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private residence

38 the drive, freshwater

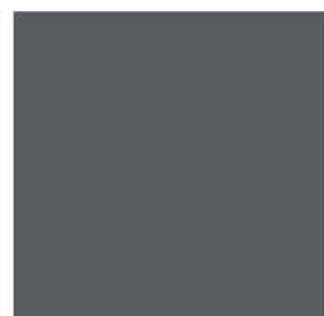
additions and alterations
development application

architectural perspectives

COLORBOND METAL ROOF: 'BASALT'

Composition: Steel

Colour: Colourbond standard colour of medium solar absorbance



WEATHERBOARD CLADDING

Composition: Compressed Fiber Cement

Colour: Painted, medium solar absorbance
(Wallaby, Gully or similar)



DECKING

Composition: Solid timber

Colour: Natural/stained



EXTERNAL BALUSTRADE: POWDERCOATED STEEL WIRE

Composition: Steel & stainless steel wires

Colour: Powdercoated, medium solar absorbance
(Wallaby, Gully or similar)



WINDOW FRAMES

Composition: Aluminium

Colour: Powdercoat or anodized, colour to match weatherboard or similar



38 the drive, freshwater materials & finishes

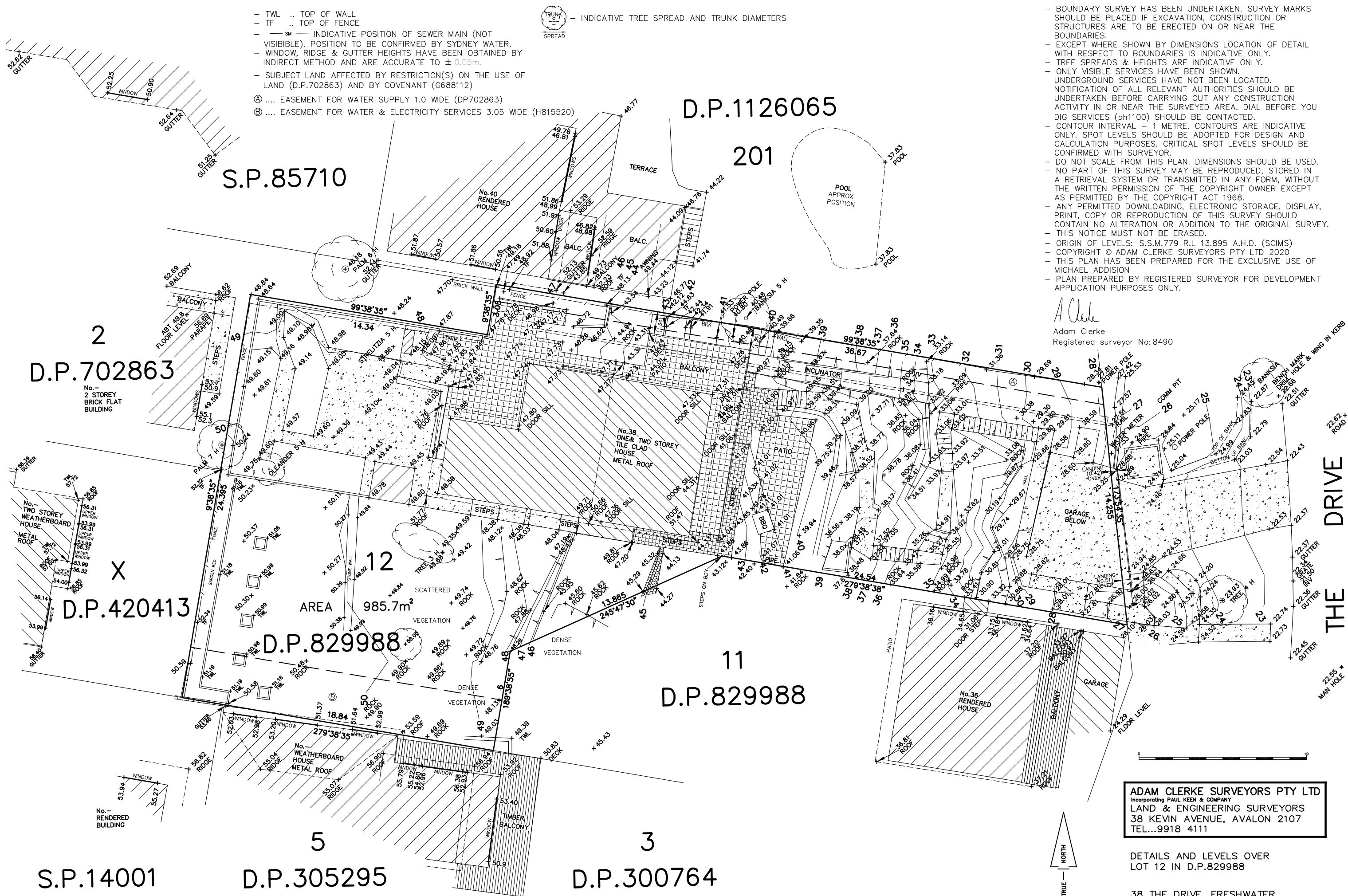
- TWL ... TOP OF WALL
- TF ... TOP OF FENCE
- **SM** ... INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.
- SUBJECT LAND AFFECTED BY RESTRICTION(S) ON THE USE OF LAND (D.P.702863) AND BY COVENANT (G688112)

(A) EASEMENT FOR WATER SUPPLY 1.0 WIDE (DP702863)
 (B) EASEMENT FOR WATER & ELECTRICITY SERVICES 3.05 WIDE (H815520)



- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES.
- EXCEPT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
- NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph1100) SHOULD BE CONTACTED.
- CONTOUR INTERVAL – 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- DO NOT SCALE FROM THIS PLAN. DIMENSIONS SHOULD BE USED.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
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- THIS NOTICE MUST NOT BE ERASED.
- ORIGIN OF LEVELS: S.S.M.779 R.L 13.895 A.H.D. (SCIMS)
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD. 2020
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MICHAEL ADDISON
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

Adam Clerke
Registered surveyor No: 8490

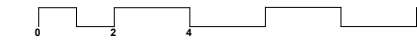


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Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
38 KEVIN AVENUE, AVALON 2107
TEL...9918 4111

DETAILS AND LEVELS OVER
LOT 12 IN D.P.829988

38 THE DRIVE, FRESHWATER.

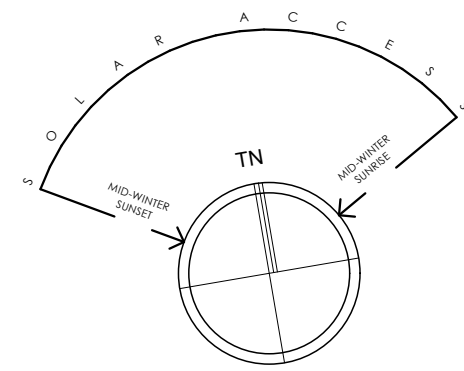
DATE... 22/10/20 REF... 6213A
SCALE...1: 100(A1) DATUM...A.H.D



LEGEND

	PROPOSED		EXISTING LEVELS
	PRIVATE OPEN SPACE (EXISTING)		CAR ENTRY POINT
	EXISTING DWELLING		GARAGE ENTRY POINT
	MATERIAL STOCKPILE		BOUNDARY
			WASTE MANAGEMENT

D.P.1126065



2
D.P.702863

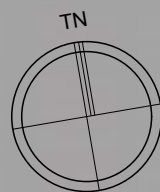
D.P.42041

11
D.P.829988



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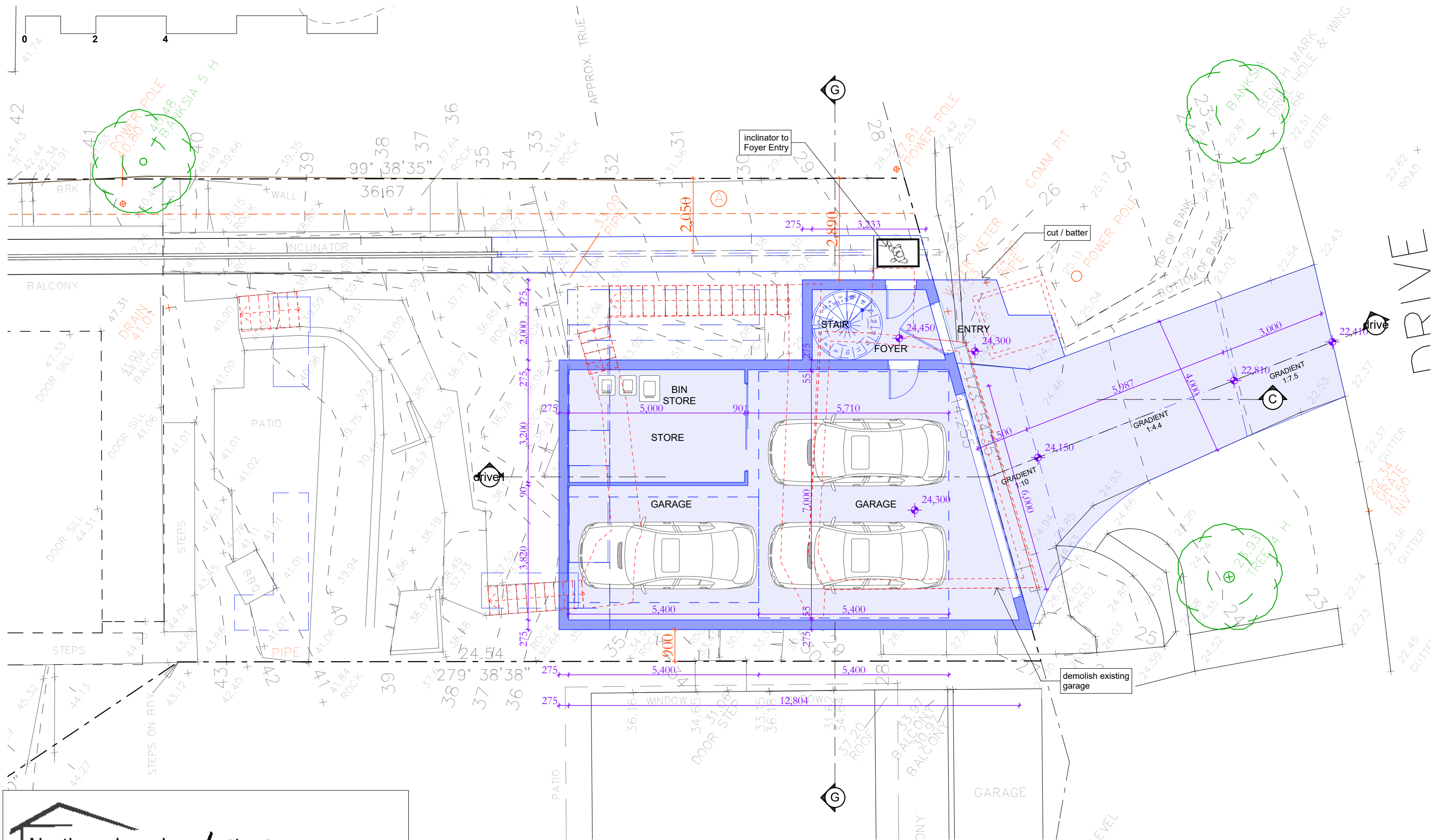
sketchArc
Po Box 377 Manly 1655
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e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 38 The Drive, Freshwater, 2096,
NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

	= Proposed Work
	= Demolition
	= Existing

STATUS: DA		
DATE: 270123	SCALE: 1:200@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA4		





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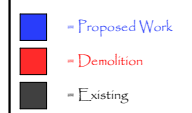
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CLIENT: Private

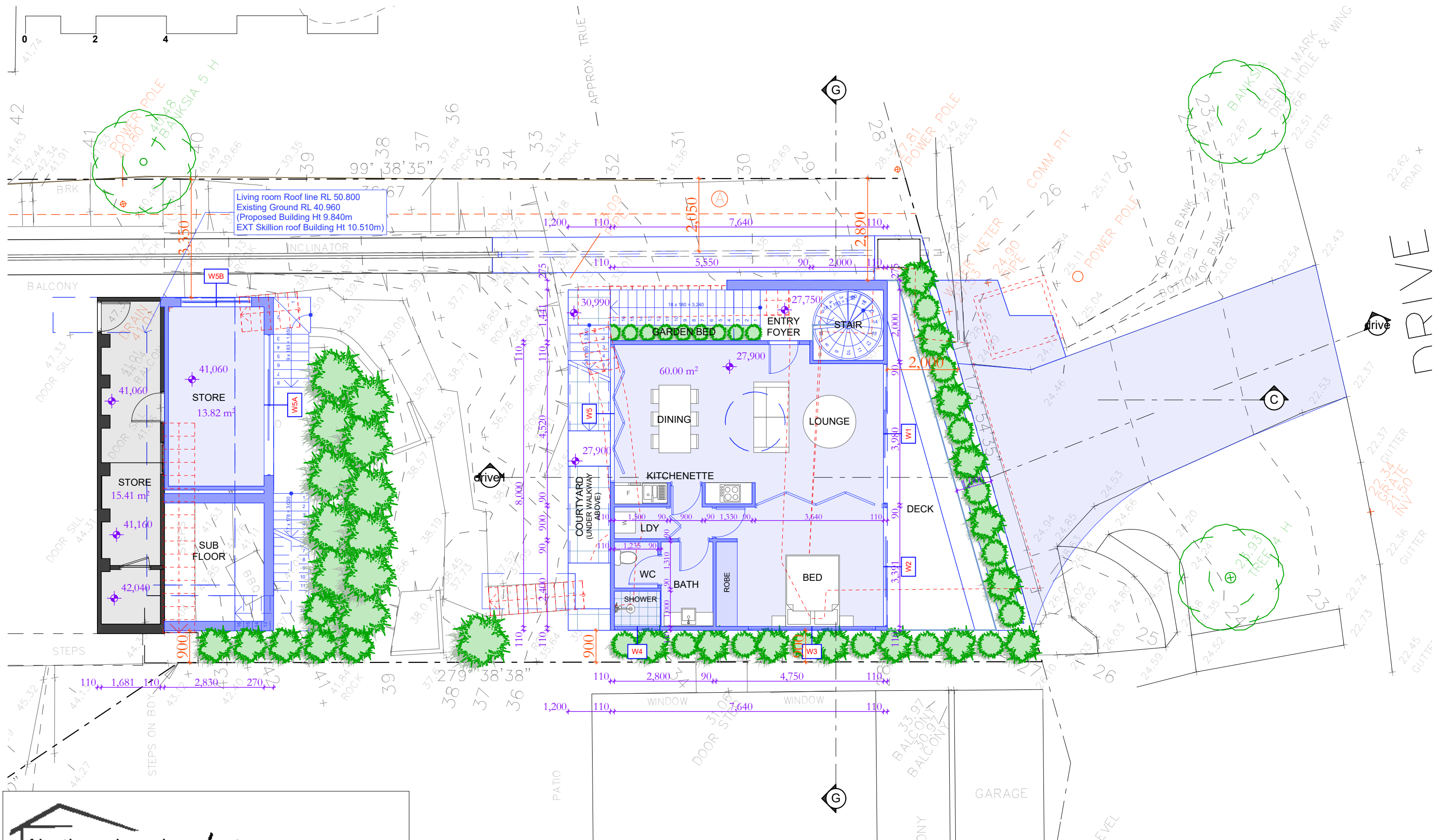


STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA5

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2046
ISSUE:

Garage Floor Plan
1:100





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CLIENT: Private



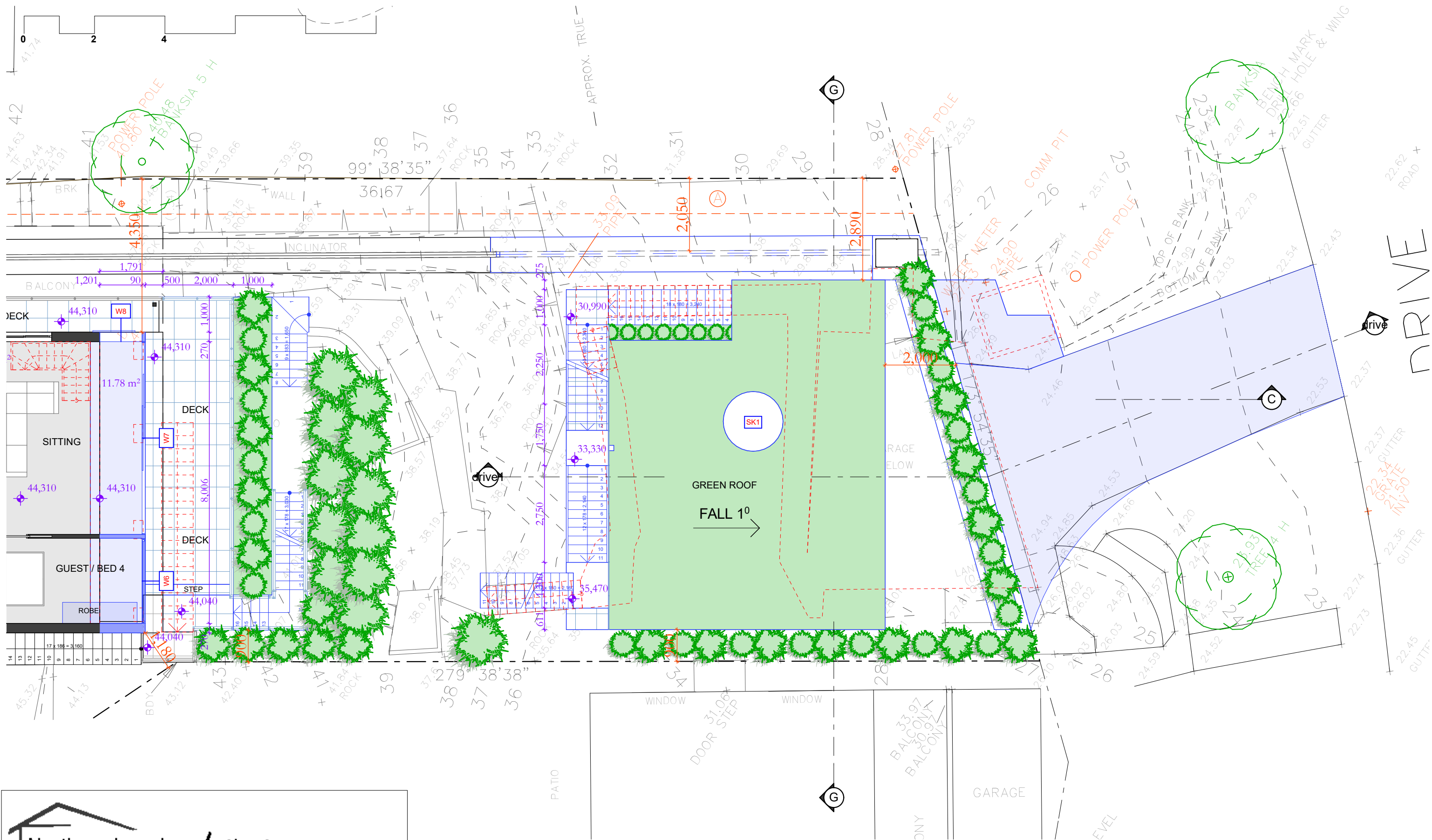
Legend:
- Proposed Work
- Demolition
- Existing

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA6

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2046
ISSUE:

Store Floor + Secondary Dwelling Plan
1:100





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CLIENT: Private

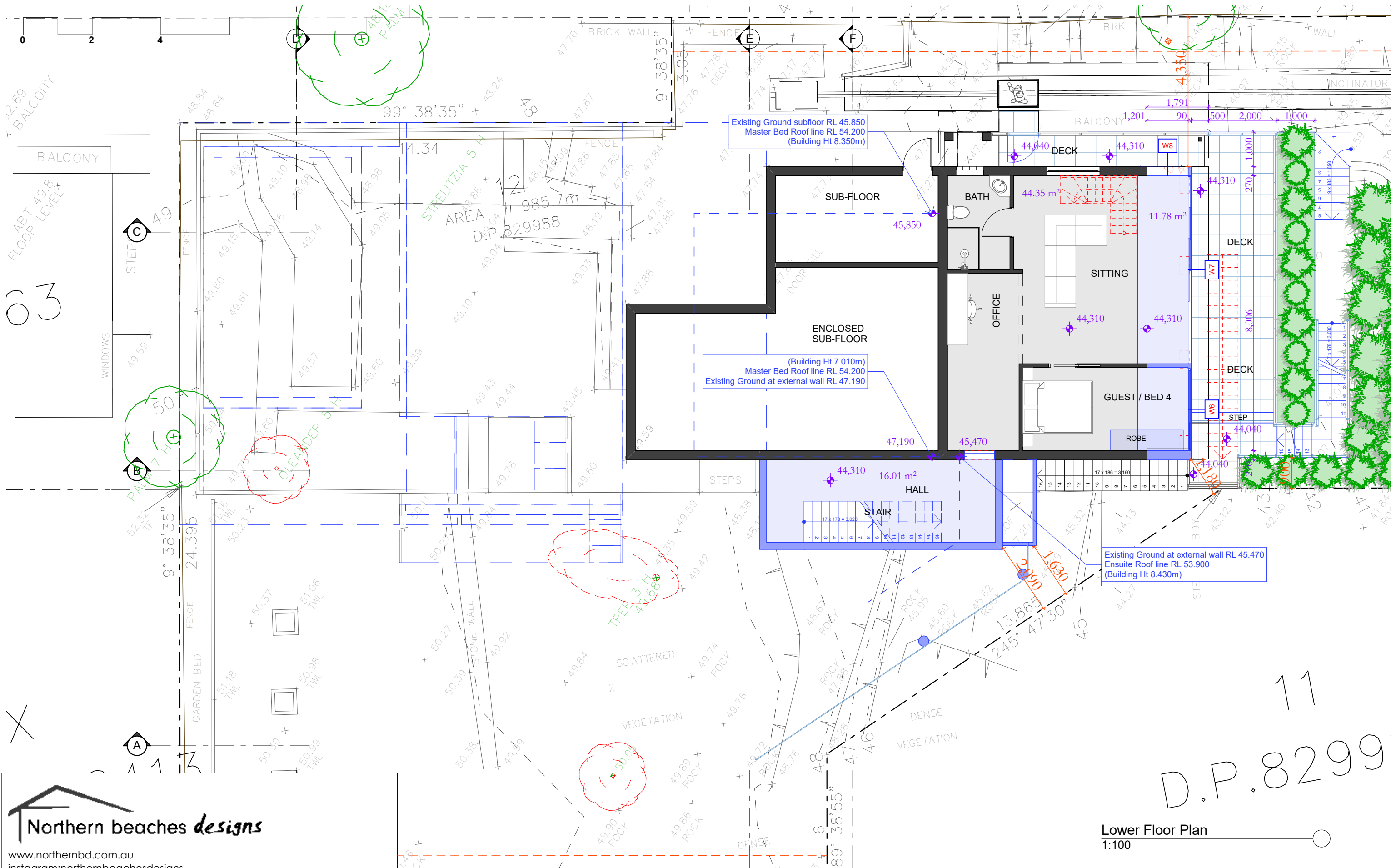
Legend:
- Proposed Work
- Demolition
- Existing

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA7

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2046
ISSUE:

Lower Floor Plan
1:100





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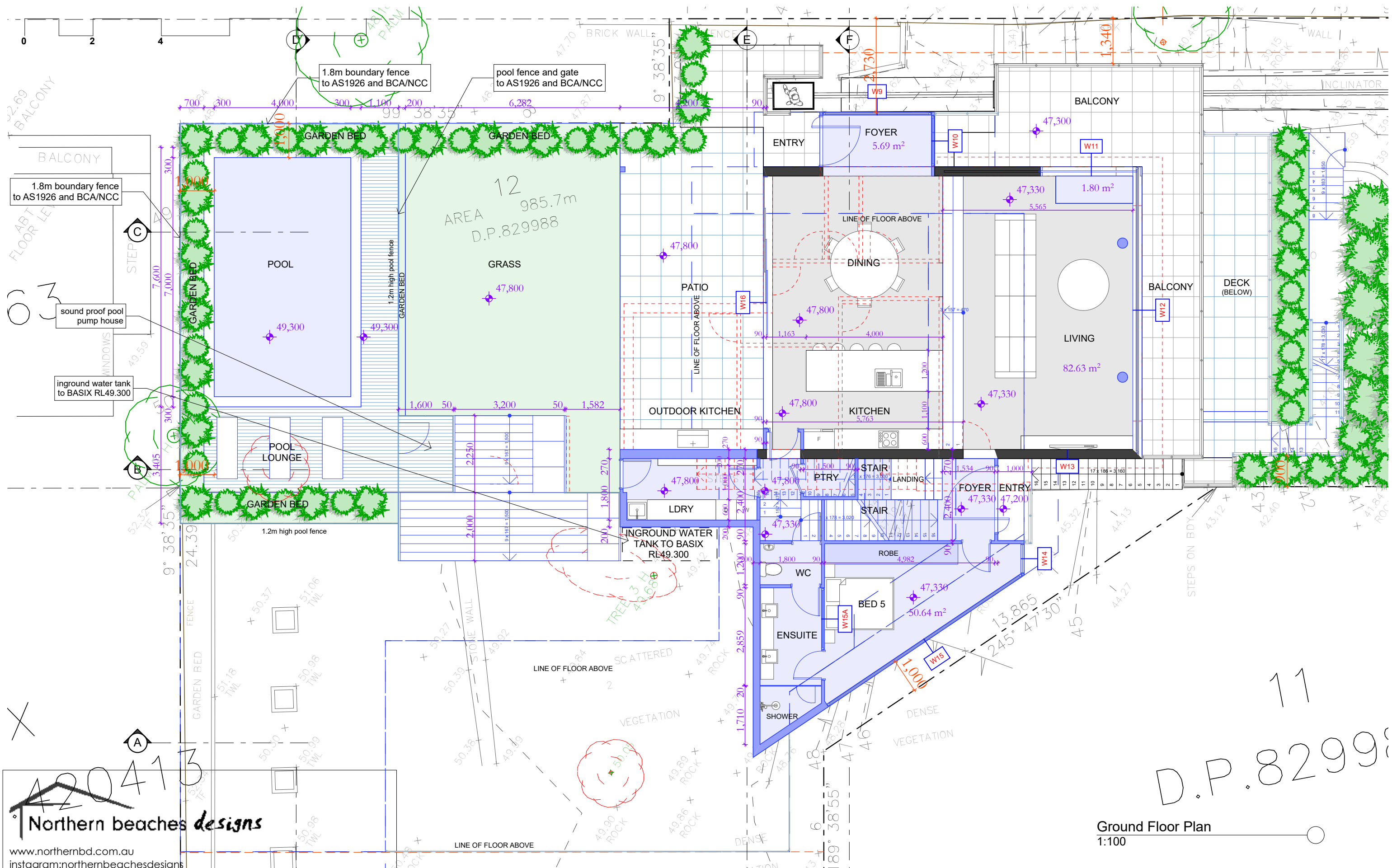
CLIENT: Private

 = Proposed Work
 = Demolition
 = Existing

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA8

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2046
ISSUE:



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CLIENT: Private

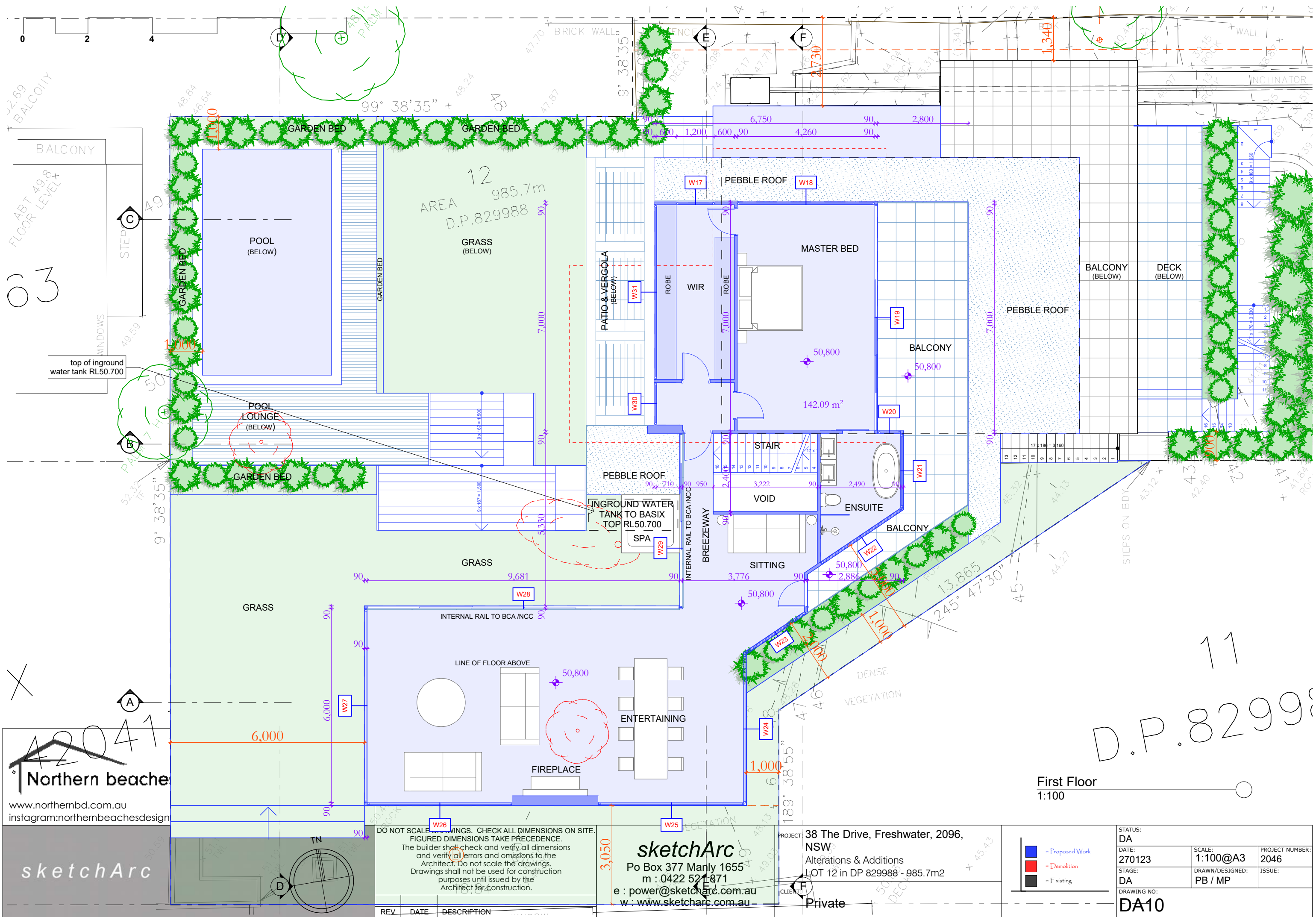
Ground Floor Plan
1:100

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA9

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2046
ISSUE:

Legend:
- Proposed Work
- Demolition
- Existing



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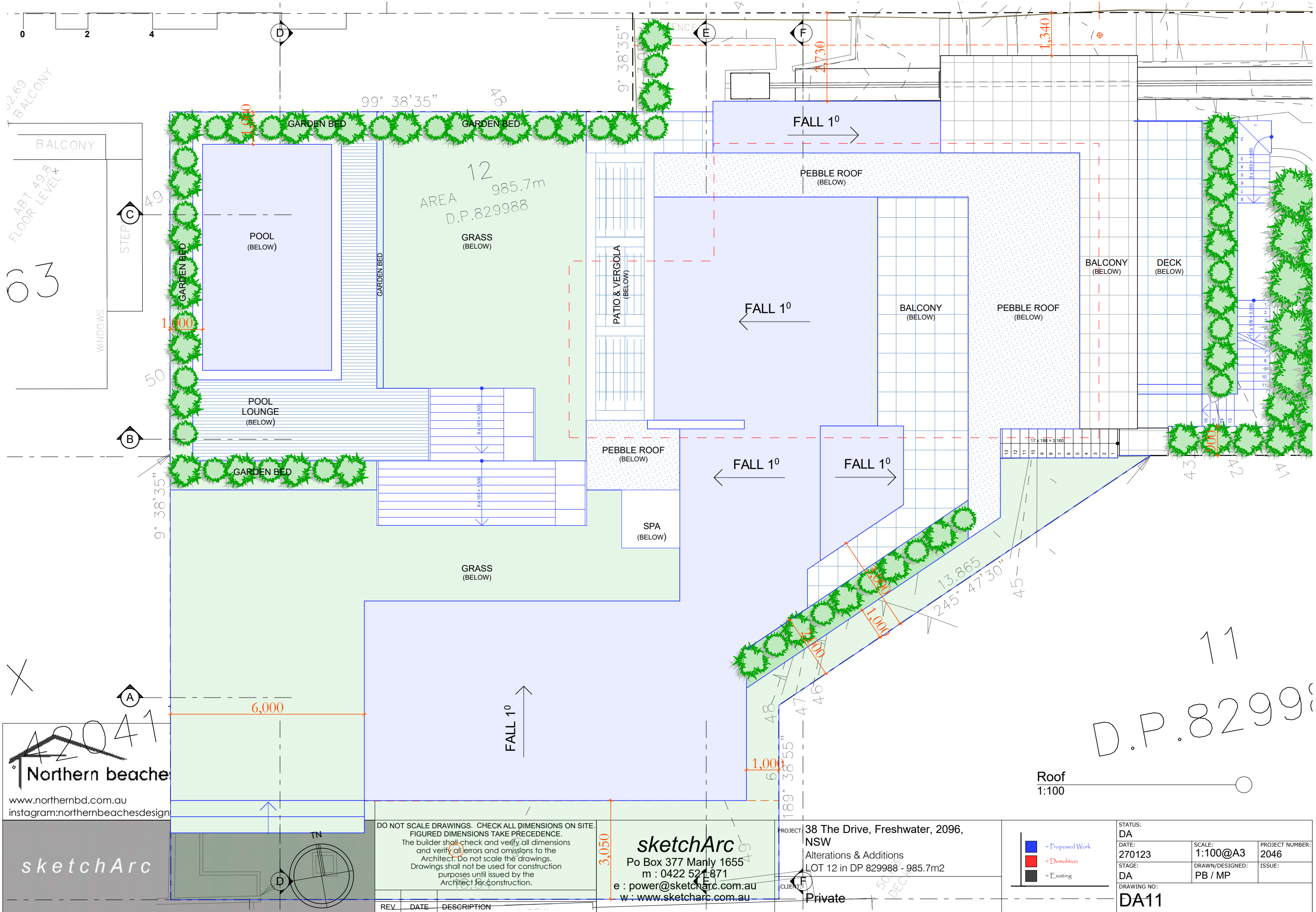
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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2
Private

Legend:
Blue line = Proposed Work
Red line = Demolition
Black line = Existing

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA10
SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP
PROJECT NUMBER: 2046
ISSUE:



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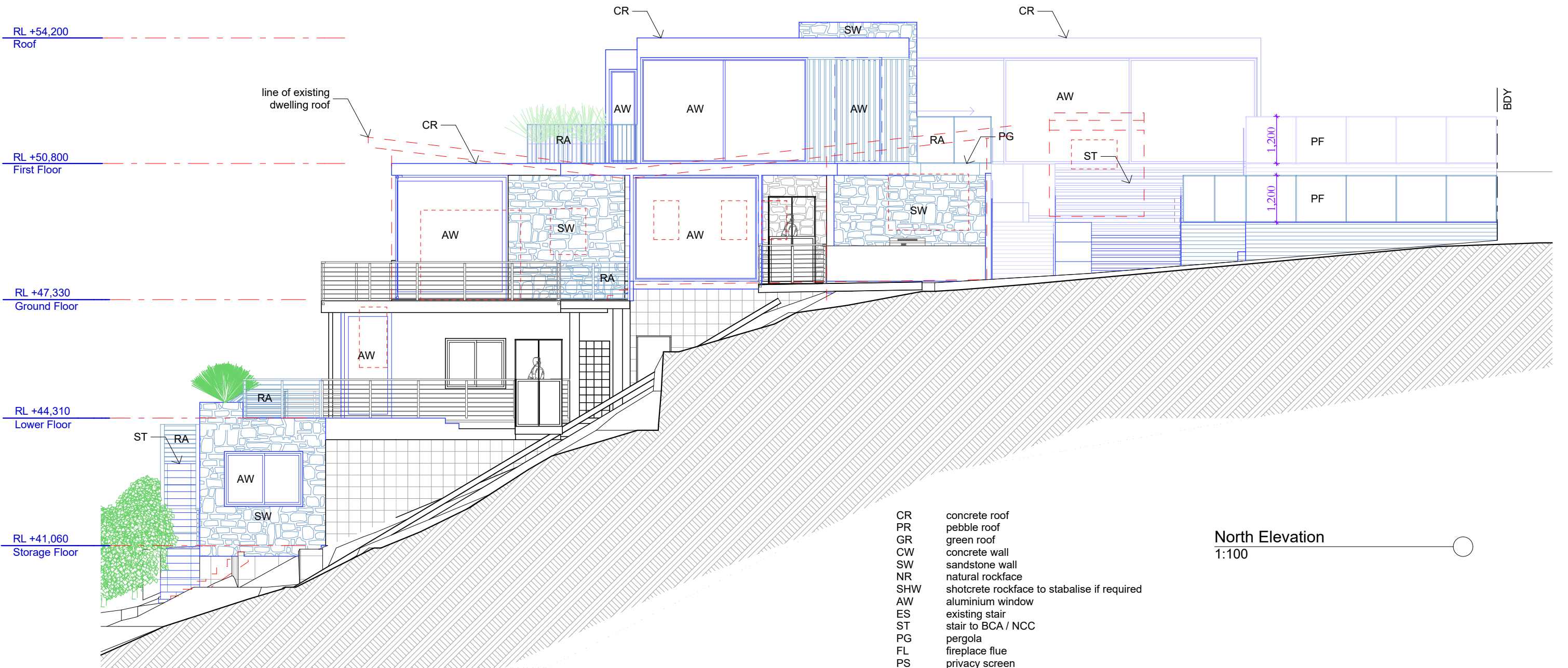
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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2
CLIENT: Private

Legend:
- Proposed Work
- Demolition
- Existing

STATUS: DA
DATE: 270123
STAGE: DA
DRAWING NO: DA11
SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP
PROJECT NUMBER: 2046
ISSUE:



- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC

North Elevation
1:100



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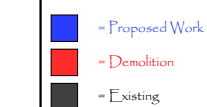
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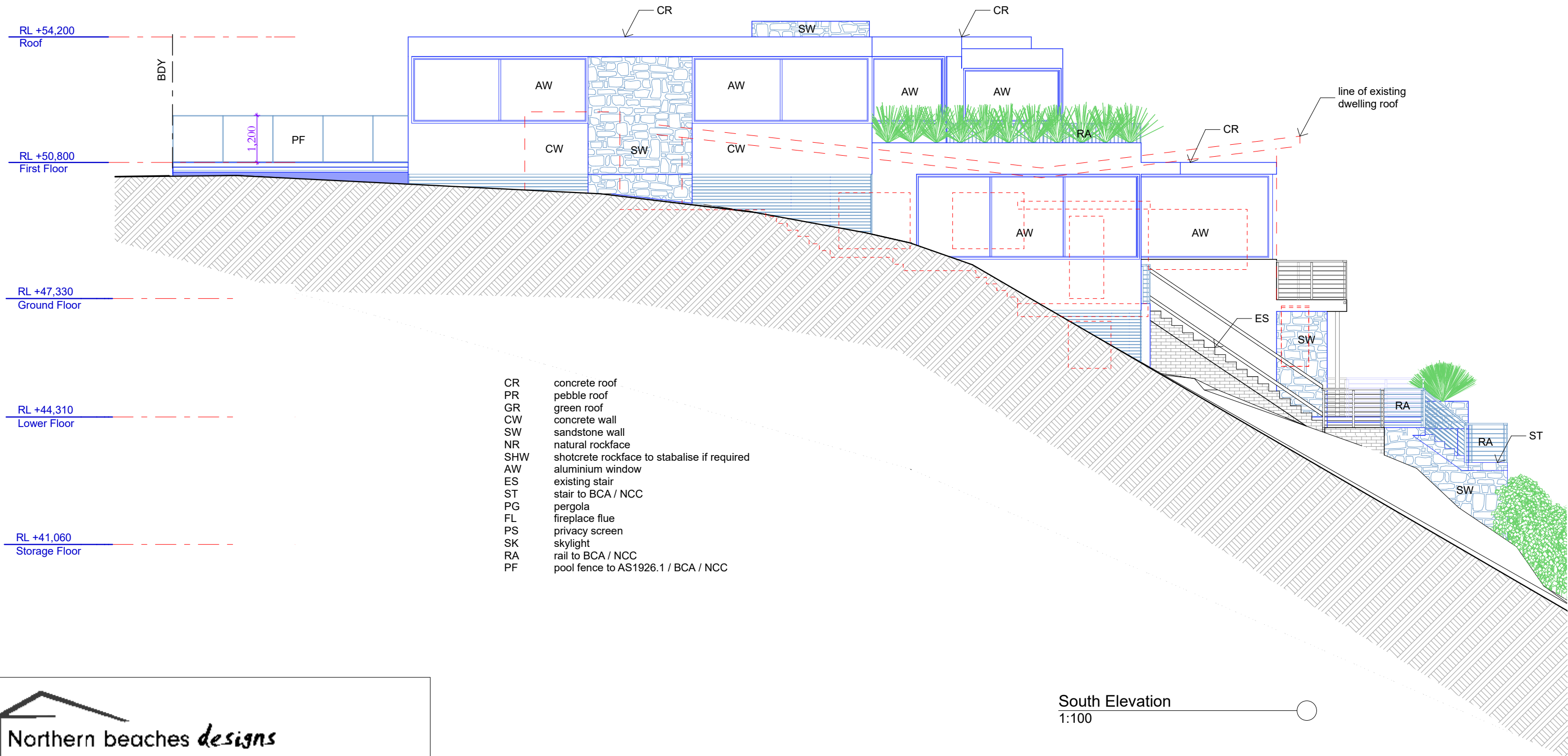
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NSW
Alterations & Additions
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CLIENT:
Private



STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA12		



South Elevation
1:100



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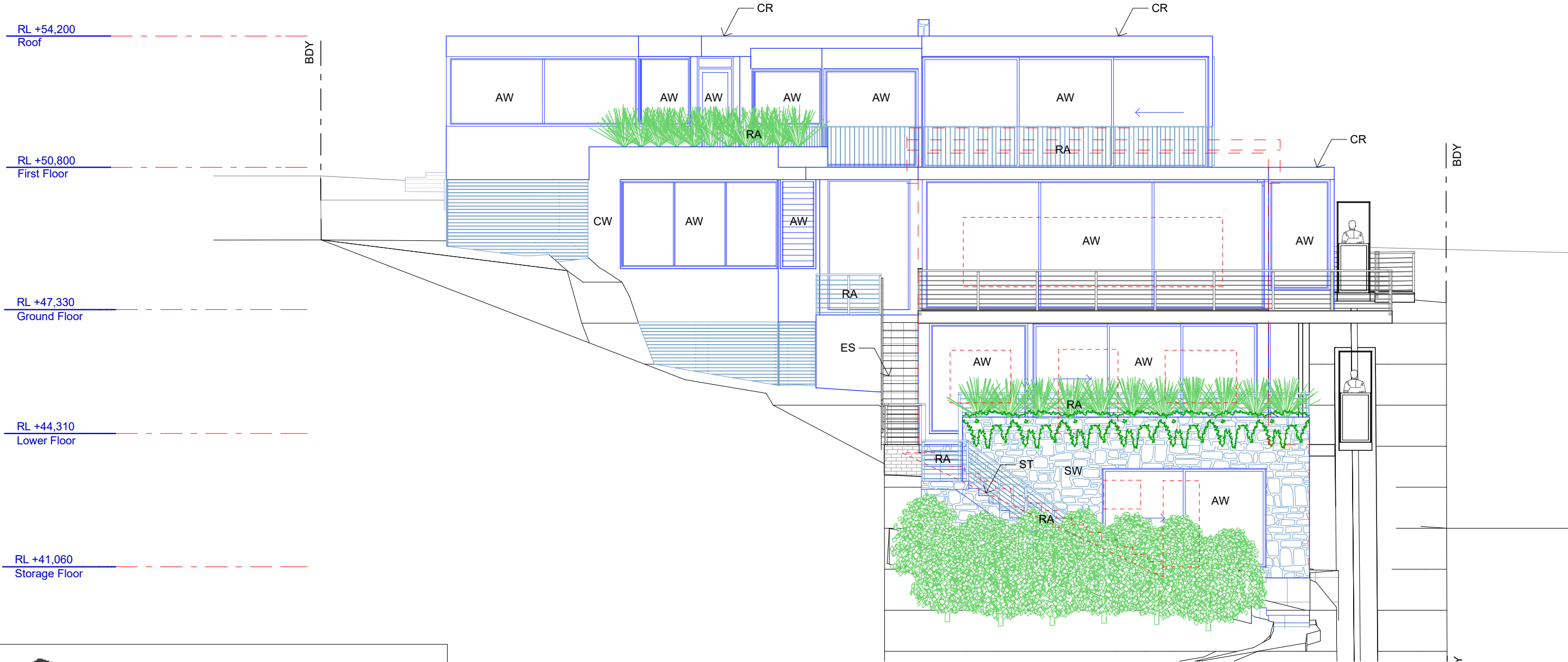
CLIENT:
Private

■ = Proposed Work
■ = Demolition
■ = Existing

STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA13		



- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC





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East Elevation
1:100



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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT: Private

