



northern  
beaches  
council

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



DA2019/09901

# ACTION PLANS

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## 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	695.553m²			
FRONTAGE	6.945m			
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	695.553m²	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% (278.22m²)	278.86m²	UNCHANGED	YES
PRIVATE OPEN SPACE	60m²	120m²	UNCHANGED	YES

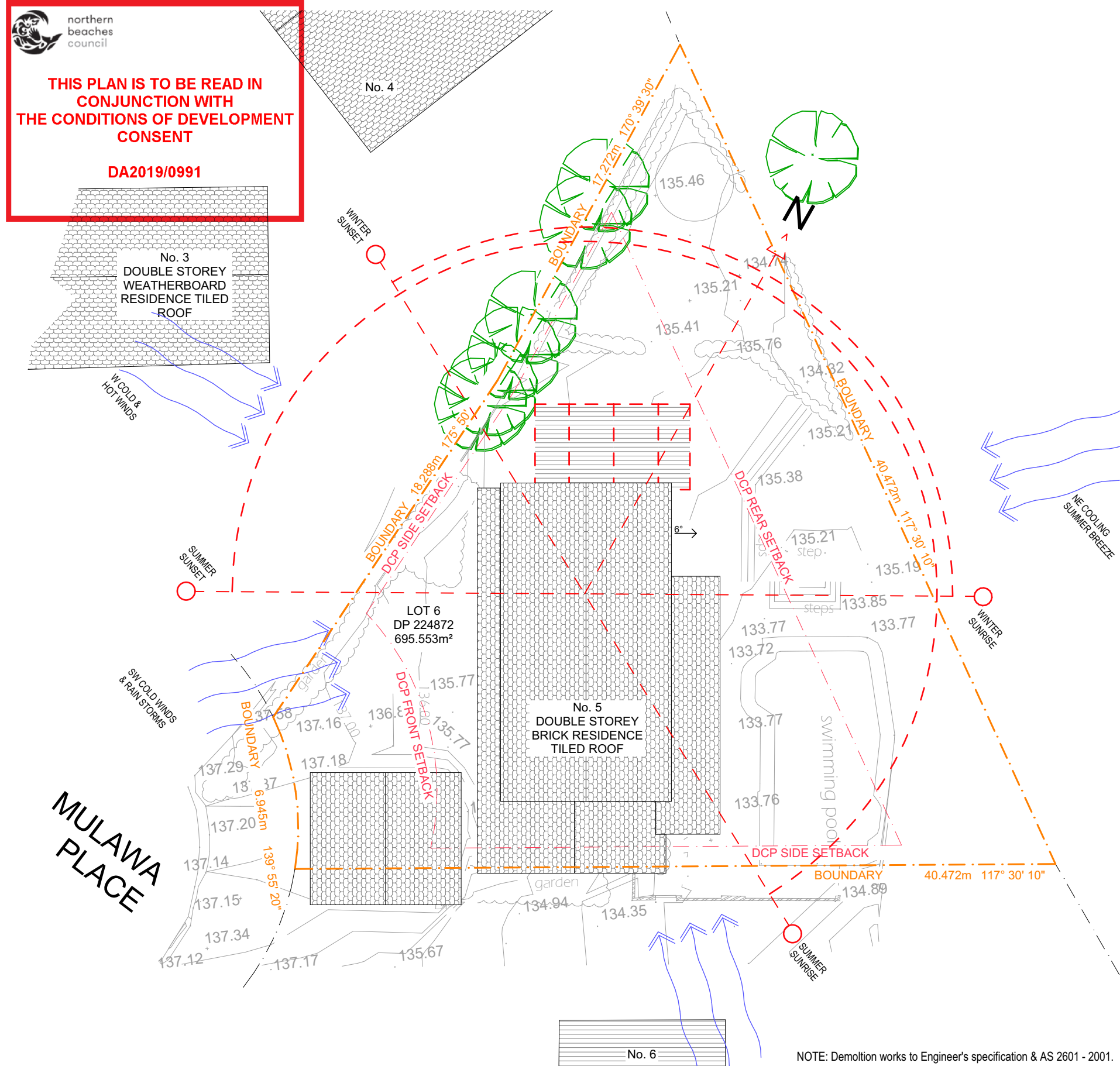
## 5 MULAWA PLACE, FRENCHS FOREST NSW 2086



