



ACTION PLANS

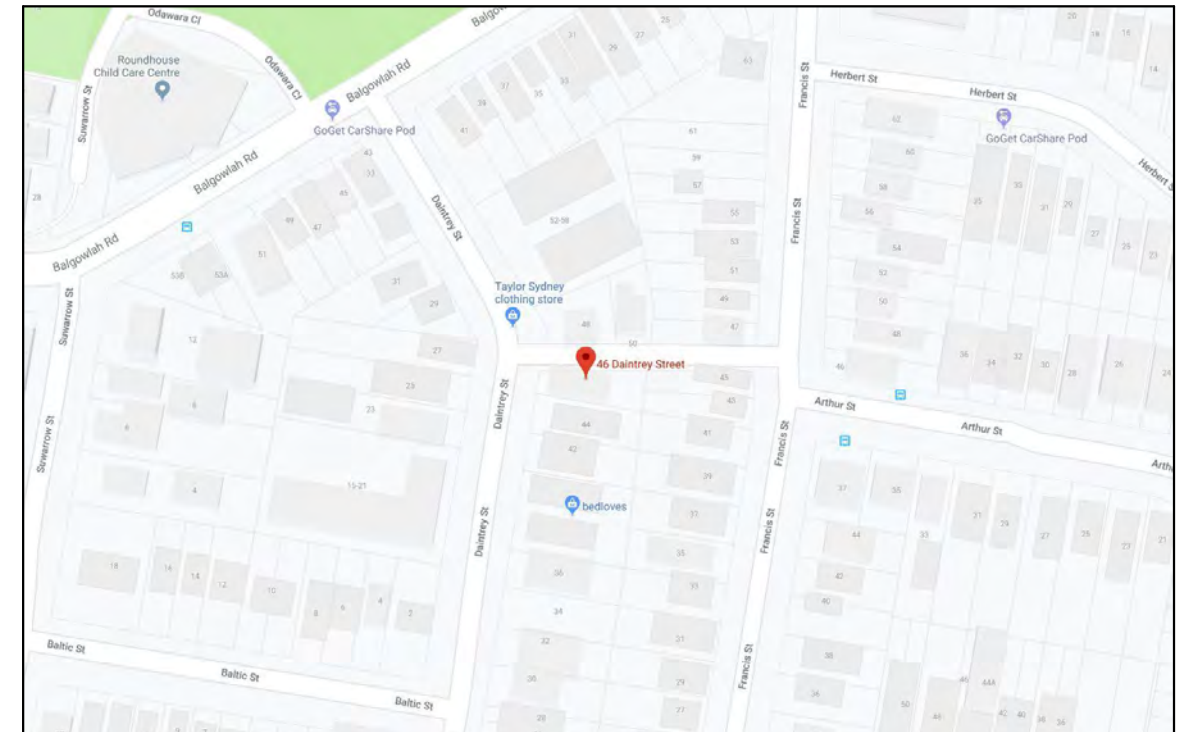
m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

S4.55 (DA2020/1177)

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	46 DAINTREY STREET, FAIRLIGHT, NSW 2094			
LOT & DP/SP	LOT 25 SEC D DP 4449			
COUNCIL	NORTHERN BEACHS COUNCIL (MANLY)			
SITE AREA	344.7m ²			
FRONTAGE	7.62m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R1 – General residential	R1	R1	Yes
MINIMUM LOT SIZE	250m ²	344.7m ²	unchanged	Yes
FLOOR SPACE RATIO	0.6 : 1 (206.82m ²)	0.47 : 1 (162.09m ²)	0.54: 1 (187m ²)	Yes
MAXIMUM BUILDING HEIGHT	8.5m	8.15m	unchanged	Yes
HAZARDS				
ACID SULFATE SOILS	Class 5	n/a	n/a	N/A
FLOOD PLANNING	Not identified	n/a	n/a	N/A
TERRESTRIAL BIODIVERSITY	Not identified	n/a	n/a	N/A
RIPARIAN LAND & WATERCOURSE	Not identified	n/a	n/a	N/A
WETLANDS	Not identified	n/a	n/a	N/A
LANDSLIP RISK	Not identified	n/a	n/a	N/A
FORESHORE SCENIC PRO. AREA	Not identified	n/a	n/a	N/A
BUSHFIRE	Not identified	n/a	n/a	N/A
DCP				
RESIDENTIAL OPEN SPACE	Area OS3			
TOTAL OPEN SPACE (TOS)	55% of site (189.59m ²)	145.92m ² (42.33%)	107.12m ² (31.45%)	No
LANDSCAPE AREA	35% of actual TOS	89.33m ² (61.21%)	54.61m ² (50.37%)	Yes
OPEN SPACE ABOVE GROUND	Max. 25% of TOS (47.39m ²)	n/a	unchanged	Yes
PRINCIPAL PRIVATE OPEN SPACE	18m ²	124.28m ²	85.48m ²	Yes
FRONT SETBACK	6m	6.61m	unchanged	Yes
SECONDARY FRONT SETBACK	1/3 wall height	0.45	0.00m	No
SIDE SETBACKS	1/3 wall height	E: 9.52 S: 0.085m	E: 0.20m S: unchanged	No
CAR PARKING SPACES	required: 2	0	2	Yes

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	5/05/2023
DA01	SITE ANALYSIS	5/05/2023
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	5/05/2023
DA03	EXISTING GROUND FLOOR PLAN	5/05/2023
DA04	EXISTING FIRST FLOOR PLAN	5/05/2023
DA05	PROPOSED LOWER GROUND FLOOR PLAN	5/05/2023
DA06	PROPOSED GROUND FLOOR PLAN	5/05/2023
DA07	PROPOSED FIRST FLOOR PLAN	5/05/2023
DA08	NORTH / EAST ELEVATION	5/05/2023
DA09	SOUTH / WEST ELEVATION	5/05/2023
DA10	WEST ELEVATION - HOUSE	5/05/2023
DA11	LONG / CROSS SECTION	5/05/2023
DA12	AREA CALCULATIONS / SAMPLE BOARD / EXTERNAL WINDOW & DOOR SCHEDULE	5/05/2023
DA13	SHADOW DIAGRAM - WINTER SOLSTICE 9AM	5/05/2023
DA14	SHADOW DIAGRAM - WINTER SOLSTICE 12PM	5/05/2023
DA15	SHADOW DIAGRAM - WINTER SOLSTICE 3PM	5/05/2023
DA16	DRIVEWAY PLAN AND SECTION	5/05/2023
DA17	BASIX COMMITMENTS	5/05/2023

