

Development Application

Demolition of an Existing Dwelling, Lot Consolidation, Construction of a New Primary Dwelling and Entry Parking Structure, and reconstruction of existing right of way driveway.

139 - 141 Riverview Road
Avalon Beach, NSW 2107



Development Application - Sheet List			
Category	Sheet Number	Sheet Name	Revision Date
DA			
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DA	DA030	10m Height Plane Compliance	11/09/2024
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DA	DA050	Site Plan (Proposed)	11/09/2024
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DA	DA610	View from Sun-Summer Solstice	11/09/2024
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DA	DA613	View from Sun - Spring Equinox	11/09/2024
DA	DA700	Site Waste Management Plan	11/09/2024
DA	DA710	Erosion + Sediment Control Plan	11/09/2024
DA	DA900	Photomontage	11/09/2024



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Project:
Riverview House II
139-141 Riverview Road, Avalon Beach
Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
Drawing Number: **DA000** Issue **1**
Date **11/09/2024**

Drawing:
Title Page
Scale **NTS @ A3**
Drawn by: **BW** Checked by: **EW**

139-141 Riverview Road, Avalon Beach SUMMARY OF BASIX COMMITMENTS This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.			
WATER COMMITMENTS			
Fixtures			
Alternative Water – Rainwater Tank Size 10,000(L) Tank Connected To:			
One Outdoor Tap	Laundry W/M Cold Tap	All Toilets	Tap within 10m of Pool
Fixtures			
4 Star Shower Heads	4 Star Toilet	5 Star Kitchen Taps	5 Star Basin Taps
Swimming Pool			
Not more than 70kL	Must be Outdoor	Electric Heat Pump	Pool Pump Timer
Spa			
Not more than 7kL	Must be Outdoor	Electric Heat Pump	Pool Pump Timer
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric heat pump 15 to 20 STCs or better		
ENERGY COMMITMENTS – House			
Cooling System	Living	3-phase air conditioning – ducted / EER 3.0-3.5	
	Bedrooms	3-phase air conditioning – ducted / EER 3.0-3.5	
Heating System	Living	3-phase air conditioning – ducted / EER 3.0-3.5	
	Bedrooms	3-phase air conditioning – ducted / EER 3.0-3.5	
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off
	Kitchen	Fan ducted to roof/facade	Manual on/off
	Laundry	Fan ducted to roof/facade	Manual on/off
Natural Lighting	Window/Skylight in Kitchen		As Drawn
	Window/Skylight in Bathrooms/Toilets		As Drawn
Artificial Lighting (80% fluoro or LED)	Number of bedrooms		All
	Number of Living/Dining rooms		All
	Kitchen		Yes
	All Bathrooms/Toilets		Yes
	Laundry		Yes
All Hallways		Yes	
OTHER COMMITMENTS			
Outdoor clothes line	No	Indoor or sheltered clothes drying line	No
Stove/Oven	Electric cooktop, electric oven		
Other	Photovoltaic system to generate at least 11 peak kW of electricity		


Certificate No. 0011632860

Scan QR code or follow website link for rating details.


Assessor name: Joseph Lorrinan

Accreditation No. DMN/16/1742

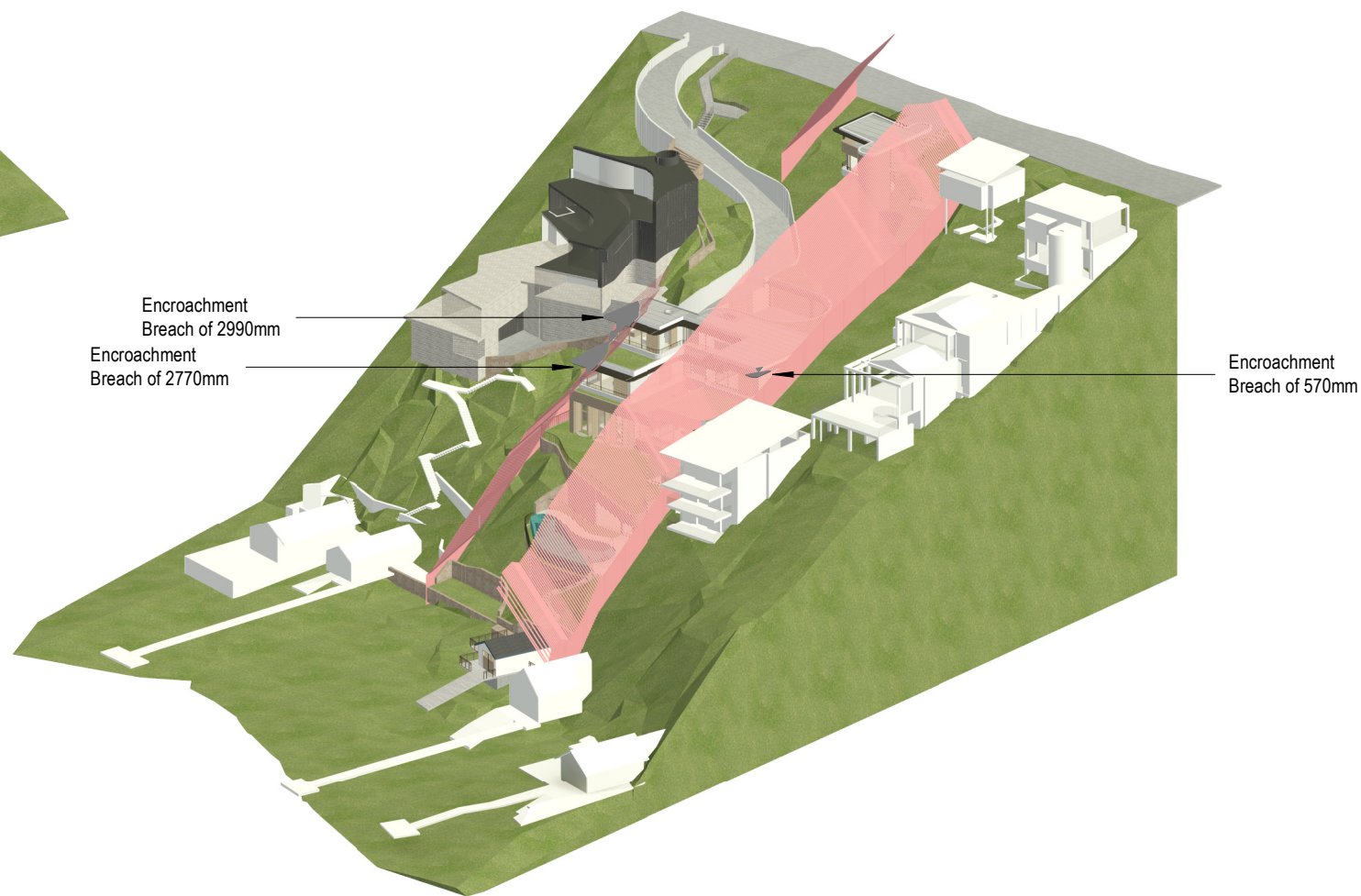
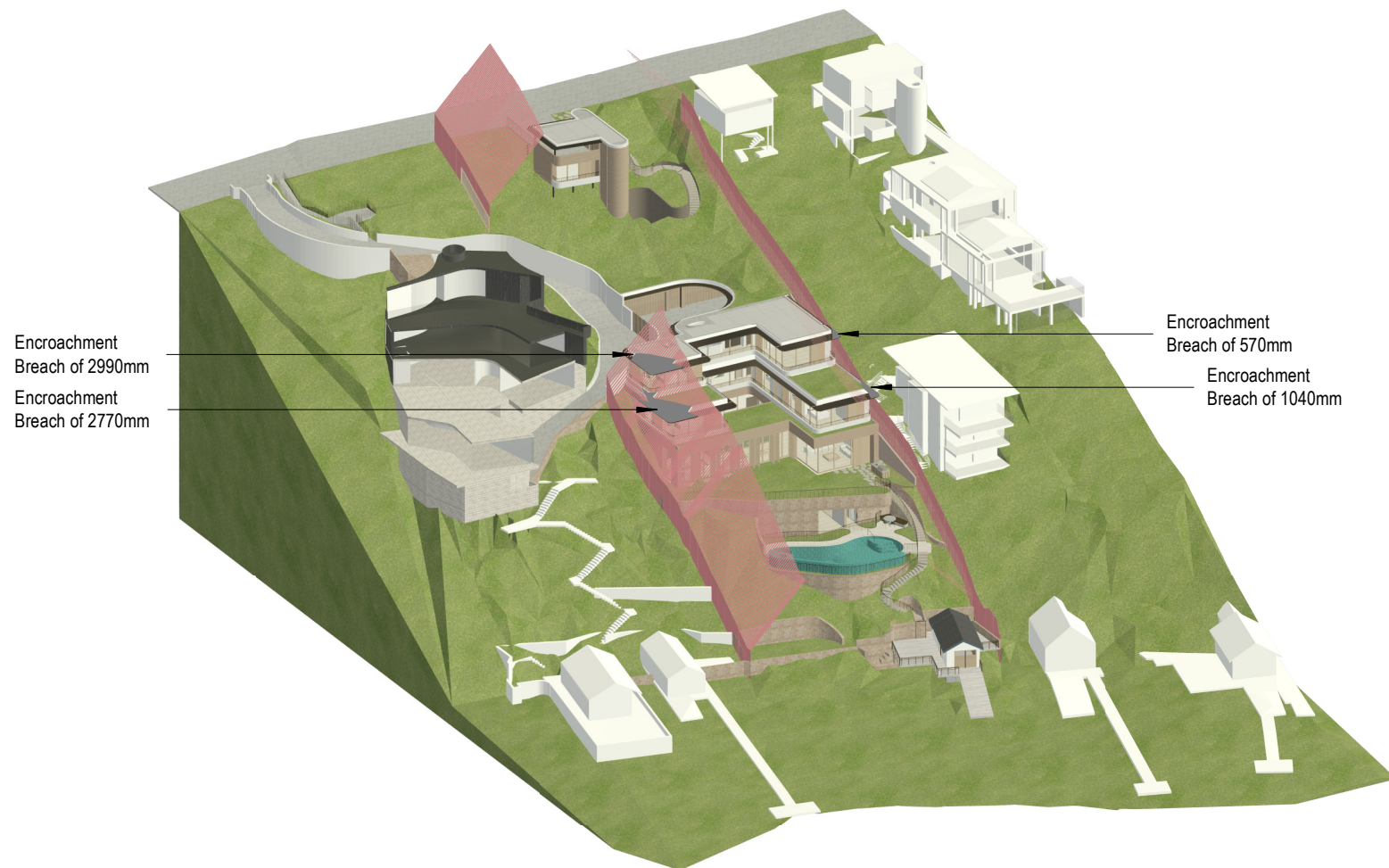
Property Address: 139-141 Riverview Road, AVALON BEACH NSW, 2107



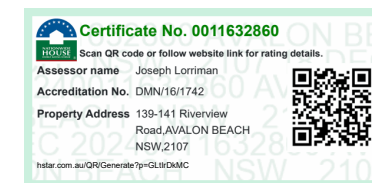
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DMN Assessor #16/1742 18th December 2024 Reference: 381/2024				
Evergreen Energy Consultants				
Email address: enquiries@evergreenec.com.au			Ph: 1300 584 010	
Important Note for Development Applicants:				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.				 <p>Design Matters National The peak body for the building design profession Member</p>
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.				
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.				
Thermal Performance Specifications				
External Wall Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>	
Cavity Brick	Bulk, reflective one side, anti-glare the other R2.0	Light		
Concrete Block, Lined Steel Stud Frame	Bulk insulation R2.0	Light	R0.20 TB	
Internal Wall Construction	<i>Insulation</i>	<i>Detail</i>		
Single Skin Brick	None			
Timber stud frame, direct fix plasterboard	None	Cavity sliding doors		
Ceiling Construction	<i>Insulation</i>	<i>Detail</i>		
Plasterboard on Concrete and Steel	Bulk insulation R4.0	External ceilings		
Concrete Steel framed above Plasterboard	None	Internal ceilings		
Roof Construction	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>	
Waterproofing Membrane	None	Medium	1° pitch	
Floor Construction	<i>Insulation</i>	<i>Covering</i>		
Concrete Slab on ground	Bulk insulation R2.0	Timber, Tiles and Bare		
Windows	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area m2</i>
WDR-001-008 A Timber framed AGG PLUS Clr 4/12/4 Fixed Windows Double Glazed		1.54	0.54	
WDR-012-008 A Timber framed AGG PLUS Clr 4/12/4 Sliding Doors Double Glazed		1.62	0.42	
TND-212-008 A Timber framed 4Clr/12Ar/4ET Hinged Doors Double Glazed		1.84	0.43	
EBS-003-004 A Aluminium framed TB 6ET/20Ar/6Clr Louvre Windows Double Glazed		2.70	0.38	
Skylights – Velux Fixed U-Value 2.60, SHGC 0.24				
<i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.</i>				
Fixed shading – Eaves		<i>Width includes guttering, offset is distance above windows</i>		
As drawn		<i>Nominal only, refer to plan for detail</i>		
Fixed shading – Other		<i>Verandah to certain units only</i>		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences				

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Minor Encroachment to Building Envelope



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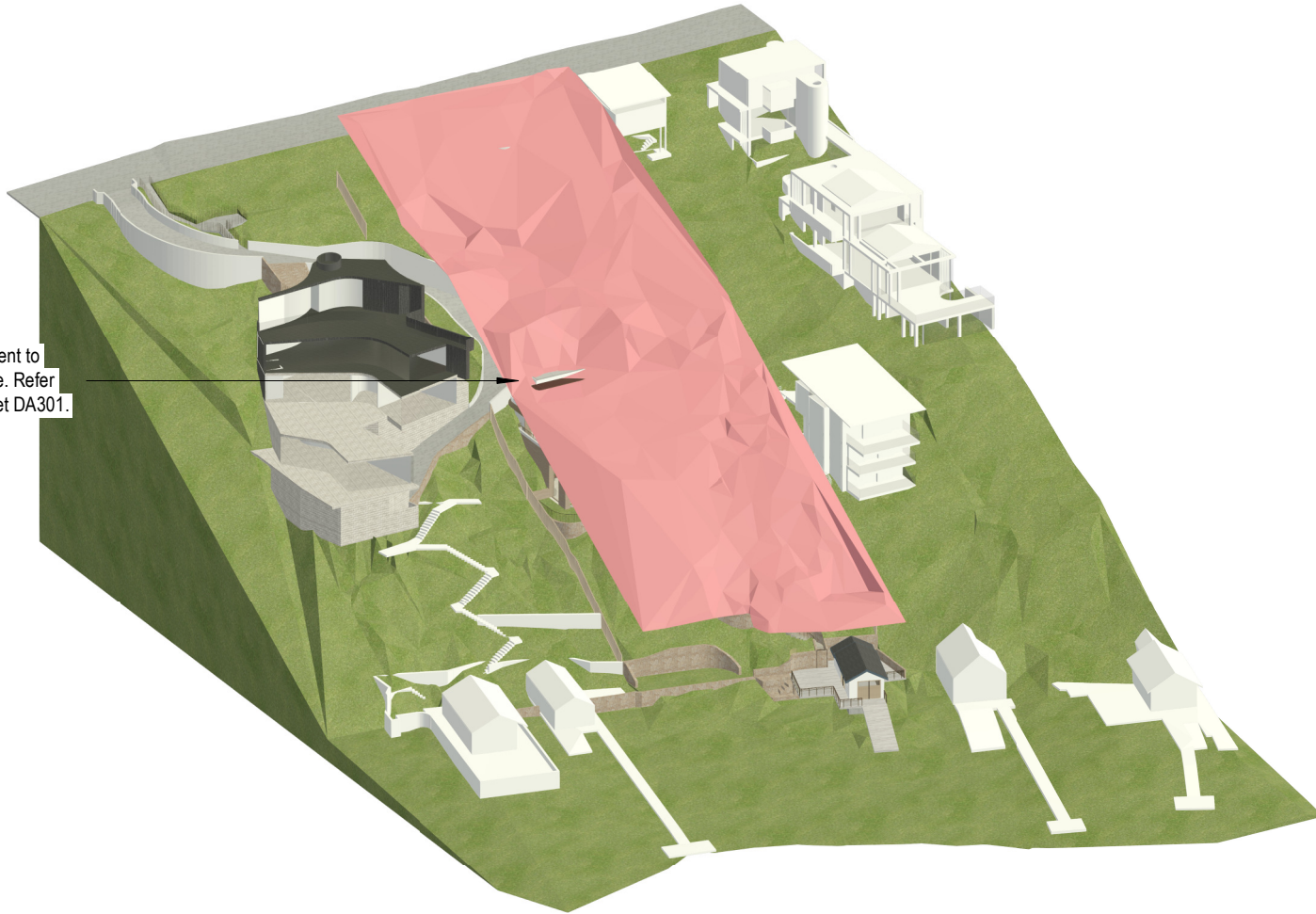
Project:
Riverview House II
139-141 Riverview Road, Avalon Beach
Project number **2023_152**

