

ACTION PLANS

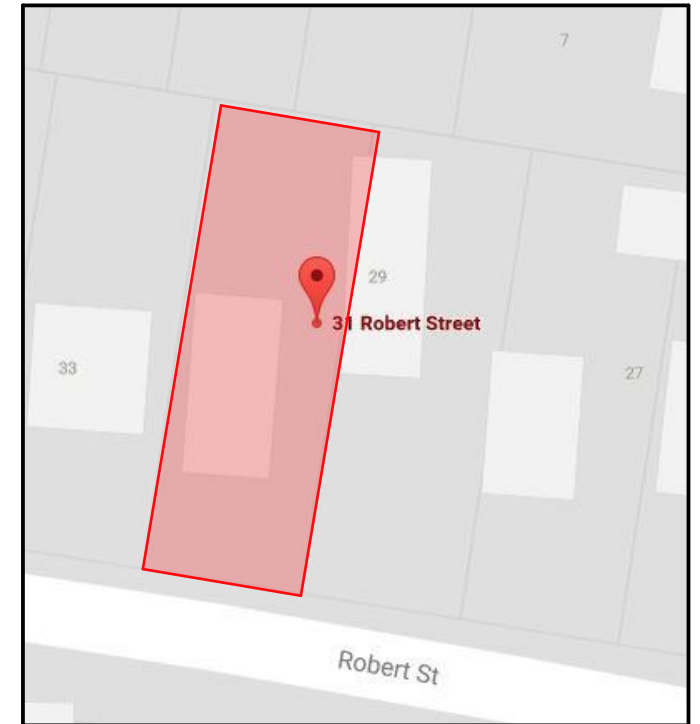
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SECTION 96

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	31 ROBERT STREET, FRESHWATER, NSW 2096			
LOT & DP/SP	LOT 29 DP 12072			
COUNCIL	NORTHERN BEACHS COUNCIL			
SITE AREA	687.4m ²			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	450m ²	687.4m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	6.93m	8.5m	YES
HAZARDS				
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	SLIP-RISK A & B	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
DCP				
WALL HEIGHT	7.2m	4.53m	7.584m	NO
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	5m		UNCHANGED	NO
SIDE BOUNDARY SETBACKS	0.9m	E: 0.619m W: 1.397m	E: 4.364m W: 1.383m	YES
FRONT BOUNDARY SETBACK	6.5m	15.153m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.0m	8.388m	10.222m	YES
LANDSCAPE OPEN SPACE	40% (289.36m ²)	30% (206.21m ²)	35% (242.56m ²)	YES
PRIVATE OPEN SPACE	60m ²	147m ²	154m ²	YES

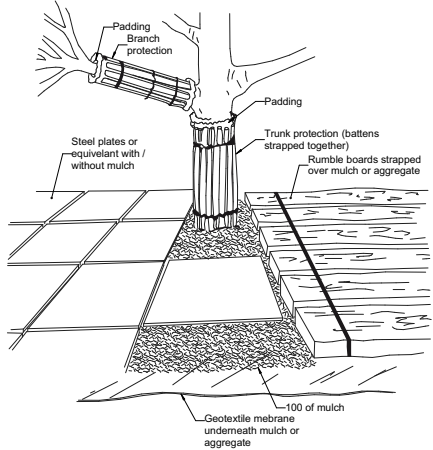
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
S96-00	COVER	26/02/2018
S96-01	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	26/02/2018
S96-02	EXISTING LOWER GROUND FLOOR PLAN	26/02/2018
S96-03	PROPOSED LOWER GROUND FLOOR PLAN	26/02/2018
S96-04	EXISTING GROUND FLOOR PLAN	26/02/2018
S96-05	PROPOSED GROUND FLOOR PLAN	26/02/2018
S96-06	PROPOSED FIRST FLOOR PLAN	26/02/2018
S96-07	NORTH / EAST ELEVATION	26/02/2018
S96-08	SOUTH / WEST ELEVATION	26/02/2018
S96-09	LONG / CROSS SECTION	26/02/2018
S96-10	AREA CALCULATIONS / SAMPLE BOARD	26/02/2018
S96-11	WINTER SOLSTICE 09:00	26/02/2018
S96-12	WINTER SOLSTICE 12:00	26/02/2018
S96-13	WINTER SOLSTICE 15:00	26/02/2018
S96-14	BASIX COMMITMENTS	26/02/2018