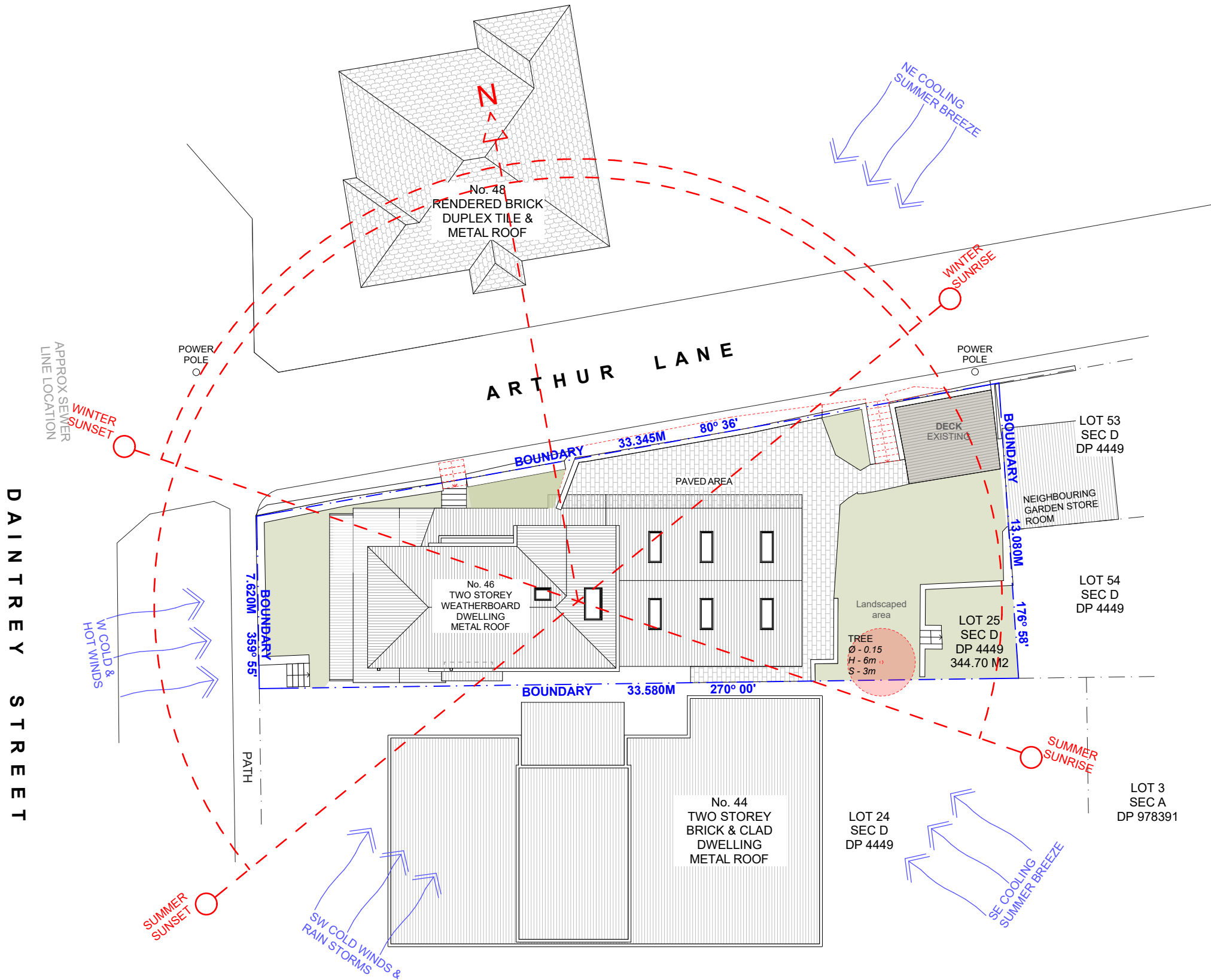
46 DAINTREY STREET FAIRLIGHT, NSW 2094



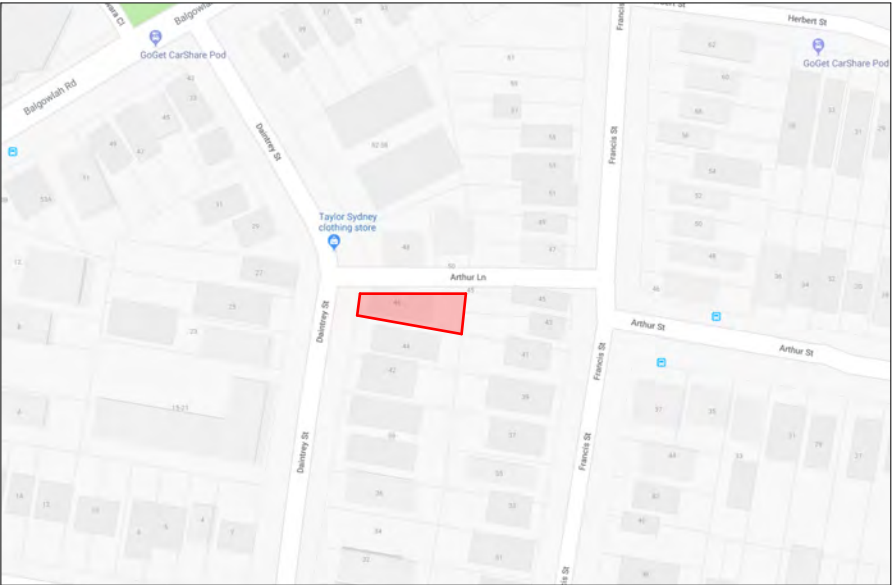
LOCATION VIEW

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



EXTERNAL VIEW



LOCATION VIEW



AERIAL MAP

SITE ANALYSIS
1:200

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



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

- METAL ROOFING
- LANDSCAPED AREA
- DECKING
- PAVING
- EXISTING

--- DEMOLISHED

CLIENT
KATARINA KEVICKA & ADAM BULLPITT

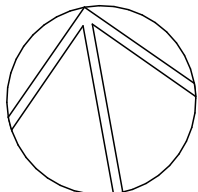
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

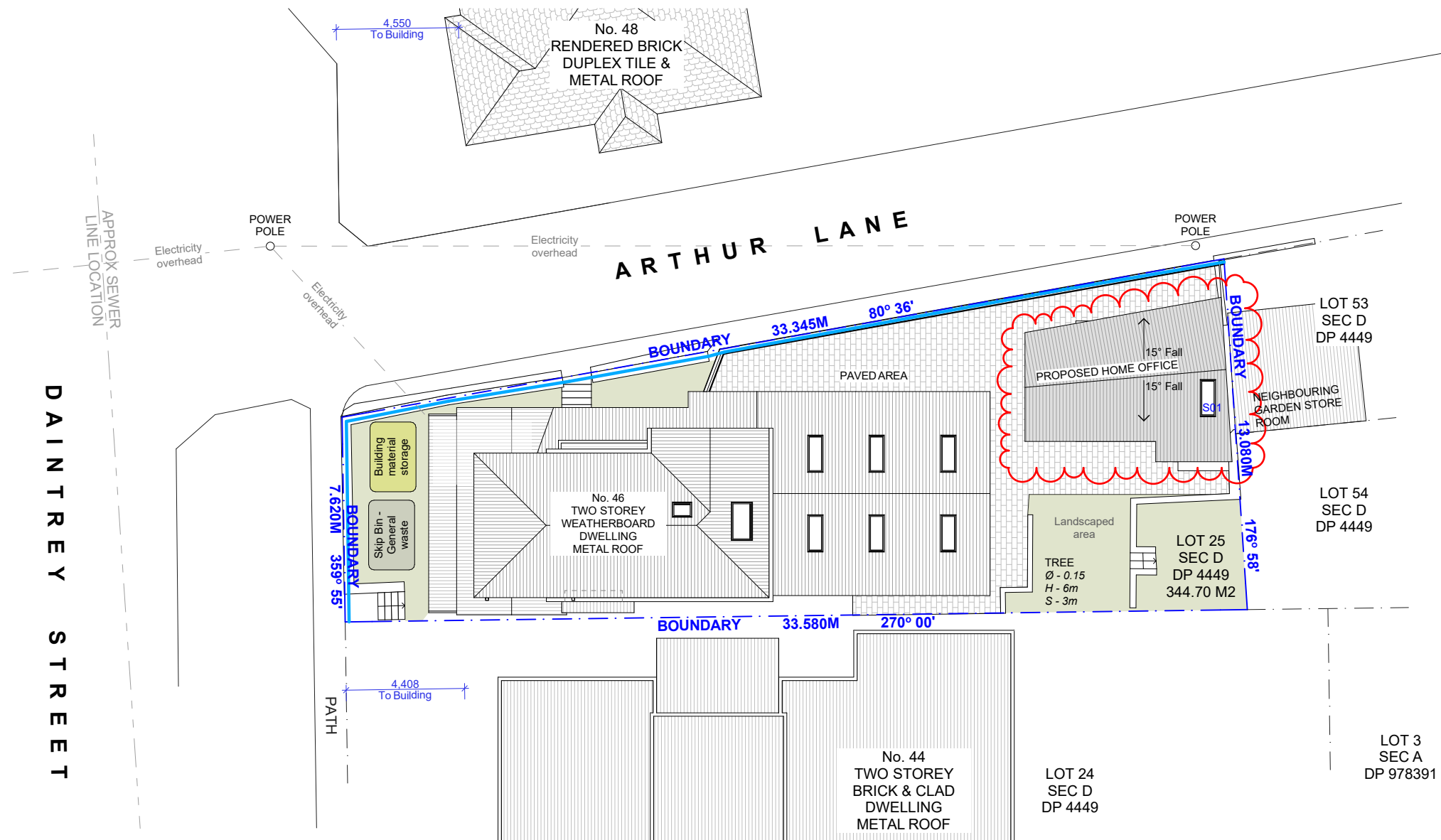
DRAWING NO.
MOD01

DATE
Friday, 5 May 2023

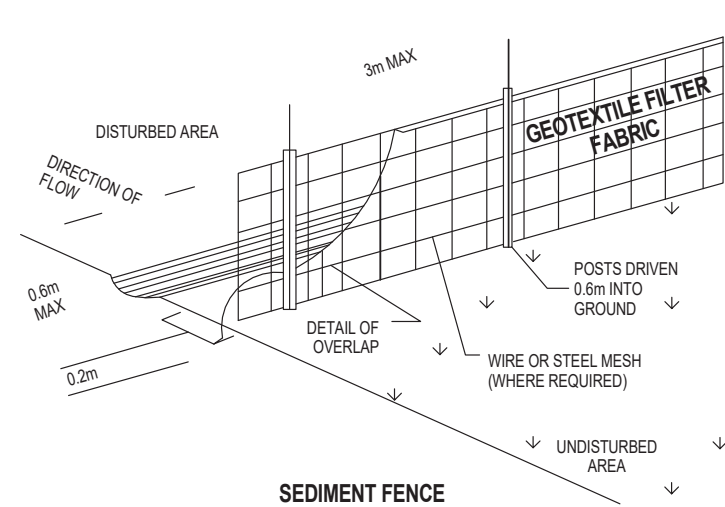
DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3





