



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

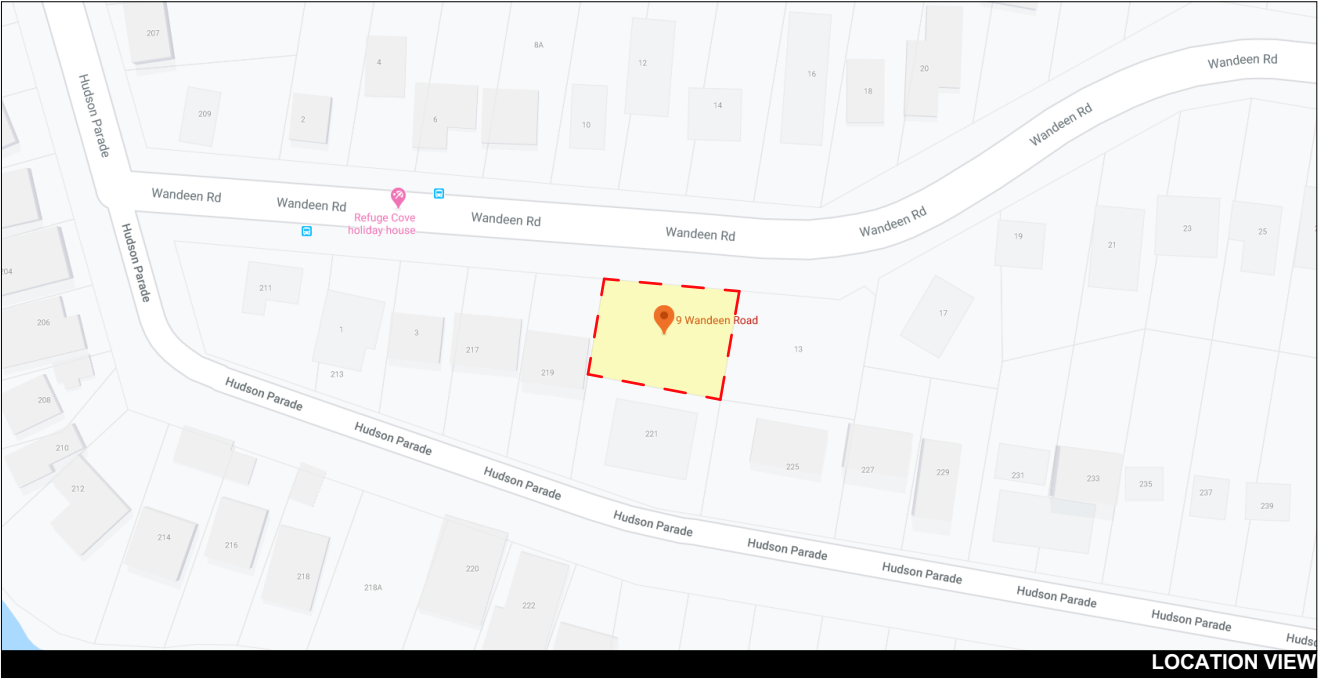
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	7/04/2021
DA01	SITE ANALYSIS	7/04/2021
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	7/04/2021
DA03	EXISTING GROUND FLOOR PLAN	7/04/2021
DA04	PROPOSED GARAGE FLOOR PLAN	7/04/2021
DA05	PROPOSED GROUND FLOOR PLAN	7/04/2021
DA06	PROPOSED FIRST FLOOR PLAN	7/04/2021
DA07	NORTH / EAST ELEVATION	7/04/2021
DA08	SOUTH ELEVATION	7/04/2021
DA09	WEST ELEVATION	7/04/2021
DA10	LONG / CROSS SECTION	7/04/2021
DA11	POOL PLAN	7/04/2021
DA12	AREA CALCULATIONS	7/04/2021
DA13	SAMPLE BOARD	7/04/2021
DA14	WINTER SOLSTICE 9 AM	7/04/2021
DA15	WINTER SOLSTICE 12 PM	7/04/2021
DA16	WINTER SOLSTICE 3 PM	7/04/2021
DA17	SUN STUDY 3D PERSPECTIVES	7/04/2021
DA18	HEIGHT BLANKET PERSPECTIVES	7/04/2021
DA19	BASIX COMMITMENTS	7/04/2021
DA20	BASIX COMMITMENTS	7/04/2021

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	9 WANDEEN ROAD, CLAREVILLE NSW 2107			
LOT & DP/SP	LOT A DP 393629			
COUNCIL	NORTHERN BEACHS COUNCIL (PITTWATER)			
SITE AREA	698m ²			
FRONTAGE	30.56m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	E4 – ENVIRONMENTAL LIVING	E4	E4	YES
MINIMUM LOT SIZE	700m ²	698m ²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	5.65m	8.495m	YES
HAZARDS				
ACID SULFATE SOILS	CLASS 5	N/A	N/A	N/A
BIODIVERSITY	PITTWATER BIODIVERSITY	N/A	N/A	N/A
SEPP COASTAL MANAGEMENT	YES	N/A	N/A	N/A
DCP				
SIDE BOUNDARY ENVELOPE	3.5m	N/A	N/A	NO
SIDE BOUNDARY SETBACKS	E: 2.5m	E: 5.909m	E: 4.5m	YES
	W: 1m	W: 7.013m	W: 4.42m	
FRONT BOUNDARY SETBACK	6.5m	3.115m	6.5m	YES
REAR BOUNDARY SETBACK	6.5m	3.631m	3.790m	NO
LANDSCAPE OPEN SPACE	60% (418.8m ²)	65% (460.57m ²)	54% (376.63m ²)	NO
IMPERVIOUS LANDSCAPE TREATMENTS	6% (41.88m ²)	-	6% (40.14m ²)	YES
TOTAL LANDSCAPE AREA	60% (418.8m ²)	65% (460.57m ²)	60% (416.77m ²)	YES
PRIVATE OPEN SPACE	80m ²	117.79m ²	137.74m ²	YES

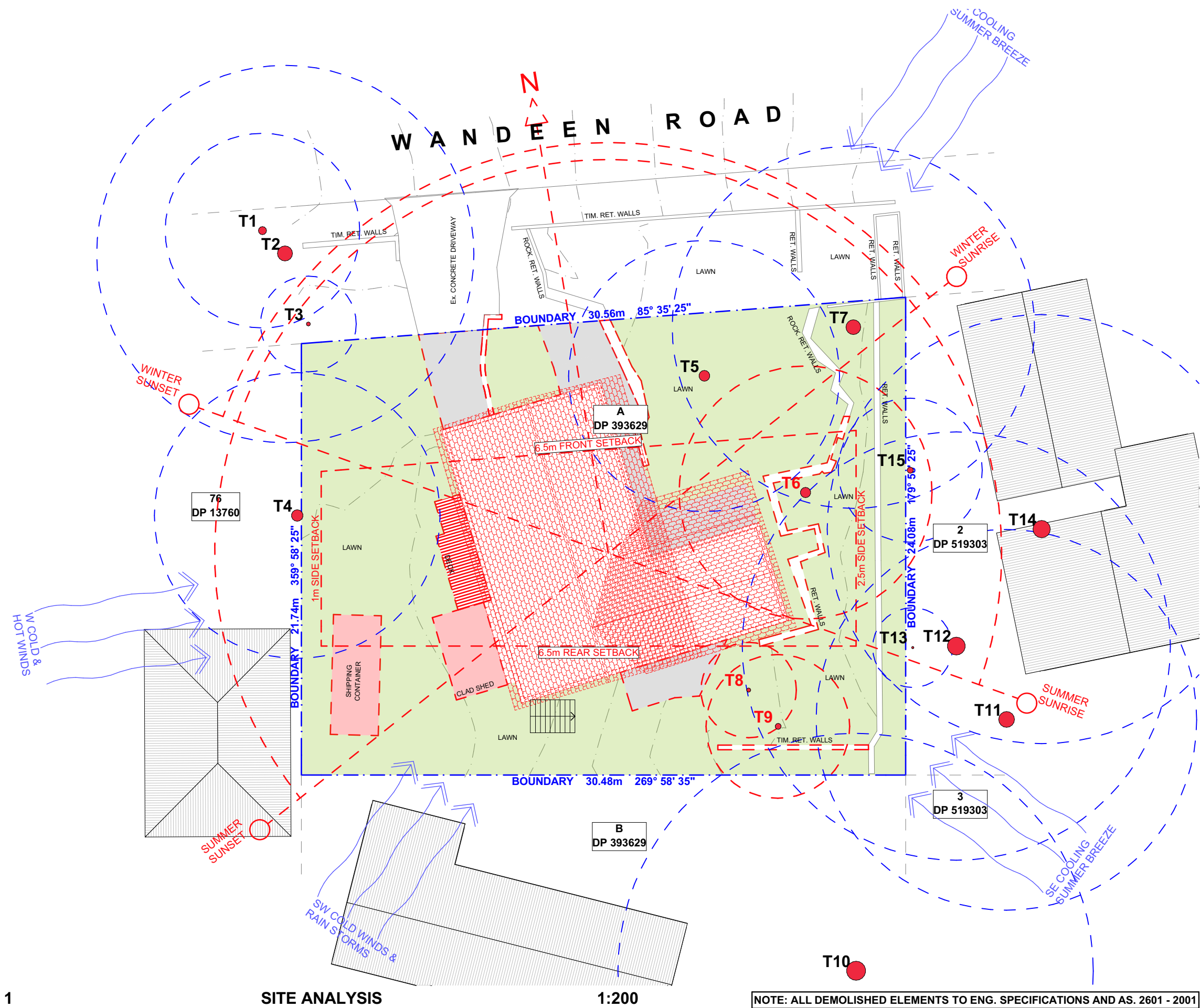
9 WANDEEN RD, CLAREVILLE 2107



LOCATION VIEW

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 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

