

ACTION PLANS

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PLANS PUBLISHED
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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 GARAGE FLOOR PLAN
DA07	PROPOSED GROUND FLOOR PLAN
DA08	PROPOSED FIRST FLOOR PLAN
DA09	PROPOSED DRIVEWAY PLAN
DA10	NORTH ELEVATION - SIDE
DA11	EAST ELEVATION - PRIMARY ROAD
DA12	EAST ELEVATION - STREET
DA13	SOUTH ELEVATION - SIDE
DA14	WEST ELEVATION - REAR
DA15	LONG SECTION
DA16	LONG SECTION & DRIVEWAY LONG SECTION
DA17	CROSS SECTION
DA18	AREA CALCULATIONS
DA19	SAMPLE BOARD
DA20	WINTER SOLSTICE 9 AM
DA21	WINTER SOLSTICE 12 PM
DA22	WINTER SOLSTICE 3 PM
DA23	BASIX COMMITMENTS

**Certificate No. 0011774338**

Scan QR code or follow website link for rating details.

Assessor name Terry Chapman

Accreditation No. 20920

Property Address 70 Hilma Street, COLLAROY NSW 2097



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70 HILMA STREET, COLLAROY PLATEAU NSW 2097



ITEM DETAILS		DEVELOPMENT APPLICATION			
ADDRESS	70 Hilma St Collaroy Plateau, NSW 2097				
LOT & DP/SP	LOT 38 SEC L DP 33000				
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)				
SITE AREA	422.72m² BY CALC.				
FRONTAGE	10.67m				
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
	m / m² / %	m / m² / %	m / m² / %		
<u>LEP</u>					
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES	
MINIMUM LOT SIZE	450m²	422.72m²	UNCHANGED	YES	
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A	
MAXIMUM BUILDING HEIGHT	8.5m	6.54m	8.354m	YES	
<u>HAZARDS</u>					
DEVELOPMENT ON SLOPING LAND	AREA A	N/A	N/A	N/A	
<u>DCP</u>					
WALL HEIGHT	7.2m	5.231m	4.742m	YES	
NUMBER OF STOREYS	2	2	UNCHANGED	YES	
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	NO	
SIDE BOUNDARY SETBACKS	0.9m	N: 0.9m S: 0.94m	N: 0.903m S: 0.9m	YES	
FRONT BOUNDARY SETBACK	6.5m	6.020m	6.5	YES	
REAR BOUNDARY SETBACK	6.0m	16.008m	10.152m	YES	
LANDSCAPE OPEN SPACE	40% (169.08m²)	35% (148.09m²)	37% (157.73m²)	NO	
PRIVATE OPEN SPACE	60m²	-	60m²	YES	

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 get written confirmation of material selection by the client prior to ordering
- All construction, control joints, and expansion joints in the wall, floors, 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 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 obtained 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 only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what 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 the Standards Association of Australia, National construction Code of Australia 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 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 - "Timber Framing Code". Level & 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 &/or seepage water does not collect or remain under floor area.
- Sustainable timbers and not rainforest or old growth timber will be use. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installed is to comply with AS 1288, 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings to be plasterboard and villaboard or equal in wet areas. 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 specification. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specification and to AS 3740 and Part 3.8.1 of the Building Code of Australia Housing Provisions.
- 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 and part 3.1.2 Drainage of the Building Code of Australia Housing Provisions.
- Smoke detector alarms to be installed in accordance with AS3786 and the Building Code of Australia/ NCC clause 3.7.2.2.
- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with AS3660 and be installed to manufacturer's specification.

- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the Building Code of Australia Housing Provisions. 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 in 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 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 at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltation 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
- The owner will directly pay the fees associated with the following: building approval from council, footpath and kerb deposits with the local council, insurance fee to building services corporation, long service leave service levy fee and approval fee by water and sewerage authority. all other fees are to be paid by the builder. the amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The builder is to provide at his/her own expense adequate public risk insurance and arrange indemnification under the workers compensation act. works insurance to be stated in the contract conditions.
- All work to be carried out in a tradesmen like manner and in accordance with the standards codes and regulations of the standards association of Australia, building code of Australia and any statutory authority having jurisdiction over the work.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works as variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian standards at the time of commencement were applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. dimensions should not be obtained by scaling the drawings. use only figured dimensions. all dimensions are in millimetres.
- The builder is to ensure all construction, levels and other items comply with the conditions of the building approval.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All plumbing and drainage work to be installed and completed by a licenced tradesman and in accordance with the statutory body having authority over the works. connect all waste to Sydney water sewer line
- All new downpipes are to be connected to the existing storm water system.
- All power and stormwater outlet locations shall be determined onsite by the owner.
- Smoke detector alarm to be installed in accordance with as3786 and the building code of Australia.
- Electrical work to be in accordance with SAA wiring rules and be done by a licenced tradesman
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All structural work is to be in accordance with the structural details prepared by a structural engineer(i.e.) piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. builder to obtain prior to finalising tender.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as a part of construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract. variations will not be permitted without the written consent of the owner.
- The builder shall provide sediment and siltation control measures as required by council and maintain them through the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. hours of construction will be restricted to the times as required by the building approval.
- The builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. any interruptions with existing services and equipment to be attended to by the appropriately skilled tradesmen.
- The Builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. provide protection to existing trees to remain as required by approval conditions.

- All brickwork is to be selected by owner and is to comply with as1640
- All masonry to comply with as3700
- All metalwork and flashing items necessary to satisfactory complete work shall be provided.
- All gutters, downpipes to be colorbond.
- All timber construction to be in accordance with the Australian standard 1684 "timber framing code"
- All glazing installed to comply with as1288, 2047 and in accordance with manufacturers recommendation
- All wall and ceiling linings to be plasterboard or cement render as selected and villa board in wet areas, to comply with the relevant Australian standards or installed in accordance with manufacturers specification.
- All bathrooms and wet areas to be adequately waterproofed to manufacturers speciation and as3740 and part 3.8.1 of the building code of Australia housing provisions
- Stairs and balustrades to comply with part 3.9.1 & 3.9.2 of the building code of Australia housing provision.
- Termite protection measures to comply with as 3660 and be installed to manufacturers specification.
- Any detailing additional to that supplied, shall be resolved between the owner and the builder to the owners approval. except for any structural details or design which is to be supplied by the structural engineer.

NCC & AS COMPLIANCES SPECIFICATIONS

- Earthworks - part 3.1.1 of NCC
- Earth retaining structures - part 3.1.2 of NCC & AS 4678-2002
- Drainage - part 3.1.3 of NCC
- Termite-risk management - part 3.1.4 of NCC & AS 3660
- Footings & slab - part 3.2 of NCC & AS 2870-2011
- Masonry - part 3.3 of NCC & AS 3700:2018
- Framing - part 3.4 of NCC
- Sub floor ventilation - part 3.4.1 of NCC
- Roof & wall-cladding - part 3.5 of NCC
- Glazing - part 3.6 of NCC & AS 1288, AS 2047
- Fire safety - part 3.7 of NCC
- Fire separation of external walls - part 3.7.2 of NCC
- Fire protection of separating walls & floors - part 3.7.3 of NCC
- Smoke Alarms - part 3.7.5 of NCC & AS 3786
- Wet areas & external waterproofing - part 3.8.1 of NCC
- Room heights - part 3.8.2 of NCC
- Facilities - part 3.8.3 of NCC
- Light - part 3.8.4 of NCC
- Ventilation - part 3.8.5 of NCC
- Sound insulation - part 3.8.6 of NCC
- Stairway and ramp construction - part 3.9.1 of NCC
- Barriers and handrails - part 3.9.2 of NCC
- Swimming pools - part 3.10.1 of NCC
- Construction in bushfire prone areas - part 3.10.5 of NCC
- Fencing & other provisions - Regs & AS 1926.1-2012
- Demolition works - AS 2601-2001
- Waterproofing of domestic wet areas to AS 3740-2021
- Plumbing & drainage work to comply with AS 3500:2021
- Plasterboard work to comply with AS 2588:2018
- Structural steel work to comply with AS 4100-2020 & AS 1554:2014
- Concrete work to comply with AS 3600:2018
- Metal roof & wall cladding to comply with AS 1562.1:2018
- Skylights to comply with AS 4285:2019
- Ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- Glazing assemblies to comply with AS 2047:2014 & AS 1288:2021
- Construction of buildings in bushfire prone areas to 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 taken to avoid 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 objects. 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 avoid 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 are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an 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 mass 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 mass 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 can 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 timber 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 to 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 of 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 to 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, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