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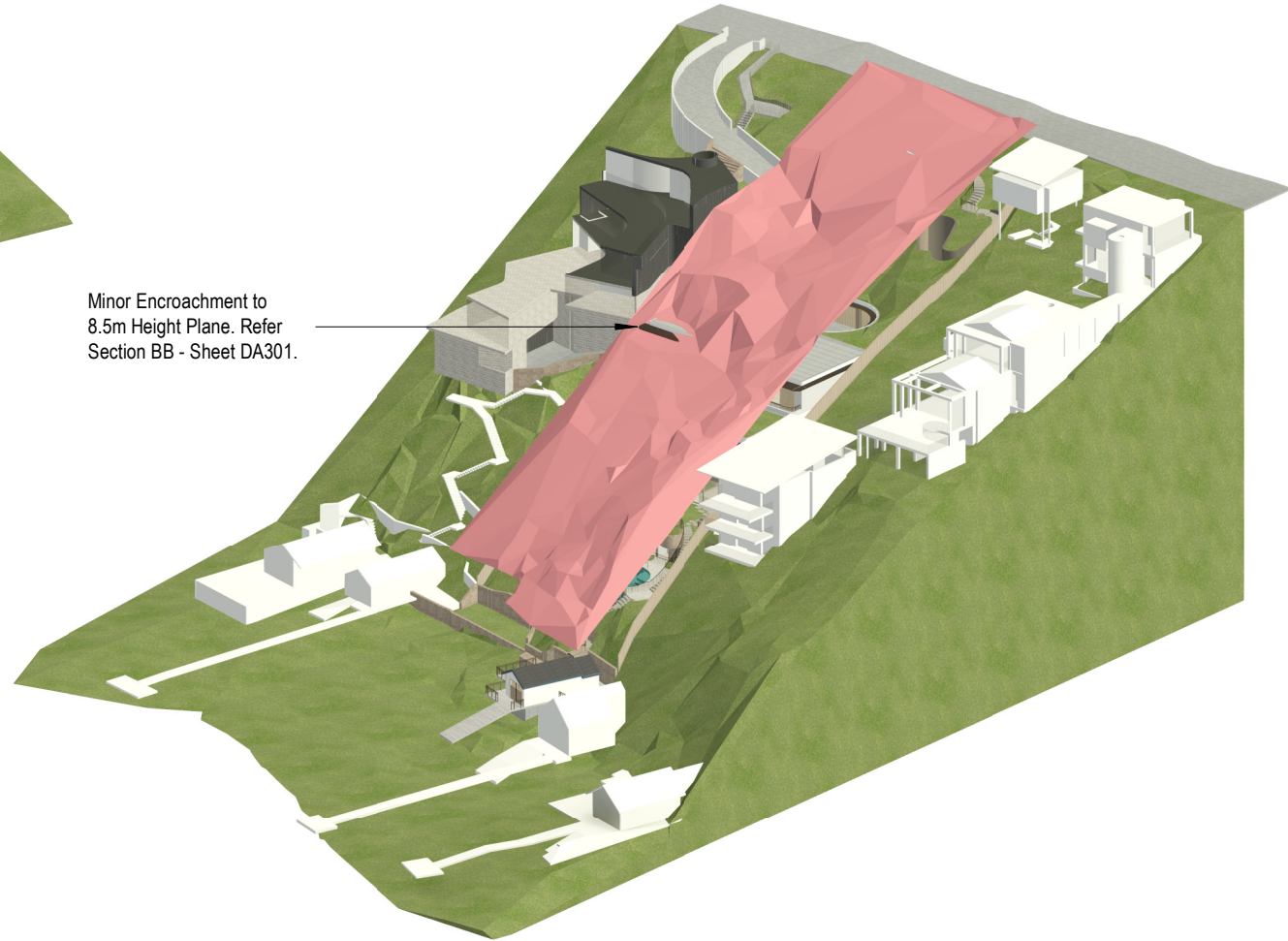
Client:
MMIG Developments Pty Ltd
Drawing Number: **DA010** Issue **1**
Date **11/09/2024**

Drawing:
Building Envelope Compliance
Scale **NTS @ A3**
Drawn by: **BW** Checked by: **EW**

Minor Encroachment to 8.5m Height Plane. Refer Section BB - Sheet DA301.



Minor Encroachment to 8.5m Height Plane. Refer Section BB - Sheet DA301.



Certificate No. 0011632860

Scan QR code or follow website link for rating details.

Assessor name Joseph Lorrinan

Accreditation No. DMN/16/1742

Property Address 139-141 Riverview Road, AVALON BEACH NSW, 2107



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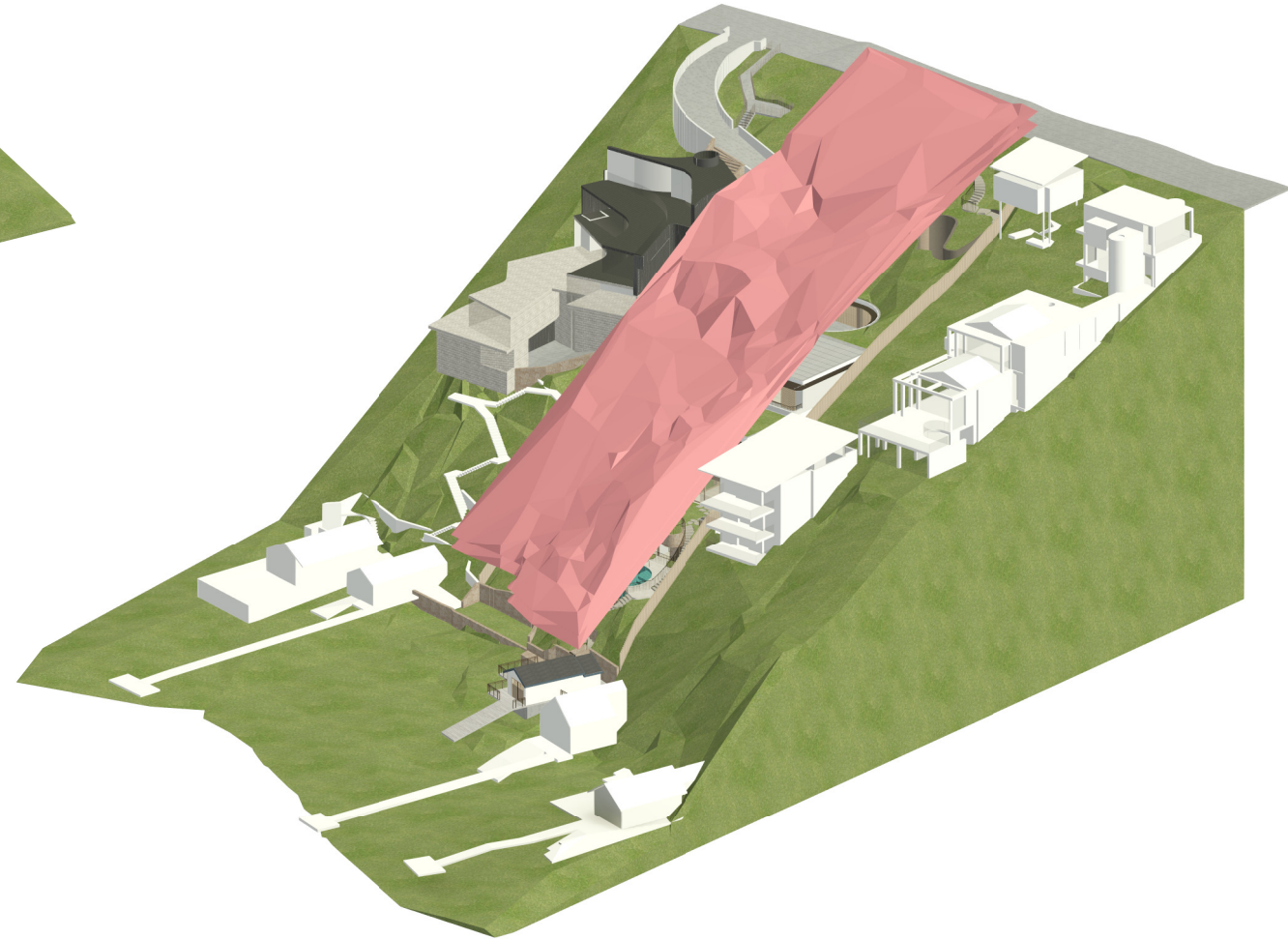
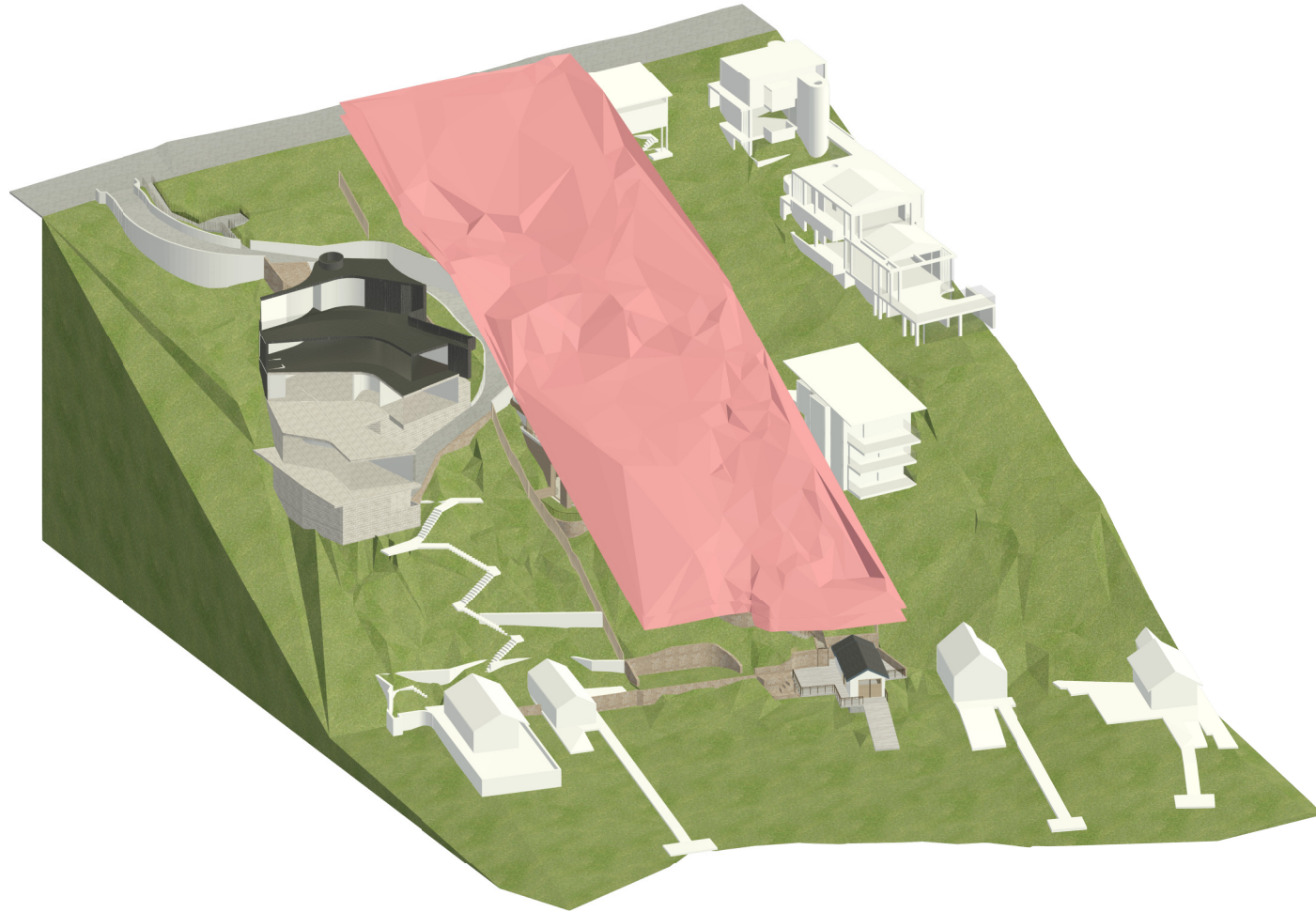
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No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: Issue **1**
DA020
 Date **11/09/2024**

Drawing:
8.5m Height Plane Compliance
 Scale **NTS @ A3**
 Drawn by: **BW** Checked by: **EW**



No Encroachment to 10m Height Plane

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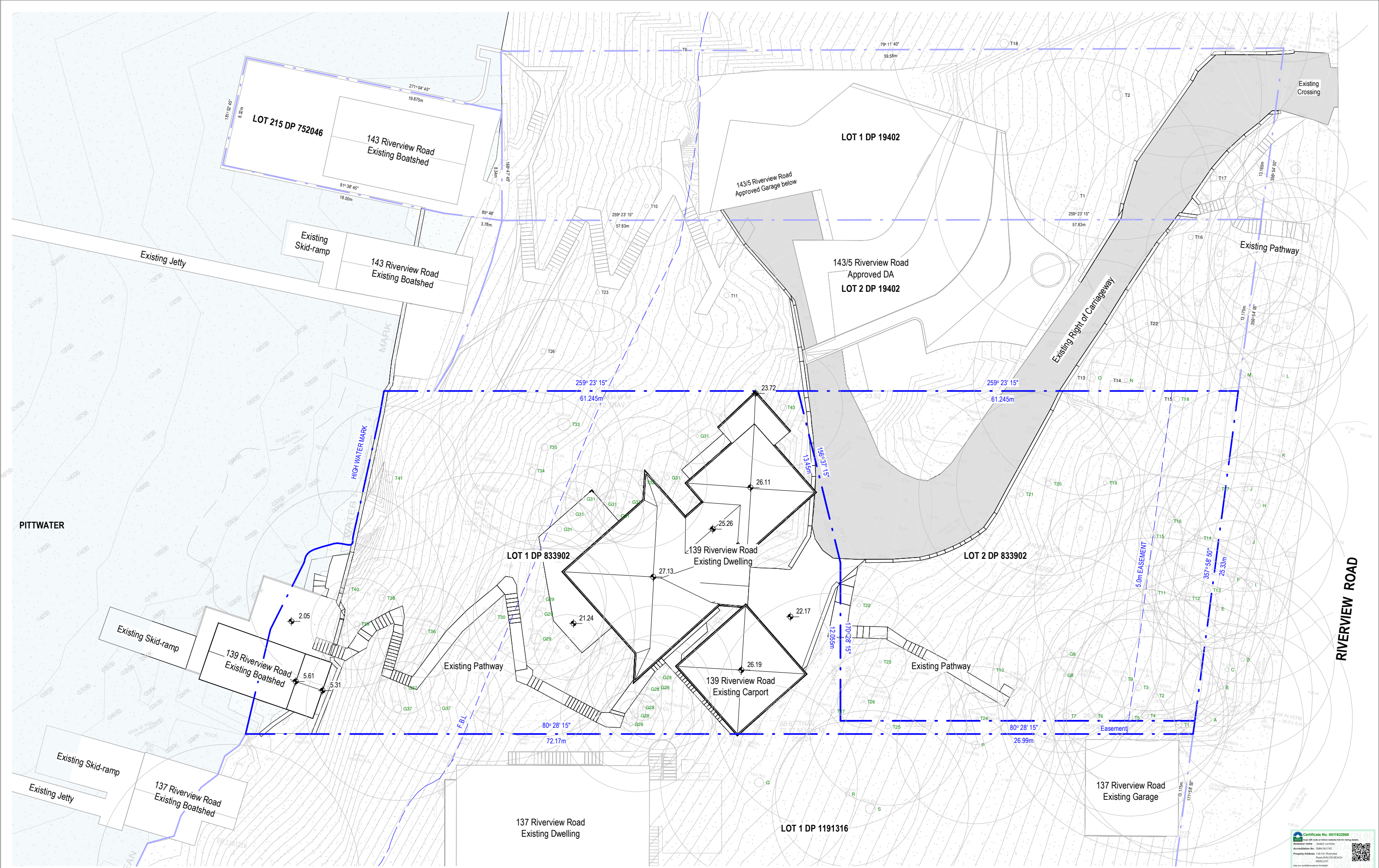
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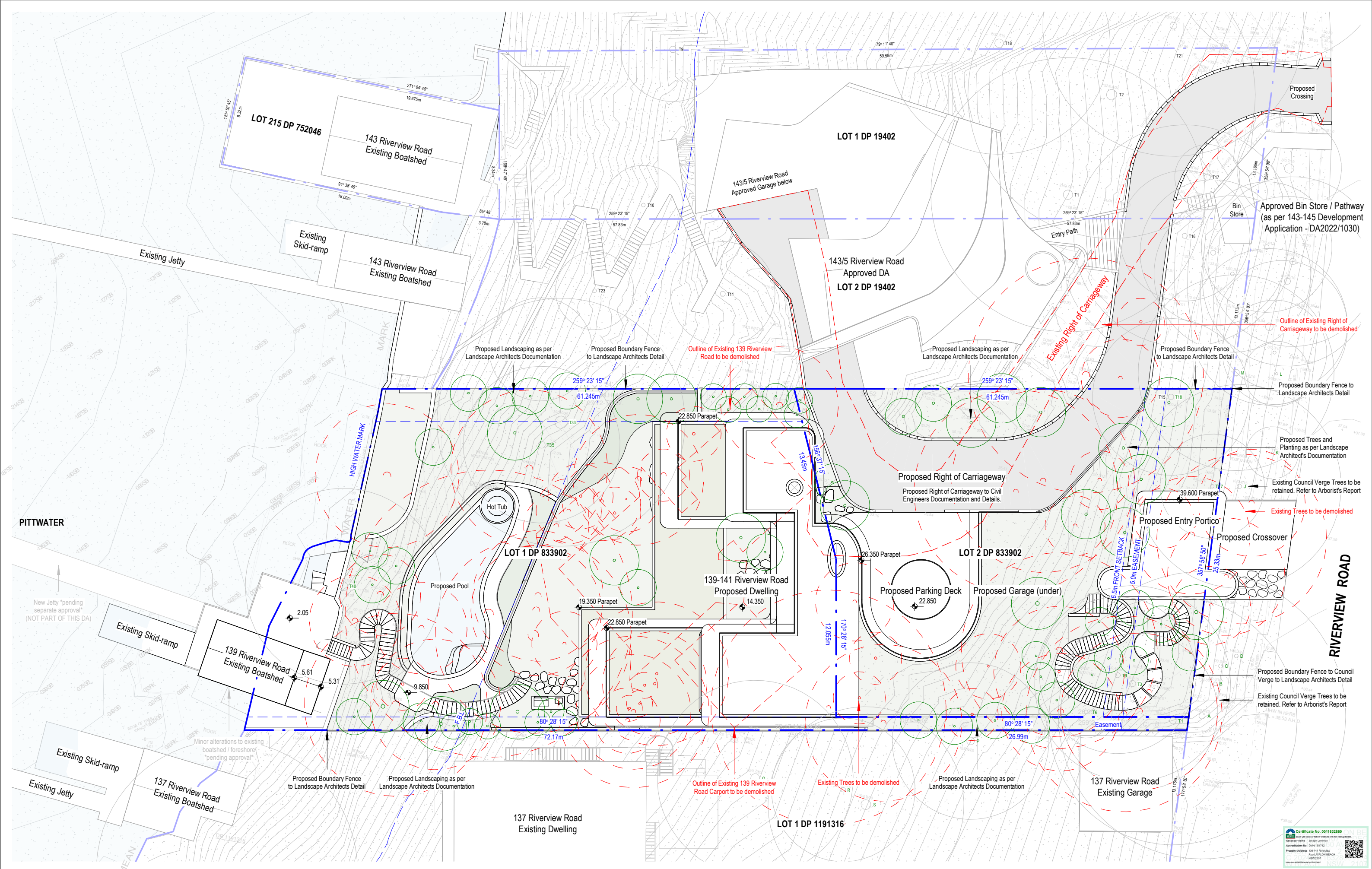
Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA030** Issue **1**
 Date **11/09/2024**