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



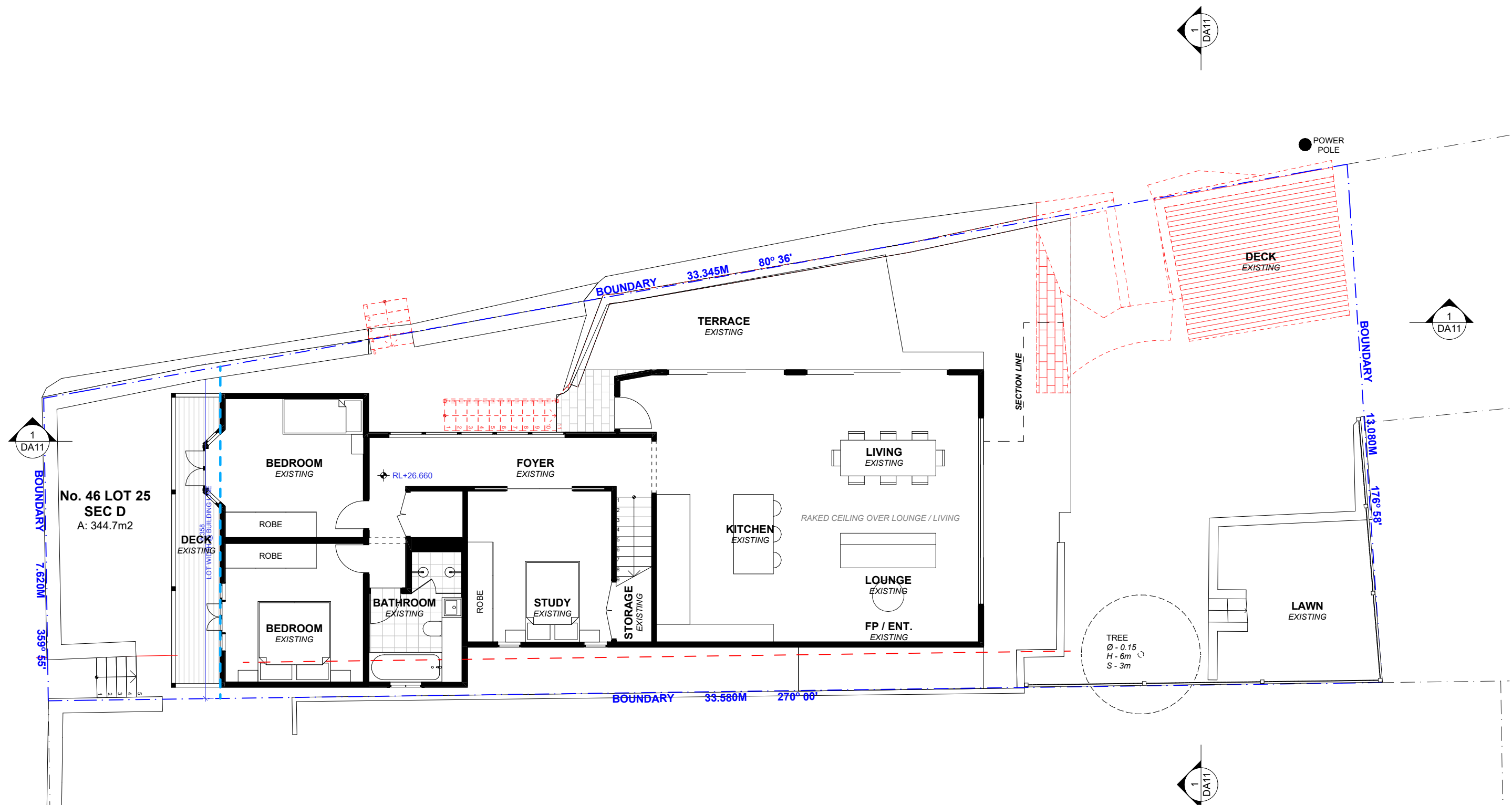
DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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

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.

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.


NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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.



EXISTING GROUND FLOOR PLAN
1:100

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





ACTION PLANS


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


REV.	DATE	COMMENTS	DRWN	NOTES
A	04.04.2023	S4.55	AP	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

 PROPOSED S4.55 CHANGES

CLIENT

KATARINA KEVICKA &
ADAM BULLPITT

PROJECT ADDRESS

46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.

MOD03

DATE

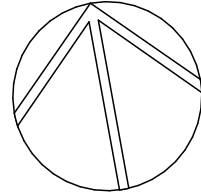
Friday, 5 May 2023

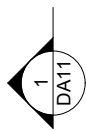
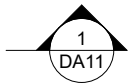
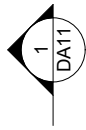
DRAWING NAME

EXISTING GROUND FLOOR
PLAN

SCALE

1:100 @A3





EXISTING FIRST FLOOR PLAN
1:100

NOTE: NO PROPOSED CHANGES TO THE EXISTING FIRST FLOOR PLAN



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED
- PROPOSED S4.55 CHANGES

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

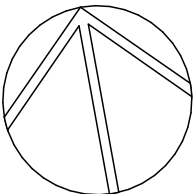
PROJECT ADDRESS
46 DAINTRY STREET
FAIRLIGHT, NSW 2094

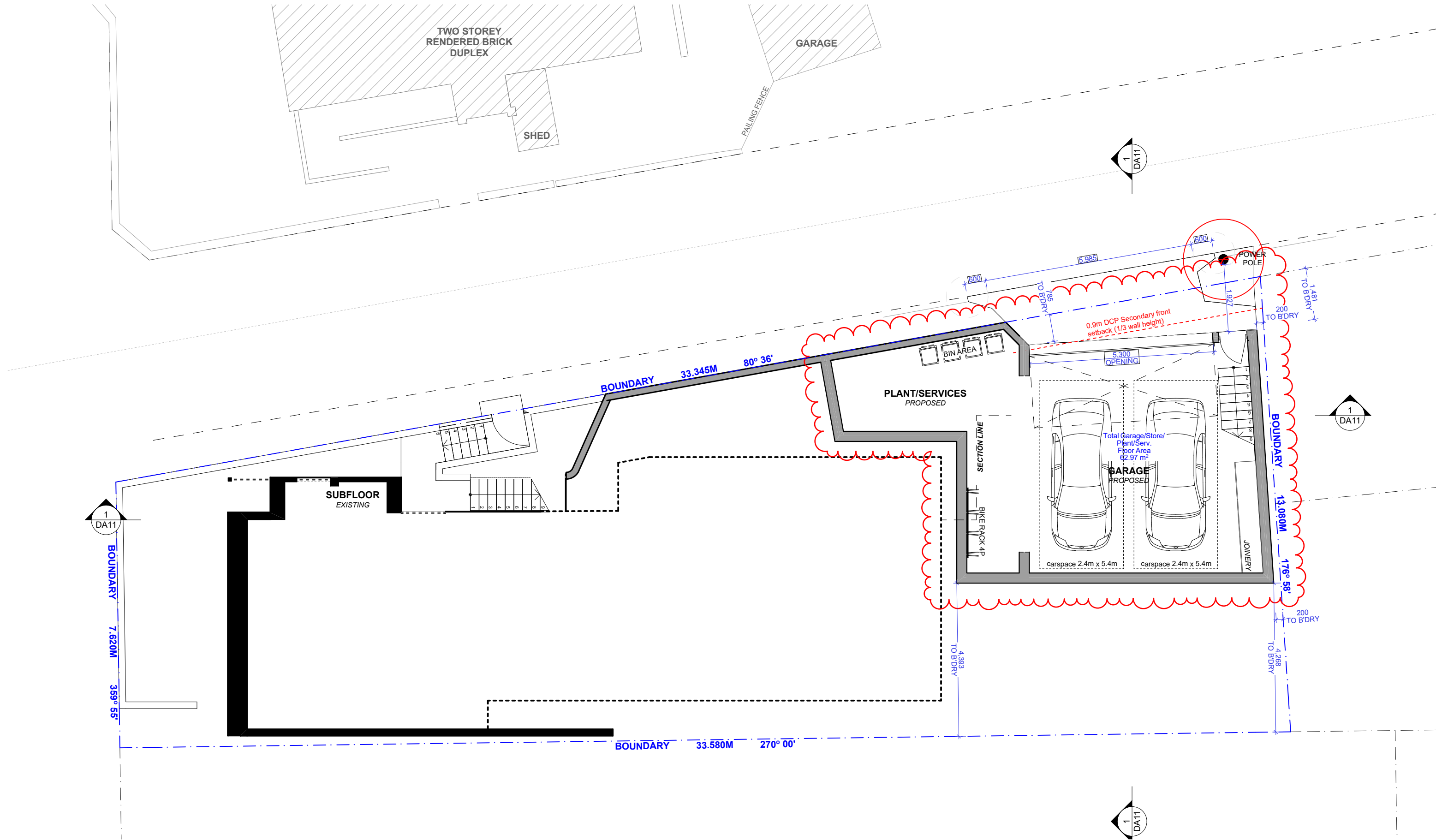
DRAWING NO.
MOD04

DATE
Friday, 5 May 2023

DRAWING NAME
EXISTING FIRST FLOOR PLAN

SCALE
1:100 @A3





PROPOSED LOWER GROUND FLOOR PLAN
1:100

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



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

- LEGEND**
- EXISTING
 - PROPOSED
 - DEMOLISHED
 - PROPOSED S4.55 CHANGES

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

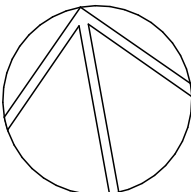
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

