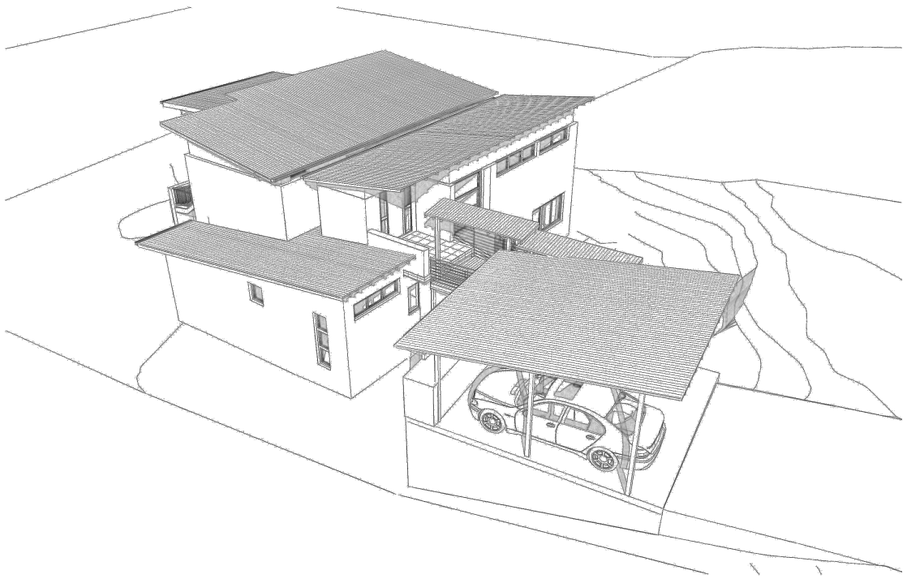
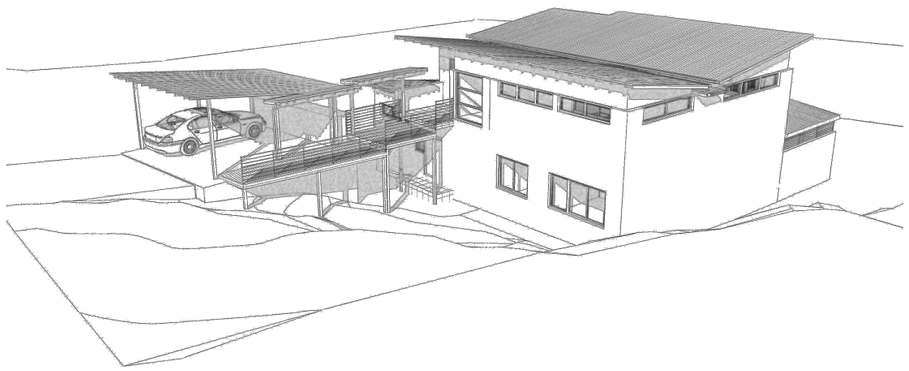




CONTENTS

28 milham crescent, forestville

private residence

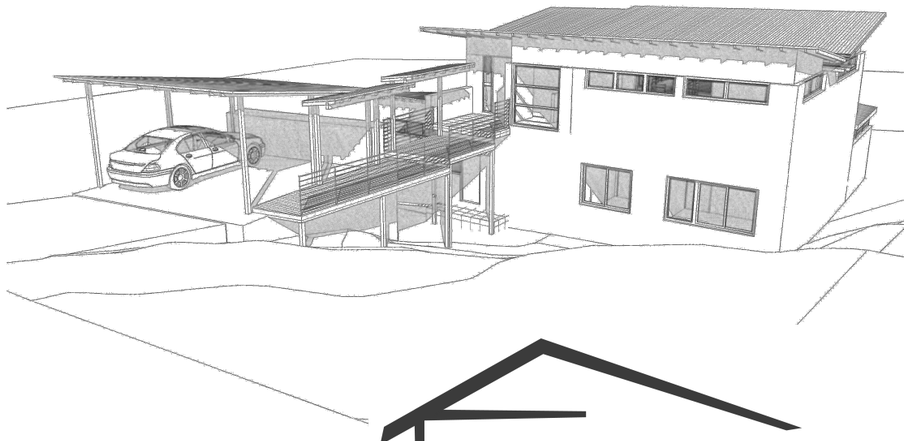
additions and alterations
development application

