

ACTION PLANS

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DEVELOPMENT APPLICATION:Rev B

These plans are for Council Approval only.

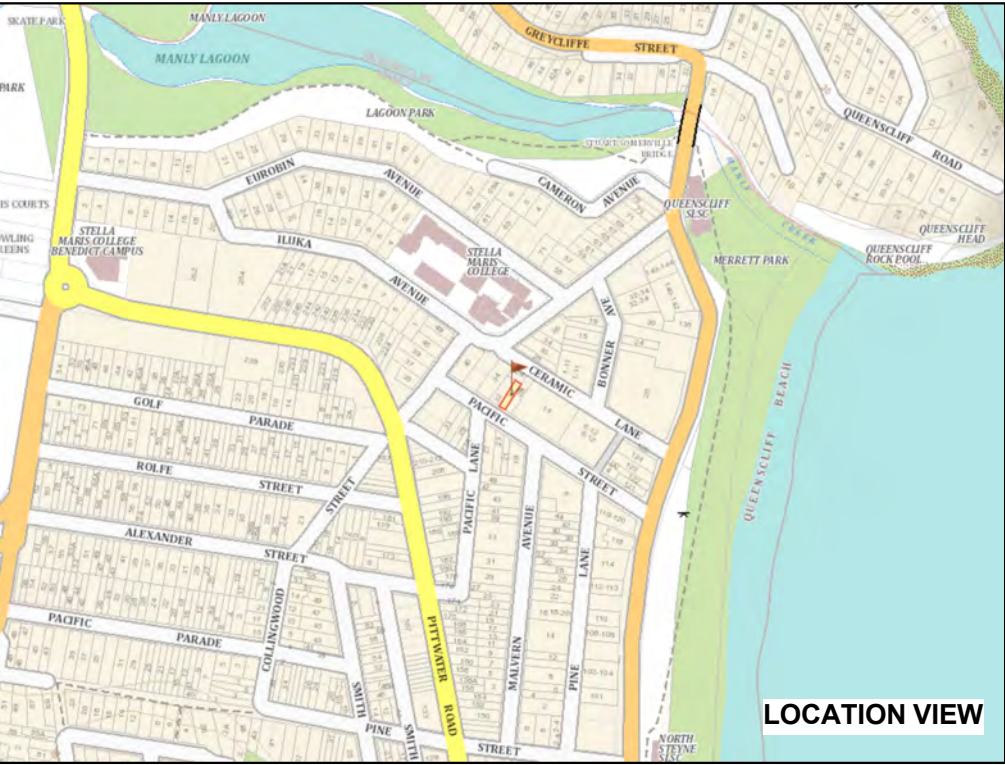
NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC & AS 4678-2002
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC & AS 3660
- FOOTINGS & SLABS - PART 3.2 OF NCC & AS 2870-2011
- MASONRY - PART 3.3 OF NCC & AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF & WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC & AS 1288, AS 2047
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS & FLOORS - PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC & AS 3786
- WET AREAS & EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY & RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS & HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC

NCC & AS COMPLIANCES SPECIFICATIONS

- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS 1926.1-2012
- DEMOLITION WORKS - AS 2601-2001
- WATERPROOFING OF DOMESTIC WET AREAS TO AS 3740-2021
- PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554:2014
- CONCRETE WORK TO COMPLY WITH AS 3600:2018
- METAL ROOF & WALL CLADDING TO COMPLY WITH AS 1562.1:2018
- SKYLIGHTS TO COMPLY WITH AS 4285:2019
- CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & AS 3958.2-1992
- GLAZING ASSEMBLIES TO COMPLY WITH AS 2047:2014 & AS 1288:2021
- CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS TO AS 3959:2018

30 Pacific Street Manly NSW 2095



ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	30 PACIFIC STREET, MANLY NSW 2095			
LOT & DP/SP	LOT 2 DP 900589			
COUNCIL	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	215.1m²			
FRONTAGE	7.01m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R3 – MEDIUM DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	NOT IDENTIFIED			
FLOOR SPACE RATIO	0.75:1 (161.32m²)	0.45:1 (95.91m²)	0.82:1 (177.3m²)	NO
MAXIMUM BUILDING HEIGHT	11m	5.973m	9.849m	YES
HAZARDS				
ACID SULFATE SOILS	CLASS 4			
DCP				
RESIDENTIAL OPEN SPACE	AREA OS2			
TOTAL OPEN SPACE (TOS)	50% (107.55m²)	18.6% (40.1m²)	42% (91.18m²)	NO
LANDSCAPED AREA	30% OF TOS (32.26m²)	77.7% (83.6m²)	50% (53.86m²)	YES
PRINCIPAL PRIVATE OPEN SPACE	18m²	YES	YES	YES
FRONT SETBACK	6m/PREVAILING BUILDING LINE: 4.48m	2.04m	1.813m	YES
REAR SETBACK	8.0m	17.067m	11.656m	NO
SIDE SETBACKS	1/3 WALL HEIGHT	SE: 1.010m NW: 0.27m	UNCHANGED	NO NO
CAR PARKING SPACES	Required: 2	0	2	YES

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	6/03/2024
DA01	NOTATION	6/03/2024
DA02	SAFTEY NOTES	6/03/2024
DA03	SITE ANALYSIS	6/03/2024
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	6/03/2024
DA05	EXISTING GROUND FLOOR PLAN	6/03/2024
DA06	PROPOSED GROUND FLOOR PLAN	6/03/2024
DA07	PROPOSED FIRST FLOOR PLAN	6/03/2024
DA08	PROPOSED ATTIC FLOOR PLAN	6/03/2024
DA09	SOUTH-WEST, NORTH-EAST & STREETFRONT ELEVATIONS	6/03/2024
DA10	NORTH-WEST & SOUTH-EAST ELEVATIONS	6/03/2024
DA11	LONG SECTION	6/03/2024
DA12	CROSS SECTIONS	6/03/2024
DA13	DRIVEWAY & CAR STACKER DETAILS	6/03/2024
DA14	SWIMMING POOL DETAILS	6/03/2024
DA15	AREA CALCULATIONS	6/03/2024
DA16	WINTER SOLSTICE 9 AM	6/03/2024
DA17	WINTER SOLSTICE 12 PM	6/03/2024
DA18	WINTER SOLSTICE 3 PM	6/03/2024
DA19	SAMPLE BOARD	6/03/2024
DA20	BASIX COMMITMENTS	6/03/2024
DA21	STREET PERSPECTIVES	6/03/2024

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruencies must be reported to the Designer in writing before the commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances, and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the approved boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification, or subsequent instructions issued, the Builder/Subcontractor shall contact the designer in writing before proceeding further with any work.
- The builder/subcontractor is responsible to ensure that all materials installed on-site are fit for purpose and comply with the NCC and relevant Australian standards. The builder is to get written confirmation of material selection by the client prior to ordering
- All construction, control joints, and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is obtained prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following: - Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
- All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area.
- Sustainable timbers and not rainforest or old growth timber will be use. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed In accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
- All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
- Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.
- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.

- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below in more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltation control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the 'relevant local authority' or council
- The owner will directly pay the fees associated with the following: building approval from council, footpath and kerb deposits with the local council, insurance fee to building services corporation, long service leave service levy fee and approval fee by water and sewerage authority. all other fees are to be paid by the builder. the amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The builder is to provide at his/her own expense adequate public risk insurance and arrange indemnification under the workers compensation act. works insurance to be stated in the contract conditions.
- All work to be carried out in a tradesmen like manner and in accordance with the standards codes and regulations of the standards association of Australia, building code of Australia and any statutory authority having jurisdiction over the work.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works as variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian standards at the time of commencement were applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. dimensions should not be obtained by scaling the drawings. use only figured dimensions. all dimensions are in millimetres.
- The builder is to ensure all construction, levels and other items comply with the conditions of the building approval.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All plumbing and drainage work to be installed and completed by a licenced tradesman and in accordance with the statutory body having authority over the works. connect all waste to Sydney water sewer line
- All new downpipes are to be connected to the existing storm water system.
- All power and stormwater outlet locations shall be determined onsite by the owner.
- Smoke detector alarm to be installed in accordance with as3786 and the building code of Australia.
- Electrical work to be in accordance with SAA wiring rules and be done by a licenced tradesman
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All structural work is to be in accordance with the structural details prepared by a structural engineer(i.e.) piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. builder to obtain prior to finalising tender.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as a part of construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract. variations will not be permitted without the written consent of the owner.
- The builder shall provide sediment and siltation control measures as required by council and maintain them through the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. hours of construction will be restricted to the times as required by the building approval.
- The builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. any interruptions with existing services and equipment to be attended to by the appropriately skilled tradesmen.
- The builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. provide protection to existing trees to remain as required by approval conditions.

- All brickwork is to be selected by owner and is to comply with as1640
- All masonry to comply with as3700
- All metalwork and flashing items necessary to satisfactory complete work shall be provided.
- All gutters, downpipes to be colorbond.
- All timber construction to be in accordance with the Australian standard 1684 "timber framing code"
- All glazing installed to comply with as1288, 2047 and in accordance with manufacturers recommendation
- All wall and ceiling linings to be plasterboard or cement render as selected and villa board in wet areas, to comply with the relevant Australian standards or installed in accordance with manufacturers specification.
- All bathrooms and wet areas to be adequately waterproofed to manufacturers speciation and as3740 and part 3.8.1 of the building code of Australia housing provisions
- Stairs and balustrades to comply with part 3.9.1 & 3.9.2 of the building code of Australia housing provision.
- Termite protection measures to comply with as 3660 and be installed to manufacturers specification.
- Any detailing additional to that supplied, shall be resolved between the owner and the builder to the owners approval. except for any structural details or design which is to be supplied by the structural engineer.

NCC & AS COMPLIANCES SPECIFICATIONS

- Earthworks - part 3.1.1 of NCC
- Earth retaining structures - part 3.1.2 of NCC & AS 4678-2002
- Drainage - part 3.1.3 of NCC
- Termite-risk management - part 3.1.4 of NCC & AS 3660
- Footings & slab - part 3.2 of NCC & AS 2870-2011
- Masonry - part 3.3 of NCC & AS 3700:2018
- Framing - part 3.4 of NCC
- Sub floor ventilation - part 3.4.1 of NCC
- Roof & wall-cladding - part 3.5 of NCC
- Glazing - part 3.6 of NCC & AS 1288, AS 2047
- Fire safety - part 3.7 of NCC
- Fire separation of external walls - part 3.7.2 of NCC
- Fire protection of separating walls & floors - part 3.7.3 of NCC
- Smoke Alarms - part 3.7.5 of NCC & AS 3786
- Wet areas & external waterproofing - part 3.8.1 of NCC
- Room heights - part 3.8.2 of NCC
- Facilities - part 3.8.3 of NCC
- Light - part 3.8.4 of NCC
- Ventilation - part 3.8.5 of NCC
- Sound insulation - part 3.8.6 of NCC
- Stairway and ramp construction - part 3.9.1 of NCC
- Barriers and handrails - part 3.9.2 of NCC
- Swimming pools - part 3.10.1 of NCC
- Construction in bushfire prone areas - part 3.10.5 of NCC
- Fencing & other provisions - Regs & AS 1926.1-2012
- Demolition works - AS 2601-2001
- Waterproofing of domestic wet areas to AS 3740-2021
- Plumbing & drainage work to comply with AS 3500:2021
- Plasterboard work to comply with AS 2588:2018
- Structural steel work to comply with AS 4100-2020 & AS 1554:2014
- Concrete work to comply with AS 3600:2018
- Metal roof & wall cladding to comply with AS 1562.1:2018
- Skylights to comply with AS 4285:2019
- Ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- Glazing assemblies to comply with AS 2047:2014 & AS 1288:2021
- Construction of buildings in bushfire prone areas to AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFTEY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes. the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

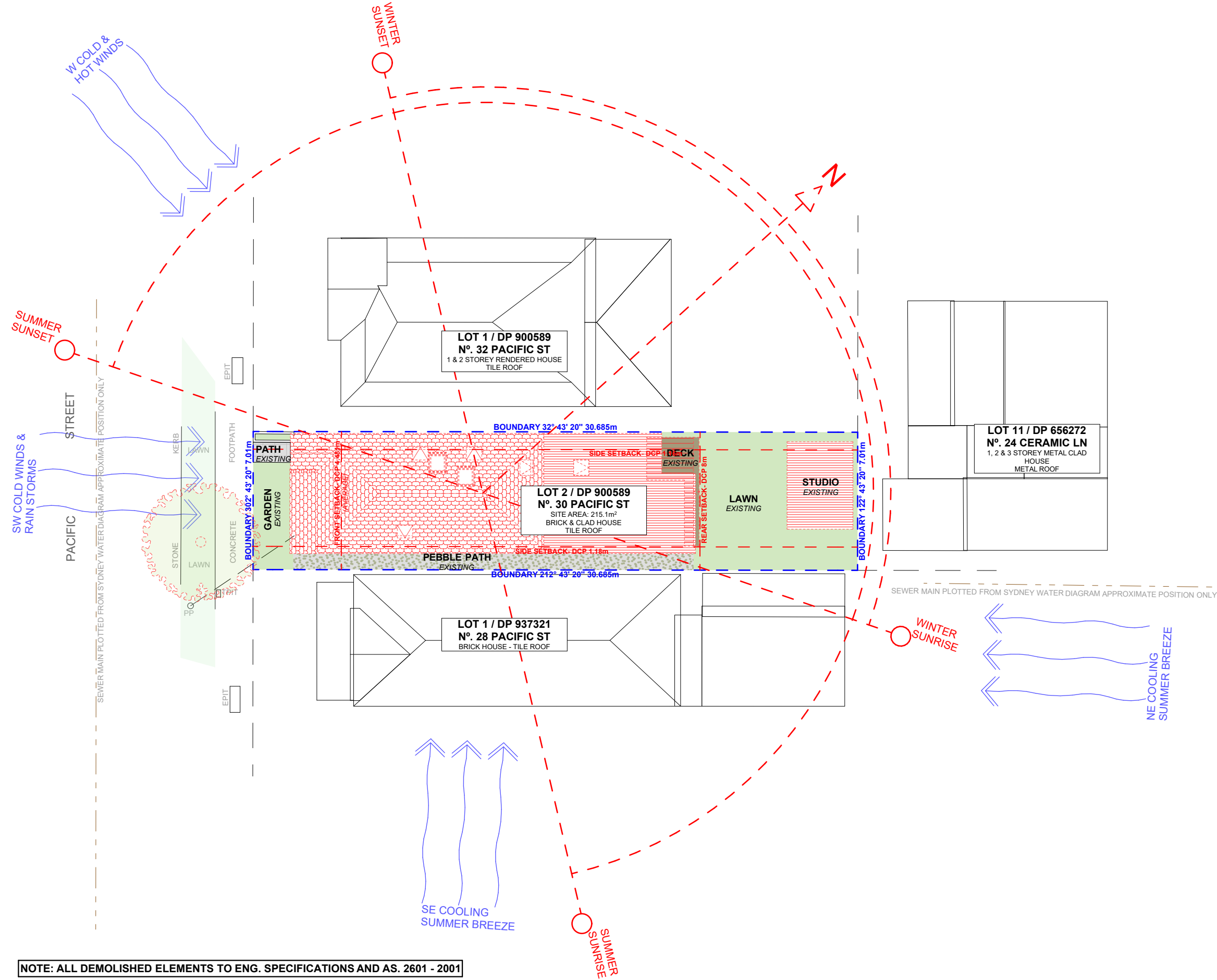
This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

