



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate or (complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on C/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓

Artificial lighting			
<p>The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:</p> <ul style="list-style-type: none"> <li>• at least 5 of the bedrooms / study;</li> </ul>			
			



NTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



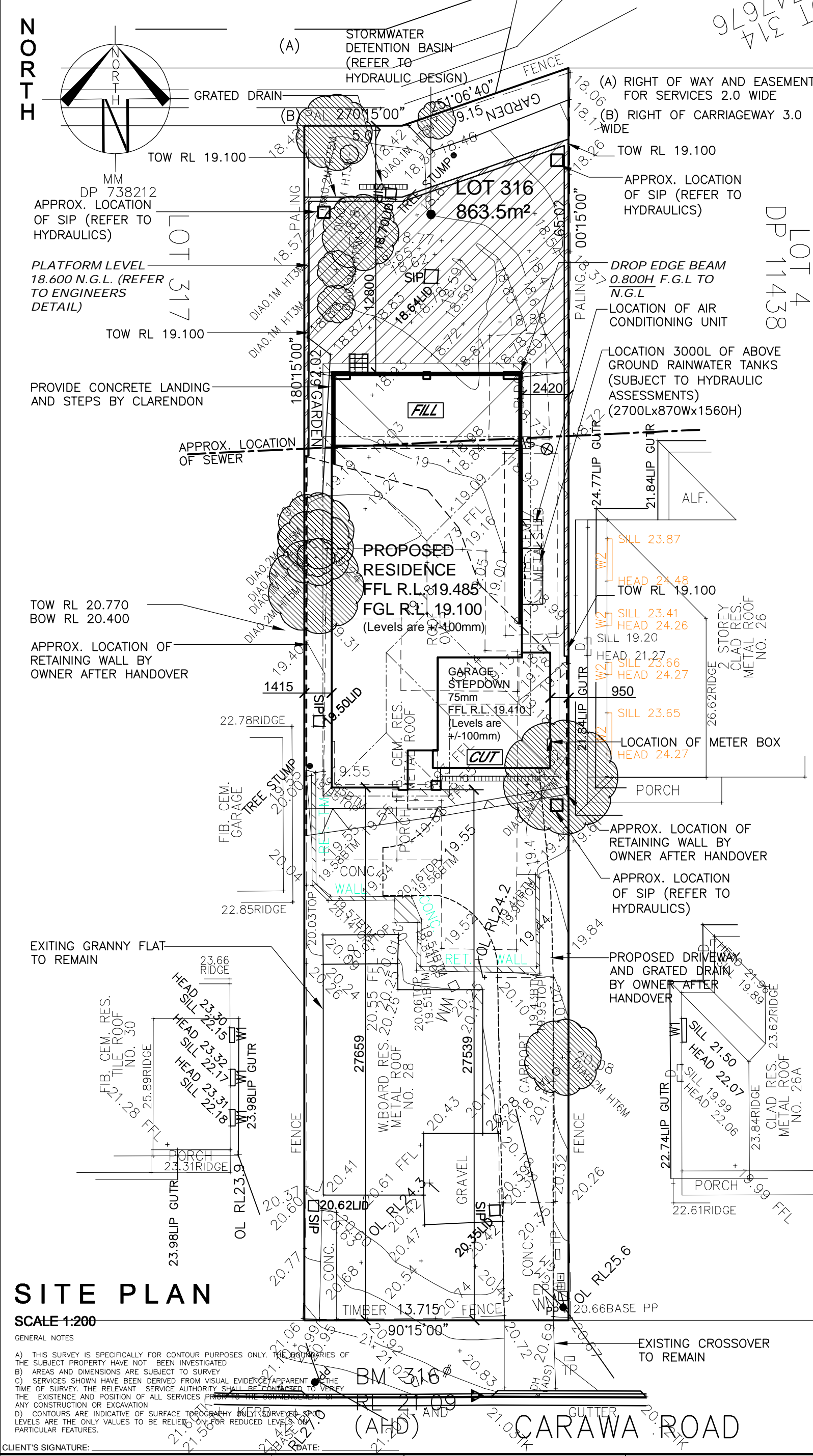
[www.nathers.gov.au](http://www.nathers.gov.au)

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[illegible]

 <p>BL No. 2298C ABN 18 003 892 706</p> <p>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</p>	<p>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</p>	<p>PRODUCT: <b>BOSTON 36</b> Classic R/H Garage</p> <p>Sapphire Specification</p> <p>Master Issued: 27.06.18      Revision: A</p>	<p>CLIENT: Mr. &amp; Mrs. STREET Mr. &amp; Mrs. HILL</p>	<p>DA DRAWINGS</p>		
			<p>SITE ADDRESS: Lot 316, No. 28, DP 738212</p>	<p>DRAWN: PG.</p>	<p>DATE: 07.01.20</p>	<p>Rev: <b>F</b></p>
			<p>Carawa Road CROMER, 2099</p>	<p>RATIO @ A3: NA</p>	<p>CHECKED: J.S</p>	
				<p>SHEET: <b>1</b></p>	<p>JOB No: <b>29913960</b></p>	<p><b>NSW</b></p>





LOT 316	
D.P: 738212	
L.G.A: NORTHERN BEACHES	
SITING HAS BEEN COMPLETED IN ACCORDANCE WITH WARRINGAH DCP 2011	
SITE AREA	863.5 m²
ROOF AREA	
MAIN DWELLING:	247.9 m²
GRANNY FLAT:	83.6 m²
TOTAL ROOF AREA:	331.5 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	364.7 m²
(MIN. DIMENSION OF 2.0m)	42.2 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	241.0 m²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	60 m²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	8.5 m
MAXIMUM CEILING HEIGHT	7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	
SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	331.5m²
DRIVEWAY/ PAVED ARES:	109.1m²
TOTAL:	440.6m²
	51.0 %
MAX SITE COVERAGE FOR OSD:	40%
Maximum 1000mm CUT	
DROP EDGE BEAM TO NATURAL GROUND NO EXPOSED FILL PERMITTED OUTSIDE BUILDING PERIMETER	
WIND CLASSIFICATION: "- "	
SLAB CLASSIFICATION: "- "	
NOTE: ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC	
NOTE: OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
REFER TO PAGE 7 FOR DRIVEWAY PROFILE	
**B.O.S.** (BUILDING OVER SEWER) ORDER SEWER PEGOUT	
STORMWATER TO LEVEL SPREADER VIA RAINWATER TANK AND O.S.D REFER TO HYDRAULIC DETAILS	

CLARENDONHOMES

BL No. 2298C  
ABN 18 003 892 706

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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ  
IN PREFERENCE TO SCALING.

PRODUCT:

BOSTON 36  
Classic  
R/H Garage  
  
Sapphire Specification

CLIENT:

Mr. & Mrs. STREET  
Mr. & Mrs. HILL  
  
SITE ADDRESS:  
Lot 316, No. 28, DP 738212  
Carawa Road  
CROMER, 2099

DA DRAWINGS

DRAWN:  
PJ

DATE:  
11.11.19

Rev:  
F

RATIO @ A3:  
1:200

CHECKED:  
BG

SHEET:  
2

JOB No:  
29913960

NSW

● AIR CONDITIONING DUCT

Ⓢ SMOKE ALARM

⊗ EXHAUST FAN

SP STEEL POST

TSP TELESCOPIC STEEL POST

DP DOWN PIPE LOCATION

TAP GARDEN TAP LOCATION

ⓧ LIFT OFF HINGES

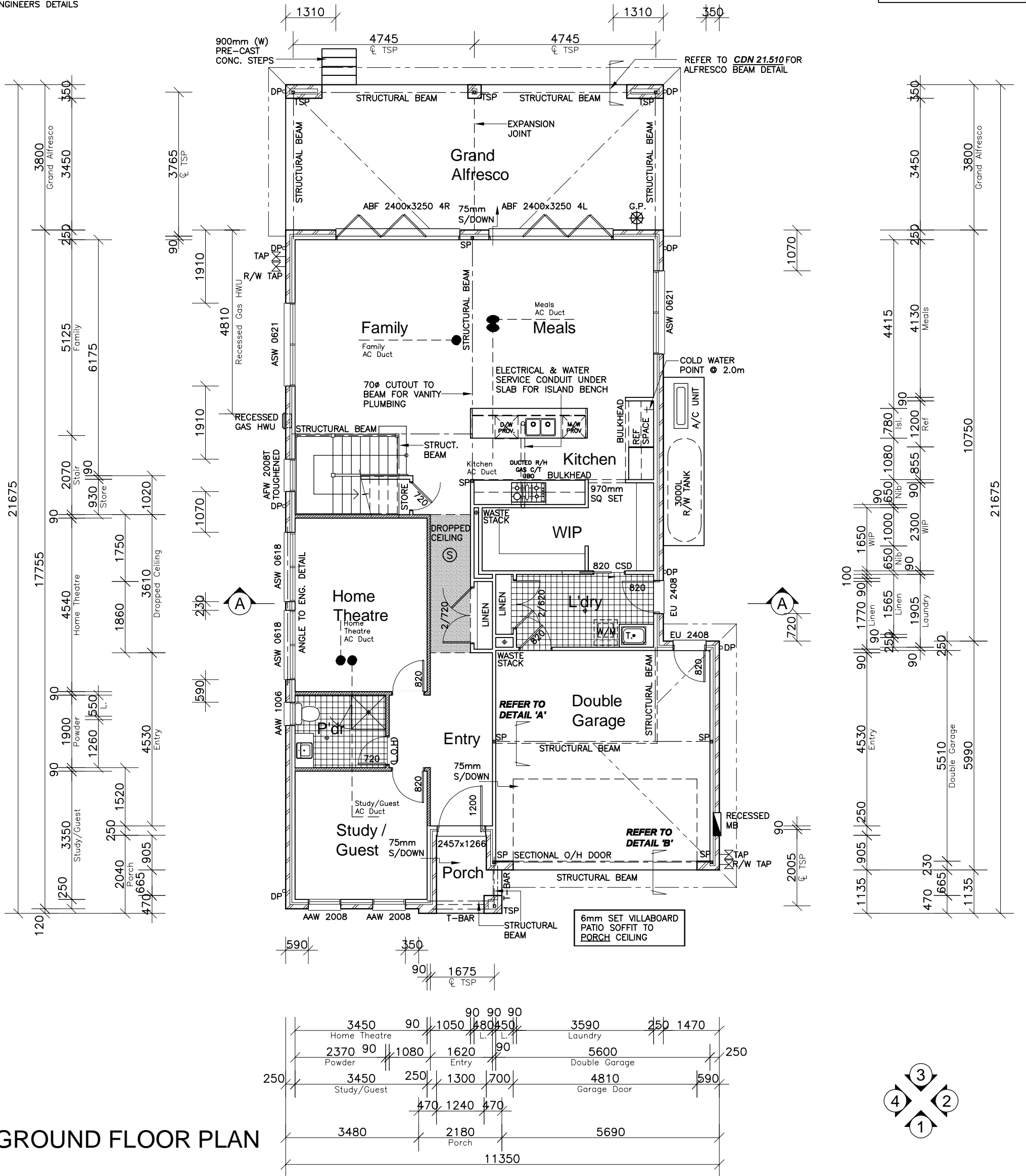
ARTICULATION JOINTS TO ENGINEERS DETAILS

PROVIDE ACOUSTIC WALL BATTS TO INTERNAL WALLS OF HOME THEATRE, STUDY, POWER ROOM (ONLY)

NOTE: INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)

NOTE: PROVIDE (x4) 450mm DEEP MELAMINE SHELVING TO W.I.P

NOTE: (UNLESS NOTED OTHERWISE)  
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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CROMER, 2099

DA DRAWINGS

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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: <b>3</b>	JOB No: <b>29913960</b>	NSW

⑤ SMOKE ALARM

 EXHAUST FAN

DP o DOWN PIPE  
LOCATION

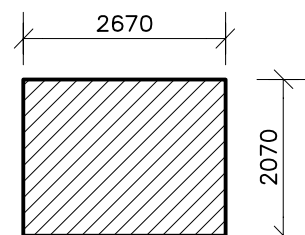
**L.O.H** LIFT OF  
HINGES

SP<sub>9</sub> STEEL POST

TSP<sub>0</sub> TELESCOPIC


## ARTICULATION JOINTS TO ENGINEERS DETAILS

400x200mm  
EAVE VENT



# STAIR CUTOUT

SCALE 1:100

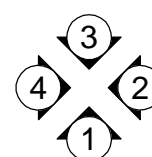
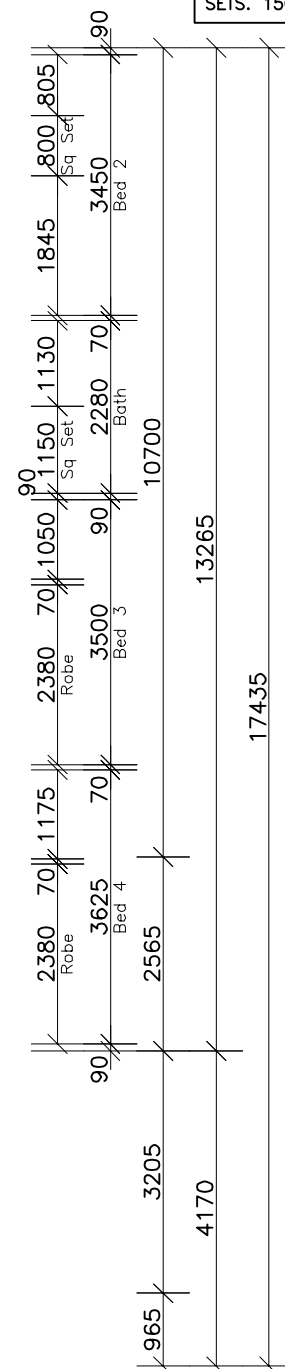
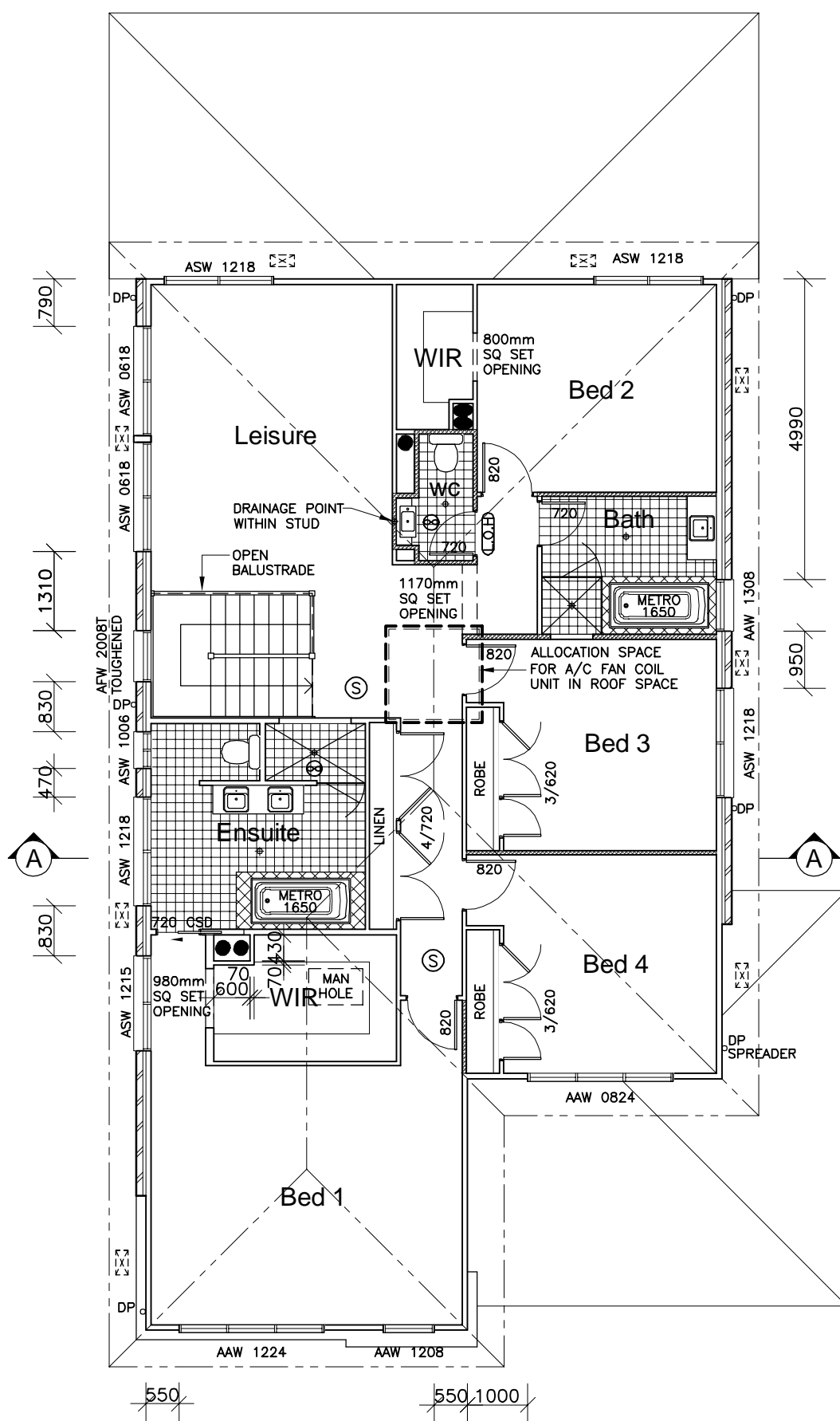
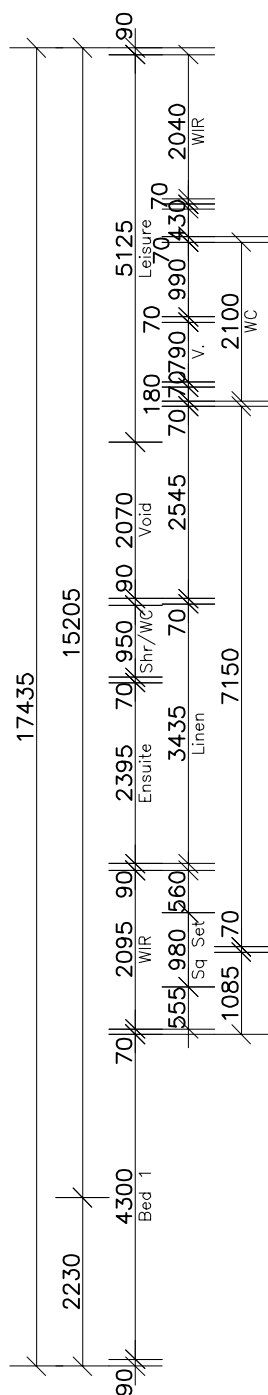
 PROVIDE ACOUSTIC WALL  
BATTS TO INTERNAL WALLS  
OF Bed3 / Bed4, wc, Bed1 / Bed4,  
Bed2,3 / Bathroom (ONLY)

