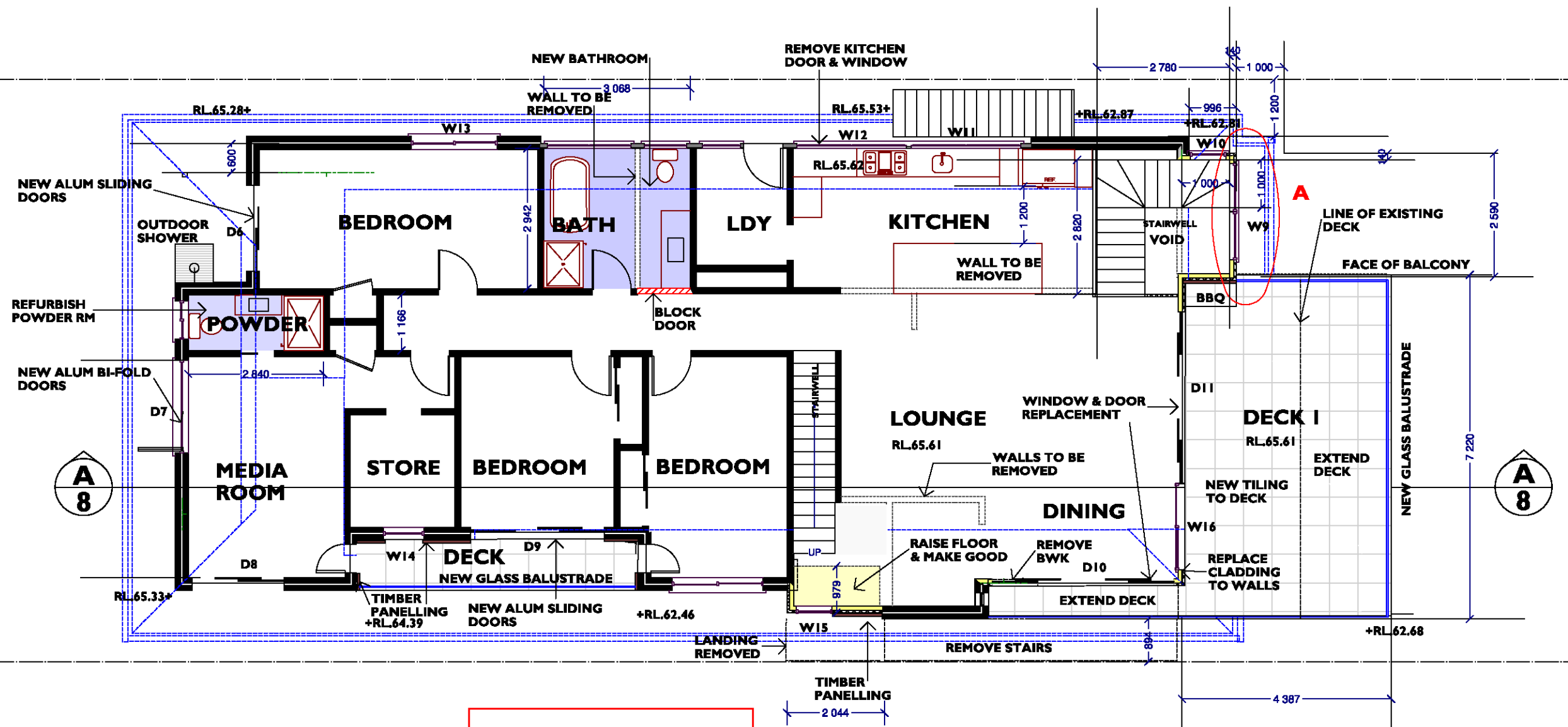




3 A



NORTHERN BEACHES
COUNCIL

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH

Endorsement Date: 26/09/2018

DA2018/0852

PROPOSED GROUND FLOOR PLAN

DRAWN BY
Raise the Roof
DESIGN BY : Mike Wilcox
ENQUIRIES E. raisetherooft@optusnet.com.au

