



# ACTION PLANS

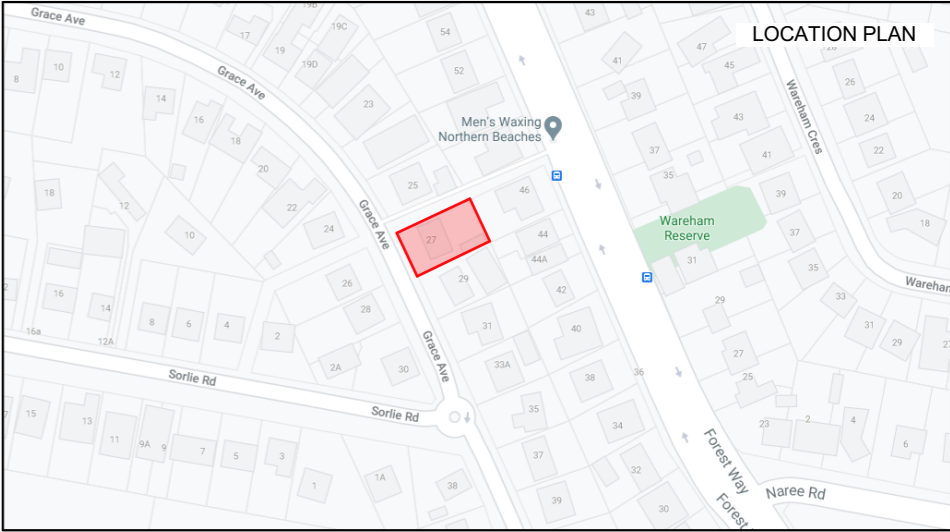
m: 0426 957 518  
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w: [www.actionplans.com.au](http://www.actionplans.com.au)

## DEVELOPMENT APPLICATION

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	27 GRACE AVENUE, FRENCHS FOREST, NSW 2086			
LOT & DP/SP	LOT 10 DP 20461			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	771.4m <sup>2</sup>			
FRONTAGE	21.335m			
CONTROLS	PERMISSIBLE / REQUIRED m / m <sup>2</sup> / %	EXISTING m / m <sup>2</sup> / %	PROPOSED m / m <sup>2</sup> / %	COMPLIANCE
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	771.4m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	5.835m	6.091m	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	IDENTIFEID AREA – A & B	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	3.353m	UNCHANGED	YES
NUMBER OF STOREYS	2	1	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 0.905m S: 5.185m	UNCHANGED S: 0.906	YES
FRONT BOUNDARY SETBACK	6.5m	8.295m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	17.503m	7.219m	YES
REAR SETBACK SHED		0.9m	UNCHANGED	
LANDSCAPE OPEN SPACE	40% (308.56m <sup>2</sup> )	43.1% (332.5m <sup>2</sup> )	40.9% (315.8m <sup>2</sup> )	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>	75.61m <sup>2</sup>	60m <sup>2</sup>	YES

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	21/12/2020
DA01	SITE ANALYSIS	21/12/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	21/12/2020
DA03	EXISTING GROUND FLOOR / DEMOLITION PLAN	21/12/2020
DA04	PROPOSED GROUND FLOOR PLAN	21/12/2020
DA05	NORTH / EAST ELEVATION	21/12/2020
DA06	SOUTH / WEST ELEVATION	21/12/2020
DA07	LONG / CROSS SECTION	21/12/2020
DA08	POOL PLAN & SECTIONS	21/12/2020
DA09	AREA CALCULATIONS / SAMPLE BOARD	21/12/2020
DA10	WINTER SOLSTICE 9 AM	21/12/2020
DA11	WINTER SOLSTICE 12 PM	21/12/2020
DA12	WINTER SOLSTICE 3 PM	21/12/2020
DA13	BASIX COMMITMENTS	21/12/2020

## 27 GRACE AVENUE, FRENCHS FOREST NSW 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 & AS 1926.1 2012
- Demolition works - AS 2601-2001 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



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REV.	DATE	COMMENTS	DRWN	NOTES
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B	18.11.2020	FIRST DESIGN AMENDMENT	RNA	
C	26.11.2020	REVISED DESIGN	RNA	
D	21.12.2020	DA DOCUMENTATION	JN	

## LEGEND

EXISTING  
PROPOSED  
DEMOLISHED

## CLIENT

Alex & Amy Beck

## PROJECT ADDRESS

27 Grace Avenue,  
Frenchs Forest NSW  
2086

## DRAWING NO.

DA01

## DATE

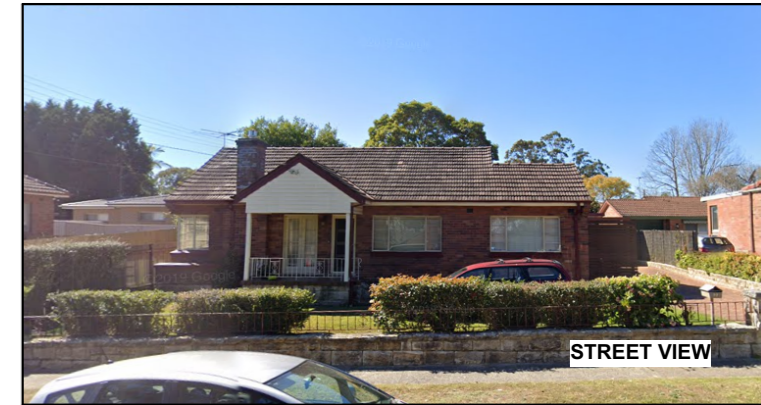
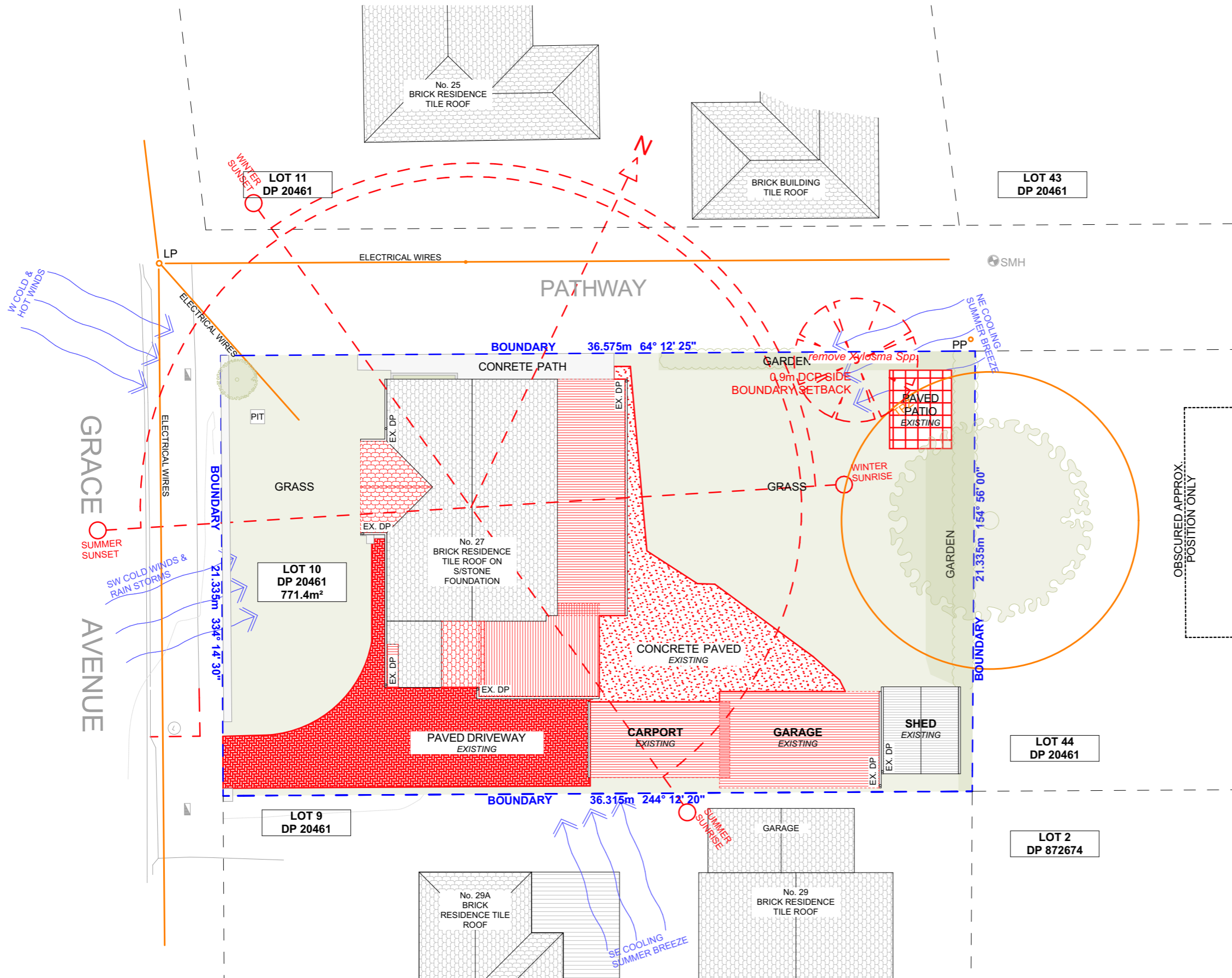
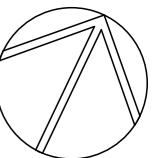
Monday, 21 December  
2020