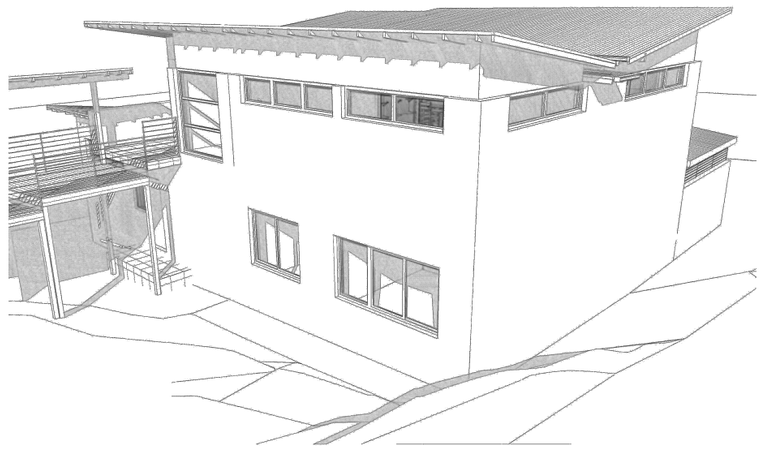
architectural perspectives

WINDOWS
WHITE
ALUMINIUM
or similar

PAINTED WALLS
TO MATCH EXISTING
or similar
New wall construction
BAL 19

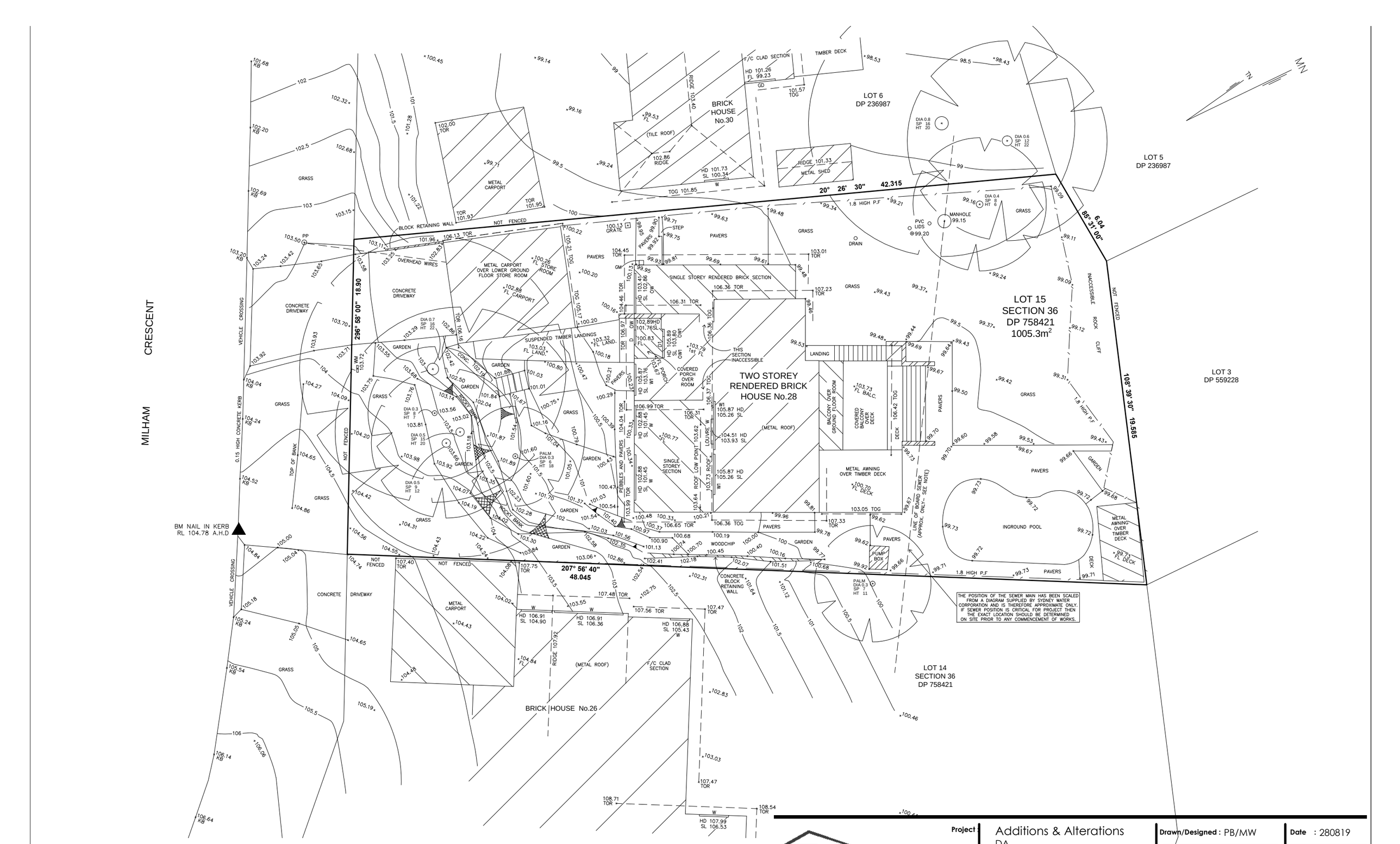
ROOF
COLORBOND
SHALE GREY
or similar to
match existing





