



ACTION PLANS

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

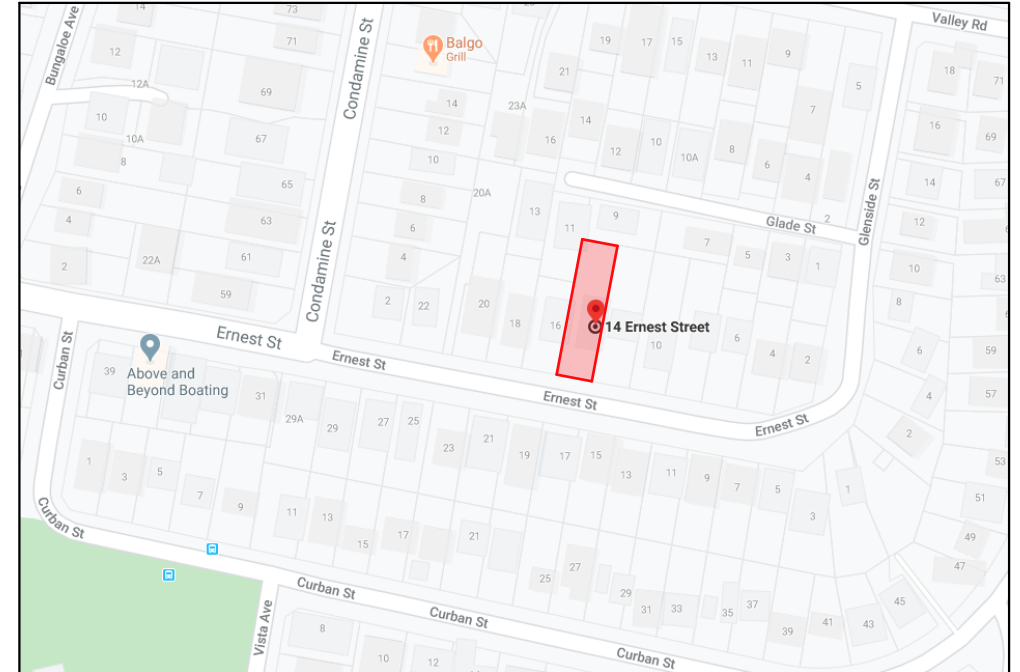
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	31/08/2020
DA01	SITE ANALYSIS	31/08/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	31/08/2020
DA03	EXISTING LOWER GROUND FLOOR PLAN	31/08/2020
DA04	EXISTING GROUND FLOOR PLAN	31/08/2020
DA05	PROPOSED LOWER GROUND FLOOR PLAN	31/08/2020
DA06	PROPOSED GROUND FLOOR PLAN	31/08/2020
DA07	PROPOSED FIRST FLOOR PLAN	31/08/2020
DA08	NORTH / SOUTH ELEVATION	31/08/2020
DA09	WEST ELEVATION	31/08/2020
DA10	EAST ELEVATION	31/08/2020
DA11	CROSS SECTION	31/08/2020
DA12	LONG SECTION	31/08/2020
DA13	POOL PLAN / POOL LONG SECTION	31/08/2020
DA14	DRIVEWAY PLAN / LONG SECTION / FRONT FENCE ELEVATION	31/08/2020
DA15	AREA CALCULATIONS	31/08/2020
DA16	FSR CALCULATIONS	31/08/2020
DA17	SAMPLE BOARD	31/08/2020
DA18	WINTER SOLSTICE 9 AM	31/08/2020
DA19	WINTER SOLSTICE 12 PM	31/08/2020
DA20	WINTER SOLSTICE 3 PM	31/08/2020
DA21	BASIX COMMITMENTS	31/08/2020

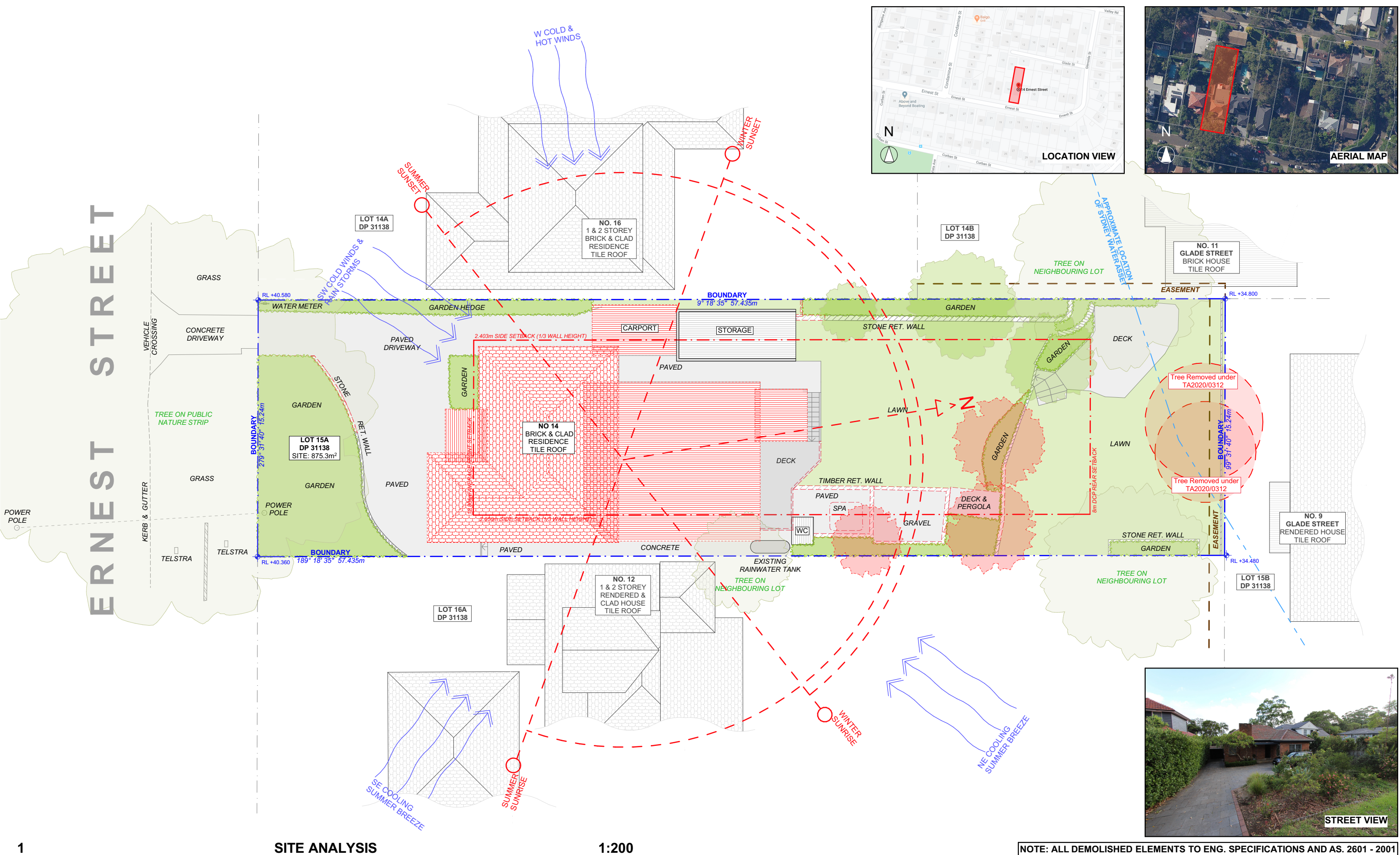
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093			
LOT & DP/SP	LOT 15A DP 31138			
COUNCIL	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	875.3m ²			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	500m ²	875.3m ²	UNCHANGED	YES
FLOOR SPACE RATIO	0.45 : 1 (393.88m ²)	0.162 : 1 (142.42m ²)	0.314 : 1 (275.58m ²)	YES
MAXIMUM BUILDING HEIGHT	8.5m	6.10m	8.794m	NO
HAZARDS				
	NOT IDENTIFEID			
DCP				
RESIDENTIAL OPEN SPACE	AREA OS3			
TOTAL OPEN SPACE (TOS)	55% (481.41m ²)	50.4% (441.55m ²)	53.7% (470.79m ²)	NO (EXISTING)
LANDSCAPE AREA	35% OF TOS (55%): 168.49m ²	84.1% (405.07m ²)	70.6% (339.89m ²)	YES
OPEN SPACE ABOVE GROUND	MAX. 40% OF TOS (55%): 192.56m ²	6.42% (30.95m ²)	10.8% (52.12m ²)	YES
PRINCIPAL PRIVATE OPEN SPACE	18m ²	28.9m ²	30.9m ²	YES
FRONT SETBACK	PREVALING BULDING LINE: 12.806m	HOUSE: 10.625m	H: UNCHANGED GARAGE: 6.962m	NO (EXISTING)
REAR SETBACK	8.0m	28.756m	UNCHANGED	YES
SIDE SETBACKS	1/3 WALL HEIGHT E: 2.050m W: 2.403m SIDE VARIATION SETBACK: 0.9m	E HOUSE: 1.348m W: 3.324m	E H: UNCHANGED E GARAGE: 0.9m W: UNCHANGED	NO (EXISTING) YES
CAR PARKING SPACES	Required: 1	1	2	YES

14 ERNEST STREET, BALGOWLAH HEIGHTS NSW 2093



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
A	22.07.20	DA DOCUMENTATION	EAS

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. DP. EXISTING DOWNPIPE
- PROP. DP. PROPOSED DOWNPIPE

CLIENT

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA01

DATE

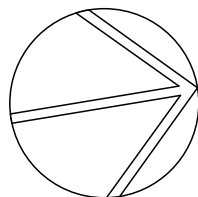
Monday, 31 August
2020

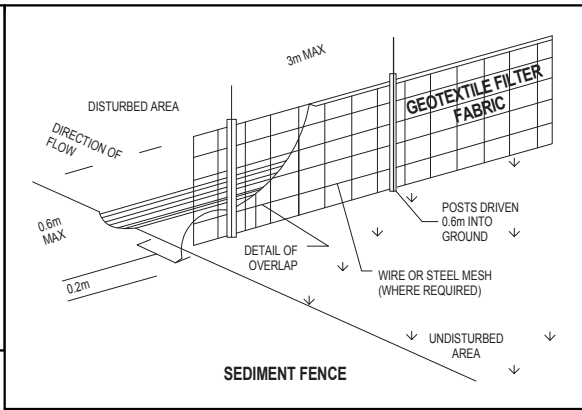
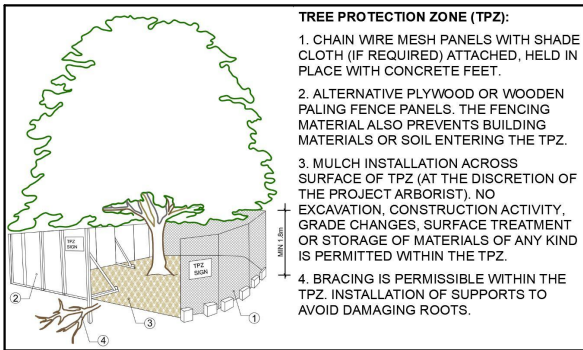
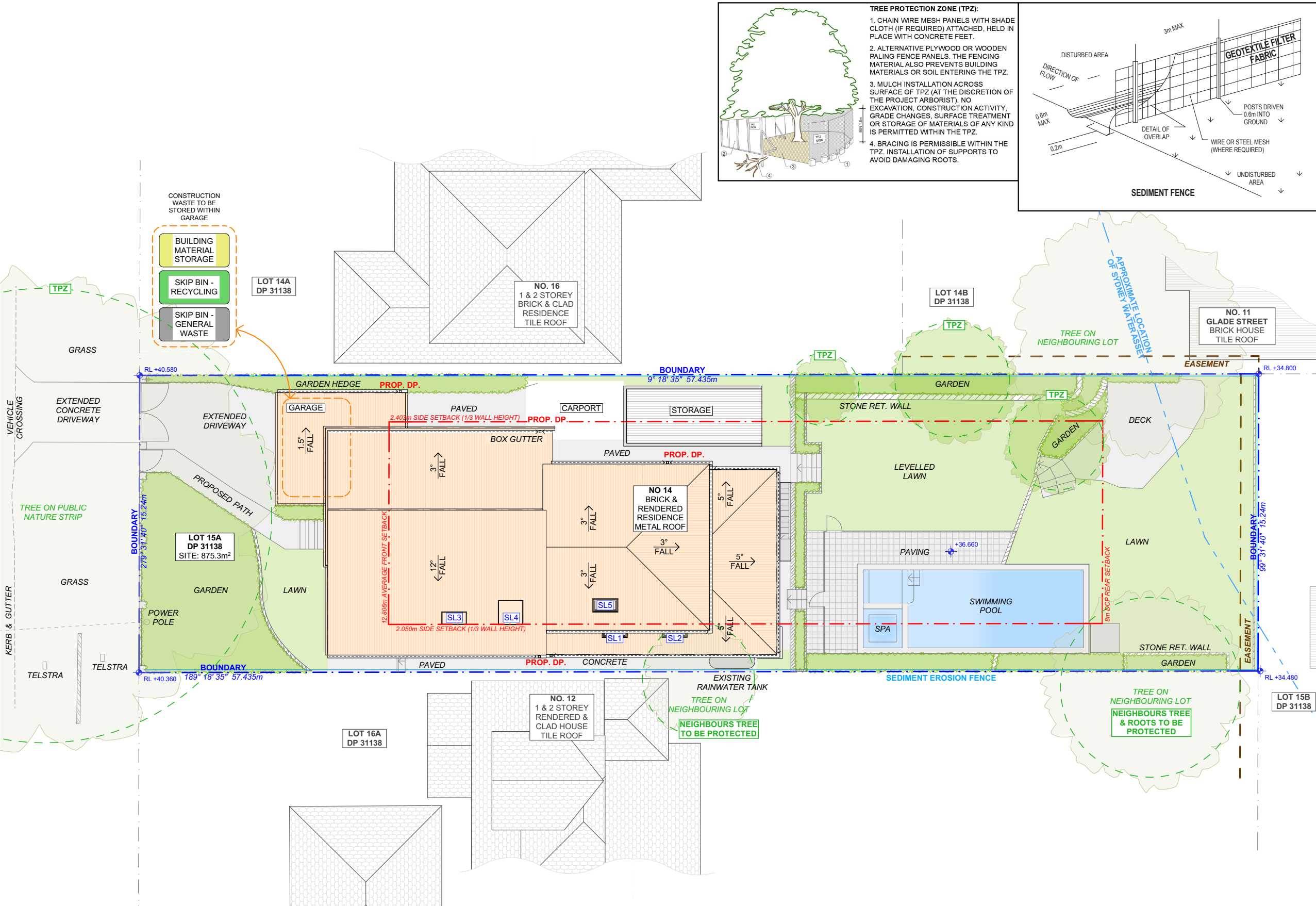
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





