# SECTION 4.55 CERTIFICATE

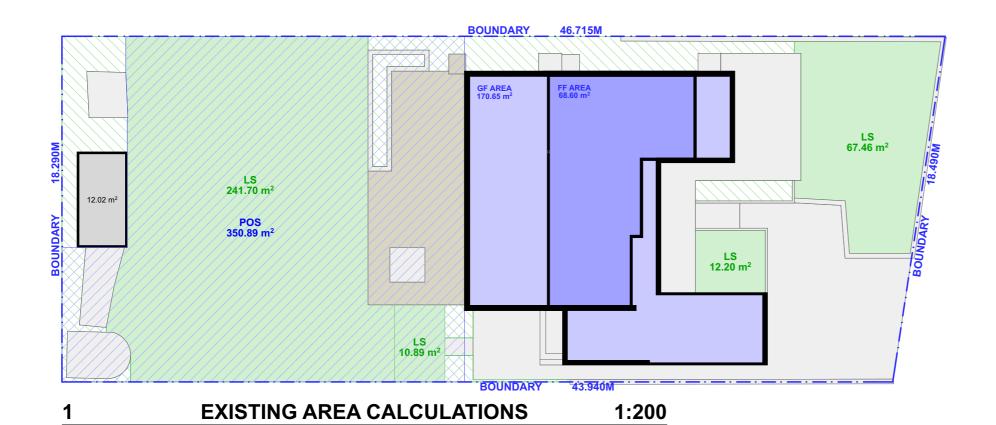
ALTERATIONS AND ADDITIONS TO

65 FERGUSON ST FORESTVILLE, NSW, 2087 LOT # 1 / DP # 219380

NO:	SHEET NAME	DATE
S4.55-00	TITLE PAGE	18/08/22
S4.55-01	AREA CALCULATIONS	18/08/22
S4.55-02	SITE ANALYSIS	18/08/22
S4.55-03	SITE - WASTE - SEDIMENT PLAN	18/08/22
S4.55-04	EXISTING GROUND FLOOR PLAN	18/08/22
S4.55-05	PROPOSED GROUND FLOOR PLAN	18/08/22
S4.55-06	EXISTING FIRST FLOOR PLAN	18/08/22
S4.55-07	PROPOSED FIRST FLOOR PLAN	18/08/22
S4.55-08	EXISTING ROOF PLAN	18/08/22
S4.55-09	PROPOSED ROOF / CONCEPT STORMWATER PLAN	18/08/22
S4.55-10	ELEVATIONS - NORTH EAST & SOUTH WEST	18/08/22
S4.55-11	ELEVATIONS - NORTH WEST & SOUTH EAST	18/08/22
S4.55-12	SECTIONS - AA & BB	18/08/22
S4.55-13	SHADOW DIAGRAMS	18/08/22
S4.55-14	SHADOW DIAGRAMS	18/08/22
S4.55-15	SHADOW DIAGRAMS	18/08/22







**BOUNDARY** 46.715M GF AREA 171.53 m<sup>2</sup> LS 67.46 m<sup>2</sup> LS 241.70 m<sup>2</sup> 12.02 m<sup>2</sup> POS 350.89 m<sup>2</sup> LS 12.20 m<sup>2</sup> /LS 10.89 m<sup>2</sup> 43.940M **PROPOSED AREA CALCULATIONS** 

**BUILDING AREA: EXISTING** 239.25 m<sup>2</sup> PROPOSED 240.13 m<sup>2</sup> TOTAL DIFFER.  $0.88 \, m^2$ LANDSCAPED AREA: 40.00% (331.20 m<sup>2</sup>) 40.40% (334.55 m<sup>2</sup>) REQUIRED **EXISTING** PROPOSED UNCHANGED **EXCLUDED LANDSCAPED AREA:** AREAS LESS THAN 2m X 2m PRIVATE OPEN SPACE REQUIRED 60.00m<sup>2</sup> **EXISTING** 350.89m<sup>2</sup> PROPOSED UNCHANGED

SITE AREA: 828.00m<sup>2</sup>



THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION
AND NOTED ON THE TITLE BLOCK.
THE WORK MUST BE VERIFIED BY
STRUCTURAL ENGINEER BEFORE WORK COMMENCES.



1:200



**CATHERINE & DANE MOLONEY** 

SITE ADDRESS: 65 FERGUSON ST FORESTVILLE, NSW, 2087

DRAWING TITLE:	
AREA CALCULATION	ONS
SCALE:	DATE:
1:200 @A3	2/9/22
PROJECT NO:	DRAWING NO:
	2.0
1010	S4.55-01





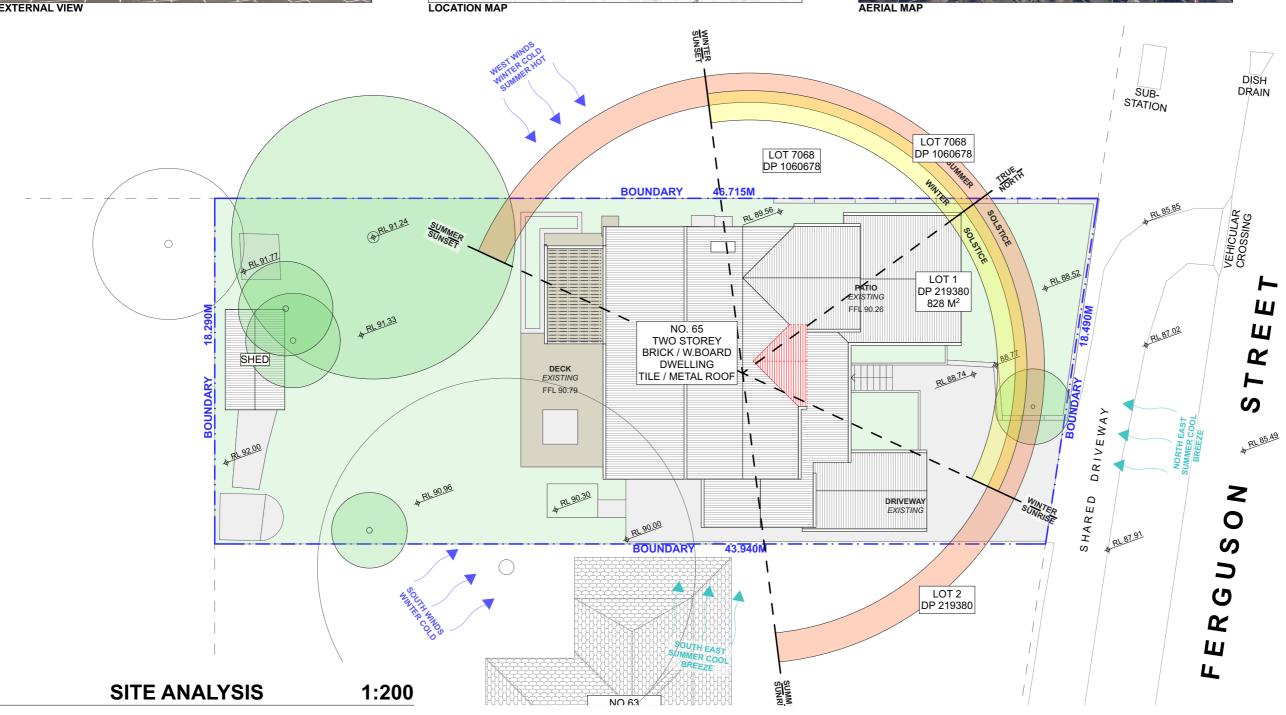


#### **BUSHFIRE BAL-FZ NOTES:**

- NEW CONSTRUCTION TO COMPLY WITH SECTION 3 & 9 (BAL FZ) OF AS3959-2009 'CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS' OR NASH STANDARD (1.7.14 UPDATED) 'NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS -2014' AND SECTION 7.5 OF 'PLANNING FOR BUSH FIRE PROTECTION 2019'

