

Alterations & Additions & Change of Use of Shed to Studio to Single level Residence at

**16 Coster Street
Frenchs Forest NSW**

For Helen & Tom Cooney

Locality Plan



Drawing List

- DA01 Schedule of External Finishes, Legend
- DA02 Site Analysis Plan, Landscape, Compliance Table
- DA03 Site and Roof Plan
- DA04 Demolition plan
- DA05 Ground Floor plan
- DA06 North and South Elevations
- DA07 East and West Elevations
- DA08 Sections
- DA09 BASIX
- DA10 Sediment & Erosion Control Plan, Waste Management Plan

Notes

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All wall framing to comply with current AS 1684 light timber framing code and relevant supplements. Provide insulation to all wall cavities in external walls to BASIX requirements. Smoke alarms to be installed in accordance with Australian building code and local fire regulations. All positions of GPO's and switches to be confirmed on site prior to installation. All positions of light fittings to be confirmed on site prior to installation. Provide all windows, doors, glazing, shading devices, fixtures and fittings to comply with BASIX requirements. New stairs and balustrades to comply with NCC Parts 3.9.1 and 3.9.2 and AS 1657.

Refer structural and stormwater engineers drawings. Refer the architectural building specification.

Materials

-  New Timber framed post/floor structure
-  New Concrete/Paving
-  New Glazing
-  New Brickwork/blockwork
-  New Metal roofing / Metalwork

Drawing List

DA00

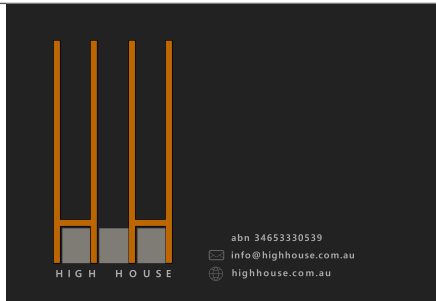
Drawing:

No.	Issue	Date
	DA application	17/02/25

Alterations and Additions & Change of Use of Shed to Studio for H & T Cooney

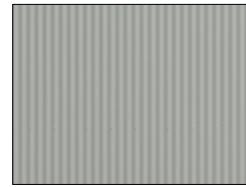
16 Coster Street Frenchs Forest NSW
Development Application

Date : 14-02-25 Drawn: BH Scale: 1:100 UNO. A3



Legend

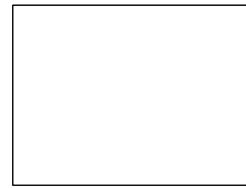
BALex	Existing balustrade.
BLKex	Blockwork existing - painted.
BLK	New Painted blockwork to match existing.
exC	Existing concrete
COS	Confirm dimension on site
CP1	Cladding- Weatherboards
CP2	Cladding - Timber cladding to entry.
CT	Ceramic tile
DP	Downpipes. Colorbond to future engineers details.
EX	Existing
FFL	Finished floor level.
GUT	Gutter- new colorbond quad gutters.
MR	Metal Deck Roof. Insulated timber framed. Colorbond with colorbond flashings and cappings. To meet BASIX requirements or better.
PB	Plasterboard. Internal wall linings generally 13mm.
RO	Roof Outlet. Refer stormwater drawings.
STex	Stair- Existing
TB	Timber Beam. To future detail.
TP	Timber post. To future detail.
TDex	Timber deck existing.
TF	Timber floor - new engineered flooring to selection.
WD	Window and doors- New windows and doors. To future door and window schedule detail.



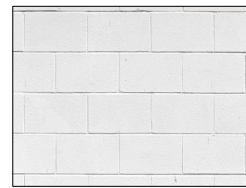
MR
New roofs to rear of house.
Colorbond 'custom orb
Colour- 'Windspray'
With colorbond cappings and
flashings. Insulation to meet BASIX
requirements or better.



GUT, DP, CP
New gutters, Downpipes
cappings and flashings.
Colorbond 'Windspray '



FB, SF
Fascia boards, Soffits.
Colour- Dulux 'Vivid white'



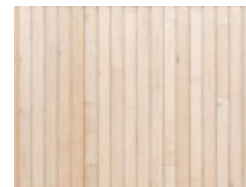
BLK
Existing & new blockwork.
Painted.
Dulux ' Tranquil Retreat'



TP, TB
New Timber posts and
timber beams.
Painted Dulux 'Monument'



ST
Sandstone feature



CP2
Entry Hall external wall finish:

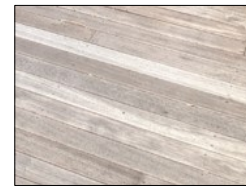
Timber cladding to timber framed
wall , with insulation to meet BASIX
requirements or better.
IronAsh or Iron Oak or weatherboard
finish to future detail.



WD
Windows and Doors,
Aluminium/timber.
Colour - Silver Matt /White to future
door and window schedule detail.



CP1
New and existing cladding
to shed- Weatherboards to
match existing.
Dulux 'Tranquil Retreat'



TD
Existing timber deck.
Grey stain.

FFL 53.59

New Finished Floor Level

RL 53.59

Existing Level



Demolished wall



Bulkhead or eave over



Existing concrete block
external wall



Existing timber internal
stud wall



Existing timber framed
weatherboard external wall



New concrete block wall



New timber framed
weatherboard clad wall



New internal timber stud wall



Window/door 1
Refer BASIX

01 Schedule of External Finishes

Notes

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Refer structural and stormwater engineers drawings. Refer the architectural building specification.

Materials

	New Timber framed post/floor structure
	New Concrete/Paving
	New Glazing
	New Brickwork/blockwork
	New Metal roofing / Metalwork

Schedule of External Finishes, Legend

DA01

Drawing:

