



ACTION PLANS

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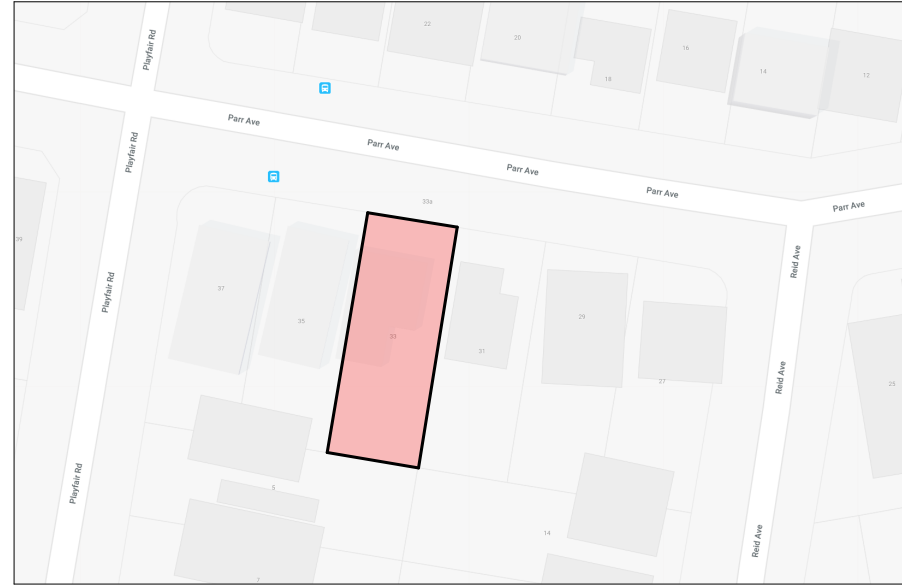
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	12/12/2019
DA01	SITE ANALYSIS	12/12/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	12/12/2019
DA03	EXISTING LOWER GROUND FLOOR PLAN	12/12/2019
DA04	EXISTING GROUND FLOOR PLAN	12/12/2019
DA05	EXISTING FIRST FLOOR PLAN	12/12/2019
DA06	PROPOSED LOWER GROUND FLOOR PLAN	12/12/2019
DA07	PROPOSED GROUND FLOOR PLAN	12/12/2019
DA08	PROPOSED FIRST FLOOR PLAN	12/12/2019
DA09	NORTH / SOUTH ELEVATION	12/12/2019
DA10	EAST ELEVATION	12/12/2019
DA11	WEST ELEVATION	12/12/2019
DA12	LONG / CROSS SECTION	12/12/2019
DA13	AREA CALCULATIONS / SAMPLE BOARD	12/12/2019
DA14	WINTER SOLSTICE 9 AM	12/12/2019
DA15	WINTER SOLSTICE 12 PM	12/12/2019
DA16	WINTER SOLSTICE 3 PM	12/12/2019
DA17	BASIX COMMITMENTS	12/12/2019

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	33 PARR AVENUE, NORTH CURL CURL, NSW 2099			
LOT & DP/SP	LOT 17 DP 13900			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	588.1m ²			
FRONTAGE	14.93m			
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	588.1m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.16m	8.245m	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	AREA B – FLANKING SLOPES 5° TO 25°	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	6.9m	7.98m	NO
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	5m	5m	UNCHANGED	NO
SIDE BOUNDARY SETBACKS	0.9m	E: 2.25m W: 1.165m	E: 2.45m UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	6.63m	6.94m	YES
REAR BOUNDARY SETBACK	6.0m	8.265m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (235.24m ²)	29.9% (175.86 ²)	36.4% (214.18m ²)	No
PRIVATE OPEN SPACE	60m ²	108.96m ²	90.78m ²	YES

