



ACTION PLANS

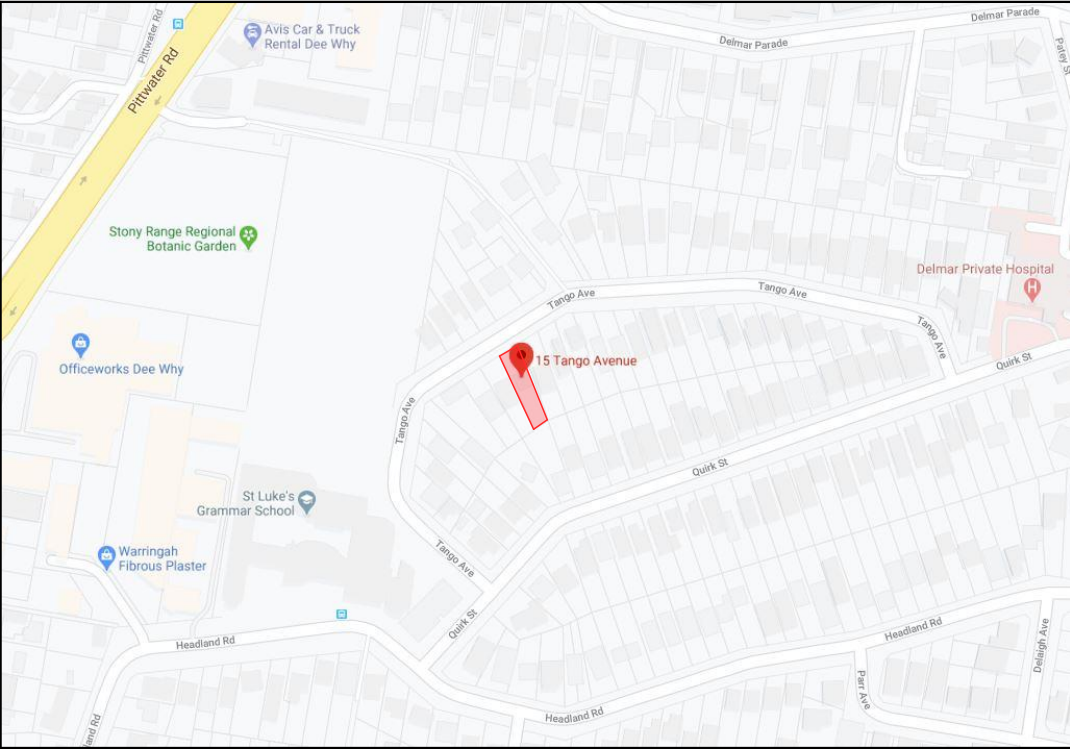
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DEVELOPMENT APPLICATION: **S4.55**

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
MOD00	COVER	27/06/2025
MOD01	SITE ANALYSIS	27/06/2025
MOD02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	27/06/2025
MOD03	EXISTING GROUND FLOOR PLAN	27/06/2025
MOD04	EXISTING FIRST FLOOR PLAN	27/06/2025
MOD05	PROPOSED GARAGE FLOOR PLAN	27/06/2025
MOD06	PROPOSED GROUND FLOOR PLAN	27/06/2025
MOD07	PROPOSED FIRST FLOOR PLAN	27/06/2025
MOD08	NORTH / SOUTH ELEVATION	27/06/2025
MOD09	EAST ELEVATION	27/06/2025
MOD10	WEST ELEVATION	27/06/2025
MOD11	CROSS SECTION	27/06/2025
MOD12	LONG SECTION	27/06/2025
MOD13	DRIVEWAY PLAN / LONG SECTION	27/06/2025
MOD14	AREA CALCULATIONS	27/06/2025
MOD15	SAMPLE BOARD	27/06/2025
MOD16	WINTER SOLSTICE 9 AM	27/06/2025
MOD17	WINTER SOLSTICE 12 PM	27/06/2025
MOD18	WINTER SOLSTICE 3 PM	27/06/2025
MOD19	BASIX COMMITMENTS	27/06/2025

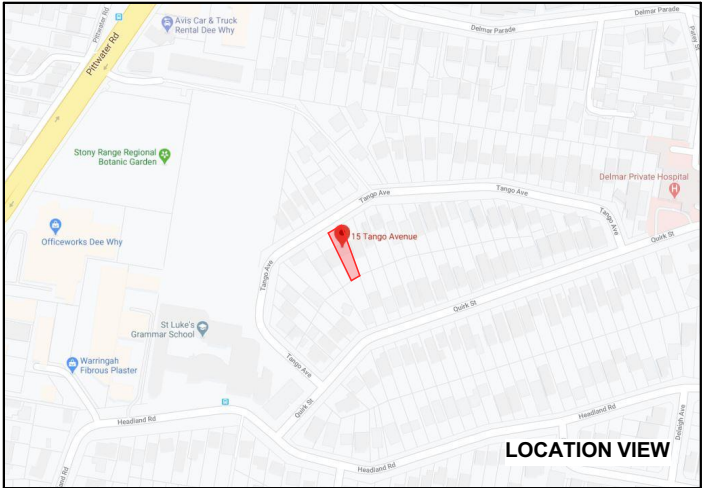
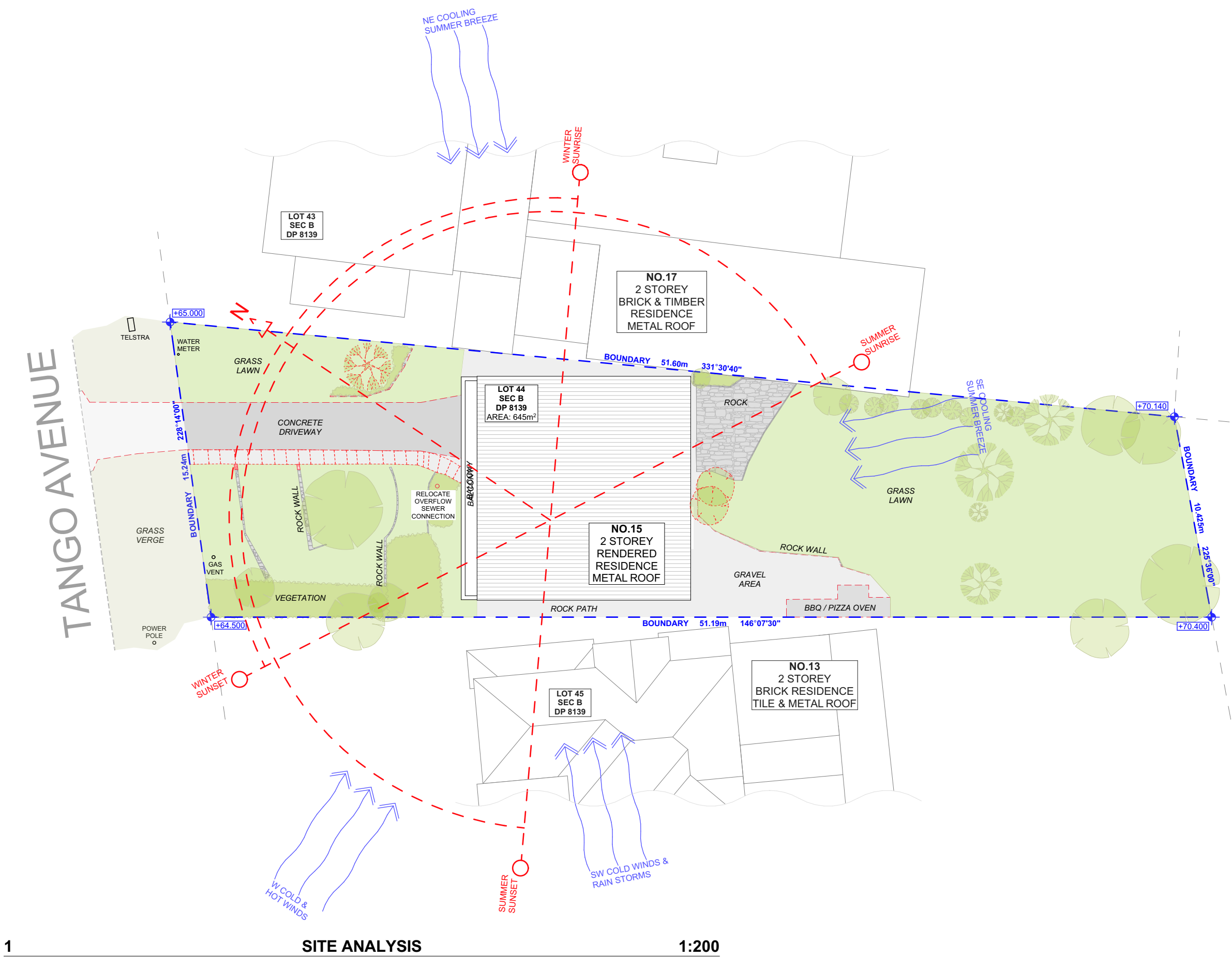
15 TANGO AVENUE DEE WHY NSW 2099



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	15 TANGO AVENUE, DEE WHY NSW 2099			
LOT & DPI/SP	LOT 44 SEC B DP 8139			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	645m²			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED m / m² / %	EXISTING m / m² / %	PROPOSED m / m² / %	COMPLIANCE
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m²	645m²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	6.6m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	AREA A – SLOPES LESS THAN 5 DEGREES AREA B – SLOPES FROM 5 TO 25 DEGREES			PLEASE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS
DCP				
WALL HEIGHT	7.2m	6.319m	UNCHANGED	YES
NUMBER OF STOREYS	NOT IDENTIFIED	2	UNCHANGED	N/A
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 0.359m W: 0.894m	UNCHANGED	NO (EXISTING)
FRONT BOUNDARY SETBACK	6.5m	DWELLING: 12.8m	D: UNCHANGED GARAGE: 5.028m	YES NO
REAR BOUNDARY SETBACK	6.0m	24.642m	17.989m	YES
LANDSCAPE OPEN SPACE	40% (258m²)	64% (413.05m²)	47% (304.61m²)	YES
PRIVATE OPEN SPACE	60m²	60m²	63.22m²	YES




1

SITE ANALYSIS

1:200

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



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LEGEND

SOFT LANDSCAPE

HARD LANDSCAPE

PROPOSED

EXISTING

DEMOLISHED

EX. DP.

EXISTING DOWNPIPE

PROP. DP.

PROPOSED DOWNPIPE

CLIENT

MARK HOPKINS & CATHERINE MANU

PROJECT ADDRESS

15 TANGO AVENUE
DEE WHY NSW 2099

DRAWING NO.

