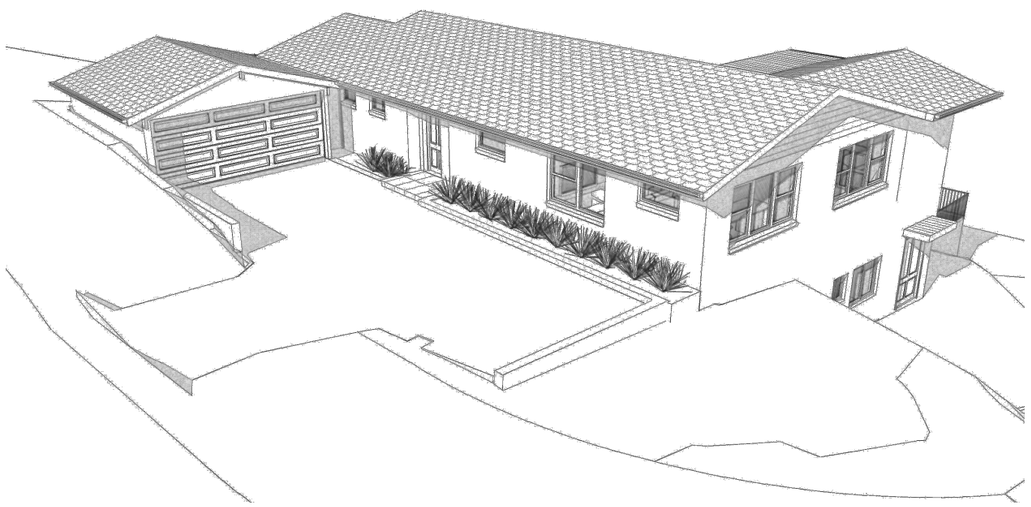
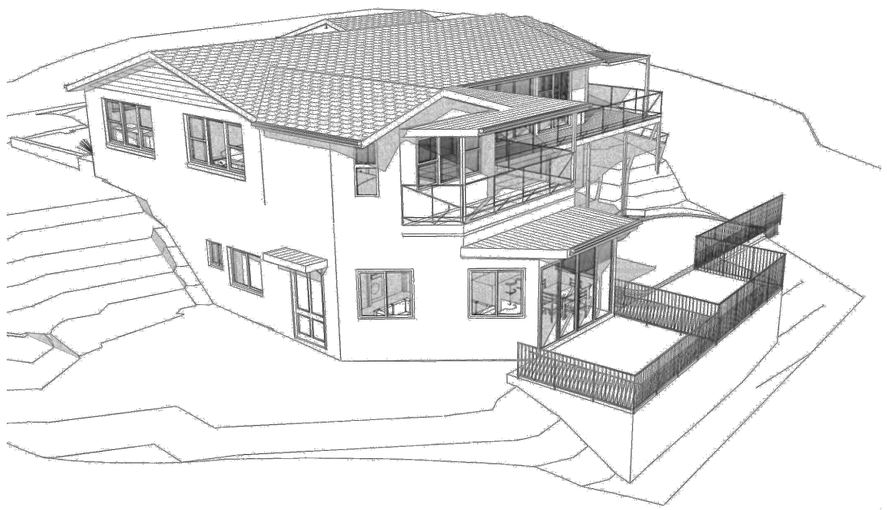




CONTENTS

62 Southern Cross Way, Allambie Heights

Deda residence

architectural perspectives

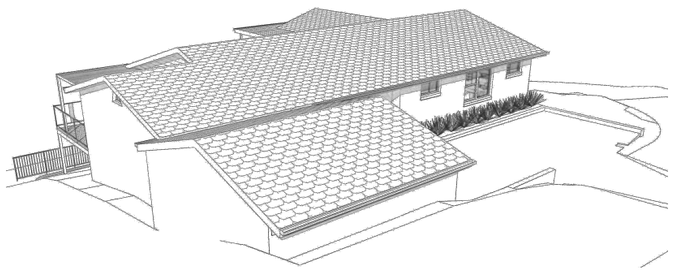
proposed alterations & additions to the exiting dwelling

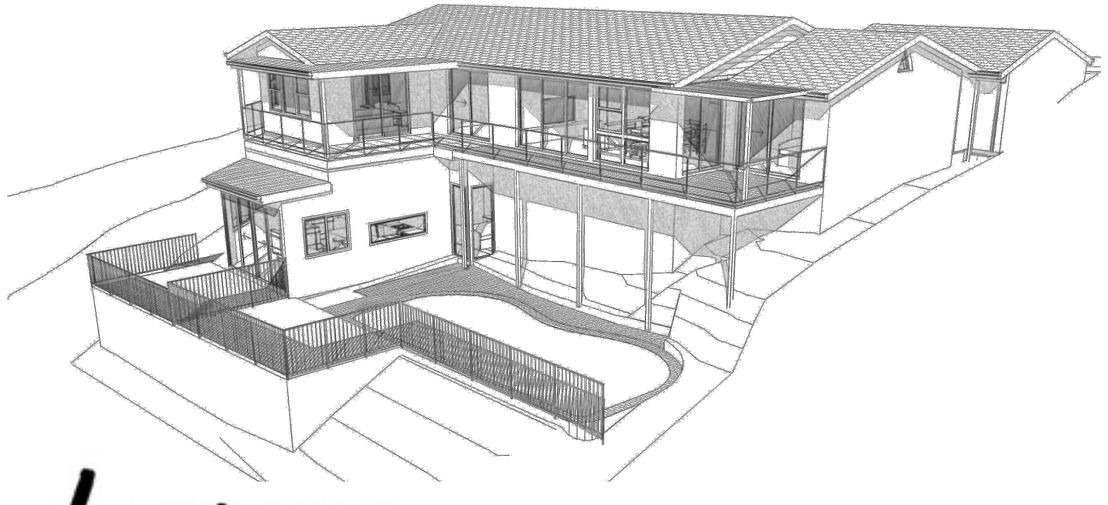
WINDOWS
WHITE
TIMBER
or similar
to match existing

