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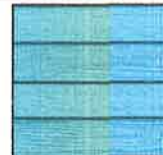
private residence

21 wattle ave, fairlight

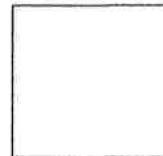
additions and alterations
development application

architectural perspectives

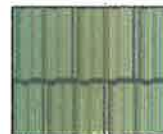
WEATHERBOARD
WEATHERTEX
or similar
to match existing



WINDOWS
WHITE
TIMBER
or similar
to match existing



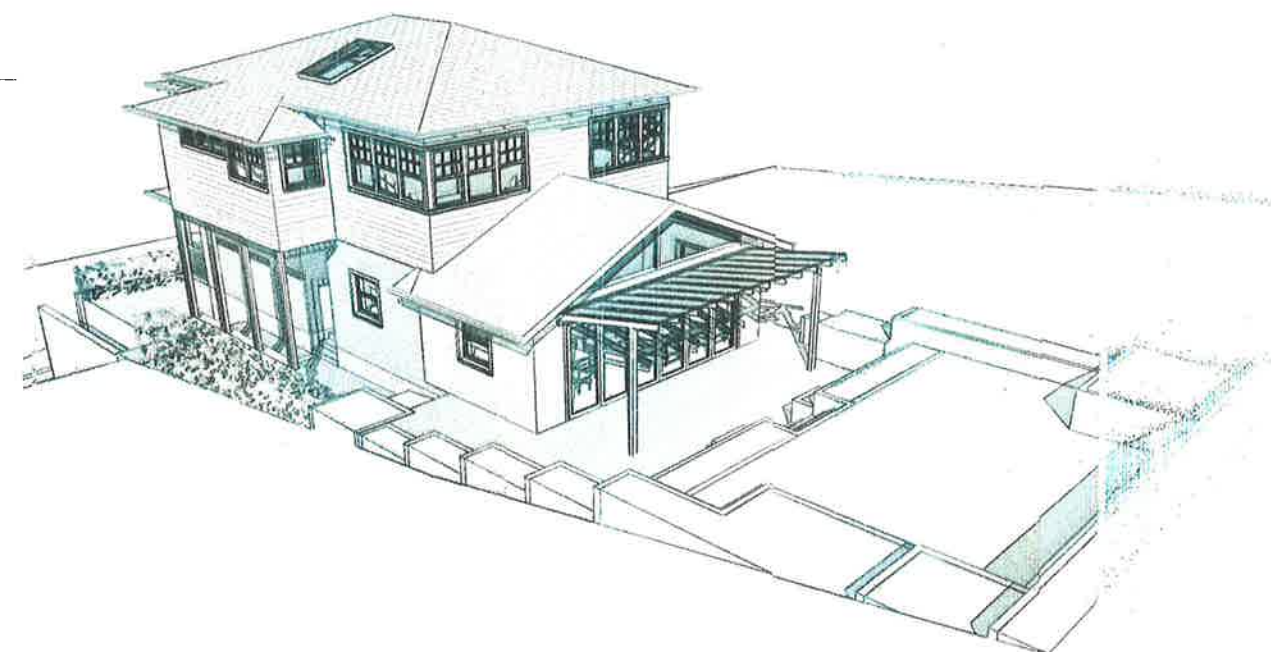
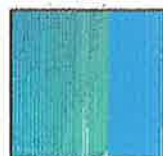
ROOF
TILES
or similar
to match existing



RAILING
WHITE
or similar



BRICKWORK
PAINTED
LIGHT BLUE
or similar
to match existing



P

PROPOSED

POS

PRIVATE OPEN SPACE (EXISTING)

ED

EXISTING DWELLING

MS

MATERIAL STOCKPILE

96.5°1

CAR ENTRY POINT

GARAGE ENTRY POINT

BOUNDARY

WM

WASTE MANAGEMENT

0°57'00"

180°57'00"

35.43

35.41

0°57'00"

180°57'00"

35.43

35.41

0°57'00"

180°57'00"

35.43

35.41

0°57'00"

180°57'00"

35.43

35.41

Site Analysis Plan
1:200

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DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 21 Wattle Avenue, Fairlight, 2094, NSW
Alterations & Additions
LOT 40 in DP 11828 - 431.8m2

