



# ACTION PLANS

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## DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	12/06/2019
DA01	SITE ANALYSIS	12/06/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	12/06/2019
DA03	EXISTING GROUND FLOOR PLAN	12/06/2019
DA04	PROPOSED GROUND FLOOR PLAN	12/06/2019
DA05	PROPOSED FIRST FLOOR PLAN	12/06/2019
DA06	NORTH / EAST ELEVATION	12/06/2019
DA07	SOUTH / WEST ELEVATION	12/06/2019
DA08	LONG / CROSS SECTION	12/06/2019
DA09	AREA CALCULATIONS / SAMPLE BOARD	12/06/2019
DA10	WINTER SOLSTICE 9 AM	12/06/2019
DA11	WINTER SOLSTICE 12 PM	12/06/2019
DA12	WINTER SOLSTICE 3 PM	12/06/2019
DA13	BASIX COMMITMENTS	12/06/2019

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	50 WAINE STREET, FRESHWATER, NSW, 2096			
LOT & DP/SP	LOT 1 DP 835234			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	450.7m <sup>2</sup>			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
<b>LEP</b>				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	450.7m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	5.4m	8.2m	YES
<b>HAZARDS</b>				
ACID SULFATE SOILS	NOT IDENTIFEID	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFEID	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	AREA – B (FLANKING SLOPES FROM 5-25 DEGREES)	N/A	TO BE READ IN CONJUNCTION WITH GEO TECH REPORT	YES
COASTAL HAZARDS	NOT IDENTIFEID	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFEID	N/A	N/A	N/A
<b>DCP</b>				
WALL HEIGHT	7.2m	3.4m	6.9m	YES
NUMBER OF STOREYS	NOT IDENTIFEID	1	2	N/A
SIDE BOUNDARY ENVELOPE	4m	2.97m	6.15m	NO
SIDE BOUNDARY SETBACKS	0.9m	E: 6.03m W: 0.58m	E: 4.6m W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	2.9m	UNCHANGED	NO
REAR BOUNDARY SETBACK	6.0m	2.3m	UNCHANGED	NO
LANDSCAPE OPEN SPACE	40% (180.28m <sup>2</sup> )	23%(107.15m <sup>2</sup> )	UNCHANGED	NO
PRIVATE OPEN SPACE	60m <sup>2</sup>	63.69m <sup>2</sup>	UNCHANGED	YES

## 50 WAINE STREET FRESHWATER NSW 2096



LOCATION VIEW

### NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
  - SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
  - TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
  - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
  - SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
  - FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
  - GLAZING - PART 3.6 OF NCC INCLUDING AS1288
  - FIRE SEPARATION - PART 3.7.1 OF NCC
  - SMOKE ALARMS - PART 3.7.2 OF NCC
  - HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
  - MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
  - LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
  - VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
  - SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
  - BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
  - FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
  - ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
  - SITE CLASSIFICATION AS TO AS 2870
  - ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
  - ALL CONCRETE WORK TO COMPLY WITH AS 3600
  - ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
  - ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
  - ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
  - ALL CONSTRUCTION TO COMPLY TO AS3959- 1991





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A	12.02.19	INITIAL DESIGN PLAN	AM
B	13.03.19	FIRST DESIGN AMENDMENT	RNA
C	14.03.18	SECOND DESIGN AMENDMENT	RNA
D	21/03/19	DEVELOPMENT APPLICATION	AL

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LEGEND

- NEW FLOOR AREA
- NEW WET FLOOR AREA
- METAL ROOFING
- TILED ROOFING
- TIMBER

- CONCRETE
- BRICKWORK
- METAL
- EXISTING
- DEMOLISHED

CLIENT

ANDREW & CHIARA  
BOYCE

PROJECT ADDRESS

50 WAINE STREET  
FRESHWATER NSW 2096

DRAWING NO.