CLADDING
DULUX
BEESWING
or similar

ROOF
COLORBOND
JASPER
or similar

GUTTERS
DOWNPIPES
JASPER
or similar





Northern beaches *designs*

INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

LEGEND

CODES USED:

FL.	FLOOR LEVEL	PP	POWER POLE
RIDGE.	RIDGE LEVEL	WM	WATER METER
R.	ROOF LEVEL		HYDRANT
EVGT.	EAVE & GUTTER LIP LEVEL	TAP	TAP
A.	AWNING LEVEL	SV	SECTION VALVE
D.	DECK LEVEL		GRATE DRAIN
CL.	COVER LEVEL		DRAIN
IL.	INVERT LEVEL		STORMWATER PIT
W	WINDOW		COMMUNICATIONS PIT
H.	WINDOW HEAD LEVEL		
S.	WINDOW SILL LEVEL		
TW.	TOP OF WALL LEVEL		
TK.	TOP OF KERB LEVEL		
TR.	TOP OF ROCK LEVEL		

LINE TYPES:

- PALING FENCE
- TOP OF BANK
- EAVE & GUTTER
- SUBJECT BOUNDARY
- RIDGE LINE
- KERB & GUTTER (TK.4.42)
- ELECTRICITY LINE

HATCHING:

- BRICK WALL
- CONCRETE
- ROCK WALL
- PAVING
- TIMBER DECK
- TILED AREA

PALM TREE · TREE · 7.19 BUILDING

Northern beaches designs

Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2

Client : Deda Residence

Drawing : **- Survey**

Drawn/Designed : MW/PB

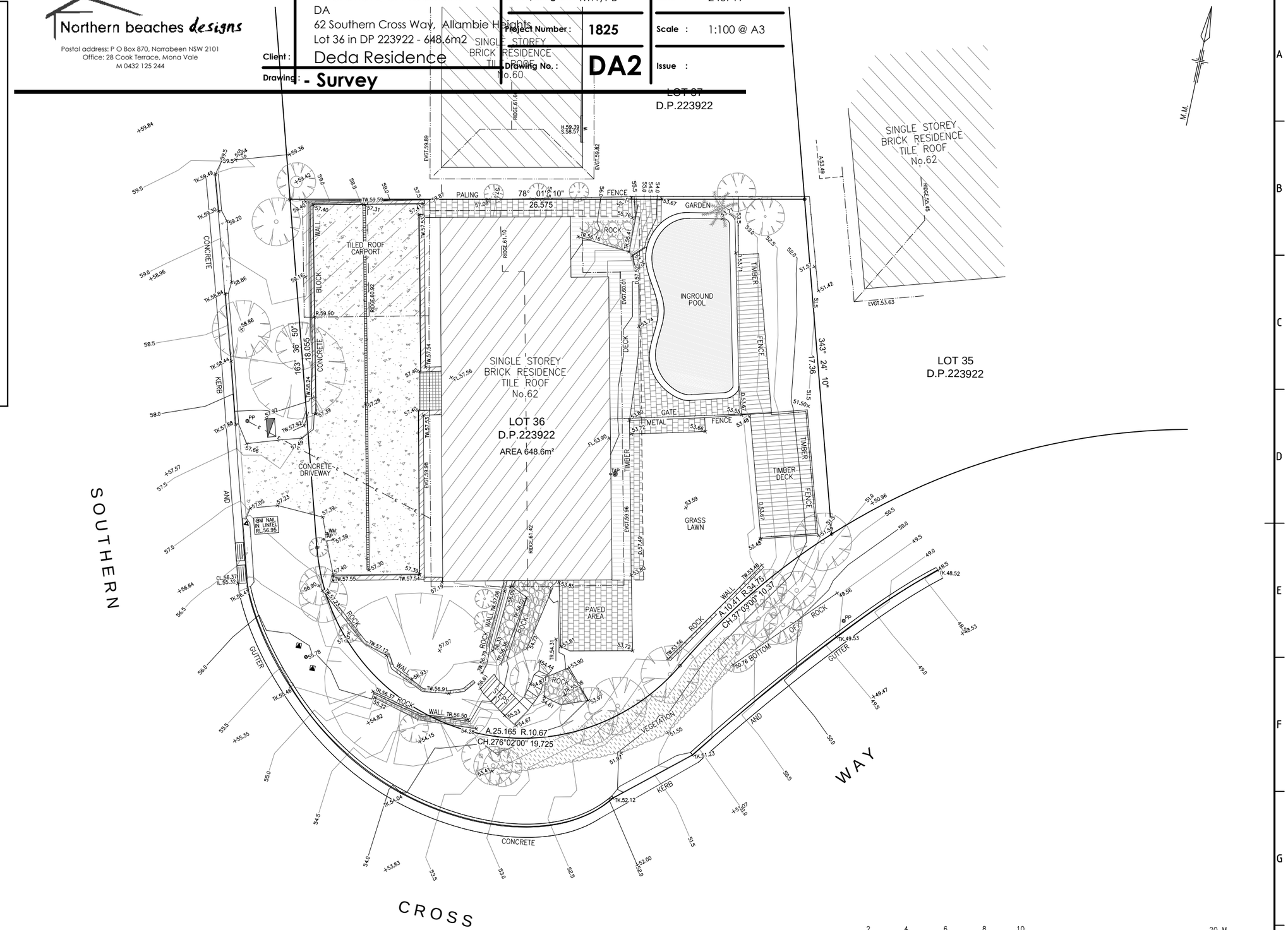
Project Number : **1825**

Drawing No. : **DA2**

Date : 240719

Scale : 1:100 @ A3

Issue :



1:100 (2 4 6 8 10 20 M)

NOTES

A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) – BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

TREE SIZES ARE ESTIMATES ONLY

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF Martin Deda

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (PH 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS IS ONLY TO BE USED TO FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

CONTOURS SHOWN DEPICT THE THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL – 0.5 METRE. – SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIDGES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

ALL DIMENSIONS TO BE CHECKED ON SITE.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

Rev.No.	Revision note	Date	Drawn	Checked

Geomat Engineering Pty Ltd
Survey Engineering Design & Development
21/141 Allambie Road
Allambie Heights NSW 2100
PO Box 6280
Frenchs Forest NSW 2086
EMAIL: michael@geomat.com.au
MOBILE : 0412 423 949
PHONE : (02) 9453 0100