No.	Issue	Date
	DA application	17/02/25

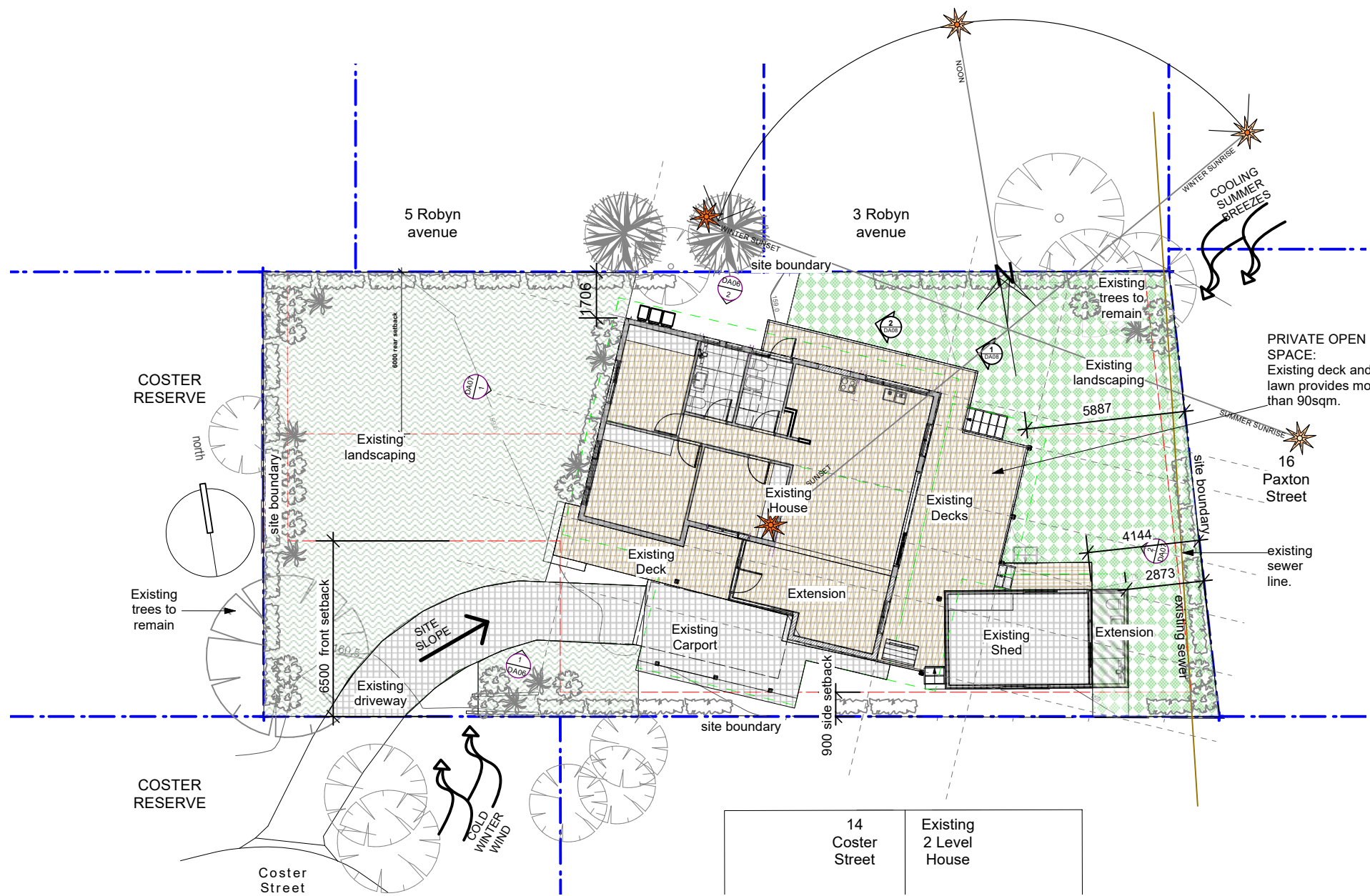
Alterations and Additions & Change of Use of Shed to Studio for H & T Cooney

16 Coster Street Frenchs Forest NSW
Development Application

Date : 14-02-25 Drawn: BH Scale: 1:100 UNO. A3



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16 Coster Street Frenches Forest NSW 2086
LOT 28 , DP 203735

LEP and DCP compliance Table

Warringah LEP 2011

2.1	Zoning	R2 Low density residential	
4.3	Building height	8.5m	Complies
7.1	Acid Sulphate Soils	Class 5	Complies
6.4	Landlip Zone	Area A	

Warringah DCP

Site Area	566.9 sqm	
Private Open Space	90sqm required (60sqm min.)	Complies
B1 Wall Heights	7.2m max. height	No change
B3 Side Boundary Envelope	4m, 45 deg.	Complies
B5 Side Boundary Setbacks	.9m	Complies
B7 Front Boundary Setbacks	6.5m	Complies
B9 Rear Boundary Setbacks	6m	On Merit due to unusual front boundary

Landscaped Area

Permissible min 40%	227 sqm	
Existing LA	300.5 sqm	
Proposed Total LA	294.3 sqm (52%)	Complies

Hard Surface

Existing Hard Surface	226 sqm	
New Hard Surface	4.8 sqm	
Total Hard Surface	231 sqm (40%)	No OSD required- no additional surface over 50sqm. Impervious surface < 40% site area.

Floor Area

Ground floor Existing	96.4 sqm
Ground floor new	19.3 sqm
TOTAL floor area	115.8 sqm

SITE AREA - 566.9 sqm	LANDSCAPED AREA	HARD SURFACE AREA
	<p>Landscaped area Existing 300.5 sqm (53%)</p> <p>Reduced Existing Landscaped area 294.3 sqm (52%)</p> <p>Total Landscape area 294.3 sqm (52%)</p>	<p>Hard surface Existing 226 sqm</p> <p>Hard Surface New 4.8 sqm</p> <p>Total Hard Surface 231 sqm (40%)</p>

1 Site Analysis & Landscape Plan

Scale: 1:200

Notes

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Site Analysis Plan & DA02 Landscape, Compliance Table

Drawing:

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No.	Issue
	Date

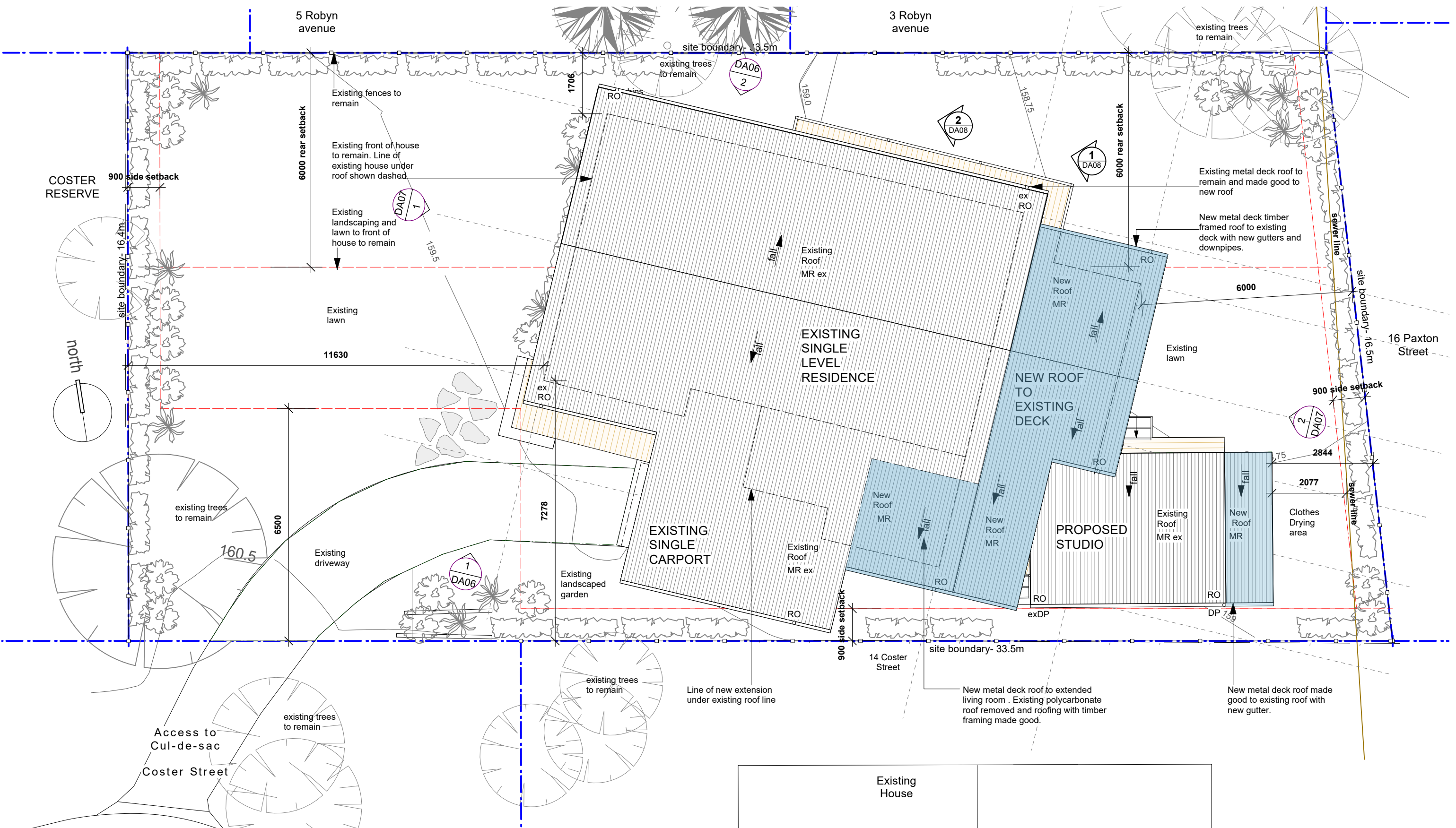
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Site and Roof Plan DA03