Drawing:
10m Height Plane Compliance
 Scale **NTS @ A3**
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No.	Description	Date
1	Development Application	11/09/2024

Client: **MMIG Developments Pty Ltd**
 Drawing Number: **DA050**
 Issue **1**
 Date: **11/09/2024**

Drawing: **Site Plan (Proposed)**
 Scale: **1:250 @ A3**
 Drawn by: **BW** Checked by: **EW**

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Assessor name: Joseph L...
 Assessor No. 084610142
 Property Address: 139-141 Riverview Road, AVALON BEACH NSW 2424

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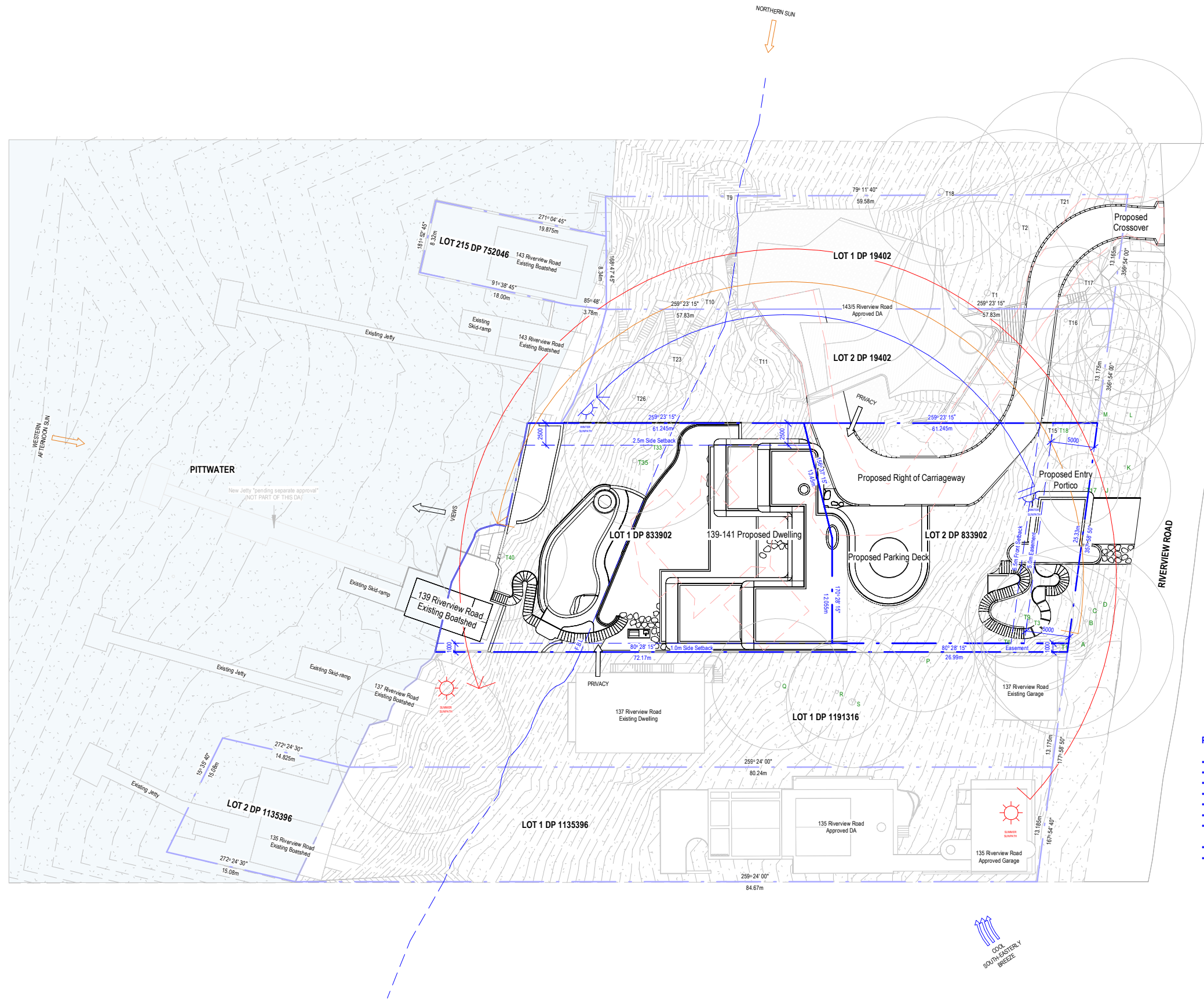
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Riverview House II
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Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA060** Issue **1**
 Date **11/09/2024**

Drawing:
Compliance Analysis Plan
 Scale **1:500 @ A3**
 Drawn by: **BW** Checked by: **EW**



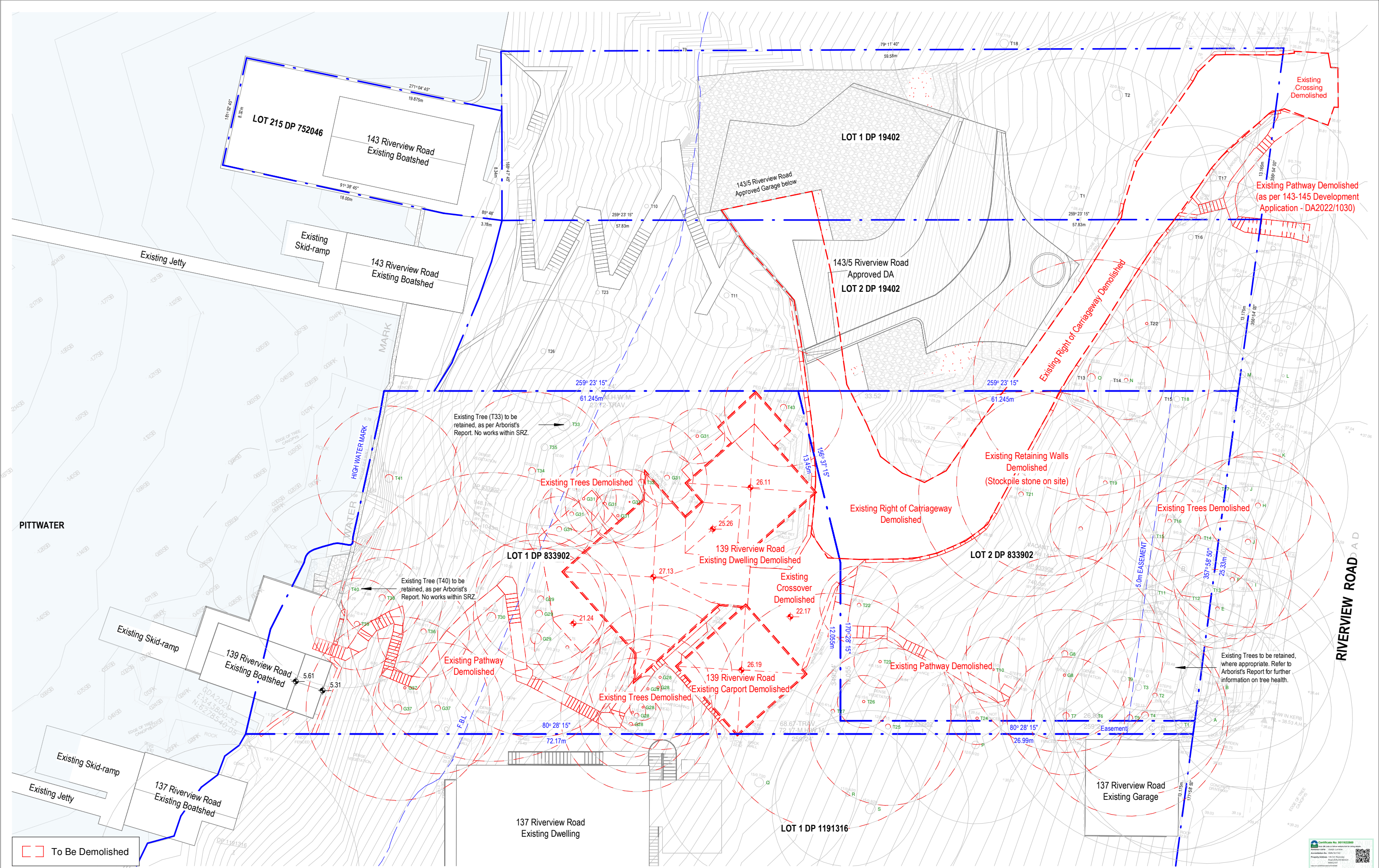
- Pittwater LEP and Pittwater DCP Compliance:**
- Zone: E4 Environmental Living
 - Site Area: 1783.3m²
 - FSR: N/A
 - Front Setback: 6.5m
 - Rear Setback: Foreshore Building Line
 - Side Setbacks: 2.5m to one side, 1.0m other side
 - Building Envelope: 3.5m above existing ground level, projected at 45° (slope over 16.7° - on merit basis)
 - Maximum Height: 10m (slope over 16.7°)
 - Landscaped Area: 60% of site area
 - up to 6% of site area can be impervious landscaping
 - Minimum 80m² of Private Open Space

Certificate No. 0011632860

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Assessor name: Joseph Lorrman
 Accreditation No. DMN/16/1742
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Issued: 11/09/2024



 To Be Demolished

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Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd

Drawing Number: Issue **1**

DA070

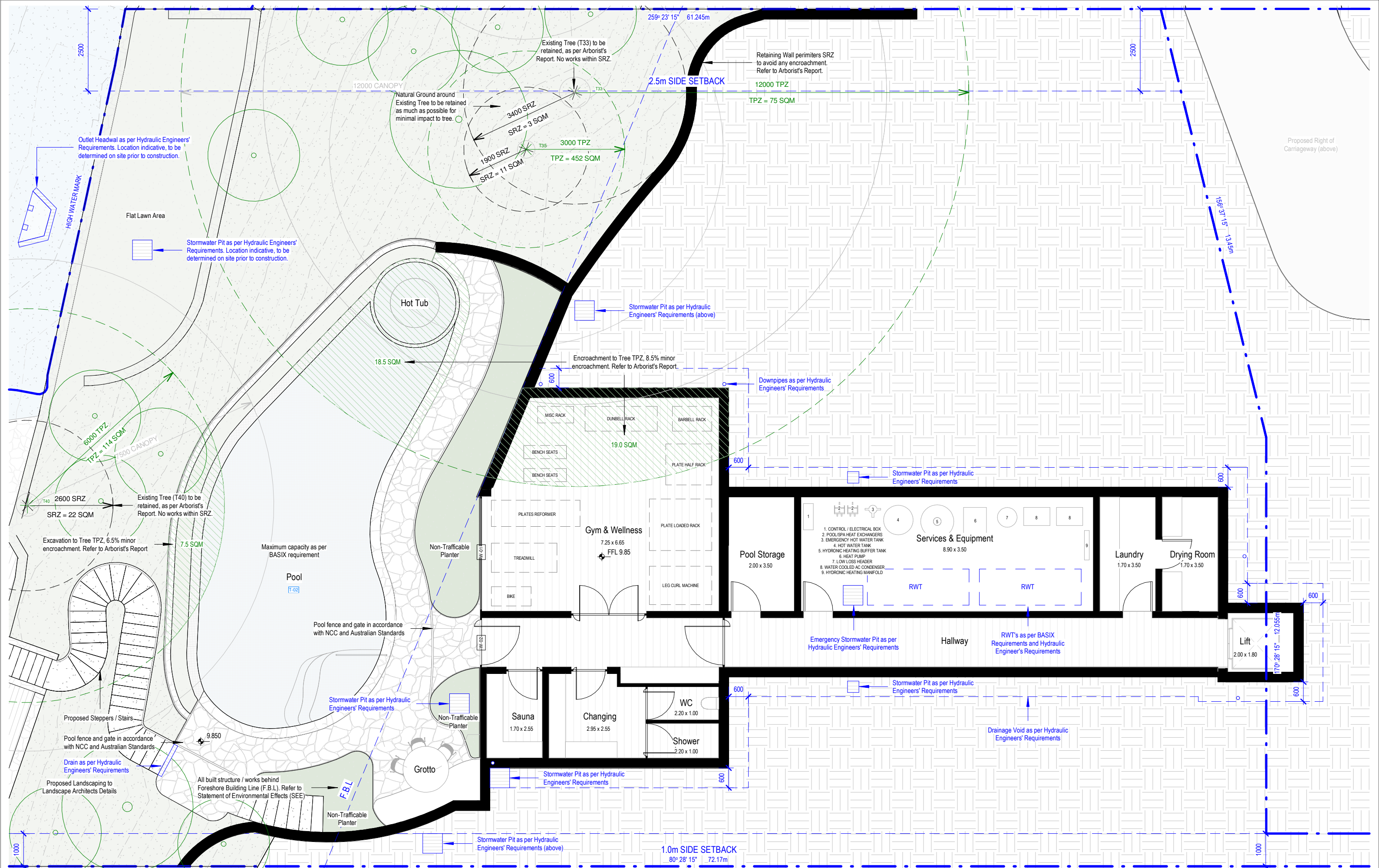
Date **11/09/2024**

Drawing:
Demolition Plan

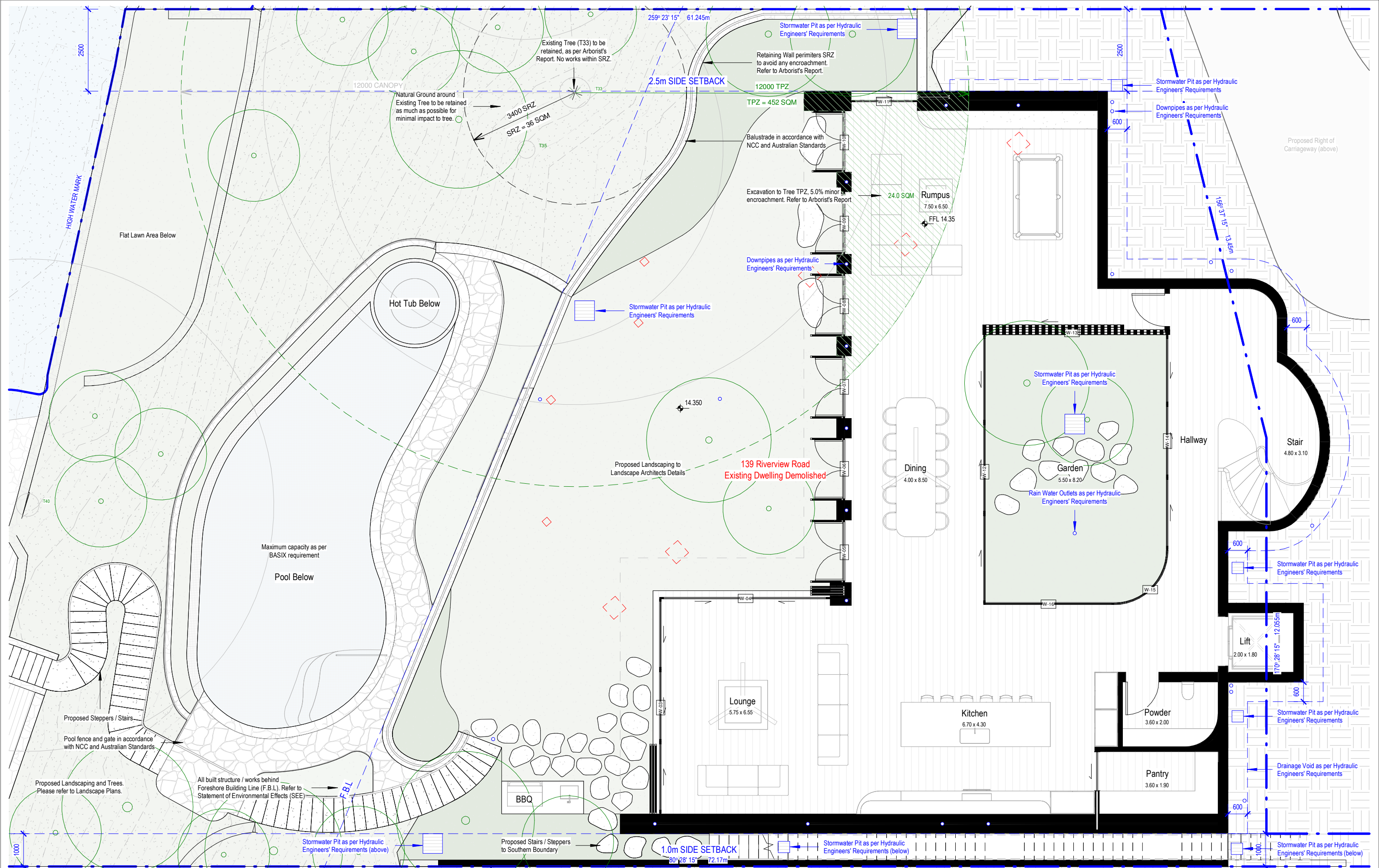
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Drawn by: **BW** Checked by: **EW**