- NEW WINDOWS/DOORS RATED TO BAL-40

FIRE SHUTTERS FITTED TO ALL WINDOWS/DOORS TO AS3959-2009 - REFER TO PAGE DA18 FOR BASIX COMMITMENTS





LEON & HARMONY VARLEY

CONTACT

(02) 8094 9936 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU NOTES

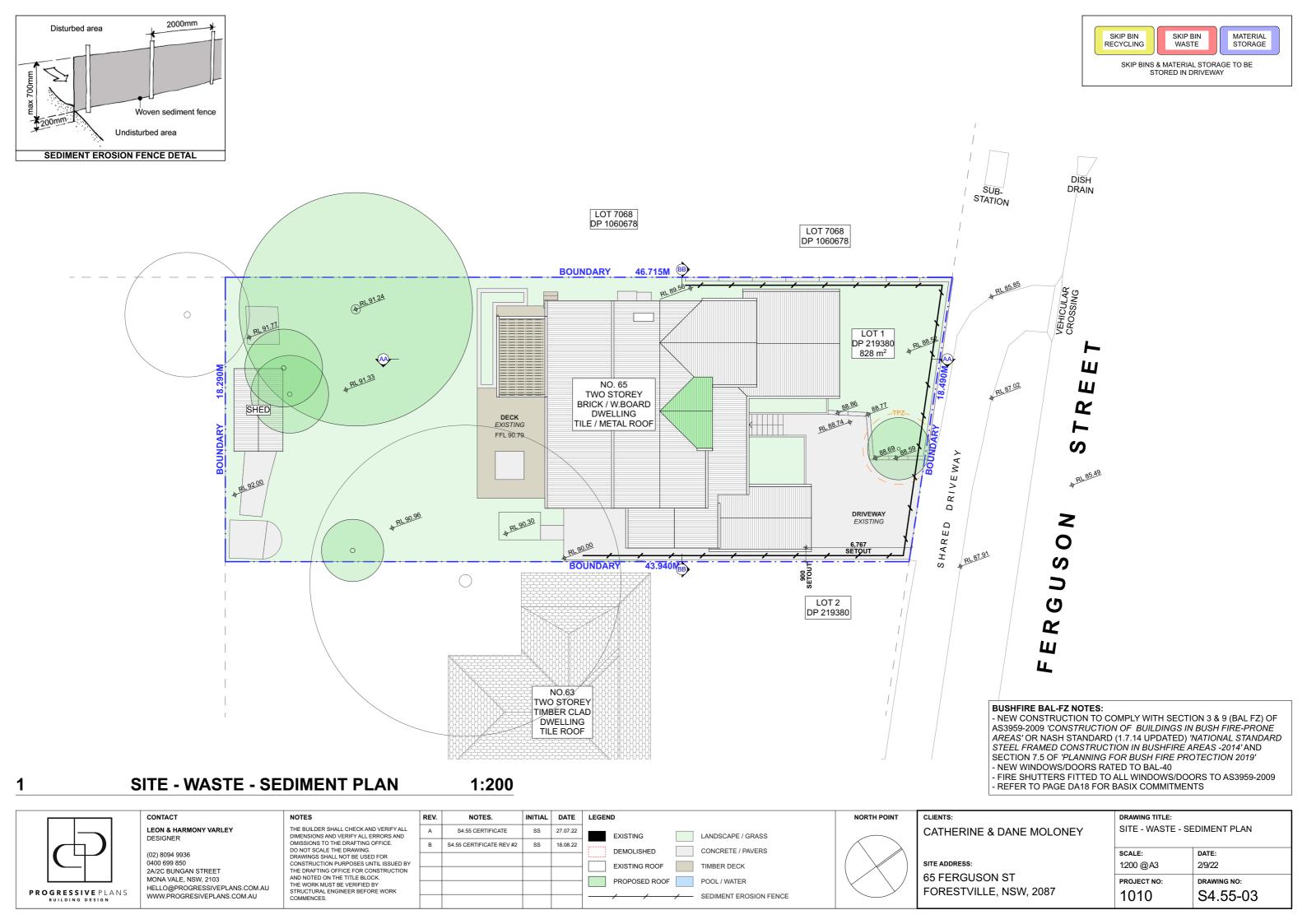
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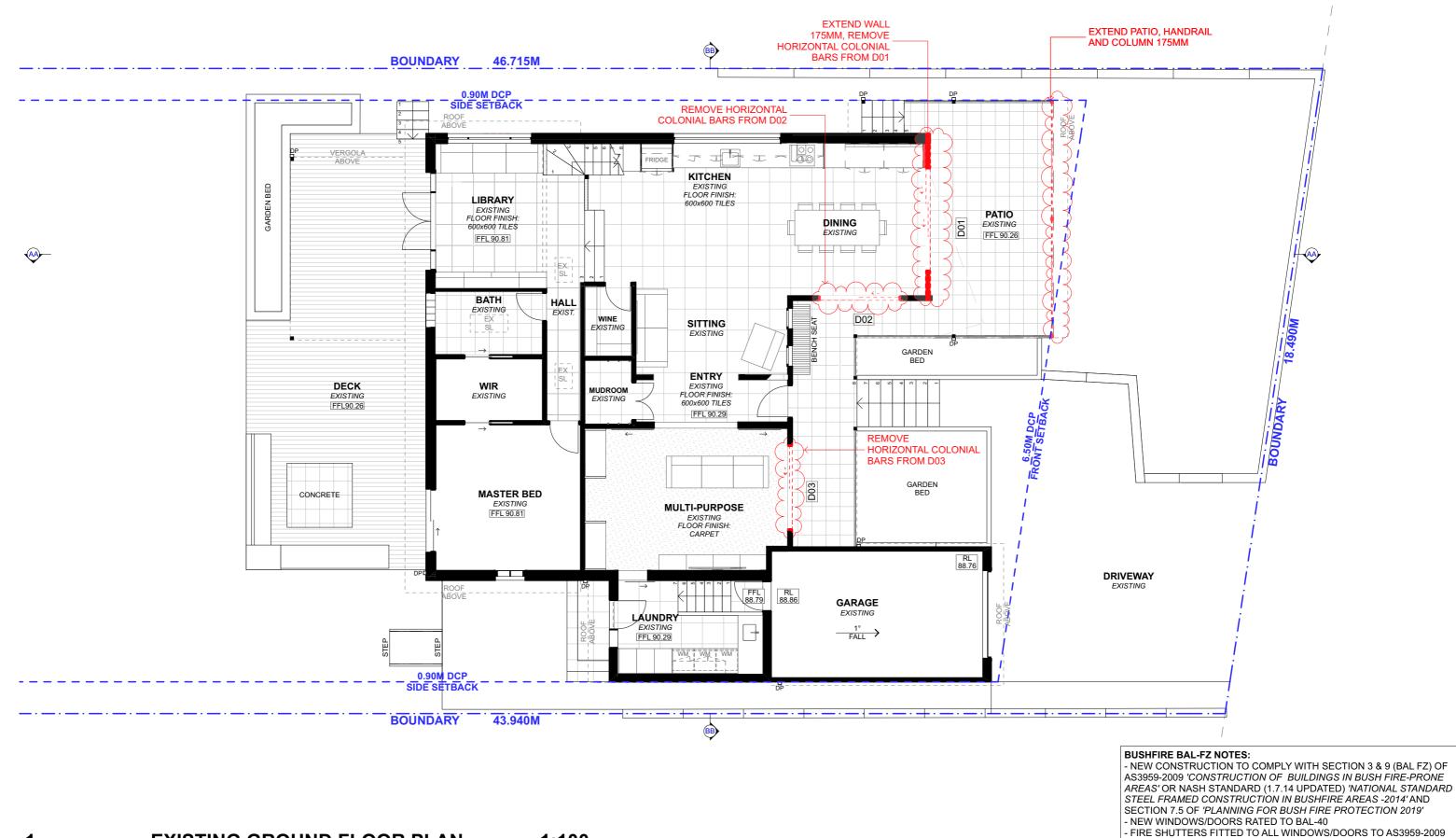
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REV	NOTES.	INITIAL	DATE	LEGEND
Α	S4.55 CERTIFICATE	SS	27.07.22	EXISTING LANDSCAPE / GRASS
В	S4.55 CERTIFICATE REV #2	SS	18.08.22	DEMOLISHED CONCRETE / PAVERS
				EXISTING ROOF TIMBER DECK
				PROPOSED ROOF POOL / WATER
				SEDIMENT EROSION FENCE



DRAWING TITLE:					
SITE ANALYSIS					
SCALE:	DATE:				
1:200 @A3	2/9/22				
PROJECT NO:	DRAWING NO:				
	2.0				
1010	S4.55-02				





## 1 EXISTING GROUND FLOOR PLAN 1:100

Drogressive plans

0400 699 850
2A/2C BUNGAN STREET
MONA VALE, NSW, 2103
HELLO@PROGRESSIVEPLANS.COM.AU
WWW.PROGRESIVEPLANS.COM.AU

NOTES

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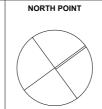
REV. NOTES. INITIAL DATE