Surveyed By BG	Date of Survey 20-03-2018	Other Ref	Ref Plan D.P.223922	LGA Northern Beaches	Origin of Levels SSM 39879 RL.39.98		Client Job Number	
Drawn by BG	Checked by MF	Issue date 23-03-2018	Filename 18025-01	UBD Map Ref 177 F/16	Level Datum AHD	Grid Assumed	Scale: 1:100	

Project: Detail Survey At
No.62 Southern Cross Way
Allambie Heights NSW 2100

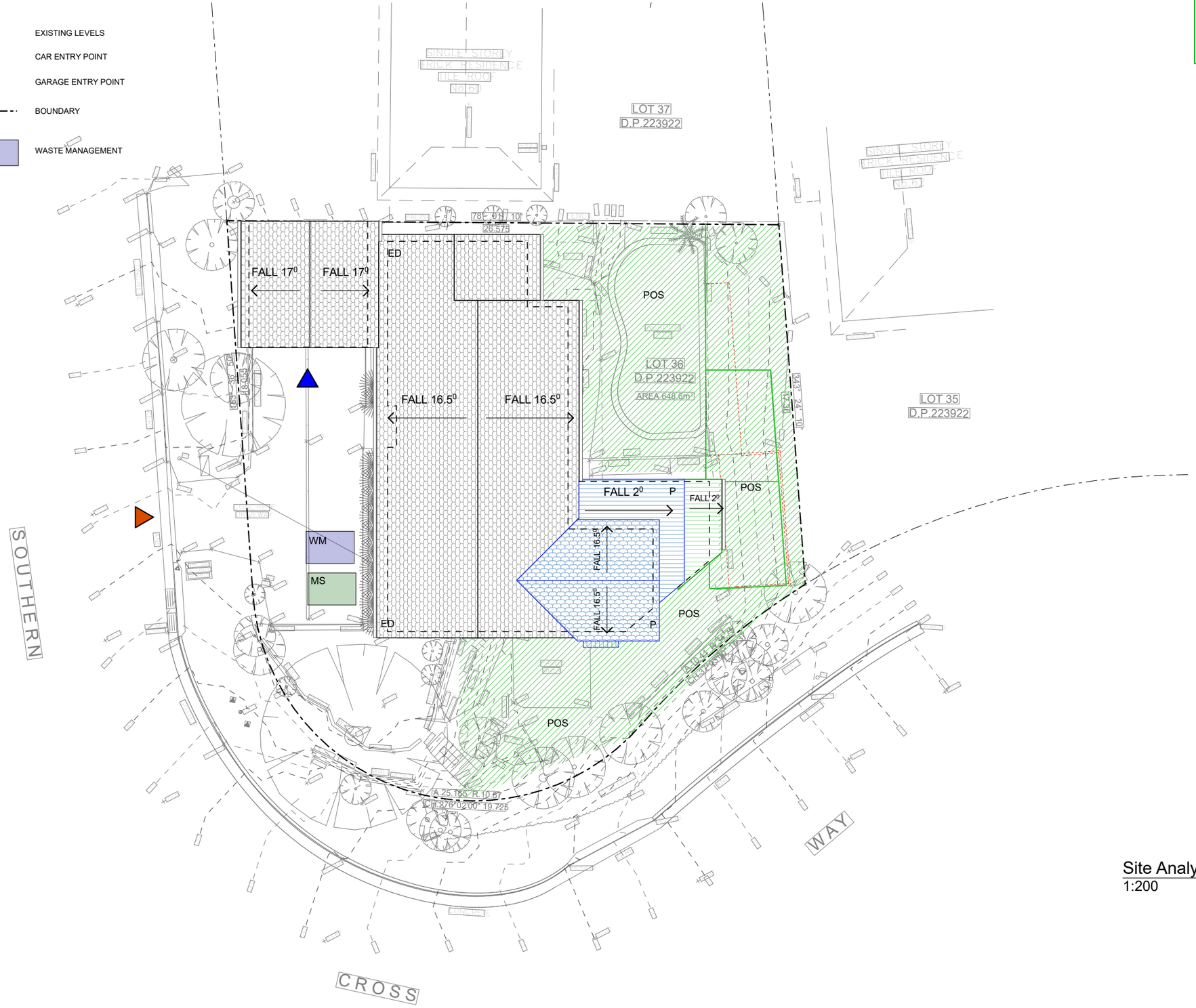
Client: Martin Deda

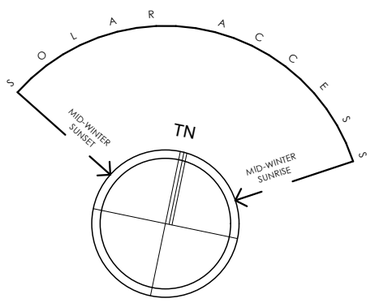
Drawing Number 18025-01DSrev0 | Revision 0 | Sheet 1/1 | Original Sz A1

DA No 2018 /1922
Approved but unconstructed works

LEGEND

- P — PROPOSED
- POS — PRIVATE OPEN SPACE (EXISTING)
- ED — EXISTING DWELLING
- MS — MATERIAL STOCKPILE
- × 85.51 — EXISTING LEVELS
- CAR ENTRY POINT
- GARAGE ENTRY POINT
- BOUNDARY
- WM — WASTE MANAGEMENT





