



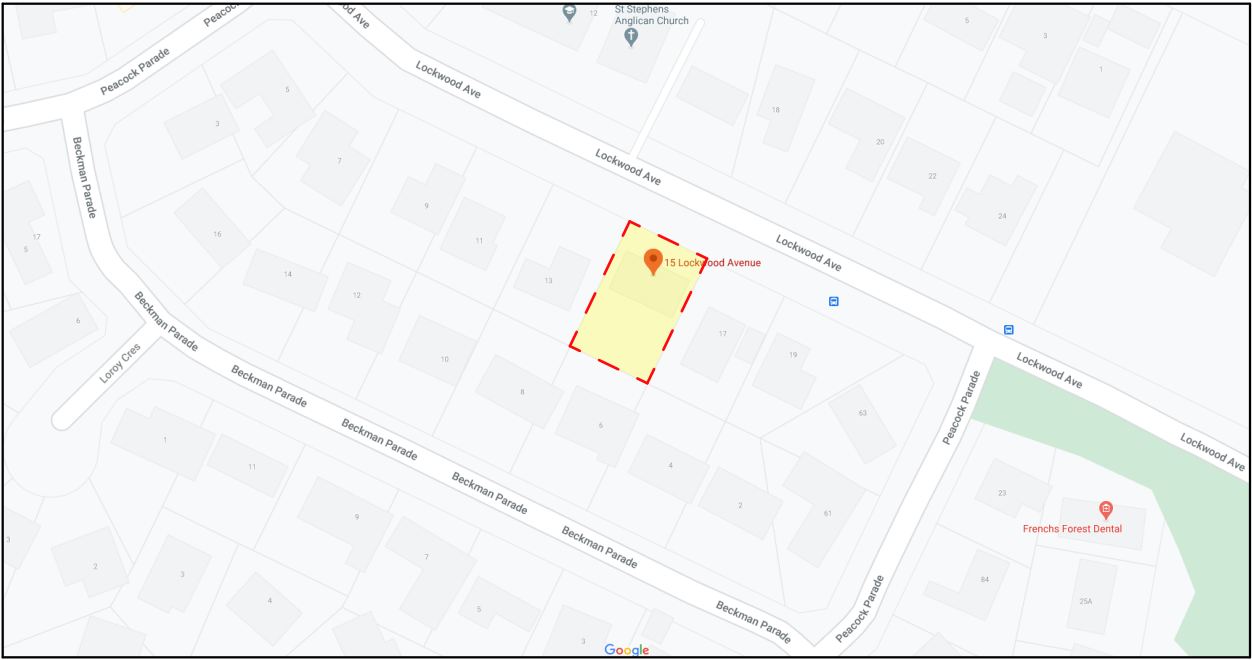
# ACTION PLANS

m: 0426 957 518  
e: [operations@actionplans.com.au](mailto:operations@actionplans.com.au)  
w: [www.actionplans.com.au](http://www.actionplans.com.au)

## DEVELOPMENT APPLICATION

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	2/12/2020
DA01	SITE ANALYSIS	2/12/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	2/12/2020
DA03	EXISTING GROUND FLOOR PLAN	2/12/2020
DA04	PROPOSED GROUND FLOOR PLAN	2/12/2020
DA05	PROPOSED FIRST FLOOR PLAN	2/12/2020
DA06	NORTH / EAST ELEVATION	2/12/2020
DA07	SOUTH / WEST ELEVATION	2/12/2020
DA08	LONG / CROSS SECTION	2/12/2020
DA09	DRIVEWAY PLAN & LONG SECTION	2/12/2020
DA10	AREA CALCULATIONS / SAMPLE BOARD	2/12/2020
DA11	WINTER SOLSTICE 9 AM	2/12/2020
DA12	WINTER SOLSTICE 12 PM	2/12/2020
DA13	WINTER SOLSTICE 3 PM	2/12/2020
DA14	BASIX COMMITMENTS	2/12/2020
DA15	BASIX COMMITMENTS	2/12/2020

## 15 LOCKWOOD AVE, FRENCHS FOREST 2086



### 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
- STAIRWAY AND 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

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	15 LOCKWOOD AVENUE, FRENCHS FOREST, NSW 2086			
LOT & DP/SP	LOT 16 DP 224441			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	695.55m <sup>2</sup>			
FRONTAGE	20.726m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	695.55m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	2.8m	6.95m	YES
HAZARDS				
LANDSLIP RISK	AREA A	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	2.48m	5.195m	YES
SIDE BOUNDARY ENVELOPE	4m	N/A	UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 2.403m W: 1.566m	E: UNCHANGED W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	9.020m	3.320m	NO
REAR BOUNDARY SETBACK	6.0m	14.95m	10.402m	YES
LANDSCAPE OPEN SPACE	40% (278.22m <sup>2</sup> )	319m <sup>2</sup>	285.76m <sup>2</sup>	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>	115.16m <sup>2</sup>	105.13m <sup>2</sup>	YES



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

REV.	DATE	COMMENTS	DRWN
A	07/07/2020	SKETCH DESIGN	DLR
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR
C	11.09.2020	REVISED DESIGN PLANS	RNA

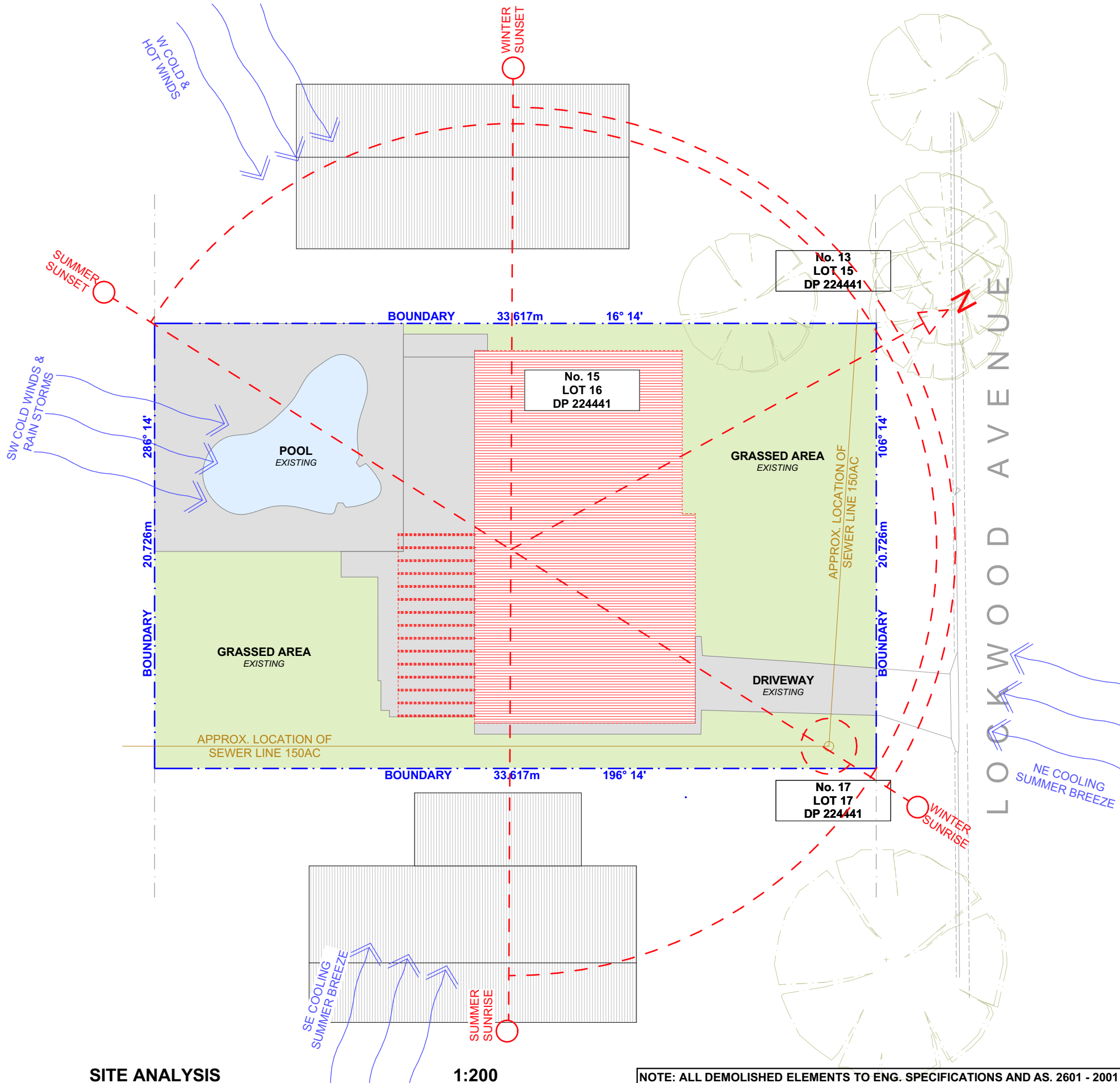
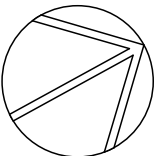
**NOTES**  
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.  
Do not scale measure from drawings. Figured dimensions are to be used only.  
The Builder/Contractor shall 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**  
[Solid black line] EXISTING  
[Solid grey line] PROPOSED  
[Dashed red line] DEMOLISHED

