

DRAWING LIST - DA SET						
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By	Approved By	Current Revision
000 - 099 - NOTES						
DA001	COVER	25.07.2022	VA	VA	VA	
200 - 299 - PLAN VIEWsS & RCPs						
DA200	SITE PLAN	25.07.2022	VA	VA	VA	
DA201	LOWER GROUND DEMOLITION	25.07.2022	VA	VA	VA	
DA202	GROUND FLOOR DEMOLITION	25.07.2022	VA	VA	VA	
DA204	ROOF PLAN DEMOLITION	25.07.2022	VA	VA	VA	
DA205	LOWER GROUND PROPOSED	25.07.2022	VA	VA	VA	
DA206	GROUND FLOOR PROPOSED	25.07.2022	VA	VA	VA	
DA207	LEVEL 1 PROPOSED	25.07.2022	VA	VA	VA	
DA208	ROOF PLAN PROPOSED	25.07.2022	VA	VA	VA	
300 - 399 - EXTERNAL ELEVATIONS						
DA310	WEST ELEVATION	25.07.2022	VA	VA	VA	
DA311	NORTH ELEVATION	25.07.2022	VA	VA	VA	
DA312	SOUTH ELEVATION	25.07.2022	VA	VA	VA	
DA313	EAST ELEVATION	25.07.2022	VA	VA	VA	
400 - 499 - SECTIONS						
DA410	SECTION A-A	25.07.2022	VA	VA	VA	
DA411	SECTION B-B	25.07.2022	VA	VA	VA	
DA412	SECTION C-C	25.07.2022	VA	VA	VA	
500 - 599 - SHADOW SHADE						
DA501	SOLAR	25.07.2022	VA	VA	VA	
DA502	SOLAR	25.07.2022	VA	VA	VA	
DA503	SOLAR	25.07.2022	VA	VA	VA	
DA504	SOLAR	25.07.2022	VA	VA	VA	
700 - 799 - DETAILS						
DA701	AREA CALCULATIONS	25.07.2022	VA	VA	VA	
DA702	BASIX	25.07.2022	VA	VA	VA	
Grand total: 22						

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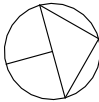
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REFER TO DOCUMENTS:

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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3

DATE

25.07.2022

DRAWN BY:

VA

CHECKED BY:

VA

DRAWING:

COVER

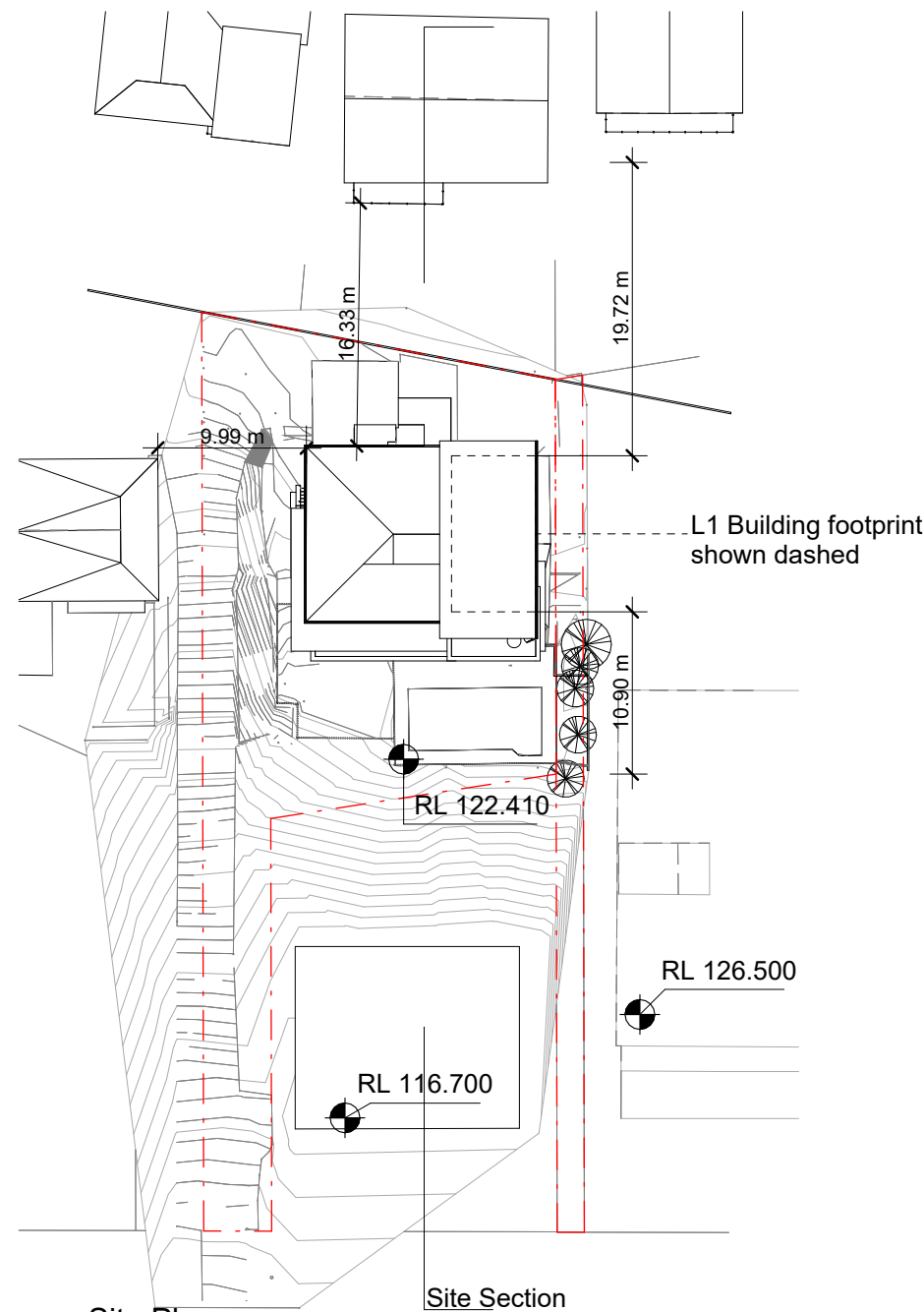
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DA001

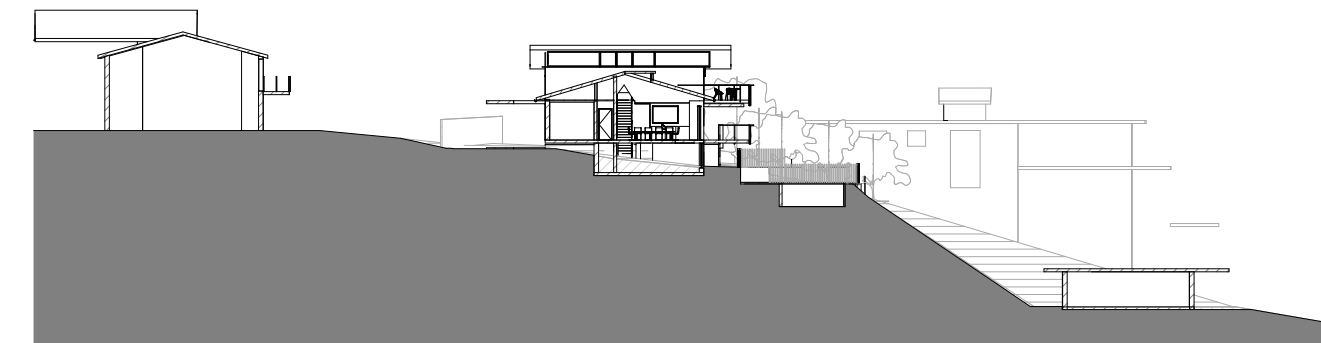
PROJECT  
JOH-MOR

ISSUE:

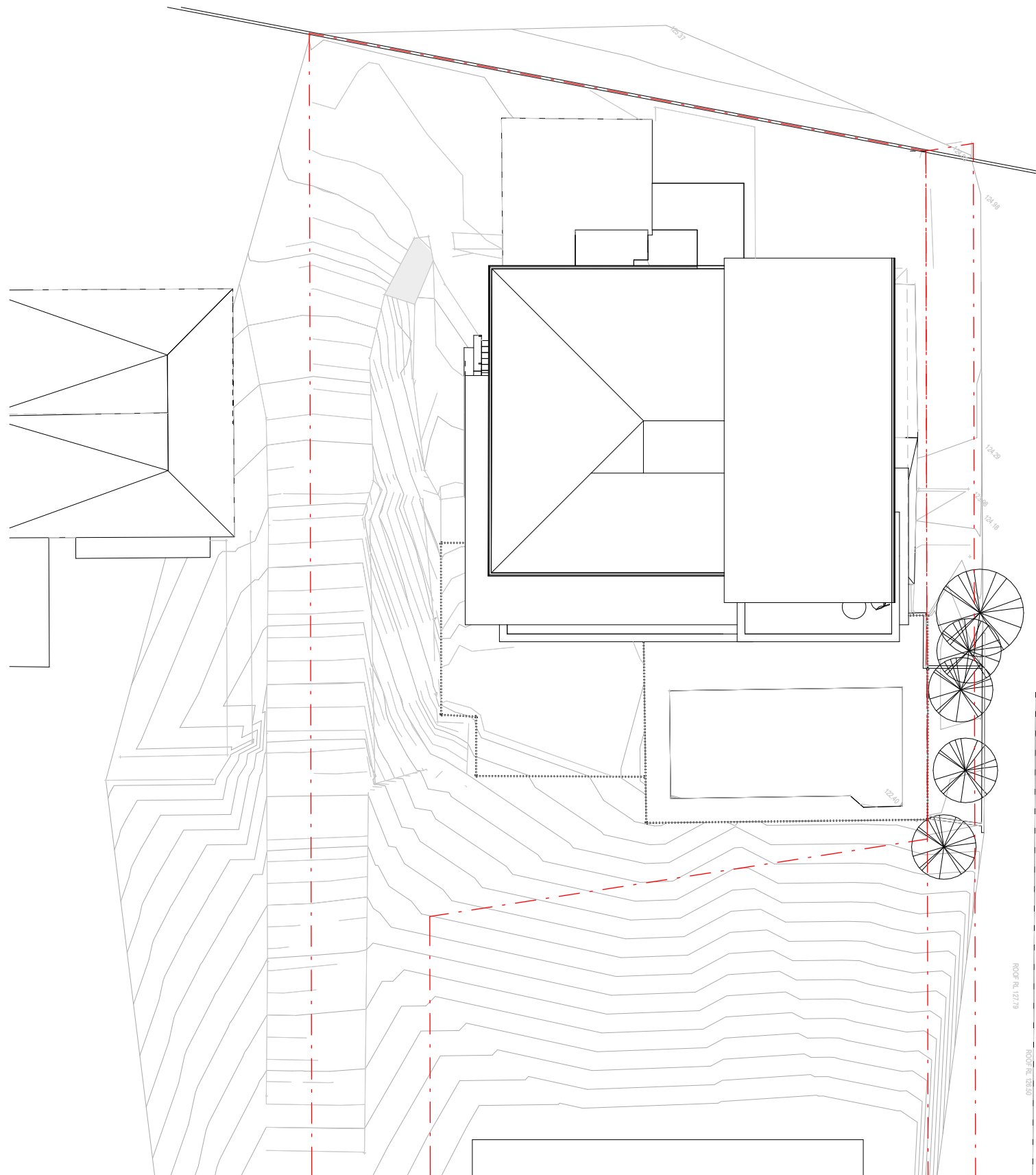
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2 Site Plan\_ 1 : 500



