

ACTION PLANS

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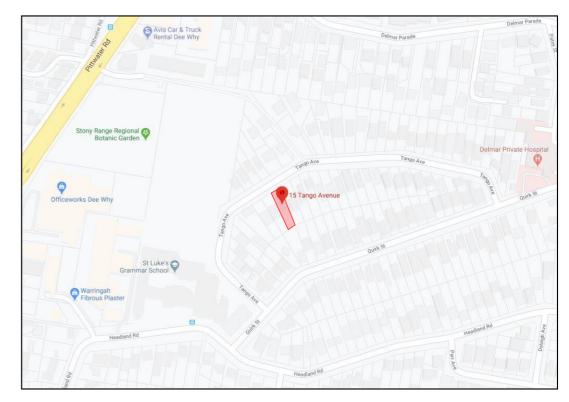
DEVELOPMENT APPLICATION: REV A

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	12/10/2020
DA01	SITE ANALYSIS	12/10/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	12/10/2020
DA03	EXISTING GROUND FLOOR PLAN	12/10/2020
DA04	EXISTING FIRST FLOOR PLAN	12/10/2020
DA05	PROPOSED GARAGE FLOOR PLAN	12/10/2020
DA06	PROPOSED GROUND FLOOR PLAN	12/10/2020
DA07	PROPOSED FIRST FLOOR PLAN	12/10/2020
DA08	NORTH / SOUTH ELEVATION	12/10/2020
DA09	EAST ELEVATION	12/10/2020
DA10	WEST ELEVATION	12/10/2020
DA11	CROSS SECTION	12/10/2020
DA12	LONG SECTION	12/10/2020
DA13	DRIVEWAY PLAN / LONG SECTION	12/10/2020
DA14	AREA CALCULATIONS	12/10/2020
DA15	SAMPLE BOARD	12/10/2020
DA16	WINTER SOLSTICE 9 AM	12/10/2020
DA17	WINTER SOLSTICE 12 PM	12/10/2020
DA18	WINTER SOLSTICE 3 PM	12/10/2020
DA19	BASIX COMMITMENTS	12/10/2020

ITEM DETAILS	DEVELOPMENT APPLICATION					
ADDRESS	15 TANGO AVENUE, DEE WHY NSW 2099					
LOT & DP/SP	LOT 44 SEC B DP 8139	LOT 44 SEC B DP 8139				
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)					
SITE AREA	645m²					
FRONTAGE	15.24m					
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE		
CONTROLS	m / m² / %	m / m² / %	m / m² / %			
<u>LEP</u>						
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES		
MINIMUM LOT SIZE	600m²	645m²	UNCHANGED	YES		
FLOOR SPACE RATIO	NOT IDENTIFEID	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 IDENTIFEID	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: 5.524m	YES NO		
REAR BOUNDARY SETBACK	6.0m	24.642m	17.772m	YES		
LANDSCAPE OPEN SPACE	40% (258m²)	64% (413.05m²)	47% (304.61m²)	YES		
PRIVATE OPEN SPACE	60m²	60m²	UNCHANGED	YES		

15 TANGO AVENUE DEE WHY NSW 2099



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND 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 REQUIRRED & 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

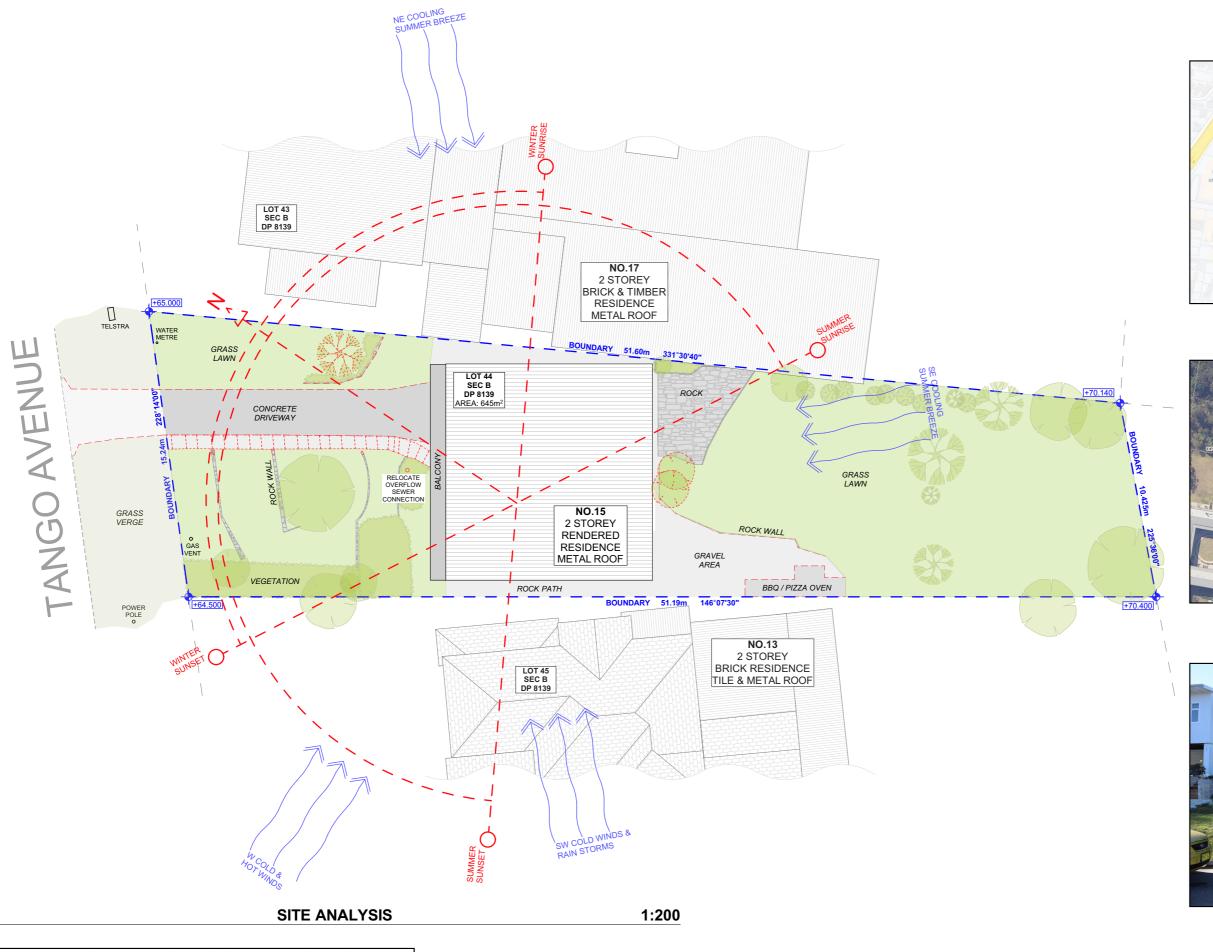
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007

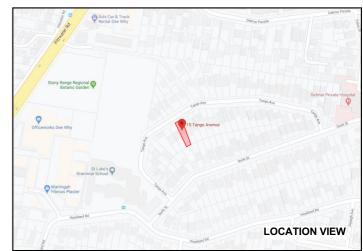
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992 - ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288

- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010,

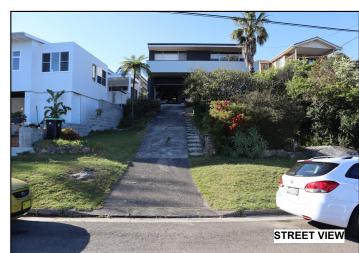
AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993 - ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001

- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991





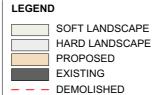




NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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

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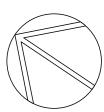
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DRAWING NO.

DA01

DATE Monday, 12 October 2020

DRAWING NAME SITE ANALYSIS

SCALE 1:200 @A3





3m MAX DISTURBED AREA POSTS DRIVEN 0.6m INTO GROUND DETAIL OF OVERLAP WIRE OR STEEL MESH (WHERE REQUIRED) ↓ UNDISTURBED AREA **SEDIMENT FENCE**

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 EXCAVATEDAREA 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 SWEPT 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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					commencement of works.	



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

1:200

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PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099

DRAWING NO.

