

# ACTION PLANS

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PLANS PUBLISHED  
13 March 2025

## DEVELOPMENT APPLICATION

These plans are for Council Approval only.

NO.	DRAWING NAME
DA00	COVER
DA01	NOTATION
DA02	SAFTEY NOTES
DA03	SITE ANALYSIS
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
DA05	EXISTING GROUND FLOOR PLAN
DA06	PROPOSED GROUND FLOOR PLAN
DA07	NORTH / EAST ELEVATION
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DA10	AREA CALCULATIONS
DA11	WINTER SOLSTICE 9 AM
DA12	WINTER SOLSTICE 12 PM
DA13	WINTER SOLSTICE 3 PM
DA14	SAMPLE BOARD
DA15	BASIX COMMITMENTS

### NCC 2022 & AS COMPLIANCES SPECIFICATIONS

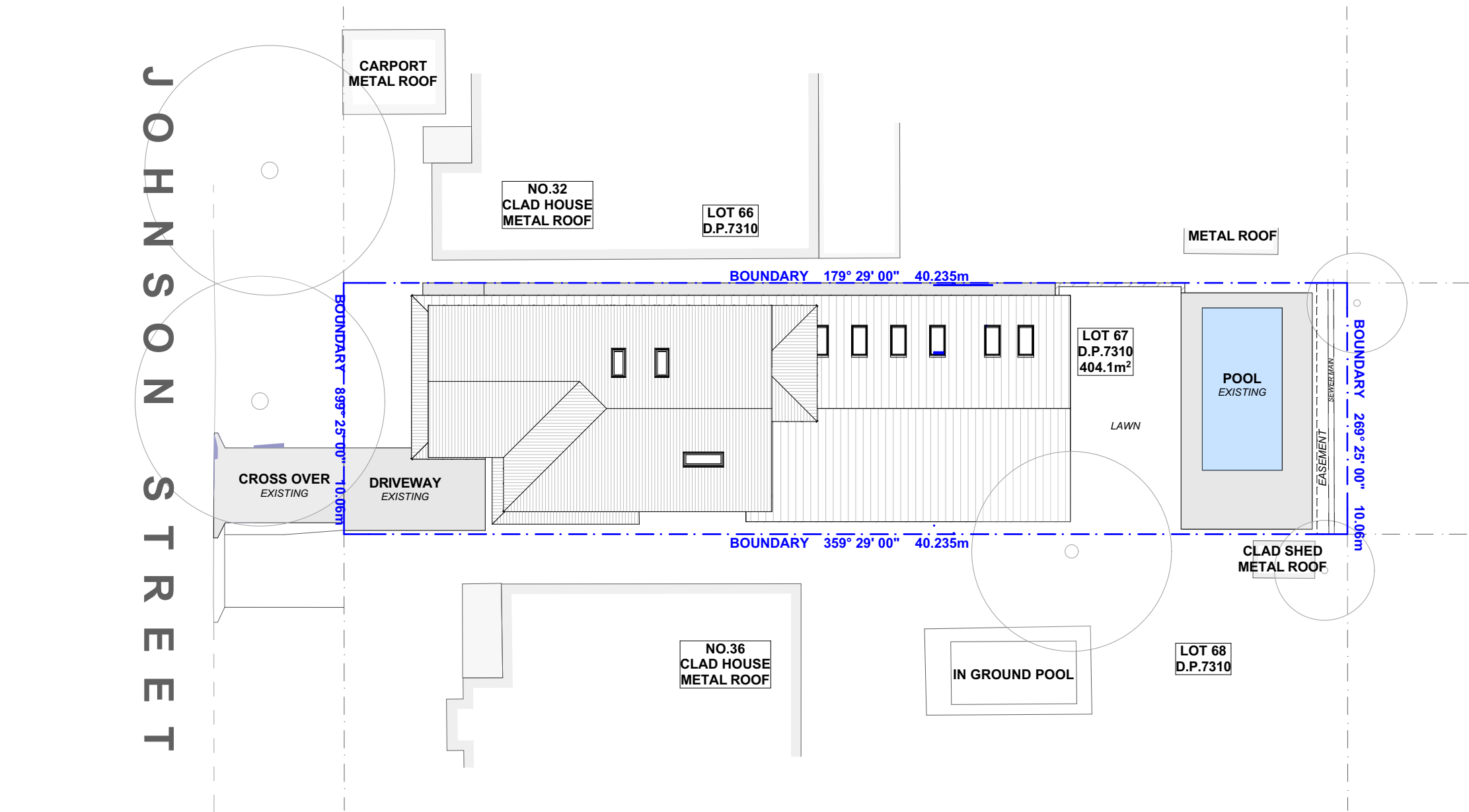
- STRUCTURE - PART H1 & SECTION 2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- SWIMMING POOLS - PART H7P1 & NSW H7D2 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC
- POOL FENCING & OTHER PROVISIONS - REGULATIONS, & AS 1926
- DEMOLITION WORKS TO COMPLY WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554.1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959:2018

## 34 JOHNSON STREET, FRESHWATER 2096



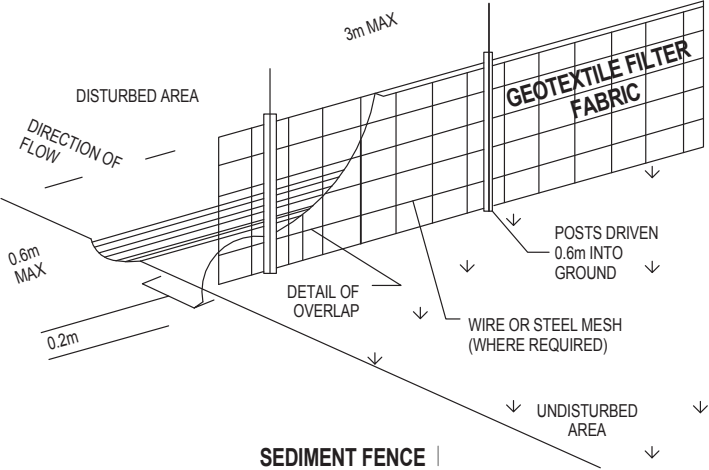
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	34 JOHNSON STREET, FRESHWATER, NSW 2096			
LOT & DP/SP	LOT 67 DP 7310			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	404.1m <sup>2</sup>			
FRONTAGE	10.06m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	404.1m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.919m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	LANDSLIP RISK MAP - AREA A	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	6.085m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 0.95m W: 0.1m	UNCHANGED	NO
FRONT BOUNDARY SETBACK	6.5m	4.667m	UNCHANGED	NO
REAR BOUNDARY SETBACK	6.0m	(HOUSE)15.534m (CABANA) -	UNCHANGED 1.23m	NO
LANDSCAPE OPEN SPACE	40% (161.64m <sup>2</sup> )	22.4% (90.85m <sup>2</sup> )	UNCHANGED	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>	70.26m <sup>2</sup>	UNCHANGED	YES





1 **SITE ANALYSIS** 1:200  
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