CLIENT
Mrs Heidi Dunbar Jonson
12 Moore Street
Clontarf

PROJECT
ALTERATIONS AND ADDITIONS
LOT 24 SEC C DP 2610

DRAWING
PROPOSED GROUND
FLOOR PLAN

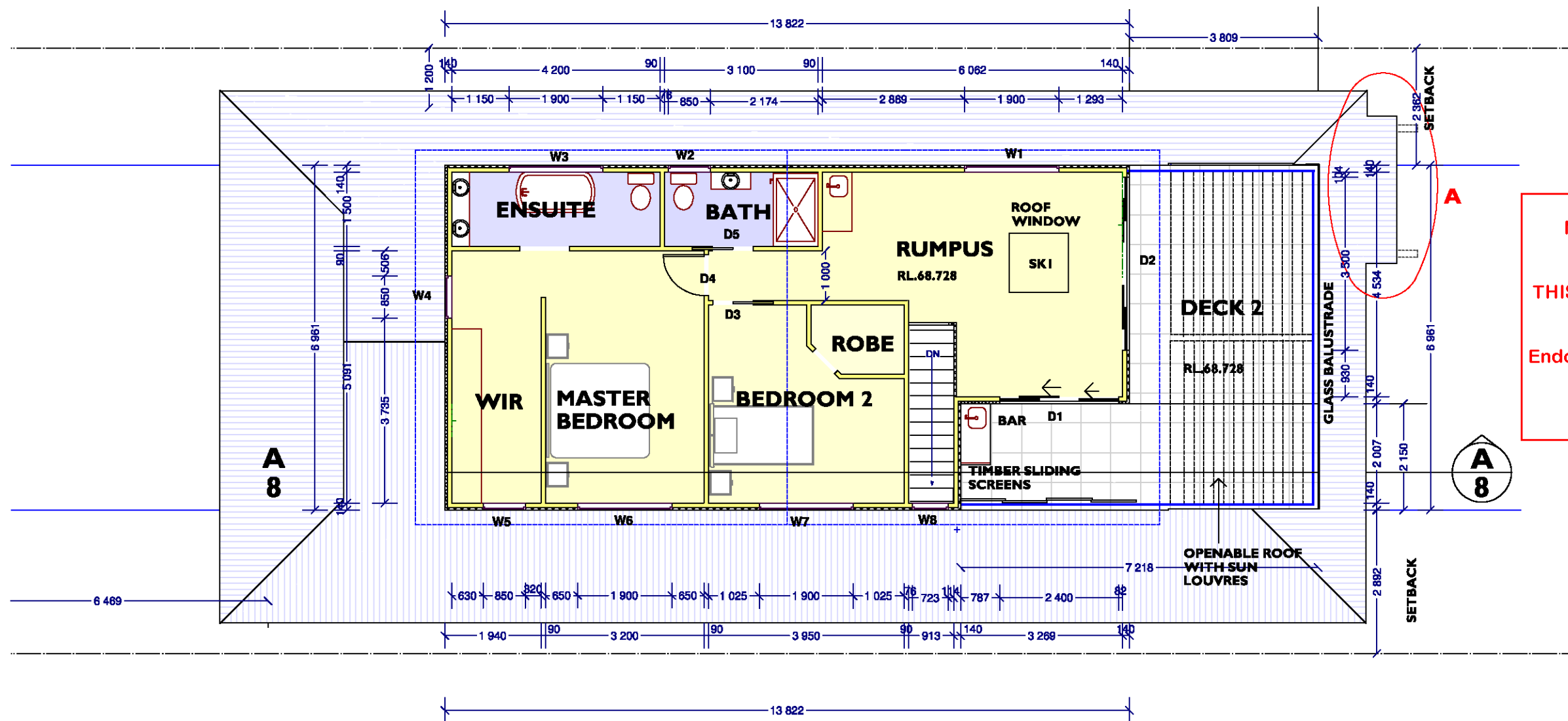
AMENDMENT A 5th Sep 2018
Front entry stair revised and set back a further
1m from boundary to allow for neighbours views
Basix amended for W10 & W18

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Endorsement Date: 26/09/2018

DA2018/0852

PROPOSED FIRST FLOOR PLAN

DRAWN BY
Raise the Roof
DESIGN BY : Mike Wilcox
ENQUIRIES E. raisetherooft1@optusnet.com.au

