



ACTION PLANS

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69 FERGUSON ST, FORESTVILLE 2087



DEVELOPEMENT APPLICATION

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	01-Apr-19
DA01	NOTATION	01-Apr-19
DA02	SITE ANALYSIS	01-Apr-19
DA03	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	01-Apr-19
DA04	EXISTING GARAGE FLOOR PLAN	01-Apr-19
DA05	EXISTING GROUND FLOOR PLAN	01-Apr-19
DA06	PROPOSED GARAGE FLOOR PLAN	01-Apr-19
DA07	PROPOSED GROUND FLOOR PLAN	01-Apr-19
DA08	NORTH EAST / SOUTH EAST ELEVATION	01-Apr-19
DA09	NORTH WEST / SOUTH WEST ELEVATION	01-Apr-19
DA10	LONG / CROSS SECTION	01-Apr-19
DA11	AREA CALCULATIONS / SAMPLE BOARD	01-Apr-19
DA12	WINTER SOLSTICE 9 AM	01-Apr-19
DA13	WINTER SOLSTICE 12 PM	01-Apr-19
DA14	WINTER SOLSTICE 3 PM	01-Apr-19
DA15	BASIX COMMITMENTS	01-Apr-19

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	69 Ferguson Street, Forestville NSW 2087			
LOT & DP/SP	LOT 3 DP 236290			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	827.5m ²			
FRONTAGE	4.572m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL	R2	UNCHANGED	YES
MINIMUM LOT SIZE	600m ²	827.5m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	8.13 m	UNCHANGED	YES
HAZARDS				
BUSHFIRE	BUSHFIRE PRONE	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	LANDSLIP AREA B	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	5.9m	UNCHANGED	YES
NUMBER OF STOREYS	NOT IDENTIFIED	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	NW: 1m SE: 1.7m	UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	45m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	8.6m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (331m ²)	403m ²	395.7m ²	YES
PRIVATE OPEN SPACE	60m ²	75.12m ²	UNCHANGED	YES

NCC & AS COMPLIANCES SPECIFICATIONS

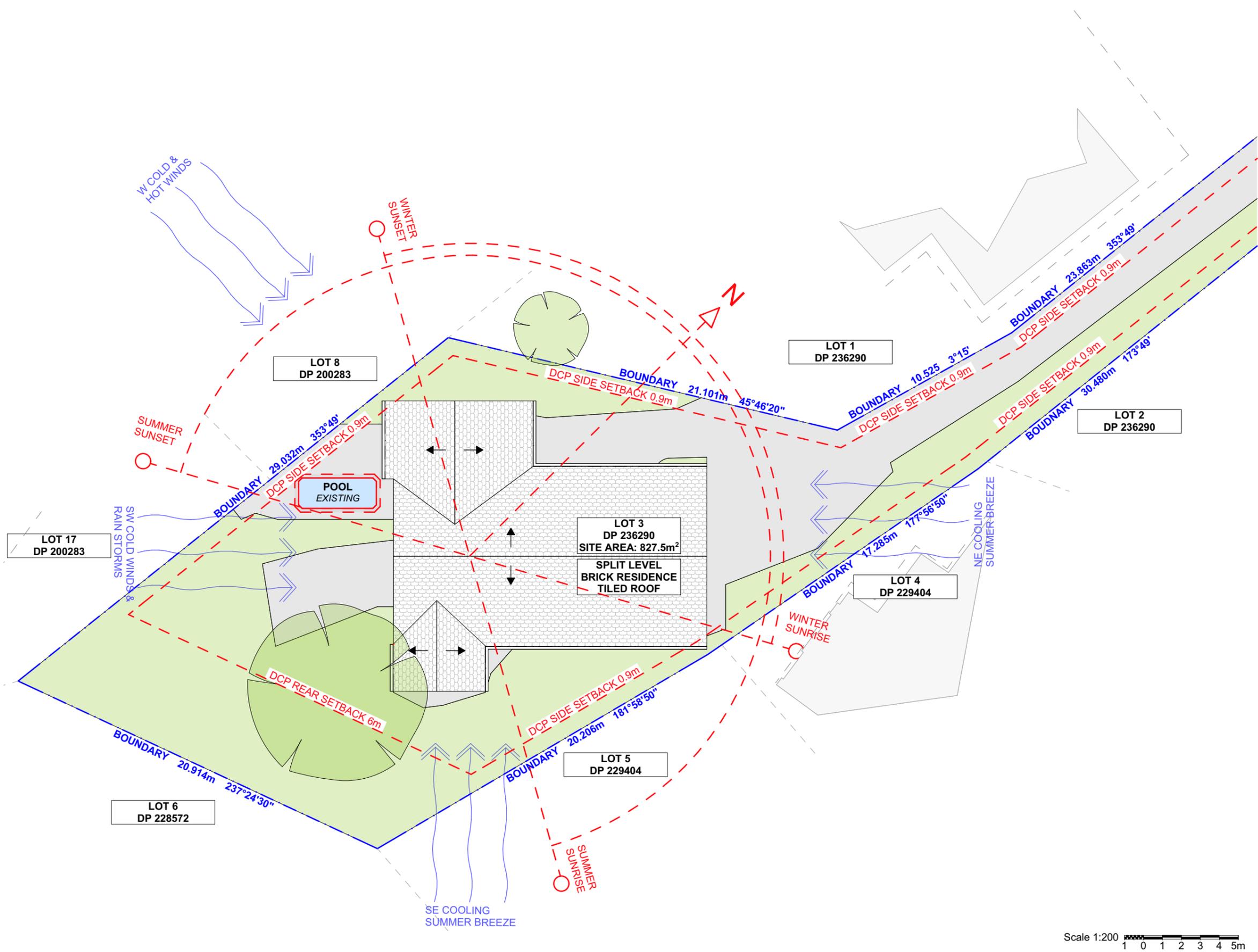
- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- 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 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

NOTES

- APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL
- THE OWNER WILL DIRECTLY PAY THE FEES ASSOCIATED WITH THE FOLLOWING:
BUILDING APPROVAL FROM COUNCIL, FOOTPATH AND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE LEVY FEE AND APPROVAL FEE BY WATER AND SEWERAGE AUTHORITY. ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.
- THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA, BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.
- ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLIGENCE OF THIS CLAUSE.
- ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VARIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.
- THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL.
- THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE
- ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
- ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ONSITE BY THE OWNER.
- SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.
- ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.
- ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER (i.e.) PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.
- ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.
- A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL.
- THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.
- THE BUILDER IS TO OBTAIN APPROVAL FOR INTERRUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERRUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.
- THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.
- ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640
- ALL MASONRY TO COMPLY WITH AS3700
- ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMPLETE WORK SHALL BE PROVIDED.
- ALL GUTTERS, DOWNPIPES TO BE COLORBOND.
- ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"
- ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFICATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS
- STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.
- TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.
- ANY DETAILING ADDITIONAL TO THAT SUPPLIED, SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.