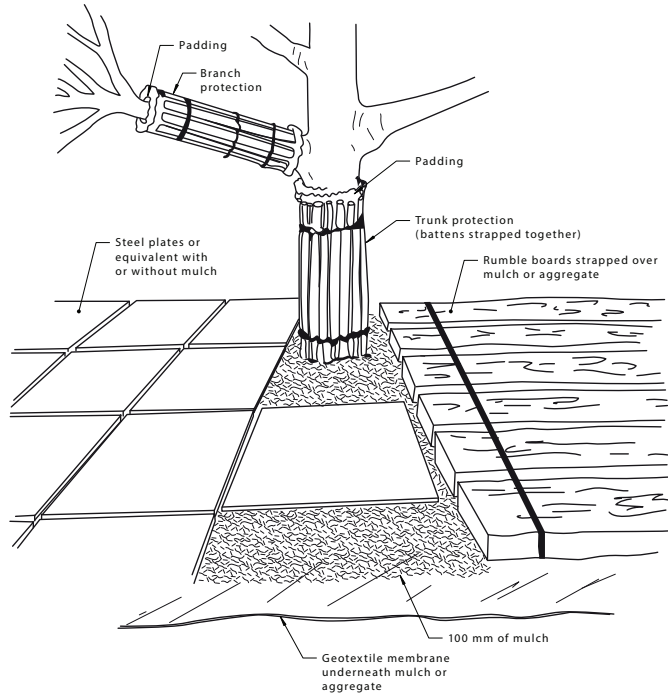
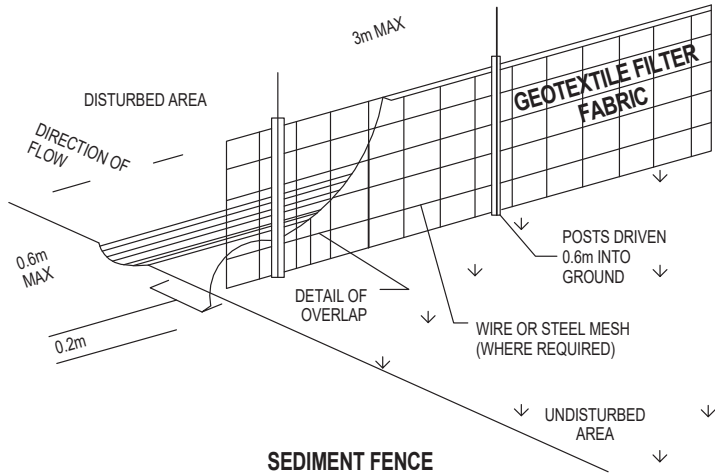
For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



TREE PROTECTION

NOTES REGARDING BOUNDARY

THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :

TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

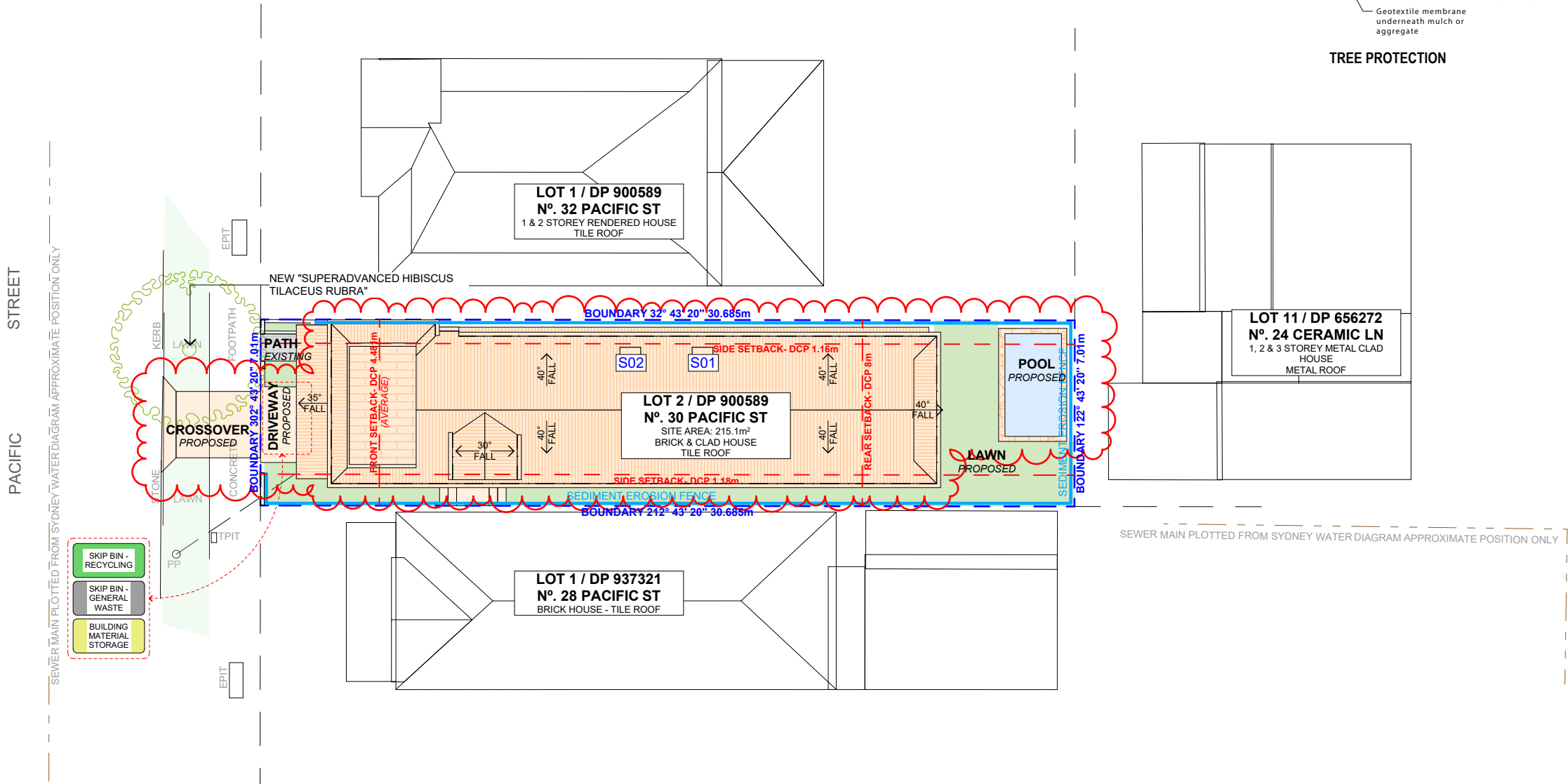
STOCKPILES :

ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION. ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :

PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN



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LEGEND

EXISTING
PROPOSED
DEMOLISHED

EXIST. RL
PROP. RL

APPROVED DA
DA433/05

CLIENT

Kathleen O'Grady

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30 Pacific Street Manly
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DRAWING NO.

DA04

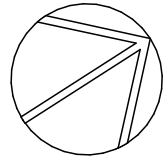
DATE

Wednesday, 6 March
2024

DRAWING NAME

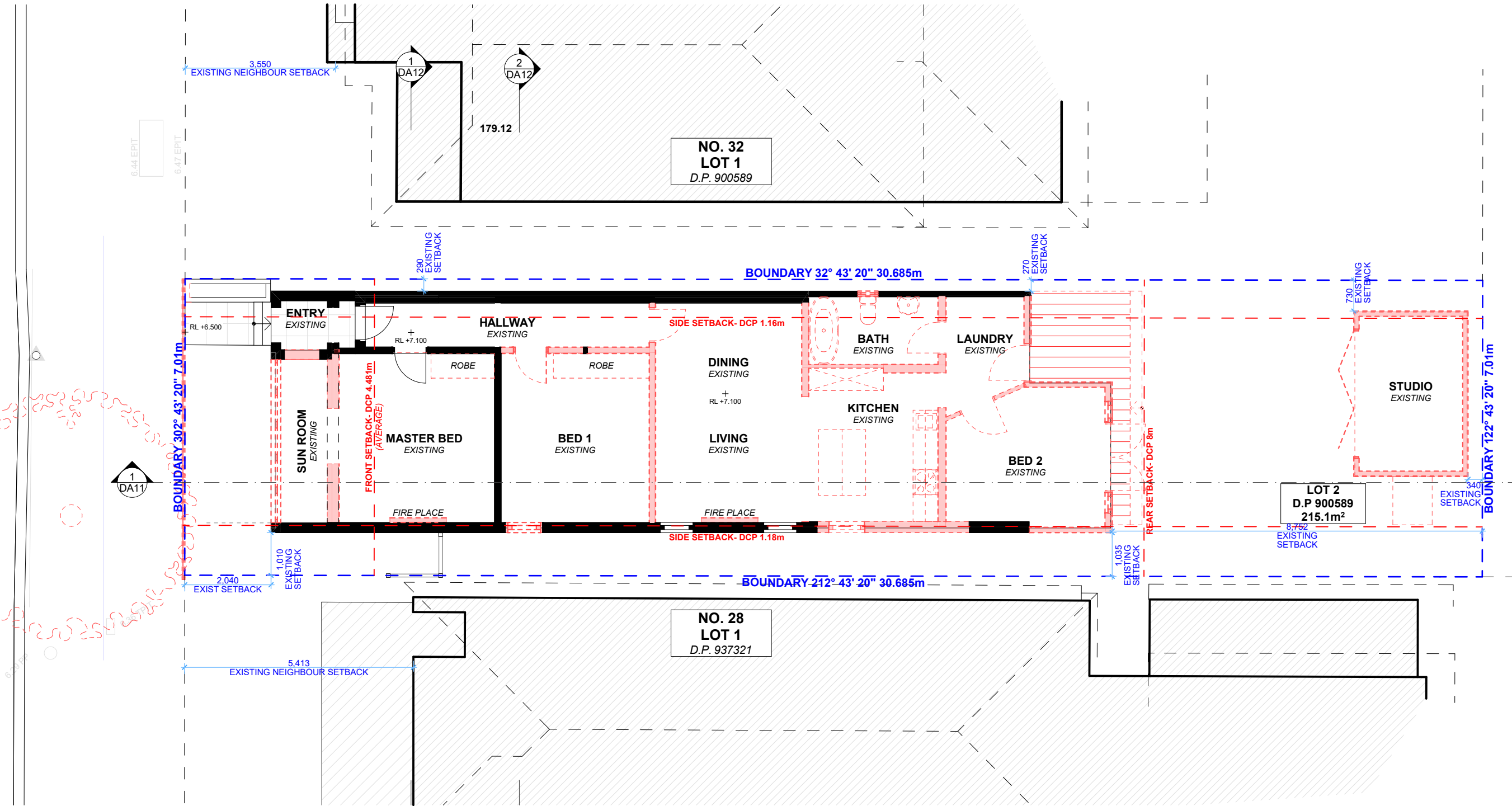
SITE / ROOF / SEDIMENT
EROSION / WASTE
MANAGEMENT / STORMWATER
CONCEPT PLAN
SCALE

