ACTION PLANS

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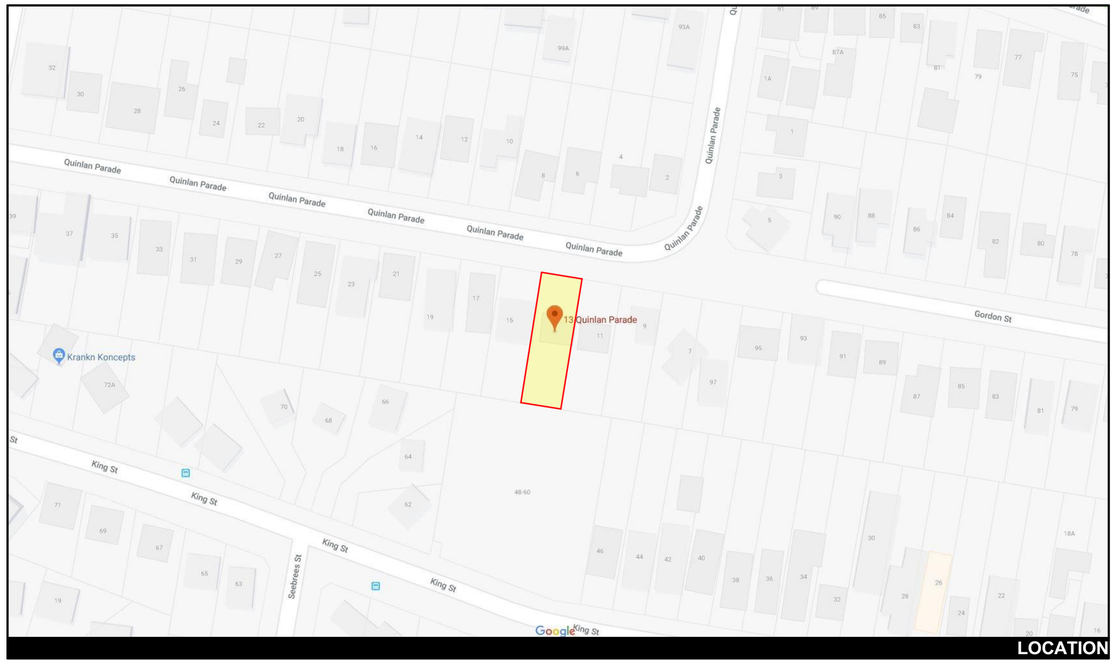
DEVELOPMENT APPLICATION **REV B**

13 QUINLAN PARADE, *MANLY VALE NSW 2093*

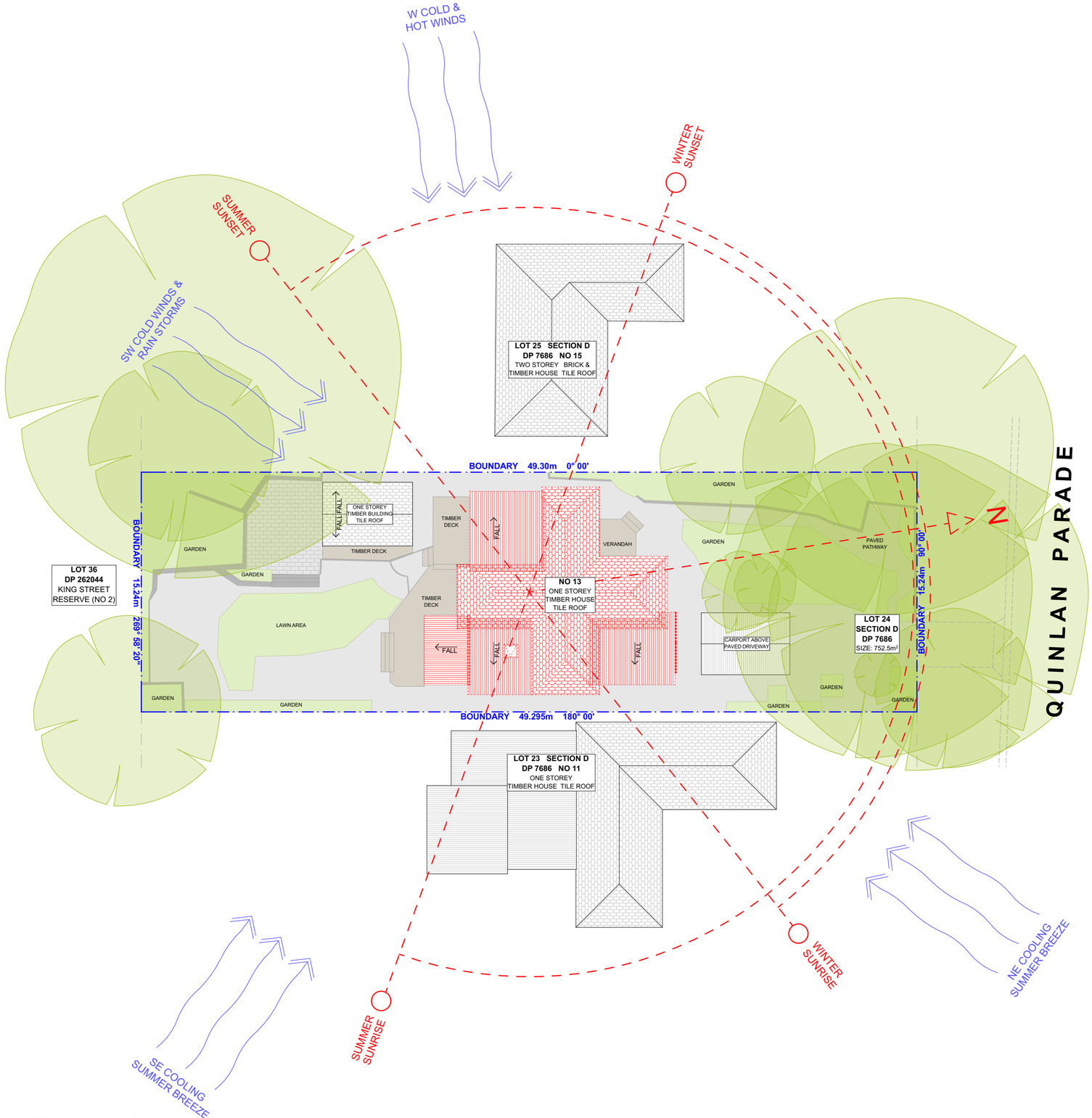
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	18/12/2019
DA01	SITE ANALYSIS	18/12/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	18/12/2019
DA03	EXISTING GROUND FLOOR PLAN	18/12/2019
DA04	PROPOSED GROUND FLOOR PLAN	18/12/2019
DA05	PROPOSED FIRST FLOOR	18/12/2019
DA06	NORTH / EAST ELEVATION	18/12/2019
DA07	SOUTH / WEST ELEVATION	18/12/2019
DA08	LONG / CROSS SECTION	18/12/2019
DA09	POOL PLAN / SECTION	18/12/2019
DA10	AREA CALCULATIONS	18/12/2019
DA11	SAMPLE BOARD	18/12/2019
DA12	WINTER SOLSTICE 9 AM	18/12/2019
DA13	WINTER SOLSTICE 12 PM	18/12/2019
DA14	WINTER SOLSTICE 3 PM	18/12/2019
DA15	BASIX COMMITMENTS	18/12/2019

