



ACTION PLANS

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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

69 FERGUSON ST, FORESTVILLE 2087



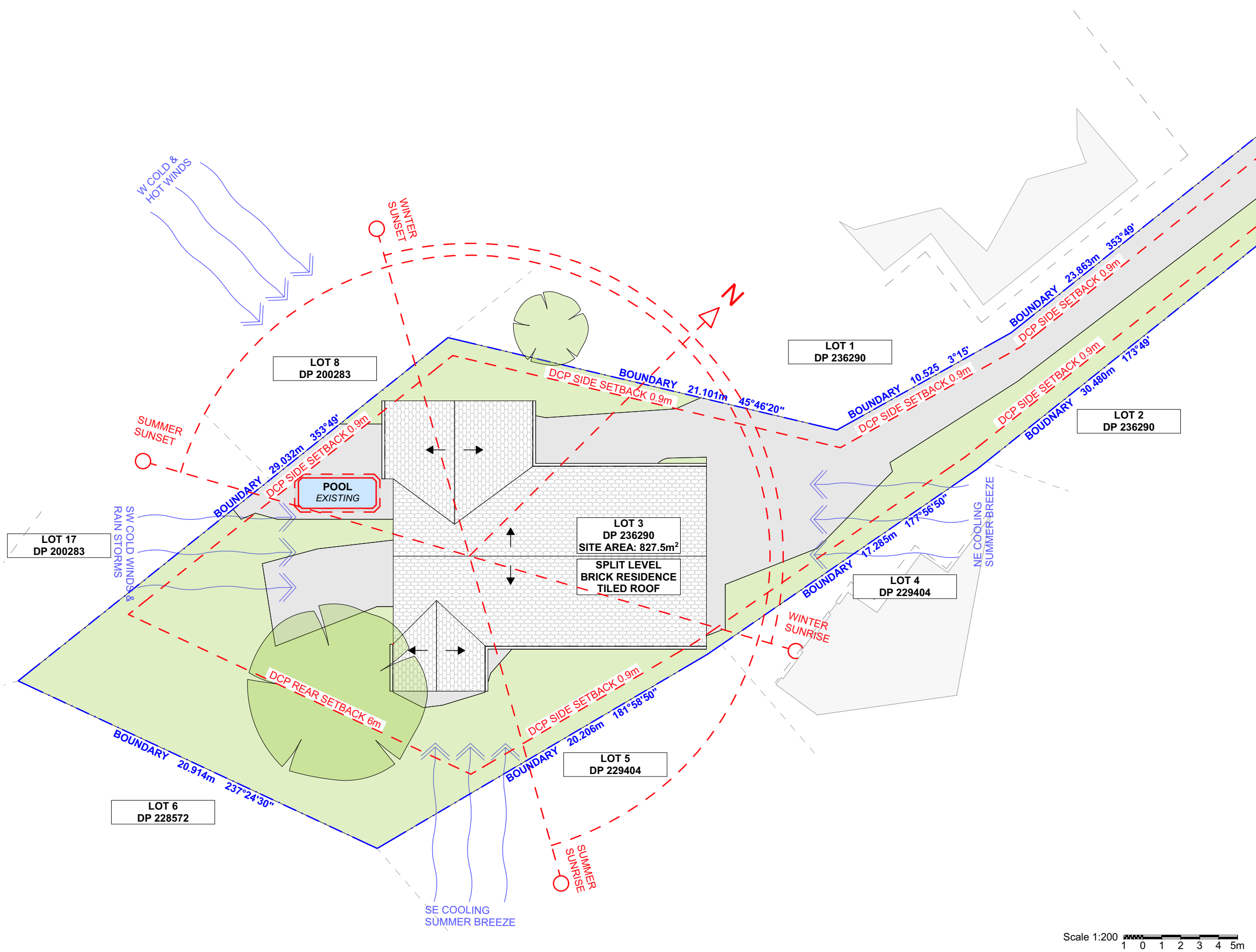
NCC & AS COMPLIANCES SPECIFICATIONS

- 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 COMLPETE 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 SPECIFATION 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	
	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)							
	Rooflights	Non-combustible sleeve/lining, 4mm safety glass						FRL -/30/-	
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	
	<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



STREET VIEW



LOCATION VIEW



AERIAL MAP



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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

NOTES

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LEGEND

- HARD SURFACE
- LANDSCAPE
- FALL
- DEMOLISHED

CLIENT

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FORESTVILLE 2087

DRAWING NO.

DA02

DATE

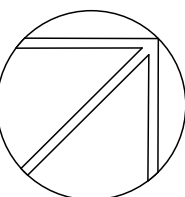
Monday, April 1, 2019

DRAWING NAME

SITE ANALYSIS

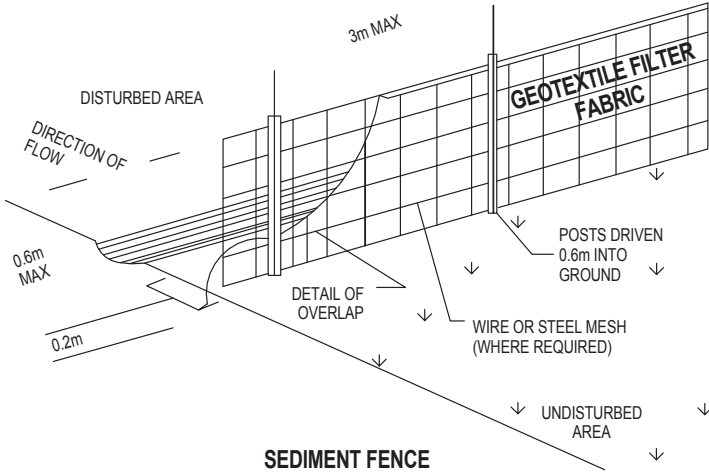
SCALE

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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, 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
Garage	Timber frames	FRT			Metal only
	Mesh	Lower 400mm FRT or non-combustible			Non-combustible
Vents etc		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)			FRL -30/-
Verandahs, decks etc	Rooflights	Non-combustible sleeve/lining, 4mm safety glass			Any supports, unspaced deck, non-combustible
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible			All non-combustible, unspaced deck
Services	Unenclosed	FRT or non-combustible, <3mm spaced deck			Non-combustible
	<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

CLIENT

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DRAWING NO.