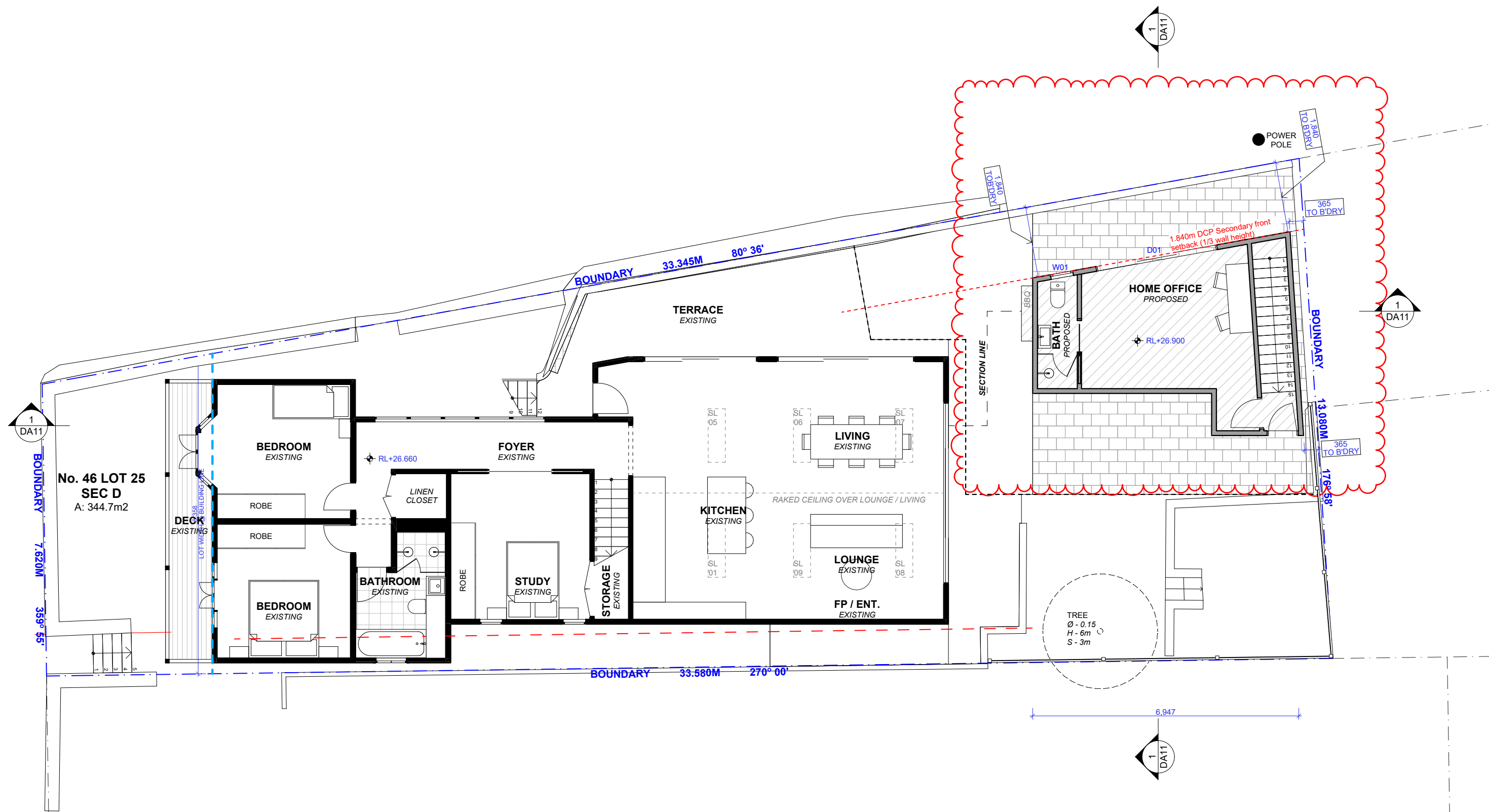
DRAWING NO.
MOD05

DATE
Friday, 5 May 2023

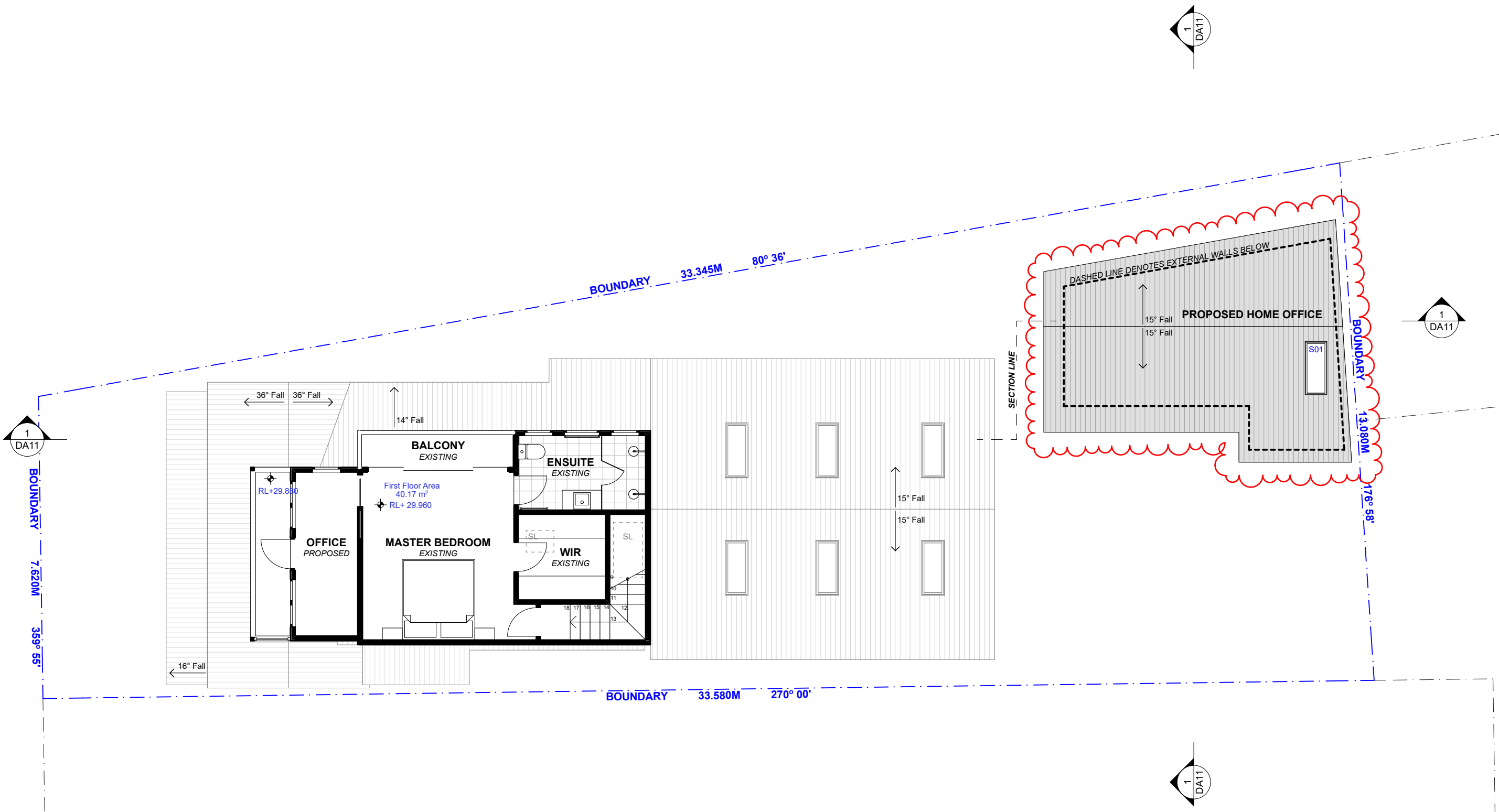
DRAWING NAME
PROPOSED LOWER GROUND
FLOOR PLAN

SCALE
1:100 @A3





PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100

NOTE: NO PROPOSED CHANGES TO THE EXISTING FIRST FLOOR PLAN



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED
- PROPOSED S4.55 CHANGES

CLIENT
KATARINA KEVICKA & ADAM BULLPITT

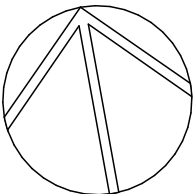
PROJECT ADDRESS
46 DAINTRY STREET
FAIRLIGHT, NSW 2094