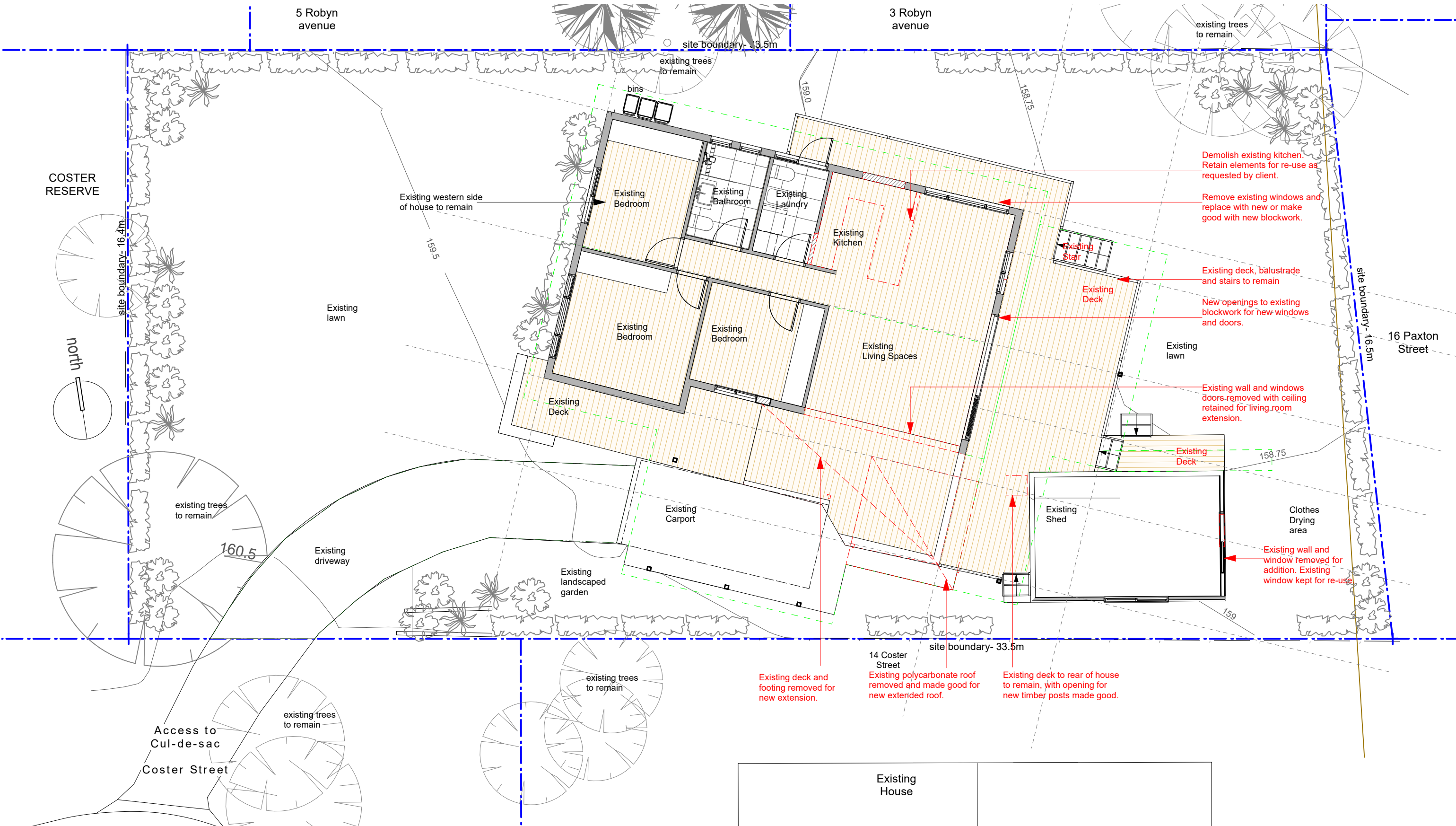
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Demolish existing kitchen. Retain elements for re-use as requested by client.

Remove existing windows and replace with new or make good with new blockwork.

Existing deck, balustrade and stairs to remain

New openings to existing blockwork for new windows and doors.

Existing wall and windows doors removed with ceiling retained for living room extension.

Existing Deck

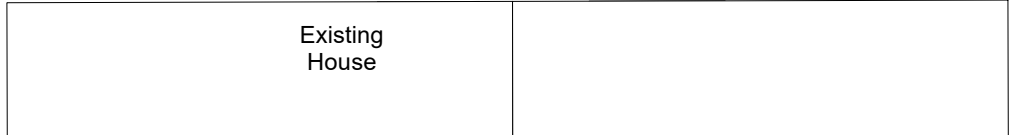
Clothes Drying area

Existing wall and window removed for addition. Existing window kept for re-use.

Existing deck and footing removed for new extension.

Existing polycarbonate roof removed and made good for new extended roof.

Existing deck to rear of house to remain, with opening for new timber posts made good.