MOD01

DATE

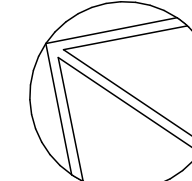
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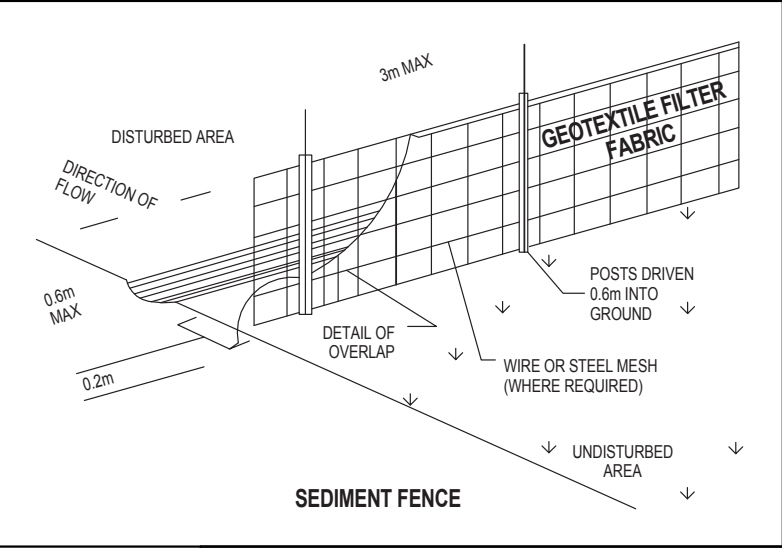
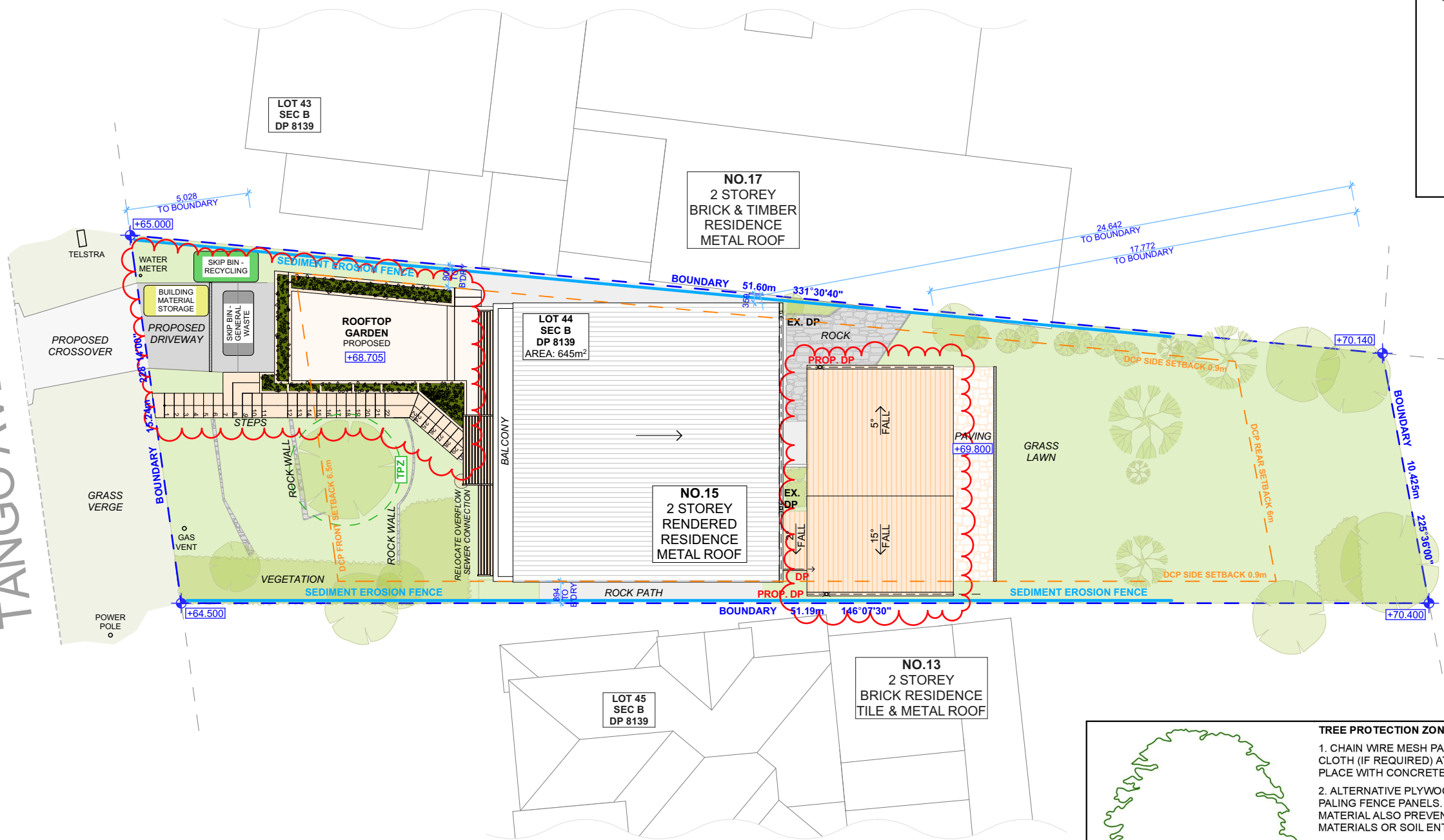
SITE ANALYSIS

SCALE

1:200 @A3



TANGO AVENUE



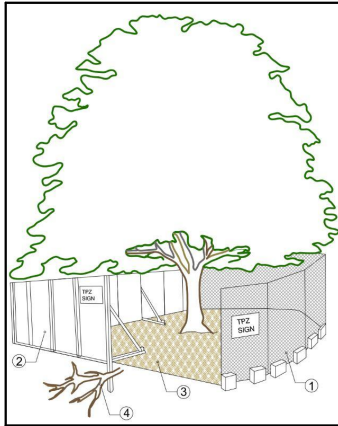
DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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



TREE PROTECTION ZONE (TPZ):
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.

1

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

1:200



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LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

EX. DP. EXISTING DOWNPIPE
PROP. DP. PROPOSED DOWNPIPE

CLIENT

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15 TANGO AVENUE
DEE WHY NSW 2099

DRAWING NO.

MOD02

DATE

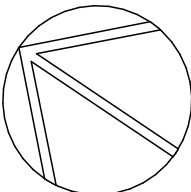
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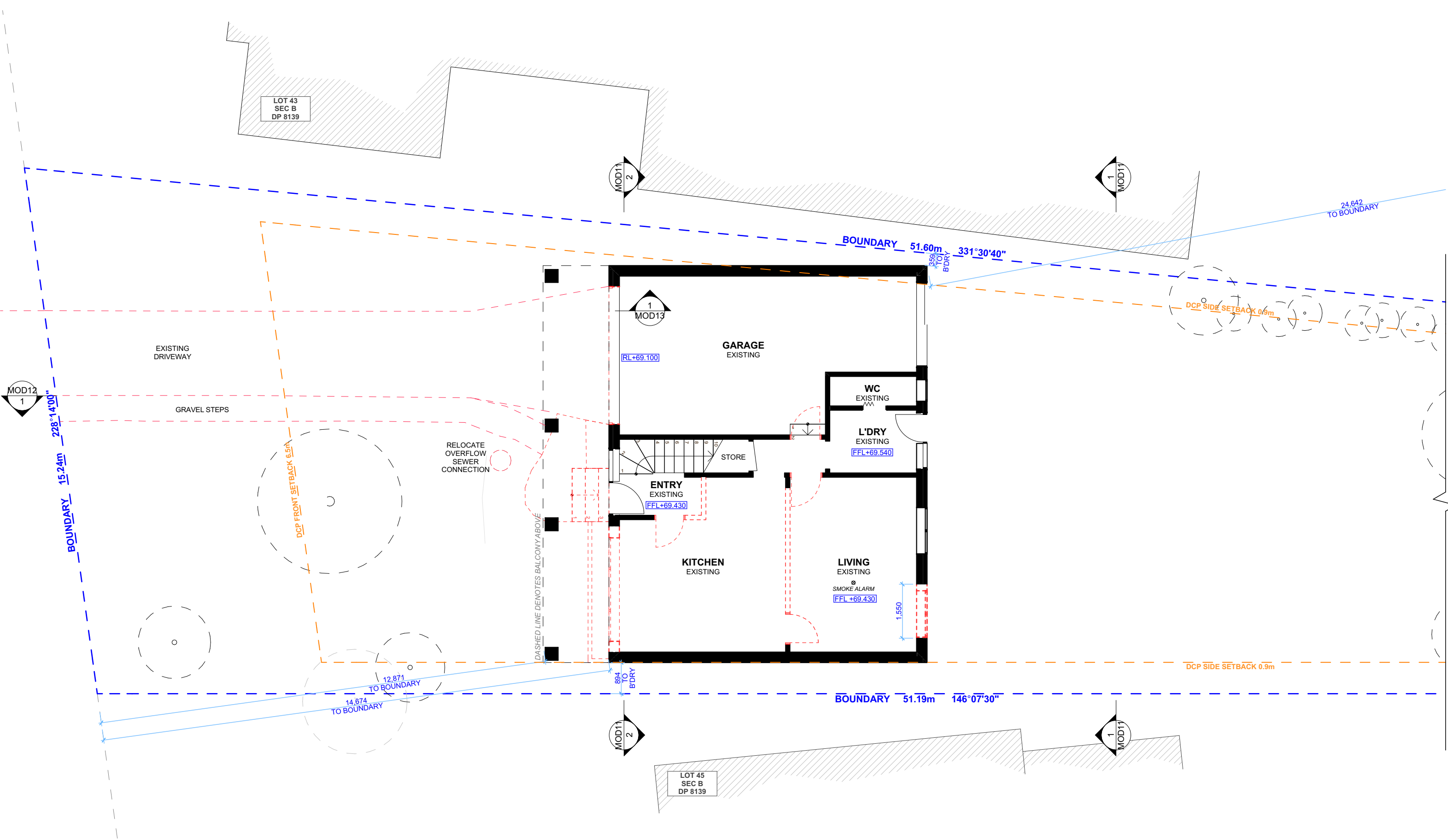
DRAWING NAME

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

SCALE

1:200 @A3






1

EXISTING GROUND FLOOR PLAN

1:100

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



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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DRAWING NO.