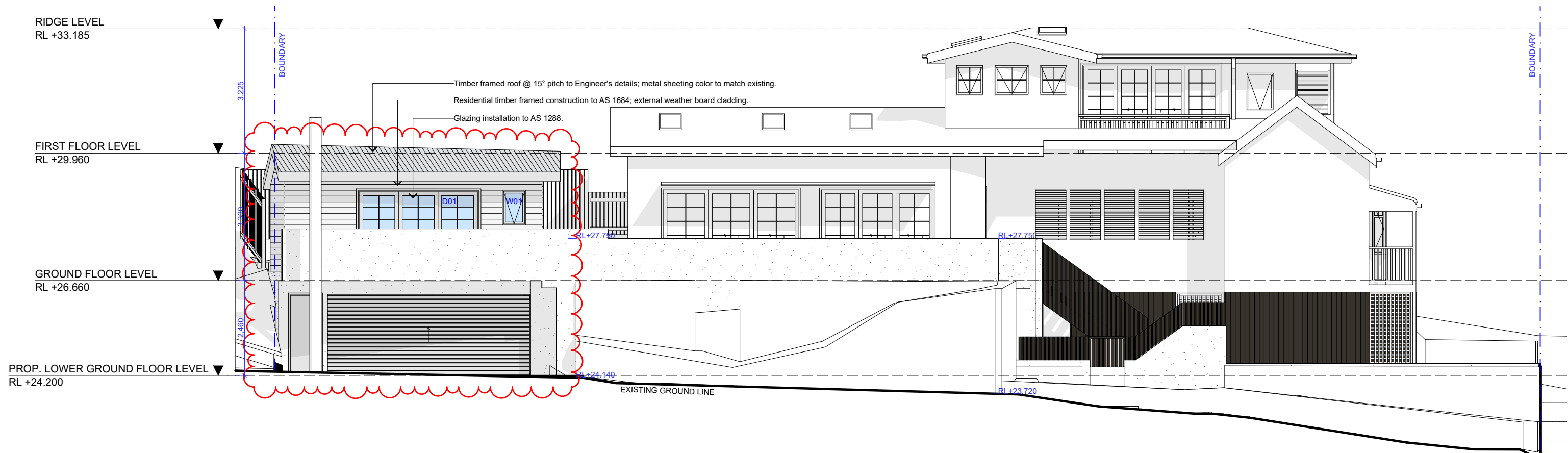
DRAWING NO.
MOD07

DATE
Friday, 5 May 2023

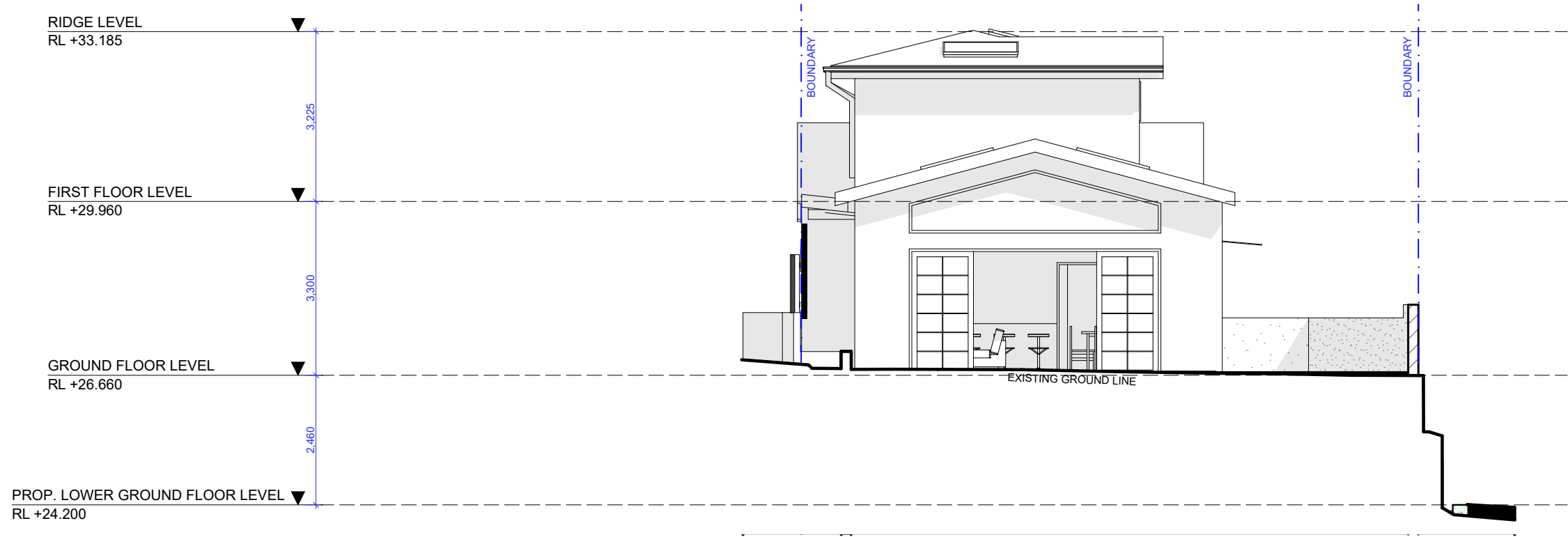
DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A3





NORTH ELEVATION
1:100



EAST ELEVATION
1:100



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

- WEATHERBOARD
- METAL ROOFING
- GLASS
- RENDERED FINISH
- EXISTING

--- DEMOLISHED

PROPOSED S4.55 CHANGES

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

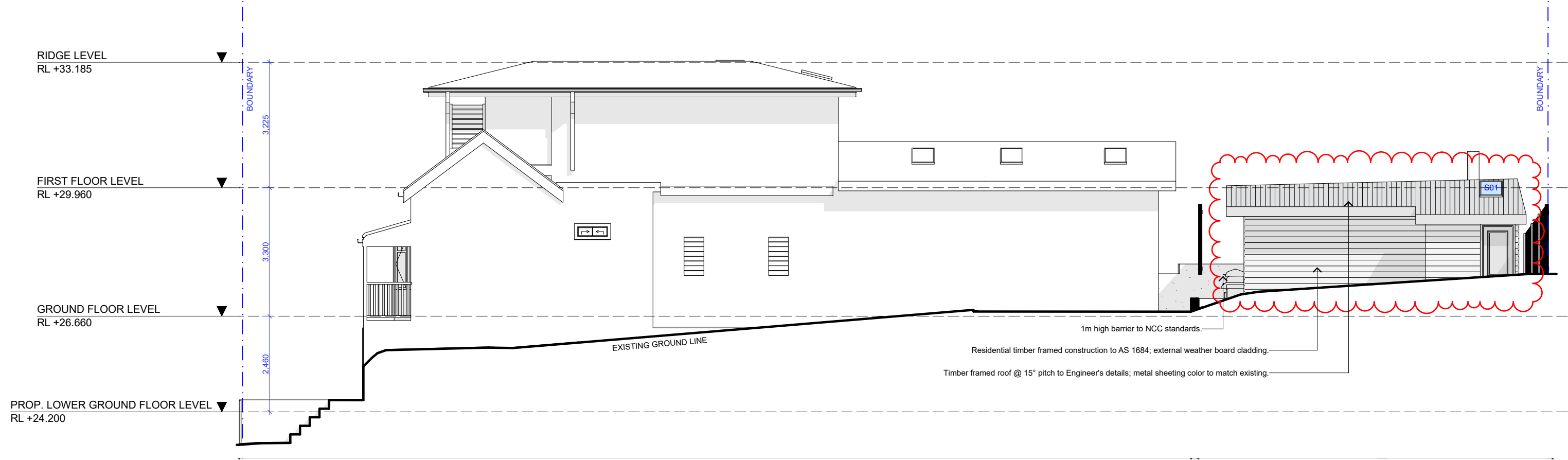
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.
MOD08

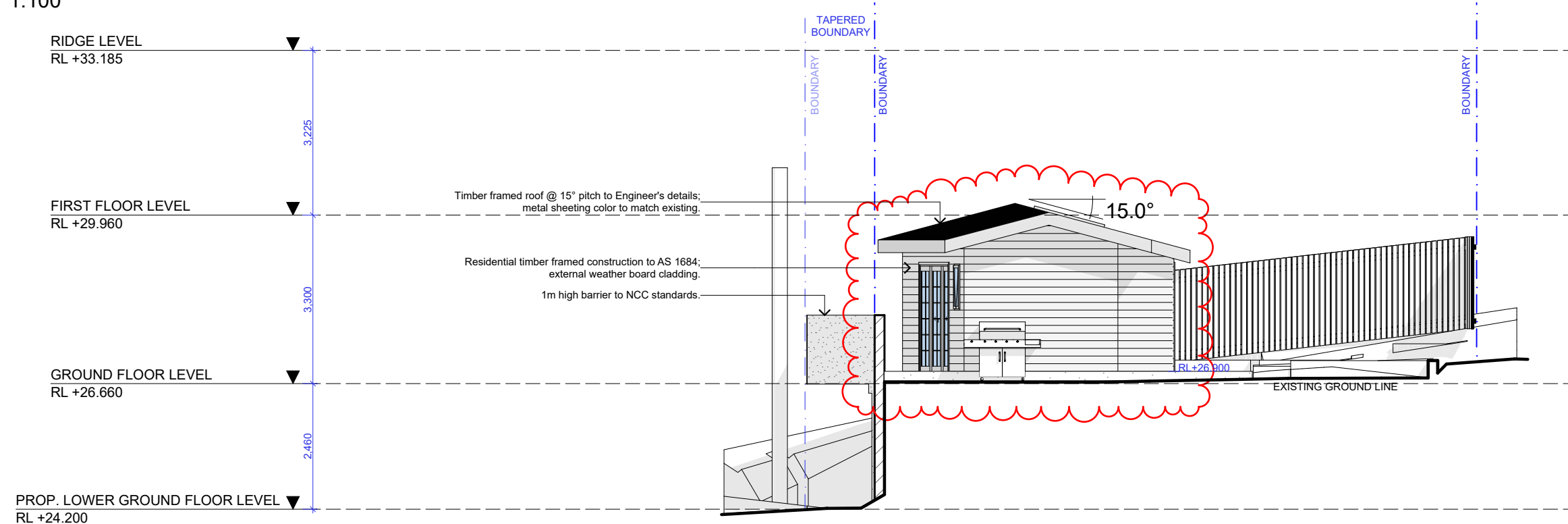
DATE
Friday, 5 May 2023

DRAWING NAME
PROPOSED NORTH / EAST
ELEVATIONS

SCALE
1:100 @A3



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100





ACTION PLANS


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


REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP


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.


