



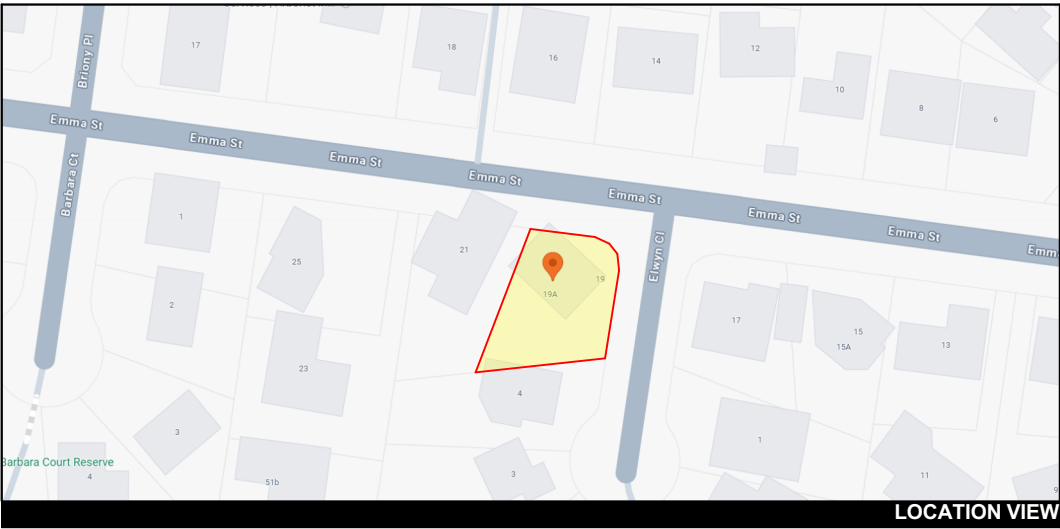
Action Plans

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DEVELOPMENT APPLICATION

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 LOWER GROUND FLOOR PLAN
DA06	EXISTING GROUND FLOOR PLAN
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19 EMMA STREET, MONA VALE NSW 2103



NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- STRUCTURE - PART H1 & SECTION 2 OF NCC
- STRUCTURAL PROVISIONS - PART H1D2 & PART 2.2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- EARTHWORKS - PART 3.2 OF NCC
- DRAINAGE - PART 3.3 OF NCC
- TERMITE RISK MANAGEMENT - PART 3.4 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- FOOTINGS, SLABS & ASSOCIATED ELEMENTS - PART 4.2 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- MASONRY VENEER - PART 5.2 OF NCC
- CAVITY MASONRY - PART 5.3 OF NCC
- UNREINFORCED SINGLE LEAF MASONRY - PART 5.4 OF NCC
- ISOLATED PIERS - PART 5.5 OF NCC
- MASONRY COMPONENTS & ACCESSORIES - PART 5.6 OF NCC
- WEATHERPROOFING OF MASONRY - PART 5.7 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- SUB FLOOR VENTILATION - PART 6.2 OF NCC
- STRUCTURAL STEEL MEMBERS - PART 6.3 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- SHEET ROOFING - PART 7.2 OF NCC
- ROOF TILES & SHINGLES - PART 7.3 OF NCC
- GUTTERS & DOWNPIPES - PART 7.4 OF NCC
- TIMBER & COMPOSITE WALL CLADDING - PART 7.5 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- WINDOWS & EXTERNAL GLAZED DOORS - PART 8.2 OF NCC
- GLASS - PART 8.3 OF NCC
- GLAZING HUMAN IMPACT - PART 8.4 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 9.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS & FLOORS - PART 9.3 OF NCC
- FIRE PROTECTION OF GARAGE TOP DWELLINGS - PART 9.4 OF NCC
- SMOKE ALARMS & EVACUATION LIGHTING - PART 9.5 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- WET AREA WATERPROOFING - PART 10.2 OF NCC
- ROOM HEIGHTS - PART 10.3 OF NCC
- FACILITIES - PART 10.4 OF NCC
- LIGHT - PART 10.5 OF NCC
- VENTILATION - PART 10.6 OF NCC
- SOUND INSULATION - PART 10.7 OF NCC
- CONDENSATION MANAGEMENT - PART 10.8 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 OF NCC
- STAIRWAY & RAMP CONSTRUCTION - PART 11.2 OF NCC
- BARRIERS & HANDRAILS - PART 11.3 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE - PART 12.3 OF NCC
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES - PART 12.4 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- BUILDING FABRIC - PART 13.2 OF NCC
- EXTERNAL GLAZING - PART 13.3 OF NCC
- BUILDING SEALING - PART 13.4 OF NCC
- CEILING FANS - PART 13.5 OF NCC
- WHOLE OF HOME ENERGY USAGE - PART 13.6 OF NCC
- SERVICES - PART 13.7 OF NCC
- DEMOLITION WORKS TO COMPLY WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554.1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959:2018

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	19 EMMA STREET, MONA VALE			
LOT & DP/SP	LOT 9 DP 223599			
COUNCIL	NORTHERN BEACHS COUNCIL (PITTWATER)			
SITE AREA	698.70m²			
FRONTAGE	12.19m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	UNCHANGED	YES
MINIMUM LOT SIZE	700m²	698.70m²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	8.25m	UNCHANGED	YES
HAZARDS				
ACID SULFATE SOILS	CLASS 5	N/A	N/A	N/A
DCP				
SIDE BOUNDARY ENVELOPE WEST	1m	5.28m	UNCHANGED	NO
SIDE BOUNDARY SETBACKS SOUTH	2.5m	6.89m	UNCHANGED	YES
FRONT SCND BOUNDARY SETBACK	3.25m	5.46m	0.91	NO
FRONT BOUNDARY SETBACK	6.5m / 0.9m	6.27m	0.9m	NO
LANDSCAPE OPEN SPACE	50% (349.35m²)	48% (336.8m²)	46% (322.13m²)	NO
LANDSCAPE OPEN SPACE VARIATION	6% (41.92m²)	-	6% (41.92m²)	YES
LANDSCAPE OPEN SPACE TOTAL	60% (419.22m²)	48% (336.8m²)	52% (364.05m²)	YES
PRIVATE OPEN SPACE	80m²	80m²	80m²	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 obtain written confirmation of material selection by the Client prior to ordering.
- All construction, control joints, and expansion joints in the walls, floors, and other locations shall be in strict accordance with the structural engineering details. No joints or breaks other than specified are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as windows, doors, internal frames, structural steel components, and the like, are not to be taken from these documents. Measurements must be taken on-site to suit the work as constructed.
- All structural components shall be in strict accordance with details and specifications as prepared by a suitably qualified structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

SPECIFICATION

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following: -
Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings, use figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing additional to that which is supplied shall be resolved between the Owner and the Builder, to the Owner's approval. Except for any structural details or design, which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of Standards Australia, the National Construction Code and any statutory authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer, including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain prior to finalising the tender, unless previously obtained by owners.
- All brickwork is to be selected by the Owner, and is to comply with AS 1640.
- All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - Residential timber-framed construction. Level and grade where necessary under timber floors to provide a minimum clearance of 300mm under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that the surface and/or seepage water does not collect or remain under floor area.
- Sustainable timbers, and not rainforest or old growth timber will be used. Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All glazing installation is to comply with AS 1288, AS 2047 and in accordance with manufacturers recommendations.
- All wall and ceiling linings in wet areas to be plasterboard and villaboard, or equal. A breathable wall wrap is to be provided to all external walls. Timber cladding is to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications. All bathrooms and wet areas to be waterproofed with a flexible membrane to manufacturer's specifications and to AS 3740, Part H4D2 and Section 10; Part 10.2 of the 2022 NCC.
- All Architraves and skirtings to the profile as selected by owner, and painted or stain finish as selected.
- All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500, Part H2D2 and Section 3; Part 3.3 of the 2022 NCC.
- Smoke detector alarms are to be installed in accordance with AS 3786, Part H3D6 and Section 9; Part 9.5 of the 2022 NCC.
- If a member which provides structural support to the works is subject to termite attack, management measures are to comply with AS 3660 and Section 3; Part 3.4 of the 2022 NCC. Termite management system to be installed to manufacturer's specifications.
- Stairs and Balustrades to comply with Part H5D2, H5D3 and Section 11; Part 11.2 and 11.3 of the 2022 NCC. Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of the NCC. No horizontal elements to facilitate climbing between 150mm and 760mm where floor to level below is more than 4m.
- Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by the Owner.
- Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.
- ZERO-VOC or LOW-VOC paints and primers only are to be used.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken as part of the contract.Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and silttration control measures as required by Council, and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.

- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

GENERAL NOTATION

- Approved means by the 'relevant local authority' or council?
- All work and materials to comply with the current Australian standards at the time of commencement, where applicable.
- The builder is to comply with all ordinances, local authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All new downpipes are to be connected to the existing stormwater system.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- All gutters, downpipes to be colorbond.
- All wall and ceiling linings to be plasterboard or cement render as selected, and villa board in wet areas. To comply with relevant Australian standards, and installed in accordance with manufacturers specification.