NOTES REGARDING BOUNDARY
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

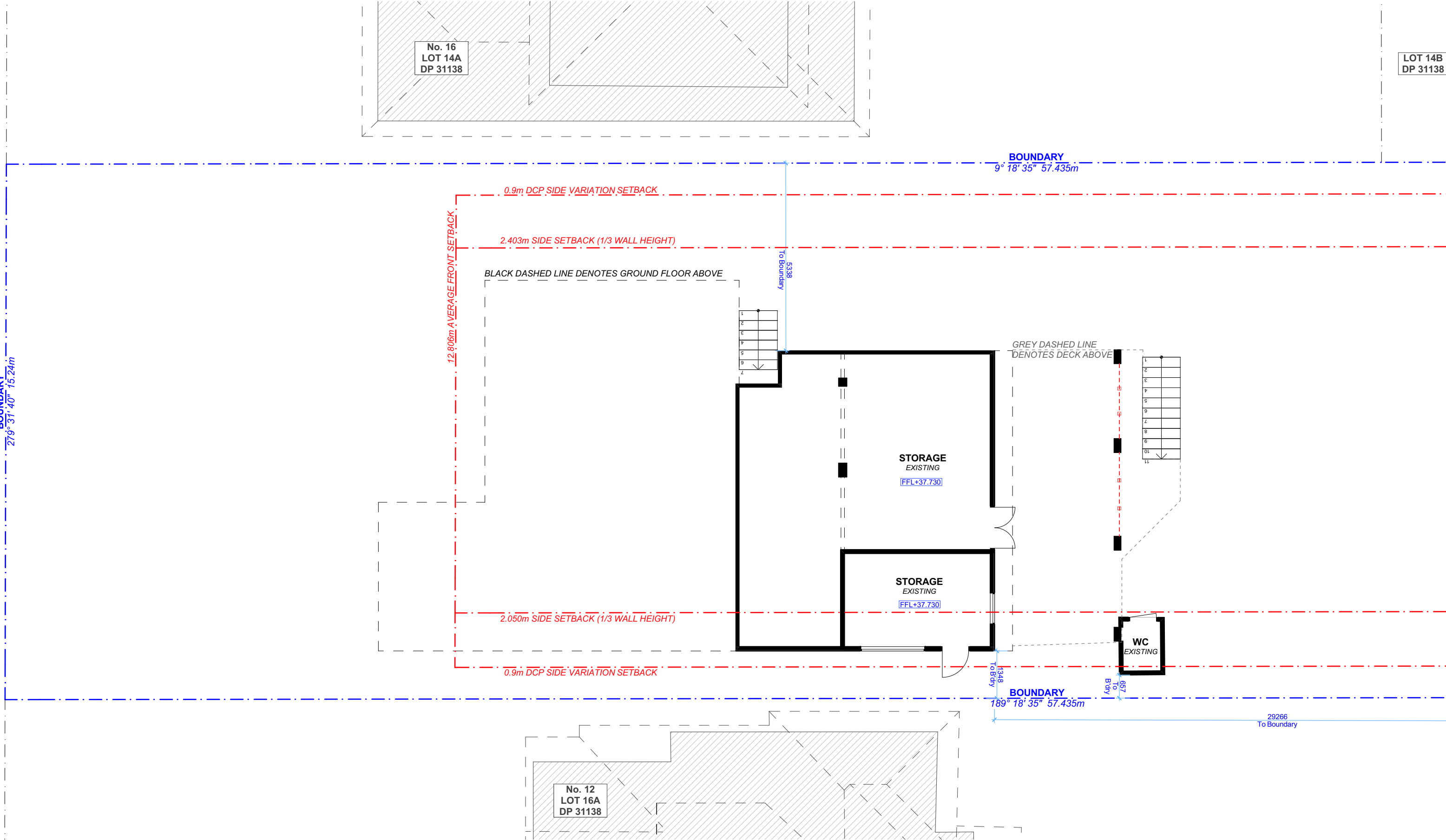
SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT 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

1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200




1

EXISTING LOWER 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	NOTES
A	22.07.20	DA DOCUMENTATION	EAS	<div>LEGEND</div> <div><div></div> EXISTING</div> <div><div></div> PROPOSED</div> <div><div></div> DEMOLISHED</div>

CLIENT

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA03

DATE

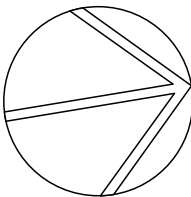
Monday, 31 August
2020

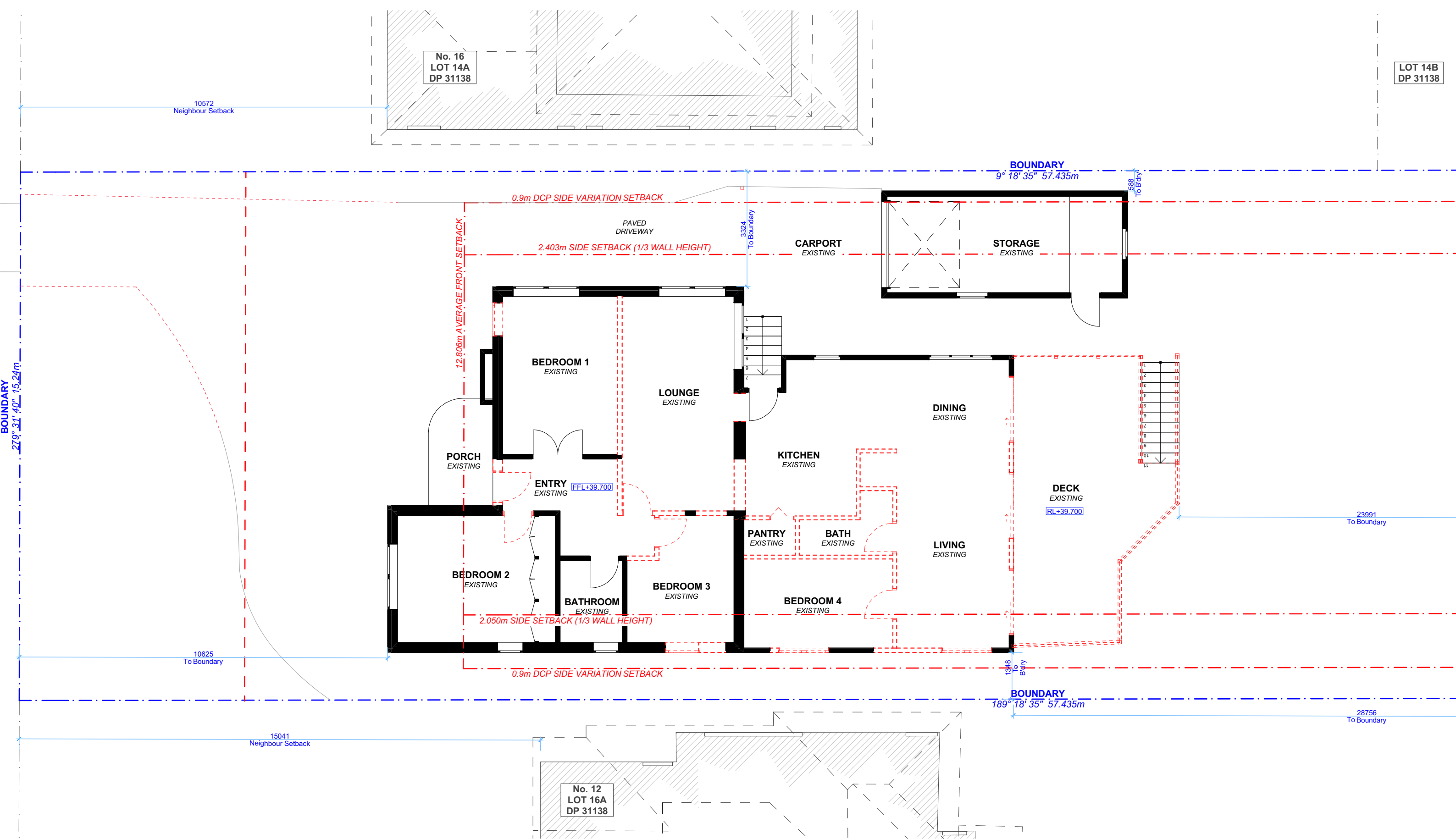
DRAWING NAME

EXISTING LOWER GROUND
FLOOR PLAN

SCALE

1:100 @A3





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	NOTES
A	22.07.20	DA DOCUMENTATION	EAS	<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