CLIENT: Private

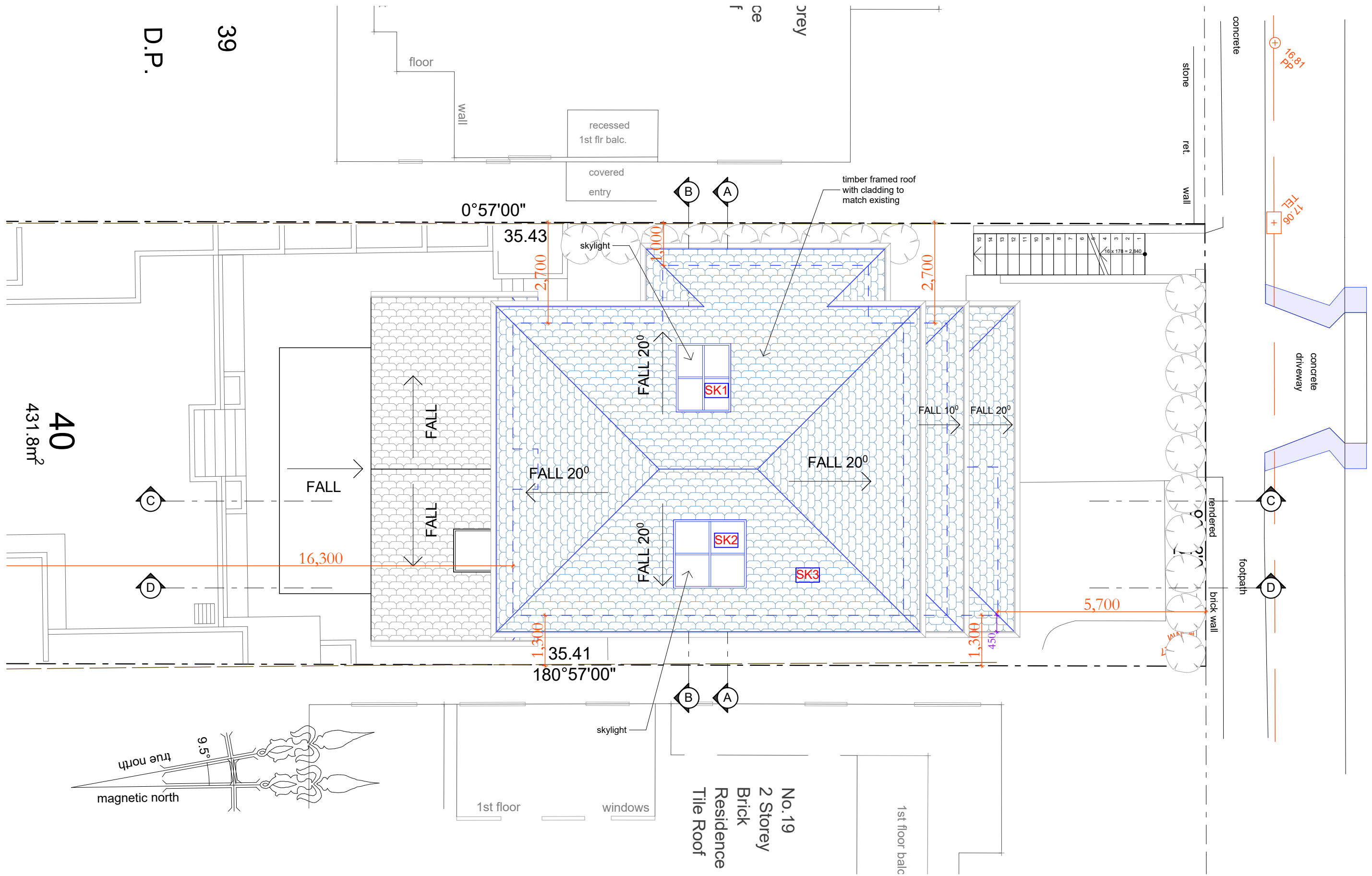
= Proposed Work

= Demolition

= Existing

STATUS: DA	SCALE: 1:200@A3	PROJECT NUMBER: 1712
DATE: 180919	DRAWN/DESIGNED: PB / MP	ISSUE:
STAGE: DA	DRAWING NO: DA3	

WATTLE AVENUE



Roof Plan
1:100

0 2 4

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REV	DATE	DESCRIPTION

