

PROPOSED ALTERATIONS AND ADDITIONS:
FURNESS RESIDENCE
B1 DP401979 : 12 WYNDORA AVENUE FRESHWATER



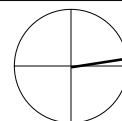
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FURNESS RESIDENCE

Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

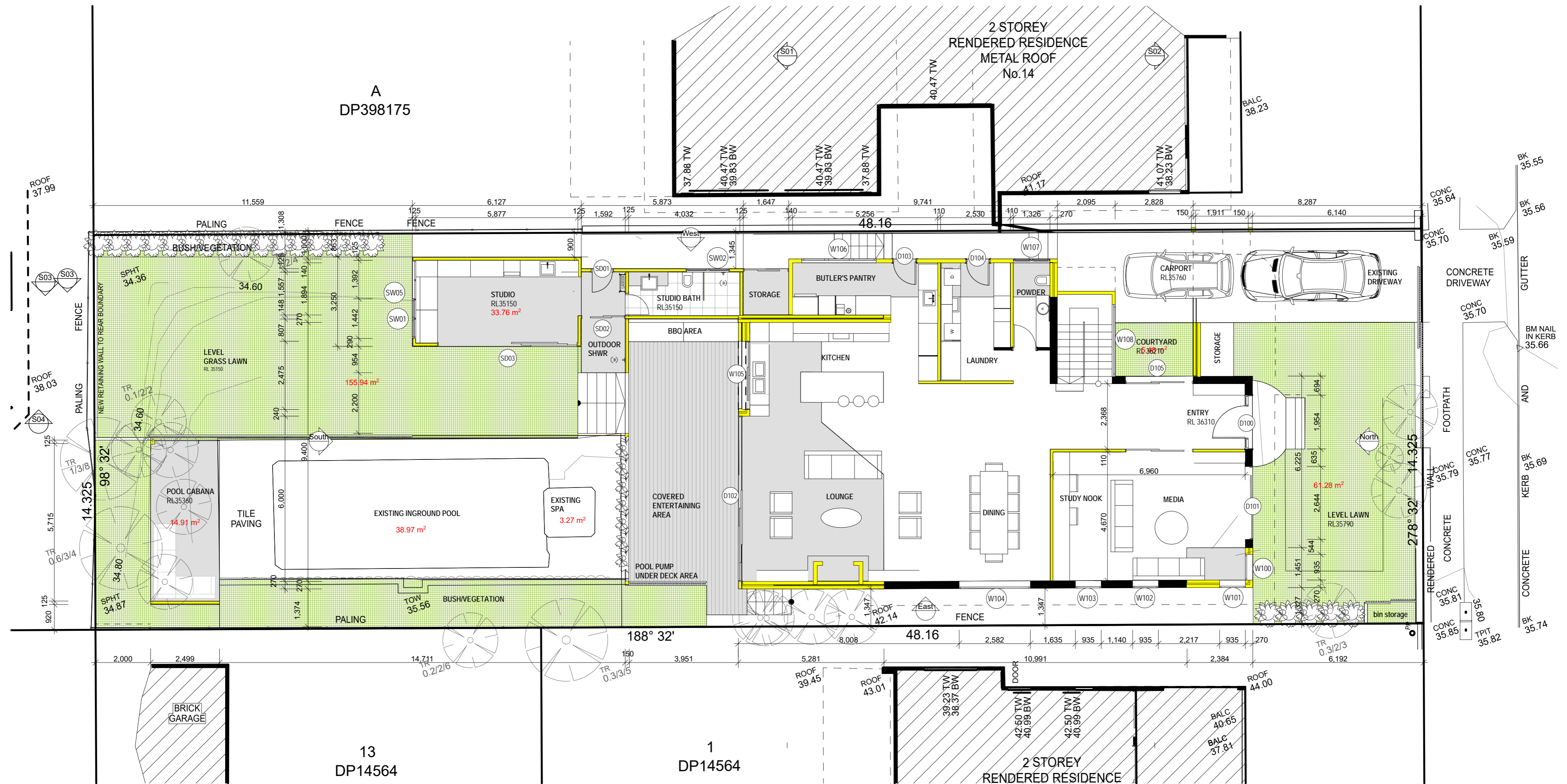
DWG: DA-BM-00 A

DATE: 11/21/2020

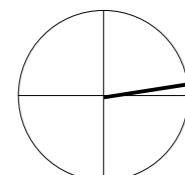
ISSUE: A

SCALE: 1:133.70, 1:200,
1:182.62 @ A3

Coversheet



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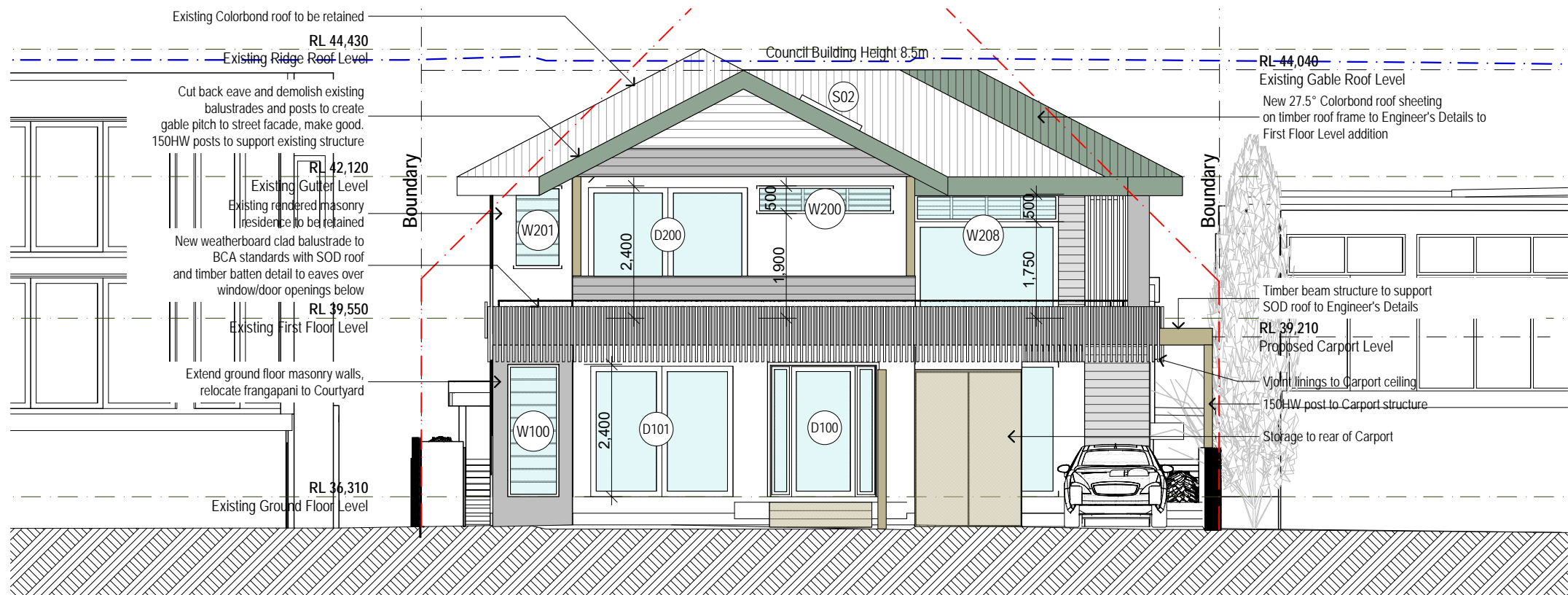
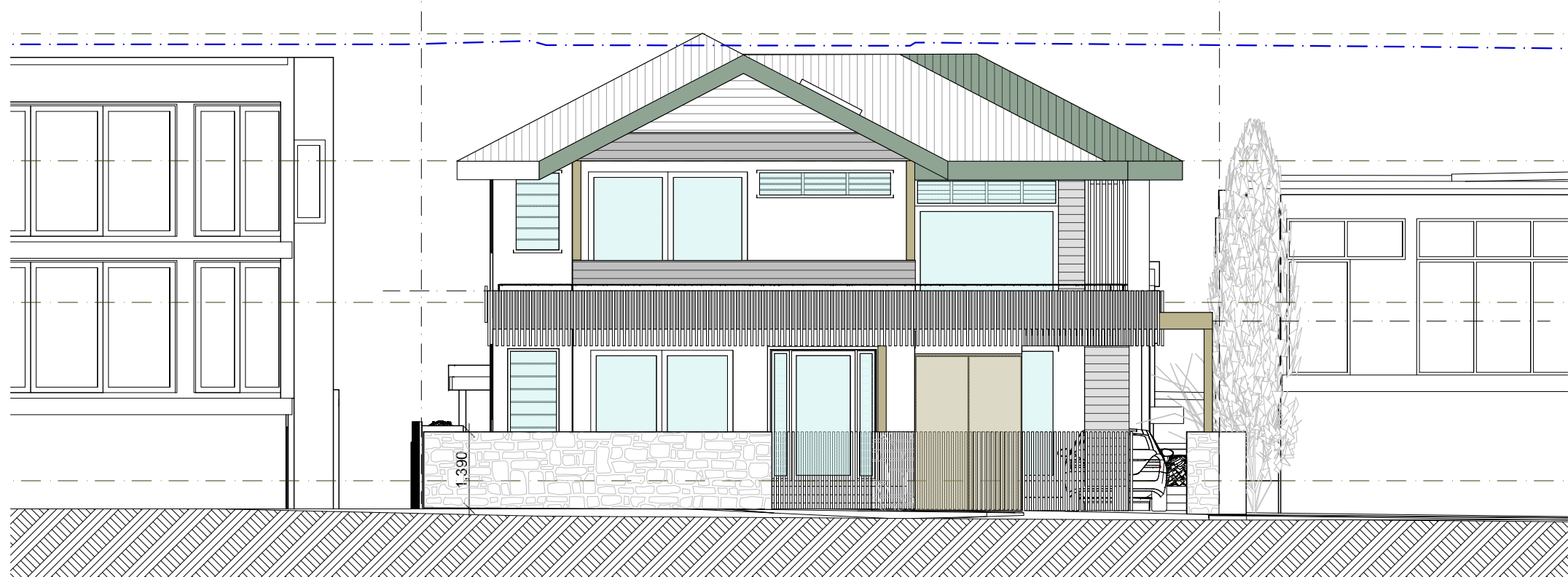
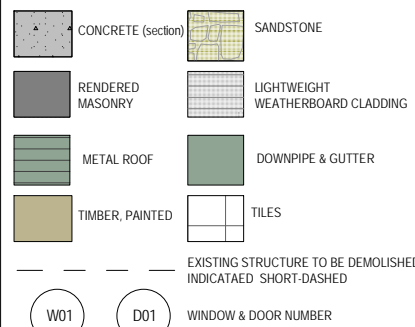
Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-02 A
DATE: 11/21/2020
ISSUE: A
SCALE: 1:100 @ A2

