



ACTION PLANS

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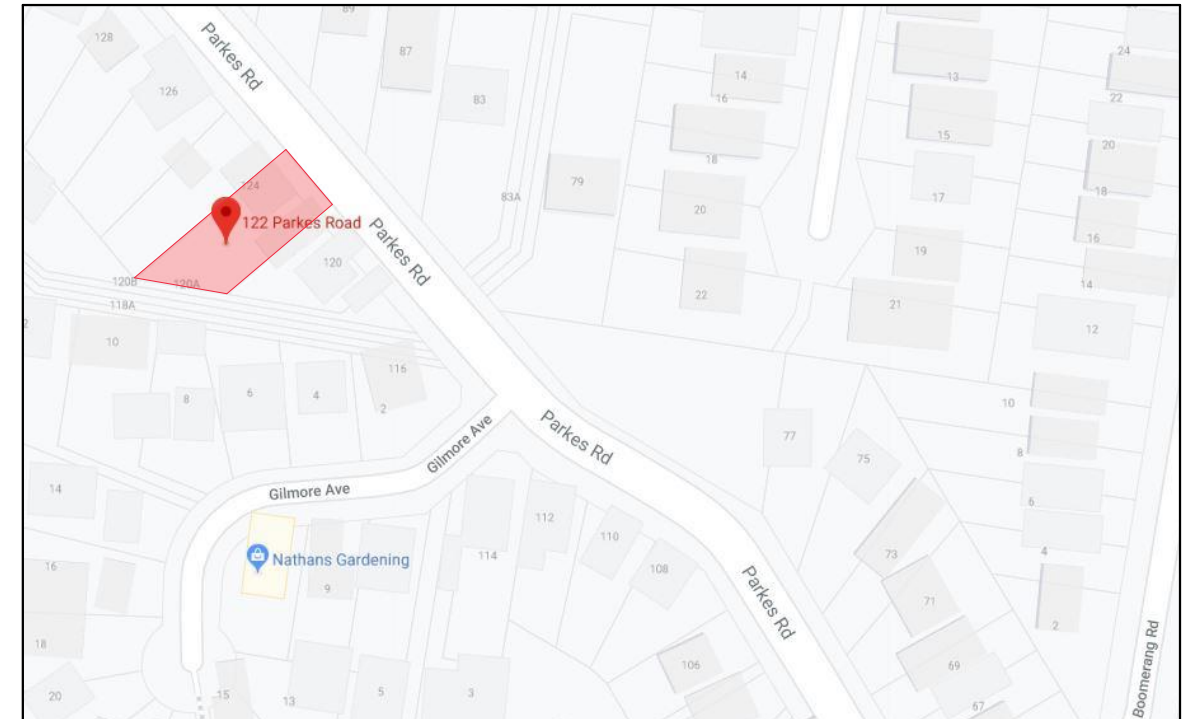
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	18/12/2019
DA01	SITE ANALYSIS	18/12/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	18/12/2019
DA03	EXISTING LOWER GROUND FLOOR PLAN	18/12/2019
DA04	EXISTING GROUND FLOOR PLAN	18/12/2019
DA05	PROPOSED LOWER GROUND FLOOR PLAN	18/12/2019
DA06	PROPOSED GROUND FLOOR PLAN	18/12/2019
DA07	NORTH / EAST ELEVATION	18/12/2019
DA08	SOUTH / WEST ELEVATION	18/12/2019
DA09	LONG / CROSS SECTION	18/12/2019
DA10	AREA CALCULATIONS	18/12/2019
DA11	SAMPLE BOARD	18/12/2019
DA12	POOL PLAN	18/12/2019
DA13	WINTER SOLSTICE 9 AM	18/12/2019
DA14	WINTER SOLSTICE 12 PM	18/12/2019
DA15	WINTER SOLSTICE 3 PM	18/12/2019
DA16	BASIX COMMITMENTS	18/12/2019

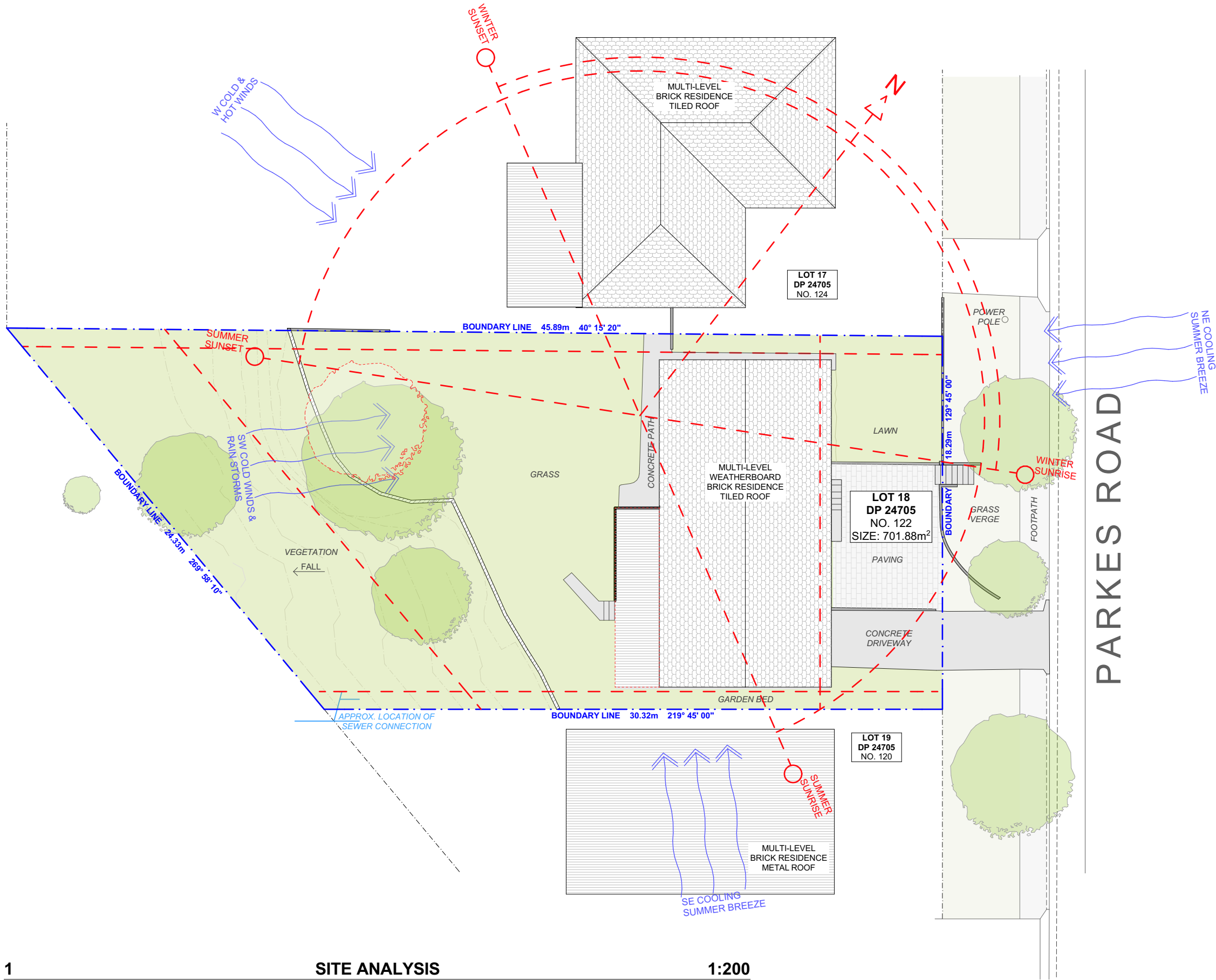
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	122 PARKES ROAD, COLLAROY PLATEAU NSW 2097			
LOT & DP/SP	LOT 18 DP 24705			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	701.88m ²			
FRONTAGE	18.290m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	701.88m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.49m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	LANDSLIP AREA: D Collaroy Plateau Area flanking slopes 5 - 15 degrees	N/A	N/A	Please read in conjunction with the Statement of Environmental Effects
DCP				
WALL HEIGHT	7.2m	7.1m	UNCHANGED	YES
NUMBER OF STOREYS	N/A	2	UNCHANGED	N/A
SIDE BOUNDARY ENVELOPE	4m			
SIDE BOUNDARY SETBACKS	0.9m	N: 1.748m S: 1.635m	UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	5.992m	UNCHANGED	NO (EXISTING)
REAR BOUNDARY SETBACK	6.0m	12.566m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (280.75m ²)	64.17% (450.42m ²)	51.47% (361.29m ²)	YES
PRIVATE OPEN SPACE	60m ²	60m ²	64.45m ²	YES

