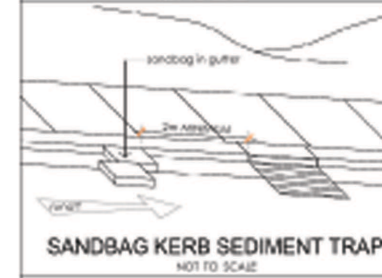
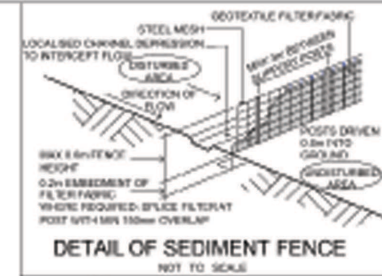
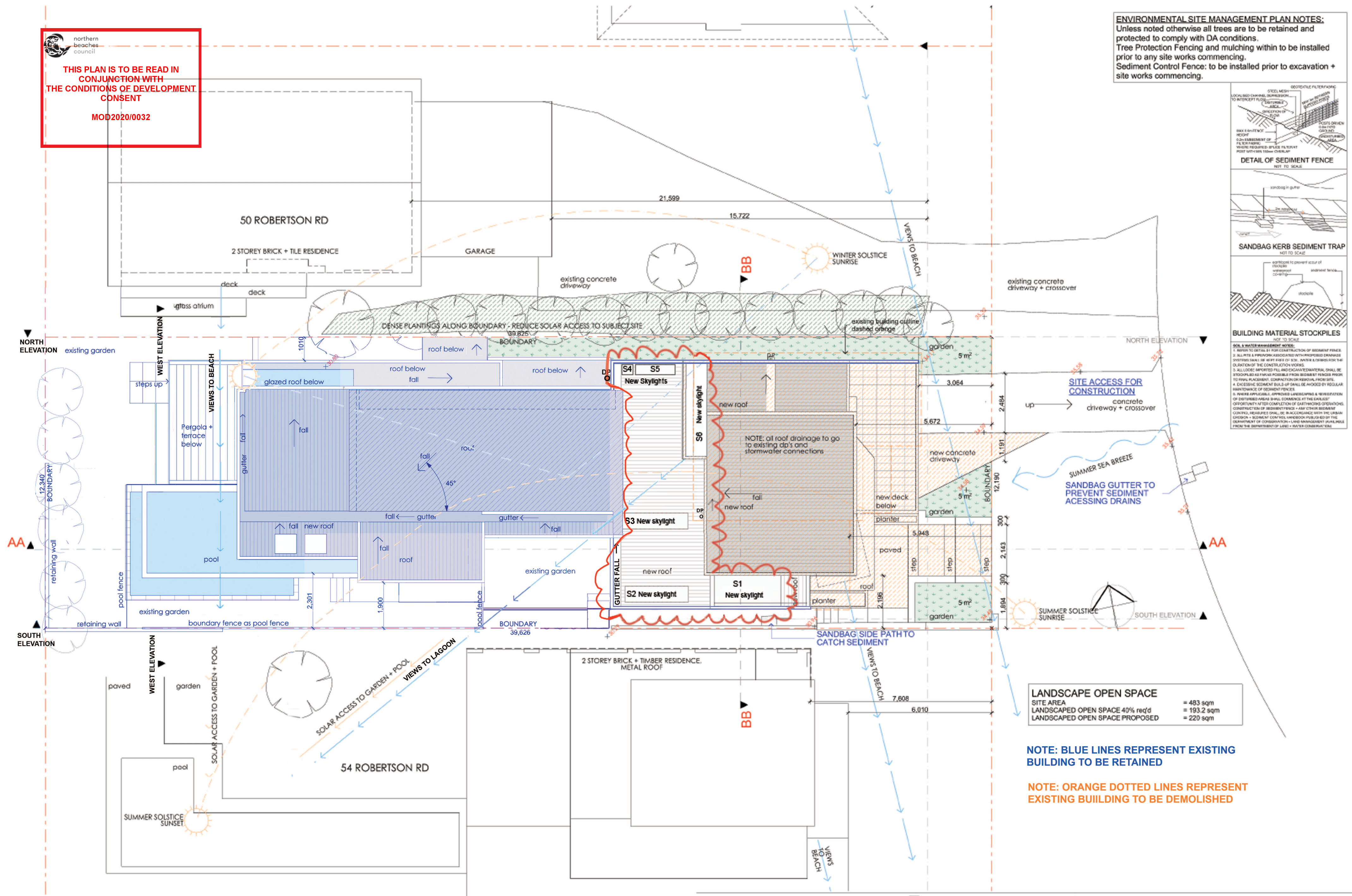


