



ACTION PLANS

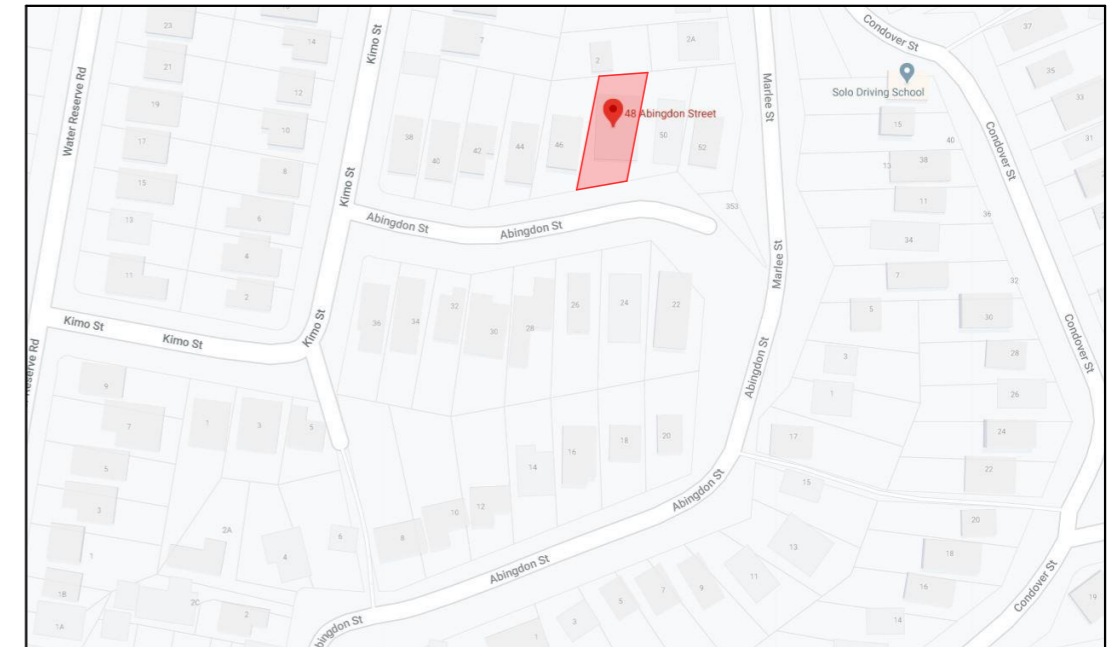
m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

48 ABINGDON STREET, NORTH BALGOWLAH 2093

DEVELOPMENT APPLICATION

These plans are for Development Approval only.

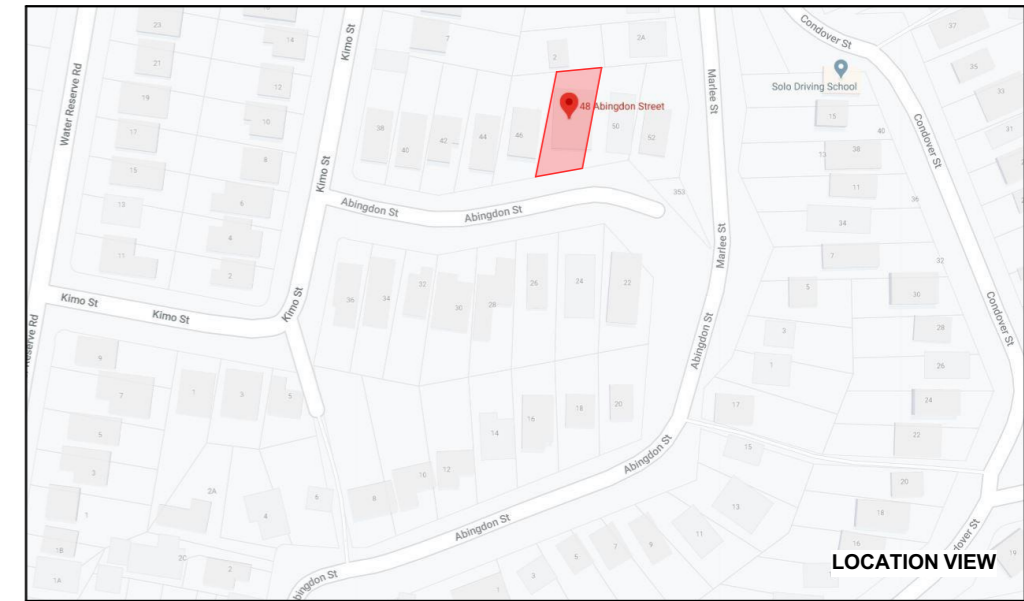
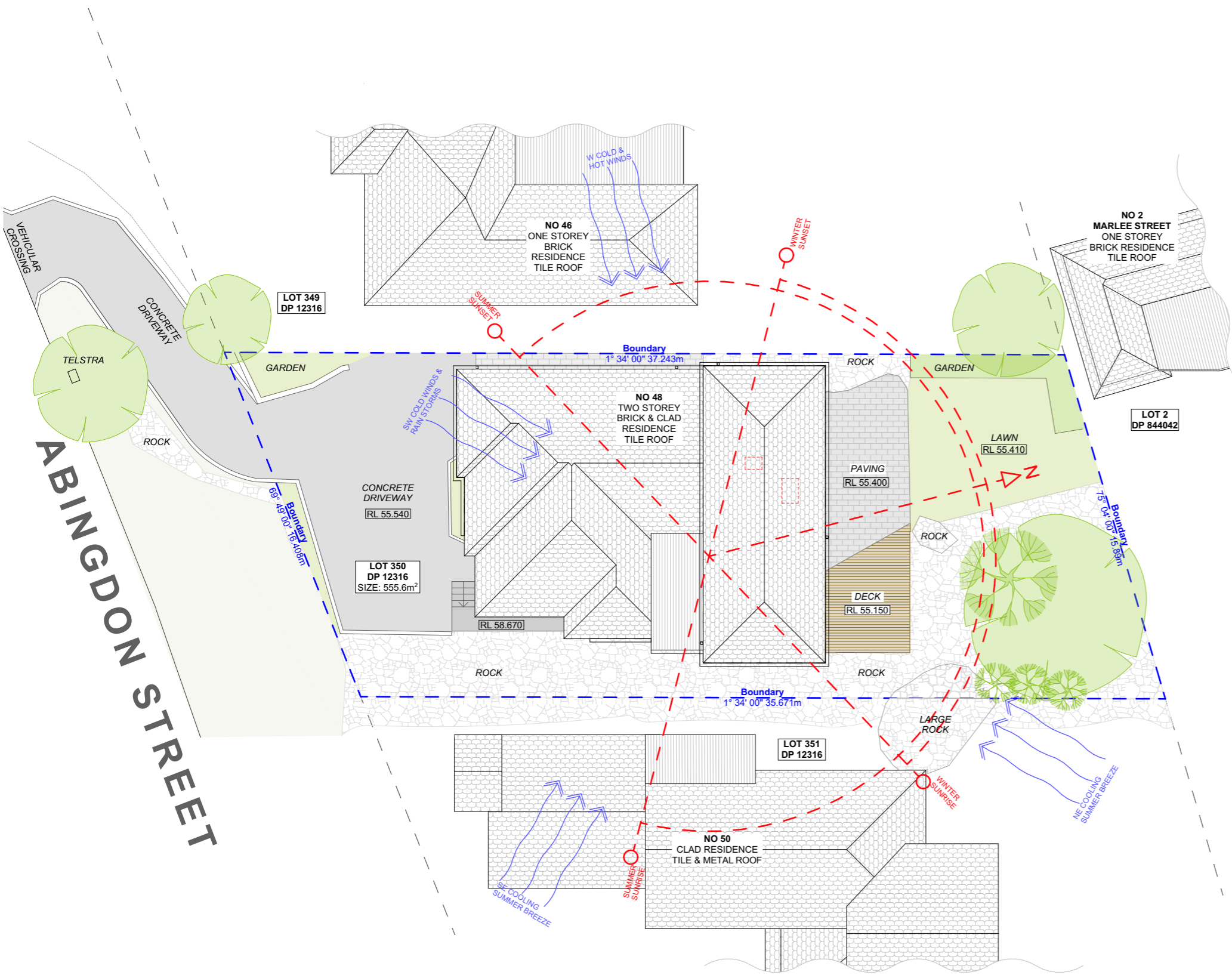
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	13/03/2020
DA01	SITE ANALYSIS	13/03/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	13/03/2020
DA03	EXISTING GROUND FLOOR PLAN	13/03/2020
DA04	EXISTING FIRST FLOOR PLAN	13/03/2020
DA05	PROPOSED GROUND FLOOR PLAN	13/03/2020
DA06	PROPOSED FIRST FLOOR PLAN	13/03/2020
DA07	NORTH / EAST ELEVATION	13/03/2020
DA08	SOUTH / WEST ELEVATION	13/03/2020
DA09	LONG / CROSS SECTION	13/03/2020
DA10	AREA CALCULATIONS / SAMPLE BOARD	13/03/2020
DA11	WINTER SOLSTICE 9 AM	13/03/2020
DA12	WINTER SOLSTICE 12 PM	13/03/2020
DA13	WINTER SOLSTICE 3 PM	13/03/2020
DA14	BASIX COMMITMENTS	13/03/2020