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Demolition Plan DA04

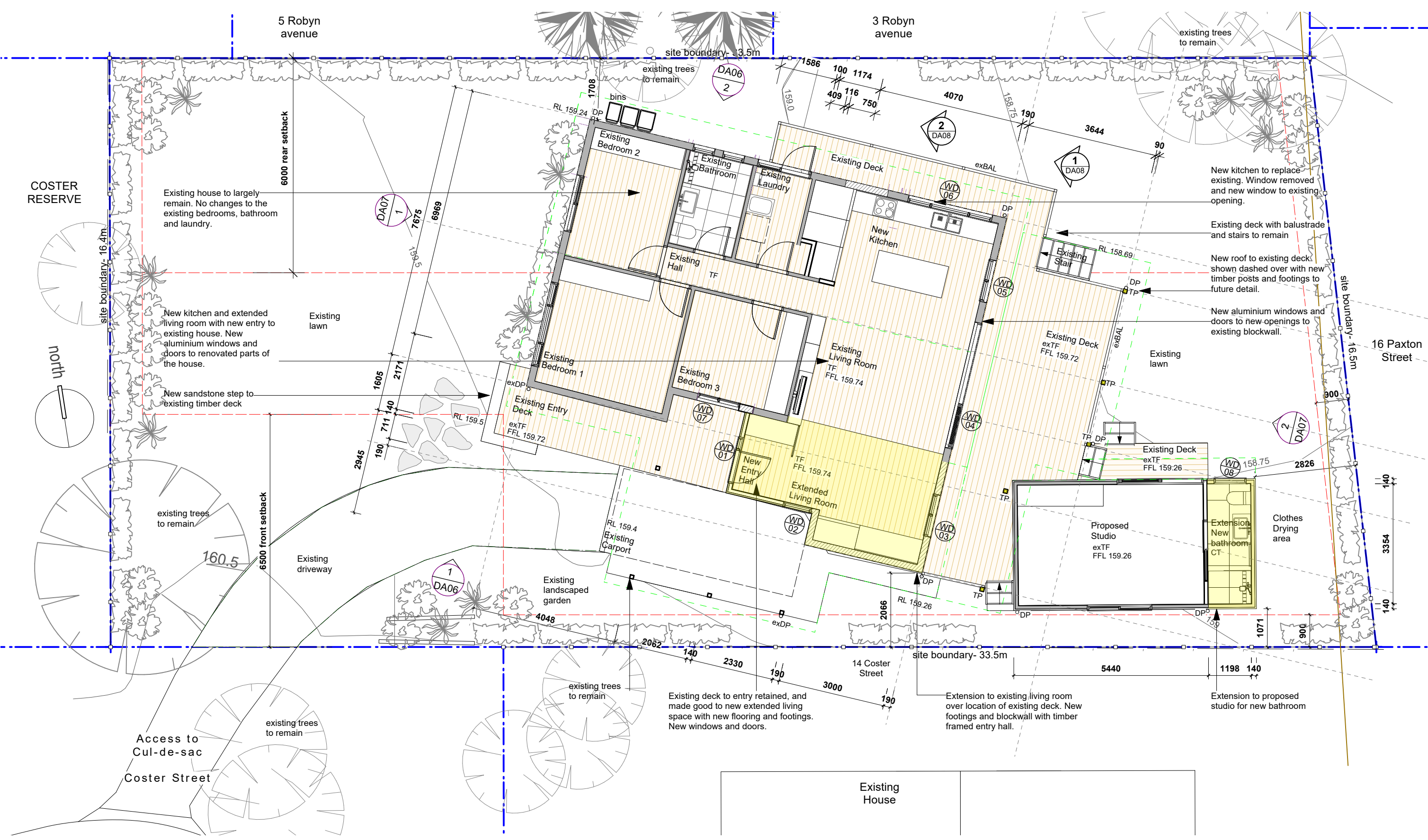
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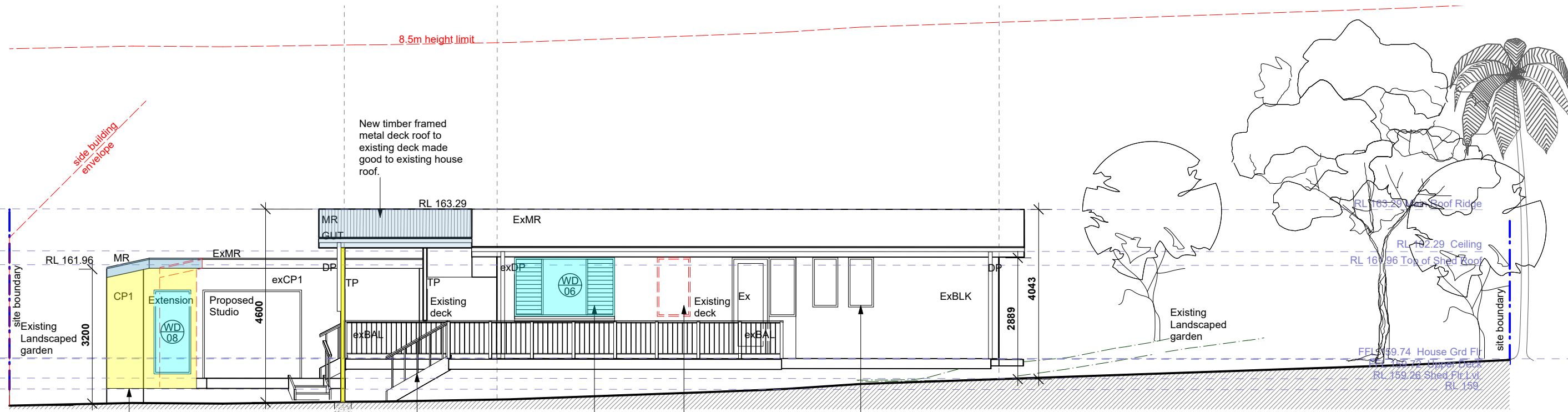
Ground Floor Plan DA05

Drawing:		
	DA application	17/02/25
No.	Issue	Date

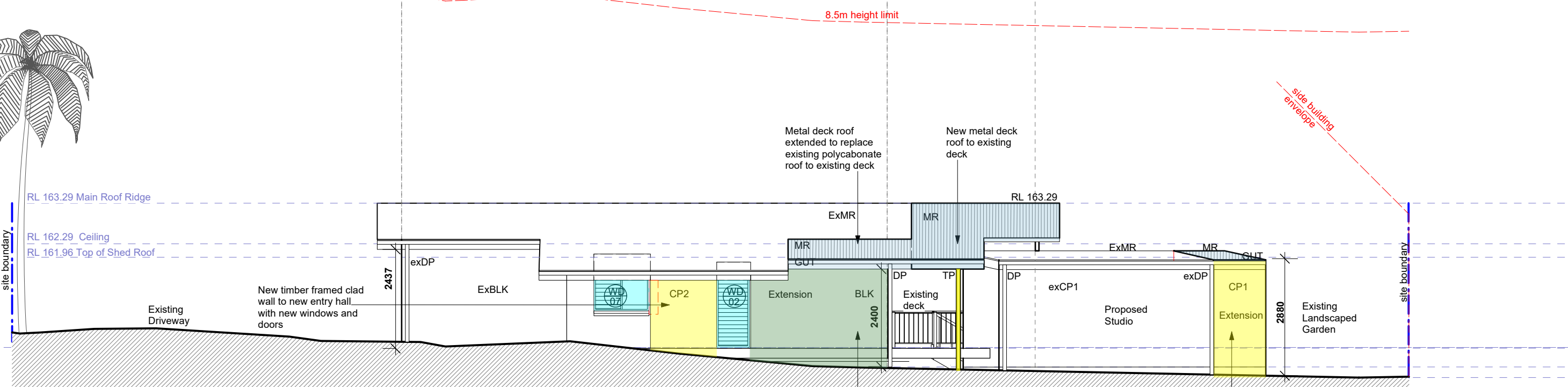
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2 Northern Elevation
DA03



1 Southern Elevation
DA03

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- Refer structural and stormwater engineers drawings. Refer the architectural building specification.
- Materials**
- New Timber framed post/floor structure
 - New Concrete/Paving
 - New Glazing
 - New Brickwork/blockwork
 - New Metal roofing / Metalwork