33 PARR AVENUE NORTH CURL CURL NSW 2099

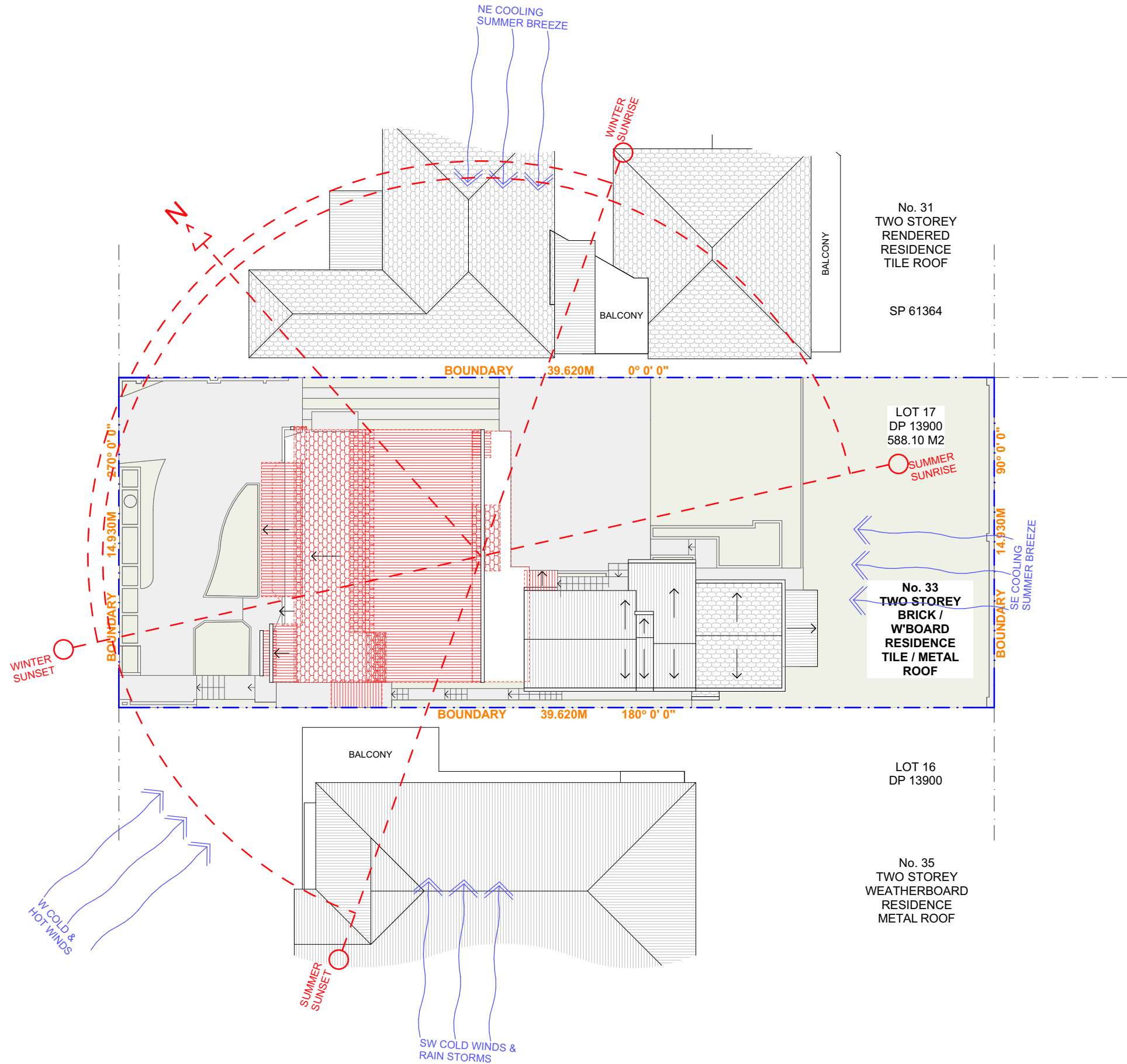


LOCATION VIEW

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATIONAND 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 REQUIRRED & 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

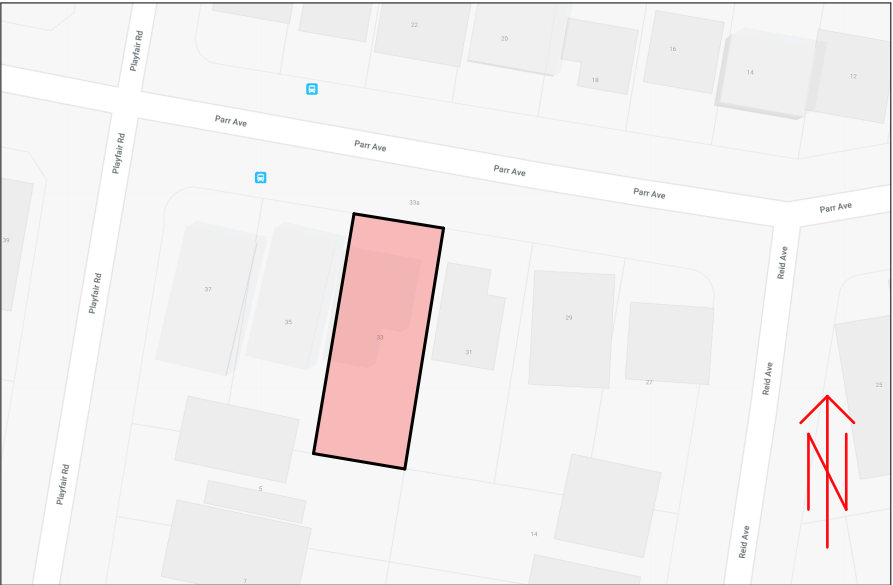
PARR AVENUE



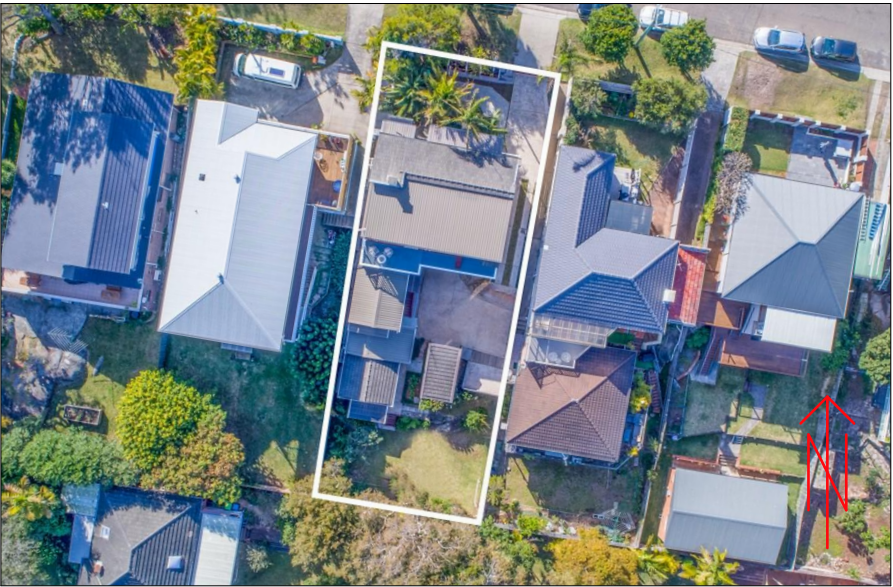
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



EXTERNAL VIEW



LOCATION VIEW



DRONE AERIAL



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A	12/12/19	DOCUMENTATION	AP

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LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT

SAM MOLD & STEPH WELLS

PROJECT ADDRESS

33 PARR AVENUE
NORTH CURL CURL
NSW 2099

DRAWING NO.

DA01

DATE

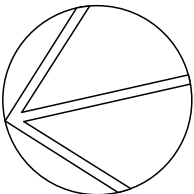
Thursday, 12
December 2019

DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





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LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT

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PROJECT ADDRESS

33 PARR AVENUE
NORTH CURL CURL
NSW 2099

DRAWING NO.

