



ACTION PLANS

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DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	23/10/2019
DA01	SITE ANALYSIS	23/10/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	23/10/2019
DA03	EXISTING LOWER GROUND FLOOR PLAN	23/10/2019
DA04	EXISTING GROUND FLOOR PLAN	23/10/2019
DA05	PROPOSED LOWER GROUND FLOOR PLAN	23/10/2019
DA06	PROPOSED GROUND FLOOR PLAN	23/10/2019
DA07	PROPOSED FIRST FLOOR PLAN	23/10/2019
DA08	NORTH / EAST ELEVATION	23/10/2019
DA09	SOUTH / WEST ELEVATION	23/10/2019
DA10	LONG / CROSS SECTION	23/10/2019
DA11	AREA CALCULATIONS	23/10/2019
DA12	SAMPLE BOARD	23/10/2019
DA13	WINTER SOLSTICE 9 AM	23/10/2019
DA14	WINTER SOLSTICE 12 PM	23/10/2019
DA15	WINTER SOLSTICE 3 PM	23/10/2019
DA16	BASIX COMMITMENTS	23/10/2019

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	20 CURBAN STREET, BALGOWLAH HEIGHTS NSW 2093			
LOT & DP/SP	LOT 9 SECTION 23 DP 758044			
COUNCIL	NORTHERN BEACHS COUNCIL (MANLY)			
SITE AREA	636.30m²			
FRONTAGE	19.785m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	500m²	636.3m²	UNCHANGED	YES
FLOOR SPACE RATIO	0:45:1 (286.33m²)	0.39:1 (245.48m²)	0.48:1 (308.66m²)	NO
MAXIMUM BUILDING HEIGHT	8.5m	7.9m	8.5m	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
TERRESTRIAL BIODIVERSITY	NOT IDENTIFIED	N/A	N/A	N/A
RIPARIAN LAND & WATERCOURSE	NOT IDENTIFIED	N/A	N/A	N/A
WETLANDS	NOT IDENTIFIED	N/A	N/A	N/A
LANDSLIP RISK	NOT IDENTIFIED	N/A	N/A	N/A
TERRESTRIAL BIODIVERSITY	NOT IDENTIFIED	N/A	N/A	N/A
FORESHORE SCENIC PRO. AREA	NOT IDENTIFIED	N/A	N/A	N/A
BUSHFIRE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
RESIDENTIAL OPEN SPACE	AREA OS3			
TOTAL OPEN SPACE (TOS)	55% (349.96m²)	58.10% (369.75m²)	UNCHANGED	YES
LANDSCAPED AREA	35% OF TOS (55%)	62.90% (232.58m²)	UNCHANGED	YES
OPEN SPACE ABOVE GROUND	MAX. 25% OF TOS (55%)	5.82% (21.53m²)	UNCHANGED	YES
PRINCIPAL PRIVATE OPEN SPACE	18m²	248.96m²	UNCHANGED	YES
FRONT SETBACK	PREVALING BULDING LINE: 6m	4.8m	UNCHANGED	NO
REAR SETBACK	8.0m	8.59m	8.21m	YES
SIDE SETBACKS	1/3 WALL HEIGHT	E: 0.88m W: 1.66m	E: UNCHANGED W: UNCHANGED	NO YES
CAR PARKING SPACES	Required: 2	2	UNCHANGED	YES

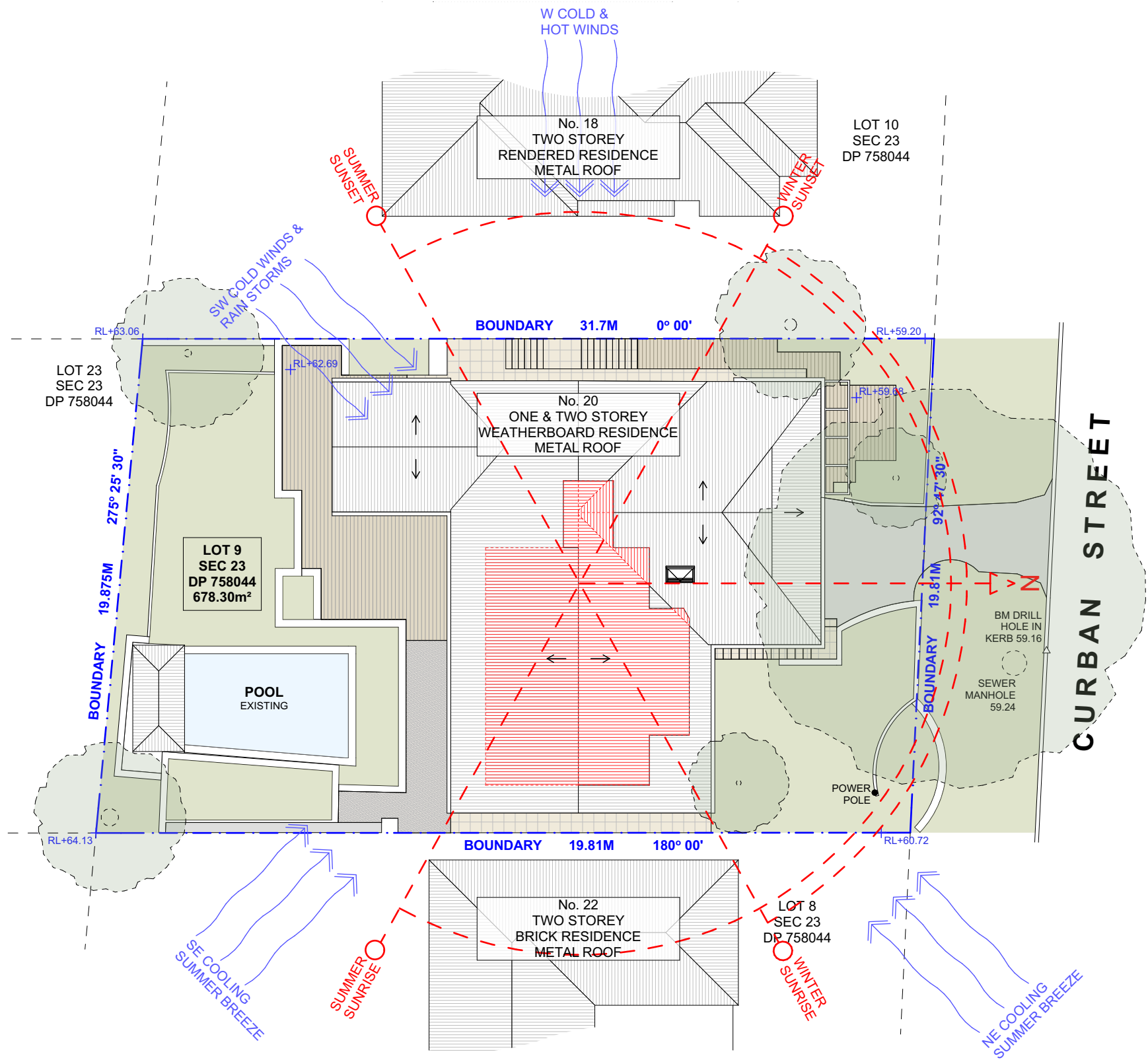
20 CURBAN STREET, BALGOWLAH HEIGHTS NSW 2093