EXISTING

PROPOSED

DEMOLISHED

CLIENT

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA04

DATE

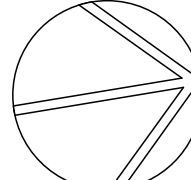
Monday, 31 August
2020

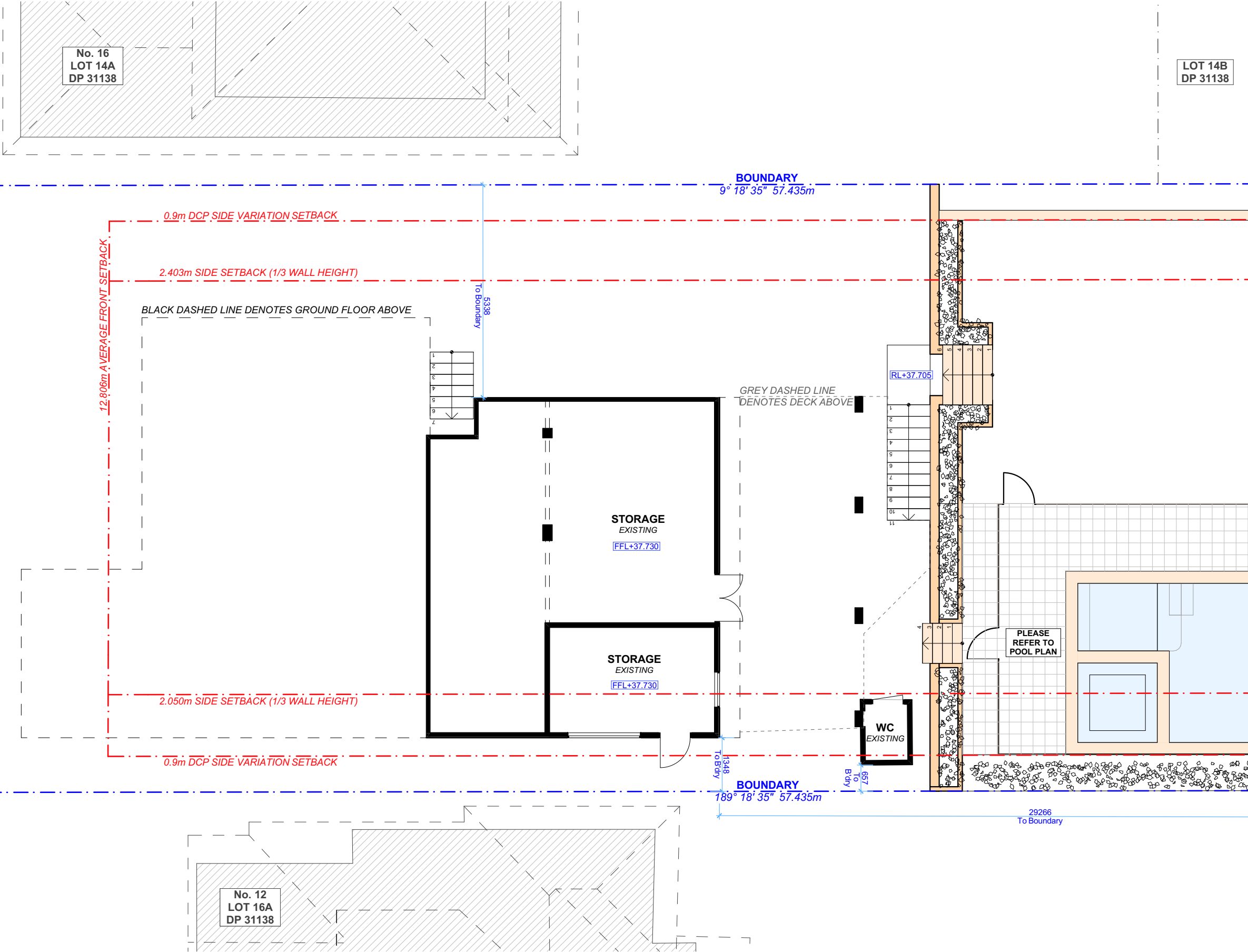
DRAWING NAME

EXISTING GROUND FLOOR
PLAN

SCALE

1:100 @A3





1 PROPOSED LOWER 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
A	22.07.20	DA DOCUMENTATION	EAS

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
KATE & JAMES MARTIN

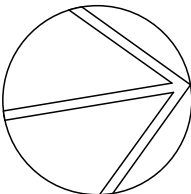
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

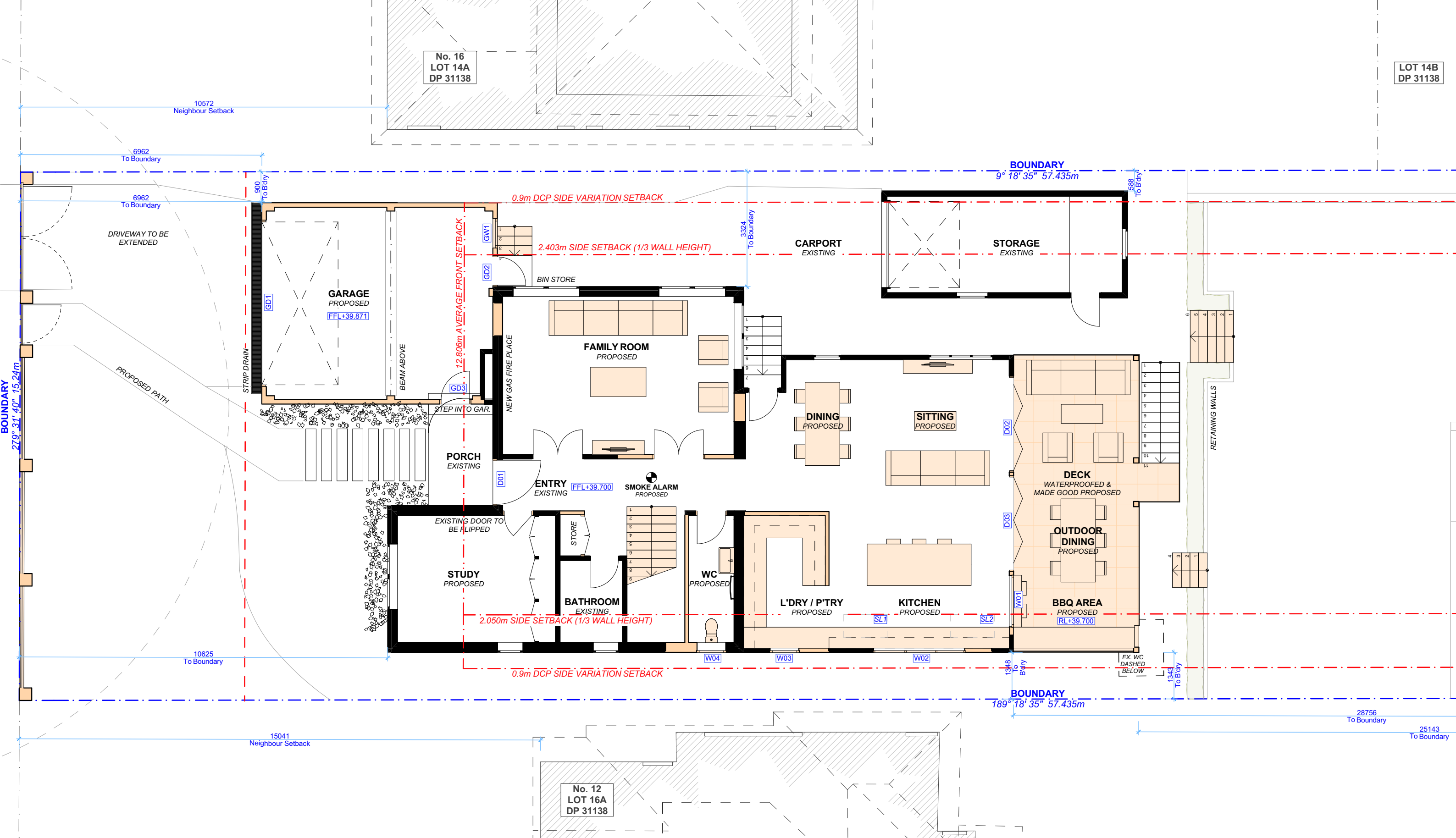
DRAWING NO.
DA05

DATE
Monday, 31 August
2020

DRAWING NAME
PROPOSED LOWER 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	22.07.20	DA DOCUMENTATION	EAS	<p>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.</p> <p>Do not scale measure from drawings. Figured dimensions are to be used only.</p> <p>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.</p> <p>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</p>

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA06

DATE

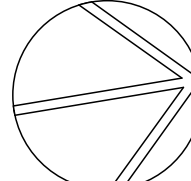
Monday, 31 August
2020

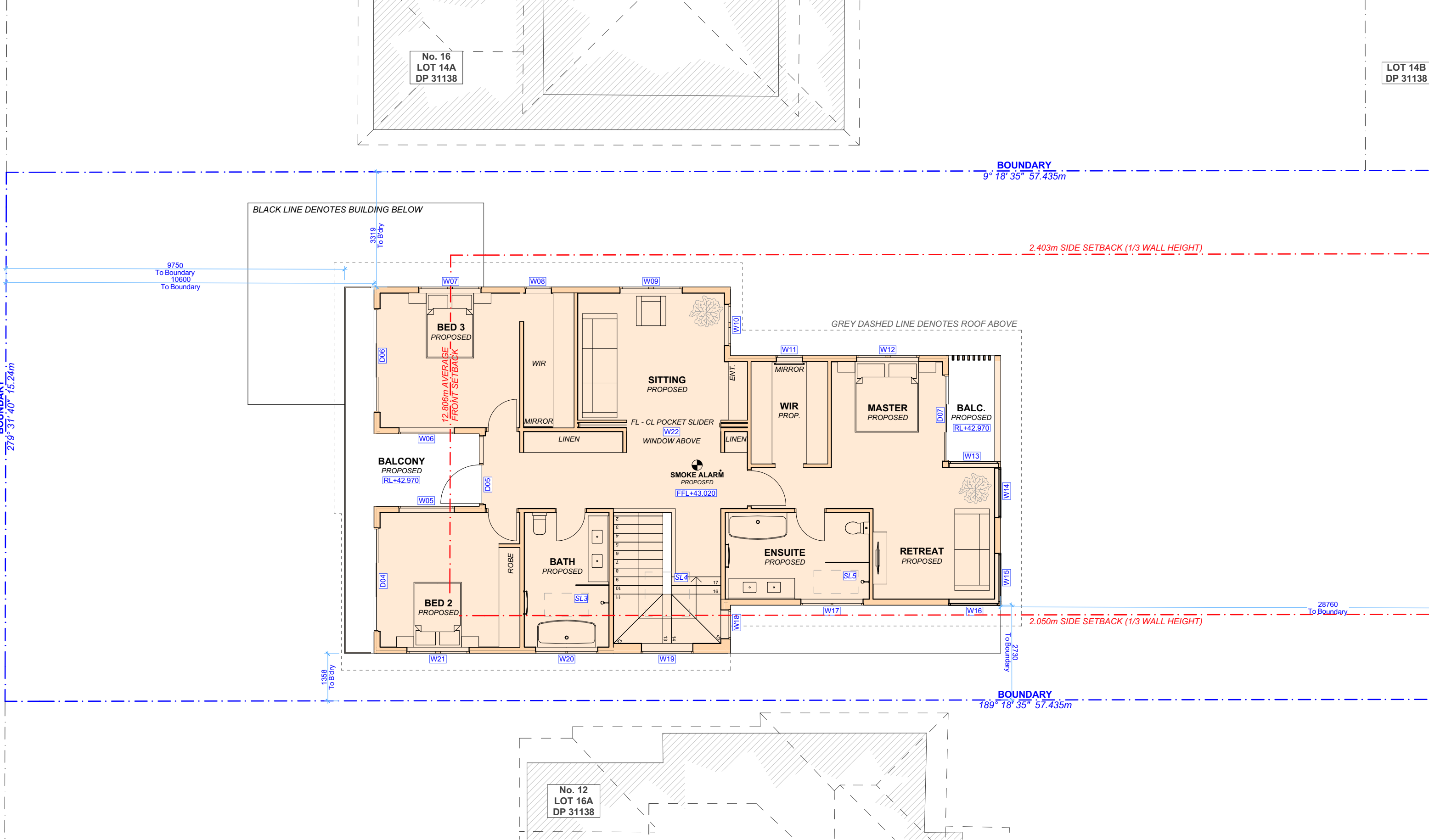
DRAWING NAME

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	22.07.20	DA DOCUMENTATION	EAS	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