DA02

DATE

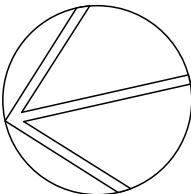
Thursday, 12
December 2019

DRAWING NAME

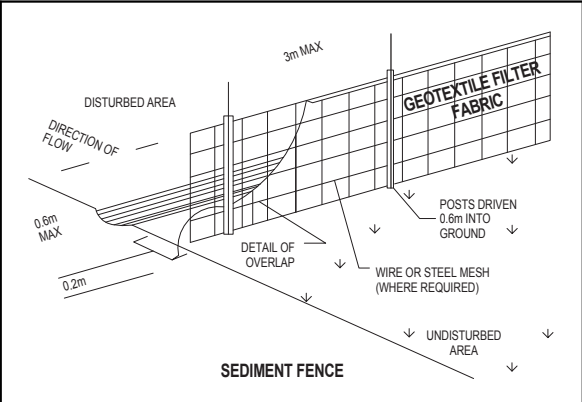
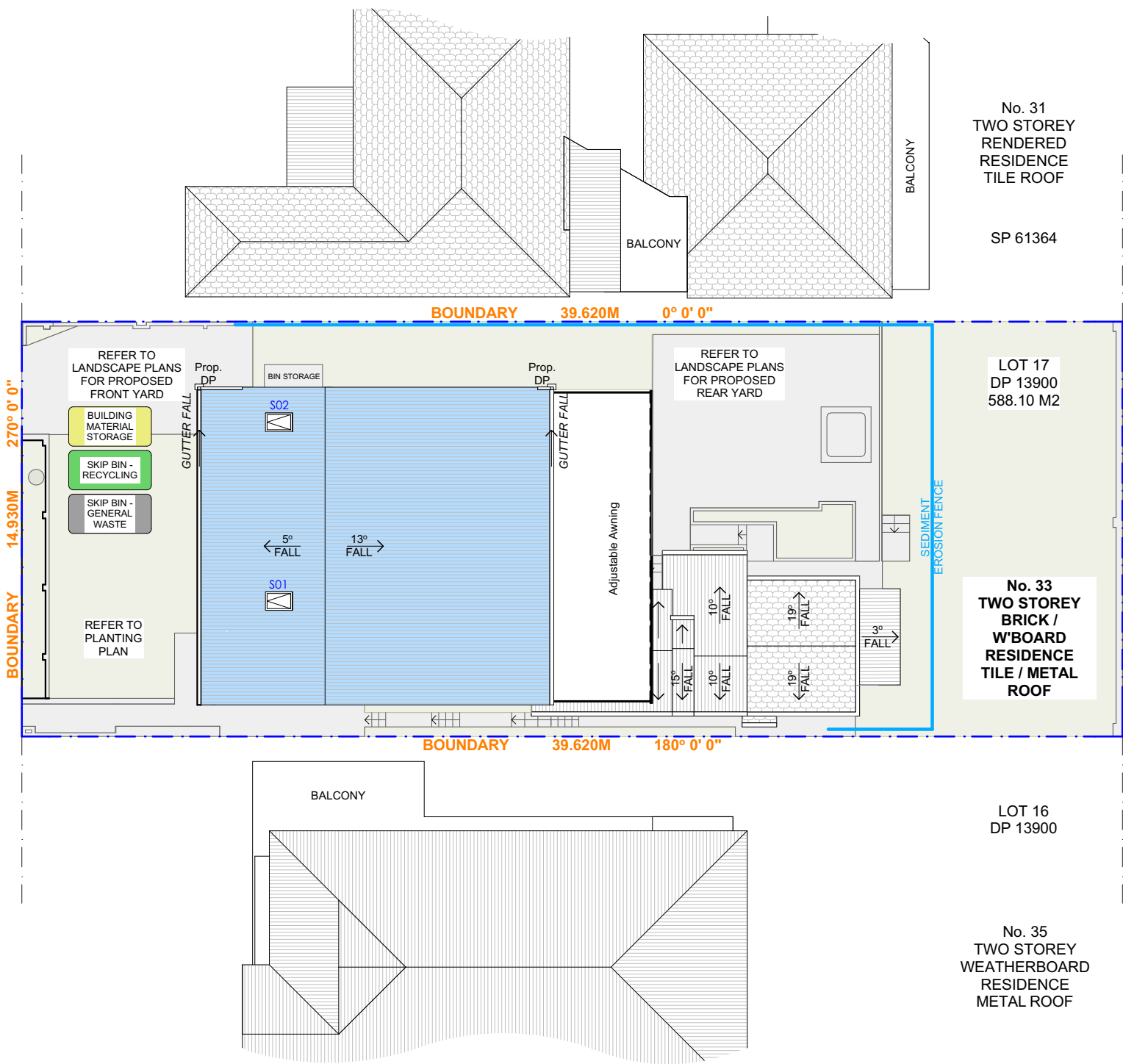
SITE / ROOF / SEDIMENT
EROSION / WASTE
MANAGEMENT / STORMWATER
CONCEPT PLAN

SCALE

1:200 @A3



PARR AVENUE



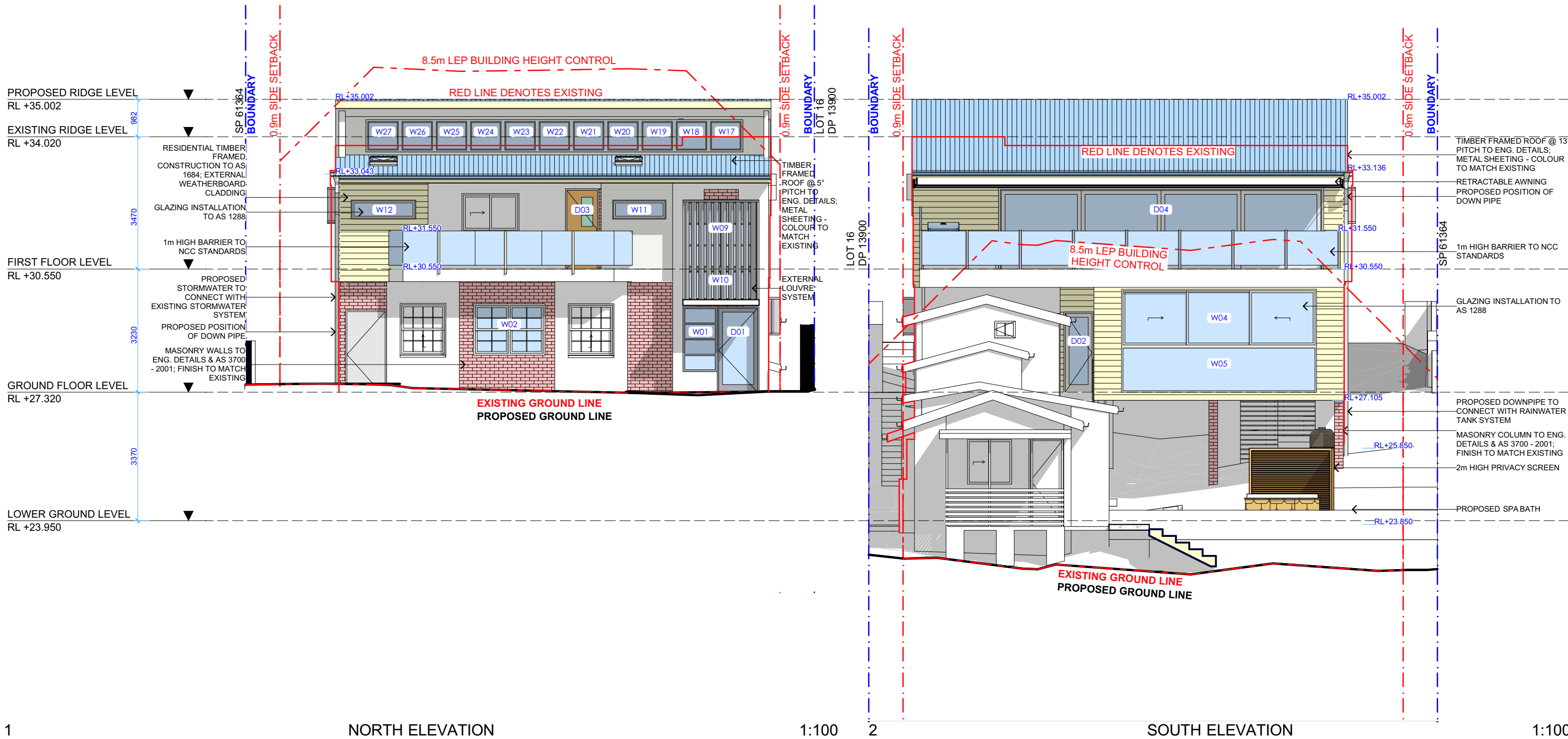
DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL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

