



ACTION PLANS

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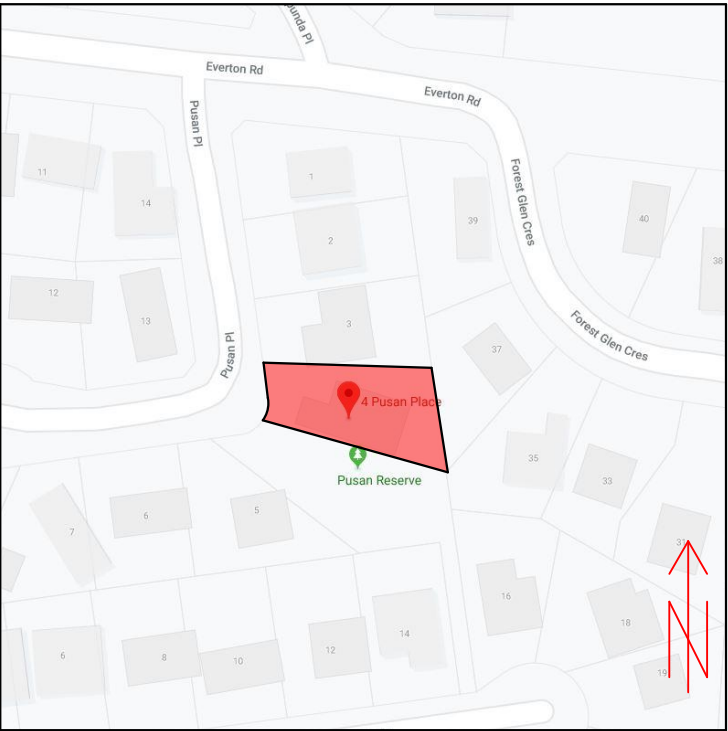
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	16-Aug-19
DA01	SITE ANALYSIS	16-Aug-19
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	16-Aug-19
DA03	EXISTING GROUND FLOOR PLAN	16-Aug-19
DA04	PROPOSED GROUND FLOOR PLAN	16-Aug-19
DA05	NORTH / EAST ELEVATION	16-Aug-19
DA06	SOUTH / WEST ELEVATION	16-Aug-19
DA07	LONG / CROSS SECTION	16-Aug-19
DA08	AREA CALCULATIONS / SAMPLE BOARD	16-Aug-19
DA09	WINTER SOLSTICE 9 AM	16-Aug-19
DA10	WINTER SOLSTICE 12 PM	16-Aug-19
DA11	WINTER SOLSTICE 3 PM	16-Aug-19
DA12	BASIX COMMITMENTS	16-Aug-19

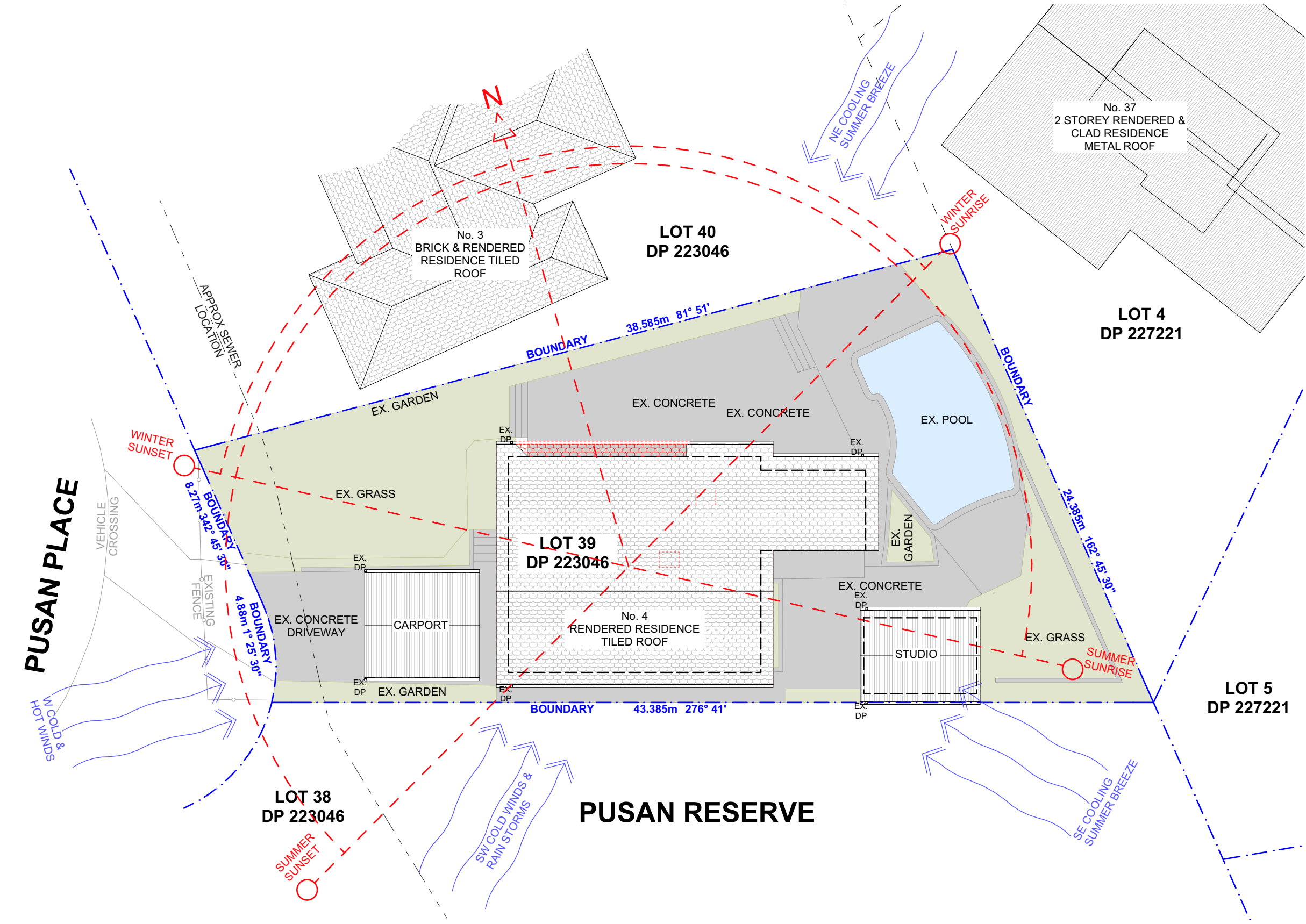
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	4 PUSAN PLACE, BELROSE, NSW 2085			
LOT & DP/SP	LOT 39 DP 223046			
COUNCIL	NORTHERN BEACHES COUNCIL (WARRINGAH)			
SITE AREA	726m²			
FRONTAGE	12.98m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m²	726m²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	5.486m	UNCHANGED	YES
HAZARDS				
DEVELOPMENT ON SLOPING LAND	AREA B – FLANKING SLOPES 5° TO 25°	YES	UNCHANGED	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	NOT IDENTIFIED	N/A	N/A	N/A
WILDLIFE 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	IDENTIFIED	YES	UNCHANGED	YES
DCP				
WALL HEIGHT	7.2m	3.54m	UNCHANGED	YES
NUMBER OF STOREYS	2	1	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 0.96m	UNCHANGED	YES
		S: 0.425m	UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	11.45m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	6.625m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (290.4m²)	27.9% (203.25m)	27.1% (197.27m)	NO
PRIVATE OPEN SPACE	60m²	78.95m²	72.45m	YES