**NOTE:**  
ALL FIRST FLOOR BEDROOM & LIVING  
WINDOWS TO BE FITTED WITH A  
RESTRICTING DEVICE COMPLIANT  
WITH PART 3.9.2.5 OF THE B.C.A -  
PROTECTION OF OPENABLE WINDOWS

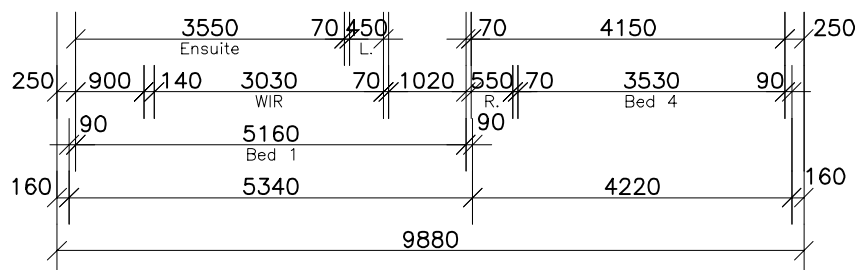
**NOTE:**  
SHOWER NOOK/RECESS REFER TO  
**CDN 54.240** & SHEET 10 FOR DETAILS

NOTE:  
(UNLESS NOTED OTHERWISE)

300 DEEP BULKHEADS & SQ.  
SETS. 150 DROPPED CEILINGS



## FIRST FLOOR PLAN



CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**BOSTON 36**  
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R/H Garage  
  
Sapphire Specification

CLIENT:  
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Mr. & Mrs. HILL

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SITE ADDRESS:  
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Carawa Road  
CROMER, 2099

## DA DRAWINGS

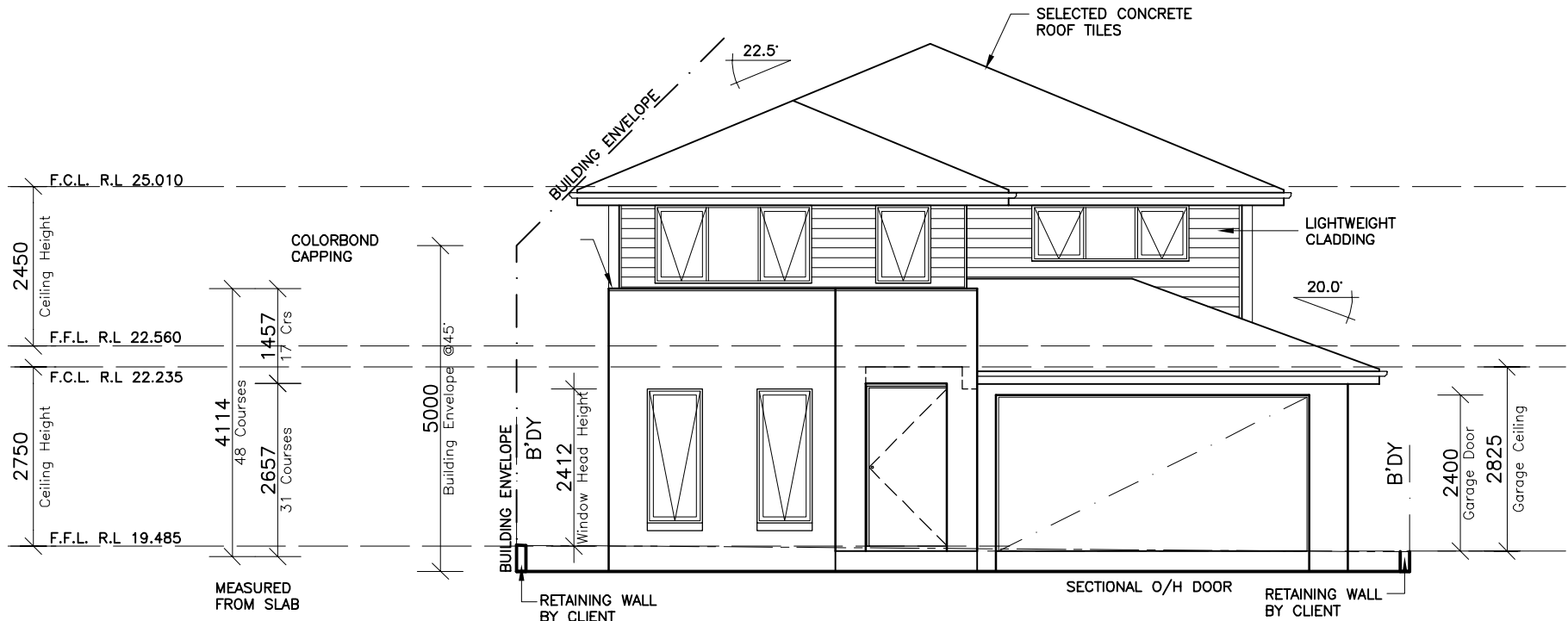
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SHEET: 4	JOB No: 29913960	NSW



