




Reference number 4869

Member of the Fire Protection Association of Australia

Lot 17, DP 30849, 17 Egan Place, Beacon Hill, NSW 2100.

Tuesday, 19 November 2024

Prepared and certified by:	Matthew Willis <i>BPAD – Level 3 Certified Practitioner</i> Certification No: BPD-PA 09337		19/11/2024
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	Yes		
What is the recommended AS 3959-2018 level of compliance?	BAL-29 and BAL-19		
Is referral to the RFS required?	No		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Action Plans" (Appendix 1) dated.	24/9/24		

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Bushfire Planning Services

15 Parkcrest Place

Kenthurst NSW 2156

02 96543228

0428408577

mattw@bushfireconsultants.com.au

Bushfire Risk Assessment

Tuesday, 19 November 2024

Contact

Tim Burt

17 Egal Place

Beacon Hill NSW 2100

0431 846290

Subject Property

Lot 17, DP 30849

17 Egan Place

Beacon Hill NSW 2100

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT.

Property Address	Lot 17, DP 30849, number 17 Egan Place Beacon Hill
Description of the Proposal	Alterations and additions to an existing building
Plan Reference	24/9/24
BAL Rating	BAL-29 and BAL-19
Does the Proposal Rely on Alternate Solutions?	No

I, Matthew Willis of Bushfire Planning Services Pty Ltd have carried out a bushfire risk assessment on the above-mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in Planning for Bushfire Protection 2019 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby advise, in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203:

1. That I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements*

*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203.

I am aware that the Bushfire Assessment Report, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with Planning for Bushfire Protection 2019.

REPORT REFERENCE	<i>Tuesday, 19 November 2024</i>
REPORT DATE	<i>Tuesday, 19 November 2024</i>
CERTIFICATION NO/ACCREDITED SCHEME	<i>FPAА BPAD A BPD-PA 09337</i>

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** ----- *Tuesday, 19 November 2024*

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1 Executive Summary.

Bushfire Planning Services has been requested to supply a bushfire compliance report on lot 17, DP 30849, 17 Egan Place, Beacon Hill.

The works proposed for the subject lot are for the alterations and additions to an existing building, see attached plans for details.

The subject lot is on the northern side of Egan Place and at its closest point to the hazard the proposed new work has a separation distance to the north of approximately 10.12m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes up slope away from the property at an angle of approximately 3.81°.

For the purposes of this assessment this vegetation is considered to be remnant.

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-29 on its exposed northern, eastern and western aspects, and BAL-19 on the southern aspects and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
Vegetation type	Managed land/Riparian remnant	Managed land	Managed land	Managed land
Slope	All Upslope and Flat Land	N/A	N/A	N/A
Setback within lot 17	10.12m	N/A	N/A	N/A
Setback outside lot 17	0m	N/A	N/A	N/A
Total setback	10.12m	N/A	N/A	N/A
Bal level	BAL-29 ¹	N/A	N/A	N/A

Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.

¹ By method 2 calculations.

2 General.

This proposal relates to the alterations and additions to an existing building on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

3 Block Description.

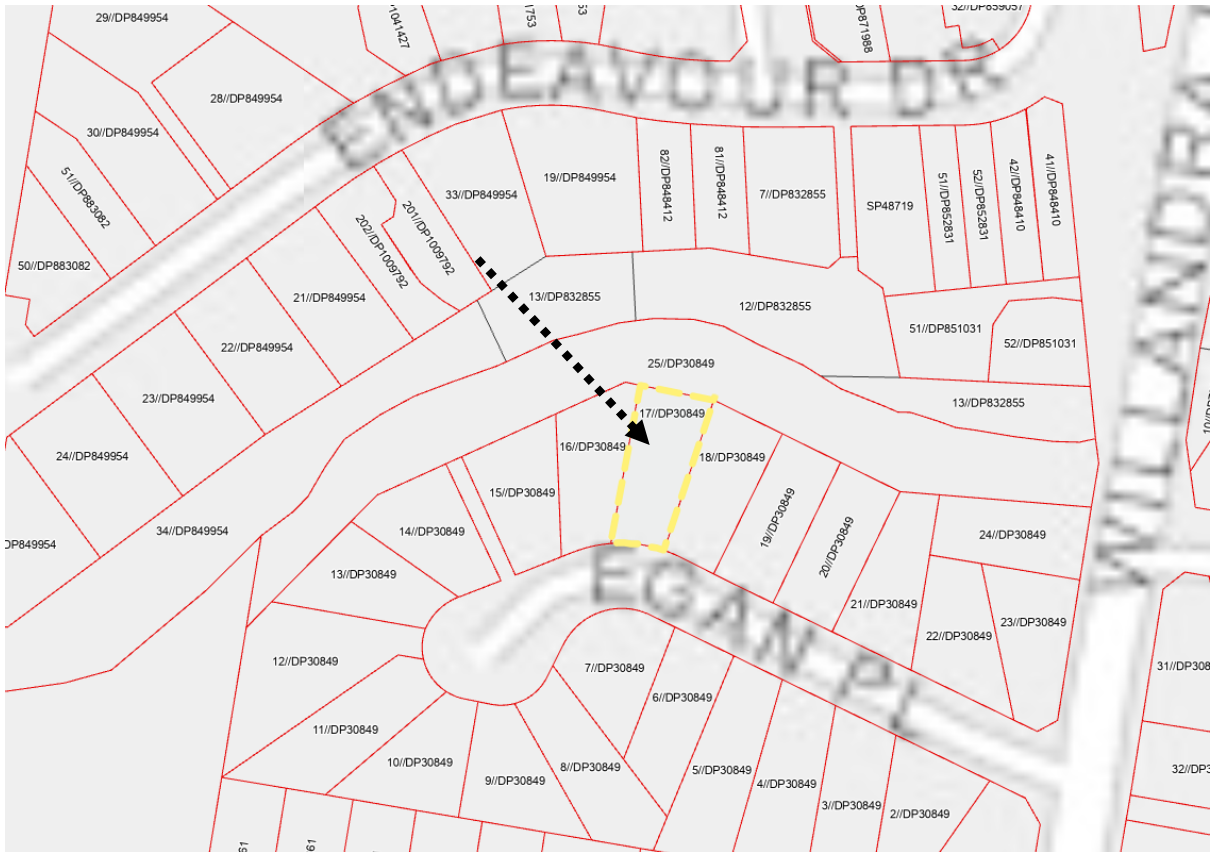
The subject block is situated on the northern side of Egan Place in an established area of Beacon Hill.

The lot currently contains a multi-level class 1 dwelling.

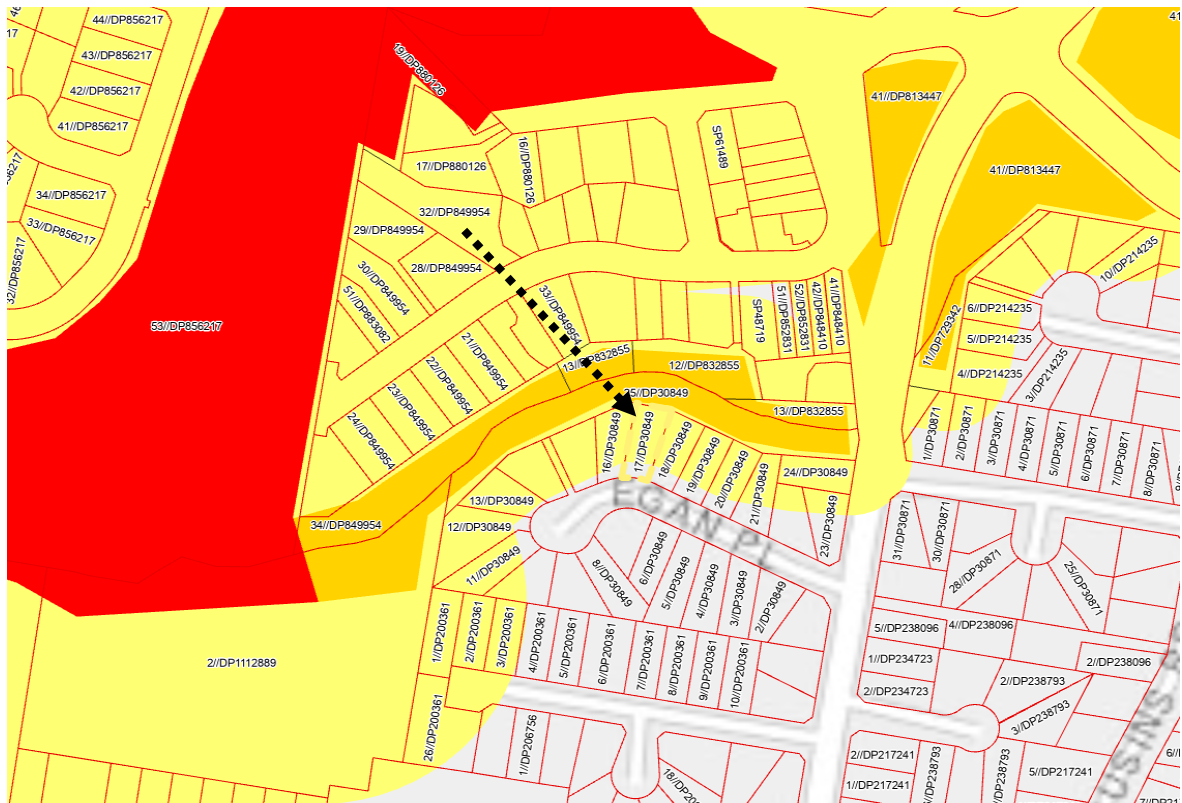
The lands surrounding the proposed site on the subject lot to a distance of at least 10.12m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 17
- DP; 30849.
- LGA; Northern Beaches.
- Area; 555.56m².
- Address; 17 Egan Place, Beacon Hill.

This section has been left blank.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 17 to be within the buffer zone of category 2 bushfire vegetation.

4 Vegetation.

The study area for the vegetation is 140m surrounding the subject block.

The vegetation within the study area for this development is considered to be largely managed land.

The major potential hazard to this development is the vegetation within an area of undeveloped land to the north.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be remnant and is the hazard to this proposal.

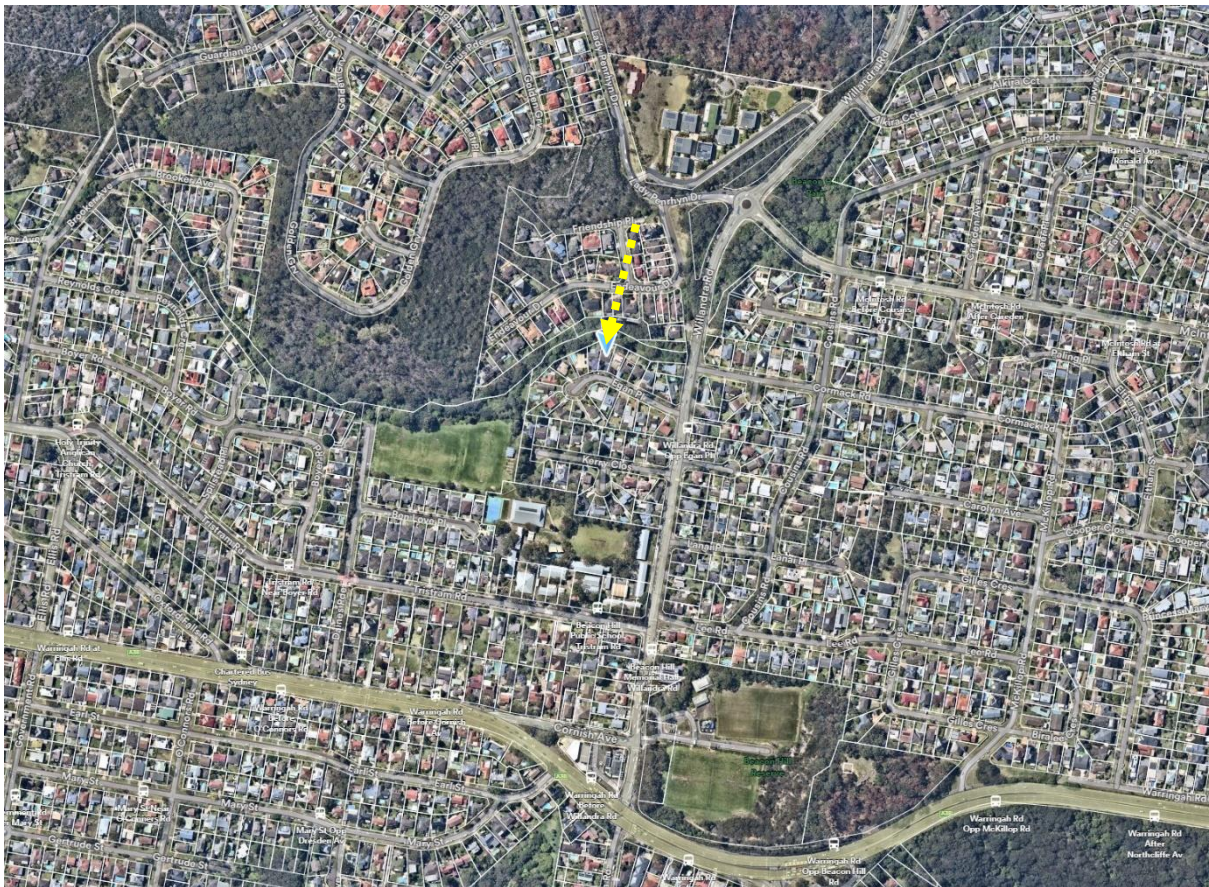


Photo 1 - An overview of the vegetation within the general area.

This area has been left intentionally blank.



Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
Vegetation type	Managed land/Riparian remnant	Managed land	Managed land	Managed land
Setback within lot 17	10.12m	N/A	N/A	N/A
Off-site setback	0m	N/A	N/A	N/A
Total setback	10.12m	N/A	N/A	N/A

Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none or only a secondary hazard in that direction.

This area has been left intentionally blank.

5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block. Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot. An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in Table 2.

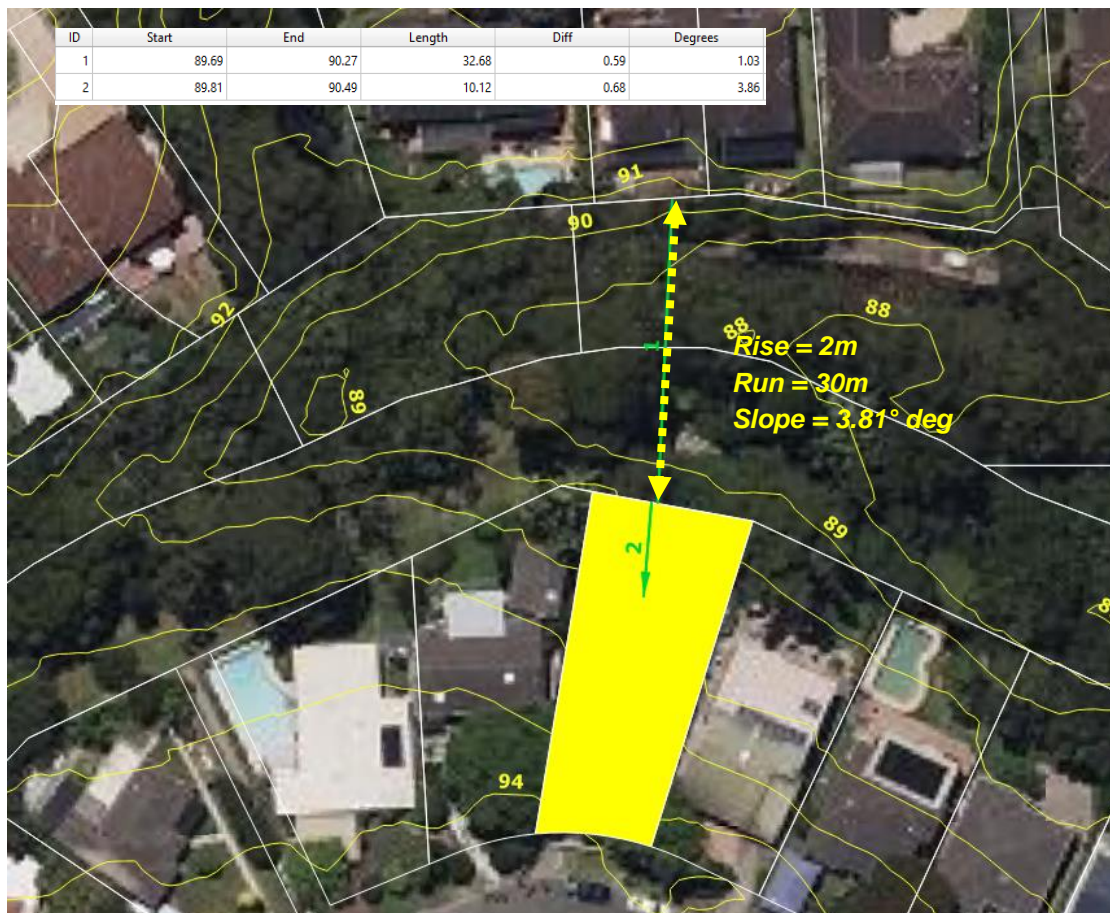


Table 2 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	All Upslope and Flat Land	N/A	N/A	N/A

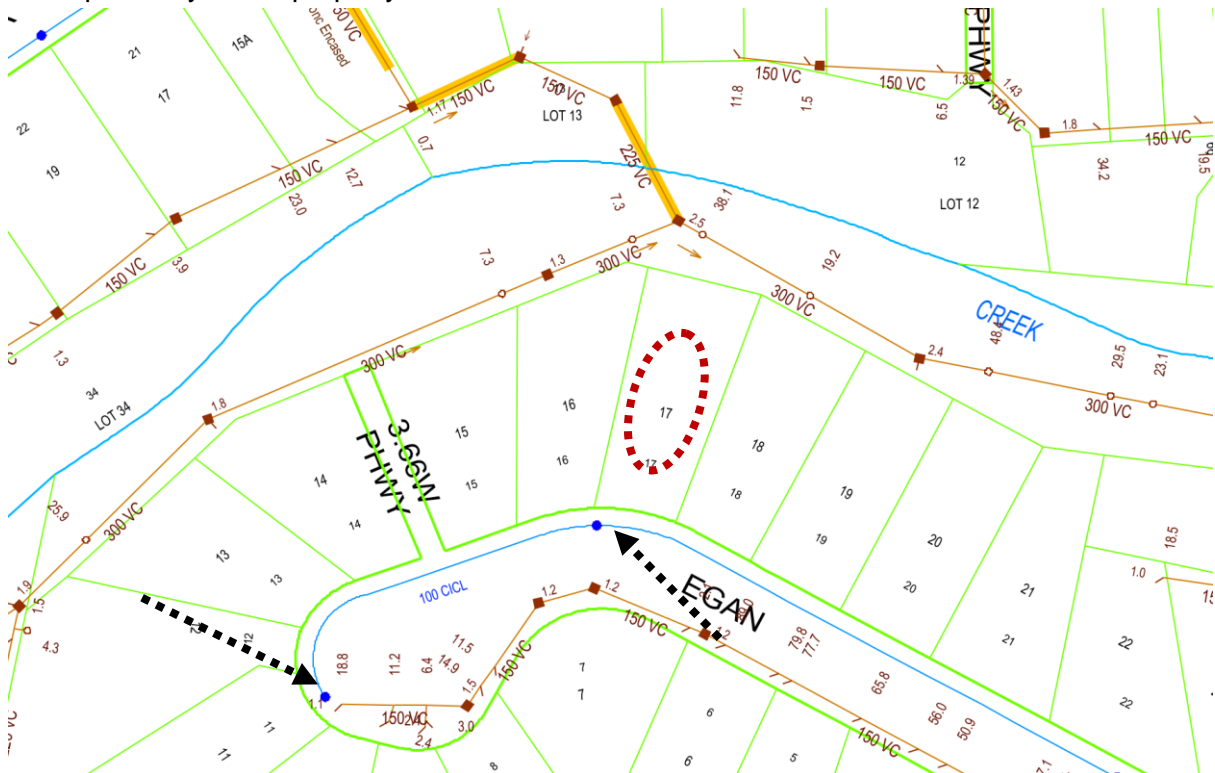
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

7 Utilities.

7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



7.2 Electricity

Main's electricity is available to the block.

7.3 Gas

It is unknown if gas is to be altered or installed in this proposal.

8 Access/Egress.

Access to the development site will be via a short private driveway from Egan Place.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

Analysis of development and recommendation.

9 Compliance with Planning for Bushfire Protection setbacks.

This assessment is based assessment using Method 2 of AS3959.

Method 2 of AS3959-2018 is a bushfire risk assessment method that involves a detailed computer modelling and simulation process to determine the Bushfire Attack Level (BAL) of a building or structure.

Method 2 is a more complex and comprehensive method compared to Method 1 (standard assessment process), which is a simpler and more prescriptive method based on a set of standard rules. Method 2 allows for a more tailored and site-specific approach to bushfire risk assessment, considering various site-specific factors such as the type and density of vegetation in the surrounding area, the slope of the land and the distance of the building from the vegetation.

Method 2 involves a detailed assessment of the site-specific factors that can impact the potential bushfire risk to a building. Some of the key variables used in this method include:

1. **Vegetation type and density:** The type and density of vegetation in the surrounding area can impact the intensity and spread of a bushfire, as well as the likelihood of ember attack.
2. **Slope of the land:** The slope of the land can impact the speed and intensity of a bushfire, as well as the potential for radiant heat and ember attack.
3. **Distance from vegetation:** The distance between the building and the surrounding vegetation will impact the potential for radiant heat and ember attack.
4. **Terrain features:** Other terrain features, such as gullies or ridges, can impact the potential for radiant heat and ember attack.
5. **Weather conditions:** Weather conditions such as wind speed and direction, temperature, and humidity can impact the behaviour and intensity of a bushfire.

The process of Method 2 involves inputting all of the relevant site-specific factors into a computer model, which then simulates the behaviour of a bushfire in the area and calculates the level of risk to the building based on factors such as ember attack, radiant heat, and direct flame contact.

Overall, Method 2 provides a more accurate and comprehensive approach to bushfire risk assessment compared to Method 1. It allows for a more tailored and site-specific assessment, considering all relevant factors that may impact the potential bushfire risk to a building, and therefore provides a more accurate determination of the BAL and the level of protection required for the building to withstand a bushfire event.

The following table shows the inputs, site specific variables and results for the method 2 calculations.

As can be seen the proposal achieves a radiant heat threshold of 28.49kw/m² making BAL-29 appropriate for this proposal.

Site Street Address: 17 Egan Place, Beacon Hill
Assessor: Matthew Willis; Bushfire Planning Services
Local Government Area: Northern Beaches **Alpine Area:** No

Equations Used

Transmissivity: Fuss and Hammins, 2002
 Flame Length: RFS PBP, 2001/Vesta/Catchpole
 Rate of Fire Spread: Noble et al., 1980
 Radiant Heat: Drysdale, 1985; Sullivan et al., 2003; Tan et al., 2005
 Peak Elevation of Receiver: Tan et al., 2005
 Peak Flame Angle: Tan et al., 2005

Run Description: north

Vegetation Information

Vegetation Type: Rainforest
Vegetation Group: Forest and Woodland
Vegetation Slope: 1.03 Degrees **Vegetation Slope Type:** Upslope
Surface Fuel Load(t/ha): 10 **Overall Fuel Load(t/ha):** 13.2
Vegetation Height(m): 2 **Only Applicable to Shrub/Scrub and Vesta**

Site Information

Site Slope: 3.86 Degrees **Site Slope Type:** Downslope
Elevation of Receiver(m): Default **APZ/Separation(m):** 10

Fire Inputs

Veg./Flame Width(m): 100 **Flame Temp(K):** 1090

Calculation Parameters

Flame Emissivity: 95 **Relative Humidity(%):** 25
Heat of Combustion(kJ/kg) 18600 **Ambient Temp(K):** 308
Moisture Factor: 5 **FDI:** 100

Program Outputs

Level of Construction: BAL 29 **Peak Elevation of Receiver(m):** 3.42
Radiant Heat(kW/m2): 28.49 **Flame Angle (degrees):** 68
Flame Length(m): 8.85 **Maximum View Factor:** 0.431
Rate Of Spread (km/h): 1.12 **Inner Protection Area(m):** 10
Transmissivity: 0.87 **Outer Protection Area(m):** 0
Fire Intensity(kW/m): 7623

10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

Recommendation;

Nil.

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2018. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

Recommendation; all new work to the northern, eastern and western aspects.

1. New construction on the northern, eastern and western aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction on the northern, eastern and western aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

Recommendation; all new work to the southern aspect.

3. New construction on the southern aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
4. New construction on the southern aspects shall also comply with the requirements of and BAL-19 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.
5. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.

AS-3959 2018 is available as PDF from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

12 Utilities.

12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

Recommendation;

Nil.

12.2 Electricity and Gas.

Recommendation;

6. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

The Asset Protection Zone is *“An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level”*.

Recommendation;

7. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

14 Landscaping.

Recommendation;

8. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
9. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development²:
 - Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
 - Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;

²Refer to referenced documents for a complete description.

- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.

15 Constraints on the subject block.

None known.

Recommendation;

Nil

16 Access/Egress.

All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

<p>APZ A defensible space is provided onsite. An APZ is provided and maintained for the life of the development.</p>	<p>Achievable with the implementation of the recommendations in section 13</p>
<p>SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.</p>	<p>Achievable with the implementation of the recommendations in section 10</p>

<p>CONSTRUCTION STANDARDS: It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.</p>	<p>Achievable with the implementation of the recommendations in section 11</p>
<p>ACCESS Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).</p>	<p>Achievable with the implementation of the recommendations in section 16</p>
<p>WATER AND UTILITY SERVICES:</p> <ul style="list-style-type: none"> • adequate water and electricity services are provided for firefighting operations • Gas and electricity services are located so as not to contribute to the risk of fire to a building. 	<p>Achievable with the implementation of the recommendations in section 12</p>
<p>LANDSCAPING:</p> <ul style="list-style-type: none"> • it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions. 	<p>Achievable with the implementation of the recommendations in section 14</p>

18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and

standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely



Matthew Willis
Grad Dip Planning for Bushfire Prone Areas
Bushfire Planning Services Pty Limited

19 References.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

20 Appendix 1 - Plans .



ACTION PLANS

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

PLANS PUBLISHED
24 September 2024

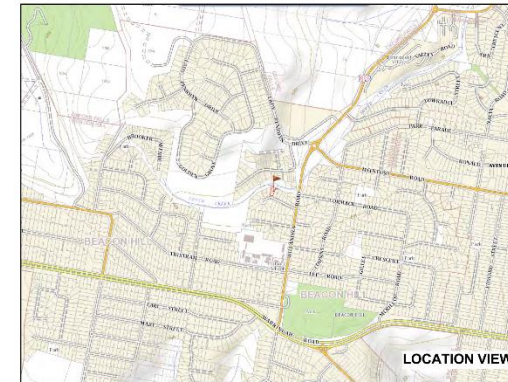
DEVELOPMENT APPLICATION

These plans are for Council Approval only.

NO.	DRAWING NAME
DA00	COVER
DA01	NOTATION
DA02	SAFETY NOTES
DA03	SITE ANALYSIS
DA04	SITE / ROOF / SEDIMENT EROSION / SW CONCEPT / WASTE MANAGEMENT PLAN
DA05	EXISTING LOWER GROUND FLOOR PLAN
DA06	EXISTING GROUND FLOOR PLAN
DA07	PROPOSED LOWER GROUND FLOOR PLAN
DA08	PROPOSED GROUND FLOOR PLAN
DA09	PROPOSED FIRST FLOOR PLAN
DA10	NORTH / EAST ELEVATION
DA11	SOUTH / WEST ELEVATION
DA12	LONG SECTION
DA13	CROSS SECTIONS
DA14	POOL DETAILS 01
DA15	POOL DETAILS 02
DA16	AREA CALCULATIONS
DA17	WINTER SOLSTICE 9 AM
DA18	WINTER SOLSTICE 12 PM
DA19	WINTER SOLSTICE 3 PM
DA20	SAMPLE BOARD

ITEM DETAILS		DEVELOPMENT APPLICATION			
ADDRESS	17 EGAN PLACE BEACON HILL, NSW 2100				
LOT & DP/SP	LOT 17 - DP 30845				
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)				
SITE AREA	555.56m ²				
FRONTAGE	12.585m				
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
	m / m ² / %	m / m ² / %	m / m ² / %		
LEP					
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL	R2	UNCHANGED	YES	
MINIMUM LOT SIZE	650m ²	555.56m ²	UNCHANGED	YES	
FLOOR SPACE RATIO	N/A				
MAXIMUM BUILDING HEIGHT	8.5m	6.377m	9.327m	NO	
HAZARDS					
LANDSLIP RISK	IDENTIFIED	AREA - A & B	UNCHANGED	YES	
DCP					
WALL HEIGHT	7.2m	4.465m	7.667m	NO	
NUMBER OF STOREYS	N/A				
SIDE BOUNDARY ENVELOPE	4m			NO	
SIDE BOUNDARY SETBACKS	0.9m	E: 0.965m W: 0.87m	UNCHANGED	YES	
FRONT BOUNDARY SETBACK	6.5m	12.45m	UNCHANGED	YES	
REAR BOUNDARY SETBACK	6m	12.209m	UNCHANGED	YES	
LANDSCAPE OPEN SPACE	40% (222.22m ²)	(38.2%) 212.35m ²		NO	
PRIVATE OPEN SPACE	PRIMARY DWELLING: 60m ² min.	200.08m ²	202.34m ²	YES	

17 Egan Place Beacon Hill, NSW 2100



NOTE:
PLANS TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT.

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- SWIMMING POOLS - PART H7F1 & NSW H7D2 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- POOL FENCING & OTHER PROVISIONS - REGULATIONS, AS 1936
- DEMOLITION WORKS TO COMPLY WITH AS 2601:2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3530:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2569:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554-1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3558-1:2007 & 3558-2:1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047:2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3559:2018

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruities must be reported to the Designer in writing before the commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances, and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the approved boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification, or subsequent instructions issued, the Builder/Subcontractor shall contact the designer in writing before proceeding further with any work.
- The builder/subcontractor is responsible to ensure that all materials installed on-site are fit for purpose and comply with the NCC and relevant Australian standards. The builder is to get written confirmation of material selection by the client prior to ordering
- All construction, control joints, and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is obtained prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an "Accredited Certifying Authority" or "Local Council".
- The Owner will directly pay all fees associated with the following:
 - Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
 - The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
 - All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
 - These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
 - Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
 - The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
 - Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
 - All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
 - All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
 - All brickwork is to be selected by owner and is to comply with AS 1640. All masonry is to comply with AS 3700.
 - Provide all metalwork and flashings necessary to satisfactorily complete the works.
 - All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & Grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface &/or seepage water does not collect or remain under floor area.
 - Sustainable timbers and not rainforest or old growth timber will be used. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
 - All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
 - All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an "air" gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
 - All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
 - All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
 - Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
 - Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.
 - If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.

- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below in more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licensed tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltation control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the "relevant local authority" or council
- The owner will directly pay the fees associated with the following:
 - building approval from council, footpath and kerb deposits with the local council, insurance fee to building services corporation, long service leave service levy fee and approval fee by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
 - The builder is to provide at his/her own expense adequate public risk insurance and arrange indemnification under the workers compensation act. works insurance to be stated in the contract conditions.
 - All work to be carried out in a tradesman like manner and in accordance with the standards codes and regulations of the standards association of Australia, building code of Australia and any statutory authority having jurisdiction over the work.
 - All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works as variations will not be allowed due to work arising owing to neglect of this clause.
 - All work and materials to comply with the current Australian standards at the time of commencement were applicable.
 - These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
 - Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. dimensions should not be obtained by scaling the drawings. use only figured dimensions. all dimensions are in millimetres.
 - The builder is to ensure all construction, levels and other items comply with the conditions of the building approval.
 - The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
 - All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. connect all waste to Sydney water sewer line
 - All new downpipes are to be connected to the existing storm water system.
 - All power and stormwater outlet locations shall be determined onsite by the owner.
 - Smoke detector alarm to be installed in accordance with as3786 and the building code of Australia.
 - Electrical work to be in accordance with SAA wiring rules and be done by a licensed tradesman
 - Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is supplied by the engineer.
 - All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
 - All structural work is to be in accordance with the structural details prepared by a structural engineer(i.e.) piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. builder to obtain prior to finalising tender.
 - Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as a part of construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract. variations will not be permitted without the written consent of the owner.
 - The builder shall provide sediment and siltation control measures as required by council and maintain them through the duration of the works.
 - A legible copy of the plans bearing approval stamps must be maintained on the job at all times. hours of construction will be restricted to the times as required by the building approval.
 - The builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
 - The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions, any interruptions with existing services and equipment to be attended to by the appropriately skilled tradesman.
 - The builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. provide protection to existing trees to remain as required by approval conditions.

- All brickwork is to be selected by owner and is to comply with as1640
- All masonry to comply with as3700
- All metalwork and flashings necessary to satisfactorily complete work shall be provided.
- All gutters, downpipes to be colorbond.
- All timber construction to be in accordance with the Australian standard 1684 "timber framing code"
- All glazing installed to comply with as1288, 2047 and in accordance with manufacturers recommendation
- All wall and ceiling linings to be plasterboard or cement render as selected and villa board in wet areas, to comply with the relevant Australian standards or installed in accordance with manufacturers specification.
- All bathrooms and wet areas to be adequately waterproofed to manufacturers specification and as3740 and part 3.8.1 of the building code of Australia housing provisions
- Stairs and balustrades to comply with part 3.9.1 & 3.9.2 of the building code of Australia housing provision
- Termite protection measures to comply with as 3660 and be installed to manufacturers specification.
- Any detailing additional to that supplied, shall be resolved between the owner and the builder to the owners approval. except for any structural details or design which is to be supplied by the structural engineer.

NCC & AS COMPLIANCES SPECIFICATIONS

- Earthworks - part 3.1.1 of NCC
- Earth retaining structures - part 3.1.2 of NCC & AS 4678-2002
- Drainage - part 3.1.3 of NCC
- Termite-risk management - part 3.1.4 of NCC & AS 3660
- Footings & slab - part 3.2 of NCC & AS 2870-2011
- Masonry - part 3.3 of NCC & AS 3700:2016
- Framing - part 3.4 of NCC
- Sub floor ventilation - part 3.4.1 of NCC
- Roof & wall-cladding - part 3.5 of NCC
- Glazing - part 3.6 of NCC & AS 1288, AS 2047
- Fire safety - part 3.7 of NCC
- Fire separation of external walls - part 3.7.2 of NCC
- Fire protection of separating walls & floors - part 3.7.3 of NCC
- Smoke Alarms - part 3.7.5 of NCC & AS 3786
- Wet areas & 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 3.8.6 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
- Waterproofing of domestic wet areas to AS 3740-2021
- Plumbing & drainage work to comply with AS 3500:2021
- Plasterboard work to comply with AS 2588:2018
- Structural steel work to comply with AS 4100-2020 & AS 1554:2014
- Concrete work to comply with AS 3600:2018
- Metal roof & wall cladding to comply with AS 1562.1:2018
- Skylights to comply with AS 4285:2019
- Ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- Glazing assemblies to comply with AS 2047:2014 & AS 1288:2021
- Construction of buildings in bushfire prone areas to AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFETY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For buildings on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using on appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, culling, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

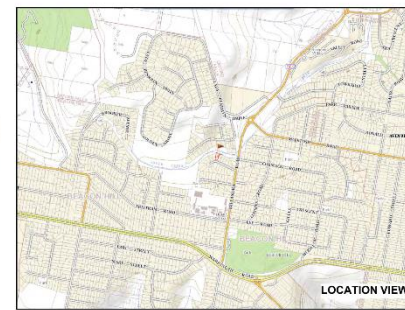
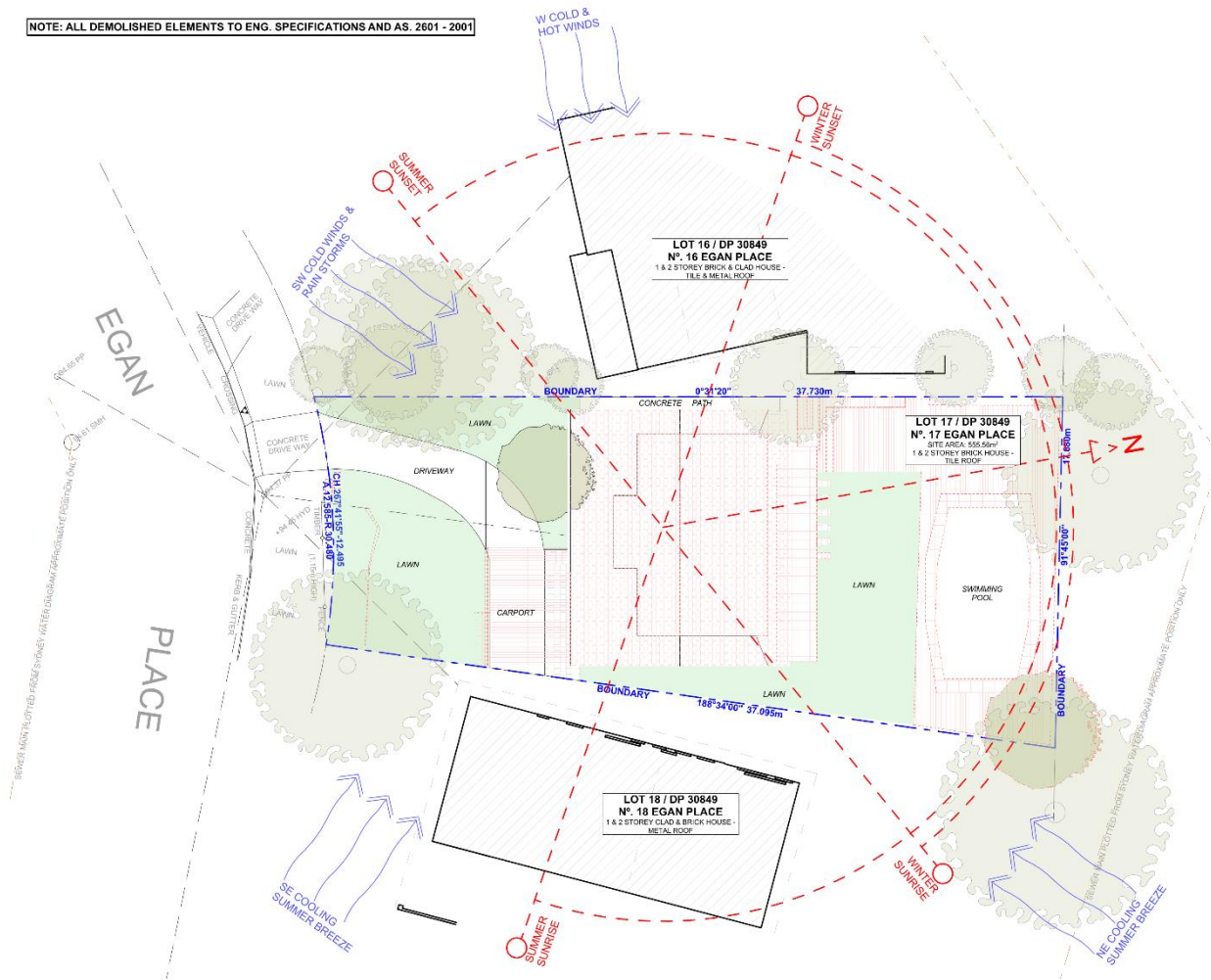
NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/ NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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	24/09/2024	DA SUBMISSION	SC	

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LEGEND
 EXISTING
 DEMOLISHED
 PROPOSED

EXISTING RL
PROPOSED RL

CLIENT
Siobhan Little & Tim Burt

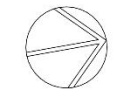
PROJECT ADDRESS
17 Egan Place Beacon Hill, NSW 2100

DRAWING NO.
DA03

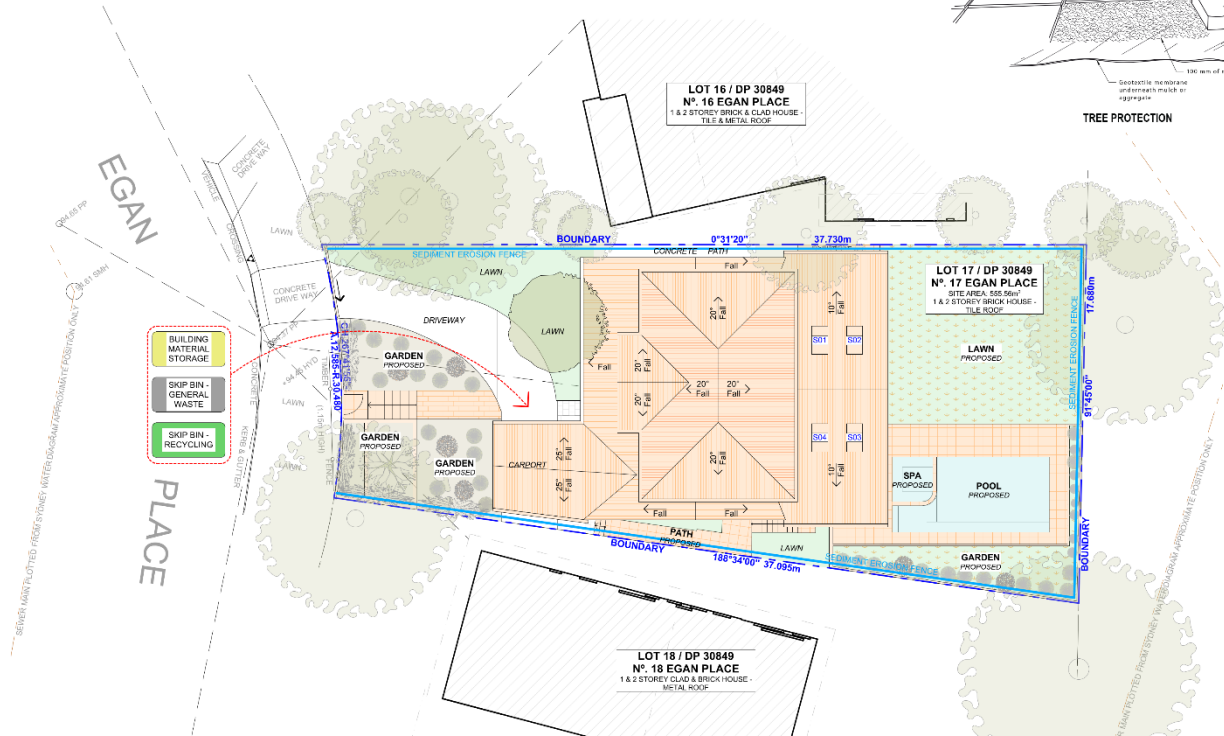
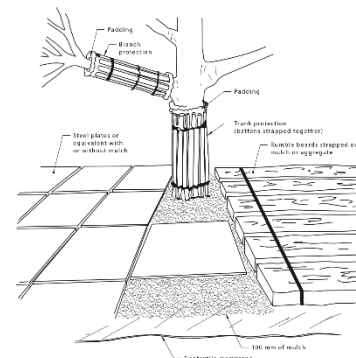
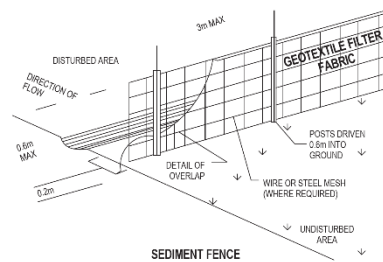
DATE
Tuesday, 24 September 2024

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3



NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



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 STORMWATERS 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 SWEEP DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

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

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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LEGEND

 EXISTING
 DEMOLISHED
 PROPOSED

EXISTING RL

 EXISTING RL
 PROPOSED RL

CLIENT
Siobhan Little & Tim Burt

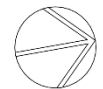
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DRAWING NO.
DA04

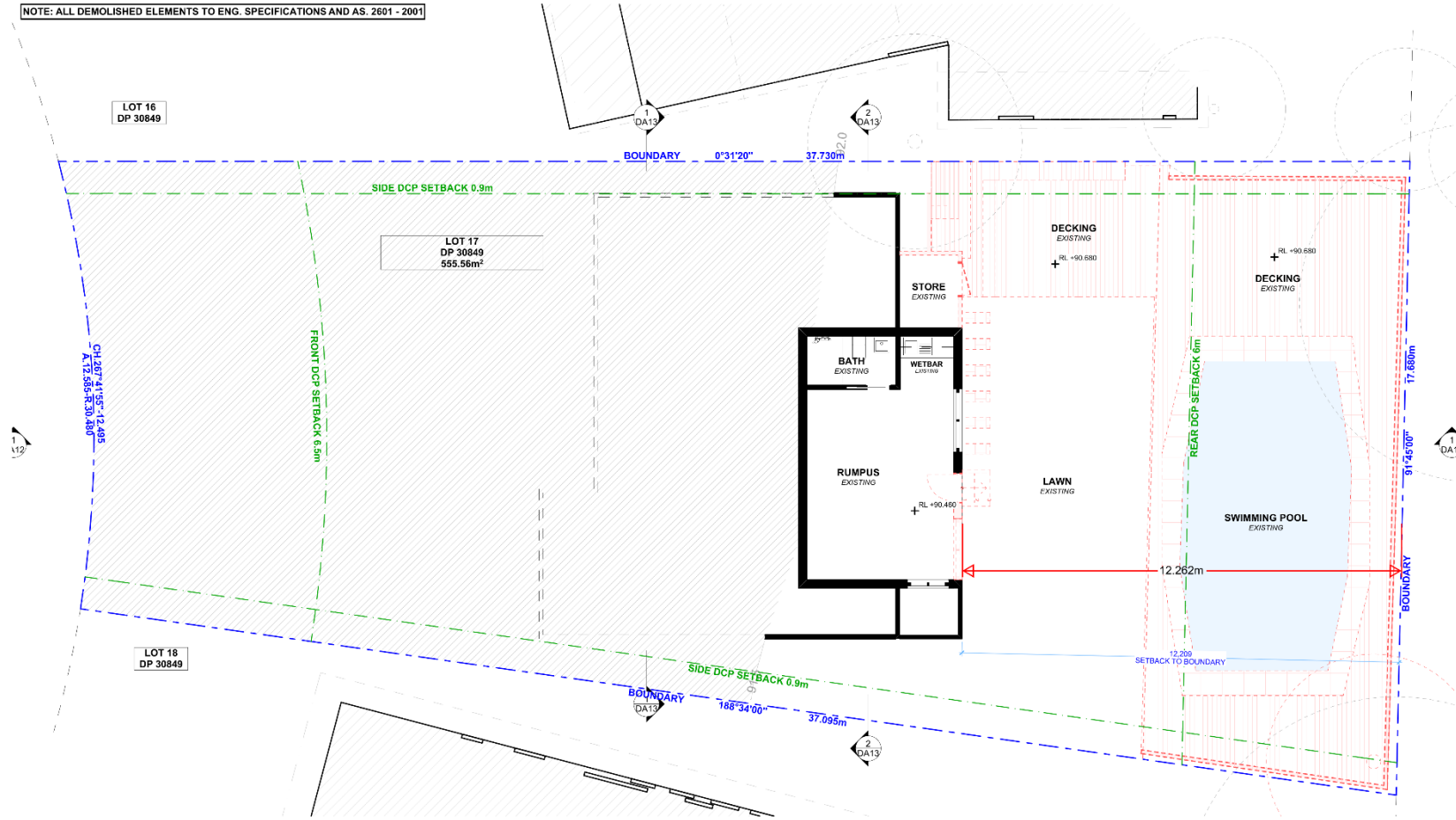
DATE
Tuesday, 24 September 2024

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

SCALE
1:200 @A3



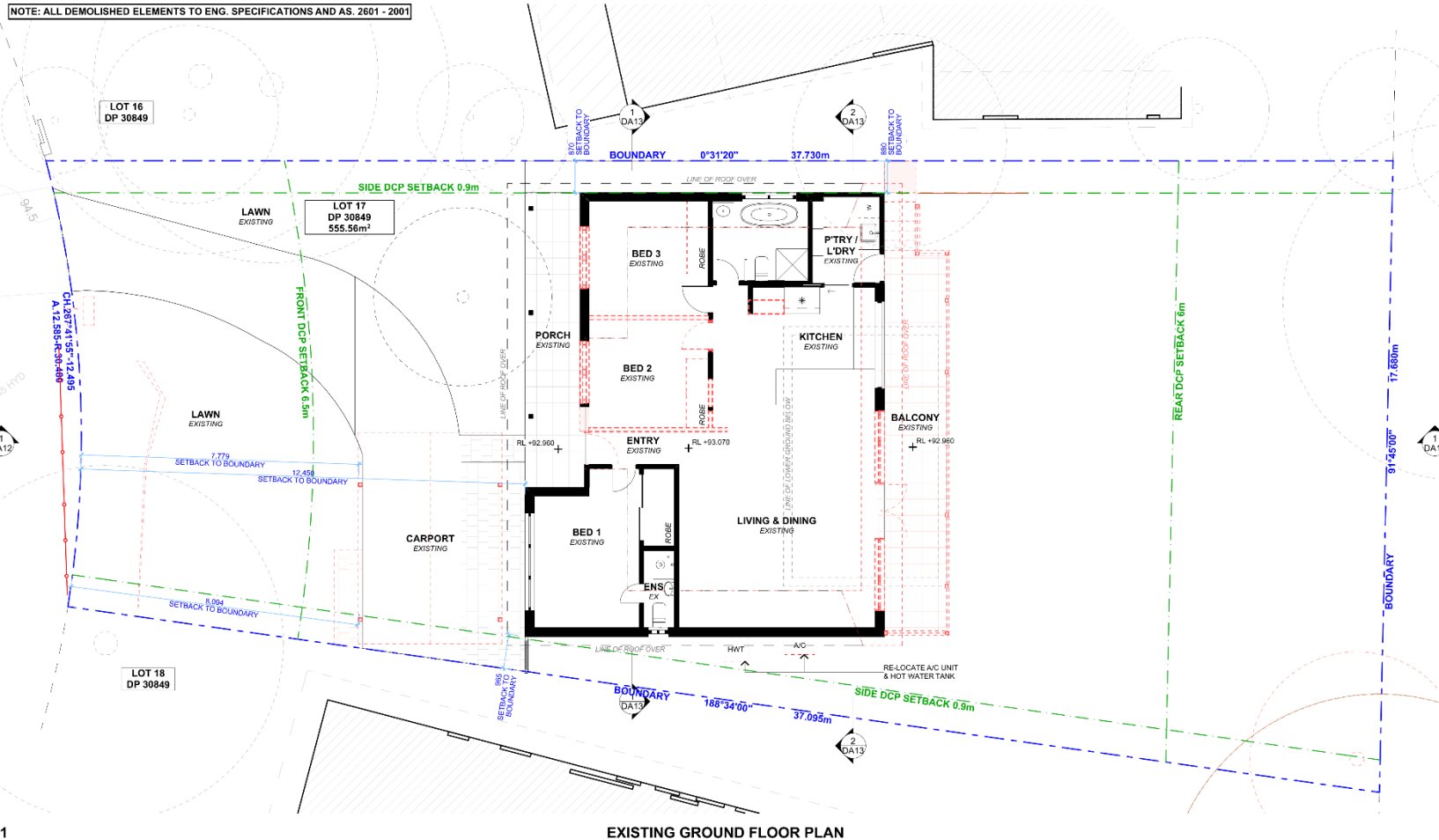
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



EXISTING LOWER GROUND FLOOR PLAN

1

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LEGEND

 EXISTING
 DEMOLISHED
 PROPOSED

EXISTING RL
 PROPOSED RL

CLIENT
Siobhan Little & Tim Burt

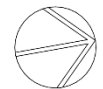
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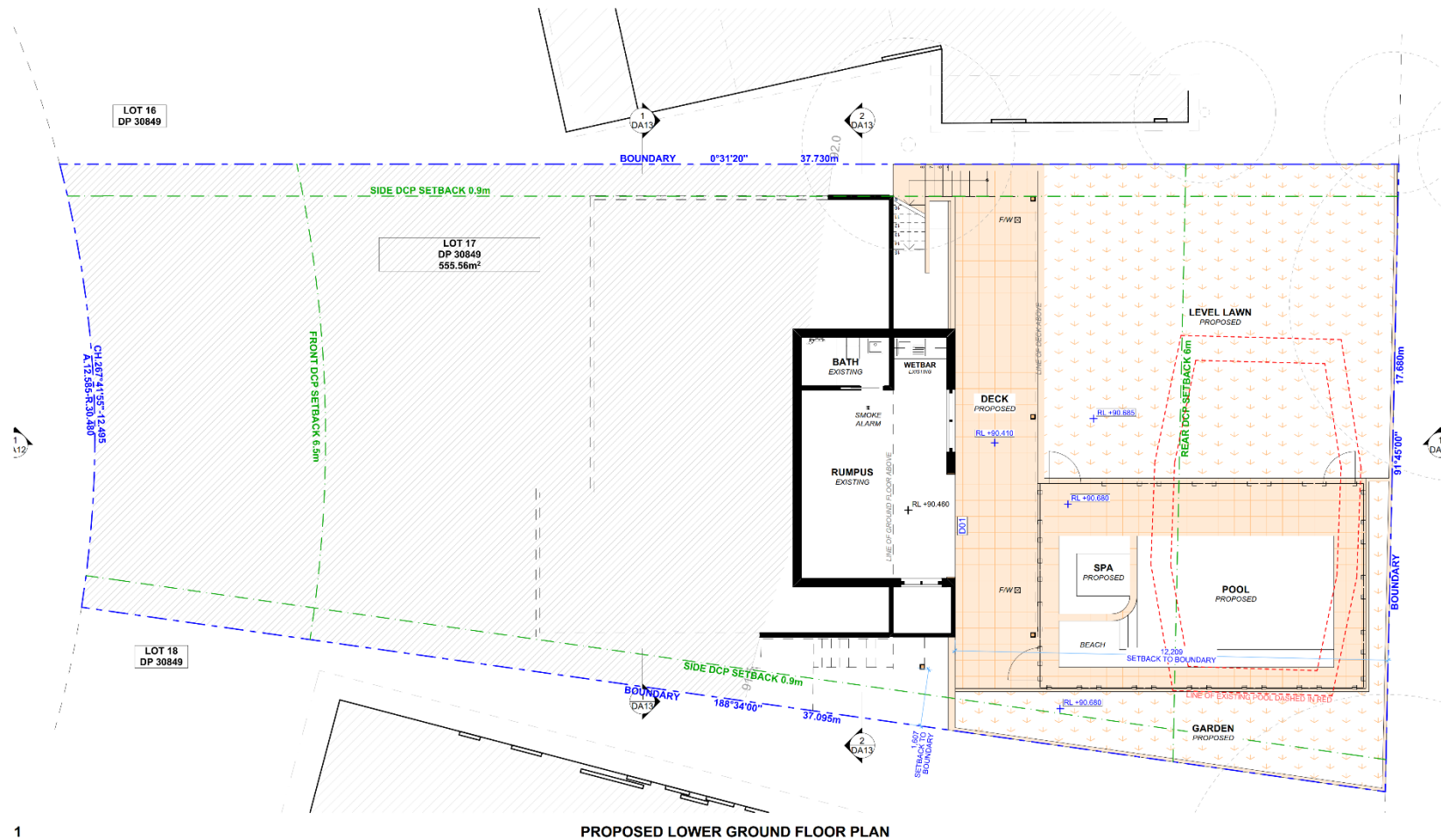
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DATE
Tuesday, 24 September 2024

DRAWING NAME
EXISTING GROUND FLOOR PLAN

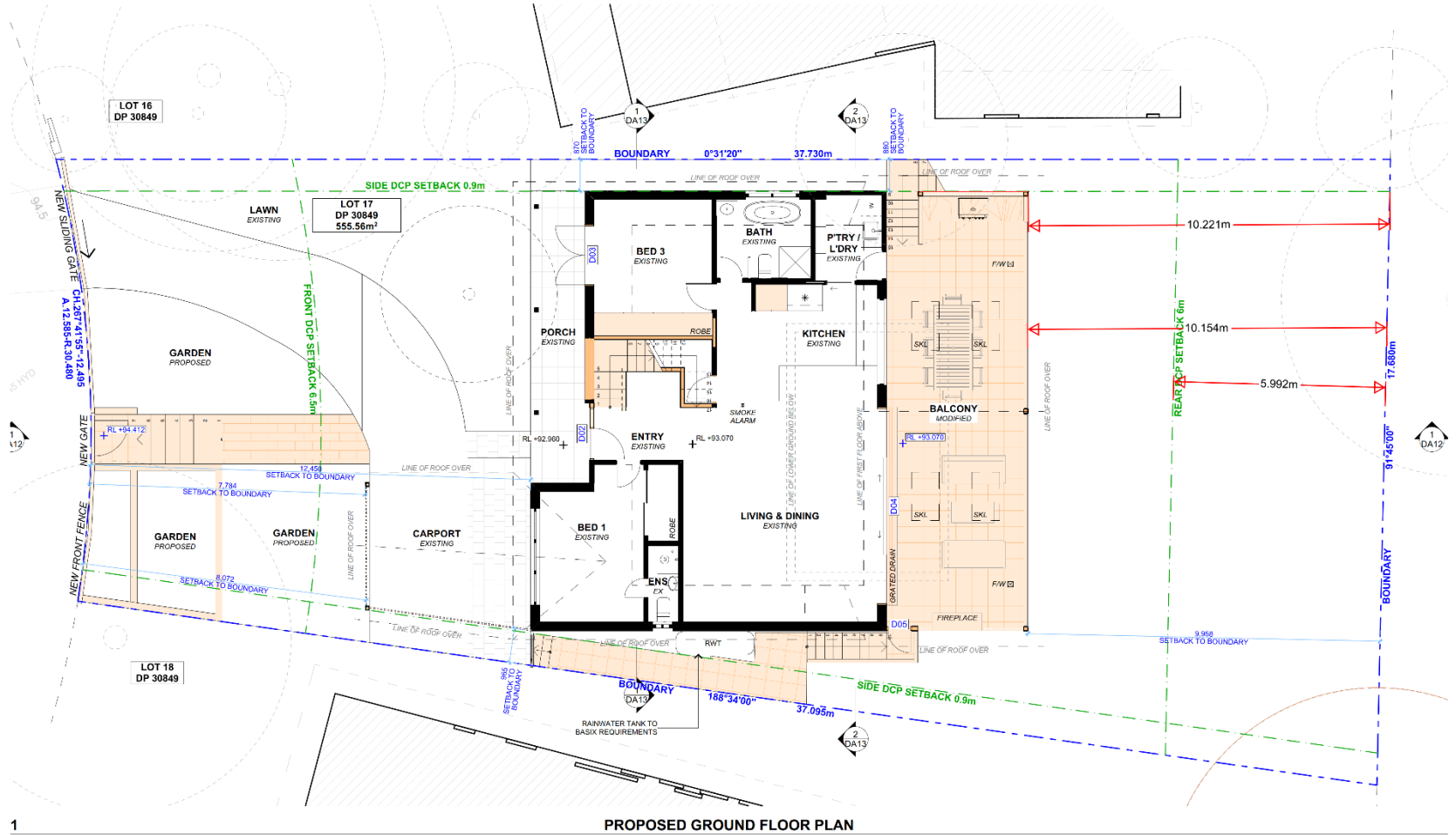
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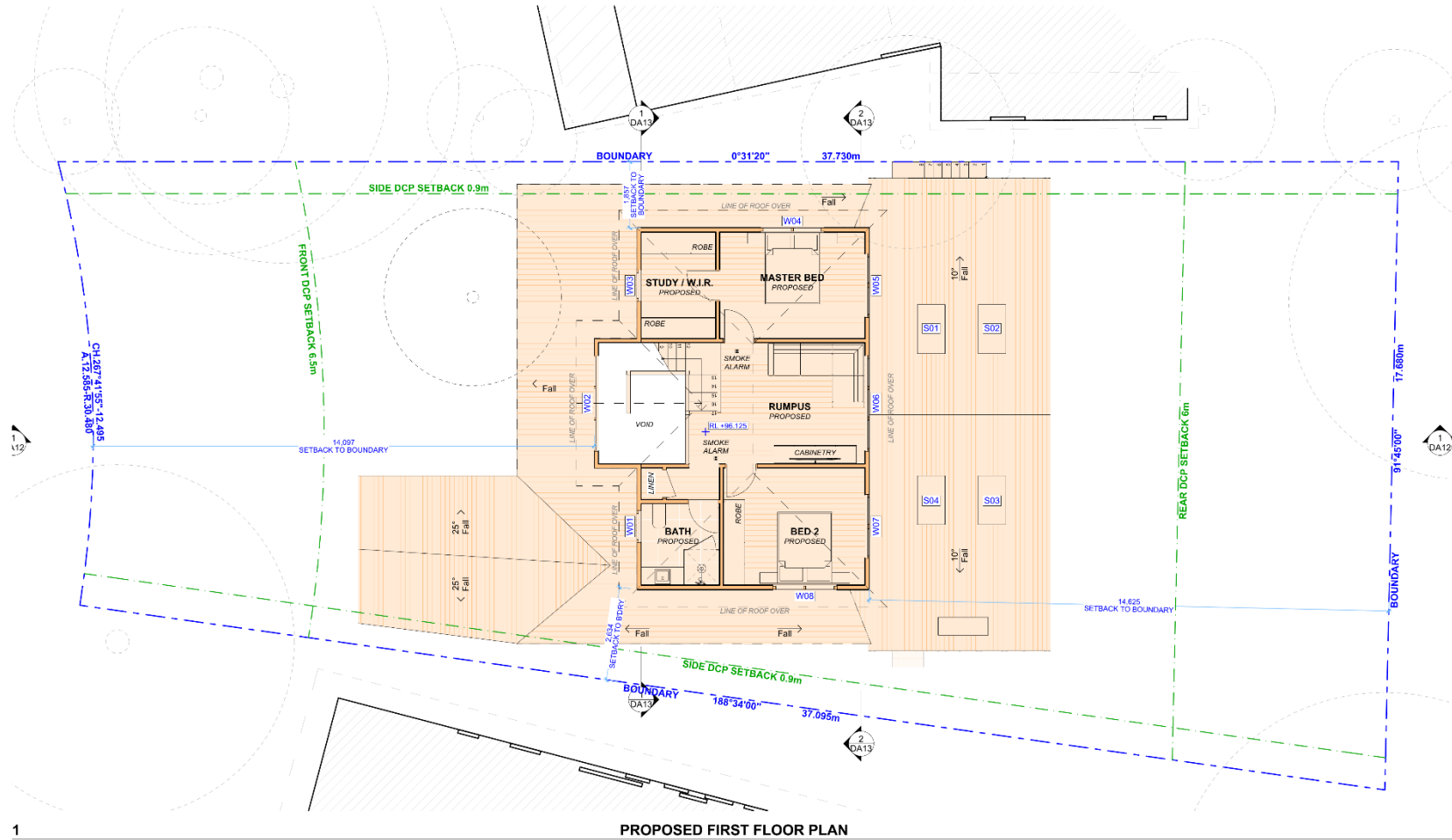
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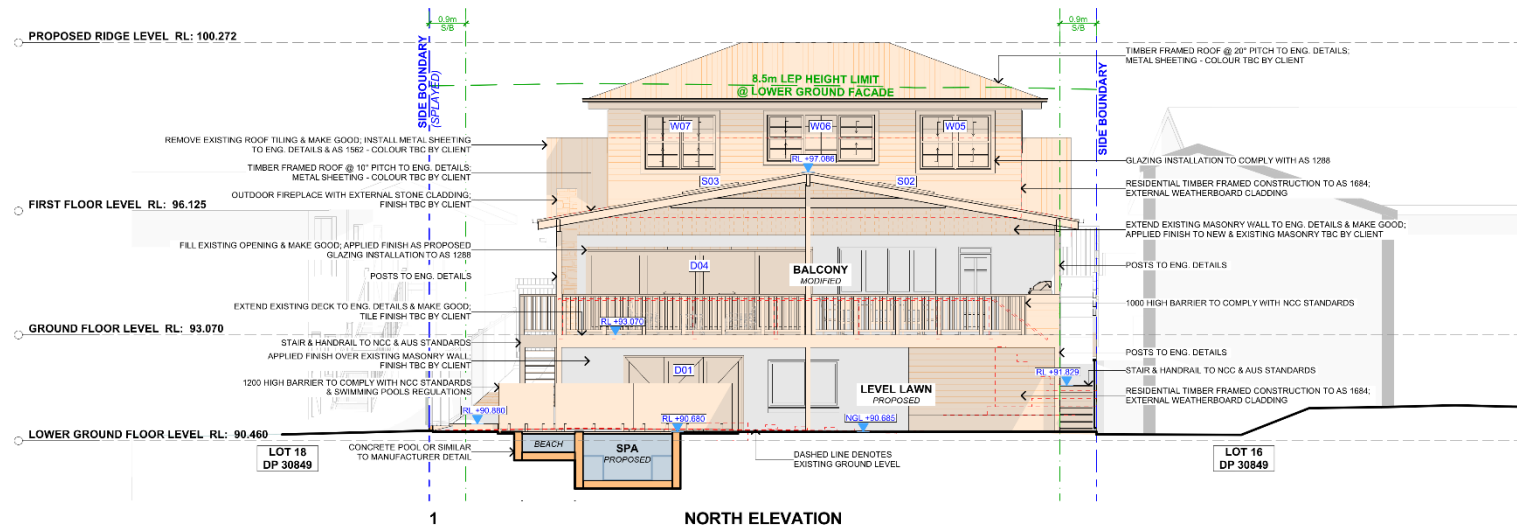
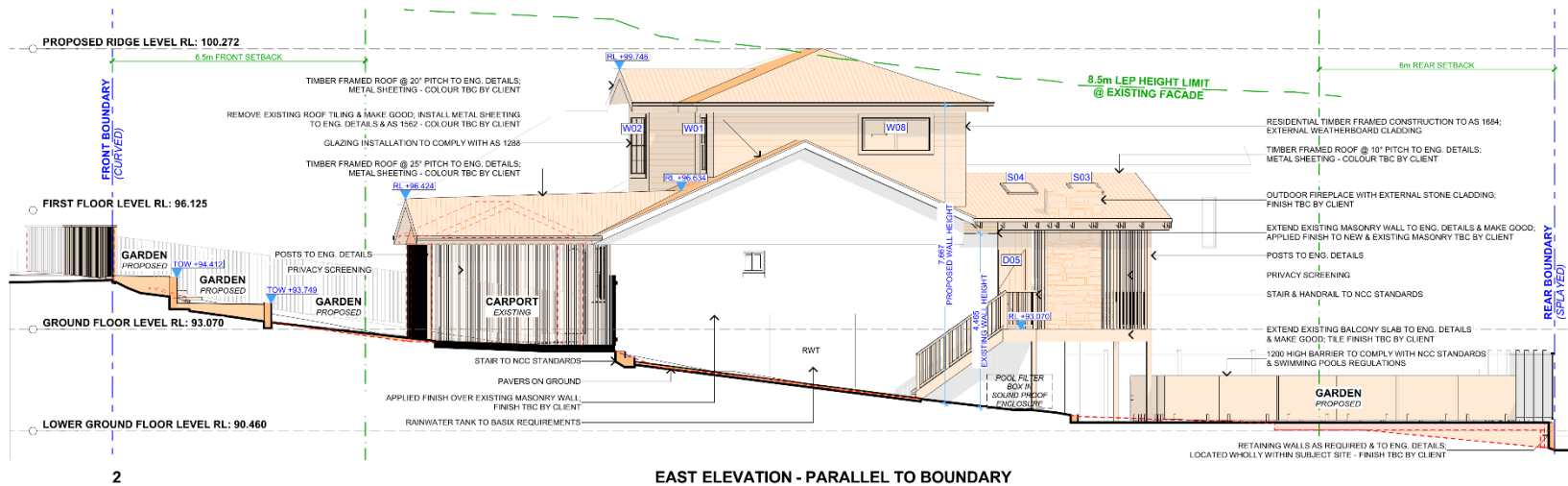


1
PROPOSED GROUND FLOOR PLAN

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	REV.	DATE	COMMENTS	DRWN	NOTES											
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LEGEND

	EXISTING		EXIST. RL
	PROPOSED		PROCP. RL
	DEMOLISHED		

CLIENT
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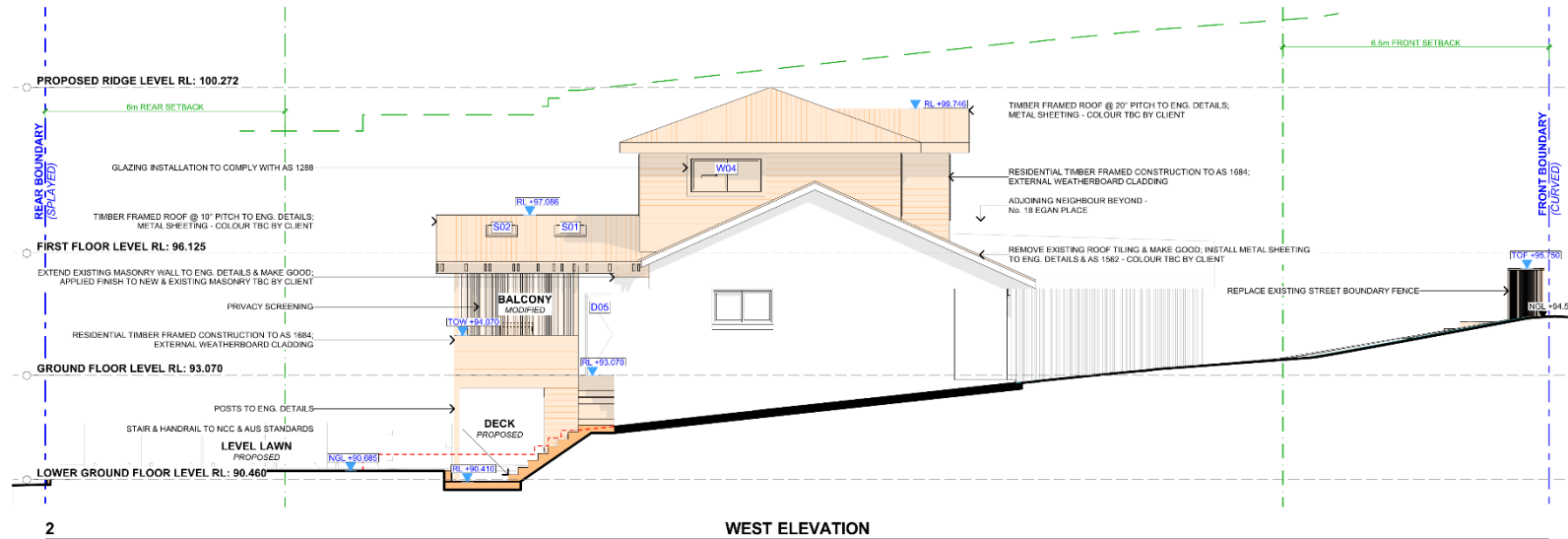
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DRAWING NO.
DA10

DATE
Tuesday, 24 September 2024

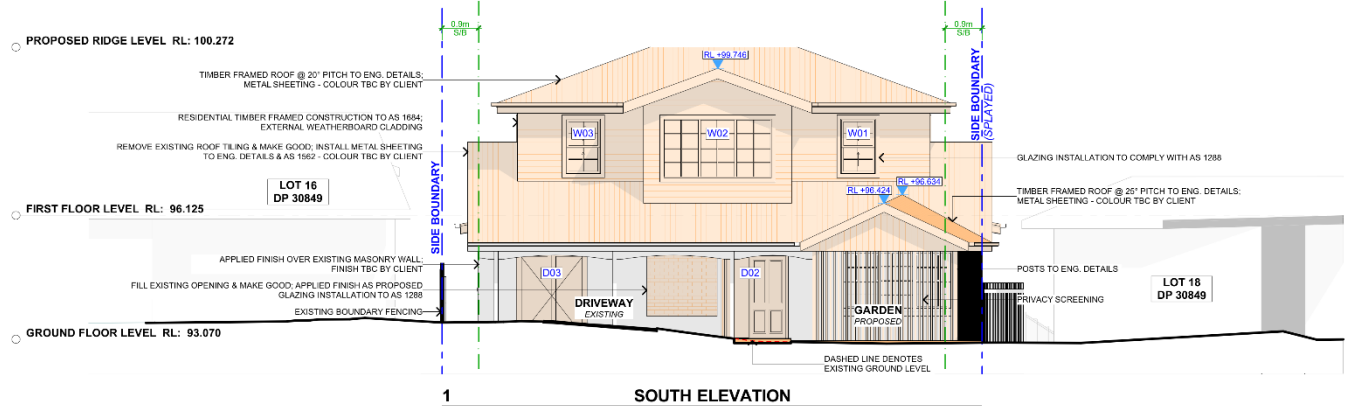
DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



2

WEST ELEVATION



1

SOUTH ELEVATION

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LEGEND

	EXISTING		EXIST. RL
	PROPOSED		PROPOSED RL
	DEMOLISHED		

CLIENT
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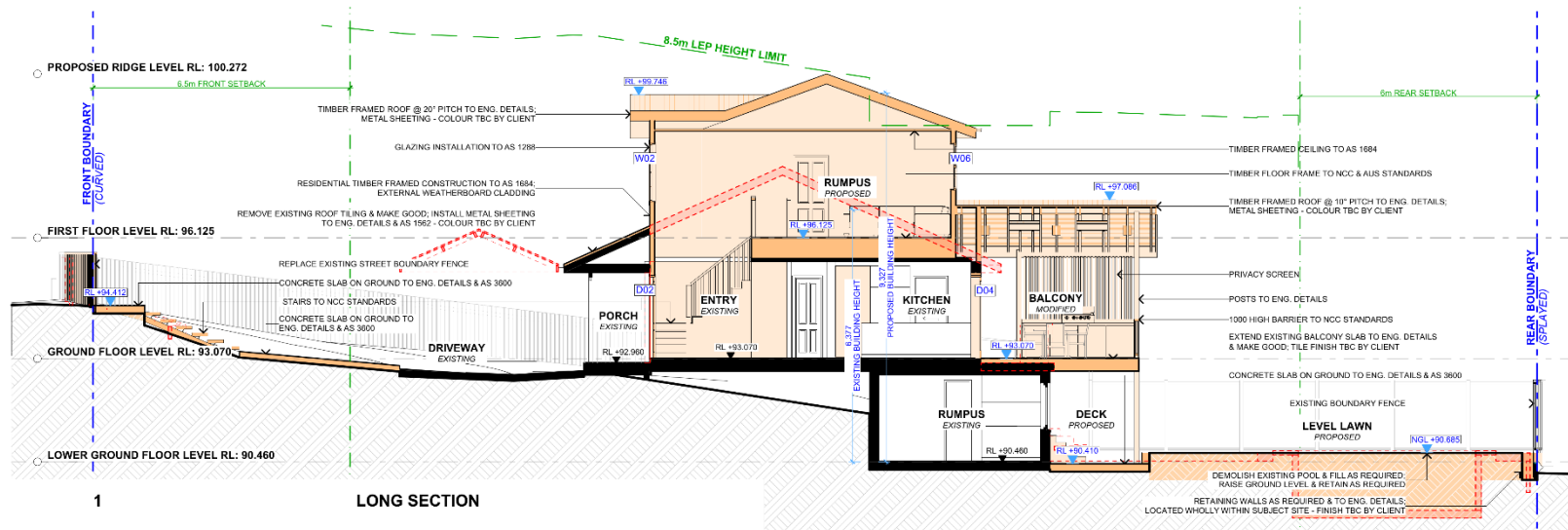
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DA11

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DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A3



1 LONG SECTION



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LEGEND

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	PROPOSED		PROP. RL
	DEMOLISHED		

CLIENT
Siobhan Little & Tim Burt

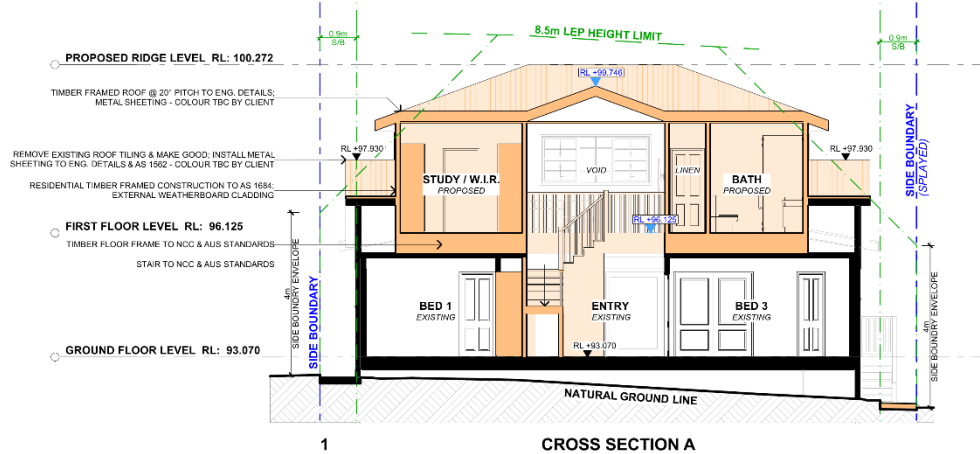
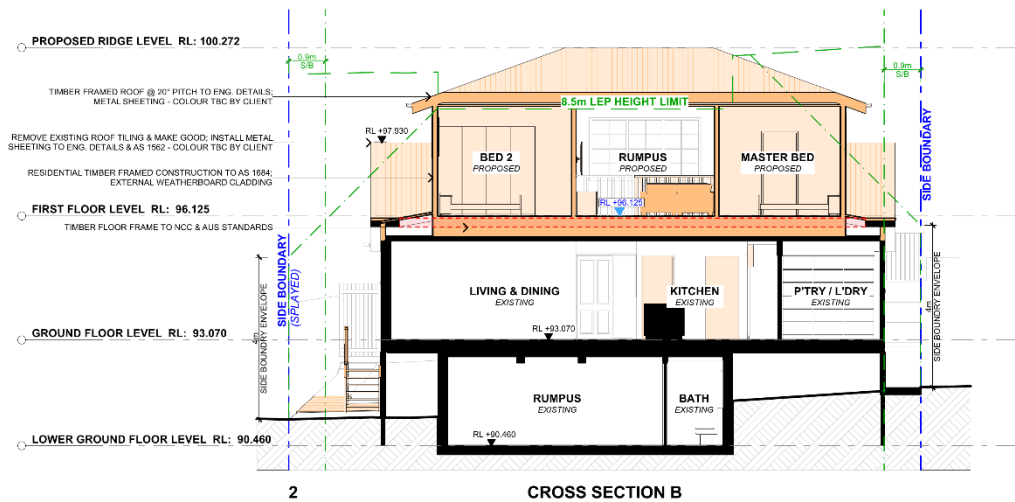
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DRAWING NO.
DA12

DATE
Tuesday, 24 September 2024

DRAWING NAME
LONG SECTION

SCALE
1:100 @A3



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A	24/09/2024	DA SUBMISSION	SC	

LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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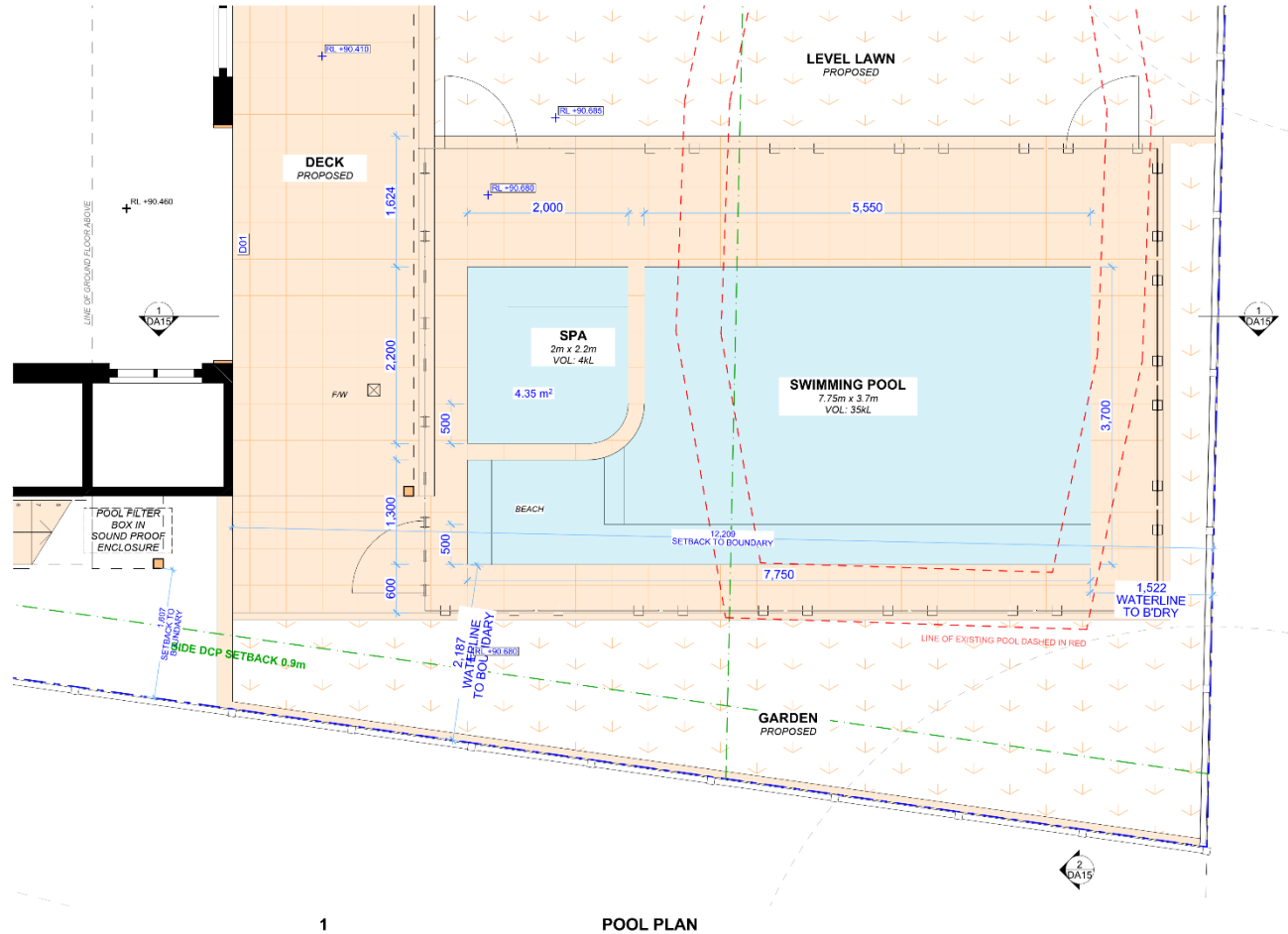
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DRAWING NO.
DA13

DRAWING NAME
CROSS SECTIONS

DATE
Tuesday, 24 September 2024

SCALE
1:100 @A3



1 POOL PLAN



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LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

	EXISTING RL
	PROPOSED RL

CLIENT
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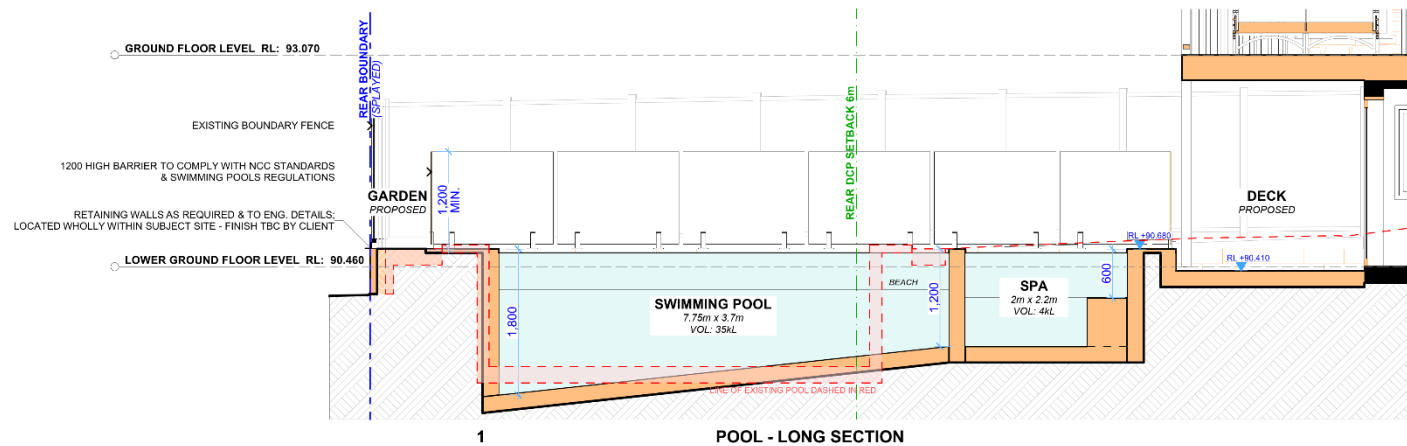
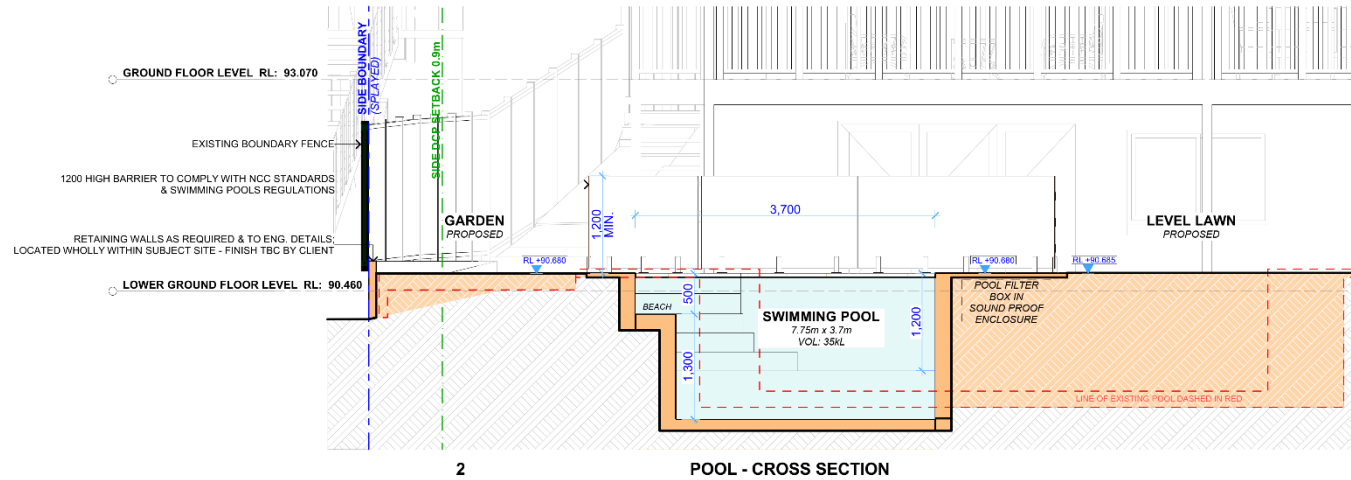
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DA14

DATE
Tuesday, 24 September 2024

DRAWING NAME
POOL DETAILS 01

SCALE
1:50 @A3





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LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

	EXISTING RL
	PROPOSED RL

CLIENT
Siobhan Little & Tim Burt

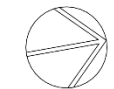
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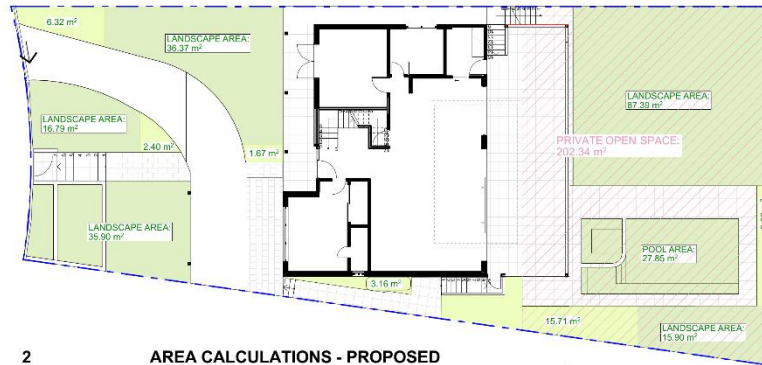
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DA15

DATE
Tuesday, 24 September 2024

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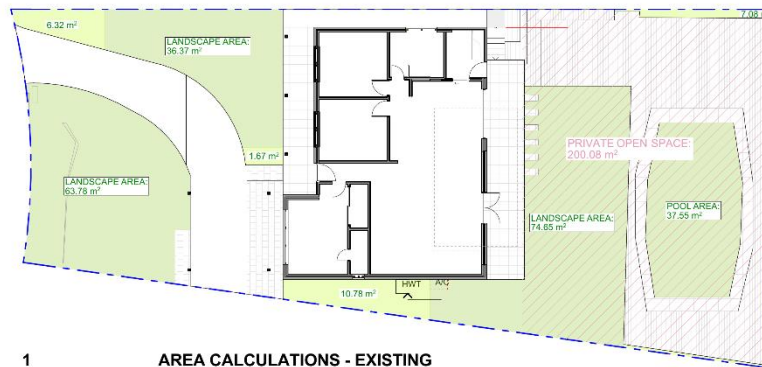
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2 AREA CALCULATIONS - PROPOSED

AREA CALCULATIONS - CONTROLS TABLE			
SITE AREA: 555.56m ²			
	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA (@ 40%):	222.22m ² min.	212.35m ² (38.2%)	220.2m ² (39.6%)
LANDSCAPED AREA @ <2m:		238.2m ² (42.9%)	253.45m ² (45.6%)
PRIVATE OPEN SPACE:	60m ² min.	200.08m ²	202.34m ²



1 AREA CALCULATIONS - EXISTING

Notes

- LANDSCAPED AREA / LANDSCAPE OPEN SPACE
- LANDSCAPED / PERVIOUS AREA @ < 2 METRES
- PRIVATE OPEN SPACE



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LEGEND

CLIENT
Siobhan Little & Tim Burt

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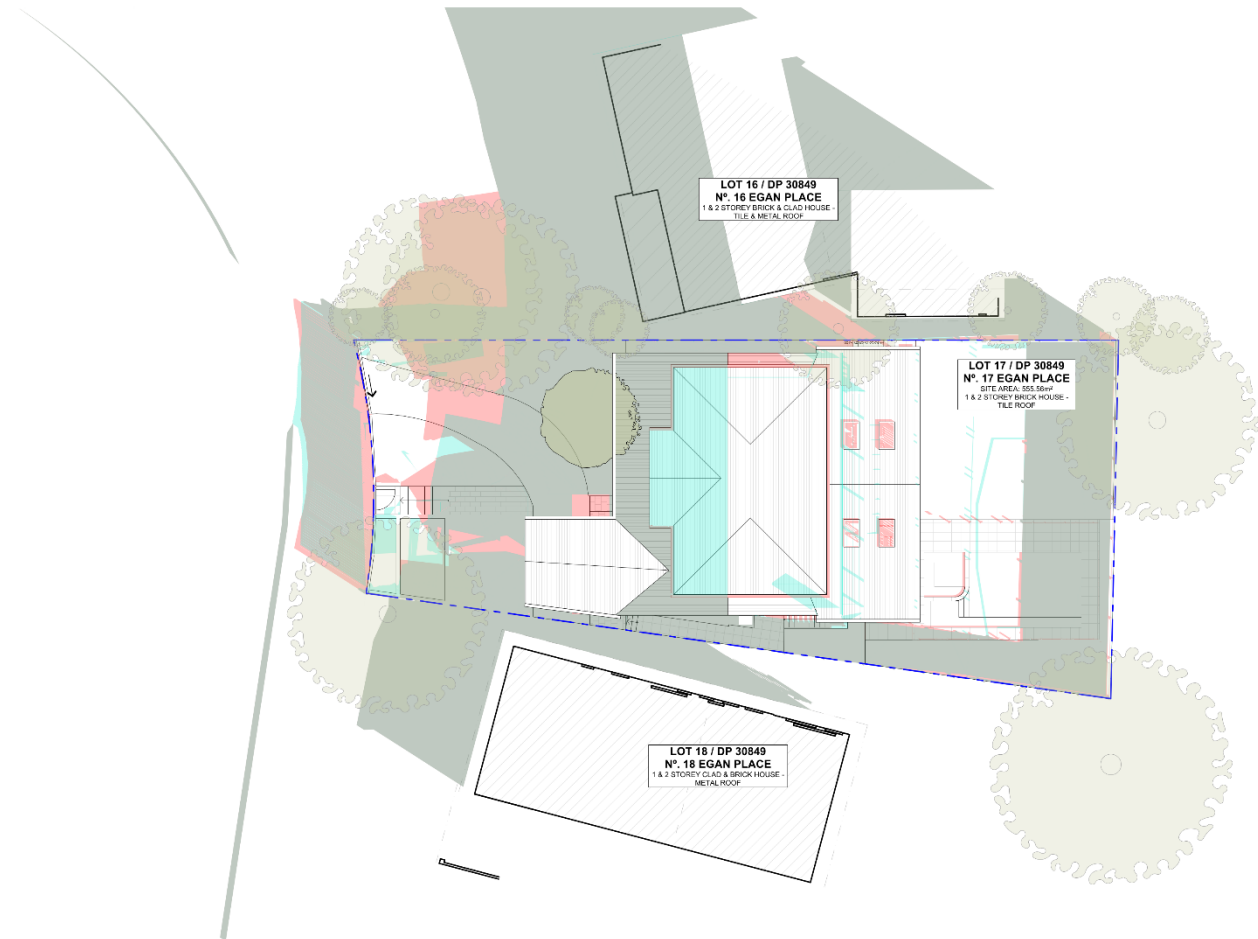
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DA16

DATE
Tuesday, 24
September 2024

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3





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LEGEND

- EXISTING SHADOWS
- REDUCED SHADOWS
- PROPOSED SHADOWS

CLIENT

Siobhan Little & Tim Burt

PROJECT ADDRESS

17 Egan Place Beacon Hill, NSW 2100

DRAWING NO.

DA17

DATE

Tuesday, 24 September 2024

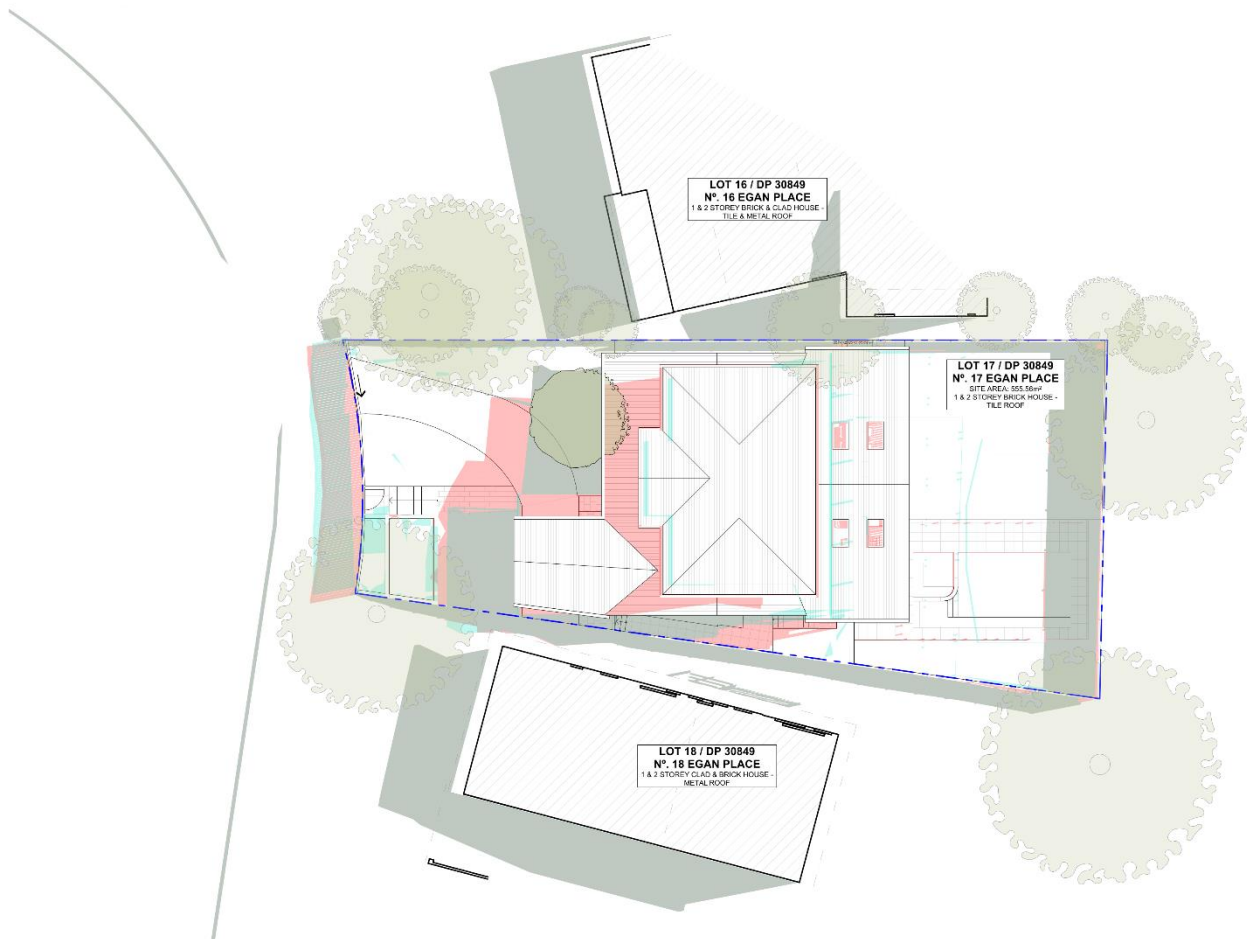
DRAWING NAME

WINTER SOLSTICE 9 AM

SCALE

1:200 @A3





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REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND

	EXISTING SHADOWS
	REDUCED SHADOWS
	PROPOSED SHADOWS

CLIENT
Siobhan Little & Tim Burt

PROJECT ADDRESS
17 Egan Place Beacon Hill, NSW 2100

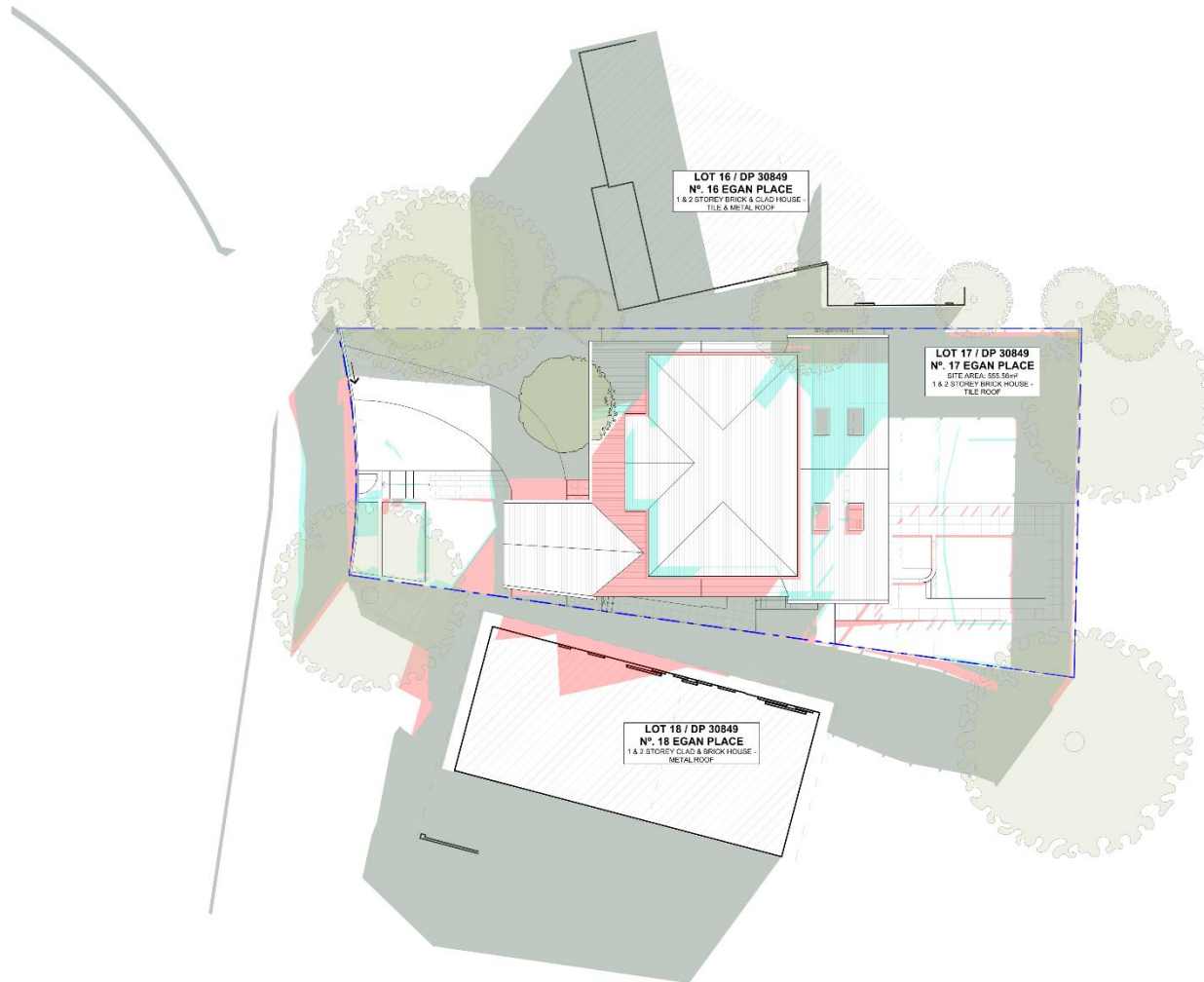
DRAWING NO.
DA18

DATE
Tuesday, 24 September 2024

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





ACTION PLANS

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REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND

- EXISTING SHADOWS
- REDUCED SHADOWS
- PROPOSED SHADOWS

CLIENT

Siobhan Little & Tim Burt

PROJECT ADDRESS

17 Egan Place Beacon Hill, NSW 2100

DRAWING NO.

DA19

DATE

Tuesday, 24 September 2024

DRAWING NAME

WINTER SOLSTICE 3 PM

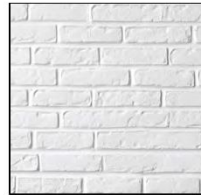
SCALE

1:200 @A3

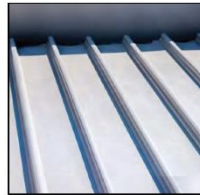




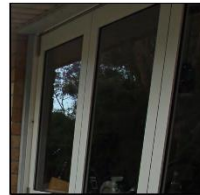
1 - EXTERNAL CLADDING:
COLOUR TBC BY CLIENT



2 - EXTERNAL APPLIED FINISH:
COLOUR TBC BY CLIENT



3 - SHEET METAL ROOF:
COLOUR TBC BY CLIENT



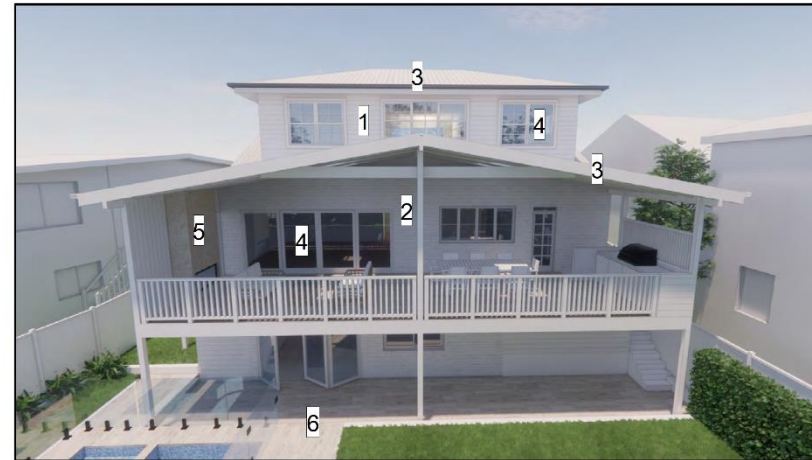
4 - FRAMED WINDOWS & DOORS:
TO COMPLEMENT EXISTING



5 - STONE FEATURE CLADDING:
FINISH TBC BY CLIENT



6 - TILING: TRAVERTINE OR SIMILAR
COLOUR TBC BY CLIENT



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REV.	DATE	COMMENTS	DRWN NOTES
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The 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 materials from drawings. Figure dimensions are to be used only.
The Builder/Contractor is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered surveyor prior to construction. The boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL 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 work.

CLIENT
Siobhan Little & Tim Burt

PROJECT ADDRESS
17 Egan Place Beacon Hill, NSW 2100

DRAWING NO.
DA20

DATE
Tuesday, 24 September 2024

DRAWING NAME
SAMPLE BOARD

SCALE
@A3

BASIX Certificate
Building Sustainability Index water save rate.gov.au

Alterations and Additions

Certificate number: A119052

The certificate confirms that the proposed development will meet the BASIX water save rate requirements for sustainability. It is valid in accordance with the requirements set out above. It may be used in the BASIX Certificate or in the BASIX Certificate. It may be used in the BASIX Certificate or in the BASIX Certificate. It may be used in the BASIX Certificate or in the BASIX Certificate.

Issued on: 14 September 2024
Valid until: 14 September 2025

Certificate Prepared by: Jason Campbell, Accredited Practitioner
Name: Gosselink Planning ARCH PLANS PTY LTD
ABN: 68100000000

Project address	
Project name	1102 - 17 EGAN PLACE BEACON HILL
Street address	17 EGAN PLACE BEACON HILL 2100
Local Government Area	Sutherland Shire Council
Site type and number	Residential (R1) 1102/1
Lot number	1102/1
Section number	-
Project type	Alterations and Additions
Building type	Residential (R1) 1102/1
Type of alteration and addition	Alterations and Additions (see BASIX Certificate for details)
Water saving device	Water saving device (see BASIX Certificate for details)
Water saving device	Water saving device (see BASIX Certificate for details)
Water saving device	Water saving device (see BASIX Certificate for details)

Page 1/10

Page 2/10

Fire and smoke		Show as SA Plans	Show as COCCO Plans & signs	Comply
Lighting	The applicant must ensure a minimum of 40% of new affected light fixtures are fitted with automatic constant fluorescent lights with a minimum 8,000 hours.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplaces	The applicant must ensure new affected fireplaces have a flow rate no greater than 8 litres per minute or a 2.3 star water rating.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	The applicant must ensure new affected fireplaces have a flow rate no greater than 8 litres per minute or a 2.3 star water rating.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Page 3/10

Construction		Show as SA Plans	Show as COCCO Plans & signs	Comply
Insulation requirements	The applicant must ensure the new or altered insulation (R-value, U-value and RSI) is in accordance with the specifications table in the BASIX Certificate. The applicant must ensure the insulation is installed in accordance with the specifications table in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	Additional insulation required (R-value)			
Minimum ceiling insulation (m2)	1.5			
Minimum wall insulation (m2)	1.5			
Minimum floor insulation (m2)	1.5			
Minimum roof insulation (m2)	1.5			

Page 4/10

Glazing requirements		Show as SA Plans	Show as COCCO Plans & signs	Comply
Windows and glazed doors	The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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	The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Page 5/10

Glazing requirements		Show as SA Plans	Show as COCCO Plans & signs	Comply
Windows and glazed doors glazing requirements				
Window number	001	0.21	0	0
Orientation	N			
Area of glass (m2)	0.21			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
002	0.14	0	0	
Orientation	N			
Area of glass (m2)	0.14			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
003	0.52	2.9	16.3	
Orientation	N			
Area of glass (m2)	0.52			
Overhanging height (m)	2.9			
Overhanging distance (m)	16.3			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
004	0.14	0	0	
Orientation	N			
Area of glass (m2)	0.14			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
005	0.52	0	0	
Orientation	N			
Area of glass (m2)	0.52			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			

Page 6/10

Page 7/10

Glazing requirements		Show as SA Plans	Show as COCCO Plans & signs	Comply
Windows and glazed doors glazing requirements				
Window number	006	1.09	0	0
Orientation	E			
Area of glass (m2)	1.09			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
007	1.36	0	0	
Orientation	E			
Area of glass (m2)	1.36			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
008	3.78	0	0	
Orientation	E			
Area of glass (m2)	3.78			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
009	1.36	0	0	
Orientation	E			
Area of glass (m2)	1.36			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
010	4.86	0	0	
Orientation	S			
Area of glass (m2)	4.86			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			

Page 8/10

Glazing requirements		Show as SA Plans	Show as COCCO Plans & signs	Comply
Windows and glazed doors glazing requirements				
Window number	011	1.28	0	0
Orientation	S			
Area of glass (m2)	1.28			
Overhanging height (m)	0			
Overhanging distance (m)	0			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			
012	1.63	0.25	1.8	
Orientation	E			
Area of glass (m2)	1.63			
Overhanging height (m)	0.25			
Overhanging distance (m)	1.8			
Shading device	None			
Frame and glass type	Standard double glazing (U-value < 0.8 W/m2K) (SBC 2.1.2)			

Page 9/10

Legislation	
Comments identified with a ✓ in the Show as SA Plans column must be done as the applicant is responsible for the proposed development. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	
Comments identified with a ✓ in the Show as COCCO Plans & signs column must be done as the applicant is responsible for the proposed development. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	
Comments identified with a ✓ in the Show as COCCO Plans & signs column must be done as the applicant is responsible for the proposed development. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below. The applicant must ensure the windows, glazed doors and glazed doors, as appropriate with the specifications listed in the table below.	

Page 7/10

Pool and Spa		Show as SA Plans	Show as COCCO Plans & signs	Comply
Rainwater tank	The applicant must install a rainwater tank of at least 1000 litres for every 100 litres of rainwater that falls on the roof area of the building. The applicant must ensure the rainwater tank is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the rainwater tank is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the rainwater tank is installed in accordance with the specifications in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outdoor swimming pool	The applicant must ensure the outdoor swimming pool is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the outdoor swimming pool is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the outdoor swimming pool is installed in accordance with the specifications in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outdoor spa	The applicant must ensure the outdoor spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the outdoor spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the outdoor spa is installed in accordance with the specifications in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Page 8/10

Pool and Spa		Show as SA Plans	Show as COCCO Plans & signs	Comply
Pool and Spa	The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Page 9/10

Pool and Spa		Show as SA Plans	Show as COCCO Plans & signs	Comply
Pool and Spa	The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate. The applicant must ensure the pool and spa is installed in accordance with the specifications in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



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REV.	DATE	COMMENTS	DRWN	NOTES
A	24/09/2024	DA SUBMISSION	SC	

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CLIENT
Siobhan Little & Tim Burt

PROJECT ADDRESS
17 Egan Place Beacon Hill, NSW 2100

DRAWING NO.
DA21

DATE
Tuesday, 24 September 2024

DRAWING NAME
BASIX COMMITMENTS