

SHEET NUMBER SHEET NAME

# **ACTION PLANS**

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PLANS PUBLISHED 06 June 2022

# **DEVELOPMENT APPLICATION: REV A**

These plans are for Co	uncil Approval only.											
ITEM DETAILS	DEVELOPMENT APPLICATION											
ADDRESS	9 TOWARRI PLACE, BELROSE NSW 20	9 TOWARRI PLACE, BELROSE NSW 2085										
LOT & DP/SP	LOT 6 DP 528415	OT 6 DP 528415										
COUNCIL	NORTHERN BEACHS COUNCIL (WARF	RINGAH)										
SITE AREA	1100m <sup>2</sup>											
	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE								
CONTROLS	m / m² / %	m / m² / %	m / m² / %									
LEP												
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES								
MINIMUM LOT SIZE	600m <sup>2</sup>	1100m <sup>2</sup>	UNCHANGED	YES								
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A								
MAXIMUM BUILDING HEIGHT	8.5m	5.0m	8.49m	YES								
HAZARDS												
ACID SULFATE SOILS	NOT IDENTIFEID	N/A	N/A	N/A								
FLOOD PLANNING	NOT IDENTIFEID	N/A	N/A	N/A								
DEVELOPMENT ON SLOPING LAND	NOT IDENTIFEID	N/A	N/A	N/A								
COASTAL HAZARDS	NOT IDENTIFEID	N/A	N/A	N/A								
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFEID	N/A	N/A	N/A								
DCP												
WALL HEIGHT	7.2m	7.2m	UNCHANGED	YES								
NUMBER OF STOREYS	2	1	2	YES								
SIDE BOUNDARY ENVELOPE	4m	N/A	N/A	YES								
LANDSCAPE OPEN SPACE	40% (4400m²)	304m	UNCHANGED	YES								
PRIVATE OPEN SPACE	60m <sup>2</sup>	70m <sup>2</sup>	UNCHANGED	YES								

DATE PUBLISHED

- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC - TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870 - MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700 - SUB FLOOR VENTILATION - PART 3.4.1 OF NCC - FRAMING - PART 3.4 OF NCC - ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC - GLAZING - PART 3.6 OF NCC INCLUDING AS1288 - FIRE SEPARATION - PART 3.7.1 OF NCC - SMOKE ALARMS - PART 3.7.2 OF NCC - HEATING APPLIANCES - PART 3.7.3 OF NCC - WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC - MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC - LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC - VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC - SOUND INSULATION - PART 3.8.6 OF NCC - STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC - BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC - FENCING & OTHER PROVISIONS - REGS & AS1926 - ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500 - SITE CLASSIFICATION AS TO AS 2870 - ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998 - ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554 - ALL CONCRETE WORK TO COMPLY WITH AS 3600 - ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992 - ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007 - ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992 - ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288 - ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010. AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993 - ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC - FACILITIES REQUIRRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC - DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES. - ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004 - ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001

DA00	COVER	6/06/2022
DA01	NOTATION	6/06/2022
DA02	SAFTEY NOTES	6/06/2022
DA03	SITE ANALYSIS	6/06/2022
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	6/06/2022
DA05	EXISTING GROUND FLOOR PLAN	6/06/2022
DA06	PROPOSED GROUND FLOOR PLAN	6/06/2022
DA07	PROPOSED FIRST FLOOR PLAN	6/06/2022
DA08	NORTH / EAST ELEVATION	6/06/2022
DA09	SOUTH / WEST ELEVATION	6/06/2022
DA10	LONG / CROSS SECTION	6/06/2022
DA11	AREA CALCULATIONS	6/06/2022
DA12	SAMPLEBOARD	6/06/2022
DA13	WINTER SOLSTICE 9 AM	6/06/2022
DA14	WINTER SOLSTICE 12 PM	6/06/2022
DA15	WINTER SOLSTICE 3 PM	6/06/2022
DA16	WINDOW SCHEDULE	6/06/2022
DA17	DOOR SCHEDULE	6/06/2022
DA18	BASIX COMMITMENTS	6/06/2022
DA19	SEDIMENT / EROSION CONTROL PLAN	6/06/2022

# **9 TOWARRI PLACE, BELROSE NSW 2085**



## **NCC & AS COMPLIANCES SPECIFICATIONS**

# NOTES

APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL

THE OWNER WILL DIRECTLY PAYTHE FEES ASSOCIATED WITH THE FOLLOWING:

BUILDING APPROVAL FROM COUNCIL, FOOTPATHAND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE BY WATER AND SEWERAGE AUTHORITY, ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.

• THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.

• ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA. BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.

• ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLECT OF THIS CLAUSE.

• ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.

• THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

• SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VARIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.

• THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL

• THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.

• ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE

ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.

• ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ONSITE BY THE OWNER.

SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.

• ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN

• ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.

ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.

• ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER (i.e.) PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.

• ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

• THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.

• A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL

THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.

• THE BUILDER IS TO OBTAIN APPROVAL FOR INTERUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.

• THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.

ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640

• ALL MASONRY TO COMPLY WITH AS3700

ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMLPETE WORK SHALL BE PROVIDED.

• ALL GUTTERS, DOWNPIPES TO BE COLORBOND.

• ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"

• ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION

• ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

• ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS • STAIRS AND BALUSTRADES TO COMPLYWITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.

• TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.

• ANY DETAILING ADDITIONAL TO THAT SUPPLIED , SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.

## **SPECIFICATION**

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'

- The Owner will directly pay all fees associated with the following: -

Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and severage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are

forfeited due to damage or other causes, will be deducted from payments due to the builder. -The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.

- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause. - These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.

- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.

- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval. - Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer

- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia. National construction Code of Australia and any statutory authority having iurisdiction over the works.

- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.

- All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700. - Provide all metalwork and flashings necessary to satisfactorily complete the works.

- All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area. - Sustainable timbers and not rainforest or old growth timber will be use. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.

- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations - All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed In accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions - All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.

- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.

- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.

Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.

- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.

- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below in more than 4m

- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.

- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance. - ZERO-VOC or LOW-VOC paints and primers only are to be used.

Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.

- Variations will not be permitted without prior written approval by the owners.

- The Builder shall provide sediment and siltration control measures as required by Council and maintain them

throughout the duration of the works.

- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.

- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.

- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number ofinterruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.

- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.

Provide protection to existing trees to remain, or as required by the Approval Conditions.

## **SAFTEY NOTES**

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULT ANTS. RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

### 1. FALLS, SLIPS, TRIPS

### a) WORKING AT HEIGHTS

#### DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility

#### DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice regulations or legislation

### b) SLIPPERY OR UNEVEN SURFACES

#### FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

### FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

#### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

### 2. FALLING OBJECTS

#### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be token to ovoid objects falling from the area where the work is being carried out onto persons below. 1. Prevent or restrict access to areas below where the work is

being carried out.

2. Provide toeboards to scaffolding or work platforms.

3. Provide protective structure below the work area.

4. Ensure that all persons below the work area have Personal

Protective Equipment (PPE).

#### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

#### 3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/ unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to ovoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

#### 4. SERVICES

#### GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these ore identified on the plans but the excel location and extent of services may vary from that indicated. Services should be located using on appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

#### 5. MANUAL TASKS

Components within this design with a moss in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total moss of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification

## 6. HAZARDOUS SUBSTANCES

#### ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos structure

#### POWDERED MATERIALS

Many materials used in the construction of this building con cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

#### TREATED TIMBER

The design of this building may include provision for the inclusion of treated limber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material lo be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

# SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

#### TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

#### 7. CONFINED SPACES

#### EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided

#### ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

#### SMALL SPACES

other manual activity should be restricted in small spaces.

#### 8. PUBLIC ACCESS

Public access to construction and demolition sites and lo areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

#### 9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safely Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fitout for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later dale a further assessment of the workplace health and safety issues should be undertaken.

### 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and



commencement of works.



mencement of works.

**BELROSE NSW 2085** 

1:200 @A3





![](_page_7_Figure_0.jpeg)

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

Do not scale measure norm drawings. Ingured unrensions 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. mmencement of works.

PROPOSED - - - DEMOLISHED SMOKE ALARM

GROUND FLOOR BELOW SHOWN DASHED

PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085 DATE

ALL BEDROOM WINDOWS WITH A SILL LESS THEN 1.7m TO BE RESTRICTED IN ACCORDANCE WITH BCA 3.9.2.6. ALL OPENABLE WINDOWS IN OTHER ROOMS TO BE RESTRICTED IN ACCORDANCE WITH BCA 3.9.2.7.

