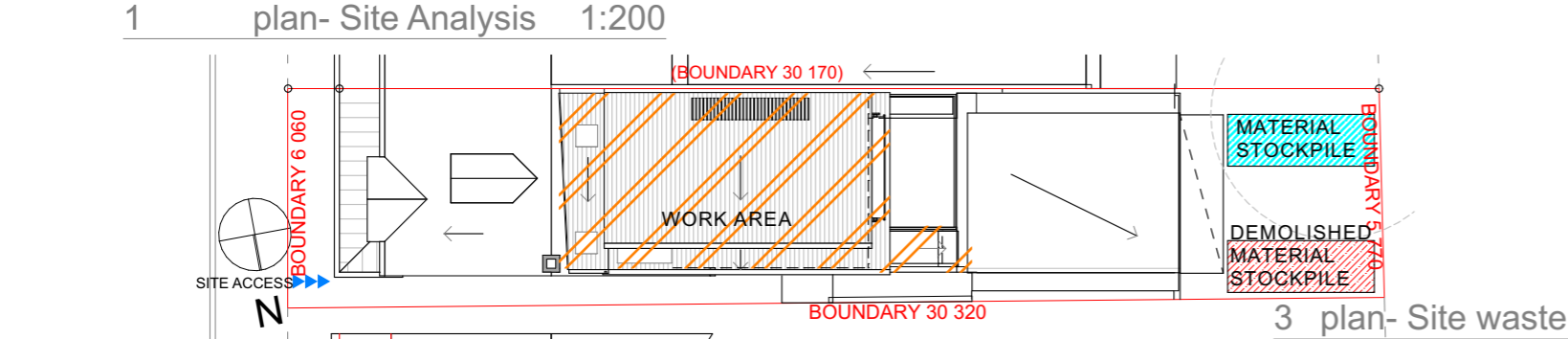
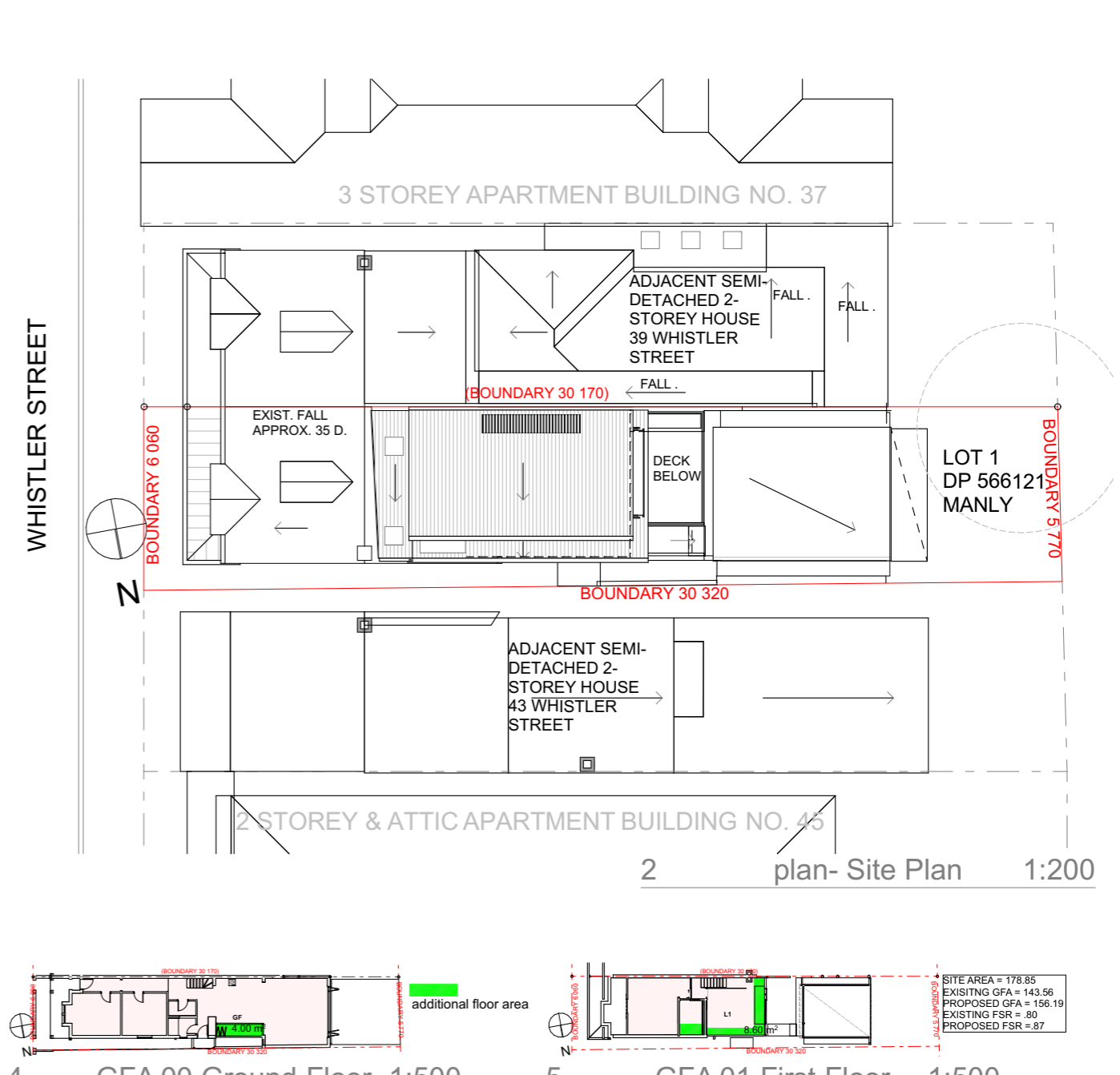
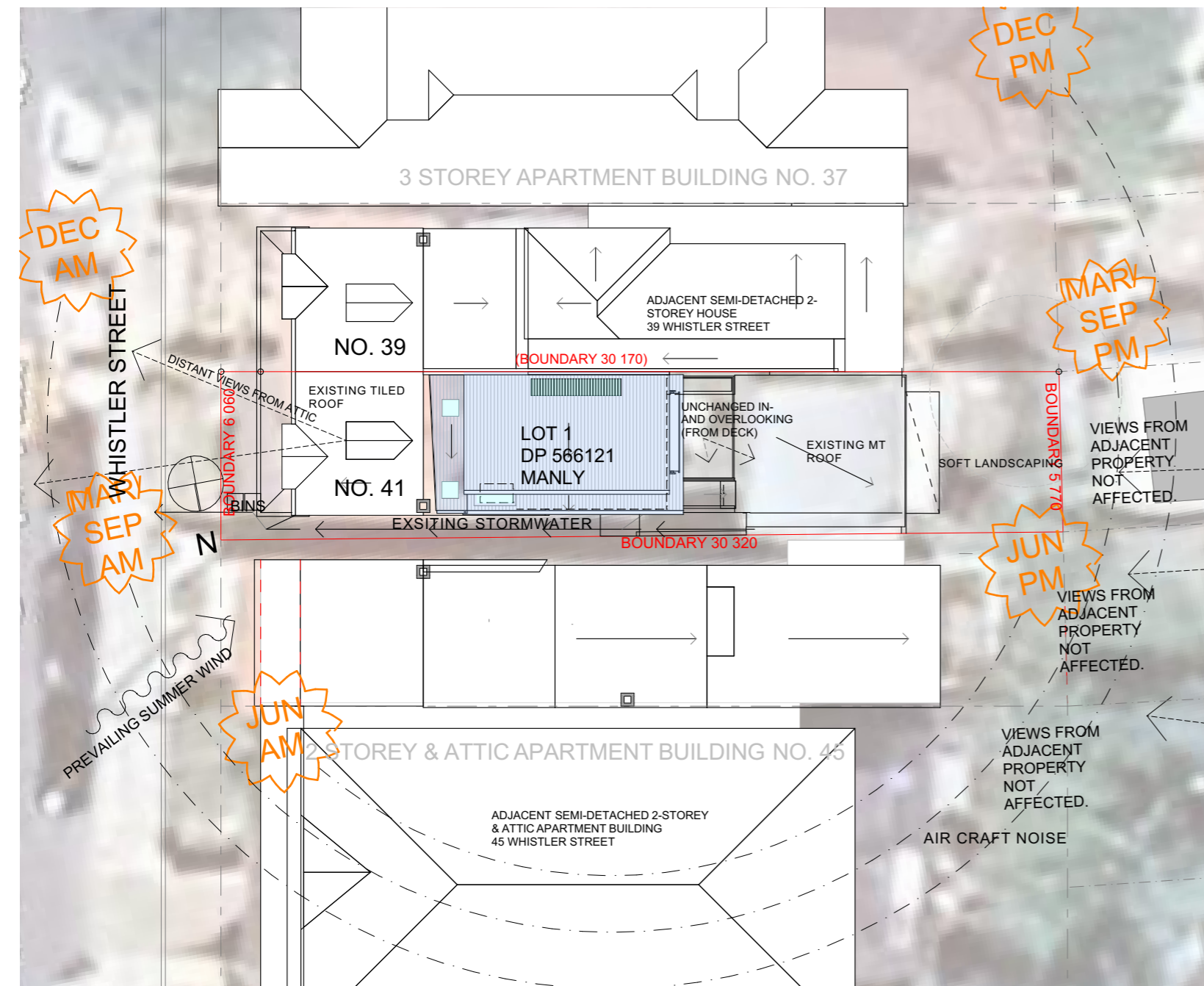


