



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

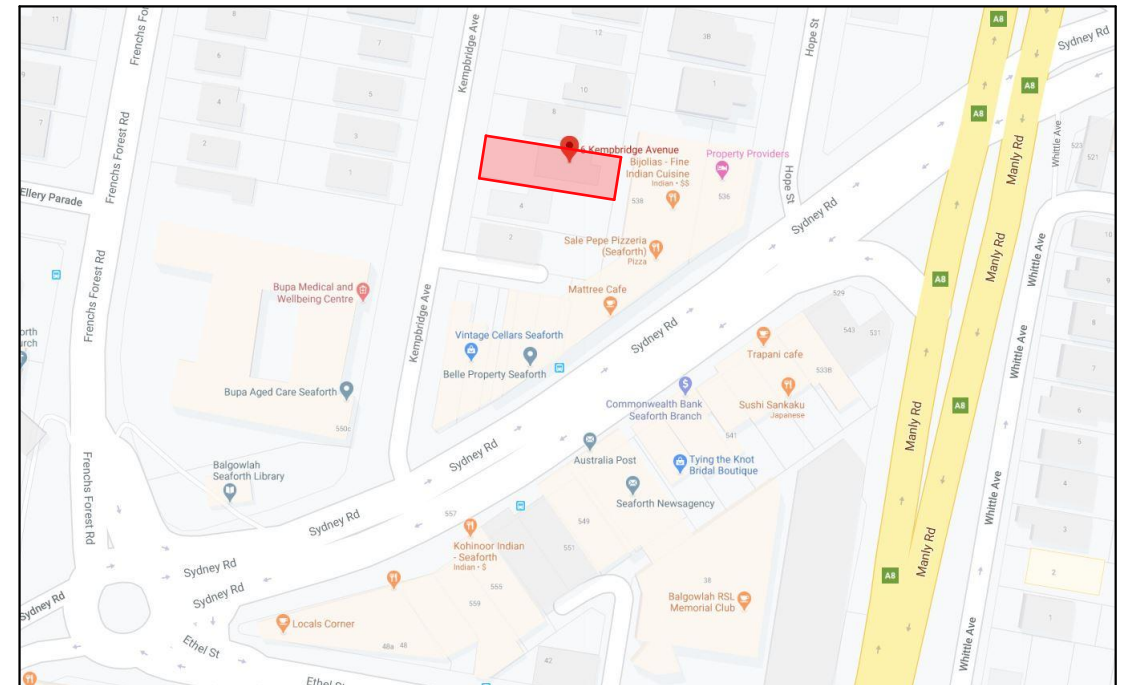
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	23/10/2020
DA01	SITE ANALYSIS	23/10/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	23/10/2020
DA03	EXISTING GROUND FLOOR PLAN	23/10/2020
DA04	PROPOSED GROUND FLOOR PLAN	23/10/2020
DA05	PROPOSED FIRST FLOOR PLAN	23/10/2020
DA06	NORTH / EAST ELEVATION	23/10/2020
DA07	SOUTH / WEST ELEVATION	23/10/2020
DA08	LONG / CROSS SECTION	23/10/2020
DA09	DRIVEWAY PLAN / LONG SECTION / FRONT FENCE ELEVATION	23/10/2020
DA10	POOL PLAN	23/10/2020
DA11	POOL SECTIONS	23/10/2020
DA12	AREA CALCULATIONS	23/10/2020
DA13	FSR CALCULATIONS	23/10/2020
DA14	SAMPLE BOARD	23/10/2020
DA15	WINTER SOLSTICE 9 AM	23/10/2020
DA16	WINTER SOLSTICE 12 PM	23/10/2020
DA17	WINTER SOLSTICE 3 PM	23/10/2020
DA18	BASIX COMMITMENTS	23/10/2020

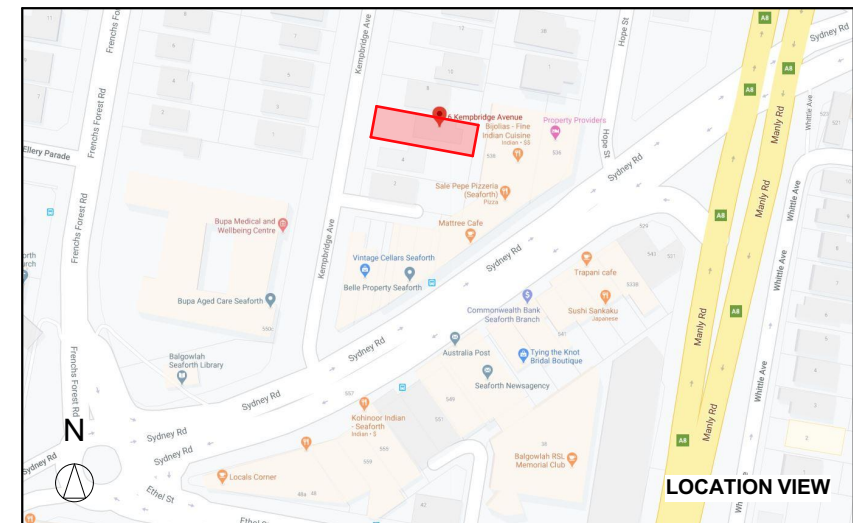
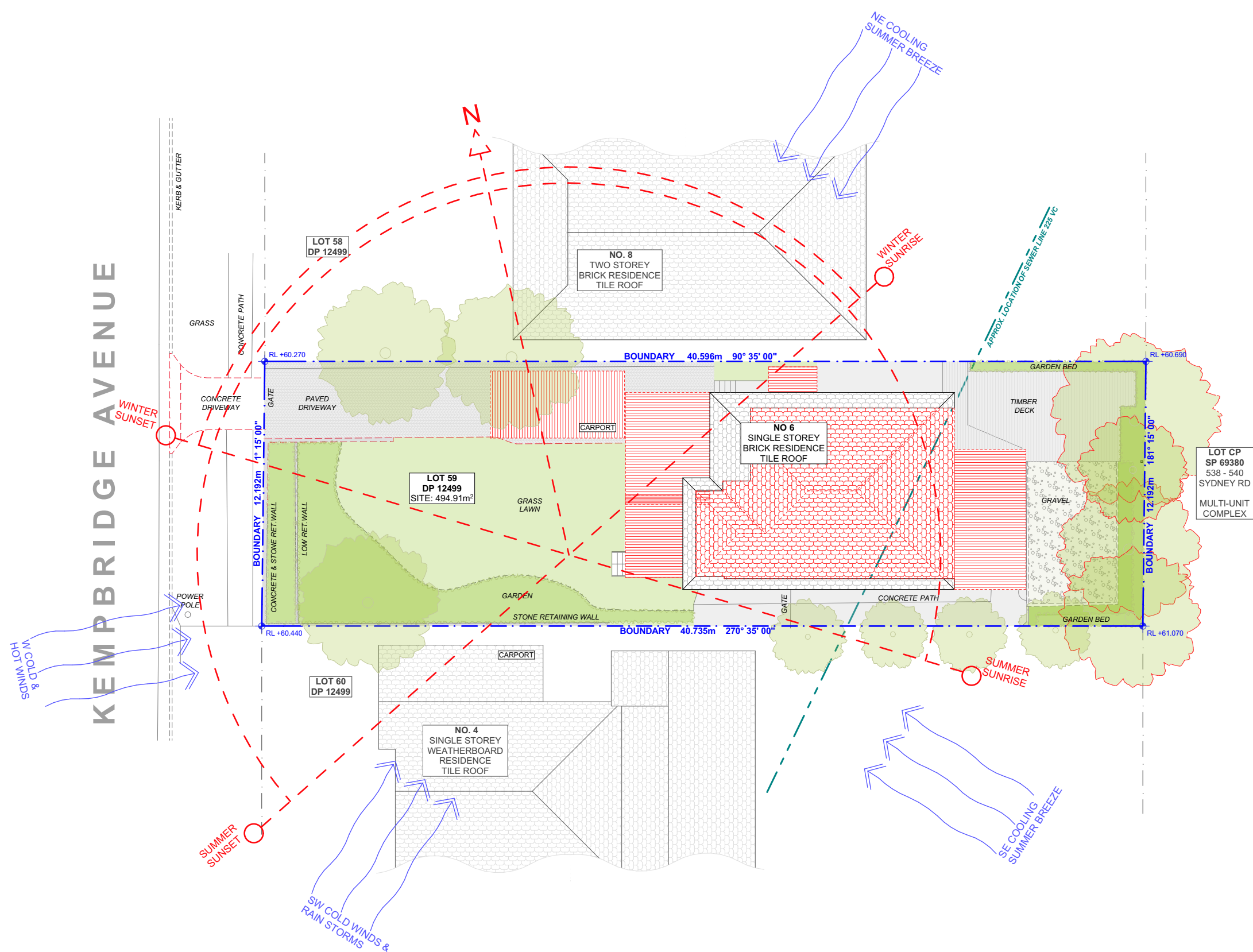
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	6 KEMPBRIDGE AVENUE, SEAFORTH NSW 2092			
LOT & DP/SP	LOT 59 DP 12499			
COUNCIL	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	494.91m ²			
FRONTAGE	12.192m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R1 – GENERAL RESIDENTIAL	R1	R1	YES
MINIMUM LOT SIZE	300m ²	494.91m ²	UNCHANGED	YES
FLOOR SPACE RATIO	0.50 : 1 (247.45m ²)	0.21 : 1 (107.00m ²)	0.37 : 1 (185.58m ²)	YES
MAXIMUM BUILDING HEIGHT	8.5m	5.57m	8.123m	YES
HAZARDS				
ACID SULFATE SOILS	CLASS 5			PLEASE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS
DCP				
RESIDENTIAL OPEN SPACE	AREA OS3			
TOTAL OPEN SPACE (TOS)	55% (272.20m ²)	46.5% (230.41m ²)	43.0% (212.86m ²)	NO
LANDSCAPE AREA	35% OF TOS (55%): 95.27m ²	73.2% (199.33m ²)	57.6% (156.84m ²)	YES
OPEN SPACE ABOVE GROUND	MAX. 25% OF TOS (55%) : 68.05m ²	3.5% (9.66m ²)	9.2% (25.29m ²)	YES
PRINCIPAL PRIVATE OPEN SPACE	18m ²	83.61m ²	73.81m ²	YES
FRONT SETBACK	PREVALING BUILDING LINE: 8.645m	BUILDING: 17.265m DECK: 17.356m	BUILDING: 19.827m DECK: 17.265m	YES
REAR SETBACK	8.0m	5.945m	UNCHANGED	No (EXISTING)
SIDE SETBACKS	1/3 WALL HEIGHT : N: 2.104m S: 2.116m Residential Density Area: D4 = 0.9m <3m high	N: 0.603m S: 2.238m	N: UNCHANGED S: UNCHANGED	NO (EXISTING) YES
CAR PARKING SPACES	Required: 1	1	2	YES

6 KEMPBRIDGE AVE, SEAFORTH 2092



NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAYAND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009





ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	1/10/2020	DESIGN PLANS	RNA	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.

LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

EX. DP. EXISTING DOWNPIPE

PROP. DP. PROPOSED DOWNPIPE

CLIENT

THOMAS & VANESSA MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA01

DATE

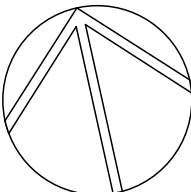
Friday, 23 October 2020

DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

	SOFT LANDSCAPE
	HARD LANDSCAPE
	PROPOSED
	EXISTING
	DEMOLISHED

EX.	EXISTING
DP.	DOWNPIPE
PROP.	PROPOSED
DP.	DOWNPIPE

CLIENT

THOMAS & VANESSA
MILES

PROJECT ADDRESS
6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA02

DATE

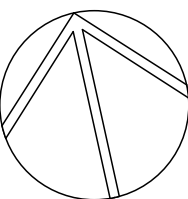
Friday, 23 October
2020

DRAWING NAME

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

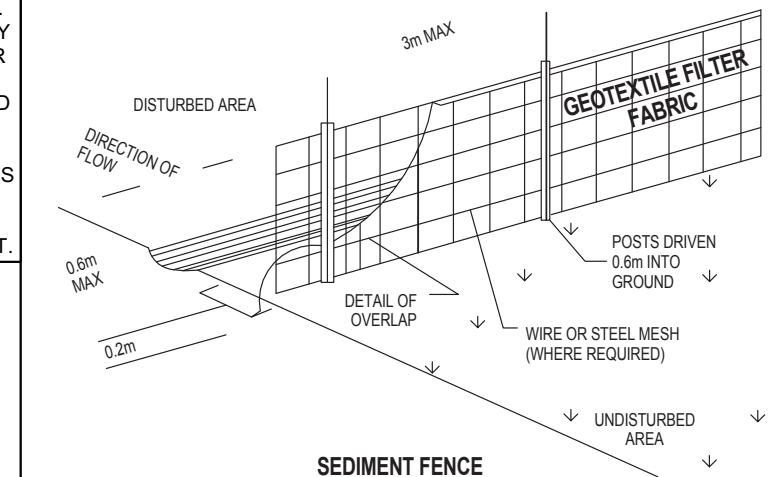
SCALE

1:200 @A3



BOUNDARY NOTE:

THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.



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.

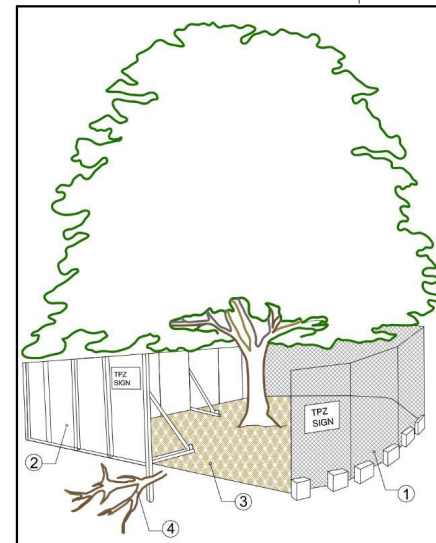
STOCKPILES :

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 :

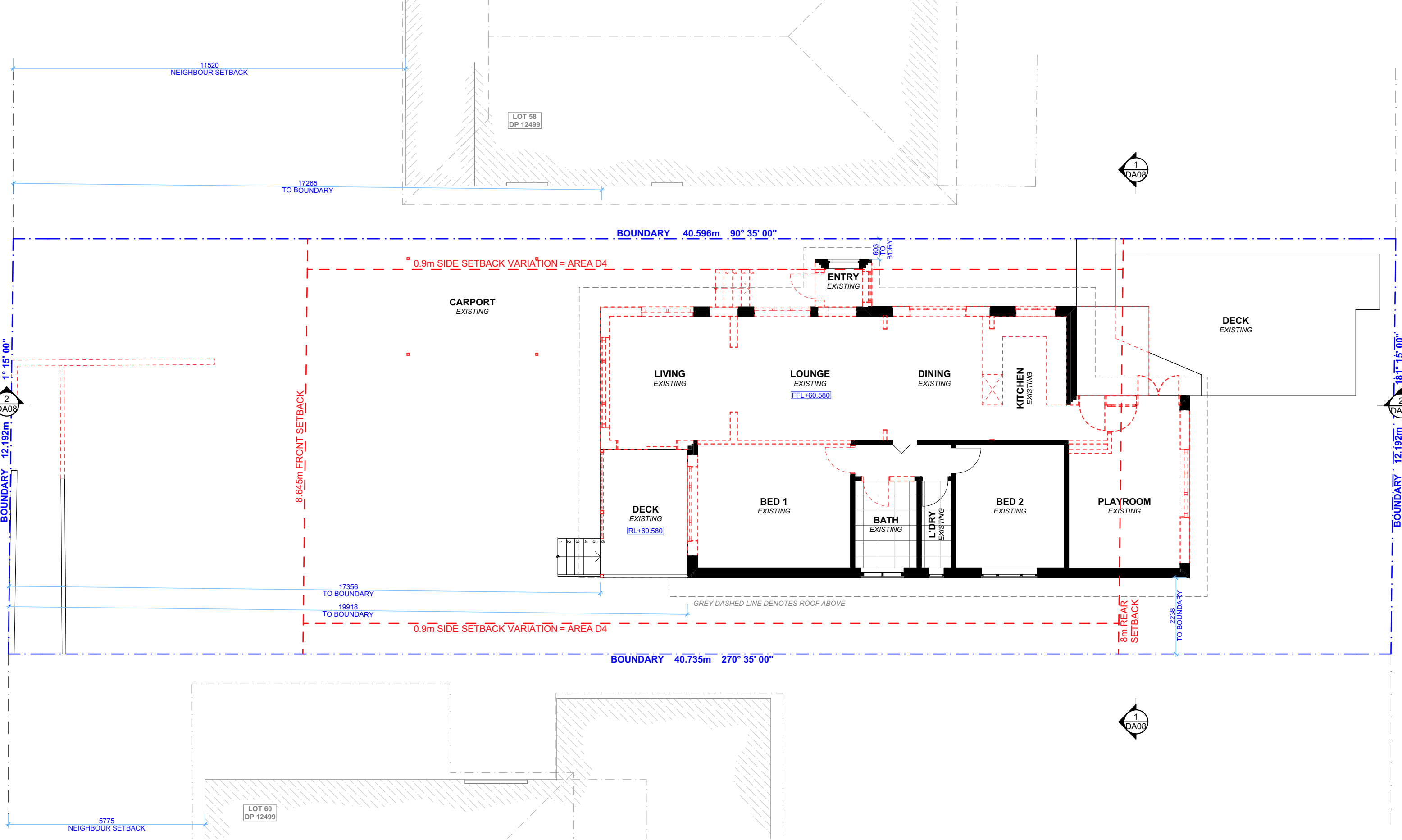
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



TREE PROTECTION ZONE (TPZ):

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.



1

EXISTING GROUND FLOOR PLAN

1:100

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



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

THOMAS & VANESSA
MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA03

DATE

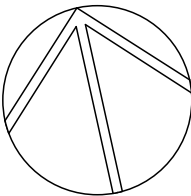
Friday, 23 October
2020

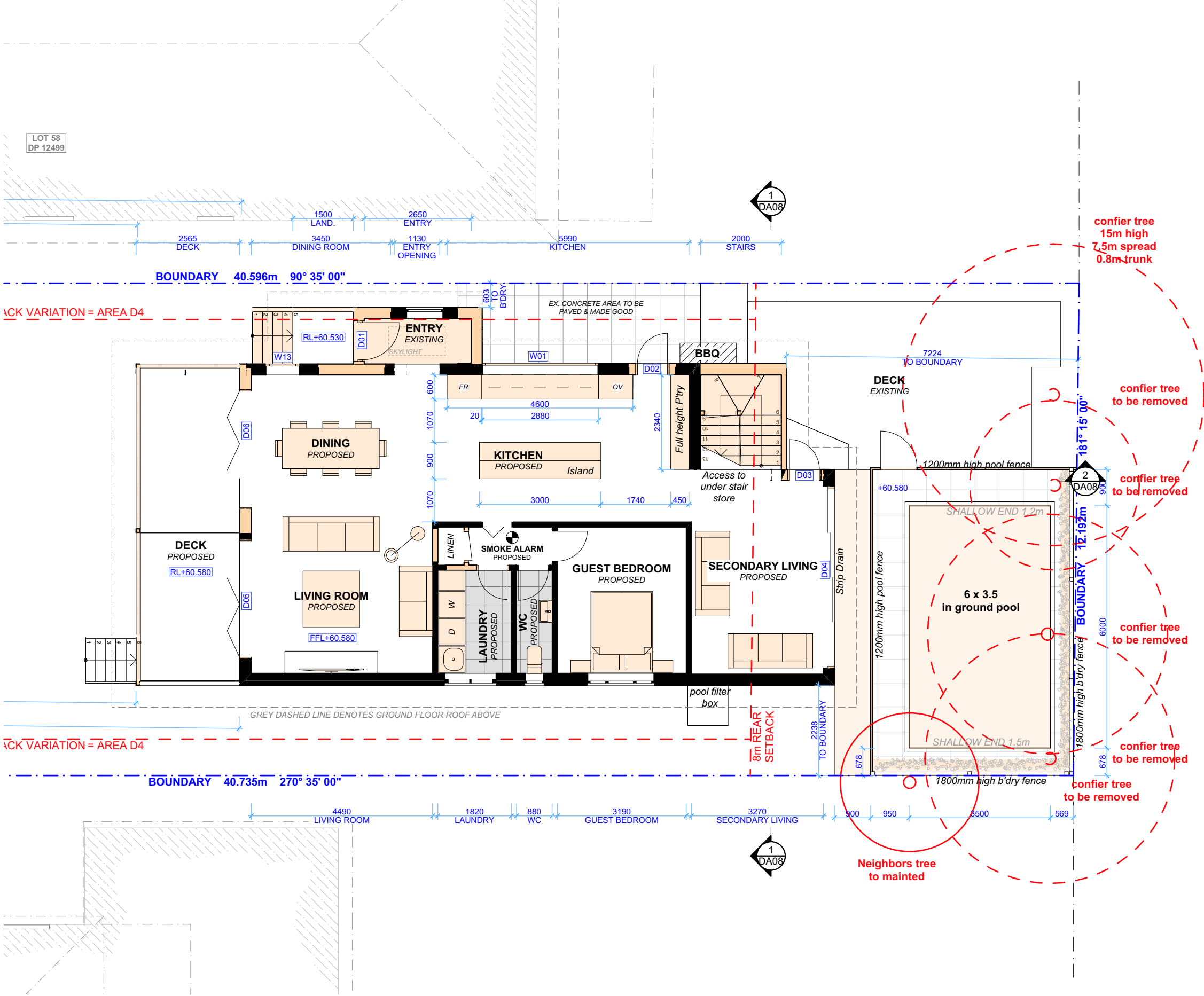
DRAWING NAME

EXISTING GROUND FLOOR
PLAN

SCALE


1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE NCC



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	1/10/2020	DESIGN PLANS	RNA	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.