= Proposed Work
= Demolition
= Existing

0 2 4

Site Analysis Plan
1:200

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2

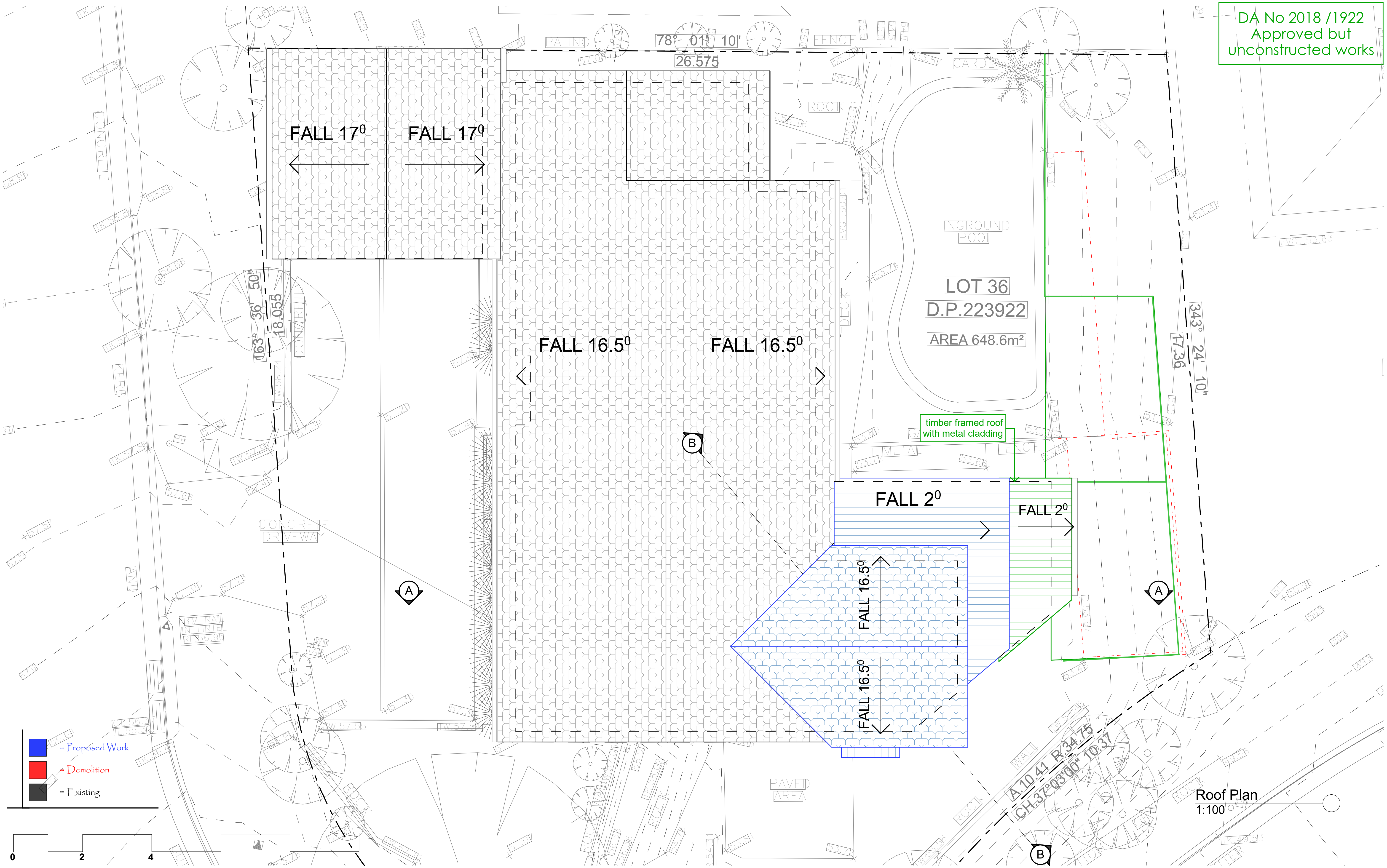
Client : Deda Residence

Drawing : - Site Analysis Plan & Waste Mngmnt Plan

TN

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA3

Date : 240719
Scale : 1:200 @ A3
Issue :



Roof Plan
1:100

Date :	Issue :	Description :

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Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2

Client : Deda Residence

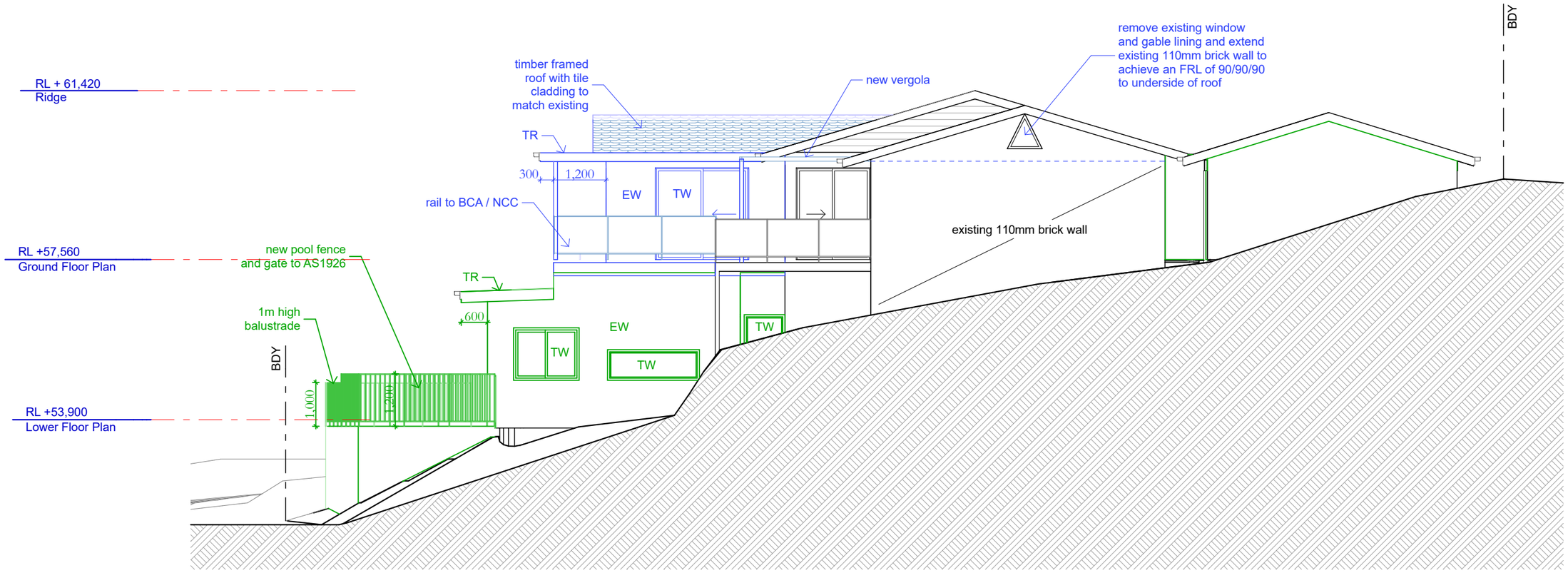
Drawing : - **Roof Floor Plan**

TN

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA6
Date : 240719
Scale : 1:100 @ A3
Issue :

