

BASIX REQUIREMENTS

INSULATION REQUIREMENTS -

Construction	Additional Insulation	Other specifications
Concrete slab on ground	nil	N/A
Floor above existing dwelling or building	nil	N/A
External wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 inc construction)	light (solar absorptance <0.475)
Raked ceiling, pitched/skillion roof: framed	Ceiling: R2.50 (up), roof: none	light (solar absorptance <0.475)
Flat ceiling, flat roof: concrete/bare internal	Ceiling: nil (up), roof: 50mm foil backed polystyrene board	

GLAZING REQUIREMENTS -

All windows and glazed doors to have areas and shading as shown on the drawings.
All windows and glazed doors to have frame and glass type as follows -
Timber or UPVC, single clear, (or U-value:5.71, SHGC: 0.66)

All skylights to have areas as shown on the drawings.
No shading is required at skylights.
Frame and glass types for the skylights are as follows -
S01 - Aluminium, moulded plastic single clear (or U-value: 6.21, SHGC: 0.808)
S02 & S03 - Timber, double clear/air fill (or U-value: 4.3, SHGC: 0.5)



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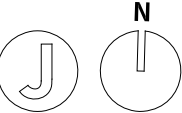
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ISSUE
FOR DA ONLY

PROJECT
**97 PITTWATER RD
MANLY NSW 2095
LOT 1
DP 926741**

FOR **M & J WILLSON**
PROJECT NO
2401

**JON JACKA
ARCHITECTS PTY LTD**
403/3 Barwon Park Rd
St Peters NSW 2044
ph 0430 911 360
mail@jonjacka.com
NSW Reg No. 8167

DWG TITLE

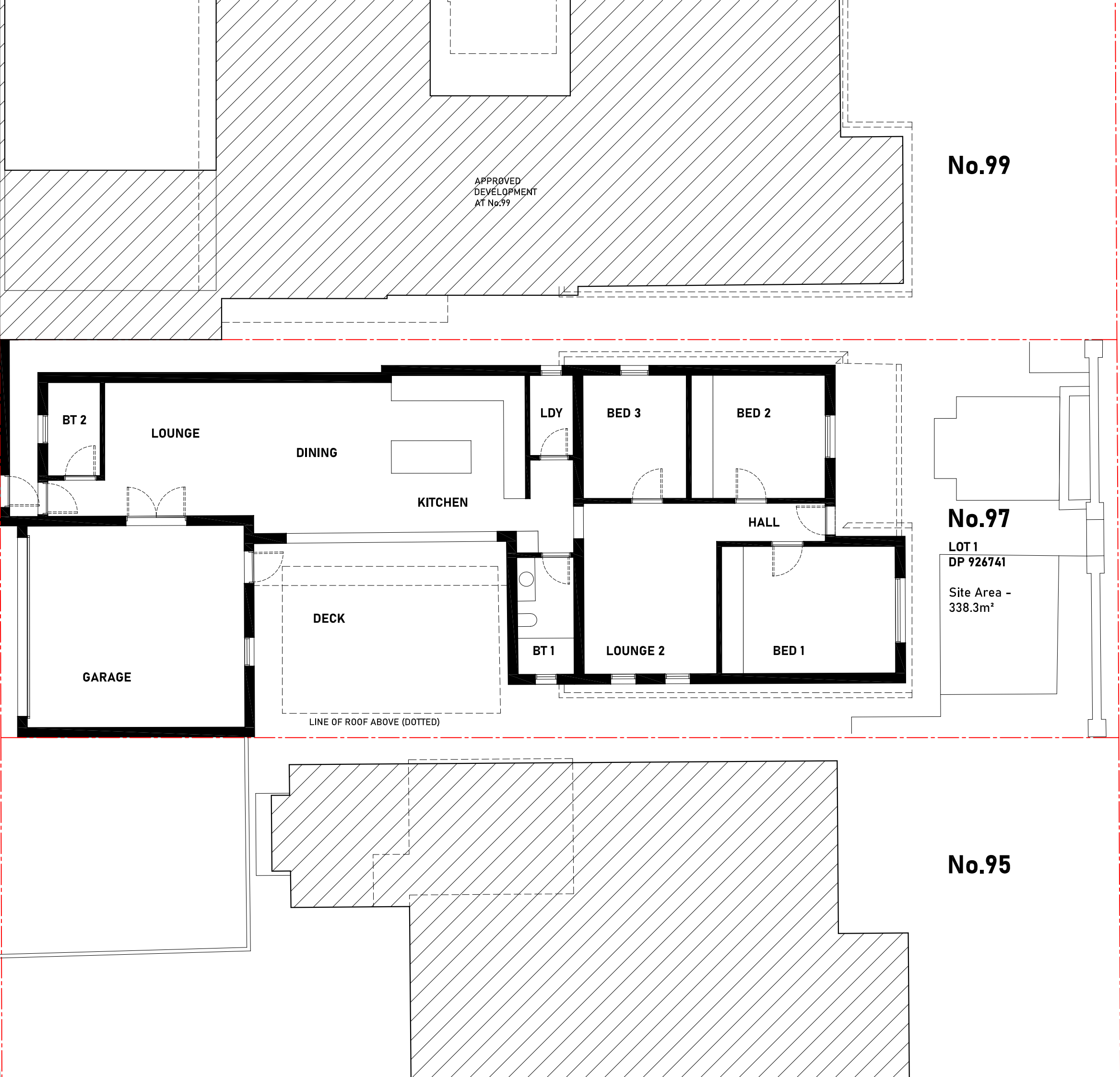
**BASIX REQUIREMENTS
LOCATION PLAN**

SCALE 1:100 (A3)
DATE 14.06.25

DWG NO
02 00 01

REV
A

SMITH LANE



No.99

No.97

LOT 1
DP 926741

Site Area -
338.3m²

No.95

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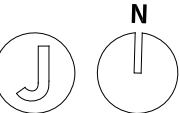
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PITTWATER ROAD



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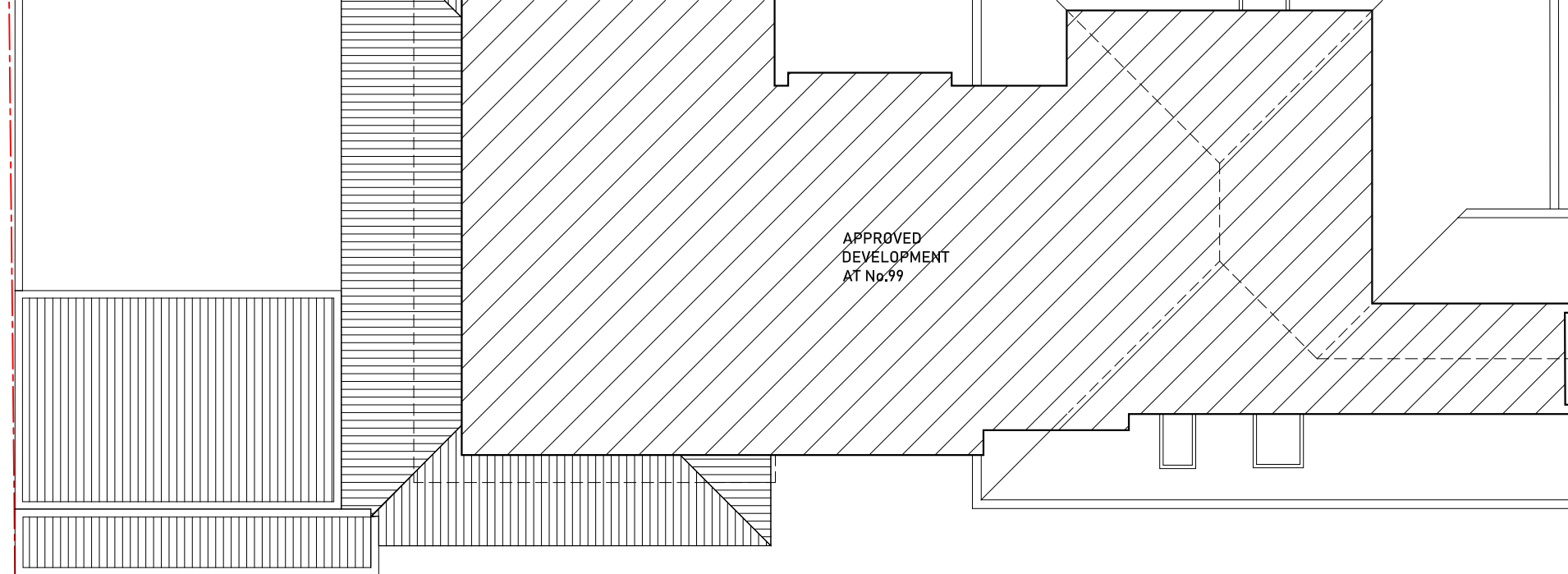
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DWG TITLE
**EXISTING CONDITIONS
GROUND FLOOR PLAN**

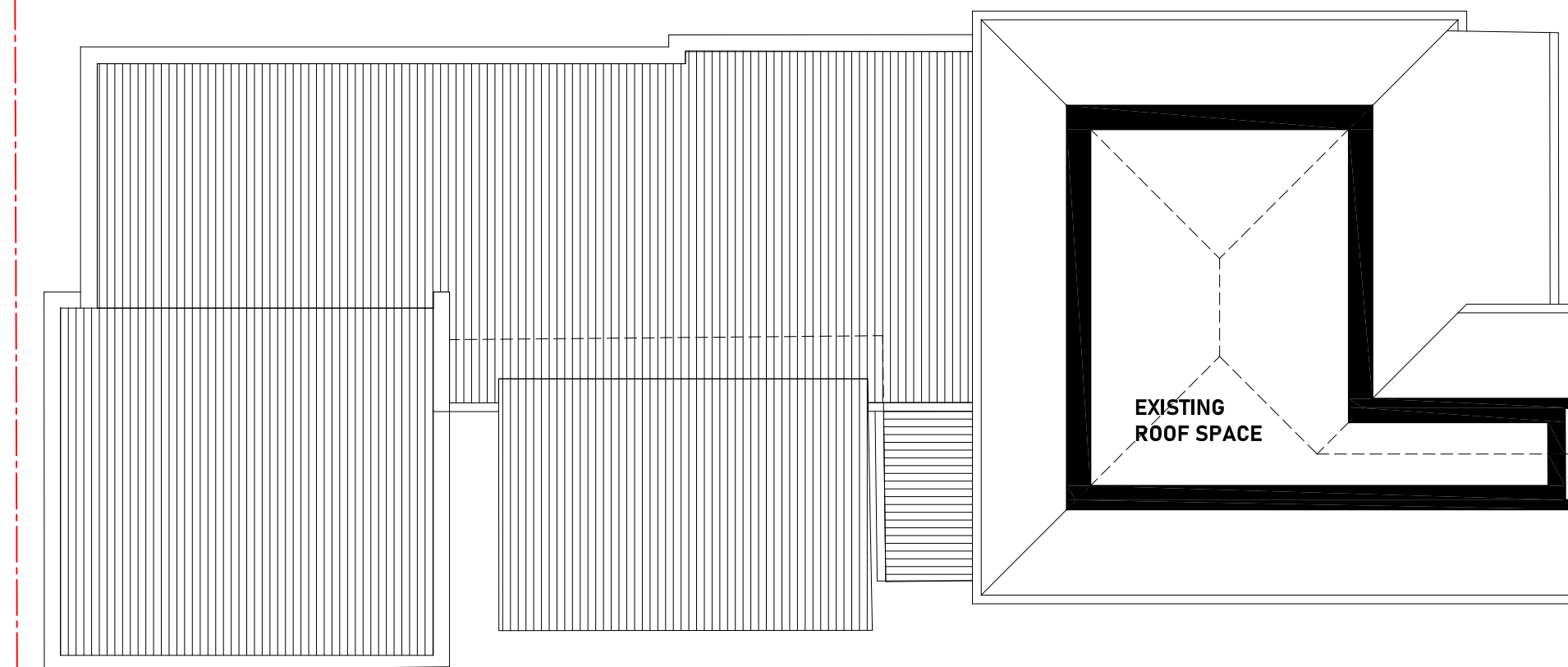
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DWG NO
02 01 01