 WEATHERBOARD


 METAL ROOFING

 GLASS

 RENDERED FINISH

 EXISTING

 DEMOLISHED

 PROPOSED S4.55 CHANGES

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

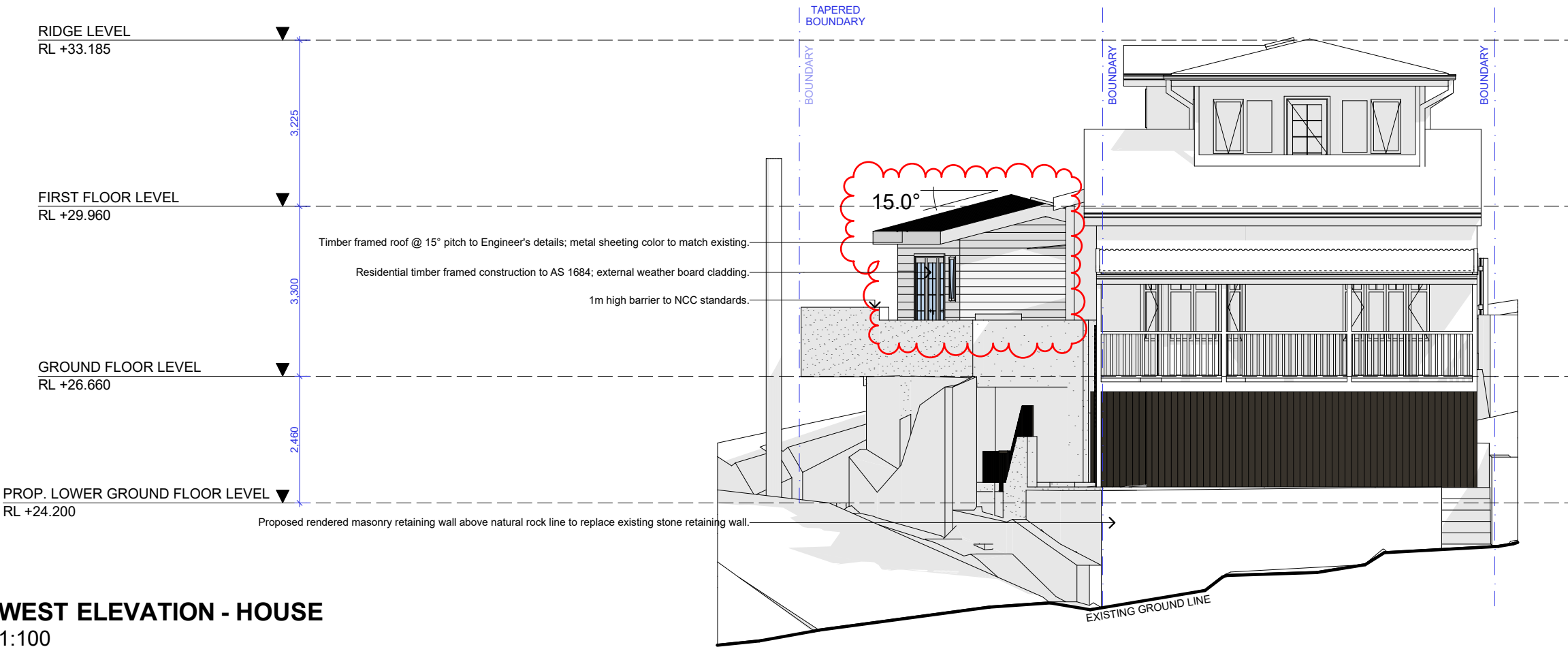
PROJECT ADDRESS
46 DAINTRY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.
MOD09

DATE
Friday, 5 May 2023

DRAWING NAME
PROPOSED SOUTH / WEST
ELEVATIONS

SCALE
1:100 @A3



WEST ELEVATION - HOUSE
1:100



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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	
	WEATHERBOARD
	METAL ROOFING
	GLASS
	RENDERED FINISH
	EXISTING

--- DEMOLISHED
 PROPOSED
S4.55 CHANGES

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

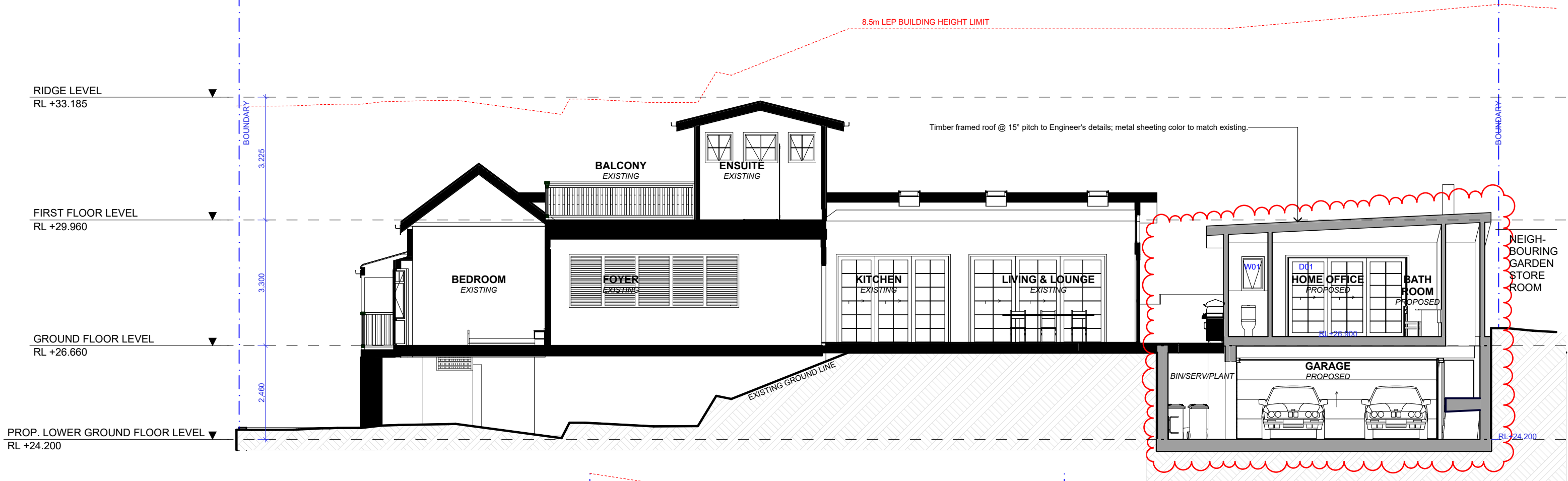
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.
MOD10

