



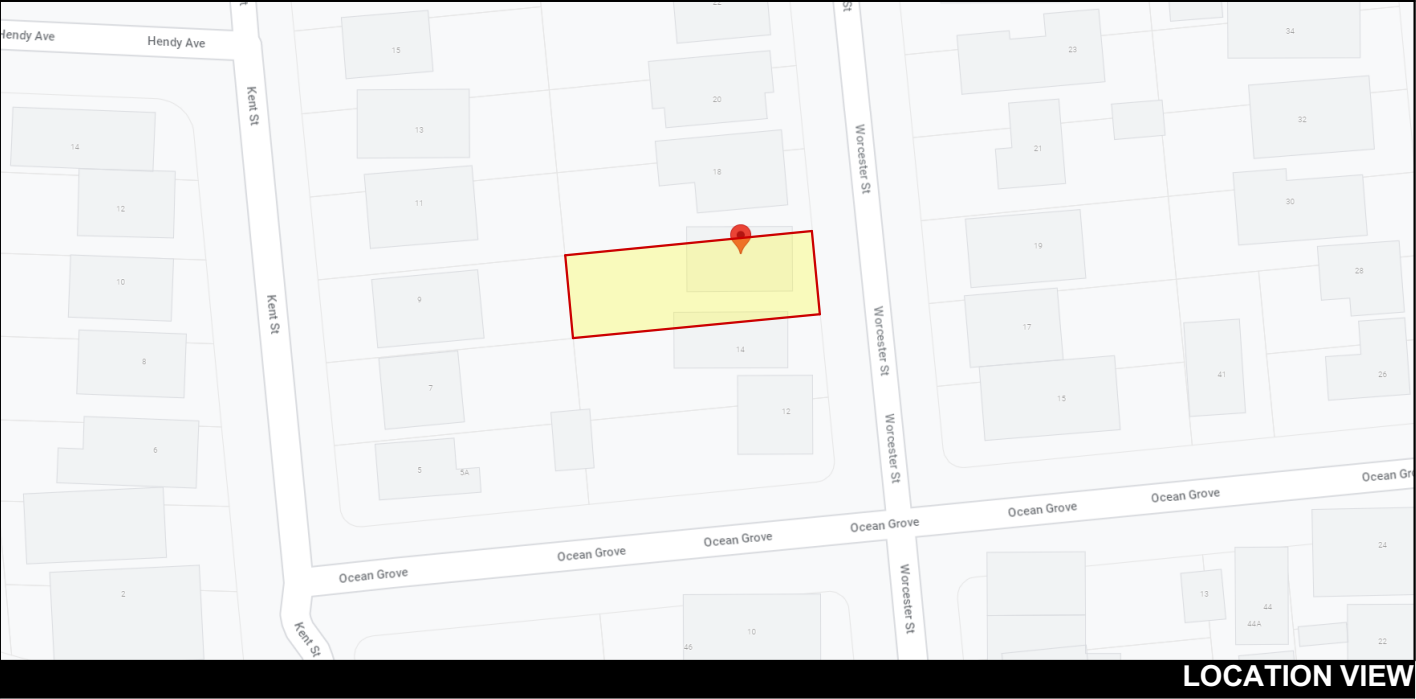
Action Plans

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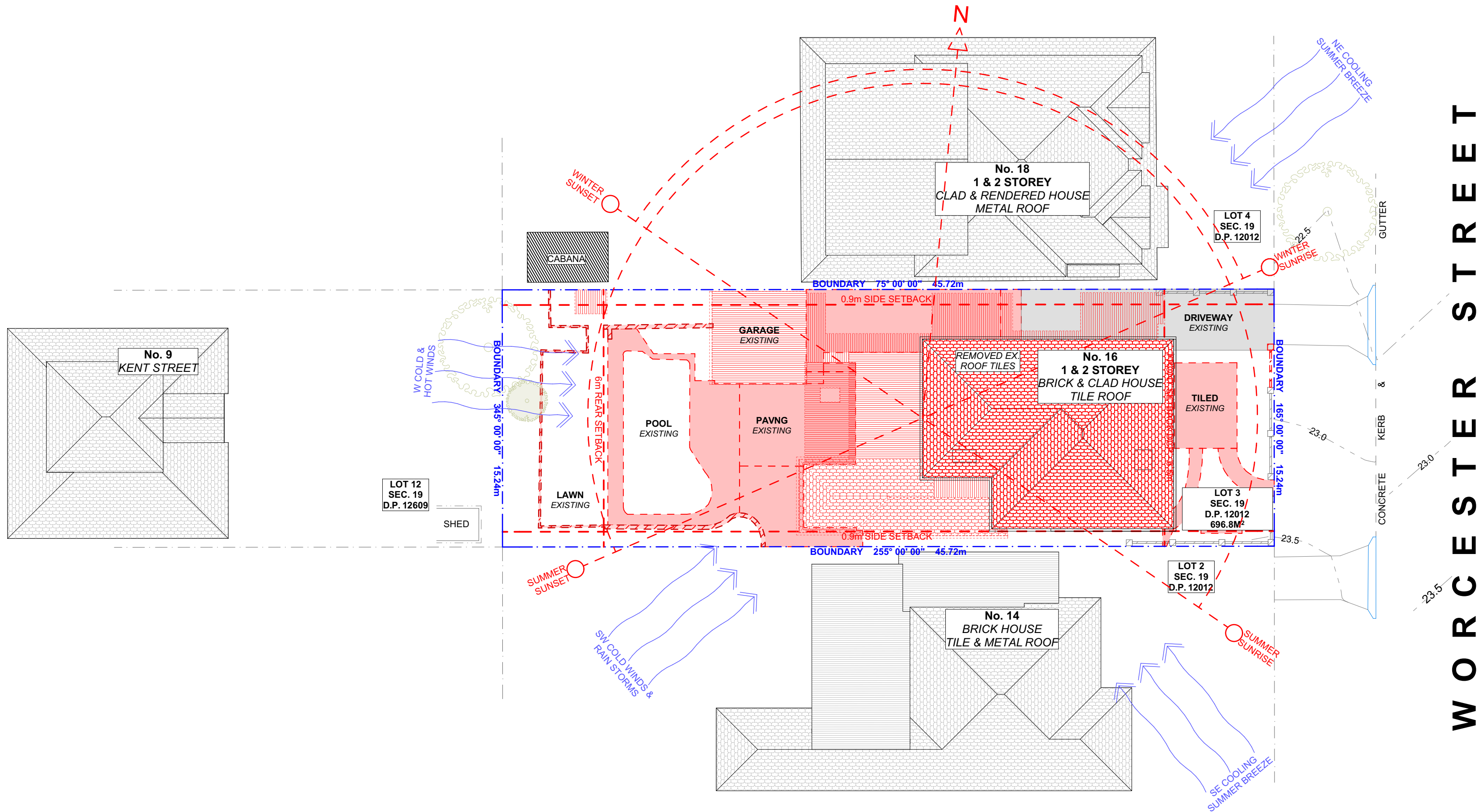
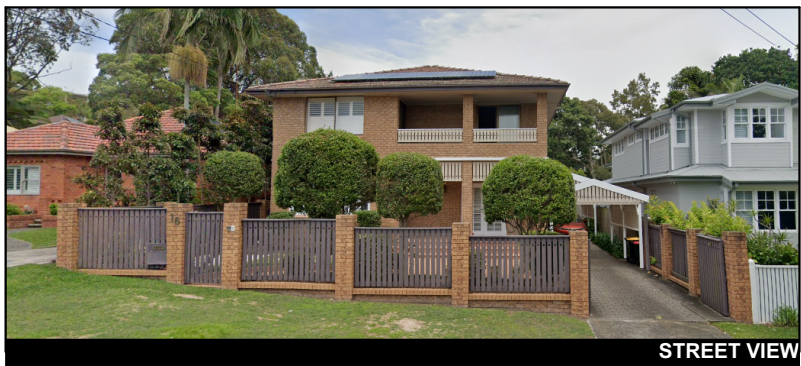
SECTION 4.55 DA: 2023/0921

SHEET NUMBER	SHEET NAME
MOD00	COVER
MOD01	EXISTING GROUND FLOOR PLAN
MOD02	EXISTING FIRST FLOOR PLAN
MOD03	PROPOSED GROUND FLOOR PLAN
MOD04	PROPOSED FIRST FLOOR PLAN
MOD05	PROPOSED NORTH / EAST ELEVATIONS
MOD06	PROPOSED SOUTH / WEST ELEVATIONS
MOD07	PROPOSED CROSS / LONG SECTIONS

16 WORCESTER ST, COLLAROY NSW, 2097



ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	16 WORCESTER ST, COLLAROY NSW, 2097			
LOT & DP/SP	LOT 3 SECTION 19 D.P.12012			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	696.8m²			
FRONTAGE	15.24m			
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	696.8m²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	8.215m	UNCHANGED	YES
DCP				