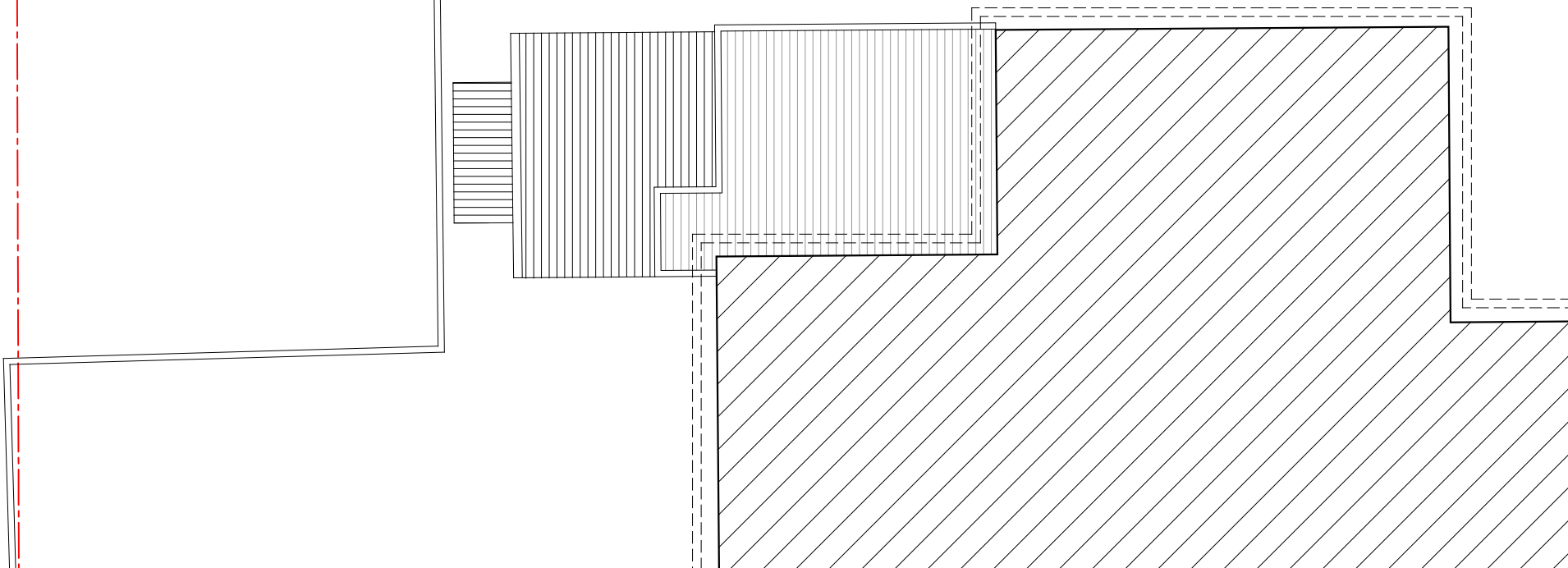
REV
B



No.99



No.97



No.95

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**EXISTING CONDITIONS
FIRST FLOOR PLAN**

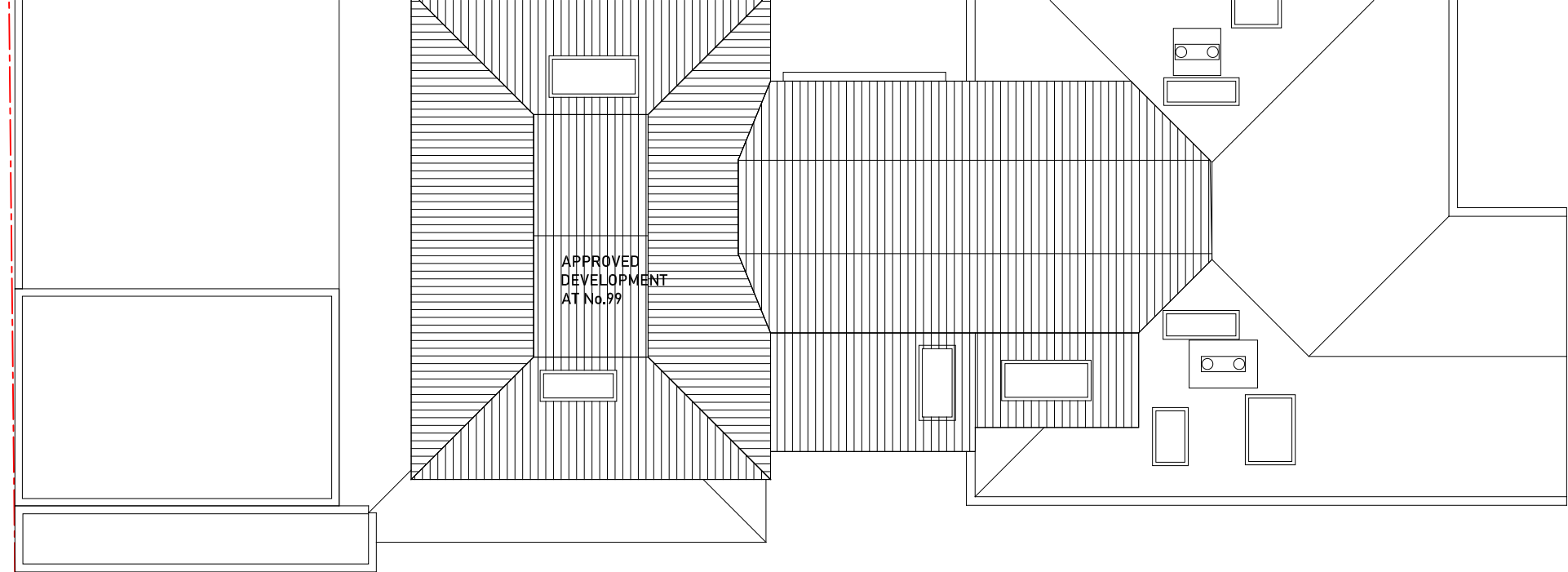
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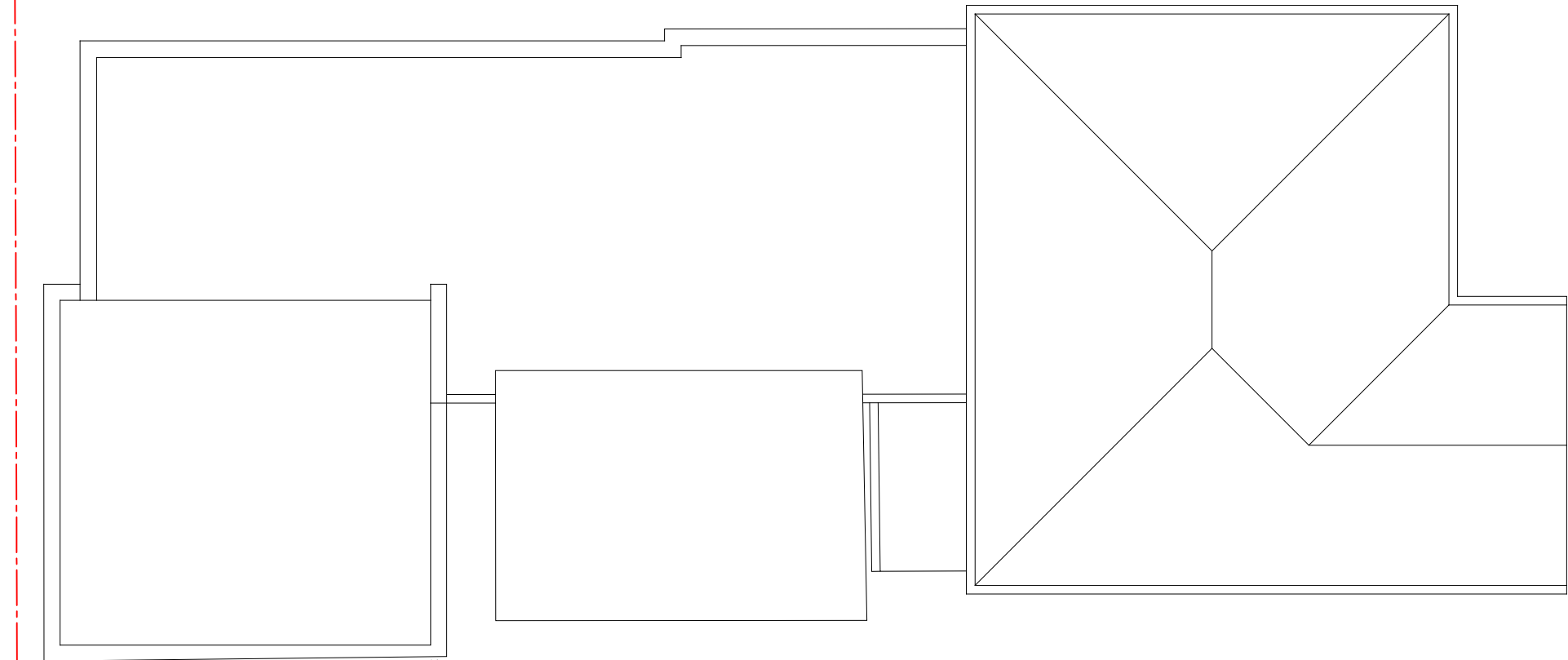
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REV

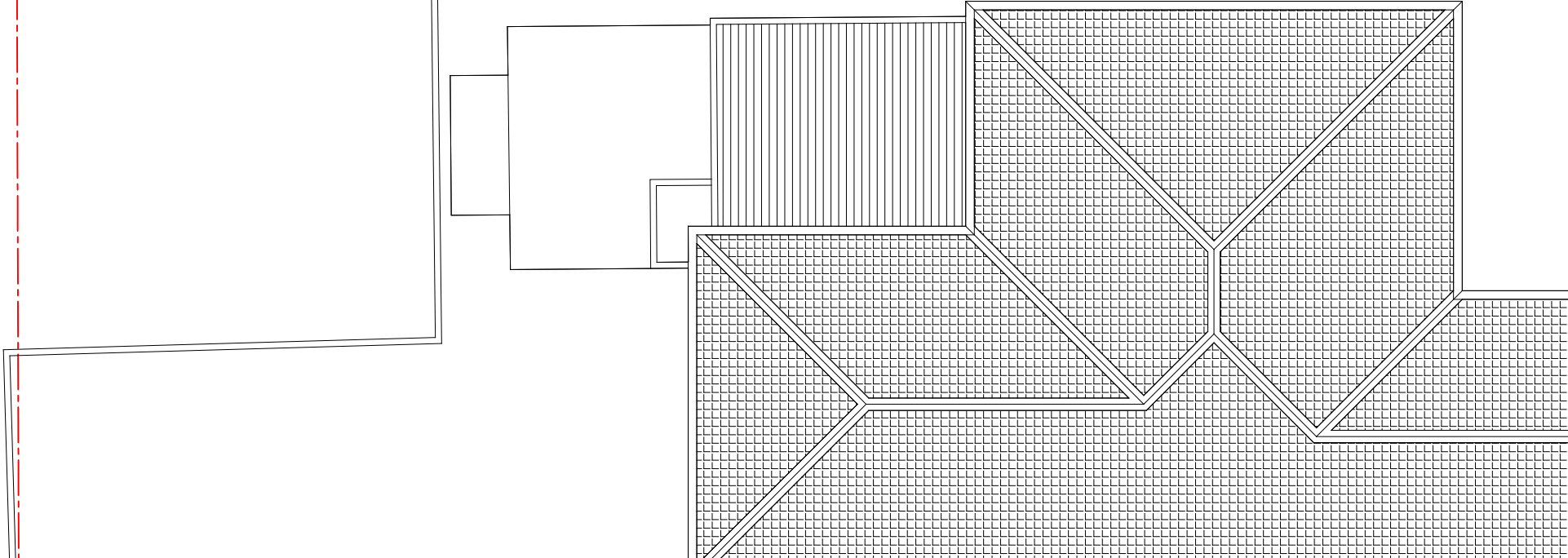
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No.99



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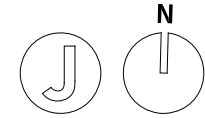
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**EXISTING CONDITIONS
ROOF PLAN**