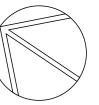
DA02

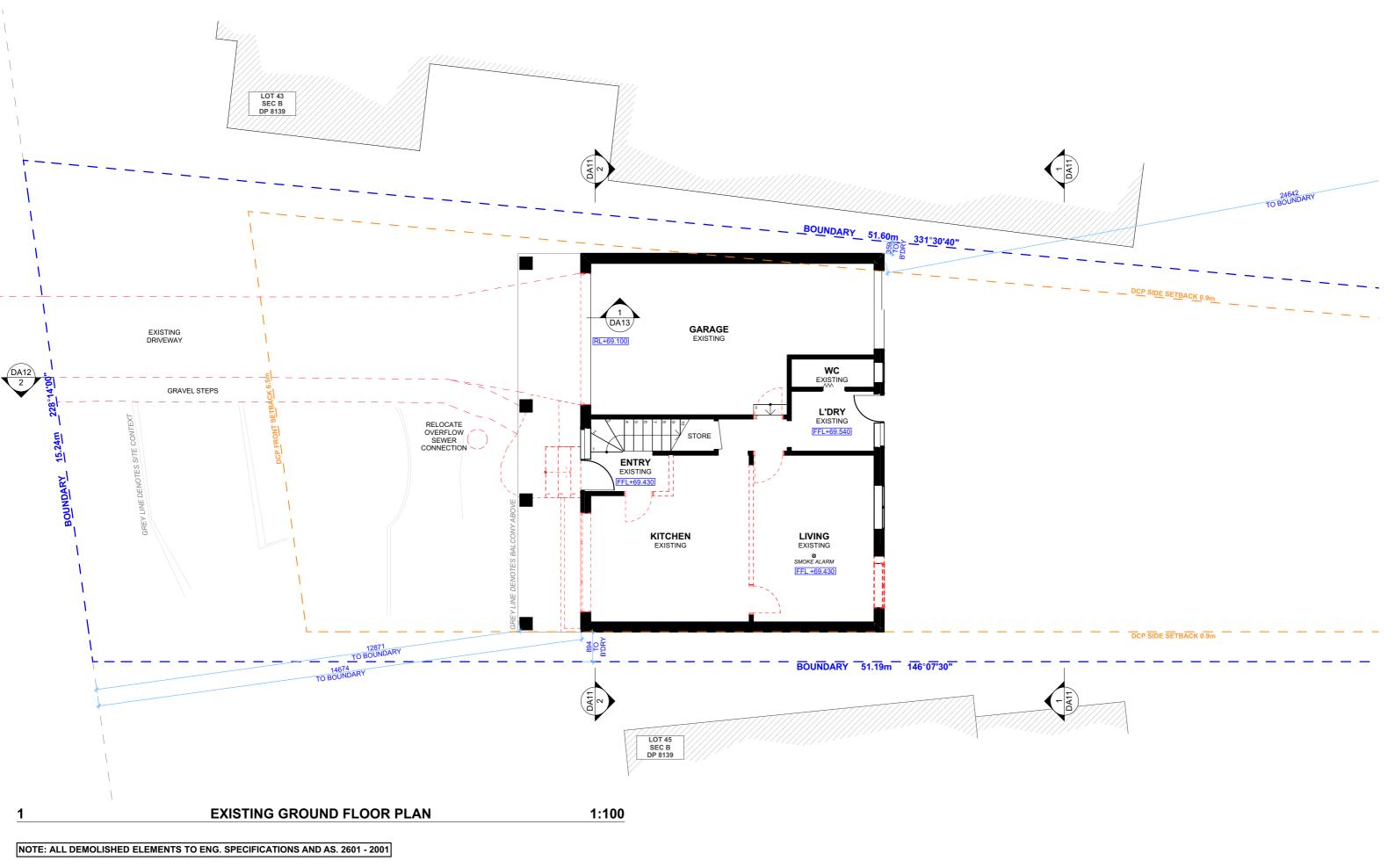
DATE Monday, 12 October **DRAWING NAME**

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

SCALE

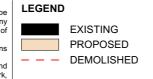
1:200 @A3







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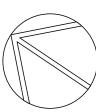
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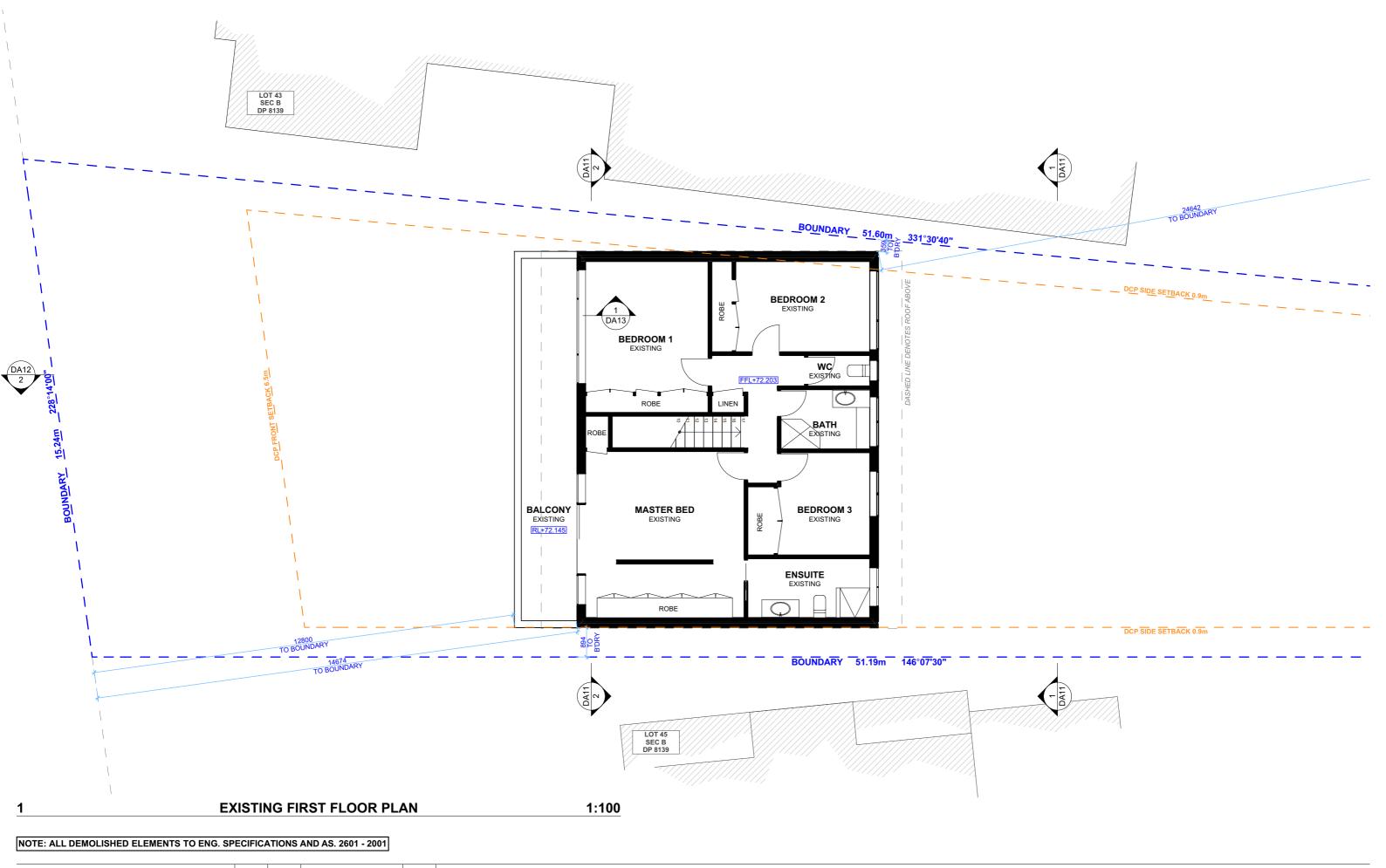
DRAWING NO. **DA03**

PLAN

DATE Monday, 12 October 2020 EXISTING GROUND FLOOR SCALE 1:100 @A3

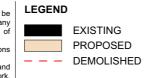
DRAWING NAME







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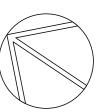
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DA04