Ground Floor Plan

LEGEND: ELEVATIONS



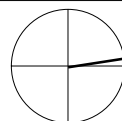
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-05 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

North Elevation

LEGEND: ELEVATIONS

CONCRETE (section)

RENDERED MASONRY

METAL ROOF

TIMBER, PAINTED

SANDSTONE

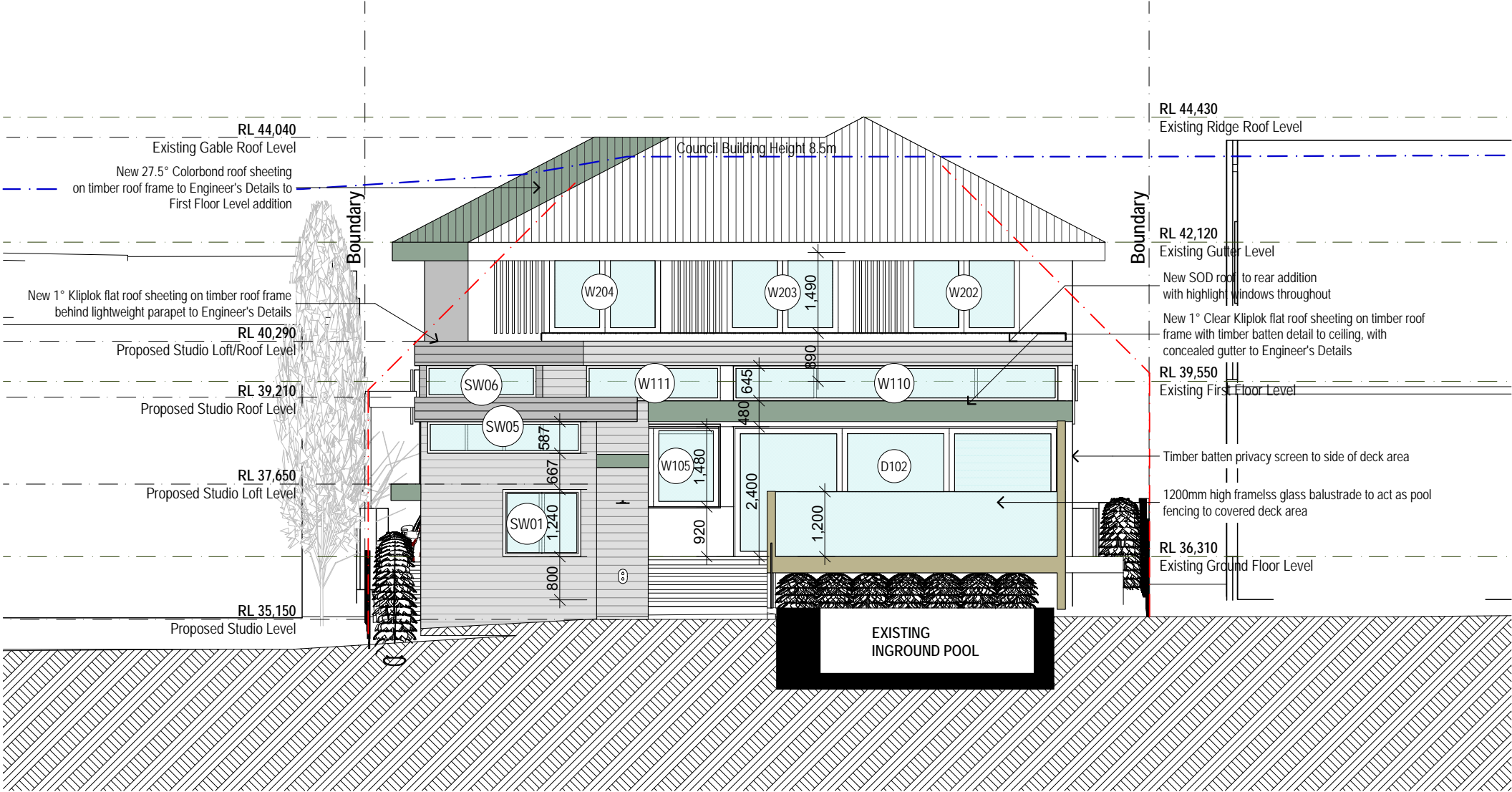
LIGHTWEIGHT WEATHERBOARD CLADDING

DOWNPIPE & GUTTER

TILES

EXISTING STRUCTURE TO BE DEMOLISHED INDICATED SHORT-DASHED

WINDOW & DOOR NUMBER



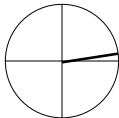