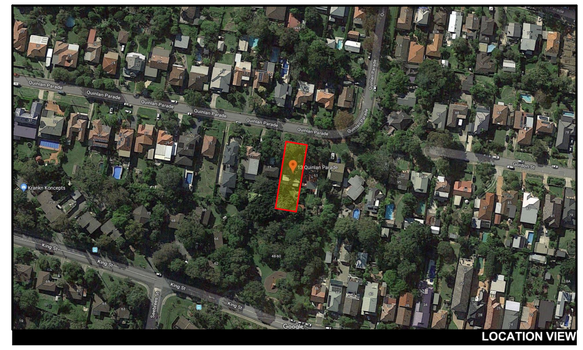


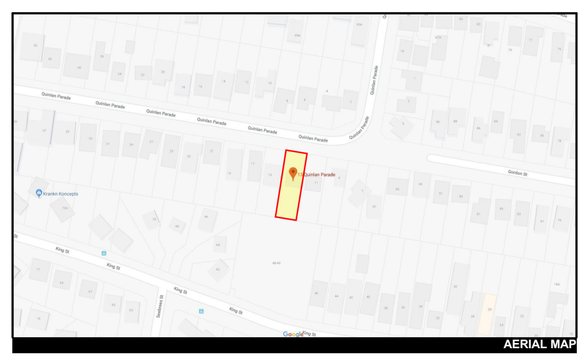
NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES 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

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	**13 QUINLAN PARADE, MANLY VALE NSW 2093**			
LOT & DP/SP	**LOT 24 SECTION D DP 7686**			
COUNCIL	**NORTHERN BEACHES COUNCIL (WARRINGAH)**			
SITE AREA	752.5m²			
FRONTAGE	15.24m			
CONTROLS	**PERMISSIBLE / REQUIRED**	**EXISTING**	**PROPOSED**	**COMPLIANCE**
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	**YES**
MINIMUM LOT SIZE	600m²	752.5m²	UNCHANGED	**YES**
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	**N/A**
MAXIMUM BUILDING HEIGHT	8.5m	5.3m	8.4m	**YES**
HAZARDS				
DEVELOPMENT ON SLOPING LAND	AREA A+B	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	YES	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	3.4m	6.883m	**YES**
NUMBER OF STOREYS	NOT IDENTIFIED	N/A	N/A	**N/A**
SIDE BOUNDARY ENVELOPE	4m	N/A	N/A	**N/A**
SIDE BOUNDARY SETBACKS	0.9m	E: 1.7m W: 1.5m	E: UNCHANGED W: UNCHANGED	**YES**
FRONT BOUNDARY SETBACK	6.5m	15m	UNCHANGED	**YES**
REAR BOUNDARY SETBACK	6.0m	11.6m	8.4m	**YES**
LANDSCAPE OPEN SPACE	40% (301m²)	22% (166.62m²)	28% (209.11m²)	**NO**
PRIVATE OPEN SPACE	60m²	60.56m²	215.31 m²	**YES**







1 SITE ANALYSIS 1:200

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

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A	27/09/2019	DA SET	LRP
B	11/12/2019	DA SET REV A	EAS
C	28/02/2019	DA SET REV B	RNA

LEGEND
- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
NICOLA & TRISTAN BUTT

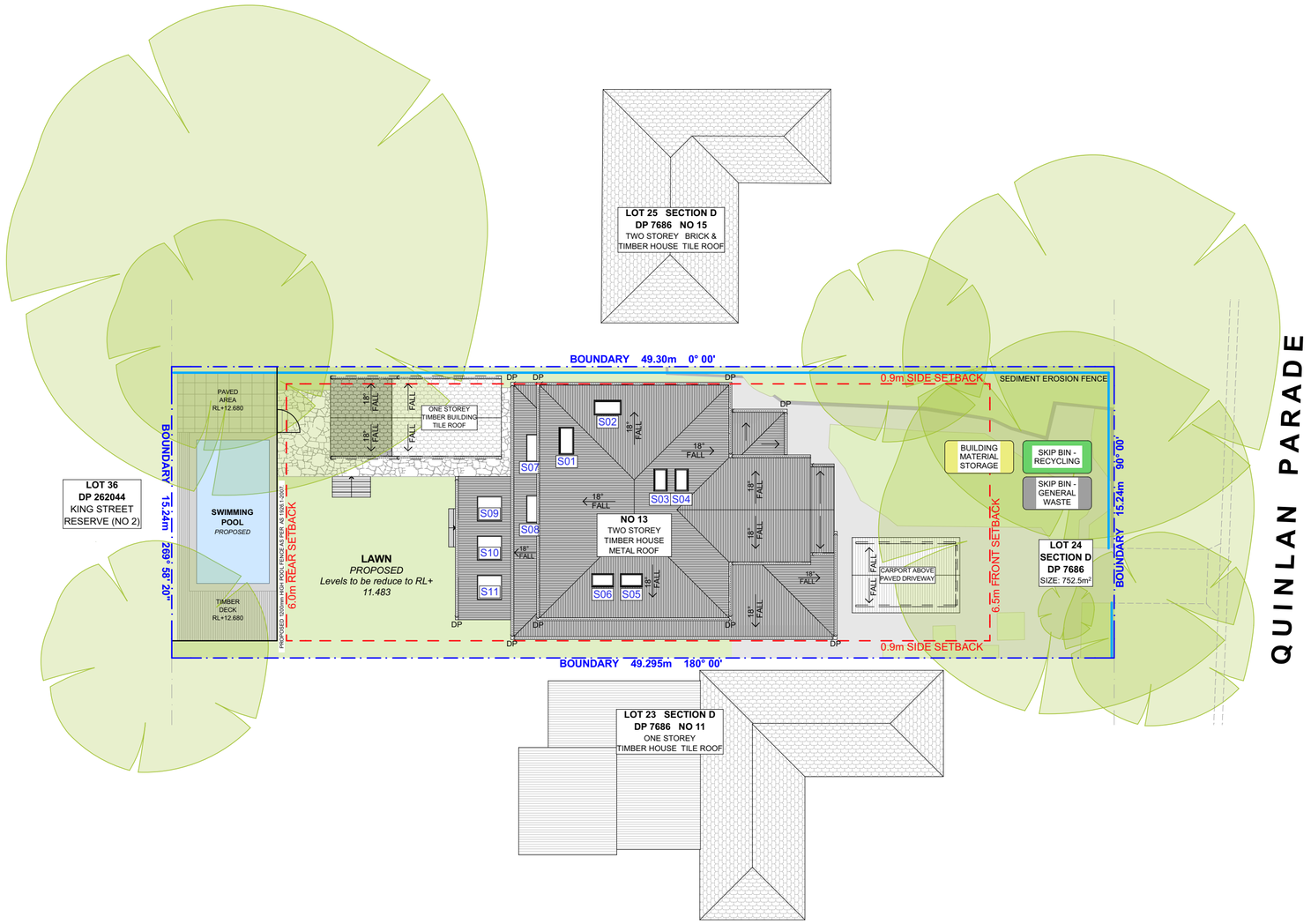
PROJECT ADDRESS
13 QUINLAN PARADE,
MANLY VALE NSW 2093

