

Fixtures and systems			
Lighting	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

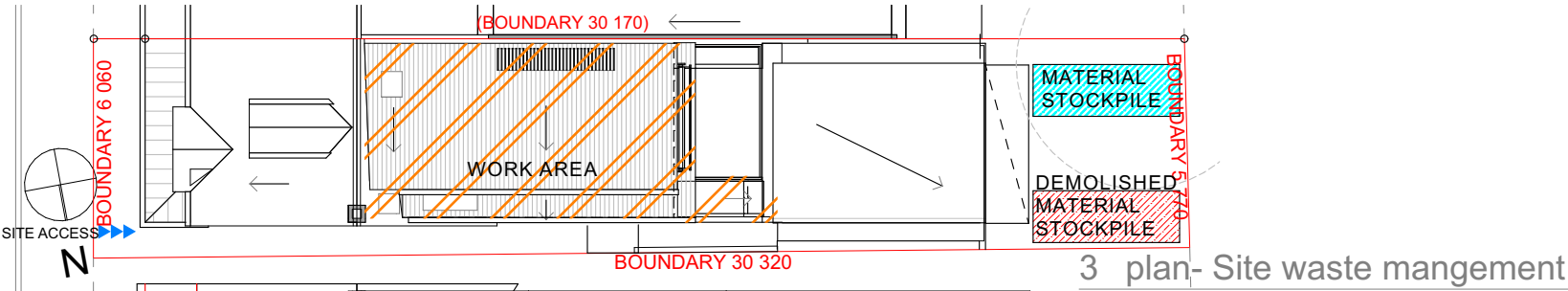
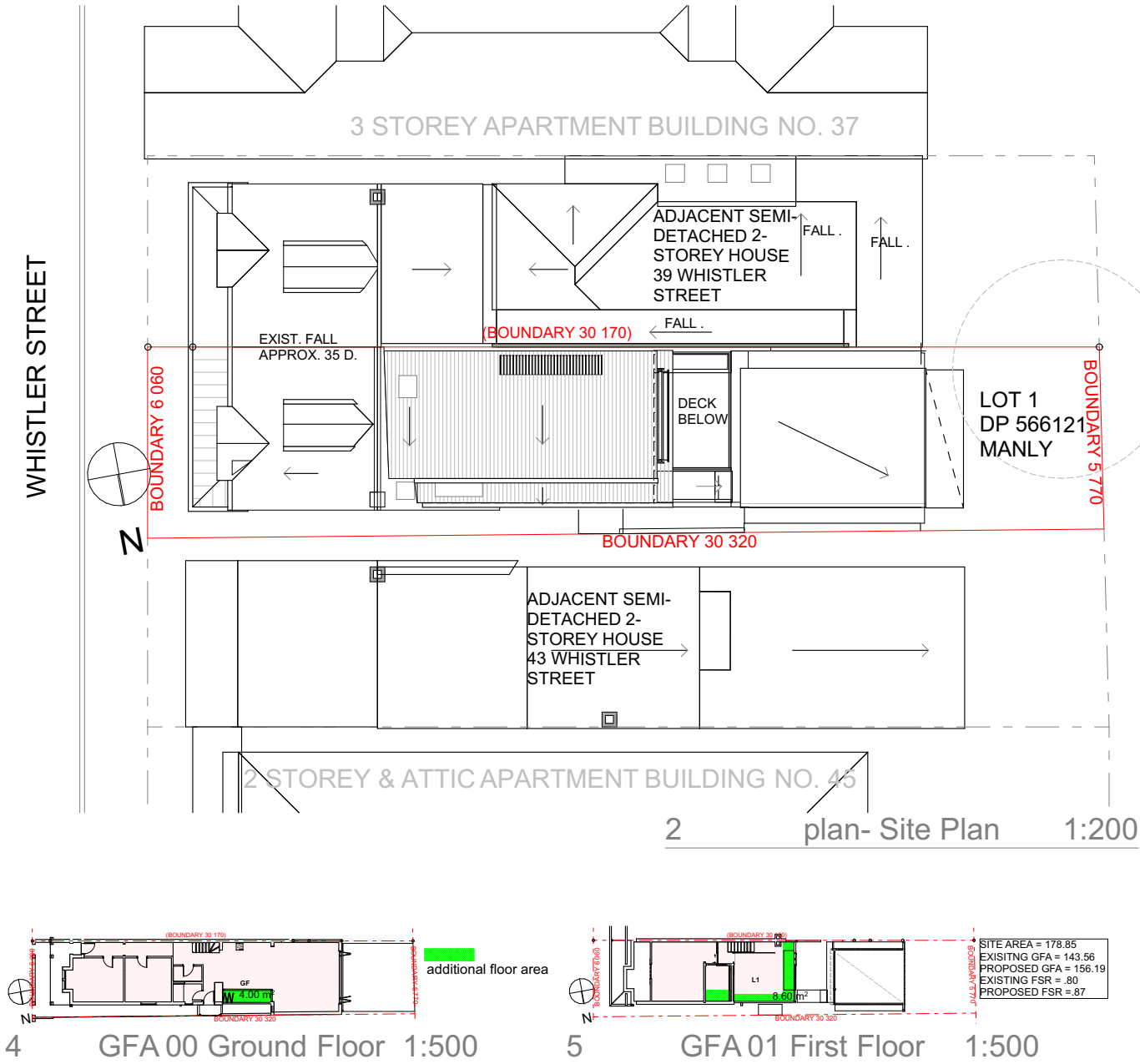
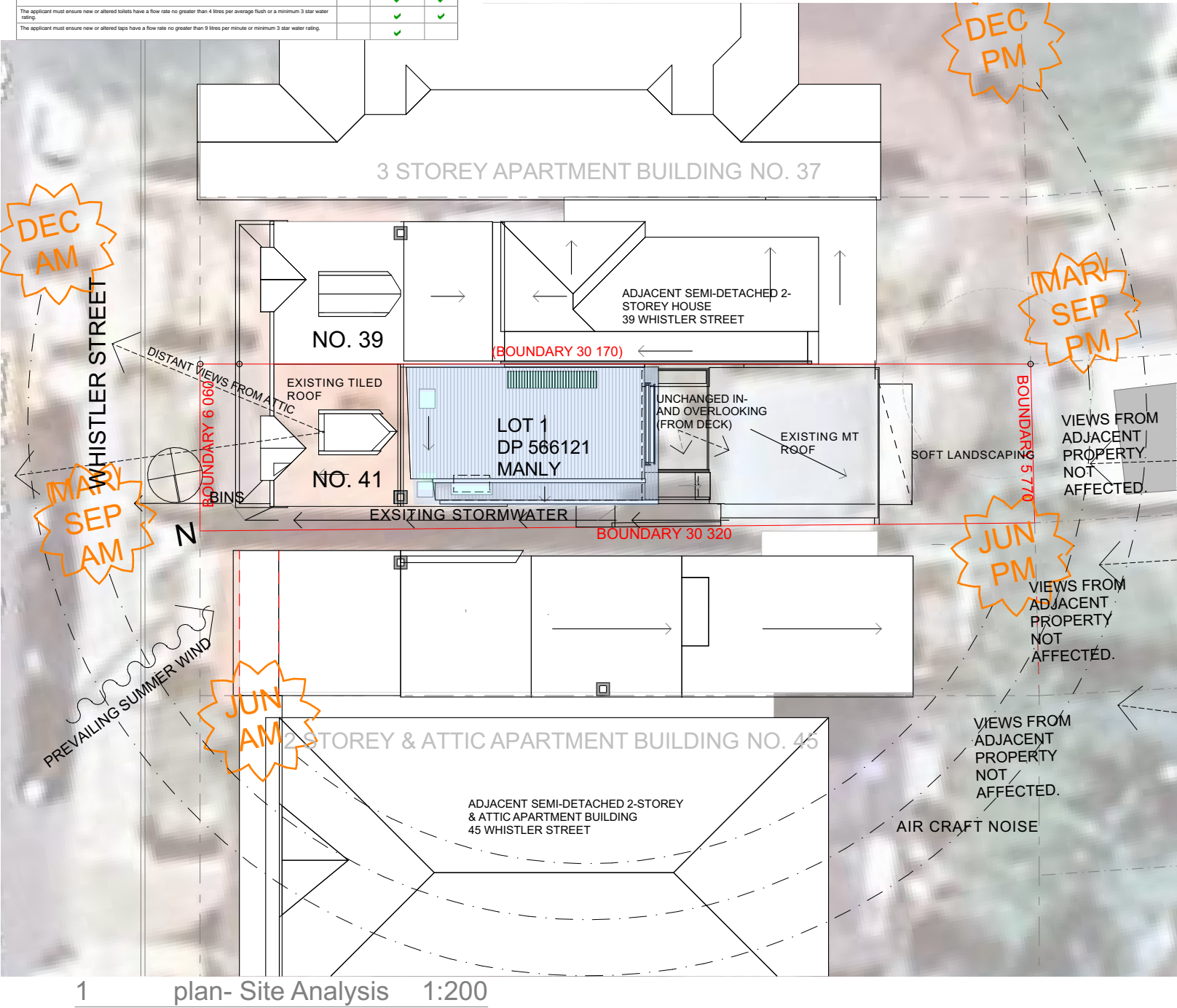
Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			✓	✓	✓
The applicant must construct the new or altered construction (floors), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation 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			
concrete slab on ground floor	nil	N/A			
floor above existing dwelling or building	nil	N/A			
external wall: framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)				
metal ceiling, pitched/skillion roof: framed	ceiling: R2.50 (sp), roof: full/banking	medium (solar absorbance 0.475 - 0.70)			
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 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 Performance Rating Council (NPRC) conditions.					
For projections described in millimetres, the leading edge of each awning, 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.					
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.			✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W0.01	N	9.8	6.2	1.9	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.01	W	6.5	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.02	W	1.4	0	0	external louver blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.03	N	1.6	0	0	external louver blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W1.04	N	0.7	0	0	external louver blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 louvers 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			
S2	1.9	external fixed awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S3	1.9	external fixed awning or blind	timber, low-E internal/large filter external, (or U-value: 2.9, SHGC: 0.456)			
S4	0.3	no shading	timber, low-E internal/large filter external, (or U-value: 2.9, SHGC: 0.456)			
S56	0.8	no shading	timber, low-E internal/large filter external, (or U-value: 2.9, SHGC: 0.456)			
S1	2.34	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
Legend						
In these comments, "applicant" means the person carrying out the development.						
Comments 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).						
Comments 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.						
Comments 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.						

