



ACTION PLANS

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

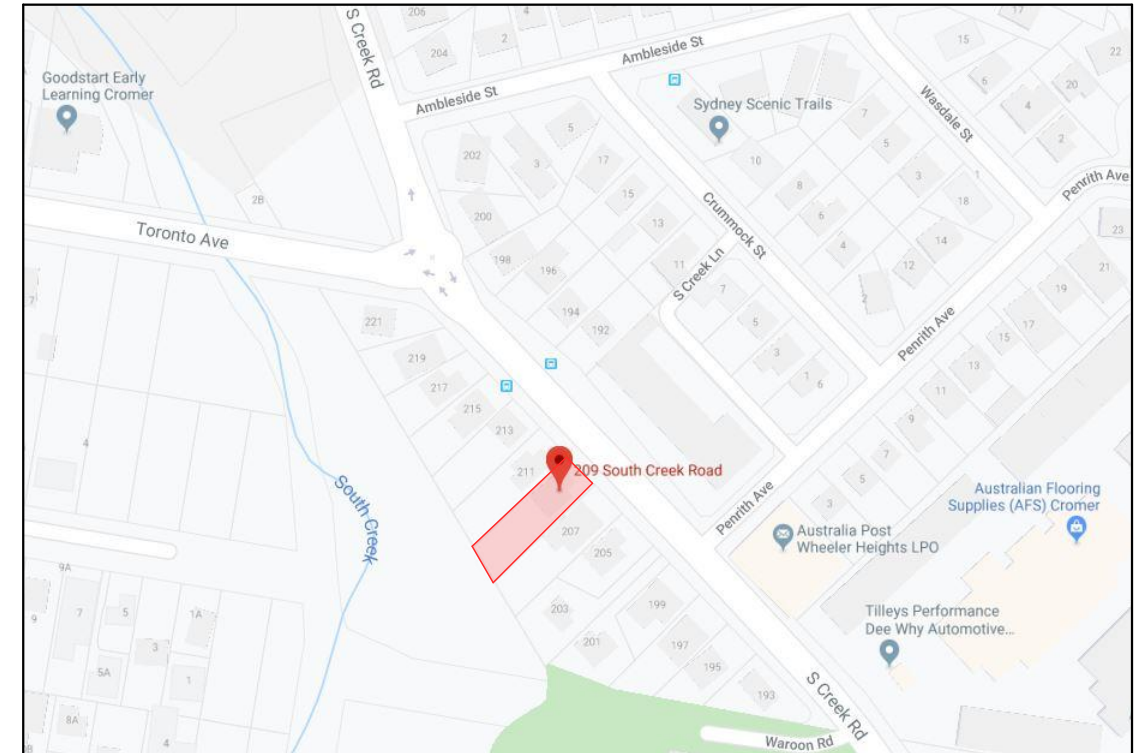
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

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

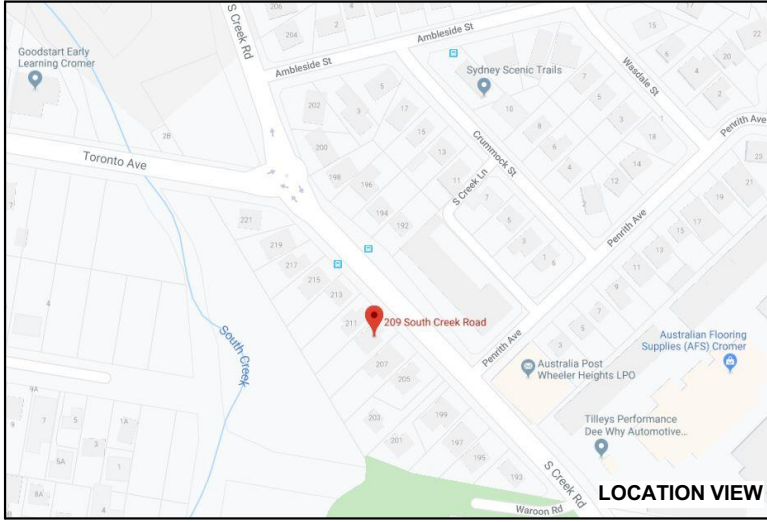
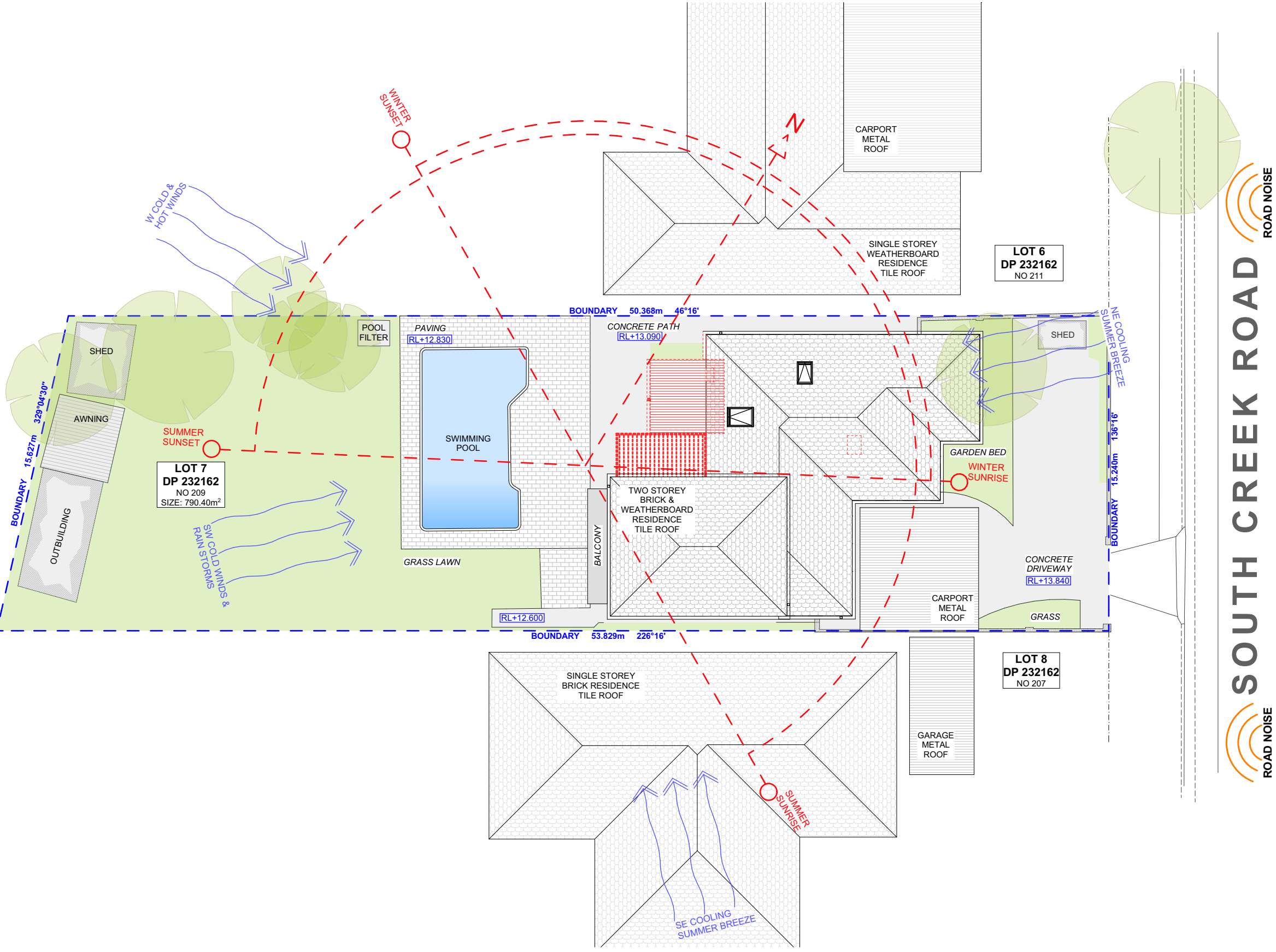
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	209 South Creek Road, Wheeler Heights NSW 2097			
LOT & DP/SP	LOT 7 DP 232162			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	790.40m ²			
FRONTAGE	15.240m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	790.40m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.913m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	AREA A: Slopes less than 5 degrees AREA D: Collaroy Plateau Area Flanking slopes 5-15 degrees			Please read in conjunction with the Statement of Environmental Effects
WILDLIFE CORRIDORS	YES IDENTIFEID			
LAND ADJOINING PUBLIC OPEN SPACE	YES IDENTIFEID			
DCP				
WALL HEIGHT	7.2m	6.459m	UNCHANGED	YES
NUMBER OF STOREYS	N/A	2	UNCHANGED	N/A
SIDE BOUNDARY ENVELOPE	4m			YES
SIDE BOUNDARY SETBACKS	0.9m	N: 1.294m S: 1.105m	UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	6.643m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	29.106m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (316.16m ²)	38.3% (303.13m ²)	UNCHANGED	NO (existing)
PRIVATE OPEN SPACE	60m ²	108.69m ²	116.06m ²	YES