Northern beaches *designs*

INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES



IMPORTANT NOTES:

- This plan has been prepared under the immediate supervision of Registered Surveyor: Andrew Chu.
- This plan has been done for Level and Detail / site plan purposes only. A boundary definition survey has not been carried out, if any construction is planned an accurate boundary definition survey would be required prior to commencement of any construction.This plan is not to be used for construction purposes.
- The boundaries, dimensions and areas shown on this plan have been compiled from the relevant deposited plans from NSW Land Registry Services, therefore the dimensions, area and location of any easements (if applicable) are subject to final survey.
- The position of improvements and features shown has been located for plotting purpose only and is drawn to scale plot accuracy only.
- Improvements and features shown on or near the boundaries are indicative only.
- The position of surveyed data has been located and shown to topographic accuracies only, if clearances to boundaries or other features are critical, then further survey investigation may be required. The relationship of improvements to boundaries is diagrammatic only.
- The records of the service authorities have not been investigated, only those services that are visible and accessible at the date of survey have been shown.
- No investigation has been made of underground services.
- Services shown are indicative only,service structures shown are only those that were visible at the time of survey, other services may exist that are not shown, therefore field confirmation of their exact position should be made prior to commencement of any building works.
- Any point or feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans.
- Levels of windows, roof ridges and top of gutters may have been made by indirect methods, and may be accurate to only +- 50 millimetres.
- Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the landform only.
- Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.
- Stair risers, steps and landings have not been individually located, and are diagrammatic only.
- No investigation has been made into building restrictions which may apply to this land.
- Site area is calculated using title bearings and boundary distances as shown on subject Deposited Plan.
- As part of your duty of care, you are advised to contact 1100 DIAL BEFORE YOU DIG prior to design and construction.
- These notes are an integral part of this plan and are not to be separated from this plan or printed without these important notes in full.

LEGEND:

- W - Window at ground floor	- HD -Door/Window head level
- W1 - Window at 1st floor	- SL - Door/Window sill level
- OW - Opaque window	- WM - Water Meter
- OW1- Opaque window at 1st floor	- GM - Gas Meter
- GD - Glass door at ground floor	- TOG - Top of gutter
- GD1 - Glass door at 1st floor	- TOR -Top of roof
- GB - Glass blocks	- BM - Benchmark
- GB1 - Glass blocks at 1st floor	- KB - Level at top of kerb face
- CL - Road centreline level	- TOW - Top of wall
- TEL - Telstra Pit	- PP - Power Pole
- M.P.F - Metal panel fence	- DIA - Tree trunk diameter
- P.F - Paling fence	- SP - Approx spread of tree
- PPT - Parapet level	- HT - Approx height of tree

ANDREW CHU
REGISTERED SURVEYOR

IDENTIFICATION No.58

WARNING:
Kevin Brown Surveys grants to the client named a licence to use the information hereon for the purpose for which we were engaged to perform the work. Use of this plan and information for any other purpose is not permitted unless written approval has been obtained from Kevin Brown Surveys.

THIS LEVEL AND DETAIL PLAN IS FOR DESIGN AND DA PURPOSES RELATING TO THE DESIGN OF ALTERATIONS AND ADDITIONS.

ISSUE	DATE	AMENDMENTS	BY

BAR SCALE 1:100 on A1 SHEET (0, 1m, 2m, 3m, 4m, 5m, 6m, 7m, 8m, 9m, 10m)

DRAWN BY: LH

CHECKED BY: KH

ORIENTATION: - MAGNETIC NORTH as defined on DP 758421

CONTOUR INTERVAL: - 0.5 metre

DATUM: A.H.D
LEVEL ORIGIN: SSM 37578
R.L: 102.040 A.H.D
SOURCE: S.C.I.M.S.

DATE OF SURVEY 2-07-2019

CLIENT: M. PENNY

SCALE 1:100 on A1 Sheet

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

Client : Private Residence

Drawing : - Survey

Drawn/Designed : PB/MW

Project Number : 1923

Drawing No. : DA2

Date : 280819

Scale : 1:200 @ A3

Issue :

KEVIN BROWN SURVEYS
LEVEL AND DETAIL PLANS
PO Box 270 CONCORD NSW 2137
Ph: 0411 787 276
Email: surveyplans@optusnet.com.au

PLAN SHOWING
LEVELS AND DETAIL
AT No.28 MILHAM CRESCENT
FORESTVILLE

L.G.A: NORTHERN BEACHES

DATE: 18-07-2019

SHEET 1 OF 1

REF: S-30352

DRAWING No: S-30352-1

BASE No. N/A

LEGEND

- P — PROPOSED
- POS — PRIVATE OPEN SPACE (EXISTING)
- ED — EXISTING DWELLING
- MS — MATERIAL STOCKPILE
- × 95.51 — EXISTING LEVELS
- CAR ENTRY POINT
- CARPORT ENTRY POINT
- BOUNDARY
- WM — WASTE MANAGEMENT