DRAWING NO.
DA01

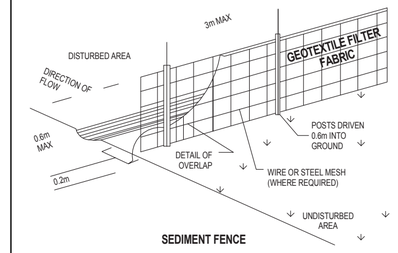
DATE
18 December 2019

DRAWING NAME
SITE ANALYSIS

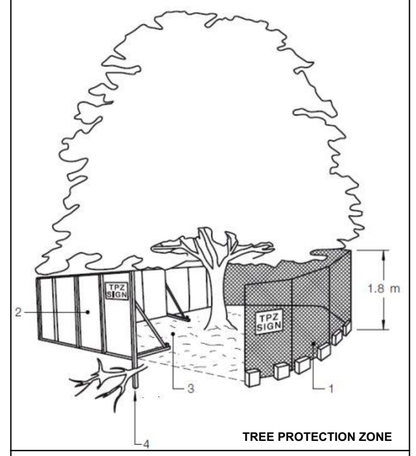
SCALE
1:200 @A2



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



SEDIMENT FENCE



TREE PROTECTION ZONE

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 SWEPT 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

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C	28/02/2019	DA SET REV B	RNA

LEGEND
EXISTING
PROPOSED
DEMOLISHED

CLIENT
NICOLA & TRISTAN BUTT

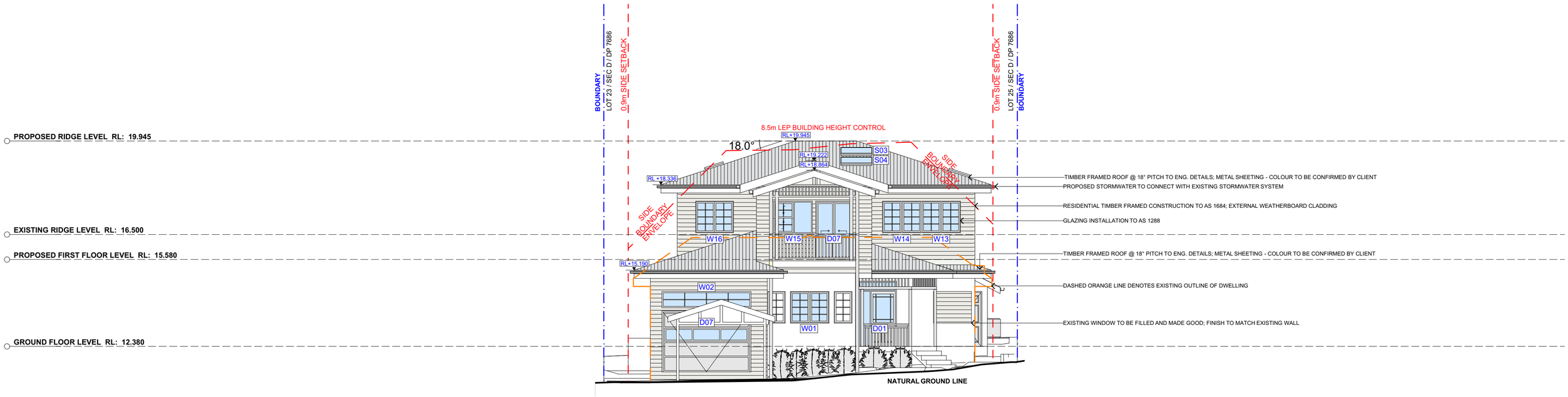
PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA02

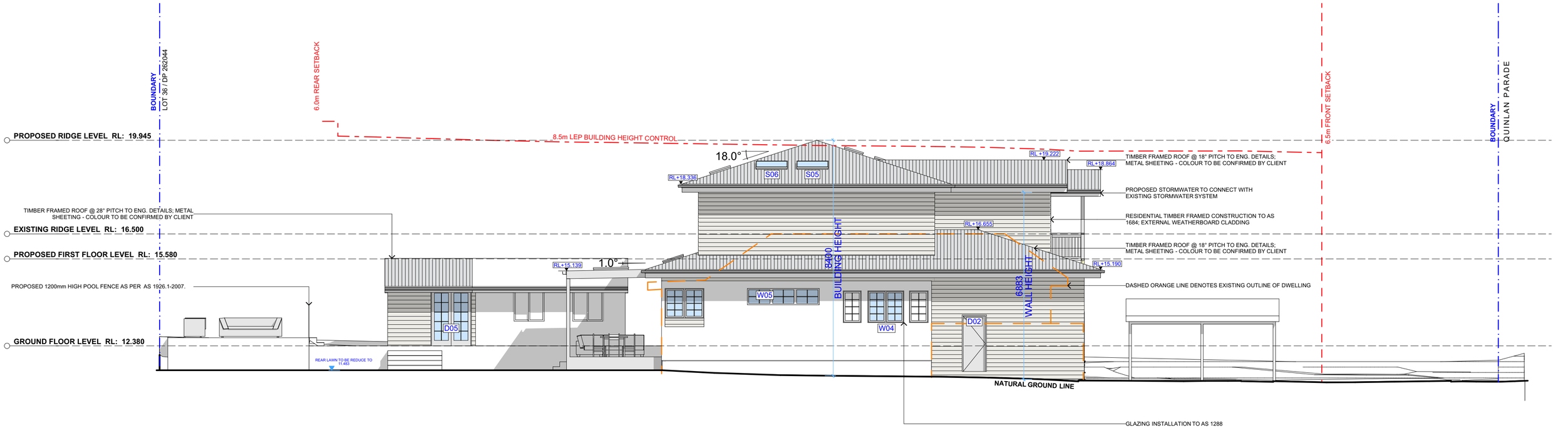
DATE
18 December 2019

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

SCALE
1:200 @A2



1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100

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C	28/02/2019	DA SET REV B	RNA

