



ACTION PLANS

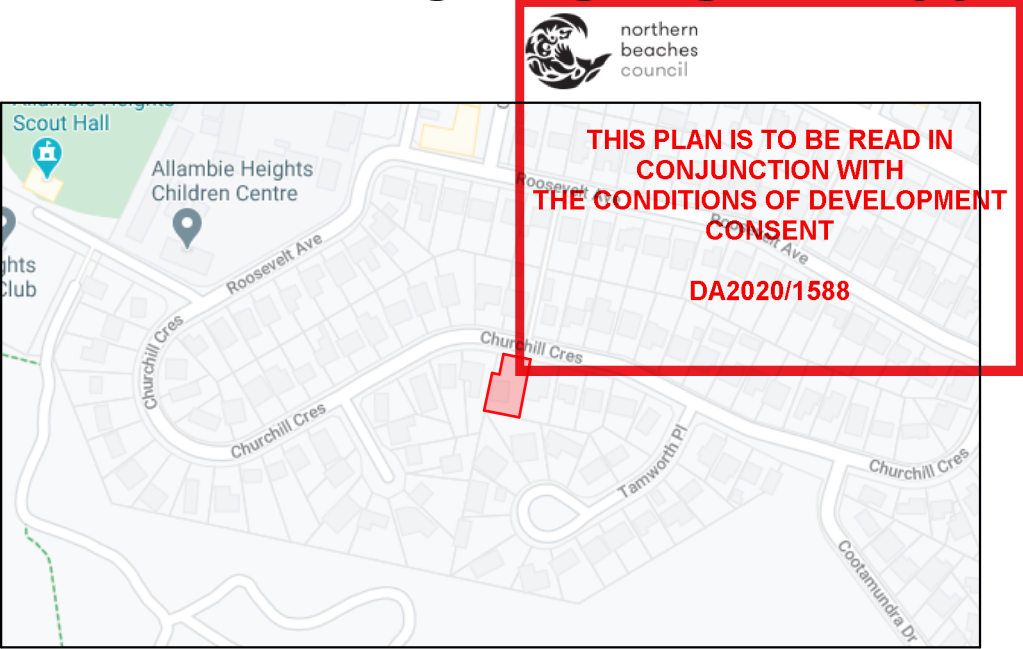
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DEVELOPMENT APPLICATION

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	30 CHURCHILL CRESCENT, ALLAMBIE HEIGHTS NSW 2100			
LOT & DP/SP	LOT 1 DP 241941			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	757.9m²			
FRONTAGE	17.68m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m²	757.9m²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	8.218m	8.260m	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	IDENTIFEID AREA A & B	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	4.908m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 6.588m	UNCHANGED	YES
		W: 4.353m	W: 3.274m	YES
		W2nd: 1.467m	UNCHANGED	YES
		N: 0.134	UNCHANGED	NO
FRONT BOUNDARY SETBACK	6.5m	11.366m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	8.026m	UNCHANGED	YES
DECK REAR SETBACK	N/A	N/A	3026m	N/A
LANDSCAPE OPEN SPACE	40% (30316m²)	47% (356.81m²)	44% (334.06m²)	YES
PRIVATE OPEN SPACE	60m²	66.59m²	UNCHANGED	YES

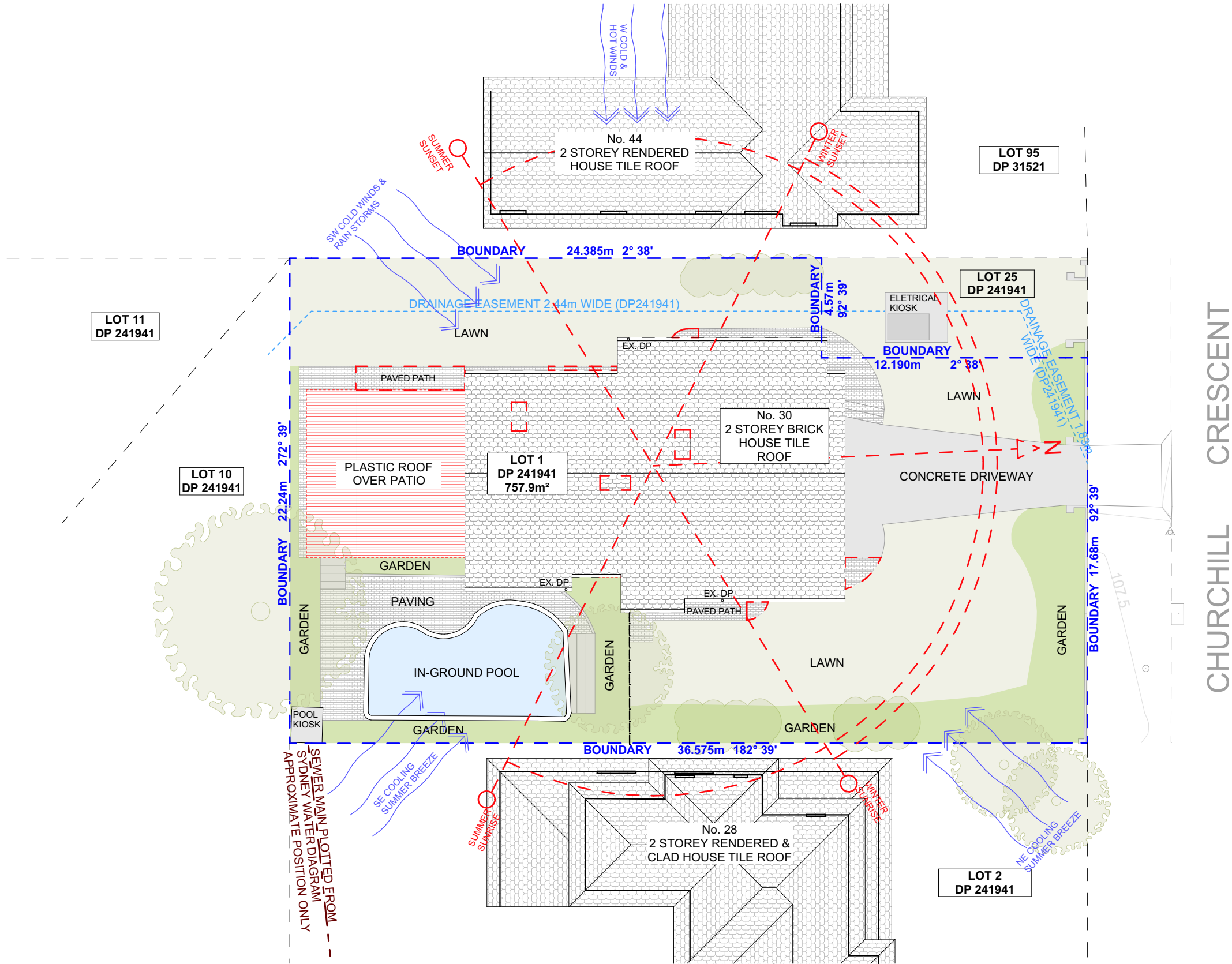
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	15-Feb-21
DA01	SITE ANALYSIS	15-Feb-21
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	15-Feb-21
DA03	EXISTING GROUND FLOOR PLAN	15-Feb-21
DA04	EXISTING FIRST FLOOR PLAN	15-Feb-21
DA05	PROPOSED GROUND FLOOR PLAN	15-Feb-21
DA06	PROPOSED FIRST FLOOR PLAN	15-Feb-21
DA07	NORTH / EAST ELEVATION	15-Feb-21
DA08	SOUTH / WEST ELEVATION	15-Feb-21
DA09	LONG / CROSS SECTION	15-Feb-21
DA10	AREA CALCULATIONS	15-Feb-21
DA11	SAMPLE BOARD	15-Feb-21
DA12	WINTER SOLSTICE 9 AM	15-Feb-21
DA13	WINTER SOLSTICE 12 PM	15-Feb-21
DA14	WINTER SOLSTICE 3 PM	15-Feb-21
DA15	BASIX COMMITMENTS	15-Feb-21
DA16	WINDOW & DOOR SCHEDULE	

30 CHURCHILL CRESCENT, ALLAMBIE HEIGHTS NSW 2100



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 AS 2870:2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- 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 AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING 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
- STAIRWAYAND 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 & AS1926.1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018



1

SITE ANALYSIS

1:200

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



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B	02.10.20	DESIGN PLAN	AM	
C	21.10.20	DESIGN PLAN	AM	
D	11.11.2020	DA DOCUMENTATION	JN	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

David Hoare & Tracey Zanatta

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30 Churchill Crescent,
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2100

DRAWING NO.