4 PUSAN PLACE BELROSE, NSW, 2085

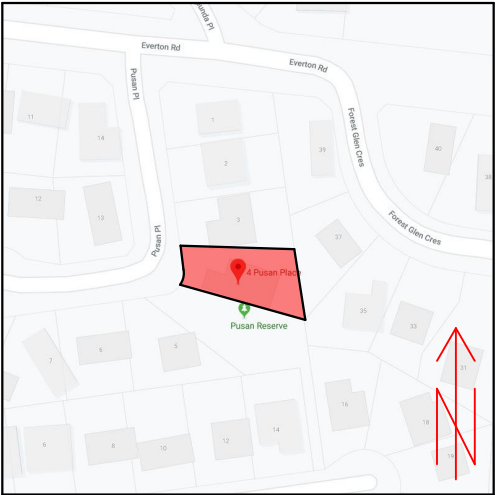


NCC & AS COMPLIANCES SPECIFICATIONS

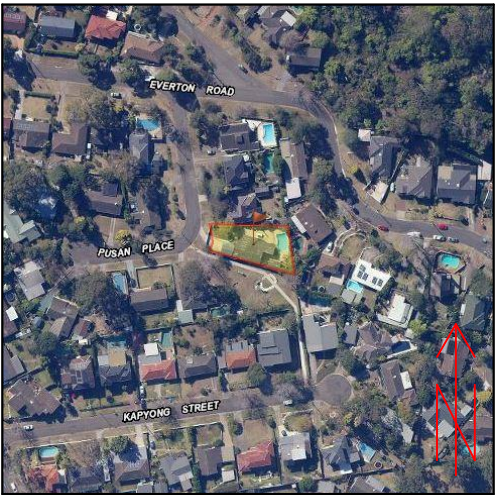
- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
 - SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
 - TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
 - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
 - SUB FLOOR VENTILATION - 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 REQUIRRED & 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



STREET VIEW



LOCATION VIEW



AERIAL MAP

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



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A	22/05/2019	INITIAL DESIGN PLAN	WE
B	11/06/2019	FIRST DESIGN AMENDMENT	AJF
C	18/06/2019	SECOND DESIGN AMENDMENT	AJF
D	16/08/19	DOCUMENTED SET	AP

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LEGEND

- NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER
- CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT

TONY & LEE-ANNE
NEVILLE

PROJECT ADDRESS

4 PUSAN PLACE
BELROSE, NSW, 2085

DRAWING NO.

