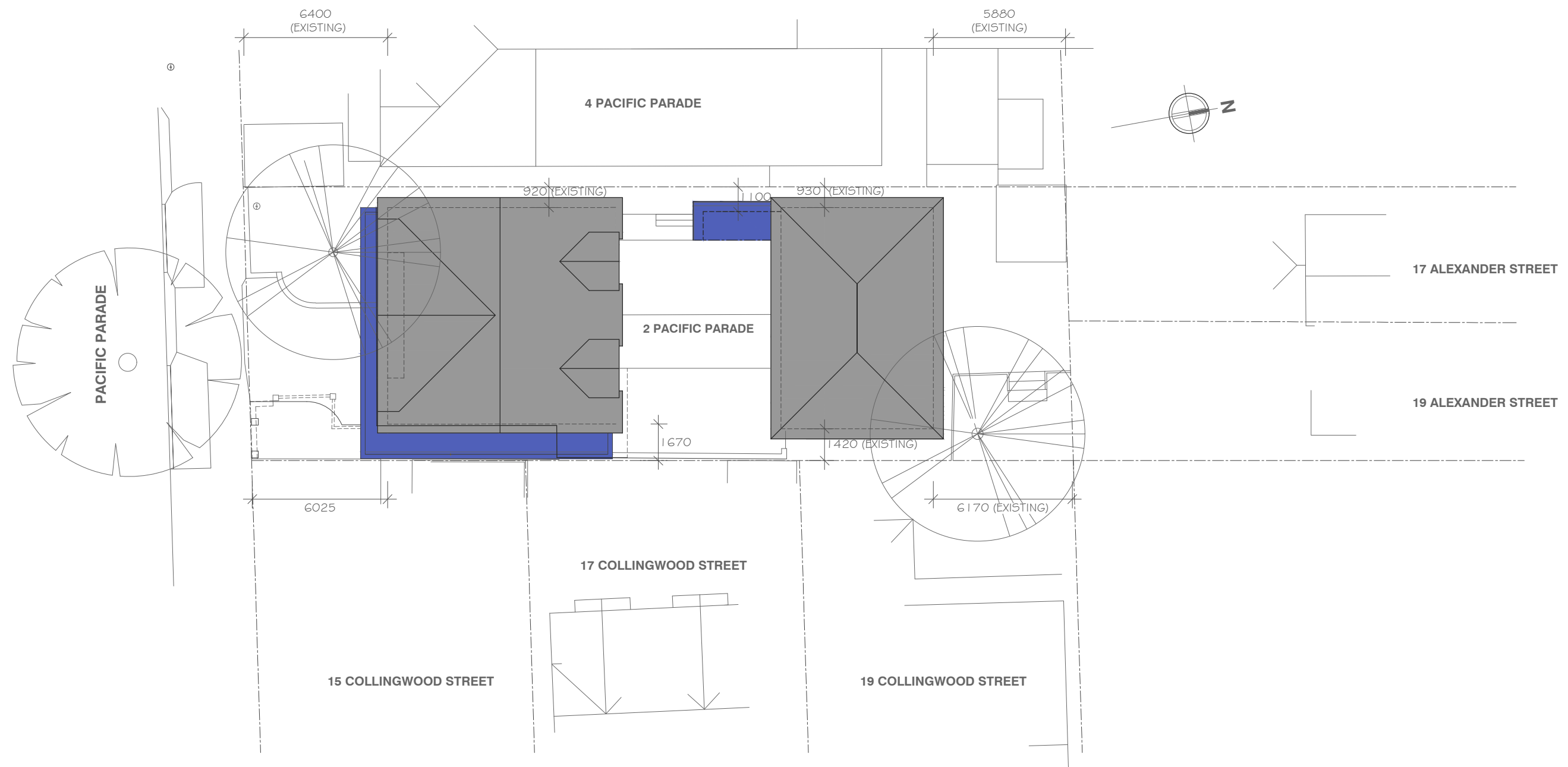
