



# ACTION PLANS

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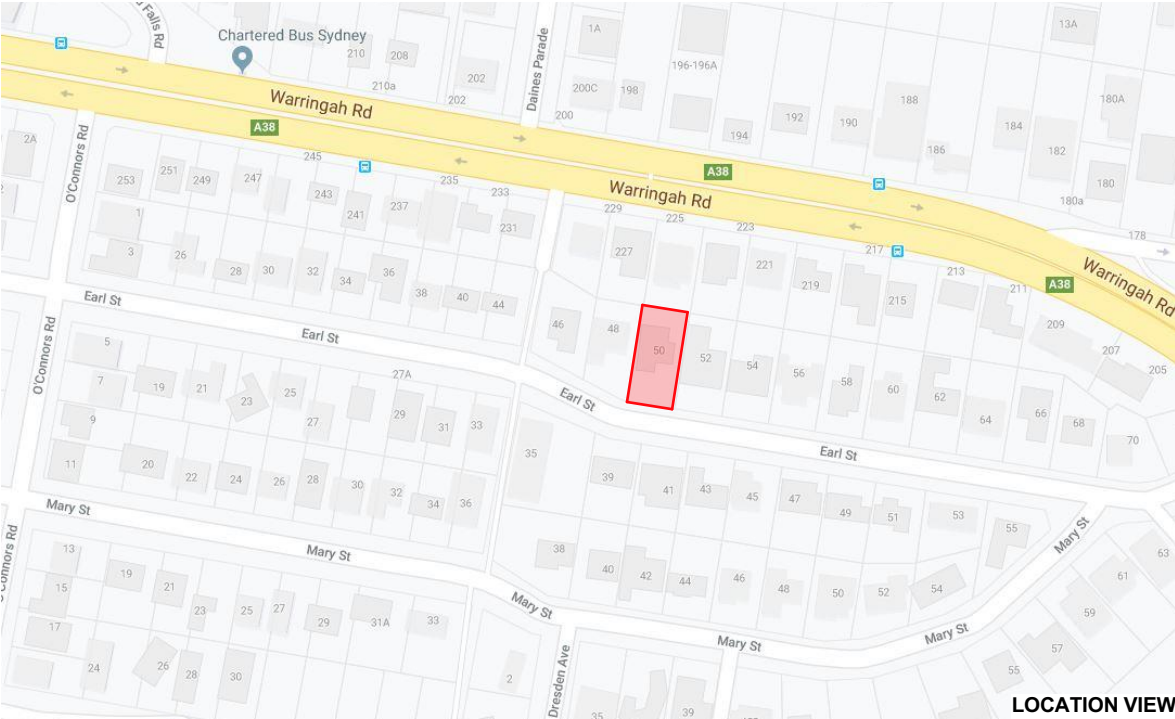
## DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	05-Feb-21
DA01	SITE ANALYSIS	05-Feb-21
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	05-Feb-21
DA03	EXISTING GROUND FLOOR PLAN	05-Feb-21
DA04	PROPOSED GROUND FLOOR PLAN	05-Feb-21
DA05	PROPOSED FIRST FLOOR PLAN	05-Feb-21
DA06	NORTH / EAST ELEVATION	05-Feb-21
DA07	SOUTH / WEST ELEVATION	05-Feb-21
DA08	LONG / CROSS SECTION	05-Feb-21
DA09	AREA CALCULATIONS	05-Feb-21
DA10	SAMPLE BOARD	05-Feb-21
DA11	WINTER SOLSTICE 9 AM	05-Feb-21
DA12	WINTER SOLSTICE 12 PM	05-Feb-21
DA13	WINTER SOLSTICE 3 PM	05-Feb-21
DA14	BASIX COMMITMENTS - HOUSE	05-Feb-21
DA15	BASIX COMMITMENTS - SECONDARY DWELLING	05-Feb-21
DA16	BASIX COMMITMENTS - SECONDARY DWELLING	05-Feb-21

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	50 EARL STREET, BEACON HILL NSW 2100			
LOT & DP/SP	LOT 29 DP 25164			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	678.3m²			
FRONTAGE	18.290m			
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	678.3m²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	5.15m	8.43m	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	AREA B: FLANKING SLOPES 5 TO 25°	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFIED	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFIED	N/A	N/A	N/A
NATIVE VEGETATION	NOT IDENTIFIED	N/A	N/A	N/A
WILDLIFRE CORRIDORS	NOT IDENTIFIED	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	NOT IDENTIFIED	N/A	N/A	N/A
THREATEND HIGH CONSERVATION HABITAT	NOT IDENTIFIED	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	4.97m	7.12	YES
NUMBER OF STOREYS	N/A	1	2	YES
SIDE BOUNDARY ENVELOPE	4m	N/A	N/A	NO
SIDE BOUNDARY SETBACKS	0.9m	E: 1.09m W: 0.83m	E: 1m W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	11.64m	6.59m	YES
REAR BOUNDARY SETBACK	6.0m	3.15m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (271.32m²)	46.50% (315.46m²)	35.30% (239.44m²)	NO
PRIVATE OPEN SPACE	60m²	170.05m²	UNCHANGED	YES