DA03

DATE

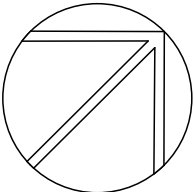
Monday, April 1, 2019

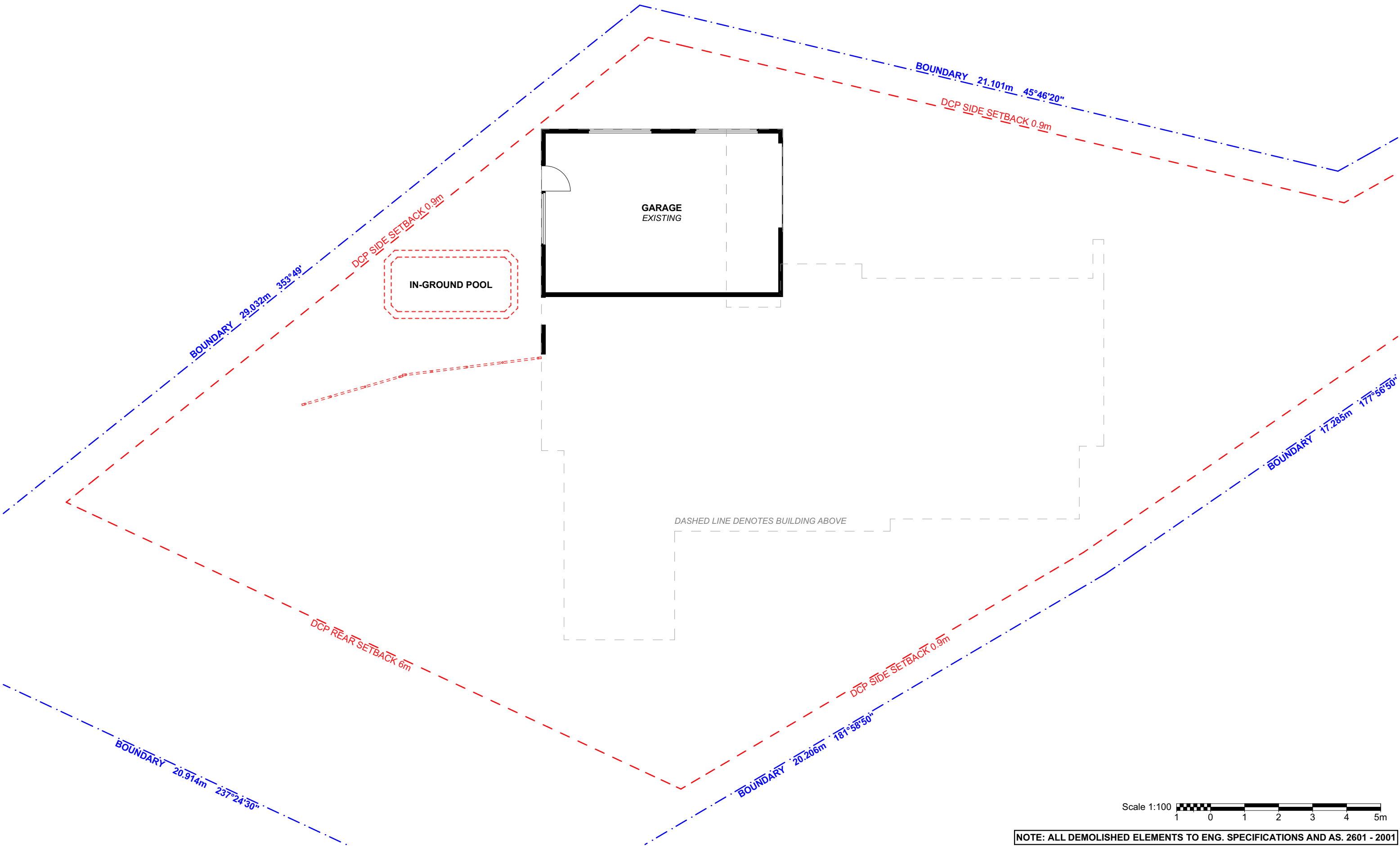
DRAWING NAME


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

SCALE

1:200 @A3







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LEGEND

- EXISTING
- TIMBER
- DEMOLISHED

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DRAWING NO.