MOD03

DATE

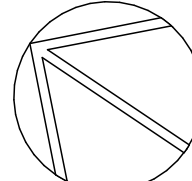
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DRAWING NAME

EXISTING GROUND FLOOR PLAN

SCALE

1:100 @A3





1

EXISTING FIRST FLOOR PLAN

1:100

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



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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MOD04

DATE

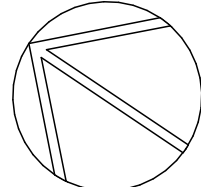
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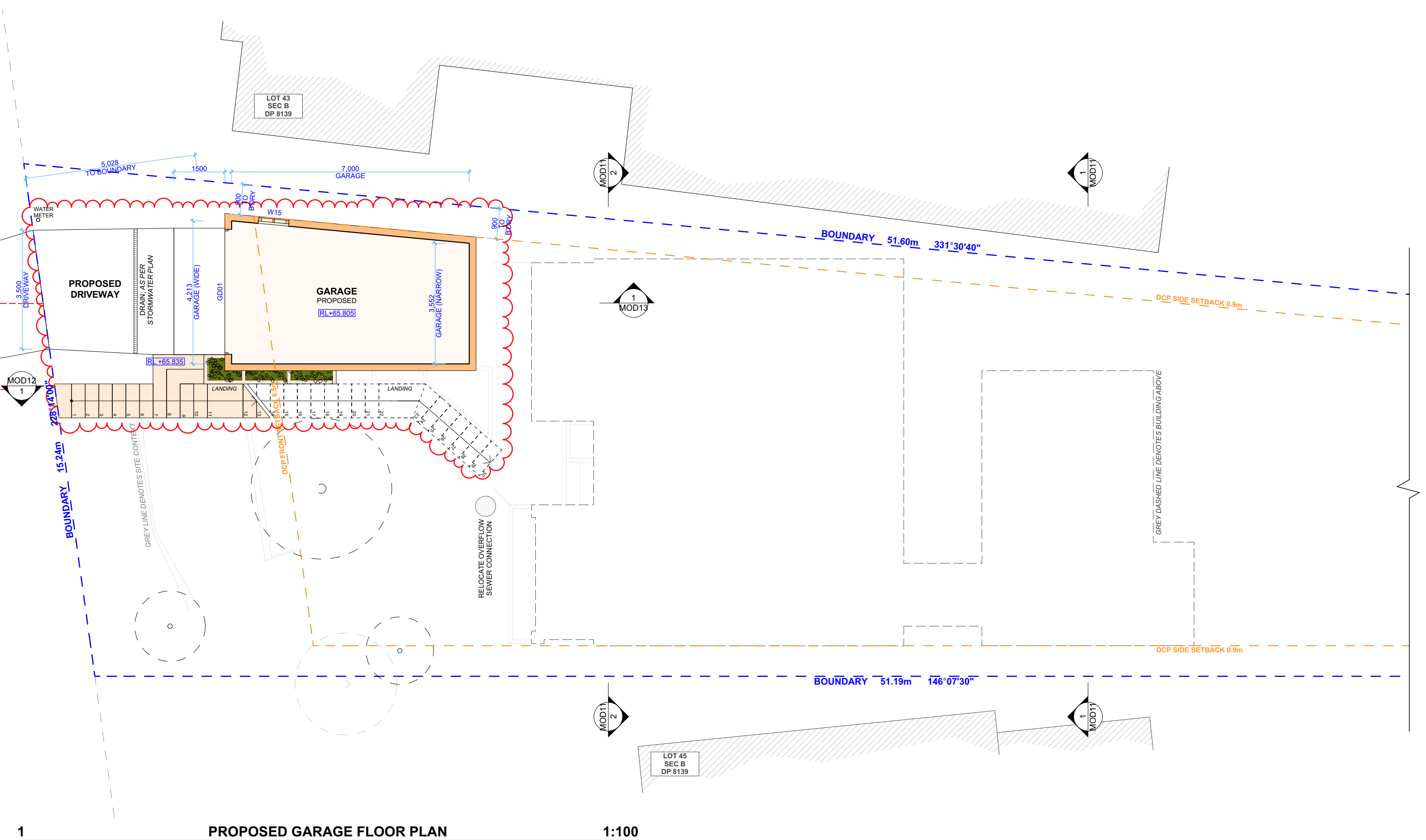
DRAWING NAME

EXISTING FIRST FLOOR PLAN

SCALE

1:100 @A3





1

PROPOSED GARAGE FLOOR PLAN

1:100



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LEGEND
■ EXISTING
■ PROPOSED
- - - DEMOLISHED

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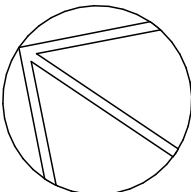
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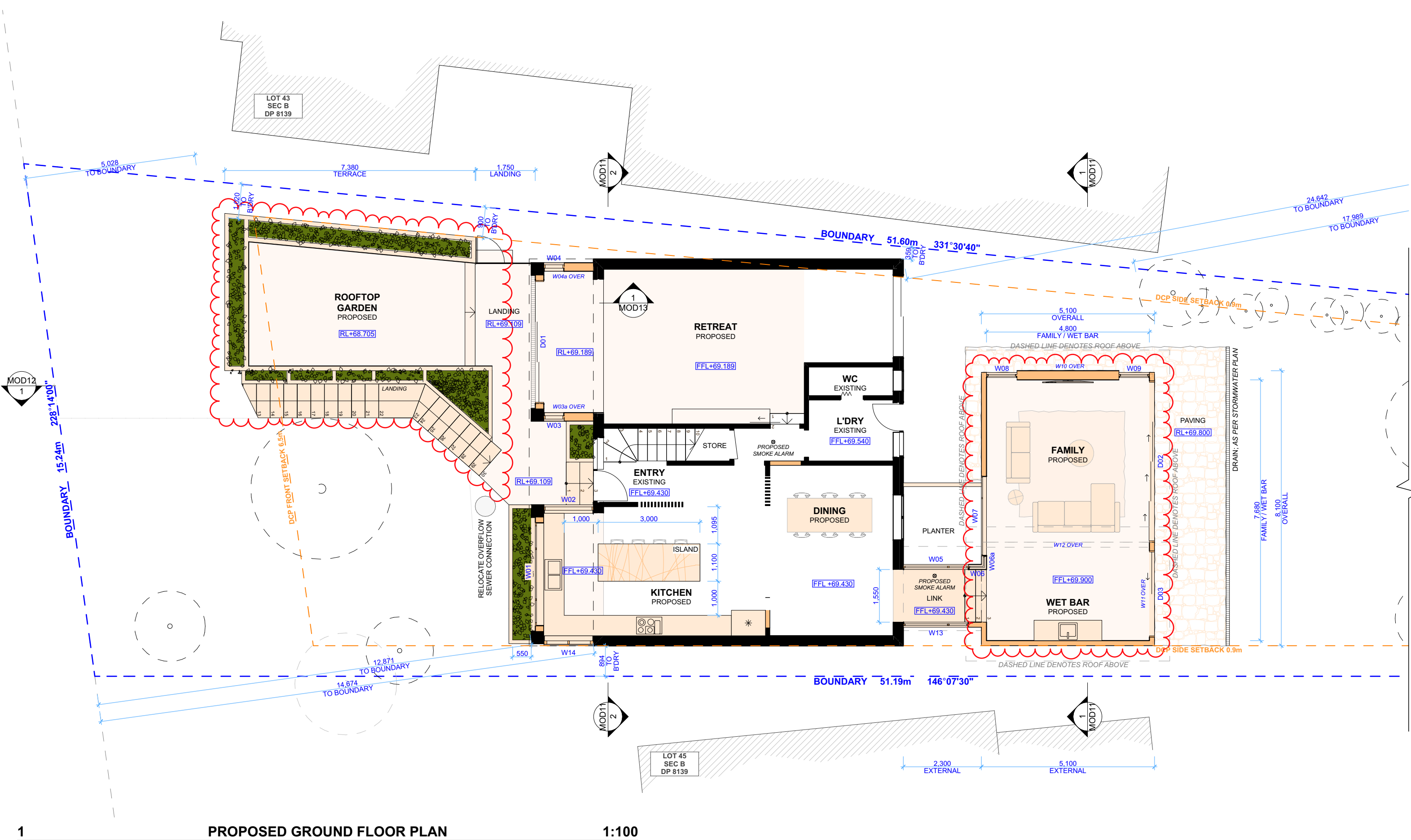
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MOD05

DATE
Friday, 27 June 2025


DRAWING NAME
PROPOSED GARAGE FLOOR
PLAN

SCALE
1:100 @A3





NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

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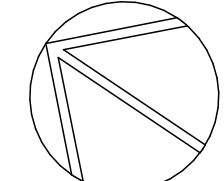
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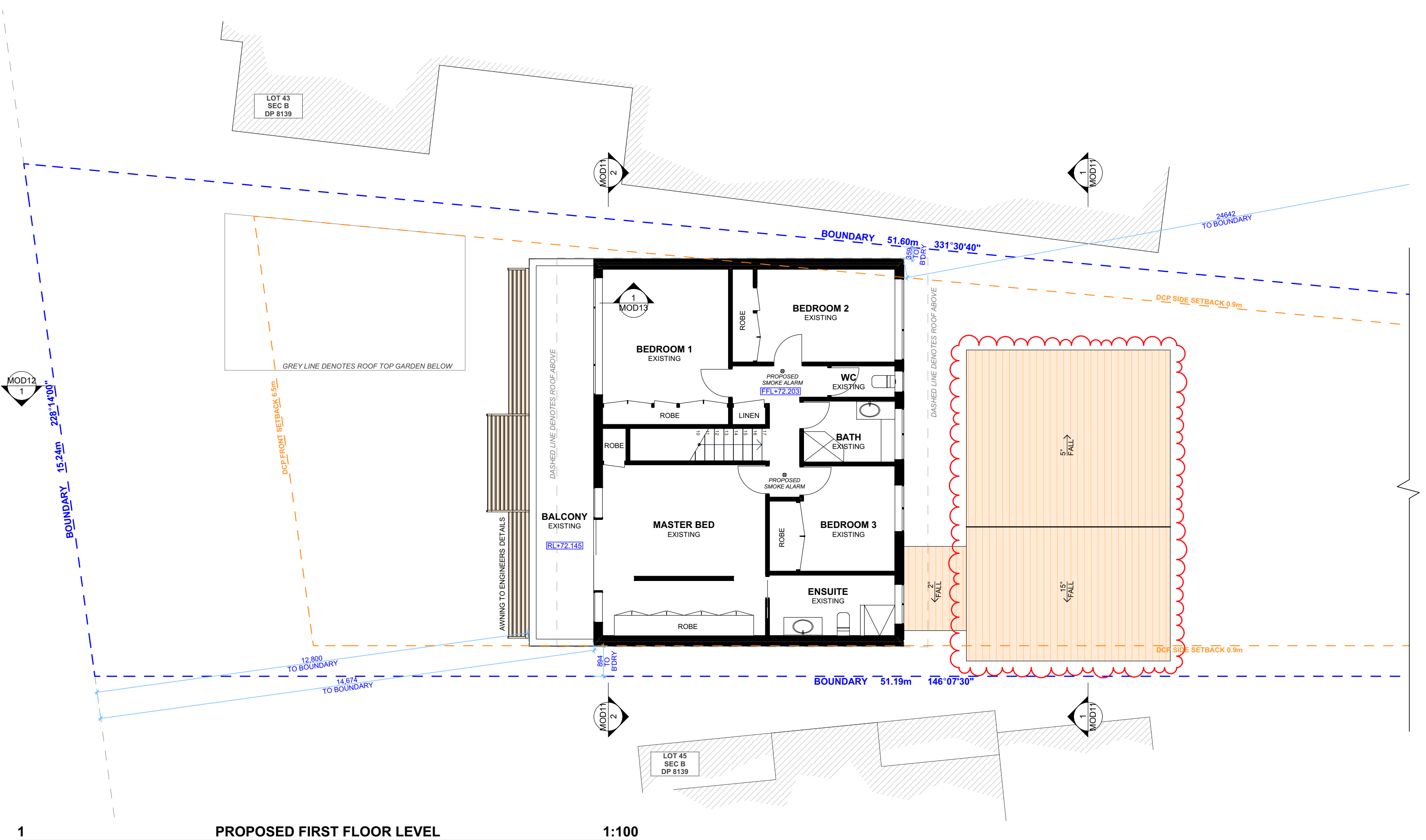
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MOD06