1:200 @A3



SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY

PACIFIC STREET



EXISTING GROUND FLOOR PLAN

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

EXIST. RL

PROP. RL

APPROVED DA

DA433/05

CLIENT
Kathleen O'Grady

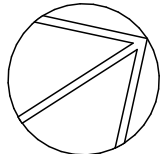
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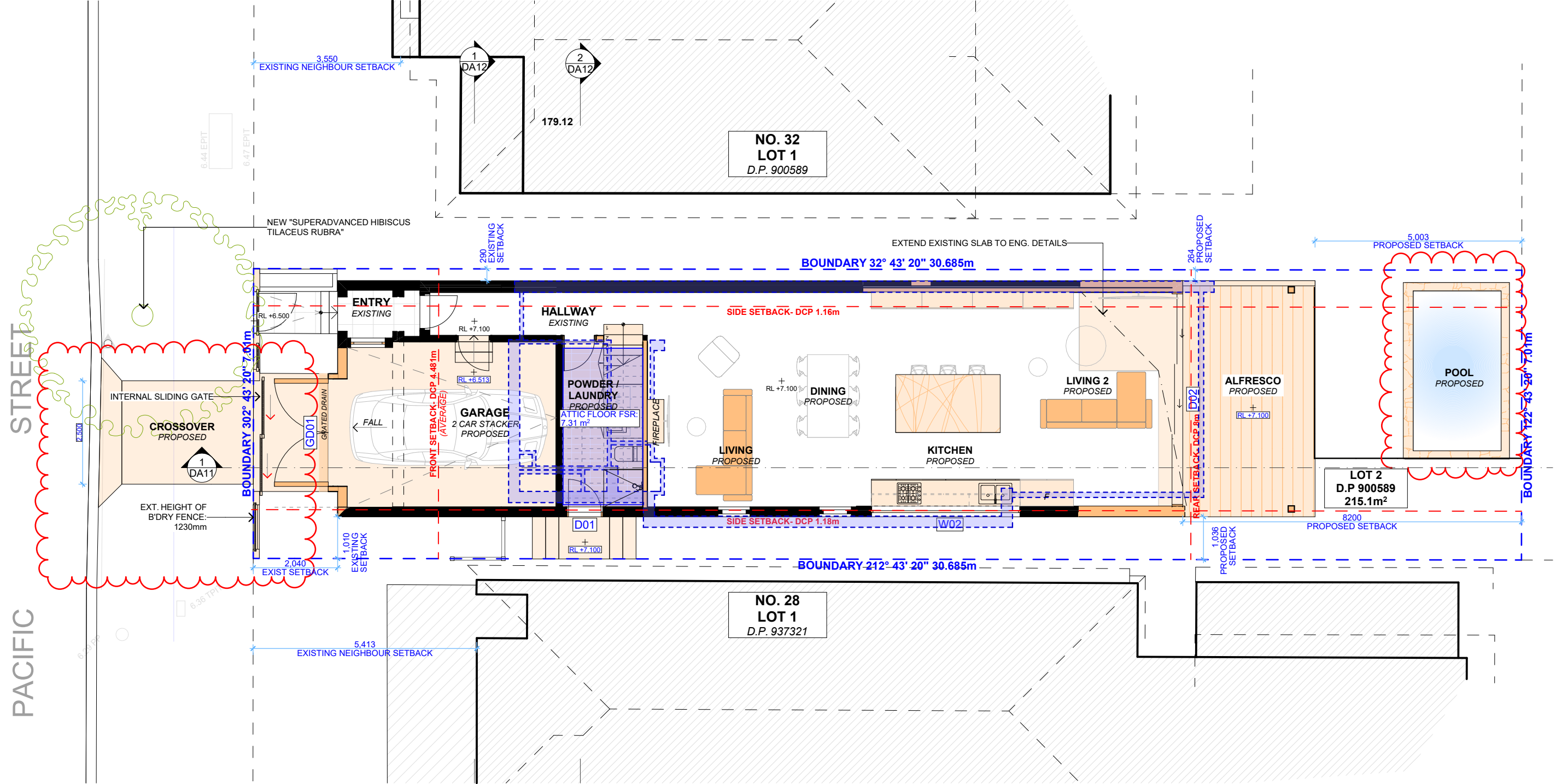
DATE
Wednesday, 6 March
2024

DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A3



SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY



PROPOSED GROUND FLOOR PLAN



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

EXIST. RL

PROP. RL

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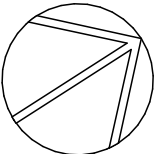
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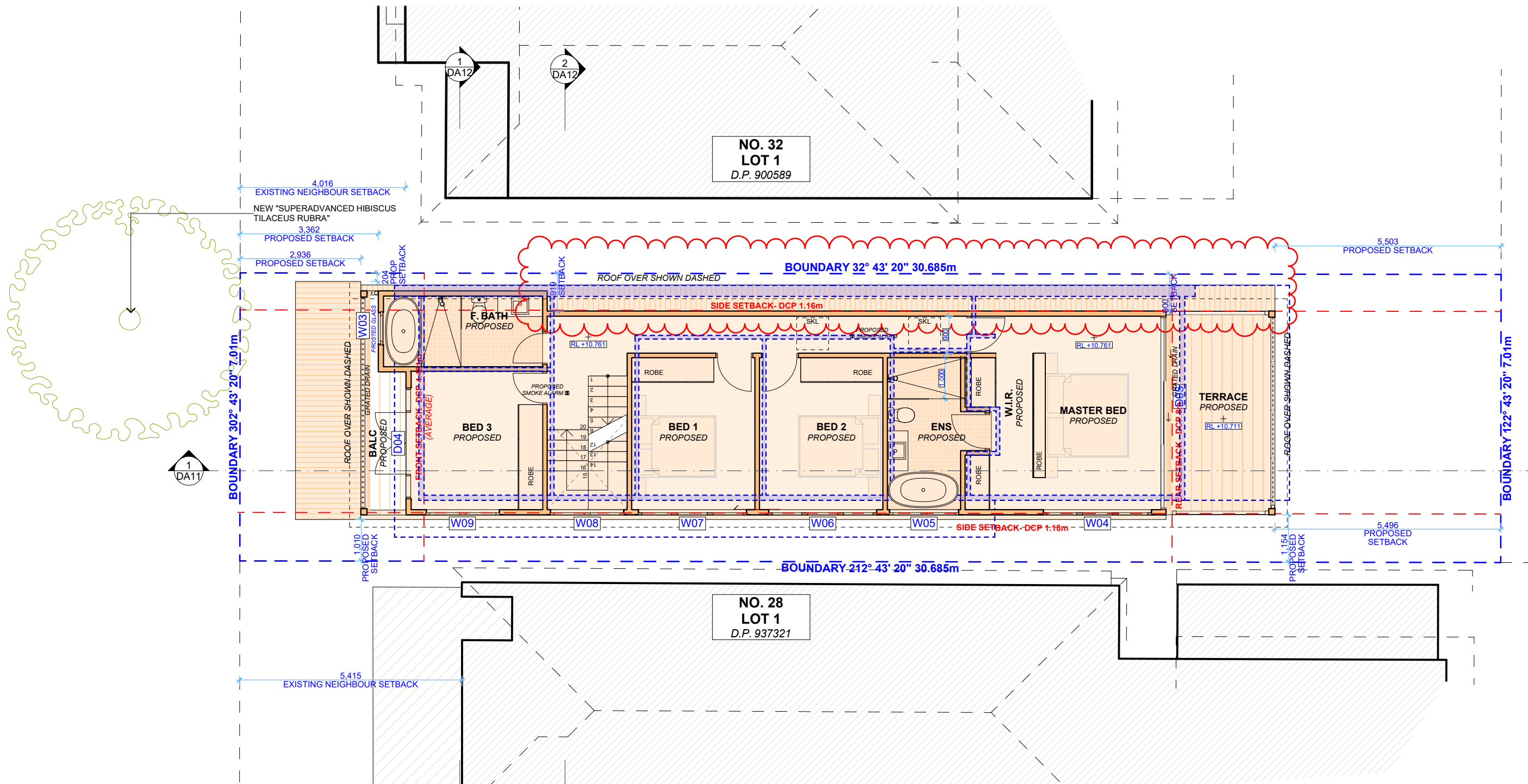
DRAWING NO.
DA06

DATE
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DRAWING NAME
PROPOSED GROUND FLOOR
PLAN

SCALE
1:100 @A3





PROPOSED FIRST FLOOR PLAN



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

EXIST. RL

PROP. RL

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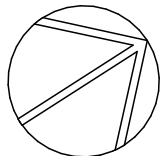
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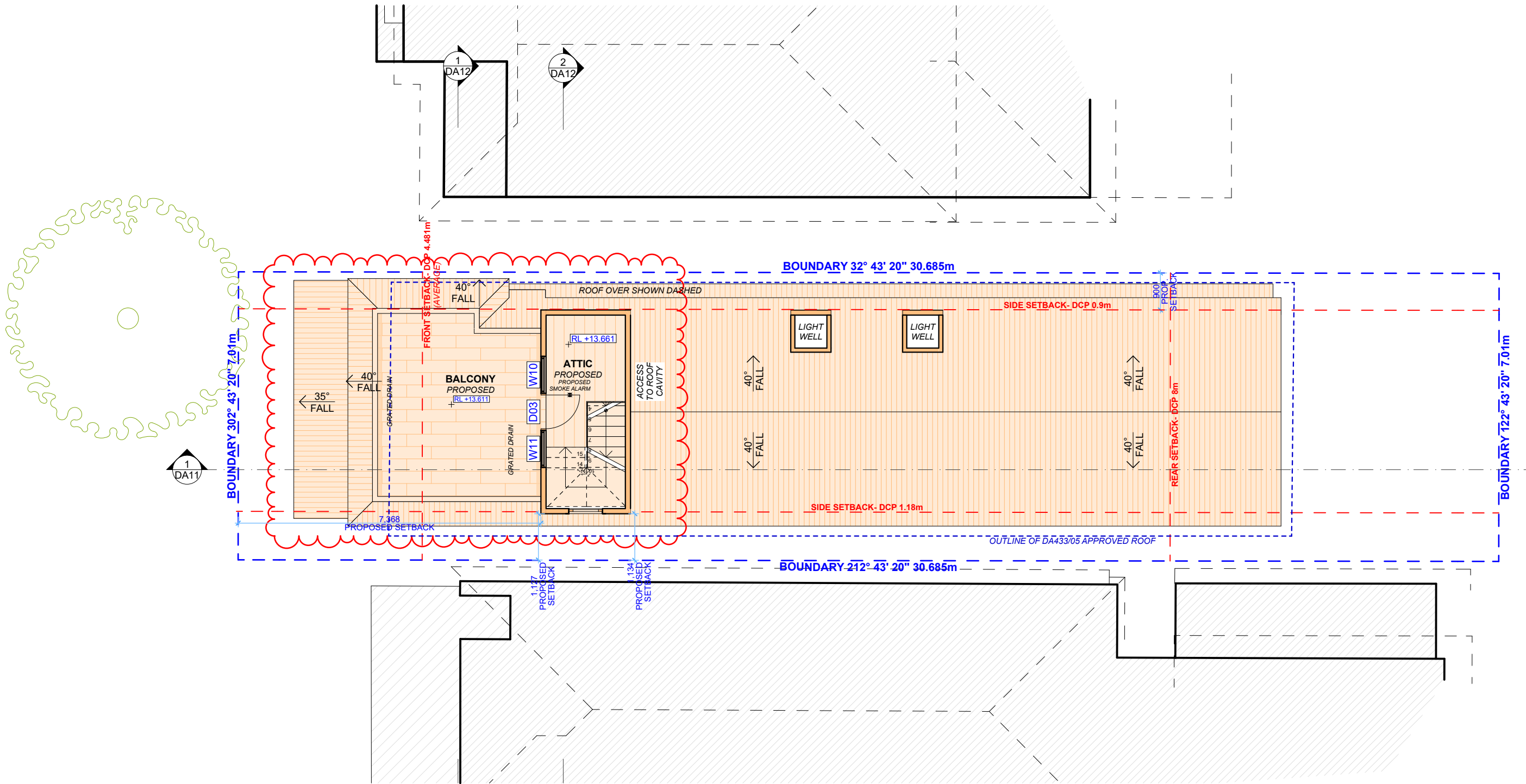
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DA07

DATE
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DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A3





PROPOSED ATTIC FLOOR PLAN



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED
- EXIST. RL
- PROP. RL

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DRAWING NO.

DA08

DATE

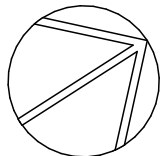
Wednesday, 6 March
2024

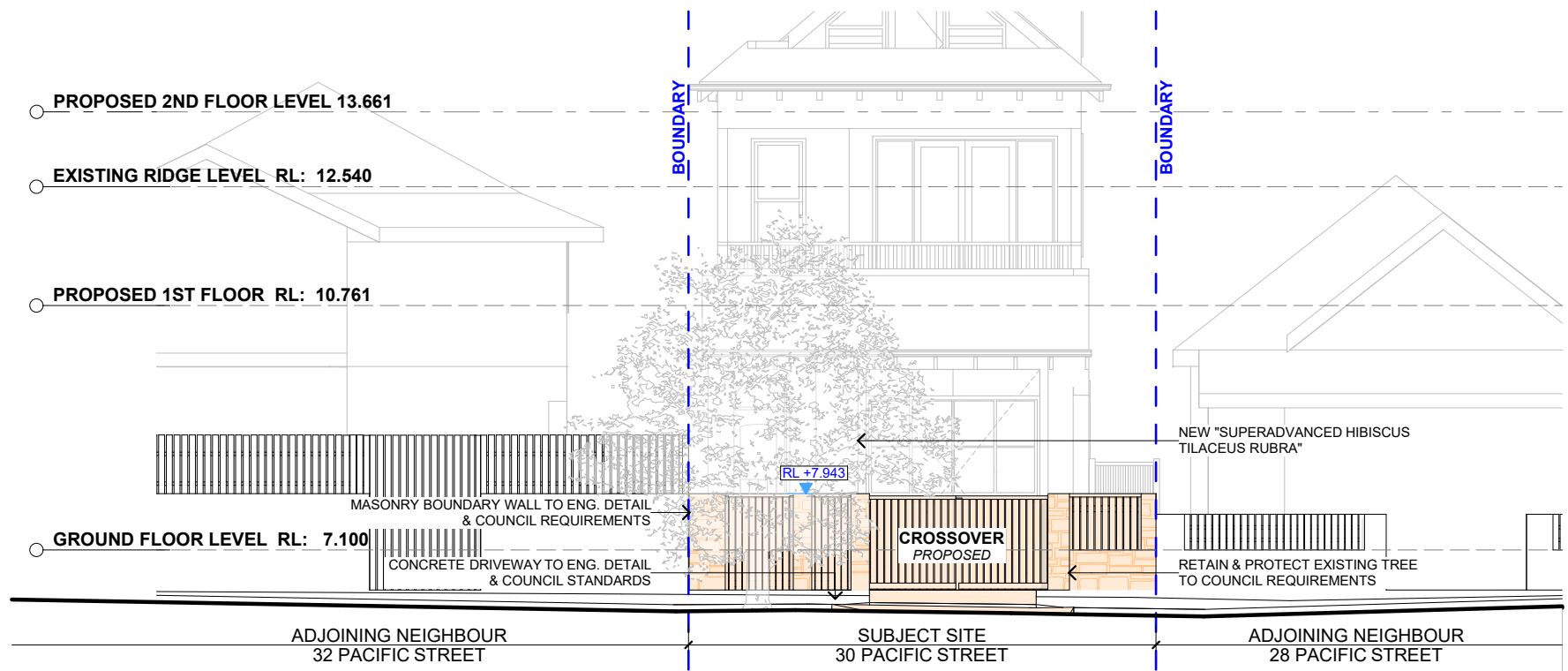
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PROPOSED ATTIC FLOOR PLAN