## 50 EARL STREET BEACON HILL, NSW, 2100

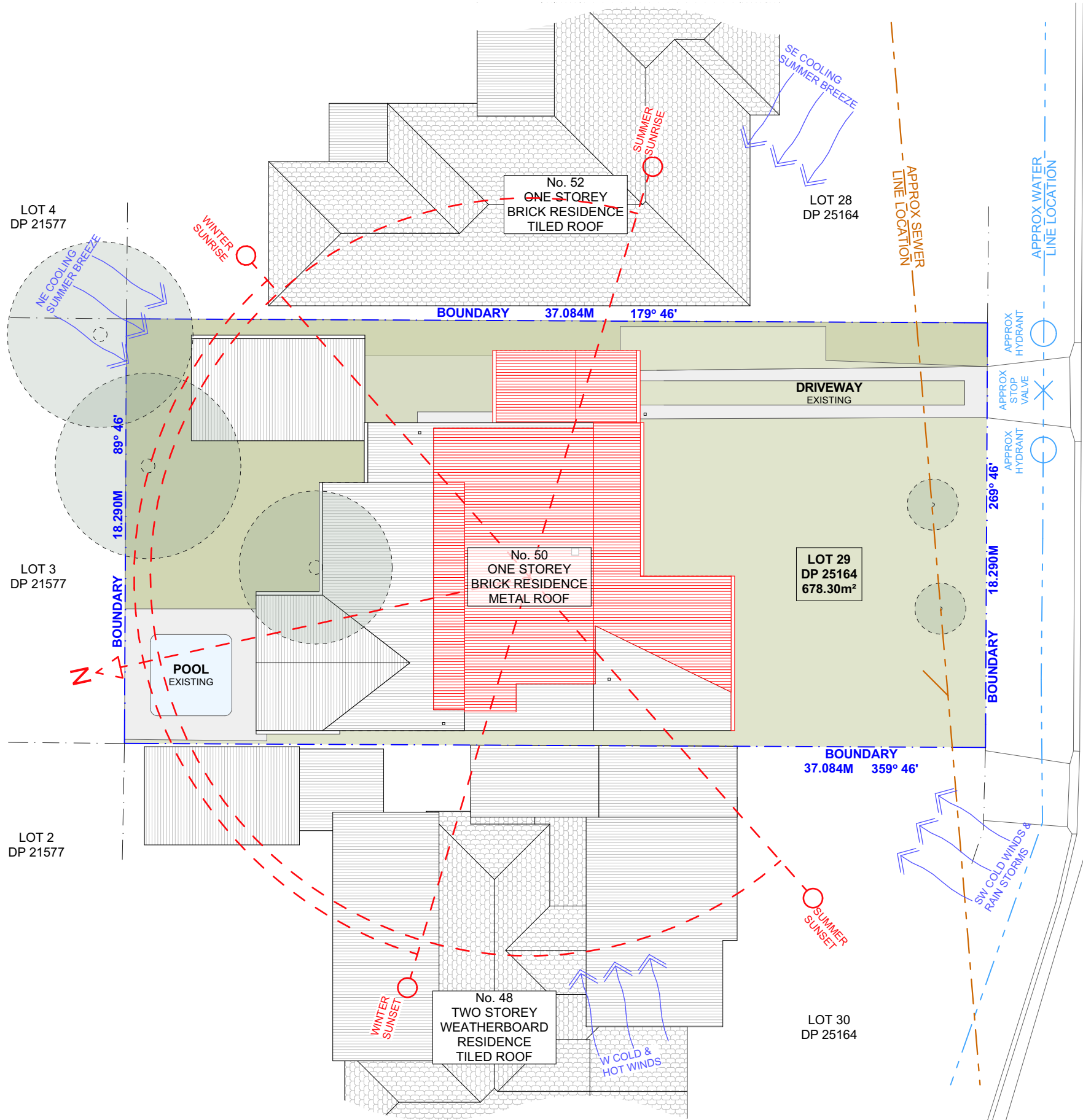


LOCATION VIEW

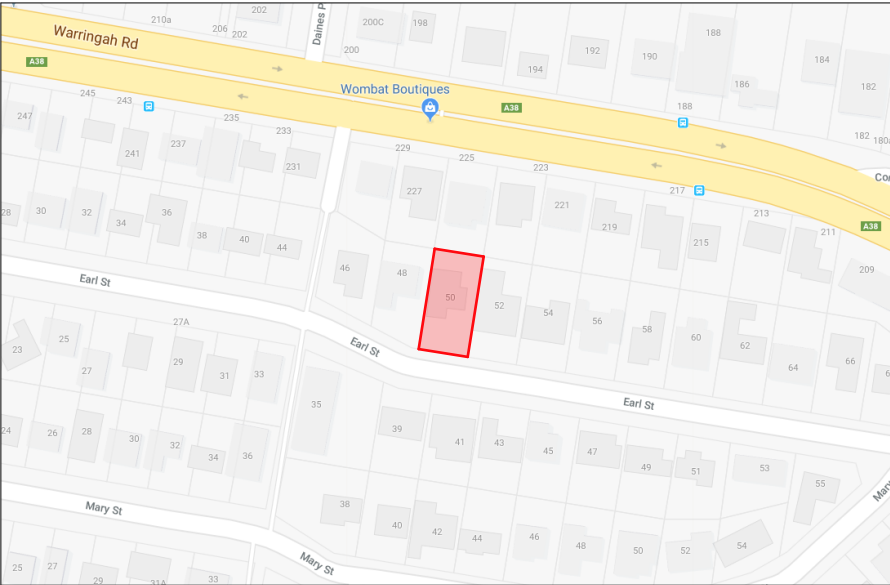
### NCC & AS COMPLIANCES SPECIFICATIONS

- 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 AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- 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 AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING 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
- STAIRWAYAND 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
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- 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 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

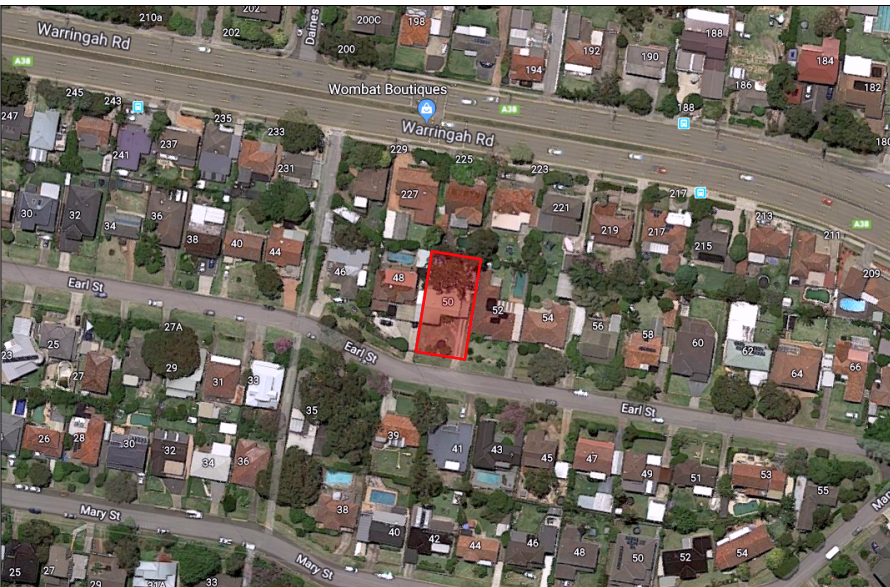




EXTERNAL VIEW



LOCATION VIEW



AERIAL MAP

EARL STREET

1

SITE ANALYSIS

1:200

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





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
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LEGEND

 LANDSCAPING

 PAVING

 WATER

 DEMOLISHED

CLIENT

SHAUN & AMANDA PEARSON

PROJECT ADDRESS

50 EARL STREET  
BEACON HILL, NSW,  
2100

DRAWING NO.

DA01

DATE

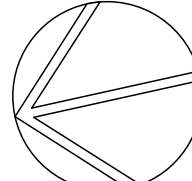
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2021

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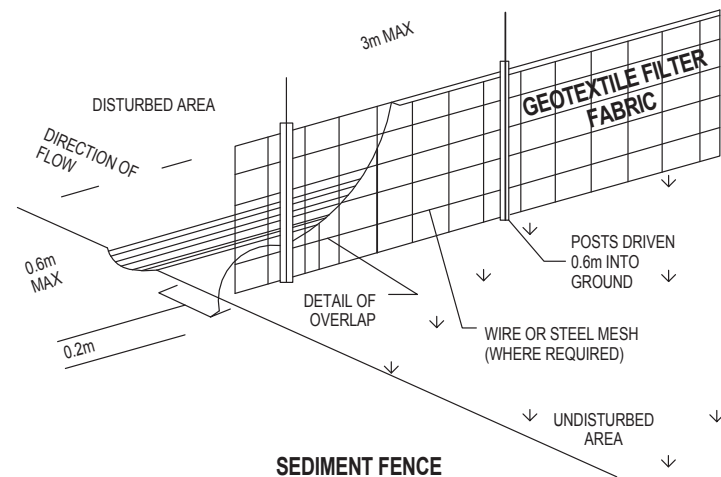
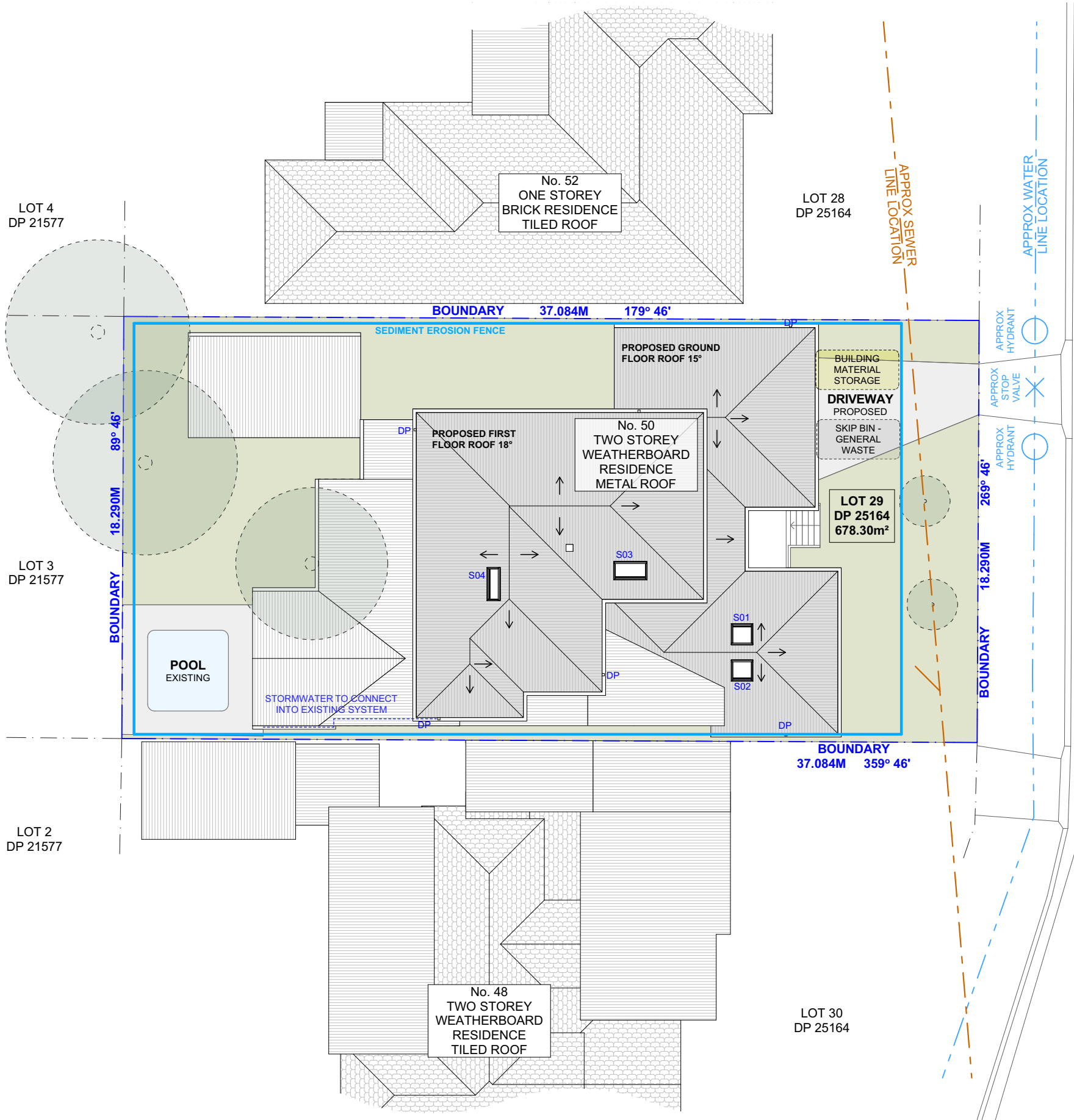
SITE ANALYSIS