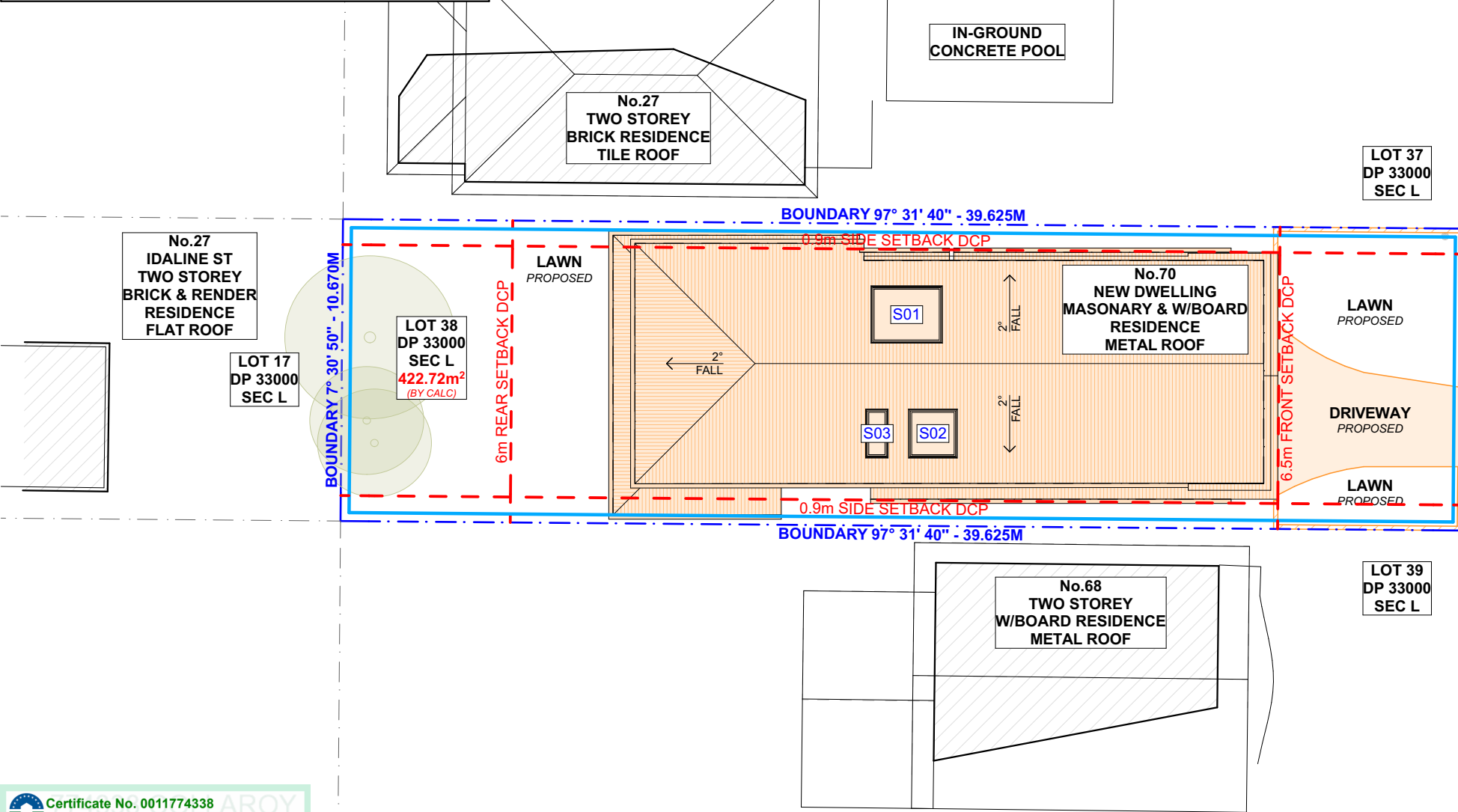
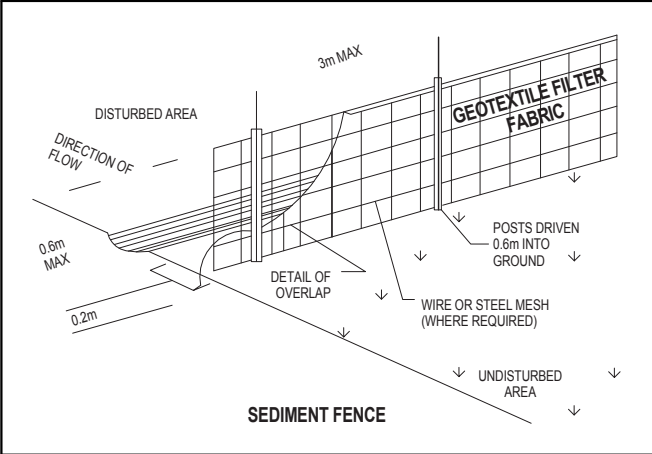
NON-RESIDENTIAL BUILDINGS

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 date 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.





**Certificate No. 0011774338**
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 70 Hilma Street, COLLAROY NSW, 2097
hstar.com.au/QR/Generate?pin=GV8u8Rm





1

SITE PLAN

1:200

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 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

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.

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LEGEND

EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD

TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT

TRACY DIXON

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NSW 2097

DRAWING NO.

DA04

DATE

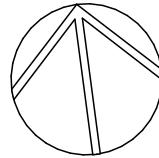
20 February 2025

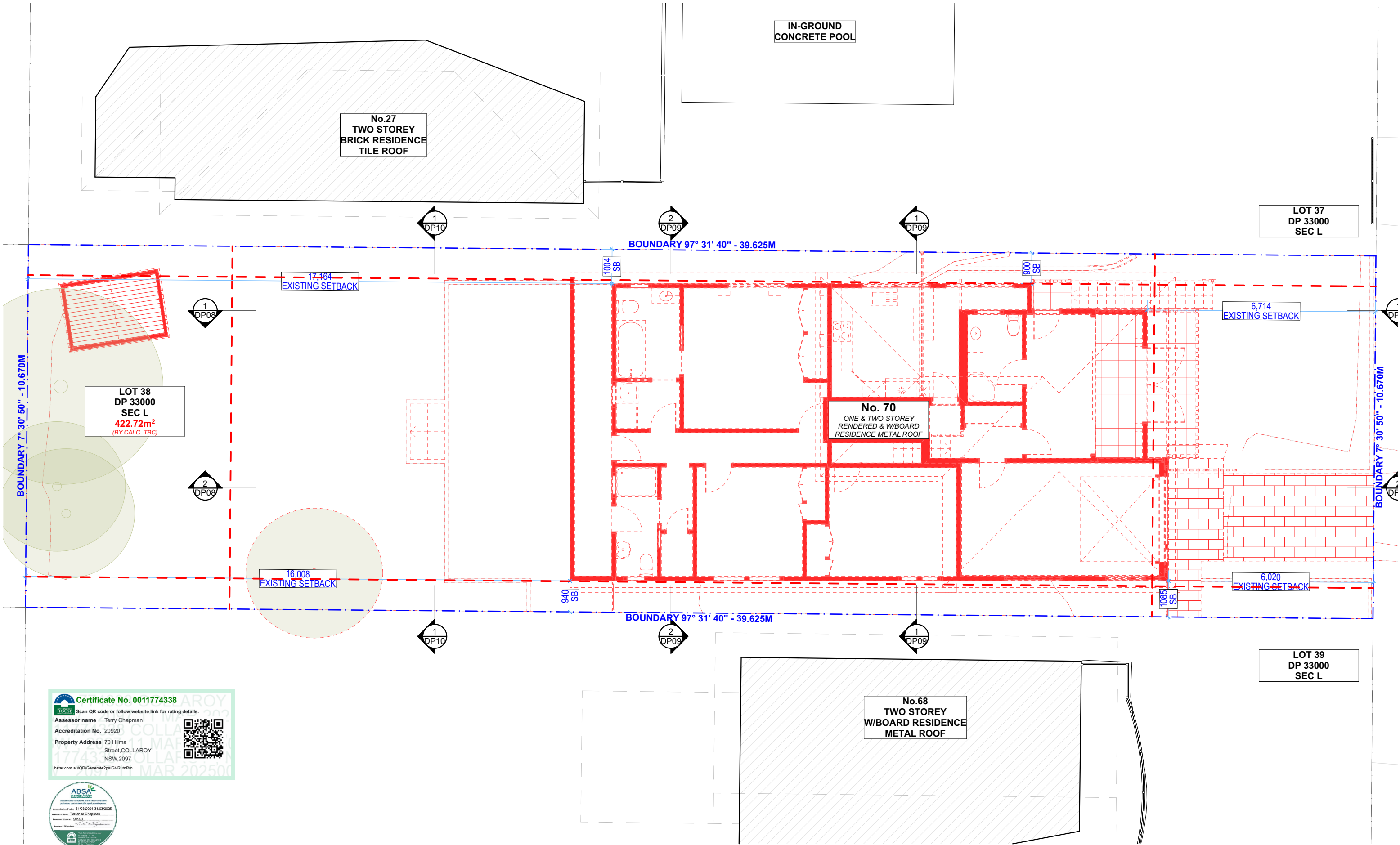
DRAWING NAME

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

SCALE

1:1, 1:2.12, 1:200 @A3





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**ABSA**
Accreditation Period 31/03/2024 - 31/03/2025
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature 

EXISTING HOUSE PLAN

1:100

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



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B	20/02/25	DA - SUBMISSION	DLR	

