

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				
Construction	Additional insulation required (R-Value)	Other specifications		
floor - above habitable rooms or mezzanine, framed	nil			
floor - suspended floor above garage, framed	nil			
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)			
internal wall shared with garage - cavity brick wall	nil			
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)		

03 Schedule of Basix Commitments - As per Certificate No.1023645S



View to Existing Residence (subject site) No.19 from Cnr Kooloora Ave and Charles St (courtesy Google Street View)

Windows, glazed doors and skylights The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door. The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table. The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the • Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or

• Overshadowing buildings/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.

window/glazed door no.	height (mm)	(mm)	Туре	10%)	Oversnadowing
North-East facing					
W01	1790	3000	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W02	2700	1540	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2850 mm, 0 mm above head of window or glazed door	not overshadowed
W03	3520	600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2400 mm, 2100 mm above head of window or glazed door	not overshadowed
W04	1200	2800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 150 mm above head of window or glazed door	not overshadowed
W05	2140	900	timber/UPVC/fibreglass, single, clear	eave 850 mm, 125 mm above head of window or glazed door	not overshadowed
W06	1750	860	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2400 mm, 450 mm above head of window or glazed door	not overshadowed
W07	800	460	timber/UPVC/fibreglass, single, clear	eave 1800 mm, 400 mm above head of window or glazed door	not overshadowed
South-East facing					
W08	680	1800	timber/UPVC/fibreglass, single, clear	eave 500 mm, 1150 mm above head of window or glazed door	>4 m high, 2-5 m away
W09	680	1500	timber/UPVC/fibreglass, single, clear	eave 500 mm, 1150 mm above head of window or glazed door	>4 m high, 2-5 m away
W10	1540	900	timber/UPVC/fibreglass, single, clear	eave 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W11	1540	900	timber/UPVC/fibreglass, single, clear	eave 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W12	1200	2000	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W13	1200	1600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W14	1200	1600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W15	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed



View to Existing Residence (subject site) No.19 from Charles St (courtesy Google Street View)

Drawing List

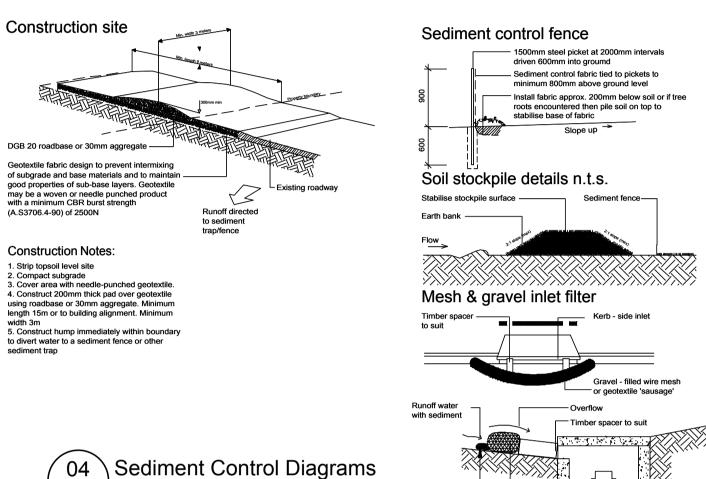
DA A100-A Cover Sheet, Site Analysis, Basix Commitments