A \$4.55 CERTIFICATE SS 27.07.22

B \$4.55 CERTIFICATE REV #2 SS 18.08.22

DEMOLISHED

PROPOSED



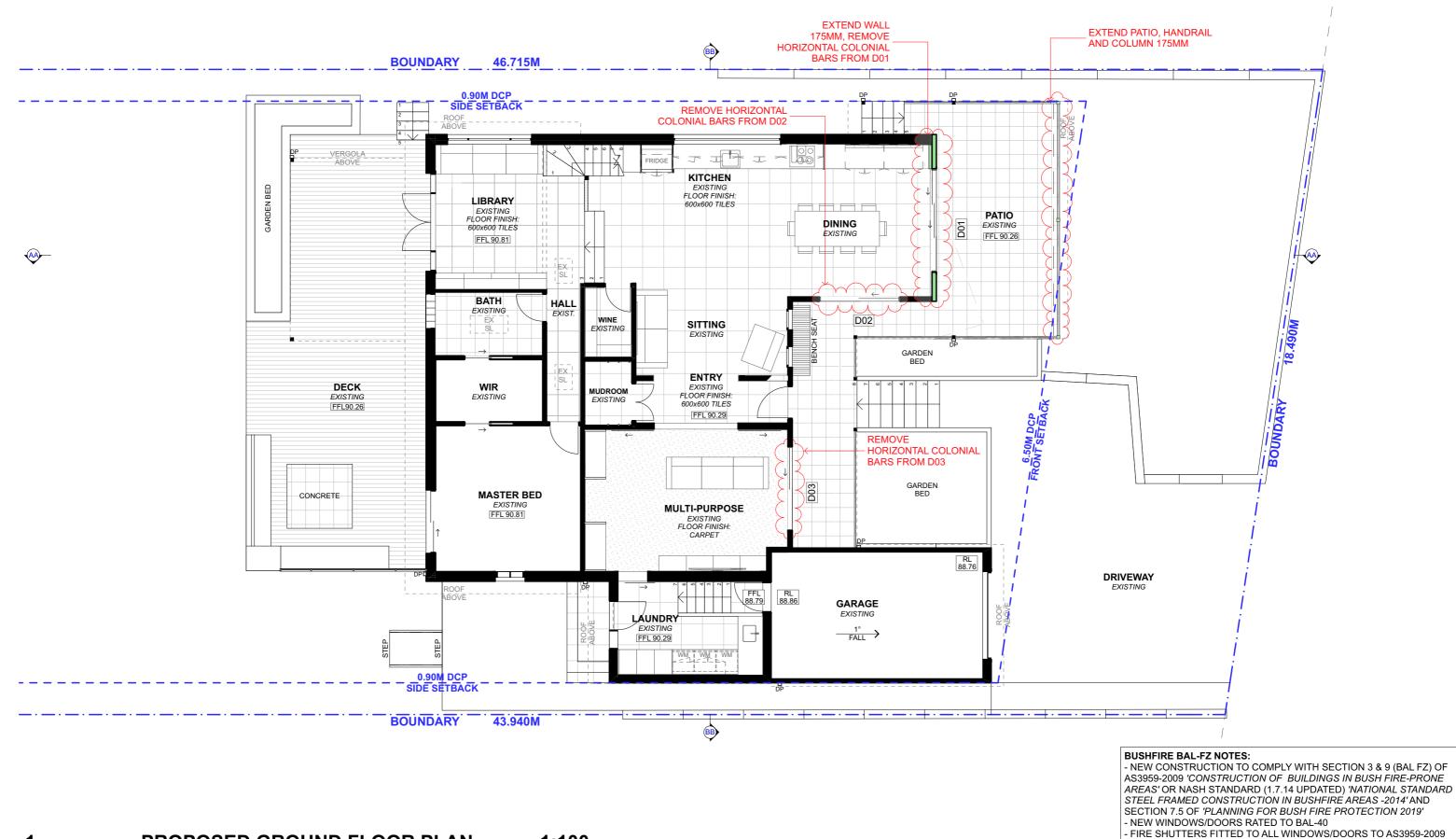
CATHERINE & DANE MOLONEY

site address: 65 FERGUSON ST FORESTVILLE, NSW, 2087 DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

SCALE:
1:100 @A3
2/9/22

PROJECT NO:
DRAWING NO:
1010
S4.55-04

- REFER TO PAGE DA18 FOR BASIX COMMITMENTS



### 1 PROPOSED GROUND FLOOR PLAN 1:100

0400 699 850
2A/2C BUNGAN STREET
MONA VALE, NSW, 2103
HELLO@PROGRESSIVEPLANS.COM.AU
WWW.PROGRESIVEPLANS.COM.AU

NOTES

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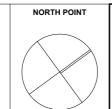
REV. NOTES. INITIAL DATE