**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

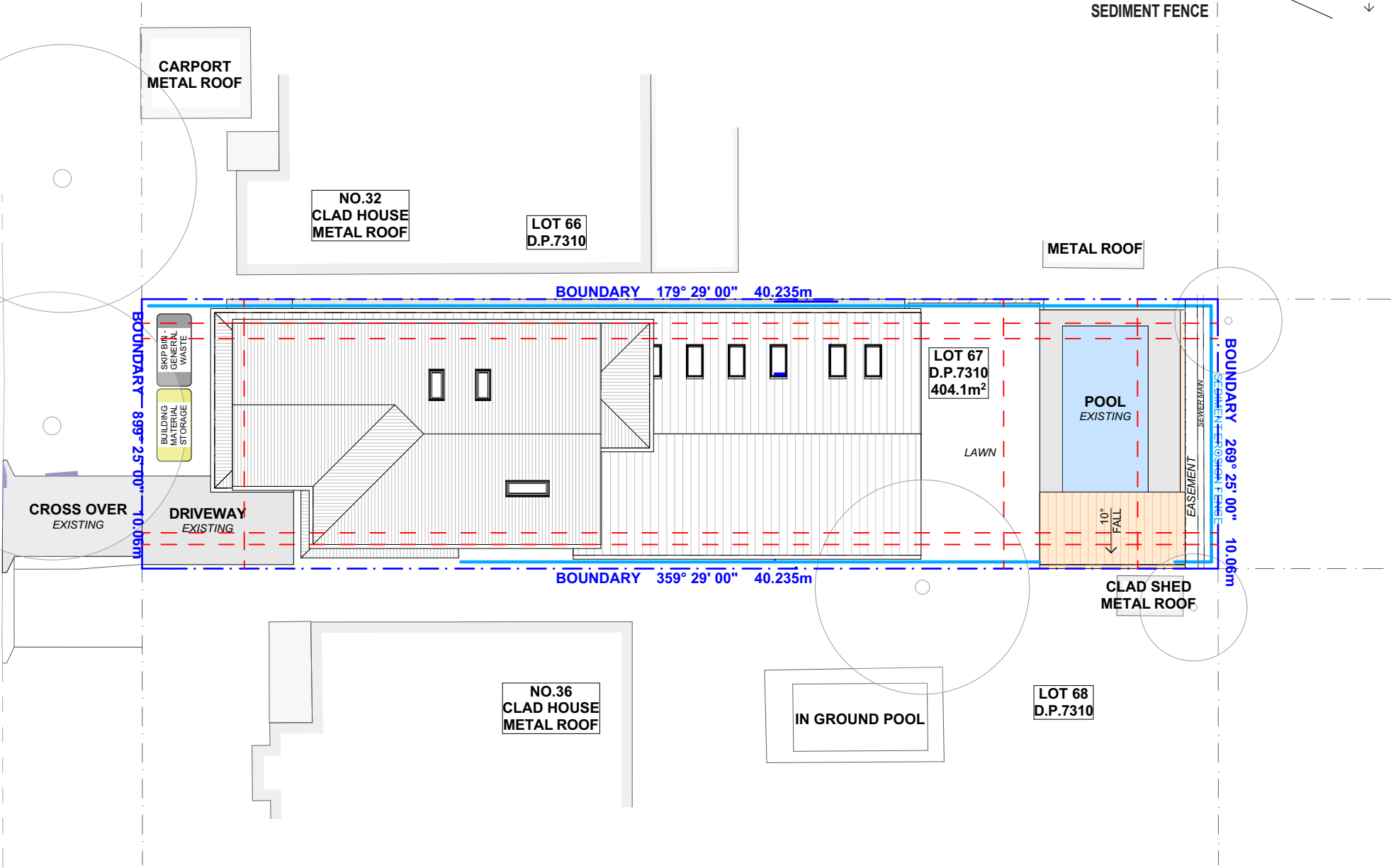
**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN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

JOHNSON STREET



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



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LEGEND	
	EXISTING
	DEMOLISHED
	METAL ROOFING
	TILED ROOFING
	TIMBER STUD
	TILED FLOOR
	TIMBER FLOOR
	BRICKWORK

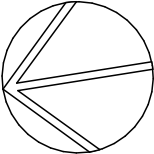
**CLIENT**  
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KATE BOCK

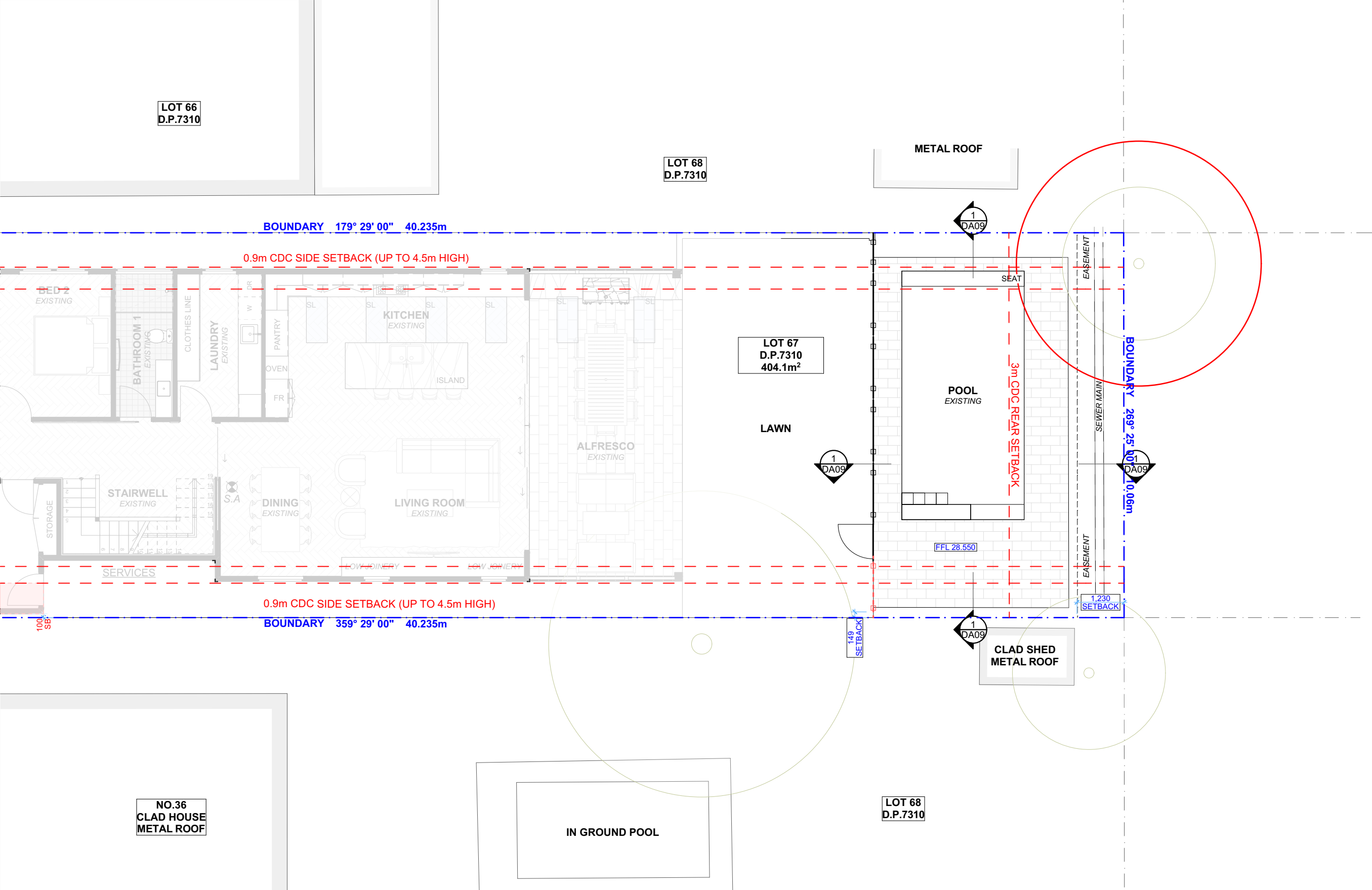
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34 JOHNSON STREET,  
FRESHWATER 2096