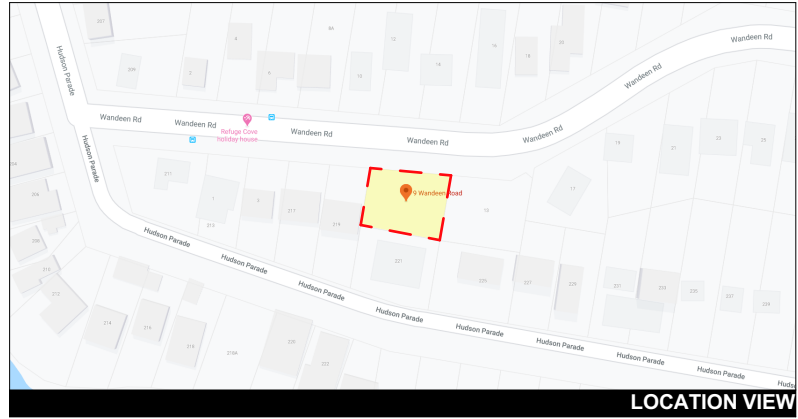
SITE ANALYSIS

1:200

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



STREET VIEW



LOCATION VIEW



AERIAL MAP



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

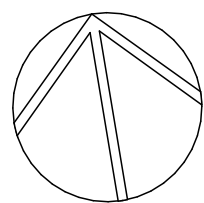
LEGEND

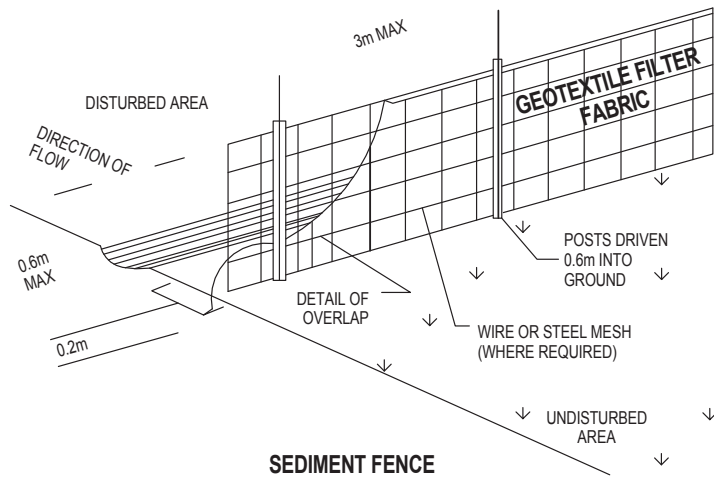
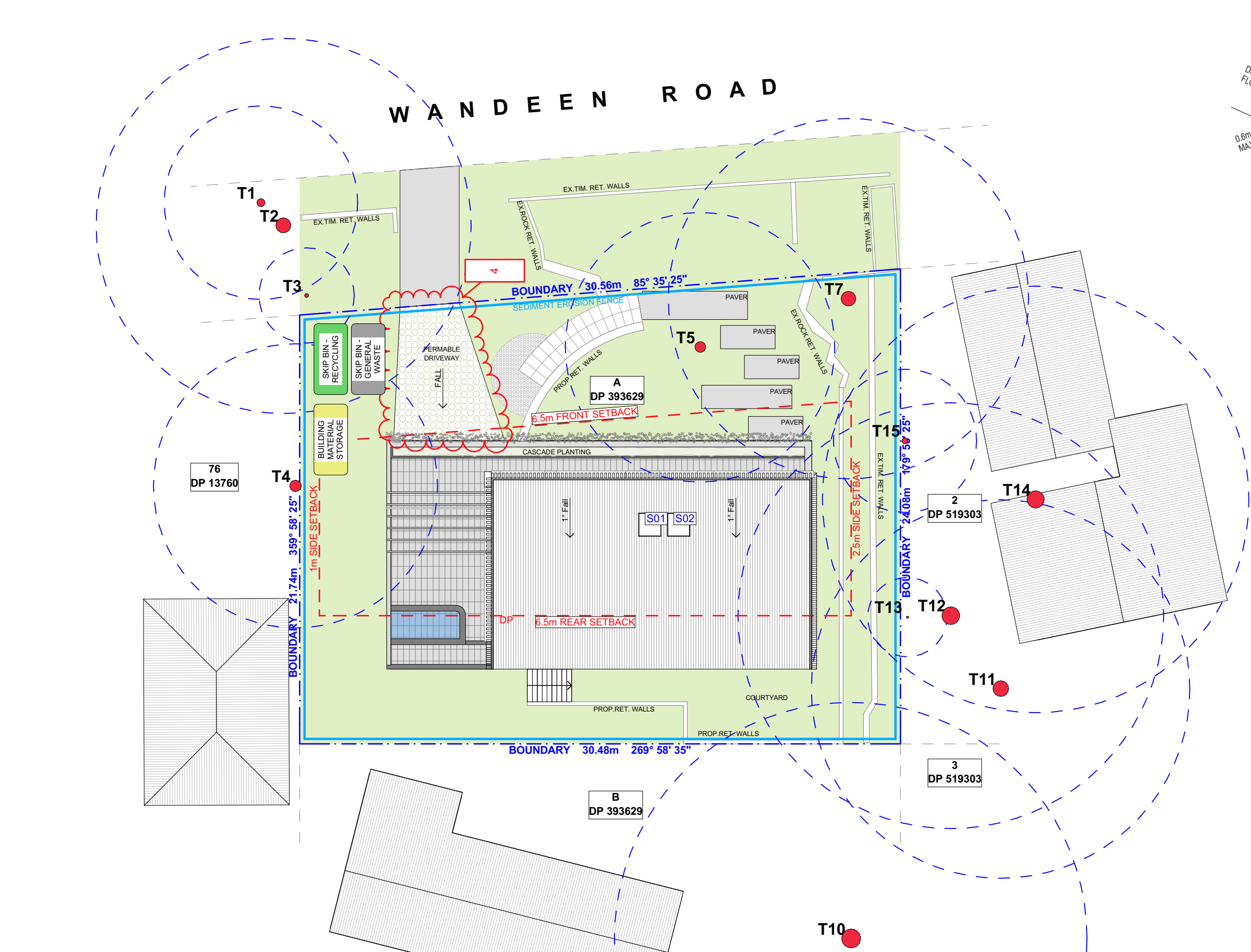
- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
SEBASTIAN WATKINS &
FRANCESCA
HAMMOND
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA01
DATE
Wednesday, 7 April
2021

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.

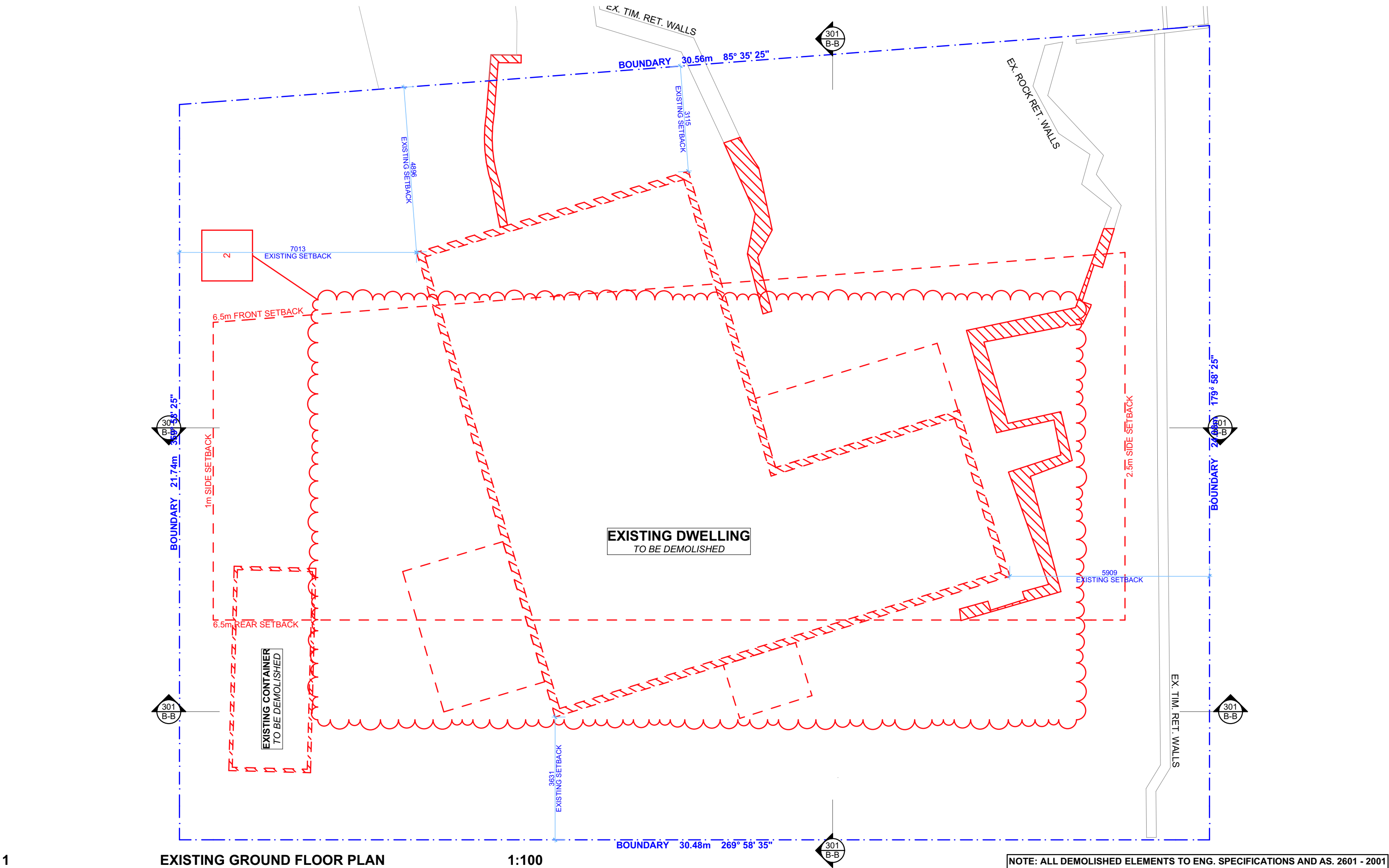
STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. 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.

FOR DETAILED LANDSCAPING, REFER TO THE LANDSCAPING PLAN

1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN 1:200



1 **EXISTING GROUND FLOOR PLAN** **1:100** **NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001**



ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA03

DATE

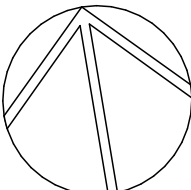
Wednesday, 7 April
2021

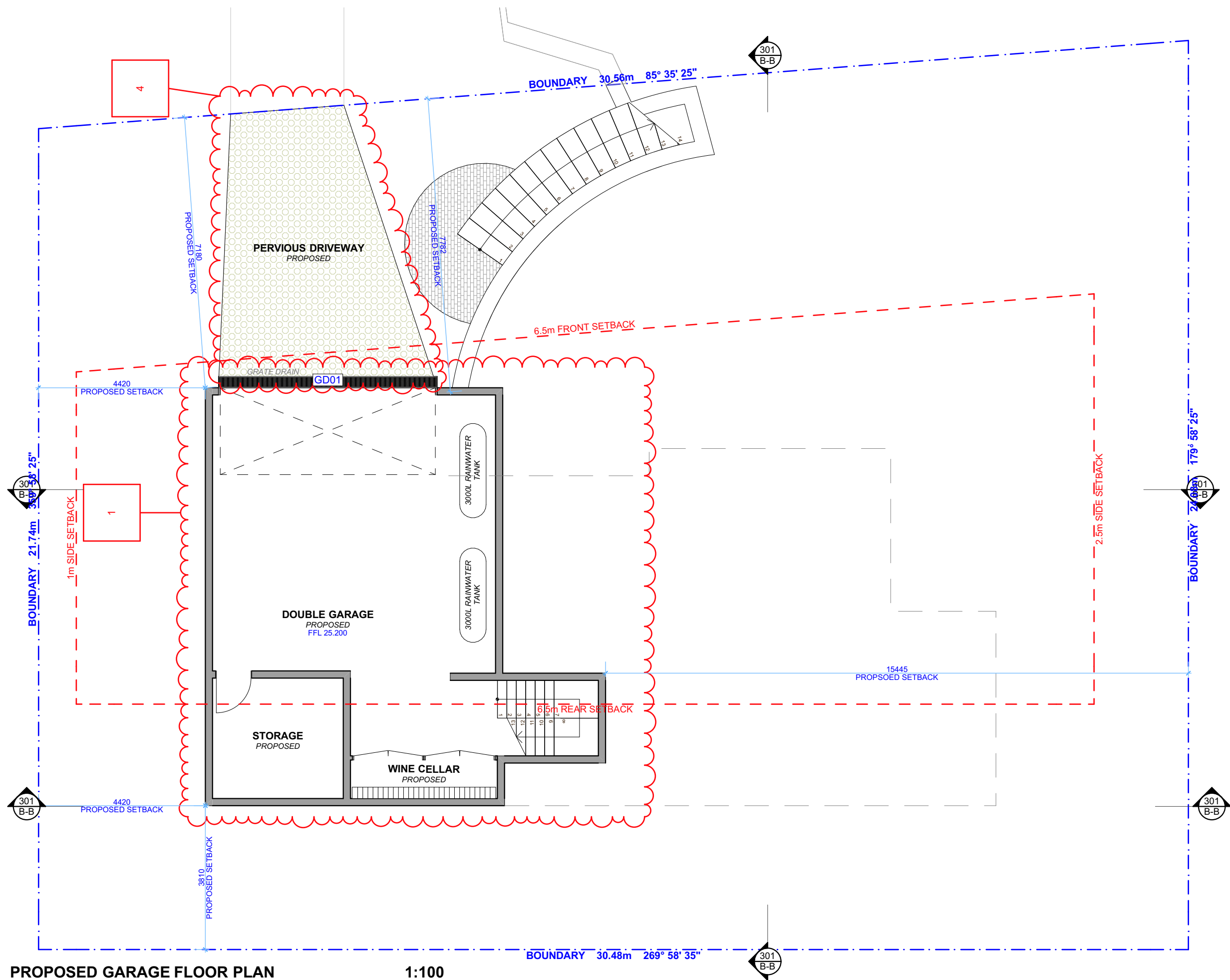
DRAWING NAME

EXISTING GROUND FLOOR
PLAN

SCALE

1:100 @A3





ACTION PLANS

m: 0426 957 518
e: operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA04

DATE

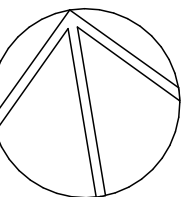
Wednesday, 7 April
2021

DRAWING NAME

PROPOSED GARAGE FLOOR
PLAN

SCALE

1:100 @A3





1:100



LEGEND

	EXISTING
	PROPOSED
	DEMOLISHED

DRAWING NO.
DA05

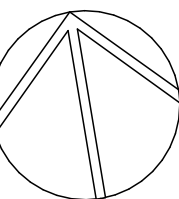
DATE
Wednesday, 7 April
2021

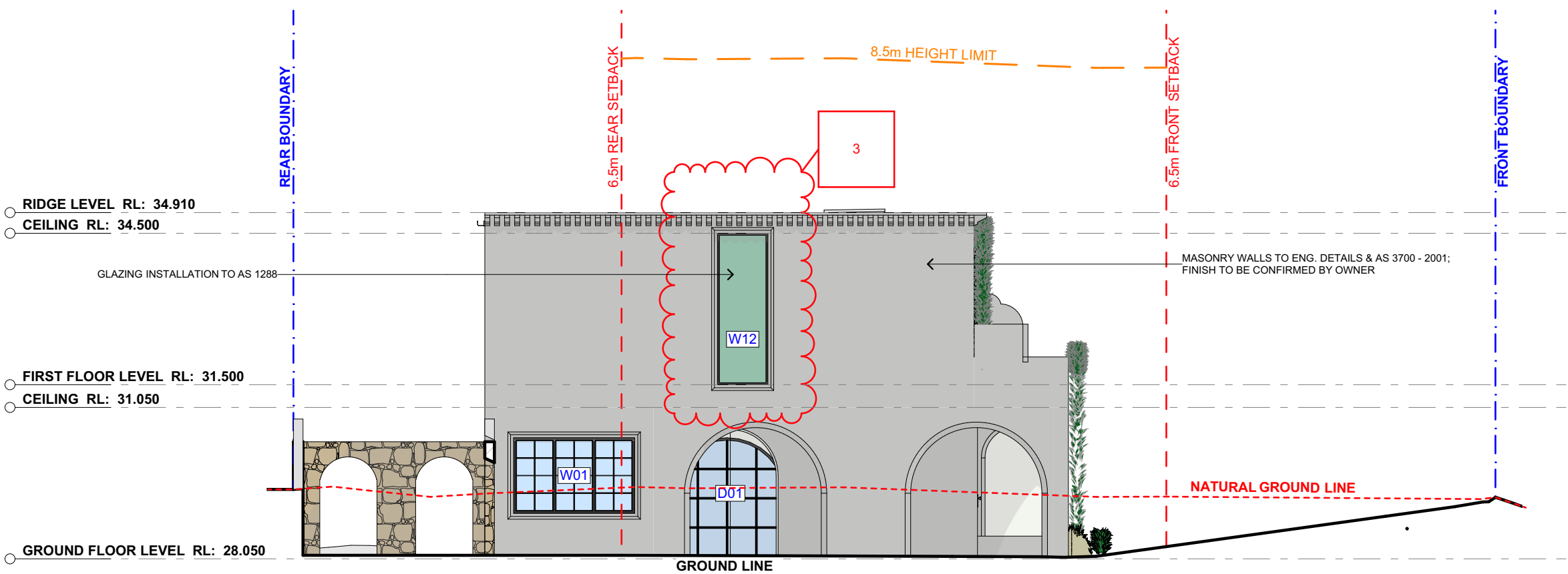
DRAWING NAME

PROPOSED GROUND FLOOR
PLAN

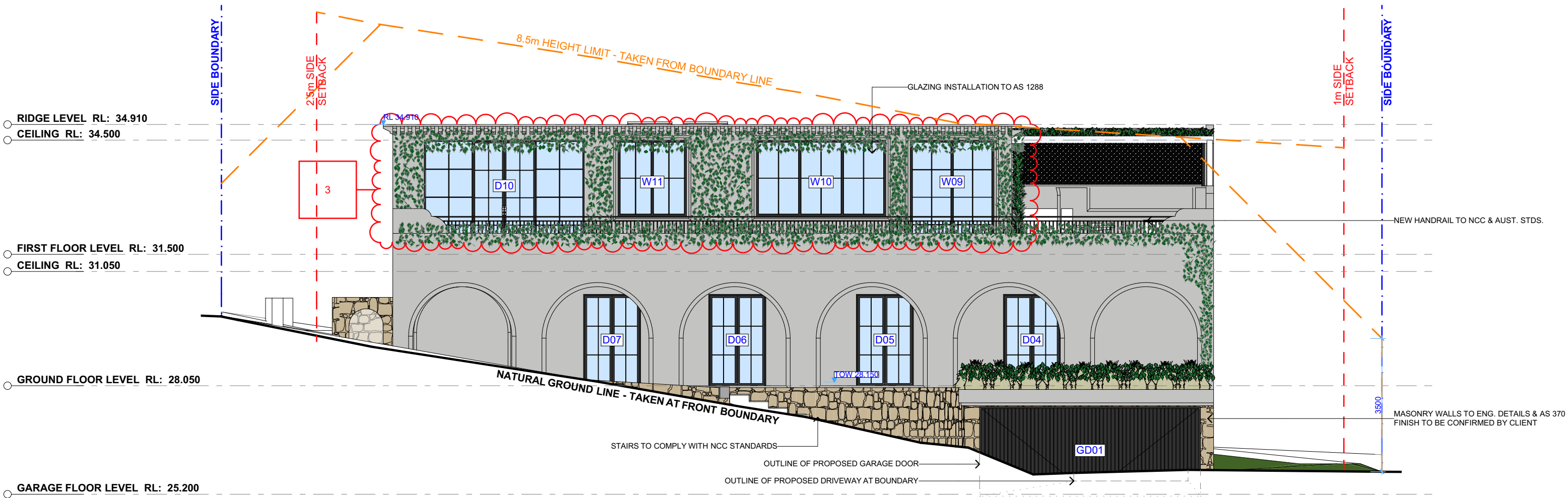
SCALE

1:100 @A3





2 EAST ELEVATION 1:100



1 NORTH ELEVATION 1:100



ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

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

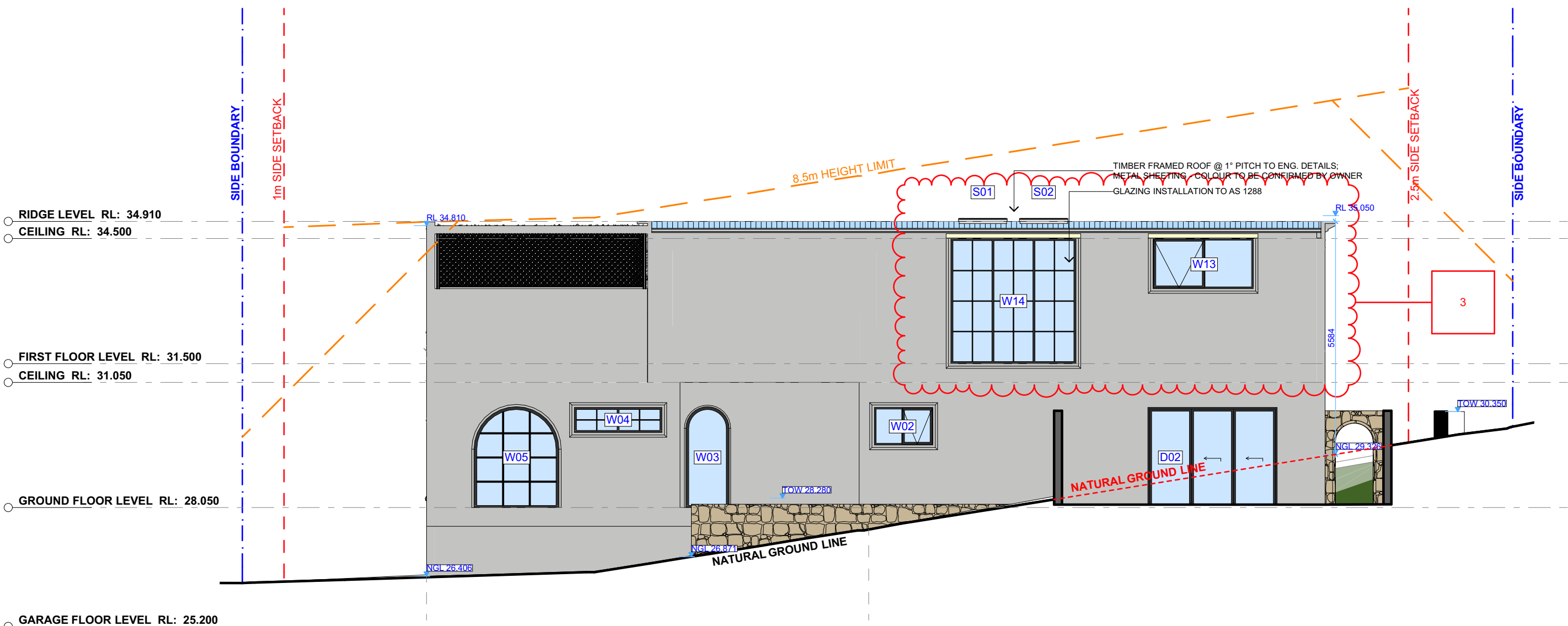
CLIENT
SEBASTIAN WATKINS & FRANCESCA HAMMOND
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA07

DATE
Wednesday, 7 April 2021

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



1 SOUTH ELEVATION 1:100



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT

SEBASTIAN WATKINS & FRANCESCA HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA08