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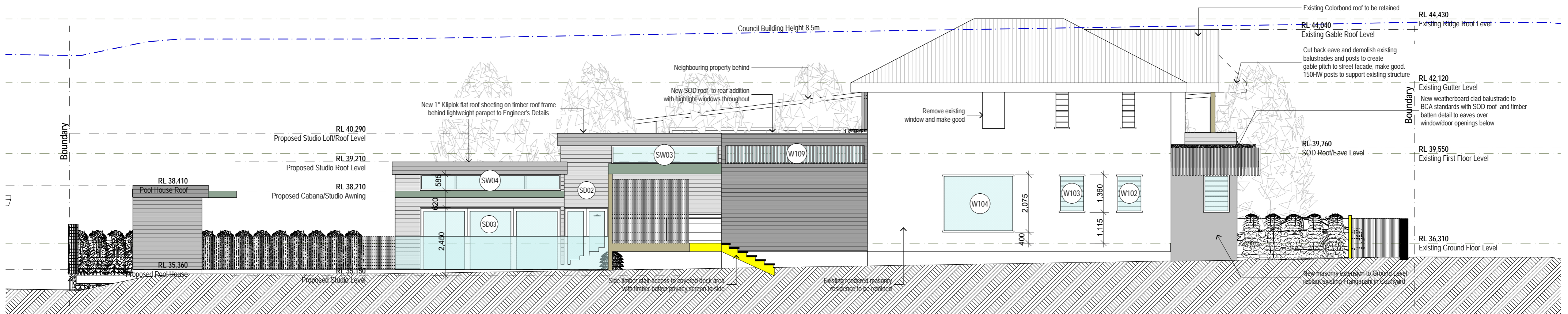
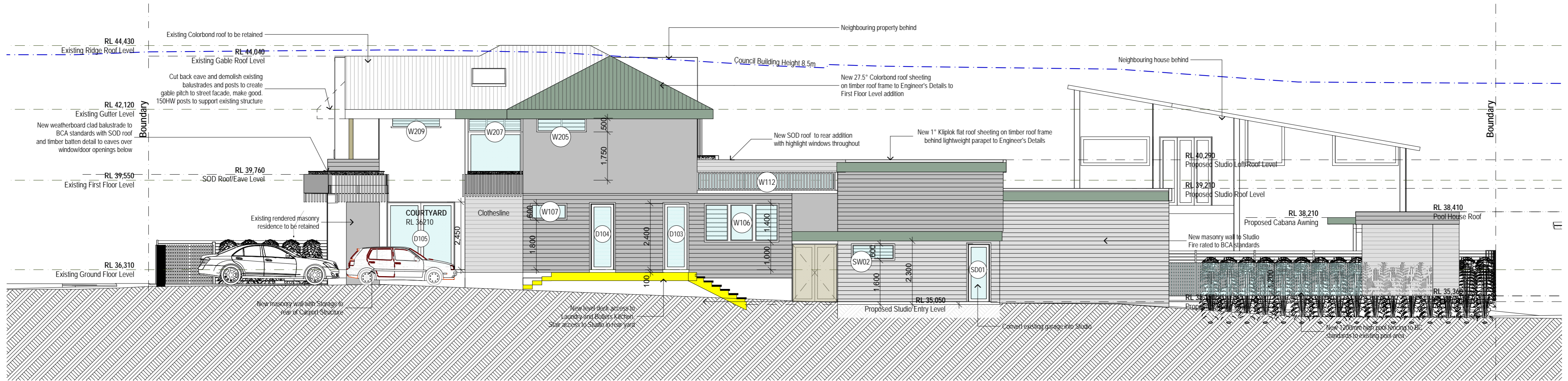
DWG: DA-BM-06 A

DATE: 11/21/2020

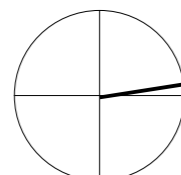
ISSUE: A

SCALE: 1:100 @ A3

South Elevation



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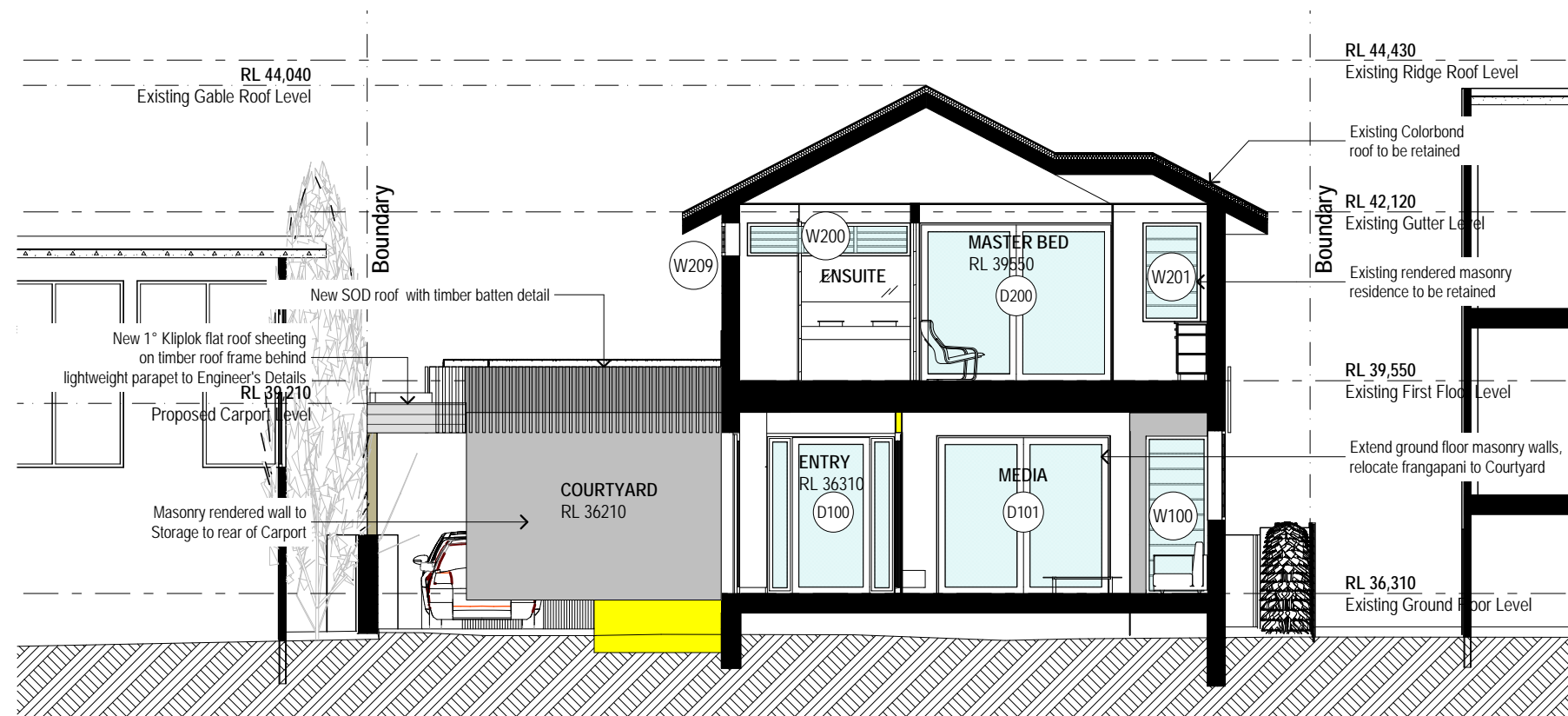
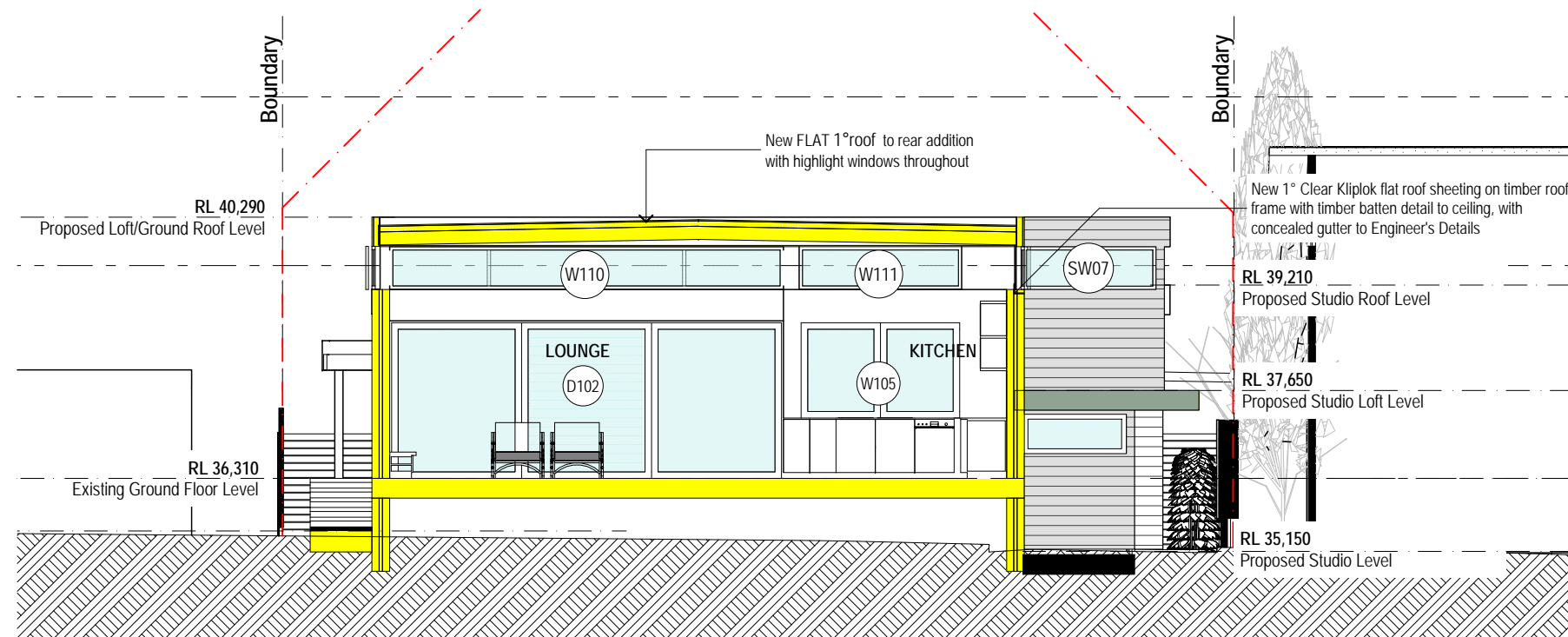
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-07 A
DATE: 11/21/2020
ISSUE: A
SCALE: 1:100 @ A2