**DRAWING NO.**  
DA04

**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
SITE / ROOF / SEDIMENT  
EROSION / WASTE  
MANAGEMENT / STORMWATER  
CONCEPT PLAN  
**SCALE**  
1:200 @A3





1 EXISTING GROUND FLOOR PLAN - DEMOLITON 1:100

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



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LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

**CLIENT**  
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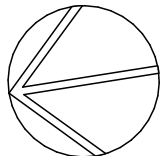
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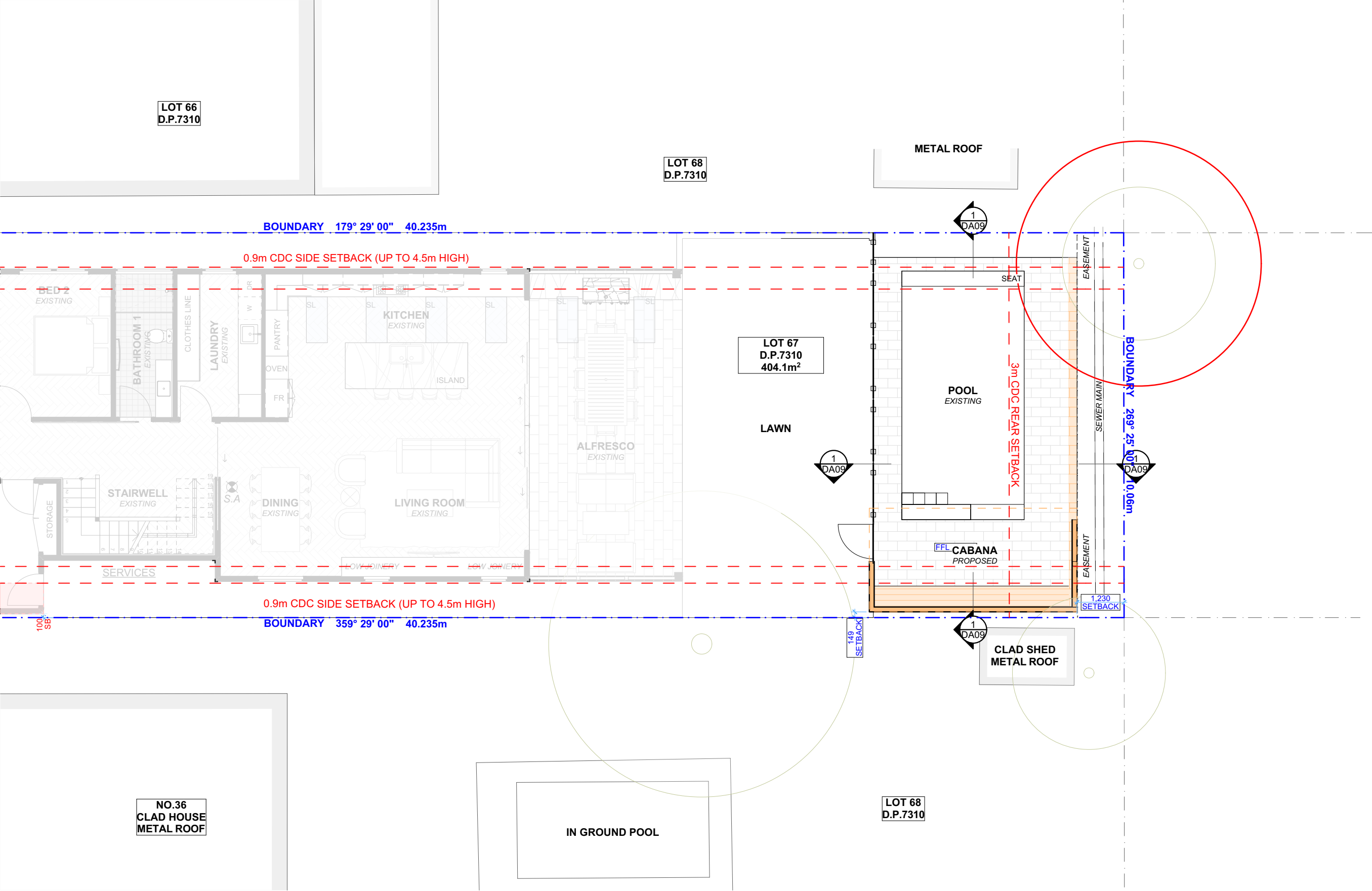
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**DRAWING NAME**  
EXISTING GROUND FLOOR  
PLAN

