



# ACTION PLANS

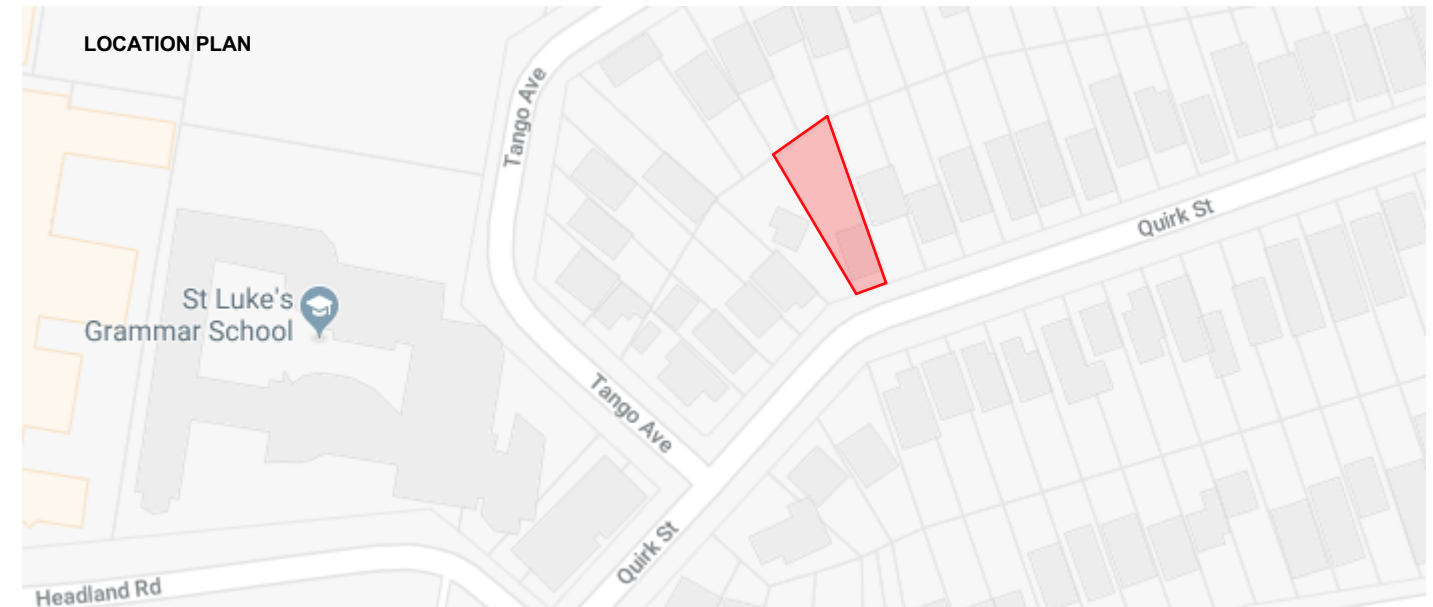
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## DEVELOPEMENT APPLICATION

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	12 QUIRK STREET, DEE WHY NSW 2099			
LOT & DP/SP	LOT 10 SEC B DP 8139			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	727.2m <sup>2</sup>			
FRONTAGE	9.144m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
<b>LEP</b>				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	MIN 450m <sup>2</sup>	727.2m <sup>2</sup>	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	9.603m	UNCHANGED	NO
<b>HAZARDS</b>				
ACID SULFATE SOILS	NOT IDENTIFEID	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFEID	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	IDENTIFEID – AREA A – SLOPES LESS THAN 5°	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFEID	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFEID	N/A	N/A	N/A
NATIVE VEGETATION	NOT IDENTIFEID	N/A	N/A	N/A
WILDLIFRE CORRIDORS	NOT IDENTIFEID	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	NOT IDENTIFEID	N/A	N/A	N/A
THREATEND HIGH CONSERVATION HABITAT	NOT IDENTIFEID	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFEID	N/A	N/A	N/A
<b>DGP</b>				
WALL HEIGHT	7.2m	5.8m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	5m @ 45°	N/A	N/A	N/A
SIDE BOUNDARY SETBACKS	0.9m	E: 1.2m W: 1.53m	UNCHANGED	NO
FRONT BOUNDARY SETBACK	6.5m	5.36m	UNCHANGED	NO
REAR BOUNDARY SETBACK	6.0m	29.1m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (298.152m <sup>2</sup> )	58% (424.2m <sup>2</sup> )	UNCHANGED	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>	60.95m <sup>2</sup>	UNCHANGED	YES