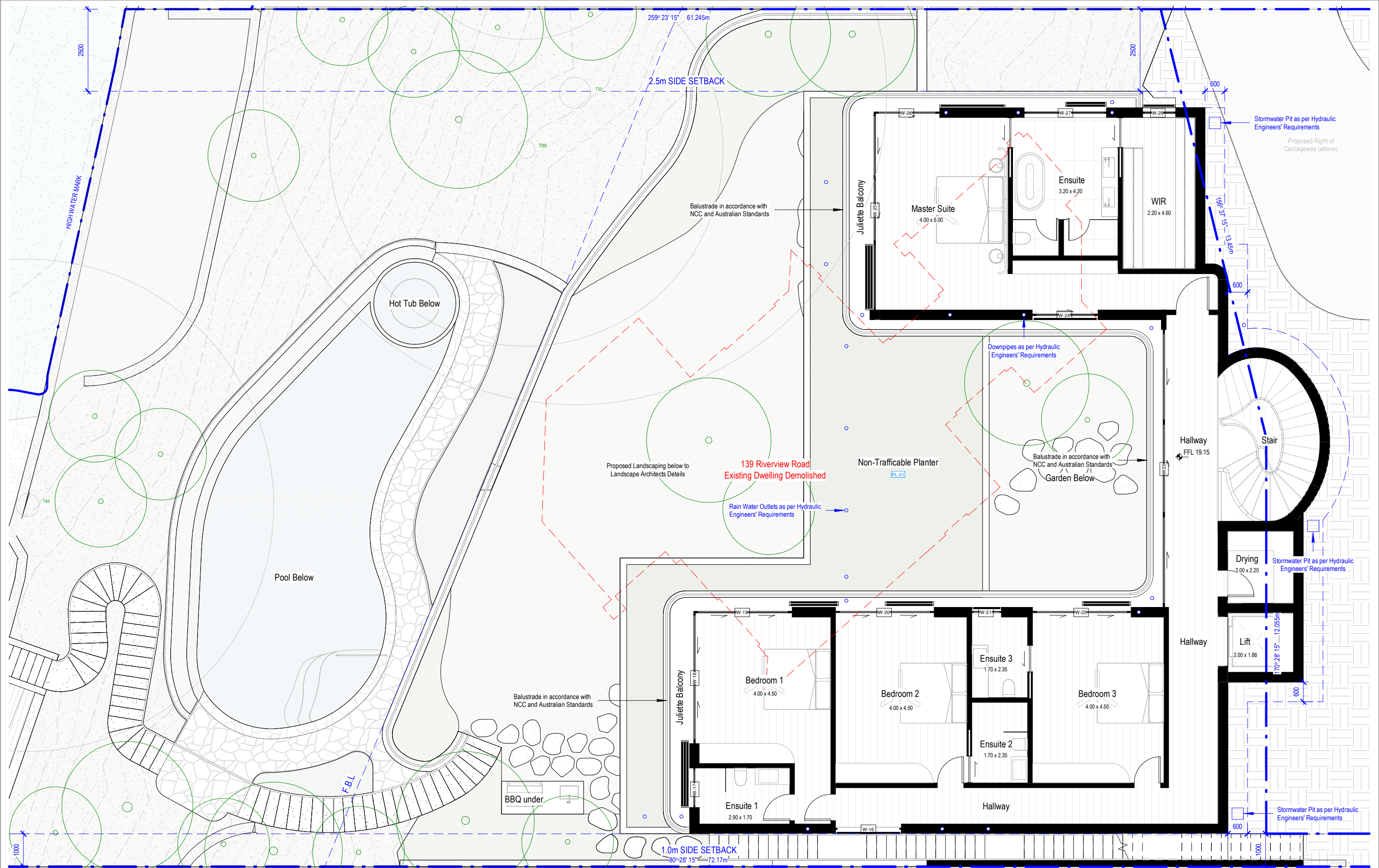




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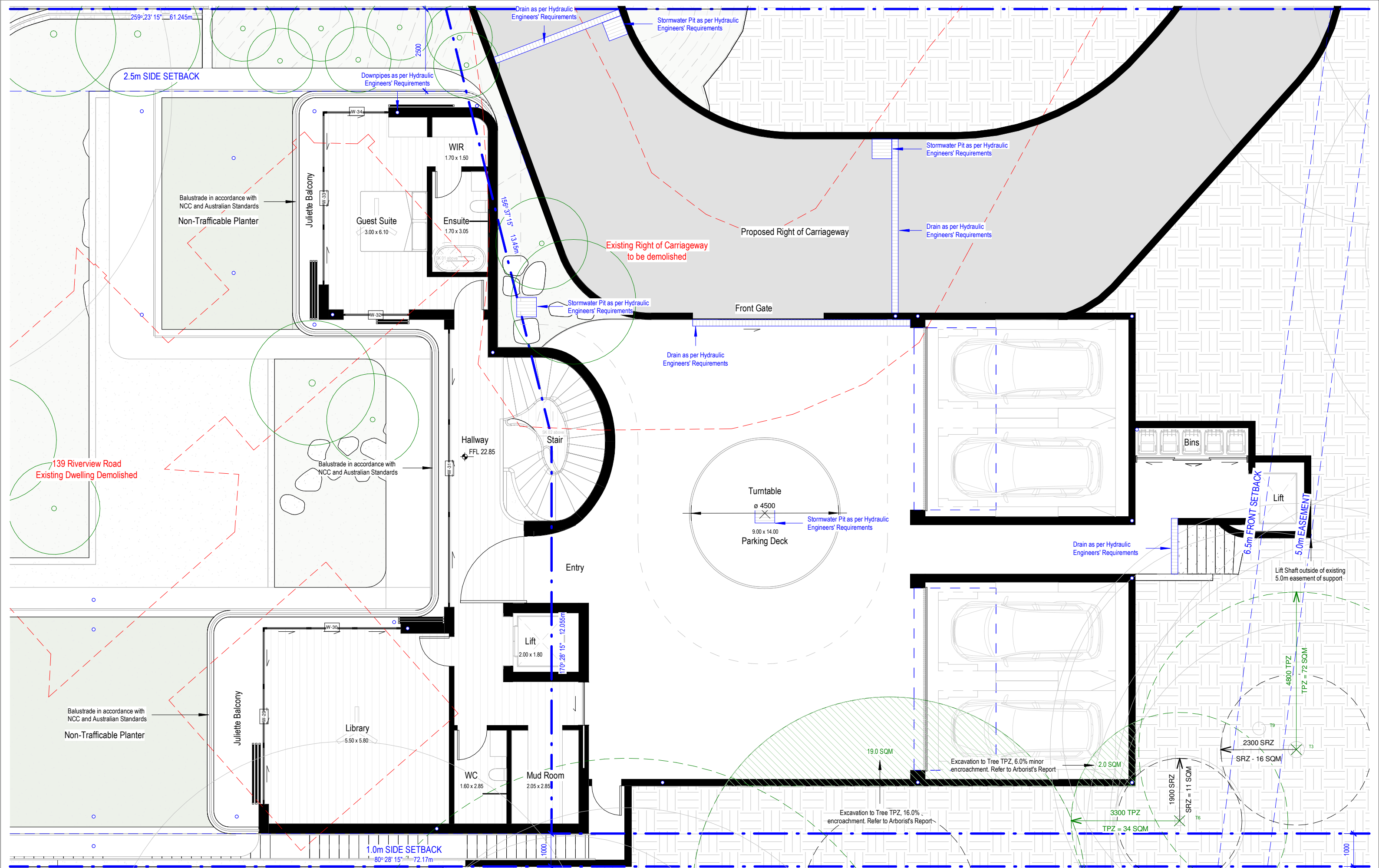
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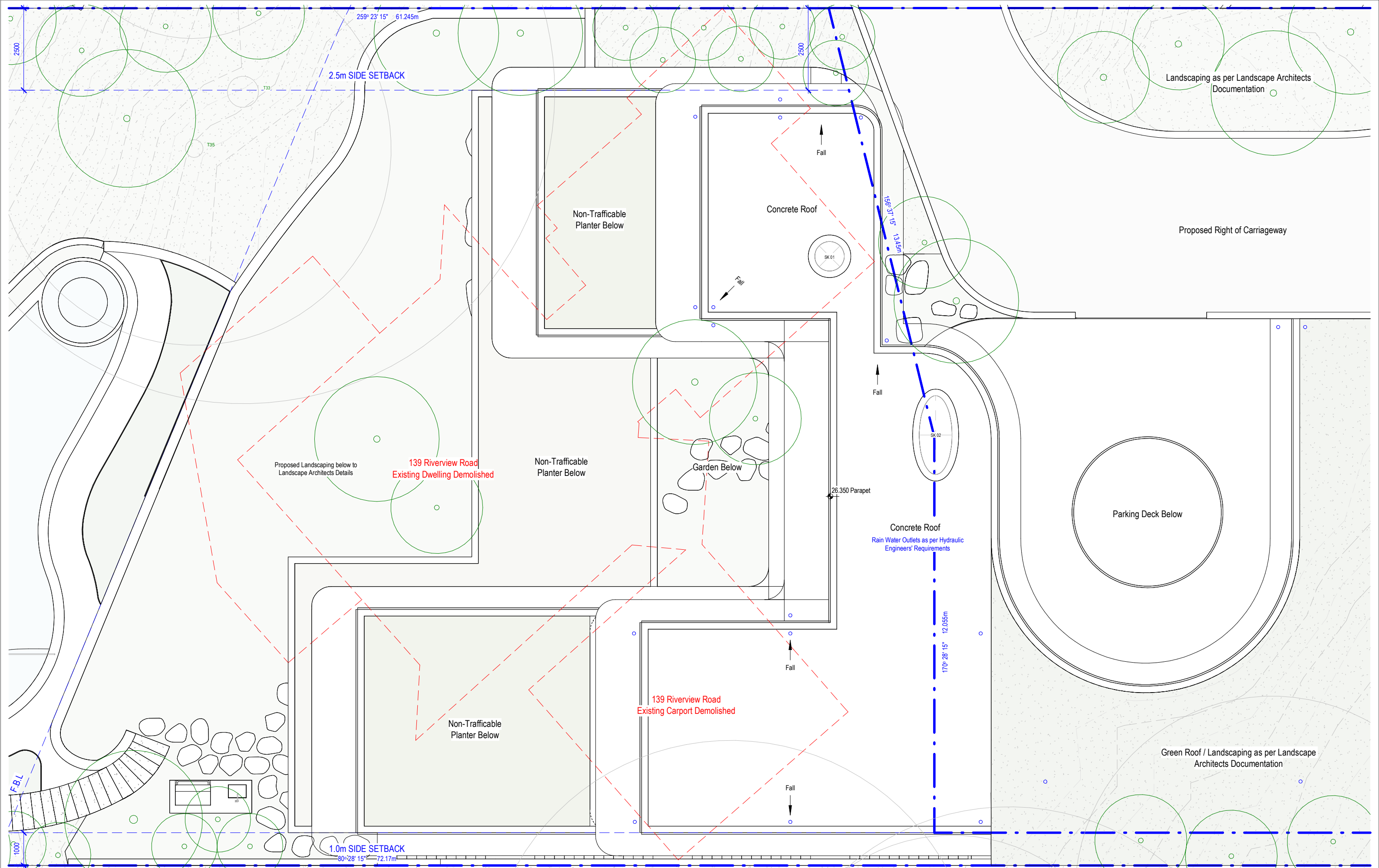
Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
 MMIG Developments Pty Ltd
 Drawing Number: Issue 1
DA102
 Date 11/09/2024

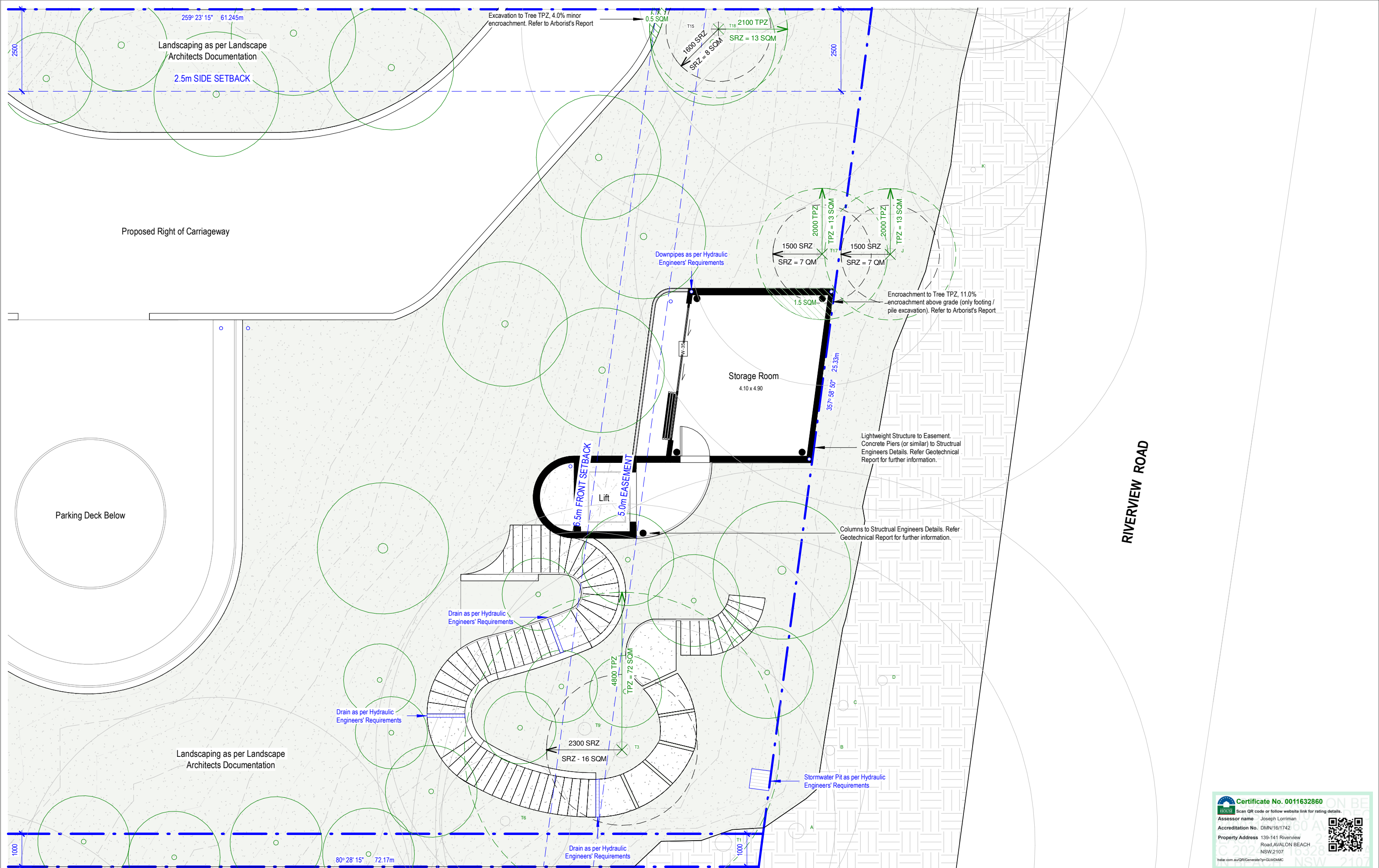
Drawing:
 First Floor Plan
 Scale 1:100 @ A3
 Drawn by: BW Checked by: EW




Revisions		
No.	Description	Date
1	Development Application	11/09/2024



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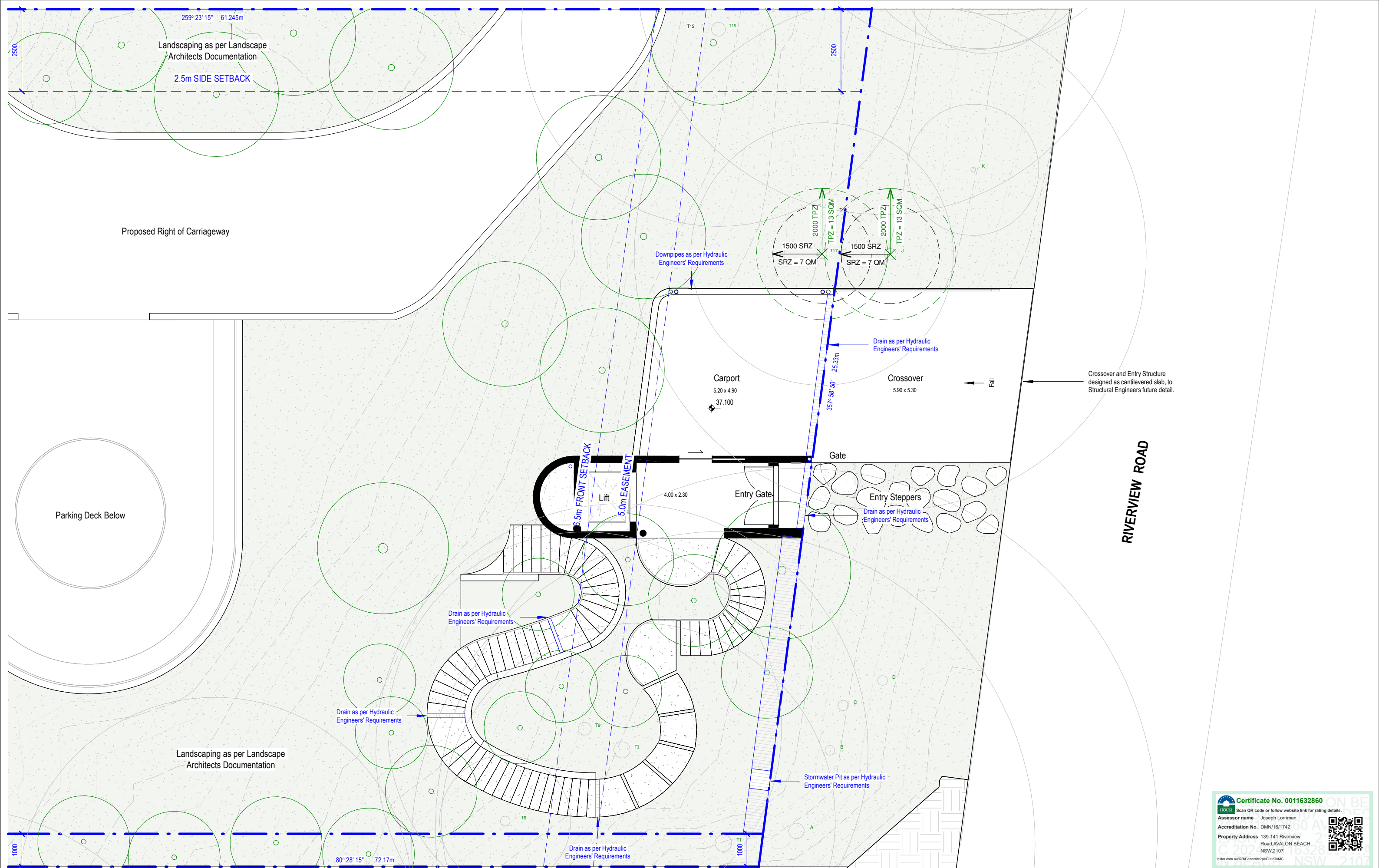
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Project:
Riverview House II
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Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA105** Issue **1**
 Date **11/09/2024**

