32 BADCOE ROAD CROMER

DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS - LOT 41 IN D.P. 237862

Glazing rec	quirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows ar	nd glazed d	oors					,	-	
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.							Y	F.Z	
The following requirements must also be satisfied in relation to each window and glazed door:						~	W.		
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.						₩	Z.		
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.					1	¥	1		
Windows a	and glazed	doors o	lazing ı	equireme	nts				
Window / doo no.				AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	Shading device	Frame and glass type			
W1	S	2.52	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	N	8.04	O	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W5	N	4.2	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W6	E	7.8	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W7	N	4.95	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	N	2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W9	N	1.76	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W10	N	2.7	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			

NCC-BCA 2021 COMPLIANCE SPECIFICATIONS:

- site preparation part 3.1 of NCC
- 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 and AS2870
- masonry construction part 3.3 of NCC and AS3700
- framing part 3.4 of NCC
- sub floor ventilation part 3.4.1 of NCC
- roof + wall cladding, gutters & downpipes part 3.5 of NCC
- glazing part 3.6 of NCC and AS1288
- fire safety part 3.7 of NCC
- smoke alarms part 3.7.5 of NCC
- health + amenity part 3.8 of NCC
- wet areas + external waterproofing part 3.8.1 of NCC
- minimum room heights part 3.8.2 of NCC - facilities - 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 + ramp construction part 3.9.1 of NCC
- barriers + handrails part 3.9.2 of NCC
- ancillary provisions + additional construction requirements part 3.10 of NCC
- fencing & other provisions regs & AS1926
- demolition works AS2601
- construction in bushfire-prone areas part 3.10.5 of NCC
- construction of buildings in bushfire-prone areas AS 3959: 2018 including amendment 1
- energy efficiency part 3.12 of NCC

All proposed works to comply with 'Planning for Bushfire Protection 2019' as required under Section 4.14 of the Environmental Planning and Assessment Act 1979.

All proposed works are to satisfy requirements of AS 3959:2018 - Construction of Buildings in Bush Fire Prone Areas and the National Construction Code -Building Code of Australia 2021 (NCC-BCA 2021)

Refer to details provided within the Bushfire Assessment & Complaince Report 79BA - 2132 provided as part of this development application.



THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/2013

DRAWING SCHEDULE:

DA 00	Coversheet + Notes
DA 01	Site Analysis Plan
DA 02	Site/Roof Plan
DA 03	Lower Ground Floor Plan
DA 04	Ground Floor Plan
DA 05	First Floor Plan
DA 06	North Elevation
DA 07	South Elevation + Section AA
DA 08	West Elevation
DA 09	East Elevation
DA 10	Section BB
DA 11	9am Shadow Diagram
	Existing + Proposed
DA 12	12noon Shadow Diagram
	Existing + Proposed
DA 13	3pm Shadow Diagram
	Existing + Proposed
DA 14	Sediment + Erosion
	Control Plan
DA 15	Waste Management Plan
DA 16	Stormwater Concept Plan

DEVELOPMENT **APPLICATION** PURPOSES ONLY

A - Development Application 18.10.2021 REVISIONS

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PROJECT KRAUS RESIDENCE 32 Badcoe Road Cromer

DRAWING COVERSHEET + NOTES

DRAWN SCALE DRAWING NO. NTS DA.00

SITE CALCULATIONS		
	EXSITING	PROPOSED
Total Site Area	646.5 m2	646.5 m2
Min. Lot Size 600m2	646.5 m2	646.5 m2
Landscape Open Space in Bushland Setting 40%of site	277.7 m2/ 42.95%	277.7 m2 / 42.95% No Change
Private Open Space 60m2 (Min. 5m)	86 m2 +	86 m2 + No Change

PLANNING CONTROLS -	PROPOSED	
Zone	R2 Low Density Residential	
Max. Building Height	8.5 metres	7.56 metres
Side Setbacks	Minimum 0.9 metres	1.51m east, 2.42m west
Front Setback	Minimum 6.5 metres	Existing - 7.6 metres
Rear Setback	Minimum 6 metres	14.48 metres

All proposed works to comply with 'Planning for Bushfire Protection 2019' as required under Section 4.14 of the Environmental Planning and Assessment Act 1979.

All proposed works are to satisfy requirements of AS 3959:2018 - Construction of Buildings in Bush Fire Prone Areas and the National Construction Code -Building Code of Australia 2021 (NCC-BCA 2021)

Refer to details provided within the Bushfire Assessment & Complaince Report 79BA - 2132 provided as part of this development application.

ALL DIMENSIONS TO BE VARIFIED AND CHECK MEASURED ON-SITE PRIOR TO CONSTRUCTION

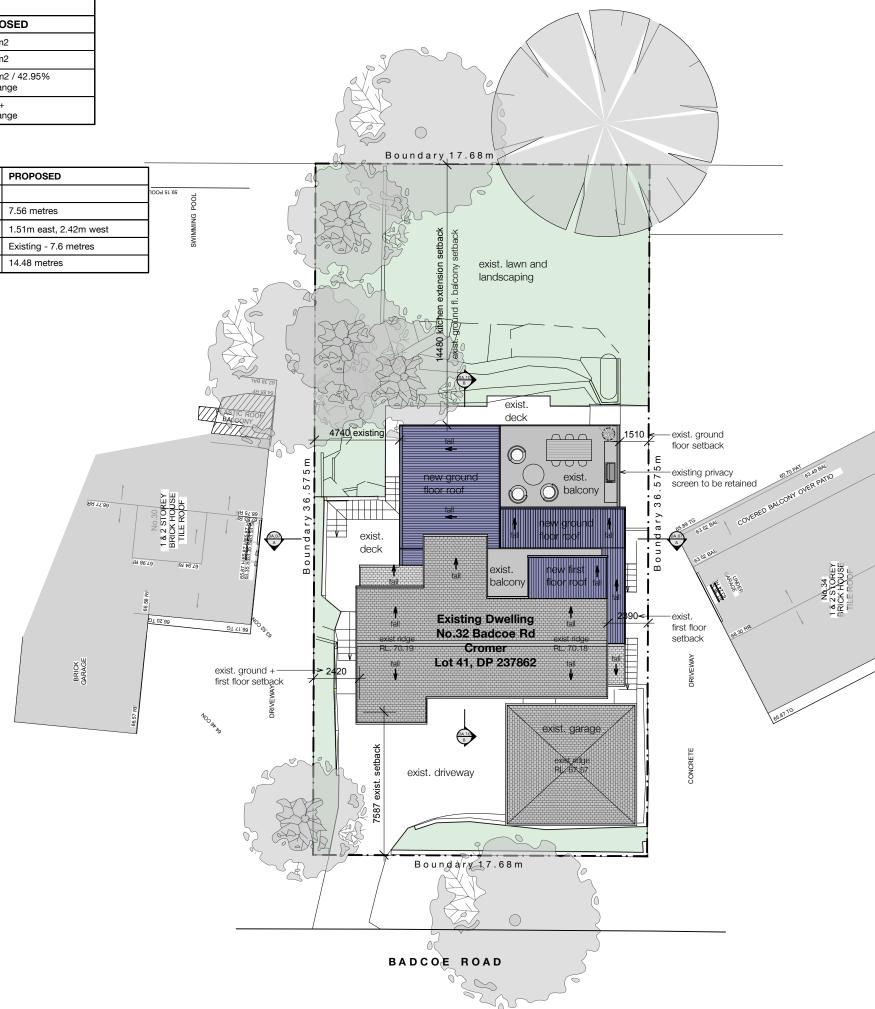
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH **REGULATORY AUTHORITIES** REQUIREMENTS, AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE/ BUILDING CODE OF AUSTRALIA.