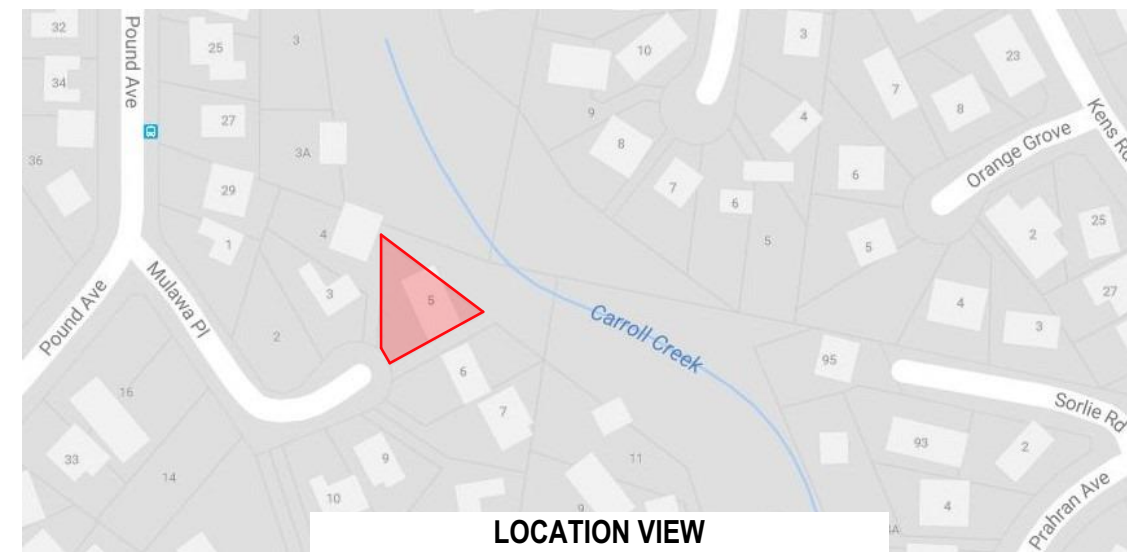
### NCC & AS COMPLIANCES SPECIFICATIONS

- 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





**STREET VIEW**



**LOCATION VIEW**



**AERIAL MAP**

**1 SITE ANALYSIS**  
1:200











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

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

**CLIENT**  
Stephen & Dearne  
Cameron

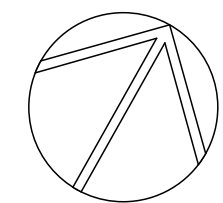
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5 Mulawa Pl, Frenchs  
Forest NSW 2086

