

The map shows a residential area with several streets. Pine St runs horizontally across the top. Pittwater Rd runs diagonally from the top left towards the bottom right. Whistler St runs diagonally parallel to Pittwater Rd, further to the right. N Steyne runs vertically along the right edge of the map. A large blue area representing water is on the far right. The subject property, located at 1000 Pittwater Rd, is highlighted with a red rectangle. It is situated between Whistler St and Pittwater Rd, and is north of the intersection with N Steyne.

CP-1
CLADDING PANEL

CP-2
CLADDING PANEL TIMBER

BWK
BLOCKWORK

MR-1
METAL ROOF
COLOUR TBC

BASIX Certificate
 Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 17711105

This certificate confirms that the proposed development will meet the NSW Government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions dated 1/09/2002" published by the Department. This Document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Friday, 23 February 2014
 To be valid, this Certificate must be lodged within 3 months of the date of issue.

Project summary		
Project name	71 Whistler Street, Manly	
Street address	71 WHISTLER STREET MANLY 2095	
Local Government Area	Norths Beach Council	
Plan type and plan number	Deposited Plan DP999776	
Lot no.	1	
Section no.	999776	
Project type	dwelling house (detached)	
No. of bedrooms	3	

Project score		
Water	41	Target 40
Energy	Pass	Target Pass
Thermal Performance	83	Target 72
Materials	1	Target 2

Project summary		
Project name	71 Whistler Street, Manly	
Street address	71 WHISTLER STREET MANLY 2095	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP799776	
Lot no.	1	
Section no.	-	
Project type	dwelling house (detached)	
Nbs. of bedrooms	3	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 93	Target 72
Materials	✓ 1	Target no

Certificate Prepared by
Name / Company Name: BONNEFIN CONSULTING PTY LTD
ABN (if applicable): 95164564210

Thermal Performance and Materials commitments		Show us DIA plans	Show us CC/DC plans & specs	Castler check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.				
		✓	✓	✓
Frames				
	Maximum area - m2			
aluminium	32.5			
timber	32.9			
uPVC	0			
steel	0			
composite	0			
Glazing				
	Maximum area - m2			
single	0			
double	65.5			
triple	0			

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES AND WITH MANUFACTURERS INSTRUCTIONS.

DO NOT SCALE OFF DRAWING. VERIFY ALL DIMENSIONS
ON SITE PRIOR TO CONSTRUCTION.

THE ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

	EXISTING WALL / FLOOR / CEILING
	NEW WALL / FLOOR / CEILING
	TO BE DEMOLISHED
	DA AMENDMENTS

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 CGIC/DC plans & specs	Certifier check
Features			
The applicant must install showerheads with a minimum rating of 4 star (> 4 star <= 7.5 L/min plus spray shower and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	✓
Alternative water			
Recreational tank			
The applicant must install a rainwater tank of at least 1500 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 105.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private drain).		✓	✓
The applicant must connect the rainwater tank to:			
all toilets in the development		✓	✓
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)		✓	✓

Energy Commitments	Show on DA plan	Show on CC/CD plans & specs	Clarified check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning - not ducted. Energy rating EER 3.0 - 3.5	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - not ducted. Energy rating EER 3.0 - 3.5	✓	✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning - not ducted. Energy rating EER 3.0 - 3.5	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - not ducted. Energy rating EER 3.0 - 3.5	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off	✓	✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off	✓	✓	✓
Laundry: individual fan, open to façade; Operation control: manual switch on/off	✓	✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.	✓	✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/kitchen for the development for natural lighting.	✓	✓	✓

Thermal Performance and Materials commitments	Blue e-DA plans	Show on GBCDC plans & specs	Certifier Check
Simulation Method 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") and the construction certificate application for the proposed development. If the applicant is applying for a complying development certificate for the proposed development, it also applies. The applicant must also attach the Assessor Certificate in 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 on the BASiX Certificate, including the Cooling and Heating loads shown on the front page of the certificate and the "Construction" and "Climate" labels 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 or these plans. Those matters which the Accredited Assessor is required to certify that it is in the case. The applicant must show on the plans accompanying the application for a construction certificate, the matters which the Assessor Certificate requires to be shown or these plans. Those matters which the Accredited Assessor is required to certify that it is in the case of the proposed development. If applicable, the locations of ceiling fans and the locations of ceiling fans must be shown on the plans. 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, the locations of ceiling fans set out in the Assessor Certificate. If applicable, the locations of ceiling fans must be shown on the plans.			

Energy Commitments	Show on DA plans	Show on C/C/D/C plans & specs	Clarifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the local electrical control system.		✓	✓
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 3.5 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north	✓	✓	
Other			
The applicant must install an induction cooker & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

Thermal Performance and Materials commitments	Show on DA plans	Show on CECDC 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.	✓	✓	✓																														
<table><tr><th>Construction</th><th>Area - m²</th><th>Insulation</th></tr><tr><td>floor - suspended floor above enclosed outdoor, concrete - suspended, frame - no frame</td><td>67.33</td><td>Fibreglass batts or roll</td></tr><tr><td>external wall - concrete - suspended, frame - no frame</td><td>17.6</td><td>Fibreglass batts or roll</td></tr><tr><td>garage floor - concrete block/plateboard, frame - timber - untreated softwood</td><td>100.4</td><td>roll specifier - following</td></tr><tr><td>external wall - framed (fibre cement sheet or board), frame - timber - untreated softwood</td><td>51.5</td><td>Fibreglass batts or roll - following</td></tr><tr><td>external garage wall - framed (fibre cement sheet or board), frame - timber - untreated softwood</td><td>24.3</td><td>Fibreglass batts or roll - following</td></tr><tr><td>internal wall - plasterboard, frame - timber - untreated softwood</td><td>43.4</td><td>Fibreglass batts or roll</td></tr><tr><td>internal wall - plasterboard, frame - timber - untreated softwood</td><td>40.6</td><td>none</td></tr><tr><td>ceiling and roof - flat ceiling / pitched roof, framed - metal roof - H2 treated softwood</td><td>39.8</td><td>ceiling - Fibreglass batts or roll, roll - following</td></tr><tr><td>ceiling and roof - raised ceiling / pitched or skillion roof, framed - metal roof - H2 treated softwood</td><td>65.8</td><td>ceiling - Fibreglass batts or roll, roll - following</td></tr></table>	Construction	Area - m ²	Insulation	floor - suspended floor above enclosed outdoor, concrete - suspended, frame - no frame	67.33	Fibreglass batts or roll	external wall - concrete - suspended, frame - no frame	17.6	Fibreglass batts or roll	garage floor - concrete block/plateboard, frame - timber - untreated softwood	100.4	roll specifier - following	external wall - framed (fibre cement sheet or board), frame - timber - untreated softwood	51.5	Fibreglass batts or roll - following	external garage wall - framed (fibre cement sheet or board), frame - timber - untreated softwood	24.3	Fibreglass batts or roll - following	internal wall - plasterboard, frame - timber - untreated softwood	43.4	Fibreglass batts or roll	internal wall - plasterboard, frame - timber - untreated softwood	40.6	none	ceiling and roof - flat ceiling / pitched roof, framed - metal roof - H2 treated softwood	39.8	ceiling - Fibreglass batts or roll, roll - following	ceiling and roof - raised ceiling / pitched or skillion roof, framed - metal roof - H2 treated softwood	65.8	ceiling - Fibreglass batts or roll, roll - following			
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DA00	COVER SHEET
DA01	SURVEY
DA02	EXISTING SITE & ROOF PLAN
DA03	SITE ANALYSIS
DA04	DEMOLITION PLAN
DA05	SITE & ROOF PLAN
DA06	GROUND FLOOR PLAN
DA07	FIRST FLOOR PLAN
DA08	SECOND FLOOR PLAN
DA09	SECTION AA
DA10	SECTION BB
DA11	SECTION CC
DA12	ELEVATIONS - EAST
DA13	ELEVATION - SOUTH
DA14	ELEVATION - WEST
DA15	ELEVATION - NORTH
DA16	AREA CALCULATIONS
DA17	LANDSCAPE PLAN
DA18	SHADOW DIAGRAMS PLAN
DA19	SHADOW DIAGRAM AXO NO. 69 WHISTLER STREET
DA20	SEDIMENT & EROSION CONTROL PLAN

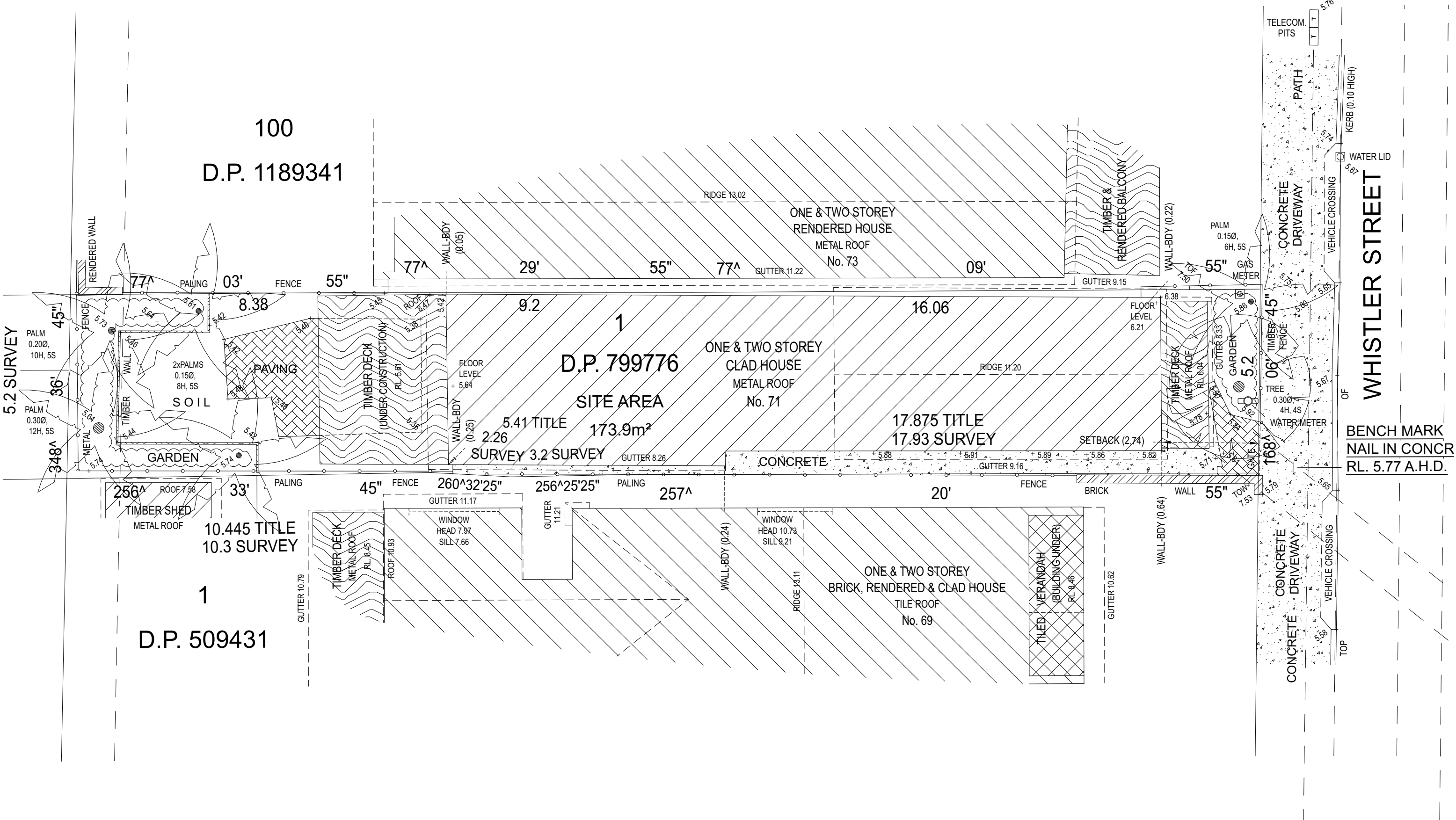
Nominated Architect Mark Korgul No. 6221 **Studio** 9977 1076 **Address** Level 1, 167 Pittwater Road Manly NSW 2095