ENVIRONMENTAL SITE MANAGEMENT PLAN NOTES:
 Unless noted otherwise all trees are to be retained and protected to comply with DA conditions.
 Tree Protection Fencing and mulching within to be installed prior to any site works commencing.
 Sediment Control Fence: to be installed prior to excavation + site works commencing.



SOL 4. WATER MANAGEMENT NOTES:

1. REFER TO DETAIL B1 FOR CONSTRUCTION OF SEDIMENT FENCE.
2. ALL SITES & PIPEWORK ASSOCIATED WITH PROPOSED DRAINAGE SYSTEMS SHALL BE 10% BEYOND FOOT OF SLOPE. ENTER A TRIANGLE FOR THE LOCATION OF THE CONSTRUCTION WORKS.
3. ALL LOGS IMPORTED FILL AND EXCAVATION MATERIAL SHALL BE STOCKPILED AS FARAS POSSIBLE FROM EARTH-BUILT FENCES. PRIOR TO FILLING, THE STOCKPILE SHALL BE COVERED OR REMOVAL FROM SITE.
4. EXCESSIVE SEDIMENT BUILDS-UP SHALL BE AVOIDED BY REGULAR MAINTENANCE OF SEDIMENT FENCES.
5. WHERE APPLICABLE, APPROVED LANDSCAPING & VEGETIZATION OF DISTURBED AREAS SHALL COMMENCE AT THE EARLIEST OPPORTUNITY AFTER COMPLETION OF EARTHWORKS OPERATIONS. CONSTRUCTION OF SEDIMENT FENCE - AND OTHER SEDIMENT CONTROL MEASURES, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, & RECONSTRUCTION WITH THE USUAL GRASS COVER SHALL BE COMPLETED IMMEDIATELY AFTER THE DEPARTMENT OF CONSERVATION & LAND MANAGEMENT SHALL BE FREE FROM THE DEPENDENCY OF LOVE & WATER CONSERVATION.