DA01

DATE

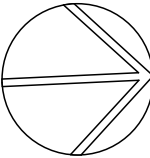
Monday, February 15,
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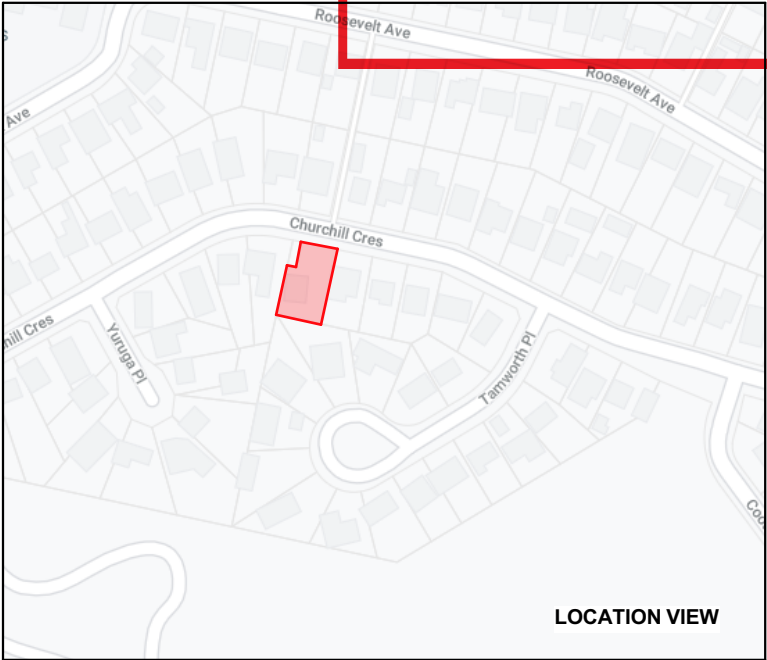
SITE ANALYSIS

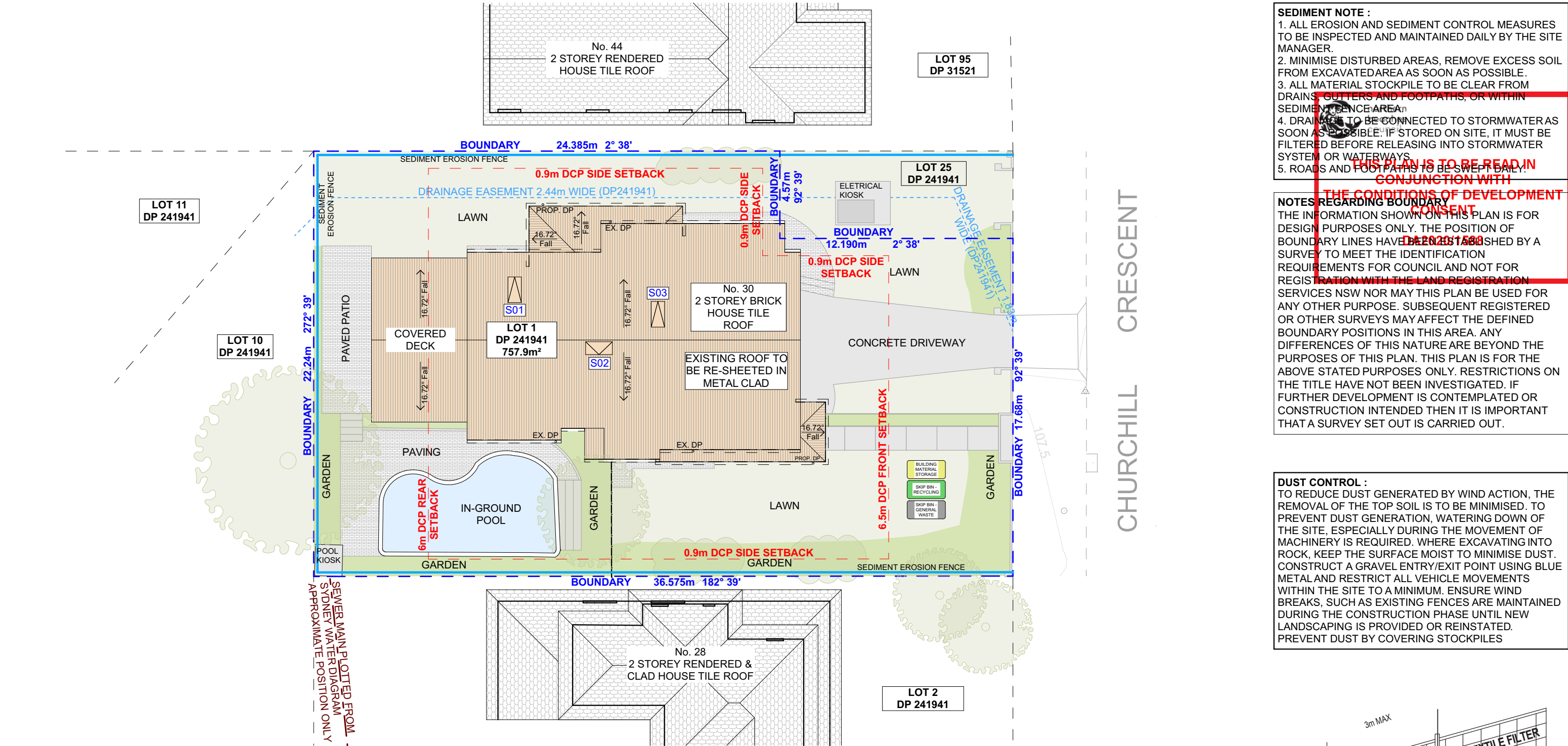
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DA2020/1588