DATE
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DRAWING NAME
PROPOSED GROUND FLOOR
PLAN


SCALE
1:100 @A3





1 PROPOSED FIRST FLOOR LEVEL 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC. NO CHANGES TO THIS LEVEL.



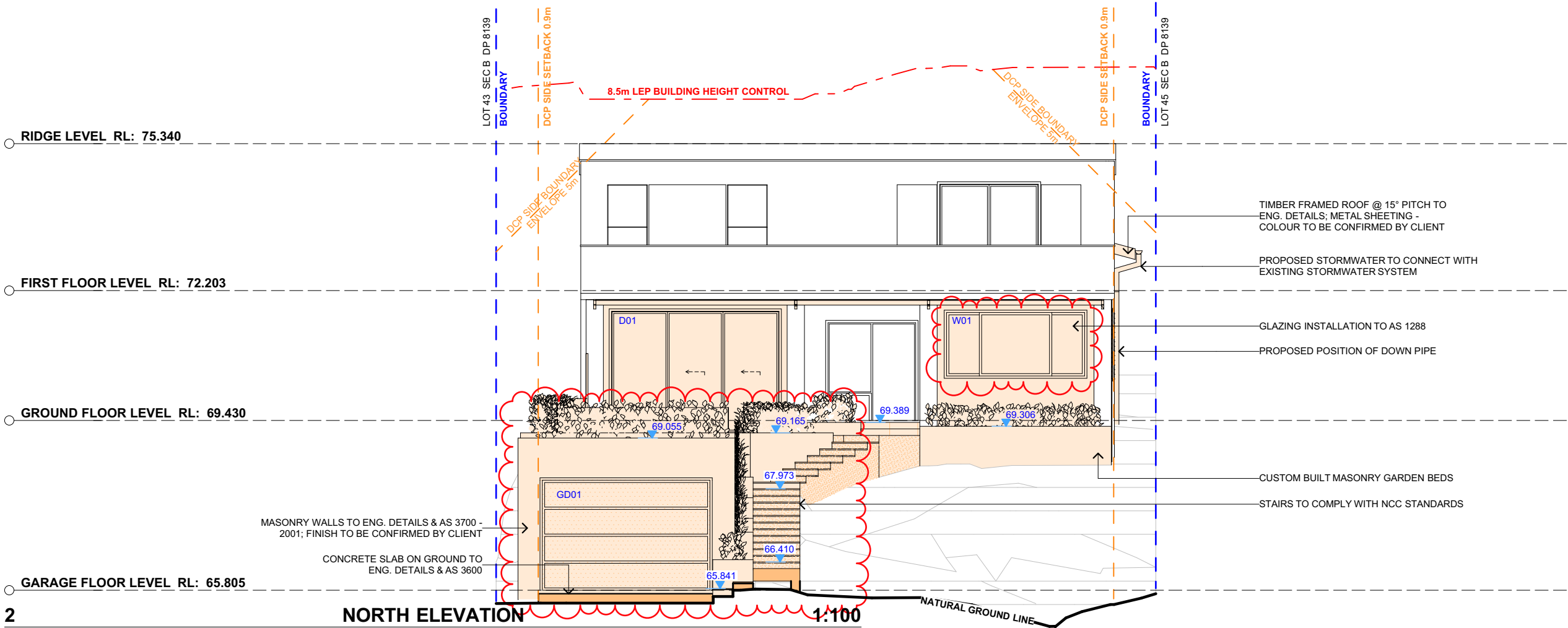
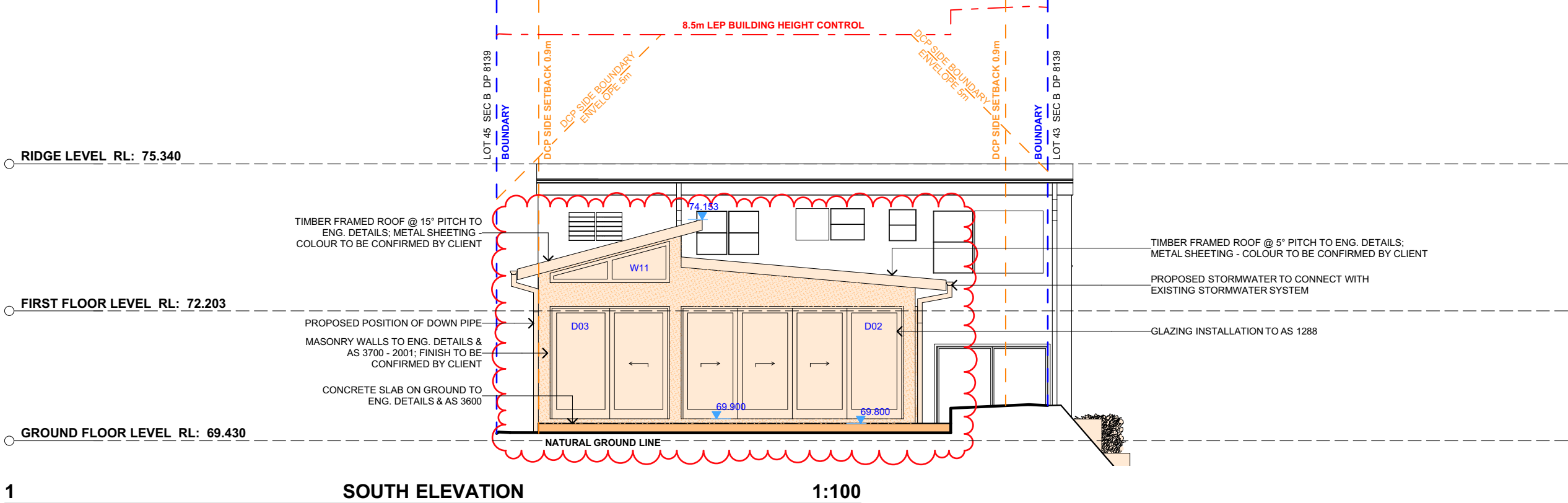
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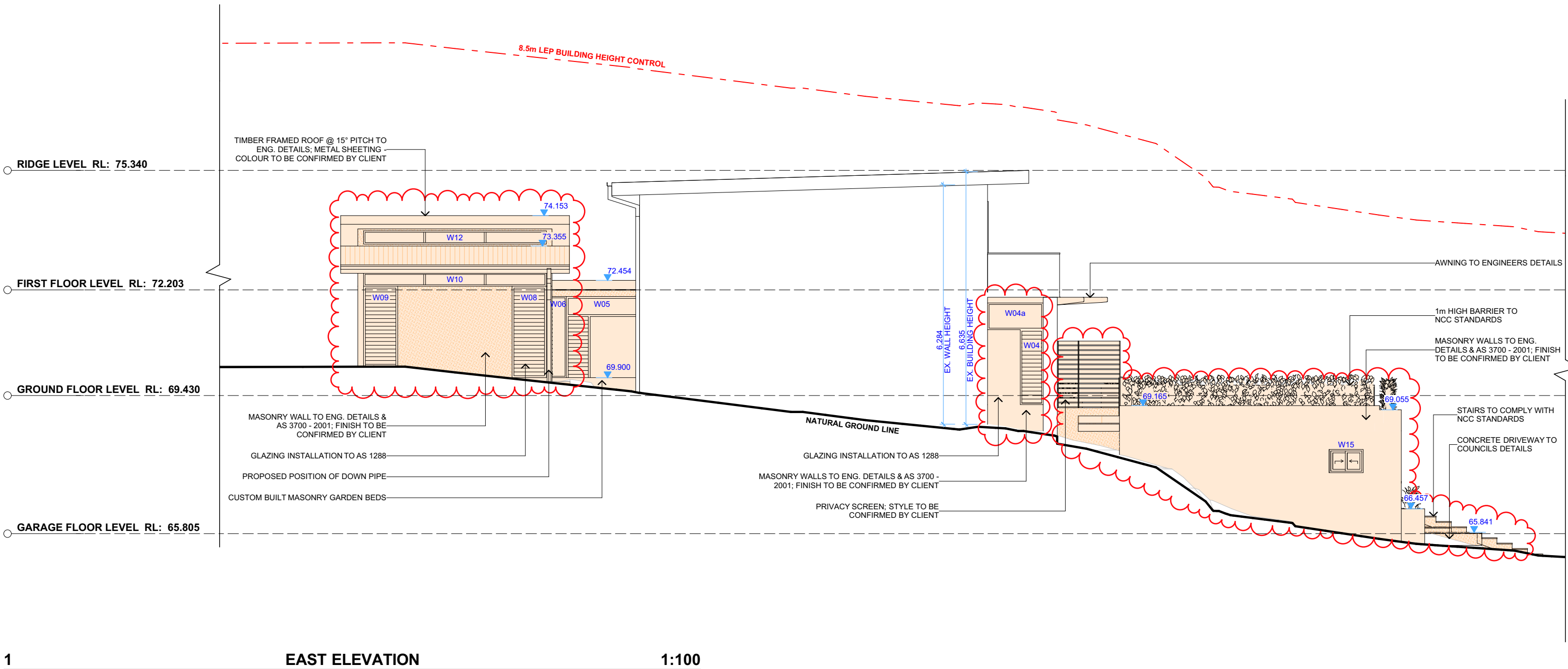
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DEE WHY NSW 2099**DRAWING NO.**
MOD07**DATE**
Friday, 27 June 2025**DRAWING NAME**
PROPOSED FIRST FLOOR PLAN**SCALE**
1:100 @A3

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1

EAST ELEVATION

1:100



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LEGEND

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15 TANGO AVENUE
DEE WHY NSW 2099

DRAWING NO.

