



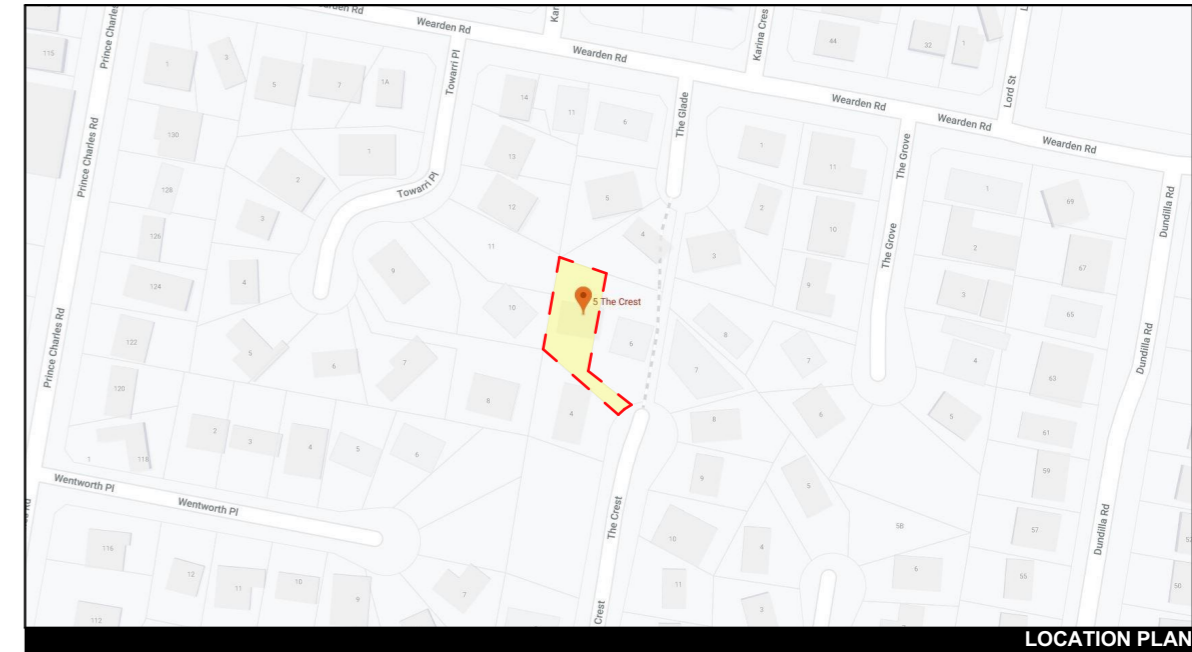
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DEVELOPMENT APPLICATION

These plans are for Development Approval only.

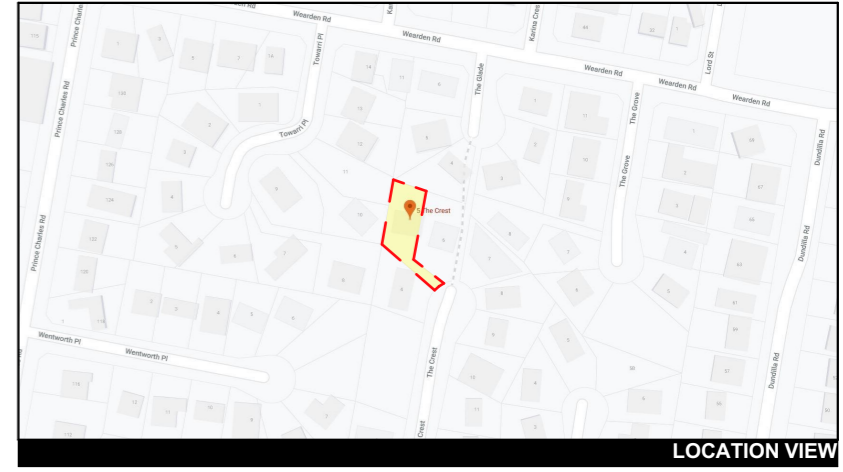
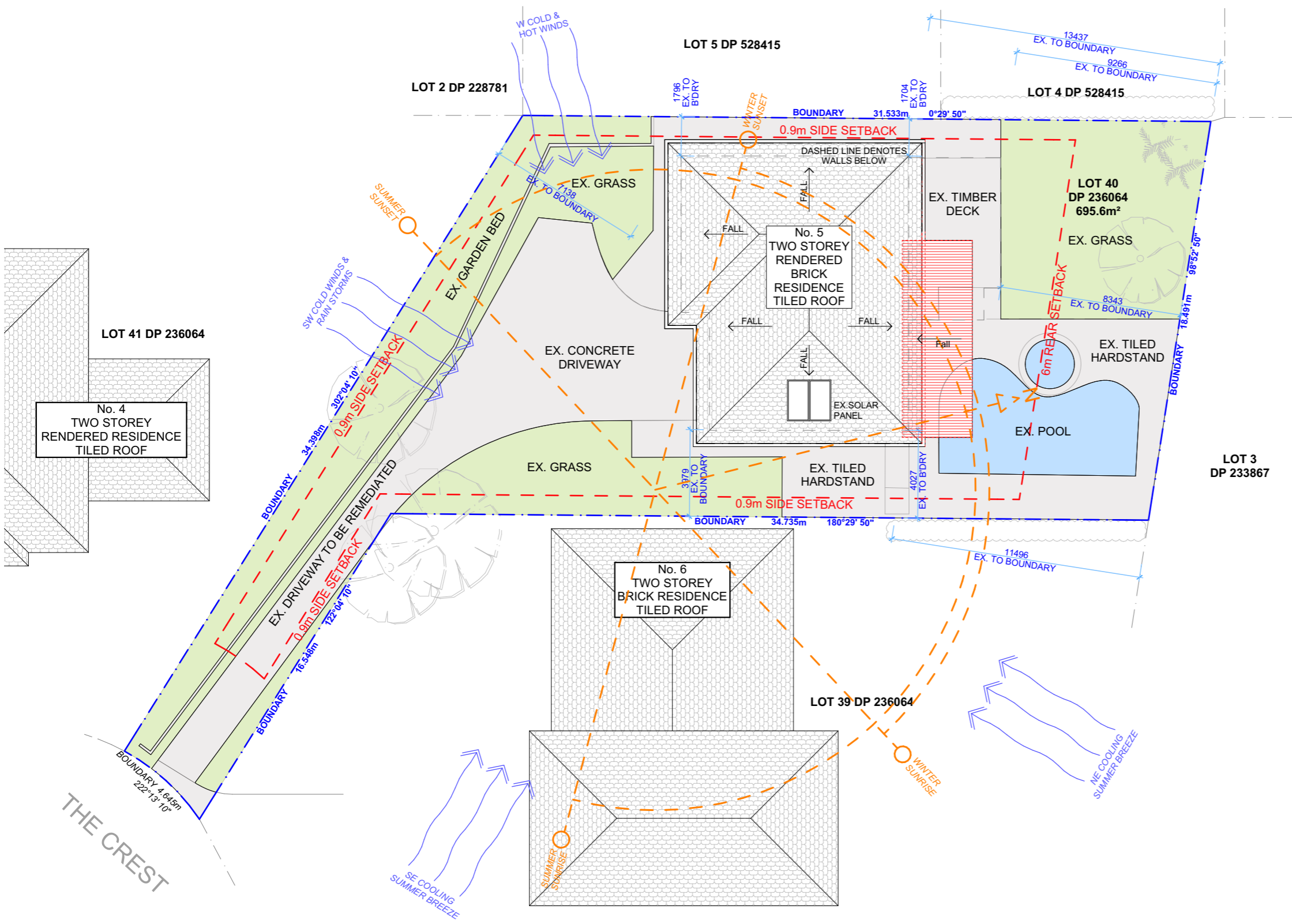
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	26-Nov-19
DA01	SITE ANALYSIS	26-Nov-19
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	26-Nov-19
DA03	EXISTING GROUND FLOOR PLAN	26-Nov-19
DA04	EXISTING FIRST FLOOR PLAN	26-Nov-19
DA05	PROPOSED GROUND FLOOR PLAN	26-Nov-19
DA06	PROPOSED FIRST FLOOR PLAN	26-Nov-19
DA07	NORTH / EAST ELEVATION	26-Nov-19
DA08	SOUTH / WEST ELEVATION	26-Nov-19
DA09	LONG / CROSS SECTION	26-Nov-19
DA10	AREA CALCULATIONS	26-Nov-19
DA11	SAMPLE BOARD	26-Nov-19
DA12	WINTER SOLSTICE 9 AM	26-Nov-19
DA13	WINTER SOLSTICE 12 PM	26-Nov-19
DA14	WINTER SOLSTICE 3 PM	26-Nov-19
DA15	BASIX COMMITMENTS	26-Nov-19



ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	5 THE CREST, FRENCHS FOREST 2086			
LOT & DP/SP	LOT 40 DP 236064			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	695.6m ²			
FRONTAGE	NOT IDENTIFIABLE			
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	600m ²	695.6m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.193m	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	IDENTIFIED – AREA B SLOPES 5° TO 25°	N/A	N/A	N/A
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	NOT IDENTIFIED	N/A	N/A	N/A
WILDLIFRE CORRIDORS	NOT IDENTIFIED	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	NOT IDENTIFIED	N/A	N/A	N/A
THREATEND HIGH CONSERVATION HABITAT	NOT IDENTIFIED	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	6.883m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m @ 45°		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	E: 3.979m W: 1.704m S: 7.138m	E: UNCHANGED W: 1.009m S: 0.903	YES
FRONT BOUNDARY SETBACK	6.5m	N/A	N/A	N/A
REAR BOUNDARY SETBACK	6.0m	8.343m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (278.24m ²)	43% (299.97m ²)	40.3% (280.91m ²)	YES
PRIVATE OPEN SPACE	60m ²	75.55m 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
- STAIRWAY AND 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 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



1 SITE ANALYSIS 1:200

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



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C	26/09/2019	FIRST DESIGN AMENDMENT	DLR
D	03/10/2019	FINAL DESIGN PLAN	DLR
E	25/11/2019	DA DOCUMENTATION	DLR

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LEGEND

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	PROPOSED
	DEMOLISHED

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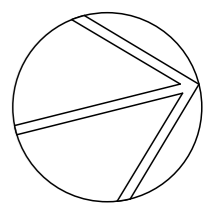
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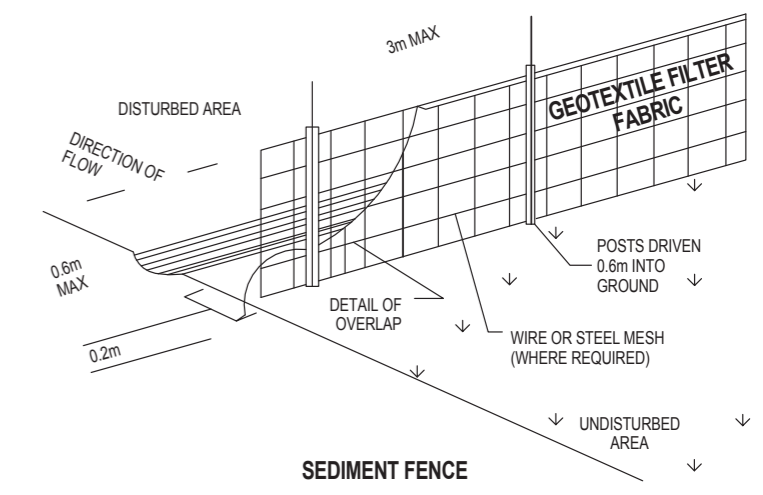
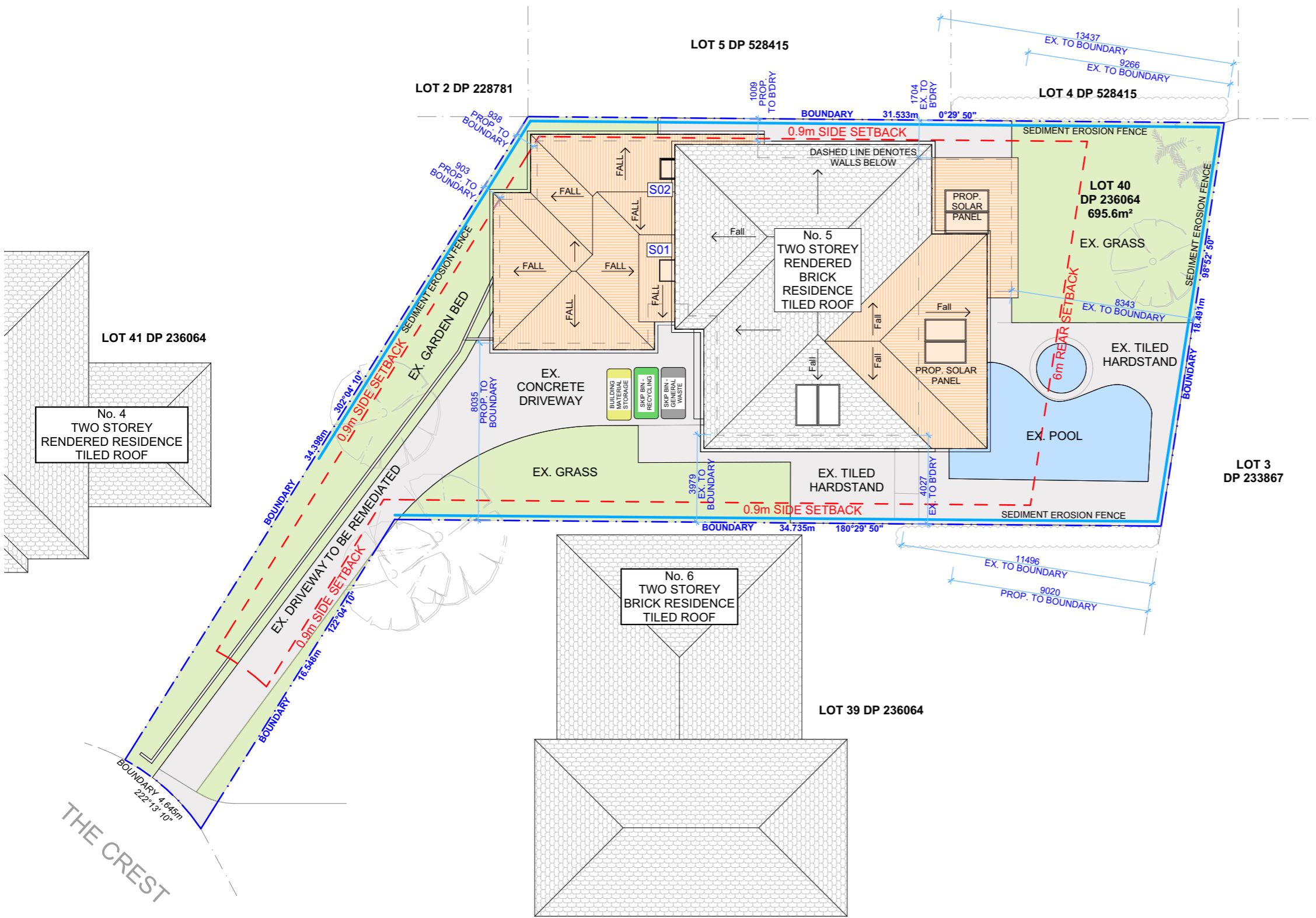
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DA01