122 PARKES ROAD COLLAROY PLATEAU NSW 2097

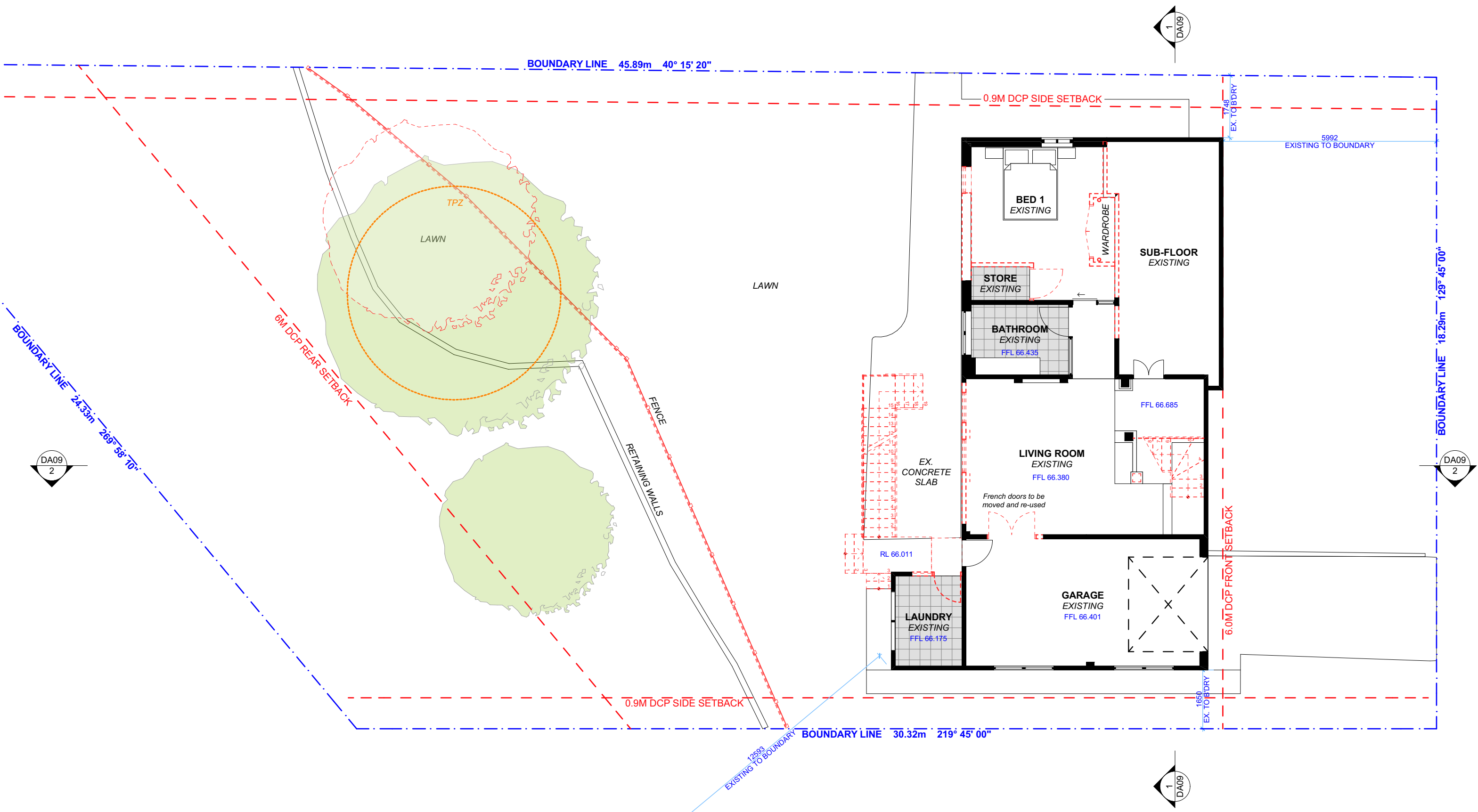


NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND 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
- STAIRWAYAND 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 & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

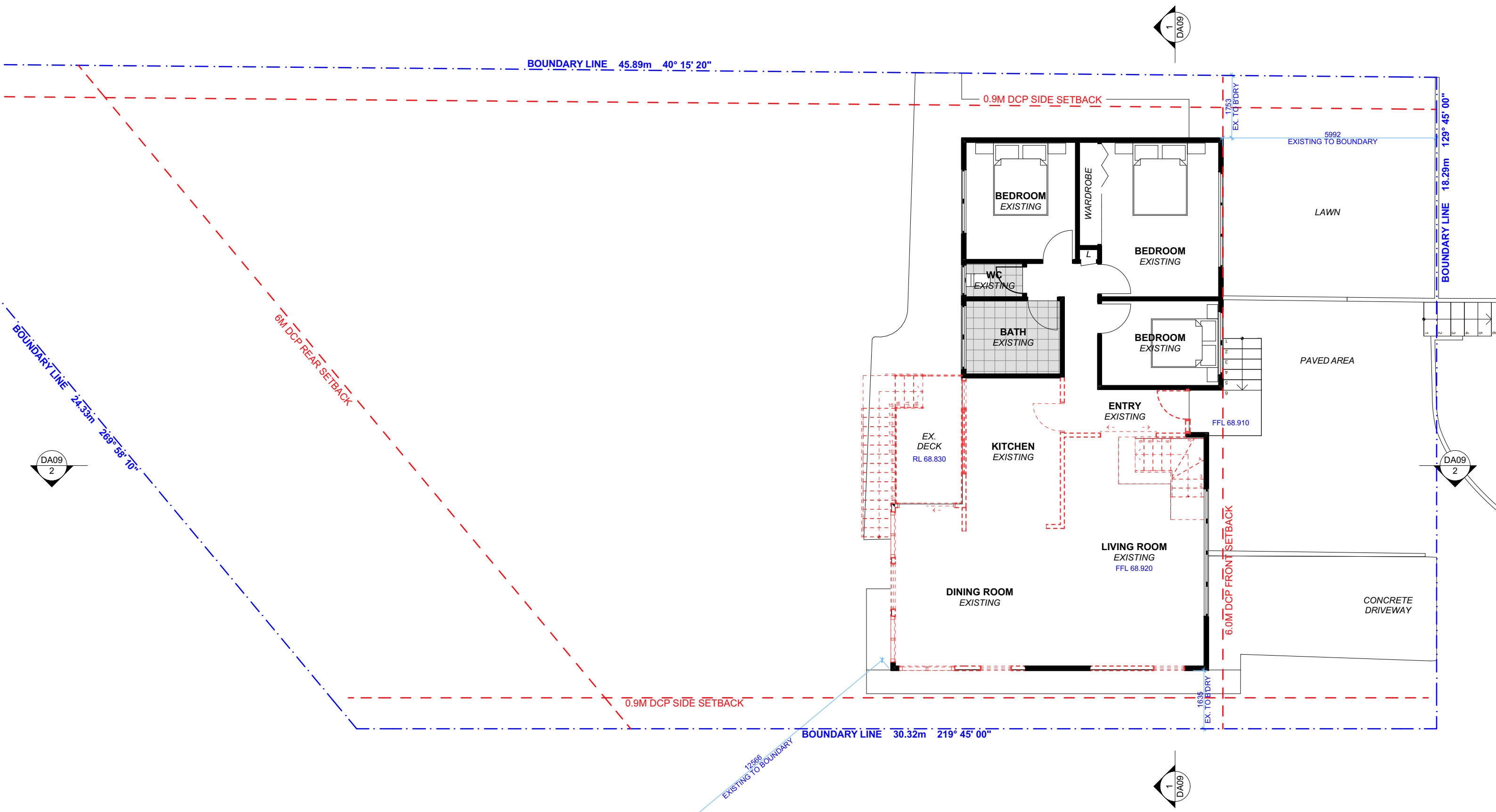


NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



1 EXISTING LOWER GROUND FLOOR PLAN 1:100

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




1

EXISTING GROUND FLOOR PLAN

1:100

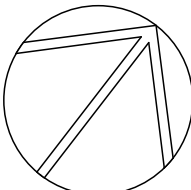
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