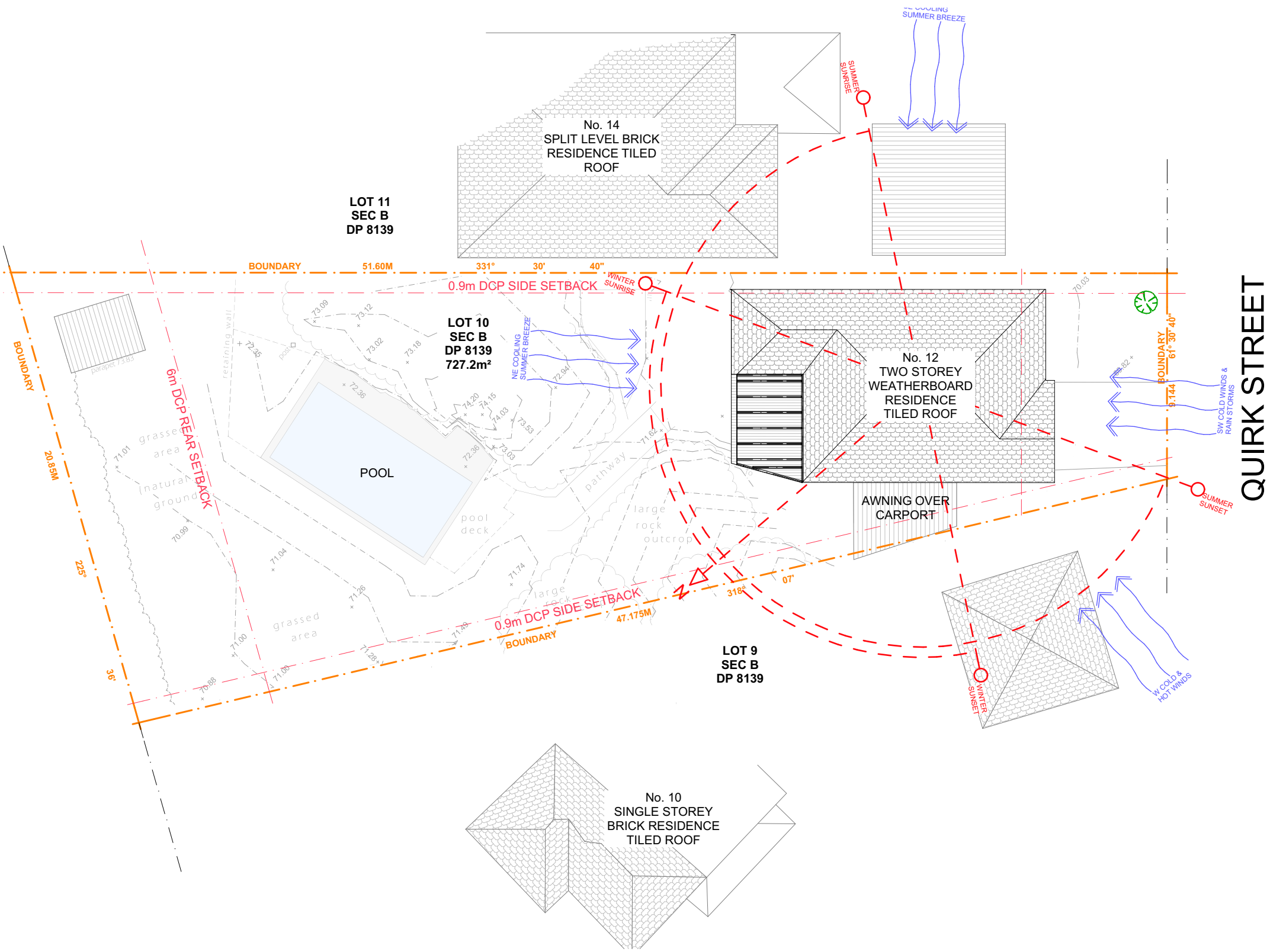
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	27/02/2018
DA01	SITE ANALYSIS	27/02/2018
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	27/02/2018
DA03	EXISTING GROUND FLOOR PLAN	27/02/2018
DA04	EXISTING FIRST FLOOR PLAN	27/02/2018
DA05	PROPOSED GROUND FLOOR PLAN	27/02/2018
DA06	PROPOSED FIRST FLOOR PLAN	27/02/2018
DA07	NORTH / EAST ELEVATION	27/02/2018
DA08	SOUTH / WEST ELEVATION	27/02/2018
DA09	LONG / CROSS SECTION	27/02/2018
DA10	AREA CALCULATIONS / SAMPLE BOARD	27/02/2018
DA11	WINTER SOLSTICE 9 AM	27/02/2018
DA12	WINTER SOLSTICE 12 PM	27/02/2018
DA13	WINTER SOLSTICE 3 PM	27/02/2018
DA14	BASIX COMMITMENTS	27/02/2018

# 12 QUIRK STREET, DEE WHY 2099 SYDNEY NSW



## NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- 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 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991



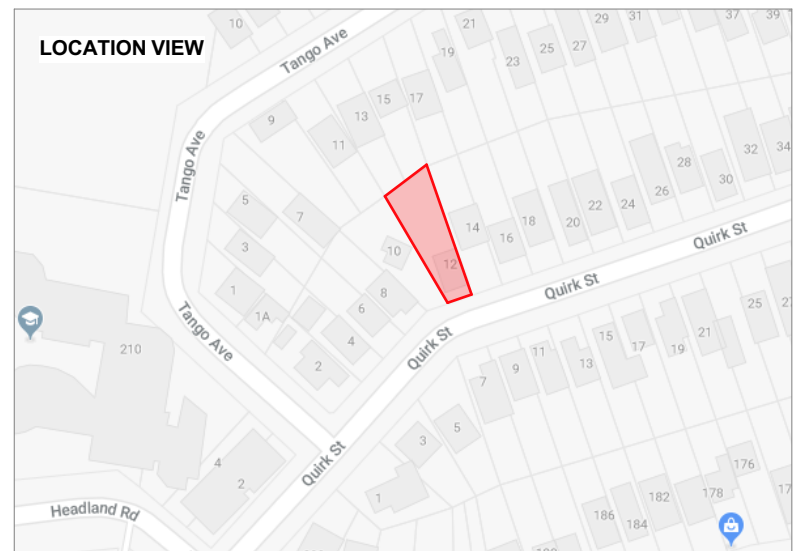
QUIRK STREET

1

## SITE ANALYSIS

1:200

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



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B	7/02/18	DA DOCUMENTATION	JN

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

**CLIENT**  
TIM AND DEE REILLY

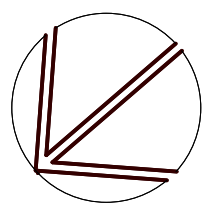
**PROJECT ADDRESS**  
12 QUIRK STREET,  
DEE WHY 2099  
SYDNEY NSW

