



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0085

BASIX® Certificate

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

Alterations and Additions

Certificate number: A368903

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: Wednesday, 29, January 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Glazing requirements

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 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.

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

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Shading device Distance (m)	Frame and glass type
W1	NE	8.75	0	0	eave/verandah/pergola/balcony >=900 mm improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	NW	1.09	0	0	eave/verandah/pergola/balcony >=900 mm improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

✓

✓

✓

✓

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✓

PROPOSED ALTERATIONS

KIM JACOBS

14 / 108 Bower Street Manly

Gerald Gilchrist + Associates Pty Ltd

DEVELOPMENT APPLICATION

DATE

18 Nov 2019

SCALE

1:200

1908 / DA01

DO NOT SCALE OFF DRAWINGS

SITE & ROOF PLAN

BOWER STREET

No. 110

No. 17 MARINE PARADE

No. 15 MARINE PARADE

No. 104

No. 108

SUBJECT APARTMENT 14

BRICK BALUSTRADE REMOVED

NEW GLASS BALUSTRADE

LINE OF FLAT ROOF

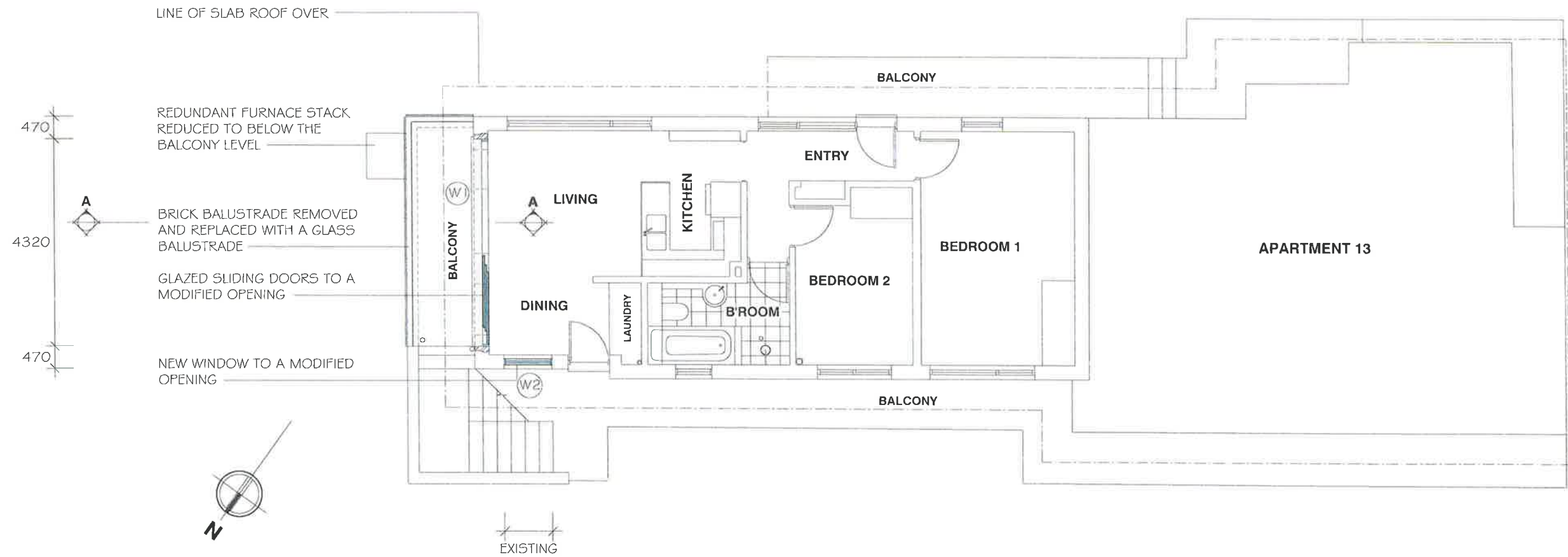


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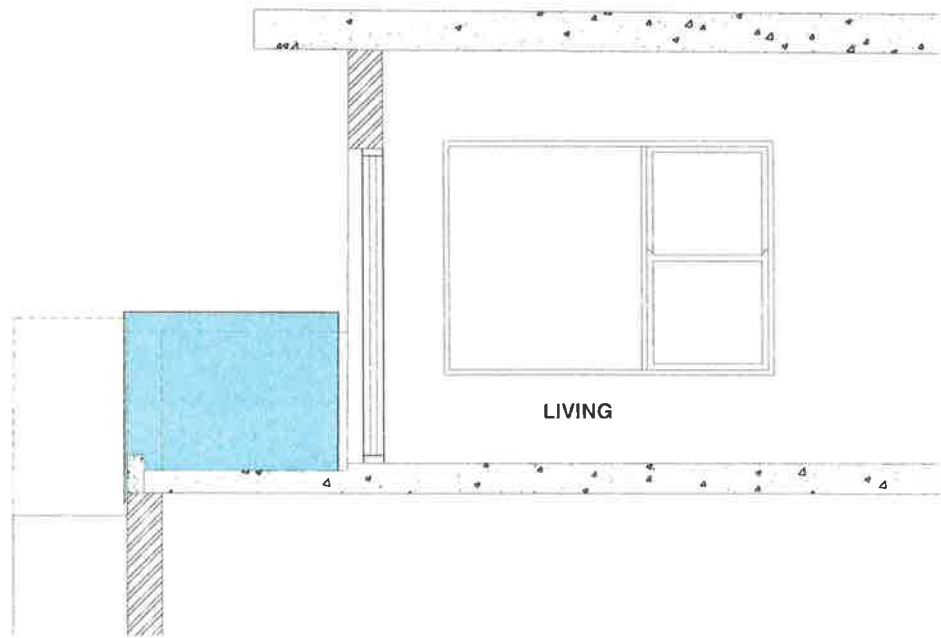
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FLOOR PLAN AND SECTION AA



- NOTES**
- THE PROPOSED WORKS HAVE BEEN DESIGNED SO THAT WHEN CONSTRUCTED THEY CAN COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS
 - ALL R.L.S ARE FINISHED LEVELS
 - ALL DRAWINGS ARE FOR APPROVAL PURPOSES NOT CONSTRUCTION
 - BALUSTRADING TO COMPLY WITH THE BCA.
 - LINTEL TO THE ENGINEERS DETAILS.
 - ALL STORMWATER IS AS THE EXISTING
 - WINDOWS IN ALUMINIUM WITH A WHITE POWDERCOAT FINISH TO MATCH THE EXISTING WINDOWS RECENTLY REPLACED THROUGHOUT THE BLOCK



SECTION AA
SCALE 1:50

PROPOSED ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
KIM JACOBS		18 Nov 2019	1:100
14 / 108 Bower Street Manly		1908 / DA02	
Gerald Gilchrist + Associates Pty Ltd	PHONE 9969 5627	DO NOT SCALE OFF DRAWINGS	

