




Landscape Plan Existing  
1:200

ALL TIMBER FRAMING,  
MEMBERS  
AND FOOTINGS TO  
ENGINEERS DETAILS


EXISTING SITE  
SERVICES TO BE USED

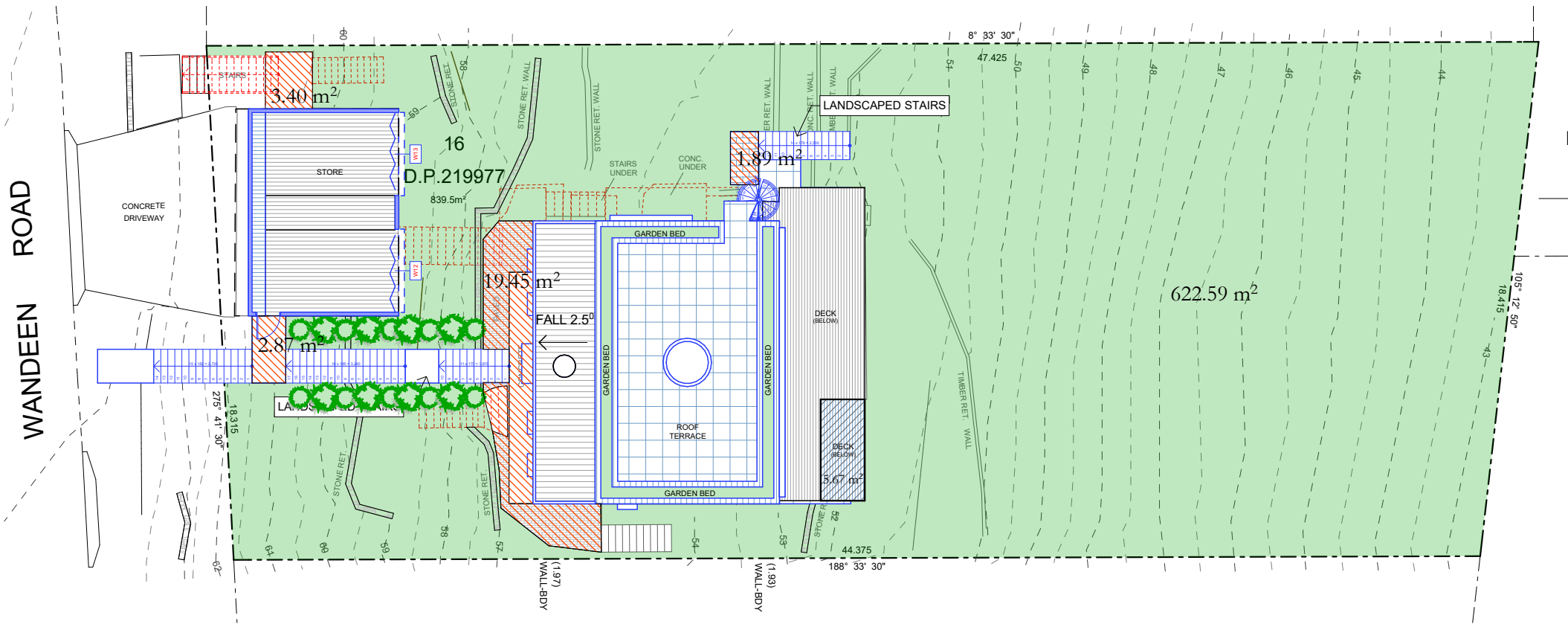
SITE AREA 839.5m²

MIN. LANDSCAPED AREA 60% = 503.7m²

	LANDSCAPED AREA EXISTING	= 623.48m²
	LANDSCAPED AREA PROPOSED	= 622.59m²
	IMPERVIOUS AREA ALLOWANCE	= 27.61m² (3.2%)

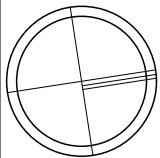
LANDSCAPED AREA COMPLIES = 650.2m² (77.45%)

 No Increase in impervious areas by 50m². No OSD required for alterations. New downpipes connected to existing stormwater line & discharged to existing stormwater drainage system. Adequacy of existing system to be checked by stormwater engineer at construction stage.