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- 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 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	48 ABINGDON STREET, NORTH BALGOWLAH NSW 2093			
LOT & DP/SP	LOT 350 DP 12316			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	555.6m ²			
FRONTAGE	16.408m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	555.6m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	8.314m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	LANDSLIP RISK AREA A: SLOPES LESS THAN 5 DEGREES AREA B: FLANKING SLOPES FROM 5 TO 25 DEGREES			PLEASE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT AND BUSHFIRE REPORT
BUSH FIRE PRONE LAND	VEGETATION BUFFER: 100m & 30m			
DCP				
WALL HEIGHT	7.2m	7.6m	UNCHANGED	NO (EXISTING)
NUMBER OF STOREYS	N/A	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m			NO (EXISTING)
SIDE BOUNDARY SETBACKS	0.9m	E: 2.103m W: 1.118m	E: 1.989m W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	6.594m	5.856m	NO
REAR BOUNDARY SETBACK	6.0m	11.059m	UNCHANGED STORAGE: 6.932m	YES
LANDSCAPE OPEN SPACE	40% (222.24m ²)	36.2% (201.38m ²)	35.5% (197.59m ²)	NO (EXISTING)
PRIVATE OPEN SPACE	60m ²	60.11m ²	61.34m ²	YES



1

SITE ANALYSIS

1:200

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



ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND

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

DP DOWNPIPE

CLIENT

Kerrie & James Alexander

PROJECT ADDRESS

48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.

DA01

DATE

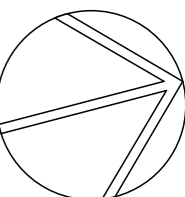
Friday, 13 March 2020

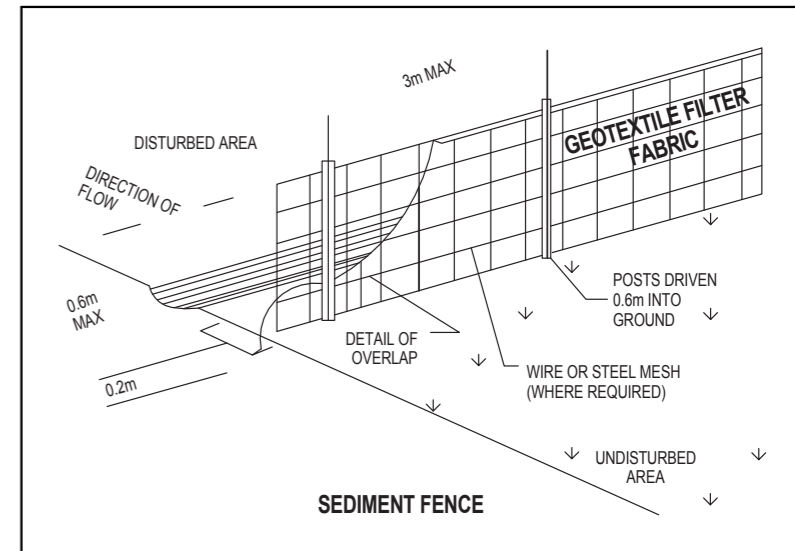
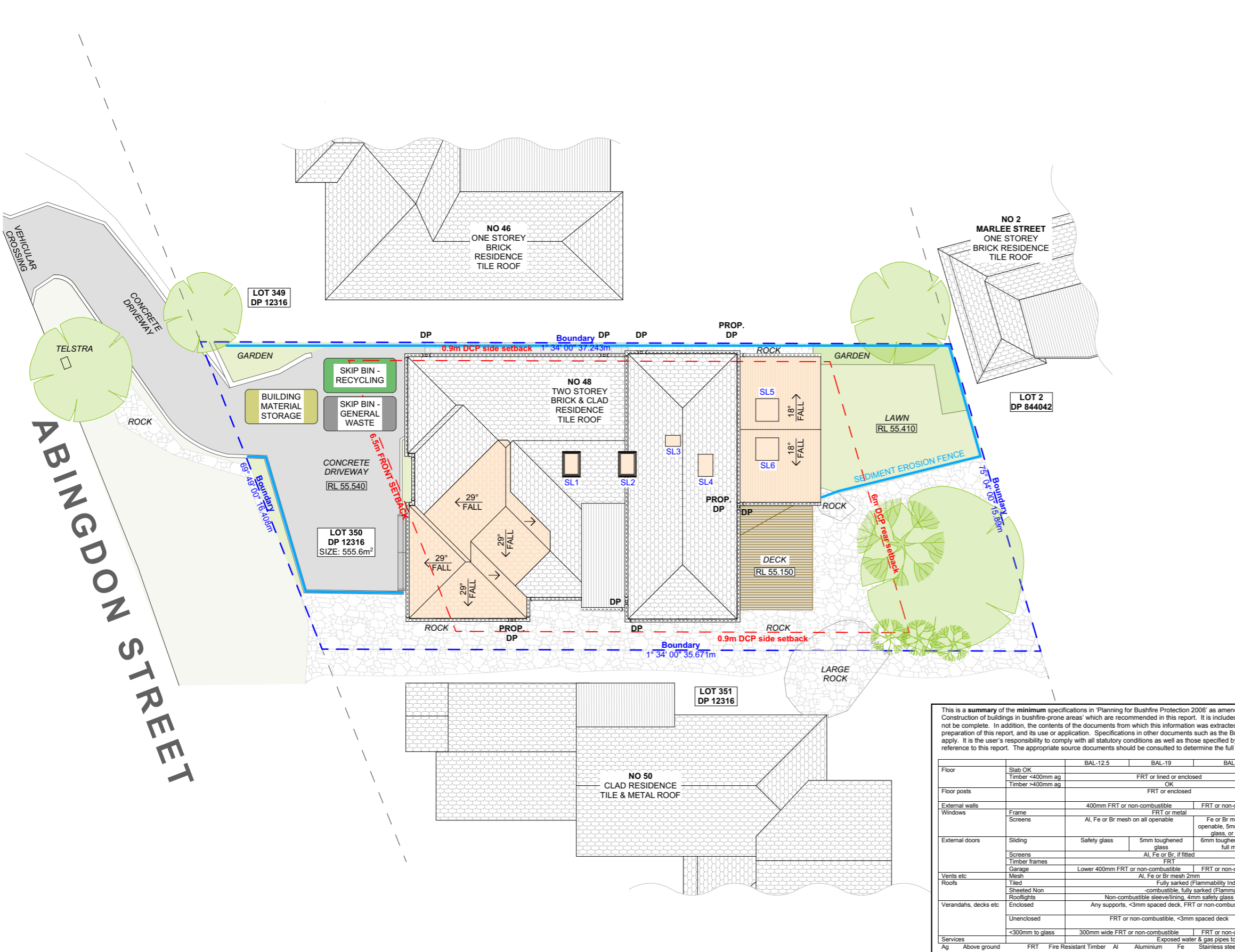
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





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

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK				
	Timber <400mm ag	FRT or lined or enclosed			
	Timber >400mm ag	OK			
Floor posts		FRT or enclosed			
External walls		400mm FRT or non-combustible			
Windows	Frame	FRT or metal			
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	
	Screens	Al, Fe or Br, if fitted			
	Timber frames	FRT			
	Garage	Lower 400mm FRT or non-combustible			
Vents etc	Mesh	Al, Fe or Br mesh 2mm			
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	combustible, fully sarked (Flammability Index <5)			
	Rooflights	Non-combustible sieve/4mm, 4mm safety glass			
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			
	Unenclosed	FRT or non-combustible, <3mm spaced deck			
	<300mm to glass	300mm wide FRT or non-combustible			
Services		Exposed water & gas pipes to metal			
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium
		Fe	Stainless steel	Br	Bronze

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. 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.

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED
 ■ SOFT LANDSCAPE
 ■ HARD LANDSCAPE