LEGEND

EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD

TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT

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DA05

DATE

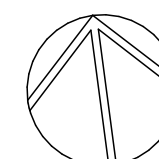
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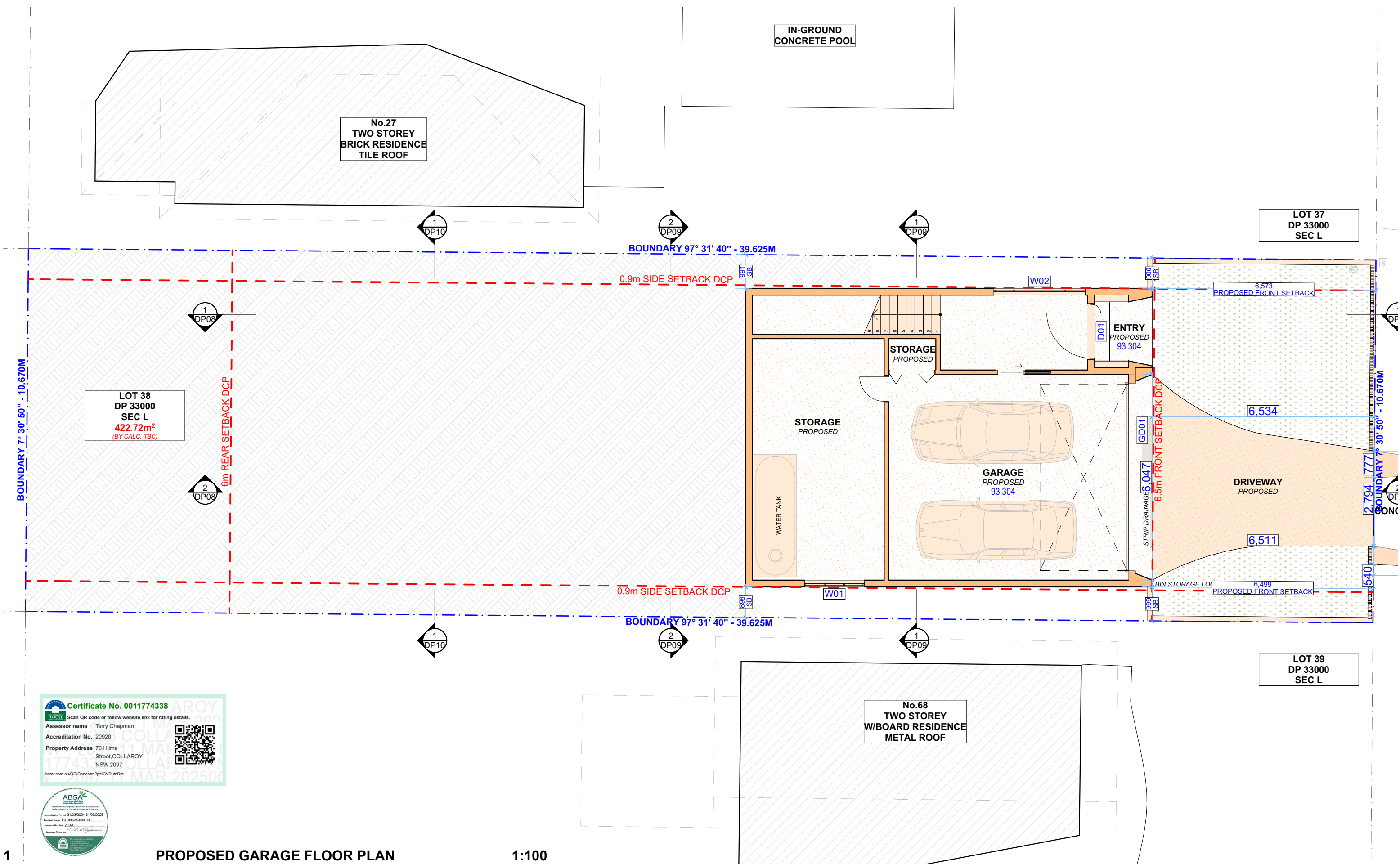
DRAWING NAME

EXISTING GROUND FLOOR PLAN

SCALE

1:100 @A3





1 PROPOSED GARAGE FLOOR PLAN 1:100



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LEGEND

EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD

TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT

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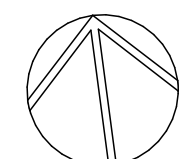
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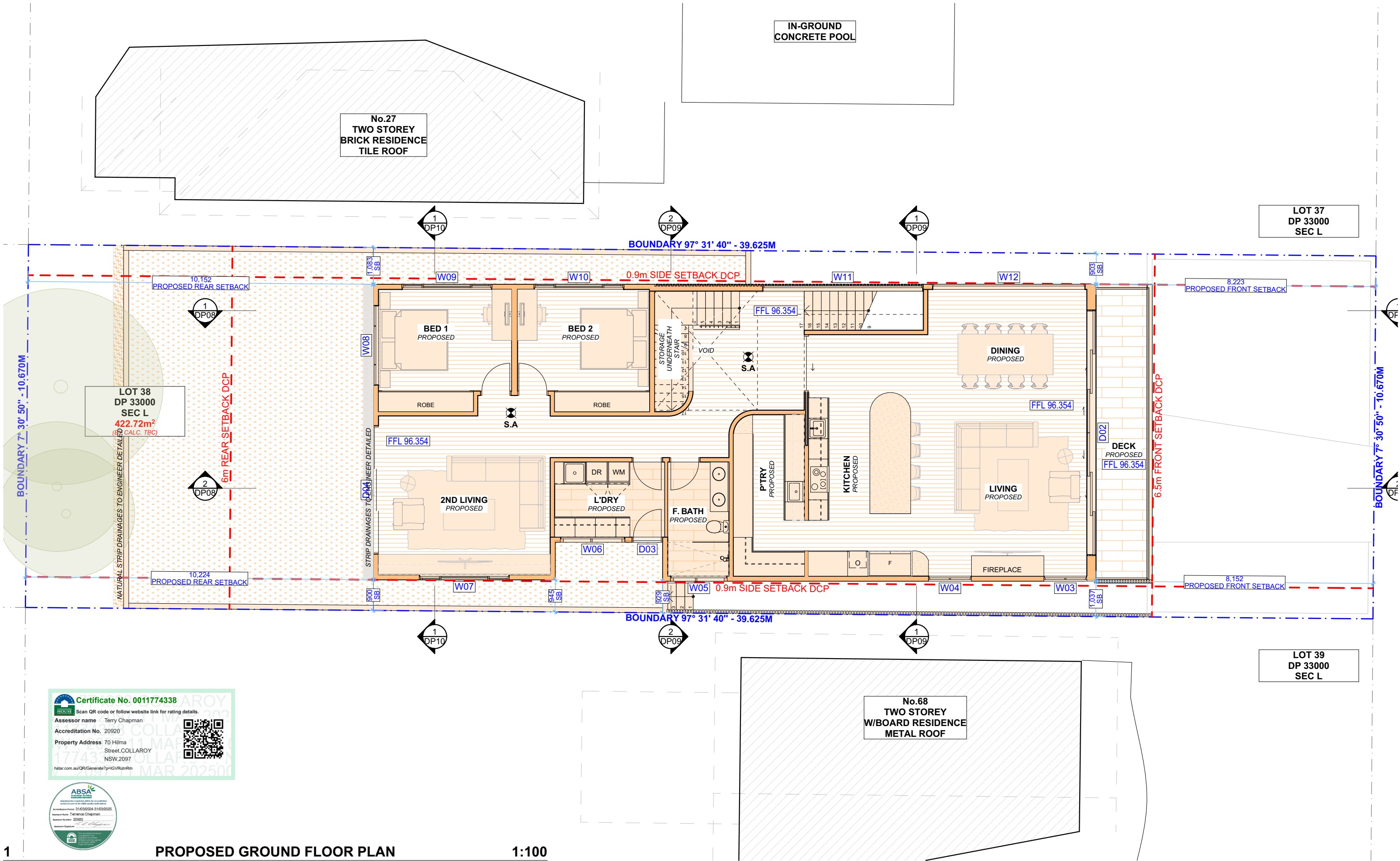
DRAWING NAME

PROPOSED GARAGE FLOOR PLAN

SCALE

1:100 @A3





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PROPOSED GROUND FLOOR PLAN 1:100

1

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LEGEND

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

CLIENT

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DRAWING NO.

DA07

DATE

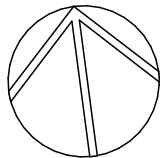
20 February 2025

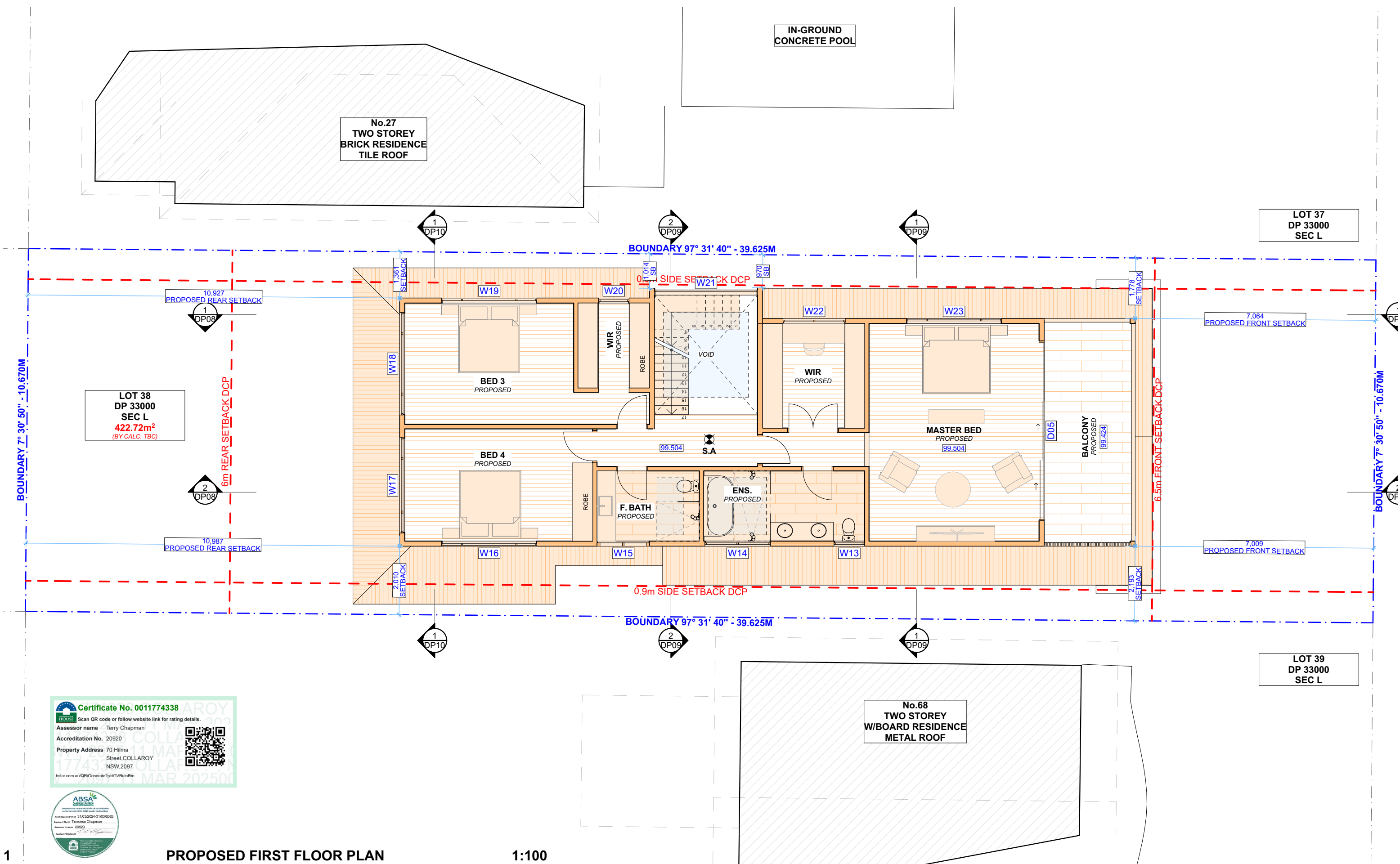
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A3