**SCALE**  
1:100 @A3







1 PROPOSED GROUND FLOOR PLAN 1:100



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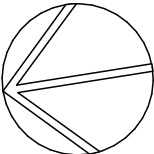
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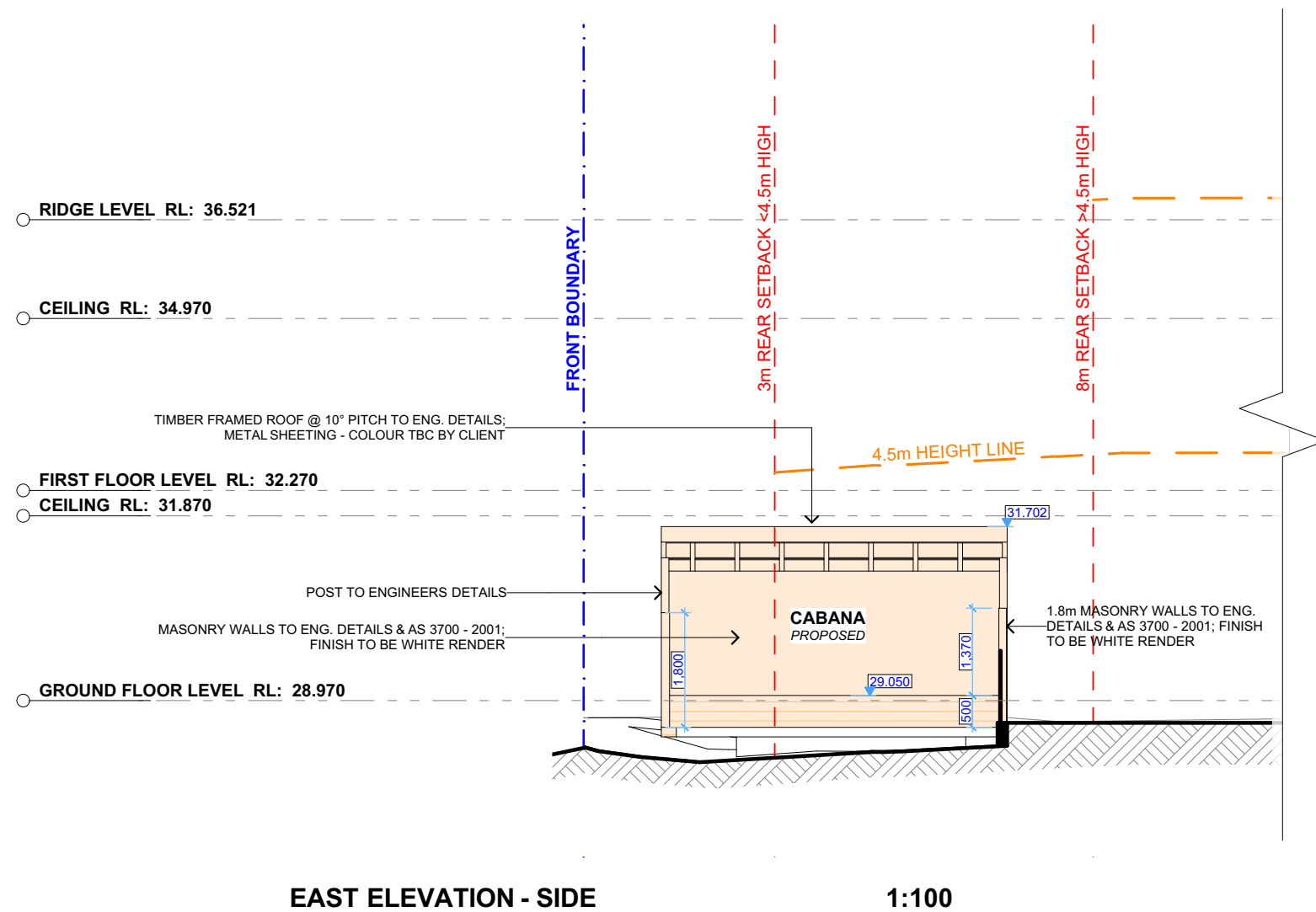
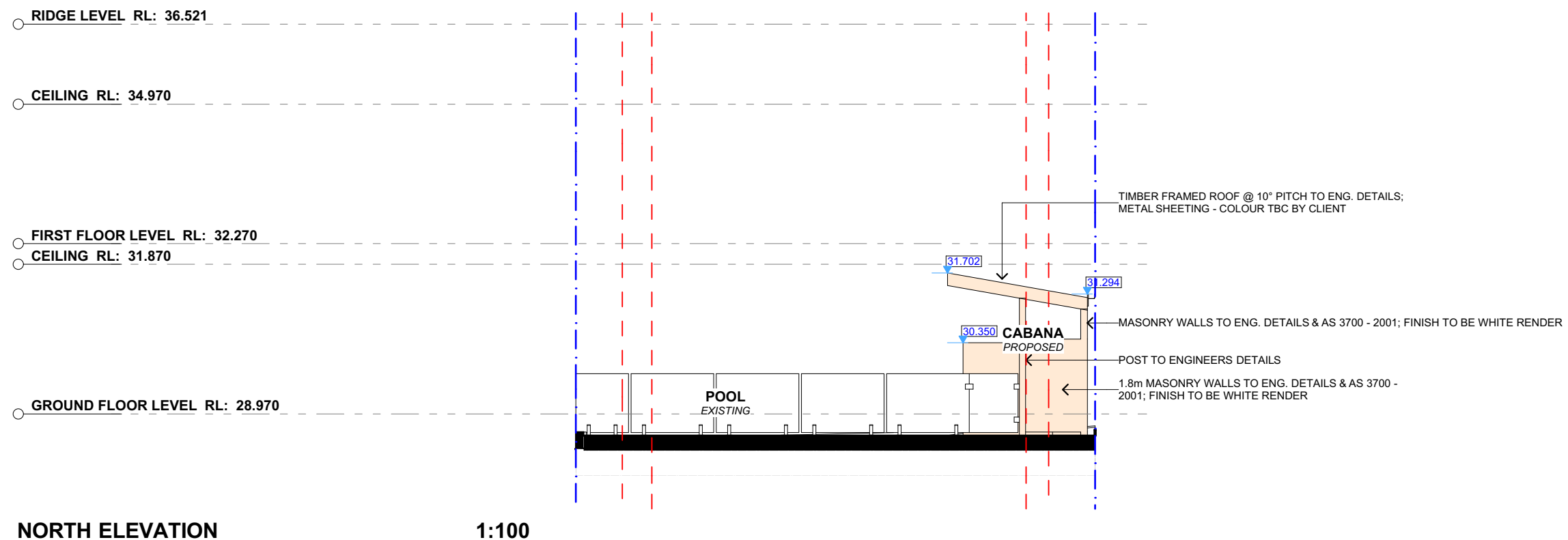
LEGEND	
	EXISTING
	DEMOLISHED
	METAL ROOFING
	TILED ROOFING
	TIMBER STUD
	TILED FLOOR
	TIMBER FLOOR
	BRICKWORK

**CLIENT**  
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KATE BOCK  
  
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FRESHWATER 2096

**DRAWING NO.**  
**DA06**  
  
**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
PROPOSED GROUND FLOOR  
PLAN  
  
**SCALE**  
1:100 @A3





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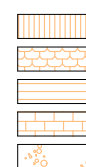
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### LEGEND