CLIENT
 Kerrie & James
 Alexander

PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

CLIENT
 DP DOWNPIPE

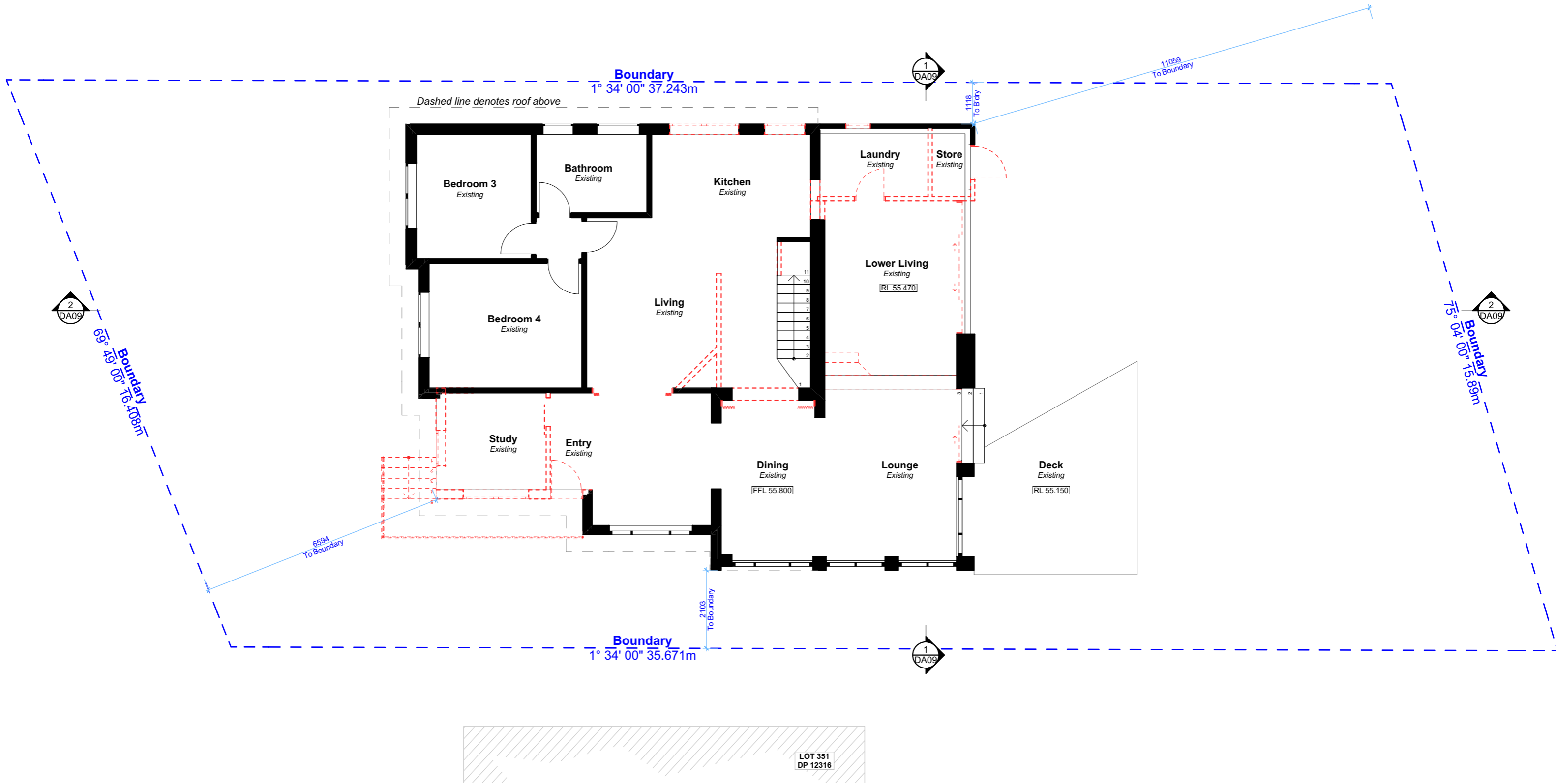
DRAWING NO.
DA02

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

DATE
 Friday, 13 March 2020

SCALE
 1:200 @A3

SCALE
 1:200 @A3



1 EXISTING GROUND FLOOR PLAN 1:100

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



ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. 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.

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

CLIENT
 Kerrie & James Alexander

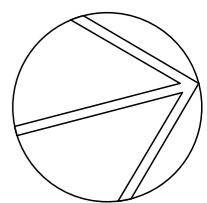
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

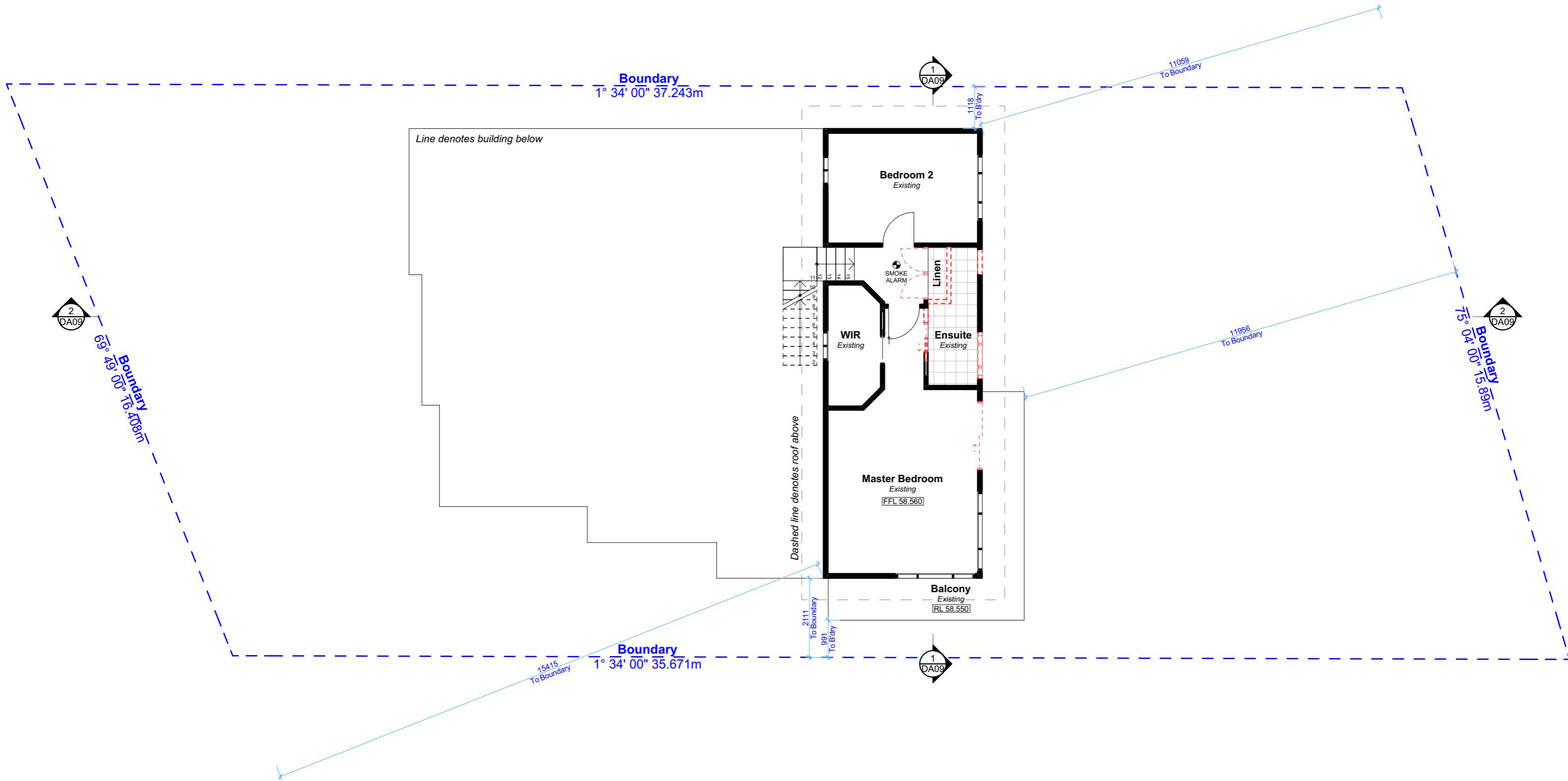
DRAWING NO.
DA03

DATE
 Friday, 13 March 2020

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



ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

CLIENT
 Kerrie & James Alexander

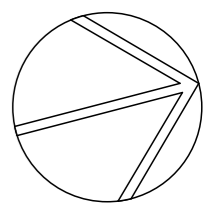
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.
DA04