This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 18 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



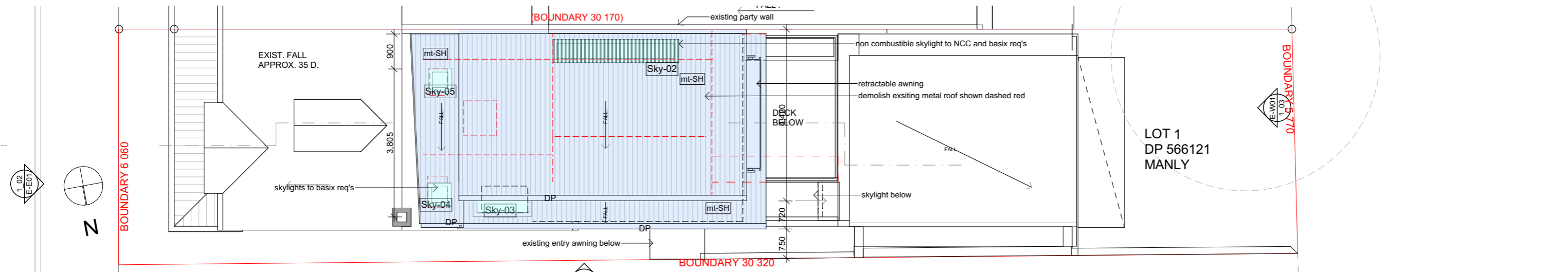
Project address	Construction	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Project name: 2412 Whistler Street_02	Insulation requirements The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that if additional insulation is not required where the area of new construction is less than 2m ² , its insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Street address: 41 WHISTLER STREET MANLY 2095	Glazing requirements 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 2450 mm above the sill. External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. 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.	✓	✓	✓
Local Government Area: Northern Beaches Council	Windows and glazed doors glazing requirements	✓	✓	✓
Plan type and number: Deposited Plan DP586121	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. External sashings and louvers must fully shade the skylight above which they are situated when fully drawn or closed.	✓	✓	✓
Car number: 1	Skylights glazing requirements	✓	✓	✓
Section number: 1	Fixtures and systems	✓	✓	✓
Project type: Dwelling house (attached)	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.	✓	✓	✓
Dwelling type: Dwelling house (attached)	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.	✓	✓	✓
Type of alteration and addition: The estimated development cost for my renovation work is \$30,000 or more, and does not include a pool (and/or spa).		✓	✓	✓
N/A		✓	✓	✓
N/A		✓	✓	✓
Certificate Prepared by (please complete below submitting to Council or PCA) Name / Company Name: RAAARCHITECTS PTY LTD ABN (if applicable): 1361848429		✓	✓	✓