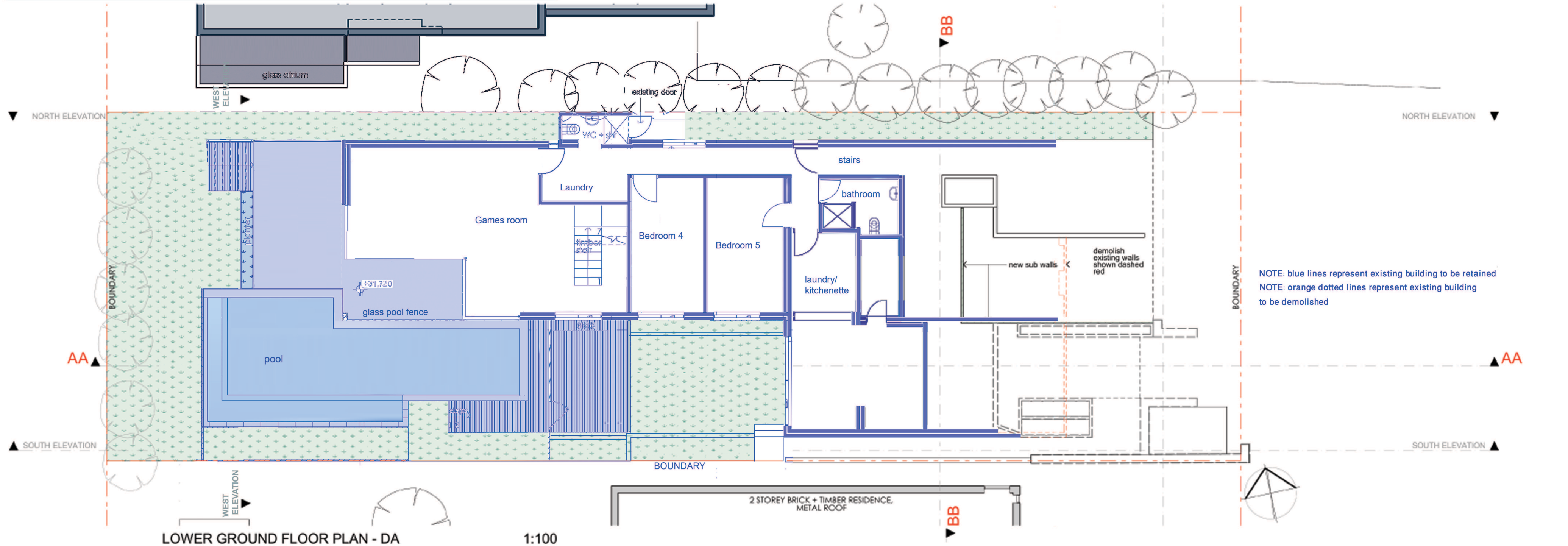
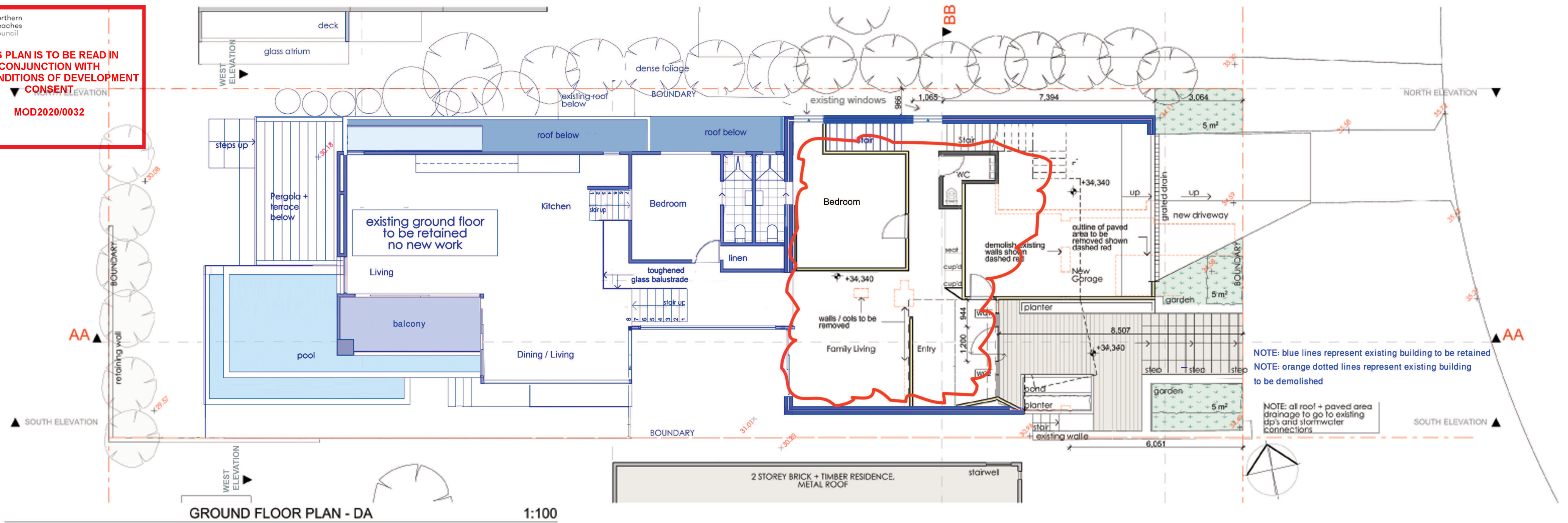
SITE ANALYSIS PLAN