## DRAWING NAME

SITE ANALYSIS

## SCALE

1:200, 1:1.19, 1:2.03,  
1:2.04 @A3



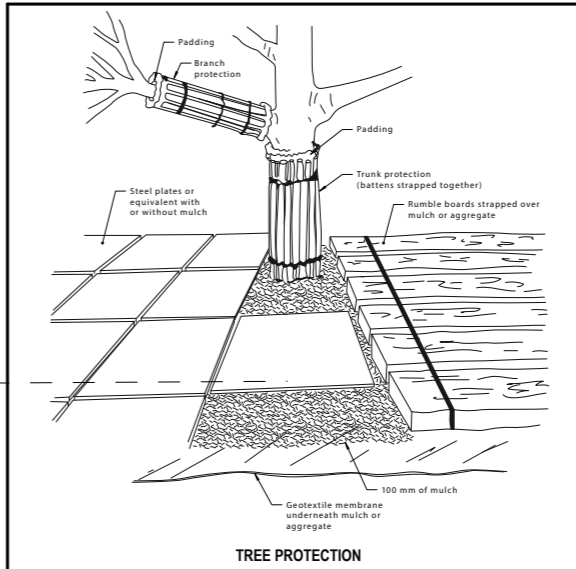
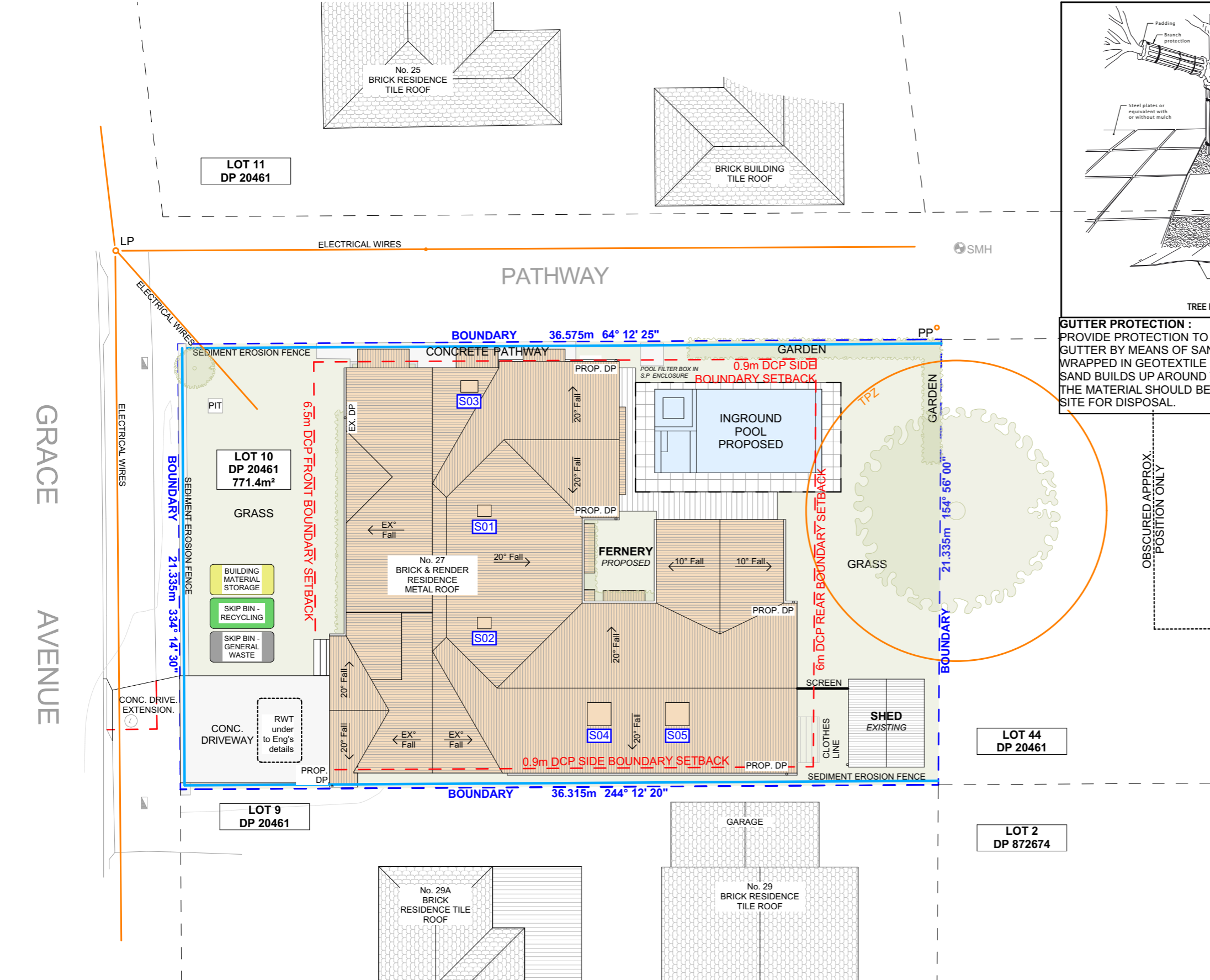
STREET VIEW



AERIAL MAP



LOCATION VIEW



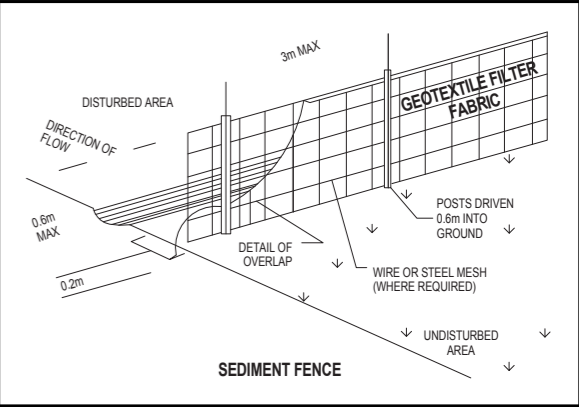
**GUTTER PROTECTION :**  
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

**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.



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

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.

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D	21.12.2020	DA DOCUMENTATION	JN	

**LEGEND**

- EXISTING
- PROPOSED
- DEMOLISHED

**CLIENT**  
Alex & Amy Beck

**PROJECT ADDRESS**  
27 Grace Avenue,  
Frenchs Forest NSW  
2086

**DRAWING NO.**  
**DA02**

**DATE**  
Monday, 21 December  
2020

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

**SCALE**  
1:1.32, 1:200 @A3



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## LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

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## DRAWING NO.