West + East Elevation



LEGEND: SECTION

	CONCRETE (section)		SANDSTONE CAPPING
	RENDERED MASONRY		LIGHTWEIGHT WEATHERBOARD CLADDING
	METAL ROOF		DOWNPIPE & GUTTER
	TIMBER, PAINTED		
	EXISTING FLOOR/WALL IN SECTION		
	NEW STUD WALL		
	NEW STUD WALL WITH EXTERNAL WEATHERBOARD CLADDING		
	WALL OR STRUCTURE TO BE REMOVED SHOWN DASHED		
	BEAM OVER		
	W01		D01
	WINDOW & DOOR NUMBER		

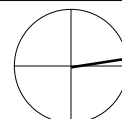
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-08 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

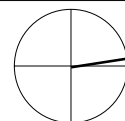
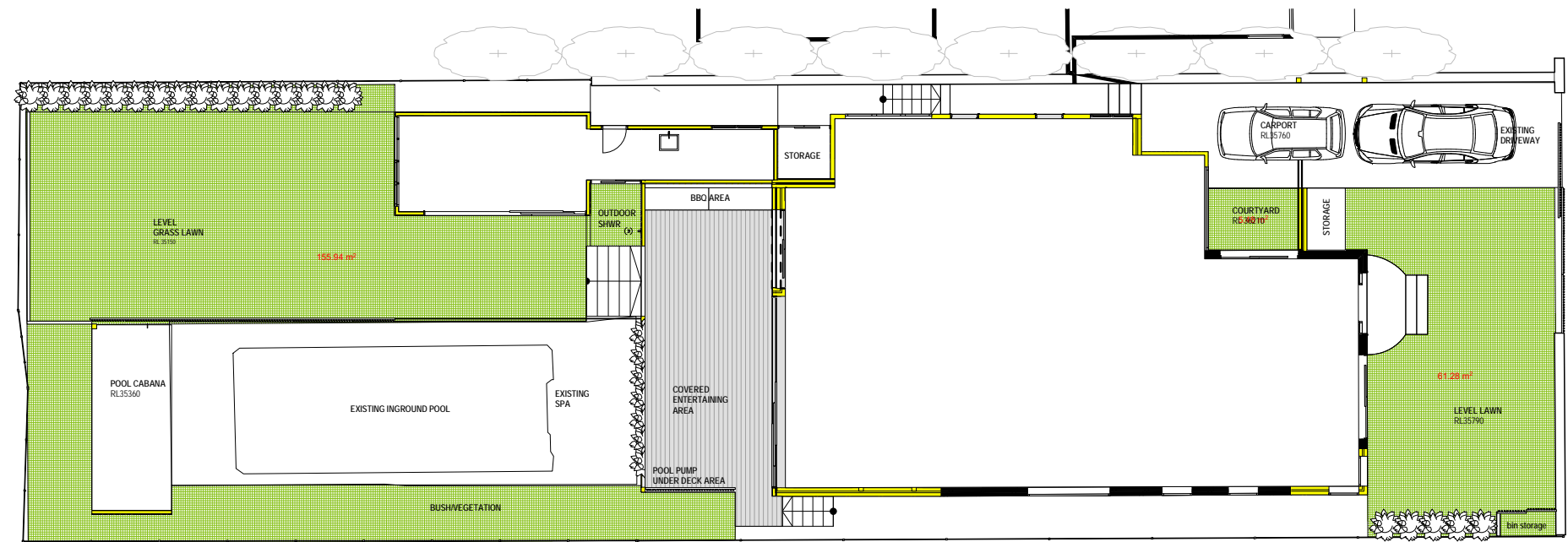
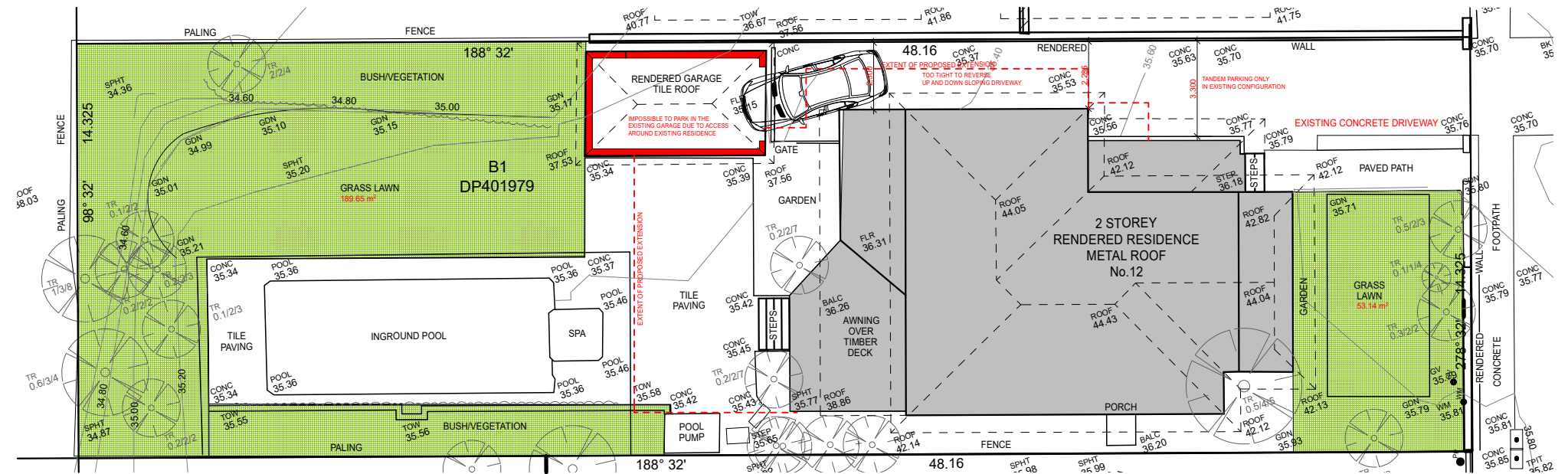
Section A + B