WALL HEIGHT	7.2m	5.995m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 3.616m S: 0.86m	N: 0.212m S: 0.86m	NO
FRONT BOUNDARY SETBACK	6.5m	6.61m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	17.85m	19.395	YES
LANDSCAPE OPEN SPACE	40% (278.72m²)	20.9% (145.67m²)	38.47% (268.06m²)	NO
PRIVATE OPEN SPACE	60m²	60m²	60m²	YES



W O R C E S T E R S T R E E T



REV.	DATE	COMMENTS	DRWN	NOTES
A	05.03.2024	S4.55	CR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING
	DEMOLISHED
	PROPOSED S4.55 CHANGES

CLIENT
ALEXIS AND DEAN
HOUDEN

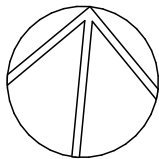
PROJECT ADDRESS
16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.
MOD01

DATE
Tuesday, 5 March 2024

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A2

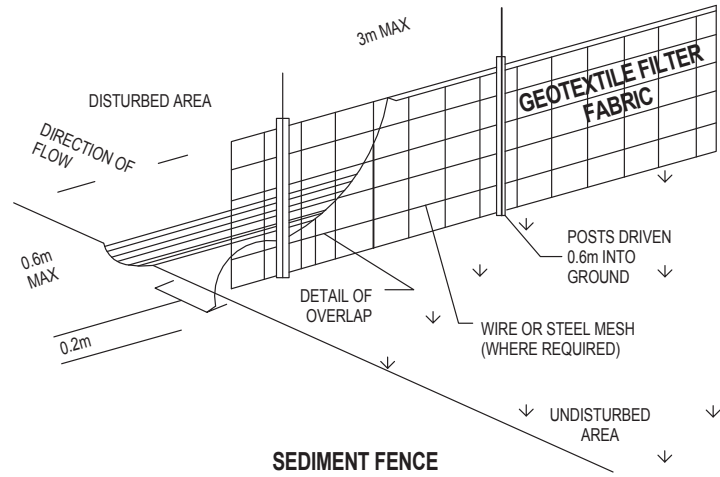


External Finishes to Roof

The external finish to the roof shall have a medium to dark range (BCA rating M or D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted. Colours are to be confirmed by the client