31 ROBERT ST, FRESHWATER NSW 2096

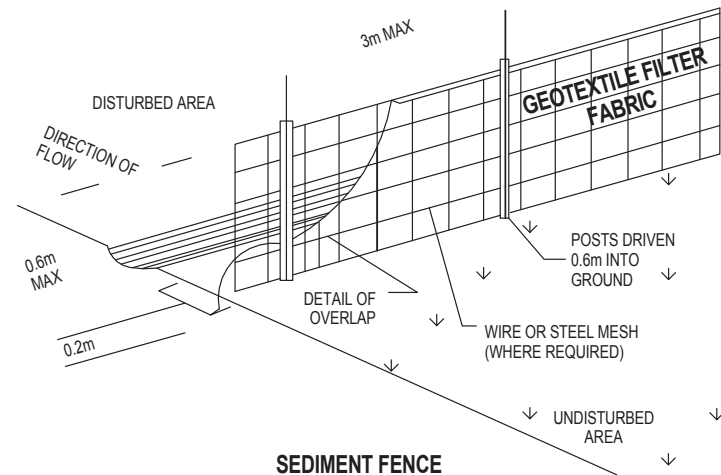


NCC & AS COMPLIANCES SPECIFICATIONS

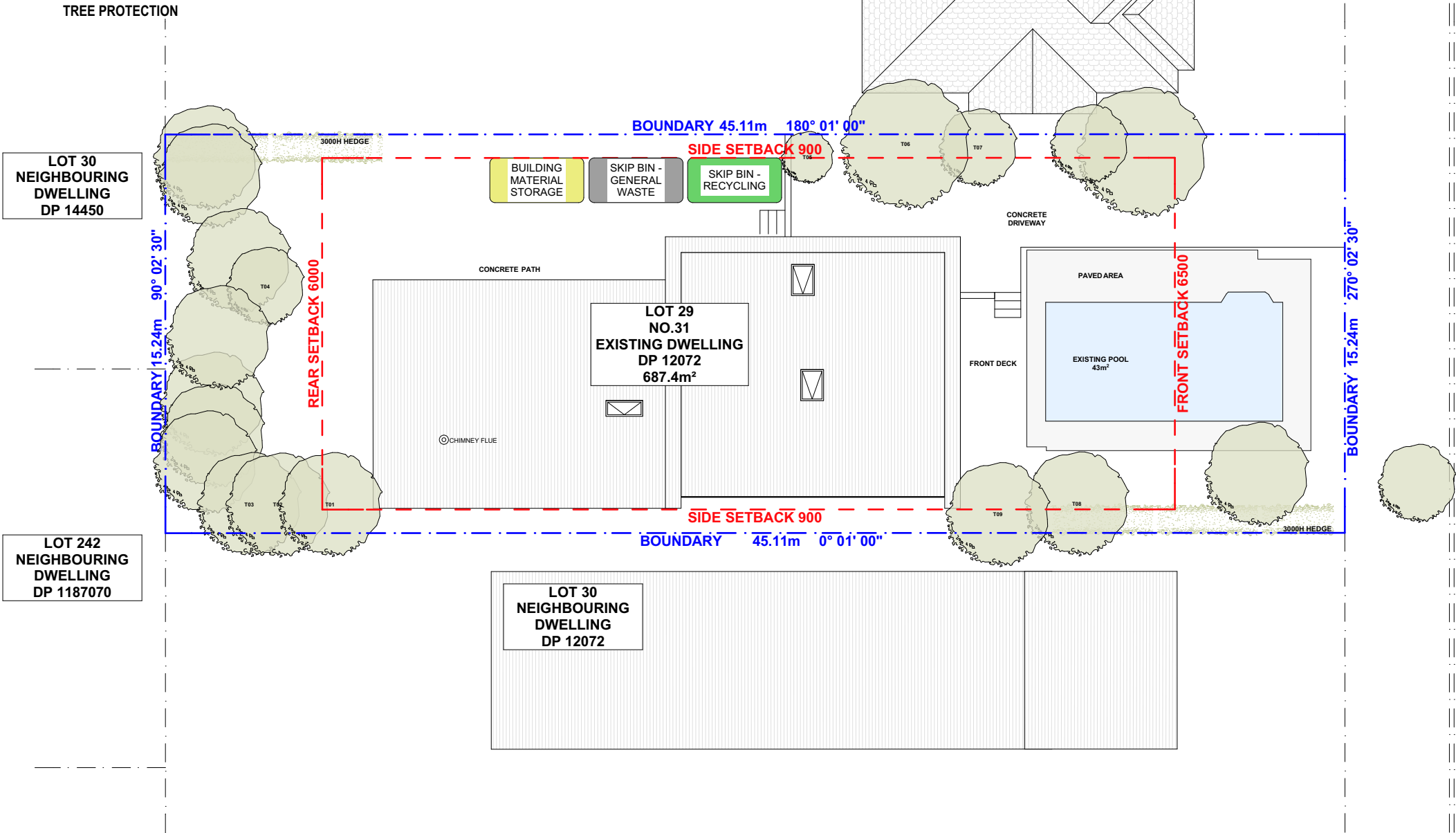
- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
 - SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
 - TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
 - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
 - SUB FLOOR VENTILATION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