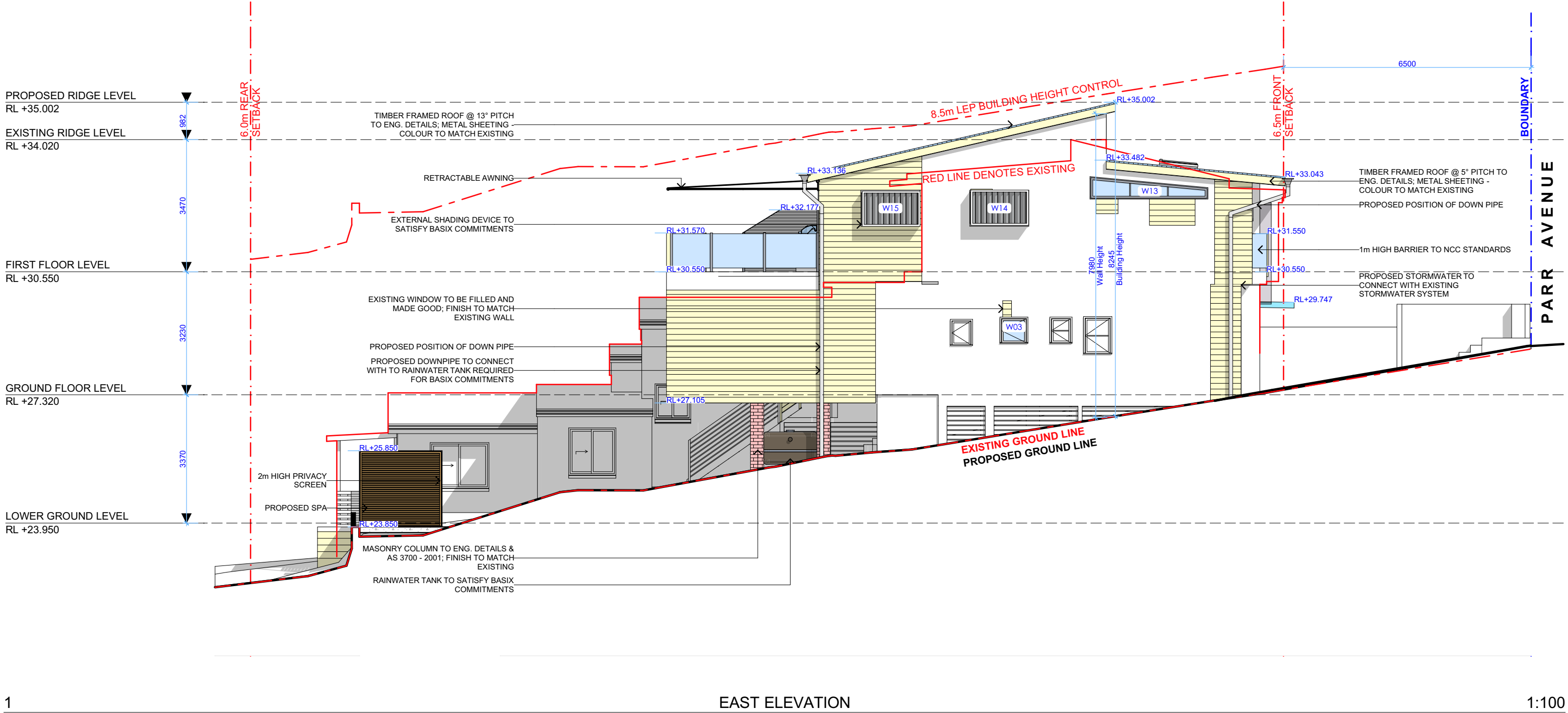
STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAYFROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE.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

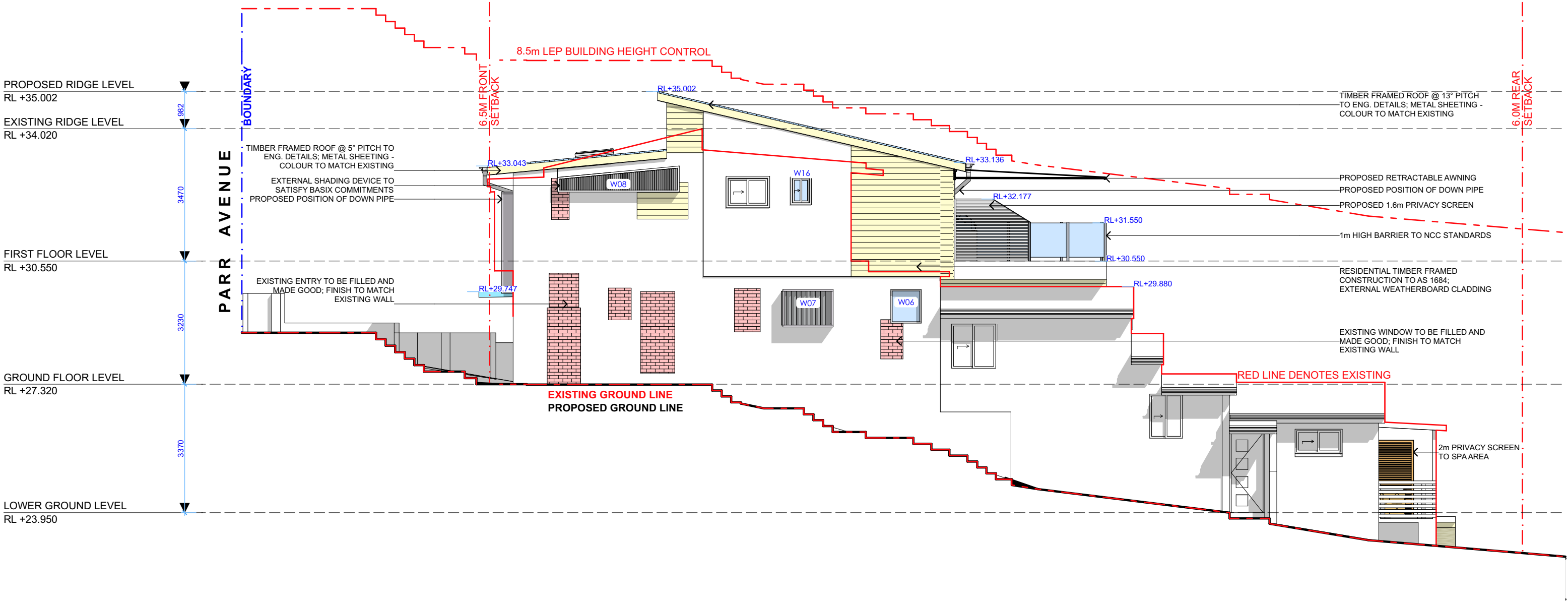
GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING













1 NORTH ELEVATION 1:100 2 SOUTH ELEVATION 1:100





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LEGEND	
	NEW FLOOR AREA
	NEW WET FLOOR AREA
	METAL ROOFING
	TILED ROOFING
	TIMBER
	CONCRETE
	BRICKWORK
	METAL
	EXISTING
	DEMOLISHED

CLIENT
SAM MOLD & STEPH WELLS

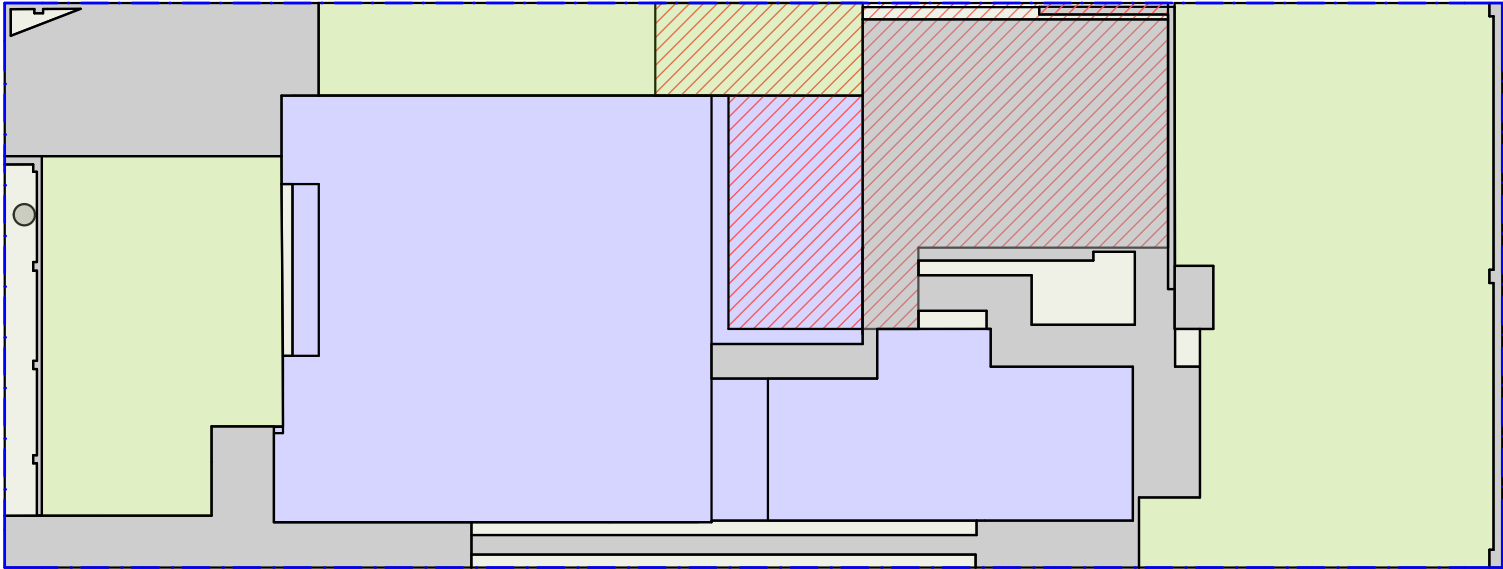
PROJECT ADDRESS
33 PARR AVENUE
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA11

DATE
Thursday, 12
December 2019

DRAWING NAME
WEST ELEVATION

SCALE
1:100 @A3



SITE AREA:
588.1m²

LANDSCAPED AREA
MINIMUM REQUIRED: 40% (235.24m²)
EXISTING: 29.9% (175.86m²)
PROPOSED: 36.4% (214.18m²)

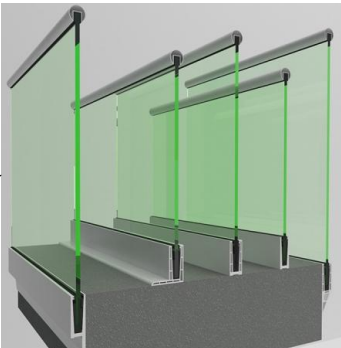
PERVIOUS AREA
PROPOSED: 5.8% (34.12m²)

PRIVATE OPEN SPACE
MINIMUM REQUIRED: 60m²
EXISTING: 108.96m²
PROPOSED: 90.78m²

BUILT UPON AREA

FLOOR AREA

FLOOR SPACE AREA: TOTAL	
EXISTING PRIMARY:	184.20m ²
PROPOSED PRIMARY:	245.30m ²
EXISTING SECONDARY:	46.27m ²
PROPOSED SECONDARY:	UNCHANGED