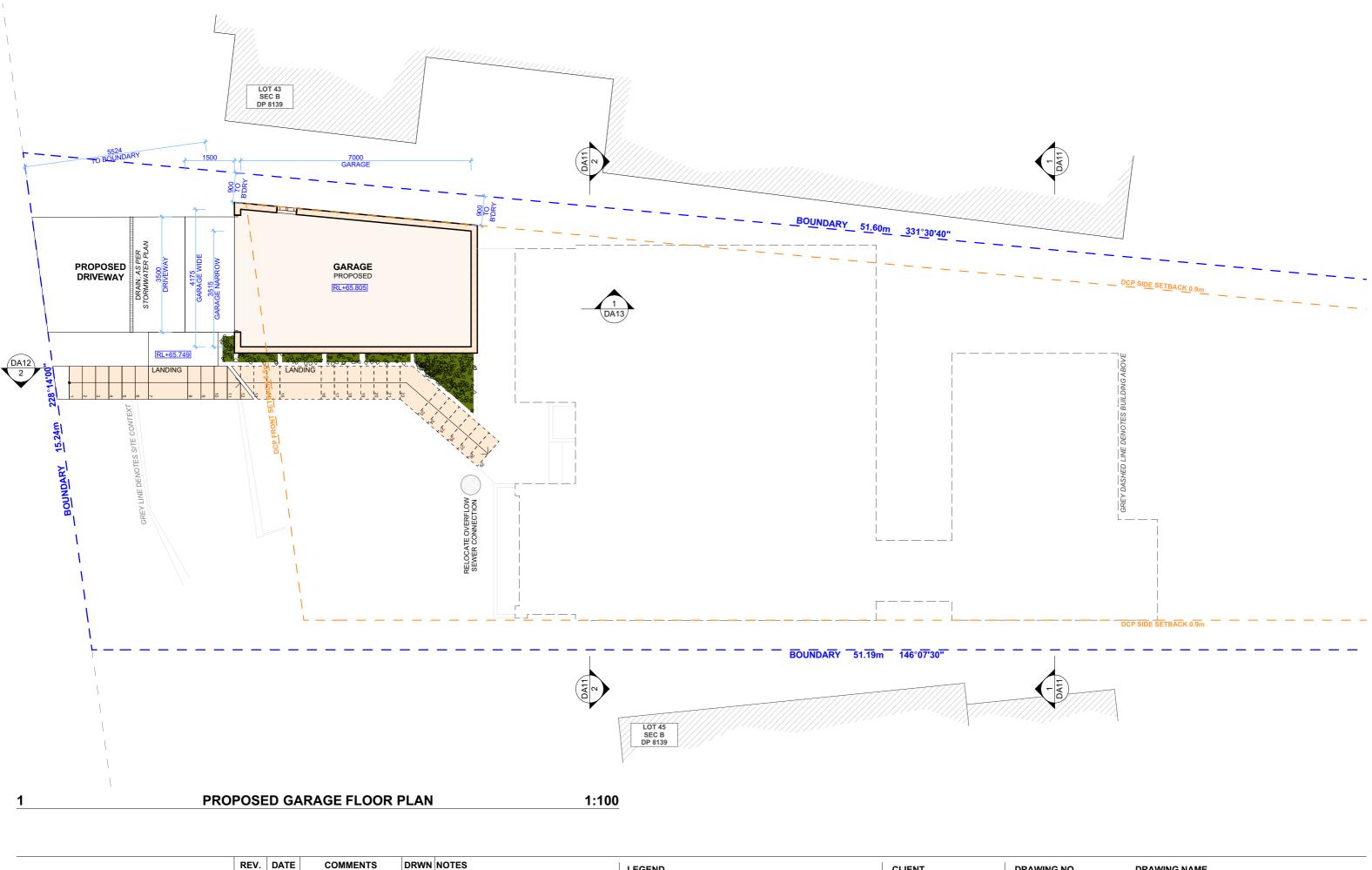
A04 EXISTING FIRST FLOOR PLAN

DATE Monday, 12 October 2020

SCALE 1:100 @A3

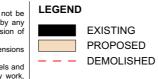
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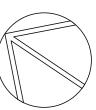
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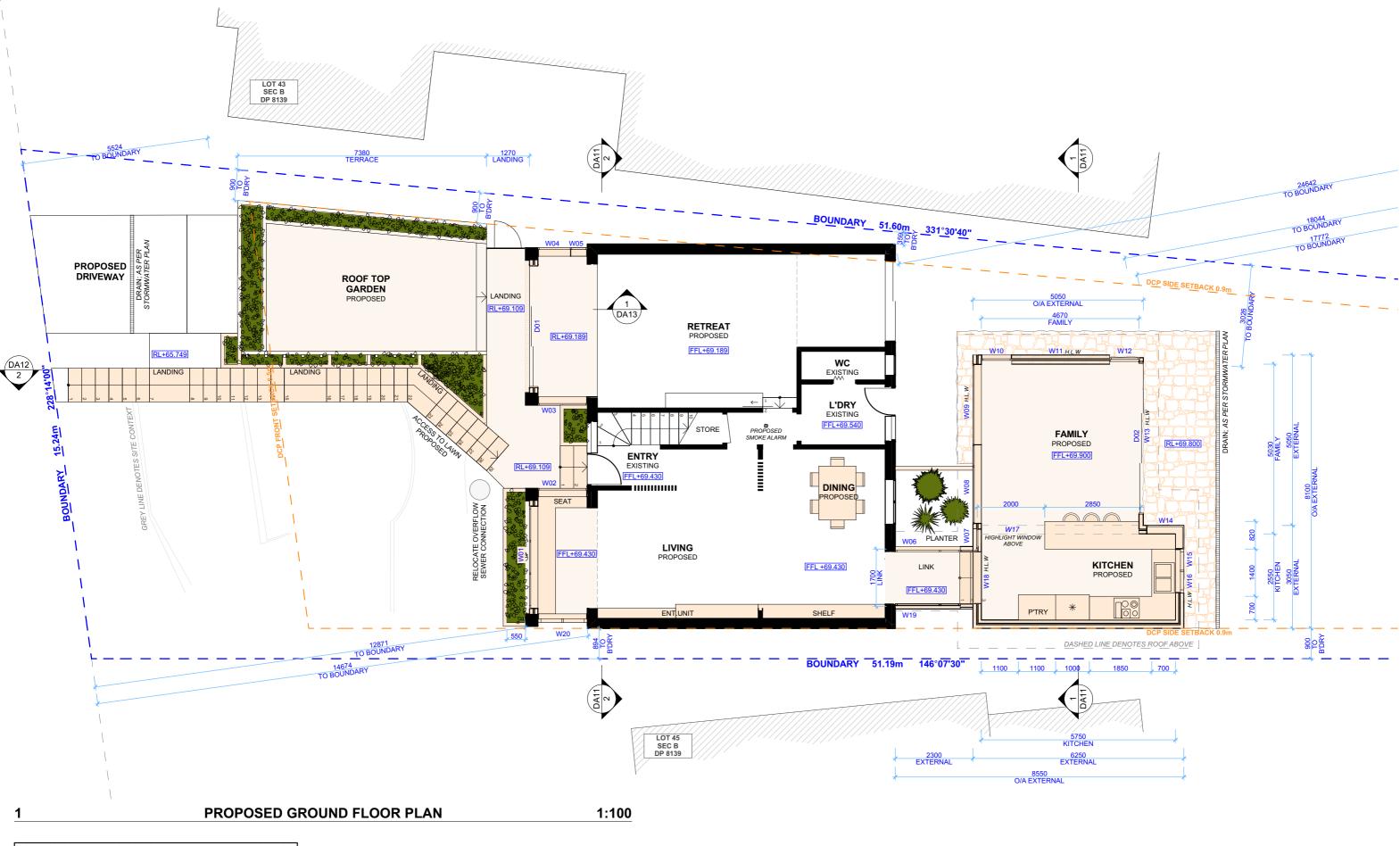
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DRAWING NO.

DATE Monday, 12 October 2020 DRAWING NAME
PROPOSED GARAGE FLOOR
PLAN

SCALE

1:100 @A3

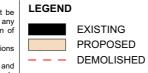




NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC

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PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 **DA06**

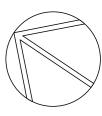
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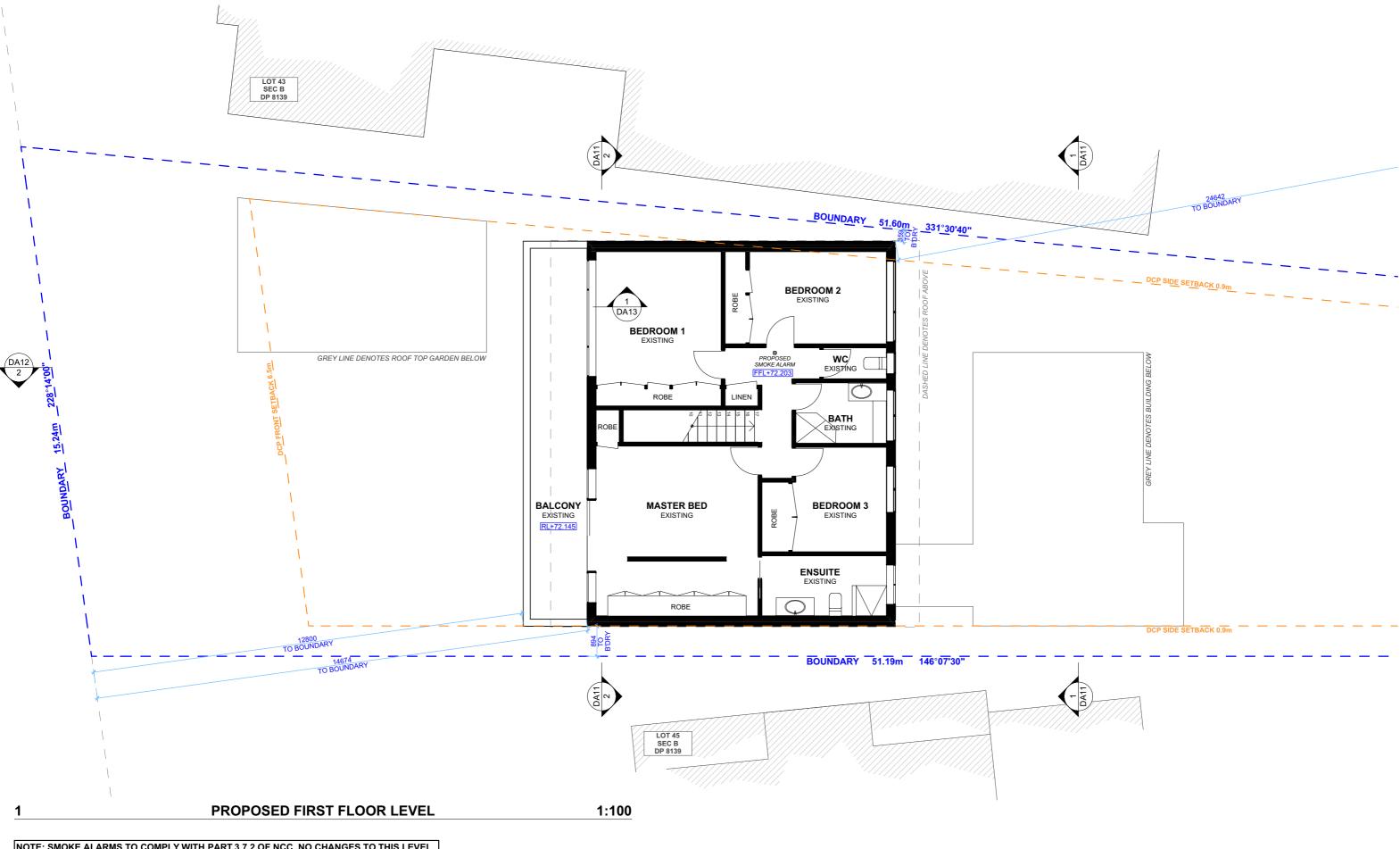
PLAN