This is a **summary** of the **minimum** specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 – Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK								
	Timber <400mm ag	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
	Timber >400mm ag	OK							
Floor posts		FRT or enclosed			Enclosed or non-combustible				
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible				
Windows	Frame	FRT or metal			Metal				
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters				
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted			Fe or Br				
	Timber frames	FRT			Metal only				
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible				
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm				
Roofs	Tiled	Fully sarked (Flammability Index <5)							
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)							
Verandahs, decks etc	Rooflights	Non-combustible sleeve/lining, 4mm safety glass			FRL -/30/-				
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible				
	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck				
	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible		Non-combustible				
Services		Exposed water & gas pipes to metal							
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



Scale 1:200
 1 0 1 2 3 4 5m

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REV.	DATE	COMMENTS	DRWN
A	26/11/18	INITIAL DESIGN PLAN	EAS
B	13/03/19	FIRST DESIGN AMENDMENT	WE
C	21/03/2019	SECOND DESIGN AMENDMENT	DLR

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LEGEND

- HARD SURFACE
- LANDSCAPE
- FALL
- DEMOLISHED

CLIENT
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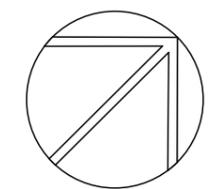
PROJECT ADDRESS
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 FORESTVILLE 2087

DRAWING NO.
DA02

DATE
 Monday, April 1, 2019

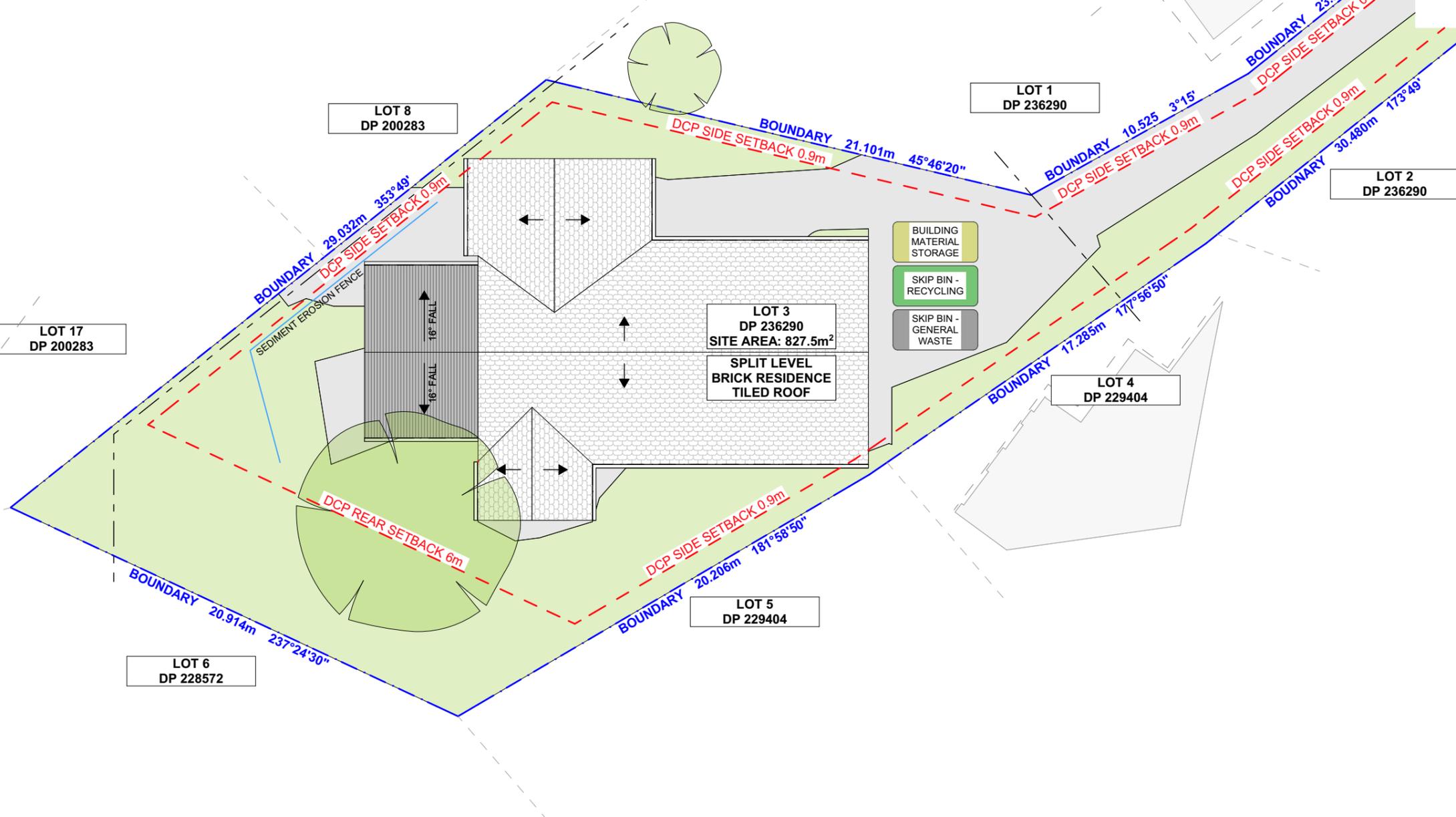
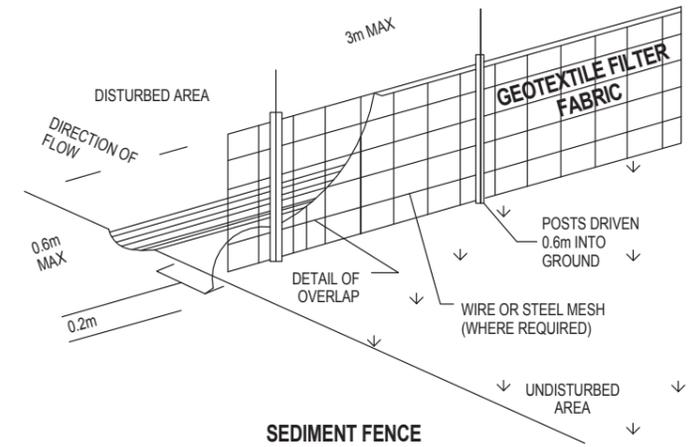
DRAWING NAME
 SITE ANALYSIS