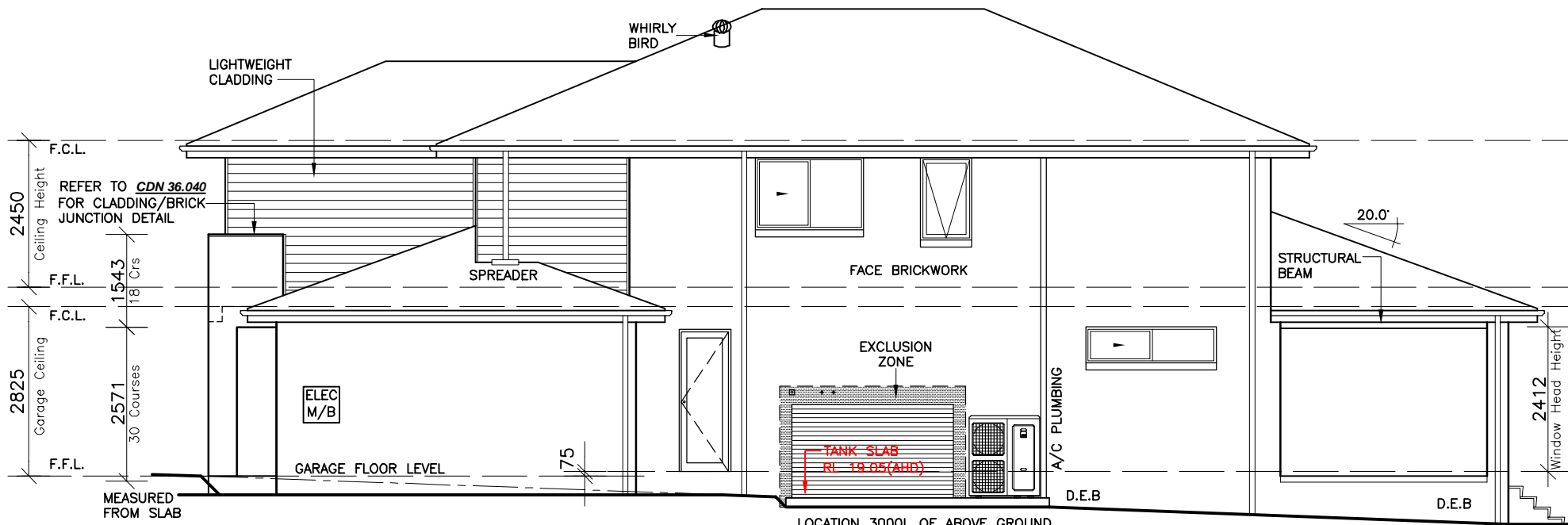
NOTES:  
FOR DROP-OFF's REFER  
TO FRAMING DETAILS  
**CDN 21.010-21.080**

**NOTE:**  
HEIGHT OF DROP EDGE BEAM MAY  
VARY DUE TO SITE CONDITIONS  
UPON COMPLETION OF SITE WORKS

**NOTE:**  
NUMBER OF STEPS REQUIRED MAY  
VARY DEPENDING ON SITE  
CONDITIONS



ELEVATION 1  
-SOUTH-



ELEVATION 2  
-EAST-

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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Sapphire Specification

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Lot 316, No. 28, DP 738212  
Carawa Road  
CROMER, 2099

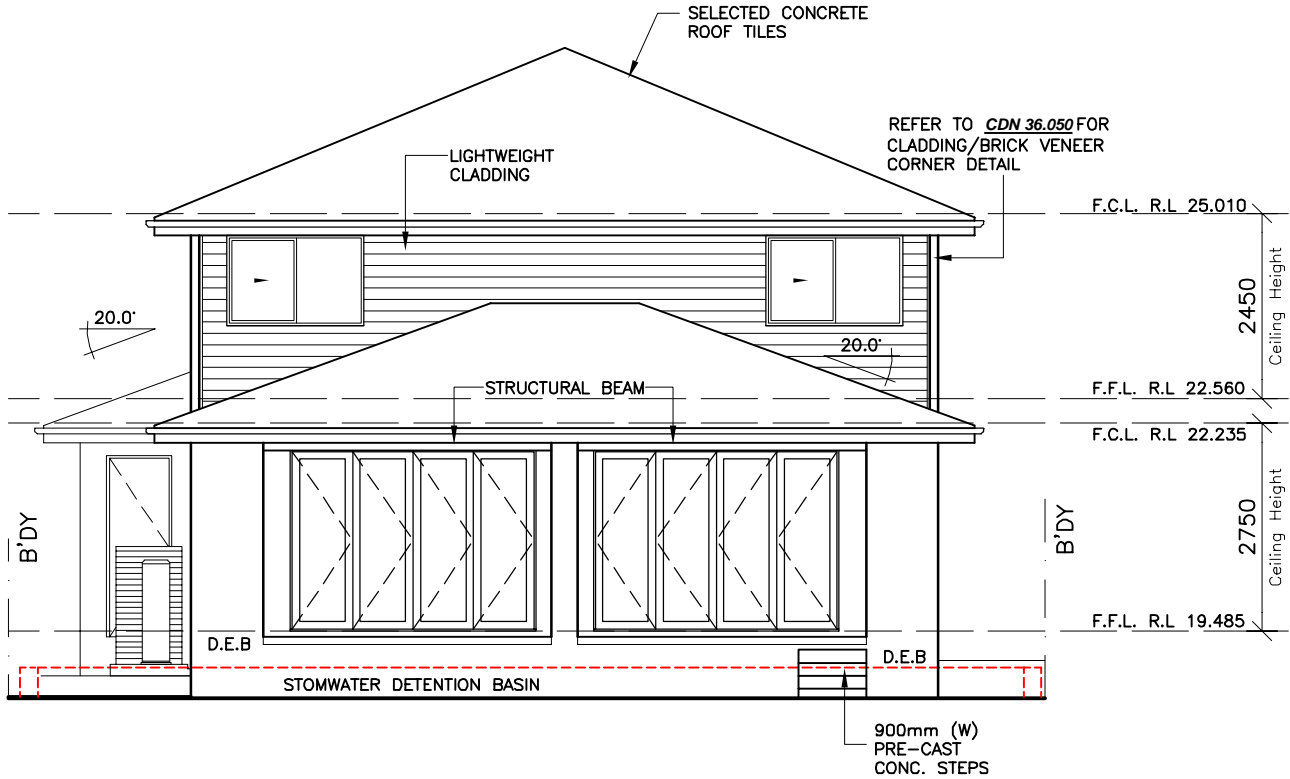
DA DRAWINGS

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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29913960	NSW

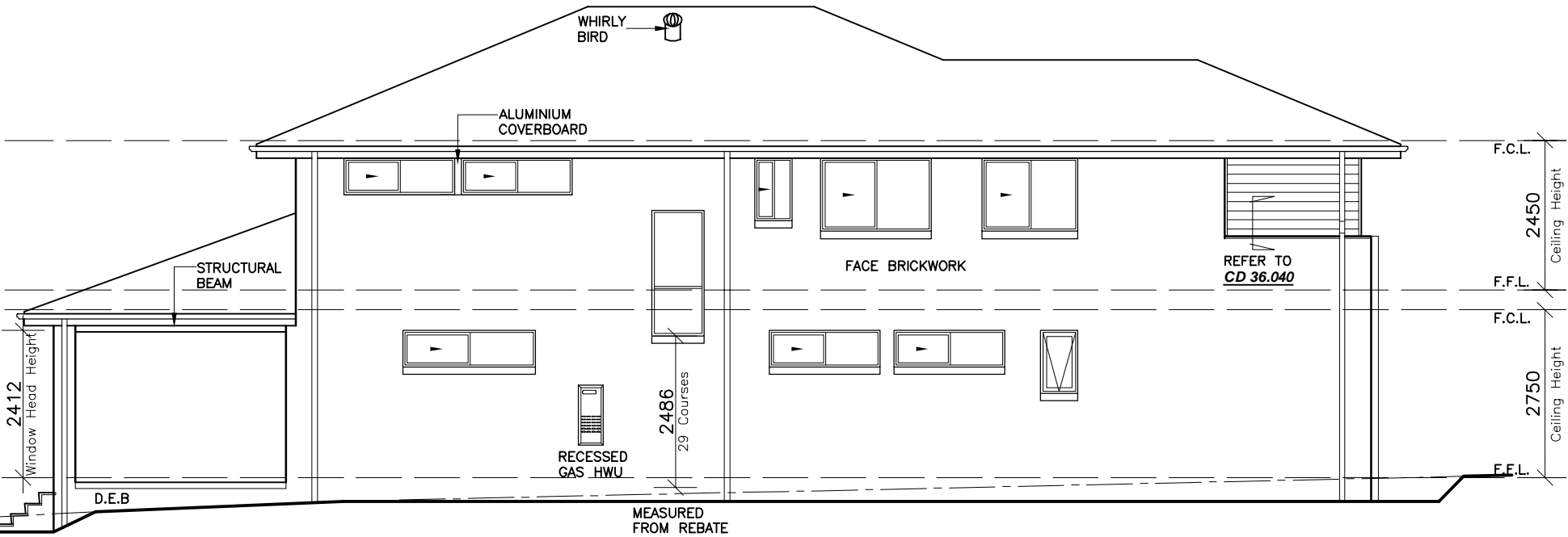
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UPON COMPLETION OF SITE WORKS