A S4.55 CERTIFICATE SS 27.07.22

B S4.55 CERTIFICATE REV #2 SS 18.08.22

DEMOLISHED

PROPOSED

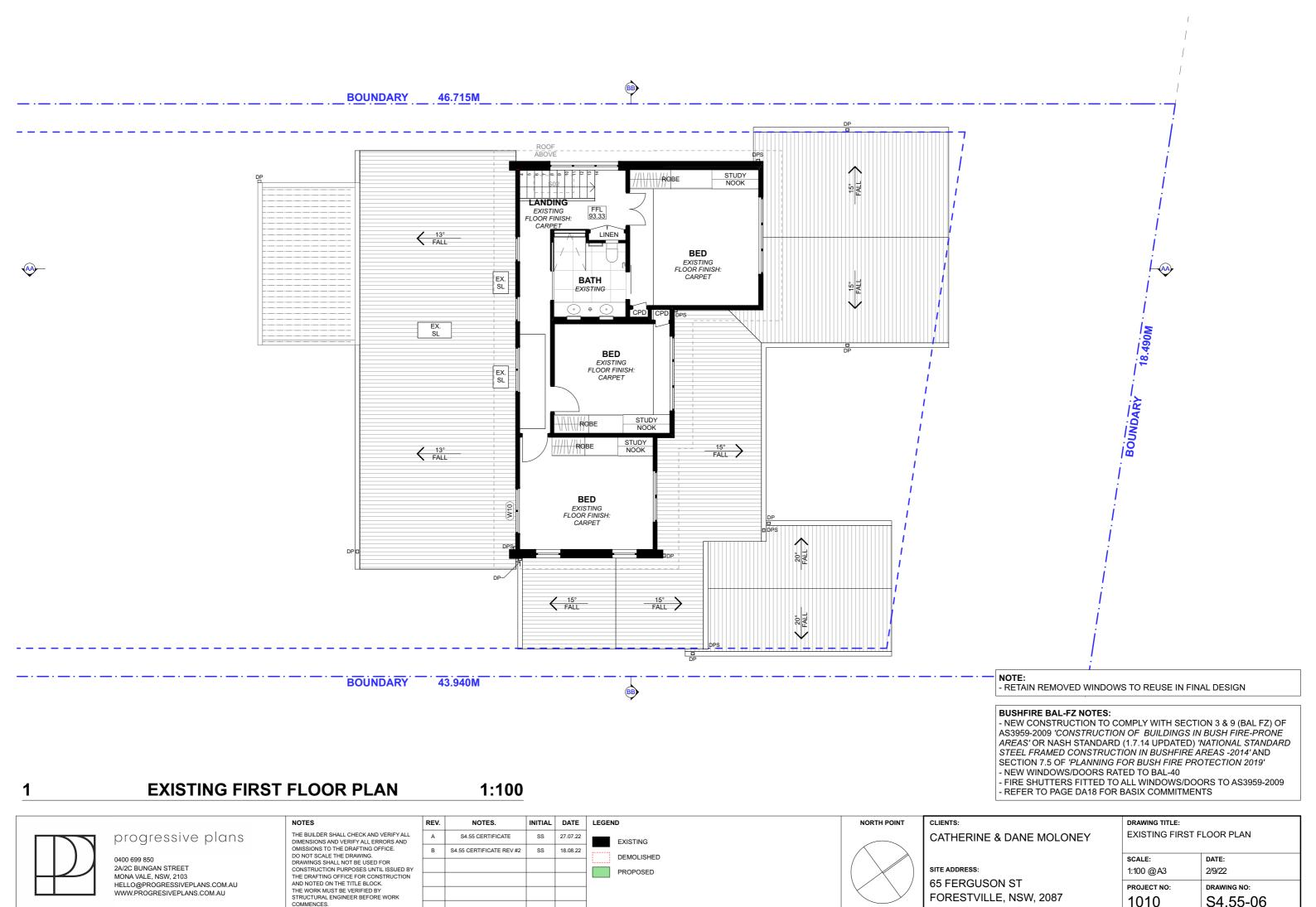


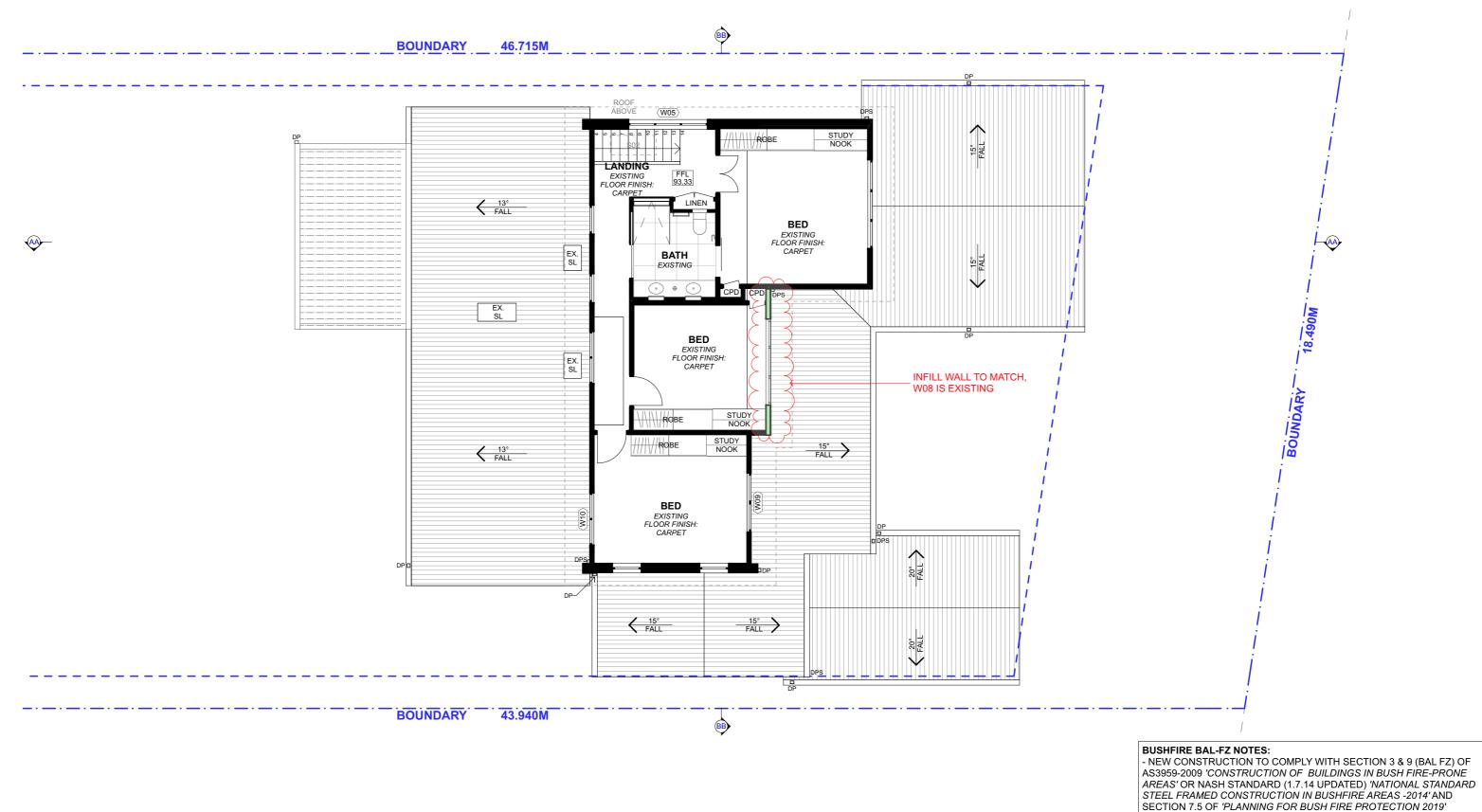
CATHERINE & DANE MOLONEY

SITE ADDRESS:
65 FERGUSON ST
FORESTVILLE, NSW, 2087

PROJECT NO:	DRAWING NO:
scale: 1:100 @A3	DATE: 2/9/22
20415	DATE
PROPOSED GROU	JND FLOOR PLAN
DRAWING TITLE:	

- REFER TO PAGE DA18 FOR BASIX COMMITMENTS





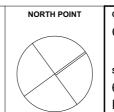
# 1 PROPOSED FIRST FLOOR PLAN 1:100

# 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU

NOTES

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REV.	NOTES.	INITIAL	DATE	LEGEN	ID
А	S4.55 CERTIFICATE	SS	27.07.22		EXISTING
В	\$4.55 CERTIFICATE REV #2	SS	18.08.22		DEMOLISHED
					PROPOSED
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CATHERINE & DANE MOLONEY