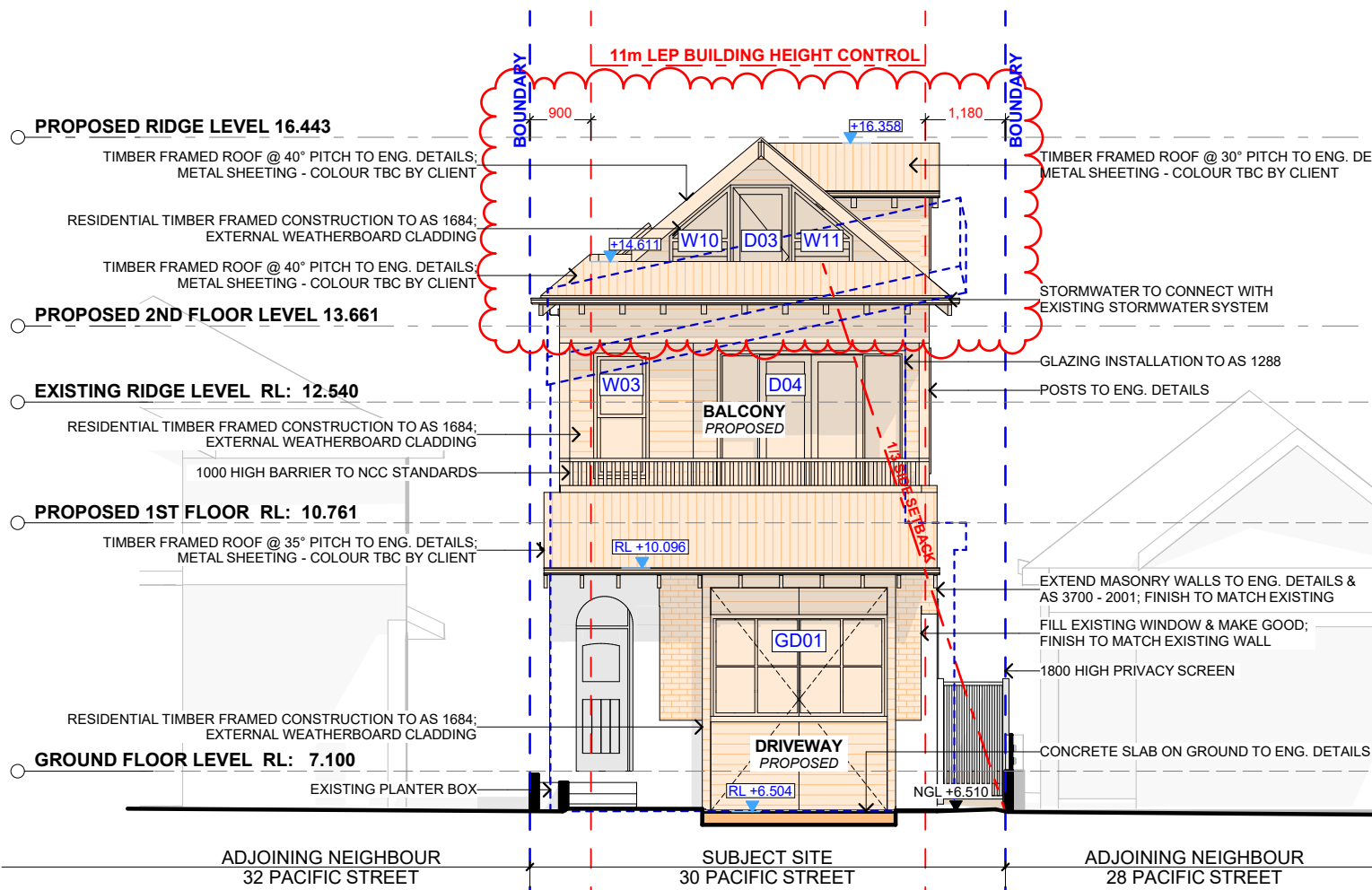
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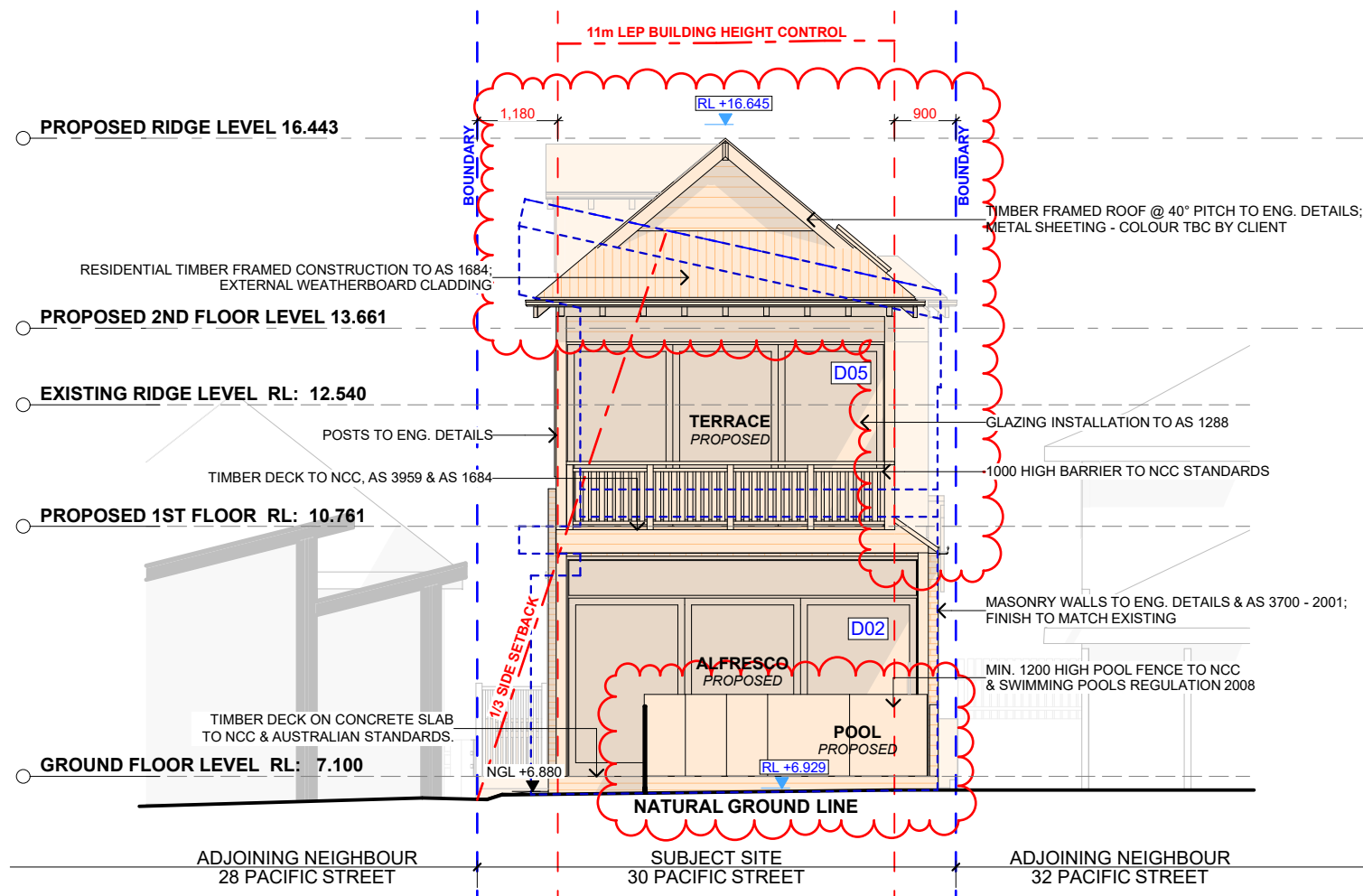




3 SOUTH-WEST ELEVATION - STREETFRONT



1 SOUTH-WEST ELEVATION



2 NORTH-EAST ELEVATION



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LEGEND

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PROPOSED
DEMOLISHED
EXIST. RL
PROP. RL

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DRAWING NO.

DA09

DATE

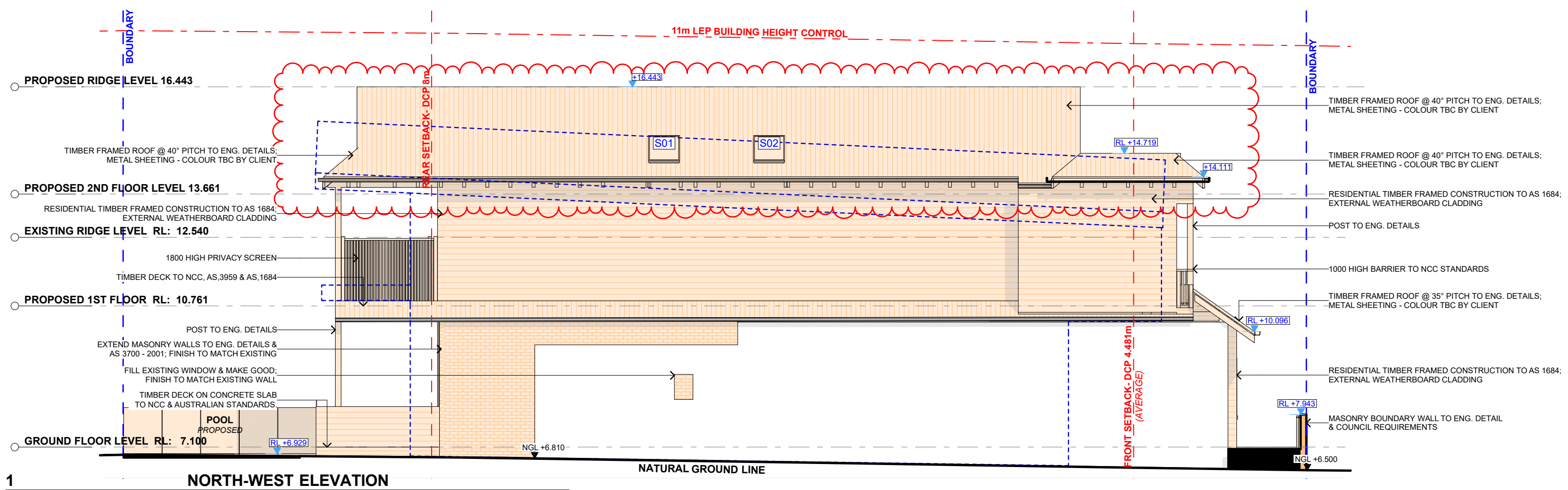
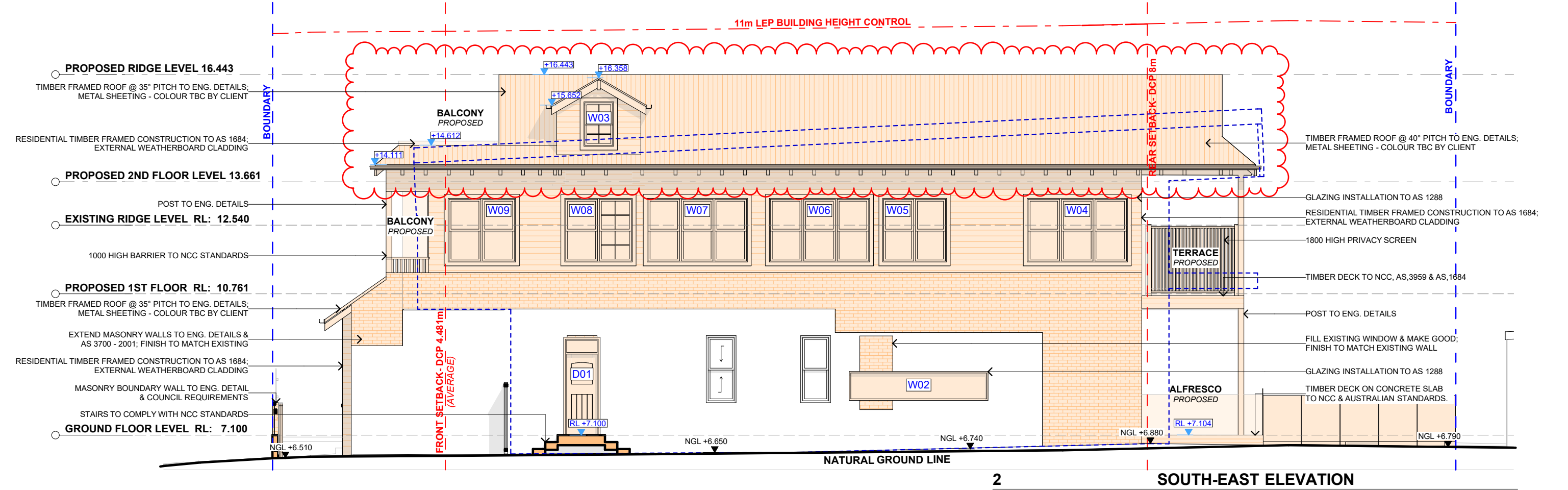
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DRAWING NAME