Notes:

Eaves/fascia of the proposed roof to comply with part 3.7.2.7 of the NCC. terrace eaves to be lined in non-combustible fc sheet. Fascia to be timber if >450mm to boundary. Fascia to be non combustible if <450mm from boundary.



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 SWEEPED 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.

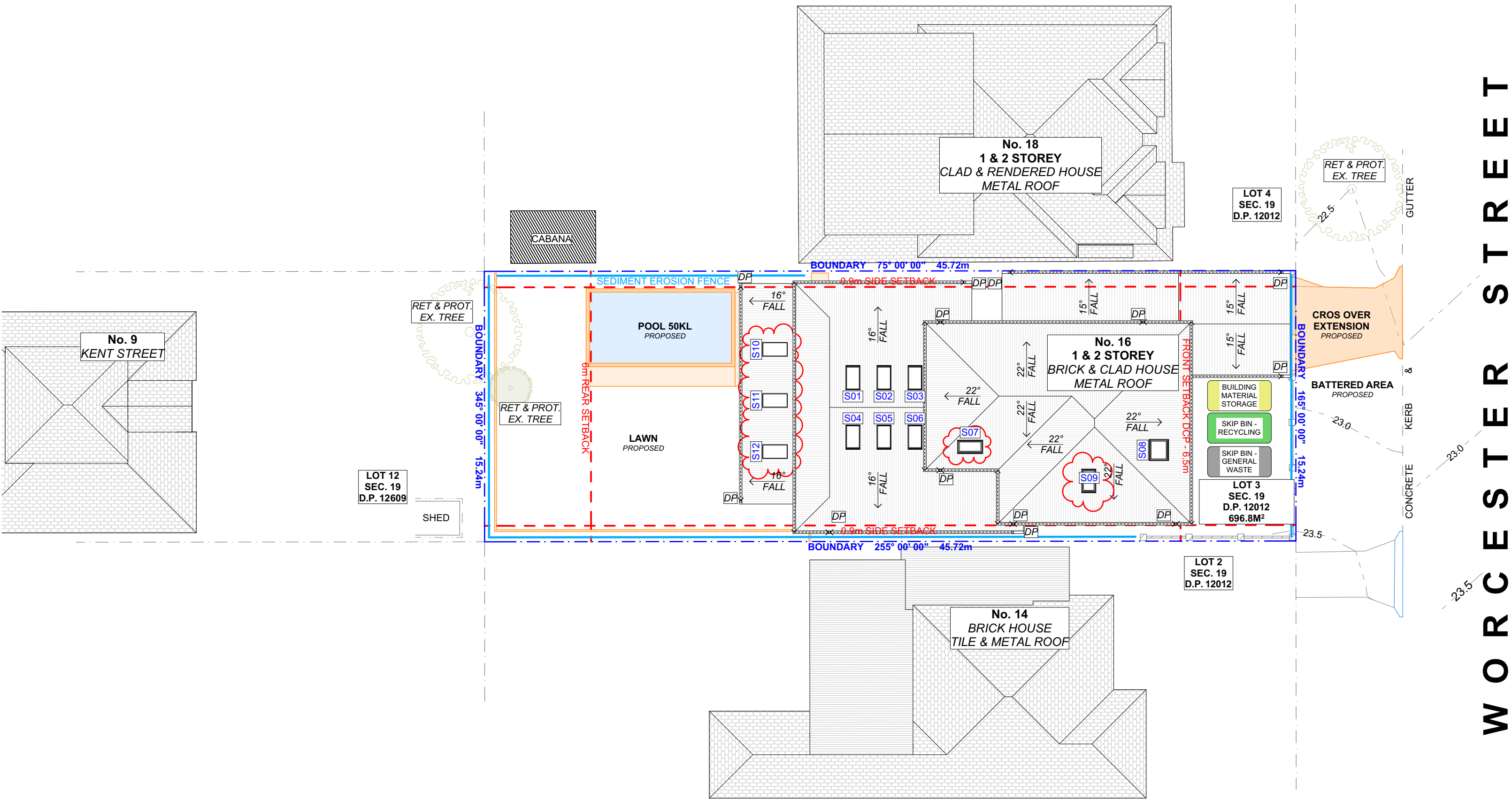
GUTTER PROTECTION :

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

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- SWIMMING POOLS - PART H7P1 & NSW H7D2 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- POOL FENCING & OTHER PROVISIONS - REGULATIONS, & AS 1926
- 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
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959:2018



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LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED S4.55 CHANGES

CLIENT

ALEXIS AND DEAN HOUDEN

PROJECT ADDRESS

16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.