TREE PROTECTION



SEDIMENT FENCE



ROBERT 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

NOTE: DESIGNATED TREES FROM T01 - T09 ARE WITHIN 5m OF THE PROPOSED BUILDING (SHOWN IN DASHED RED), THEREFORE THEY MUST HAVE A TREE PROTECTION SYSTEM INSTALLED AS PER THE TREE PROTECTION DIAGRAM ON THIS PAGE.



ACTION PLANS

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REV.	DATE	COMMENTS	DRWN
A	06/02/18	S96 - DRAFTS	AL
B	22/02/18	SUBMISSION	AL

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Do no scale on drawings. Use figured dimensions.

LEGEND

- S96 - AMENDMENTS
- EXISTING
- DEMOLISHED

CLIENT

ANDREW & ANNA McDONALD

PROJECT ADDRESS

31 ROBERT ST,
FRESHWATER NSW
2096

DRAWING NO.

S96-01

DATE

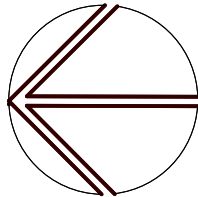
26 February 2018

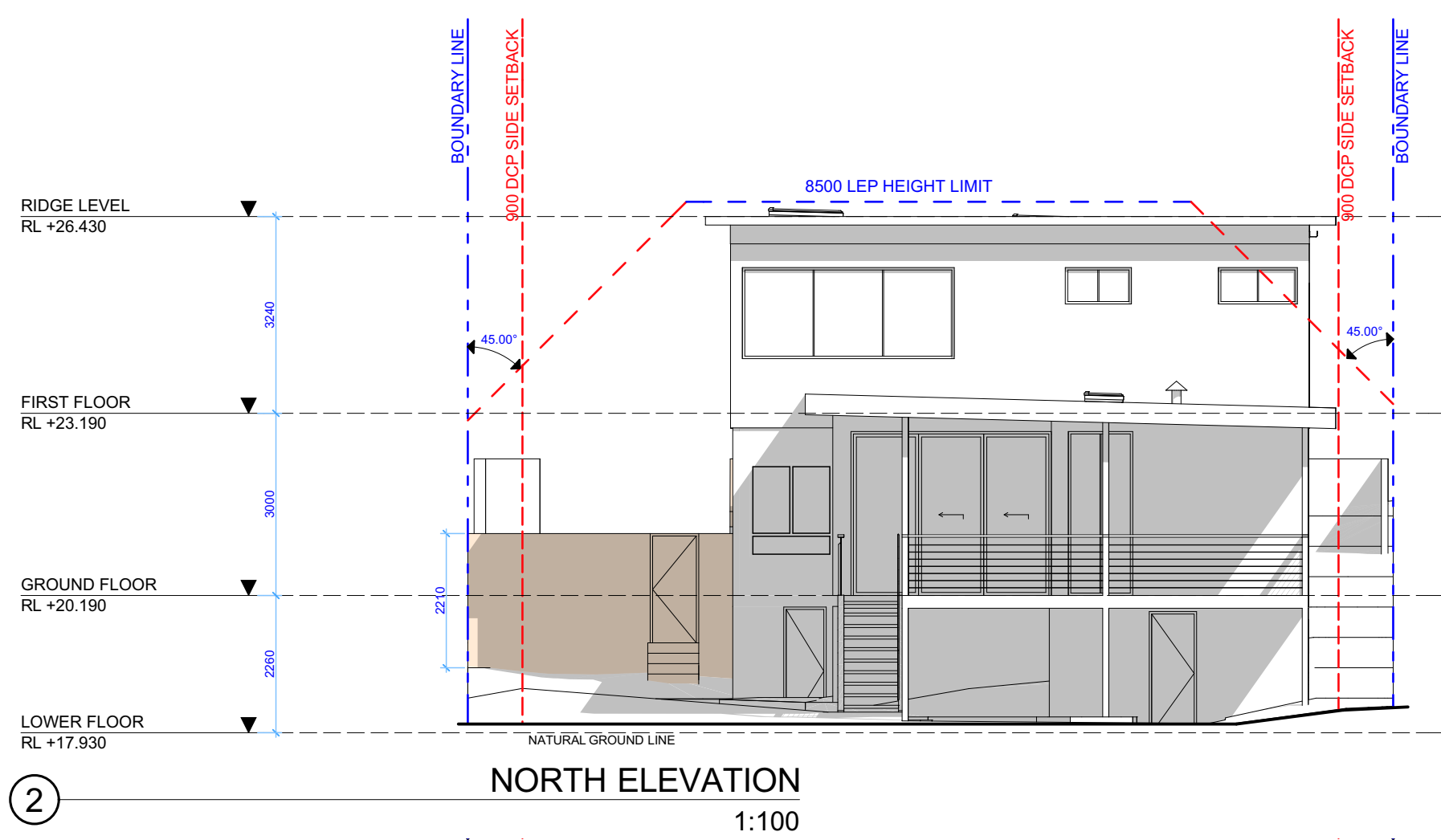
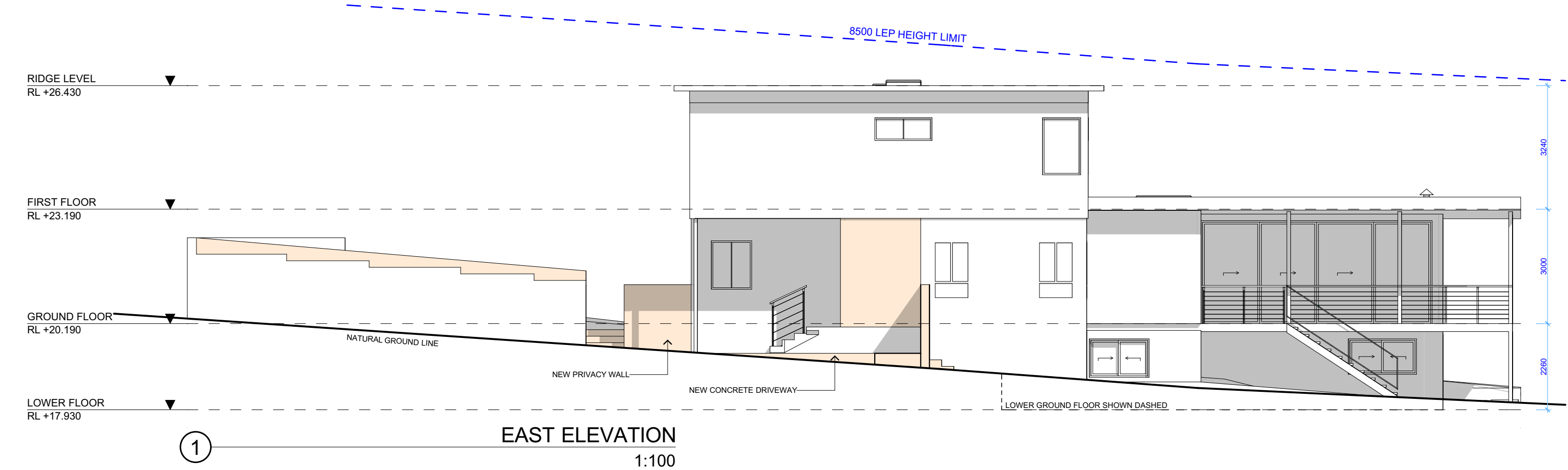
DRAWING NAME

