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Building Construction in Bush Fire Prone Areas

Bushfire Hazard Assessment Report

REF No. 22.06.237
Revised 06.07.2025

Address	Lot 19 DP 28394 19 Moresby Place Allambie Heights NSW 2100
For	L & R Merry
The site was inspected on	20th June 2022

Report Preparation

Patrick Burley

Planning for Bushfire Prone Areas (UTS)
Diploma of Bushfire Protection Assessment Student (FPA Australia)

Report Certification

Craig Burley

Grad Dip Design for Bushfire Prone Areas
FPAA Certified BPAD – Level 3 Practitioner

BPAD Bushfire Planning & Design
Accredited Practitioner Level 3

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Bushfire Risk Assessment Certificate

As required by legislation under section 4.14 of the *Environmental Planning and Assessment Act* 1979

Property Address:	Lot 19 DP 28394 19 Moresby Place Allambie Heights NSW 2100
Description of Proposal	Alterations and additions to a Class 1a dwelling
Plan Reference: [Relied upon in report preparation]	This assessment is based on plans prepared by: Action Plans Dated: 11.06.25 Revision: A, DA - Submission
Bushfire Hazard Assessment Report Ref. No.	22.06.237
Report Date:	06.07.2025
BAL Rating:	BAL 29
Does the proposal comply with the requirements of *Planning for Bush Fire Protection* 2019?	YES with incorporation of the recommendations included contained in the attached Bushfire Hazard Assessment Report
Does the proposal require referral to the NSW Rural Fire Service?	NO
Does the proposal rely on Alternate Solutions?	NO

I Craig Burley of Control Line Consulting have carried out a bushfire risk assessment on the above-mentioned proposal and property.

A detailed Bushfire Hazard Assessment Report has been prepared in accordance to the submission requirements as set out in *Planning for Bush Fire Protection* 2019 together with recommendations as to how the relevant specifications and requirements are to be achieved.

I hereby certify, in accordance with section 4.14 *of the Environmental Planning and Assessment Act* 1979:

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 Hazard Assessment Report the proposed development conforms to the relevant specifications and requirements.

I am aware that the Bushfire Hazard 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.

Yours faithfully

Craig Burley
Grad Dip Design in Bushfire Prone Areas
FPA Australia BPAD – Level 3 Certified Practitioner

BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 3

Executive Summary

We have been engaged by L & R Merry, the owners of the subject land to prepare a Bushfire Hazard Assessment Report to be a supplement for inclusion in a development application to Northern Beaches Council, for the proposed construction of alterations and additions to an existing Class 1a dwelling upon the subject land.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

The proposed development is an infill development as defined within *Planning for Bush Fire Protection* 2019 and this report has been prepared in accordance with the requirements of *Section 4.14 of the Environmental Planning and Assessment Act 1979.*

The objectives and performance requirements for the proposed development as required by the National Construction Code of Australia Volume 2 and the document *Planning for Bush Fire Protection* 2019 will be achieved by the incorporation of the recommendations contained within this report.

Bushfire Attack Summary
Lot 19 DP 28394
19 Moresby Place
Allambie Heights NSW 2100

	East
Vegetation Formation	Forest (Area A)
Vegetation Slope	Downslope > 10 to 15 degrees
Building Separation Distance metres	51
Separation Slope	Downslope > 0 to 5 degrees
Fire Danger Index	100
AS 3959 Construction Standard	BAL 29

The proposal and the recommendations contained within this report can provide for conformity to *Planning for Bush Fire Protection* 2019 and therefore will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defendable space for fire fighters.

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Appendix 1 – Proposed dwelling alteration and addition plans ex Action Plans

Document Control

Revision No.	Author	Status	Date
01	Patrick Burley	Draft	03.07.2025
02	Craig Burley	Final	06.07.2025

1.0 Introduction

We have been engaged by L & R Merry, the owners of the subject land to prepare a Bushfire Hazard Assessment Report to be a supplement for inclusion in a development application to Northern Beaches Council for the proposed construction of alterations and additions to an existing Class 1a dwelling upon the subject land.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

The proposed development is an infill development as defined within *Planning for Bush Fire Protection* 2019 and this report has been prepared in accordance with the requirements of *Section 4.14 of the Environmental Planning and Assessment Act 1979.*

1.1 Purpose of Report

- To determine the vegetation type, the expected fire behaviour and the threat to the proposal; and

- To assess the proposal with reference to *Planning for Bush Fire Protection* 2019; and

- To assess the proposed construction with reference to the National Construction Code of Australia Volume 2; and

- To determine the level of construction with reference to AS 3959-2018 *Construction of buildings in bushfire prone areas;* and

- To identify any other such measures as to improve the chances of building survival during a bushfire event; and

- To assist the consent authority Northern Beaches Council in the determination of the development application subject to this proposal.

1.2 Scope of Report

The scope of this report is limited to the Bushfire Hazard Assessment for the proposed development and only contains recommendations for the subject property. Where reference is made to adjacent or adjoining lands, this report does not purport to assess those lands; rather it may discuss bushfire progression on and through those lands with the possible bushfire impact to the subject property and the proposed development.

1.3 Regulatory Controls

The preparation of this report has given consideration to the various legislative and regulatory requirements including the *Environmental Planning and Assessment Act 1979*, the National Construction Code of Australia, *Planning for Bush Fire Protection* 2019 and AS 3959-2018 *Construction of buildings in bushfire prone areas.*

1.4 Methodology

A site inspection for the purpose of assessing bushfire related matters affecting this site was conducted on the 20th June 2022 and a review of the proposed construction plans as supplied by the owner and prepared by Action Plans has taken place.

An assessment of slope was conducted out to a distance of 100 metres and assessment of vegetation to a distance of 140 metres from the proposed development.

The findings were related and assessed with reference to *Planning for Bush Fire Protection* 2019 and AS 3959-2018 *Construction of buildings in bushfire prone areas* for the formulation of the Bushfire Hazard Assessment.

1.5 The Proposal

The proposal as indicated by consultation with the proponents and perusal of plans supplied, shows for the construction of alterations and additions to an existing Class 1a dwelling.

At present there is an existing residential dwelling which shall have a second storey addition as part of the proposed scope of works.

Further details of construction are shown upon plans included within appendix 1 of this report.

However, it must be noted that the plans supplied may not fully satisfy the recommendations included within this report and subject to actual consent conditions issued by the consent authority some modifications or changes may need to occur to achieve the required compliance.

2.0 Site and Adjacent Developments

The following seeks to describe the site, the adjoining lands and land uses effective upon the development proposal.

2.1 Site Description

The site is identified as Lot 19 DP 28394
19 Moresby Place
Allambie Heights NSW 2100
LGA Northern Beaches Council

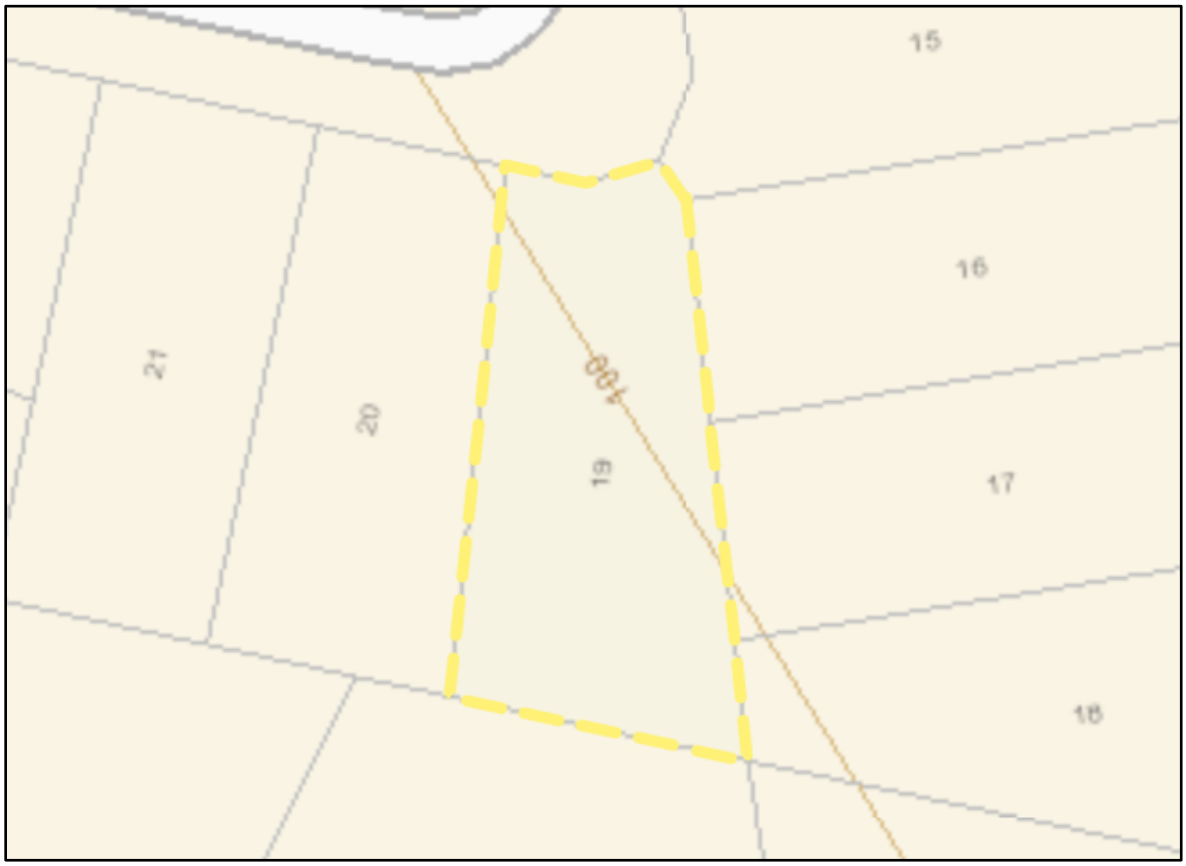

Figure 1: Address validation ex NSW Planning Portal

The subject allotment was created prior to the current subdivisional requirements contained within *Planning for Bush Fire Protection* 2019.

The site is a residential allotment of approximately 625.8m² located on the southern side of Moresby Place. The area in which the proposal is located is generally urban residential development that has been established for many years.

The subject allotment is located within an area that should be considered as having an indirect interface to bushfire hazardous vegetation.

The subject allotment is positioned upon the north easterly aspect slopes of a southeast to northwest ridgeline. The allotment is to the northwest of a naturally occurring unnamed topographical drainage feature that descends through Allenby Park into Brookvale Creek to the northeast.

The parcel of land is slightly irregular in shape and the northern boundary forms the road frontage boundary and provides vehicle access to the site.

At present the site has structural improvements being the existing residence which is to be demolished and removed as part of the scope of works.

In terms of vegetation the subject allotment contains no areas of bushfire hazardous vegetation.

The site is shown upon the Northern Beaches Bushfire Prone Land Map (Figure 2) to be wholly within a category 1 vegetation buffer zone (shown yellow). The site inspection and interpretation of aerial photography for the site confirms that the subject allotment is accurately depicted upon this image.

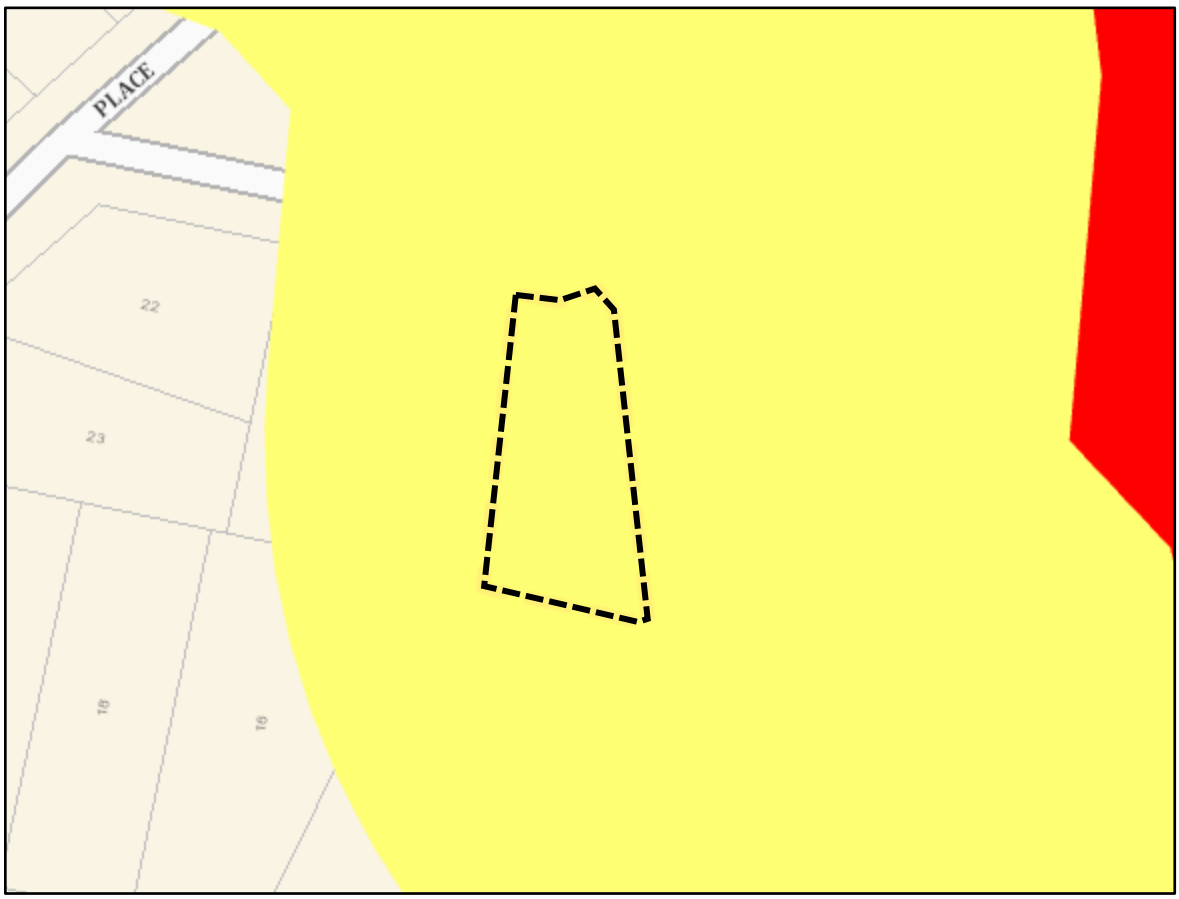

Figure 2; Section Northern Beaches Council LGA Bushfire Prone Land Map ex NSW Planning Portal

Provision of mains reticulated water supply, electricity and phone is available to the proposal by existing infrastructure.