SOUTH-WEST, NORTH-EAST &
STREETFRONT ELEVATIONS

SCALE

1:100 @A3





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B	06.03.2024	REV.B	AP	

LEGEND

EXISTING

PROPOSED

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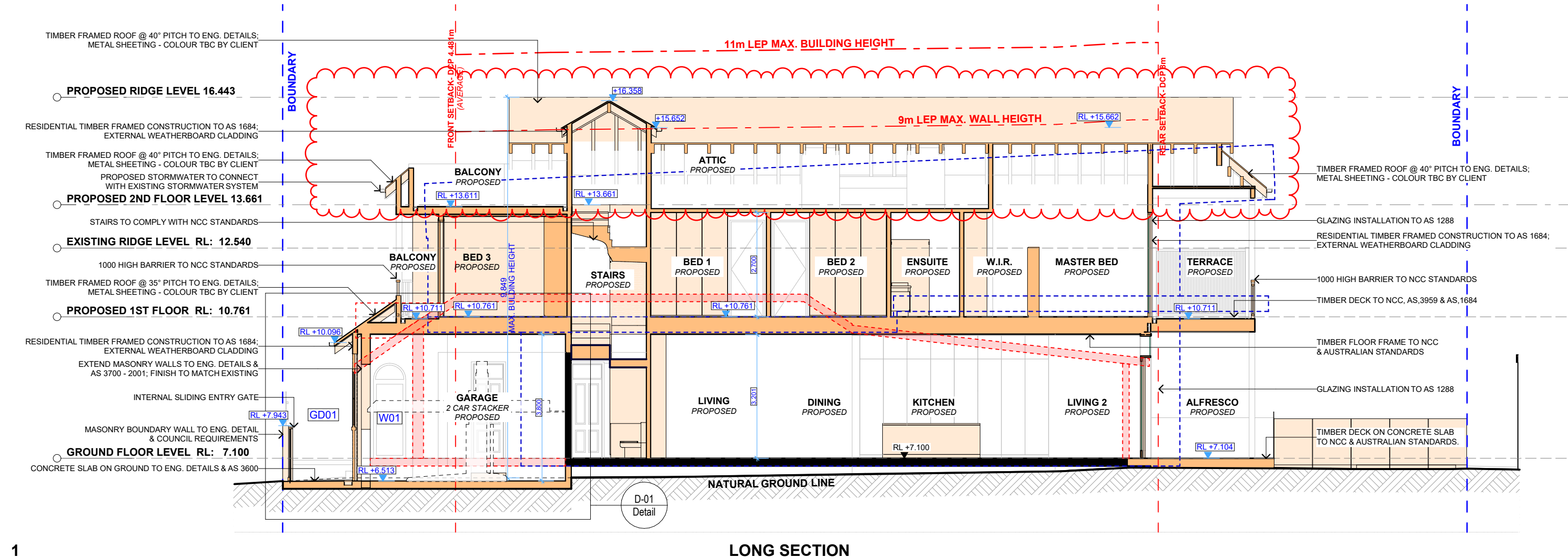
PROJECT ADDRESS
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DRAWING NO.
DA10

DATE
Wednesday, 6 March 2024

DRAWING NAME
NORTH-WEST & SOUTH-EAST ELEVATIONS

SCALE
1:100 @A3



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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED
	APPROVED DA DA433/05
	EXIST. RL
	PROP. RL

CLIENT
Kathleen O'Grady

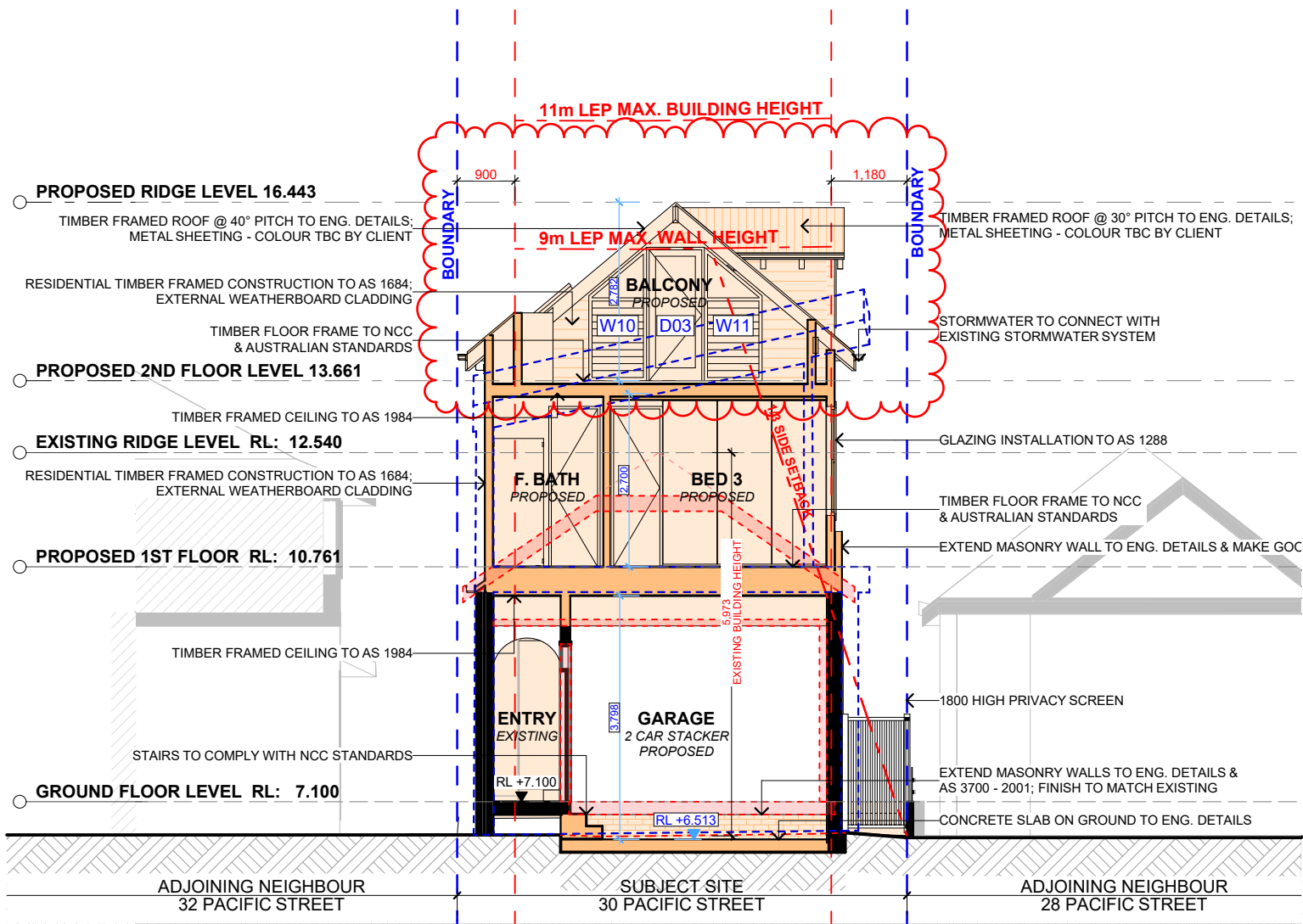
PROJECT ADDRESS
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DRAWING NO.
DA11

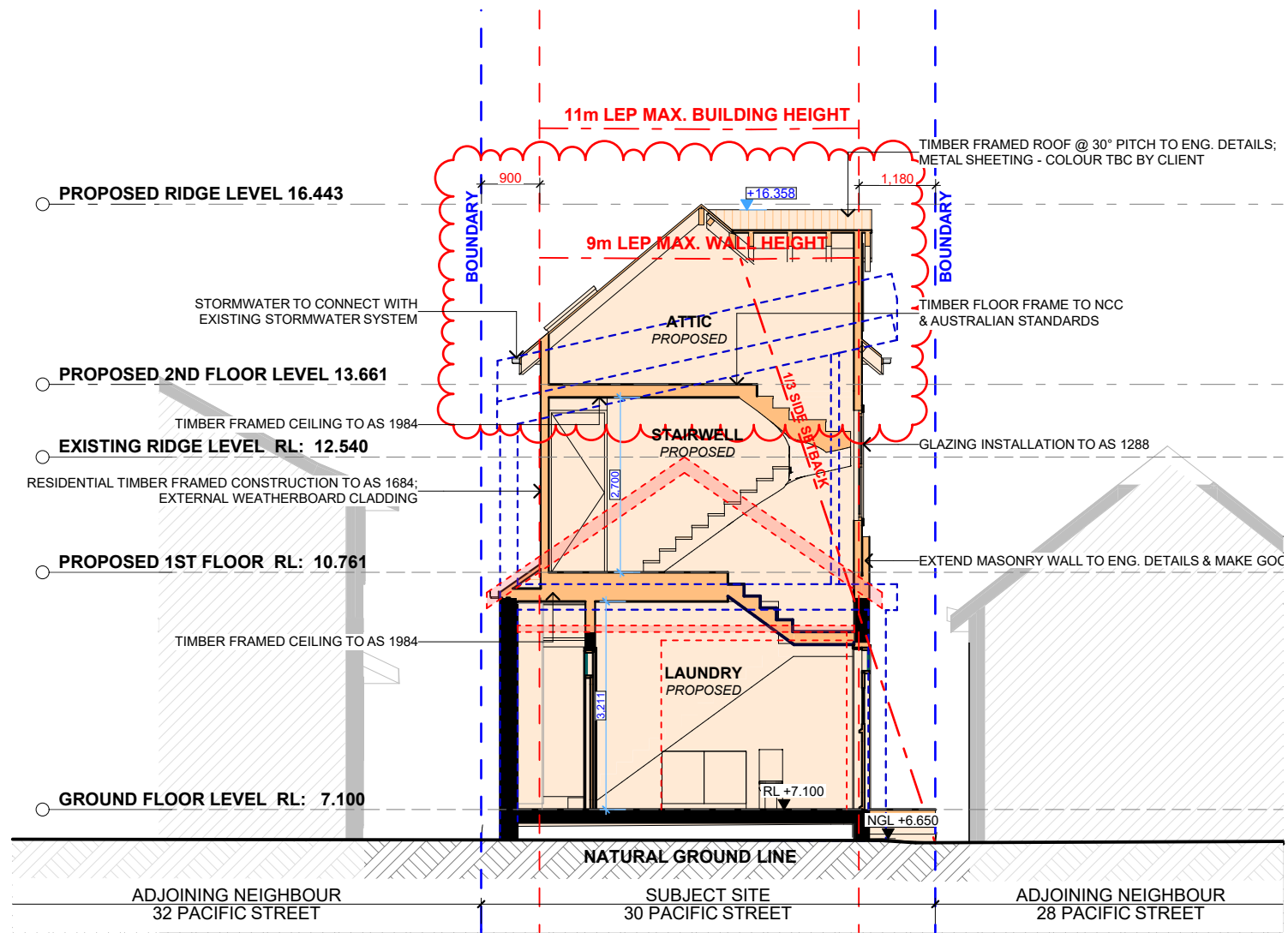
DATE
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DRAWING NAME
LONG SECTION

SCALE
1:100 @A3



1 CROSS SECTION A



2 CROSS SECTION B



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LEGEND

EXISTING
PROPOSED
DEMOLISHED
EXIST. RL
PROP. RL

APPROVED DA
DA433/05

CLIENT

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DRAWING NO.