DA No 2018 /1922
Approved but unconstructed works

TR	(Timber roof) -Timber framed roof with metal
EW	(external wall) - Timber frame with sheet lining rendered finish
TW	Timber windows & doors double glazed
WT	2000 L water tank under existing rear deck



North Elevation
1:100

0 2 4

Date :	Issue :	Description :

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M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Elevations, N

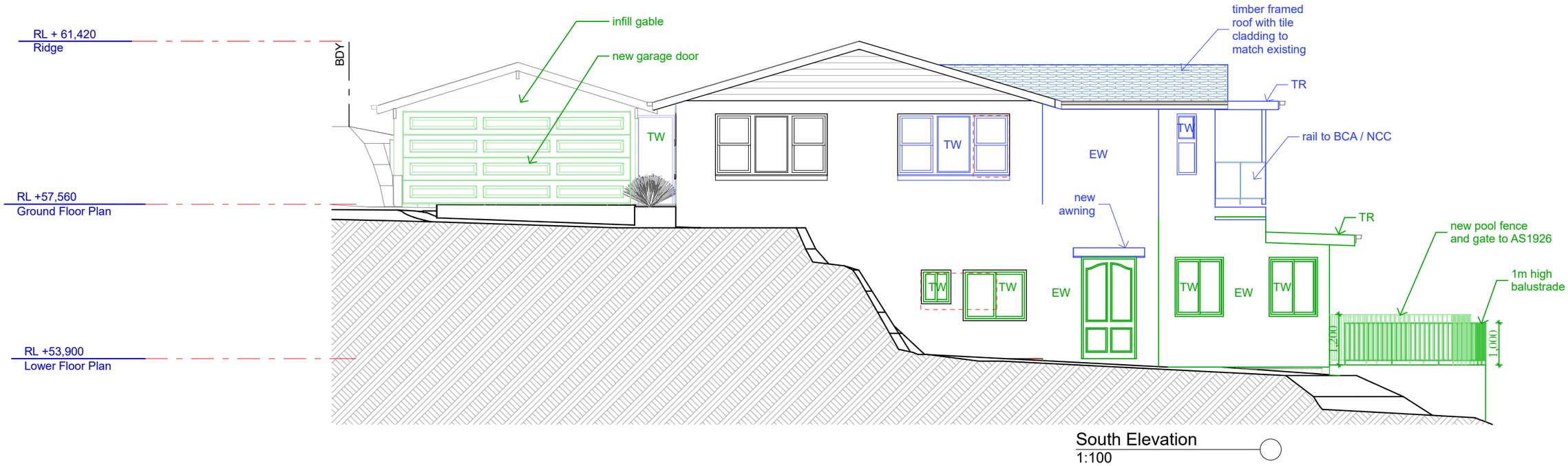
= Proposed Work
= Demolition
= Existing

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA7

Date : 240719
Scale : 1:100 @ A3
Issue :

DA No 2018 /1922
Approved but unconstructed works

TR	(Timber roof) -Timber framed roof with metal
EW	(external wall) - Timber frame with sheet lining rendered finish
TW	Timber windows & doors double glazed
WT	2000 L water tank under existing rear deck



South Elevation
1:100

0 2 4

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Date : Issue : Description :

ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Elevations, S

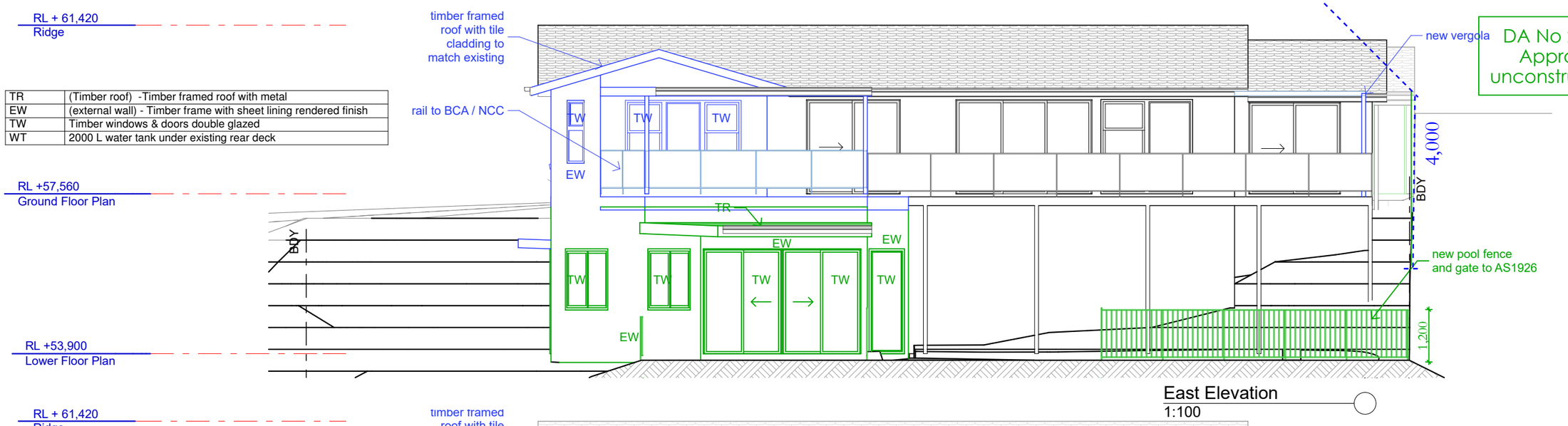
= Proposed Work
= Demolition
= Existing

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA8

Date : 240719
Scale : 1:100 @ A3
Issue :