- ☐ METAL ROOFING
- ☐ TILED ROOFING
- ☐ TIMBER CLAD
- ☐ BRICKWORK
- ☐ CONCRETE



EXISTING

**CLIENT**

**CLIENT**  
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FRESHWATER 2096

## DRAWING NO.

DA07

## DATE \_\_\_\_\_

Thursday, 13 March  
2025

## DRAWING NAME

NORTH / EAST ELEVATION

**SCALE**

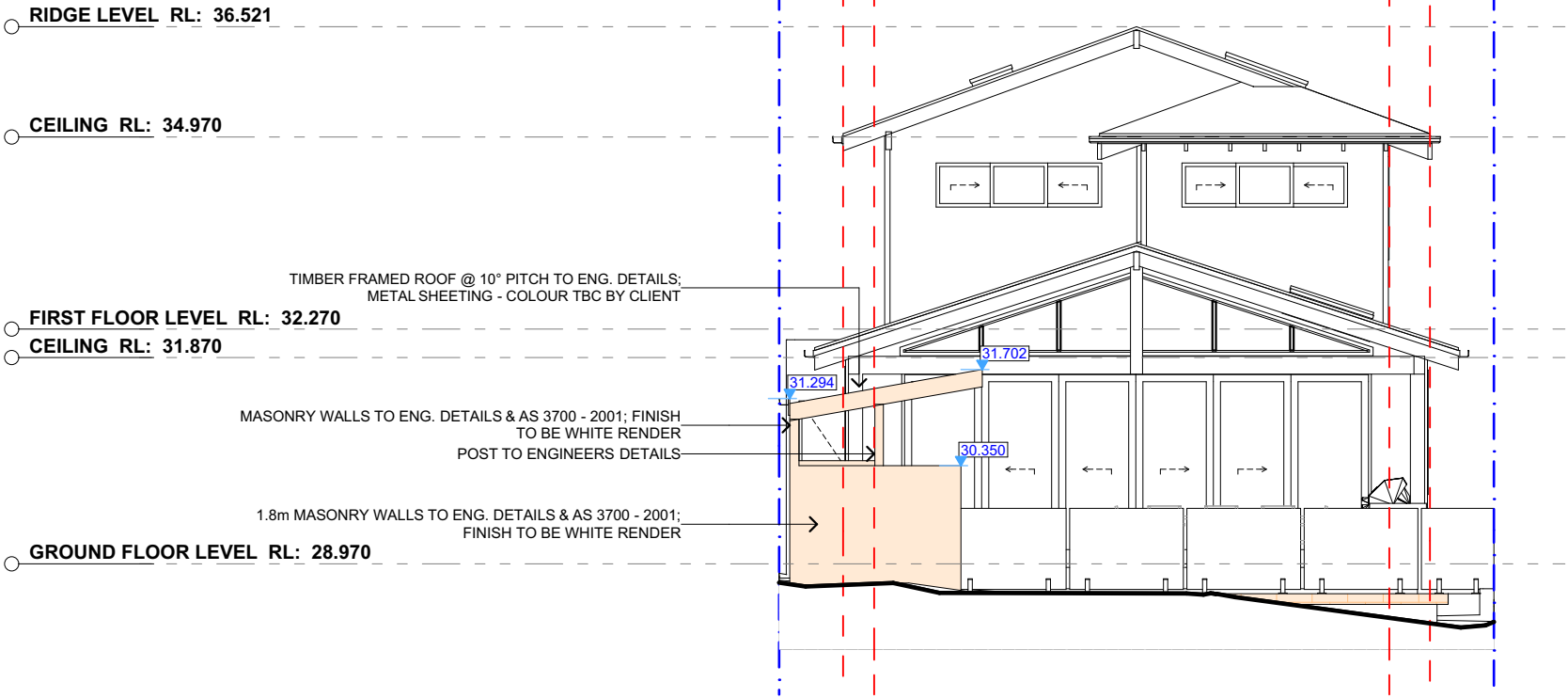
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2

SOUTH ELEVATION

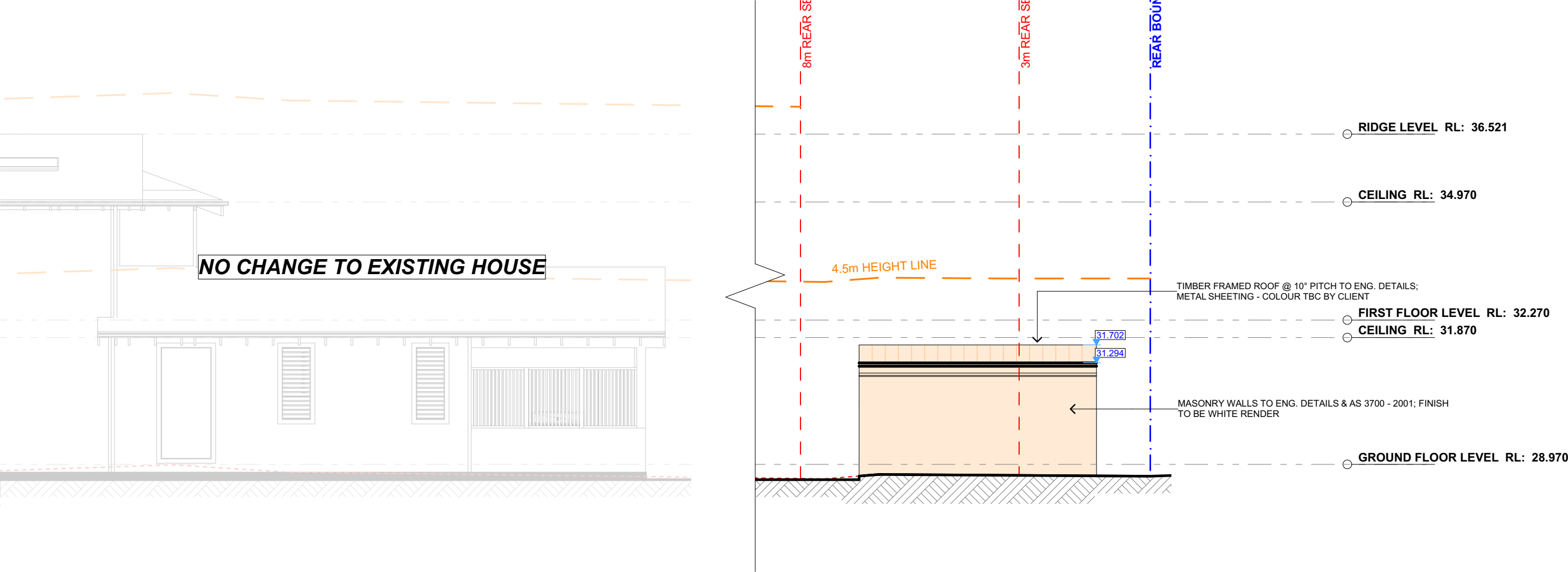
1:100



1

WEST ELEVATION - SIDE

1:100



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LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

