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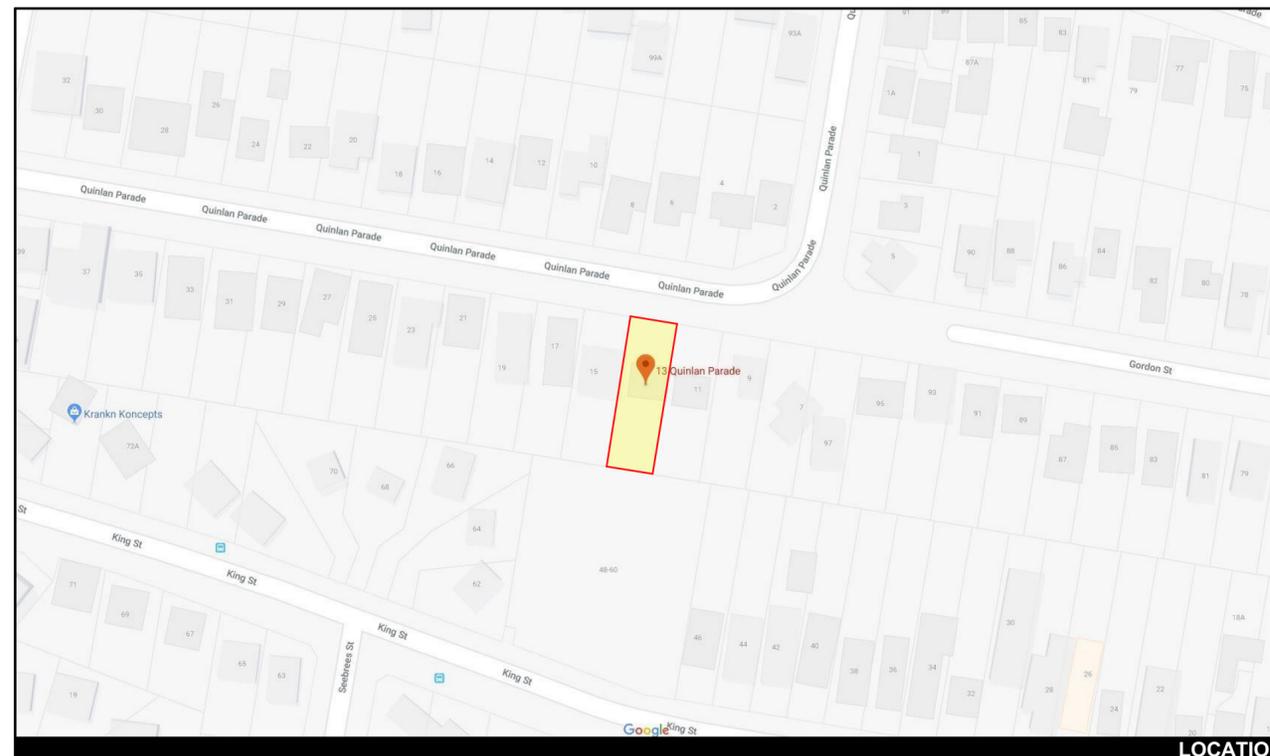
DEVELOPMENT APPLICATION

13 QUINLAN PARADE, MANLY VALE NSW 2093

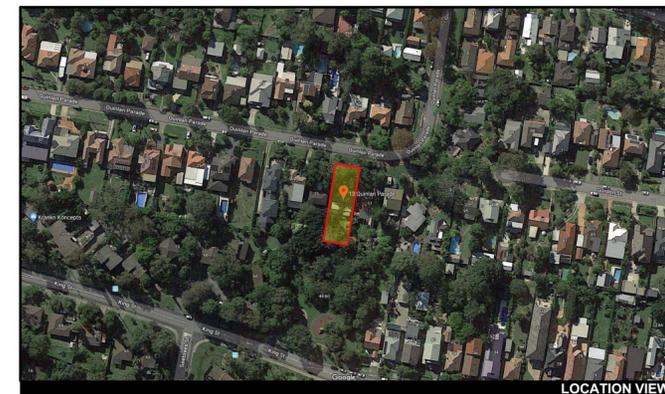
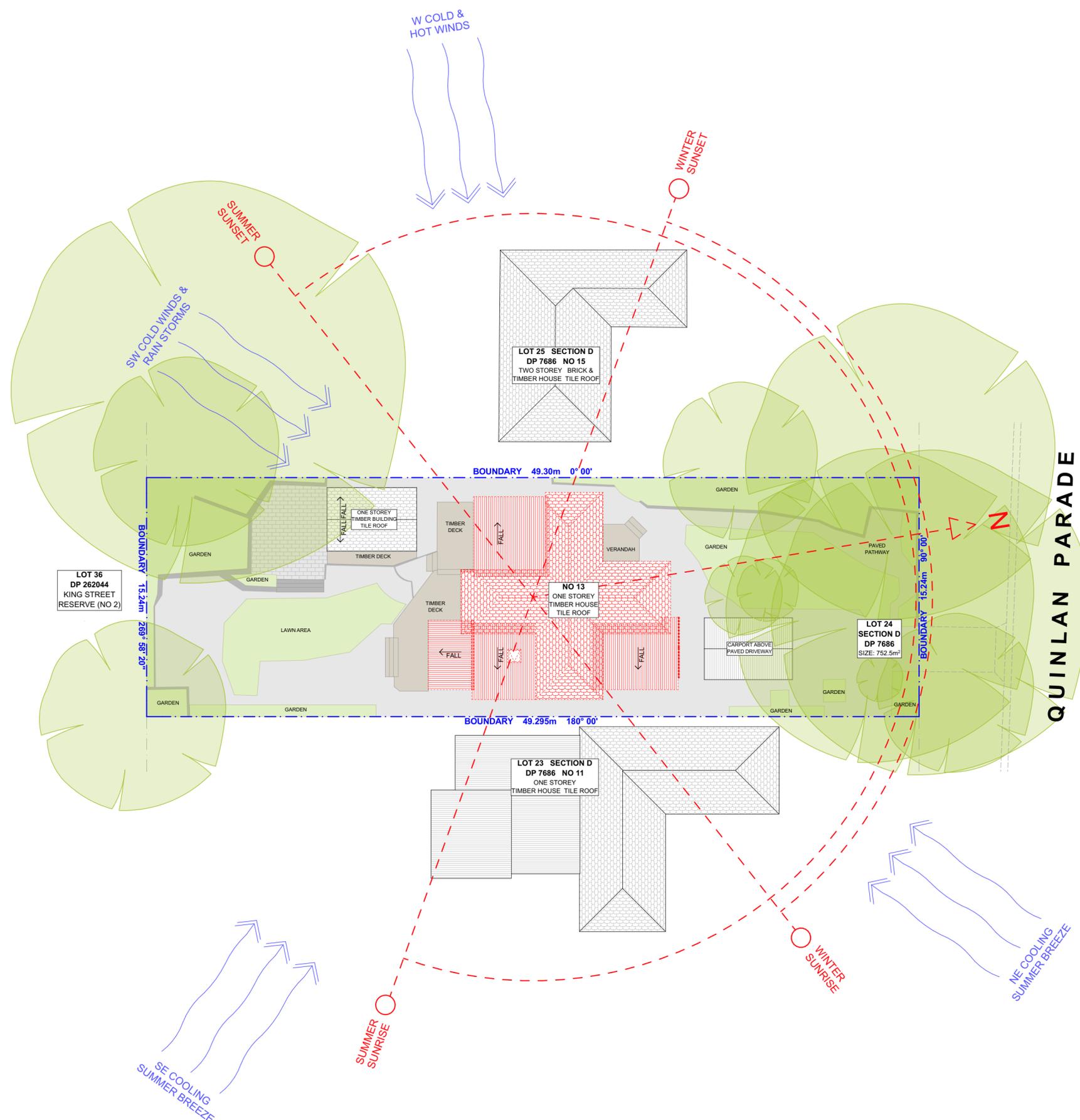
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	27/09/2019
DA01	SITE ANALYSIS	27/09/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	27/09/2019
DA03	EXISTING GROUND FLOOR PLAN	27/09/2019
DA04	PROPOSED GROUND FLOOR PLAN	27/09/2019
DA05	PROPOSED FIRST FLOOR	27/09/2019
DA06	NORTH / EAST ELEVATION	27/09/2019
DA07	SOUTH / WEST ELEVATION	27/09/2019
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DA09	POOL PLAN / SECTION	27/09/2019
DA10	AREA CALCULATIONS	27/09/2019
DA11	SAMPLE BOARD	27/09/2019
DA12	WINTER SOLSTICE 9 AM	27/09/2019
DA13	WINTER SOLSTICE 12 PM	27/09/2019
DA14	WINTER SOLSTICE 3 PM	27/09/2019
DA15	BASIX COMMITMENTS	27/09/2019