DRAWING NAME

DATE Monday, 12 October 2020

PROPOSED GROUND FLOOR SCALE 1:100 @A3



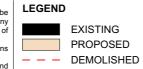


NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC. NO CHANGES TO THIS LEVEL.



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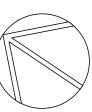
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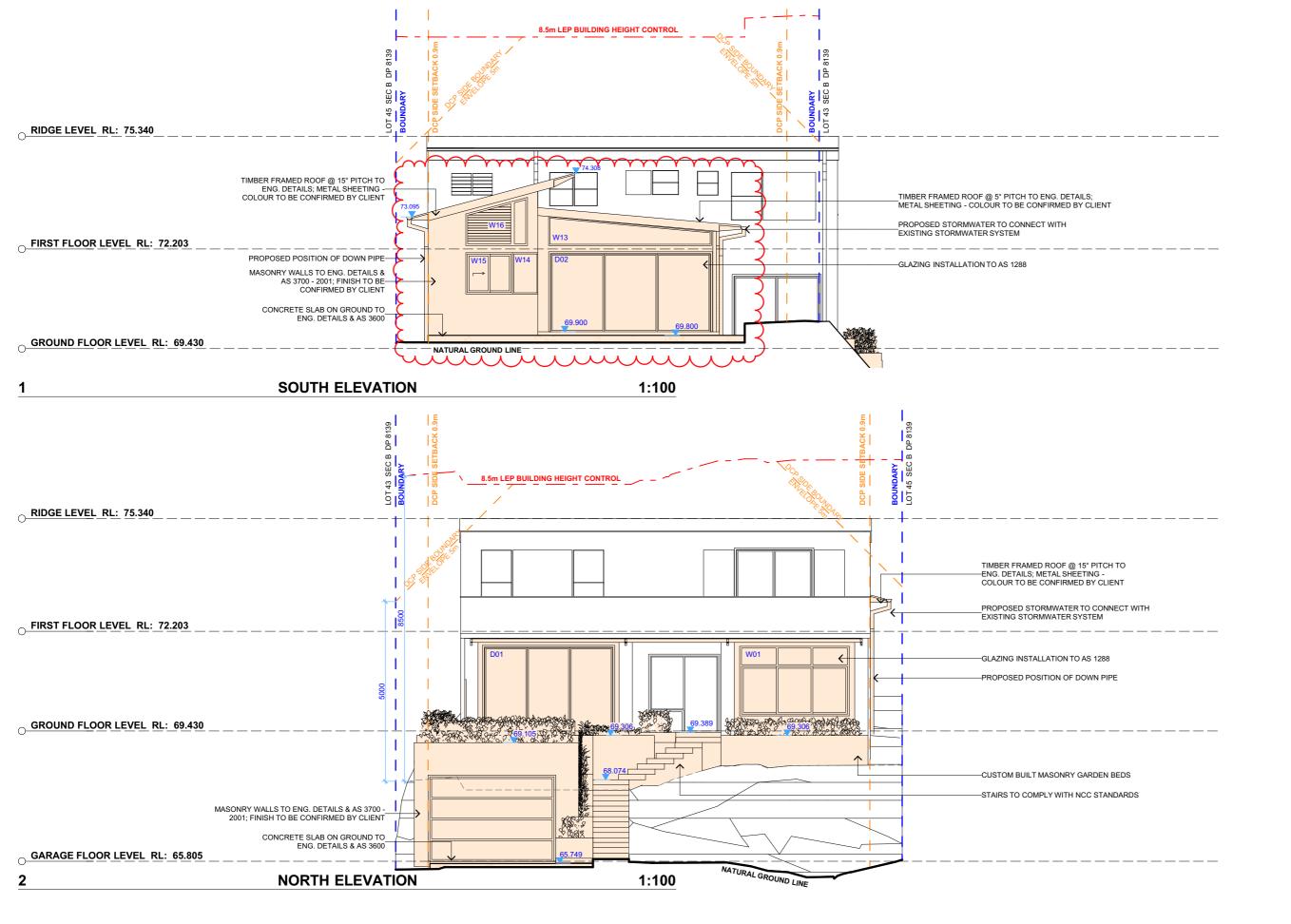
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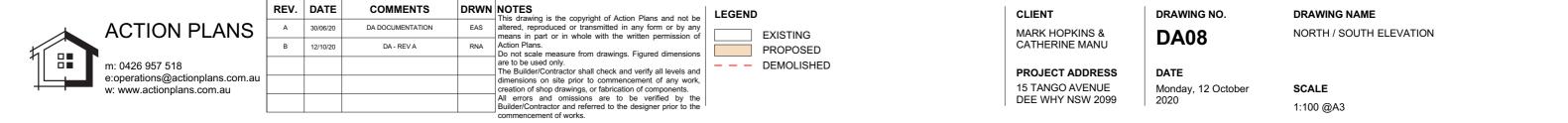
PROPOSED FIRST FLOOR PLAN

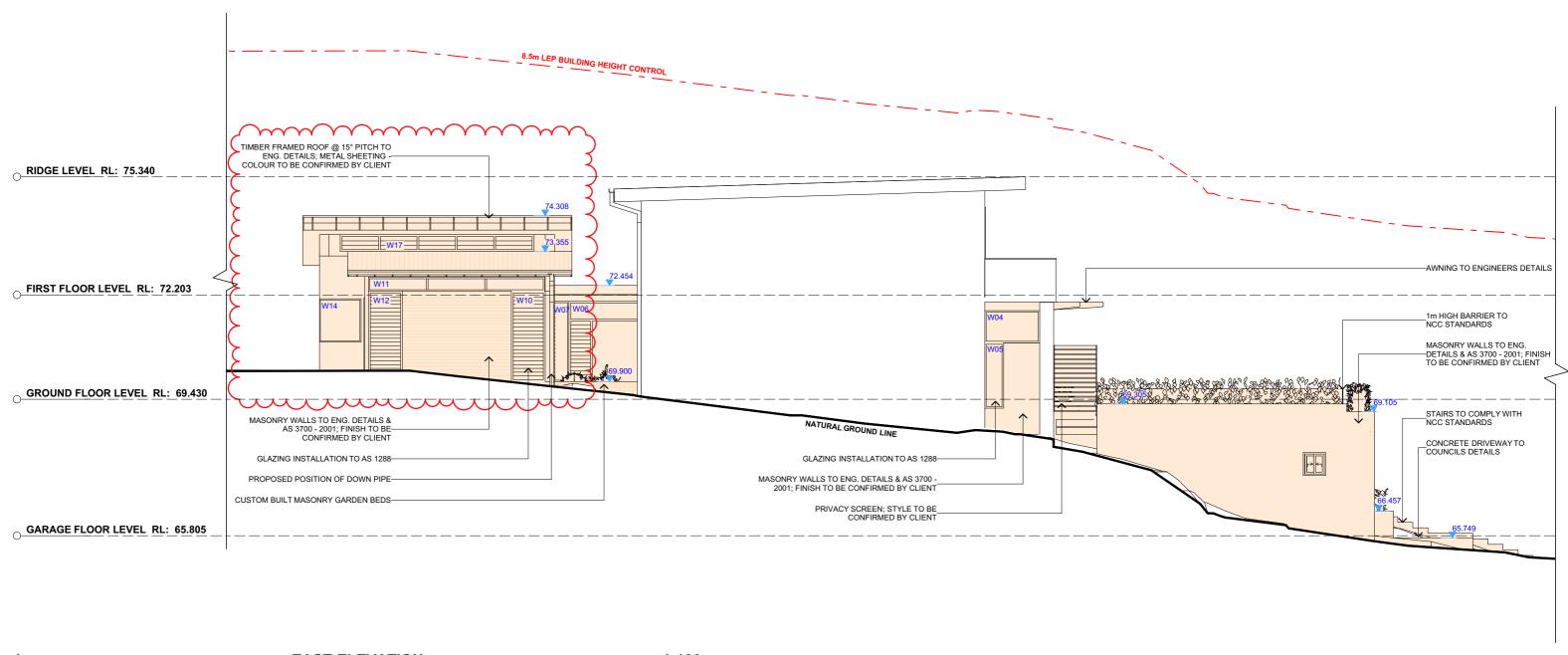
DATE Monday, 12 October 2020 SCALE 1:100 @A3