NCC 2022 & AS COMPLIANCES SPECIFICATIONS

- Structure - Part H1 & Section 2 of NCC
- Structural Provisions - PART H1D2 & PART 2.2 of NCC
- Site Preparation - Part H1D3 & Section 3 of NCC
- Earthworks - Part 3.2 of NCC
- Drainage - Part 3.3 of NCC
- Termite Risk Management - Part 3.4 of NCC
- Footings & Slabs - Part H1D4 & Section 4 of NCC
- Footings, Slabs & Associated Elements - Part 4.2 of NCC
- Masonry - Part H1D5 & Section 5 of NCC
- Masonry Veneer - Part 5.2 of NCC
- Cavity Masonry - Part 5.3 of NCC
- Unreinforced Single Leaf Masonry - Part 5.4 of NCC
- Isolated Piers - Part 5.5 of NCC
- Masonry Components & Accessories - Part 5.6 of NCC
- Waetherproofing of Masonry - Part 5.7 of NCC
- Framing - Part H1D6 & Section 6 of NCC
- Sub Floor Ventilation - Part 6.2 of NCC
- Structural Steel Members - Part 6.3 of NCC
- Roof & Wall Cladding - Part H1D7 & Section 7 of NCC
- Sheet Roofing - Part 7.2 of NCC
- Roof Tiles & Shingles - Part 7.3 of NCC
- Gutters & Downpipes - Part 7.4 of NCC
- Timber & Composite Wall Cladding - Part 7.5 of NCC

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

- Damp & Weatherproofing - Part H2 of NCC

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

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

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

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

- Swimming Pools - Part H7P1 & NSW H7D2 of NCC

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

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

- Pool Fencing & other provisions - Regulations, & AS 1926
- Demolition Works to comply with AS 2601-2001 The Demolition of Structures.
- Waterproofing of Wet Areas to comply with AS 3740:2021
- All plumbing & drainage work to comply with AS 3500:2021
- All plasterboard work to comply with AS 2588:2018
- All structural steel work to comply with AS 4100:2020 & AS 1554.1:2014
- All concrete work to comply with AS 3600:2018
- All roof sheeting work to comply with AS 1562.1:2018
- All skylights to comply with AS 4285:2019
- All ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- All glazing assemblies to comply with AS 2047-2014 & AS 1288:2021
- All timber retaining walls to comply with AS 1720, AS 1170
- All retaining walls to comply with AS 3700:2018 & AS 3600:2018
- All construction in bushfire-prone areas to comply with AS 3959:2018

THIS SET OF DRAWING SHOULD BE READ & KEPT IN ITS ENTIRETY. NO INDIVIDUAL PAGE SHOULD BE SEPARATED FROM THE REST OF THE SET. EACH NOTATION LISTED ON THIS PAGE APPLY TO ALL PAGES OF THIS SET.

SAFTEY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/ feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes. the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/ or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be 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 or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and 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, it 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.

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LEGEND

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

CLIENT
BRAD & JADE TOOLE

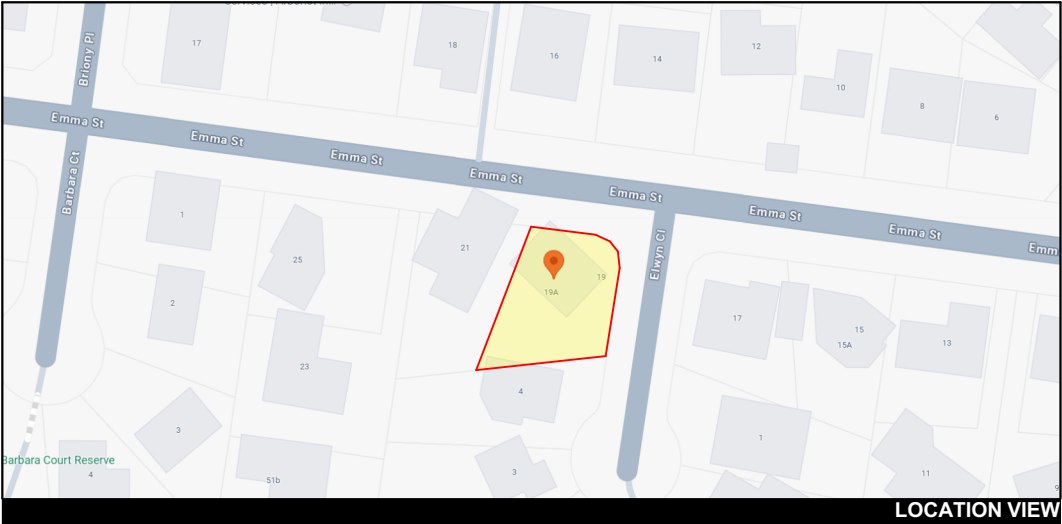
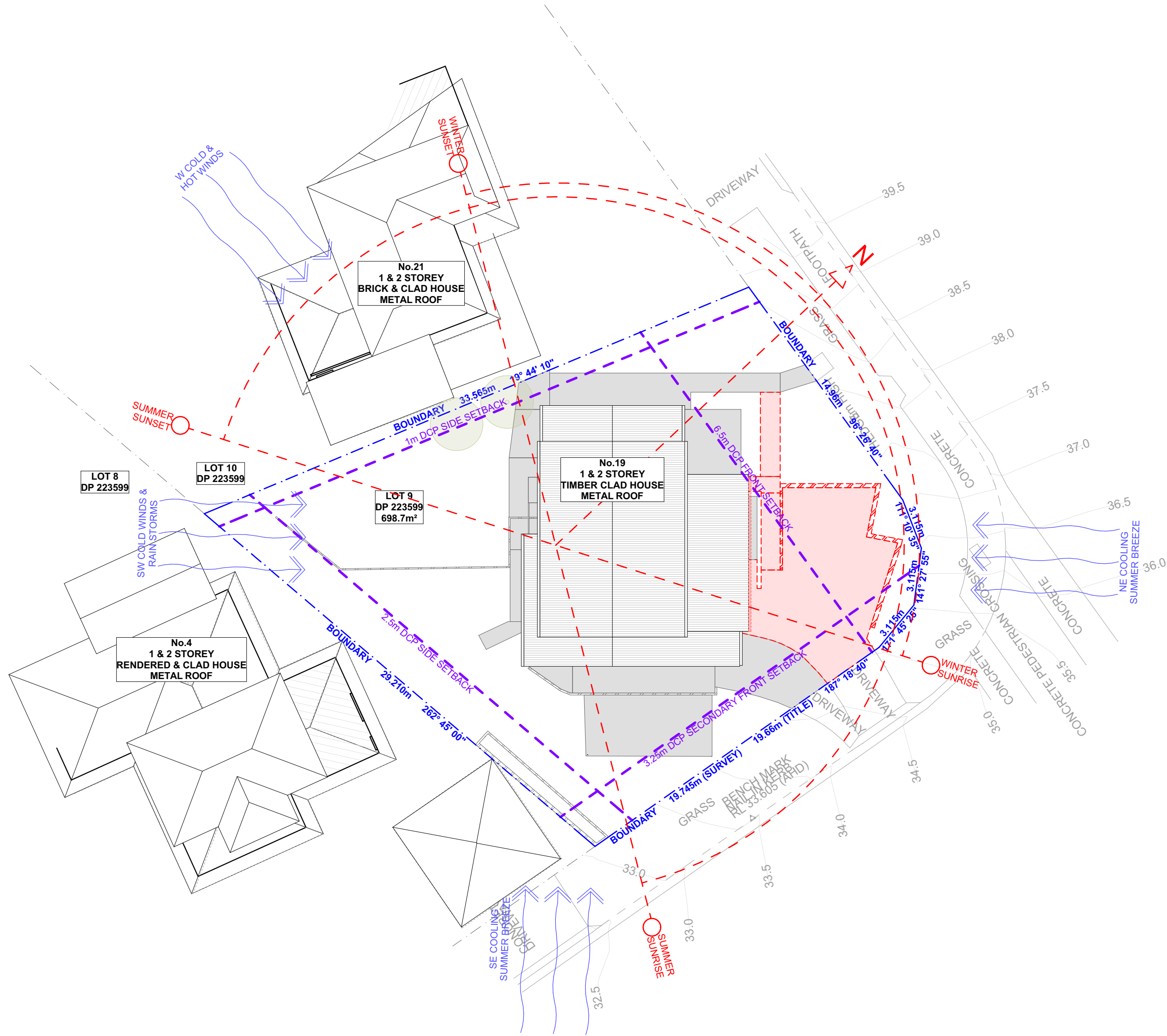
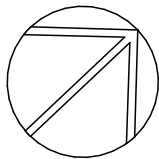
PROJECT ADDRESS
19 EMMA STREET, MONA
VALE NSW 2103