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- 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
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - 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
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- 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 RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991



ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	13 QUINLAN PARADE, MANLY VALE NSW 2093			
LOT & DP/SP	LOT 24 SECTION D DP 7686			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	752.5m ²			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	752.5m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	5.3m	8.4m	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	AREA A+B	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	YES	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	3.4m	6.883m	YES
NUMBER OF STOREYS	NOT IDENTIFIED	N/A	N/A	N/A
SIDE BOUNDARY ENVELOPE	4m	N/A	N/A	N/A
SIDE BOUNDARY SETBACKS	0.9m	E: 1.7m W: 1.5m	E: UNCHANGED W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	15m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	11.6m	8.4m	YES
LANDSCAPE OPEN SPACE	40% (301m ²)	22% (166.62m ²)	28% (209.11m ²)	NO
PRIVATE OPEN SPACE	60m ²	60.56m ²	215.31 m ²	YES



1

SITE ANALYSIS

1:200

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

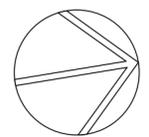
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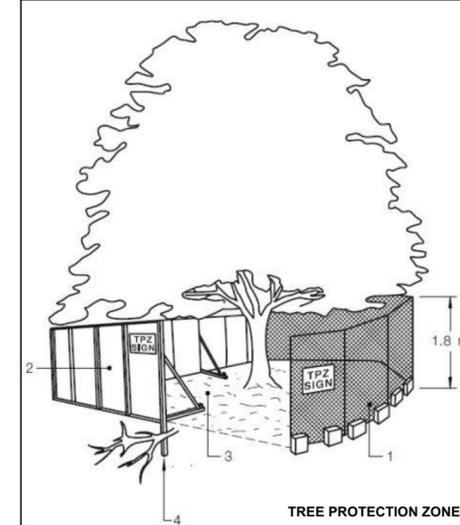
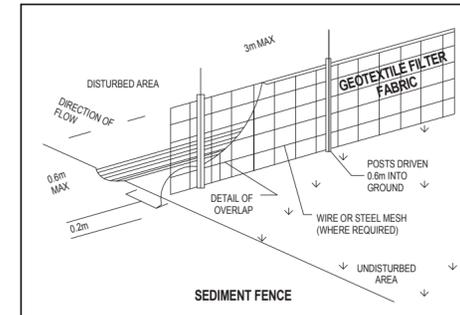
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A	27/09/2019	DA SET	LRP	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT NICOLA & TRISTAN BUTT	DRAWING NO. DA01	DRAWING NAME SITE ANALYSIS
PROJECT ADDRESS 13 QUINLAN PARADE, MANLY VALE NSW 2093	DATE Friday, 27 September 2019	SCALE 1:200 @A2





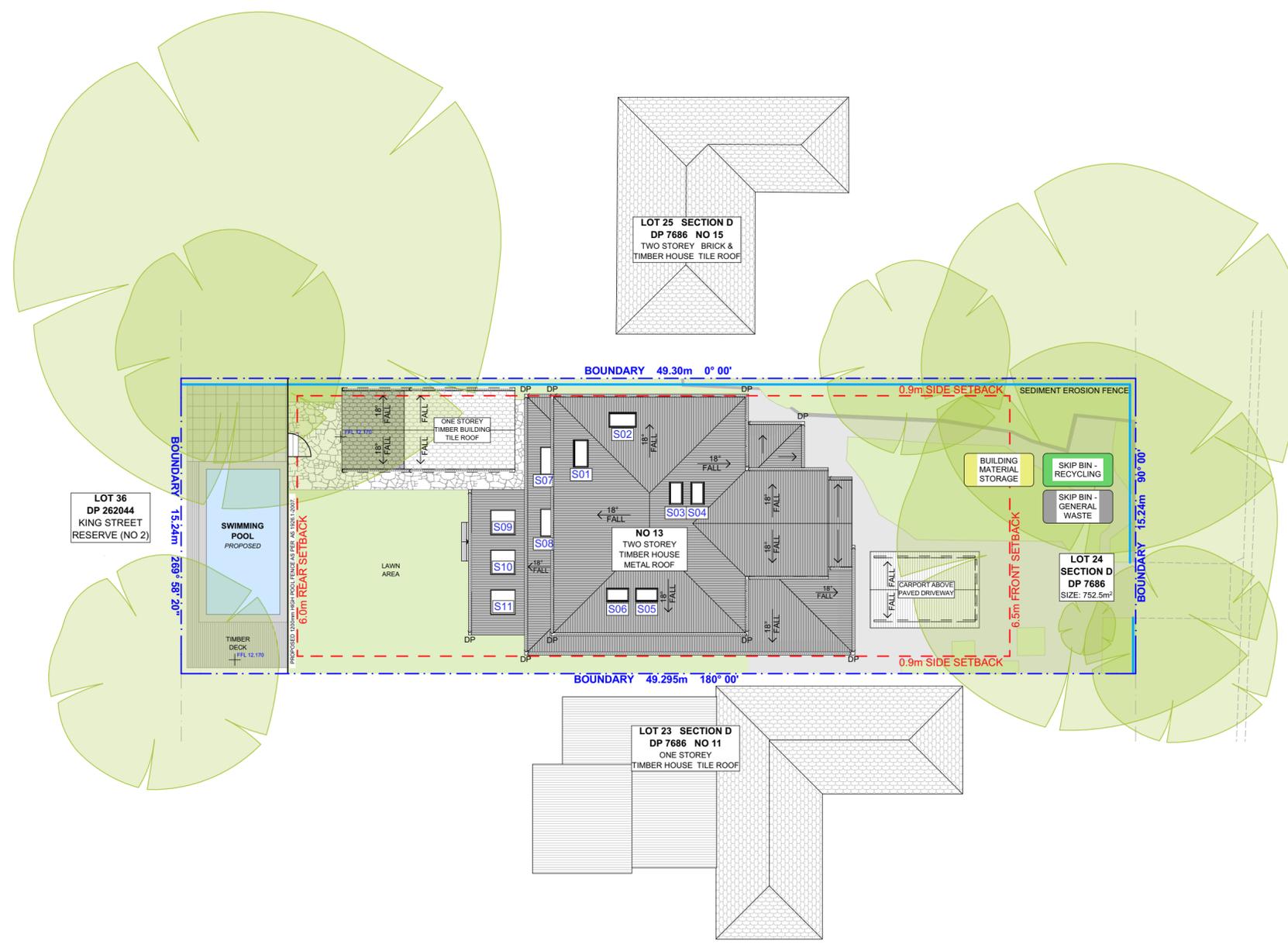
DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