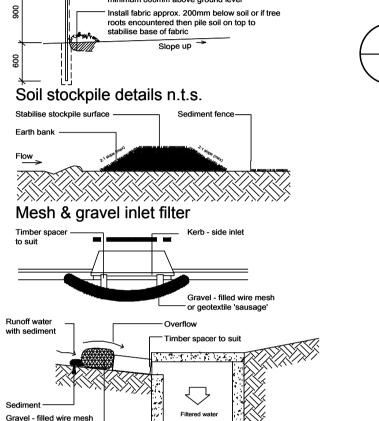
& Site Photos

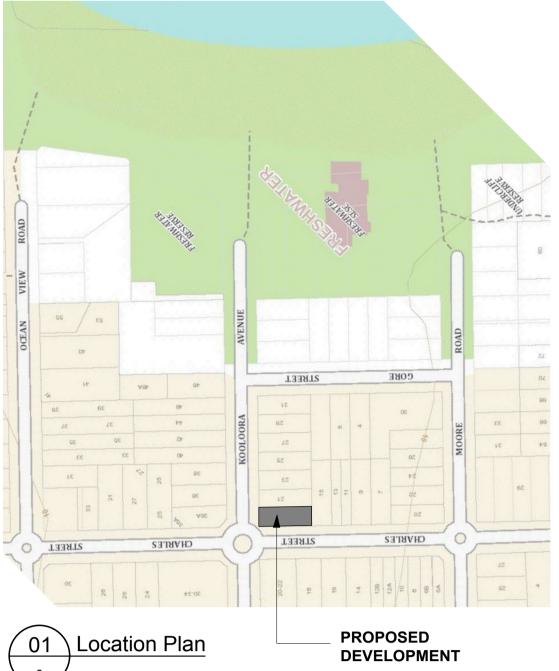
DA A100-A Lower Ground, Ground & First Floor Plans

DA A200-A Elevations and Sections DA A300-A Shadow Diagrams

SITE	ANAL	YSIS CA	LCS.
SITE AREA			376.8 m²
SOFT LANDS	SCAPE		
PERMISSIE		(40% Site Area)	150.72 m²
PROPOSEI)	(40.2%)	151.3 m²









W16	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	Sediment@ontrol Fence
South-West facir	ng				
W17	3520	600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 3000 mm, 2100 mm above head of window or glazed door	not overshadowed
W18	1600	800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2000 mm, 600 mm above head of window or glazed door	not overshadowed
W19	2700	4800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 6000 mm, 0 mm above head of window or glazed door	not overshadowed
W20	1750	860	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2000 mm, 400 mm above head of window or glazed door	not overshadowed
W21	800	460	timber/UPVC/fibreglass, single, clear	eave 1300 mm, 200 mm above head of window or glazed door	not overshadowed
W22	2100	3320	U-value: 2.3, SHGC: 0.171 - 0.209 (timber/UPVC/fibreglass, double (air), Lo-Tsol Low-e/clear)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
North-West facin	ıg				
W23	500	2130	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W24	400	2710	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W25	2700	360	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 1450 mm, 0 mm above head of window or glazed door	not overshadowed
W26	1300	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 3150 mm above head of window or glazed door	not overshadowed
W27	1600	800	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W28	1600	800	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W29	1750	1810	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
W30	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W31	800	4400	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W32	1200	2000	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

				(adjustable)
Energy Commitments				
Hot water				
The applicant must install the instantaneous with a perform	e following hot water system in nance of 5 stars.	the development, or a	system with a higher energ	y rating: gas
Natural lighting				
The applicant must install a	window and/or skylight in 4 bat	throom(s)/toilet(s) in the	development for natural lig	ghting.
Alternative energy				
	photovoltaic system with the camust connect this system to the			ctricity as part of the