2.2 Description of Adjoining Lands

To the north of the subject allotment is the cul-de-sac end of the carriageway of Moresby Place within which lies a public park with managed vegetation. Beyond this are existing residential parcels containing no areas of bushfire hazardous vegetation.

To the west and south of the subject allotment are multiple residential parcels containing residences and associated landscaped areas and contain no areas of bushfire hazardous vegetation.

To the east of the subject allotment are further residential parcels containing existing residences and associated landscaped areas. Beyond these allotments lies a large section of forest vegetation within Allenby Park. This vegetation formation creates the only area of bushfire hazardous vegetation effective upon the proposed development.

Figure 3: Aerial photo depicting localised terrain and adjoining allotments ex Nearmap

3.0 Environmental Considerations

The scope of this report has not been to provide an environmental survey although this report will be a supplement to a Statement of Environmental Effects as part of the development application process.

The proposed scope of works does not necessitate the removal of any vegetation as required to satisfy the recommendations for asset protection zones. It is also our opinion that the bushfire protection measures as recommended within this report will have little or no adverse environmental effects.

The proposal is located on a site that has been developed for many years and this proposal does not change the current approved land use or increase the level of occupancy.

4.0 Bushfire Hazard Assessment

The bushfire hazard assessment was conducted for the proposed development, using the procedures as outlined in *Planning for Bush Fire Protection* 2019 to determine the bushfire attack level (BAL) likely upon the development. The assessment was conducted on the assumption of the building footprint being positioned as described in section 1.5 The Proposal of this report and the site plan.

4.1 Classification of Vegetation and Separation Distance from Proposed Development

The vegetation was assessed for a distance of 140 metres from the proposed development building footprint in each of the following directions. To the north, east, south and west being the general direction adjacent and away from the proposed building elevations within such building footprint.

Figure 4: Vegetation study area 140 metre radius approx. Image ex Nearmap

Alterations & Additions location Bushfire Hazard Vegetation

To the east of the subject allotment (Area A) is an area of effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of **Forest** with a minimum separation distance of 51 metres.

4.2 Slope Assessment

The slope was assessed for a distance of 100 meters within the bushfire hazardous vegetation and reference to slope classifications has been undertaken considering the procedure specified within *Planning for Bush Fire Protection* 2019.

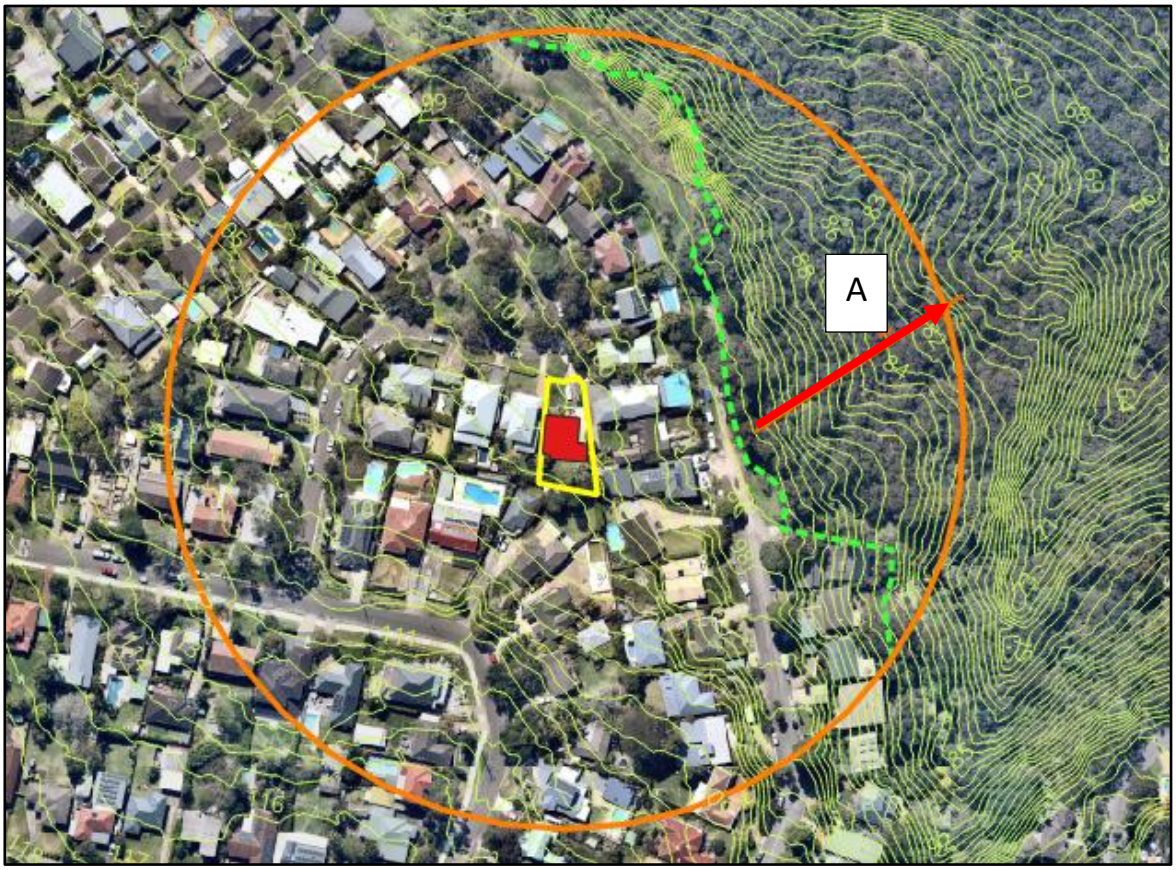

Figure 5; Slope assessment study area contour data ex Geoscience Australia

The **effective slope** of the land, out to a distance of 100 metres from the proposed scope of works (that is, the slope of the land most likely to influence bushfire behaviour for the purposes of calculating the Category of Bushfire Attack and Asset Protection Zones, has been assessed (using a clinometer) and desktop analysis as being;

- Area A – Forest - > 10 to 15 degrees downslope (assumed) (elevation 18.97 met / dist. 86.10 met = 12.42 degrees)

4.3 Category of Bushfire Attack

The bushfire attack level (BAL) for the proposed development was determined by using the information gathered with respect to the classification of the vegetation, the effective slope and provision of asset protection zones specified in this report with reference given to *Planning for Bush Fire Protection* 2019.

It is the determination of the site inspection, the assessment procedure with incorporation of the recommendations in this report that the proposed development could experience a BAL 29 category of bushfire attack. The proposed development is most likely to be subject to the greatest bushfire attack from any area to the **east** from the proposed development location.

Bushfire Attack Summary

	East
Vegetation Formation	Forest (Area A)
Vegetation Slope	Downslope > 10 to 15 degrees
Building Separation Distance metres	51
Separation Slope	Downslope > 0 to 5 degrees
Fire Danger Index	100
AS 3959 Construction Standard	BAL 29

5.0 Assessment of the extent to which the development conforms or deviates from *Planning for Bush Fire Protection* 2019

The proposed development being the construction of alterations and addition to an existing Class 1a dwelling will conform to the requirements of *Planning for Bush Fire Protection* 2019 when considered in conjunction with both the proposal supplied for this assessment and the recommendations arising from this bushfire hazard assessment report.

5.1 Asset Protection Zones

The provision of asset protection zones for the proposed building footprint cannot be fully provided for on site to satisfy the requirements of *Planning for Bush Fire Protection* 2019 but is improved by the utilization of the adjoining developments.

The maintenance of the majority of area upon the subject allotment currently would satisfy the requirements of an inner protection area of an asset protection zone as contained in *Planning for Bush Fire Protection* 2019.

This report will recommend that the entire site where not built upon is maintained to the requirements of an inner protection area of an asset protection zone and managed to these provisions for the lifetime of the development.

The following is a summary of the requirements for an asset protection zone inner protection area as described within the documents *Planning for Bush Fire Protection* 2019 and NSW RFS *Standards for Asset Protection Zones*.

Inner Protection Area (IPA)

The IPA is the area closest to the building and creates a fuel management area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defendable space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 10cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining in IPA the following requirements apply;

<u>Trees</u>

- tree canopy cover should be listed 15% at maturity;
- trees at maturity should not touch your overhang the building;
- lower limbs should be removed to a height of two metres above the ground;
- preference should be given to smooth bark and Evergreen trees

<u>Shrubs</u>

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards the buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

- clumps of shrubs should be separated from exposed windows and doors by distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves vegetation debris should be removed

The creation and continued maintenance of the full asset protection zone is one of the primary factors in bushfire protection measures for developments in bushfire prone areas.

5.2 Position and Design of Proposed Development

The design and siting of the proposed dwelling must take into consideration the actual bushfire risk and this report contains recommendations to assist in mitigating the mechanisms of bushfire attack.

5.3 Construction Level

The National Construction Code contains both the performance requirements and the 'deemed to satisfy' provisions relating to construction of class 1, 2 & 3 buildings that are proposed for *construction in bushfire prone areas.* To satisfy the performance provision P2.3.4 of the National Construction Code of Australia Vol. 2, a Class 1a building that is constructed in a designated bushfire prone area must be designed and constructed to reduce the risk of ignition from a bushfire while the fire front passes.

Given that the proposed development could experience a Bushfire Attack Level (BAL) 29 from vegetative fuels to the east, this proposed dwelling alterations and additions roof and eaves section, and the eastern, northern and southern elevations should therefore be designed and constructed to the requirements of AS 3959-2018 and must be constructed to comply with section 3 Construction General and section 7 BAL 29 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection* 2019.

Due to the effects of shielding and with reference to AS 3959-2018 section 3.5 *Reduction in Construction Requirements Due to Shielding,* this report recommends that it is appropriate to construct the western elevation of the proposed dwelling alterations and additions to satisfy section 3 Construction General and section 6 BAL 19 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection* 2019.

Additionally, to satisfy the guidance of the NSW RFS for "best practice" the existing dwelling shall be upgraded where or if necessary, to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering of openings with a non-corrosive metal screen with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draught excluders.

5.4 Access / Egress

5.4.1 To the Proposed Development

The access to the subject site is from Moresby Place which is a sealed two lane road in a well maintained condition and under most conditions should provide adequate access and egress for both residents and emergency service vehicles.

Moresby Place links to other through roads at its southern end which would afford the residents the ability to evacuate the area to a location not being directly implicated by the mechanisms of bushfire attack, although under most bushfire conditions this would generally not be required.

5.4.2 Within the Site

The site plan for the proposal does show that vehicle access may not be possible to all elevations of the dwelling, although a fire tanker will be able to park in close proximity to the northern building elevation upon the Moresby Place carriageway and foot access will be available to each of the other building elevations.

It should be considered by the residents that during a major bushfire event the following may occur;

- The suppression or defensive operations by fire authorities may not be possible in the general area of the development due to safety considerations for fire fighters; and

- That there may not be adequate fire authority resources to protect this development or others in the general area.

Whilst all fire authorities will endeavour to assist all occupants and protect all buildings during major bushfire events this is not always possible and cannot be guaranteed.

5.5 Utility Supplies

5.5.1 Water

This section of Allambie Heights is serviced by a mains reticulated water system and a search of the mains reticulated water supply layout plans (see figure 6 below) indicates that a hydrant is located approximately 29 metres to the northwest and 24 metres to the north from the subject allotment on the road verge area of Moresby Place.

The site inspection confirmed the location of these hydrants.