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

THOMAS & VANESSA MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA04

DATE

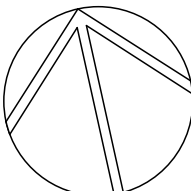
Friday, 23 October 2020

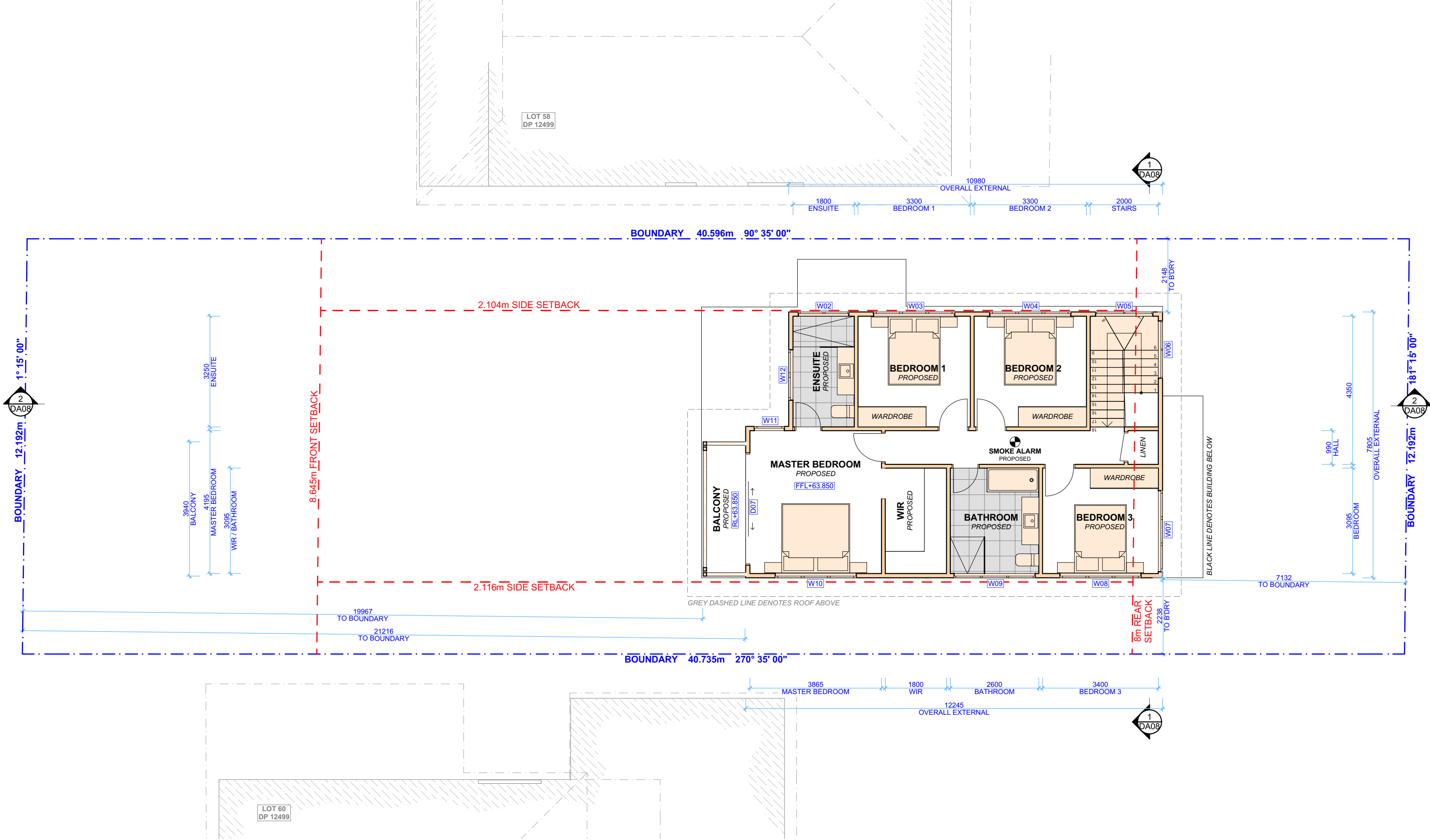
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A3





1

PROPOSED FIRST FLOOR PLAN

1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE NCC



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	1/10/2020	DESIGN PLANS	RNA	<div>LEGEND</div> <div><div><div></div>EXISTING</div><div><div></div>PROPOSED</div><div><div></div>DEMOLISHED</div></div> <div>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.</div>

CLIENT

THOMAS & VANESSA MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA05

DATE

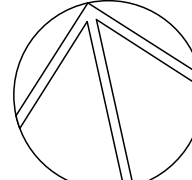
Friday, 23 October 2020

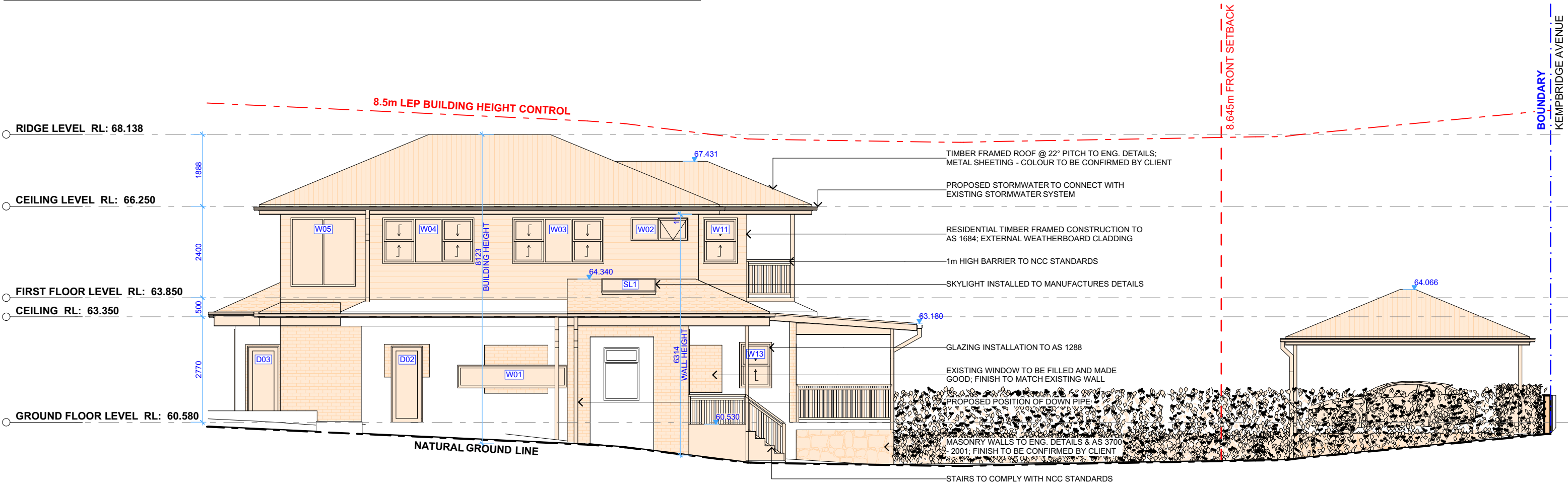
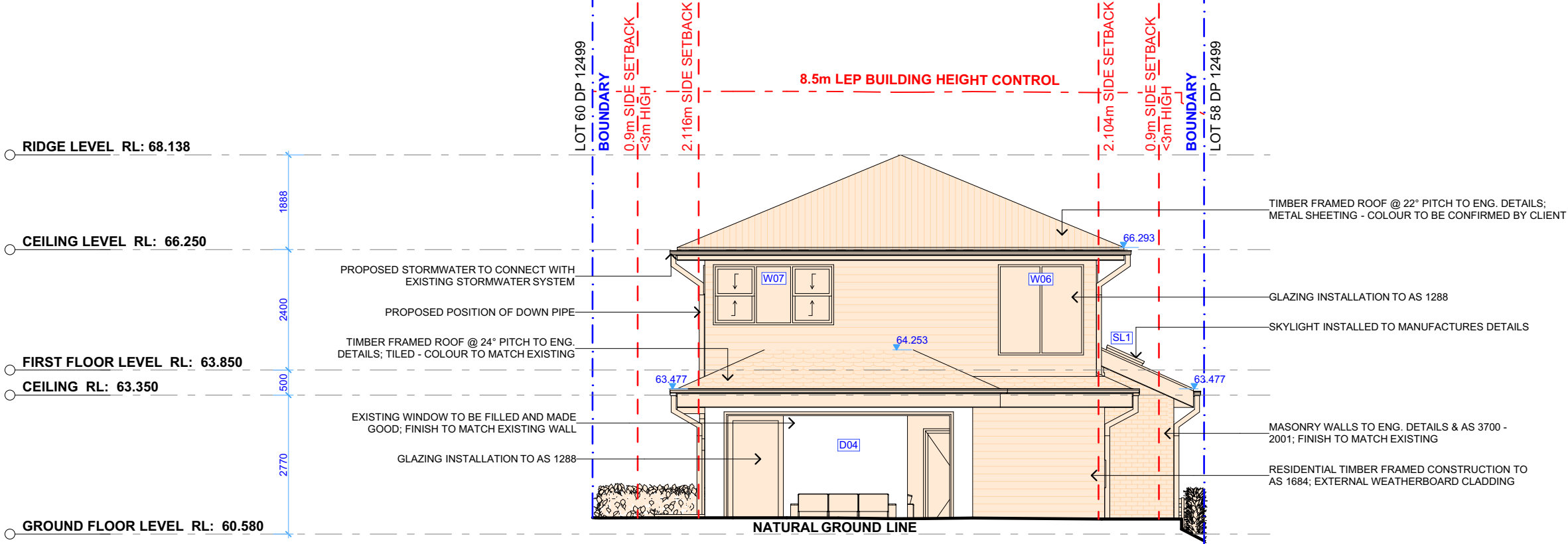
DRAWING NAME

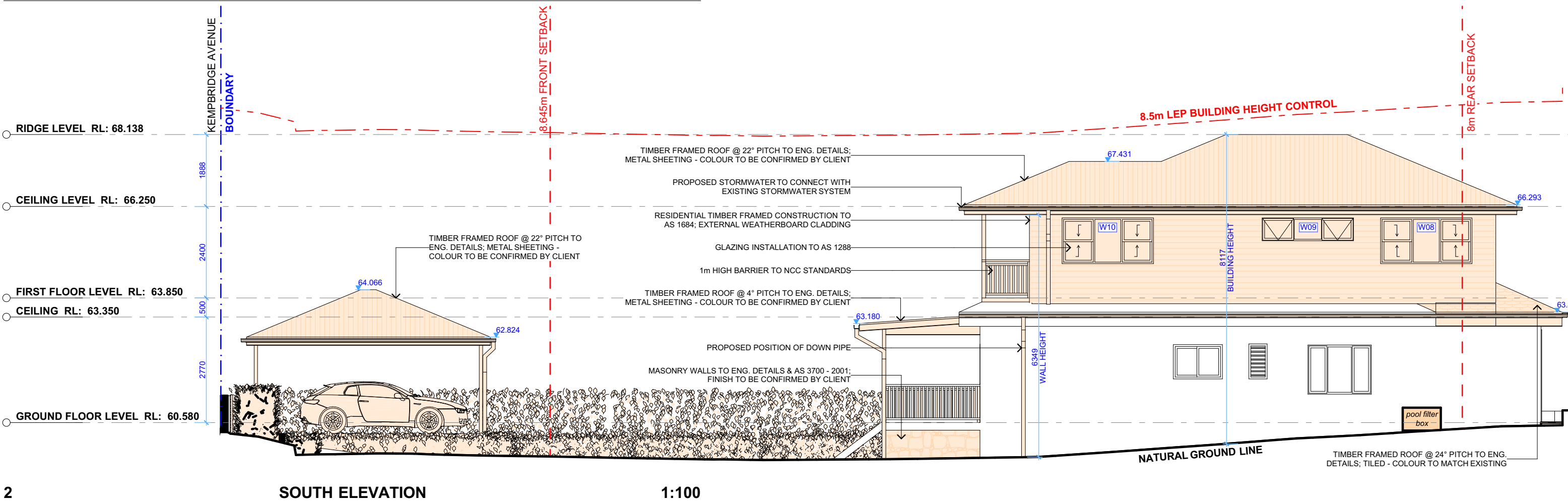
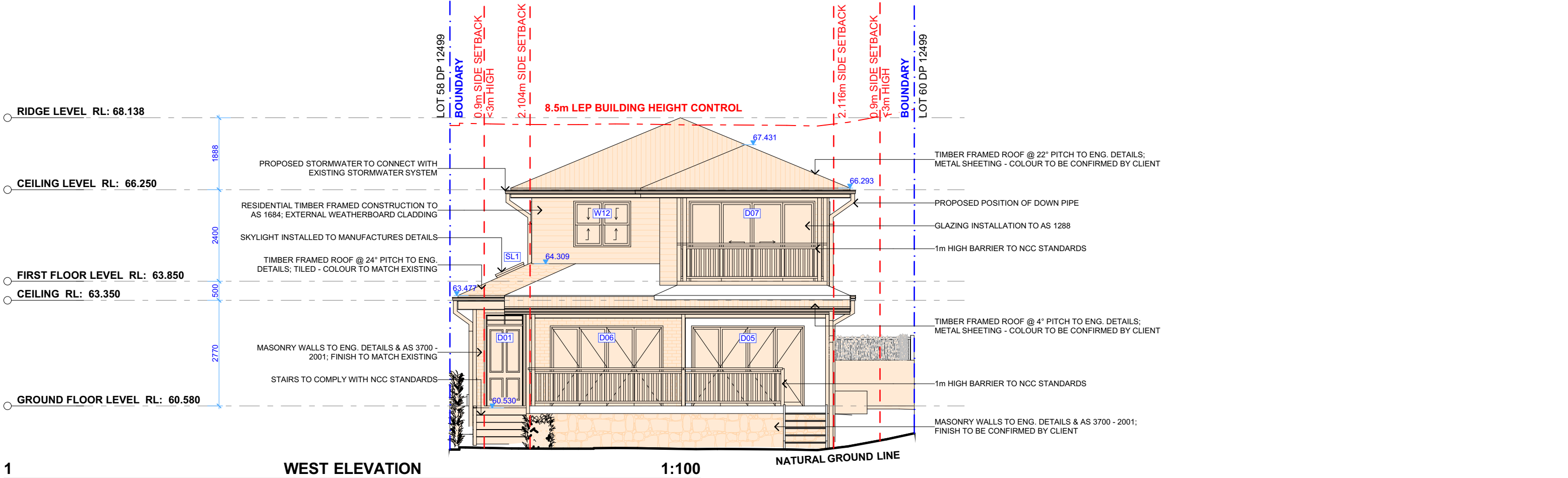
PROPOSED FIRST FLOOR PLAN

SCALE


1:100 @A3







2





ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	1/10/2020	DESIGN PLANS	RNA	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.