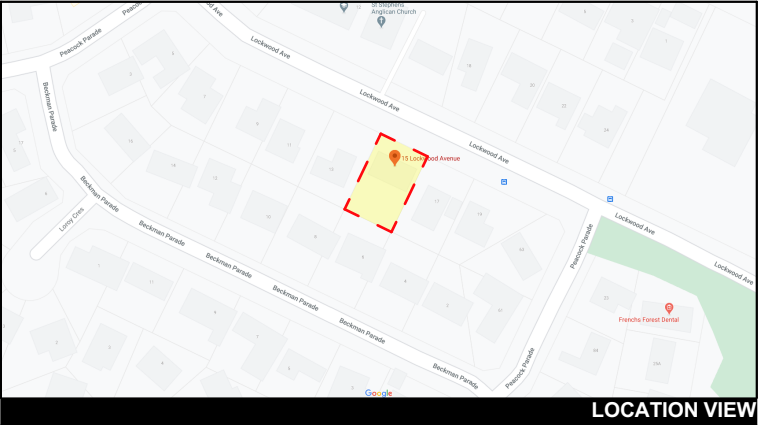
**CLIENT**  
BART & KERRI  
THOMAS  
  
**PROJECT ADDRESS**  
15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

**DRAWING NO.**  
**DA01**  
  
**DATE**  
Wednesday, 2  
December 2020

**DRAWING NAME**  
SITE ANALYSIS  
  
**SCALE**  
@A3



STREET VIEW

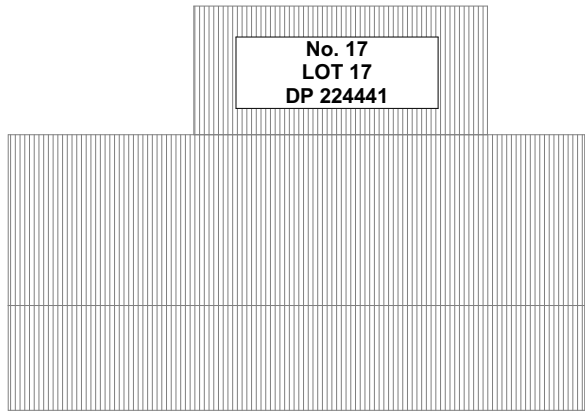
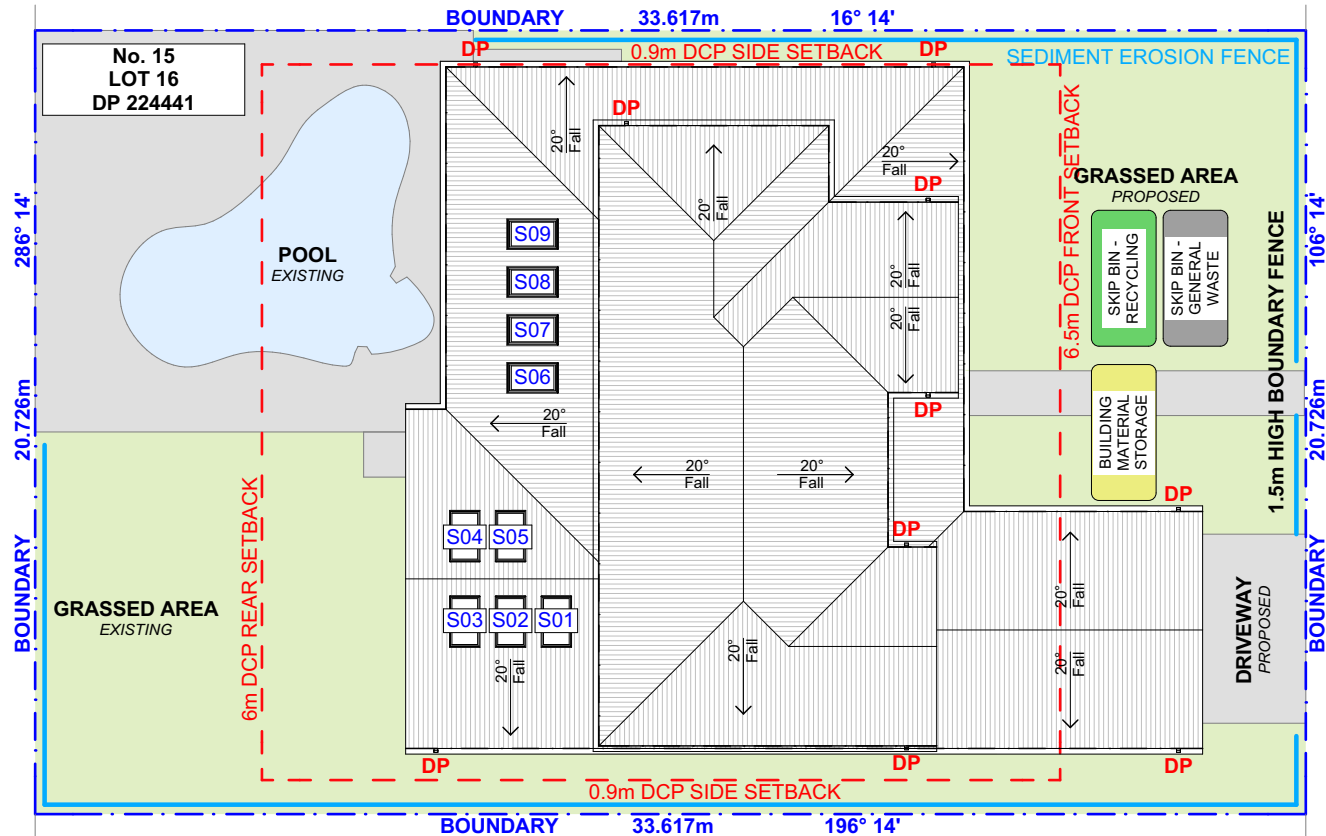
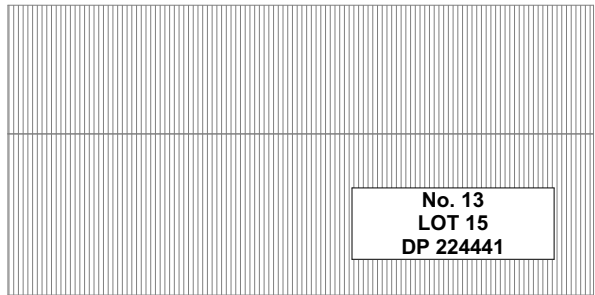
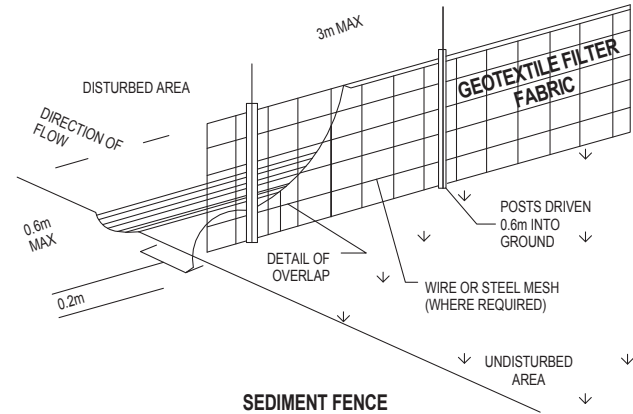


LOCATION VIEW



AERIAL MAP





**NOTES REGARDING BOUNDARY**  
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

**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**

SITE PLAN

1:200



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

REV.	DATE	COMMENTS	DRWN
A	07/07/2020	SKETCH DESIGN	DLR
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR
C	11.09.2020	REVISED DESIGN PLANS	RNA

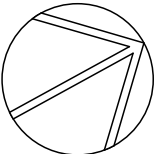
**NOTES**  
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.  
Do not scale measure from drawings. Figured dimensions are to be used only.  
The Builder/Contractor shall 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.