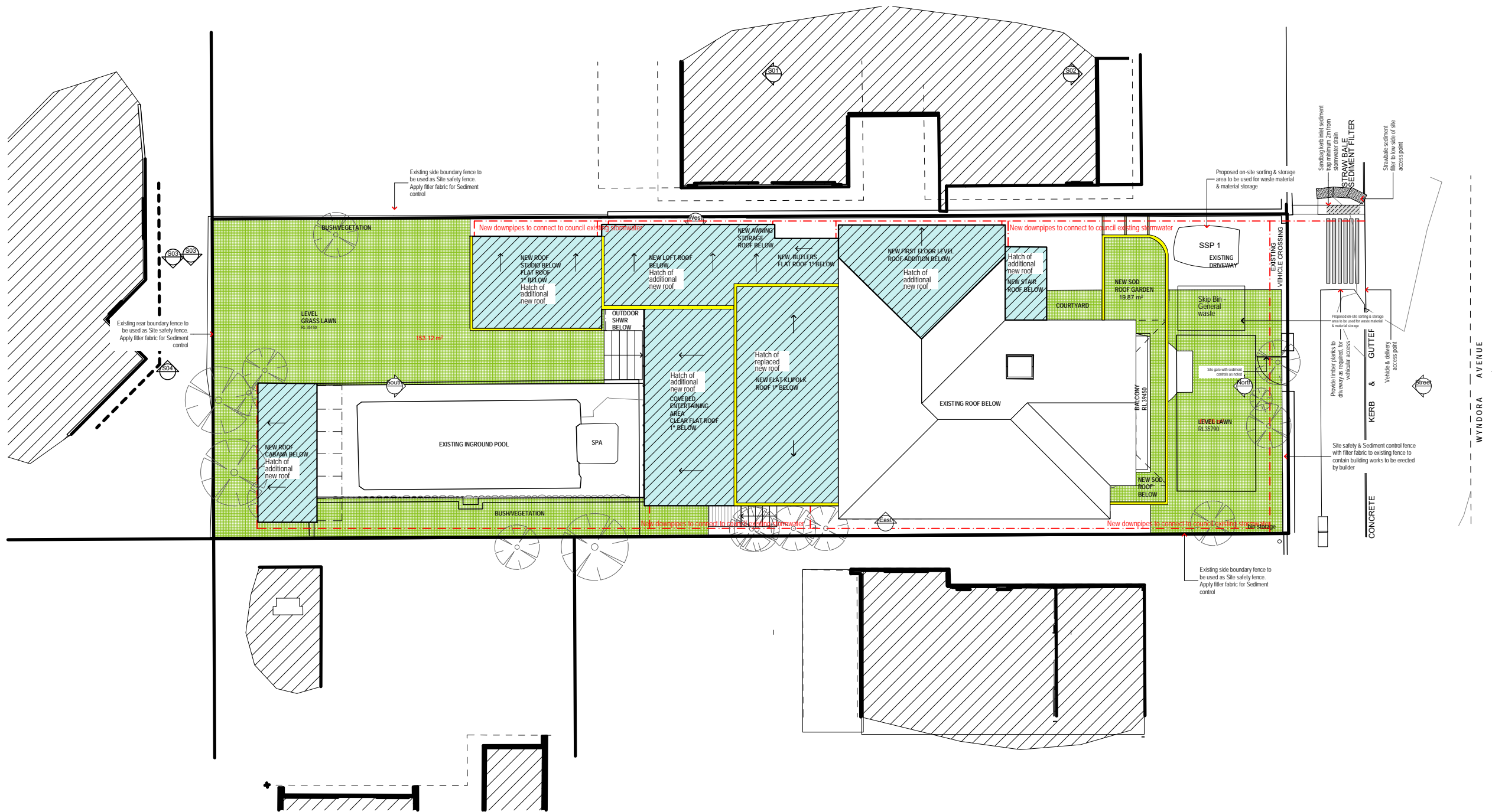
Site Area = 689.9m²
Required Minimum Soft Landscape Space Area:
275.96m² or 40%

Existing Soft Landscape Area = 242.79m²
Pool Area = 38.97m²
Spa Area = 3.27m²

Total Existing Open Landscape Space Area:
285.03m² or 41%

Proposed Soft Landscape Area: 222.7m²
 SOD Roof = 19.87m²
 Pool Area = 38.97m²
 Spa Area = 3.27m²
 Total Proposed Open Landscape Space Area:
 284.81m² or 41%





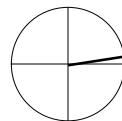
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-11 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:200 @ A3

Erosion Sediment Control Plan

BASIX®Certificate

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

Alterations and Additions

Certificate number: A377793_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: Saturday, 21, November 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Furness Residence_02
Street address	12 Wyndora Avenue Freshwater 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 401979
Lot number	b1
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: Brianna Swan
ABN (if applicable): N/A

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		
floor above existing dwelling or building.	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (75 mm)	light (solar absorptance < 0.475)	
flat ceiling, flat roof: framed	ceiling: R0.90 (up), roof: foil backed blanket (75 mm)	light (solar absorptance < 0.475)	

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓
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.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
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)				
D100	N	4.692	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D101	N	6.348	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W100	N	2.244	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W101	E	1.27	6.575	3.64	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W102	E	1.27	6.575	3.64	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W103	E	1.27	6.575	3.64	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W104	E	5.25	6.575	3.64	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D102	S	14.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W105	S	3.665	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W106	W	3.78	5.5	1.4	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D103	W	2.088	5.5	1.4	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D104	W	2.088	5.5	1.4	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W107	W	0.795	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W108	N	6.37	3.55	2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D105	W	6	5.5	2	none	standard aluminium, single clear, (or		

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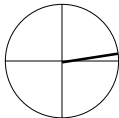


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FURNESS RESIDENCE

Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-12 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:1.67 @ A3

Basix Commitments - Sheet 1

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)		U-value: 7.63, SHGC: 0.75)		
W109	E	3.269	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W110	S	3.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W111	S	1.608	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W112	W	3.269	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SD01	W	1.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SD02	E	3.89	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
SD03	E	12.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SW01	S	1.785	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SW02	W	0.948	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SW03	E	2.512	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
SW04	E	2.977	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
SW05	S	1.658	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
SW06	S	1.18	0	0	none	standard aluminium, single clear, (or		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)		U-value: 7.63, SHGC: 0.75)		
W200	N	1.24	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D200	N	7.08	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W201	N	1.312	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W202	S	3.148	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W203	S	3.148	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W204	S	3.148	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W205	W	0.9	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W206	N	1.56	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W207	W	4.46	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W208	N	5.87	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W209	W	0.9	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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.



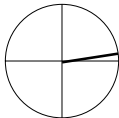
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