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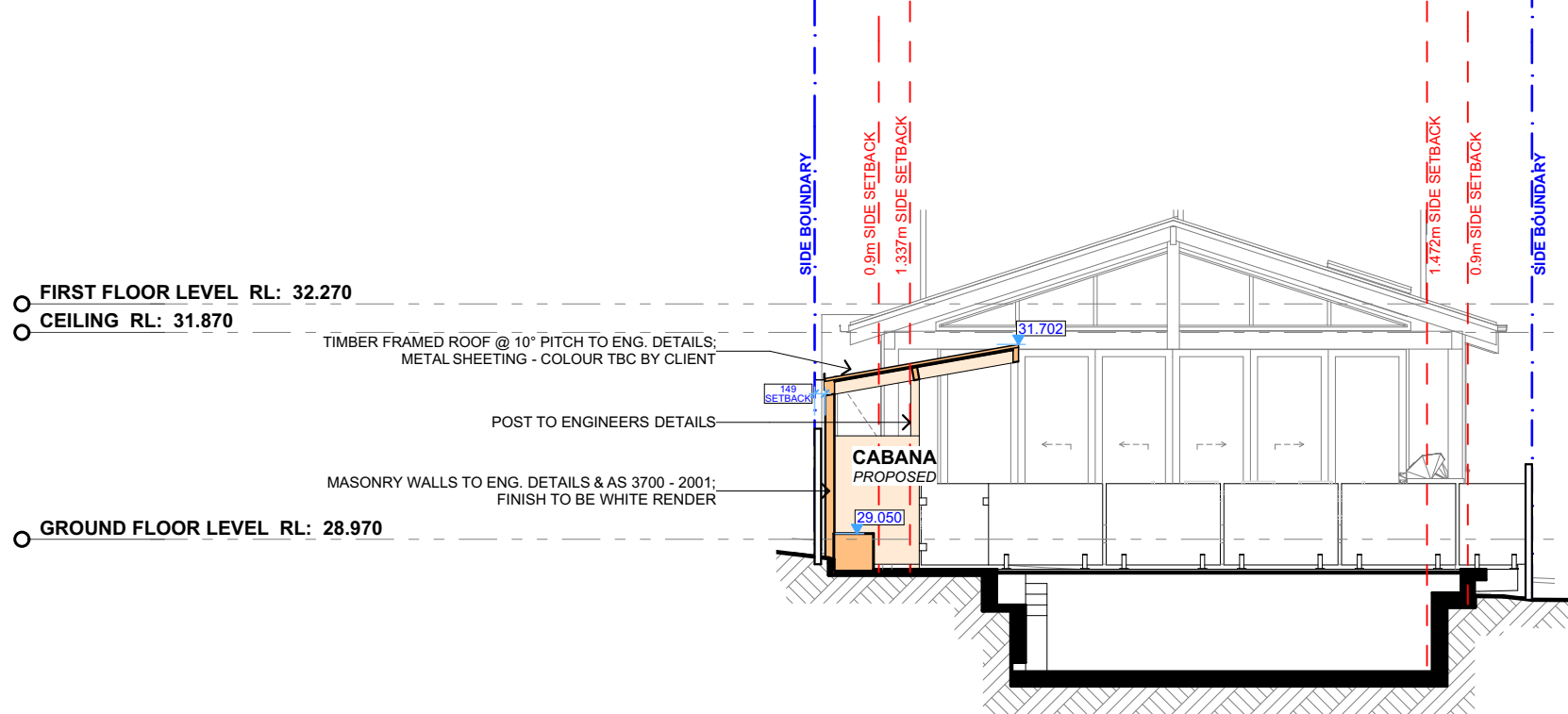
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**DRAWING NO.**  
DA08

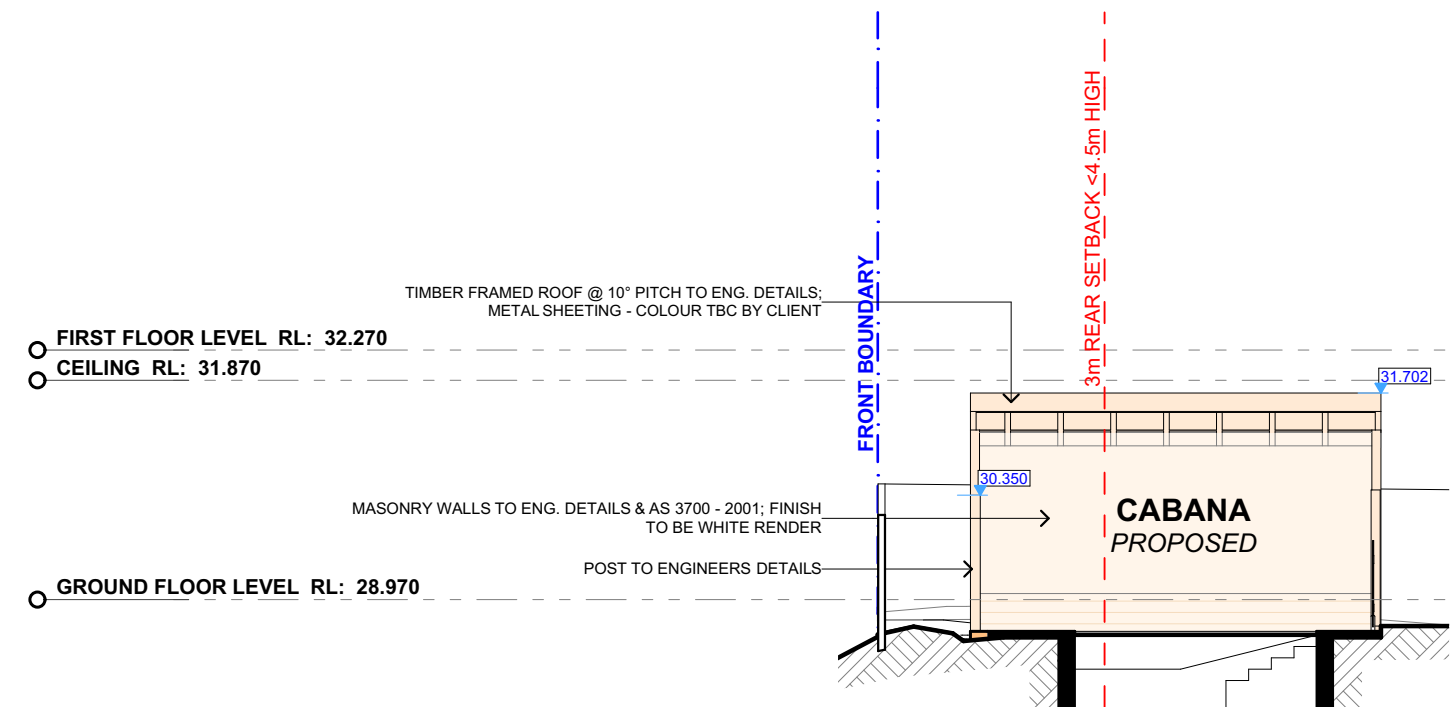
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2025

**DRAWING NAME**  
SOUTH / WEST ELEVATION

**SCALE**  
1:100 @A3



1 PROPOSED CABANA LONG SECTION 1:100



1 PROPOSED CABANA CROSS SECTION 1:100



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LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