3 Site Section 1 : 500



1 Site Plan 1 : 200

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ABN 83 891 329 657

PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

As indicated

DATE  
**25.07.2022**

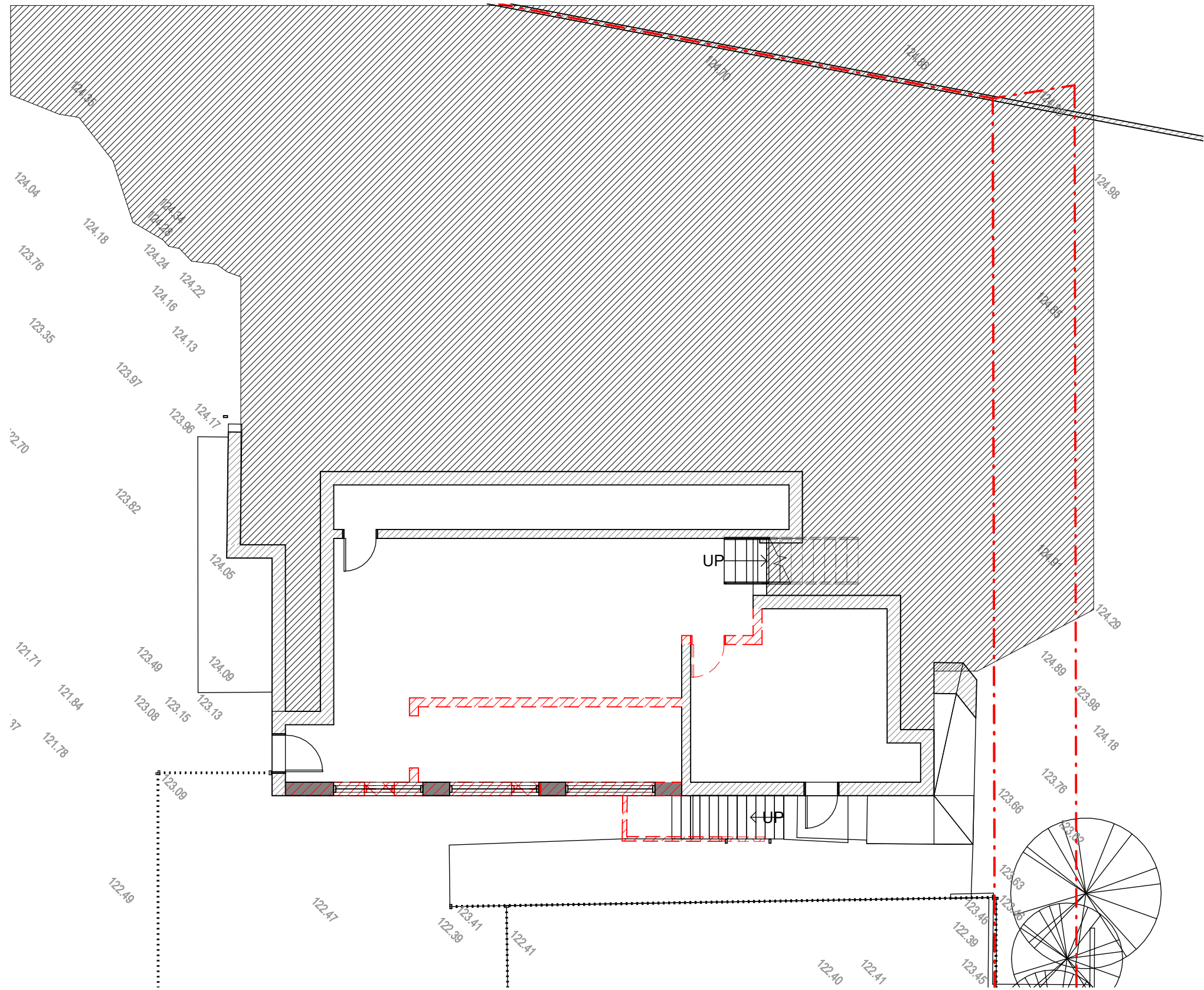
DRAWN BY: **VA** CHECKED BY: **VA**

DRAWING:  
**SITE PLAN**

DRAWING No.  
**DA200**

PROJECT  
**JOH-MOR**

ISSUE:  
**F**



1 Lower Ground Demolition  
1 : 100

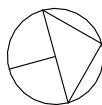
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PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3  
**1 : 100**

DATE  
**25.07.2022**

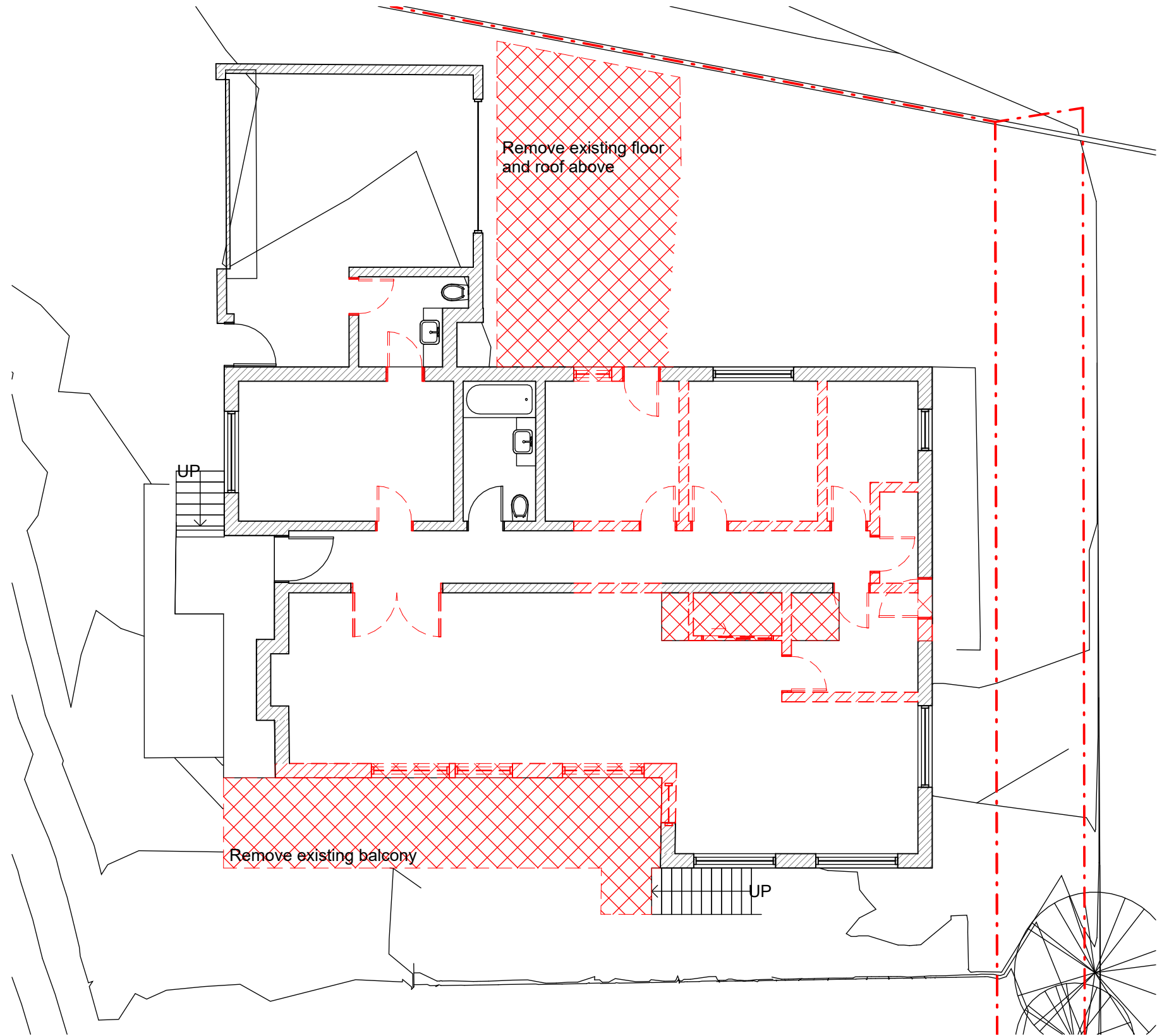
DRAWN BY: **VA** CHECKED BY: **VA**

DRAWING:  
**LOWER GROUND  
DEMOLITION**

DRAWING No.  
**DA201**

PROJECT  
**JOH-MOR**

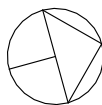
ISSUE:  
**F**



1 Ground Floor Demolition  
1 : 100

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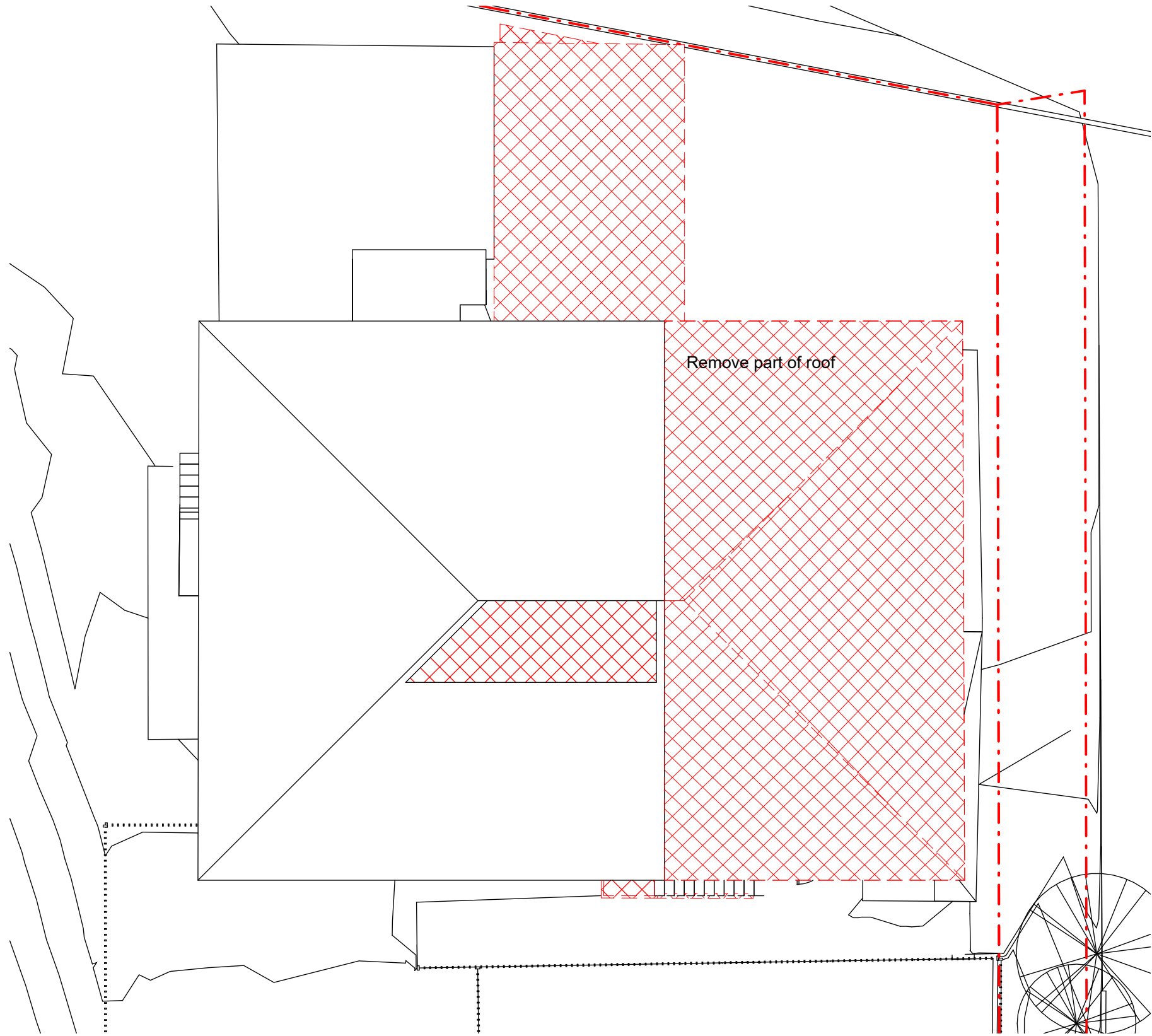
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PROJECT:  
**8 Mortain Ave, Allambie Heights**  
CLIENT:  
**John & Claire McKee**  
SCALE@A3  
**1 : 100**  
DATE  
**25.07.2022**  
DRAWN BY: **VA**  
CHECKED BY: **VA**