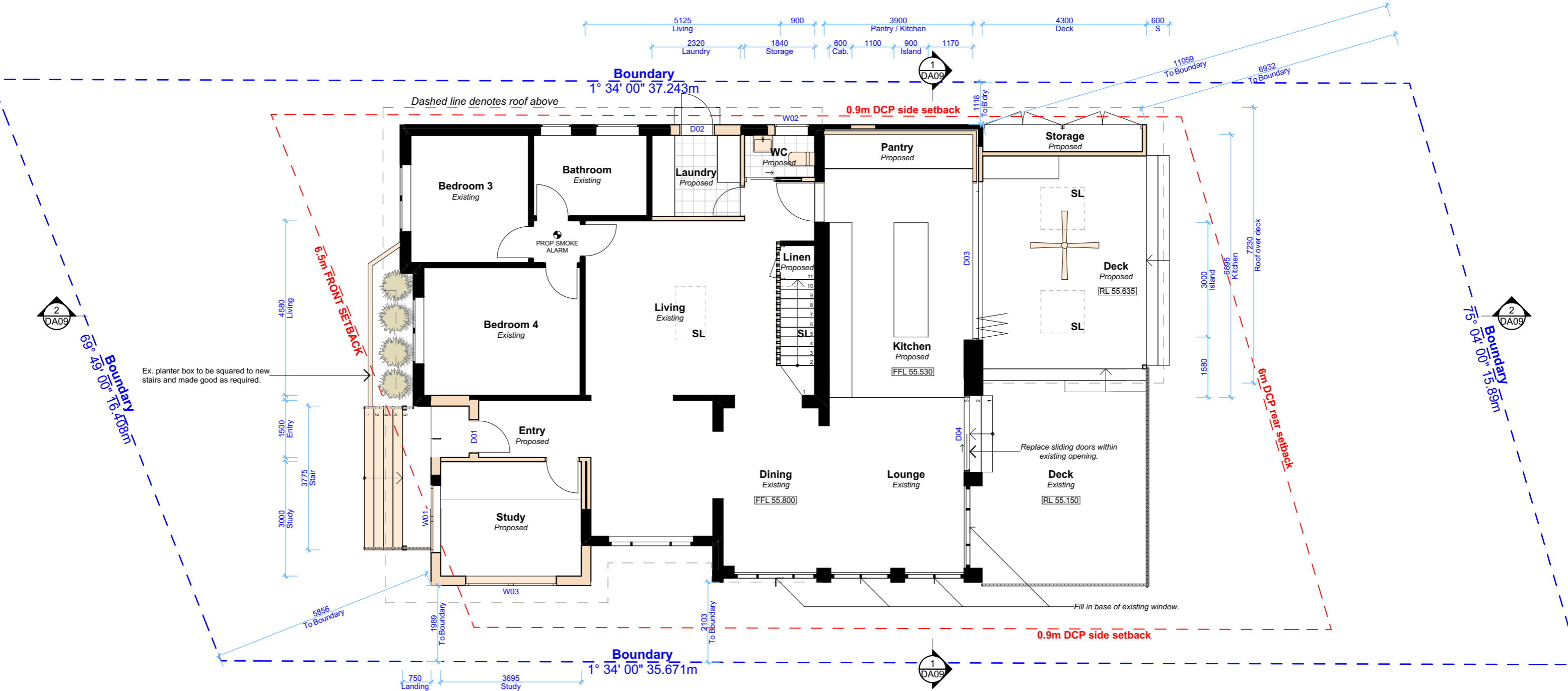
DATE
 Friday, 13 March 2020

DRAWING NAME
 EXISTING FIRST FLOOR PLAN

SCALE
 1:100 @A3



LOT 349
DP 12316



1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

CLIENT
 Kerrie & James
 Alexander

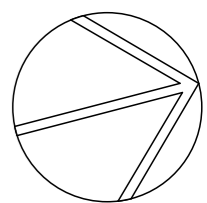
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

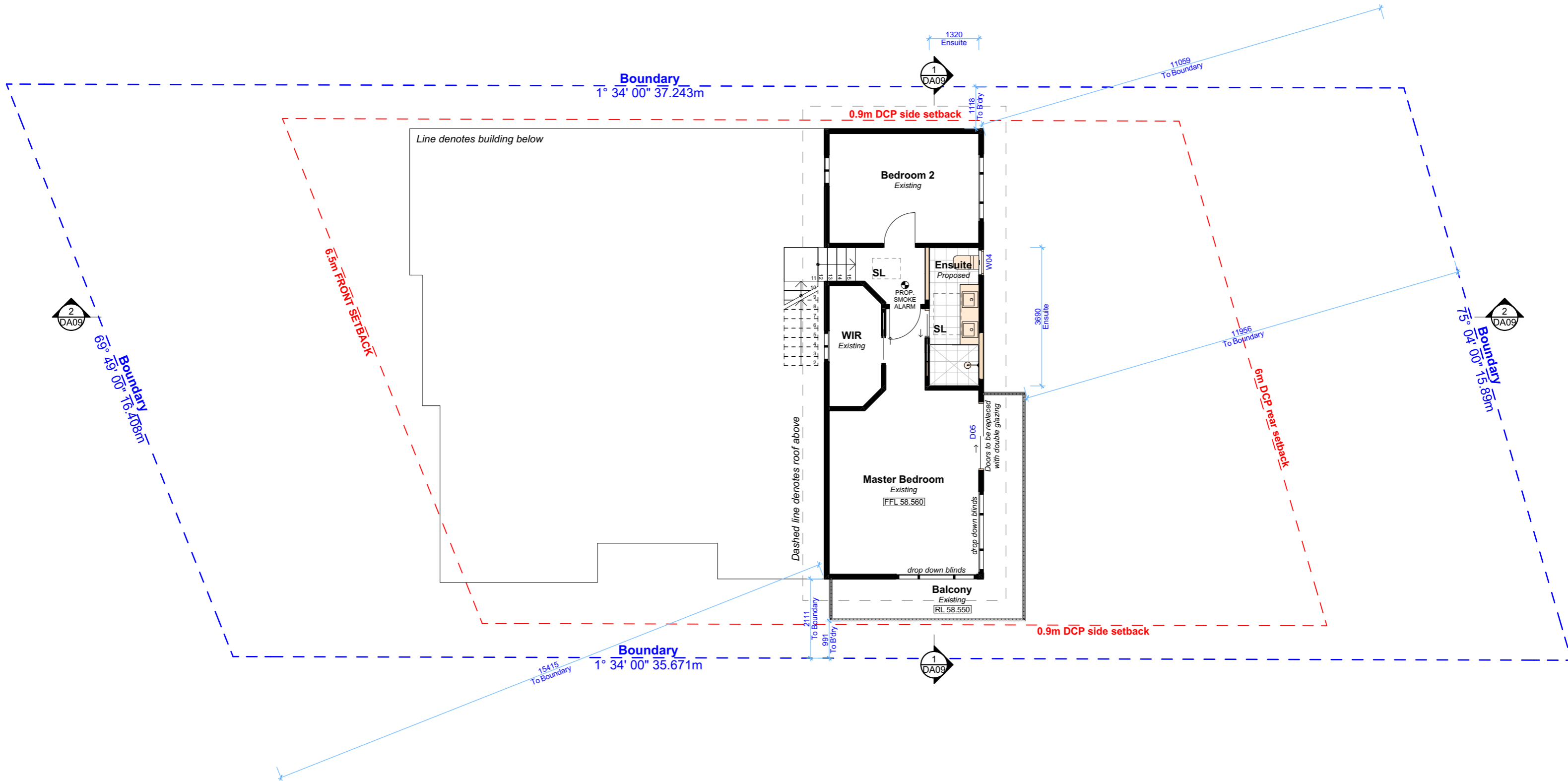
DRAWING NO.
 DA05

DATE
 Friday, 13 March 2020

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

SCALE
 1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC

ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND

 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
 Kerrie & James Alexander

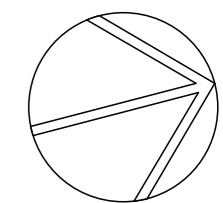
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

