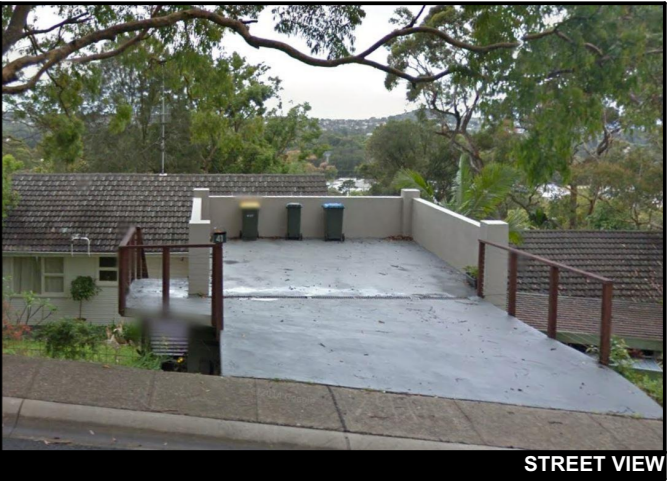
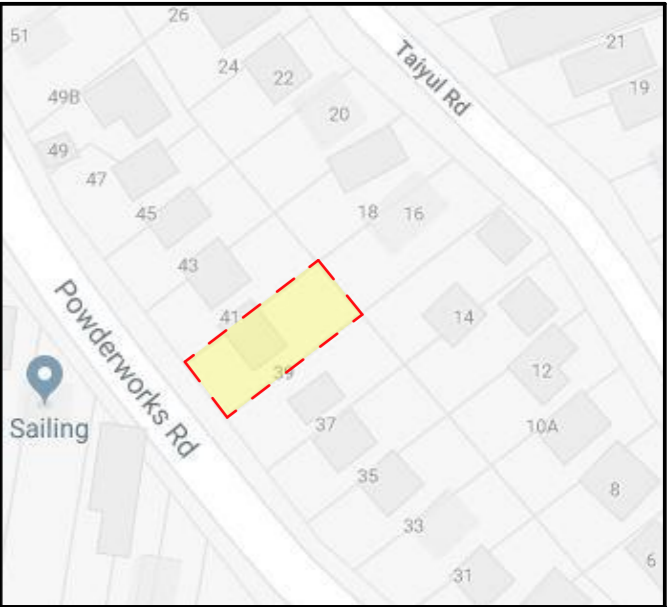