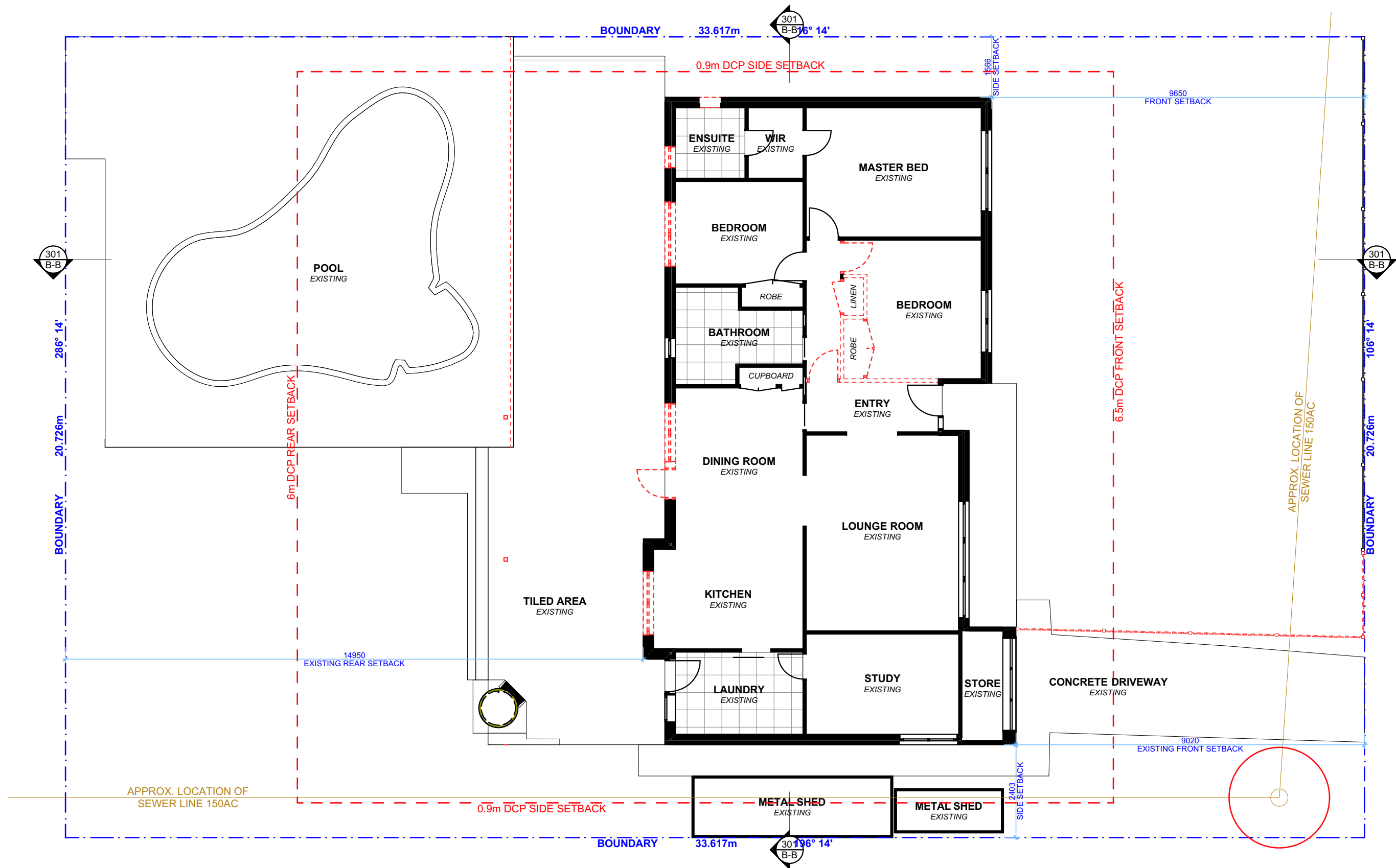
**LEGEND**  
[Solid Black] EXISTING  
[Solid Grey] PROPOSED  
[Dashed Red] DEMOLISHED

**CLIENT**  
BART & KERRI THOMAS  
  
**PROJECT ADDRESS**  
15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

**DRAWING NO.**  
**DA02**  
  
**DATE**  
Wednesday, 2  
December 2020

**DRAWING NAME**  
SITE / ROOF / SEDIMENT EROSION /  
WASTE MANAGEMENT /  
STORMWATER CONCEPT PLAN  
  
**SCALE**  
1:1 @A3





1

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
A	07/07/2020	SKETCH DESIGN	DLR
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR
C	11.09.2020	REVISED DESIGN PLANS	RNA

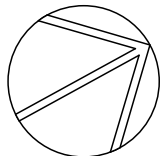
**NOTES**  
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.  
Do not scale measure from drawings. Figured dimensions are to be used only.  
The Builder/Contractor shall 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