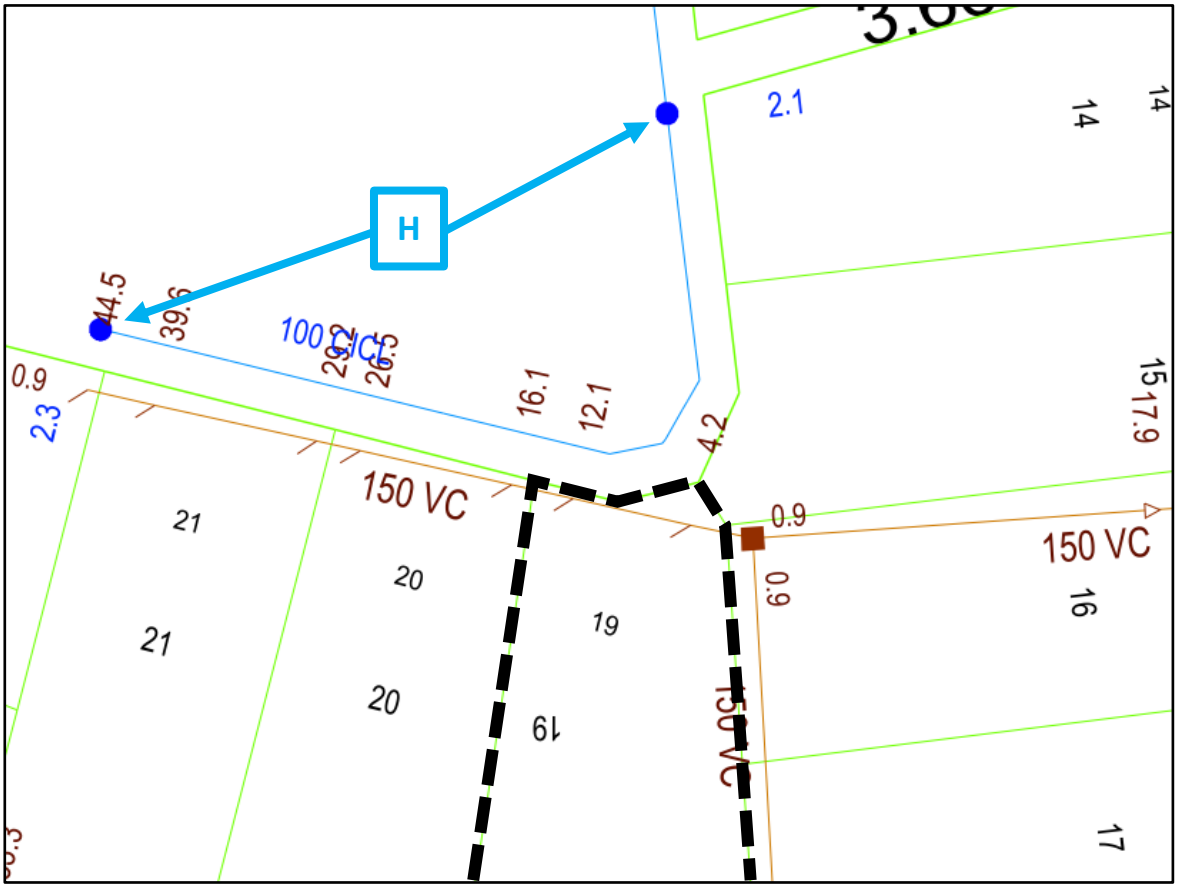

Figure 6: Section Sydney Water Reticulated Mains Water Supply Layout Plans

The location of this hydrant and the distance to the furthest point of the dwelling satisfies the requirements of *Planning for Bush Fire Protection* 2019 and the provisions of AS 2419.1-2005 *Fire hydrant installations.*

5.5.2 Electricity

The methodology for the connection of electricity shall be by overhead wire connection from the mains service supply to a pole that will be located just inside the road frontage boundary and from that point it shall travel underground to the metre box upon the external wall of the dwelling. This connection should not increase to a large extent the likelihood of bushfire ignition or be the cause of electrical failure to the subject site under most conditions due to the limited overhead distance to be spanned by the wiring.

5.5.3 Gas

At the time of report preparation it was not known if it is proposed to connect gas supply to the subject dwelling. However any future connection to either mains or portable gas supply should be undertaken and maintained to the provisions of AS 1596-2002 *Storage and handling of LP Gas.* All piping associated with the installation must be metal.

5.6 Landscaping

A formal landscaping plan was not supplied for perusal at the time of formulating this report however recommendations are made with respect to the maintenance of the area on the site.

It is highly probable that in the future landscaping and garden establishment may occur on the site. However no future planting of trees or shrubs, or combustible landscaping features should be undertaken or constructed in a manner which creates a path for bushfire progression towards the dwelling or allows for a potential compromise to the integrity of the asset protection zone.

5.7 Emergency Procedures

Preparation of procedures and actions by individuals and occupants of lands within bushfire prone areas has clearly been shown to increase chances of personal safety and building survival should a bushfire event occur.

The NSW Rural Fire Service and the NSW Fire and Rescue have formulated a Bush Fire Survival Plan and this is readily available from either the NSW RFS website or the local district office.

This document should be completed by the residents in conjunction with all occupants of the household so as to better prepare all persons for a bushfire event.

After completion it should be regularly reviewed (at least once a year) and stored in a location as to be easily accessible for reference during a bushfire emergency.

6.0 Bushfire Hazard Assessment Recommendations

1. That the entire site where not built upon shall have the vegetation reduced where or if necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document "Standards for Asset Protection Zones" for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development.

2. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.

3. That the proposed dwelling alterations and additions roof and eaves section, and the eastern, northern and southern elevations constructions shall comply with section 3 Construction General and section 7 BAL 29 of Australian Standard AS3959-2018 *Construction of buildings in bush fire prone areas together with section 7.5 Additional Construction Requirements of Planning for Bush Fire Protection 2019*.

4. That the proposed dwelling alterations and additions western elevations constructions shall comply with section 3 Construction General and section 6 BAL 19 of Australian Standard AS3959-2018 *Construction of buildings in bush fire prone areas together with section 7.5 Additional Construction Requirements of Planning for Bush Fire Protection 2019*.

5. The existing dwelling shall be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering opening with a non-corrosive metal screen with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draught excluders and garage doors with ember penetration protection.

6. That if the supply of gas to the subject dwelling is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and the requirements of relevant authorities.

7. The residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service and the NSW Fire & Rescue.

These recommendations are the opinions of the author of this report and are compiled to assist the consent authority and the NSW Rural Fire Service in the assessment of this proposed development and that the final conditions as imposed by the consent authority must be adhered to at all stages and where required for the lifetime of the development.

7.0 Conclusion

The objectives and performance requirements for the proposed development as required by the National Construction Code Volume 2 and the document *Planning for Bush Fire Protection* 2019 will be achieved by the incorporation of the 7 recommendations contained within this report.

The recommendations contained within this report will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defendable space for fire fighters.

Prepared By:

Reviewed By:

Patrick Burley
Planning for Bushfire Prone Areas (UTS)
Diploma of Bushfire Protection Assessment Student (FPA Australia)

Craig Burley
Grad.Dip. Building in Bushfire Prone Areas (UWS)
FPA Australia Certified BPAD – Level 3 Practitioner

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Caveat

Quote from *Planning for Bush Fire Protection* 2006, '*not withstanding the precautions adopted, it should always be remembered that bushfire burn under a wide range of conditions and an element of risk, no matter how small always remains.*'

Quote from Standards Australia, '*Although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.*'

References

Planning for Bush Fire Protection 2019 Planning NSW in conjunction with NSW Rural Fire Service

Building Code of Australia Volume 2 2013 Australian Building Codes Board

AS 3959 –2018 Construction of buildings in bushfire prone areas Standards Australia & Australian Building Codes Board

Landscape and building Design for Bushfire Areas Ramsay C. & Rudoplh L. CSIRO 2003

Quantifying bushfire penetration into urban areas in Australia Keping Chan & McAneny J. Geophysical Research Letters, Volume 31, L12212, doi:10.1029/2004GL020244,2004

Bushfires in Australia Luke R.H. & McArthur CSIRO 1978

Performance of Building Elements in Bushfire Prone Areas Poon S.L. & England J.P. Warrington Fire Research Australia

Address Validation Search Department of Lands www.maps.nsw.gov.au

Standards for Asset Protection Zones NSW Rural Fire Service 2005

Ocean Shores to Dessert Dunes Keith D. Department of Environment and Conservation Sydney 2004

Appendix 1- Proposed dwelling plans ex Action Plans

ACTION PLANS

m: 0426 957 518
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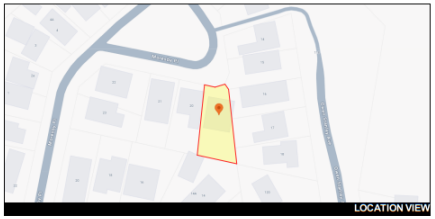
w: www.actionplans.com.au

PLANS PUBLISHED
11 June 2025

19 Moresby Place Allambie Heights, NSW 2100



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 / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
DA05	EXISTING GROUND FLOOR PLAN
DA06	PROPOSED GROUND FLOOR PLAN
DA07	PROPOSED FIRST FLOOR PLAN
DA08	NORTH ELEVATION - PRIMARY ROAD
DA09	EAST ELEVATION - SIDE
DA10	SOUTH ELEVATION - REAR
DA11	WEST ELEVATION - SIDE
DA12	LONG SECTION
DA13	CROSS SECTION
DA14	AREA CALCULATIONS
DA15	SHADOW DIAGRAM - 21 JUNE - 9AM
DA16	SHADOW DIAGRAM - 21 JUNE - 12PM
DA17	SHADOW DIAGRAM - 21 JUNE - 3PM
DA18	SAMPLE BOARD
DA19	BASIX COMMITMENTS

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	**19 MORESBY PLACE, ALLAMBIE HEIGHTS 2100**			
LOT & DP/SP	**LOT 19 DP 28394**			
COUNCIL	**NORTHERN BEACHES COUNCIL (WARRINGAH)**			
SITE AREA	625.9m²			
FRONTAGE	13.89m (IRREGULAR)			
CONTROLS	**PERMISSIBLE / REQUIRED**	**EXISTING**	**PROPOSED**	**COMPLIANCE**
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	**YES**
MINIMUM LOT SIZE	600m²	625.9m²	UNCHANGED	**YES**
MAXIMUM BUILDING HEIGHT	8.5m	3.908m	8.355m	**YES**
HAZARDS				
LANDSLIP RISK	Area A - Slope less than 5 degrees	N/A	N/A	**N/A**
BUSHFIRE PRONE LAND	Bush Fire Prone Land: Buffer-100m & 30m	N/A	N/A	**N/A**
DCP				
WALL HEIGHT	7.2m	4.458m	7.493m	**NO**
NUMBER OF STOREYS	2	1	2	**YES**
SIDE BOUNDARY ENVELOPE	4m	-	-	**YES**
SIDE BOUNDARY SETBACKS	0.9m	E: 0.565m W: 0.875m	UNCHANGED	**YES**
FRONT BOUNDARY SETBACK	6.5m	14.315m	12.942m	**YES**
REAR BOUNDARY SETBACK	6m	11.056m	10.994	**YES**
LANDSCAPE OPEN SPACE	40% (250.36m²)	44% (274.28m²)	38% (240.71m²)	**NO**
PRIVATE OPEN SPACE	60m²	60m²	UNCHANGED	**YES**

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- STRUCTURAL PROVISIONS - PART H1D2 & PART 2.2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- EARTHWORKS - PART 3.2 OF NCC
- DRAINAGE - PART 3.3 OF NCC
- TERMITE RISK MANAGEMENT - PART 3.4 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- FOOTINGS, SLABS & ASSOCIATED ELEMENTS - PART 4.2 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- MASONRY VENEER - PART 5.2 OF NCC
- CAVITY MASONRY - PART 5.3 OF NCC
- UNREINFORCED SINGLE LEAF MASONRY - PART 5.4 OF NCC
- ISOLATED PIERS - PART 5.5 OF NCC
- MASONRY COMPONENTS & ACCESSORIES - PART 5.6 OF NCC
- WEATHERPROOFING OF MASONRY - PART 5.7 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- SUB FLOOR VENTILATION - PART 6.2 OF NCC
- STRUCTURAL STEEL MEMBERS - PART 6.3 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- SHEET ROOFING - PART 7.2 OF NCC
- ROOF TILES & SHINGLES - PART 7.3 OF NCC
- GUTTERS & DOWNPIPES - PART 7.4 OF NCC
- TIMBER & COMPOSITE WALL CLADDING - PART 7.5 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- WINDOWS & EXTERNAL GLAZED DOORS - PART 8.2 OF NCC
- GLASS - PART 8.3 OF NCC
- GLAZING HUMAN IMPACT - PART 8.4 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 9.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS & FLOORS - PART 9.3 OF NCC
- FIRE PROTECTION OF GARAGE TOP DWELLINGS - PART 9.4 OF NCC
- SMOKE ALARMS & EVACUATION LIGHTING - PART 9.5 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- WET AREA WATERPROOFING - PART 10.2 OF NCC
- ROOM HEIGHTS - PART 10.3 OF NCC
- FACILITIES - PART 10.4 OF NCC
- LIGHT - PART 10.5 OF NCC
- VENTILATION - PART 10.6 OF NCC
- SOUND INSULATION - PART 10.7 OF NCC
- CONDENSATION MANAGEMENT - PART 10.8 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 0F NCC
- STAIRWAY & RAMP CONSTRUCTION - PART 11.2 OF NCC
- BARRIERS & HANDRAILS - PART 11.3 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE - PART 12.3 OF NCC
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES - PART 12.4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- BUILDING FABRIC - PART 13.2 OF NCC
- EXTERNAL GLAZING - PART 13.3 OF NCC
- BUILDING SEALING - PART 13.4 OF NCC
- CEILING FANS - PART 13.5 OF NCC
- WHOLE OF HOME ENERGY USAGE - PART 13.6 OF NCC
- SERVICES - PART 13.7 OF NCC
- 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 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- 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 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- 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