DA01

DATE

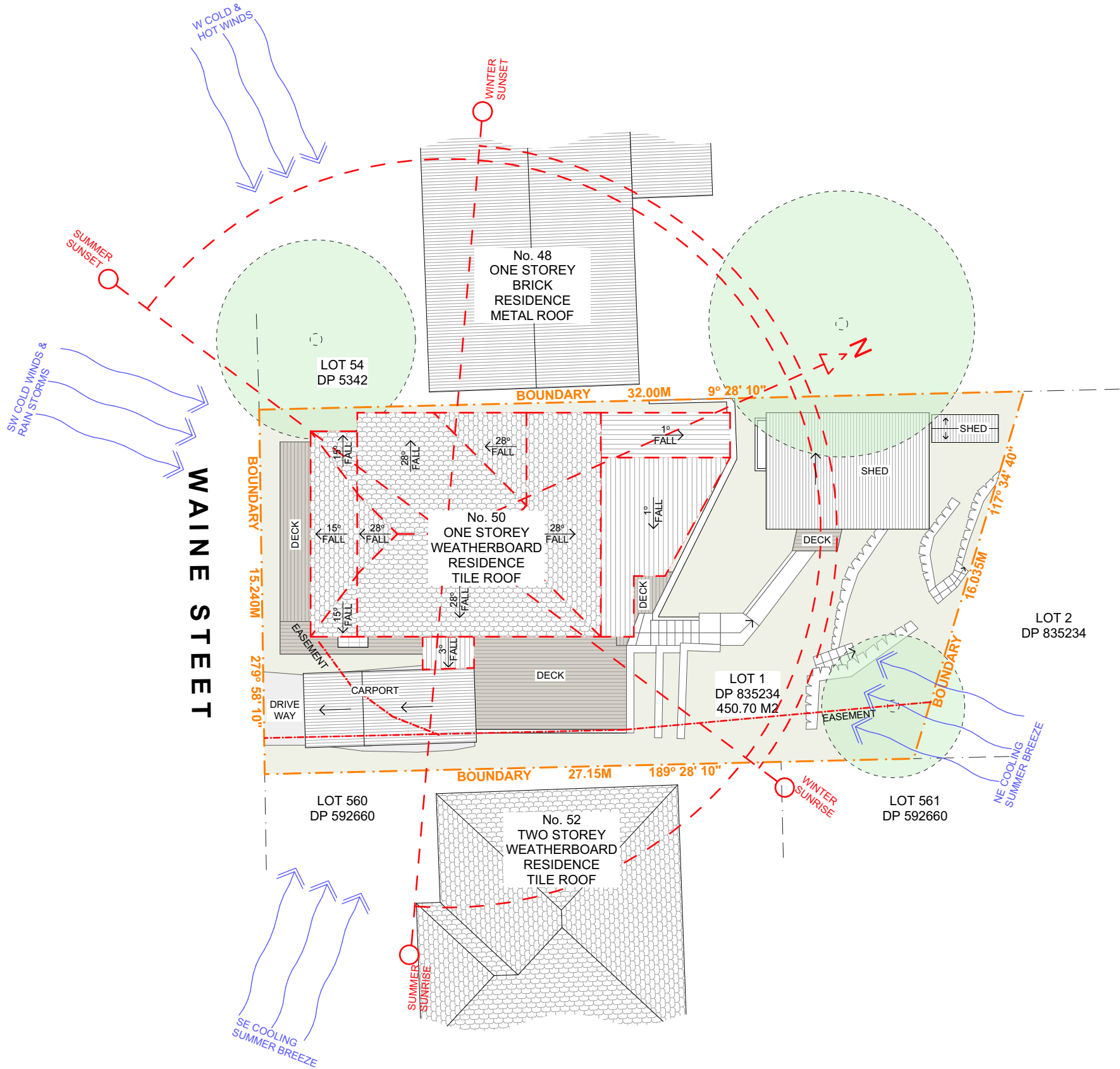
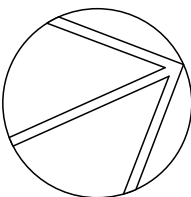
Wednesday, 12 June  
2019

DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3



SITE ANALYSIS

1:200

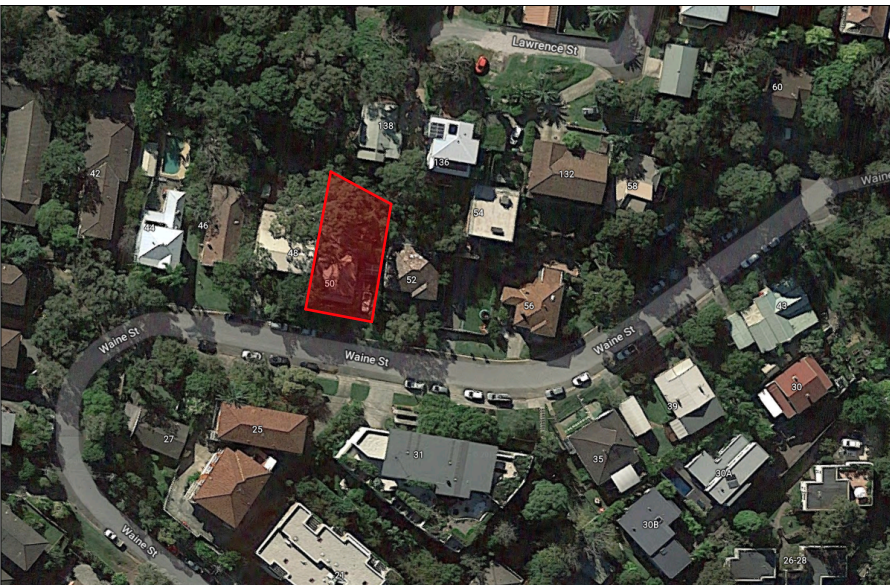
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



EXTERNAL VIEW



LOCATION VIEW



AERIAL MAP



1

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

1:200



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LEGEND

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

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FRESHWATER NSW 2096

DRAWING NO.