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA07

DATE

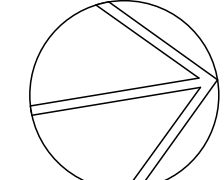
Monday, 31 August
2020

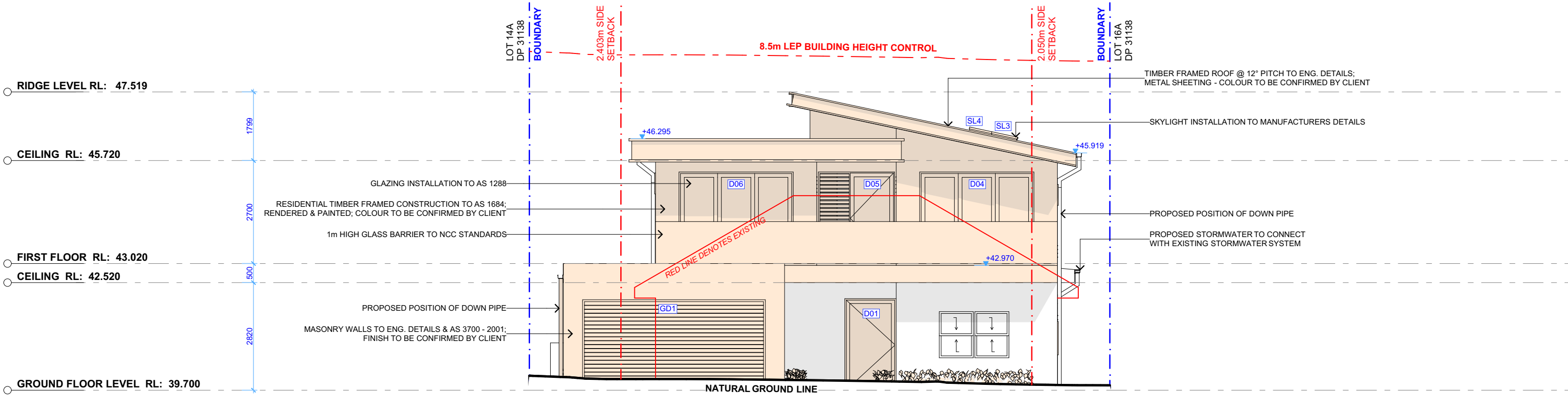
DRAWING NAME

PROPOSED FIRST FLOOR
PLAN

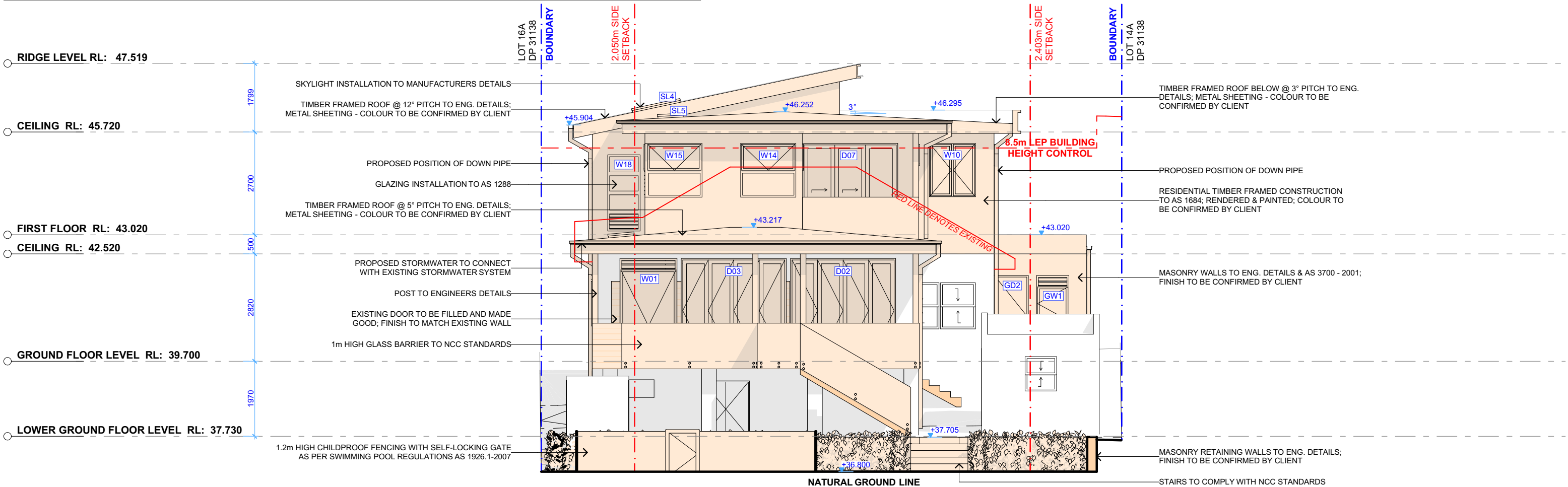
SCALE

1:100 @A3






1 SOUTH ELEVATION 1:100



2 NORTH ELEVATION 1:100



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	22.07.20	DA DOCUMENTATION	EAS	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
KATE & JAMES MARTIN

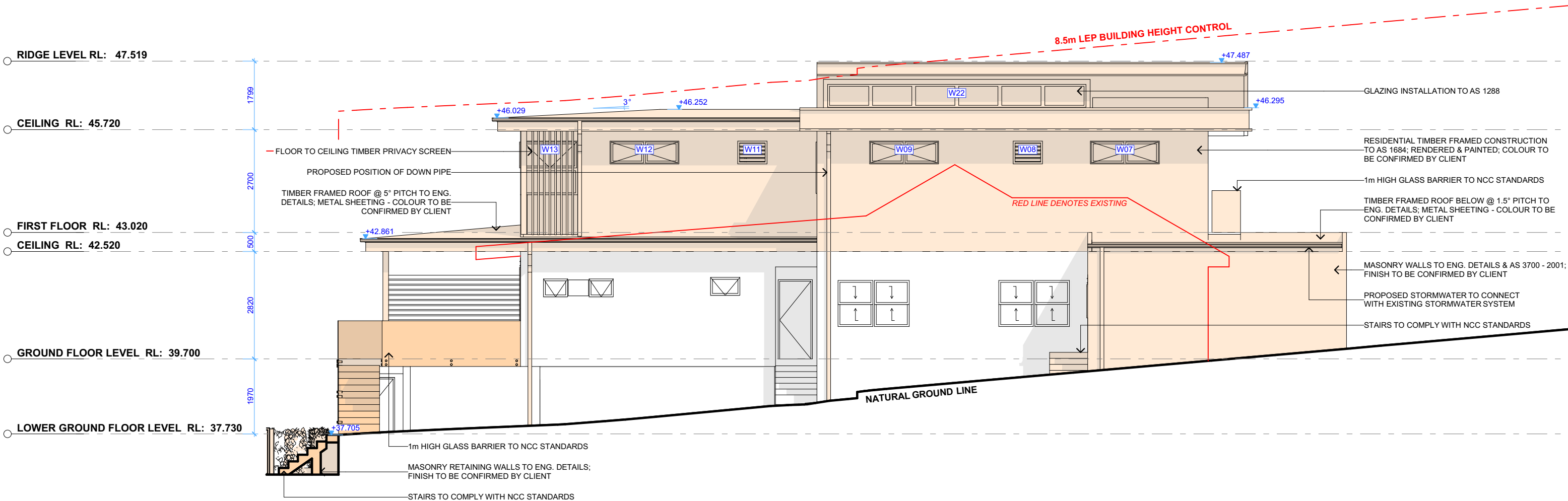
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.
DA08

DATE
Monday, 31 August
2020

DRAWING NAME
NORTH / SOUTH ELEVATION

SCALE
1:100 @A3



1

WEST ELEVATION

1:100



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	22.07.20	DA DOCUMENTATION	EAS

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

CLIENT
KATE & JAMES MARTIN

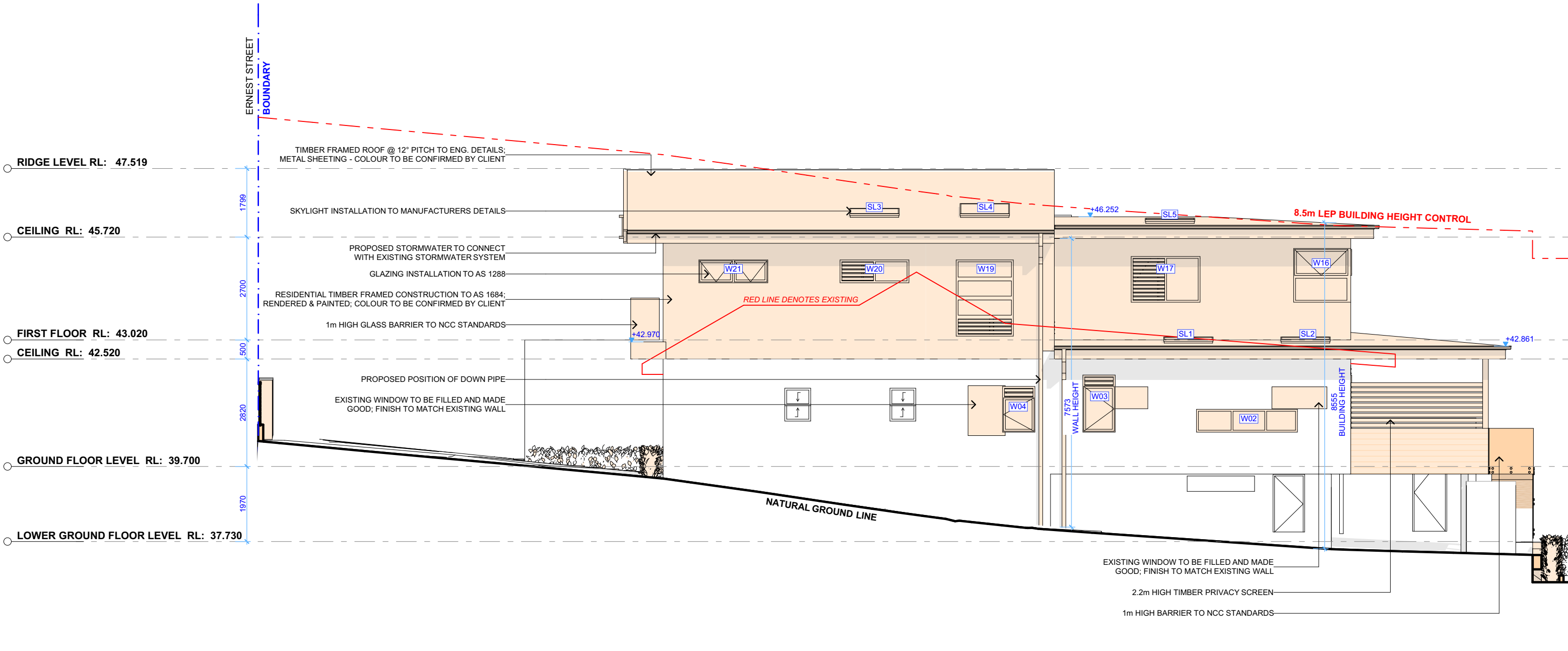
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