IMPORTANT NOTATION FOR BUILDERS

- All dimensions are to be confirmed on-site by the builder/subcontractor, any incongruencies 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 obtain written confirmation of material selection by the Client prior to ordering.
- All construction, control joints, and expansion joints in the walls, floors, and 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 suitably qualified 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 available 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 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 additional to that which 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 Standards Australia, the National Construction Code 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 the 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 - Residential timber-framed construction. Level and 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 and/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 installation is to comply with AS 1288, AS 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings in wet areas to be plasterboard and villaboard, or equal. 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 specifications. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specifications and to AS 3740, Part H4D2 and Section 10; Part 10.2 of the 2022 NCC.
- 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, Part H2D2 and Section 3; Part 3.3 of the 2022 NCC.
- Smoke detector alarms are to be installed in accordance with AS 3786, Part H3D6 and Section 9; Part 9.5 of the 2022 NCC.
- If a member which provides structural support to the works is subject to termite attack, management measures are to comply with AS 3660 and Section 3; Part 3.4 of the 2022 NCC. Termite management system to be installed to manufacturer's specifications.
- Stairs and Balustrades to comply with Part H5D2, H5D3 and Section 11; Part 11.2 and 11.3 of the 2022 NCC. 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 is more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by the 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 as part of the contract.Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration 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?
- All work and materials to comply with the current Australian standards at the time of commencement, where applicable.
- 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 new downpipes are to be connected to the existing stormwater system.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All gutters, downpipes to be colorbond.
- All wall and ceiling linings to be plasterboard or cement render as selected, and villa board in wet areas. To comply with relevant Australian standards, and installed in accordance with manufacturers specification.

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- Structure - Part H1 & Section 2 of NCC
- Structural Provisions - PART H1D2 & PART 2.2 of NCC

- Site Preparation - Part H1D3 & Section 3 of NCC
- Earthworks - Part 3.2 of NCC
- Drainage - Part 3.3 of NCC
- Termite Risk Management - Part 3.4 of NCC

- Footings & Slabs - Part H1D4 & Section 4 of NCC
- Footings, Slabs & Associated Elements - Part 4.2 of NCC

- Masonry - Part H1D5 & Section 5 of NCC
- Masonry Veneer - Part 5.2 of NCC
- Cavity Masonry - Part 5.3 of NCC
- Unreinforced Single Leaf Masonry - Part 5.4 of NCC
- Isolated Piers - Part 5.5 of NCC
- Masonry Components & Accessories - Part 5.6 of NCC
- Waetherproofing of Masonry - Part 5.7 of NCC

- Framing - Part H1D6 & Section 6 of NCC
- Sub Floor Ventilation - Part 6.2 of NCC
- Structural Steel Members - Part 6.3 of NCC

- Roof & Wall Cladding - Part H1D7 & Section 7 of NCC
- Sheet Roofing - Part 7.2 of NCC
- Roof Tiles & Shingles - Part 7.3 of NCC
- Gutters & Downpipes - Part 7.4 of NCC
- Timber & Composite Wall Cladding - Part 7.5 of NCC

- Glazing - Part H1D8 & Section 8 of NCC
- Windows & External Glazed Doors - Part 8.2 of NCC
- Glass - Part 8.3 of NCC
- Glazing Human Impact - Part 8.4 of NCC

- Damp & Weatherproofing - Part H2 of NCC

- Fire Safety - Part H3 & Section 9 of NCC
- Fire Separation of External Walls - Part 9.2 of NCC
- Fire Protection of Separating Walls & Floors - Part 9.3 of NCC
- Fire Protection of Garage Top Dwellings - Part 9.4 of NCC
- Smoke Alarms & Evacuation Lighting - Part 9.5 of NCC

- Health & Amenity - Part H4 & Section 10 of NCC
- Wet Area Waterproofing - Part 10.2 of NCC
- Room Heights - Part 10.3 of NCC
- Facilities - Part 10.4 of NCC
- Light - Part 10.5 of NCC
- Ventilation - Part 10.6 of NCC
- Sound Insulation - Part 10.7 of NCC
- Condensation Management - Part 10.8 of NCC

- Safe Movement & Access - Part H5 & Section 11 of NCC
- Stairway & Ramp Construction - Part 11.2 of NCC
- Barriers & Handrails - Part 11.3 of NCC

- Ancillary Provisions - Part H7 & Section 12 of NCC
- Construction in Alpine Areas - Part 12.2 of NCC
- Attachment of Framed Decks & Balconies to External Walls of Buildings Using a Waling Plate - Part 12.3 of NCC
- Heating Appliances, Fireplaces, Chimneys & Flues - Part 12.4 of NCC

- Swimming Pools - Part H7P1 & NSW H7D2 of NCC

- Construction in Bushfire Prone Areas - Part NSW H7D4 of NCC

- Energy Efficiency - Part H6 & Section 13 of NCC
- Building Fabric - Part 13.2 of NCC
- External Glazing - Part 13.3 of NCC
- Building Sealing - Part 13.4 of NCC
- Ceiling Fans - Part 13.5 of NCC
- Whole of Home Energy Usage - Part 13.6 of NCC
- Services - Part 13.7 of NCC

- Pool Fencing & other provisions - Regulations, & AS 1926
- 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 3500:2021
- All plasterboard work to comply with AS 2588:2018
- 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 1562.1:2018
- All skylights to comply with AS 4285:2019
- All ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- All glazing assemblies to comply with AS 2047-2014 & AS 1288:2021
- All timber retaining walls to comply with AS 1720, AS 1170
- All retaining walls to comply with AS 3700:2018 & AS 3600:2018
- All construction in bushfire-prone areas to comply with 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.

SAFTEY 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 token to ovoid 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 objecls. 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 building 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 ovoid 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 ore identified on the plans but the excel 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 moss 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 moss 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 con 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 limber 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 lo 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 lo 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.

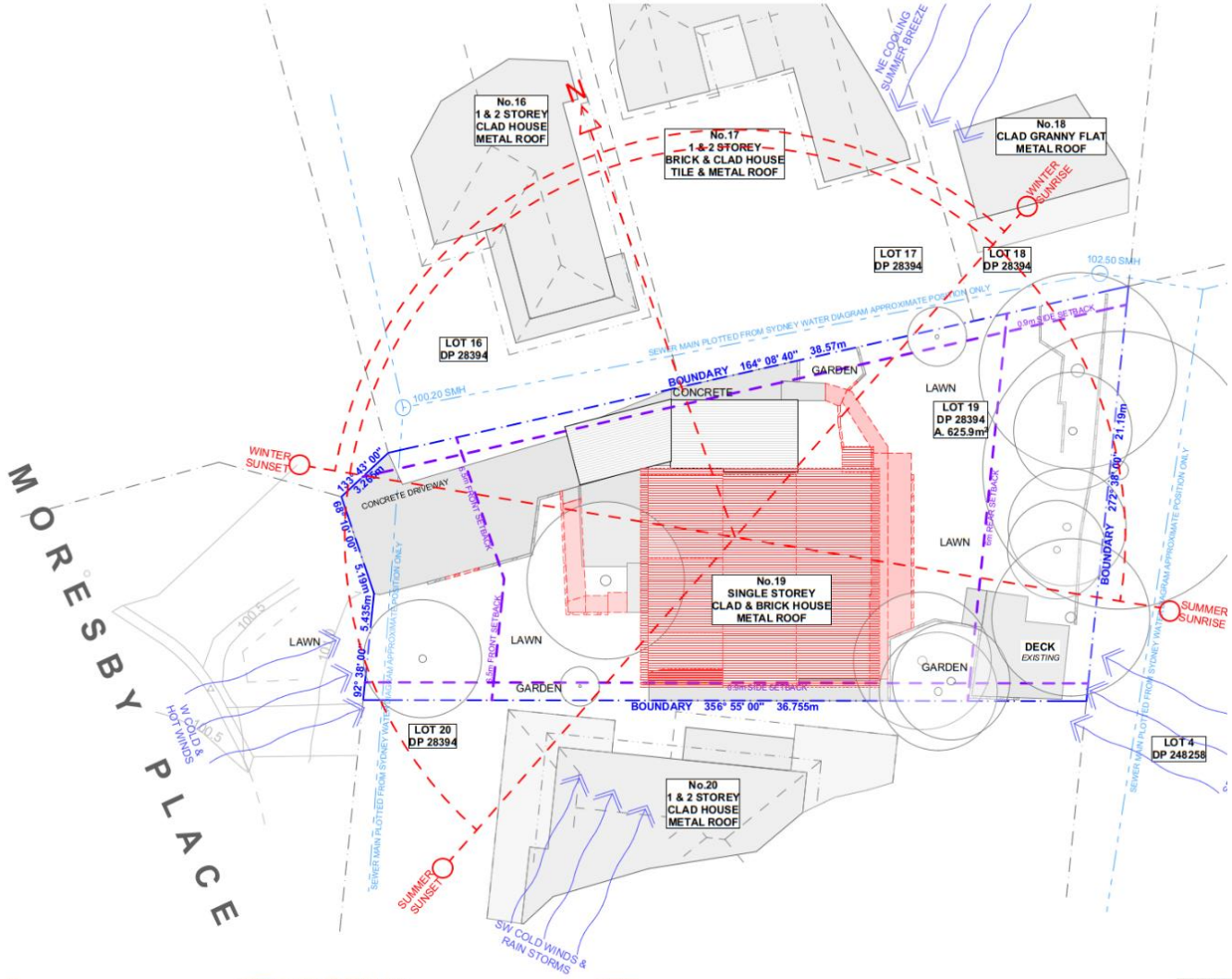
9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

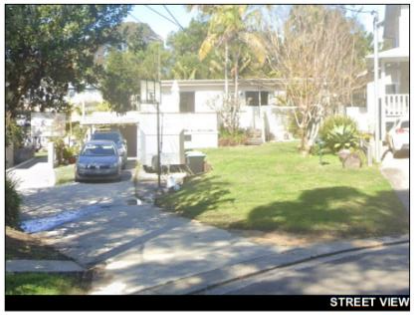
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safely Act 2011 or subsequent replacement Act should be applied to the new use.

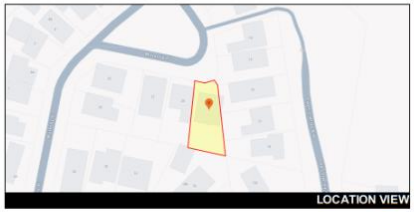
NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:This building has been designed to requirements of the classification identified on the drawings. The specific, use of the building is not known at the time of the design and a further assessment of the 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 dale 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.