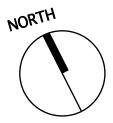
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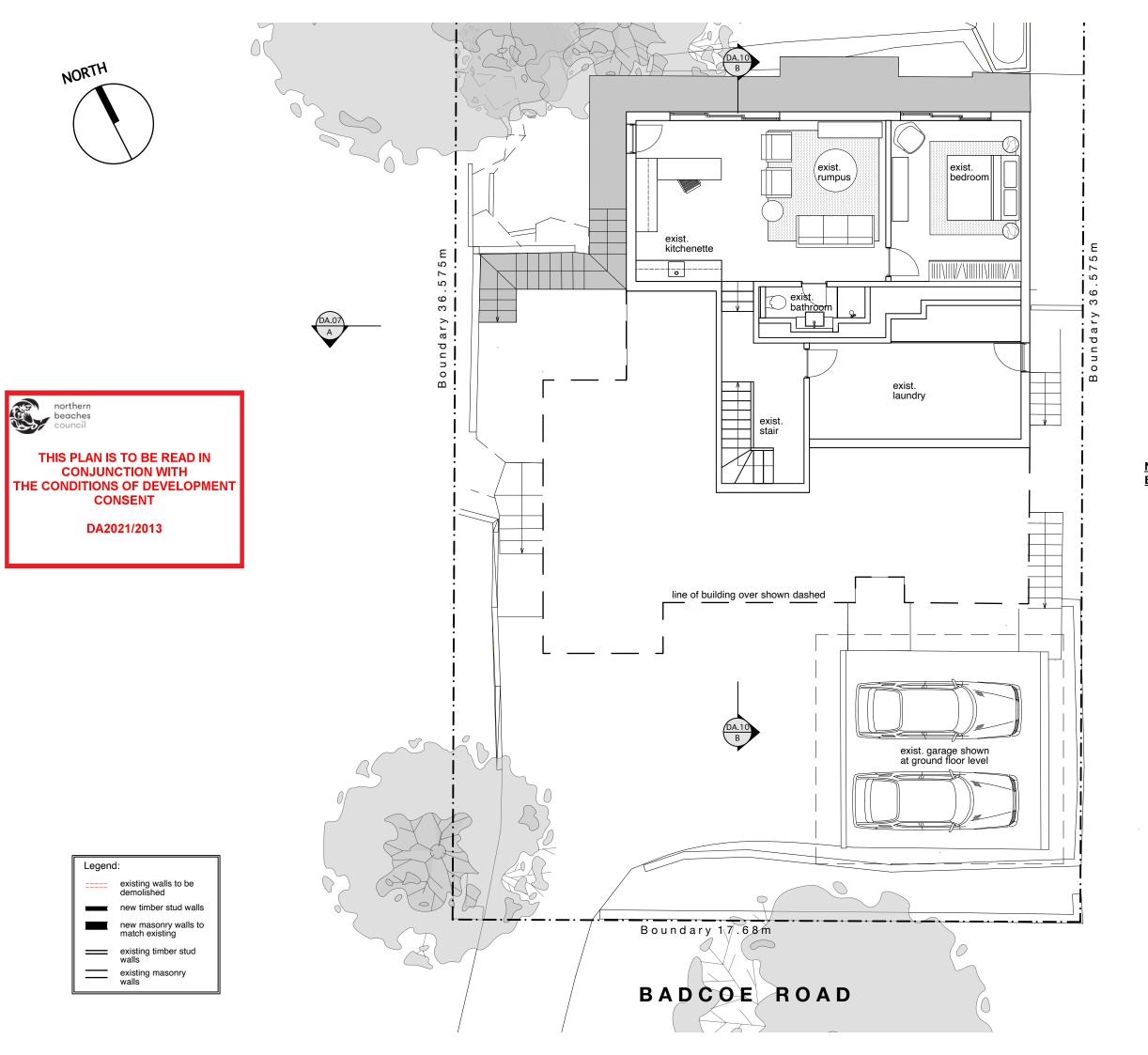
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DRAWING SITE/ ROOF PLAN

DRAWN SCALE HW 1:200@A3



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NOTE: NO CHANGE PROPOSED TO EXISTING LOWER GROUND FLOOR

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AWING LOWER GROUND FLOOR PLAN

DRAWN SCALE DRAWING NO.121 HW 1:100@A3 DA.03



northern beaches council

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Legend:

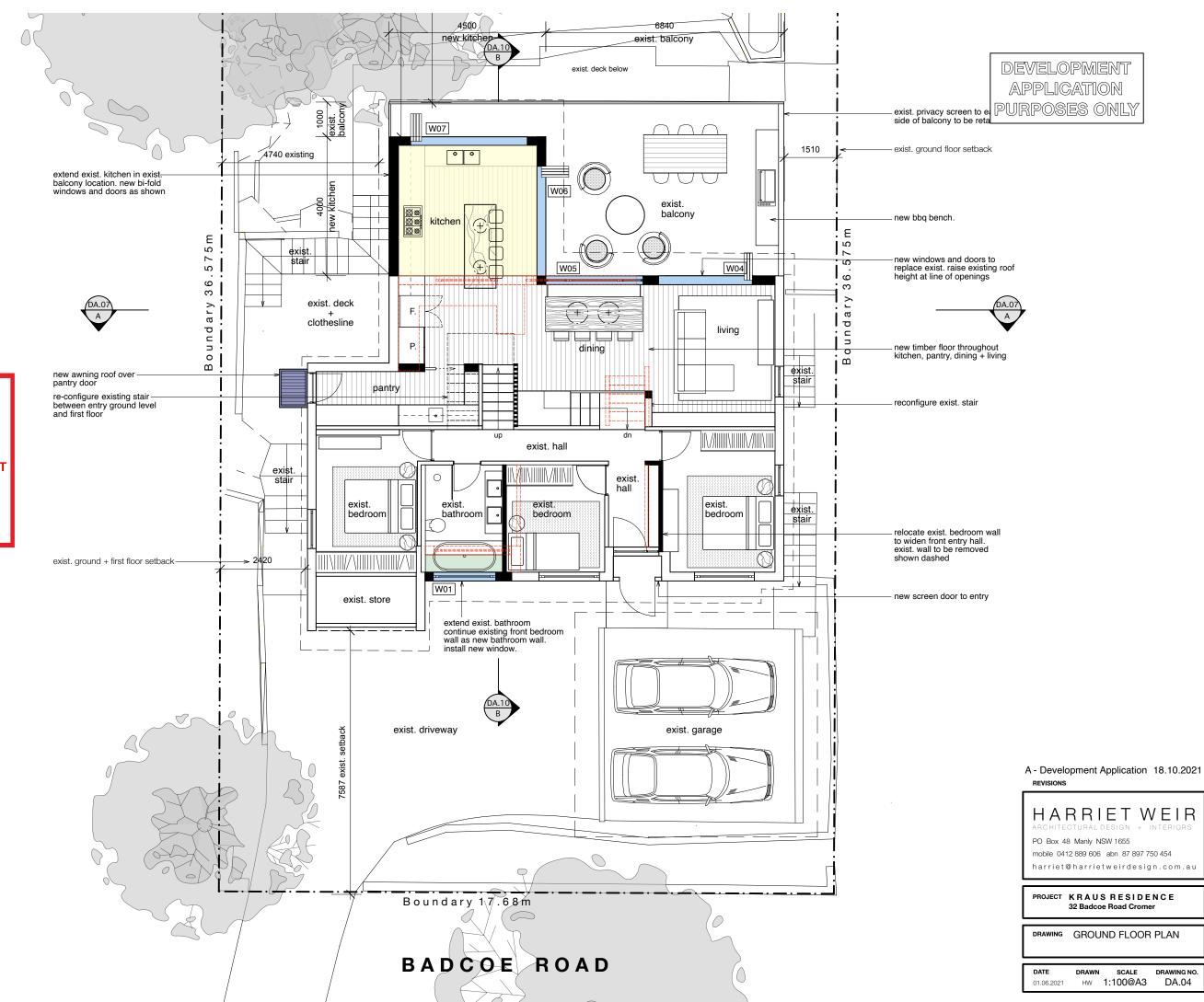
existing walls to be

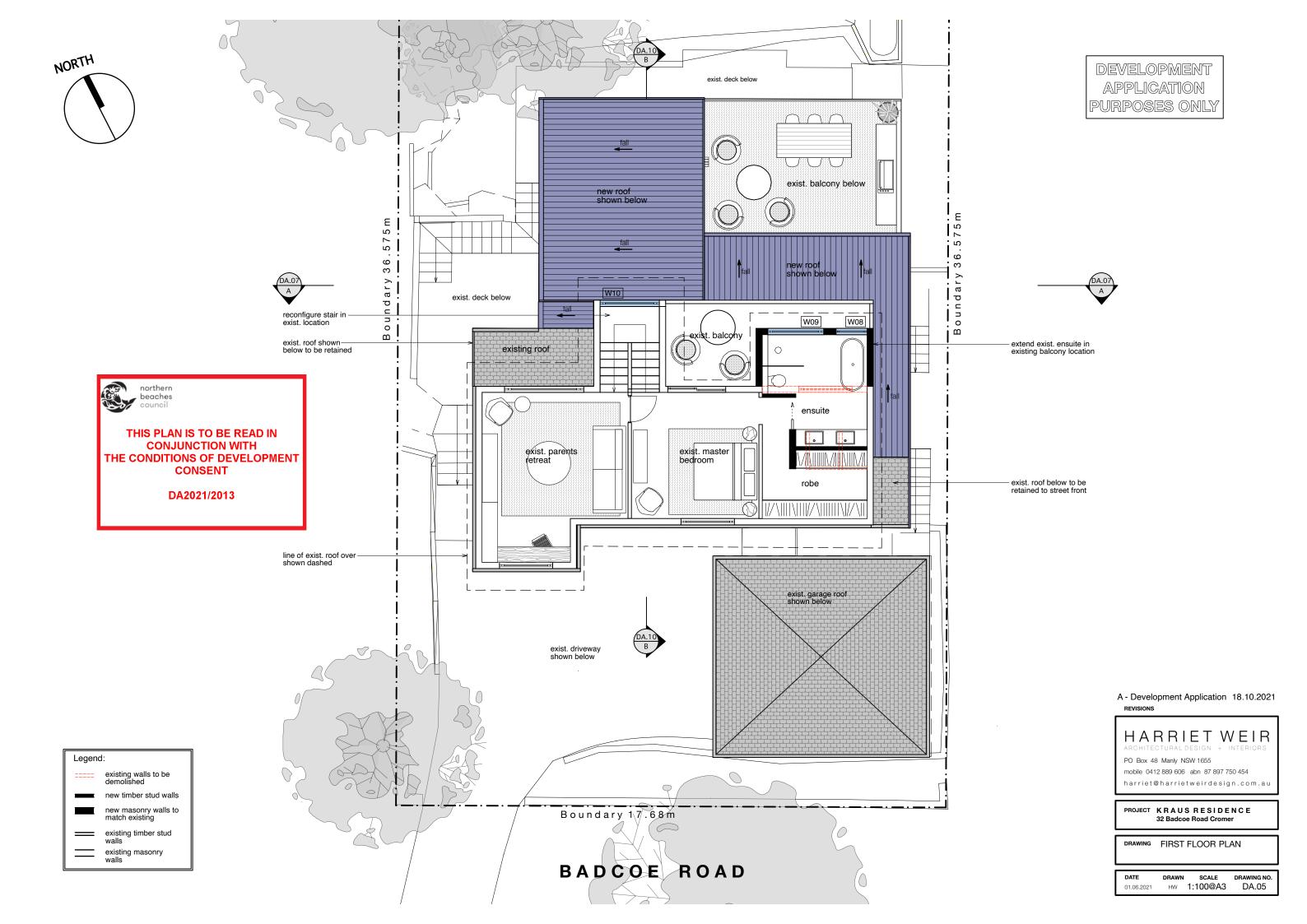
new timber stud walls new masonry walls to