= Proposed Work

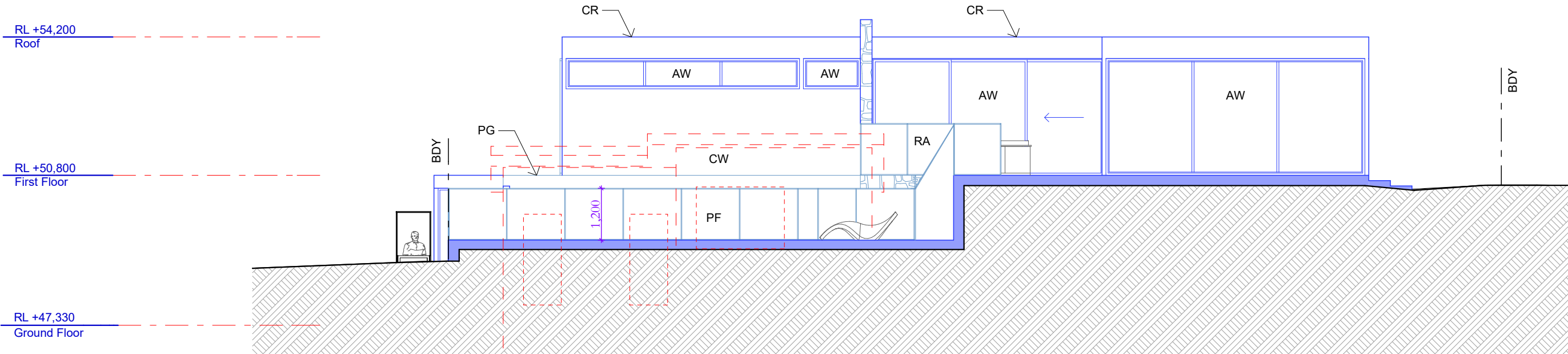
= Demolition

= Existing

STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA14		



- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC



West Elevation
1:100

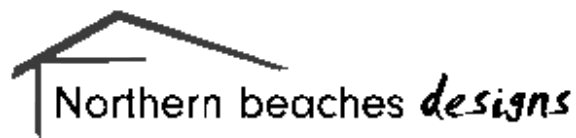
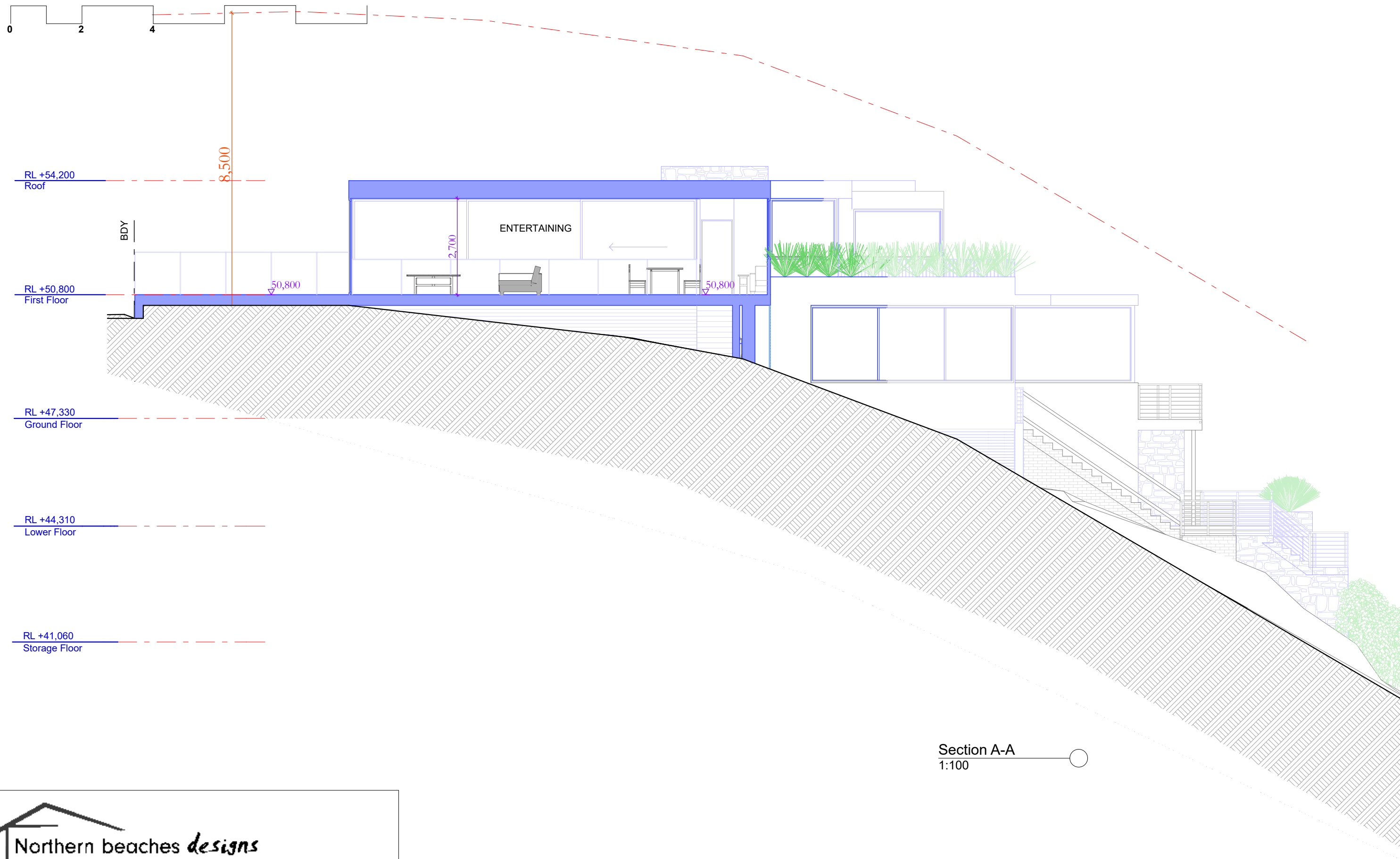


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									<div>DATE: 270123</div>		<div>SCALE: 1:100@A3</div>
<div>REV DATE DESCRIPTION</div>			<div>CLIENT: Private</div>			<div>STAGE: DA</div>		<div>DRAWN/DESIGNED: PB / MP</div>		<div>ISSUE:</div>	
						<div>DRAWING NO: DA15</div>					



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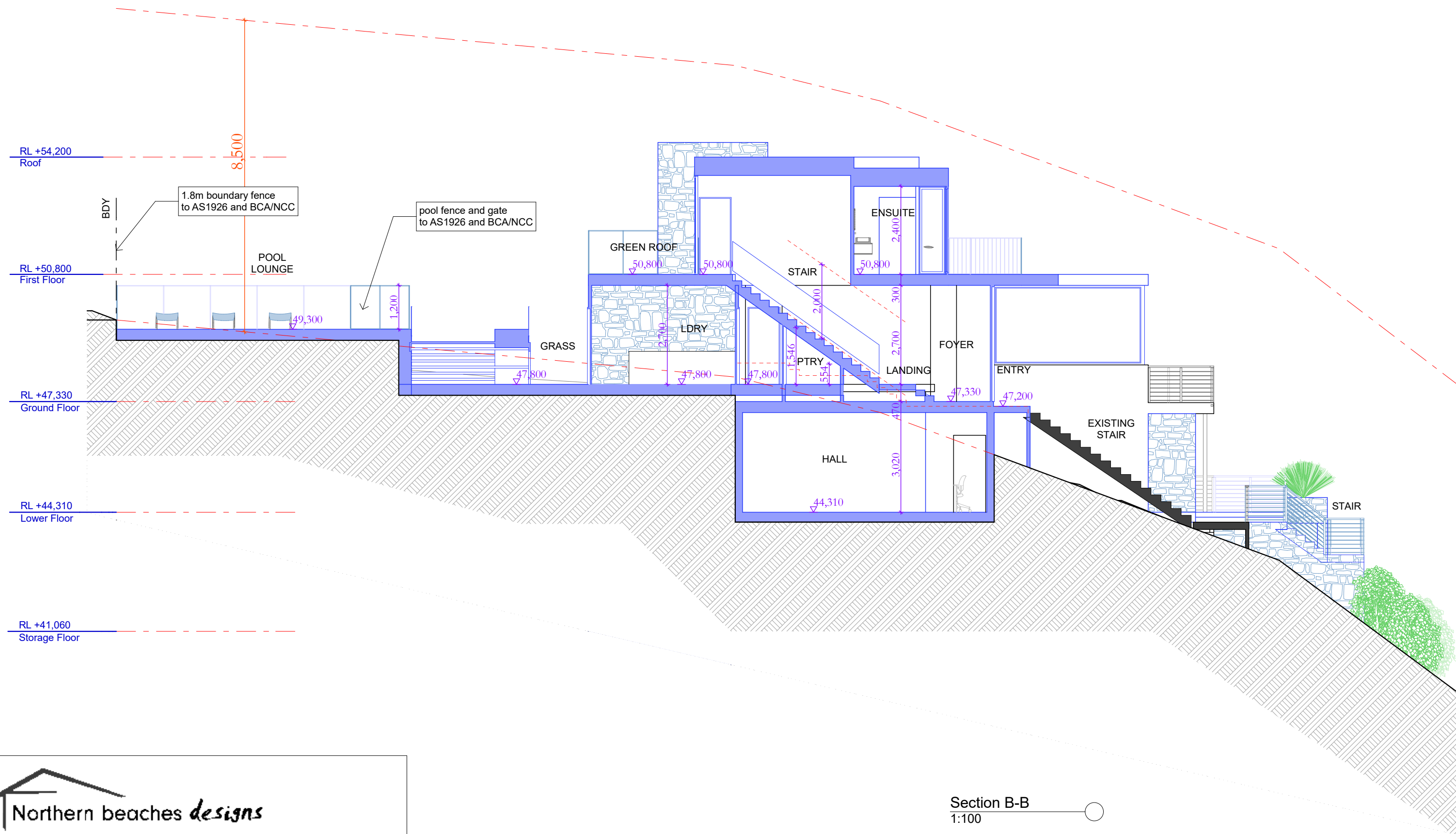
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PROJECT: 38 The Drive, Freshwater, 2096,
NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

Legend
= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA16		



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REV	DATE	DESCRIPTION

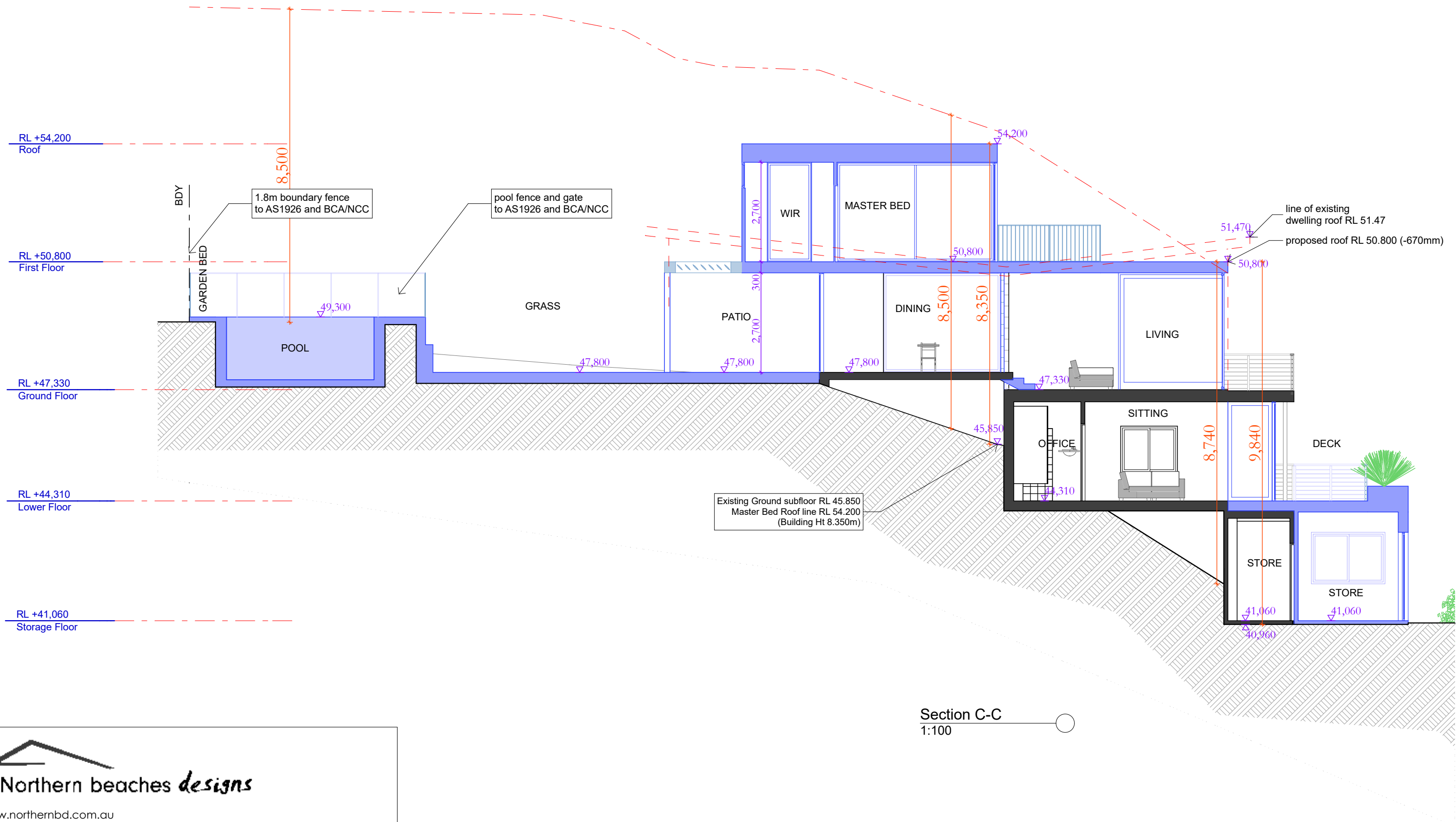
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NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS:
DA
DATE:
270123
STAGE:
DA
DRAWING NO:
DA17
SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2046
ISSUE:



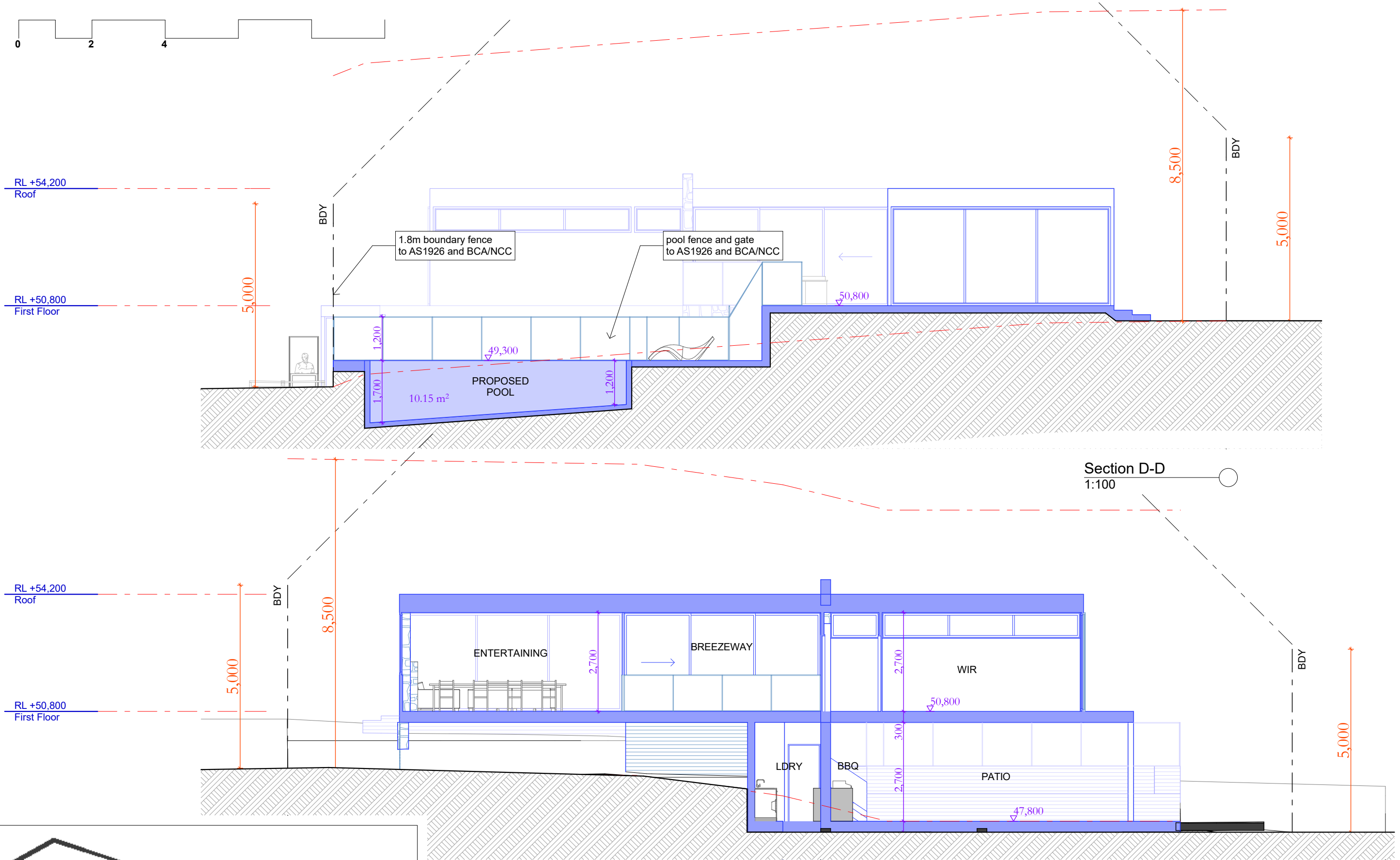


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						<div>DATE: 270123</div>						<div>SCALE: 1:100@A3</div>		<div>PROJECT NUMBER: 2046</div>
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						<div>DRAWING NO: DA18</div>								
<div>REV</div>			<div>DATE</div>			<div>DESCRIPTION</div>			<div>CLIENT: Private</div>					





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REV	DATE	DESCRIPTION
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PROJECT: 38 The Drive, Freshwater, 2096, NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