SCALE
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		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK								
	Timber <400mm ag	FRT or lined or enclosed			Non-combustible or FRT or enclosed				
Floor posts	Timber >400mm ag	OK			Enclosed or non-combustible				
		FRT or enclosed			Non-combustible				
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible				
Windows	Frame	FRT or metal			Metal				
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters				
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted			Fe or Br				
Vents etc	Timber frames	FRT			Metal only				
	Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible	Non-combustible					
Roofs	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm				
	Tiled	Fully sarked (Flammability Index <5)							
Verandahs, decks etc	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			FRL /30/				
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass			Any supports, unspaced deck, non-combustible				
Services	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck				
	<300mm to glass	300mm wide FRT or non-combustible			Non-combustible				
		Exposed water & gas pipes to metal							
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



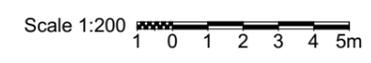
DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL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



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LEGEND

- HARD SURFACE
- LANDSCAPE
- FALL
- SEDIMENT EROSION FENCE
- EXISTING STORMWATER

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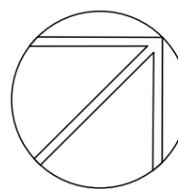
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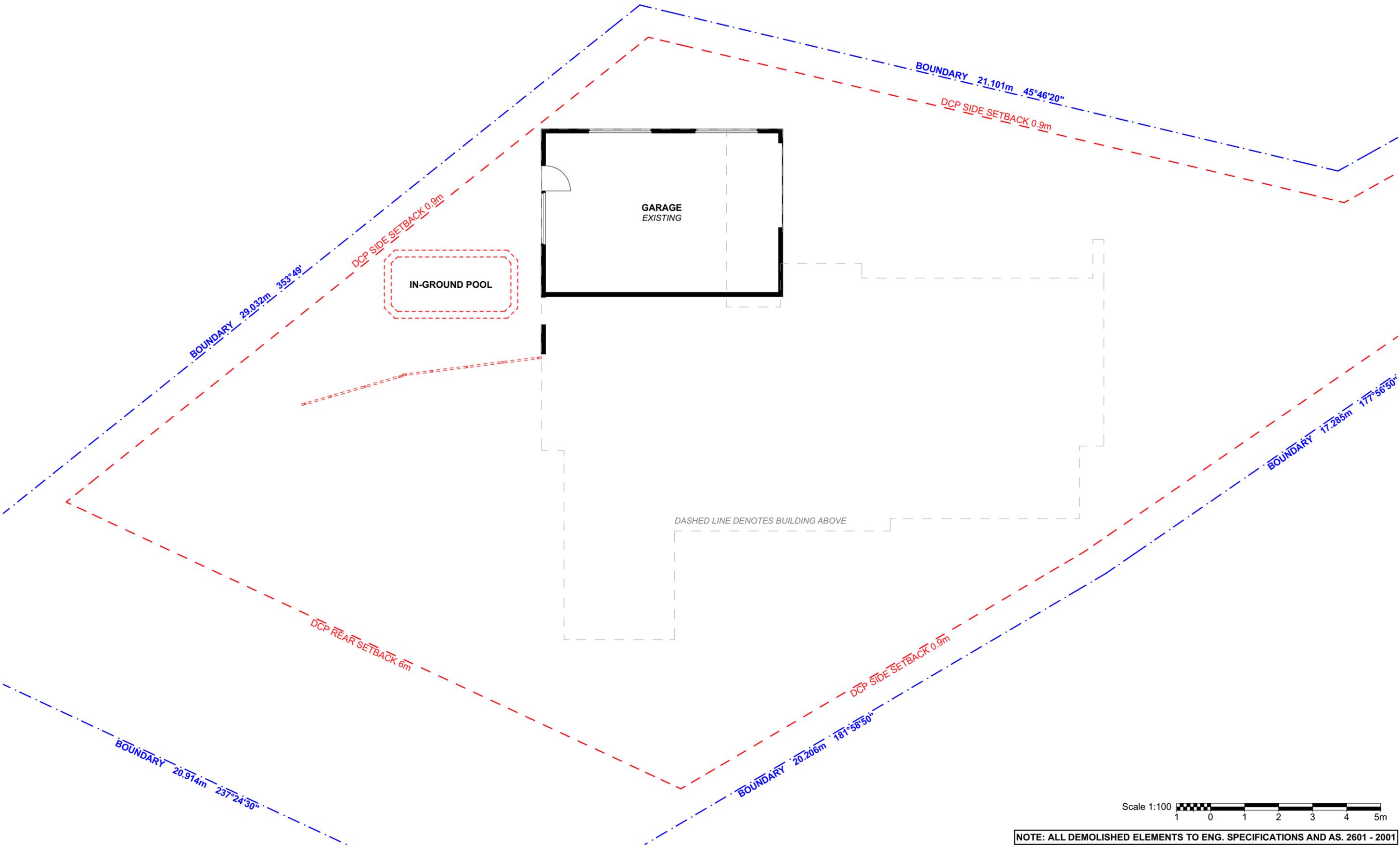
DRAWING NO.
DA03