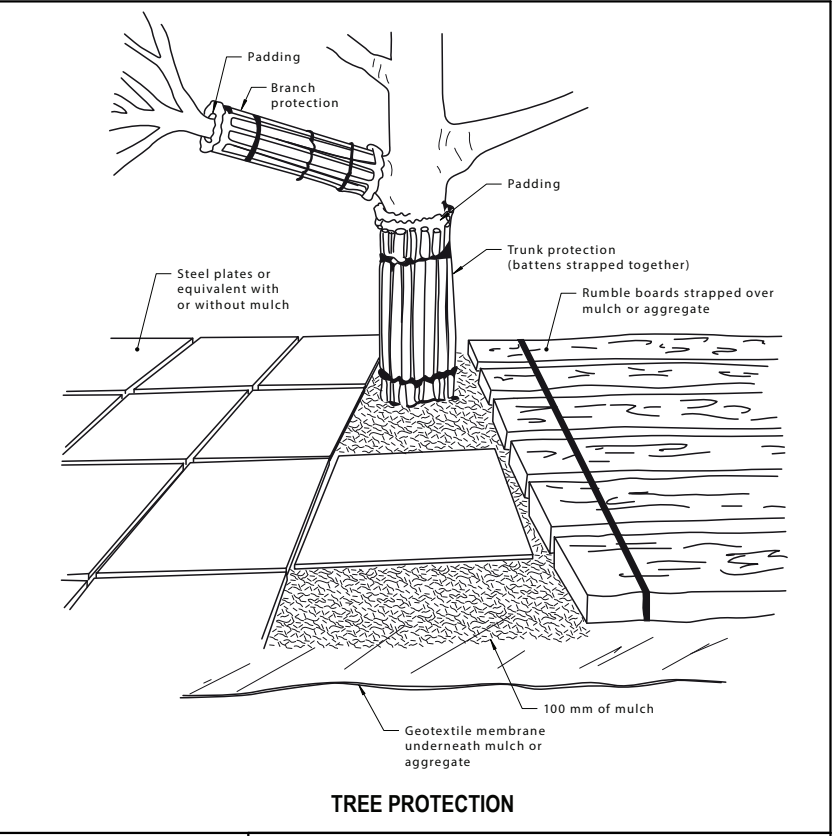
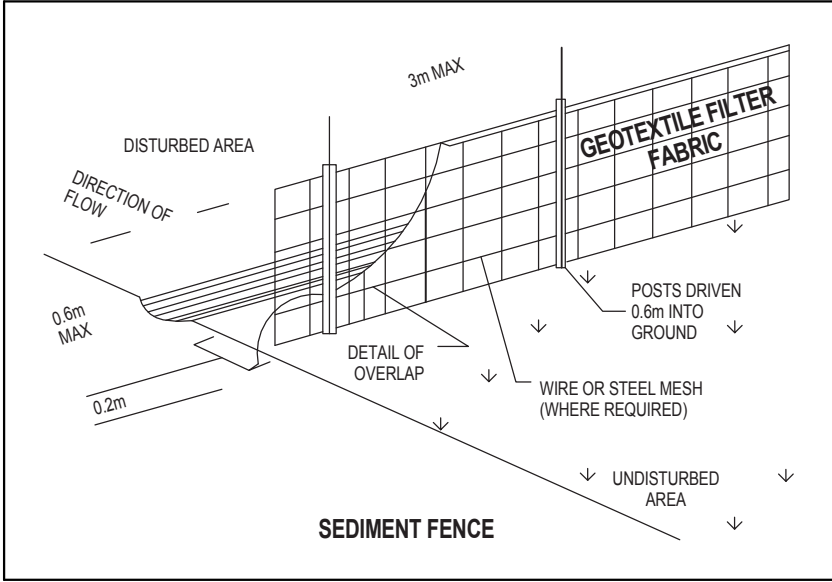
DRAWING NO.
DA03

DATE
Friday, 30 May 2025

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A2





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.



REV.	DATE	COMMENTS	DRWN
A	30.05.25	DA - SUBMISSION	DLR

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LEGEND

- EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD
- TILED FLOOR

TIMBER FLOOR

BRICKWORK

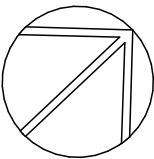
CLIENT
BRAD & JADE TOOLE

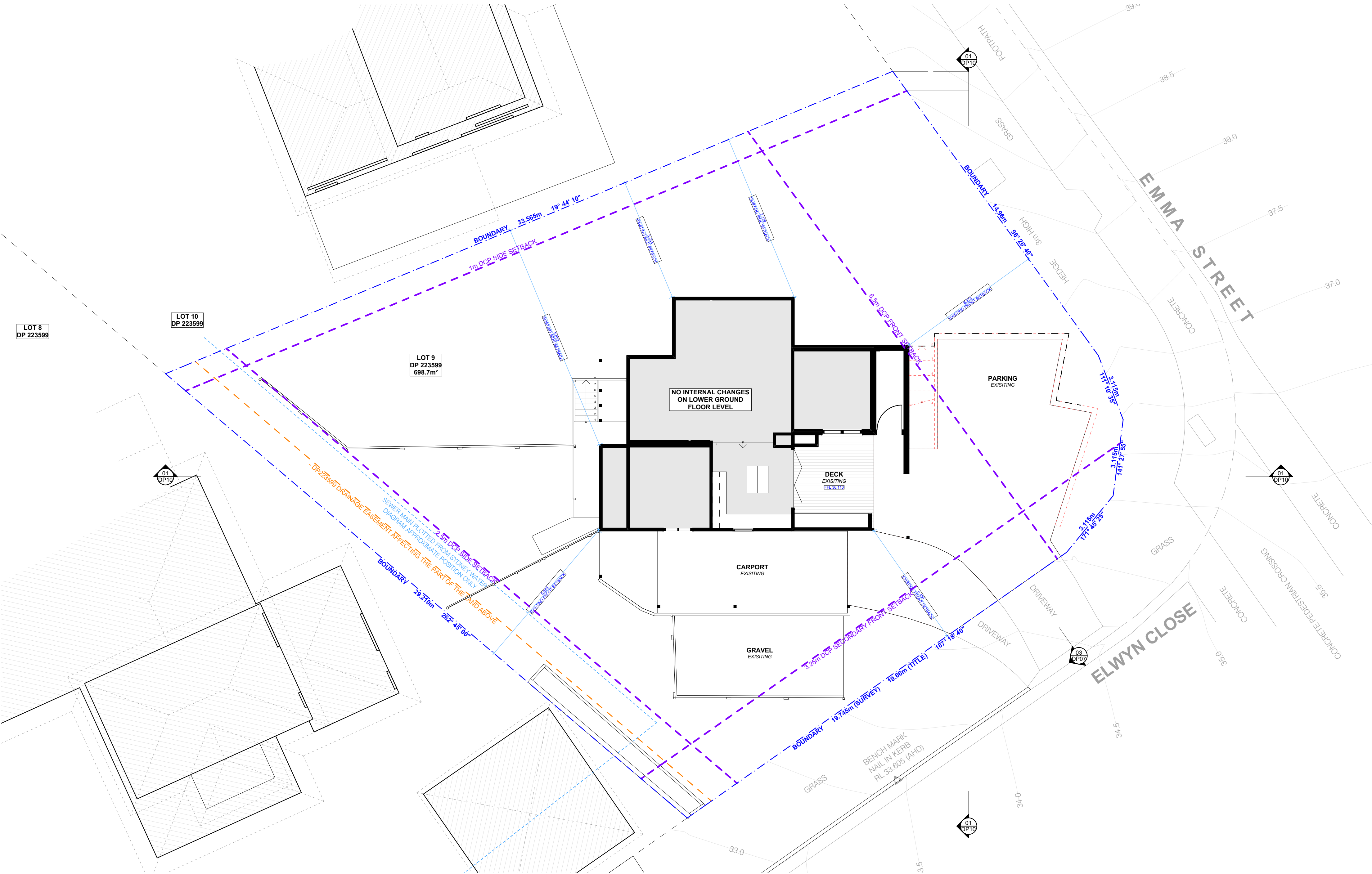
PROJECT ADDRESS
19 EMMA STREET, MONA
VALE NSW 2103

DRAWING NO.
DA04

DATE
Friday, 30 May 2025

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN
SCALE
1:200 @A2





1

EXISTING LOWER GROUND FLOOR PLAN

1:100

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



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A	30.05.25	DA - SUBMISSION	DLR

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LEGEND

- EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD
- TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT
BRAD & JADE TOOLE

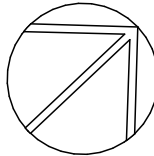
PROJECT ADDRESS
19 EMMA STREET, MONA
VALE NSW 2103