Site Analysis Plan
1:200

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

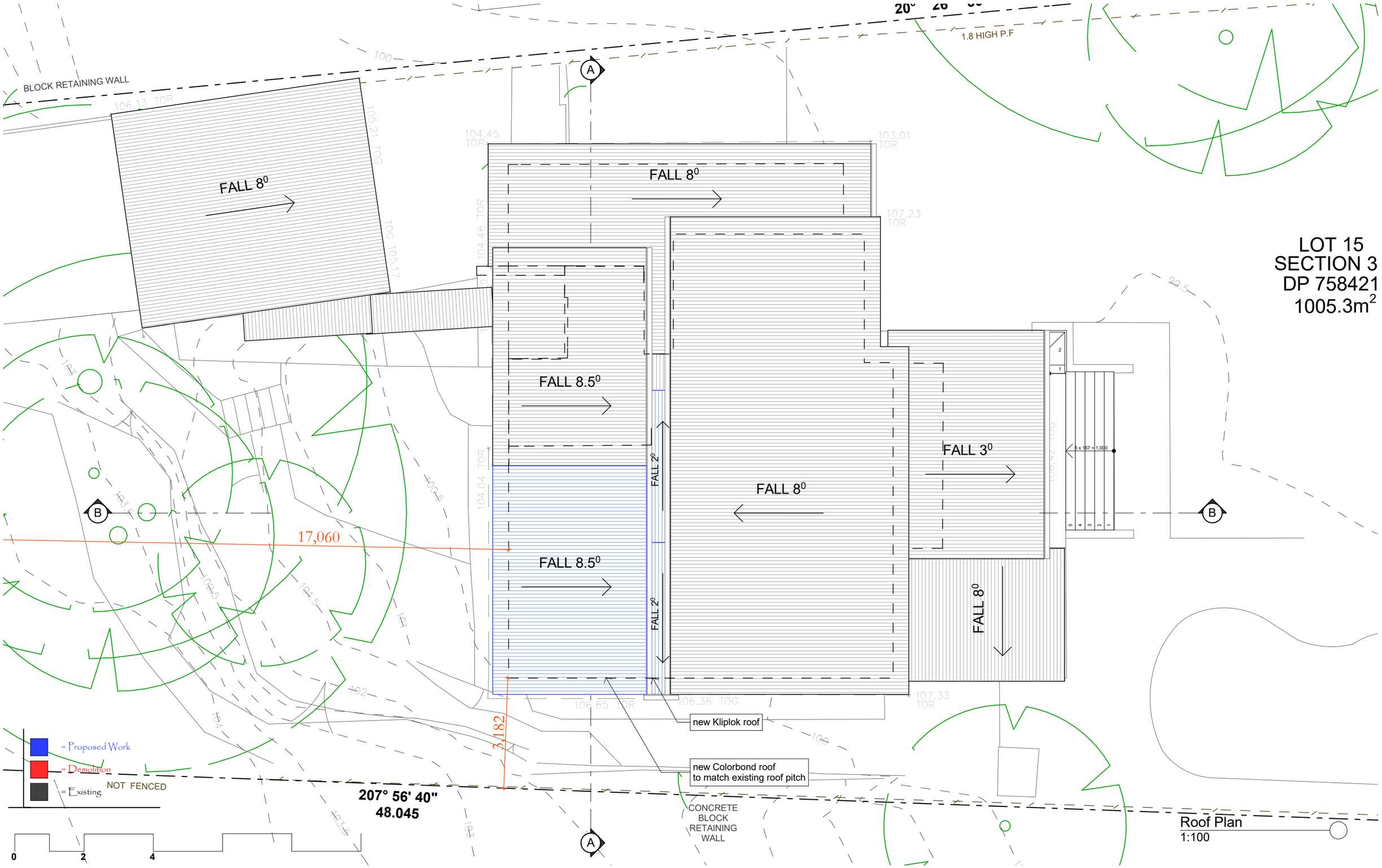
Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

Client : Private Residence

Drawing : - Site Analysis Plan & Waste Mngmnt Plan

Drawn/Designed : PB/MW		Date :	280819
Project Number :	1923	Scale :	1:200 @ A3
Drawing No. :	DA3	Issue :	



