

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments                                                                                                                                                                                                               | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Landscape</b>                                                                                                                                                                                                                |                  |                              |                 |
| The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.                                                                                                            | ✓                | ✓                            |                 |
| <b>Fixtures</b>                                                                                                                                                                                                                 |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.                                                         |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.                                                                                                          |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.                                                                                                                              |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.                                                                                                                      |                  | ✓                            |                 |
| <b>Alternative water</b>                                                                                                                                                                                                        |                  |                              |                 |
| <b>Rainwater tank</b>                                                                                                                                                                                                           |                  |                              |                 |
| The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                 | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to:                                                                                                                                                                               |                  |                              |                 |
| • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)                                                            |                  | ✓                            | ✓               |
| • a tap that is located within 10 metres of the swimming pool in the development                                                                                                                                                |                  | ✓                            | ✓               |
| <b>Water Commitments</b>                                                                                                                                                                                                        |                  |                              |                 |
| The swimming pool must not have a volume greater than 32 kilolitres.                                                                                                                                                            | ✓                | ✓                            |                 |
| The swimming pool must have a pool cover.                                                                                                                                                                                       |                  | ✓                            |                 |
| The swimming pool must be outdoors.                                                                                                                                                                                             | ✓                | ✓                            |                 |

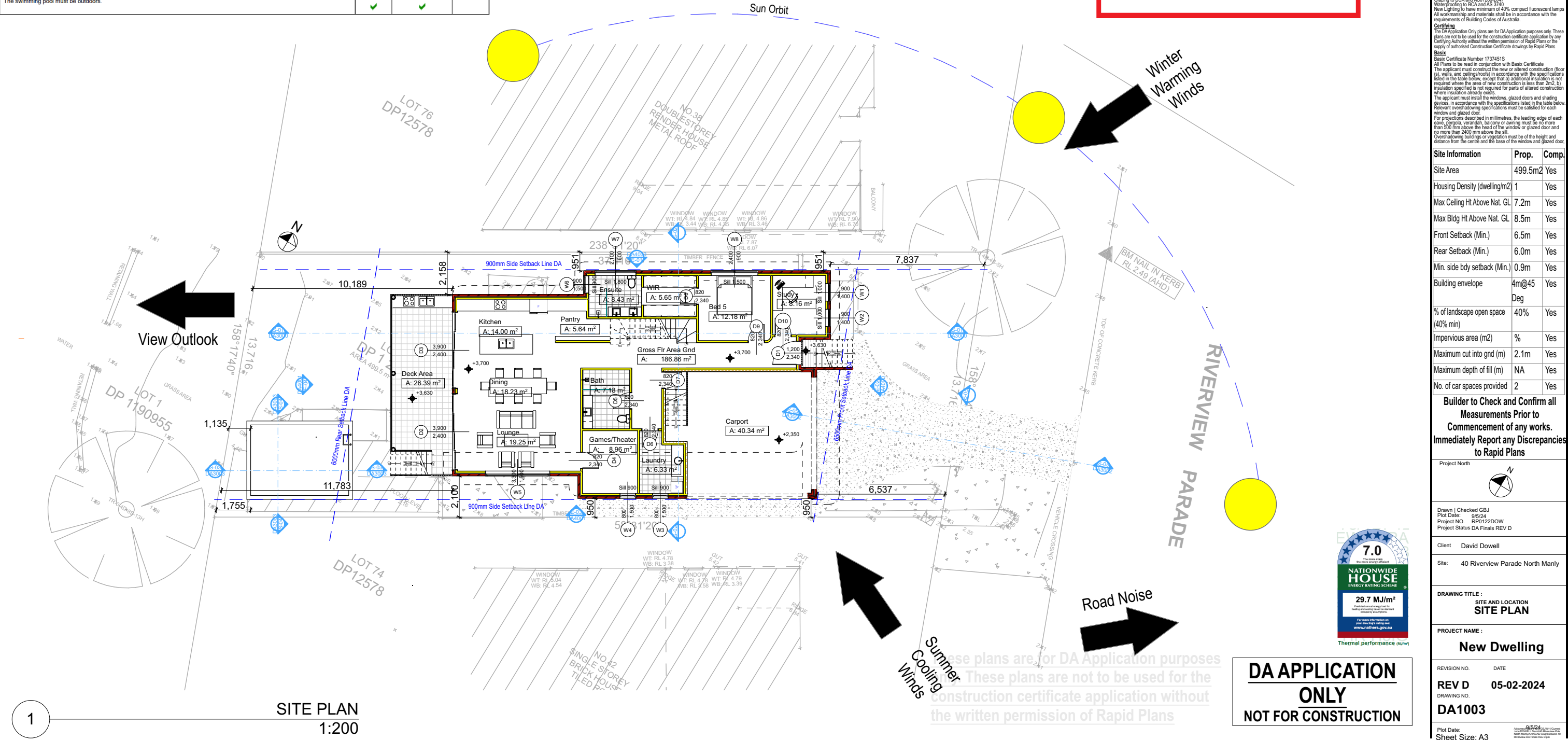
| Thermal Performance and Materials commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Simulation Method</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
| <b>Assessor details and thermal loads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.                                                                                                          |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.                                                                                                                                                                                                                                                                                                                                                            |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.                                                                                                                                                                                                                                                                                                                  |                  | ✓                            | ✓               |
| The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.                                                                                                                                                                                                                                  | ✓                | ✓                            | ✓               |

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

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

DA2024/0193



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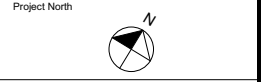


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**NOTES**  
40 Riverview Parade North Manly is zoned R2  
40 Riverview Parade North Manly is not considered a heritage  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
**Construction**  
Core: TC, TC, TV Walls  
Roof: TF to have Basic Insulation  
Insulation to External TC, TV Walls Basic  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1554  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS10198-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.  
**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.  
**Basic**  
Basic Certificate Number 17374515  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, 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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. For projections described in millimetres, the leading edge of each eave, gopola, 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.  
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information                           | Prop.               | Comp. |
|--------------------------------------------|---------------------|-------|
| Site Area                                  | 499.5m <sup>2</sup> | Yes   |
| Housing Density (dwelling/m <sup>2</sup> ) | 1                   | Yes   |
| Max Ceiling Ht Above Nat. GL               | 7.2m                | Yes   |
| Max Bldg Ht Above Nat. GL                  | 8.5m                | Yes   |
| Front Setback (Min.)                       | 6.5m                | Yes   |
| Rear Setback (Min.)                        | 6.0m                | Yes   |
| Min. side bdy setback (Min.)               | 0.9m                | Yes   |
| Building envelope                          | 4m@45°              | Yes   |
| Deg                                        |                     |       |
| % of landscape open space (40% min)        | 40%                 | Yes   |
| Impervious area (m <sup>2</sup> )          | %                   | Yes   |
| Maximum cut into grd (m)                   | 2.1m                | Yes   |
| Maximum depth of fill (m)                  | NA                  | Yes   |
| No. of car spaces provided                 | 2                   | Yes   |

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Drawn | Checked GBJ  
Plot Date: 9/5/24  
Project NO.: RPD1220OW  
Project Status DA Final REV D