MOD02

DATE

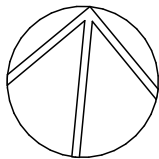
Tuesday, 5 March 2024

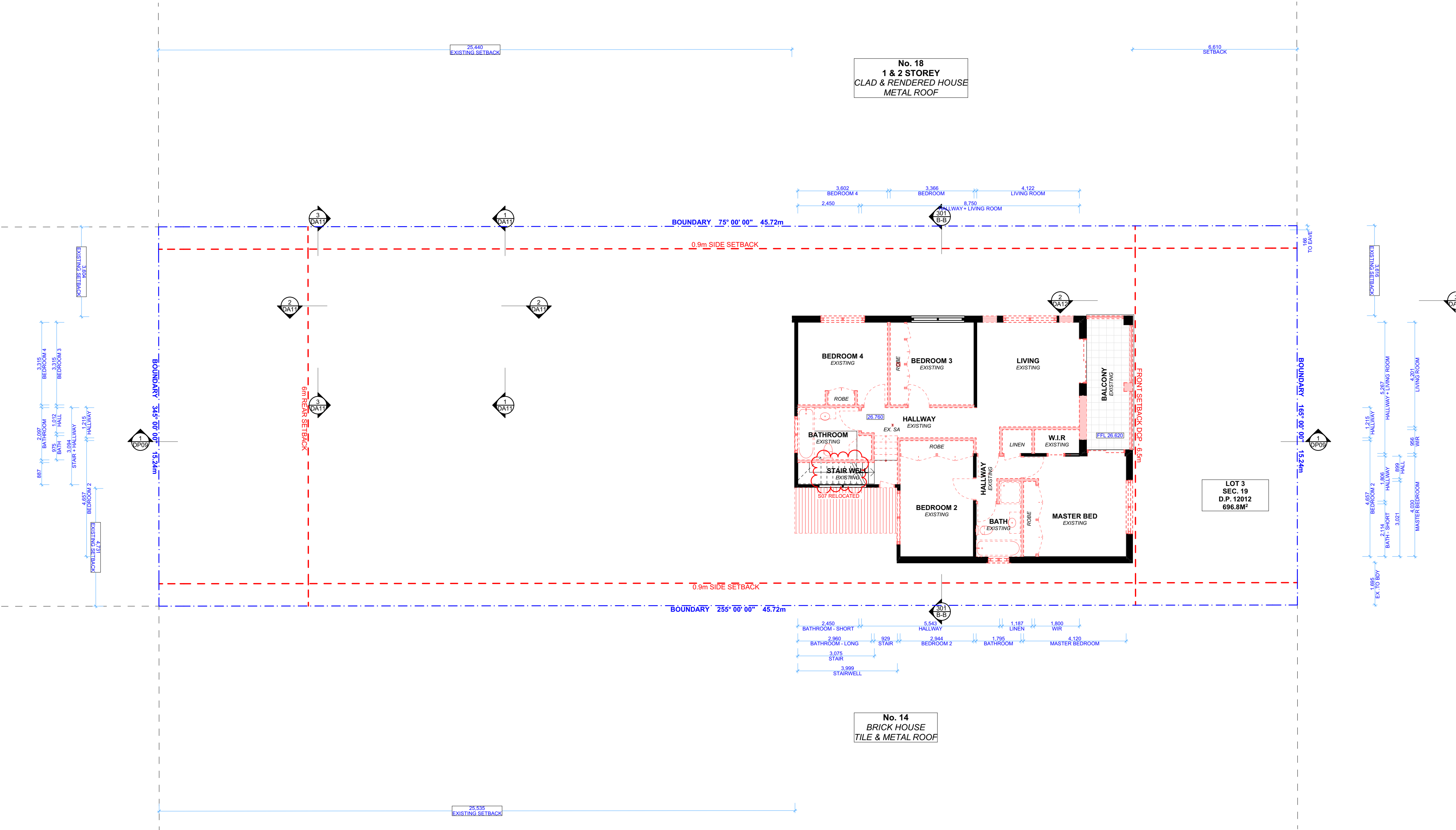
DRAWING NAME

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

SCALE

1:200 @A2





1

EXISTING FIRST FLOOR PLAN - DEMOLITION

1:100



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LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED S4.55 CHANGES

CLIENT

ALEXIS AND DEAN
HOUDEN

PROJECT ADDRESS
16 WORCESTER ST,
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MOD05