DATE
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DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A3





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

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LEGEND

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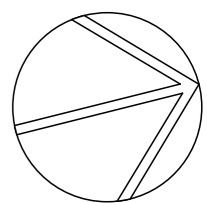
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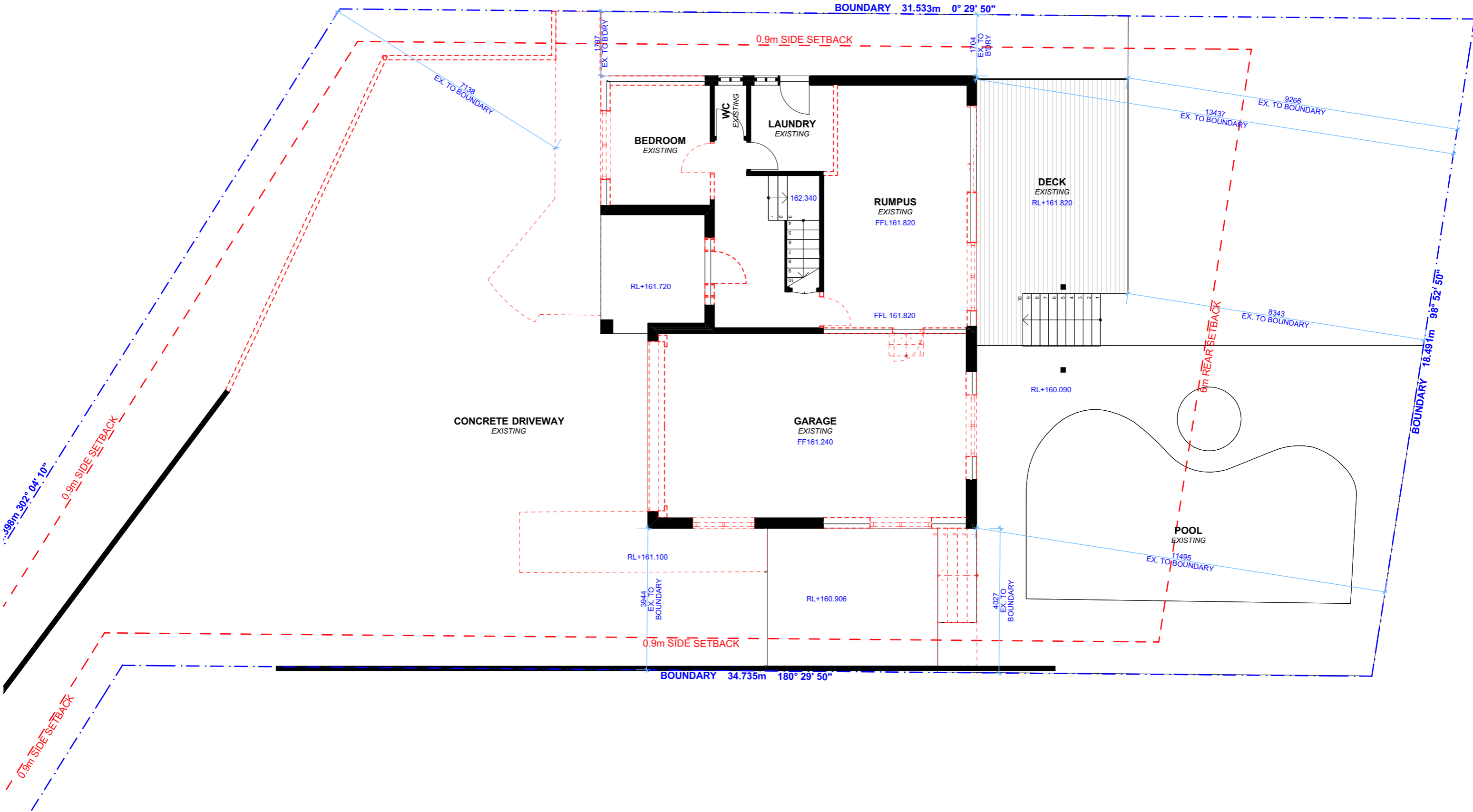
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DRAWING NAME
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

SCALE
1:200 @A3





1 EXISTING GROUND FLOOR PLAN 1:100

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

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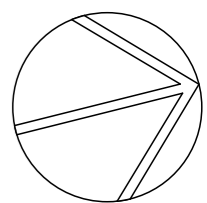
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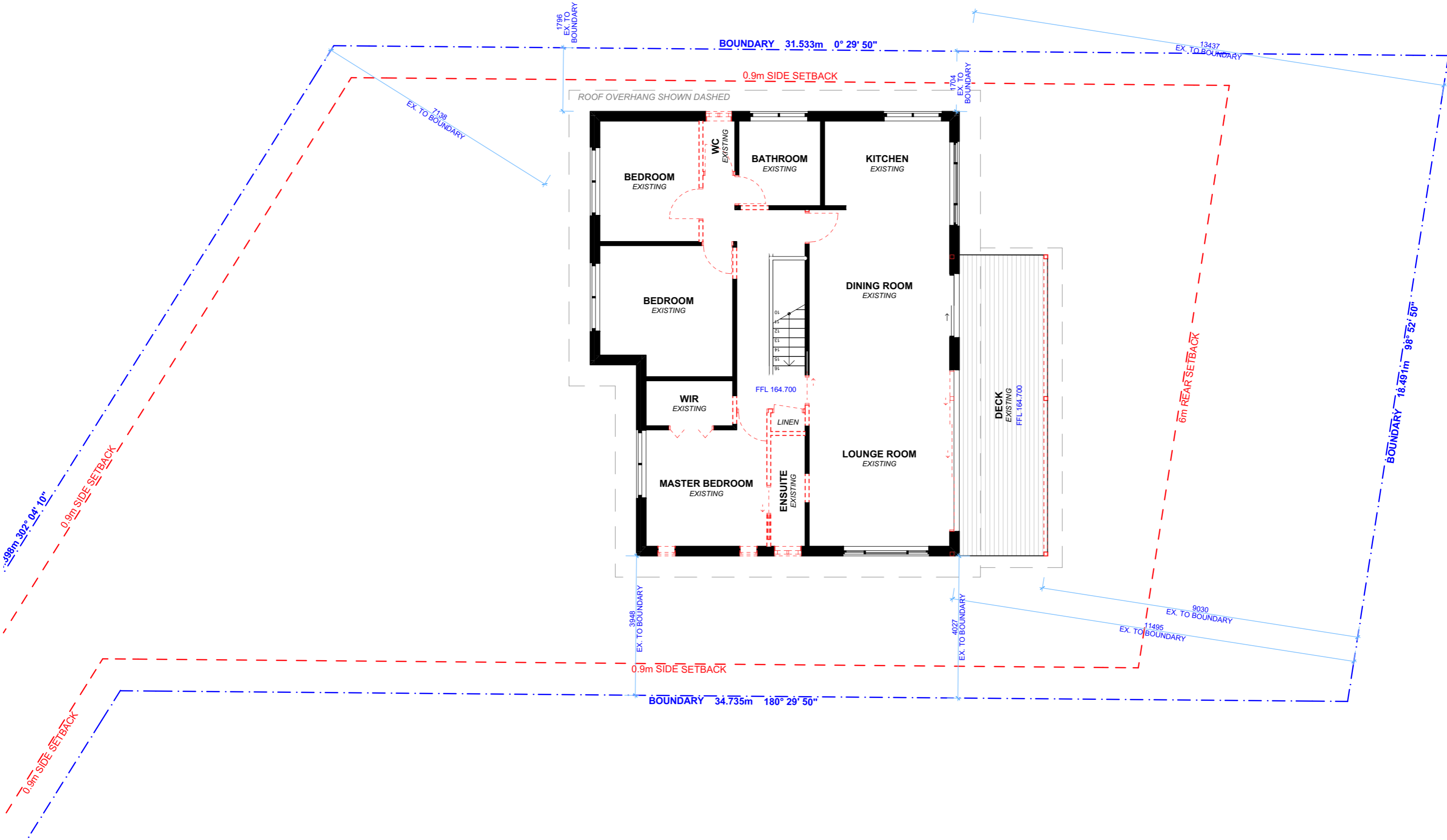
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DA03