existing timber stud

match existing

existing masonry





IN ACCORDANCE WITH **REGULATORY AUTHORITIES** REQUIREMENTS, AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE/ BUILDING

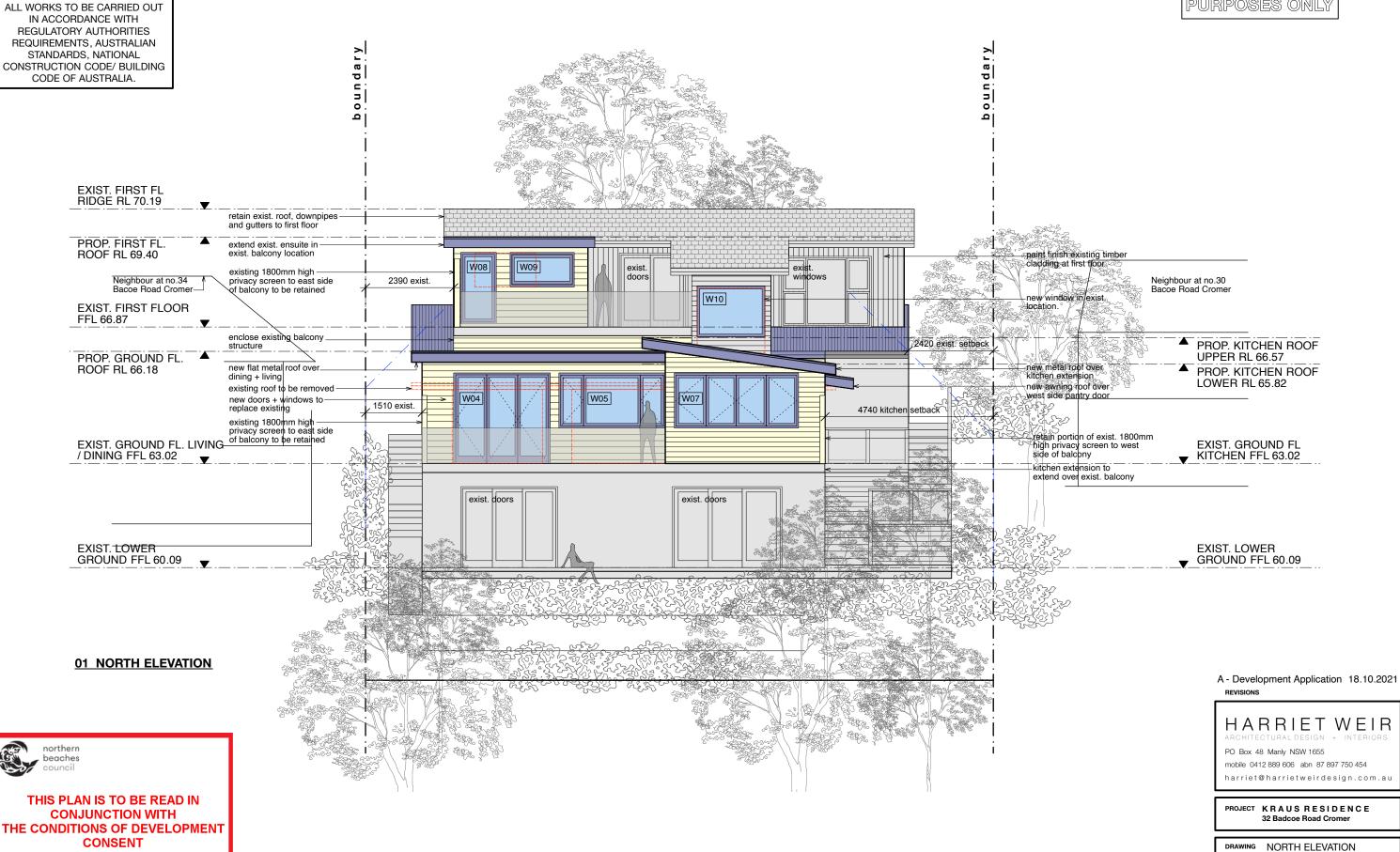
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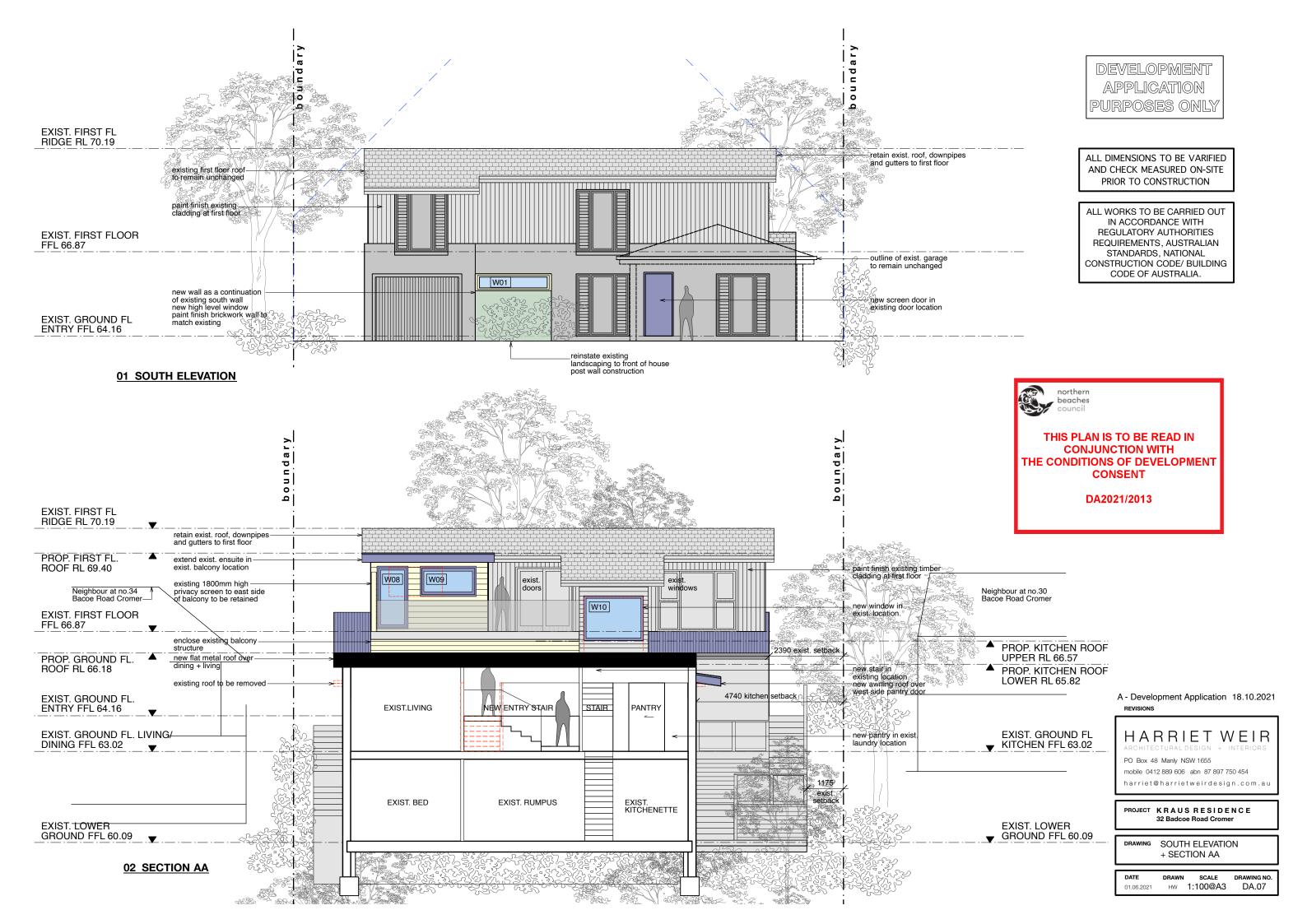
DEVELOPMENT **APPLICATION** PURPOSES ONLY