DATE

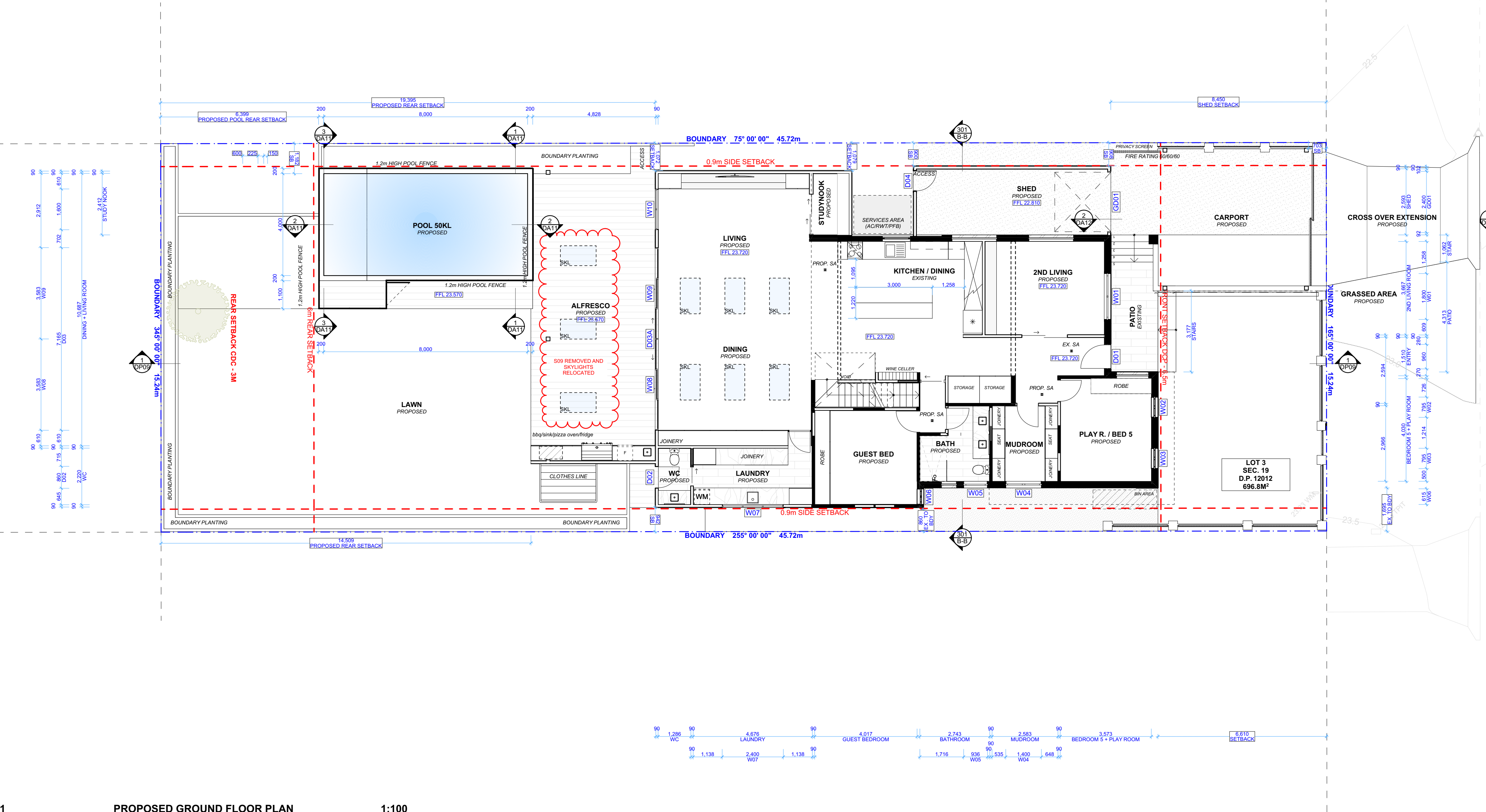
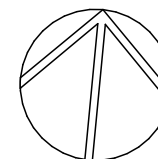
Tuesday, 5 March 2024

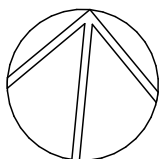
DRAWING NAME

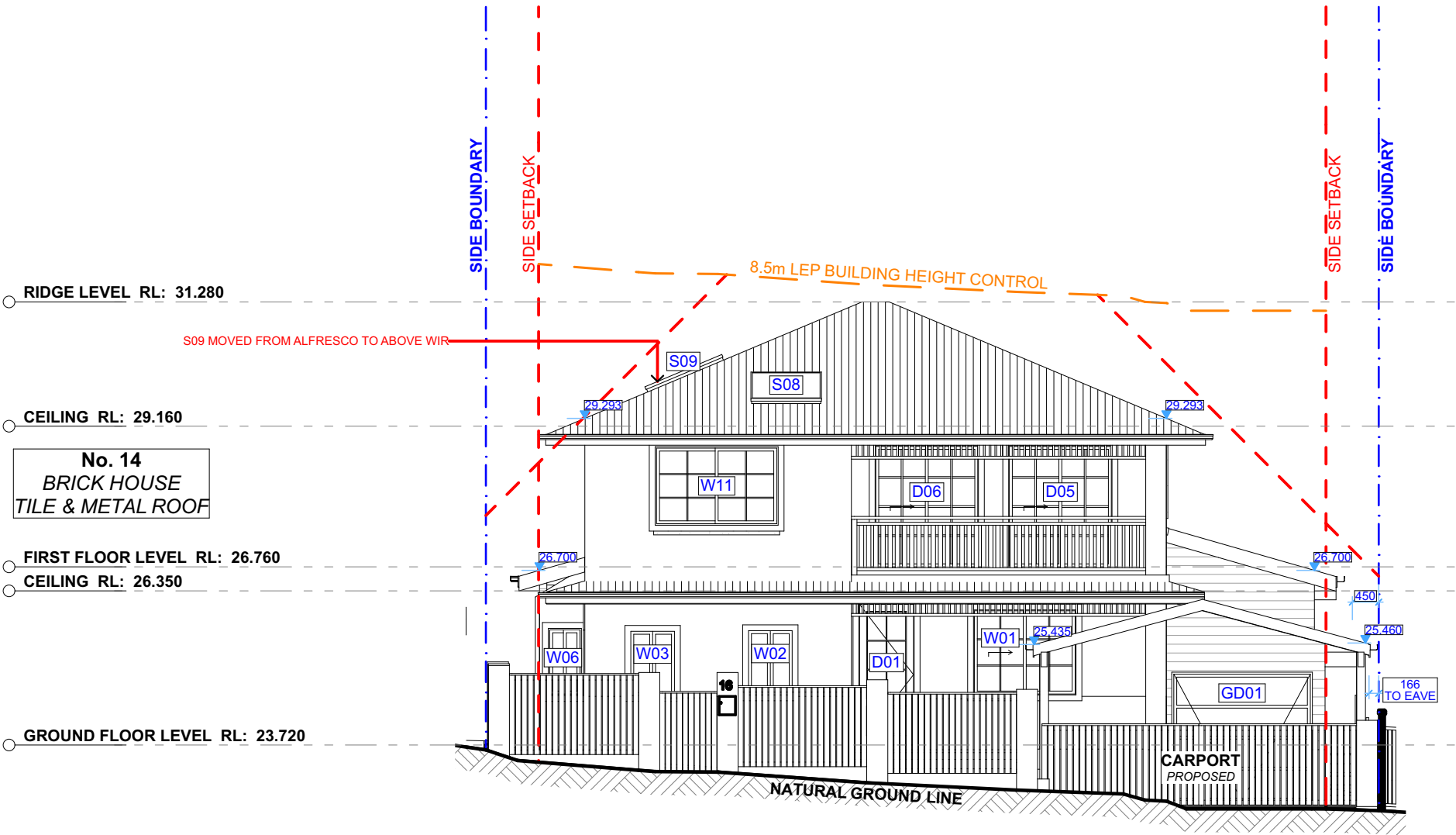
PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A2