DA04

DATE

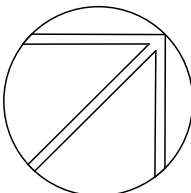
Monday, April 1, 2019

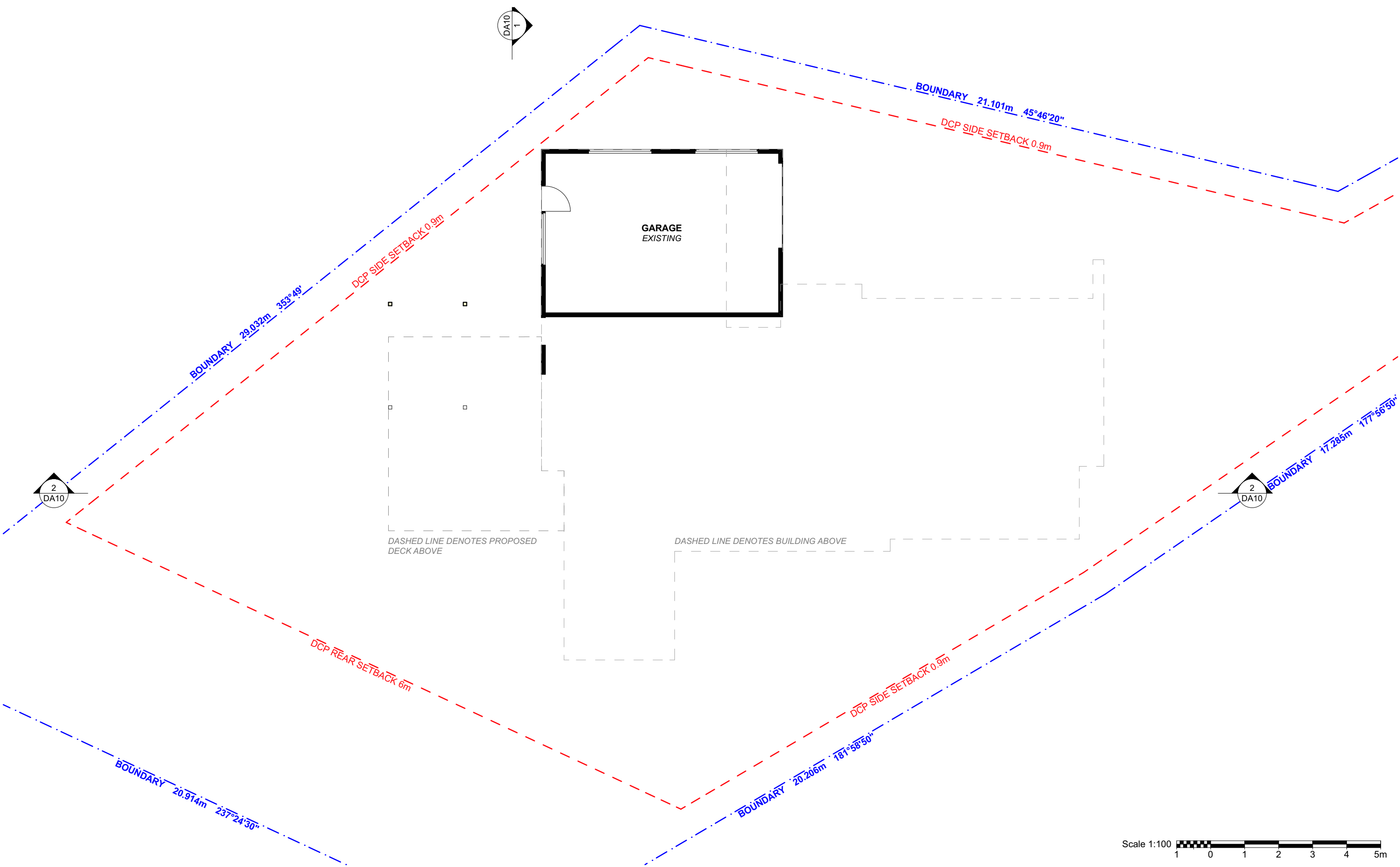
DRAWING NAME


EXISTING GARAGE FLOOR PLAN

SCALE

1:100 @A3







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LEGEND

EXISTING

TIMBER

CLIENT
MALCOM & LOUISE
WATSON

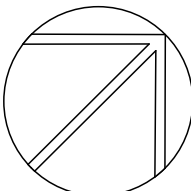
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FORESTVILLE 2087