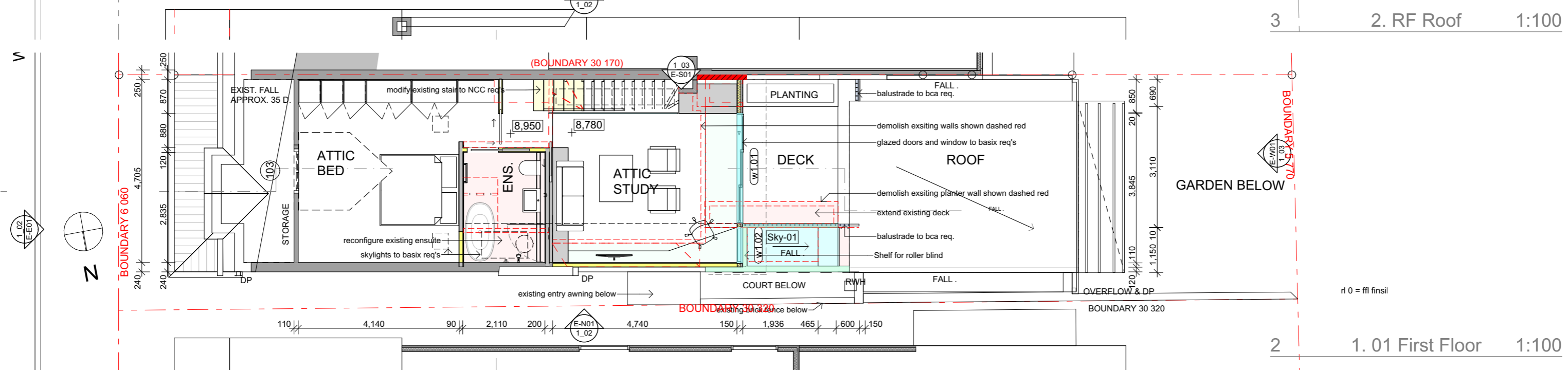
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02	for DA			2025-02-18	2412R-WhistlerStreet

2412-1_00	Revision 02	1:200, 1:500,
Date	2025-02-18	Scale
Status	C Checked by	1:3.33
Project Name	2412R-WhistlerStreet	

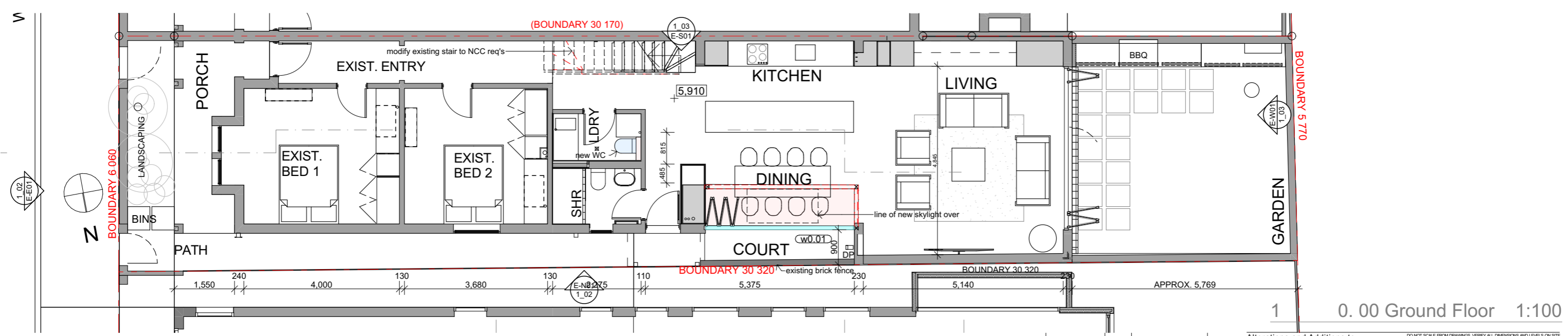
Alterations and Additions to 41 Whistler Street Manly NSW 2095 for Annette and Garrick Bryant		DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE PRIOR CONSENT OF ARCHITECTS.
Site Plan Basix GFA diagrams		RAA architects Nominated Architect Joseph Alliker ABN 13 618 494 429 Reg.No. 10797
		02 9331 1499 info@RAAa.as 253 Oxford Street Darlinghurst NSW 2010



3 2. RF Roof 1:100



2 1. 01 First Floor 1:100



1 0. 00 Ground Floor 1:100

Alterations and Additions to
 41 Whistler Street
 Manly NSW 2095
 for Annette and Garrick Bryant

DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE PRIOR CONSENT OF ARCHITECTS.

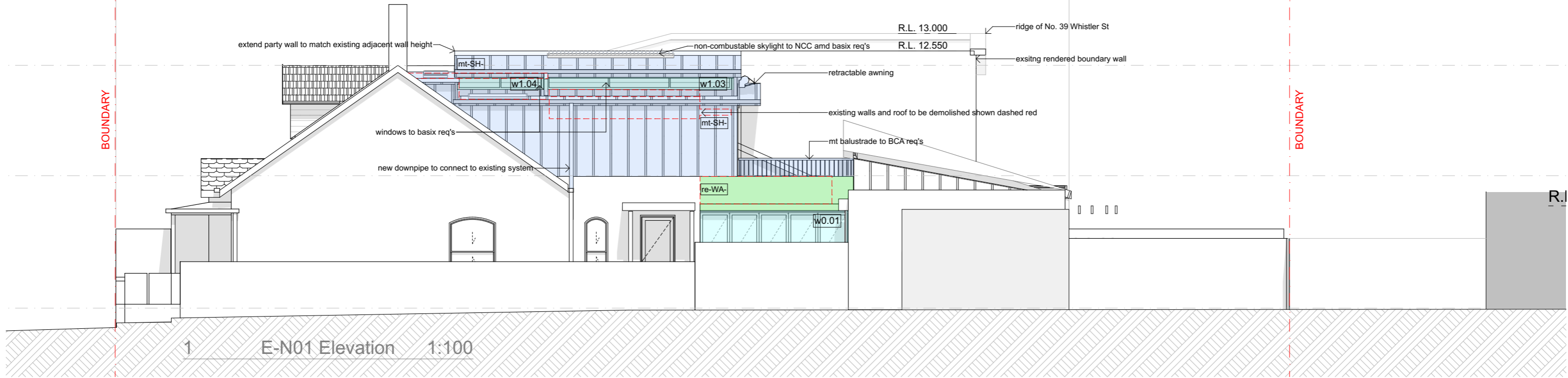
RAA architects
 Nominated Architect Joseph Alliker
 ABN 13 618 494 429 Reg.No. 10797
 02 9331 1499 info@RAAa.as
 253 Oxford Street Darlinghurst NSW 2010

