

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2019/0901

ACTION PLANS

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

5 MULAWA PLACE, FRENCHS FOREST NSW 2086

LOCATION VIEW



DEVELOPEMENT APPLICATION

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	17-Jul-19
DA01	SITE ANALYSIS	17-Jul-19
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANA...	17-Jul-19
DA03	EXISTING GROUND FLOOR PLAN	17-Jul-19
DA04	PROPOSED GROUND FLOOR PLAN	17-Jul-19
DA05	FIRST FLOOR PLAN	17-Jul-19
DA06	NORTH / EAST ELEVATION	17-Jul-19
DA07	SOUTH / WEST ELEVATION	17-Jul-19
DA08	LONG / CROSS SECTION	17-Jul-19
DA09	AREA CALCULATIONS / SAMPLE BOARD	17-Jul-19
DA10	WINTER SOLSTICE 9 AM	17-Jul-19
DA11	WINTER SOLSTICE 12 PM	17-Jul-19
DA12	WINTER SOLSTICE 3 PM	17-Jul-19
DA13	BASIX COMMITMENTS	17-Jul-19

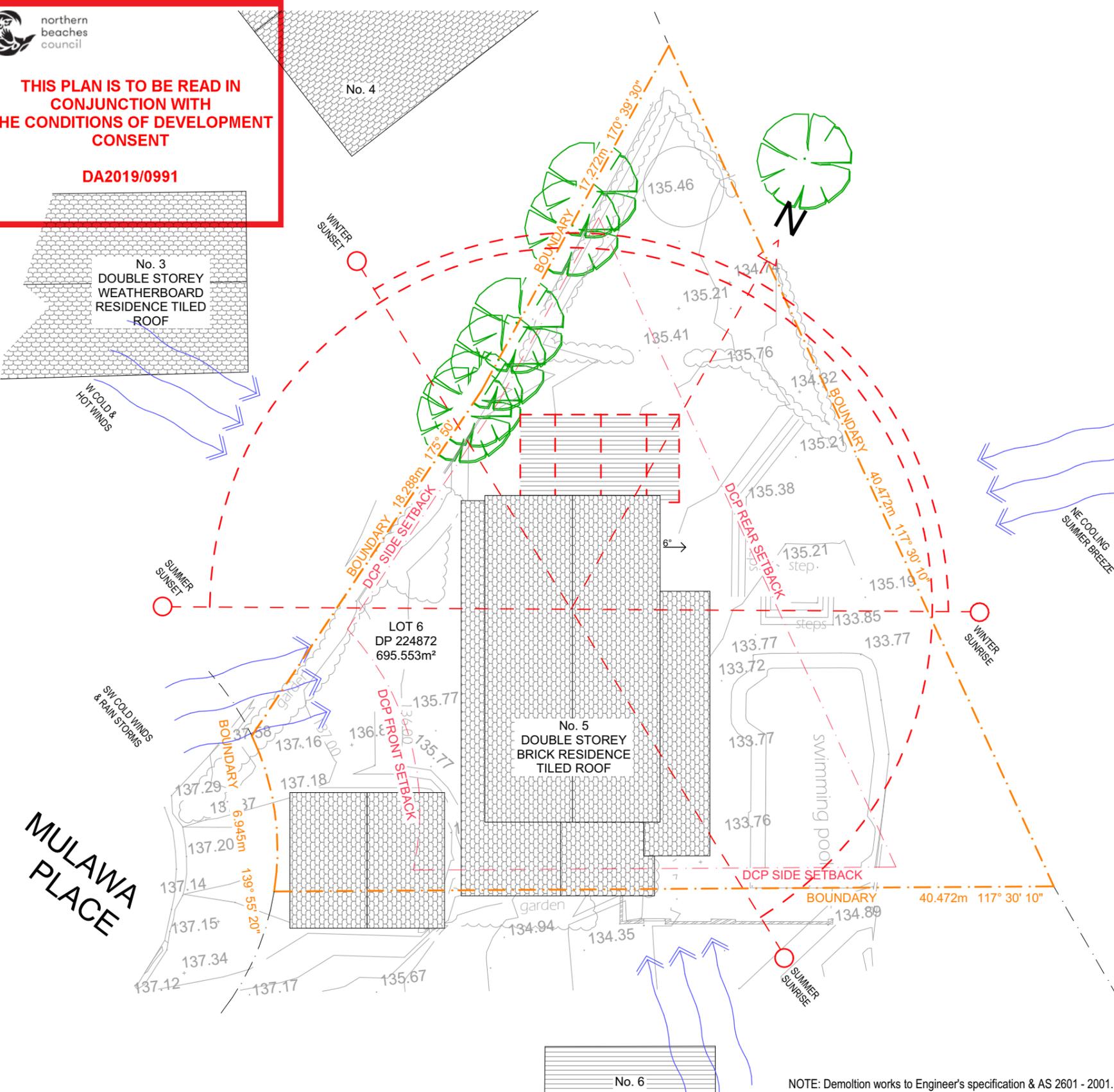
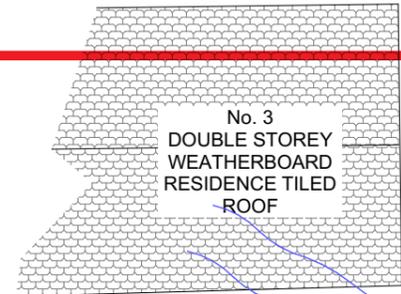
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	5 MULAWA PLACE, FRENCHS FOREST NSW 2086			
LOT & DP/SP	LOT 6 DP 224872			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	695.553m ²			
FRONTAGE	6.945m			