**NOTE:**  
NUMBER OF STEPS REQUIRED MAY  
VARY DEPENDING ON SITE  
CONDITIONS



ELEVATION 3  
-NORTH-



ELEVATION 4  
-WEST-

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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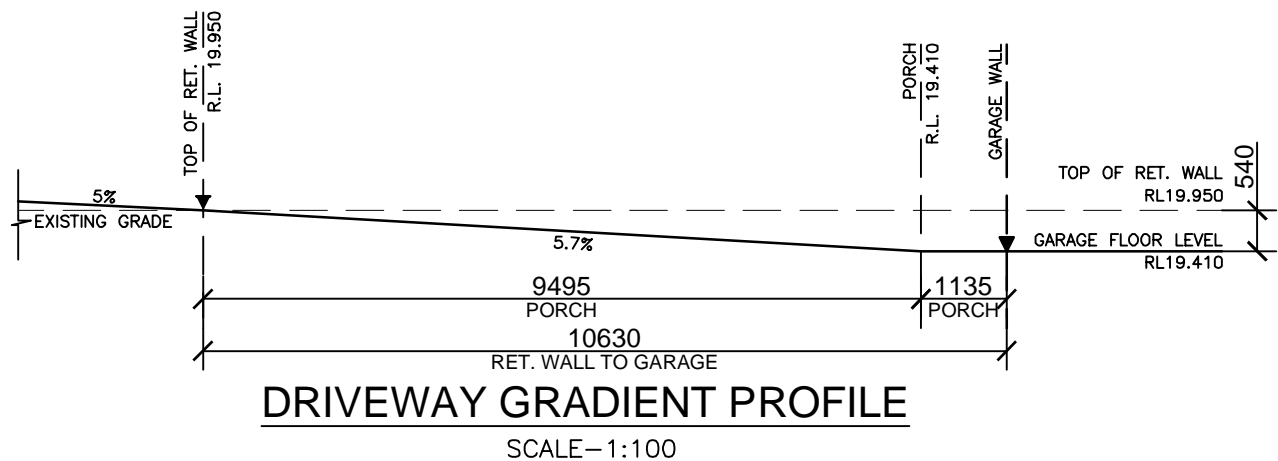
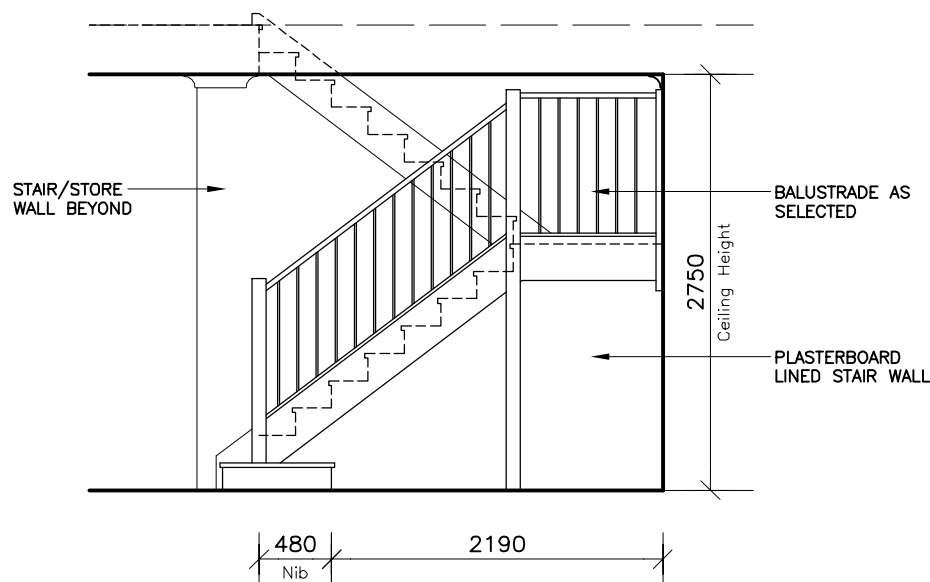
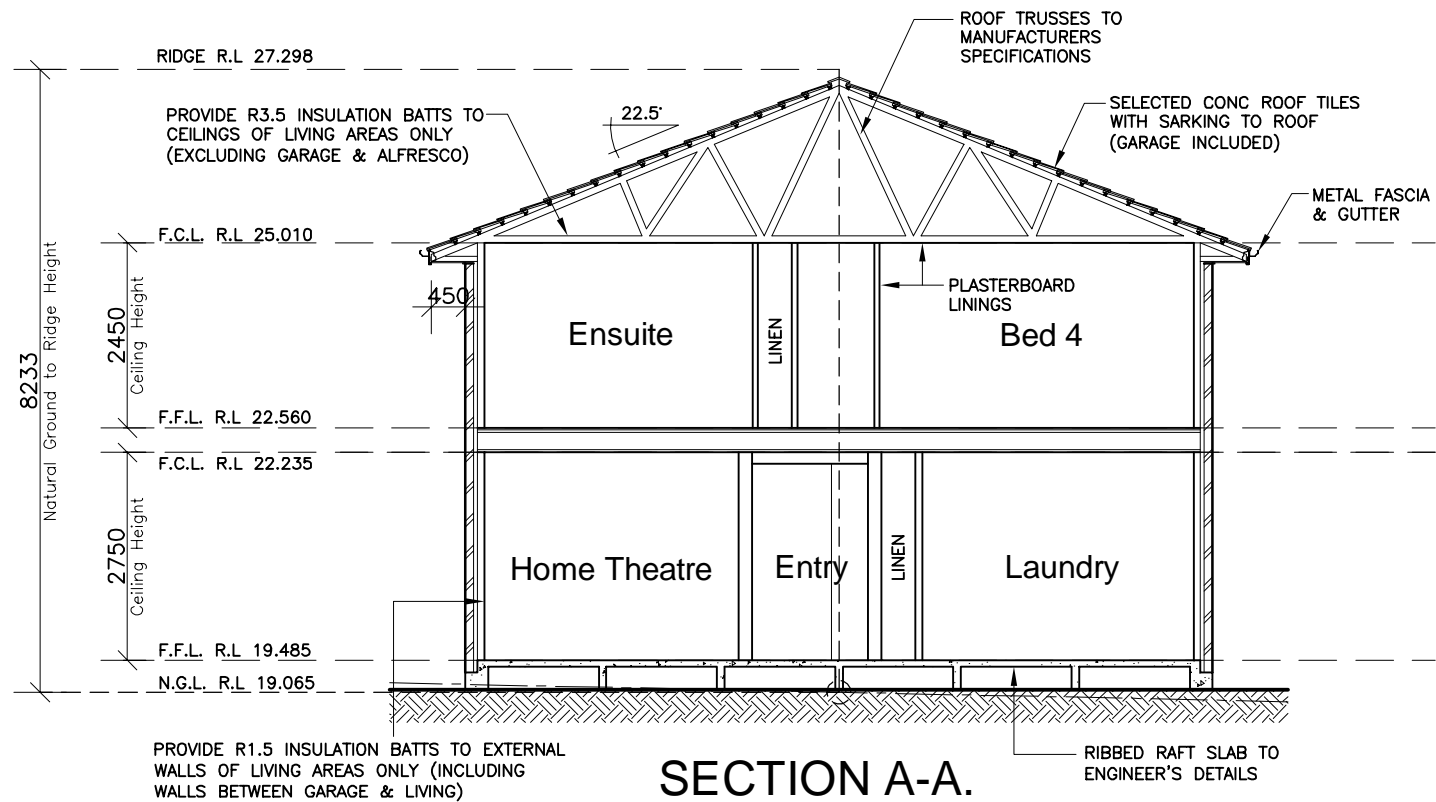
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R/H Garage  
  
Sapphire Specification

CLIENT:  
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**Mr. & Mrs. HILL**  
SITE ADDRESS:  
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**Carawa Road**  
**CROMER, 2099**

DA DRAWINGS

DRAWN: PG.	DATE: 07.01.20	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	F
SHEET: 6	JOB No: 29913960	NSW