DATE
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DRAWING NAME
 EXISTING GROUND FLOOR PLAN

SCALE
 1:100 @A3





1 **EXISTING FIRST FLOOR PLAN** 1:100

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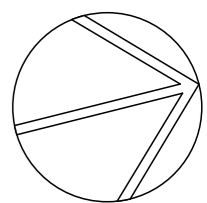
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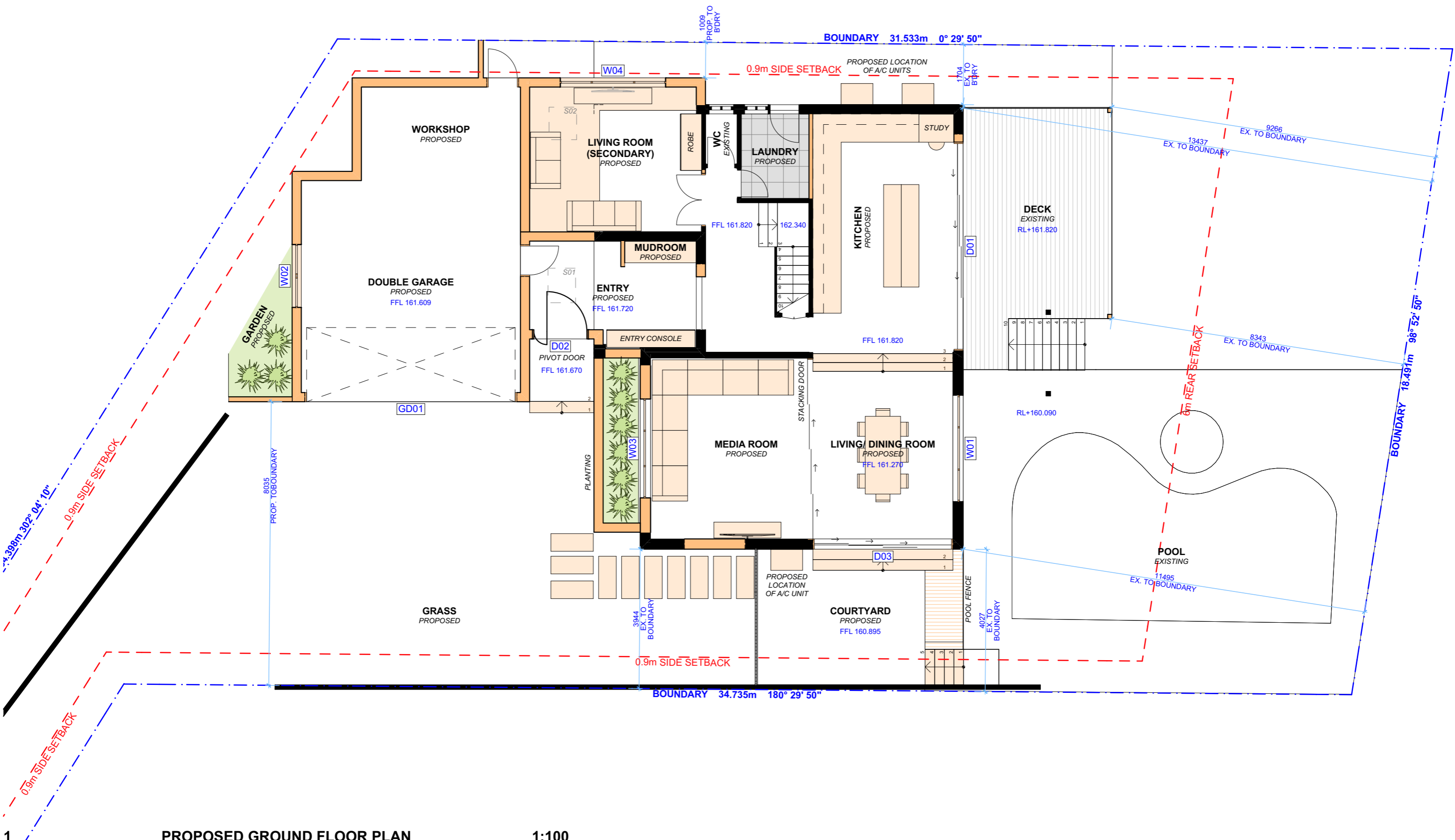
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 EXISTING FIRST FLOOR PLAN

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1 PROPOSED GROUND FLOOR PLAN 1:100

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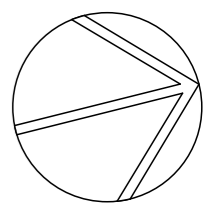
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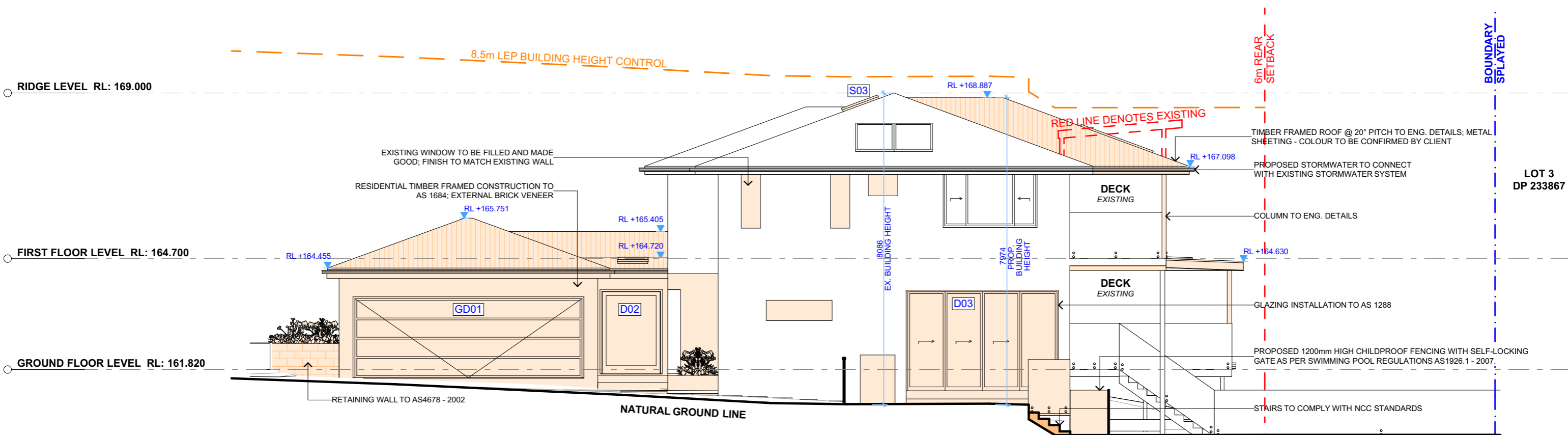
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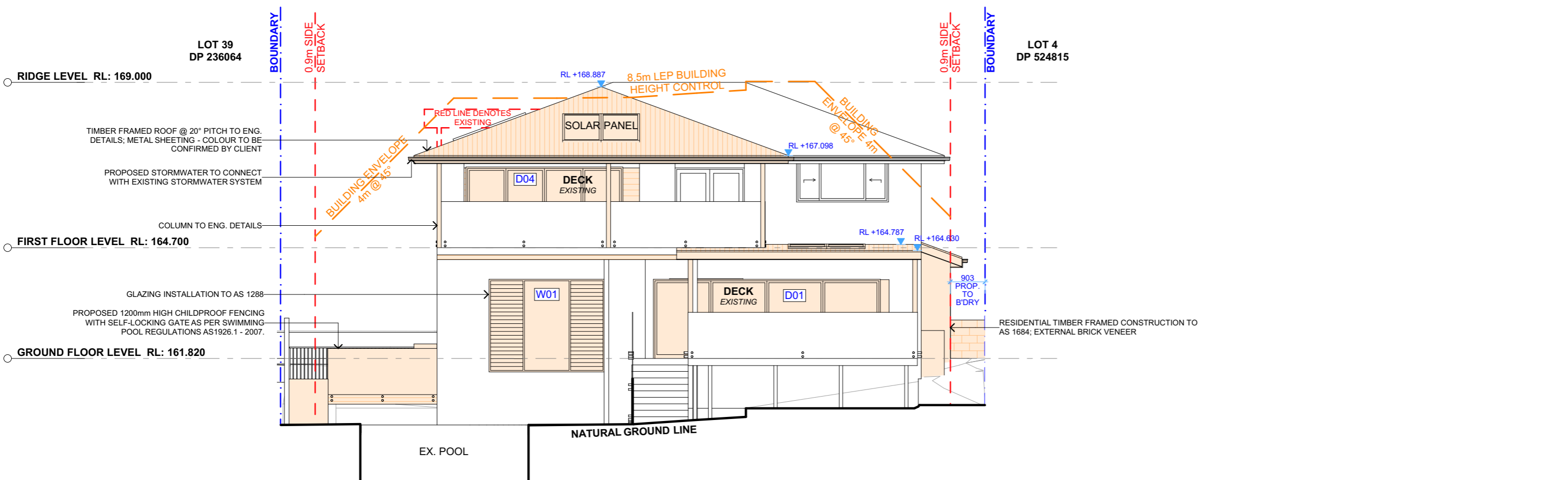
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2 EAST ELEVATION 1:100