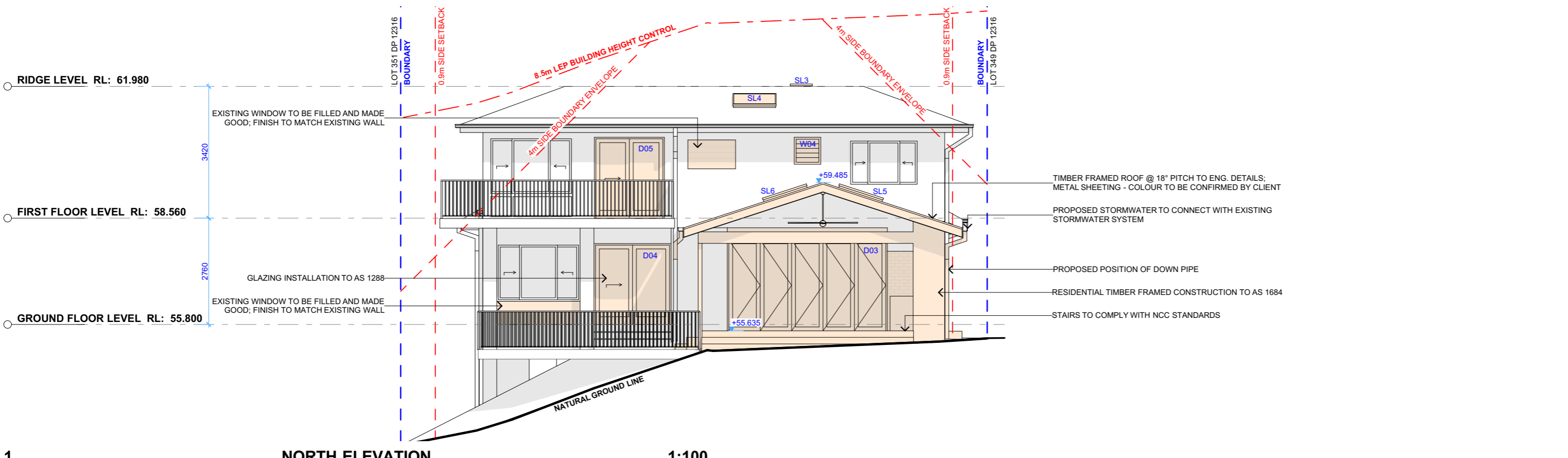
DRAWING NO.
DA06

DATE
 Friday, 13 March 2020

DRAWING NAME
 PROPOSED FIRST FLOOR PLAN

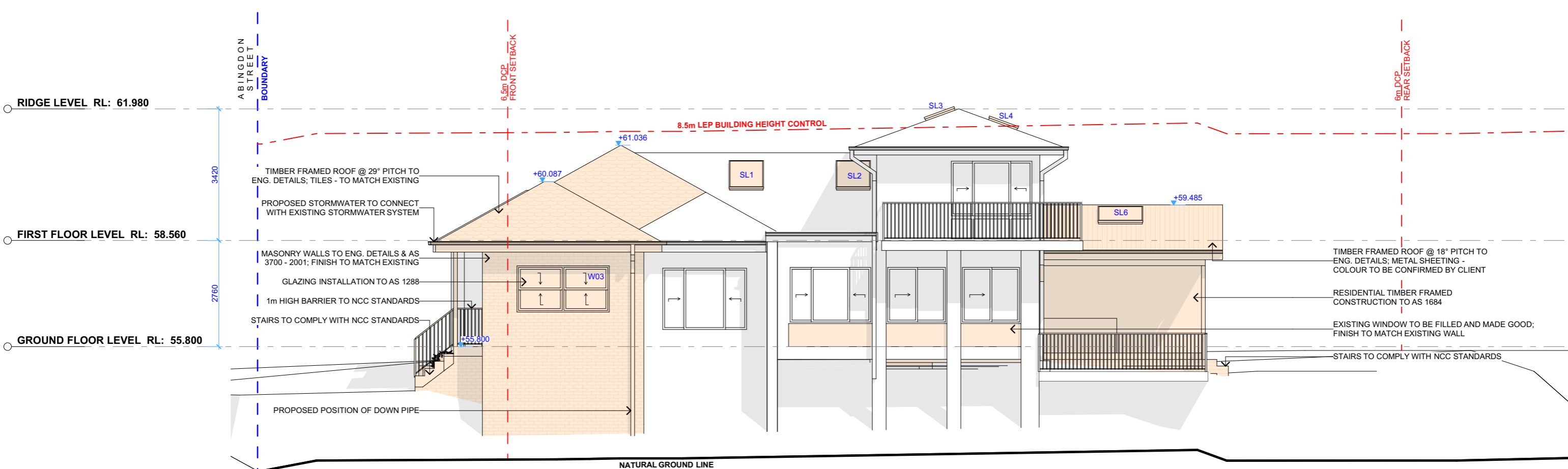
SCALE
 1:100 @A3





NORTH ELEVATION

1:100



EAST ELEVATION

1:100



ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. 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.

LEGEND
 [White Box] EXISTING
 [Orange Box] PROPOSED

CLIENT
 Kerrie & James
 Alexander

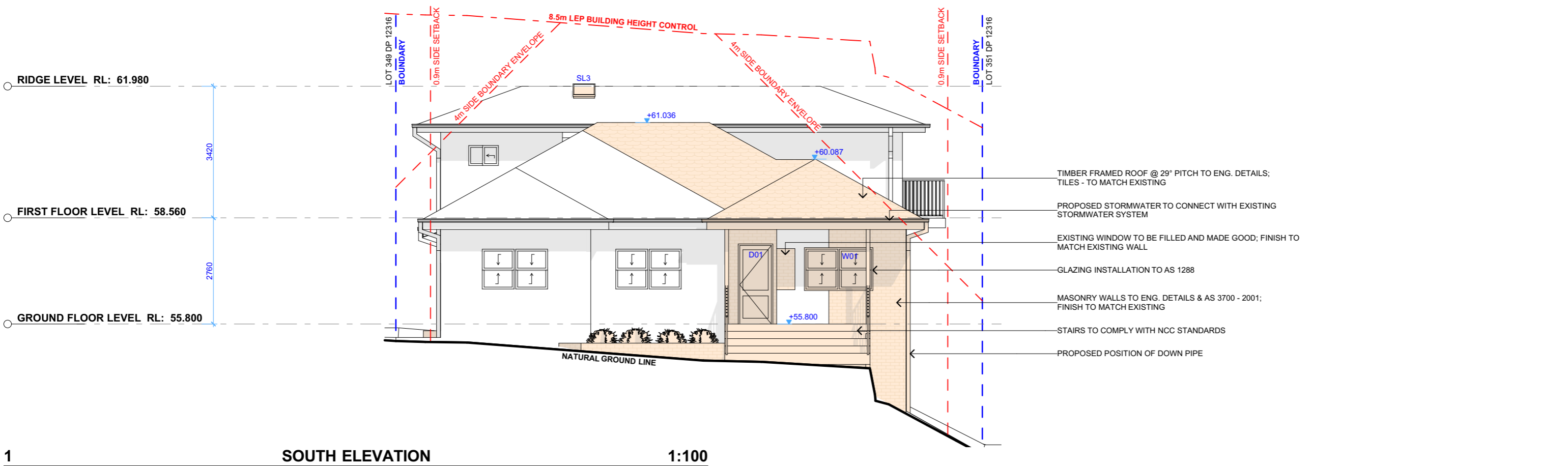
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.
DA07

DATE
 Friday, 13 March 2020

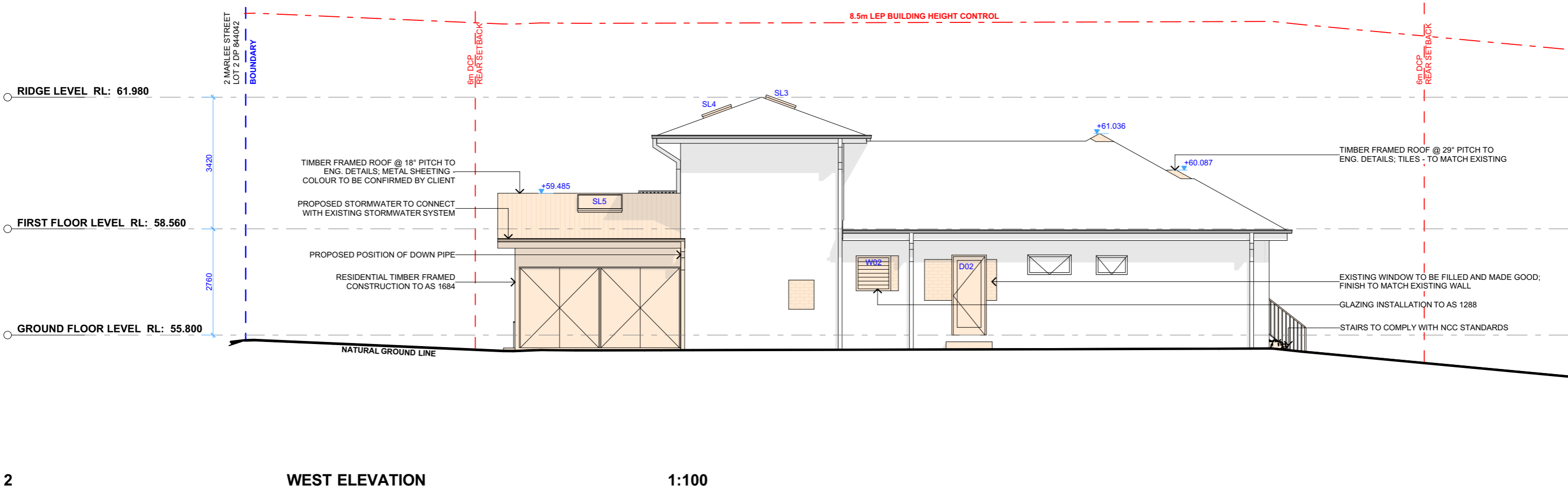
DRAWING NAME
 NORTH / EAST ELEVATION

SCALE
 1:100 @A3



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100



ACTION PLANS
 m: 0426 957 518
 e:operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND

EXISTING
 PROPOSED

CLIENT
 Kerrie & James
 Alexander

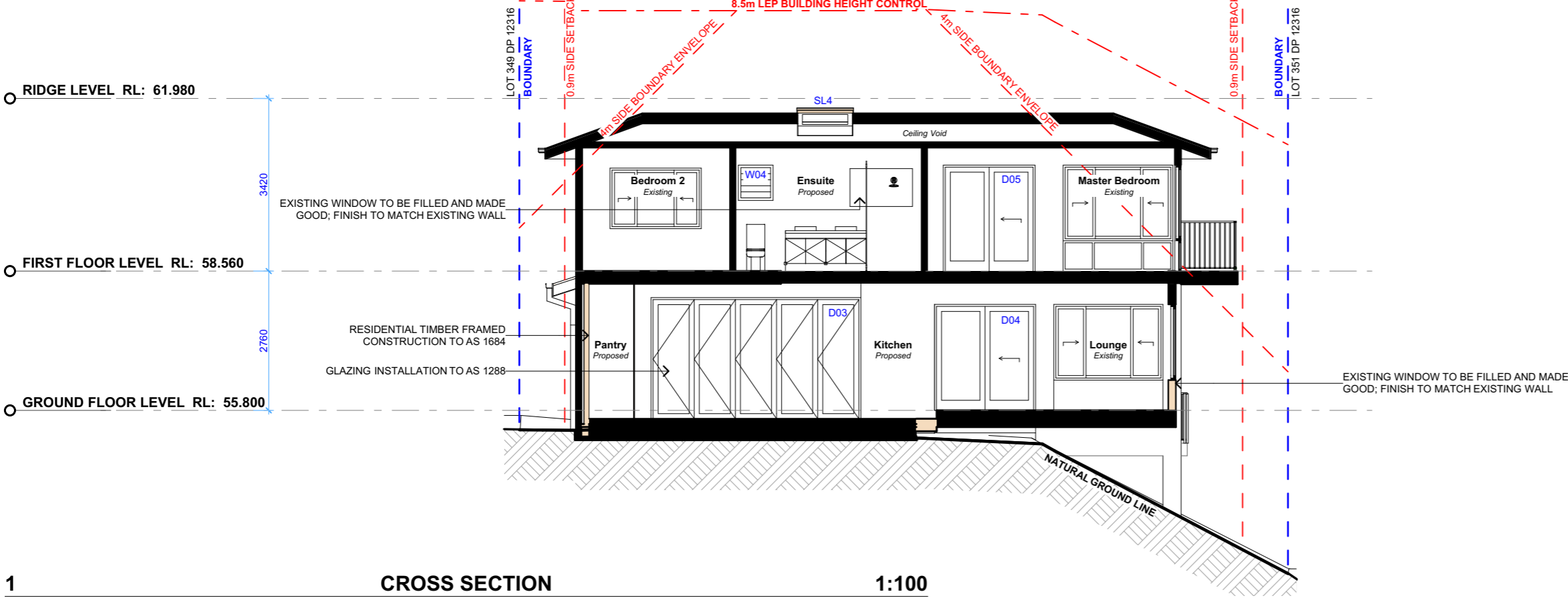
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.
DA08