LEGEND

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

CLIENT
NICOLA & TRISTAN BUTT

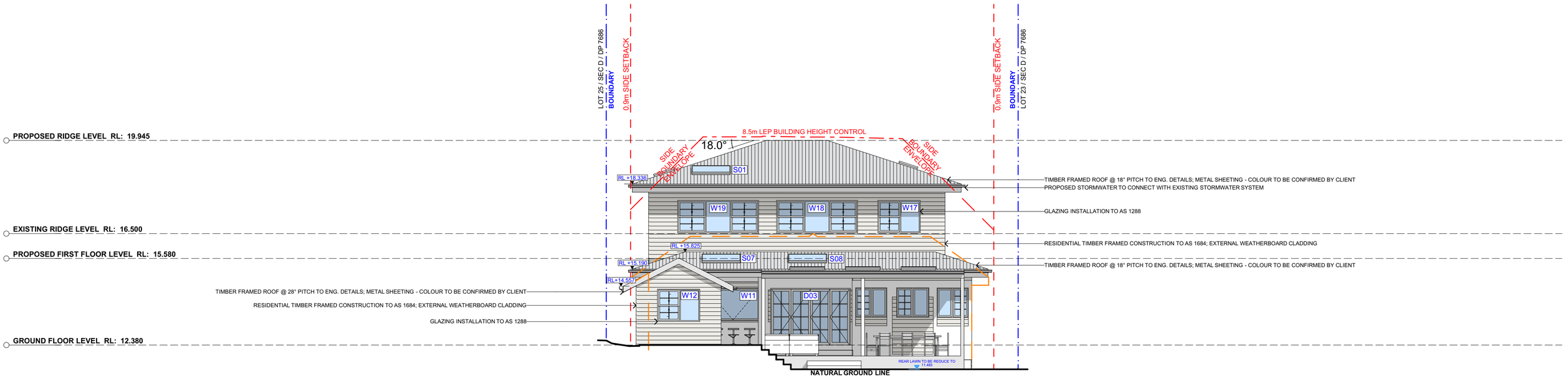
PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA06

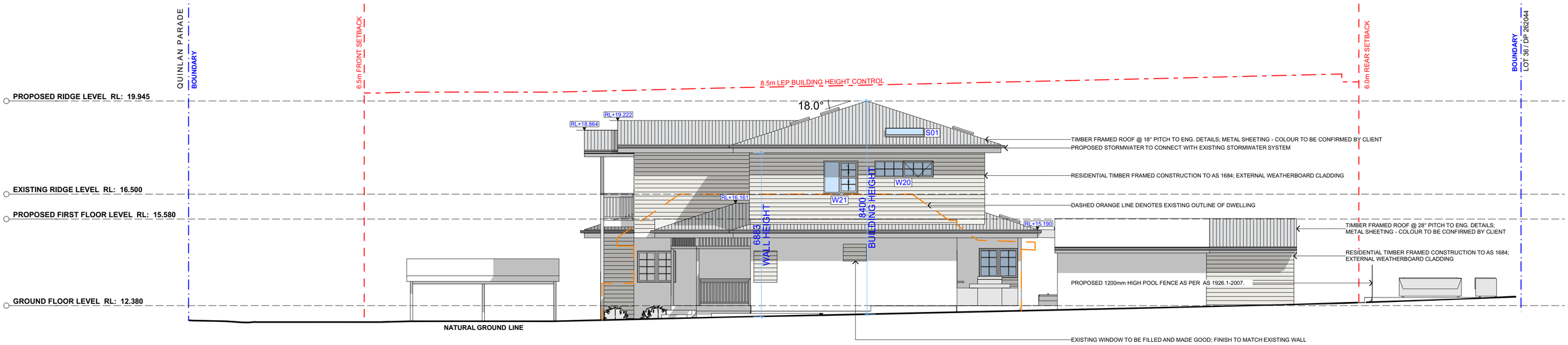
DATE
18 December 2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A2