DA02

DATE

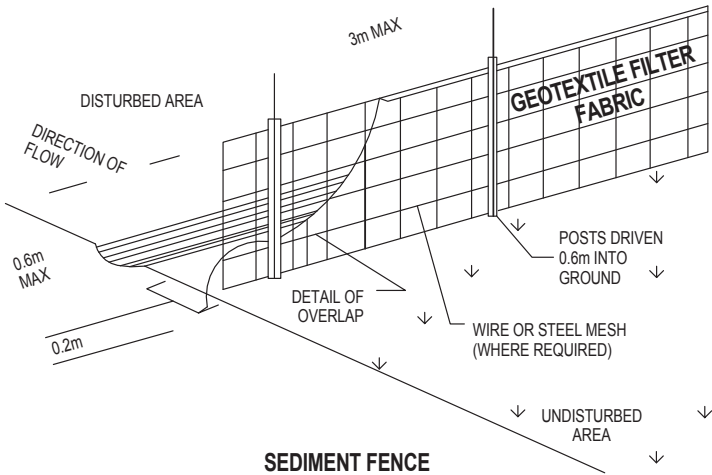
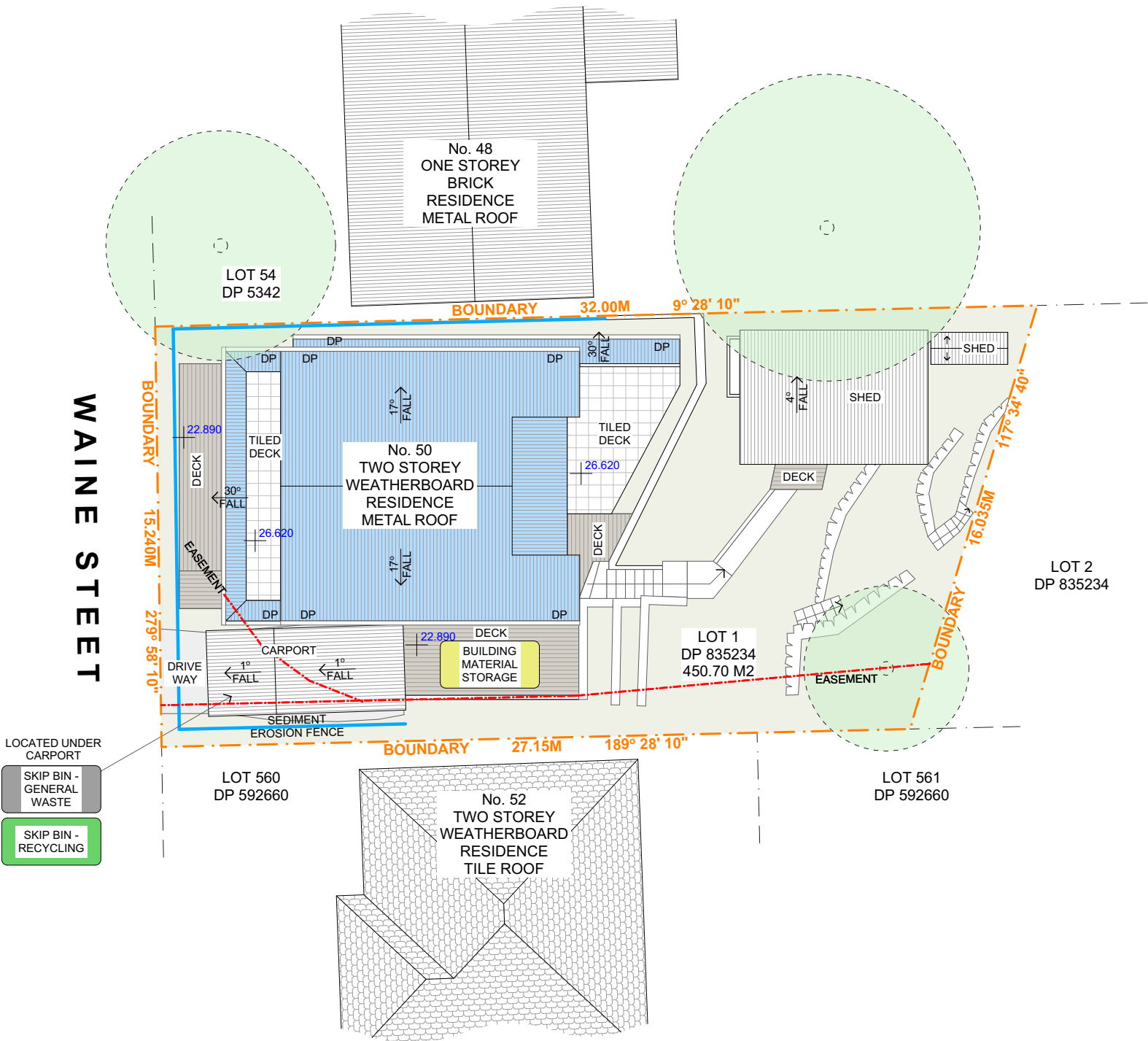
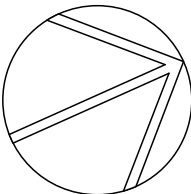
Wednesday, 12 June  
2019

