



DEVELOPMENT APPLICATION

128 HEADLAND ROAD NORTH CURL CURL NSW 2099

NEW PROPOSED DWELLING

Architectural Drawing List					
Sheet Number	Sheet Name	Drawn By	Approved By	Current Revision	Current Revision Date
A100	Site Plan	AWB	WB	A	27.08.2020
A201	Lower & Ground Floor Plans	AWB	WB	A	27.08.2020
A202	First & Second Floor Plans	AWB	WB	A	27.08.2020
A203	Landscape Plan	AWB	WB	A	27.08.2020
A300	North & East Elevations	AWB	WB	A	27.08.2020
A301	South & West Elevations	AWB	WB	A	27.08.2020
A400	Section A-B	AWB	WB	A	27.08.2020
A401	Section C-D	AWB	WB	A	27.08.2020
A402	Winter shadow diagrams	AWB	WB	A	27.08.2020

Schedule of BASIX commitments			
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 145.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 45 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments			
Simulation Method			
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 verify 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.	✓	✓	✓
Floor and wall construction			
Floor - concrete slab on ground		175.0 square metres	
Floor - suspended floor/rooftop subfloor		34.0 square metres	

Energy Commitments			
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric) heated with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only. Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only. Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only. Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only. Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Artificial lighting			
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:			
• at least 5 of the bedrooms / study;		✓	✓
• at least 1 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓

Energy Commitments			
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Revisions		
No.	Description	Date
A	Development application	27.08.2020

NEW RESIDENCE	
HAWKER	
This Drawing must not be used for Construction unless signed as Approved	
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Project Number	128 HEADLAND ROAD NORTH CURL CURL NSW 2099
Project Status	DA
Sheet	Cover Sheet

Print Date & Time	21/10/2020 12:42:46 PM
File Path	W:\2020_04_Hawker\00 - Architectural Plans\02 DA Development Application\202004 - DA Hawker_Designs_Order_Submission_2020_v4.dwg
Drawn By	AWB
Checked By	WBD
Approved By	WB
Scale @ A1 As indicated	
Drawing Number	A001
Issue	A