DA03

## DATE

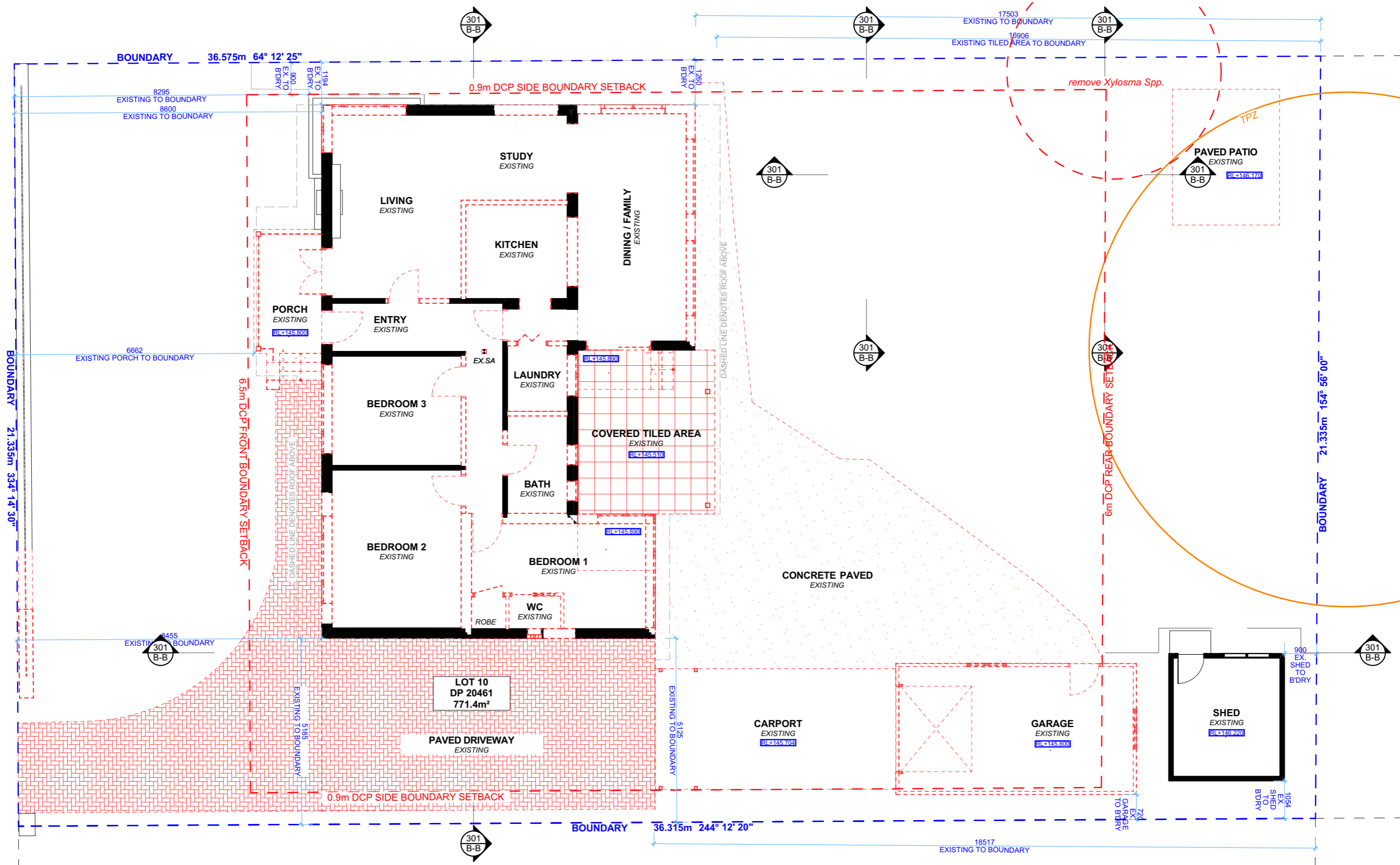
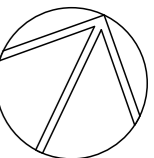
Monday, 21 December  
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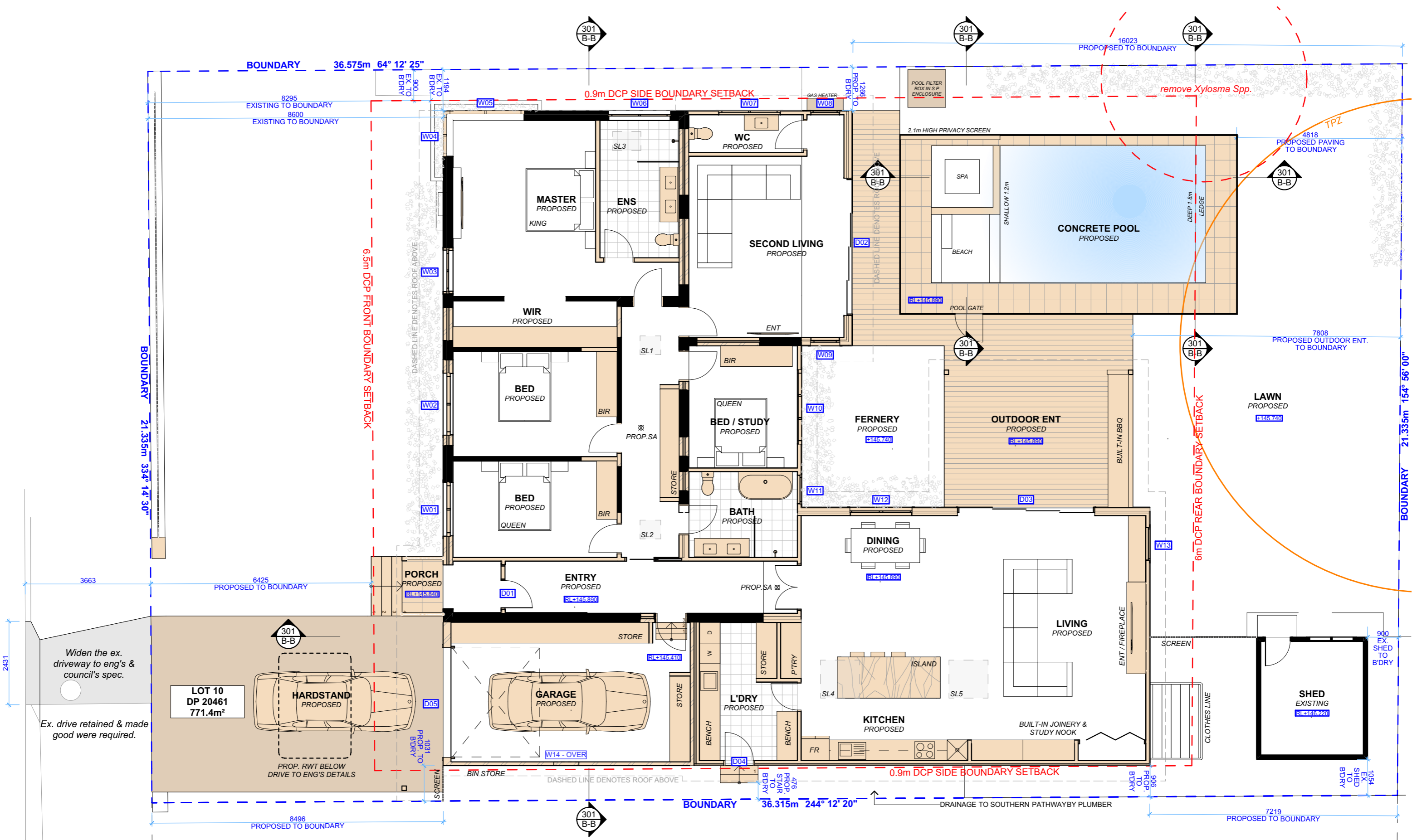
## DRAWING NAME

EXISTING GROUND FLOOR /  
DEMOLITION PLAN

## SCALE

1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.



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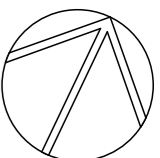
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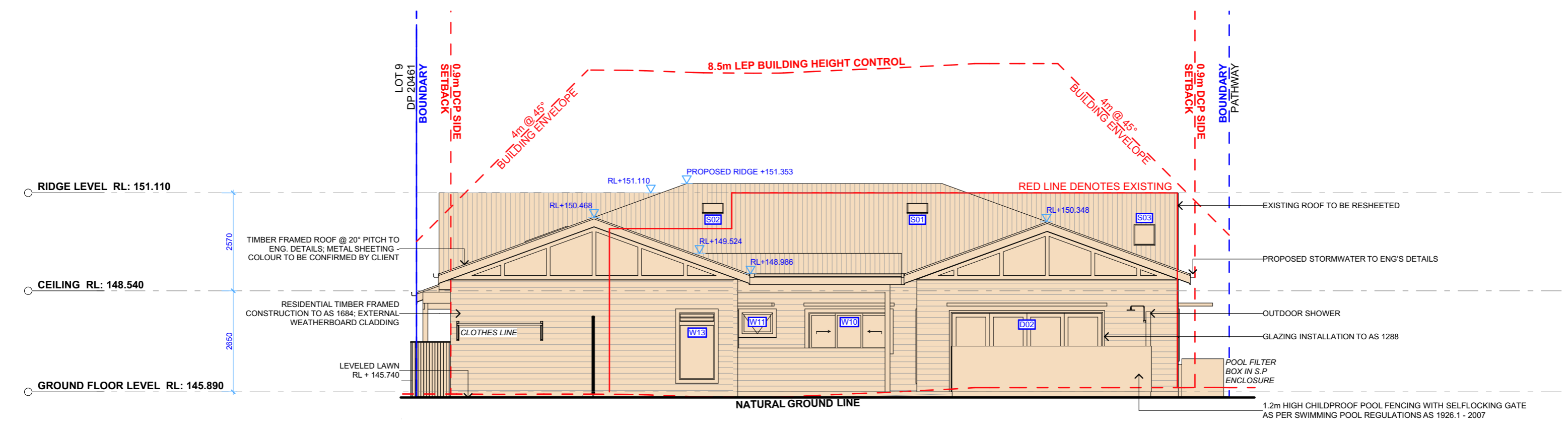
**LEGEND**  
EXISTING  
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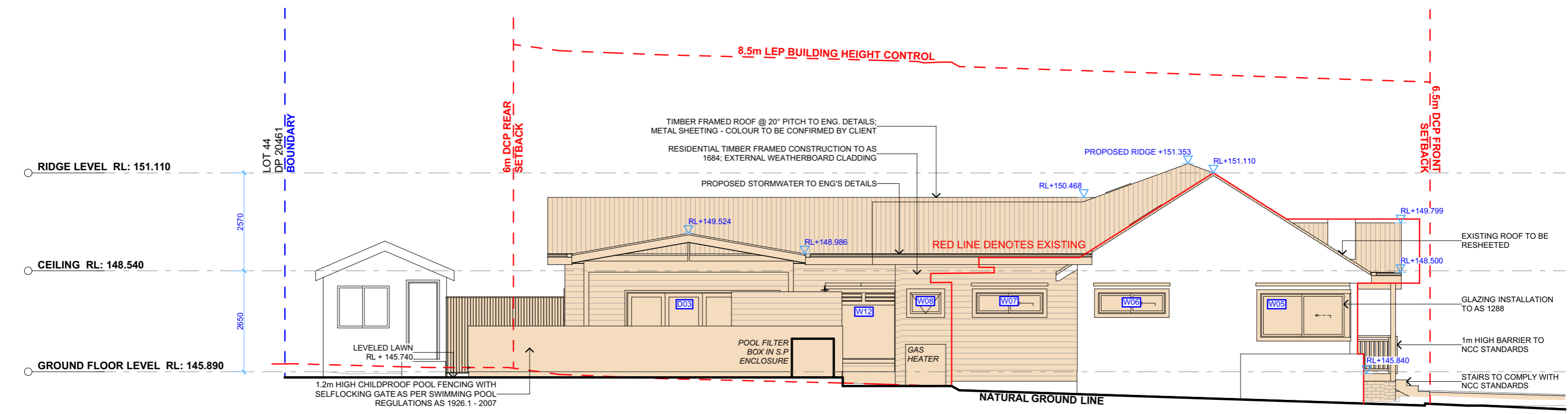
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DA04  
  
**DATE**  
Monday, 21 December  
2020

**DRAWING NAME**  
PROPOSED GROUND FLOOR PLAN  
  
**SCALE**  
1:100 @A3






1 EAST ELEVATION 1:100



2 NORTH ELEVATION 1:100

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.