DATE

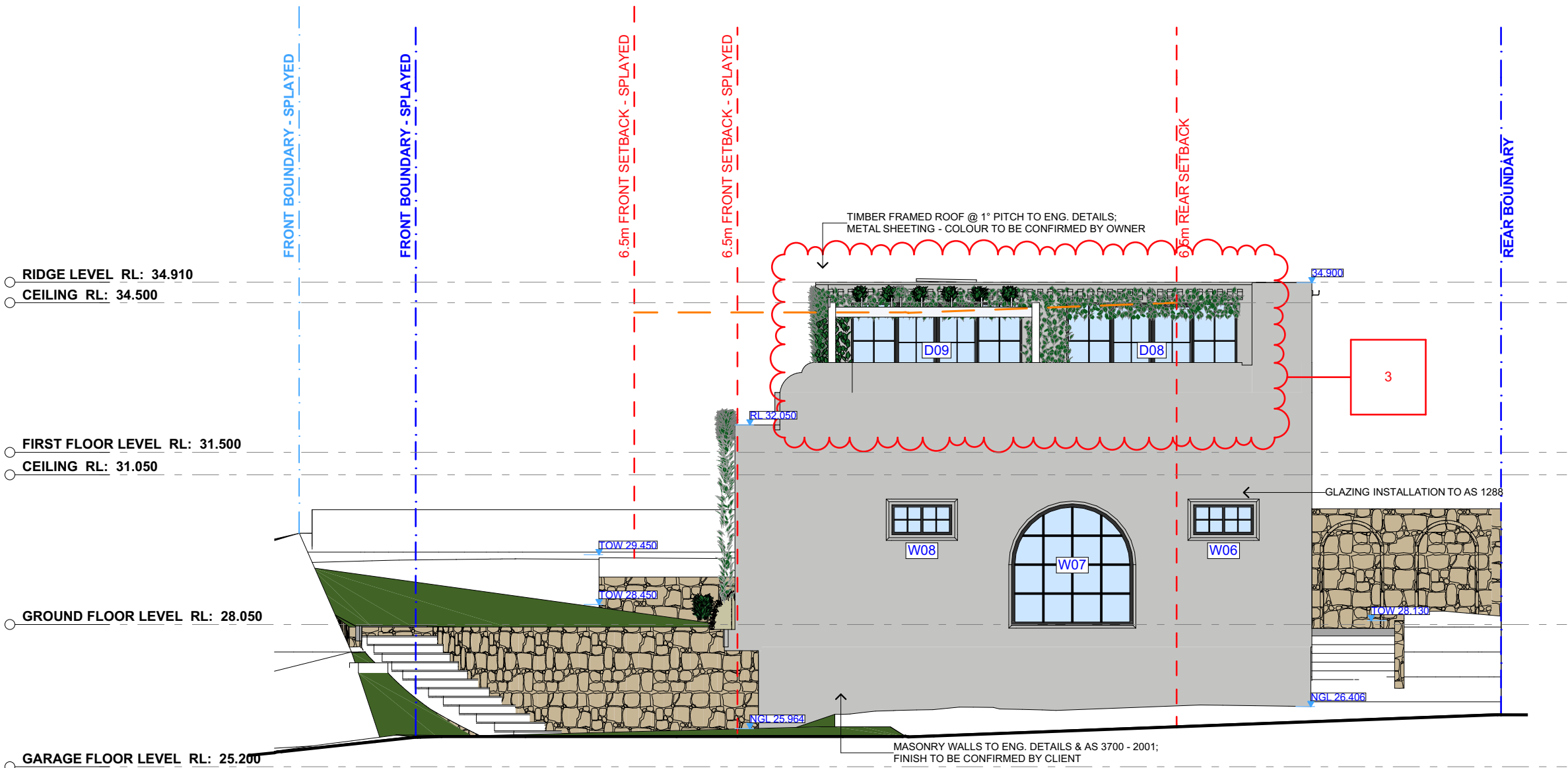
Wednesday, 7 April 2021

DRAWING NAME

SOUTH ELEVATION

SCALE

1:100 @A3



1

WEST ELEVATION

1:100



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA09

DATE

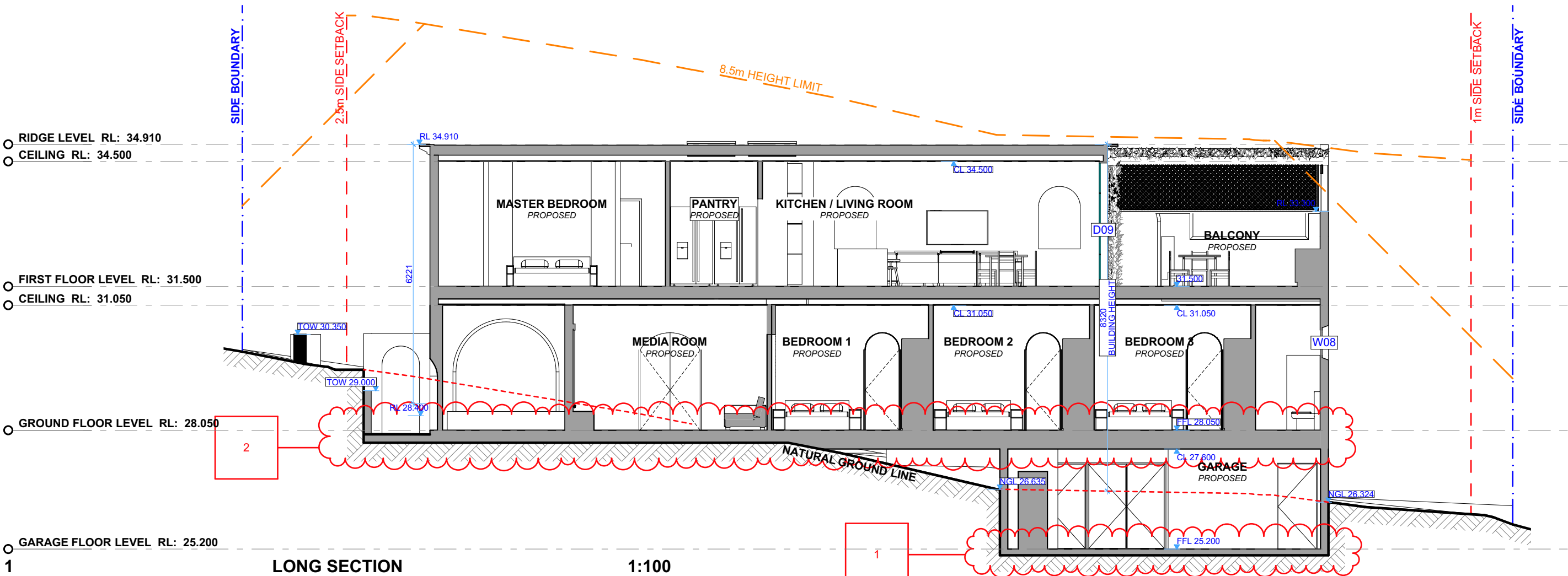
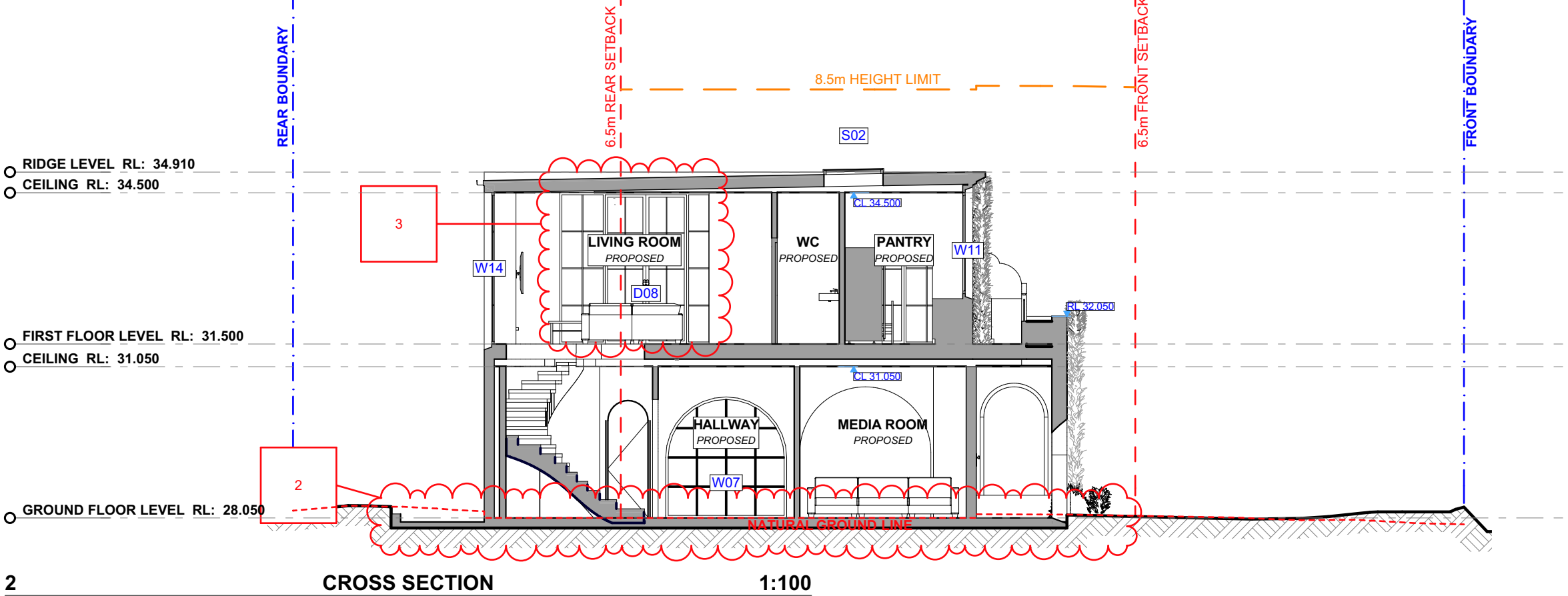
Wednesday, 7 April
2021

DRAWING NAME

WEST ELEVATION

SCALE

1:100 @A3





ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

TIMBER

CONCRETE

BRICKWORK

METAL

EXISTING

DEMOLISHED

CLIENT
SEBASTIAN WATKINS & FRANCESCA HAMMOND

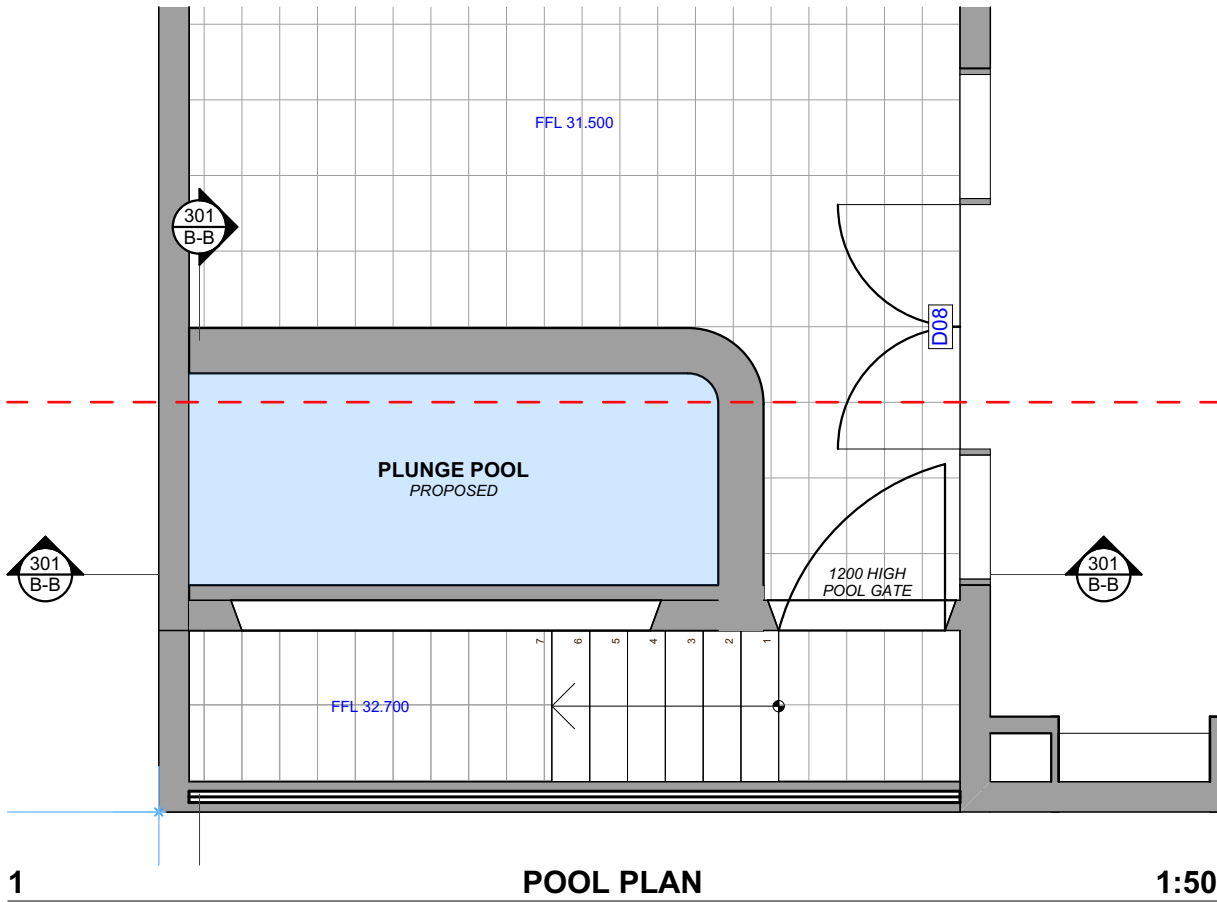
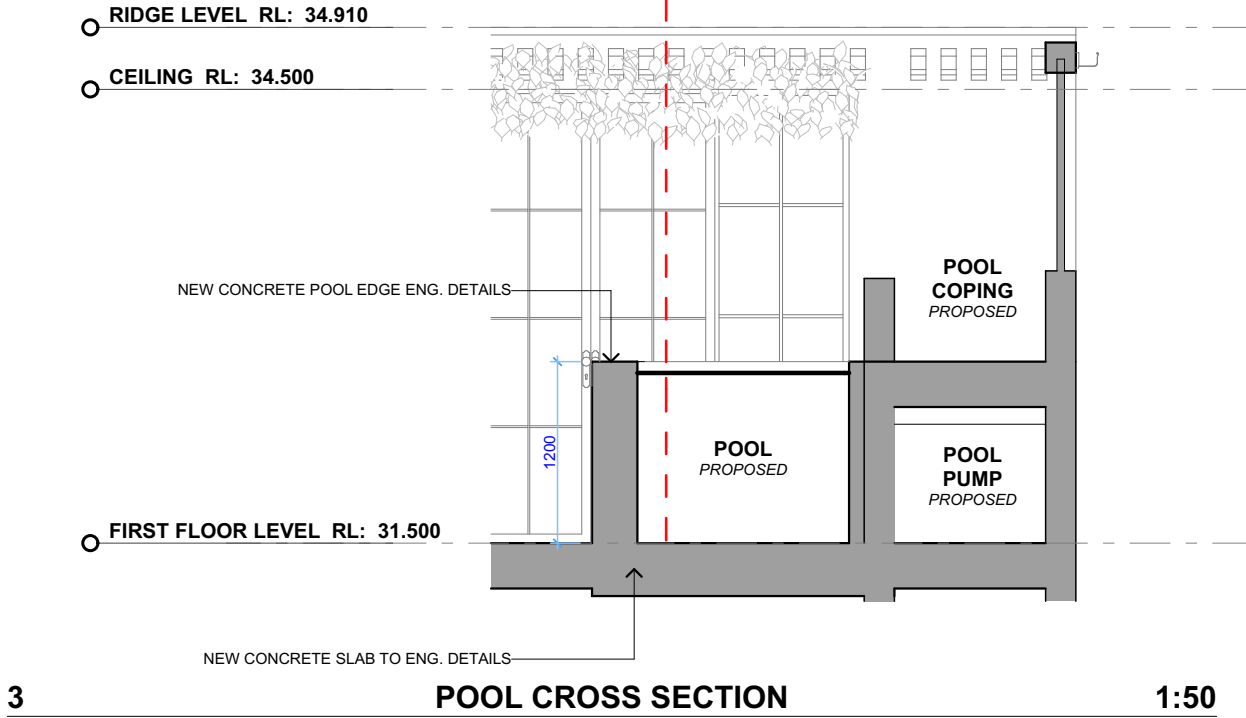
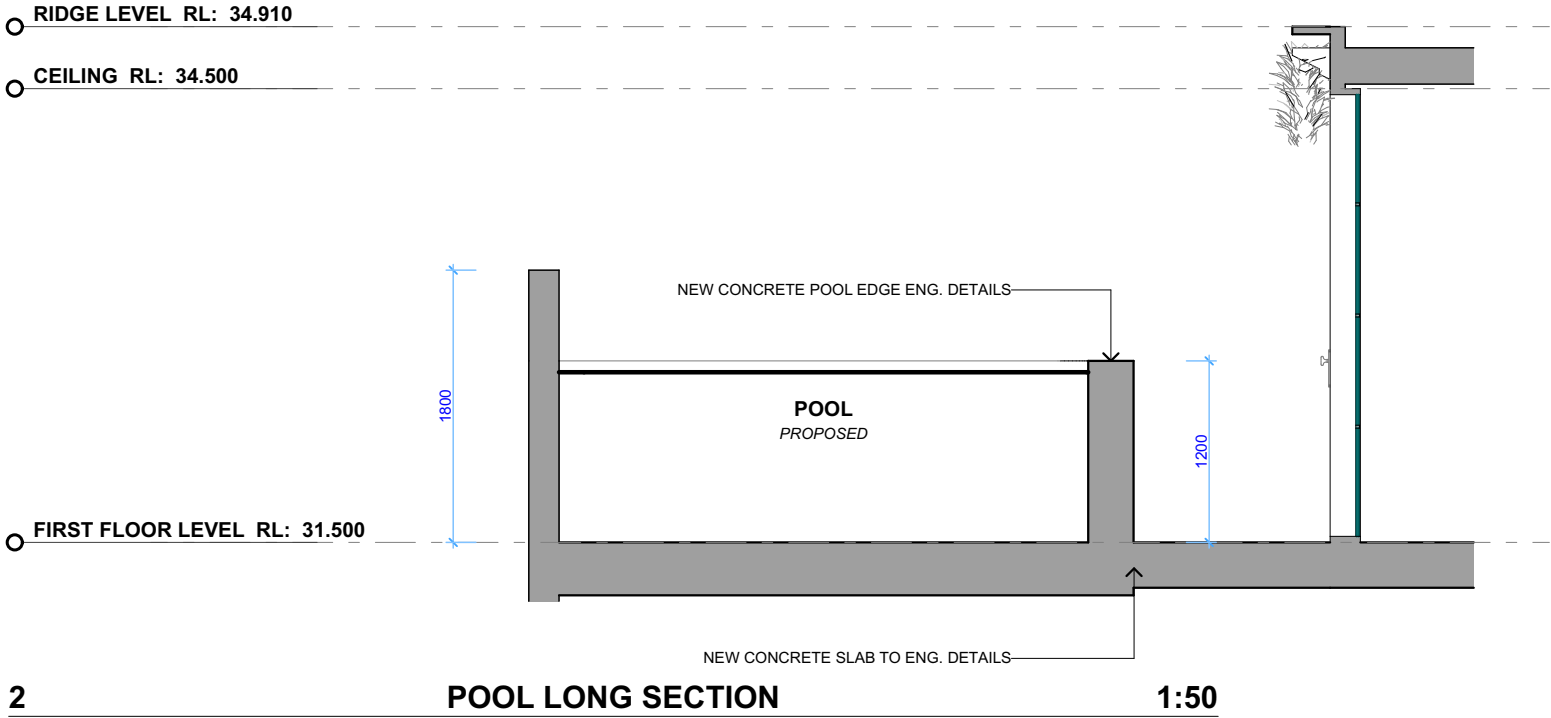
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA10