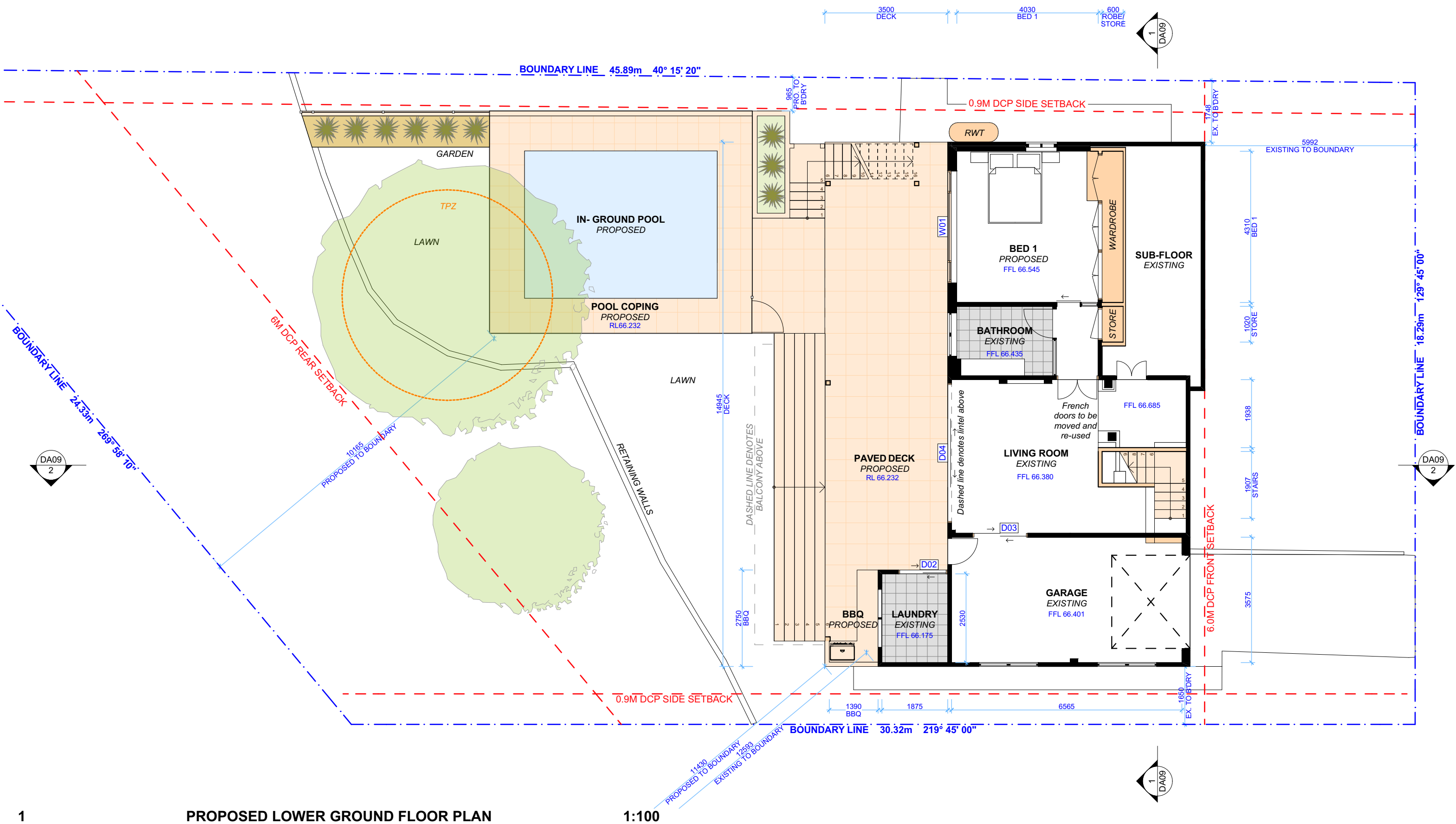


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REV.	DATE	COMMENTS	DRWN	NOTES
A	18/12/2019	DEVELOPMENT APPLICATION	EAS	<div>LEGEND</div> <div><div><div></div>EXISTING</div><div><div></div>PROPOSED</div><div><div></div>DEMOLISHED</div></div> <div>CLIENT</div> <div>ELKE & BRAD DUPERE</div> <div>PROJECT ADDRESS</div> <div>122 PARKES ROAD COLLAROY PLATEAU NSW 2097</div> <div>DRAWING NO.</div> <div>DA04</div> <div>DATE</div> <div>Wednesday, 18 December 2019</div> <div>DRAWING NAME</div> <div>EXISTING GROUND FLOOR PLAN</div> <div>SCALE</div> <div>1:100 @A3</div>





PROPOSED LOWER GROUND FLOOR PLAN

1:100



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LEGEND
EXISTING
PROPOSED
DEMOLISHED

CLIENT
ELKE & BRAD DUPERE

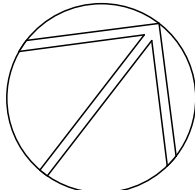
PROJECT ADDRESS
122 PARKES ROAD
COLLARROY PLATEAU
NSW 2097

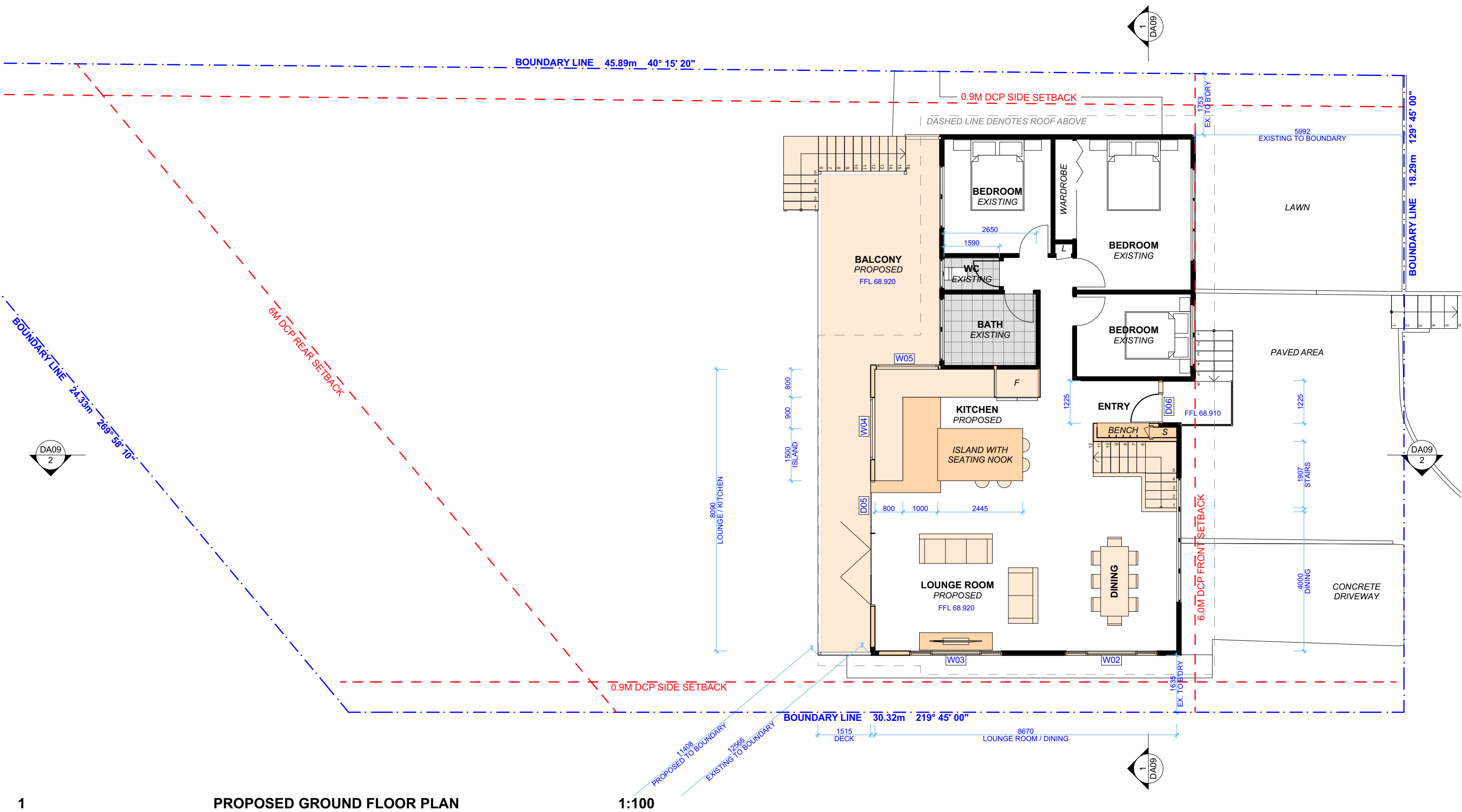
DRAWING NO.
DA05

DATE
Wednesday, 18
December 2019

DRAWING NAME
PROPOSED LOWER GROUND
FLOOR PLAN

SCALE
1:100 @A3





PROPOSED GROUND FLOOR PLAN

1:100



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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT
ELKE & BRAD DUPERE

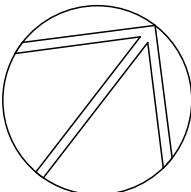
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COLLAROY PLATEAU
NSW 2097