DRAWING NAME

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

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

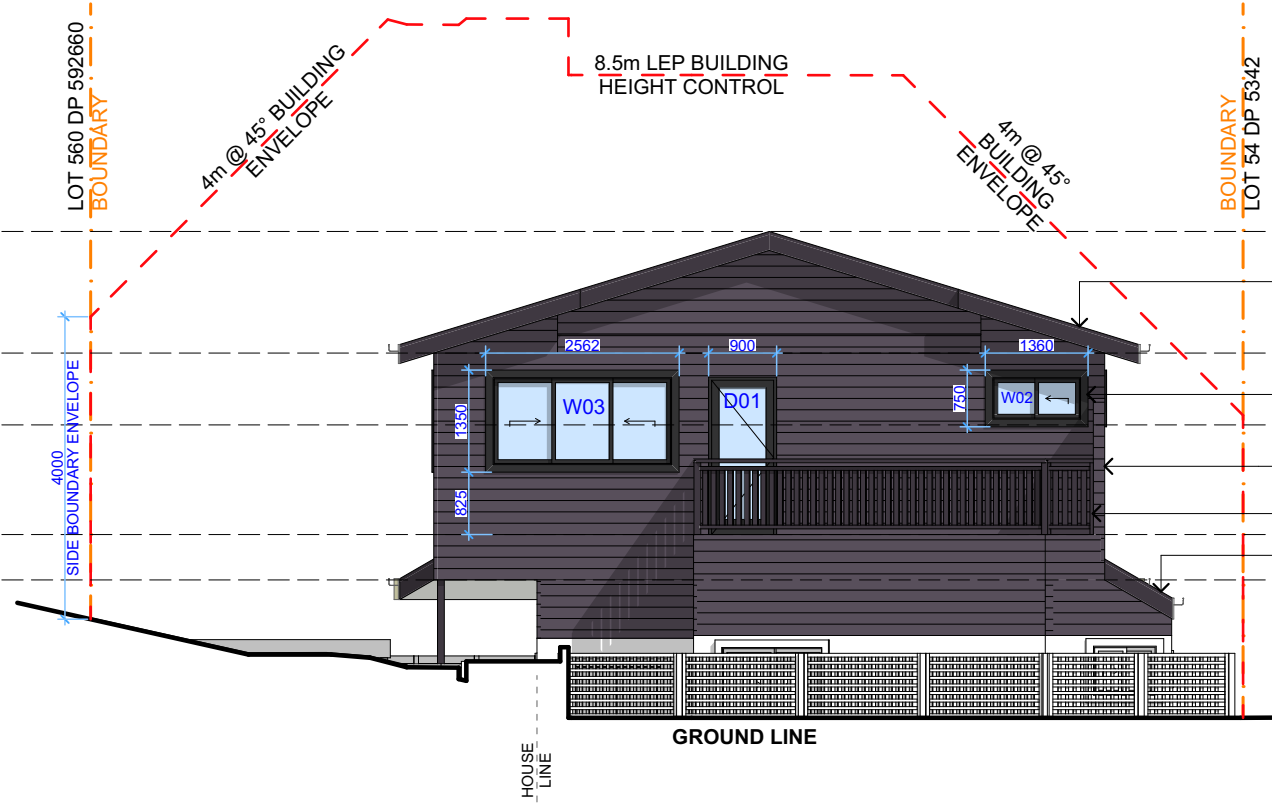
PROP. RIDGE LEVEL  
RL +30.628

PROP. CEILING LEVEL  
RL +29.020

EXS. RIDGE LEVEL  
RL +28.070

PROP. FIRST FLOOR LEVEL  
RL +26.620  
CEILING  
RL +26.020

GROUND FLOOR LEVEL  
RL +22.910



1 NORTH ELEVATION  
1:100

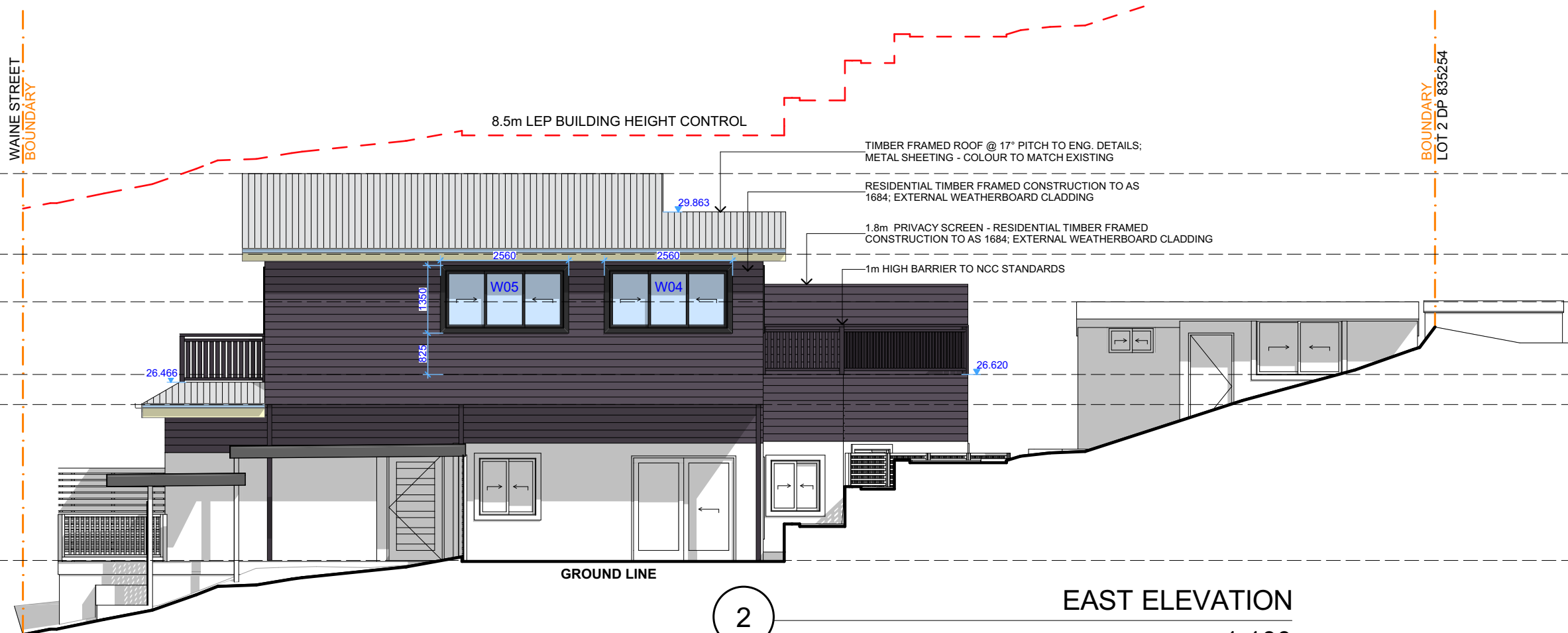
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2 EAST ELEVATION  
1:100