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**LEGEND**

- EXISTING
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**DRAWING NO.**

DA05

**DATE**

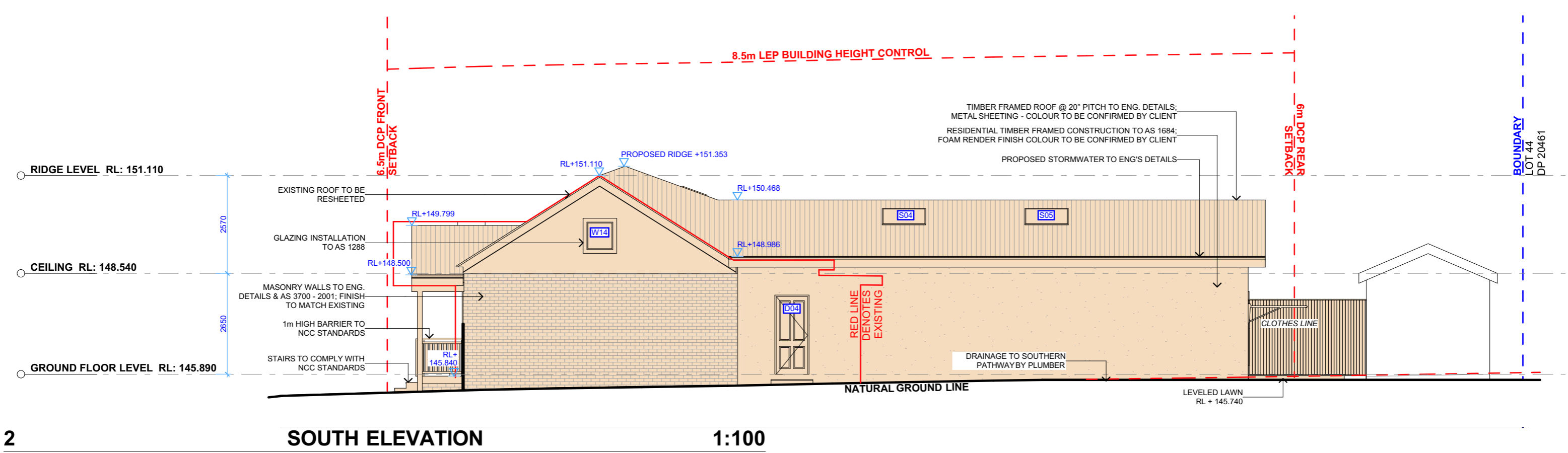
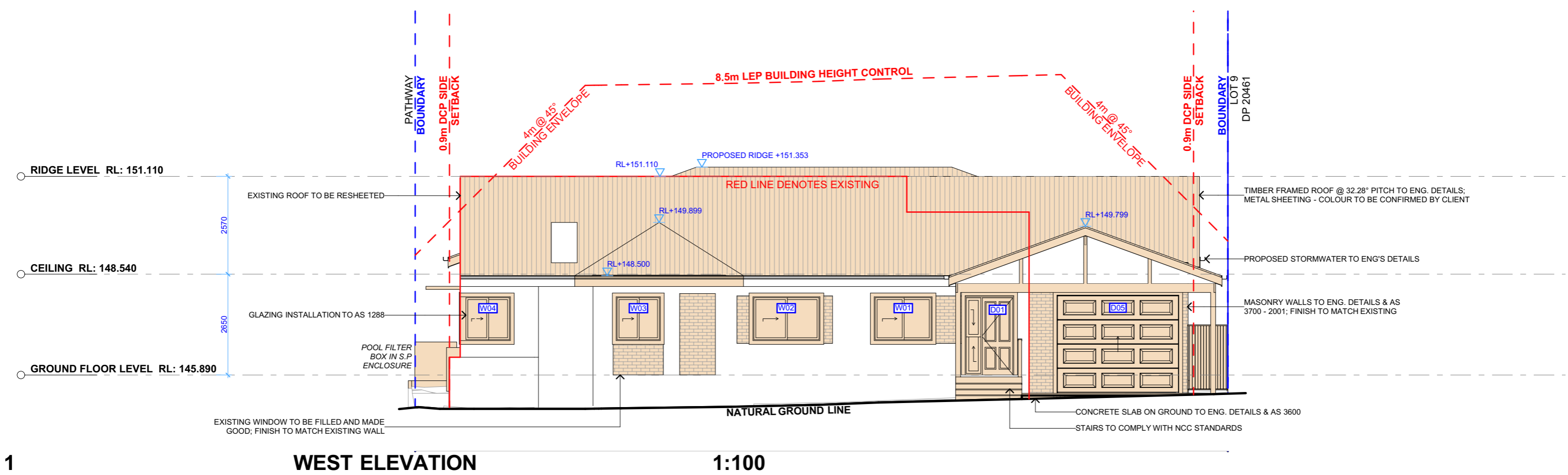
Monday, 21 December  
2020

**DRAWING NAME**


NORTH / EAST ELEVATION

**SCALE**

1:100 @A3



NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.



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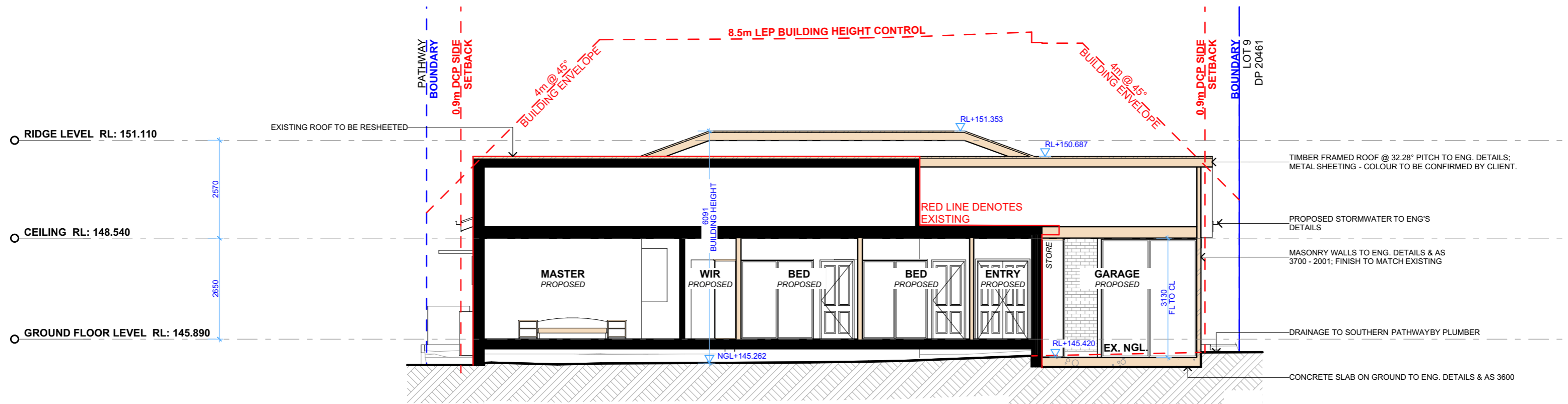
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**DRAWING NO.**  
**DA06**

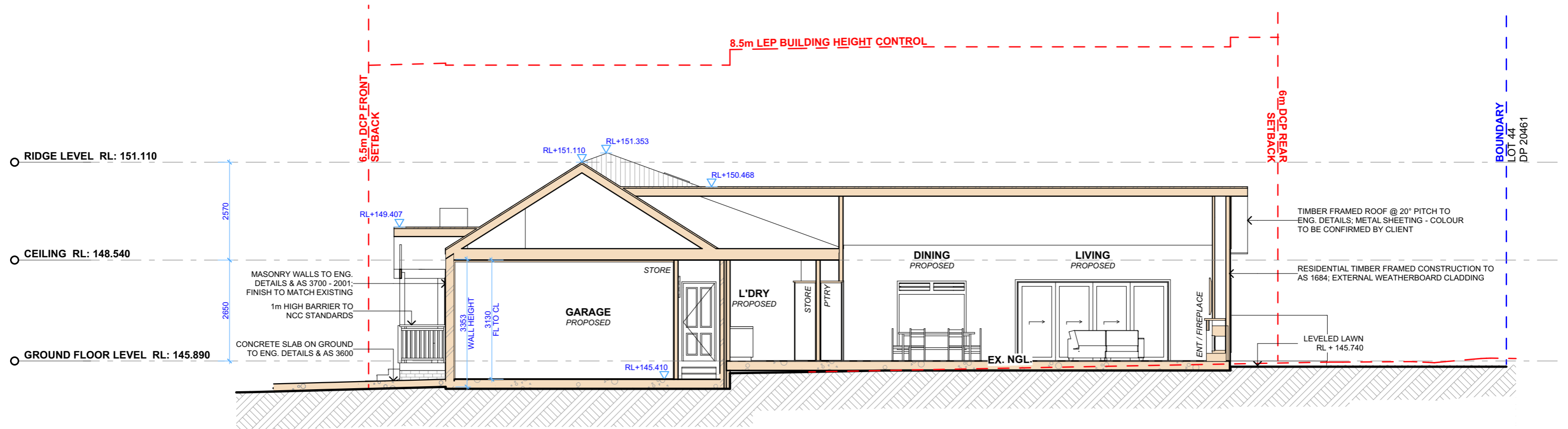
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2020