1 NORTH ELEVATION 1:100

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DA07

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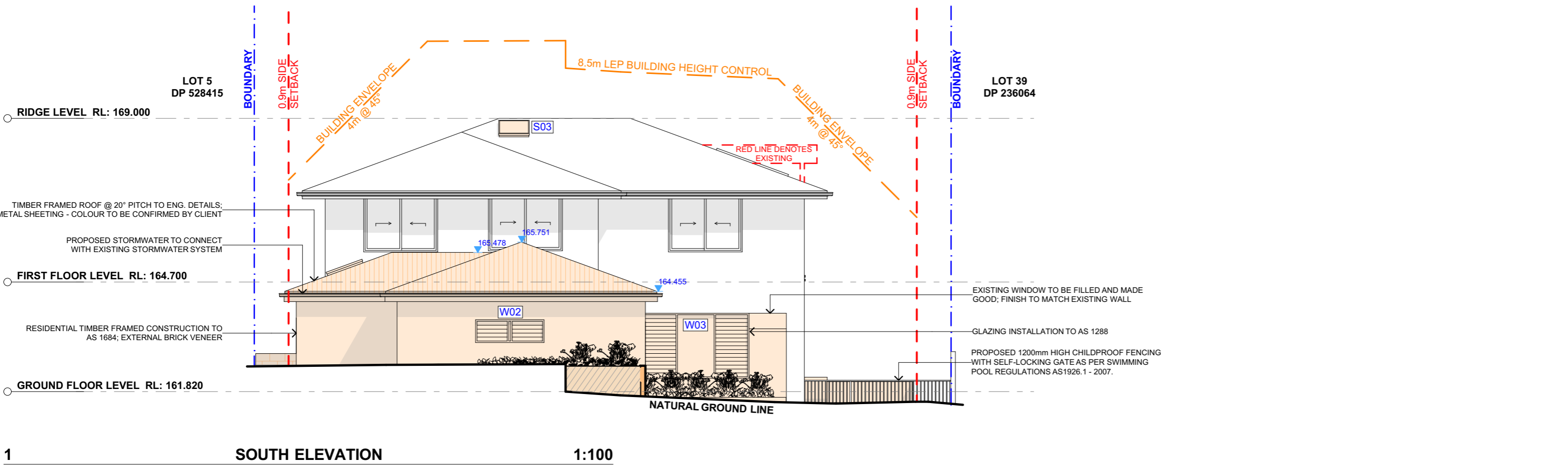
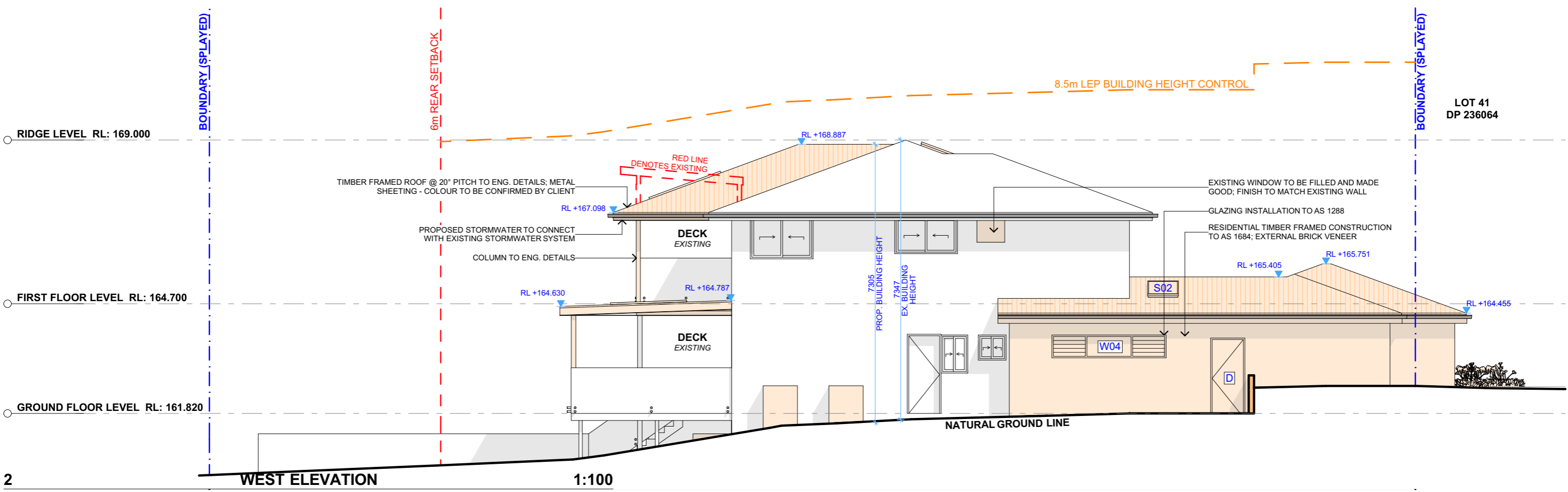
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NORTH / EAST ELEVATION