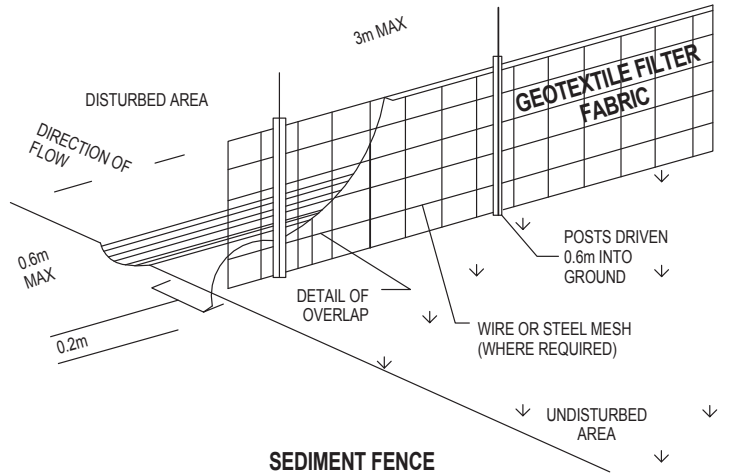


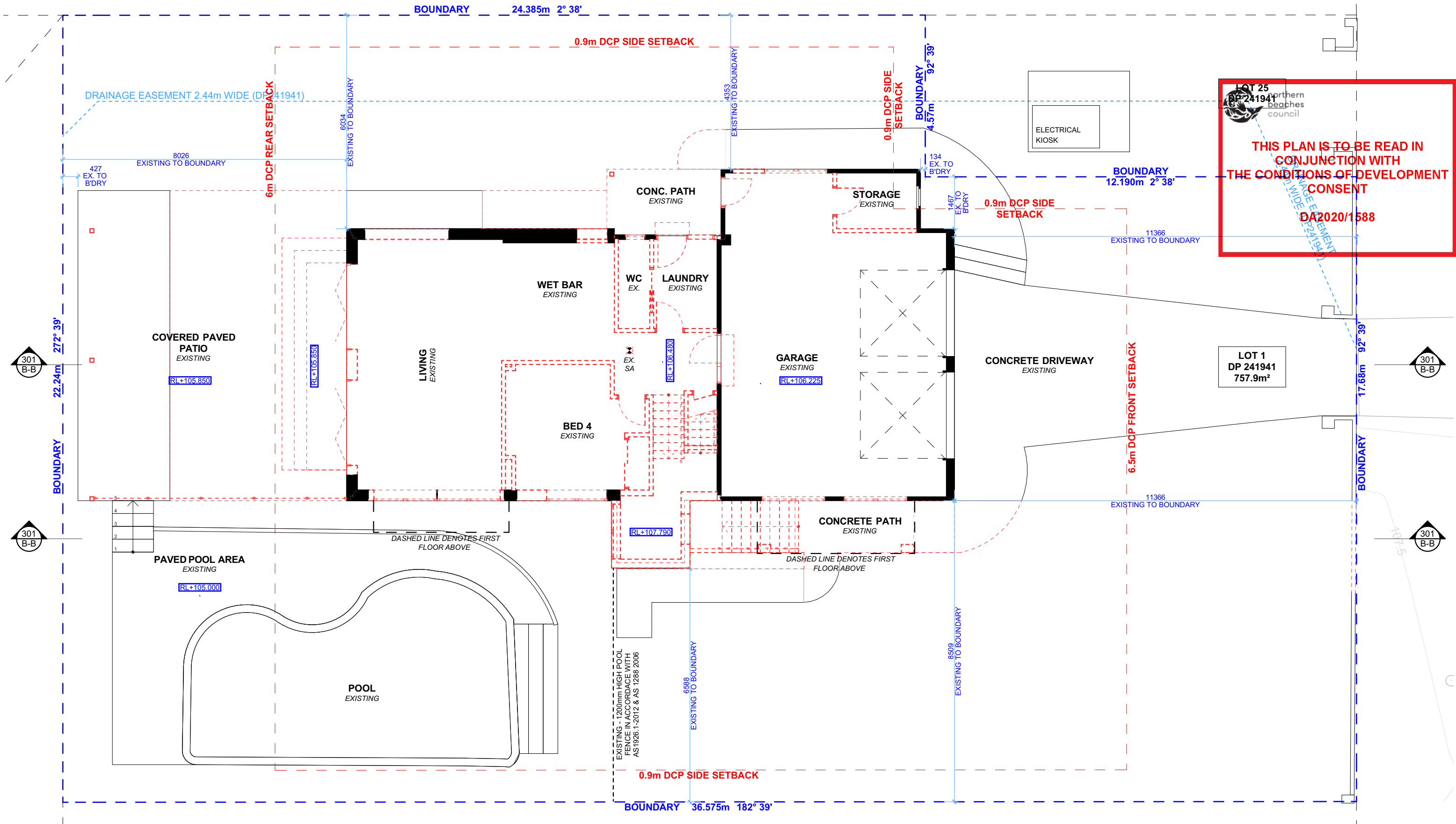
1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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.

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.





1

EXISTING GROUND FLOOR PLAN

1:100

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



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LEGEND

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DA03

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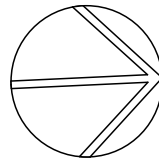
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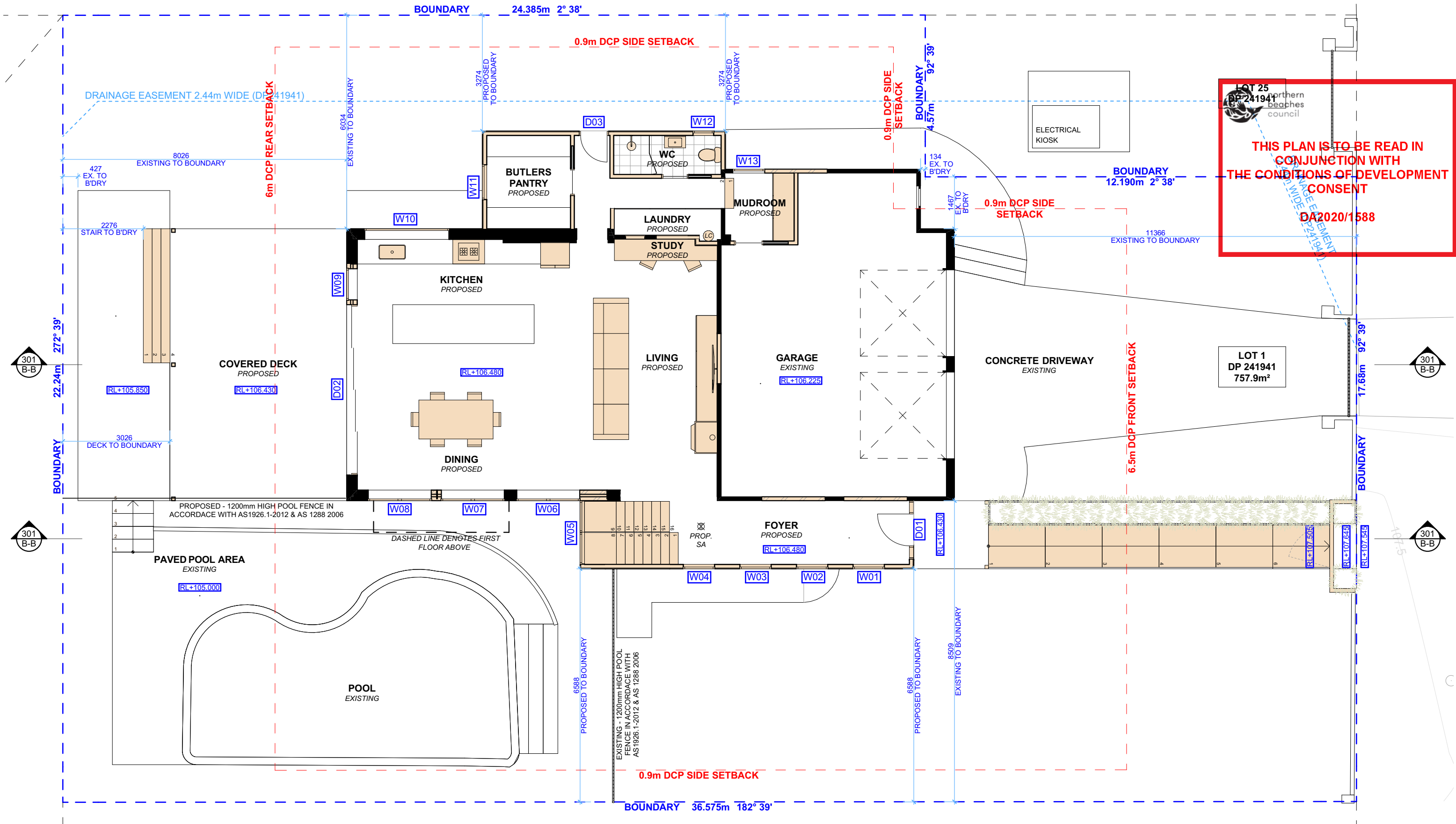
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EXISTING GROUND FLOOR PLAN