DRAWING:  
**GROUND FLOOR DEMOLITION**  
DRAWING No.  
**DA202**

PROJECT  
**JOH-MOR**  
ISSUE:  
**F**



1 Roof Plan Demolition  
1 : 100

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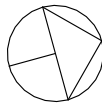
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PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3  
**1 : 100**

DATE  
**25.07.2022**

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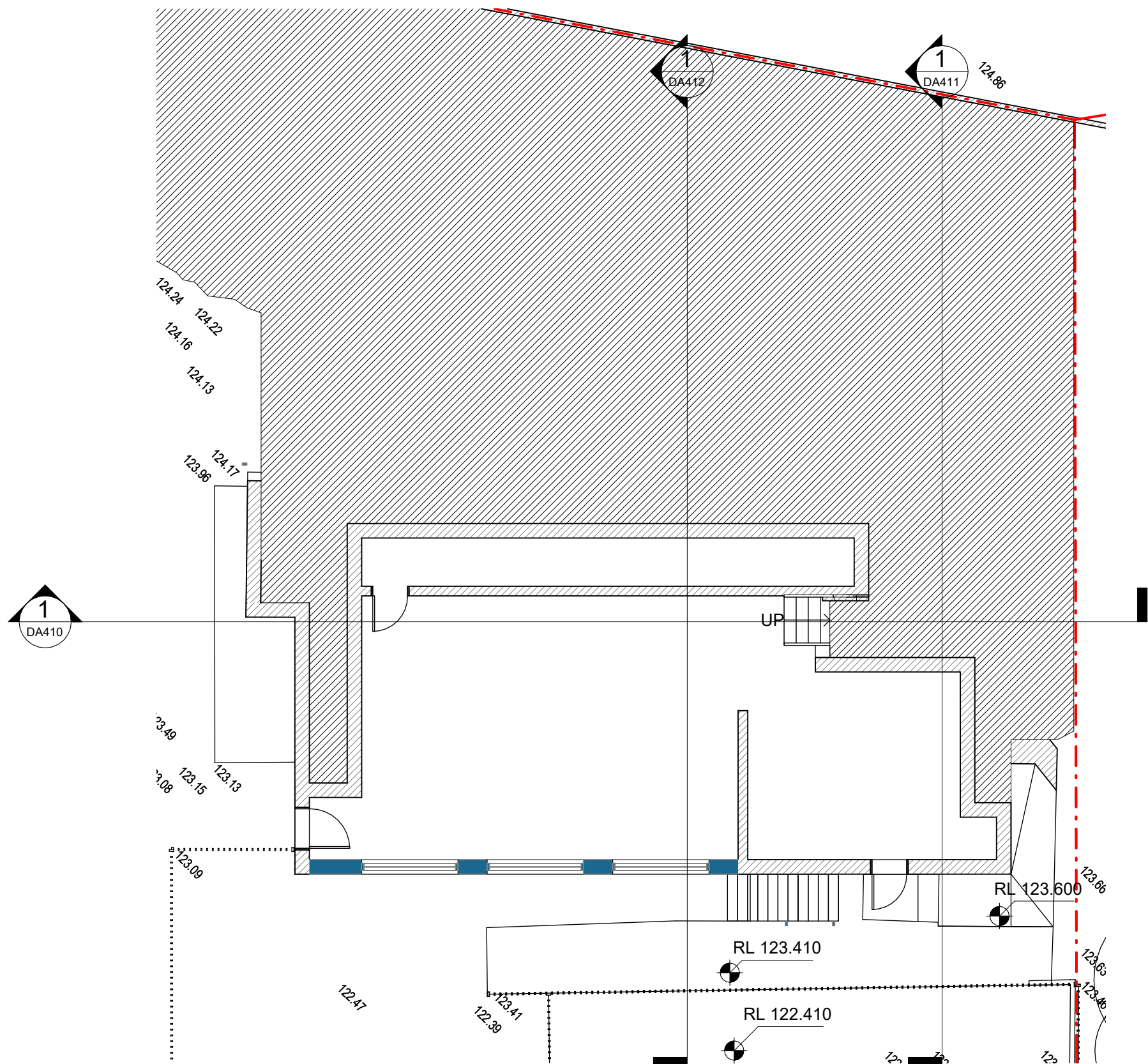
DRAWING:  
**ROOF PLAN  
DEMOLITION**

DRAWING No.  
**DA204**

PROJECT  
**JOH-MOR**

ISSUE:  
**F**





1 Lower Ground Proposed  
1 : 100

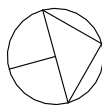
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ABN 83 891 329 657

PROJECT:  
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CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 100

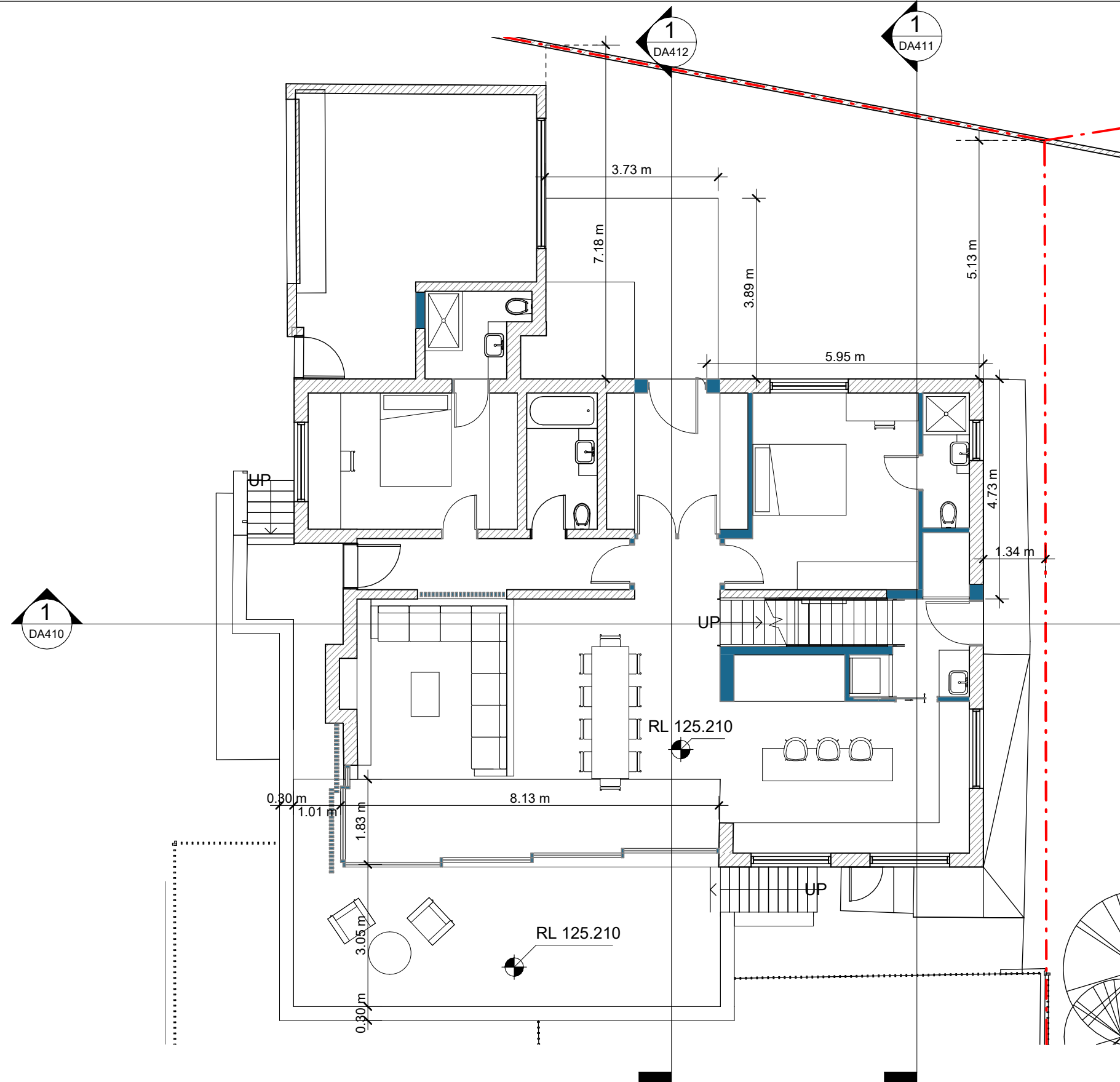
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DRAWING:  
LOWER GROUND  
PROPOSED

DRAWING No.  
DA205

PROJECT  
JOH-MOR  
ISSUE:  
F



1 Ground Floor Proposed  
1 : 100

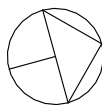
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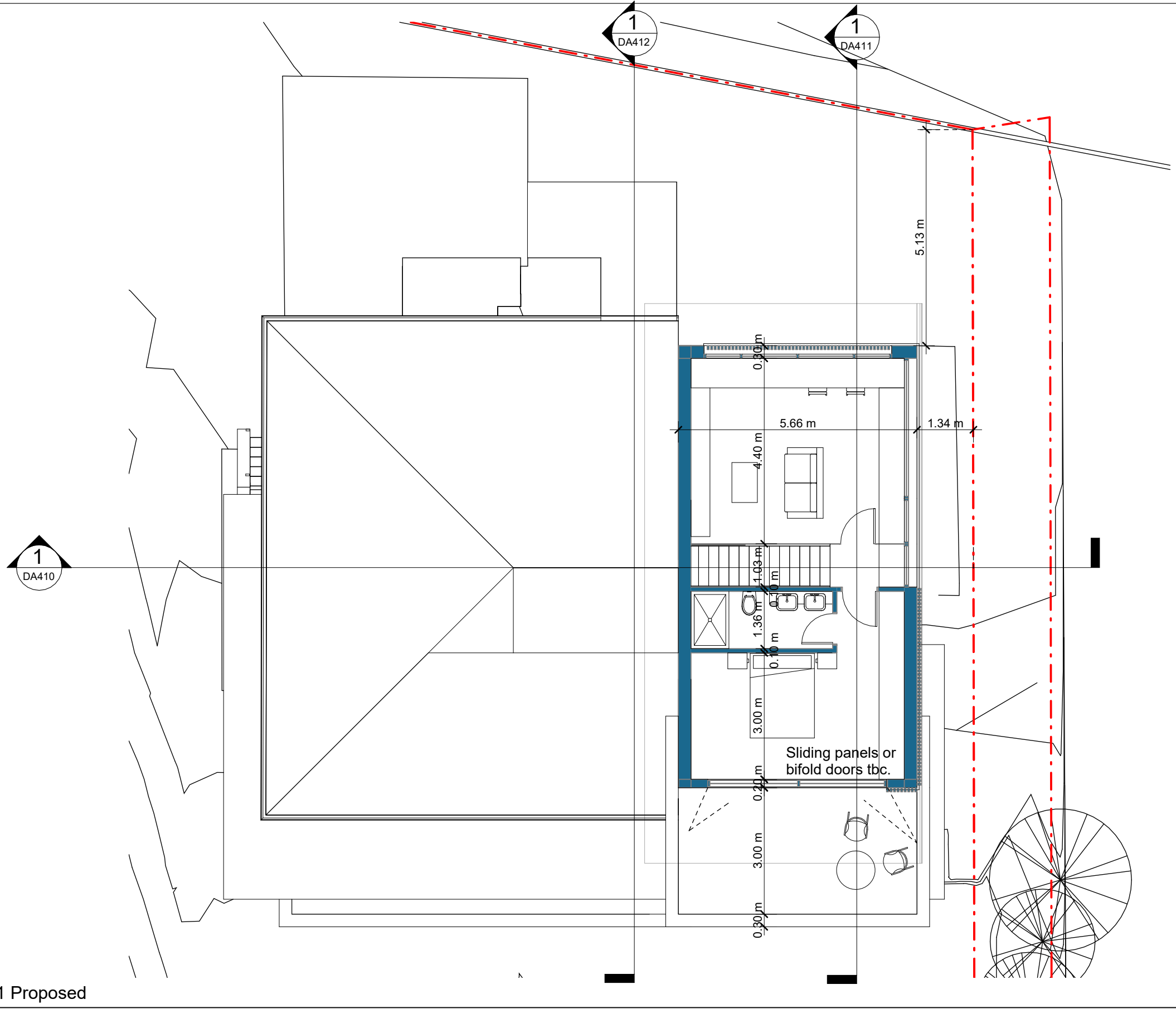
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25.07.2022