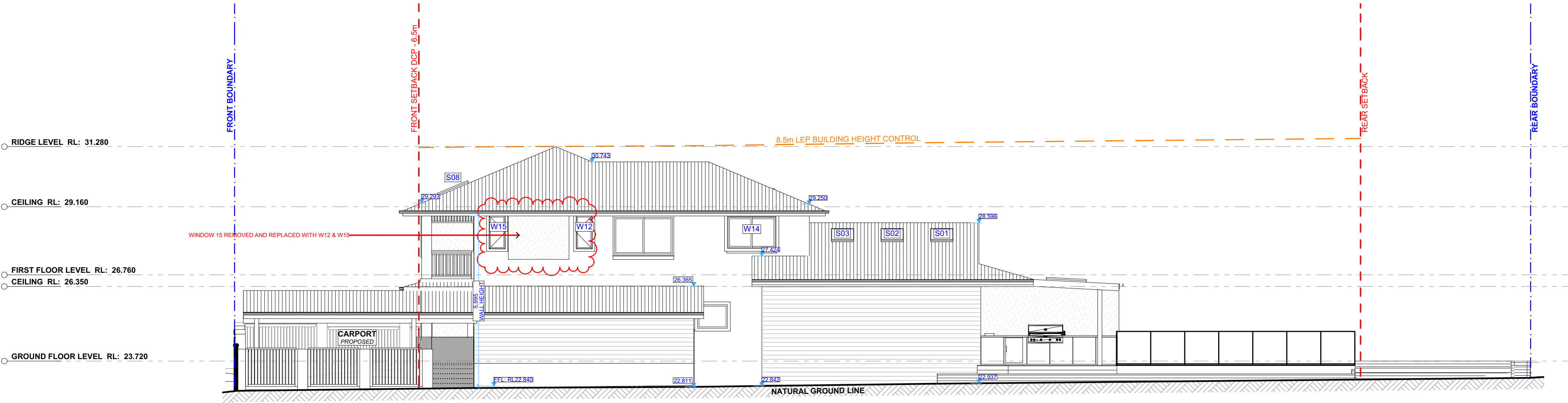






No. 18
1 & 2 STOREY
CLAD & RENDERED HOUSE
METAL ROOF

2 EAST ELEVATION - PRIMARY ROAD 1:100



1 NORTH ELEVATION - SIDE 1:100



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LEGEND

PROPOSED S4.55 CHANGES

CLIENT

ALEXIS AND DEAN
HOUDEN

PROJECT ADDRESS

16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.