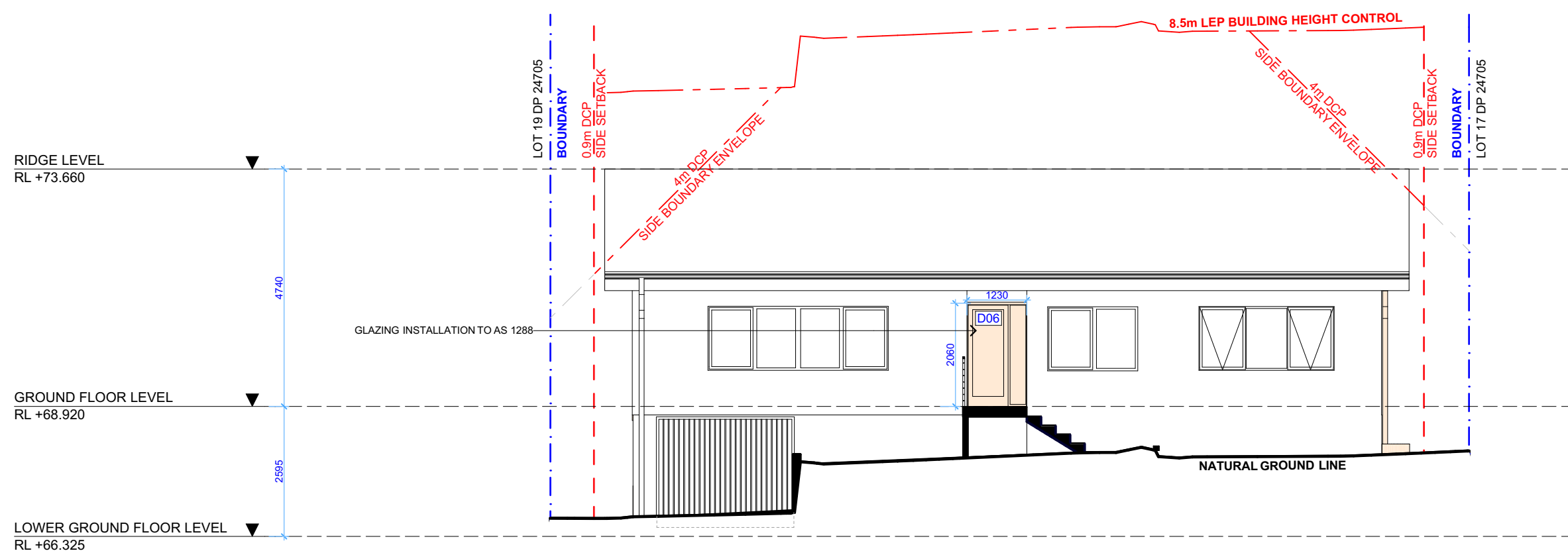
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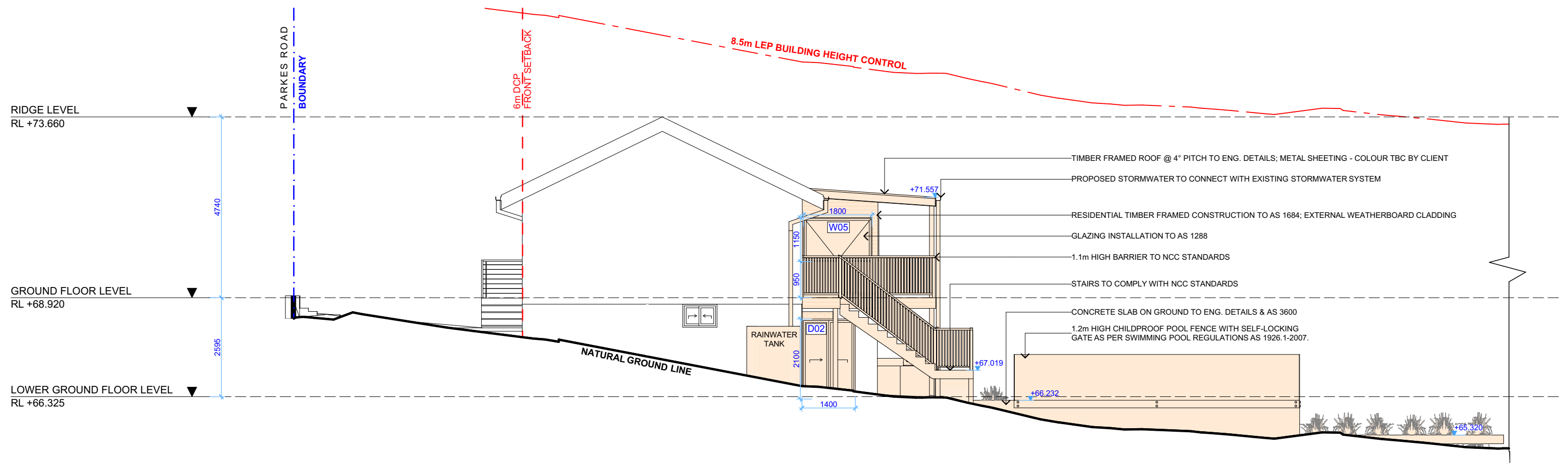
DRAWING NAME
PROPOSED GROUND FLOOR
PLAN

SCALE
1:100 @A3

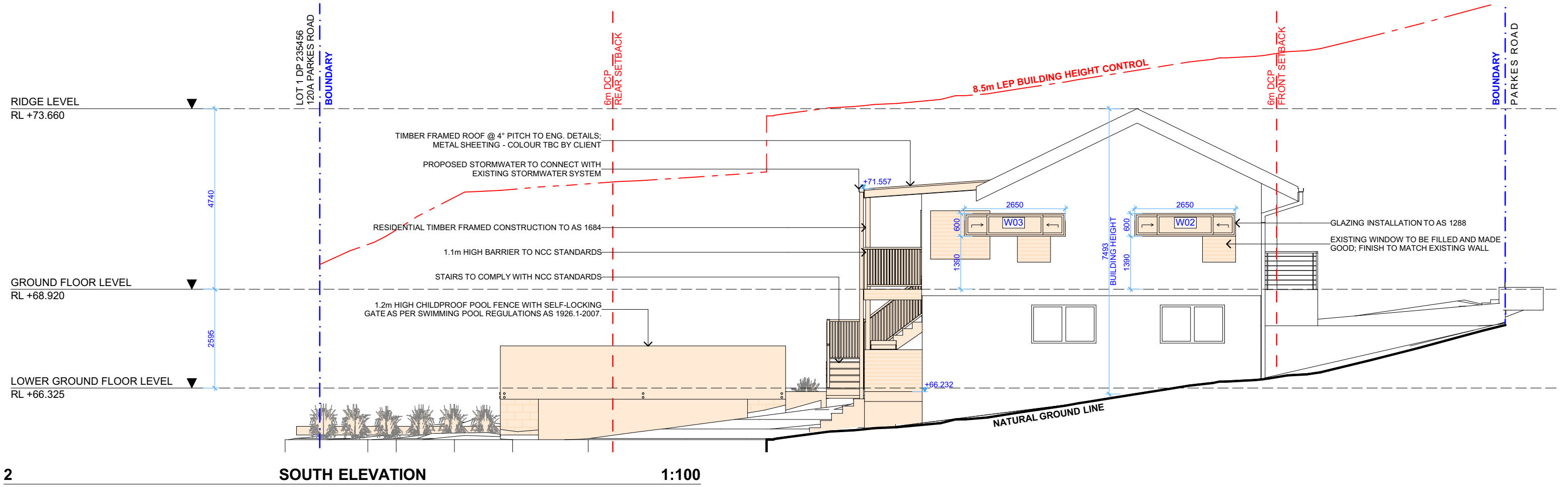
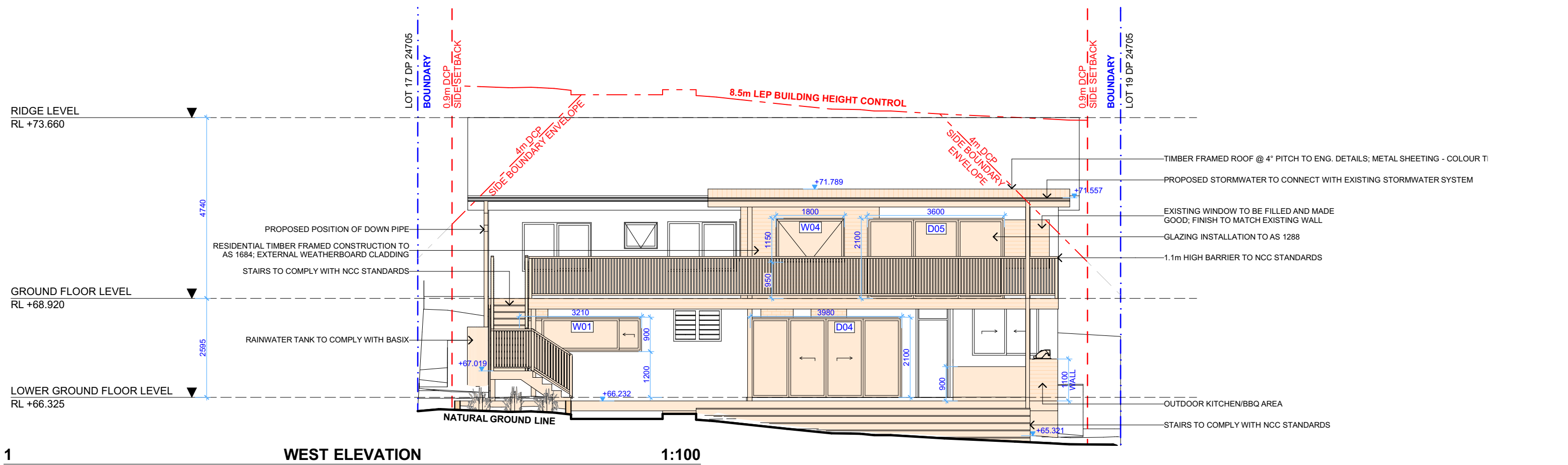





1 EAST ELEVATION 1:100



2 NORTH ELEVATION 1:100





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LEGEND

EXISTING

PROPOSED

CLIENT

ELKE & BRAD DUPERE

PROJECT ADDRESS

122 PARKES ROAD
COLLARROY PLATEAU
NSW 2097

DRAWING NO.