DA01

DATE

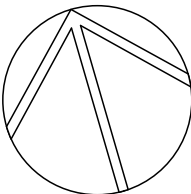
Friday, August 16,
2019

DRAWING NAME

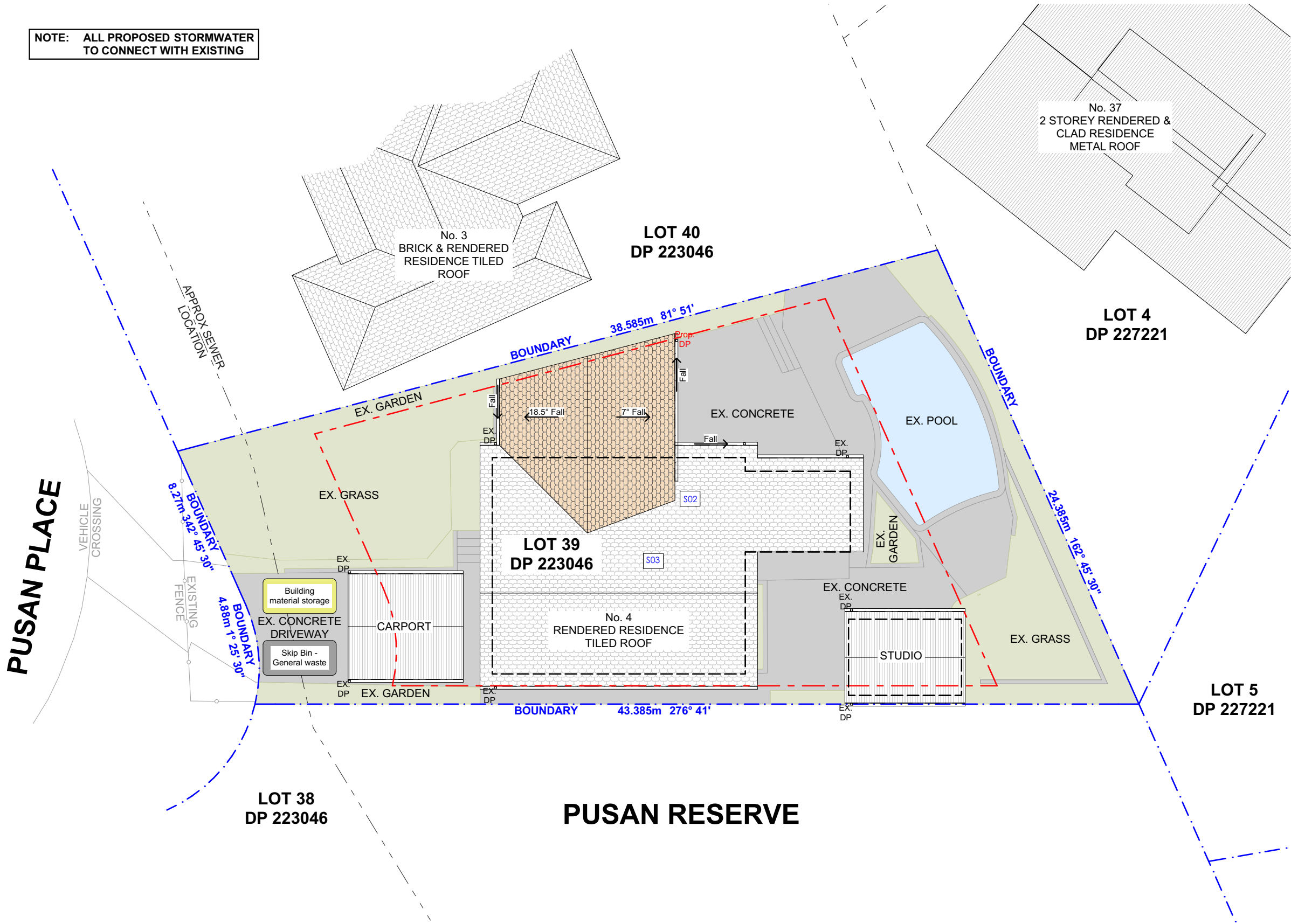
SITE ANALYSIS

SCALE

1:200,
1:18.20



NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

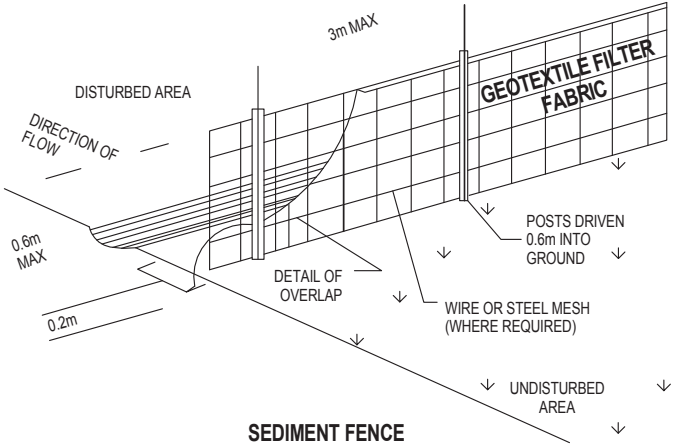


DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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.



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

CLIENT
TONY & LEE-ANNE
NEVILLE

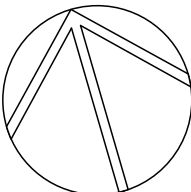
PROJECT ADDRESS
4 PUSAN PLACE
BELROSE, NSW, 2085

DRAWING NO.
DA02

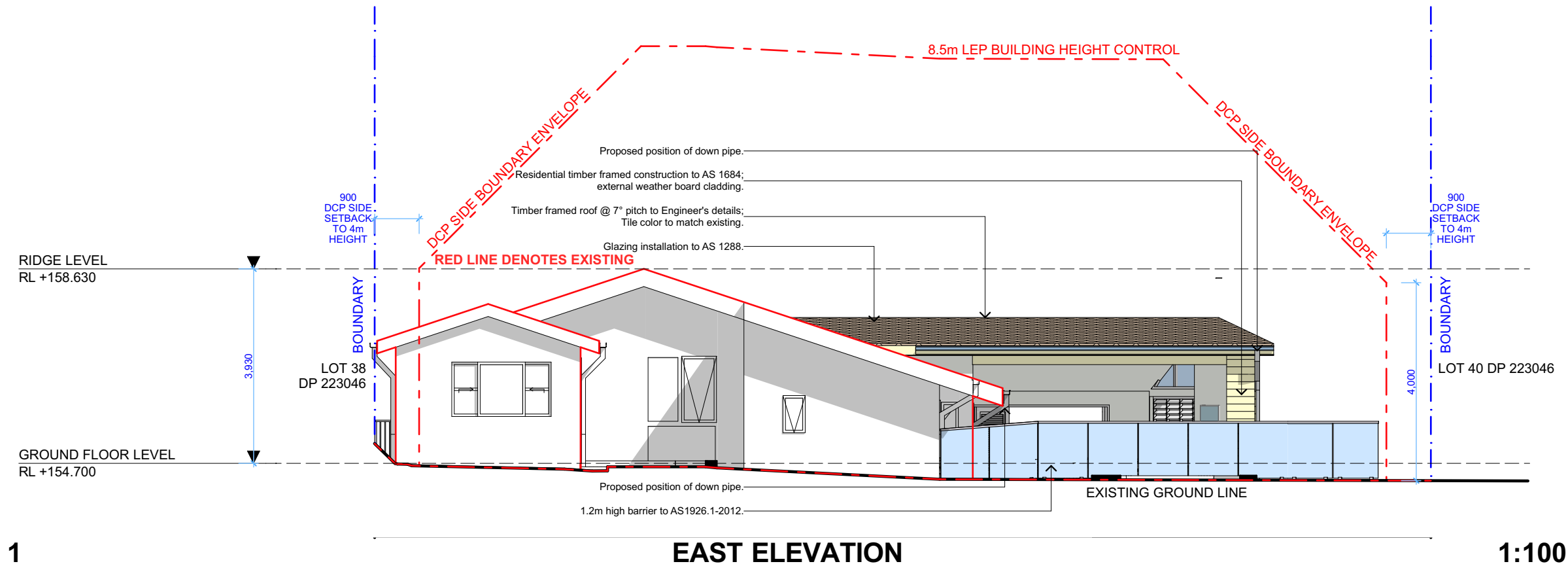
DATE
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2019