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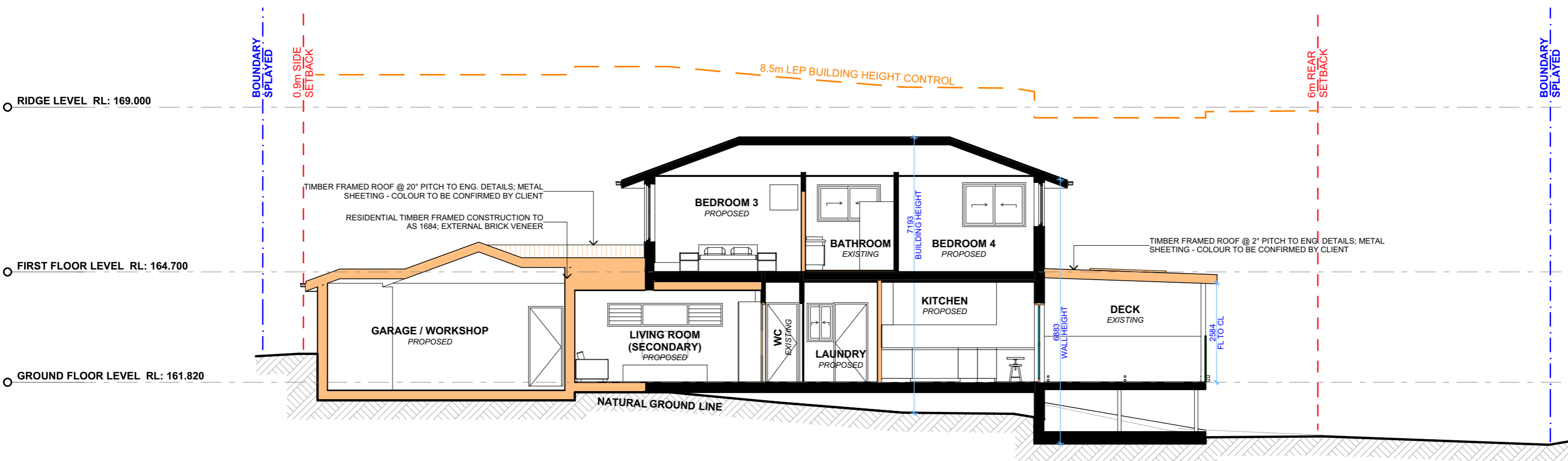
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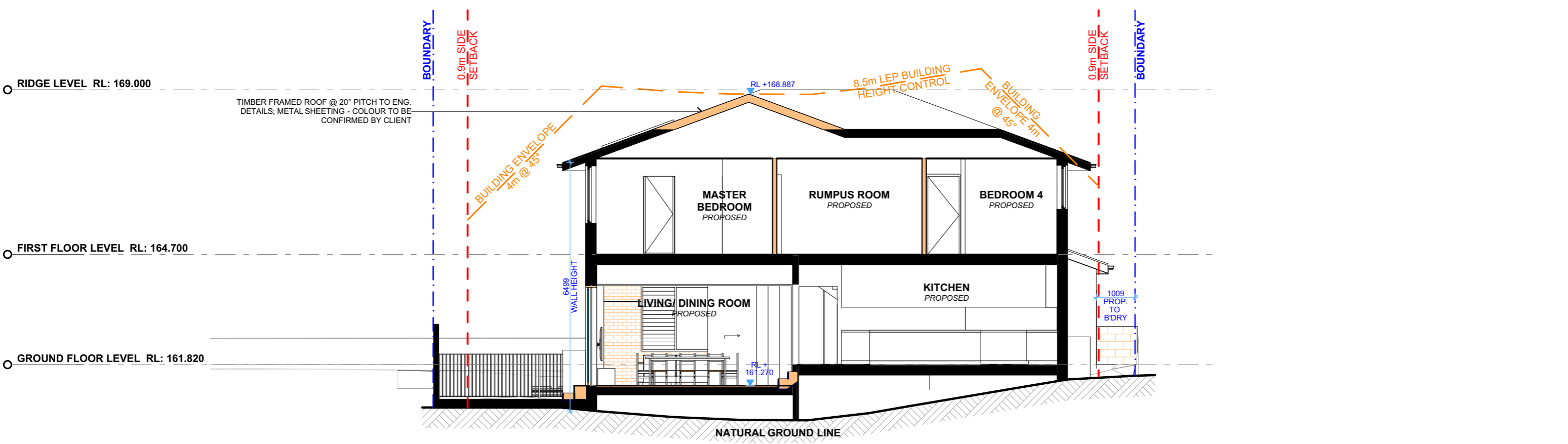
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 SOUTH / WEST ELEVATION

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2 LONG SECTION 1:100



1 CROSS SECTION 1:100



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DA09

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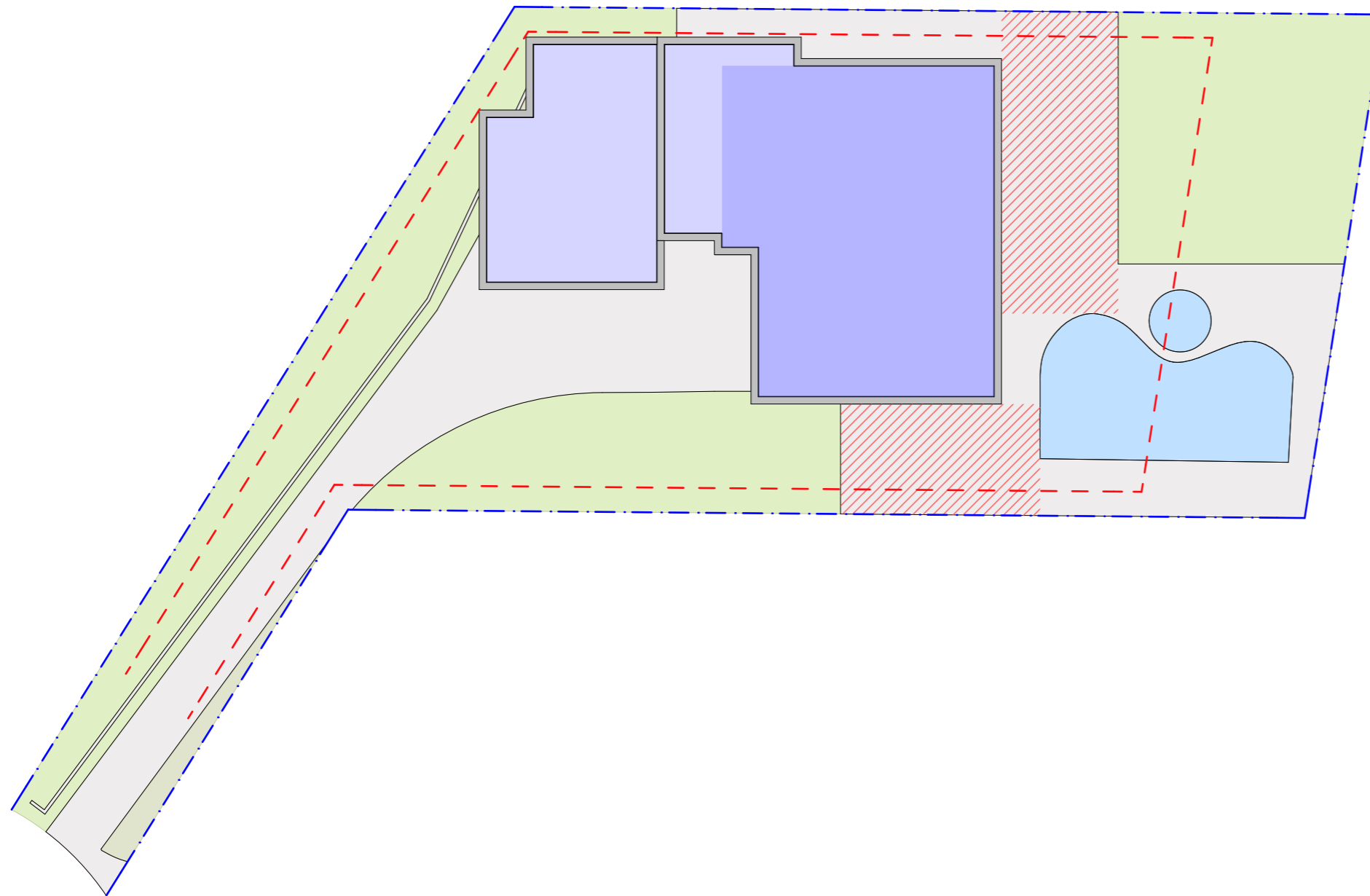
DRAWING NAME
 LONG / CROSS SECTION