SCALE

1:200 @A3







**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

1

SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN

1:200



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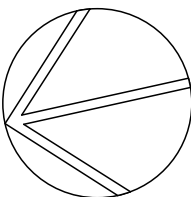
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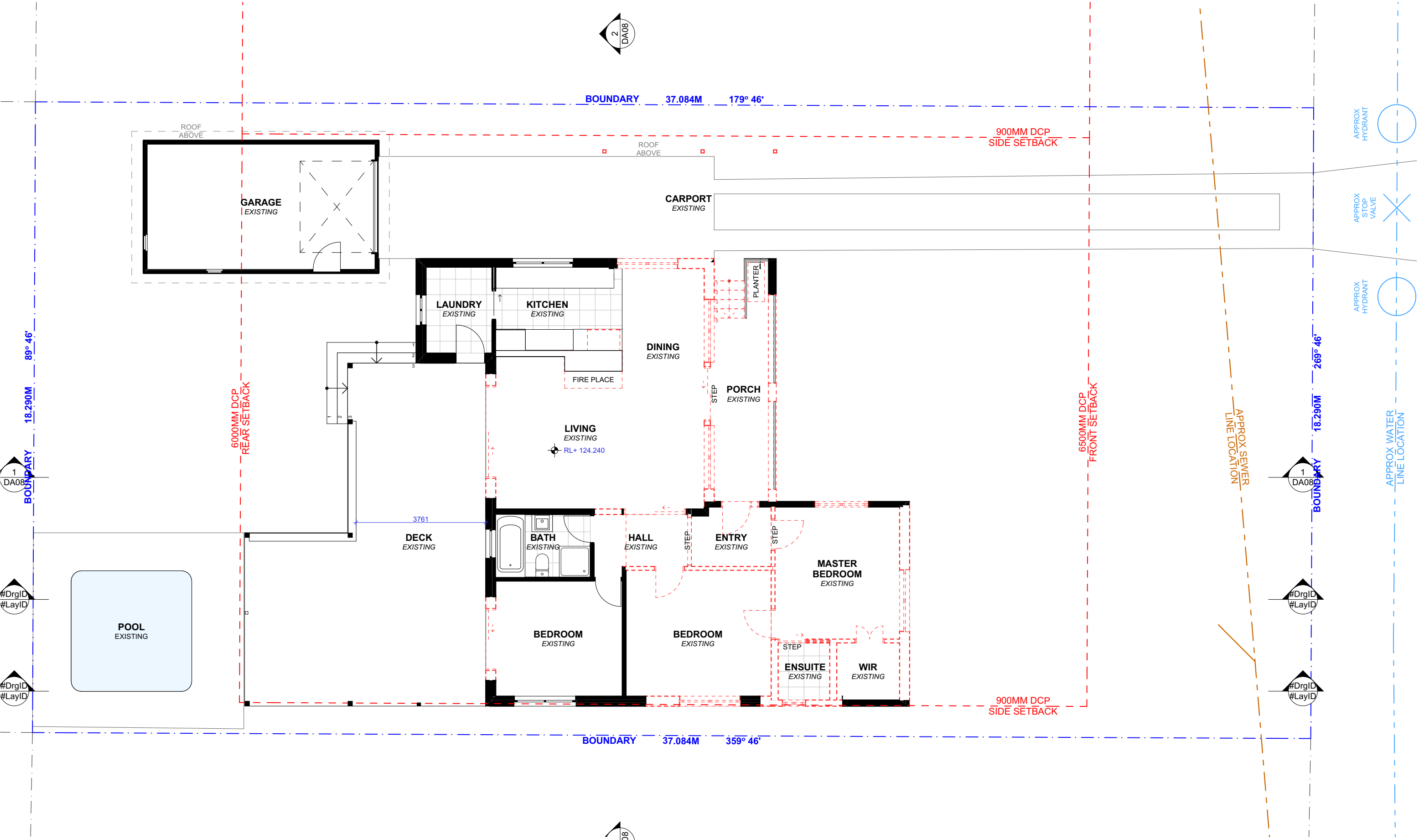
**LEGEND**  
LANDSCAPING  
PAVING  
WATER  
DEMOLISHED

**CLIENT**  
SHAUN & AMANDA PEARSON  
  
**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW, 2100

**DRAWING NO.**  
DA02  
  
**DATE**  
Friday, February 5, 2021


**DRAWING NAME**  
SITE / ROOF / SEDIMENT  
EROSION / WASTE  
MANAGEMENT / STORMWATER  
CONCEPT PLAN  
SCALE  
1:200 @A3





1 EXISTING GROUND FLOOR PLAN 1:100

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



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**LEGEND**

EXISTING

PROPOSED

DEMOLISHED

**CLIENT**

SHAUN & AMANDA PEARSON

**PROJECT ADDRESS**

50 EARL STREET  
BEACON HILL, NSW,  
2100

**DRAWING NO.**

DA03

**DATE**

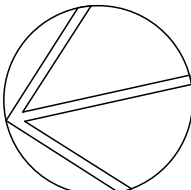
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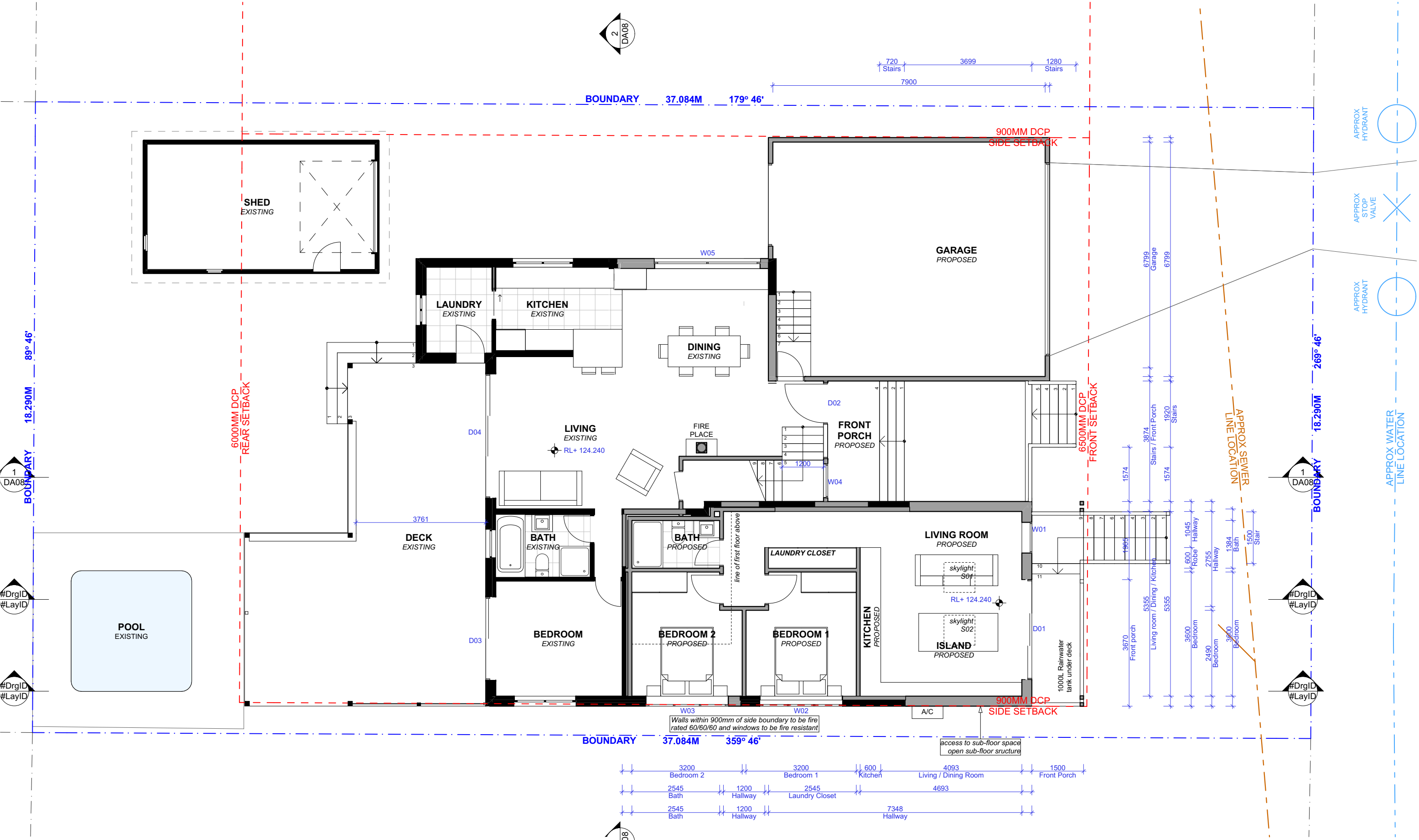
**DRAWING NAME**