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

**CLIENT**

ANDREW & CHIARA  
BOYCE

**PROJECT ADDRESS**

50 WAINE STREET  
FRESHWATER NSW 2096

**DRAWING NO.**

**DA06**

**DATE**

Wednesday, 12 June  
2019

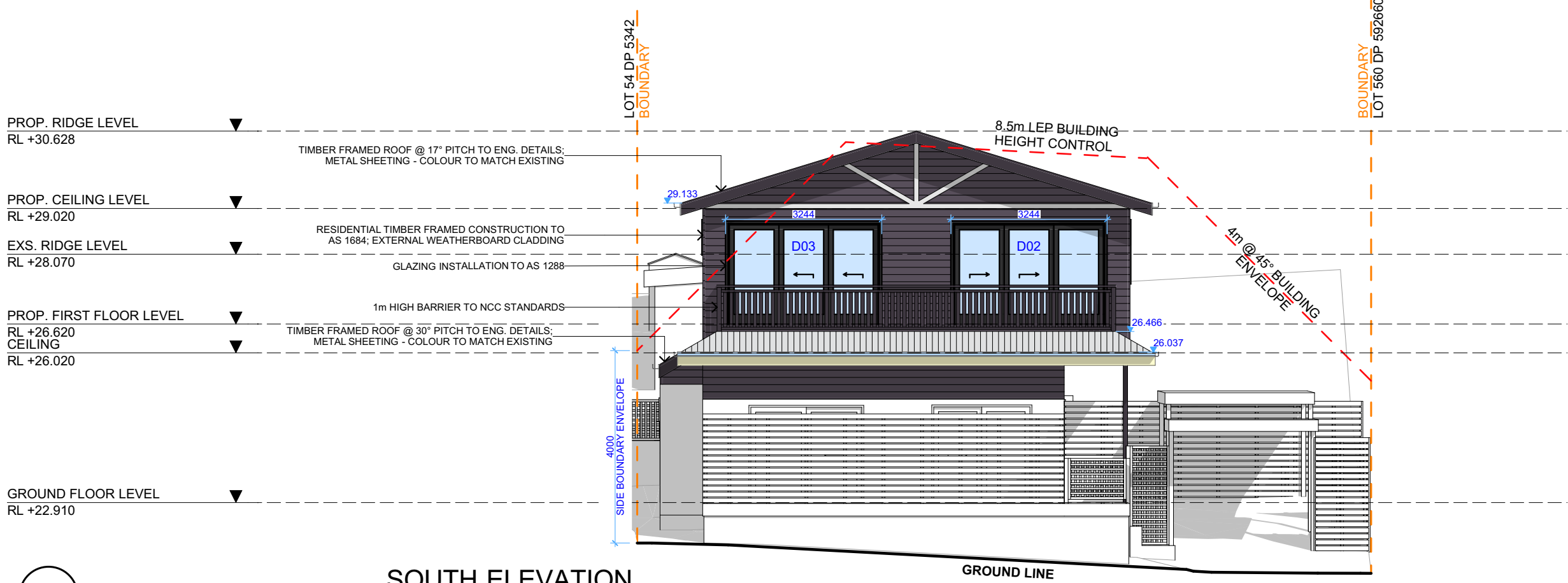
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NORTH / EAST ELEVATION