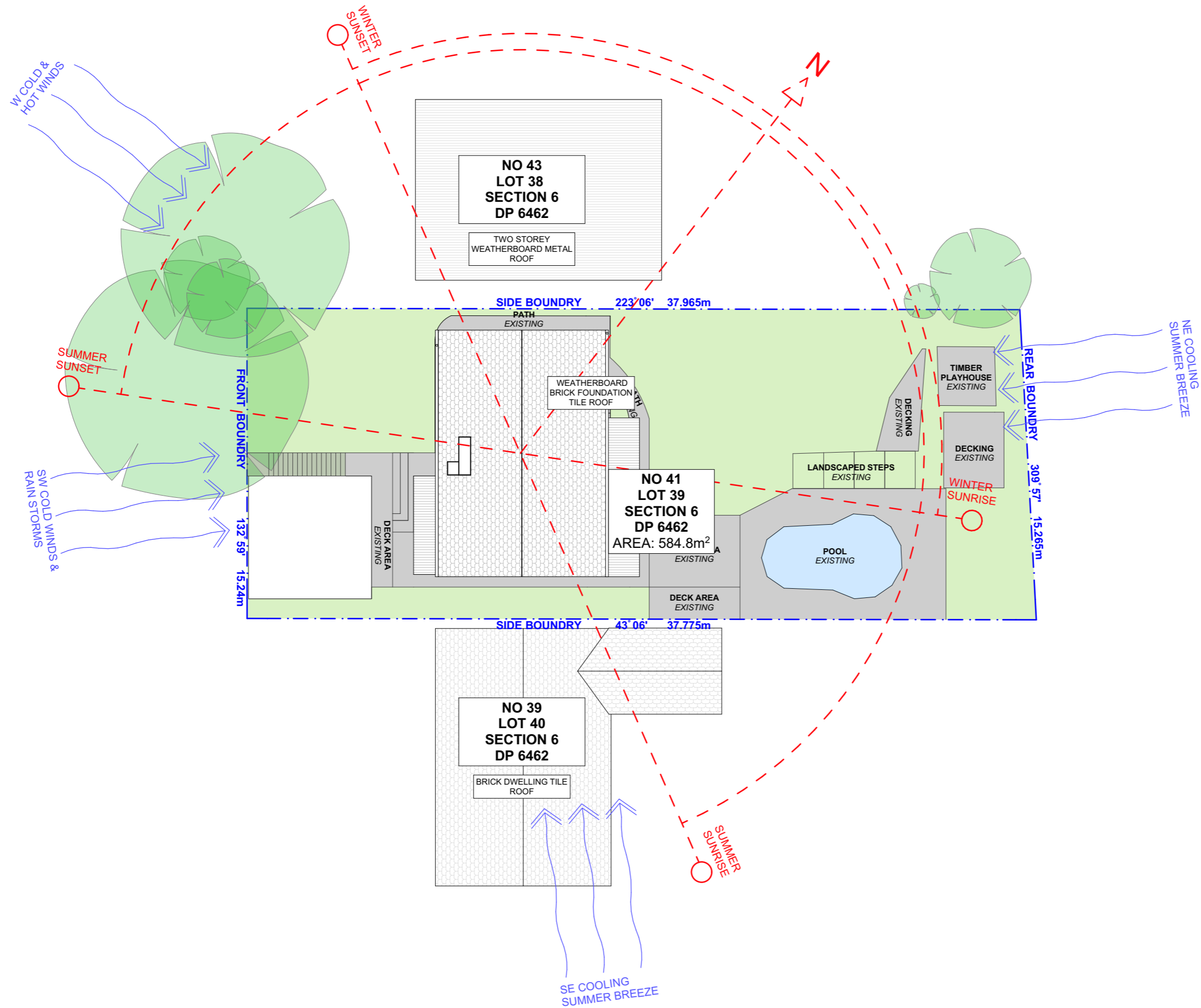