EXISTING GROUND FLOOR PLAN


**SCALE**

1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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DRAWING NO.

DA04

DATE

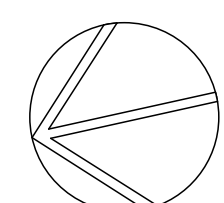
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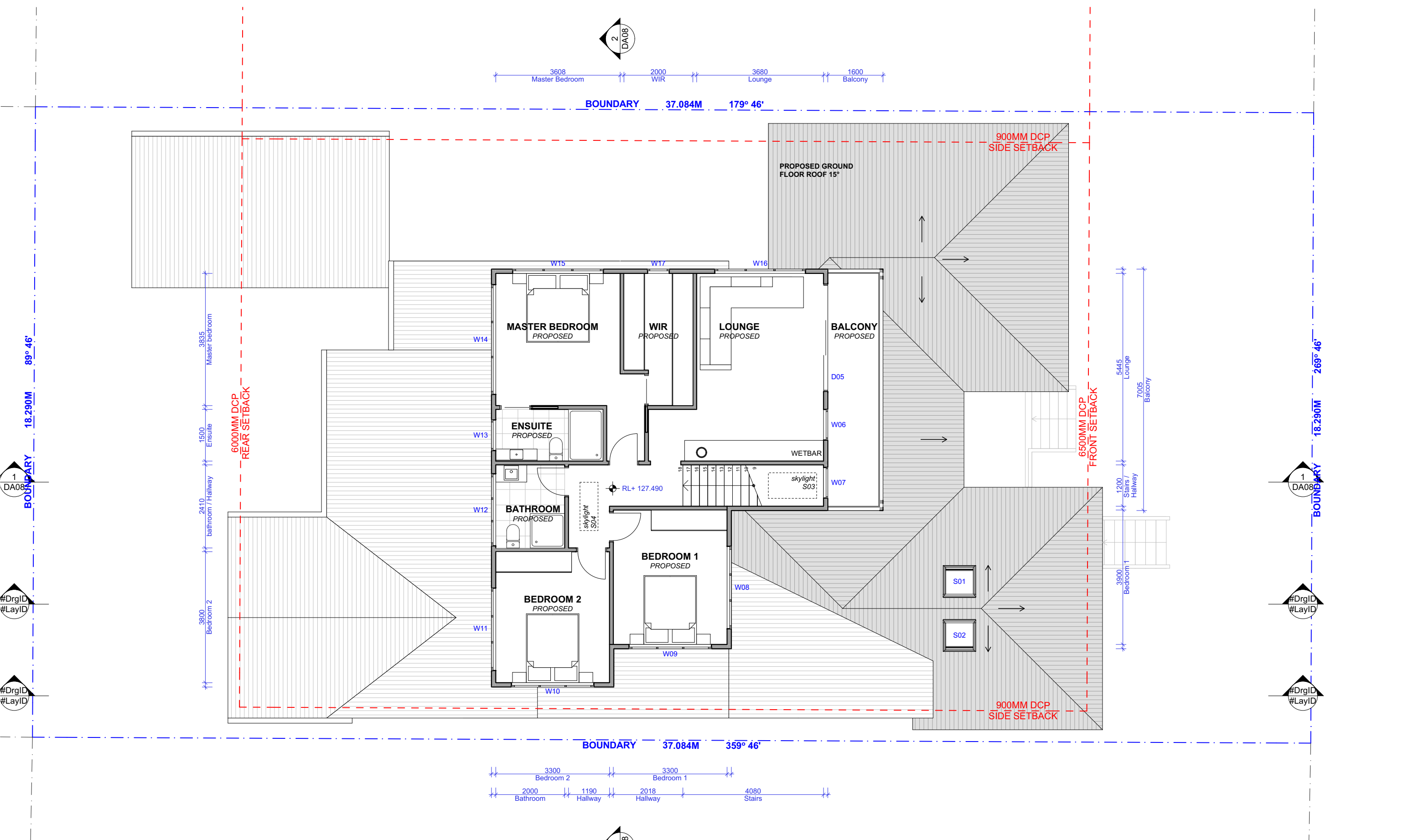
DRAWING NAME

PROPOSED GROUND FLOOR PLAN


SCALE

1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100



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**LEGEND**

- EXISTING
- PROPOSED
- DEMOLISHED

**CLIENT**  
SHAUN & AMANDA PEARSON

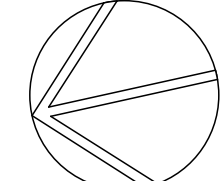
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2100