DATE
 Monday, April 1, 2019

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

SCALE
 1:200 @A3





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



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	TIMBER
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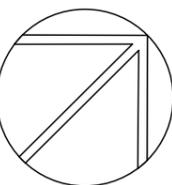
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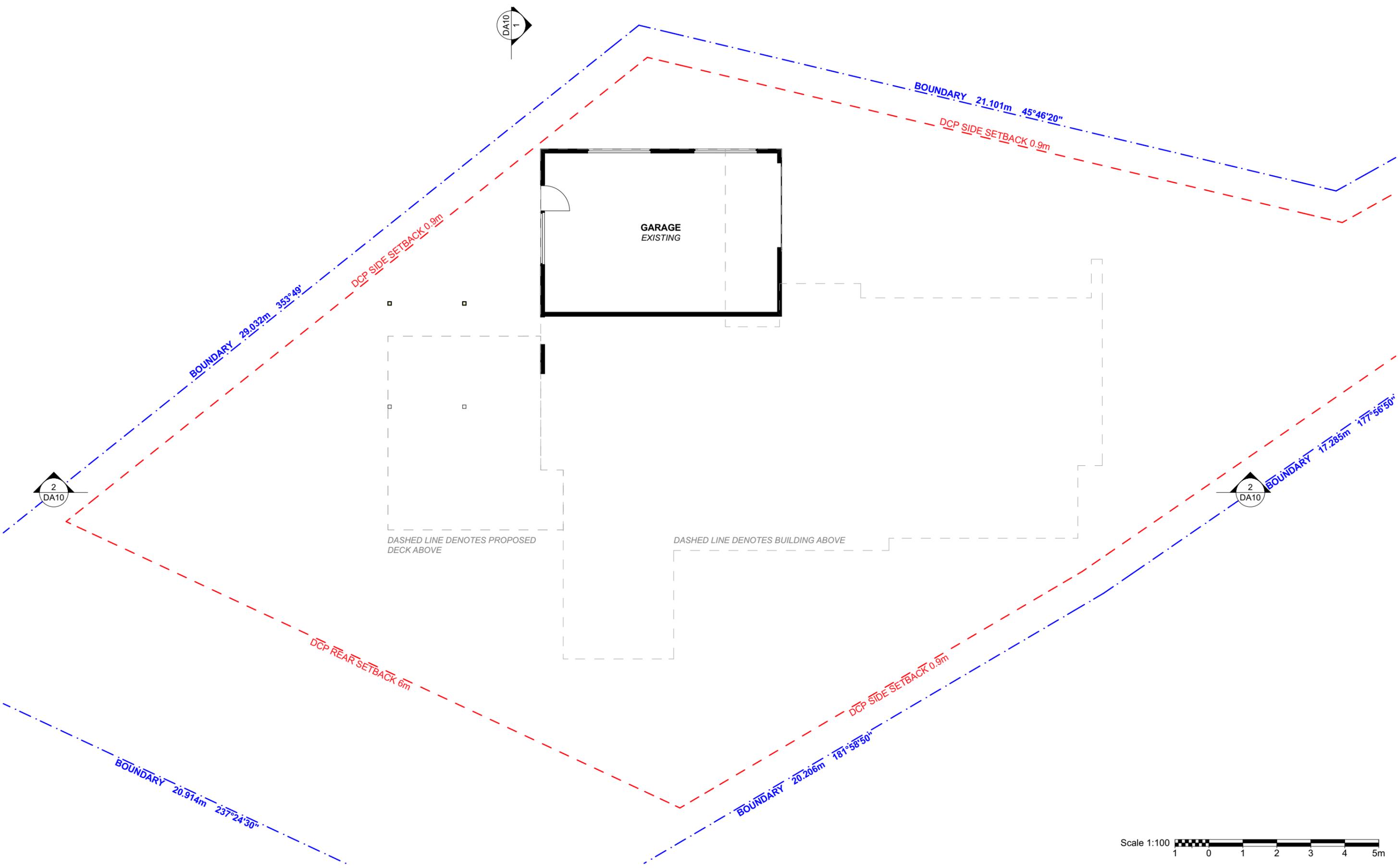
DRAWING NO.
DA04

DATE
 Monday, April 1, 2019

DRAWING NAME
 EXISTING GARAGE FLOOR
 PLAN

SCALE
 1:100 @A3





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	TIMBER

CLIENT
 MALCOM & LOUISE
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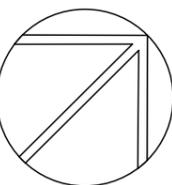
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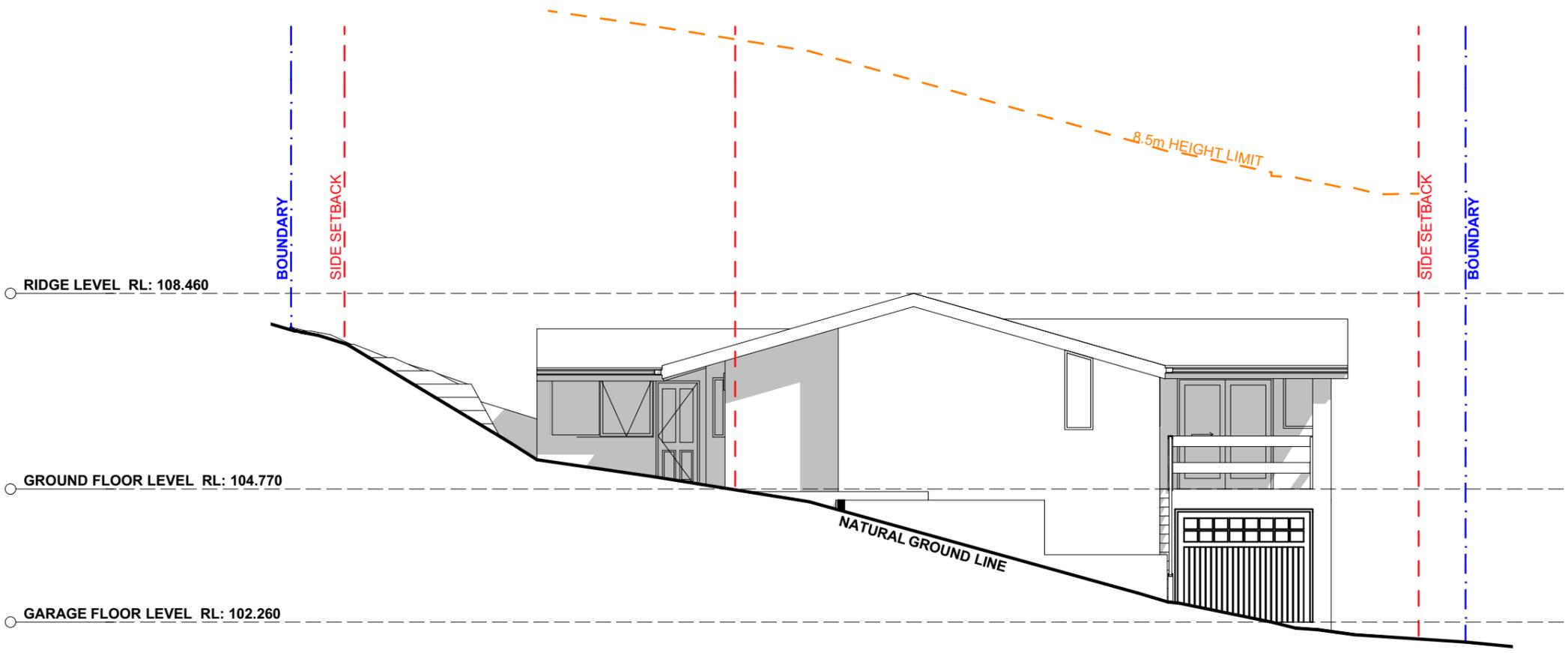
DRAWING NAME
 PROPOSED GARAGE FLOOR
 PLAN