SEDIMENT NOTE :
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
 ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
 IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



QUINLAN PARADE

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LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
 NICOLA & TRISTAN BUTT

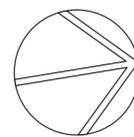
PROJECT ADDRESS
 13 QUINLAN PARADE,
 MANLY VALE NSW 2093

DRAWING NO.
 DA02

DATE
 Friday, 27 September 2019

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

SCALE
 1:200 @A2

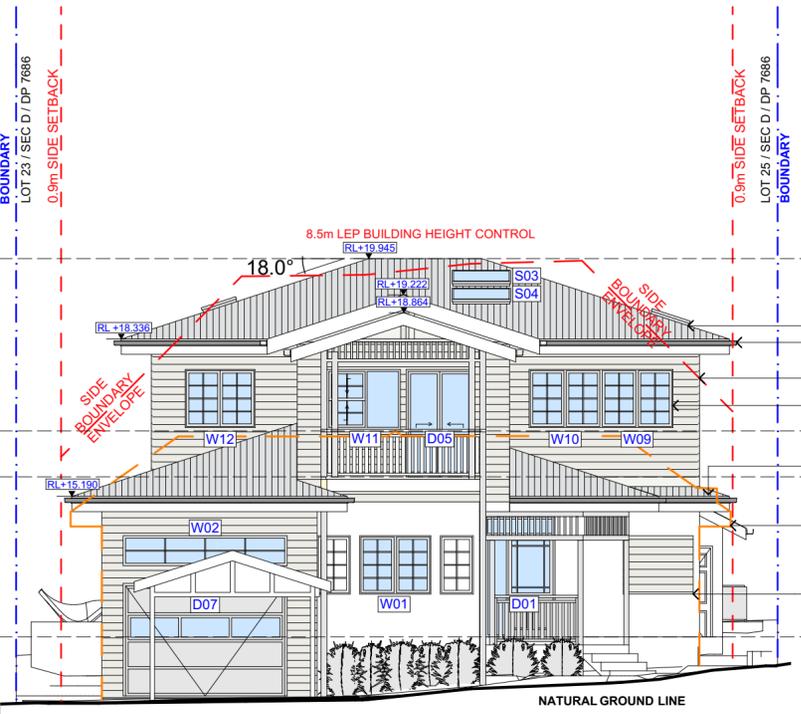


PROPOSED RIDGE LEVEL RL: 19.945

EXISTING RIDGE LEVEL RL: 16.500

PROPOSED FIRST FLOOR LEVEL RL: 15.580

GROUND FLOOR LEVEL RL: 12.380



TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT
 PROPOSED STORMWATER TO CONNECT WITH EXISTING STORMWATER SYSTEM

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684; EXTERNAL WEATHERBOARD CLADDING

GLAZING INSTALLATION TO AS 1288

TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT

DASHED ORANGE LINE DENOTES EXISTING OUTLINE OF DWELLING

EXISTING WINDOW TO BE FILLED AND MADE GOOD; FINISH TO MATCH EXISTING WALL

1 NORTH ELEVATION 1:100

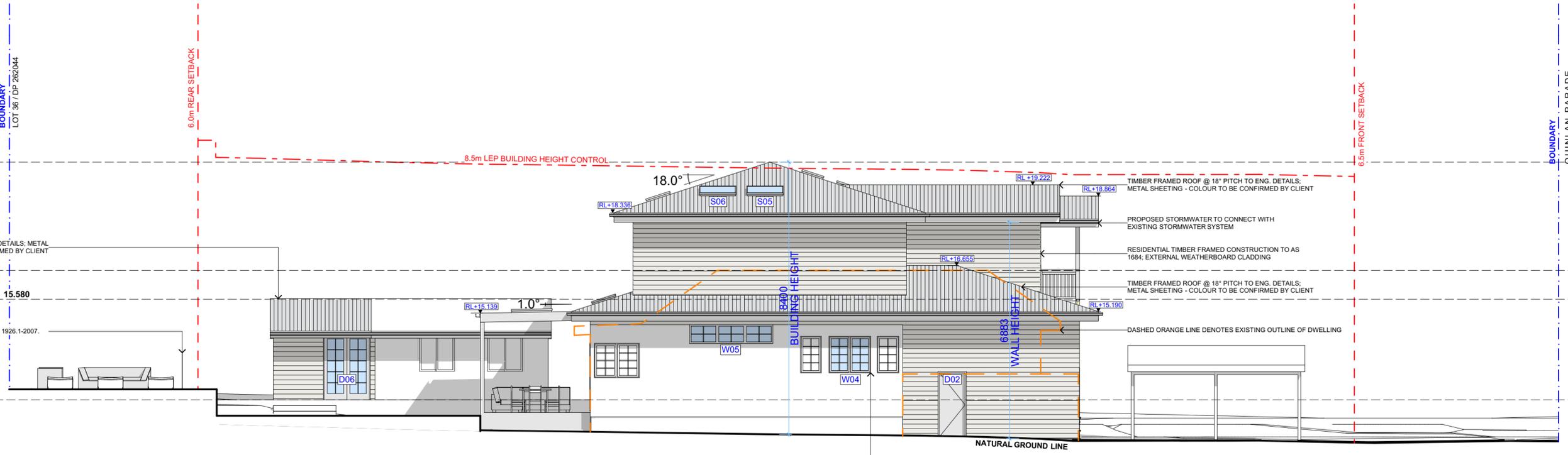
PROPOSED RIDGE LEVEL RL: 19.945

EXISTING RIDGE LEVEL RL: 16.500

PROPOSED FIRST FLOOR LEVEL RL: 15.580

PROPOSED 1200mm HIGH POOL FENCE AS PER AS 1926.1-2007.

GROUND FLOOR LEVEL RL: 12.380



TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT

PROPOSED STORMWATER TO CONNECT WITH EXISTING STORMWATER SYSTEM

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684; EXTERNAL WEATHERBOARD CLADDING

TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT

DASHED ORANGE LINE DENOTES EXISTING OUTLINE OF DWELLING

GLAZING INSTALLATION TO AS 1288

2 EAST ELEVATION 1:100



REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND	
	EXISTING
	GLAZING
	METAL ROOFING
	TILED ROOFING
	TIMBER
	DEMOLISHED
	EXISTING OUTLINE
	NATURAL GROUND LINE

CLIENT
 NICOLA & TRISTAN BUTT

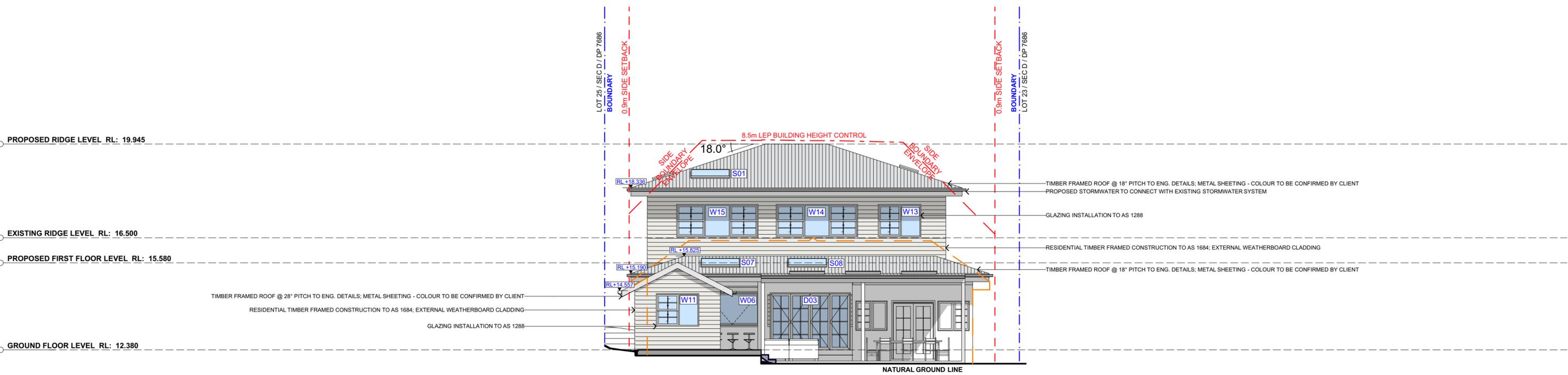
PROJECT ADDRESS
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 MANLY VALE NSW 2093