DRAWING NAME PROPOSED FIRST FLOOR PLAN

![](_page_7_Picture_10.jpeg)

11.eesen

Monday, 6 June 2022

![](_page_8_Figure_0.jpeg)

![](_page_8_Figure_1.jpeg)

# NORTH ELEVATION

1:100

	REV	. DATE	COMMENTS	DRWN		CLIENT	DRAWING
ACTION PLAN	NS ^	16/02/2022	DEVELOPMENT APPLICATION	DLR	altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of	ADAM & TINA SIMEK	
	В	06/06/2022	DA: REV A	RNA	Action Plans. Do not scale measure from drawings. Figured dimensions		DAUO
m: 0426 957 518 e:operations@actionplans.c w: www.actionplans.com.au	om.au				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	PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085	DATE Monday, 6 J

	<u>side Boundary</u>
OF @ 27.5° PITCH TO ENG. DETAILS; OLOUR TO MATCH EXISTING	         
ION TO AS 1288	i
N OF DOWN PIPE R FRAMED CONSTRUCTION TO AS 1684; RBOARD CLADDING	
OF @ 15° PITCH TO ENG, DETAILS; OLOUR TO MATCH EXISTING	+ ;
VATER TO CONNECT RMWATER SYSTEM	

SIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684; ERNAL WEATHERBOARD CLADDING
ZING INSTALLATION TO AS 1288
BER FRAMED ROOF @ 15° PITCH TO ENG. DETAILS; AL SHEETING - COLOUR TO MATCH EXISTING POSED STORTWATER TO CONNECT H EXISTING STORMWATER SYSTEM

IG NO.

DRAWING NAME NORTH / EAST ELEVATION

6 June 2022

![](_page_9_Figure_0.jpeg)

commencement of works.

![](_page_10_Figure_0.jpeg)

w: www.actionplans.com.au

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 component of works. commencement of works.

9 TOWARRI PLACE, **BELROSE NSW 2085** 

Monday, 6 June 2022

1:100 @A3

![](_page_11_Figure_0.jpeg)

mmencement of works.

![](_page_11_Figure_1.jpeg)

06/06/2022

1

![](_page_11_Figure_2.jpeg)

![](_page_11_Picture_3.jpeg)

= DEVELO	DEVELOFINIENT STANDARDS CLAUSE 5.15												
	REQUIRED	PROPOSED (UNCHANGED)											
EA >2M:	40% (440m <sup>2</sup> )	30.4% (304m <sup>2</sup> )											
EA <2M :		8% (93m²)											
ACE :	60m²	70.1m²											
ING NO.	DRAWING NAME												
11	AREA CALCULATIONS												
	SCALE												

1:200 @A3 Monday, 6 June 2022

![](_page_12_Picture_0.jpeg)

**MT-01** PAINTED COLOURBOND METAL ROOF SHEETING. 'IRONSTONE' OR SIMILAR

WHERE MARKED ON ELEVATION.

![](_page_12_Picture_3.jpeg)

**SS-01** SANDSTONE CLADDING

TO MATCH EXISTING WHERE MARKED ON ELEVATION.

![](_page_12_Picture_6.jpeg)

WB-01 WEATHERBOARD CLADDING TO MATCH EXISTING WHERE MARKED ON ELEVATION.

![](_page_12_Figure_8.jpeg)