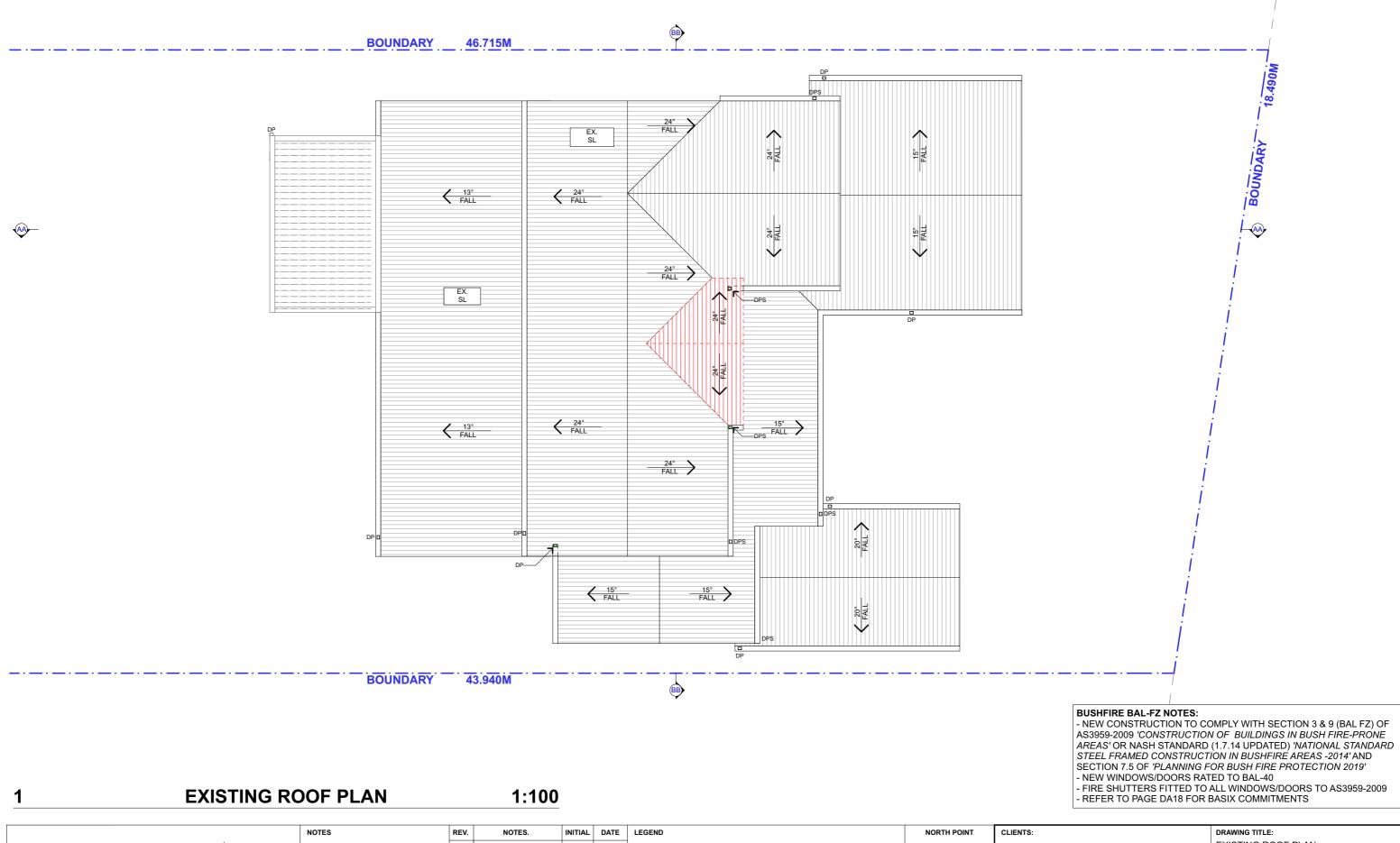
- NEW WINDOWS/DOORS RATED TO BAL-40

- REFER TO PAGE DA18 FOR BASIX COMMITMENTS

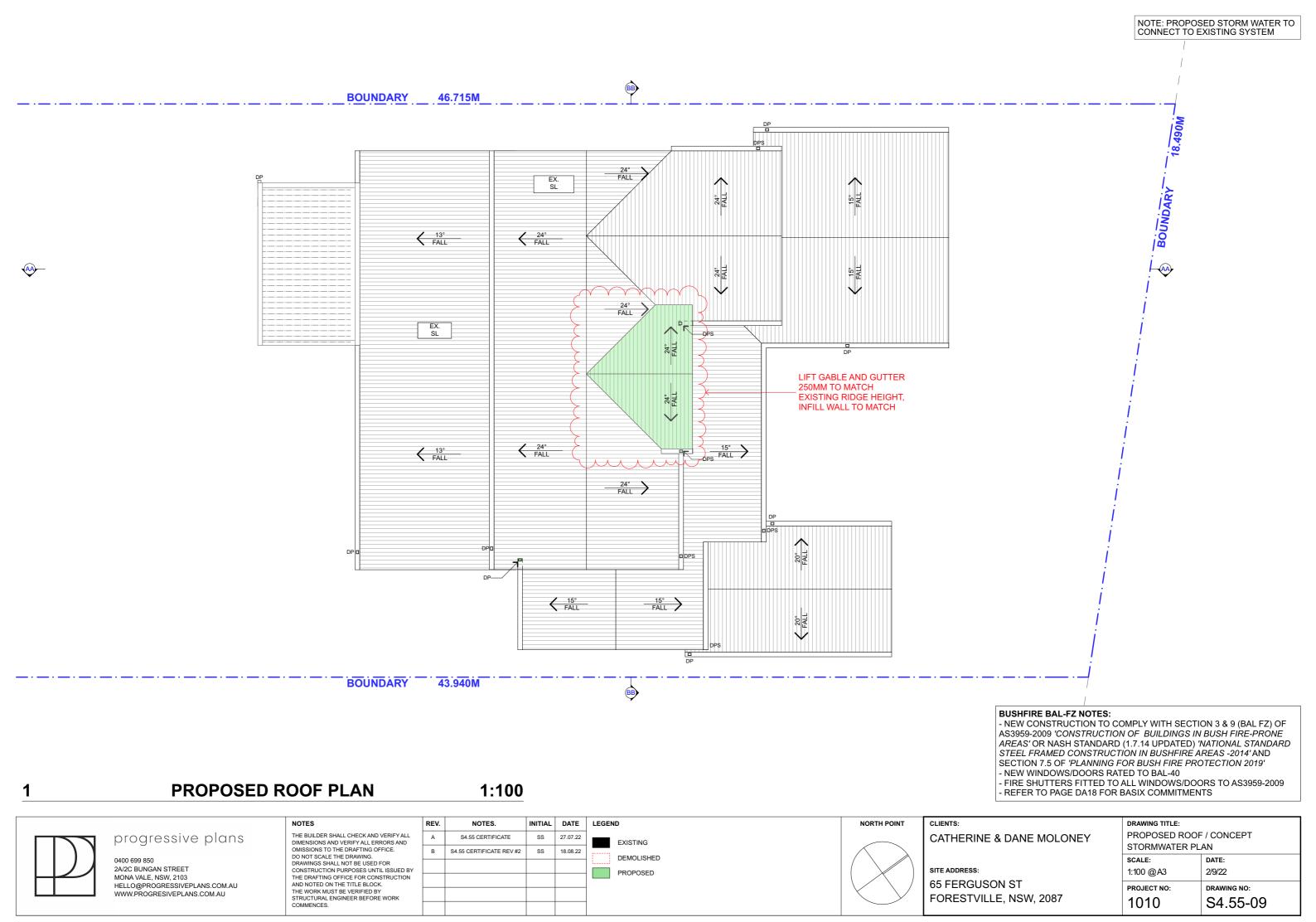
- FIRE SHUTTERS FITTED TO ALL WINDOWS/DOORS TO AS3959-2009

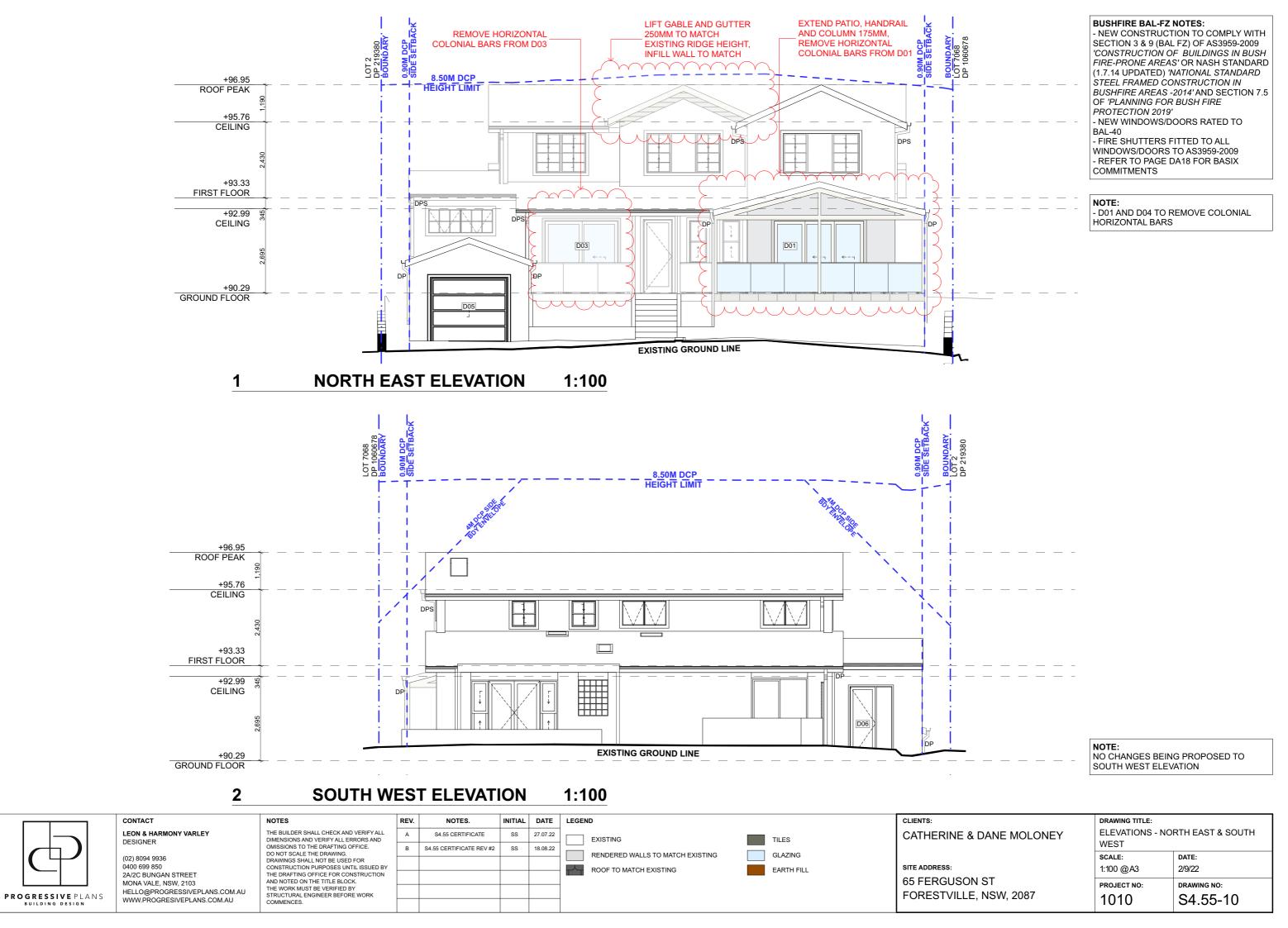
SITE ADDRESS:
65 FERGUSON ST
EORESTVILLE, NSW, 2087