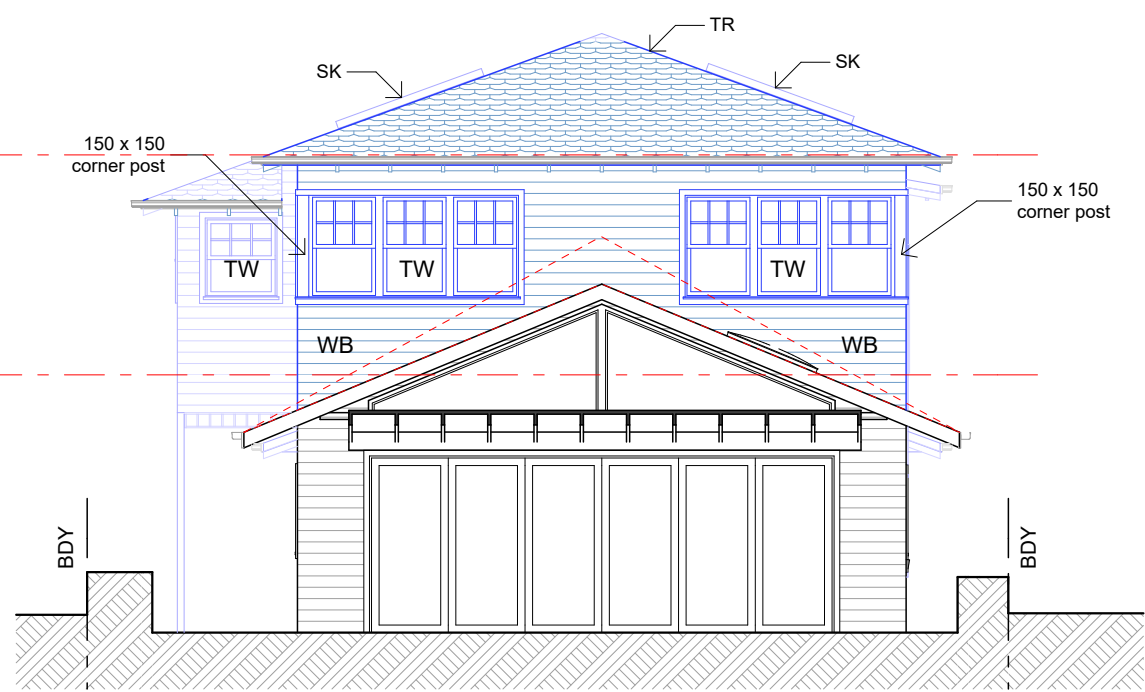
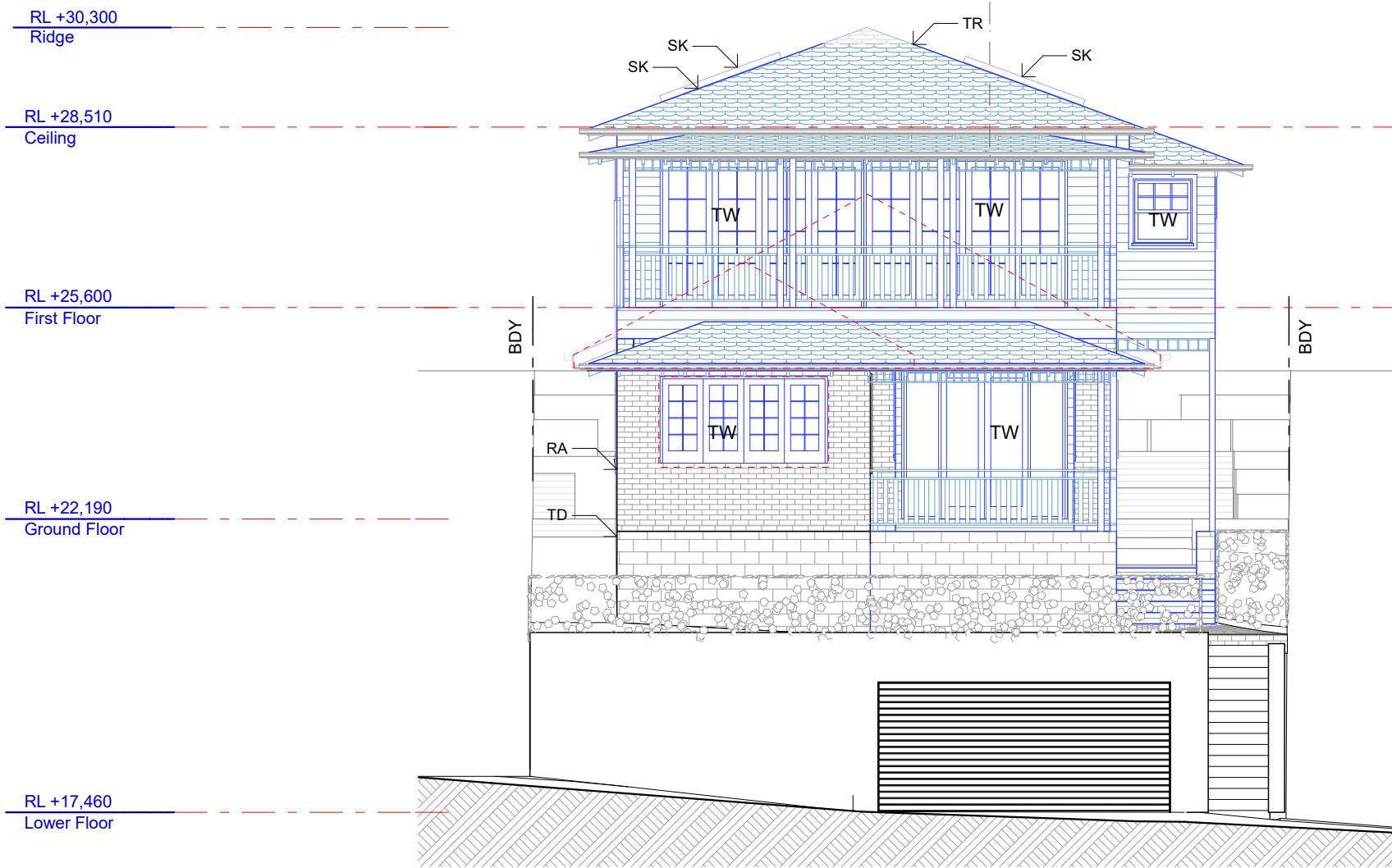
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Alterations & Additions
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CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 180919	SCALE: 1:100@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		