**NOTE:**  
INTERNAL DOOR LEAF HEIGHTS TO  
GROUND FLOOR TO BE 2340mm(H)



CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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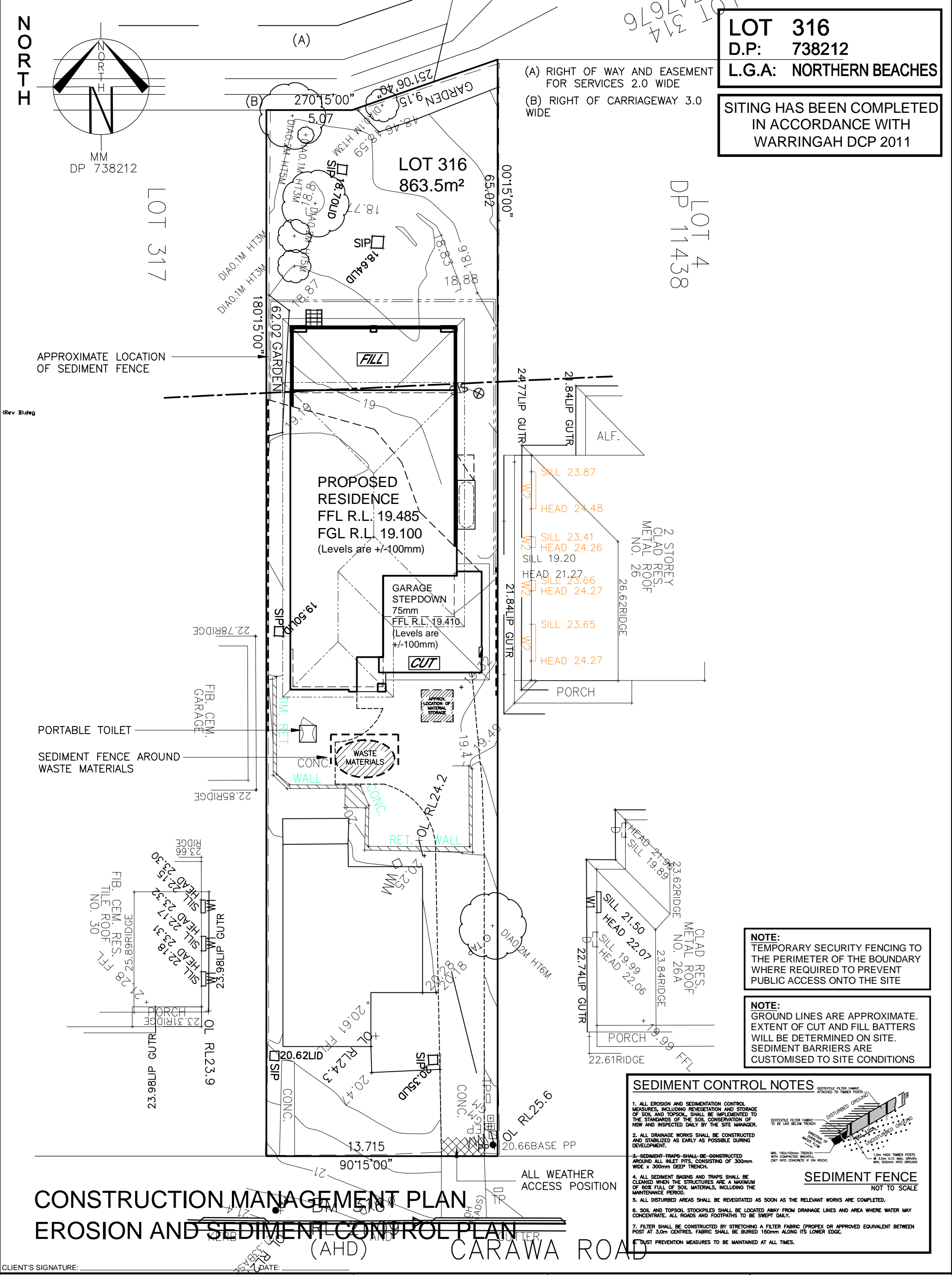
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**CROMER, 2099**

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RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: <b>7</b>	JOB No: <b>29913960</b>	<b>NSW</b>



LOT 316  
D.P: 738212  
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRINGAH DCP 2011

**NOTE:**  
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

**NOTE:**  
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE CUSTOMISED TO SITE CONDITIONS

**SEDIMENT CONTROL NOTES**

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

**SEDIMENT FENCE**  
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN

EROSION AND SEDIMENT CONTROL PLAN

CARAWA ROAD

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L  # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:  BOSTON 36 Classic R/H Garage   Sapphire Specification</div>	<div>CLIENT: Mr. &amp; Mrs. STREET Mr. &amp; Mrs. HILL</div>	DA DRAWINGS		
			<div>SITE ADDRESS: Lot 316, No. 28, DP 738212 Carawa Road CROMER, 2099</div>	<div>DRAWN: PG.</div>	<div>DATE: 07.01.20</div>	Rev:  F
				<div>RATIO @ A3: 1:200</div>	<div>CHECKED: J.S</div>	
			<div>SHEET: 2.1</div>	<div>JOB No: 29913960</div>	NSW	

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ABN 18 003 892 706

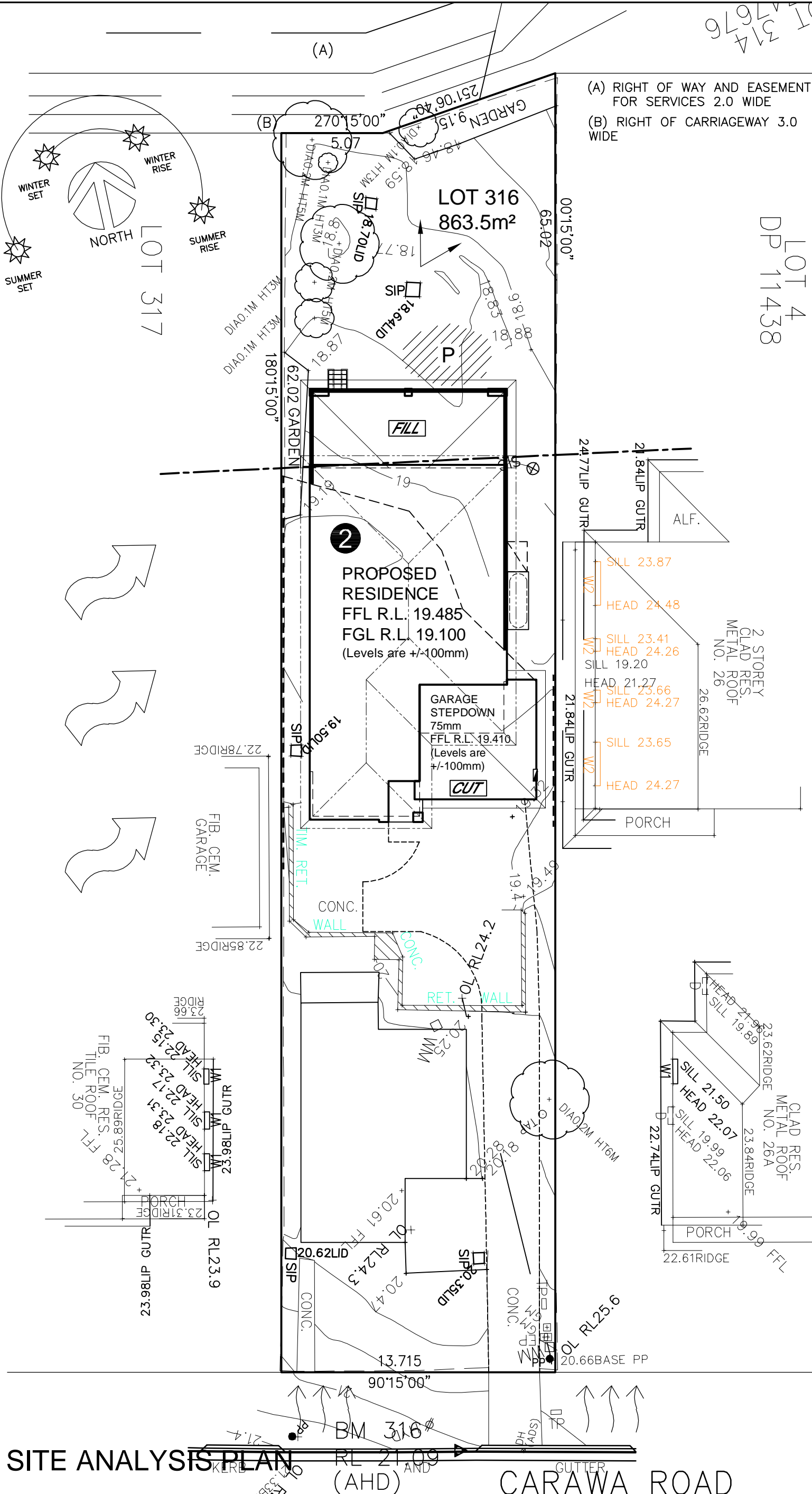
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L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRINGAH DCP 2011