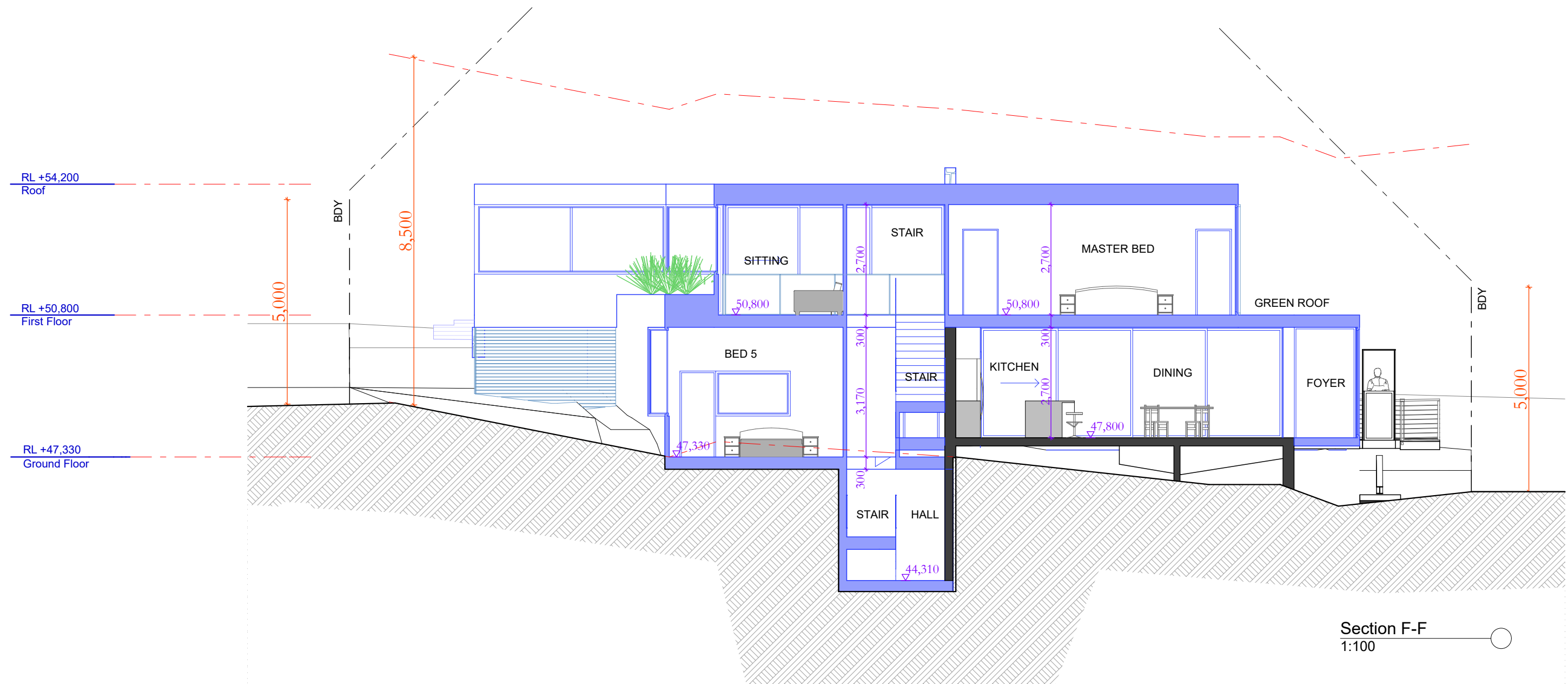
CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA19		





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REV	DATE	DESCRIPTION

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PROJECT: 38 The Drive, Freshwater, 2096, NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

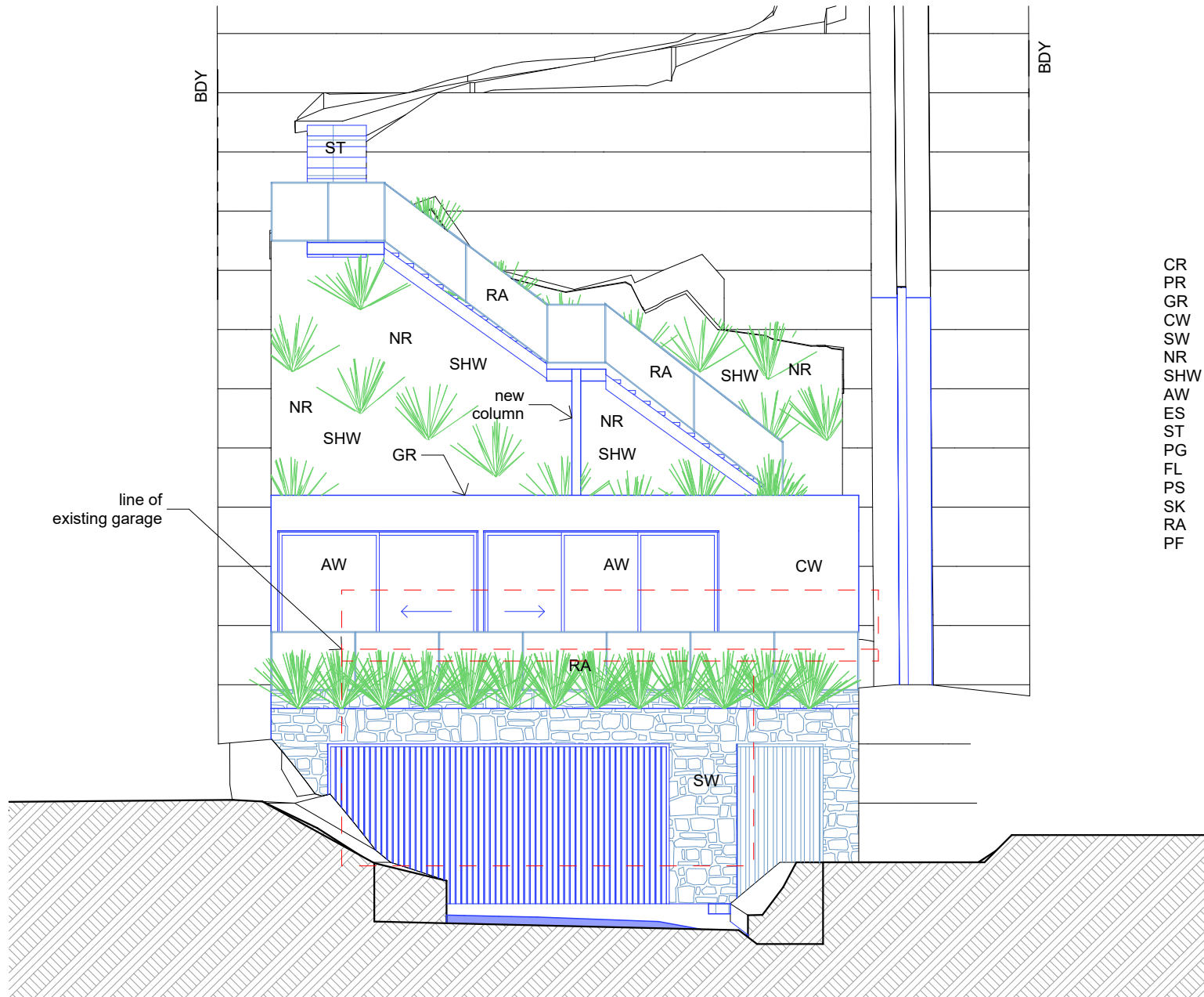
STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA20		



RL +31,450
Roof

RL +27,900
Secondary Dwelling Floor

RL +24,940
Garage Floor (Existing)
RL +24,300
Garage Floor Proposed



- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC

East Elevation
1:100



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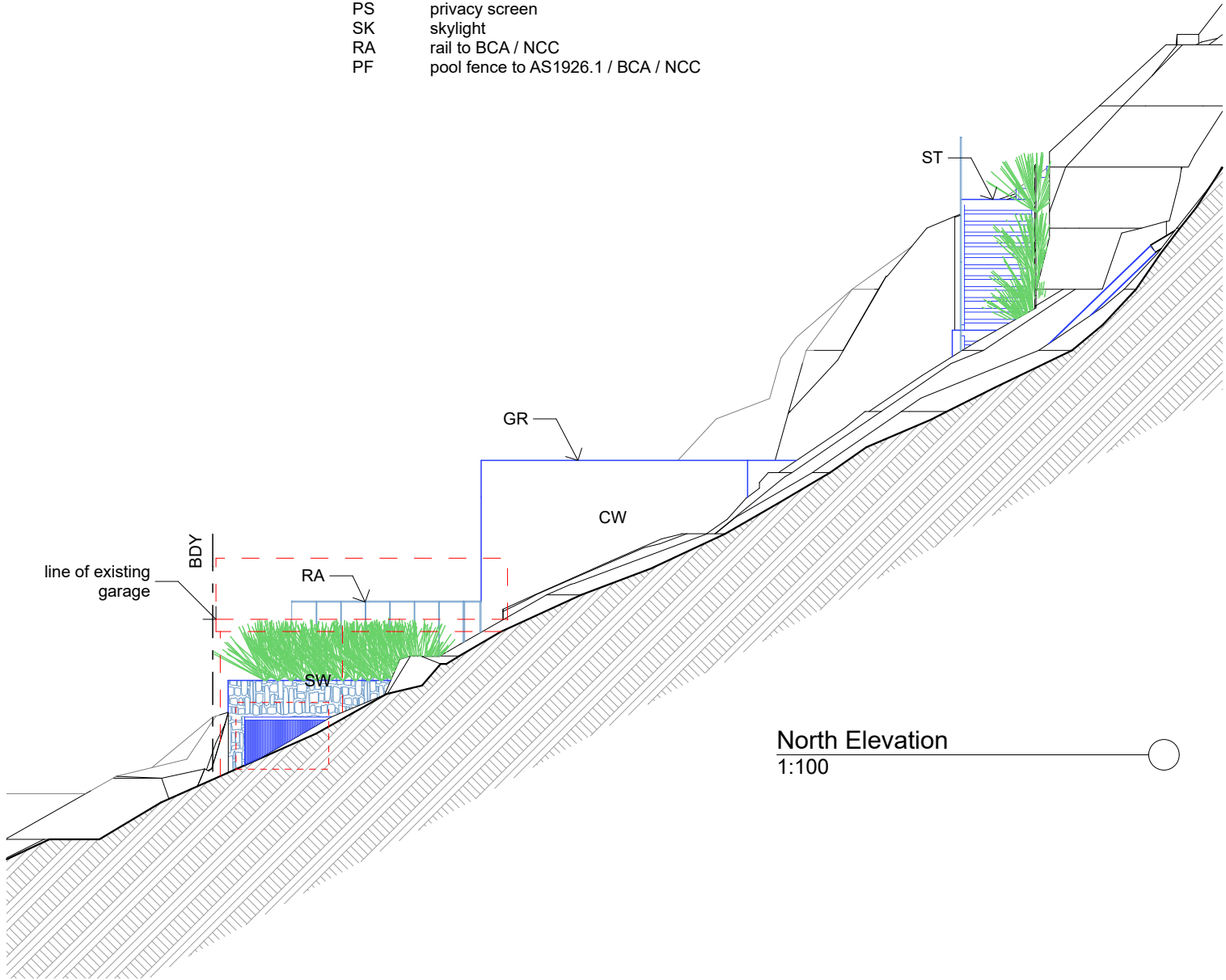
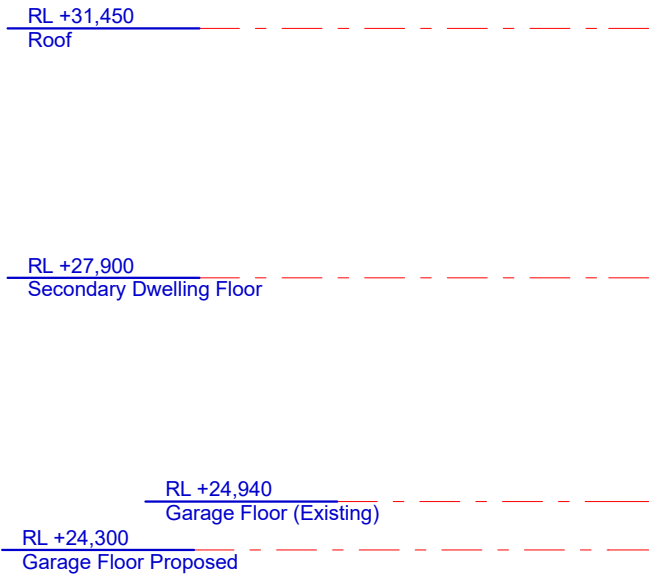


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					<div>CLIENT: Private</div>				<div>DATE: 270123</div> <div>SCALE: 1:100@A3</div> <div>PROJECT NUMBER: 2046</div>		
<div>REV DATE DESCRIPTION</div>									<div>STAGE: DA</div> <div>DRAWN/DESIGNED: PB / MP</div> <div>ISSUE:</div>		
									<div>DRAWING NO: DA21</div>		



- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC



North Elevation
1:100



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REV	DATE	DESCRIPTION			CLIENT: Private				DATE: 270123	SCALE: 1:100@A3
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									ISSUE:	



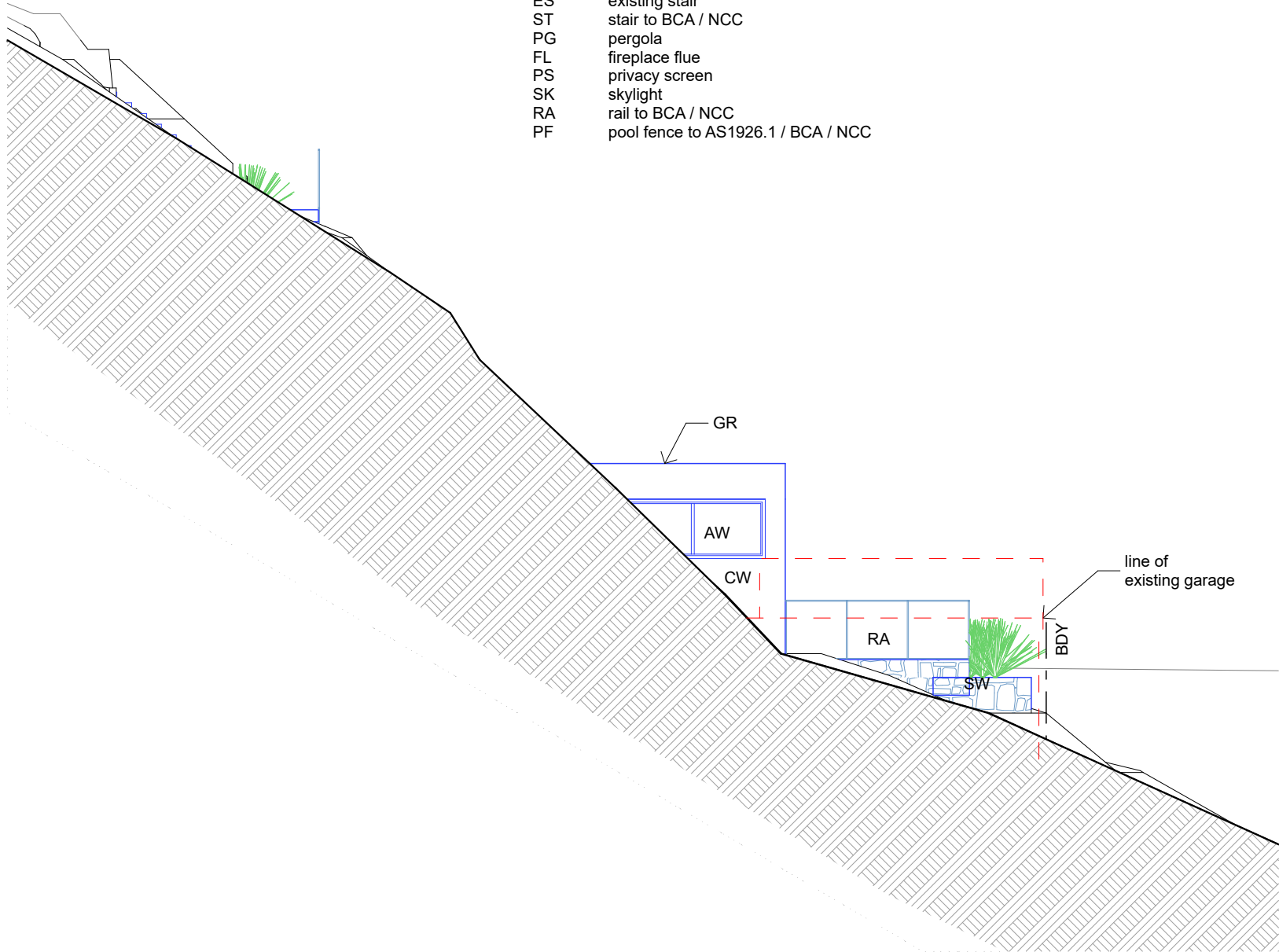
- CR concrete roof
- PR pebble roof
- GR green roof
- CW concrete wall
- SW sandstone wall
- NR natural rockface
- SHW shotcrete rockface to stabilise if required
- AW aluminium window
- ES existing stair
- ST stair to BCA / NCC
- PG pergola
- FL fireplace flue
- PS privacy screen
- SK skylight
- RA rail to BCA / NCC
- PF pool fence to AS1926.1 / BCA / NCC