**DRAWING NAME**  
SOUTH / WEST ELEVATION

**SCALE**  
1:100 @A3

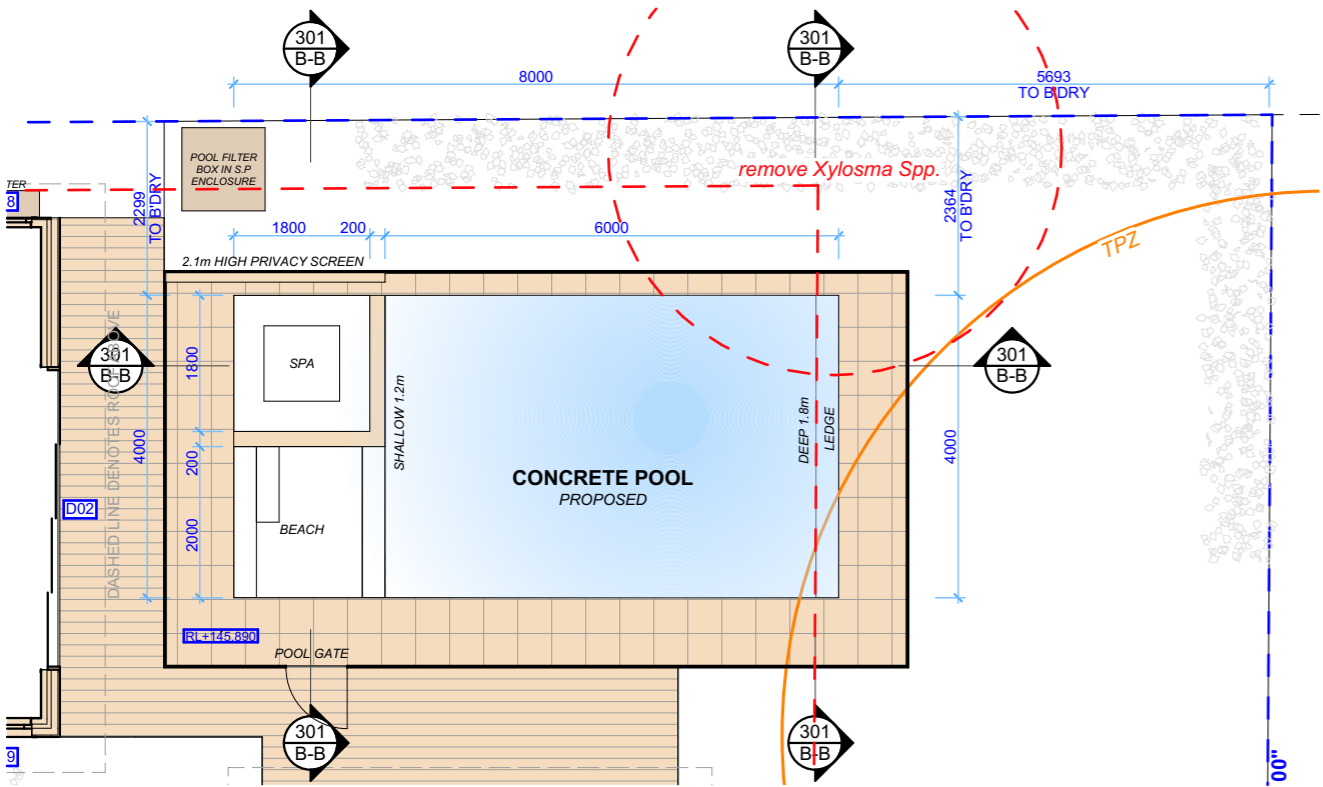


1 CROSS SECTION 1:100



2 LONG SECTION 1:100

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.

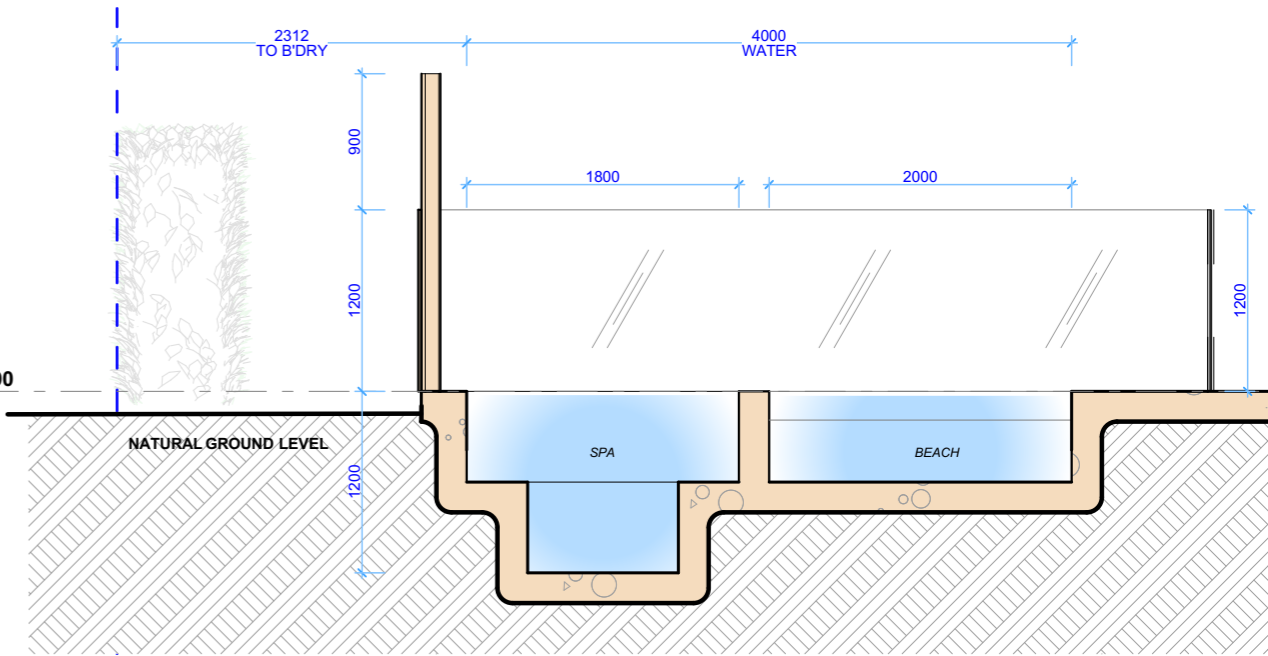


1

POOL PLAN

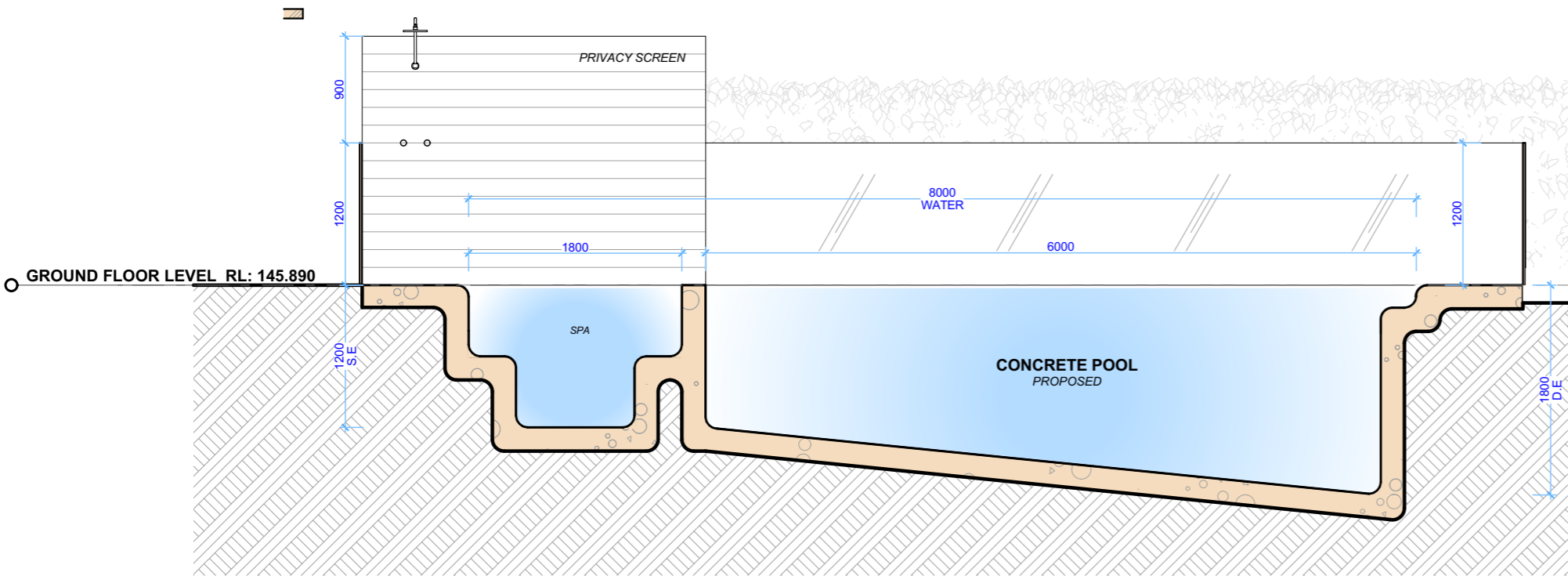
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3