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

SCALE
1:200 @A3



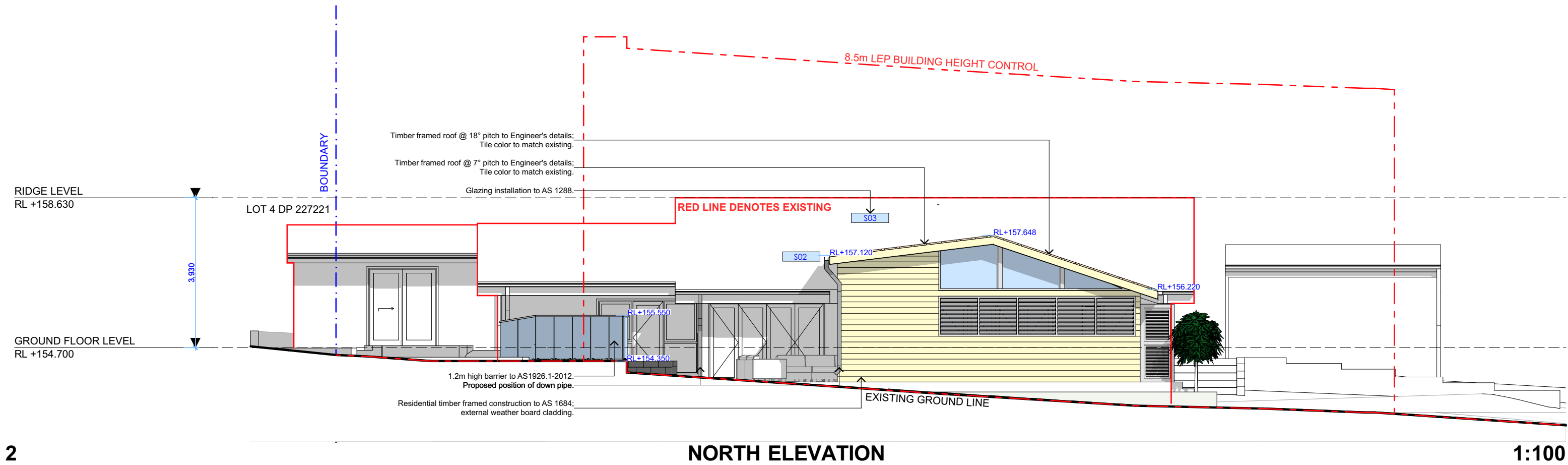
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EAST ELEVATION


1:100

2



NORTH ELEVATION

1:100



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D	16/08/19	DOCUMENTED SET	AP	

LEGEND

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

CLIENT
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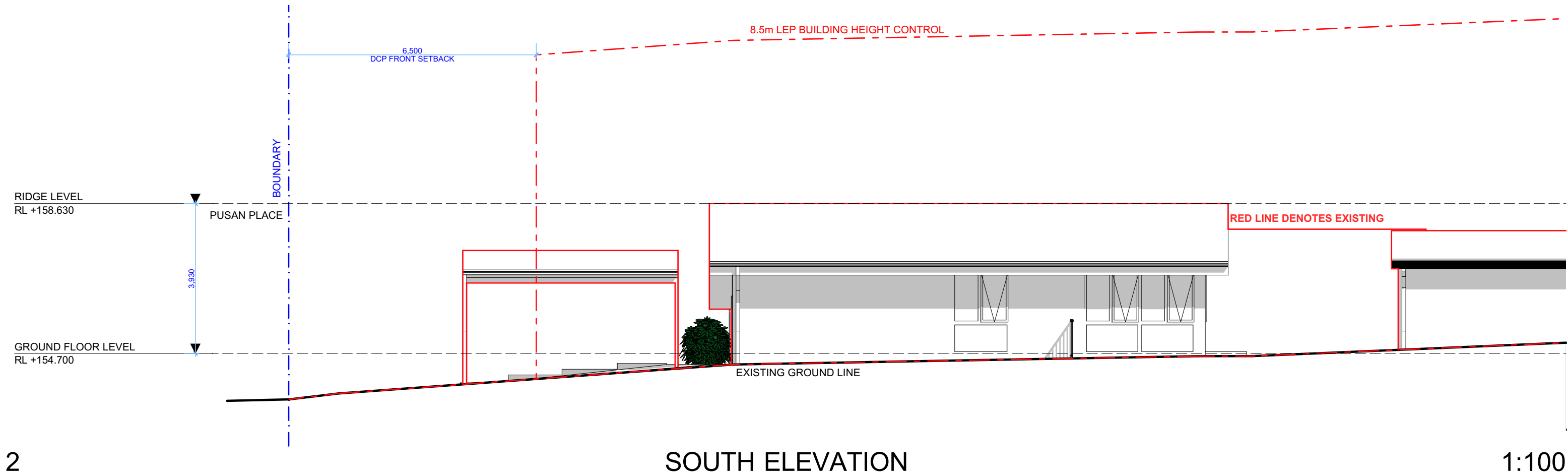
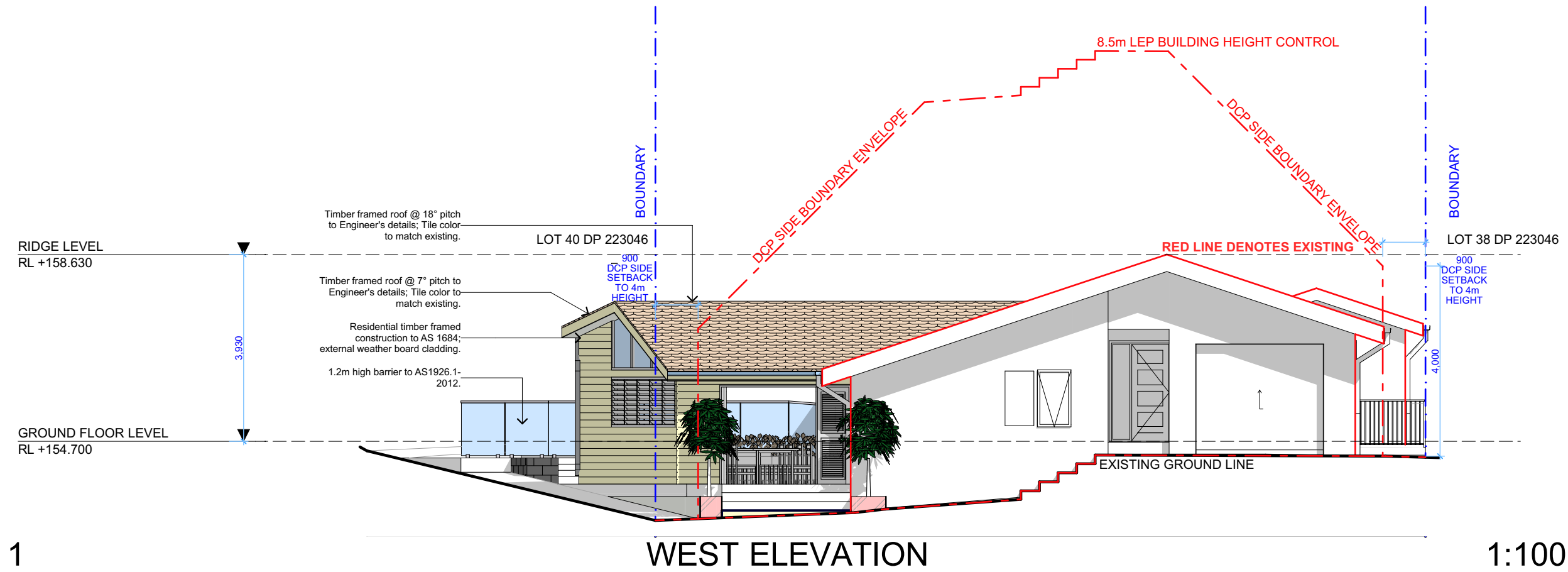
PROJECT ADDRESS
4 PUSAN PLACE
BELROSE, NSW, 2085