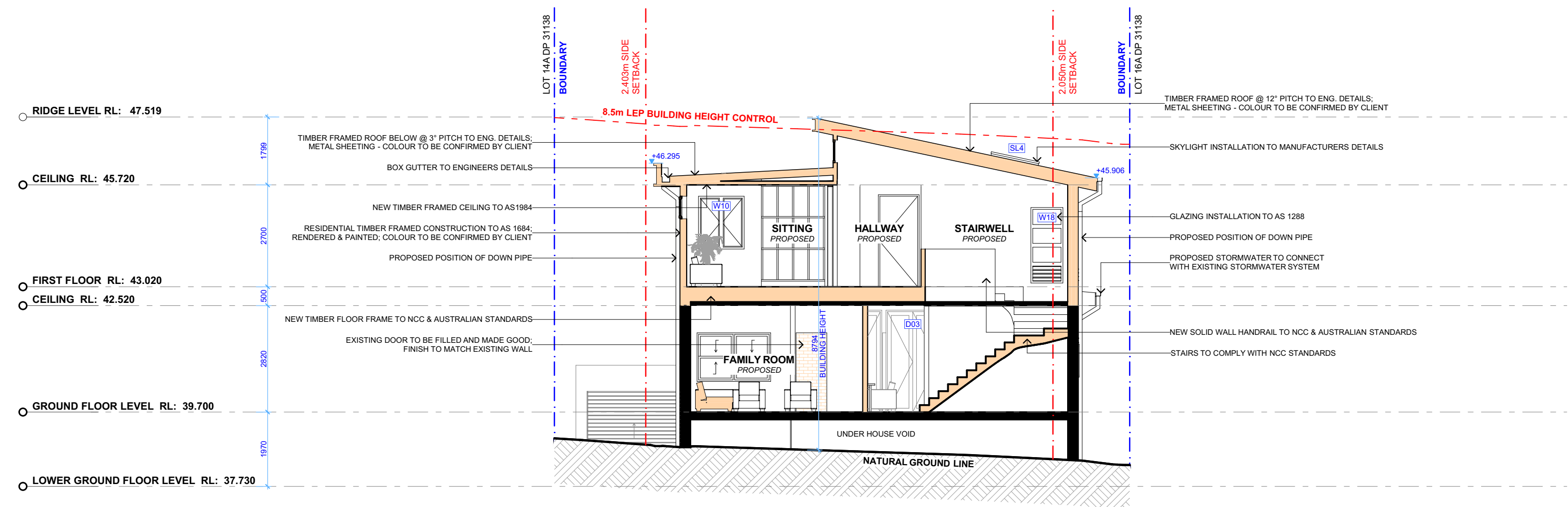
DRAWING NO.
DA09

DATE
Monday, 31 August
2020

DRAWING NAME
WEST ELEVATION

SCALE
1:100 @A3





CROSS SECTION



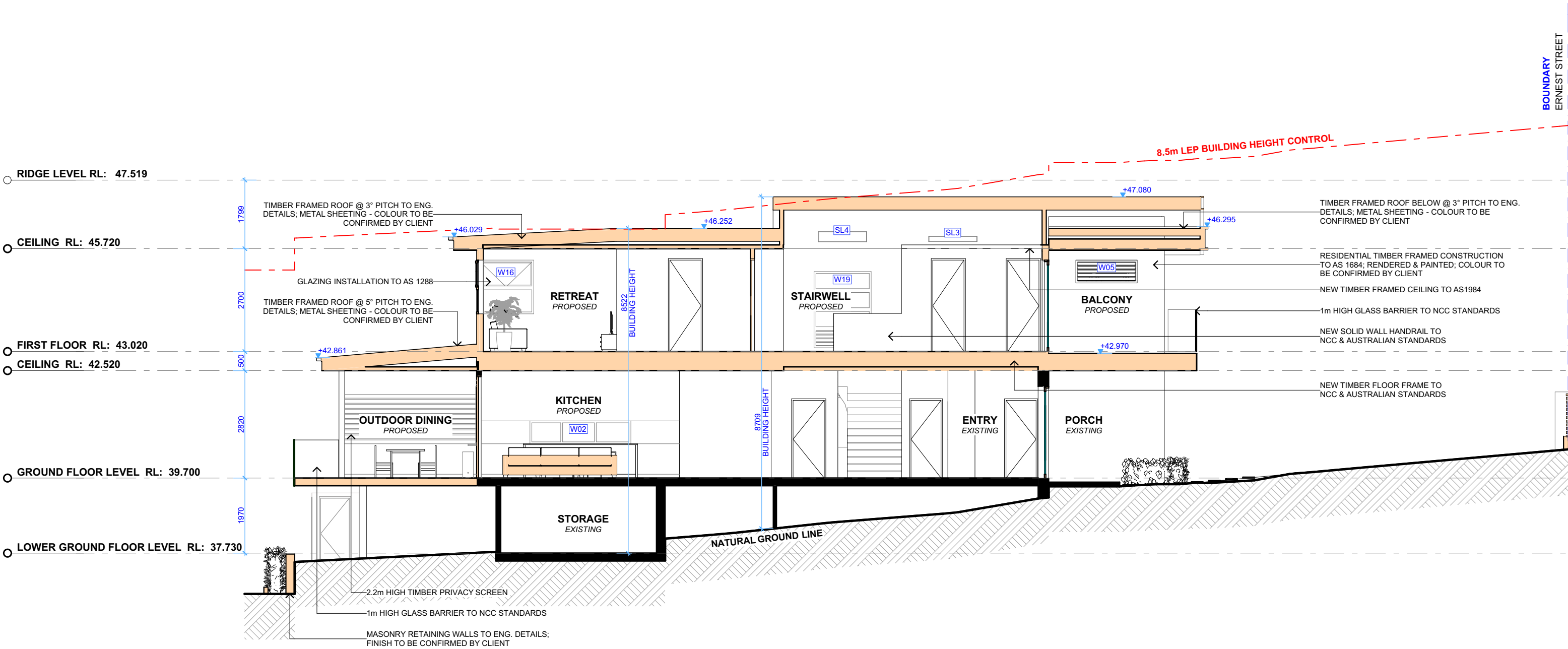
REV.	DATE	COMMENTS	DRWN
A	22.07.20	DA DOCUMENTATION	EAS

LEGEND

CLIENT
KATE & JAMES MARTIN

DRAWING NO.

DRAWING NAME
CROSS SECTION



1

LONG SECTION

1:100



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	22.07.20	DA DOCUMENTATION	EAS

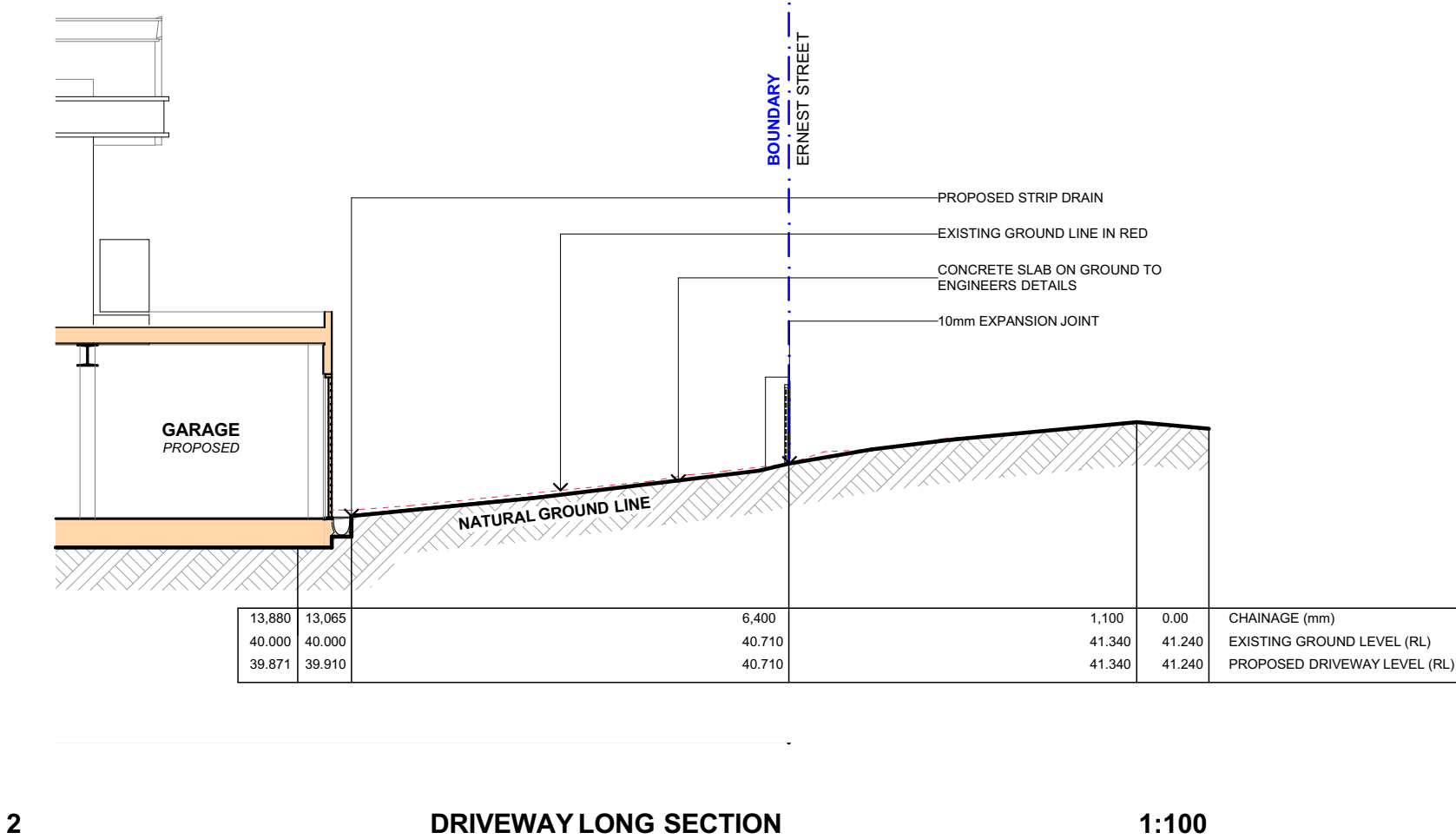
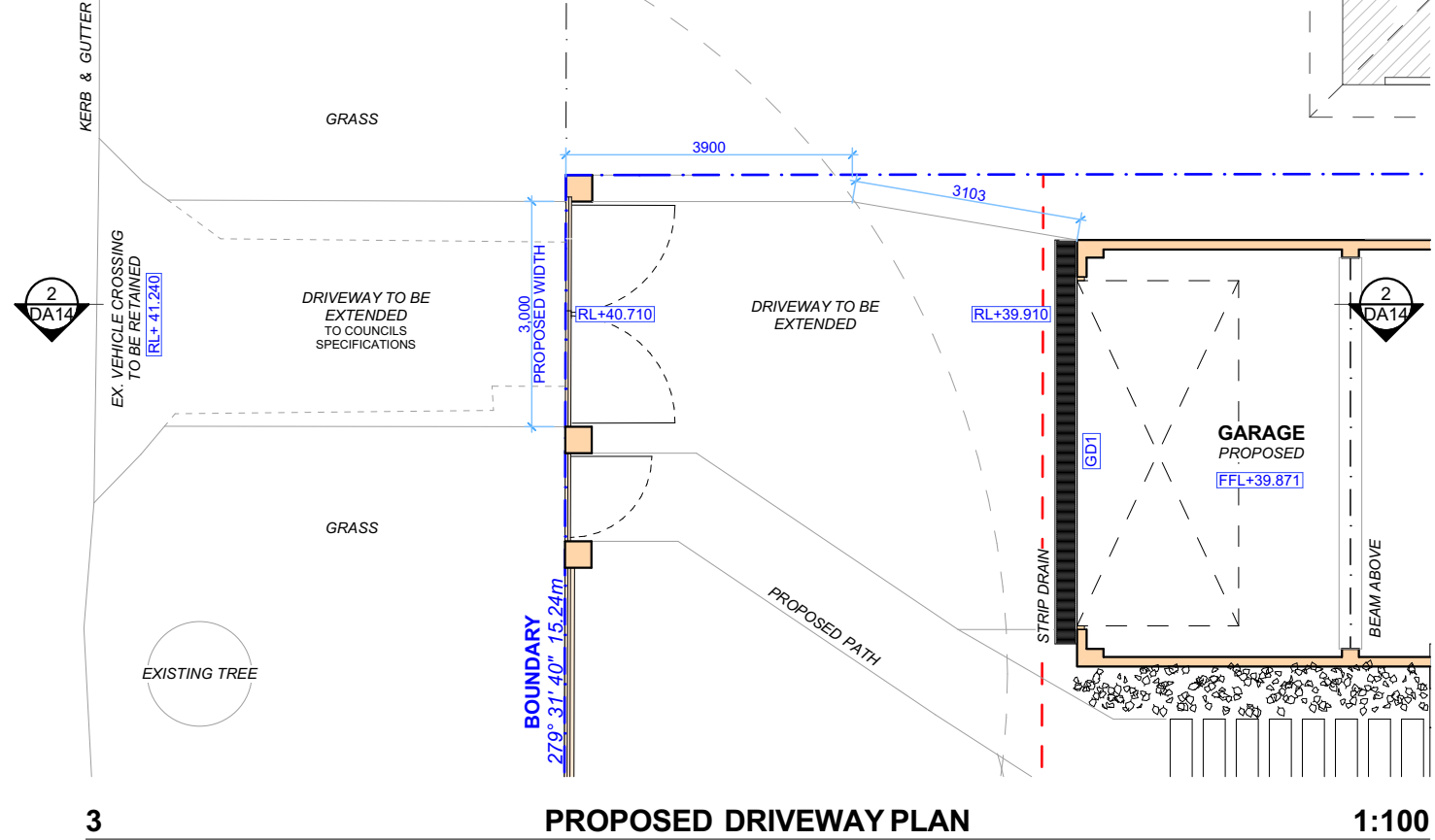
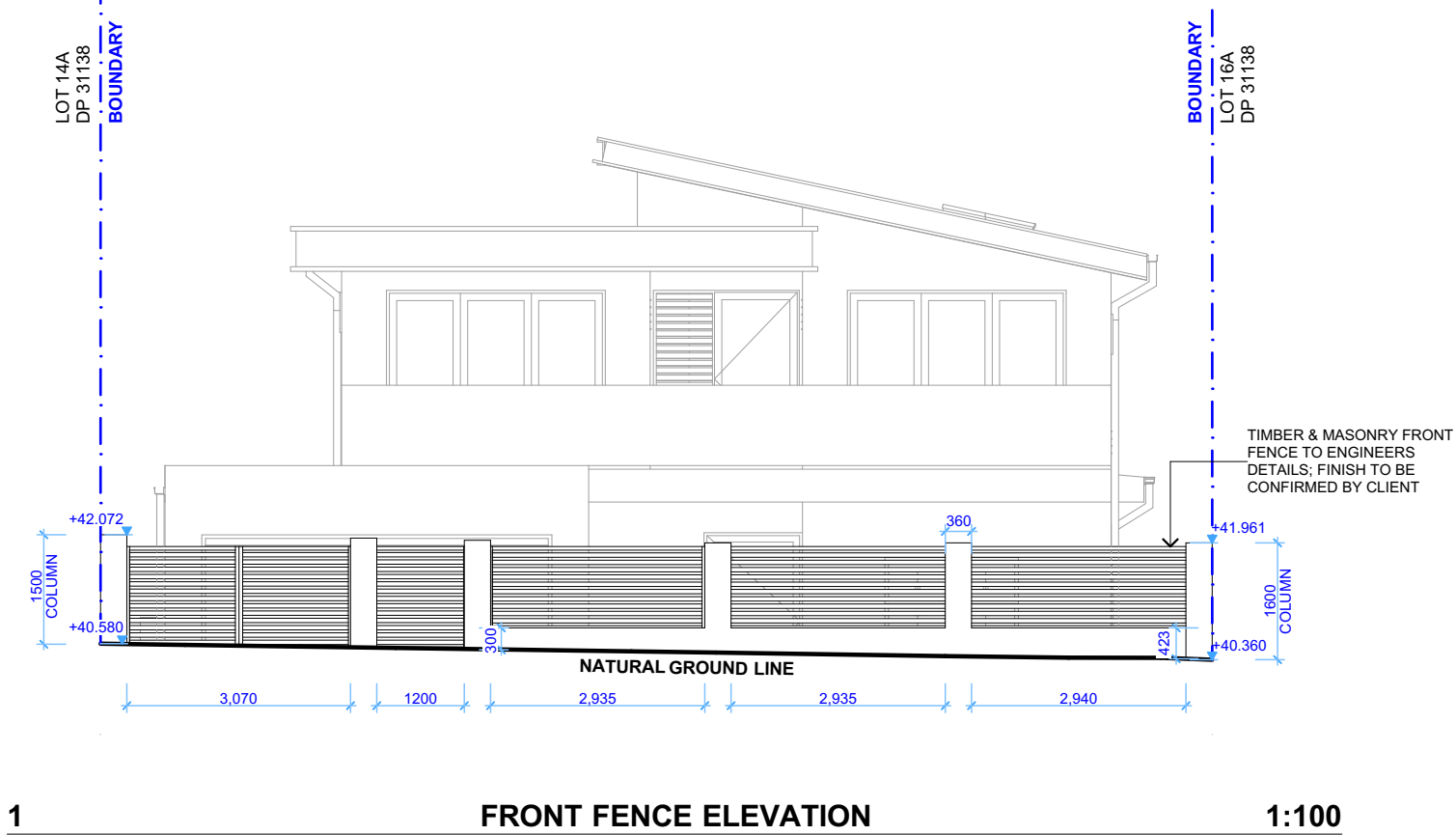
NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check 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.

