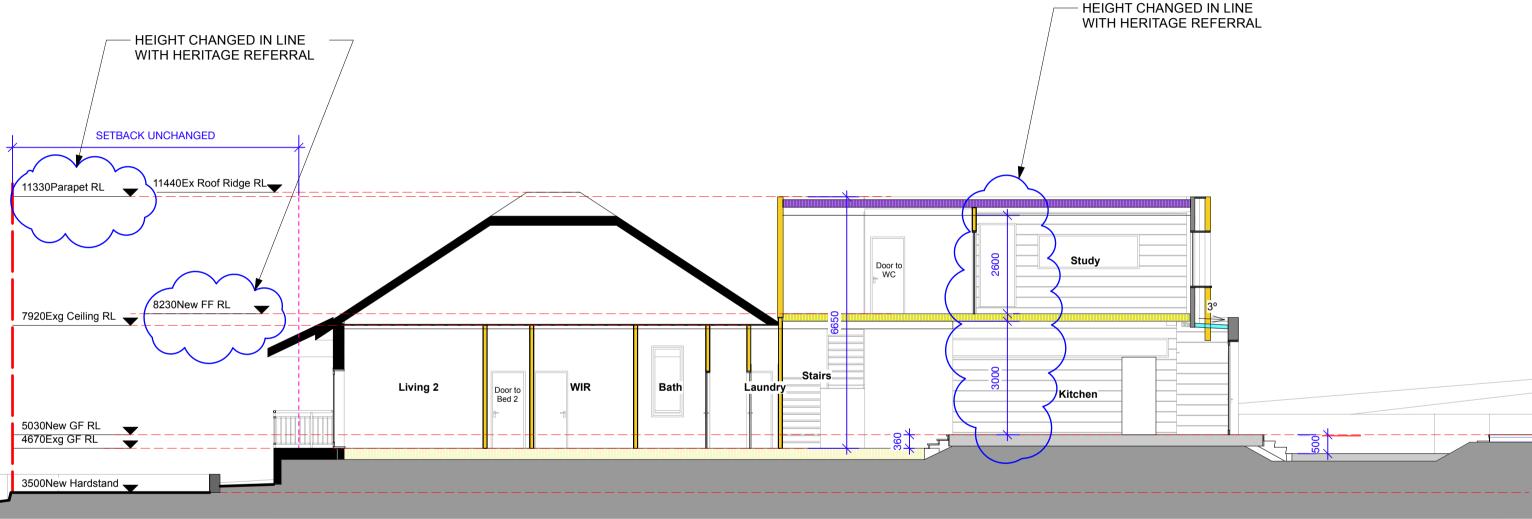
PROPOSED ELEVATION WEST

SCALE

AS SHOWN @ A3

DA|230





PROPOSED SECTION 2 Scale: 1:100



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PROJECT ADDRESS

41 Pacific Parade Manly NSW 2095 Lot 1 Sec DP932637 725.6sqm

DATE

October 2021

CLIENT/S

Rebecca Poyntz & Domininc Price

STATUS

DA Approval

REVISION

15/6/2022

В 17/8/22

С 7/12/2022

Updated windows

New Landscape Plan

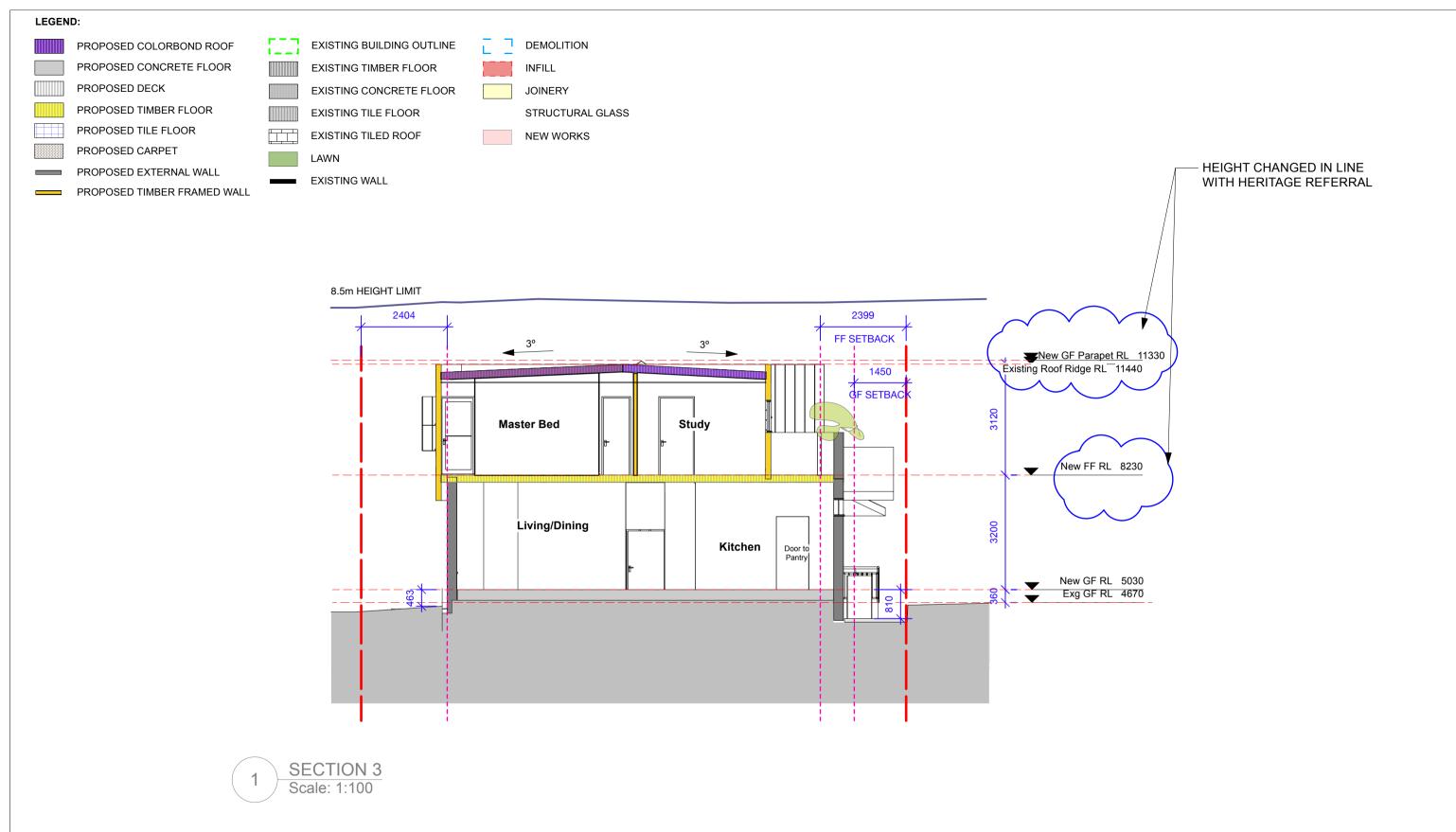
DA Updates: Materials + Height

PROPOSED SECTION

NOT FOR CONSTRUCTION

FOR CLIENT REVIEW

DA|301