**CLIENT**  
BART & KERRI THOMAS  
  
**PROJECT ADDRESS**  
15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

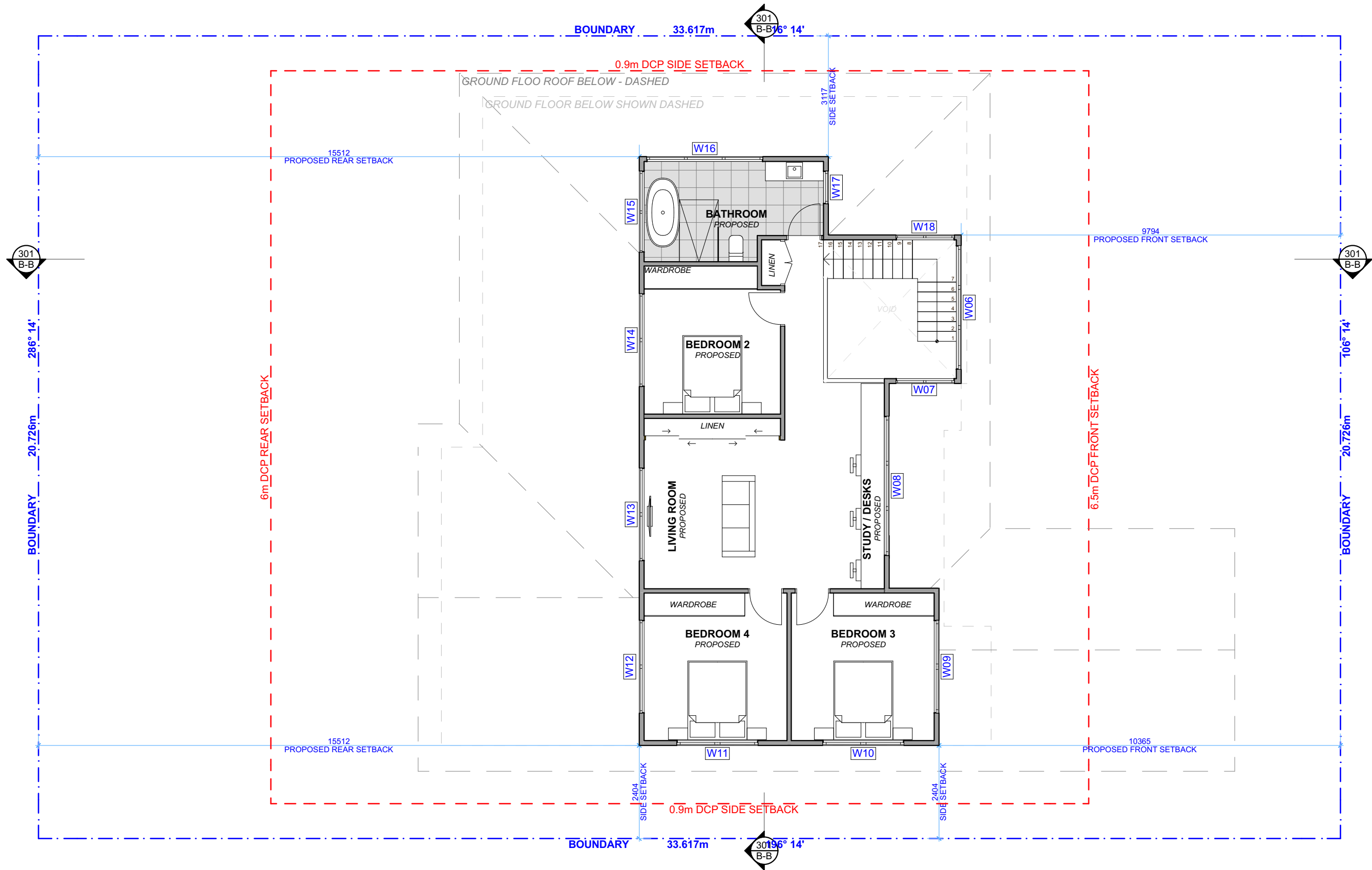
**DRAWING NO.**  
DA03  
  
**DATE**  
Wednesday, 2  
December 2020

**DRAWING NAME**  
EXISTING GROUND FLOOR PLAN  
  
**SCALE**  
@A3









PROPOSED FIRST FLOOR PLAN

1:100

1



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

BART & KERRI THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA05

DATE

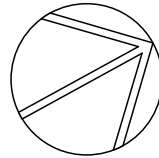
Wednesday, 2  
December 2020

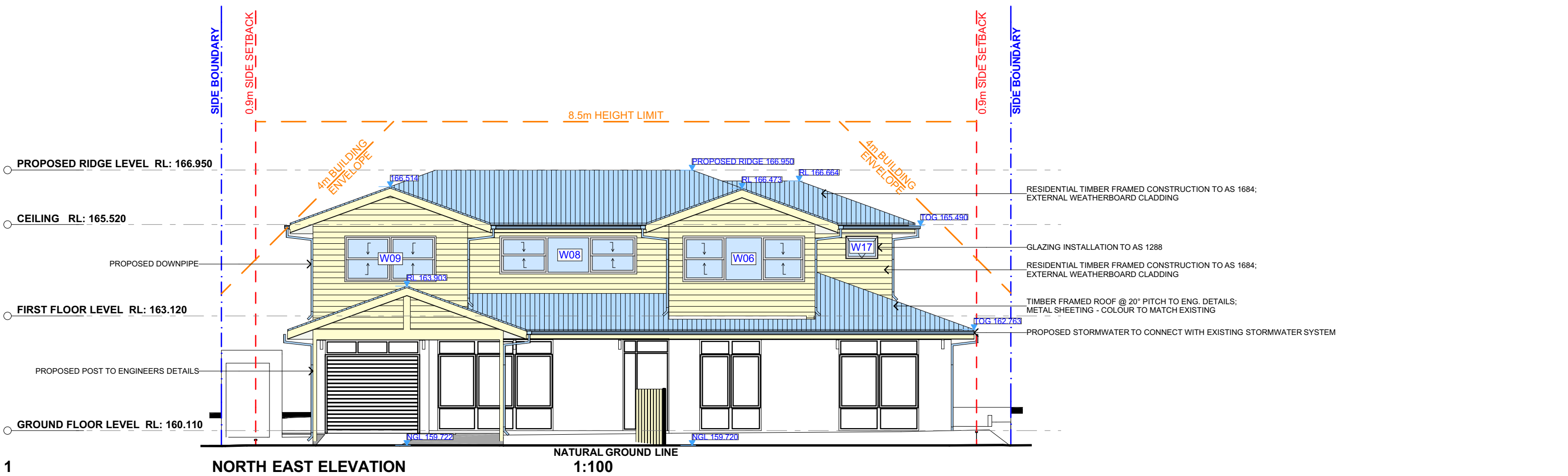
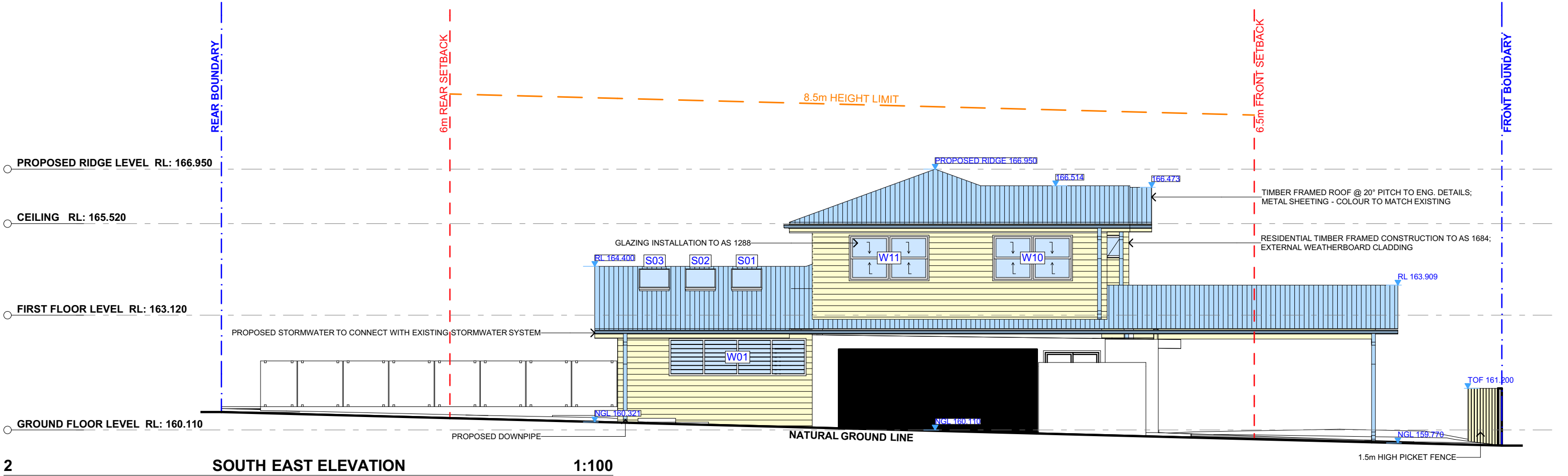
DRAWING NAME