LEGEND

 EXISTING

 PROPOSED

CLIENT

THOMAS & VANESSA MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA07

DATE

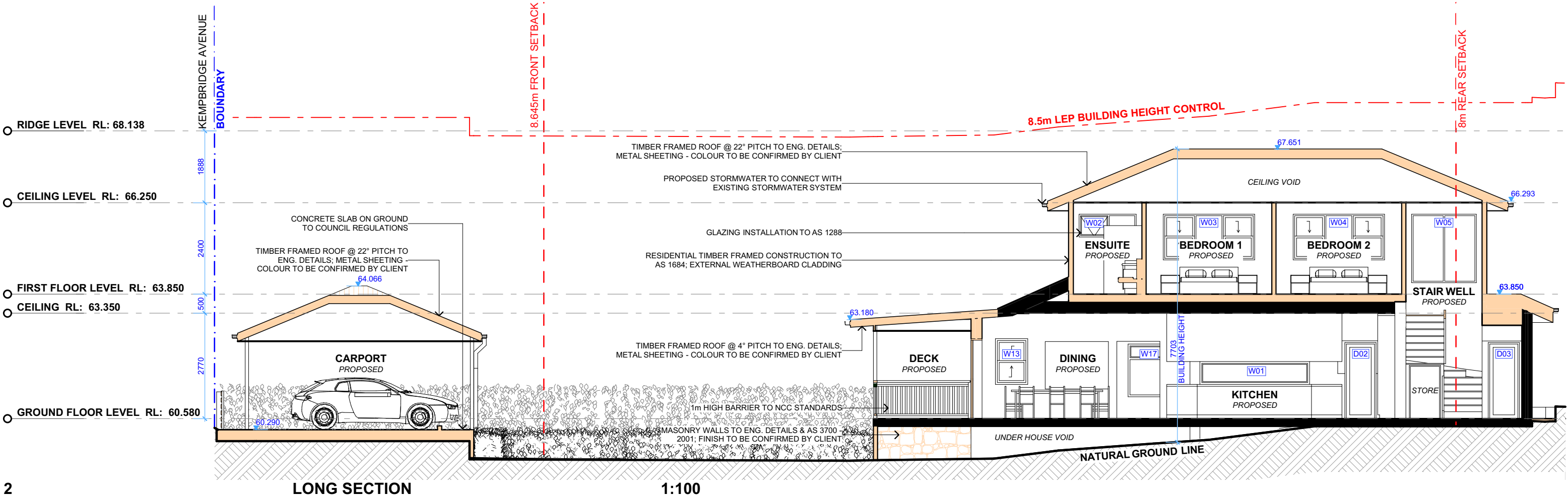
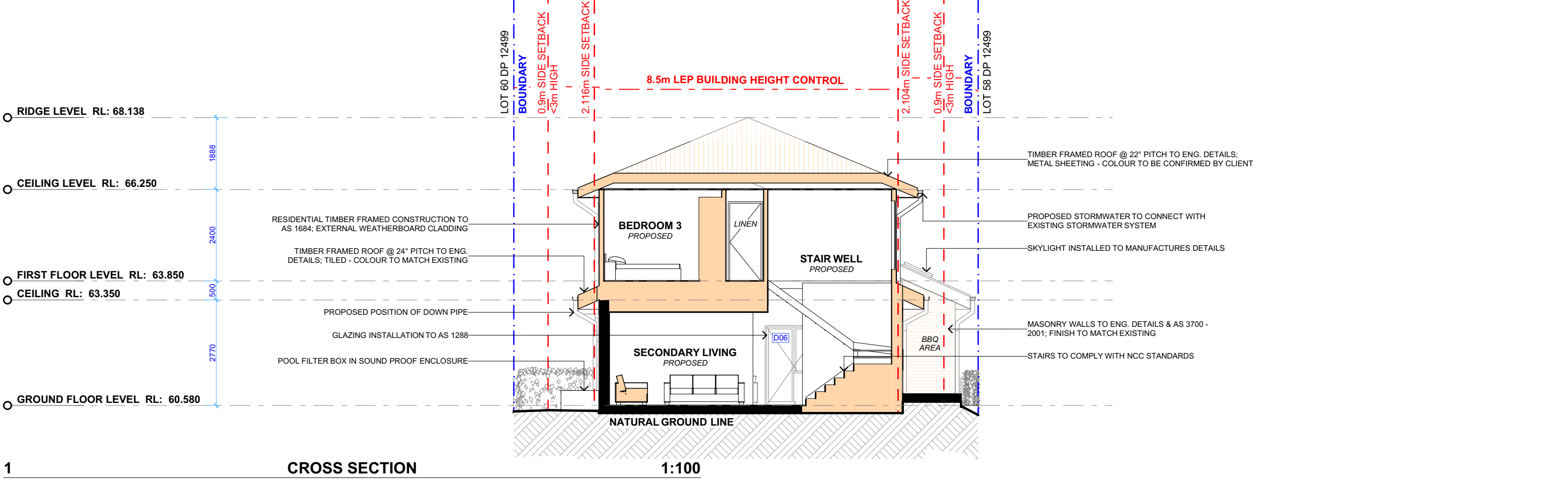
Friday, 23 October 2020