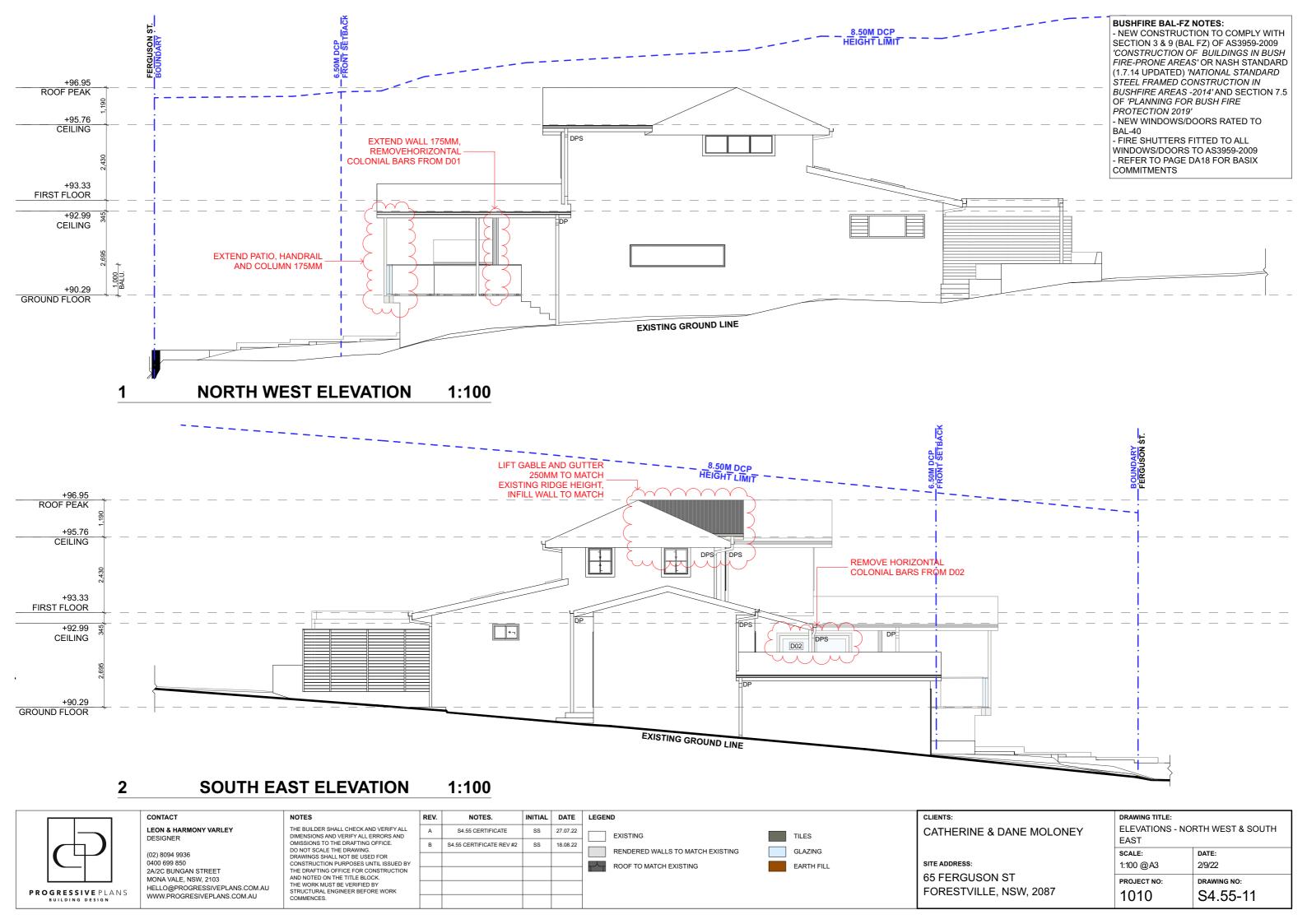
DRAWING TITLE:	
PROPOSED FIRST	FLOOR PLAN
SCALE:	DATE:
00,122.	271121
1:100 @A3	2/9/22
PROJECT NO:	DRAWING NO:
PROJECT NO:	DRAWING NO:
1010	S4.55-07
1010	<del></del>

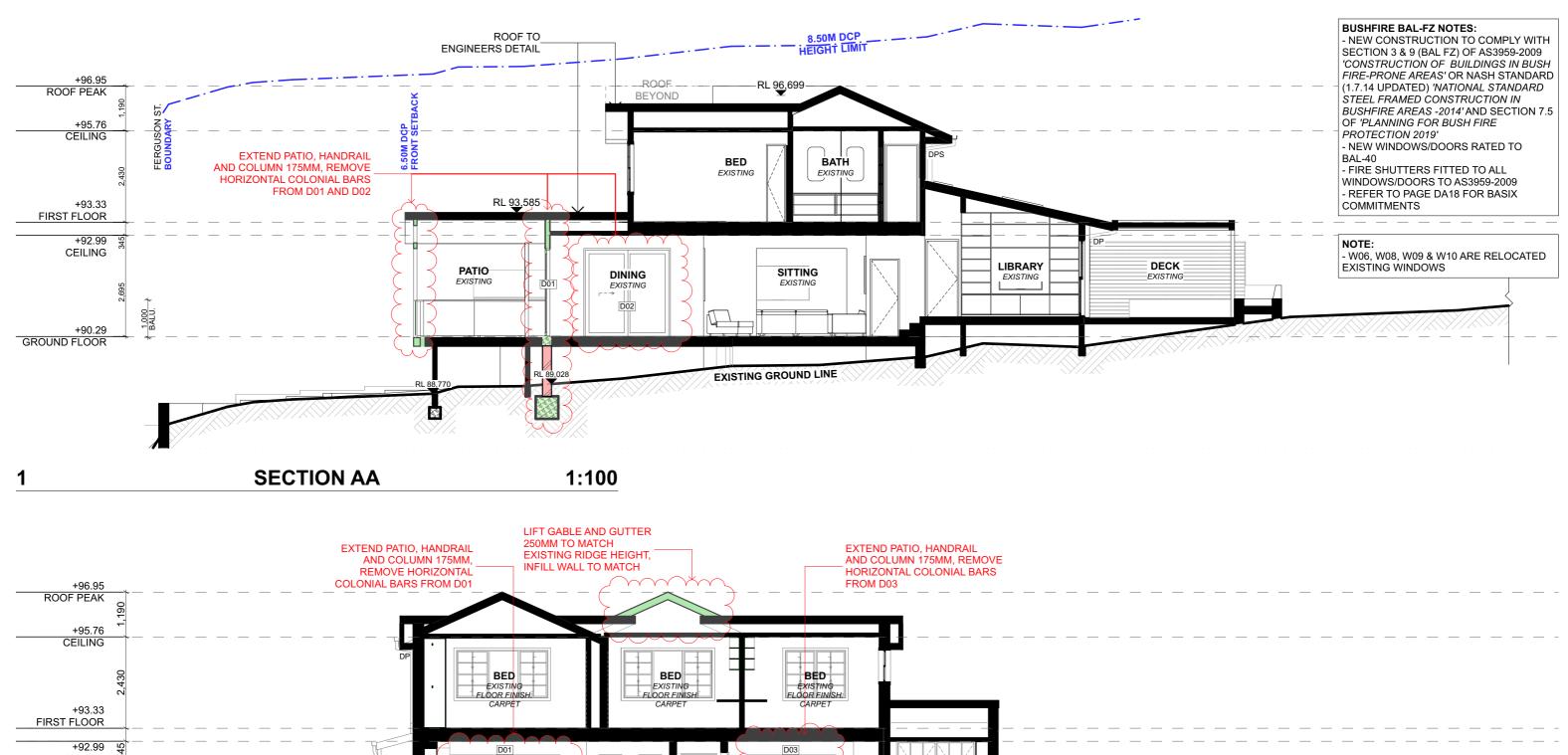


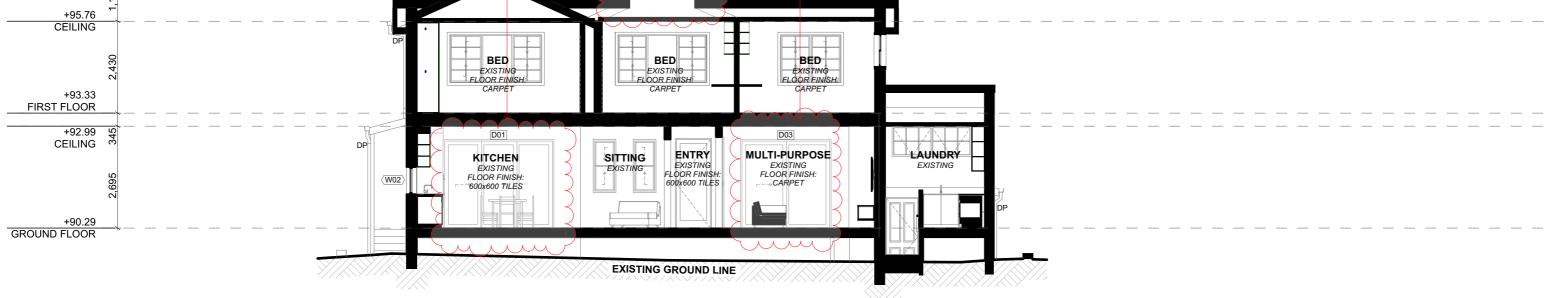
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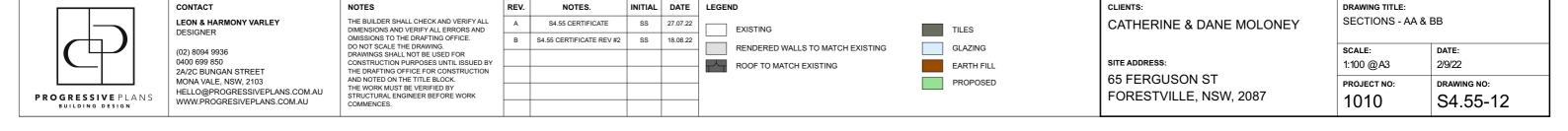