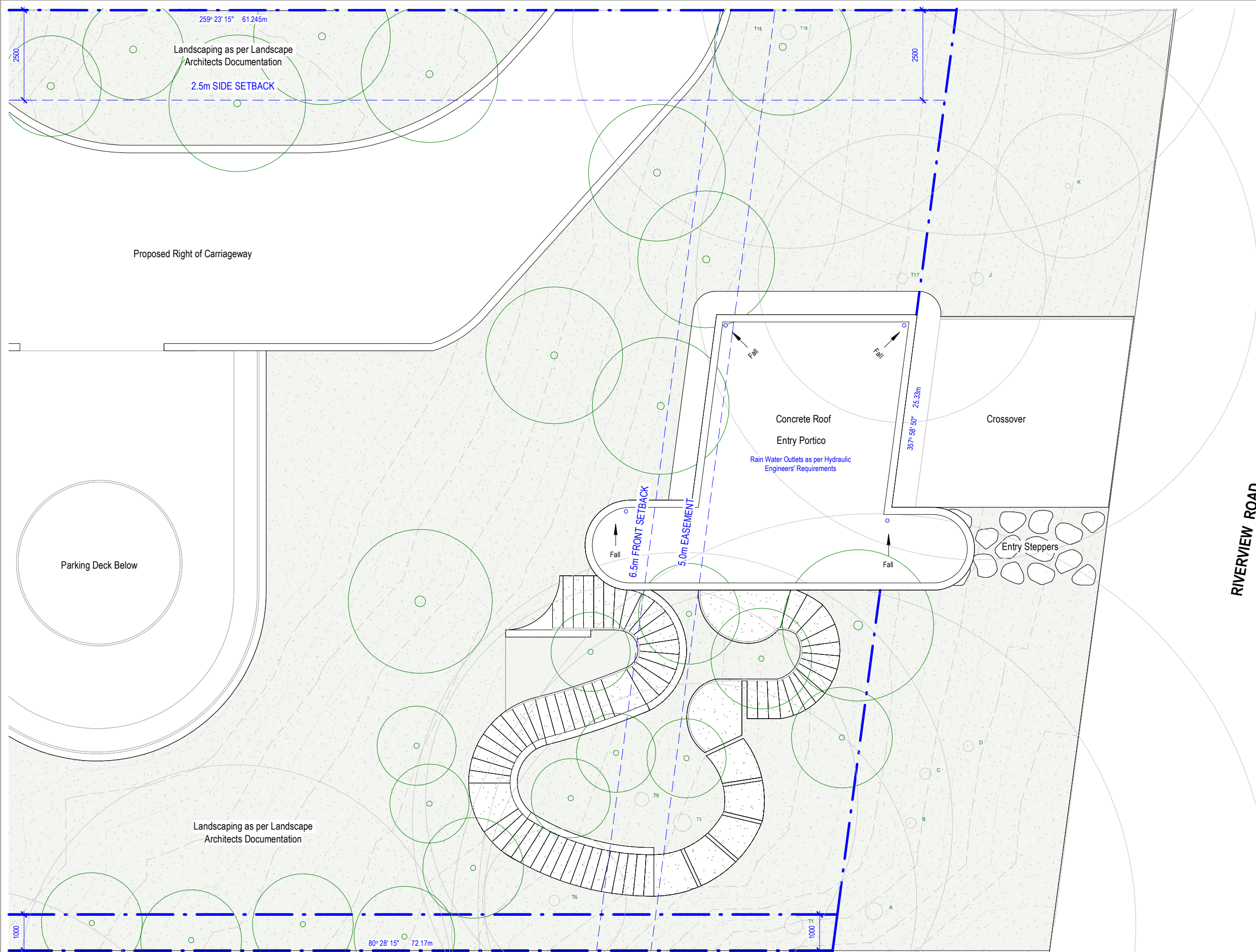
Drawing:
Entry Portico Lower Floor Plan
 Scale **1:100 @ A3**
 Drawn by: **BW** Checked by: **EW**



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RIVERVIEW ROAD

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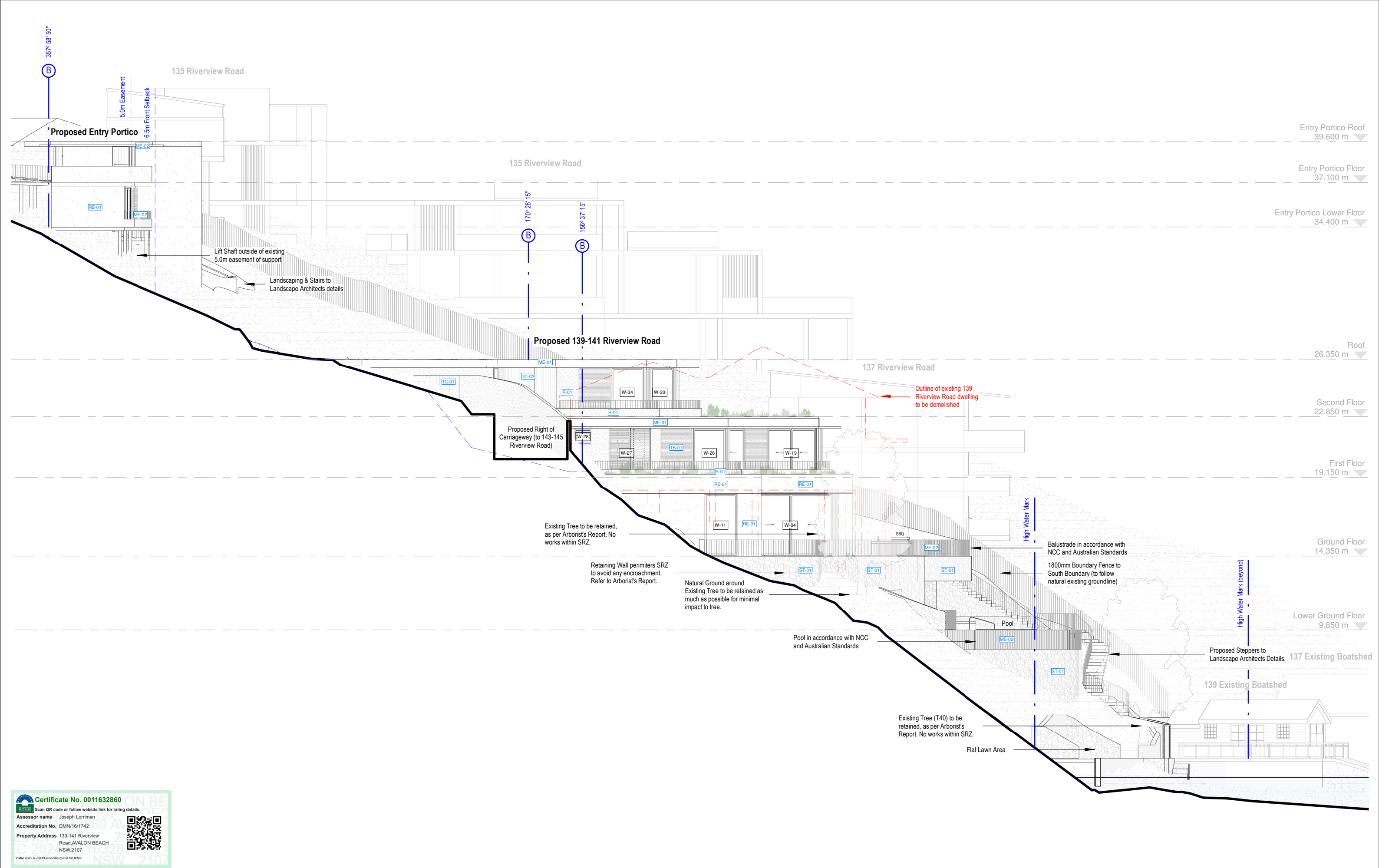
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No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA107** Issue **1**
 Date **11/09/2024**

Drawing:
Entry Portico Roof Plan
 Scale **1:100 @ A3**
 Drawn by: **BW** Checked by: **EW**



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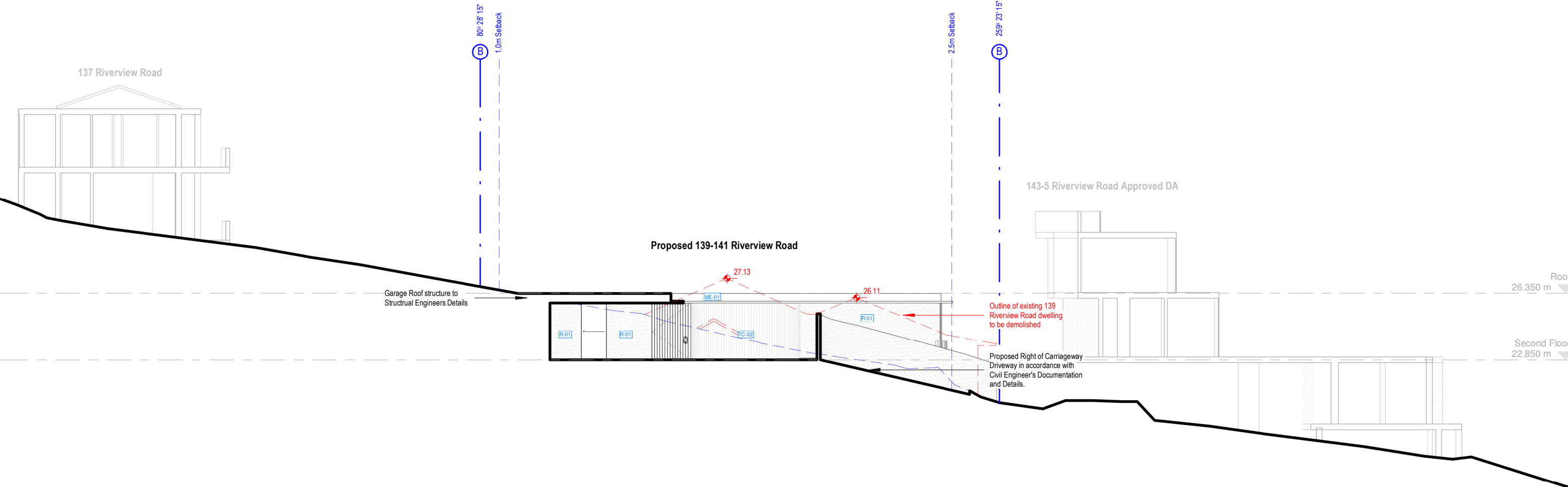
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1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: Issue 1
DA200
 Date 11/09/2024

Drawing:
North Elevation
 Scale 1:200 @ A3
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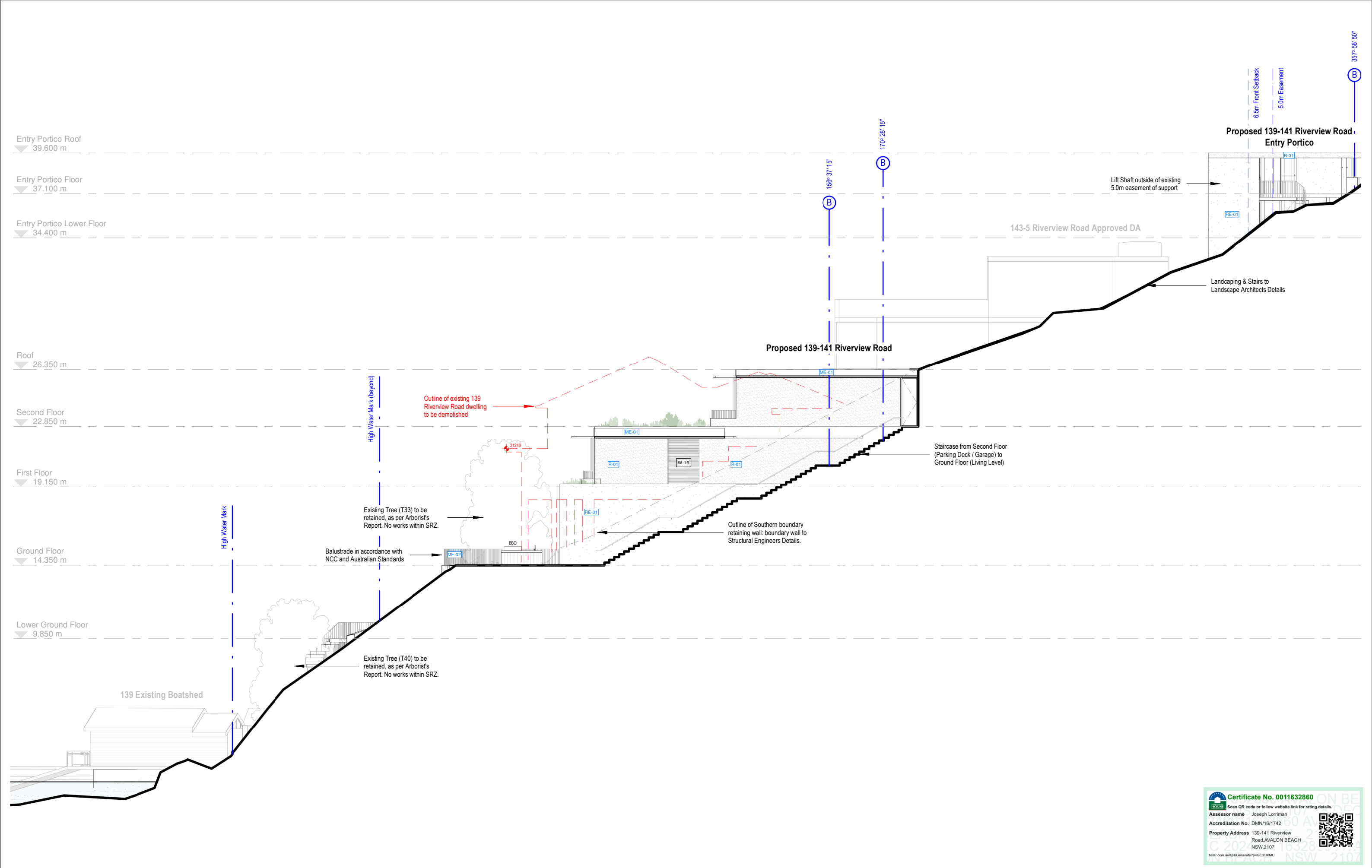
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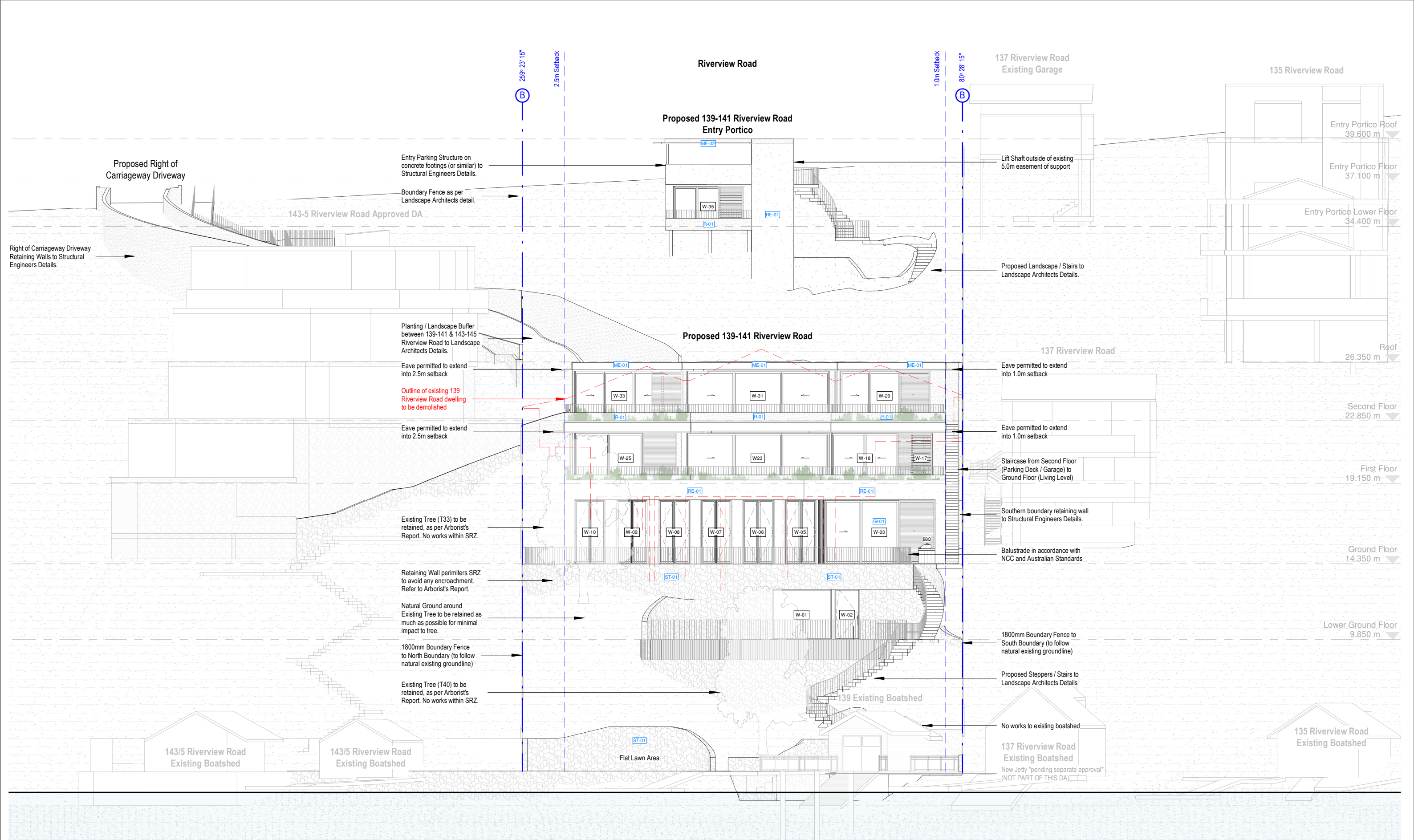
Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA201** Issue **1**
 Date **11/09/2024**