DRAWN BY: VA  
CHECKED BY: VA

DRAWING:  
GROUND FLOOR  
PROPOSED

DRAWING No.  
DA206

PROJECT  
JOH-MOR  
ISSUE:  
F



1 Level 1 Proposed  
1 : 100

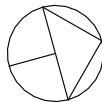
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CLIENT:  
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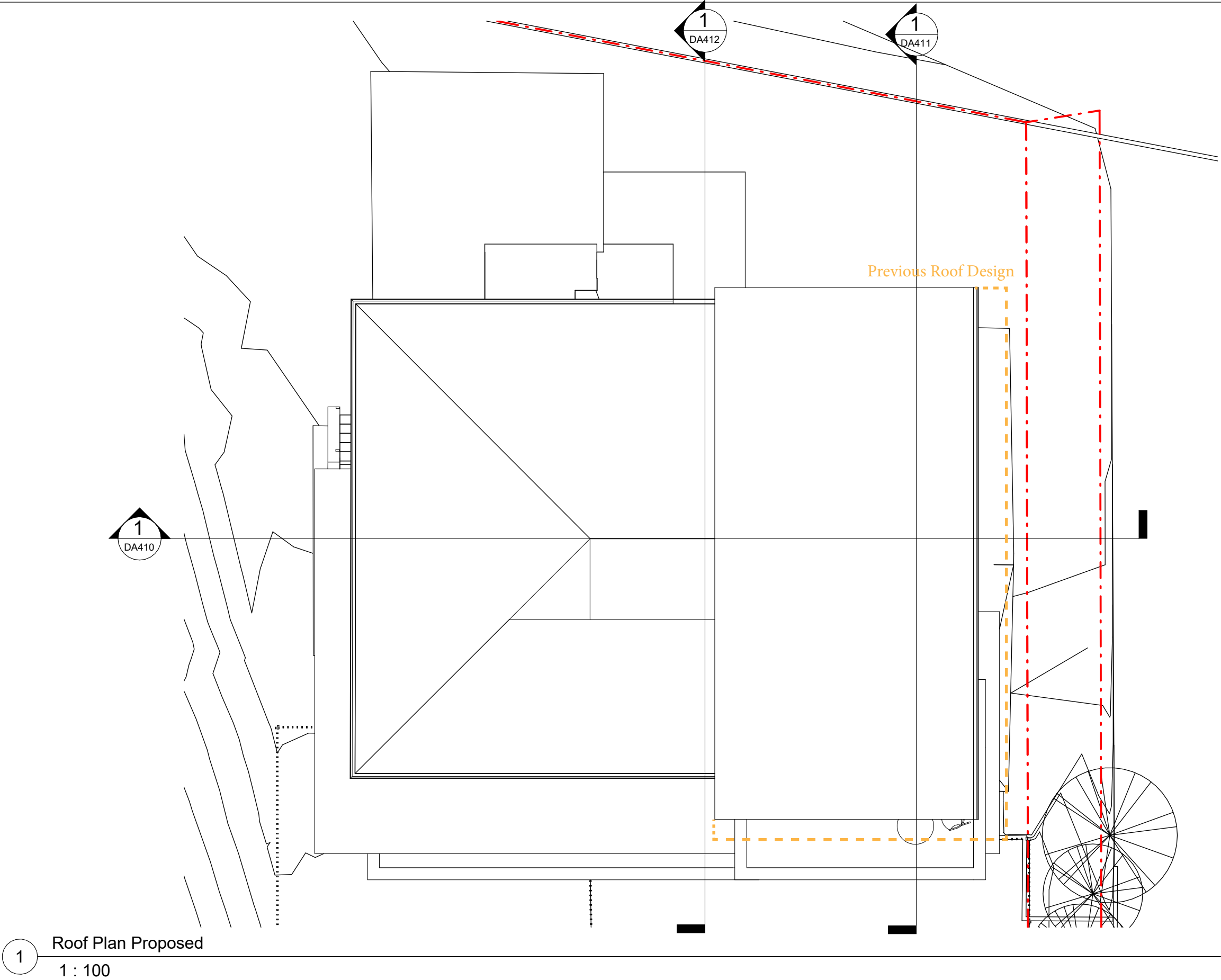
DRAWING:  
LEVEL 1  
PROPOSED

DRAWING No.  
DA207

PROJECT  
JOH-MOR

ISSUE:  
F





1 Roof Plan Proposed  
1 : 100

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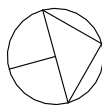
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A	23.09.2021	CLIENT
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C	08.11.2021	DA
D	25.11.2021	DA
E	09.12.2021	DA
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ABN 83 891 329 657

PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3  
**1 : 100**

DATE  
**25.07.2022**

DRAWN BY: **VA** CHECKED BY: **VA**

DRAWING:  
**ROOF PLAN  
PROPOSED**

DRAWING No.  
**DA208**

PROJECT  
**JOH-MOR**

ISSUE:  
**F**

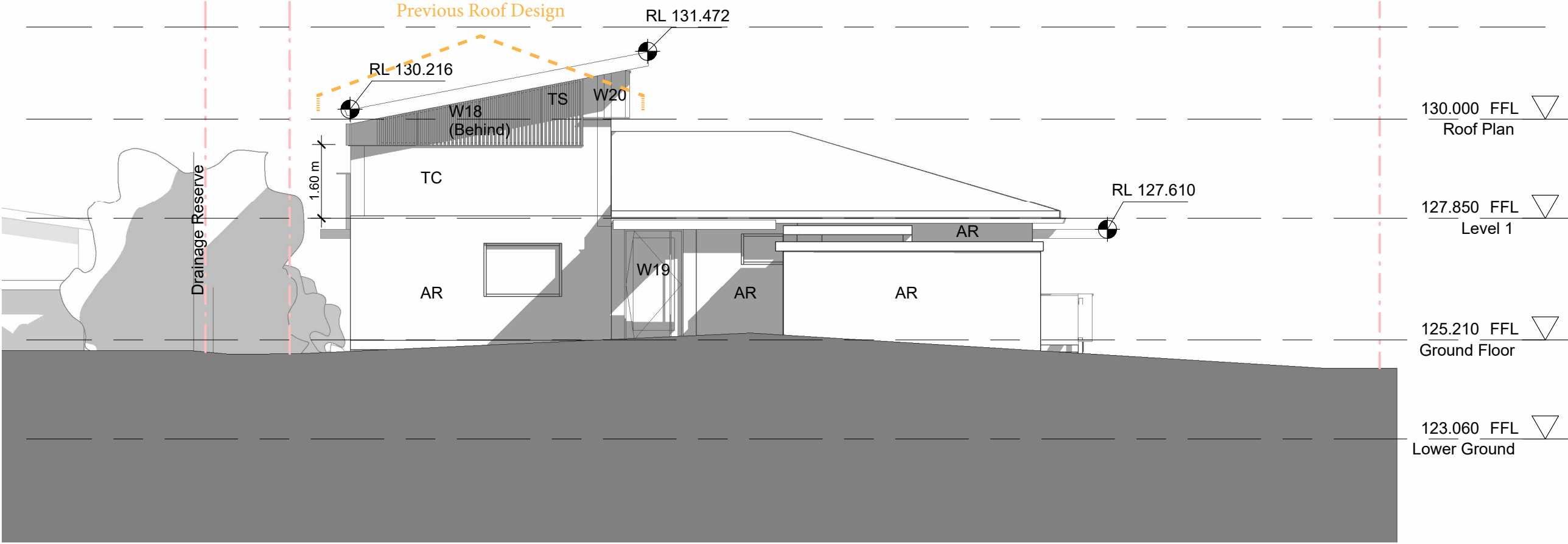
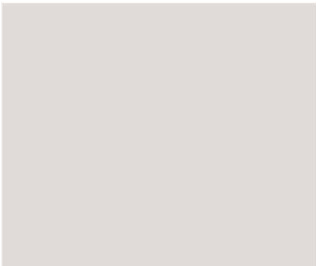
TS\_Timber Screening



TC\_Composite Timber Cladding  
Reconstituted timber



AR\_Acrylic render  
Rendersystems: RSA Cirrus,  
LRV 62%, or similar



1 West  
1 : 100

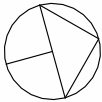
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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 100

DATE  
25.07.2022

DRAWN BY: VA  
CHECKED BY: VA

DRAWING:  
WEST ELEVATION

DRAWING No.  
DA310

PROJECT  
JOH-MOR  
ISSUE:  
F

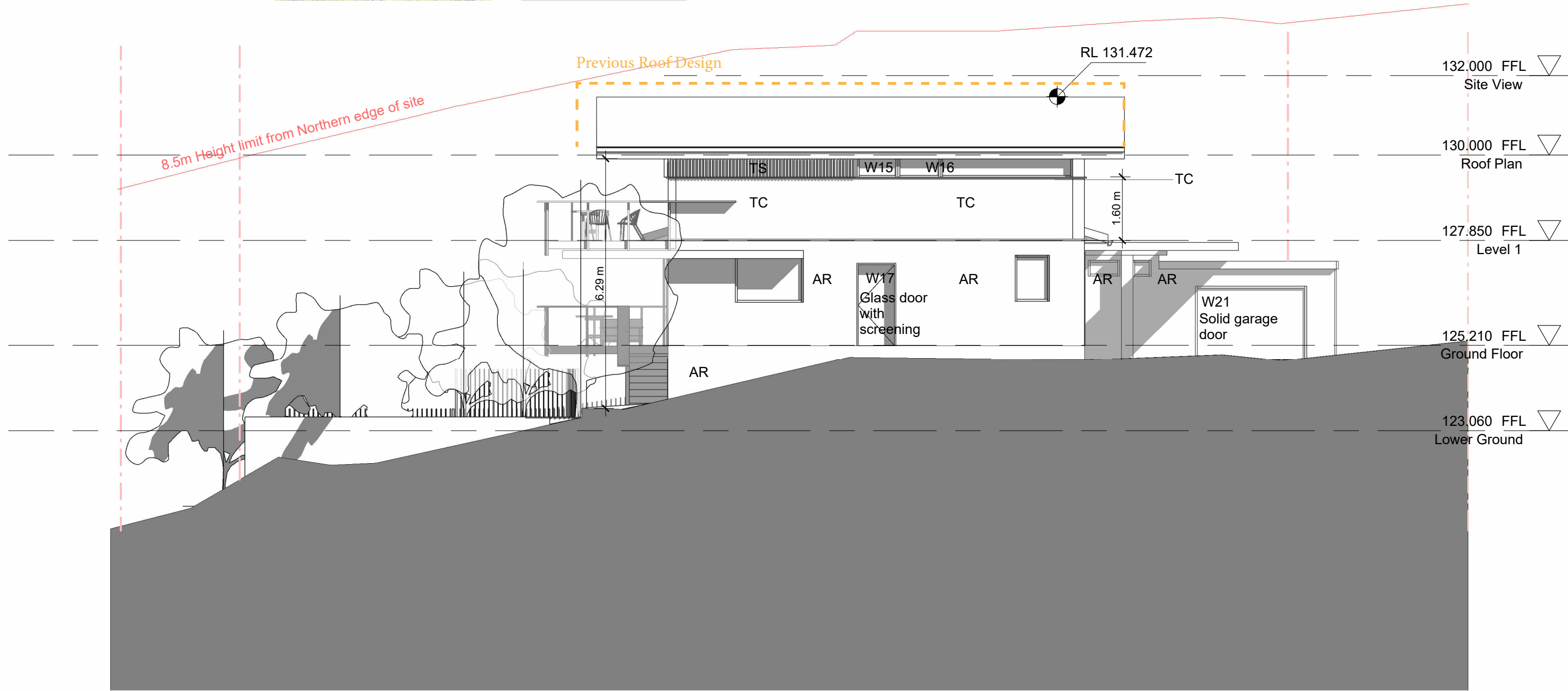
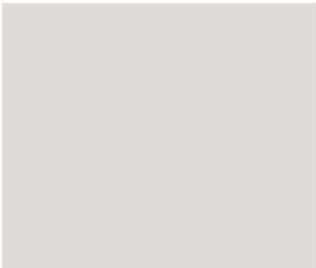
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TC\_Composite Timber Cladding  
Reconstituted timber