CLIENT
Mrs Heidi Dunbar Jonson
12 Moore Street
Clontarf

PROJECT
ALTERATIONS AND ADDITIONS
LOT 24 SEC C DP 2610

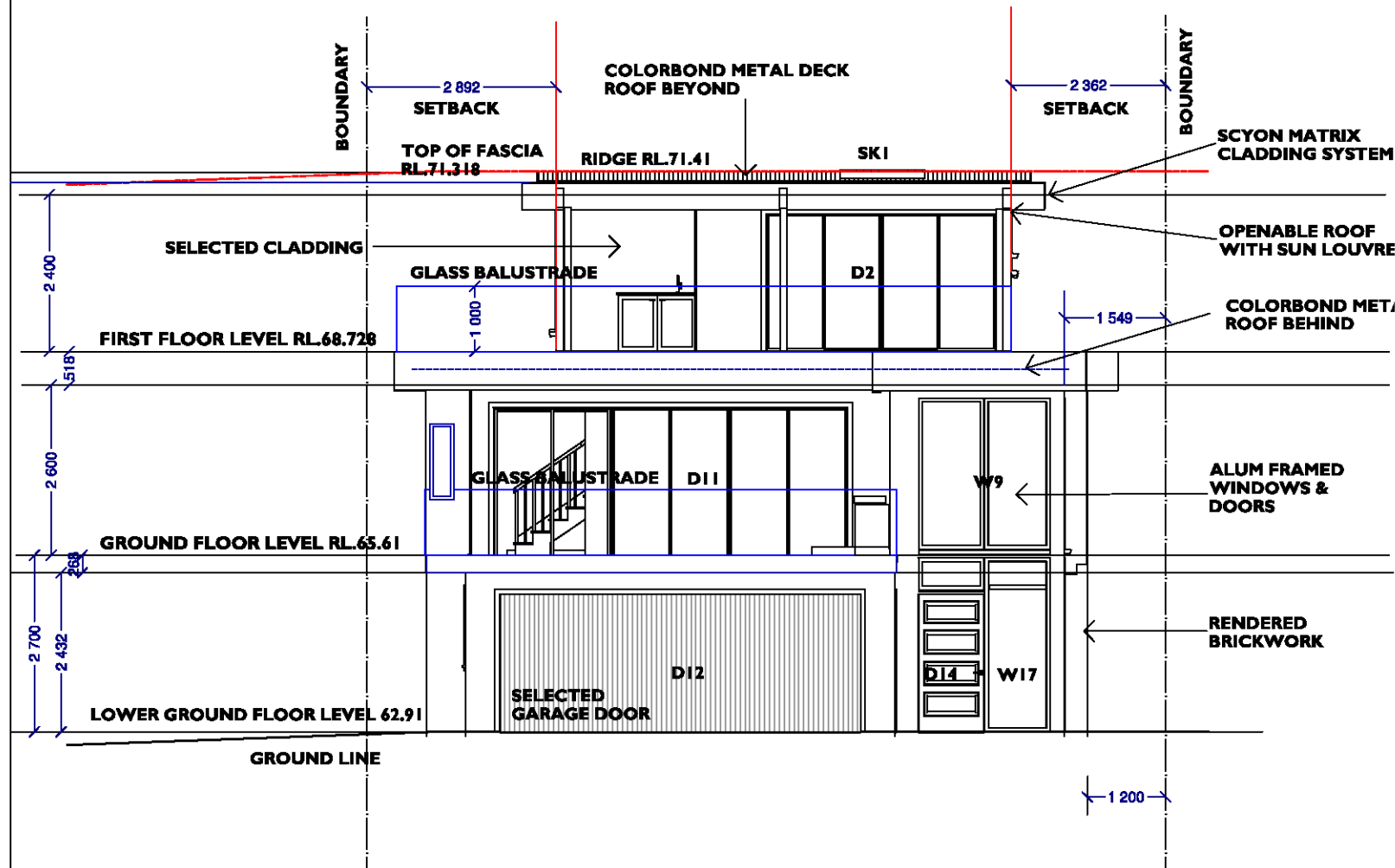
DRAWING
PROPOSED FIRST
FLOOR PLAN

AMENDMENT A 5th Sep 2018
Front entry stair revised and set back a further
1m from boundary to allow for neighbours views
Basix amended for W10 & W18