DA08

DATE

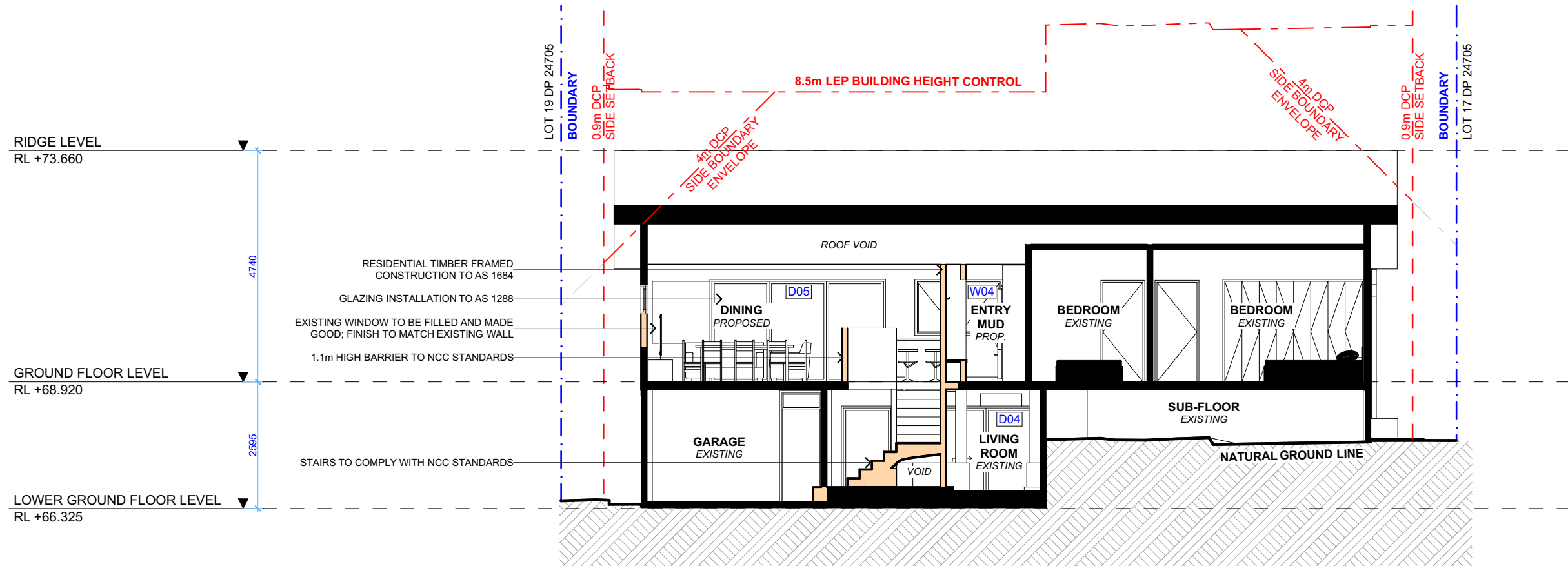
Wednesday, 18
December 2019

DRAWING NAME

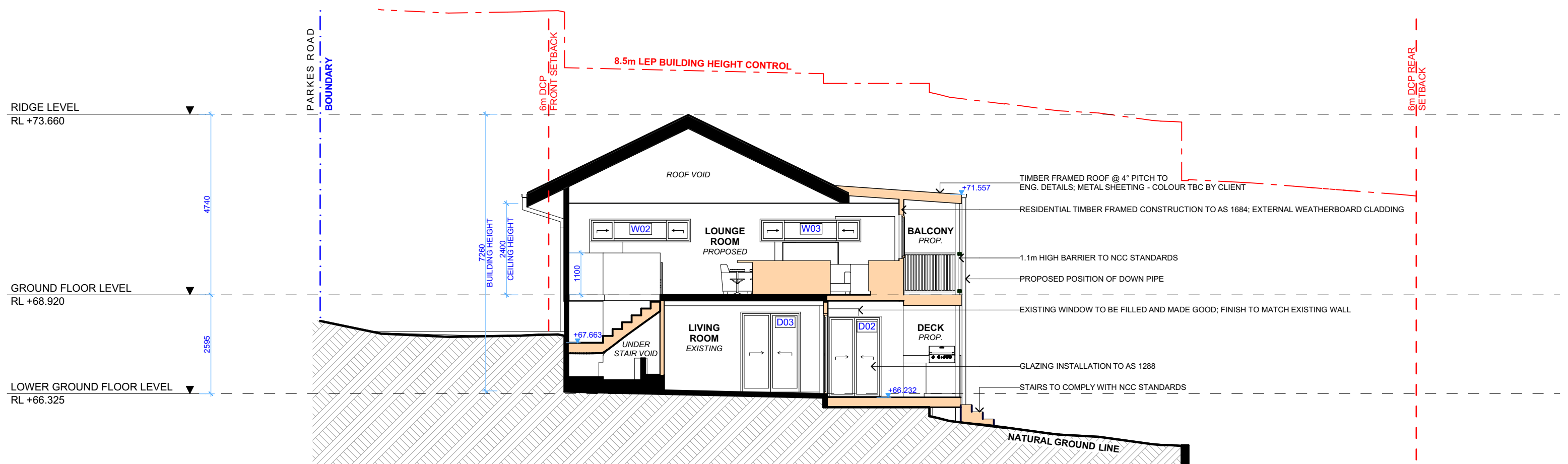
SOUTH / WEST ELEVATION

SCALE

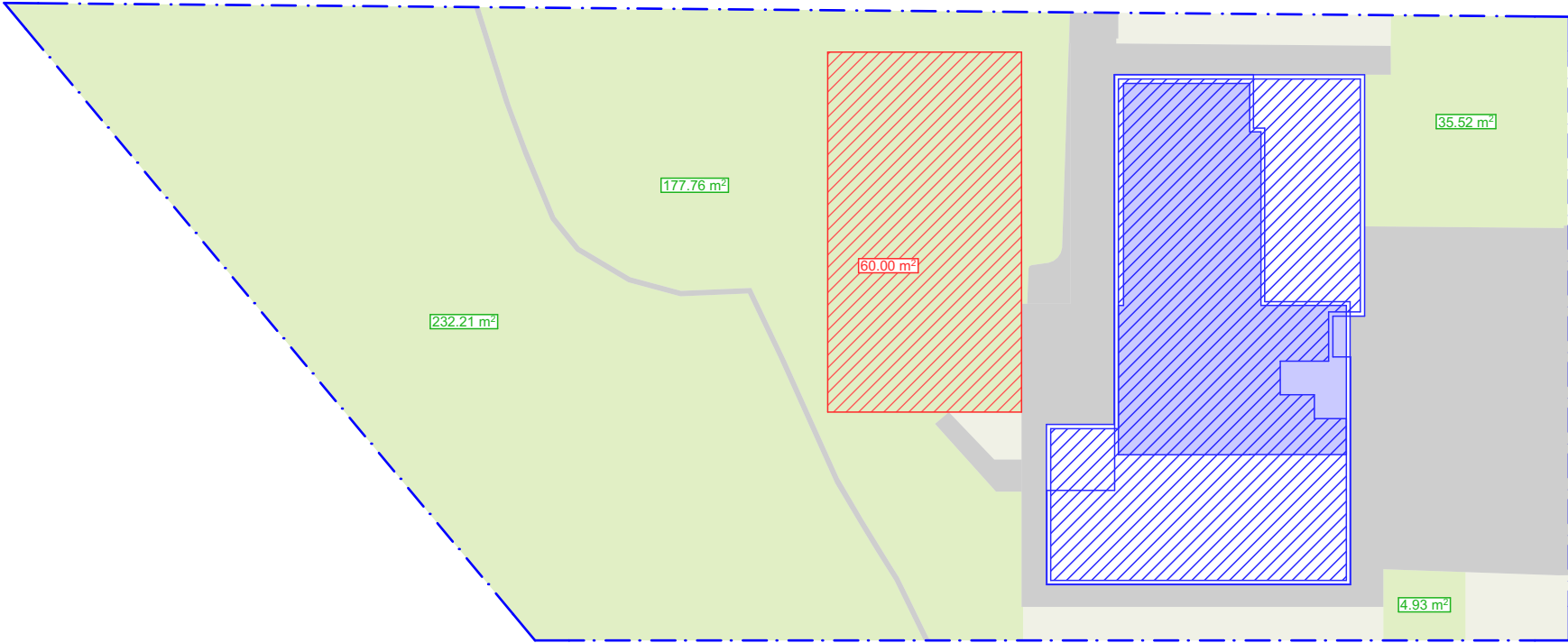
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1 CROSS SECTION 1:100