PROPOSED FIRST FLOOR PLAN

SCALE

@A3







# ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

## LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

**CLIENT**  
BART & KERRI  
THOMAS

**PROJECT ADDRESS**  
15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

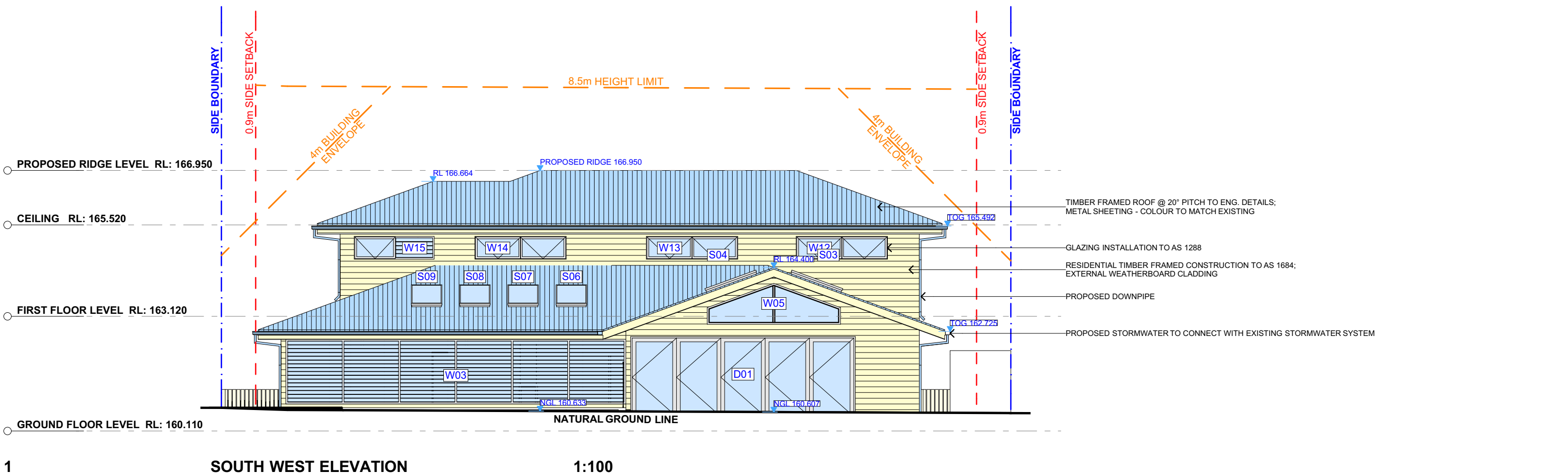
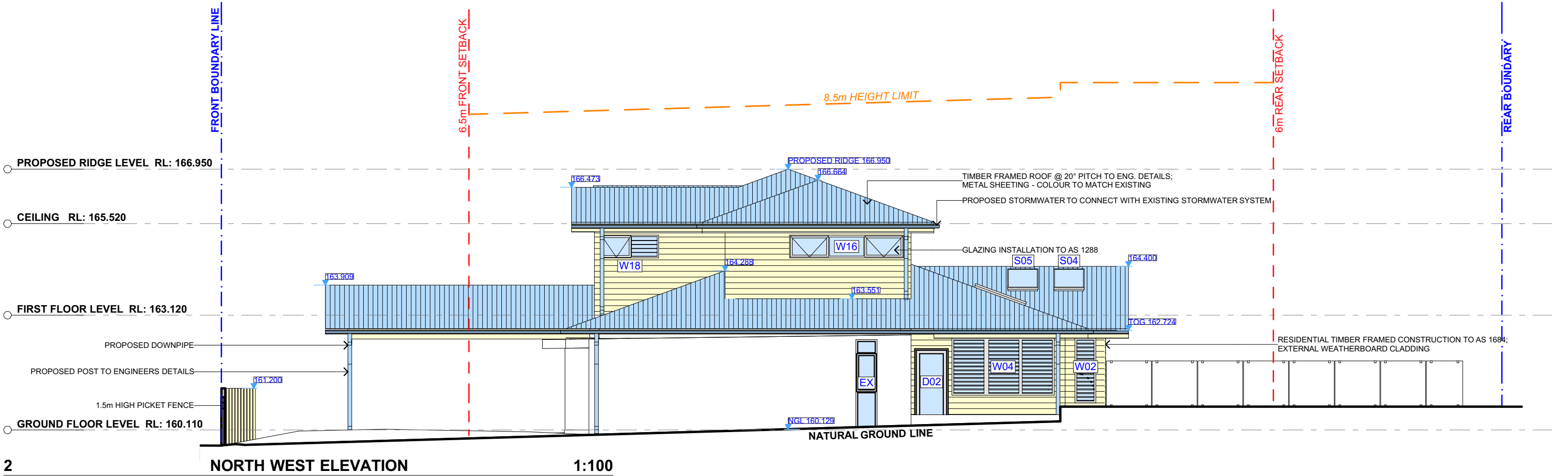
**DRAWING NO.**  
DA06


**DATE**  
Wednesday, 2  
December 2020

**DRAWING NAME**  
NORTH / EAST ELEVATION

**SCALE**  
1:100 @A3







# ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

### LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

**CLIENT**  
BART & KERRI  
THOMAS

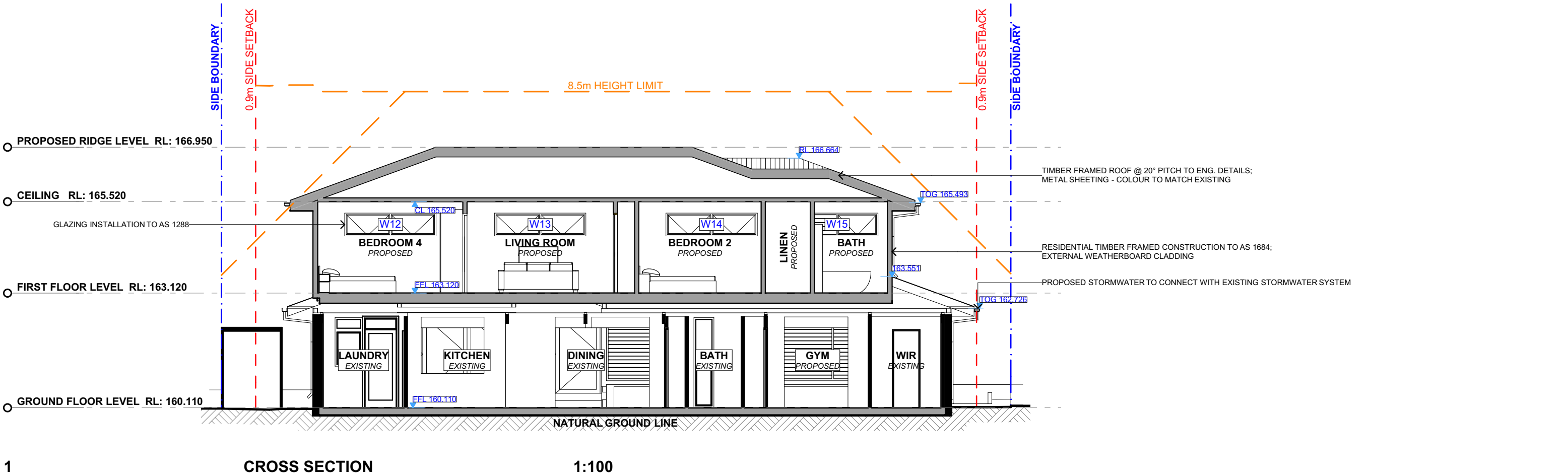
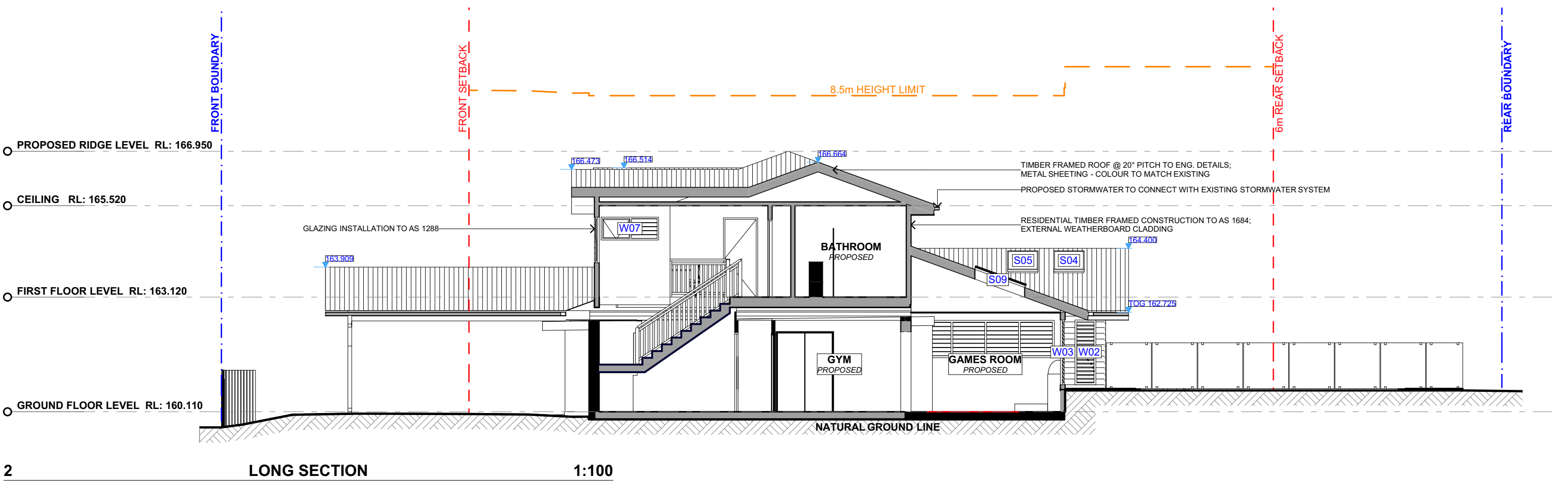
**PROJECT ADDRESS**  
15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