**DRAWING NO.**  
**DA01**

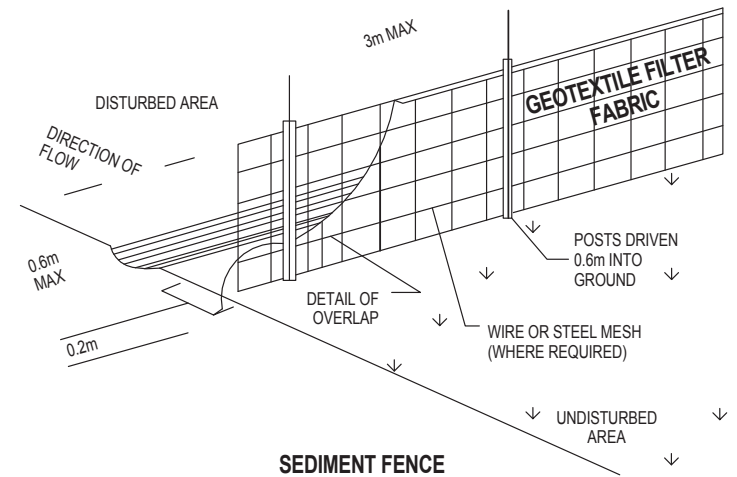
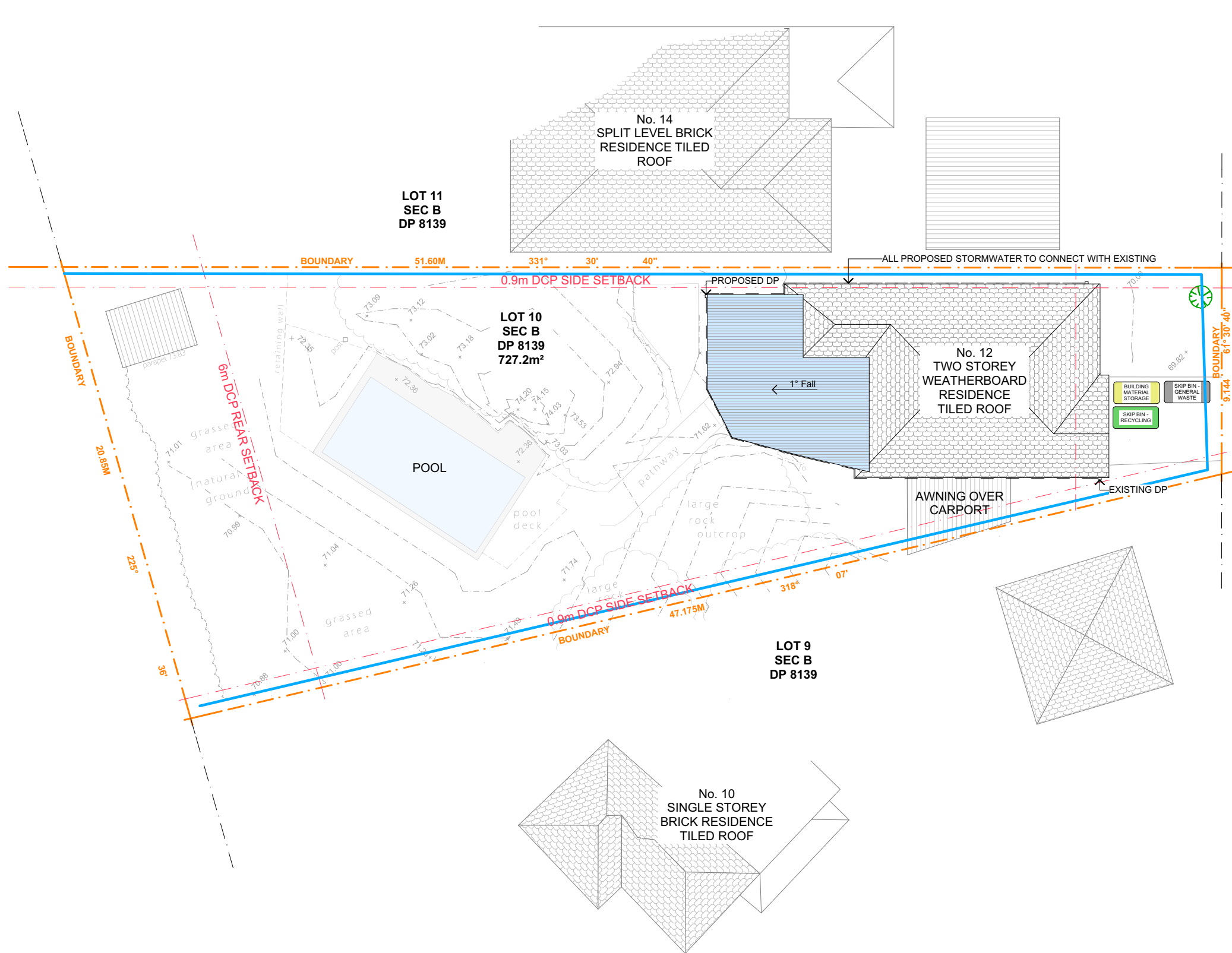
**DATE**  
Tuesday, 27 February  
2018