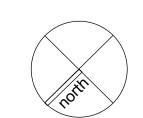
Preliminary 19.7.2019

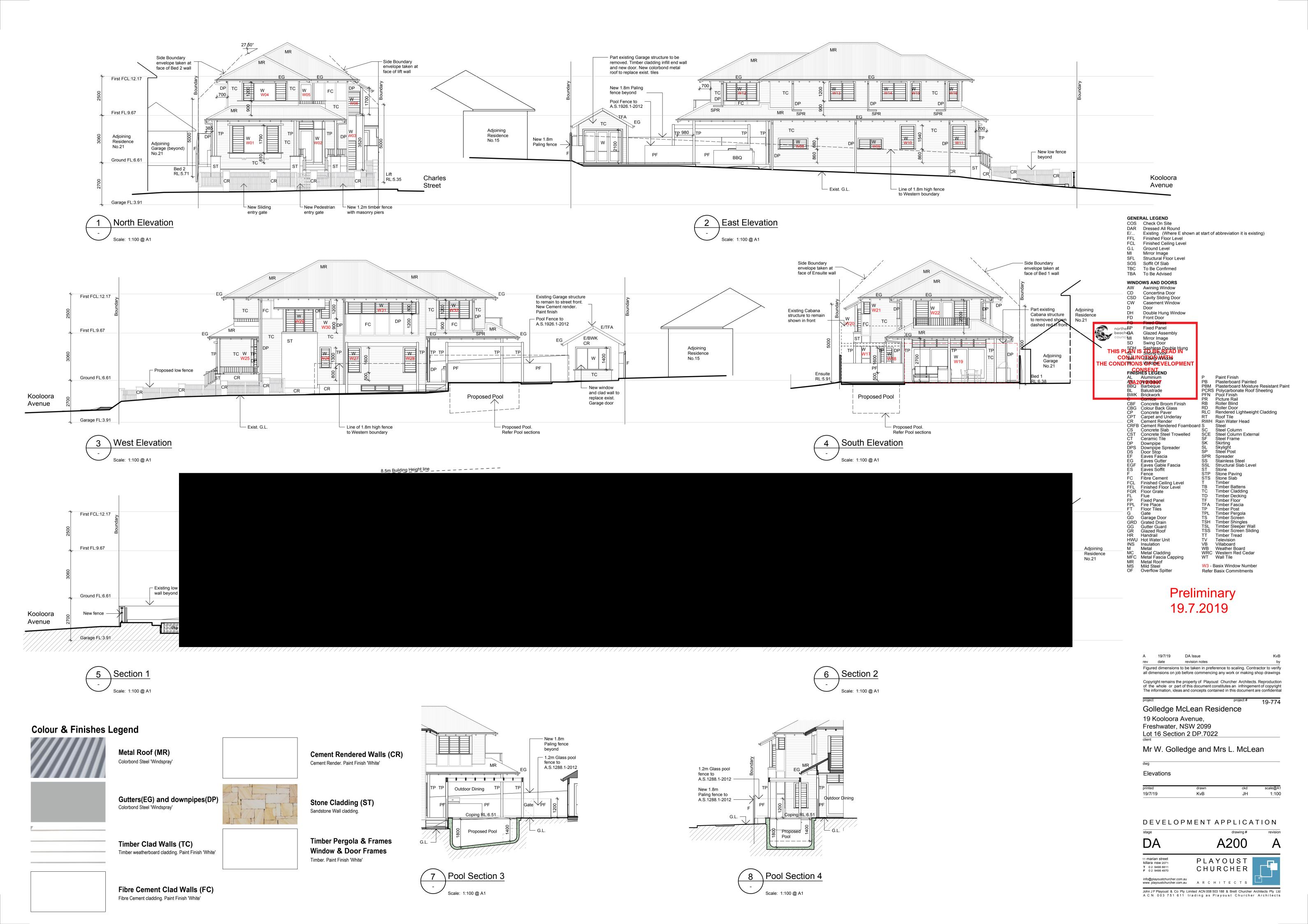
project	project #	19-77
Golledge McLean R	Residence	
19 Kooloora Avenue,		
Freshwater, NSW 2099	9	
Lot 16 Section 2 DP.70)22	