1:100

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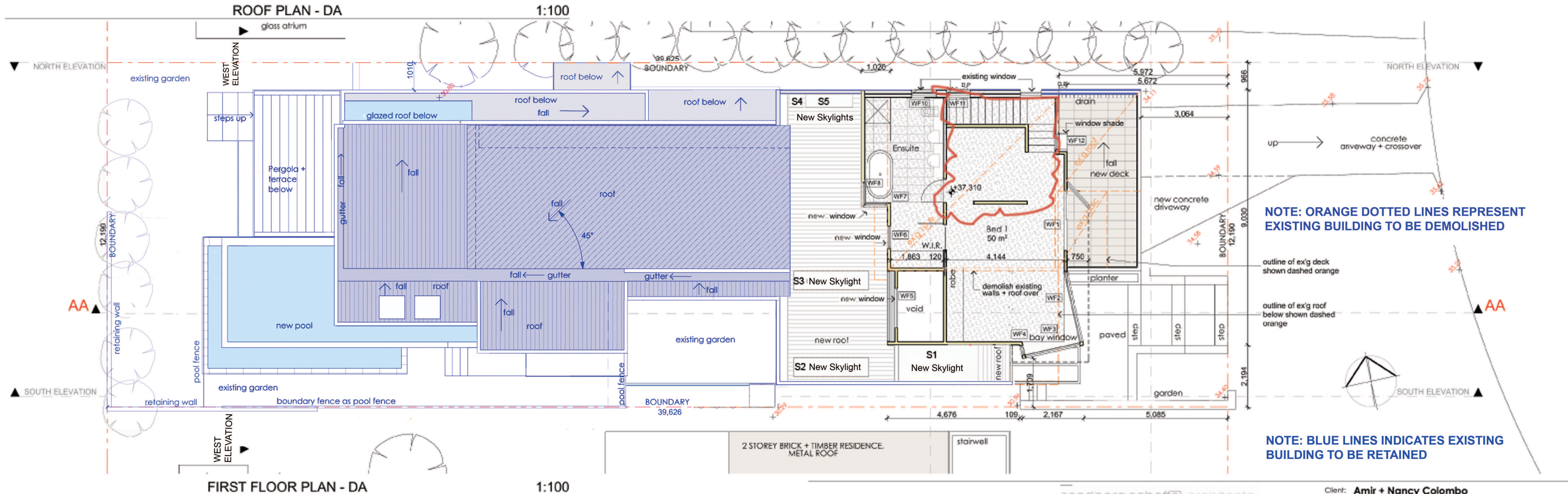
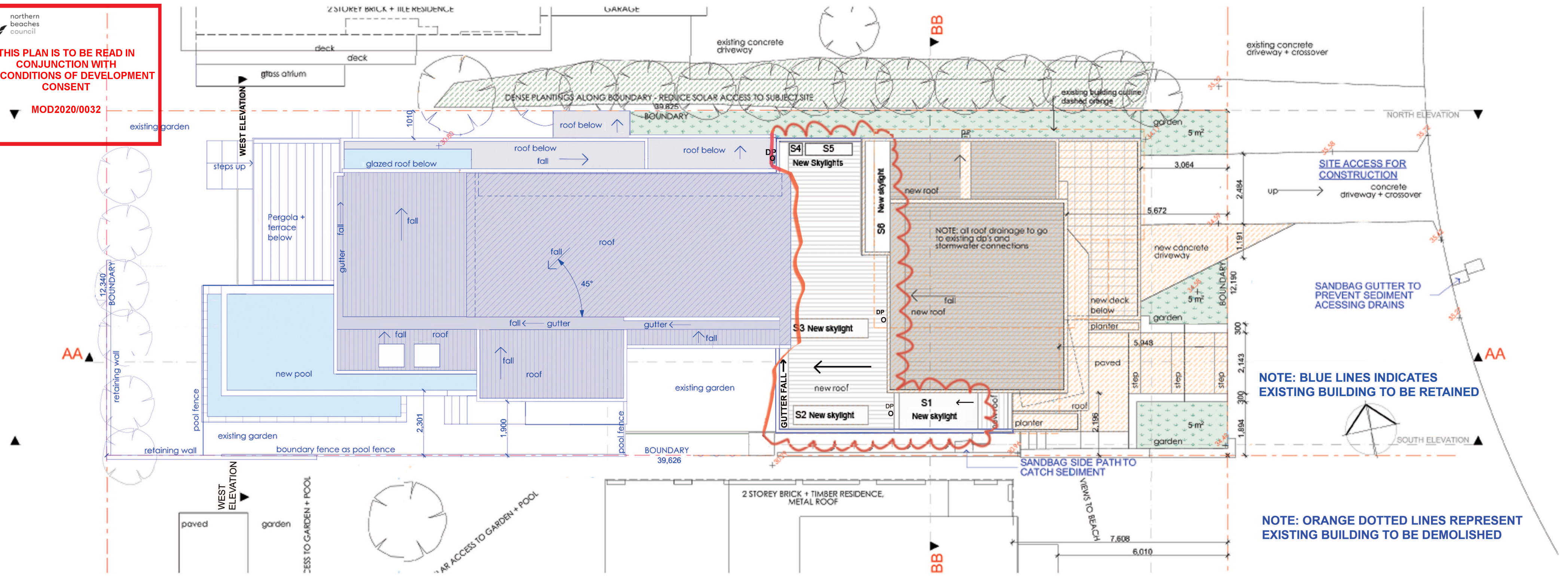
sandberg schoffel architects