Landscape Plan Proposed  
1:200

Date :	Issue :	Description :






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



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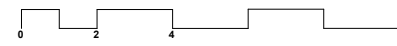
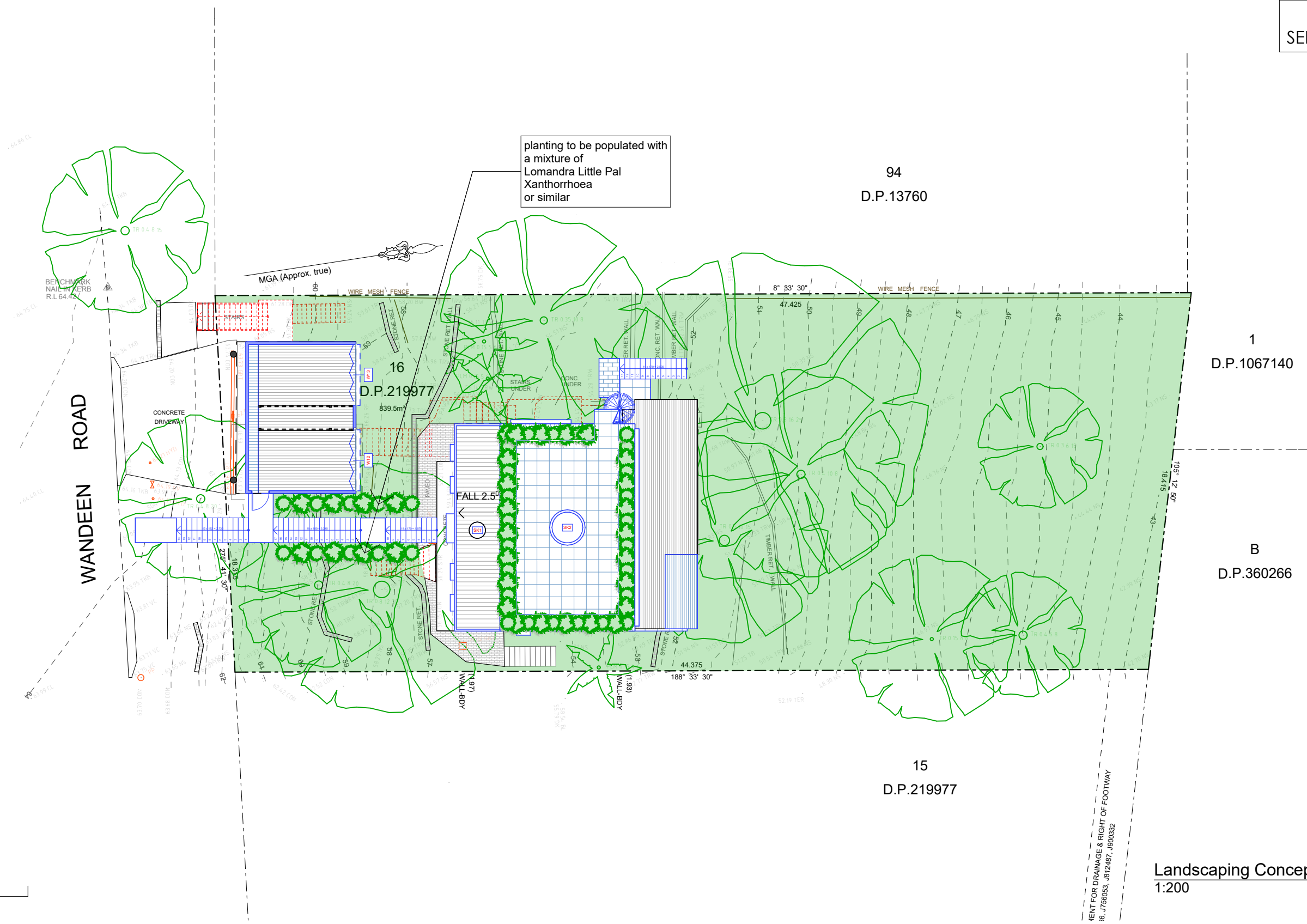
Project : Additions & Alterations  
DA  
44 Wandeen Rd, Clareville  
Lot 16 in DP 219977 - 839.5m²  
Client : Private Residence  
Drawing : - Landscape Area Plan