TR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
PB painted brick wall
TW timber window
TD timber framed deck to engineers details
SK skylight
RA rail to BCA

North Elevation
1:100

South Elevation
1:100



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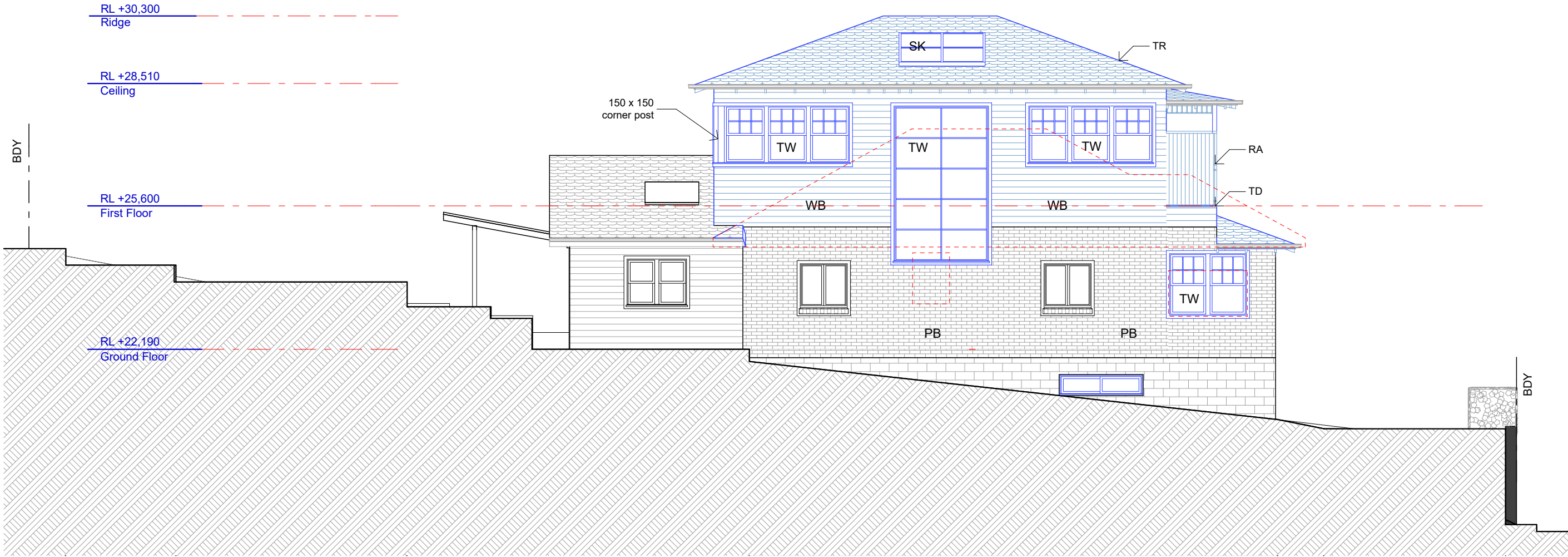
PROJECT: 21 Wattle Avenue, Fairlight,
2094, NSW
Alterations & Additions
LOT 40 in DP 11828 - 431.8m2