Floor Plans

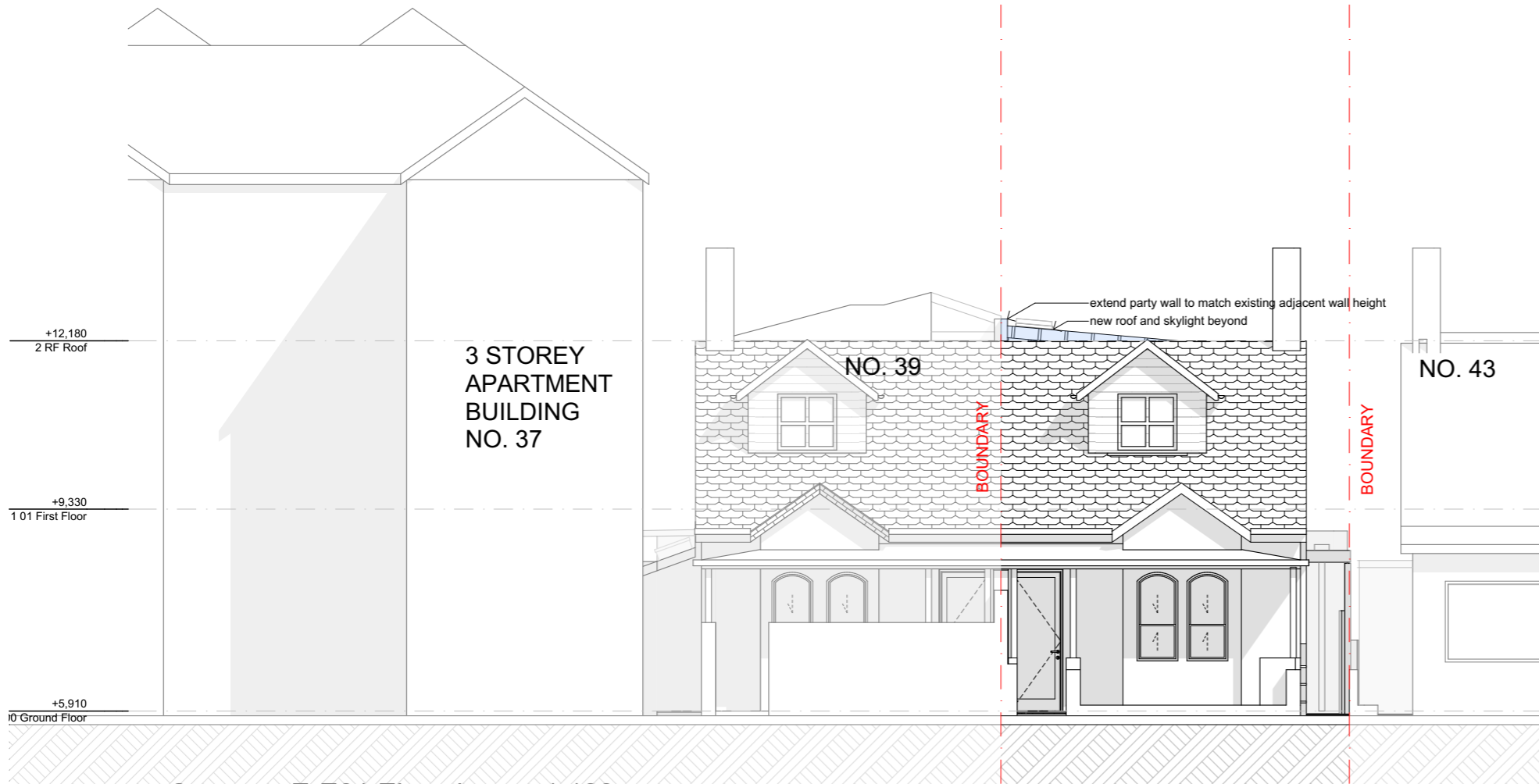
2412-1_01 Revision 02
 Date 2025-02-18 Scale 1:100
 Status C Checked by
 Project Name 2412R-WhistlerStreet