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

SCALE

1:200 @A3







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LEGEND

-  S96 - AMENDMENTS
-  EXISTING
-  DEMOLISHED

CLIENT

ANDREW & ANNA
McDONALD

PROJECT ADDRESS

31 ROBERT ST,
FRESHWATER NSW
2096

DRAWING NO.

S96-07

DATE

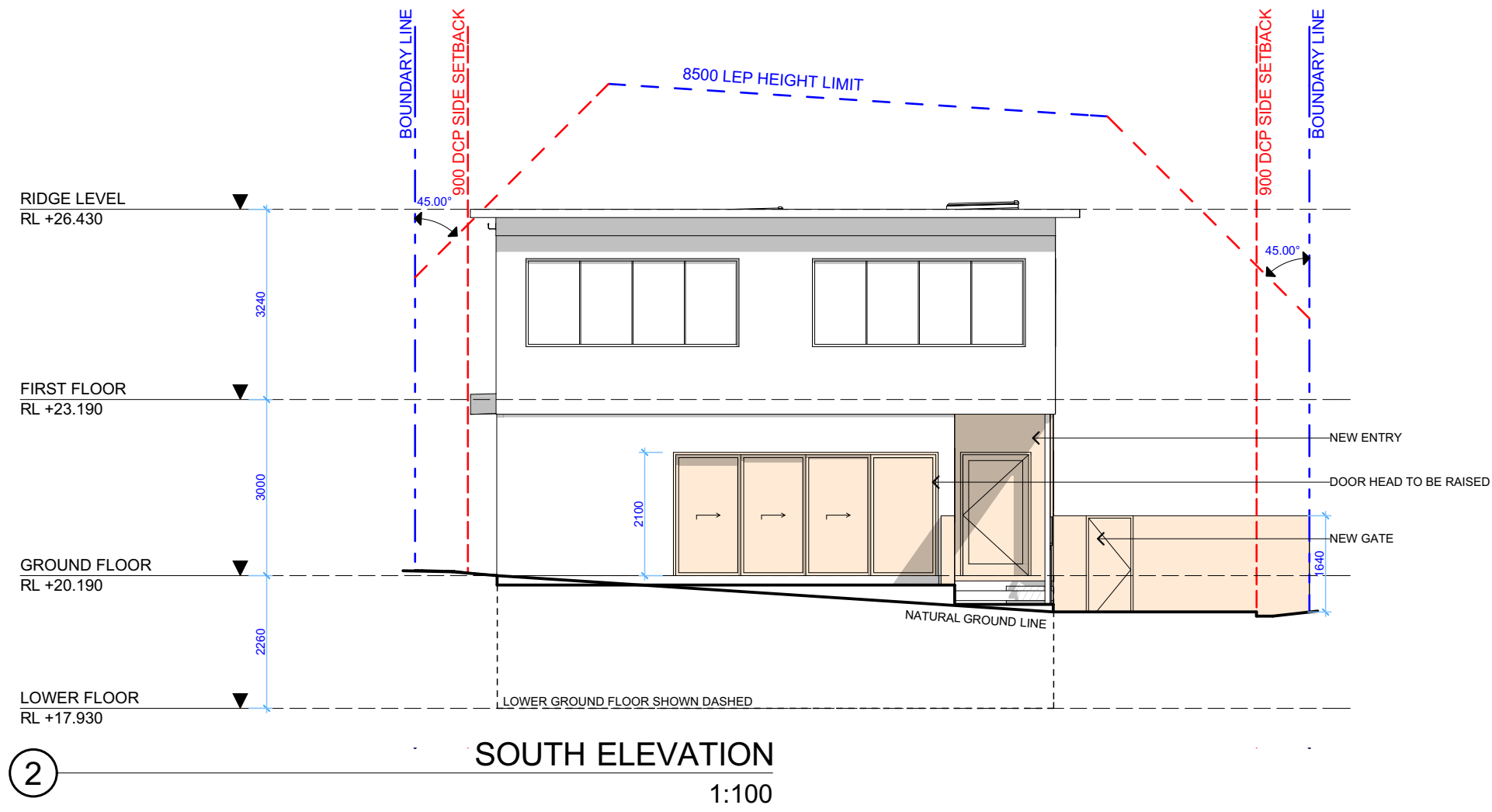
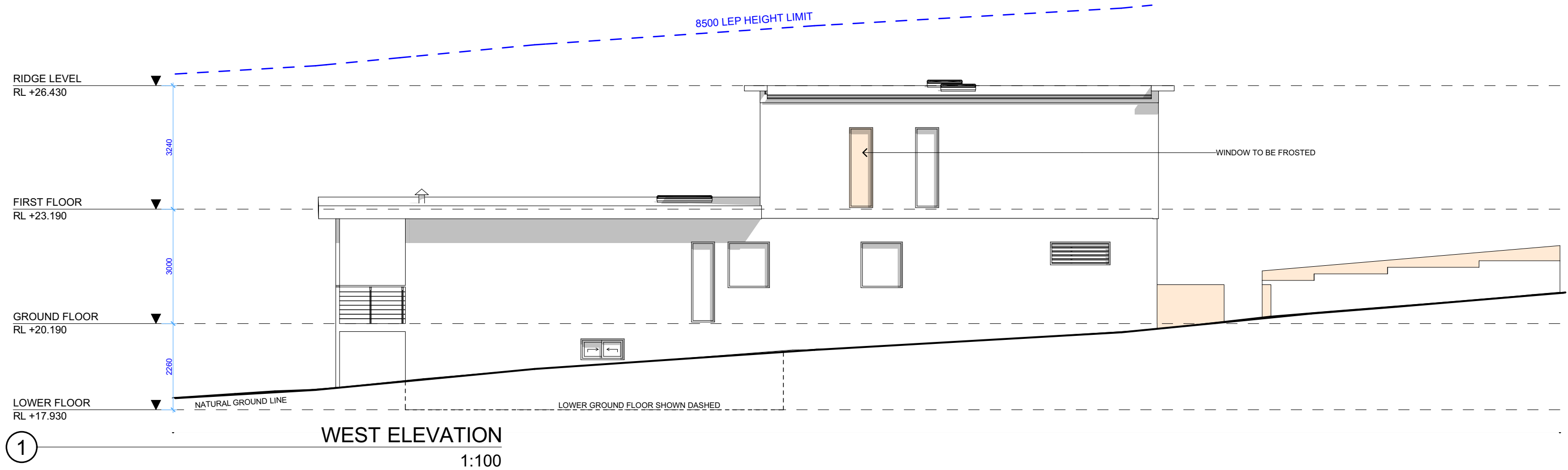
26 February 2018