SCALE
 1:100 @A3

CONTROL TABLE

SITE AREA 695.6m²

	REQUIRED	PROPOSED
HEIGHT	8.5m	m
PRIVATE OPEN SPACE	60m ²	75.55m ²
LANDSCAPING	40% (278.24m ²)	40.3% (280.91m ²)



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LEGEND

- LANDSCAPED OPEN SPACE
- HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
- FLOOR SPACE RATIO / FLOOR AREA
- PRIVATE OPEN SPACE

CLIENT

DEBORAH & CHARLES MONTELEONE

PROJECT ADDRESS

5 THE CREST,
FRENCHS FOREST
2086

DRAWING NO.

DA10

DATE

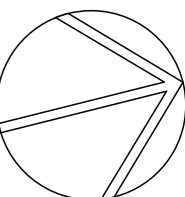
Tuesday, November
26, 2019

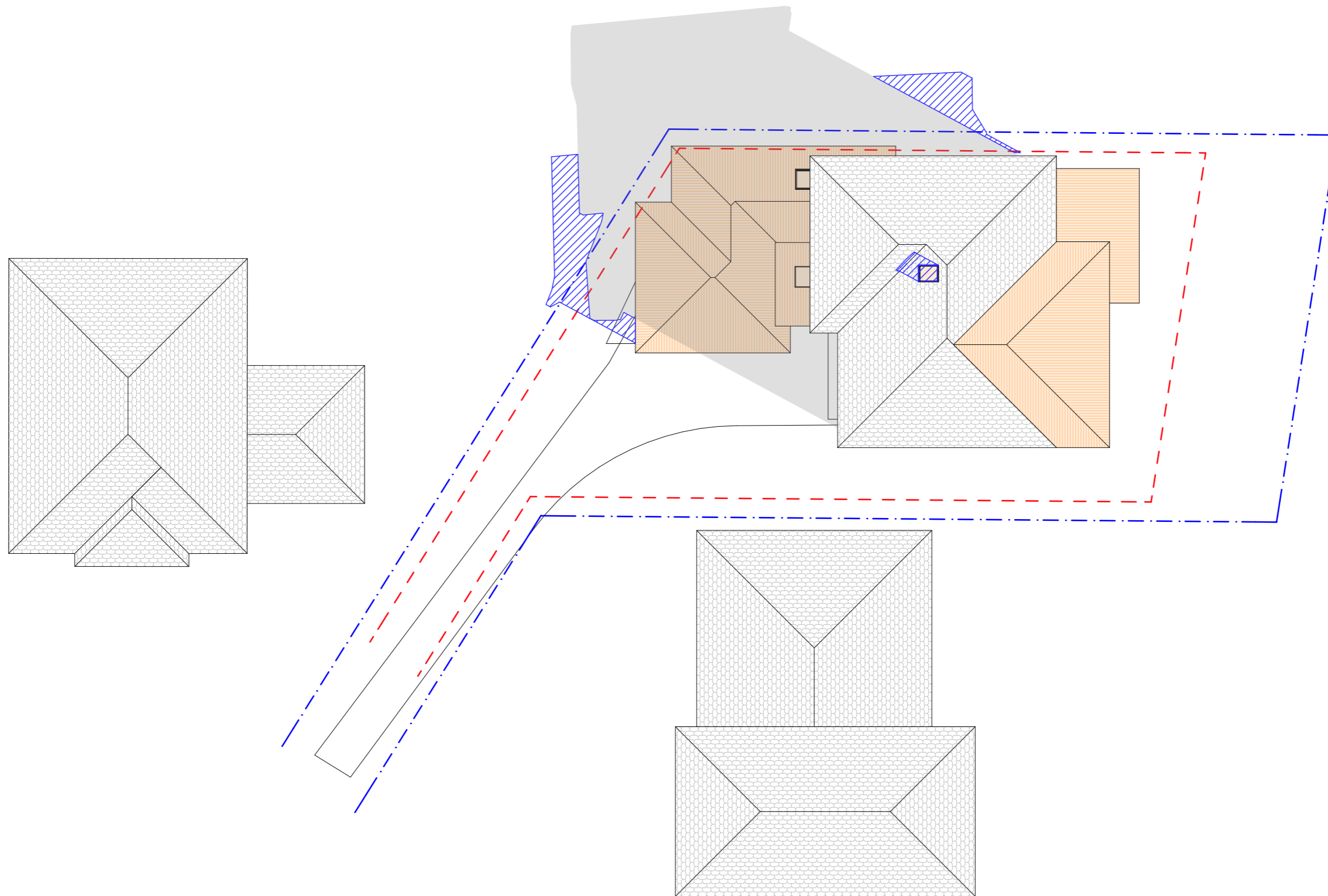
DRAWING NAME

AREA CALCULATIONS

SCALE

1:200 @A3





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 e: operations@actionplans.com.au
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B	19/09/2019	INITIAL DESIGN PLAN	DLR	
C	26/09/2019	FIRST DESIGN AMENDMENT	DLR	
D	03/10/2019	FINAL DESIGN PLAN	DLR	
E	25/11/2019	DA DOCUMENTATION	DLR	

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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS

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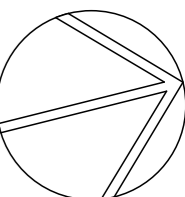
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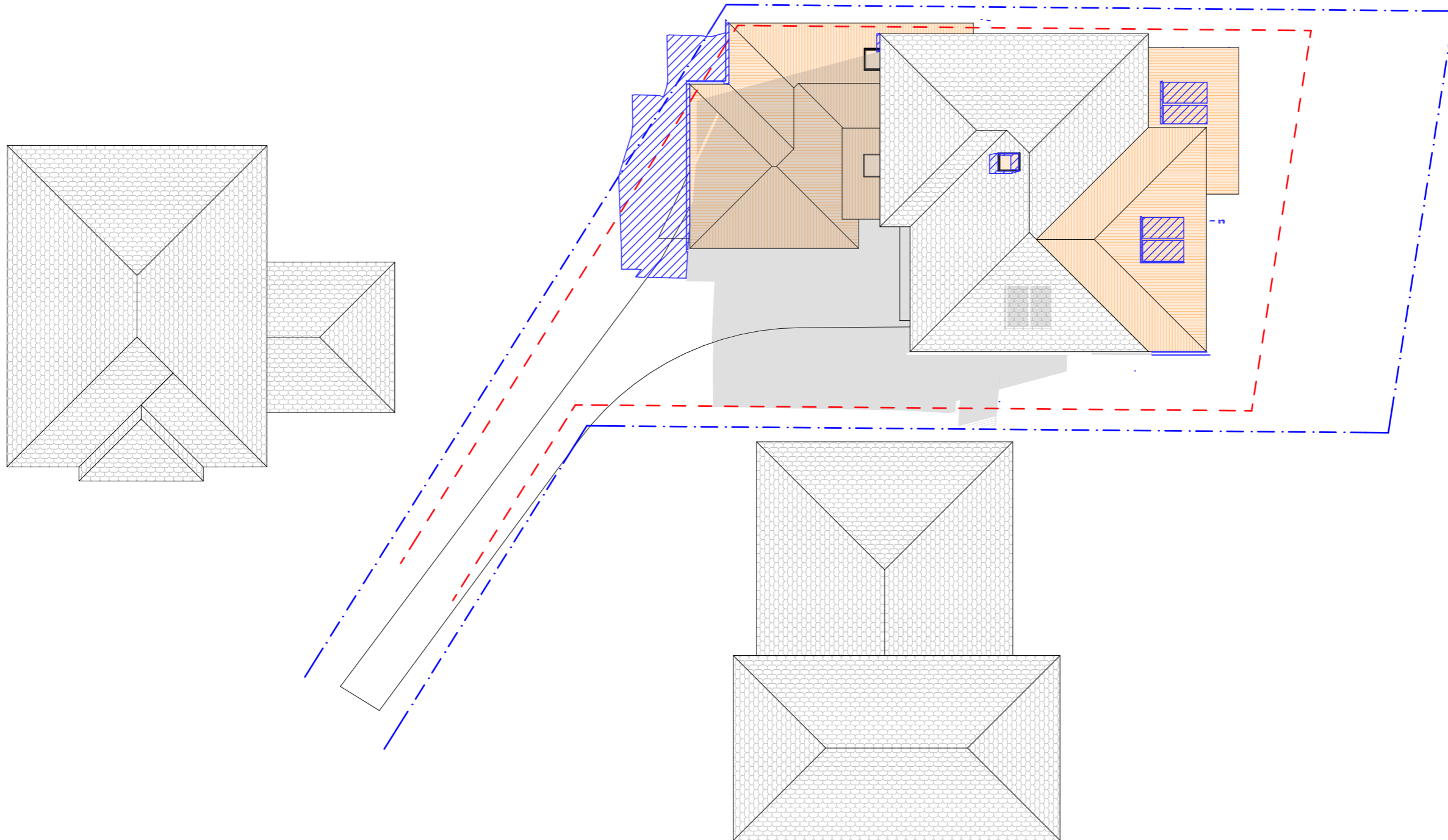
DRAWING NO.
DA12

DATE
 Tuesday, November
 26, 2019

DRAWING NAME
 WINTER SOLSTICE 9 AM

SCALE
 1:200 @A3





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LEGEND

	EXISTING SHADOWS
	PROPOSED SHADOWS

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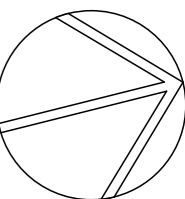
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 2086

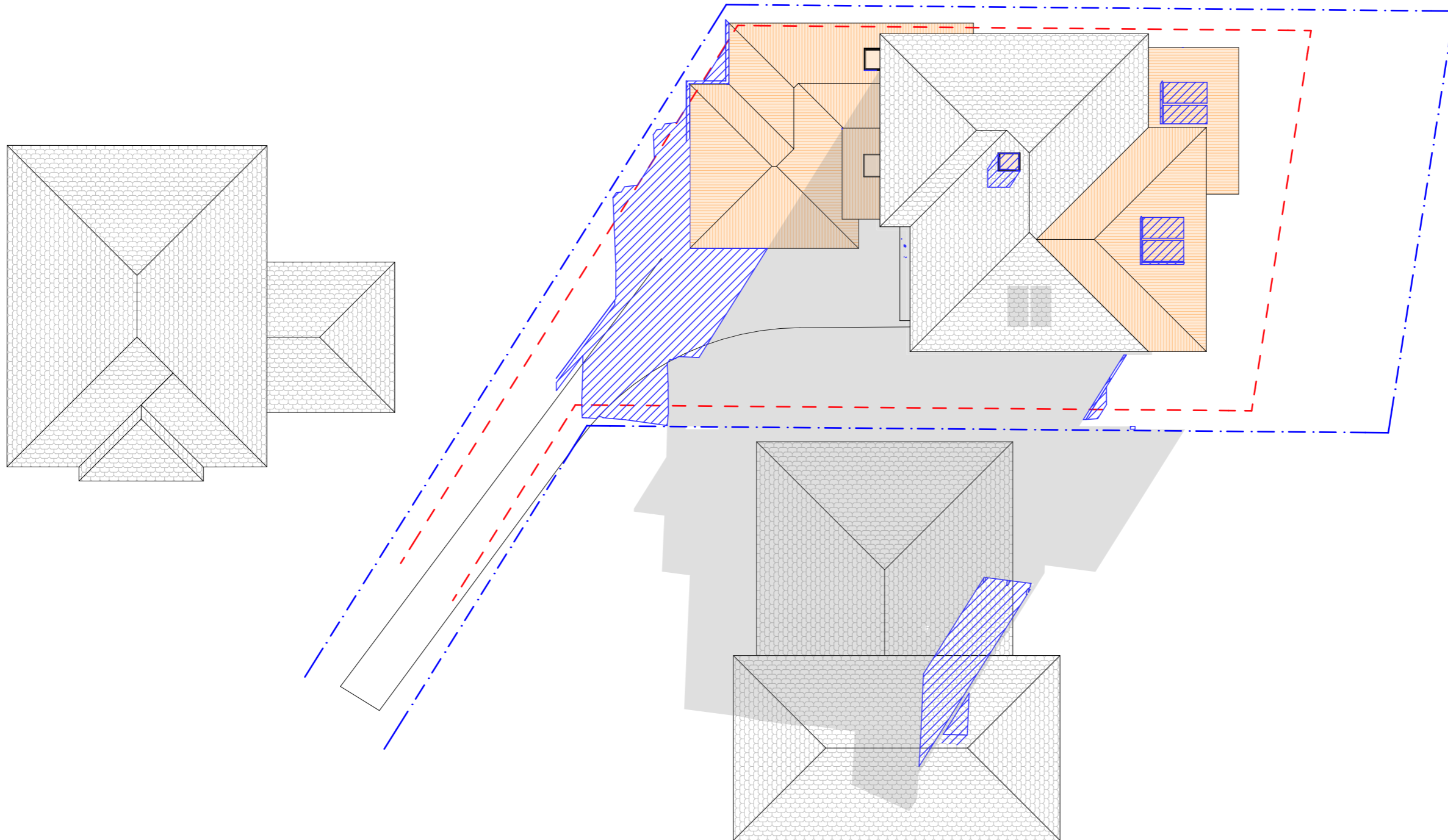
DRAWING NO.
DA13

DATE
 Tuesday, November
 26, 2019

DRAWING NAME
 WINTER SOLSTICE 12 PM

SCALE
 1:200 @A3







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REV.	DATE	COMMENTS	DRWN
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 PROPOSED SHADOWS

CLIENT
 DEBORAH & CHARLES MONTELEONE

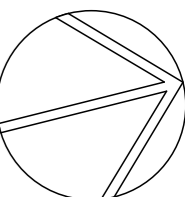
PROJECT ADDRESS
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 FRENCHS FOREST
 2086

DRAWING NO.
DA14

DATE
 Tuesday, November
 26, 2019

DRAWING NAME
 WINTER SOLSTICE 3 PM

SCALE
 1:200 @A3



BASIX Certificate

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

Alterations and Additions

Certificate number: A360535

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: Wednesday, 09, October 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	5 The Crest, Frenchs Forest NSW 2086
Street address	5 The Crest n/a Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 236064
Lot number	40
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).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Action Plans
ABN (if applicable):	17118297587

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.	✓	✓	✓																					
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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. 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. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓																																																																						
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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.

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DATE
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26, 2019

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