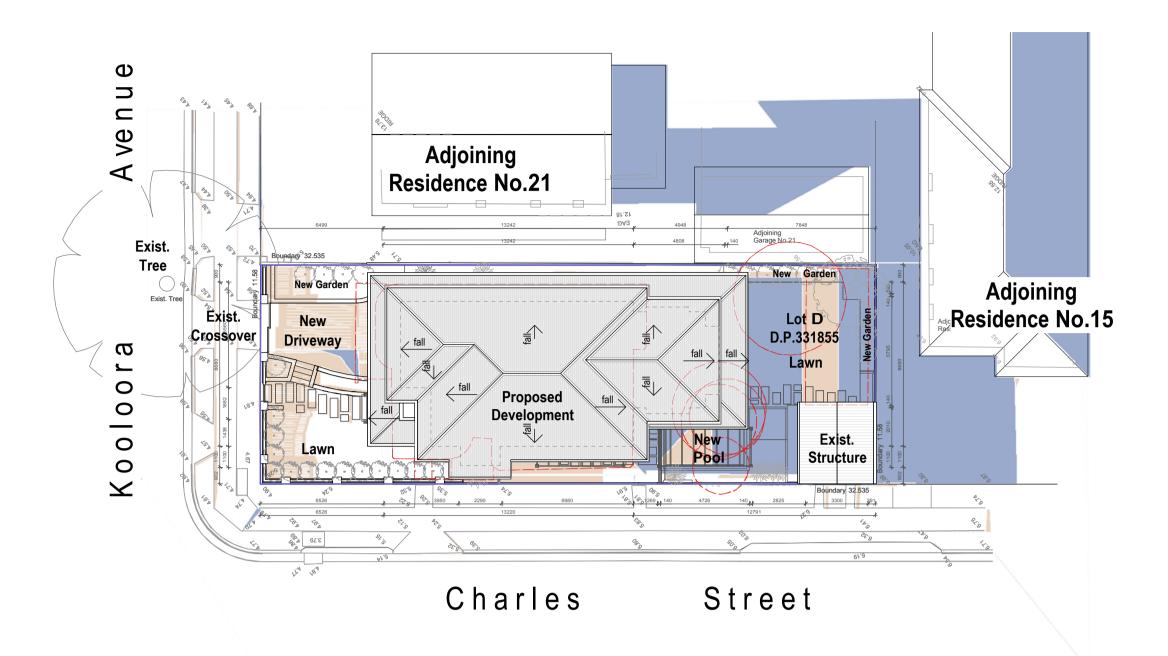
DEVELOPMENT APPLICATION

Location Plan, Site Analysis & Basix Commitments

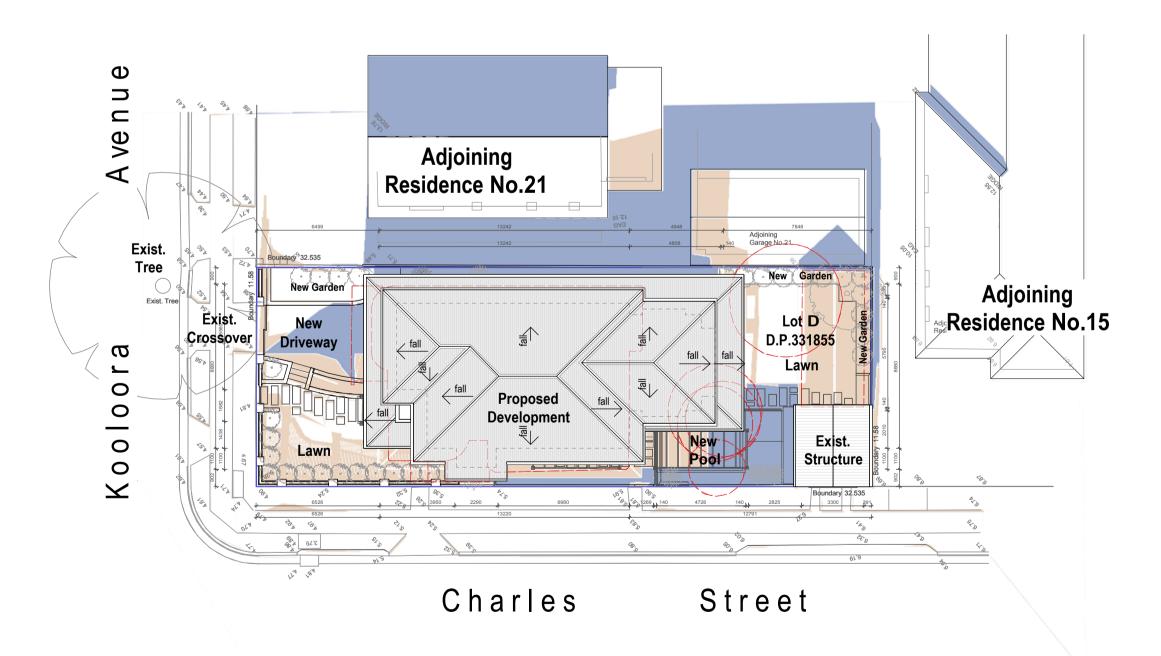
stage	drawing #	revision
DA	A000	Α
11 marian street killara nsw 2071 T 0 2 9498 8811 F 0 2 9498 4970	PLAYOUST CHURCHER	-
info@playoustchurcher.com.au www.playoustchurcher.com.au	ARCHITECTS	
	ited ACN 008 503 188 & Brett Churcher ading as Playoust Churche	