DRAWING NO.
 DA06

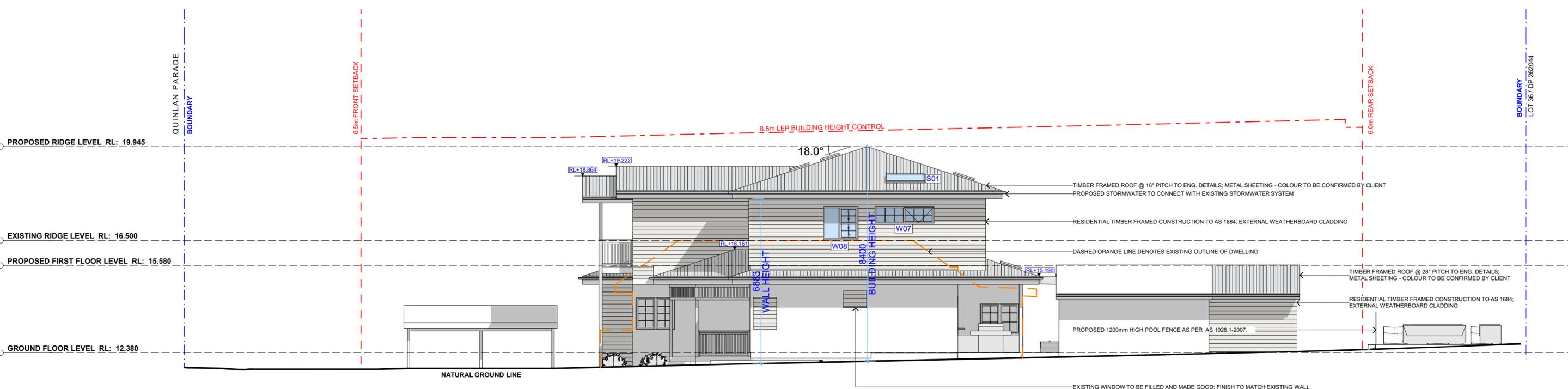
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DRAWING NAME
 NORTH / EAST ELEVATION

SCALE
 1:100 @A2



1 SOUTH ELEVATION 1:100



2 WEST ELEVATION 1:100



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LEGEND

- EXISTING
- GLAZING
- METAL ROOFING
- TILED ROOFING
- TIMBER
- DEMOLISHED
- EXISTING OUTLINE
- NATURAL GROUND LINE

CLIENT
 NICOLA & TRISTAN BUTT

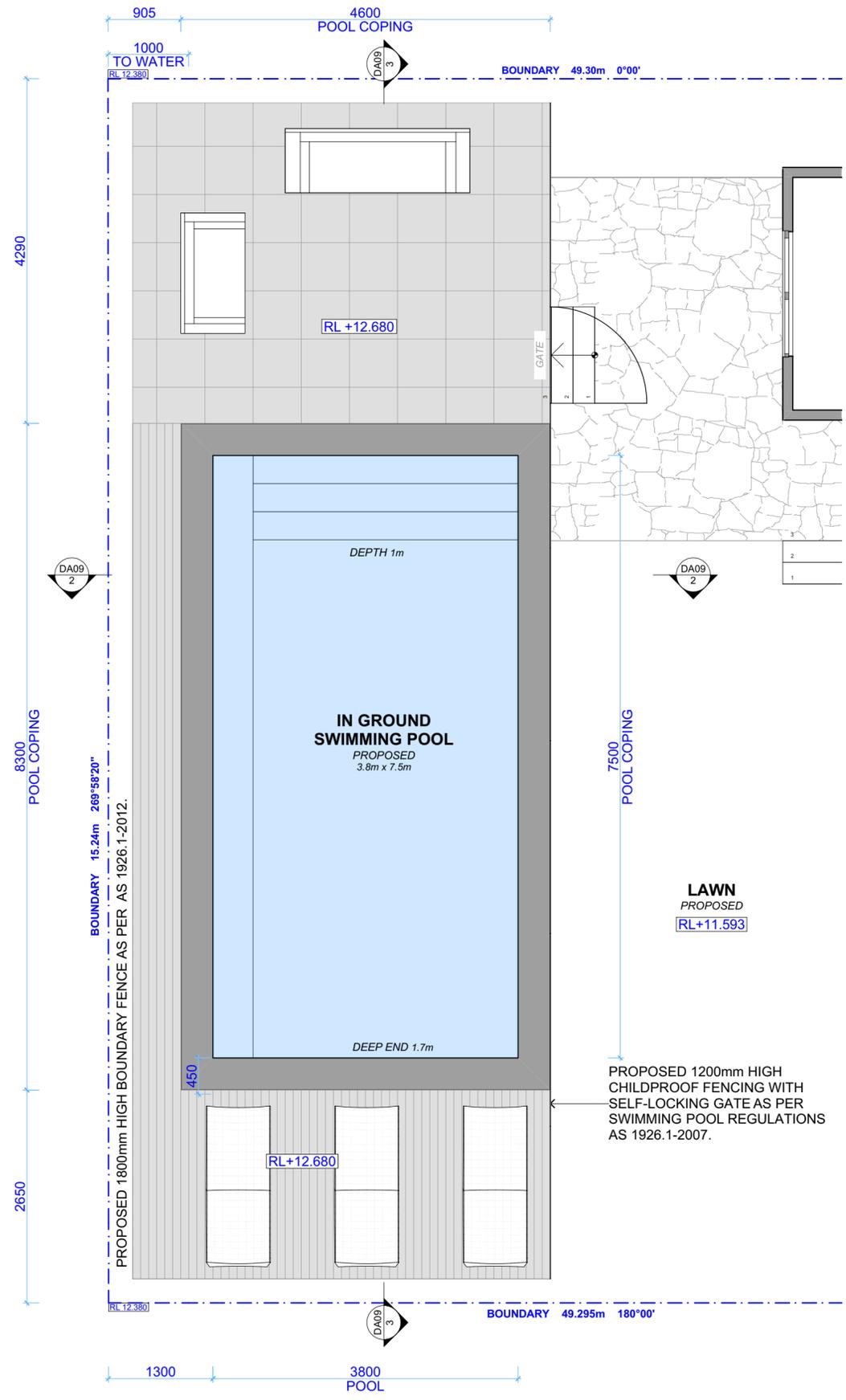
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DA07