Rev	Revision Name	Change	Change Name	Date
02	for DA			2025-02-18

3 STOREY APARTMENT BUILDING NO. 37



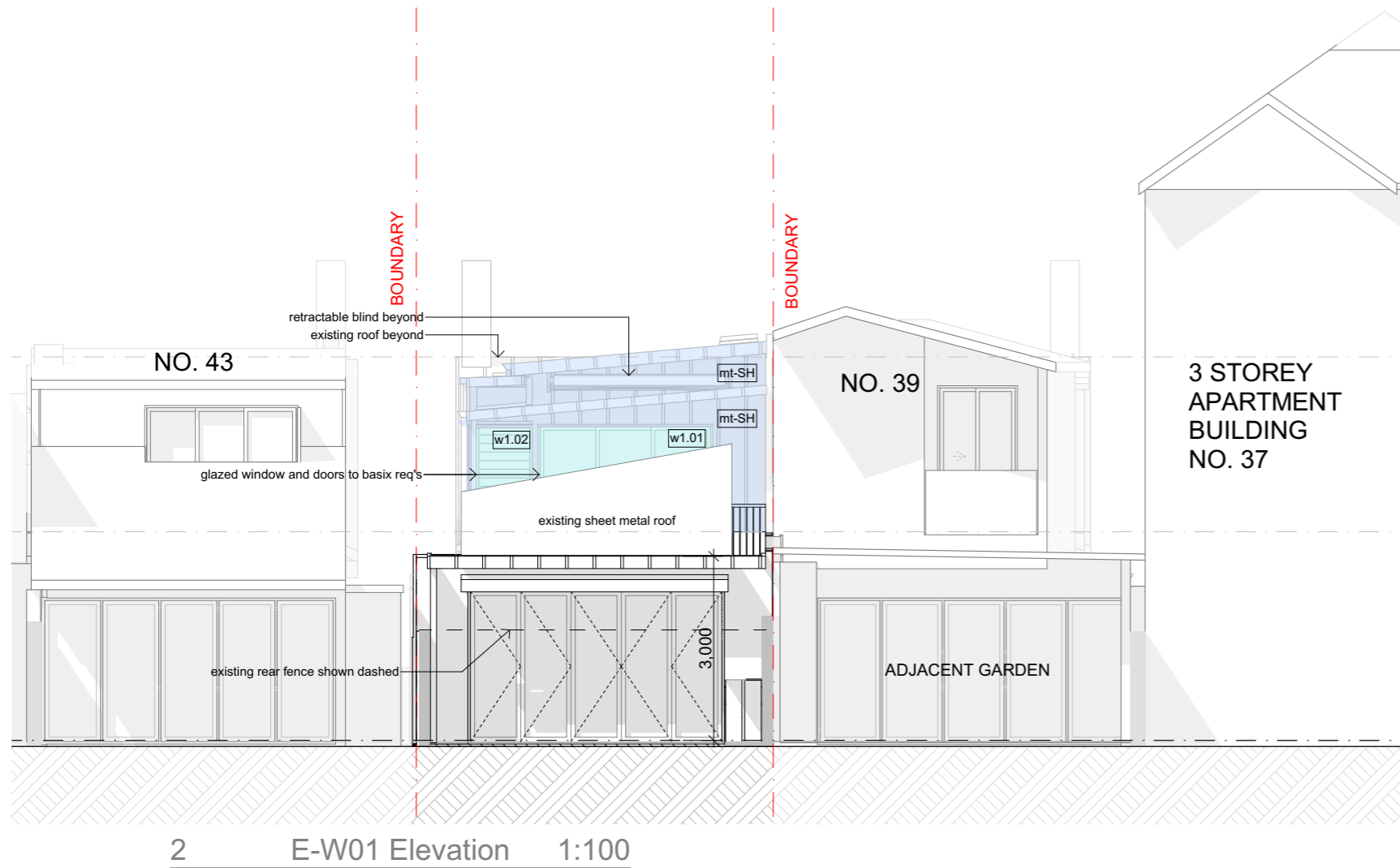
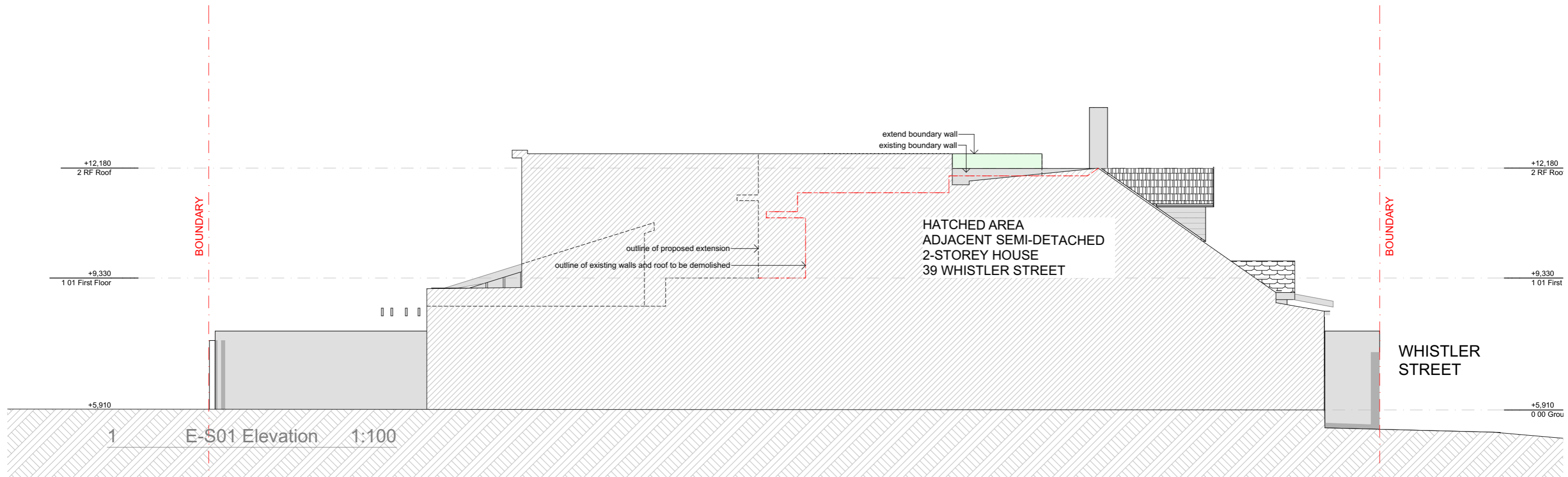
1 E-N01 Elevation 1:100