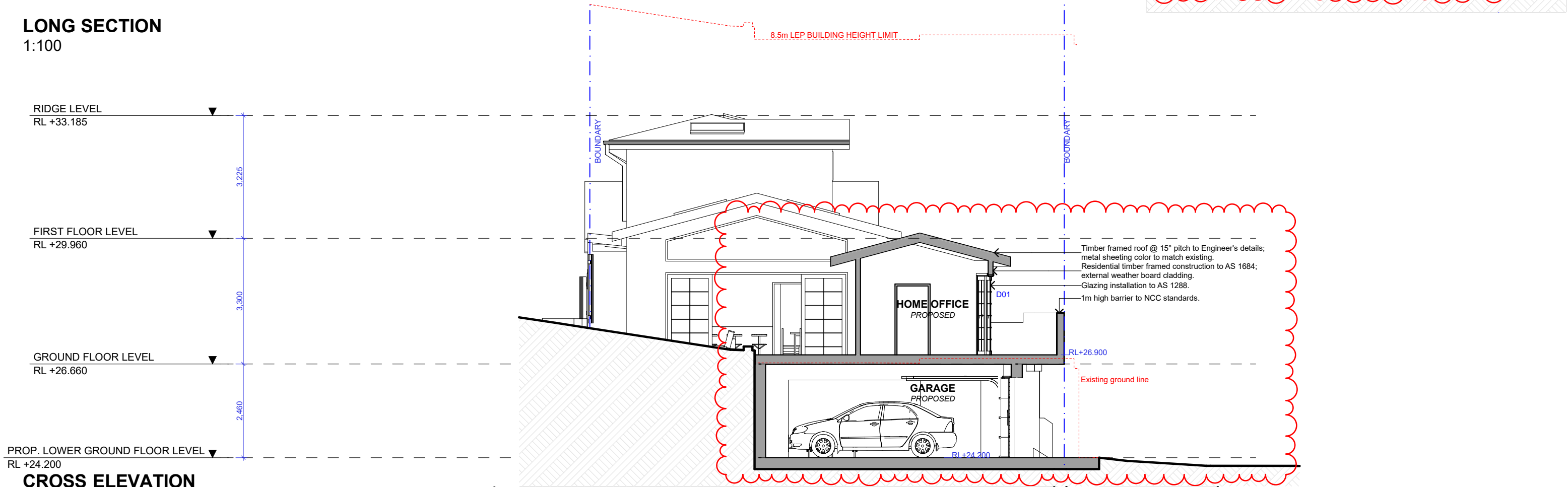
DATE
Friday, 5 May 2023

DRAWING NAME
WEST ELEVATION - HOUSE

SCALE
@A3



LONG SECTION
1:100

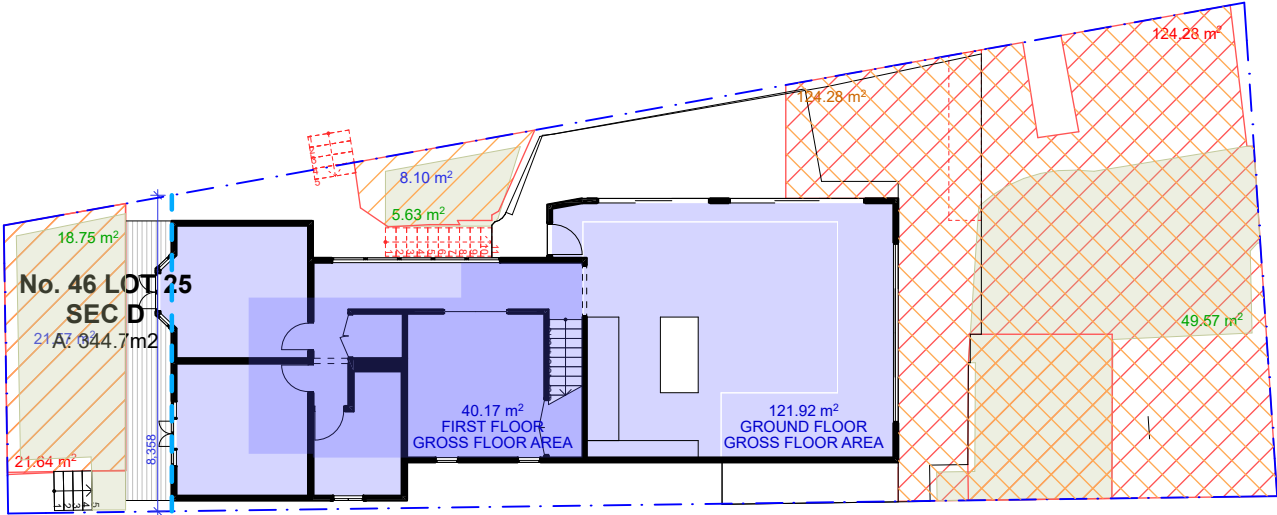


CROSS ELEVATION
1:100

AREA CALCULATIONS CONTROLS

SITE AREA: 344.7m²

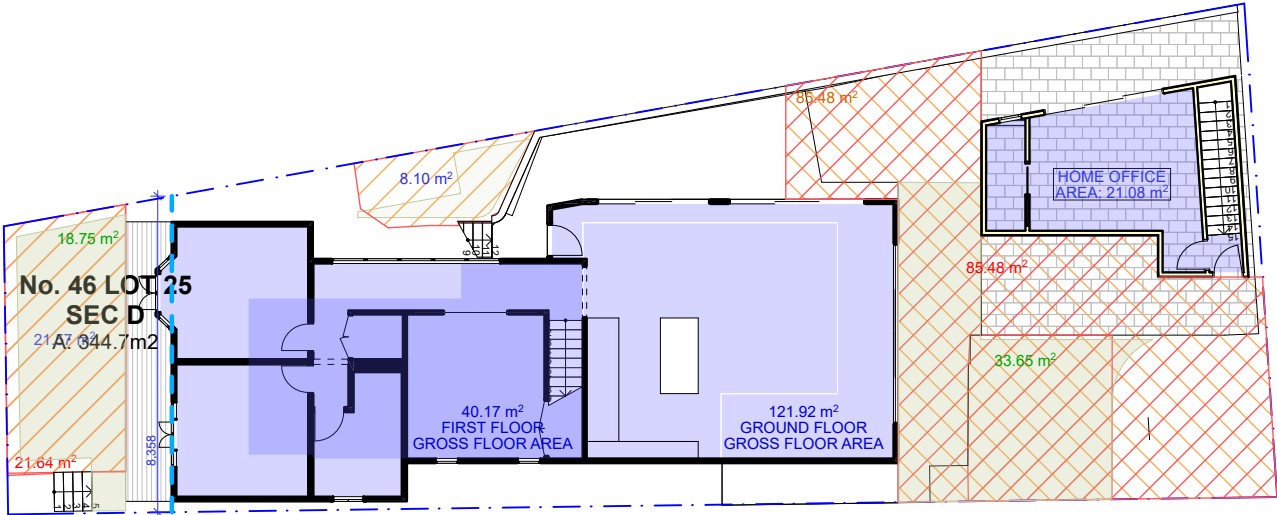
Maximum Gross floor area: 0.6:1 (206.82m²)
Minimum Total open space: 55% of the site area (189.59m²)
Minimum Landscaped area: 35% of the actual total open space
Private open space: 18m²



EXISTING GROUND FLOOR AREA

1:200

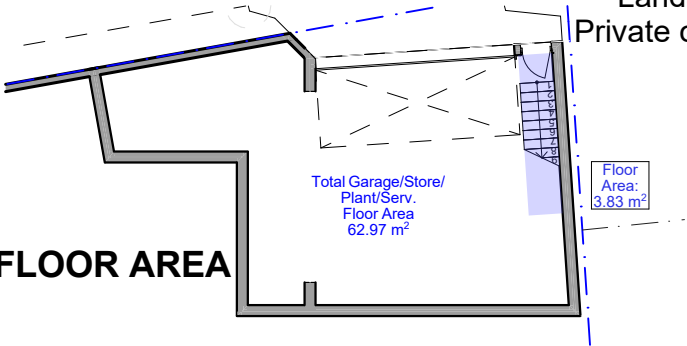
Gross floor area: 162.09m²
Total open space: 145.92m²
Landscape area: 89.33m²
Private open space: 124.28m²



PROPOSED GROUND FLOOR AREA

1:200

Gross floor area: 187m²
Total open space: 107.12m²
Landscape area: 54.61m²
Private open space: 85.48m²



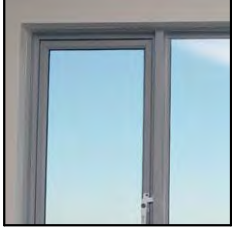
PROPOSED GARAGE FLOOR AREA

1:200

SAMPLE BOARD



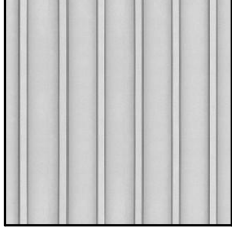
Weatherboard cladding finish to match existing



Aluminium framed windows and doors



Rendered Finish to match neighbouring finish. Colour to be confirmed



Metal roofing, colour to match existing

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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

- GROSS FLOOR AREA
- LANDSCAPED AREA
- TOTAL OPEN SPACE
- PRIVATE OPEN SPACE

CLIENT
KATARINA KEVICKA & ADAM BULLPITT

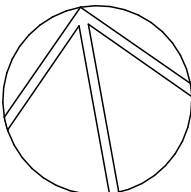
PROJECT ADDRESS
46 DAINTRY STREET FAIRLIGHT, NSW 2094