LOT 15
SECTION 3
DP 758421
1005.3m^2

Roof Plan
1:100

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

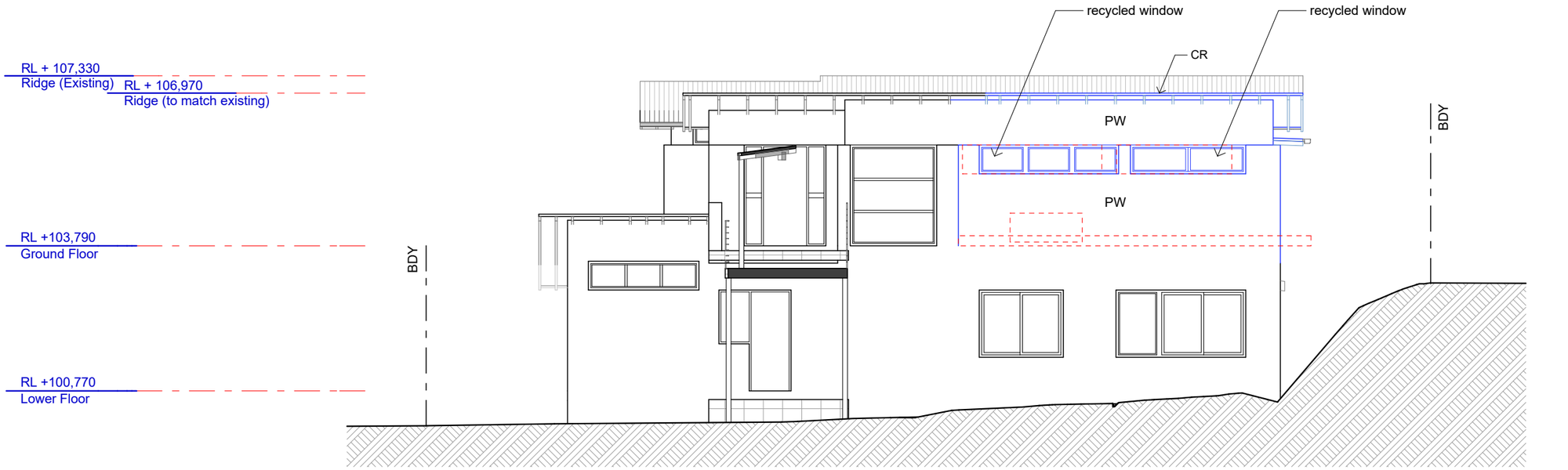
Client : Private Residence

Drawing : **- Roof Floor Plan**

TN

Drawn/Designed : PB/MW
Project Number : **1923**
Drawing No. : **DA6**

Date : 280819
Scale : 1:100 @ A3
Issue :



South West Elevation
1:100

North East Elevation
1:100

LEGEND

CR	New roof construction BAL 29
PW	New wall construction BAL 19
AW	Aluminium window

Date :	Issue :	Description :

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M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