2 LONG SECTION 1:100








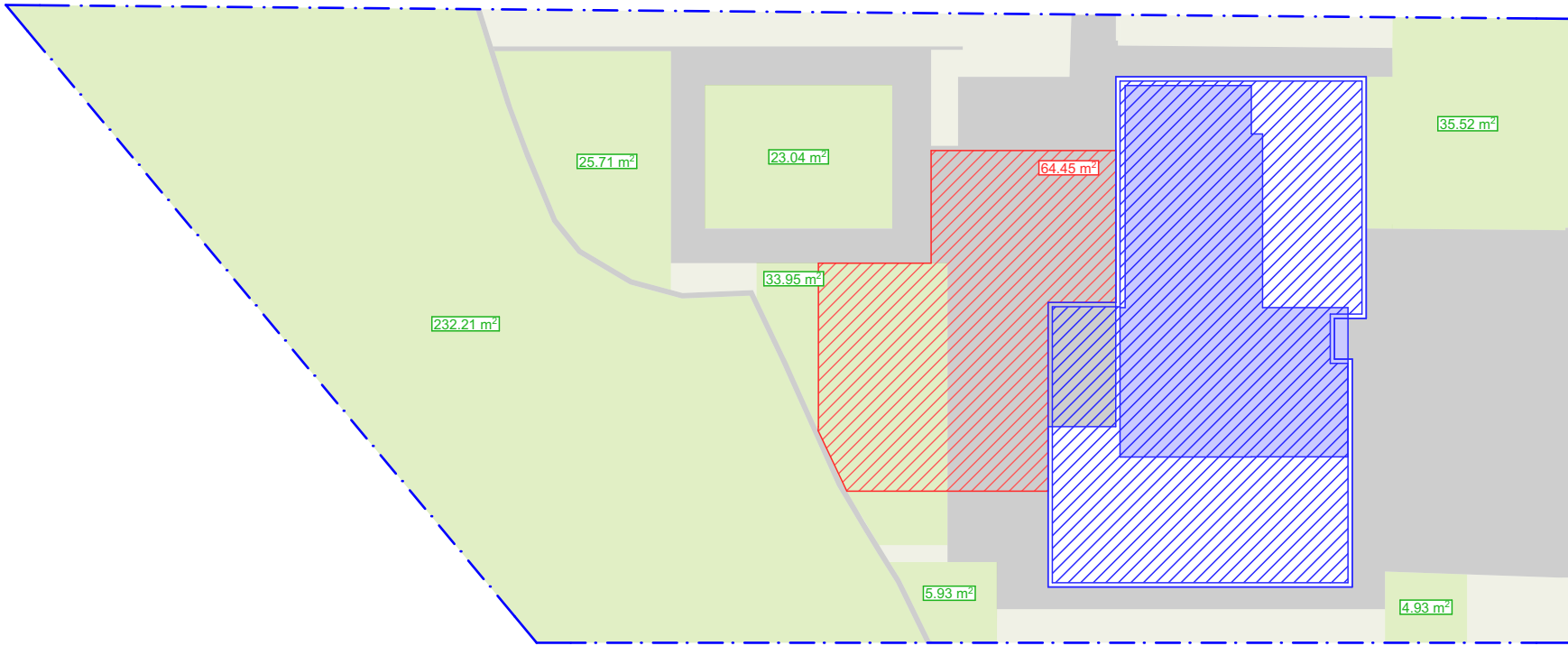
1

EXISTING AREA CALCULATIONS

1:200

AREA CONTROL CALCULATIONS

SITE AREA: 701.88m ²		EXISTING:	PROPOSED:
	LANDSCAPED OPEN SPACE CONTROL: 40% (280.75m ²)	64.17% (450.42m ²)	51.47% (361.29m ²)
	PRIVATE OPEN SPACE CONTROL: 60m ²	60m ²	64.45m ²
	FLOOR SPACE RATIO CONTROL: N/A	N/A	N/A
	HARD SURFACE AREA CONTROL: N/A	N/A	N/A
	PERVIOUS AREA CONTROL: N/A	N/A	N/A



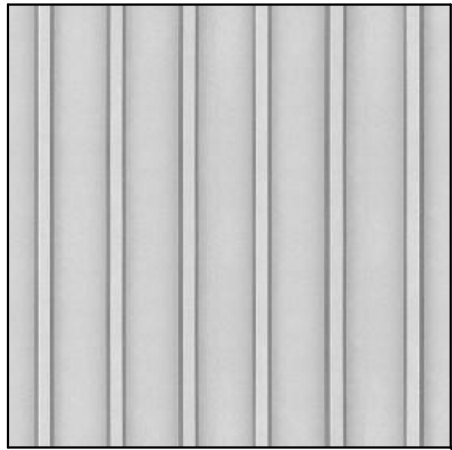
2

PROPOSED AREA CALCULATIONS

1:200



WEATHERBOARD CLADDING
TO MATCH EXISTING



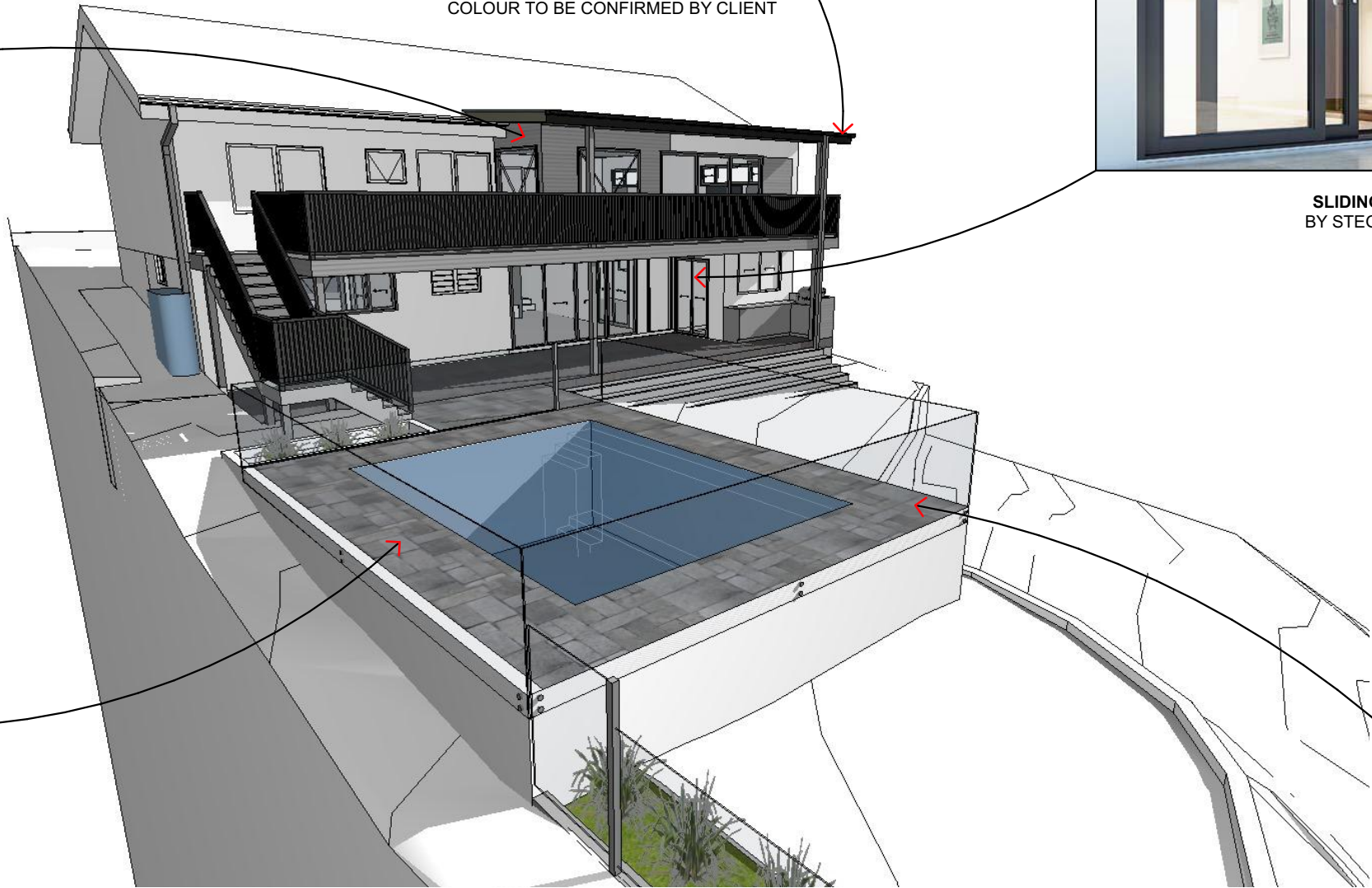
METAL SHEETING
COLOUR TO BE CONFIRMED BY CLIENT