DATE
Wednesday, 7 April 2021

DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A3





ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
F	15/10/2020	REVISED SITING PLAN	DLR
B	23/10/2020	DA SET	DLR
C	22/03/2021	DA SET - REV A	DLR
D	07/04/2021	DA SET - REV B	DLR

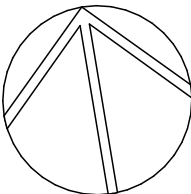
NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check 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.

LEGEND

CLIENT
SEBASTIAN WATKINS &
FRANCESCA
HAMMOND
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA12
DATE
Wednesday, 7 April
2021

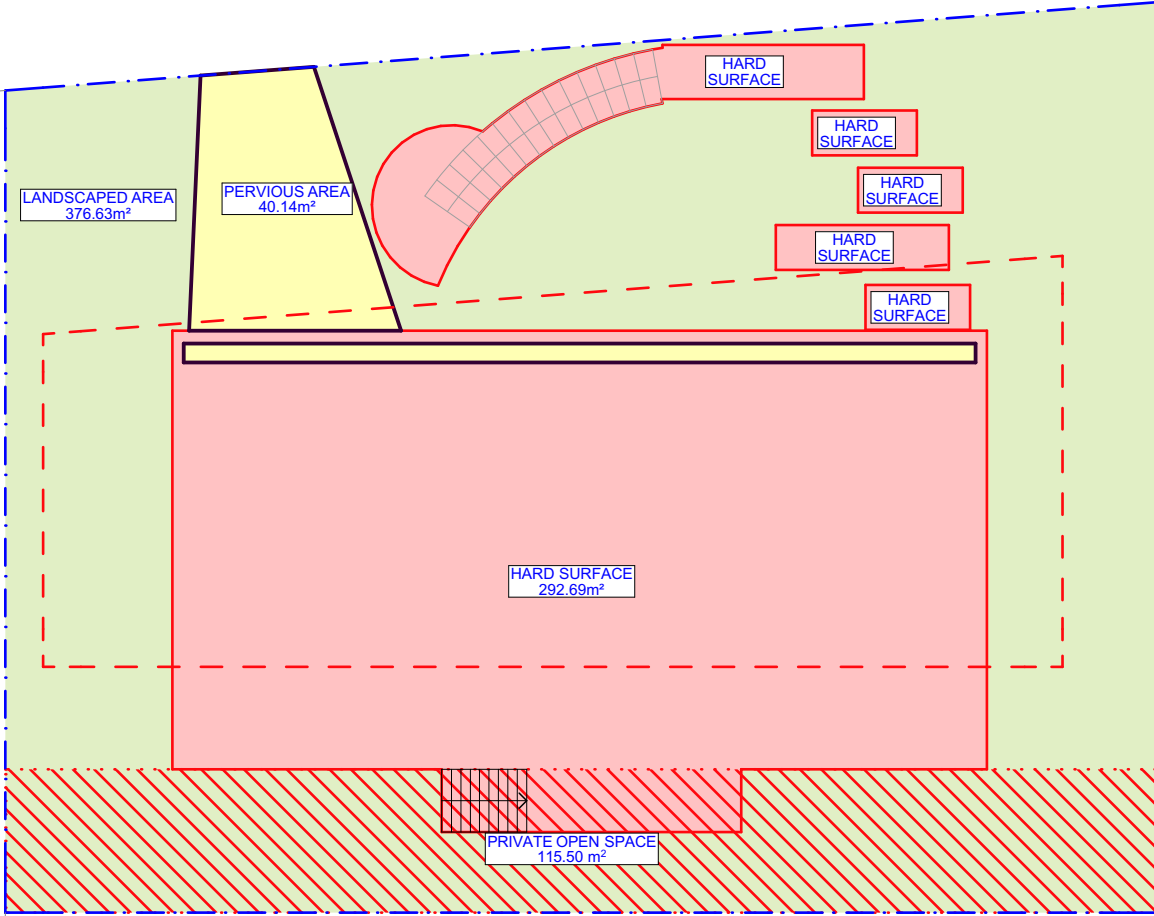
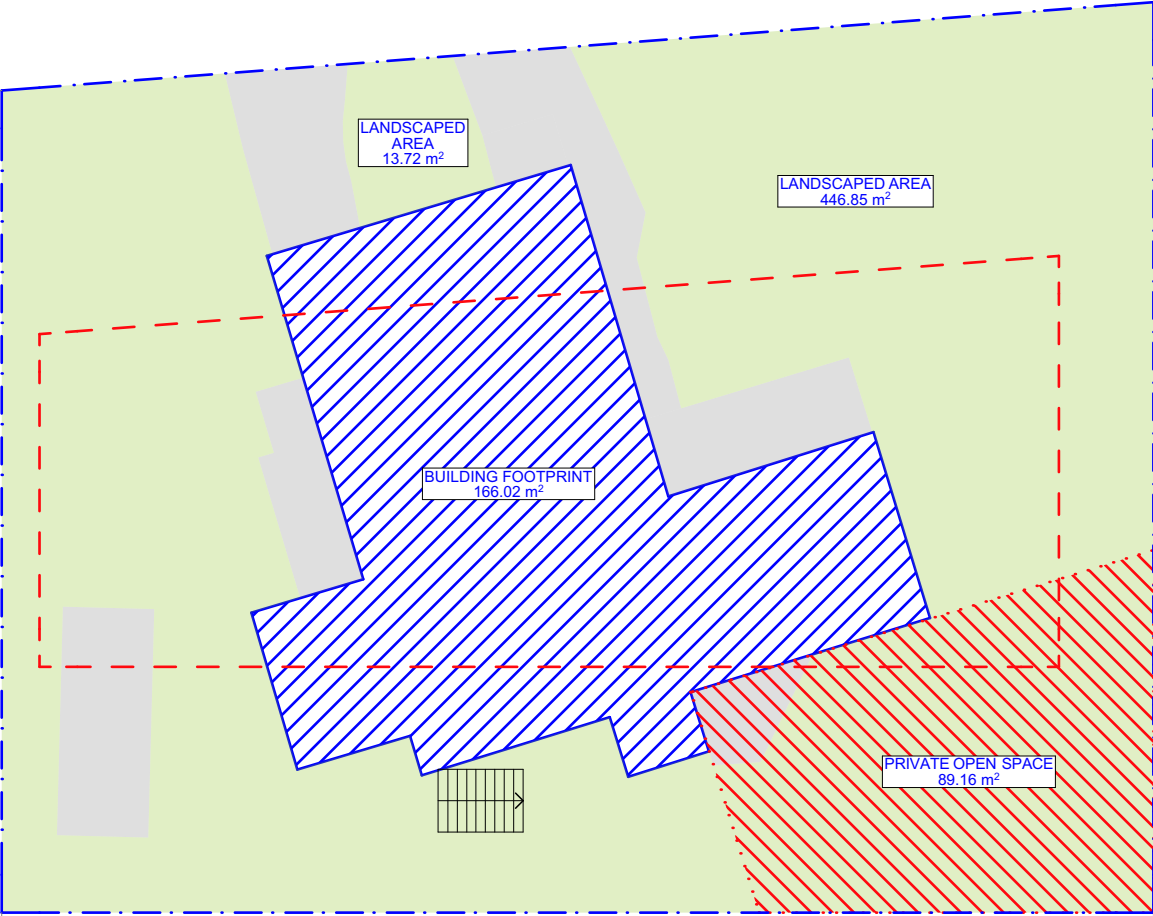
DRAWING NAME
AREA CALCULATIONS
SCALE
1:200 @A3



CONTROL TABLE

SITE AREA 698m²

	REQUIRED	PROPOSED
HEIGHT	8.5m	9.3m
PRIVATE OPEN SPACE	80m ²	115.5m ²
LANDSCAPED AREA	60% (418.8m ²)	54% (376.63m ²)
IMPERVIOUS LANDSCAPE	6% (41.88m ²)	6% (40.14m ²)
TOTAL LANDSCAPE	60% (418.8m ²)	60% (416.77m ²)

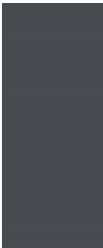




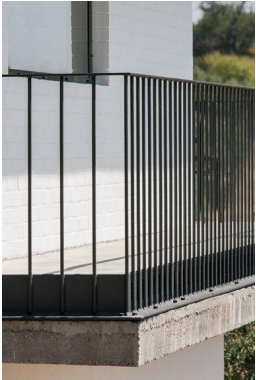
COLOURBOND METAL ROOF SHEETING
POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR
WHERE MARKED ON ELEVATION.