MOD09

DATE

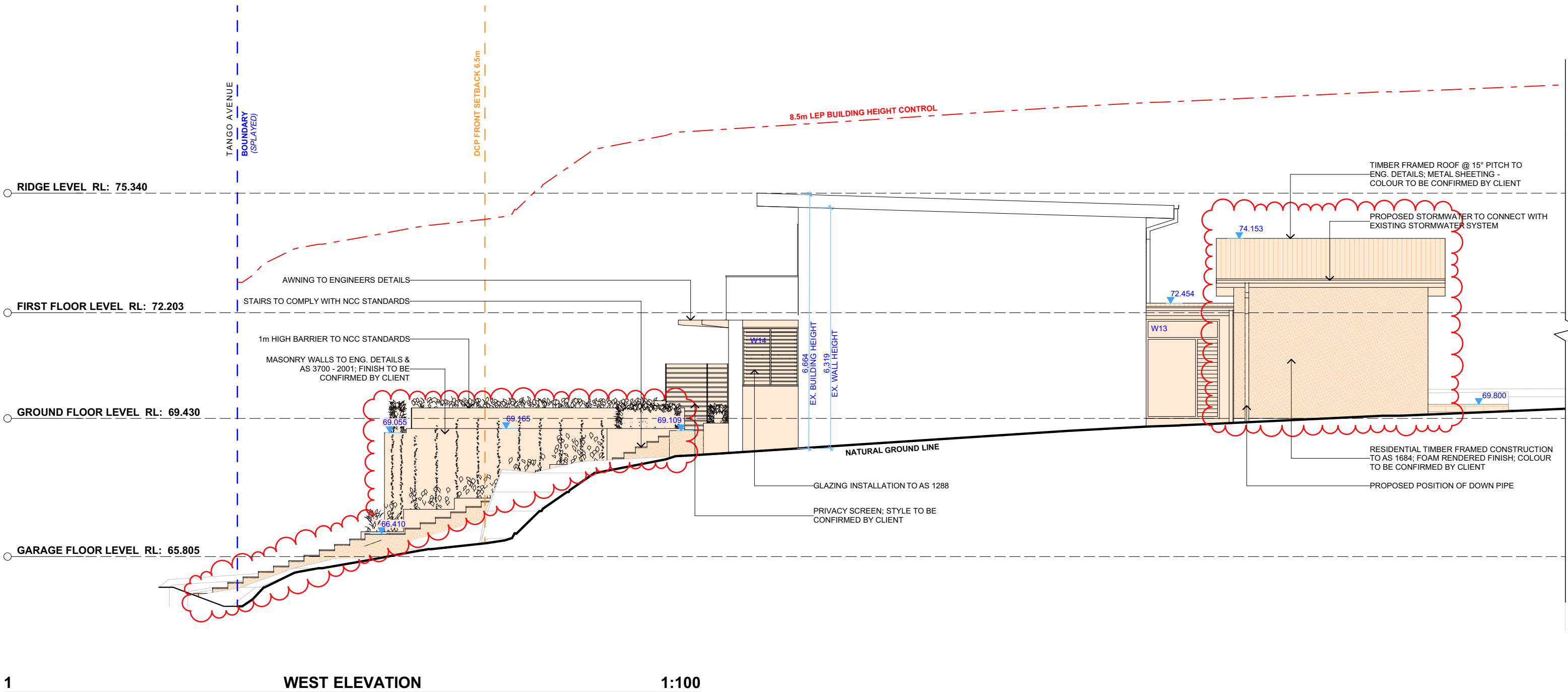
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DRAWING NAME

EAST ELEVATION

SCALE

1:100 @A3



1

WEST ELEVATION

1:100



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15 TANGO AVENUE
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DRAWING NO.

MOD10

DATE

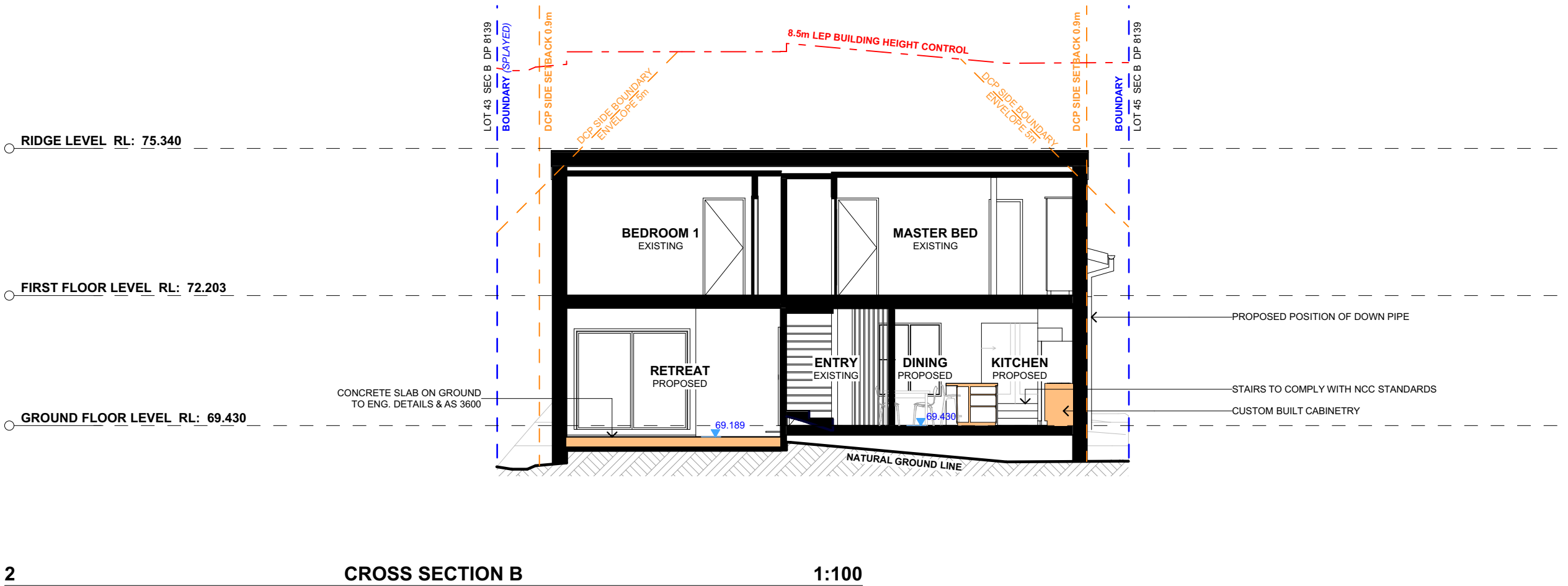
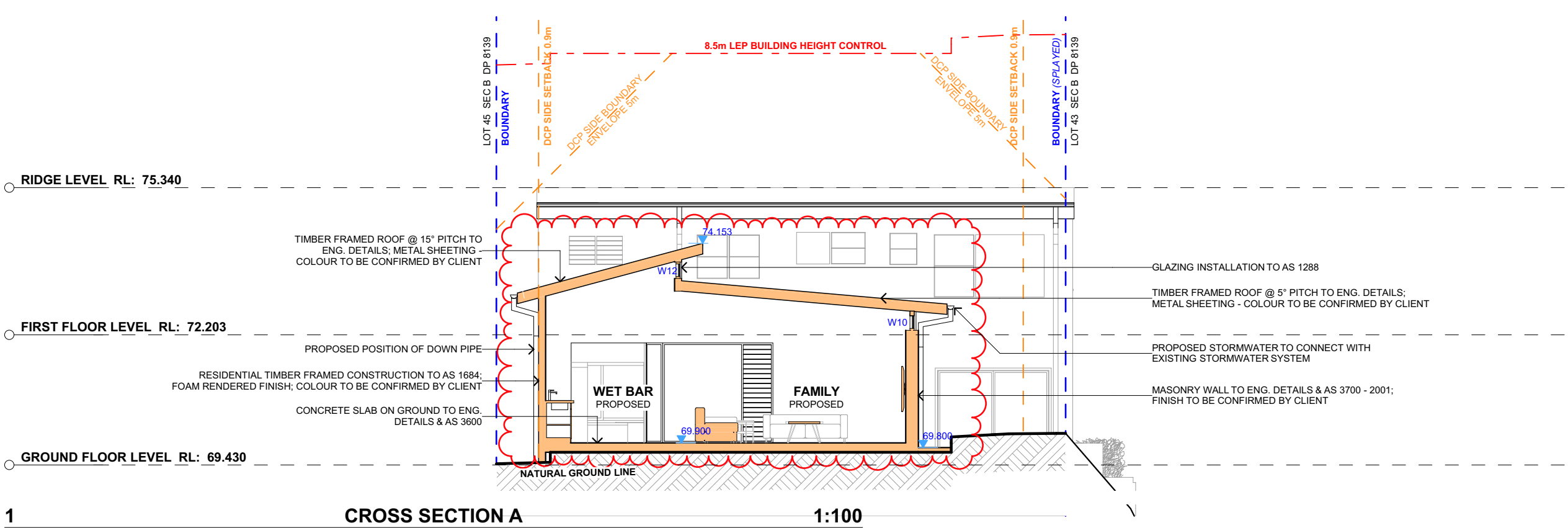
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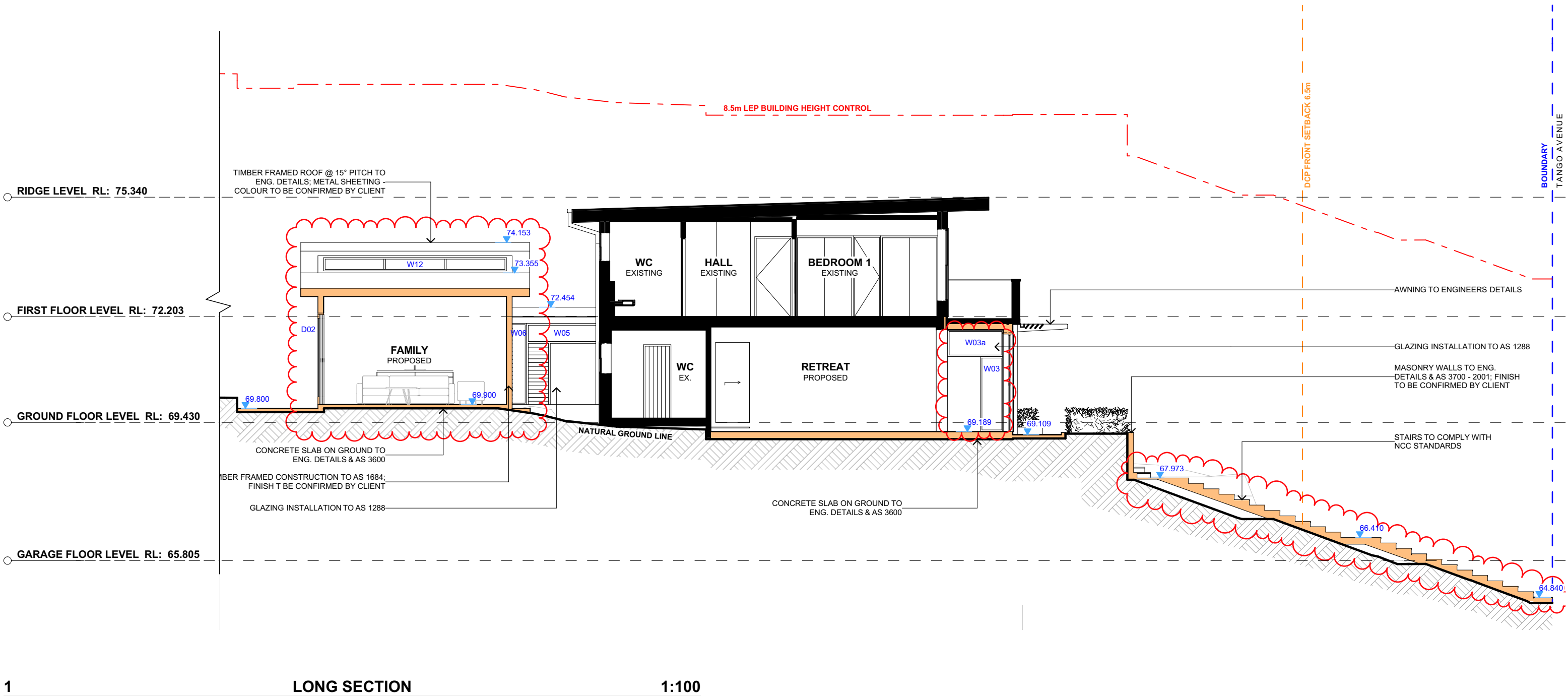
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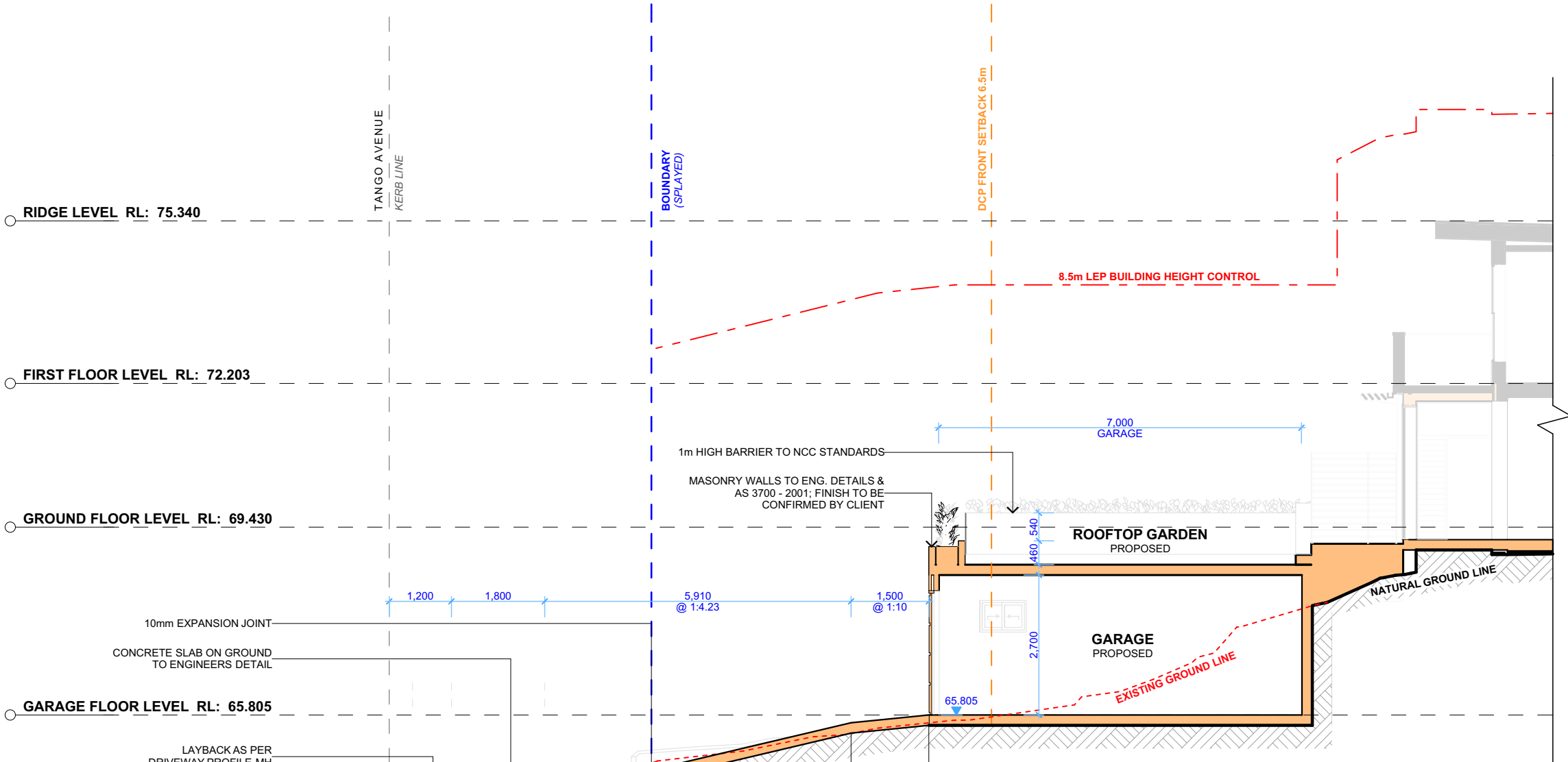
WEST ELEVATION