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

DA2025/0160





LOT 1
DP 566121
MANLY

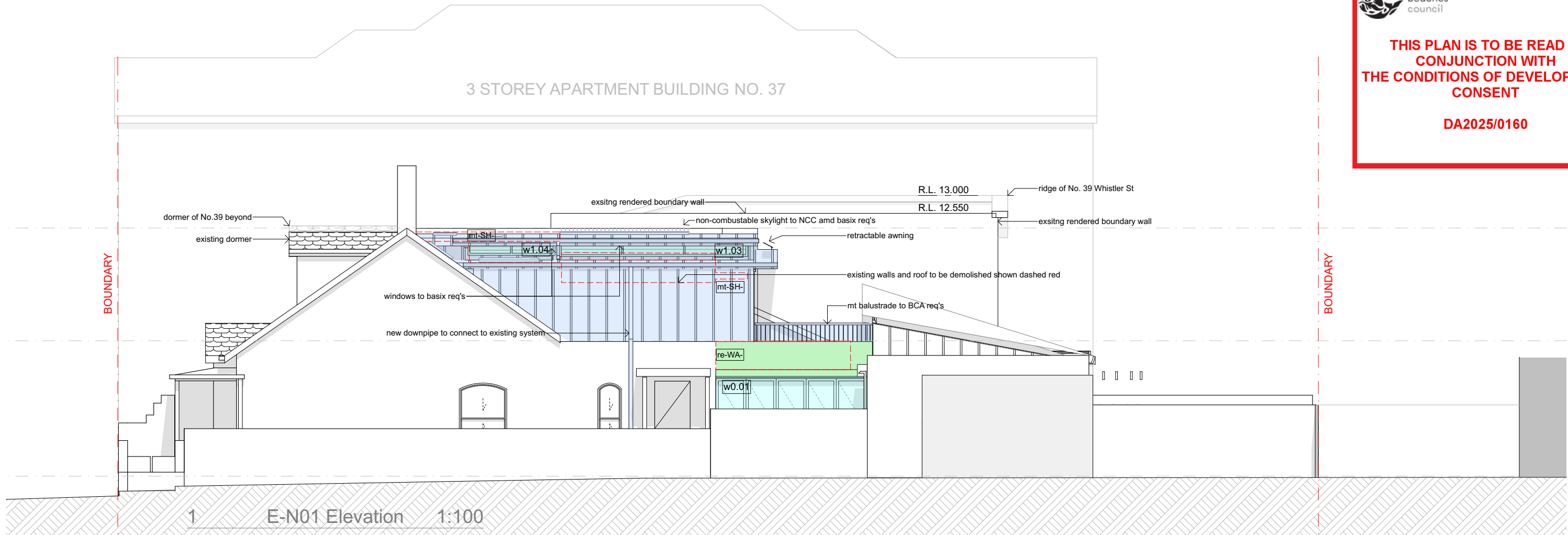
GARDEN BELOW

GARDEN

				2412-1_01	Revision	03
03	For revised DA			2025/05/13	Date	2025/05/13 Scale 1:100
02	for DA			2025/02/18	Status	C Checked by