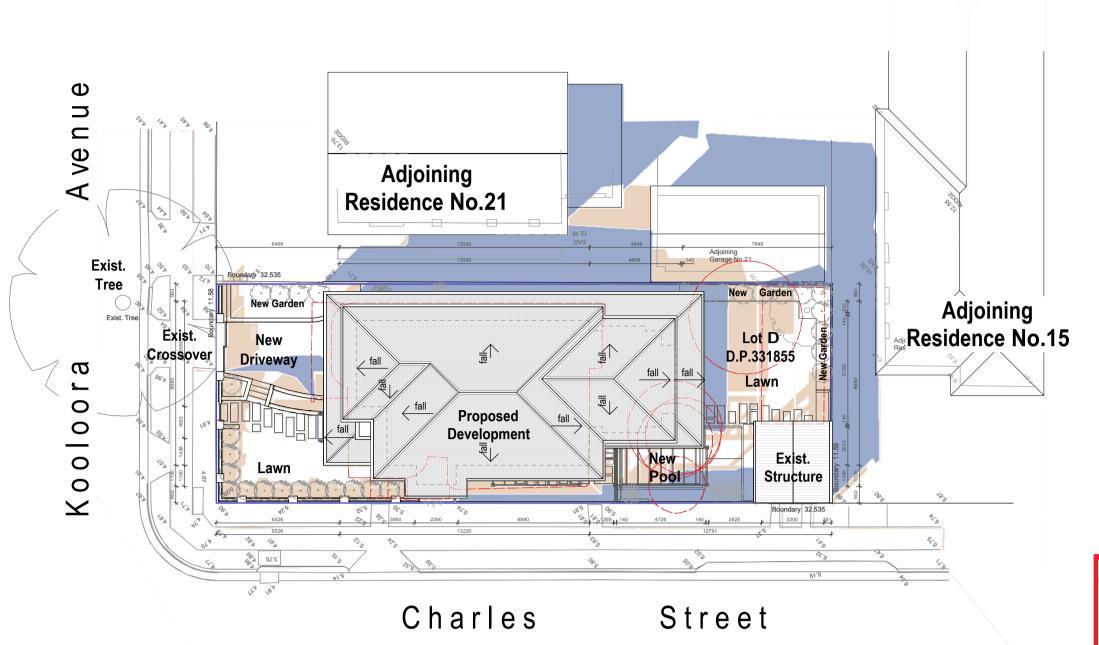


O1 Shadow Diagram for June 21st at 9.00am



Scale: 1:200

Shadow Diagram for June 21st at 3.00pm

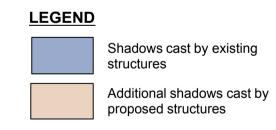


northern
beaches
council

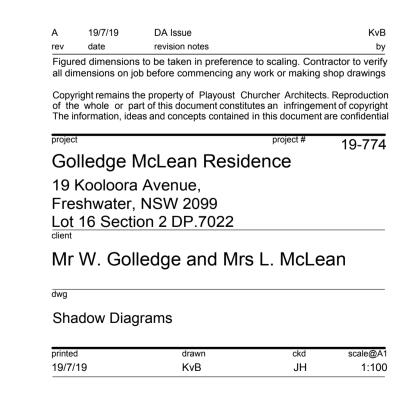
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