GLASS BALUSTRADE TO DECK -
STYLE TO BE CONFIRMED BY CLIENT

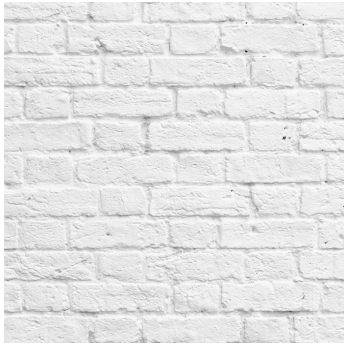
1

AREA CALCULATIONS

1:200



SHEET METAL ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT



BAGGED AND PAINTED MASONRY -
TO MATCH EXISTING SIMILAR WALLS



2

SAMPLE BOARD

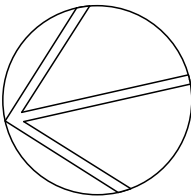


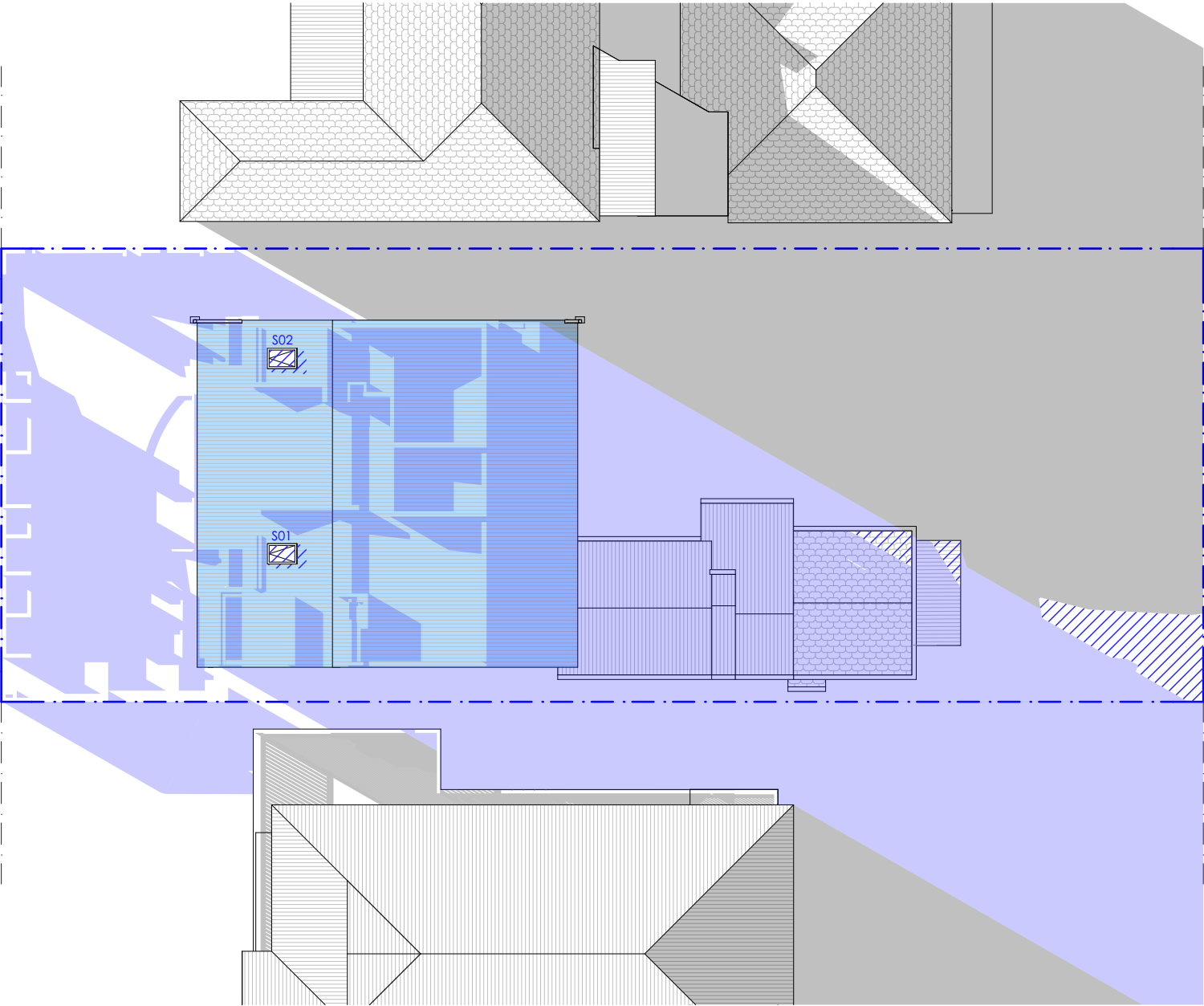
EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT



TIMBER PRIVACY SCREEN -
COLOUR TO BE CONFIRMED BY CLIENT

LEGEND





1

WINTER SOLSTICE 9AM

1:200



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

CLIENT
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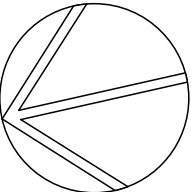
PROJECT ADDRESS
33 PARR AVENUE
NORTH CURL CURL
NSW 2099