Client David Dowell

Site: 40 Riverview Parade North Manly

DRAWING TITLE:  
SITE AND LOCATION  
SITE PLAN

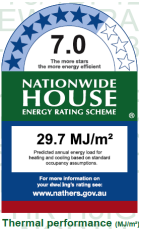
PROJECT NAME:  
New Dwelling

REVISION NO. DATE

REV D 05-02-2024

DRAWING NO.  
DA1003

Plot Date:  
Sheet Size: A3

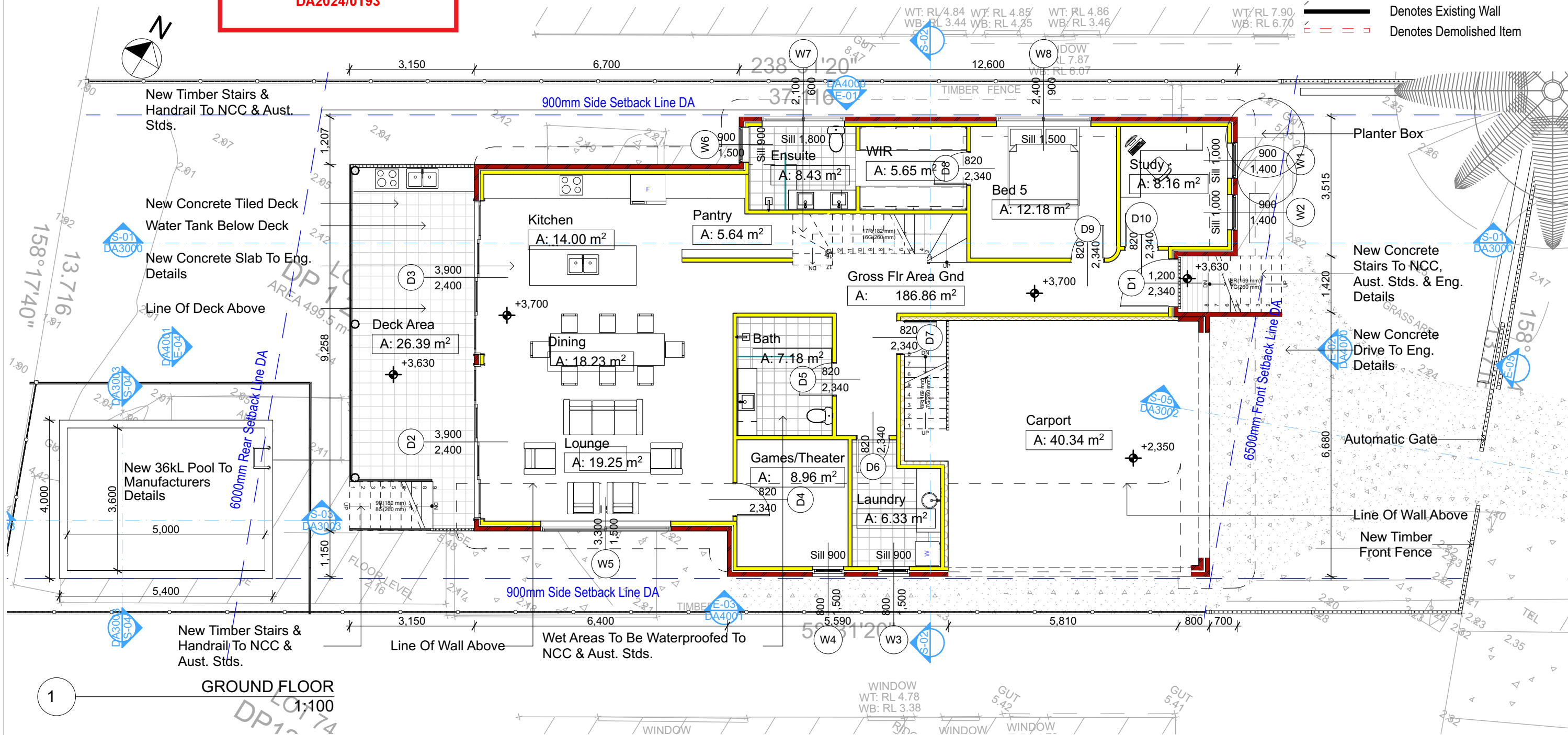


THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF  
DEVELOPMENT CONSENT

DA2024/0193

### Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



### GROUND FLOOR

1:100

#### NOTES

40 Riverview Parade North Manly is zoned R2

All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
40 Riverview Parade North Manly is not considered a heritage item

#### Certifying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

#### Construction

Conc TF, TC BV Walls  
Roof TF to have Basix Insulation  
Insulation to External TC BV Walls Basix  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

#### Basix

Basix Certificate Number 1737451S

All Plans to be read in conjunction with Basix Certificate

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.

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.

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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION



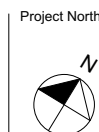
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**bdca**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

**bdca**  
ACCREDITED  
BUILDING DESIGNER

Lot 75 D.P. 12578



Project North  
Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
9/5/24  
RP0122DOW  
DA Finals REV D

Client  
Site:  
David Dowell  
40 Riverview Parade North  
Manly

Sheet Size: A3

DRAWING TITLE :

PLANS  
GROUND FLOOR

PROJECT NAME :

New Dwelling

| Site Information              | Prop.   | Comp. | Site Information                | Prop.    | Comp. |
|-------------------------------|---------|-------|---------------------------------|----------|-------|
| Site Area                     | 499.5m2 | Yes   | Building envelope               | 4m@45Deg | Yes   |
| Housing Density (dwelling/m2) | 1       | Yes   | % of landscape open space (40%) | 40%      | Yes   |
| Max Ceiling Ht Above Nat. GL  | 7.2m    | Yes   | (min) Impervious area (m2)      | %        | Yes   |
| Max Bldg Ht Above Nat. GL     | 8.5m    | Yes   | Maximum cut into gnd (m)        | 2.1m     | Yes   |
| Front Setback (Min.)          | 6.5m    | Yes   | Maximum depth of fill (m)       | NA       | Yes   |
| Rear Setback (Min.)           | 6.0m    | Yes   | No. of car spaces provided      | 2        | Yes   |
| Min. side bdy setback (Min.)  | 0.9m    | Yes   |                                 |          |       |



REVISION NO.

REV D

DATE:

05-02-2024

DRAWING NO.

DA2000



| Thermal Performance and Materials commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Simulation Method</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
| <b>Assessor details and thermal loads</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.                                                                                                          |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.                                                                                                                                                                                                                                                                                                                                                            |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.                                                                                                                                                                                                                                                                                                                  |                  | ✓                            | ✓               |
| The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.                                                                                                                                                                                                                                  | ✓                | ✓                            | ✓               |

| Thermal Performance and Materials commitments                                                                                                                 | Show on DA plans      | Show on CC/CDC plans & specs                                  | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------|-----------------|
| <b>Construction</b>                                                                                                                                           |                       |                                                               |                 |
| The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below. | ✓                     | ✓                                                             | ✓               |
| The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.     |                       |                                                               | ✓               |
|                                                                                                                                                               |                       |                                                               |                 |
| Construction                                                                                                                                                  | Area - m <sup>2</sup> | Insulation                                                    |                 |
| floor - concrete slab on ground, conventional slab.                                                                                                           | 44.9                  | none                                                          |                 |
| floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.                                                                       | 186.86                | fibreglass batts or roll                                      |                 |
| floor - above habitable rooms or mezzanine, AAC panel (75 mm); frame: timber - untreated softwood.                                                            | 118.25                | fibreglass batts or roll                                      |                 |
| floor - suspended floor above garage, AAC panel (75 mm); frame: timber - untreated softwood.                                                                  | 22.2                  | fibreglass batts or roll                                      |                 |
| garage floor - concrete slab on ground.                                                                                                                       | 44.9                  | none                                                          |                 |
| external wall: brick veneer; frame: timber - untreated softwood.                                                                                              | 126.6                 | fibreglass batts or roll                                      |                 |
| external wall: AAC veneer; frame: timber - untreated softwood.                                                                                                | 136.9                 | fibreglass batts or roll                                      |                 |
| external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.                                                                     | 55                    | fibreglass batts or roll                                      |                 |
| external garage wall: brick veneer; frame: timber - untreated softwood.                                                                                       | 70                    | fibreglass batts or roll                                      |                 |
| internal wall: plasterboard; frame: timber - untreated softwood.                                                                                              | 271                   | fibreglass batts or roll                                      |                 |
| ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.                                                                | 255                   | ceiling: fibreglass batts or roll; roof: foil backed blanket. |                 |

### Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

**Rapid Plans**  
Building Design and Architectural Drafting

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**bdaa**  
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED BUILDING DESIGNER

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

**NOTES**  
40 Riverview Parade North Manly is zoned R2  
40 Riverview Parade North Manly is not considered a heritage  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Circ: TC, TC BV Walls  
Roof TF to have Basic Insulation  
Insulation to External TC BV Walls Basic  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS10198-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Carrying**  
The DA Application only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any  
Carrying Authority without the written permission of Rapid Plans or the  
supply of authorised Construction Certificate drawings by Rapid Plans

**Base**  
Basic Certificate Number 1737451S  
All Plans to be read in conjunction with Basic Certificate  
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 2m<sup>2</sup>, b)  
insulation specified is not required for parts of altered construction  
where insulation already exists.  
The applicant must install the windows, glazed doors and shading  
devices, in accordance with the specifications listed in the table below.  
Overhanging specifications must be satisfied for each  
window and glazed door.  
For projections described in millimetres, the leading edge of each  
case, parapet, 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.  
Overhanging buildings or vegetation must be of the height and  
distance from the centre and the base of the window and glazed door.

| Site Information                           | Prop.               | Comp. |
|--------------------------------------------|---------------------|-------|
| Site Area                                  | 499.5m <sup>2</sup> | Yes   |
| Housing Density (dwelling/m <sup>2</sup> ) | 1                   | Yes   |
| Max Ceiling Ht Above Nat. GL               | 7.2m                | Yes   |
| Max Bldg Ht Above Nat. GL                  | 8.5m                | Yes   |
| Front Setback (Min.)                       | 6.5m                | Yes   |
| Rear Setback (Min.)                        | 6.0m                | Yes   |
| Min. side bdy setback (Min.)               | 0.9m                | Yes   |
| Building envelope                          | 4m@45 Deg           | Yes   |
| % of landscape open space (40% min)        | 40%                 | Yes   |
| Impervious area (m <sup>2</sup> )          | %                   | Yes   |
| Maximum cut into grd (m)                   | 2.1m                | Yes   |
| Maximum depth of fill (m)                  | NA                  | Yes   |
| No. of car spaces provided                 | 2                   | Yes   |

**Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North

Drawn | Checked GBJ  
Plot Date: 9/5/24  
Project NO.: RP01220OW  
Project Status DA Final REV D