CLIENT:
Private

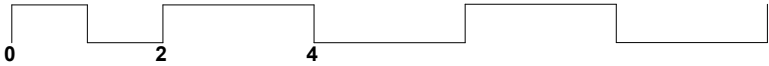
= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 180919	SCALE: 1:100@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		

- TR timber framed roof with Colorbond cladding
- WB timber framed wall with weatherboard cladding
- PB painted brick wall
- TW timber window
- TD timber framed deck to engineers details
- SK skylight
- RA rail to BCA



East Elevation
1:100



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Alterations & Additions
LOT 40 in DP 11828 - 431.8m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA	SCALE: 1:100@A3	PROJECT NUMBER: 1712
DATE: 180919	DRAWN/DESIGNED: PB / MP	ISSUE:
STAGE: DA	DRAWING NO: DA9	

- TR

WB

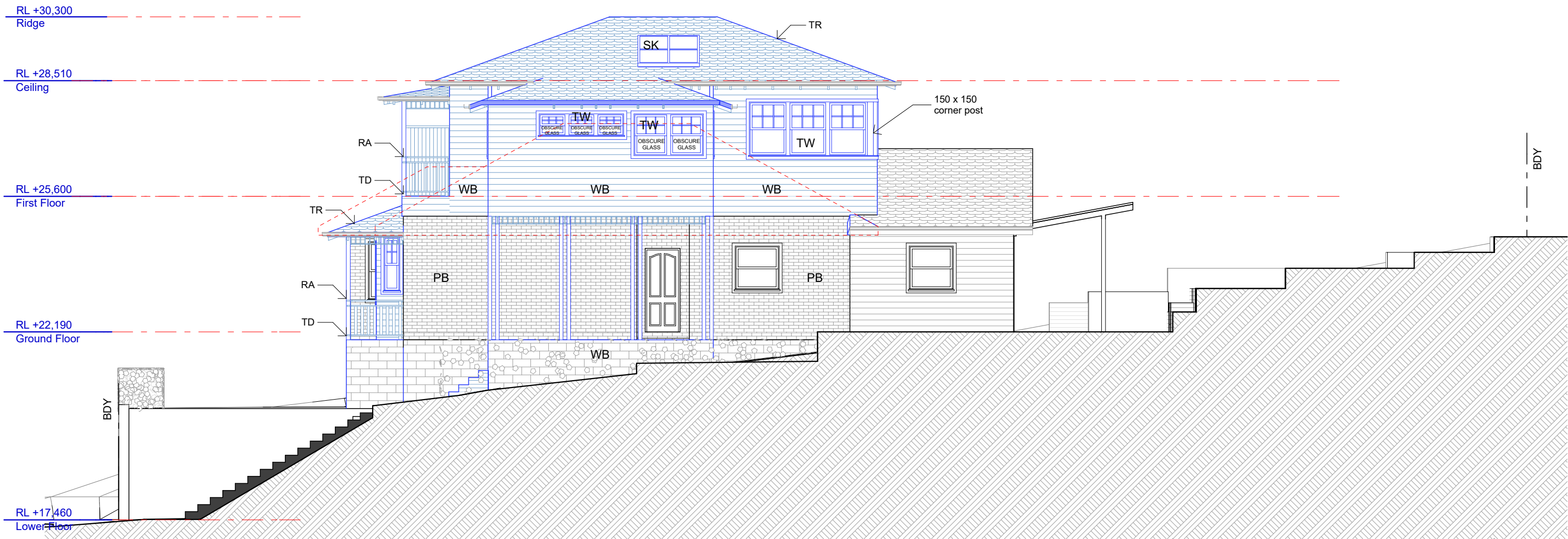
PB

TW

TD

SK

RA
- timber framed roof with Colorbond cladding
timber framed wall with weatherboard cladding
painted brick wall
timber window
timber framed deck to engineers details
skylight
rail to BCA