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PROPOSED FIRST FLOOR PLAN

1:100

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LEGEND

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

CLIENT
TRACY DIXON

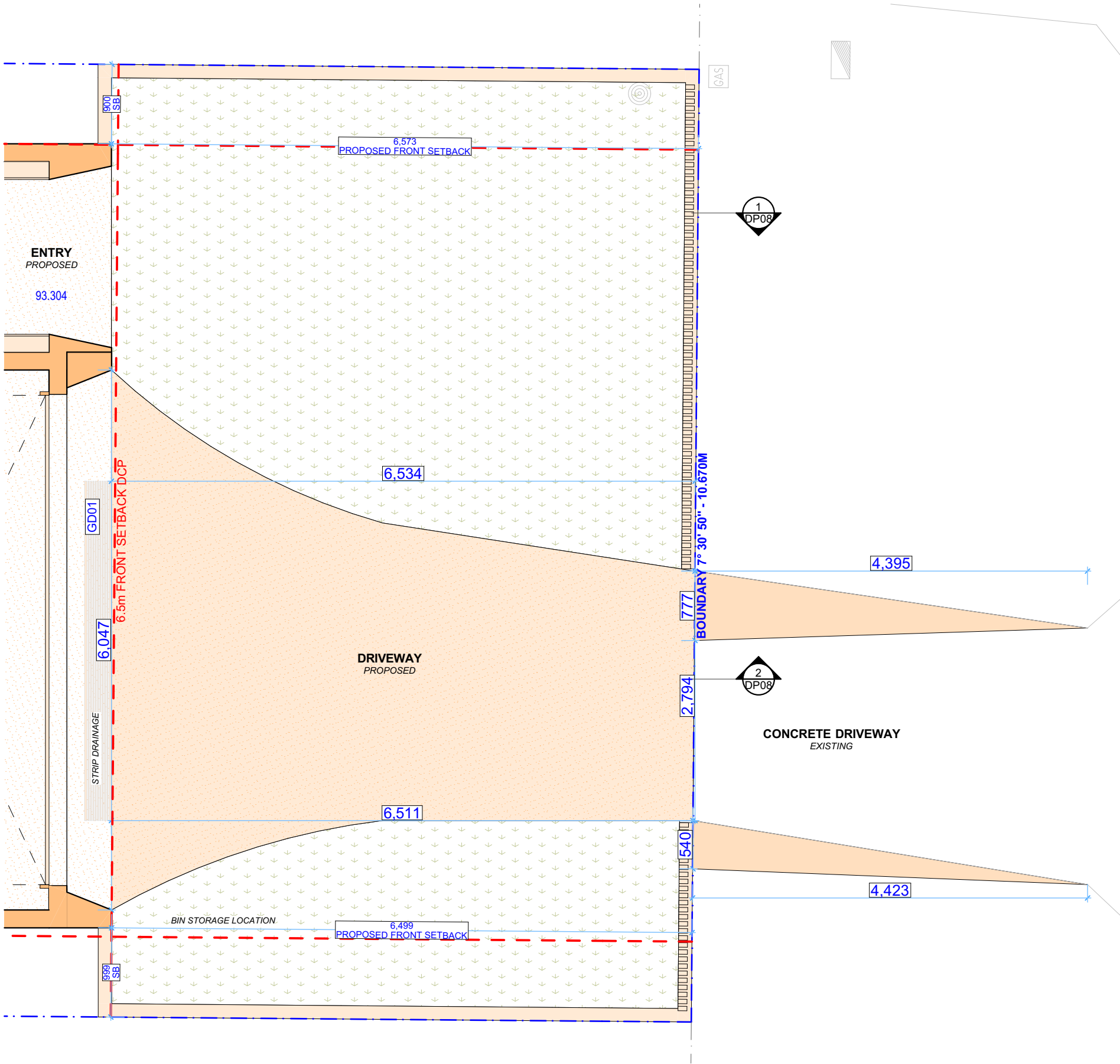
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DA08

DATE
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DRAWING NAME
PROPOSED FIRST FLOOR PLAN

SCALE
1:100 @A3



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1

DRIVEWAY PLAN

1:50

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LEGEND

EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD

TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT
TRACY DIXON

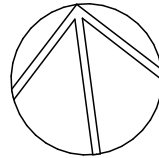
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DRAWING NO.
DA09

DATE
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DRAWING NAME
PROPOSED DRIVEWAY PLAN

SCALE
1:50 @A3





1:100



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 METAL ROOFING
  EXISTING

 TILED ROOFING

 TIMBER CLAD

 BRICKWORK

 CONCRETE

1:100 @A3

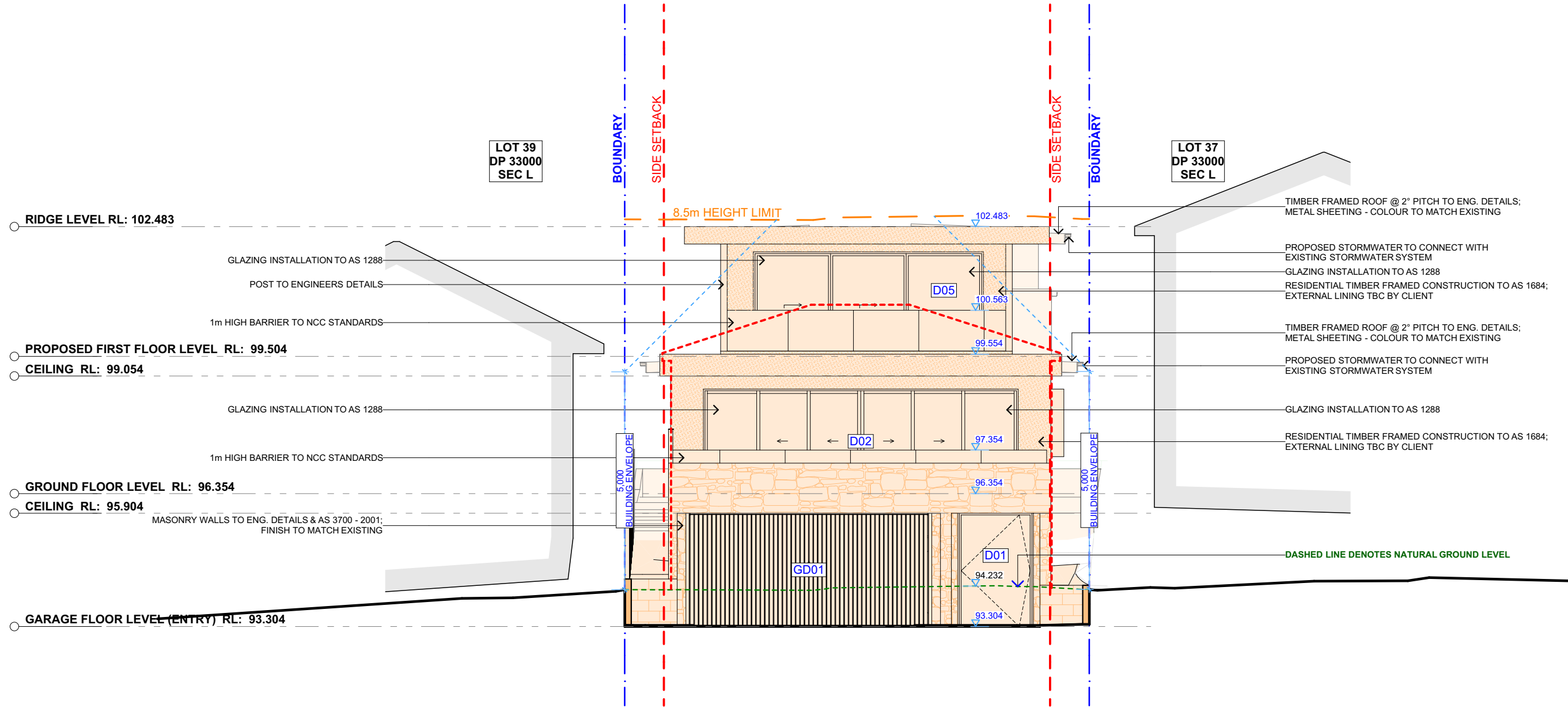
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ABSAR
Accreditation
31/03/2024-31/03/2025
Assessor Name Terry Chapman
Assessor Number 20920
Assessor Signature



1

EAST ELEVATION - PRIMARY ROAD

1:100



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LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT

TRACY DIXON

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70 HILMA STREET,
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NSW 2097

DRAWING NO.