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

**DATE**  
Wednesday, July 17,  
2019

**DRAWING NAME**  
SITE ANALYSIS

**SCALE**  
1:200 @A3

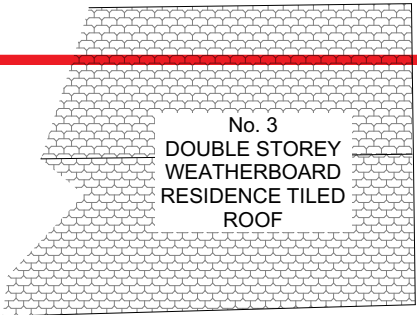






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DA2019/0991



No. 4

No. 5  
DOUBLE STOREY  
BRICK RESIDENCE  
TILED ROOF

LOT 6  
DP 224872  
695.553m<sup>2</sup>

WASTE MANAGEMENT AREA  
MATERIAL HANDLING AREA

MULAWA  
PLACE

No. 6

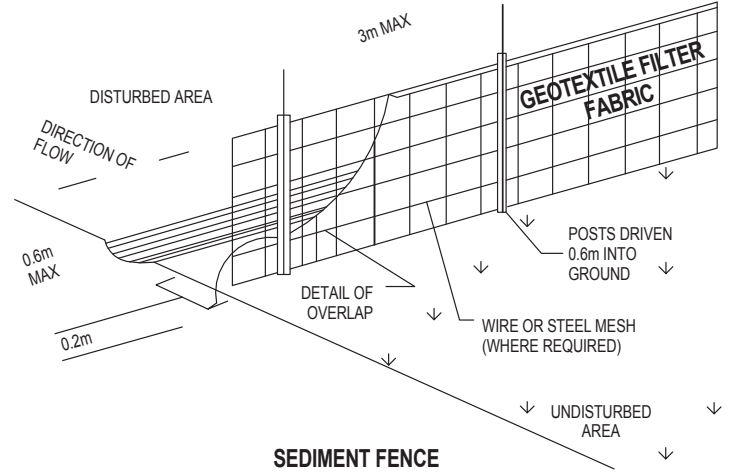
NOTE: Proposed stormwater to connect into the existing stormwater system.

**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



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**LEGEND**

TIMBER

GLASS

BRICKWORK

METAL

CONCRETE

EXISTING WALLS

TO BE DEMOLISHED

SEDIMENT EROSION FENCE

**CLIENT**  
Stephen & Dearne  
Cameron

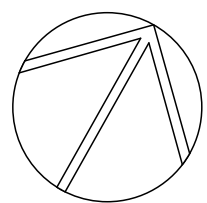
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Forest NSW 2086

**DRAWING NO.**  
DA02

**DATE**  
Wednesday, July 17,  
2019

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

**SCALE**  
1:200 @A3





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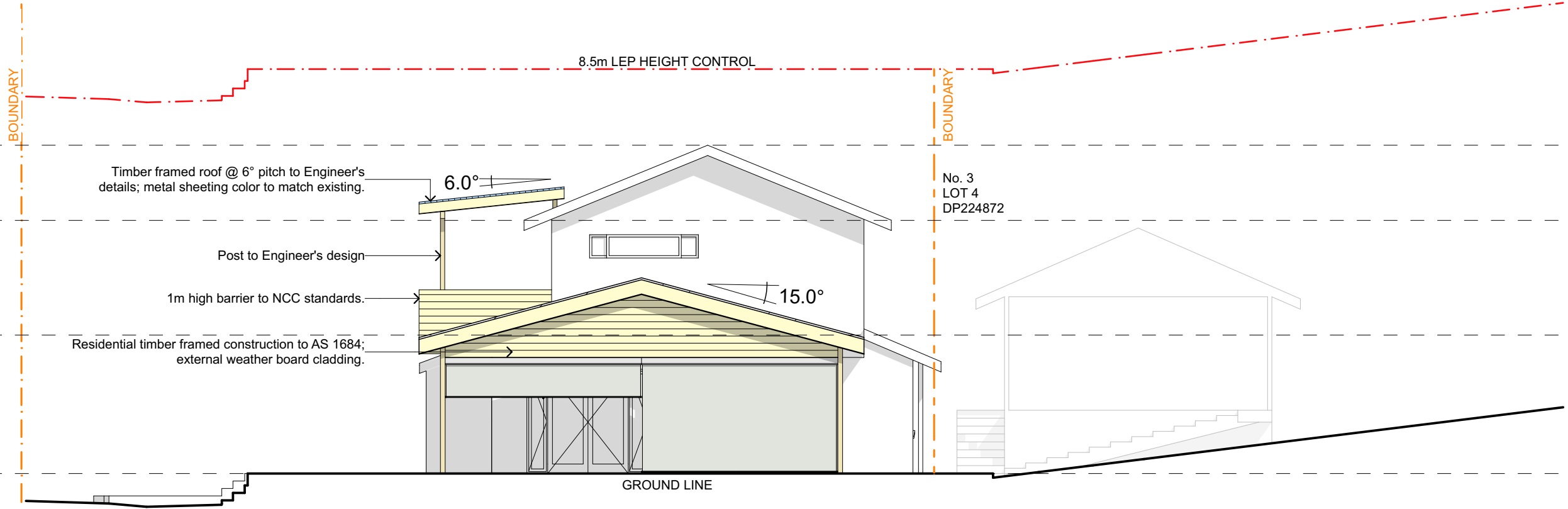
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RIDGE  
RL +142750  
DA2019/0991