MOD07

DATE

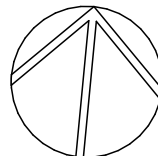
Tuesday, 5 March 2024

DRAWING NAME

PROPOSED NORTH / EAST
ELEVATIONS

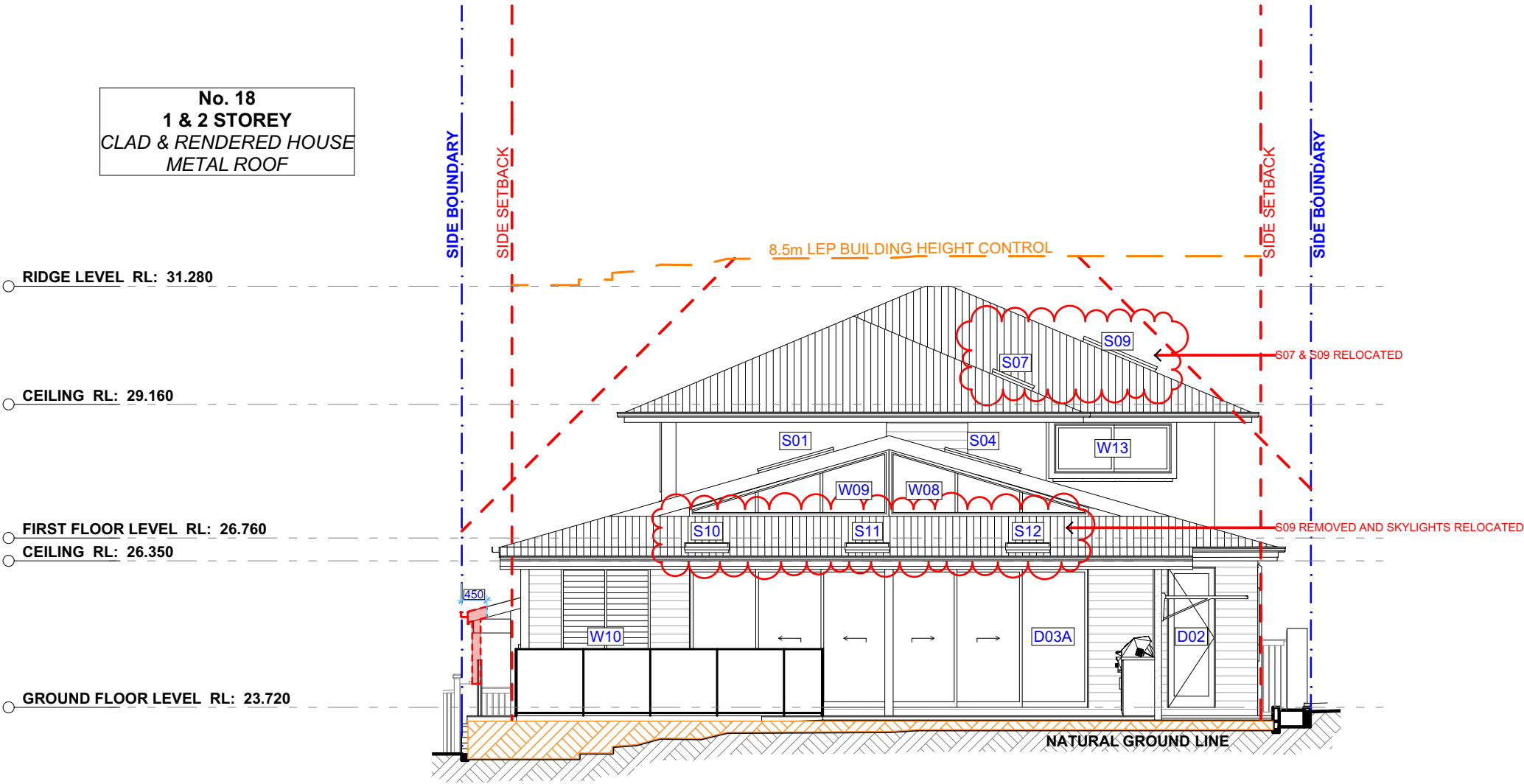
SCALE

1:100 @A2

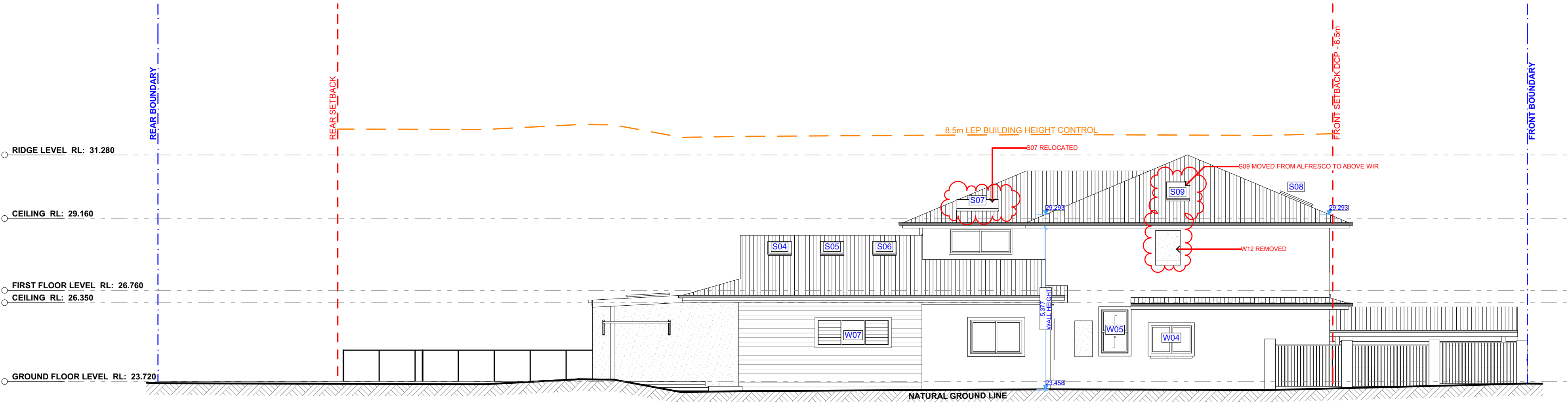


No. 18
1 & 2 STOREY
CLAD & RENDERED HOUSE
METAL ROOF

No. 14
BRICK HOUSE
TILE & METAL ROOF



1 WEST ELEVATION - REAR 1:100



1 SOUTH ELEVATION - SIDE 1:100



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LEGEND

 PROPOSED S4.55 CHANGES

CLIENT

ALEXIS AND DEAN
HOUDEN

PROJECT ADDRESS

16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.