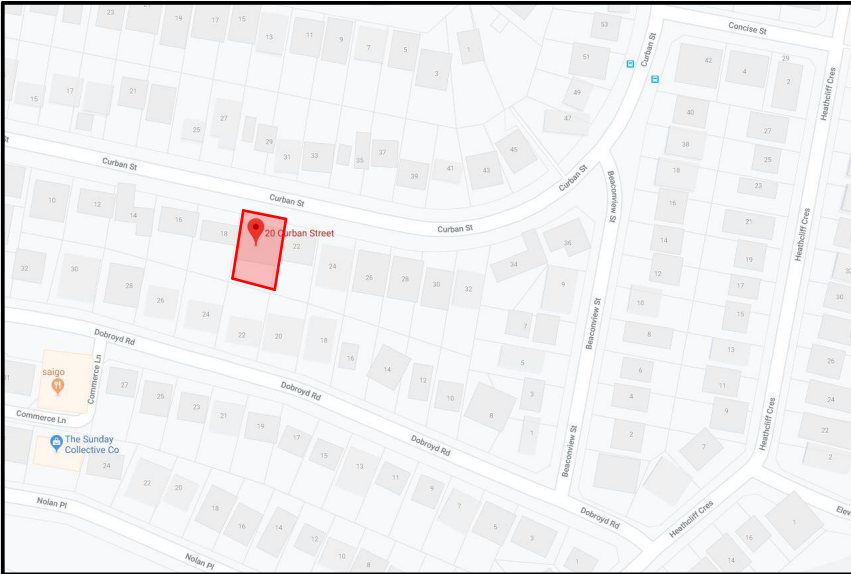
Existing street view

NCC & AS COMPLIANCES SPECIFICATIONS

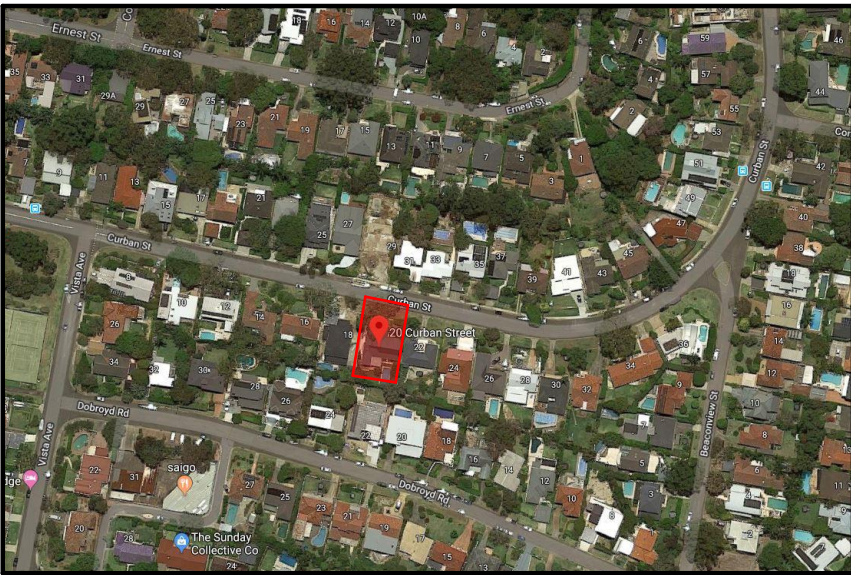
- EARTHWORKS - PART 3.1.1 OF NCC
 - EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
 - DRAINAGE - PART 3.1.3 OF NCC
 - TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
 - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
 - MASONRY - PART 3.3 OF NCC INCLUDING AS3700
 - FRAMING - PART 3.4 OF NCC
 - SUB FLOOR 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



STREET VIEW




LOCATION VIEW



AERIAL MAP

SITE ANALYSIS
1:200

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



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REV.	DATE	COMMENTS	DRWN	NOTES
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LEGEND