CEILING  
RL +141170

FIRST FLOOR LEVEL  
RL +138760

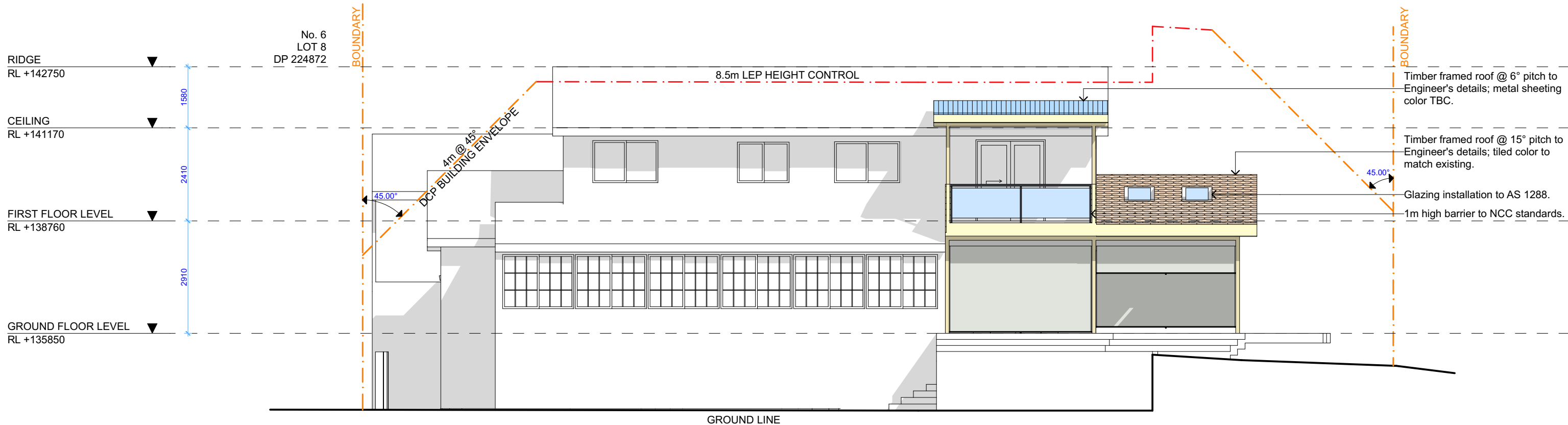
GROUND FLOOR LEVEL  
RL +135850



1

NORTH ELEVATION

1:100



2

EAST ELEVATION

1:100













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

CLIENT

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Cameron

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Forest NSW 2086

DRAWING NO.

DA06

DATE


Wednesday, July 17,  
2019

DRAWING NAME

NORTH / EAST ELEVATION

SCALE

1:100 @A3



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RIDGE  
RL +142750

CEILING  
RL +141170

FIRST FLOOR LEVEL  
RL +138760

GROUND FLOOR LEVEL  
RL +135850

DA2019/0991

1


SOUTH ELEVATION

1:100

2

WEST ELEVATION

1:100



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LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT

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DRAWING NO.