AR\_Acrylic render  
Rendersystems: RSA Cirrus,  
LRV 62%, or similar



1 North  
1 : 100

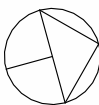
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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 100

DATE  
25.07.2022

DRAWN BY: VA  
CHECKED BY: VA

DRAWING:  
NORTH  
ELEVATION

DRAWING No.  
DA311

PROJECT  
JOH-MOR

ISSUE:  
F

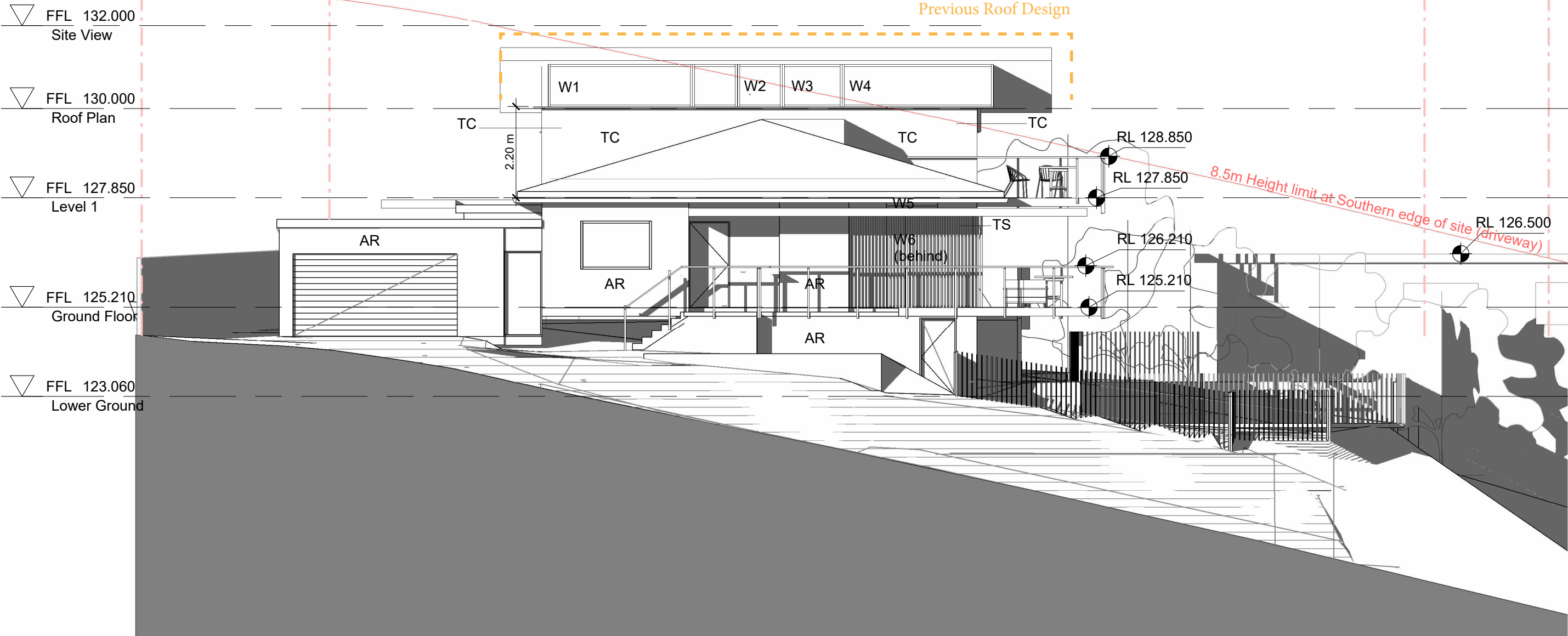
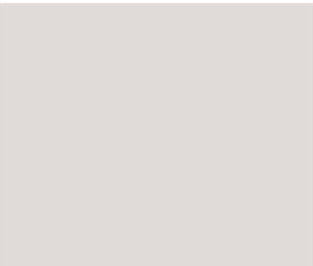
TS\_Timber Screening



TC\_Composite Timber Cladding  
Reconstituted timber



AR\_Acrylic render  
Rendersystems: RSA Cirrus,  
LRV 62%, or similar



1 South  
1 : 100

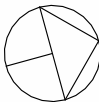
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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 100

DATE  
25.07.2022

DRAWN BY: VA  
CHECKED BY: VA

DRAWING:  
SOUTH  
ELEVATION

DRAWING No.  
DA312

PROJECT  
JOH-MOR  
ISSUE:  
F



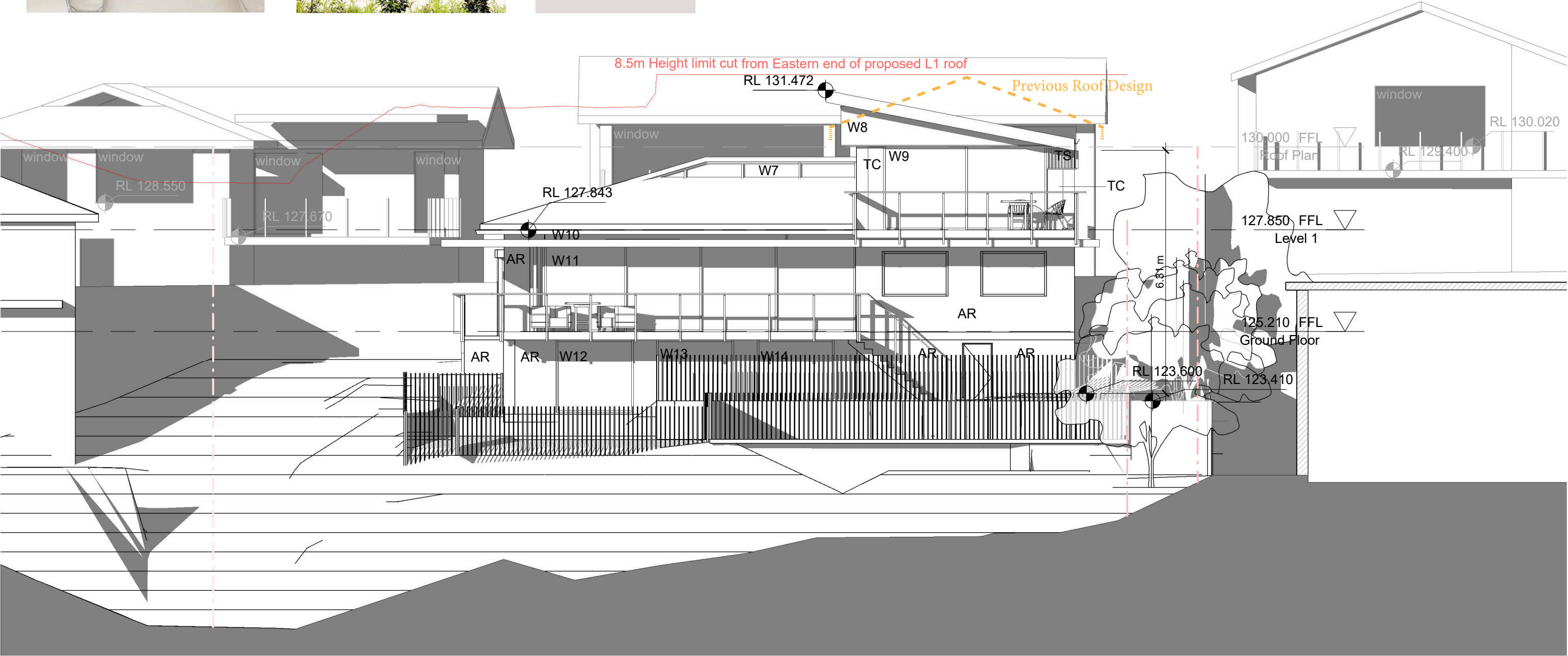
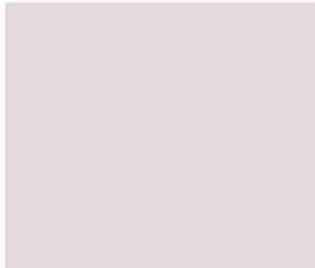
TS\_Timber Screening



TC\_Composite Timber Cladding  
Reconstituted timber



AR\_Acrylic render  
Rendersystems: RSA Cirrus,  
LRV 62%, or similar



1 East  
1 : 100

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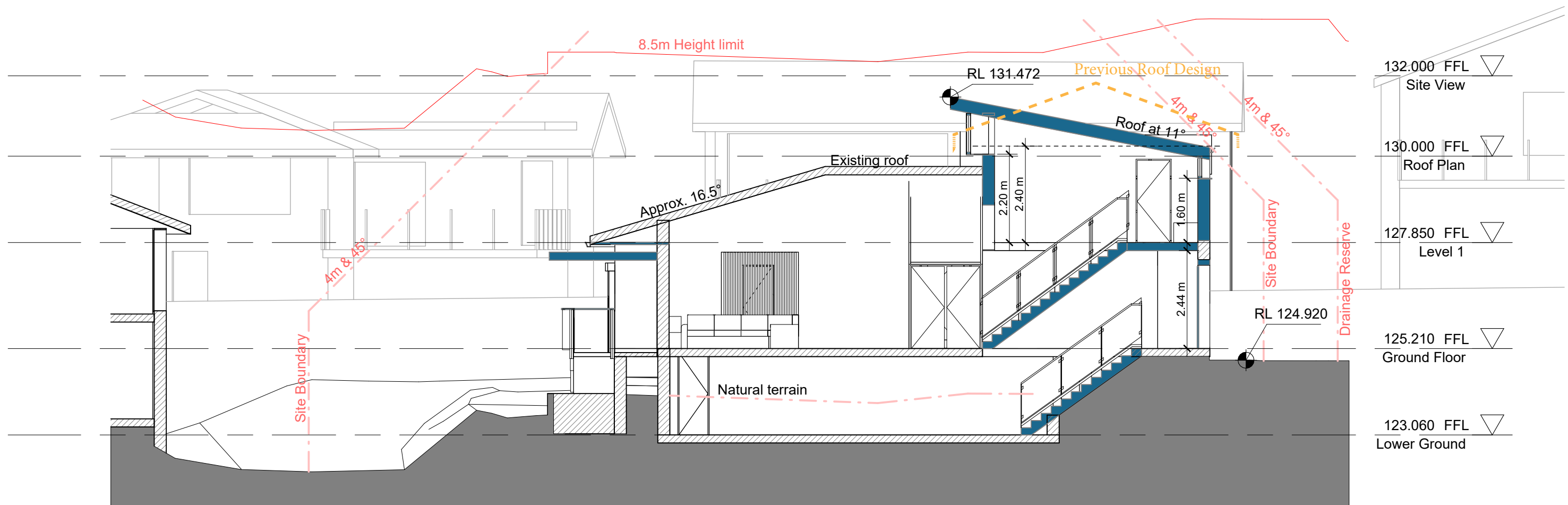
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PROJECT:	
8 Mortain Ave, Allambie Heights	
CLIENT:	
John & Claire McKee	
SCALE@A3	DATE
1 : 100	25.07.2022
DRAWN BY:	CHECKED BY:
VA	VA