Scale 1:200 1 0 1 2 3 4 5m

1 **SITE ANALYSIS PLAN** 1:200

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

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Laura & Rich Merry

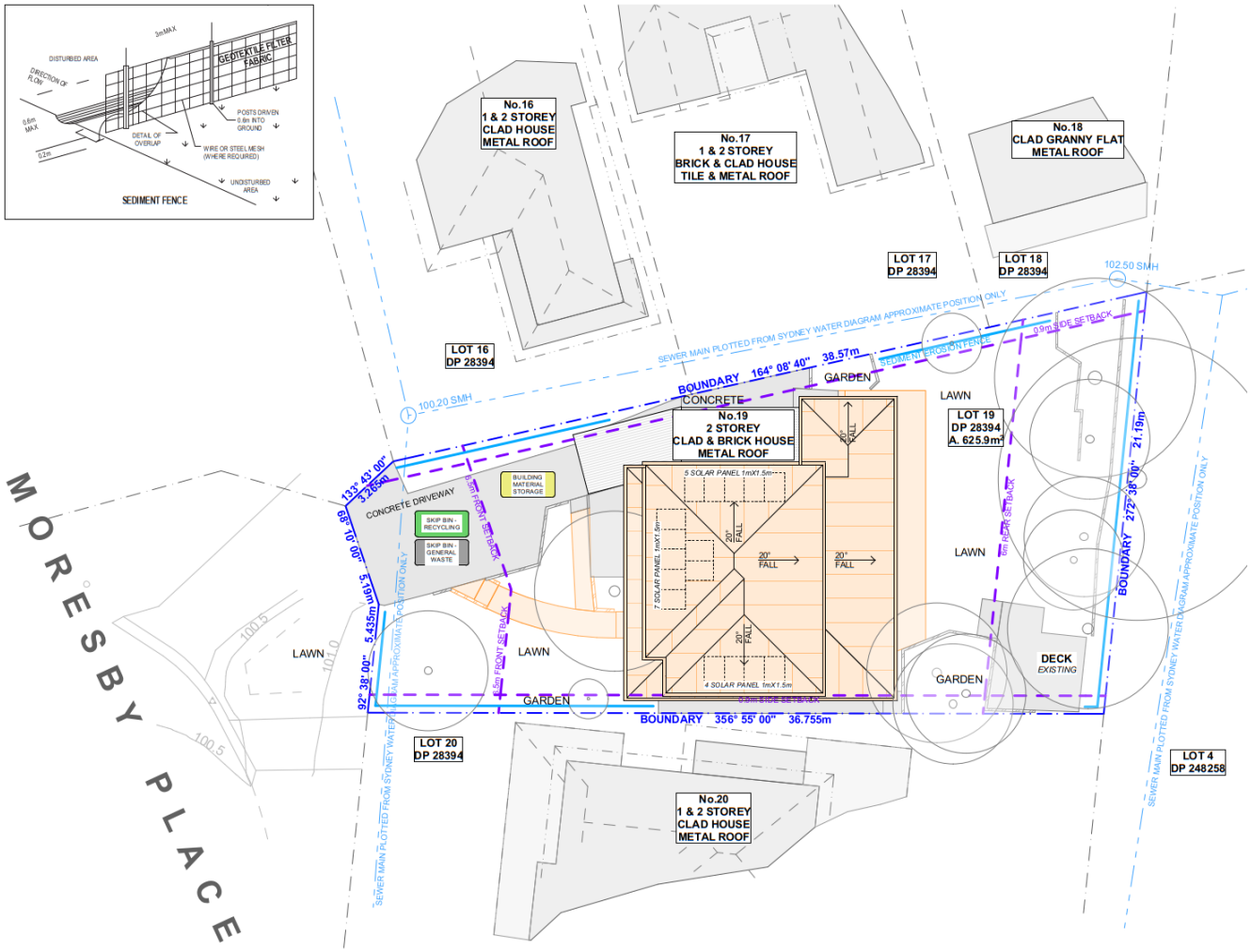
PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA03

DATE
Wednesday, 11 June 2025

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 STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEPT 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

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

Scale 1:200 1 0 1 2 3 4 5m

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LEGEND
- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
Laura & Rich Merry

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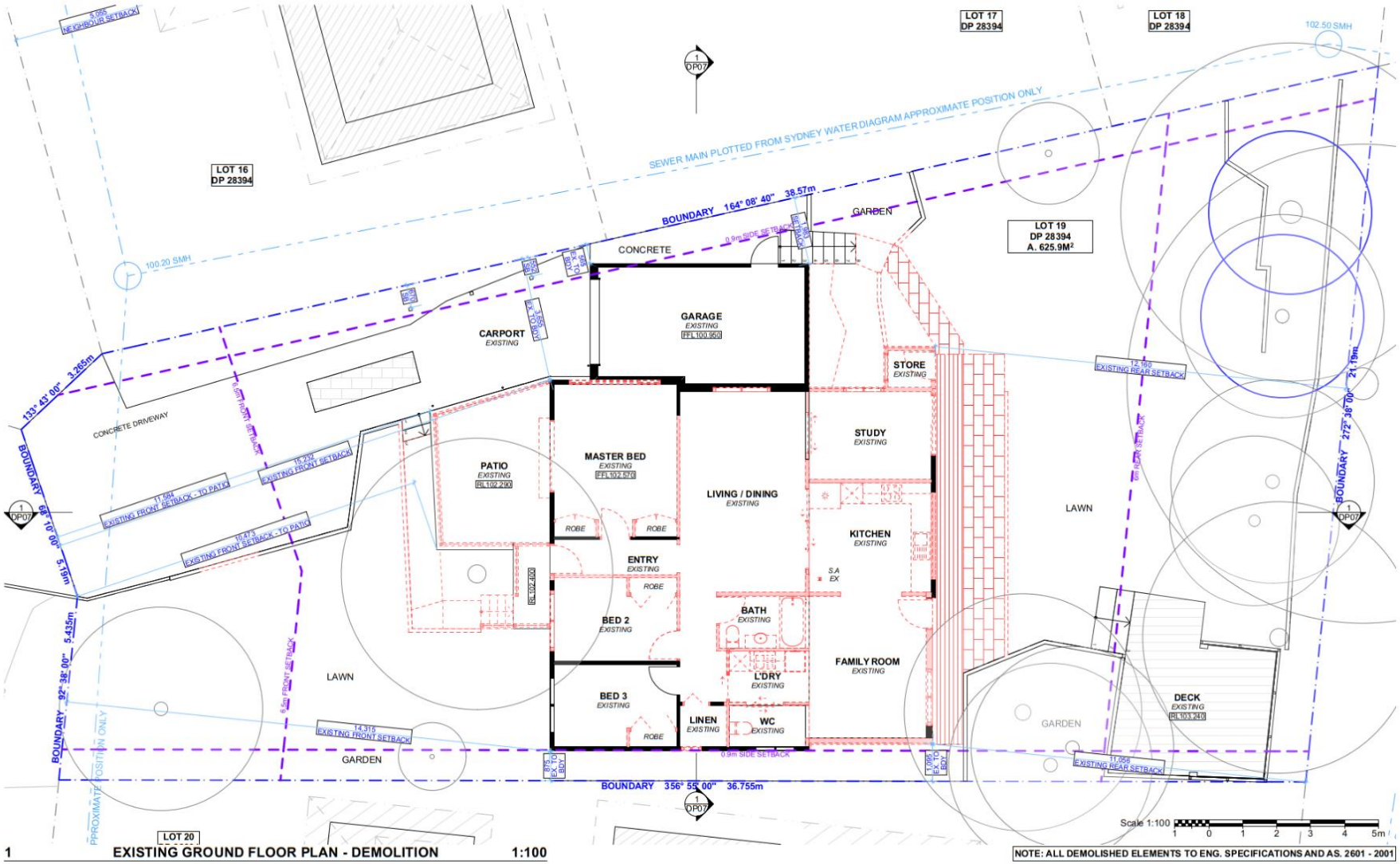
2100

DRAWING NO.
DA04

DATE
Wednesday, 11 June 2025

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

SCALE
1:200 @A3



1 **EXISTING GROUND FLOOR PLAN - DEMOLITION** 1:100

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

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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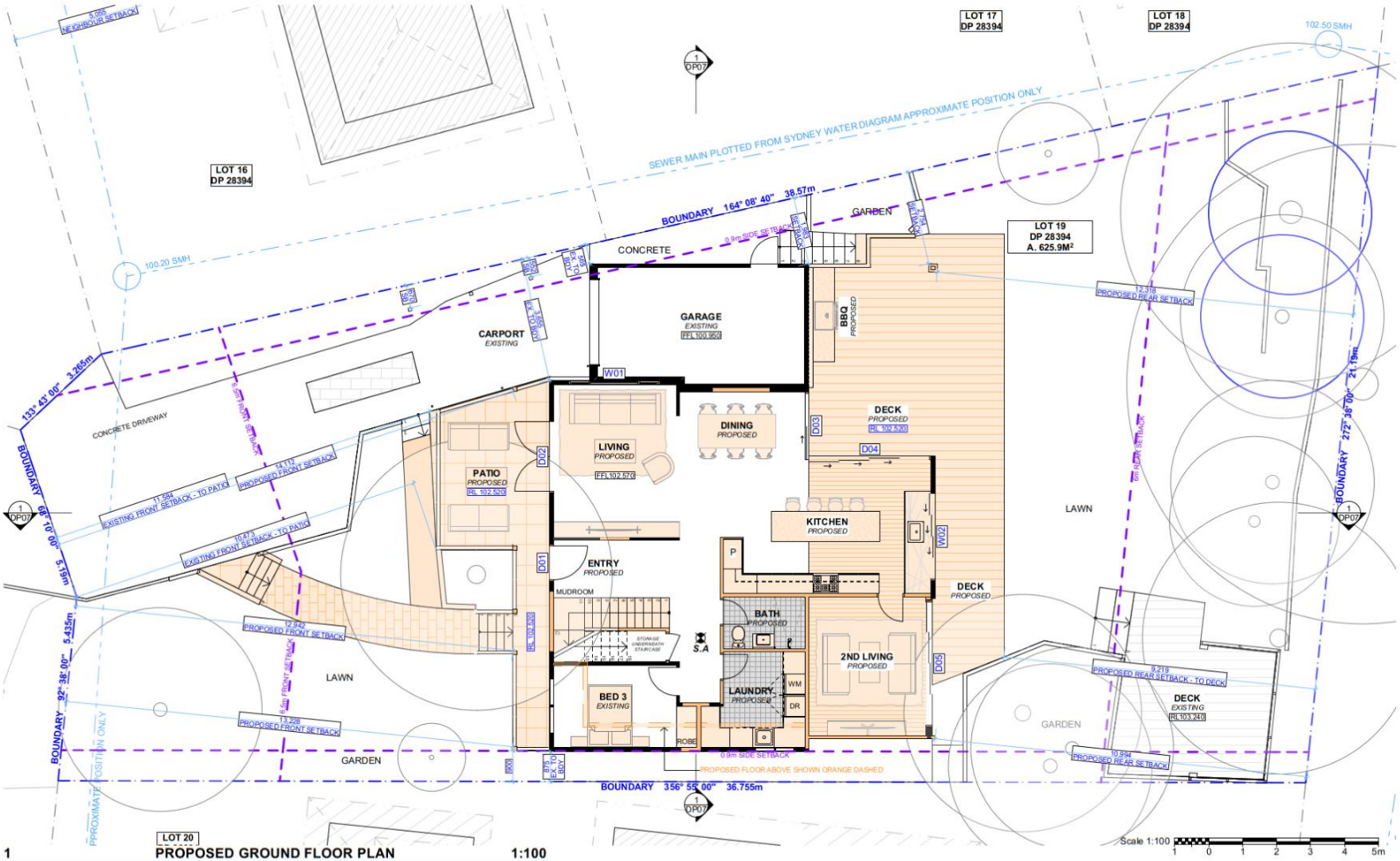
DRAWING NO.
DA05

DATE
Wednesday, 11 June 2025

DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A3



1 **PROPOSED GROUND FLOOR PLAN** 1:100

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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DA06

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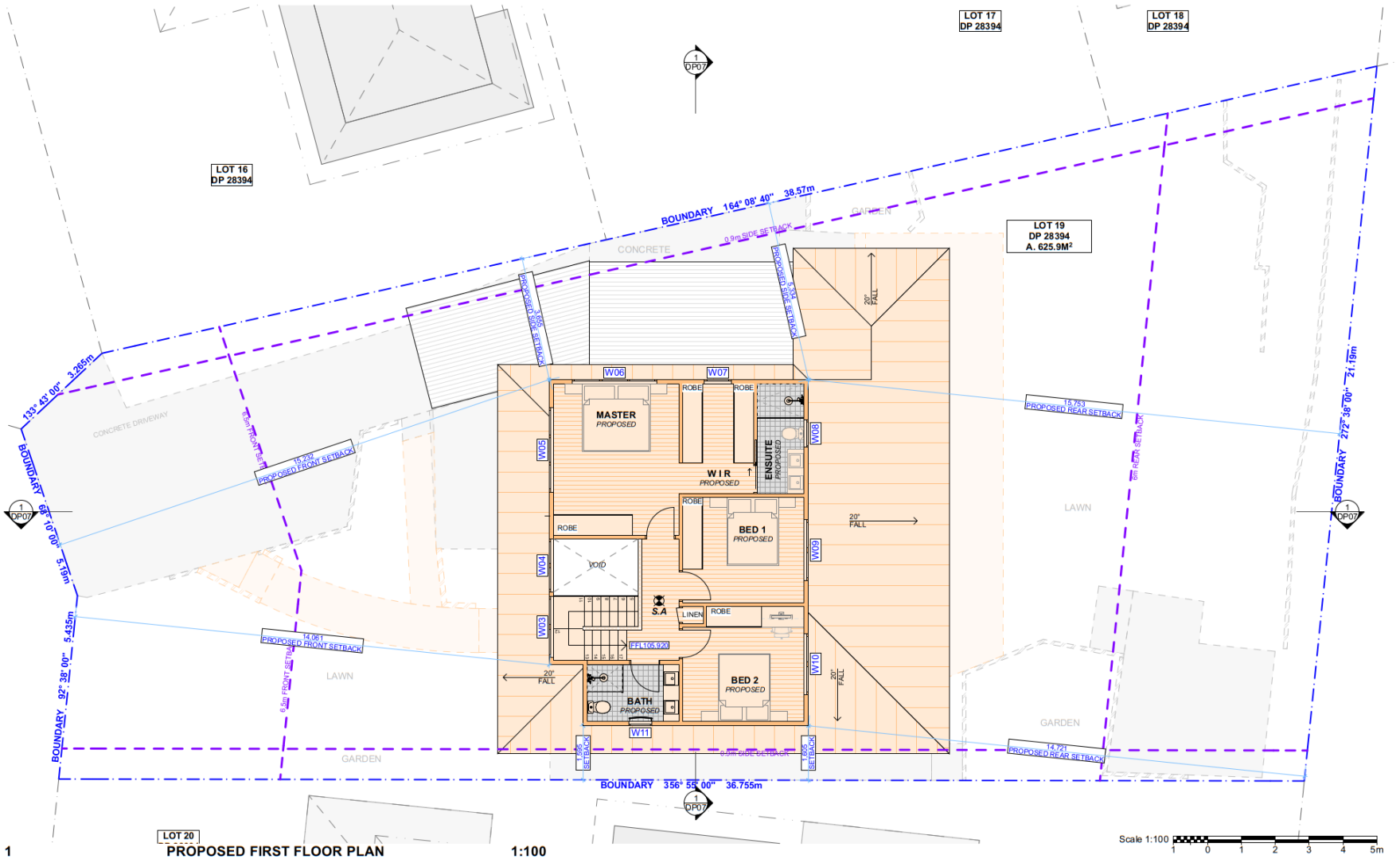
DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3