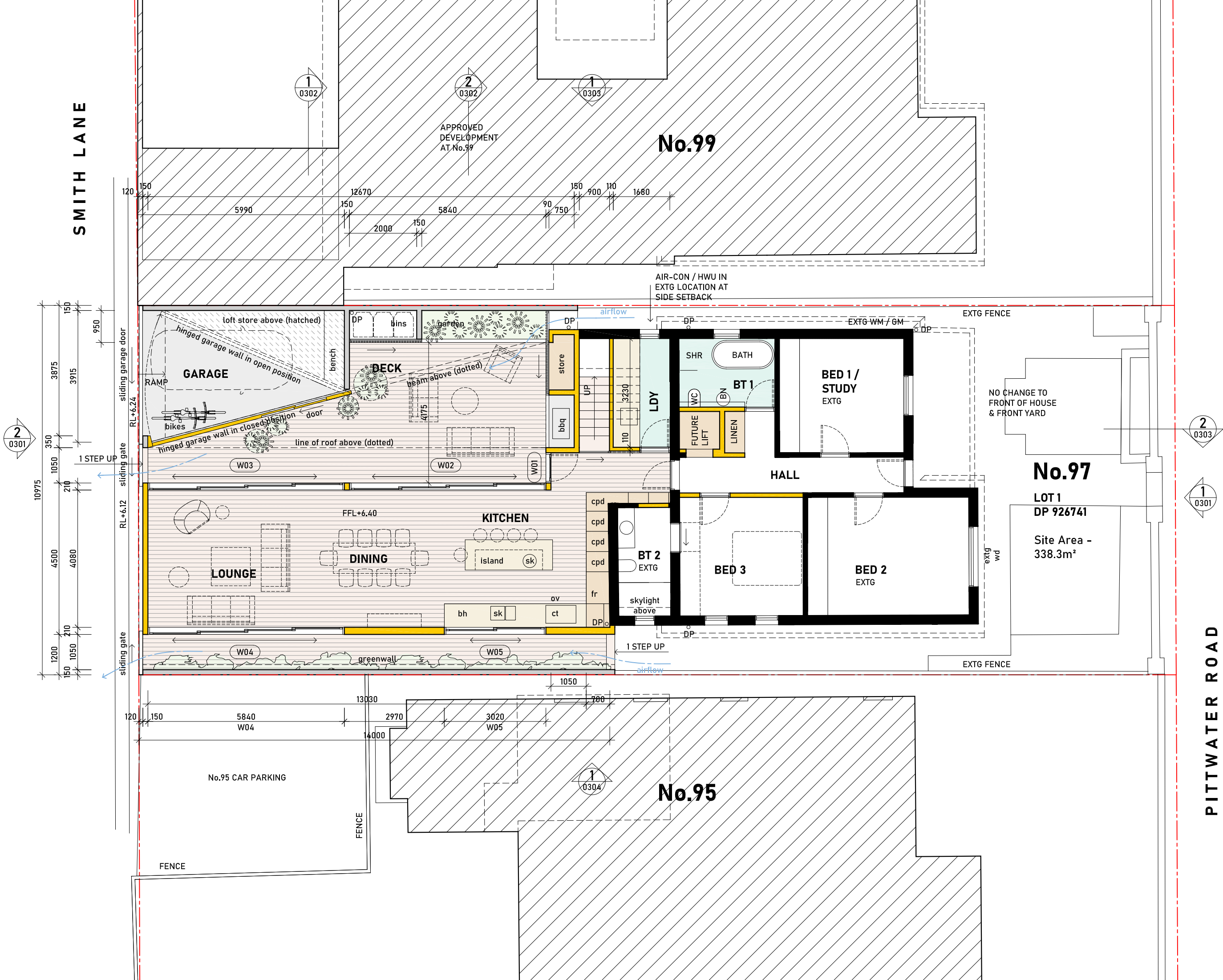
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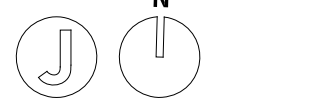
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 - FR FRIDGE
 - GM GAS METER
 - HWU HOT WATER UNIT
 - LDY LAUNDRY
 - SHR SHOWER
 - SK SINK
 - WC TOILET
 - WM WATER METER
- REFER TO MATERIALS BOARD FOR DESCRIPTION OF EXTERNAL MATERIALS



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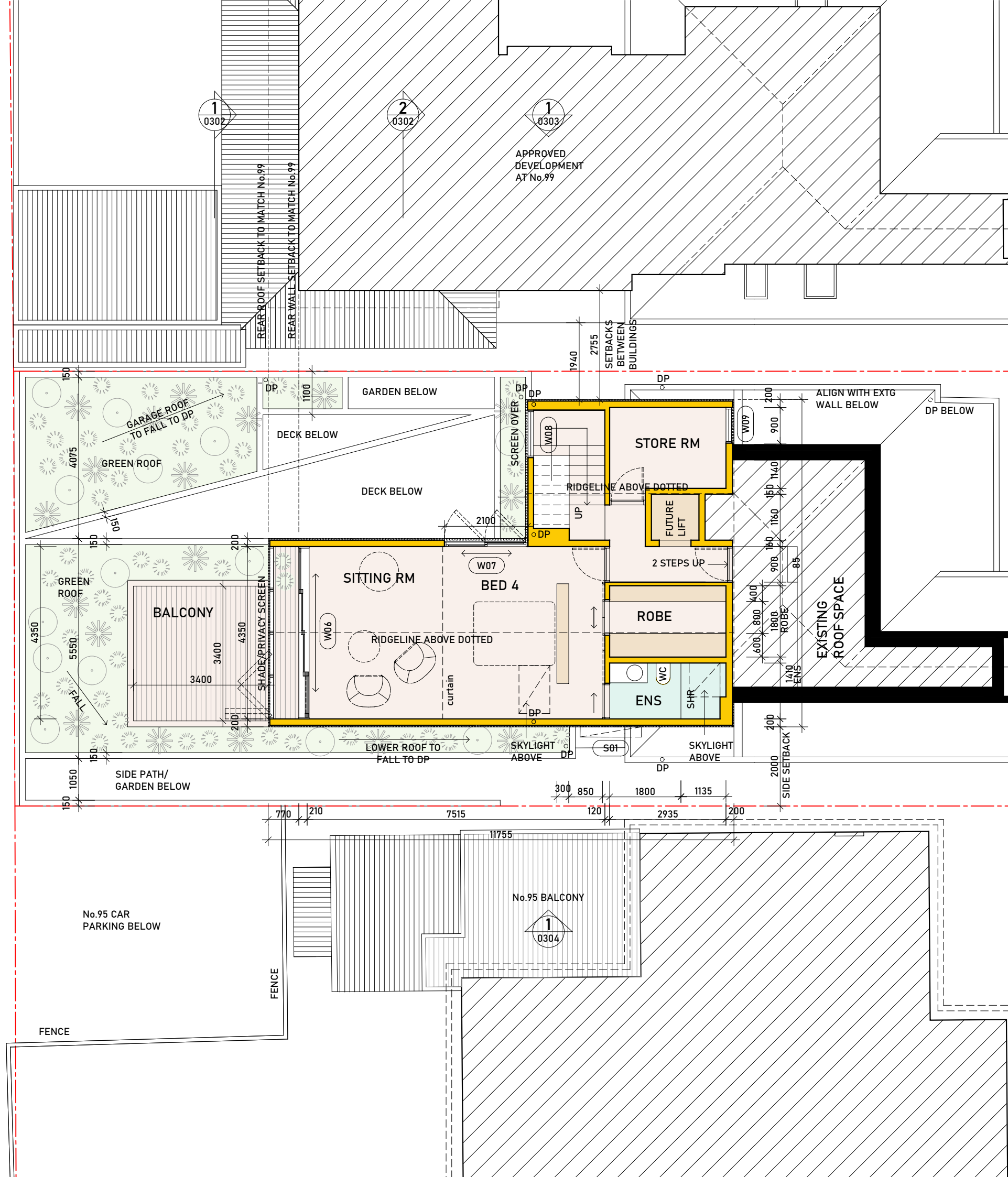
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GROUND FLOOR PLAN

SCALE 1:100 (A3)
DATE 04.07.25

DWG NO 02 02 01
REV H



No.99

No.97

LOT 1
DP 926741

Site Area -
338.3m²

No.95

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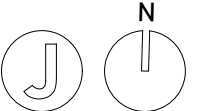
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FIRST FLOOR PLAN

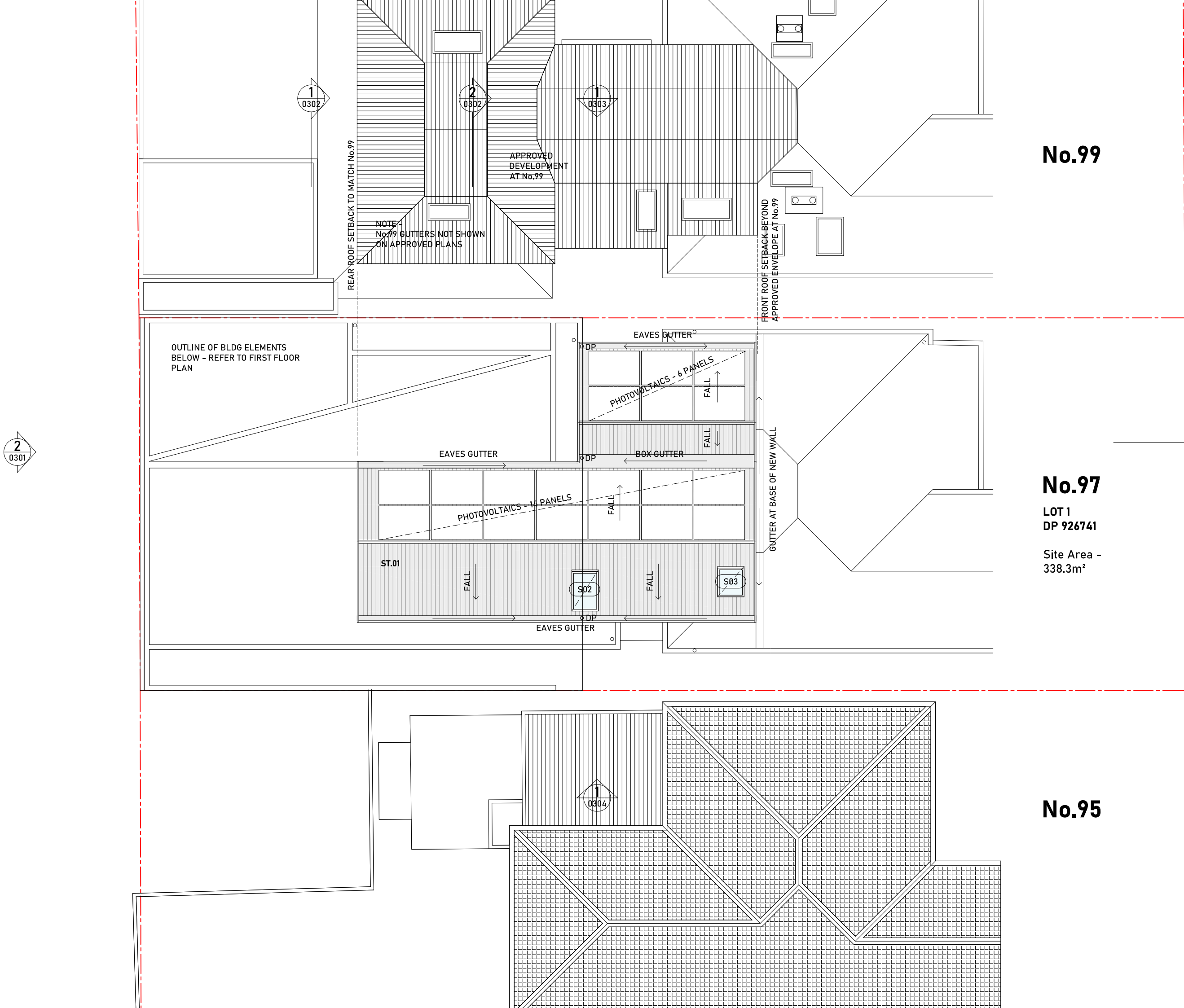
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02 02 02