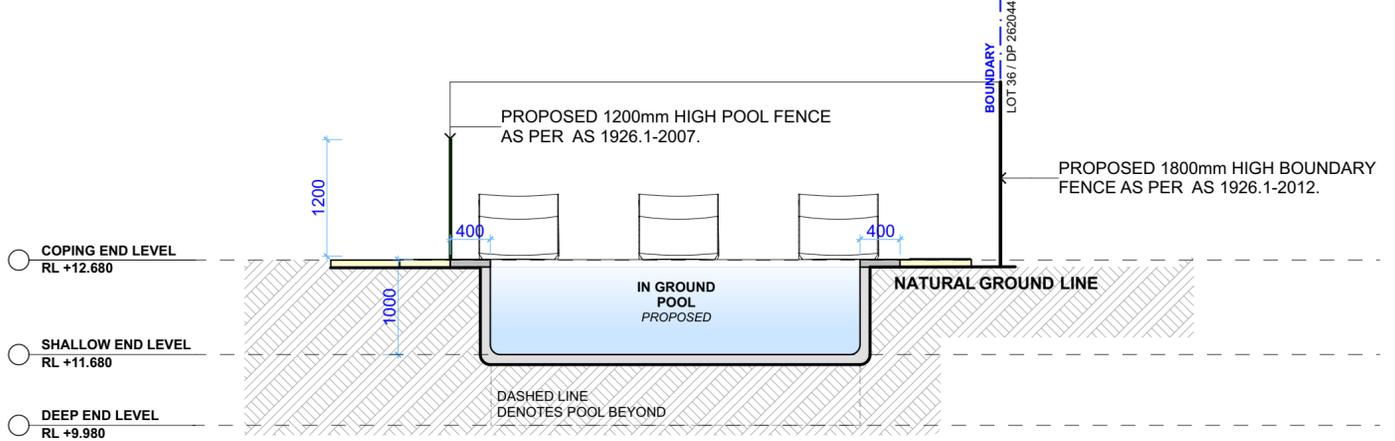
DATE
 Friday, 27 September 2019

DRAWING NAME
 SOUTH / WEST ELEVATION

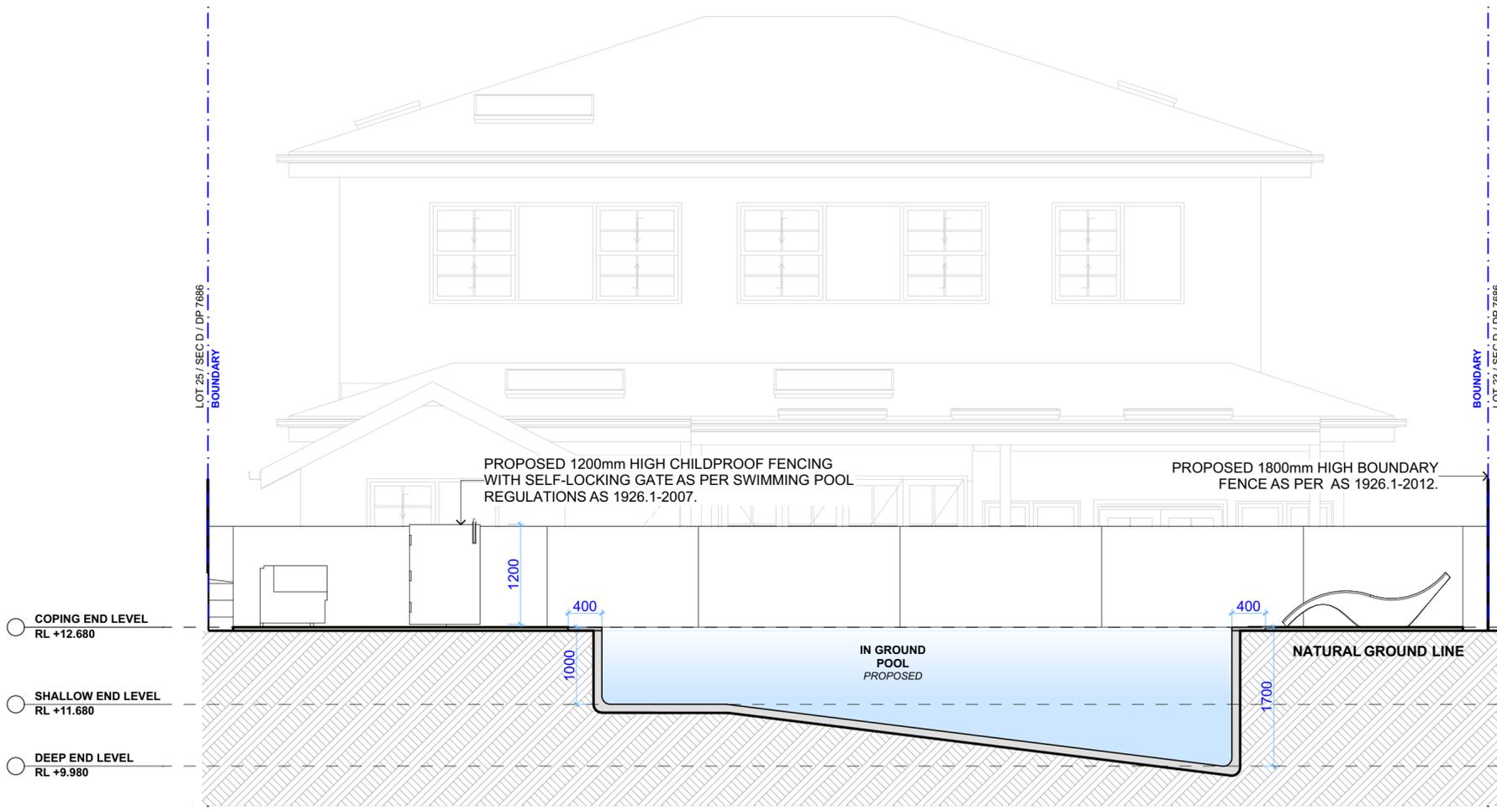
SCALE
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Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA
2. Swimming Pool Safety Fencing	Part 3.9.3. of the BCA specifies all requirements of swimming pool safety fencing. Compliance with AS 1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS 1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS 1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS 1926.3-2010 shall be complied with and certified post construction



2 POOL SECTION CROSS 1:50



3 POOL SECTION LONG 1:50

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LEGEND

CLIENT
NICOLA & TRISTAN BUTT

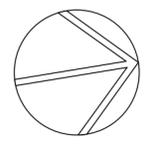
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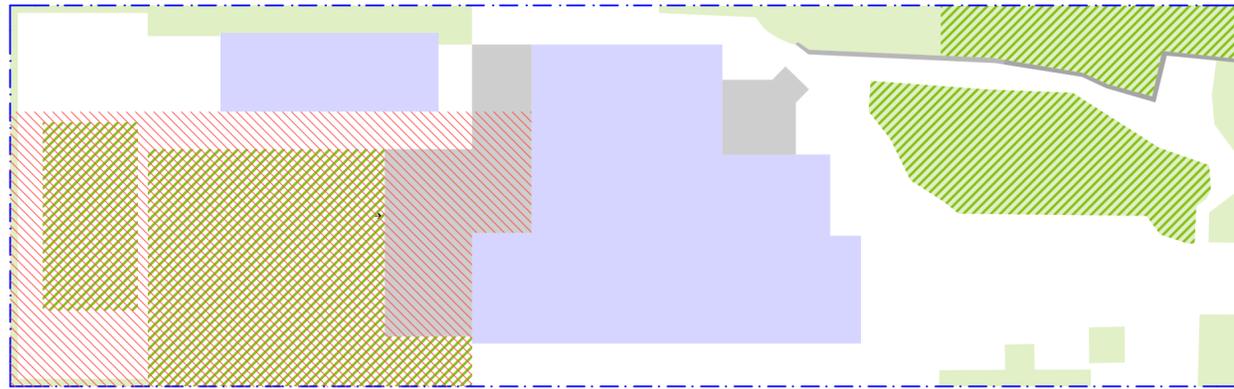
DRAWING NO.
DA09