North and South Elevations

DA06

Drawing: _____

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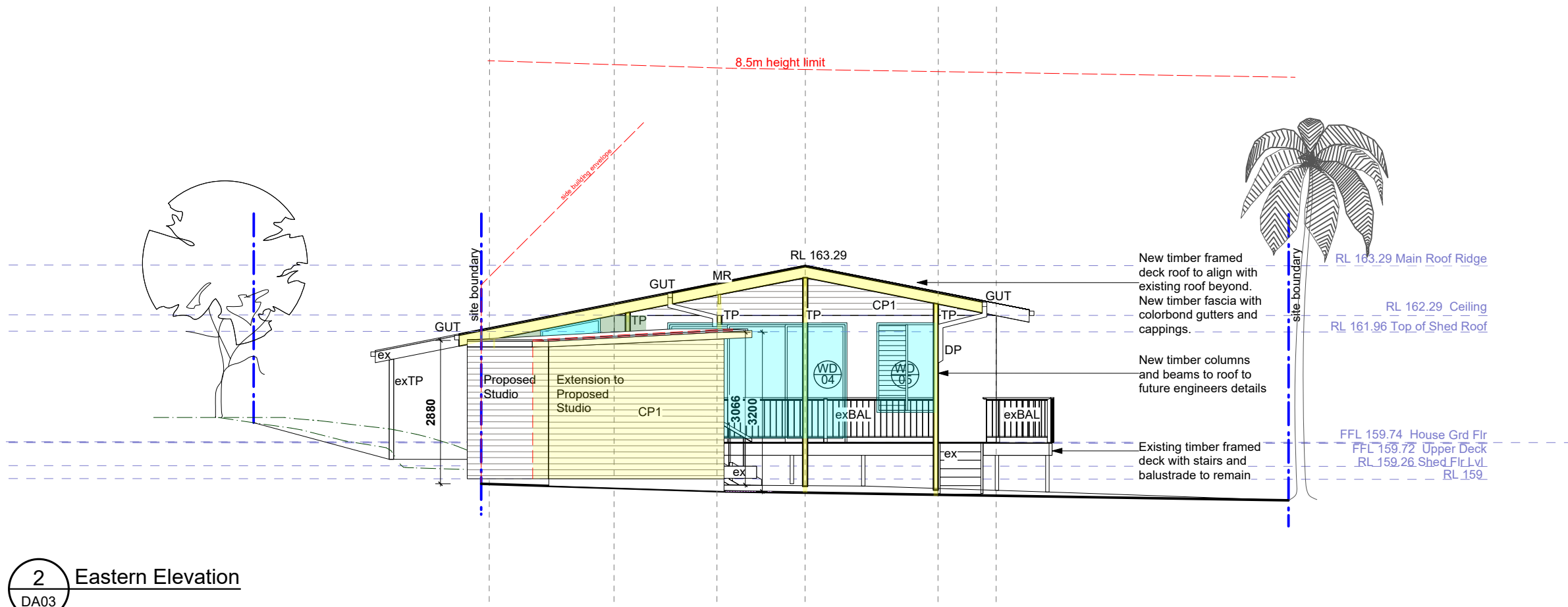
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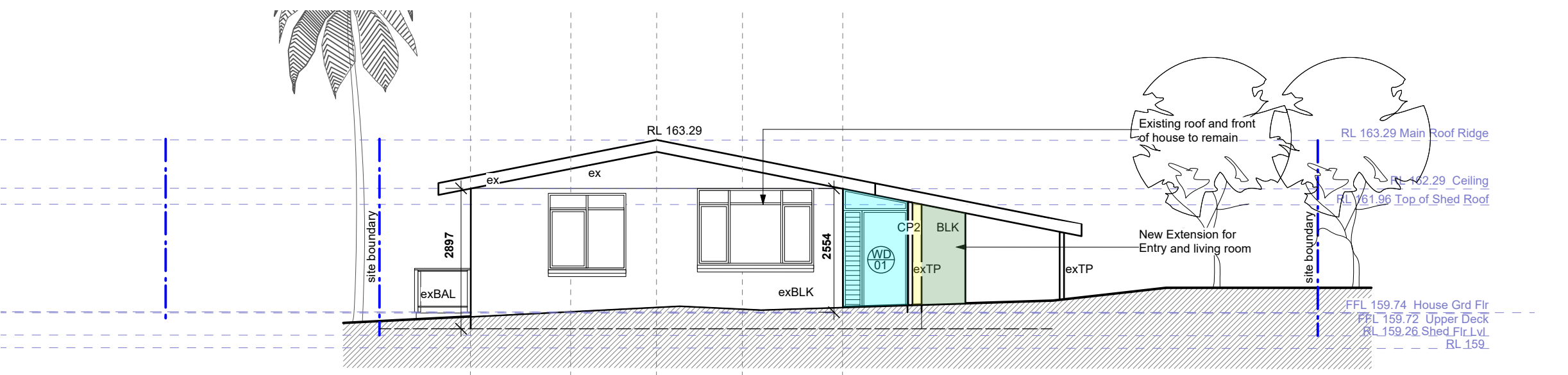
Date : 14-02-25 Drawn: BH Scale: 1:100 UNO. A3





2 Eastern Elevation
DA03

- ### Legend
- BALex Existing balustrade.
 - BLKex Blockwork existing - painted.
 - BLK New Painted blockwork to match existing.
 - exC Existing concrete
 - COS Confirm dimension on site
 - CP1 Cladding- Weatherboards
 - CP2 Cladding - Timber cladding to entry.
 - CT Ceramic tile
 - DP Downpipes. Colorbond to future engineers details.
 - EX Existing
 - FFL Finished floor level.
 - GUT Gutter- new colorbond quad gutters.
 - MR Metal Deck Roof. Insulated timber framed. Colorbond with colorbond flashings and cappings. To meet BASIX requirements or better.
 - PB Plasterboard. Internal wall linings generally 13mm.
 - RO Roof Outlet. Refer stormwater drawings.
 - STex Stair- Existing
 - TB Timber Beam. To future detail.
 - TP Timber post. To future detail.
 - TDex Timber deck existing.
 - TF Timber floor - new engineered flooring to selection.
 - WD Window and doors- New windows and doors. To future door and window schedule detail.



1 Western Elevation
DA03

- FFL 53.59 New Finished Floor Level
 - RL 53.59 Existing Level
 - - - - - Demolished wall
 - - - - - Bulkhead or eave over
 - █ Existing concrete block external wall
 - █ Existing timber internal stud wall
 - █ Existing timber framed weatherboard external wall
 - █ New concrete block wall
 - █ New timber framed weatherboard clad wall
 - █ New internal timber stud wall
- WD 1 Window/door 1 Refer BASIX

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- Refer structural and stormwater engineers drawings. Refer the architectural building specification.
- Materials**
- █ New Timber framed post/floor structure
 - █ New Concrete/Paving
 - █ New Glazing
 - █ New Brickwork/blockwork
 - █ New Metal roofing / Metalwork

East and West Elevations

DA07

Drawing: _____

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Legend

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- BLKex Blockwork existing - painted.
- BLK New Painted blockwork to match existing.
- exC Existing concrete
- COS Confirm dimension on site
- CP1 Cladding- Weatherboards
- CP2 Cladding - Timber cladding to entry.
- CT Ceramic tile
- DP Downpipes. Colorbond to future engineers details.
- EX Existing
- FFL Finished floor level.
- GUT Gutter- new colorbond quad gutters.
- MR Metal Deck Roof. Insulated timber framed. Colorbond with colorbond flashings and cappings. To meet BASIX requirements or better.
- PB Plasterboard. Internal wall linings generally 13mm.
- RO Roof Outlet. Refer stormwater drawings.
- STex Stair- Existing
- TB Timber Beam. To future detail.
- TP Timber post. To future detail.
- TDex Timber deck existing.
- TF Timber floor - new engineered flooring to selection.
- WD Window and doors- New windows and doors. To future door and window schedule detail.