 = Proposed Work  
 = Demolition  
 = Existing

Drawn/Designed : PB  
Project Number : 2321  
Drawing No. : DA15  
Date : 070425  
Scale : 1:200 @ A3  
Issue :

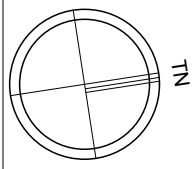
ALL TIMBER FRAMING,  
MEMBERS  
AND FOOTINGS TO  
ENGINEERS DETAILS

EXISTING SITE  
SERVICES TO BE USED



Landscaping Concept Plan  
1:200

Date :	Issue :	Description :



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**NORTHERN  
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Project : Additions & Alterations  
DA  
44 Wandeen Rd, Clareville  
Lot 16 in DP 219977 - 839.5m2  
Client : Private Residence  
Drawing : - Landscaping Concept Plan

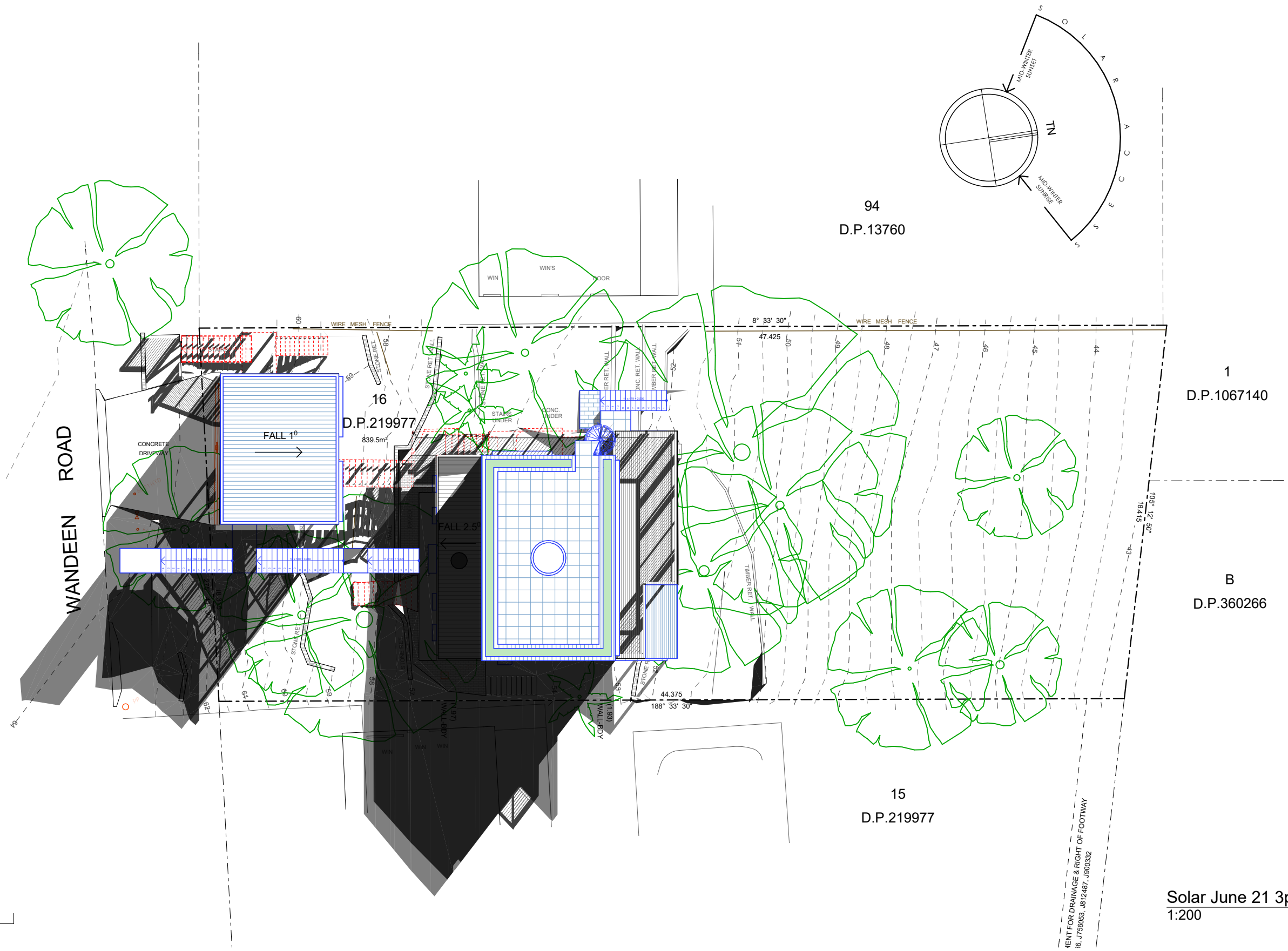
- = Proposed Work
- = Demolition
- = Existing