SCALE
 1:100 @A3



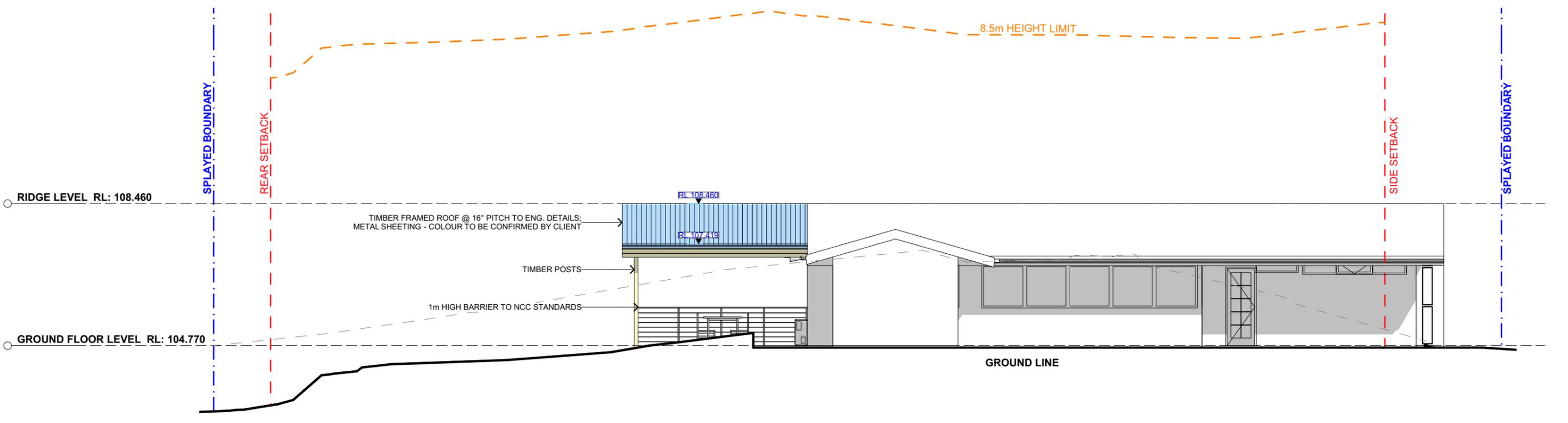
This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

Floor	Slab OK Timber <400mm ag Timber >400mm ag	BAL-12.5	BAL-19	BAL-29	BAL-40				
		FRT or lined or enclosed	FRT or enclosed	OK	Non-combustible or FRT or enclosed	Enclosed or non-combustible			
Floor posts		FRT or enclosed			Enclosed or non-combustible				
External walls		400mm FRT or non-combustible	FRT or non-combustible	FRT or non-combustible	Non-combustible				
Windows	Frame	FRT or metal			Metal				
	Screens	Al, Fe or Br mesh on all openable	Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters	6mm toughened glass plus full mesh or shutter				
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted			Fe or Br				
	Timber frames	FRT			Metal only				
Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible	Non-combustible	Non-combustible					
Vents etc	Mesh	Al, Fe or Br mesh 2mm			Fe or Br mesh 2mm				
Roofs	Tiled	Fully sarked (Flammability index <5)							
	Sheeted Non-combustible, fully sarked (Flammability index <5)	Non-combustible sleevenlining, 4mm safety glass							
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible				
	Unenclosed	FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck, non-combustible				
Services	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible	Exposed water & gas pipes to metal	Non-combustible				
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



2 NORTH EAST ELEVATION 1:100

NO CHANGES MADE TO NORTH EAST ELEVATION



1 SOUTH EAST ELEVATION 1:100



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REV.	DATE	COMMENTS	DRWN
A	26/11/18	INITIAL DESIGN PLAN	EAS
B	13/03/19	FIRST DESIGN AMENDMENT	WE
C	21/03/2019	SECOND DESIGN AMENDMENT	DLR

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LEGEND

- EXISTING
- TIMBER
- TILED ROOFING
- METAL

CLIENT
 MALCOM & LOUISE WATSON

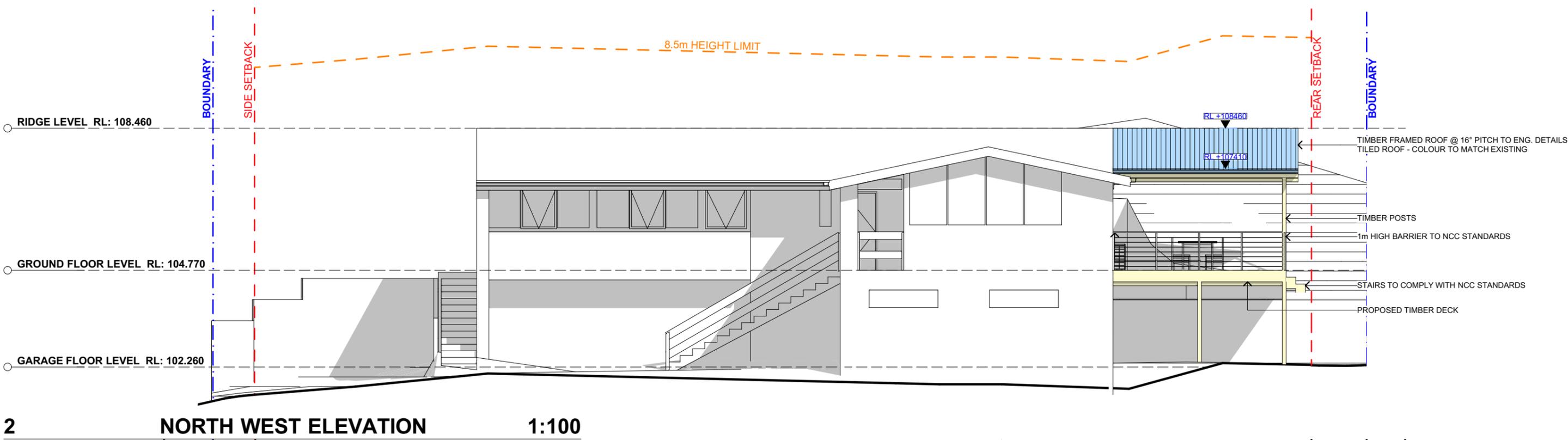
PROJECT ADDRESS
 69 FERGUSON ST,
 FORESTVILLE 2087