SCALE

1:100 @A3





1

PROPOSED GROUND FLOOR PLAN

1:100

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LEGEND

EXISTING
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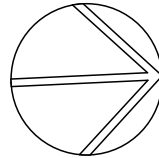
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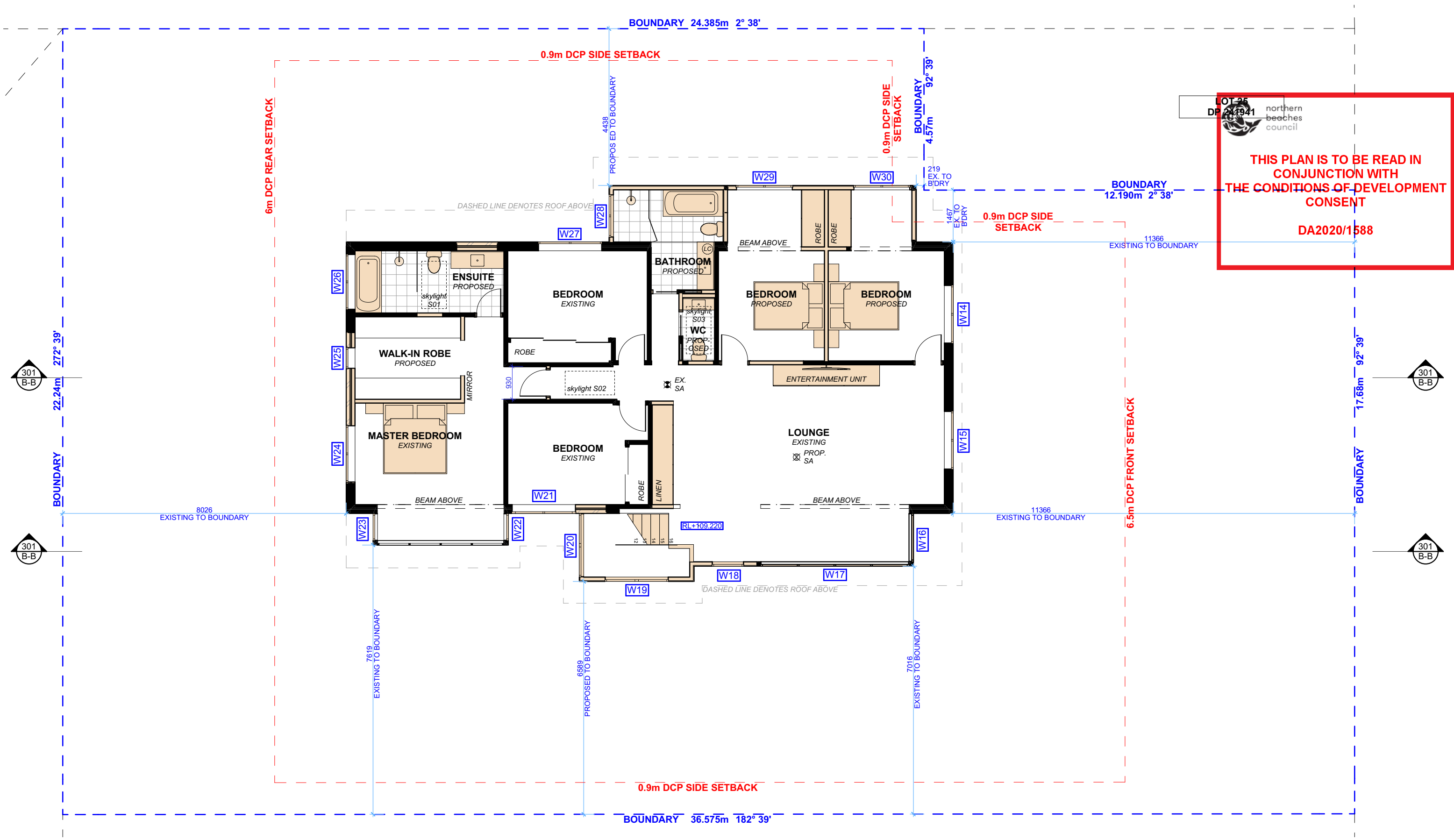
DRAWING NO.
DA05

DATE
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2021

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3



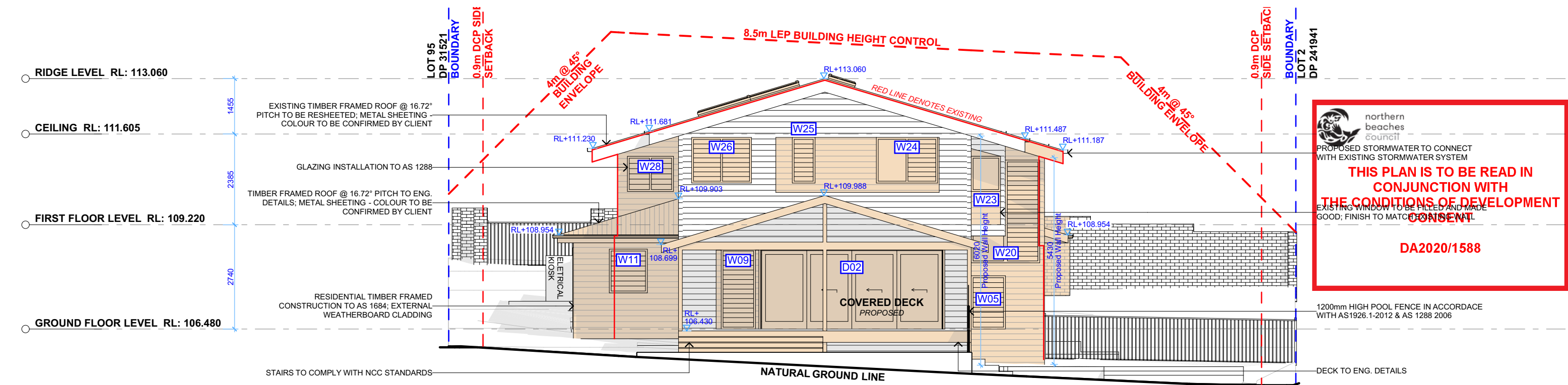


LOT 25
DP 241941
northern
beaches
council

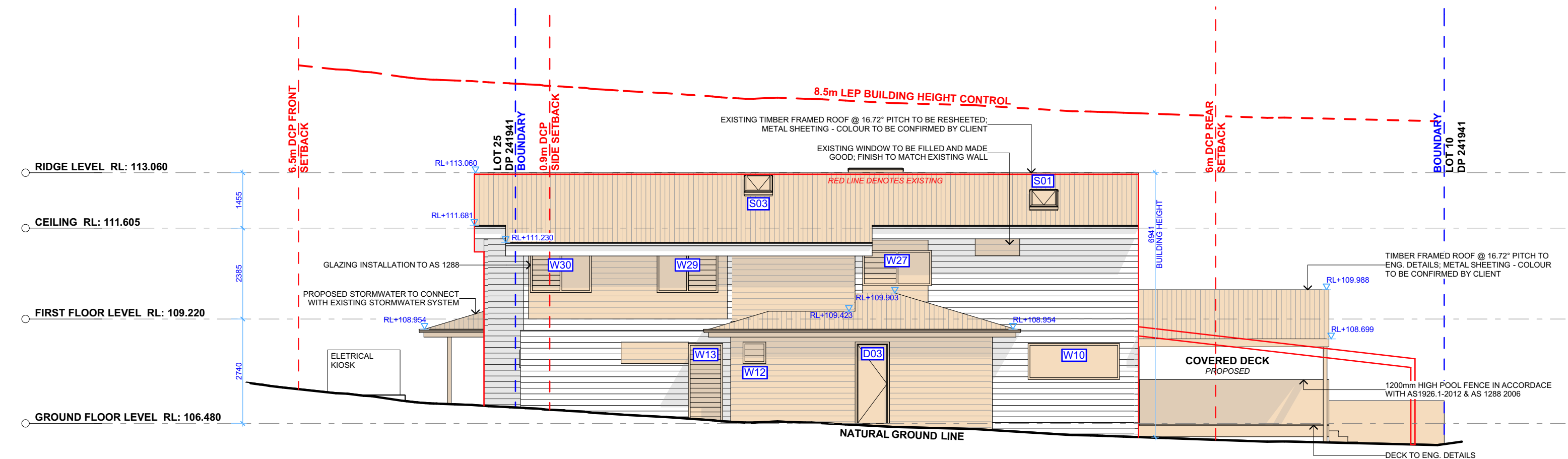
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1 **PROPOSED FIRST FLOOR PLAN** 1:100