DRAWING NAME

NORTH / EAST ELEVATION

SCALE

1:100 @A3





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LEGEND

- S96 - AMENDMENTS
- EXISTING
- DEMOLISHED

CLIENT

ANDREW & ANNA McDONALD

PROJECT ADDRESS

31 ROBERT ST,
FRESHWATER NSW
2096

DRAWING NO.

S96-08

DATE

26 February 2018

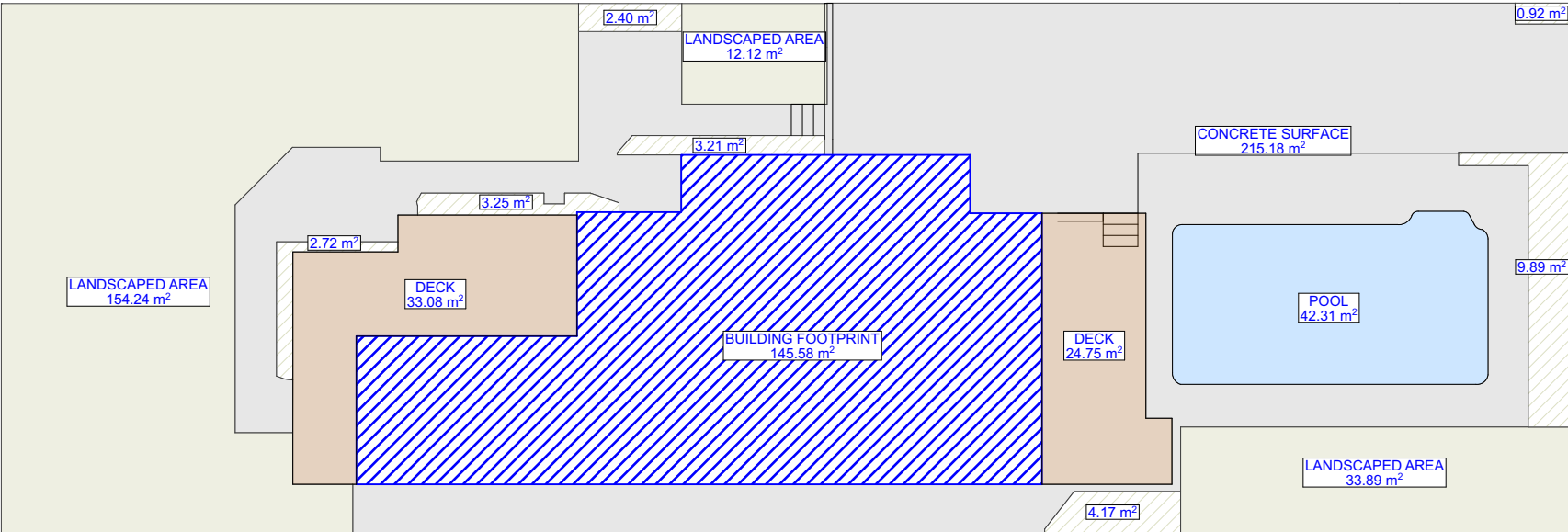
DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