ALUMINIUM DOOR FRAME
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



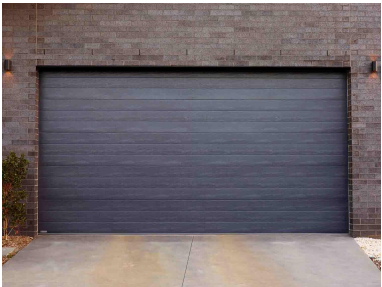
ALUMINIUM WINDOW FRAME
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



STEEL BALUSTRADE
POWDERCOAT FINISH 'BLACK' OR SIMILAR
WHERE MARKED ON ELEVATION.



RENDERED MASONRY
PAINTED 'LIGHT GREY' OR SIMILAR
WHERE MARKED ON ELEVATION.



PANEL LIFT GARAGE DOOR
POWDERCOAT FINISH
'JARRAH TIMBER LOOK' OR SIMILAR
WHERE MARKED ON ELEVATION.



SANDSTONE MASONRY
NATURAL FINISH OR SIMILAR
WHERE MARKED ON ELEVATION.



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
F	15/10/2020	REVISED SITING PLAN	DLR
B	23/10/2020	DA SET	DLR
C	22/03/2021	DA SET - REV A	DLR
D	07/04/2021	DA SET - REV B	DLR

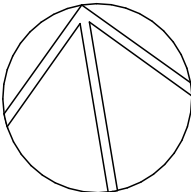
NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check 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.

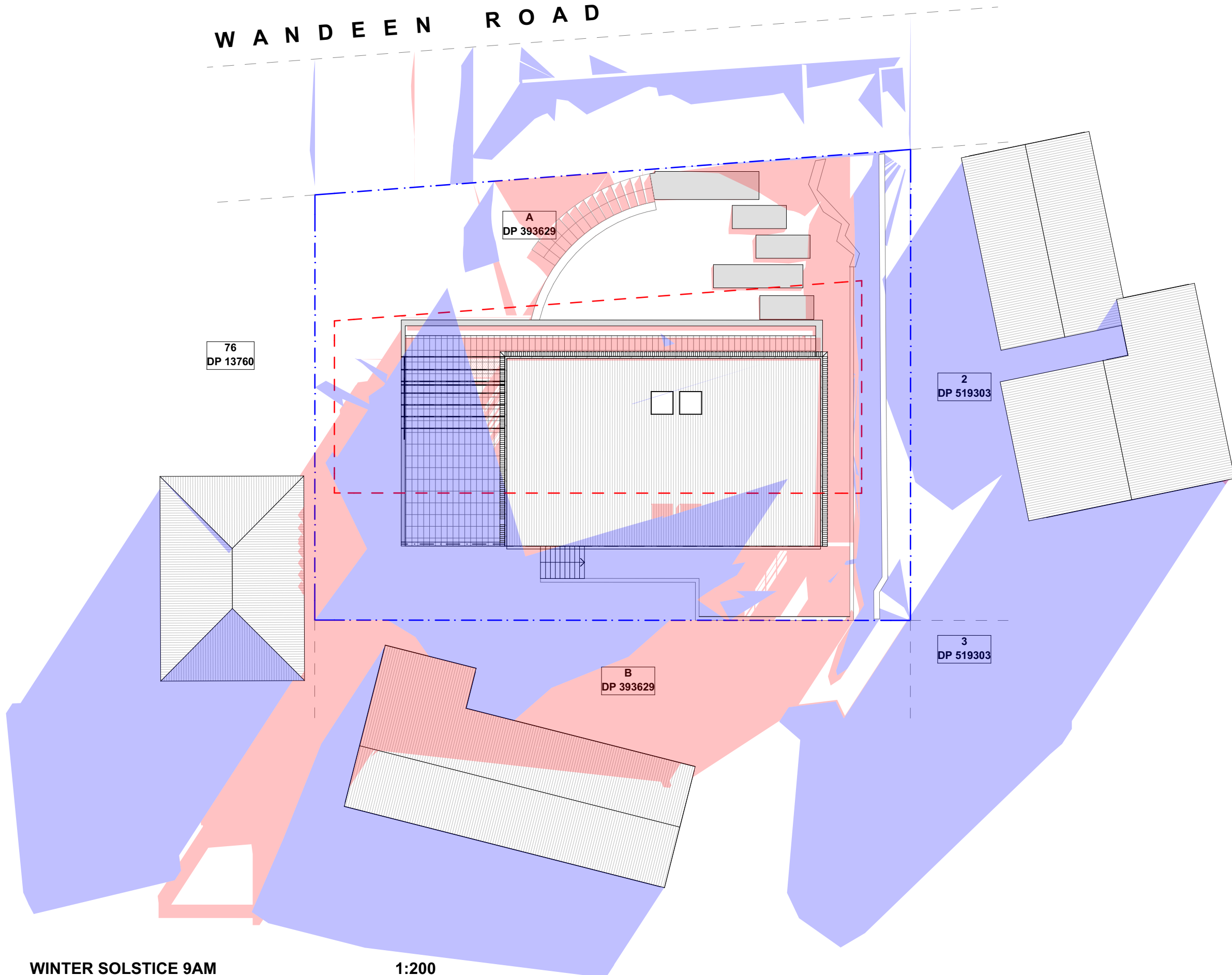
LEGEND

CLIENT
SEBASTIAN WATKINS &
FRANCESCA
HAMMOND
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA13
DATE
Wednesday, 7 April
2021

DRAWING NAME
SAMPLE BOARD
SCALE
@A3







ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND



EXISTING SHADOWS



PROPOSED SHADOWS



NEIGHBOURING SHADOWS

CLIENT

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA14

DATE

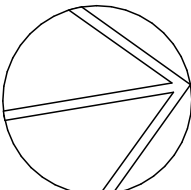
Wednesday, 7 April
2021

DRAWING NAME

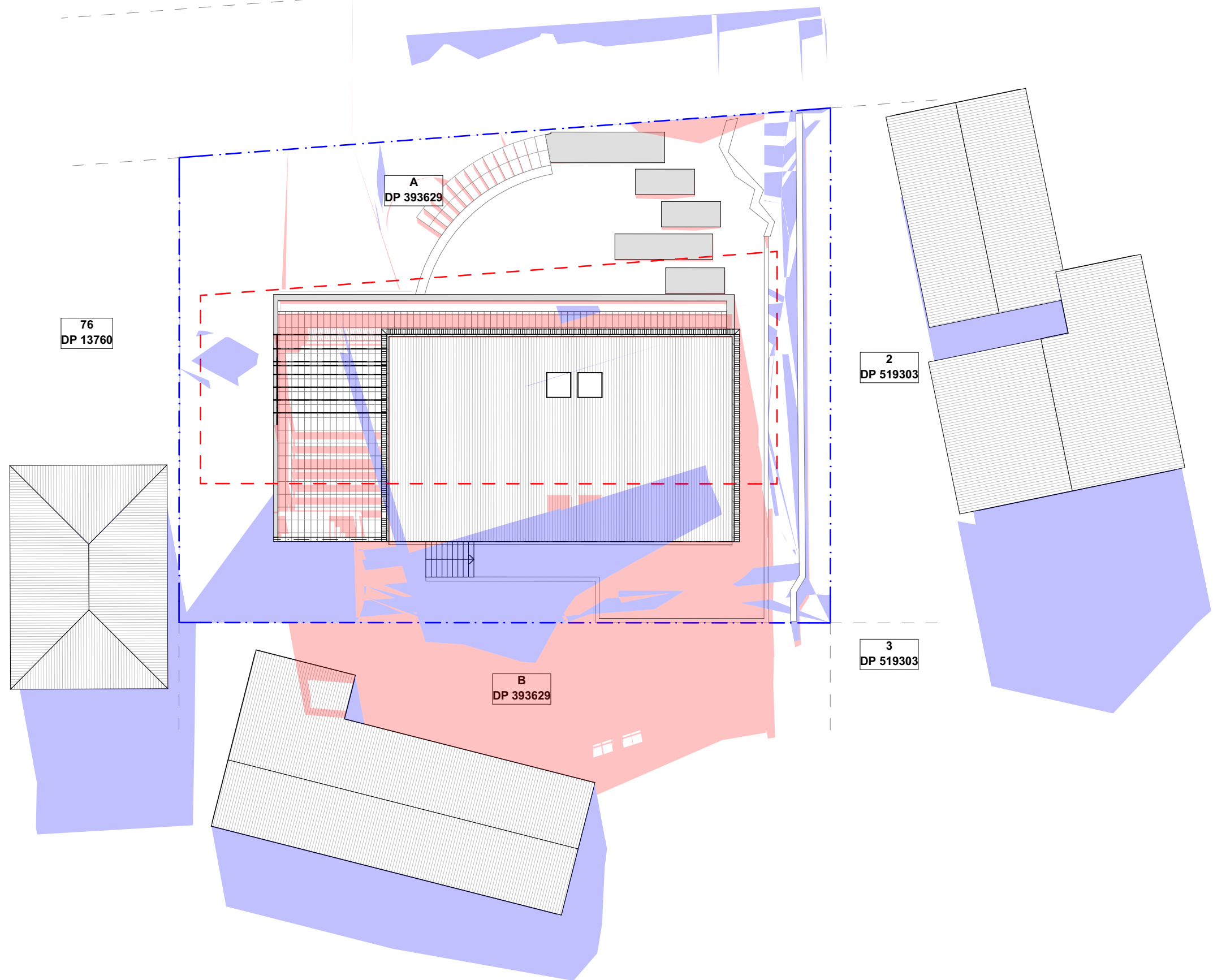
WINTER SOLSTICE 9 AM

SCALE

1:200 @A3



W A N D E E N R O A D



WINTER SOLSTICE 12PM

1:200



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	15/10/2020	REVISED SITING PLAN	DLR
B	23/10/2020	DA SET	DLR
C	22/03/2021	DA SET - REV A	DLR
D	07/04/2021	DA SET - REV B	DLR

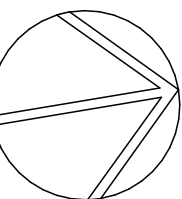
NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check 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.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