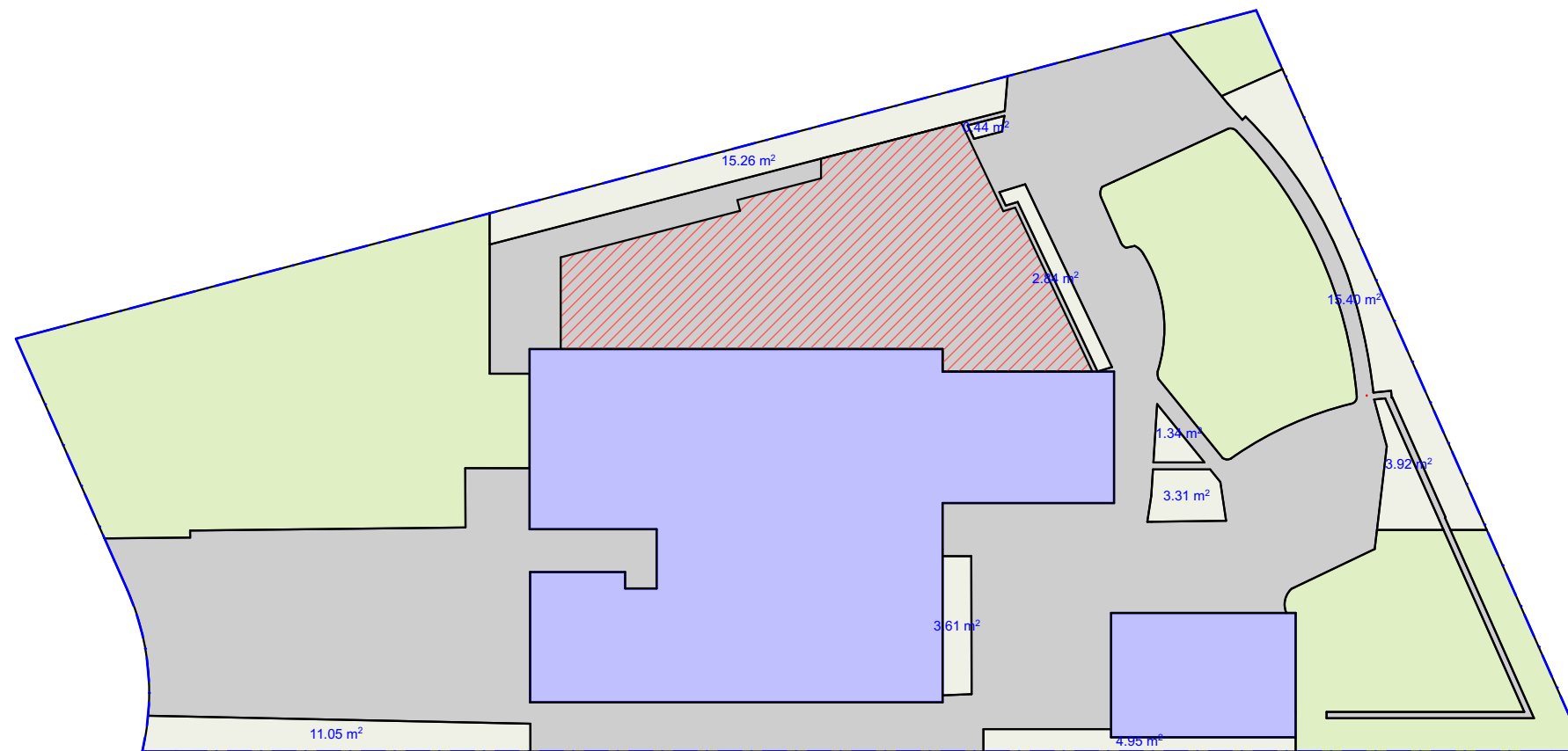
DRAWING NO.
DA05

DATE
Friday, August 16, 2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3





Site Area:

726m²



Landscaped Area
 Required: 40% (290.4m²)
 Existing: 27.9% (203.25m²) inc. Pervious 35.98% (261.55m²)
 Proposed: 27.1% (197.27m²) inc. Pervious 35.7% (259.39m²)



Pervious Area
 Existing: 8.03% (58.3m²)
 Proposed: 8.56% (62.12m²)