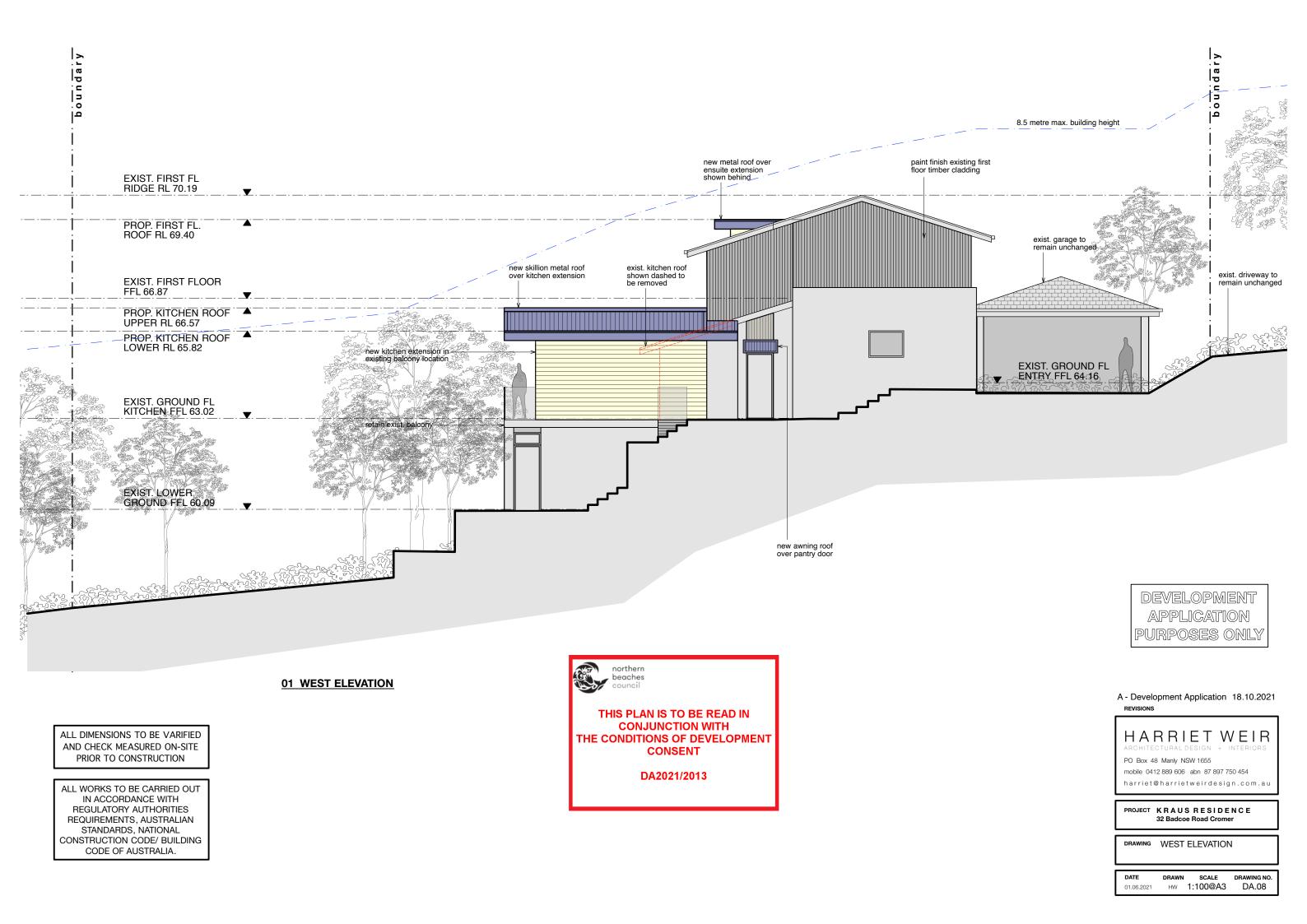
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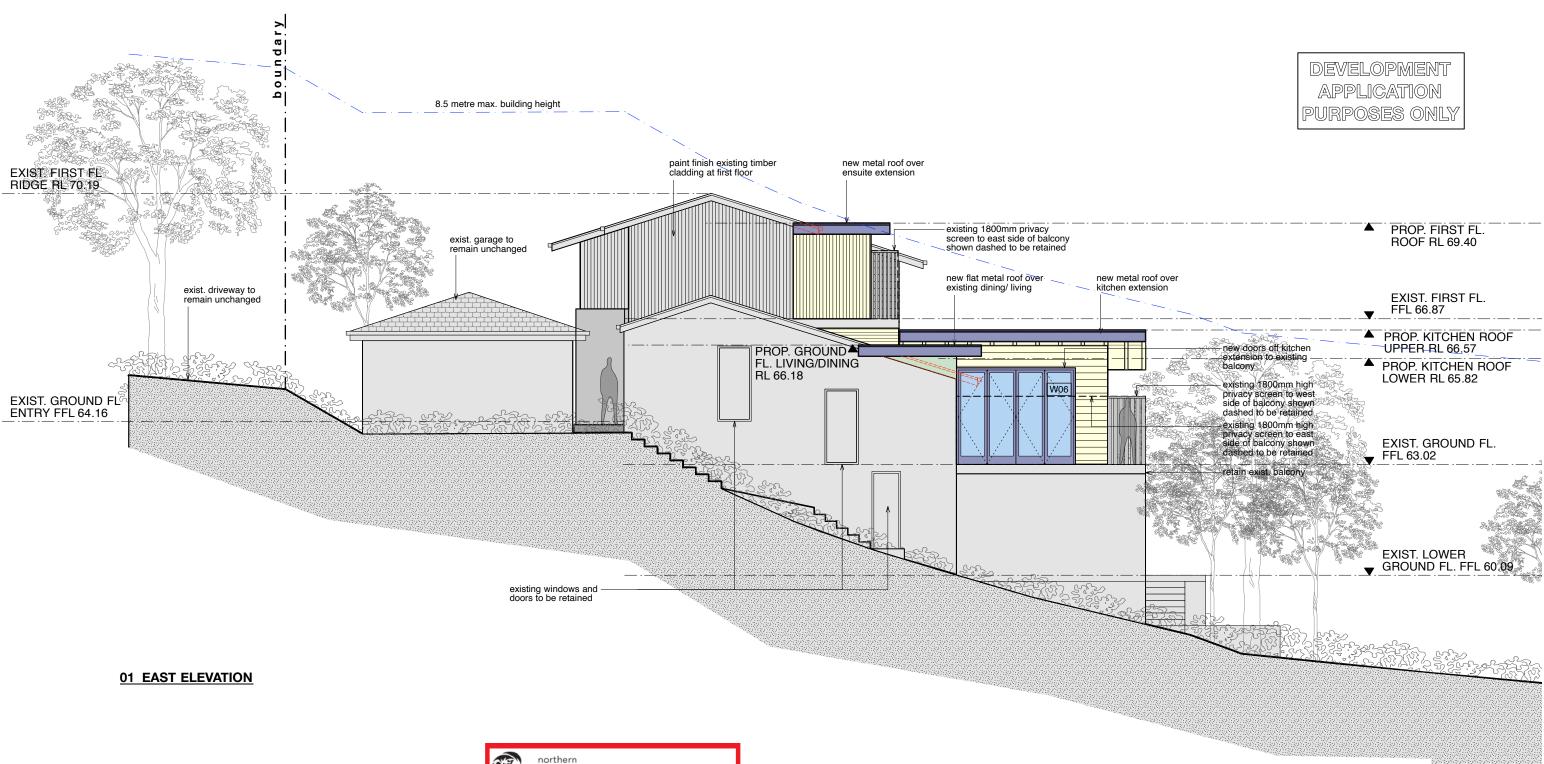
SCALE HW 1:100@A3