CONTROLS	PERMISSIBLE / REQUIRED m / m ² / %	EXISTING m / m ² / %	PROPOSED m / m ² / %	COMPLIANCE
LEP				
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	695.553m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	8.4m	UNCHANGED	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	LAND SLIP AREA B - FLANKING SLOPES 5° TO 25°	N/A	N/A	YES
COASTAL HAZARDS	NOT IDENTIFIED	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFIED	N/A	N/A	N/A
NATIVE VEGETATION	IDENTIFIED	N/A	N/A	YES
WILDLIFRE CORRIDORS	IDENTIFIED	N/A	N/A	YES
WATERWAYS AND RIPARIAN LAND	IDENTIFIED	N/A	N/A	YES
THREATEND HIGH CONSERVATION HABITAT	IDENTIFIED	N/A	N/A	YES
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	6.1m	UNCHANGED	YES
NUMBER OF STOREYS	NOT IDENTIFIED	N/A	N/A	N/A
SIDE BOUNDARY ENVELOPE	4m @ 45°	N/A	UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 2.480m S: 0.150m	UNCHANGED	YES NO
FRONT BOUNDARY SETBACK	6.5m	9.84m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	8.1m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (278.22m ²)	278.86m ²	UNCHANGED	YES
PRIVATE OPEN SPACE	60m ²	120m ²	UNCHANGED	YES