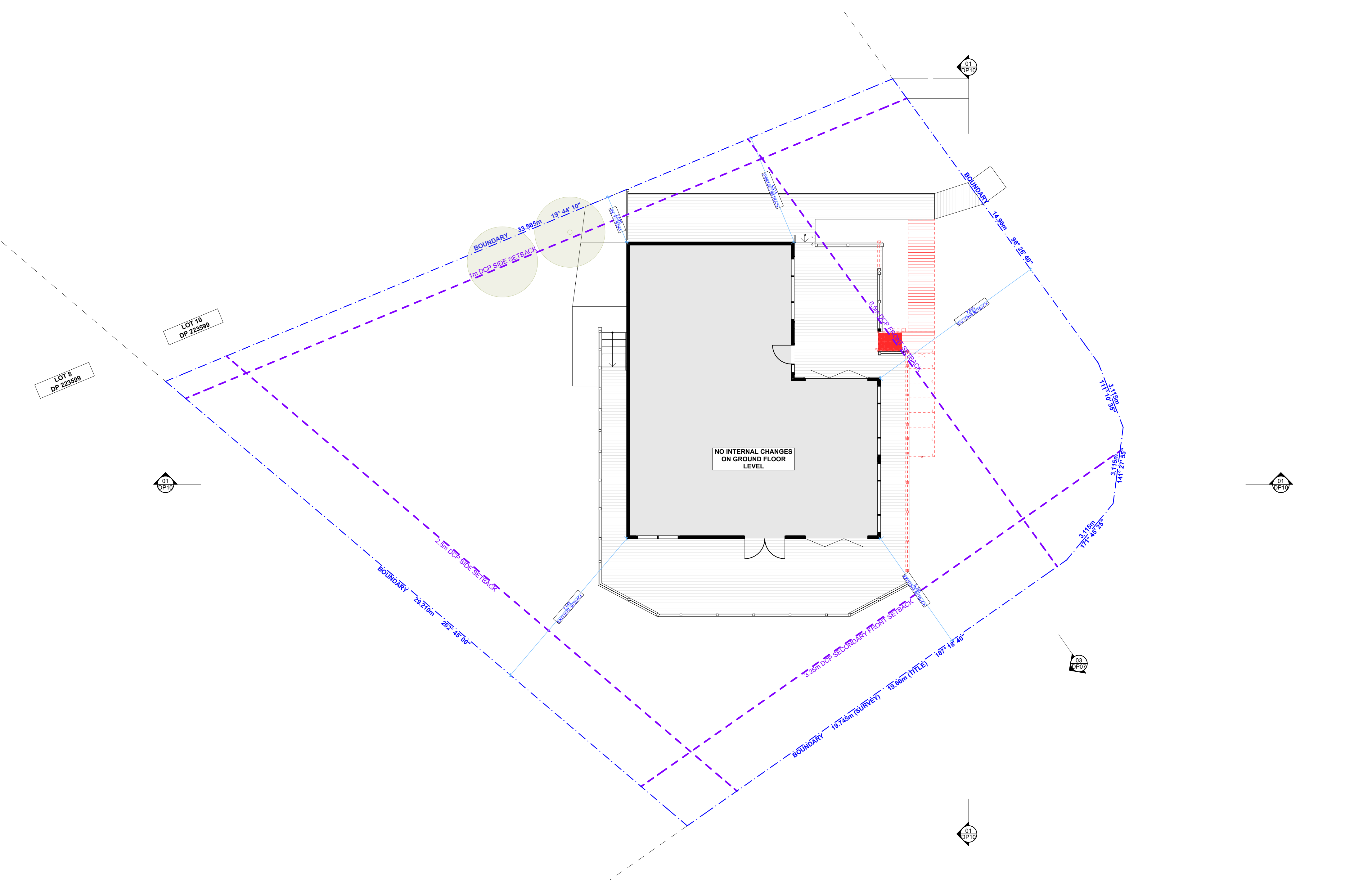
DRAWING NO.
DA05

DATE
Friday, 30 May 2025

DRAWING NAME
EXISTING LOWER GROUND FLOOR
PLAN

SCALE
1:100 @A2







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LEGEND

- EXISTING
-
- DEMOLISHED

CLIENT
BRAD & JADE TOOLE

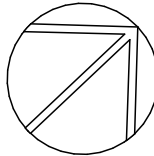
PROJECT ADDRESS
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VALE NSW 2103

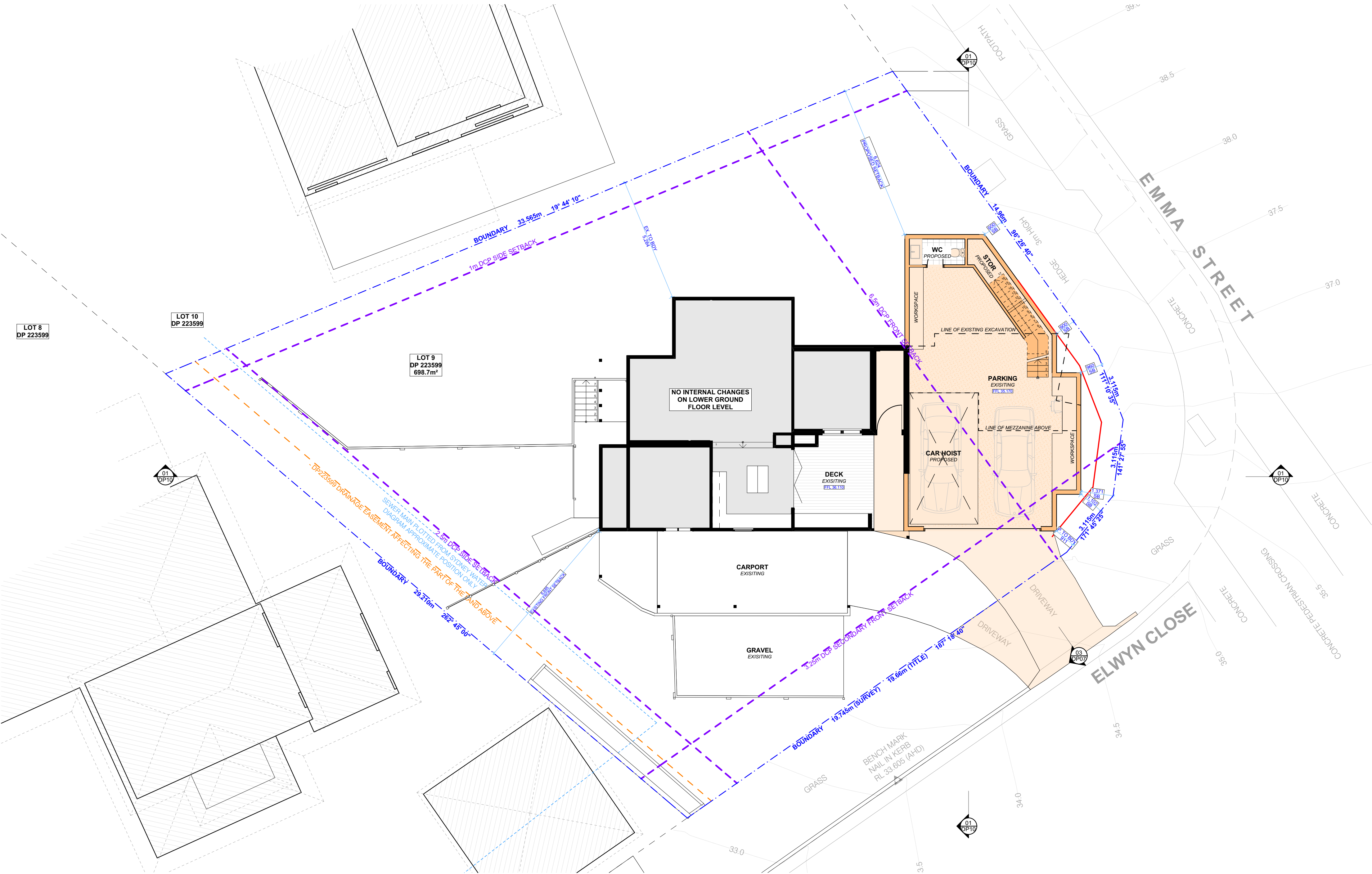
DRAWING NO.
DA07

DATE
Friday, 30 May 2025

DRAWING NAME
EXISTING FIRST FLOOR PLAN - NO
CHANGE

SCALE
1:100 @A2





1 PROPOSED LOWER GROUND FLOOR PLAN 1:100



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LEGEND

- EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD
- TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT
BRAD & JADE TOOLE

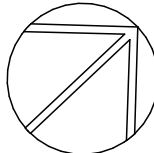
PROJECT ADDRESS
19 EMMA STREET, MONA
VALE NSW 2103