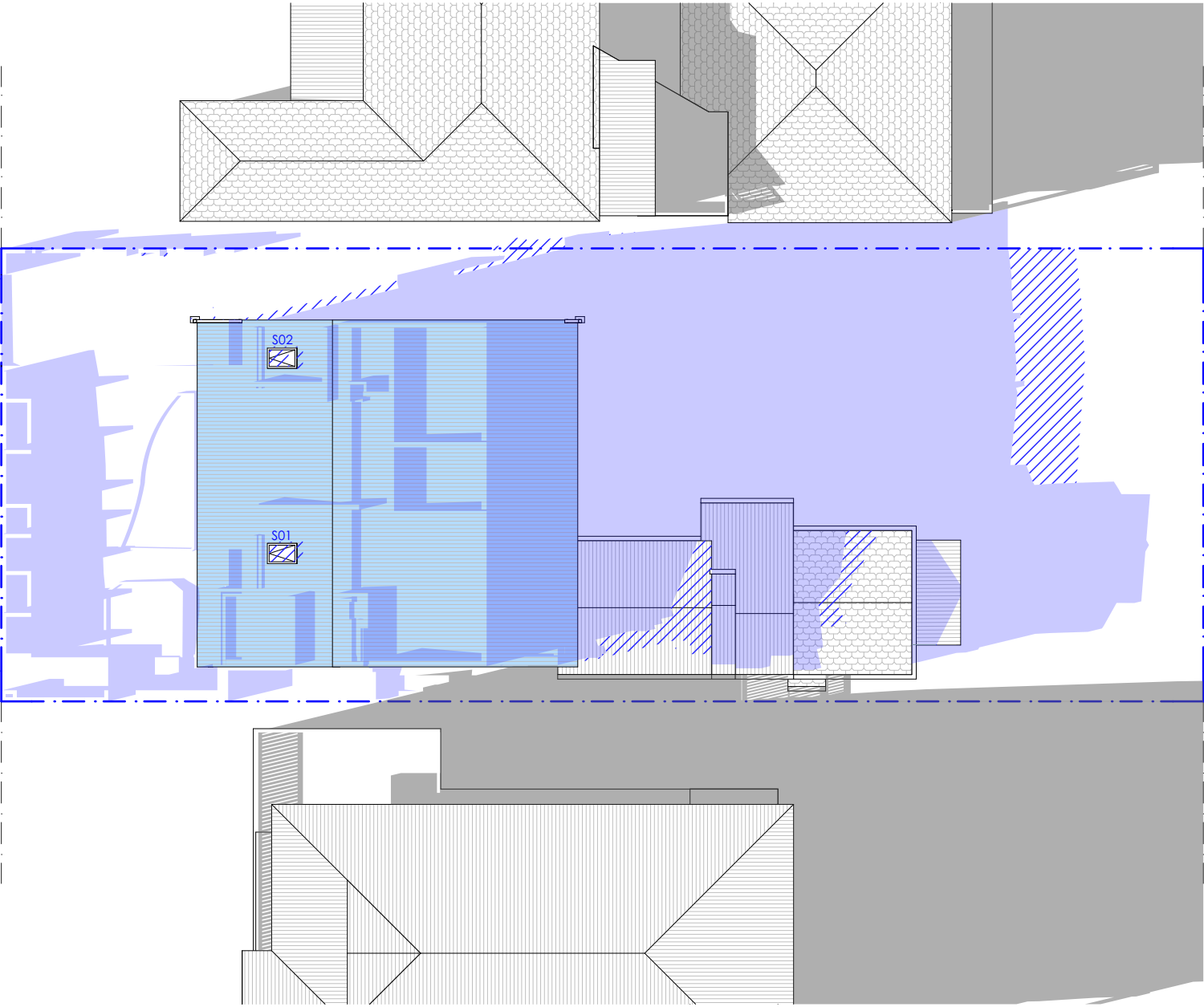
DRAWING NO.
DA14

DATE
Thursday, 12
December 2019

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3





1

WINTER SOLSTICE 12 PM

1:200



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- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS
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CLIENT
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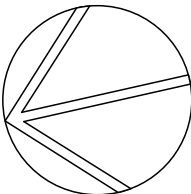
PROJECT ADDRESS
33 PARR AVENUE
NORTH CURL CURL
NSW 2099

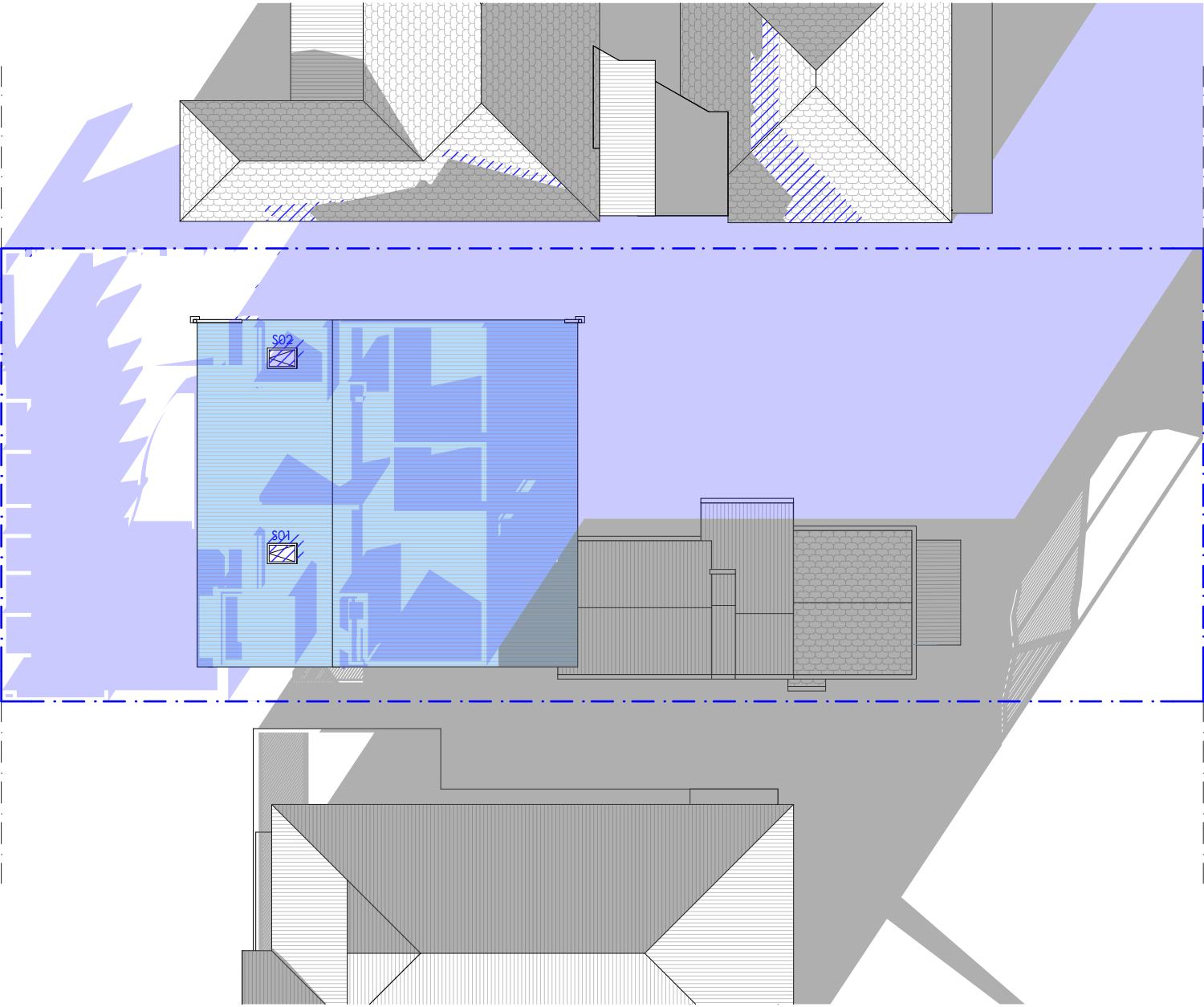
DRAWING NO.
DA15

DATE
Thursday, 12
December 2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





1

WINTER SOLSTICE 3PM

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
SAM MOLD & STEPH WELLS

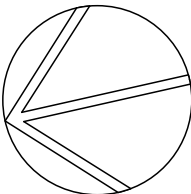
PROJECT ADDRESS
33 PARR AVENUE
NORTH CURL CURL
NSW 2099

DRAWING NO.
DA16

DATE
Thursday, 12
December 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A353450_02

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, 11, December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1410 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 45 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 2.8 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✓	✓

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	Carifier Check
Insulation requirements			
<p>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.</p>			
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
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)		
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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.