**DRAWING NAME**  
SITE ANALYSIS

**SCALE**  
1:200 @A3







QUIRK STREET

**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

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

#### CLIENT

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DEE WHY 2099  
SYDNEY NSW

#### DRAWING NO.

DA02

#### DATE

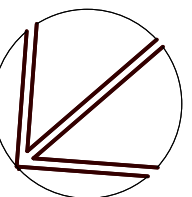
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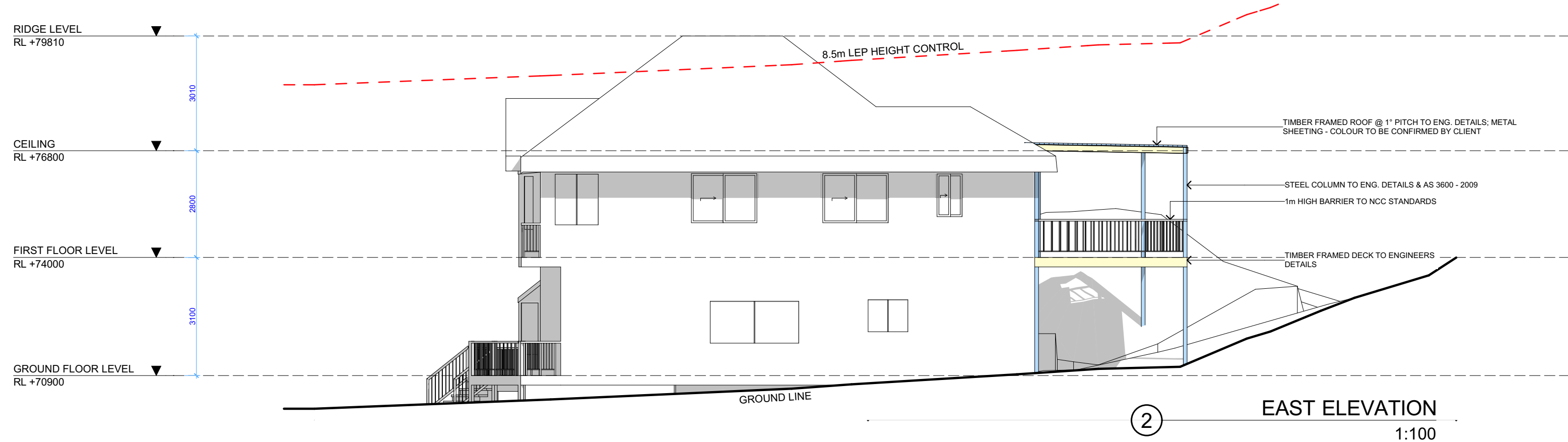
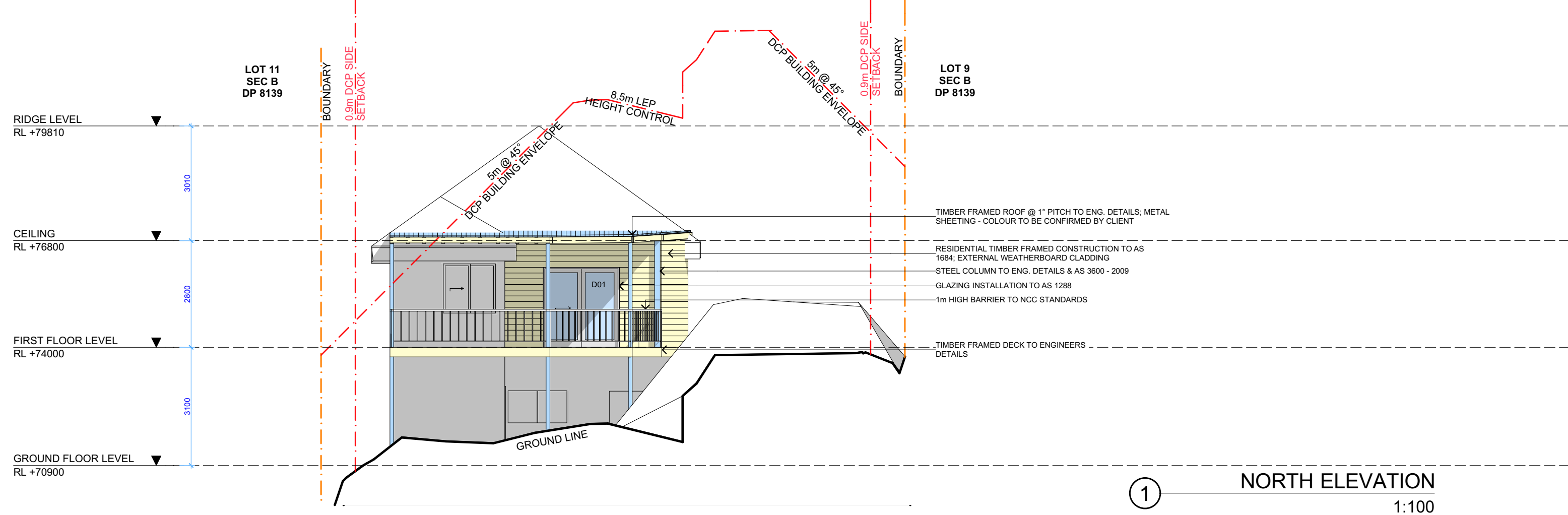
#### DRAWING NAME