DRAWING NO.
DA08

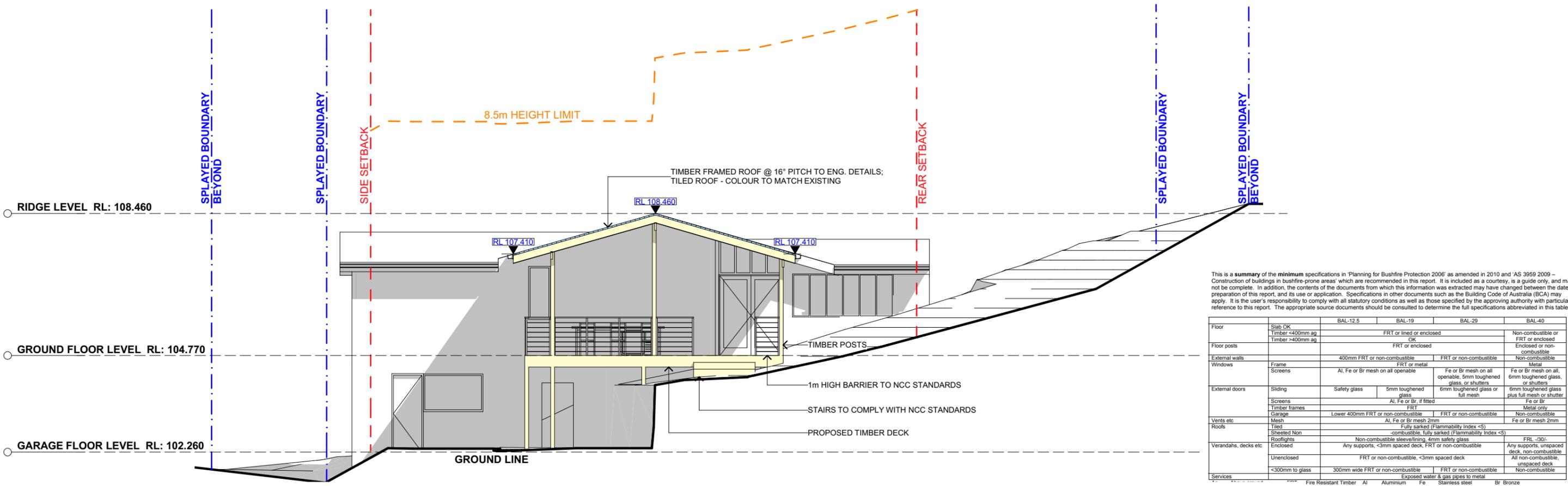
DATE
 Monday, April 1, 2019

DRAWING NAME
 NORTH EAST / SOUTH EAST ELEVATION

SCALE
 1:100 @A3



2 NORTH WEST ELEVATION 1:100



1 SOUTH WEST ELEVATION 1:100

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		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK				
	Timber <400mm ag	FRT or lined or enclosed	OK	Non-combustible or FRT or enclosed	Non-combustible or FRT or enclosed
	Timber >400mm ag			Enclosed or non-combustible	Enclosed or non-combustible
Floor posts		FRT or enclosed			
External walls		400mm FRT or non-combustible	FRT or non-combustible	Non-combustible	Non-combustible
Windows	Frame	FRT or metal			
	Screens	Al, Fe or Br mesh on all openable	Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted		Fe or Br	Fe or Br
	Timber frames	FRT			Metal only
Vents etc	Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible	Non-combustible	Non-combustible
Mesh		Al, Fe or Br mesh 2mm	Fully sarked (Flammability Index <5)	Fe or Br mesh 2mm	Fe or Br mesh 2mm
Roofs	Tiled				
	Sheeted Non	Non-combustible sheave/lining, 4mm safety glass	Non-combustible, fully sarked (Flammability Index <5)	FRL >30	FRL >30
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible		Any supports, unspaced deck, non-combustible	Any supports, unspaced deck, non-combustible
	Unenclosed	FRT or non-combustible, <3mm spaced deck		All non-combustible, unspaced deck	All non-combustible, unspaced deck
	<300mm to glass	300mm wide FRT or non-combustible	FRT or non-combustible	Non-combustible	Non-combustible
Services		Exposed water & gas pipes to metal			



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REV.	DATE	COMMENTS	DRWN
A	26/11/18	INITIAL DESIGN PLAN	EAS
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LEGEND