1 SOUTH ELEVATION 1:100



2 WEST ELEVATION 1:100

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LEGEND

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

CLIENT
NICOLA & TRISTAN BUTT

PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

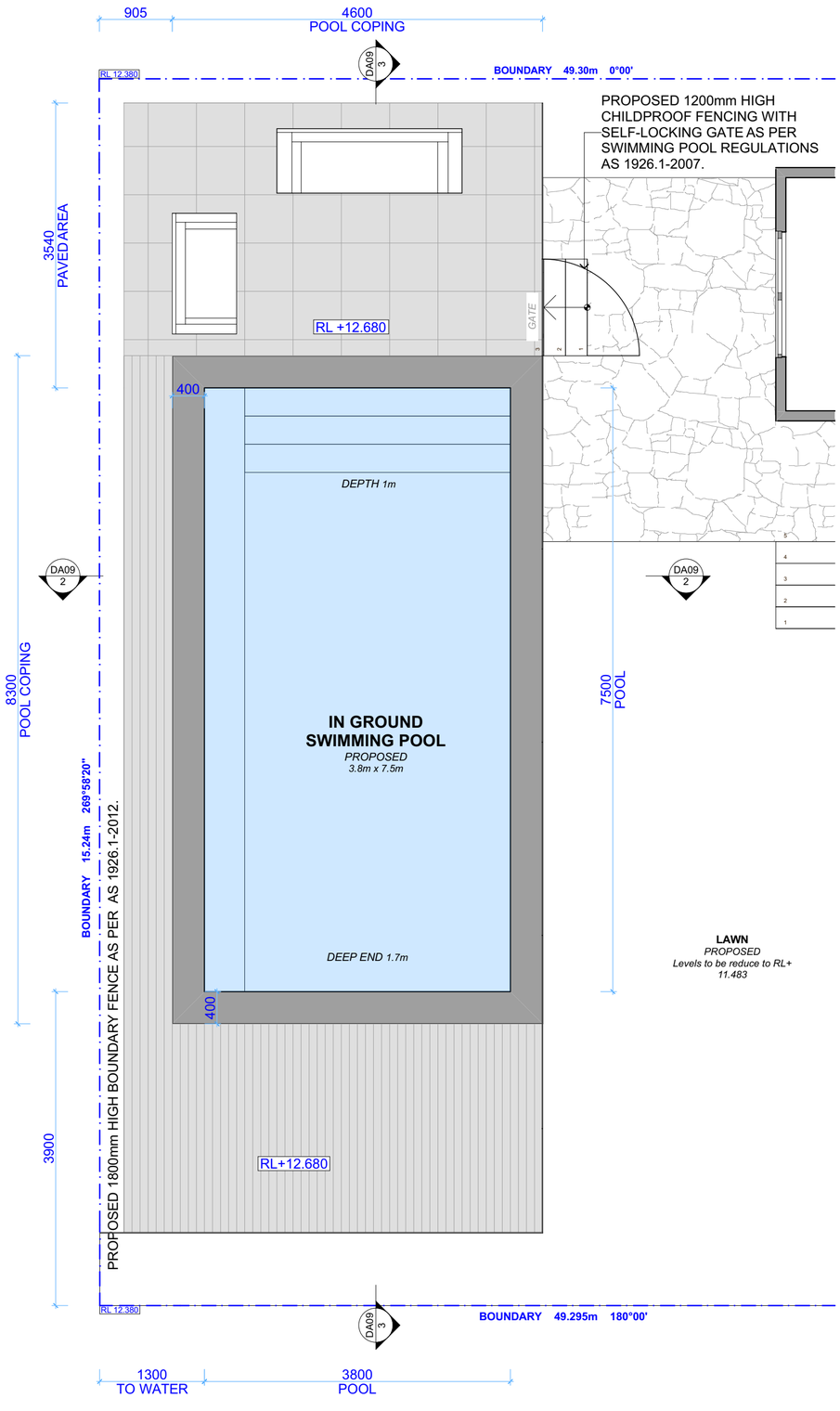
DRAWING NO.
DA07

DATE
18 December 2019

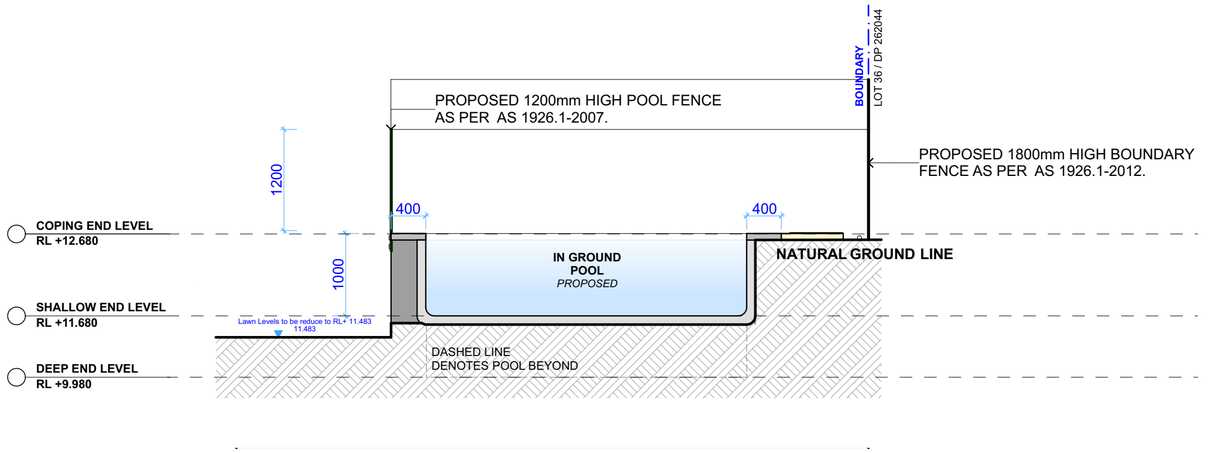
DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A2

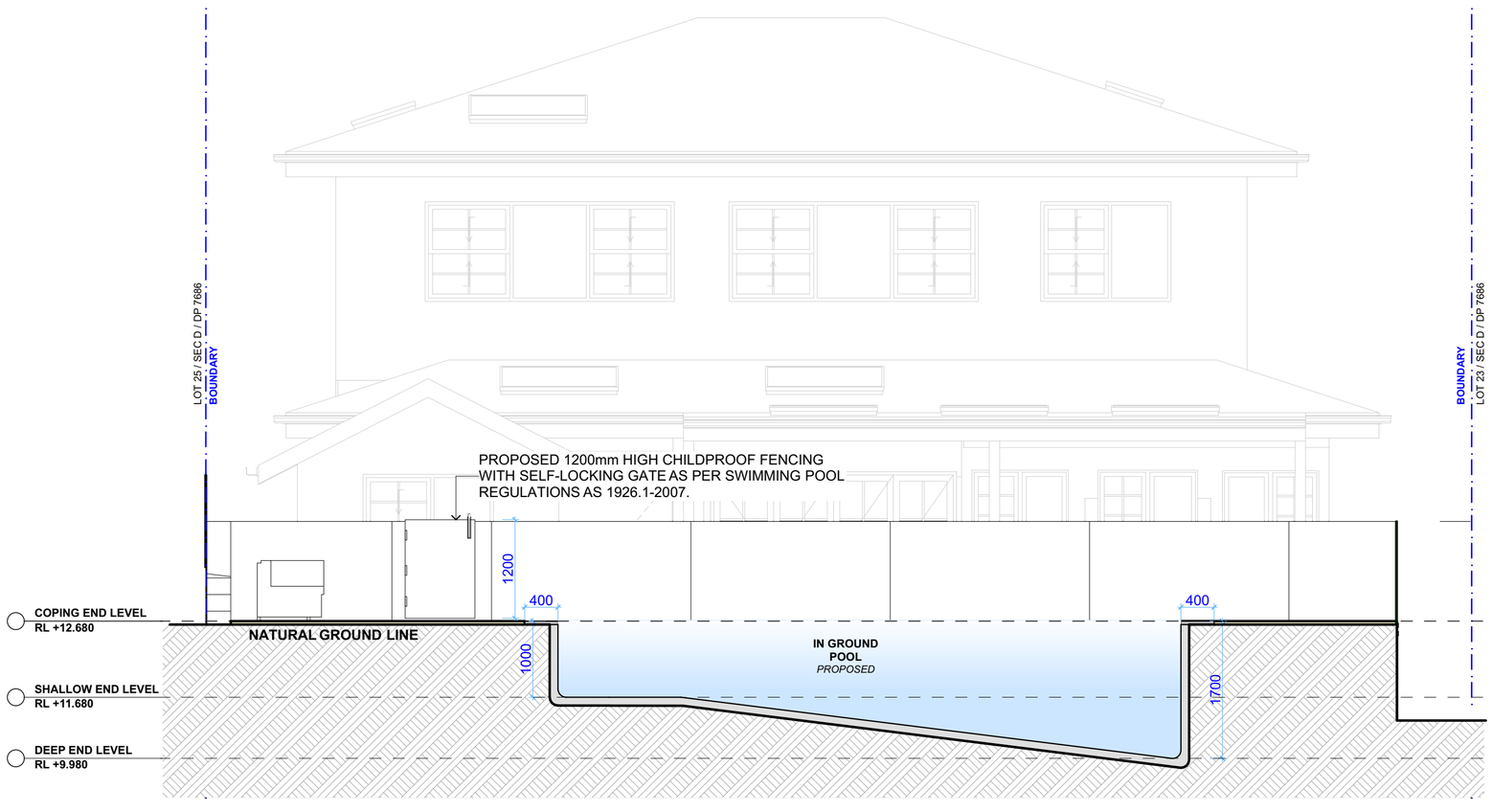
Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA
2. Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with As1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction



1 PROPOSED POOL PLAN 1:50



2 POOL SECTION CROSS 1:50



3 POOL SECTION LONG 1:50

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NOTES

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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

CLIENT
NICOLA & TRISTAN BUTT

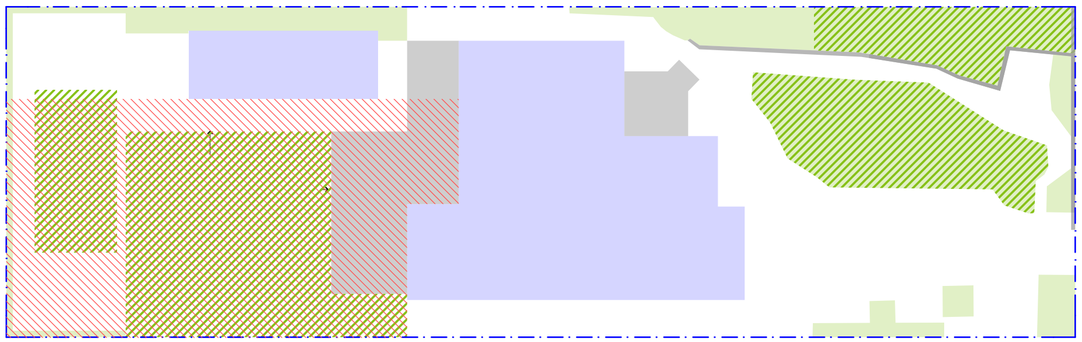
PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA09