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DA05

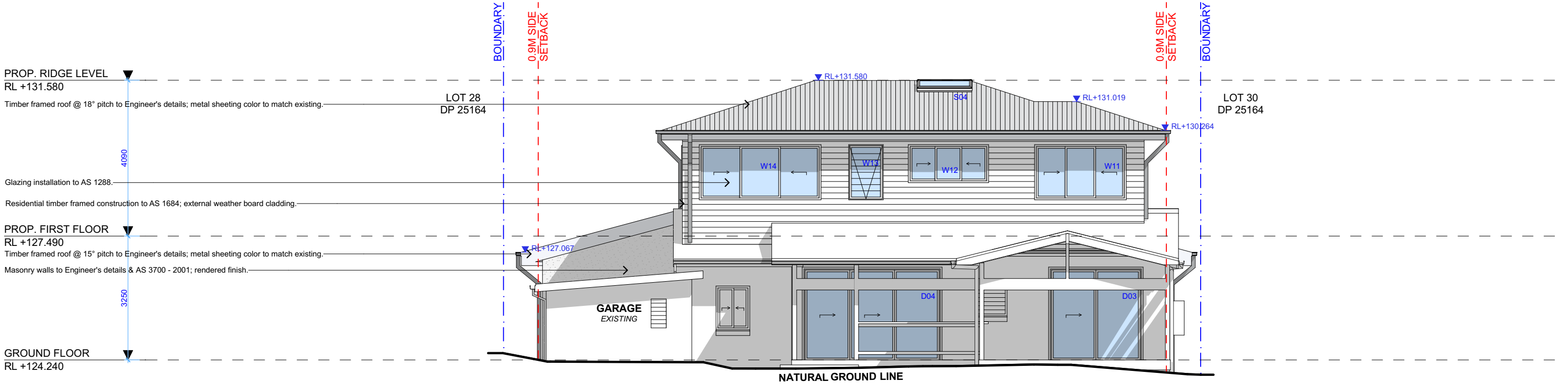
**DATE**  
Friday, February 5,  
2021

**DRAWING NAME**  
PROPOSED FIRST FLOOR PLAN

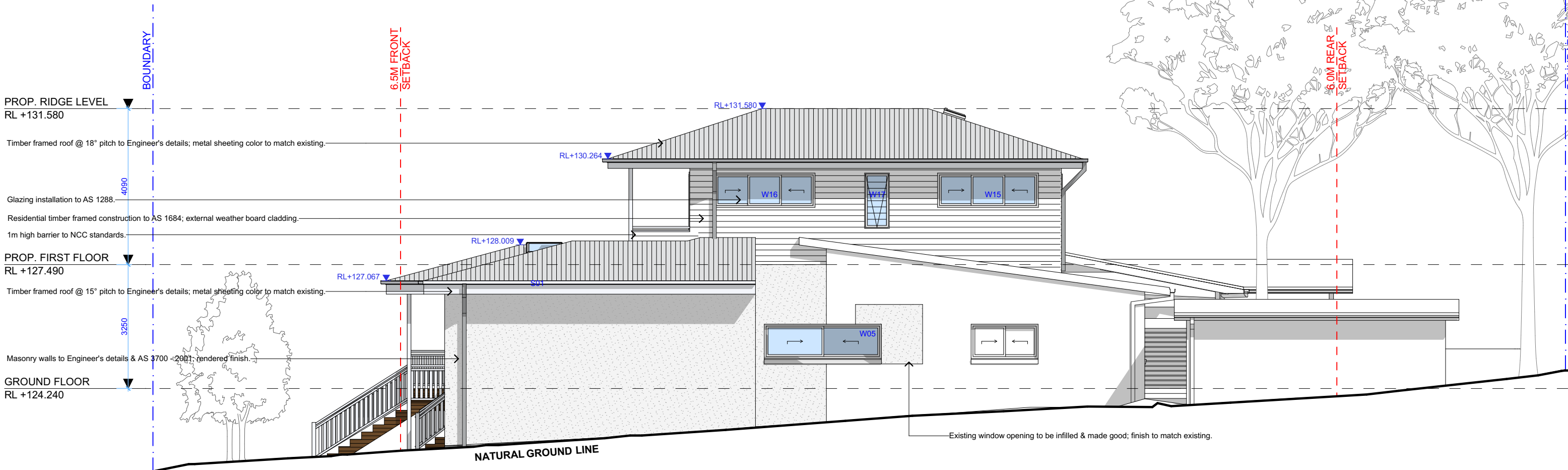
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1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100











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### LEGEND

	WEATHERBOARD		RENDERED FINISH
	BRICKWORK		GLASS
	METAL ROOFING		TIMBER FLOOR
	STONE CLADDING		
	EXISTING		

### CLIENT

SHAUN & AMANDA PEARSON

### PROJECT ADDRESS

50 EARL STREET  
BEACON HILL, NSW,  
2100

### DRAWING NO.

DA06

### DATE

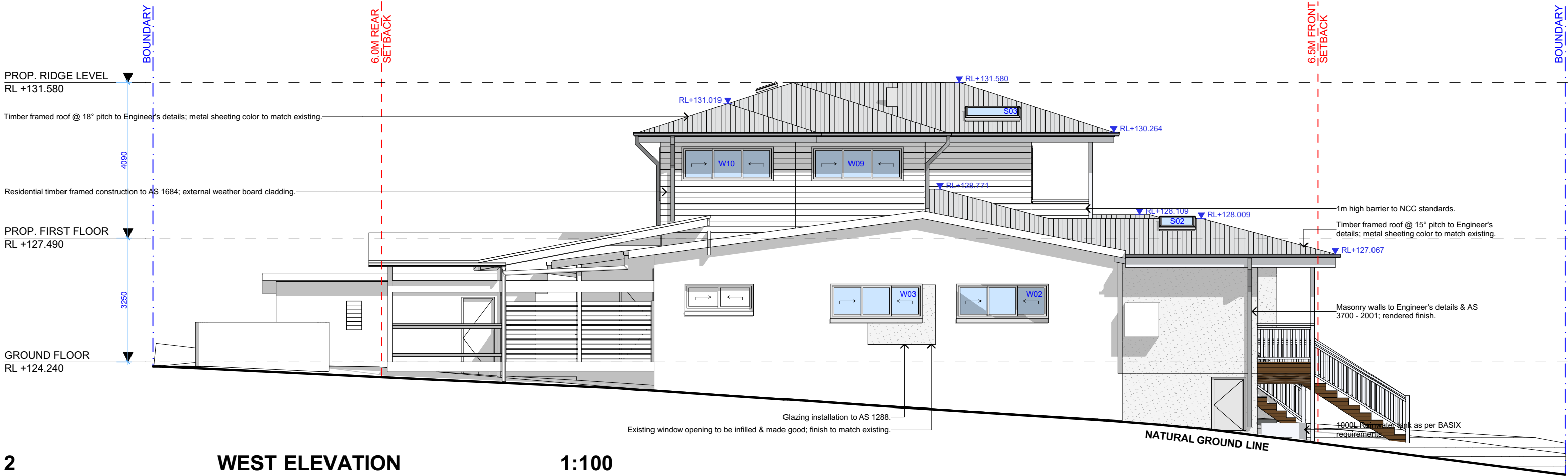
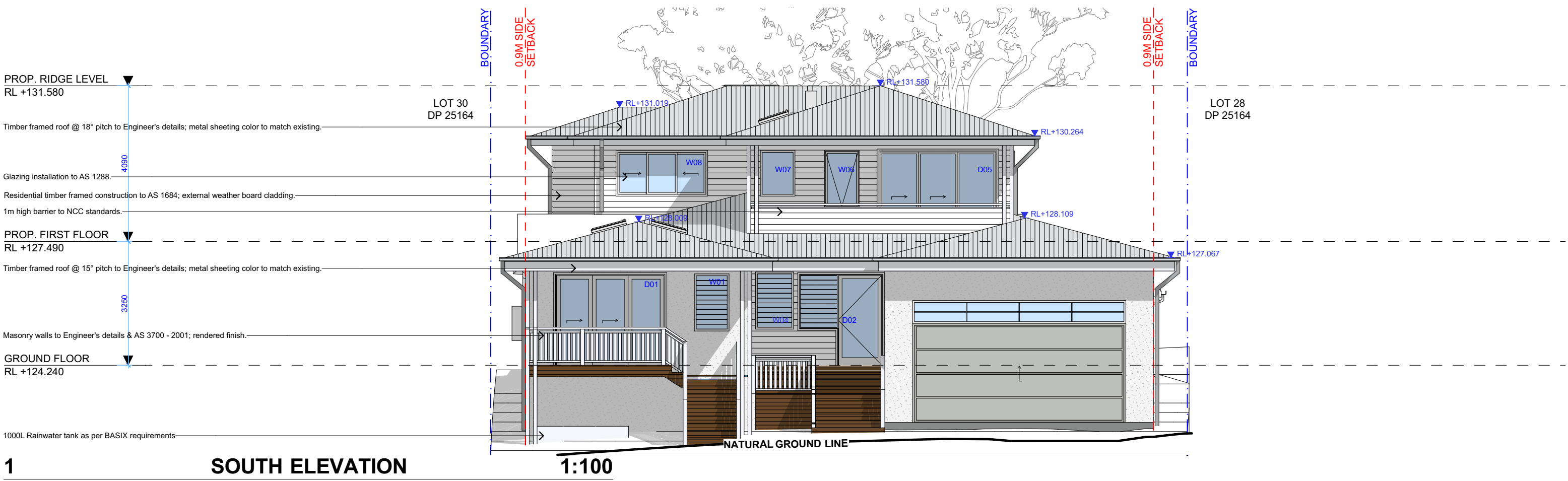
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### DRAWING NAME