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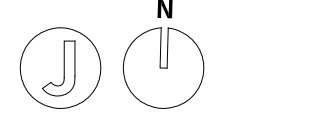
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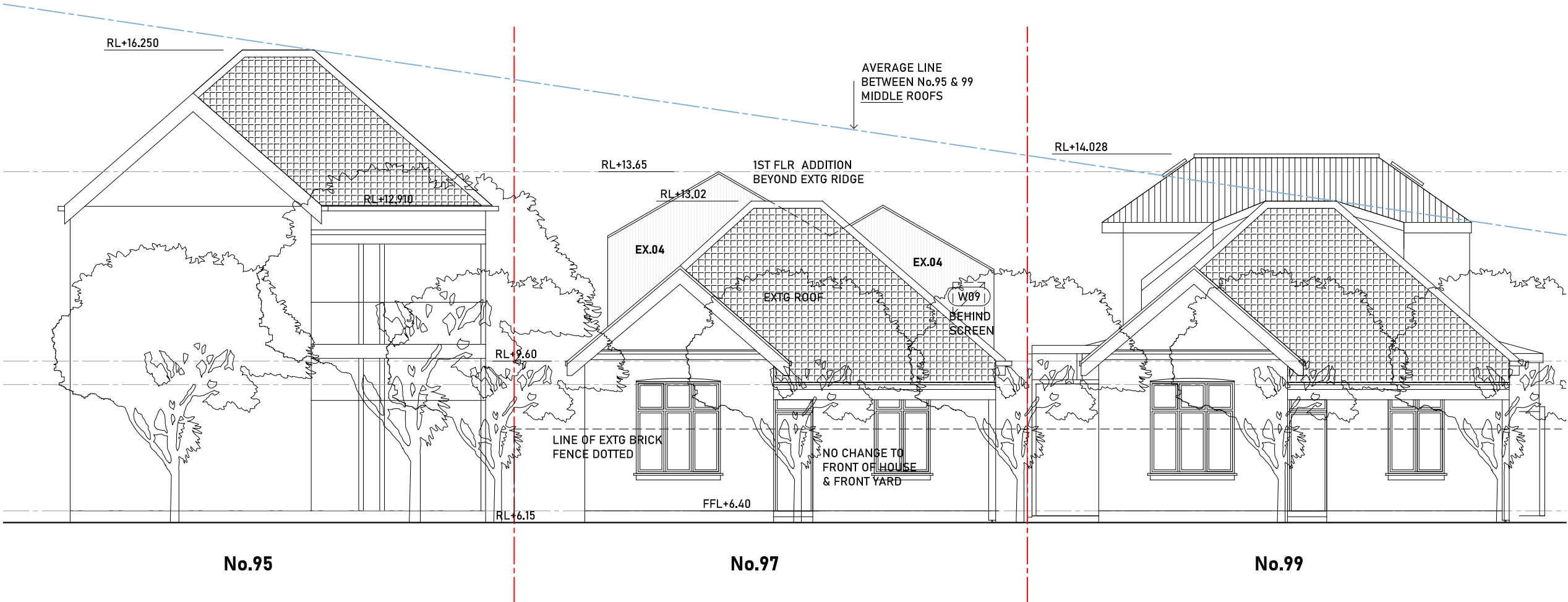
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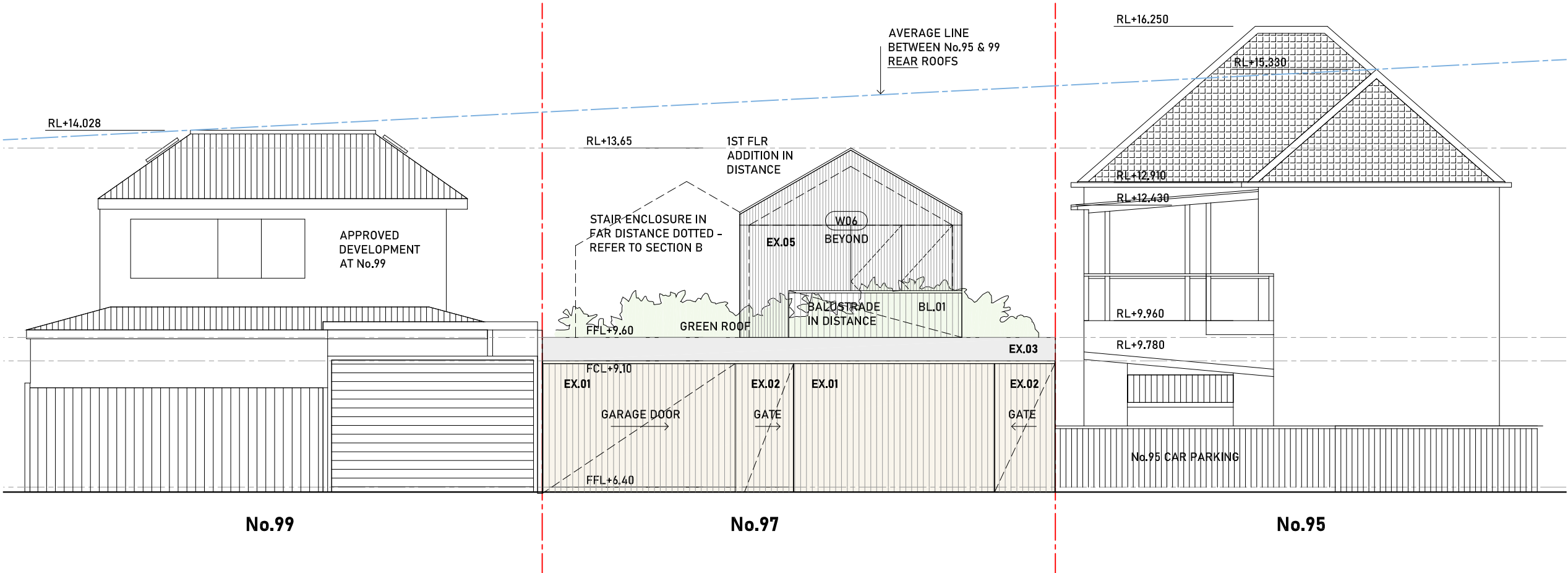
ROOF PLAN

SCALE 1:100 (A3)
DATE 04.07.25

DWG NO 02 02 03
REV H



1 | EAST ELEVATION (PITTWATER ROAD)



2 | WEST ELEVATION (SMITH LANE)

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DWG TITLE

EAST & WEST ELEVATIONS

SCALE 1:100 (A3)
DATE 04.07.25

DWG NO

REV

02 03 01 F

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MATERIALS



02 03 02 D



02 03 02 D

PITTWATER ROAD

PITTWATER ROAD

SMITH LANE

1 | NORTH ELEVATION

2 | SECTION C

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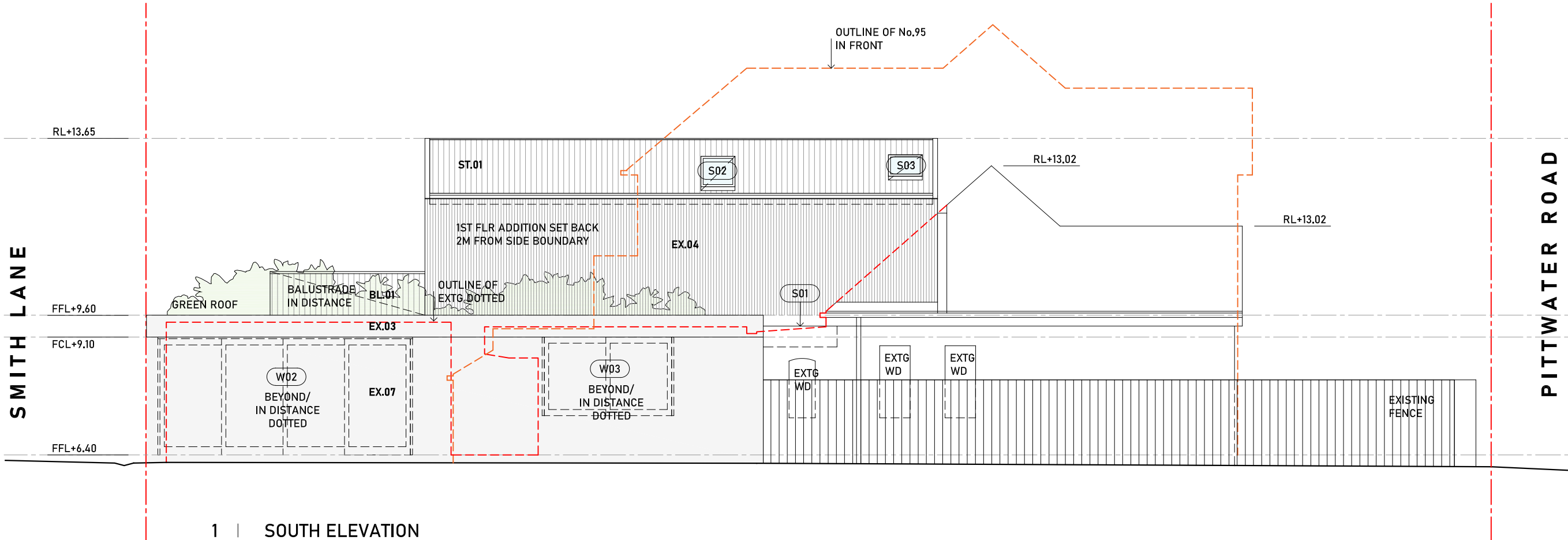
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DWG TITLE
**NORTH ELEVATION
SECTION C**

SCALE 1:100 (A3)
DATE 27.06.25

DWG NO
02 03 03
REV
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DWG TITLE

SOUTH ELEVATION

SCALE 1:100 (A3)
DATE 14.06.25

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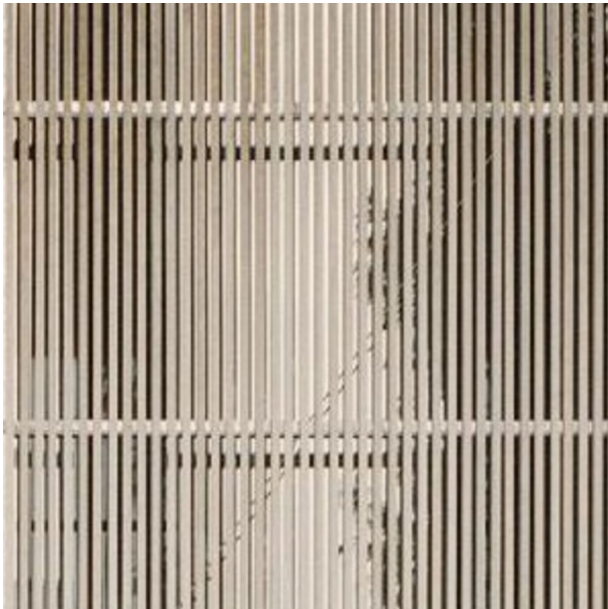
REV

02 03 04 D



EX.01
TIMBER BATTEN ON BOARD

NATURAL FINISH
SELECTED SEALER EQUAL TO
CUTEK WOOD PRESERVATIVE
OR CUTEK EXTREME CD50



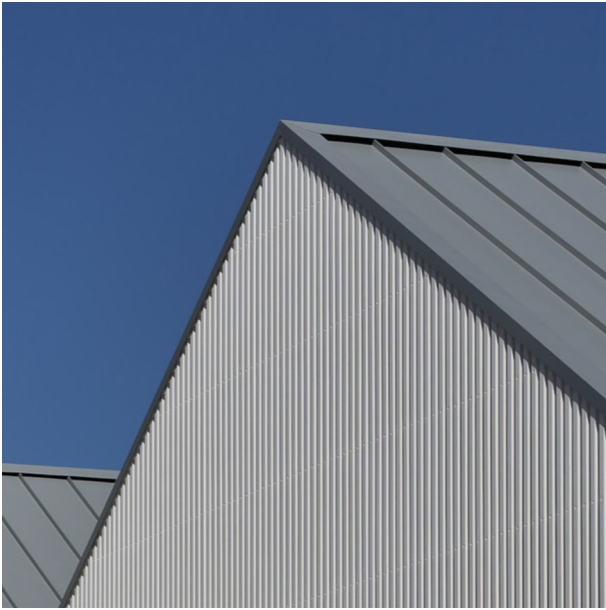
EX.02
TIMBER BATTEN SCREEN

NATURAL FINISH
TO MATCH EX.01
COMPONENT SIZES & SPACING TO MATCH EX.01



EX.03
OFF-FORM CONCRETE

NATURAL FINISH
GREEN ROOF ABOVE



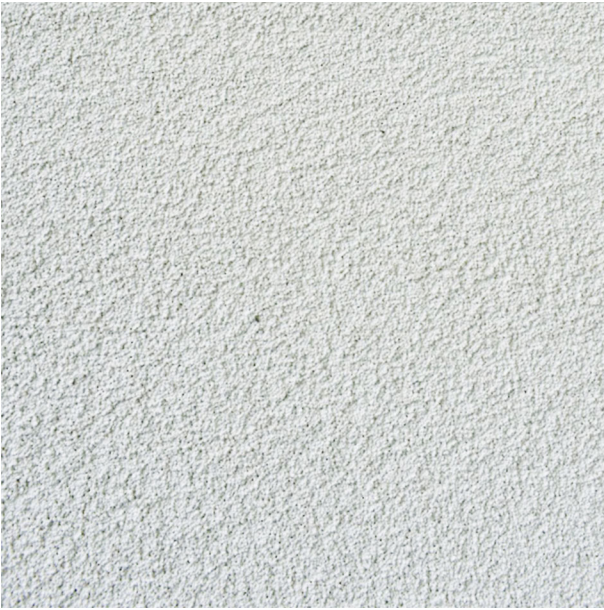
EX.04
TIMBER BATTEN ON BOARD

PAINT FINISH
DULUX NATURAL WHITE



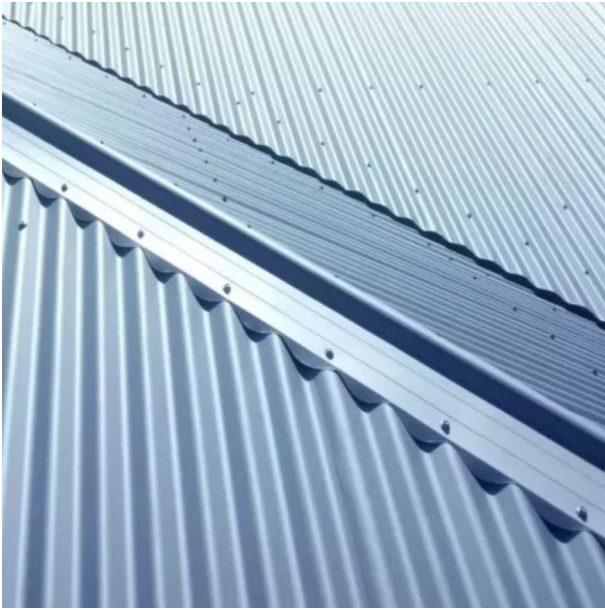
EX.05
TIMBER BATTEN SCREEN

NATURAL FINISH
TO MATCH EX.04
COMPONENT SIZES & SPACING TO MATCH EX.04



EX.07
MASONRY, RENDERED

NATURAL FINISH
OR SELECTED PAINT FINISH
AS AGREED WITH
NEIGHBOURS



ST.01
CORRUGATED METAL SHEETING

LYSAGHTS CUSTOM ORB
ZINCALUME

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REFER TO MATERIALS BOARD FOR
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MATERIALS



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**LOT 1
DP 926741**

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DWG TITLE

VIEW 1

SCALE -
DATE 16.07.25

DWG NO 02 04 05

REV A



SMITH LANE ELEVATION
GARAGE DOOR OPEN / HINGED GARAGE WALL OPEN

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VIEW 2

SCALE -
DATE 16.07.25

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02 04 06

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SMITH LANE ELEVATION

GARAGE DOOR CLOSED / PEDESTRIAN GATE PART OPEN

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VIEW 3

SCALE	-	REV
DATE	16.07.25	
DWG NO		

02 04 07**A**



PITTWATER ROAD ELEVATION

VIEW FROM OPPOSITE FOOTPATH - NO CHANGE

COMPLY WITH RELEVANT CODES, STANDARDS & AUTHORITIES REQUIREMENTS.