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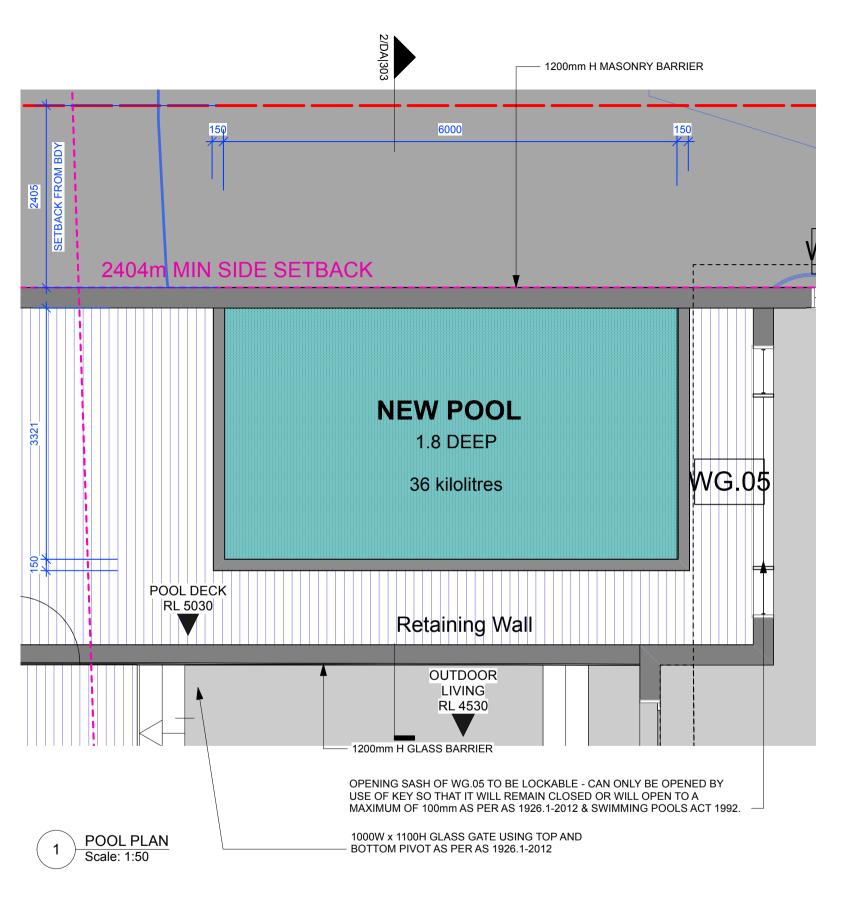
15/6/2022 В 17/8/22

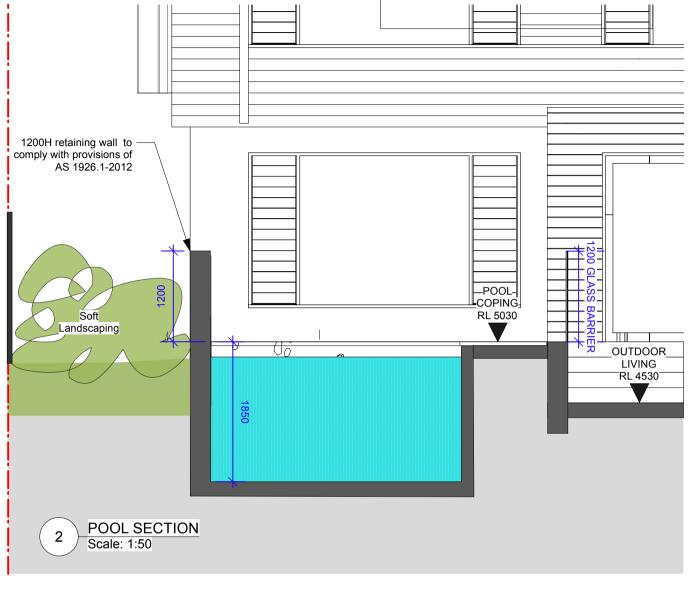
С 7/12/2022 Updated windows New Landscape Plan

DA Updates: Materials + Height

PROPOSED SECTION

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|302





Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Gertifie Gheck
Rainwater tank			
The applicant must install a rainwater tank of at least 882 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	4	1	1
The applicant must configure the rainwater tank to collect rainwater runoff from at least 100 square metres of roof area.		1	1
The applicant must connect the rainwater lank to a tap located within 10 metres of the edge of the pool.		W.	. 0
Outdoor swimming pool			
The swimming pool must be outdoors.	6	W	1
The swimming pool must not have a capacity greater than 36 kilolitres.	1	1	100
The swimming pool must have a pool cover.	11.	V	V
The swimming pool must be shaded.	V	- V	
The applicant must install a pool pump timer for the swimming pool.		2	1
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).		1	0