- EXISTING
- TIMBER
- TILED ROOFING
- METAL

CLIENT
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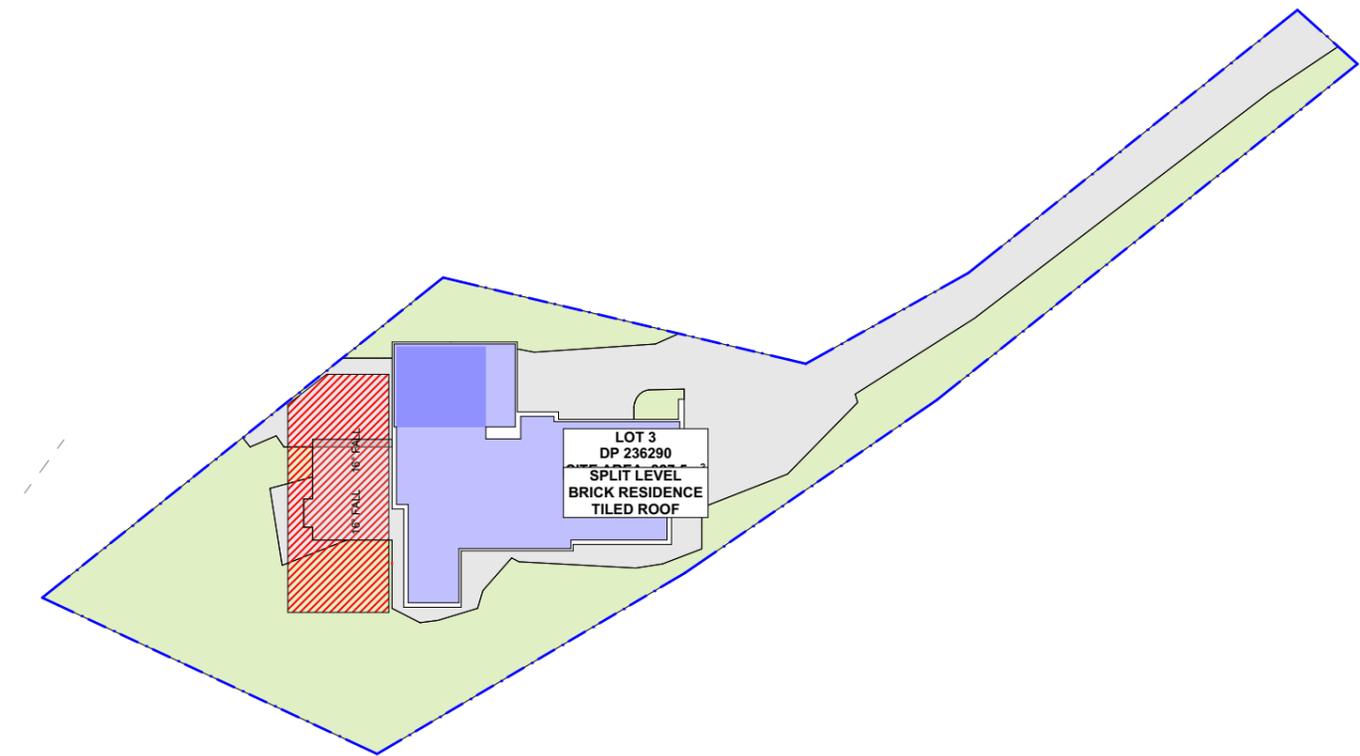
PROJECT ADDRESS
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 FORESTVILLE 2087

DRAWING NO.
DA09

DATE
 Monday, April 1, 2019

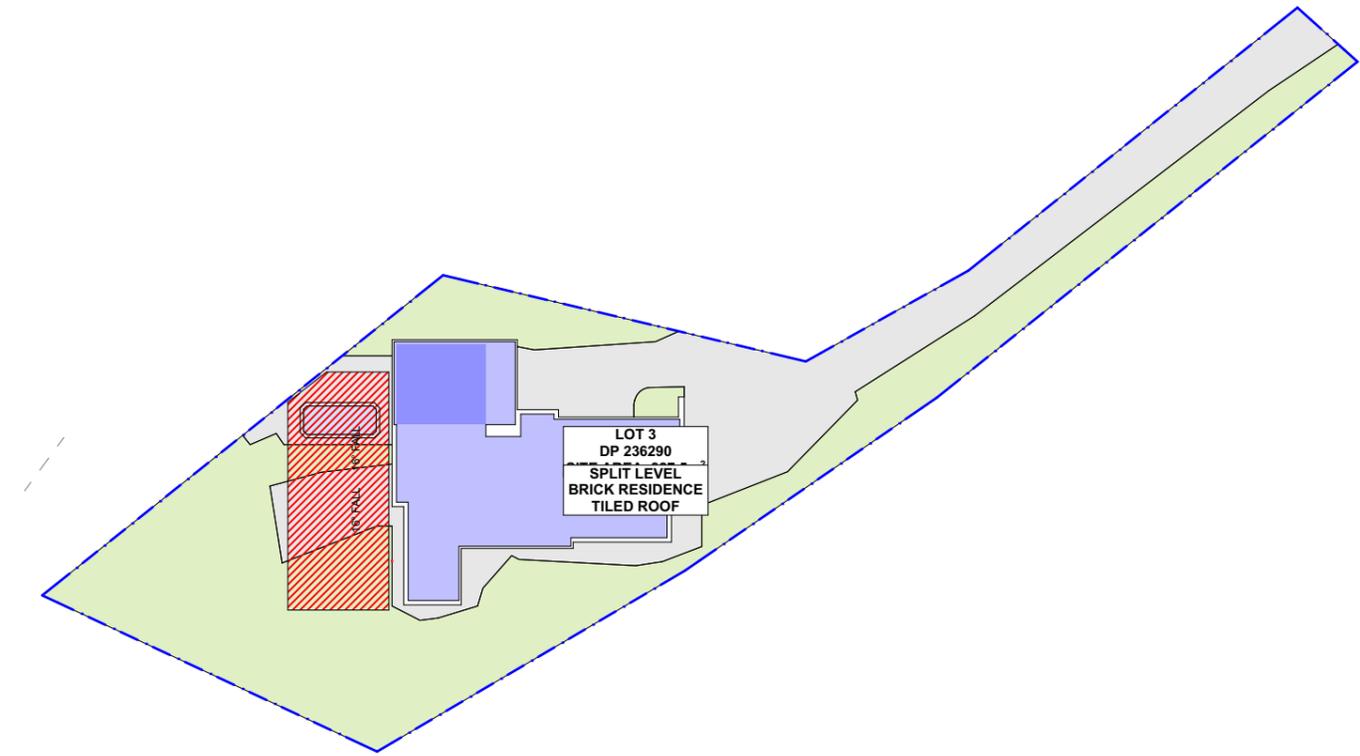
DRAWING NAME
 NORTH WEST / SOUTH WEST ELEVATION

SCALE
 1:100 @A3



2 PROPOSED AREA CALCULATIONS

AREA CALCULATIONS		
SITE AREA: 827.5m ²		
	EXISTING	PROPOSED
FSR:	170.21m ² (20.5%)	170.21m ² (20.5%)
LANDSCAPE:	403.02m ² (48.7%)	395.77m ² (47.8%)
PRIVATE OPEN SPACE:	75.12m ² (9.07%)	75.12m ² (9.07%)