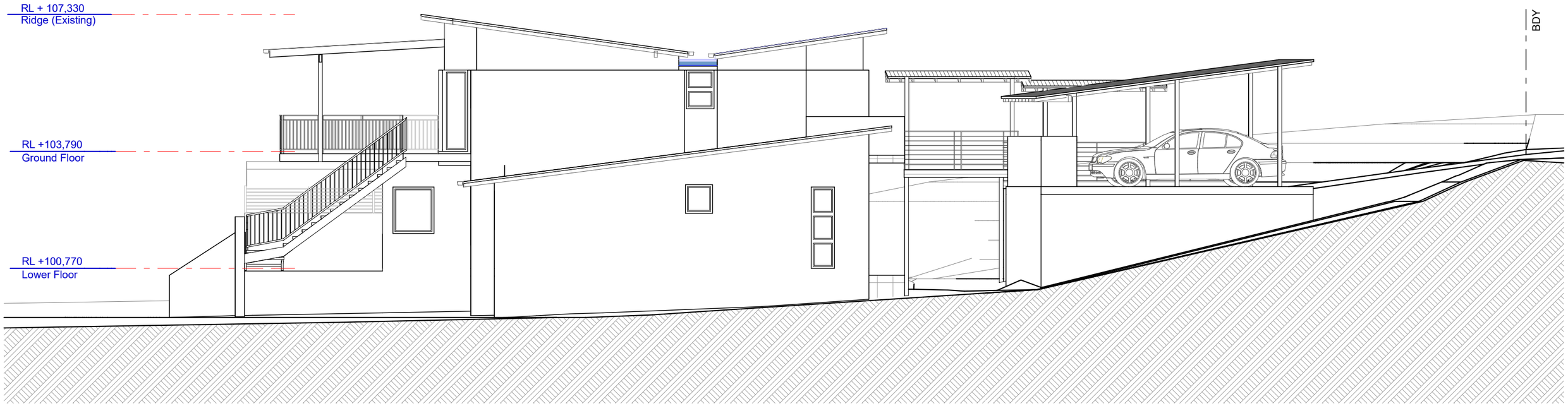
Client : Private Residence

Drawing : **- Elevations, NE, SW**

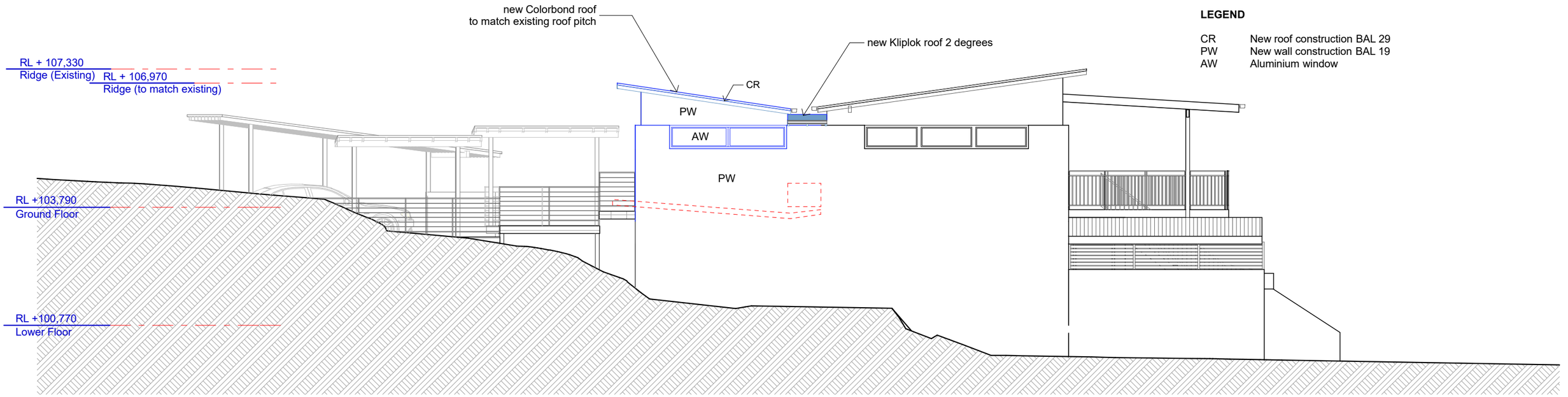
= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 1923
Drawing No. : DA7

Date : 280819
Scale : 1:100 @ A3
Issue :



North West Elevation
1:100



South East Elevation
1:100

LEGEND

CR	New roof construction BAL 29
PW	New wall construction BAL 19
AW	Aluminium window

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

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Postal address: P O Box 870, Narrabeen NSW 2101
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M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