DA No 2018 /1922
Approved but unconstructed works

TR	(Timber roof) -Timber framed roof with metal
EW	(external wall) - Timber frame with sheet lining rendered finish
TW	Timber windows & doors double glazed
WT	2000 L water tank under existing rear deck



East Elevation
1:100

East2 Elevation
1:100

West Elevation
1:100

0 2 4

Date :	Issue :	Description :

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M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Elevations, E, W

= Proposed Work
= Demolition
= Existing

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA9

Date : 240719
Scale : 1:100 @ A3
Issue :

DA No 2018 /1922
Approved but unconstructed works

Landscaped Open Space Existing
1:200

Date :	Issue :	Description :

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Northern beaches designs
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Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

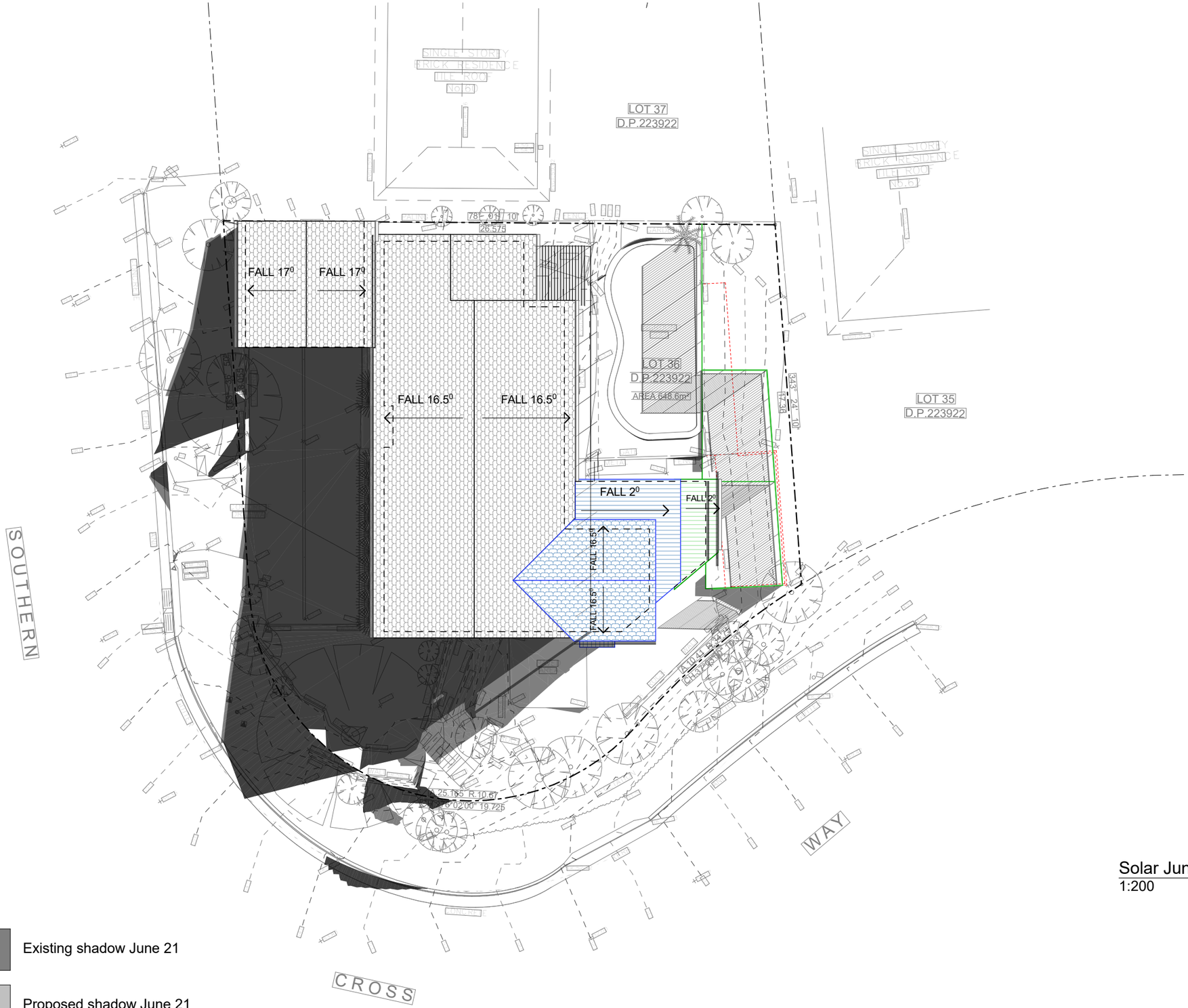
Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Landscaping Open Space Existing

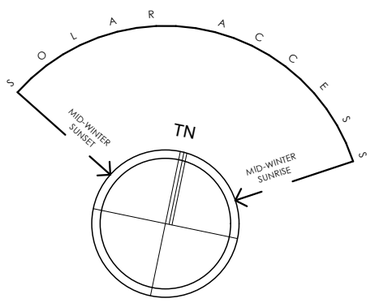
TN

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA11

Date : 240719
Scale : 1:200 @ A3
Issue :

DA No 2018 /1922
Approved but unconstructed works





= Proposed Work
= Demolition
= Existing

Existing shadow June 21

Proposed shadow June 21

0 2 4

Solar June 21 9am
1:200

Date :	Issue :	Description :

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Northern beaches designs
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Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2