DATE
18 December 2019

DRAWING NAME
POOL PLAN / SECTION

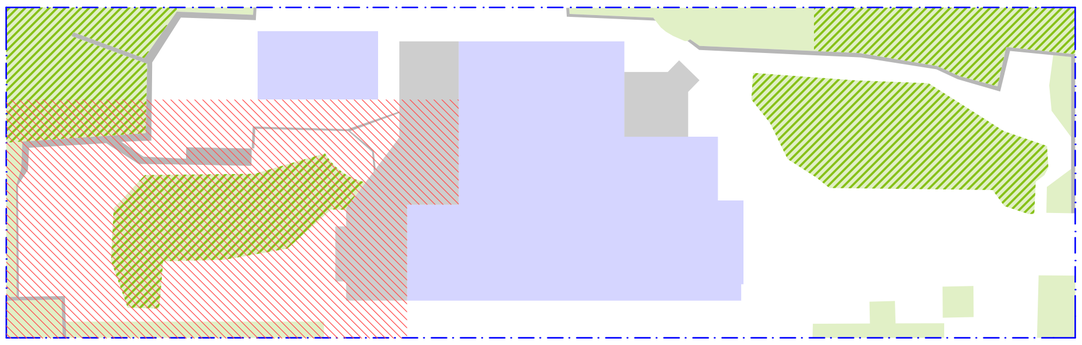
SCALE
1:50 @A2



AREA CALCULATIONS

SITE AREA:	752.5m²
REQUIRED LANDSCAPED AREA:	40% (301m²)
EXISTING LANDSCAPED AREA:	22%(166.62m²)
PROPOSED LANDSCAPED AREA:	28%(209.11m²)
REQUIRED PRIVATE OPEN SPACE:	60m²
EXISTING PRIVATE OPEN SPACE:	60.56m²
PROPOSED PRIVATE OPEN SPACE:	215.13m²

1 PROPOSED AREA CALCULATIONS 1:200



AREA CALCULATIONS

SITE AREA:	752.5m²
REQUIRED LANDSCAPED AREA:	40% (301m²)
EXISTING LANDSCAPED AREA:	22%(166.62m²)
PROPOSED LANDSCAPED AREA:	28%(209.11m²)
REQUIRED PRIVATE OPEN SPACE:	60m²
EXISTING PRIVATE OPEN SPACE:	60.56m²
PROPOSED PRIVATE OPEN SPACE:	215.13m²

2 EXISTING AREA CALCULATIONS 1:200

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

CLIENT
NICOLA & TRISTAN BUTT

PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA10

DATE
18 December 2019

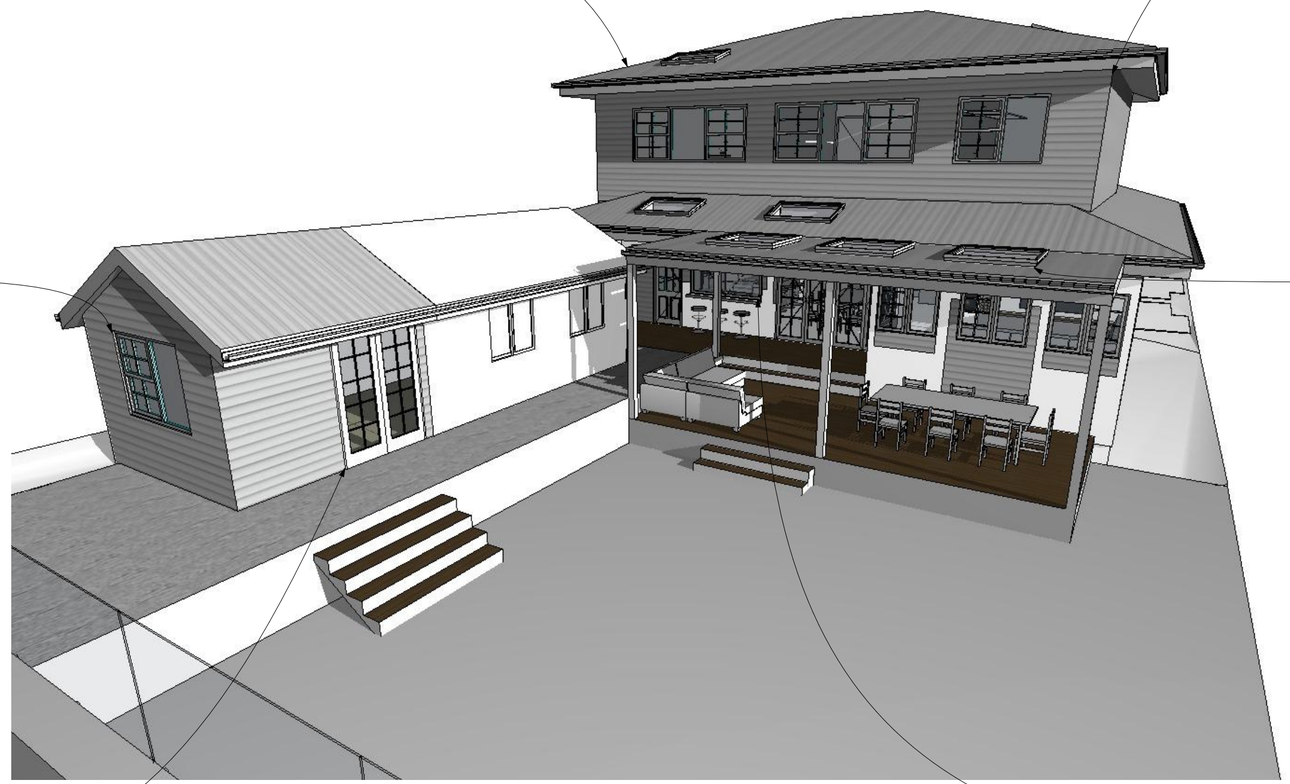
DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A2

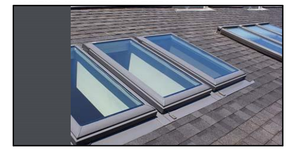
MT-01
COLOURBOND METAL ROOF SHEETING
POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR
WHERE MARKED ON ELEVATION.