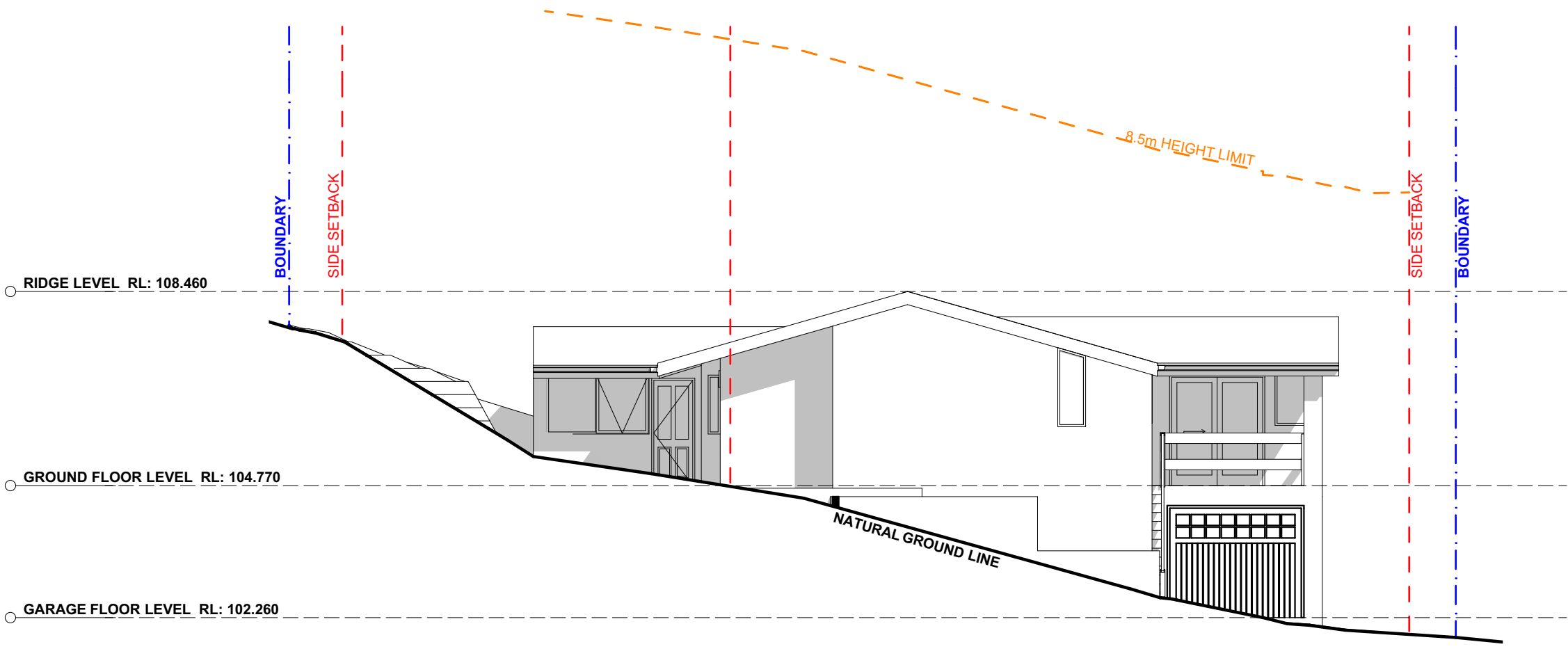
DRAWING NO.
DA06

DATE
Monday, April 1, 2019

DRAWING NAME
PROPOSED GARAGE FLOOR
PLAN

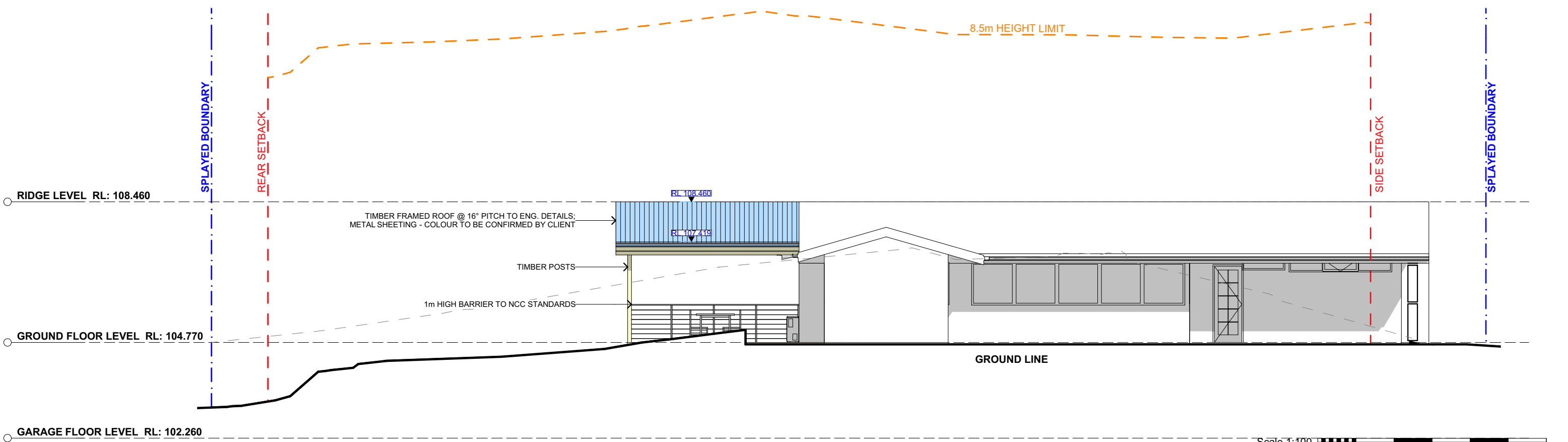
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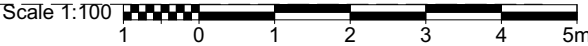


2 NORTH EAST ELEVATION 1:100

NO CHANGES MADE TO NORTH EAST ELEVATION




1 SOUTH EAST ELEVATION 1:100



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				Non-combustible or FRT or enclosed
	Timber <400mm ag Timber >400mm ag	FRT or lined or enclosed 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	Non-combustible, fully sarked (Flammability Index <5)			FRL <30/