New timber framed entry hall beyond with new glazed windows and entry door.

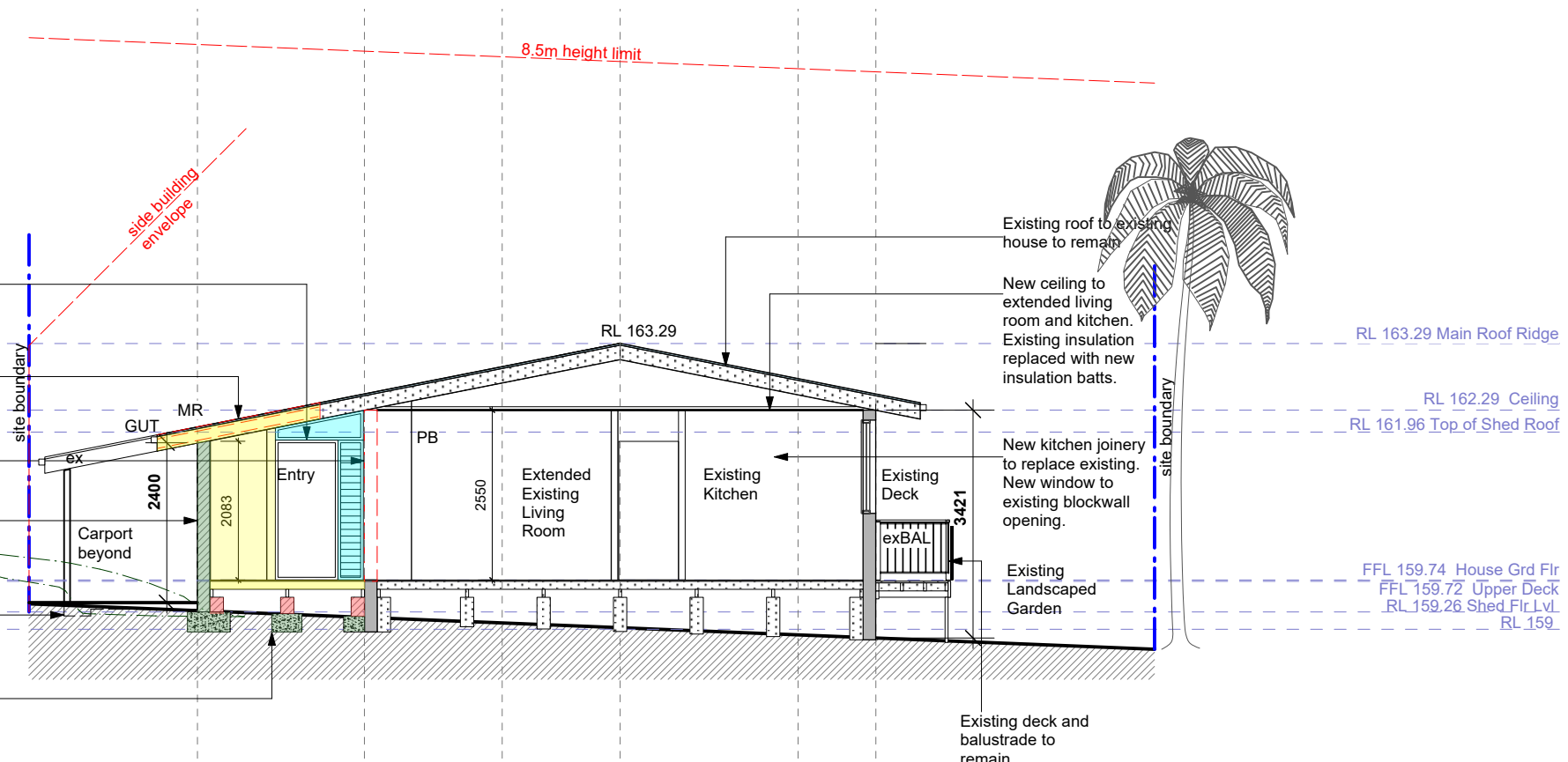
New timber framed metal deck roof to replace existing polycarbonate roof with insulation to meet BASIX requirements.

Existing wall removed for new entry extension to future engineers details

New blockwall and footings to replace existing deck to future detail.

Existing carport to remain beyond

New timber floor with timber framing to replace existing deck with new concrete footings.