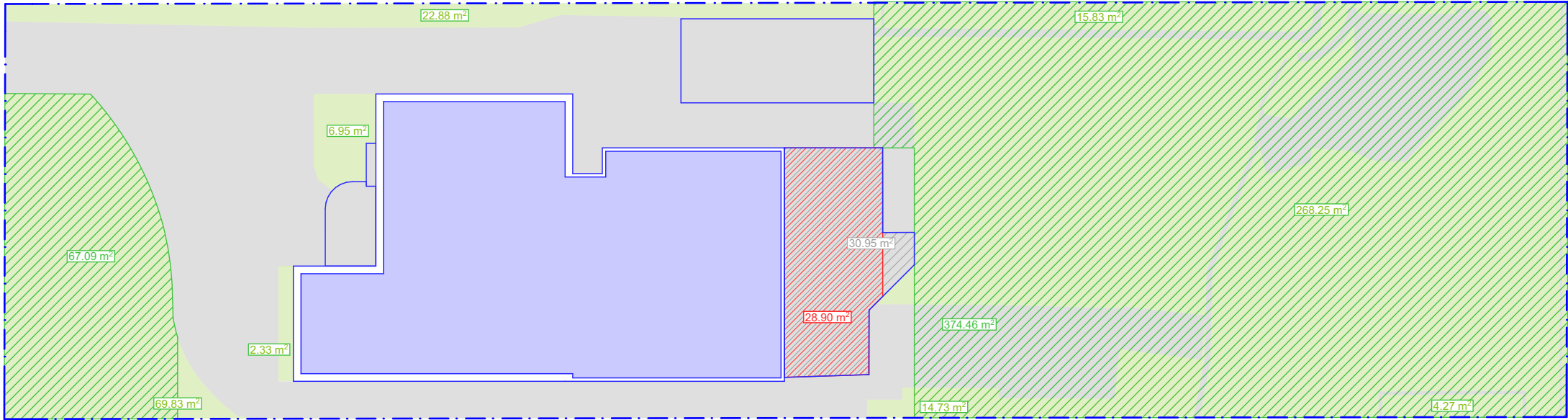
LEGEND

EXISTING

PROPOSED

CLIENT	DRAWING NO.	DRAWING NAME
KATE & JAMES MARTIN	DA12	LONG SECTION
PROJECT ADDRESS	DATE	SCALE
14 ERNEST STREET, BALGOWLAH HEIGHTS NSW 2093	Monday, 31 August 2020	1:100 @A3

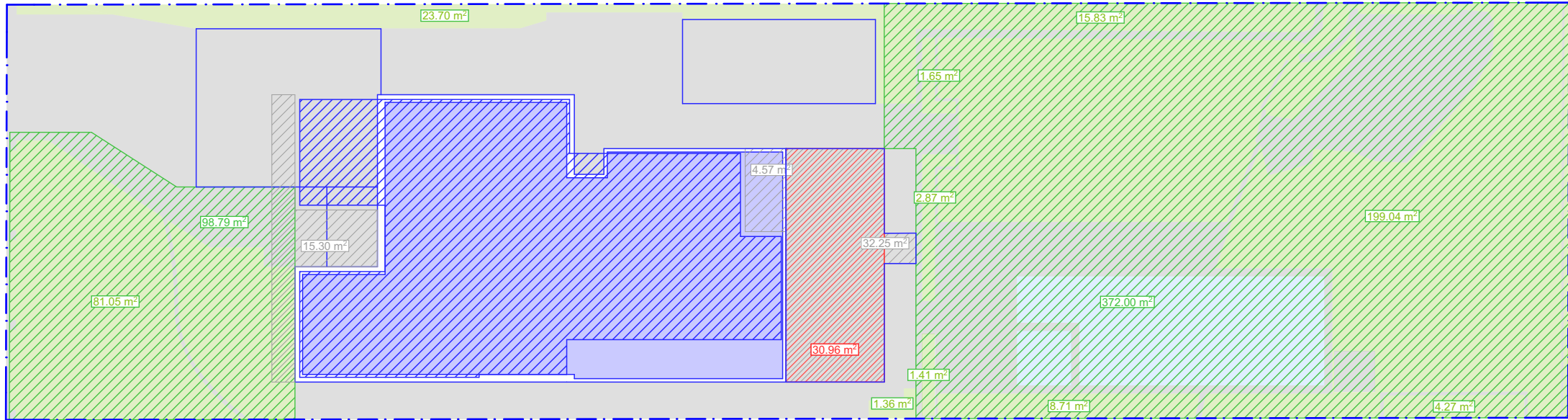




1

EXISTING AREA CALCULATIONS

1:200



2

PROPOSED AREA CALCULATIONS

1:200

CONTROL AREA CALCULATIONS

SITE AREA: 875.3m ²			
	TOTAL OPEN SPACE REQUIRED: 55% (481.41m ²)	EXISTING:	50.4% (441.55m ²)
		PROPOSED:	53.7% (470.79m ²)
	LANDSCAPED AREA REQUIRED: 35% of TOS (168.49m ²)	EXISTING:	84.1% (405.07m ²)
		PROPOSED:	70.6% (339.89m ²)
	OPEN SPACE ABOVE GROUND MAXIMUM: 40% of TOS (192.56m ²)	EXISTING:	6.42% (30.95m ²)
		PROPOSED:	10.8% (52.12m ²)
	PRIVATE OPEN SPACE REQUIRED: 18m ²	EXISTING:	28.9m ²
		PROPOSED:	30.9m ²



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	22.07.20	DA DOCUMENTATION	EAS

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

CLIENT

KATE & JAMES MARTIN

PROJECT ADDRESS

14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.

DA15

DATE

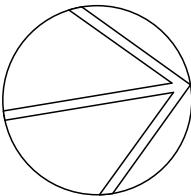
Monday, 31 August
2020

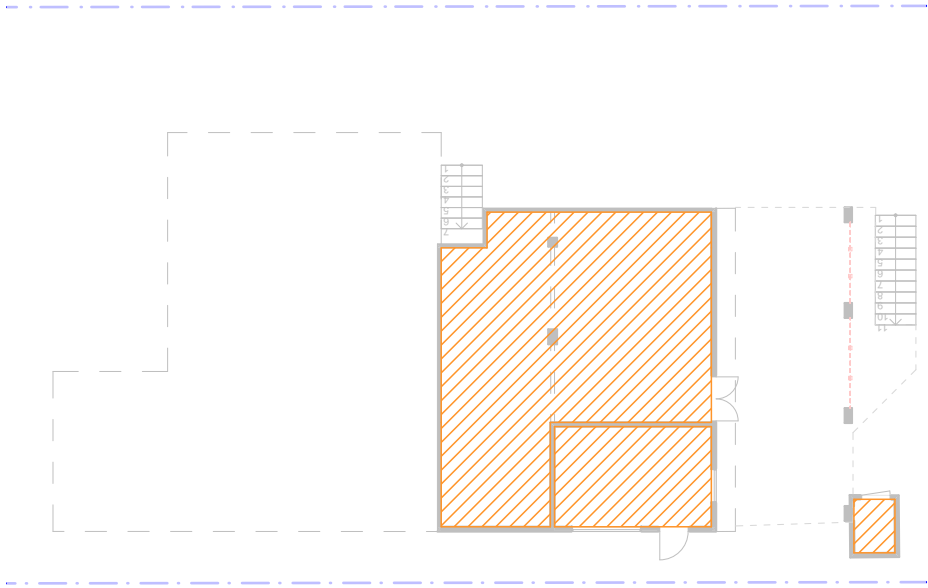
DRAWING NAME

AREA CALCULATIONS

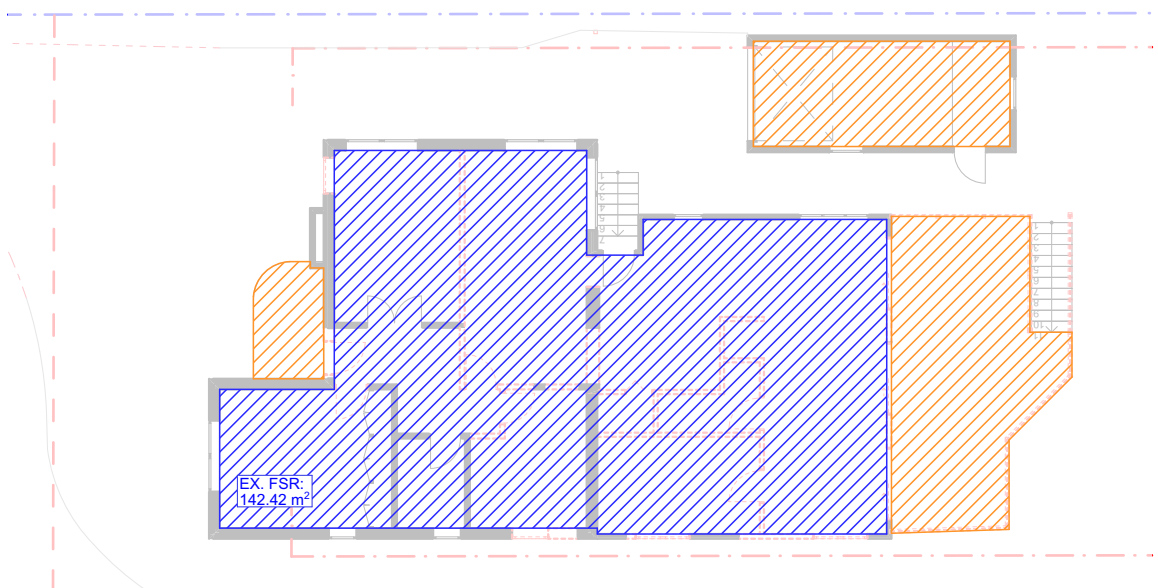
SCALE

1:200 @A3





1 EXISTING FSR: LOWER GROUND FLOOR PLAN 1:200



2 EXISTING FSR: GROUND FLOOR PLAN 1:200

CONTROL F.S.R CALCULATIONS

SITE AREA: 875.3m²

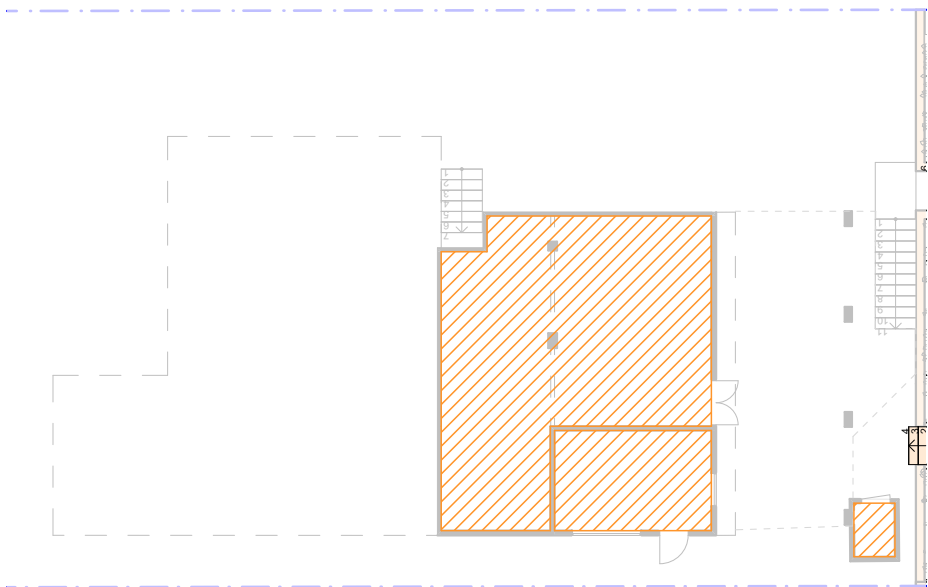


FLOOR SPACE RATIO
MAXIMUM: 0.450 : 1 (393.88m²)