DATE
Friday, 27 September 2019

DRAWING NAME
POOL PLAN / SECTION

SCALE
1:50 @A2

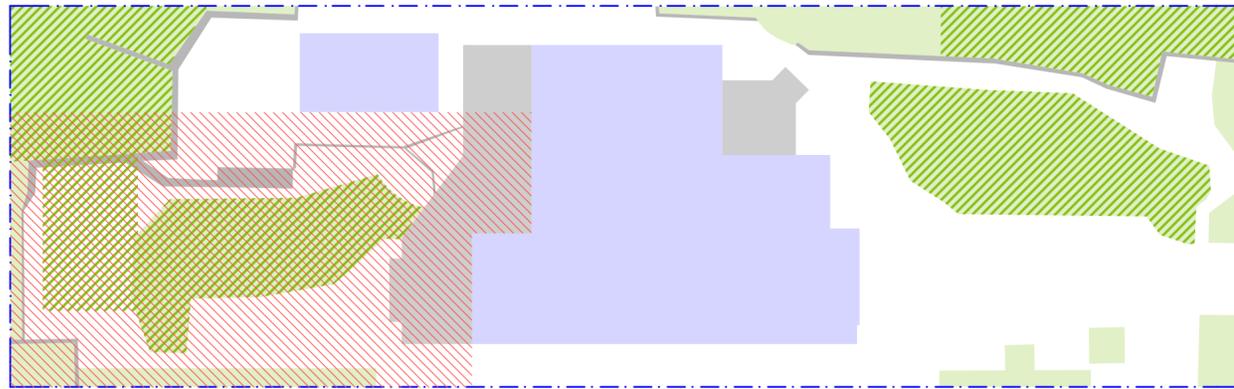




AREA CALCULATIONS

SITE AREA:	752.5m ²
REQUIRED LANDSCAPED AREA:	40% (301m ²)
EXISTING LANDSCAPED AREA:	22%(166.62m ²)
PROPOSED LANDSCAPED AREA:	28%(209.11m ²)
REQUIRED PRIVATE OPEN SPACE:	60m ²
EXISTING PRIVATE OPEN SPACE:	60.56m ²
PROPOSED PRIVATE OPEN SPACE:	215.13m ²

1 PROPOSED AREA CALCULATIONS 1:200



AREA CALCULATIONS

SITE AREA:	752.5m ²
REQUIRED LANDSCAPED AREA:	40% (301m ²)
EXISTING LANDSCAPED AREA:	22%(166.62m ²)
PROPOSED LANDSCAPED AREA:	28%(209.11m ²)
REQUIRED PRIVATE OPEN SPACE:	60m ²
EXISTING PRIVATE OPEN SPACE:	60.56m ²
PROPOSED PRIVATE OPEN SPACE:	215.13m ²

2 EXISTING AREA CALCULATIONS 1:200

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LEGEND

	LANDSCAPE AREA
	PERMEABLE LANDSCAPE
	BUILDING ENVELOPE
	BUILT UPON AREA
	PRIVATE OPEN SPACE

CLIENT
 NICOLA & TRISTAN BUTT

PROJECT ADDRESS
 13 QUINLAN PARADE,
 MANLY VALE NSW 2093

DRAWING NO.
DA10

DATE
 Friday, 27 September
 2019

DRAWING NAME
 AREA CALCULATIONS

SCALE
 1:200 @A2





MT-01
COLOURBOND METAL ROOF SHEETING
POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR
WHERE MARKED ON ELEVATION.



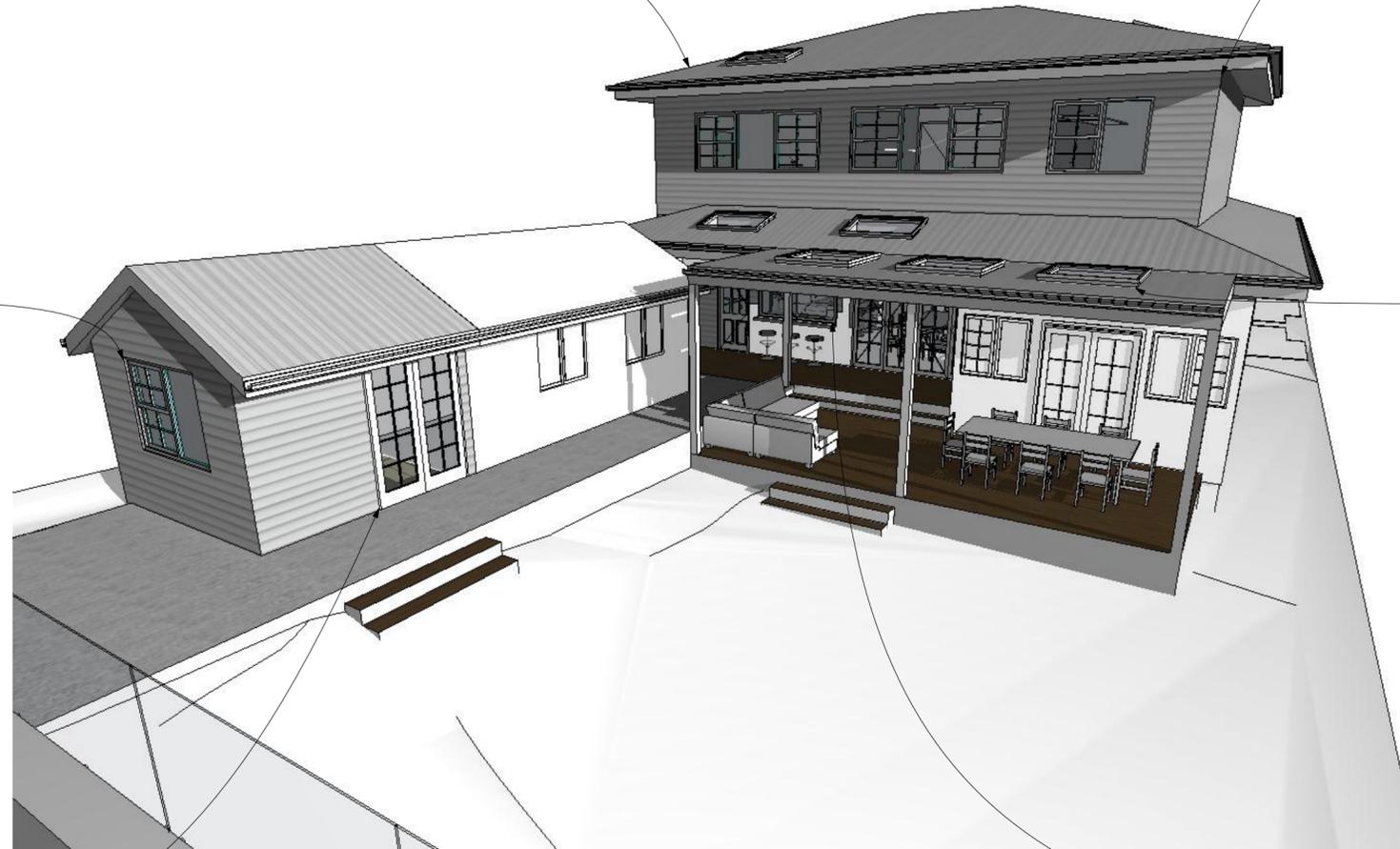
WB-01
PRIMELOK WEATHERBOARDS PAINTED
'SURFMIST' OR SIMILAR
WHERE MARKED ON ELEVATION.