West Elevation
1:100



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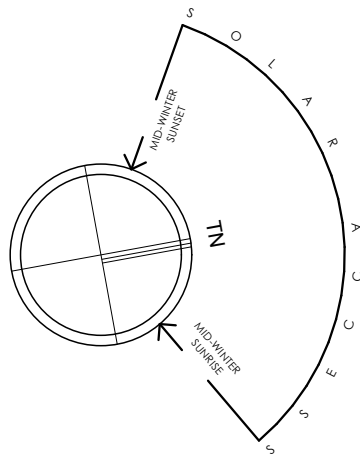
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CLIENT:
Private

-
- = Proposed Work
= Demolition
= Existing

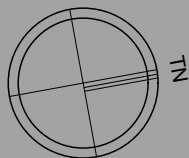
STATUS: DA		
DATE: 180919	SCALE: 1:100@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA10		



Existing shadow



Proposed shadow



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REV	DATE	DESCRIPTION

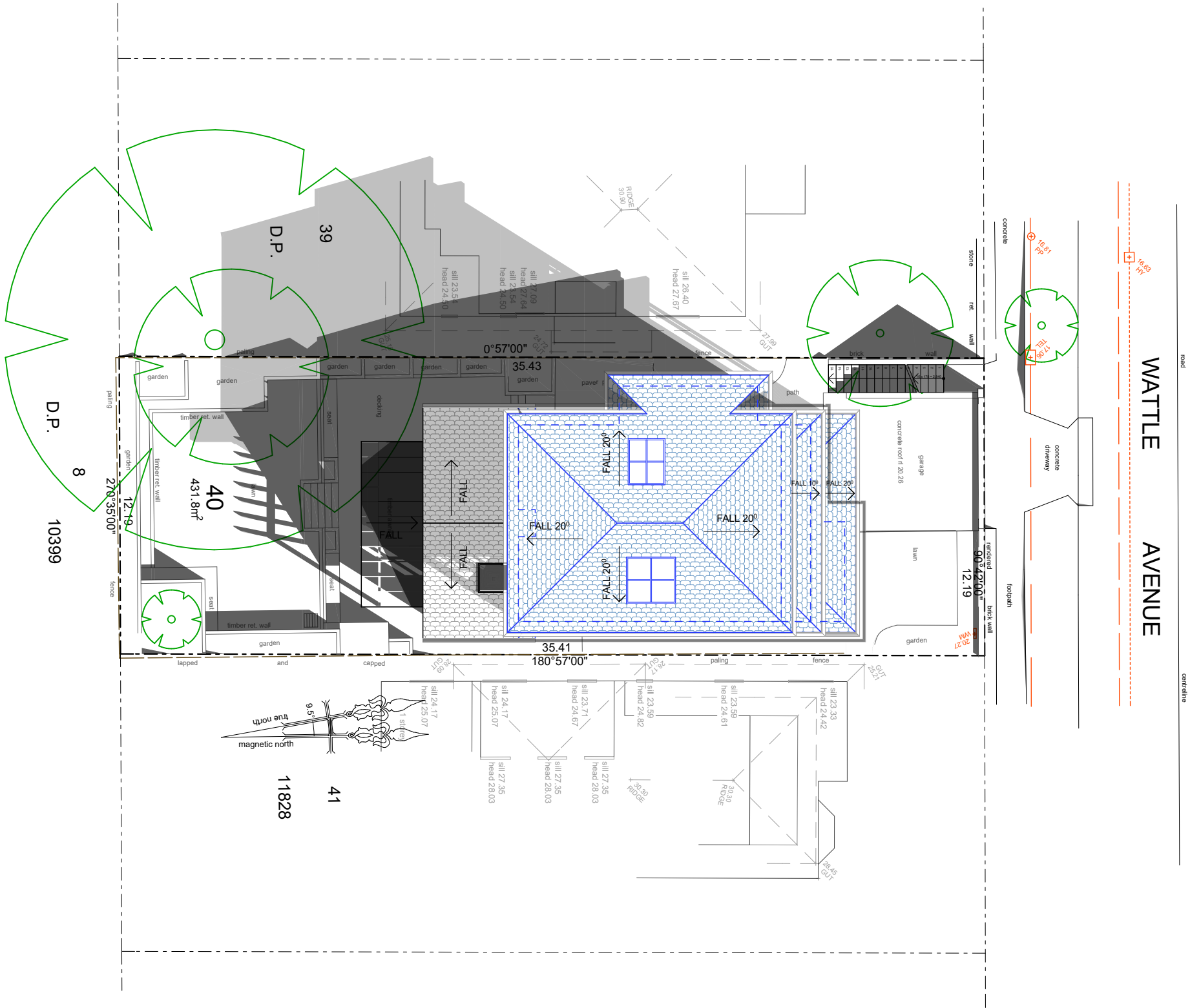
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PROJECT: 21 Wattle Avenue, Fairlight,
2094, NSW
Alterations & Additions
LOT 40 in DP 11828 - 431.8m2