DRAWING NAME









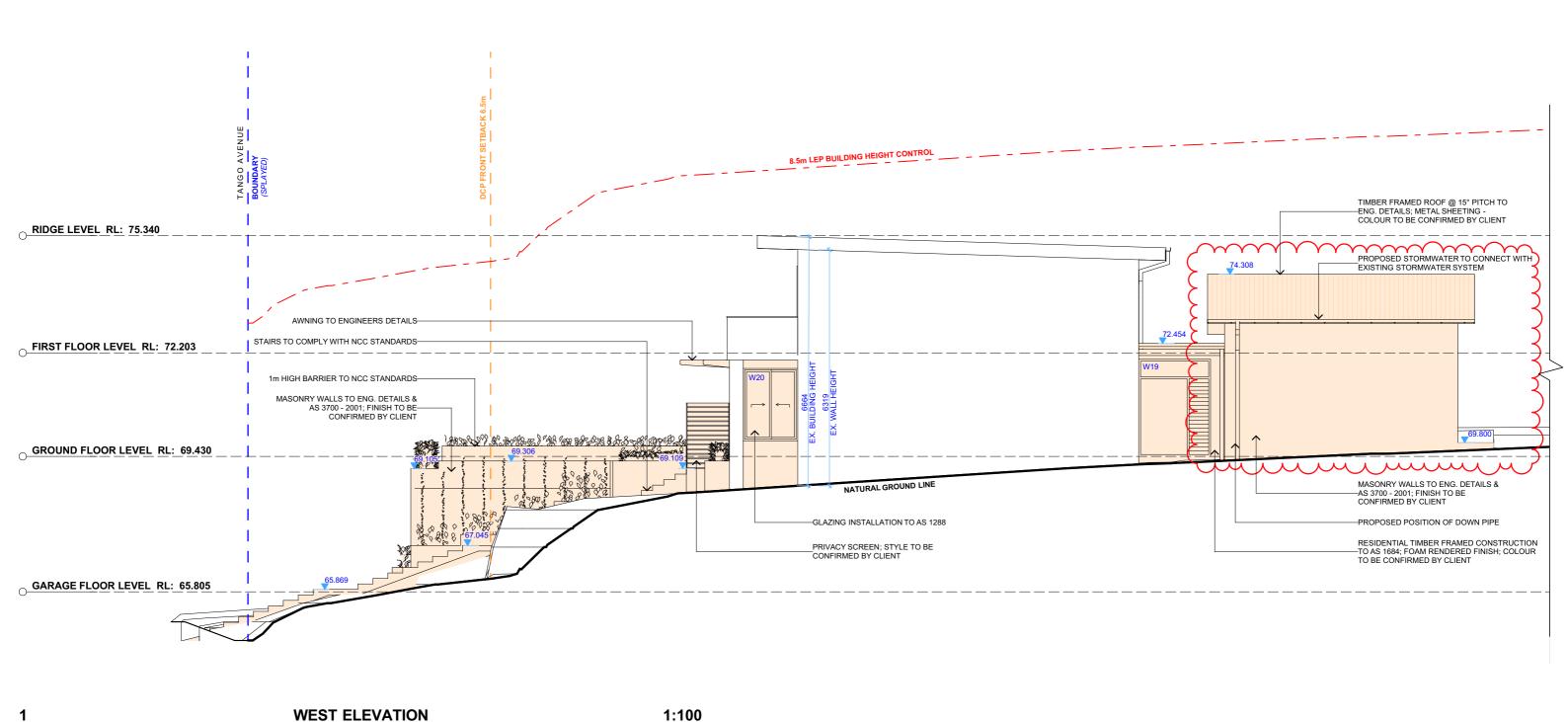
EAST ELEVATION 1:100



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CLIENT	DRAWING NO.	DRAWING NAME
MARK HOPKINS & CATHERINE MANU	DA09	EAST ELEVATION
PROJECT ADDRESS	DATE	
15 TANGO AVENUE	Monday, 12 October	SCALE
DEE WHY NSW 2099	2020	1:100 @A3



LEGEND

EXISTING

- - - DEMOLISHED

PROPOSED

DRAWING NO.

Monday, 12 October

DA10

DATE

2020

DRAWING NAME

WEST ELEVATION

SCALE

1:100 @A3

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PROJECT ADDRESS

15 TANGO AVENUE

DEE WHY NSW 2099

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Do not scale measure from drawings. Figured dimension

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REV. DATE

30/06/20

12/10/20

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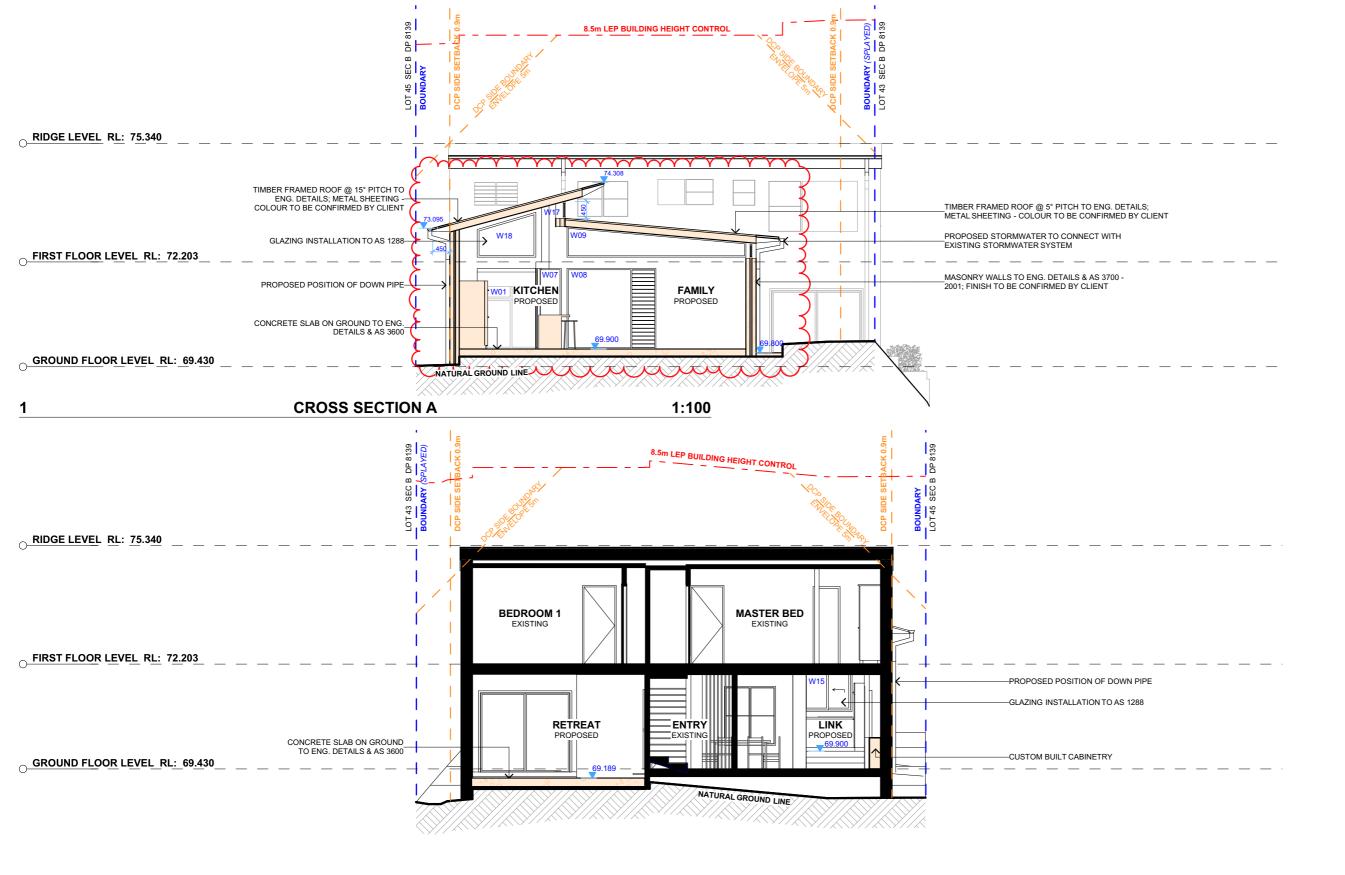
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COMMENTS