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MANLY NSW 2095
LOT 1
DP 926741

FOR M & J WILLSON
PROJECT NO

2401

JON JACKA
ARCHITECTS PTY LTD
403/3 Barwon Park Rd
St Peters NSW 2044
ph 0430 911 360
mail@jonjacka.com
NSW Reg No. 8167

DWG TITLE
VIEW 4

SCALE -
DATE 16.07.25

DWG NO
02 04 08

REV
A



PITTWATER ROAD ELEVATION

VIEW OVER FENCE FROM ADJACENT FOOTPATH

COMPLY WITH RELEVANT CODES, STANDARDS & AUTHORITIES REQUIREMENTS.

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VIEW 5

SCALE -
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LEGEND

BH BENCH
BN BASIN
BT BATHROOM
CT COOKTOP
CPD CUPBOARD
DP DOWNPIPE
ENS ENSUITE
EXTG EXISTING
FR FRIDGE
GM GAS METER
HWU HOT WATER UNIT
LDY LAUNDRY
SHR SHOWER
SK SINK
WC TOILET
WM WATER METER

REFER TO MATERIALS BOARD FOR DESCRIPTION OF EXTERNAL MATERIALS

N

J

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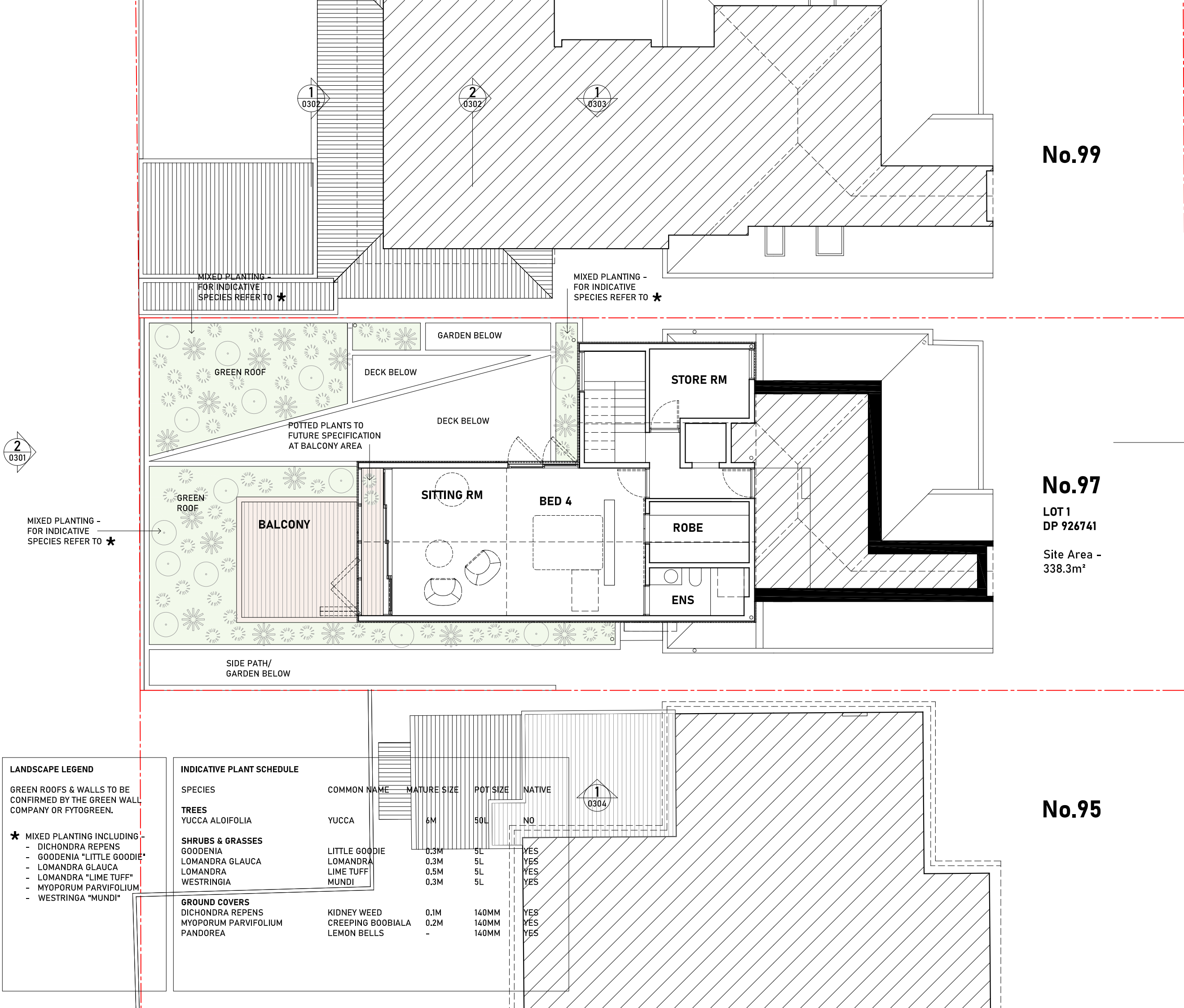
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DWG TITLE

**LANDSCAPE PLAN
GROUND FLOOR**

SCALE 1:100 (A3)
DATE 27.06.25

DWG NO 02 05 01
REV A



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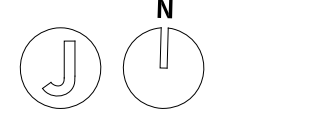
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FR FRIDGE
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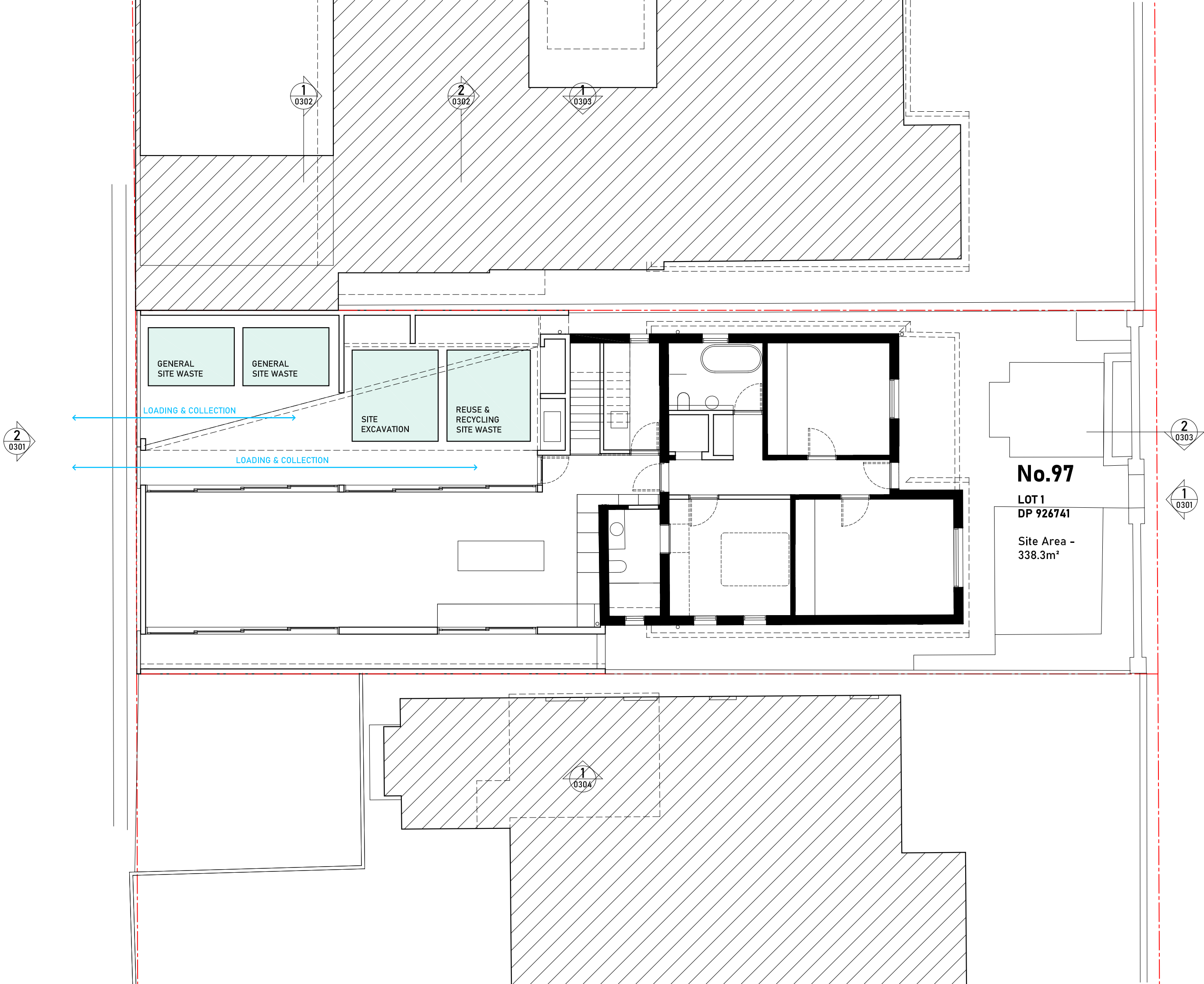
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mail@jonjacka.com
NSW Reg No. 8167

DWG TITLE

**LANDSCAPE PLAN
FIRST FLOOR**

SCALE 1:100 (A3)
DATE 27.06.25

DWG NO 02 05 02
REV A



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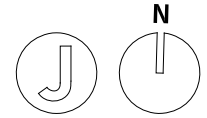
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DWG TITLE

WASTE MANAGEMENT PLAN

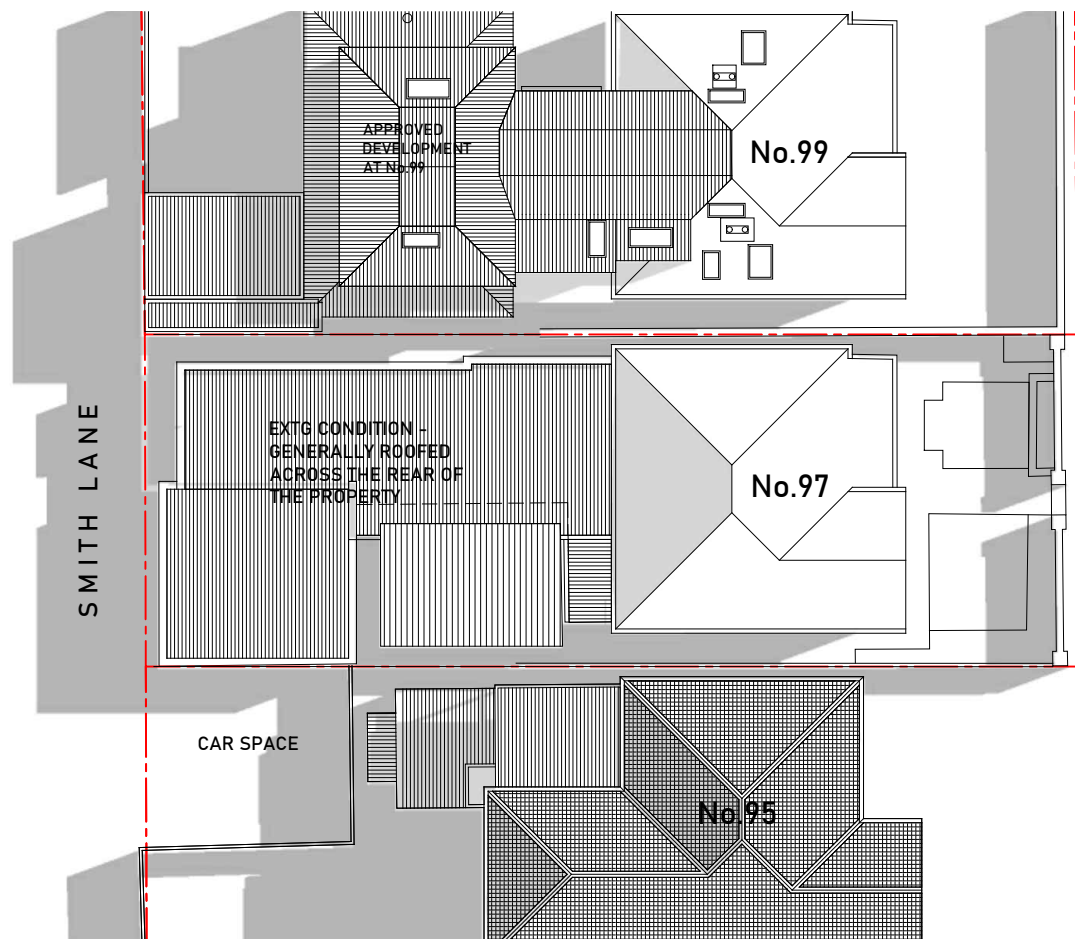
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DATE 27.06.25