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

#### SCALE

1:200 @A3







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**LEGEND**

TIMBER	METAL ROOFING
WEATHERBOARD	TILED ROOFING
FACE BRICKWORK	RENDER
METAL	EXISTING
CONCRETE	

**CLIENT**

TIM AND DEE REILLY

**PROJECT ADDRESS**

12 QUIRK STREET,  
DEE WHY 2099  
SYDNEY NSW

**DRAWING NO.**

**DA07**

**DATE**

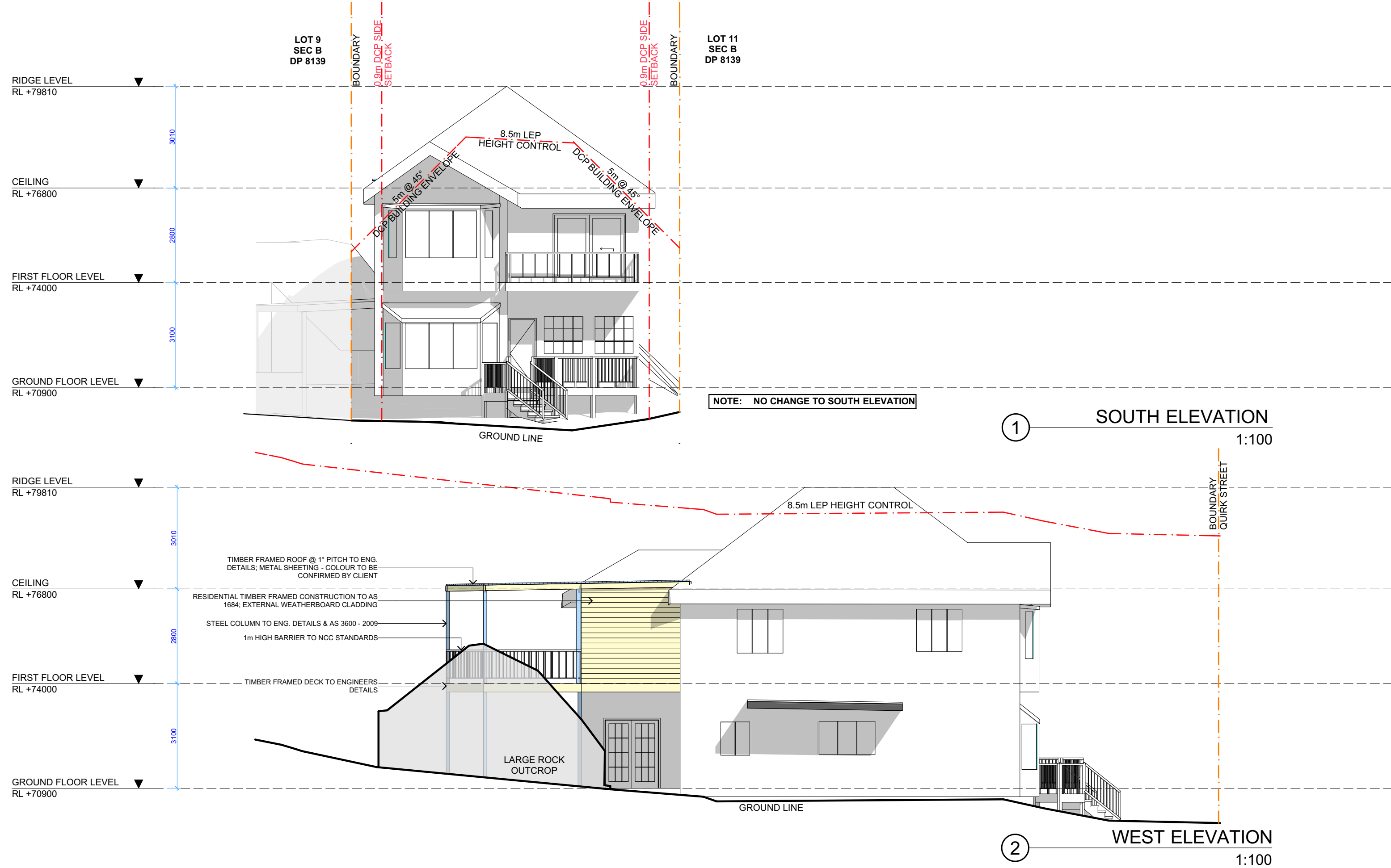
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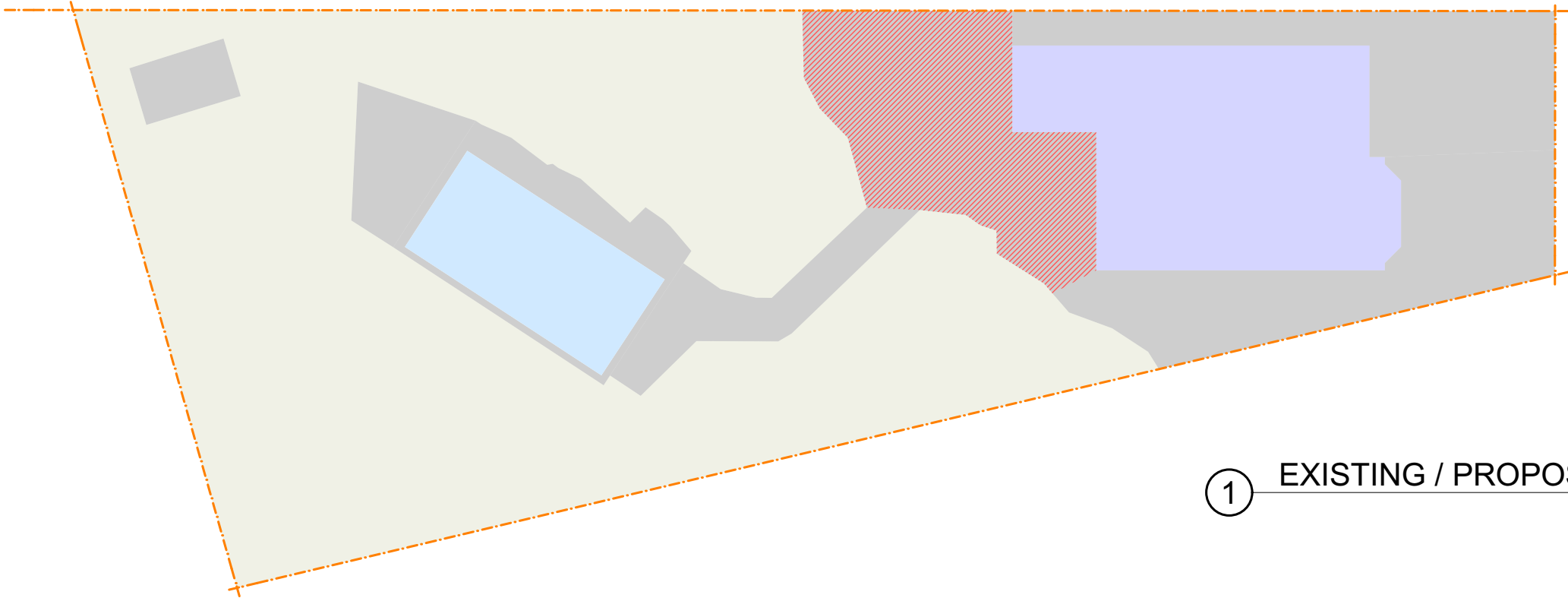
**DRAWING NAME**

