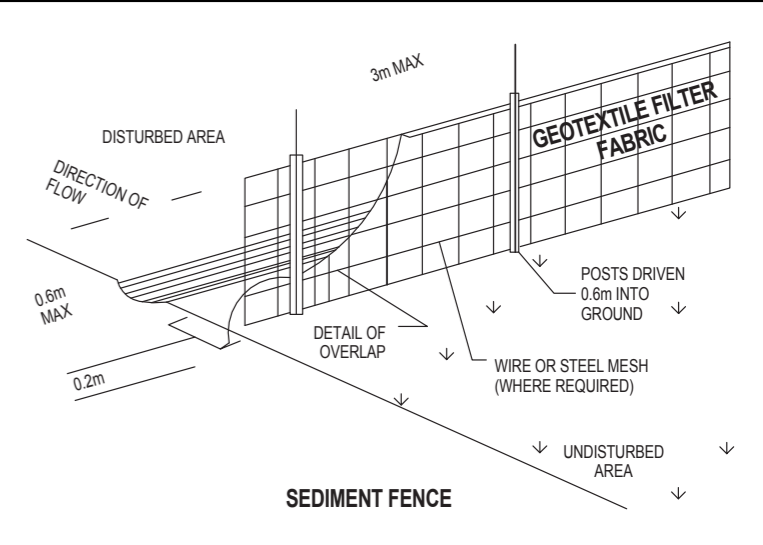


This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK	FRT or lined or enclosed							
	Timber <400mm ag	OK							
Floor posts		FRT or enclosed							
		OK							
External walls		400mm FRT or non-combustible		FRT or non-combustible	Non-combustible				
Windows	Frame	FRT or metal							
	Screens	Al, Fe or Br mesh on all openable		Fe or Br mesh on all openable, 5mm toughened glass, or shutters	Fe or Br mesh on all, 6mm toughened glass, or shutters				
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted							
Timber frames		FRT							
	Garage	Lower 400mm FRT or non-combustible		FRT or non-combustible	Non-combustible				
Vents etc	Mesh	Al, Fe or Br mesh 2mm							
Roofs	Tiled	Fully sarked (Flammability Index <5)							
	Sheeted Non-combustible	Non-combustible, fully sarked (Flammability Index <5)							
Verandahs, decks etc	Rooflights	Non-combustible sleeve/lining, 4mm safety glass							
	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible		Any supports, unspaced deck, non-combustible					
Services	Unenclosed	FRT or non-combustible, <3mm spaced deck							
	<300mm to glass	300mm wide FRT or non-combustible		FRT or non-combustible	Non-combustible				
Ag	Above ground	FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze



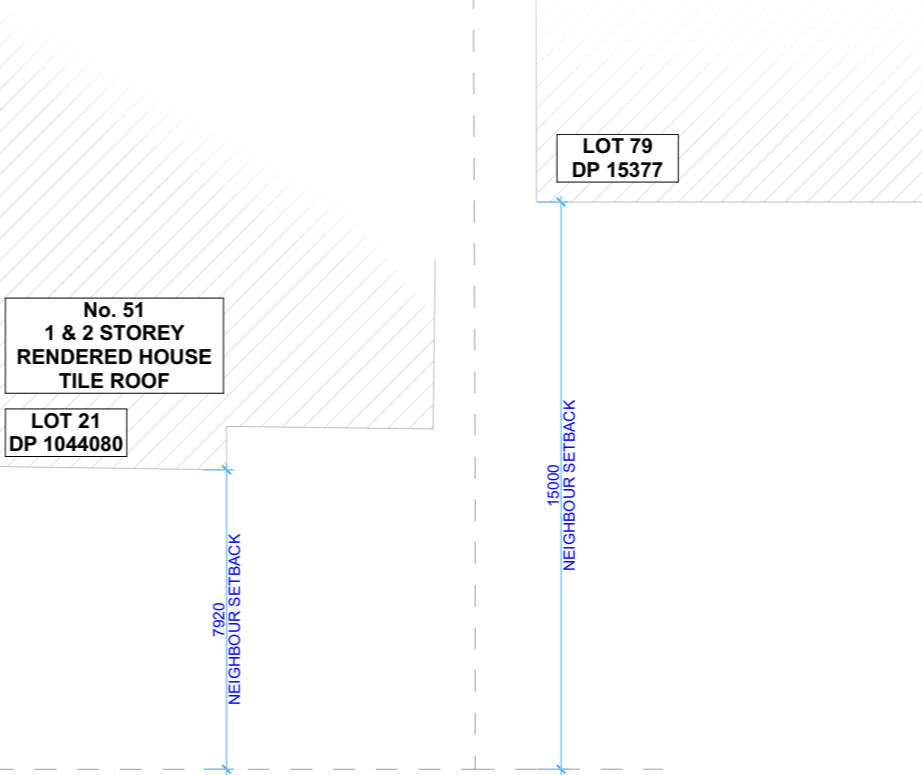
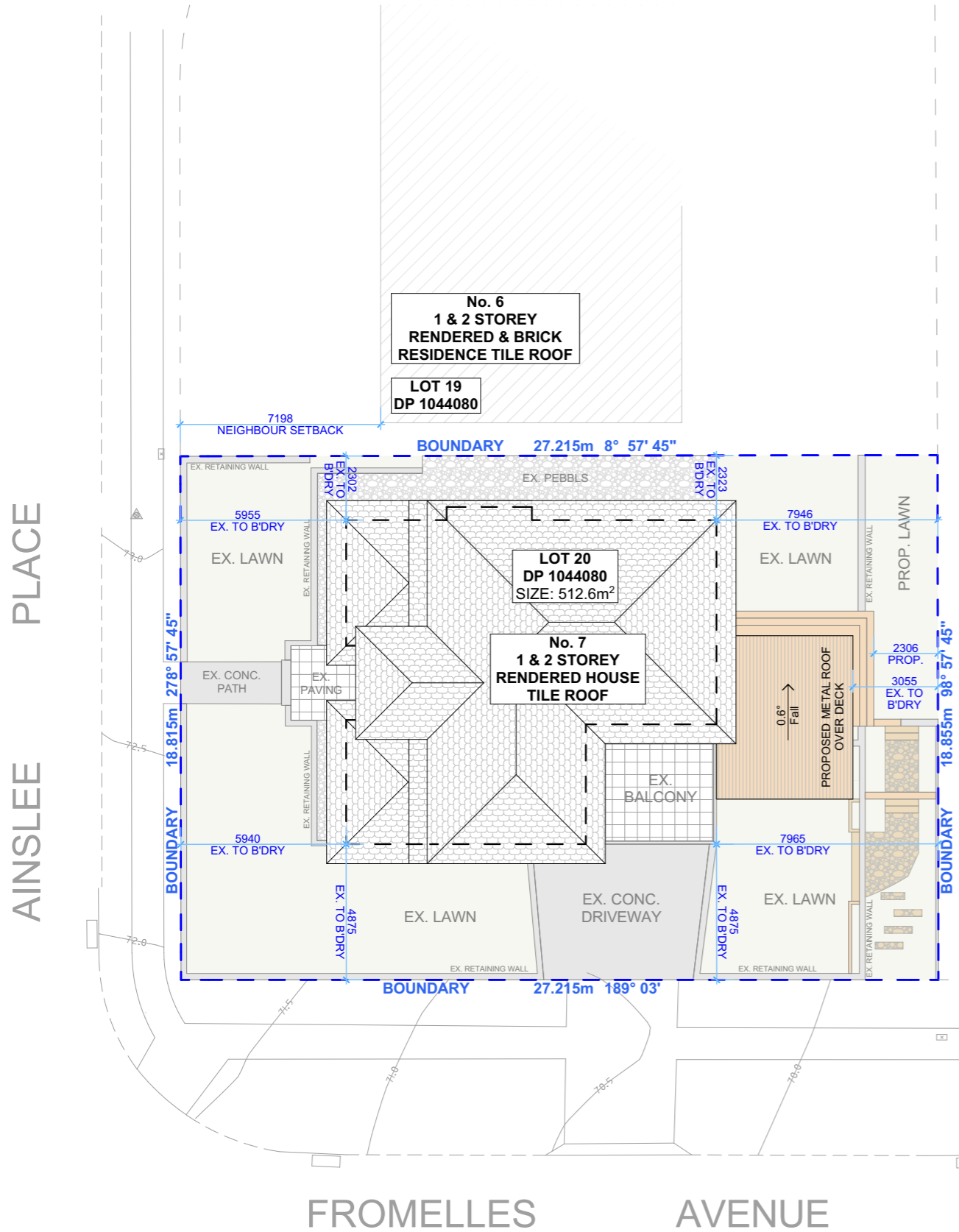
DUST CONTROL :
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL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





THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/1100

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	30/08/19	DEVELOPMENT APPLICATION	JN	

LEGEND
 ■ EXISTING
 ■ PROPOSED
 - - - DEMOLISHED

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 James & Erica Hier

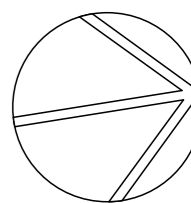
PROJECT ADDRESS
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 NSW 2092

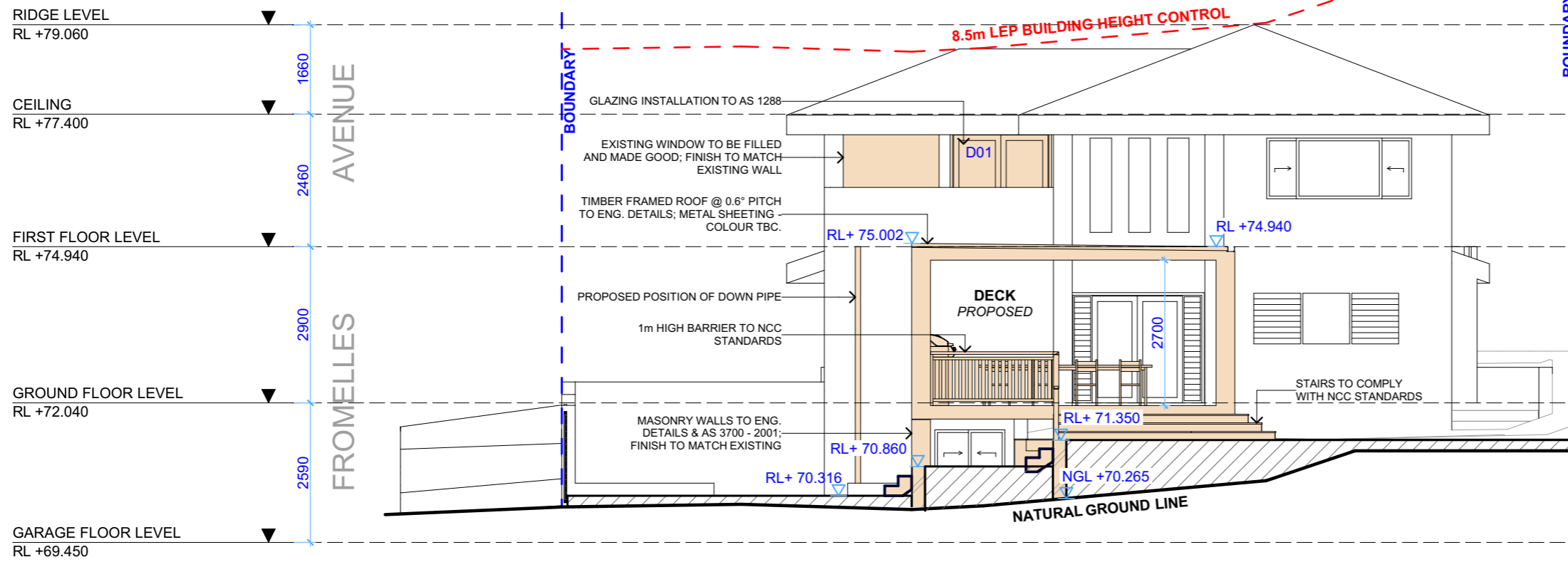
DRAWING NO.
DA02

DATE
 09 September 2019