LANDSCAPING

CONCRETE

WATER

DEMOLISHED

TIMBER DECKING

GRAVEL

PAVED AREA

CLIENT

ANTON & GEORGINA GAIN

PROJECT ADDRESS

20 CURBAN STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA01

DATE

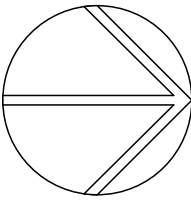
23 October 2019

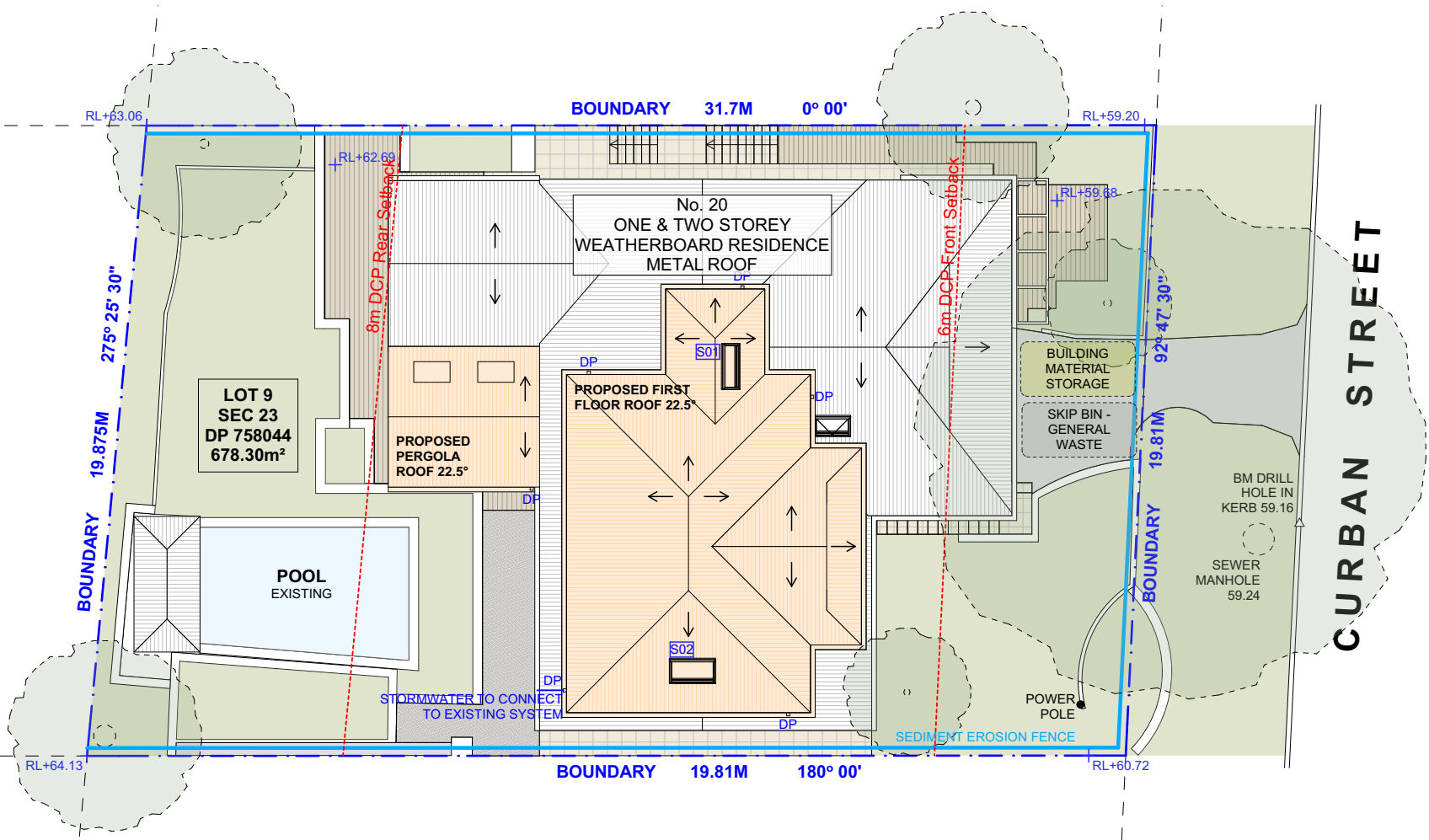
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3

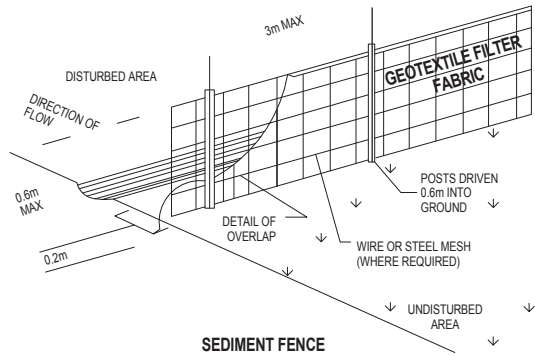




DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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

SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
1:200

PROPOSED RIDGE LEVEL RL: 69.998

Timber framed roof @ 22.5° pitch to Engineer's details; metal sheeting color to match existing.

CEILING RL: 68.380

Glazing installation to AS 1288.

Residential timber framed construction to AS 1684; external weather board cladding.

PROPOSED FIRST FLOOR LEVEL RL: 65.980

GROUND FLOOR LEVEL RL: 62.730

LOWER GROUND FLOOR LEVEL RL: 59.770

NORTH ELEVATION

1:100

PROPOSED RIDGE LEVEL RL: 69.998

CEILING RL: 68.380

PROPOSED FIRST FLOOR LEVEL RL: 65.980

GROUND FLOOR LEVEL RL: 62.730

EAST ELEVATION

1:100



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LEGEND

- EXISTING
- PROPOSED

CLIENT

ANTON & GEORGINA
GAIN

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20 CURBAN STREET,
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NSW 2093

DRAWING NO.