2 E-E01 Elevation 1:100

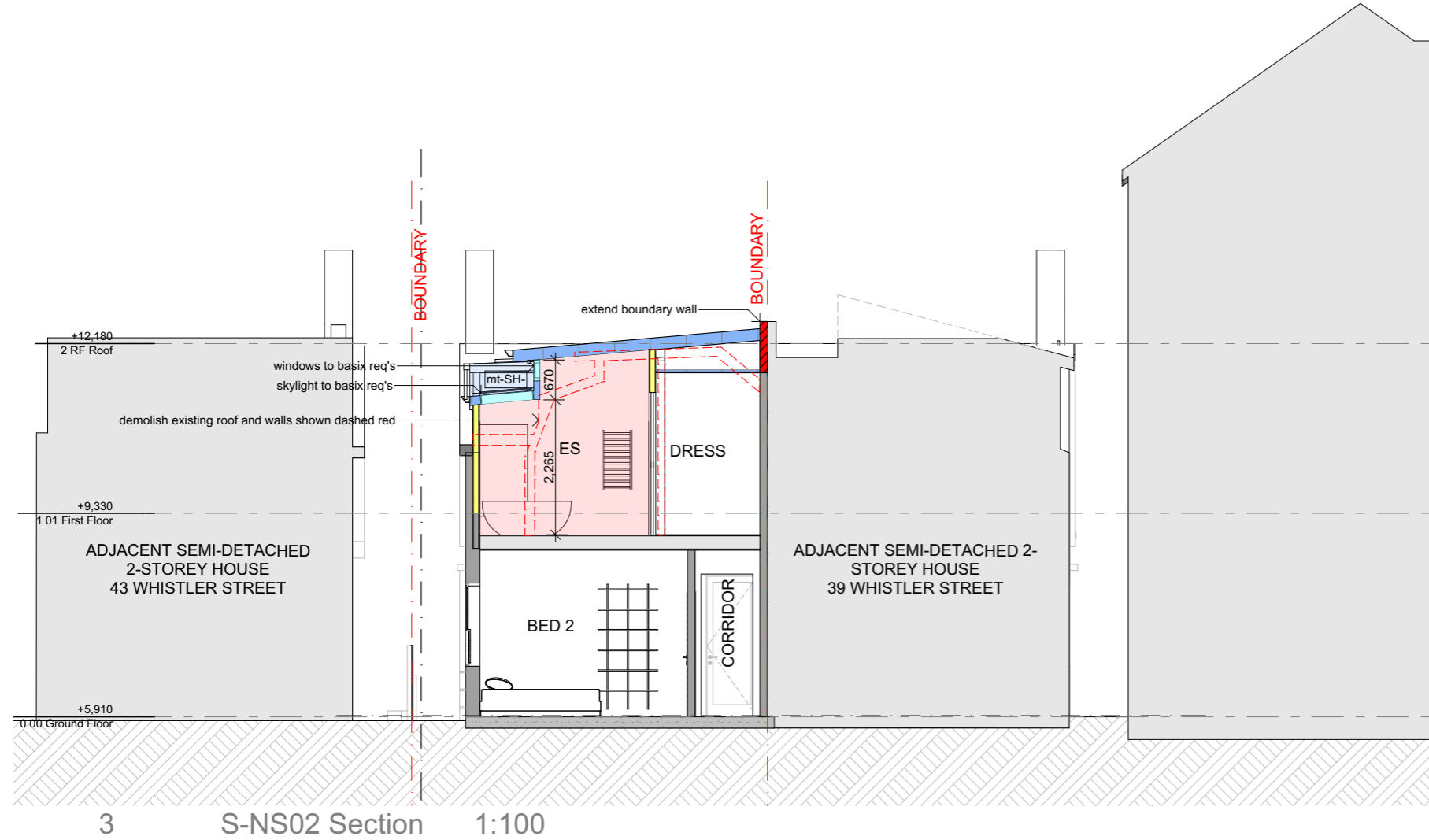
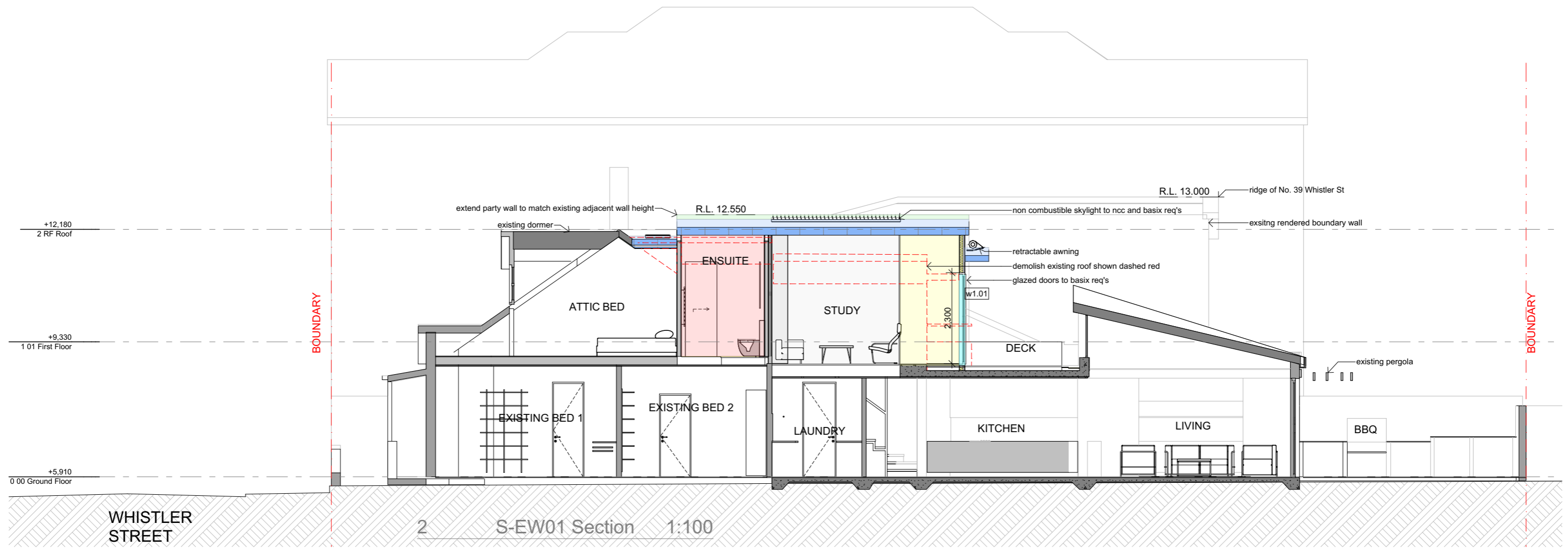
Rev	Revision Name	Change	Change Name	Date	Project Name
02	for DA			2025-02-18	2412R-WhistlerStreet

Alterations and Additions to		DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE PRIOR CONSENT OF ARCHITECTS.	
41 Whistler Street		RAA architects	
Manly NSW 2095		Nominated Architect Joseph Alliker	
for Annette and Garrick Bryant		ABN 13 618 494 429 Reg.No. 10797	
Elevations		A a 02 9331 1499 info@RAAa.asu	
2412-1_02		253 Oxford Street Darlinghurst NSW 2010	
Date	2025-02-18	Revision	02
Status	C	Scale	1:100
Checked by			