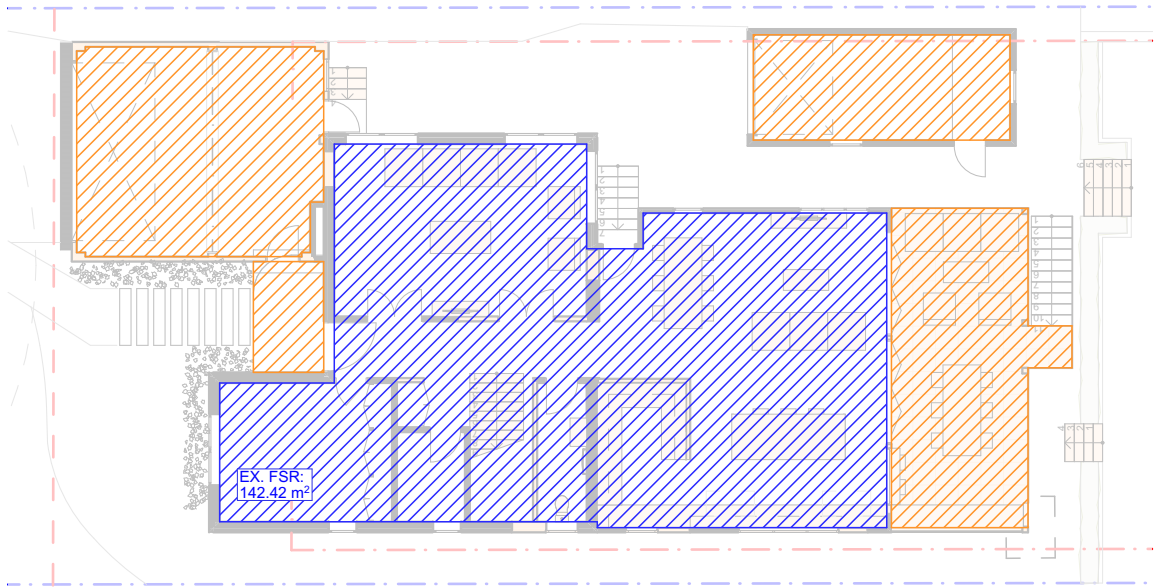
EXISTING: 0.162 : 1 (142.42m²)
PROPOSED: 0.314 : 1 (275.58m²)



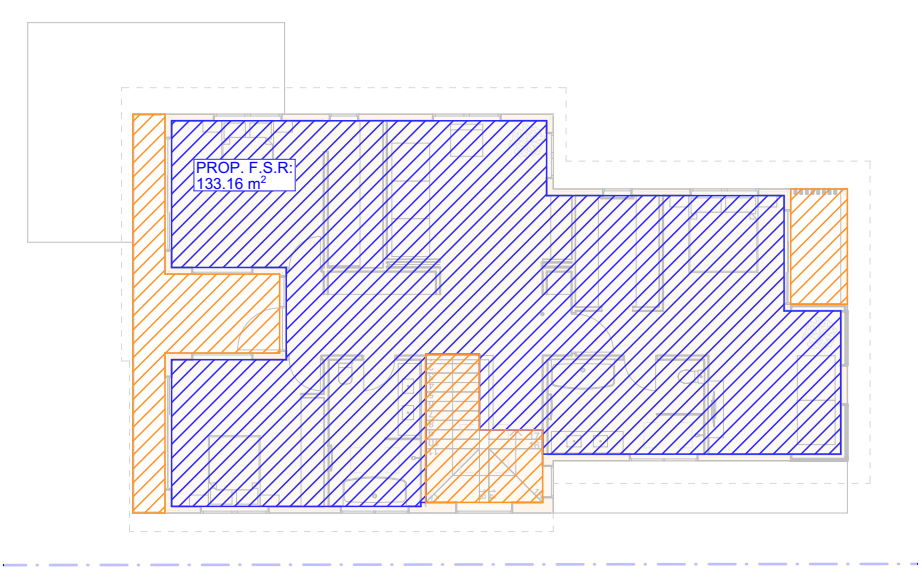
FSR - EXCLUDED AREAS
MAXIMUM: N/A



3 PROPOSED FSR: LOWER GROUND FLOOR PLAN 1:200



4 PROPOSED FSR: GROUND FLOOR PLAN 1:200



5 PROPOSED FSR: FIRST FLOOR PLAN 1:200



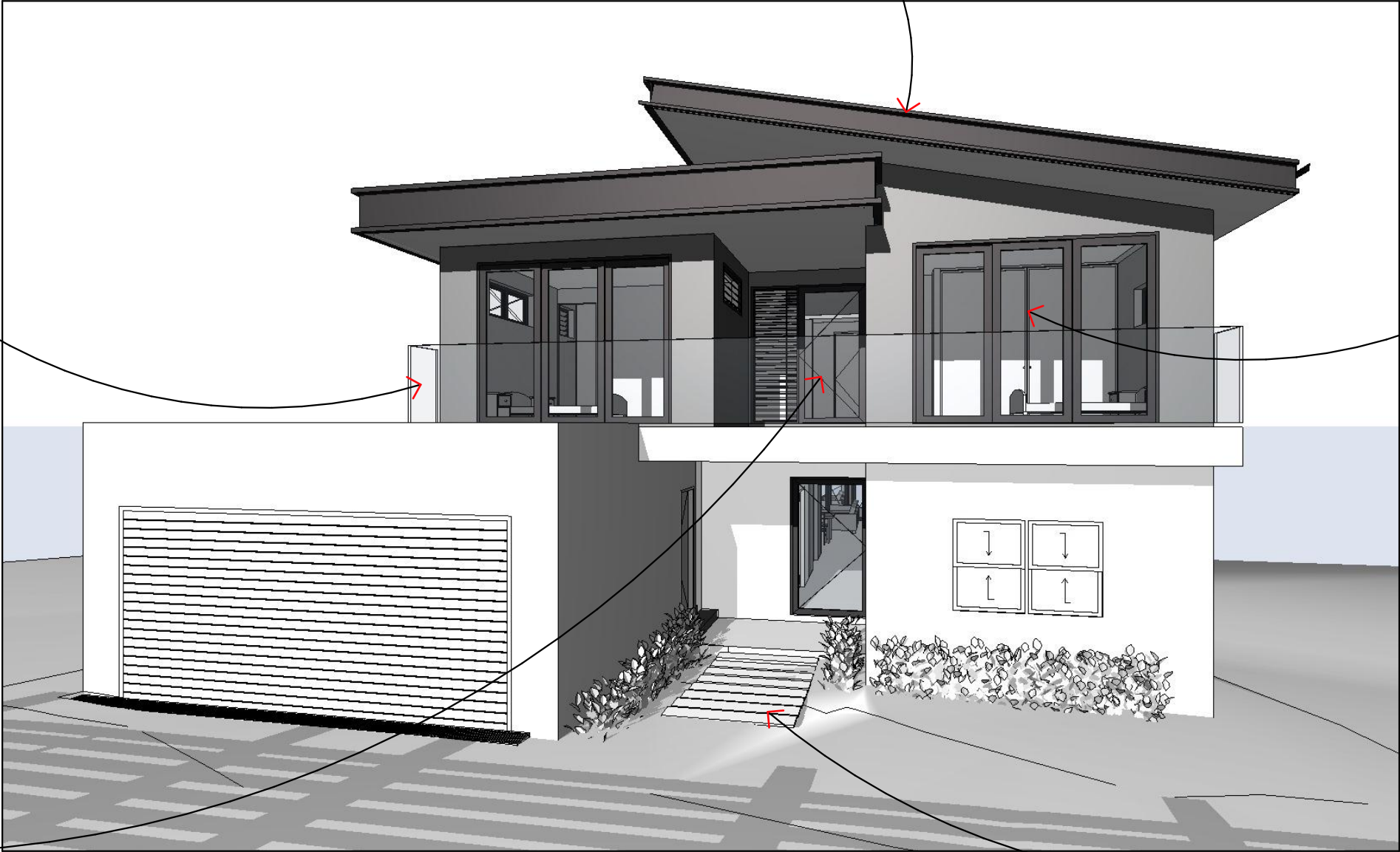
METAL SHEET ROOF & DETAILS
COLOUR TO BE CONFIRMED BY CLIENT



GLASS BALUSTRATE
STYLE TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED DOOR WITH SIDE LOUVER
BY STEGBAR OR OTHER