1 PROPOSED FIRST FLOOR PLAN 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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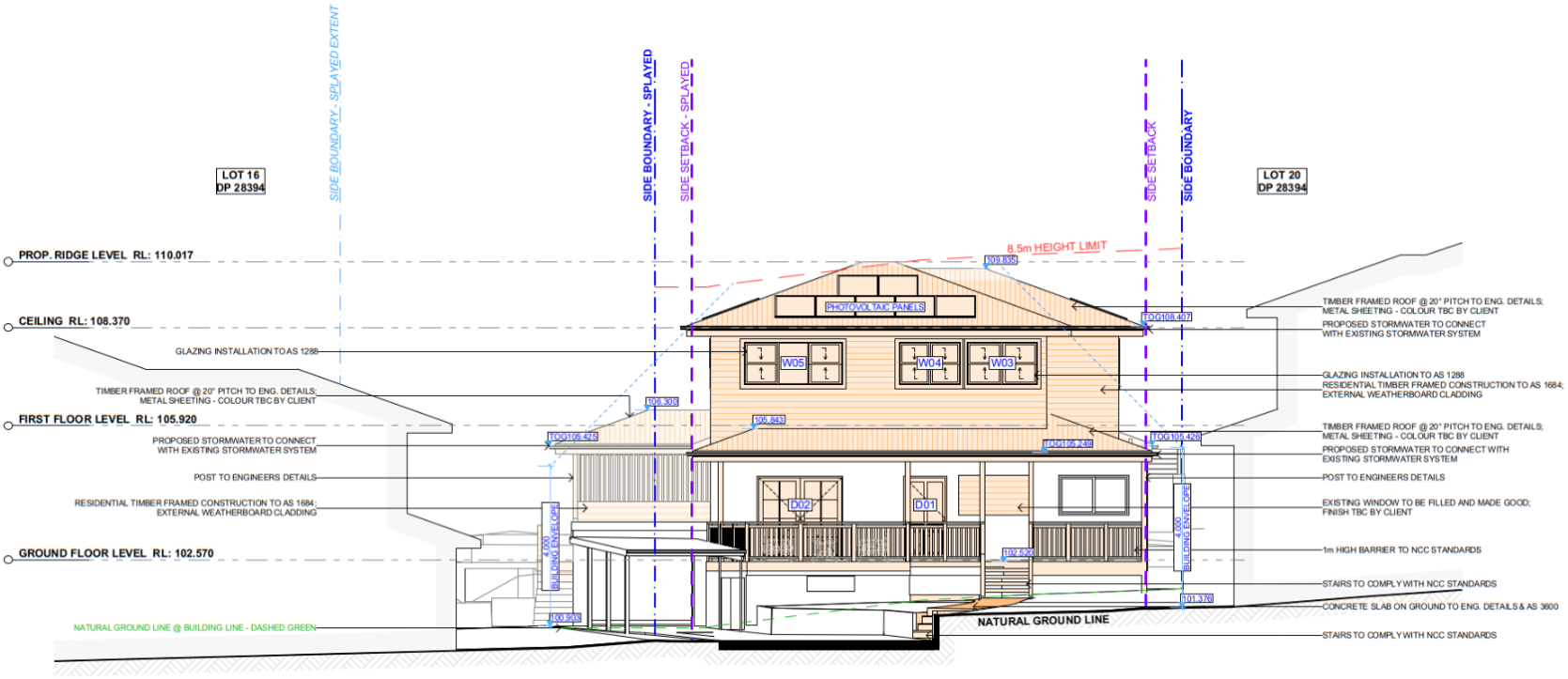
DRAWING NO.
DA07

DATE
Wednesday, 11 June 2025

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A3



1 NORTH ELEVATION - PRIMARY ROAD 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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DRAWING NO.
DA08

DATE
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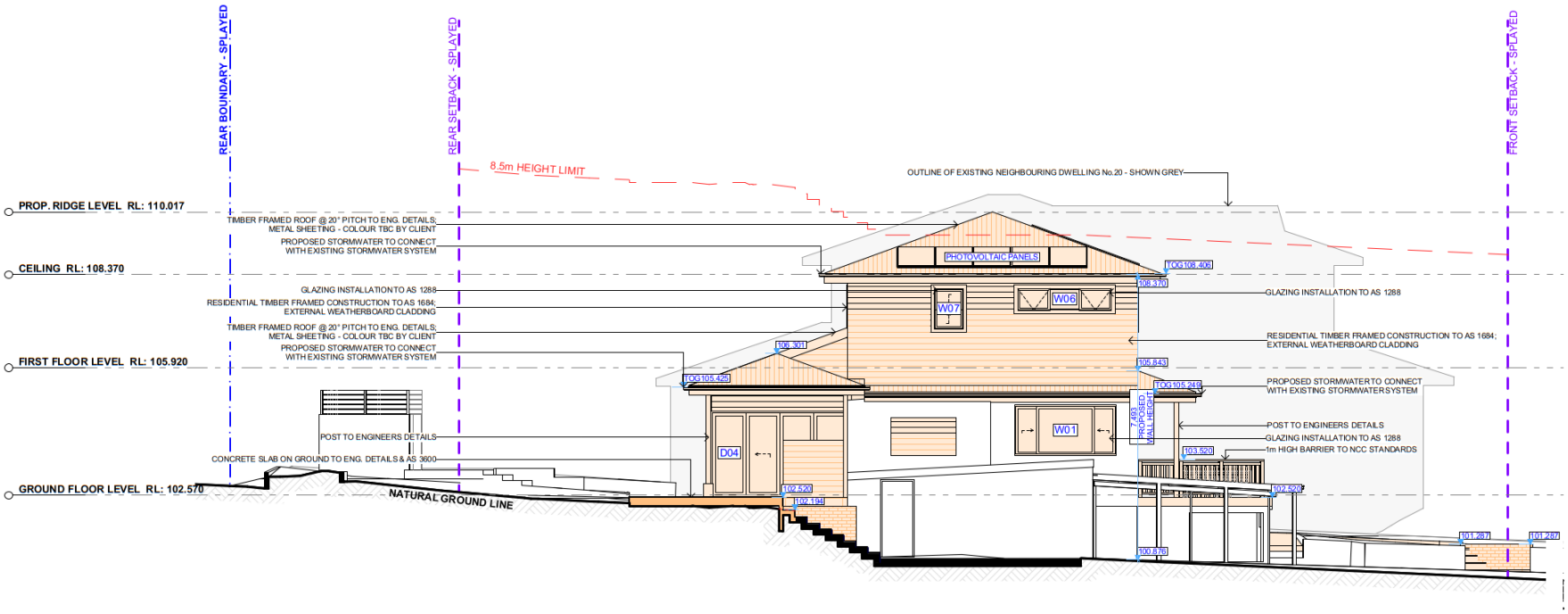
DRAWING NAME
NORTH ELEVATION - PRIMARY ROAD

SCALE
1:100 @A3



1 EAST ELEVATION - SIDE 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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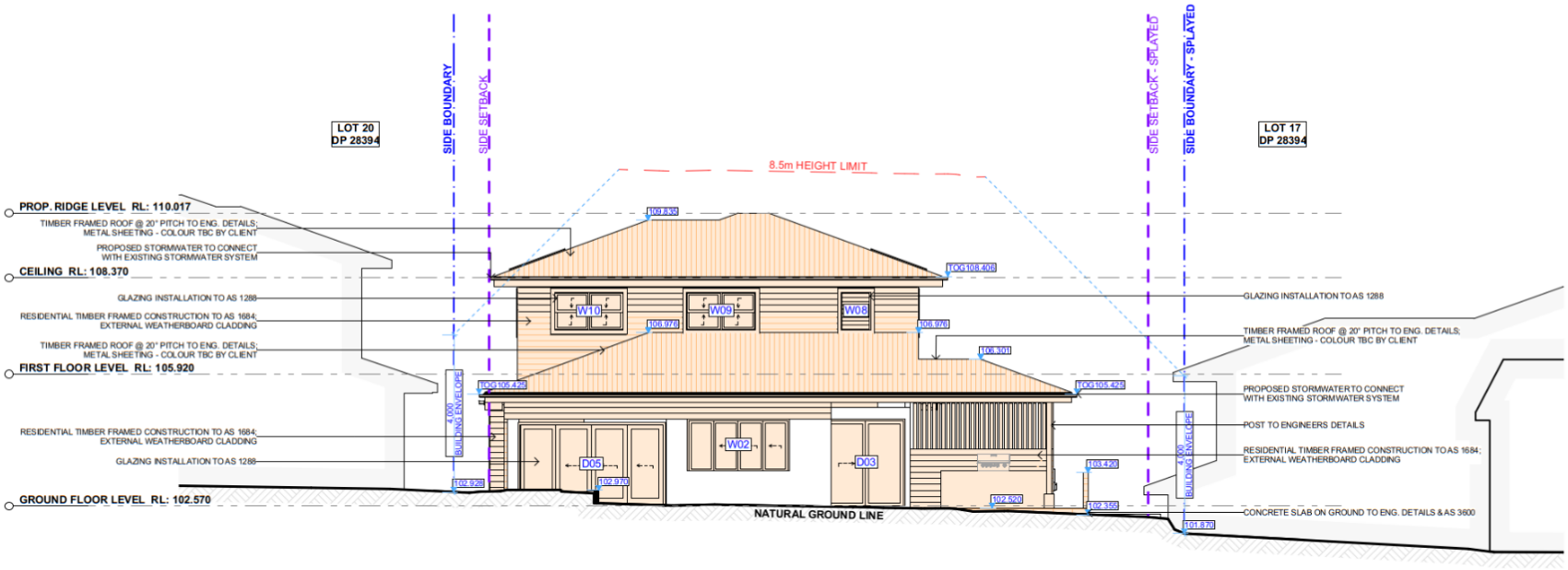
DRAWING NO.
DA09

DATE
Wednesday, 11 June 2025

DRAWING NAME
EAST ELEVATION - SIDE

SCALE
1:100 @A3



1 **SOUTH ELEVATION - REAR** 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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DRAWING NO.
DA10

DATE
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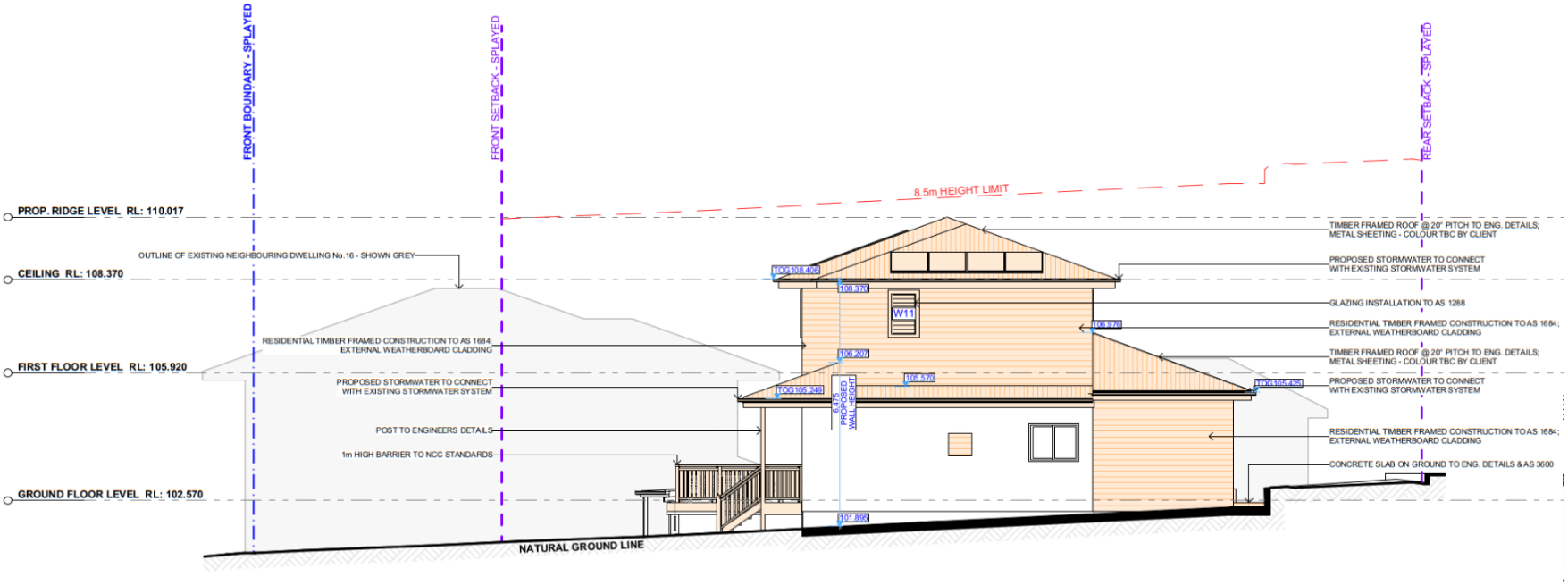
DRAWING NAME
SOUTH ELEVATION - REAR