11, 599 Military Rd, Mosman, NSW 2088
t: 02 9969 7400
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www.sandbergschoffel.com.au
registered architect: Michael Sandberg Reg No: 5831

Client: Amir + Nancy Colombo
Project: Alterations + Additions
52 Robertson Road Nth Curl Curl

Title: LOWER GROUND + GROUND FLOOR PLANS

Scale: AS SHOWN Dwg No: 1303.DA.02 Rev: C



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Client: Amir + Nancy Colombo
 Project: Alterations + Additions
 52 Robertson Road Nth Curl Curl
 Title: FIRST FLOOR + ROOF PLANS

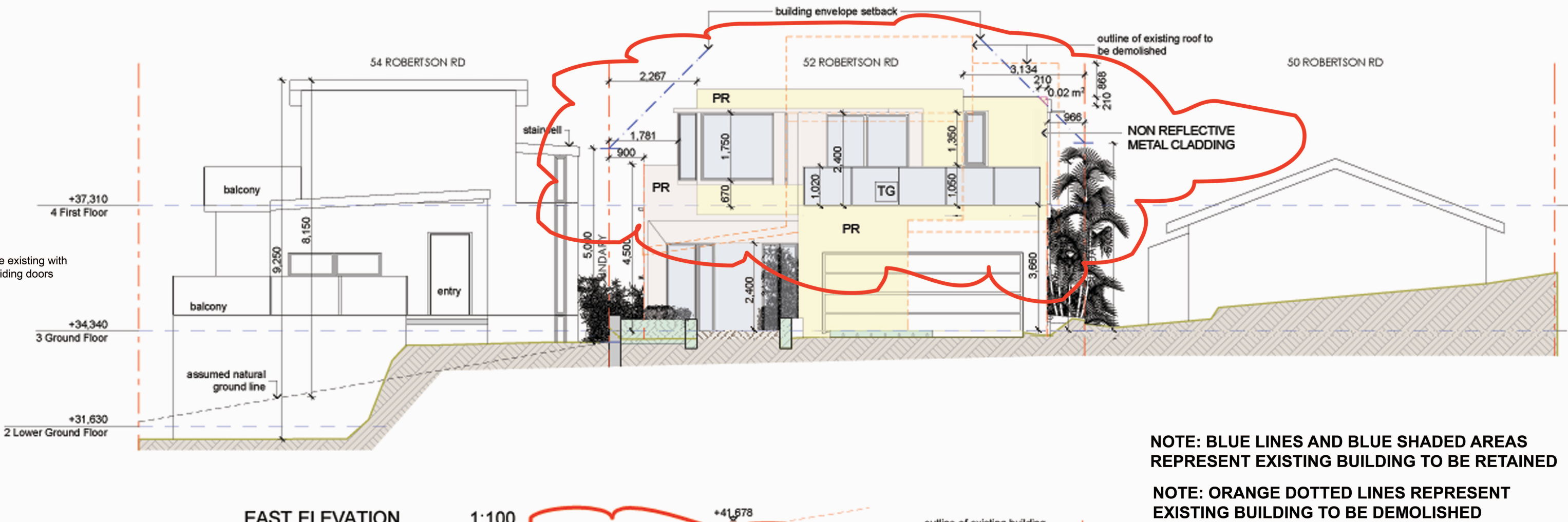
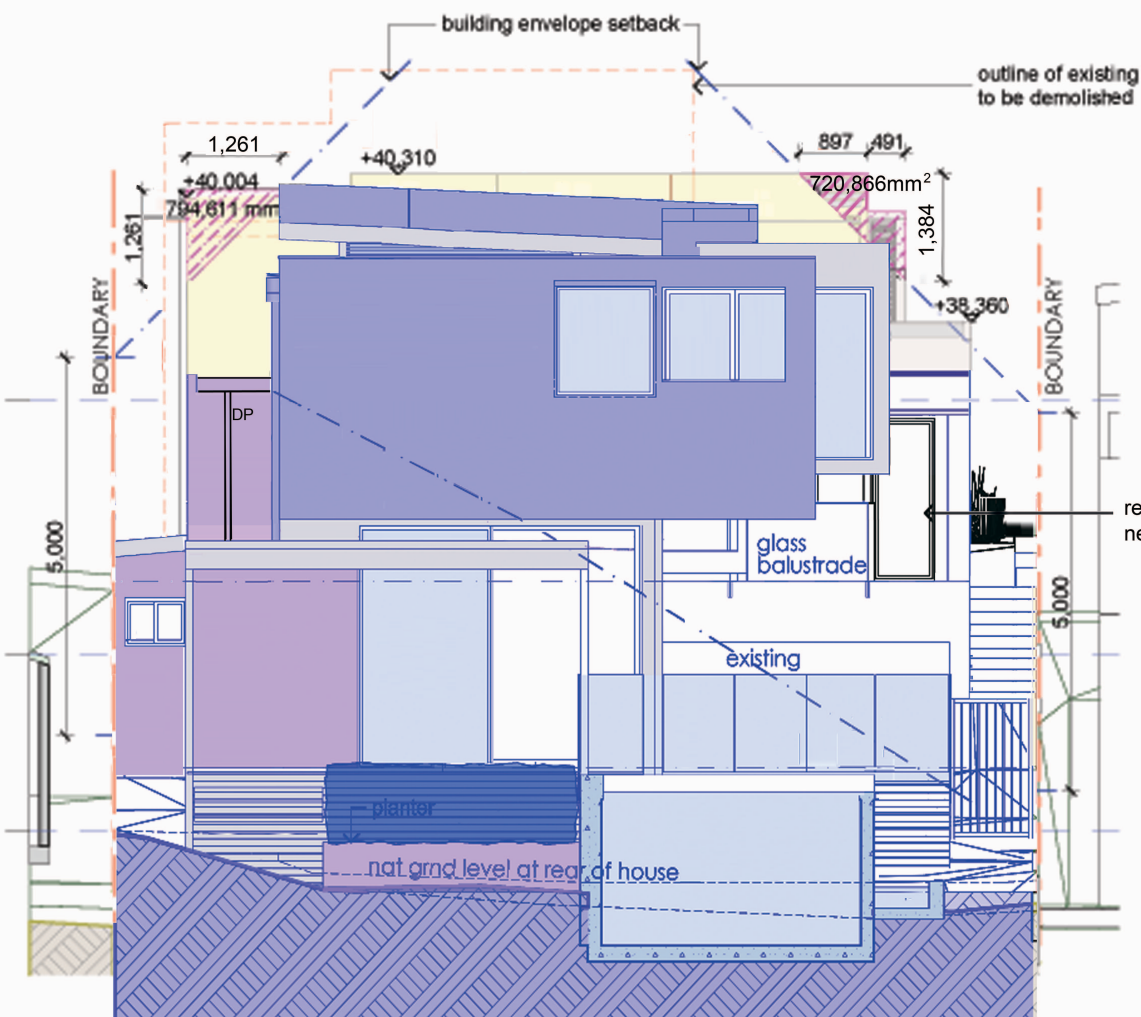
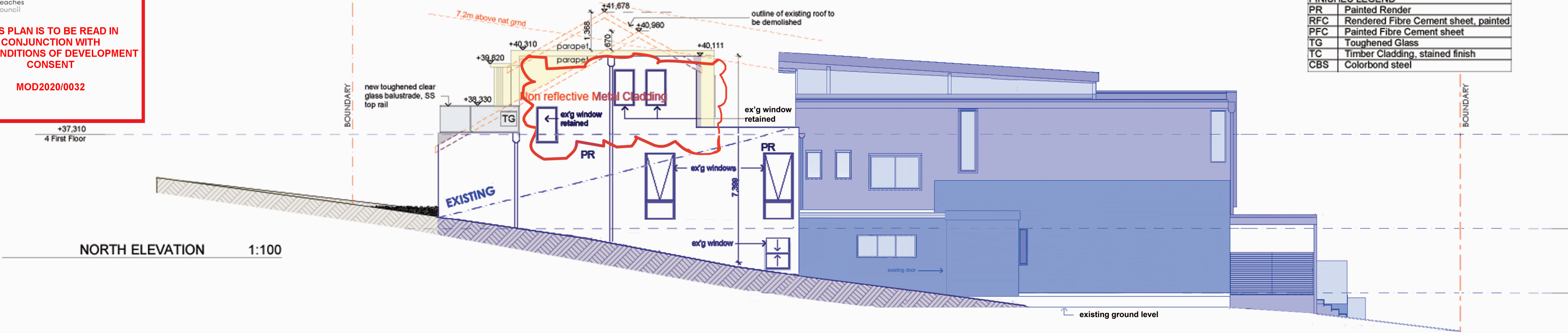
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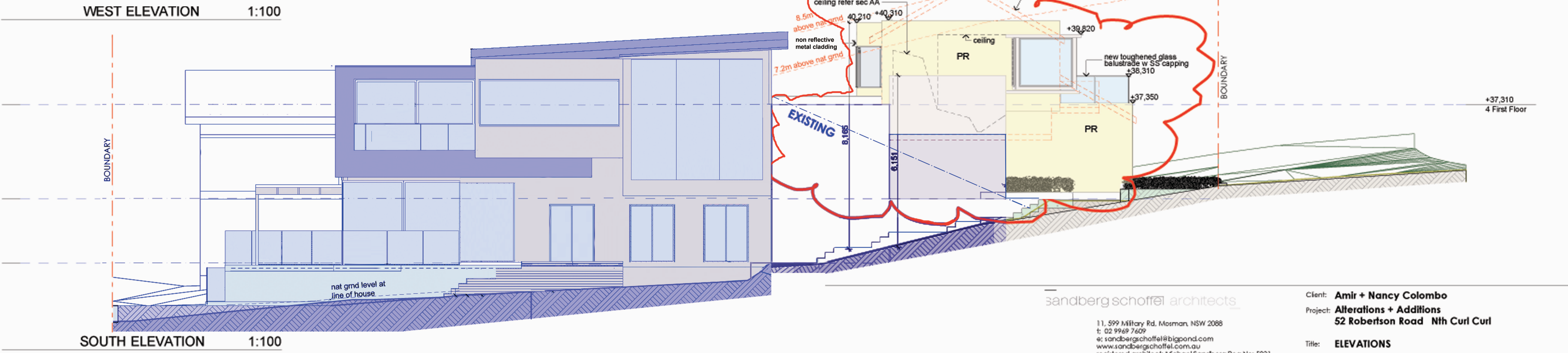
MOD2020/0032