Rev	Revision Name	Change	Change Name	Date	Project Name	2412R-WhistlerStreet

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DA2025/0160



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

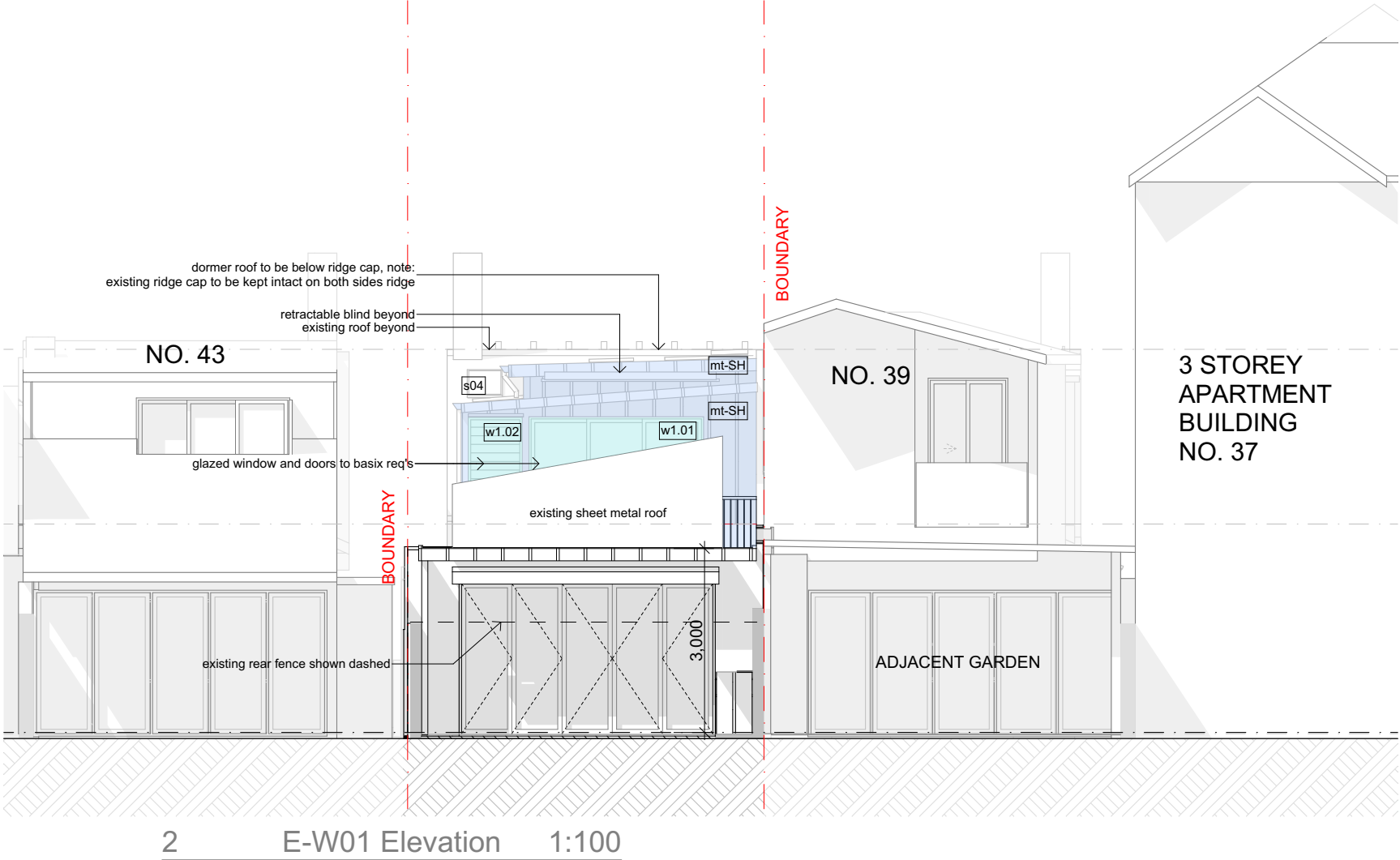
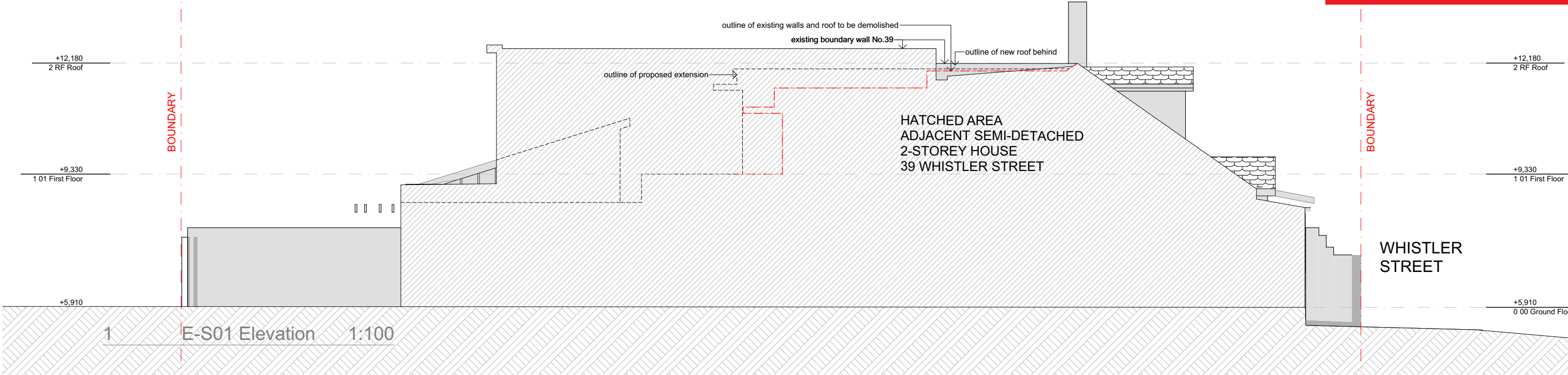
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DA2025/0160