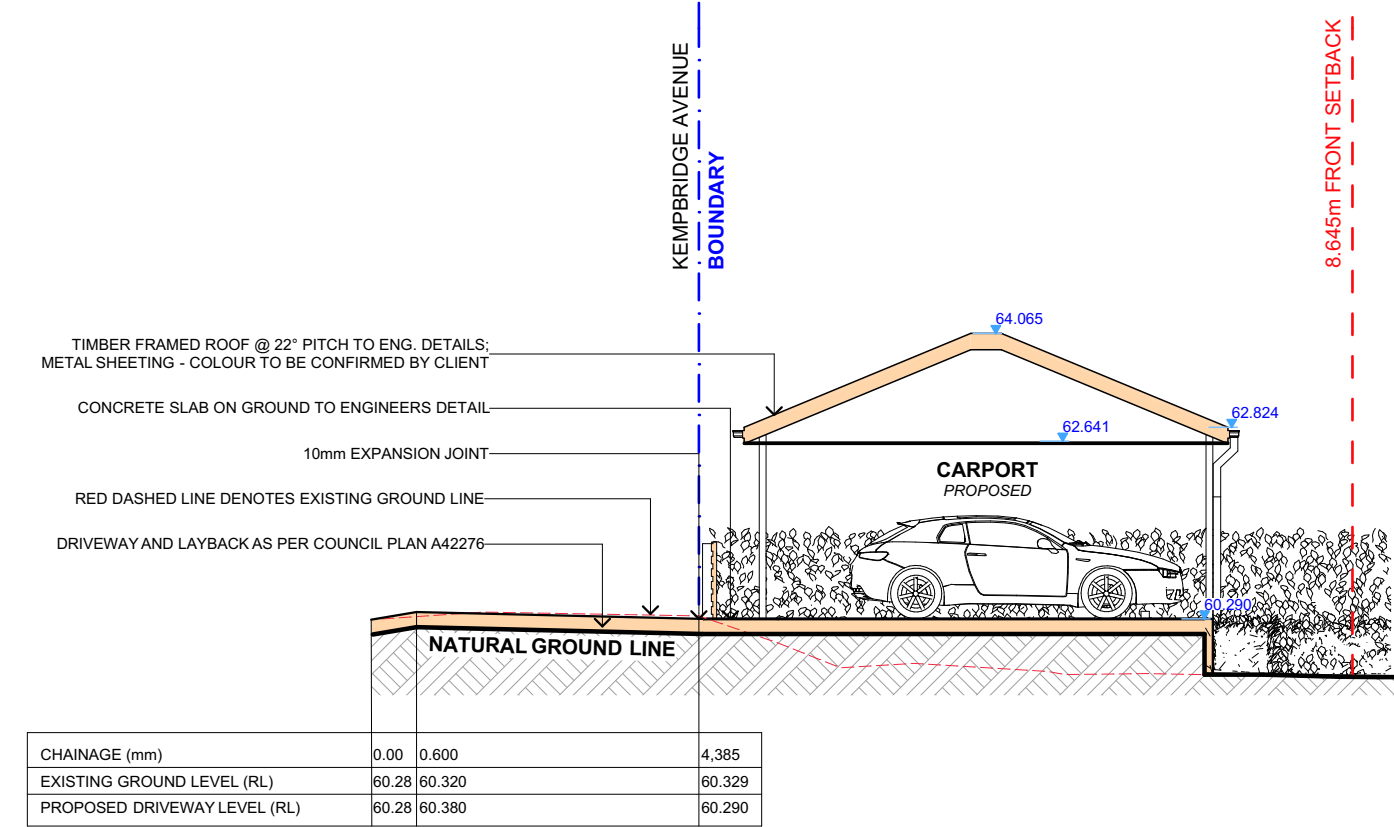
DRAWING NAME

SOUTH / WEST ELEVATION

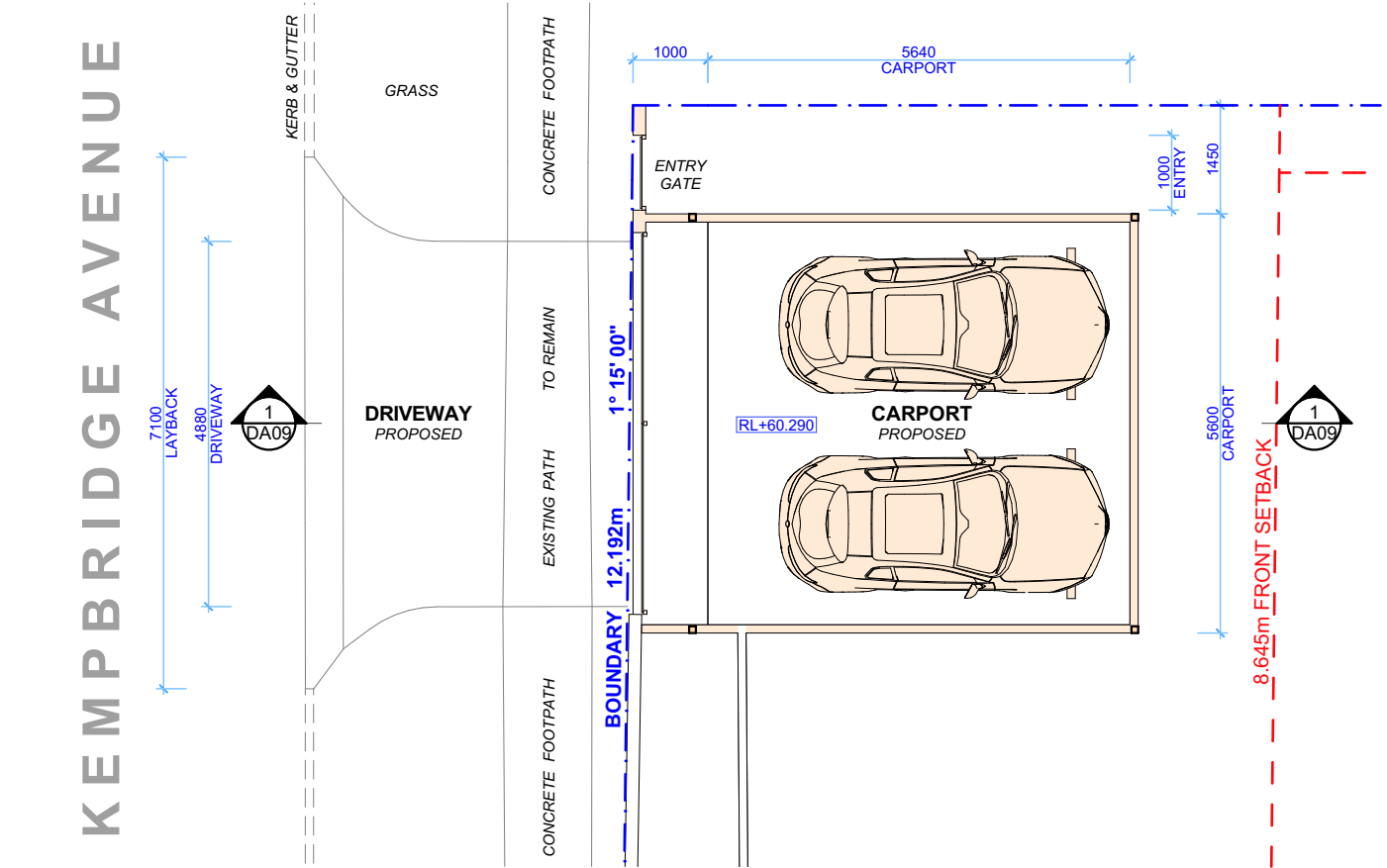
SCALE

1:100 @A3

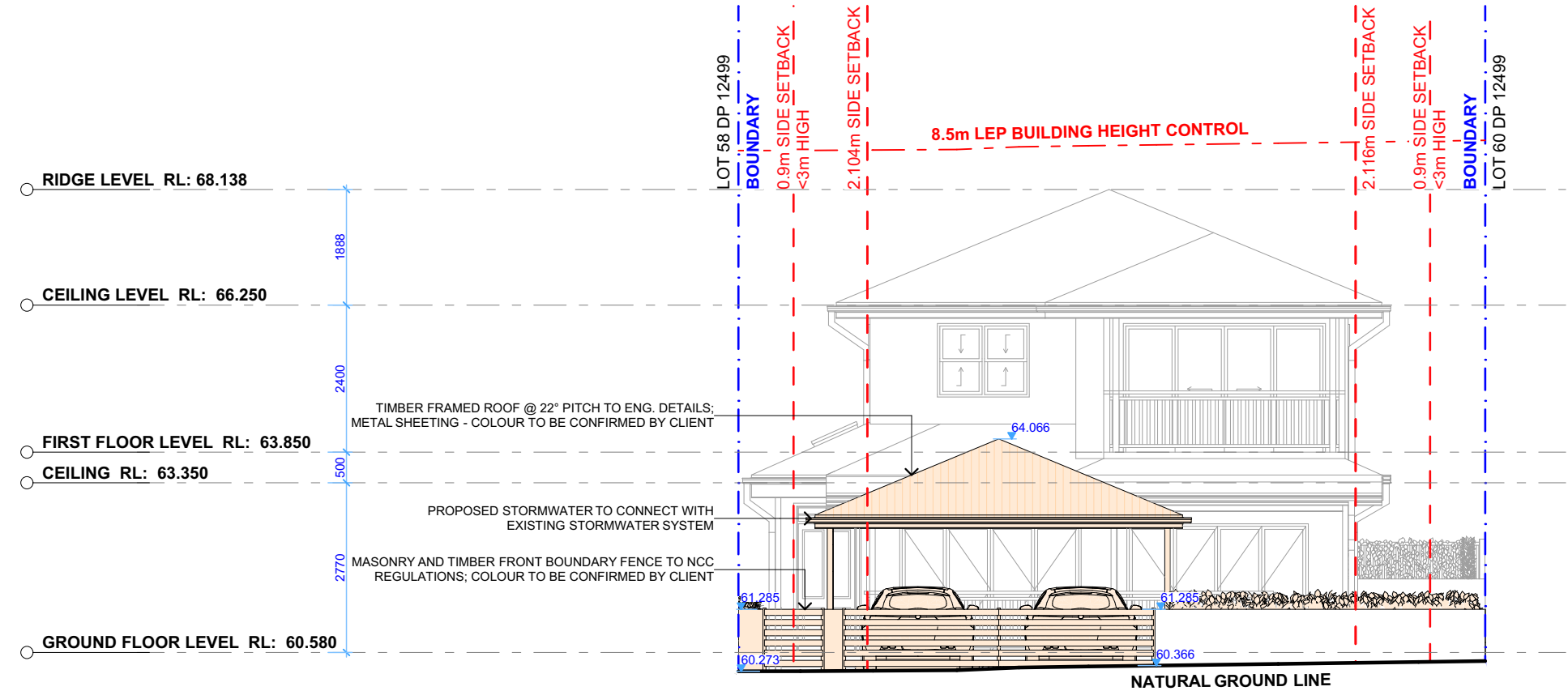




1 DRIVEWAY LONG SECTION 1:100



3 PROPOSED DRIVEWAY PLAN 1:100



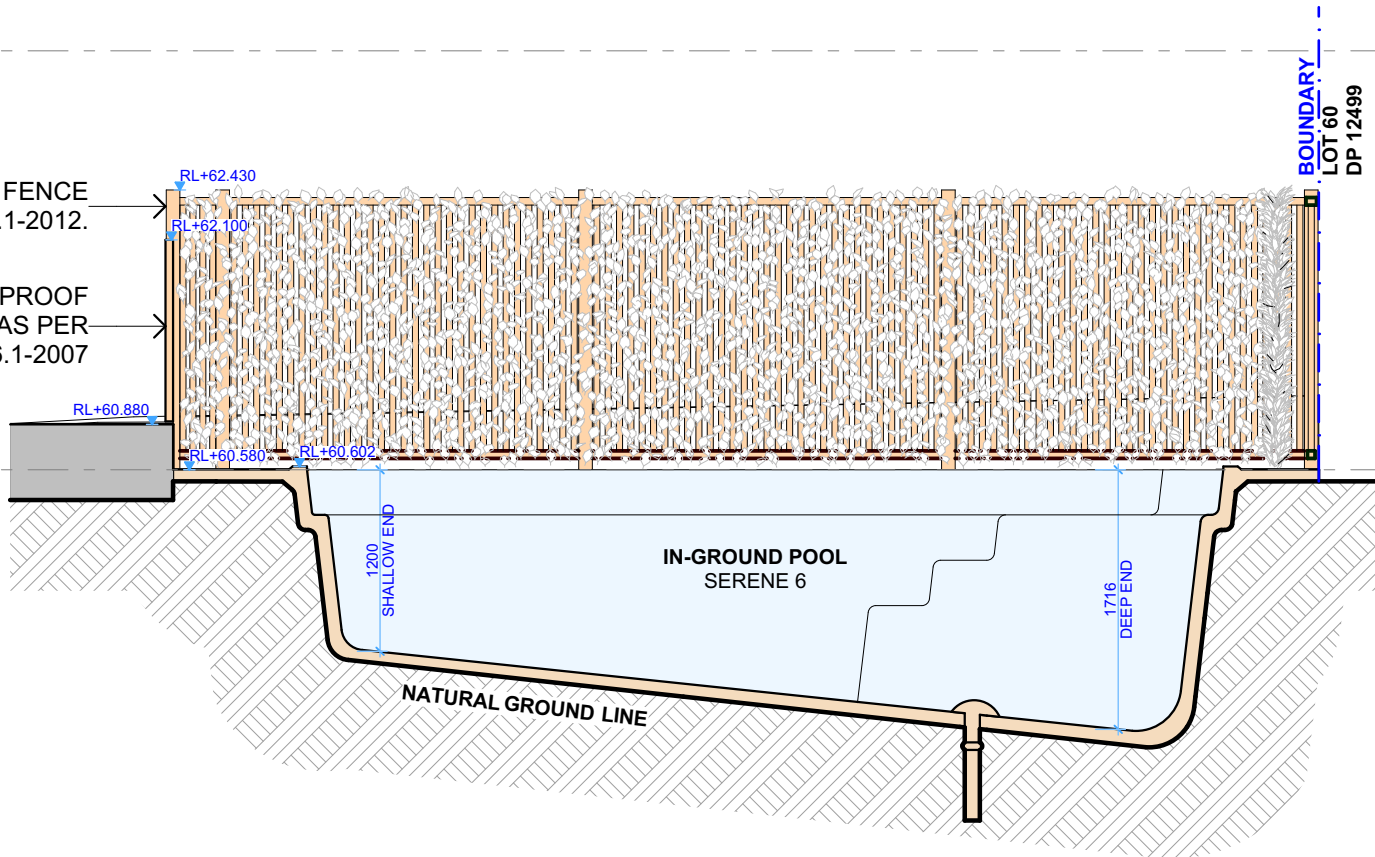
2 FRONT BOUNDARY FENCE ELEVATION 1:100

CEILING RL: 63.350

1.8m HIGH BOUNDARY FENCE
AS PER AS1926.1-2012.

PROPOSED 1200mm HIGH CHILDPROOF
FENCING WITH SELF-LOCKING GATE AS PER
SWIMMING POOL REGULATIONS AS1926.1-2007

GROUND FLOOR LEVEL RL: 60.580



1

POOL LONG SECTION

1:50

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

PLANTING WITHIN THE VICINITY OF THE POOL ENCLOSURE
MUST BE OF A SPECIES / STYLE THAT WILL COMPLY WITH
(AS 1926.1) TO ENSURE THAT THERE AREA