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

SCALE
 1:200 @A3





LOT 19
DP 1044080

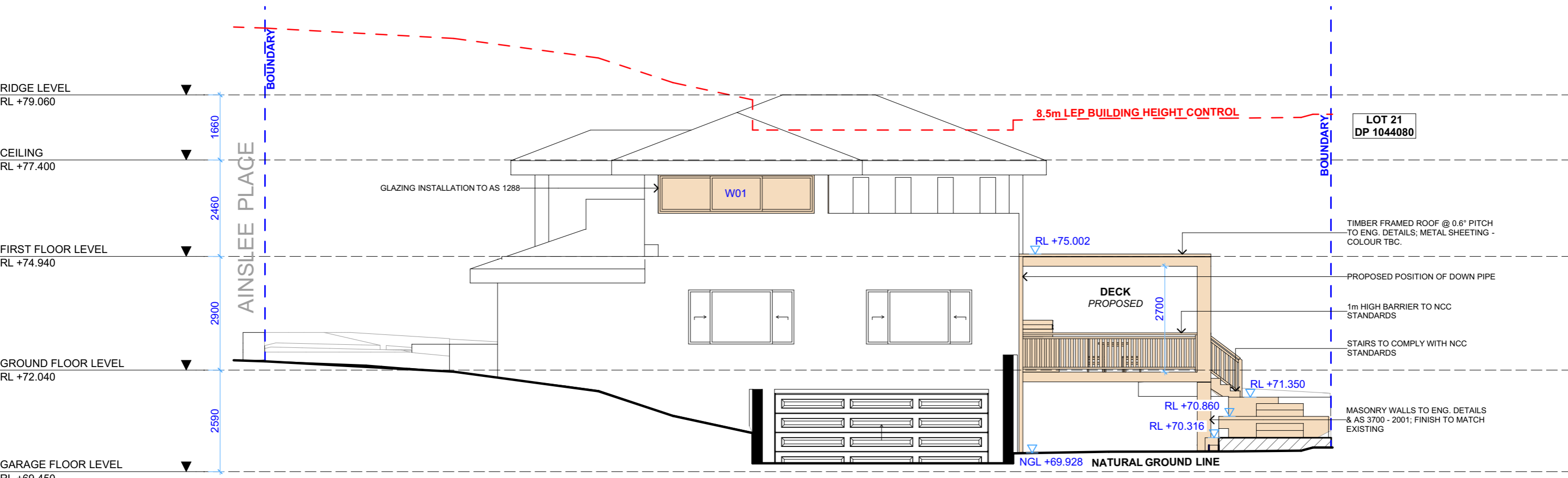
northern beaches council

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DA2019/1100

1 NORTH ELEVATION 1:100

NOTE: FOR BUSHFIRE REQUIREMENTS REFER TO DA02



LOT 21
DP 1044080

2 EAST ELEVATION 1:100

NOTE: FOR BUSHFIRE REQUIREMENTS REFER TO DA02

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A	30/08/19	DEVELOPMENT APPLICATION	JN