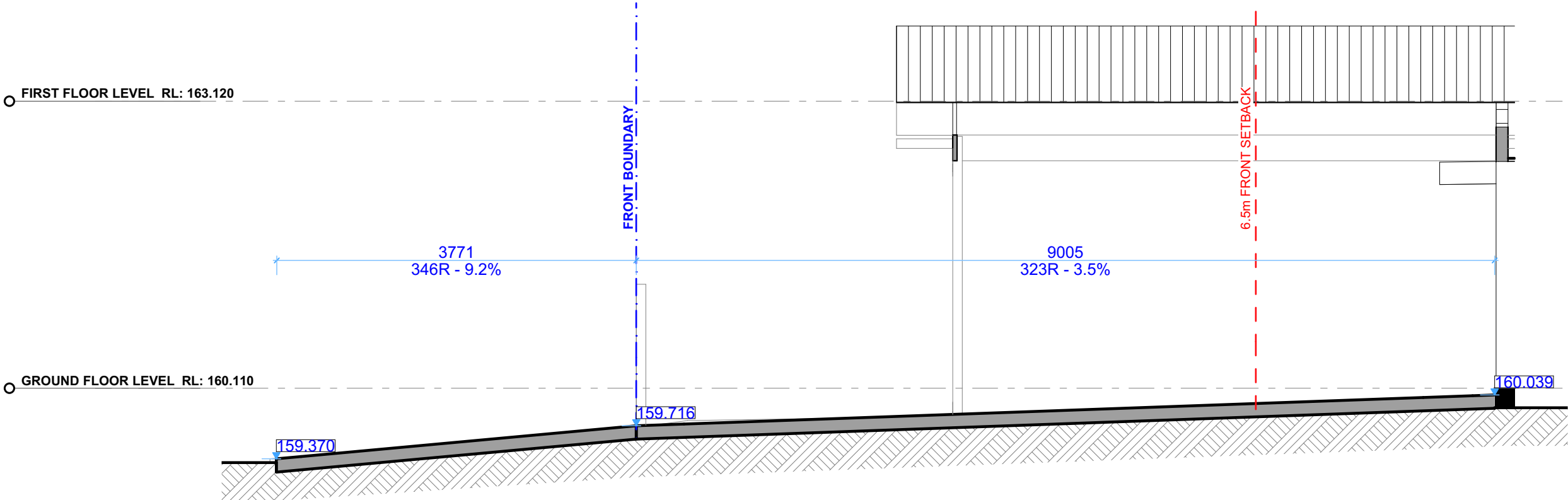
**DRAWING NO.**  
**DA07**

**DATE**  
Wednesday, 2  
December 2020

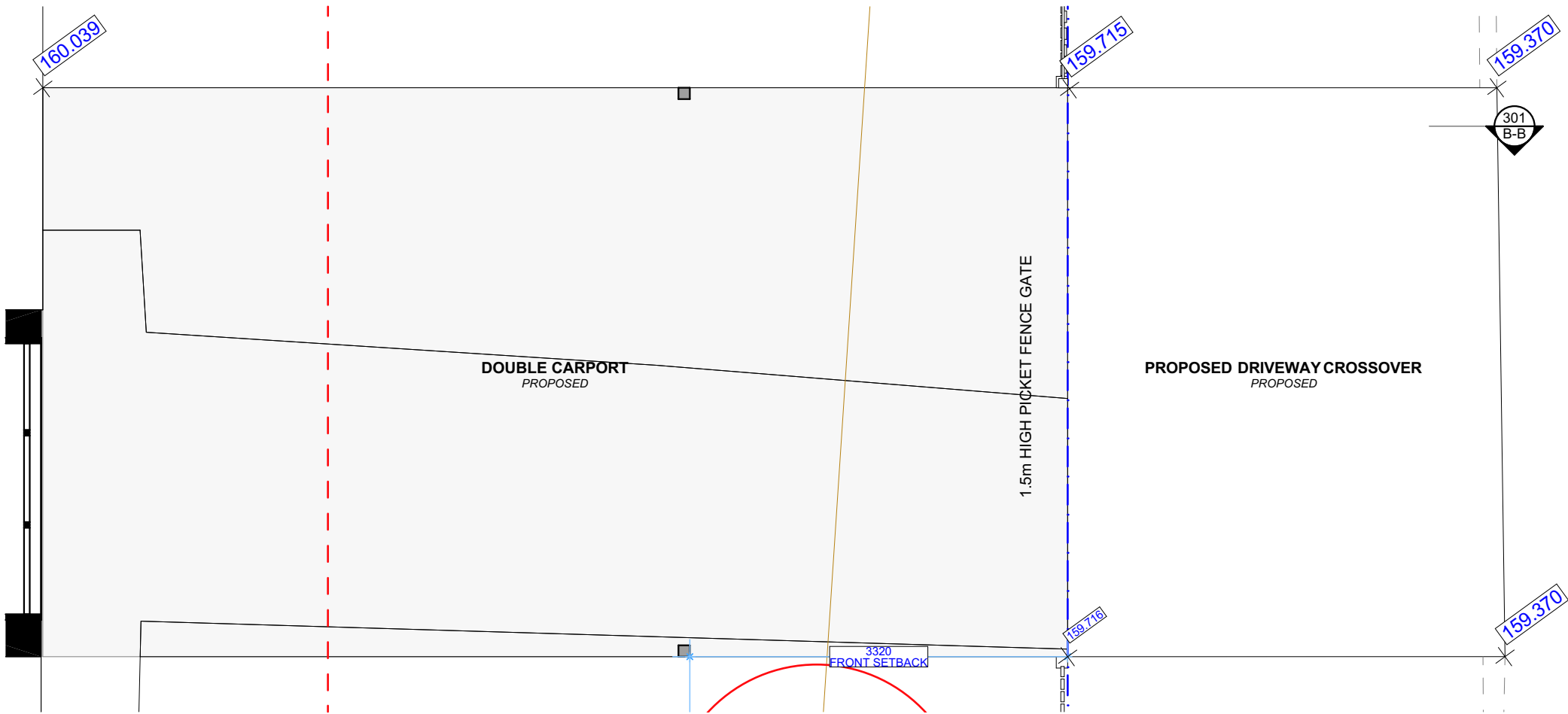
**DRAWING NAME**  
SOUTH / WEST ELEVATION

**SCALE**  
1:100 @A3






2 DRIVEWAY LONG SECTION 1:50



1 DRIVEWAY PLAN 1:50



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	<div>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.</div>
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT

BART & KERRI THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA09

DATE

Wednesday, 2  
December 2020

DRAWING NAME

DRIVEWAY PLAN & LONG  
SECTION

SCALE

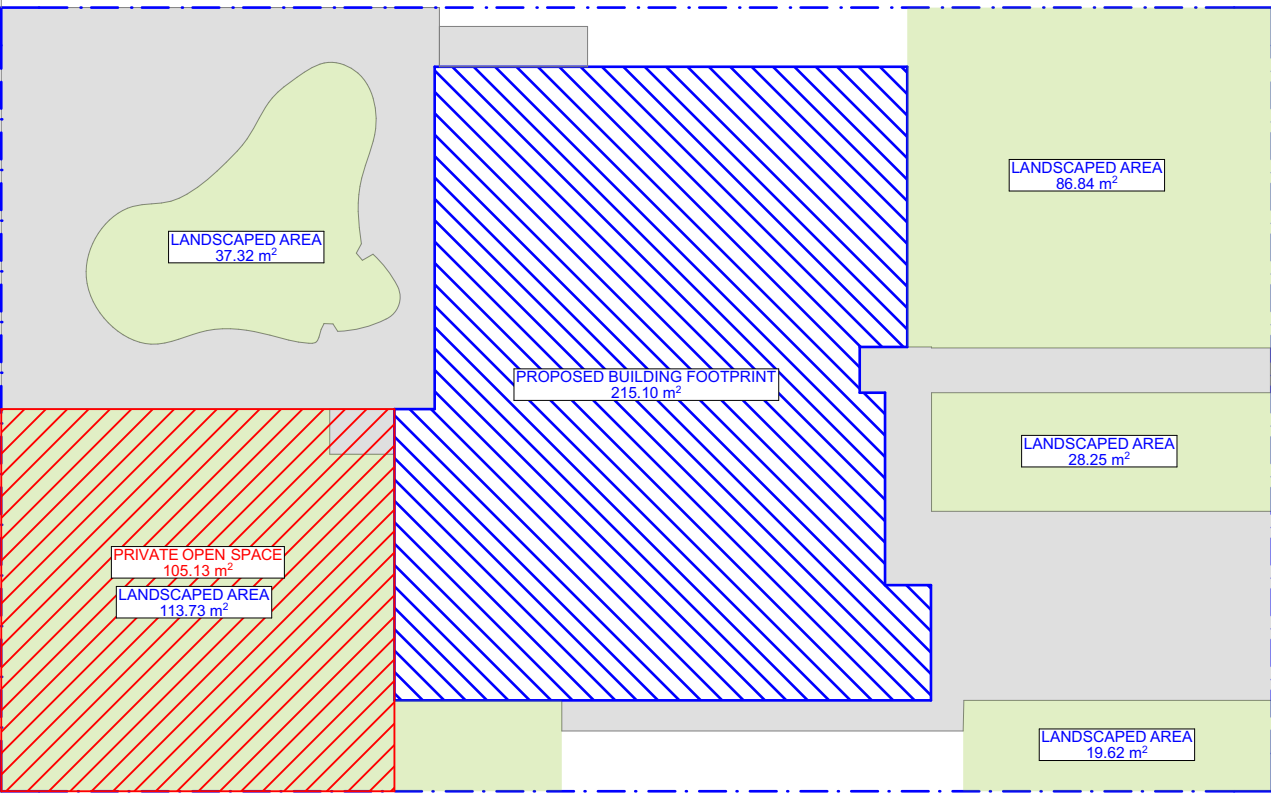
@A3



2

PROPOSED AREA CALCULATIONS

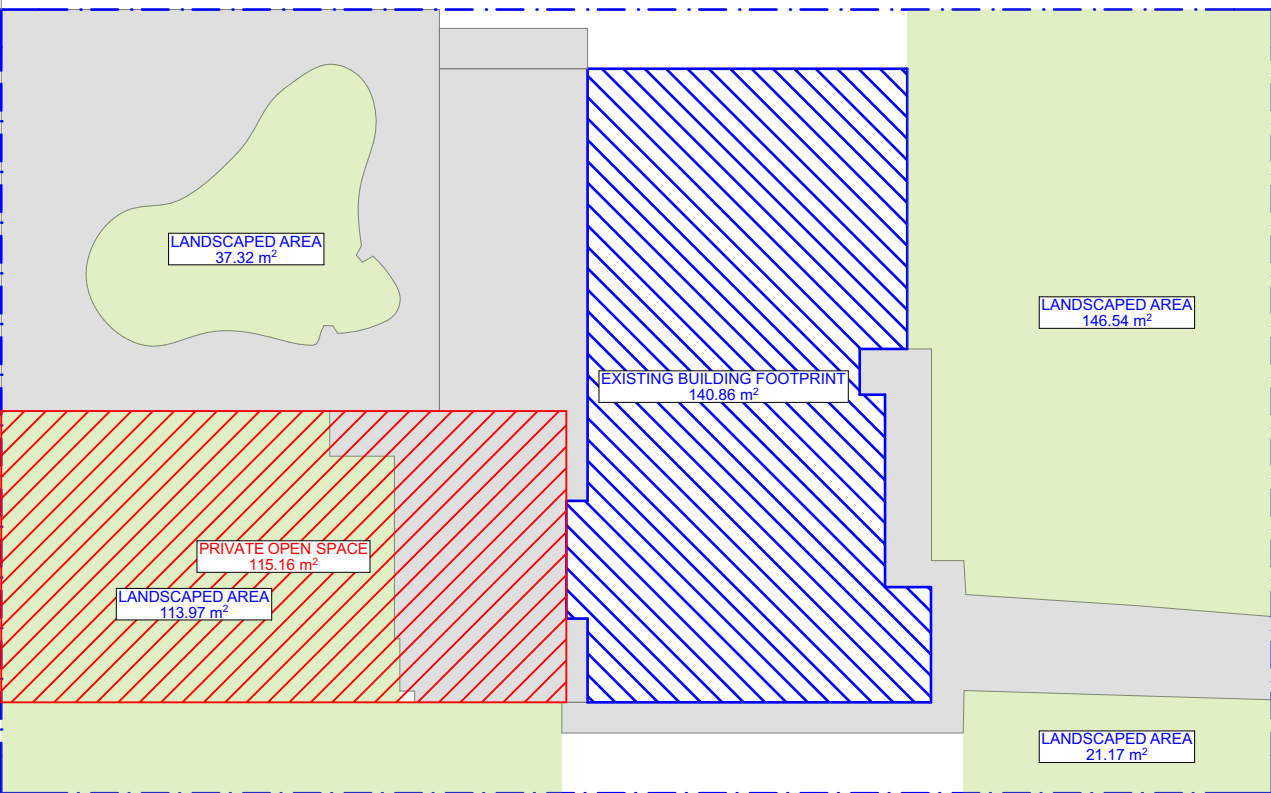
1:200



1

EXISTING AREA CALCULATIONS

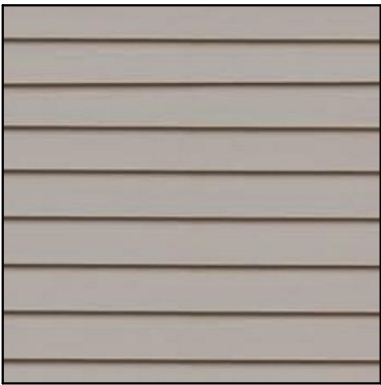
1:200



CONTROL TABLE

SITE AREA 695.55m<sup>2</sup>

	REQUIRED	PROPOSED
HEIGHT	8.5m	6.95m
PRIVATE OPEN SPACE	60m <sup>2</sup>	105.13m <sup>2</sup>
LANDSCAPED AREA	40% (278.22m <sup>2</sup> )	41.08% (285.76m <sup>2</sup> )