DA08

DATE

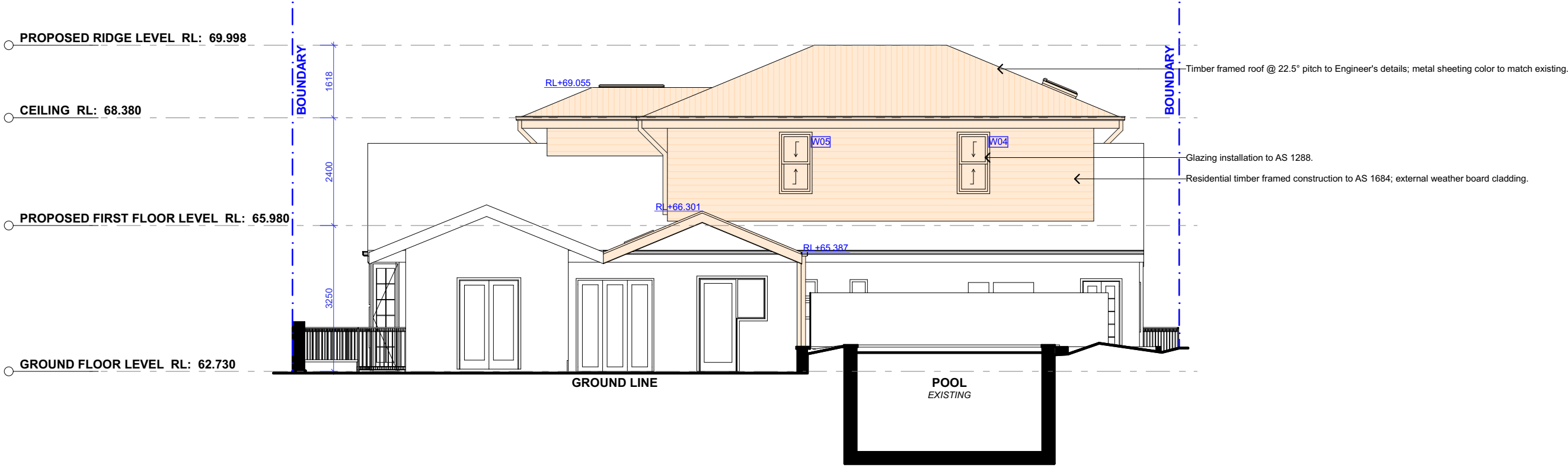
23 October 2019

DRAWING NAME

NORTH / EAST ELEVATION

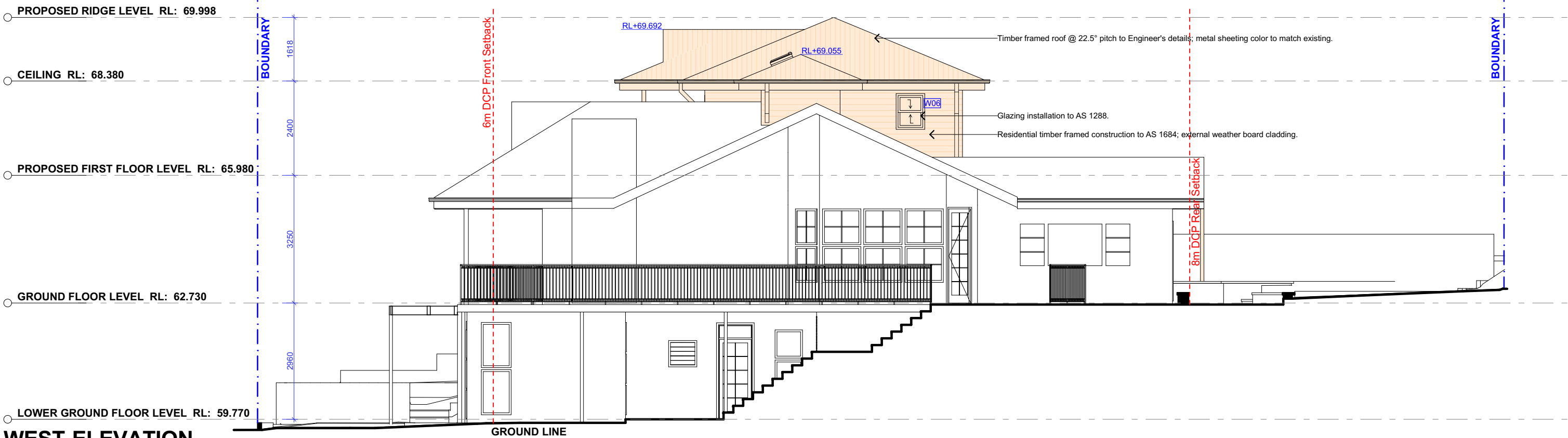
SCALE

1:100 @A3



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100



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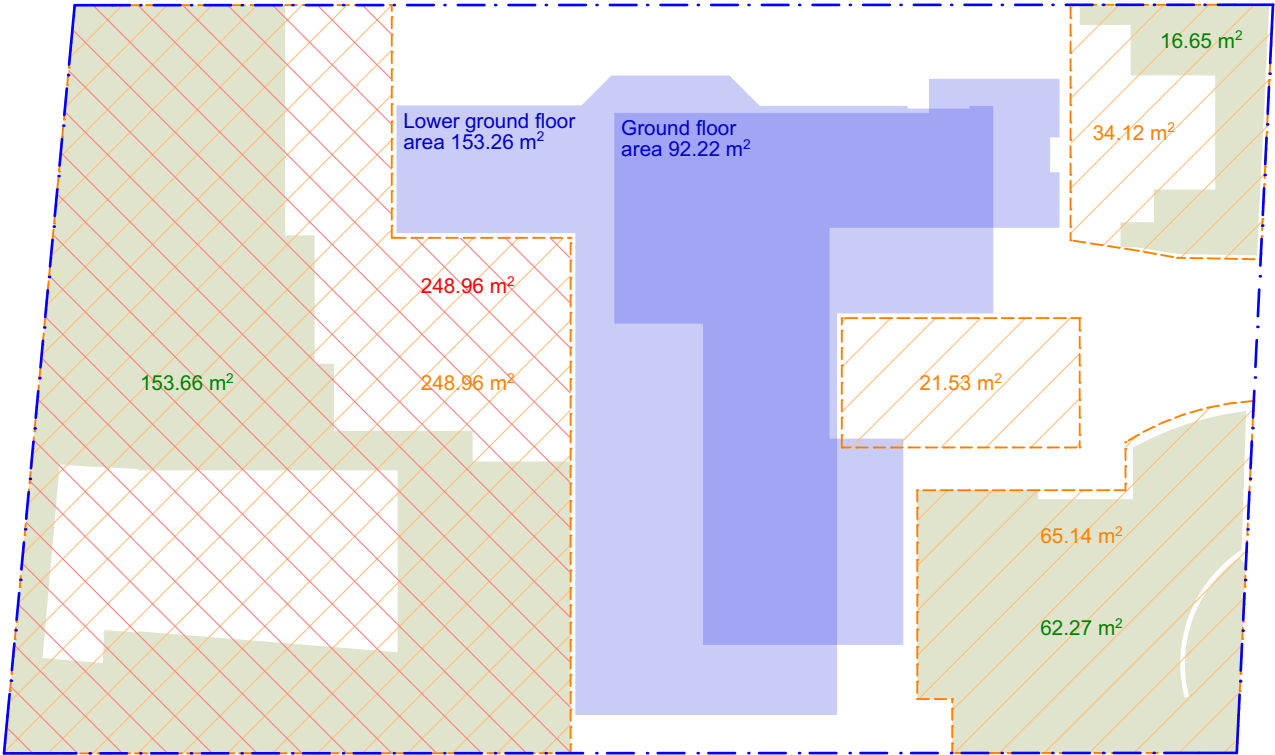
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LEGEND
EXISTING
PROPOSED