DRAWING:	
EAST ELEVATION	
DRAWING No.	ISSUE:
DA313	F

PROJECT JOH-MOR



1 Section A-A  
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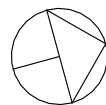
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ABN 83 891 329 657

PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 100

DATE  
25.07.2022

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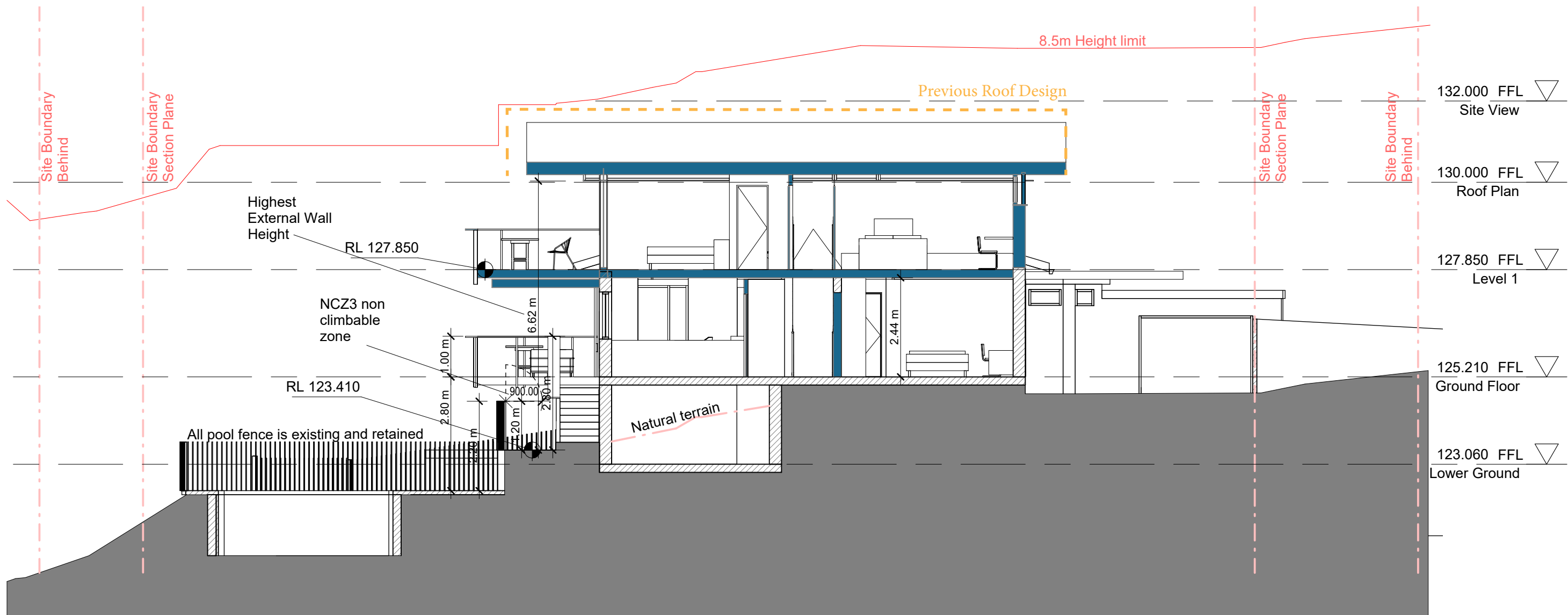
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DRAWING No.  
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PROJECT  
JOH-MOR

ISSUE:  
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1 Section B-B  
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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
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SCALE@A3  
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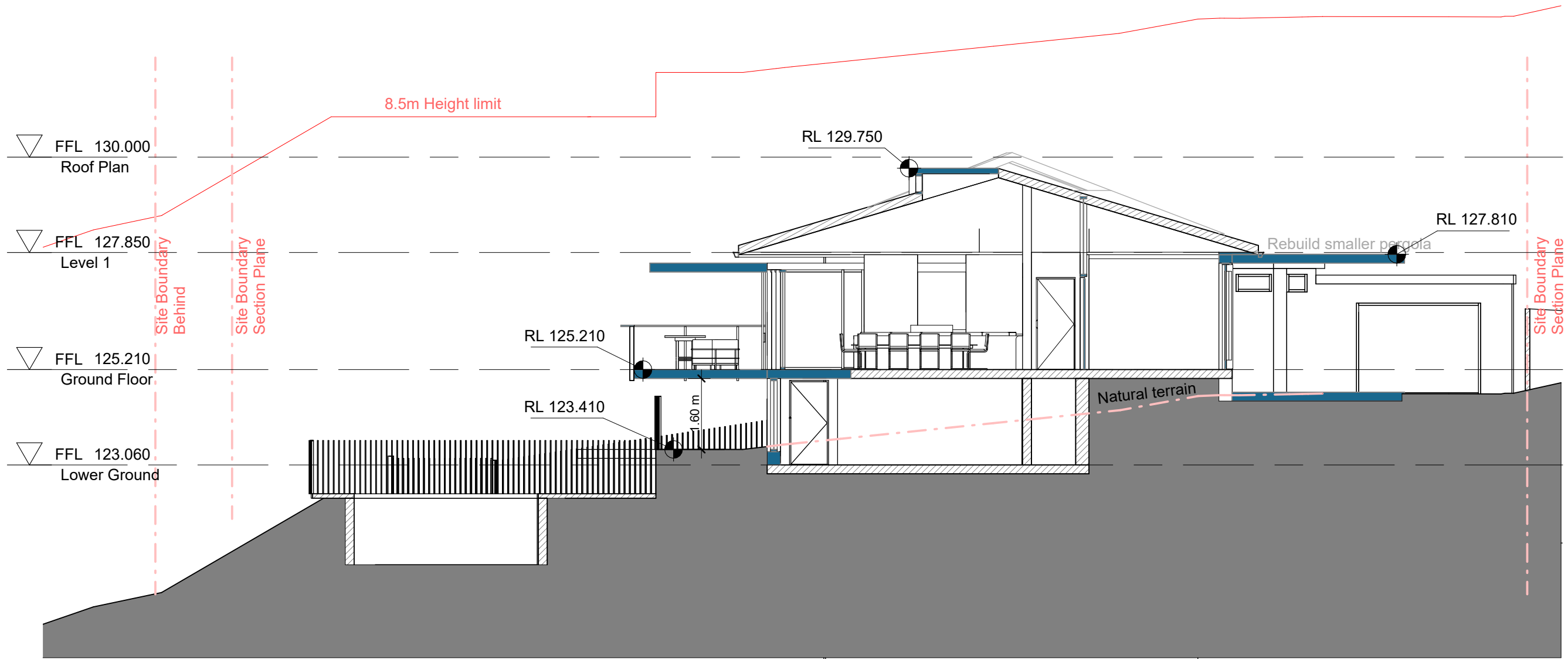
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DRAWING No.  
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PROJECT  
JOH-MOR  
ISSUE:  
F



1 Section C-C  
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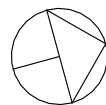
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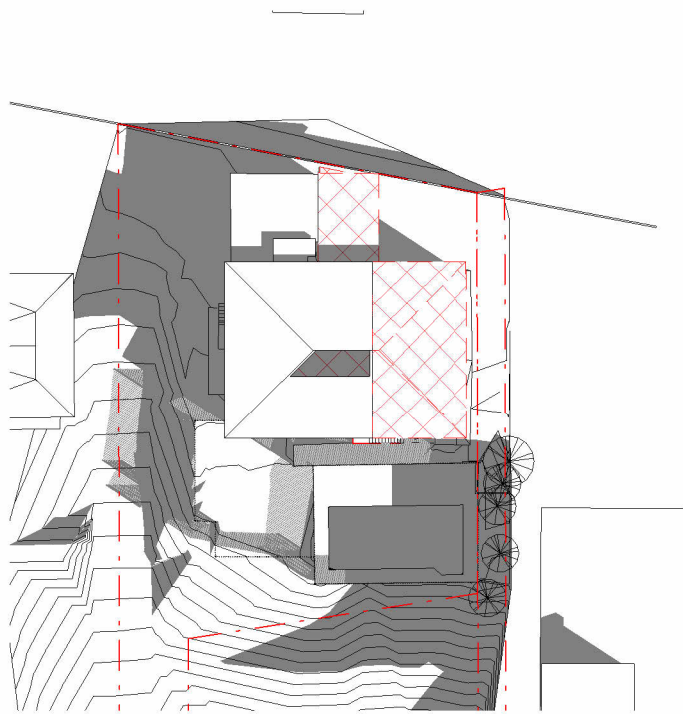
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PROJECT: 8 Mortain Ave, Allambie Heights			
CLIENT: John & Claire McKee			
SCALE@A3 1 : 100	DATE 25.07.2022	DRAWN BY: VA	CHECKED BY: VA

DRAWING: SECTION C-C	PROJECT JOH-MOR
DRAWING No. DA412	ISSUE: F



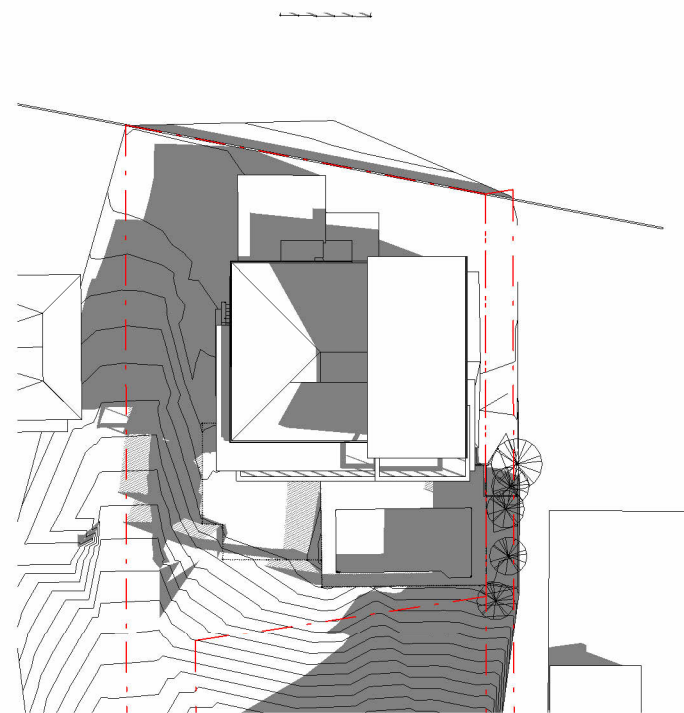
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1 : 500



3 Shadows Proposed\_21st June\_9am  
1 : 500



2 Shadows Existing\_21st June\_10am  
1 : 500



4 Shadows Proposed\_21st June\_10am  
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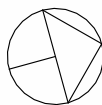
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PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3  
1 : 500