DWG NO

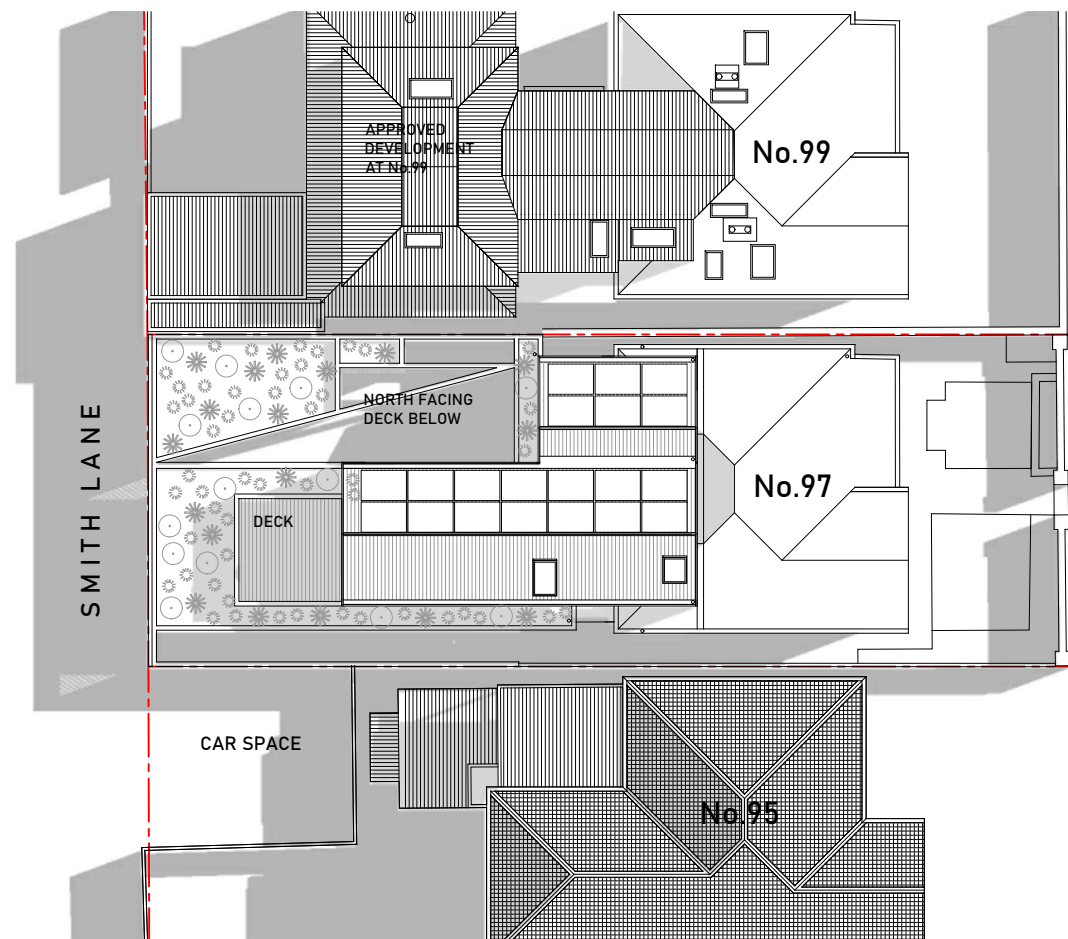
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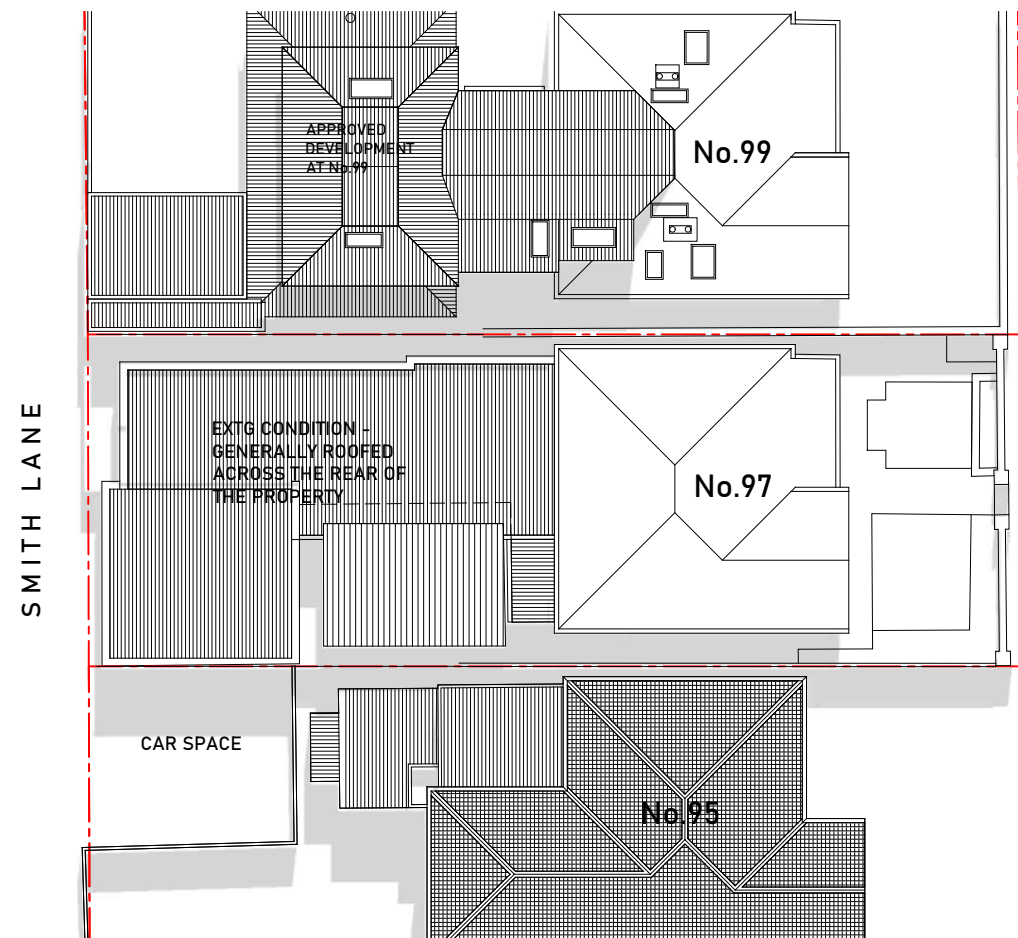
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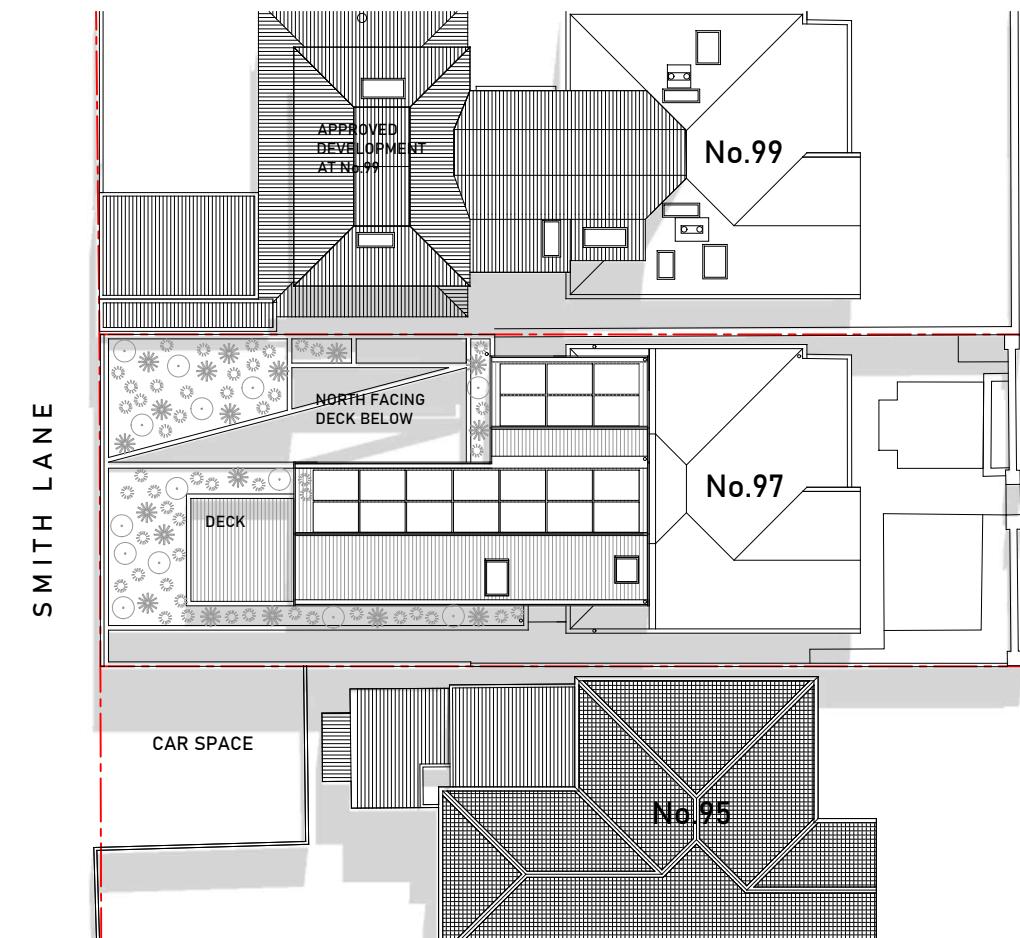
EXISTING - JUNE 21 - 9AM



PROPOSED - JUNE 21 - 9AM



EXISTING - JUNE 21 - 12PM



PROPOSED - JUNE 21 - 12PM

COMPLY WITH RELEVANT CODES, STANDARDS & AUTHORITIES REQUIREMENTS.