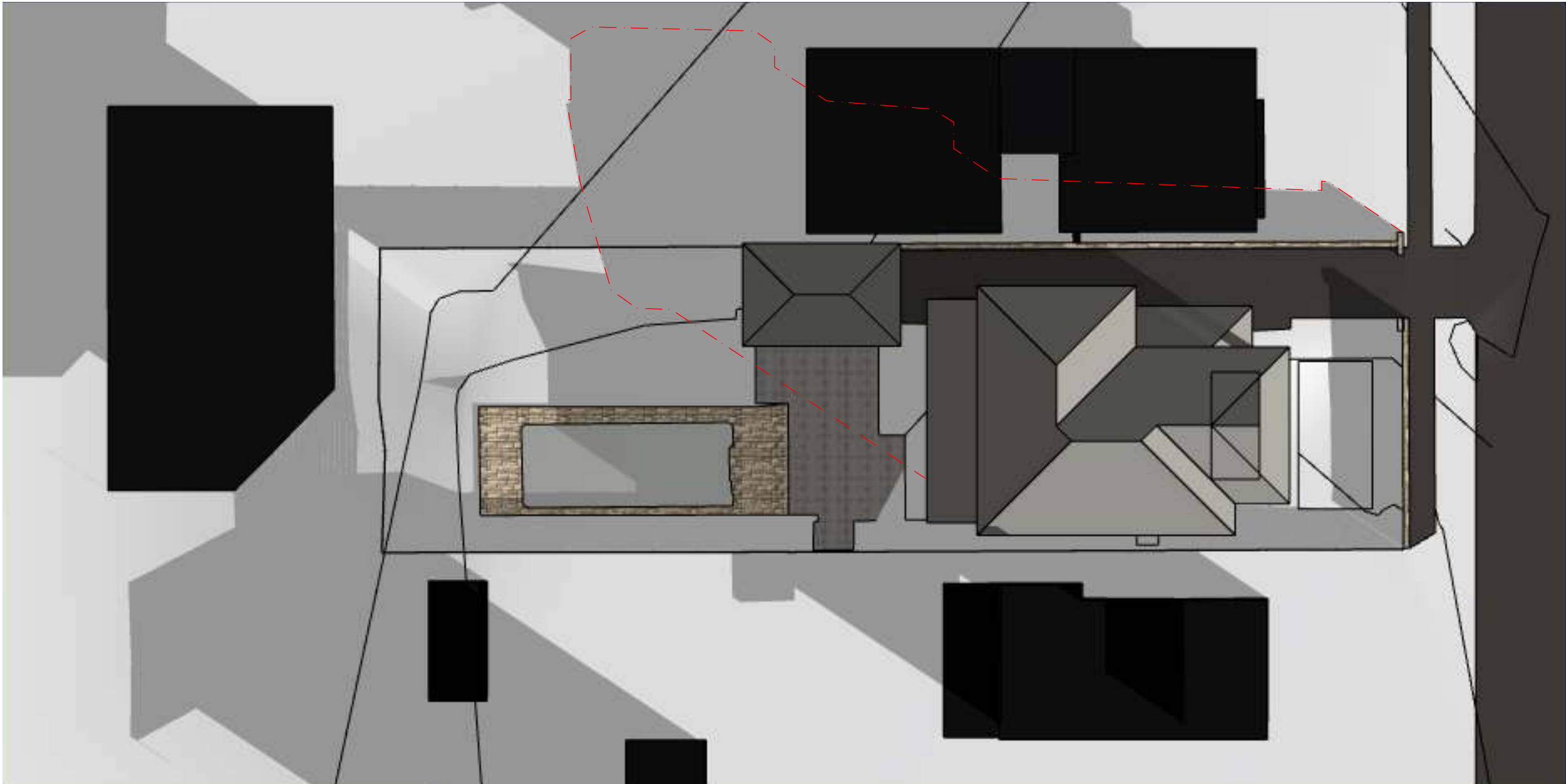
DWG: DA-BM-13 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:1.67 @ A3

Basix Commitments - Sheet 2



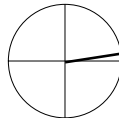
brianna emily DESIGN

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FURNESS RESIDENCE

Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-14 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

Existing Shadows June 21st -
9am



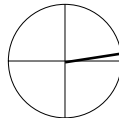
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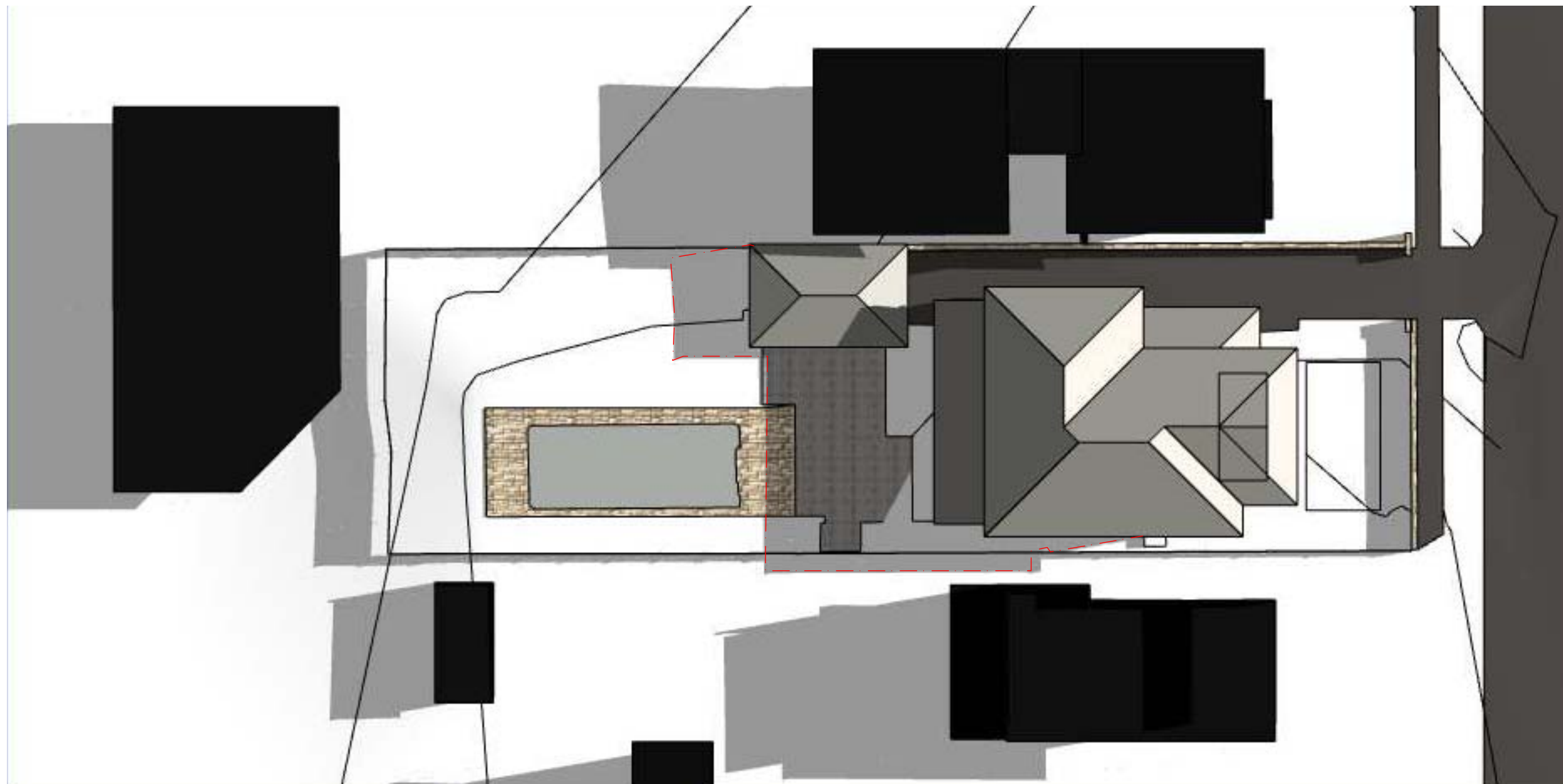
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-15 A
DATE: 11/21/2020
ISSUE: A
SCALE: 1:100 @ A3

Proposed Shadows June 21st -
9am



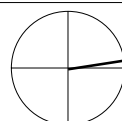
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