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				Elevations			
				2412-1_03			
				Revision 03			
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Rev	Revision Name	Change	Change Name	Date	Project Name	2412R-WhistlerStreet	

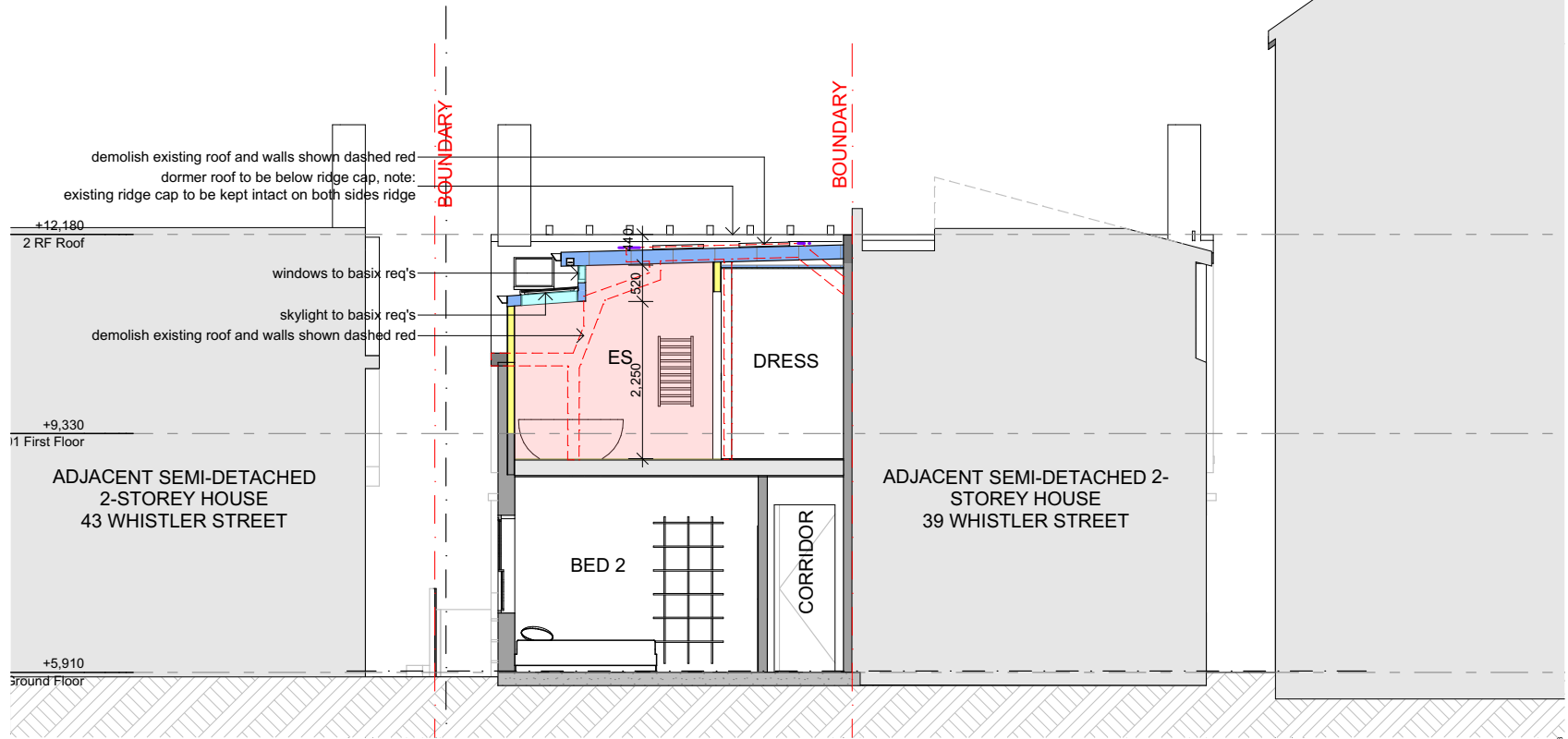
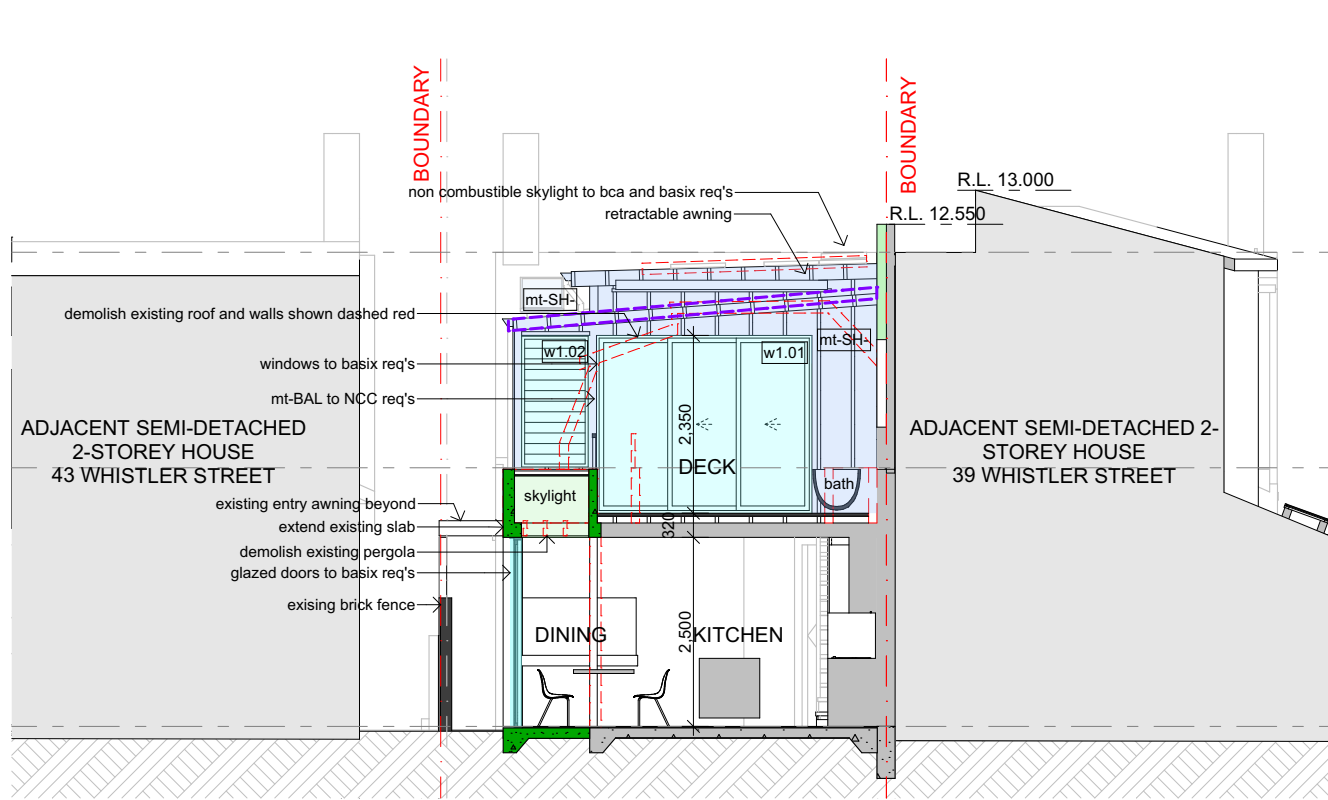
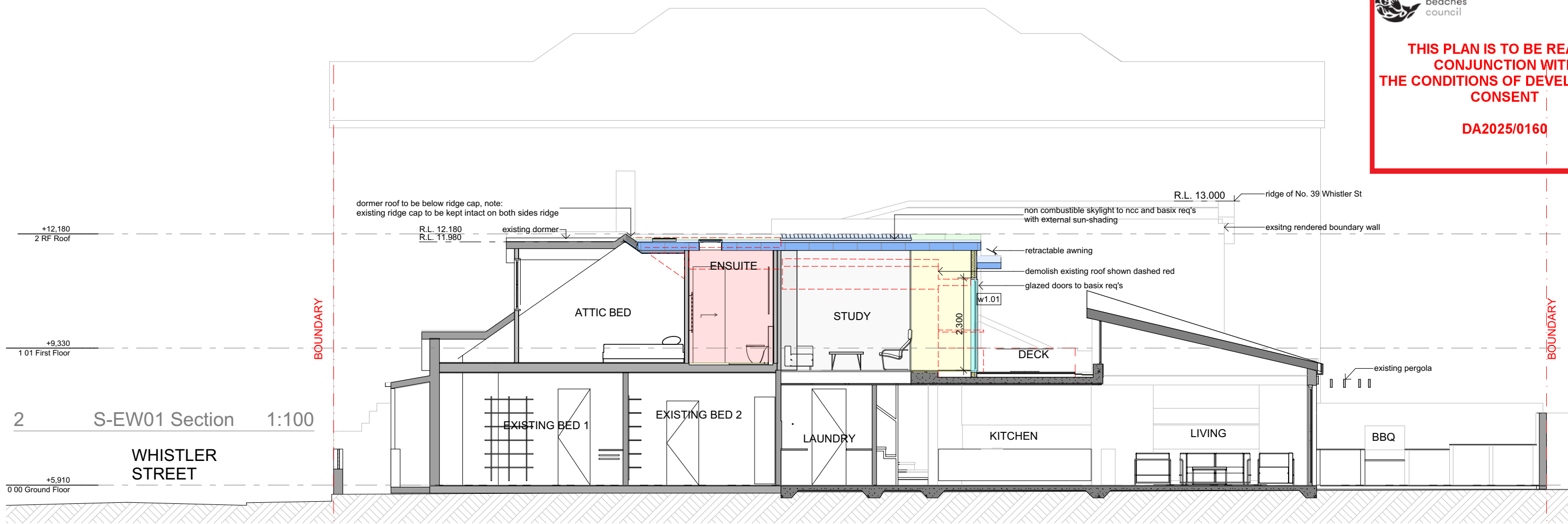
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Alterations and Additions to 41 Whistler Street Manly NSW 2095 for Annette and Garrick Bryant			
Sections			
2412-1_04			
Revision		03	
2025/05/13		Scale	
02 for DA		1:100	
Status		C Checked by	
Rev		Project Name	
Revision Name		2412R-WhistlerStreet	
Change			
Change Name			
Date			

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