ALUMINIUM FRAMED SLIDING DOORS
BY STEGBAR OR OTHER

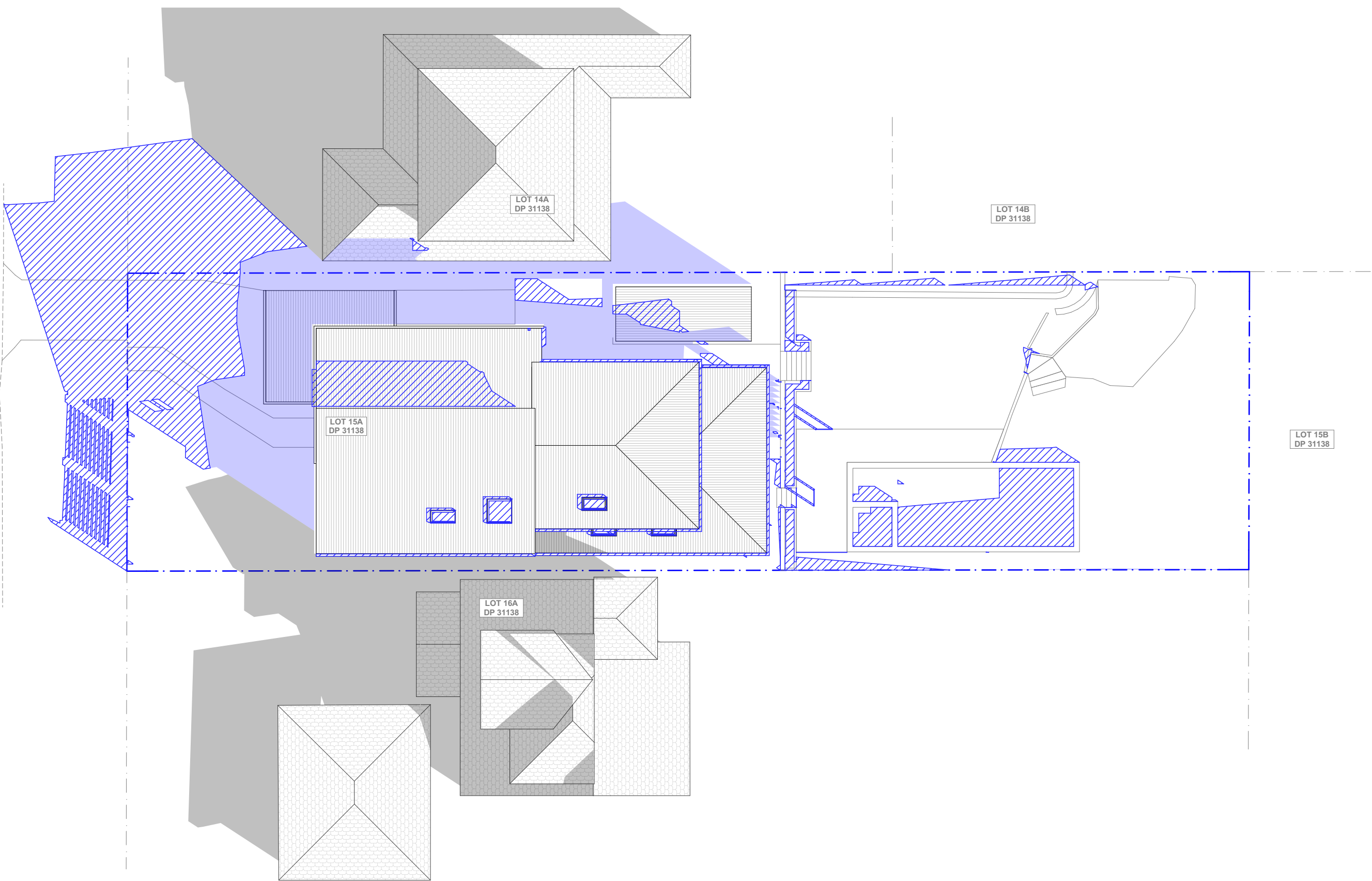


LANDSCAPE STEPPING STONES
STYLE TO BE CONFIRMED BY CLIENT

REV.	DATE	COMMENTS	DRWN	NOTES
A	22.07.20	DA DOCUMENTATION	EAS	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		CLIENT	DRAWING NO.	DRAWING NAME
		KATE & JAMES MARTIN	DA17	SAMPLE BOARD
		PROJECT ADDRESS	DATE	SCALE
		14 ERNEST STREET, BALGOWLAH HEIGHTS NSW 2093	Monday, 31 August 2020	@A3

ERNEST STREET



1

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	22.07.20	DA DOCUMENTATION	EAS

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
KATE & JAMES MARTIN

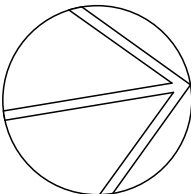
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

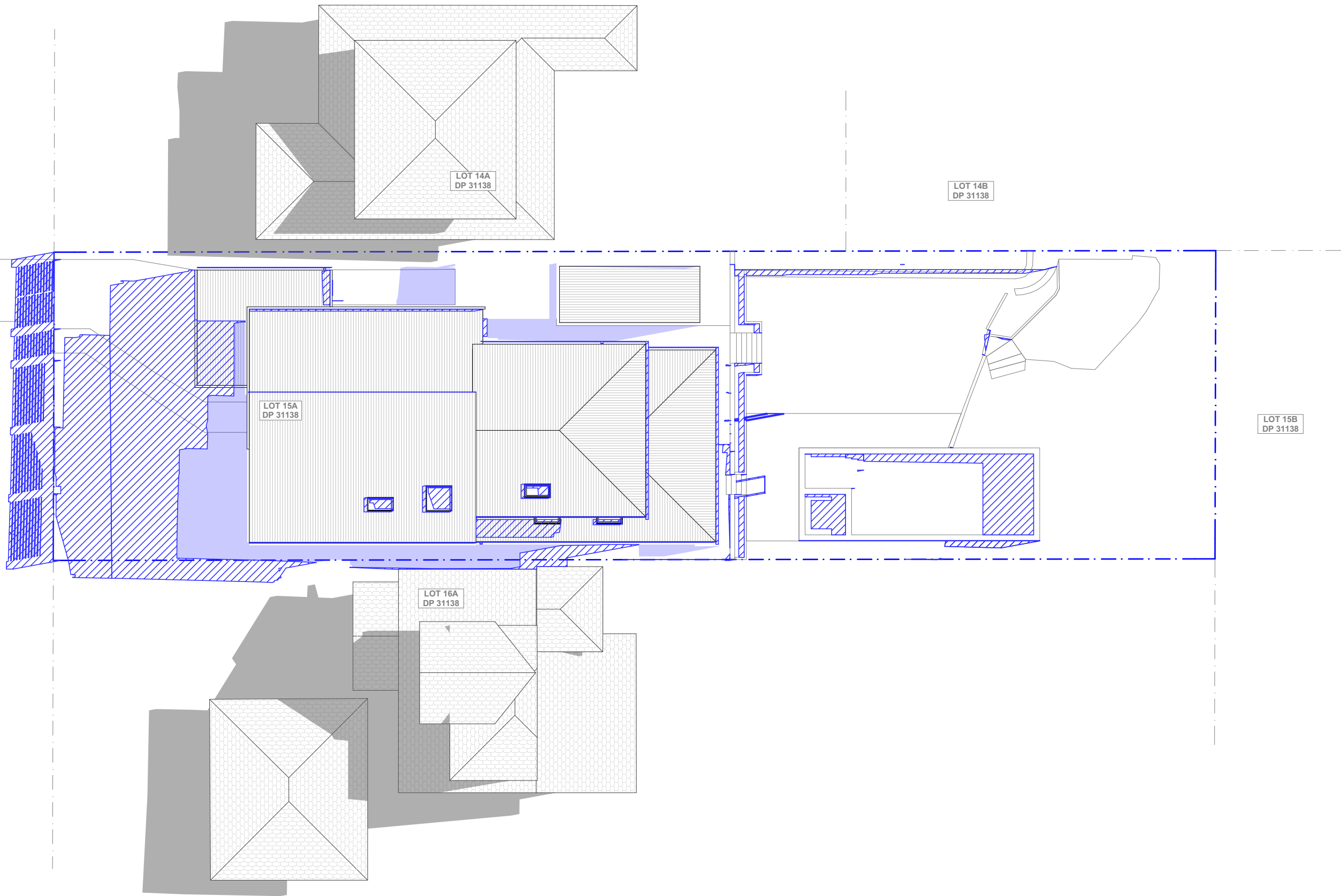
DRAWING NO.
DA18

DATE
Monday, 31 August
2020

DRAWING NAME
WINTER SOLSTICE 9 AM

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	22.07.20	DA DOCUMENTATION	EAS

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
KATE & JAMES MARTIN

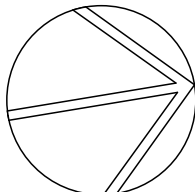
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.
DA19

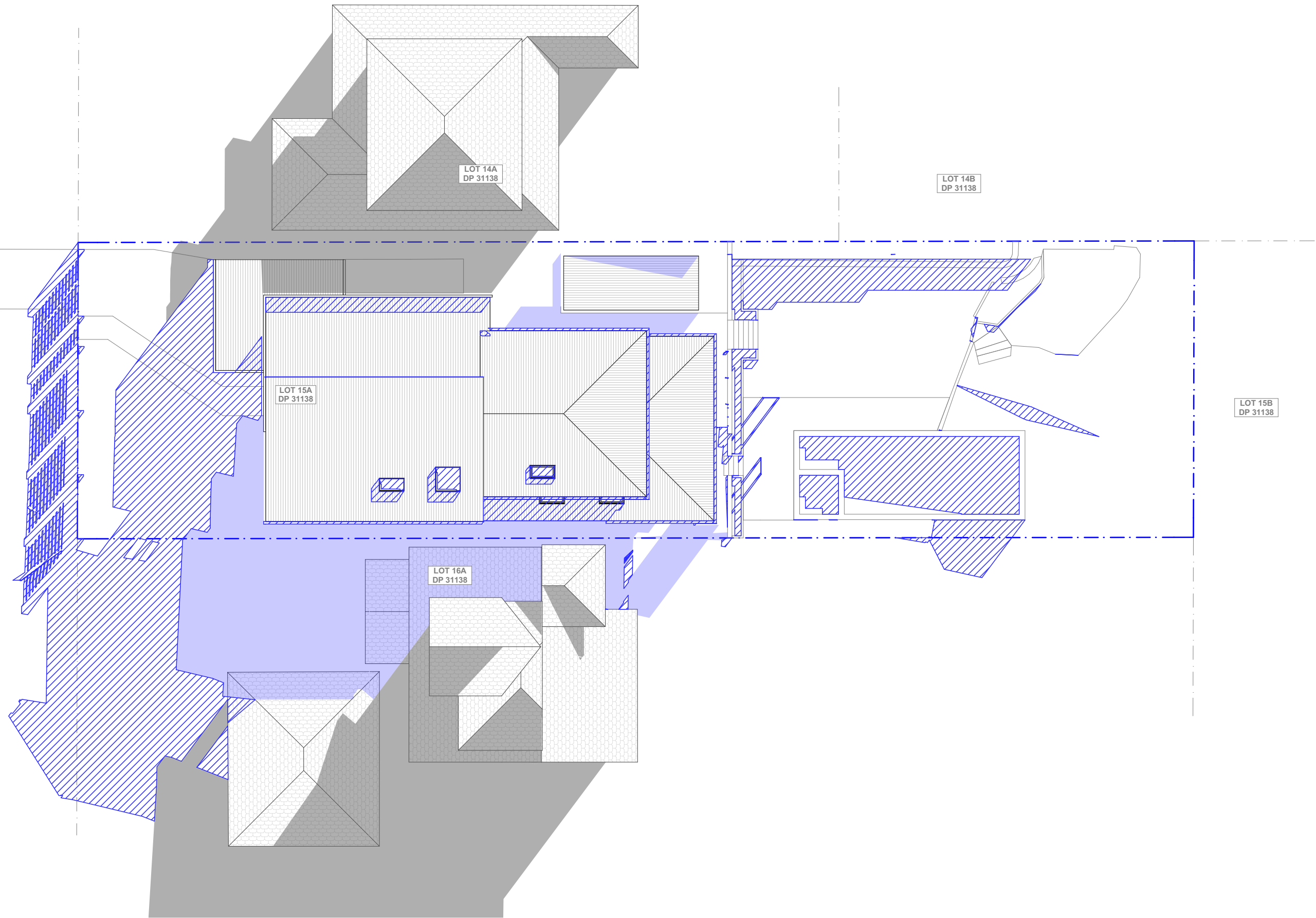
DATE
Monday, 31 August
2020

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3



ERNEST STREET



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	22.07.20	DA DOCUMENTATION	EAS

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
KATE & JAMES MARTIN

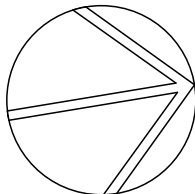
PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.
DA20

DATE
Monday, 31 August
2020

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A383818_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: Tuesday, 21, July 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	14 Ernest Street Balgowlah Heights_02
Street address	14 Ernest Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 31138
Lot number	15A
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

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 2843 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 245 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 55 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 5 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✓	✓

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.			
<div>✓</div> <div>✓</div> <div>✓</div>			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: other/undecided	R1.70 (including construction)		
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	
flat ceiling, flat roof: framed	ceiling: R2.50 (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						
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.		✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
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.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	E	1.59	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	E	1.27	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,

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)					
					>=600 mm	(U-value: 5.7, SHGC: 0.47)			
W4	E	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W5	W	0.96	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	E	0.96	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	W	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W8	W	0.46	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	W	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W10	N	1.69	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	W	0.46	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	W	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	W	2.04	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	N	2.04	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	N	2.04	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	E	2.04	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e,			

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)					
					>=750 mm	(U-value: 5.7, SHGC: 0.47)			
W17	E	2.17	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W18	N	1.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	E	3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W20	E	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W21	E	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D1	S	3.24	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	N	7.45	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	N	7.45	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D4	S	7.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D5	S	4.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D6	S	7.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D7	N	6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W22	W	4.06	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or			

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)					
						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	0.847	no shading			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S2	0.847	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S3	0.847	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S4	1.625	external adjustable awning or blind			aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S5	0.847	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	REV.	DATE	COMMENTS	DRWN	NOTES
	m: 0426 957 518 e:operations@actionplans.com.au w: www.actionplans.com.au	A	22.07.20	DA DOCUMENTATION	EAS	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, <i>QR</i> meet the certified U value and SHGC value.

CLIENT
KATE & JAMES MARTIN

PROJECT ADDRESS
14 ERNEST STREET,
BALGOWLAH HEIGHTS
NSW 2093

DRAWING NO.
DA21

DATE
Monday, 31 August
2020

DRAWING NAME
BASIX COMMITMENTS