DATE  
25.07.2022

DRAWN BY: VA  
CHECKED BY: VA

DRAWING:  
SOLAR

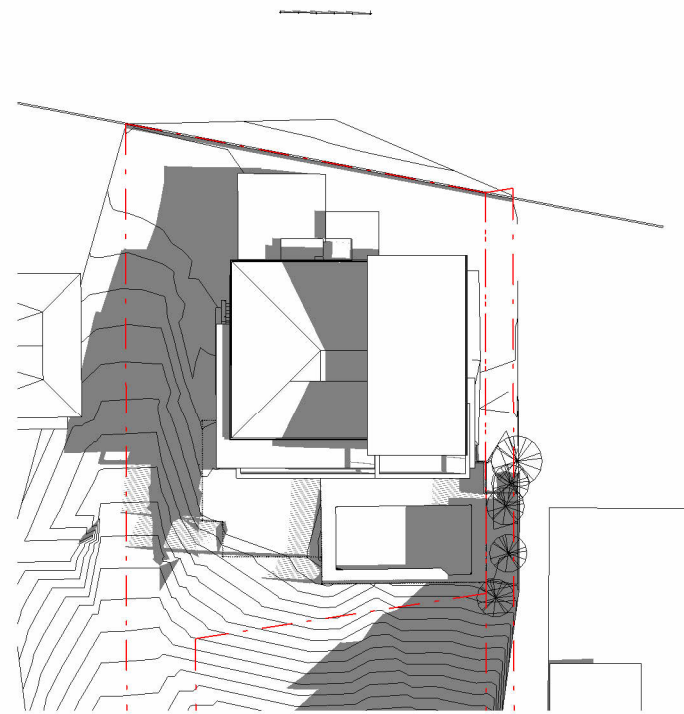
DRAWING No.  
DA501

PROJECT  
JOH-MOR

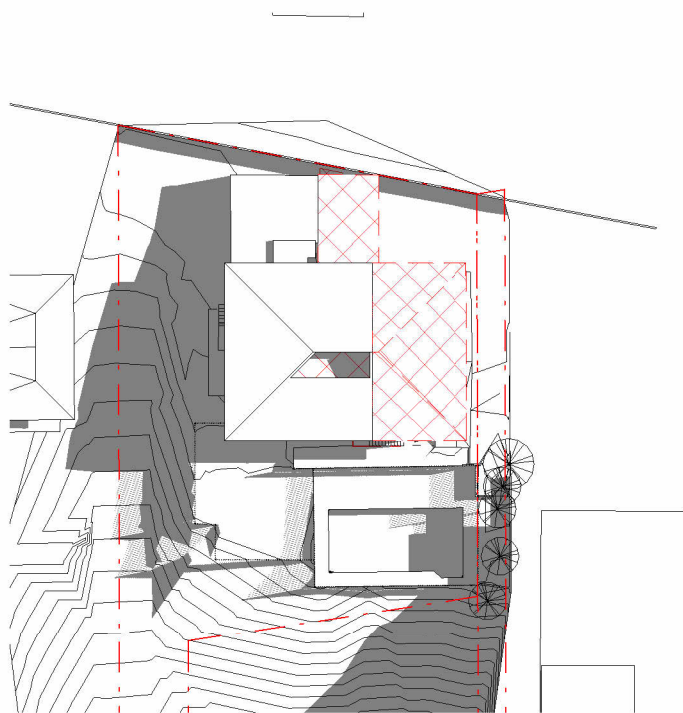
ISSUE:  
F



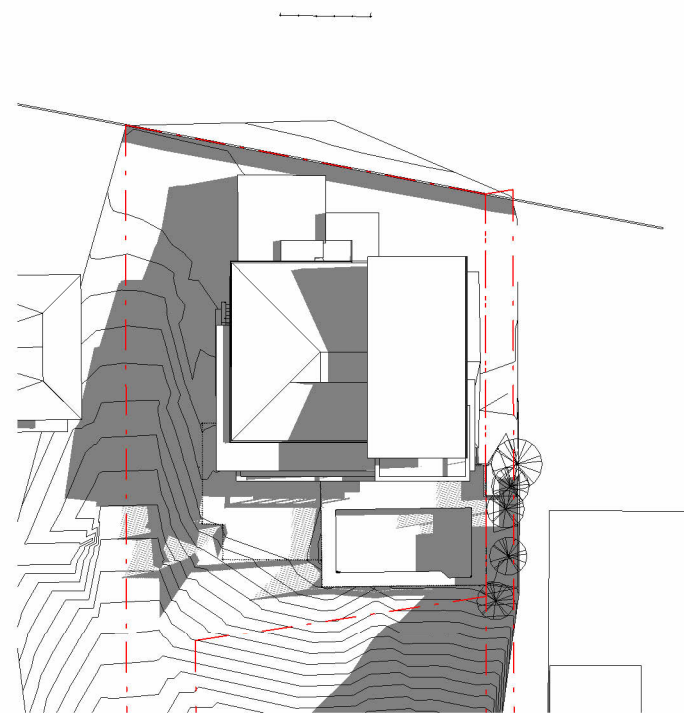
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1 : 500



3 Shadows Proposed\_21st June\_11am  
1 : 500



2 Shadows Existing\_21st June\_12pm  
1 : 500



4 Shadows Proposed\_21st June\_12pm  
1 : 500

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REFER TO ARCHITECTURAL DRAWING NOTES PAGE FOR FURTHER NOTATION

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A	23.09.2021	CLIENT
B	07.10.2021	CLIENT
C	08.11.2021	DA
D	25.11.2021	DA
E	09.12.2021	DA
F	25.07.2022	DA_rev01



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71-75 Regent St 2008 CHIPPENDALE NSW  
ABN 83 891 329 657

PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3  
**1 : 500**

DATE  
**25.07.2022**

DRAWN BY: **VA** CHECKED BY: **VA**

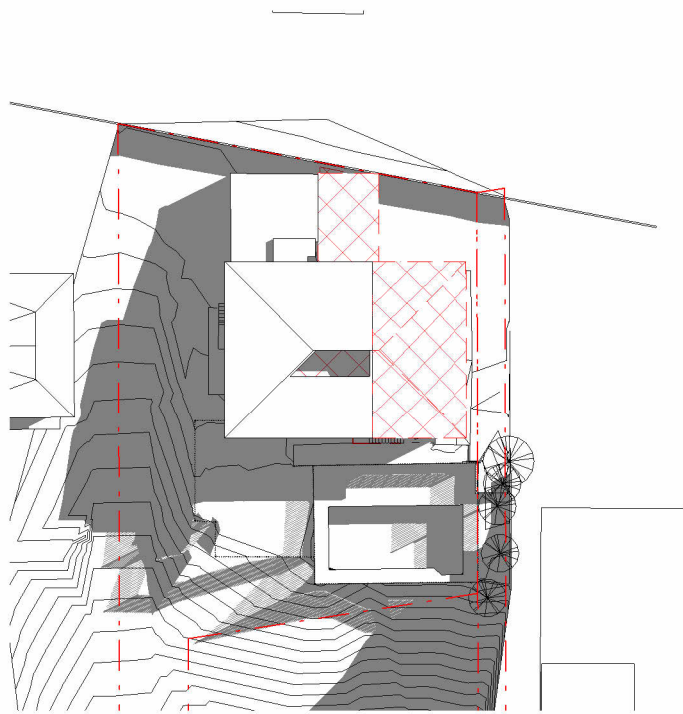
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DRAWING No.  
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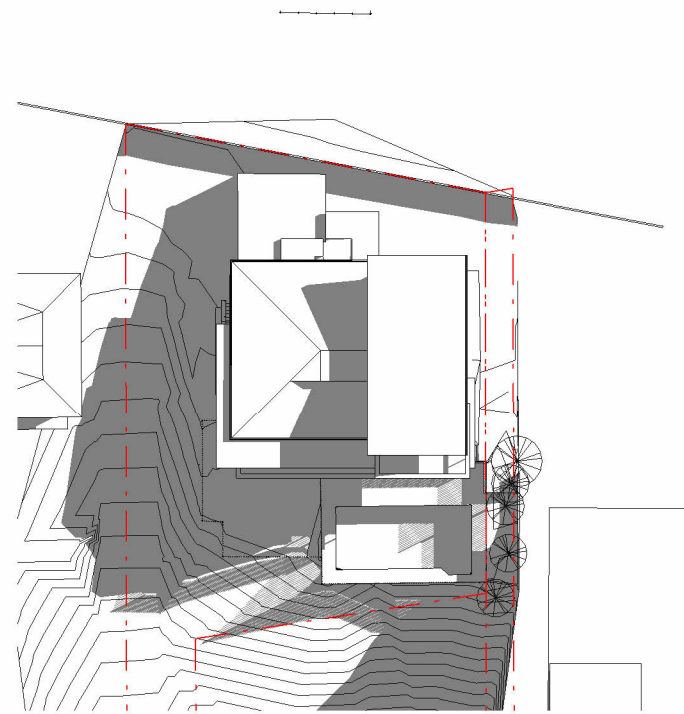
PROJECT  
**JOH-MOR**

ISSUE:  
**F**

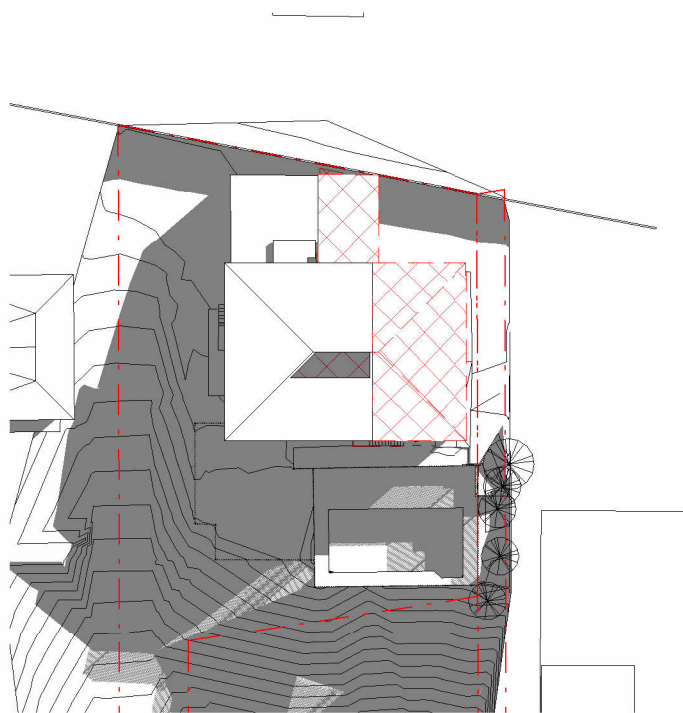




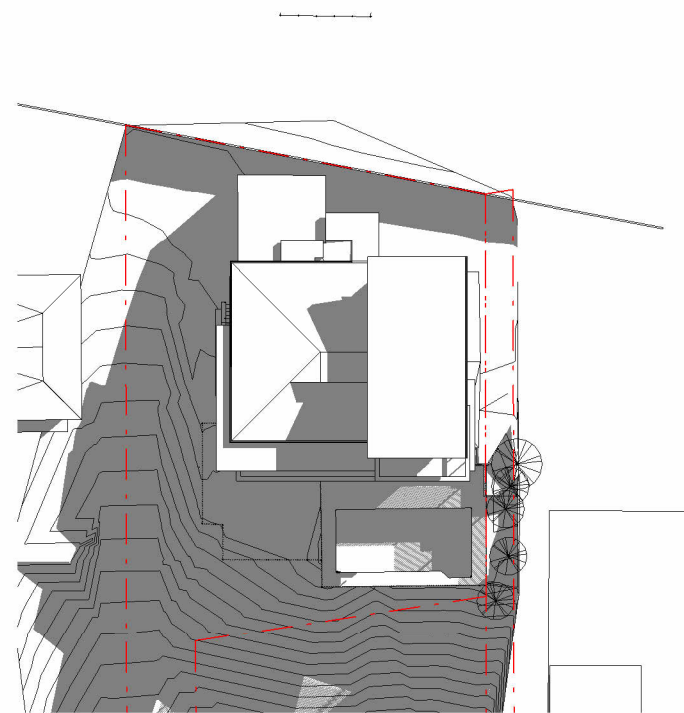
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1 : 500