209 SOUTH CREEK ROAD WHEELER HEIGHTS NSW 2097



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



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



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	01.11.19	INITIAL DESIGN PLAN	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	15.11.19	FIRST DESIGN AMENDMENT	RNA	
C	21.11.19	FINAL DESIGN AMENDMENT	EAS	
D	28.11.19	DA 'PROOF READ'	EAS	

LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

EX. EXISTING
DP. DOWNPIPE
PROP. PROPOSED
DP. DOWNPIPE

CLIENT
KYLIE & ROB HARRISON

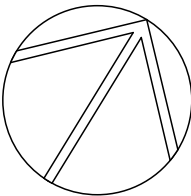
PROJECT ADDRESS
209 SOUTH CREEK ROAD
WHEELER HEIGHTS NSW 2097

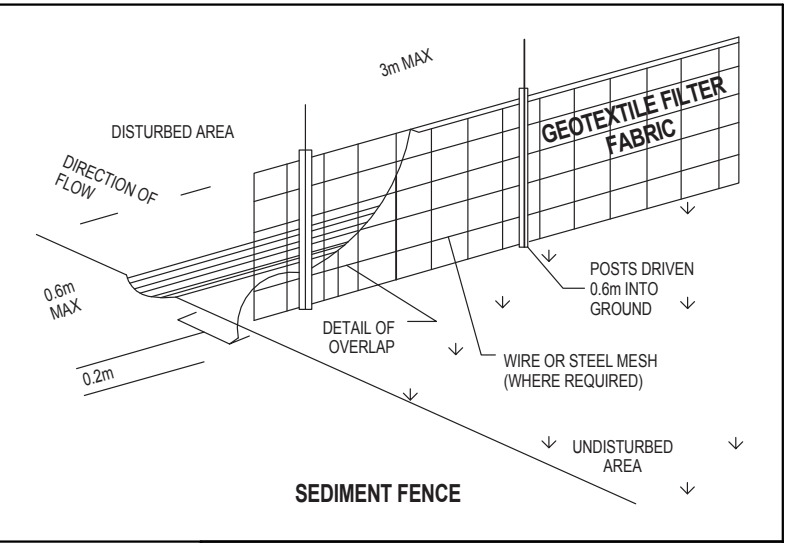
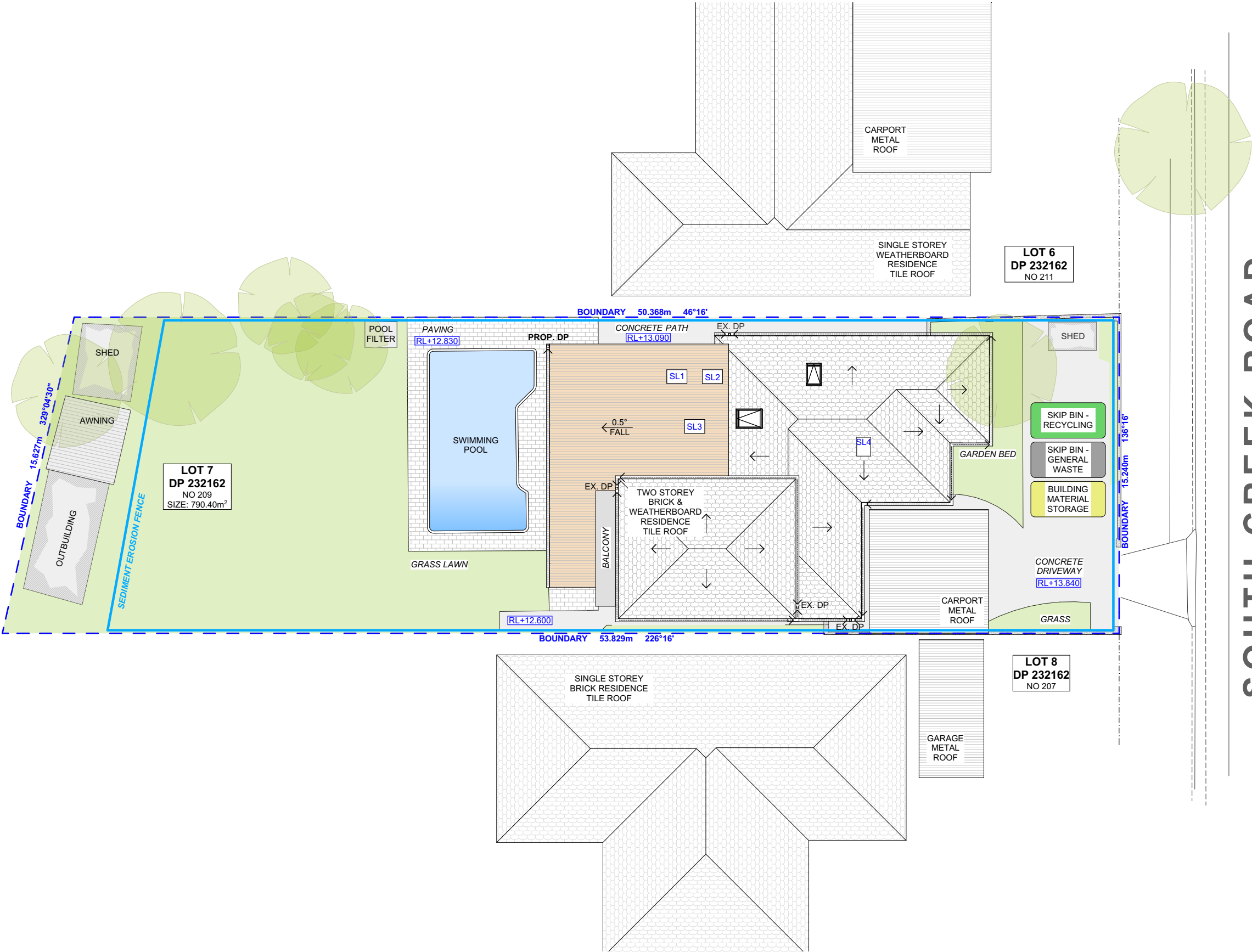
DRAWING NO.
DA01

DATE
Tuesday, 3 December 2019

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3





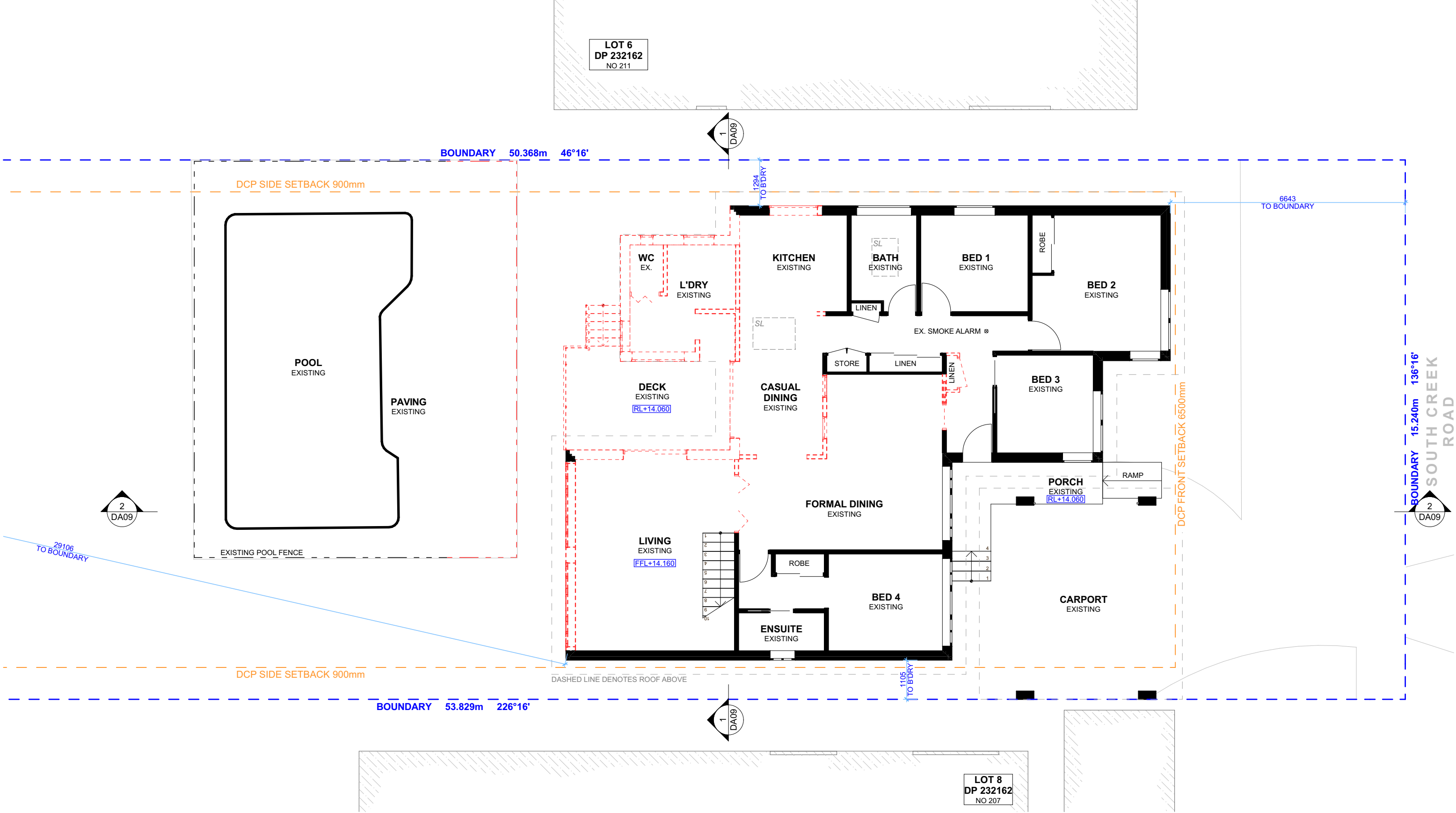
DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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