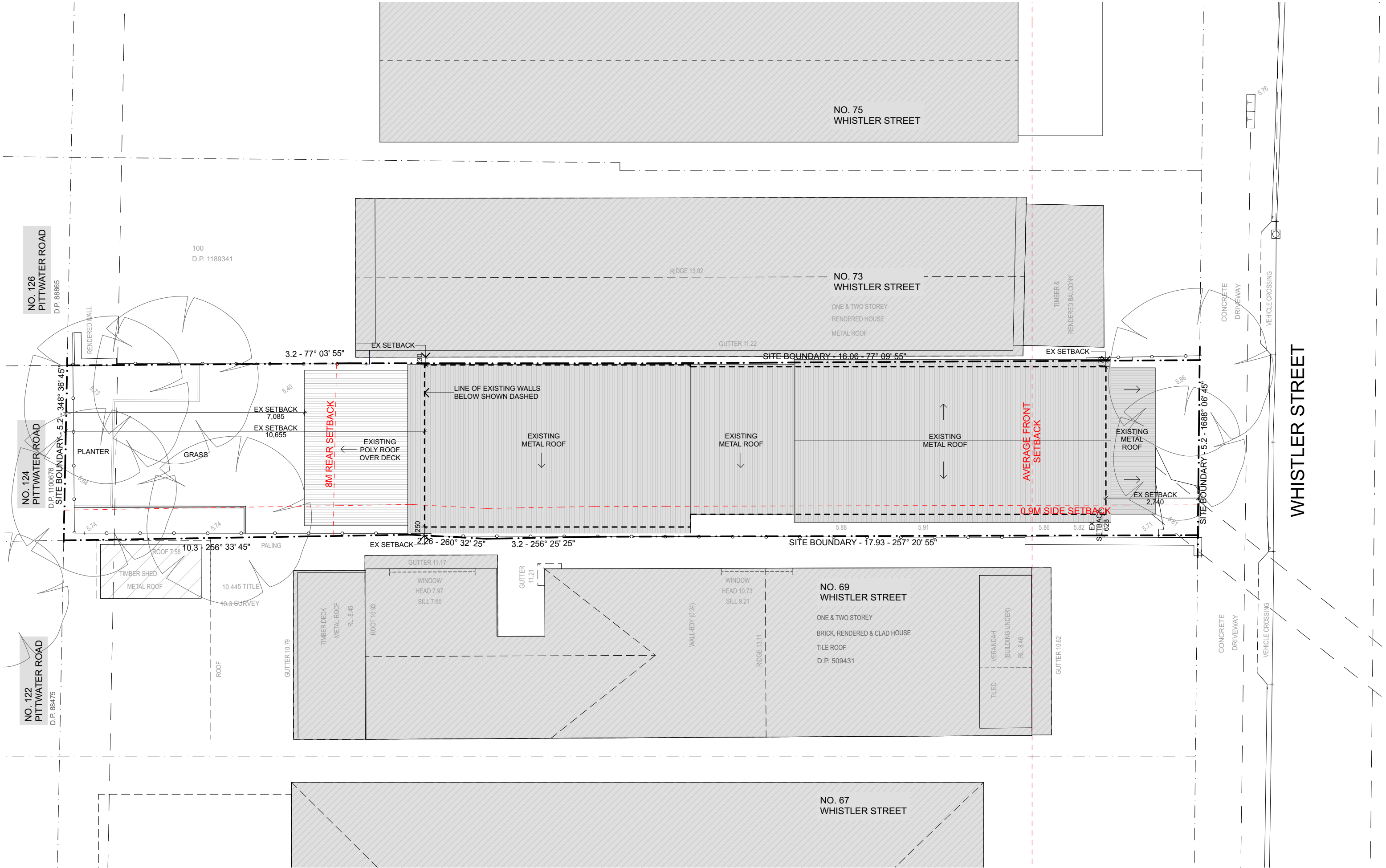
ISSUE	FOR	DATE
D	DEVELOPMENT APPLICATION	29/4/2024
E	DEVELOPMENT APPLICATION - AMENDED	3/6/2024

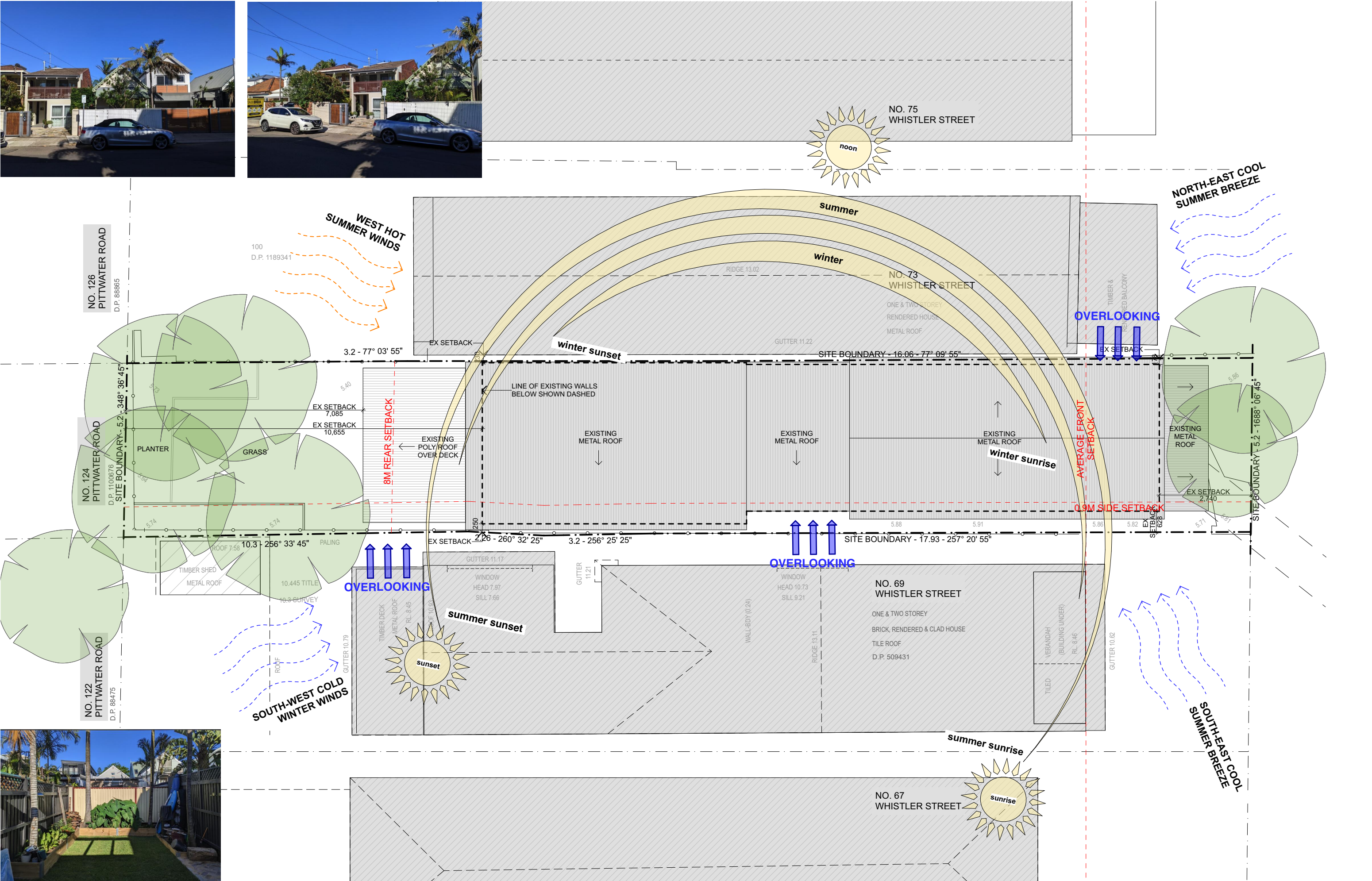
JOB NO: 23002
ADDRESS: 71 Whistler street, Manly
CLIENT: Prue Hatcher & Chris Syme
SCALE: NA