Client: David Dowell

Site: 40 Riverview Parade North Manly

DRAWING TITLE: PLANS  
**FIRST FLOOR**

PROJECT NAME: **New Dwelling**

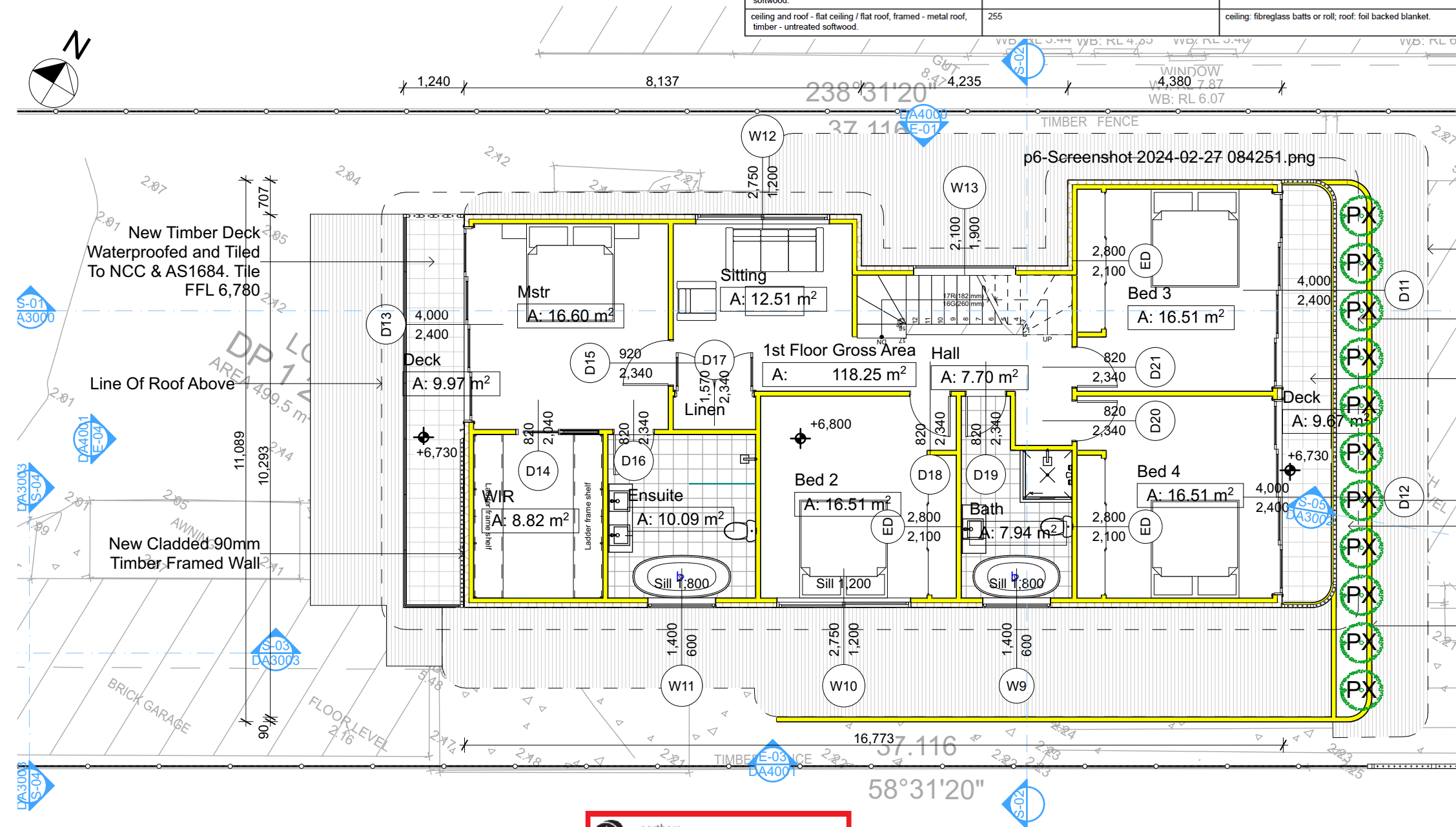
| REVISION NO. | DATE       |
|--------------|------------|
| REV D        | 05-02-2024 |

DRAWING NO.: **DA2001**

Plot Date: 9/5/24  
Sheet Size: A3

**7.0**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME

29.7 MJ/m<sup>2</sup>  
Thermal performance (MJ/m<sup>2</sup>)



| Energy Commitments                                                                                                                                                                                  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Hot water</b>                                                                                                                                                                                    |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar with a performance of 26 to 30 STCs or better.        | ✓                | ✓                            | ✓               |
| <b>Cooling system</b>                                                                                                                                                                               |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone) |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)     |                  | ✓                            | ✓               |
| <b>Heating system</b>                                                                                                                                                                               |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone) |                  | ✓                            | ✓               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)     |                  | ✓                            | ✓               |
| <b>Ventilation</b>                                                                                                                                                                                  |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:<br>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off              |                  | ✓                            | ✓               |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                                                                          |                  | ✓                            | ✓               |
| Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                                                                          |                  | ✓                            | ✓               |
| <b>Artificial lighting</b>                                                                                                                                                                          |                  |                              |                 |
| The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.                                            |                  | ✓                            | ✓               |
| <b>Natural lighting</b>                                                                                                                                                                             |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.                                                                                            | ✓                | ✓                            | ✓               |

| Energy Commitments                                                                                                                                                                                                                       | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.                                                                                                                  | ✓                | ✓                            | ✓               |
| <b>Swimming pool</b>                                                                                                                                                                                                                     |                  |                              |                 |
| The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (electric boosted)                                  |                  | ✓                            |                 |
| The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: dual speed with a performance of 4 stars.                                                                 |                  | ✓                            |                 |
| The applicant must install a timer for the swimming pool pump in the development.                                                                                                                                                        |                  | ✓                            |                 |
| <b>Alternative energy</b>                                                                                                                                                                                                                |                  |                              |                 |
| The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.                                                                              | ✓                | ✓                            | ✓               |
| The photovoltaic system must consist of:<br>• photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east | ✓                | ✓                            | ✓               |
| <b>Other</b>                                                                                                                                                                                                                             |                  |                              |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.                                                                                                                                               |                  | ✓                            |                 |

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | Denotes New Timber Framed Wall  |
|  | Denotes New Masonry Wall        |
|  | Denotes New Concrete Block Wall |
|  | Denotes New Concrete            |
|  | Denotes Existing Wall           |
|  | Denotes Demolished Item         |



Building Design and Architectural Drafting

Rapid Plans  
PO Box 8878 Rapid Plans NSW 1585  
Tel: (02) 9555-8888 Mobile: 0414-945-024  
Email: info@rapidplans.com.au

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

  
ACCREDITED  
BUILDING DESIGNER

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

**NOTES**  
40 Riverview Parade North Manly is zoned R2  
40 Riverview Parade North Manly is not considered a heritage  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Core TC BV Walls  
Roof TF to have Basic Insulation  
Insulation to External TC BV Walls Basic  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS10198-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Carrying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Basic**  
Basic Certificate Number 17374515  
All Plans to be read in conjunction with Basic Certificate  
The applicant must construct the new or altered construction (floor slabs, 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 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. For projections described in millimetres, the leading edge of each glazing, 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.  
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information                           | Prop.               | Comp. |
|--------------------------------------------|---------------------|-------|
| Site Area                                  | 499.5m <sup>2</sup> | Yes   |
| Housing Density (dwelling/m <sup>2</sup> ) | 1                   | Yes   |
| Max Ceiling Ht Above Nat. GL               | 7.2m                | Yes   |
| Max Bldg Ht Above Nat. GL                  | 8.5m                | Yes   |
| Front Setback (Min.)                       | 6.5m                | Yes   |
| Rear Setback (Min.)                        | 6.0m                | Yes   |
| Min. side bdy setback (Min.)               | 0.9m                | Yes   |
| Building envelope                          | 4m@45 Deg           | Yes   |
| % of landscape open space (40% min)        | 40%                 | Yes   |
| Impervious area (m <sup>2</sup> )          | %                   | Yes   |
| Maximum cut into grd (m)                   | 2.1m                | Yes   |
| Maximum depth of fill (m)                  | NA                  | Yes   |
| No. of car spaces provided                 | 2                   | Yes   |

**Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**

Project North  


Drawn | Checked GBJ  
Plot Date: 9/5/24  
Project NO.: RP01220W  
Project Status DA Final REV D