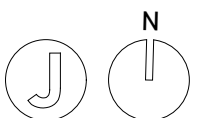
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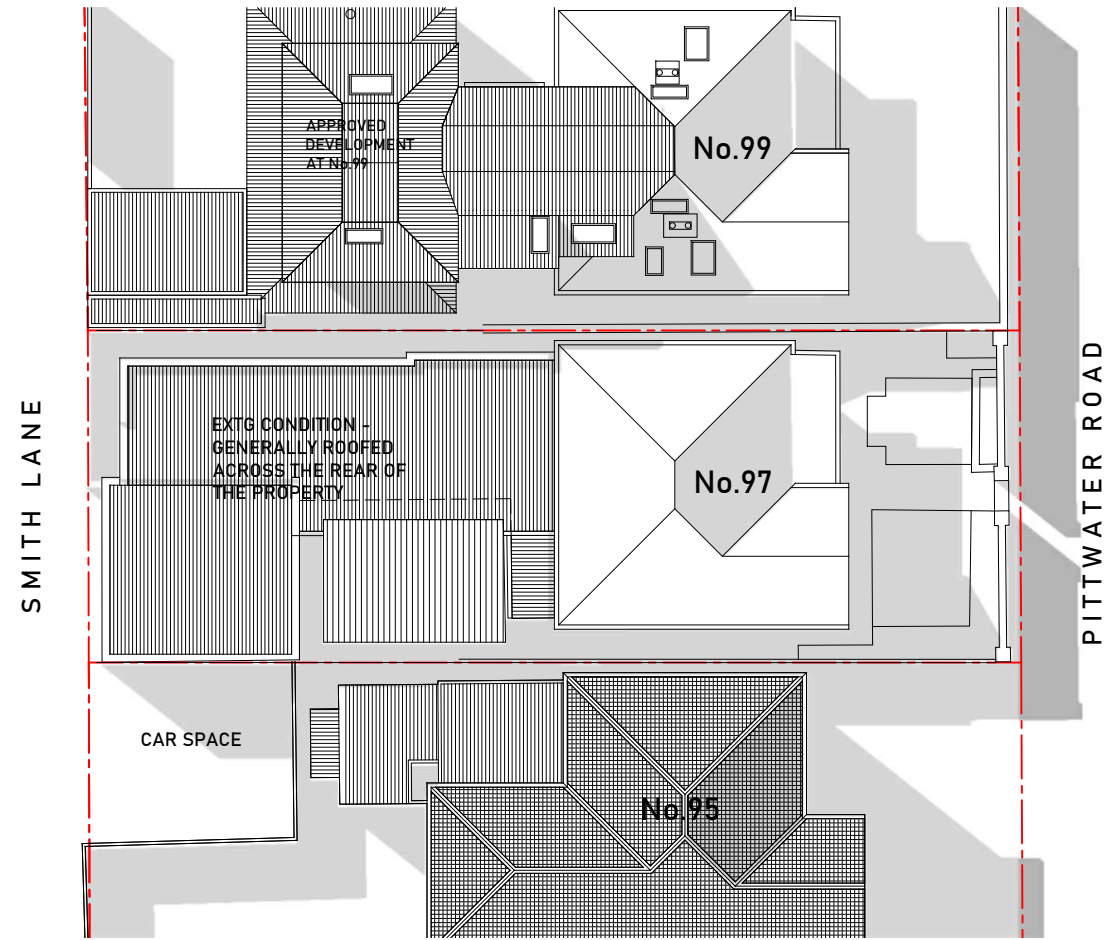
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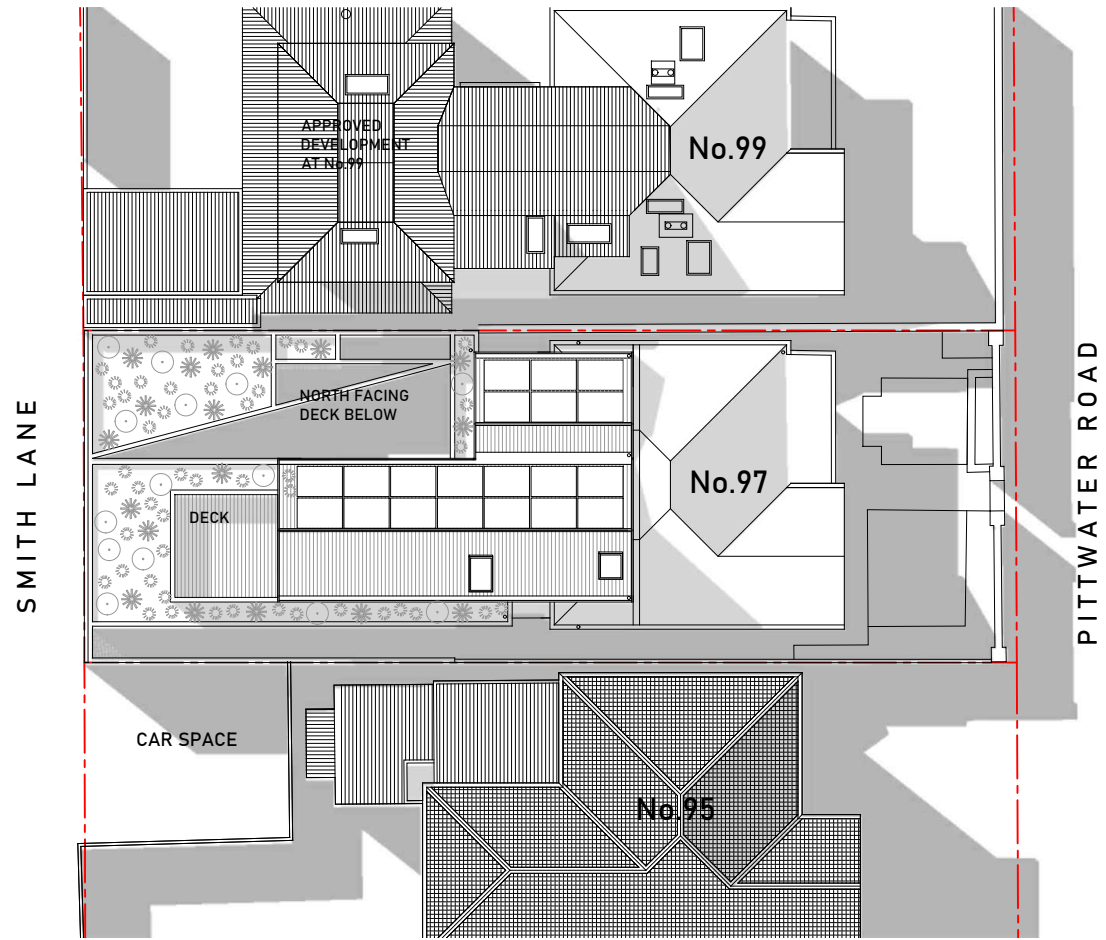
DWG TITLE
**SHADOW DIAGRAMS -
JUNE 21 - 9AM, 12PM**

SCALE 1:250 (A3)
DATE 07.07.25

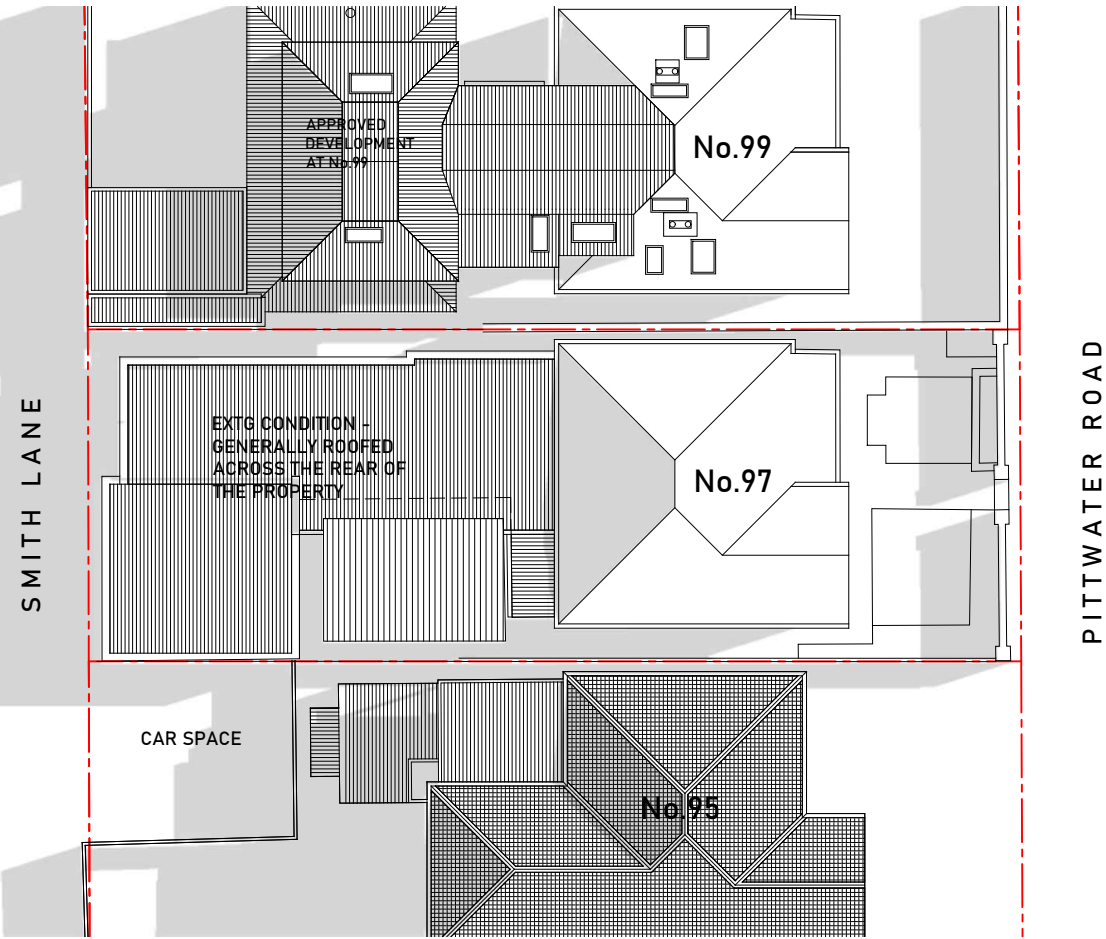
DWG NO
02 05 01
REV
A



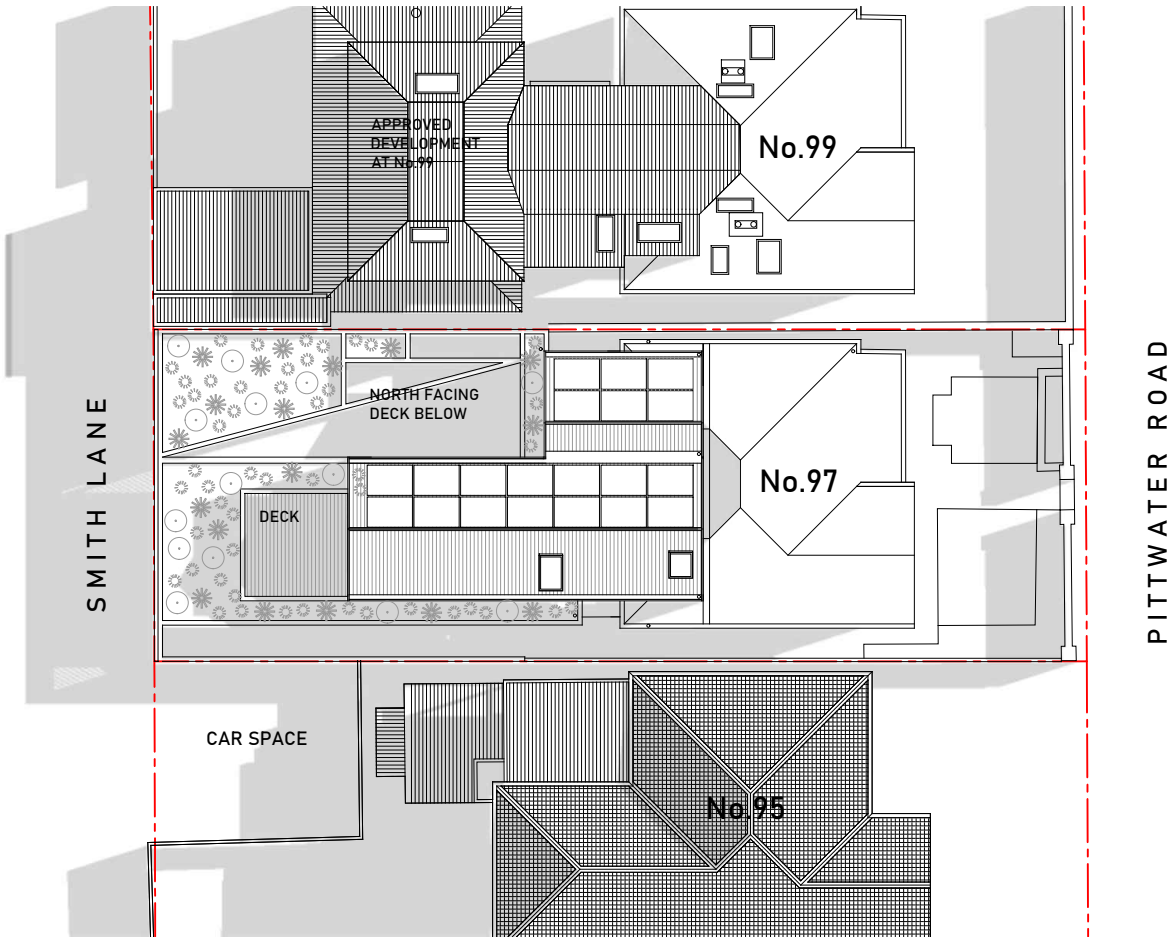
EXISTING - JUNE 21 - 3PM



PROPOSED - JUNE 21 - 3PM



EXISTING - MARCH/SEPT 22 - 9AM



PROPOSED - MARCH/SEPT 22 - 9AM

COMPLY WITH RELEVANT CODES, STANDARDS & AUTHORITIES REQUIREMENTS.