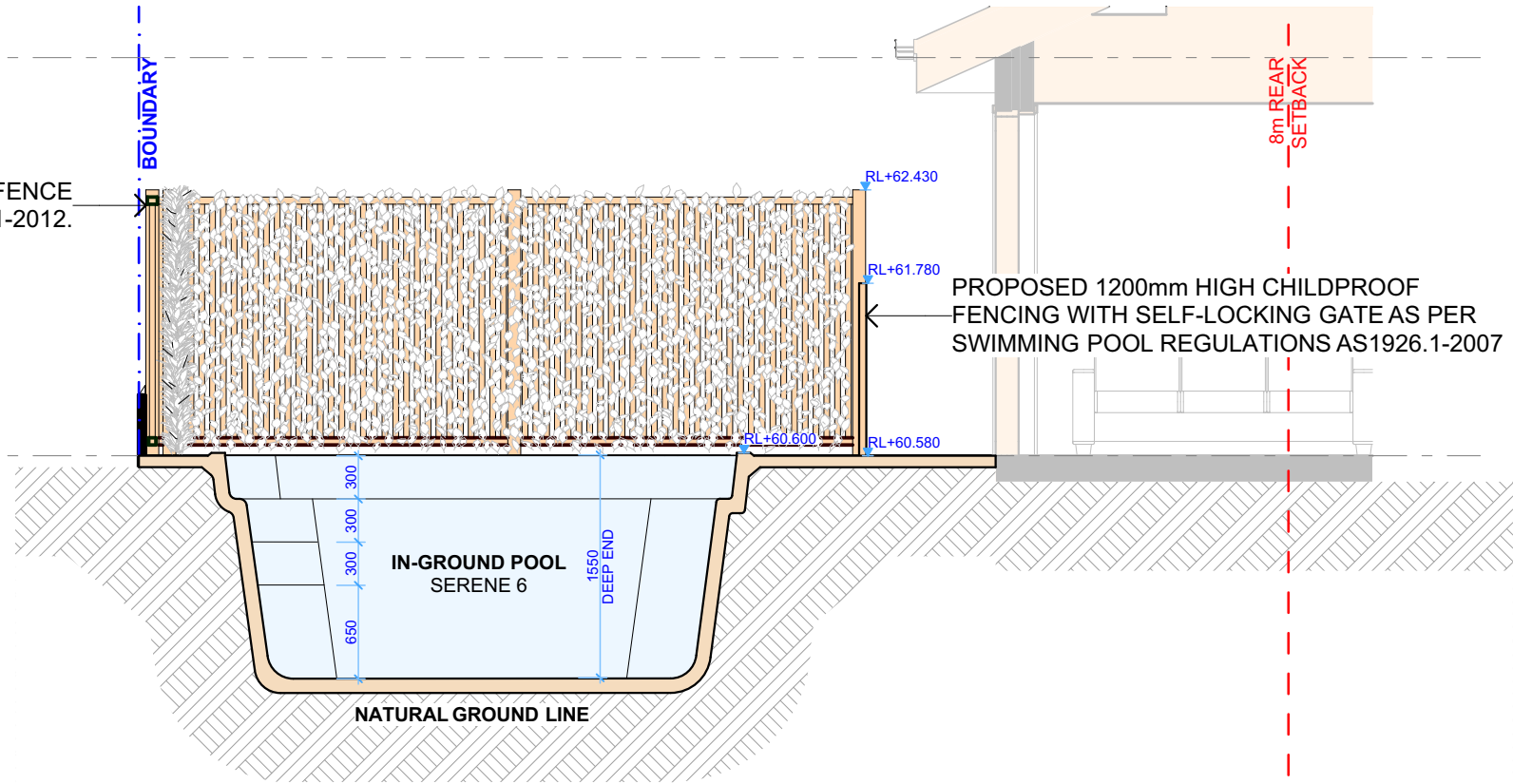
NO

CLIMABLE / FOOTHOLD FEATURES. BOUNDARY FENCES MUST BE
1.8M HIGH ABOVE FINISHED POOL ENCLOSURE
LEVEL MEASURED 500MM OUTWARDS FROM THE BASE OF THIS FENCE.

CEILING RL: 63.350

1.8m HIGH BOUNDARY FENCE
AS PER AS1926.1-2012.

GROUND FLOOR LEVEL RL: 60.580



2

POOL CROSS SECTION

1:50



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND
EXISTING
PROPOSED
DEMOLISHED

CLIENT
THOMAS & VANESSA
MILES

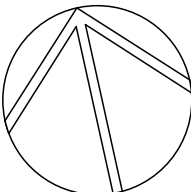
PROJECT ADDRESS
6 KEMPBRIDGE AVE,
SEAFORTH 2092

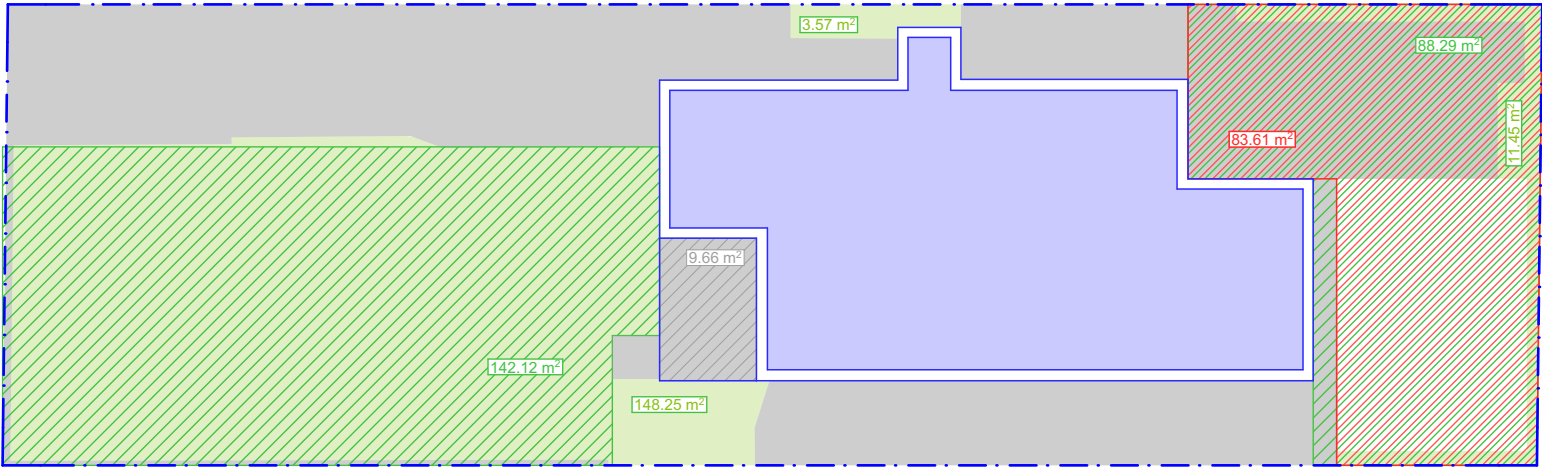
DRAWING NO.
DA11





DATE
Friday, 23 October
2020

DRAWING NAME
POOL SECTIONS

SCALE
1:50 @A3



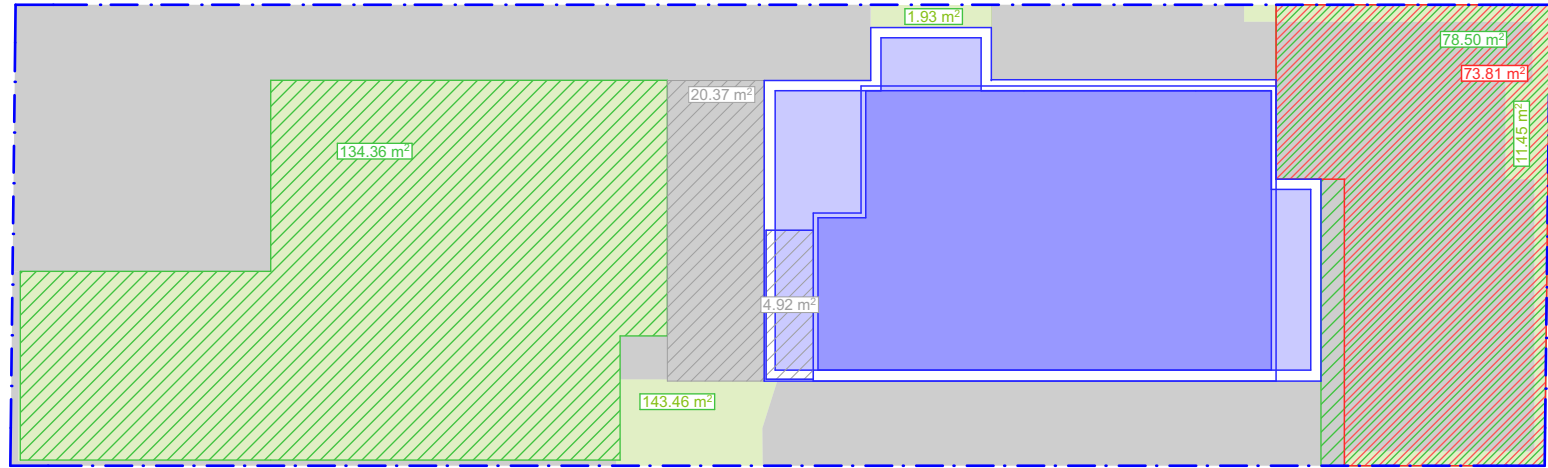


CONTROL AREA CALCULATIONS			
SITE AREA: 494.91m ²			
	TOTAL OPEN SPACE REQUIRED: 55% (272.20m ²)	EXISTING:	46.5% (230.41m ²)
		PROPOSED:	43.0% (212.86m ²)
	LANDSCAPED AREA REQUIRED: 35% of TOS (95.27m ²)	EXISTING:	73.2% (199.33m ²)
		PROPOSED:	57.6% (156.84m ²)
	OPEN SPACE ABOVE GROUND MAXIMUM: 25% of TOS (68.05m ²)	EXISTING:	3.5% (9.66m ²)
		PROPOSED:	9.2% (25.29m ²)
	PRIVATE OPEN SPACE REQUIRED: 18m ²	EXISTING:	83.61m ²
		PROPOSED:	73.81m ²

1

EXISTING AREA CALCULATIONS

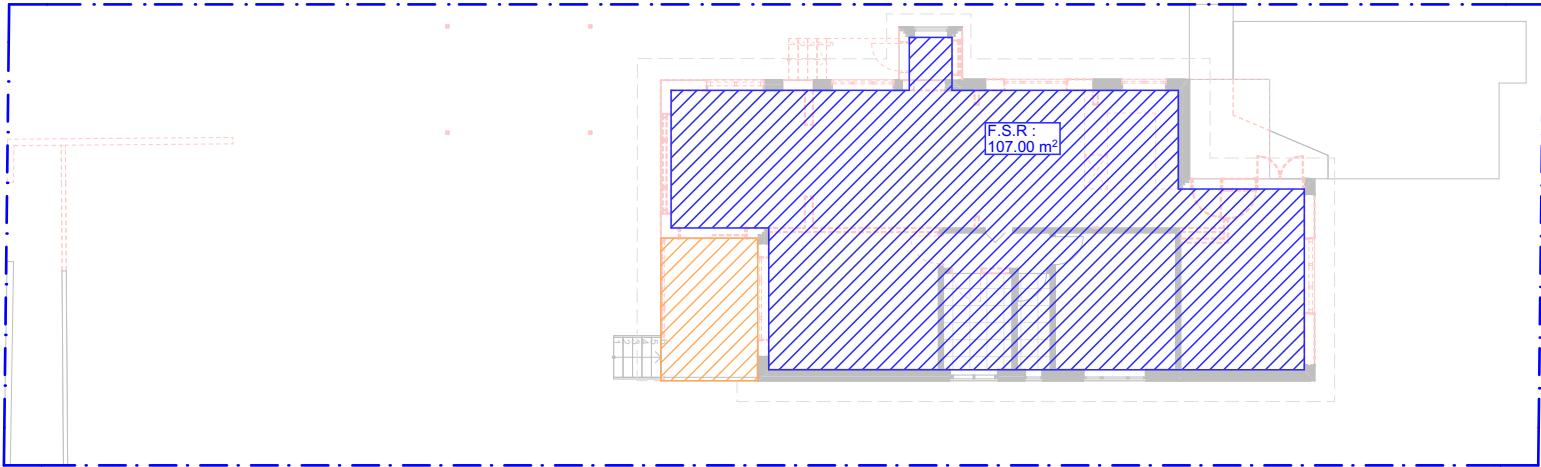
1:200



2

PROPOSED AREA CALCULATIONS

1:200



CONTROL F.S.R CALCULATIONS

SITE AREA: 494.91m²



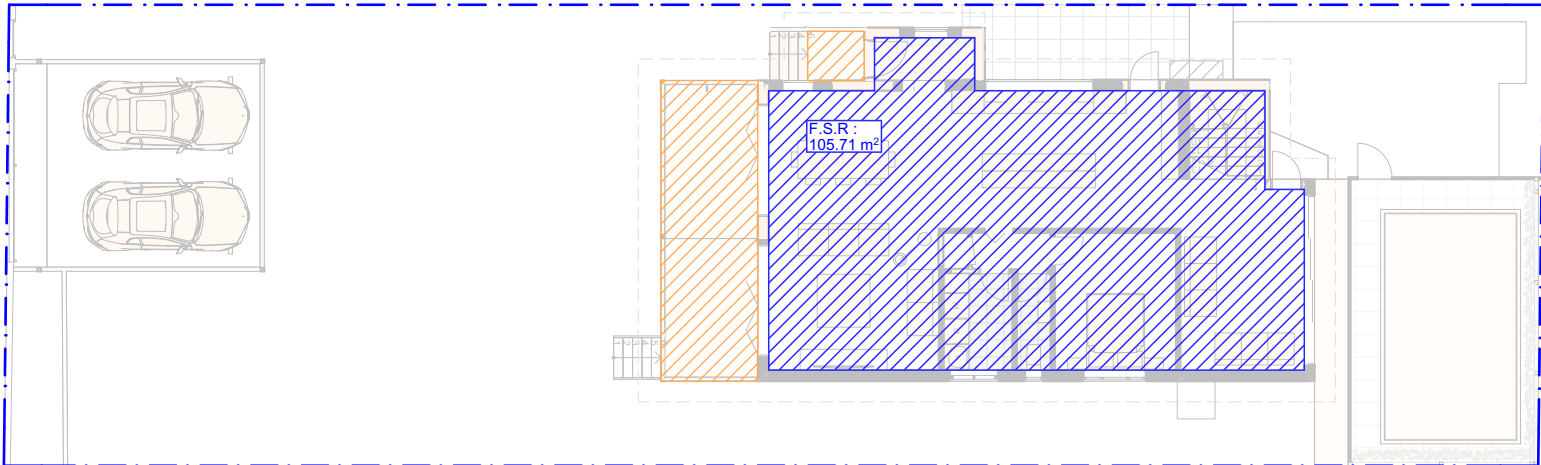
FLOOR SPACE RATIO
MAXIMUM: 0.50 : 1 (247.45m²)