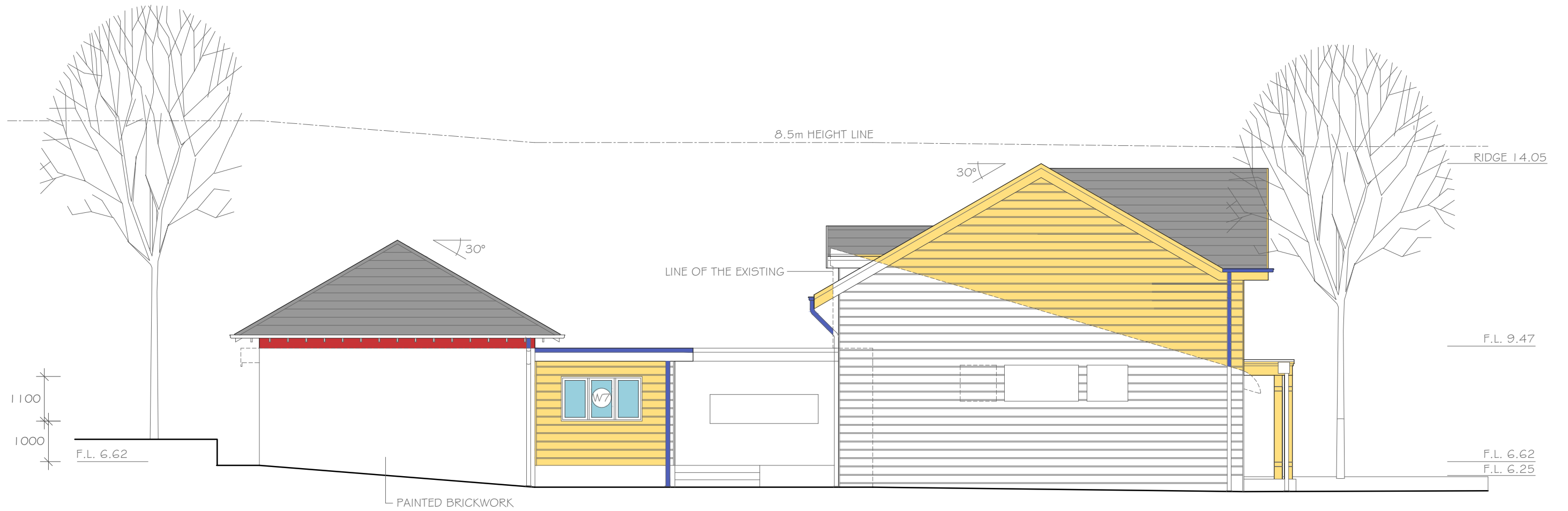