DA.06









ALL WORKS TO BE CARRIED OUT
IN ACCORDANCE WITH
REGULATORY AUTHORITIES
REQUIREMENTS, AUSTRALIAN
STANDARDS, NATIONAL
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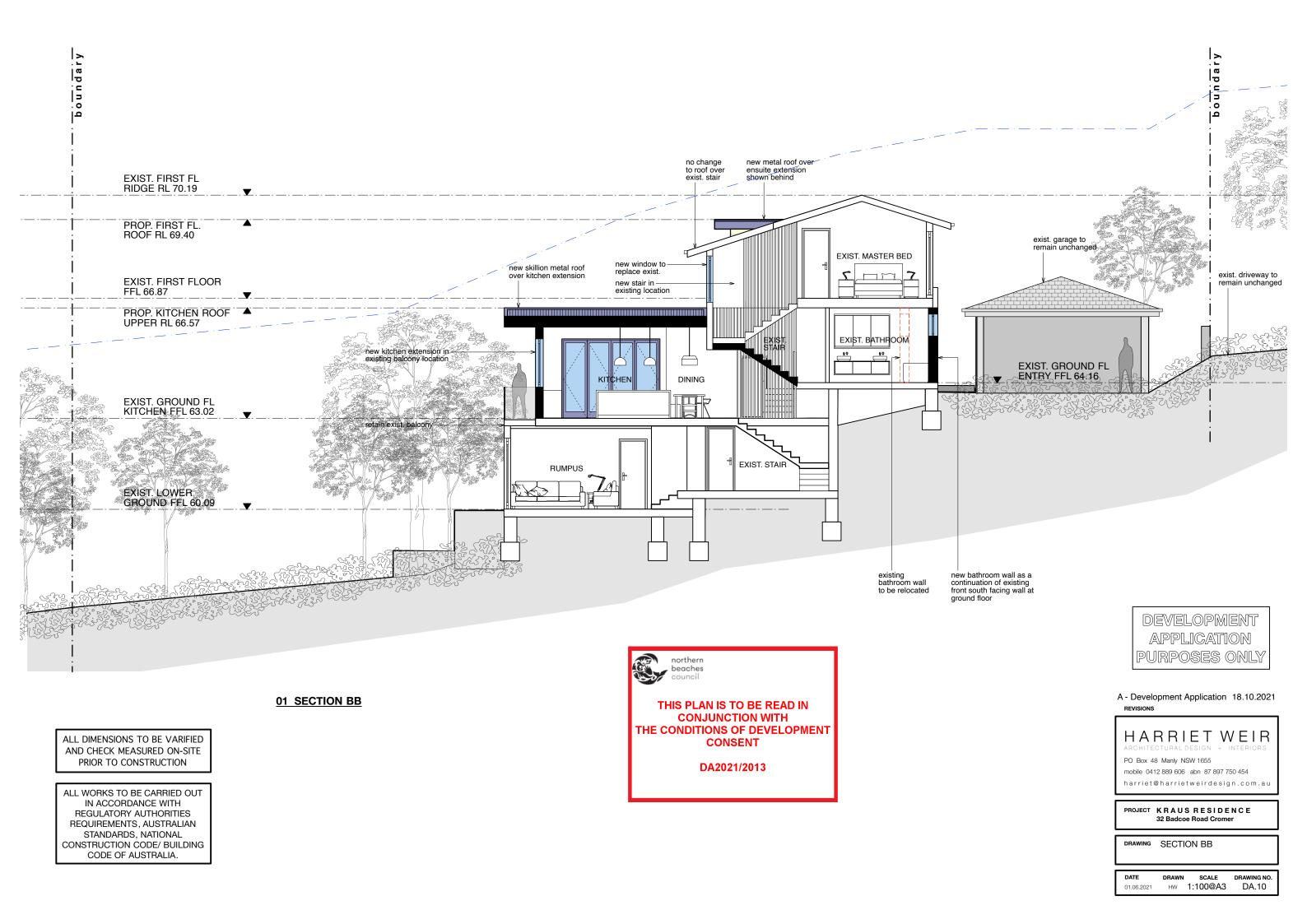
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DRAWING EAST ELEVATION

ATE DRAWN SCALE DRAWING NO .06.2021 HW 1:100@A3 DA.09



GENERAL NOTES

- 1. Site works are not to commence until the sediment + control measures outline in this plan are installed and functional.
- 2. Topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site.
- All material stockpiles are to be located within the sediment controlled area of the site and within the site boundaries unless otherwise arranged with council.
- 4. Material stockpiles will not be located on nature strips, footpaths, roadways, kerbs, access-ways or around or against trees or shrubs surrounding the site.
- Stormwater or other run-off leaving any work site shall satisfy the quality standards of the Protection of the Environment Operations Act 1997.
- Sediment control fences to be errected along boundaries where indicated for adequate containment during demolition + arrival + removal of all vegetation + building materials during construction
- 7. All disturbed areas shall be kept to a minimum and shall be stabilised prior to the removal of sediment controls + fences
- 8. All sediment and erosion control works should be checked at least once a week and after each rainfall event to ensure they are working effectively.
- Sediment, silt and erosion control measures may be modified and adjusted during demolition and prior to and during construction to suit varying site circumstances
- 10. All stockpiles to be clear from drains, gutters and footpaths to prevent waste run-off and contamination
- 11. Site preperation, maintenance and management will be the responsibility of the builder including all temporary and permanent site works. Works will be maintained to the highest building standards and to comply with all council, bca and other statuatory requirements
- 12. The sediment & erosion control shown is for development application purposes and the layout shown is to be regarded as the minimum level of site control measures required