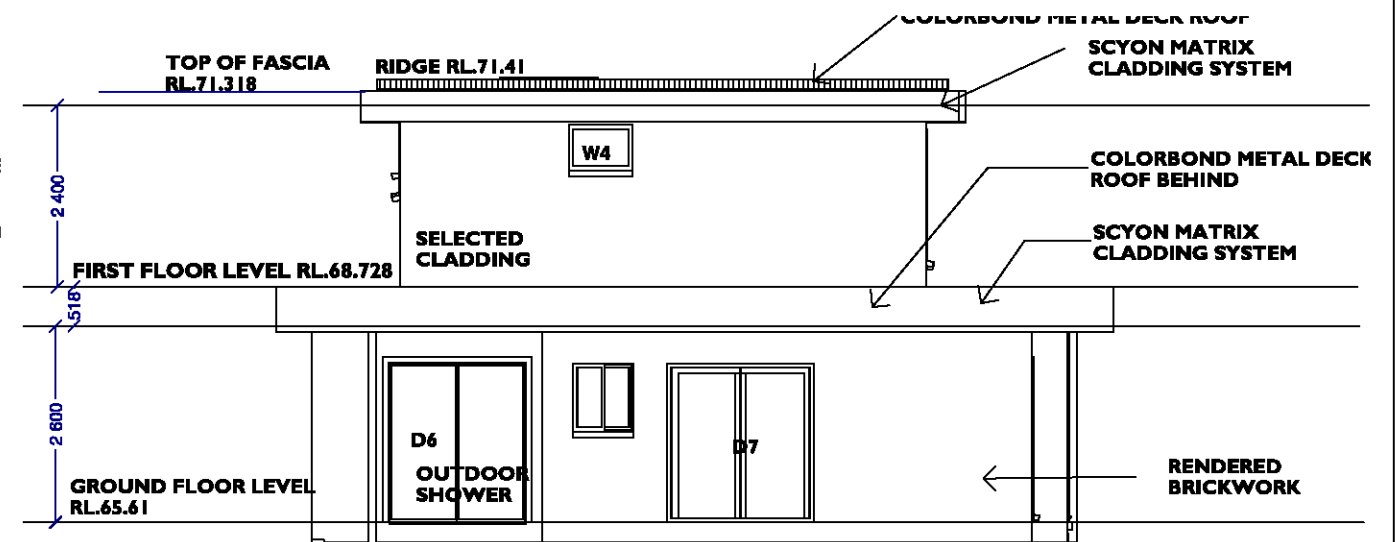
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SOUTH ELEVATION



NORTH ELEVATION

WINDOW SCHEDULE

W1	600H X 1900W ALUM FRAMED WINDOW
W2	900H X 850W ALUM FRAMED WINDOW OBSCURE
W3	900H X 1900W ALUM FRAMED WINDOW OBSCURE
W4	600H X 850W ALUM FRAMED WINDOW OBSCURE
W5	1800H X 850W ALUM FRAMED WINDOW
W6	1800H X 1900W ALUM FRAMED WINDOW
W7	1800H X 1900W ALUM FRAMED WINDOW
W8	1800H X 750W ALUM FRAMED WINDOW
W9	2400H X 2000 ALUM FRAMED WINDOW
W10	2400HX 750W ALUM FRAMED WINDOW
W11	700H X 2300W ALUM FRAMED WINDOW
W12	700H X 2300W ALUM FRAMED WINDOW
W13	2100H X 1800W ALUM FRAMED WINDOW
W14	600H X 850W ALUM FRAMED WINDOW
W15	2400H X 750W ALUM FRAMED WINDOW
W16	2400H X 1800W ALUM FRAMED WINDOW
W17	2660H X 1000W ALUM FRAMED WINDOW
W18	2660H X 750W ALUM FRAMED WINDOW