CLIENT:
Private

Proposed Work
Demolition
Existing

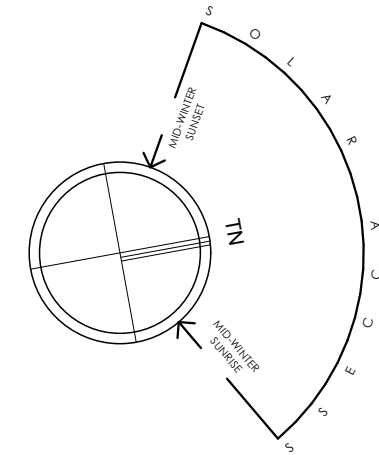
STATUS: DA		
DATE: 180919	SCALE: 1:200@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA16		



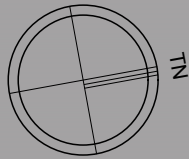
Solar June 21 9am
1:200

Existing shadow

Proposed shadow



sketchArc



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REV	DATE	DESCRIPTION

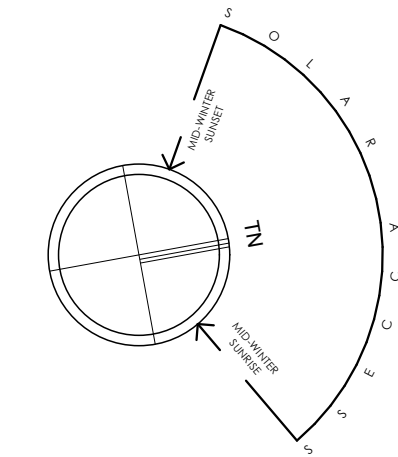
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w : www.sketcharc.com.au

PROJECT: 21 Wattle Avenue, Fairlight,
2094, NSW
Alterations & Additions
LOT 40 in DP 11828 - 431.8m2

CLIENT:
Private

Proposed Work
Demolition
Existing

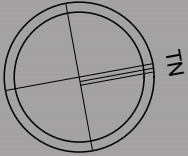
STATUS: DA		
DATE: 180919	SCALE: 1:200@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA17		