3 Shadows Proposed\_21st June\_1pm  
1 : 500



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1 : 500



2 Shadows Proposed\_21st June\_2pm  
1 : 500

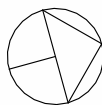
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71-75 Regent St 2008 CHIPPENDALE NSW  
ABN 83 891 329 657

PROJECT:  
8 Mortain Ave, Allambie Heights

CLIENT:  
John & Claire McKee

SCALE@A3 1 : 500	DATE 25.07.2022	DRAWN BY: VA CHECKED BY: VA
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DRAWING:  
SOLAR

DRAWING No.  
DA503

PROJECT  
JOH-MOR

ISSUE:  
F



1 Shadows Existing\_21st June\_3pm  
1 : 500



2 Shadows Proposed\_21st June\_3pm  
1 : 500

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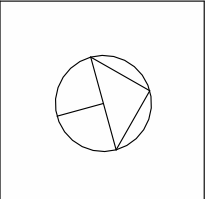
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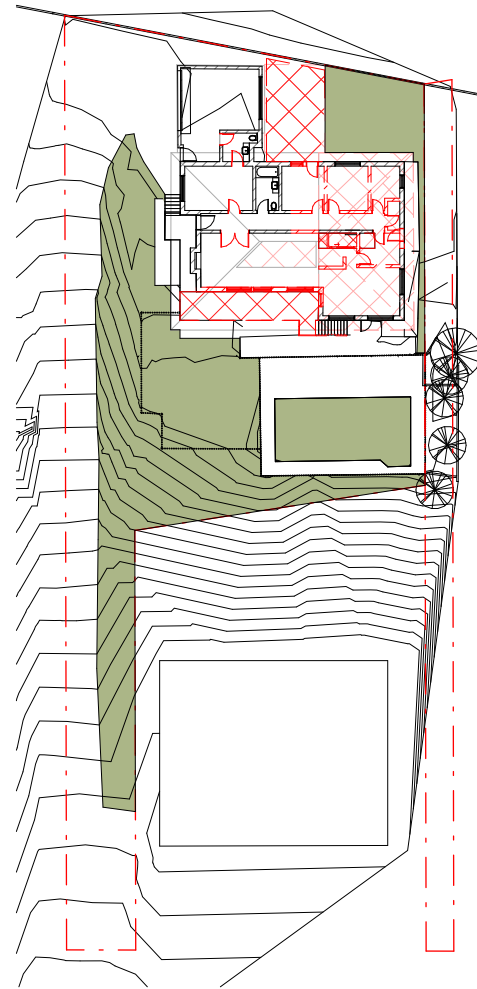
ALCAMI ARCHITECTURE

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E victor@alcamiarchitecture.com  
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ABN 83 891 329 657

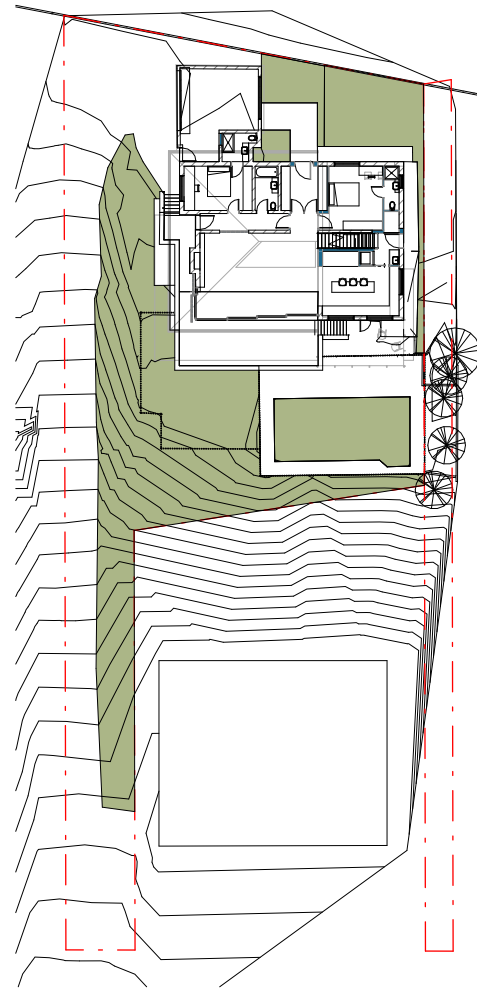
PROJECT: 8 Mortain Ave, Allambie Heights			
CLIENT: John & Claire McKee			
SCALE@A3 1 : 500	DATE 25.07.2022	DRAWN BY: CHECKED BY: VA VA	

DRAWING: SOLAR	PROJECT JOH-MOR
DRAWING No. DA504	
ISSUE: F	

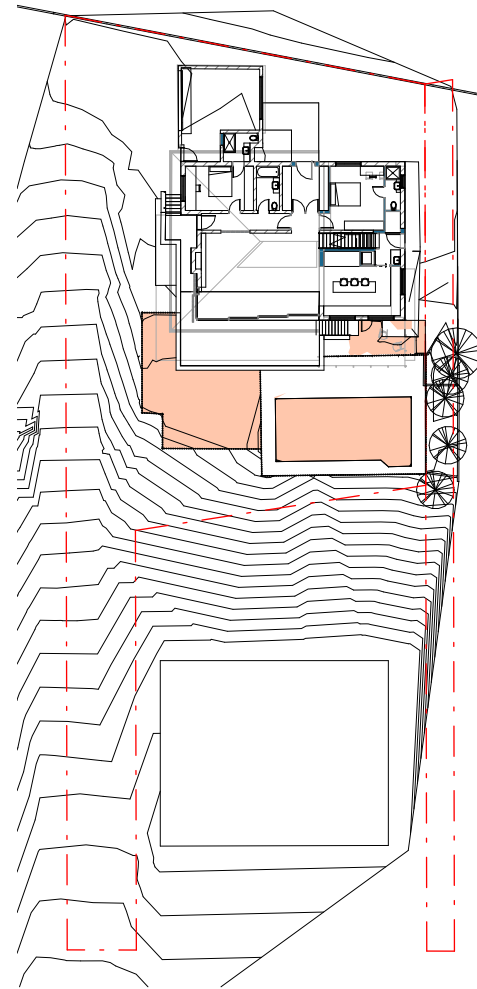




1 Landscape\_Existing Site Plan  
1 : 500



2 Landscape\_Proposed Site Plan  
1 : 500



3 Open Space\_Proposed Site Plan  
1 : 500

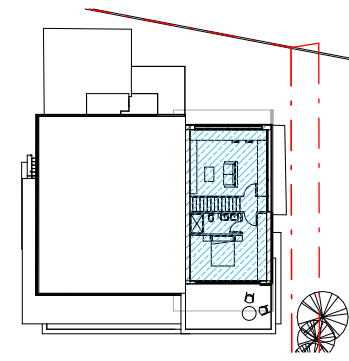
SITE AREA: 853.55 sqm

Site Coverage:  
Building footprint is not changed, remains at less than 33.3%

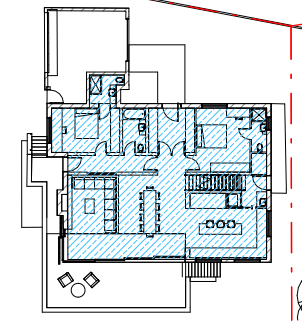
Landscaped Open Space:  
40% of site area is required by Warringha DCP 2011.

- Required by DCP is 341.42sqm.
- Existing Landscaped Open Space is 316.78sqm
- Proposed Landscaped Open Space is 328.80sqm

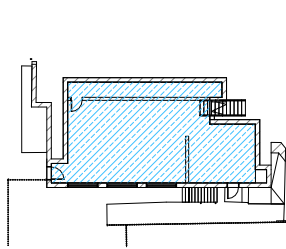
Private open space:  
- Required by Warringah DCP is 60sqm  
- Proposed private open space is 145.6sqm



6 Area\_Level 1  
1 : 500



5 Area\_Ground Floor  
1 : 500



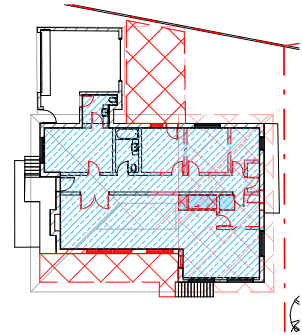
4 Area\_Lower Ground  
1 : 500

INTERNAL AREA:

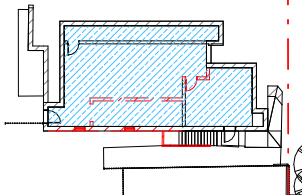
PROPOSED

Level 1: 47.2 sqm  
Ground Floor: 137.8 sqm  
Lower Ground: 77.0 sqm

Total area 262 sqm (77 non-habitable)



8 Area\_Existing Ground Floor  
1 : 500



7 Area\_Existing Lower Ground  
1 : 500

EXISTING

Ground Floor: 122.5 sqm  
Lower Ground: 77.0 sqm

Total area 199.5 sqm (77 non-habitable)

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71-75 Regent St 2008 CHIPPENDALE NSW  
ABN 83 891 329 657

PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3  
**1 : 500**

DATE  
**25.07.2022**

DRAWN BY: **VA** CHECKED BY: **VA**

DRAWING:  
**AREA  
CALCULATIONS**

DRAWING No.  
**DA701**

PROJECT  
**JOH-MOR**

ISSUE:  
**F**

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A439195\_03

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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number A439195 lodged with the consent authority or certifier on 04 Jan 2022 with application DA2021/2520.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary  
Date of issue: Monday, 25, July 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	JOH-MOR_03
Street address	8 Mortain Avenue Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan Z33014
Lot number	3
Section number	
Project type	
Dwelling type	Attached 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:	Alcami Architecture
ABN (if applicable):	83891329657

BASIX Certificate number: A439195\_03

page 2 / 7

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures		✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			

BASIX Certificate number: A439195\_03

page 3 / 7

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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)		Other specifications
floor above existing dwelling or building	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking		medium (solar absorptance 0.475 - 0.70)

BASIX Certificate number: A439195\_03

page 7 / 7

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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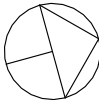
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ABN 83 891 329 657

PROJECT:  
**8 Mortain Ave, Allambie Heights**

CLIENT:  
**John & Claire McKee**

SCALE@A3

DATE

**25.07.2022**

DRAWN BY:

**VA**

CHECKED BY:

**VA**

DRAWING:

**BASIX**

DRAWING No.

**DA702**

PROJECT  
**JOH-MOR**

ISSUE:

**F**

BASIX Certificate number: A439195\_03

page 4 / 7

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
<b>Windows and glazed doors</b>						
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.		✓	✓			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
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.	✓	✓	✓			
<b>Windows and glazed doors glazing requirements</b>						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	S	4.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	1.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	3.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	S	0.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

BASIX Certificate number: A439195\_03

page 5 / 7

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W6	S	4.8	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	E	1.7	0	0	projection/height above sill ratio ≥0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W8	E	2.8	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	E	9.3	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	E	2.1	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W11	E	18.2	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	E	3.8	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W13	E	3.8	0	0	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W14	E	3.8	1.9	1.34	projection/height above sill ratio ≥0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W15	N	0.6	0	0	projection/height above sill ratio ≥0.23	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W16	N	2.5	0	0	projection/height above sill ratio ≥0.23	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W17	N	2	1.9	1.34	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W18	W	4.5	0	0	external louvre/blind (fixed)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		

BASIX Certificate number: A439195\_03

page 6 / 7

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W19	W	3.12	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W20	W	0.5	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			