FINISHES LEGEND	
PR	Painted Render
RFC	Rendered Fibre Cement sheet, painted
PFC	Painted Fibre Cement sheet
TG	Toughened Glass
TC	Timber Cladding, stained finish
CBS	Colorbond steel



NOTE: BLUE LINES AND BLUE SHADED AREAS
REPRESENT EXISTING BUILDING TO BE RETAINED

NOTE: ORANGE DOTTED LINES REPRESENT
EXISTING BUILDING TO BE DEMOLISHED



This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 27, January 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	52R_02
Street address	52 robertson Road north crul curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 5796
Lot number	13
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: SVC Int

ABN (if applicable): N/A

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
WF1	E	5.18	2.4	0.75	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF2	E	4.5	1.6	0.75	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF3	S	3.46	1.6	0.6	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF4	W	0.63	1.6	0.45	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

BASIX Certificate number: A368670_02

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

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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				✓	✓
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 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			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
suspended floor above garage: framed (R0.7).	nil				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
WF5	W	1.26	1.6	0.3	>=450 mm eave/verandah/pergola/balcony	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
WF6	W	1.2	1	0.2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF7	S	1.2	0	0	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF8	W	1.2	1	0.2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF10	N	0.4	0	0	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF11	N	0.4	0	0	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WF12	E	0.71	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WG1	E	2.16	3	2.9	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WG2	E	2.95	3	2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:							✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in							✓	✓

BASIX Certificate number: A368670_02

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
the table below.						
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S2	1.02	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S3	1.02	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S4	0.35	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S5	0.75	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
Glazed roofs						
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each glazed roof:					✓	✓
Glazed roofs glazing requirements						
Glazed roof number	Area of glazing (m ²)	Shading device	Glass type			
S1	2.6	no shading	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
S6	3.51	no shading	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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