Drawing:
East Elevation
 Scale **1:200 @ A3**
 Drawn by: **BW** Checked by: **EW**



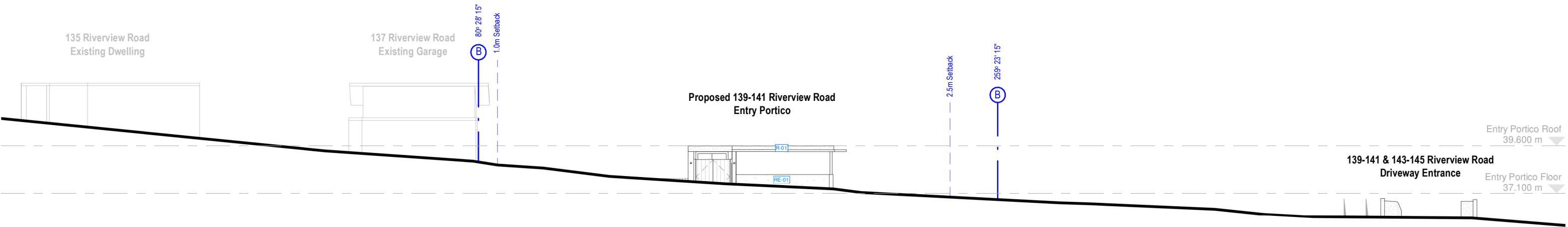
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 Accreditation No.: DMN/16/1742
 Property Address: 139-141 Riverview Road, AVALON BEACH, NSW 2107
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 hstar.com.au/QR/Generate?pr=GLHDKMC

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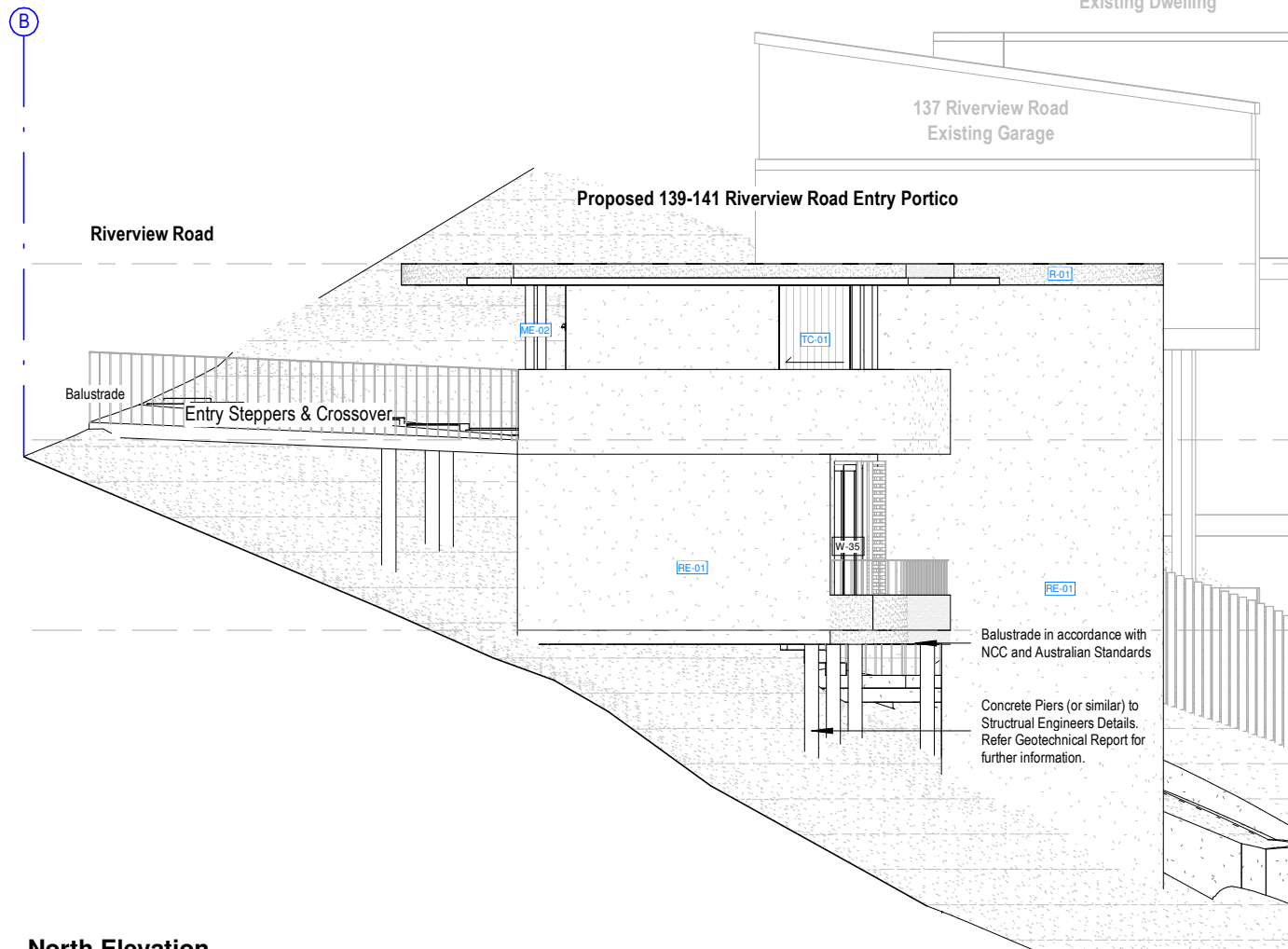
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Project:
Riverview House II
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**

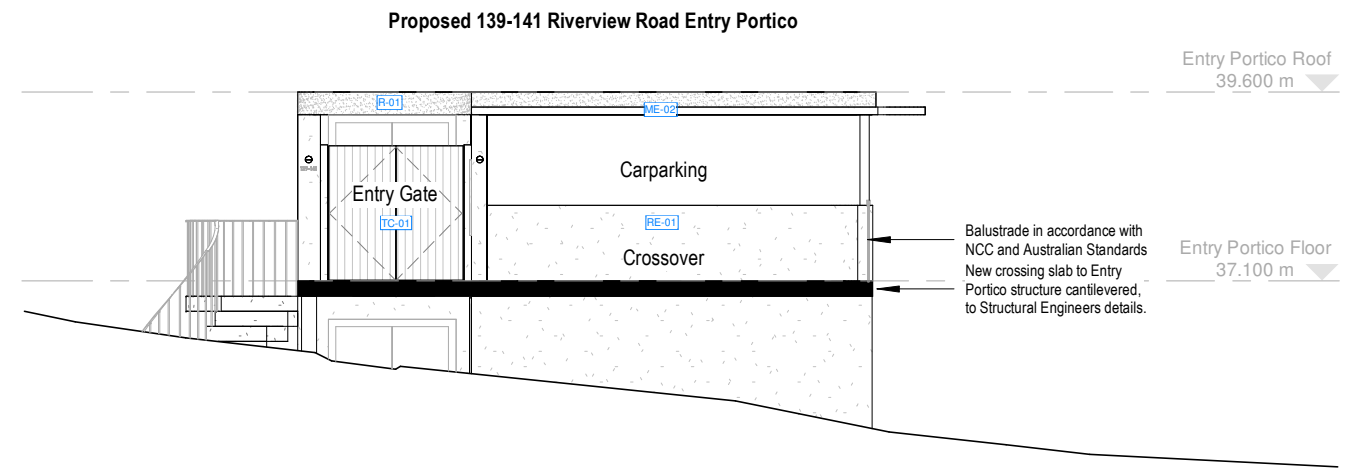
Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA204** Issue **1**
 Date **11/09/2024**

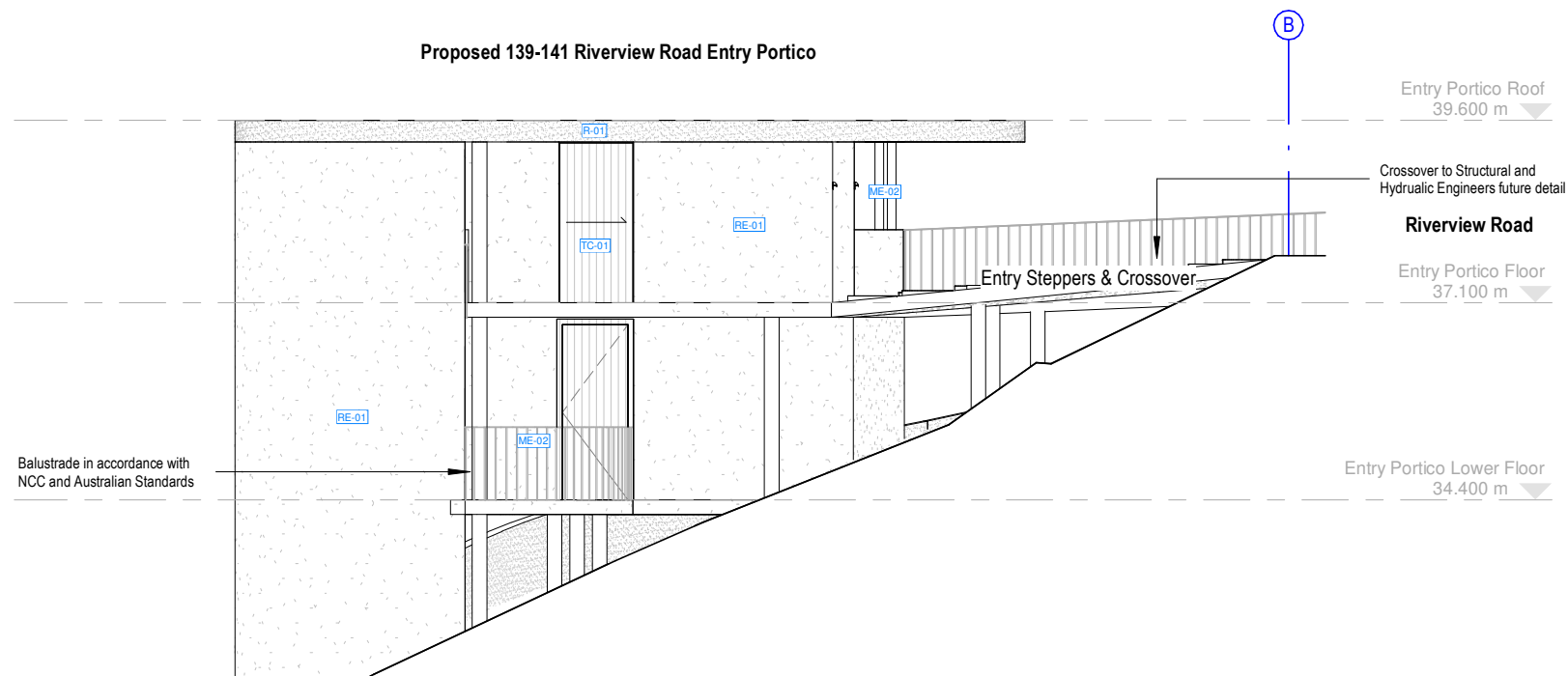
Drawing:
Street Elevation
 Scale **1:200 @ A3**
 Drawn by: **BW** Checked by: **EW**



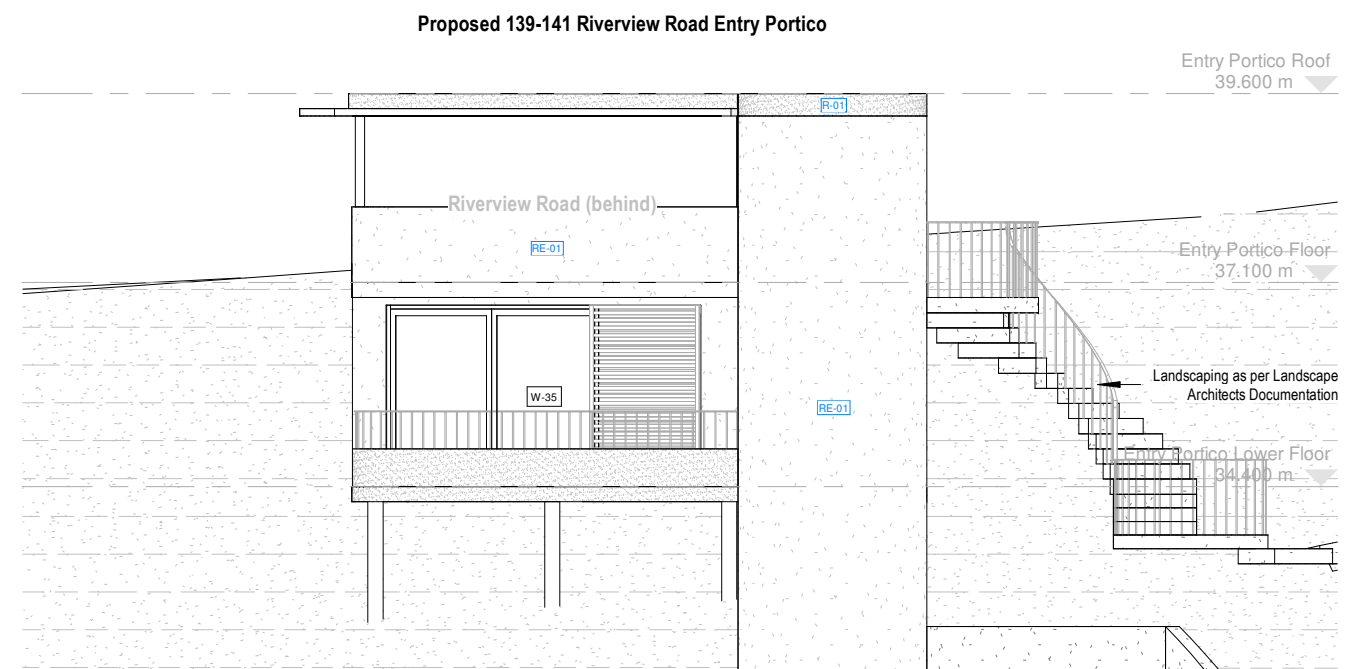
North Elevation



East Elevation



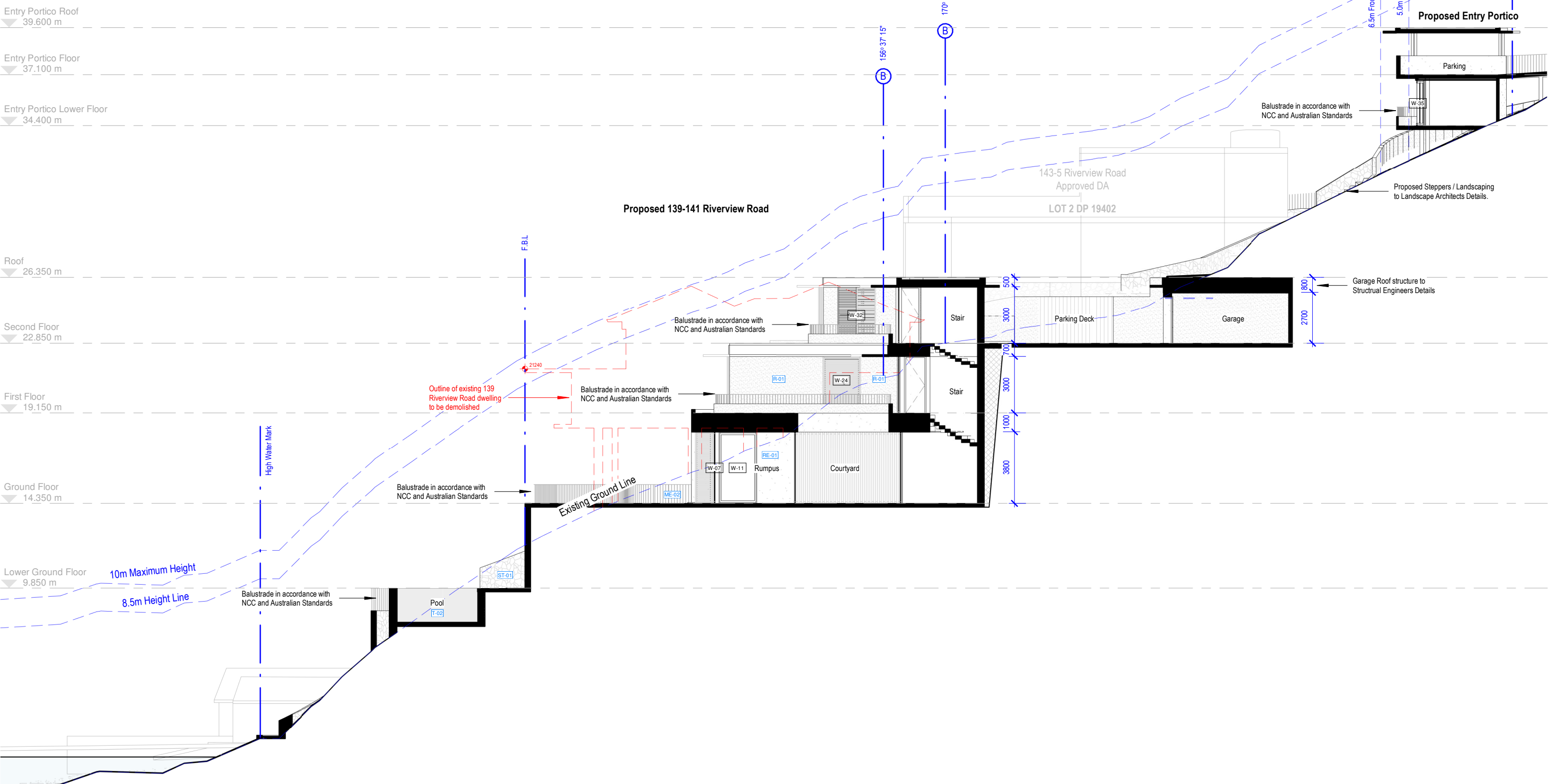
South Elevation



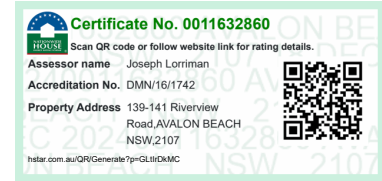
West Elevation



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No.	Description	Date
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Entry Portico Roof
39.600 m