NORTH / EAST ELEVATION

**SCALE**





1:100 @A3





QUIRK STREET

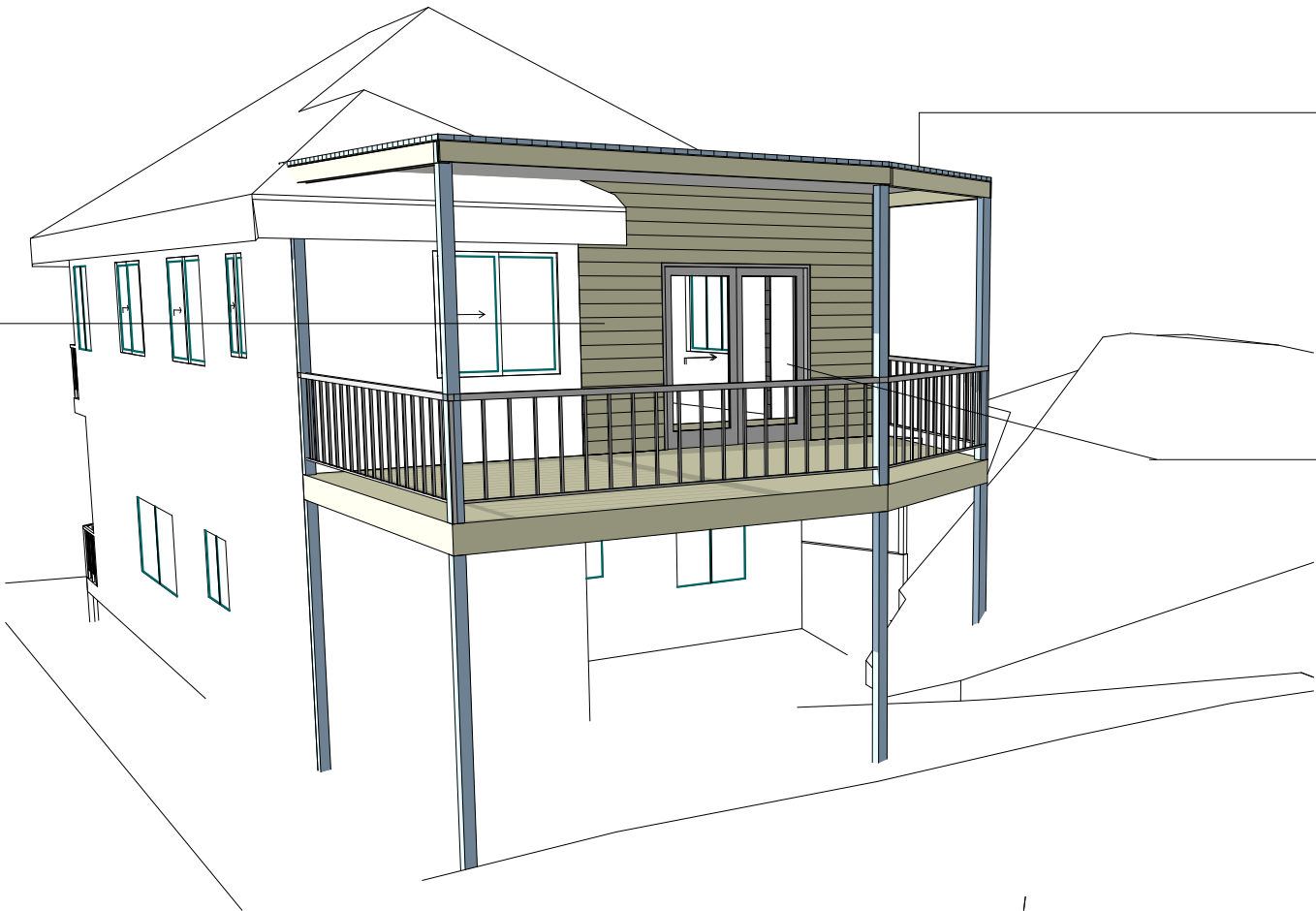
# AREA CALCULATIONS

-  SITE COVERAGE
-  FLOOR AREA
-  LANDSCAPE AREA  
EXISTING - 58% (424.2m²)  
PROPOSED - UNCHANGED
-  PRIVATE OPEN SPACE  
EXISTING - 60.95m²  
PROPOSED - UNCHANGED

① EXISTING / PROPOSED AREA CACULATIONS  
1:200



EXTERNAL WEATHERBOARD CLADDING -  
COLOUR TO MATCH EXISTING



KLIP-LOK ROOFING -  
COLOUR TO BE CONFIRMED BY CLIENT



ALUMINIUM FRAMED DOORS  
BY STEGBAR

## SAMPLE BOARD



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### LEGEND

-  SITE COVERAGE
-  FLOOR AREA
-  LANDSCAPE AREA
-  PRIVATE OPEN SPACE

### CLIENT

TIM AND DEE REILLY

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12 QUIRK STREET,  
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SYDNEY NSW

### DRAWING NO.

**DA10**

### DATE

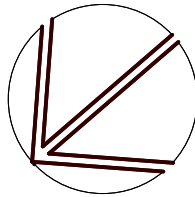
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### DRAWING NAME