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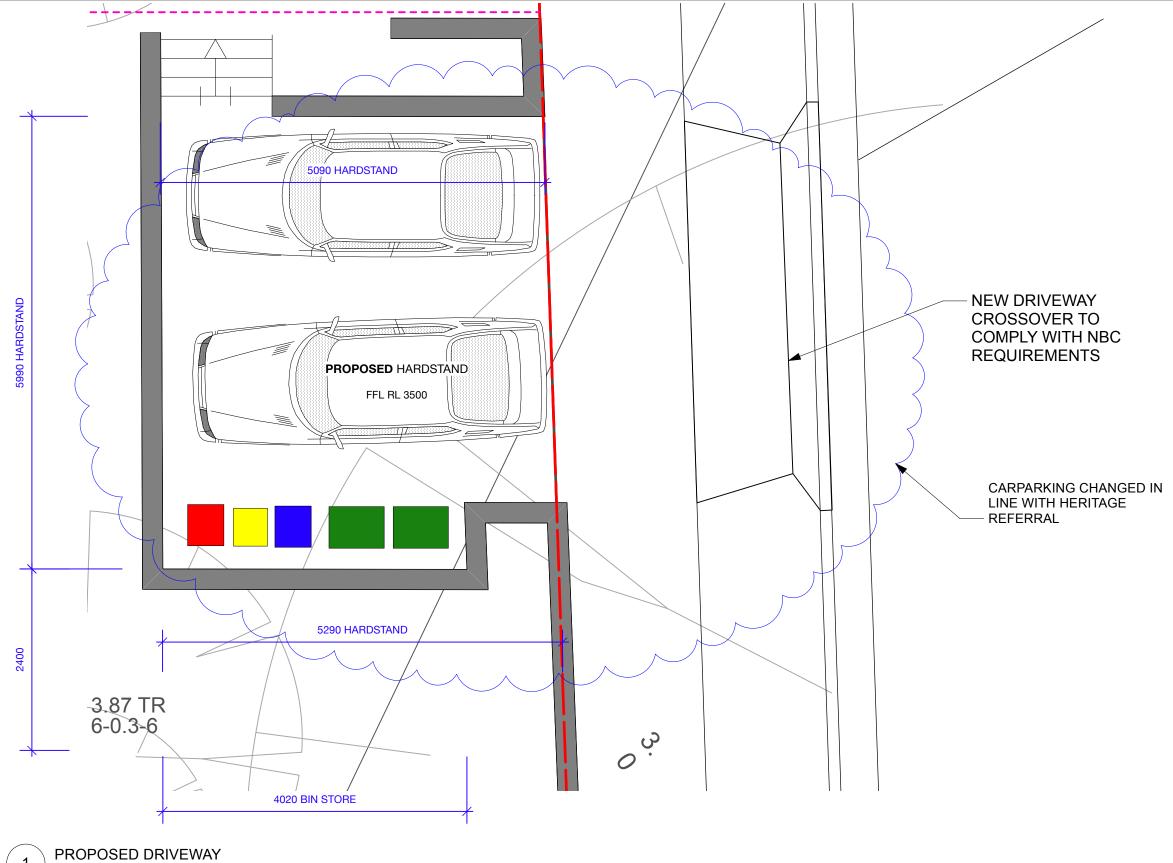
15/6/2022 17/8/22

В С 7/12/2022 Updated windows

New Landscape Plan DA Updates: Materials + Height **POOL PLANS**

DA|303

FOR CLIENT REVIEW NOT FOR CONSTRUCTION







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7/12/2022

PROPOSED DRIVEWAY

Updated windows New Landscape Plan

DA Updates: Materials + Height

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|305



Existing Roof: Terracotta tiles, colour: Monument

MATERIALS CHANGED IN LINE WITH HERITAGE REFERRAL



CL3



First Floor addition - JH Axon Cladding, Panted White

Ground Floor addition: White Brick

Secondary material/detailing Ground Floor rear -JH Axon cladding - Painted Black Caviar