DA12

DATE

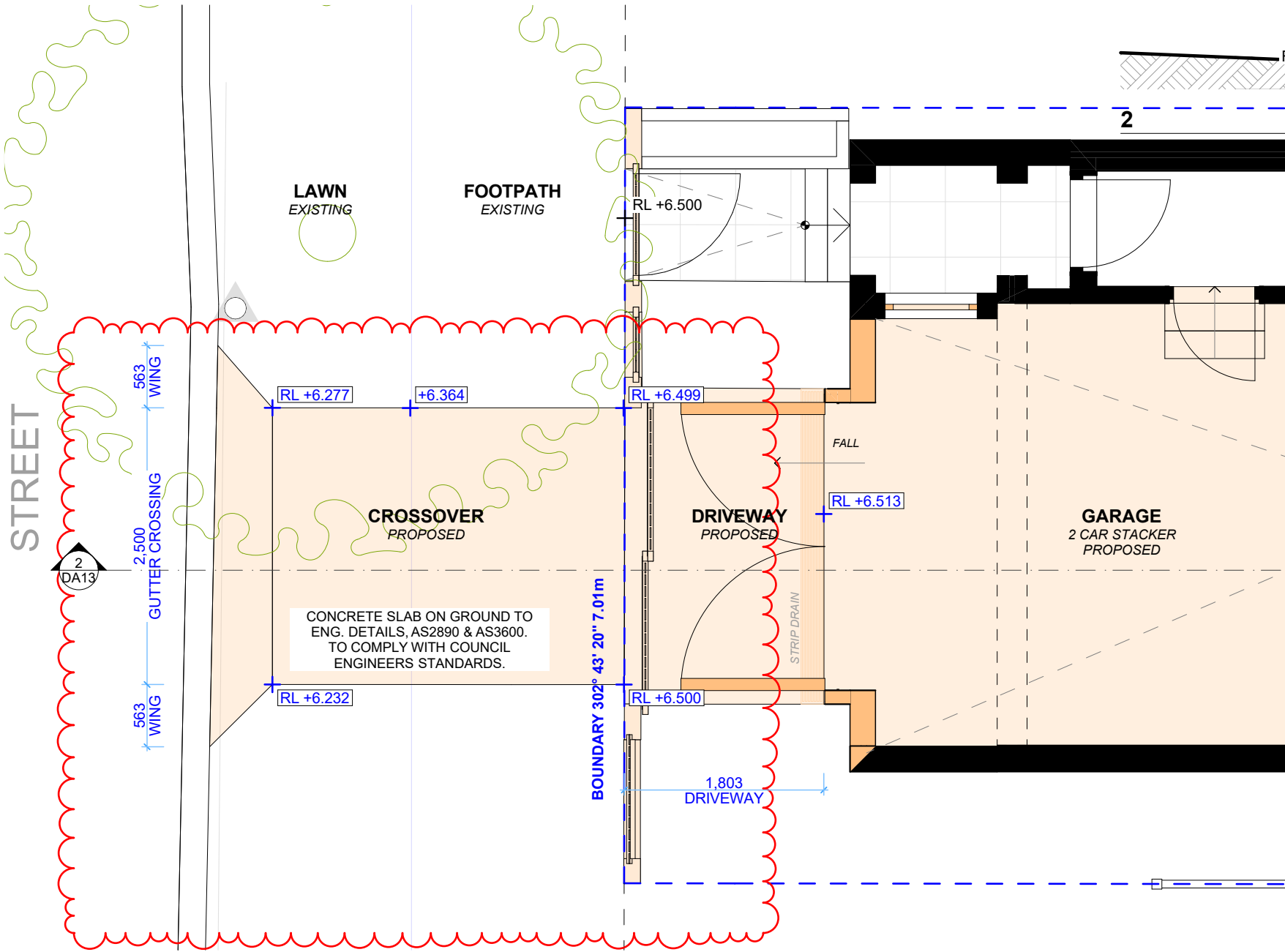
Wednesday, 6 March
2024

DRAWING NAME

CROSS SECTIONS

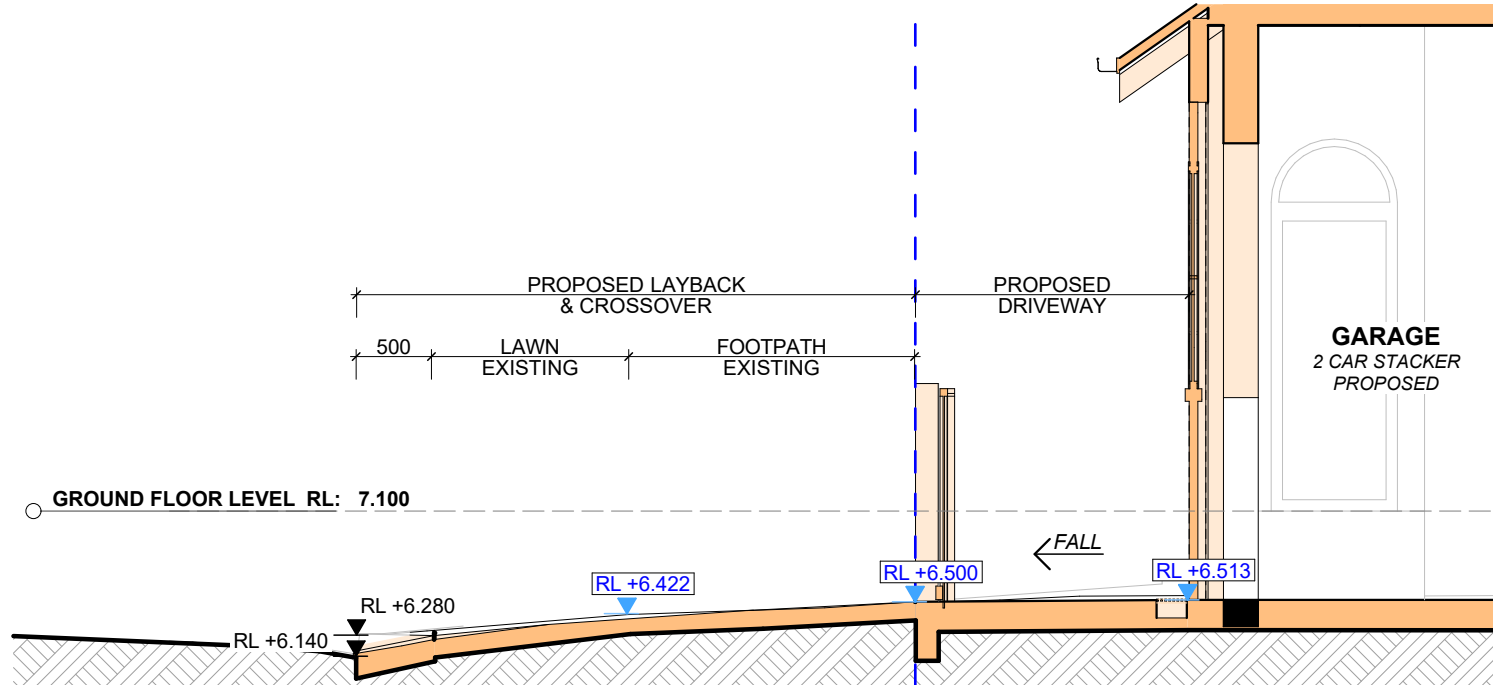
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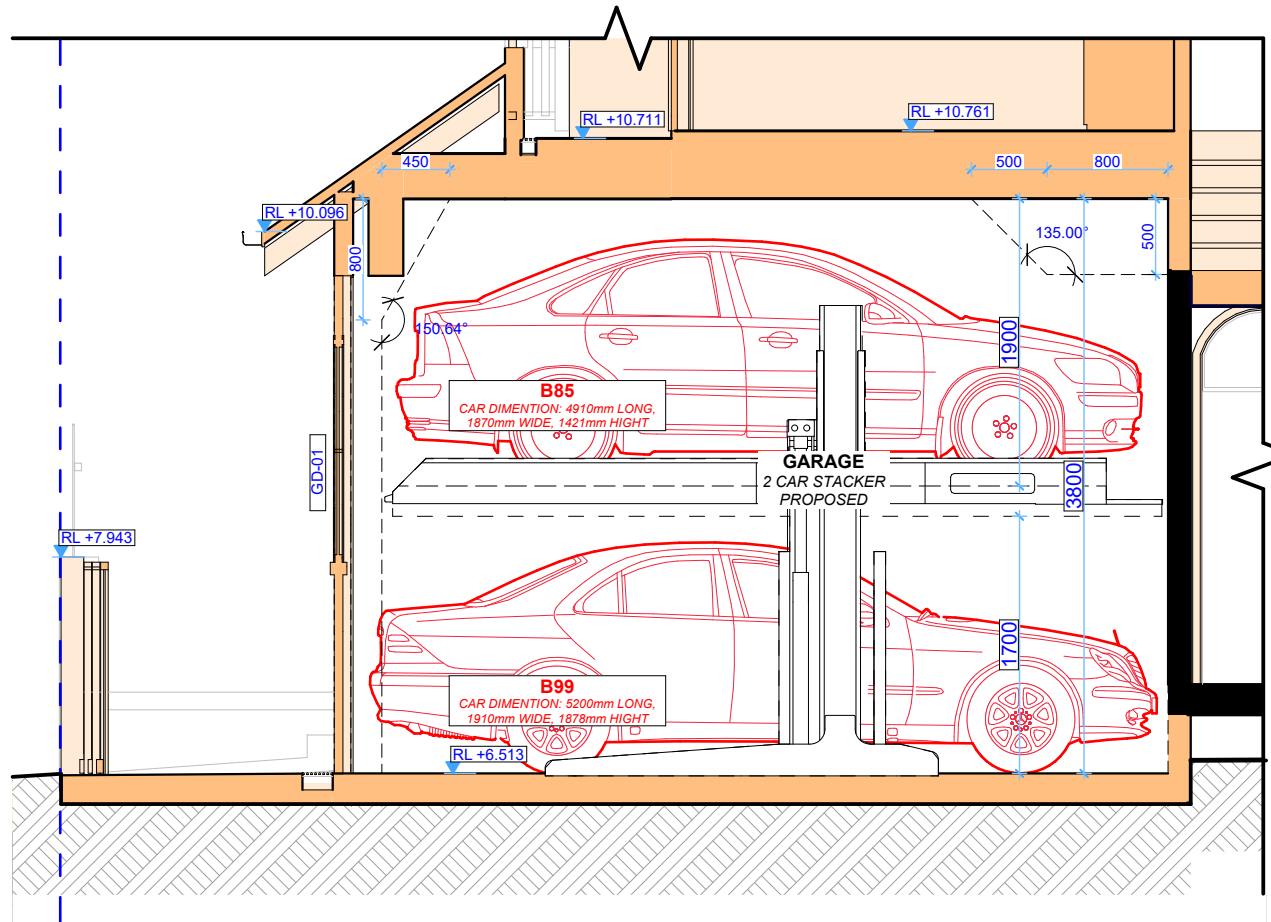


1

DRIVEWAY PLAN



DRIVEWAY SECTION



3

STACKER DETAIL - LONG SECTION

1

1:50



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

EXIST. RL

PROP. RL

APPROVED DA DA433/05

CLIENT

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DRAWING NO.

DA13

DATE

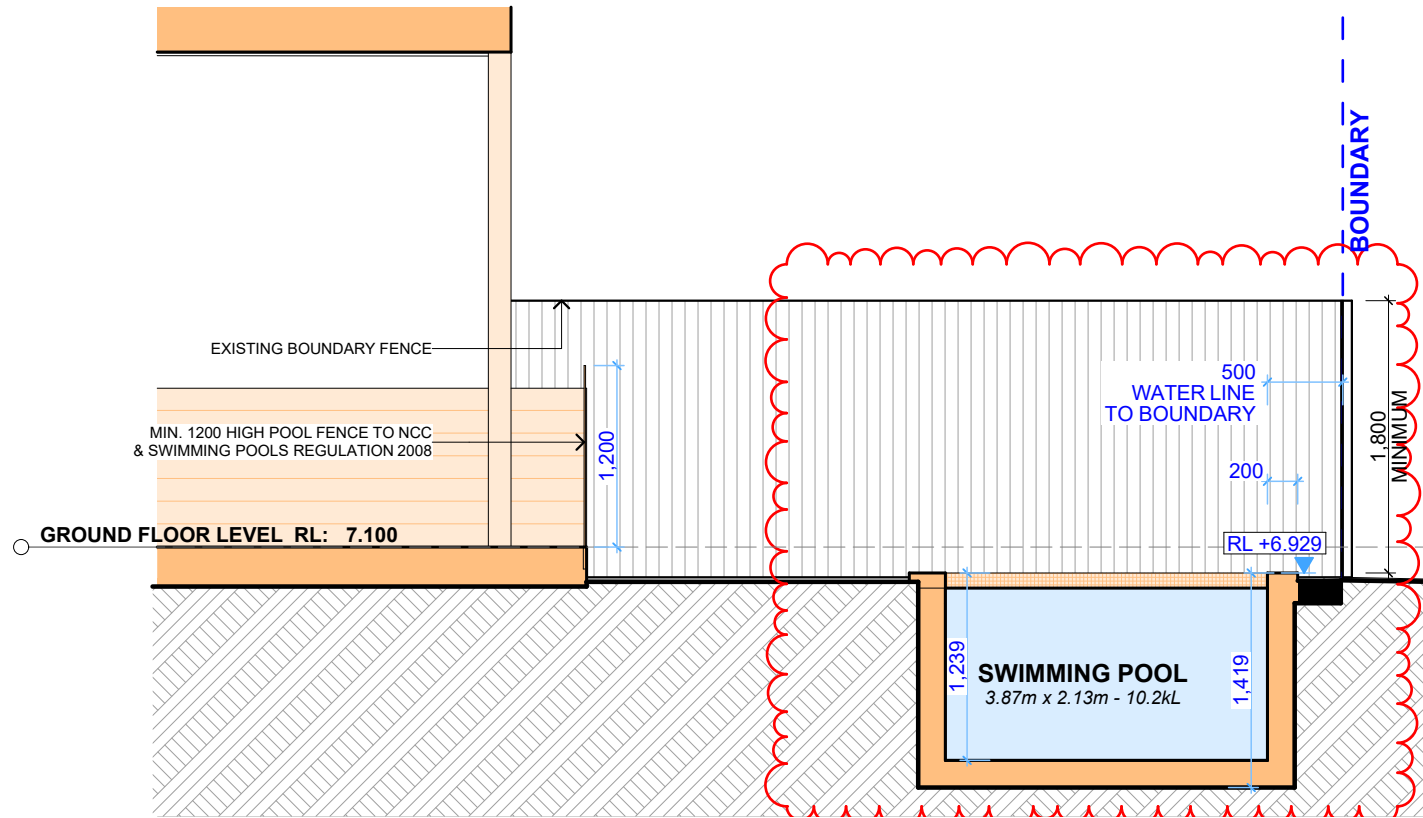
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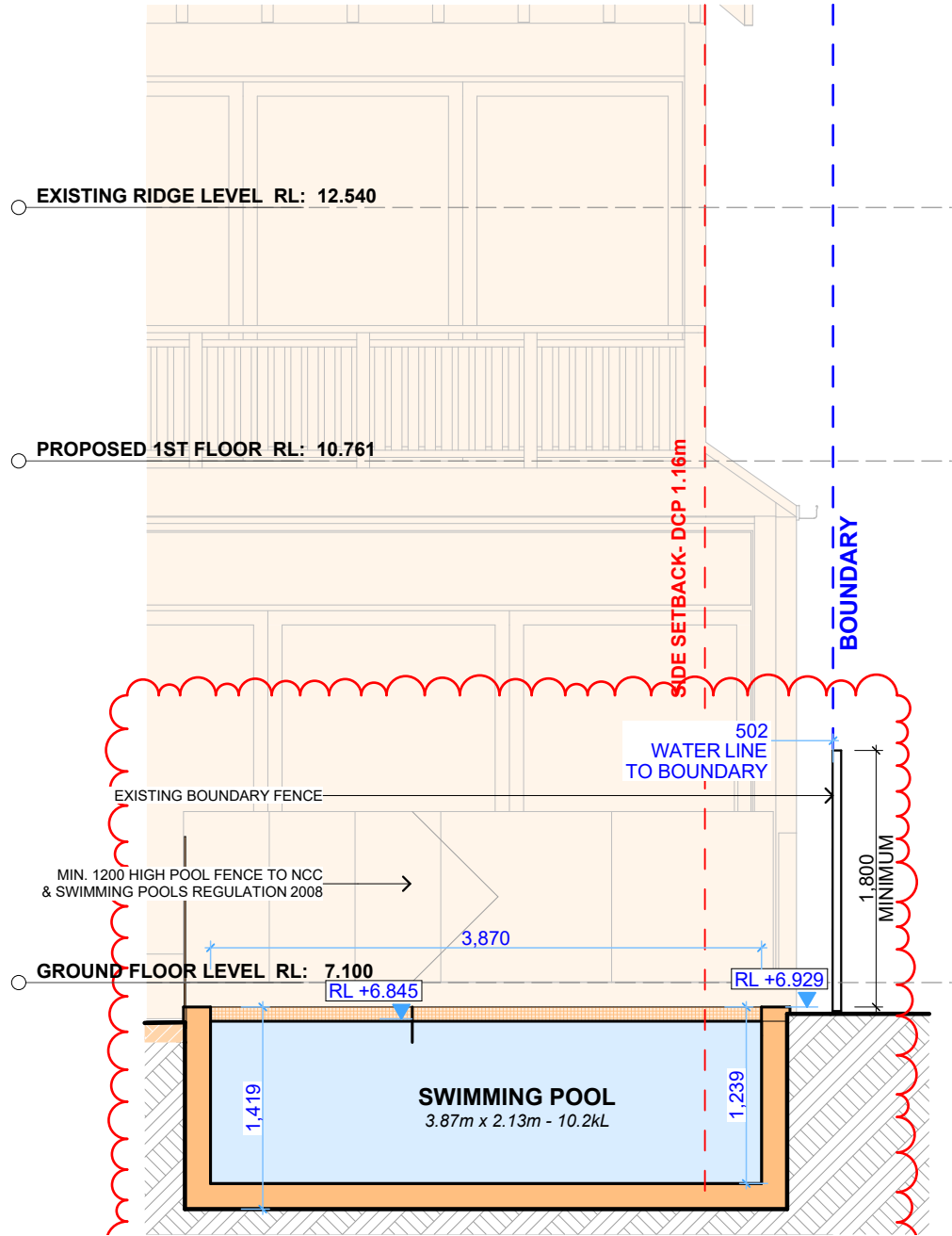
DRIVEWAY & CAR STACKER DETAILS