	REV.	DATE	COMMENTS	DRWN	NOTES	LEGEND	CLIENT	DRAWI
PLANS	А	16/02/2022	DEVELOPMENT APPLICATION	DLR	altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of		ADAM & TINA SIMEK	
	в	06/06/2022	DA: REV A	RNA	Action Plans. Do not scale measure from drawings. Figured dimensions			DAI
tionplans.com.au ns.com.au					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.		PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085	<b>DATE</b> Monday
1	PLANS tionplans.com.au	tionplans.com.au	REV.     DATE       A     16/02/2022       B     06/06/2022       .tionplans.com.au	REV.     DATE     COMMENTS       A     16/02/2022     DEVELOPMENT APPLICATION       B     06/06/2022     DA: REV A	REV.     DATE     COMMENTS     DRWN       A     16/02/2022     DEVELOPMENT APPLICATION     DLR       B     06/06/2022     DA: REV A     RNA       :tionplans.com.au	REV.         DATE         COMMENTS         DRWN         NOTES           A         16/02/2022         DEVELOPMENT APPLICATION         DLR         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.           B         06/06/2022         DA: REV A         RNA           .tionplans.com.au         Image: Commencement of any work, creation of shop drawings, or fabrication of components.         Dust or shop drawings, or fabrication of components.           .uns.com.au         Image: Commencement of the designer prior to the commencement of the designer prior to the commencement of the drawings.         Components of the designer prior to the commencement of works.	REV.       DATE       COMMENTS       DRWN       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.       LEGEND         B       06/06/2022       DA: REV A       RNA       RNA       Do not scale measure from drawings. Figured dimensions are to be used only.       Legend         tionplans.com.au       Image: Commencement of shop drawings, or fabrication of components.       All errors and omissions are to be verified by the Bilder/Contractor and referred to the designer prior to the commencement of works.       All errors and omissions are to be verified by the Bilder/Contractor and referred to the designer prior to the commencement of works.	REV.       DATE       COMMENTS       DRWN       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.       LEGEND       CLIENT         A       16/02/2022       DEVELOPMENT APPLICATION       DLR       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.       LEGEND       CLIENT         B       06/06/2022       DA: REVA       RNA       Do not scale measure from drawings. Figured dimensions are to be used only.       The Builder/Contractor shall check and verify all levels and dimensions are to be used only.       Development 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.       9 TOWARRI PLACE, BELROSE NSW 2085

ing no. 12 DRAWING NAME

, 6 June 2022

OCALE @A3

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_1.jpeg)

# WINTER SOLSTICE 9AM

		REV.	DATE	COMMENTS	DRWN	NOTES	D	CLIENT	DRAW
	ACTION PLANS	A	16/02/2022	DEVELOPMENT APPLICATION	DLR	altered, reproduced or transmitted in any form or by any	EXISTING SHADOWS	ADAM & TINA SIMEK	
5	 	В	06/06/2022	DA: REV A	RNA	Action Plans. Do not scale measure from drawings. Figured dimensions	PROPOSED SHADOWS		DA
	m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au					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	NEIGHBOURING SHADOWS	PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085	<b>DATE</b> Monda
						commencement of works.			

![](_page_13_Picture_4.jpeg)

![](_page_13_Picture_5.jpeg)

1:200

VING NO. 13

DRAWING NAME

WINTER SOLSTICE 9 AM

![](_page_13_Picture_10.jpeg)

ay, 6 June 2022

![](_page_14_Figure_0.jpeg)

# WINTER SOLSTICE 12PM

	REV.	DATE	COMMENTS	DRWN	NOTES	LEGEND		CLIENT	DRAWING
ACTION PLANS	A	16/02/2022	DEVELOPMENT APPLICATION	DLR	altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of		EXISTING SHADOWS	ADAM & TINA SIMEK	
	В	06/06/2022	DA: REV A	RNA	Action Plans. Do not scale measure from drawings. Figured dimensions		PROPOSED SHADOWS		DA14
m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au					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		NEIGHBOURING SHADOWS	PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085	<b>DATE</b> Monday, 6 J
					commencement of works.				

1

1:200

WING NO.

# DRAWING NAME

WINTER SOLSTICE 12 PM

![](_page_14_Picture_8.jpeg)

day, 6 June 2022

![](_page_15_Figure_0.jpeg)

# WINTER SOLSTICE 3PM

	REV.	DATE	COMMENTS	DRWN	NOTES	LEGEND		CLIENT	DRAWING
ACTION PLANS	А	16/02/2022	DEVELOPMENT APPLICATION	DLR	altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of		EXISTING SHADOWS	ADAM & TINA SIMEK	
	В	06/06/2022	DA: REV A	RNA	Action Plans. Do not scale measure from drawings, Figured dimensions		PROPOSED SHADOWS		DAIS
m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au					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.		NEIGHBOURING SHADOWS	PROJECT ADDRESS 9 TOWARRI PLACE, BELROSE NSW 2085	<b>DATE</b> Monday, 6 J

1

1:200

WING NO.

# DRAWING NAME

WINTER SOLSTICE 3 PM

![](_page_15_Picture_7.jpeg)

day, 6 June 2022

![](_page_16_Figure_0.jpeg)

![](_page_16_Figure_2.jpeg)

![](_page_17_Figure_1.jpeg)

commencement of works.