CL4



Metal Deck Roof behind parapet; Monument

FLR 2



New entry and pool decking: Greyed Timber

external wall metal clad)	: framed (wea	atherboard	i, fibro,	R1.30 (or	R1.70 including construction)				
	: brick venee	31			R1.70 including construction)				
flat ceiling, fl	at roof: frame	d		ceiling: R2	2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	-		
	and glazed or Orientatio				nts Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
WG01	N	1.94	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
	or Orientatio		Oversh	adowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
WG02	E	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
WG03	E	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
WG04	E	2.9	2.93	2.3	projection/height above sill ratio	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG05	S	7.92	0	0	none	standard aluminium, single clear, (or			
WG06	w	1.99	3.29	5.1	none	U-value: 7.63, SHGC: 0.75) aluminium, double Lo-Tsol/air gap/clear,			
WG07	W	1.99	3.29	5.1	none	(U-value: 4.9, SHGC: 0.33) aluminium, double Lo-Tsol/air gap/clear,			
WG08	W	2.65	2.89	6.4	eave/verandah/pergola/balcony	(U-value: 4.9, SHGC: 0.33) standard aluminium, single clear, (or			
WG09	W	1.55	2.89	5.1	>=900 mm eave/verandah/pergola/balcony	U-value: 7.63, SHGC: 0.75) timber or uPVC, single pyrolytic low-e,	-		
WG10	w	1.55	2.89	5.1	>=450 mm	(U-value: 3.99, SHGC: 0.4) timber or uPVC, single pyrolytic low-e,			
				1	eave/verandah/pergola/balcony >=450 mm	(U-value: 3.99, SHGC: 0.4)			
WG11	W	1.55	2.89	5.1	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
WG12	W	1.55	2.89	5.1	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
WF01	E	2.14	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
WF02	S	4.05	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Window / do	or Orientatio	n Area of glass		adowing	Shading device	Frame and glass type			
		inc. frame (m2)	Height (m)	Distance (m)					
WF03	S	5.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF04	W	1.9	0	0	projection/height above sill ratio >=0.23	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
WF05	w	4.05	0	0	projection/height above sill ratio	aluminium, single Lo-Tsol low-e, (U-value:	1		
DG01	E	2.24	0	0	>=0.23 projection/height above sill ratio	5.6, SHGC: 0.36) standard aluminium, single clear, (or			
DG03	S	13.25	0	0	>=0.43 none	U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or			
WF06	w	1.44	0	0	projection/height above sill ratio	U-value: 7.63, SHGC: 0.75) aluminium, single Lo-Tsol low-e, (U-value:	4		
WF07	E	0.81	0	0	>=0.23 none	5.6, SHGC: 0.36) standard aluminium, single clear, (or			
						U-value: 7.63, SHGC: 0.75)			
Slazed roof The applicant		the glazed	roofs des	cribed in the	table below, in accordance with the	specifications listed in the table.	1	1	1
The following	requirement	s must also	o be satisf	led in relation	n to each glazed roof:			1	4
J-value and a	a Solar Heat	Gain Coeff	ficient (SH	GC) no grea		y either match the description, or, have a v. Total system U-values and SHGCs must be		1	1
	quirements	viin Nauon	ai reliesti	ration Hating	Council (NPRG) conditions.		Show on	Show on	Certifier
Diazing for	unamama						DA Plans	CC/CDC Plans & specs	Check
Glazed root	Area o (m2)	f glazing	Shading	g device	Glass type				
WR 01	5.37	_	no shao	ting	improved a 4.48, SHG	aluminium, single pyrolytic low-e, (U-value:			
WR 02	0.68		no shac	ding		luminium, single clear, (or U-value: 7.63,			
					0.700.00	34			

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 altered yexists.

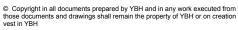
concrete slab on ground floor with in-slab neating system. floor above existing dwelling or building.