DOOR SCHEDULE

D1	2100H X 2400W ALUM FRAMED SLIDING DOOR
D2	2100H X 3500W ALUM FRAMED SLIDING DOOR
D3	2040H X 820W HC CAVITY SLIDING DOOR
D4	2040H X 820W HOLLOW CORE DOOR
D5	2040H X 820W HC CAVITY SLIDING DOOR
D6	2100H X 1800W ALUM FRAMED SLIDING DOOR
D7	2100H X 3350W ALUM FRAMED SLIDING DOOR
D8	2100H X 1932W ALUM FRAMED SLIDING DOOR
D9	2100H X 2800W ALUM FRAMED SLIDING DOOR
D10	2400H X 3800W ALUM FRAMED SLIDING DOOR
D11	2400H X 3600W ALUM FRAMED SLIDING DOOR
D12	2100H X 5500W SELECTED GARAGE DOOR
D13	2040H X 820W SOLID CORE DOOR
D14	2040H X 1000W SELECTED ENTRY DOOR

NORTHERN BEACHES
COUNCIL

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH

Endorsement Date: 26/09/2018

DA2018/0852

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Raise the Roof
DESIGN BY : Mike Wilcox
ENQUIRIES E. raisetherooft1@optusnet.com.au

CLIENT
Mrs Heidi Dunbar Jonson
12 Moore Street
Clontarf

PROJECT
ALTERATIONS AND ADDITIONS
LOT 24 SEC C DP 2610

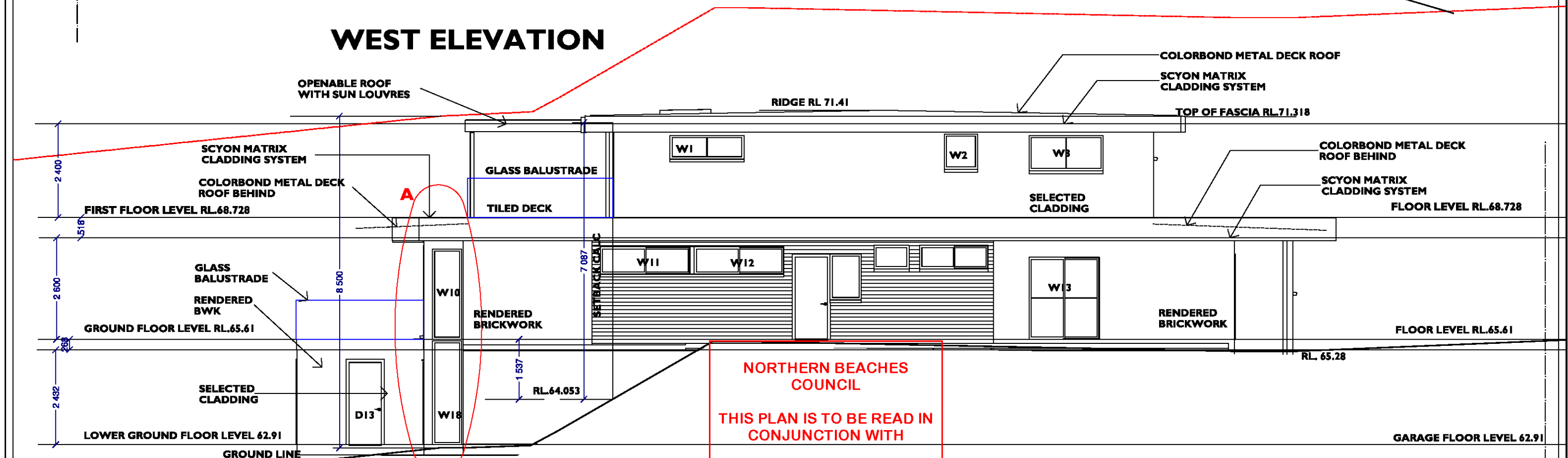
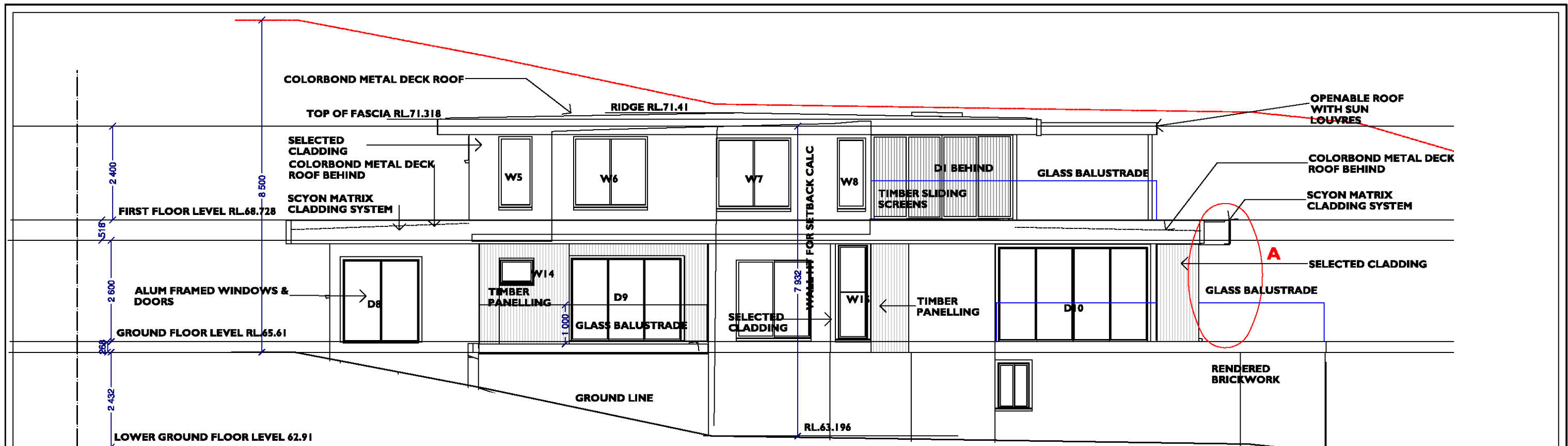
DRAWING
SOUTH & NORTH ELEVATIONS
WINDOW & DOOR SCHEDULE