POOL CROSS SECTION 1

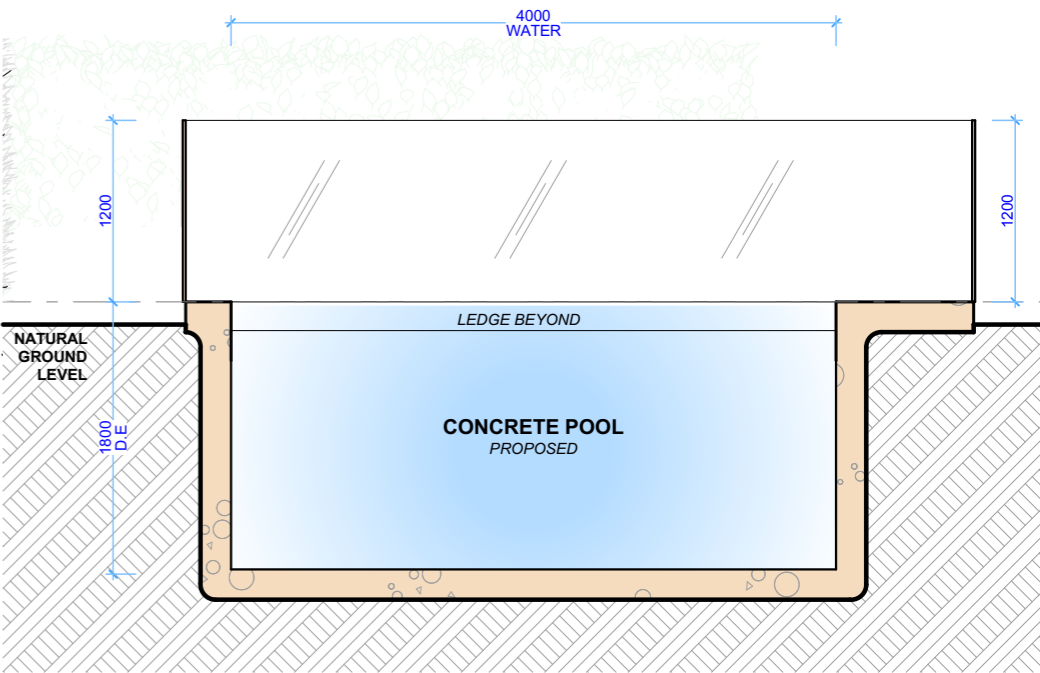
1:50



2

POOL LONG SECTION

1:50



4

POOL CROSS SECTION 2

1:50



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LEGEND	
	EXISTING
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CLIENT  
Alex & Amy Beck

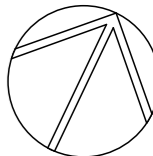
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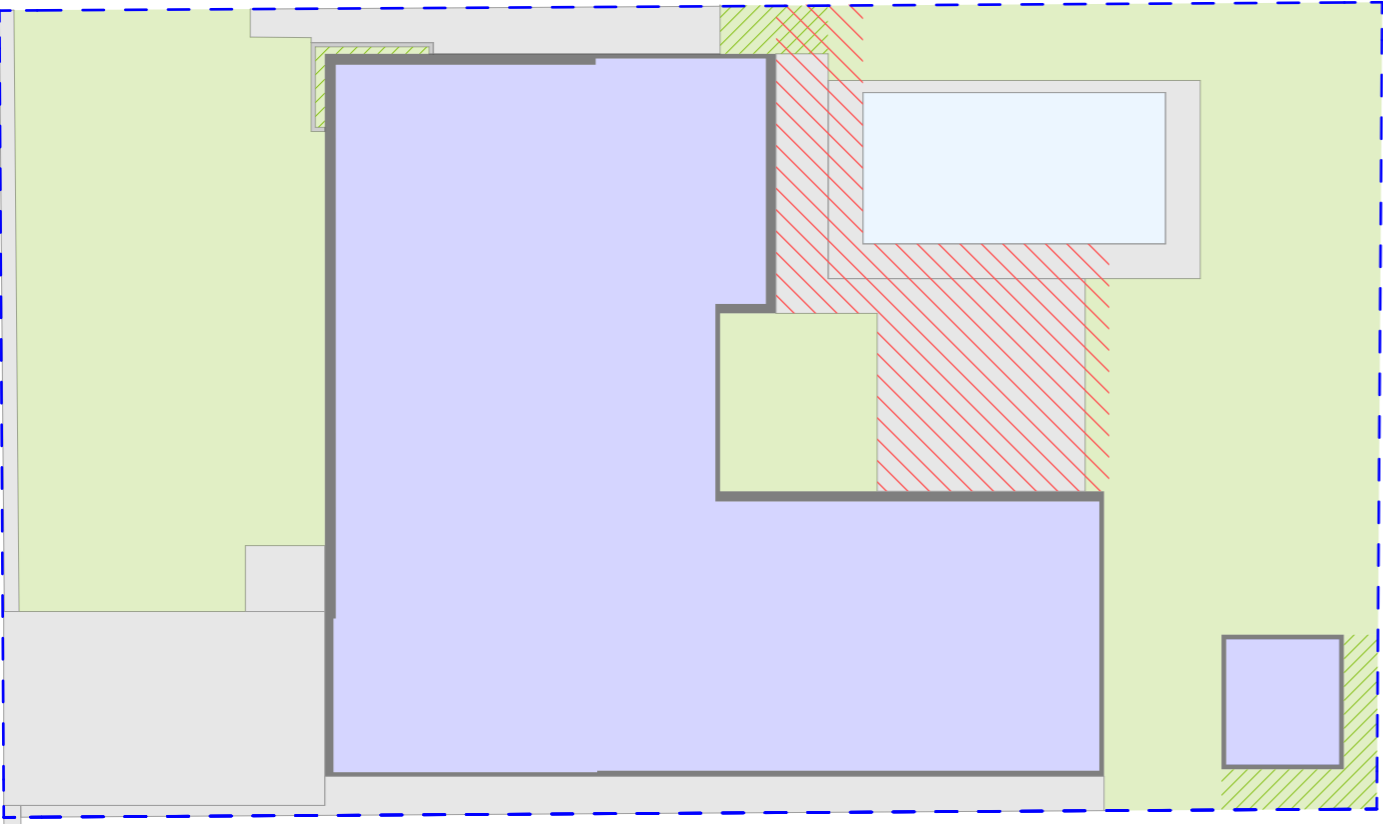
DRAWING NO.  
**DA08**

DATE  
Monday, 21 December  
2020

DRAWING NAME  
POOL PLAN & SECTIONS

SCALE  
1:100, 1:50 @A3

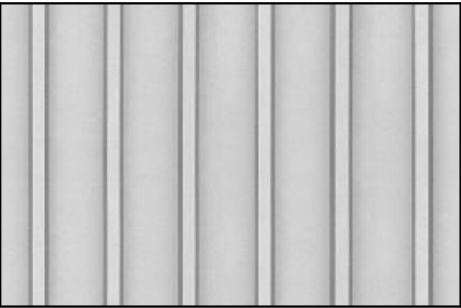




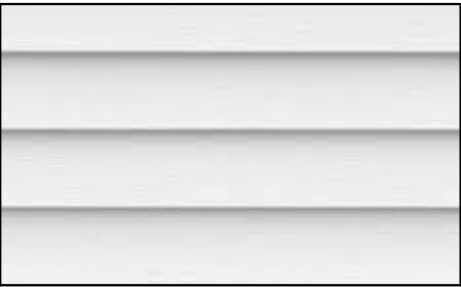
AREA CALCULATIONS	
SITE AREA : 771.4m <sup>2</sup>	
REQUIRED	
LANDSCAPED OPEN SPACE	40%(308.56m <sup>2</sup> )
PRIVATE OPEN SPACE	60m <sup>2</sup>
EXISTING	
LANDSCAPED OPEN SPACE	43.1%(332.5m <sup>2</sup> )
PRIVATE OPEN SPACE	75.61m <sup>2</sup>
PROPOSED	
LANDSCAPED OPEN SPACE	40.9%(315.8m <sup>2</sup> )
PRIVATE OPEN SPACE	60m <sup>2</sup>

- LANDSCAPED OPEN SPACE
- LANDSCAPED AREA LESS THAN 2m EXCLUDED FROM CALCULATION
- PRIVATE OPEN SPACE
- HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
- FLOOR SPACE RATIO / FLOOR AREA