SCALE

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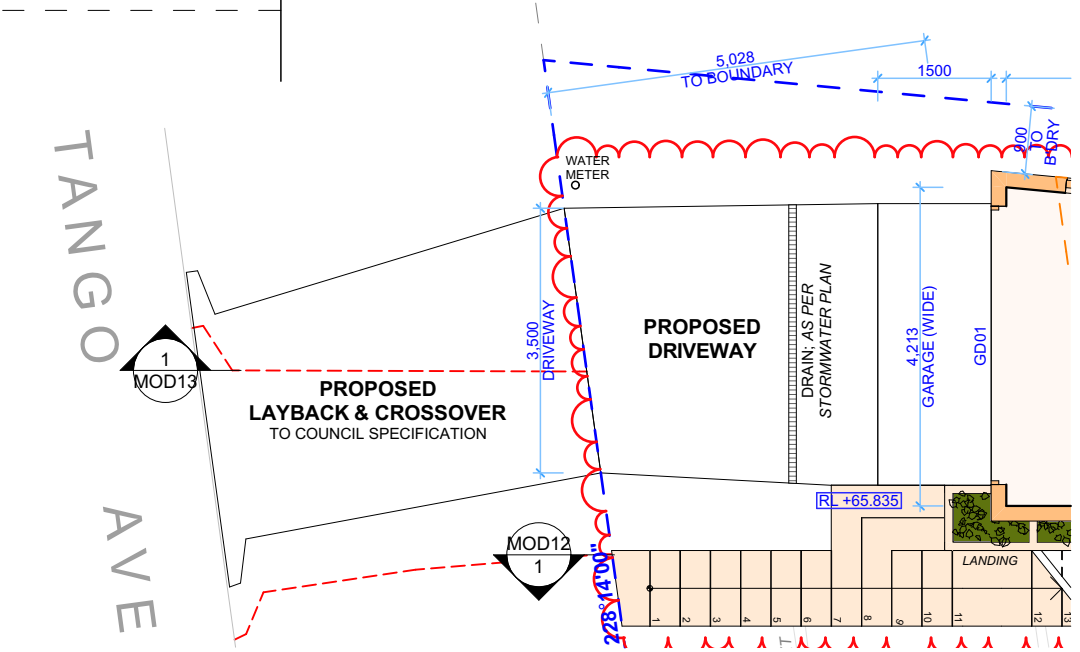




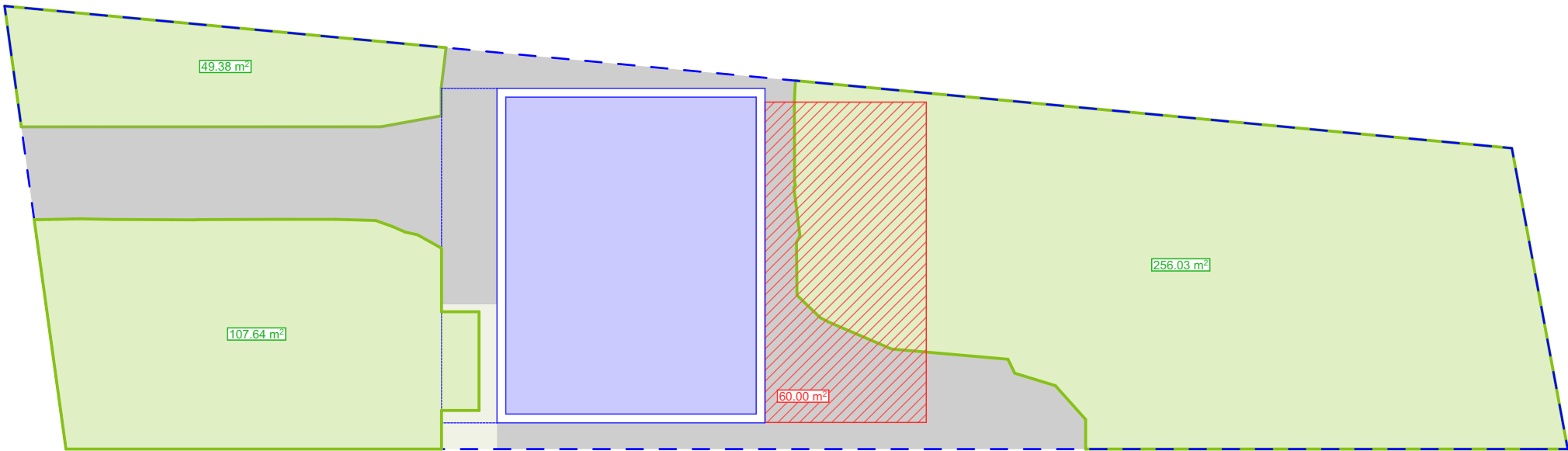


CHAINAGE (mm)	0.00	1,200	2,400	8,910	10,410
EXISTING GROUND LEVEL (RL)	63.770	64.061	64.446	65.448	65.653
PROPOSED DRIVEWAY LEVEL (RL)	63.750	63.930	64.258	65.655	65.805