POWDERWORKS ROAD



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	19/12/2018	INITIAL DESIGN PLAN	DLR
B	22/01/2019	REVISED DESIGN PLANS	DLR
C	08/02/19	REVISED DESIGN PLANS	DLR

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**LEGEND**  
LANDSCAPE  
HARDSCAPE

**CLIENT**  
ALEX & CATHERINE BROWN

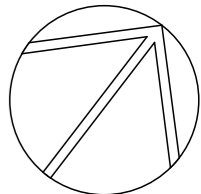
**PROJECT ADDRESS**  
41 POWDERWORKS ROAD, NORTH NARRABEEN

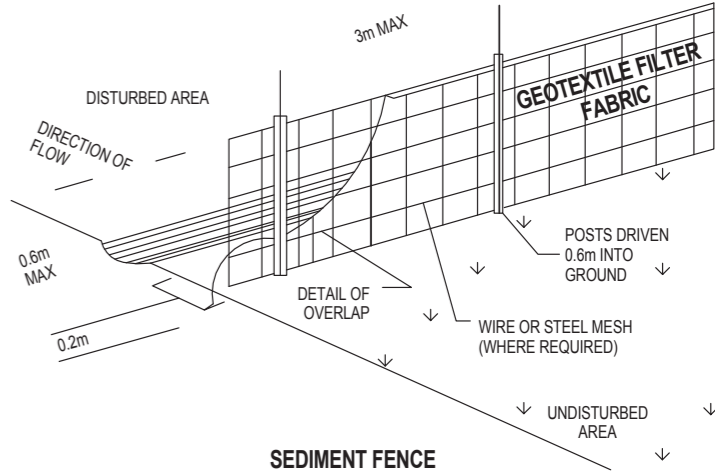
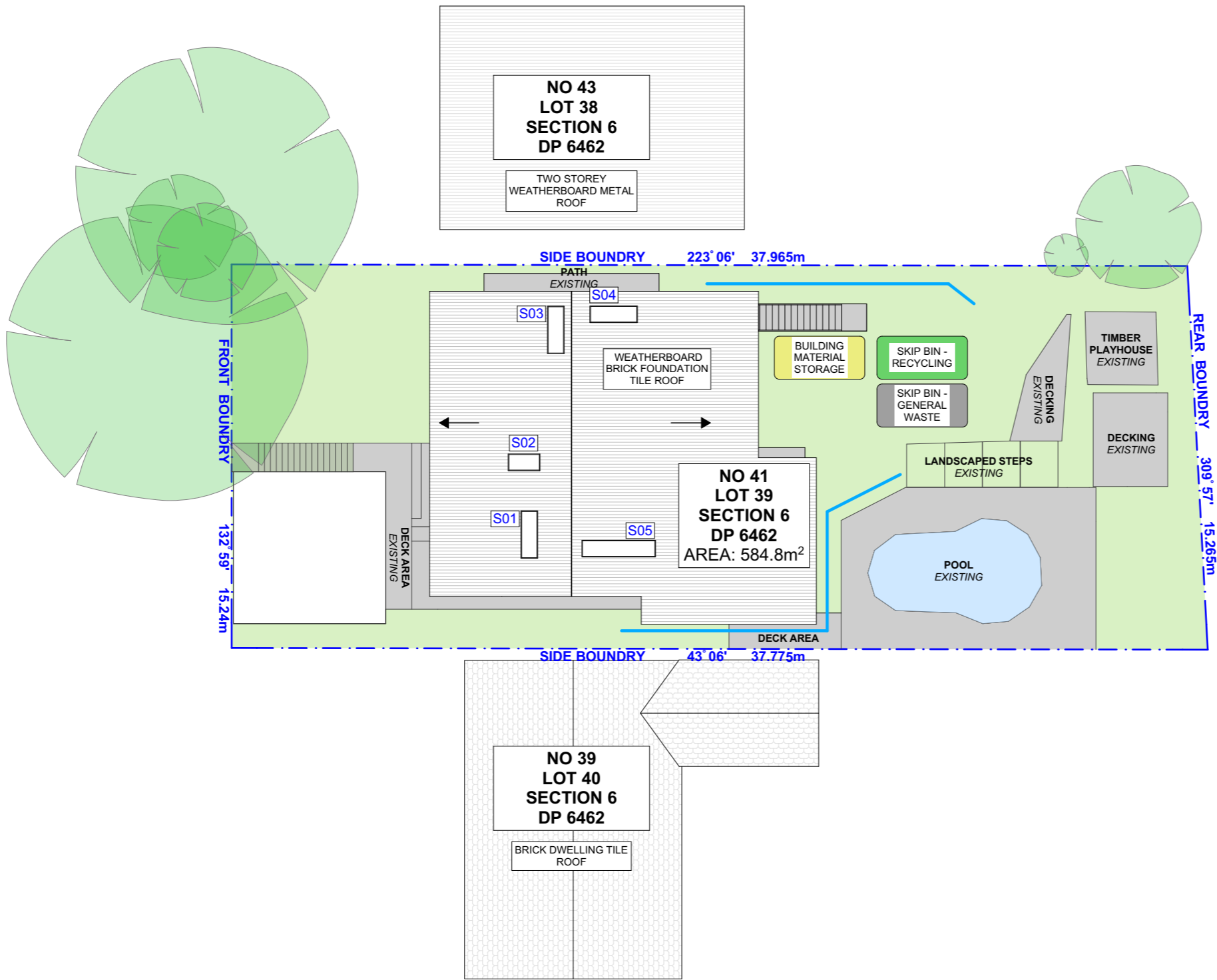
**DRAWING NO.**  
DA01

**DATE**  
Monday, 18 March 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.



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**LEGEND**

LANDSCAPE

HARDSCAPE

SEDIMENT EROSION FENCE

FALL

**CLIENT**  
ALEX & CATHERINE BROWN

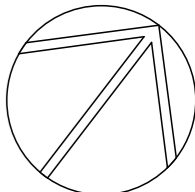
**PROJECT ADDRESS**  
41 POWDERWORKS ROAD, NORTH NARRABEEN