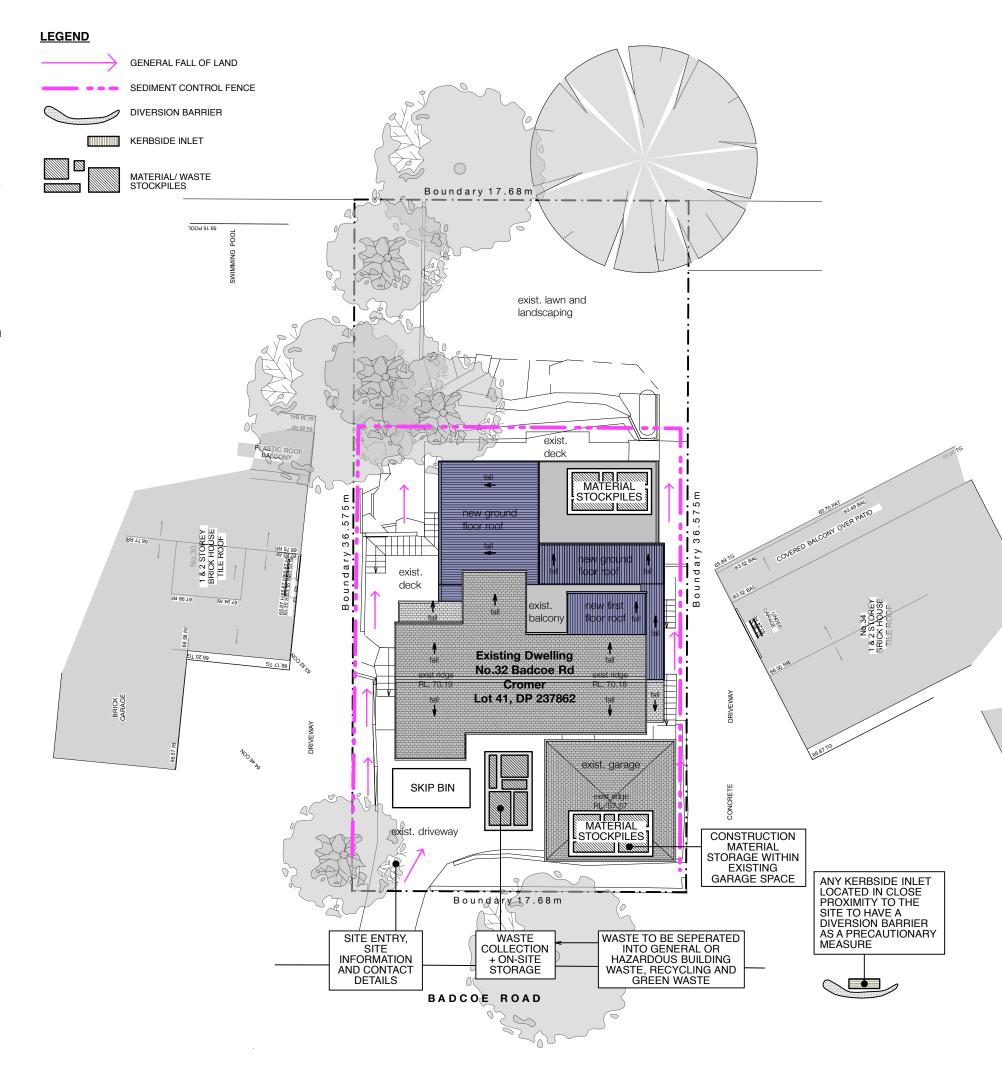


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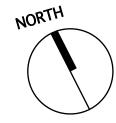
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
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PROJECT KRAUS RESIDENCE
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SEDIMENT + EROSION CONTROL PLAN

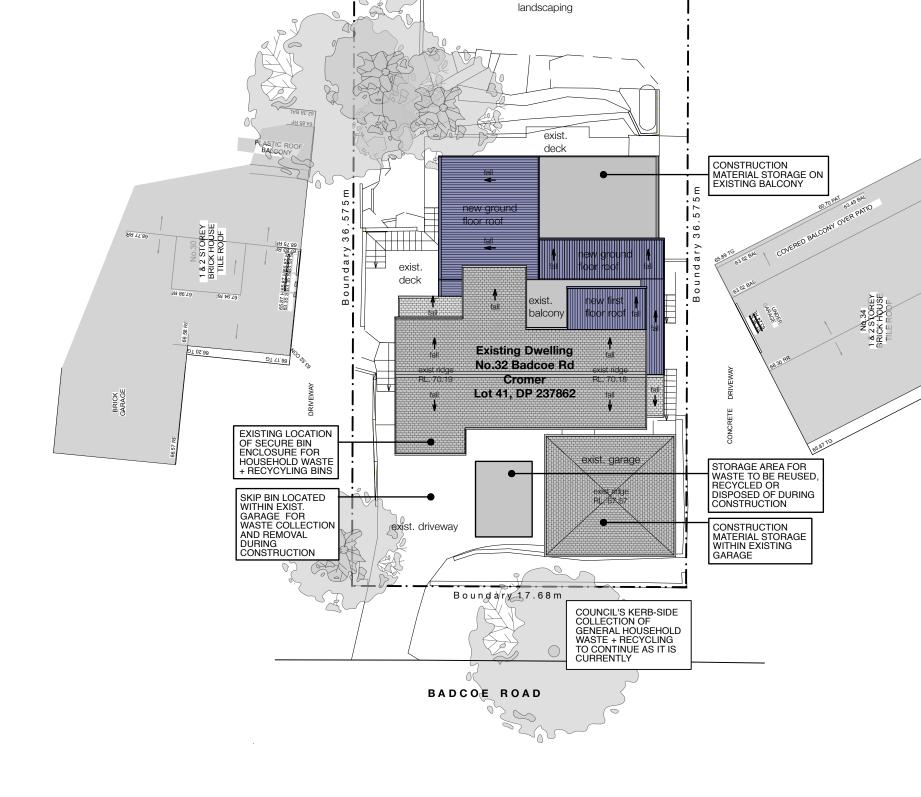
E **DRAWN SCALE DRAWING NO.** 6.2021 HW **1:200@A3 DA.14**

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DA2021/2013

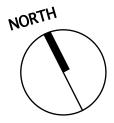


Boundary 17.68m

exist. lawn and

29.15 POOL

DEVELOPMENT **APPLICATION** PURPOSES ONLY



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WASTE MANAGEMENT PLAN

> DRAWN SCALE HW 1:200@A3

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LEGEND

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northern beaches

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DA2021/2013

STORMWATER NOTES:

as specified.

All pipes to be 100mm diameter unless noted otherwise.

2. All pipes to be uPVC to AS 1254:2010 unless noted otherwise.

S.M.D.D below paevments (no compaction required below

5. All downpipes to be 100mm diameter unless noted otherwise.

with architect prior to commencement of work.

7. Provide cleaning eyes at all downpipes.

6. Downpipe locations are indicative only. Locations to be confirmed

All pipes to be layed at 1% minimum grade unless noted otherwise.

landscaping) cover to surface of top of pipe to be 300mm minimum.

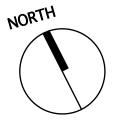