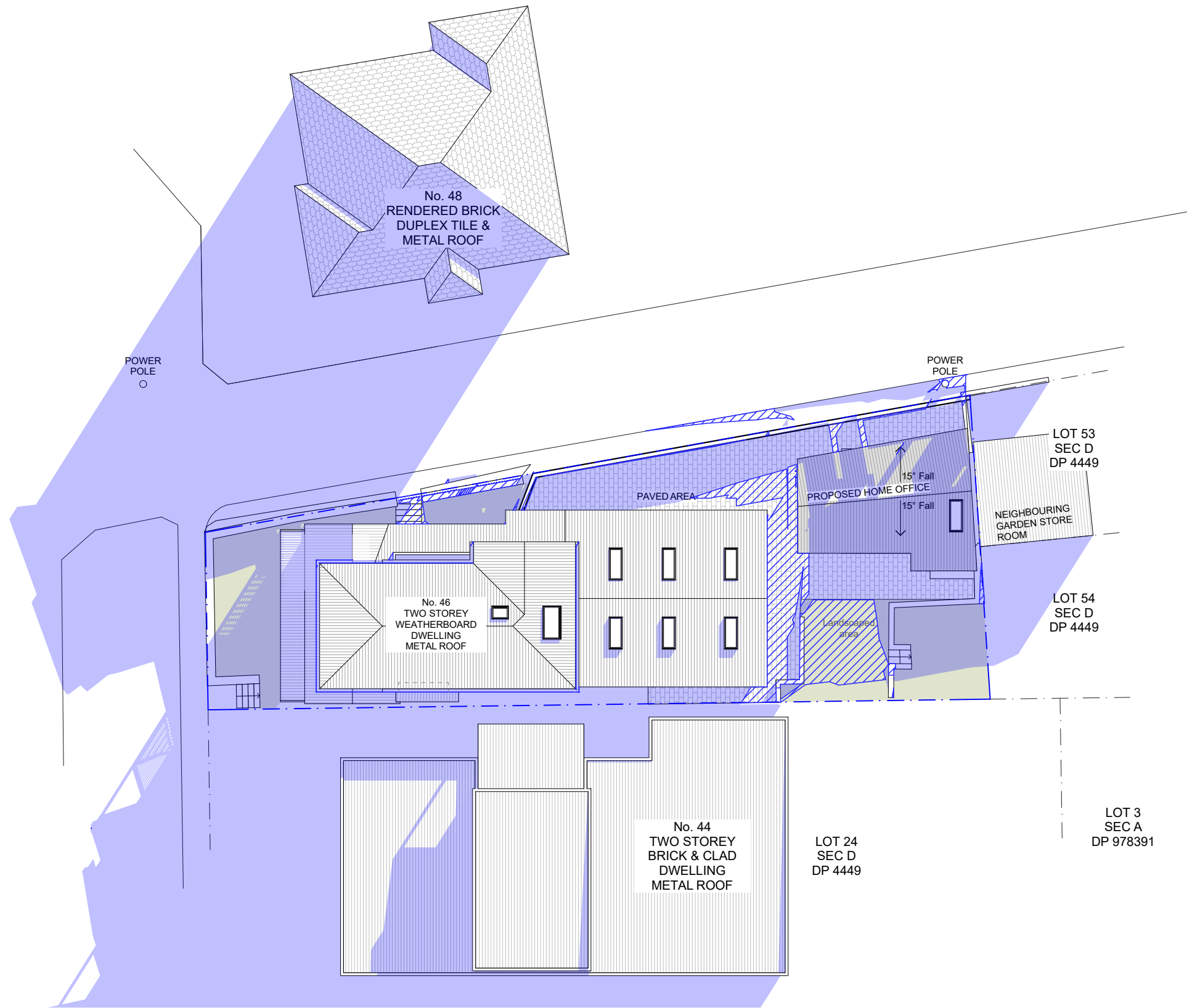
DRAWING NO.
MOD12

DATE
Friday, 5 May 2023

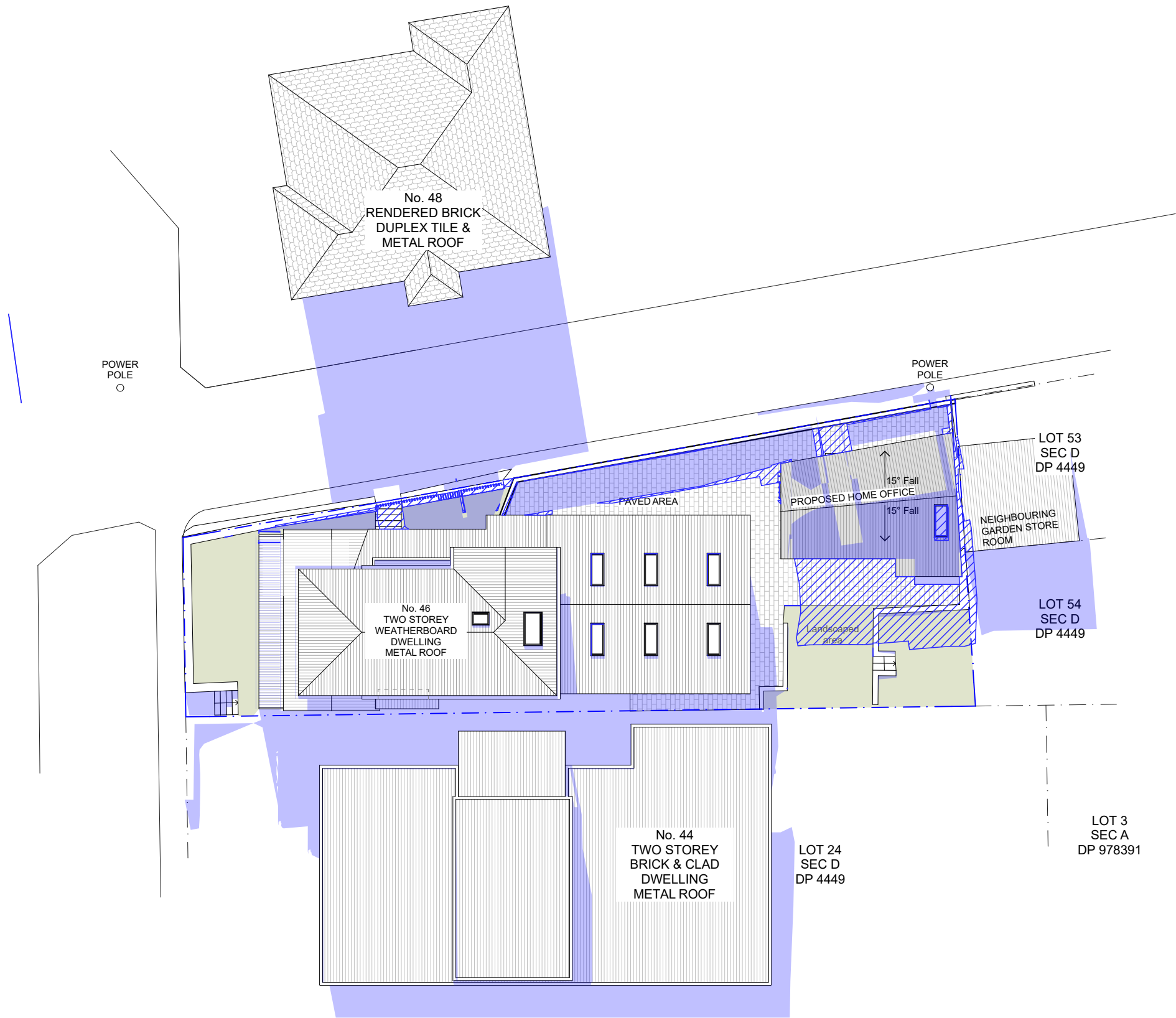
DRAWING NAME
AREA CALCULATIONS / SAMPLE BOARD / EXTERNAL WINDOW & DOOR SCHEDULE

SCALE
1:200 @A3





SHADOW DIAGRAM - WINTER SOLSTICE 9AM
1:100





SHADOW DIAGRAM - WINTER SOLSTICE 12PM
1:100



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

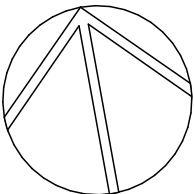
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

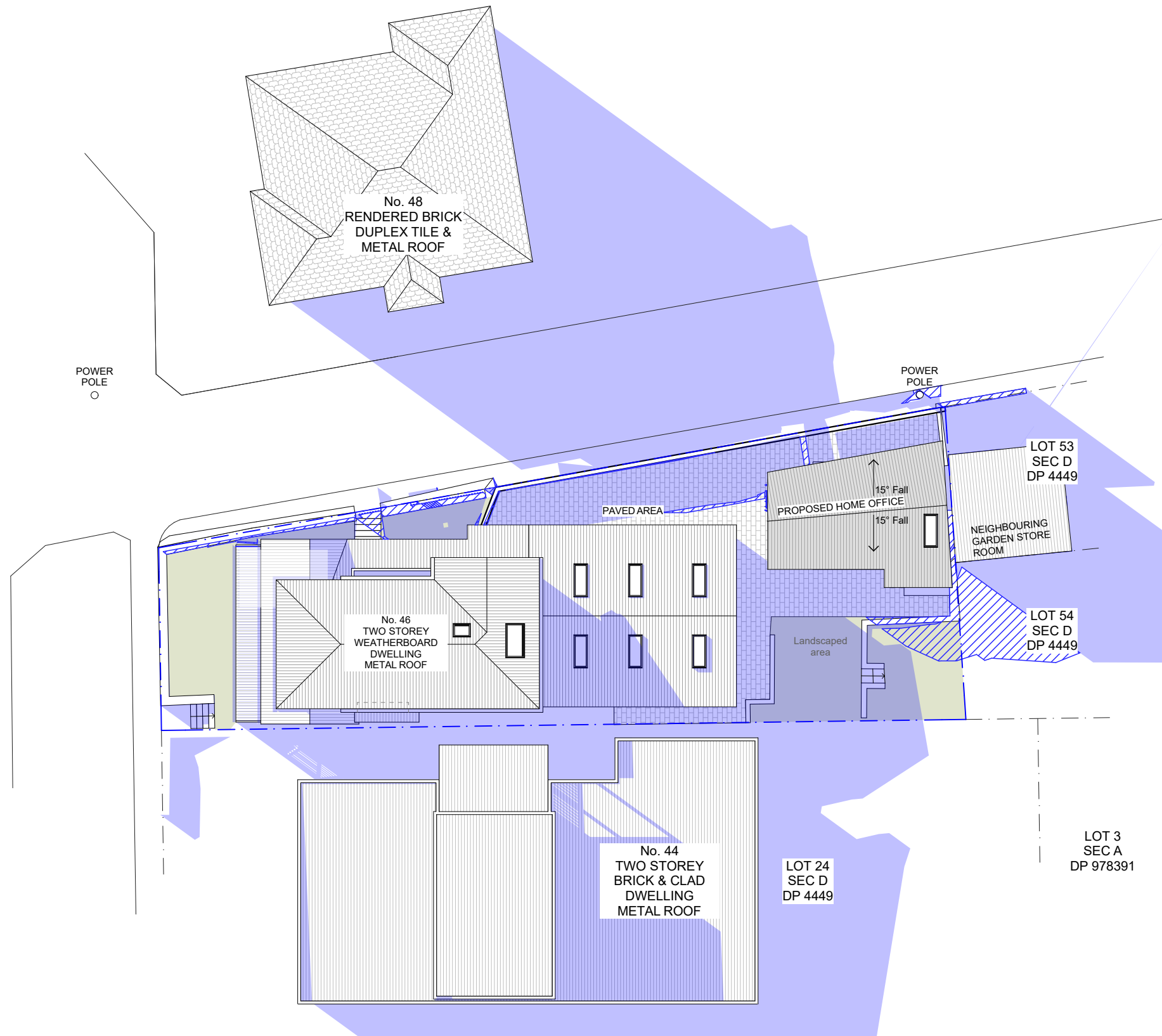
DRAWING NO.
MOD14

DATE
Friday, 5 May 2023

DRAWING NAME
SHADOW DIAGRAM - WINTER
SOLSTICE 12PM

SCALE
1:200 @A3





SHADOW DIAGRAM - WINTER SOLSTICE 3PM
1:100



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

REV.	DATE	COMMENTS	DRWN
A	04.04.2023	S4.55	AP

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

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

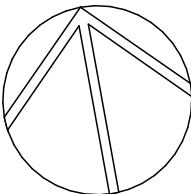
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.
MOD15

DATE
Friday, 5 May 2023

DRAWING NAME
SHADOW DIAGRAM - WINTER
SOLSTICE 3PM

SCALE
1:200 @A3





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

LEGEND

PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DATE
Friday, 5 May 2023

SCALE
1:50, 1:20 @A3

BASIX®Certificate

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

Alterations and Additions

Certificate number: A354250_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: Thursday, 30, March 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	46 Daintrey Street, Fairlight NSW - _03
Street address	46 Daintrey Street Fairlight 2094
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 4449
Lot number	25
Section number	D
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): 55660046711

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			
concrete slab on ground floor.	nil				
suspended floor above garage: concrete (R0.6).	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, flat roof: framed	ceiling: R2.50 (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								
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>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.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>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.</p>						✓	✓	✓
							✓	✓
							✓	✓
						✓	✓	✓
							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W01	N	0.55	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D01	N	6.75	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Skylights								
<p>The applicant must install the skylights in accordance with the specifications listed in the table below.</p> <p>The following requirements must also be satisfied in relation to each skylight:</p> <p>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</p>						✓	✓	✓
							✓	✓
							✓	✓

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check								
the table below.											
Skylights glazing requirements											
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S01</td><td>0.77</td><td>no shading</td><td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S01	0.77	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type								
S01	0.77	no shading	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.

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.



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	04.04.2023	S4.55	AP	<p>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.</p> <p>Do not scale measure from drawings. Figured dimensions are to be used only.</p> <p>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.</p> <p>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</p> <p>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.</p> <p>U value takes precedence over glazing type/colour in all cases.</p> <p>all new glazing must meet the BASIX specified frame and glass type, <u>QR</u> meet the ecified U value and SHGC value.</p>

CLIENT

KATARINA KEVICKA & ADAM BULLPITT

PROJECT ADDRESS

46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.

MOD17

DATE

Friday, 5 May 2023

DRAWING NAME

BASIX COMMITMENTS