DATE
 Friday, 13 March 2020

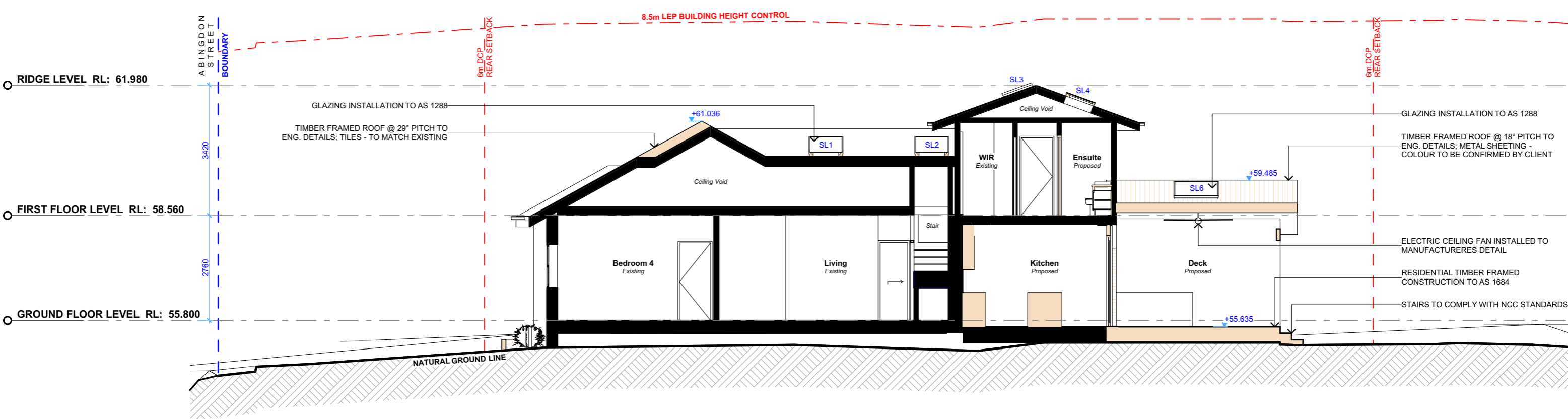
DRAWING NAME
 SOUTH / WEST ELEVATION

SCALE
 1:100 @A3



CROSS SECTION

1:100



LONG SECTION

1:100



ACTION PLANS
 m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND

█ EXISTING
 █ PROPOSED

CLIENT
 Kerrie & James Alexander

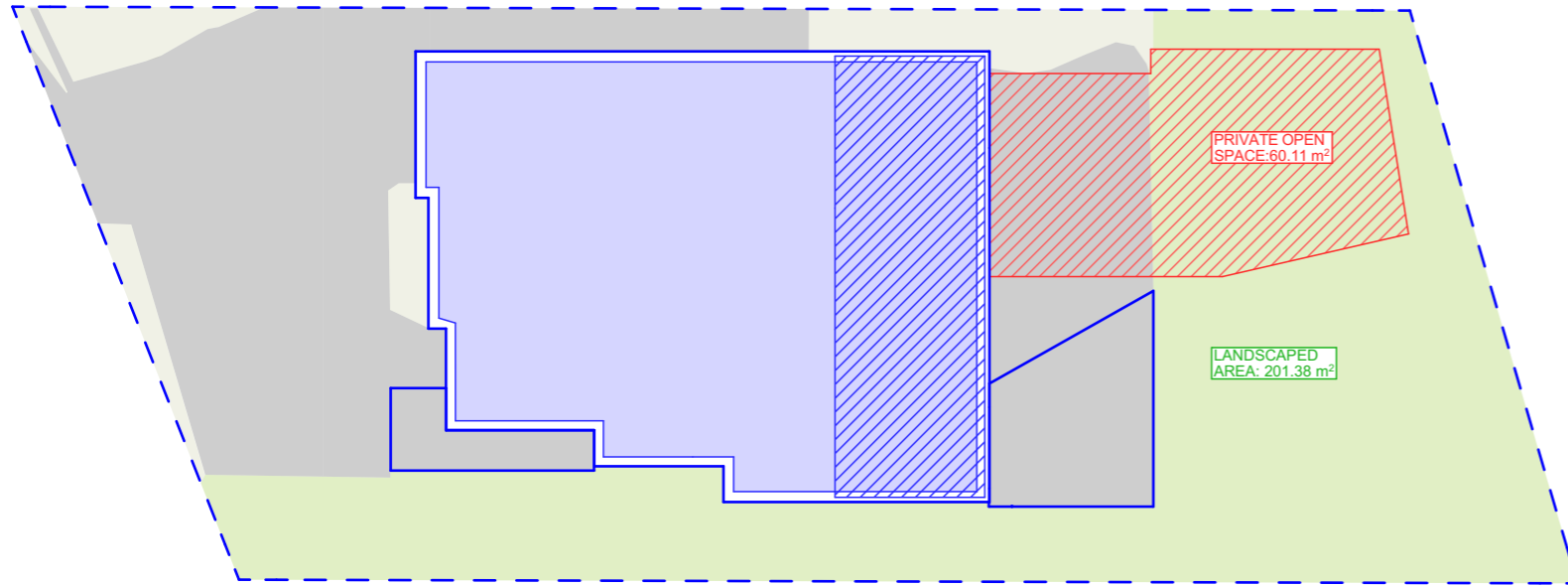
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.
DA09

DATE
 Friday, 13 March 2020

DRAWING NAME
 LONG / CROSS SECTION

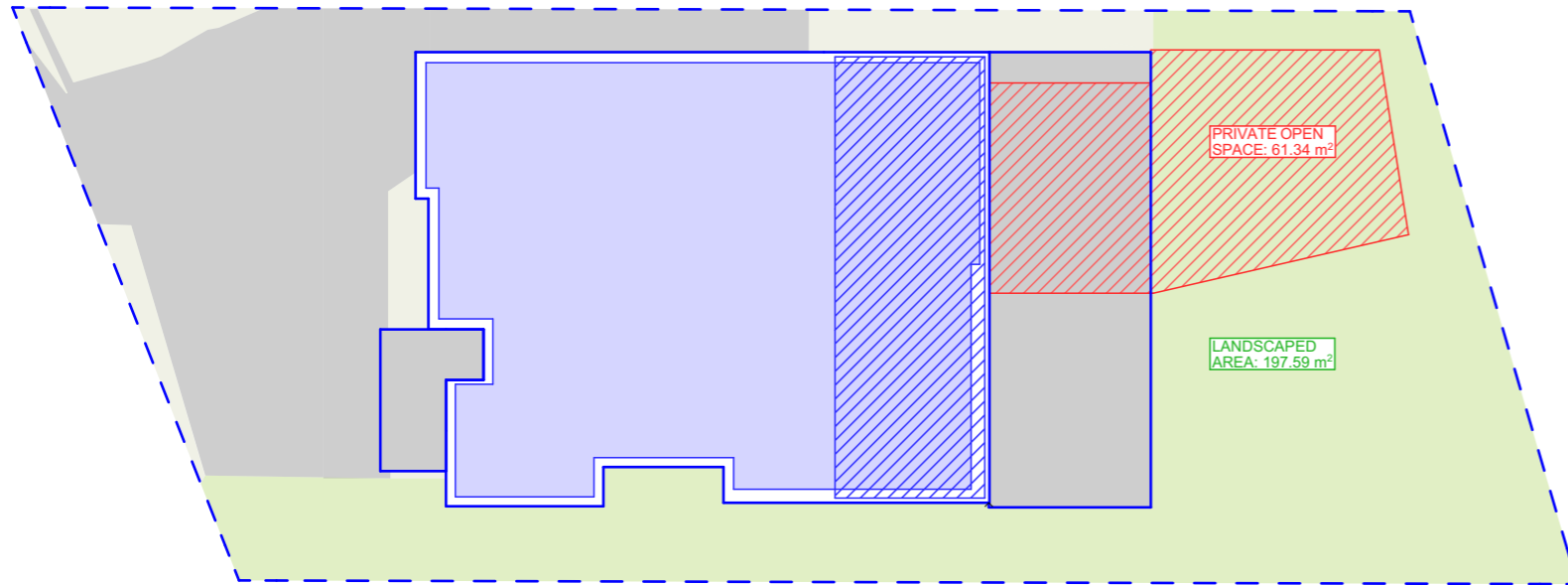
SCALE
 1:100 @A3



1

EXISTING AREA CALCULATIONS

1:200



2

PROPOSED AREA CALCULATIONS





1:200

AREA CALCULATIONS

SITE AREA: 555.6m²

EXISTING

PROPOSED

	LANDSCAPED AREA REQUIRED: 40% (222.24m ²)	36.2% (201.38m ²)	35.5% (197.59m ²)		PERVIOUS AREA REQUIRED: N/A
	PRIVATE OPEN SPACE REQUIRED: 60m ²	60.11m ²	61.34m ²		HARD SURFACE AREA REQUIRED: N/A



TILE ROOFING
STYLE & COLOUR
TO MATCH EXISTING



ALUMINIUM FRAMED WINDOWS
STYLE & COLOUR
TO MATCH EXISTING



BRICK EXTERNAL WALL
STYLE & COLOUR
TO MATCH EXISTING



3

SAMPLE BOARD



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. 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.