FOR ALTERATIONS & ADDITIONS

ISSUE: E





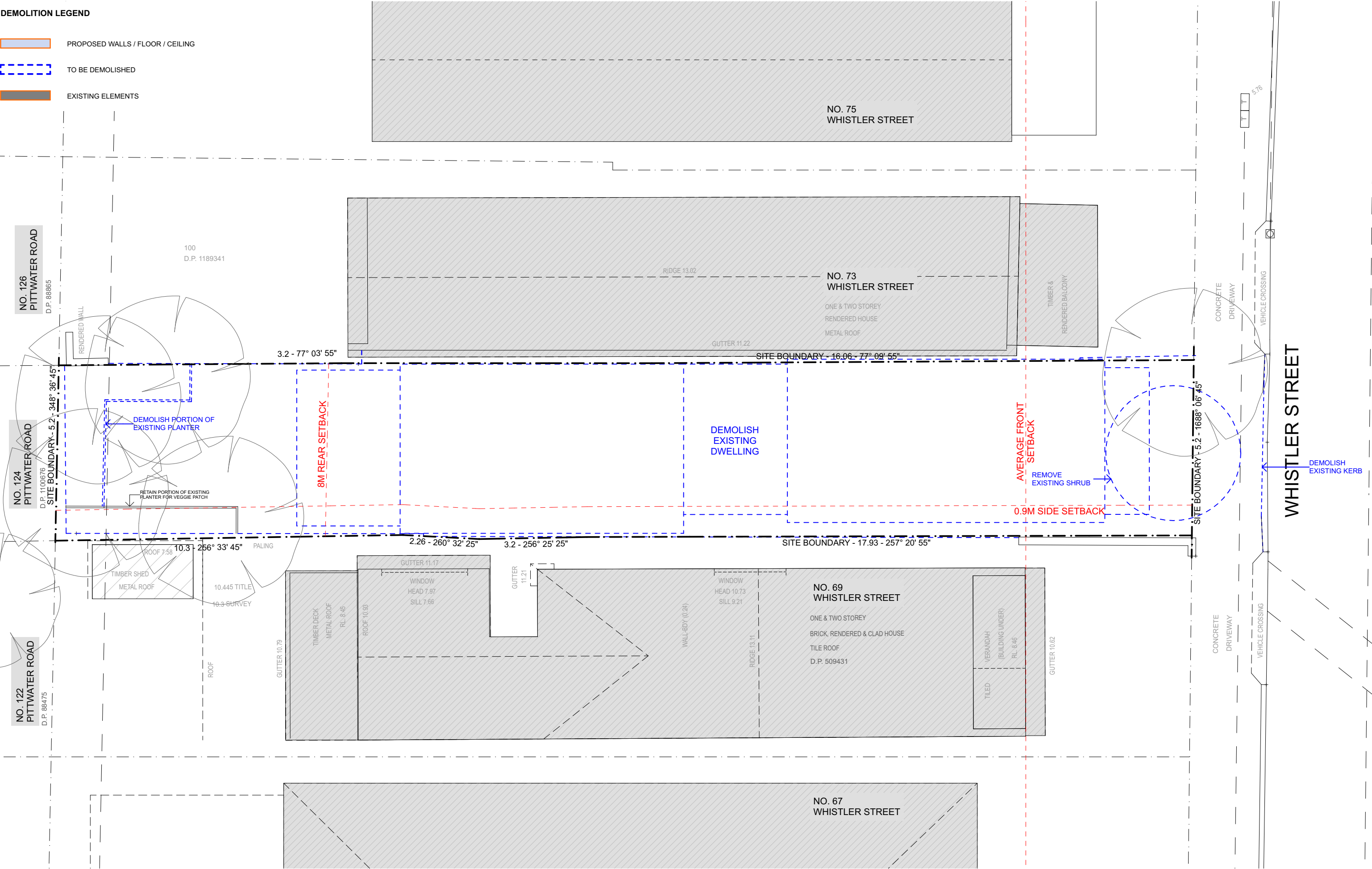


DEMOLITION LEGEND

PROPOSED WALLS / FLOOR / CEILING

TO BE DEMOLISHED

EXISTING ELEMENTS

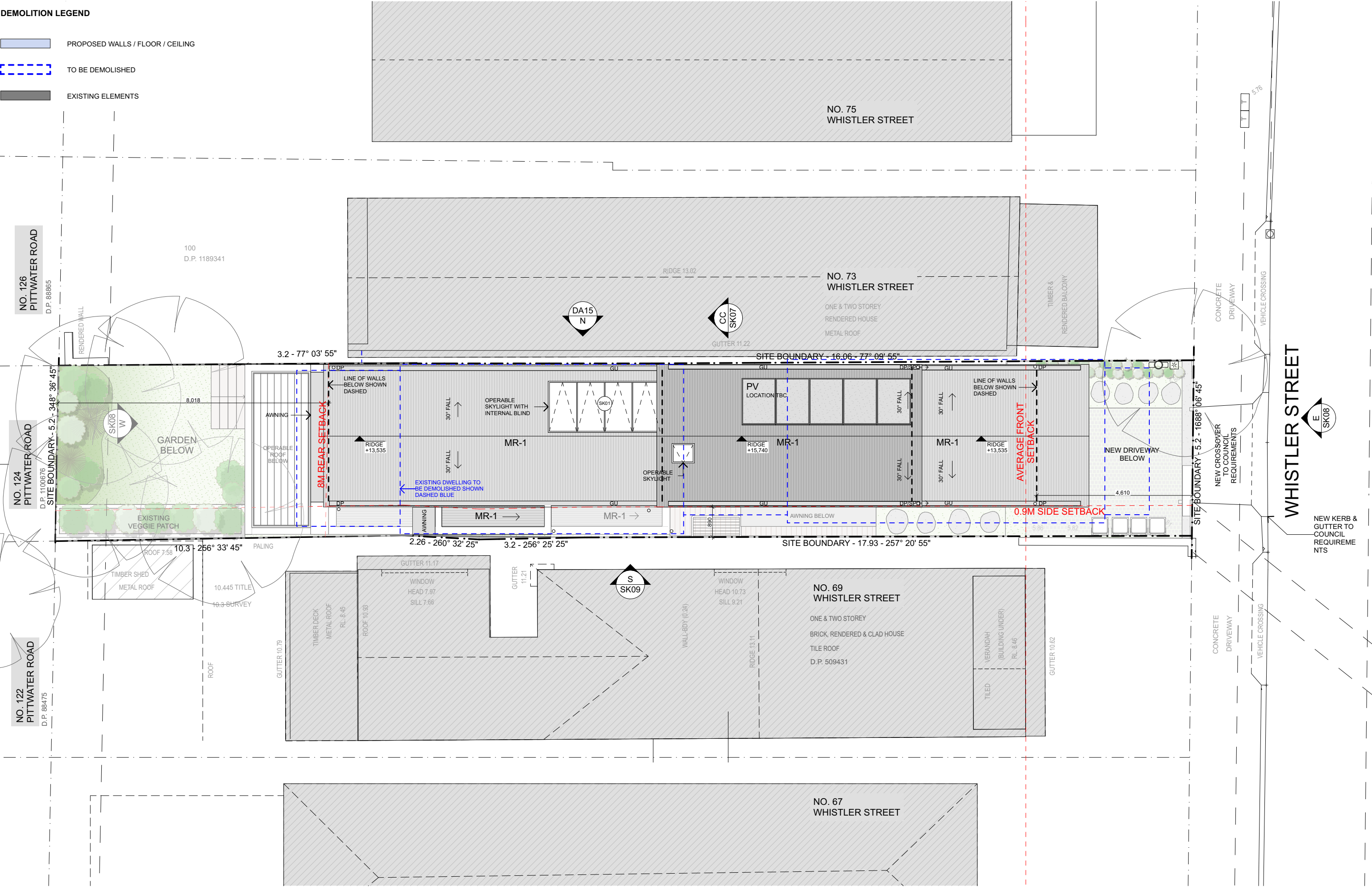


DEMOLITION LEGEND

PROPOSED WALLS / FLOOR / CEILING

TO BE DEMOLISHED

EXISTING ELEMENTS

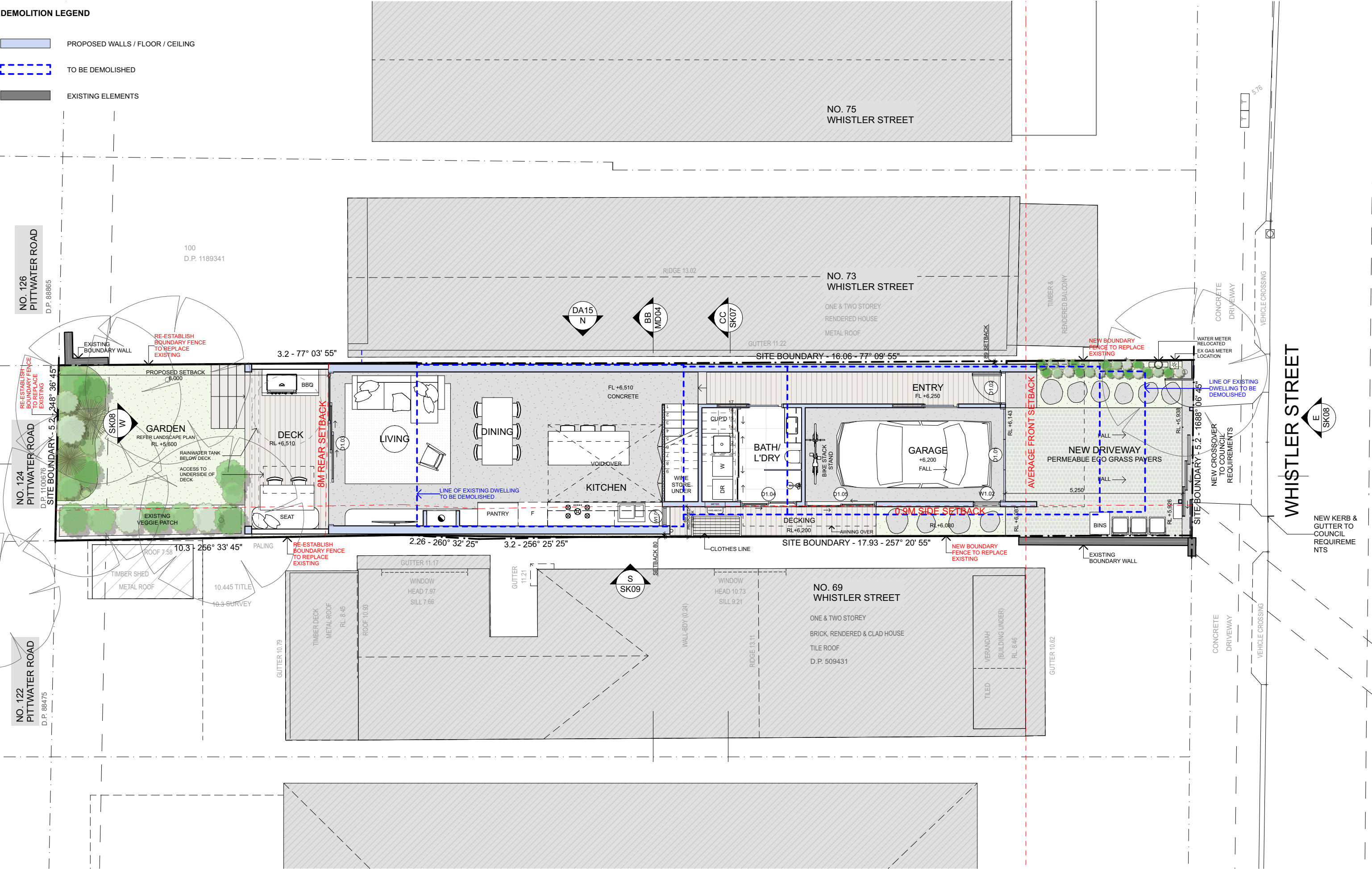


DEMOLITION LEGEND

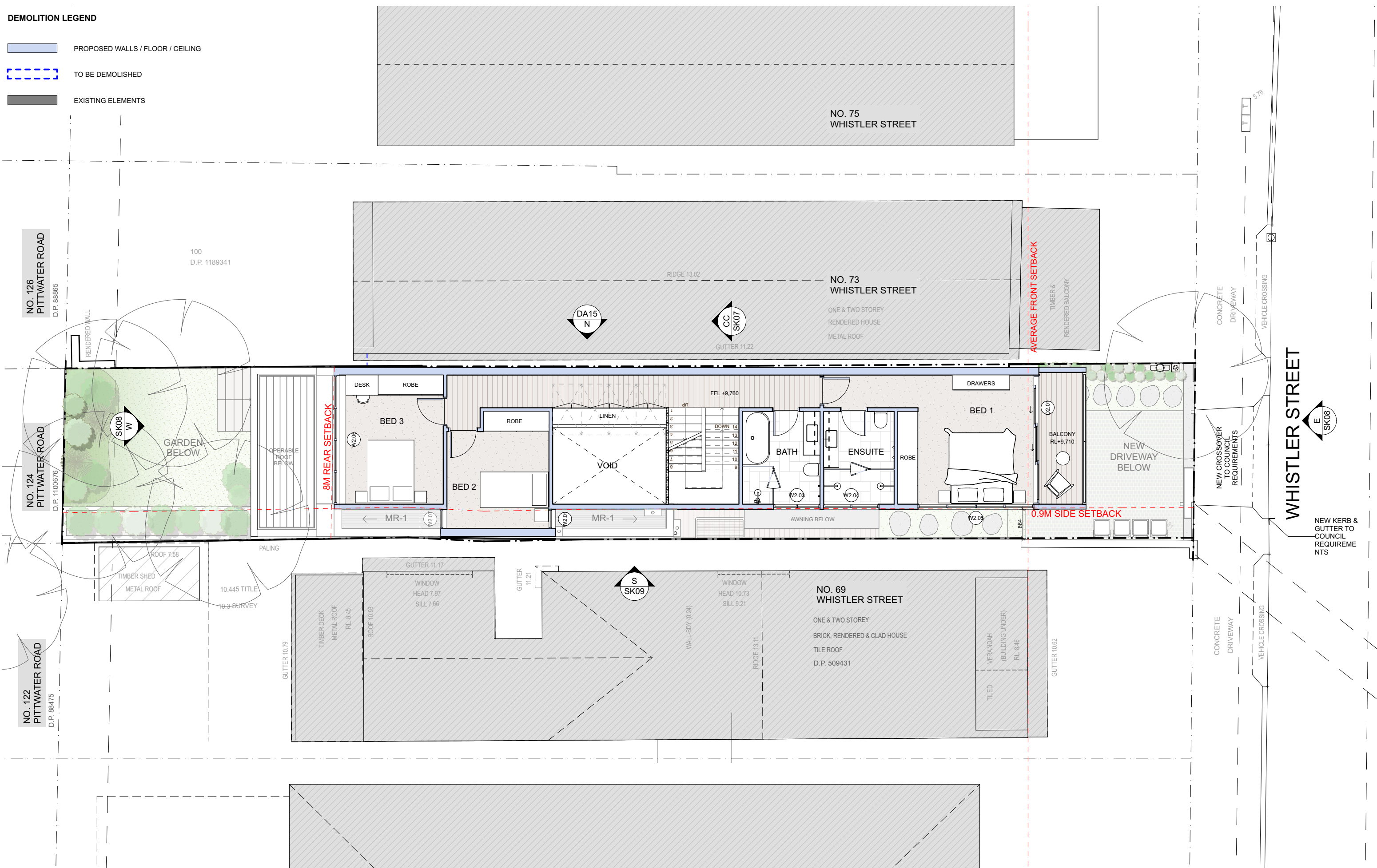