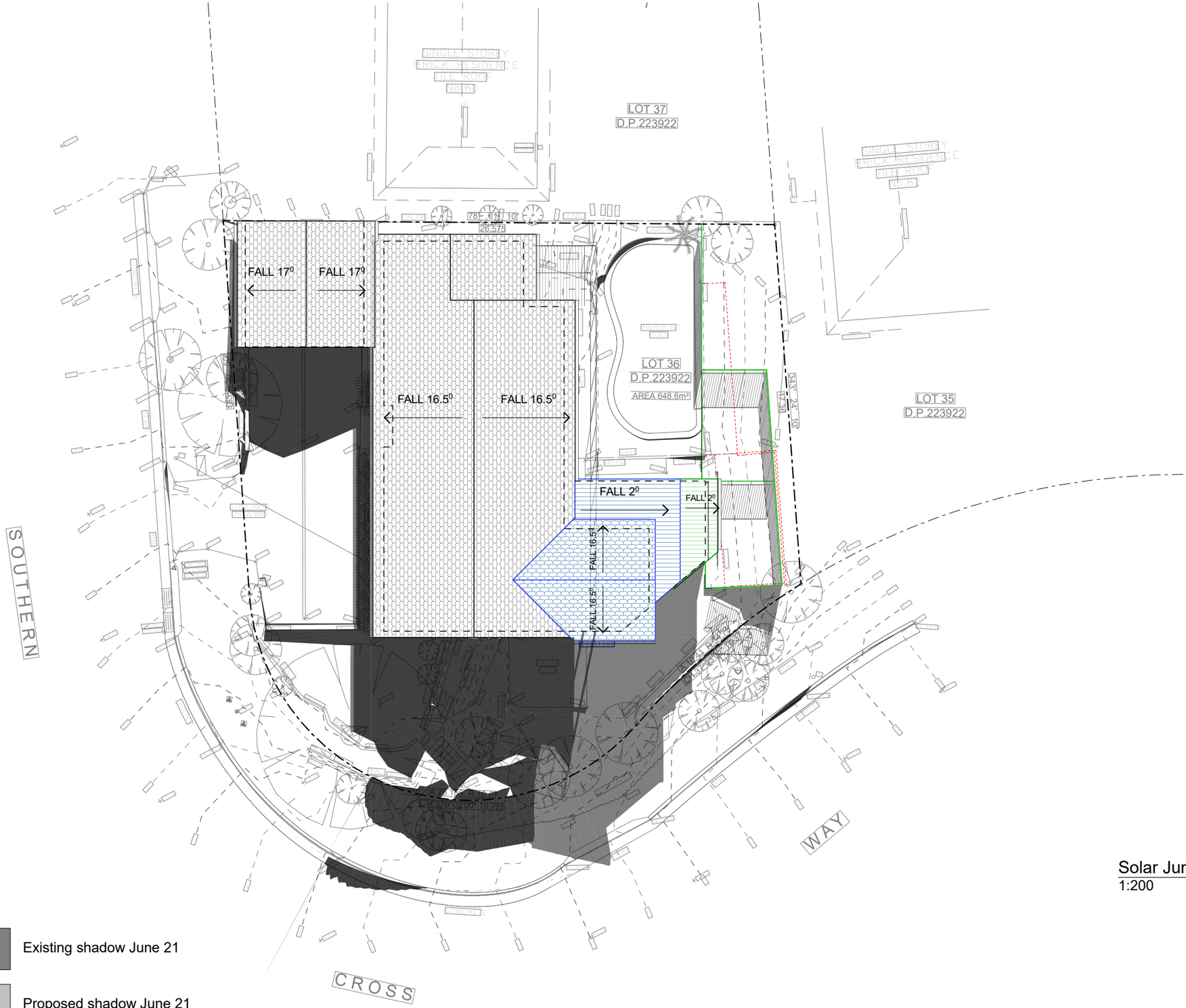
Client : Deda Residence

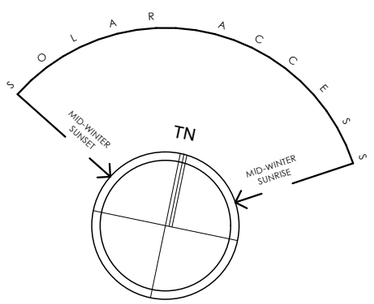
Drawing : - Solar June 21-9am

TN

Drawn/Designed : MW/PB
Date : 240719
Project Number : 1825
Scale : 1:200 @ A3
Drawing No. : DA13
Issue :

DA No 2018 /1922
Approved but unconstructed works





= Proposed Work
= Demolition
= Existing

Existing shadow June 21

Proposed shadow June 21

0 2 4

Solar June 21 12pm
1:200

Date :	Issue :	Description :

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bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
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M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2

Client : Deda Residence

Drawing : - Solar June 21-12pm

TN

Drawn/Designed : MW/PB
Date : 240719
Project Number : 1825
Scale : 1:200 @ A3
Drawing No. : DA14
Issue :

DA No 2018 /1922
Approved but unconstructed works

Solar June 21 3pm
1:200

Date :	Issue :	Description :

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Northern beaches designs
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Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Solar June 21-3pm

TN

Drawn/Designed : MW/PB
Date : 240719
Project Number : 1825
Scale : 1:200 @ A3
Drawing No. : DA15
Issue :

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - Safety Notes

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA16
Date : 240719
Scale : 1:200 @ A3
Issue :

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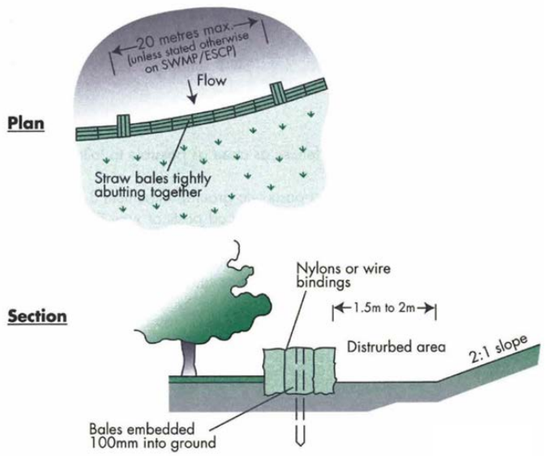
d works

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
Install sediment fence(s) along the low side of the site before work begins.
Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property.
Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
Check the erosion and sediment controls every day and keep them in good working condition.
Stockpile topsoil within the sediment controlled zone.
Always be aware of the weather forecast.
Stabilise exposed earth banks (e.g. vegetation, erosion control mats).
Fill in and compact all trenches immediately after services have been laid.
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