LEGEND

LEGEND

CLIENT

Kerrie & James
Alexander

PROJECT ADDRESS

48 ABINGDON STREET,
NORTH BALGOWLAH
2093

DRAWING NO.

DA10

DATE

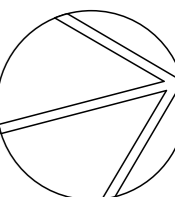
Friday, 13 March 2020

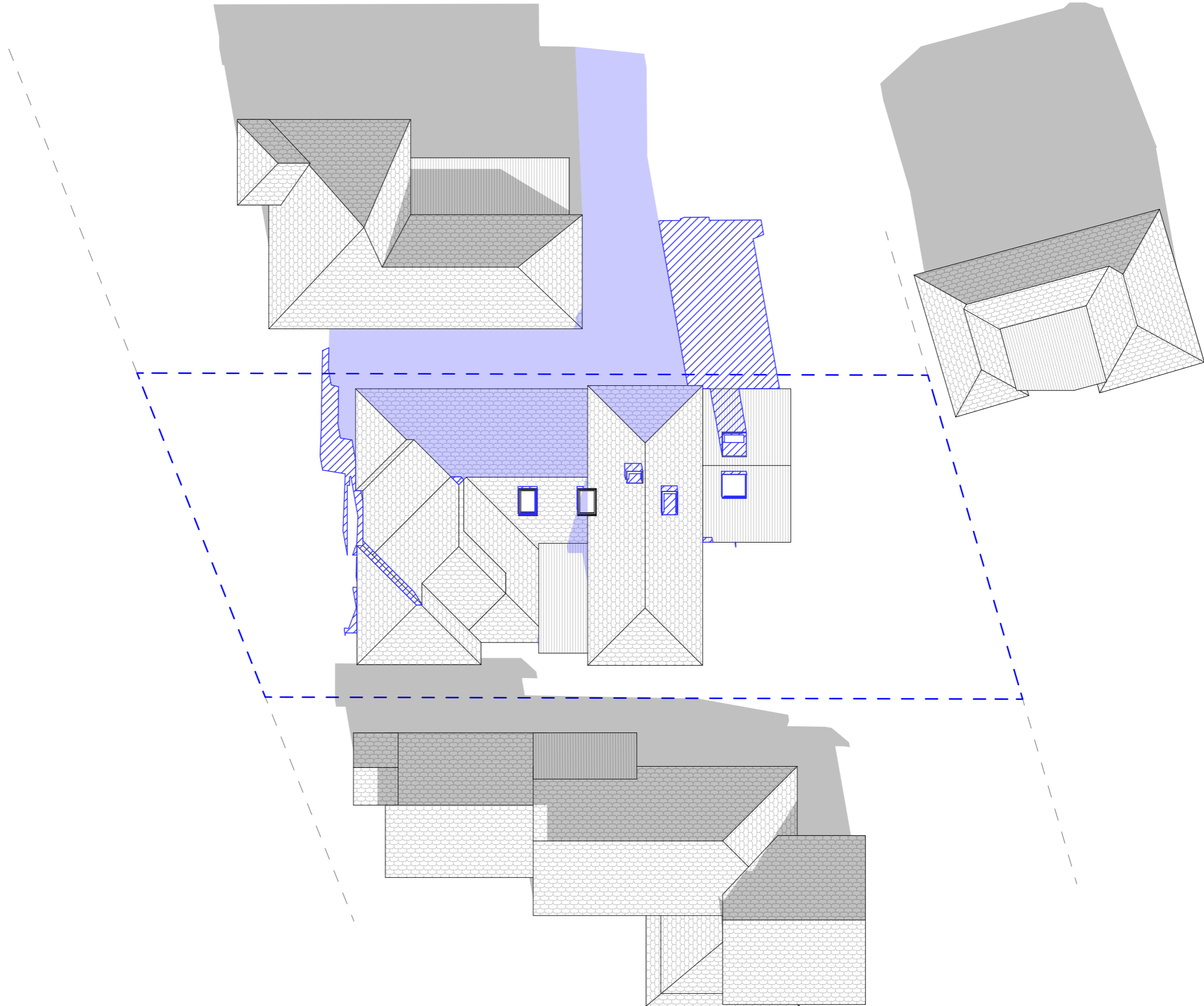
DRAWING NAME

AREA CALCULATIONS /
SAMPLE BOARD

SCALE

1:200 @A3





ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS
 - NEIGHBOURING SHADOWS

CLIENT
 Kerrie & James
 Alexander

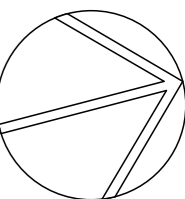
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

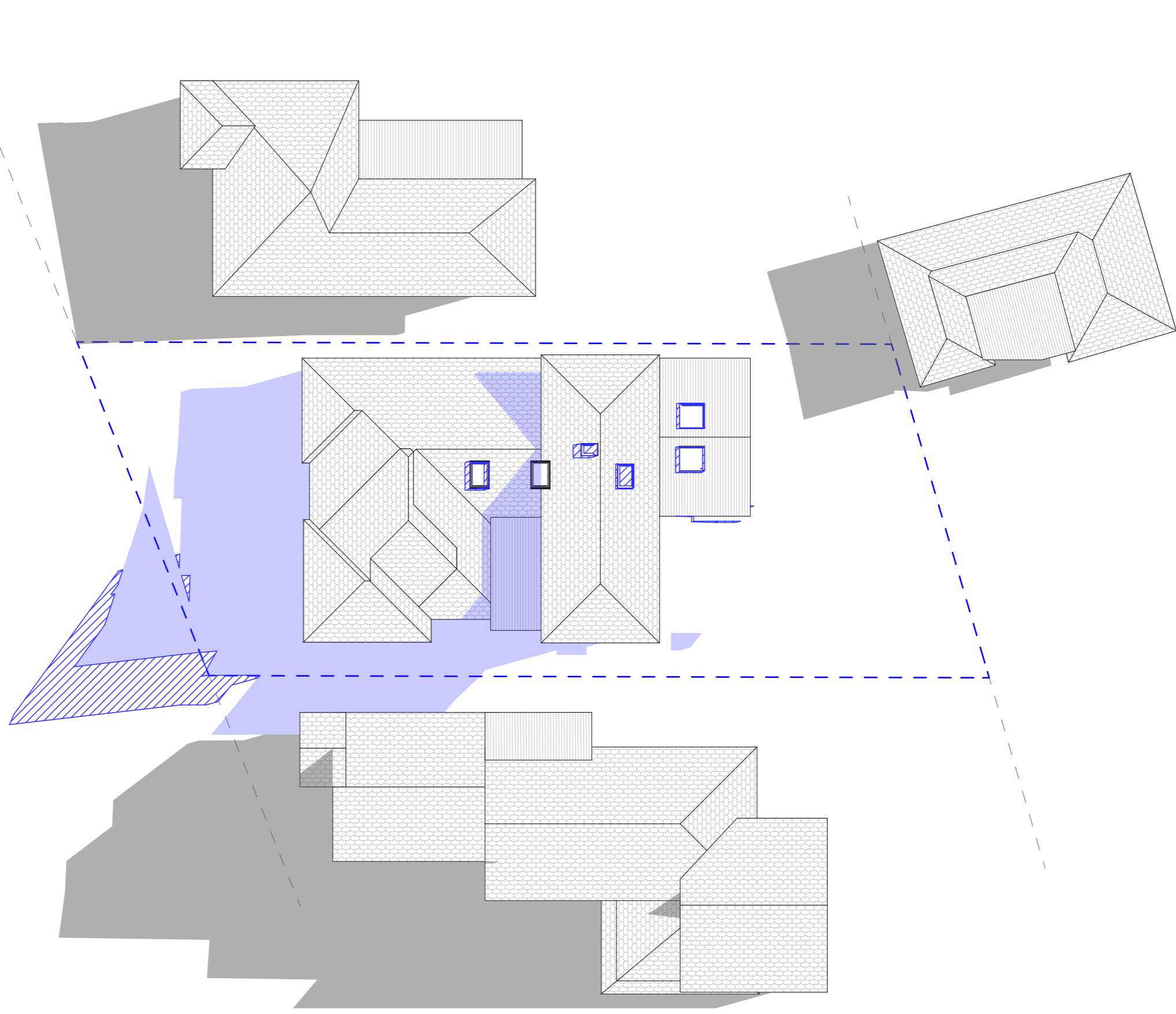
DRAWING NO.
DA11

DATE
 Friday, 13 March 2020

DRAWING NAME
 WINTER SOLSTICE 9 AM

SCALE
 1:200 @A3





1

WINTER SOLSTICE 12PM

1:200






ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS
 NEIGHBOURING SHADOWS

CLIENT
 Kerrie & James
 Alexander

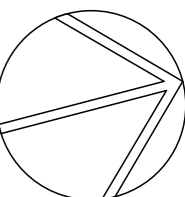
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