PROPOSED WALLS / FLOOR / CEILING

TO BE DEMOLISHED

EXISTING ELEMENTS



	PROPOSED WALLS / FLOOR / CEILING
	TO BE DEMOLISHED
	EXISTING ELEMENTS

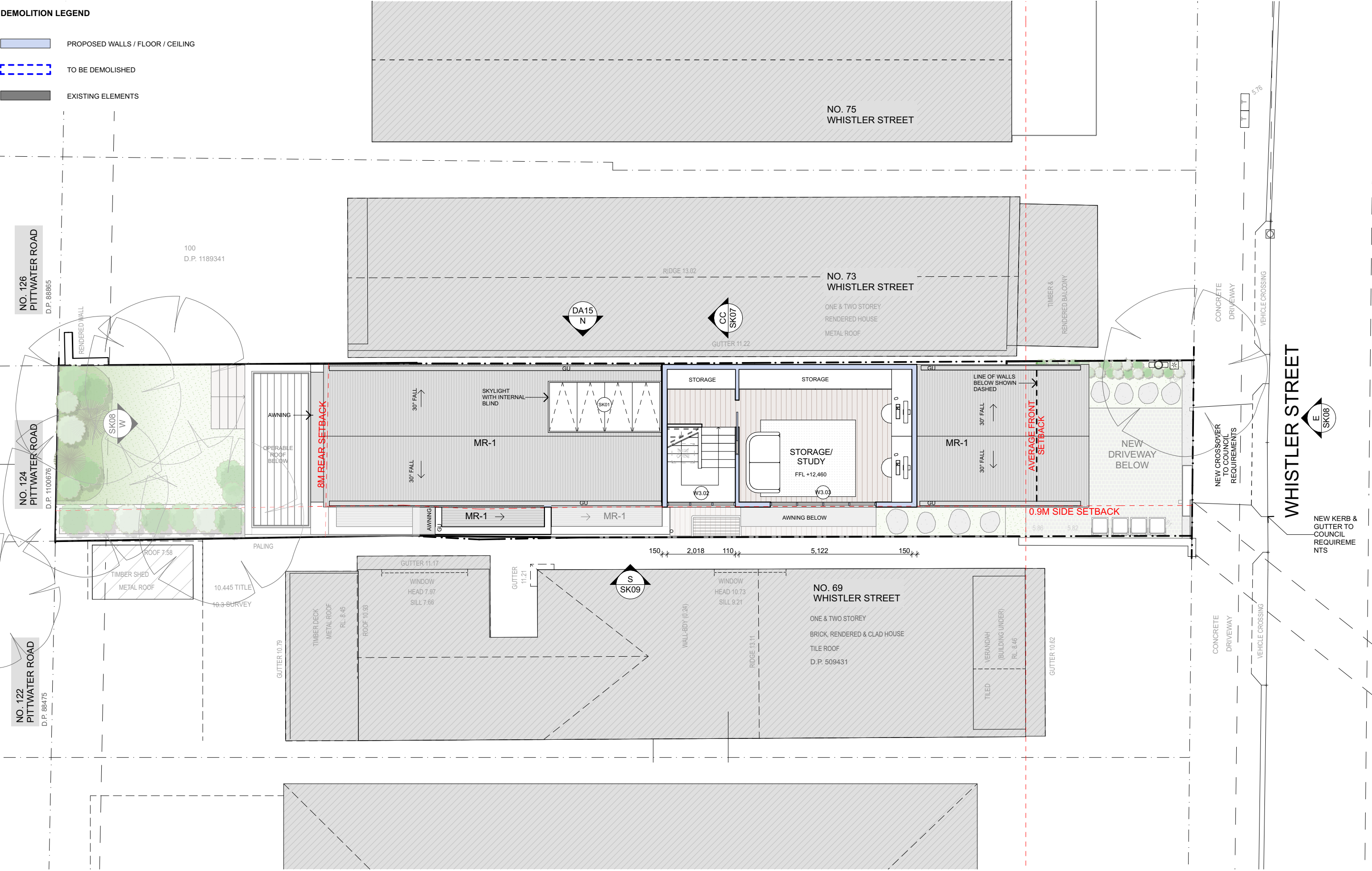


DEMOLITION LEGEND

PROPOSED WALLS / FLOOR / CEILING

TO BE DEMOLISHED

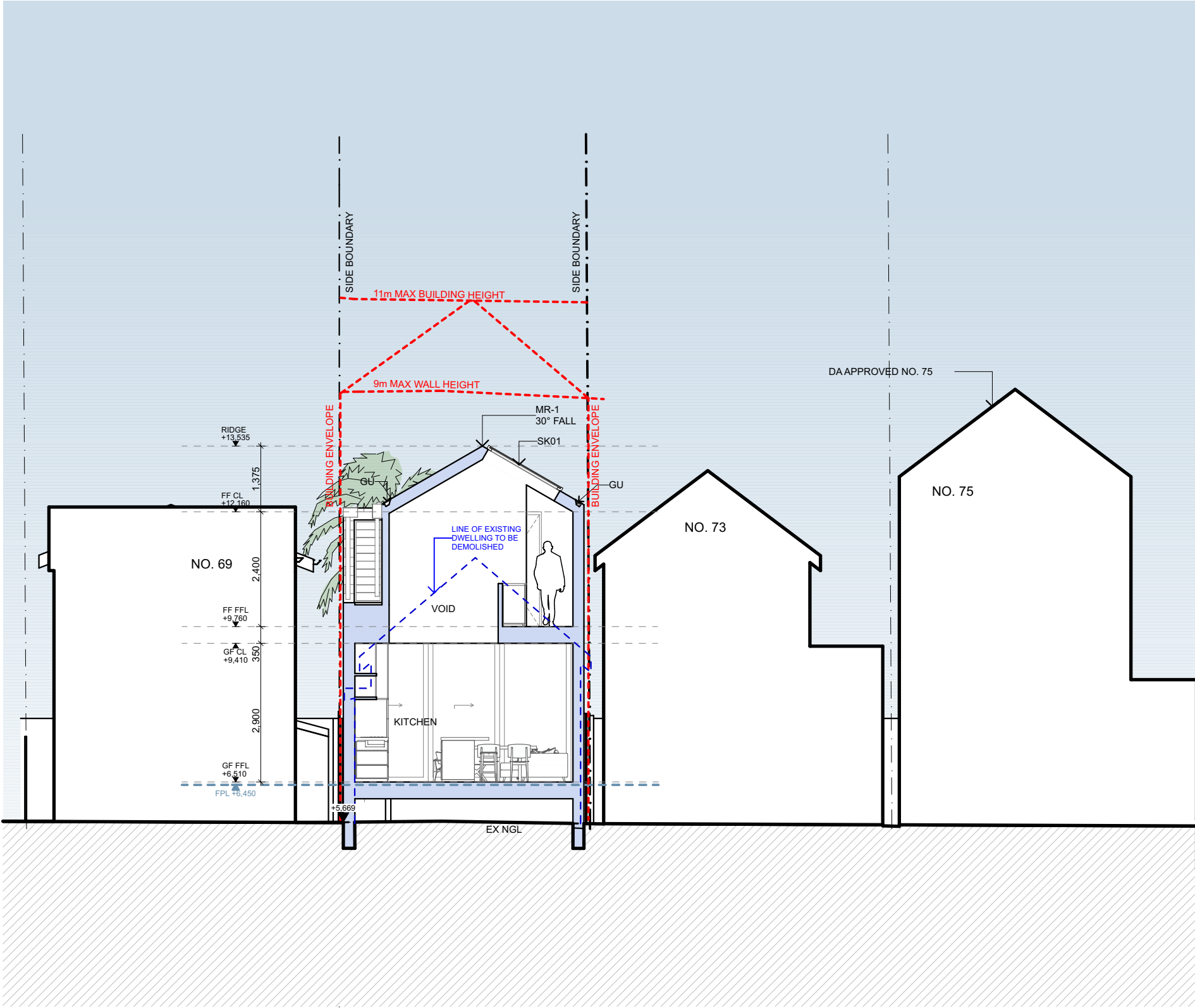
EXISTING ELEMENTS



 PROPOSED WALLS / FLOOR / CEILING
 TO BE DEMOLISHED
 EXISTING ELEMENTS



SECTION AA
SHEET: DA09
ISSUE: E