SCALE

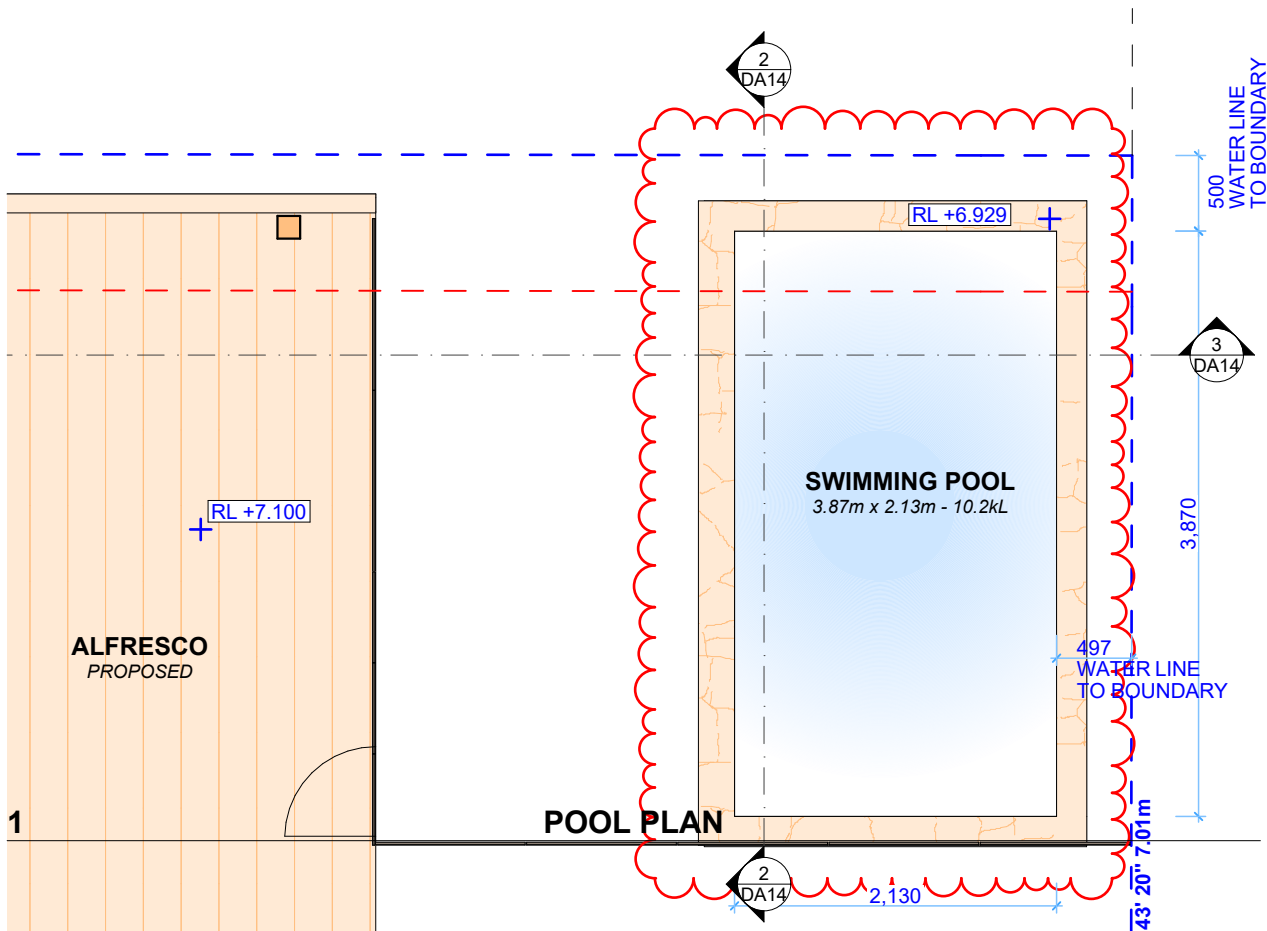
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3 POOL - LONG SECTION



2 POOL - CROSS SECTION



1 POOL PLAN



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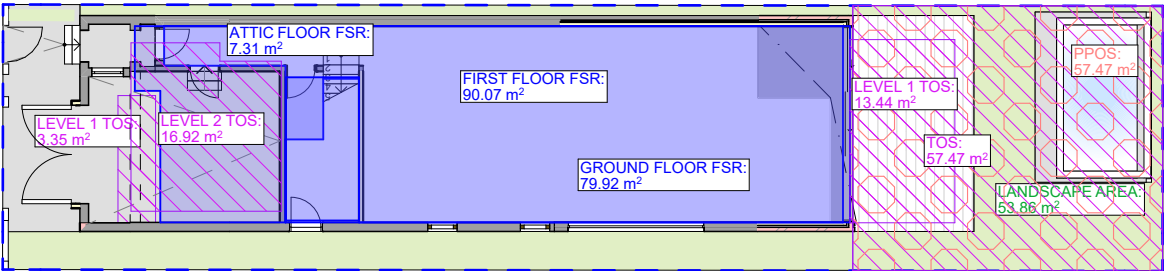
REV.	DATE	COMMENTS	DRWN
A	18.08.2023	DA SUBMISSION	SC
B	06.03.2024	REV.B	AP

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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED
	APPROVED DA DA433/05
	EXIST. RL
	PROP. RL

CLIENT	DRAWING NO.	DRAWING NAME
Kathleen O'Grady	DA14	SWIMMING POOL DETAILS
PROJECT ADDRESS	DATE	SCALE
30 Pacific Street Manly NSW 2095	Wednesday, 6 March 2024	1:50 @A3

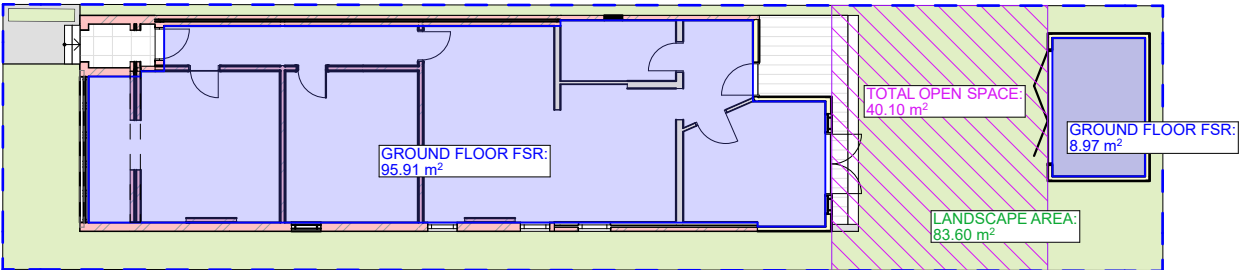
AREA CALCULATIONS		
SITE AREA: 215.1m²		
REQUIRED	EXISTING	PROPOSED
TOTAL OPEN SPACE: 50% (107.55m²)	18.6% (40.1m²)	42% (91.18m²)
LANDSCAPED AREA: 32.26m² (@ MIN. 30% OF TOTAL OPEN SPACE)	77.7% (83.6m²)	50% (53.86m²)
FLOOR SPACE RATIO: 0.75:1 (161.32m²)	0.49:1 (104.88m²)	0.82:1 (177.3m²)



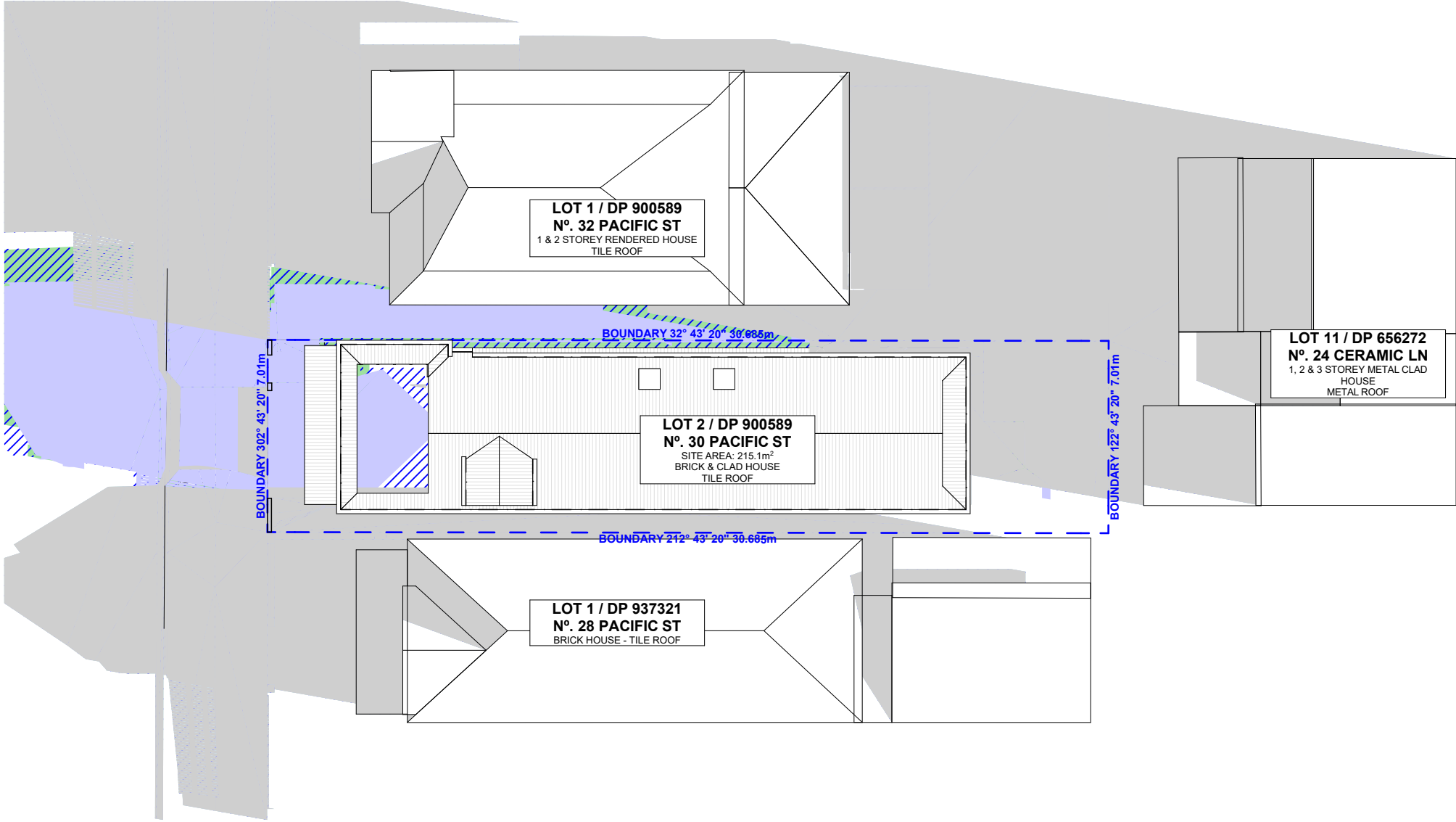
2 AREA CALCULATIONS - PROPOSED

Notes

- LANDSCAPED AREA
- HARD SURFACE AREA
- FLOOR SPACE RATIO
- TOTAL OPEN SPACE



1 AREA CALCULATIONS - EXISTING



WINTER SOLSTICE 9AM



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	PREVIOUS APPROVED DA 433/2005
	NEIGHBOURING SHADOWS

CLIENT
Kathleen O'Grady

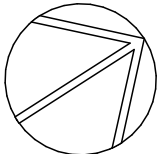
PROJECT ADDRESS
30 Pacific Street Manly
NSW 2095