1 DRIVEWAY LONG SECTION 1:100



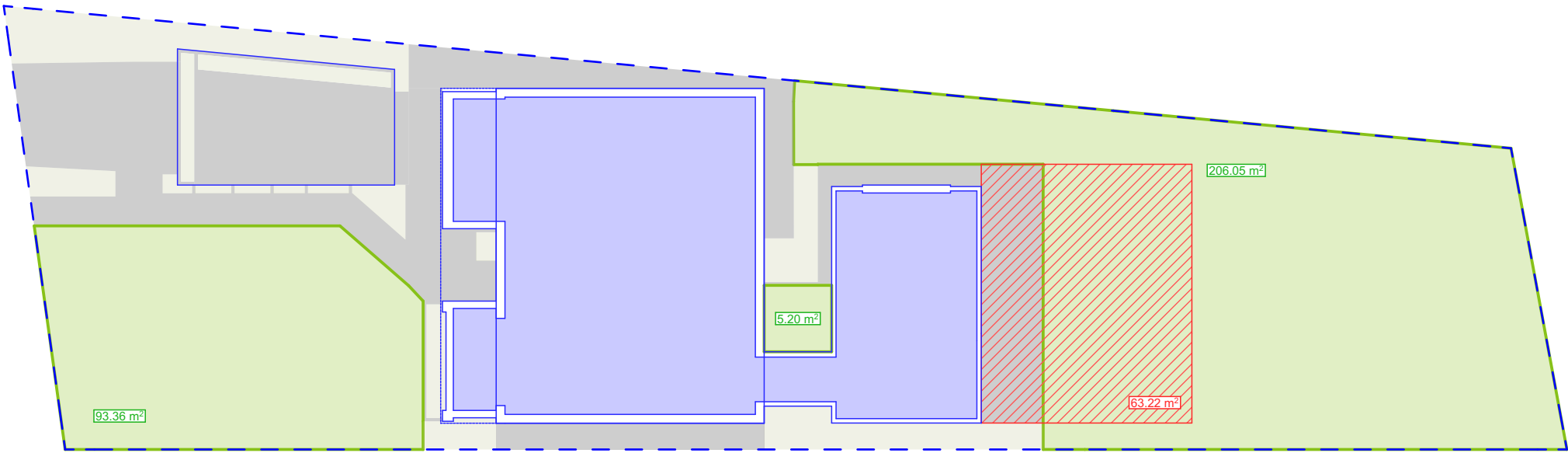
2 DRIVEWAY PLAN 1:100



1

EXISTING AREA CALCULATIONS




1:200



2

PROPOSED AREA CALCULATIONS

1:200

CONTROL AREA CALCULATIONS			
	SITE AREA SIZE: 645m ²		
	LANDSCAPED AREA REQUIRED: 40% (258m ²)	EXISTING: 64% (413.05m ²) PROPOSED: 47% (304.61m ²)	
	PRIVATE OPEN SPACE REQUIRED: 60m ²	EXISTING: 60m ² PROPOSED: 63.22m ²	



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REV.	DATE	COMMENTS	DRWN
A	27.06.2025	S 4.55 SUBMISSION	SC

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LEGEND

CLIENT
MARK HOPKINS &
CATHERINE MANU

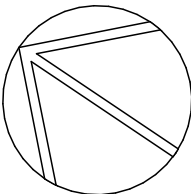
PROJECT ADDRESS
15 TANGO AVENUE
DEE WHY NSW 2099

DRAWING NO.
MOD14

DATE
Friday, 27 June 2025

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3

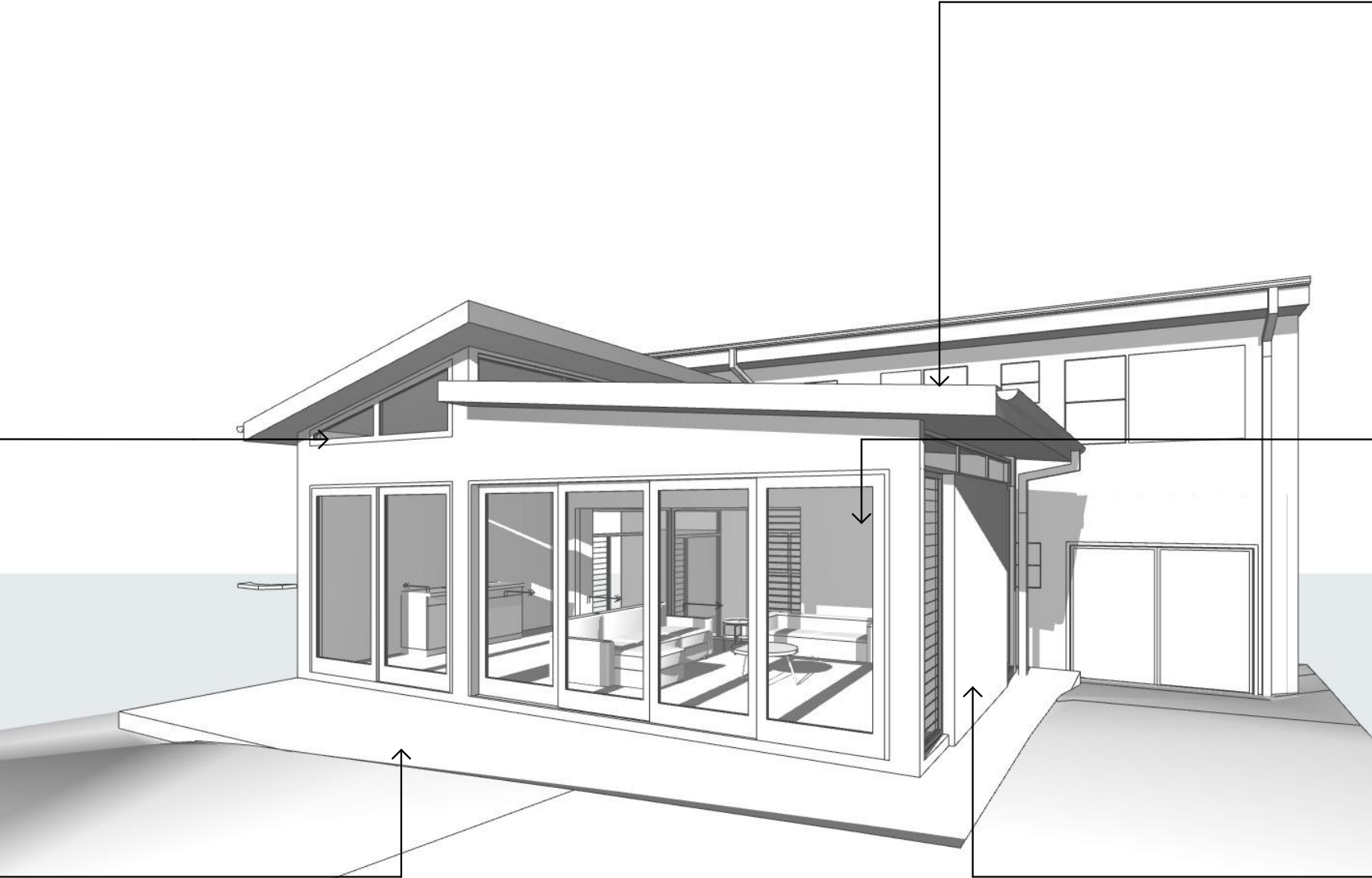




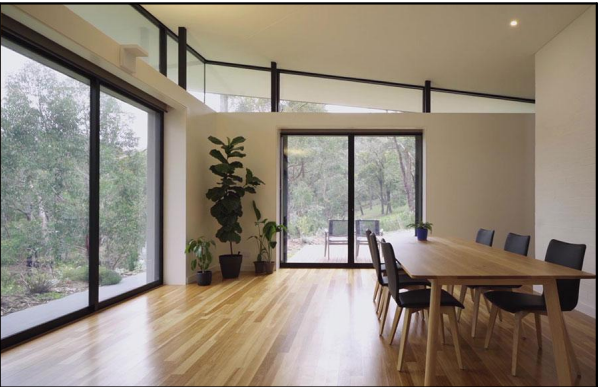
ALUMINIUM FRAMED WINDOWS
BY STEGBAR OR OTHER



PAVED LANDSCAPED AREA
MATERIAL TO BE CONFIRMED BY CLIENT



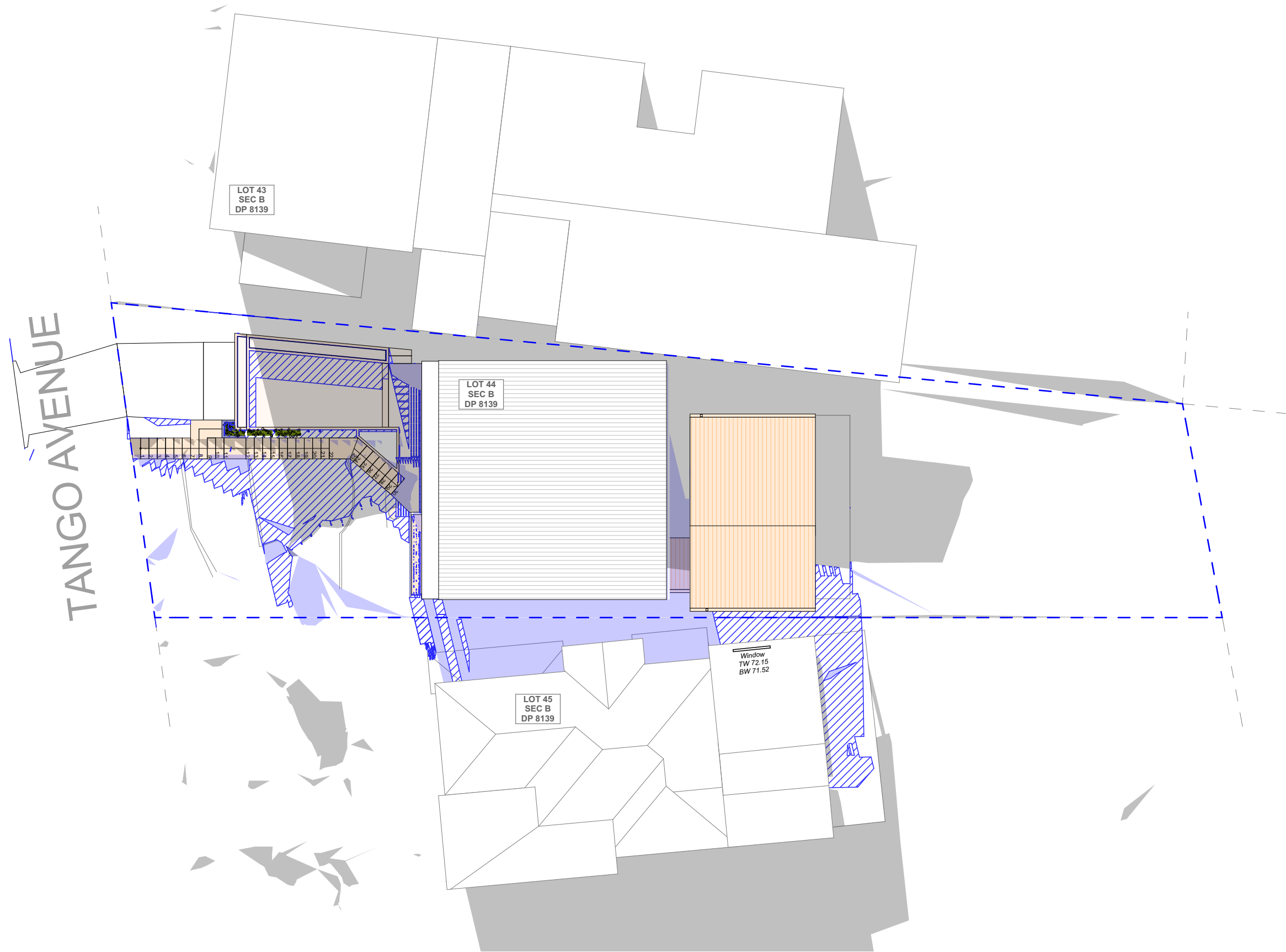
METAL SHEET ROOFING
COLOUR TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED DOORS
BY STEGBAR OR OTHER