Drawn/Designed : PB	Date : 070425
Project Number : 2321	Scale : 1:200 @ A3
Drawing No. : <b>DA16</b>	Issue :

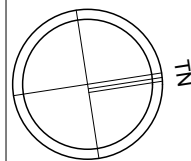








Date :	Issue :	Description :



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Project : Additions & Alterations  
DA  
44 Wandeen Rd, Clareville  
Lot 16 in DP 219977 - 839.5m2  
Client : Private Residence  
Drawing : - Solar June 21 - 3pm

■ = Proposed Work  
■ = Demolition  
■ = Existing

Drawn/Designed : PB

Project Number : 2321

Drawing No. : DA19

Date : 070425

Scale : 1:100 @ A3

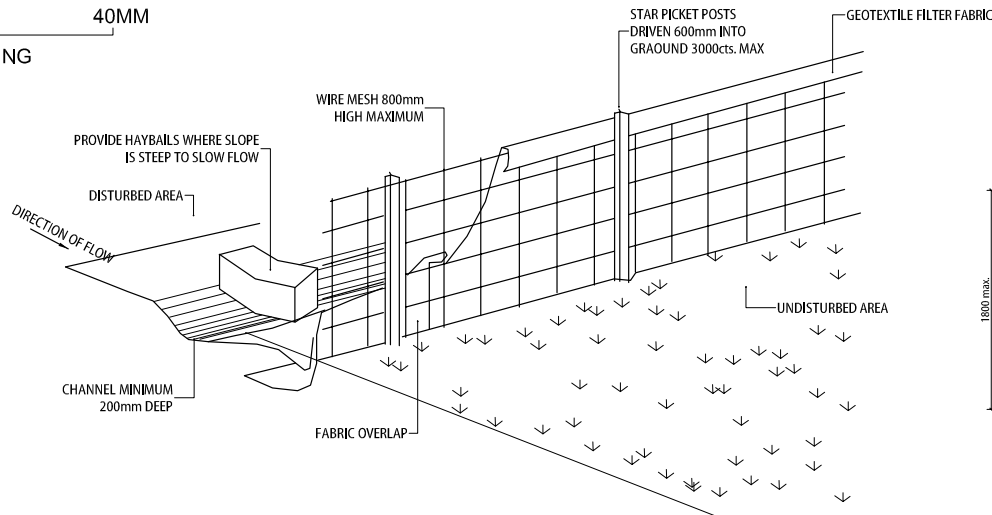
Issue :