NORTH / EAST ELEVATION

### SCALE

1:100 @A3













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### LEGEND

	WEATHERBOARD		RENDERED FINISH
	BRICKWORK		GLASS
	METAL ROOFING		TIMBER FLOOR
	STONE CLADDING		
	EXISTING		

**CLIENT**  
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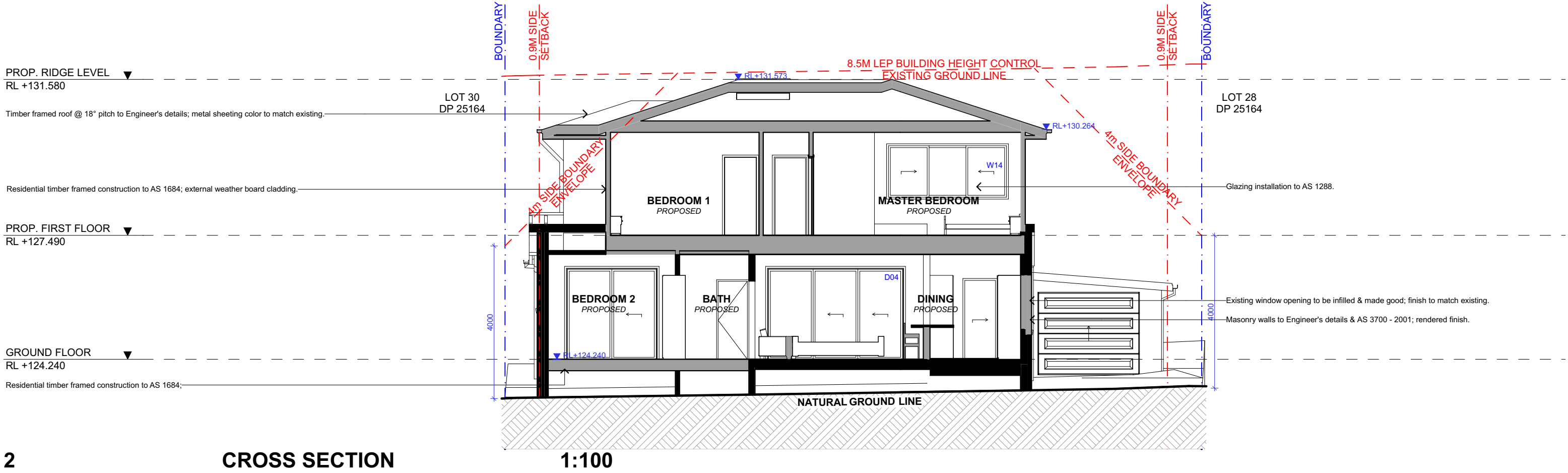
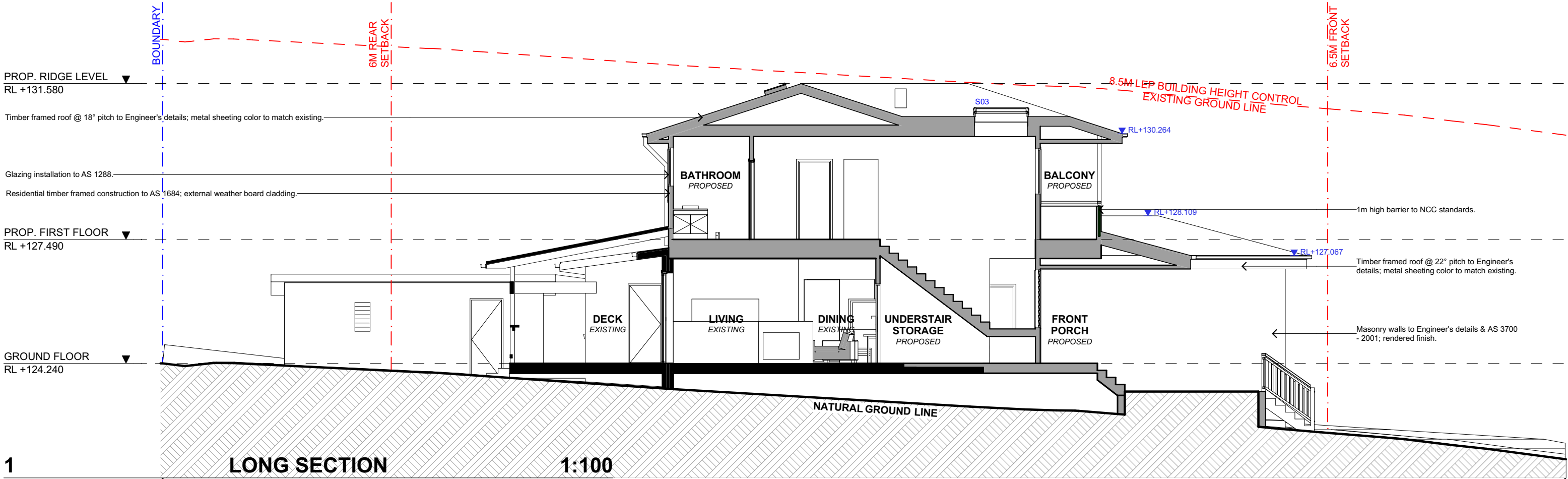
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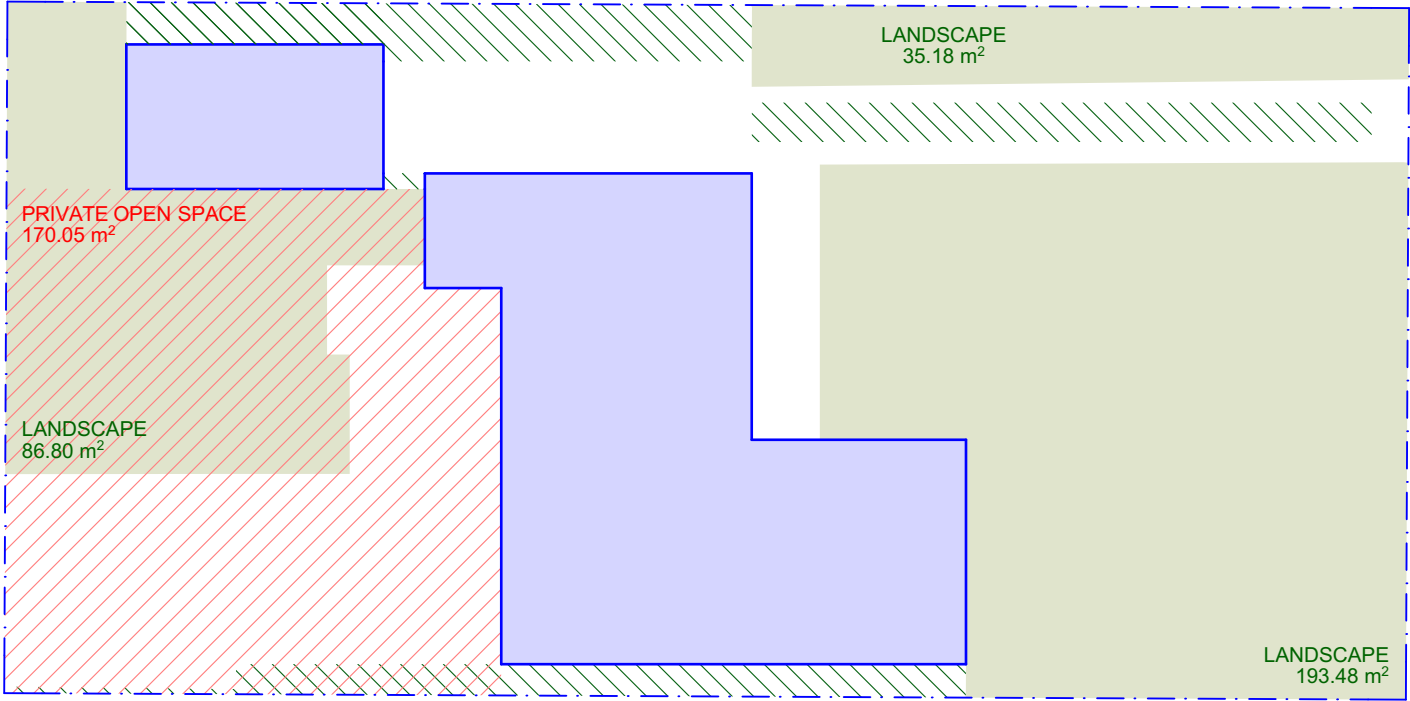
**DATE**  
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2021