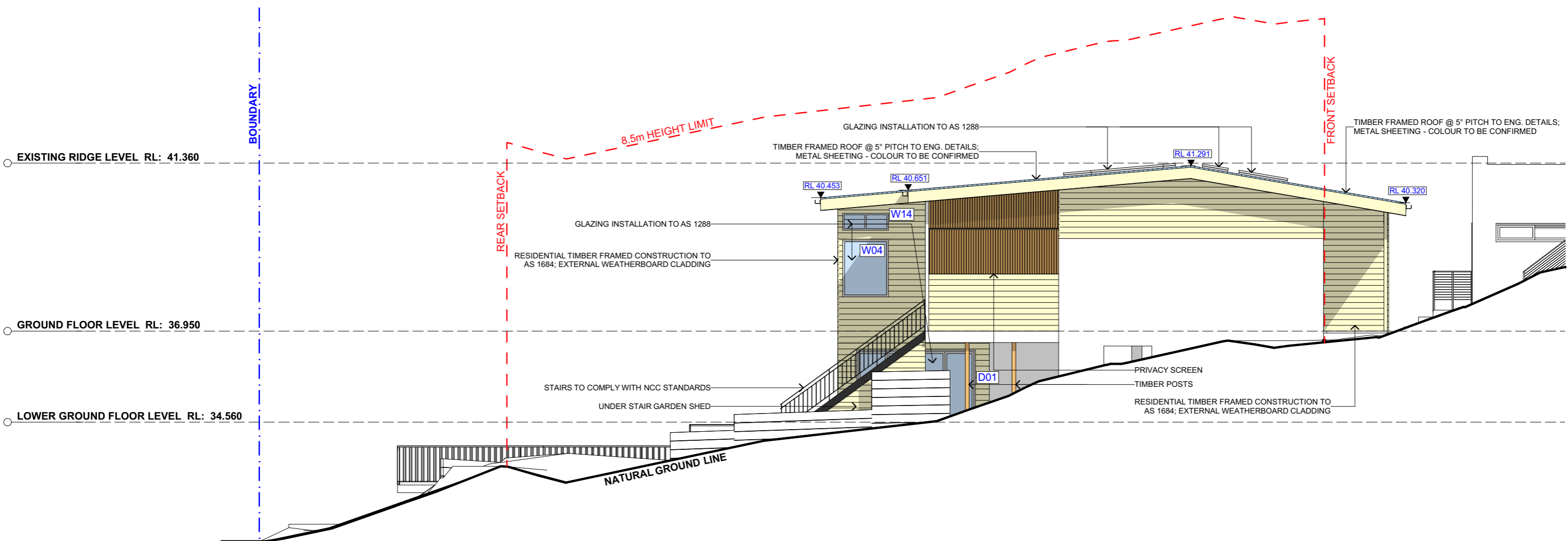
**DRAWING NO.**  
**DA02**

**DATE**  
Monday, 18 March 2019

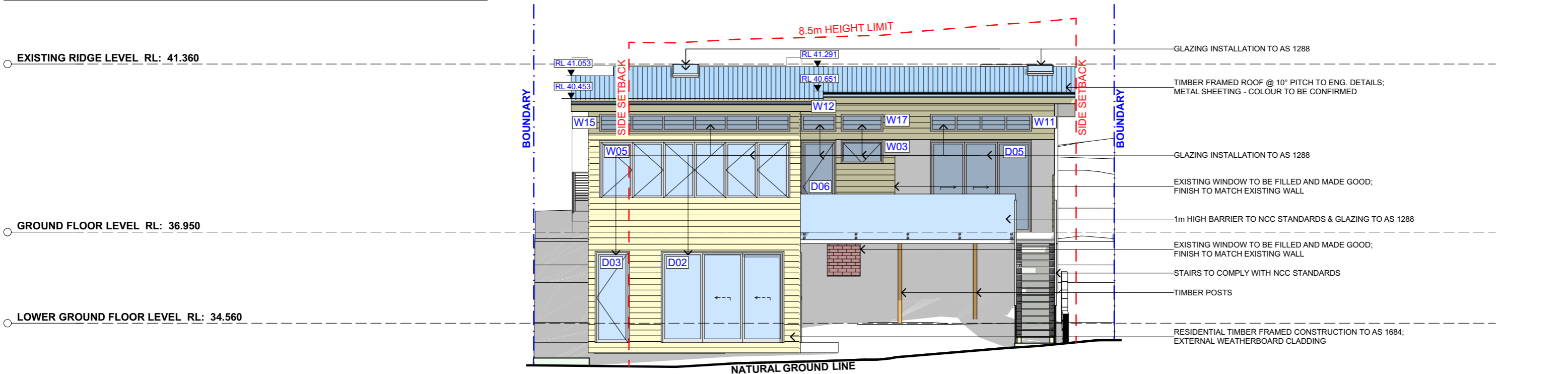
**DRAWING NAME**  
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN

**SCALE**  
1:200 @A3






1 NORTH WEST ELEVATION 1:100



2 NORTH EAST ELEVATION 1:100



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B	22/01/2019	REVISED DESIGN PLANS	DLR	
C	08/02/19	REVISED DESIGN PLANS	DLR	

**LEGEND**

METAL ROOFING

BRICKWORK

WEATHERBOARD

TIMBER

CONCRETE

GLASS

EXISTING

**CLIENT**

ALEX & CATHERINE BROWN

**PROJECT ADDRESS**

41 POWDERWORKS ROAD, NORTH NARRABEEN

**DRAWING NO.**

DA07

**DATE**

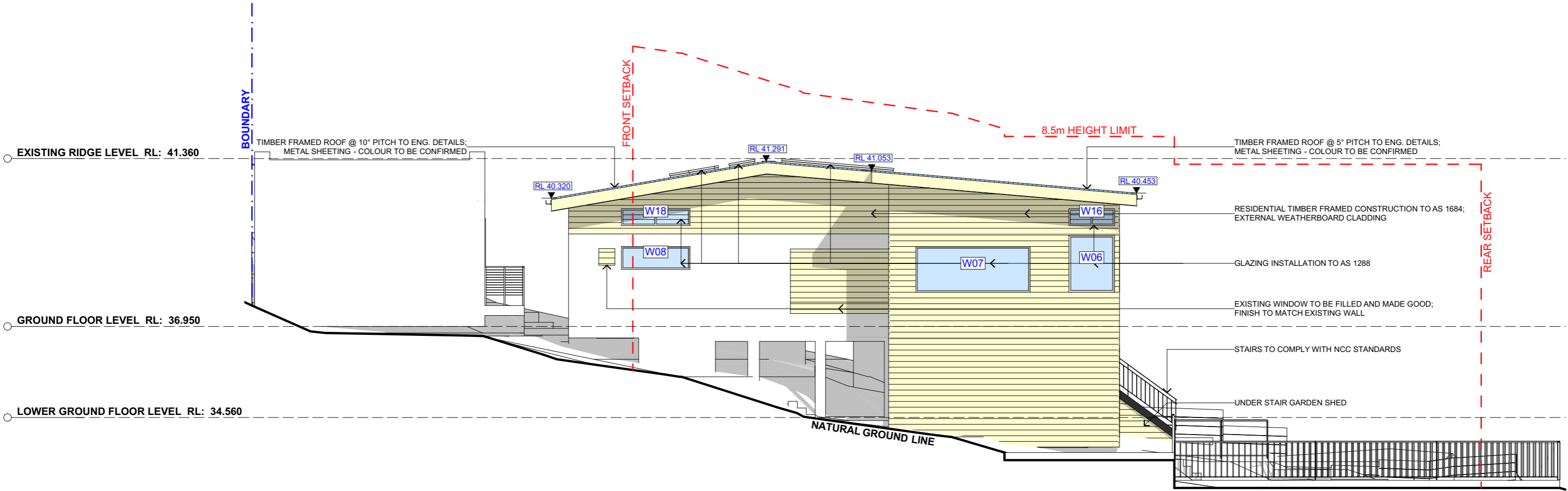
Monday, 18 March 2019

**DRAWING NAME**

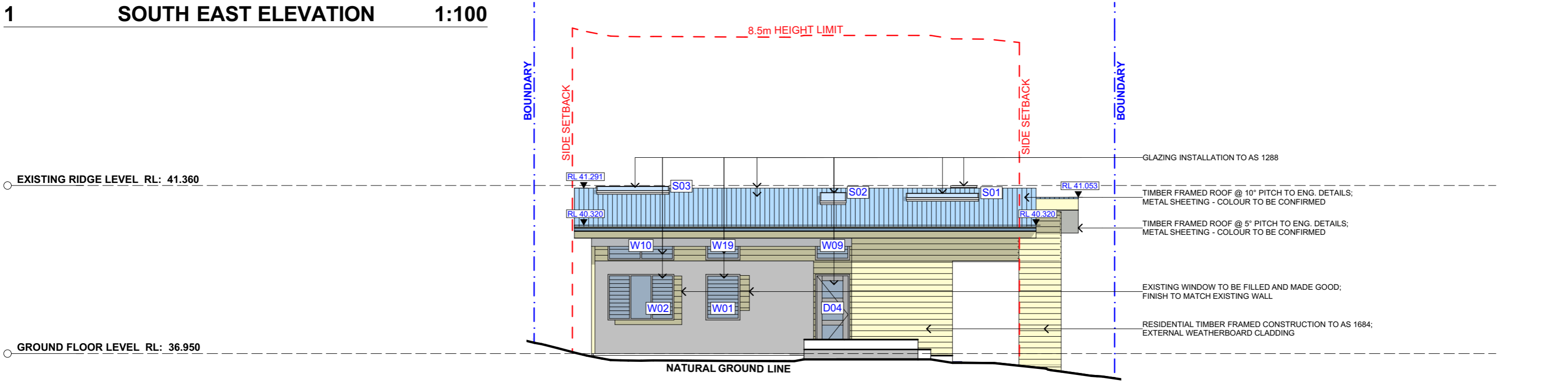
NORTH / EAST ELEVATION

**SCALE**


1:100 @A3



1 SOUTH EAST ELEVATION 1:100



2 SOUTH WEST ELEVATION 1:100



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B	22/01/2019	REVISED DESIGN PLANS	DLR	
C	08/02/19	REVISED DESIGN PLANS	DLR	

METAL ROOFING

BRICKWORK

WEATHERBOARD

TIMBER

CONCRETE

GLASS

EXISTING

CLIENT

ALEX & CATHERINE BROWN

PROJECT ADDRESS

41 POWDERWORKS ROAD, NORTH NARRABEEN

DRAWING NO.