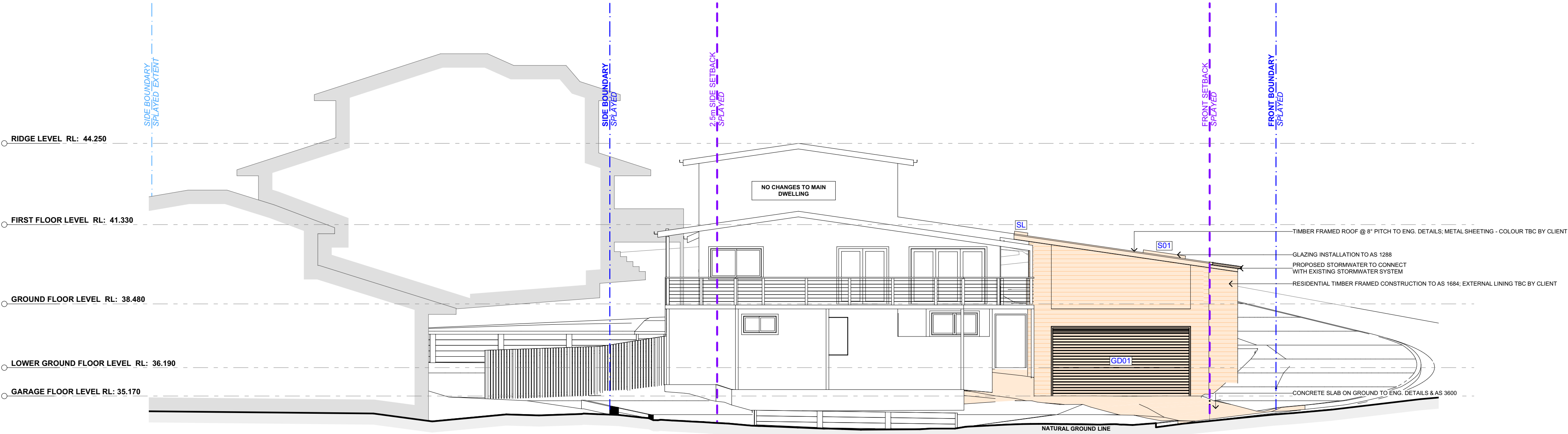
DRAWING NO.
DA09

DATE
Friday, 30 May 2025

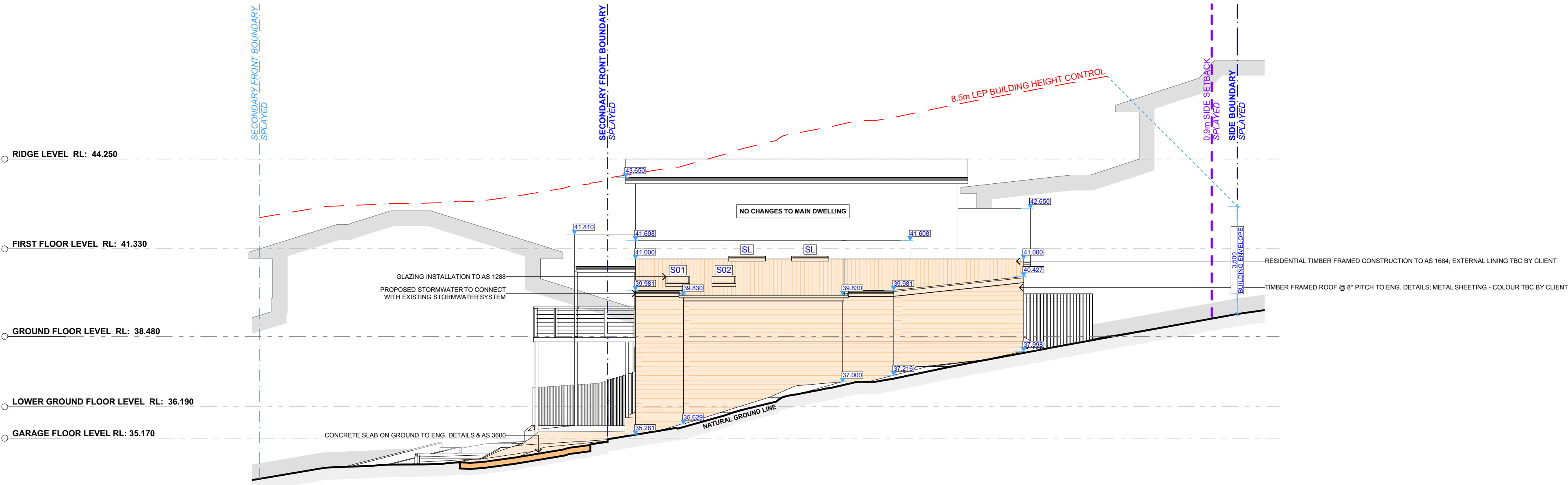
DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A2

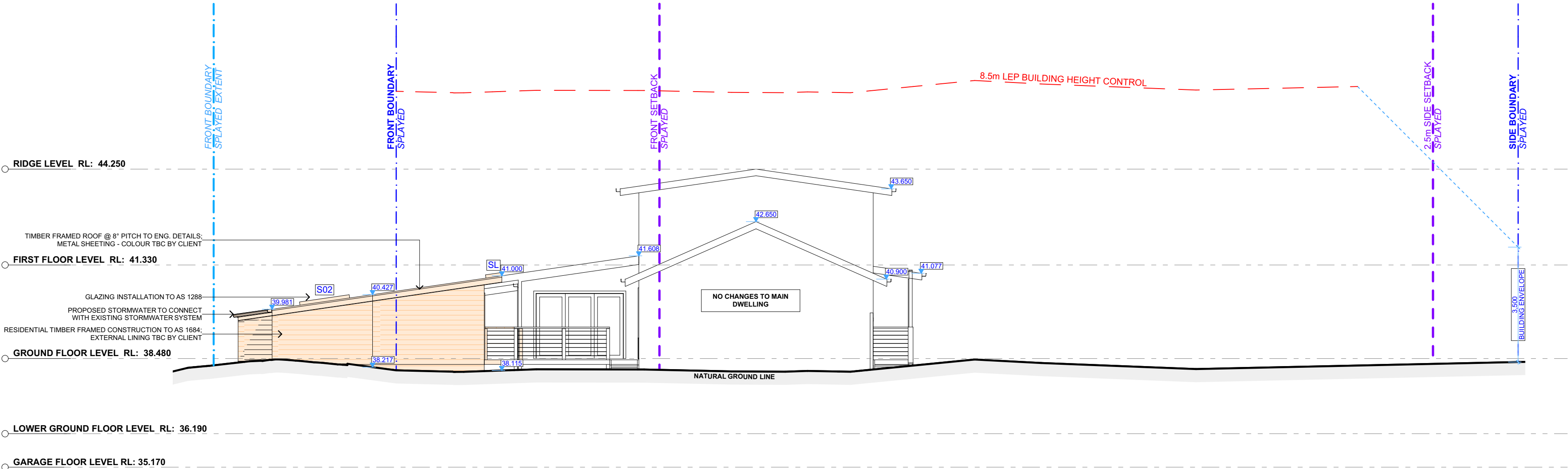




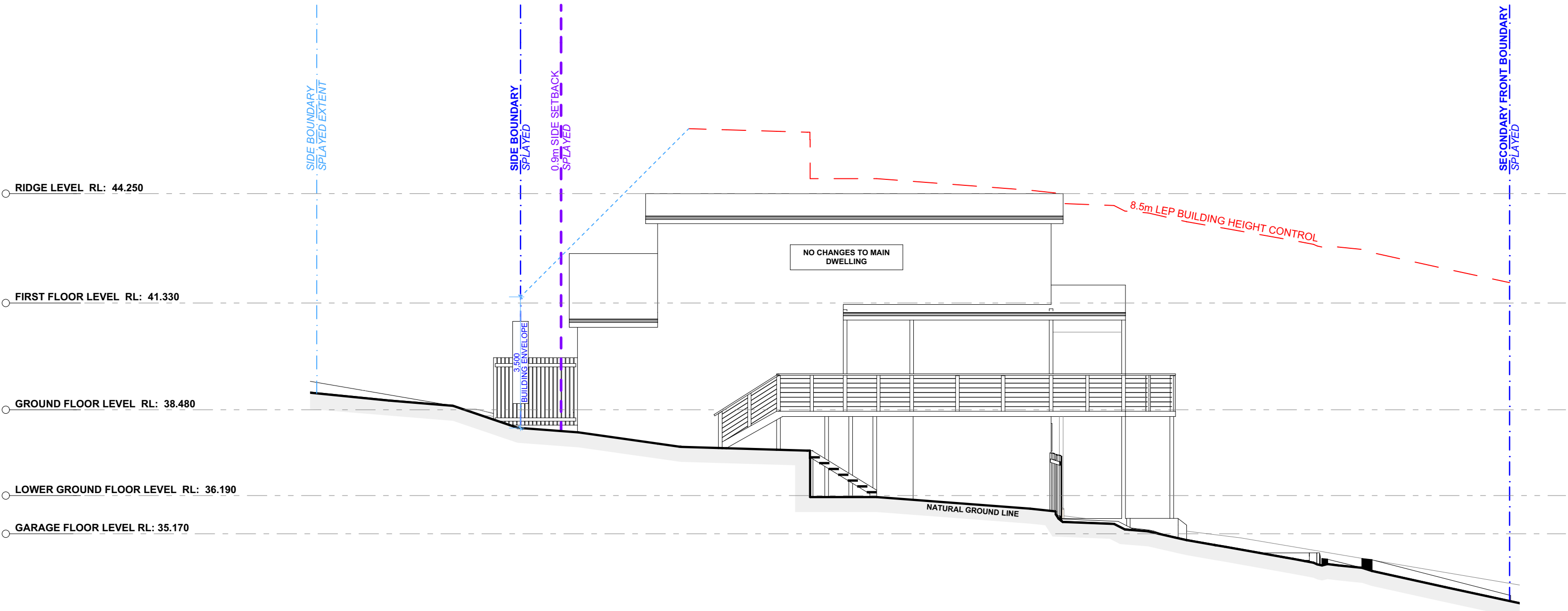
2 SOUTH ELEVATION 1:100



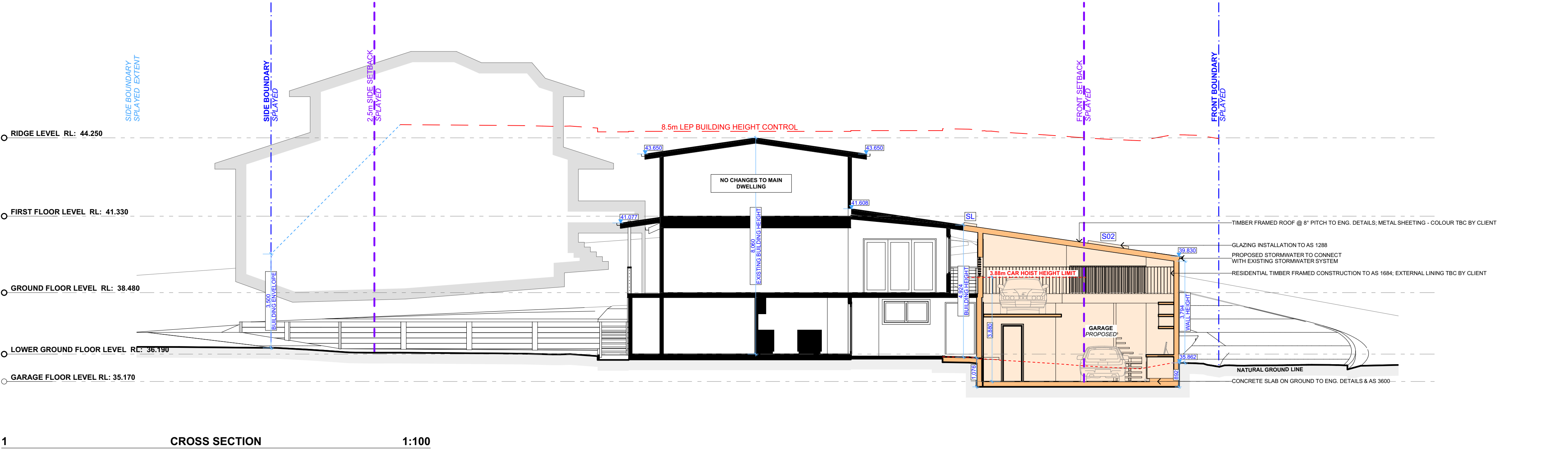
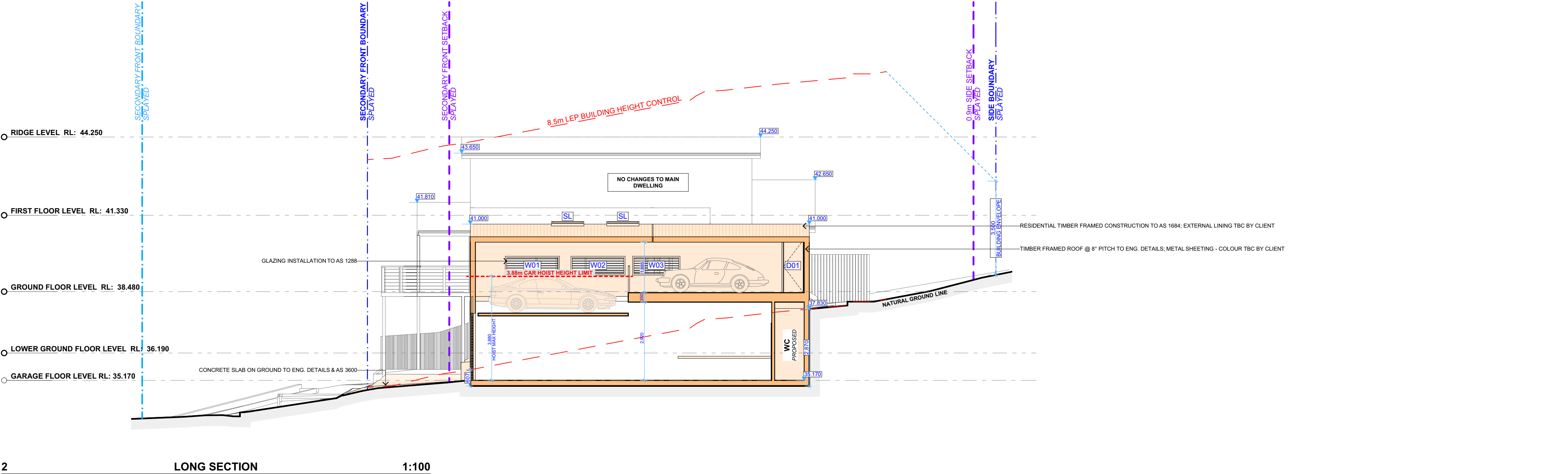
1 EAST ELEVATION 1:100