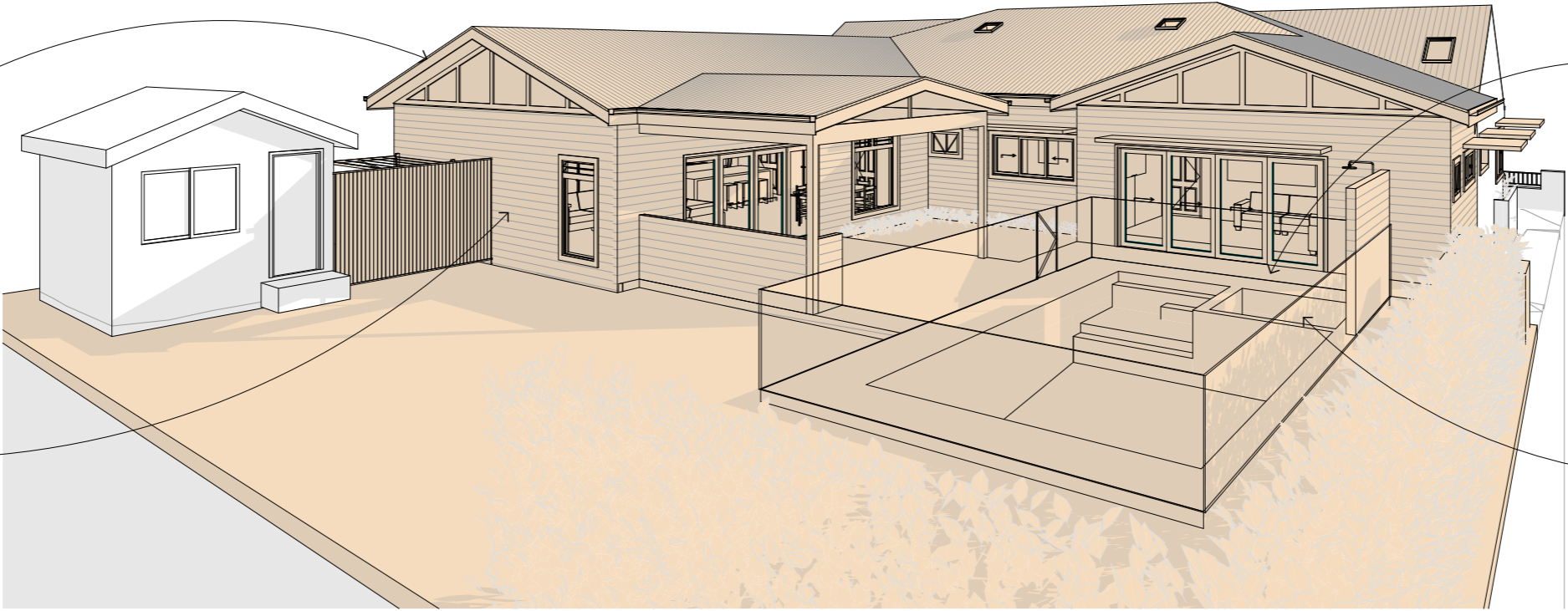
1 PROPOSED AREA CALCULATIONS 1:200



COLORBOND ROOFING COLOUR  
TO BE CONFIRMED BY CLIENT



WEATHERBOARD CLADDING COLOUR  
TO BE CONFIRMED BY CLIENT



TIMBER DECKING COLOUR TO BE  
CONFIRMED BY CLIENT



GLASS POOL FENCE TO BE  
CONFIRMED BY CLIENT

2 SAMPLE BOARD



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REV.	DATE	COMMENTS	DRWN
A	06.11.2020	INITIAL DESIGN PLAN	RNA
B	18.11.2020	FIRST DESIGN AMENDMENT	RNA
C	26.11.2020	REVISED DESIGN	RNA
D	21.12.2020	DA DOCUMENTATION	JN

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LEGEND

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Alex & Amy Beck

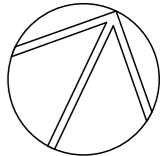
**PROJECT ADDRESS**  
27 Grace Avenue,  
Frenchs Forest NSW  
2086