**DRAWING NAME**  
SOUTH / WEST ELEVATION

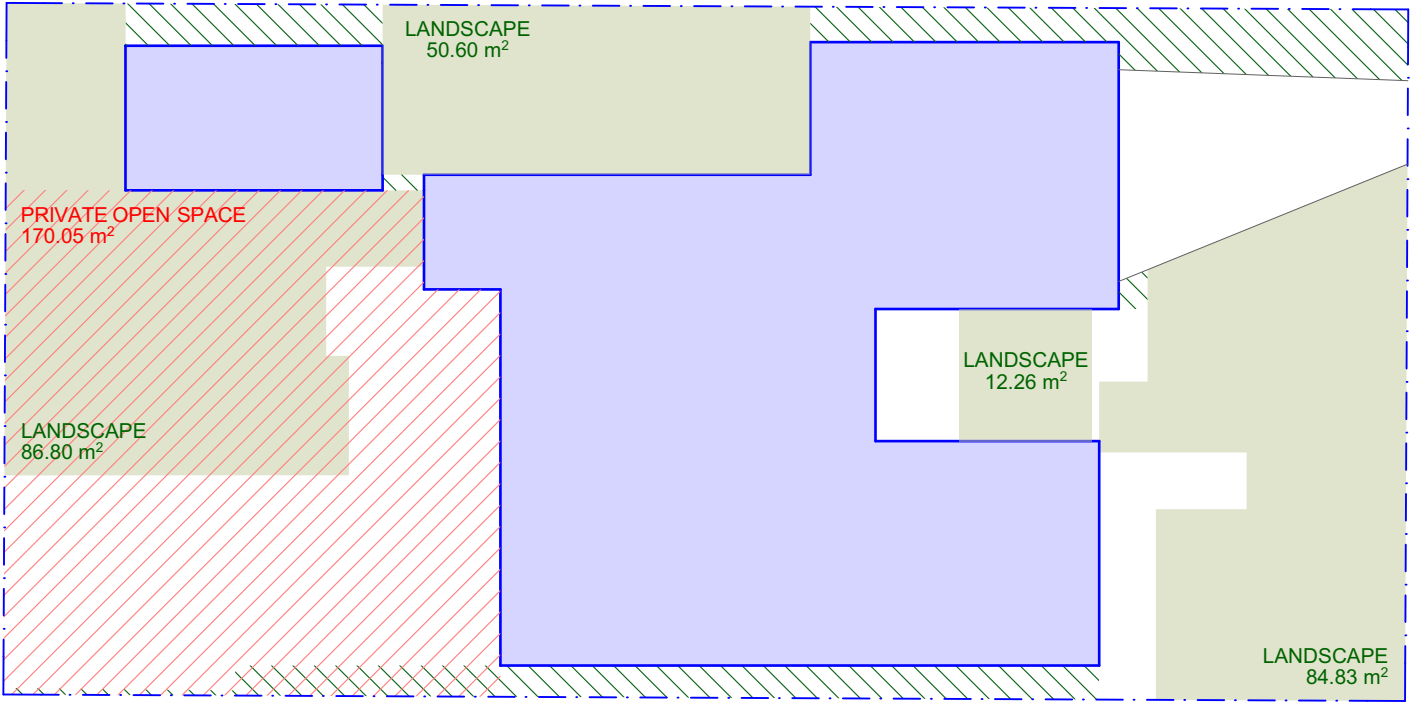
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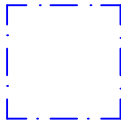




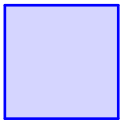
1      **EXISTING AREA CALCULATIONS**      1:200



2      **PROPOSED AREA CALCULATIONS**      1:200



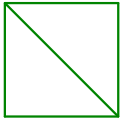
**SITE AREA:**  
678.3m<sup>2</sup>



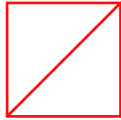
**BUILDING FOOTPRINT**



**LANDSCAPE AREA:**  
REQUIRED      40.00% (271.32 m<sup>2</sup>)  
EXISTING      46.50% (315.46 m<sup>2</sup>)  
PROPOSED      34.57% (234.49 m<sup>2</sup>)



**EXCLUDED LANDSCAPE AREA**  
AREAS LESS THAN 2m<sup>2</sup>



**PRIVATE OPEN SPACE**  
REQUIRED      60.00m<sup>2</sup>  
EXISTING      170.05m<sup>2</sup>  
PROPOSED      170.05m<sup>2</sup>



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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**  
SHAUN & AMANDA  
PEARSON

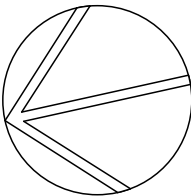
**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW,  
2100