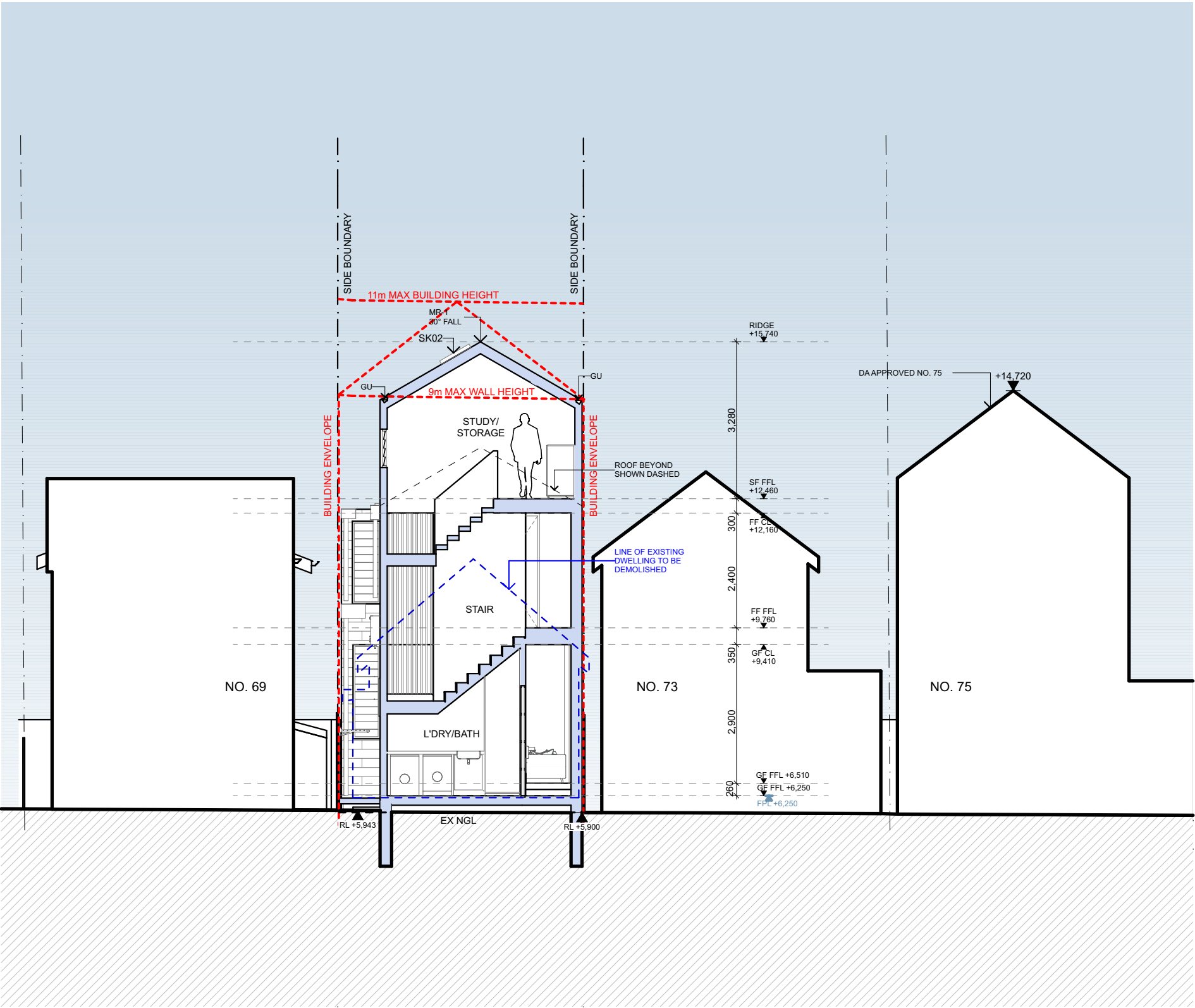


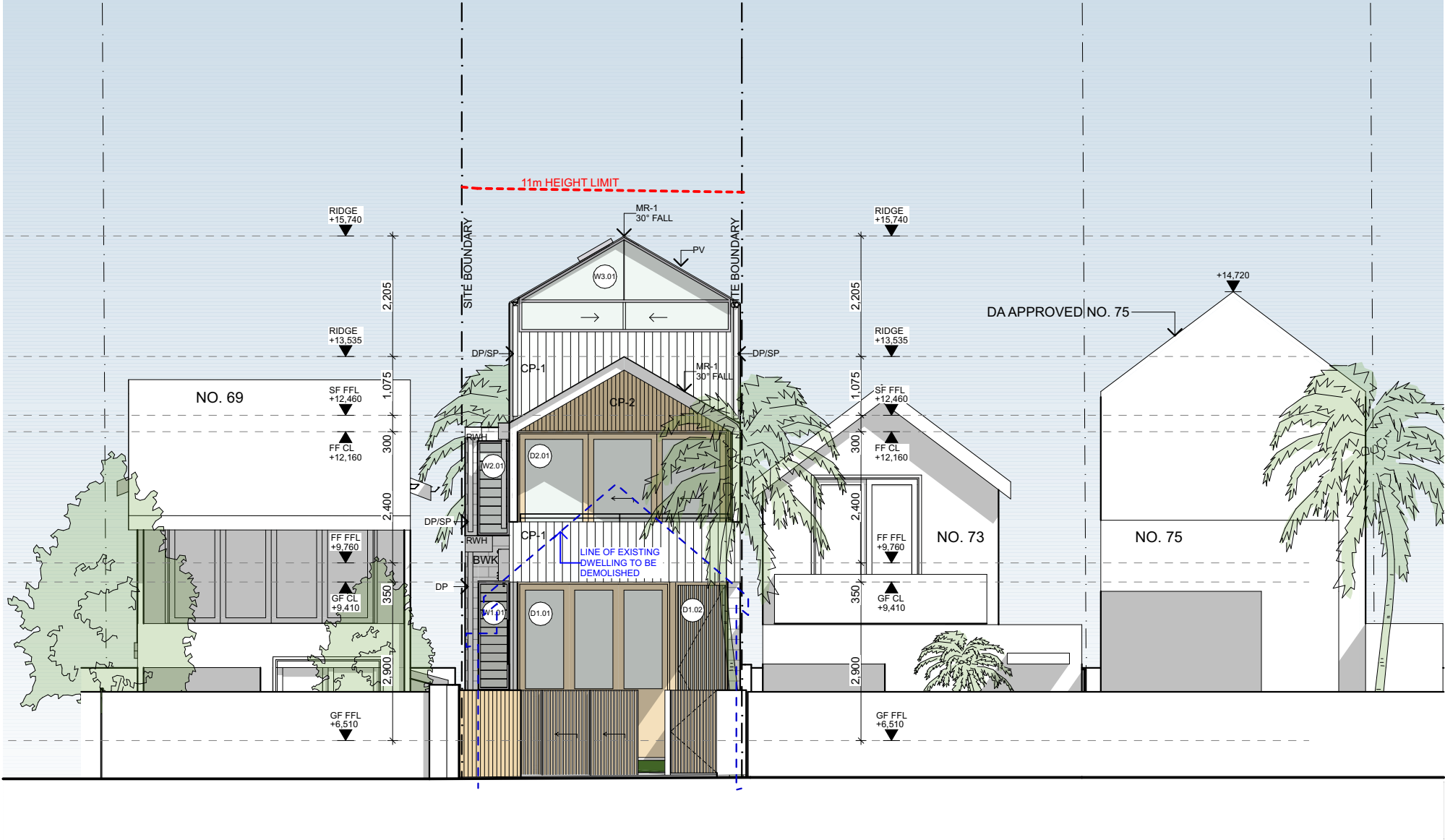
DEMOLITION LEGEND

PROPOSED WALLS / FLOOR / CEILING

TO BE DEMOLISHED

EXISTING ELEMENTS



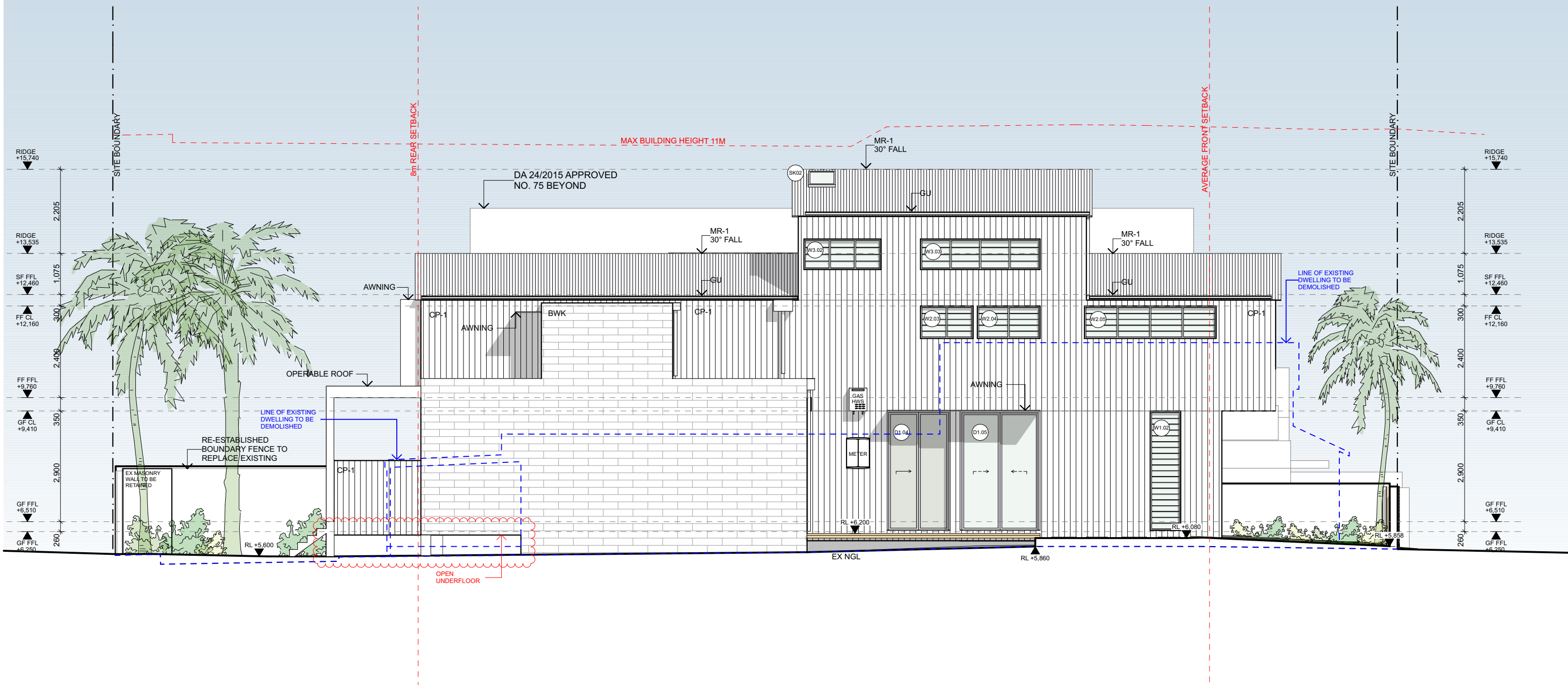


ISSUE FOR
D DEVELOPMENT APPLICATION
E DEVELOPMENT APPLICATION - AMENDED

DATE
29/4/2024
3/6/2024

JOB NO: 23002
ADDRESS: 71 Whistler street, Manly
CLIENT: Prue Hatcher & Chris Syme
SCALE: 1:100 @ A3