RENDERED FINISH
COLOUR TO BE CONFIRMED BY CLIENT



1

WINTER SOLSTICE 9AM

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
MARK HOPKINS &
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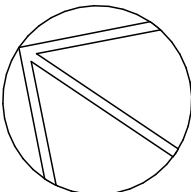
PROJECT ADDRESS
15 TANGO AVENUE
DEE WHY NSW 2099

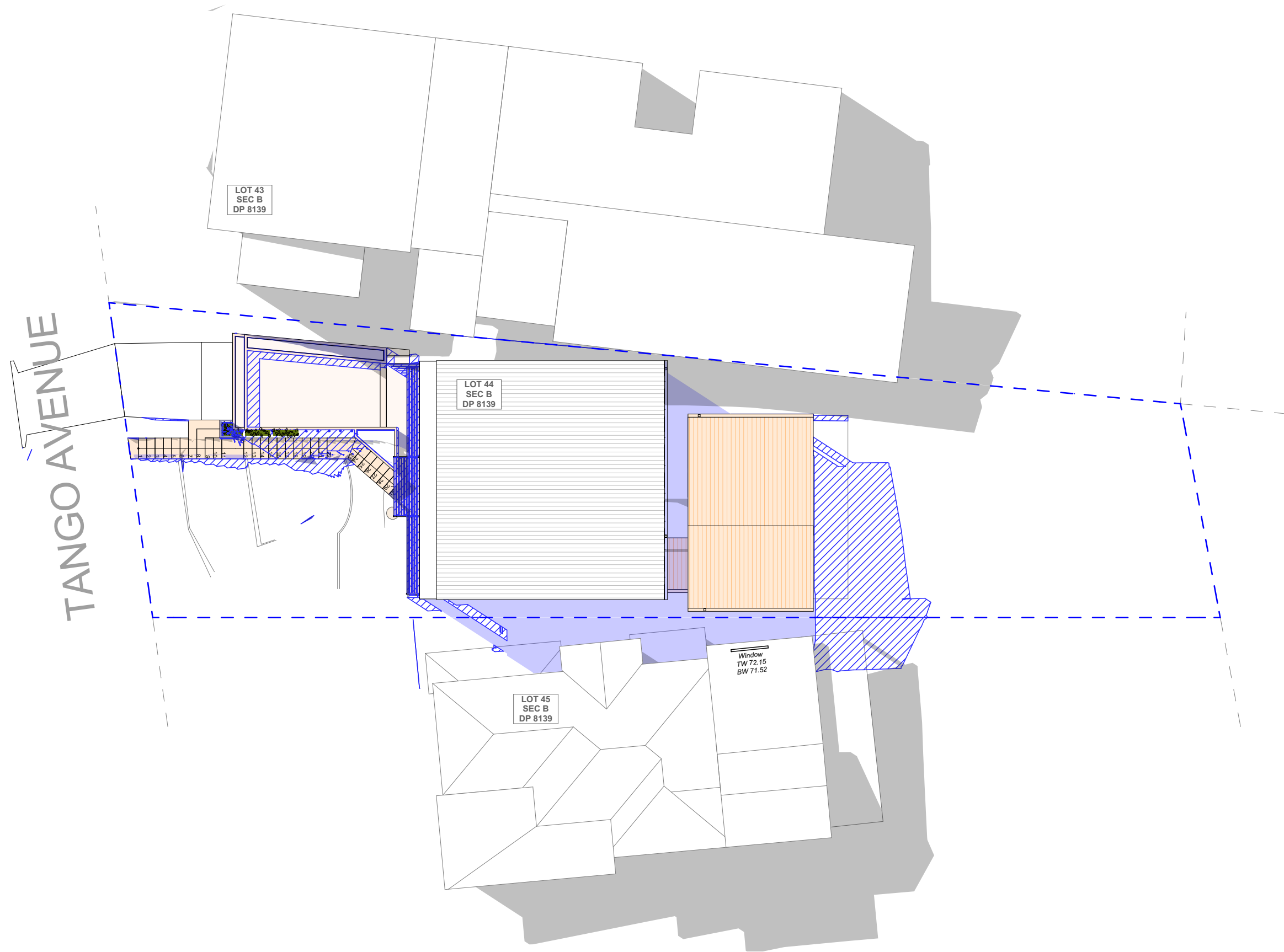
DRAWING NO.
MOD16

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DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3





1

WINTER SOLSTICE 12PM

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

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MARK HOPKINS &
CATHERINE MANU

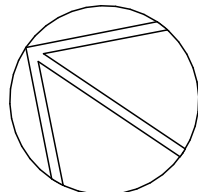
PROJECT ADDRESS
15 TANGO AVENUE
DEE WHY NSW 2099

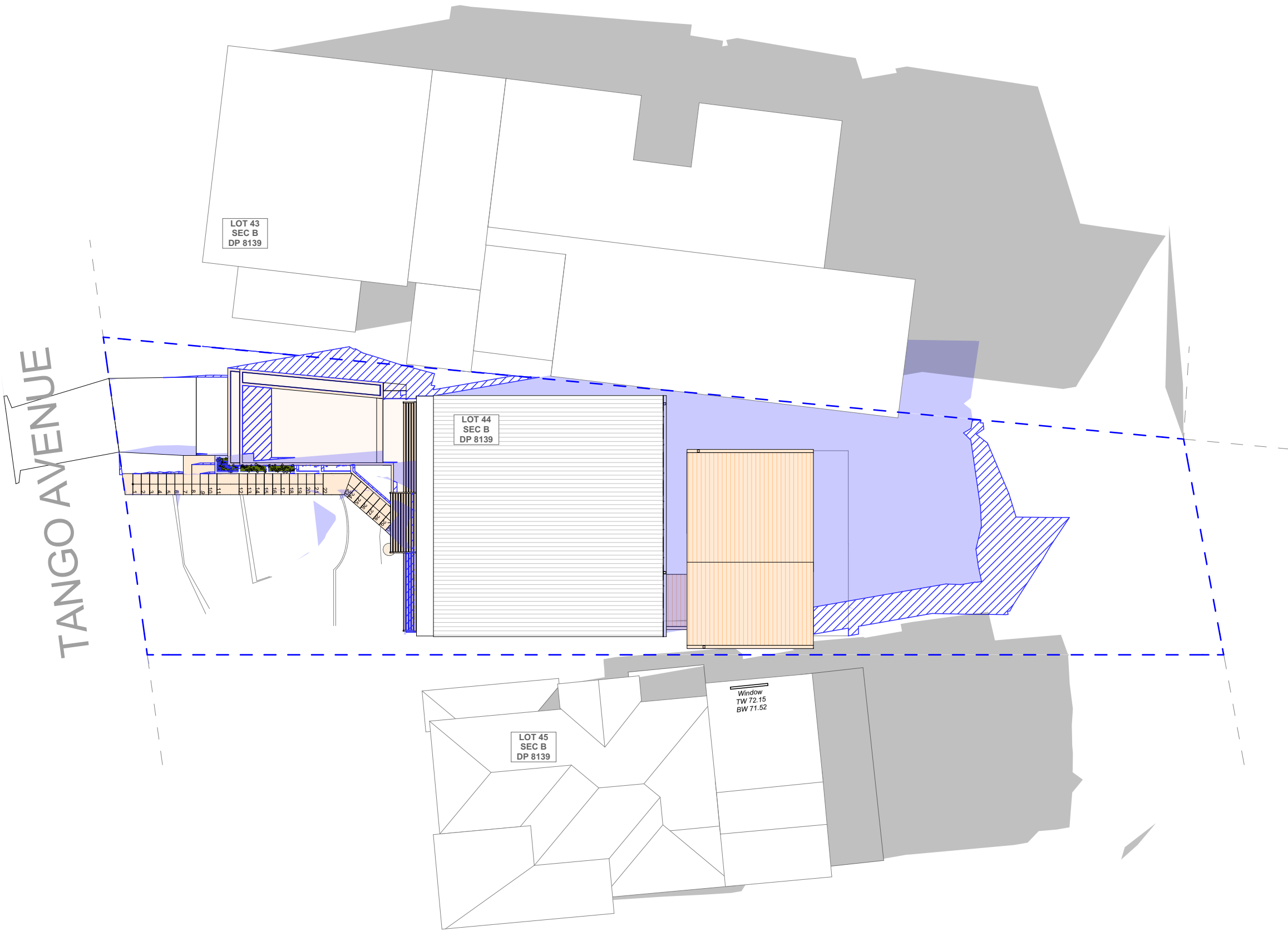
DRAWING NO.
MOD17

DATE
Friday, 27 June 2025

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





1

WINTER SOLSTICE 3PM

1:200



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All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

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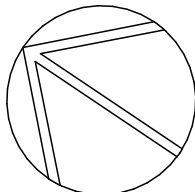
PROJECT ADDRESS
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DRAWING NO.
MOD18

DATE
Friday, 27 June 2025

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



BASIX™Certificate

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

Alterations and Additions

Certificate number: A1801805

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: Friday, 27 June 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



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.		✔	

BASIX Certificate number:A1801805

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	
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/sarking	medium (solar absorptance 0.475 - 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

BASIX Certificate number:A1801805

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.		✔	✔
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.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✔	✔
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.	✔	✔	✔

BASIX Certificate number:A1801805

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			
W01	N	4.4	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	N	9.4	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W06a	N	0.6	5.1	1.57	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W07	N	5	5.1	1.57	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	E	1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number:A1801805

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			
W04	E	1.2	2.7	1.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W04a	E	1	0.72	1.4	none	aluminium, double Lo- Tsolair gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W05	E	5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W06	E	0.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W08	E	2.1	3.1	3.4	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number:A1801805

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			
W09	E	2.1	3.1	2.9	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	E	1.7	0.67	3.1	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W12	E	1.7	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D02	S	11.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	S	6.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number:A1801805

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	S	1.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	W	1.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03a	W	1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	W	5	2.52	2.09	none	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W14	W	2.1	1.37	2.57	external louvre/ blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number:A1801805

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.



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All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place.
U value takes precedence over glazing type/colour in all cases.
all new glazing must meet the BASIX specified frame and glass type, *OR* meet the certified U value and SHGC value.

CLIENT

MARK HOPKINS &
CATHERINE MANU

PROJECT ADDRESS

15 TANGO AVENUE
DEE WHY NSW 2099

DRAWING NO.

MOD19

DATE

Friday, 27 June 2025

DRAWING NAME

BASIX COMMITMENTS