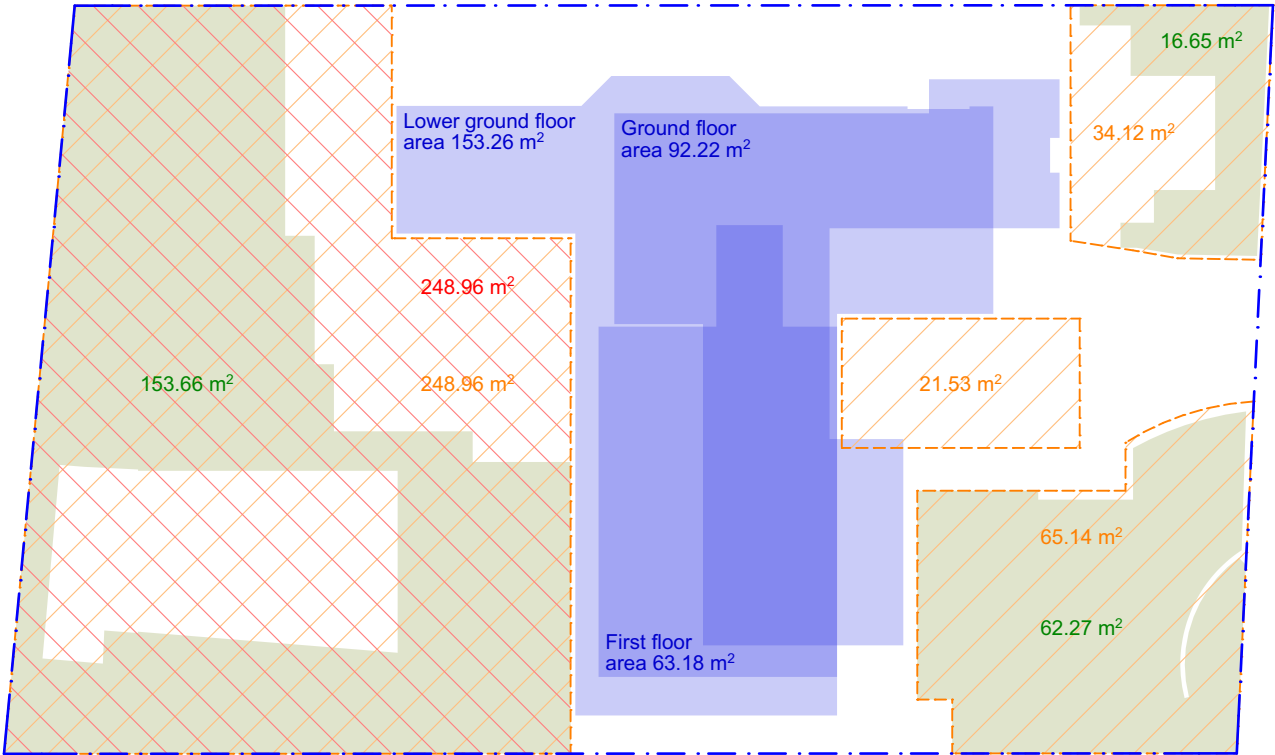
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20 CURBAN STREET, BALGOWLAH HEIGHTS NSW 2093

DRAWING NO.
DA09
DATE
23 October 2019

DRAWING NAME
SOUTH / WEST ELEVATION
SCALE
1:100 @A3



EXISTING AREA CALCULATIONS
1:200



PROPOSED AREA CALCULATIONS
1:200

EXISTING AREA CALCULATIONS

FLOOR SPACE RATIO: 0.39:1 (245.48m²)

TOTAL OPEN SPACE: 369.75m² (58.10%)

LANDSCAPED AREA: 62.90% of total open space (232.58m²)

PRIVATE OPEN SPACE: 248.96m²

SITE CONTROLS

SITE AREA: 636.30

MAXIMUM FLOOR SPACE RATIO REQUIRED: 0.45:1 (286.33m²)

MINIMUM TOTAL OPEN SPACE REQUIRED: 55% (349.96m²)

MINIMUM LANDSCAPED AREA REQUIRED: 35% of total open space (122.48m²)