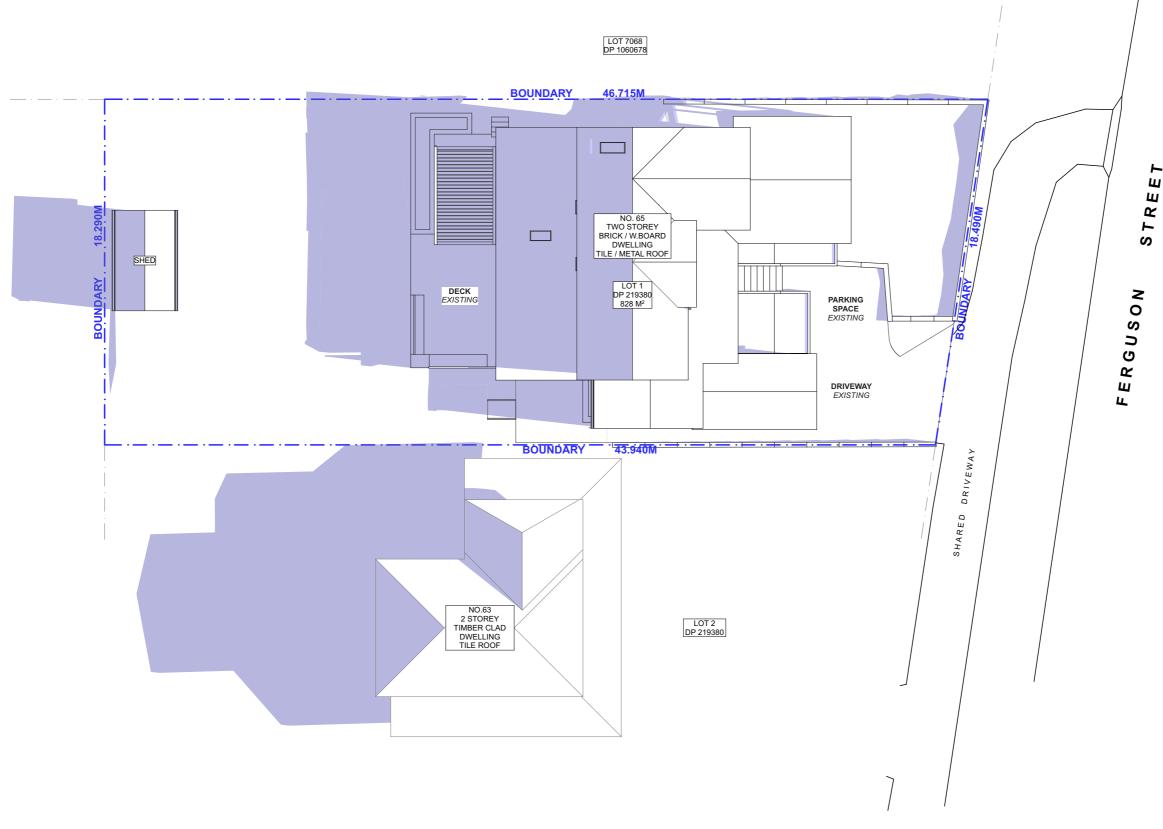






### 2 SECTION BB 1:100





**WINTER SOLSTICE - JUNE 21 - 9 AM** 1:200



CONTACT LEON & HARMONY VARLEY DESIGNER

(02) 8094 9936 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU

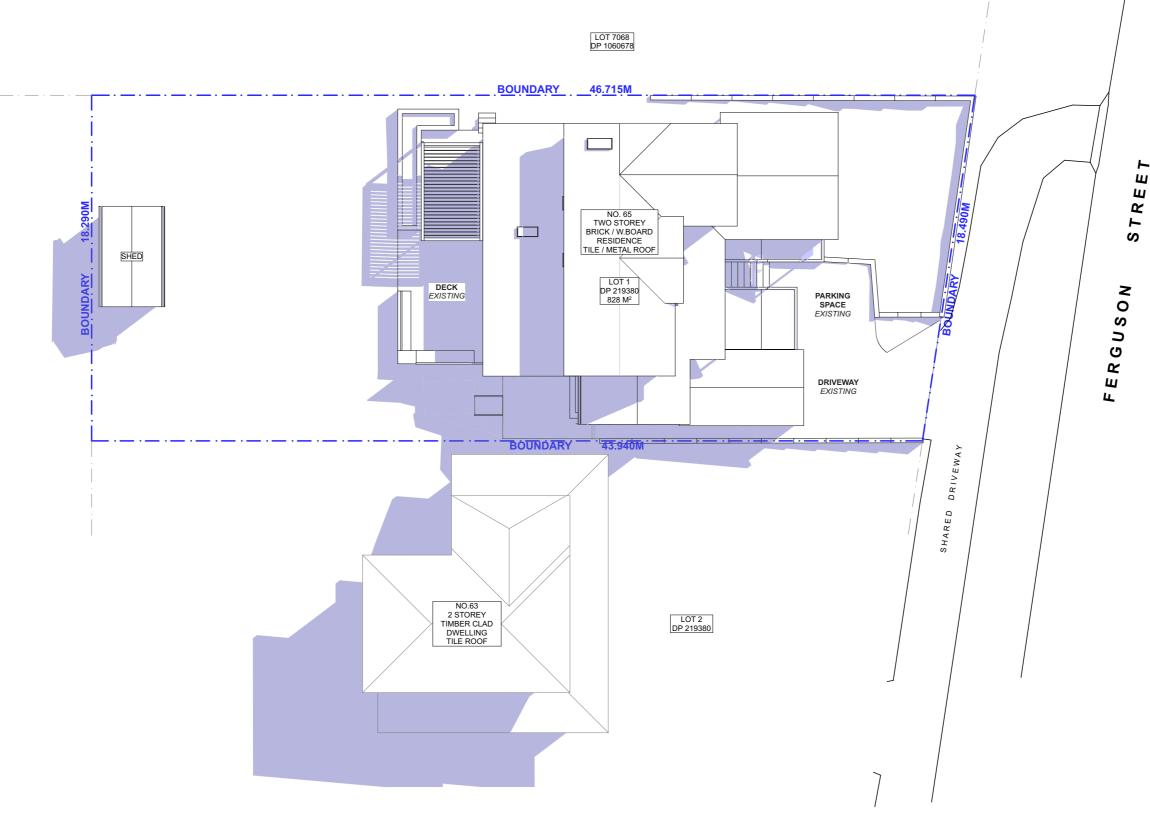
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REV.	NOTES.	INITIAL	DATE	LEGEND
Α	S4.55 CERTIFICATE	SS	27.07.22	EXISTING SHADOWS
В	\$4.55 CERTIFICATE REV #2	SS	18.08.22	PROPOSED SHADOW ADDITIONS PROPOSED SHADOW REDUCTIONS



CATHERINE & DANE MOLONEY SITE ADDRESS:

PRAWING TITLE:				
SHADOW DIAGRAMS				
CALE:	DATE:			
:200 @A3	2/9/22			
PROJECT NO:	DRAWING NO:			
1010	S4 55-13			



WINTER SOLSTICE - JUNE 21 - 12PM 1:200



CONTACT LEON & HARMONY VARLEY DESIGNER

(02) 8094 9936 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU

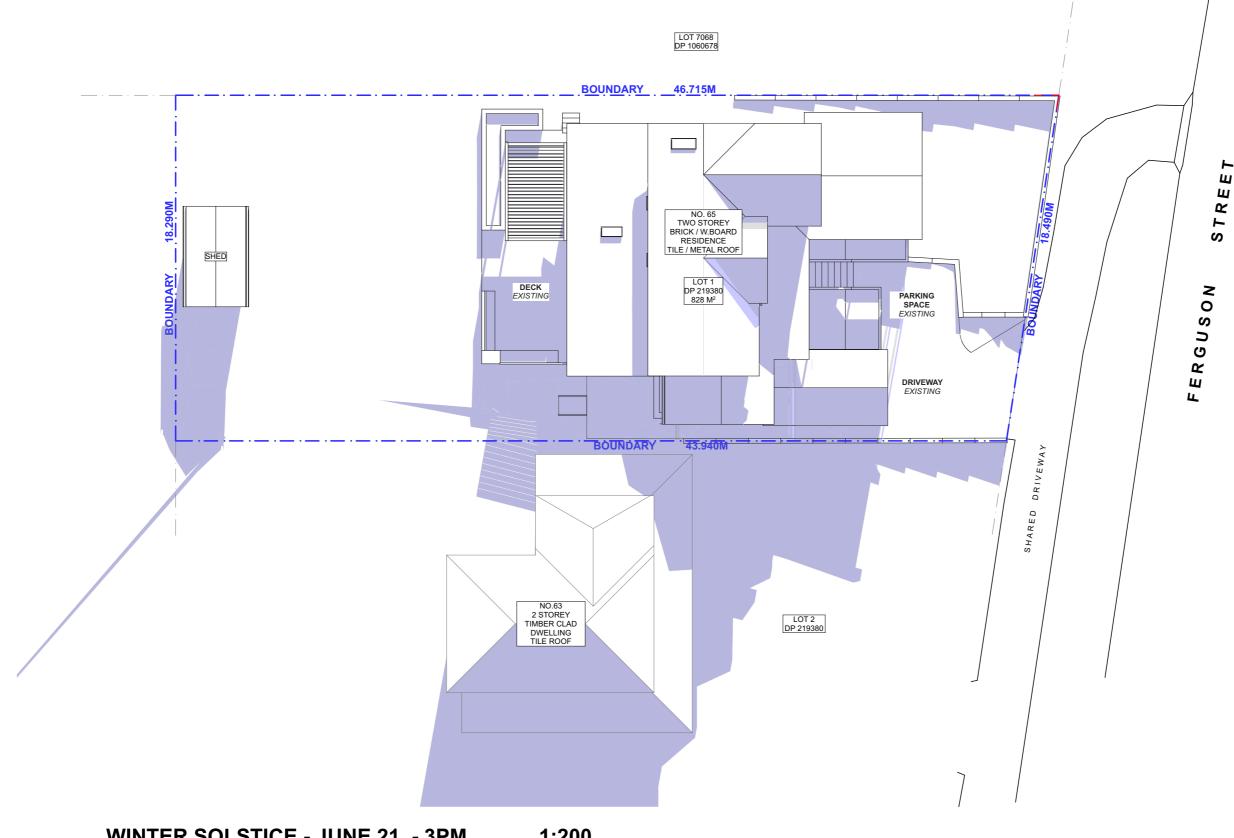
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REV.	NOTES.	INITIAL	DATE	LEGEND
А	S4.55 CERTIFICATE	SS	27.07.22	EXISTING SHADOWS
В	S4.55 CERTIFICATE REV #2	SS	18.08.22	PROPOSED SHADOW ADDITIONS
				PROPOSED SHADOW REDUCTIONS
				The oct of the own test of the



CATHERINE & DANE MOLONEY SITE ADDRESS:

DRAWING TITLE: SHADOW DIAGRAMS SCALE: 1:200 @A3 2/9/22 PROJECT NO: DRAWING NO: 1010 S4.55-14



WINTER SOLSTICE - JUNE 21 - 3PM 1:200



CONTACT LEON & HARMONY VARLEY DESIGNER

(02) 8094 9936 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU

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EV.	NOTES.	INITIAL	DATE	LEGEND
Α	S4.55 CERTIFICATE	SS	27.07.22	EXISTING SHADOWS
В	S4.55 CERTIFICATE REV #2	SS	18.08.22	PROPOSED SHADOW ADDITIONS
				PROPOSED SHADOW REDUCTIONS
				PROPOSED STIADOW REDUCTIONS



CATHERINE & DANE MOLONEY SITE ADDRESS:

DRAWING TITLE:				
SHADOW DIAGRA	SHADOW DIAGRAMS			
SCALE:	DATE:			
1:200 @A3	2/9/22			
PROJECT NO:	DRAWING NO:			
1010	S4.55-15			



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

#### Alterations and Additions

Certificate number: A470951

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 66'10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 02, September 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project name	FORESTVILLE - 65 Ferguson Street
Street address	65 Ferguson Street Forestville 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 219380
Lot number	1
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).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Progressive Building Design
ABN (if applicable): 59879808402

SOVERMENT Environment		ABN (if applicable): 59879808402					
Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Insulation requirements							
	ation is not required where the area of new con	s) in accordance with the specifications listed in struction is less than 2m2, b) insulation specified	<b>~</b>	<b>V</b>	<b>~</b>		
Construction	Additional insulation required (R-value)	Other specifications					
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 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)					
			<u> </u>				
Glazing requirements			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors							

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Windows and	glazed do	ors							
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.					<b>~</b>	<b>✓</b>	<b>✓</b>		
The following requirements must also be satisfied in relation to each window and glazed door:						✓	✓		
have a U-value	and a Solar	Heat Gair	n Coefficie	nt (SHGC) n		d glass may either match the description, or, e below. Total system U-values and SHGCs		<b>✓</b>	<b>✓</b>
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.				~	~	<b>✓</b>			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					✓	✓			
					e window or glazed door above which ens must not be more than 50 mm.	th they are situated, unless the pergola also		✓	<b>✓</b>
Windows ar	d glazed o	doors g	lazing re	equiremer	nts				
Window / door			Oversha	Overshadowing Shading device Frame and glass type	Frame and glass type				
no.		glass Height Distance inc. (m) (m) frame (m2)							
D01	NE	7.04	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	SE	5.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	NE	5.76	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			



#### CONTACT

LEON & HARMONY VARLEY

(02) 9997 3997 0400 699 850 2A/2C BUNGAN STREET MONA VALE, NSW, 2103 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESIVEPLANS.COM.AU NOTES

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COMMENCES

EV.	NOTES.	INITIAL	DATE	N
Α	S4.55 CERTIFICATE	SS	27.07.22	- [
В	S4.55 CERTIFICATE REV #2	SS	18.08.22	] - ۱ -
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#### NOTES

- DOORS, WINDOWS & SKYLIGHTS TO MEET BASIX REQUIREMENTS
- DOORS, WINDOWS & SKYLIGHTS ORDERED TO MEASURE BY BUILDER/SUPPLIER
- WINDOWS/DOORS TO UPPER FLOOR BEDROOMS WITH OPENINGS LESS THAN 1.7 METERS
ABOVE FLOOR LEVEL TO HAVE A MAXIMUM OPENING OF 125MM IN ACCORDANCE WITH PART 3.9.2.6
OF NCC 2019

In these commitments, "applicant" means the person carrying out the development.

development application is to be lodged for the proposed development)

levelopment may be issued

certificate / complying development certificate for the proposed development.

WINDOWS/DOORS TO UPPER FLOOR ROOMS OTHER THAN BEDROOMS WITH OPENINGS LESS THAN 865M ABOVE FLOOR LEVEL TO HAVE A 865MM BARRIER IN ACCORDANCE WITH PART 3.9.2.7 OF NCC 2019

CATHERINE & DANE MOLONEY

SITE ADDRESS:
65 FERGUSON ST

FORESTVILLE, NSW, 2087

 DRAWING TITLE:

 BASIX REQUIREMENTS

 SCALE:
 DATE:

 NTS
 2/9/22

 PROJECT NO:
 DRAWING NO:

 1010
 \$4.55-16

#### **BUSHFIRE BAL-FZ NOTES:**

Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a

Commitments identified with a "v" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction

Commitments identified with a "v" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the

- NEW CONSTRUCTION TO COMPLY WITH SECTION 3 & 9 (BAL FZ) OF AS3959-2009 'CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS' OR NASH STANDARD (1.7.14 UPDATED) 'NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS -2014' AND SECTION 7.5 OF 'PLANNING FOR BUSH FIRE PROTECTION 2019'

- NEW WINDOWS/DOORS RATED TO BAL-40
- FIRE SHUTTERS FITTED TO ALL WINDOWS/DOORS TO AS3959-2009
- REFER TO PAGE DA18 FOR BASIX COMMITMENTS