Solar June 21 3pm  
1:200

ALL TIMBER FRAMING,  
MEMBERS  
AND FOOTINGS TO  
ENGINEERS DETAILS

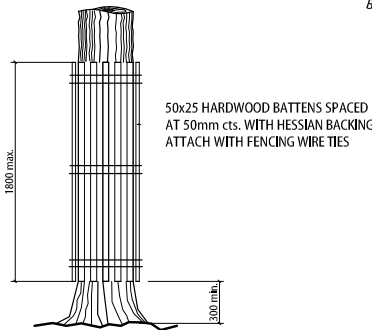
EXISTING SITE  
SERVICES TO BE USED

0 5 10 20 40MM  
SCALE FOR PRINTING  
PURPOSE ONLY



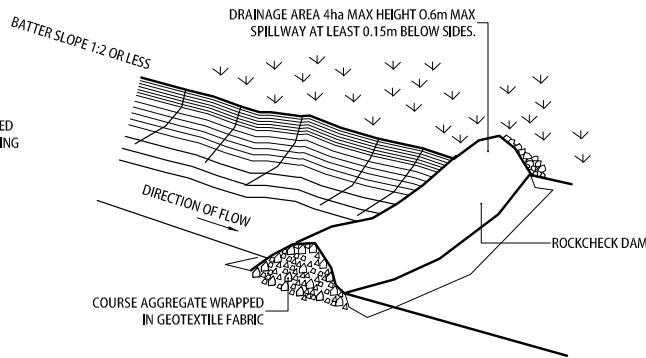
TYPICAL SEDIMENT FENCE

SCALE NTS



TYPICAL TREE PROTECTION

SCALE NTS



TYPICAL DIVERSION CHANNEL

SCALE NTS

#### Vehicle Movements

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS.

ACCESS POINTS AND APRKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE AS SOON AS POSSIBLE AFTER THEIR FORMATION.

WHERE SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION.

ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORWATER SYSTEM. ALL POLLUTED WATER MUST BE RETAINED ON SITE FOR TREATMENT BEFORE IT IS DISCHARGED INTO THE STORMWATER SYSTEM.

NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE.

ALL VEHIICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN TAHT AREA.

#### Sediment Traps

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

#### Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE.

ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

#### Erosion & Sediment Controls

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

#### Dust Control

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES.

APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST. CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION.

WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST.

EARTH MOVONG ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

#### Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

#### Topsoil Management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUECCED BY EITHER SLASHING OR MOWING.

ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE.

SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT.

IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

#### Building Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

#### Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

Date :	Issue :	Description :

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Project : Additions & Alterations  
DA  
44 Wandeen Rd, Clareville  
Lot 16 in DP 219977 - 839.5m2  
Client : Private Residence

■ = Proposed Work  
■ = Demolition  
■ = Existing

Drawing : - Sediment & Erosion Control Plan

Drawn/Designed : PB

Project Number : 2321

Drawing No. : DA20

Date : 070425

Scale :

Issue :

## BASIX™Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

### Alterations and Additions

Certificate number: A1762456\_03

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 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Monday, 07 April 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	44 Wandeen Rd_03
Street address	44 WANDEEN Road CLAREVILLE 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP219977
Lot number	16
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Bodill Ventures Pty Ltd	
ABN (if applicable): 13615431797	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	

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 with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

BASIX Certificate number:A1762456\_03

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
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.	✓	✓	✓

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			
W1	E	1.47	6.65	2.27	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	N	6.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	N	5.32	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	N	5.32	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	W	6.13	7.83	7.77	projection/ height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Date :	Issue :	Description :

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Project : Additions & Alterations  
DA  
44 Wandeen Rd, Clareville  
Lot 16 in DP 219977 - 839.5m2  
Client : Private Residence  
Drawing : - BASIX

■ = Proposed Work  
■ = Demolition  
■ = Existing

Drawn/Designed : PB  
Project Number : 2321  
Drawing No. : DA21  
Date : 070425  
Scale :  
Issue :



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			
W6	N	14.44	9.56	4.1	projection/ height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	N	14.44	18.84	5.8	projection/ height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8	S	1.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W9	S	1.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W10	S	1.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

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			
W11	S	1.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Glazed roofs						
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.				✔	✔	✔
The following requirements must also be satisfied in relation to each glazed roof:					✔	✔
Glazed roofs glazing requirements						
Glazed roof number	Area of glazing (m2)	Shading device	Glass type			
SK1	0.5	no shading	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Date :	Issue :	Description :

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Lot 16 in DP 219977 - 839.5m2  
Client : Private Residence  
Drawing : - **BASIX**

= Proposed Work  
 = Demolition  
 = Existing

Drawn/Designed : PB

Project Number : 2321

Drawing No. : **DA22**

Date : 070425

Scale :

Issue :