MOD08

DATE

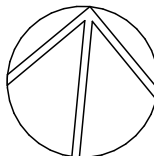
Tuesday, 5 March 2024

DRAWING NAME

PROPOSED SOUTH / WEST
ELEVATIONS

SCALE

1:100 @A2





REV.	DATE	COMMENTS	DRWN
A	05.03.2024	\$4.55	CR

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LEGEND



PROPOSED S4.55 CHANGES

CLIENT
ALEXIS AND DEAN
HOUDEN

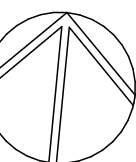
PROJECT ADDRESS
16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.
MOD09

DATE
Tuesday, 5 March 2024

DRAWING NAME
PROPOSED CROSS / LONG
SECTIONS

SCALE
1:100 @A2



ID	D01	D02	D03		D04	D05	D06	EX	GD01
VIEW									
SURFACE AREA	2.32	2.17	17.92		1.67	3.69	3.69	2.08	5.28

2DOOR SCHEDULE

NOTE; ALL WINDOW & DOOR DIMENSIONS, ORIENTATION, GLAZING MATERIAL, OPENING TYPE, FRAME TYPE IS TO BE CONFIRMED BY A SUITABLY QUALIFIED PERSON PRIOR TO THE ORDERING OF ANY SUCH MATERIALS ARE TO TAKE PLACE. U-VALUE TAKES PREFERENCE TO GLAZING TYPE/COLOUR IN ALL CASES.

PART 11: 11.3.7: - PROTECTION OF OPENABLE WINDOWS

A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR, THE WINDOW OPENING MUST COMPLY WITH THE FOLLOWING:
A. THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITHI.
A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
II. A SCREEN WITH SECURE FITTINGS.
B. A DEVICE OR SCREEN REQUIRED BY (I) ABOVE MUSTI.
NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
II. RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE-
1. WINDOW RESTRAINED BY A DEVICE; OR
2. SCREEN PROTECTING THE OPENING; AND
III. HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ID	W11	W12	W13	W14	W15
VIEW					
SURFACE AREA	2.99	0.72	2.00	2.07	0.72

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
VIEW										
SURFACE AREA	2.70	0.91	0.91	1.35	1.40	0.73	2.09	4.36	4.36	4.00

ID	S01	S02	S03	S04	S05	S06	S07	S08	S09	S10	S11	S12	W01
VIEW													
SURFACE AREA	---	---	---	---	---	---	---	---	---	---	---	---	2.70

1WINDOW SCHEDULE

Alterations and Additions

Certificate number: A498163_03

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.basix.nsw.gov.au

Secretary
Date of issue: Monday, 04 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 0 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rainwater runoff from at least 170 square metres of roof area.		✔	✔
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✔	✔
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 50 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must install the following heating system for the swimming pool that is part of this development: solar (electric boosted).		✔	✔

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.	✔	✔	✔																					
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R1.45 (up), roof: foil backed blanket (75 mm)</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R1.74 (up), roof: foil backed blanket (75 mm)</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	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: brick veneer	R1.16 (or R1.70 including construction)		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)	raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																						
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flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)																						
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (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 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	2.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	E	0.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W03	E	0.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W04	S	1.35	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W05	S	1.4	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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	2.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	E	0.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W03	E	0.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W04	S	1.35	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W05	S	1.4	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W06	E	0.73	1.9	2.3	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W07	S	2.09	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W08	W	4.36	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W09	W	4.36	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W10	W	4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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			
W11	E	2.99	0	0	eave/ verandah/ pergola/balcony >>750 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
W12	N	0.72	0	0	eave/ verandah/ pergola/balcony >>750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	W	2	0	0	eave/ verandah/ pergola/balcony >>750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	N	2.07	0	0	eave/ verandah/ pergola/balcony >>750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	N	0.72	0	0	eave/ verandah/ pergola/balcony >>750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D01	E	2.32	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	W	2.17	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	W	17.92	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D05	E	3.69	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D06	E	3.69	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																				
Skylights																							
The applicant must install the skylights in accordance with the specifications listed in the table below.	✔	✔	✔																				
The following requirements must also be satisfied in relation to each skylight:		✔	✔																				
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✔	✔																				
Skylights glazing requirements																							
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S01-3</td><td>3.276</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S04-6</td><td>3.276</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S07</td><td>1.092</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S08-9</td><td>2.4</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S01-3	3.276	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S04-6	3.276	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S07	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S08-9	2.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																				
S01-3	3.276	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				
S04-6	3.276	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				
S07	1.092	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				
S08-9	2.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																				

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	05.03.2024	S4.55	CR

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works. All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place. U value takes precedence over glazing type/colour in all cases. all new glazing must meet the BASIX specified frame and glass type, Q2, meet the ecified U value and SHGC value.

CLIENT
ALEXIS AND DEAN HOUDEN

PROJECT ADDRESS
16 WORCESTER ST,
COLLAROY NSW, 2097

DRAWING NO.
MOD11

DATE
Tuesday, 5 March 2024

DRAWING NAME
BASIX COMMITMENTS