DHW
DOUBLE HUNG WINDOW
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



FSL
FIXED SKY LIGHT
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



AFD
ALUMINIUM FRENCH DOOR
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



AWF-01
ALUMINIUM WINDOW FRAME
POWDER CATED FINISH. 'CHARCOAL' OR SIMILAR
WHERE MARKED ON ELEVATION.



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LEGEND

CLIENT
NICOLA & TRISTAN
BUTT

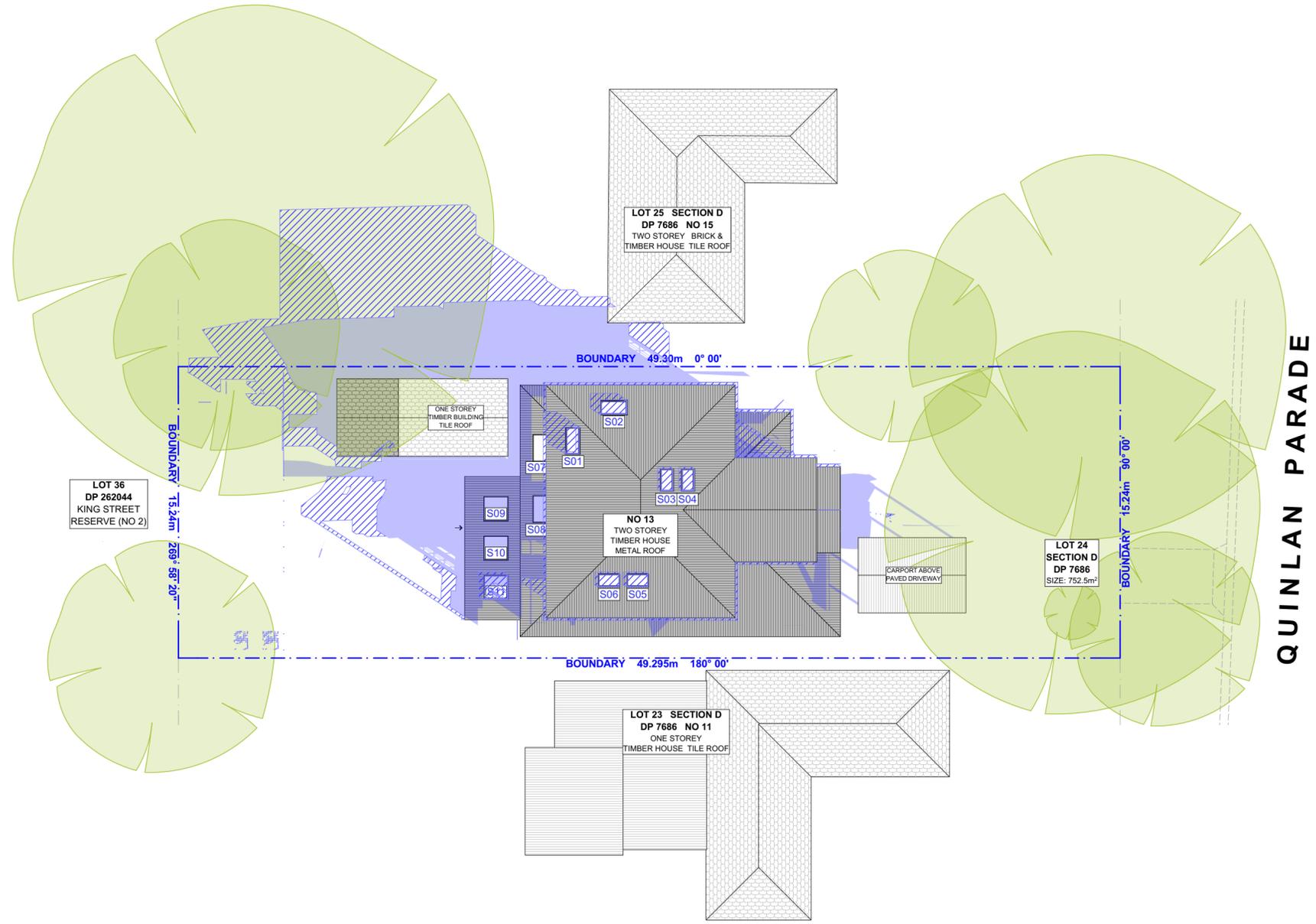
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DRAWING NO.
DA11

DATE
Friday, 27 September
2019

DRAWING NAME
SAMPLE BOARD

SCALE
@A3



QUINLAN PARADE

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LEGEND

	EXISTING SHADOWS
	PROPOSED SHADOWS

CLIENT
 NICOLA & TRISTAN BUTT

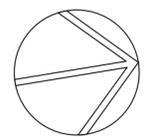
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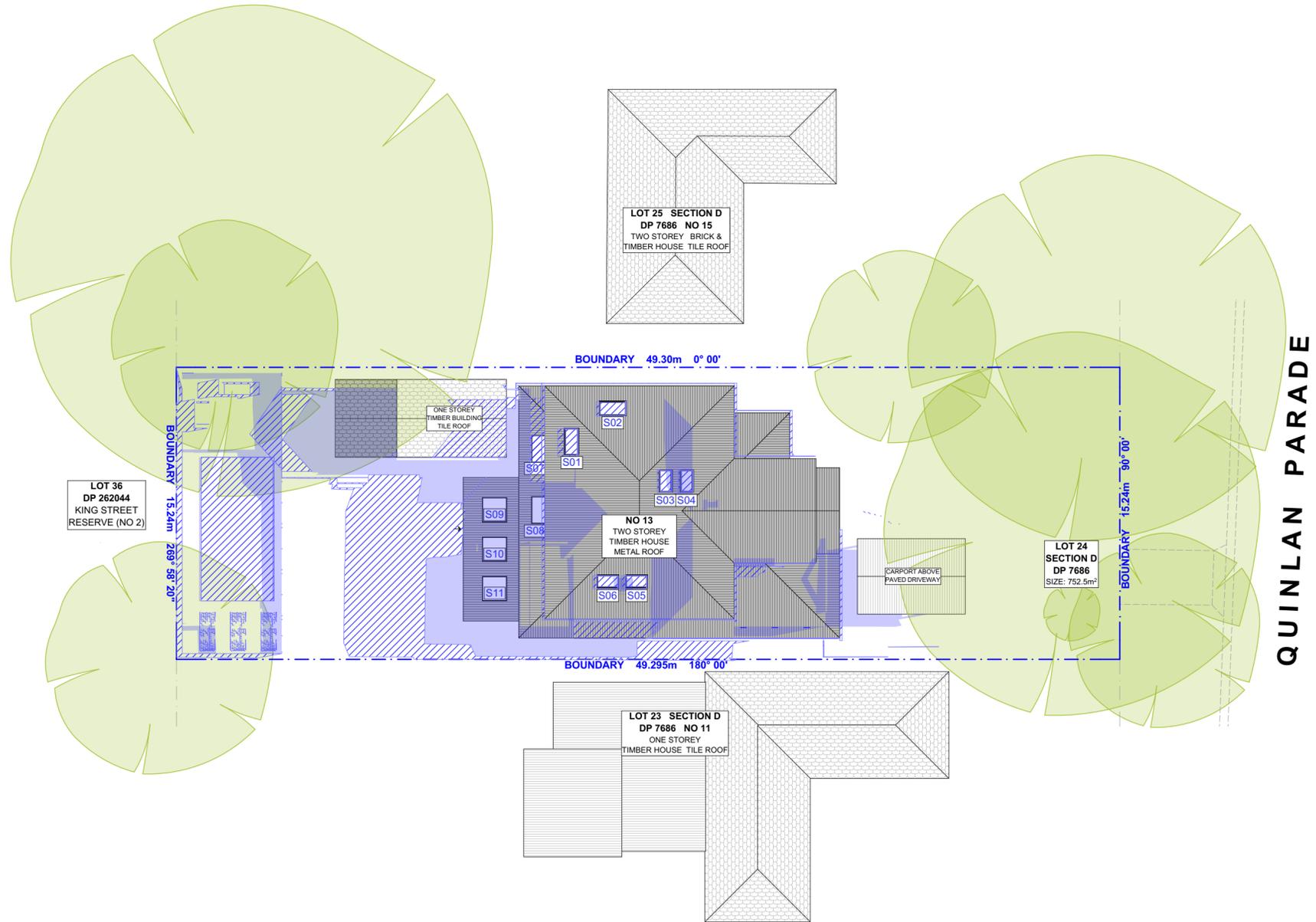
DRAWING NO.
DA12