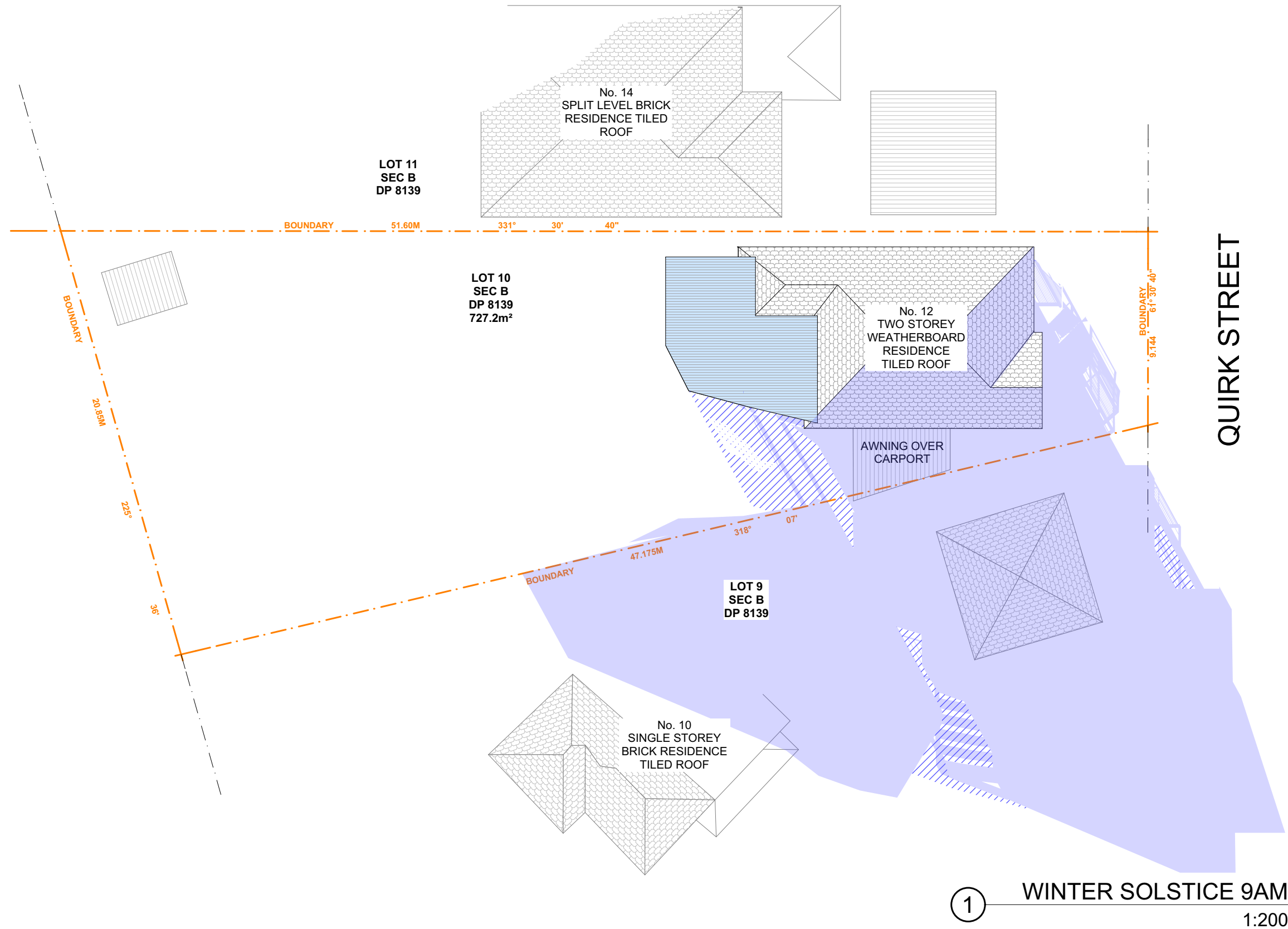
AREA CALCULATIONS /  
SAMPLE BOARD

### SCALE

1:200 @A3







① WINTER SOLSTICE 9AM  
1:200



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### LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

### CLIENT

TIM AND DEE REILLY

### PROJECT ADDRESS

12 QUIRK STREET,  
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### DRAWING NO.

DA11

### DATE

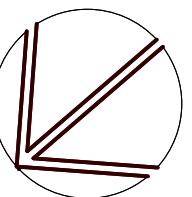
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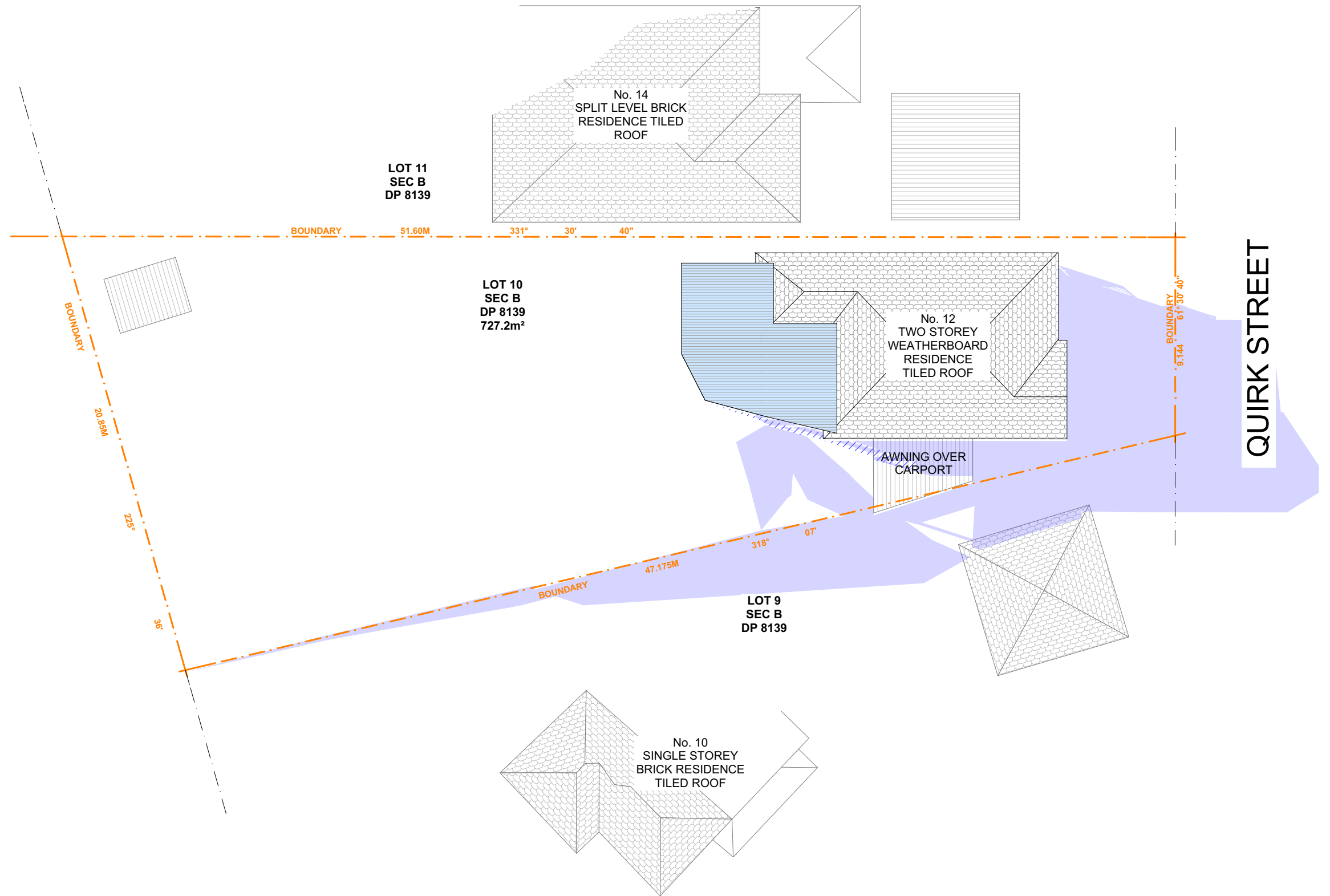
### DRAWING NAME