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**DRAWING NO.**  
DA09

**DATE**  
Thursday, 13 March  
2025

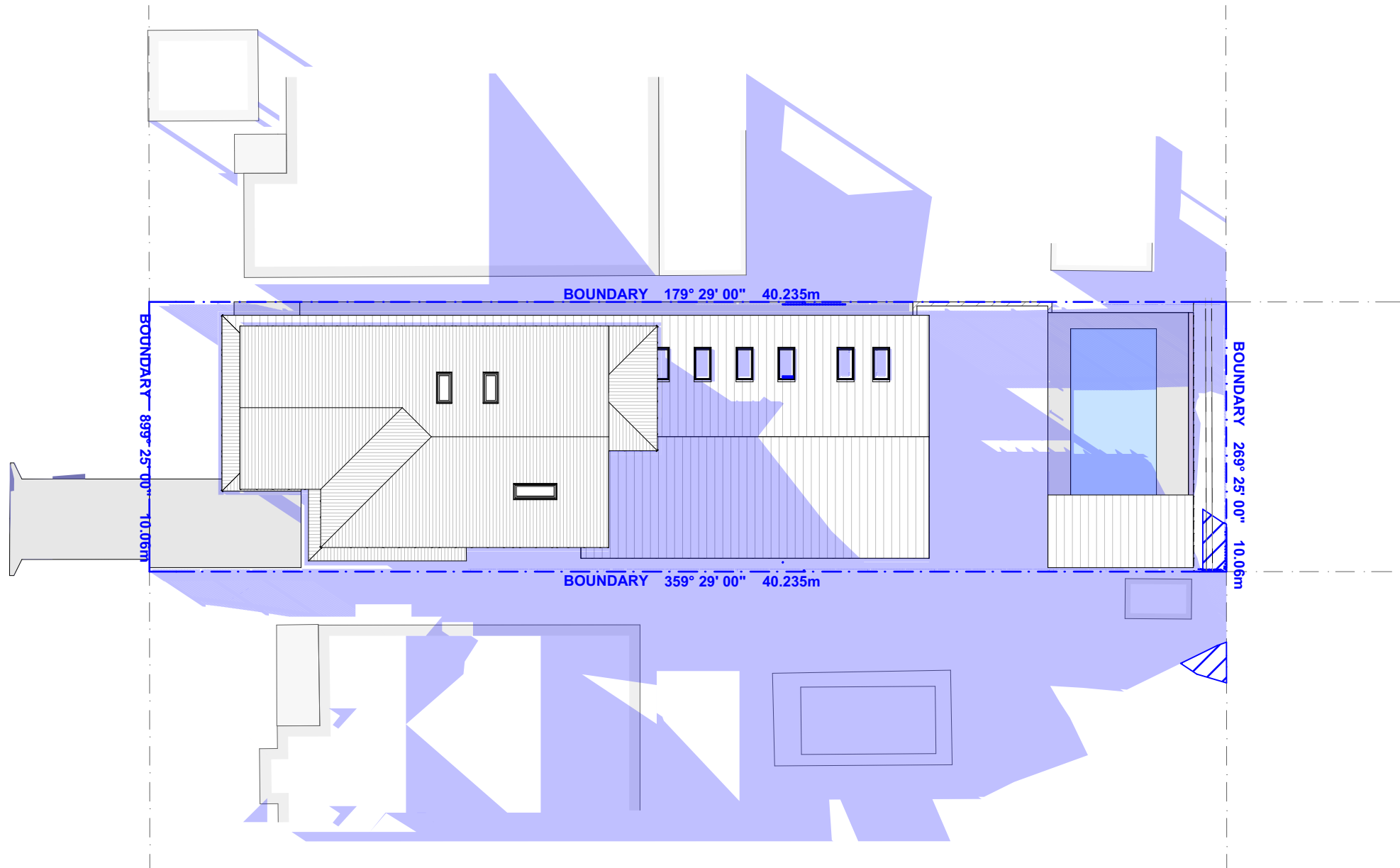
**DRAWING NAME**  
LONG / CROSS SECTION

**SCALE**  
1:100 @A3





CONTROL TABLE			
SITE AREA 404.1m <sup>2</sup>			
	CONTROL	EXISTING	PROPOSED
LANDSCAPED AREA	40% (161.64m <sup>2</sup> )	22.4% (90.85m <sup>2</sup> )	UNCHANGED
LANDSCAPED AREA INCL. LESS THAN TWO METRES		30.5% (123.31m <sup>2</sup> )	30% (121.5m <sup>2</sup> )
PRIVATE OPEN SPACE AREA	60m <sup>2</sup>	70.26m <sup>2</sup>	UNCHANGED



1

WINTER SOLSTICE 9AM

1:200



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

**CLIENT**  
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KATE BOCK

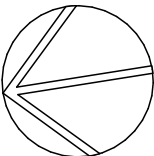
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FRESHWATER 2096

**DRAWING NO.**  
DA11

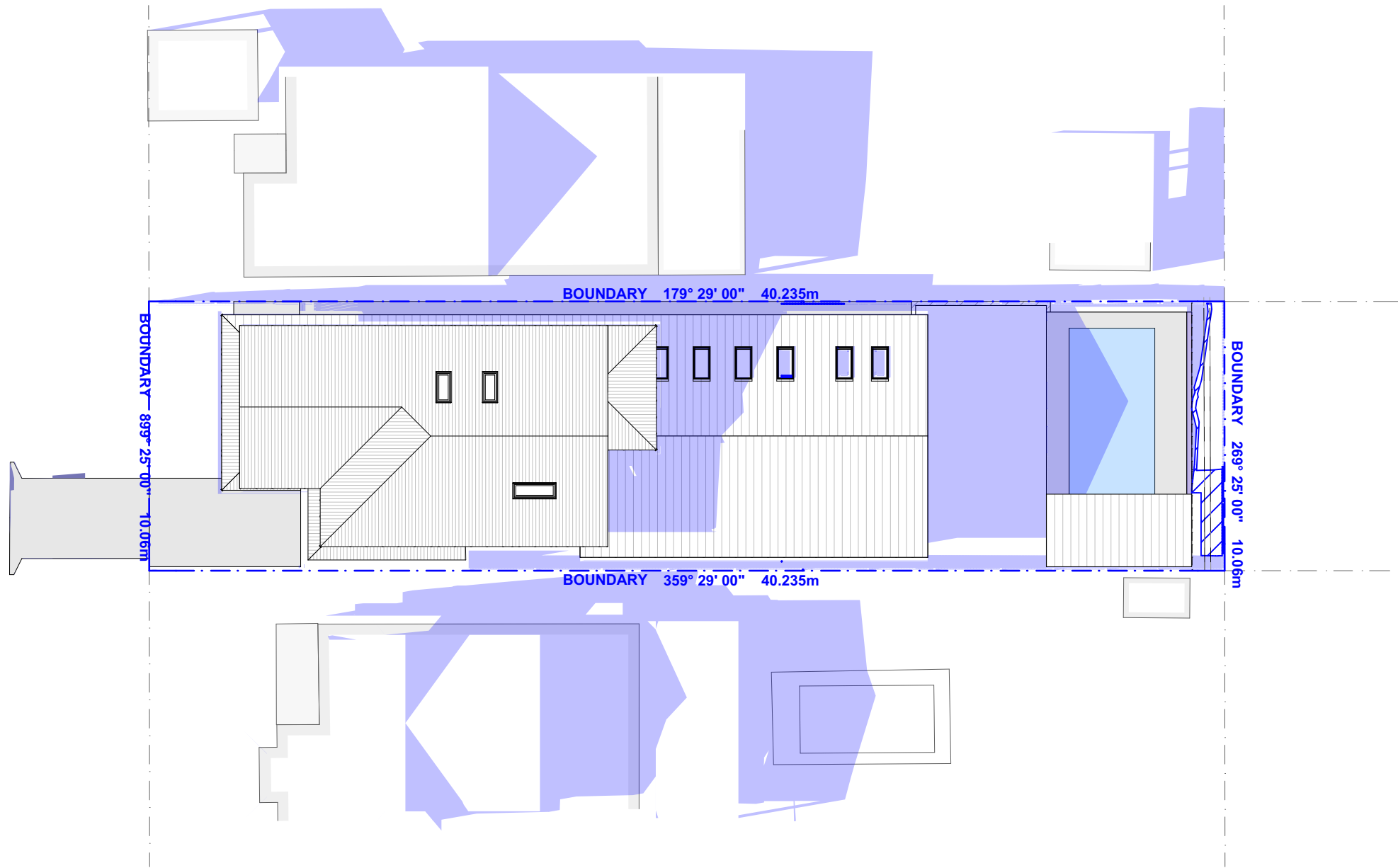
**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
WINTER SOLSTICE 9 AM