Client David Dowell

Site: 40 Riverview Parade North Manly

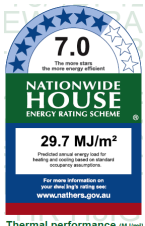
DRAWING TITLE: PLANS  
**ROOF**

PROJECT NAME: **New Dwelling**

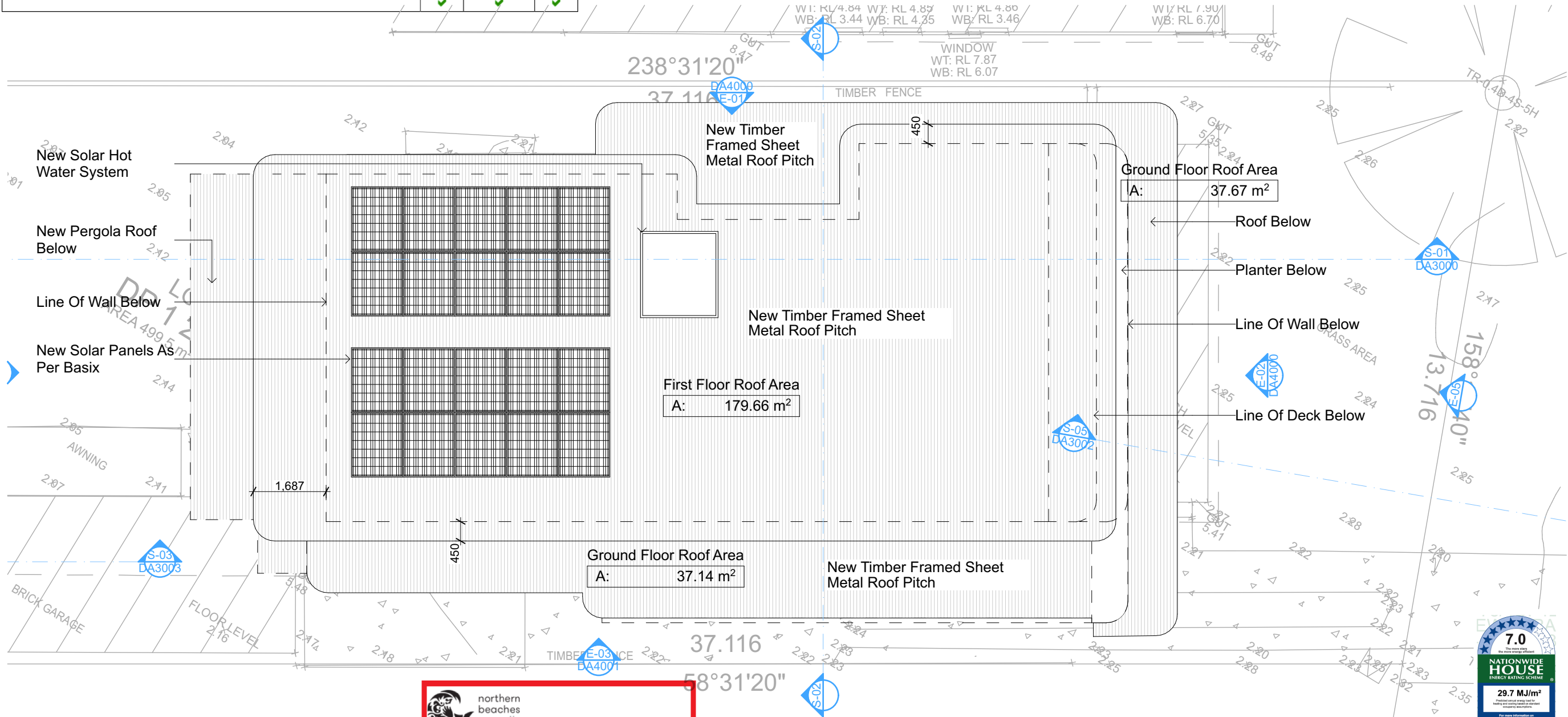
| REVISION NO. | DATE       |
|--------------|------------|
| REV D        | 05-02-2024 |

DRAWING NO. **DA2002**

Plot Date: 9/5/24  
Sheet Size: A3



29.7 MJ/m<sup>2</sup>  
Thermal performance (MJ/m<sup>2</sup>)



1 Roof Plan 1:100



northern  
beaches  
council

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

DA2024/0193

These plans are for DA Application purposes only. These plans are not to be used for the construction certificate application without the written permission of Rapid Plans

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ONLY  
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| Thermal Performance and Materials commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Simulation Method</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
| Assessor details and thermal loads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                              |                 |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.                                                                                                          |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX tables below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.                                                                                                                                                                                                                                                                                                                  |                  | ✓                            | ✓               |
| The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.                                                                                                                                                                                                                                  | ✓                | ✓                            | ✓               |

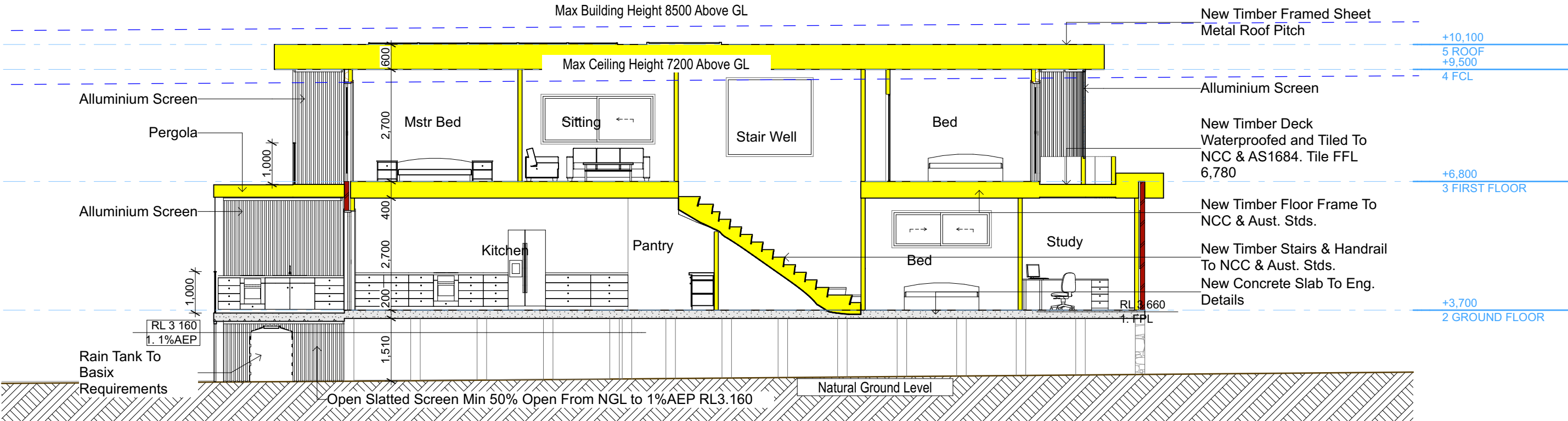
| Thermal Performance and Materials commitments                                                                                                                 | Show on DA plans | Show on CC/CDC plans & specs                                  | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------|-----------------|
| Construction                                                                                                                                                  |                  |                                                               |                 |
| The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below. | ✓                | ✓                                                             | ✓               |
| The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.     |                  |                                                               | ✓               |
| Construction                                                                                                                                                  | Area - m²        | Insulation                                                    |                 |
| floor - concrete slab on ground, conventional slab.                                                                                                           | 44.9             | none                                                          |                 |
| floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.                                                                       | 186.86           | fibreglass batts or roll                                      |                 |
| floor - above habitable rooms or mezzanine, AAC panel (75 mm); frame: timber - untreated softwood.                                                            | 118.25           | fibreglass batts or roll                                      |                 |
| floor - suspended floor above garage, AAC panel (75 mm); frame: timber - untreated softwood.                                                                  | 22.2             | fibreglass batts or roll                                      |                 |
| garage floor - concrete slab on ground.                                                                                                                       | 44.9             | none                                                          |                 |
| external wall: brick veneer; frame: timber - untreated softwood.                                                                                              | 126.6            | fibreglass batts or roll                                      |                 |
| external wall: AAC veneer; frame: timber - untreated softwood.                                                                                                | 136.9            | fibreglass batts or roll                                      |                 |
| external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.                                                                     | 55               | fibreglass batts or roll                                      |                 |
| external garage wall: brick veneer; frame: timber - untreated softwood.                                                                                       | 70               | fibreglass batts or roll                                      |                 |
| internal wall: plasterboard; frame: timber - untreated softwood.                                                                                              | 271              | fibreglass batts or roll                                      |                 |
| ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.                                                                | 255              | ceiling: fibreglass batts or roll; roof: foil backed blanket. |                 |

|  |                                 |
|--|---------------------------------|
|  | Denotes New Timber Framed Wall  |
|  | Denotes New Masonry Wall        |
|  | Denotes New Concrete Block Wall |
|  | Denotes New Concrete            |
|  | Denotes Existing Wall           |
|  | Denotes Demolished Item         |



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

DA2024/0193



S-01 SECTION 1 1:100

NOTES  
40 Riverview Parade North Manly is zoned R2

All Plans to be read in conjunction with Basix Certificate  
New Works to be constructed shown in Shaded/Blue  
40 Riverview Parade North Manly is not considered a heritage item