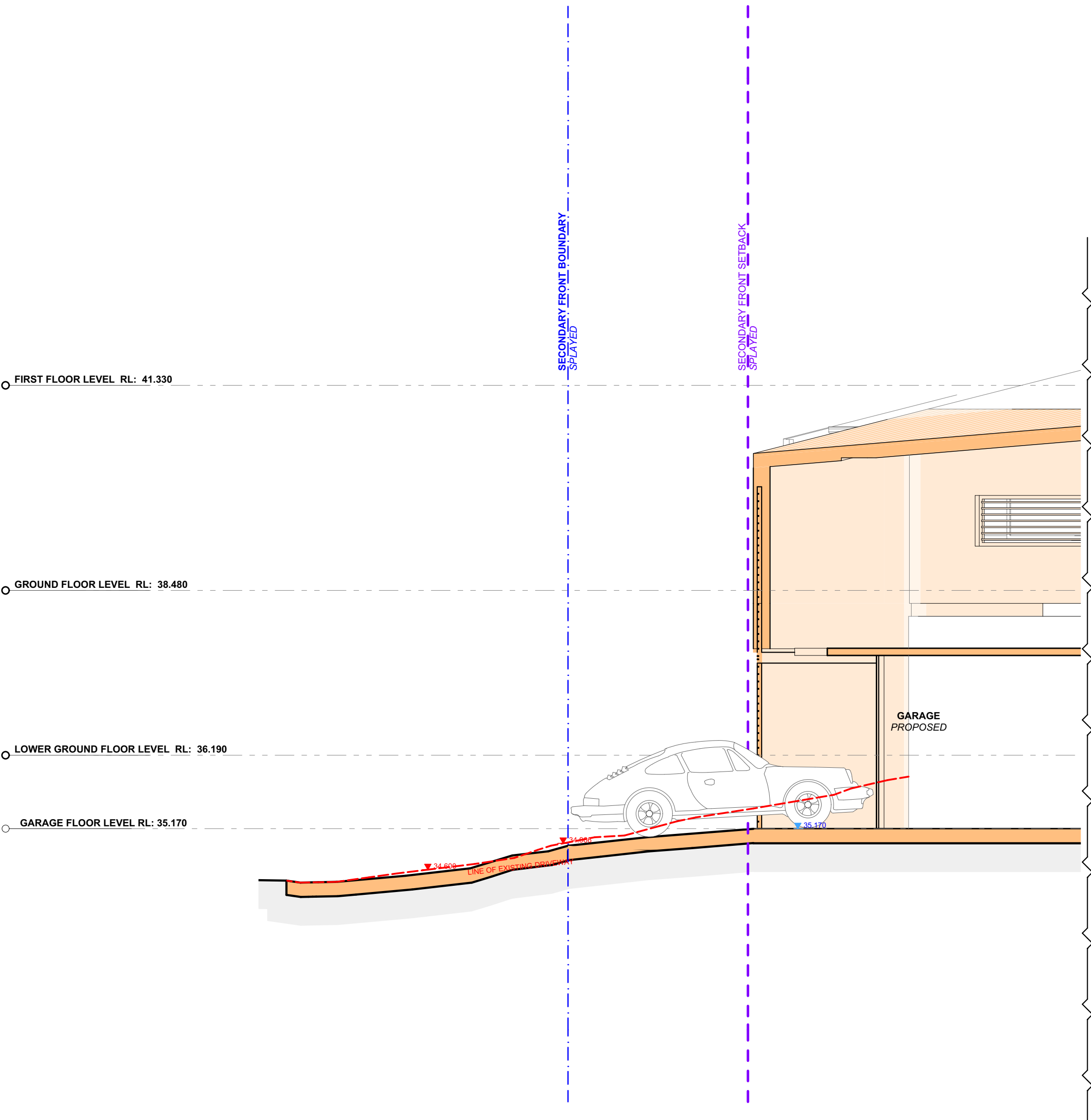


2 NORTH ELEVATION 1:100



1 WEST ELEVATION - NO VISABLE CHANGE 1:100





1

DRIVEWAY SECTION

1:50



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LEGEND

 METAL ROOFING

 TILED ROOFING

 TIMBER CLAD

 BRICKWORK

 CONCRETE

 EXISTING

CLIENT
BRAD & JADE TOOLE

PROJECT ADDRESS
19 EMMA STREET, MONA
VALE NSW 2103

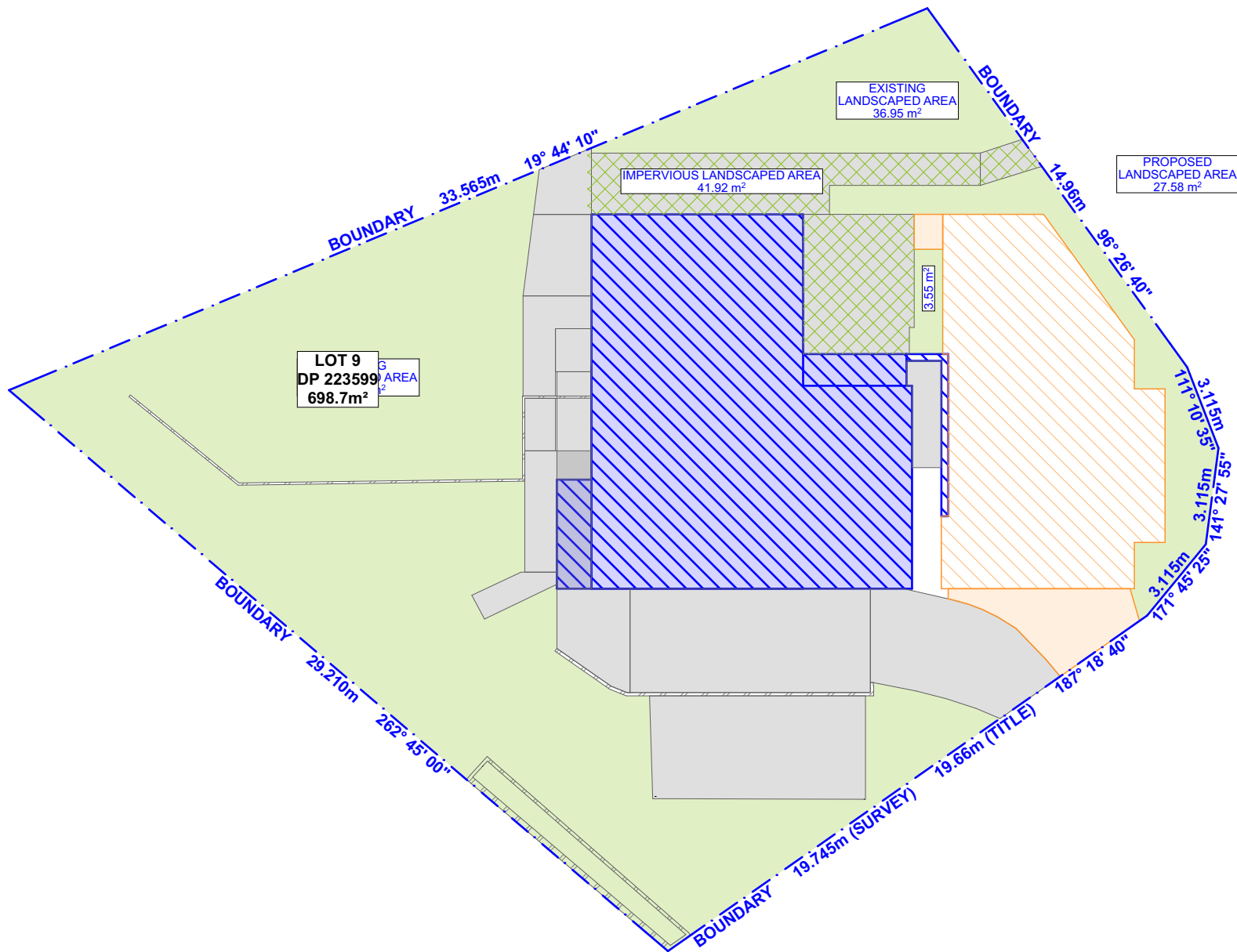
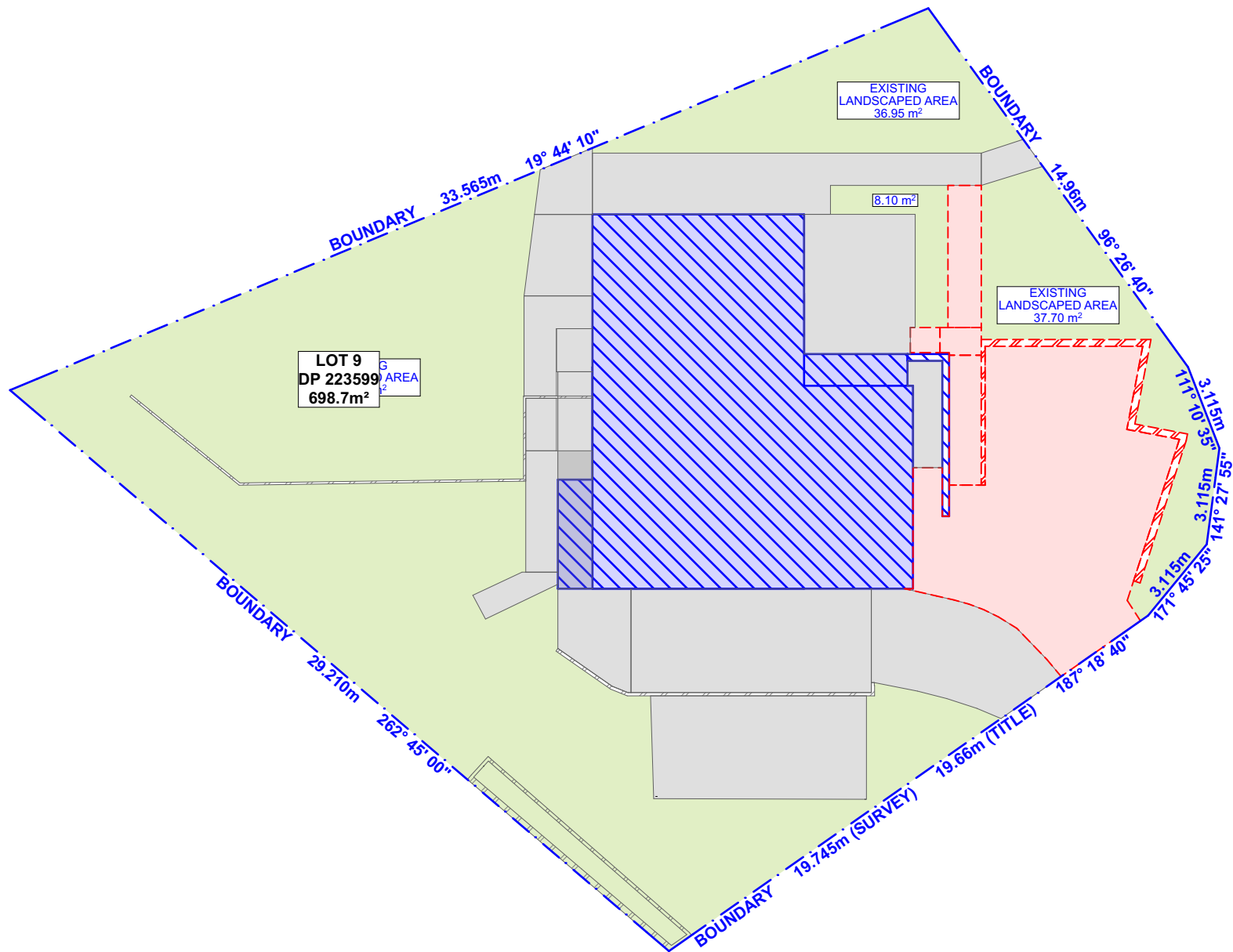
DRAWING NO.
DA13

DATE
Friday, 30 May 2025

DRAWING NAME
DRIVEWAY SECTION

SCALE
1:50 @A2