AMENDMENT A 5th Sep 2018
Front entry stair revised and set back a further
1m from boundary to allow for neighbours views
Basix amended for W10 & W18

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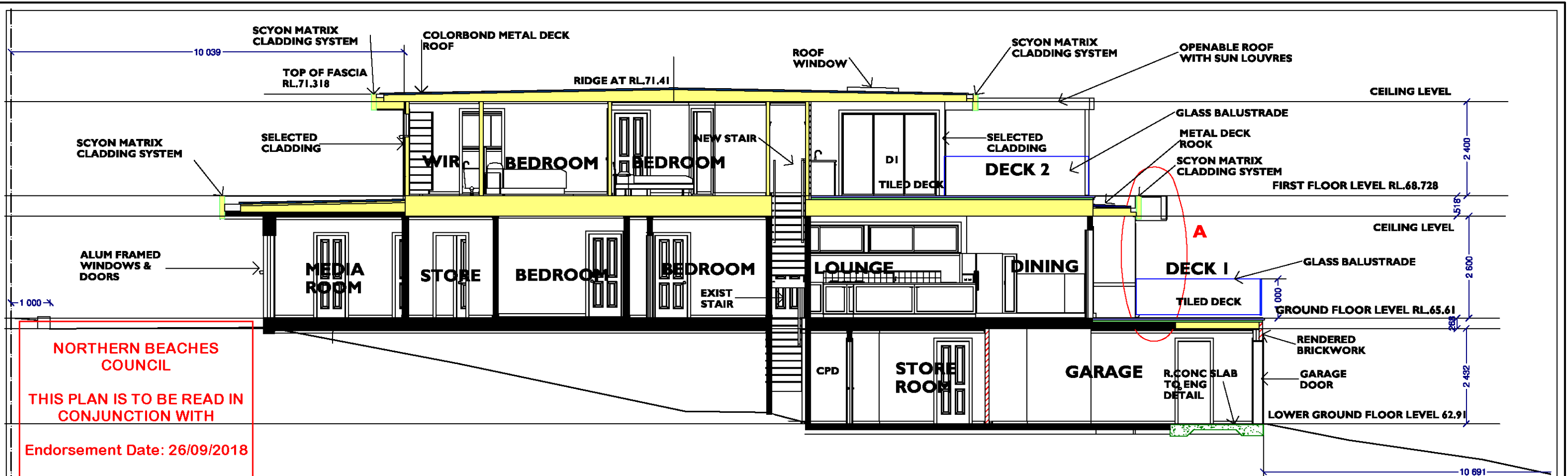
NORTHERN BEACHES COUNCIL