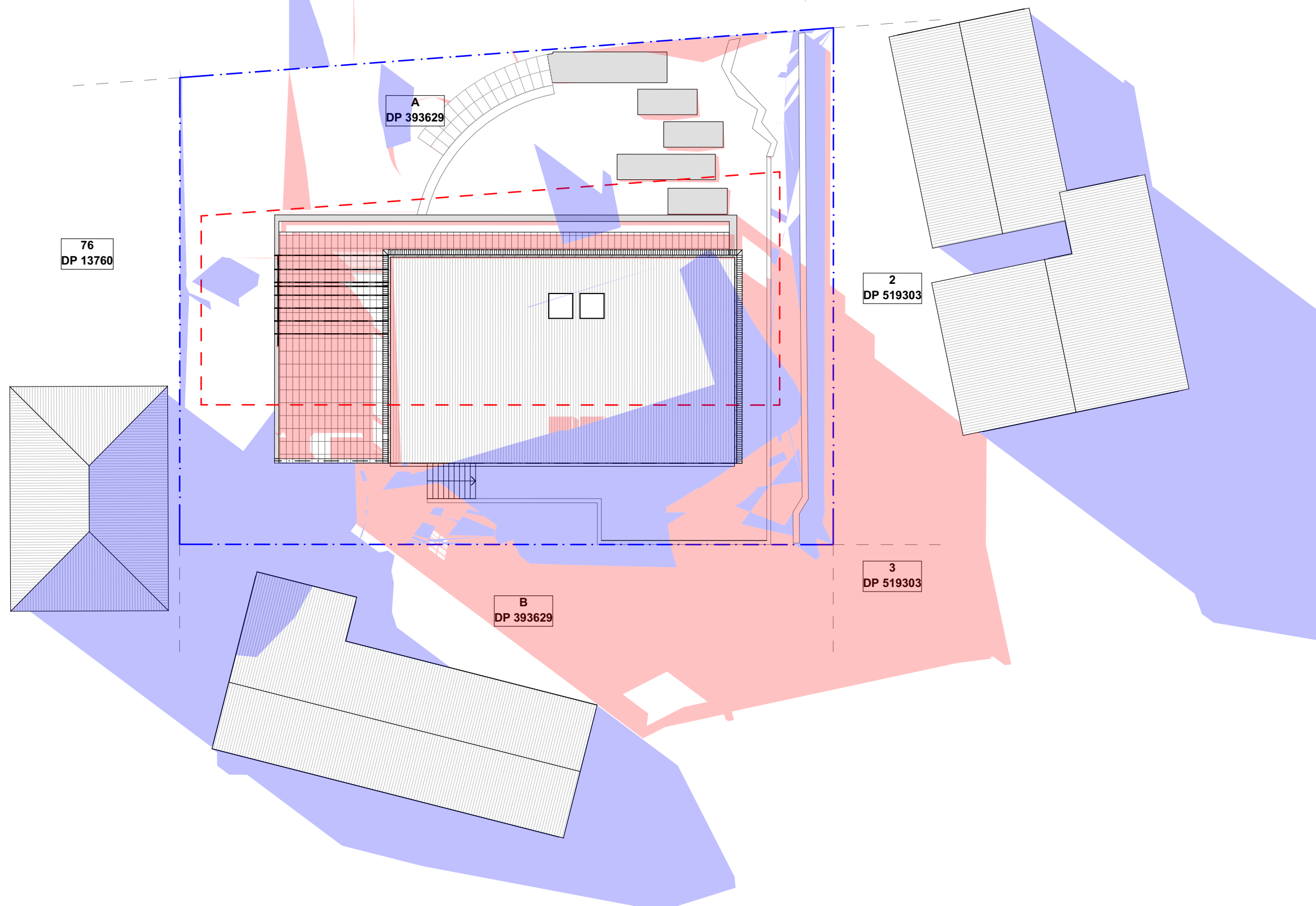
CLIENT
SEBASTIAN WATKINS &
FRANCESCA
HAMMOND
PROJECT ADDRESS
9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.
DA15
DATE
Wednesday, 7 April
2021

DRAWING NAME
WINTER SOLSTICE 12 PM
SCALE
1:200 @A3



W A N D E E N R O A D



1 WINTER SOLSTICE 3PM 1:200



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- NEIGHBOURING SHADOWS

CLIENT

SEBASTIAN WATKINS & FRANCESCA HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA16