**DRAWING NO.**  
**DA09**

**DATE**  
Friday, February 5,  
2021

**DRAWING NAME**  
AREA CALCULATIONS

**SCALE**  
1:200 @A3





PROPOSED FRONT PERSPECTIVE

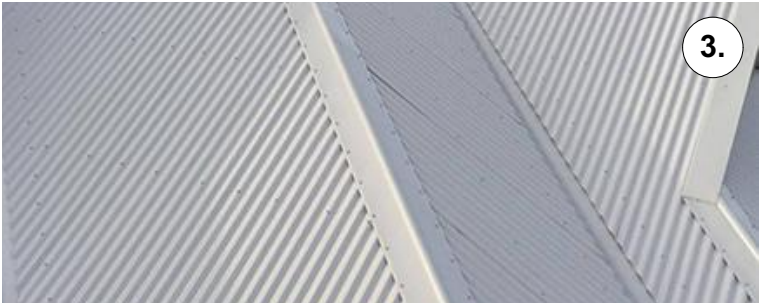
1 SAMPLE BOARD



Weatherboards - Colour to be confirmed by client



Rendered brickwork - Colour to be confirmed by client



Colorbond roof sheeting brickwork - Colour to be confirmed by client



Aluminium framed window and door



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LEGEND

**CLIENT**  
SHAUN & AMANDA PEARSON  
  
**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW, 2100

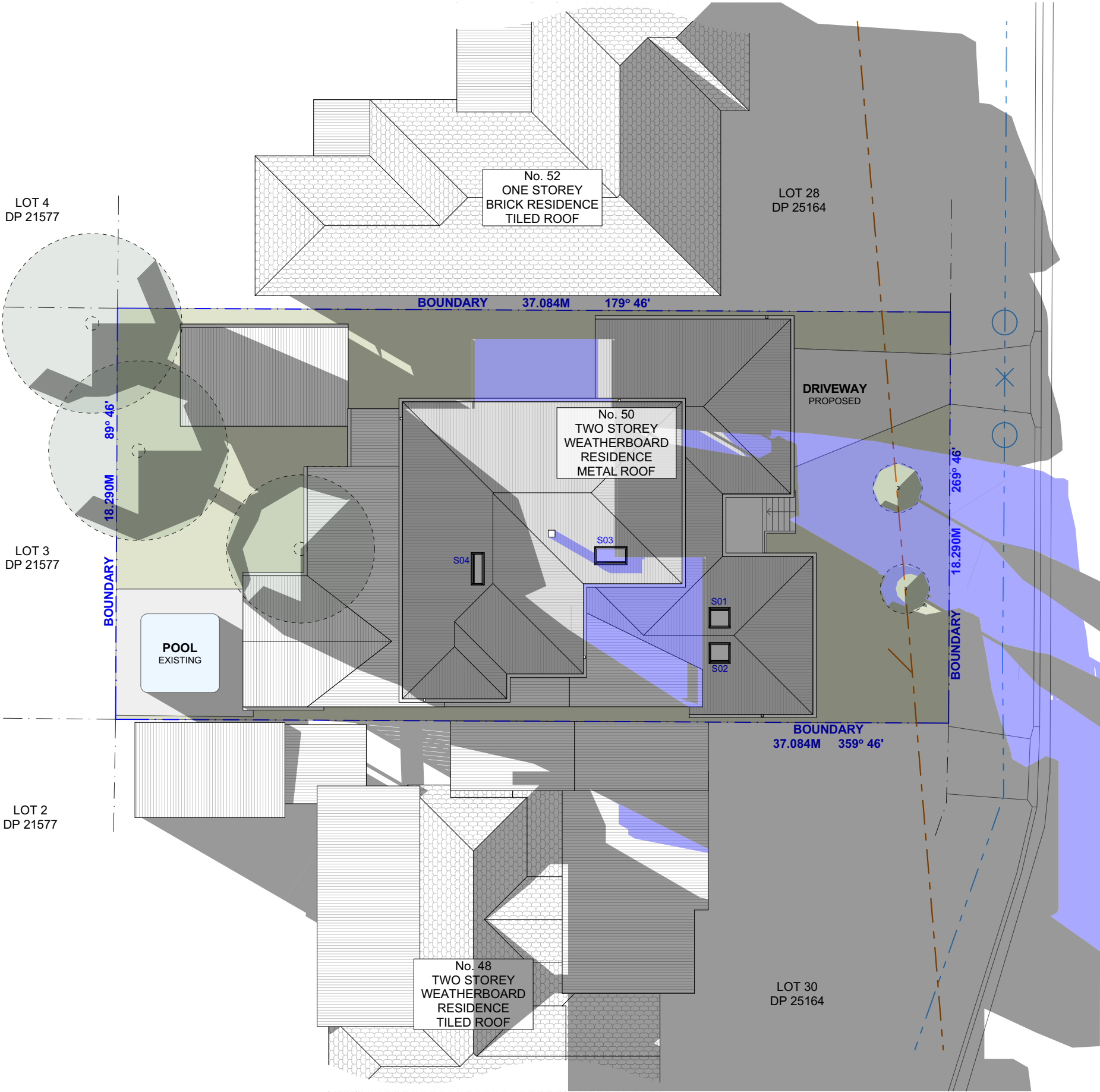
**DRAWING NO.**  
DA10

**DATE**  
Friday, February 5, 2021

**DRAWING NAME**  
SAMPLE BOARD

**SCALE**  
@A3









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**LEGEND**

EXISTING SHADOWS

PROPOSED SHADOWS

**CLIENT**  
SHAUN & AMANDA PEARSON

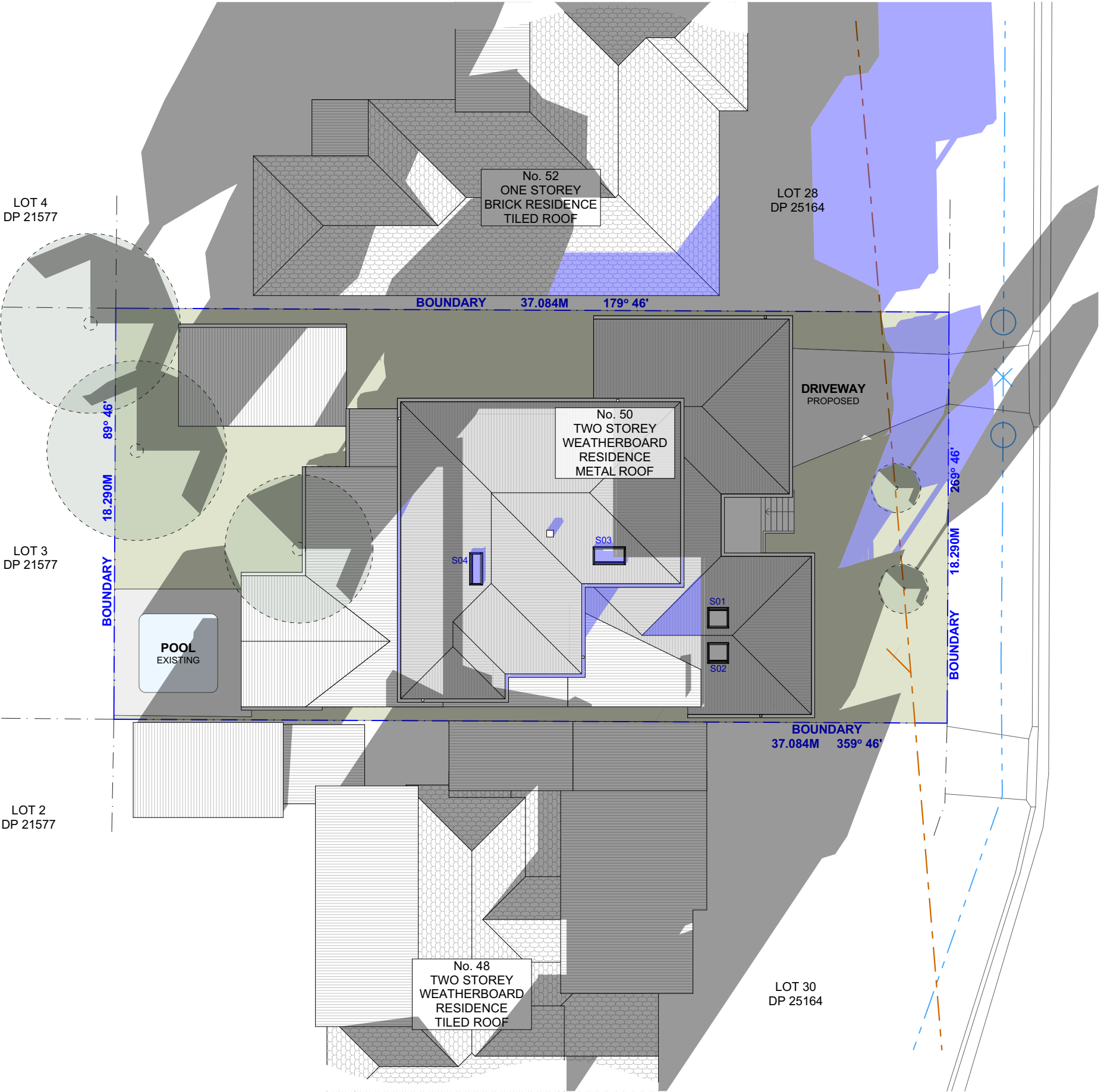
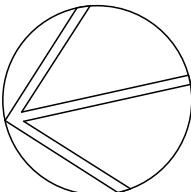
**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW,  
2100

**DRAWING NO.**  
**DA13**

**DATE**  
Friday, February 5,  
2021

**DRAWING NAME**  
WINTER SOLSTICE 3 PM

**SCALE**  
1:200 @A3





Alterations and Additions

Certificate number: A358137\_05

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: Friday, 05, February 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	50 Earl Street Beacon Hill NSW 2100_05
Street address	50 Earl Street Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP25164
Lot number	29
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

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.

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	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: single skin masonry (R0.18)	nil		
flat ceiling, pitched roof	ceiling: R2.25 (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 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.		✓	✓			
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	
W04	S	1.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W05	E	2.76	4.06	9.465	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W06	S	1.36	0	0	eave/verandah/pergola/balcony >=450 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 Height (m)	Distance (m)	Shading device	Frame and glass type			
W07	S	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W08	S	2.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W09	W	2.17	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	2.17	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	N	3.5	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	N	2.11	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	N	1.32	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	N	4.64	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	E	2.39	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	E	2.39	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	S	5.28	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	N	5.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D04	N	8.64	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D05	S	7.46	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	E	0.95	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, 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.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)	Shading device			Frame and glass type				
S03	1.092	no shading			timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S04	0.77	no shading			timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				



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

**CLIENT**  
SHAUN & AMANDA PEARSON

**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW,  
2100

**DRAWING NO.**  
DA14

**DATE**  
Friday, February 5,  
2021

**DRAWING NAME**  
BASIX COMMITMENTS - HOUSE

Single Dwelling

Certificate number: 1043236S\_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 Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Friday, 30 October 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	50 Earl Street Beacon Hill NSW 2100_03	
Street address	50 Earl Street Beacon Hill 2100	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 25164	
Lot no.	29	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by	
Name / Company Name: Action Plans	
ABN (if applicable): 17118297587	

Project address	
Project name	50 Earl Street Beacon Hill NSW 2100_03
Street address	50 Earl Street Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 25164
Lot no.	29
Section no.	-
Project type	
Project type	attached dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	678
Roof area (m²)	61
Conditioned floor area (m2)	59.95
Unconditioned floor area (m2)	0.0
Total area of garden and lawn (m2)	31

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m².year)	n/a	
Area adjusted heating load (MJ/m².year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 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 rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li><li>the cold water tap that supplies each clothes washer in the development</li><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✔	✔
		✔	✔
		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.75 (up), roof: foil/sarking	unventilated; light (solar absorptance < 0.475)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none"><li>For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none"><li>Aluminium single clear</li><li>Aluminium double (air) clear</li><li>Timber/uPVC/fibreglass single clear</li><li>Timber/uPVC/fibreglass double (air) clear</li></ul></li></ul>	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.81	aluminium, moulded plastic single clear	no shading
S02	0.81	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
South facing					
D01	2400	2900	aluminium, single, clear	eave 2200 mm, 750 mm above head of window or glazed door	not overshadowed
W01	1500	910	aluminium, single, clear	eave 2200 mm, 750 mm above head of window or glazed door	not overshadowed
West facing					
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W03	900	2410	aluminium, single, clear	eave 210 mm, 2665 mm above head of window or glazed door	not overshadowed
W02	900	2410	aluminium, single, clear	eave 210 mm, 2490 mm above head of window or glazed door	not overshadowed



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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, *QR* meet the specified U value and SHGC value.

**CLIENT**  
SHAUN & AMANDA PEARSON

**PROJECT ADDRESS**  
50 EARL STREET  
BEACON HILL, NSW,  
2100

**DRAWING NO.**  
DA15

**DATE**  
Friday, February 5,  
2021

**DRAWING NAME**  
BASIX COMMITMENTS -  
SECONDARY DWELLING

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4.5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:  At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:  • at least 2 of the bedrooms / study; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 1 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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 and 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(either interim or final) for the development may be issued.