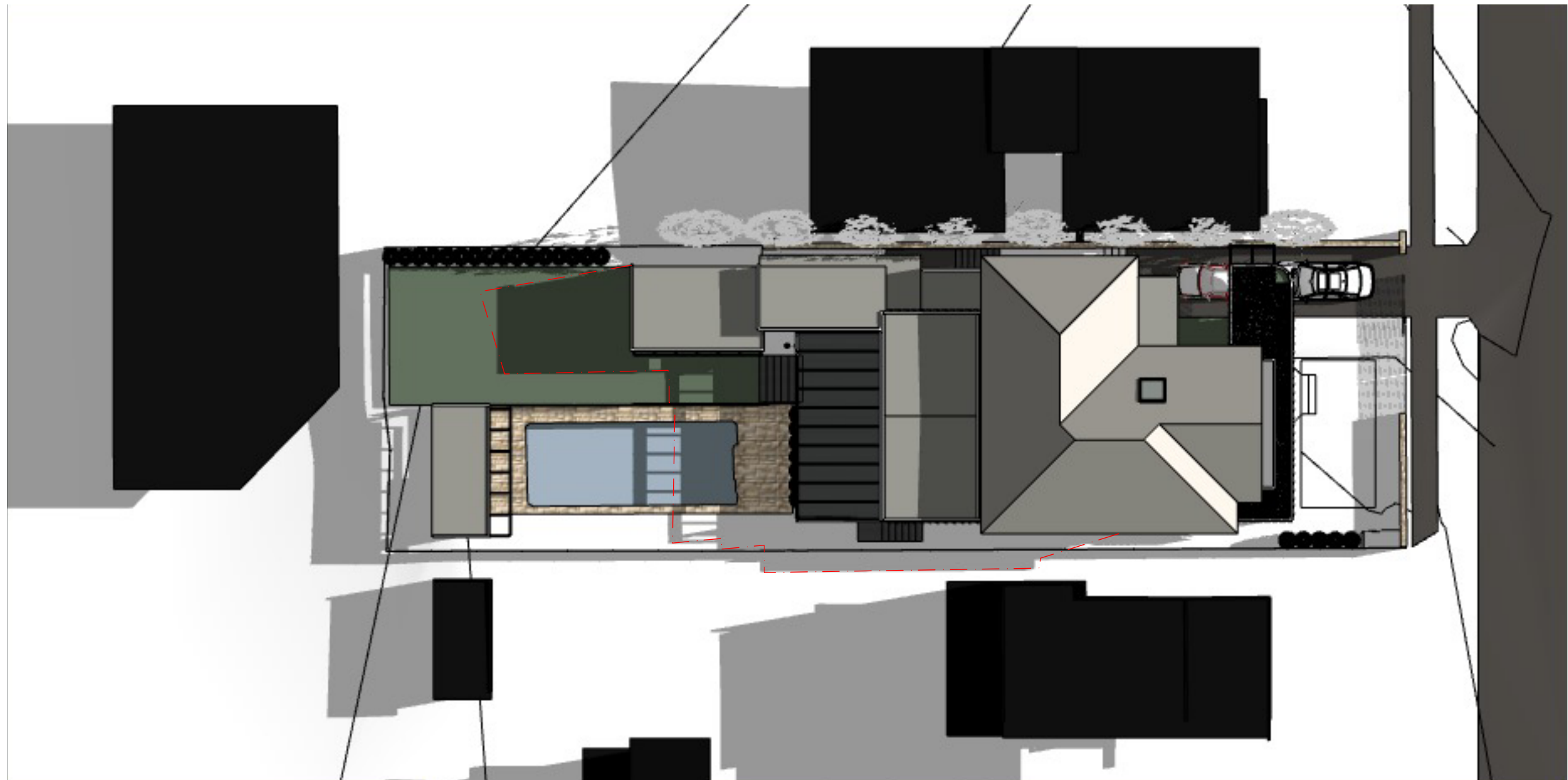
DWG: DA-BM-16 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

Existing Shadows June 21st - 12
noon



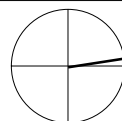
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FURNESS RESIDENCE

Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-17 A

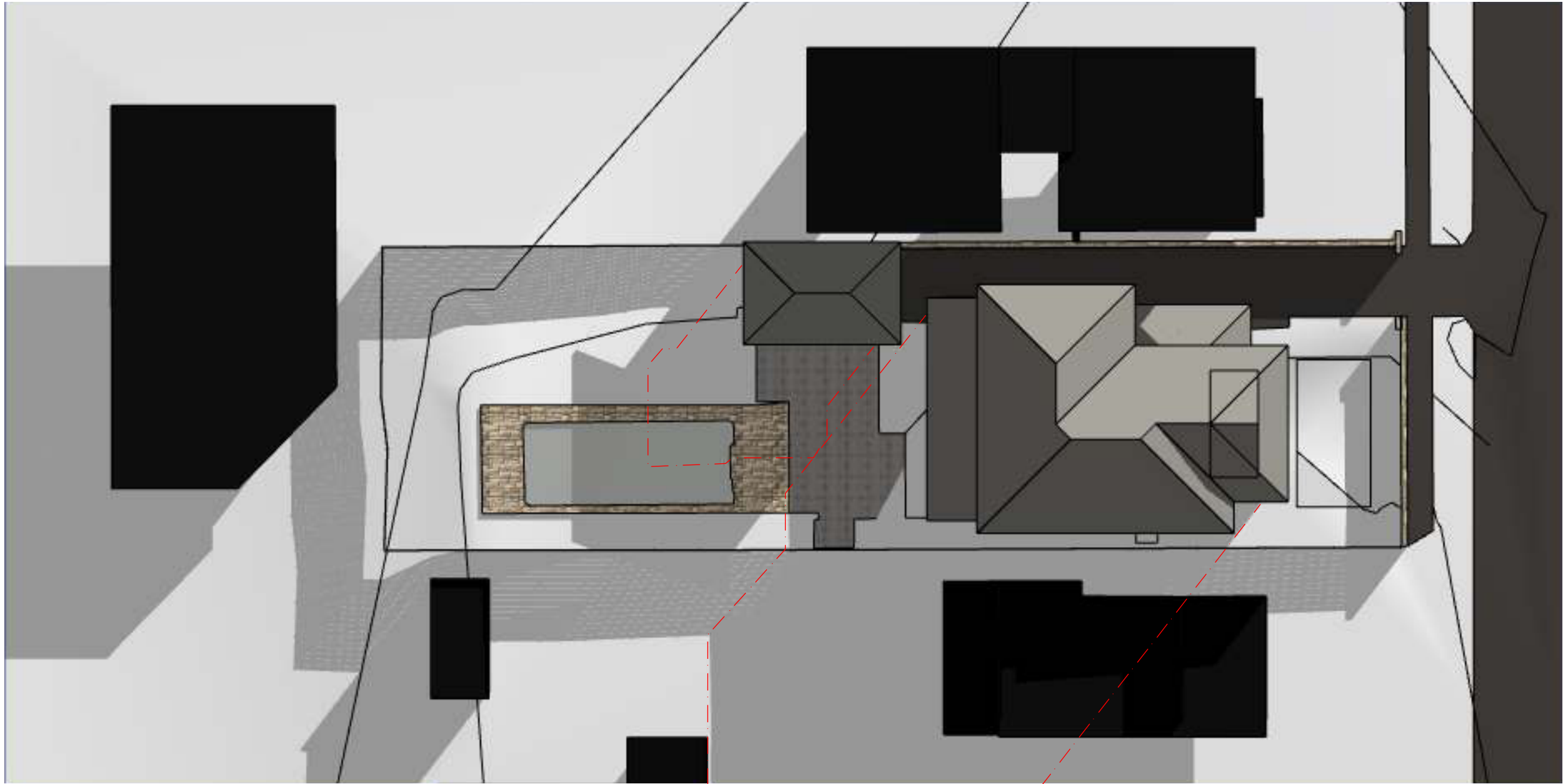
DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

Proposed Shadows June 21st -

12 noon



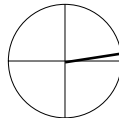
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-18 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

Existing Shadows June 21st -
3pm



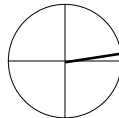
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FURNESS RESIDENCE

Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-19 A

DATE: 11/21/2020

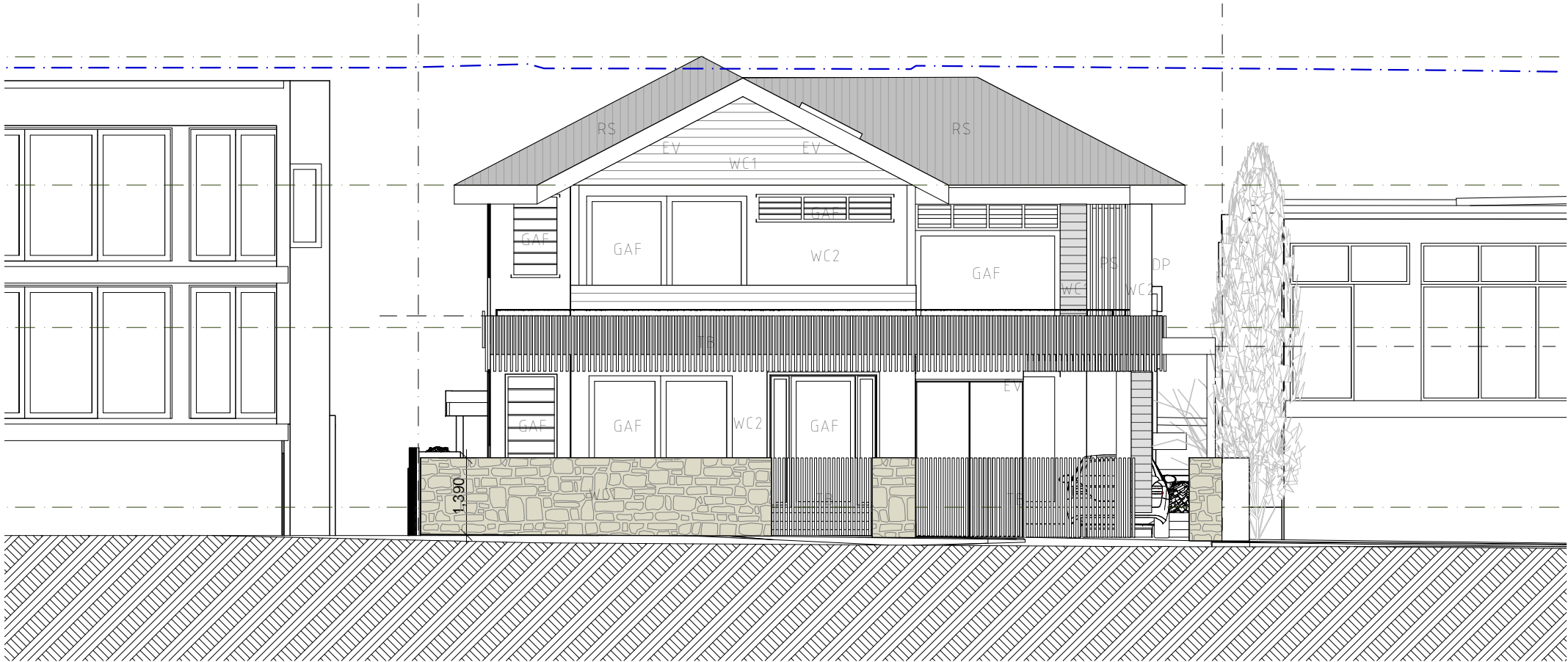
ISSUE: A

SCALE: 1:100 @ A3

Proposed Shadows June 21st -
3pm

SCHEDULE OF EXTERNAL FINISHES

COMPONENT		FINISH	COLOUR	SAMPLE
GAF	GLAZING ALUM FRAMED	POWDER COAT	WHITE	<div></div>
EV	EAVES/SOFFITS	F/C SHEETING/VJOINT PANELLING	WHITE	<div></div>
WC1	WALL CLADDING TYPE 1	HORIZONTAL WEATHERBOARD CLADDING	Dulux 'WHITE'	<div></div>
WC2	WALL CLADDING TYPE 2	RENDERED MASONRY	Dulux 'WHITE'	<div></div>
RS	ROOF SHEETING	COLORBOND SHALE GREY	SHALE GREY	<div></div>
DP	DOWNPIPE	TO MATCH ADJACENT WALL SHEET	Dulux 'WHITE'	<div></div>
TB	TIMBER BATTEN DETAIL TO SOD	WHITE BATTEN	Dulux 'WHITE'	<div></div>
PS	PRIVACY SCREENING	WHITE BATTEN	WHITE	<div></div>
TD	TIMBER DECKING	TIMBER	NATURAL BLACKBUTT TIMBER	<div></div>
SC	SANDSTONE CAPPING	SANDSTONE	SANDSTONE	<div></div>



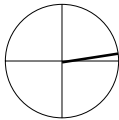
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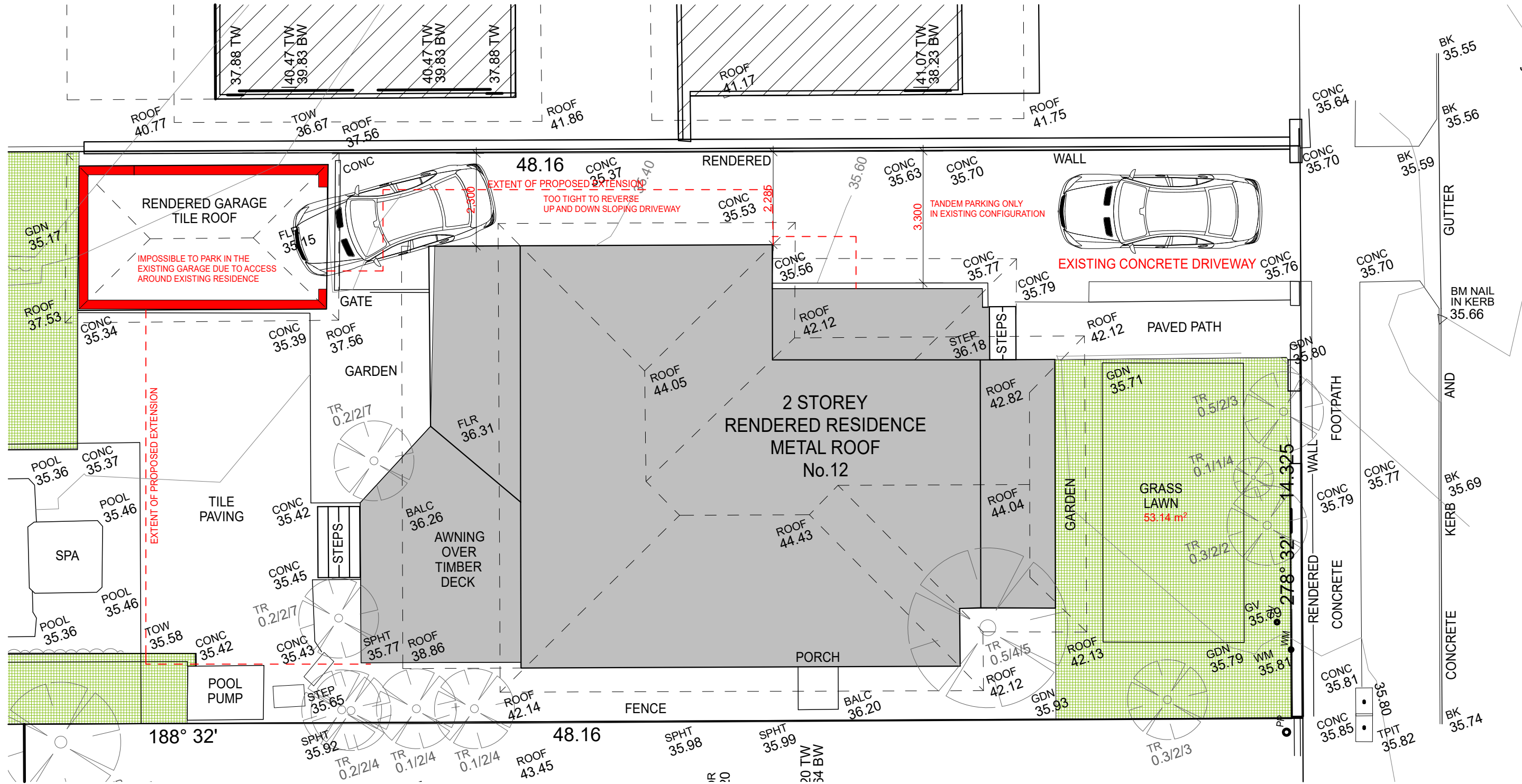
DWG: DA-BM-20 A

DATE: 11/21/2020

ISSUE: A

SCALE: 1:100 @ A3

Colours and Finishes



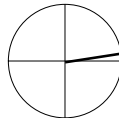
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Proposed Alterations and Additions

12 WYNDORA AVENUE FRESHWATER NSW 2096

DWG: DA-BM-21

DATE: 9/22/2020

ISSUE: A

SCALE: 1:100 @ A3

Existing Garage