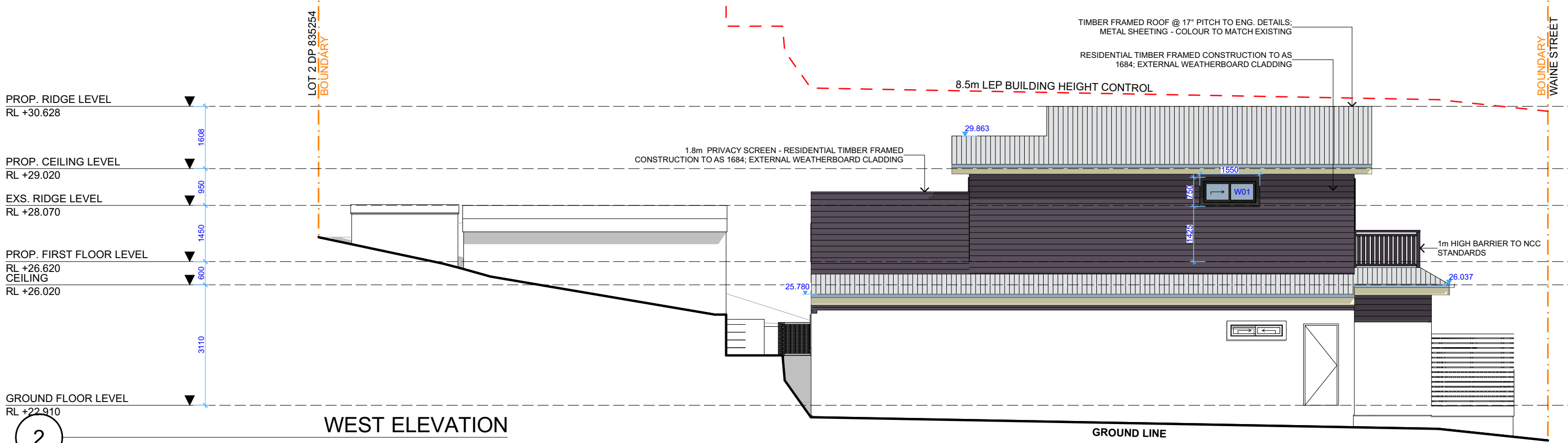
**SCALE**

1:100 @A3





1 SOUTH ELEVATION  
1:100



2 WEST ELEVATION  
1:100



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### LEGEND

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

### CLIENT

ANDREW & CHIARA  
BOYCE

### PROJECT ADDRESS

50 WAINE STREET  
FRESHWATER NSW 2096

### DRAWING NO.

**DA07**

### DATE

Wednesday, 12 June  
2019

### DRAWING NAME

SOUTH / WEST ELEVATION

### SCALE

1:100 @A3

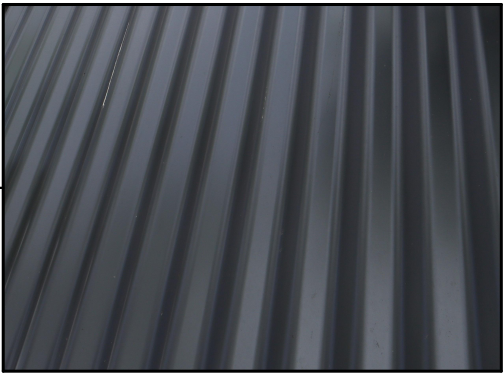
SAMPLE BOARD



TIMBER ROOF DETAIL



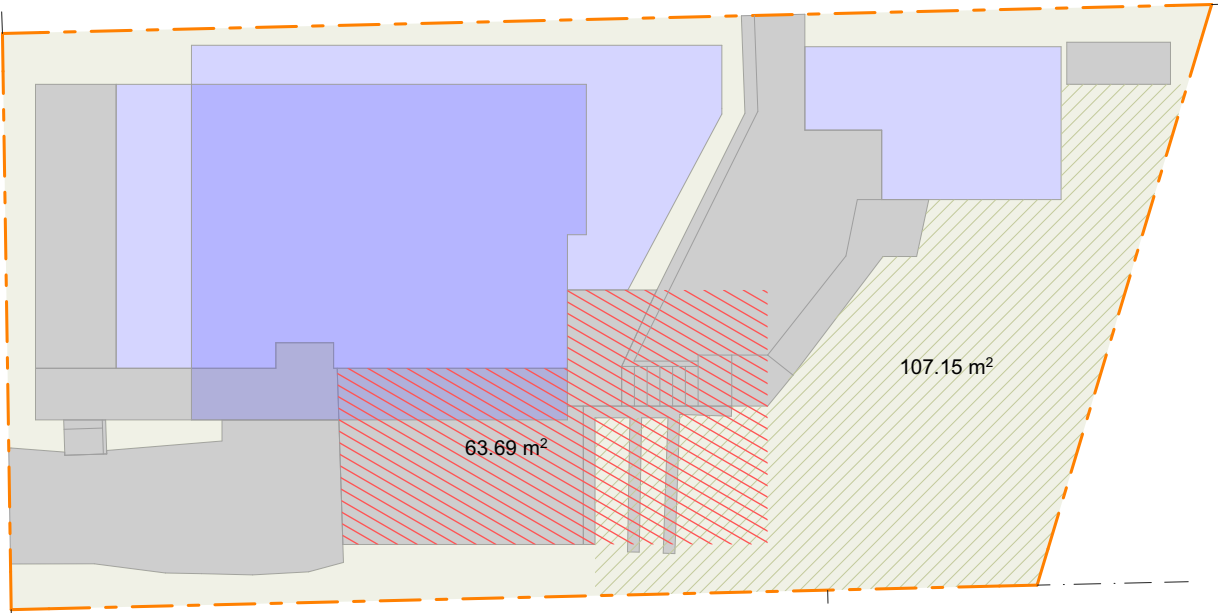
ALUMINIUM FRAMED WINDOWS AND DOORS BY STEGBAR



KLIP-LOK ROOFING - COLOUR TO BE CONFIRMED BY CLIENT



EXTERNAL WEATHERBOARD CLADDING - COLOUR TO MATCH EXISTING



AREA CALCULATIONS

**SITE AREA 450.7m²**

	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA	40% (180.28m²)	23% (107.15m²)	UNCHANGED
PRIVATE OPEN SPACE	60m²	63.69m²	UNCHANGED



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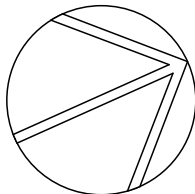
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LEGEND	
	LANDSCAPED AREA
	FLOOR AREA
	PRIVATE OPEN SPACE
	HARD SURFACE AREA