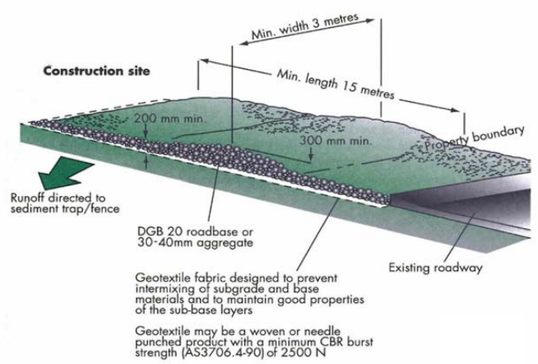
STRAW BALES



Construction Notes

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

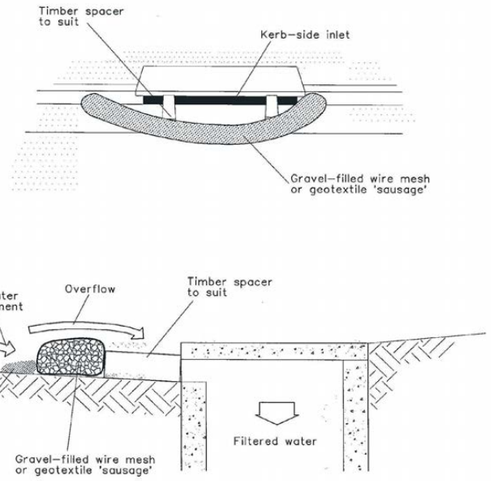
STABILISED ENTRY / EXIT



Construction Notes

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

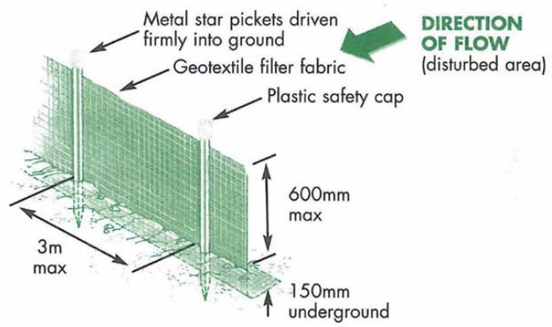
INLET SEDIMENT TRAP



Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

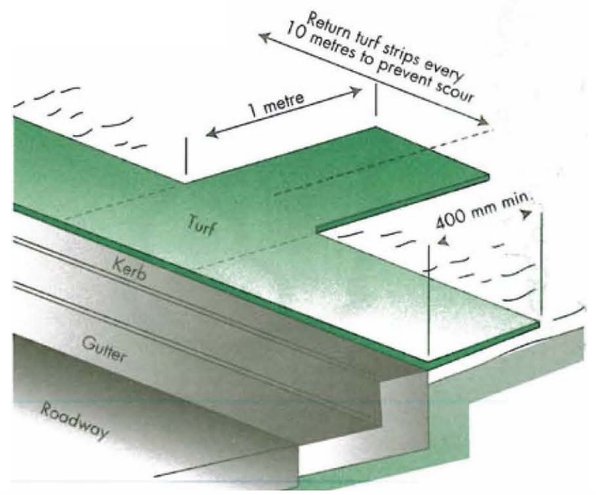
SEDIMENT FENCING



Construction Notes

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

1. Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the

Date :	Issue :	Description :

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bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : **- Sediment Control Plan**

Drawn/Designed : MW/PB
Date : 240719
Project Number : **1825**
Scale : 1:200 @ A3
Drawing No. : **DA17**
Issue :

DA No 2018 /1922
Approved but
unconstructed works

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A353123

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: Thursday, 11, July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

Description of project

Project address	
Project name	DEDA
Street address	62 Southern Cross way Allambie Heights 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 223922
Lot number	36
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 does not include a pool (and/or spa).

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.		✓	✓

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
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 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 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.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	S	3.816	0	0	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W2	SE	0.864	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W3	E	3.816	0	0	awning (fixed) >=900 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W4	N	4.68	0	0	awning (fixed) >=900 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)

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.

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - BASIX

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA18

Date : 240719
Scale :
Issue :

DA No 2018 /1922
Approved but unconstructed works

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 976231S_03

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 976231S_02 lodged with the consent authority or certifier on 15 December 2018 with application 2018/1922.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Monday, 22 July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Project summary		
Project name	SOUTHERNCROSS_03	
Street address	62 Southern Cross Way Alambie 2100	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 223922	
Lot no.	36	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by
Name / Company Name: Northern Beaches designs
ABN (if applicable): 47121229166

Description of project

Project address	
Project name	SOUTHERNCROSS_03
Street address	62 Southern Cross Way Alambie 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 223922
Lot no.	36
Section no.	-
Project type	
Project type	attached dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	649
Roof area (m²)	55
Conditioned floor area (m2)	60.0
Unconditioned floor area (m2)	6.75
Total area of garden and lawn (m2)	100

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m².year)	n/a	
Area adjusted heating load (MJ/m².year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 rain runoff from at least 55 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (55 mm)	framed; dark (solar absorptance > 0.70)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
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Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - BASIX

Drawn/Designed : MW/PB
Date : 240719
Project Number : 1825
Scale :
Drawing No. : DA19
Issue :

DA No 2018 /1922
Approved but
unconstructed works

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. • Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.	✔	✔	✔ ✔ ✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W02	2400	970	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	solid overhang 1800 mm, 900 mm above head of window or glazed door	not overshadowed
W06	1200	1500	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	external louvre/vertical blind (adjustable)	not overshadowed
W05	700	2100	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	external louvre/vertical blind (adjustable)	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
D1	2400	3600	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	eave 750 mm, 500 mm above head of window or glazed door	not overshadowed
W04	2400	810	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	solid overhang 600 mm, 900 mm above head of window or glazed door	not overshadowed
South-East facing					
W07	1500	1400	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
W07	1500	1400	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
South facing					
W01	1200	1500	U-value: 2.3, SHGC: 0.288 - 0.352 (timber/UPVC/fibreglass, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✔	✔
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 2 of the bedrooms / study; dedicated			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated		✔ ✔ ✔	✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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 and 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(either interim or final) for the development may be issued.

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Alterations & Additions
DA
62 Southern Cross Way, Allambie Heights
Lot 36 in DP 223922 - 648.6m2
Client : Deda Residence
Drawing : - BASIX

Drawn/Designed : MW/PB
Project Number : 1825
Drawing No. : DA20

Date : 240719
Scale :
Issue :