ELEVATIONS - EAST
SHEET: DA12
ISSUE: E

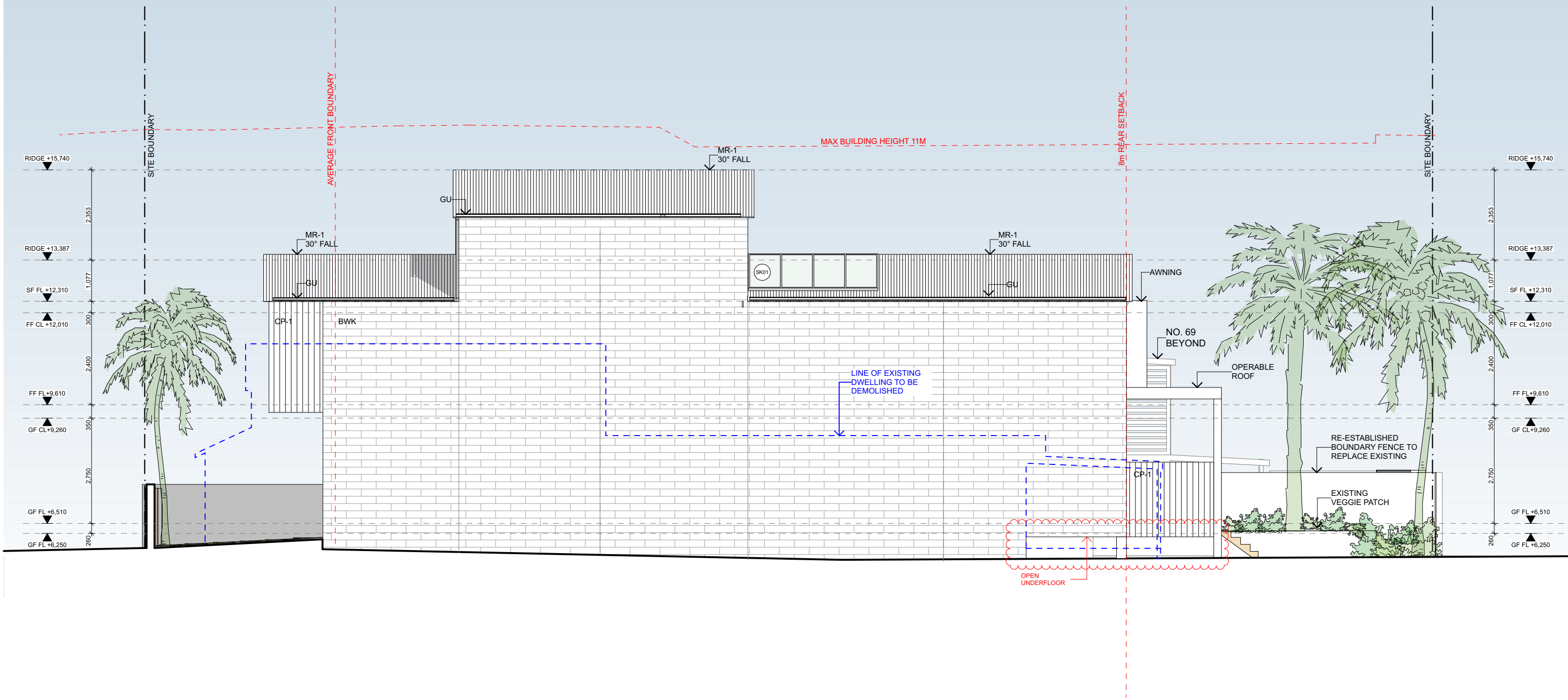


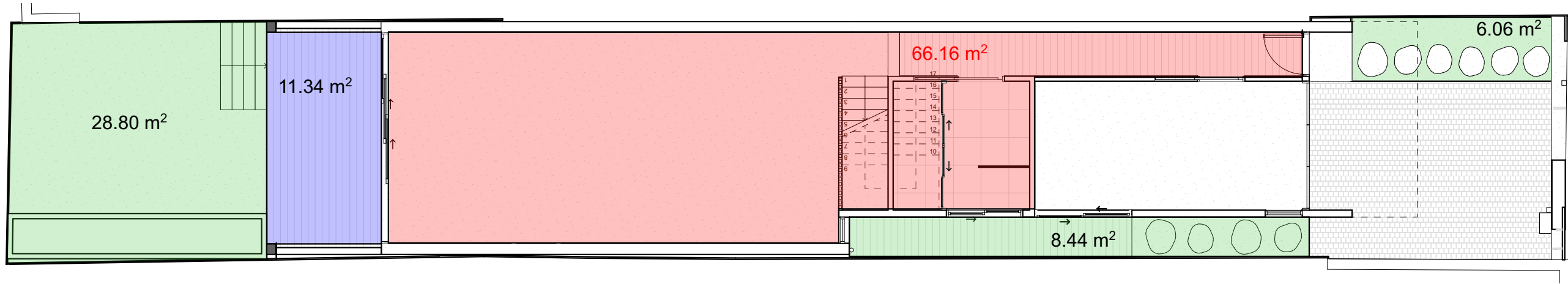


ISSUE FOR DATE
D DEVELOPMENT APPLICATION 29/4/2024
E DEVELOPMENT APPLICATION - AMENDED 3/6/2024

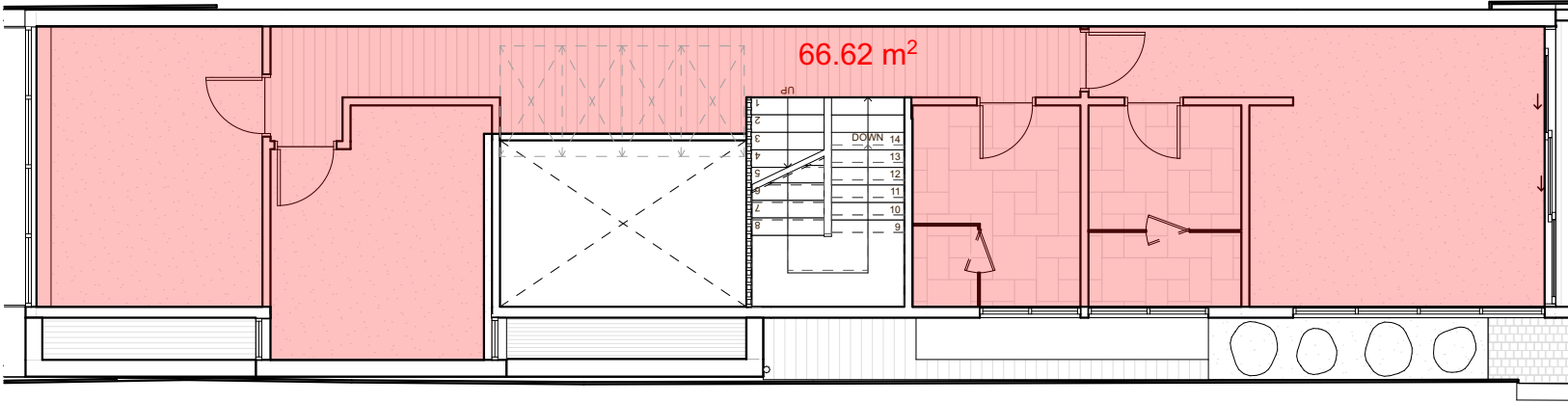
JOB NO: 23002
ADDRESS: 71 Whistler street, Manly
CLIENT: Prue Hatcher & Chris Syme
SCALE: 1:100 @ A3

ELEVATION - WEST
SHEET: DA14
ISSUE: E

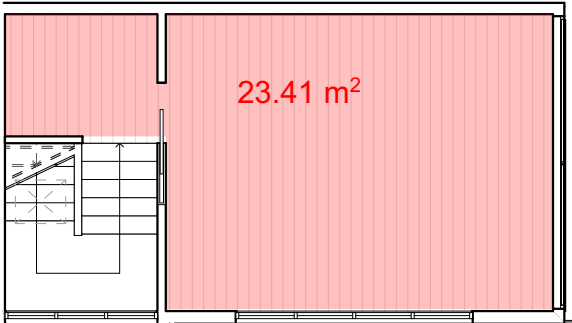




AREA - GROUND FLOOR
Scale 1:100



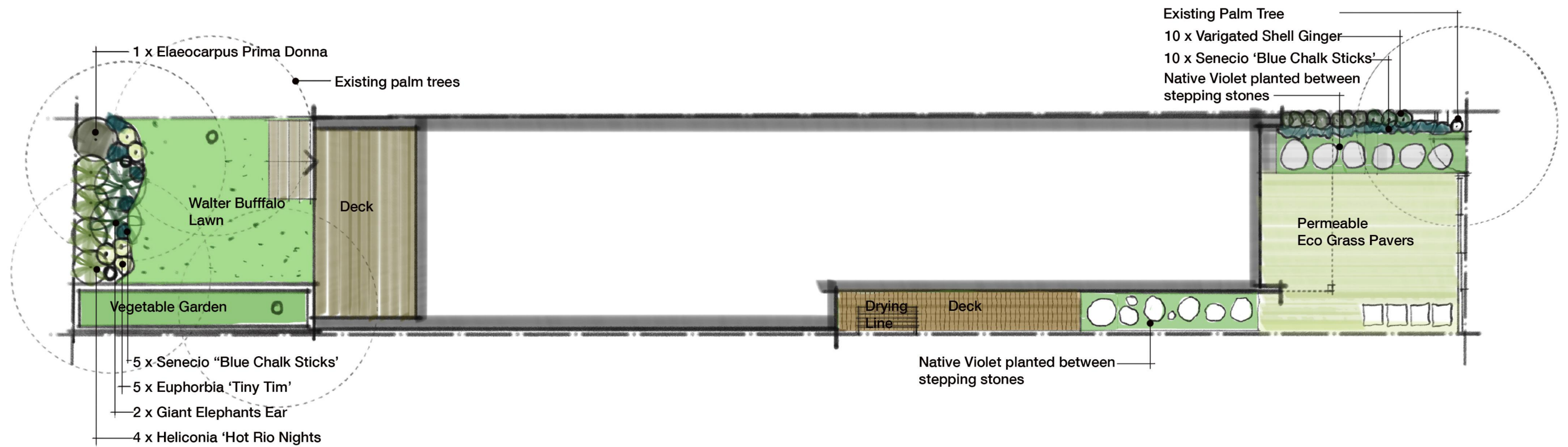
AREA - FIRST FLOOR
Scale 1:100



AREA- SECOND FLOOR
Scale 1:100

SITE AREA		173.9m ²	FLOOR SPACE RATIO CALCULATIONS	
OPEN SPACE CALCULATIONS			ALLOWABLE FSR 0.75:1	
EXISTING OS	48.52m ²		CALCULATED ON SITE AREA OF 250m ² AS OUTLINED IN DCP FOR UNDERSIZED LOTS	
PROPOSED OS	40.15m ²		187.5m ²	
LANDSCAPED CALCULATIONS			CALCULATED ON ACTUAL SITE AREA OF 173.9m ²	
EXISTING LANDSCAPE	34.37m ²		130.42m ²	
PROPOSED LANDSCAPE	43.3m ²		EXISTING FSR	122.03m ²
			PROPOSED FSR	156.2m ²