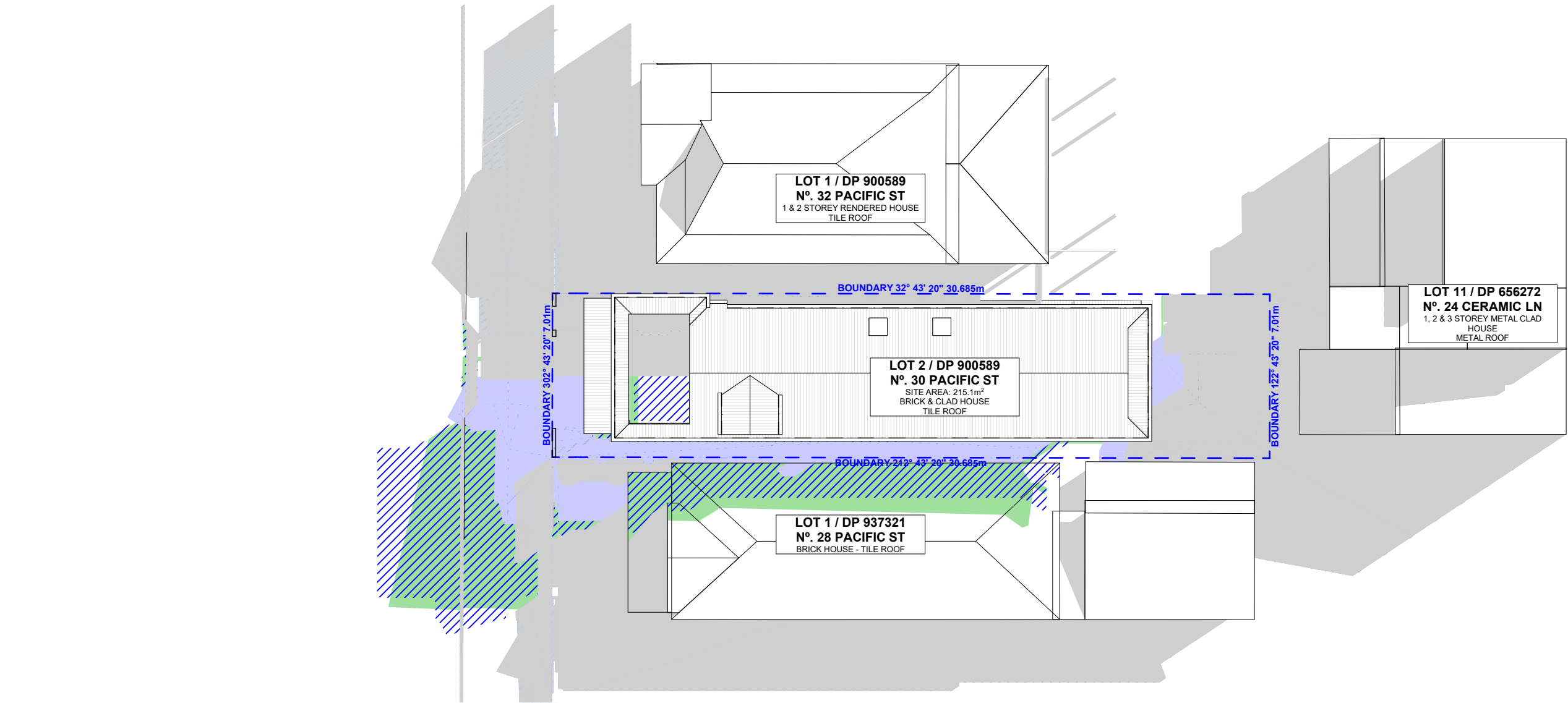
DRAWING NO.
DA16

DATE
Wednesday, 6 March
2024

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3





WINTER SOLSTICE 12PM



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	PREVIOUS APPROVED DA 433/2005
	NEIGHBOURING SHADOWS

CLIENT
Kathleen O'Grady

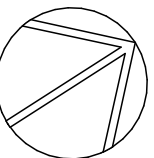
PROJECT ADDRESS
30 Pacific Street Manly
NSW 2095

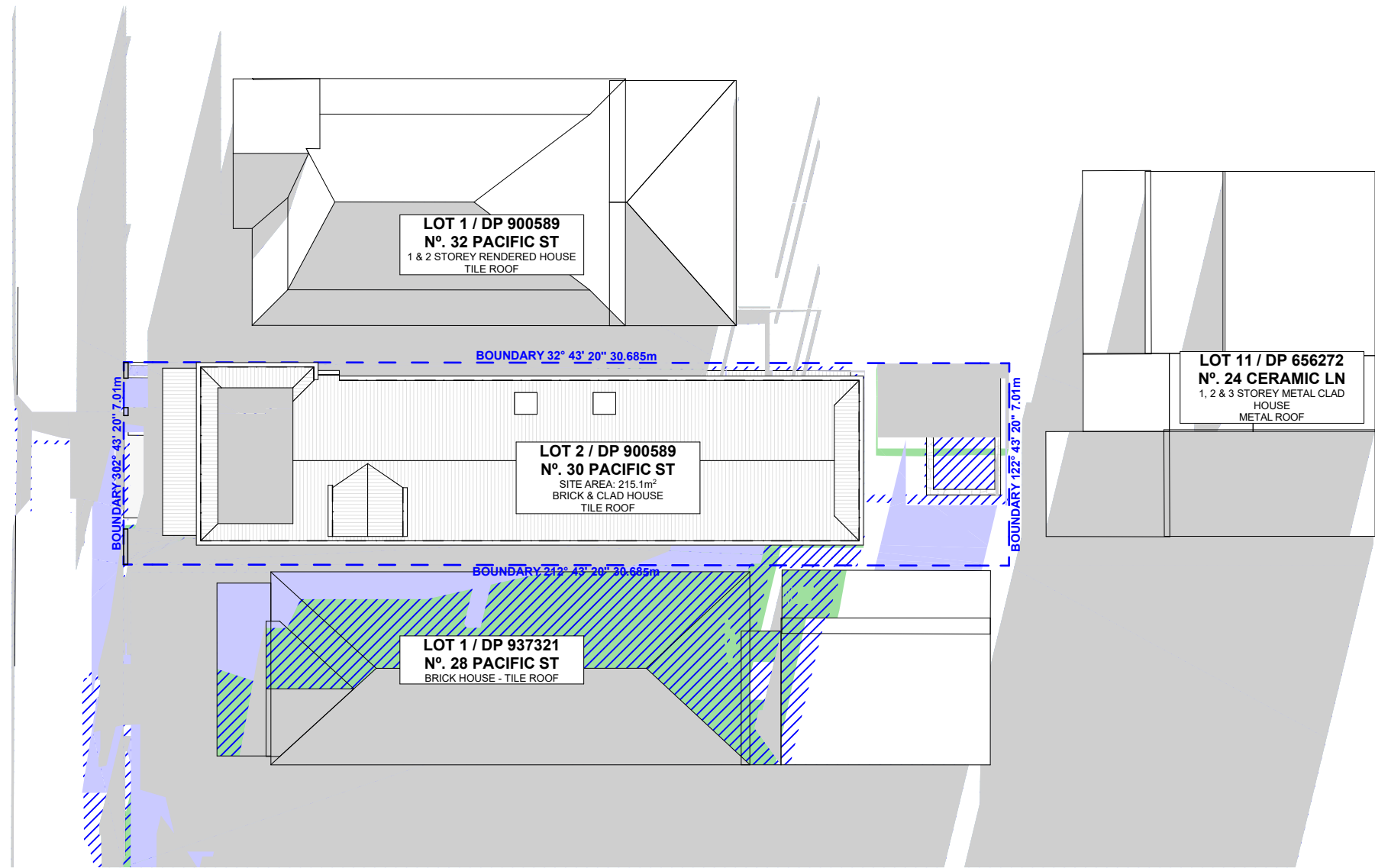
DRAWING NO.
DA17

DATE
Wednesday, 6 March
2024

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





WINTER SOLSTICE 3PM



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	PREVIOUS APPROVED DA 433/2005
	NEIGHBOURING SHADOWS

CLIENT
Kathleen O'Grady

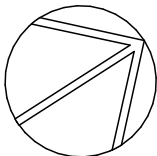
PROJECT ADDRESS
30 Pacific Street Manly
NSW 2095

DRAWING NO.
DA18

DATE
Wednesday, 6 March
2024

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3





1 - WEATHERBOARD CLADDING -
WHITE TO MATCH EXISTING
TBC BY CLIENT



2 - STANDING SEAM METAL ROOFING -
COLOUR TBC BY CLIENT



3 - FRAMED WINDOWS & DOORS -
TO MATCH EXISTING
TBC BY CLIENT



4 - MASONRY WALLS -
TO MATCH EXISTING
TBC BY CLIENT



5 - SCREEN FENCING -
TO MATCH EXISTING
TBC BY CLIENT



6 - MASONRY BOUNDARY WALL -
SANDSTONE CLAD OR SIMILAR
TBC BY CLIENT



7 - TIMBER SHINGLES -
GARAGE DOOR
COLOUR TBC



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LEGEND

CLIENT
Kathleen O'Grady

PROJECT ADDRESS
30 Pacific Street Manly
NSW 2095

DRAWING NO.
DA19

DATE
Wednesday, 6 March
2024

DRAWING NAME
SAMPLE BOARD

SCALE
1:2.08, 1:1, 1:3.67 @A3

Alterations and Additions

Certificate number: A498327_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 1/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A498327_04 lodged with the consent authority or certifier on 03 October 2023 with application PAN-373056.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1, Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Friday, 01 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



page 1/11

Project address	
Project name	#979 - 30 PACIFIC ST MANLY_05
Street address	30 PACIFIC STREET - MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 900589
Lot number	2
Section number	-
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ACTION PLANS PTY LTD	
ABN (if applicable): 55660048711	

BASIX Certificate number:A498327_05

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			✓	✓	✓
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.					
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor	nil	N/A			
suspended floor above garage: framed (R1.7)	nil	N/A			
floor above existing dwelling or building	nil	N/A			
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/harking	medium (solar absorptance 0.475 - 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/harking	medium (solar absorptance 0.475 - 0.70)			

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BASIX Certificate number:A498327_05

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W03	SW	1.52	0.35	0.37	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D05	NE	13.96	1.56	13.4	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W04	SE	4.5	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W05	SE	3.1	1.15	4.72	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W06	SE	4.5	1.15	4.72	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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BASIX Certificate number:A498327_05

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights				✓	✓	✓
The applicant must install the skylights in accordance with the specifications listed in the table below.						
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S01	0.76	no shading	timber, low-E internal/argon filliclear external, (or U-value: 2.5, SHGC: 0.456)			
S02	0.76	no shading	timber, low-E internal/argon filliclear external, (or U-value: 2.5, SHGC: 0.456)			
S03	0.76	no shading	timber, low-E internal/argon filliclear external, (or U-value: 2.5, SHGC: 0.456)			
S04	0.76	no shading	timber, low-E internal/argon filliclear external, (or U-value: 2.5, SHGC: 0.456)			
S05	0.76	no shading	timber, low-E internal/argon filliclear external, (or U-value: 2.5, SHGC: 0.456)			

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BASIX Certificate number:A498327_05

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Pool and Spa			
	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 10.2 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓

Planning Industry And Environment

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

BASIX Certificate number:A498327_05

page 5/11

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors				✓	✓	✓
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:					✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.					✓	✓
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 2500 mm above the sill.				✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.					✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.				✓	✓	✓

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BASIX Certificate number:A498327_05

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W07	SE	4.5	1.15	4.72	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W08	SE	3.1	0.93	4.44	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W09	SE	3.1	0.59	5.43	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D06	SW	5.7	1	1.39	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	SE	1.87	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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BASIX Certificate number:A498327_05

page 9/11

Fixtures and systems			
	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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BASIX Certificate number:A498327_05

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D01	SE	2.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D02	NE	16.54	5.21	13.36	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W02	SE	2.7	1.84	1.36	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D03	SW	0.49	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D04	SW	6.75	1	1	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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BASIX Certificate number:A498327_05

page 9/11

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W11	SW	1.87	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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CLIENT

Kathleen O'Grady

PROJECT ADDRESS

30 Pacific Street Manly
NSW 2095

DRAWING NO.

DA20

DATE

Wednesday, 6 March
2024

DRAWING NAME

BASIX COMMITMENTS



STREET PERSPECTIVE 1



STREET PERSPECTIVE 2



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LEGEND

CLIENT
Kathleen O'Grady

PROJECT ADDRESS
30 Pacific Street Manly
NSW 2095

DRAWING NO.
DA21

DATE
Wednesday, 6 March
2024

DRAWING NAME
STREET PERSPECTIVES

SCALE
1:2.08 @A3