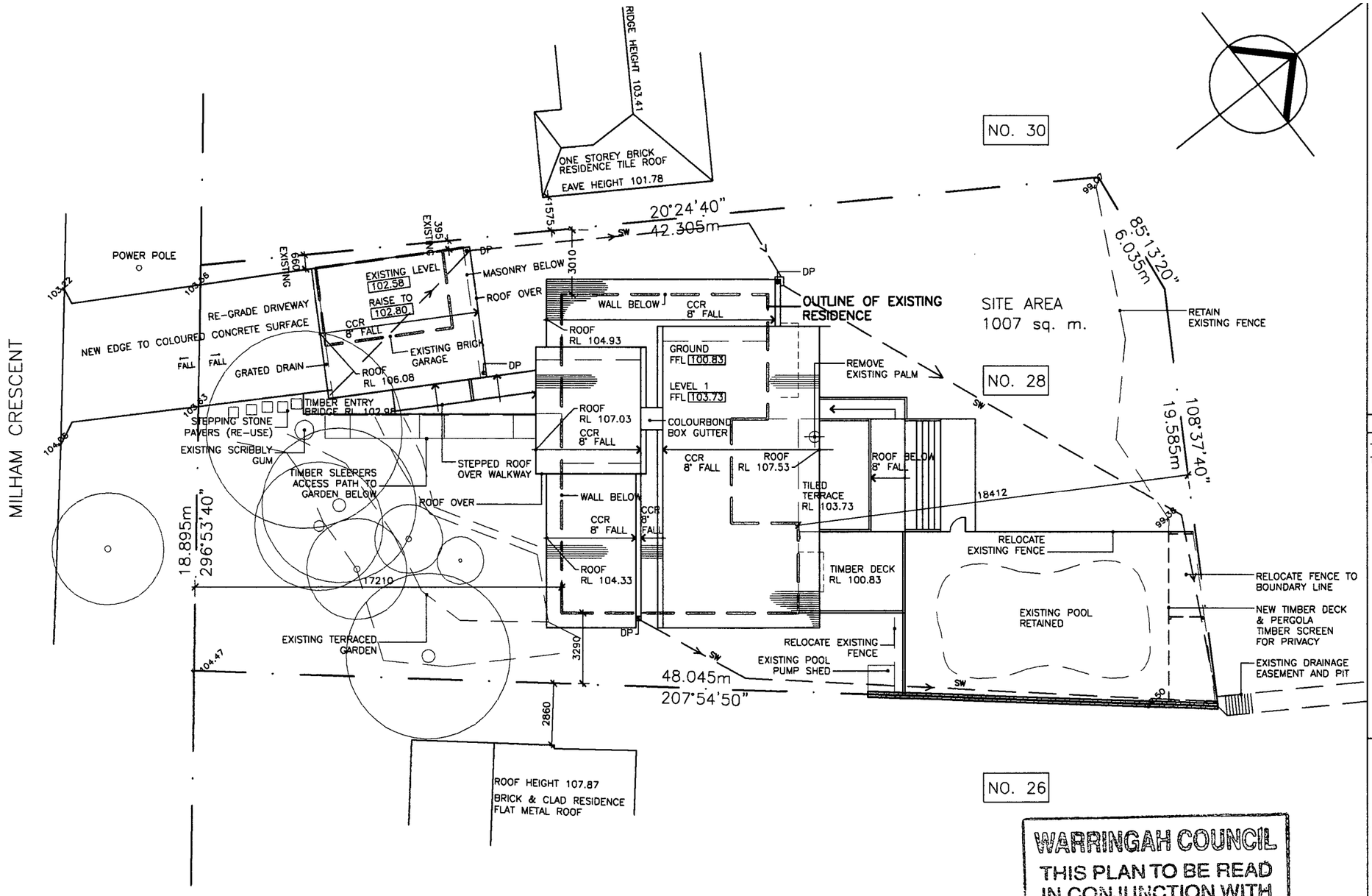
Client : Private Residence

Drawing : - Elevations, NW, SE

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 1923
Drawing No. : DA8

Date : 280819
Scale : 1:100 @ A3
Issue :



Existing approved
stormwater plan unaltered

WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No 2003/47CC1

LEGEND

CCR	Corrugated Colourbond roof
SW	Storm Water Pipe

No.	Date	Description
-	17/01/03	DA Issue
1	23/06/03	CC Issue

Megan McGlinchey Architect
52 Milham Crescent
Forestville NSW 2087
Ph. 02 9451 4930
Fx. 02 9975 3826

Bennett House
28 Milham Crescent Forestville

Title: Storm Water Plan

Scale: 1:200 @ A3 Date: January 2003

Drawing No.: SW01 - 1

Date : | Issue : | Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2

Client : Private Residence

Drawing : **- Stormwater Plan**

Drawn/Designed : PB/MW

Project Number : **1923**

Drawing No. : **DA11**

Date : 280819

Scale : 1:200 @ A3

Issue :

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
Postal address: P O Box 870, Narrabeen NSW 2101
Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2
Client : Private Residence
Drawing : - Safety Notes

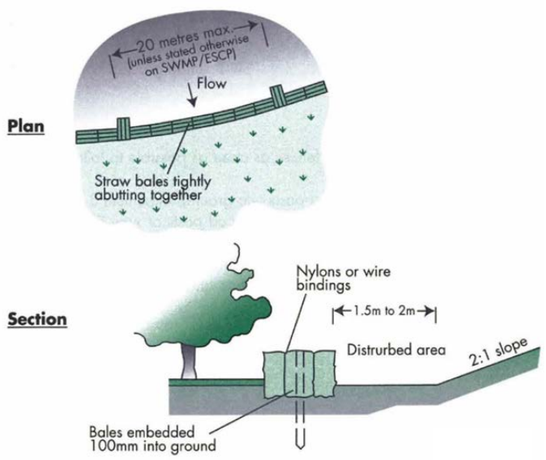
Drawn/Designed : PB/MW
Project Number : 1923
Drawing No. : DA12
Date : 280819
Scale : 1:200 @ A3
Issue :

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
Install sediment fence(s) along the low side of the site before work begins.
Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property.
Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
Check the erosion and sediment controls every day and keep them in good working condition.
Stockpile topsoil within the sediment controlled zone.
Always be aware of the weather forecast.
Stabilise exposed earth banks (e.g. vegetation, erosion control mats).
Fill in and compact all trenches immediately after services have been laid.
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