SCALE
1:100 @A3



1 **WEST ELEVATION - SIDE** 1:100

Scale 1:100 1 0 1 2 3 4 5m

ACTION PLANS

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LEGEND

- METAL ROOFING
- TILED ROOFING
- TIMBER CLAD
- BRICKWORK
- CONCRETE
- EXISTING

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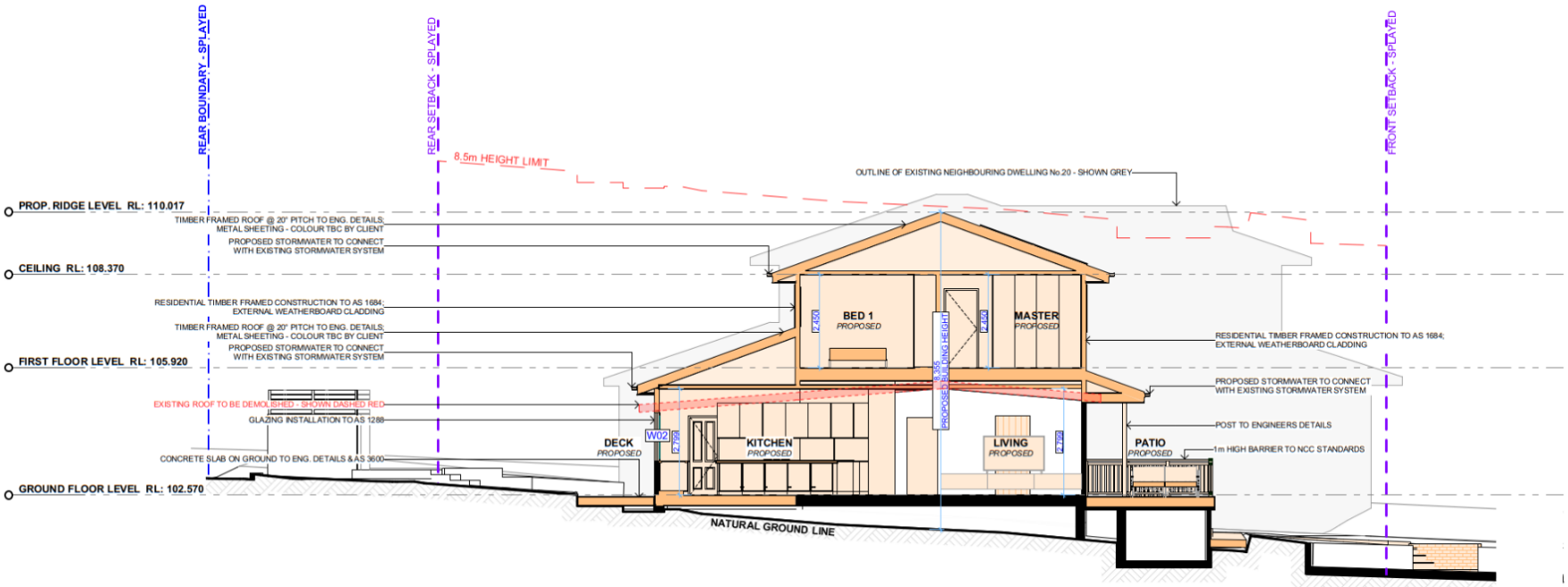
DRAWING NO.
DA11

DATE
Wednesday, 11 June 2025

DRAWING NAME
WEST ELEVATION - SIDE

SCALE
1:100 @A3



1 LONG SECTION 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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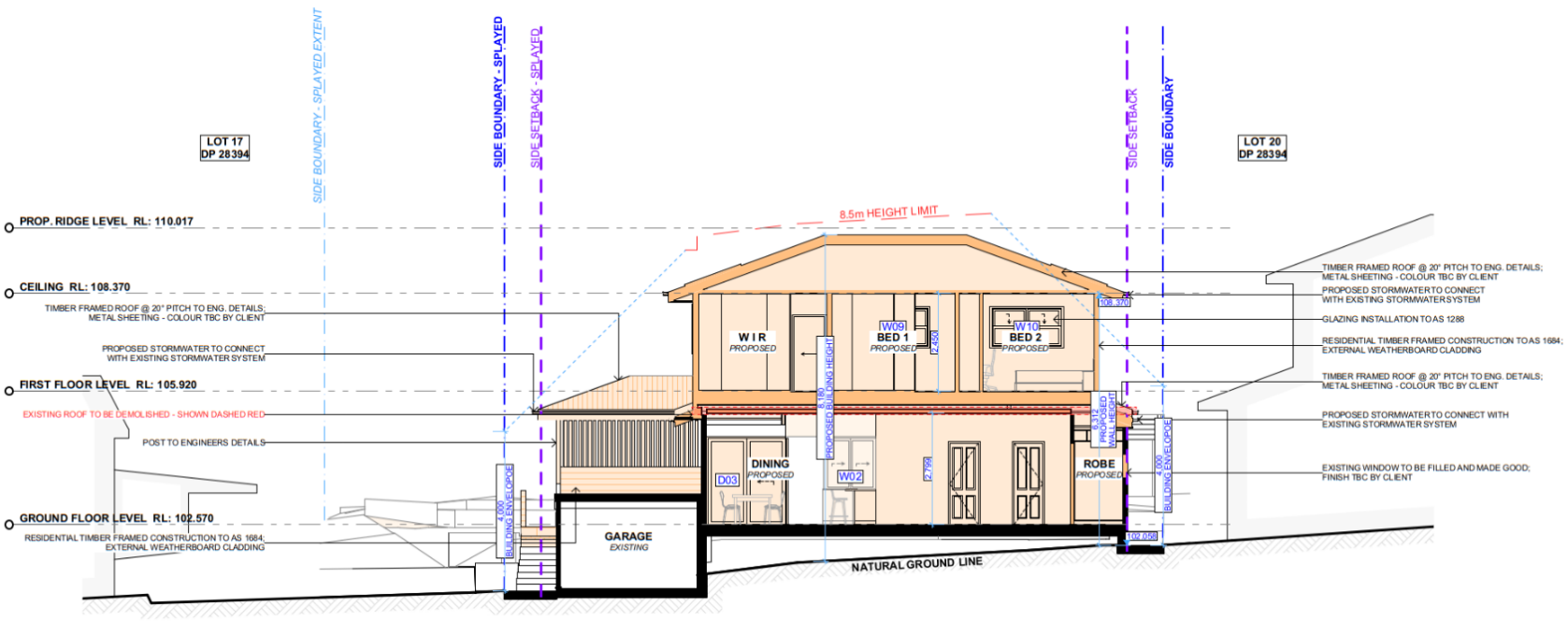
DRAWING NO.
DA12

DATE
Wednesday, 11 June 2025

DRAWING NAME
LONG SECTION

SCALE
1:100 @A3



1 **CROSS SECTION** 1:100

Scale 1:100 1 0 1 2 3 4 5m

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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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DRAWING NO.
DA13

DATE
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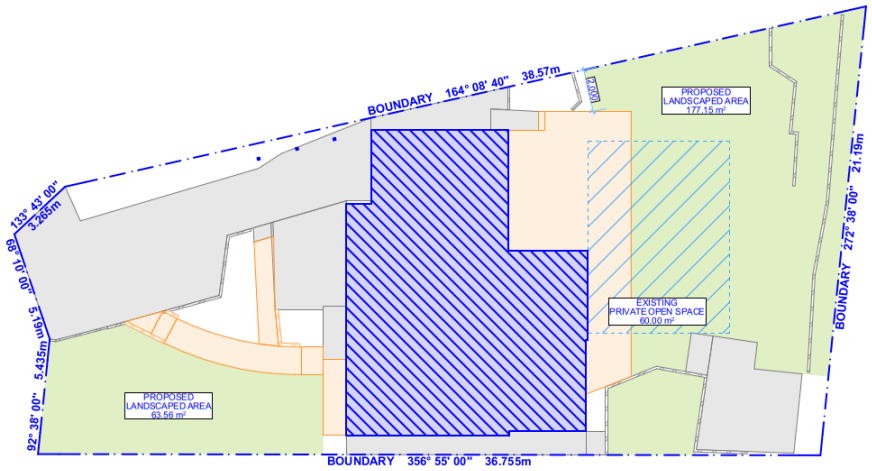
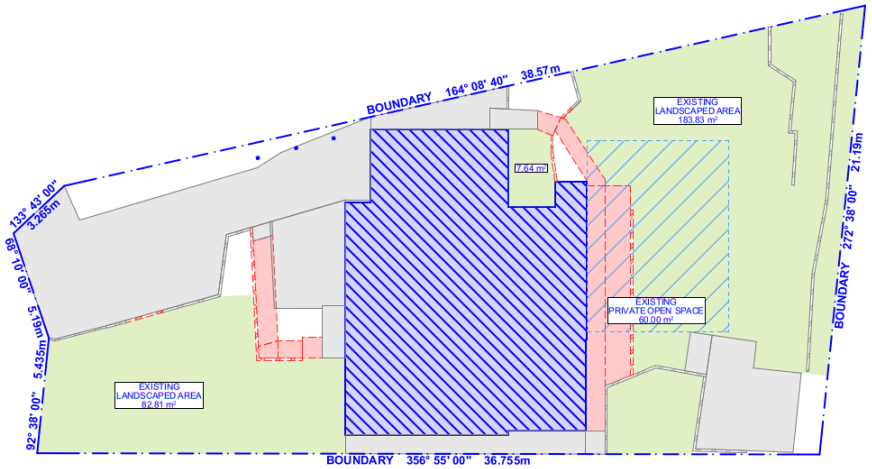
DRAWING NAME
CROSS SECTION

SCALE
1:100 @A3



2 **PROPOSED AREA CALCULATION PLAN** 1:200



1 **EXISTING AREA CALCULATION PLAN** 1:200

CONTROL TABLE

SITE AREA 625.9m²

	CONTROL	EXISTING	PROPOSED
LANDSCAPED AREA	40% (250.36m²)	44% (274.28m²)	38% (240.71m²)
PRIVATE OPEN SPACE AREA	60m²	60m²	60m²

LEGEND

- LANDSCAPED AREA
- EXISTING BUILDING FOOTPRINT
- EXISTING HARD SURFACE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED HARD SURFACE
- PRIVATE OPEN SPACE AREA