RL +31,450
Roof

RL +27,900
Secondary Dwelling Floor

RL +24,940
Garage Floor (Existing)

RL +24,300
Garage Floor Proposed



South Elevation

1:100



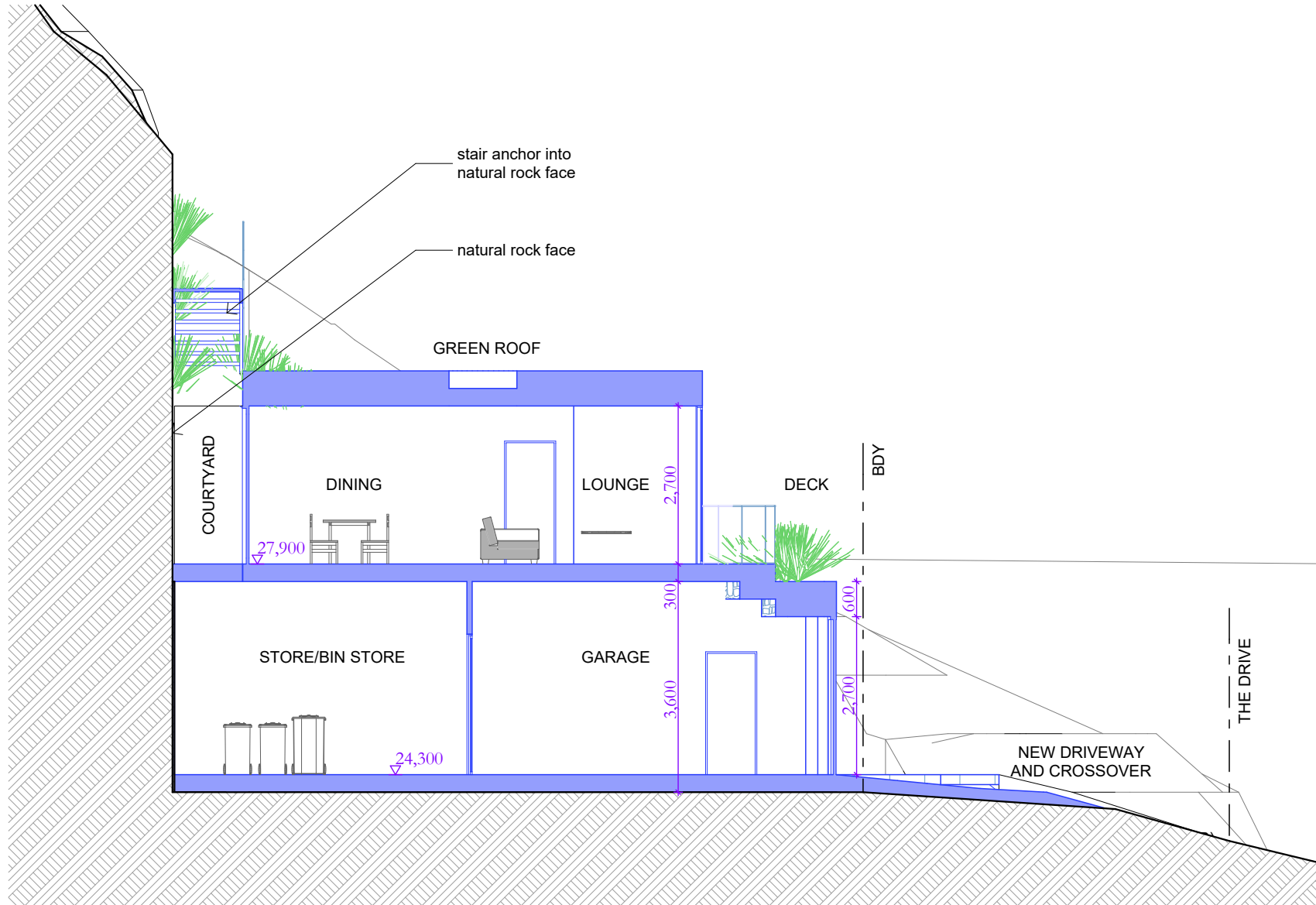
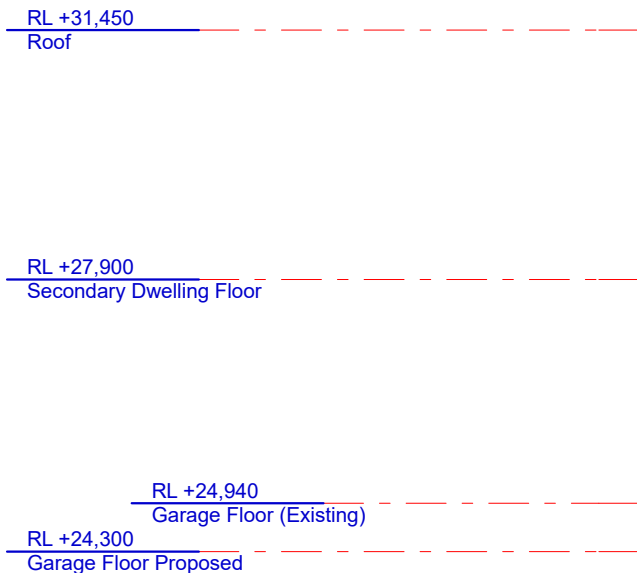
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Section C-C
1:100

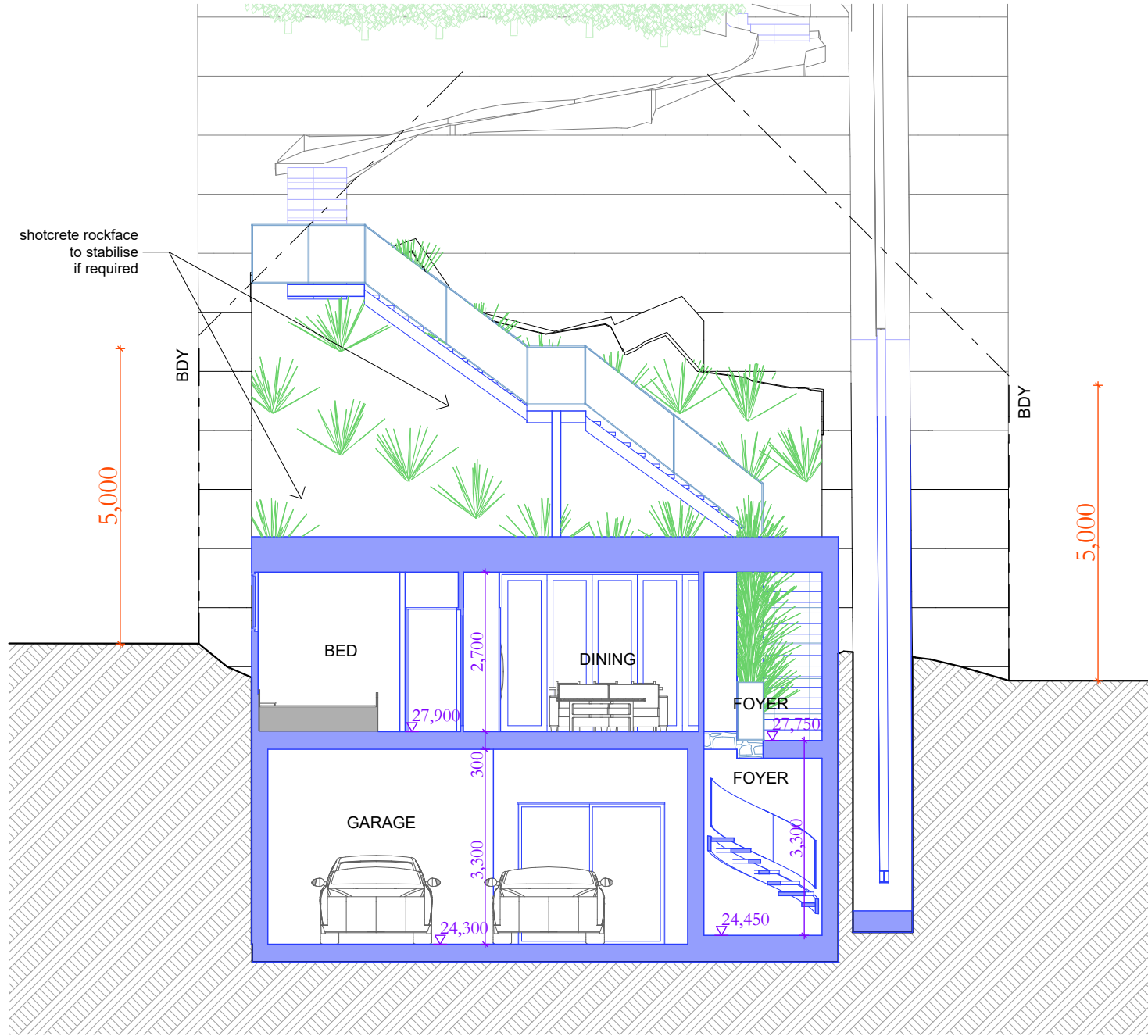
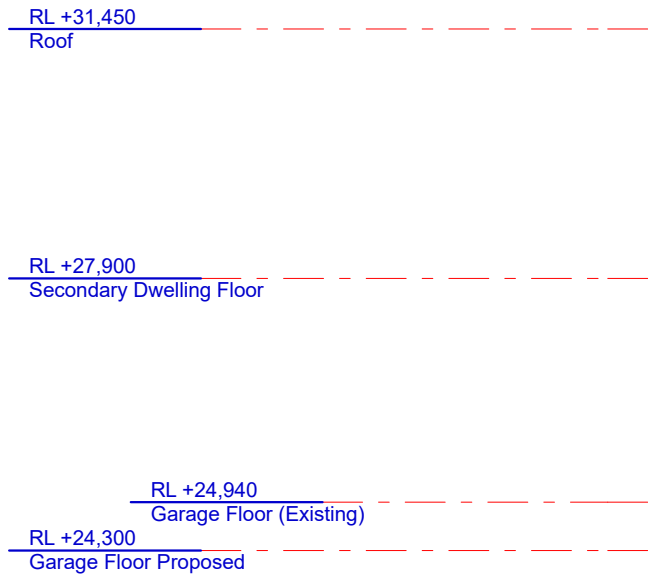


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REV	DATE	DESCRIPTION			<div>CLIENT: Private</div>					<div>DATE: 270123</div>	<div>SCALE: 1:100@A3</div>	<div>PROJECT NUMBER: 2046</div>
										<div>STAGE: DA</div>	<div>DRAWN/DESIGNED: PB / MP</div>	<div>ISSUE:</div>
										<div>DRAWING NO: DA24</div>		



Section G-G
1:100



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REV	DATE	DESCRIPTION

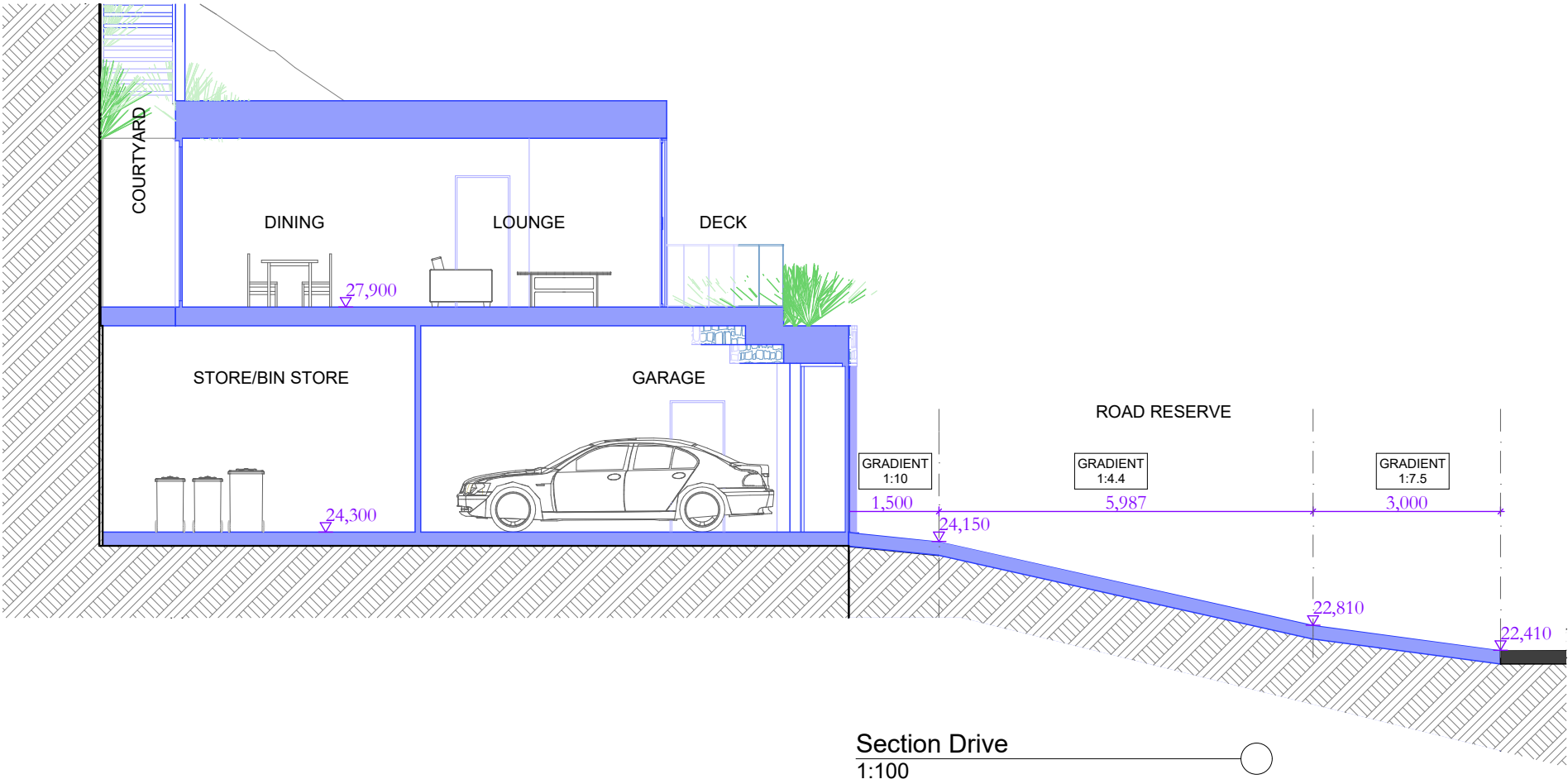
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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA25		





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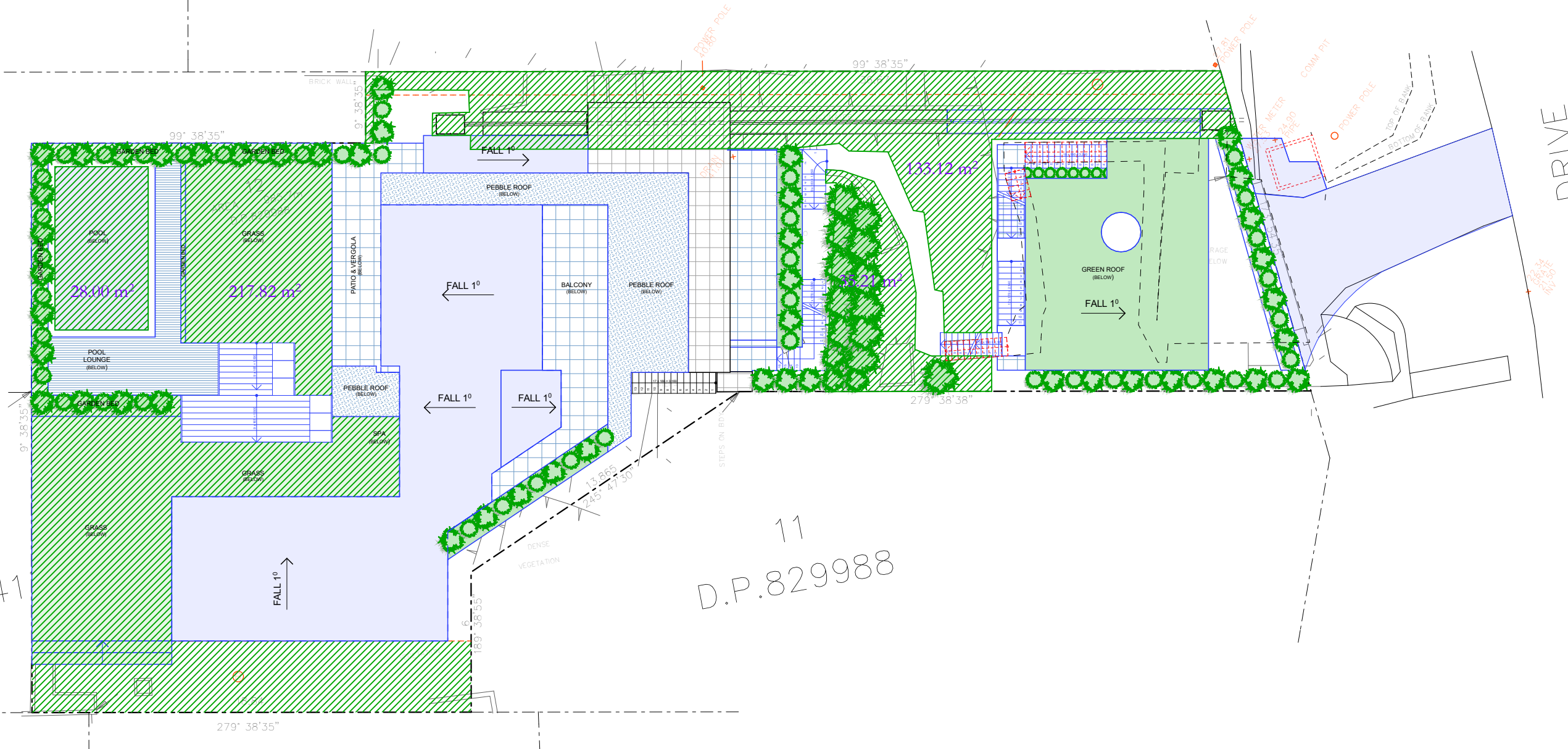