DA11

DATE

20 February 2025

DRAWING NAME

EAST ELEVATION - PRIMARY
ROAD

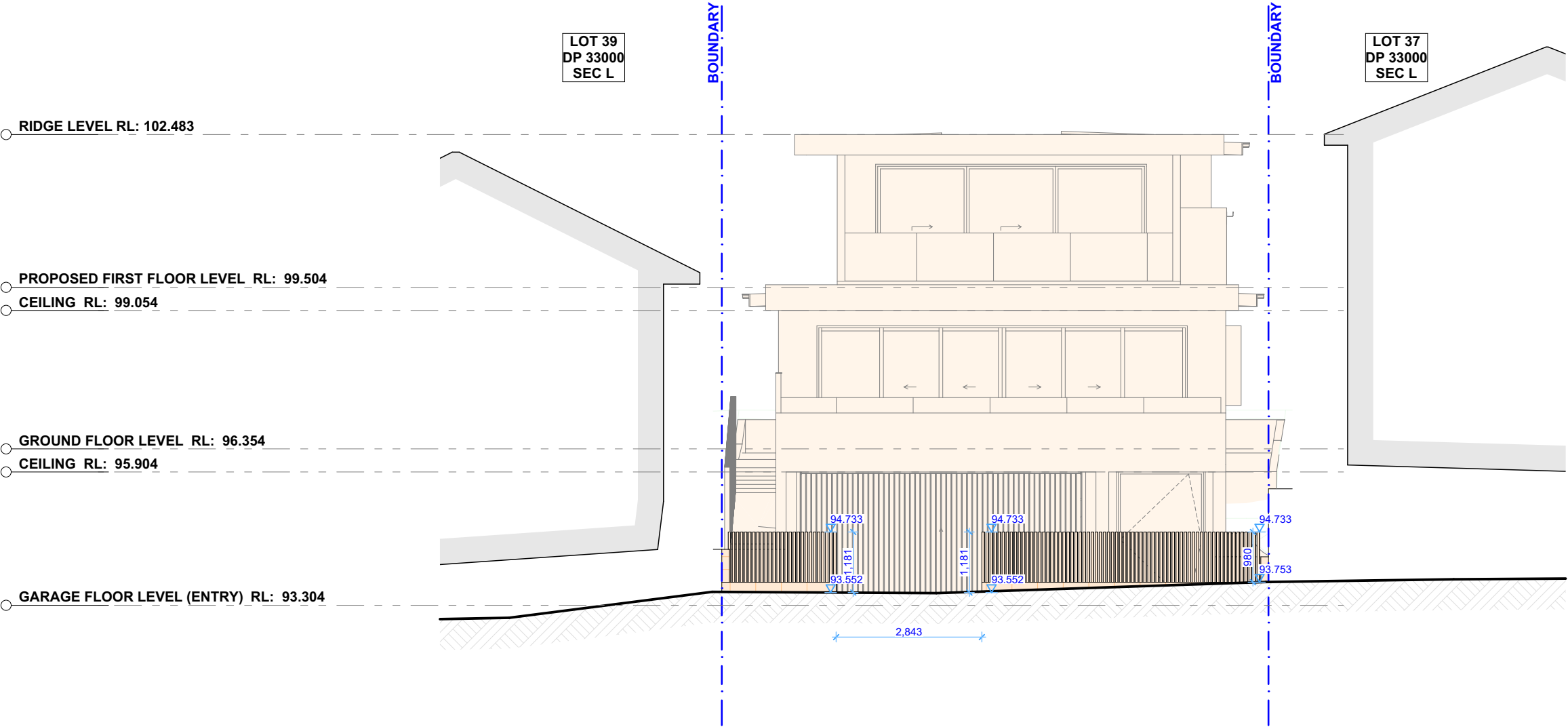
SCALE

1:100 @A3

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1

EAST ELEVATION (STREET)

1:100



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 METAL ROOFING

 TILED ROOFING

 TIMBER CLAD

 BRICKWORK

 CONCRETE

 EXISTING

CLIENT
TRACY DIXON

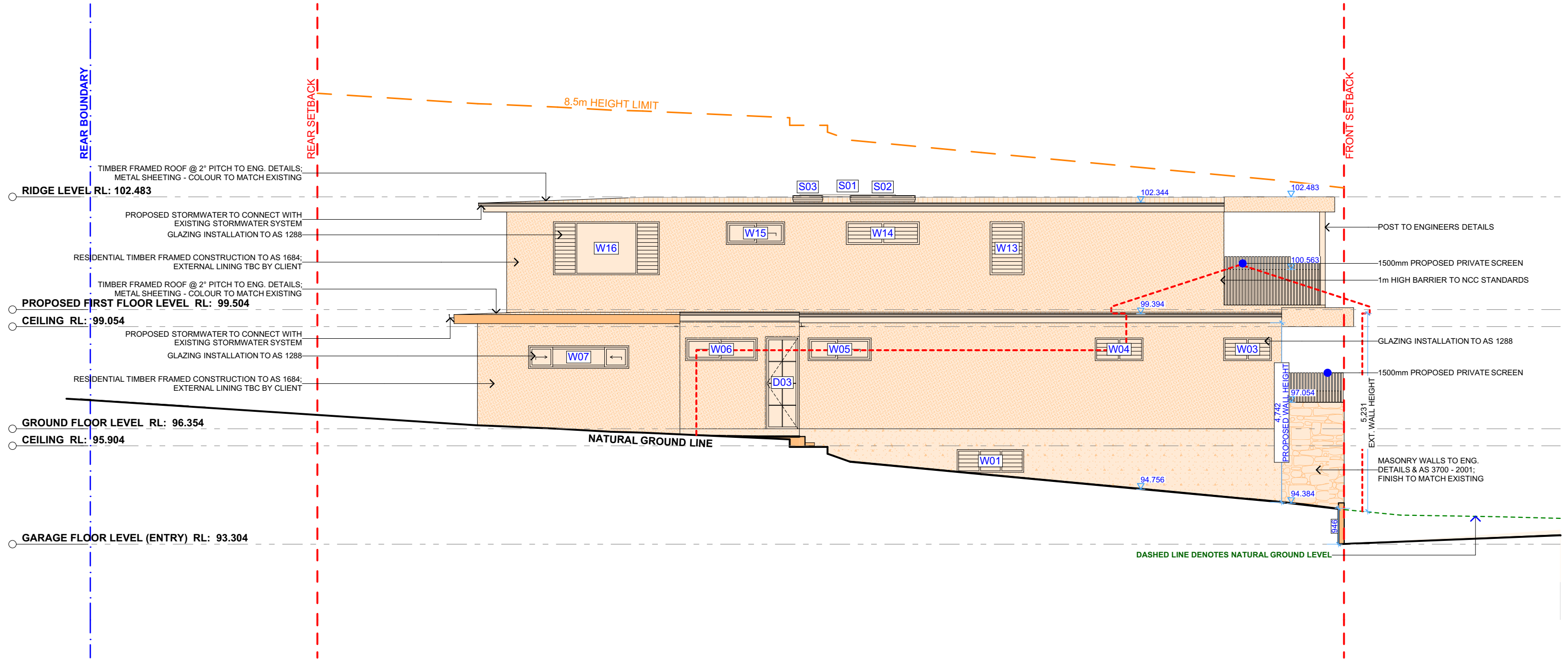
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DRAWING NO.
DA12

DATE
20 February 2025

DRAWING NAME
EAST ELEVATION - STREET

SCALE
1:100 @A3



1

SOUTH ELEVATION - SIDE

1:100



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LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT

TRACY DIXON

PROJECT ADDRESS

70 HILMA STREET,
COLLAROY PLATEAU
NSW 2097

DRAWING NO.

DA13

DATE

20 February 2025

DRAWING NAME

SOUTH ELEVATION - SIDE

SCALE

1:100 @A3



1:100



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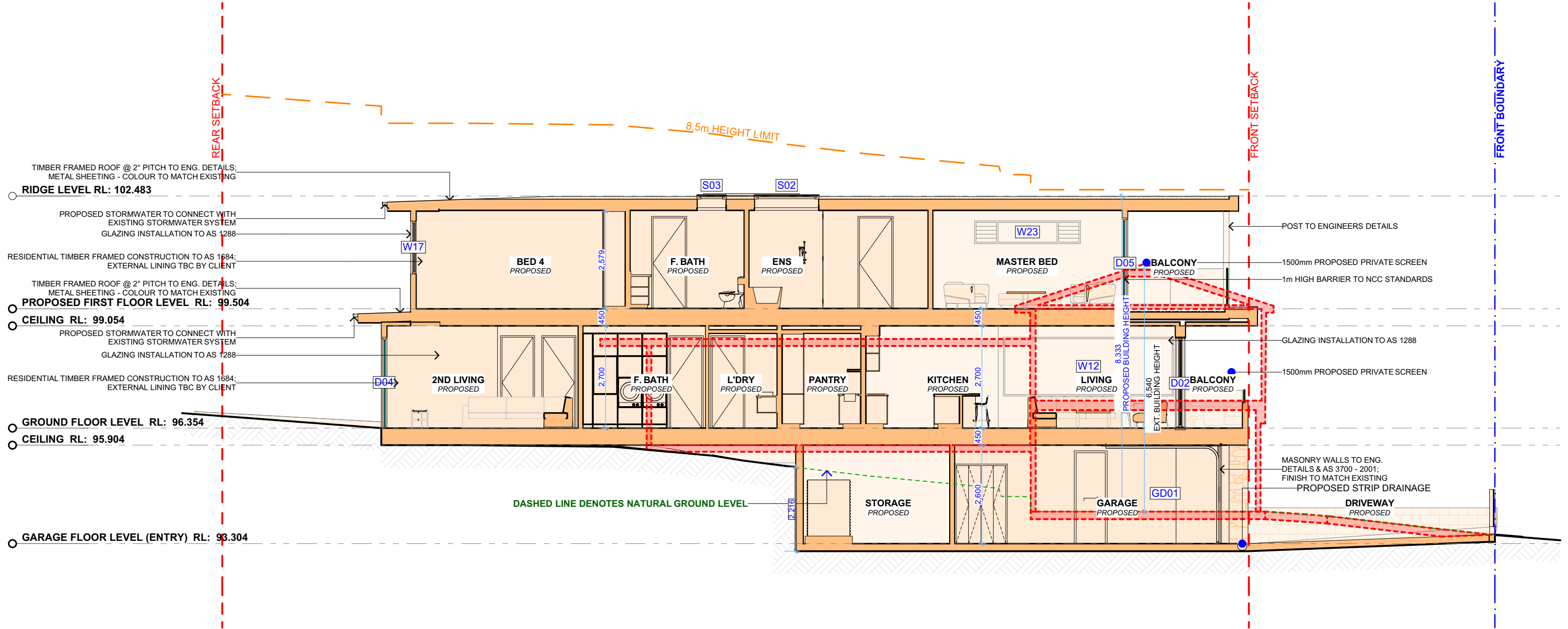
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METAL ROOFING ☐ EXISTING

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NSW 2097

DATE
20 February 2025

SCALE
1:100 @A3



1

LONG SECTION AA

1:100



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LEGEND

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

CLIENT

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DRAWING NO.