**SCALE**  
1:200 @A3







1

WINTER SOLSTICE 12PM

1:200



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

**CLIENT**  
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KATE BOCK

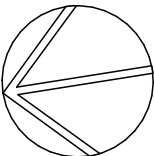
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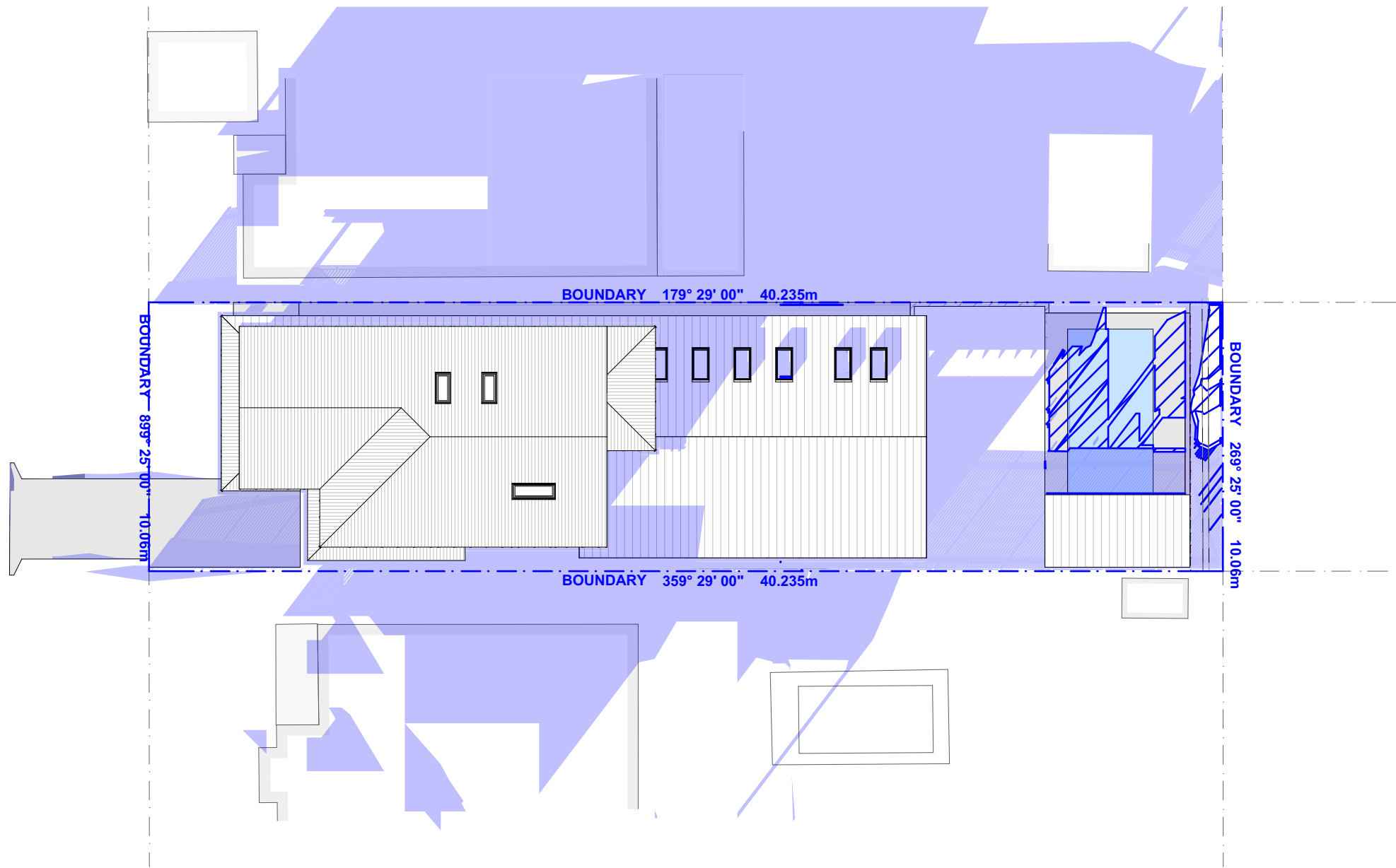
**DRAWING NO.**  
DA12

**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
WINTER SOLSTICE 12 PM

**SCALE**  
1:200 @A3





1

WINTER SOLSTICE 3PM

1:200



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REV.	DATE	COMMENTS	DRWN
A	13.03.2025	DA - SUBMISSION	CR

**NOTES**  
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Do not scale measure from drawings. Figured dimensions are to be used only.  
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.  
The Builder/Contractor shall check and verify ALL 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/client and referred to the designer prior to the commencement of works.

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

**CLIENT**  
NANCY BARTLETT &  
KATE BOCK

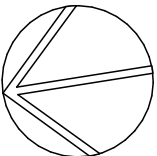
**PROJECT ADDRESS**  
34 JOHNSON STREET,  
FRESHWATER 2096

**DRAWING NO.**  
DA13

**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
WINTER SOLSTICE 3 PM

**SCALE**  
1:200 @A3





Alterations and Additions




Certificate number: A1783559




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

Secretary  
Date of issue: Friday, 14 February 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	#1197_24JOHNSON ST FRESHWATER_NANCY BARTLETT & KATE BLOCK
Street address	34 JOHNSON Street FRESHWATER 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP7310
Lot number	67
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	I want a BASIX Certificate for optional compliance. This means I won't have to comply with any existing Council energy and water efficiency provisions.
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ACTION PLANS PTY LTD	
ABN (if applicable): 55660046711	

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.

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			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	13.03.2025	DA - SUBMISSION	CR

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The Builder/Contractor shall check and verify ALL 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/client 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. *QER* meet the ecified U value and SHGC value.

**CLIENT**  
NANCY BARTLETT &  
KATE BOCK

**PROJECT ADDRESS**  
34 JOHNSON STREET,  
FRESHWATER 2096

**DRAWING NO.**  
DA15

**DATE**  
Thursday, 13 March  
2025

**DRAWING NAME**  
BASIX COMMITMENTS