Entry Portico Floor
37.100 m

Entry Portico Lower Floor
34.400 m

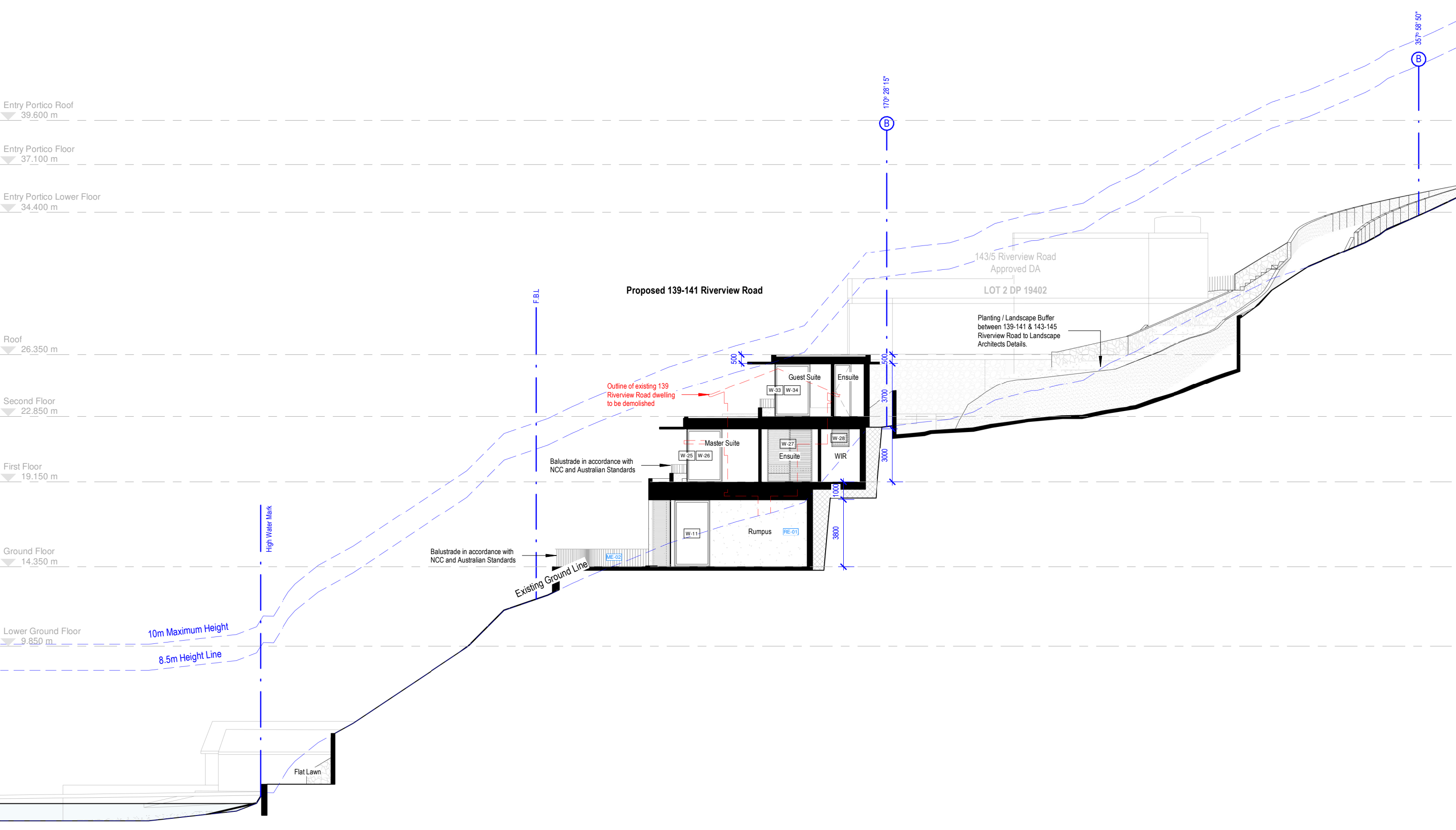
Roof
26.350 m

Second Floor
22.850 m

First Floor
19.150 m

Ground Floor
14.350 m

Lower Ground Floor
9.850 m



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Project:
Riverview House II

139-141 Riverview Road, Avalon Beach

Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd

Drawing Number: **DA301** Issue **1**

Date **11/09/2024**

Drawing:
Section BB

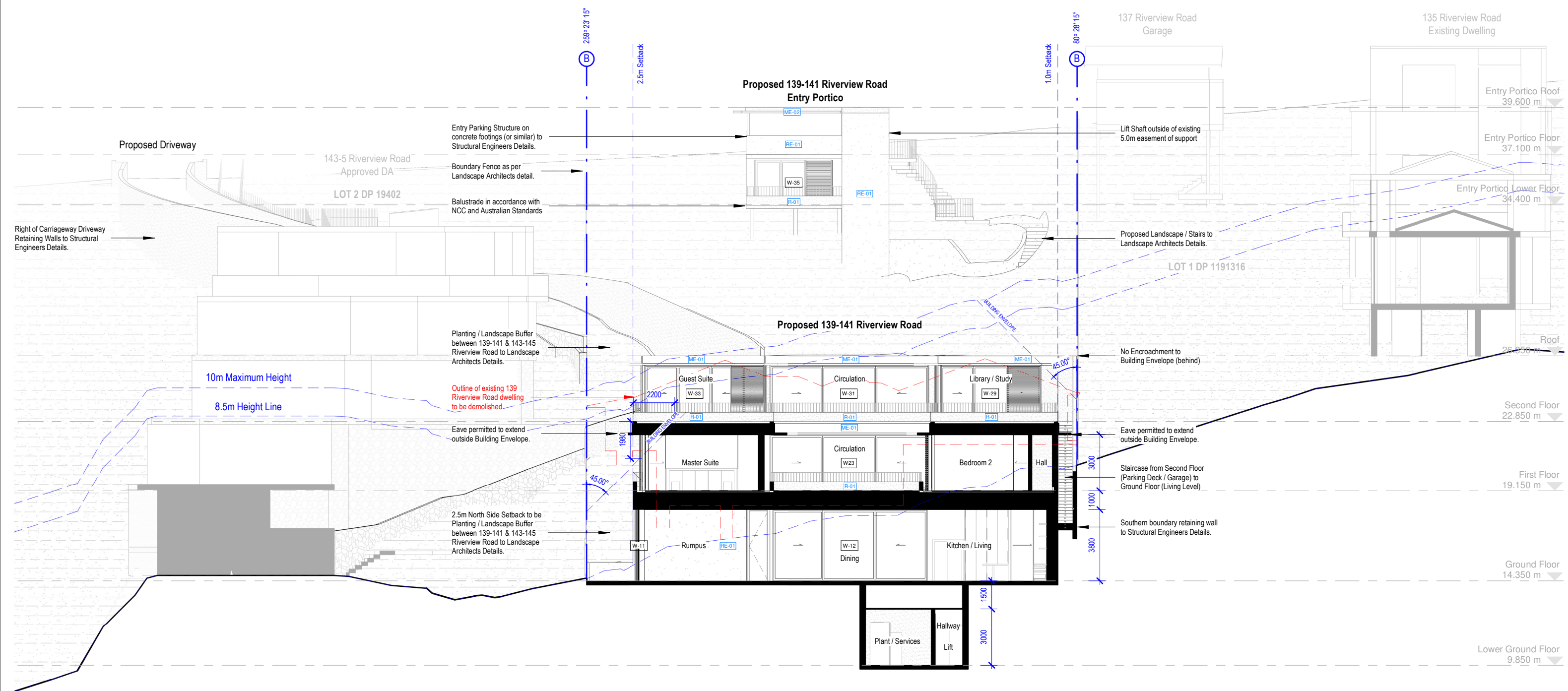
Scale **1:200 @ A3**

Drawn by: **BW** Checked by: **EW**

Certificate No. 0011632860

Assessor name: Joseph Lorrinan
Accreditation No.: DMN/16/1742

Property Address: 139-141 Riverview Road, AVALON BEACH NSW 2107



Height Plane taken from cut - No Encroachment to Height Plane

Certificate No. 0011632860
 Scan QR code or follow website link for rating details.
 Assessor name: Joseph Lorrman
 Accreditation No. DMN/16/1742
 Property Address: 139-141 Riverview Road, AVALON BEACH NSW 2107
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Project:
Riverview House II
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA302** Issue **1**
 Date **11/09/2024**

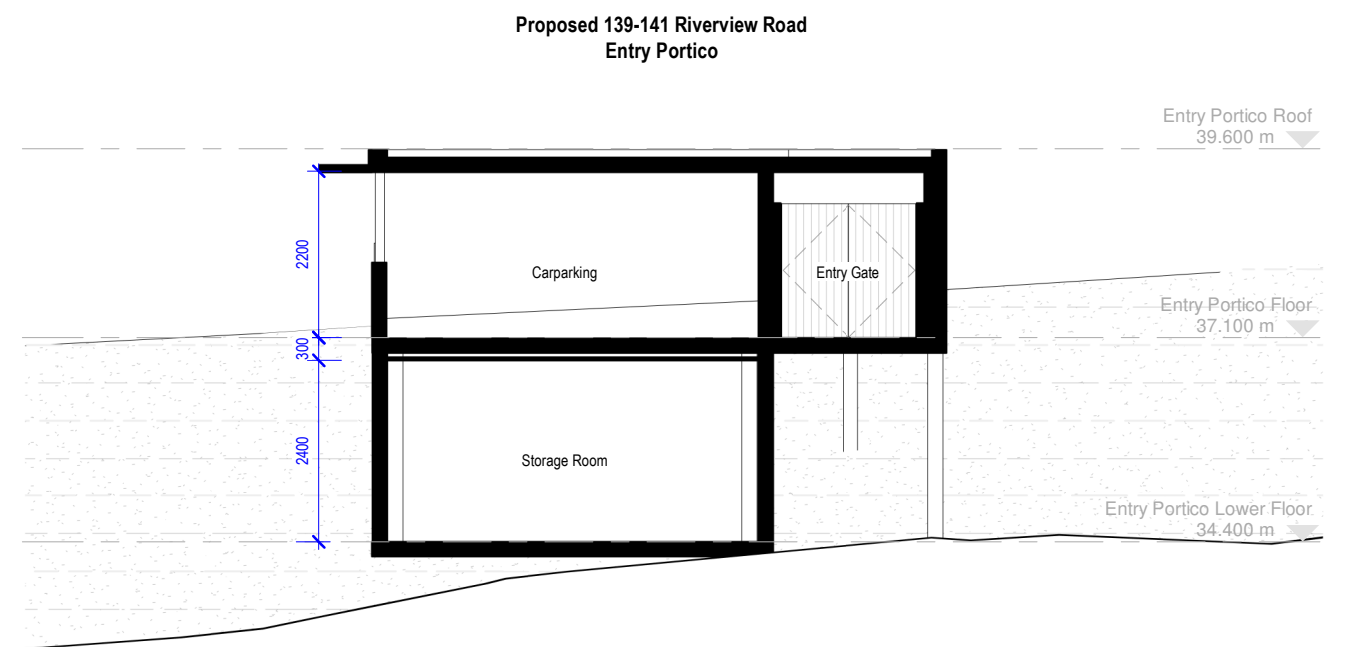
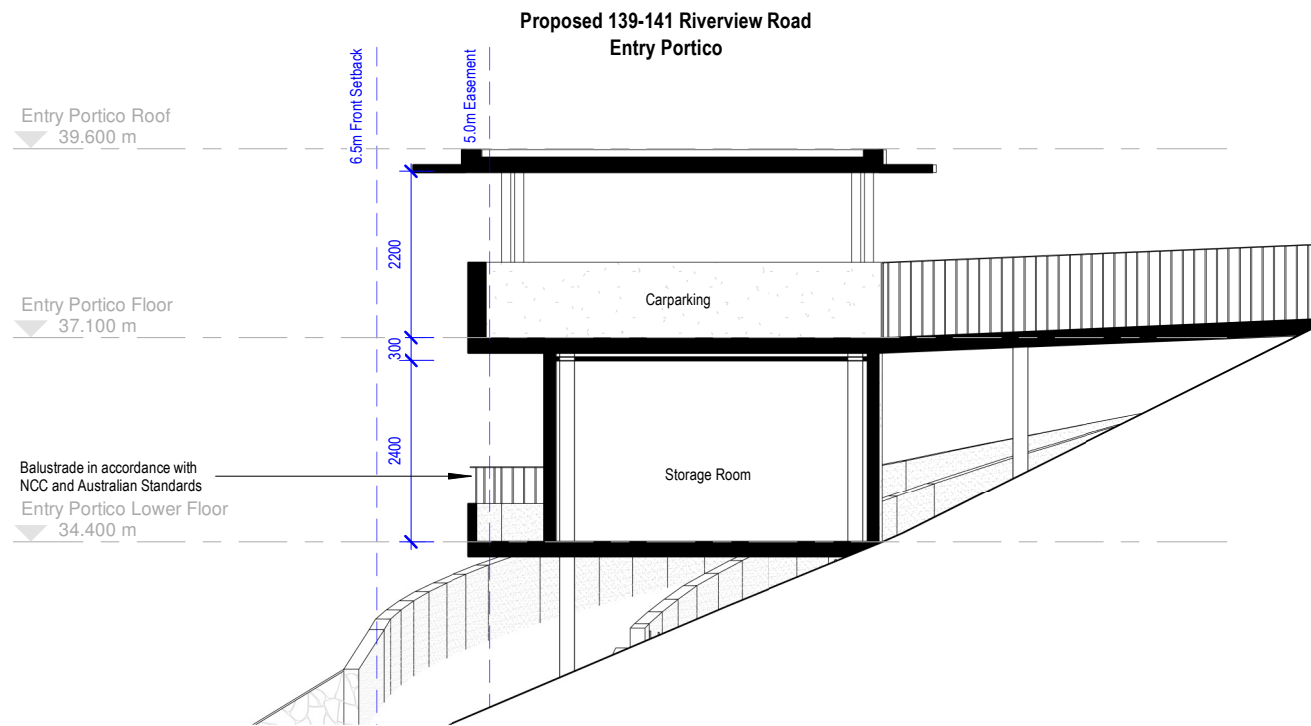
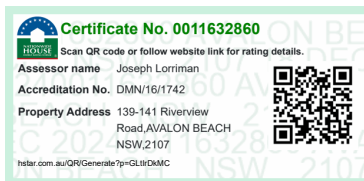
Drawing:
Section CC
 Scale **1:200 @ A3**
 Drawn by: **BW** Checked by: **EW**