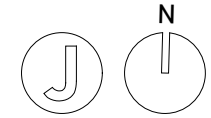
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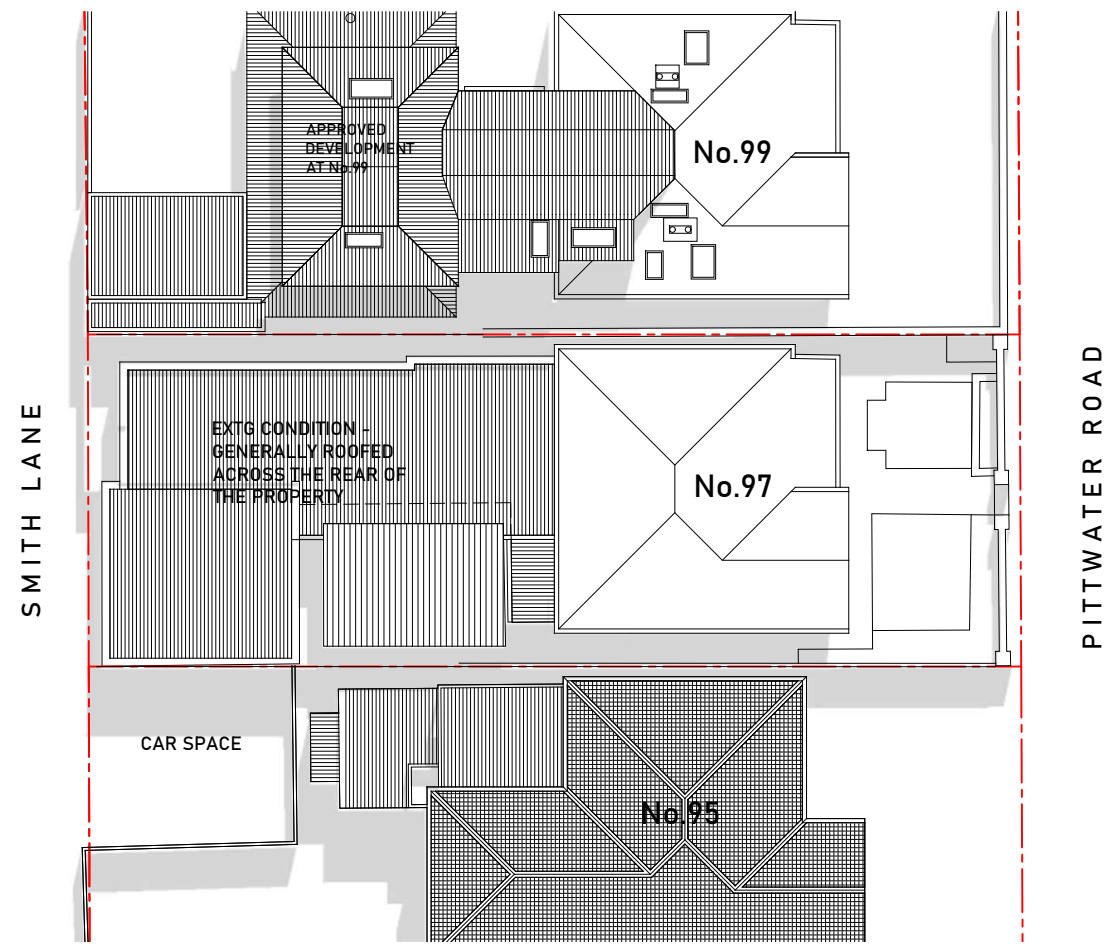
SHADOW DIAGRAMS -
JUNE 21 - 3PM
MARCH/SEPT 22 - 9AM

SCALE 1:250 (A3)
DATE 07.07.25

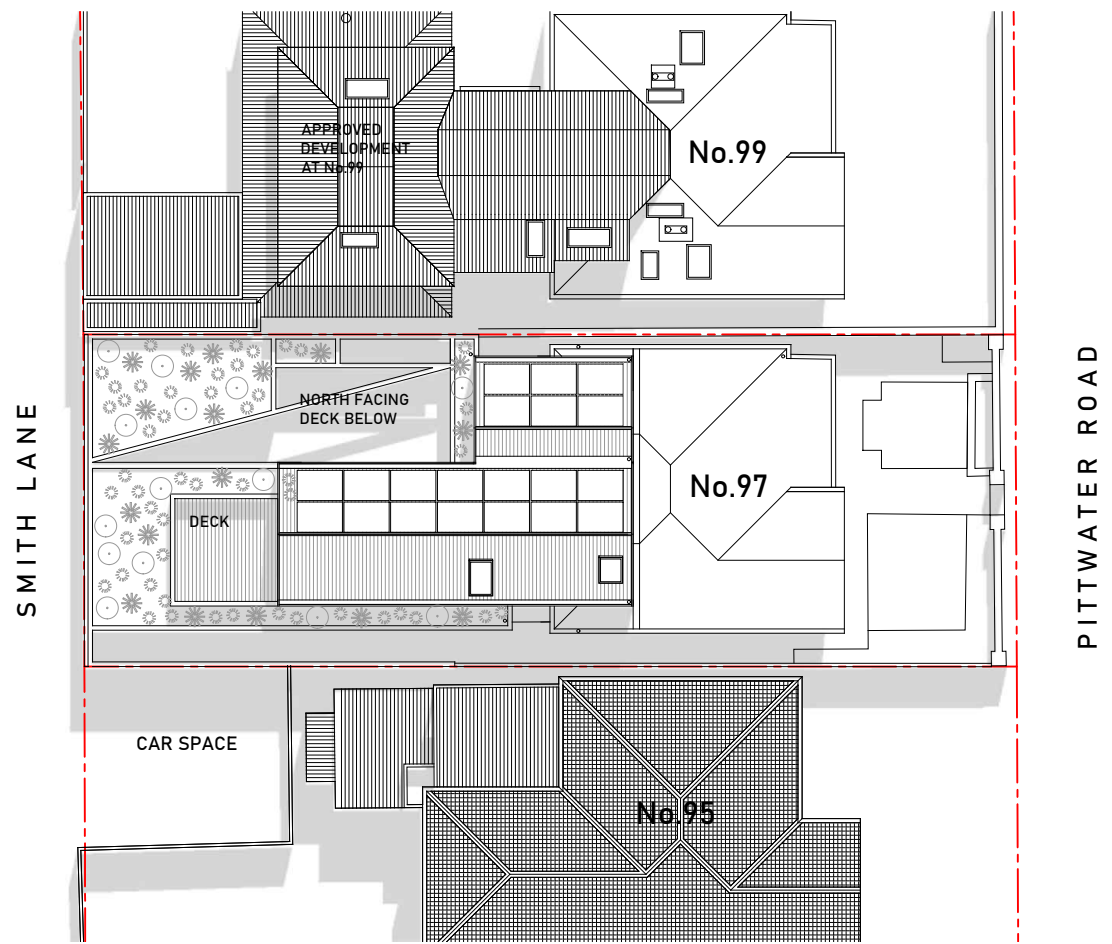
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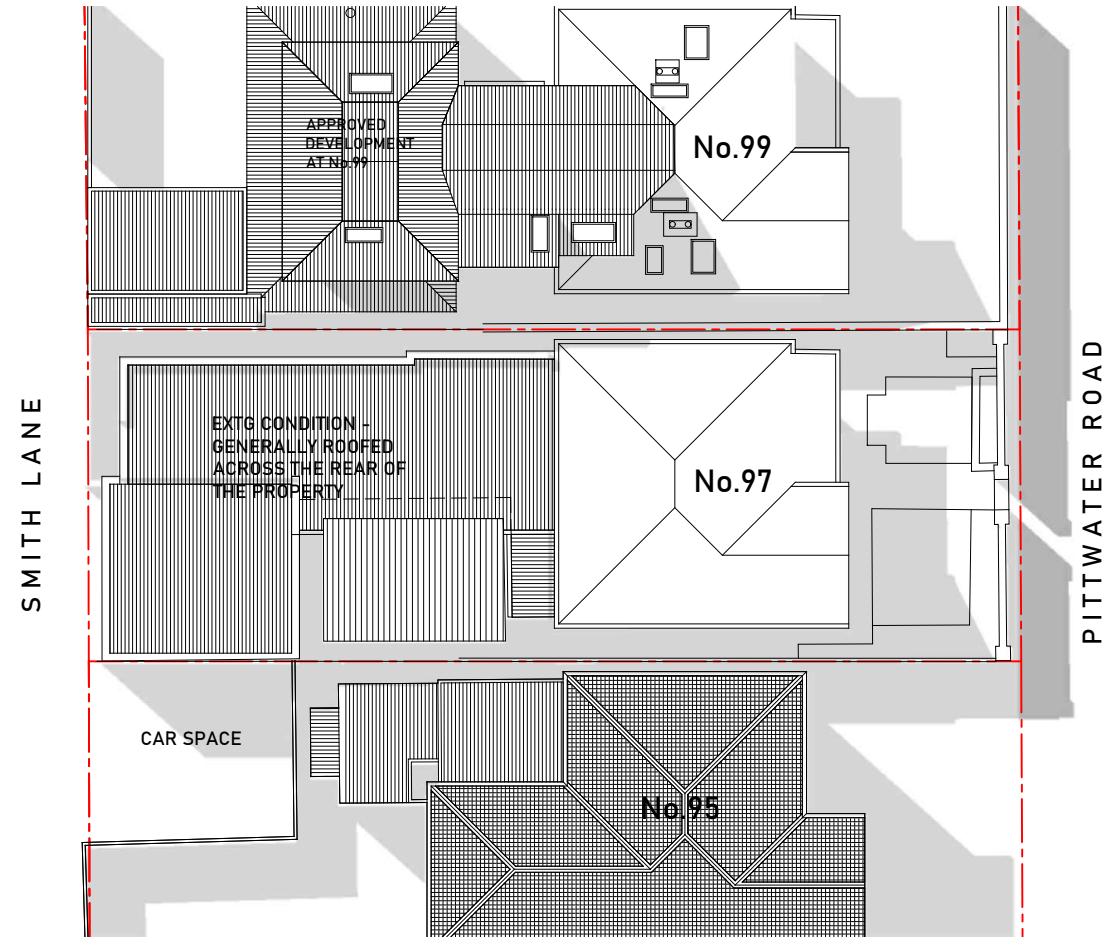
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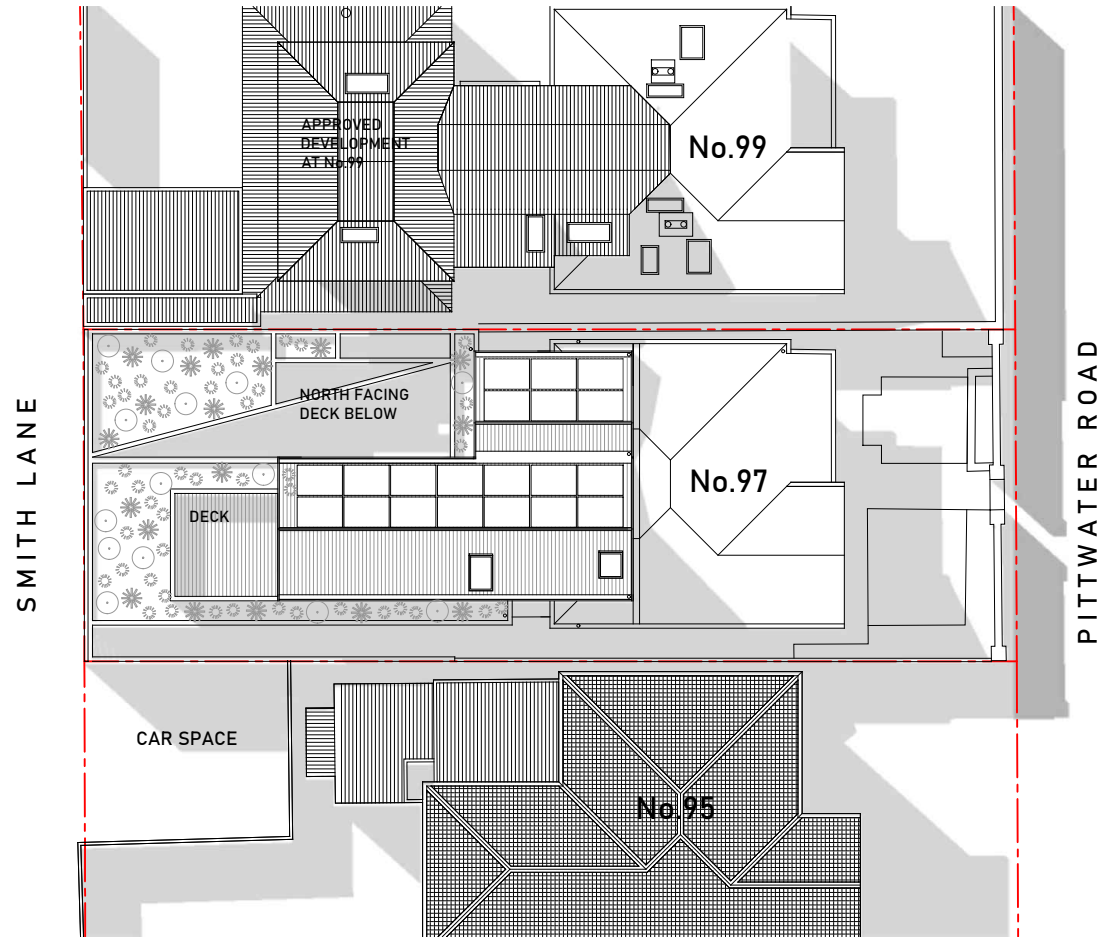
EXISTING - MARCH/SEPT - 12PM



PROPOSED - MARCH/SEPT - 12PM



EXISTING - MARCH/SEPT 22 - 3PM



PROPOSED - MARCH/SEPT 22 - 3PM

COMPLY WITH RELEVANT CODES, STANDARDS & AUTHORITIES REQUIREMENTS.

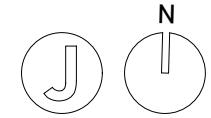
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DWG TITLE

SHADOW DIAGRAMS -
MARCH/SEPT 22 -
12PM, 3PM

SCALE 1:250 (A3)
DATE 07.07.25

DWG NO

REV

02 05 03 A