Heliconia 'Hot Rio Nights'
3-4m



Alocasia Macrorrhizos
'Giant Elephants Ear' 2m



Elaeocarpus Prima Donna
'Blueberry Ash' 4-5m



Euphorbia x Martinii
'Tiny Tim' 0.4m



Senecio Mandraliscae
'Blue Chalk Sticks' 0.2m

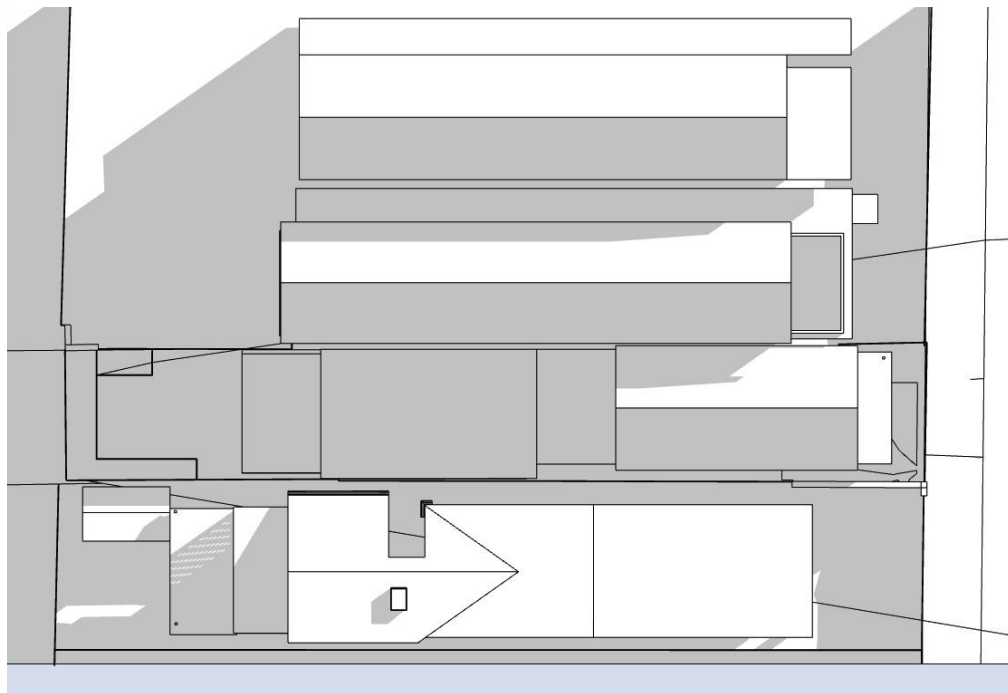


Viola Hederacea
'Native Violet' 0.1m

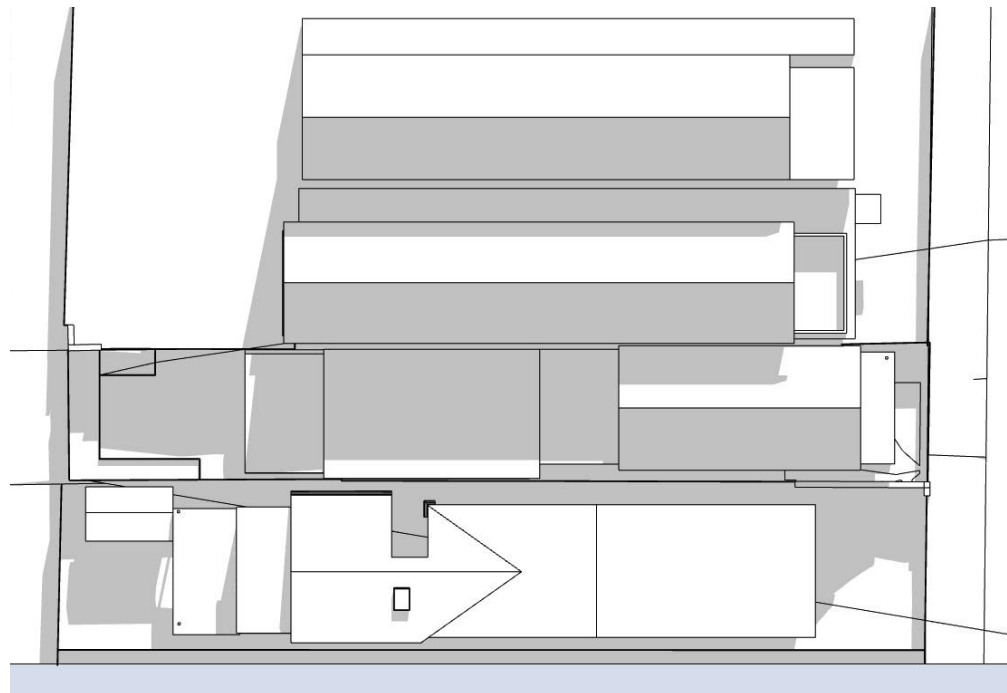


Alpinia Zerumbet Variegata
'Varigated Shell Ginger' 1.5m

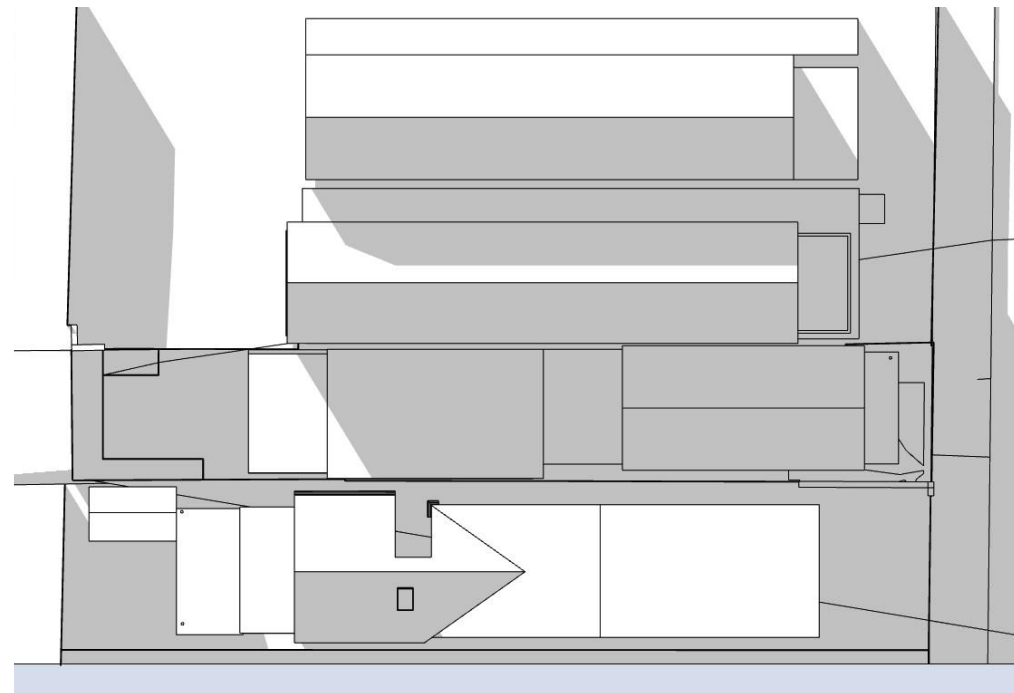




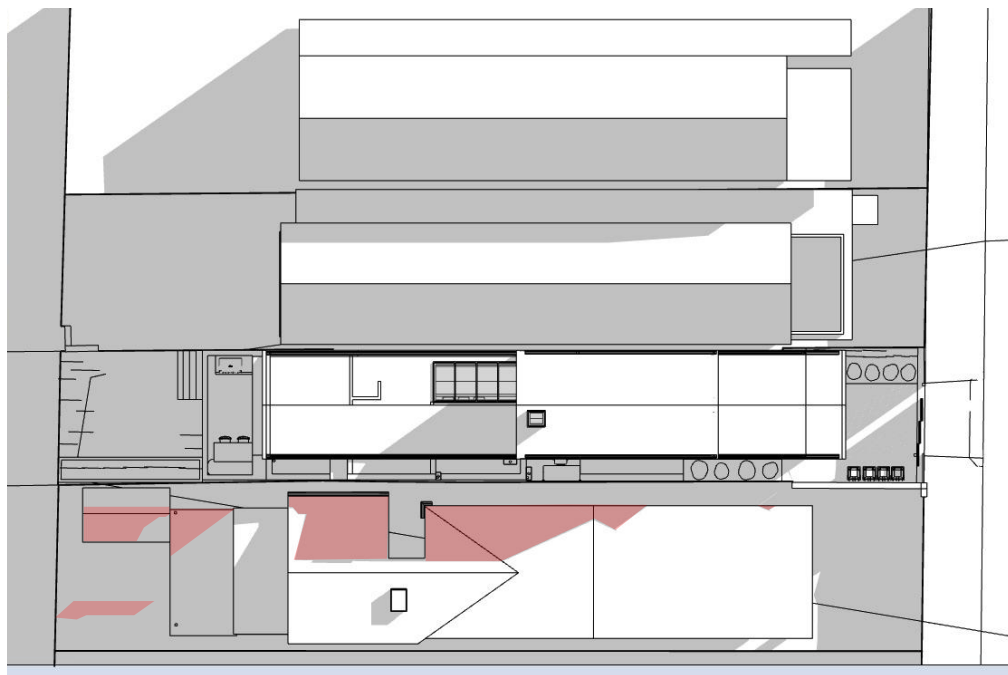
EXISTING SHADOWS - 9AM



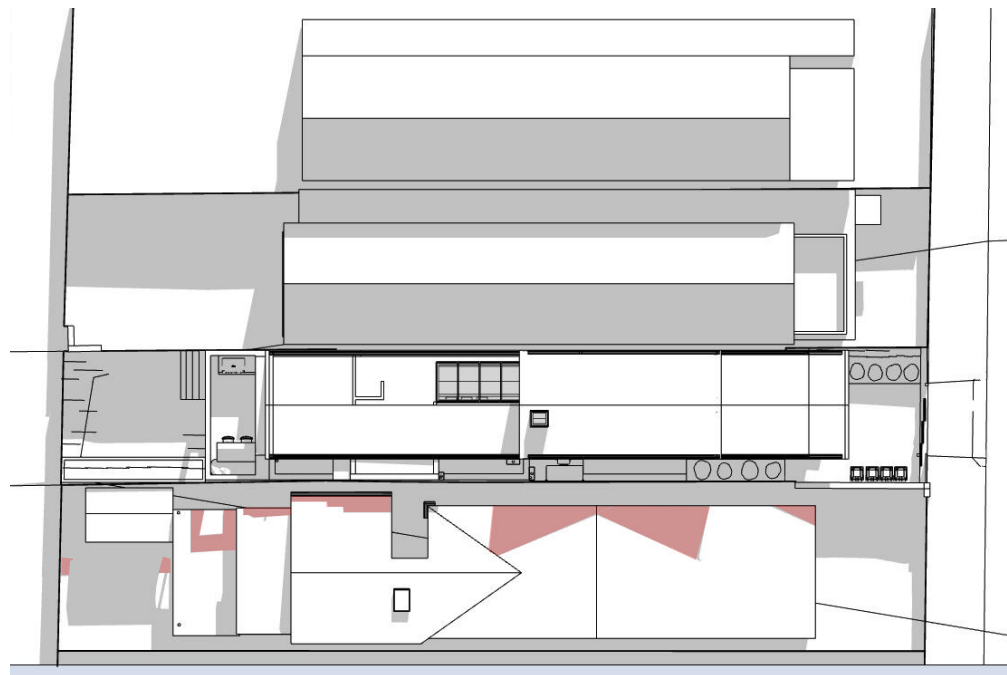
EXISTING SHADOWS - 12PM



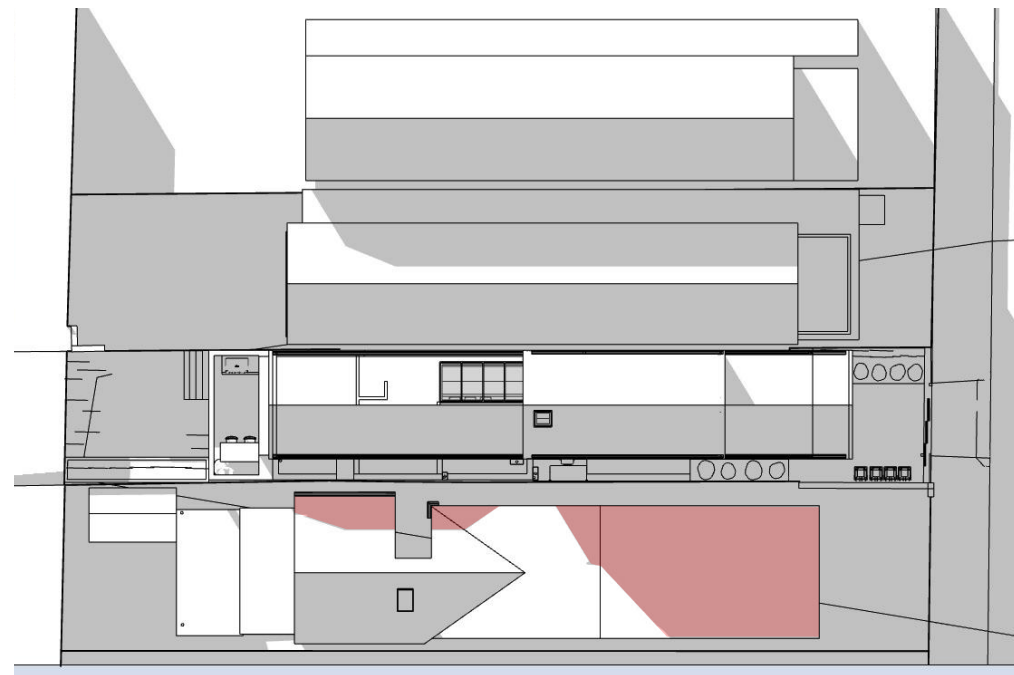
EXISTING SHADOWS - 3PM



PROPOSED SHADOWS - 9AM



PROPOSED SHADOWS - 12PM

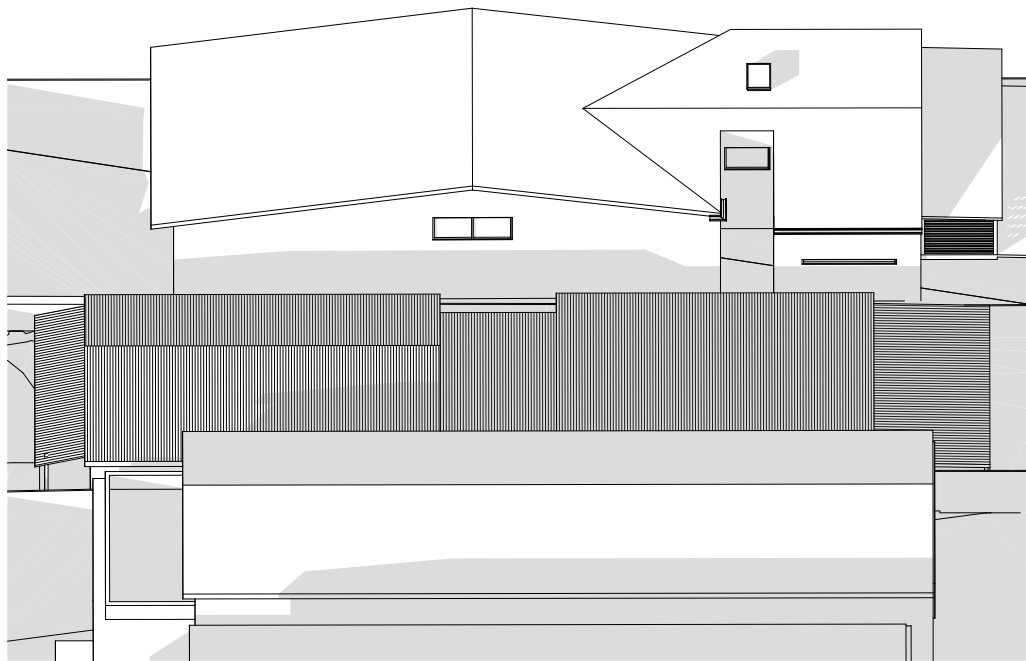


PROPOSED SHADOWS - 3PM

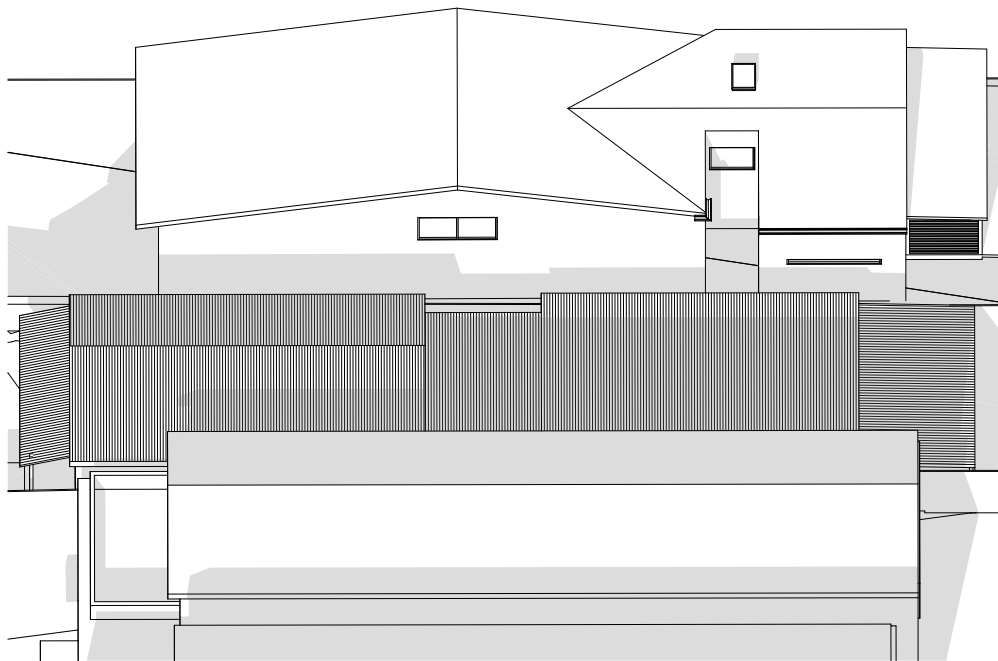