1 EXISTING AREA CALCULATIONS 1:400



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LEGEND

- HARD SURFACE
- LANDSCAPE
- FLOOR SPACE
- PRIVATE OPEN SPACE

CLIENT
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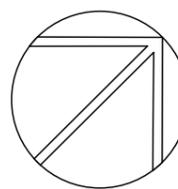
PROJECT ADDRESS
 69 FERGUSON ST,
 FORESTVILLE 2087

DRAWING NO.
DA11

DATE
 Monday, April 1, 2019

DRAWING NAME
 AREA CALCULATIONS /
 SAMPLE BOARD

SCALE
 1:400 @A3



LOT 8
DP 200283

BOUNDARY 21.101m 45°46'20"

BOUNDARY 29.032m 353°49'

LOT 3
DP 236290
SITE AREA: 827.5m²

SPLIT LEVEL
BRICK RESIDENCE
TILED ROOF

BOUNDARY 17.285m 177°

BOUNDARY 20.914m 237°24'30"

BOUNDARY 20.206m 181°58'50"

LOT 5
DP 229404

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK				
	Timber <400mm ag	FRT or lined or enclosed			
	Timber >400mm ag	OK			
Floor posts		FRT or enclosed			
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal			
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			
Vents etc	Timber frames	FRT			
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Mesh		Al, Fe or Br mesh 2mm			
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			
Verandahs, decks etc	Rooflights	Non-combustible sarking, 4mm safety glass			
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			Any supports, unspaced deck, non-combustible
	Unenclosed	FRT or non-combustible, <3mm spaced deck			
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible
Services		Exposed water & gas pipes to metal			

Ag Above ground FRT Fire Resistant Timber Al Aluminium Fe Stainless steel Br Bronze



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
MALCOM & LOUISE WATSON

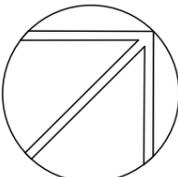
PROJECT ADDRESS
69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.
DA12

DATE
Monday, April 1, 2019

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:100 @A3



LOT 8
DP 200283

LOT 3
DP 236290
SITE AREA: 827.5m²

SPLIT LEVEL
BRICK RESIDENCE
TILED ROOF

LOT 5
DP 229404

BOUNDARY 29.032m 353°49'

BOUNDARY 21.101m 45°46'20"

BOUNDARY 17.285m 177°

BOUNDARY 20.914m 237°24'30"

BOUNDARY 20.206m 181°58'50"

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		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK	FRT or lined or enclosed			
	Timber <400mm ag	OK			
Floor posts	Timber >400mm ag	OK			
		FRT or enclosed			
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal			
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			
Vents etc	Timber frames	FRT			
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Mesh		Al, Fe or Br mesh 2mm			
		Fully sarked (Flammability Index <5)			
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			
Verandahs, decks etc	Rooflights	Non-combustible sarking, 4mm safety glass			
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			FRL <20- Any supports, unspaced deck, non-combustible
Unenclosed		FRT or non-combustible, <3mm spaced deck			All non-combustible, unspaced deck
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible
Services		Exposed water & gas pipes to metal			

Ag Above ground FRT Fire Resistant Timber Al Aluminium Fe Stainless steel Br Bronze



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REV.	DATE	COMMENTS	DRWN
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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
MALCOM & LOUISE WATSON

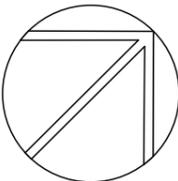
PROJECT ADDRESS
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FORESTVILLE 2087

DRAWING NO.
DA13

DATE
Monday, April 1, 2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:100 @A3



LOT 8
DP 200283

BOUNDARY 21.101m 45°46'20"

BOUNDARY 29.032m 353°49'

LOT 3
DP 236290
SITE AREA: 827.5m²

SPLIT LEVEL
BRICK RESIDENCE
TILED ROOF

BOUNDARY 17.285m 177°

BOUNDARY 20.914m 237°24'30"

BOUNDARY 20.206m 181°58'50"

LOT 5
DP 229404

This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40
Floor	Slab OK	FRT or lined or enclosed			
	Timber <400mm ag	OK			
Floor posts	Timber >400mm ag	FRT or enclosed			
		OK			
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Windows	Frame	FRT or metal			
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter
	Screens	Al, Fe or Br, if fitted			
Vents etc	Timber frames	FRT			
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
Mesh		Al, Fe or Br mesh 2mm			
		Fully sarked (Flammability Index <5)			
Roofs	Tiled	Fully sarked (Flammability Index <5)			
	Sheeted Non	-combustible, fully sarked (Flammability Index <5)			
Verandahs, decks etc	Rooflights	Non-combustible sarking, 4mm safety glass			
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			FRL <200
Unenclosed		FRT or non-combustible, <3mm spaced deck			Any supports, unspaced deck, non-combustible
	<300mm to glass	<300mm wide FRT or non-combustible			All non-combustible, unspaced deck
Services		Exposed water & gas pipes to metal			Non-combustible

Ag Above ground FRT Fire Resistant Timber Al Aluminium Fe Stainless steel Br Bronze



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REV.	DATE	COMMENTS	DRWN
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B	13/03/19	FIRST DESIGN AMENDMENT	WE
C	21/03/2019	SECOND DESIGN AMENDMENT	DLR

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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
MALCOM & LOUISE WATSON

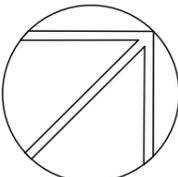
PROJECT ADDRESS
69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.
DA14

DATE
Monday, April 1, 2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:100 @A3



Alterations and Additions

Certificate number: A344762

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: Monday, 01, April 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	69 FERGUSON ST, FORESTVILLE
Street address	69 FERGUSON Street FORESTVILLE 2087
Local Government Area	Warringah Council
Plan type and number	Deposited Plan 236290
Lot number	3
Section number	0
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

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 open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		

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	26/11/18	INITIAL DESIGN PLAN	EAS
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C	21/03/2019	SECOND DESIGN AMENDMENT	DLR

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LEGEND

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PROJECT ADDRESS
69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.
DA15

DATE
Monday, April 1, 2019

DRAWING NAME
BASIX COMMITMENTS

SCALE
@A3