**CLIENT**  
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BOYCE  
  
**PROJECT ADDRESS**  
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FRESHWATER NSW 2096

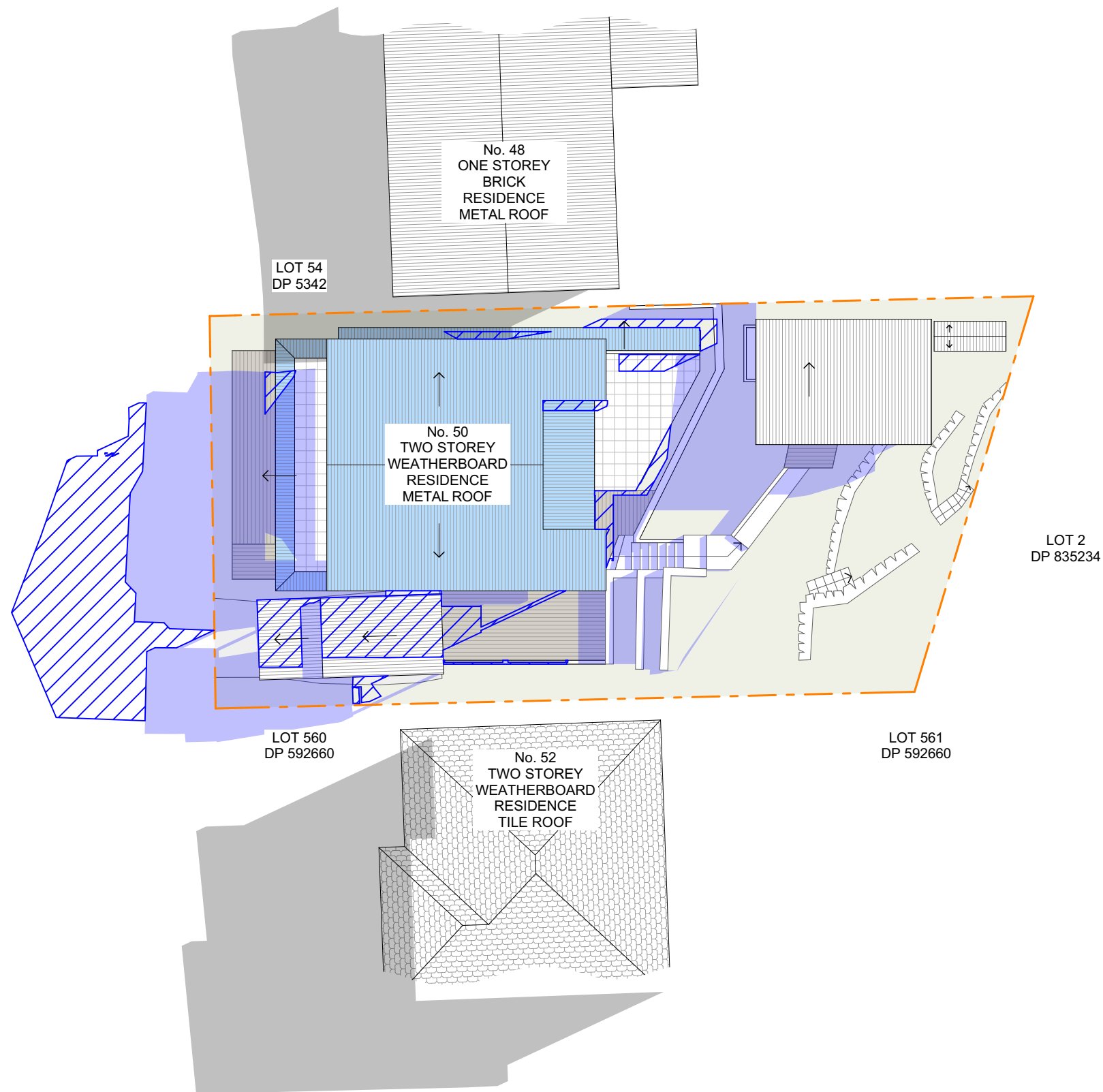
**DRAWING NO.**  
**DA09**  
  
**DATE**  
Wednesday, 12 June  
2019

**DRAWING NAME**  
AREA CALCULATIONS /  
SAMPLE BOARD  
  
**SCALE**  
1:200 @A3









1

WINTER SOLSTICE 12PM  
1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

**CLIENT**  
ANDREW & CHIARA  
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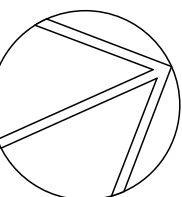
**PROJECT ADDRESS**  
50 WAINE STREET  
FRESHWATER NSW 2096