DA DOCUMENTATION



2 CROSS SECTION B 1:100



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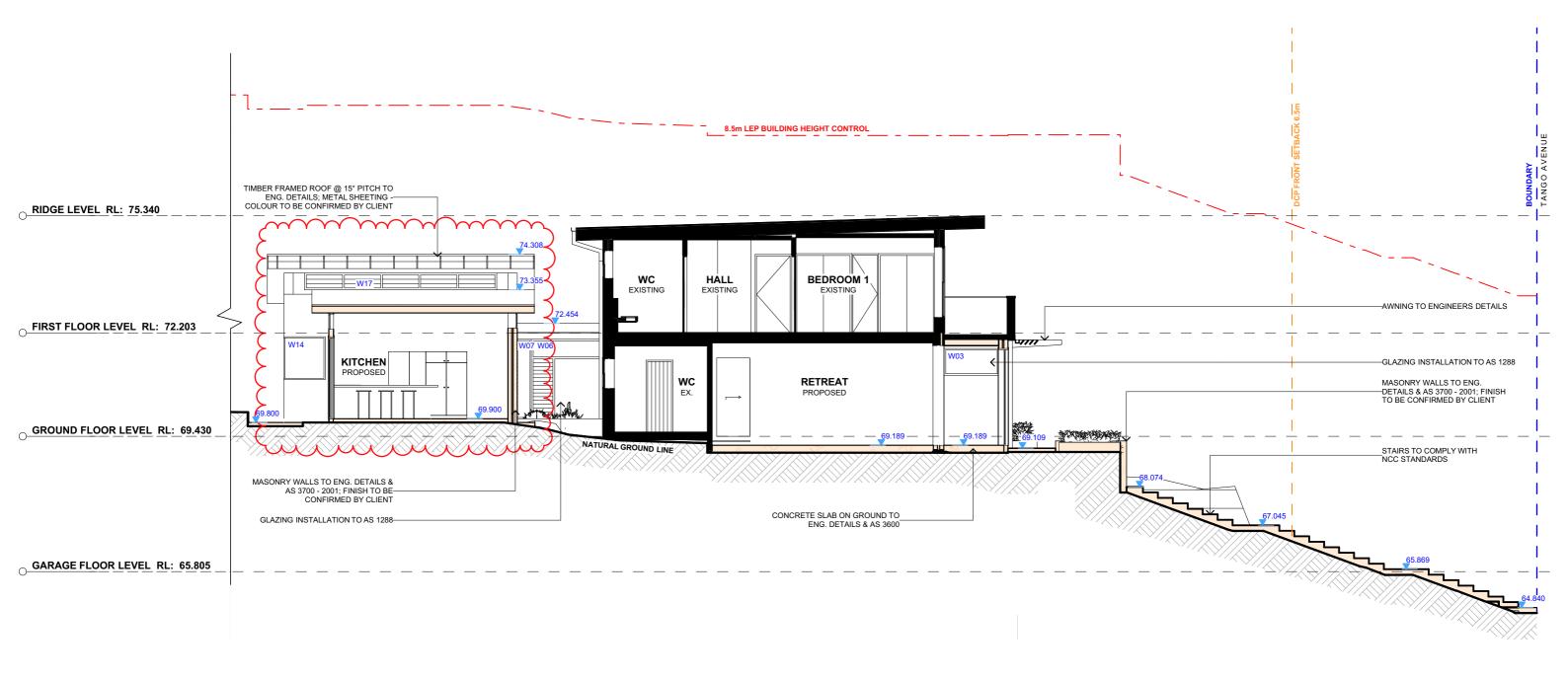


CLIENT
MARK HOPKINS &
CATHERINE MANU

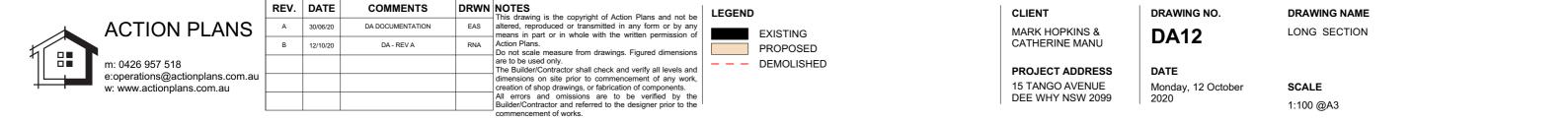
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DA11

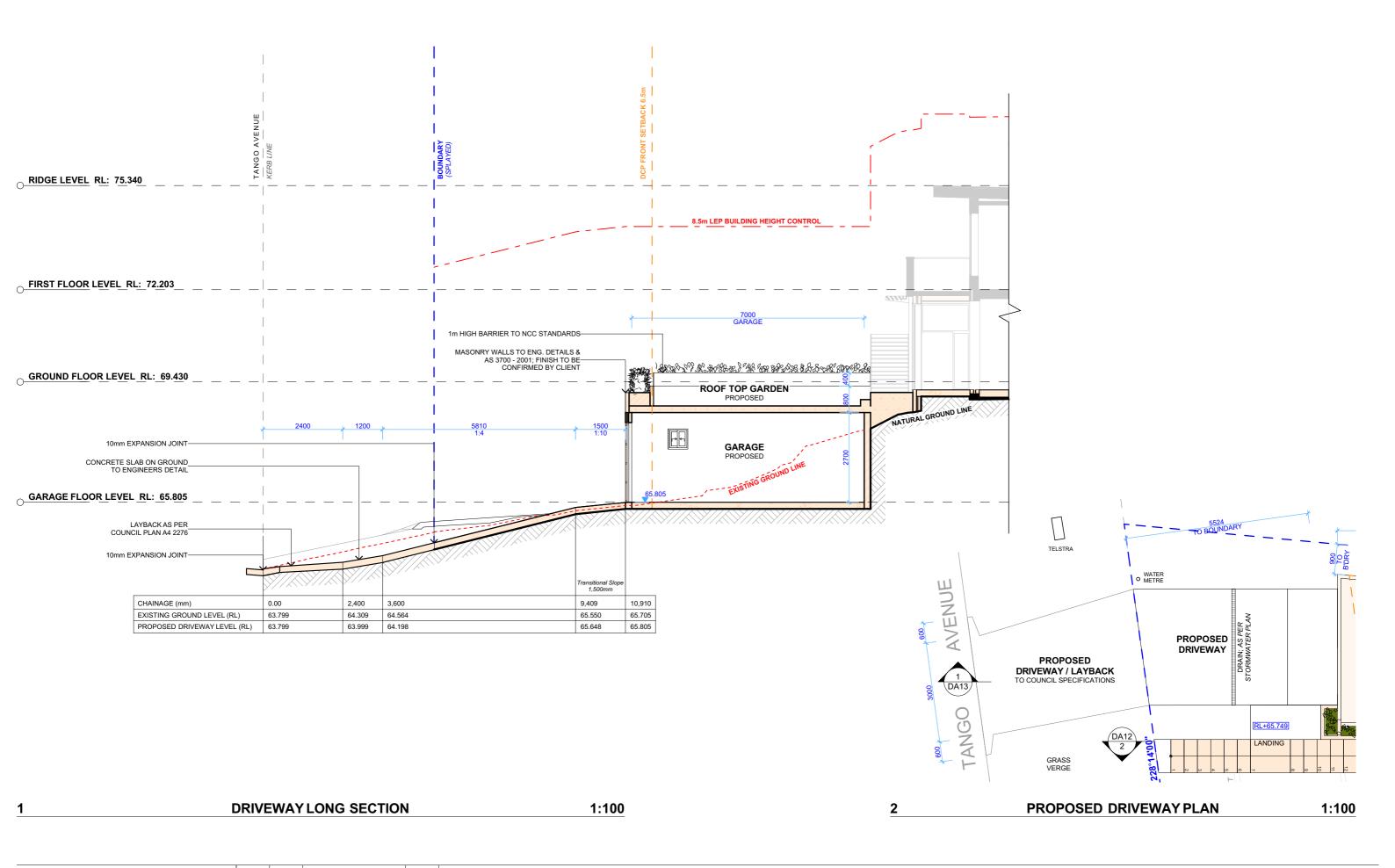
DATE Monday, 12 October 2020 **DRAWING NAME**CROSS SECTION

SCALE 1:100 @A3



2 LONG SECTION 1:100







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CLIENT
MARK HOPKINS & CATHERINE MANU