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

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

DA2019/0991



NOTE: Demolition works to Engineer's specification & AS 2601 - 2001.



STREET VIEW



LOCATION VIEW



AERIAL MAP

1 SITE ANALYSIS 1:200



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	17/07/2019	DA DOCUMENTATION	AP	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

- TIMBER
- GLASS
- BRICKWORK
- METAL
- CONCRETE
- EXISTING WALLS
- TO BE DEMOLISHED
- SEDIMENT EROSION FENCE

CLIENT
Stephen & Dearne
Cameron

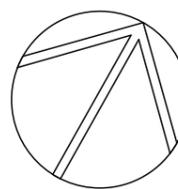
PROJECT ADDRESS
5 Mulawa Pl, Frenchs
Forest NSW 2086

DRAWING NO.
DA01

DATE
Wednesday, July 17,
2019

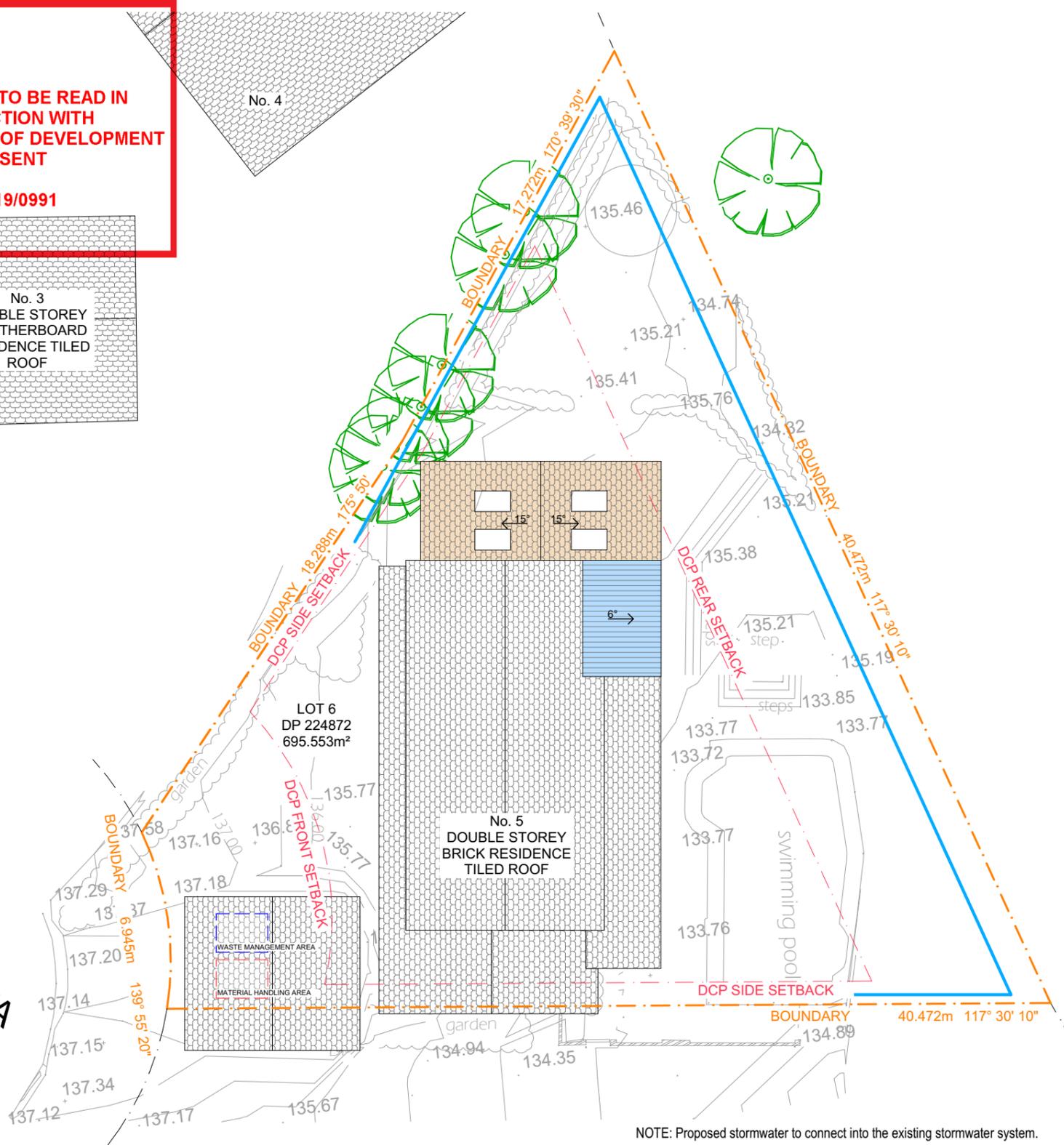
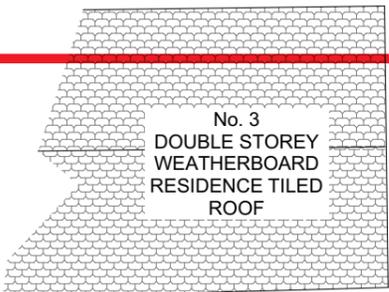
DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3



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

DA2019/0991



MULAWA PLACE

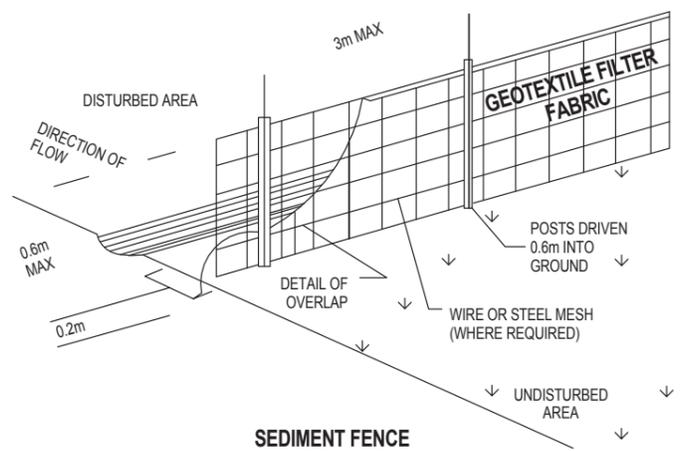
NOTE: Proposed stormwater to connect into the existing stormwater system.

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.