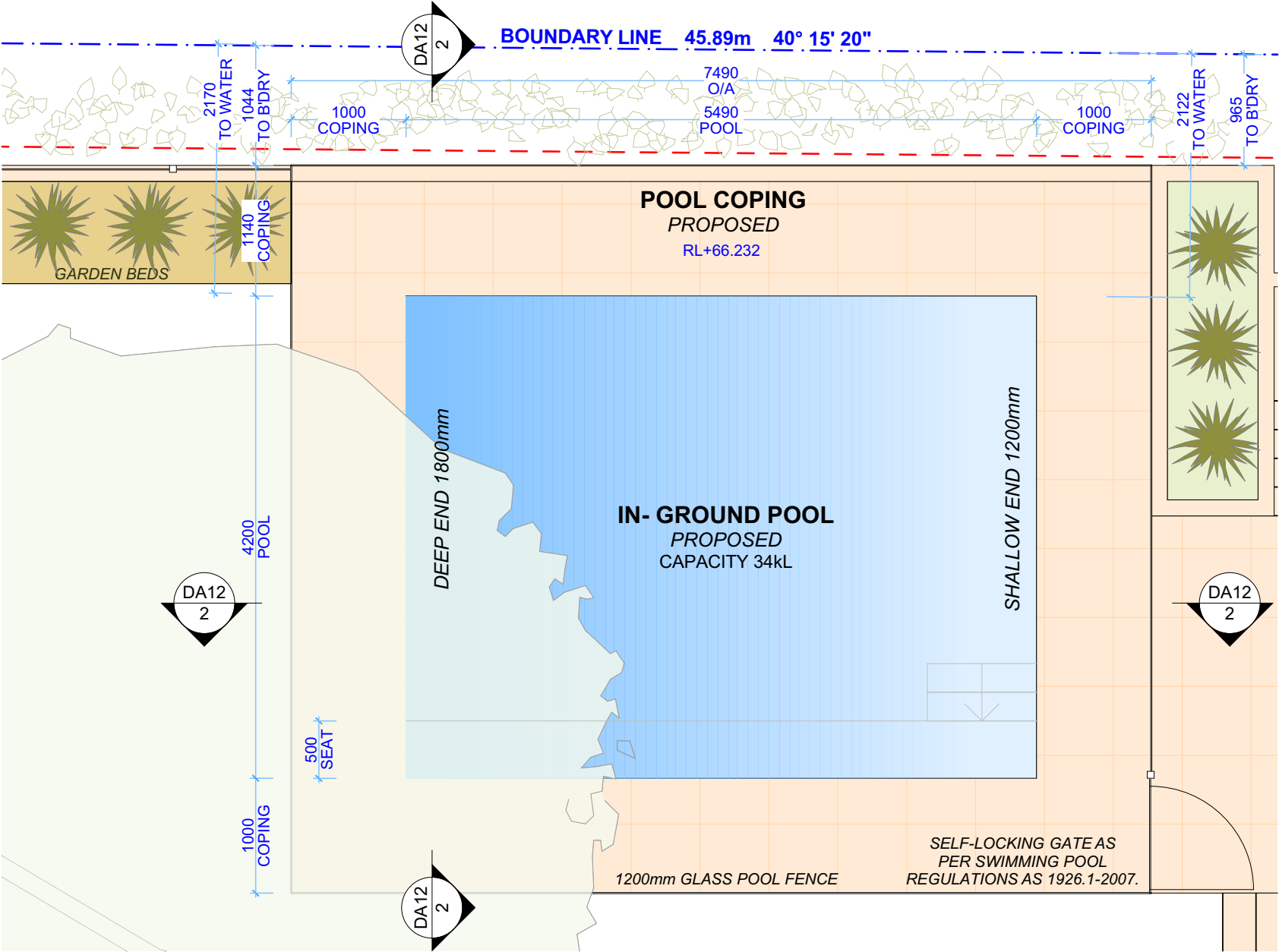
SLIDING GLASS DOOR
BY STEGBAR OR OTHER



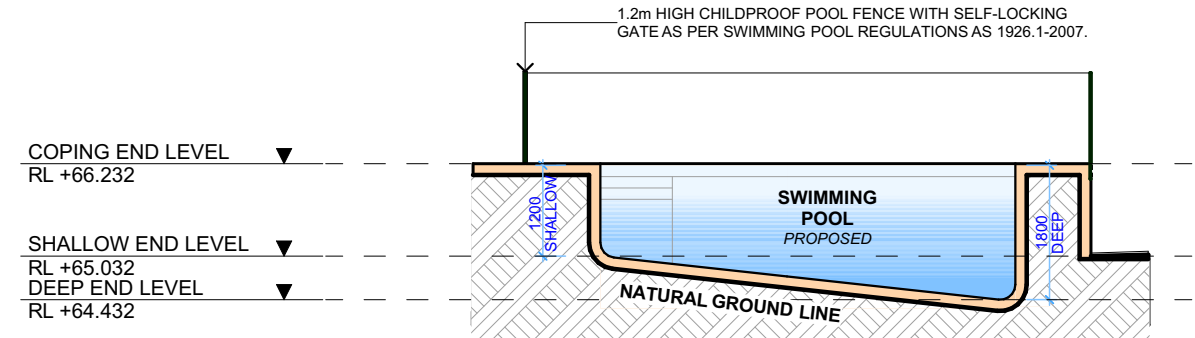
GLASS POOL FENCE
STYLE TO BE CONFIRMED BY CLIENT



PAVING
STYLE & COLOUR TO BE CONFIRMED BY CLIENT



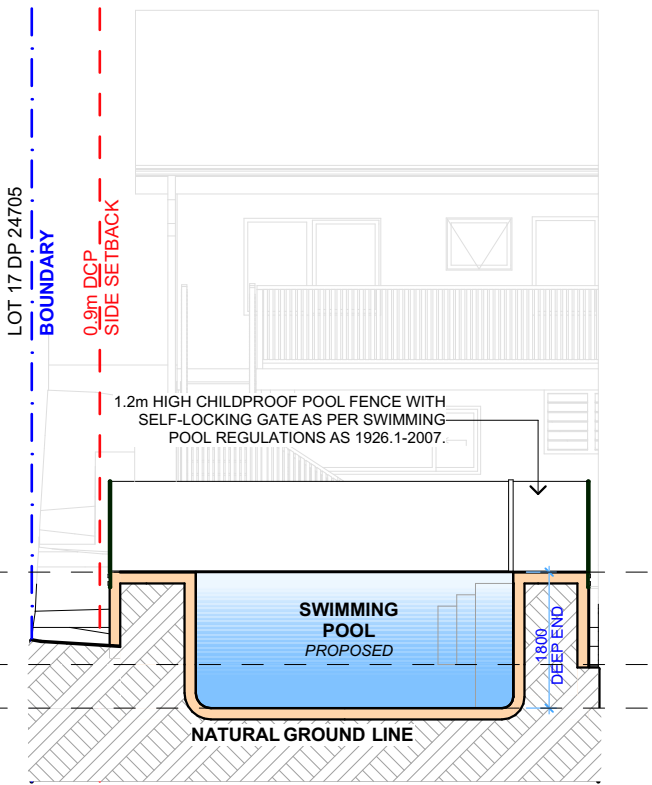
1 PROPOSED POOL PLAN 1:50



2 POOL LONG SECTION 1:100

POOL OWNER DETAILS


- 1. If owner is dissatisfied with initial pool set out, location or depths, the builder should be notified BEFORE steel reinforcement is fixed.
- 2. The position of skimmers, lights, return lines etc. on this drawing is indicative only and final position to be determined on site
- 3. Safety fencing should be in accordance with local councils requirements and conform to Australian standards



3 POOL CROSS SECTION 1:100

	Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
1.	All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA
2.	Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with As1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3.	Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction

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LEGEND

CLIENT
ELKE & BRAD DUPERE

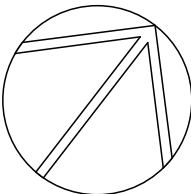
PROJECT ADDRESS
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COLLAROY PLATEAU
NSW 2097

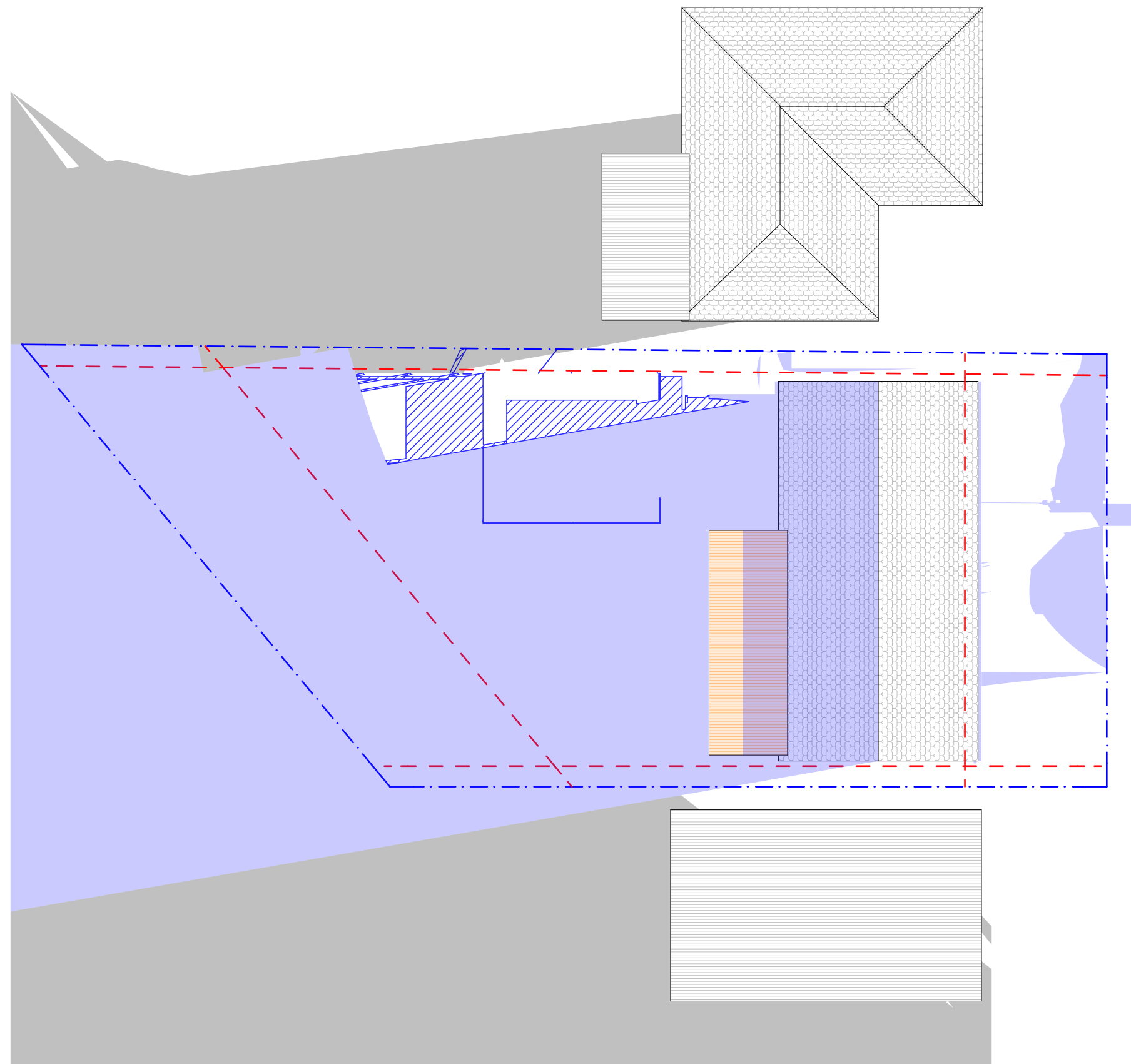
DRAWING NO.
DA12

DATE
Wednesday, 18
December 2019

DRAWING NAME
POOL PLAN

SCALE
1:50, 1:100 @A3





1

WINTER SOLSTICE 9AM

1:200



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A	18/12/2019	DEVELOPMENT APPLICATION	EAS

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LEGEND

LEGEND

	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT

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PROJECT ADDRESS

122 PARKES ROAD
COLLARROY PLATEAU
NSW 2097

DRAWING NO.