Private Open Space
 Required: 60m²
 Existing: 78.95m²
 Proposed: 72.45m²



Floor Area



Hard surface Area



Building Envelope

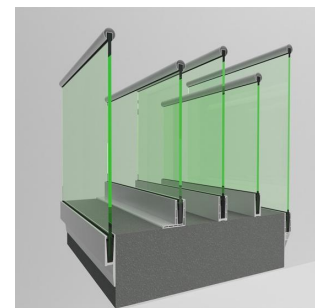
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AREA CALCULATIONS

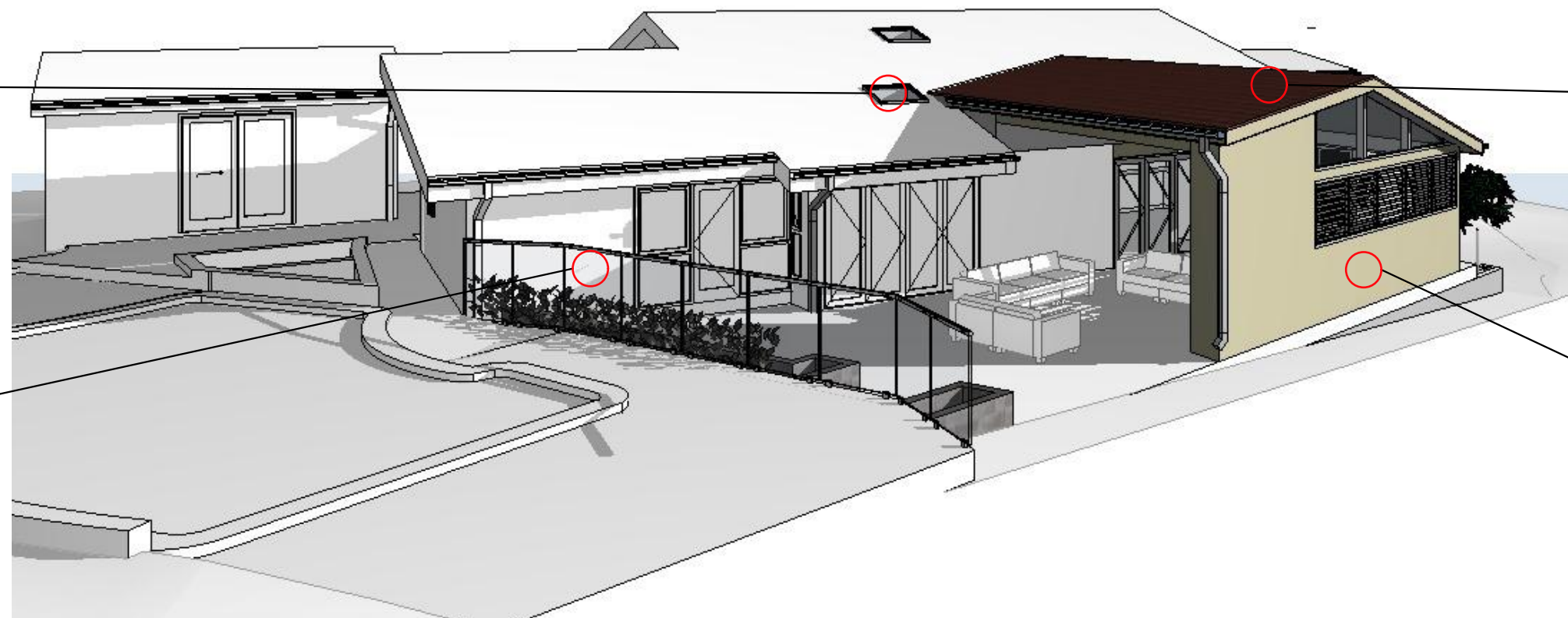
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FIXED SKYLIGHT WINDOWS



GLAZED BALUSTRADE
TO AS1926.1-2012



CONCRETE ROOF TILE -
COLOUR TO MATCH EXISTING ROOF



EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT



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C	18/06/2019	SECOND DESIGN AMENDMENT	AJF	
D	16/08/19	DOCUMENTED SET	AP	

LEGEND

CLIENT

TONY & LEE-ANNE
NEVILLE

PROJECT ADDRESS

4 PUSAN PLACE
BELROSE, NSW, 2085

DRAWING NO.