New Outdoor living:	
Polished Concrete	

REFER TO PROPOSED ELEVATIONS FOR MATERIAL LOCATIONS



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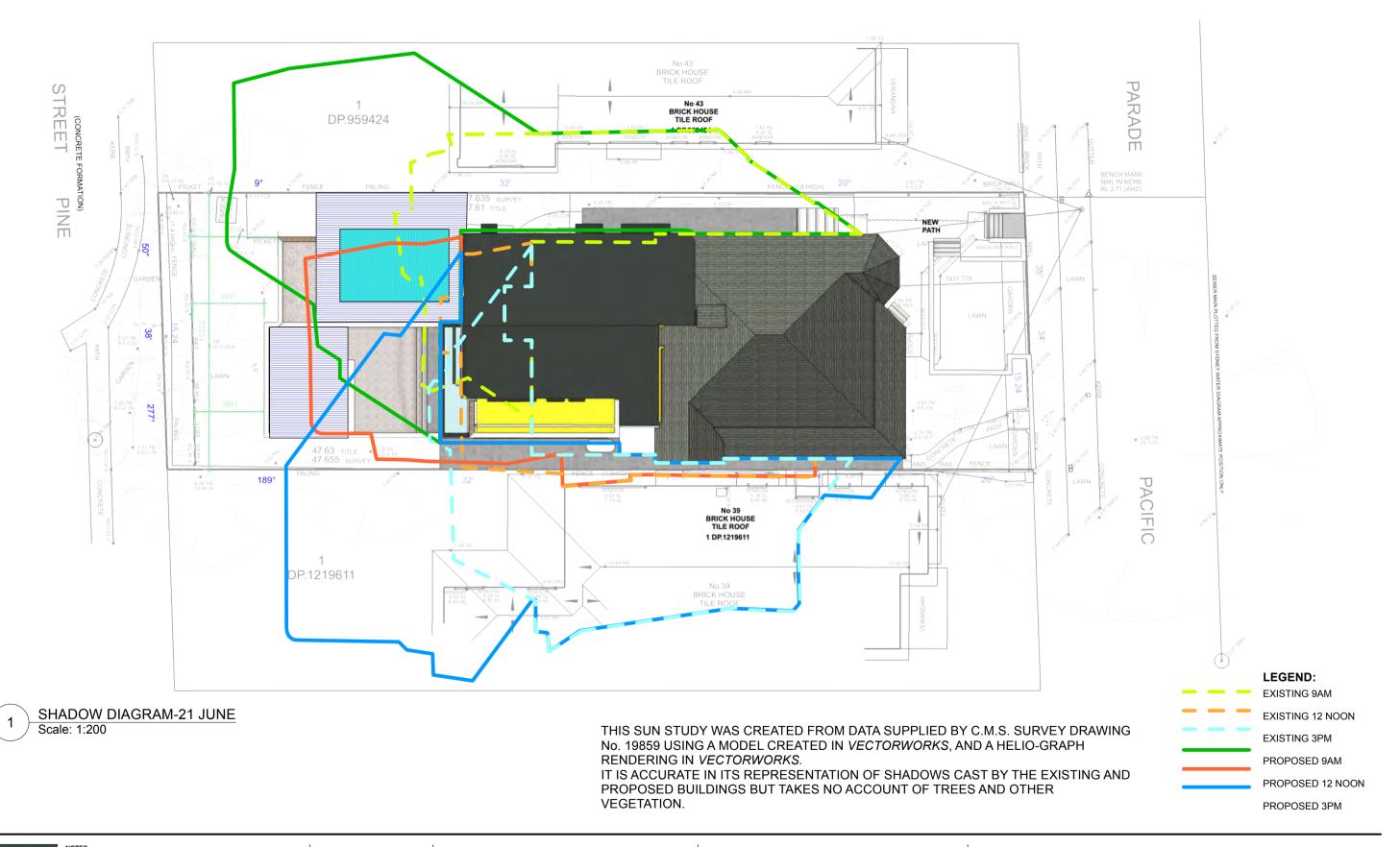
15/6/2022 В 17/8/22

С 7/12/2022

Updated windows

New Landscape Plan DA Updates: Materials + Height

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA|400**





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7/12/2022

Updated windows New Landscape Plan

DA Updates: Materials + Height

SHADOWS 21 JUNE

DA|500

FOR CLIENT REVIEW NOT FOR CONSTRUCTION









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В 17/8/22

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New Landscape Plan

DA Updates: Materials + Height

3D VIEWS

FOR CLIENT REVIEW NOT FOR CONSTRUCTION **DA**|510

SCALE









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3D VIEWS

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DA|511

SCALE