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



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	01.11.19	INITIAL DESIGN PLAN	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	15.11.19	FIRST DESIGN AMENDMENT	RNA	
C	21.11.19	FINAL DESIGN AMENDMENT	EAS	
D	28.11.19	DA 'PROOF READ'	EAS	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

KYLIE & ROB HARRISON

PROJECT ADDRESS

209 SOUTH CREEK ROAD WHEELER HEIGHTS NSW 2097

DRAWING NO.

DA03

DATE

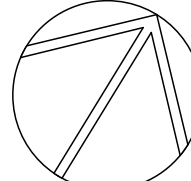
Tuesday, 3 December 2019

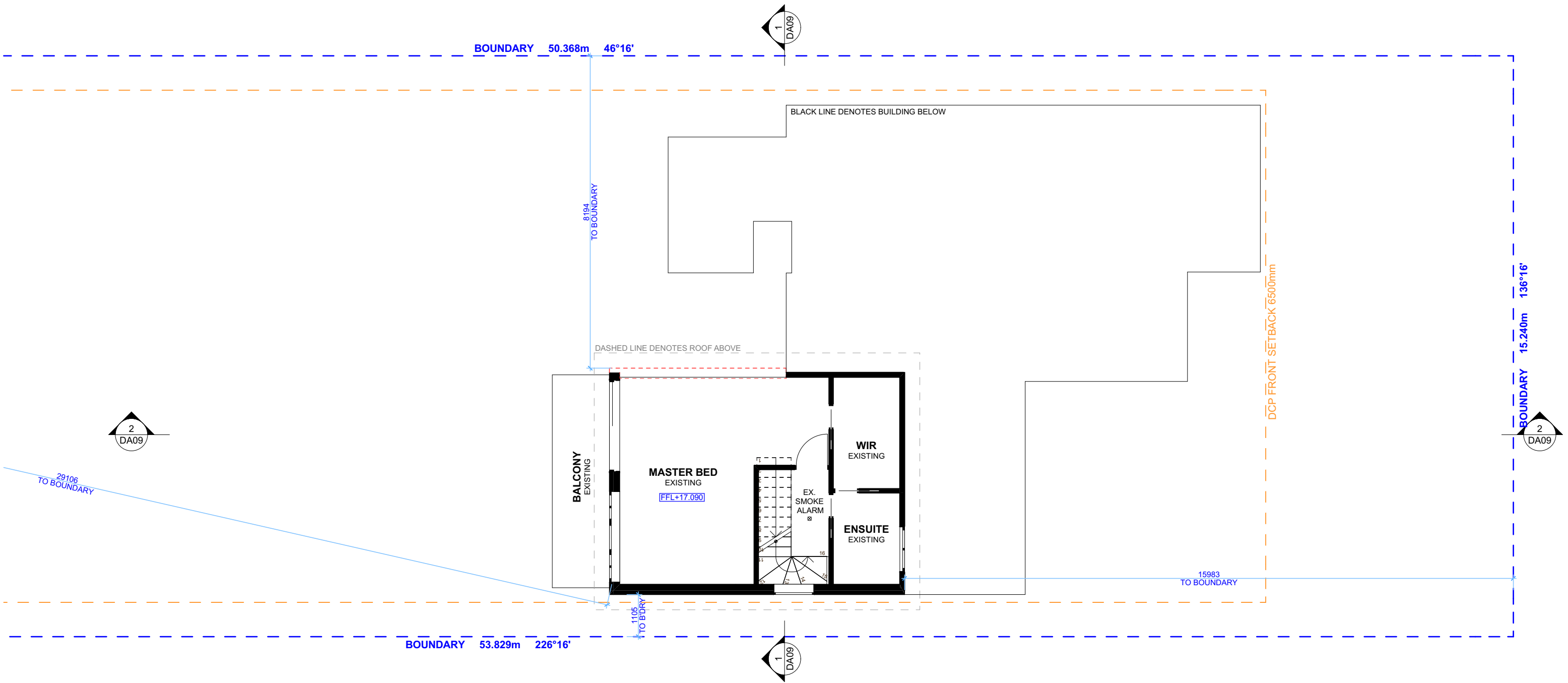
DRAWING NAME

EXISTING GROUND FLOOR PLAN

SCALE

1:100 @A3





1 EXISTING FIRST FLOOR LEVEL 1:100

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



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	01.11.19	INITIAL DESIGN PLAN	EAS
B	15.11.19	FIRST DESIGN AMENDMENT	RNA
C	21.11.19	FINAL DESIGN AMENDMENT	EAS
D	28.11.19	DA 'PROOF READ'	EAS

NOTES

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

EXISTING
 PROPOSED
 DEMOLISHED

CLIENT

KYLIE & ROB
HARRISON

PROJECT ADDRESS

209 SOUTH CREEK
ROAD WHEELER
HEIGHTS NSW 2097

DRAWING NO.

DA05

DATE

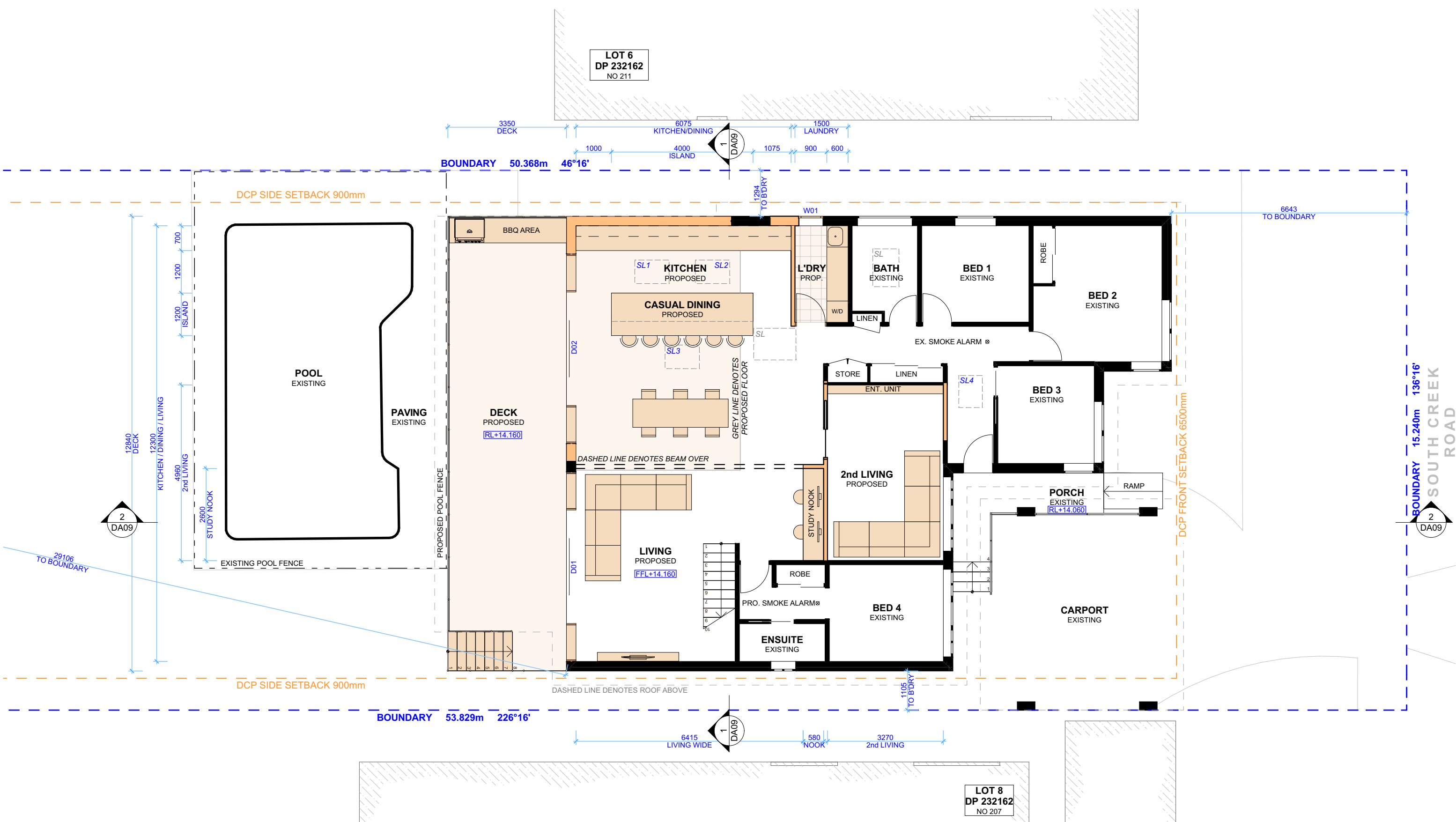
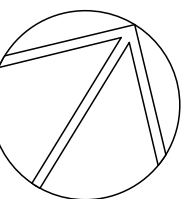
Tuesday, 3 December
2019

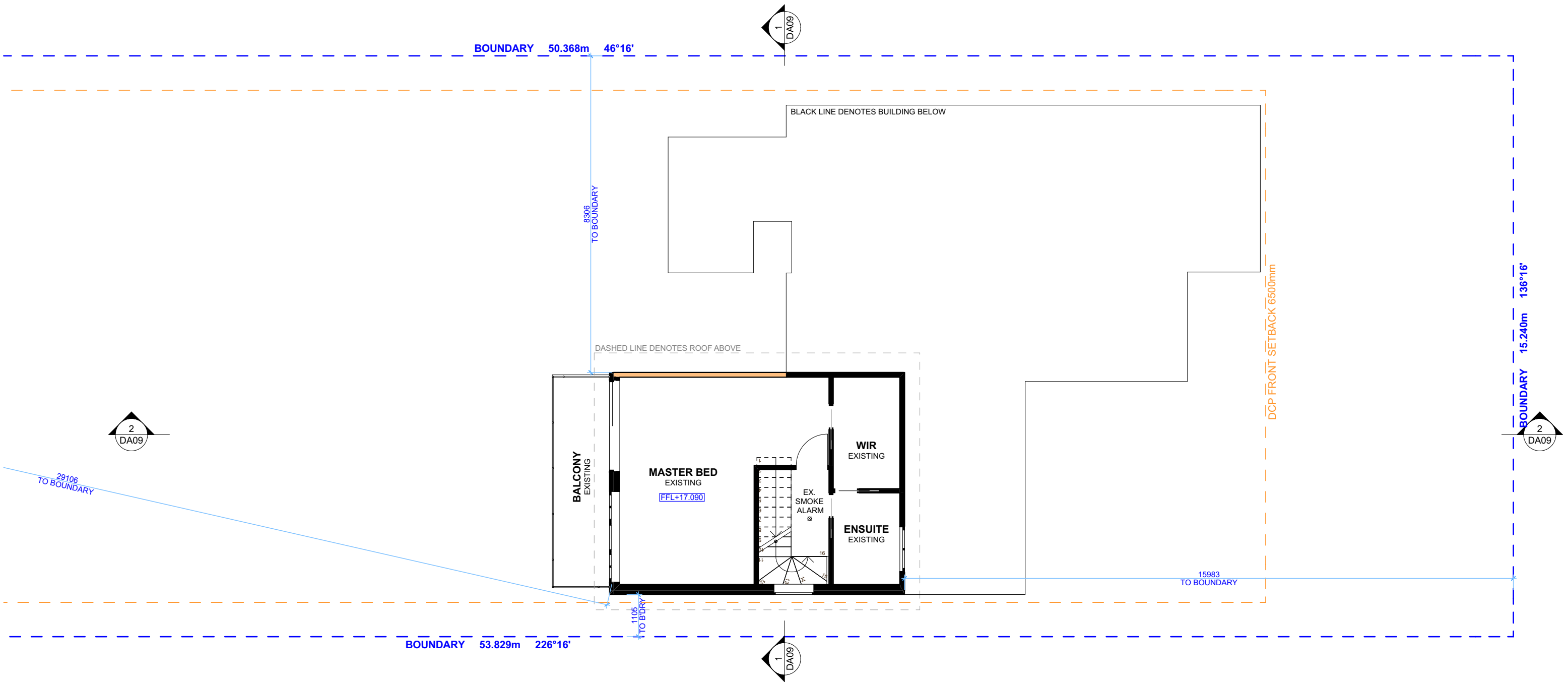
DRAWING NAME

PROPOSED GROUND FLOOR
PLAN

SCALE

1:100 @A3

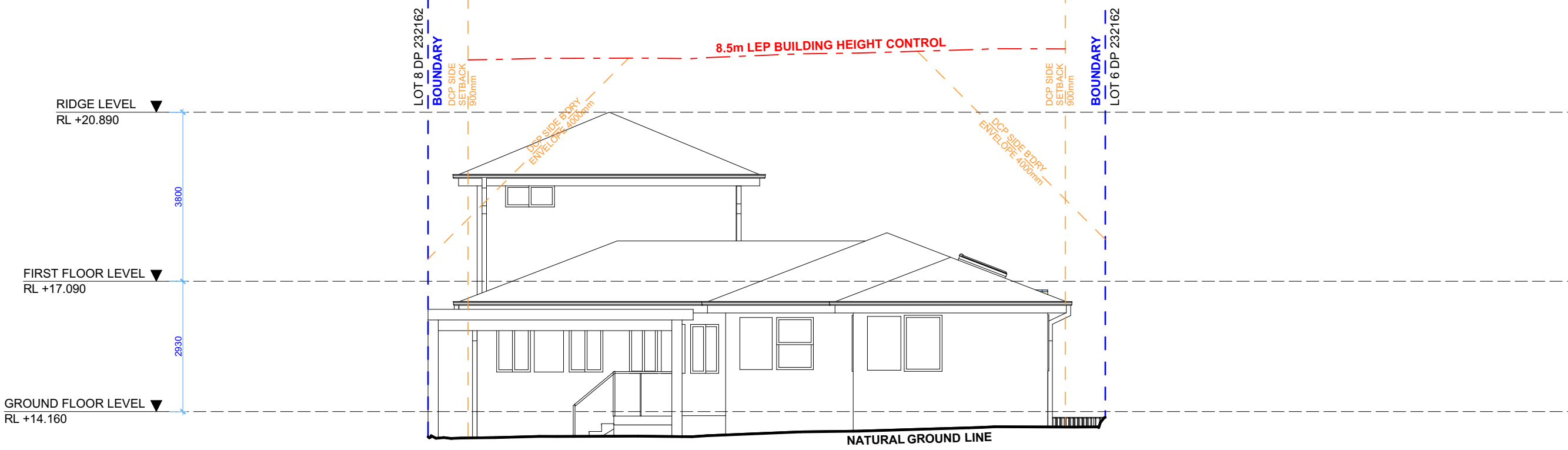




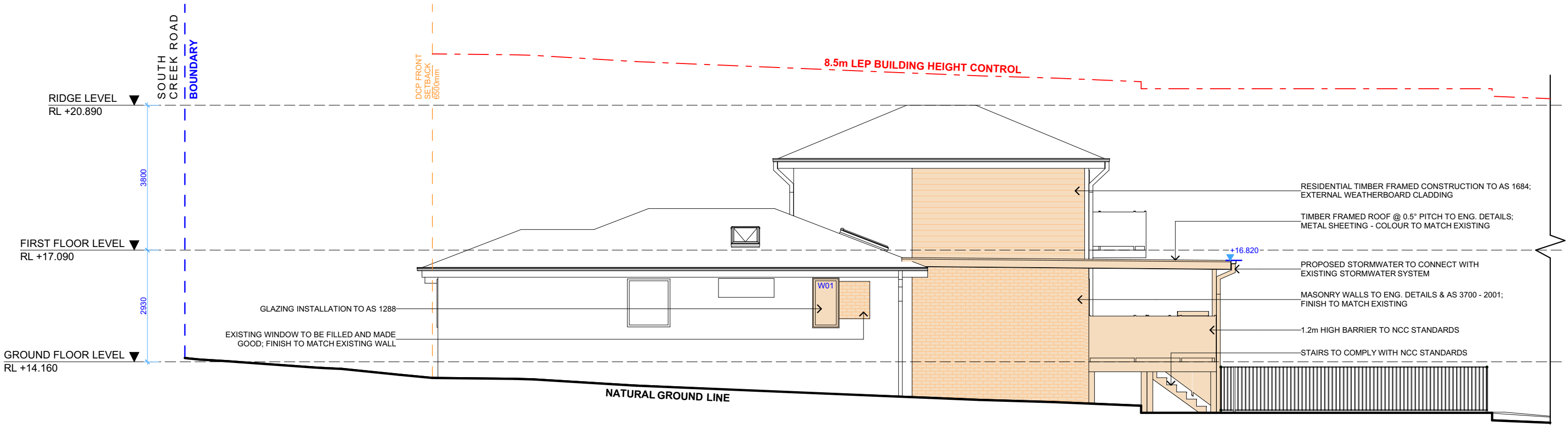
1

PROPOSED FIRST FLOOR LEVEL

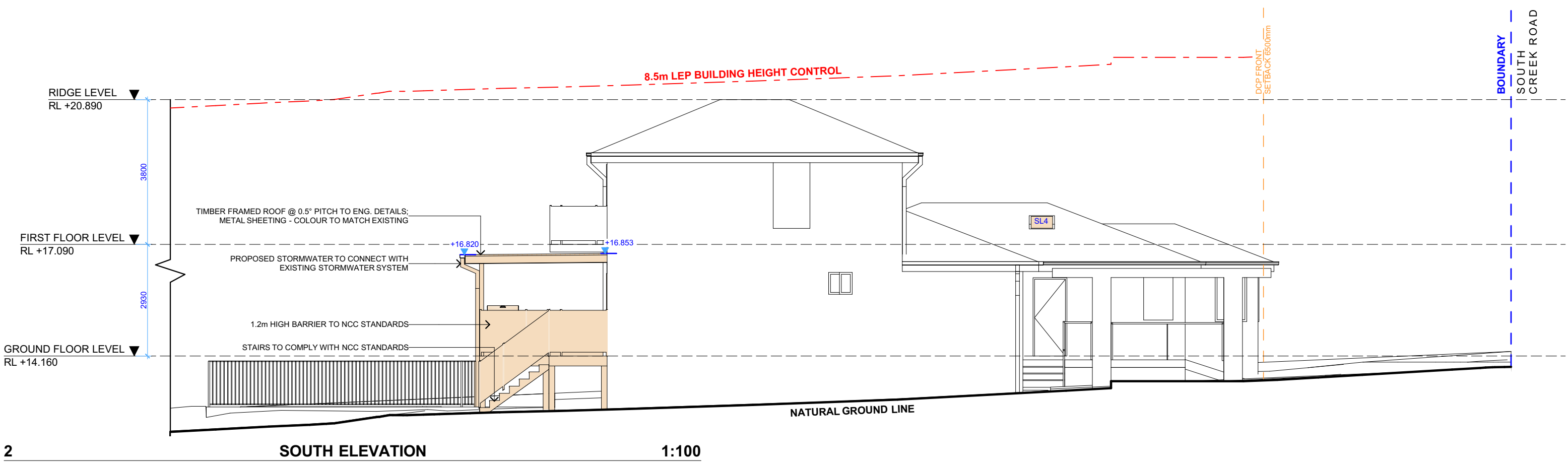
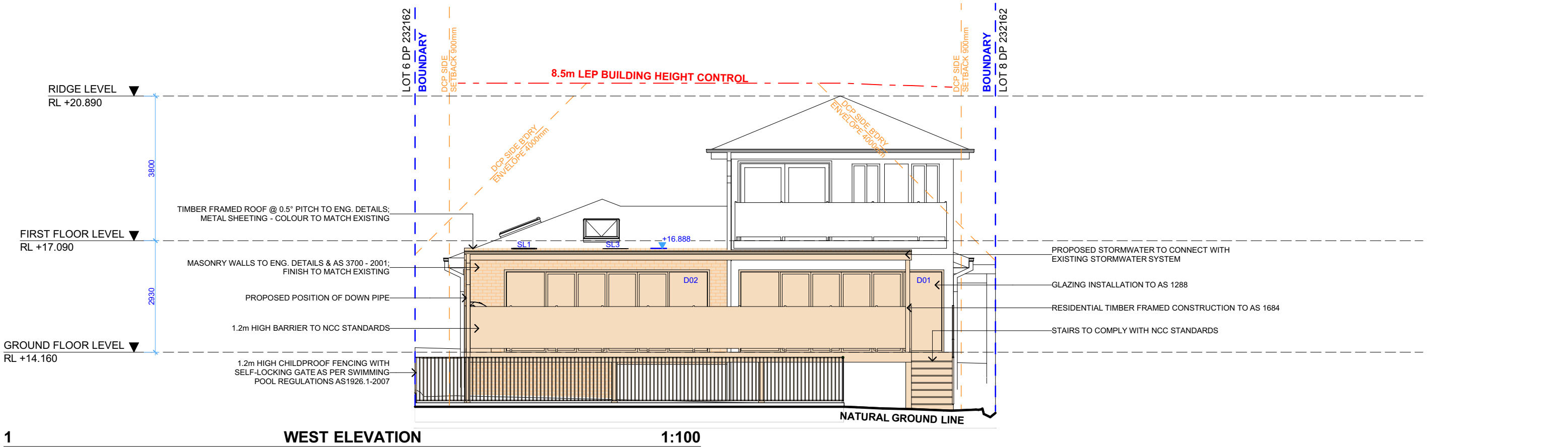
1:100

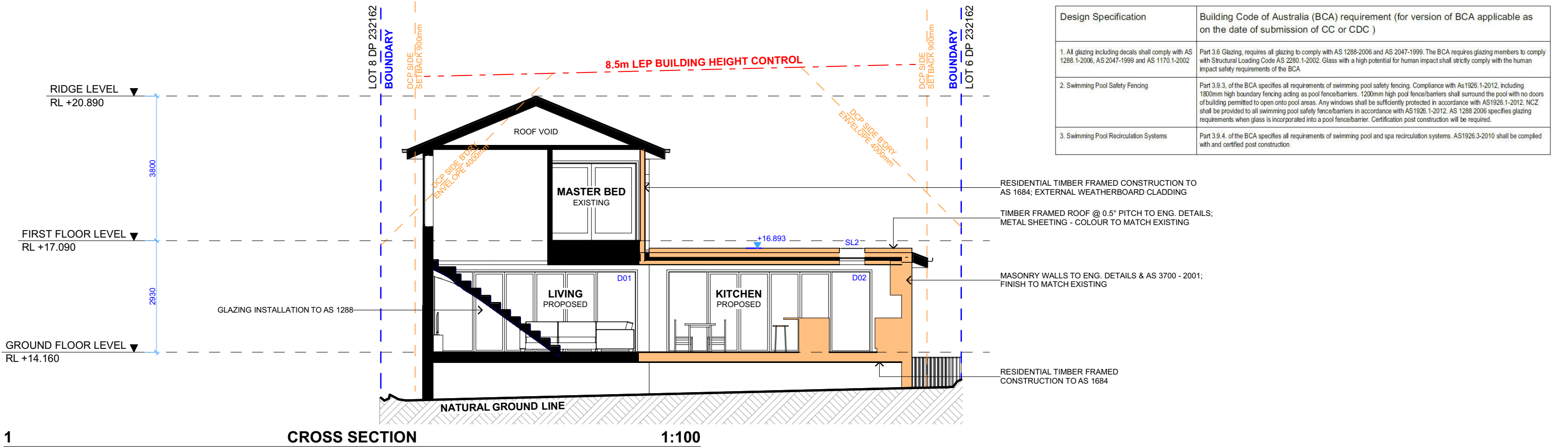


1 EAST ELEVATION 1:100

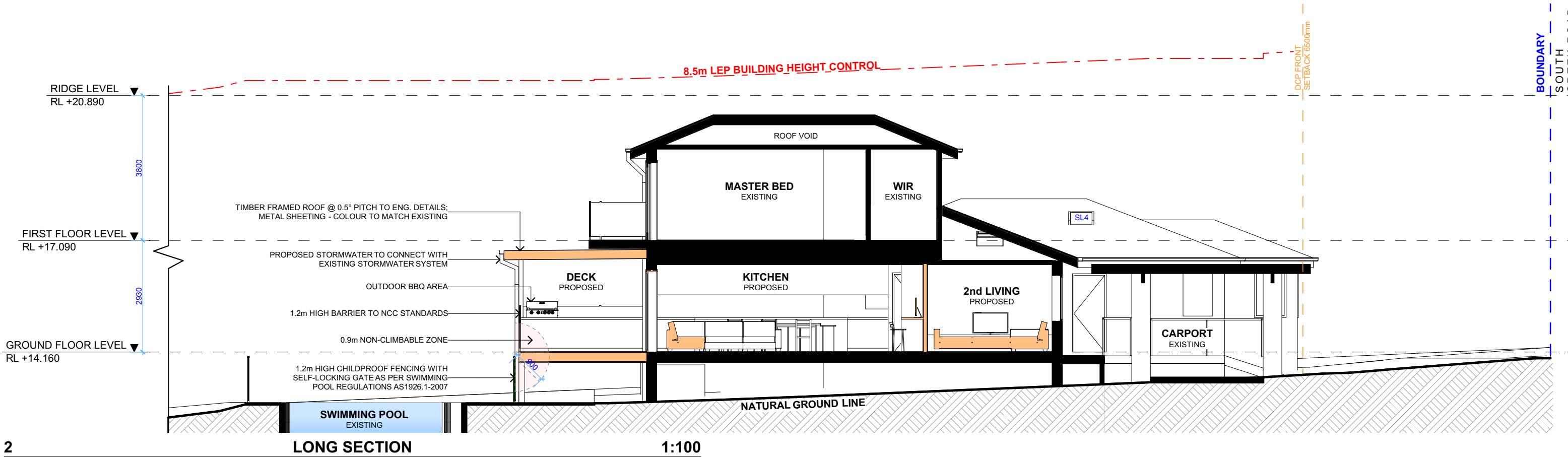



2 NORTH ELEVATION 1:100





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





ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	01.11.19	INITIAL DESIGN PLAN	EAS	<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>
B	15.11.19	FIRST DESIGN AMENDMENT	RNA	
C	21.11.19	FINAL DESIGN AMENDMENT	EAS	
D	28.11.19	DA 'PROOF READ'	EAS	

LEGEND

EXISTING

PROPOSED

CLIENT

KYLIE & ROB HARRISON

PROJECT ADDRESS

209 SOUTH CREEK ROAD WHEELER HEIGHTS NSW 2097

DRAWING NO.

DA09

DATE

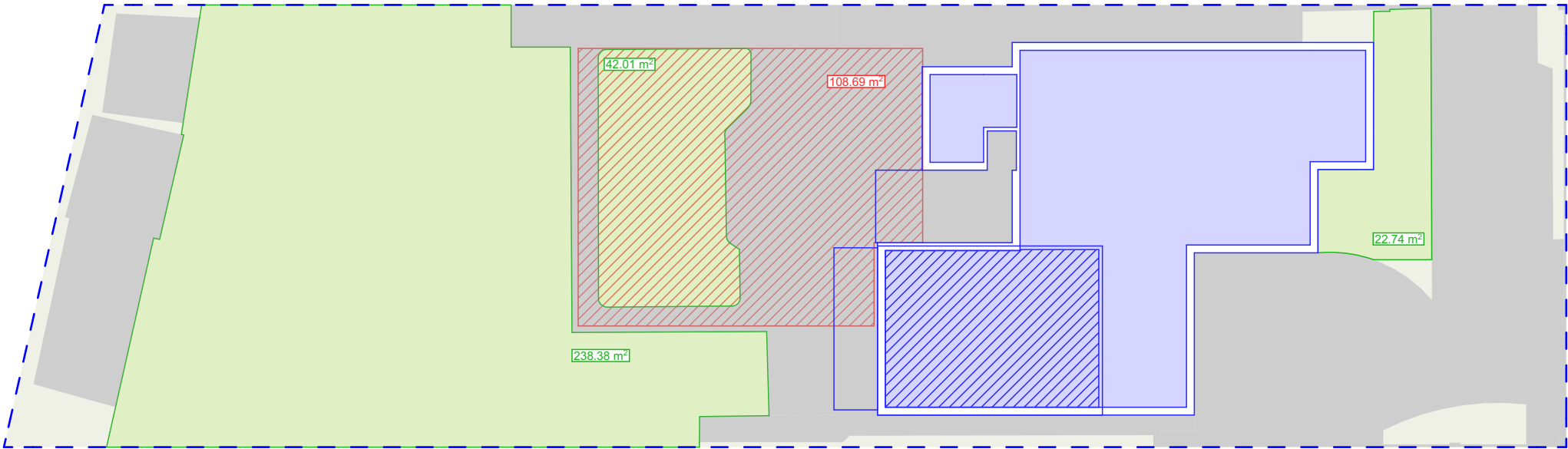
Tuesday, 3 December 2019

DRAWING NAME

LONG / CROSS SECTION

SCALE

1:100 @A3



CONTROL TABLE

SITE AREA: 790.40m²



LANDSCAPED OPEN SPACE

REQUIRED

40% (316.16m²)

EXISTING

38.3% (303.13m²)

PROPOSED

UNCHANGED



PRIVATE OPEN SPACE

60m²

108.69m²

116.06m²



IMPERVIOUS AREA

N/A

N/A

N/A



HARD SURFACE AREA

N/A

N/A

N/A



FLOOR AREA

N/A

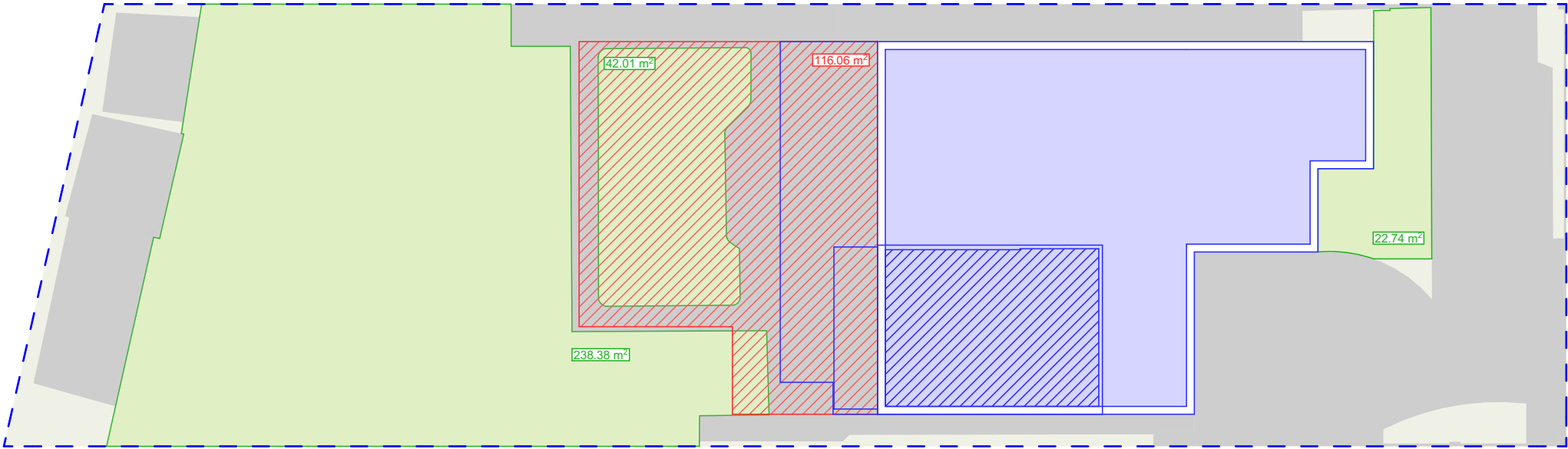
N/A

N/A

1

AREA CALCULATIONS EXISTING

1:200



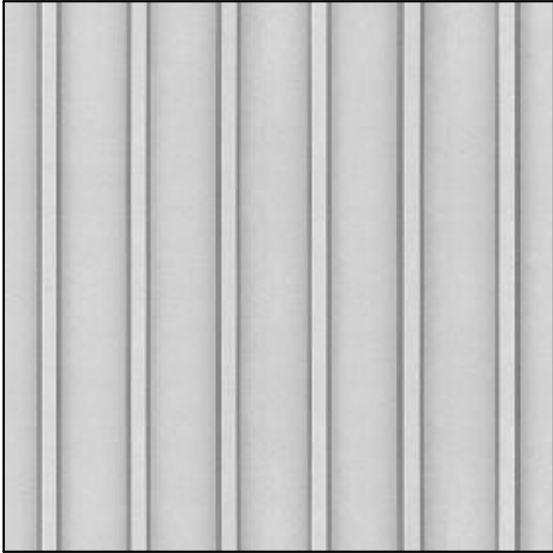
2

AREA CALCULATIONS PROPOSED

1:200



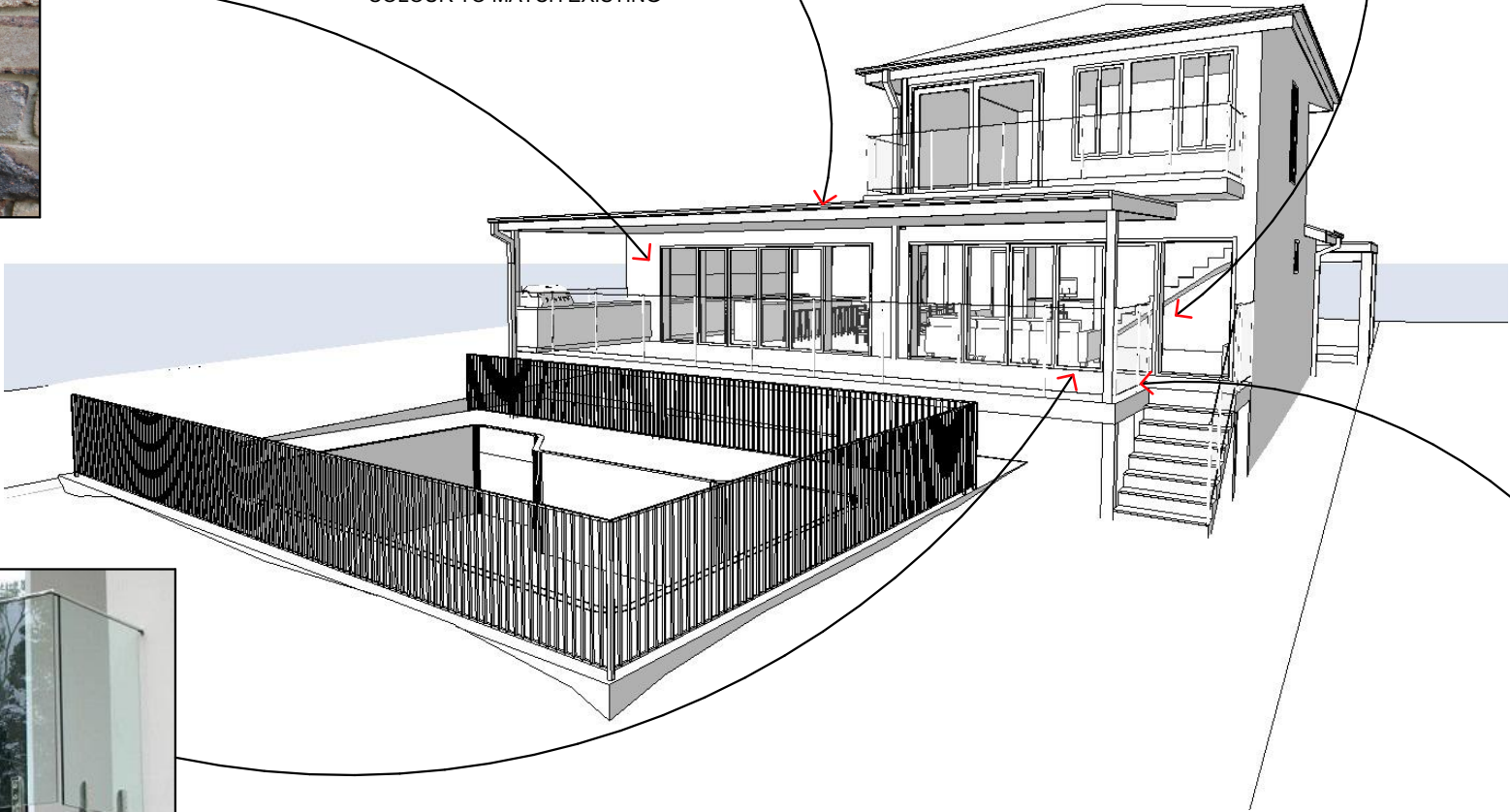
BRICK WALL
COLOUR AND TYPE TO MATCH EXISTING



METAL ROOF SHEET
COLOUR TO MATCH EXISTING



ALUMINIUM FRAMED SLIDING DOORS
STYLE TO BE CONFIRMED BY CLIENT



TIMBER DECKING
STYLE TO BE CONFIRMED BY CLIENT



GLASS HANDRAIL
STYLE TO BE CONFIRMED BY CLIENT

1 SAMPLE BOARD



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	01.11.19	INITIAL DESIGN PLAN	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	15.11.19	FIRST DESIGN AMENDMENT	RNA	
C	21.11.19	FINAL DESIGN AMENDMENT	EAS	
D	28.11.19	DA 'PROOF READ'	EAS	

LEGEND

CLIENT

KYLIE & ROB
HARRISON

PROJECT ADDRESS

209 SOUTH CREEK
ROAD WHEELER
HEIGHTS NSW 2097

DRAWING NO.

DA11

DATE

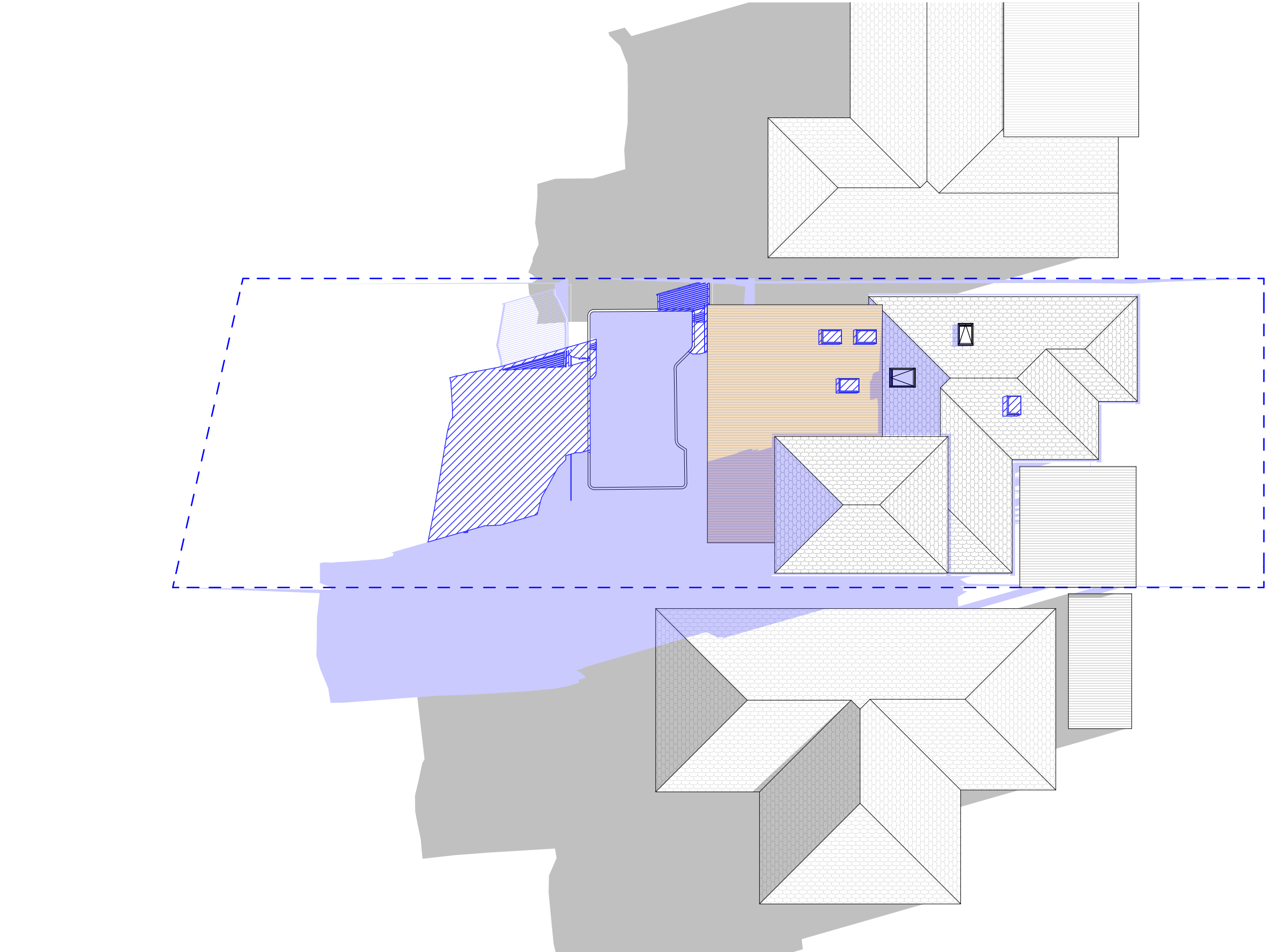
Tuesday, 3 December
2019

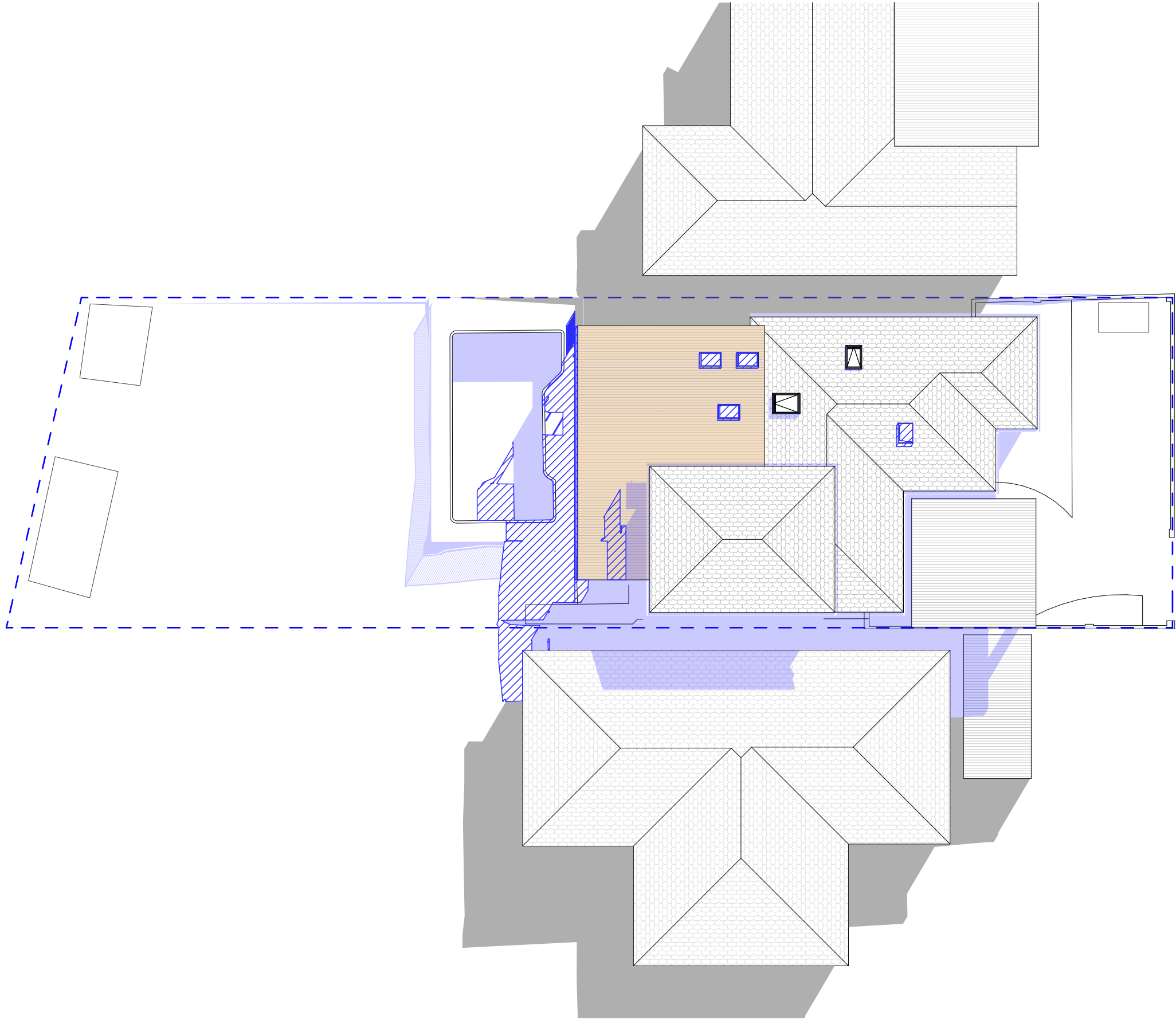
DRAWING NAME

SAMPLE BOARD

SCALE

@A3





1

WINTER SOLSTICE 12PM

1:200



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	01.11.19	INITIAL DESIGN PLAN	EAS
B	15.11.19	FIRST DESIGN AMENDMENT	RNA
C	21.11.19	FINAL DESIGN AMENDMENT	EAS
D	28.11.19	DA 'PROOF READ'	EAS

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
KYLIE & ROB
HARRISON

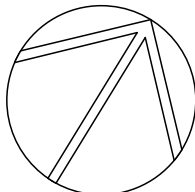
PROJECT ADDRESS
209 SOUTH CREEK
ROAD WHEELER
HEIGHTS NSW 2097

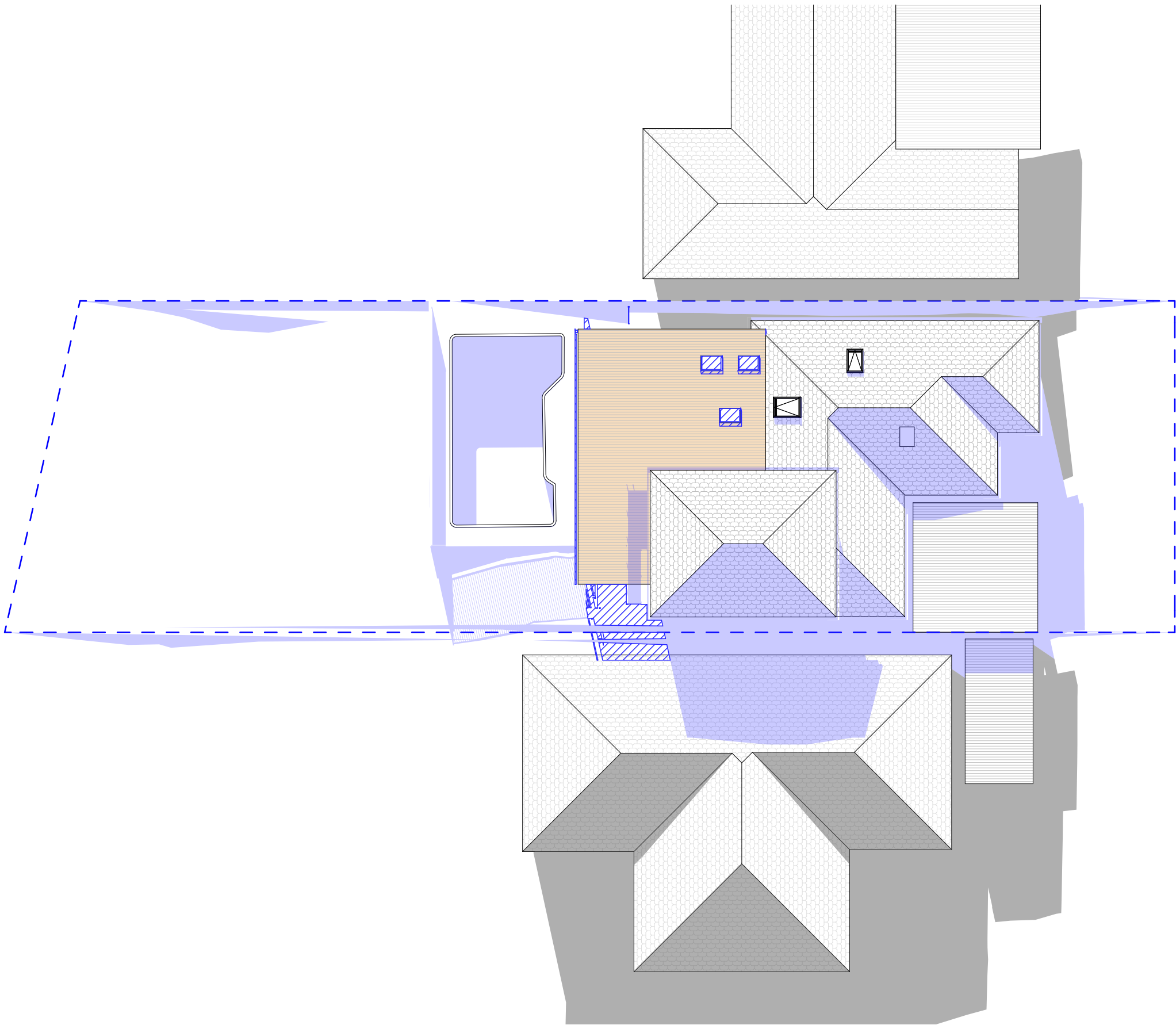
DRAWING NO.
DA13

DATE
Tuesday, 3 December
2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





WINTER SOLSTICE 3PM

1:200



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

REV.	DATE	COMMENTS	DRWN
A	01.11.19	INITIAL DESIGN PLAN	EAS
B	15.11.19	FIRST DESIGN AMENDMENT	RNA
C	21.11.19	FINAL DESIGN AMENDMENT	EAS
D	28.11.19	DA 'PROOF READ'	EAS

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

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

CLIENT
KYLIE & ROB HARRISON

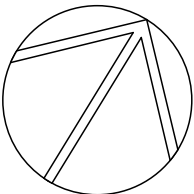
PROJECT ADDRESS
209 SOUTH CREEK ROAD WHEELER HEIGHTS NSW 2097

DRAWING NO.
DA14

DATE
Tuesday, 3 December 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A365060

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.



Description of project

Project address	
Project name	209 South Creek Road
Street address	209 South Creek Road Wheeler Heights 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 232162
Lot number	7
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).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Action Plans
ABN (if applicable): 17118297587

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures		✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements		✓	✓
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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.		✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	N	0.917	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	W	11.45	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	W	11.45	0	0	eave/verandah/pergola/balcony >=900 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.	✓	✓	✓			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
S1	0.645	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S2	0.645	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S3	0.645	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S4	0.645	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

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



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	01.11.19	INITIAL DESIGN PLAN	EAS	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works. All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place. U value takes precedence over glazing type/colour in all cases. all new glazing must meet the BASIX specified frame and glass type, <i>OR</i> meet the ecified U value and SHGC value.
B	15.11.19	FIRST DESIGN AMENDMENT	RNA	
C	21.11.19	FINAL DESIGN AMENDMENT	EAS	
D	28.11.19	DA 'PROOF READ'	EAS	

CLIENT

KYLIE & ROB
HARRISON

PROJECT ADDRESS

209 SOUTH CREEK
ROAD WHEELER
HEIGHTS NSW 2097

DRAWING NO.

DA15

DATE

Tuesday, 3 December
2019

DRAWING NAME

BASIX COMMITMENTS