2 Cross Section

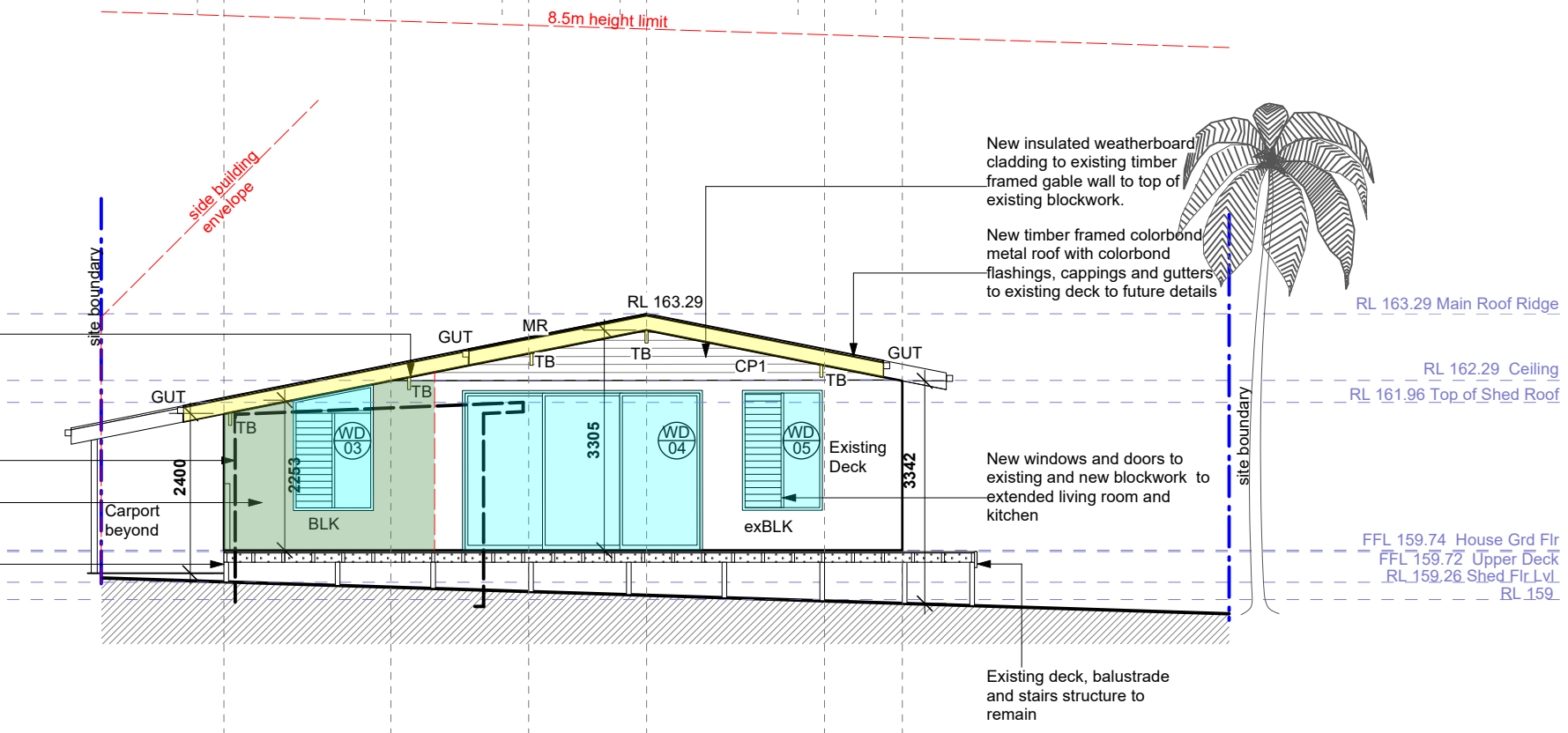
DA03

New timber beam to support new deck roof to future detail

Existing shed (proposed studio) shown dashed in front

Extension to living room with blockwalls to match existing.

Existing timber framed deck to remain and made good to extension with new timber posts for new roof.



1 Cross Section

DA03

- FFL 53.59 New Finished Floor Level
 - RL 53.59 Existing Level
 - Demolished wall
 - Bulkhead or eave over
 - Existing concrete block external wall
 - Existing timber internal stud wall
 - Existing timber framed weatherboard external wall
 - New concrete block wall
 - New timber framed weatherboard clad wall
 - New internal timber stud wall
- WD
1 Window/door 1 Refer BASIX

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 - New Brickwork/blockwork
 - New Metal roofing / Metalwork

Sections DA08

Drawing: _____

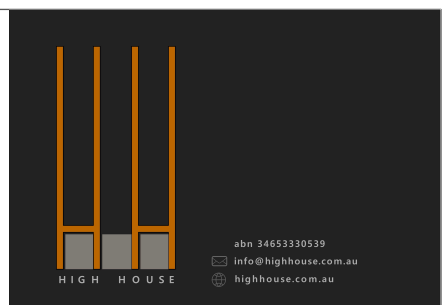
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Alterations and Additions

Certificate number: A1783209

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 12 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	16 Coster Street
Street address	16 COSTER Street FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP203735
Lot number	28
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name:	
ABN (if applicable):	

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 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.		✓	✓

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.		✓	✓

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	N	3.5	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W8	N	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W3	E	2.2	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W4	E	8.7	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W5	E	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			

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)	N/A			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2	S	1.7	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W1	W	1	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W7	S	2	0	0	eave/verandah/pergola/balcony >=900 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			

Notes

All work to conform to NCC2022 of Australia and NSW supplement and all current relevant AS codes. Refer specification. All dimensions are in millimetres and figured dimensions take precedence over scaling. Builder to verify all dimensions on site and seek instructions prior to proceeding if any discrepancies are found. Footings and slabs to comply with current AS 2870 and accordance with accompanying structural engineering drawings. Light and ventilation to comply with part F4 of the Building Code of Australia.

All wall framing to comply with current AS 1684 light timber framing code and relevant supplements. Provide insulation to all wall cavities in external walls to BASIX requirements. Smoke alarms to be installed in accordance with Australian building code and local fire regulations. All positions of GPO's and switches to be confirmed on site prior to installation. All positions of light fittings to be confirmed on site prior to installation. Provide all windows, doors, glazing, shading devices, fixtures and fittings to comply with BASIX requirements. New stairs and balustrades to comply with NCC Parts 3.9.1 and 3.9.2 and AS 1657.

Refer structural and stormwater engineers drawings. Refer the architectural building specification.

- Materials**
- New Timber framed post/floor structure
 - New Concrete/Paving
 - New Glazing
 - New Brickwork/blockwork
 - New Metal roofing / Metalwork

BASIX

Drawing:

No. Issue

DA09

Date

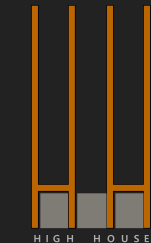
DA application

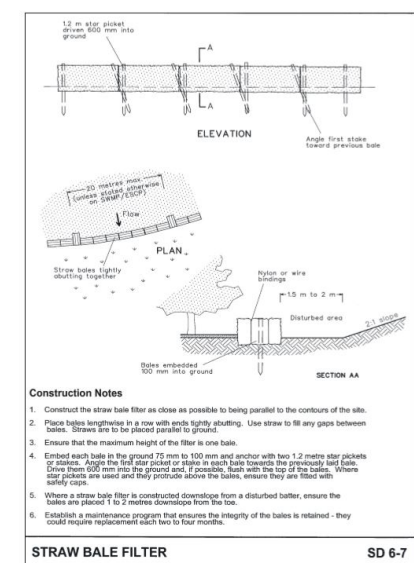
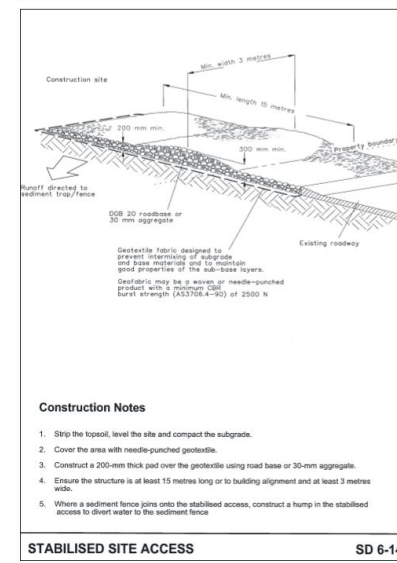
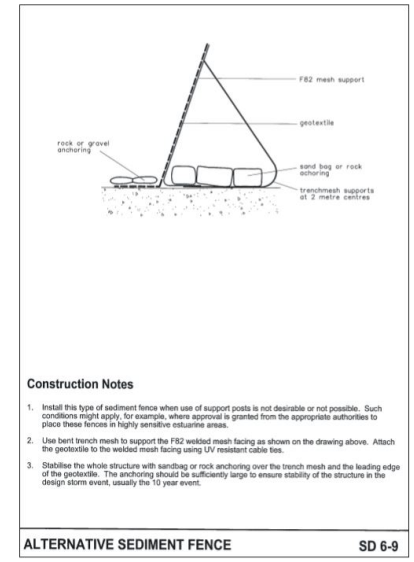
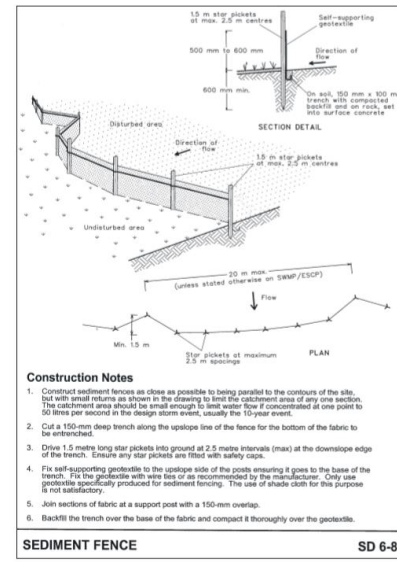
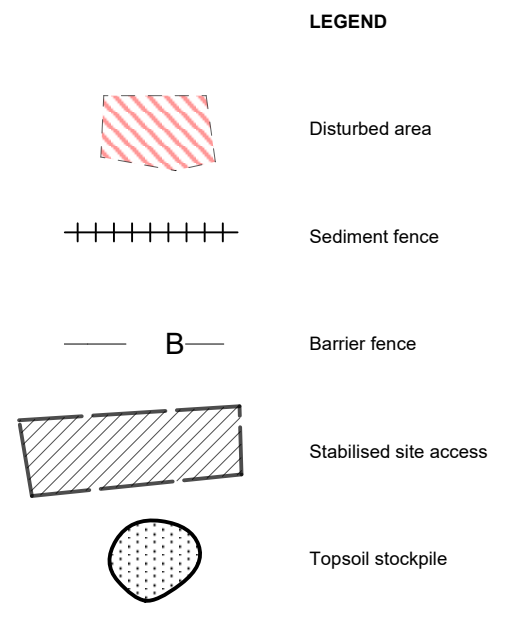
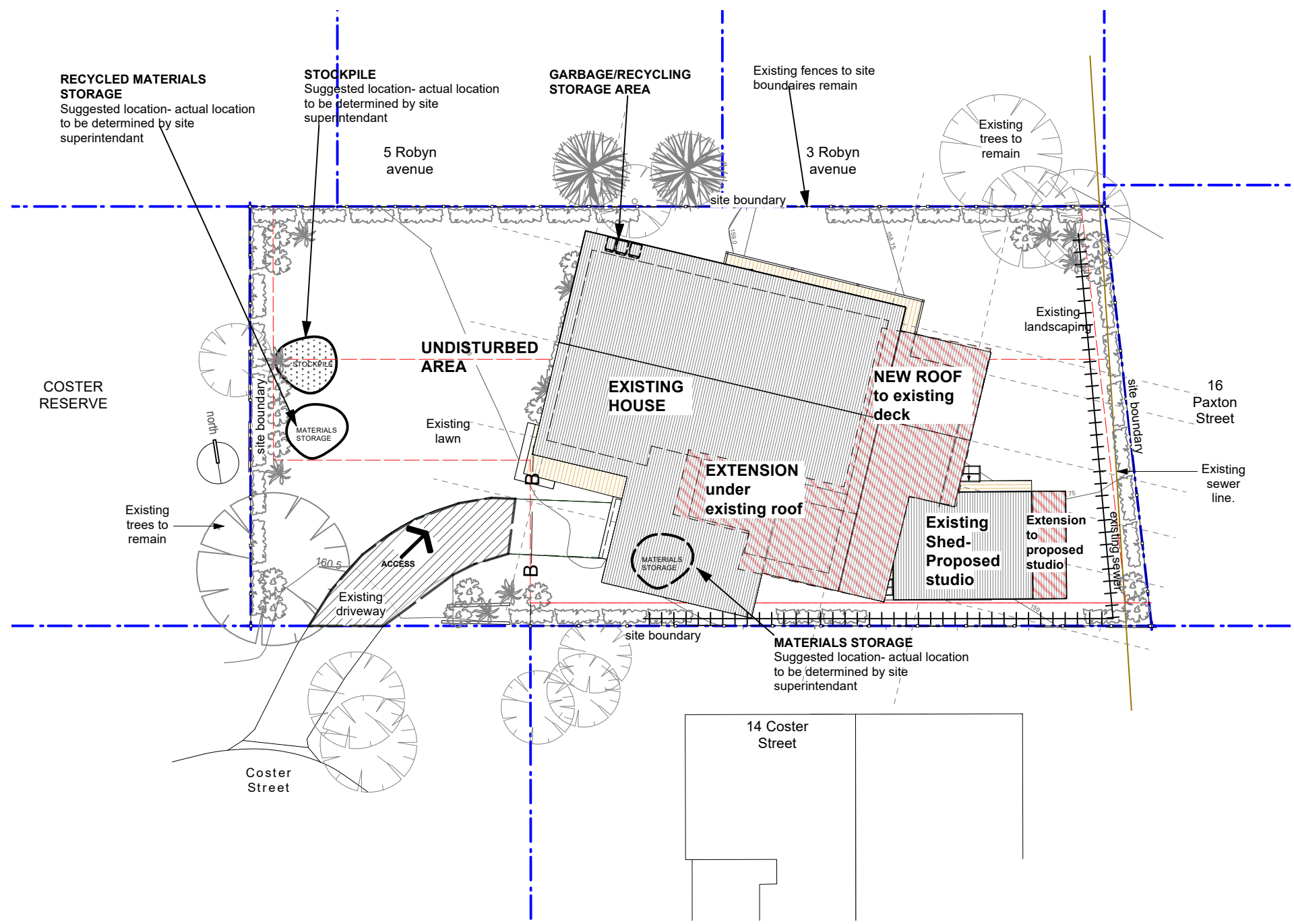
17/02/25

Alterations and Additions & Change of Use of Shed to Studio for H & T Cooney

**16 Coster Street Frenchs Forest NSW
Development Application**

Date : 14-02-25 Drawn: BH Scale: 1:100 UNO. A3





1 Site Plan
Scale: 1:200

Notes
All work to conform to NCC2022 of Australia and NSW supplement and all current relevant AS codes. Refer specification. All dimensions are in millimetres and figured dimensions take precedence over scaling. **Builder to verify all dimensions on site and seek instructions prior to proceeding** if any discrepancies are found. Footings and slabs to comply with current AS 2870 and accordance with accompanying structural engineering drawings. Light and ventilation to comply with part F4 of the Building Code of Australia.

All wall framing to comply with current AS 1684 light timber framing code and relevant supplements. Provide insulation to all wall cavities in external walls to BASIX requirements. Smoke alarms to be installed in accordance with Australian building code and local fire regulations. All positions of GPO's and switches to be confirmed on site prior to installation. All positions of light fittings to be confirmed on site prior to installation. Provide all windows, doors, glazing, shading devices, fixtures and fittings to comply with BASIX requirements. New stairs and balustrades to comply with NCC Parts 3.9.1 and 3.9.2 and AS 1657.

- Refer structural and stormwater engineers drawings. Refer the architectural building specification.
- Materials**
- New Timber framed post/floor structure
 - New Concrete/Paving
 - New Glazing
 - New Brickwork/blockwork
 - New Metal roofing / Metalwork

Sediment & Erosion Control Plan, Waste Management Plan DA10

Drawing: _____

No.	Issue	Date
1	DA application	17/02/25

Alterations and Additions & Change of Use of Shed to Studio for H & T Cooney

16 Coster Street Frenchs Forest NSW

Development Application

Date : 14-02-25 Drawn: BH Scale: 1:200 @ A3