DA07

DATE

Wednesday, July 17,  
2019

DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

1:100 @A3





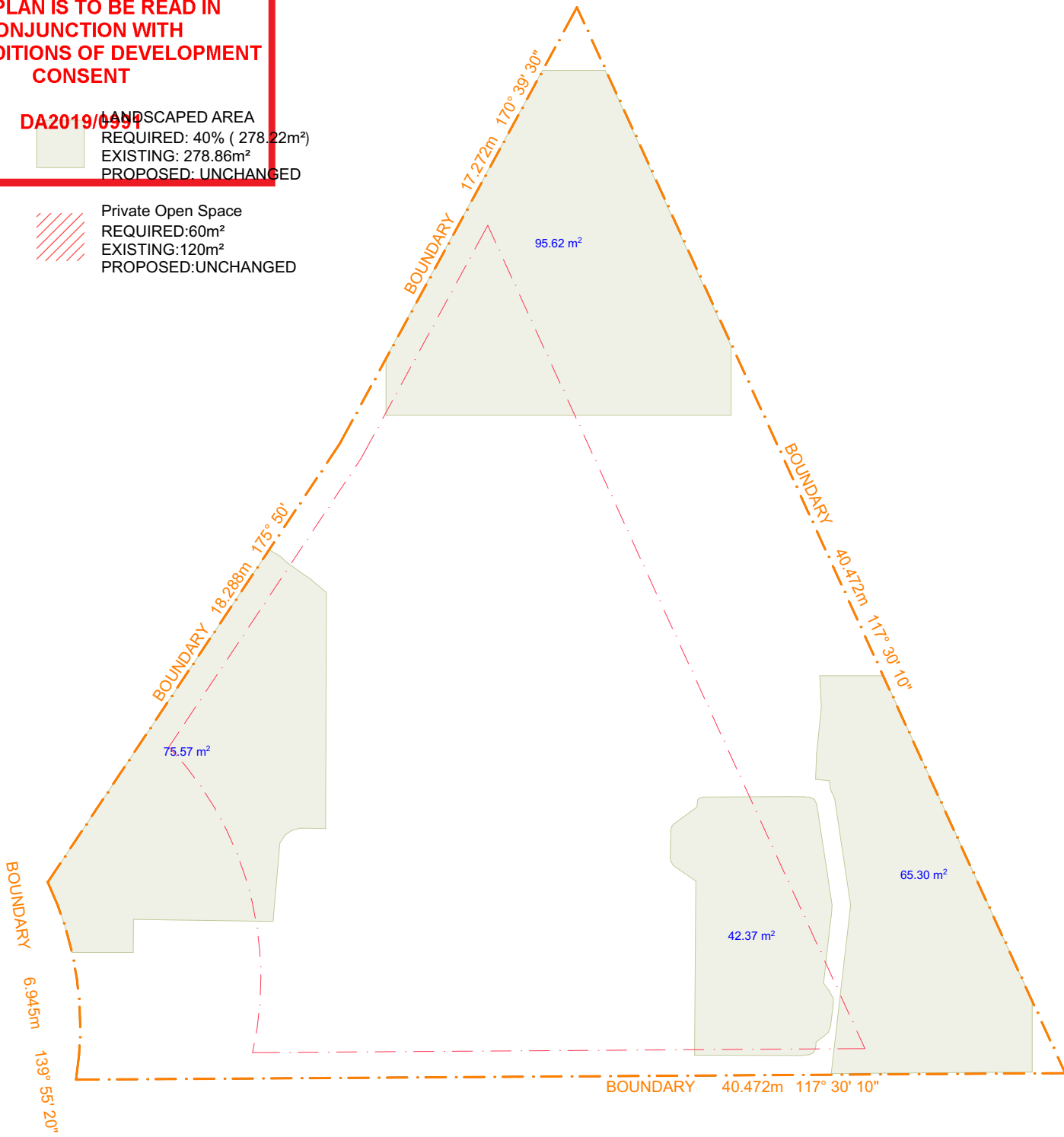
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DA2019/0997

LANDSCAPED AREA  
REQUIRED: 40% ( 278.22m<sup>2</sup>)  
EXISTING: 278.86m<sup>2</sup>  
PROPOSED: UNCHANGED

Private Open Space  
REQUIRED: 60m<sup>2</sup>  
EXISTING: 120m<sup>2</sup>  
PROPOSED: UNCHANGED



1

AREA CALCULATIONS

1:200

2

SAMPLE BOARD



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



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LEGEND

LANDSCAPED AREA

PRIVATE OPEN SPACE

**CLIENT**  
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Cameron

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Forest NSW 2086

**DRAWING NO.**  
DA09

**DATE**  
Wednesday, July 17,  
2019

**DRAWING NAME**  
AREA CALCULATIONS /  
SAMPLE BOARD

**SCALE**  
1:200 @A3