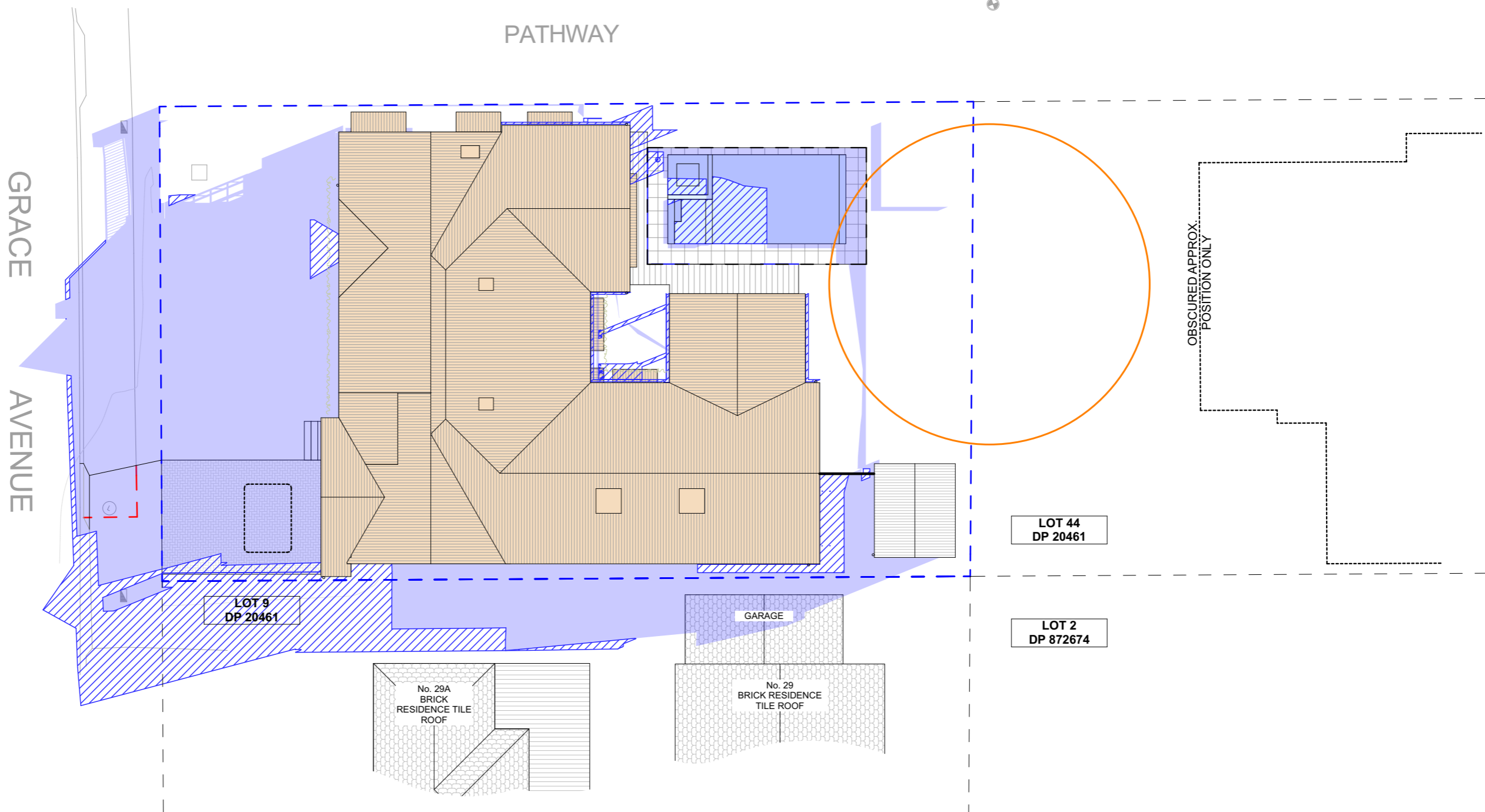
**DRAWING NO.**  
DA09

**DATE**  
Monday, 21 December  
2020

**DRAWING NAME**  
AREA CALCULATIONS /  
SAMPLE BOARD

**SCALE**  
1:200 @A3



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**LEGEND**

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

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**DRAWING NO.**

**DA10**

**DATE**

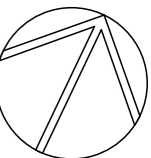
Monday, 21 December  
2020

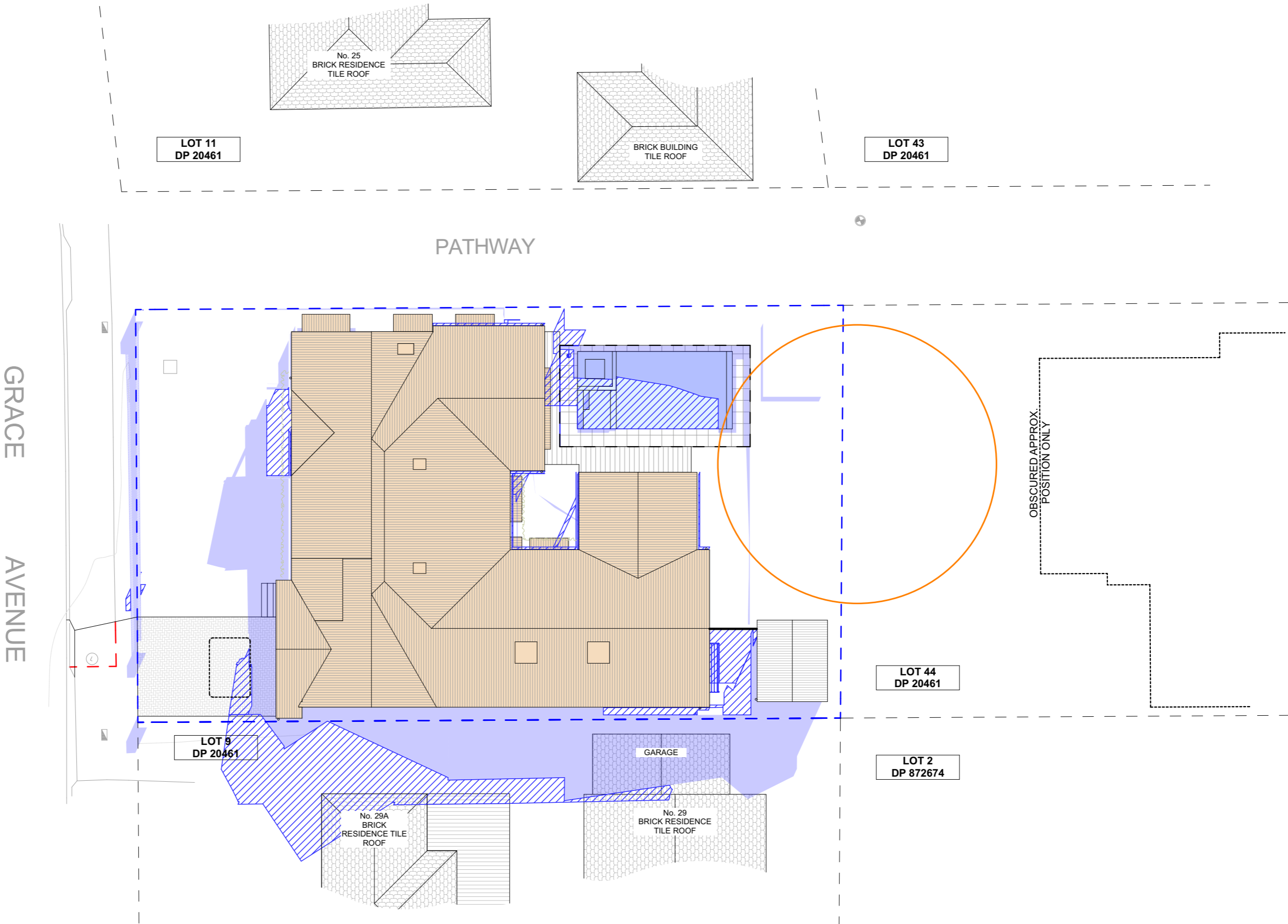
**DRAWING NAME**

WINTER SOLSTICE 9 AM

**SCALE**

1:200 @A3





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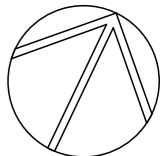
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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS
NEIGHBOURING SHADOWS

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**DRAWING NO.**  
**DA11**  
  
**DATE**  
Monday, 21 December  
2020

**DRAWING NAME**  
WINTER SOLSTICE 12 PM  
  
**SCALE**  
1:200 @A3





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

**CLIENT**  
Alex & Amy Beck

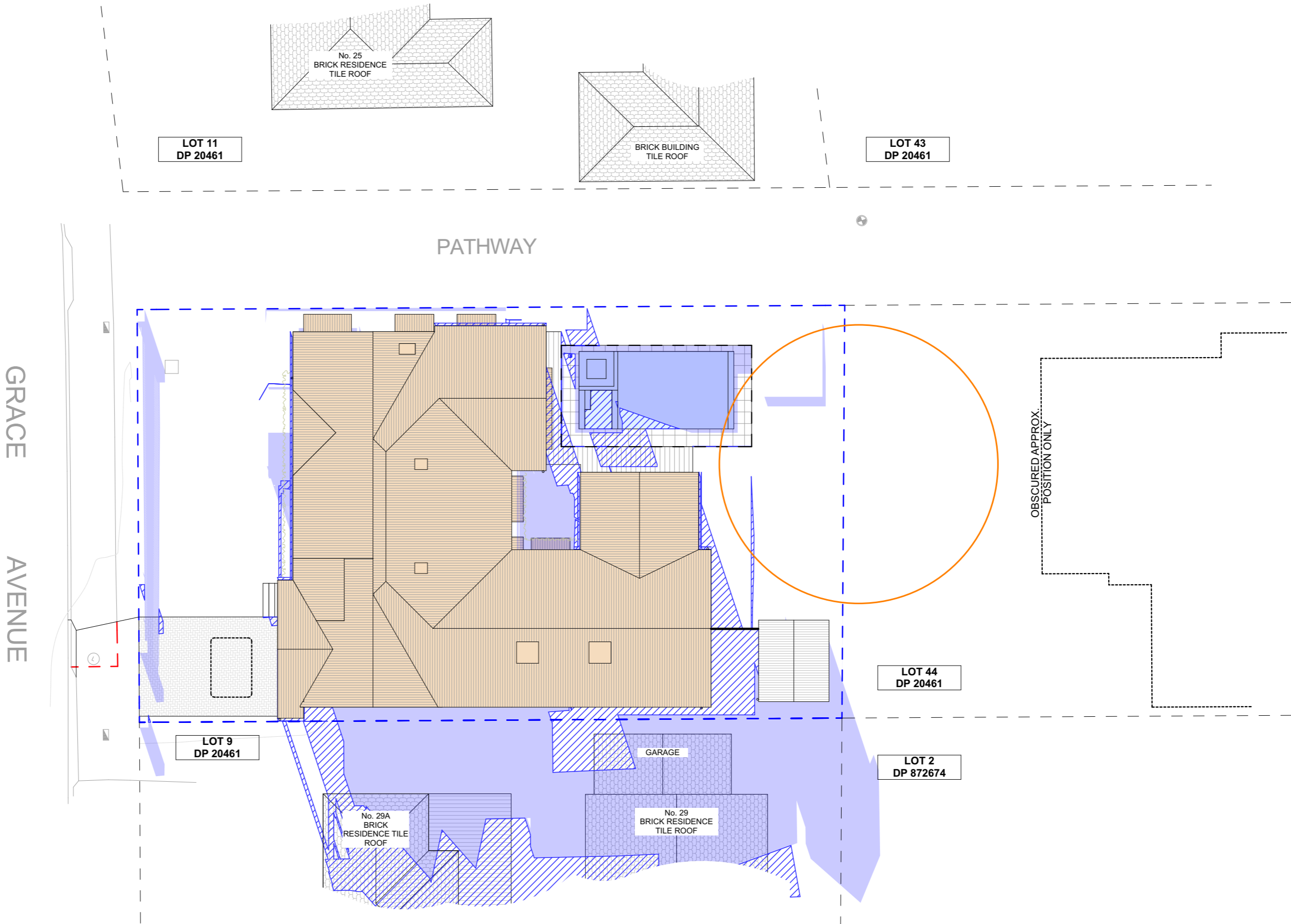
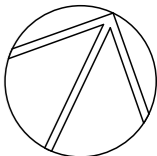
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**DRAWING NO.**  
DA12

**DATE**  
Monday, 21 December  
2020

**DRAWING NAME**  
WINTER SOLSTICE 3 PM

**SCALE**  
1:200 @A3



Alterations and Additions

Certificate number: A399712\_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 03, December 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	27 Grace Ave, Frenchs Forest_03
Street address	27 Grace Avenue Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 10
Lot number	20461
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).

<b>Certificate Prepared by</b> (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
Rainwater tank			
The applicant must install a rainwater tank of at least 1044 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 90 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 39 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		✓	✓

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.																											
<div><div><table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td></td></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R0.60 (down) (or R1.30 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>internal wall shared with garage: single skin masonry (R0.18)</td><td>nil</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>dark (solar absorptance &gt; 0.70)</td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table></div><div><div>✓</div><div>✓</div><div>✓</div></div></div>				Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil		suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		internal wall shared with garage: single skin masonry (R0.18)	nil		flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)	raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
Construction	Additional insulation required (R-value)	Other specifications																									
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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.

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.	✓	✓	✓		
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.		✓	✓		
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.		✓	✓		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓		
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
W1	W	1.88	0 0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	W	2.17	0 0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	W	1.45	0 0	projection/height above sill ratio	improved aluminium, single clear, (U-value:

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)					
					>=0.36	6.44, SHGC: 0.75)			
W4	W	1.48	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	N	2.72	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6	N	1.09	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	N	1.09	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8	N	0.51	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W9	S	1.53	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W10	E	2.24	2.03	3.8	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W11	E	0.51	2.03	3.08	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W12	N	3.26	4.15	8.1	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W13	E	1.75	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W14	S	0.56	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D01	W	0.92	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D02	E	8.08	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value:			

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)					
						6.44, SHGC: 0.75)			
D03	N	8.08	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
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	0.385	no shading			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S02	0.385	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S03	0.54	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S04	1.35	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S05	1.35	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				



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				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, <b>OR</b> meet the ecified U value and SHGC value.

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DRAWING NO.  
**DA13**

DATE  
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DRAWING NAME  
BASIX COMMITMENTS