DA13

DATE _____

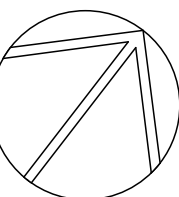
Wednesday, 18
December 2019

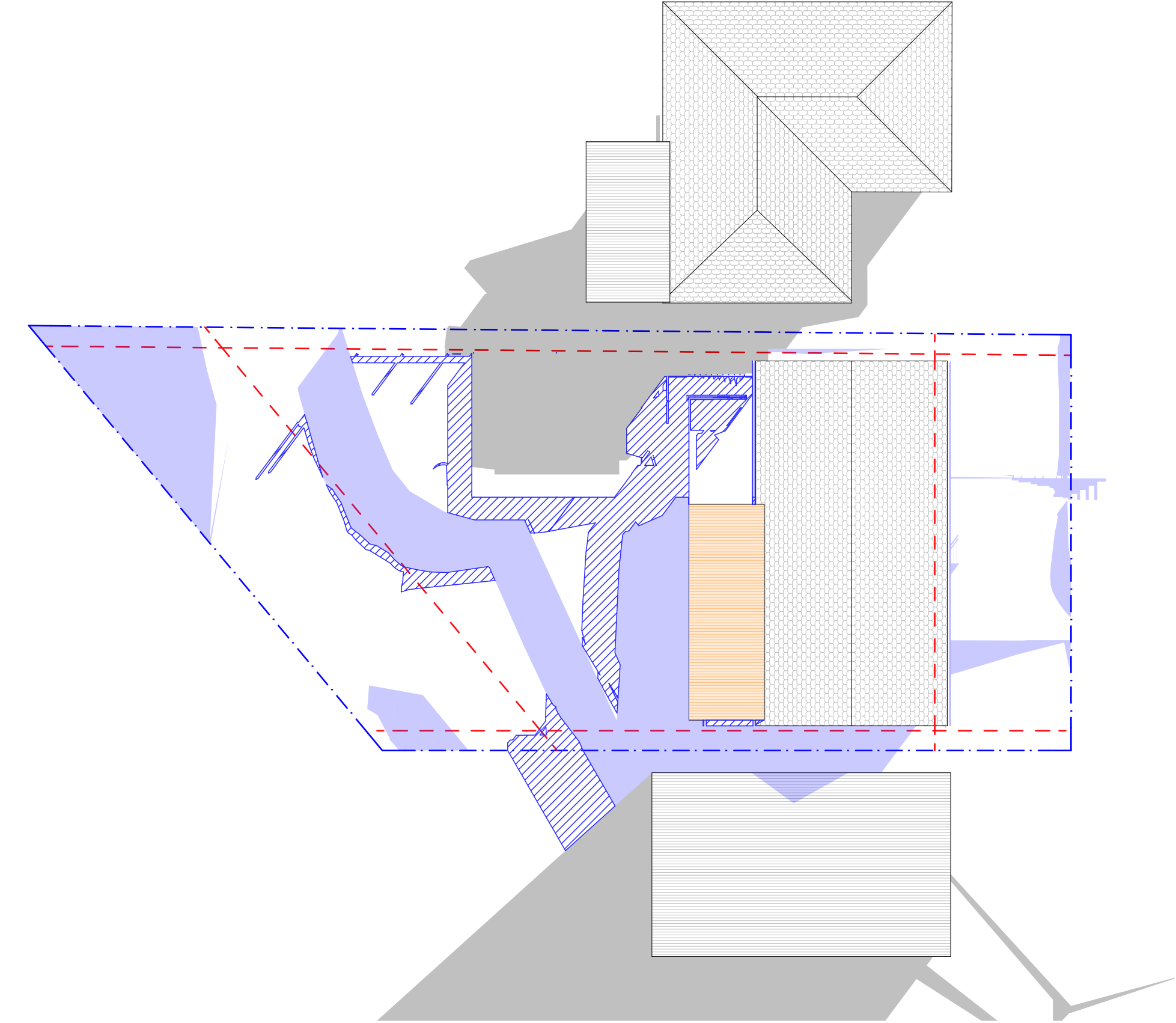
DRAWING NAME

WINTER SOLSTICE 9 AM

SCALE

1:200 @A3





WINTER SOLSTICE 12PM

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
ELKE & BRAD DUPERE

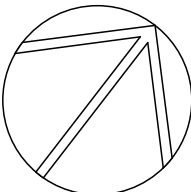
PROJECT ADDRESS
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NSW 2097

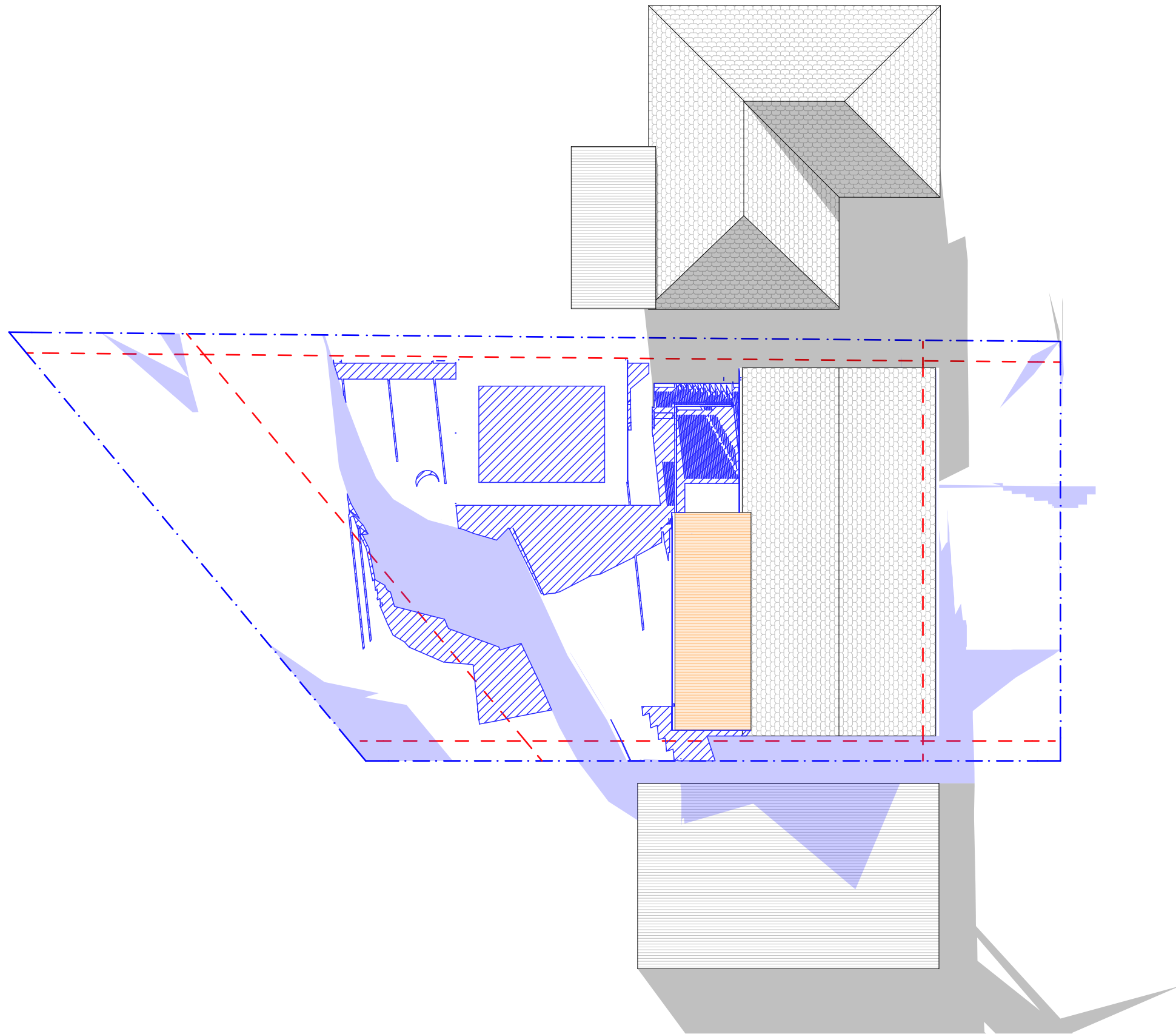
DRAWING NO.
DA14

DATE
Wednesday, 18
December 2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





1

WINTER SOLSTICE 3PM

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
ELKE & BRAD DUPERE

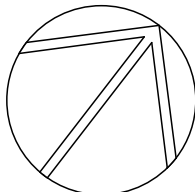
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COLLARROY PLATEAU
NSW 2097

DRAWING NO.
DA15

DATE
Wednesday, 18
December 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A365872

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 06, December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	122 Parkes Road
Street address	122 Parkes Road Collaroy Plateau 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 24705
Lot number	18
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Action Plans
ABN (if applicable): 17118297587

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 962 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 163 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 34.5 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓

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

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	W	2.889	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.59	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	1.59	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	2.07	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	N	2.07	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	N	2.94	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	W	8.358	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D5	W	7.56	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D6	E	2.533	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	18/12/2019	DEVELOPMENT APPLICATION	EAS

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

CLIENT
ELKE & BRAD DUPERE

PROJECT ADDRESS
122 PARKES ROAD
COLLARROY PLATEAU
NSW 2097

DRAWING NO.
DA16

DATE
Wednesday, 18
December 2019

DRAWING NAME
BASIX COMMITMENTS