- DENOTES EXISTING TREES TO BE RETAINED
- NUMBER OF STOREYS
- PRINCIPAL PRIVATE OPEN SPACE
- MAIN VIEWS
- NOISE IMPACT
- PREVAILING WINDS

SITE ANALYSIS PLAN

CLIENT'S SIGNATURE:

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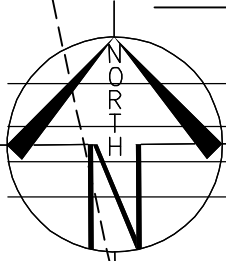
PRODUCT:  
**BOSTON 36**  
Classic  
R/H Garage  
Sapphire Specification

CLIENT:  
Mr. & Mrs. STREET  
Mr. & Mrs. HILL  
SITE ADDRESS:  
Lot 316, No. 28, DP 738212  
Carawa Road  
CROMER, 2099

DA DRAWINGS

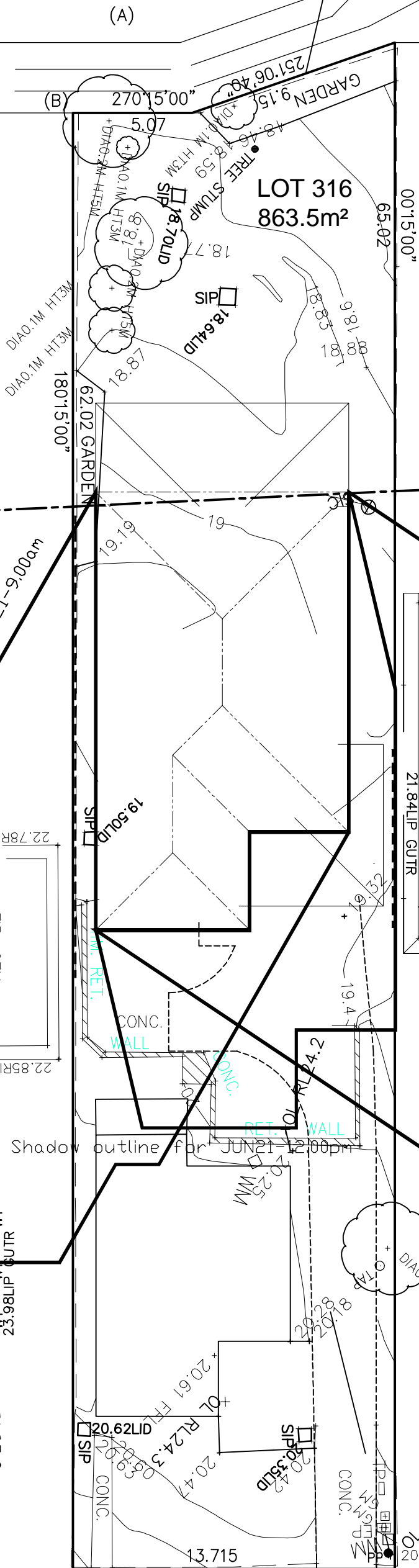
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RATIO @ A3: 1:200	CHECKED: J.S	
SHEET: 2.2	JOB No: 29913960	NSW

NORTH



DP 738212

LOT 317



(A) RIGHT OF WAY AND EASEMENT FOR SERVICES 2.0 WIDE

(B) RIGHT OF CARRIAGEWAY 3.0 WIDE

LOT 316

D.P: 738212

L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH WARRINGAH DCP 2011

LOT 4  
DP 11438

Shadow outline for JUN21-9:00am

Shadow outline for JUN21-3:00pm

Shadow outline for JUN21-12:00pm

SHADOW DIAGRAM @ 21st JUNE

CARAWA ROAD

- SHADOW CAST AT 9.00am ON JUNE 21st
- SHADOW CAST AT 12.00pm ON JUNE 21st
- SHADOW CAST AT 3.00pm ON JUNE 21st

ClarendonHomes

BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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CROMER, 2099

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LOT 317

(B)

(B) RIGHT OF CARRIAGEWAY 3.0  
WIDE

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
WARRINGAH DCP 2011

LOT 4  
DP 11438

PROPOSED  
RESIDENCE  
FFL R.L. 19.485  
FGL R.L. 19.100  
(Levels are +/-100mm)

GARAGE  
 STEPDOWN  
 75mm  
 FFL R.L. 19  
 (Levels are  
 +/-100mm)

ELEVATION 1  
-SOUTH-

ELEVATION 2  
-FAST-

ELEVATION 3  
-NORTH-

ELEVATION 4  
-WEST-

# NEIGHBOUR NOTIFICATION PLAN 09

CARAWA ROAD

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE:

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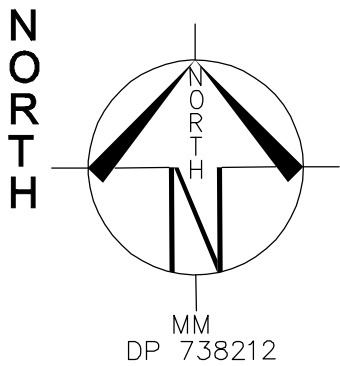
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Lot 316, No. 28, DP 738212  
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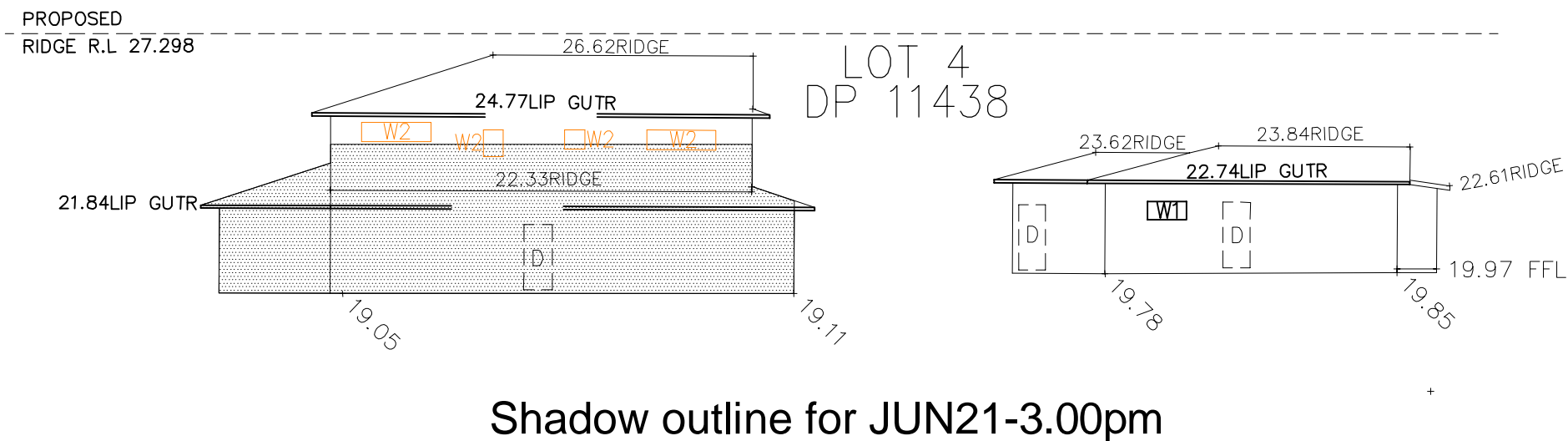
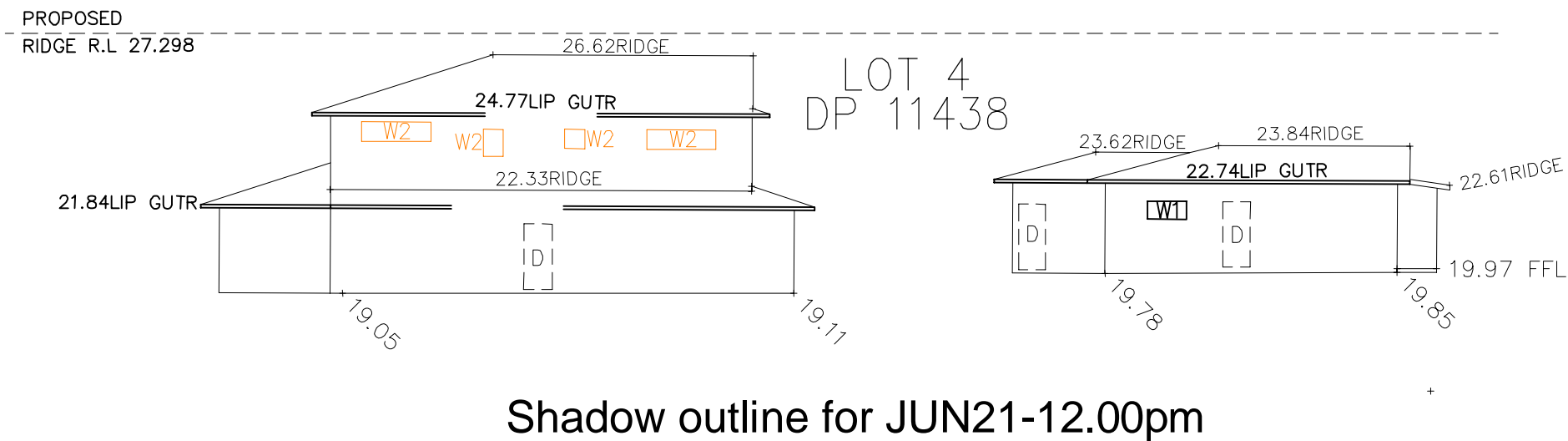
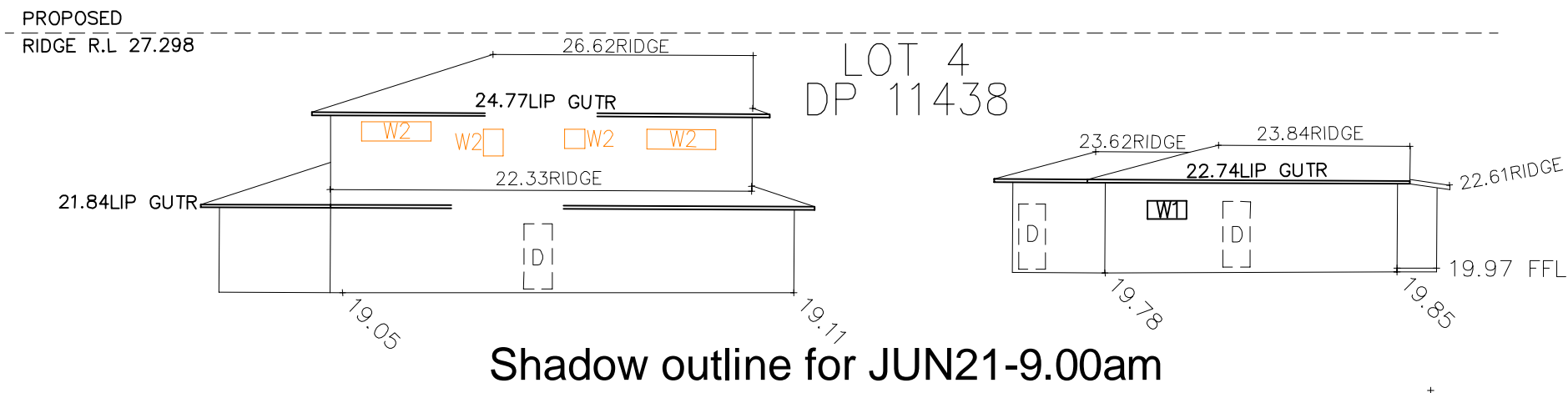
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SHEET: 2.4	JOB No: 29913960	NSW