DA15

DATE

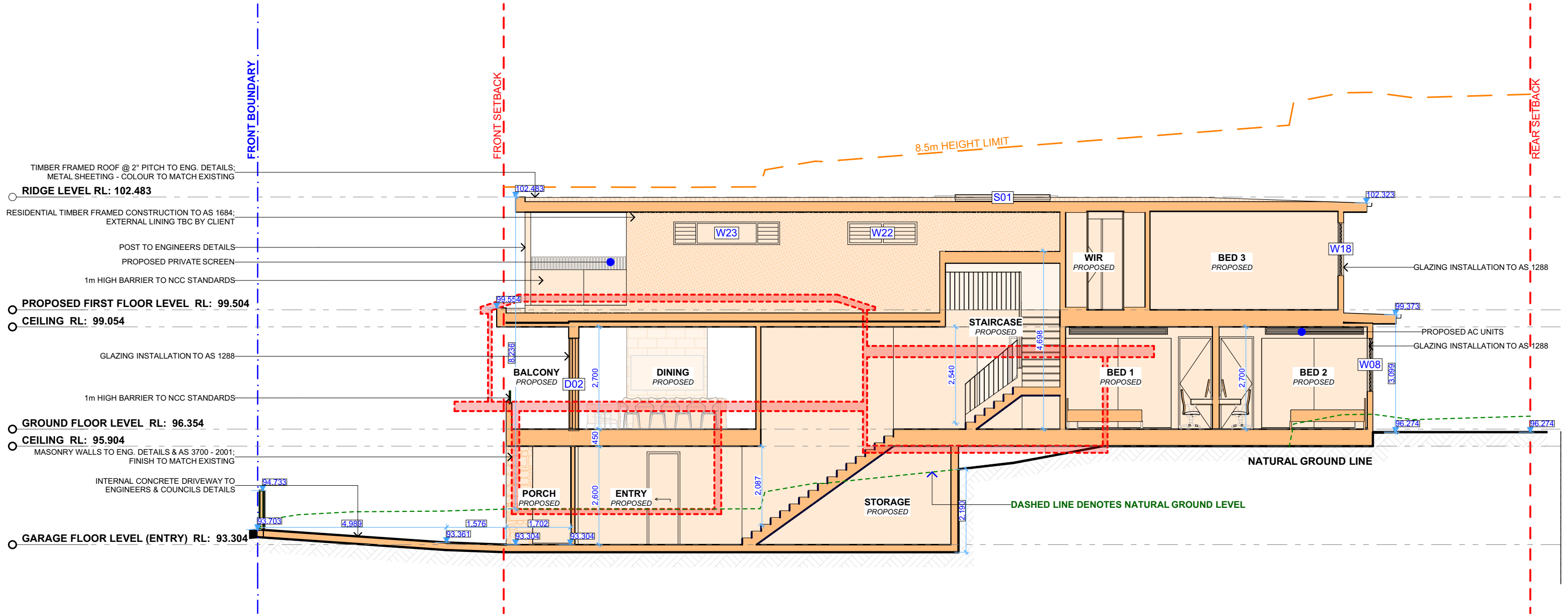
20 February 2025

DRAWING NAME

LONG SECTION

SCALE

1:100 @A3



1

LONG SECTION BB

1:100



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LEGEND

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

CLIENT

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DRAWING NO.

DA16

DATE

20 February 2025

DRAWING NAME

LONG SECTION & DRIVEWAY
LONG SECTION

SCALE

1:100 @A3



1:100



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3. 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.

4. 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		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

CLIENT
TRACY DIXON

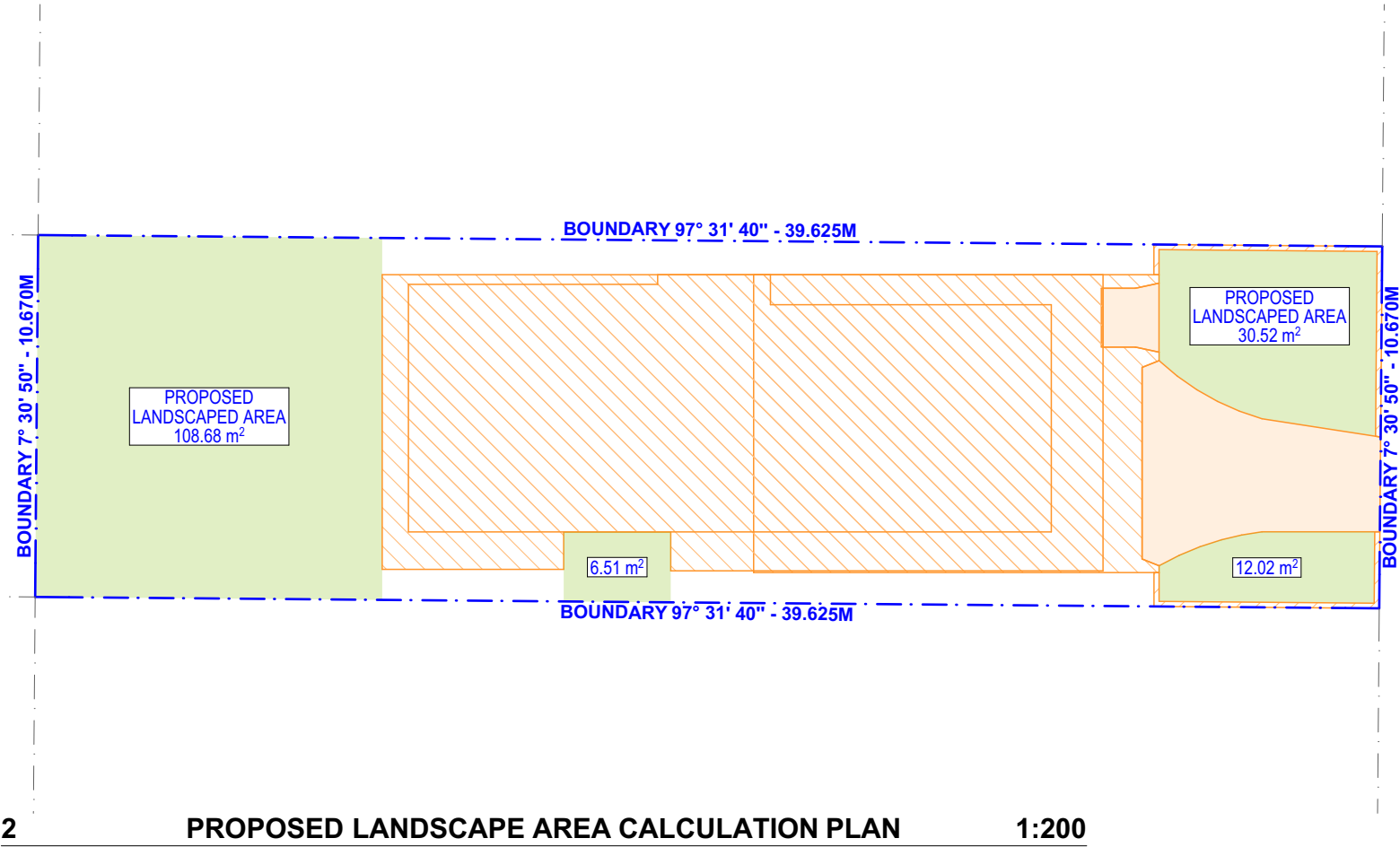
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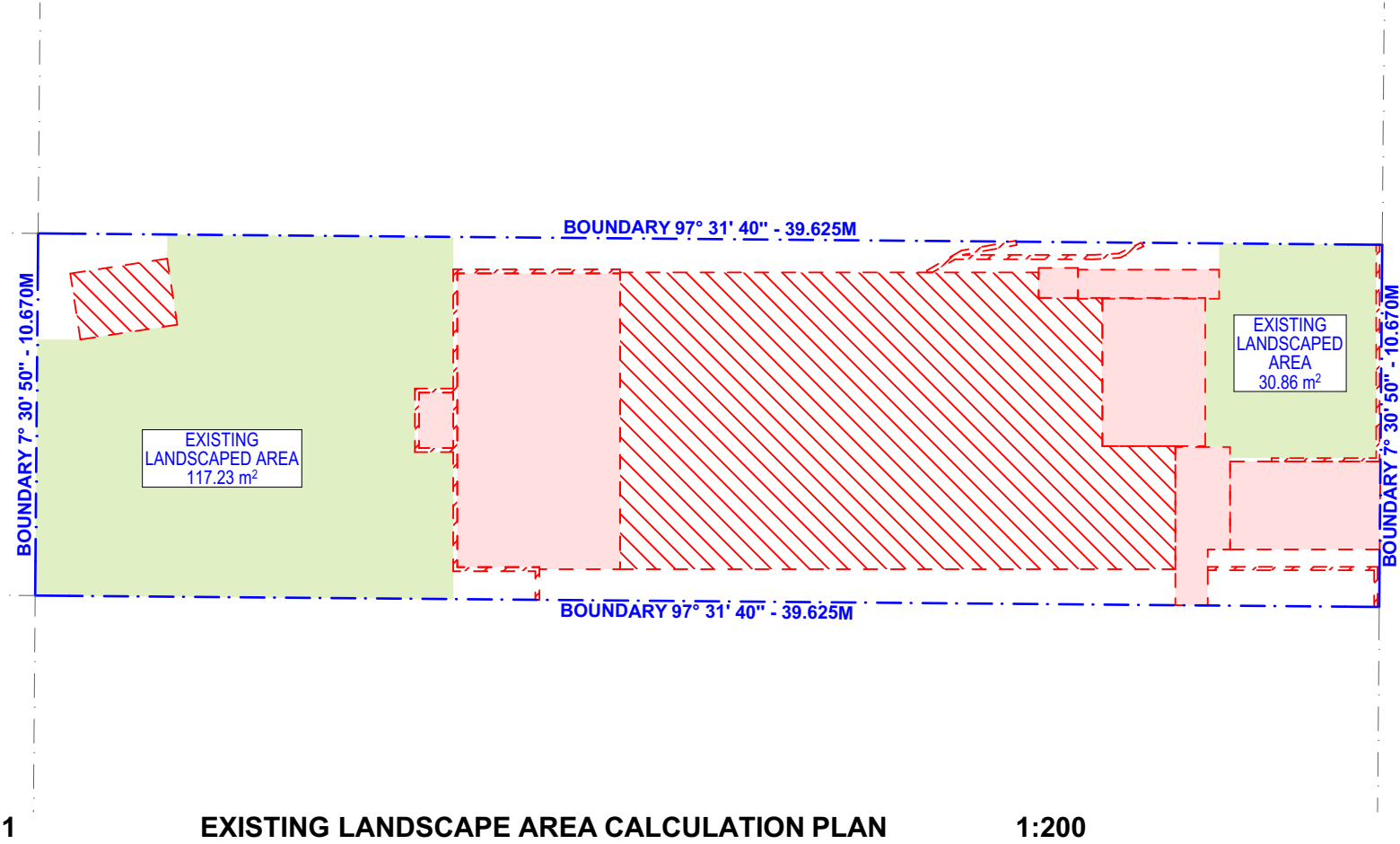
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DRAWING NAME
CROSS SECTION