INCREASED SHADOWS

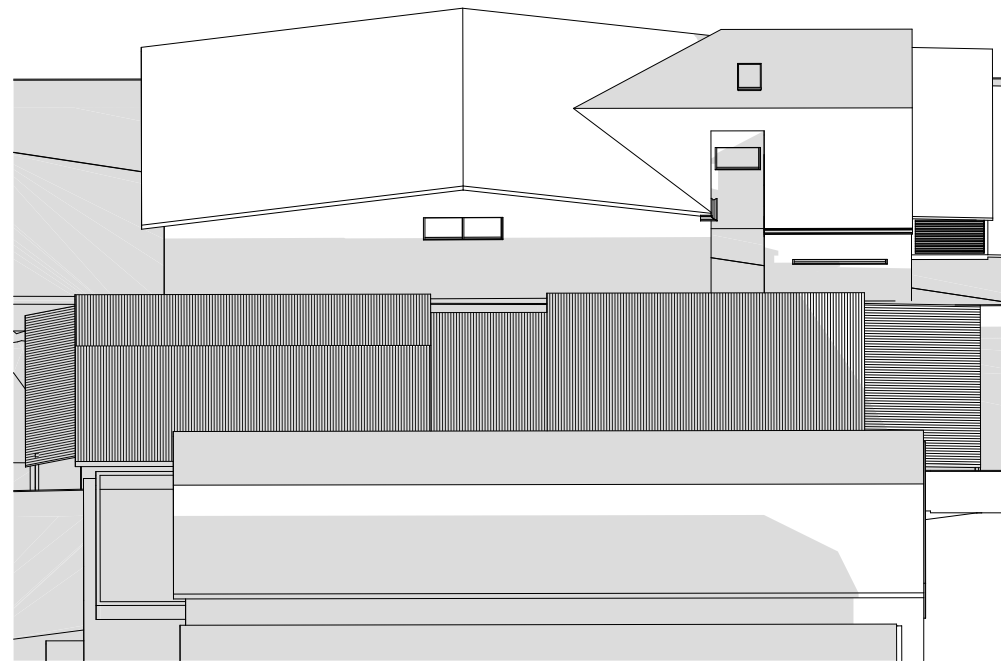




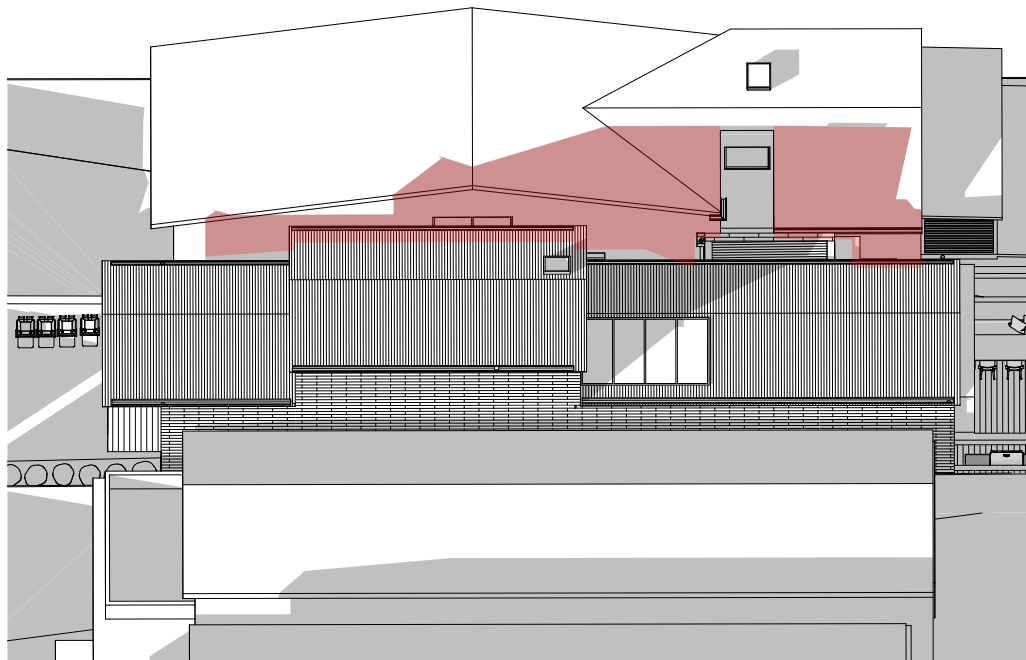
9AM Existing
Scale 1:200



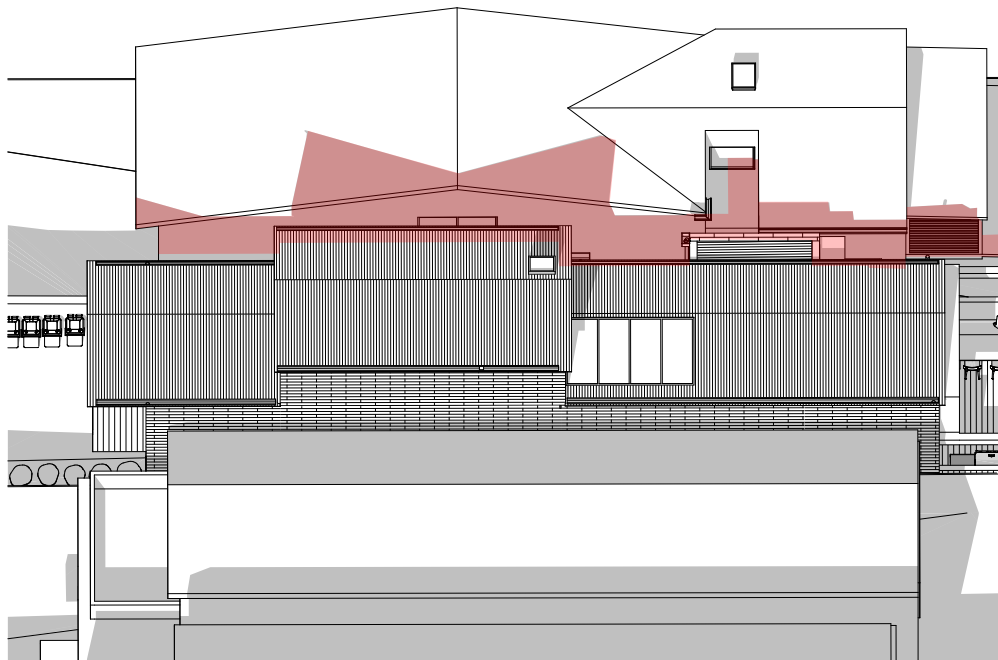
12PM Existing
Scale 1:200



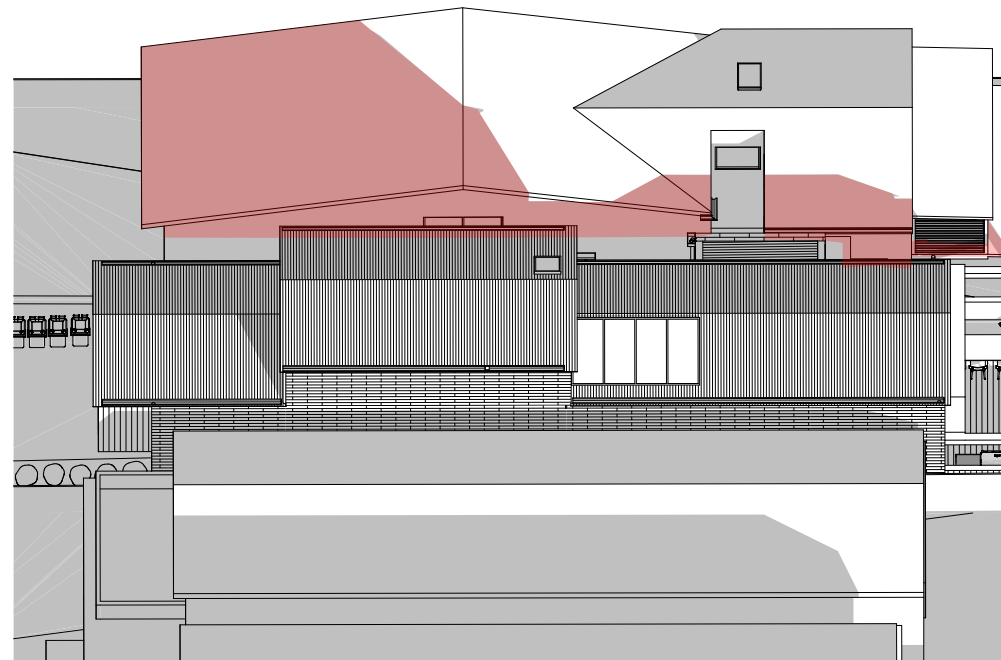
3PM Existing
Scale 1:200



9AM Proposed
Scale 1:200



12PM Proposed
Scale 1:200



3PM Proposed
Scale 1:200



INCREASED SHADOWS

Watershed\Architects

Nominated Architect Mark Korgul No. 6221 Studio 9977 1076 Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE FOR DATE
D DEVELOPMENT APPLICATION 29/4/2024
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JOB NO: 23002
ADDRESS: 71 Whistler street, Manly
CLIENT: Prue Hatcher & Chris Syme
SCALE: 1:200 @ A3

SHADOW DIAGRAM AXO NO. 69
WHISTLER STREET

SHEET: DA19
ISSUE: E