**Certifying**  
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

**Construction**  
Conc TF, TC BV Walls  
Roof TF to have Basix Insulation  
Insulation to External TC BV Walls Basix  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**Basix**  
Basix Certificate Number 1737451S  
All Plans to be read in conjunction with Basix Certificate  
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.  
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.  
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.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.



| Site Information              | Prop.   | Comp. | Site Information                | Prop.    | Comp. |
|-------------------------------|---------|-------|---------------------------------|----------|-------|
| Site Area                     | 499.5m² | Yes   | Building envelope               | 4m@45Deg | Yes   |
| Housing Density (dwelling/m²) | 1       | Yes   | % of landscape open space (40%) | 40%      | Yes   |
| Max Ceiling Ht Above Nat. GL  | 7.2m    | Yes   | (min) Impervious area (m²)      | %        | Yes   |
| Max Bldg Ht Above Nat. GL     | 8.5m    | Yes   | Maximum cut into gnd (m)        | 2.1m     | Yes   |
| Front Setback (Min.)          | 6.5m    | Yes   | Maximum depth of fill (m)       | NA       | Yes   |
| Rear Setback (Min.)           | 6.0m    | Yes   | No. of car spaces provided      | 2        | Yes   |
| Min. side bdy setback (Min.)  | 0.9m    | Yes   |                                 |          |       |

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Lot 75 D.P.12578

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Checked  
Plot Date:  
Project NO.  
Project Status

GBJ  
9/5/24  
RP0122DOW  
DA Finals REV D

Client  
Site:  
David Dowell  
40 Riverview Parade North  
Manly  
Sheet Size: A3

DRAWING TITLE :

SECTIONS  
SECTION 1

PROJECT NAME :

New Dwelling

REVISION NO.

REV D

DATE:

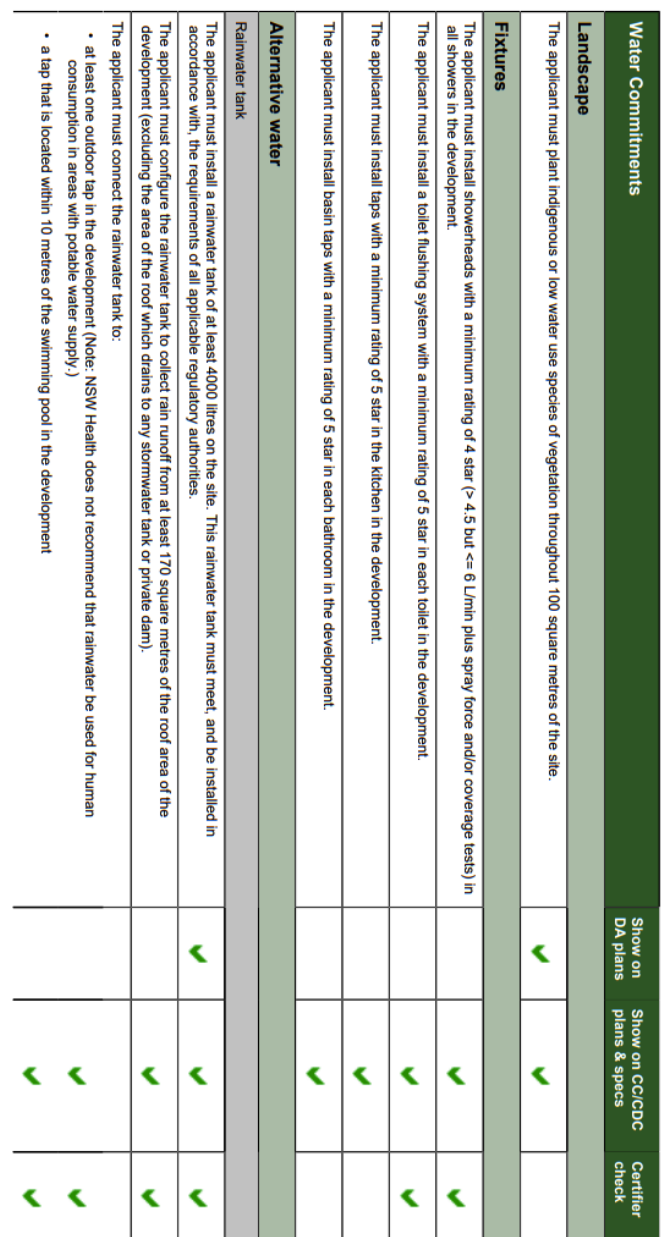
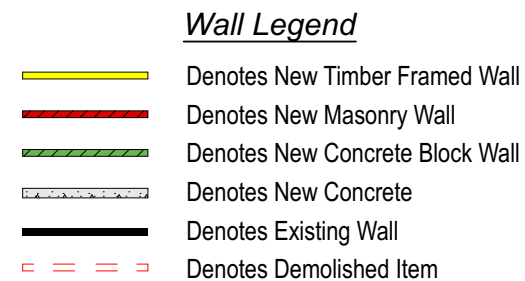
05-02-2024

DRAWING NO.

DA3000







**northern  
beaches  
council**

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

**DA2024/0193**

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <div>Rapid Plans<br/>Building Design and Architectural Drafting</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |              |
| Rapid Plans<br><a href="http://www.rapidplans.com.au">www.rapidplans.com.au</a><br>PO Box 6112 Kingsford NSW 1585<br>Fax : (02) 9595-8840 Mobile: 0414-865-024<br>email : <a href="mailto:enquiries@rapidplans.com.au">enquiries@rapidplans.com.au</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                     |              |
| © Copyright Rapid Plans 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                     |              |
| <div>bdaa</div> <div>BUILDING DESIGNERS<br/>ASSOCIATION OF AUSTRALIA</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                     |              |
| <div>ACCREDITED<br/>BUILDING DESIGNER</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                     |              |
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| <b>NOTES</b><br>#0 Review Parade North Manly is zoned R2<br>#0 Review Parade North Manly is not considered a heritage<br>#0 Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded/Blue Construction<br>#0c T/F TC BV Walls<br>#0 Roof TF to be Basic Insulation<br>#0 Insulation to External TC BV Walls Voids<br>Refer to Engineers drawings for structural details<br>All work to Engineers Specification and BCA<br>Timber framing to BCA and AS 1845<br>Termite Management to BCA and AS 3660.1<br>Glazing to BCA and AS01288-2047<br>Waterproofing to BCA and AS 3740<br>New Lighting to have minimum of 40% compact fluorescent lamps<br>All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                     |              |
| <b>Certifying</b><br>This Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     |              |
| <b>Basic</b><br>Basic Certificate Number 1737451S<br>All Plans to be read in conjunction with Basic Certificate<br>#0 Plans must comply with the following altered construction floor (s), 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 <sup>2</sup> , b)<br>Insulation specification is not required for parts of altered construction where insulation already exists.<br>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.<br>For projections described in millimetres, the leading edge of each eave, porch, 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.<br>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, |                                                                                                                                                                                                                                     |              |
| <b>Site Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Prop.</b>                                                                                                                                                                                                                        | <b>Comp.</b> |
| Site Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 499.5m <sup>2</sup>                                                                                                                                                                                                                 | Yes          |
| Housing Density (dwelling/m <sup>2</sup> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1                                                                                                                                                                                                                                   | Yes          |
| Max Ceiling Ht Above Nat. GL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7.2m                                                                                                                                                                                                                                | Yes          |
| Max Bldg Ht Above Nat. GL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 8.5m                                                                                                                                                                                                                                | Yes          |
| Front Setback (Min.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6.5m                                                                                                                                                                                                                                | Yes          |
| Rear Setback (Min.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6.0m                                                                                                                                                                                                                                | Yes          |
| Min. side bdy setback (Min.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.9m                                                                                                                                                                                                                                | Yes          |
| Building envelope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4m@45 Deg                                                                                                                                                                                                                           | Yes          |
| % of landscape open space (40% min)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 40%                                                                                                                                                                                                                                 | Yes          |
| Impervious area (m <sup>2</sup> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | %                                                                                                                                                                                                                                   | Yes          |
| Maximum cut into gnd (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2.1m                                                                                                                                                                                                                                | Yes          |
| Maximum depth of fill (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NA                                                                                                                                                                                                                                  | Yes          |
| No. of car spaces provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                                                                   | Yes          |
| <b>Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                     |              |
| Project North<br><div>N<br/></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                     |              |
| Drawn   Checked GBJ<br>Plot Date: 8/5/24<br>Project NO.: RP0122DOW<br>Project Status DA Finalis Rev D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |              |
| Client                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | David Dowell                                                                                                                                                                                                                        |              |
| Site:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | #0 40 Riverview Parade North Manly                                                                                                                                                                                                  |              |
| DRAWING TITLE :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SECTIONS<br><b>SECTION DRIVE</b>                                                                                                                                                                                                    |              |
| PROJECT NAME :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>New Dwelling</b>                                                                                                                                                                                                                 |              |
| REVISION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DATE                                                                                                                                                                                                                                |              |
| <b>REV D</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>05-02-2024</b>                                                                                                                                                                                                                   |              |
| DRAWING NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>DA3002</b>                                                                                                                                                                                                                       |              |
| Plot Date:<br>Sheet Size: A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8/5/24<br><small>Issued Under Conditional Approval - This Drawing is Not to Be Used for Construction Purposes Without Written Consent From Rapid Plans Pty Ltd.<br/>Owner: David Charles Dowell<br/>Owner's DA Plan No: 224</small> |              |