**DRAWING NO.**  
**DA11**

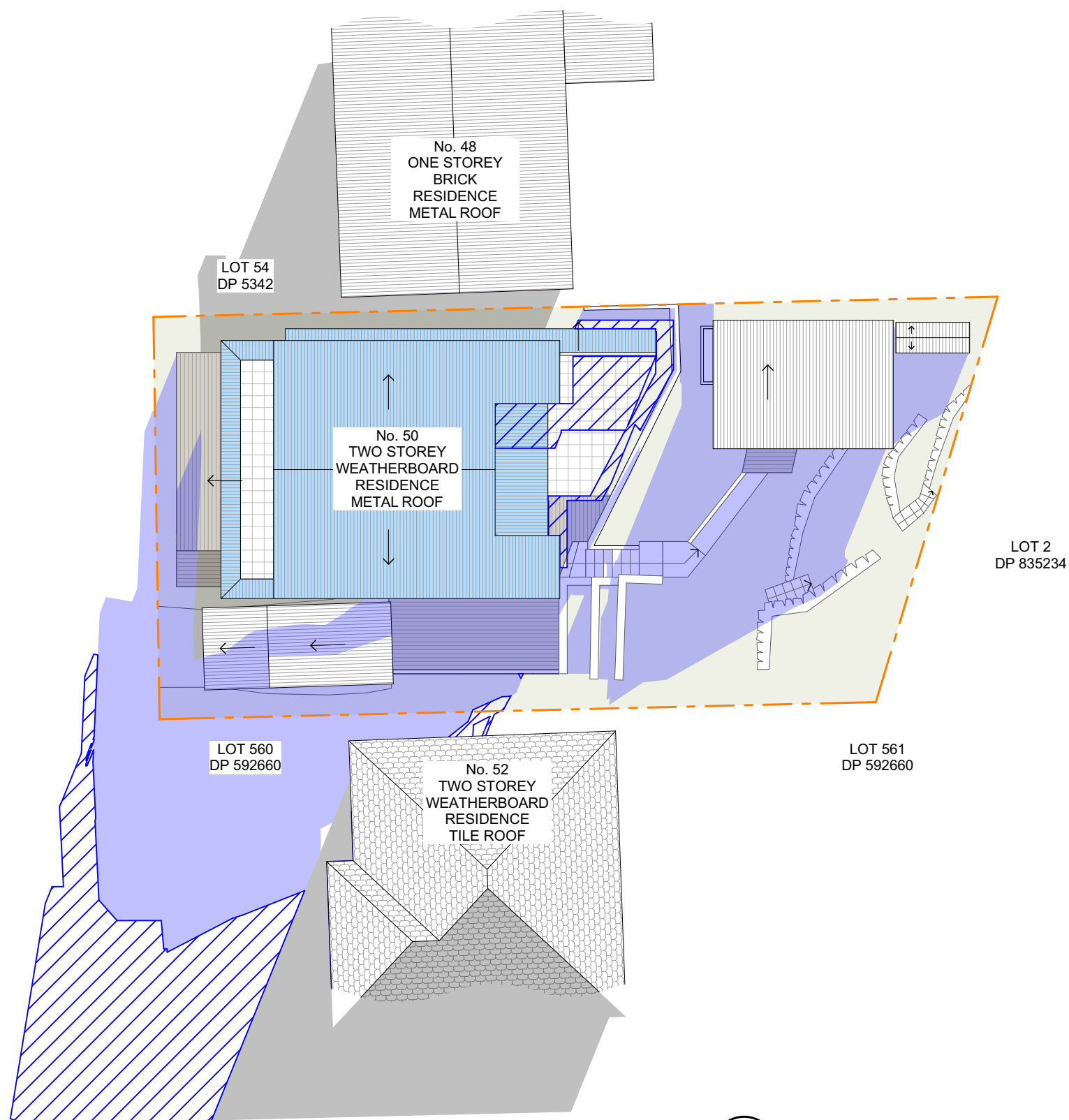
**DATE**  
Wednesday, 12 June  
2019

**DRAWING NAME**  
WINTER SOLSTICE 12 PM

**SCALE**  
1:200 @A3







1

WINTER SOLSTICE 3PM  
1:200



**ACTION PLANS**

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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

**CLIENT**  
ANDREW & CHIARA  
BOYCE

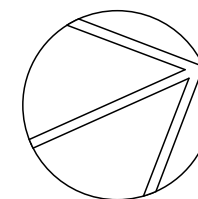
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FRESHWATER NSW 2096

**DRAWING NO.**  
**DA12**

**DATE**  
Wednesday, 12 June  
2019

**DRAWING NAME**  
WINTER SOLSTICE 3 PM

**SCALE**  
1:200 @A3



## Alterations and Additions

Certificate number: A343544

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: Monday, 18, March 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



## Description of project

Project address	
Project name	50 Waine Street, Freshwater
Street address	50 Waine Street Freshwater 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 835234
Lot number	1
Section number	0
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

BASIX Certificate number: A343544

page 2 / 6

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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.		✓	

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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)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
<b>Windows and glazed doors glazing requirements</b>								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W01	E	0.84	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W02	N	0.73	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W03	N	2.89	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W04	W	2.89	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W05	W	2.89	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D01	N	1.87	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D02	S	6.66	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D03	S	6.66	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		



## ACTION PLANS

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REV.	DATE	COMMENTS	DRWN	NOTES
A	12.02.19	INITIAL DESIGN PLAN	AM	<p>This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.</p> <p>Do not scale measure from drawings. Figured dimensions are to be used only.</p> <p>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.</p> <p>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</p> <p>All window &amp; 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.</p> <p>U value takes precedence over glazing type/colour in all cases.</p> <p>all new glazing must meet the BASIX specified frame and glass type, <u>QR</u> meet the ecified U value and SHGC value.</p>
B	13.03.19	FIRST DESIGN AMENDMENT	RNA	
C	14.03.18	SECOND DESIGN AMENDMENT	RNA	
D	21/03/19	DEVELOPMENT APPLICATION	AL	

**CLIENT**

ANDREW & CHIARA  
BOYCE

### PROJECT ADDRESS

50 WAINE STREET  
FRESHWATER NSW  
2096

**DRAWING NO.**

DA13

DATE \_\_\_\_\_

Wednesday, 12 June  
2019

**DRAWING NAME**

## BASIX COMMITMENTS