1 SOUTH ELEVATION 1:100



2 WEST ELEVATION 1:100



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

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DA08

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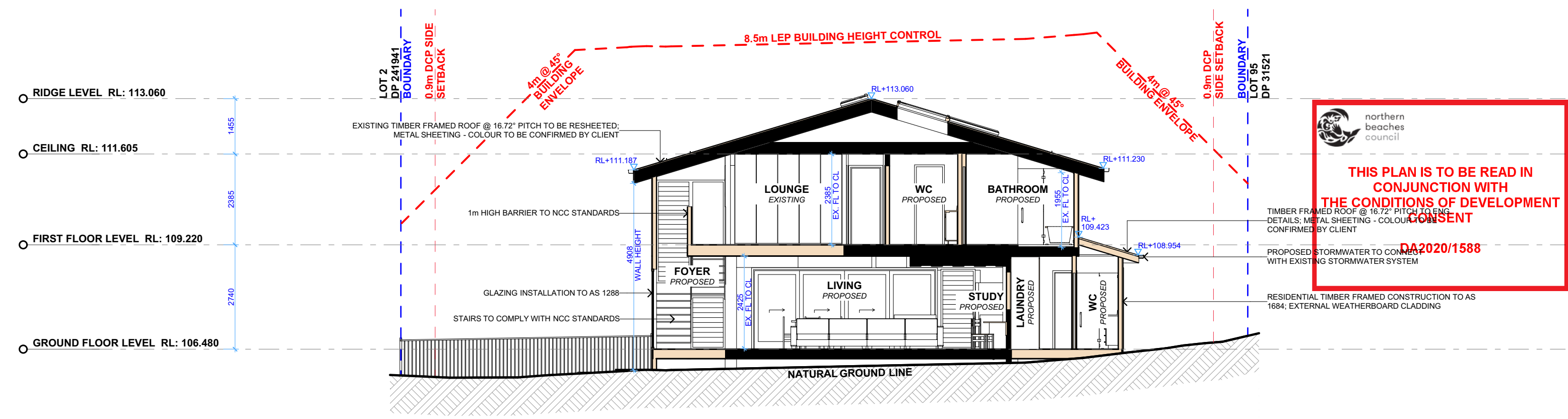
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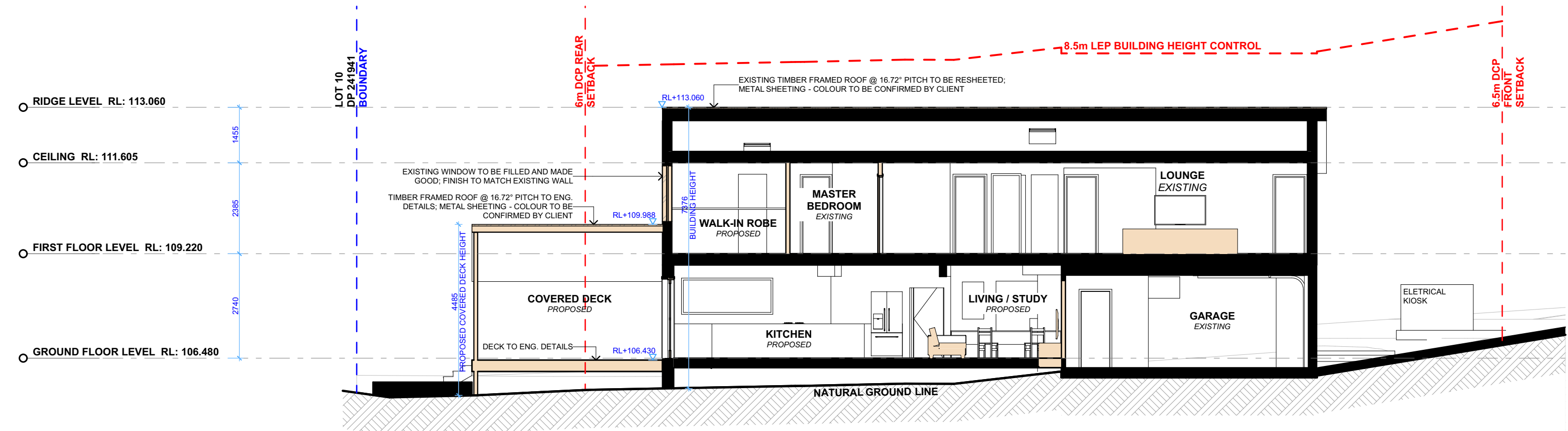
SOUTH / WEST ELEVATION

SCALE

1:100 @A3



1 CROSS SECTION 1:100



2 LONG SECTION 1:100

AREA CALCULATIONS

SITE AREA : 757.9m ²	
REQUIRED LANDSCAPED AREA	40% (303.16m ²)
REQUIRED PRIVATE OPEN SPACE	60m ²
EXISTING LANDSCAPED AREA	47% (356.81m ²)
EXISTING PRIVATE OPEN SPACE	66.59m ²
PROPOSED LANDSCAPED AREA	44% (334.06m ²)
PROPOSED PRIVATE OPEN SPACE	66.59m ²

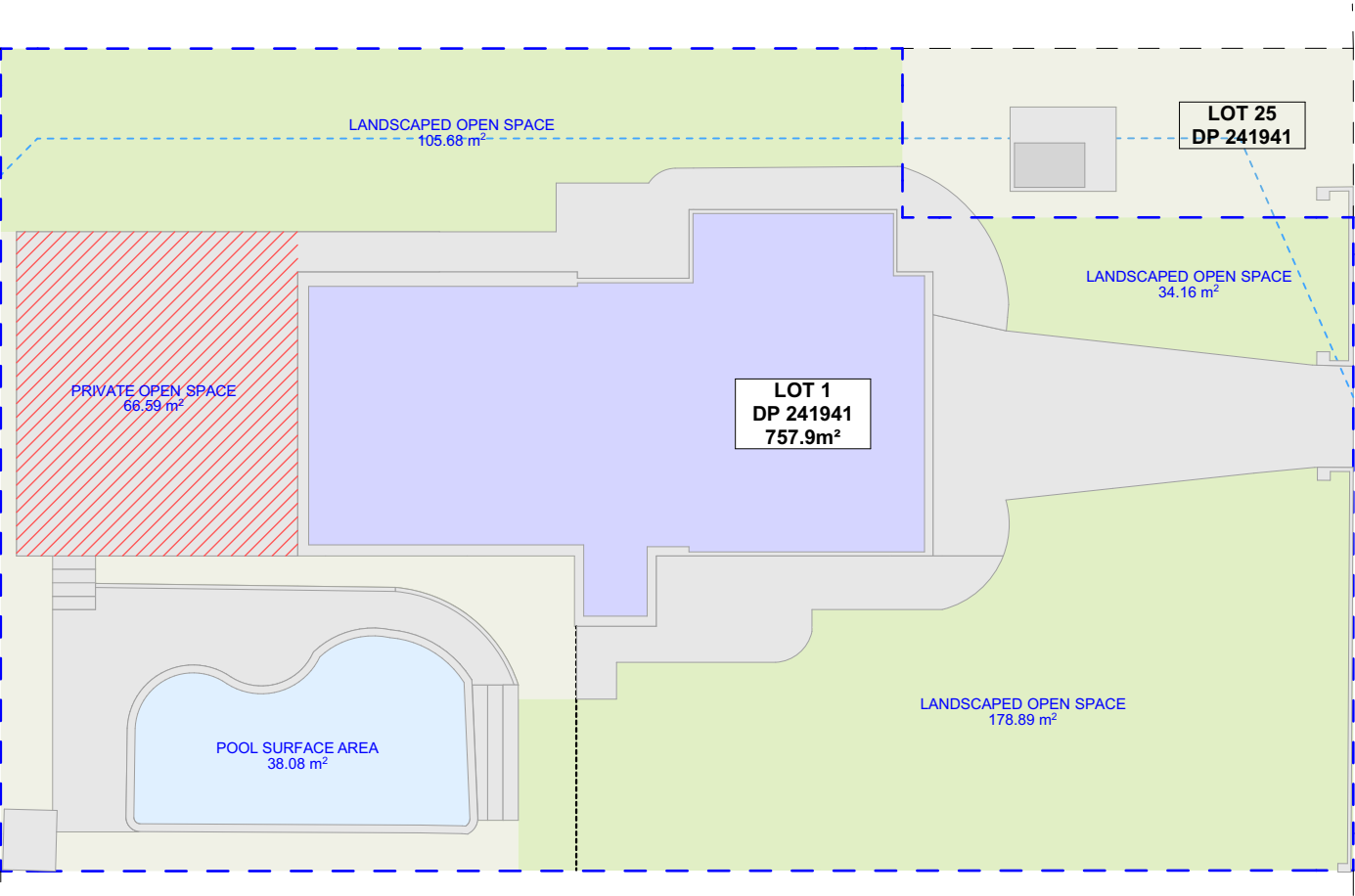
- LANDSCAPED AREA / LANDSCAPED OPEN SPACE
- LANDSCAPED OPEN SPACE EXCLUDED FROM CALCULATION
- HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
- FLOOR SPACE RATIO / FLOOR AREA
- PRIVATE OPEN SPACE