SCALE
1:100 @A3



2 PROPOSED LANDSCAPE AREA CALCULATION PLAN 1:200



1 EXISTING LANDSCAPE AREA CALCULATION PLAN 1:200

CONTROL TABLE

SITE AREA 422.72m² (CALCULATION)

	CONTROL	EXISTING	PROPOSED
LANDSCAPED AREA	40% (169.08m ²)	35% (148.09m ²)	37% (157.73m ²)
PRIVATE OPEN SPACE AREA	60m ²	60m ²	60m ²

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Accreditation expires 31/03/2025
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Assessor Number 20920
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LEGEND

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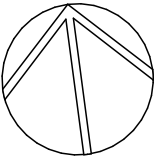
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SAMPLE BOARD

SCALE
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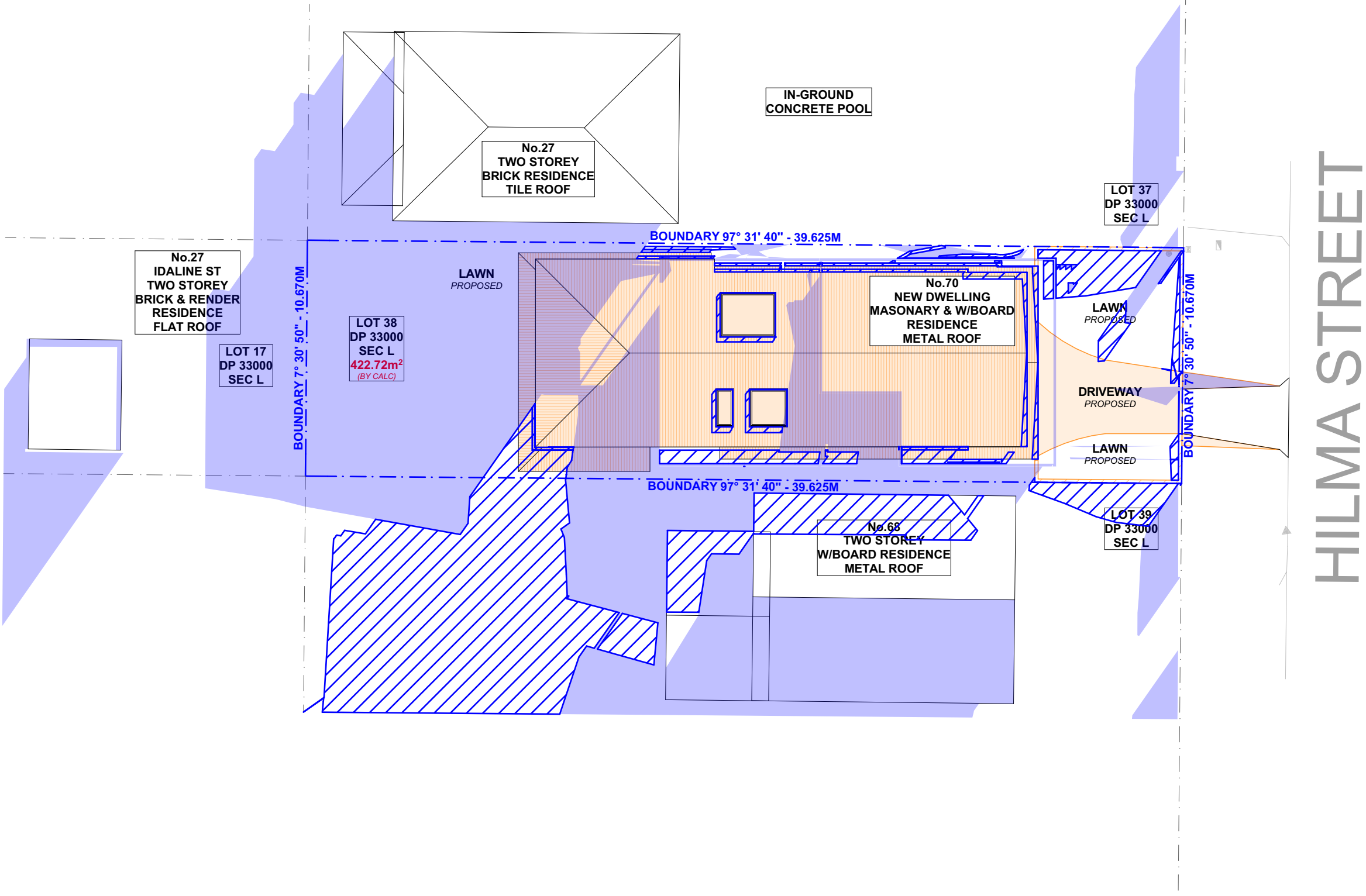
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1

WINTER SOLSTICE 9AM

1:200



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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

NEIGHBOURING SHADOWS

CLIENT

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DA20

DATE

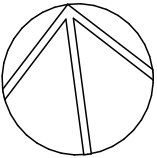
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WINTER SOLSTICE 9 AM

SCALE

1:200 @A3



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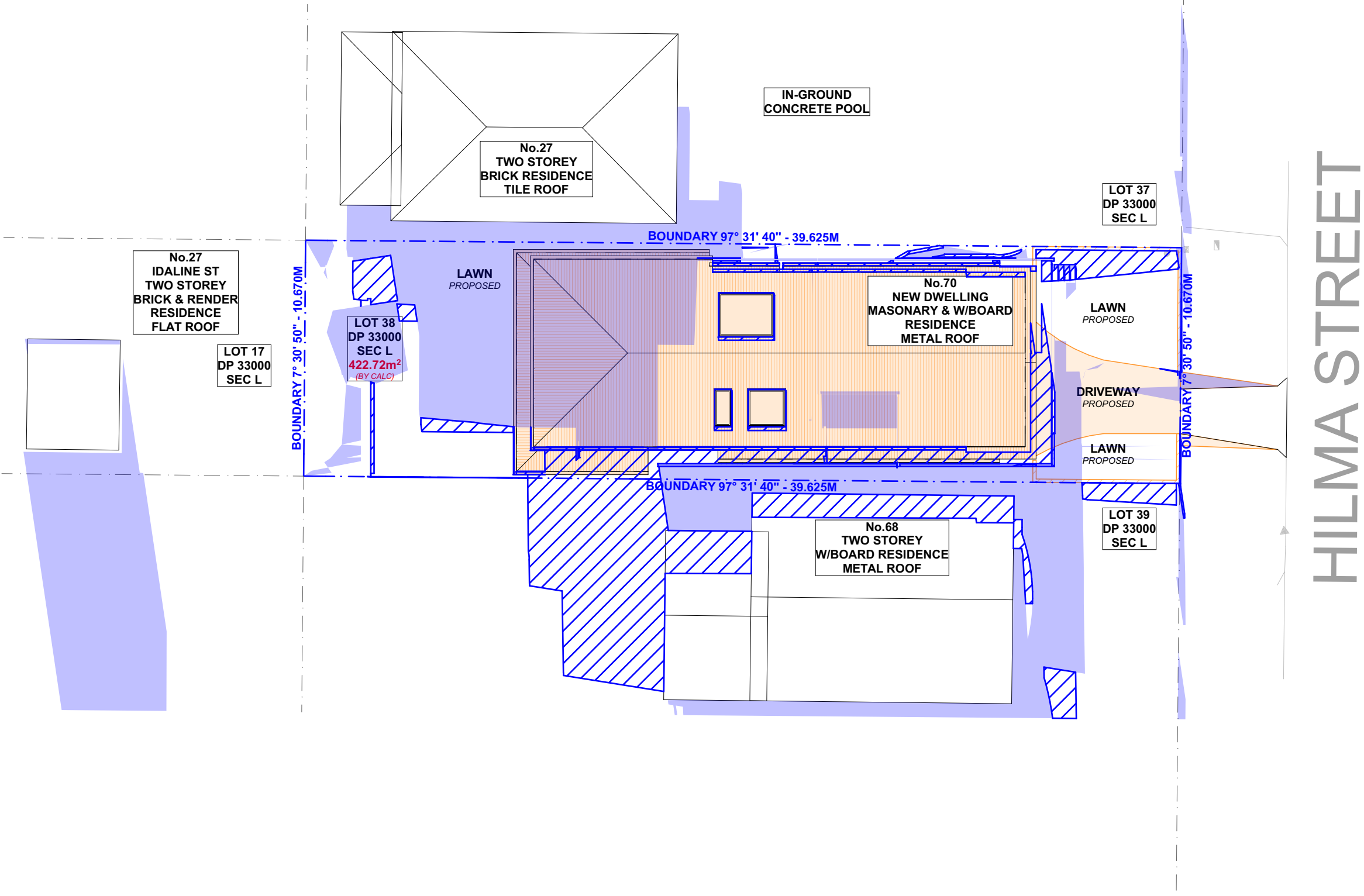
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1