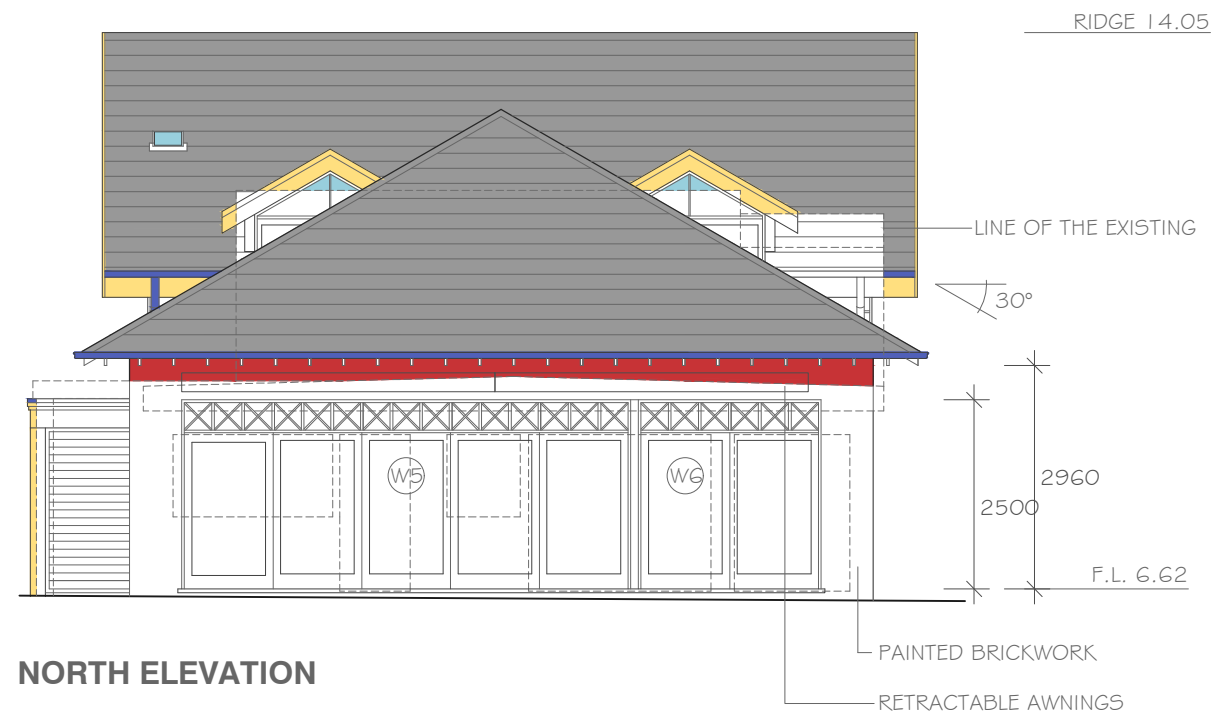
SITE & ROOF PLAN



PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
Andrew & Melissa Tudhope		1 Apr 2019	1:200
2 Pacific Parade Manly 2095		0046 / DA01	
Gerald Gilchrist + Associates Pty Ltd	PHONE 9969 5627	DO NOT SCALE OFF DRAWINGS	