Verandahs, decks etc	Rooflights	Non-combustible sleeve/lining, 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			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
A	26/11/18	INITIAL DESIGN PLAN	EAS
B	13/03/19	FIRST DESIGN AMENDMENT	WE
C	21/03/2019	SECOND DESIGN AMENDMENT	DLR

NOTES

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Do no scale on drawings. Use figured dimensions.

LEGEND

EXISTING

TIMBER

TILED ROOFING

METAL

CLIENT

MALCOM & LOUISE WATSON

PROJECT ADDRESS

69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.

DA08

DATE

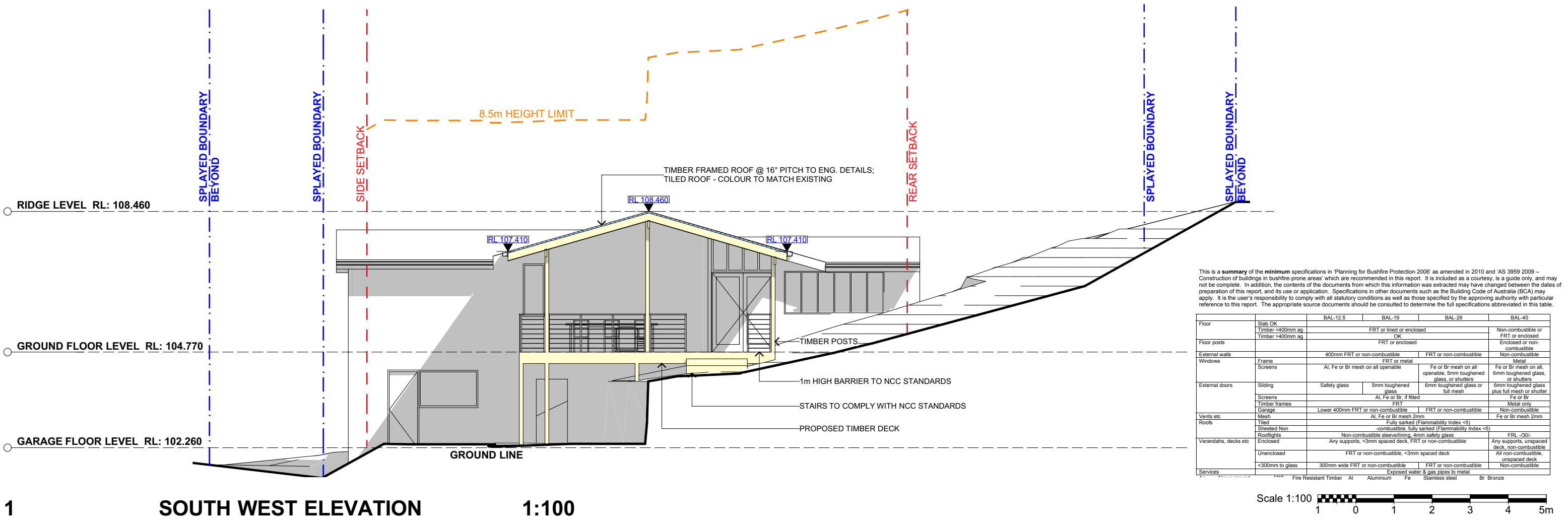
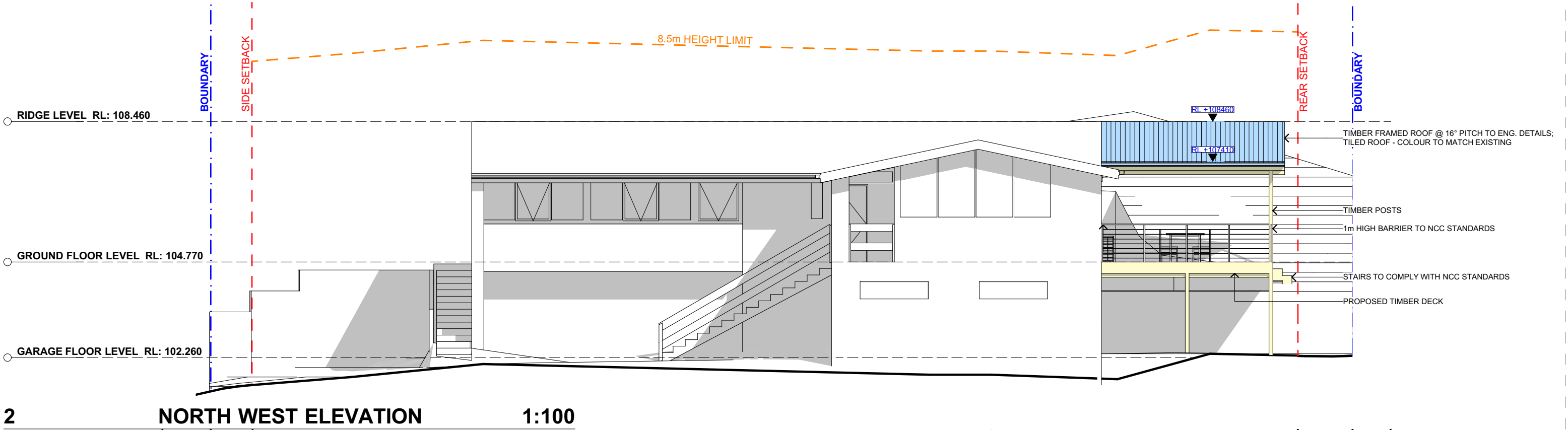
Monday, April 1, 2019