CONTROL TABLE			
SITE AREA 698.7m²			
	CONTROL	EXISTING	PROPOSED
LANDSCAPED AREA 6% VARIATION	6% (41.92m²)	-	6% (41.92m²)
LANDSCAPED AREA TOTAL	50% (349.35m²)	48% (336.8m²)	52% (364.05m²)
PRIVATE OPEN SPACE AREA	80m²	80m²	80m²





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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT
BRAD & JADE TOOLE

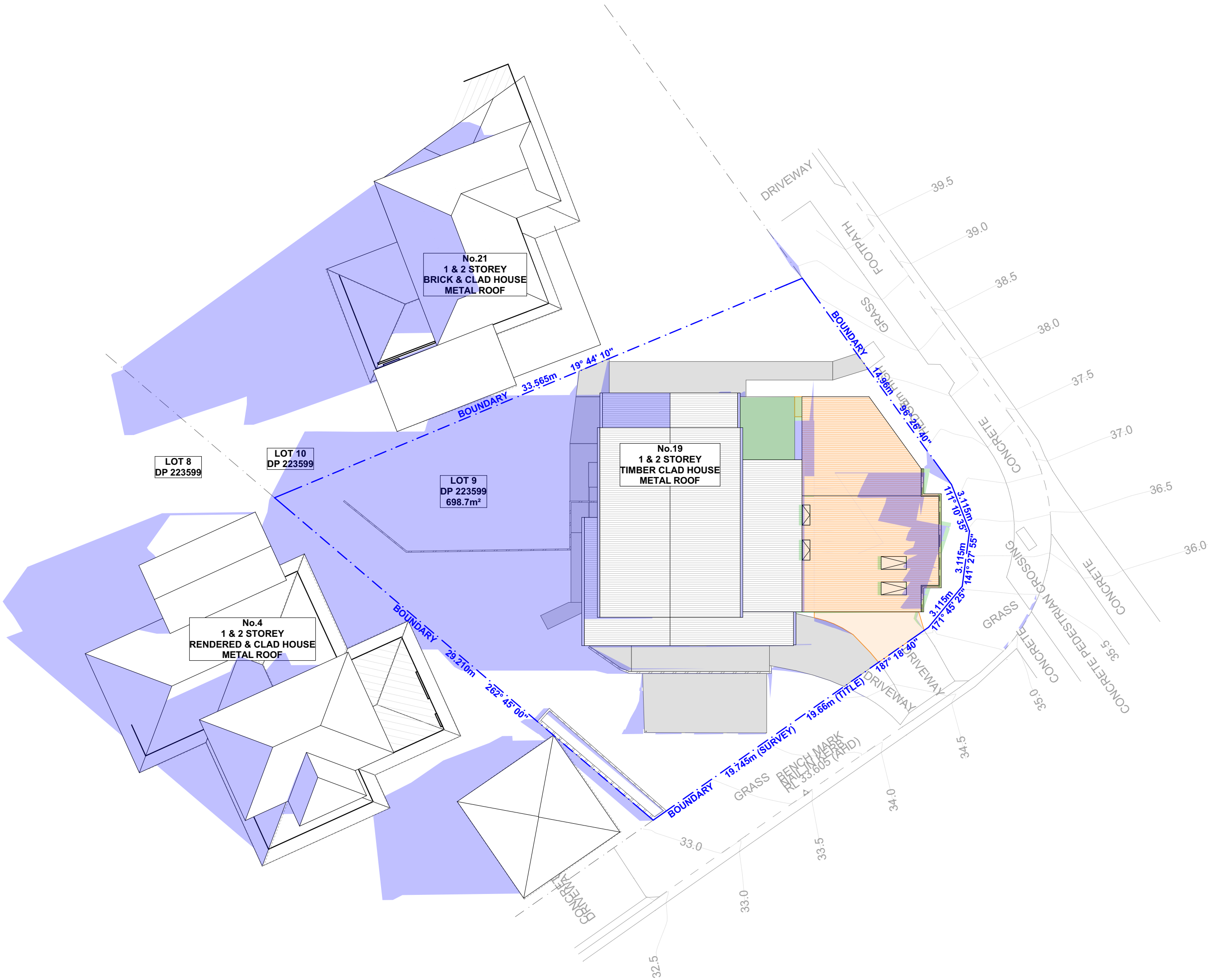
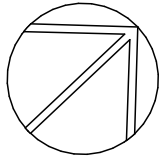
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19 EMMA STREET,
MONA VALE NSW 2103