WEST ELEVATION



NORTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

SCALE

Andrew & Melissa Tudhope

1 Apr 2019

1:100

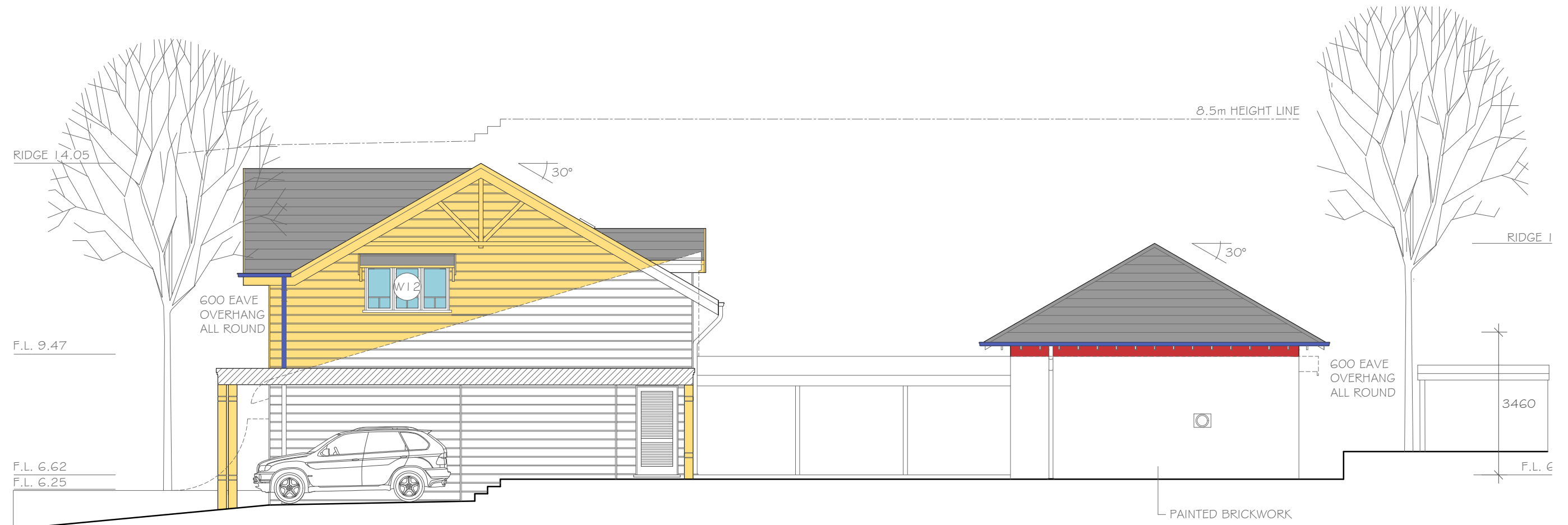
**2 Pacific Parade Manly 2095**

**0046 / DA04**

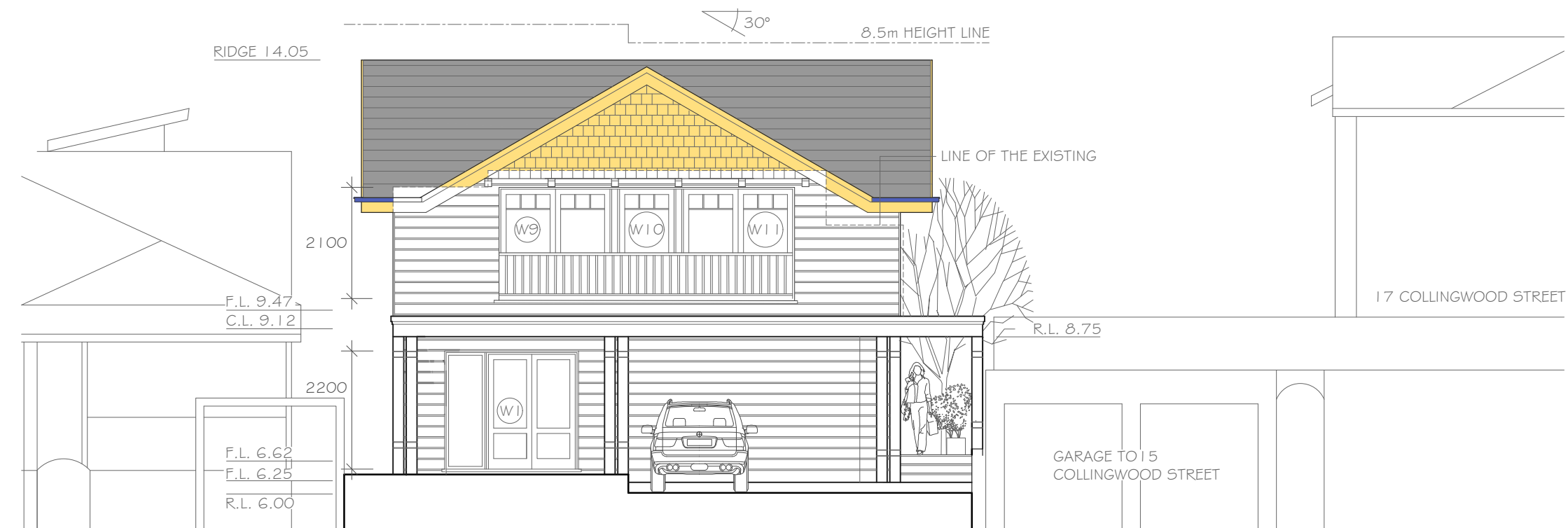
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**EAST ELEVATION**