Existing shadow

Proposed shadow

sketchArc



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REV	DATE	DESCRIPTION

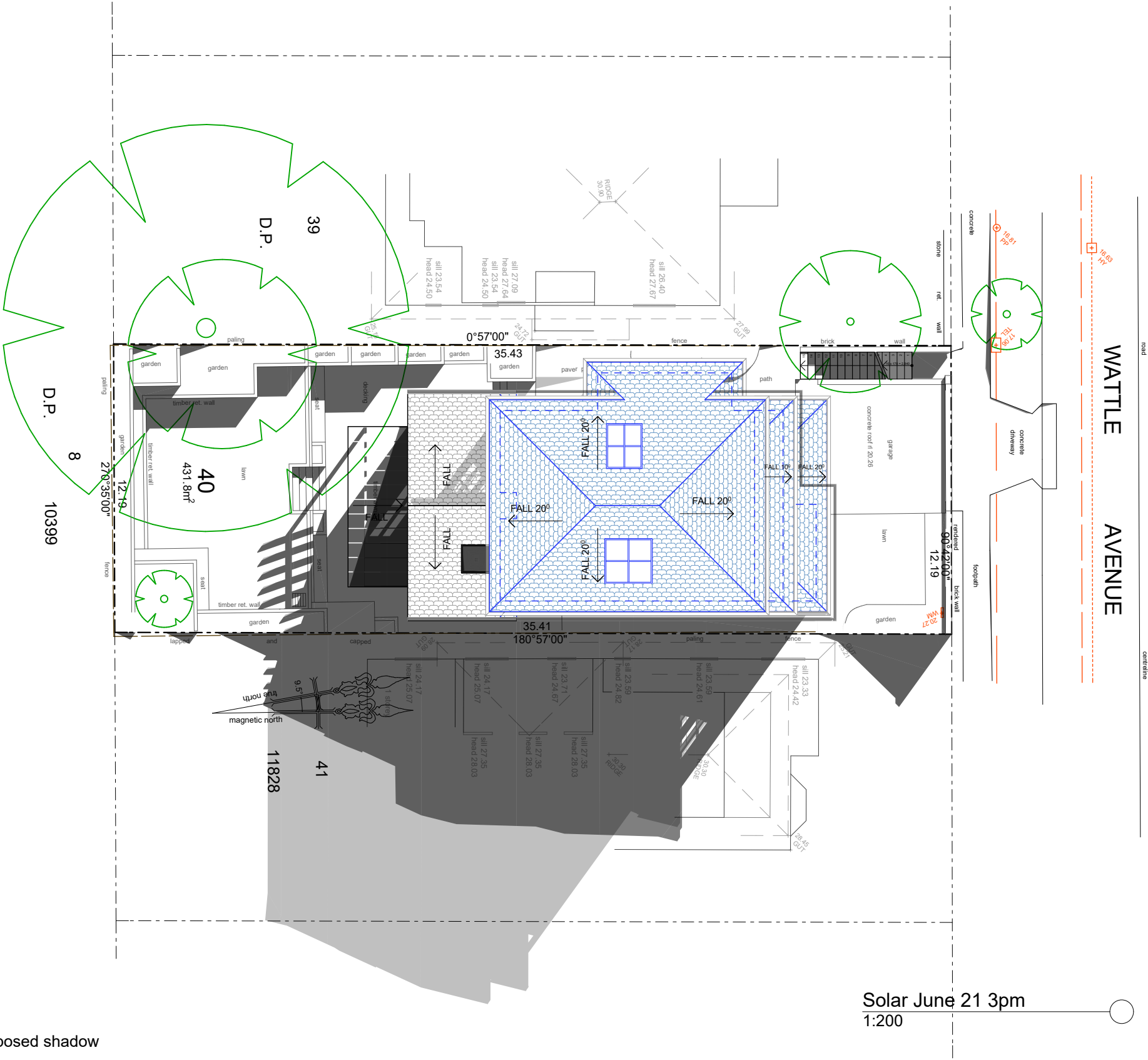
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CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 180919	SCALE: 1:200@A3	PROJECT NUMBER: 1712
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA18		



Solar June 21 3pm
1:200

Alterations and Additions

Certificate number: A324632_05

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: Thursday, 03, October 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	21 Wattle Ave - DA_05
Street address	21 Wattle Avenue Fairlight 2094
Local Government Area	Manly Council
Plan type and number	Deposited Plan 11828
Lot number	40
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 does not include a pool (and/or spa).

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
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.			✓		
Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
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: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)				medium (solar absorptance 0.475 - 0.70)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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.							✓	✓	✓
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.								✓	✓
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 (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	N	3.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W1A	E	1	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W2	E	2.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W3	N	6.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3A	E	0.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3B	W	0.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	N	7.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	N	7.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6	E	4.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W7	E	8.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W8	E	4.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W9	S	3.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W10	S	3.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W11	W	4.2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W12	S	1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W13	W	2	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W14	W	1.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W15	N	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
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 awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type					
S1	2.8	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)					
S2	3.7	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)					

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LOT 40 in DP 11828 - 431.8m2

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= Proposed Work

= Demolition

= Existing

STATUS: DA

DATE: 180919

STAGE: DA

DRAWING NO: DA19

SCALE:

DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1712

ISSUE: