



Reference number 2839

Member of the Fire Protection Association of Australia

Lot 406, DP 14137, 29 Condover Street, North Balgowlah, NSW 2093.

Tuesday, 17 October 2023

Prepared by:	Matthew Willis BPAD – Level 3 Certified Practitioner Certification No: BPD-PA 09337		17/10/2023
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 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.	18/5/2023		

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Bushfire Risk Assessment

Tuesday, 17 October 2023

Contact

Chris Huggett

29 Condover Street

North Balgowlah NSW 2093

0423 484 414

Subject Property

Lot 406, DP 14137

29 Condover Street

North Balgowlah NSW 2093

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

Property Address	Lot 406, DP 14137, number 29 Condoover Street North Balgowlah
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	18/5/2023
BAL Rating	BAL-29 and 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 Appendix 4 of Planning for Bushfire Protection 2006 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby certify, in accordance with Section 79BA 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 79 BA(1)(a) 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 2006.

REPORT REFERENCE	<i>Tuesday, 17 October 2023</i>
REPORT DATE	<i>Tuesday, 17 October 2023</i>
CERTIFICATION NO/ACCREDITED SCHEME	<i>FPAA BPAD A BPD-PA 09337</i>

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** -----Tuesday, 17 October 2023

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1. Executive Summary.

Bushfire Planning Services has been requested by Mr Chris Huggett to supply a bushfire compliance report on lot 406, DP 14137, 29 Condoover Street, North Balgowlah.

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

The subject lot is on the eastern side of Condoover Street and at its closest point to the hazard the proposed new work has a separation distance to the east of approximately 27.38m.

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 2.81° deg.

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

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 southern aspects, and BAL-19 on the western (front) aspects and the 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	Managed land/forest	Managed land	Managed land
Slope	N/A	All Upslope and Flat Land	N/A	N/A
Setback within lot 406	N/A	27.38m	N/A	N/A
Setback outside lot 406	N/A	0m	N/A	N/A
Total setback	N/A	27.38m	N/A	N/A
BAL level	N/A	29	N/A	N/A
<i>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.</i>				

2. General.

This proposal relates to the alterations and additions to an existing dwelling 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.

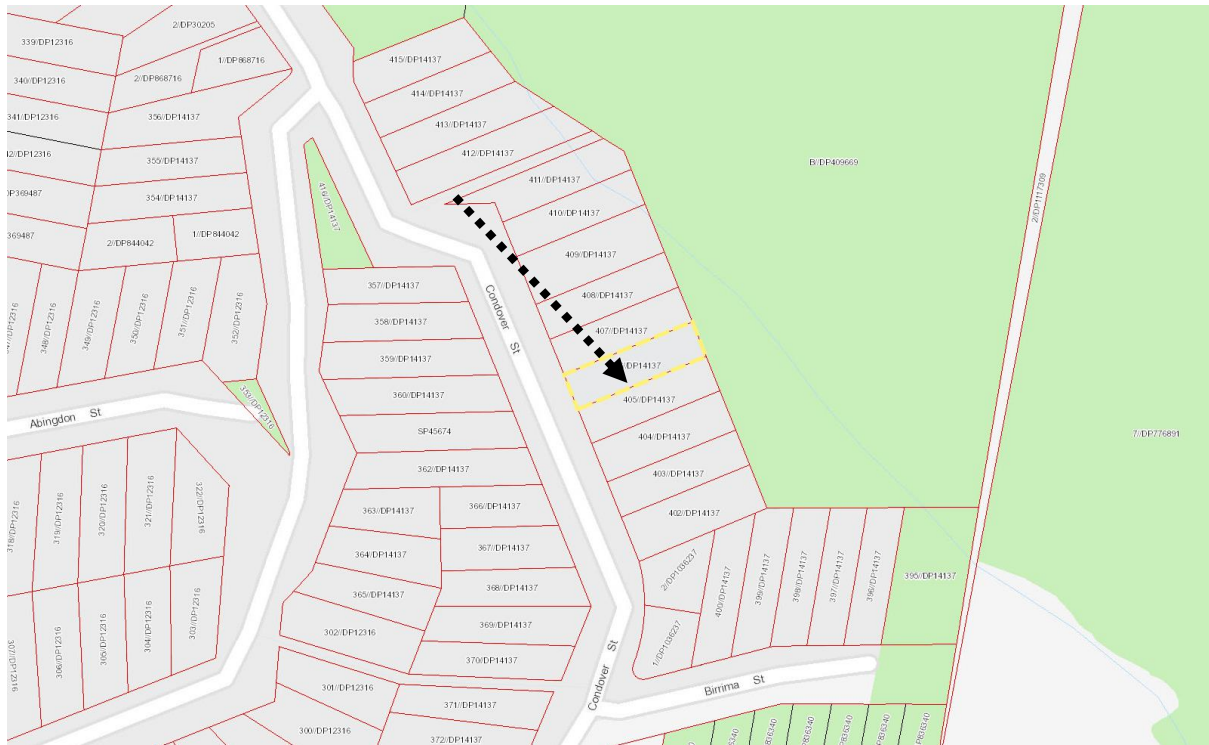
3. Block Description.

The subject block is situated on the eastern side of Condoover Street in an established area of North Balgowlah.

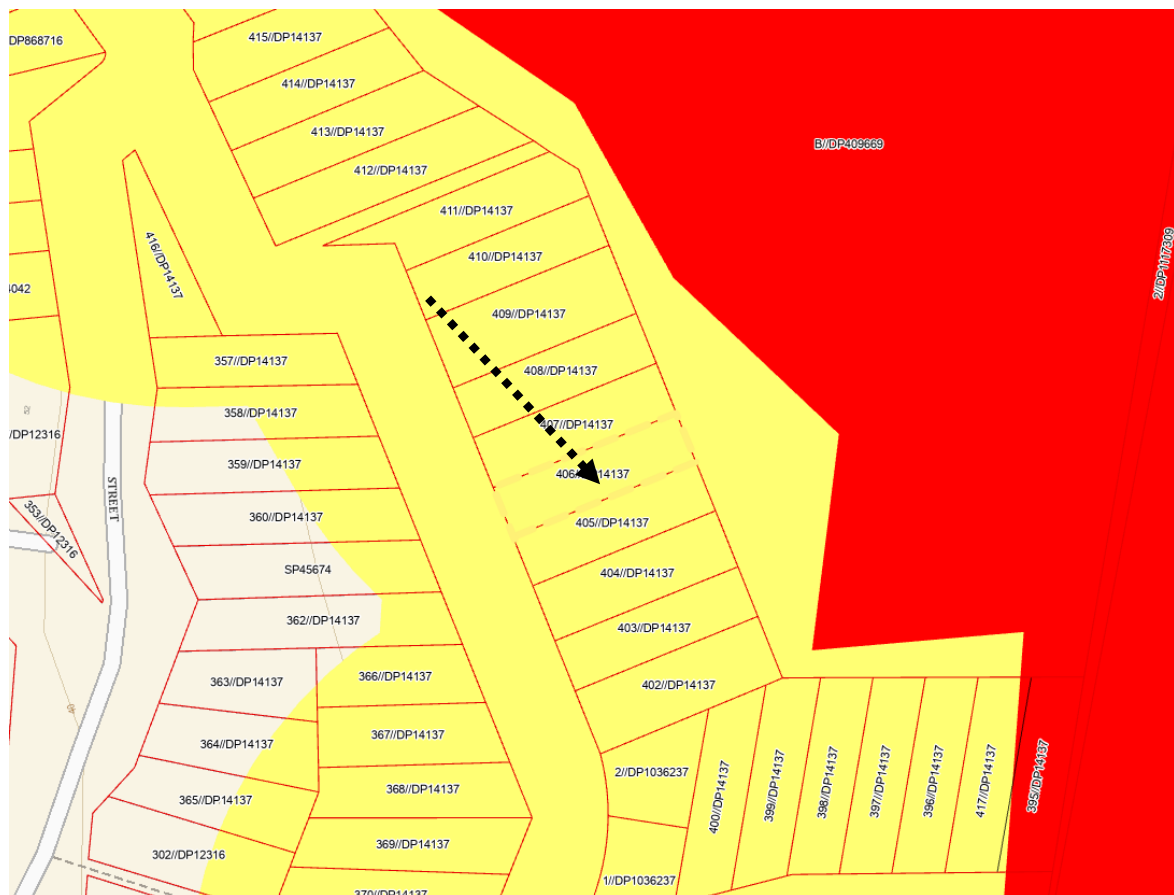
The lot currently contains a multi-level class 1 dwelling.

The lands surrounding the proposed site on the subject lot to a distance of at least 27.38m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 406
- DP; 14137.
- LGA; Northern Beaches.
- Area; 554 m².
- Address; 29 Condoover Street, North Balgowlah.



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 406 to be within the buffer zone of category 1 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 east.

For the purpose of this assessment and compliance with AS3959 this area of undeveloped land is considered to be Forest and is the hazard to this proposal.

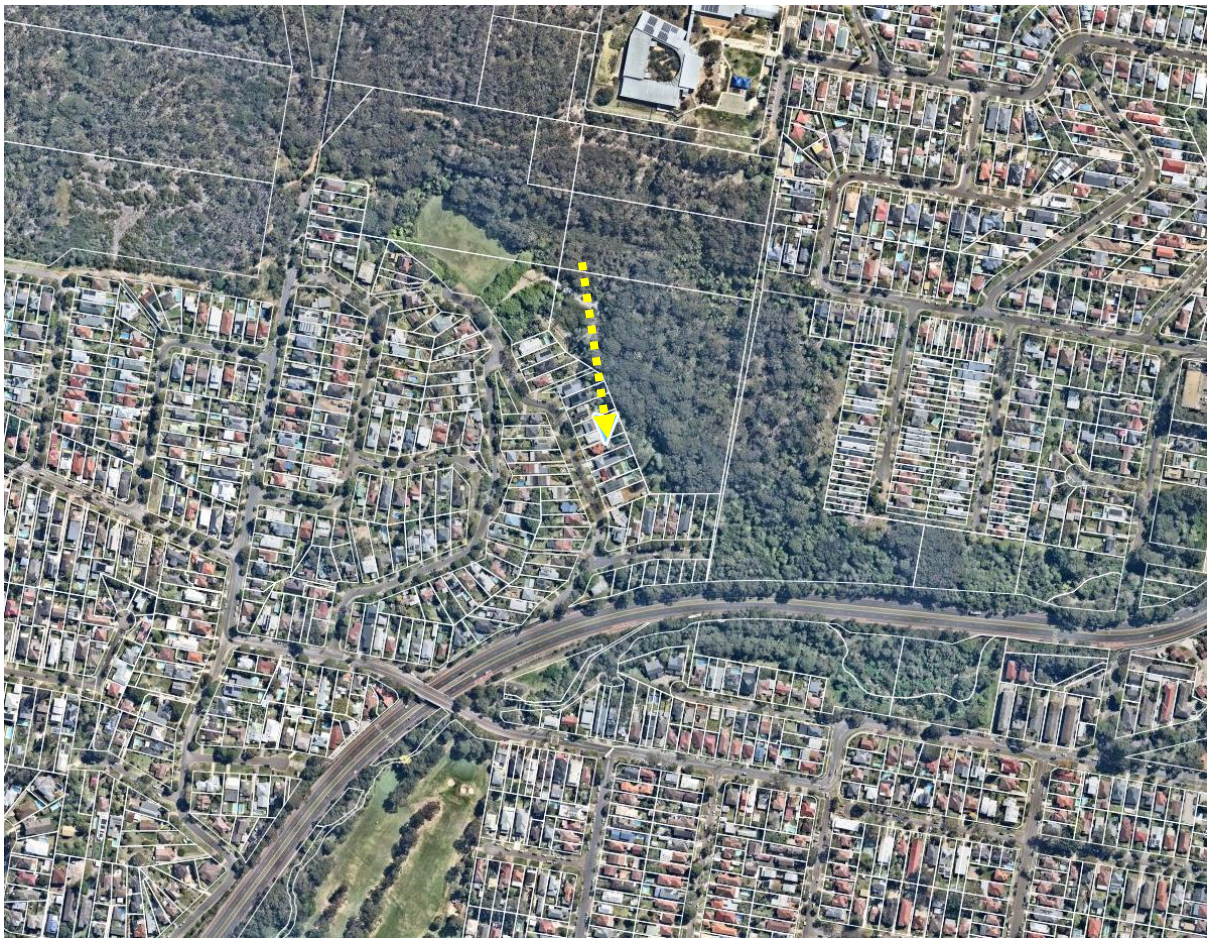


Photo 1 - An overview of the vegetation within the general area.



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	Managed land/forest	Managed land	Managed land
Setback within lot 406	N/A	27.38m	N/A	N/A
Off-site setback	N/A	0m	N/A	N/A
Total setback	N/A	27.38m	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	N/A	All Upslope and Flat Land	N/A	N/A

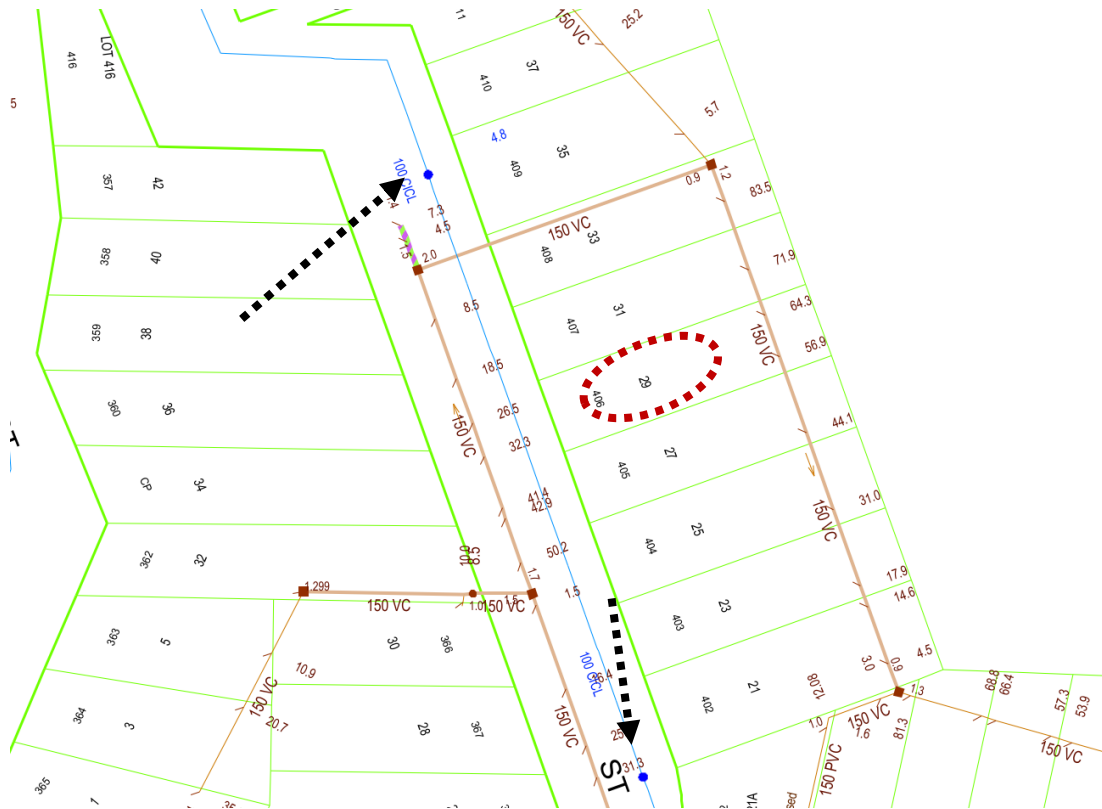
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

7. Utilities.

1.1 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.



1.2 Electricity

Mains electricity is available to the block.

1.3 Gas

It is unknown if either bottled or mains 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 Condover Street.

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.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-29 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

ALL UPSLOPE AND FLAT LAND	Keith Vegetation Formation	BUSHFIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100

For the purpose of this assessment the eastern aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

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 BCA and AS3959 2009. 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 southern aspects.

1. New construction on the northern, eastern and southern 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 southern aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and the 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 western (front) aspect.

3. New construction on the western (front) 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 western (front) aspects shall also comply with the requirements of and BAL-19 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and the 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 now available as PDF for free from;

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

12. Utilities.

1.4 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

1.5 Electricity and Gas.

Recommendation;

6. Any new electricity or gas connections are to comply with the requirements of section 4.1.3 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.

No specific landscaping plan has been provided as part of this assessment.

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 development¹:
 - 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;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;

¹Refer to referenced documents for a complete description.

- 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.

APZ A defendable space is provided onsite. An APZ is provided and maintained for the life of the development.	Achievable with the implementation of the recommendations in section 13
SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
CONSTRUCTION STANDARDS:	Achievable with the implementation of the recommendations in section 11

It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.	
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).	Achievable with the implementation of the recommendations in section 16
WATER AND UTILITY SERVICES: - 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.	Achievable with the implementation of the recommendations in section 12
LANDSCAPING: it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions.	Achievable with the implementation of the recommendations in section 14

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

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w: www.actionplans.com.au

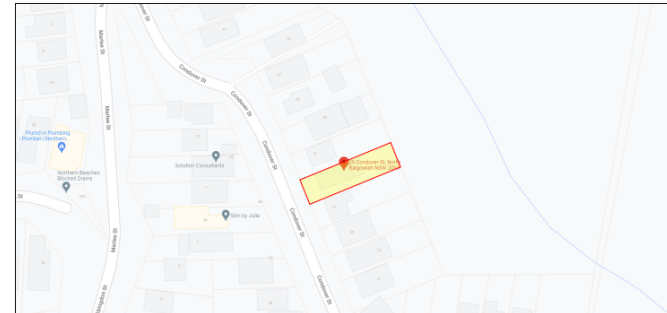
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME
DA00	COVER
DA01	NOTATION
DA02	SITE ANALYSIS
DA03	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
DA04	EXISTING LOWER GROUND FLOOR PLAN
DA05	EXISTING GROUND FLOOR PLAN
DA06	EXISTING FIRST FLOOR PLAN
DA07	PROPOSED LOWER GROUND FLOOR PLAN
DA08	PROPOSED GROUND FLOOR PLAN
DA09	PROPOSED FIRST FLOOR PLAN
DA10	NORTH ELEVATION - SIDE
DA11	EAST / WEST ELEVATION - REAR / PRIMARY ROAD
DA12	SOUTH ELEVATION
DA13	LONG SECTION
DA14	CROSS SECTION
DA15	CARPORT / DRIVEWAY LONG / CROSS SECTION
DA16	AREA CALCULATIONS / MATERIAL SAMPLE BOARD
DA17	WINTER SOLSTICE 9 AM
DA18	WINTER SOLSTICE 12 PM
DA19	WINTER SOLSTICE 3 PM
DA20	BASIX COMMITMENTS

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	29 CONDOVER STREET, NORTH BALGOWLAH 2093			
LOT & DP/SP	LOT 466 DP 14137			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	557m ²			
FRONTAGE	12.19m			
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	557m ²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	10.85m	UNCHANGED	NO
DCP				
WALL HEIGHT	7.2m	8.3m	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 1.117m S: 2.911m	N: UNCHANGED S: 1.159m	YES
FRONT BOUNDARY SETBACK	6.5m	7.57m (TO HOUSE) 9.291m (TO CARPORT)	UNCHANGED NO	YES NO
REAR BOUNDARY SETBACK	6.0m	16.936m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (222.8m ²)	29.73% (165.67m ²)	29.73% (165.67m ²)	NO
PRIVATE OPEN SPACE	60m ²	60m ²	UNCHANGED	YES

29 CONDOVER STREET NORTH BALGOWLAH 2093

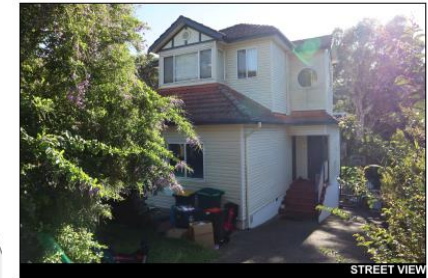
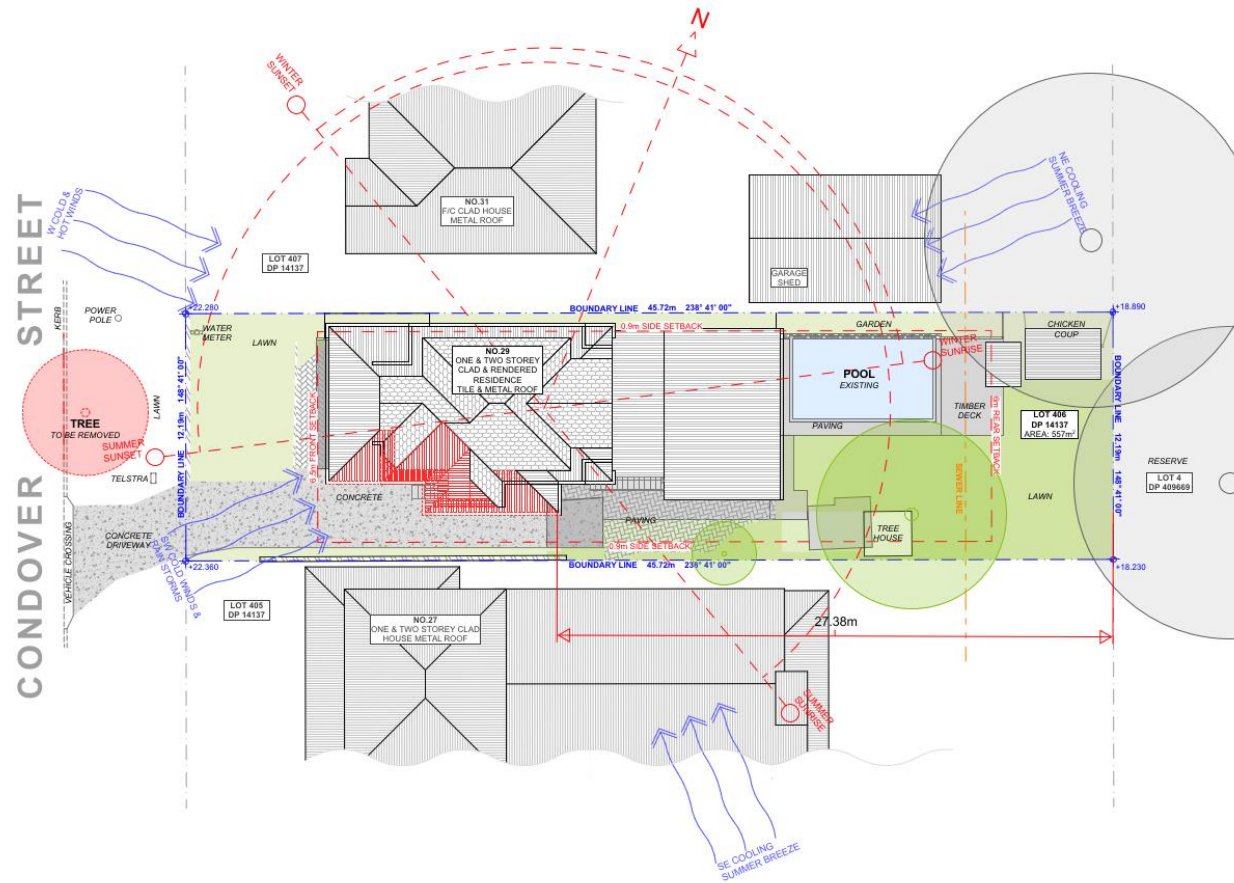


NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- 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 & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

NOTES

- 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 TRADESMEN 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 NEGLIGENCE 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 LICENCED 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 LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS 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 SILTRATION 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 TRADESMEN.
- 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 FLASHING ITEMS NECESSARY TO SATISFACTORY 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 PROVISIONS.
- 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.



1 SITE ANALYSIS 1:200

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



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LEGEND
SOFT LANDSCAPE
HARD LANDSCAPE
PROPOSED
EXISTING
DEMOLISHED

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

CLIENT
CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

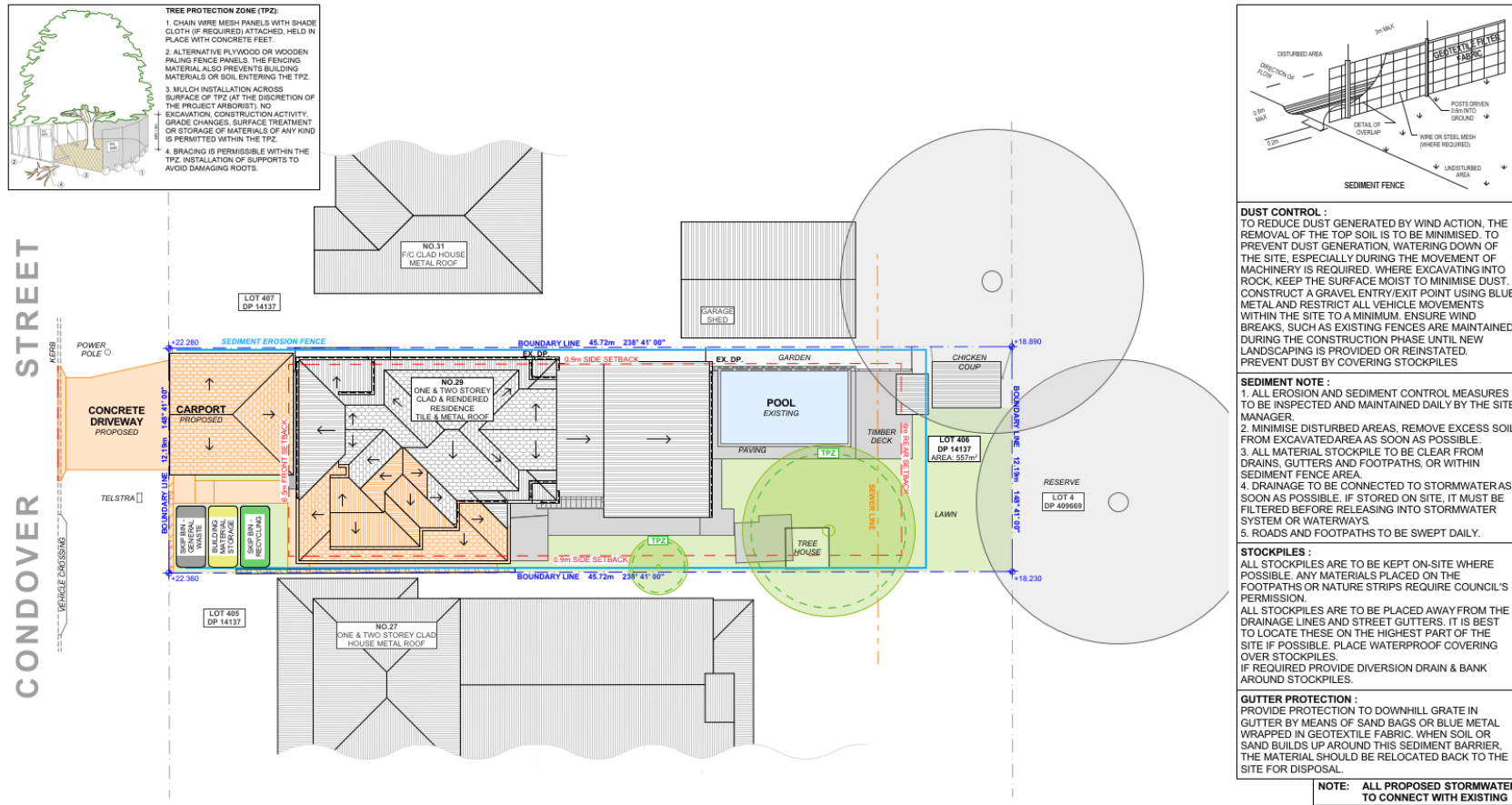
DRAWING NO.
DA02

DATE
Tuesday, 30 May 2023

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3





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



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LEGEND
SOFT LANDSCAPE
HARD LANDSCAPE
PROPOSED
EXISTING
DEMOLISHED

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

CLIENT
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SHARON SUTTON

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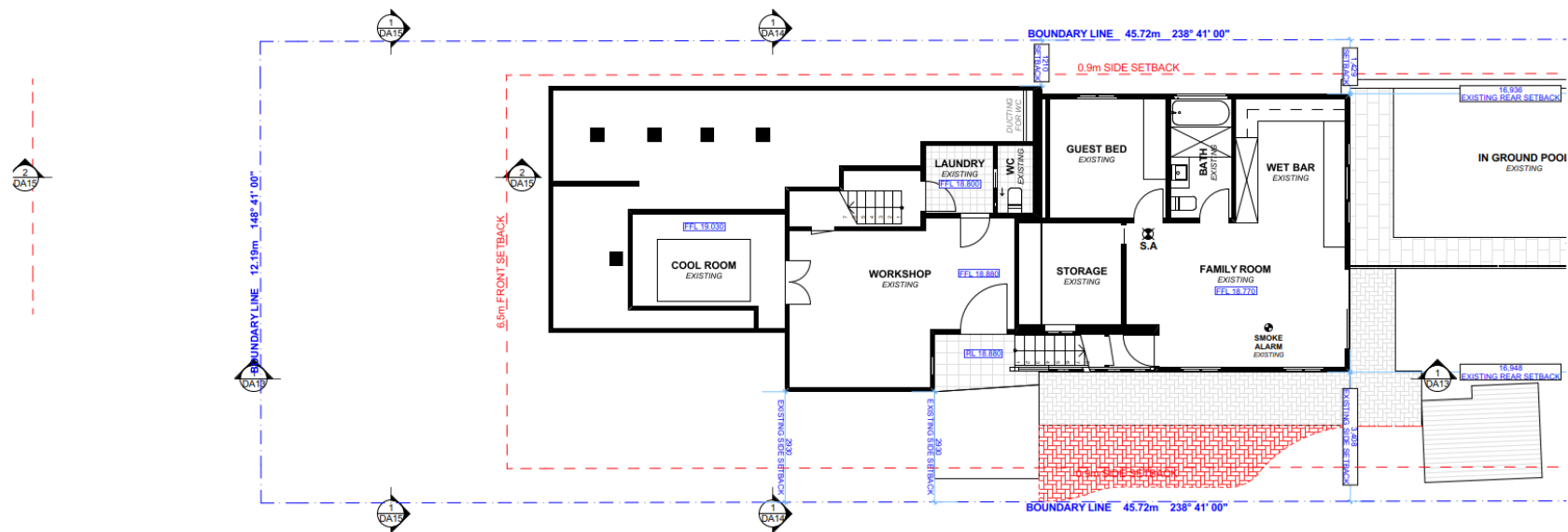
DRAWING NO.
DA03

DATE
Tuesday, 30 May 2023

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

SCALE
1:200 @A3





1 EXISTING LOWER GROUND FLOOR PLAN 1:100

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



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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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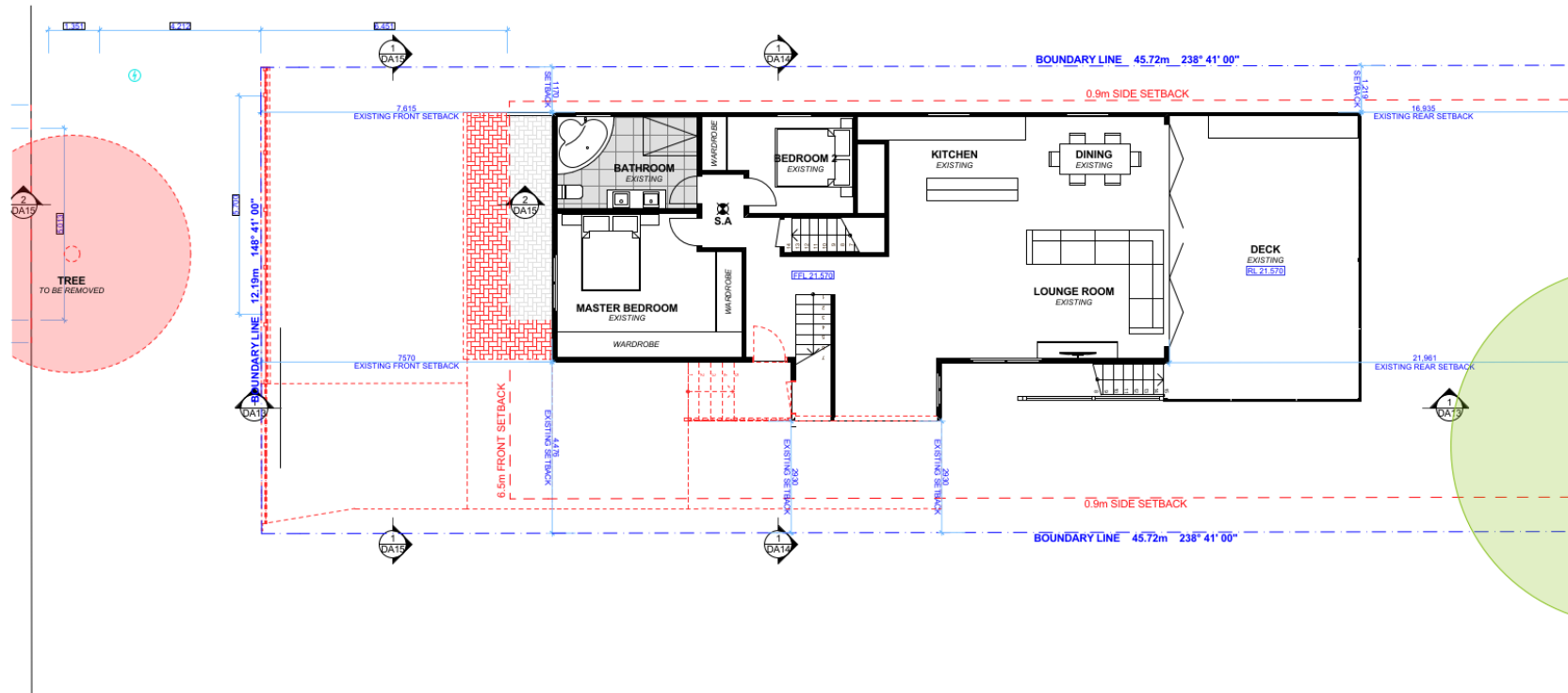
DRAWING NO.
DA04

DATE
Tuesday, 30 May 2023

DRAWING NAME
EXISTING LOWER GROUND
FLOOR PLAN

SCALE
1:100 @A3





1 EXISTING GROUND FLOOR PLAN 1:100

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



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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

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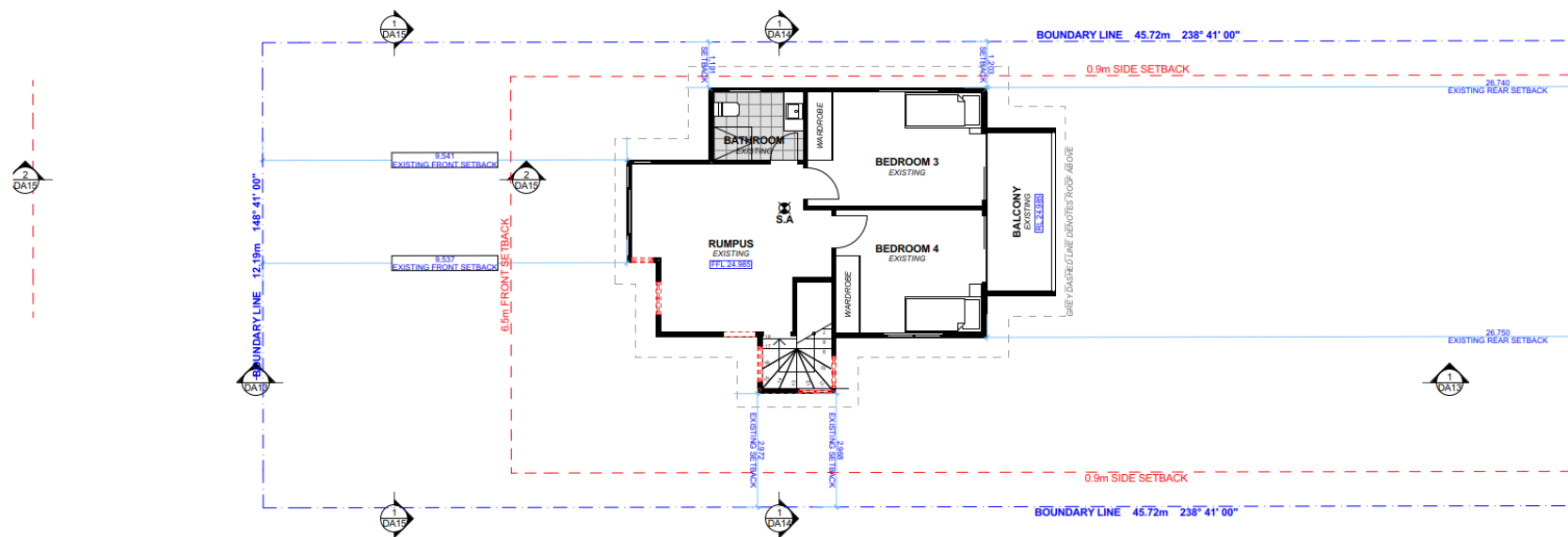
DRAWING NO.
DA05

DATE
Tuesday, 30 May 2023

DRAWING NAME
EXISTING GROUND FLOOR
PLAN

SCALE
1:100 @A3





1

EXISTING FIRST FLOOR PLAN

1:100

NOTE: NO CHANGES TO THIS LEVEL



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LEGEND

 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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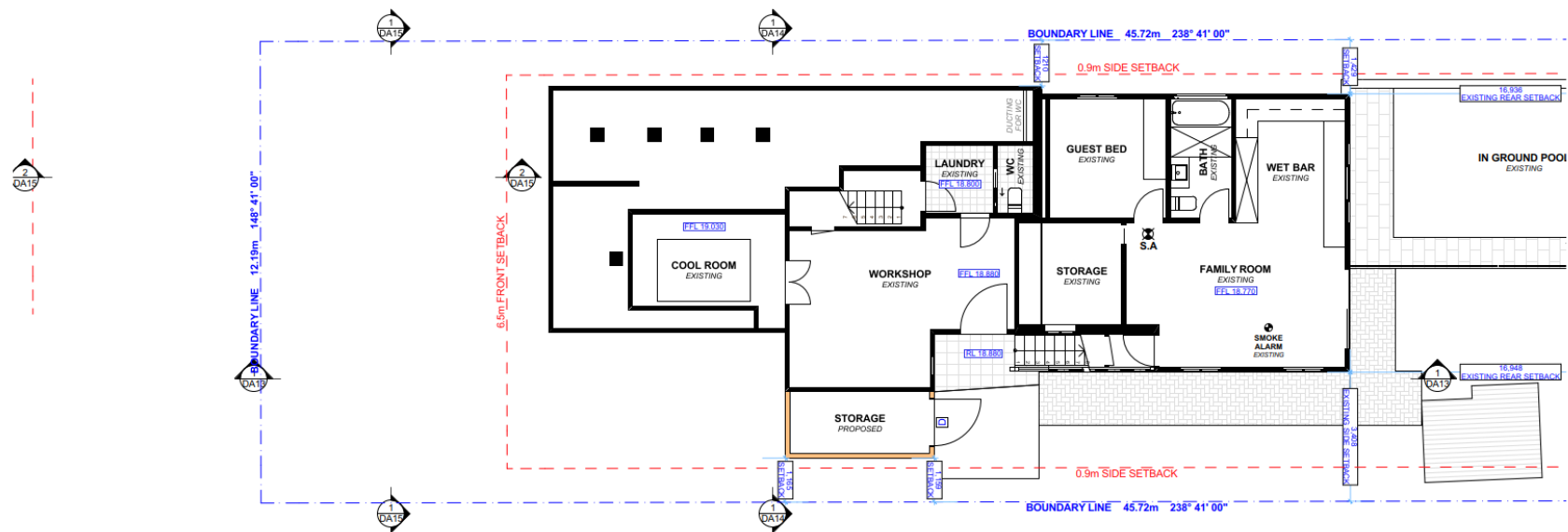
DRAWING NO.
DA06

DATE
Tuesday, 30 May 2023

DRAWING NAME
EXISTING FIRST FLOOR PLAN

SCALE
1:100 @A3





1

PROPOSED LOWER GROUND PLAN

1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC



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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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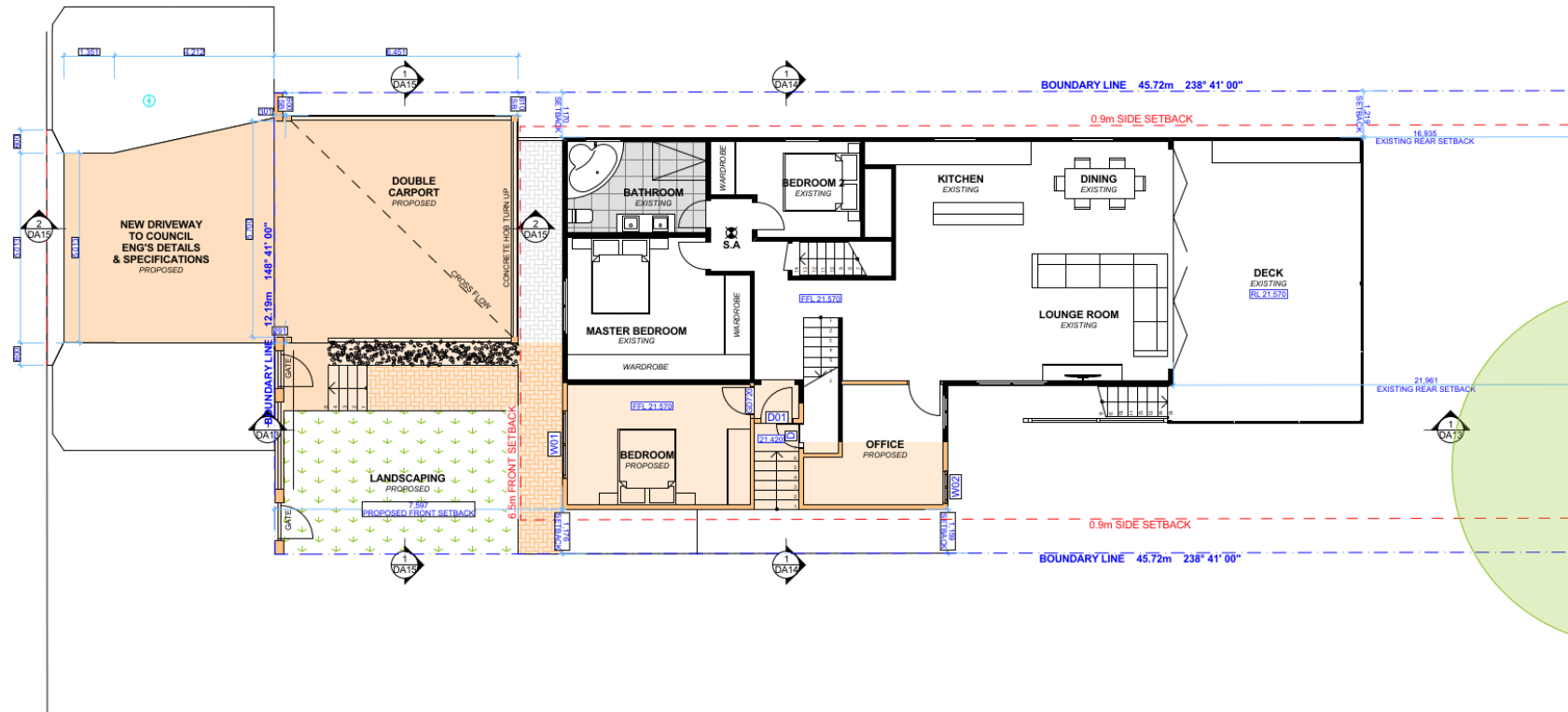
DRAWING NO.
DA07

DATE
Tuesday, 30 May 2023

DRAWING NAME
PROPOSED LOWER GROUND
FLOOR PLAN

SCALE
1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC

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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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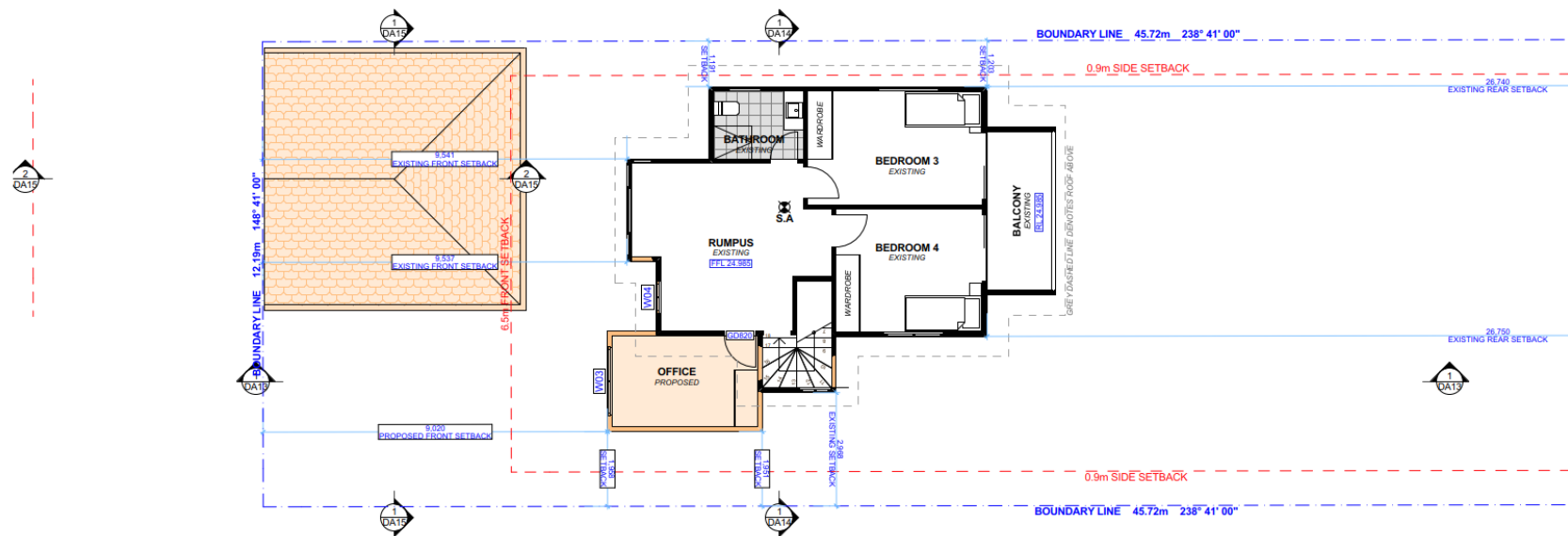
DRAWING NO.
DA08

DATE
Tuesday, 30 May 2023

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3





1

PROPOSED FIRST FLOOR PLAN

1:100



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LEGEND
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 PROPOSED
 DEMOLISHED

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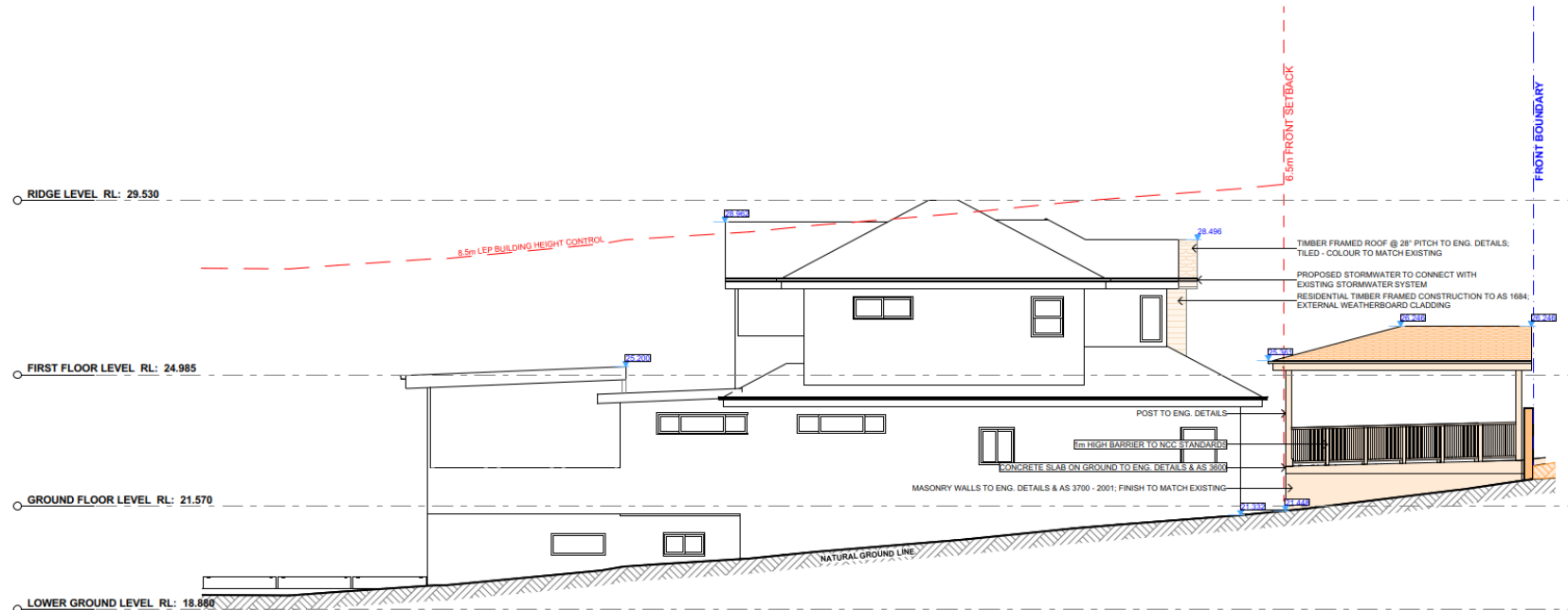
DRAWING NO.
DA09

DATE
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DRAWING NAME
PROPOSED FIRST FLOOR
PLAN

SCALE
1:100 @A3





1

NORTH ELEVATION - SIDE

1:100



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LEGEND

EXISTING
PROPOSED

CLIENT

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DRAWING NO.

DA10

DATE

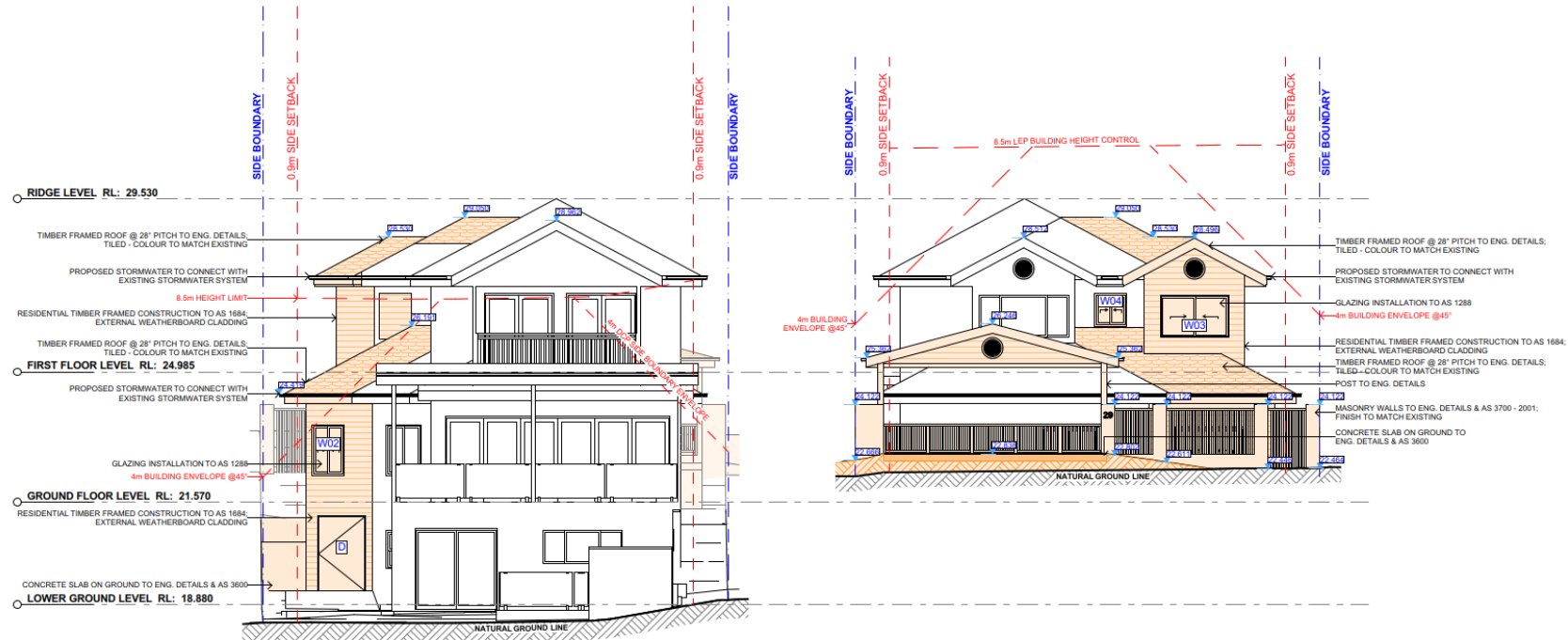
Tuesday, 30 May 2023

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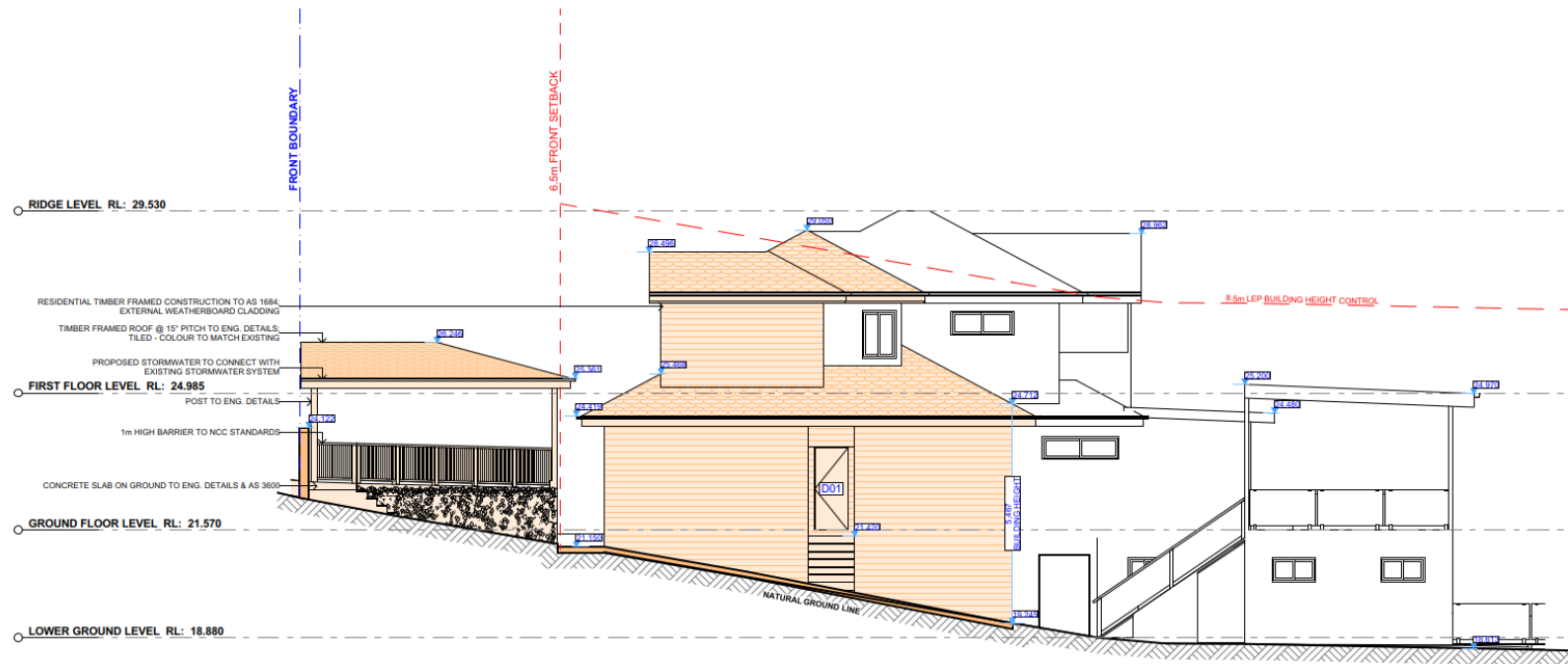
NORTH ELEVATION - SIDE

SCALE

1:100 @A3



1 EAST ELEVATION - REAR 1:100		2 WEST ELEVATION - PRIMARY ROAD 1:100	
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	DRWN	NOTES	
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		LEGEND	
		EXISTING	
		PROPOSED	
		CLIENT	CHRIS HUGGET & SHARON SUTTON
		PROJECT ADDRESS	29 CONDOVER STREET NORTH BALGOWLAH 2093
		DRAWING NO.	DA11
		DRAWING NAME	EAST / WEST ELEVATION - REAR / PRIMARY ROAD
		DATE	Tuesday, 30 May 2023
		SCALE	1:100 @A3



1 SOUTH ELEVATION - SIDE 1:100



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LEGEND
EXISTING
PROPOSED

CLIENT
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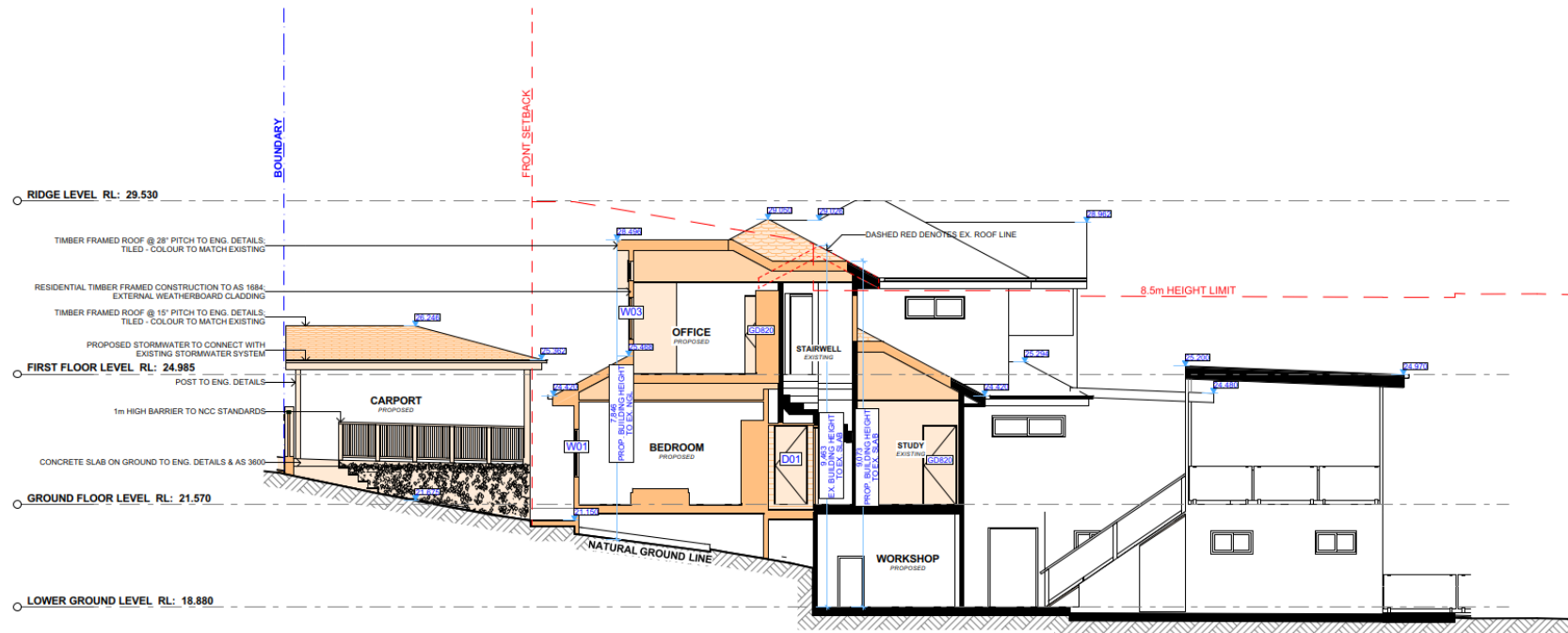
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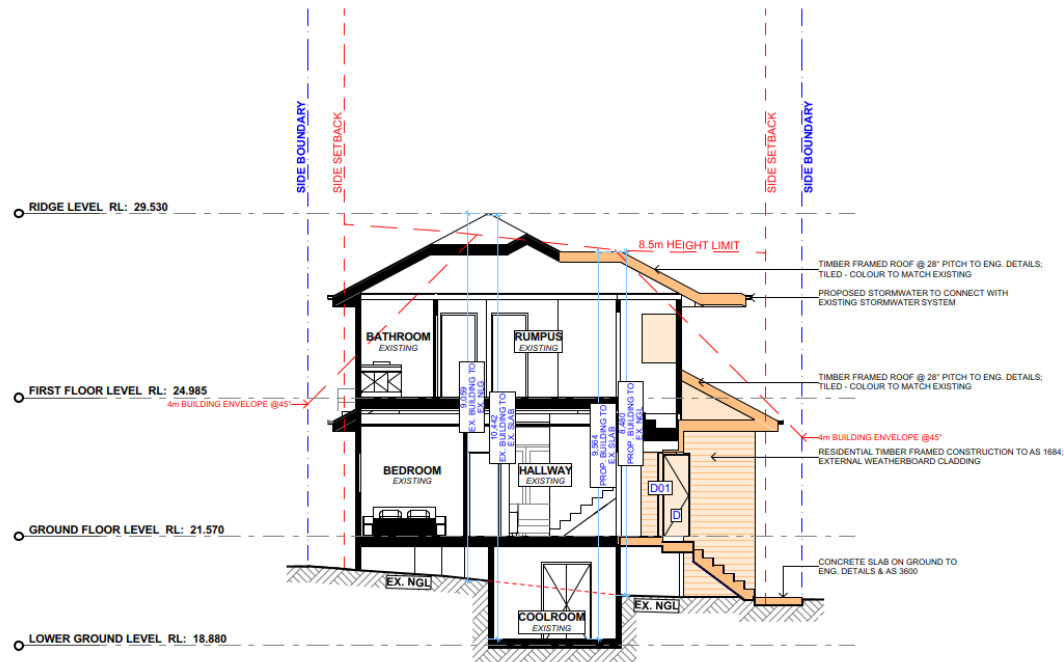
DRAWING NO.
DA12

DATE
Tuesday, 30 May 2023

DRAWING NAME
SOUTH ELEVATION

SCALE
1:100 @A3





1 CROSS SECTION 1:100



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LEGEND
 EXISTING
 PROPOSED

CLIENT
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SHARON SUTTON

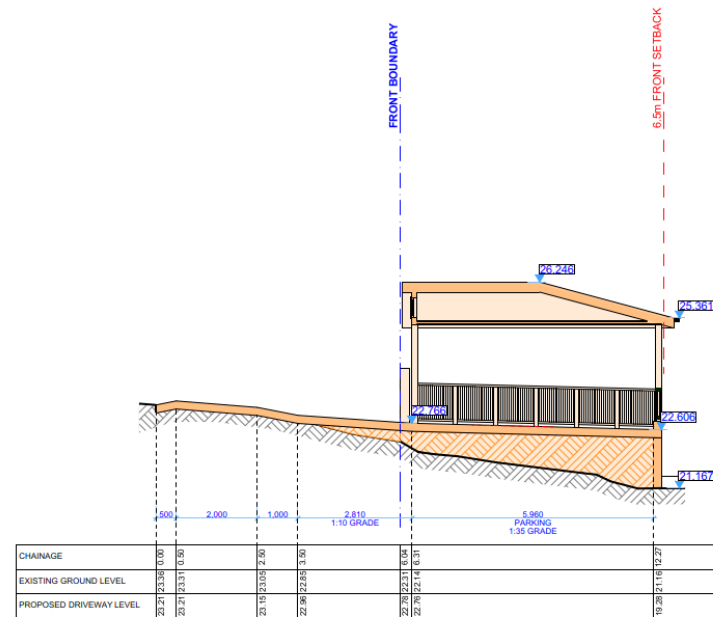
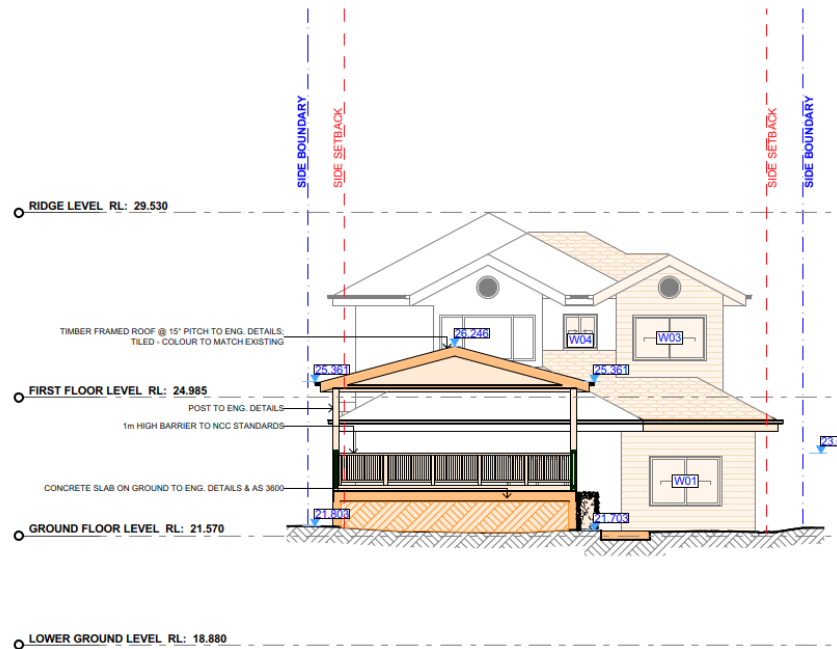
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DRAWING NO.
DA14

DATE
Tuesday, 30 May 2023

DRAWING NAME
CROSS SECTION

SCALE
1:100 @A3



1 PROPOSED CROSS SECTION - CARPORT 1:100

2 PROPOSED DRIVEWAY LONG SECTION 1:100



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LEGEND
EXISTING
PROPOSED

CLIENT
CHRIS HUGGET &
SHARON SUTTON

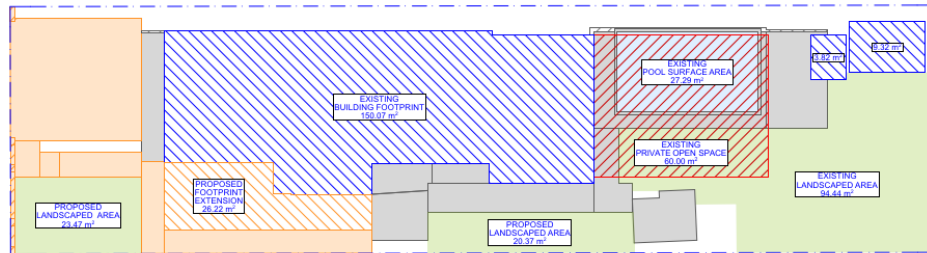
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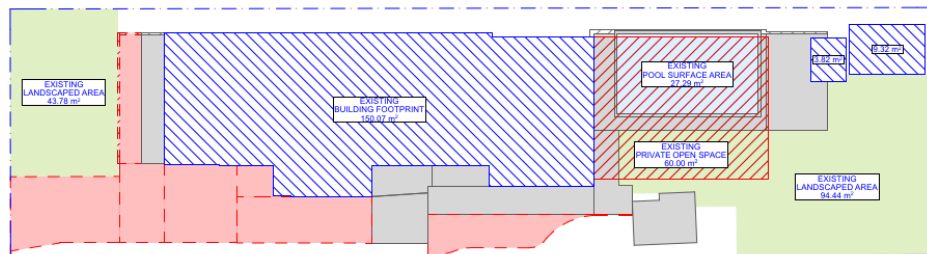
DATE
Tuesday, 30 May 2023

DRAWING NAME
CARPORT / DRIVEWAY LONG /
CROSS SECTION

SCALE
1:100 @A3



2 PROPOSED AREA CALCULATION PLAN 1:200



1 EXISTING AREA CALCULATION PLAN 1:200

CONTROL TABLE			
SITE AREA 557m ²			
	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA	40% (222.8m ²)	29.73% (165.61m ²)	29.72% (165.57m ²)
PRIVATE OPEN SPACE	60m ²	60m ²	60m ²



ALUMINIUM FRAMED WINDOWS
BY STEGBAR



EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT



KLIP-LOK ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT

3 MATERIAL SAMPLE BOARD



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LEGEND

CLIENT

CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

DA16

DATE

Tuesday, 30 May 2023

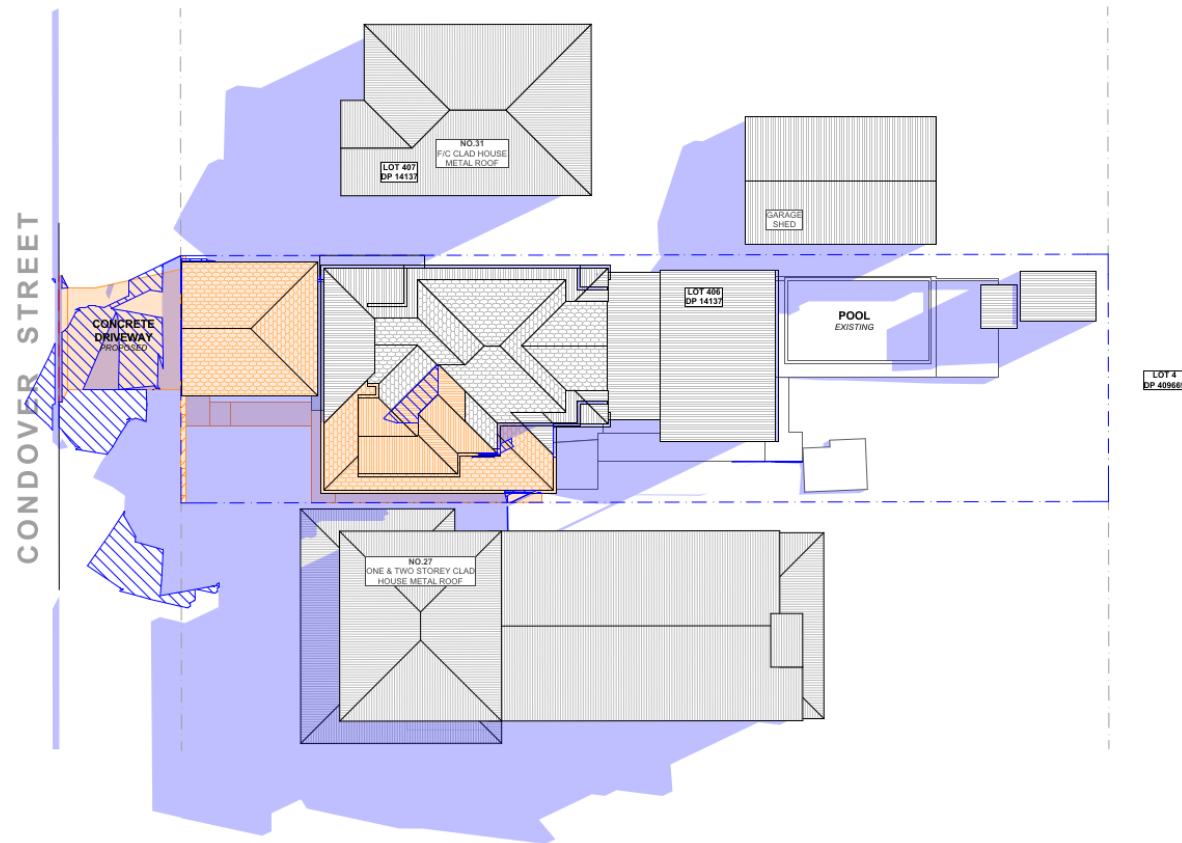
DRAWING NAME

AREA CALCULATIONS /
MATERIAL SAMPLE BOARD

SCALE

1:200 @A3





1

WINTER SOLSTICE 9AM

1:200



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
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SHARON SUTTON

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2093

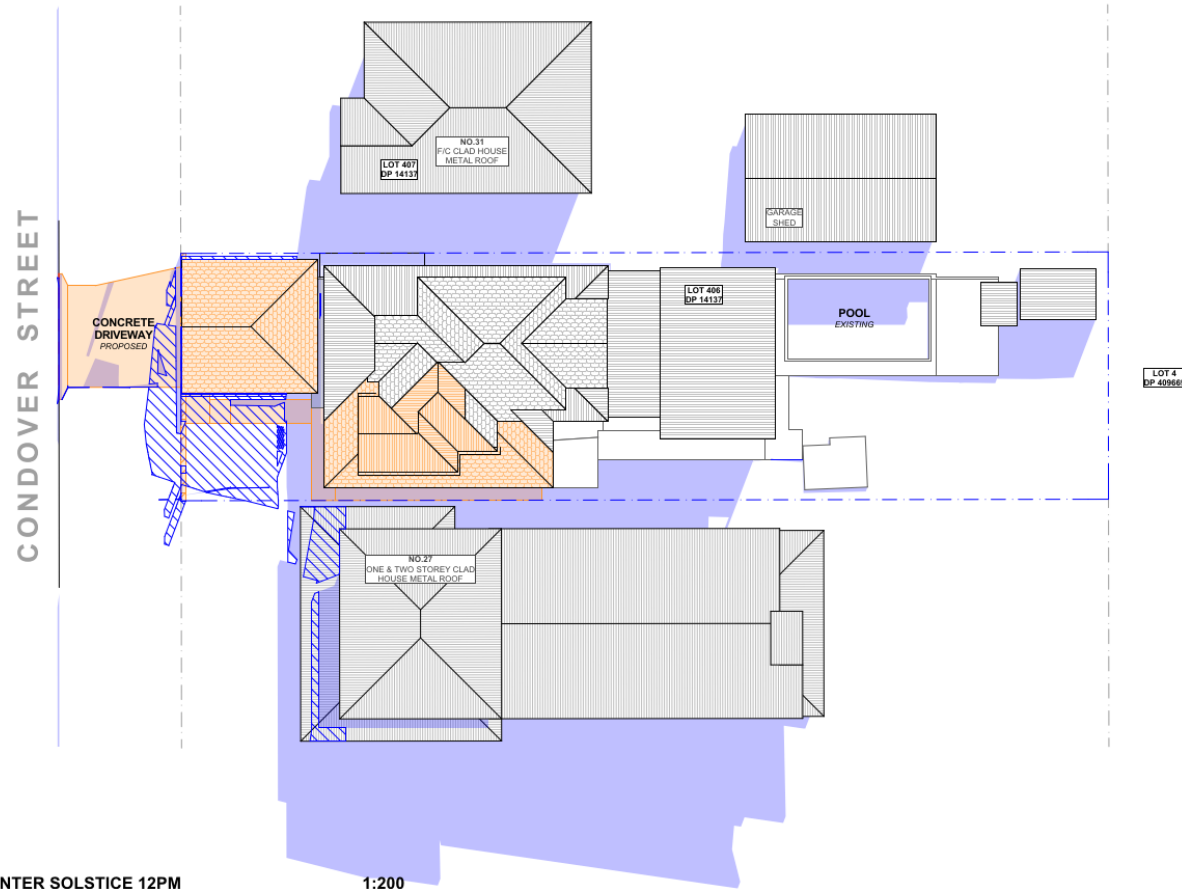
DRAWING NO.
DA17

DATE
Tuesday, 30 May 2023

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3





1

WINTER SOLSTICE 12PM

1:200



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

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29 CONDOVER STREET
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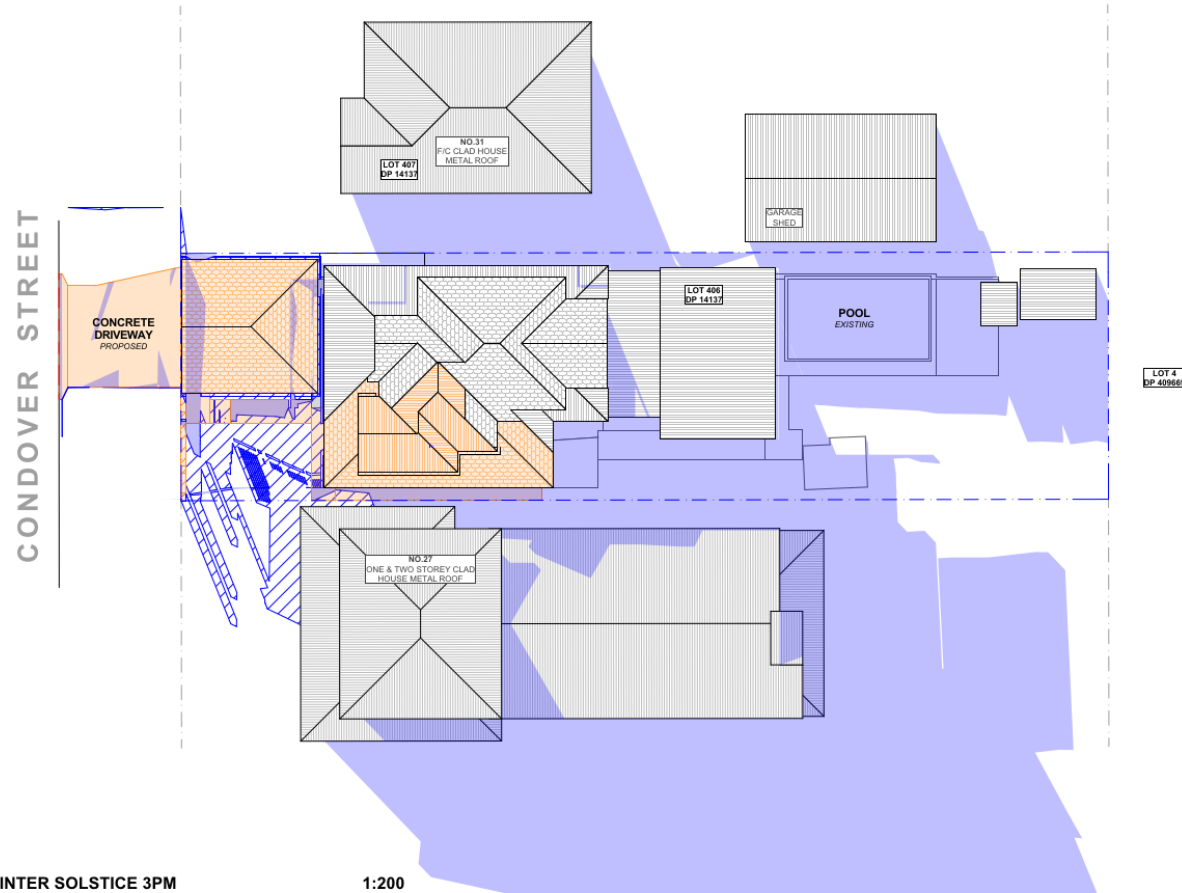
DRAWING NO.
DA18

DATE
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DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





1 WINTER SOLSTICE 3PM 1:200



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.
DA19

DATE
Tuesday, 30 May 2023

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A484128_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. 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 05/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au.

Secretary
Date of issue: Thursday, 18 May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	9971 29 CONDOVER ST. NORTH BALGOWLAH 2093
Street address	29 CONDOVER Street NORTH BALGOWLAH 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 14137
Lot number	406
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): 59985048711

Fixtures and systems	Show on DA Plans	Show on COCDOC 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.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floors), 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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor	n/a		
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building	n/a		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements					Show on DA Plans	Show on COC/DOC 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 tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							
Each window or glazed door with improved frames, or polycarbonate, or polycarbonate glass, or clear or tinted glass, or polycarbonate glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with ongoing U-value and SHGC may be substituted.							
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							
Windows and glazed doors glazing requirements							
Window / door no.	Orientation	Area of glass etc. Frame (m ²)	Construction Height (m)	Distance (m)	Shading device	Frame and glass type	
W01	W	2.24	0	0	Reeveverandah/pergola/balcony >=800 mm	Standard aluminium, single polycarbonate low-e, (U-value: 5.7, SHGC: 0.47)	✓
W02	E	1.13	0	0	Reeveverandah/pergola/balcony >=800 mm	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓
W03	W	2.01	0	0	none	Timber or uPVC, double Lo-Tactical polycarbonate (U-value: 2.3, SHGC: 0.19)	✓



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CLIENT
CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.
DA20

DATE
Tuesday, 30 May 2023

DRAWING NAME
BASIX COMMITMENTS