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Endorsement Date: 26/09/2018

DA2018/0852

DRAWN BY Raise the Roof DESIGN BY : Mike Wilcox ENQUIRIES E. raisetherooft1@optusnet.com.au	CLIENT Mrs Heidi Dunbar Jonson 12 Moore Street Clontarf	PROJECT ALTERATIONS AND ADDITIONS LOT 24 SEC C DP 2610	DRAWING WEST AND EAST ELEVATIONS	AMENDMENT A 5th Sep 2018 Front entry stair revised and set back a further 1m from boundary to allow for neighbours views Basis amended for W10 & W18 Any design work created by Raise the Roof is the property of Raise the roof and may not be reproduced in any way without written permission DATE 12th Mar 2018 REVISION 5th Sep 2018 SCALE 1 : 100	DWG. 7 A
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NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 26/09/2018

DA2018/0852

BASIX REQUIREMENTS

SECTION A-A

Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions
Certificate number: A308049_09
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 Planning & Infrastructure. This document is available at www.basix.nsw.gov.au
Director-General
Date of issue: Wednesday, 05, September 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.
Project address
Project name 12 Moore St Clontarf_09
Street address 12 Moore Street Clontarf 2093
Local Government Area Manly Council
Plan type and number Deposited Plan 2610
Lot number 24
Section number C
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: Jacaranda Trading International Pty Ltd
ABN (if applicable): 26075061335

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
suspended floor with enclosed subfloor: framed (R0.7).
R0.60 (down) (or R1.30 including construction)
floor above existing dwelling or building: nil
external wall: external insulated facade system (EIFS)(façade panel: 50 mm) nil
flat ceiling, flat roof: framed ceiling: R1.40 (up), roof: foil backed blanket (55 mm)
light (solar absorptance < 0.475)

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.

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.
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.
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 Shading device Frame and glass type
Height (m)
Distance (m)
W1 E 1.14 2.5 6.5 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2 E 0.76 2.3 6.5 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3 E 1.71 2.3 6.5 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4 N 0.51 2.1 10 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W5 W 1.53 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6 W 3.42 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7 W 3.42 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8 W 1.35 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9 S 4.8 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10 E 1.73 3.4 3 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11 E 1.61 5.6 6.5 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12 E 1.61 5.6 6.5 eave/verandah/pergola/balcony
>=800 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13 E 3.78 7.1 6.5 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14 W 0.51 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W15 W 1.8 0 0 eave/verandah/pergola/balcony
>=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W16 S 4.32 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W17 S 2.66 0 0 none standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W18 E 1.99 6.1 3 none standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1 S 5.04 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2 S 7.35 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D6 N 3.78 10 8.1 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D7 N 4.074 10 6.5 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D8 W 4.057 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D9 W 5.88 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D10 W 9.12 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D11 S 8.64 0 0 eave/verandah/pergola/balcony
>=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Skylights
The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight:
Each skylight 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.
S1 1.21 external adjustable awning or blind timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

AMENDMENT A 5th Sep 2018
Front entry stair revised and set back a further 1m from boundary to allow for neighbours views
Basix amended for W10 & W18

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DATE 12th Mar 2018 REVISION 5th Sep 2018
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DRAWN BY
Raise the Roof
DESIGN BY : Mike Wilcox
ENQUIRIES E. raisetherooft1@optusnet.com.au

CLIENT
Mrs Heidi Dunbar Jonson
12 Moore Street
Clontarf

PROJECT
ALTERATIONS AND ADDITIONS
LOT 24 SEC C DP 2610

DRAWING
**SECTION A-A AND
BASIX REQUIREMENTS**