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

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



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



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

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

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NOTES

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LEGEND

CLIENT
NICOLA & TRISTAN BUTT

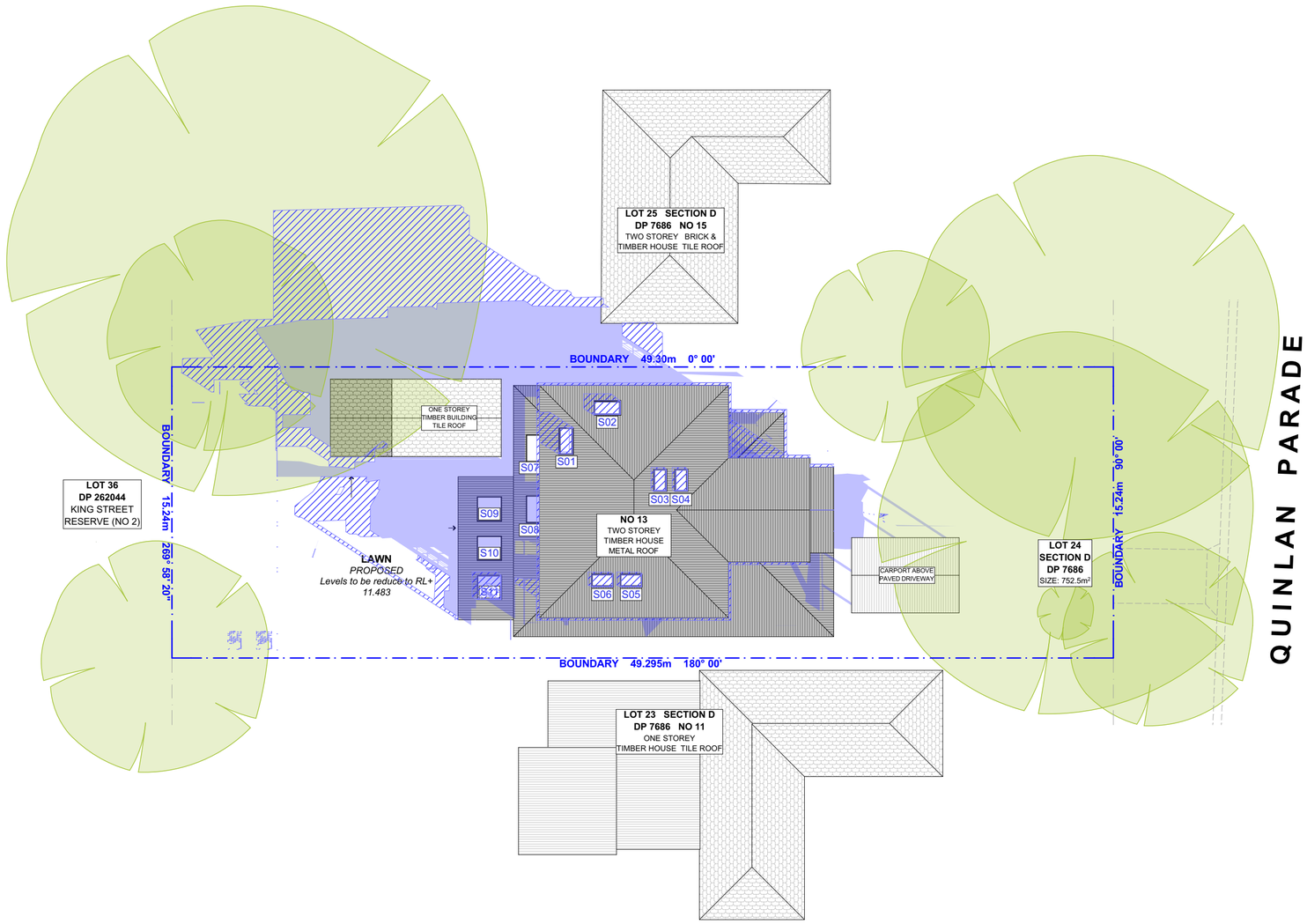
PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA11

DATE
18 December 2019

DRAWING NAME
SAMPLE BOARD

SCALE
@A3



1 WINTER SOLSTICE 9AM 1:200

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LEGEND

EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
NICOLA & TRISTAN BUTT

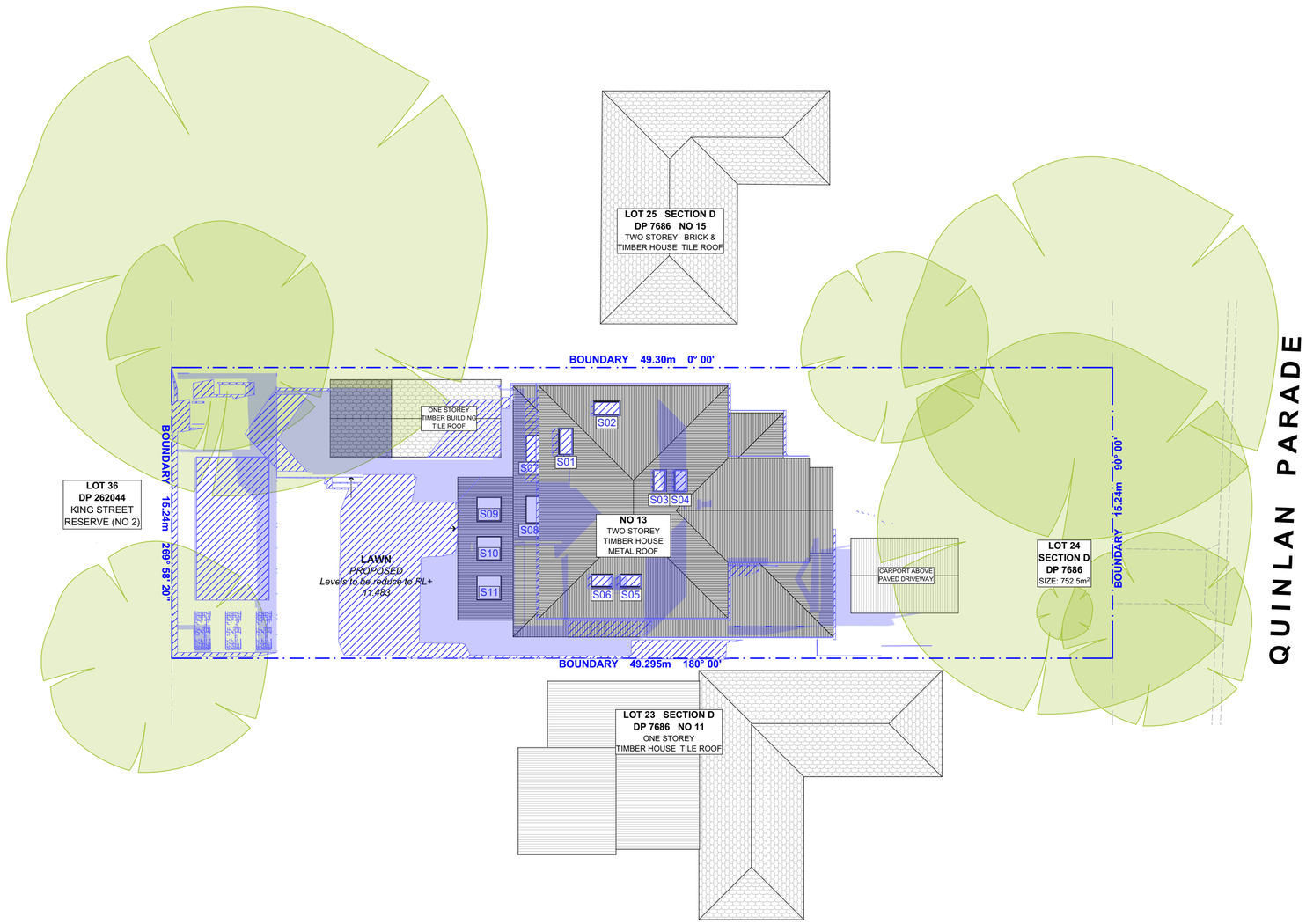
PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA12