1

SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

1:200



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	17/07/2019	DA DOCUMENTATION	AP	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
 [Yellow Box] TIMBER
 [Blue Box] GLASS
 [Red Box] BRICKWORK
 [Blue Box] METAL
 [Green Box] CONCRETE
 [Grey Box] EXISTING WALLS
 [Red Dashed Line] TO BE DEMOLISHED
 [Blue Solid Line] SEDIMENT EROSION FENCE

CLIENT
 Stephen & Dearne
 Cameron

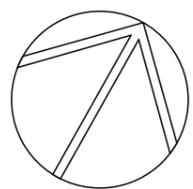
PROJECT ADDRESS
 5 Mulawa Pl, Frenchs Forest NSW 2086

DRAWING NO.
DA02

DATE
 Wednesday, July 17, 2019

DRAWING NAME
 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

SCALE
 1:200 @A3



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

RIDGE
RL +142750
DA2019/0991

CEILING
RL +141170

FIRST FLOOR LEVEL
RL +138760

GROUND FLOOR LEVEL
RL +135850

1580
2410
2910

BOUNDARY

BOUNDARY

8.5m LEP HEIGHT CONTROL

Timber framed roof @ 6° pitch to Engineer's details; metal sheeting color to match existing.

6.0°

Post to Engineer's design

1m high barrier to NCC standards.

Residential timber framed construction to AS 1684; external weather board cladding.

15.0°

No. 3
LOT 4
DP224872

GROUND LINE

1

NORTH ELEVATION

1:100

RIDGE
RL +142750

CEILING
RL +141170

FIRST FLOOR LEVEL
RL +138760

GROUND FLOOR LEVEL
RL +135850

1580
2410
2910

BOUNDARY

BOUNDARY

8.5m LEP HEIGHT CONTROL

No. 6
LOT 8
DP 224872

4m @ 45°
DCP BUILDING ENVELOPE

45.00°

45.00°

Timber framed roof @ 6° pitch to Engineer's details; metal sheeting color TBC.

Timber framed roof @ 15° pitch to Engineer's details; tiled color to match existing.

Glazing installation to AS 1288.
1m high barrier to NCC standards.

GROUND LINE

2

EAST ELEVATION

1:100



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN
A	17/07/2019	DA DOCUMENTATION	AP

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

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT
Stephen & Dearne
Cameron

PROJECT ADDRESS
5 Mulawa Pl, Frenchs
Forest NSW 2086

DRAWING NO.
DA06

DATE
Wednesday, July 17,
2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3

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

RIDGE
RL +142750

CEILING
RL +141170
DA2019/0991

FIRST FLOOR LEVEL
RL +138760

GROUND FLOOR LEVEL
RL +135850

1580
2410
2910

BOUNDARY

45.00°

4m @ 45°
DCP BUILDING ENVELOPE

8.5m LEP HEIGHT CONTROL

BOUNDARY

Timber framed roof @ 6° pitch to Engineer's details; metal sheeting TBC.

Post to Engineer's design.

1m high barrier to NCC standards.

Residential timber framed construction to AS 1684; external weather board cladding.

45.00°

GROUND LINE

1

SOUTH ELEVATION

1:100

BOUNDARY

8.5m LEP HEIGHT CONTROL

BOUNDARY

RIDGE
RL +142750

CEILING
RL +141170

FIRST FLOOR LEVEL
RL +138760

GROUND FLOOR LEVEL
RL +135850

1580
2410
2910

Timber framed roof @ 15° pitch to Engineer's details; tiled color to match existing.

Glazing installation to AS 1288.

Post to Engineer's design.

W02

W01

GROUND LINE

2

WEST 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	17/07/2019	DA DOCUMENTATION	AP	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

- NEW FLOOR AREA
- NEW WET FLOOR AREA
- METAL ROOFING
- TILED ROOFING
- TIMBER
- CONCRETE
- BRICKWORK
- METAL
- EXISTING
- DEMOLISHED