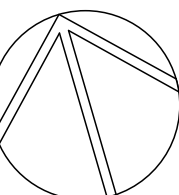
DA08

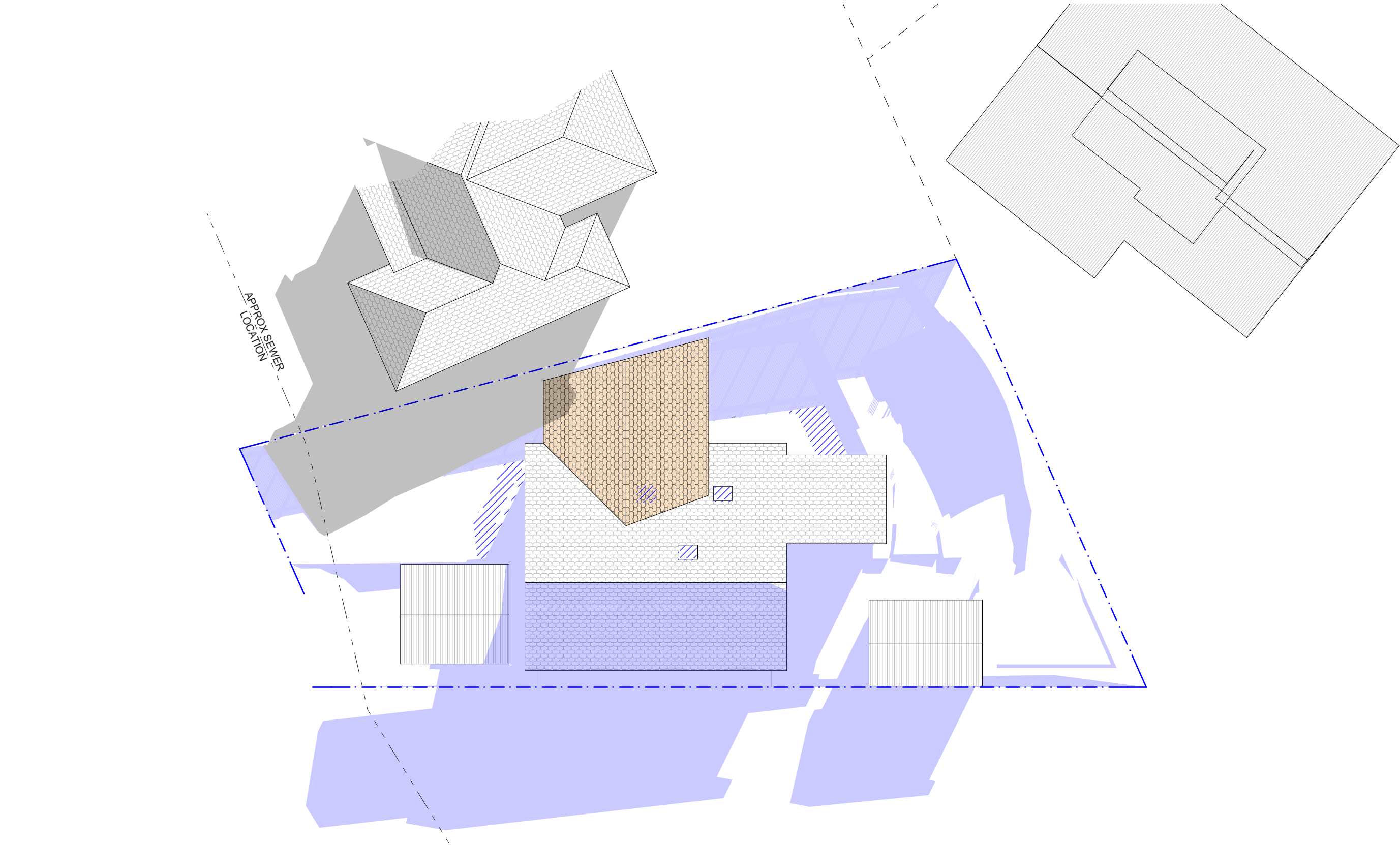
DATE

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DRAWING NAME

AREA CALCULATIONS /
SAMPLE BOARD





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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
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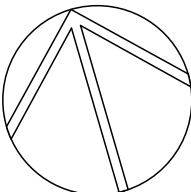
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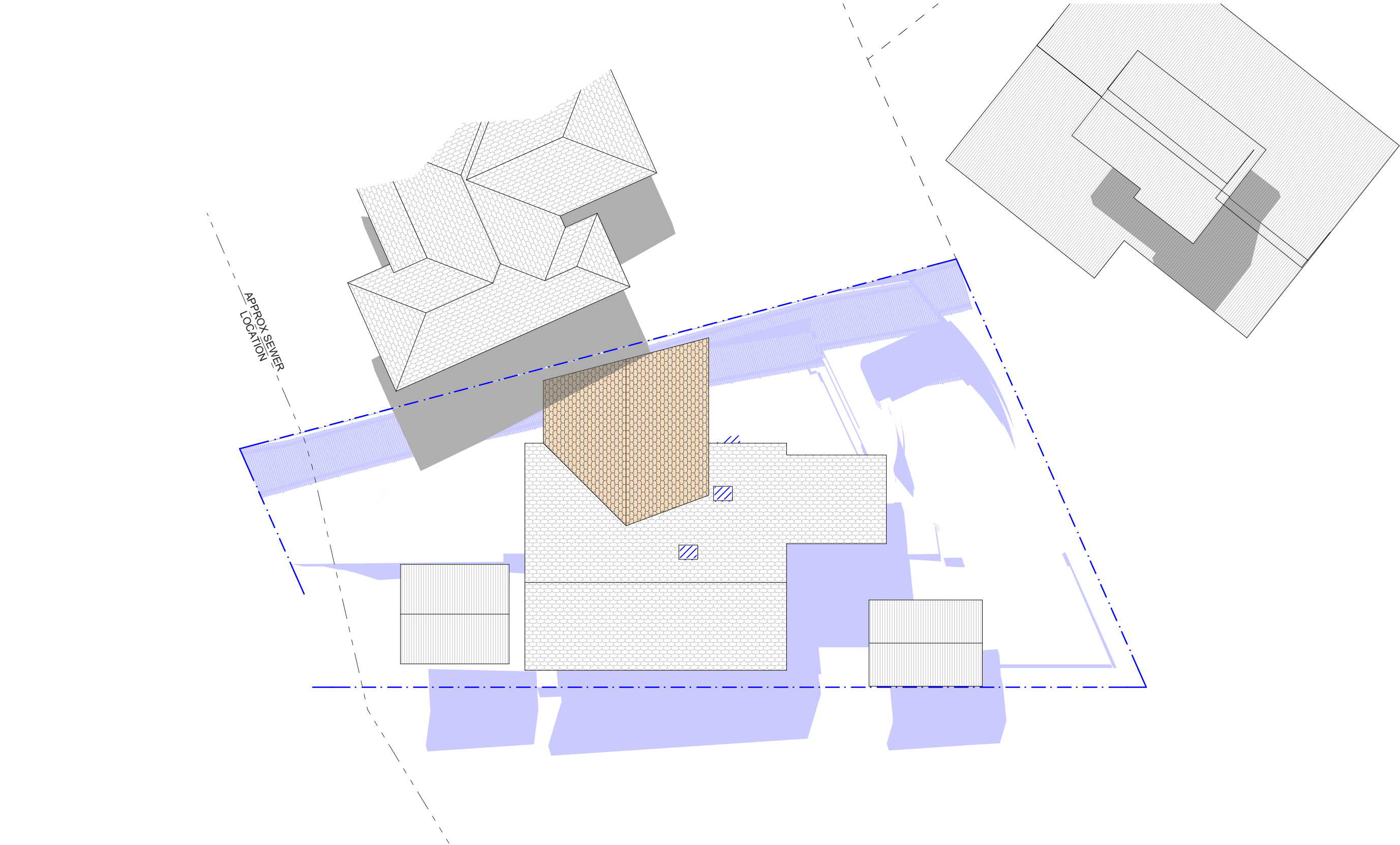
DRAWING NO.
DA09