MINIMUM PRIVATE OPEN SPACE REQUIRED: 18m²

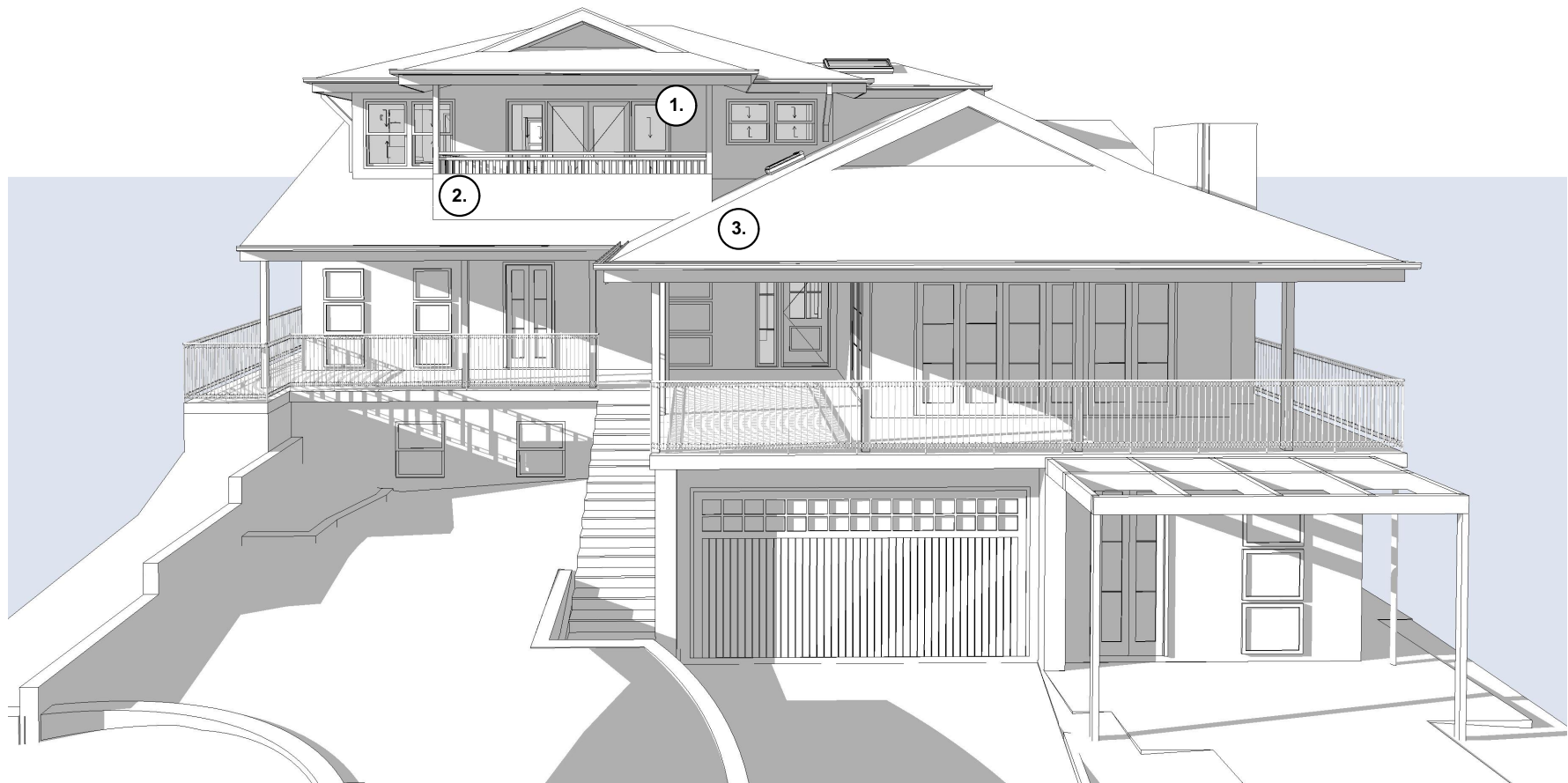
PROPOSED AREA CALCULATIONS

FLOOR SPACE RATIO: 0.48:1 (308.66m²)

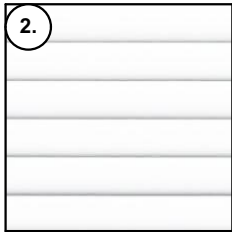
TOTAL OPEN SPACE: 369.75m² (58.10%)

LANDSCAPED AREA: 62.90% of total open space (232.58m²)