WINTER SOLSTICE 12PM

1:200



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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

NEIGHBOURING SHADOWS

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DATE

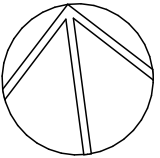
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WINTER SOLSTICE 12 PM

SCALE

1:200 @A3

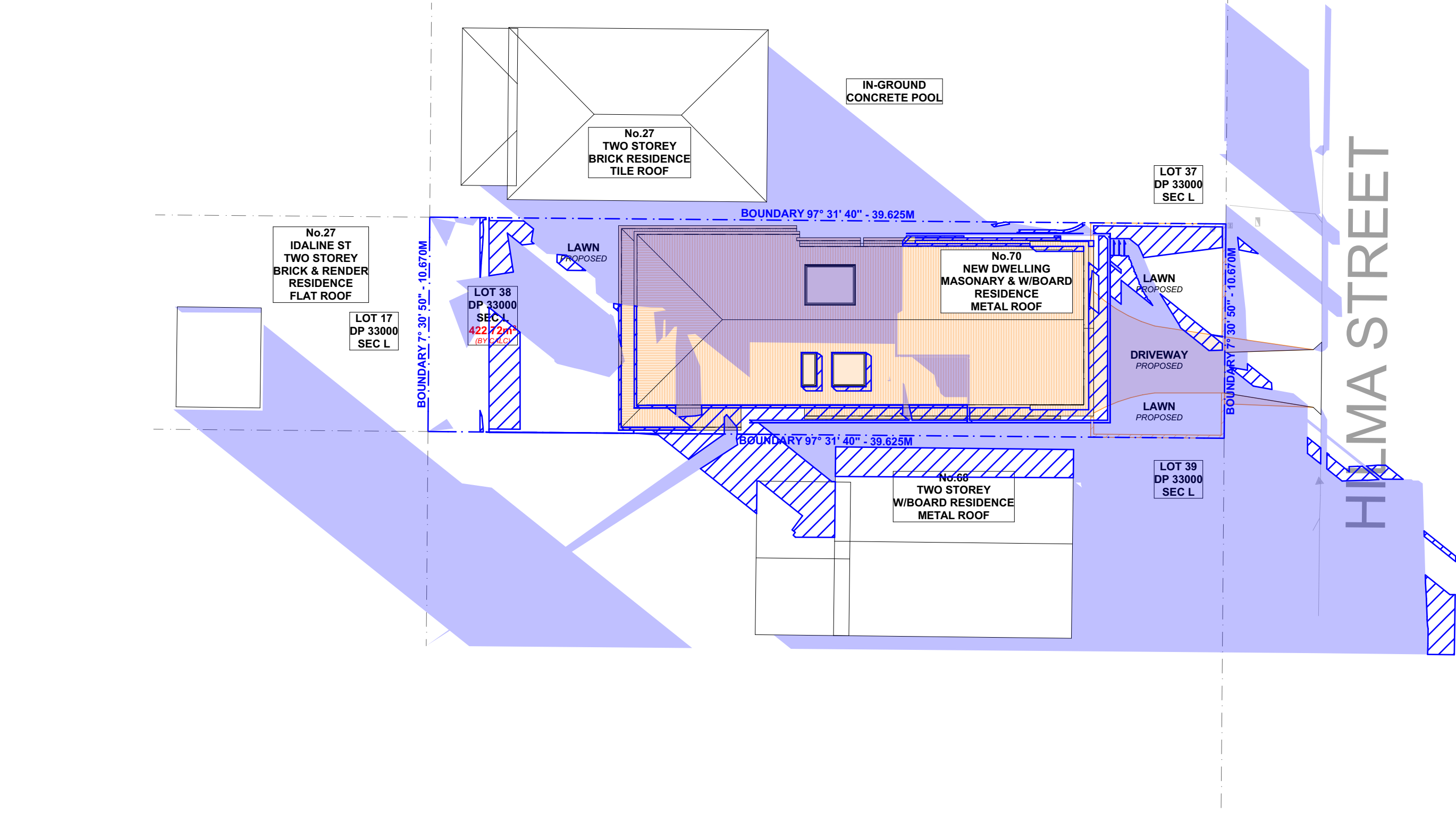


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- LEGEND**
-  EXISTING SHADOWS
 -  PROPOSED SHADOWS
 -  NEIGHBOURING SHADOWS

CLIENT
TRACY DIXON

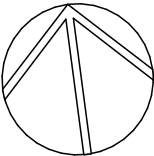
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WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



HOUSE

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Terry Chapman

Accreditation No.

20920

Property Address

70 Hilma Street,COLLAROY NSW,2097

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ABSA

Accreditation

Assessors registered with the accreditation

provided under the BASIX quality seal scheme

Accreditation Period

31/03/2024-31/03/2025

Assessor Name

Terry Chapman

Assessor Number

20920

Assessor Signature



NSW

2097

17743

11 MAR 2025

Basix Requirements Summary - Single Dwelling					
New Dwelling 70 Hilma Street Collaroy		NSW	2097	Prepared by Chapman Environmental Services www.cesenergy.com.au 1300 004 914	
Water Target		40	Water Score		41
Energy Target		72	Energy Score		73
Max H & C Loads are (MJ/m²)		30	Actual H & C Loads are (MJ/m²)		29.6
			Star Rating		7
Basix Commitments					
Landscaping	Total area of garden & lawn (m²)		130	Area of indigenous/low water use plants (m²)	
				0	
Fixtures	Shower heads		4 star (> 6 but <= 7.5 L/min)	Toilets	4 star
				All taps	4 star
Alternative Water	Minimum Rainwater tank size (L)		2000	Collect run off from roof area of at least (m²)	
	Toilet connection Yes		Laundry connection Yes	Landscap connection Yes	Pool top up n/a
Energy	Hot water system	Electric heat pump - air sourced		Rating	15 to 20 STCs
	Bathroom ventilation	No mechanical ventilation (ie, natural)			
	Kitchen ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Laundry ventilation	Natural ventilation only, or no laundry			
	Cooling - living areas	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Cooling - bedrooms	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Heating - living areas	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Heating - bedrooms	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Alternate Energy	Photovoltaic system able to generate at least		n/a	peak kilowatts of electricity
	Electric cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Concrete slab on ground - Garage floor		with	No insulation required	
	Concrete slab on ground - Ground floor		with	R2.3 under slab insulation	
Floor Coverings	Tiles	Wet Areas		Timber	Living Areas / Bedrooms
	Carpet	n/a		Concrete	Garage/ Storage/ Entry
External Walls	Concrete block lined & framed - Entry		with	Sarking and R2.5 bulk insulation	Colour Light
	Concrete block - Storage & Garage		with	No insulation required	Colour Light
	Timber framed Fibro clad on battens		with	Sarking and R2.5 bulk insulation	Colour Light
Internal Walls	Plasterboard		with	R2.5 bulk insulation - Garage/ Laundry/ Lower & Upper Bath internal walls only	
Ceiling (floor over)	Concrete above plasterboard		with	R2.3 underslab insulation - All garage level internal ceilings	
	35mm Alpha panel on timber above plasterboard		with	No insulation required - All ground floor internal ceilings	
Ceilings (roof over)	Timber above plasterboard.		with	R6.0 bulk insulation - Exclude garage only	
Roof	Metal		with	R1.3 roof blanket	Colour Light
	Concrete - Garage		with	Waterproof membrane only	
Windows and Doors	AF single glazed clear To all Louvres, Sliding Windows & Hinged Doors		Louvres	BRZ-006-009-001	U-Value 4.88 or less SHGC 0.46 +/- 5%
			Sliding Windows	BRD-149-005-001	U-Value 4.57 or less SHGC 0.60 +/- 5%
			Hinged Door	BRD-163-012-002	U-Value 4.39 or less SHGC 0.47 +/- 5%
	AF double glazed clear Lightbridge To all Fixed Windows and Sliding Doors		Fixed Glass	BRD-153-040-001	U-Value 2.70 or less SHGC 0.53 +/- 5%
			Sliding Doors	BRD-035-029-001	U-Value 2.70 or less SHGC 0.51 +/- 5%
	Skylights		Skylights	VEL-011-01	U-Value 2.60 or less SHGC 0.0.24 +/- 5%
			S01 requires an external shading device able to shade 100% of skylight		
	AF = Aluminium Framed		TB = Thermally Broken Aluminium Framed	TF = Timber Framed	
If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA If there is a discrepancy between this document and the Natthers Certificate, then the Natthers Certificate shall take precedence					
Notes	Ceiling Fans (1400mm) required in the Dining Living Area, 2nd Living & Bedrooms				

This document to be read in conjunction with the Basix Certificate and Natthers Universal Certificate

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CLIENT

TRACY DIXON

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NSW 2097

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BASIX COMMITMENTS