| Energy Commitments                                                                                                                                                                                                                                                                  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.                                                                                                                                                             | ✓                | ✓                            | ✓               |
| <b>Swimming pool</b>                                                                                                                                                                                                                                                                |                  |                              |                 |
| The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (electric boosted)                                                                             |                  | ✓                            |                 |
| The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: dual speed with a performance of 4 stars.                                                                                                            |                  | ✓                            |                 |
| The applicant must install a timer for the swimming pool pump in the development.                                                                                                                                                                                                   |                  | ✓                            |                 |
| <b>Alternative energy</b>                                                                                                                                                                                                                                                           |                  |                              |                 |
| The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.                                                                                                                         | ✓                | ✓                            | ✓               |
| The photovoltaic system must consist of: <ul style="list-style-type: none"><li>photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east</li></ul> | ✓                | ✓                            | ✓               |
| <b>Other</b>                                                                                                                                                                                                                                                                        |                  |                              |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.                                                                                                                                                                                          |                  | ✓                            |                 |

| Water Commitments                                                    | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|----------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Swimming Pool</b>                                                 |                  |                              |                 |
| The swimming pool must not have a volume greater than 36 kilolitres. | ✓                | ✓                            |                 |
| The swimming pool must be outdoors.                                  | ✓                | ✓                            |                 |

|  |                                 |
|--|---------------------------------|
|  | Denotes New Timber Framed Wall  |
|  | Denotes New Masonry Wall        |
|  | Denotes New Concrete Block Wall |
|  | Denotes New Concrete            |
|  | Denotes Existing Wall           |
|  | Denotes Demolished Item         |



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**NOTES**  
40 Riverview Parade North Manly is zoned R2  
40 Riverview Parade North Manly is not considered a heritage  
All Plans to be read in conjunction with Basic Certificate  
New Works to be constructed shown in Shaded/Blue  
Construction  
Core TC TC BV Walls  
Roof TF To have Basic Insulation  
Insulation to External TC BV Walls Basic  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1554  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS 1742-2017  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

**Carrying**  
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Basic Certificate Number 1737451S  
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The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. For projections described in millimetres, the leading edge of each space, parapet, 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.  
Overhanging buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information                           | Prop.               | Comp. |
|--------------------------------------------|---------------------|-------|
| Site Area                                  | 499.5m <sup>2</sup> | Yes   |
| Housing Density (dwelling/m <sup>2</sup> ) | 1                   | Yes   |
| Max Ceiling Ht Above Nat. GL               | 7.2m                | Yes   |
| Max Bldg Ht Above Nat. GL                  | 8.5m                | Yes   |
| Front Setback (Min.)                       | 6.5m                | Yes   |
| Rear Setback (Min.)                        | 6.0m                | Yes   |
| Min. side bdy setback (Min.)               | 0.9m                | Yes   |
| Building envelope                          | 4m@45 Deg           | Yes   |
| % of landscape open space (40% min)        | 40%                 | Yes   |
| Impervious area (m <sup>2</sup> )          | %                   | Yes   |
| Maximum cut into grd (m)                   | 2.1m                | Yes   |
| Maximum depth of fill (m)                  | NA                  | Yes   |
| No. of car spaces provided                 | 2                   | Yes   |

**Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans**



Drawn | Checked GBJ  
Plot Date: 9/5/24  
Project NO.: RPD1220DW  
Project Status DA Final REV D

Client David Dowell

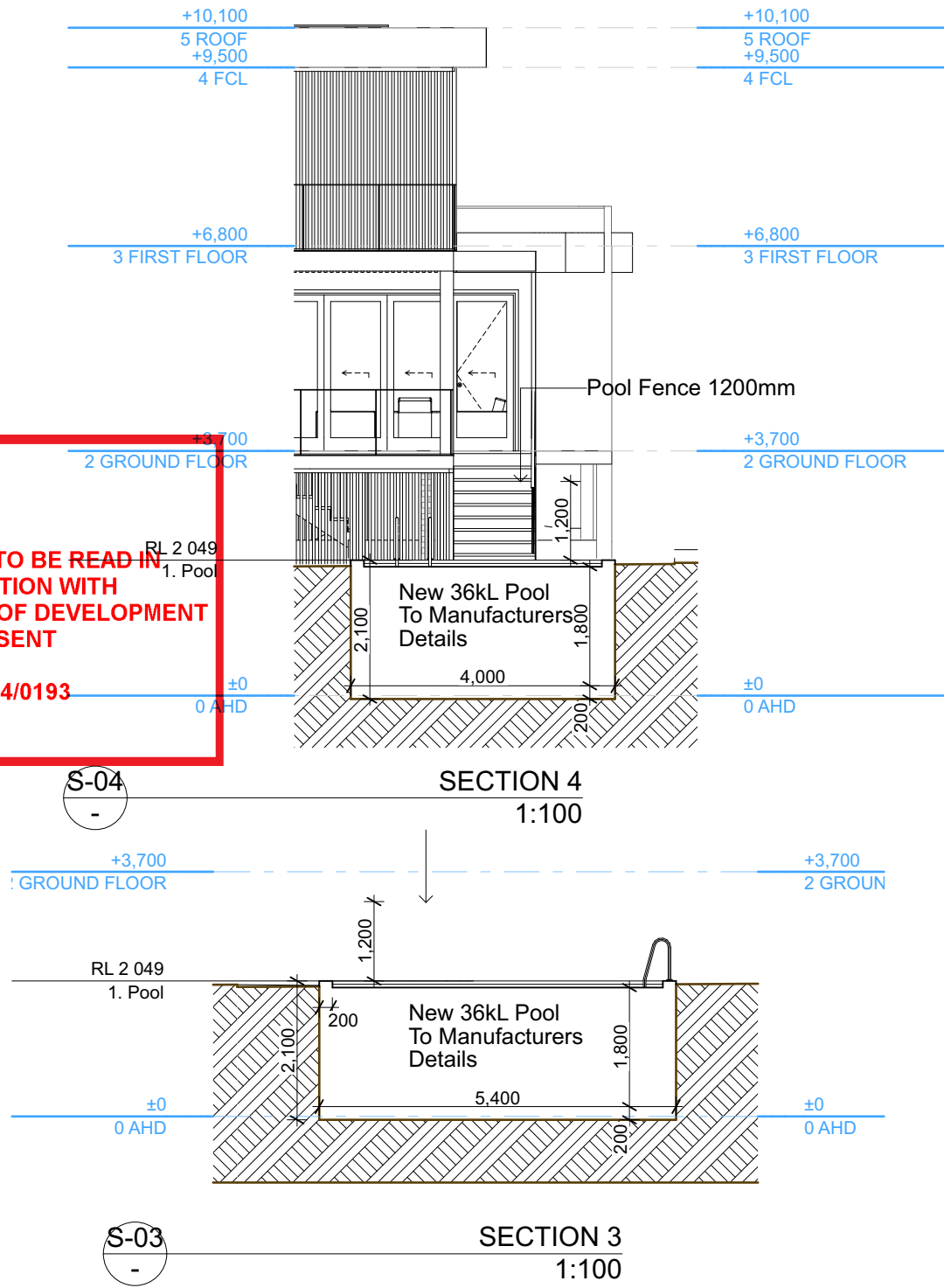
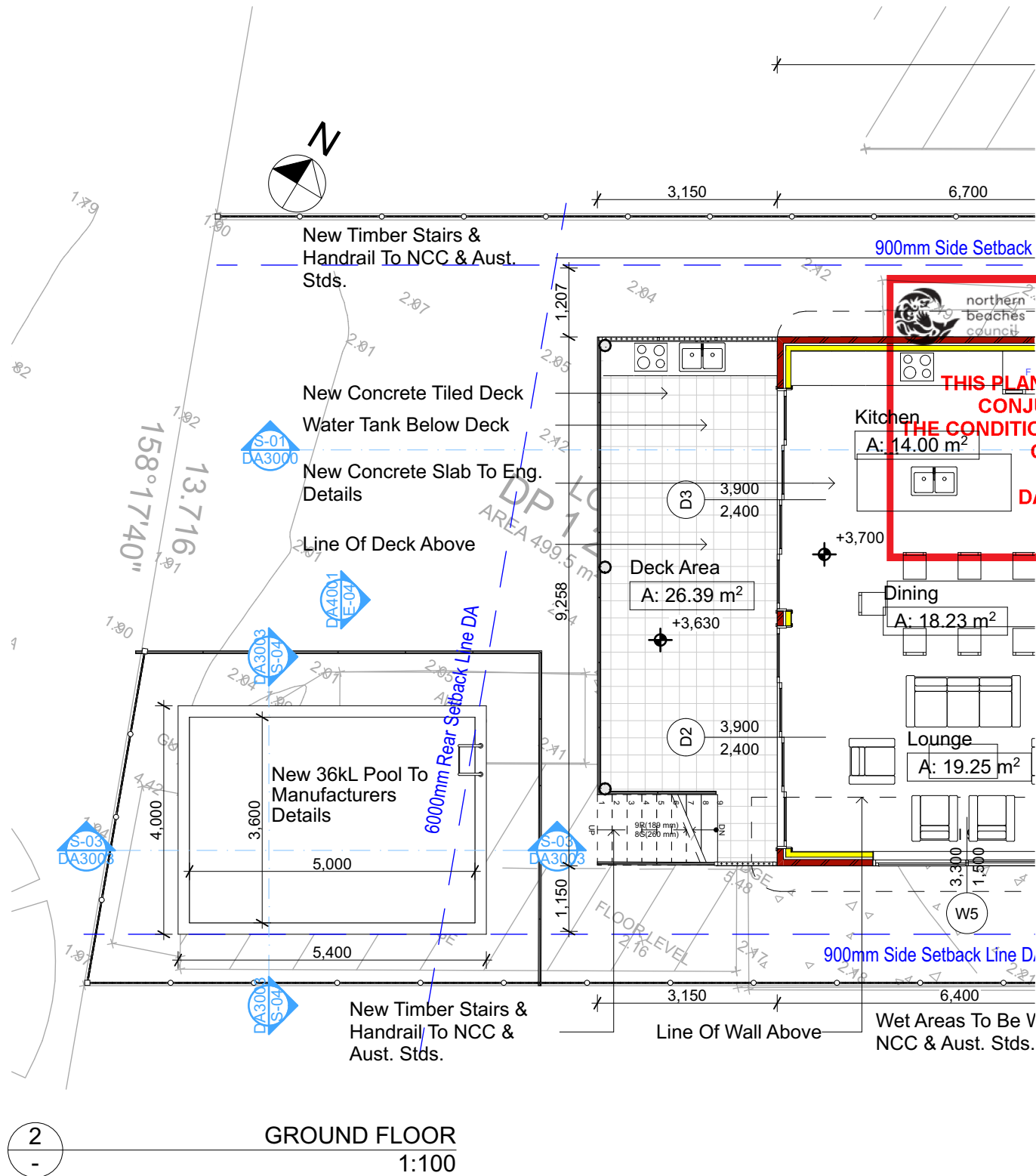
Site: 40 Riverview Parade North Manly