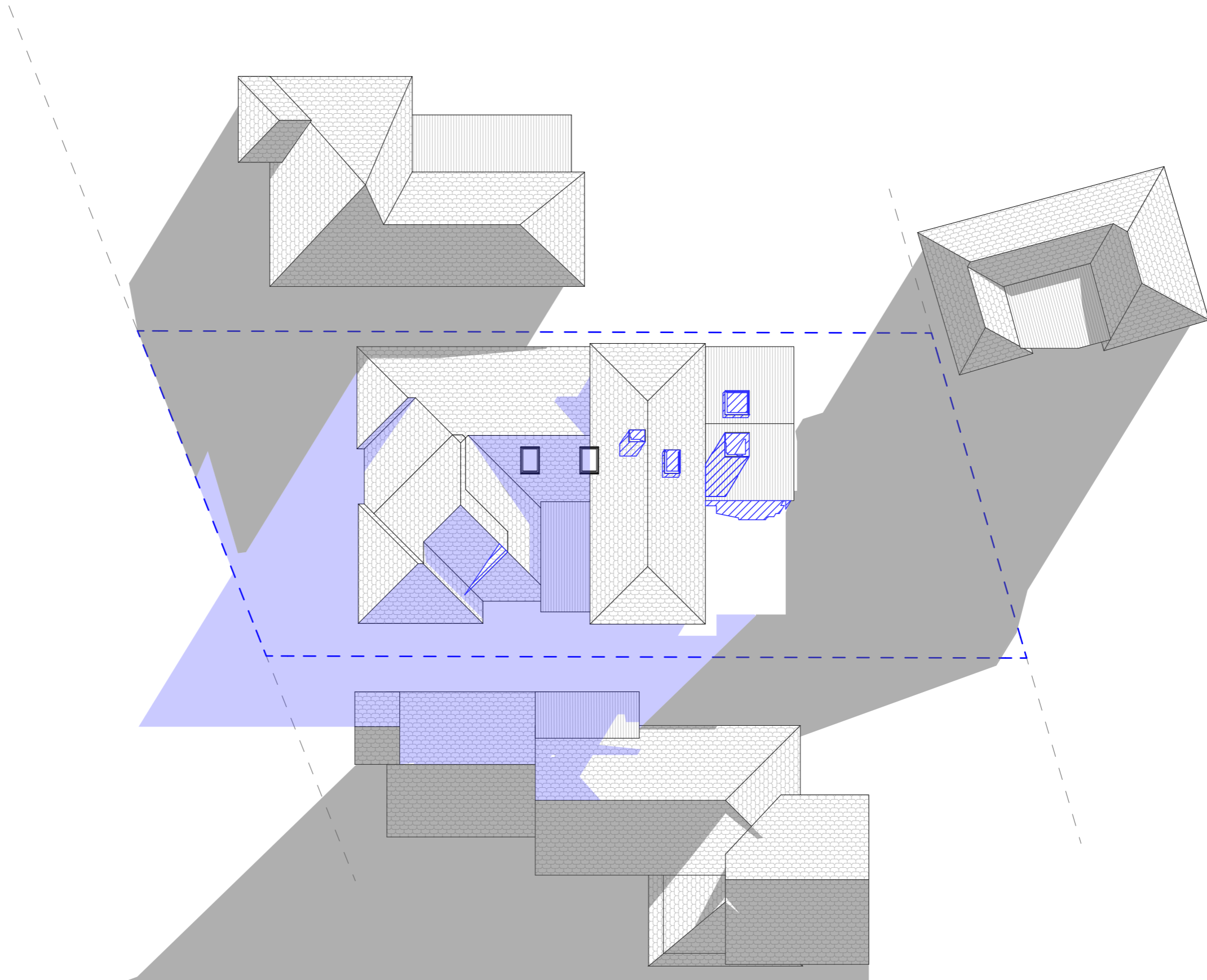
DRAWING NO.
DA12

DATE
 Friday, 13 March 2020

DRAWING NAME
 WINTER SOLSTICE 12 PM

SCALE
 1:200 @A3





1

WINTER SOLSTICE 3 PM

1:200






ACTION PLANS

m: 0426 957 518
 e: operations@actionplans.com.au
 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	13/03/20	DA DOCUMENTATION	EAS

NOTES
 This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
 Do not scale measure from drawings. Figured dimensions are to be used only.
 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.

LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS
 NEIGHBOURING SHADOWS

CLIENT
 Kerrie & James
 Alexander

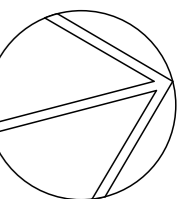
PROJECT ADDRESS
 48 ABINGDON STREET,
 NORTH BALGOWLAH
 2093

DRAWING NO.
DA13

DATE
 Friday, 13 March 2020

DRAWING NAME
 WINTER SOLSTICE 3 PM

SCALE
 1:200 @A3



Alterations and Additions

Certificate number: A370951

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, 24, February 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	48 Abingdon Street
Street address	48 Abingdon Street North Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 12316
Lot number	350
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, 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 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.	✓	✓	✓															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>suspended floor with open subfloor: framed (R0.7).</td> <td>R0.8 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>suspended floor with enclosed subfloor: framed (R0.7).</td> <td>R0.60 (down) (or R1.30 including construction)</td> <td></td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, pitched roof</td> <td>ceiling: R3.00 (up), roof: foil/sarking</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)																	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)																	
external wall: brick veneer	R1.16 (or R1.70 including construction)																	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)																

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.

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. 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.	✓	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓																																																												
Windows and glazed doors glazing requirements																																																															
<table border="1"> <thead> <tr> <th>Window / door no.</th> <th>Orientation</th> <th>Area of glass inc. frame (m2)</th> <th>Overshadowing Height (m) Distance (m)</th> <th>Shading device</th> <th>Frame and glass type</th> </tr> </thead> <tbody> <tr> <td>W1</td> <td>S</td> <td>1.984</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>W2</td> <td>W</td> <td>0.819</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=600 mm</td> <td>standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td> </tr> <tr> <td>W3</td> <td>E</td> <td>2.88</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=600 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>W4</td> <td>N</td> <td>0.482</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=750 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>D1</td> <td>S</td> <td>1.672</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>D2</td> <td>W</td> <td>1.672</td> <td>0 0</td> <td>awning (fixed) >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>D3</td> <td>N</td> <td>9.984</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>D4</td> <td>N</td> <td>4.21</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>D5</td> <td>N</td> <td>3.822</td> <td>0 0</td> <td>eave/verandah/pergola/balcony >=750 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> </tbody> </table>	Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	W1	S	1.984	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W2	W	0.819	0 0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	W3	E	2.88	0 0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W4	N	0.482	0 0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D1	S	1.672	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D2	W	1.672	0 0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D3	N	9.984	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D4	N	4.21	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D5	N	3.822	0 0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type																																																										
W1	S	1.984	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
W2	W	0.819	0 0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)																																																										
W3	E	2.88	0 0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
W4	N	0.482	0 0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
D1	S	1.672	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
D2	W	1.672	0 0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
D3	N	9.984	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
D4	N	4.21	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
D5	N	3.822	0 0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)																																																										
Skylights The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight: Each skylight 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. External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.	✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓																																																												
Skylights glazing requirements																																																															
<table border="1"> <thead> <tr> <th>Skylight number</th> <th>Area of glazing inc. frame (m2)</th> <th>Shading device</th> <th>Frame and glass type</th> </tr> </thead> <tbody> <tr> <td>S1</td> <td>1.218</td> <td>external adjustable awning or blind</td> <td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td> </tr> <tr> <td>S2</td> <td>1.218</td> <td>external adjustable awning or blind</td> <td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td> </tr> <tr> <td>S3</td> <td>0.44</td> <td>no shading</td> <td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td> </tr> <tr> <td>S4</td> <td>0.858</td> <td>external adjustable awning or blind</td> <td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td> </tr> </tbody> </table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	1.218	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)	S2	1.218	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)	S3	0.44	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)	S4	0.858	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)																																											
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																																																												
S1	1.218	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)																																																												
S2	1.218	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)																																																												
S3	0.44	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)																																																												
S4	0.858	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)																																																												

ACTION PLANS
m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	13/03/20	DA DOCUMENTATION	EAS	

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
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, QR meet the certified U value and SHGC value.

CLIENT
Kerrie & James
Alexander

PROJECT ADDRESS
48 ABINGDON STREET,
NORTH BALGOWLAH
2093

DRAWING NO.
DA14

DATE
Friday, 13 March 2020

DRAWING NAME
BASIX COMMITMENTS