EXISTING: 0.21 : 1 (107.00m²)
PROPOSED: 0.37 : 1 (185.58m²)

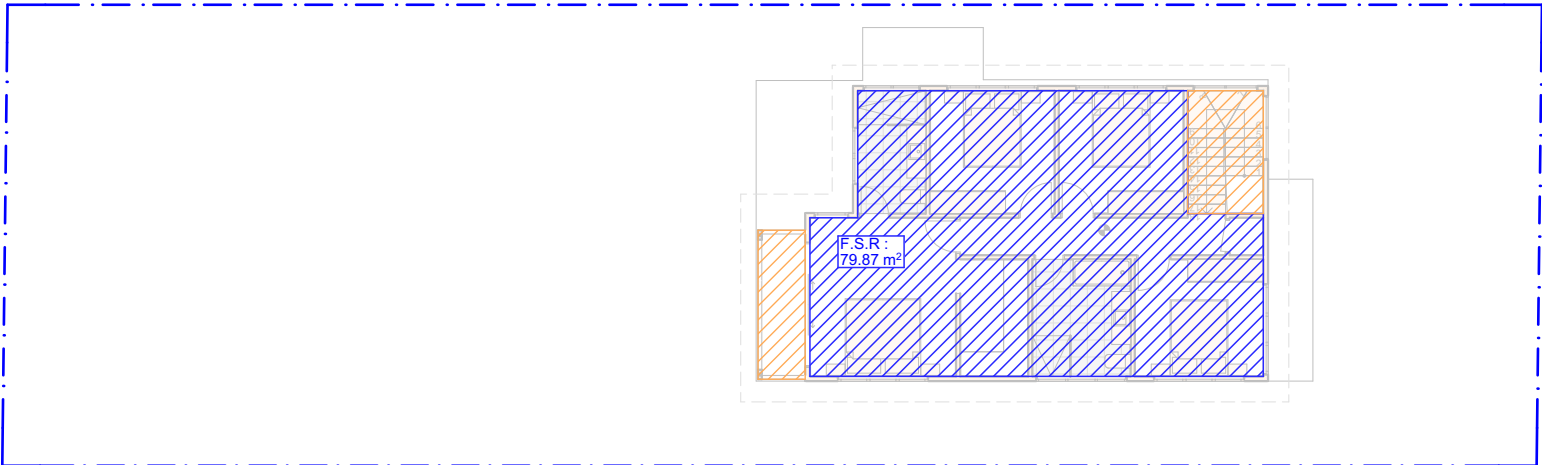


FSR - EXCLUDED AREAS
MAXIMUM: N/A

1 EXISTING FSR CALCULATIONS: GROUND FLOOR LEVEL 1:200



2 PROPOSED FSR CALCULATIONS: GROUND FLOOR LEVEL 1:200



3 PROPOSED FSR CALCULATIONS: FIRST FLOOR LEVEL 1:200



WEATHERBOARD CLADDING
COLOUR TO BE CONFIRMED BY CLIENT



METAL ROOFING SHEET
COLOUR TO BE CONFIRMED BY CLIENT



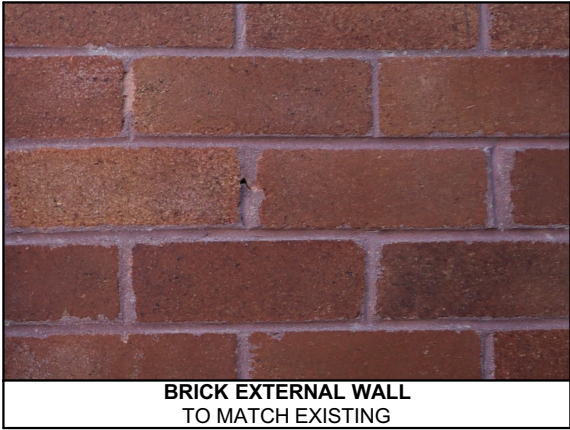
ALUMINIUM FRAMED SLIDING DOORS
BY STEGBAR OR OTHER



ALUMINIUM FRAMED SKYLIGHT
BY VELUX OR OTHER



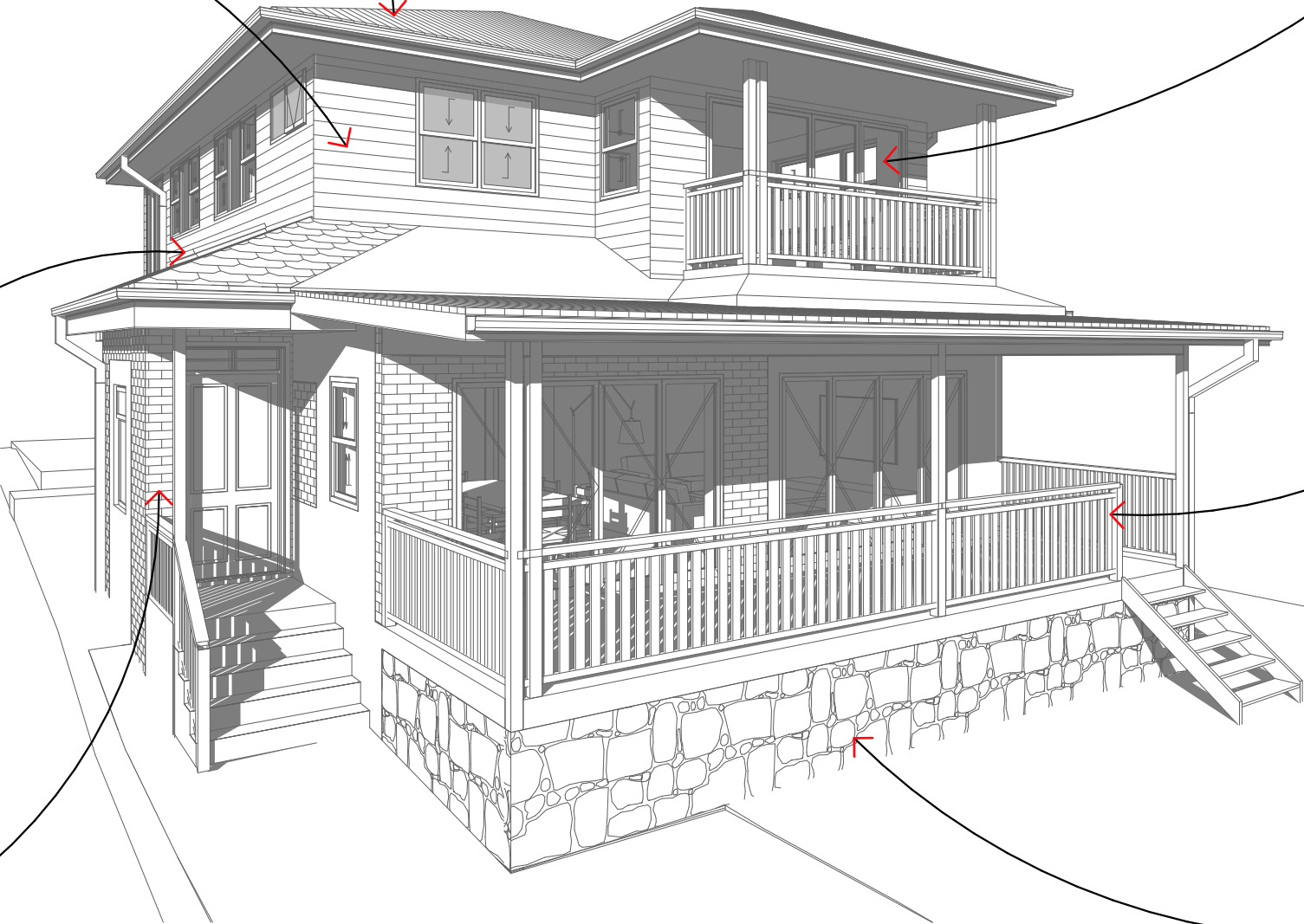
TIMBER DECK RAILING
MATERIAL & COLOUR TO BE CONFIRMED BY CLIENT



BRICK EXTERNAL WALL
TO MATCH EXISTING



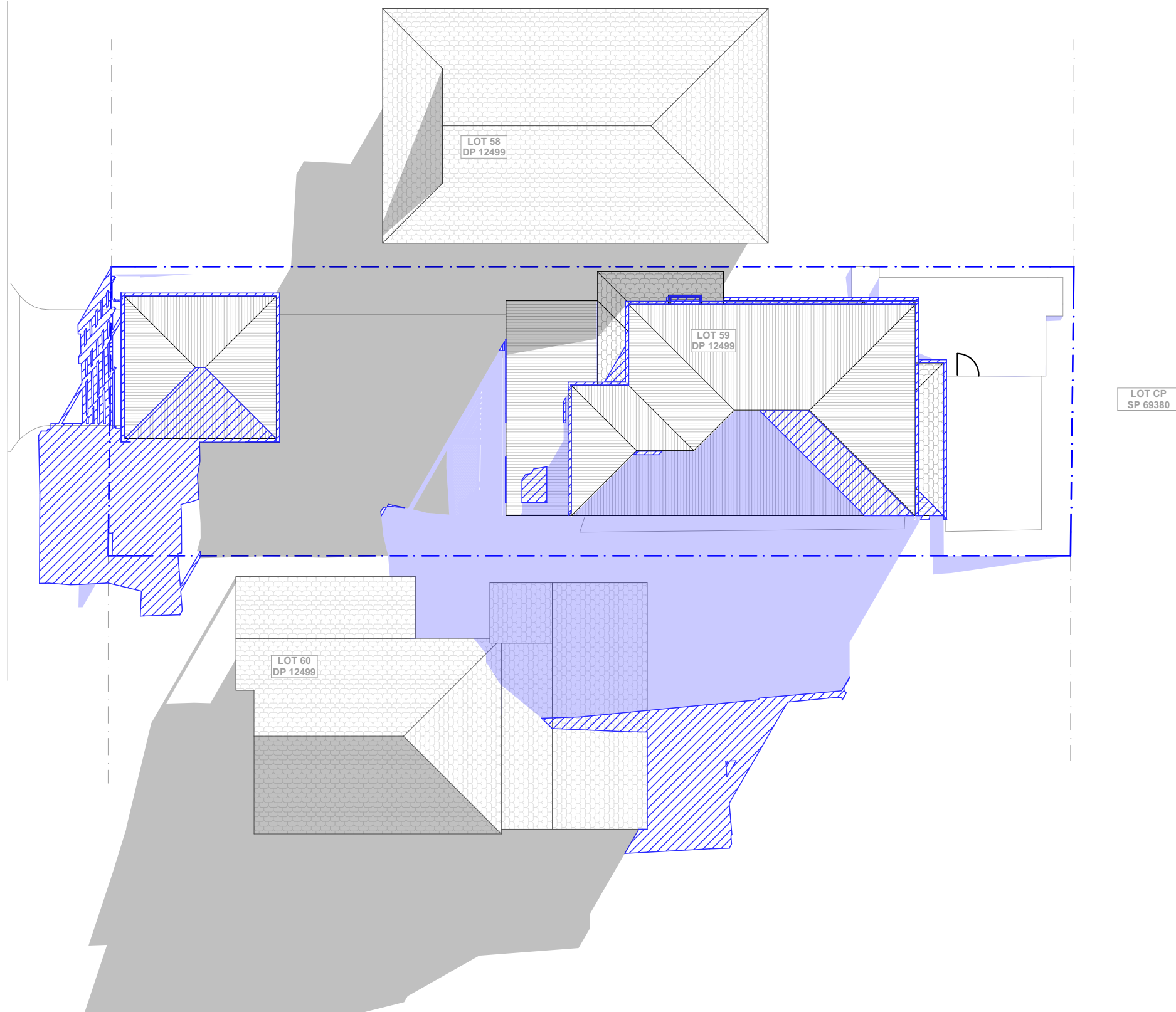
SANDSTONE-STYLE CLADDING
MATERIAL TO BE CONFIRMED BY CLIENT