ramming and watering in. trenches to be filled with granular material

backfill to be adequately consolidated around pipes by method of

4. All pipes should be laid on a 75mm sand bed compacted to 100%

GENERAL FALL OF LAND FALL -EXISTING ROOF DRAINAGE Boundary 17.68m exist. lawn and landscaping NEW METAL ROOF GUTTERS AND DOWNPIPES TO CONNECT TO **EXISTING** exist. deck new ground floor roof Boundary 36 \lor exist. new first exist. balcony floor roof **Existing Dwelling** DT 71.88 No.32 Badcoe Rd Cromer Lot 41, DP 237862 exist. garage NO CHANGE TO EXISTING IMPERVIOUS AREAS AS A RESULT OF THE PROPOSED WORKS. NEW WORKS WITHIN EXISTING BUILDING FOOTPRINT 8. All work to be in accordance with local council standards and specifications. Boundary 17.68m 9. Prior to commencing any site works the contractor shall implement erosion control measures to approved sediment and erosion control plan, EPA guidelines and council specifications. All measures to remain in place until completion and stabilization of the site to council satisfaction. 10. All levels shown are to AHD. 11. Ensure that all pits and stormwater pipes are located clear of tree root systems. BADCOE ROAD 12. All existing earthenware pipes to be upgraded to uPVC. 13. All works to be in accordance with AS 3500.3:2018, Plumbing and drainage Part 3: Stormwater drainage. 14. If not indicated on plans, provide leaf catchers to all downpipes.

DEVELOPMENT



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STORMWATER CONCEPT PLAN

> DRAWN SCALE DRAWING NO. HW 1:200@A3