**SOUTH, STREETSCAPE ELEVATION**

4 PACIFIC PARADE AS  
APPROVED ON 10.10.18

PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

SCALE

Andrew & Melissa Tudhope

1 Apr 2019

1:100

**2 Pacific Parade Manly 2095**

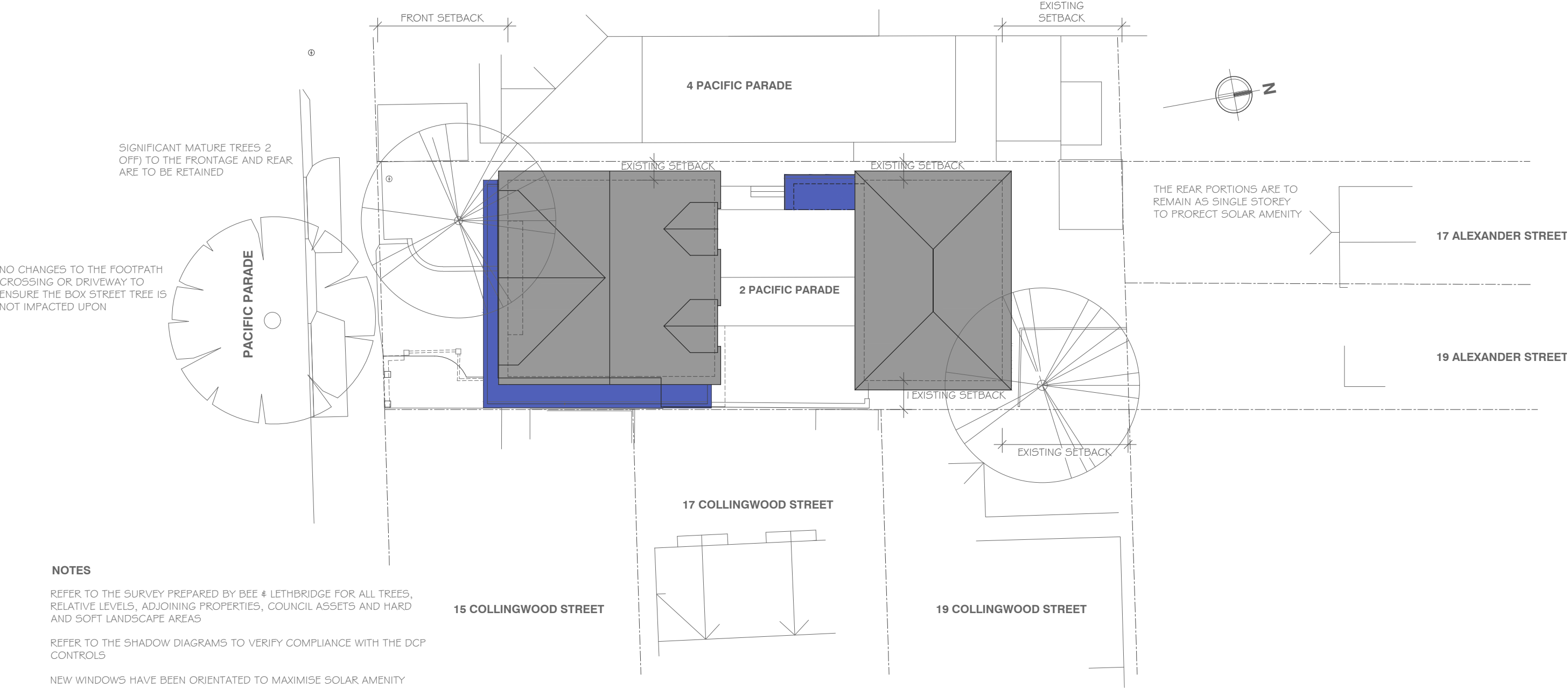
**0046 / DA05**

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SITE ANALYSIS PLAN

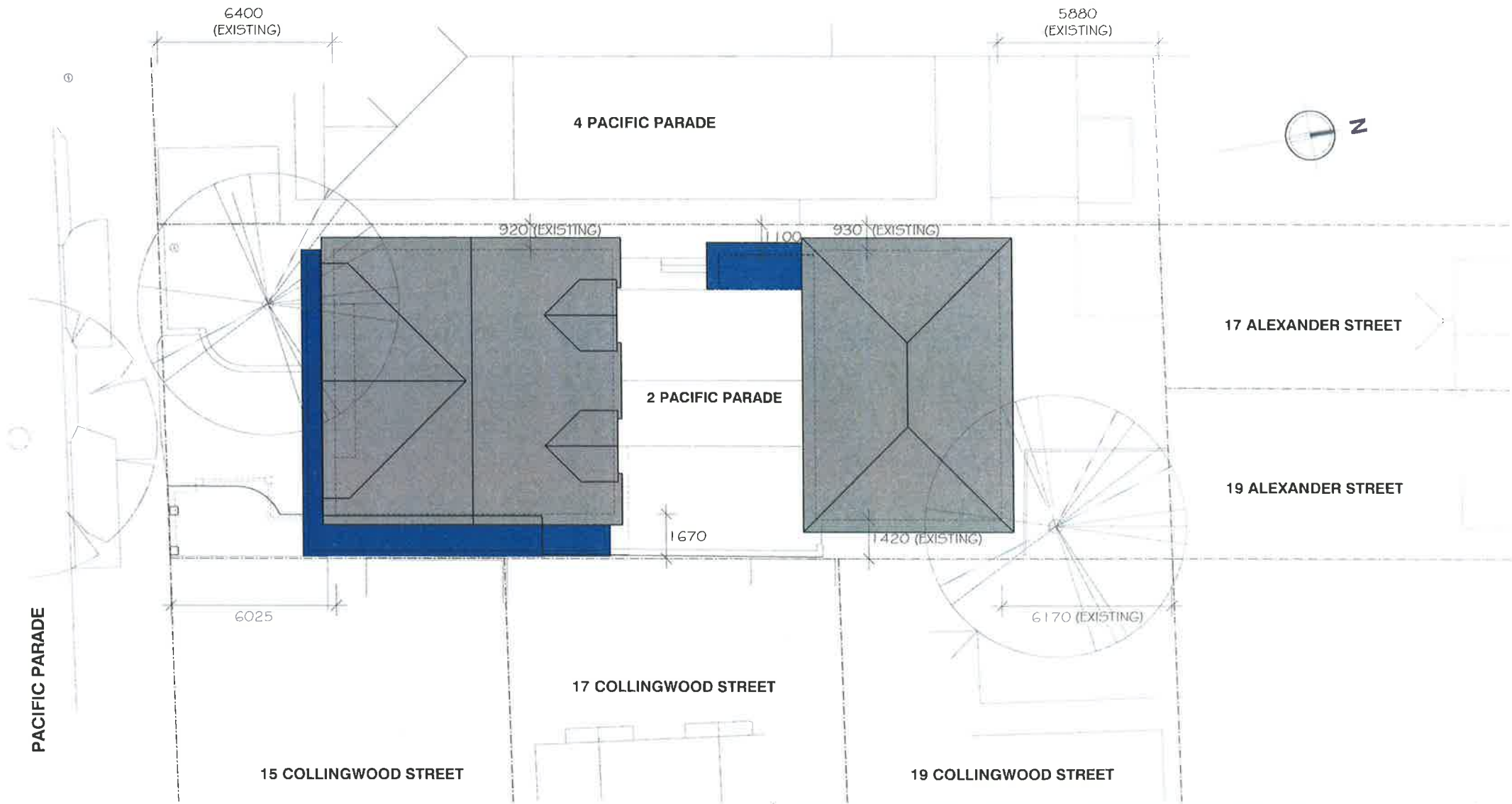


NOTES

- REFER TO THE SURVEY PREPARED BY BEE & LETHBRIDGE FOR ALL TREES, RELATIVE LEVELS, ADJOINING PROPERTIES, COUNCIL ASSETS AND HARD AND SOFT LANDSCAPE AREAS
- REFER TO THE SHADOW DIAGRAMS TO VERIFY COMPLIANCE WITH THE DCP CONTROLS
- NEW WINDOWS HAVE BEEN ORIENTATED TO MAXIMISE SOLAR AMENITY AND PRESERVE PRIVACY TO ADJOINING PROPERTIES
- THE BUILDING FOOTPRINT & ROOF AREAS ARE NOMINALLY GREATER INSURING NO NEGATIVE IMPACT ON STORMWATER TO THE STREET
- THE NEW ARCHITECTURAL STYLE IS NOW IN KEEPING WITH THE VICINITY ENRICHING THE STREETScape
- THE OVERALL HEIGHT IS LESS THAN THE 8.5m PERMITTED AND THE SETBACKS ARE AS EXISTING OR NOMINALLY CHANGED ENSURING THE BULK & SCALE IS COMPATIBLE WITH THE ZONE