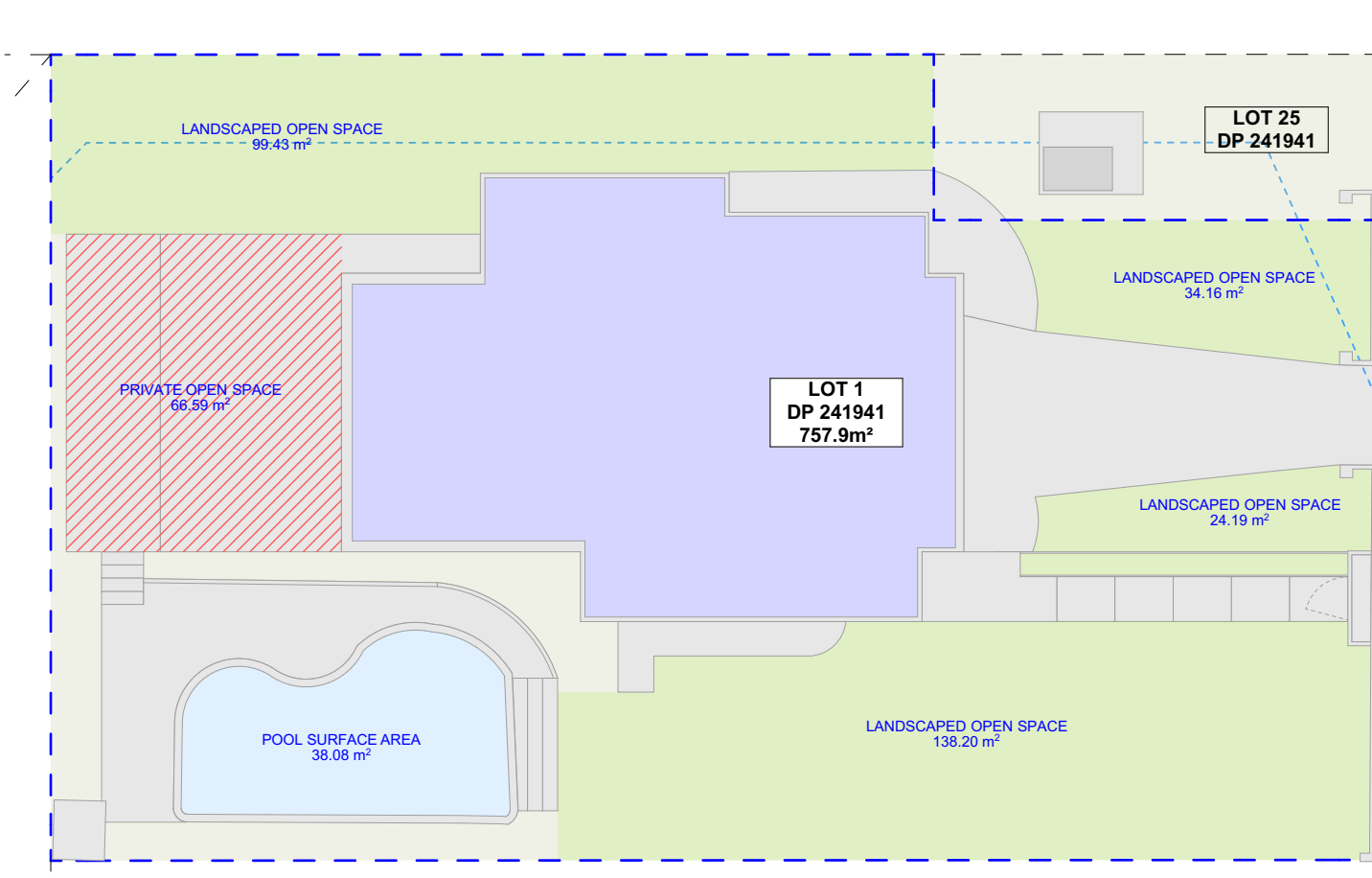
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council

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1 EXISTING AREA CALCULATIONS 1:200



2 PROPOSED AREA CALCULATIONS 1:200



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D	11.11.2020	DA DOCUMENTATION	JN	

LEGEND

CLIENT
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Zanatta

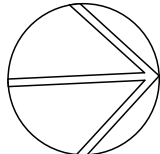
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DRAWING NO.
DA10

DATE
Monday, February 15,
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DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3

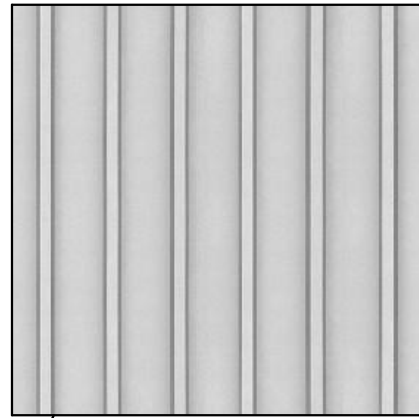




TIMBER DECKING - COLOUR TO BE
CONFIRMED BY CLIENT



GLASS POOL FENCE - COLOUR TO BE
CONFIRMED BY CLIENT



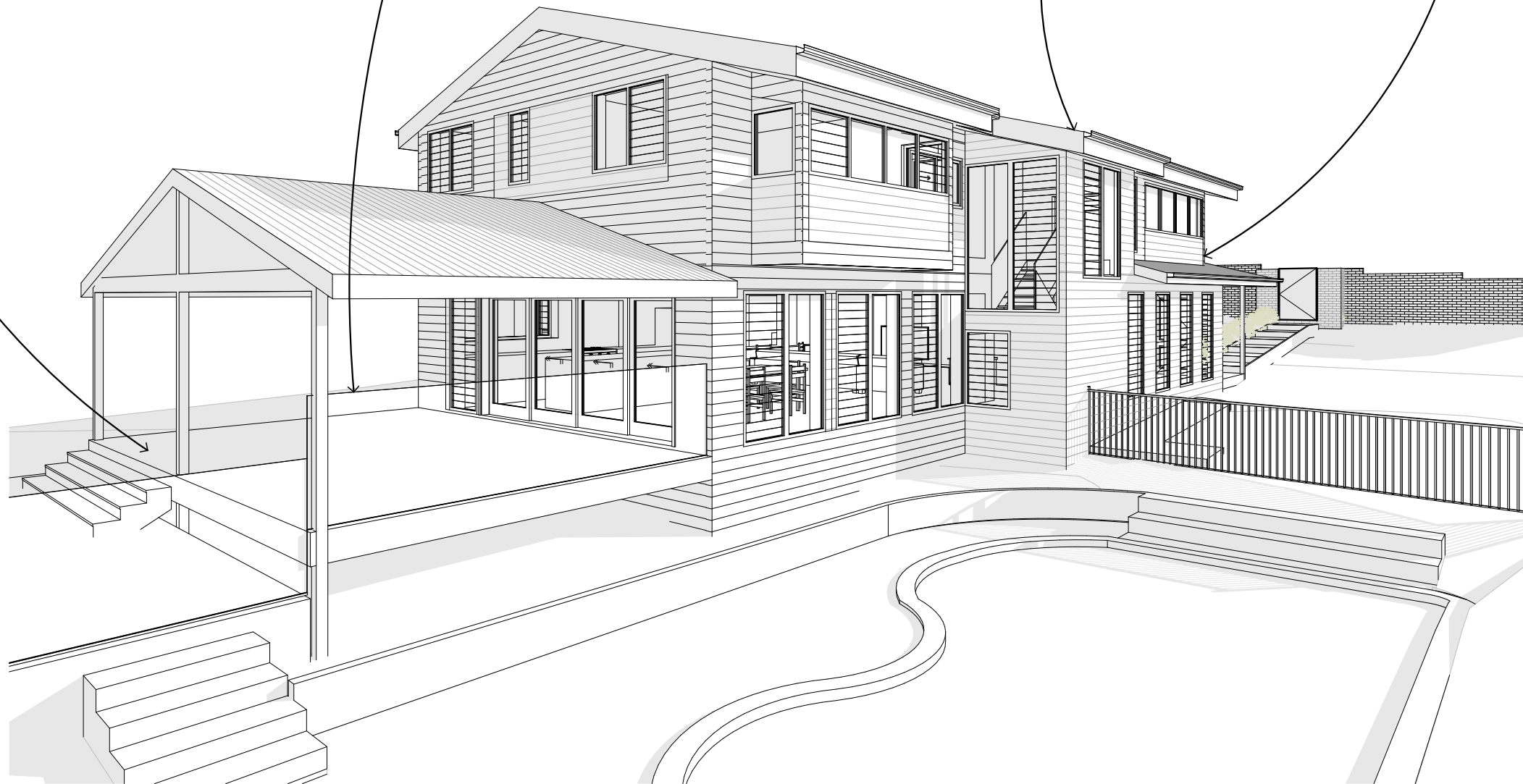
METAL ROOFING - COLOUR TO
BE CONFIRMED BY CLIENT