S.P.85710

2
D.P.702863

X
D.P.42041

11
D.P.829988



SITE AREA = 985.7m²

LANDSCAPED AREA MIN. 40% SITE AREA = 394.28m²

 PROPOSED LANDSCAPED AREA = 414.15m² (42%)

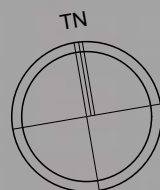
LANDSCAPED AREA COMPLIES

Landscaping Proposed
1:200



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REV	DATE	DESCRIPTION

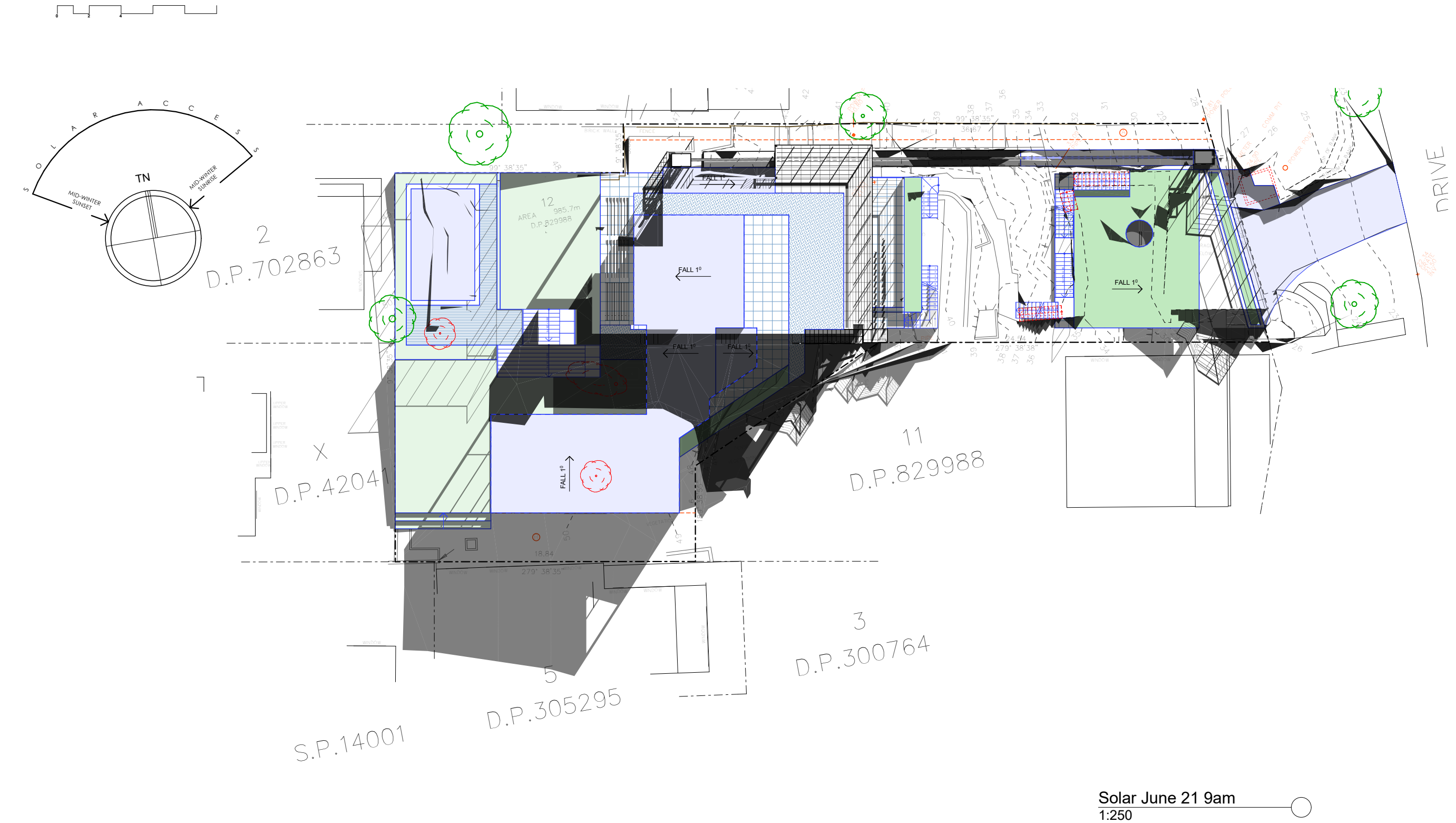
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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
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 = Demolition
 = Existing

STATUS: DA		
DATE: 270123	SCALE: 1:200@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA27		






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Existing shadow




Proposed shadow

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LOT 12 in DP 829988 - 985.7m2


CLIENT: Private



= Proposed Work

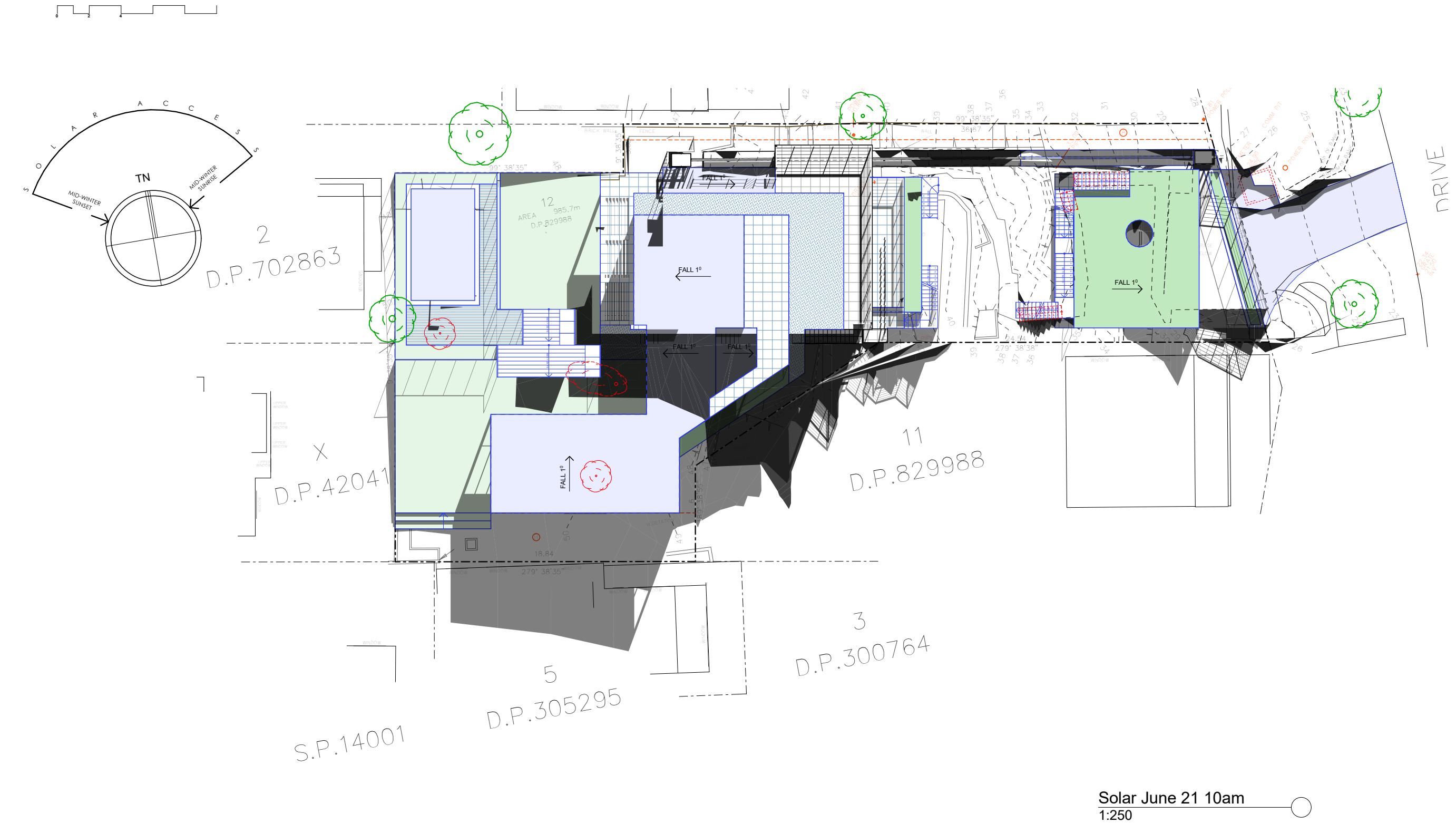


= Demolition



= Existing

STATUS: DA		
DATE: 270123	SCALE: as shown	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA28		






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Existing shadow



Proposed shadow


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REV	DATE	DESCRIPTION
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PROJECT: 38 The Drive, Freshwater, 2096, NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2


CLIENT: Private



= Proposed Work

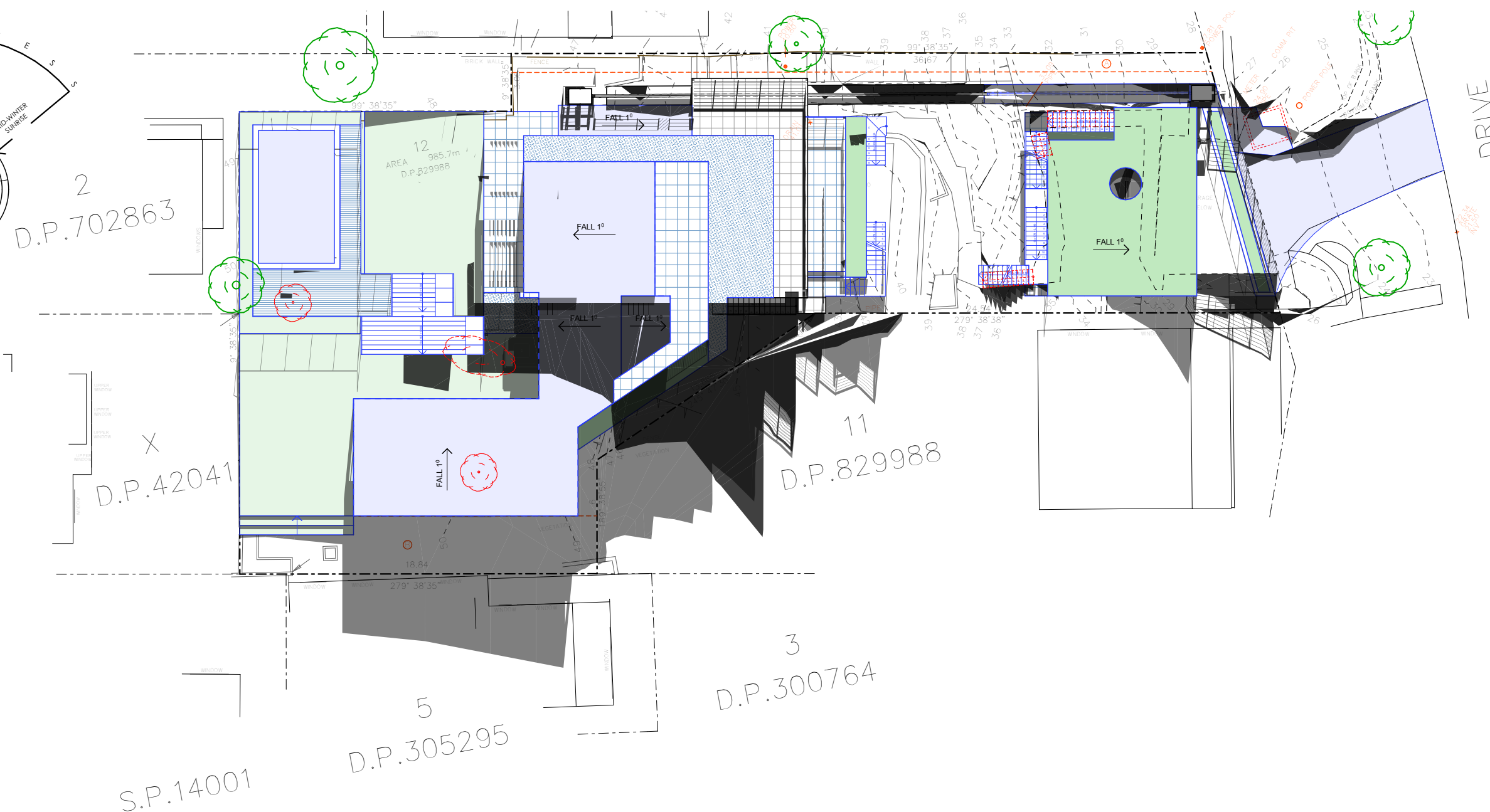
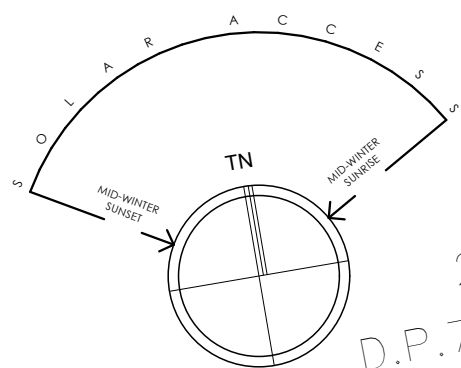


= Demolition



= Existing

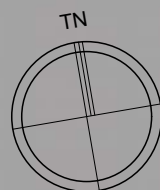
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DATE: 270123	DRAWN/DESIGNED: PB / MP	ISSUE:
STAGE: DA	DRAWING NO: DA29	



Solar June 21 11am
1:250



sketchArc



Existing shadow

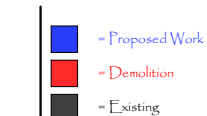
Proposed shadow

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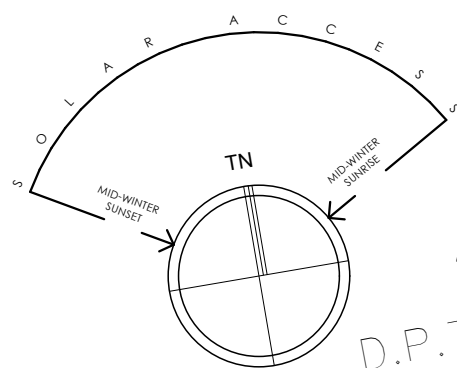
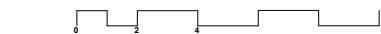
PROJECT: **38 The Drive, Freshwater, 2096,
NSW**
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT: Private



STATUS: DA		
DATE: 270123	SCALE: as shown	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA30