DATE

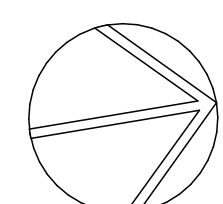
Wednesday, 7 April 2021

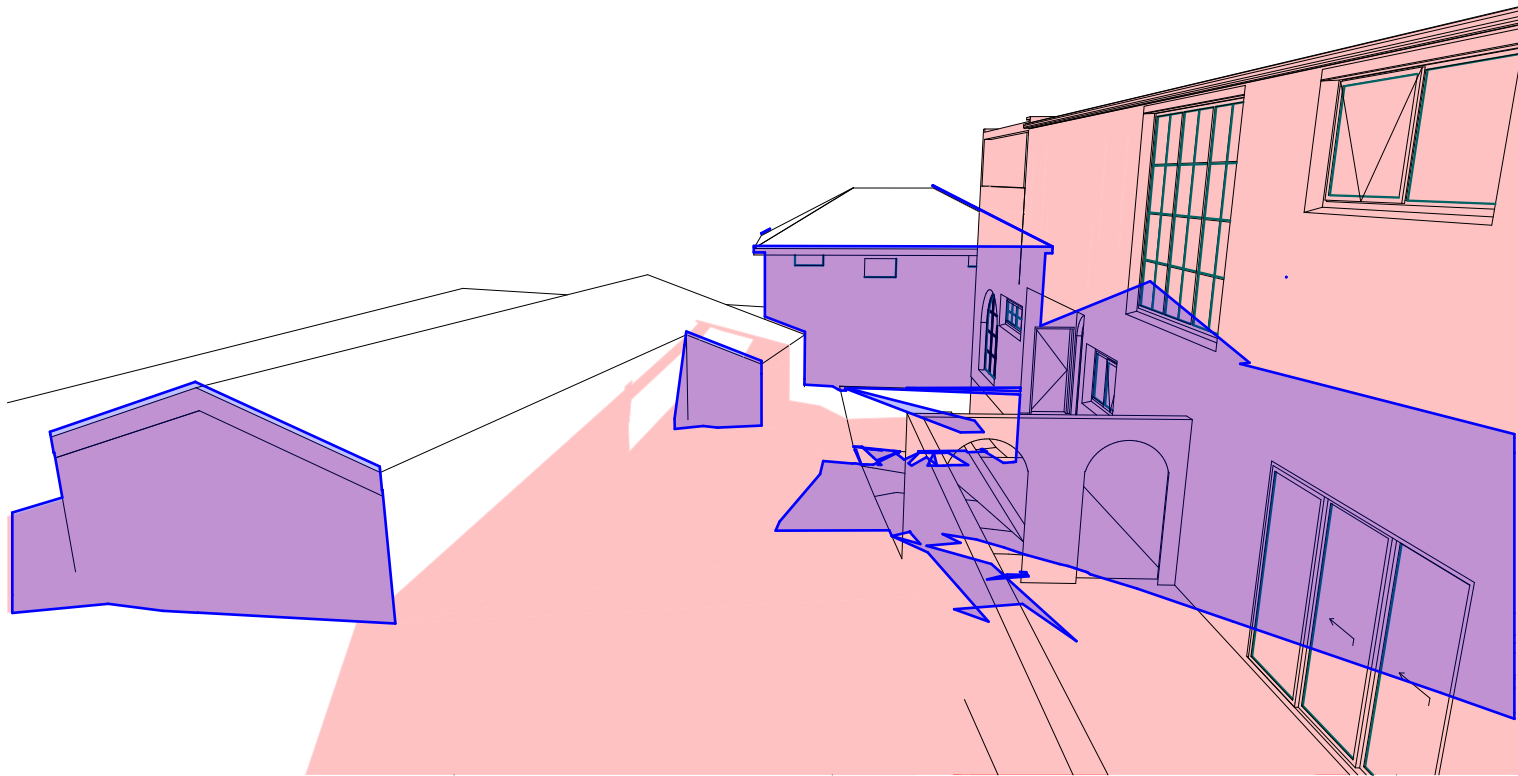
DRAWING NAME

WINTER SOLSTICE 3 PM

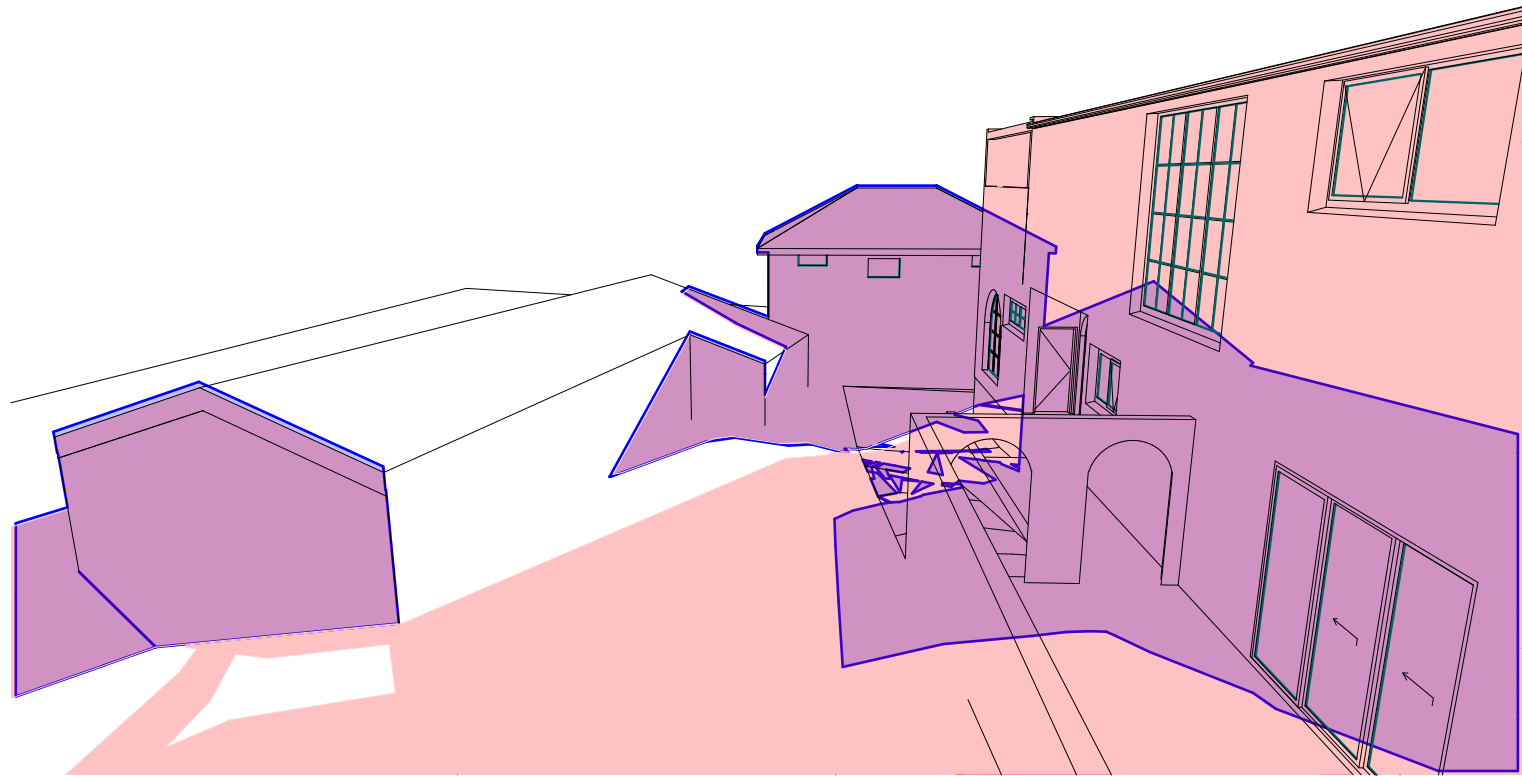
SCALE

1:200 @A3

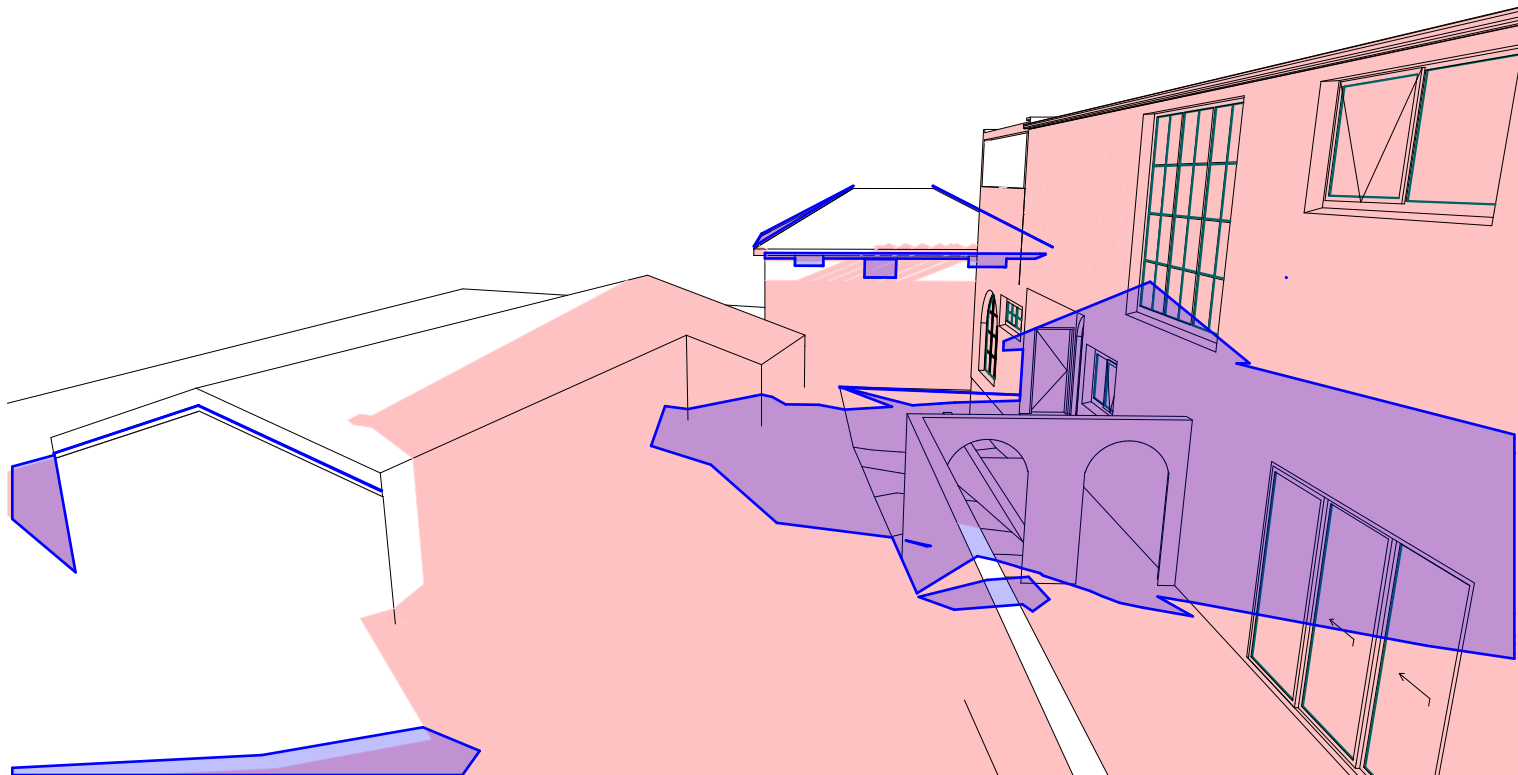




2 SHADOW PERSPECTIVE - 1200 21 JUNE



3 SHADOW PERSPECTIVE - 1500 21 JUNE



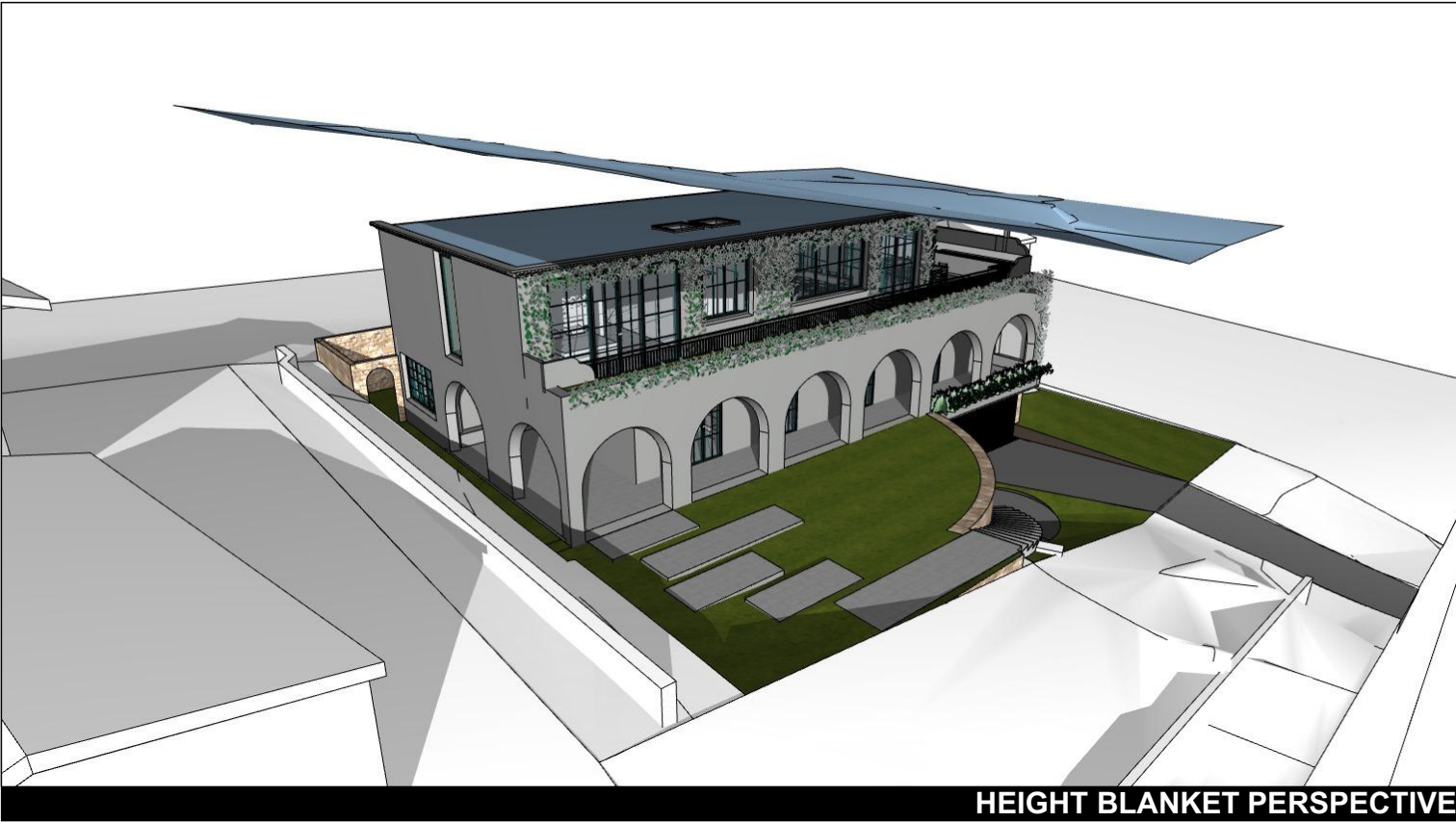
1 SHADOW PERSPECTIVE - 0900 21 JUNE



HEIGHT BLANKET PERSPECTIVE



HEIGHT BLANKET PERSPECTIVE



HEIGHT BLANKET PERSPECTIVE



HEIGHT BLANKET PERSPECTIVE

Single Dwelling

Certificate number: 1100574S_05

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1100574S_04 lodged with the consent authority or certifier on 28 January 2021 with application DA2020/1772.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Sunday, 21 March 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	0651_9 WANDEEN RD, CLAREVILLE_05
Street address	9 WANDEEN Road CLAREVILLE 2107
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 393629
Lot no.	A
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	698
Roof area (m²)	154
Conditioned floor area (m2)	287.88
Unconditioned floor area (m2)	20.04
Total area of garden and lawn (m2)	379

Project summary		
Project name	0651_9 WANDEEN RD, CLAREVILLE_05	
Street address	9 WANDEEN Road CLAREVILLE 2107	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 393629	
Lot no.	A	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 56	Target 50

Certificate Prepared by	
Name / Company Name: Action Plans	
ABN (if applicable): 17118297587	

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 56	Target 50

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.	✔	✔	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 107.49 square metres	nil	
floor - above habitable rooms or mezzanine, 141.43 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	
external wall - concrete block/plasterboard	1.88 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (75 mm)	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. • Overshadowing buildings/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.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.34	aluminium, moulded plastic single clear	no shading
S02	1.34	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 150 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 6000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 153.94 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) • a tap that is located within 10 metres of the swimming pool in the development		✔	✔
Swimming pool			
The swimming pool must not have a volume greater than 13.5 kilolitres.	✔	✔	



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	15/10/2020	REVISED SITING PLAN	DLR	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. 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, <i>OR</i> meet the ecified U value and SHGC value.
B	23/10/2020	DA SET	DLR	
C	22/03/2021	DA SET - REV A	DLR	
D	07/04/2021	DA SET - REV B	DLR	

CLIENT

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA19

DATE

Wednesday, 7 April
2021

DRAWING NAME

BASIX COMMITMENTS

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D04	2400	1500	aluminium, single, clear	solid overhang 1800 mm, 300 mm above head of window or glazed door	not overshadowed
W11	2000	1800	aluminium, single, clear	eave 250 mm, 800 mm above head of window or glazed door	>4 m high, 2-5 m away
D05	2400	1500	aluminium, single, clear	solid overhang 1800 mm, 300 mm above head of window or glazed door	not overshadowed
D06	2400	1500	aluminium, single, clear	solid overhang 1800 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
D07	2400	1500	aluminium, single, clear	solid overhang 1800 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W10	2000	3400	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	eave 250 mm, 800 mm above head of window or glazed door	not overshadowed
W09	3000	2200	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	eave 250 mm, 800 mm above head of window or glazed door	not overshadowed
D10	3000	4200	U-value: 3.1, SHGC: 0.351 - 0.429 (aluminium: thermally broken, double (air), Hi-Tsol Low-e/clear)	eave 250 mm, 800 mm above head of window or glazed door	>4 m high, 2-5 m away
East facing					
W01	1500	2400	U-value: 3.1, SHGC: 0.243 - 0.297 (aluminium: thermally broken, double (air), Lo-Tsol Low-e/clear)	eave 250 mm, 4100 mm above head of window or glazed door	>4 m high, 5-8 m away
W12	1800	900	aluminium, single, clear	eave 250 mm, 1000 mm above head of window or glazed door	>4 m high, 5-8 m away
South facing					
W14	3000	3000	U-value: 3.1, SHGC: 0.243 - 0.297 (aluminium: thermally broken, double (air), Lo-Tsol Low-e/clear)	eave 600 mm, 780 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W02	900	1400	aluminium, single, clear	eave 600 mm, 3700 mm above head of window or glazed door	not overshadowed
W05	2400	2000	U-value: 3.1, SHGC: 0.441 - 0.539 (aluminium: thermally broken, double (air), Hi-Tsol Low-e/clear)	none	not overshadowed
W13	1200	2400	aluminium, single, clear	eave 600 mm, 780 mm above head of window or glazed door	not overshadowed
W03	2400	1000	aluminium, single, clear	solid overhang 1200 mm, 300 mm above head of window or glazed door	not overshadowed
D02	2400	3100	aluminium, single, clear	eave 600 mm, 3700 mm above head of window or glazed door	>4 m high, 2-5 m away
W04	600	2100	aluminium, single, clear	none	not overshadowed
West facing					
D09	3000	3415	U-value: 2.3, SHGC: 0.171 - 0.209 (timber/UPVC/fibreglass, double (air), Lo-Tsol Low-e/clear)	eave 250 mm, 850 mm above head of window or glazed door	>4 m high, 8-12 m away
D08	3000	3415	U-value: 2.3, SHGC: 0.171 - 0.209 (timber/UPVC/fibreglass, double (air), Lo-Tsol Low-e/clear)	eave 250 mm, 850 mm above head of window or glazed door	>4 m high, 8-12 m away
W07	2400	2400	U-value: 3.1, SHGC: 0.243 - 0.297 (aluminium: thermally broken, double (air), Lo-Tsol Low-e/clear)	none	>4 m high, 2-5 m away
W08	600	1200	aluminium, single, clear	none	>4 m high, 2-5 m away
W06	600	1200	aluminium, single, clear	none	>4 m high, 2-5 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 5 Star (old label)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 5 Star (old label)		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 3 Star		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: at least 5 of the bedrooms / study; dedicated		✔	✔
at least 2 of the living / dining rooms; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
the kitchen; dedicated		✔	✔
all bathrooms/toilets; dedicated		✔	✔
the laundry; dedicated		✔	✔
all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 7 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.75 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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 and 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(either interim or final) for the development may be issued.



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	15/10/2020	REVISED SITING PLAN	DLR
B	23/10/2020	DA SET	DLR
C	22/03/2021	DA SET - REV A	DLR
D	07/04/2021	DA SET - REV B	DLR

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.
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

SEBASTIAN WATKINS &
FRANCESCA
HAMMOND

PROJECT ADDRESS

9 WANDEEN RD,
CLAREVILLE 2107

DRAWING NO.

DA20

DATE

Wednesday, 7 April
2021

DRAWING NAME

BASIX COMMITMENTS