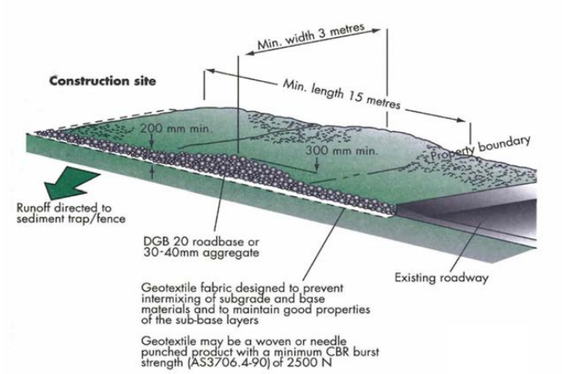
STRAW BALES



Construction Notes

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

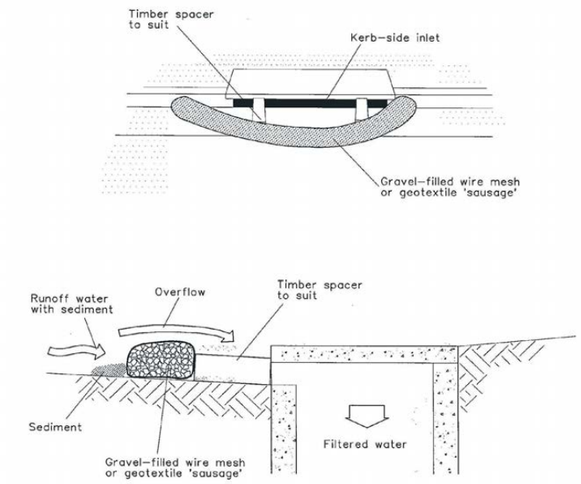
STABILISED ENTRY / EXIT



Construction Notes

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

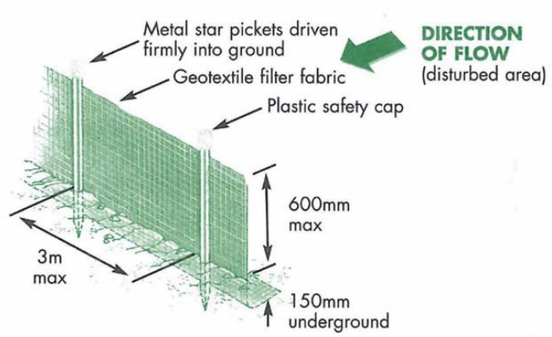
INLET SEDIMENT TRAP



Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

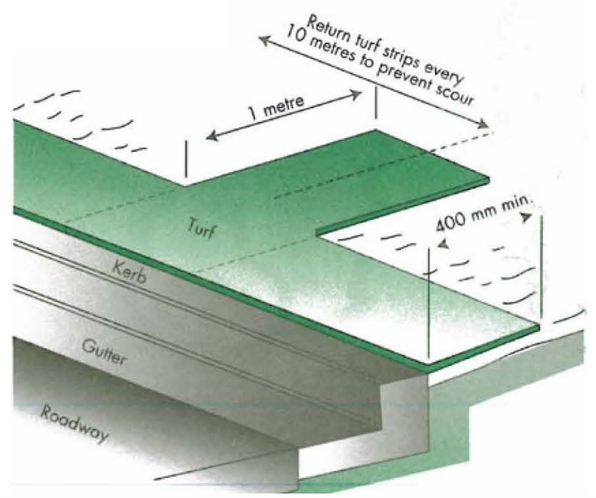
SEDIMENT FENCING



Construction Notes

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

1. Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the

Date :	Issue :	Description :

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Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

Project : Additions & Alterations
DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2
Client : Private Residence
Drawing : **- Sediment Control Plan**

Drawn/Designed : PB/MW
Project Number : **1923**
Drawing No. : **DA13**
Date : 280819
Scale : 1:200 @ A3
Issue :

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
28 Milham Cres, Fo
Lot 15 Section 36 in DP 758421 - 1005.3m2
Client : Private Residence
Drawing : **- Solar June 21-9am**

Plot to scale

Drawn/Designed : PB/MW
Project Number : **1923**
Drawing No. : **DA14**

Date : 280819
Scale : **no scale**
Issue :

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
28 Milham Cres, Fr
Lot 15 Section 36 in DP 758421 - 1005.3m2
Client : Private Residence
Drawing : **- Solar June 21-12pm**

Plot to scale

TN

Drawn/Designed : PB/MW
Project Number : **1923**
Drawing No. : **DA15**

Date : 280819
Scale : **no scale**
Issue :

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
28 Milham Cres, Fr
Lot 15 Section 36 in DP 758421 - 1005.3m2

Client : Private Residence

Drawing : - Solar June 21-3pm

Plot to scale

TN

Drawn/Designed : PB/MW

Project Number : 1923

Drawing No. : DA16

Date : 280819

Scale : no scale

Issue :

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A356472

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: Thursday, 22, 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	MILHAM
Street address	28 Milham Crescent Forestville 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758421
Lot number	15
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).

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
floor above existing dwelling or building.	nil	
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		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)

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.

Date :	Issue :	Description :

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DA
28 Milham Cres, Forestville
Lot 15 Section 36 in DP 758421 - 1005.3m2
Client : Private Residence
Drawing : - BASIX

Drawn/Designed : PB/MW
Project Number : 1923
Drawing No. : DA17
Date : 280819
Scale :
Issue :