DRAWING NAME

NORTH EAST / SOUTH EAST ELEVATION

SCALE

1:100 @A3




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



1 SOUTH WEST ELEVATION 1:100



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REV.	DATE	COMMENTS	DRWN
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B	13/03/19	FIRST DESIGN AMENDMENT	WE
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LEGEND

- EXISTING
- TIMBER
- TILED ROOFING
- METAL

CLIENT

MALCOM & LOUISE WATSON

PROJECT ADDRESS

69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.

DA09

DATE

Monday, April 1, 2019

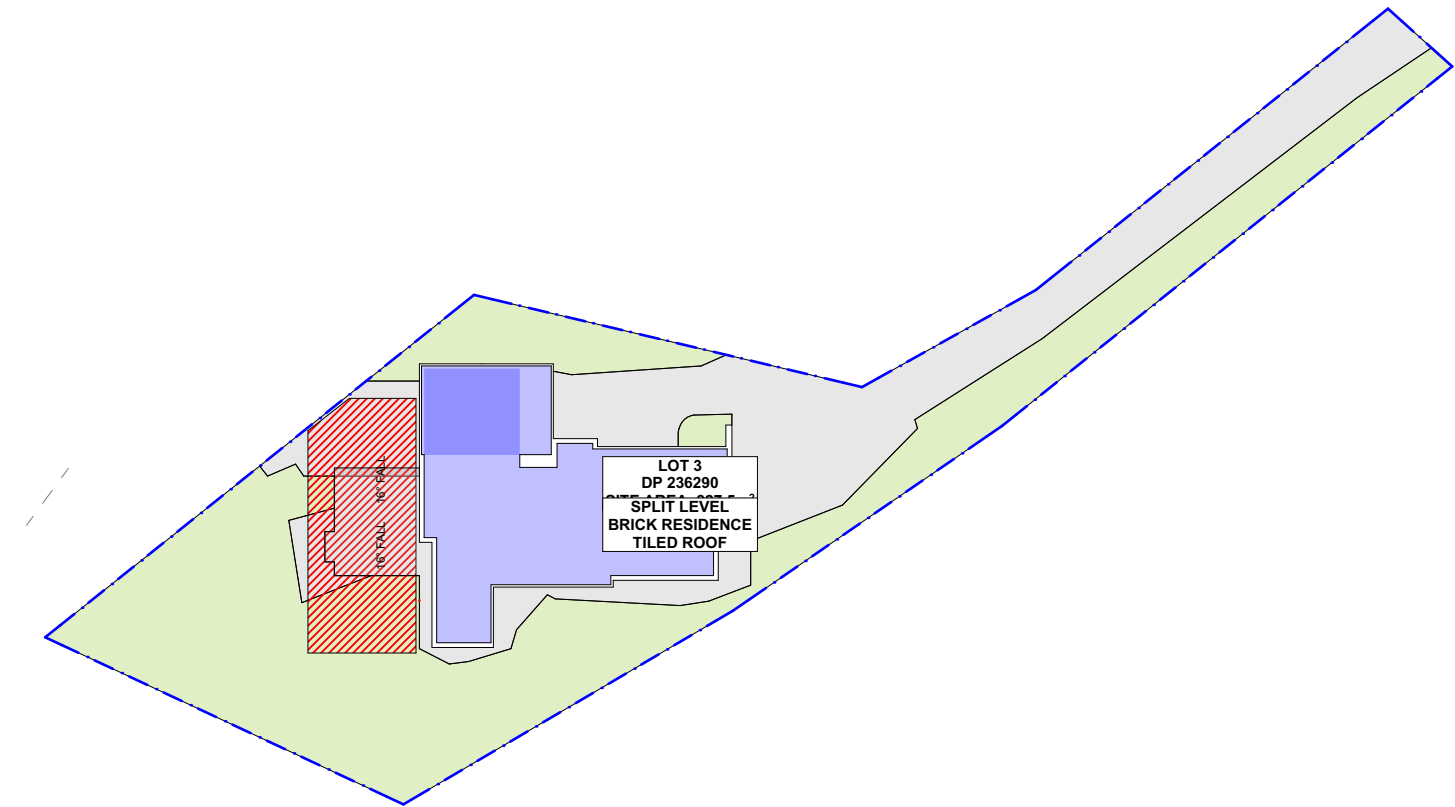
DRAWING NAME

NORTH WEST / SOUTH WEST ELEVATION

SCALE

1:100 @A3

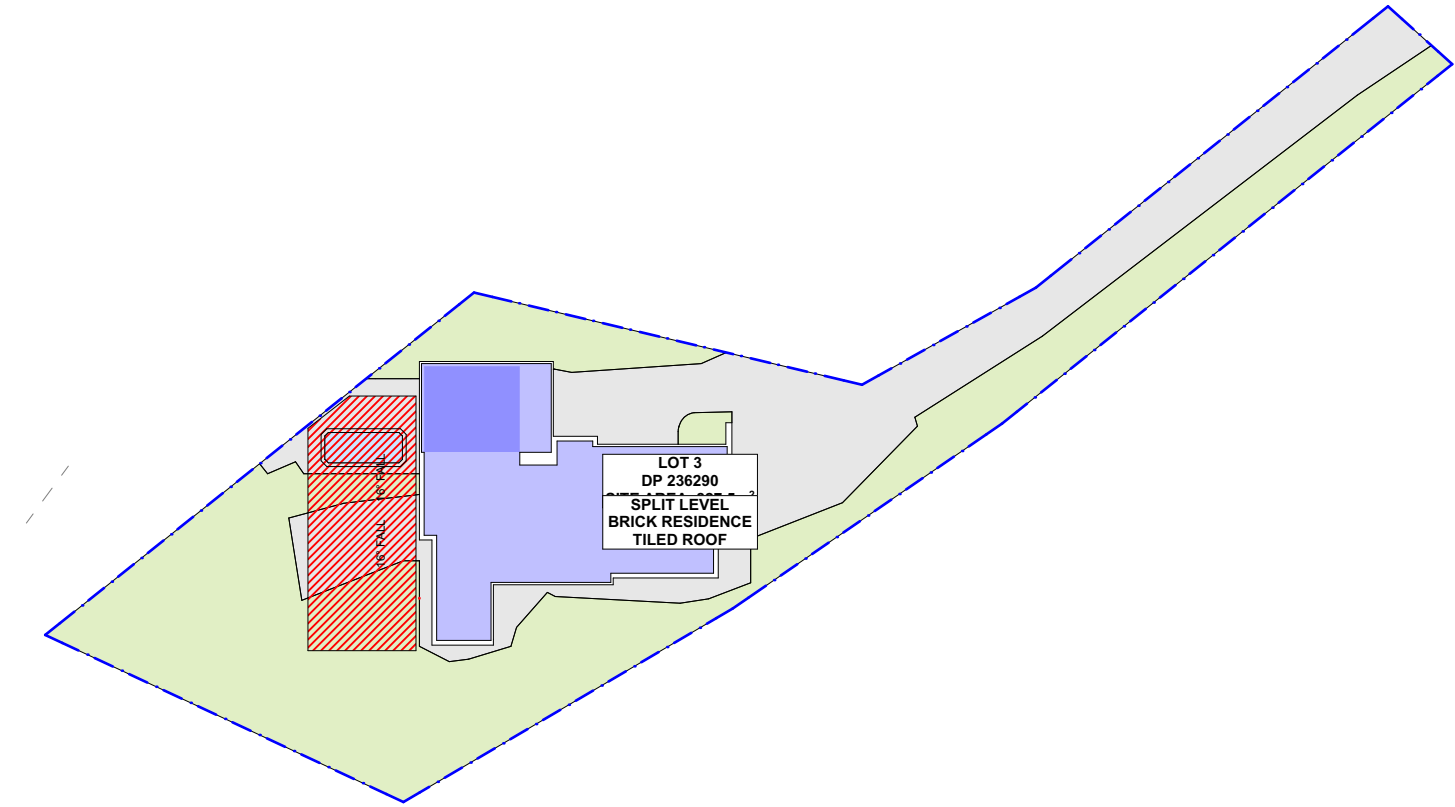
2 PROPOSED AREA CALCULATIONS

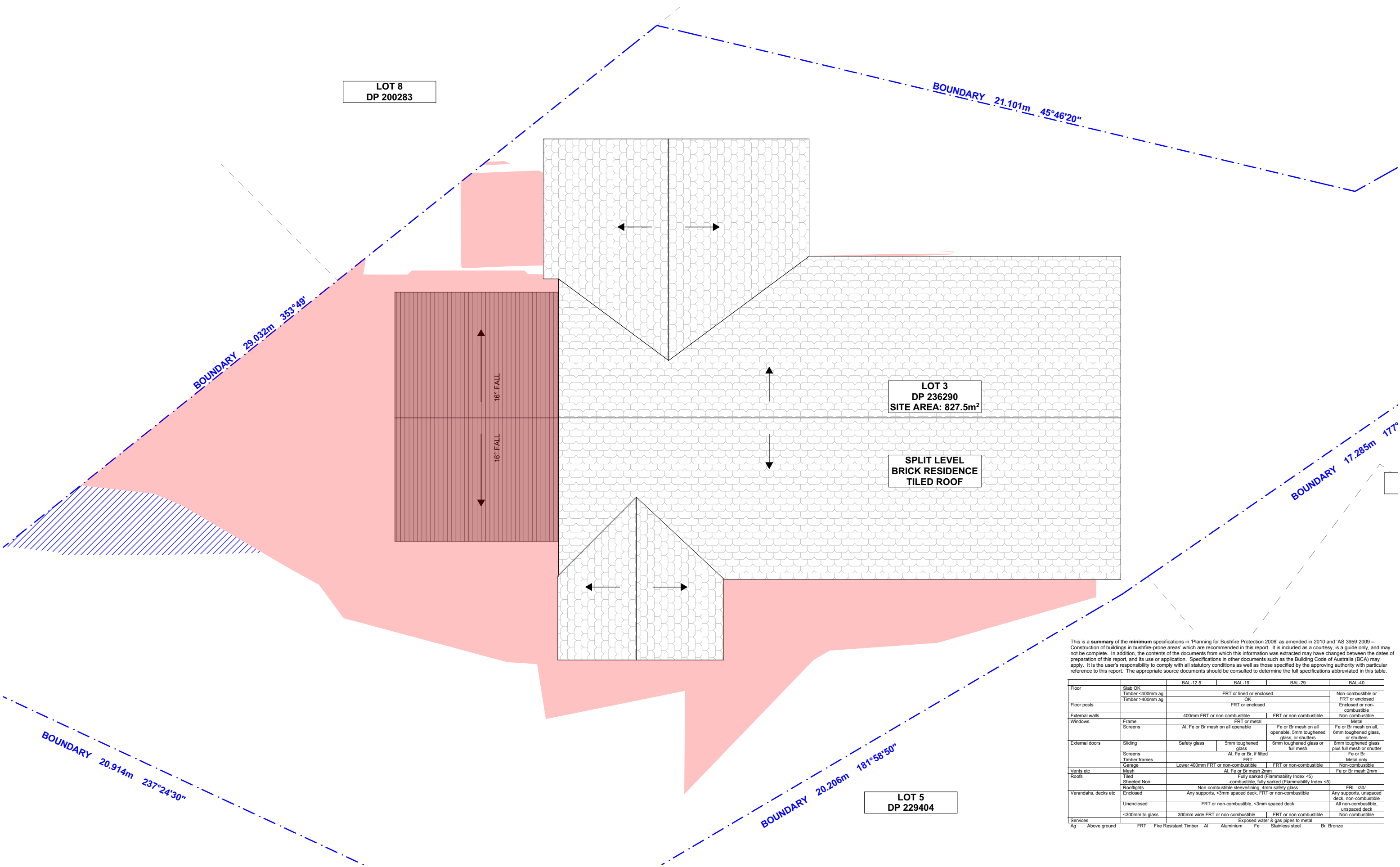


AREA CALCULATIONS		
SITE AREA: 827.5m ²		
	EXISTING	PROPOSED
FSR:	170.21m ² (20.5%)	170.21m ² (20.5%)
LANDSCAPE:	403.02m ² (48.7%)	395.77m ² (47.8%)
PRIVATE OPEN SPACE:	75.12m ² (9.07%)	75.12m ² (9.07%)