DATE
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 2019

DRAWING NAME
 WINTER SOLSTICE 9 AM

SCALE
 1:200 @A2





QUINLAN PARADE



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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
 NICOLA & TRISTAN BUTT

PROJECT ADDRESS
 13 QUINLAN PARADE,
 MANLY VALE NSW 2093

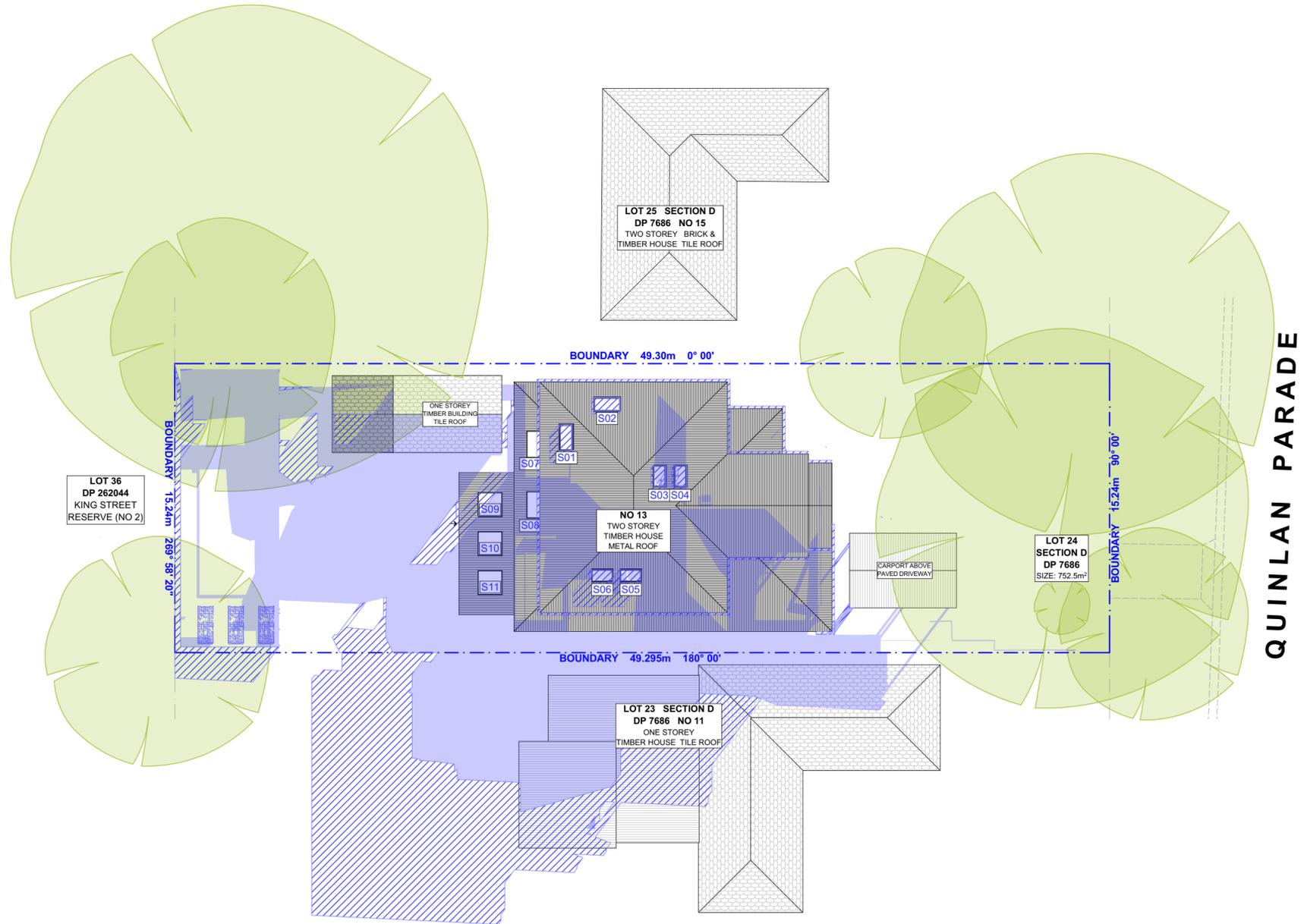
DRAWING NO.
DA13

DATE
 Friday, 27 September
 2019

DRAWING NAME
 WINTER SOLSTICE 12 PM

SCALE
 1:200 @A2





QUINLAN PARADE



ACTION PLANS

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 w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	27/09/2019	DA SET	LRP	

NOTES
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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
 NICOLA & TRISTAN BUTT

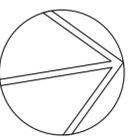
PROJECT ADDRESS
 13 QUINLAN PARADE,
 MANLY VALE NSW 2093

DRAWING NO.
DA14

DATE
 Friday, 27 September 2019

DRAWING NAME
 WINTER SOLSTICE 3 PM

SCALE
 1:200 @A2



Alterations and Additions

Certificate number: A354046

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: Wednesday, 24, July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	13 QUINLAN PARADE, MANLY VALE
Street address	13 QUINLAN PARADE, MANLY VALE 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 7686
Lot number	24
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name:	Action Plans
ABN (if applicable):	17118297587

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 ² , 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)				
internal wall shared with garage: other/undecided	nil				
flat ceiling, pitched roof	ceiling: R1.75 (up), roof: foil/sarking	light (solar absorbance < 0.475)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
D04	S	1.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D05	N	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D06	E	3.09	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D07	N	1.07	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Skylights						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.								
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type					
S1	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S2	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S3 S4	1.596	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S5	0.798	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					

Pool and Spa				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Outdoor swimming pool									
The swimming pool must be outdoors.									
The swimming pool must not have a capacity greater than 23 kilolitres.									
The swimming pool must have a pool cover.									
The applicant must install a pool pump timer for the swimming pool.									
The applicant must not incorporate any heating system for the swimming pool that is part of this development.									

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.									
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.									
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.									
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.									
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
W01	N	1.66	0	0	eave/verandah/pergola/balcony >=800 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W02	N	1.83	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W03	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W04	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	E	1.59	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S6	0.798	no shading	U-value: 2.5, SHGC: 0.456 timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

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.									

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshading Height (m)	Distance (m)	Shading device	Frame and glass type			
W06	S	2.4	0	0	eave/verandah/pergola/balcony >=800 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	W	1.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W08	W	1.52	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W09	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W11	N	1.76	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W12	N	1.63	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W13	S	1.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W14	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W15	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D01	N	3.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D02	E	1.87	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D03	S	6.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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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