1:100 @A3

AREA CALCULATIONS

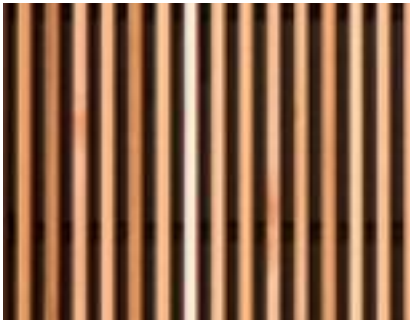


1 AREA CALCULATIONS PROPOSED

1:200

AREA CALCULATIONS

PROPOSED			
ZONE	REQUIRED	%	AREA (m²)
SITE AREA	-	-	687.5m²
BUILDING FOOT PRINT	-	21.17%	145.58m²
HARD SURFACE	-	34.4%	236.54m²
PERMEABLE SURFACE	%	42%	289.48m²
LANDSCAPED AREA	40%	35%	242.56m²



CONCEPT CLICK EXTERNAL CLADDING



ALUMINIUM FRAMED WINDOWS
BY STEGBAR



FIXED SKYLIGHT WINDOWS
BY VELUX



KLIP-LOK ROOFING -
COLOUR TO BE CONFIRMED BY CLIENT

Alterations and Additions

Certificate number: A298115_03

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

Director-General
Date of issue: Monday, 26, 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	278_ANDREW & ANNA McDONALD _03
Street address	31 Robert Street Freshwater 2096
Local Government Area	Warringah Council
Plan type and number	Deposited Plan 12072
Lot number	29
Section number	0
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.			
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			

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 enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
raked ceiling, pitched/skillion 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						
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.		✓	✓			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓			
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.		✓	✓			
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing	Shading device	Frame and glass type	
			Height (m)	Distance (m)		
W01	N	2.86	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W02	N	2.1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing	Shading device	Frame and glass type			
			Height (m)	Distance (m)				
W03	E	1.34	0	0	eave/verandah/pergola/balcony >=450 mm			
W04	S	0.94	0	0	eave/verandah/pergola/balcony >=450 mm			
W05	S	1.3	0	0	eave/verandah/pergola/balcony >=450 mm			
W06	S	1.3	0	0	eave/verandah/pergola/balcony >=450 mm			
W07	S	1.28	0	0	eave/verandah/pergola/balcony >=450 mm			
W08	N	0.78	0	0	eave/verandah/pergola/balcony >=450 mm			
W09	N	0.65	0	0	eave/verandah/pergola/balcony >=450 mm			
W10	N	5.23	0	0	eave/verandah/pergola/balcony >=450 mm			
W11	E	1.5	0	0	eave/verandah/pergola/balcony >=450 mm			
W12	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm			
W13	S	5.44	0	0	eave/verandah/pergola/balcony >=450 mm			
W14	S	5.44	0	0	eave/verandah/pergola/balcony >=450 mm			
W15	W	1.28	0	0	eave/verandah/pergola/balcony >=450 mm			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing	Shading device	Frame and glass type			
			Height (m)	Distance (m)				
D01	E	16.39	0	0	awning (fixed) >=900 mm			
D02	N	8.91	0	0	awning (fixed) >=900 mm			
D03	S	9.47	0	0	pergola (adjustable shade) >=900 mm			
D04	S	2.52	0	0	eave/verandah/pergola/balcony >=450 mm			
W16	W	1.281	0	0	eave/verandah/pergola/balcony >=450 mm			

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.							✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type				
S1	1.02	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				
S2	0.84	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type		
S3	1.02	external adjustable awning or blind		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)		

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.

	REV.	DATE	COMMENTS	DRWN
	A	06/02/18	S96 - DRAFTS	AL
	B	22/02/18	SUBMISSION	AL

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Do no scale on drawings. Use figured dimensions.

LEGEND

CLIENT

ANDREW & ANNA
McDONALD

PROJECT ADDRESS

31 ROBERT ST,
FRESHWATER NSW
2096

DRAWING NO.

S96-14

DATE

26 February 2018

DRAWING NAME

BASIX COMMITMENTS

SCALE

1:2.04 @A3