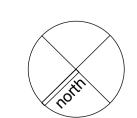
DA2019/0807

O2 Shadow Diagram for June 21st at 12.00pm



Preliminary 19.7.2019



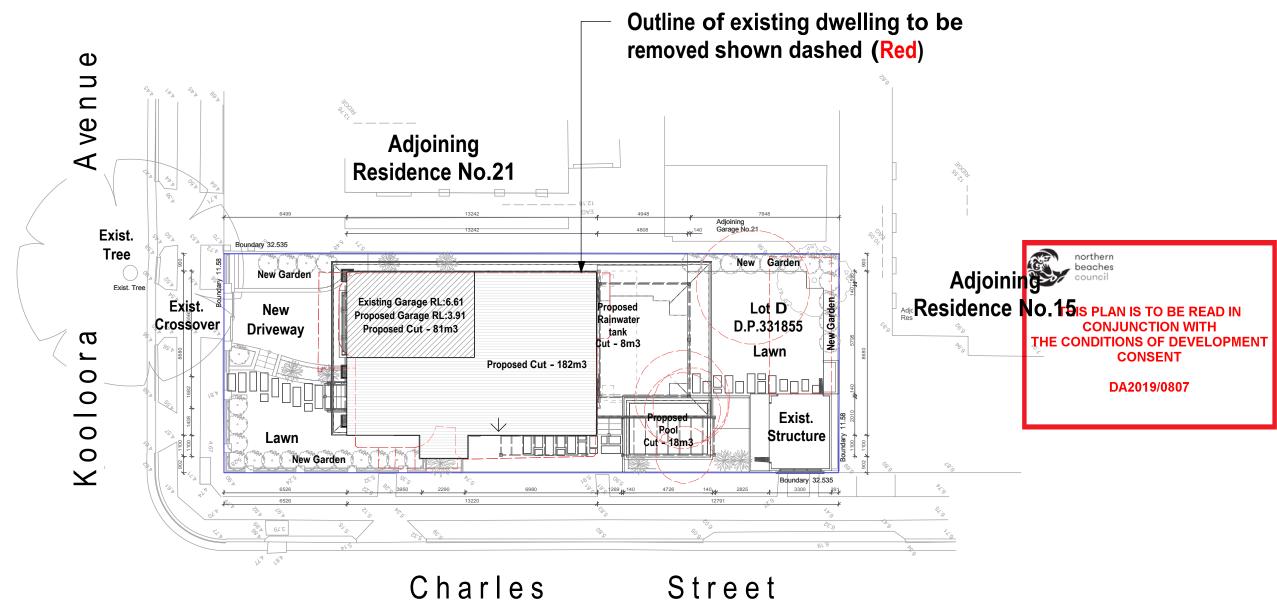


DEVELOPMENT APPLICATION
stage drawing # revision

DA A300 A

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John J F Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd A C N 003 751 611 trading as Playoust Churcher Architects



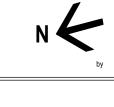
01 Demolition and Excavation Cut and Fill Plan

Scale: 1:200

Proposed cut below existing Garage -81m3

Proposed cut outside existing Garage - 208m3

Total Cut - 289m3



DA A800

Demolition, Excavation and

Cut / Fill Plan

June 2019 KvB NTS sca



Proposed New Residence
19 Kooloora Ave. Freshwater