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**

TIM AND DEE REILLY

**PROJECT ADDRESS**

12 QUIRK STREET,  
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SYDNEY NSW

**DRAWING NO.**

**DA12**

**DATE**

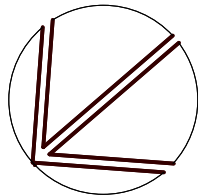
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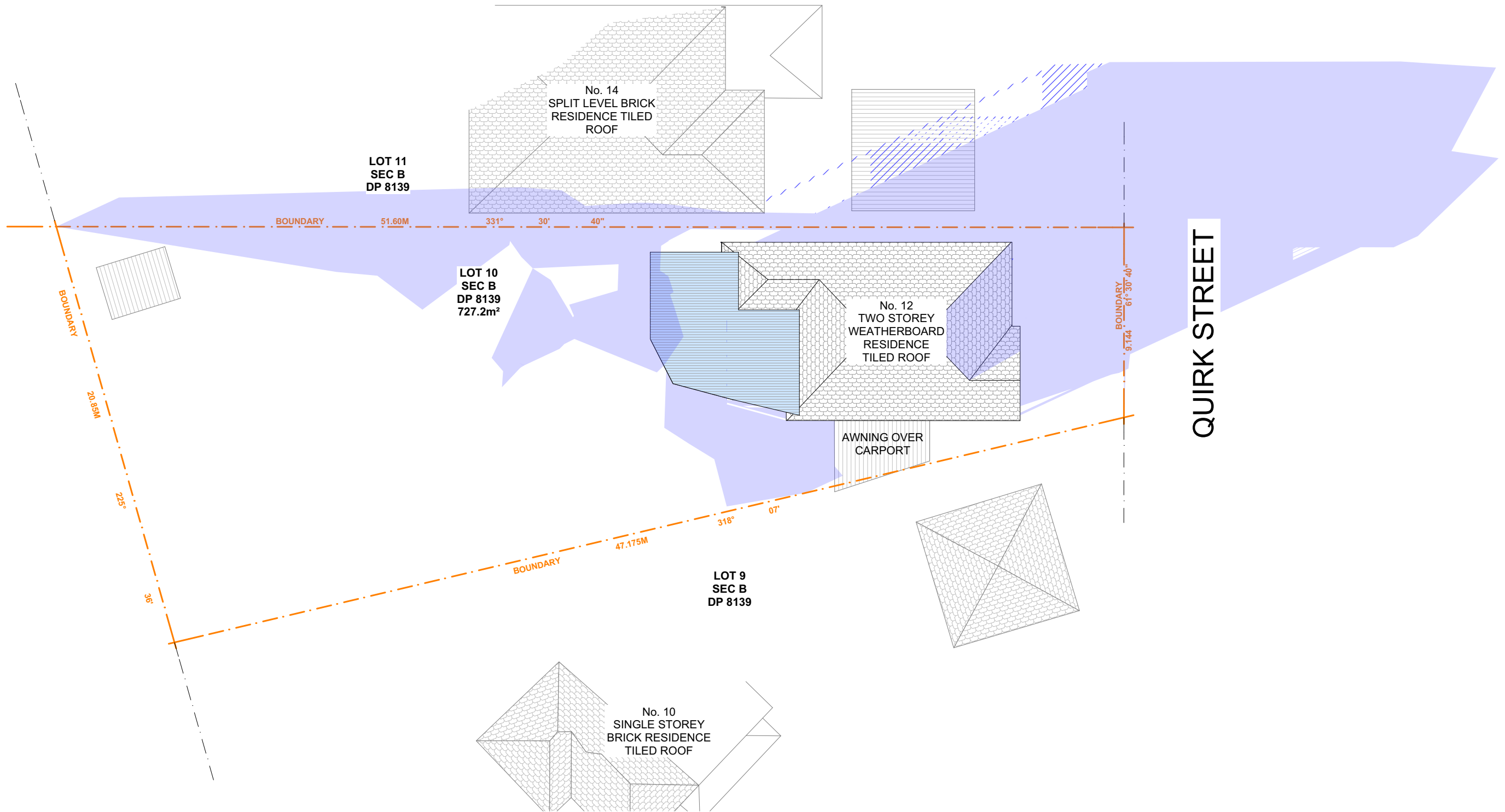
WINTER SOLSTICE 12 PM

**SCALE**

1:200 @A3







① WINTER SOLSTICE 3PM  
1:200



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LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT

TIM AND DEE REILLY

PROJECT ADDRESS

12 QUIRK STREET,  
DEE WHY 2099  
SYDNEY NSW

DRAWING NO.

DA13

DATE

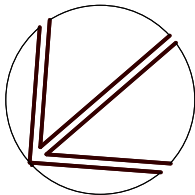
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2018

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

1:200 @A3



Alterations and Additions

Certificate number: A306623

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 Planning & Infrastructure. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General  
Date of issue: Wednesday, 07, February 2018  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	12 Quirk St, Dee Why NSW 2099
Street address	12 Quirk Street Dee Why 2099
Local Government Area	Warringah Council
Plan type and number	Deposited Plan 8139
Lot number	10
Section number	B
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).

<b>Certificate Prepared by</b> (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.			

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	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Windows and glazed doors									
<p>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.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>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.</p> <p>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.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>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.</p>						✓	✓	✓	
							✓	✓	
							✓	✓	
						✓	✓	✓	
							✓	✓	
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	NE	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	12/12/17	INITIAL DESIGN PLAN	LR-P
B	7/02/18	DA DOCUMENTATION	JN

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.  
All levels and dimensions are to be checked and verified on site prior to commencement of any work, making of shop drawings or fabrication of components.  
Do no scale on drawings. Use figured dimensions.

LEGEND

CLIENT

TIM AND DEE REILLY

PROJECT ADDRESS

12 QUIRK STREET,  
DEE WHY 2099  
SYDNEY NSW

DRAWING NO.

DA14

DATE

Tuesday, 27 February  
2018

DRAWING NAME

BASIX COMMITMENTS

SCALE

@A3