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X
D.P.42041

S.P.14001

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D.P.305295

3
D.P.300764

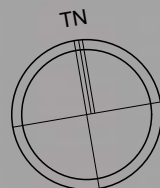
D.P.829988

Solar June 21 12pm
1:250



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Existing shadow



Proposed shadow

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REV	DATE	DESCRIPTION

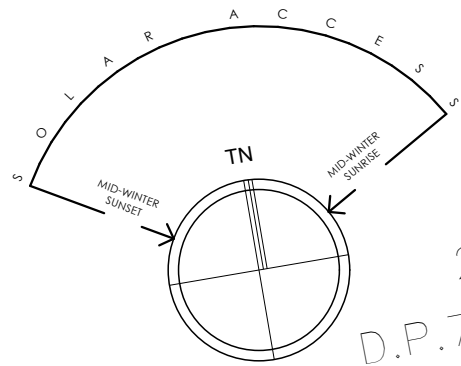
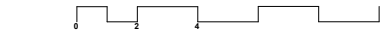
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w : www.sketcharc.com.au

PROJECT: 38 The Drive, Freshwater, 2096,
NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

Proposed Work
Demolition
Existing

STATUS: DA		
DATE: 270123	SCALE: as shown	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA31		



2
D.P.702863

7

X
D.P.42041

S.P.14001

5
D.P.305295

3
D.P.300764

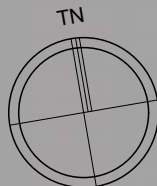
11
D.P.829988

Solar June 21 1pm
1:250



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Existing shadow



Proposed shadow




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REV	DATE	DESCRIPTION

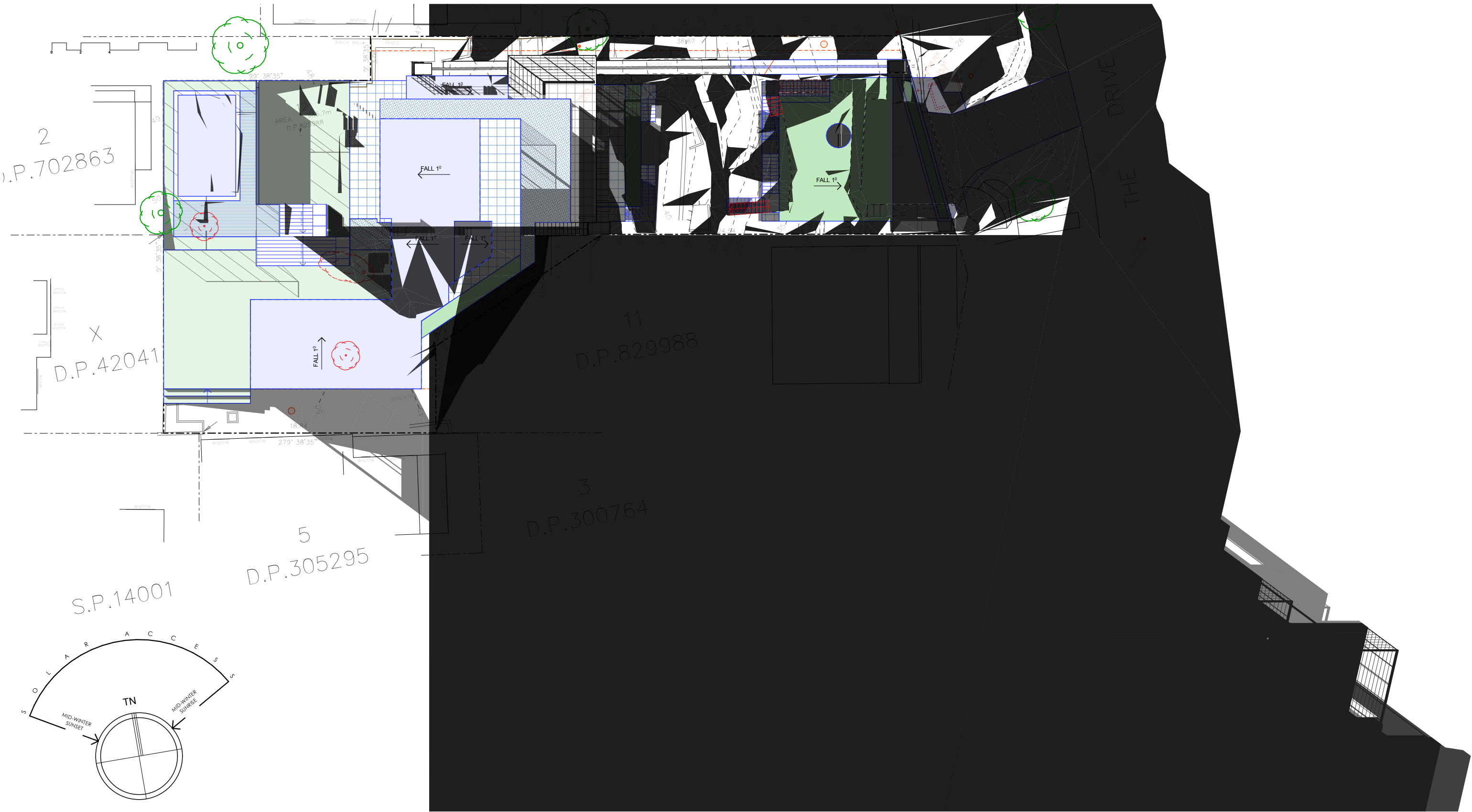
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NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

 = Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 270123	SCALE: as shown	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA32		






Northern beaches designs

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Existing shadow



Proposed shadow

Solar June 21 3pm
1:250



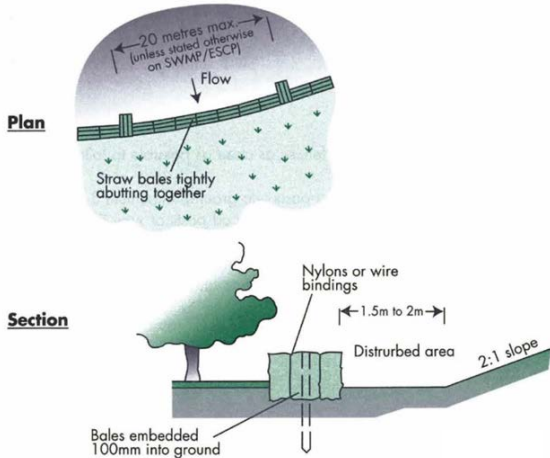
<p>DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.</p>			<p>sketchArc Po Box 377 Manly 1655 m : 0422 521 871 e : power@sketcharc.com.au w : www.sketcharc.com.au</p>		<p>PROJECT: 38 The Drive, Freshwater, 2096, NSW Alterations & Additions LOT 12 in DP 829988 - 985.7m2</p> <p>CLIENT: Private</p>		<div> = Proposed Work  = Demolition  = Existing</div> <table><tr><td>STATUS: DA</td><td>SCALE: as shown</td><td>PROJECT NUMBER: 2046</td></tr><tr><td>DATE: 270123</td><td>DRAWN/DESIGNED: PB / MP</td><td>ISSUE:</td></tr><tr><td>STAGE: DA</td><td colspan="2">DRAWING NO: DA34</td></tr></table>			STATUS: DA	SCALE: as shown	PROJECT NUMBER: 2046	DATE: 270123	DRAWN/DESIGNED: PB / MP	ISSUE:	STAGE: DA	DRAWING NO: DA34	
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DATE: 270123	DRAWN/DESIGNED: PB / MP	ISSUE:																
STAGE: DA	DRAWING NO: DA34																	
REV	DATE	DESCRIPTION																

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.

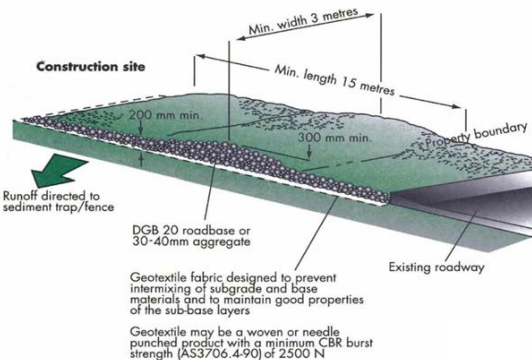
STRAW BALES



Construction Notes

- Construct the straw bale filter as close as possible to being parallel to the contours of the site.
- 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.
- Ensure that the maximum height of the filter is one bale.
- 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.
- 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.
- Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

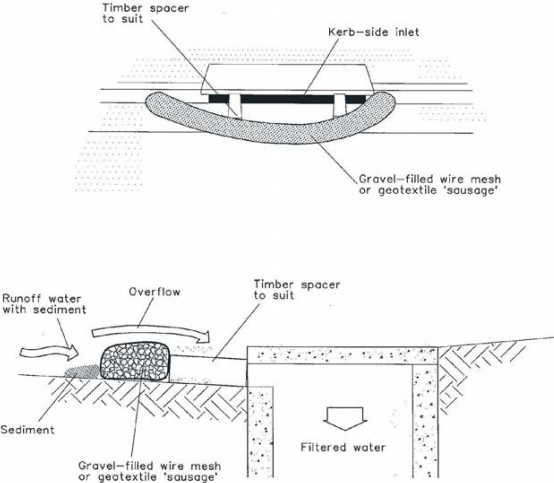
STABILISED ENTRY / EXIT



Construction Notes

- Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
- Compact sub-grade.
- Cover area with needle-punched geotextile.
- 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.
- Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

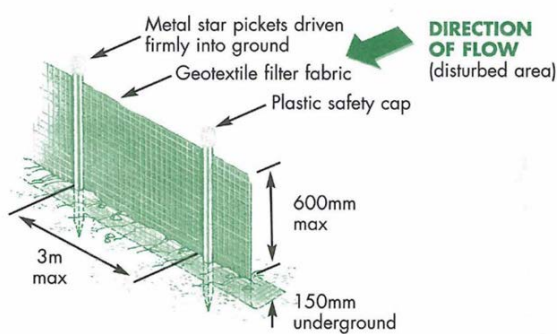
INLET SEDIMENT TRAP



Construction Notes

- Install filters to kerb inlets only at sag points.
- 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.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- 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.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- 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.

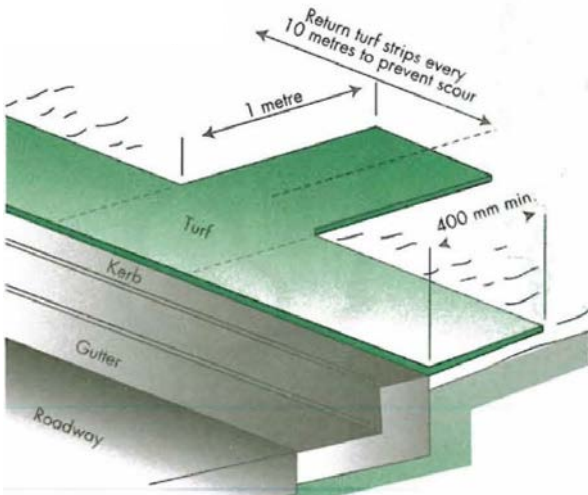
SEDIMENT FENCING



Construction Notes

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

GRASS FILTER STRIPS



Construction Notes

- 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.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the



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REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
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PROJECT: 38 The Drive, Freshwater, 2096, NSW
Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

Legend:
Blue square = Proposed Work
Red square = Demolition
Black square = Existing

STATUS: DA		
DATE: 270123	SCALE: -	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA35		

Alterations and Additions

Certificate number: A410586_02

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, 19, May 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 2100 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 rainwater runoff from at least 173 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 40.6 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 4 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.		✓	✓
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.		✓	

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Alterations & Additions
LOT 12 in DP 829988 - 985.7m2

CLIENT:
Private

= Proposed Work

= Demolition

= Existing

STATUS:
DA

DATE: 270123	SCALE: -	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA36

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
						6.44, SHGC: 0.75)
W5	W	10.5	6.7	3.1	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	E	6.4	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	E	14.7	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	N	3.2	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	8.6	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	E	4	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	9.4	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	E	26	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	S	10.6	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	E	2.8	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	SE	21.5	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	W	20	0	0	pergola (adjustable shade) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	N	3.2	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
						6.44, SHGC: 0.75)
W19	E	18.9	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W20	N	5.1	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W21,22	E	8.8	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W23	SE	22.2	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W24	E	9.2	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W25,26	S	20	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W27	W	16.2	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W28	N	26.1	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W29	W	14.5	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W30	W	1.3	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W31	W	5.4	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	S	1.3	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W18	N	11.6	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
						6.44, SHGC: 0.75)

Project Certificate Number: 11110000_01

Page 6 of 6

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.



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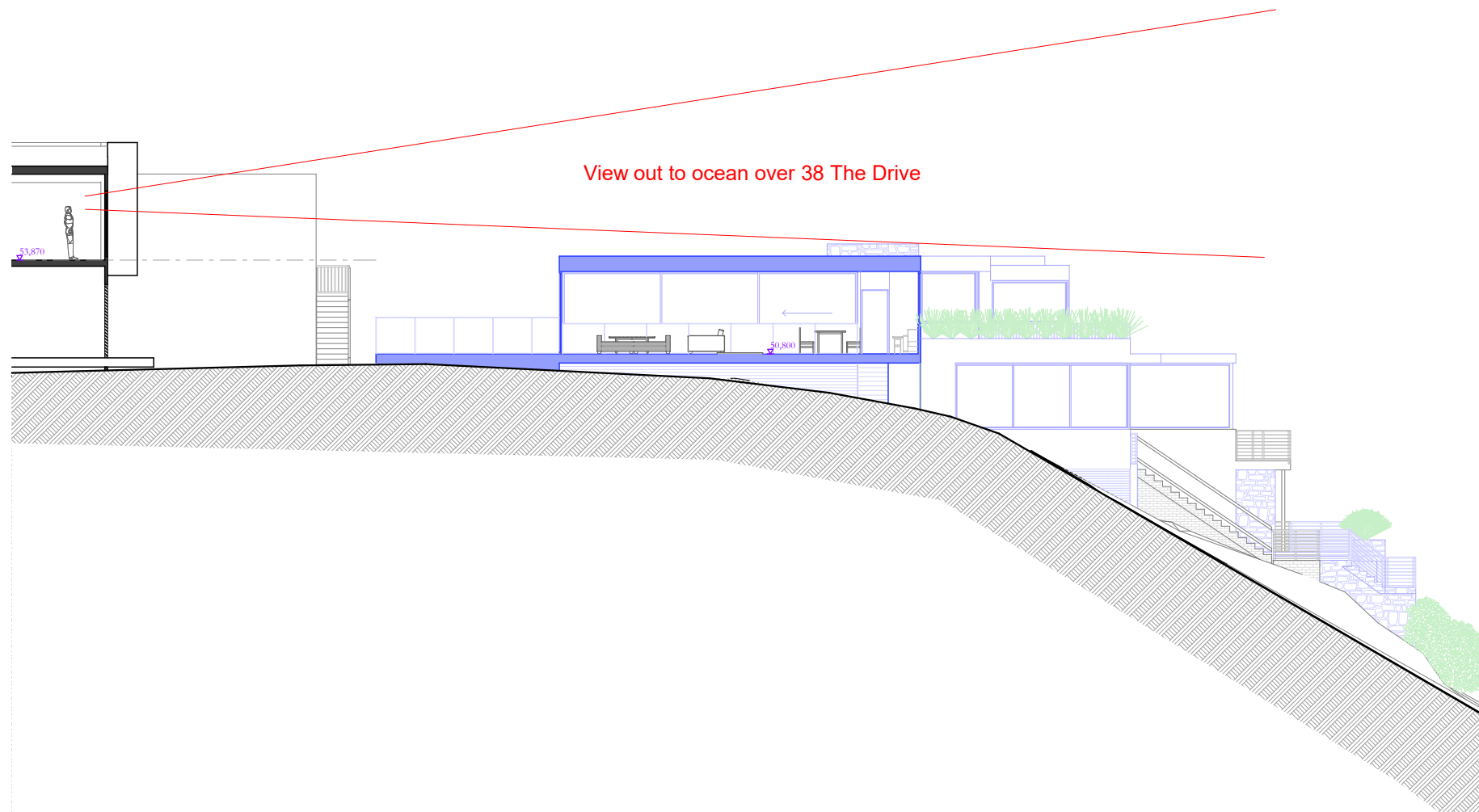
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= Demolition

= Existing

STATUS: DA		
DATE: 270123	SCALE: -	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA37



9 Lodge Lane - View Section
1:200



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NSW
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STATUS: DA		
DATE: 270123	SCALE: 1:100@A3	PROJECT NUMBER: 2046
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA38		