DA08

DATE

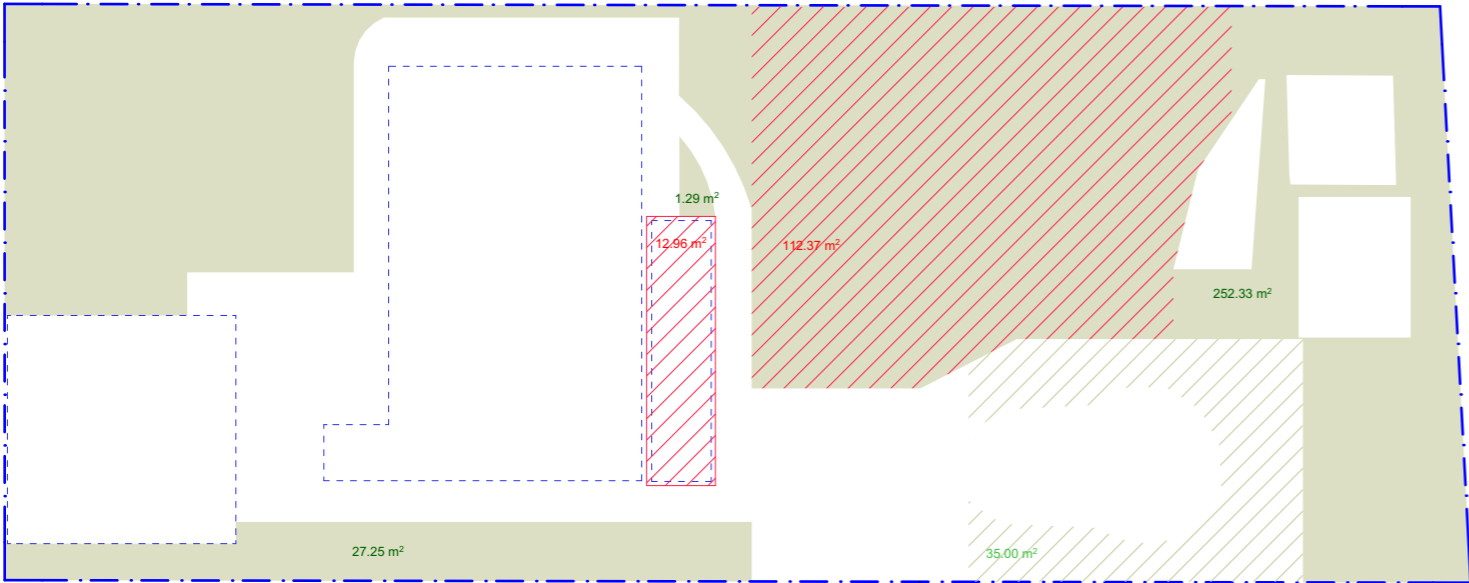
Monday, 18 March 2019

DRAWING NAME

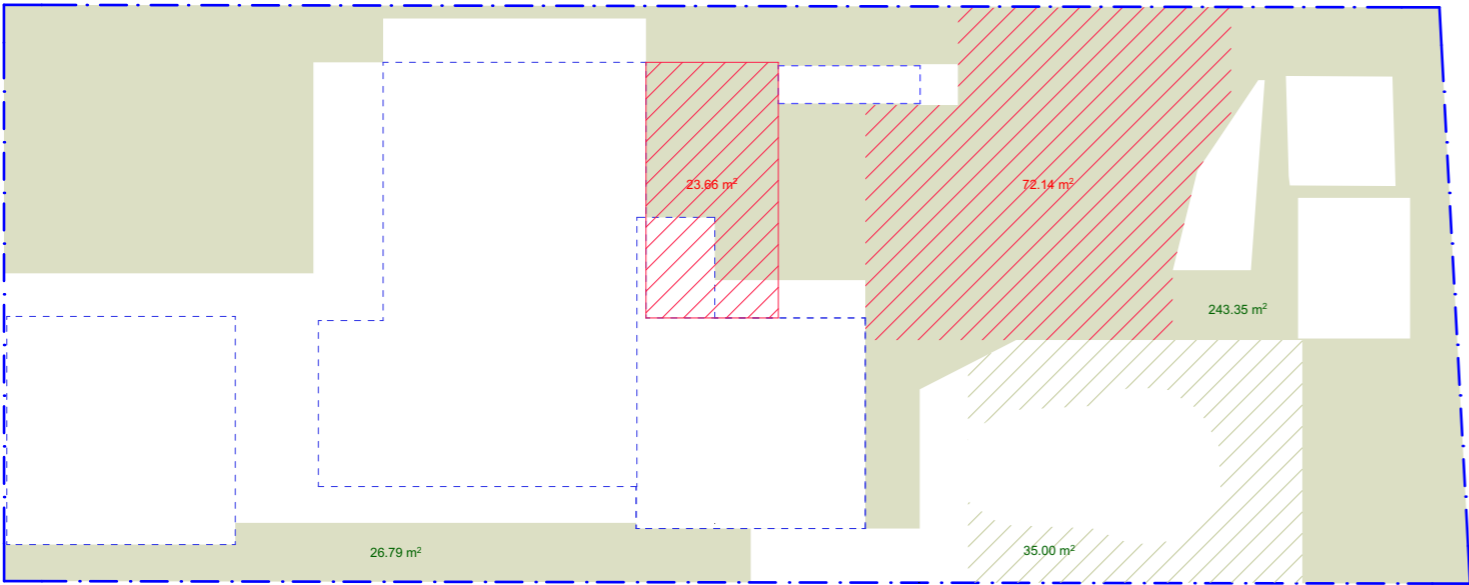
SOUTH / WEST ELEVATION

SCALE

1:100 @A3



1 EXISTING AREA CALCULATIONS 1:200



2 PROPOSED AREA CALCULATIONS 1:200

AREA CALCULATION

SITE AREA:	584.8m²
EXISTING LANDSCAPE AREA:	48.02% (280.87m²)
EXISTING 6% IMPERVIOUS ALLOWANCE:	6% (35m²)
TOTAL LANDSCAPED AREA:	54.02% (315.87m²)
PROPOSED LANDSCAPE AREA:	46.19% (270.14m²)
PROPOSED 6% IMPERVIOUS ALLOWANCE:	6% (35m²)
TOTAL LANDSCAPED AREA:	52.19% (305.14m²)
EXISTING PRIVATE OPEN SPACE:	125.33m²
PROPOSED PRIVATE OPEN SPACE:	95.8m²