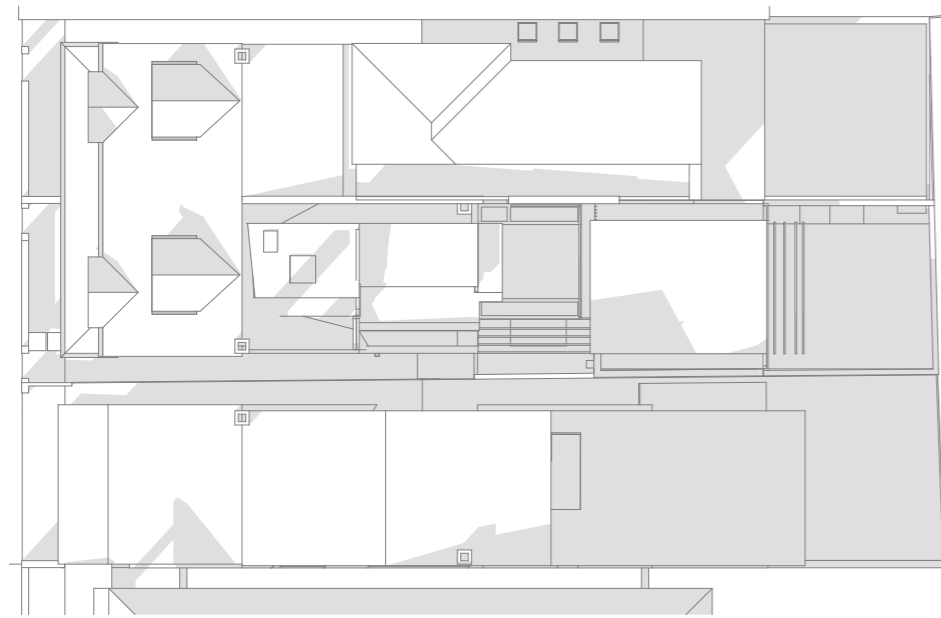
		Alterations and Additions to 41 Whistler Street Manly NSW 2095 for Annette and Garrick Bryant		DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE PRIOR CONSENT OF ARCHITECTS.	
		Elevations		RAA architects Nominated Architect Joseph Alliker ABN 13 618 494 429 Reg.No. 10797	
		2412-1_03		Revision 02	
		Date 2025-02-18		Scale 1:100	
		Status		Checked by	
02 for DA		2025-02-18		C	
Rev	Revision Name	Change	Change Name	Date	Project Name
					2412R-WhistlerStreet

2412R-WhistlerStreet.dwg 2025-02-18

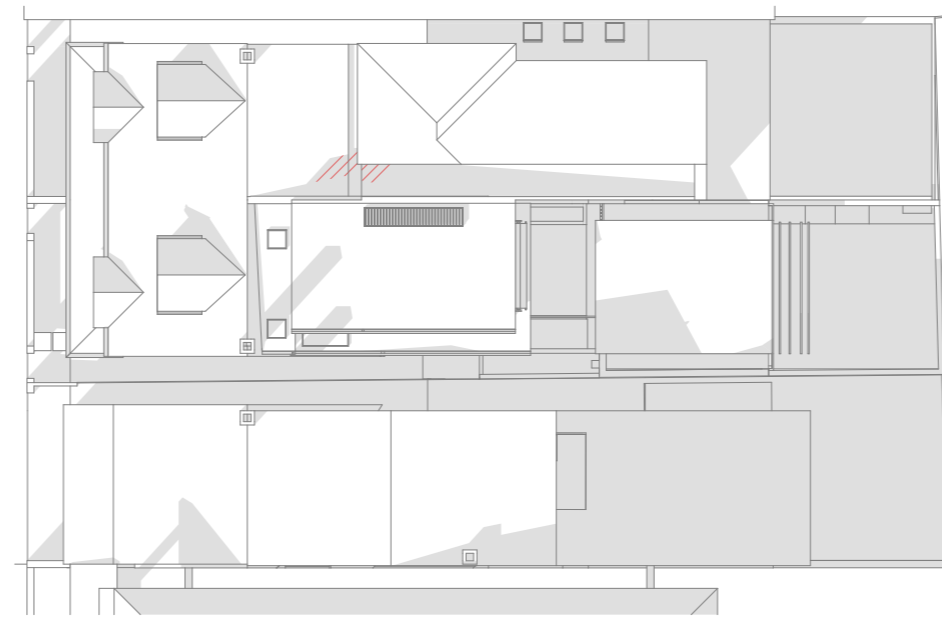


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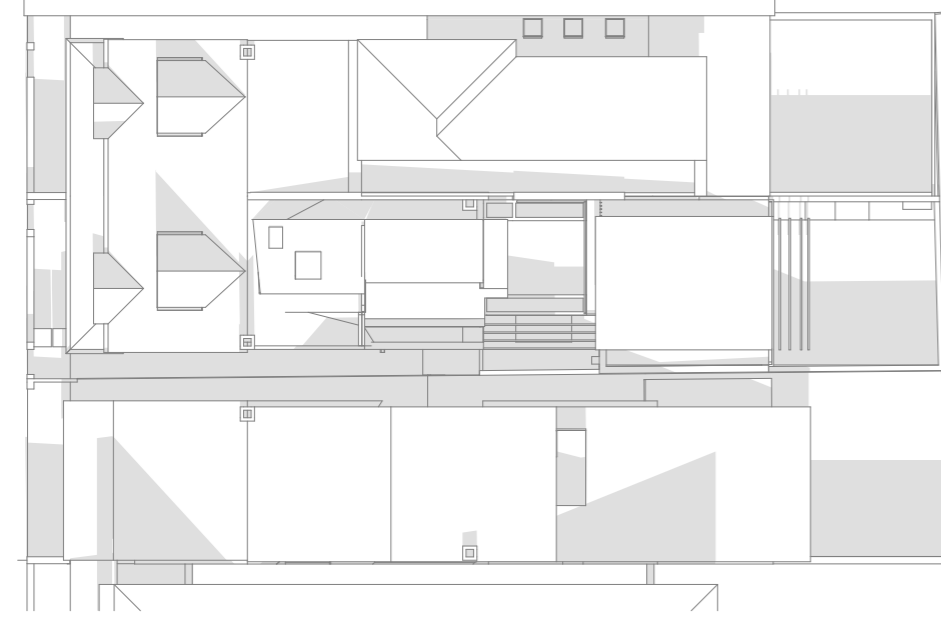
Alterations and Additions to 41 Whistler Street Manly NSW 2095 for Annette and Garrick Bryant		DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT THE PRIOR CONSENT OF ARCHITECTS.	
Sections		RAA architects Nominated Architect Joseph Alliker ABN 13 618 494 429 Reg.No. 10797	
2412-1_04	Revision 02	02 9331 1499	info@RAAa.asu
Date	2025-02-18	253 Oxford Street	Darlinghurst NSW 2010
Status	C	Checked by	
2412R-WhistlerStreet			