CLIENT
Stephen & Dearne
Cameron

PROJECT ADDRESS
5 Mulawa Pl, Frenchs
Forest NSW 2086

DRAWING NO.
DA07

DATE
Wednesday, July 17,
2019

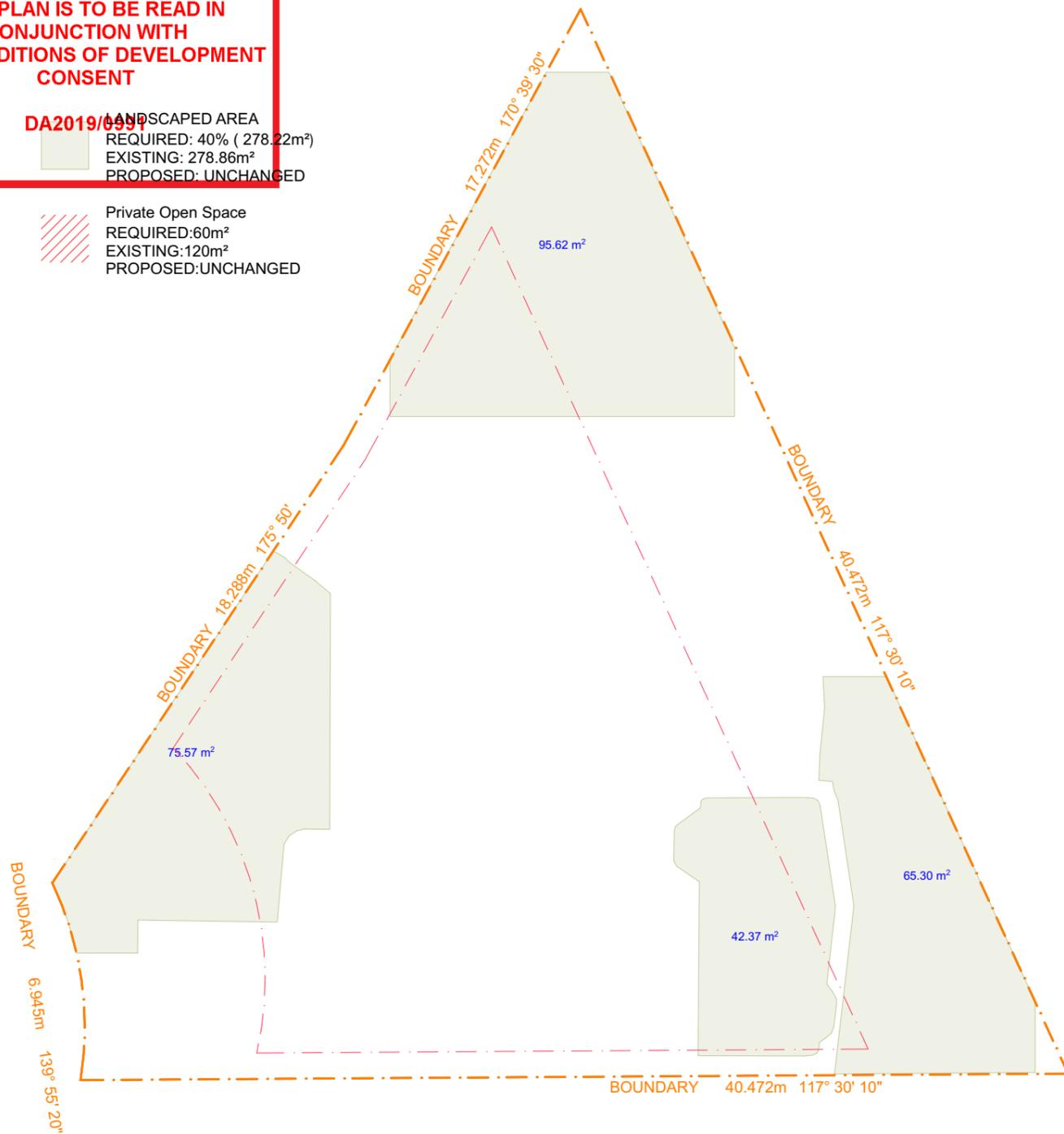
DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A3

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

DA2019/0997
LANDSCAPED AREA
REQUIRED: 40% (278.22m²)
EXISTING: 278.86m²
PROPOSED: UNCHANGED

Private Open Space
REQUIRED: 60m²
EXISTING: 120m²
PROPOSED: UNCHANGED



KLIP-LOK ROOFING - COLOUR TO
BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED WINDOWS
BY STEGBAR



FIXED SKYLIGHT WINDOWS
BY VELUX



TILED ROOF & GABLE TO MATCH EXISTING

1

AREA CALCULATIONS

1:200

2

SAMPLE BOARD



ACTION PLANS

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

REV.	DATE	COMMENTS	DRWN	NOTES
A	17/07/2019	DA DOCUMENTATION	AP	<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. 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.</p>

LEGEND

- LANDSCAPED AREA
- PRIVATE OPEN SPACE

LEGEND

- LANDSCAPED AREA
- PRIVATE OPEN SPACE

CLIENT
Stephen & Dearne
Cameron

PROJECT ADDRESS
5 Mulawa Pl, Frenchs
Forest NSW 2086

DRAWING NO.
DA09

DATE
Wednesday, July 17,
2019

DRAWING NAME
AREA CALCULATIONS /
SAMPLE BOARD

SCALE
1:200 @A3