DATE
Friday, August 16, 2019

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3








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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS
 NEIGHBOURING SHADOWS

CLIENT
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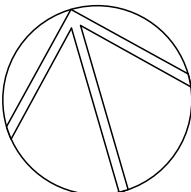
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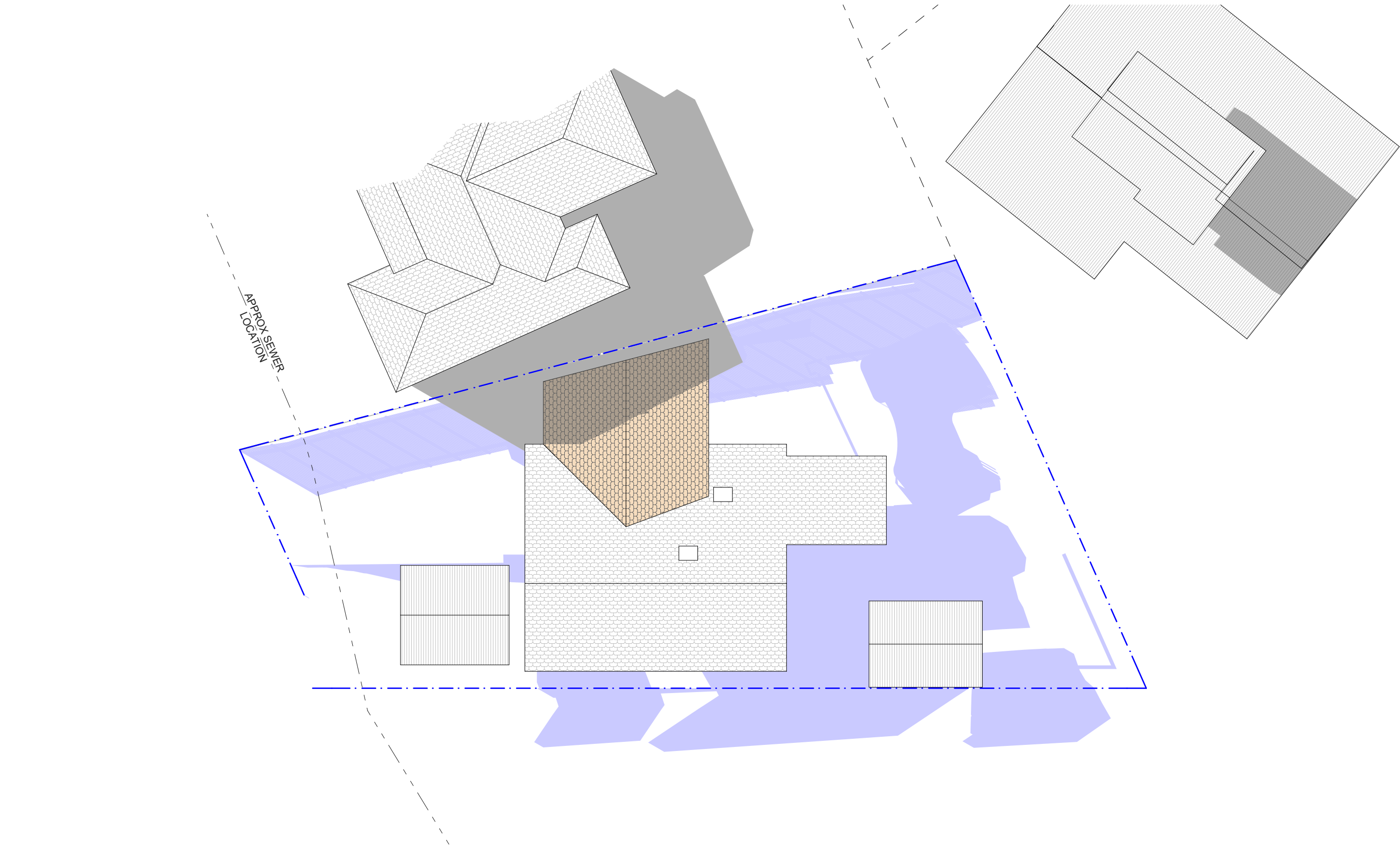
DRAWING NO.
DA10

DATE
Friday, August 16,
2019

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
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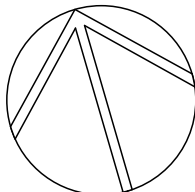
PROJECT ADDRESS
4 PUSAN PLACE
BELROSE, NSW, 2085

DRAWING NO.
DA11

DATE
Friday, August 16,
2019

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



Alterations and Additions

Certificate number: A355438

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: Tuesday, 13, August 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	4 PUSAN PLACE
Street address	4 PUSAN Place BELROSE 2085
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 223046
Lot number	39
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.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
external wall: brick veneer	R1.16 (or R1.70 including construction)		

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.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
D01	N	6.31	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓			
The following requirements must also be satisfied in relation to each skylight:		✓	✓			
Each skylight 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.		✓	✓			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																
Skylights glazing requirements																			
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S1</td><td>0.76</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S2</td><td>0.76</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S3</td><td>0.76</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S2	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S3	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																
S1	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																
S2	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																
S3	0.76	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																

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	22/05/2019	INITIAL DESIGN PLAN	WE
B	11/06/2019	FIRST DESIGN AMENDMENT	AJF
C	18/06/2019	SECOND DESIGN AMENDMENT	AJF
D	16/08/19	DOCUMENTED SET	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 without 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.
All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place.
U value takes precedence over glazing type/colour in all cases.
all new glazing must meet the BASIX specified frame and glass type, **OR** meet the ecified U value and SHGC value.

CLIENT

TONY & LEE-ANNE
NEVILLE

PROJECT ADDRESS

4 PUSAN PLACE
BELROSE, NSW, 2085

DRAWING NO.

DA12

DATE

Friday, August 16,
2019

DRAWING NAME

BASIX COMMITMENTS