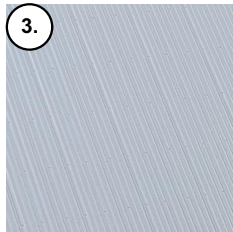
PRIVATE OPEN SPACE: 248.96m²



Timber framed windows & doors



Weatherboard cladding
finish to match existing



Metal roofing, colour to
match existing

SAMPLE BOARD



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LEGEND

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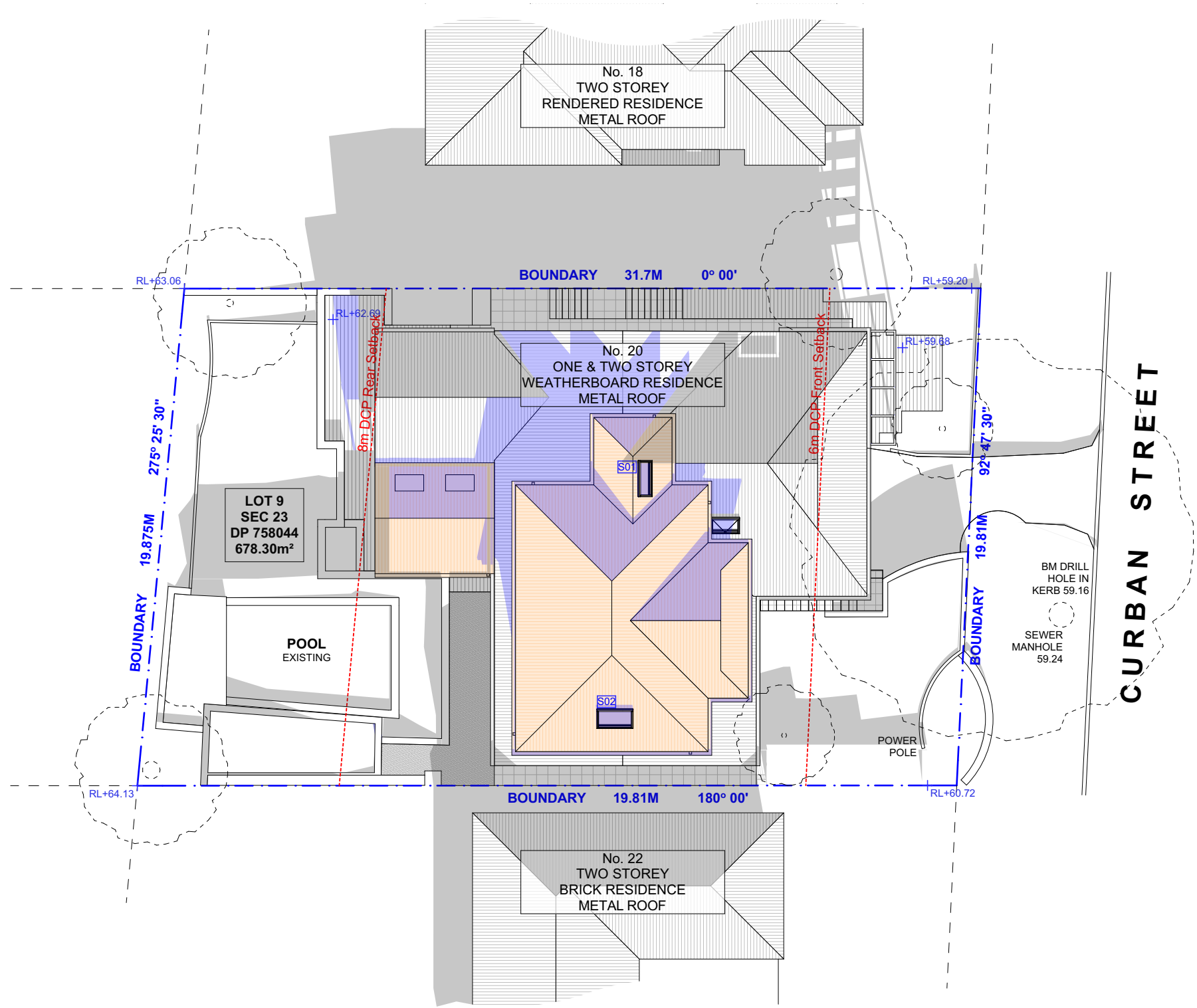
PROJECT ADDRESS
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NSW 2093

DRAWING NO.
DA12

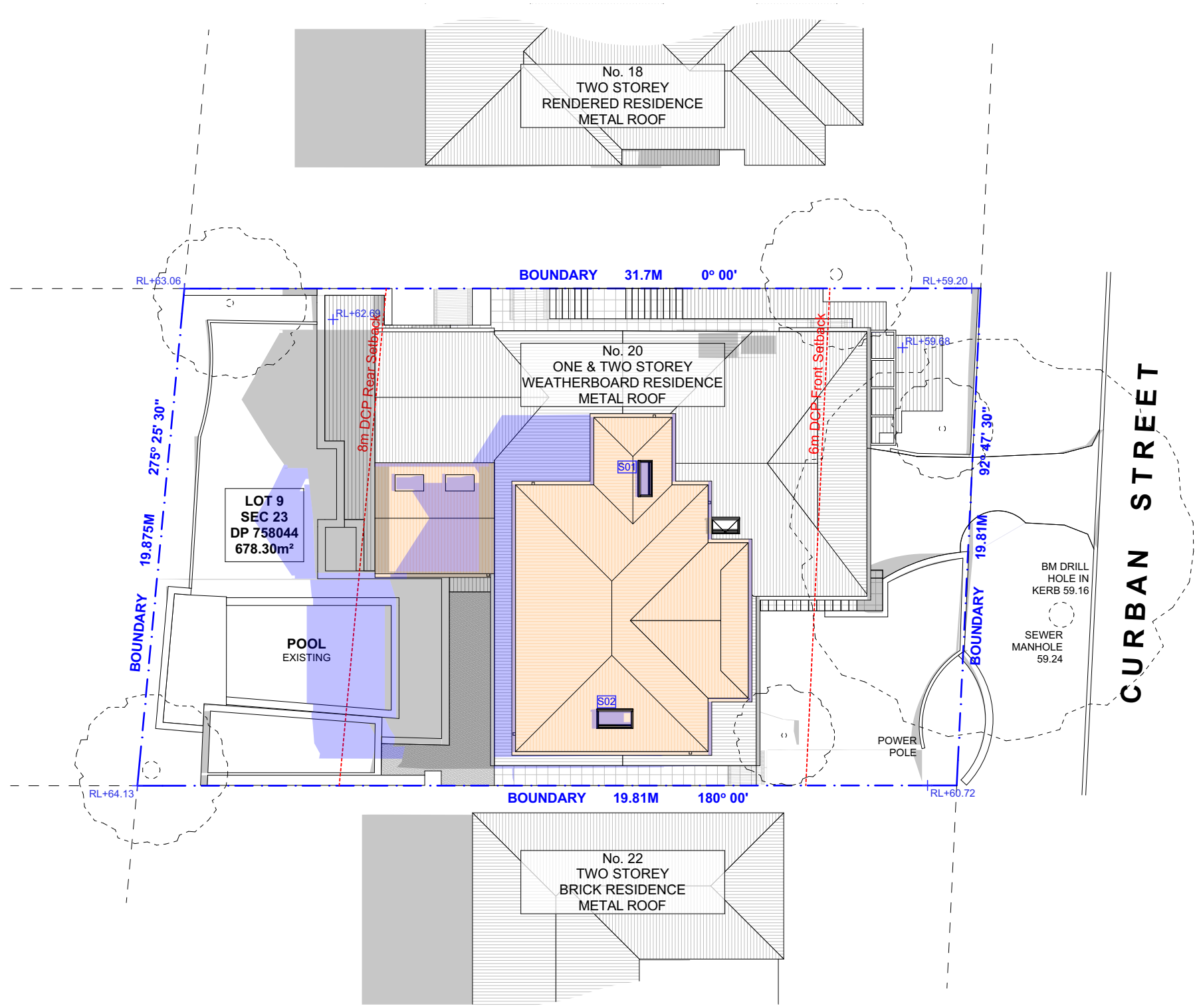
DATE
23 October 2019

DRAWING NAME
SAMPLE BOARD

SCALE
@A3



SHADOW DIAGRAM - WINTER SOLSTICE 9AM
1:200



SHADOW DIAGRAM - WINTER SOLSTICE 12PM
1:200



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LEGEND
[Grey Box] EXISTING SHADOWS
[Blue Hatched Box] PROPOSED SHADOWS