- THERE IS NO REDUCTION IN OPEN SPACE OR LANDSCAPE AREAS TO THE FRONTAGE
- NO EXCAVATION OR CHANGE OF LEVELS ARE REQUIRED

PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
Andrew & Melissa Tudhope		1 Apr 2019	1:200
2 Pacific Parade Manly 2095		0046 / DA07	
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SITE & ROOF PLAN



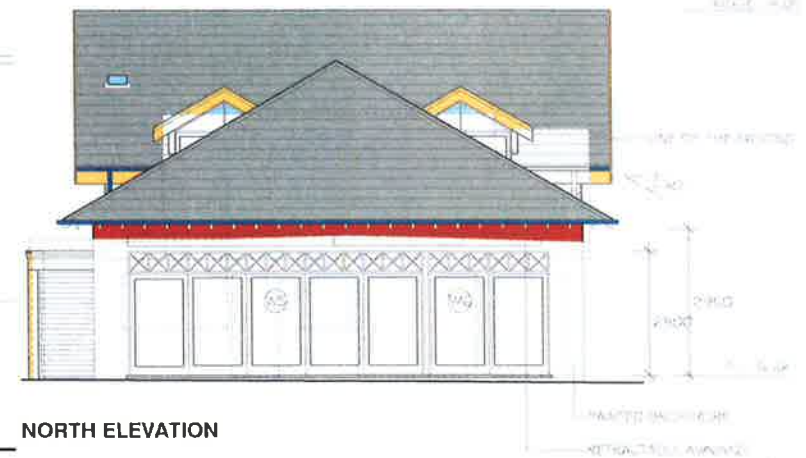
PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE
Andrew & Melissa Tudhope		1 Apr 2019
2 Pacific Parade Manly 2095		0046 / DA09
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EAST ELEVATION



SOUTH, STREETSCAPE ELEVATION



NORTH ELEVATION

A PACIFIC PARADE AS  
APPROVED ON 10.10.15

PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

Andrew & Melissa Tudhope

1 Apr 2019

**2 Pacific Parade Manly 2095**

**0046 / DA10**

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BASIX CERTIFICATE A343500 DATED 18.3.19 - CONDITIONS

BASIX Certificate number: A343500

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	

BASIX Certificate number: A343500

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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)		
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: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)	

BASIX Certificate number: A343500

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Glazing requirements

Show on DA Plans

Show on CC/CDC Plans & specs

Certifier Check

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 toned 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.

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.

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.

✓

✓

✓

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✓

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	S	5.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	2.08	3.25	7.55	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

Andrew & Melissa Tudhope

1 Apr 2019

2 Pacific Parade Manly 2095

0046 / DA11

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