EXTERNAL WEATHERBOARD CLADDING -  
COLOUR TO BE CONFIRMED BY CLIENT



KLIP-LOK ROOFING -  
COLOUR TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED WINDOWS  
BY STEGBAR



FIXED SKYLIGHT WINDOWS  
BY VELUX

3

MATERIAL SAMPLE BOARD





# ACTION PLANS


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


REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

LEGEND

 LANDSCAPED AREA

 HARD SURFACE

 BUILDING FOOTPRINT

 PRIVATE OPEN SPACE

CLIENT

BART & KERRI THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA10

DATE

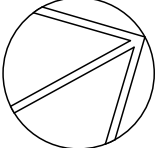
Wednesday, 2  
December 2020

DRAWING NAME

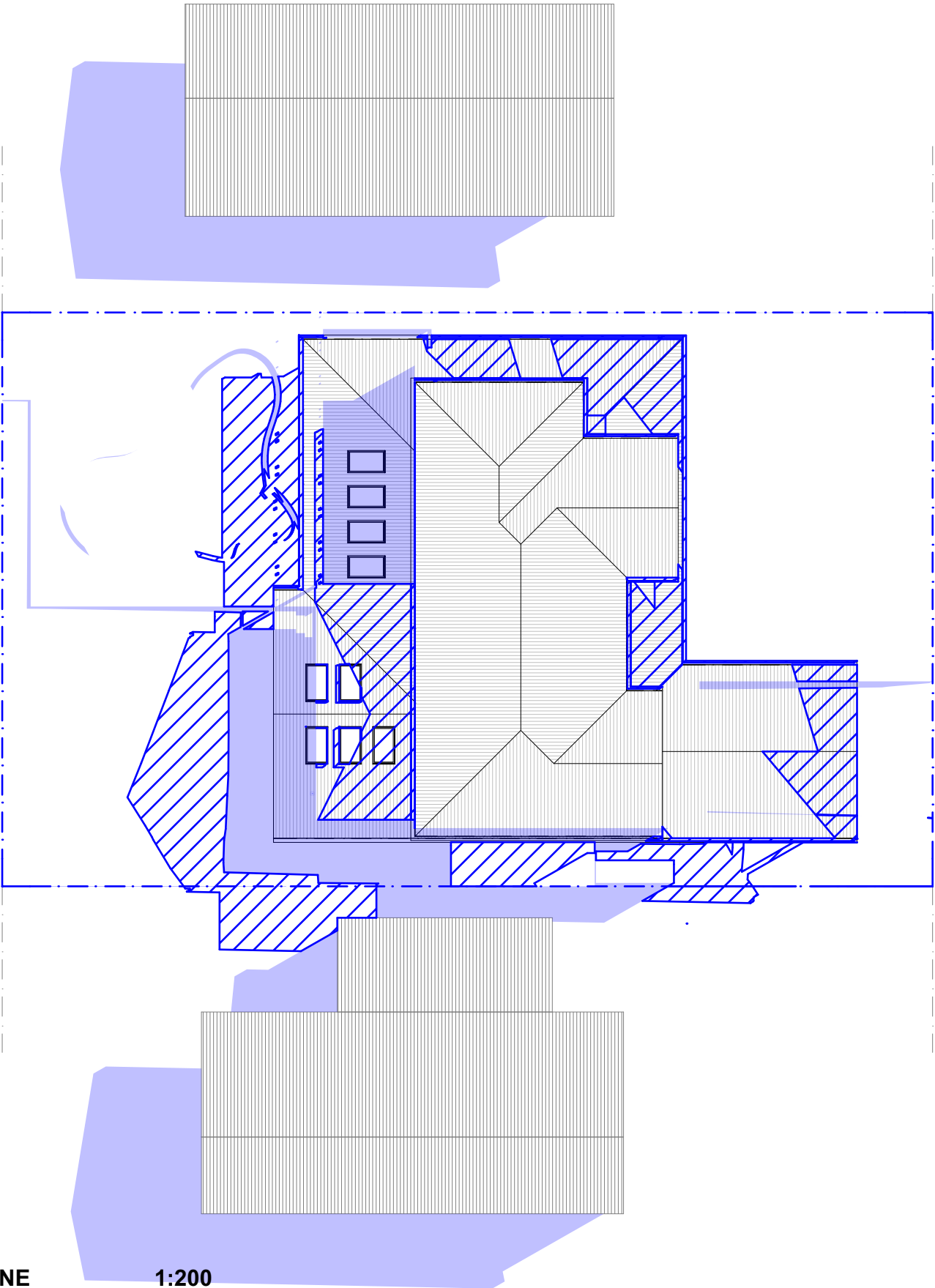
AREA CALCULATIONS /  
SAMPLE BOARD

SCALE

@A3










ACTION PLANS


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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	


LEGEND



EXISTING SHADOWS



PROPOSED SHADOWS



NEIGHBOURING SHADOWS

CLIENT

BART & KERRI THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA12

DATE

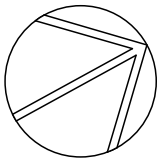
Wednesday, 2  
December 2020

DRAWING NAME

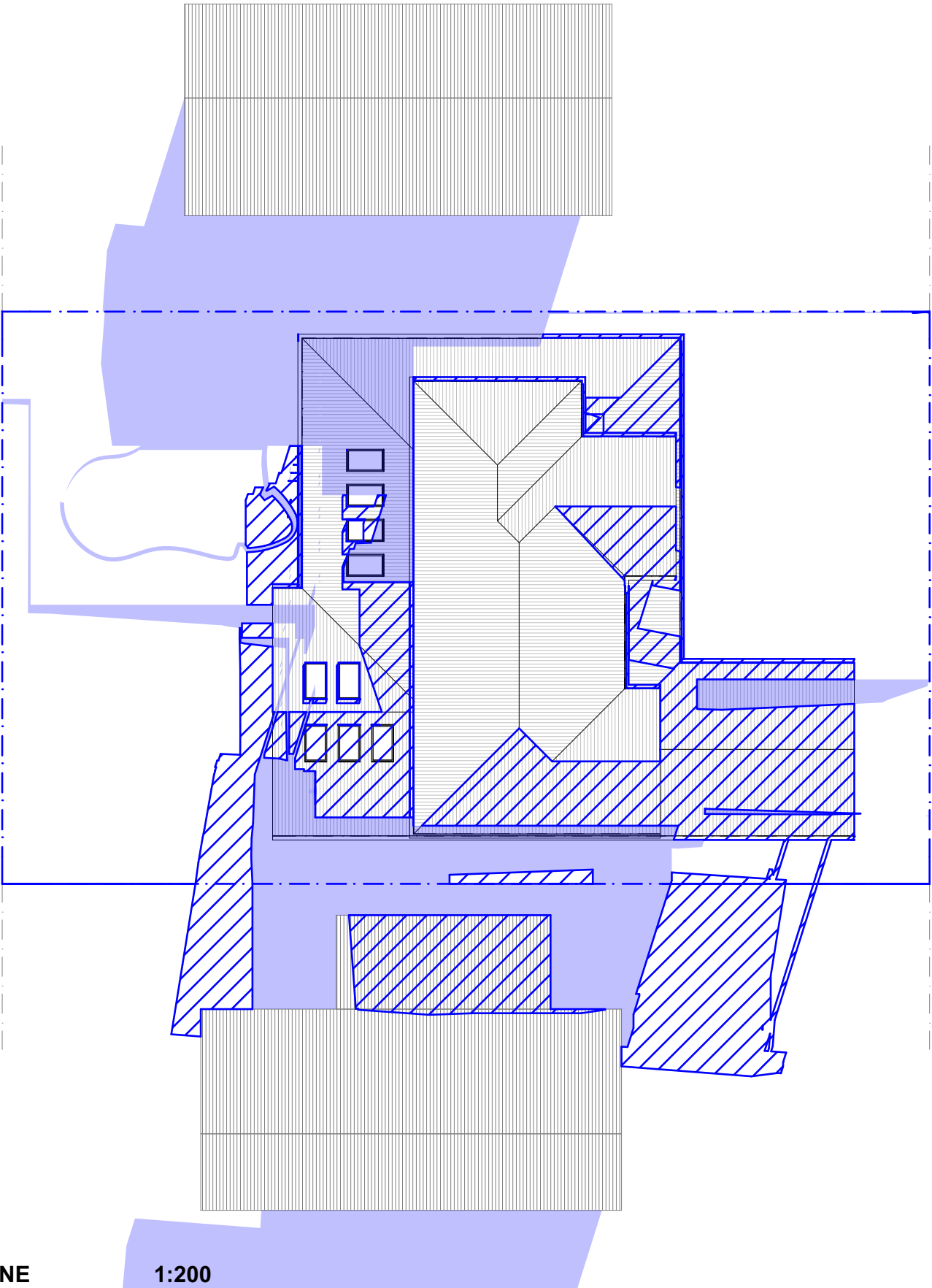
WINTER SOLSTICE 12 PM

SCALE

@A3










ACTION PLANS


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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	


LEGEND



EXISTING SHADOWS



PROPOSED SHADOWS



NEIGHBOURING SHADOWS

CLIENT

BART & KERRI THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA13

DATE

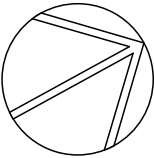
Wednesday, 2  
December 2020

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

@A3



Alterations and Additions

Certificate number: A395419\_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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Wednesday, 28, October 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	0717_02
Street address	15 LOCKWOOD Avenue FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 22441
Lot number	16
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 does not include a pool (and/or spa).

<b>Certificate Prepared by</b> (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			
concrete slab on ground floor.	nil				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	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.

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.		✓	✓	✓	
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 (m2)	Overshadowing Height (m)    Distance (m)	Shading device	Frame and glass type
W01	SE	3.53	0    0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	NW	0.94	0    0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W03	SW	15.18	0    0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W04	NW	4.03	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	SW	3.76	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W06	NE	3.84	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W07	SE	0.91	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W08	NE	3.6	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W09	NE	2.88	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	SE	2.52	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	SE	2.52	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	SW	1.44	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	SW	1.44	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	SW	1.44	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	SW	1.26	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	NW	1.8	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	07/07/2020	SKETCH DESIGN	DLR
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR
C	11.09.2020	REVISED DESIGN PLANS	RNA

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. 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

BART & KERRI  
THOMAS

PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

DRAWING NO.

DA14

DATE

Wednesday, 2  
December 2020

DRAWING NAME

BASIX COMMITMENTS

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		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W17	NE	0.51	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W18	NW	0.91	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D01	SW	12.39	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D02	NW	1.86	0	0	eave/verandah/ pergola/ balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
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			
S01	4.368	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S02	1.092	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S03	1.092	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type		
S04	1.092	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)		
S05	2.184	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)		

Legend
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

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	07/07/2020	SKETCH DESIGN	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. 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. all new glazing must meet the BASIX specified frame and glass type, <i>OR</i> meet the ecified U value and SHGC value.
B	21/07/2020	FIRST DESIGN AMENDMENT	DLR	
C	11.09.2020	REVISED DESIGN PLANS	RNA	

### CLIENT

BART & KERRI  
THOMAS

### PROJECT ADDRESS

15 LOCKWOOD AVE,  
FRENCHS FOREST  
2086

### DRAWING NO.

DA15

### DATE

Wednesday, 2  
December 2020

### DRAWING NAME

BASIX COMMITMENTS