CLIENT
ANTON & GEORGINA GAIN

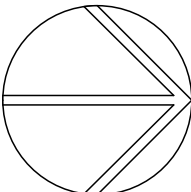
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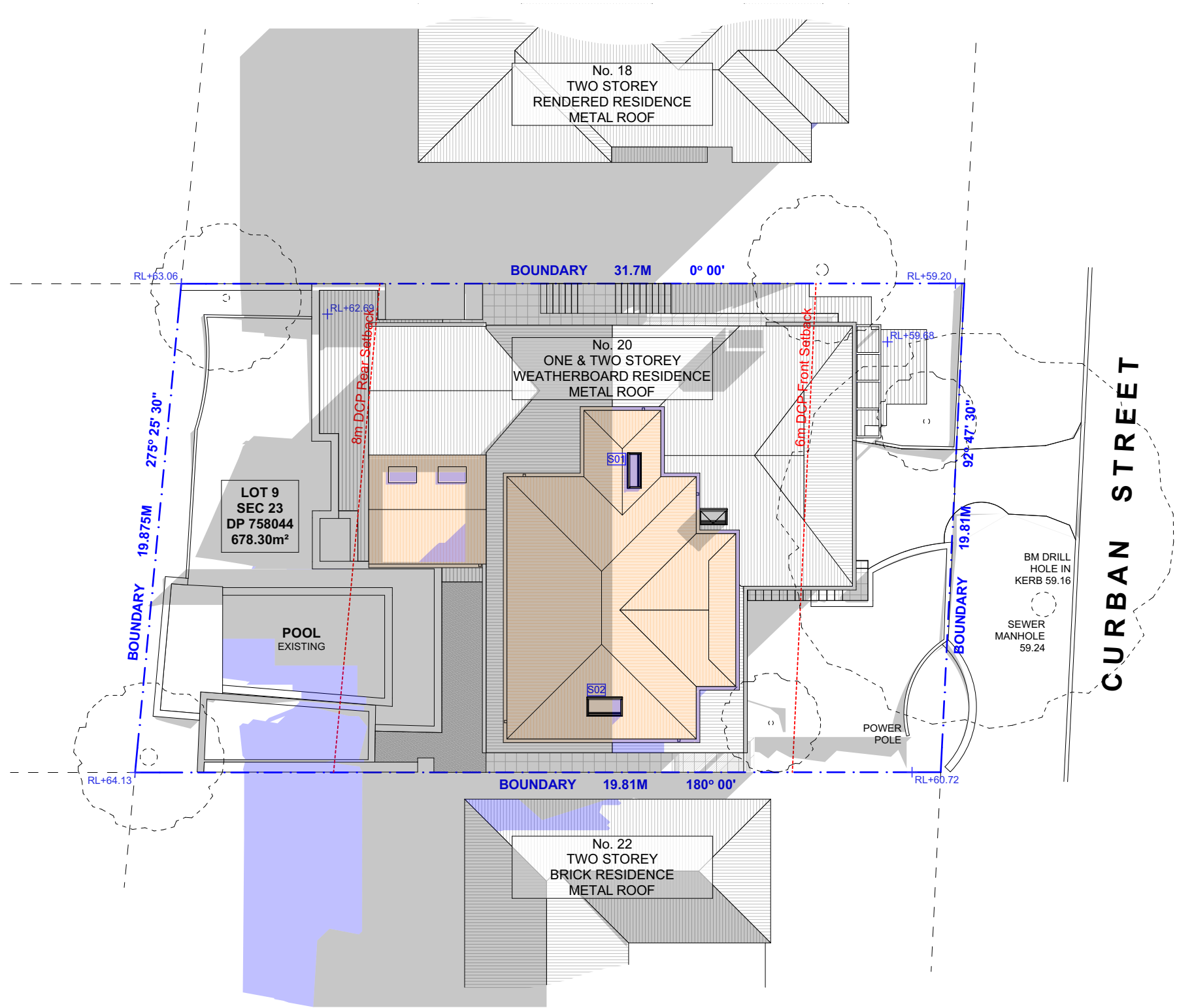
DRAWING NO.
DA14

DATE
23 October 2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





SHADOW DIAGRAM - WINTER SOLSTICE 3PM
1:200



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- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS

CLIENT
ANTON & GEORGINA
GAIN

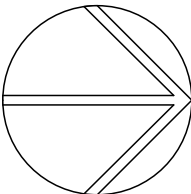
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NSW 2093

DRAWING NO.
DA15

DATE
23 October 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A361116_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 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: Tuesday, 22, October 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	20 Curban Street, Balgowlah Heights _02
Street address	20 Curban Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP758044
Lot number	9
Section number	23
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include 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

Description of project

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	
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (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.							✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.							✓	✓	✓
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		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W01	N	0.99	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W02	N	1.63	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W03	N	2.48	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W04	S	1	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)		Shading device		Frame and glass type				
S01	0.77		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S02	1.1		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				

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.



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REV.	DATE	COMMENTS	DRWN
A	23.10.19	DA SUBMISSION	AM

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 ecified U value and SHGC value.

CLIENT
ANTON & GEORGINA GAIN

PROJECT ADDRESS
20 CURBAN STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.
DA16

DATE
23 October 2019

DRAWING NAME
BASIX COMMITMENTS