DRAWING TITLE: SECTIONS  
**SECTION POOL**

PROJECT NAME: **New Dwelling**

|              |            |
|--------------|------------|
| REVISION NO. | DATE       |
| REV D        | 05-02-2024 |
| DRAWING NO.  | DA3003     |

Plot Date: 9/5/24  
Sheet Size: A3



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**DA APPLICATION ONLY**  
**NOT FOR CONSTRUCTION**







northern  
beaches  
council

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

**DA2024/0193**

### Wall Legend

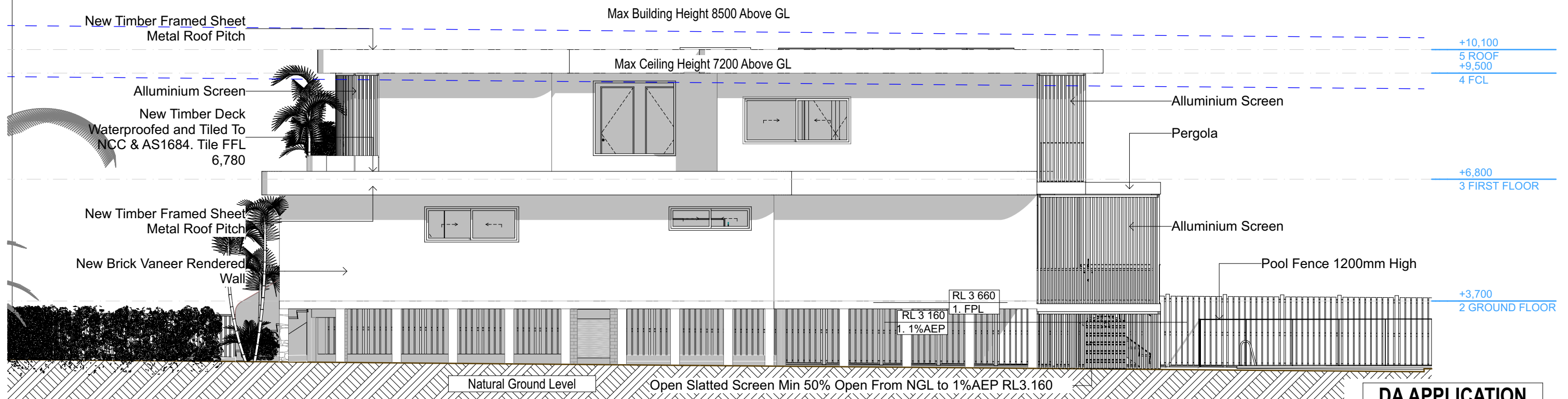
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

| Thermal Performance and Materials commitments                                                                                                                 | Show on<br>DA plans | Show on CC/CDC<br>plans & specs | Certifier<br>check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| Construction                                                                                                                                                  |                     |                                 |                    |
| The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below. | ✓                   | ✓                               | ✓                  |
| The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.     |                     |                                 | ✓                  |

| Construction                                                                                       | Area - m <sup>2</sup> | Insulation                                                    |
|----------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------|
| floor - concrete slab on ground, conventional slab.                                                | 44.9                  | none                                                          |
| floor - suspended floor above enclosed subfloor, concrete - suspended; frame: no frame.            | 186.86                | fibreglass batts or roll                                      |
| floor - above habitable rooms or mezzanine, AAC panel (75 mm); frame: timber - untreated softwood. | 118.25                | fibreglass batts or roll                                      |
| floor - suspended floor above garage, AAC panel (75 mm); frame: timber - untreated softwood.       | 22.2                  | fibreglass batts or roll                                      |
| garage floor - concrete slab on ground.                                                            | 44.9                  | none                                                          |
| external wall: brick veneer; frame: timber - untreated softwood.                                   | 126.6                 | fibreglass batts or roll                                      |
| external wall: AAC veneer; frame: timber - untreated softwood.                                     | 136.9                 | fibreglass batts or roll                                      |
| external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.          | 55                    | fibreglass batts or roll                                      |
| external garage wall: brick veneer; frame: timber - untreated softwood.                            | 70                    | fibreglass batts or roll                                      |
| internal wall: plasterboard; frame: timber - untreated softwood.                                   | 271                   | fibreglass batts or roll                                      |
| ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.     | 255                   | ceiling: fibreglass batts or roll; roof: foil backed blanket. |