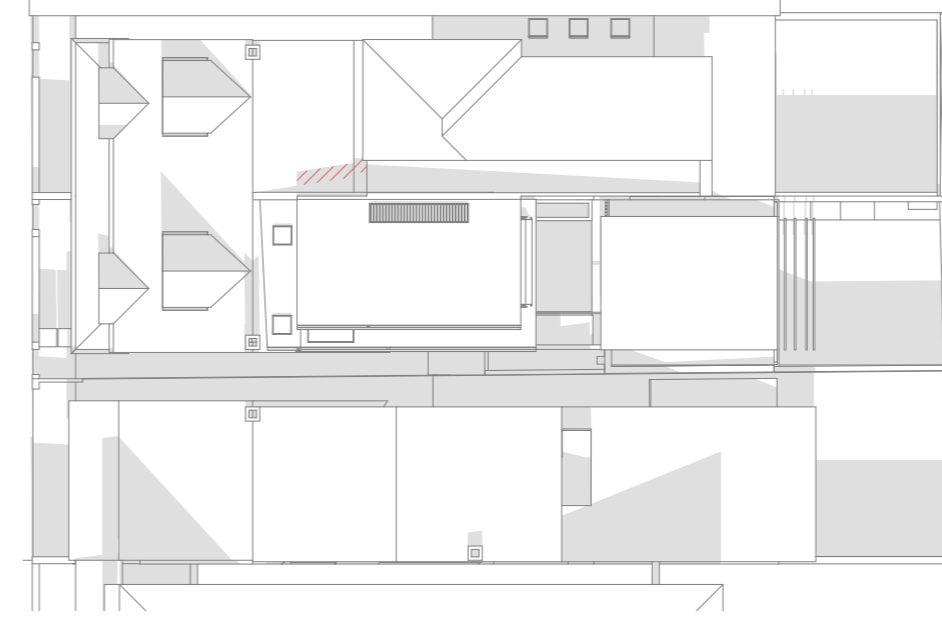
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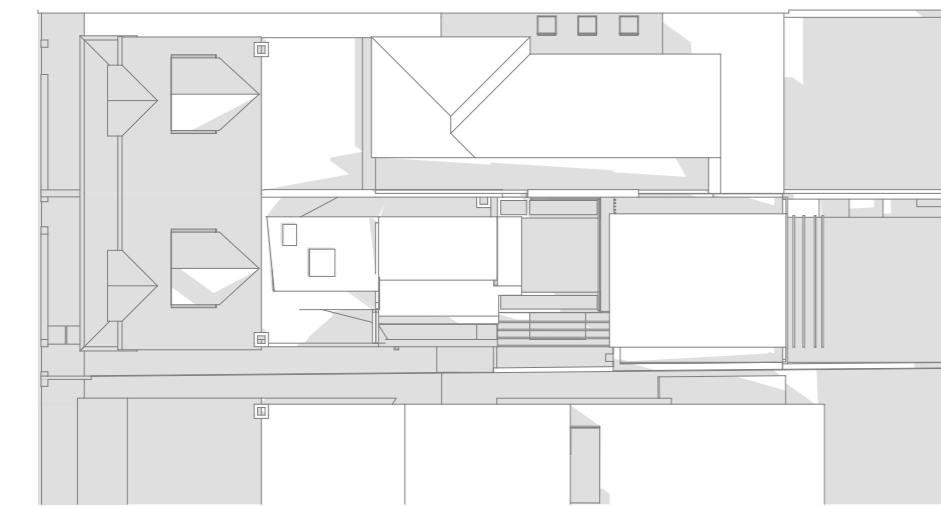
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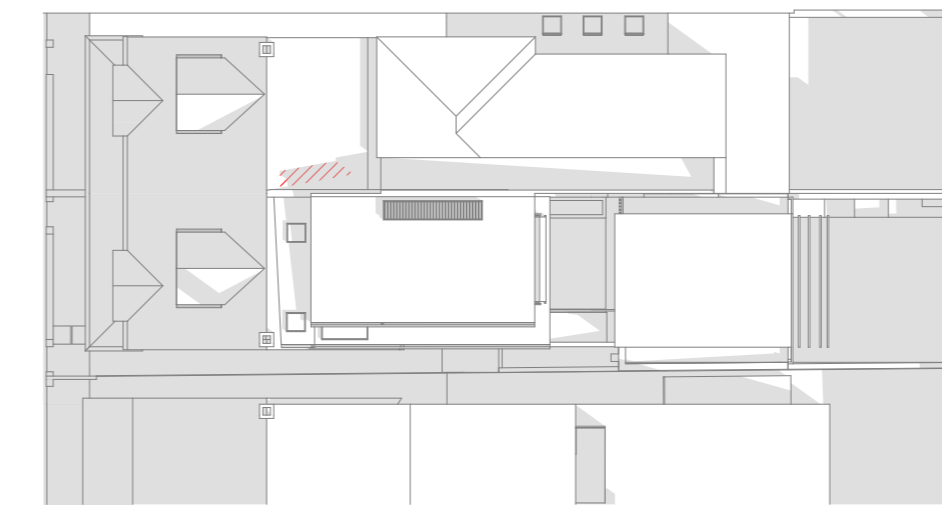
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2 02 PROPOSED 21 June at 1200h 1:250



6 03 EXISITNG 21 June at 1500h 1:250



3 03 PROPOSED 21 June at 1500h 1:250



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		41 Whistler Street		RAA ARCHITECTS PTY LTD IS THE OWNER OF THE COPYRIGHT SUBSISTING IN	
		Manly NSW 2095		THESE DRAWINGS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT	
		for Annette and Garrick Bryant		THE PRIOR CONSENT OF ARCHITECTS.	
		Shadow Diagrams		RAA architects	
		2412-7_01		Nominated Architect Joseph Alliker	
		Revision 02		ABN 13 618 494 429 Reg.No. 10797	
		Date 2025-02-18		02 9331 1499 info@RAAa.au	
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		Checked by		2412R-WhistlerStreet	
Rev	Revision Name	Change	Change Name	Date	Project Name
02	for DA			2025-02-18	

2412R-WhistlerStreet.dwg 2025-02-18

February 2025

41 Whistler Street Manly – Schedule of Materials and Finishes

mt-WA-



mt-RO-



tb-DO-



ma-RE-p



Stn-TI-



Mt-BAL