ALUMINIUM FRAMED WINDOWS BY STEGBAR



EXTERNAL WEATHERBOARD CLADDING - COLOUR TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED DOORS BY STEGBAR



FIXED SKYLIGHT WINDOWS BY VELUX



METAL SHEET ROOFING - COLOUR TO BE CONFIRMED BY CLIENT



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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

**CLIENT**  
ALEX & CATHERINE BROWN

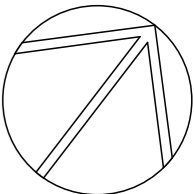
**PROJECT ADDRESS**  
41 POWDERWORKS ROAD, NORTH NARRABEEN

**DRAWING NO.**  
DA11

**DATE**  
Monday, 18 March 2019

**DRAWING NAME**  
WINTER SOLSTICE 9 AM

**SCALE**  
1:200 @A3





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EXISTING SHADOWS

PROPOSED SHADOWS

**CLIENT**  
ALEX & CATHERINE  
BROWN

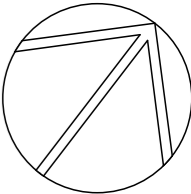
**PROJECT ADDRESS**  
41 POWDERWORKS  
ROAD, NORTH  
NARRABEEN

**DRAWING NO.**  
DA12

**DATE**  
Monday, 18 March  
2019

**DRAWING NAME**  
WINTER SOLSTICE 12 PM

**SCALE**  
1:200 @A3





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A	19/12/2018	INITIAL DESIGN PLAN	DLR
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EXISTING SHADOWS

PROPOSED SHADOWS

**CLIENT**  
ALEX & CATHERINE BROWN

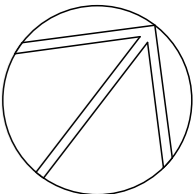
**PROJECT ADDRESS**  
41 POWDERWORKS ROAD, NORTH NARRABEEN

**DRAWING NO.**  
DA13

**DATE**  
Monday, 18 March 2019

**DRAWING NAME**  
WINTER SOLSTICE 3 PM

**SCALE**  
1:200 @A3



Alterations and Additions

Certificate number: A342664

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Wednesday, 13, March 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	41 Powderworks Road, North Narrabeen
Street address	41 Powderworks Street North Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6462
Lot number	39
Section number	6
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).

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

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

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


Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>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.</p> <p>Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.</p> <p>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.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>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.</p> <p>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</p>	<div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>		
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)	
W1	SW	1.08	0	0	eave/verandah/pergola/balcony >=450 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W2	SW	2.08	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	NE	0.66	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	NW	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W5	NE	7.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W6	SE	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	SW	3.6	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	SW	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	SW	0.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	SW	0.77	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	NE	1.18	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	NE	0.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	NW	1.32	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	NW	0.53	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W15	NE	2.22	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	SE	0.53	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	NE	0.49	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	SE	0.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	SW	0.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	NW	7.48	1.5	5.7	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D02	NE	7.74	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D03	NE	1.68	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D04	SW	1.87	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D05	NE	6.38	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D06	NE	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D07	NW	6.26	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Skylights									

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:						
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.						
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.						
<b>Skylights glazing requirements</b>						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	1.24	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S2	0.84	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S3	1.24	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S4	1.24	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
S5	1.95	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

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



**ACTION PLANS**  
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REV.	DATE	COMMENTS	DRWN	NOTES	LEGEND
A	19/12/2018	INITIAL DESIGN PLAN	DLR	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.	
B	22/01/2019	REVISED DESIGN PLANS	DLR		
C	08/02/19	REVISED DESIGN PLANS	DLR		

**CLIENT**  
ALEX & CATHERINE BROWN

**PROJECT ADDRESS**  
41 POWDERWORKS ROAD, NORTH NARRABEEN

**DRAWING NO.**  
**DA15**

**DATE**  
Monday, 18 March 2019

**DRAWING NAME**  
BASIX COMMITMENTS

**SCALE**  
1:1.43 @A3