DATE
18 December 2019

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A2



1 WINTER SOLSTICE 12PM 1:200

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REV.	DATE	COMMENTS	DRWN
A	27/09/2019	DA SET	LRP
B	11/12/2019	DA SET REV A	EAS
C	28/02/2019	DA SET REV B	RNA

NOTES

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
NICOLA & TRISTAN BUTT

PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA13

DATE
18 December 2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
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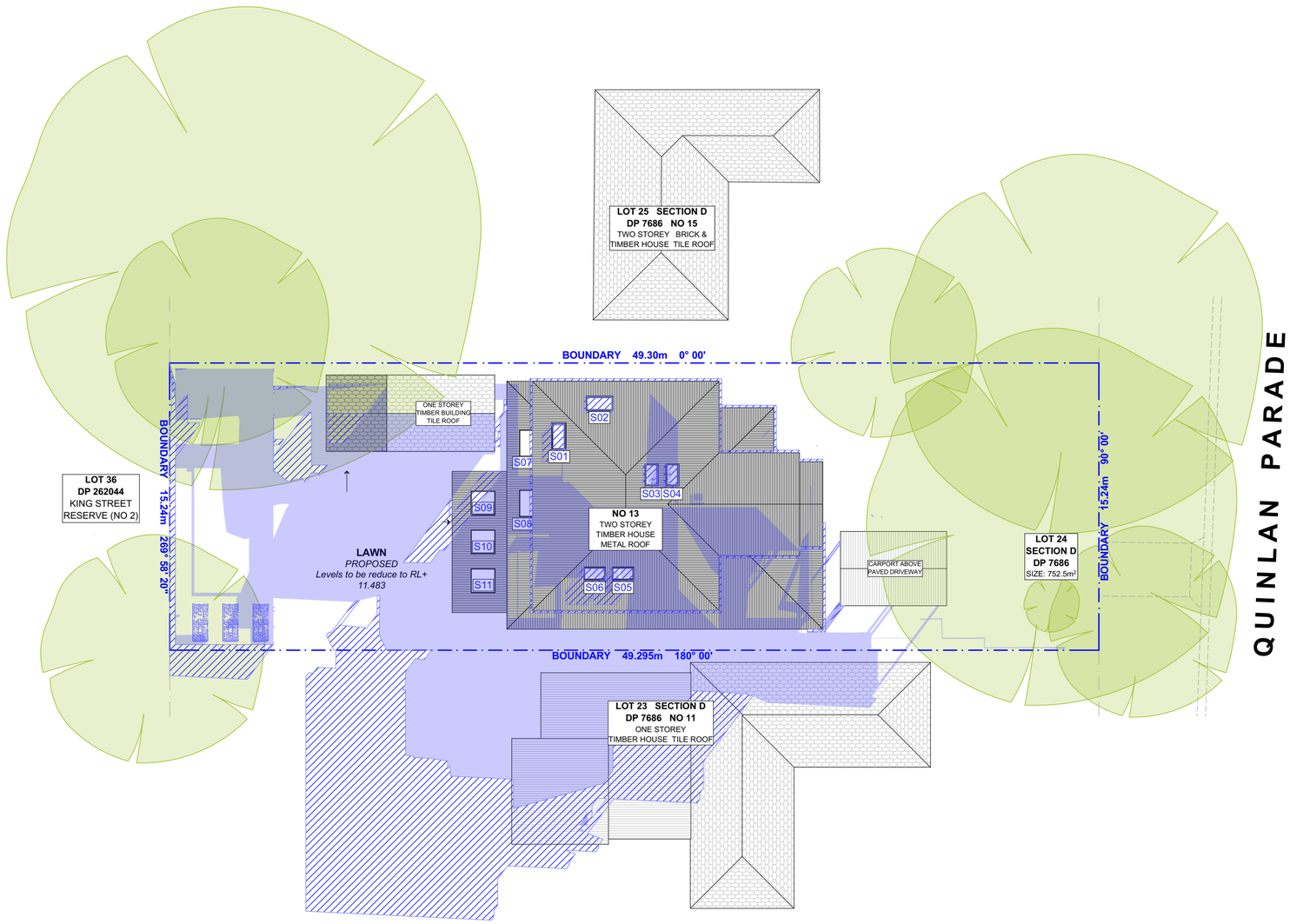

1 WINTER SOLSTICE 3PM 1:200

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REV.	DATE	COMMENTS	DRWN
A	27/09/2019	DA SET	LRP
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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
NICOLA & TRISTAN BUTT

PROJECT ADDRESS
13 QUINLAN PARADE,
MANLY VALE NSW 2093

DRAWING NO.
DA14

DATE
18 December 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A2

BASIX® Certificate

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

Alterations and Additions

Certificate number: A354012_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, 27, November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Description of project

Project address	
Project name	13 QUINLAN PARADE, MANLY VALE_02
Street address	13 QUINLAN PARADE MANLY VALE 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 7686
Lot number	24
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Action Plans

ABN (if applicable): 17118297587

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

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
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: other/undecided	nil	
flat ceiling, pitched roof	ceiling: R1.75 (up), roof: foil/sarking	light (solar absorptance < 0.475)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W01	N	1.66	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W02	N	1.97	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W03	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W04	E	0.77	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W05	E	1.59	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W06	E	1.57	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W07	S	1.27	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W08	S	1.31	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W09	S	1.26	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	W	1.57	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	S	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W12	S	1.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W13	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W15	N	1.76	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	N	1.63	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W17	S	1.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	S	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W19	S	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W20	W	1.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W21	W	1.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D01	N	3.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D03	S	6.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D04	S	1.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D05	E	3.09	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D07	N	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Skylights	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓

Skylights glazing requirements

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
S1	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3 S4	1.596	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S5	0.798	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S6	0.798	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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REV.	DATE	COMMENTS	DRWN
A	27/09/2019	DA SET	LRP
B	11/12/2019	DA SET REV A	EAS
C	28/02/2019	DA SET REV B	RNA

NOTES

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, *OR* meet the ecified U value and SHGC value.

CLIENT
NICOLA & TRISTAN BUTT

PROJECT ADDRESS
13 QUINLAN PARADE, MANLY VALE NSW 2093

DRAWING NO.
DA15

DATE
18 December 2019

DRAWING NAME
BASIX COMMITMENTS

SCALE
@A2