EXTERNAL WEATHERBOARD
CLADDING - COLOUR TO BE
CONFIRMED BY CLIENT

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1

SAMPLE BOARD



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LEGEND

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DRAWING NO.

DA11

DATE

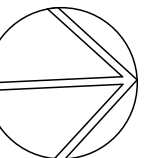
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DRAWING NAME

SAMPLE BOARD

SCALE

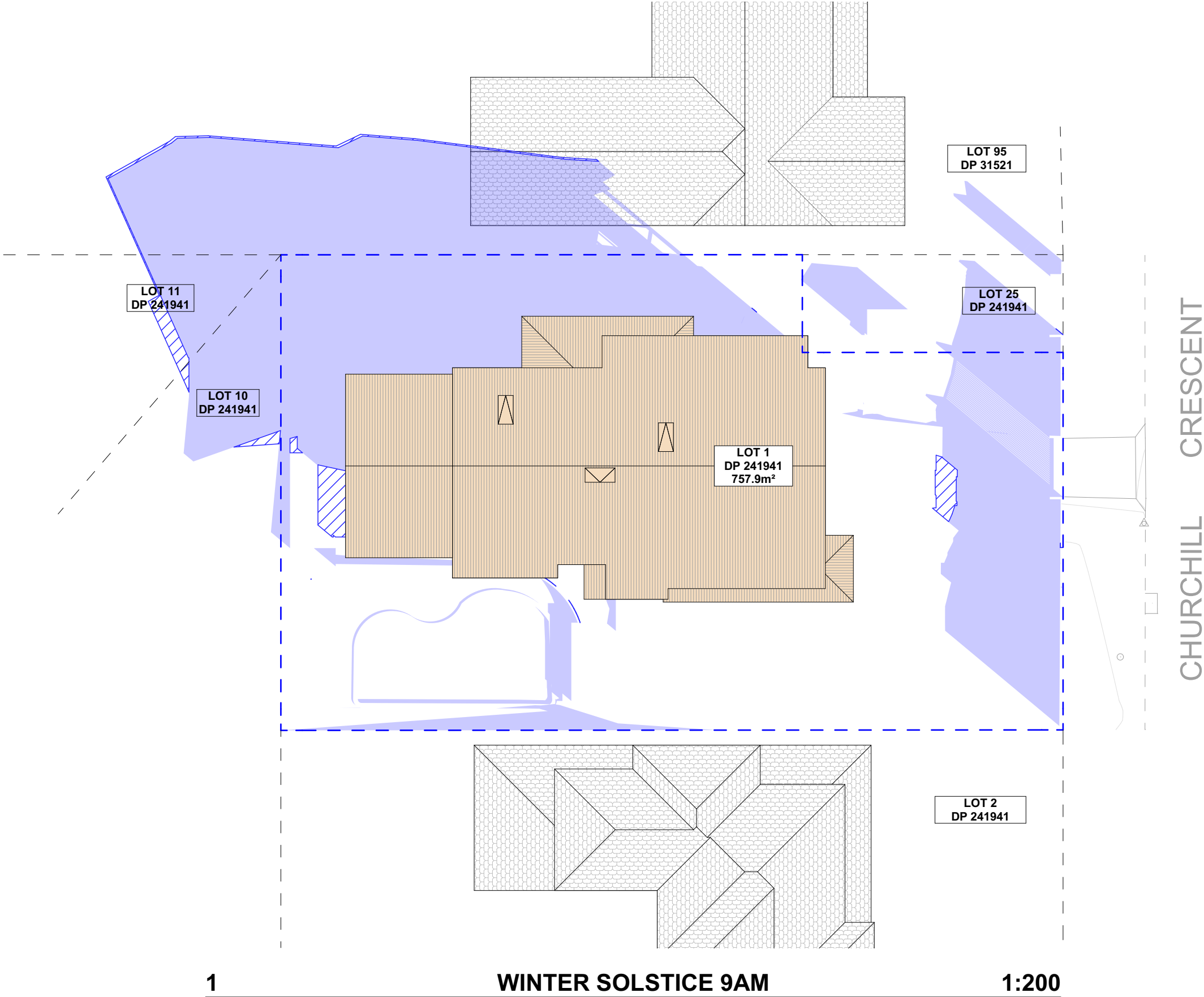
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C	21.10.20	DESIGN PLAN	AM
D	11.11.2020	DA DOCUMENTATION	JN

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

CLIENT

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PROJECT ADDRESS

30 Churchill Crescent,
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2100

DRAWING NO.

DA12

DATE

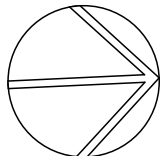
Monday, February 15,
2021

DRAWING NAME

WINTER SOLSTICE 9 AM

SCALE

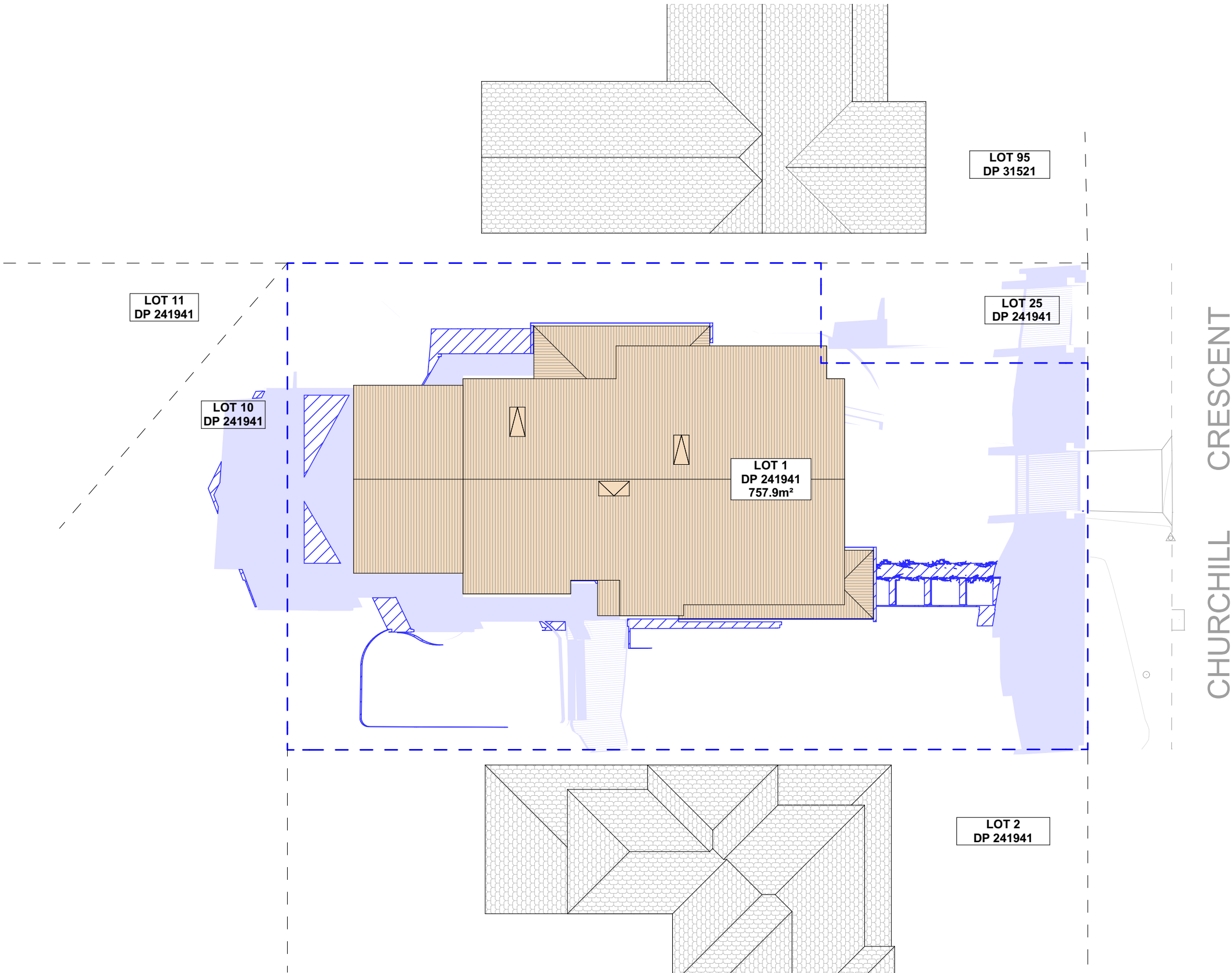
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1