E-02

East  
1:100



E-01

North  
1:100

**DA APPLICATION  
ONLY  
NOT FOR CONSTRUCTION**

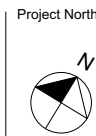


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Lot 75 D.P.12578



Checked  
Plot Date:  
Project NO.  
Project Status

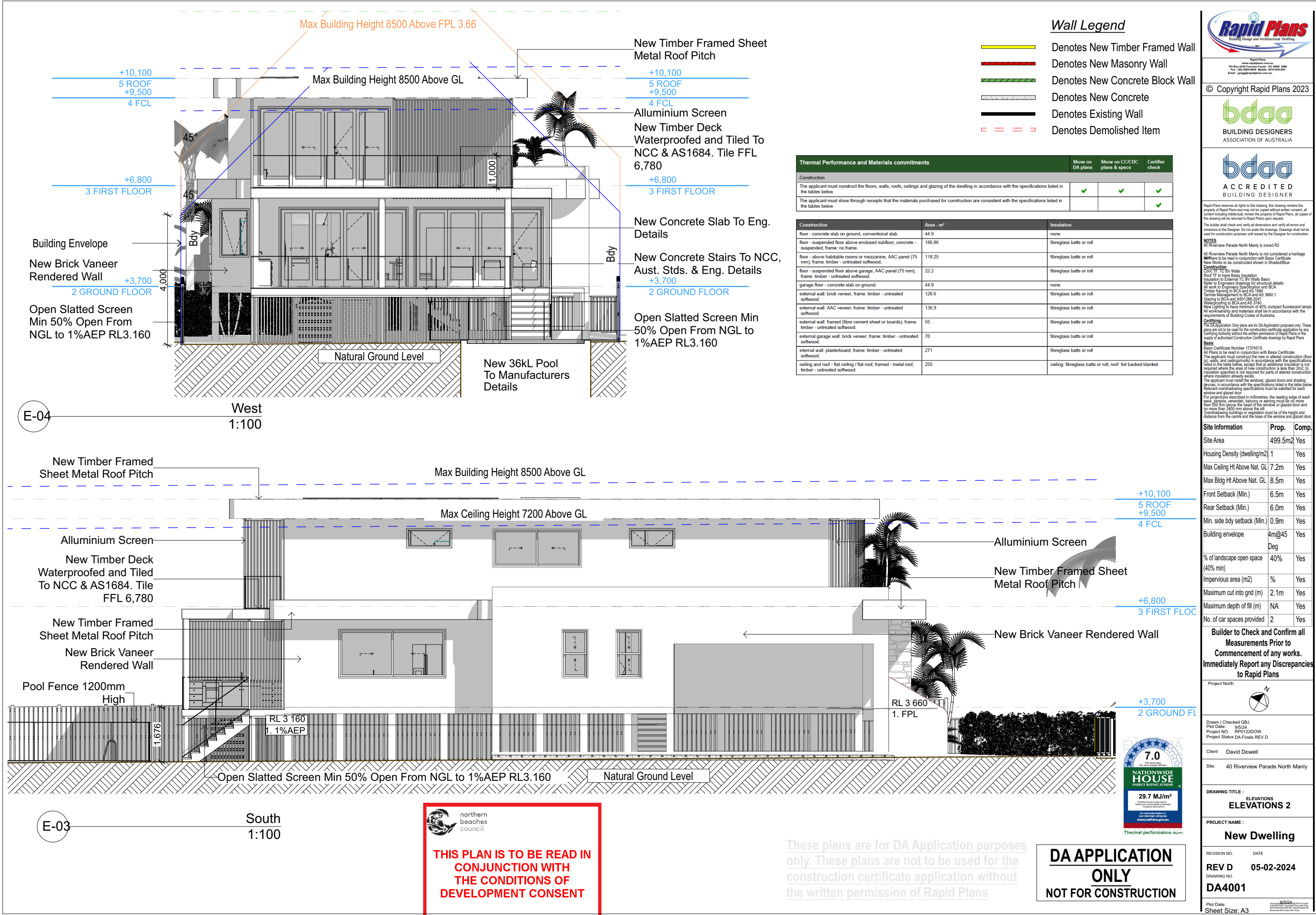
GBJ  
9/5/24  
RP0122DOW  
DA Finals REV D

Client  
Site:  
Sheet Size: A3

David Dowell  
40 Riverview Parade North  
Manly

DRAWING TITLE :  
PROJECT NAME :  
ELEVATIONS  
ELEVATIONS 1  
New Dwelling

REVISION NO.  
REV D  
DATE:  
05-02-2024  
DRAWING NO.  
DA4000

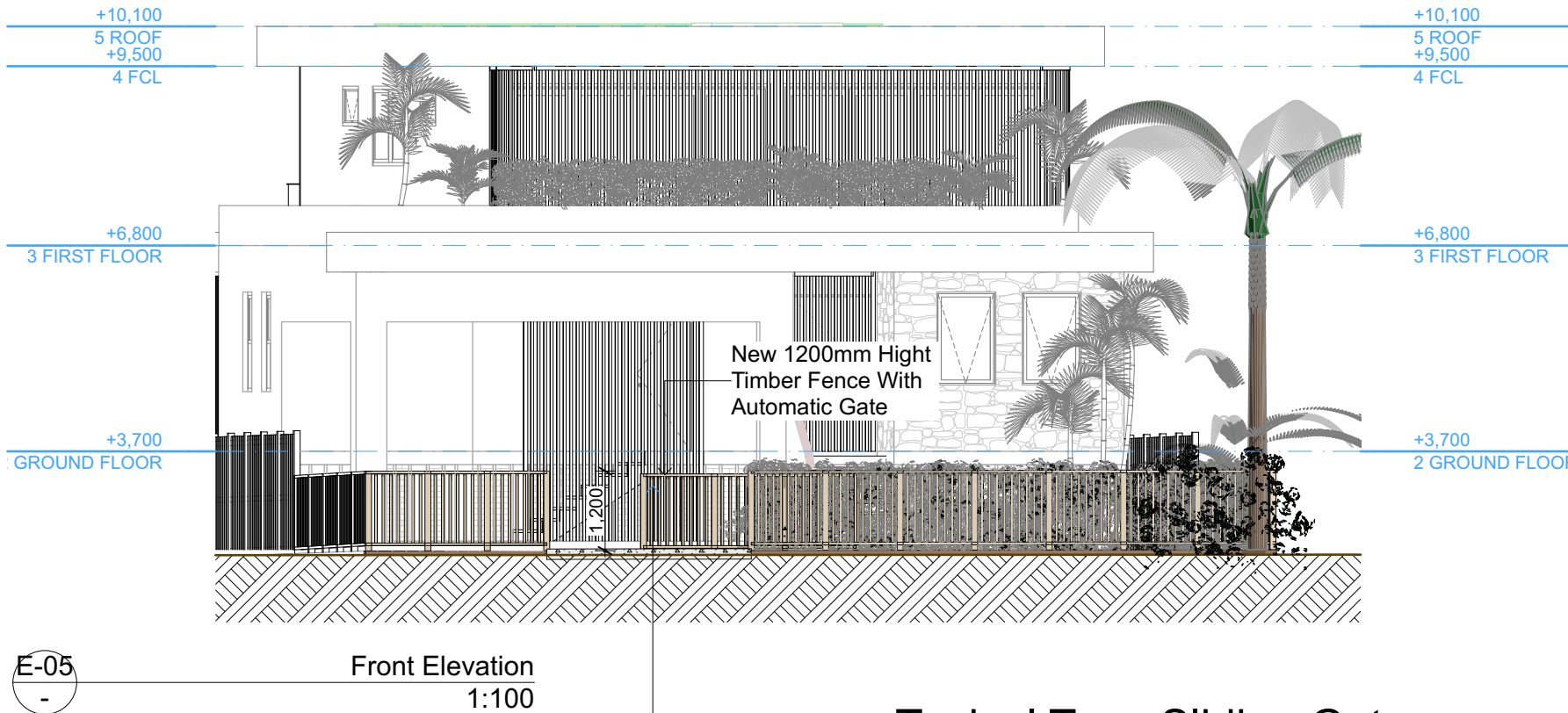






THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2024/0193



Typical Type Sliding Gate  
System. Easy Gate or  
Similar

- Wall Legend**
- Denotes New Timber Framed Wall
  - Denotes New Masonry Wall
  - Denotes New Concrete Block Wall
  - Denotes New Concrete
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  - Denotes Demolished Item



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Roof TC to have Basic Insulation  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS/NZS 2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps  
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information                           | Prop.               | Comp. |
|--------------------------------------------|---------------------|-------|
| Site Area                                  | 499.5m <sup>2</sup> | Yes   |
| Housing Density (dwelling/m <sup>2</sup> ) | 1                   | Yes   |
| Max Ceiling Ht Above Nat. GL               | 7.2m                | Yes   |
| Max Bldg Ht Above Nat. GL                  | 8.5m                | Yes   |
| Front Setback (Min.)                       | 6.5m                | Yes   |
| Rear Setback (Min.)                        | 6.0m                | Yes   |
| Min. side bdy setback (Min.)               | 0.9m                | Yes   |
| Building envelope                          | 4m@45 Deg           | Yes   |
| % of landscape open space (40% min)        | 40%                 | Yes   |
| Impervious area (m <sup>2</sup> )          | %                   | Yes   |
| Maximum cut into grd (m)                   | 2.1m                | Yes   |
| Maximum depth of fill (m)                  | NA                  | Yes   |
| No. of car spaces provided                 | 2                   | Yes   |

Builder to Check and Confirm all  
Measurements Prior to  
Commencement of any works.  
Immediately Report any Discrepancies  
to Rapid Plans



Drawn | Checked GBJ  
Plot Date: 9/5/24  
Project NO.: RP0122DOW  
Project Status DA Final REV D

Client David Dowell

Site: 40 Riverview Parade North Manly

DRAWING TITLE: ELEVATIONS  
**ELEVATION FRONT  
FENCE**

PROJECT NAME:  
**New Dwelling**

REVISION NO. DATE  
**REV D 05-02-2024**  
DRAWING NO.  
**DA4002**

Plot Date:  
Sheet Size: A3



| MODEL: E-8 DC SLIDING GATE<br>Motor Specification |                                                        |
|---------------------------------------------------|--------------------------------------------------------|
| Power Supply                                      | AC 220-240V, 50Hz, Single Phase                        |
| Operating Voltage                                 | DC 24V for Normal Speed<br>DC 12V for Cushioning Speed |
| Motor Type                                        | Oil Bath Gear Motor                                    |
| Motor Rotation Speed                              | 3000 rpm                                               |
| Operating Ambient                                 | -20°C to 80°C                                          |
| Temperature                                       | 150 Watts                                              |
| Power Absorb                                      | 600kg Force Adjustable                                 |
| Maximum Gate Weight                               | 15 Meter / min                                         |
| Gate Speed                                        | Electronic Counter Technology                          |
| Safety Clutch                                     | Auto Reverse                                           |
| Protection Class                                  | IP24                                                   |
| Remote Control                                    | 2-Channel, 330 MHz UHF                                 |
| Manual Override                                   | Special Release Key for Power Failure                  |



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