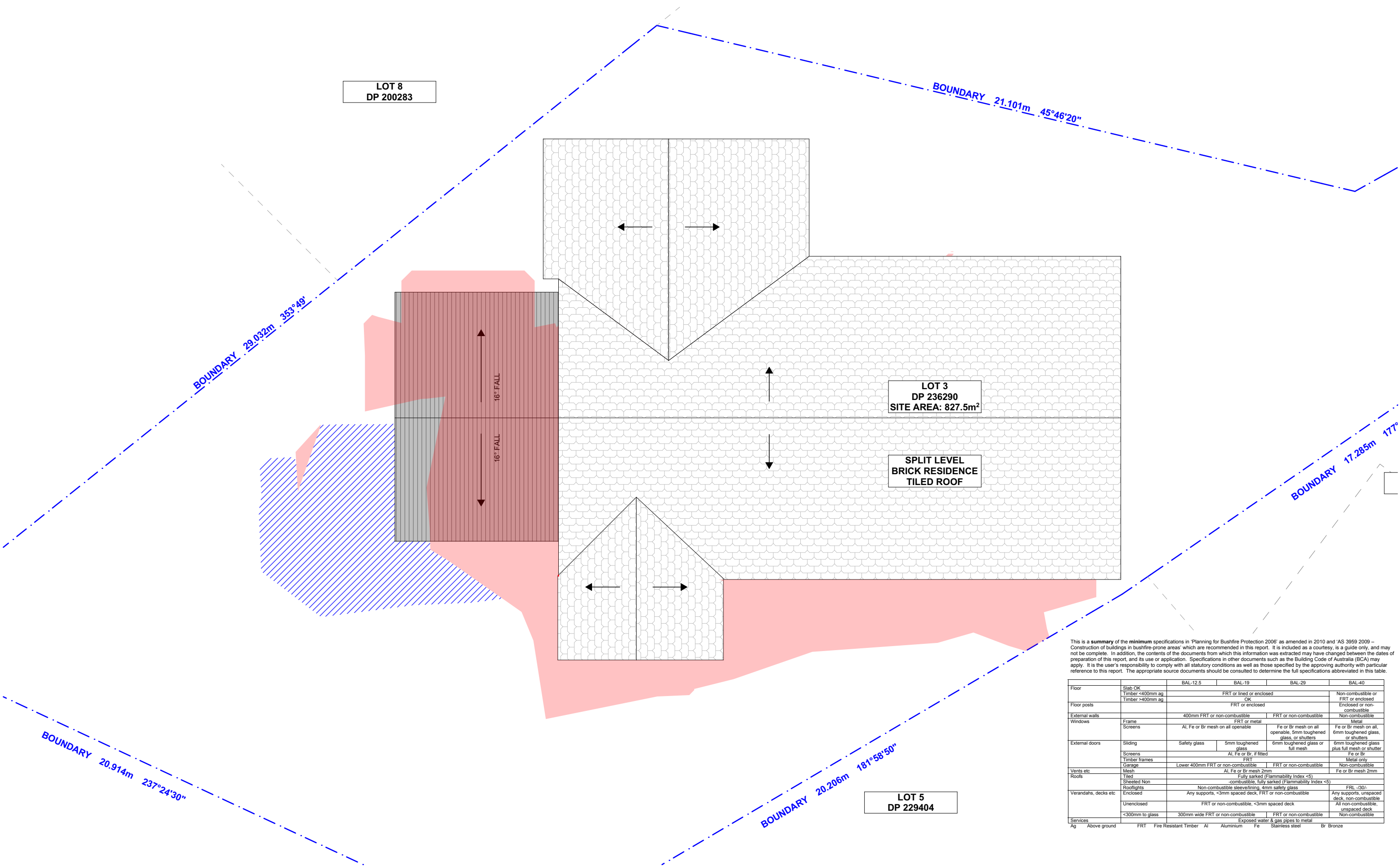
1 EXISTING AREA CALCULATIONS 1:400





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Floor	Slab OK	FRT or lined or enclosed			Non-combustible or FRT or enclosed
	Timber <400mm ag	OK			Enclosed or non-combustible
	Timber >400mm ag	FRT or enclosed			Enclosed or non-combustible
Floor posts		FRT or metal			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 operable		Fe or Br mesh on all operable, 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
	Timber frames	FRT			Metal only
Vents etc	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
	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)			
	Rooflights	Non-combustible sleevelining, 4mm safety glass			FRL >200
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
	<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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	Timber frames	FRT			Metal only
Vents etc	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible
	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)			
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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
	<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
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 SHADOWS
- PROPOSED SHADOWS

CLIENT

MALCOM & LOUISE
WATSON

PROJECT ADDRESS

69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.

DA13

DATE

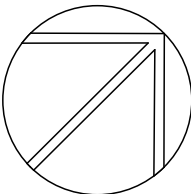
Monday, April 1, 2019

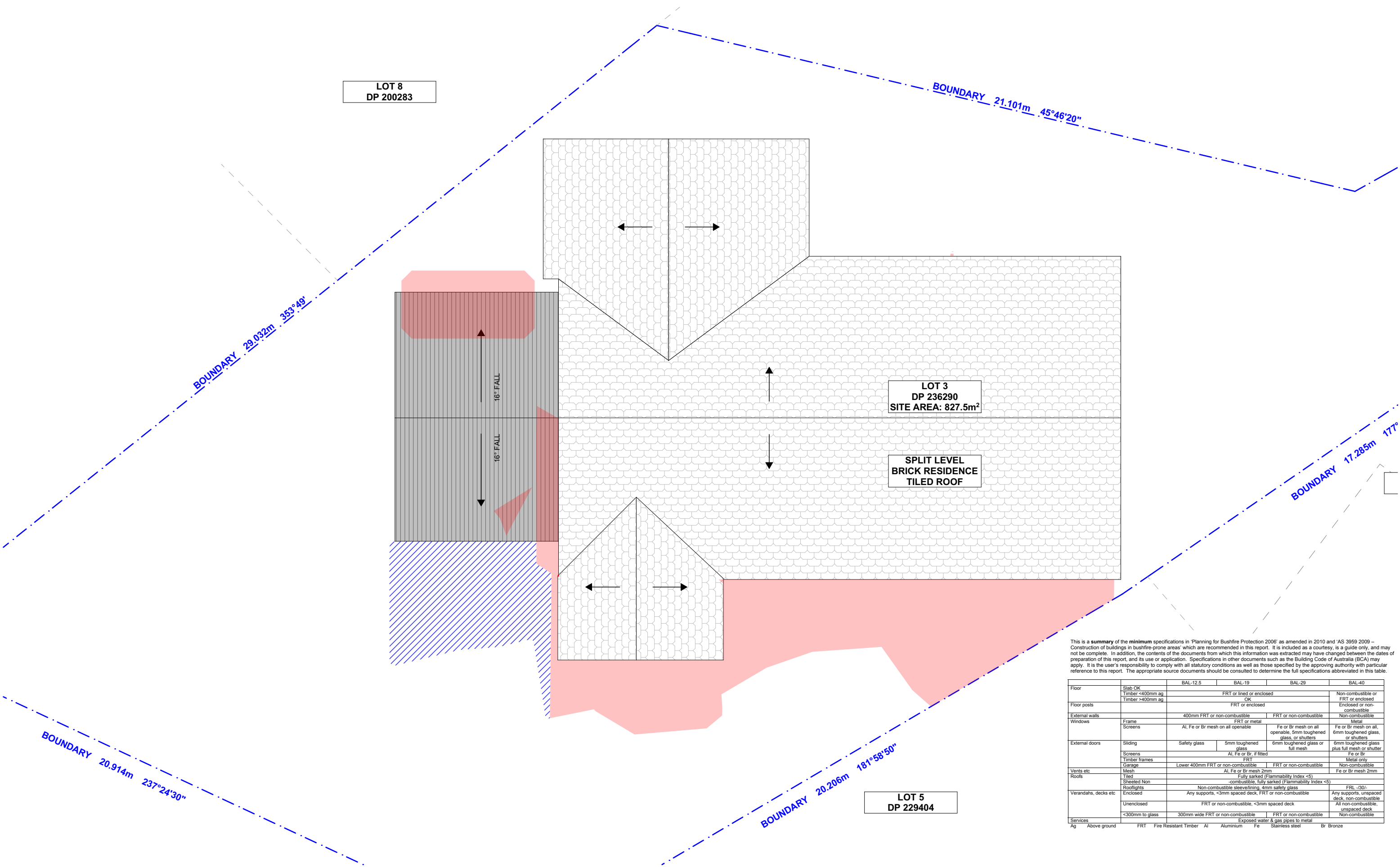
DRAWING NAME

WINTER SOLSTICE 12 PM

SCALE

1:100 @A3





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Floor posts	Timber >400mm ag	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 operable		Fe or Br mesh on all operable, 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
Vents etc	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)			
	Sheeted Non	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	Bronze
		Fe	Aluminium	Stainless steel	

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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LEGEND

CLIENT
MALCOM & LOUISE
WATSON

PROJECT ADDRESS
69 FERGUSON ST,
FORESTVILLE 2087

DRAWING NO.
DA15

DATE
Monday, April 1, 2019

DRAWING NAME
BASIX COMMITMENTS

SCALE
@A3