DRAWING NO.
DA15

DATE
Friday, 30 May 2025

DRAWING NAME
WINTER SOLSTICE 9AM

SCALE
1:200 @A3





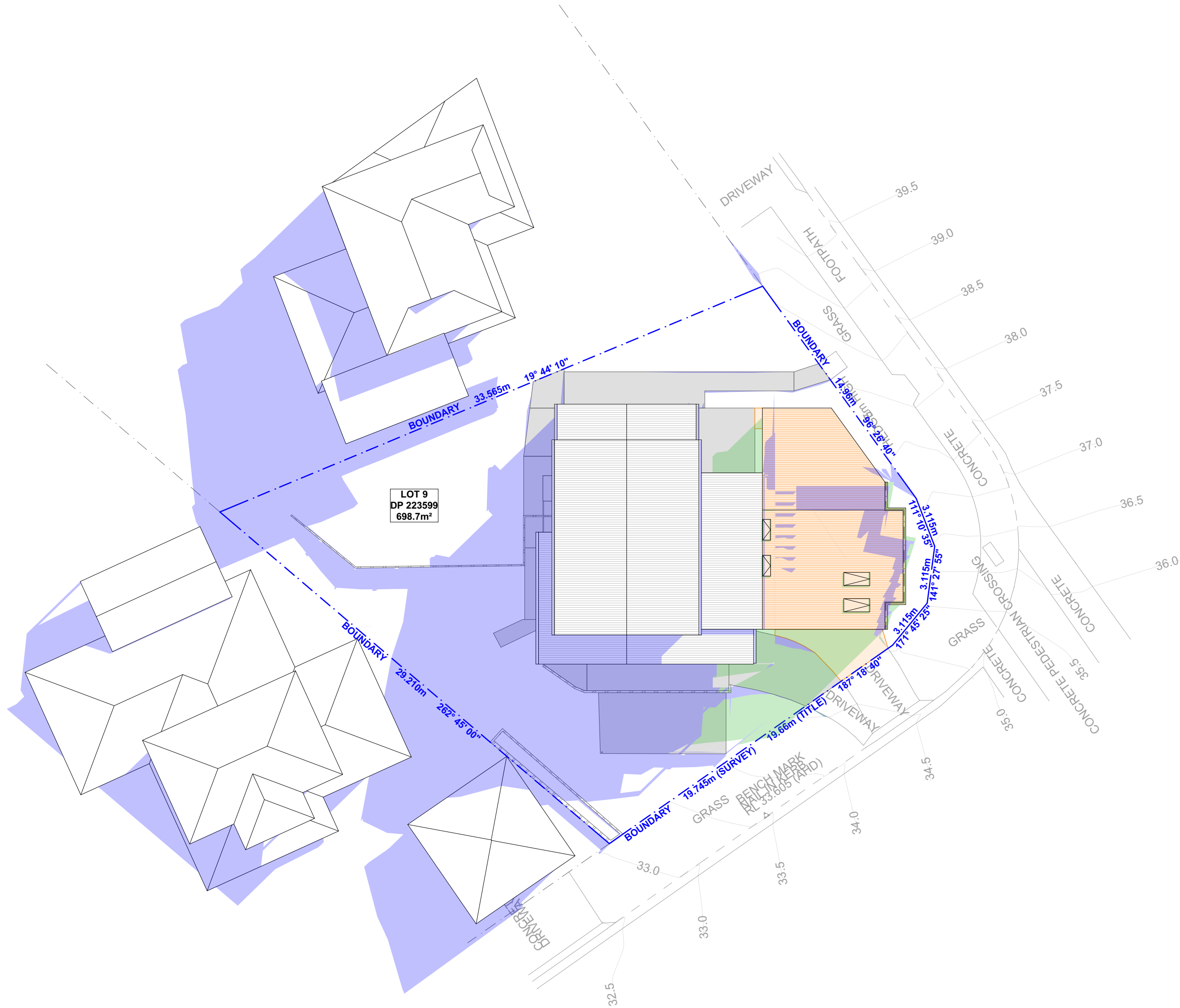
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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS



CLIENT
BRAD & JADE TOOLE

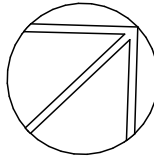
PROJECT ADDRESS
19 EMMA STREET,
MONA VALE NSW 2103

DRAWING NO.
DA16

DATE
Friday, 30 May 2025

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT
BRAD & JADE TOOLE

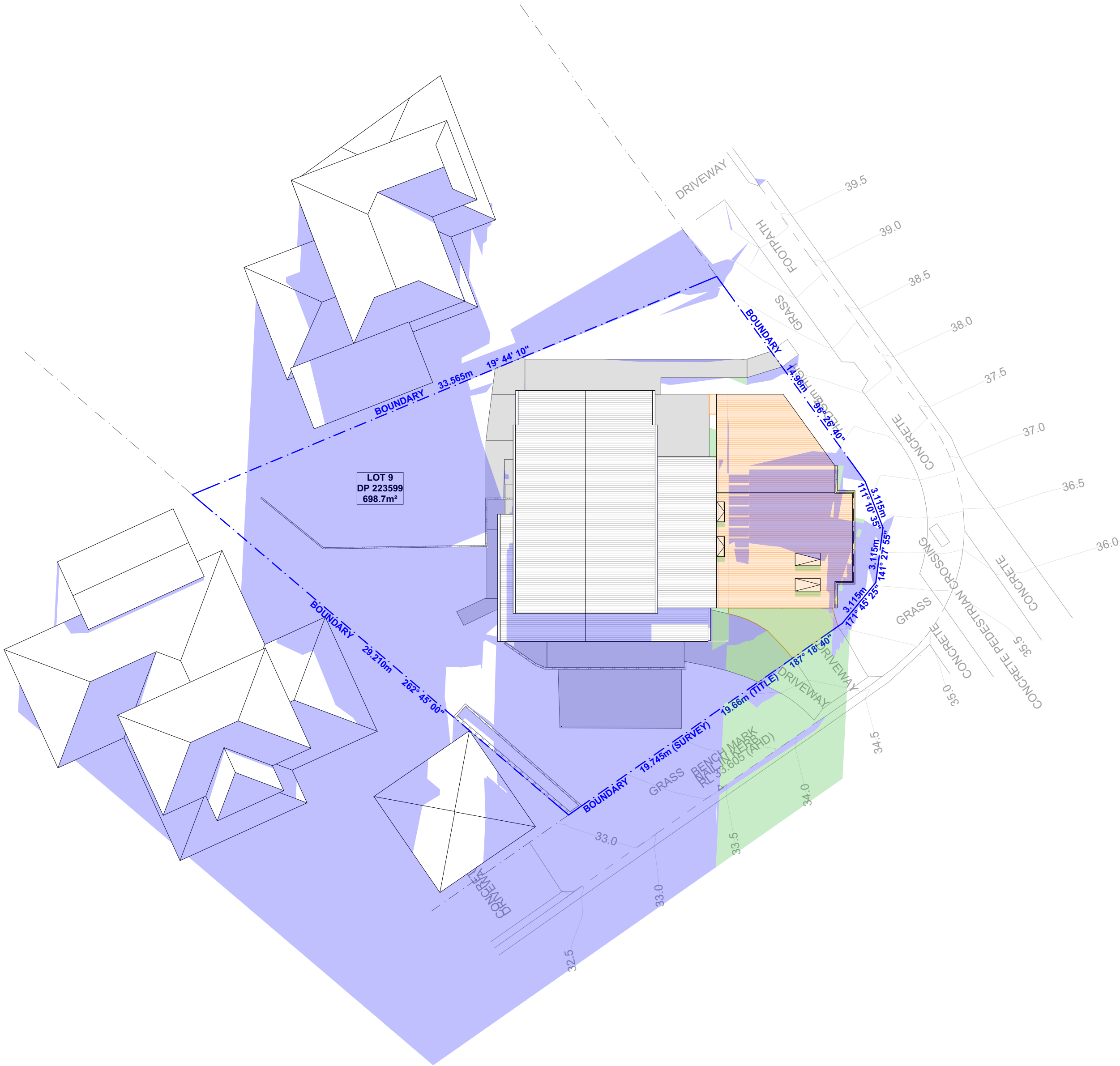
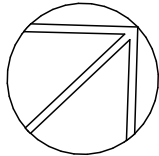
PROJECT ADDRESS
19 EMMA STREET,
MONA VALE NSW 2103

DRAWING NO.
DA17

DATE
Friday, 30 May 2025

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3





**01 - TIMBER PANEL DETAILING -
COLOUR TO CONFIRMED BY
CLIENT**



**02 - EXTERNAL WEATHERBOARD
CLADDING - COLOUR TO BLACK OR
SIMILAR**



**03 - METAL GARAGE DOOR FINISH-
COLOUR TO BLACK OR SIMILAR**



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REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND

CLIENT
BRAD & JADE TOOLE

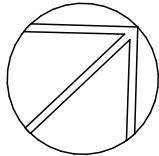
PROJECT ADDRESS
19 EMMA STREET,
MONA VALE NSW 2103

DRAWING NO.
DA18

DATE
Friday, 30 May 2025

DRAWING NAME
SAMPLE BOARD

SCALE
1:1.59, 1:1, 1:0.75 @A3



BASIX™ Certificate

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

Alterations and Additions

Certificate number: A1786428_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 30 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	DA_19 EMMA ST, MONA VALE 2103_02
Street address	19 EMMA Street MONA VALE 2103
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223599
Lot number	9
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ACTION PLANS PTY LTD	
ABN (if applicable): 55660046711	

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

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Insulation requirements																									
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✔	✔	✔																					
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor above garage: framed (R0.7).</td><td>nil</td><td>N/A</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>external wall: concrete block/ plasterboard</td><td>R1.18 (or R1.70 including construction)</td><td></td></tr><tr><td>internal wall shared with garage: plasterboard (R0.36)</td><td>nil</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R1.24 (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	concrete slab on ground floor.	nil	N/A	suspended floor above garage: framed (R0.7).	nil	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall: concrete block/ plasterboard	R1.18 (or R1.70 including construction)		internal wall shared with garage: plasterboard (R0.36)	nil		raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
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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.					✔	✔
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.					✔	✔
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S01	1.12	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S02	1.12	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

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.