Project address	
Project name	33 PARR AVENUE_02
Street address	33 PARR Avenue NORTH CURL CURL 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13900
Lot number	17
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes 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

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.			✓	✓		
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)		
D01	N	2.24	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W01	N	6.39	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	N	2.54	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W04	S	7.68	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W05	S	7.68	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	S	1.44	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W07	W	1.29	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W08	W	1.71	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W09	N	3.62	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	N	1.7	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	N	1.65	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	N	0.7	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	N	0.85	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	E	1.35	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W15	E	1.35	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	S	17.78	0	0	awning (adjustable) ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W17	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W19	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W20	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W21	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W22	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W23	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W24	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W25	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W26	N	0.76	0	0	projection/height above sill ratio ≥0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W27	N	0.76	0	0	projection/height above sill ratio ≥0.23	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
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 the table below.</p>				✓	✓ ✓ ✓	✓ ✓ ✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S1	0.64	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S2	0.64	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	12/12/19	DOCUMENTATION	AP

NOTES

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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.

U value takes precedence over glazing type/colour in all cases.

One new glazing must meet the BASiX specified frame and glass type, OR meet the ecified U value and SHGC value.

CLIENT

SAM MOLD & STEPH
WELLS

PROJECT ADDRESS

33 PARR AVENUE
NORTH CURL CURL
NSW 2099

DRAWING NO.

DA17

DATE _____

Thursday, 12
December 2019

DRAWING NAME

BASIX COMMITMENTS

SUGGESTED LIGHTING:

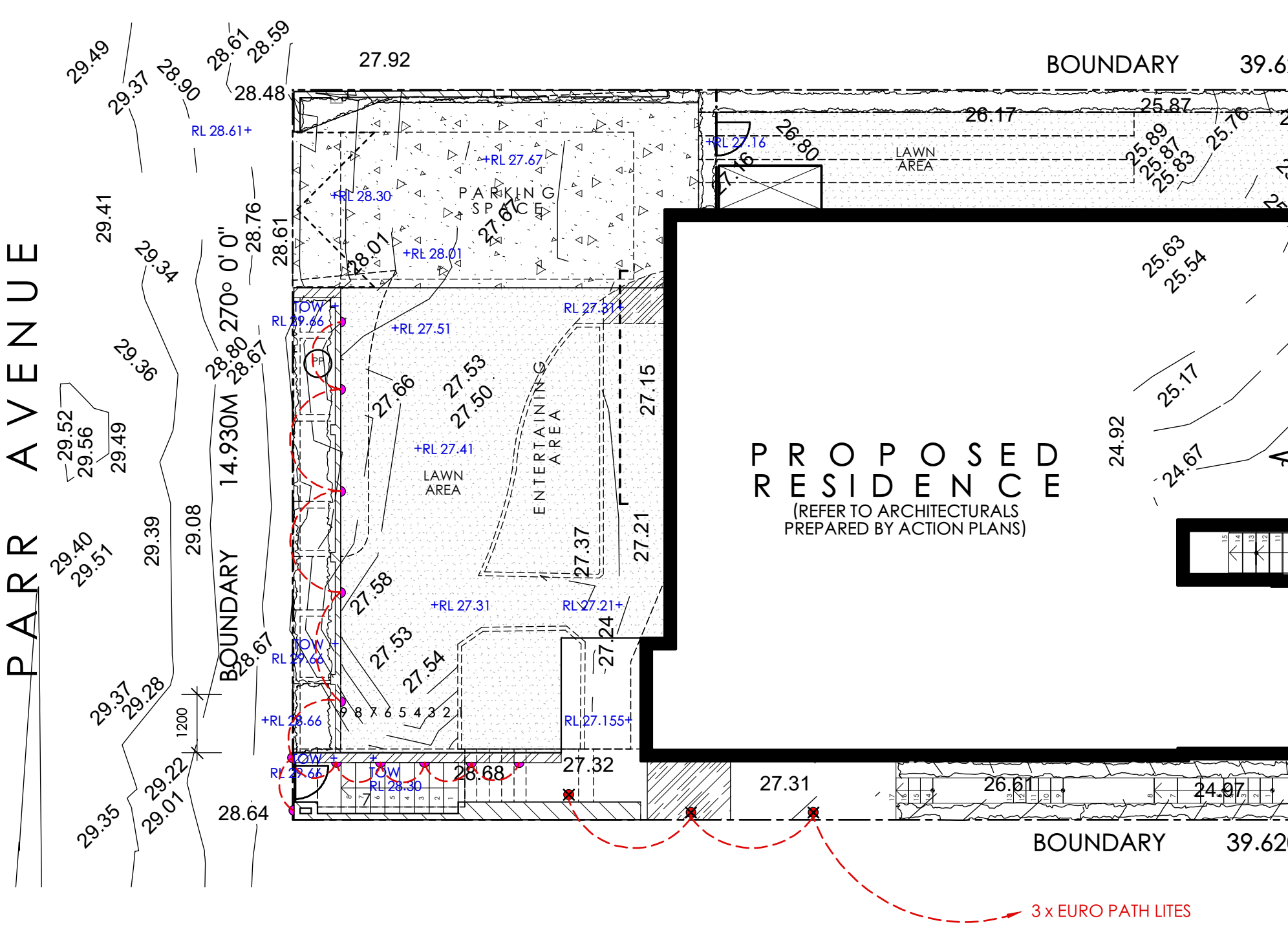


EURO PATH LITE



EURO STEP LITE SOLID EYELID

NOTES:
ALL LIGHTS FROM HUNZA OUTDOOR PURE LIGHTING OR SIMILAR INSTALLED TO MANUFACTURER'S SPECIFICATION.



3 x EURO PATH LITES

			Notes:		Legend:		Drawing:		Status		Project No.	
			1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.				Lighting Plan		SCALE - 1:100 @ A3		Mold	
			2. Do not scale from drawings.				Address:		A Total Concept Landscape Architects & Swimming Pool Designers		Drawing No.	
			3. If in doubt contact Landscape Architect.				No. 33 Parr Avenue, North Curl Curl		65 West Street, North Sydney NSW 2060 T: (02) 9937 5122 E: design@totalconcept.com.au www.atotalconcept.com.au		Rev #	
			4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.				Project:		a total concept landscape architects & swimming pool designers		L/03 C	
			5. This plan has been prepared for DA purposes only.				Concept		191208_33 Parr Avenue North Curl Curl.vda18.dwg		OF 5	
							Client:					
							Mr Sam Mold & Ms Steph Wells					