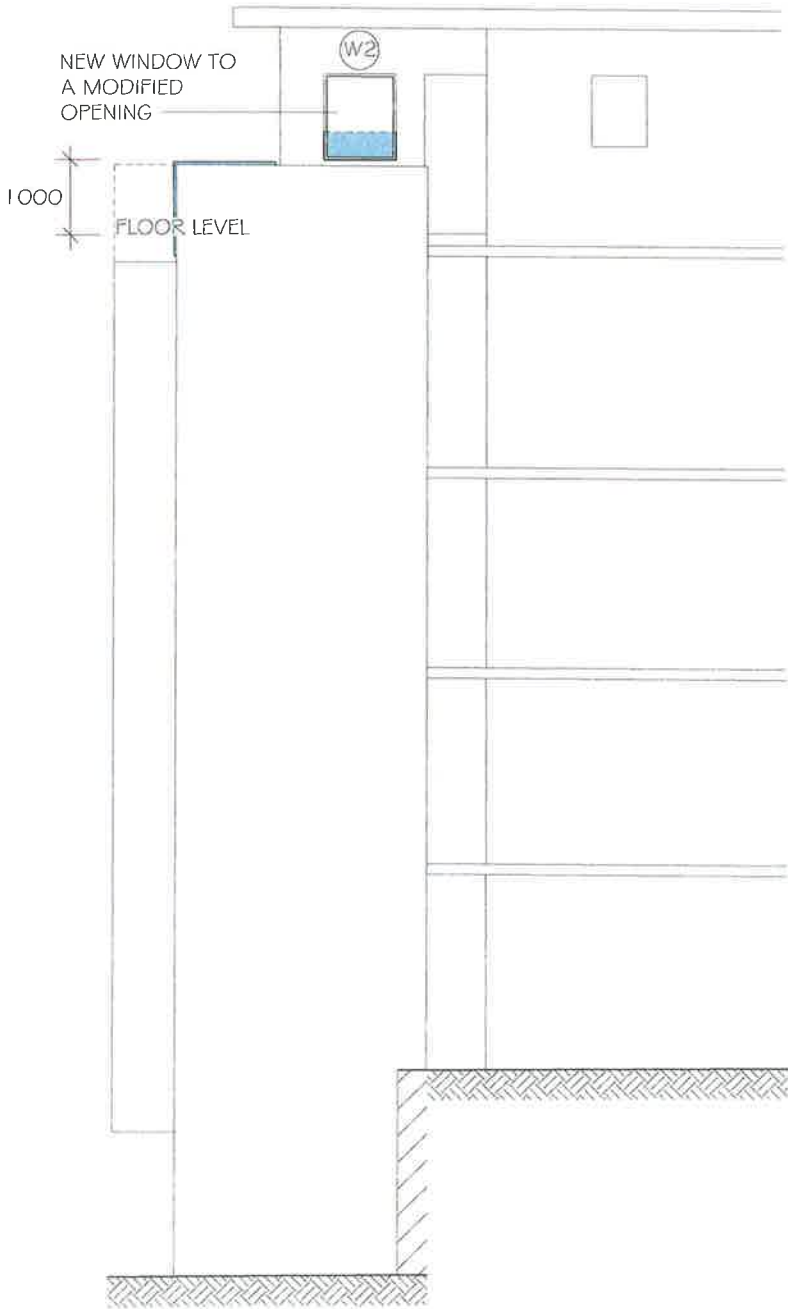


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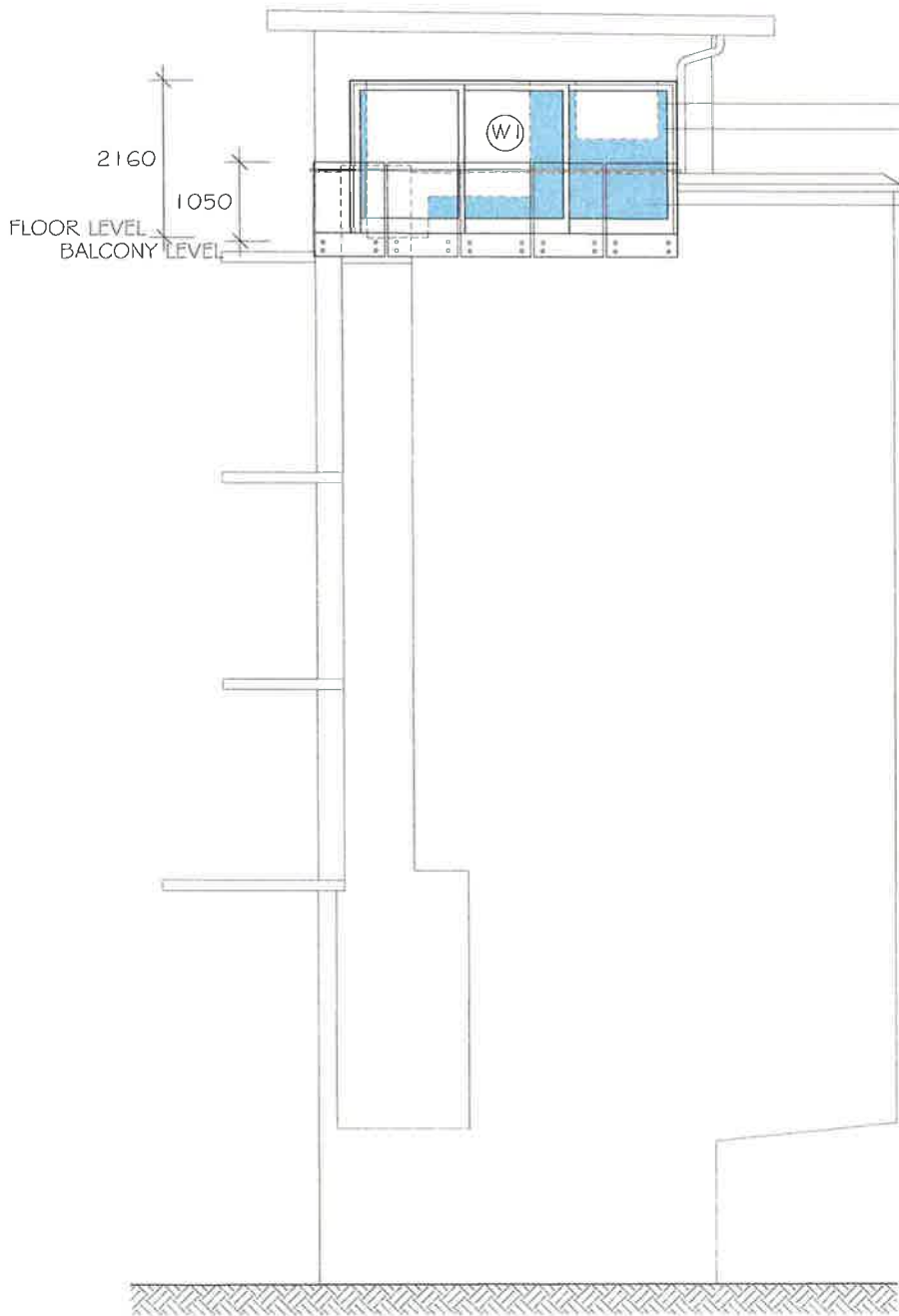
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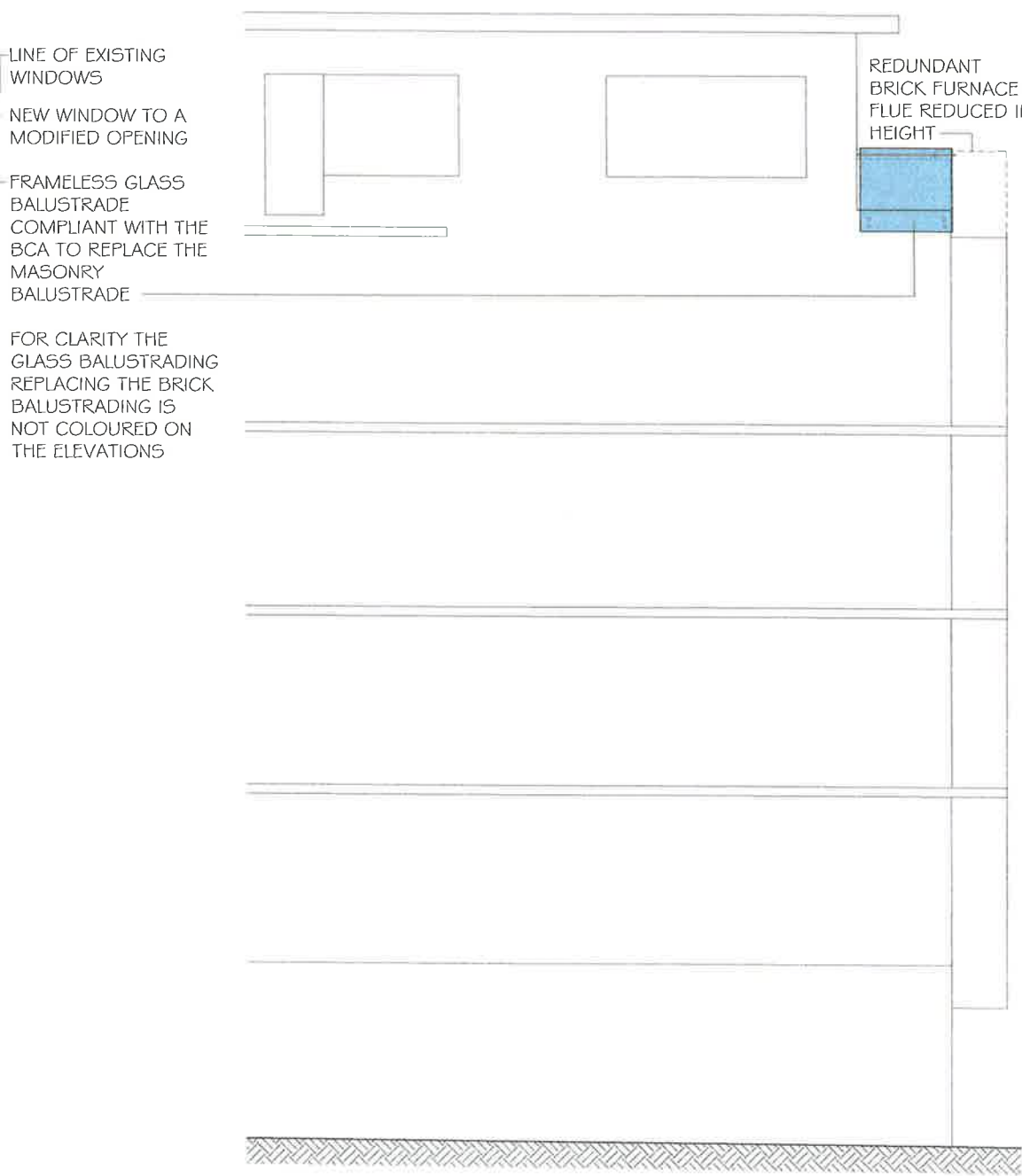
ELEVATIONS



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

PROPOSED ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
KIM JACOBS		18 Nov 2019	1:100
14 / 108 Bower Street Manly		1908 / DA03	
Gerald Gilchrist + Associates Pty Ltd	PHONE 9969 5627	DO NOT SCALE OFF DRAWINGS	