REV.	DATE	COMMENTS	DRWN	NOTES
A	1/10/2020	DESIGN PLANS	RNA	<div>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.</div> <div>Do not scale measure from drawings. Figured dimensions are to be used only.</div> <div>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.</div> <div>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</div>

LEGEND	CLIENT	DRAWING NO.	DRAWING NAME
	THOMAS & VANESSA MILES	DA14	SAMPLE BOARD
	PROJECT ADDRESS	DATE	SCALE
	6 KEMPBRIDGE AVE, SEAFORTH 2092	Friday, 23 October 2020	@A3

KEMPBRIDGE AVENUE



WINTER SOLSTICE 9AM

1:200



ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS
 - NEIGHBOURING SHADOWS

CLIENT
THOMAS & VANESSA
MILES

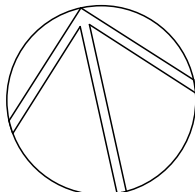
PROJECT ADDRESS
6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.
DA15

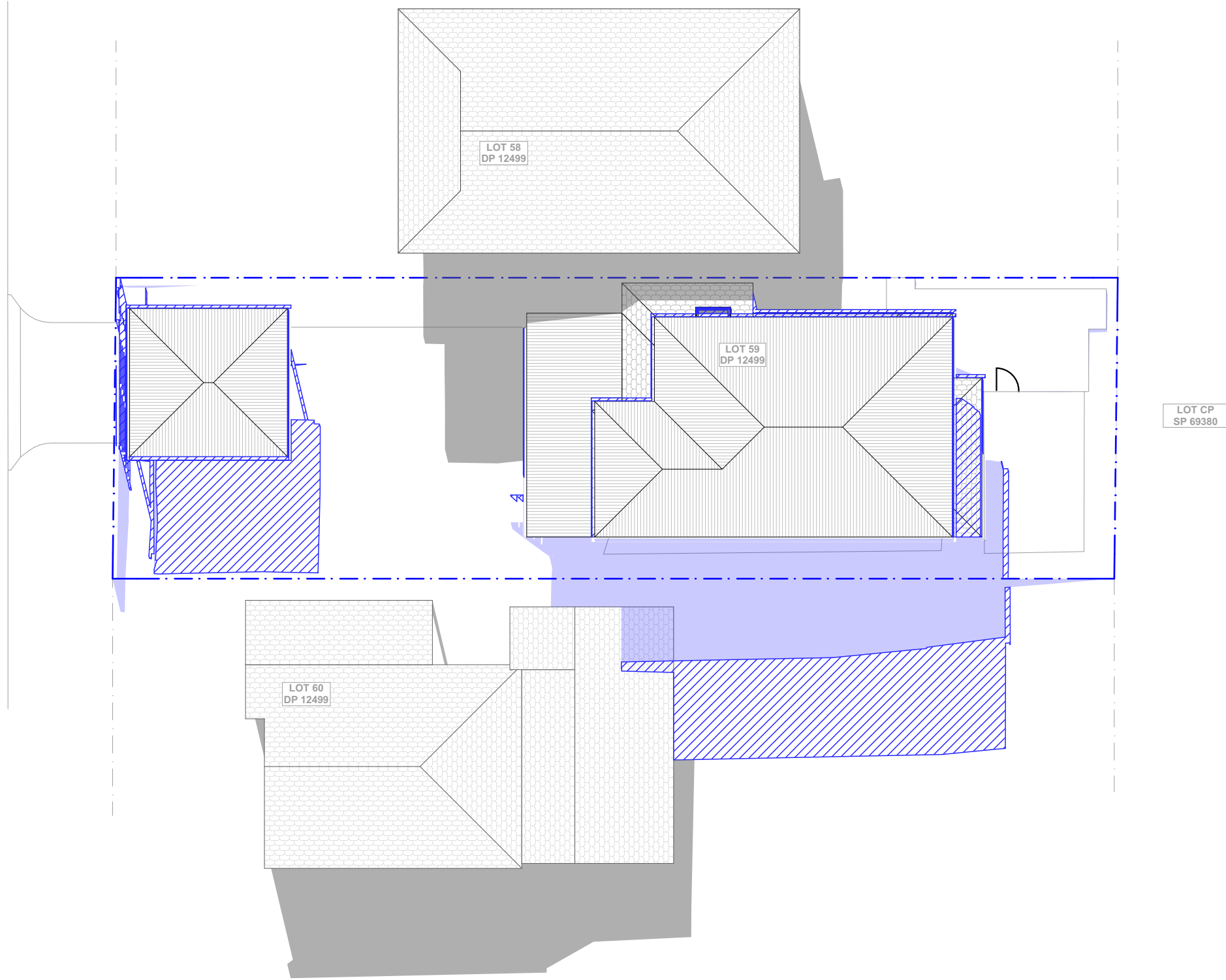
DATE
Friday, 23 October
2020

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3



KEMPBRIDGE AVENUE



1

WINTER SOLSTICE 12PM

1:200



ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

- LEGEND**
- EXISTING SHADOWS
 - PROPOSED SHADOWS
 - NEIGHBOURING SHADOWS

CLIENT
THOMAS & VANESSA
MILES

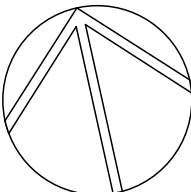
PROJECT ADDRESS
6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.
DA16

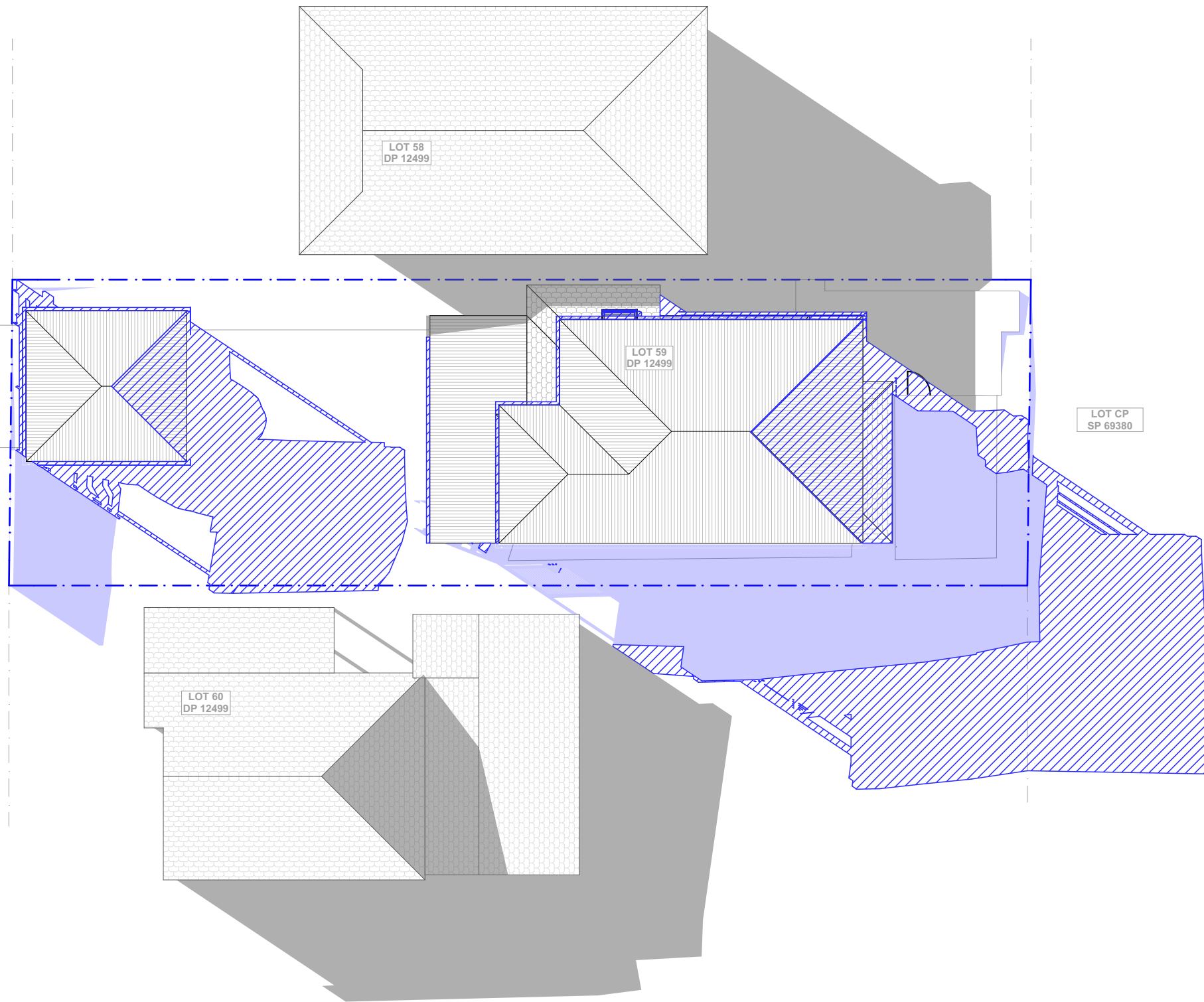
DATE
Friday, 23 October
2020

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3



KEMPBRIDGE AVENUE



1

WINTER SOLSTICE 3PM

1:200



ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
THOMAS & VANESSA
MILES

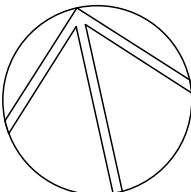
PROJECT ADDRESS
6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.
DA17

DATE
Friday, 23 October
2020

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A380197_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 23, October 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 20 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

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 open subfloor: framed (R0.7).</td><td>R0.8 (down) (or R1.50 including construction)</td><td></td></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>external wall: cavity brick</td><td>nil</td><td></td></tr><tr><td>flat ceiling, pitched roof</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 open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		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)		external wall: cavity brick	nil		flat ceiling, pitched roof	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 open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)																							
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)																							
external wall: cavity brick	nil																							
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)																						

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.

Description of project

Project address	
Project name	6 Kempbridge Avenue Seaforth_02
Street address	6 Kempbridge Avenue Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 12499
Lot number	59
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

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

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
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.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
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.						✓	✓	✓
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	N	0.84	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	N	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	N	2.88	0.305	3.14	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	N	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W5	N	3.06	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W6	E	3.06	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W7	E	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W8	S	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	S	1.44	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	S	2.88	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W11	N	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W12	W	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
D1	W	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D2	N	1.64	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D3	N	1.64	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D4	E	1.30	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D5	W	6.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D6	W	6.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D7	W	6.93	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W13	N	1.02	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:							✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.							✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device			Frame and glass type			
S1	1.092	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	1/10/2020	DESIGN PLANS	RNA

NOTES

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

CLIENT

THOMAS & VANESSA
MILES

PROJECT ADDRESS

6 KEMPBRIDGE AVE,
SEAFORTH 2092

DRAWING NO.

DA18

DATE

Friday, 23 October
2020

DRAWING NAME

BASIX COMMITMENTS