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LEGEND

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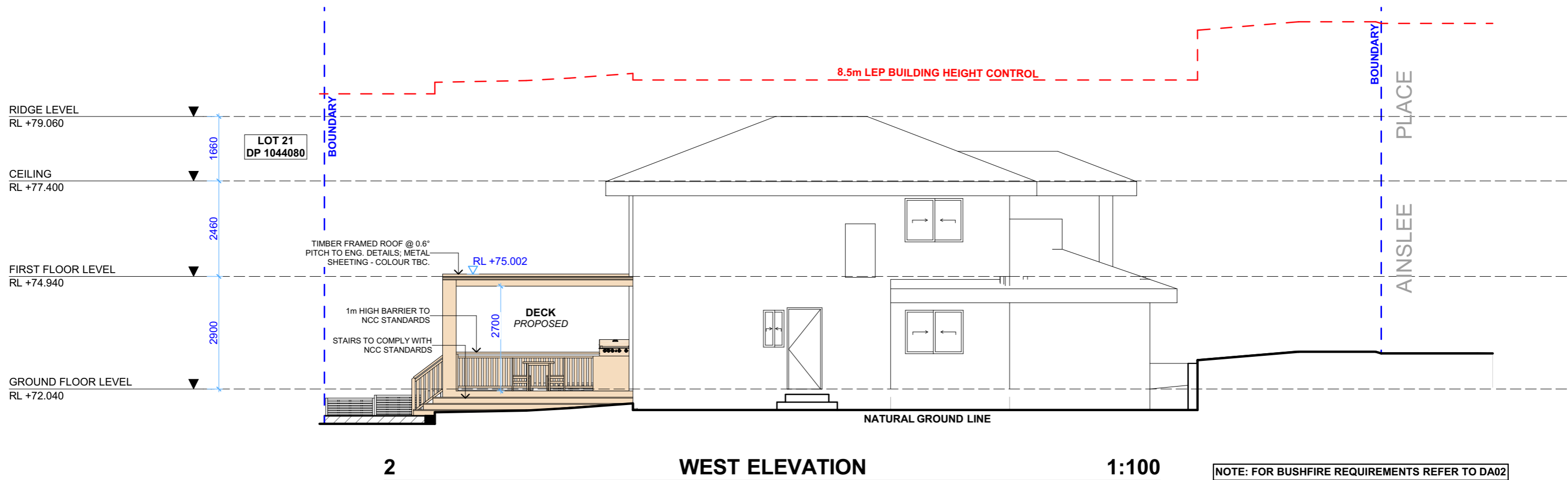
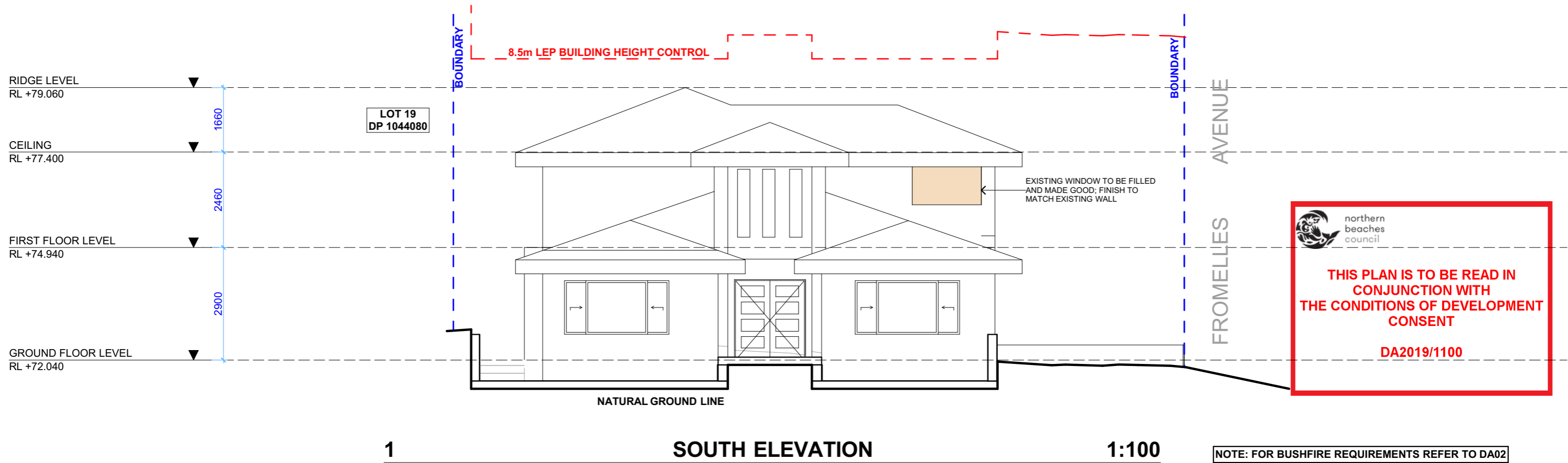
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NSW 2092

DRAWING NO.
DA09

DATE
09 September 2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



REV.	DATE	COMMENTS	DRWN
A	30/08/19	DEVELOPMENT APPLICATION	JN

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LEGEND
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DRAWING NO.
DA10

DATE
 09 September 2019

DRAWING NAME
 SOUTH / WEST ELEVATION

SCALE
 1:100 @A3