CATTERINE WAND	
PROJECT ADDRESS	D
15 TANGO AVENUE	l M
DEE WHY NSW 2099	2

DRAWING NO.
DA13

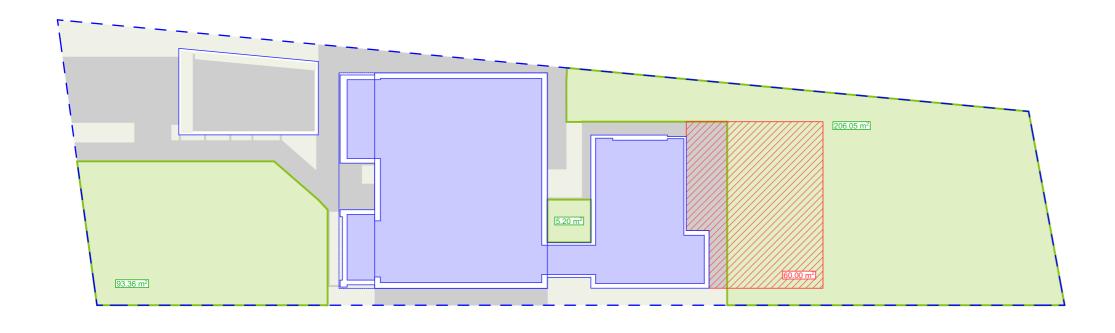
3 DRAWING NAME
DRIVEWAY PLAN / LONG SECTION

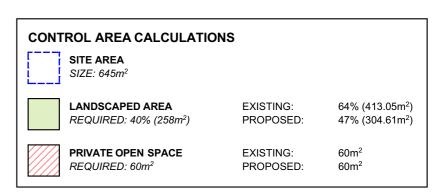
DATE	
Monday, 2020	12 Octo

SCALE 1:100 @A3



1 EXISTING AREA CALCULATIONS 1:200





PROPOSED AREA CALCULATIONS 1:200



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				dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
				All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the
				commencement of works.

LEGEND

MARK HOPKINS & CATHERINE MANU

CLIENT

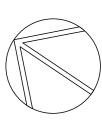
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DA14

O. DRAWING NAME
AREA CALCULATIONS

DATE

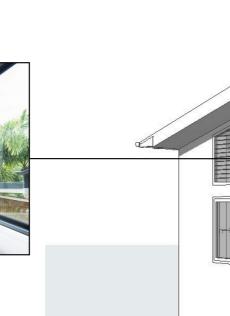
Monday, 12 October 2020

October SCALE 1:200 @A3





OPEN EAVE DETAILSTYLE TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED CORNER WINDOW BY STEGBAR OR OTHER



PAVED LANDSCAPED AREA
MATERIAL TO BE CONFIRMED BY CLIENT



RENDERED FINISH
COLOUR TO BE CONFIRMED BY CLIENT

METAL SHEET ROOFING COLOUR TO BE CONFIRMED BY CLIENT

ALUMINIUM FRAMED DOORS

BY STEGBAR OR OTHER

SAMPLE BOARD



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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.

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PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DRAWING NO.

DA15

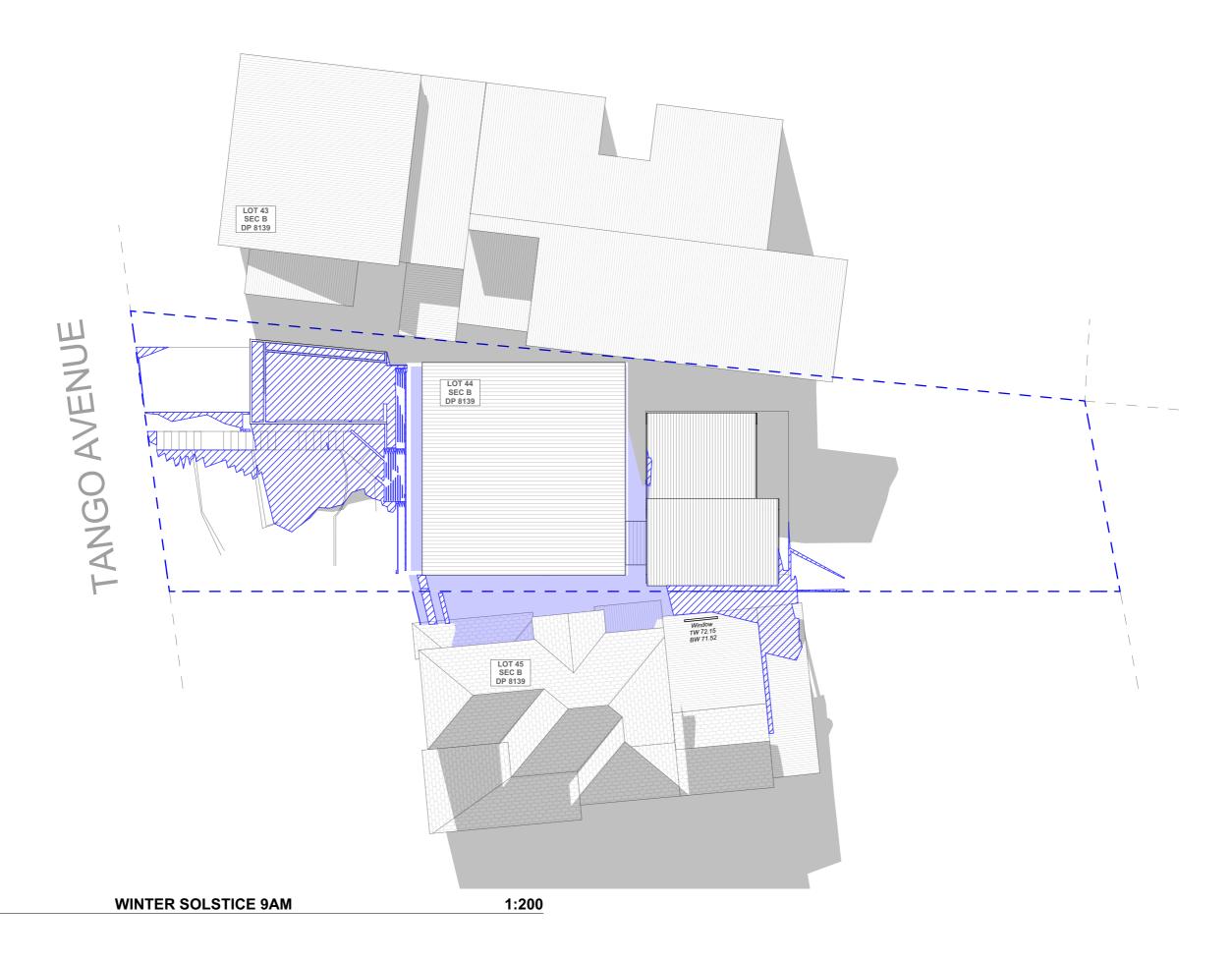
DATE

Monday, 12 October 2020

DRAWING NAME SAMPLE BOARD

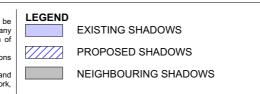
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SCALE





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	В	12/10/20	DA - REV A	RNA	Action Plans. Do not scale measure from drawings. Figured dimensions	
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					All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the	



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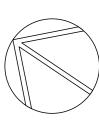
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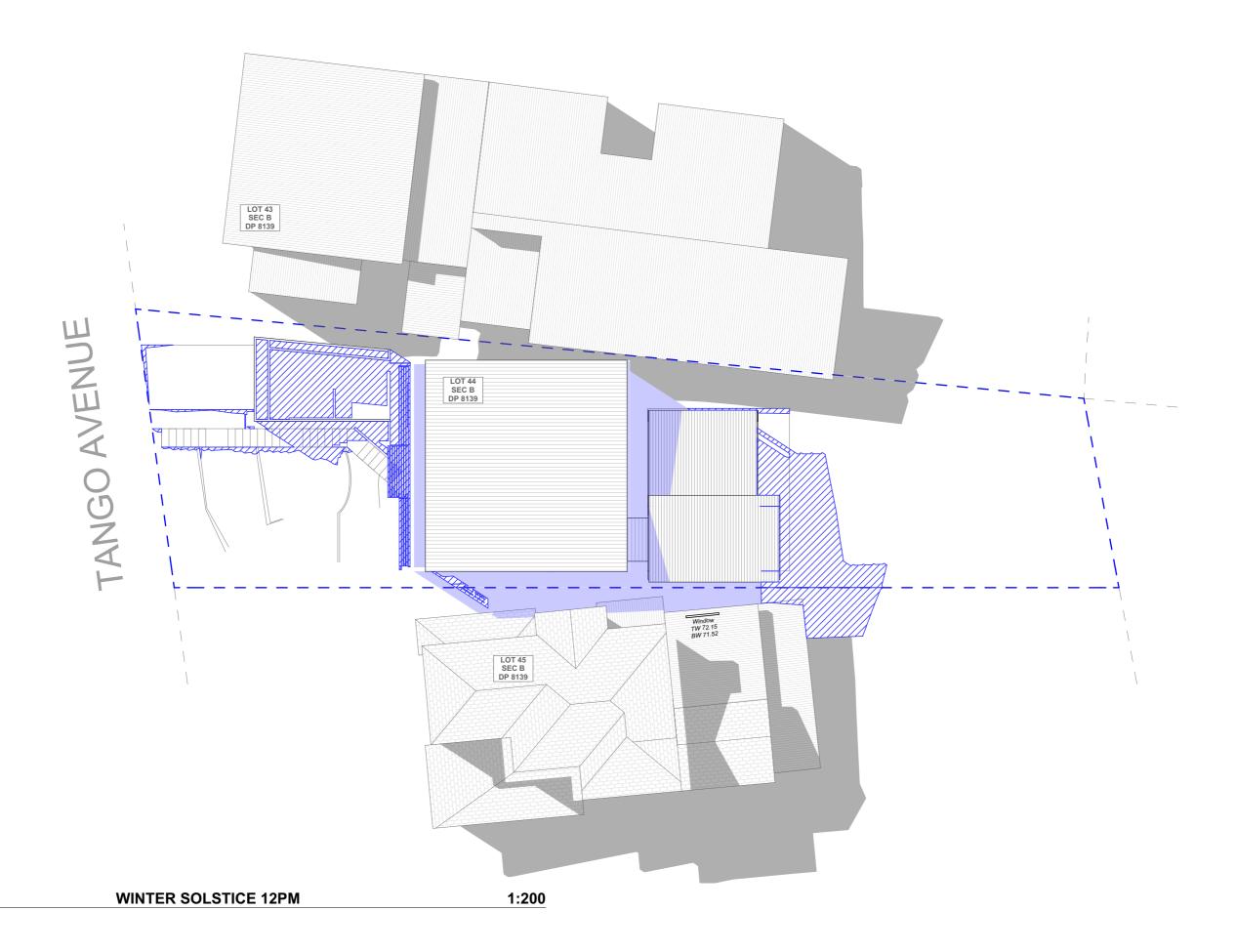
Monday, 12 October 2020