## NOTE; ALL WINDOW & DOOR DIMENSIONS, ORIENTATION, GLAZING MATERIAL, OPENING TYPE, FRAME TYPE IS TO BE CONFIRMED BY A SUITABLY QUALIFIED PERSON PRIOR TO THE ORDERING OF ANY SUCH MATERIALS ARE TO TAKE PLACE. U-VALUE TAKES PREFERENCE TO GLAZING TYPE/COLOUR IN ALL CASES.

![](_page_17_Figure_3.jpeg)

DRAWING NAME DOOR SCHEDULE

Monday, 6 June 2022

SCALE @A3

**BASIX**<sup>°</sup>Certificate

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

## Alterations and Additions

Certificate number: A430685\_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

Secretary Date of issue: Monday, 06, June 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.

![](_page_18_Picture_6.jpeg)

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.		$\checkmark$	$\checkmark$
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.		$\checkmark$	$\checkmark$
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.		$\checkmark$	

project

of

ription

Project addr

Project name Street address

Lot number Section number

Project type Dwelling type

Type of alteration and addition

Name / Company Name: Action Plans

ABN (if applicable): 17118297587

0779\_9 TOWARRI PL, BELROSE\_03 9 TOWARRI Place BELROSE 2085

My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Separate dwelling house

Certificate Prepared by (please complete before submitting to Council or PCA)

Local Government Area Northern Beaches Council Plan type and number Deposited Plan 528415

6

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check				
Insulation requirements							
The applicant must construct the new or altered the table below, except that a) additional insulati is not required for parts of altered construction w	~	~	~				
Construction	Additional insulation required (R-value)	Other specifications					
floor above existing dwelling or building.	nil						
external wall: framed (weatherboard, fibro, metal clad)	med (weatherboard, fibro, R1.30 (or R1.70 including construction)						
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)					

Glazing requ	irements						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.								$\checkmark$	$\checkmark$
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 an	d glazed o	doors gl	azing re	quiremen	its		1		
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W01	NE	1.22	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W02	NW	6.47	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W03	SW	1.99	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements								Show on CC/CDC Plans & specs	Certifier Check
Window / door	Orientation	Area of	Oversha	dowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
W04	NW	3.3	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	NE	1.99	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W06	NE	2.97	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	NE	2.97	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	NE	2.97	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W09	SE	2.75	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	SE	1.91	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	SW	2.18	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	SW	2.18	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	SW	6.43	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	NE	3.07	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	NE	9.81	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or			

#### Skylights

Glazing rec	quirements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifi Checł
The applicant	<ul> <li></li> </ul>	~	<ul> <li>✓</li> </ul>			
The following		~	~			
Each skylight the table belo		~	<ul> <li>✓</li> </ul>			
Skylights	glazing requiremer	nts		1		
Skylight num	hber Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S01	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S02	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S03	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S04	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S05	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a *v* 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 "v/" 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.

ommitments identified with a \* $\sqrt{}^*$  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the evelopment may be issued.

### NOTE; ALL WINDOW & DOOR DIMENSIONS, ORIENTATION, GLAZING MATERIAL, OPENING TYPE, FRAME TYPE IS TO BE CONFIRMED BY A SUITABLY QUALIFIED PERSON PRIOR TO THE ORDERING OF ANY SUCH MATERIALS ARE TO TAKE PLACE. U-VALUE TAKES PREFERENCE TO GLAZING TYPE/COLOUR IN ALL CASES.

		REV.	DATE	COMMENTS	DRWN	NOTES This drawing is the convright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in	CLIENT	DRAWING
	ACTION PLANS	А	16/02/2022	DEVELOPMENT APPLICATION	DLR	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. Under the average during the following in the second	ADAM & TINA SIMEK	DA19
	m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au	в	06/06/2022	DA: REV A	RNA			DAIO
								DATE Manday 6
						U value takes precedence over glazing type/colour in all cases. all new glazing must meet the BASIX specified frame and glass type, <u><i>QR</i></u> meet the ecified U value and SHGC value.	BELROSE NSW 2085	Monday, 6 J

IG NO.

DRAWING NAME BASIX COMMITMENTS

June 2022

![](_page_19_Figure_0.jpeg)

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are to be used only. The Builder/Contractor shall check and verify all levels and PROJECT ADDRESS dimensions on site prior to commencement of any work, 9 TOWARRI PLACE. creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the BELROSE NSW 2085 Builder/Contractor and referred to the designer prior to the commencement of works.

DATE

Monday, 6 June 2022