Scale 1:200 1 0 1 2 3 4 5m

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LEGEND

CLIENT
Laura & Rich Merry

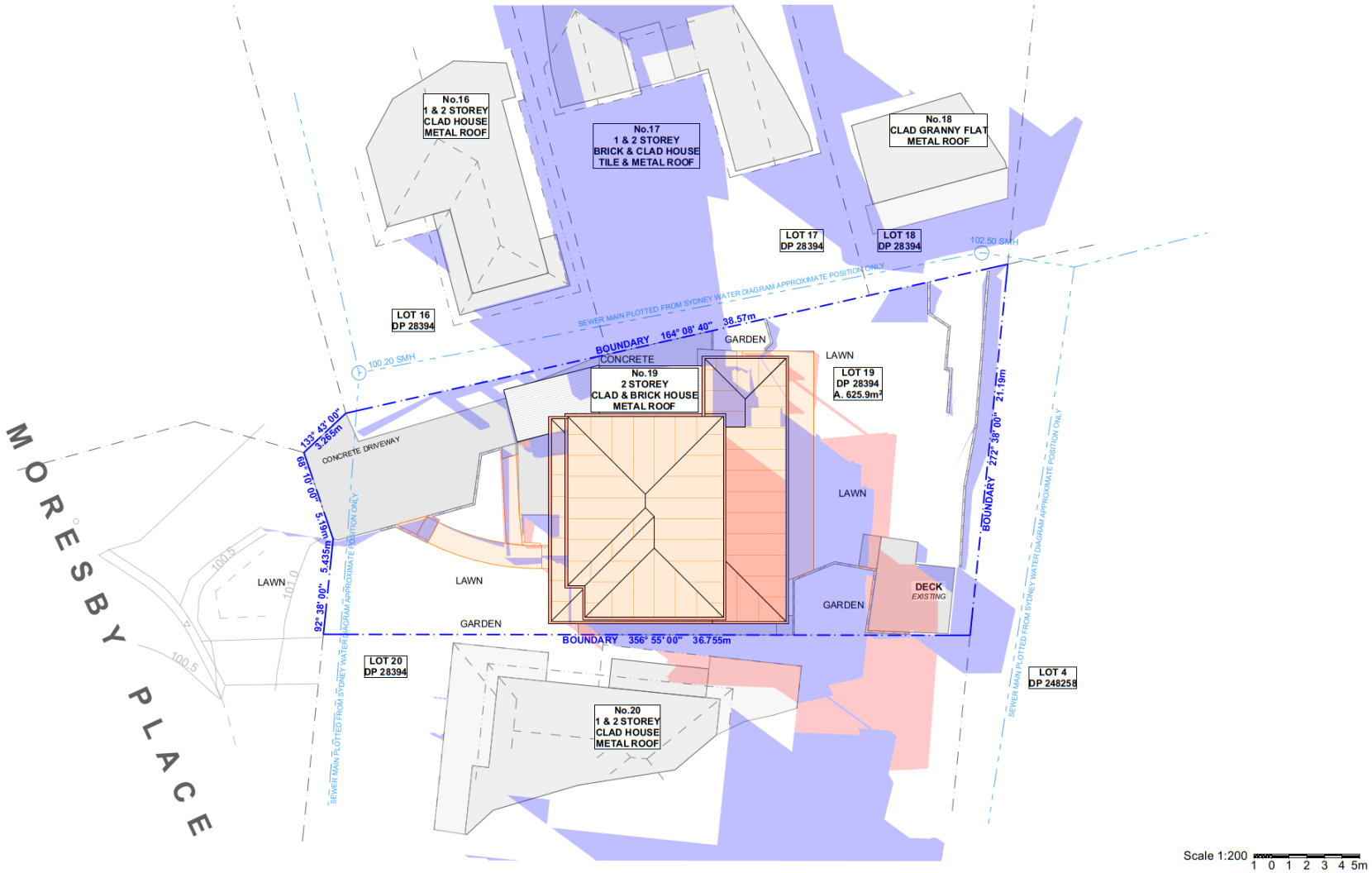
PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA14

DATE
Wednesday, 11 June 2025

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3



1 **SHADOW DIAGRAM - 21 JUNE - 9AM** **1:200**

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REV.	DATE	COMMENTS	DRWN
A	11.06.25	DA - SUBMISSION	DLR

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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

CLIENT
Laura & Rich Merry

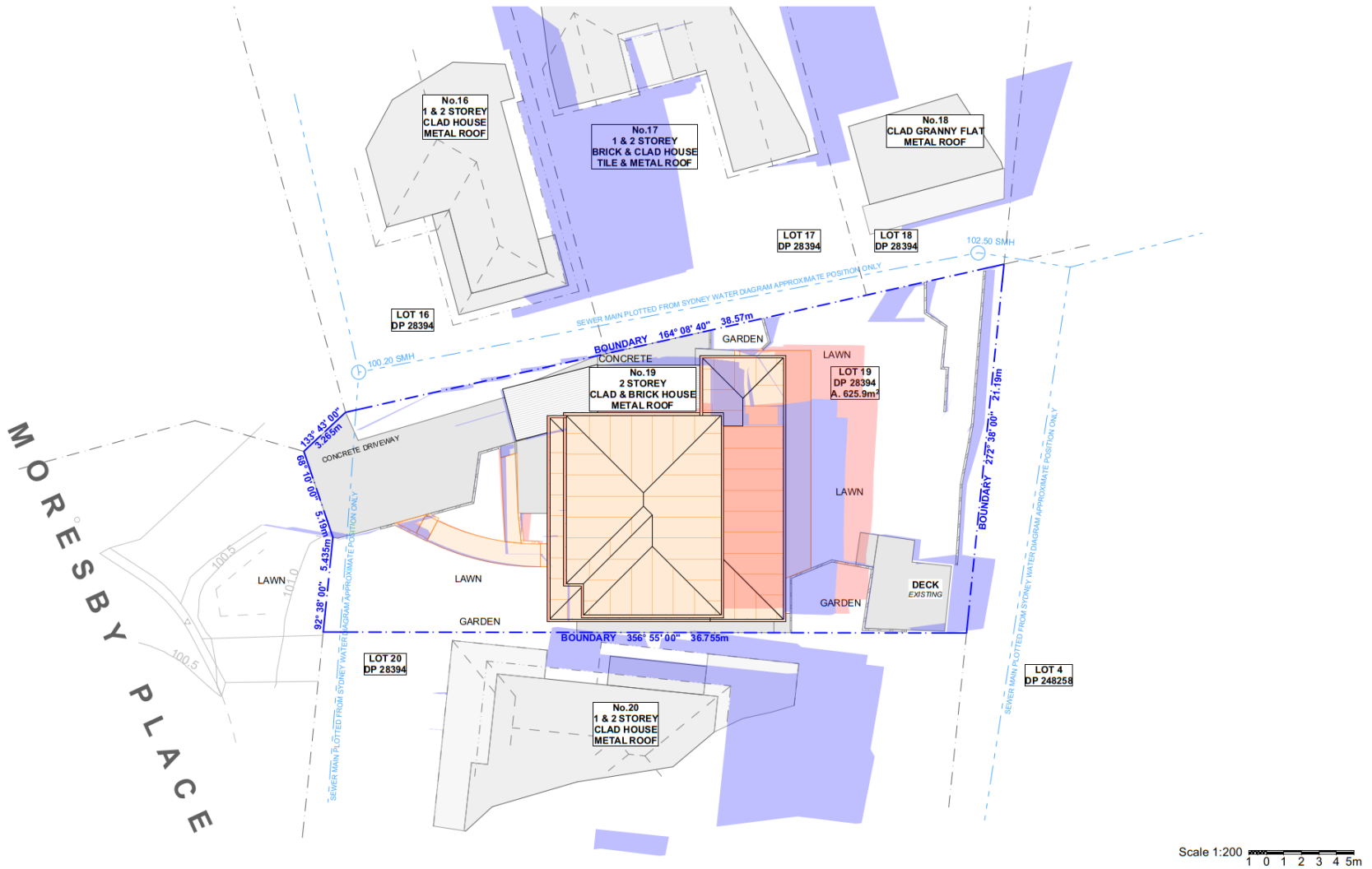
PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA15

DATE
Wednesday, 11 June 2025

DRAWING NAME
SHADOW DIAGRAM - 21 JUNE - 9AM

SCALE
1:200 @A3



Scale 1:200 1 0 1 2 3 4 5m

1 **SHADOW DIAGRAM - 21 JUNE - 12PM** 1:200

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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

CLIENT
Laura & Rich Merry

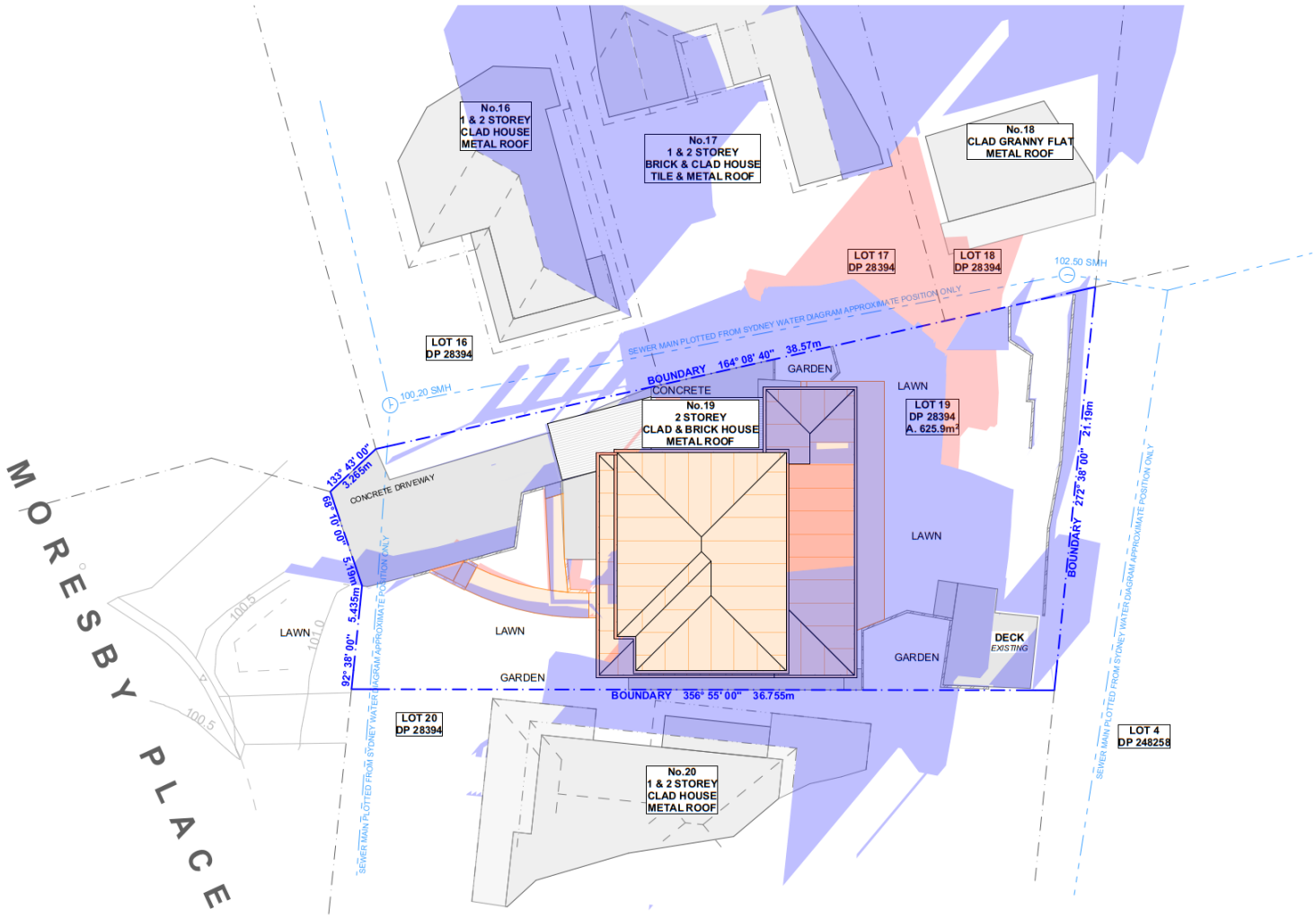
PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA16

DATE
Wednesday, 11 June 2025

DRAWING NAME
SHADOW DIAGRAM - 21 JUNE - 12PM

SCALE
1:200 @A3



Scale 1:200 1 0 1 2 3 4 5m

1 SHADOW DIAGRAM - 21 JUNE - 3PM 1:200

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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS

CLIENT
Laura & Rich Merry

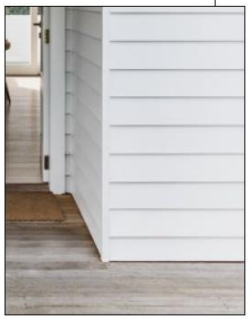
PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA17

DATE
Wednesday, 11 June 2025

DRAWING NAME
SHADOW DIAGRAM - 21 JUNE - 3PM

SCALE
1:200 @A3



01 - EXTERNAL WEATHERBOARD CLADDING;
COLOUR TO BE CONFIRMED BY CLIENT

02 - EXTERNAL TIMBER DETAIL HANDRAIL;
COLOUR TO BE CONFIRMED BY CLIENT

03 - COLOURBOND METAL ROOF SHEETING;
COLOUR TO BE CONFIRMED BY CLIENT

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LEGEND

CLIENT
Laura & Rich Merry

PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA18

DATE
Wednesday, 11 June 2025

DRAWING NAME
SAMPLE BOARD

SCALE
1:1.84, 1:1 @A3

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1799007

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 09 June 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	DA - 19 MORESBY PL, ALLAMBIE HEIGHTS
Street address	19 MORESBY Place ALLAMBIE HEIGHTS 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP28394
Lot number	19
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ACTION PLANS PTY LTD	
ABN (if applicable): 55660046711	

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

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
conorete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
floor above existing dwelling or building.	nil	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 CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
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.		✔	✔

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W01	E	3.56	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W02	S	3.37	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	N	1.98	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04	N	1.73	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W05	N	2.75	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W06	E	1.5	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W07	E	0.88	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W08	S	0.8	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W09	S	1.8	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	S	1.8	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	W	0.76	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	N	2.04	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	N	4.44	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	S	4.35	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	E	7.89	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D05	S	7.77	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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CLIENT
Laura & Rich Merry

PROJECT ADDRESS
19 Moresby Place
Allambie Heights, NSW
2100

DRAWING NO.
DA19

DATE
Wednesday, 11 June
2025

DRAWING NAME
BASIX COMMITMENTS