WINTER SOLSTICE 12PM

1:200



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS
NEIGHBOURING SHADOWS

CLIENT
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Zanatta

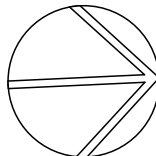
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DRAWING NO.
DA13

DATE
Monday, February 15,
2021

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3

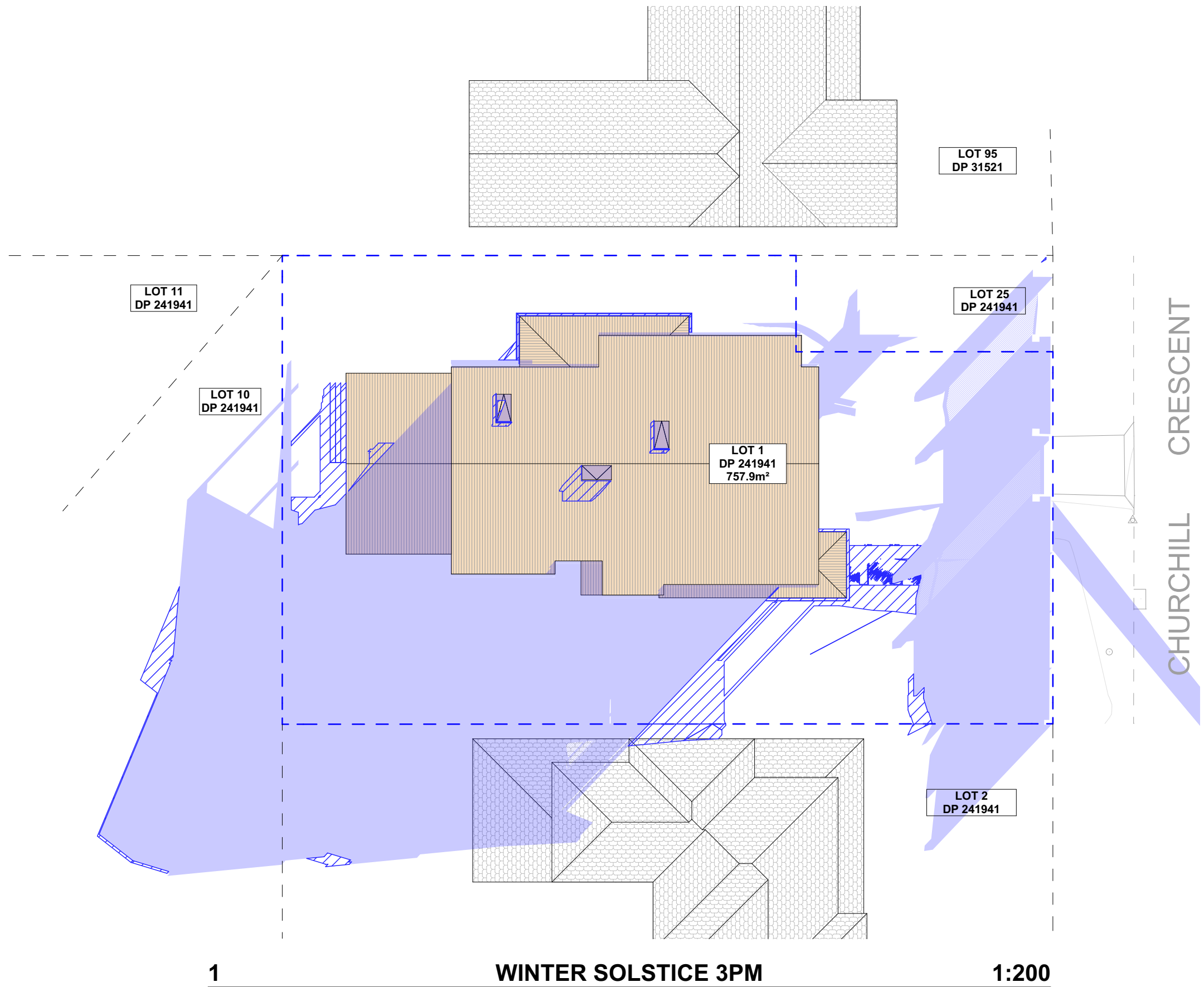




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


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

David Hoare & Tracey
Zanatta

PROJECT ADDRESS

30 Churchill Crescent,
Allambie Heights NSW
2100

DRAWING NO.

DA14

DATE

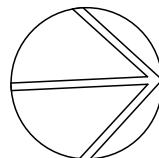
Monday, February 15,
2021

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

1:200 @A3



Alterations and Additions

Certificate number: A395788

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: Thursday, 29, October 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	30 Churchill Cres Allambie Heights
Street address	30 Churchill Crescent Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 241941
Lot number	1
Section number	

Description of project

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.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: cavity brick	nil		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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.	✓	✓	✓
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.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
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.		✓	✓
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.	✓	✓	✓
Windows and glazed doors glazing requirements			

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 Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	E	1.89	4.3	7.29	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	E	1.89	4.3	7.29	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	E	1.89	4.3	7.29	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	E	1.89	4.3	7.29	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	S	1.26	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	E	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	E	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	E	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	S	1.89	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	W	2.28	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W11	S	1.15	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	W	0.34	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W13	W	1.89	6.53	5.71	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W14	N	1.91	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W15	N	1.91	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W16	N	1.89	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W17	E	4.37	0.861	7.72	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W18	E	1.44	1.36	7.72	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W19	E	3.78	1.96	7.29	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W20	S	4.86	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W21	E	1.67	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W22	N	0.71	0.737	1.56	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W23	S	0.71	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W24	S	1.93	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W25	N	0.72	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W26	S	1.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W27	W	1.67	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W28	S	1.12	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W29	W	1.67	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W30	W	1.67	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	N	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D2	S	10.1	0	0	eave/verandah/pergola/balcony >=900 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								
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type				
S1	0.98	no shading		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S2	0.98	external fixed awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S3	0.98	external fixed awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				

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.



ACTION PLANS

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e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	16.09.20	INITIAL DESIGN PLAN	AM	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	02.10.20	DESIGN PLAN	AM	Do not scale measure from drawings. Figured dimensions are to be used only.
C	21.10.20	DESIGN PLAN	AM	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.
D	11.11.2020	DA DOCUMENTATION	JN	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, <i>OR</i> meet the ecified U value and SHGC value.

CLIENT

David Hoare & Tracey Zanatta

PROJECT ADDRESS

30 Churchill Crescent, Allambie Heights NSW 2100

DRAWING NO.

DA15

DATE

Monday, February 15, 2021

DRAWING NAME

BASIX COMMITMENTS



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/1588