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DRAWING NAMEWINTER SOLSTICE 9 AM

SCALE 1:200 @A3

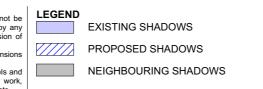






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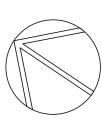
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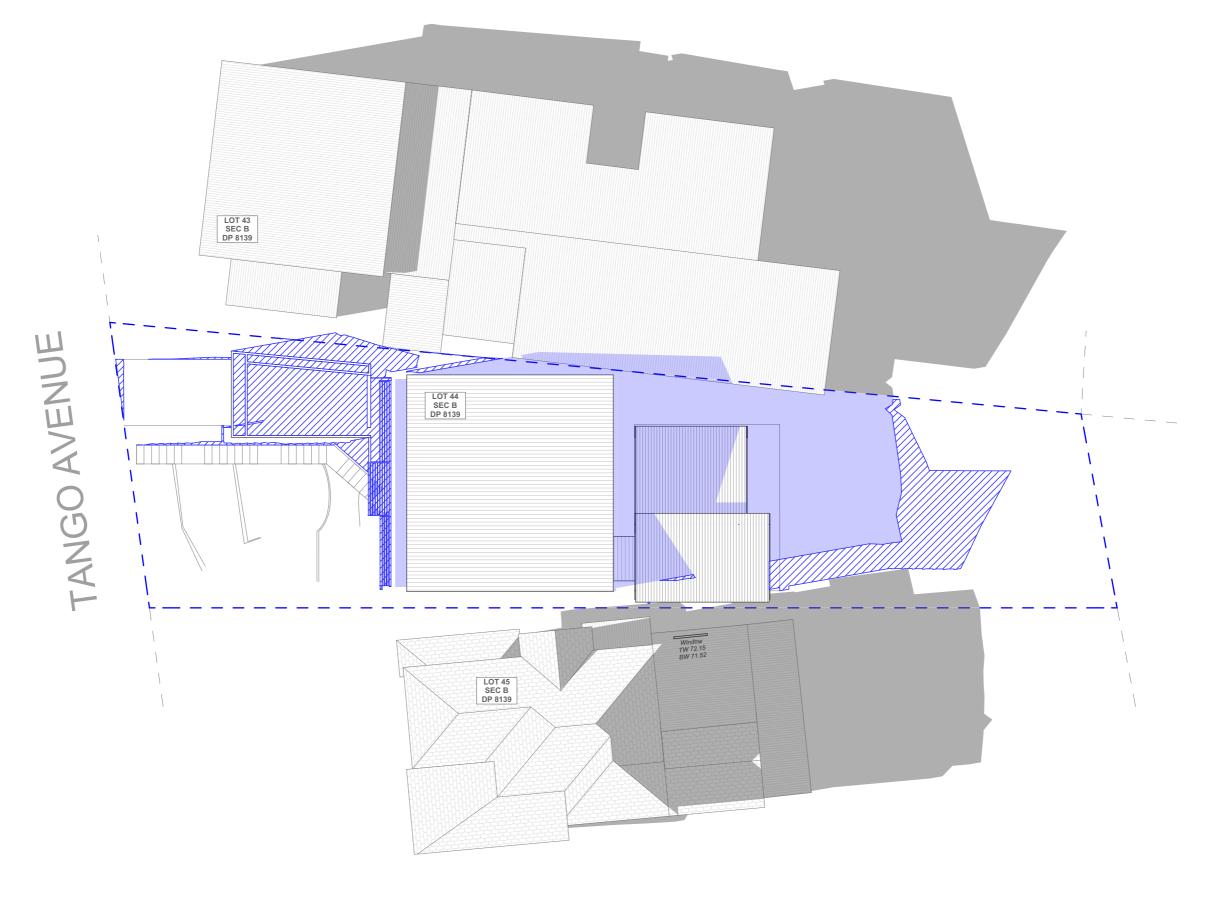
PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DRAWING NO.

DA17

DATE Monday, 12 October 2020 DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE 1:200 @A3

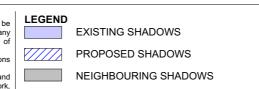




1 WINTER SOLSTICE 3PM 1:200



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					All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the
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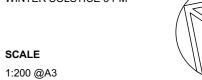
CATHERINE MANU
PROJECT ADDRESS 15 TANGO AVENUE
DEE WHY NSW 2099

DA18	
DATE	

DRAWING NO.

Monday, 12 October 2020

DRAWING NAME
WINTER SOLSTICE 3 PM





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

Alterations and Additions

Certificate number: A374260_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 06, April 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project name	15 Tango Avenue Dee Why_02
Street address	15 Tango Avenue Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 8139
Lot number	44
Section number	В
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or mor and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Action Plans
ABN (if applicable): 17118297587

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	1		
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.		✓	V
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 alterer the table below, except that a) additional insular is not required for parts of altered construction	~	✓	V		
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
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)			

Glazing re	equirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Vindows a	and glazed	doors							
					hading devices, in accordance with r each window and glazed door.	the specifications listed in the table below.	✓	✓	~
The followin	g requiremen	ts must also	be satisfi	ed in relation	n 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.								~	~
					f each eave, pergola, verandah, ba than 2400 mm above the sill.	alcony or awning must be no more than 500 mm	n 🗸	✓	~
Pergolas wit	th polycarbon	ate roof or s	imilar tran	slucent mate	erial must have a shading coefficie	nt of less than 0.35.		✓	V
External lou	vres and blind	ds must fully	shade the	e window or	glazed door beside which they are	situated when fully drawn or closed.		✓	✓
					e window or glazed door above whens must not be more than 50 mm	nich they are situated, unless the pergola also		✓	~
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.							✓	~	~
Windows	and glaze	d doors g	lazing r	equireme	nts				
Window / do	oor Orientation	on Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	N	5.901	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)]		
W2	E	1.049	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or	11		

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=900 mm	U-value: 7.63, SHGC: 0.75)			
W3	W	1.049	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	1.248	0.95	1.364	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	E	0.868	2.685	1.364	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	E	4.999	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7a	E	1.026	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7b	N	1.126	4.776	1.589	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	N	5.005	4.776	1.589	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	N	2.82	2.346	1.589	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	E	2.16	2.8	3.3	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	E	1.748	2.8	0.46	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	E	2.16	2.8	2.9	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	S	2.82	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14a	E	1.23	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or			

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=900 mm	U-value: 7.63, SHGC: 0.75)			
W14b	s	0.764	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	s	1.495	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	S	2.31	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	E	2.575	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	N	1.86	2.346	1.589	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	w	4.999	2.52	2.09	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W20	W	2.825	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	N	9.406	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	S	9.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "\sqrt^" 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 "\script*" 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 "\script*" 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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The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.

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, <u>OR</u> meet the certified U value and SHGC value.

CLIENT

MARK HOPKINS & CATHERINE MANU

PROJECT ADDRESS 15 TANGO AVENUE DEE WHY NSW 2099 DRAWING NO.

DA19

DRAWING NAME BASIX COMMITMENTS

DATE

Monday, 12 October 2020