LOT 316  
D.P: 738212  
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED  
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## ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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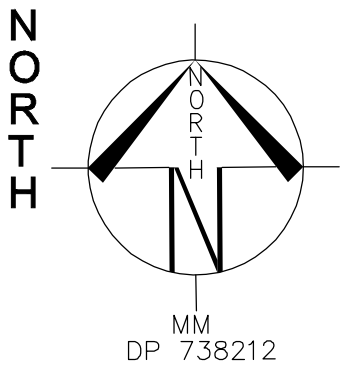
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### DA DRAWINGS

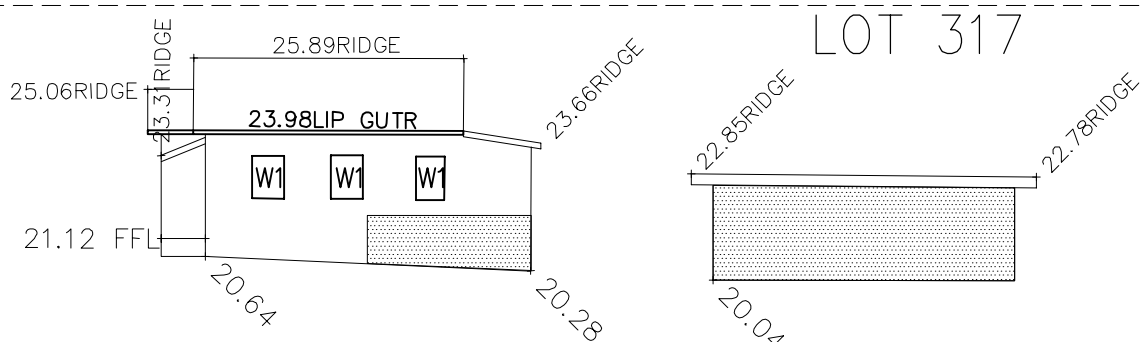
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SHEET: 2.5	JOB No: 29913960	NSW



LOT 316  
D.P: 738212  
L.G.A: NORTHERN BEACHES

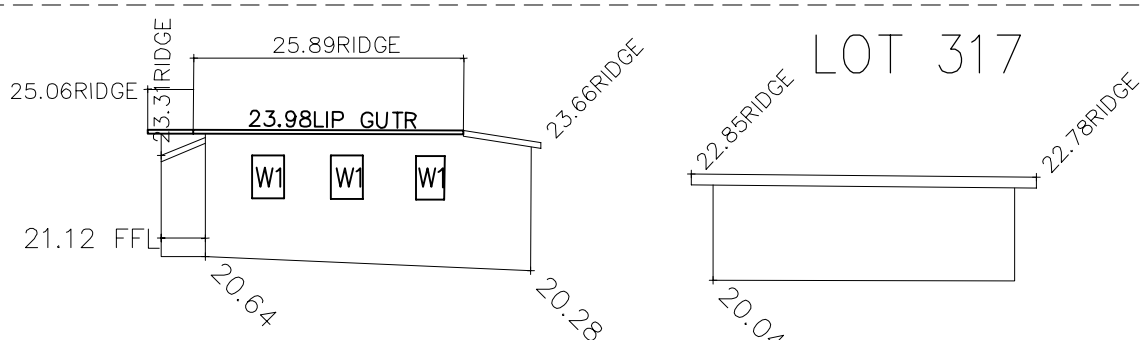
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WARRINGAH DCP 2011

PROPOSED  
RIDGE R.L 27.298



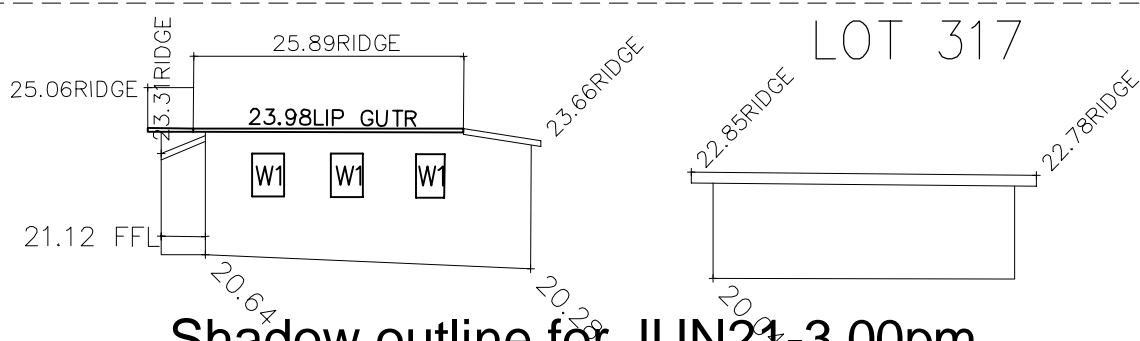
Shadow outline for JUN21-9.00am

PROPOSED  
RIDGE R.L 27.298



Shadow outline for JUN21-12.00pm

PROPOSED  
RIDGE R.L 27.298



Shadow outline for JUN21-3.00pm

## ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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SHEET: 2.6	JOB No: 29913960	NSW