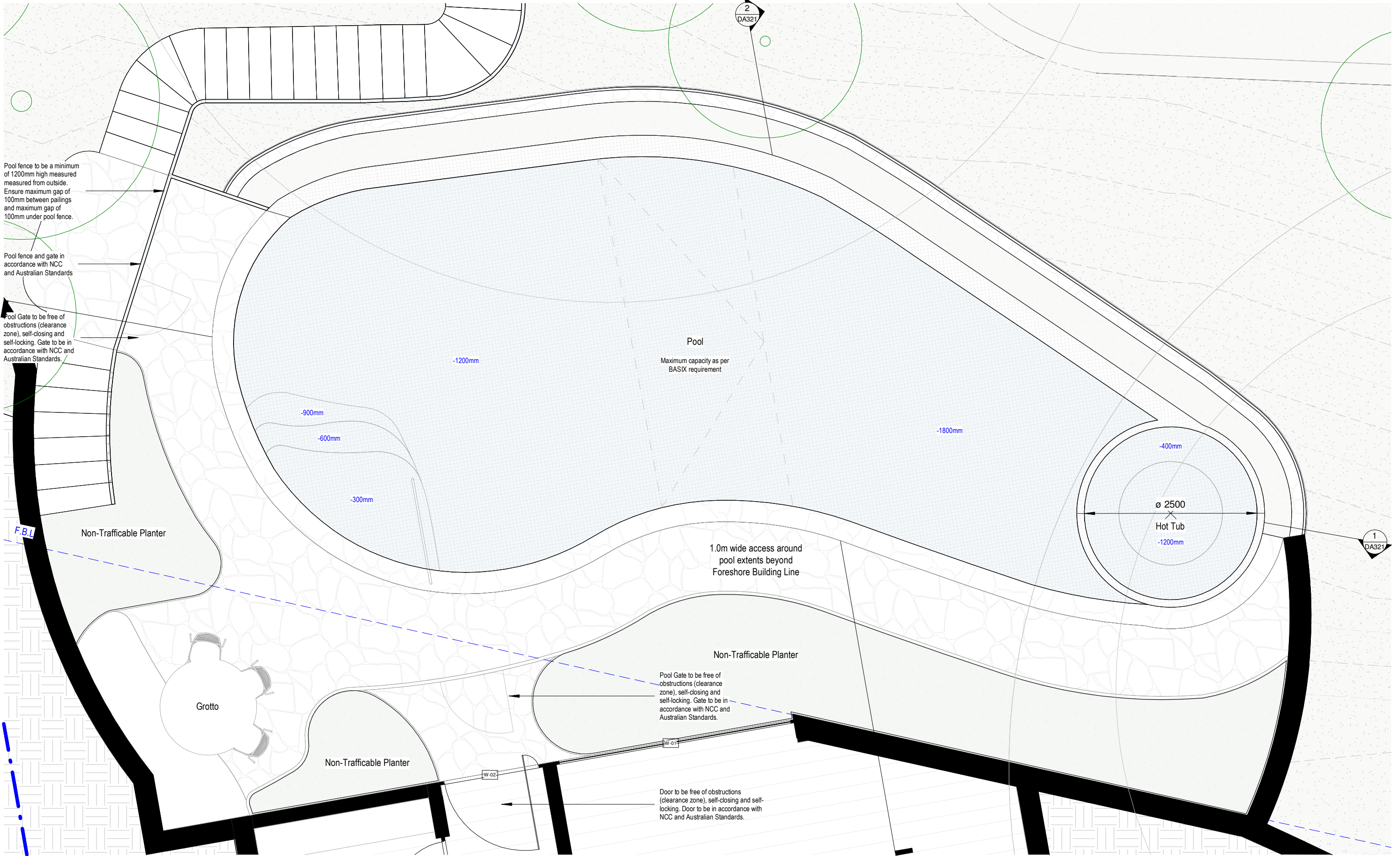
Project:
Riverview House II
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

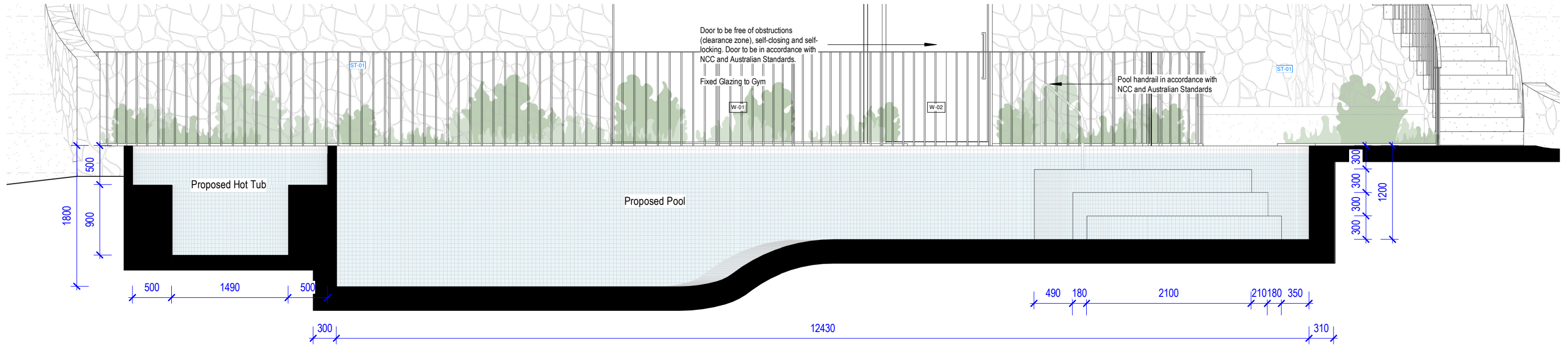
Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA310** Issue **1**
 Date **11/09/2024**

Drawing:
Entry Portico Sections
 Scale **1:100 @ A3**
 Drawn by: **BW** Checked by: **EW**

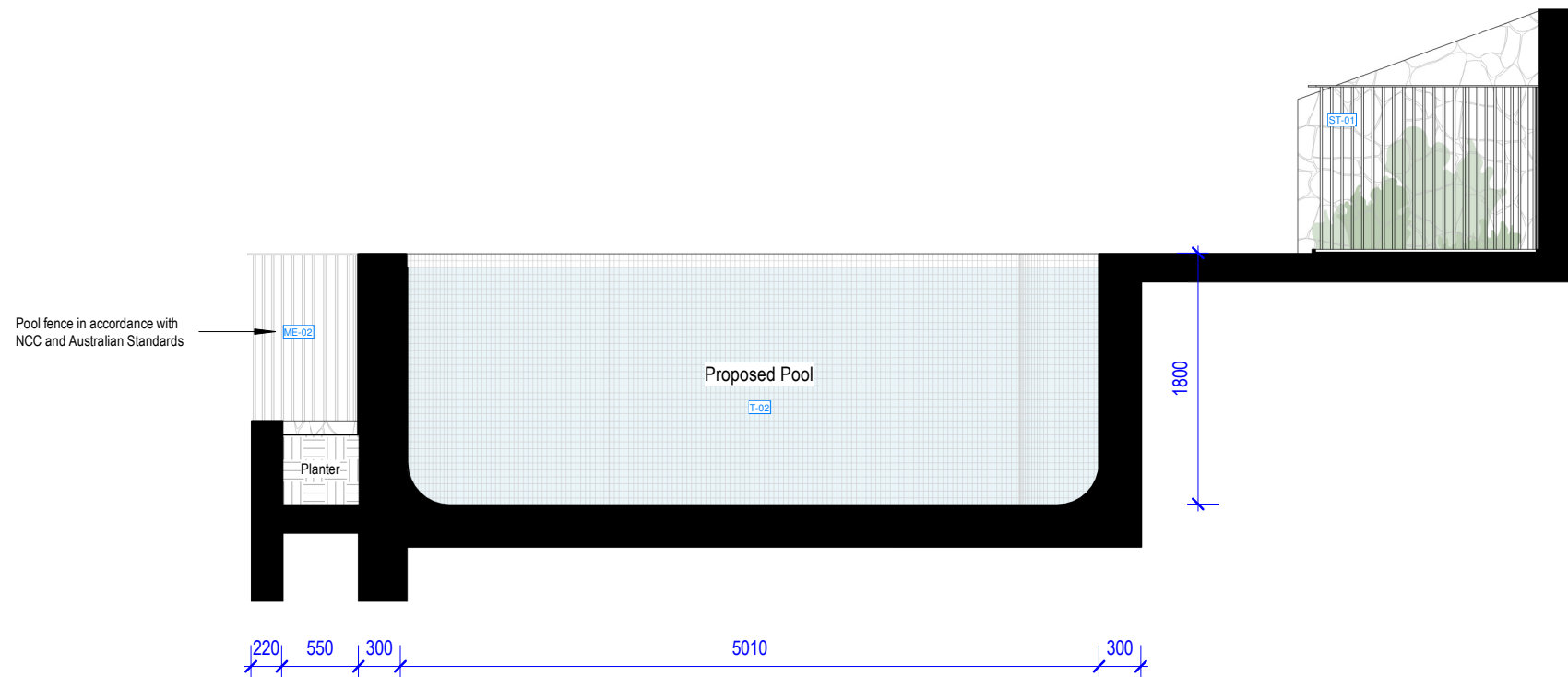




Revisions		
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1. Long Pool Section

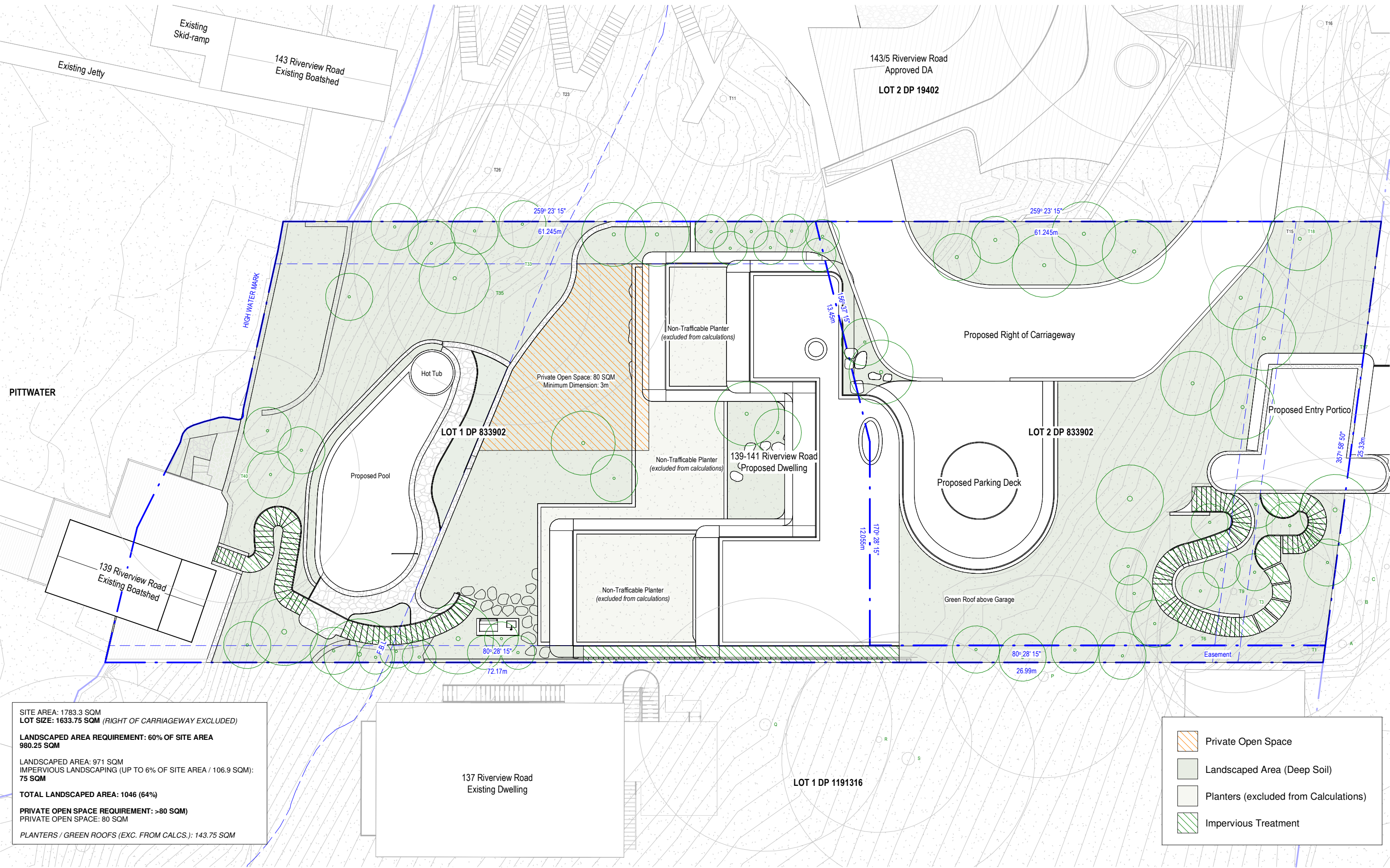


2. Short Pool Section

Certificate No. 0011632860
 Scan QR code or follow website link for rating details.
 Assessor name: Joseph Lorrinan
 Accreditation No. DMN/16/1742
 Property Address: 139-141 Riverview Road, AVALON BEACH, NSW, 2107
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Revisions		
No.	Description	Date
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SITE AREA: 1783.3 SQM
LOT SIZE: 1633.75 SQM (RIGHT OF CARRIAGEWAY EXCLUDED)
LANDSCAPED AREA REQUIREMENT: 60% OF SITE AREA
 980.25 SQM
LANDSCAPED AREA: 971 SQM
IMPERVIOUS LANDSCAPING (UP TO 6% OF SITE AREA / 106.9 SQM):
 75 SQM
TOTAL LANDSCAPED AREA: 1046 (64%)
PRIVATE OPEN SPACE REQUIREMENT: >80 SQM
PRIVATE OPEN SPACE: 80 SQM
PLANTERS / GREEN ROOFS (EXC. FROM CALCS.): 143.75 SQM

- Private Open Space
- Landscaped Area (Deep Soil)
- Planters (excluded from Calculations)
- Impervious Treatment

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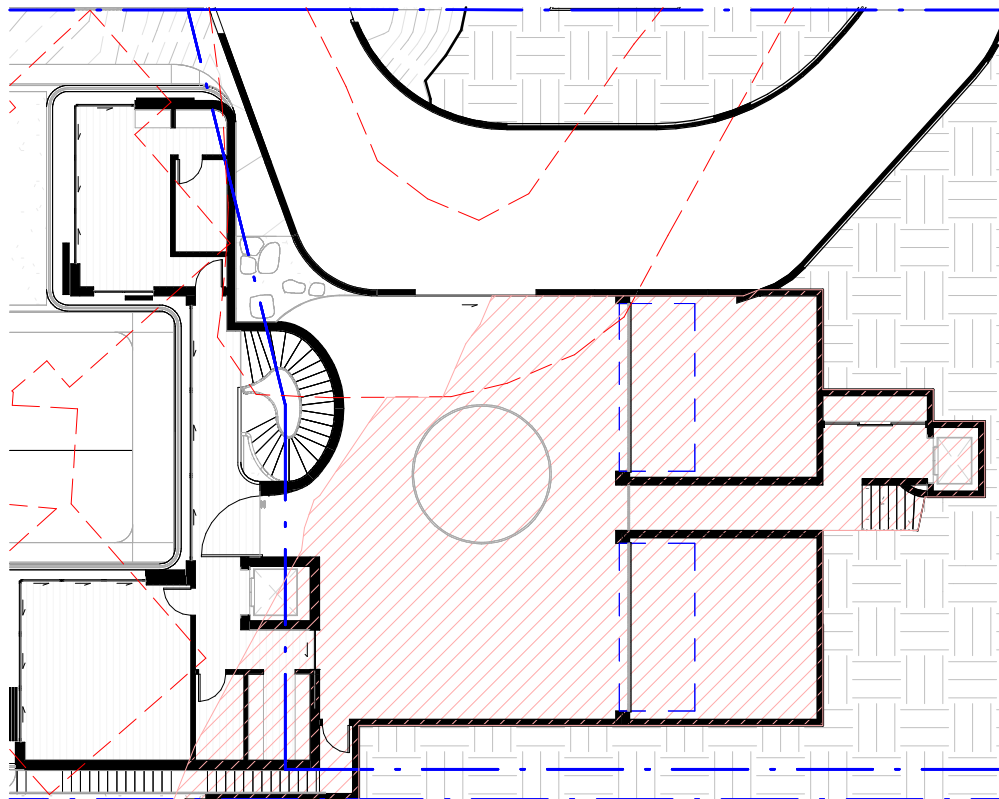
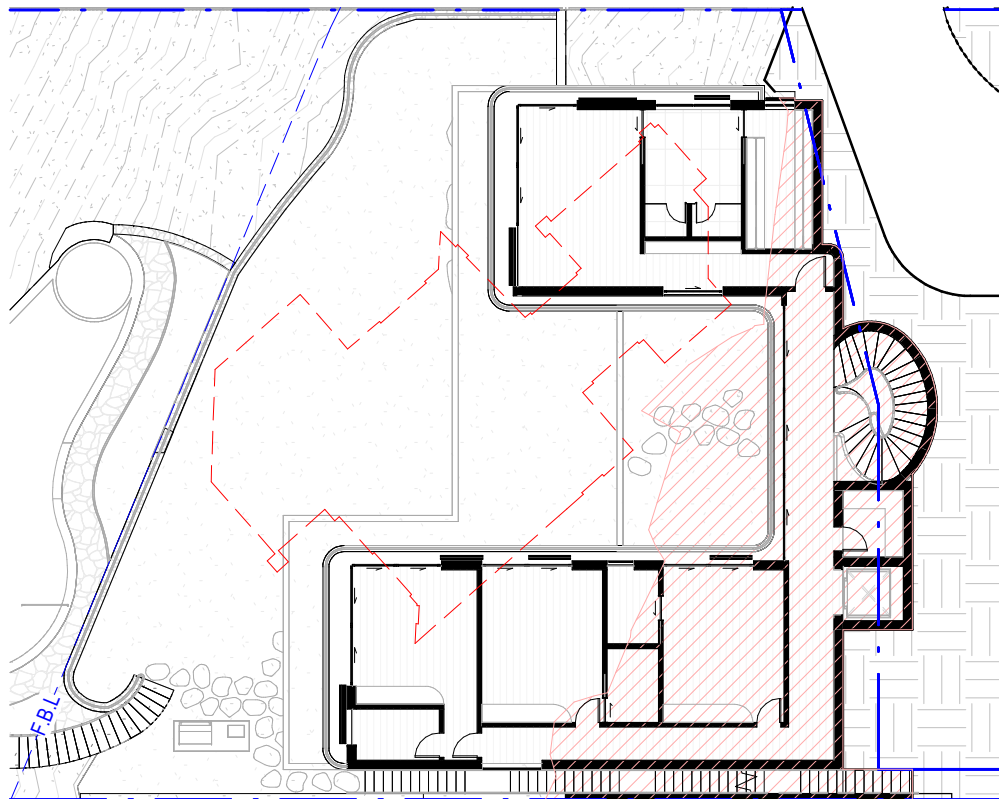
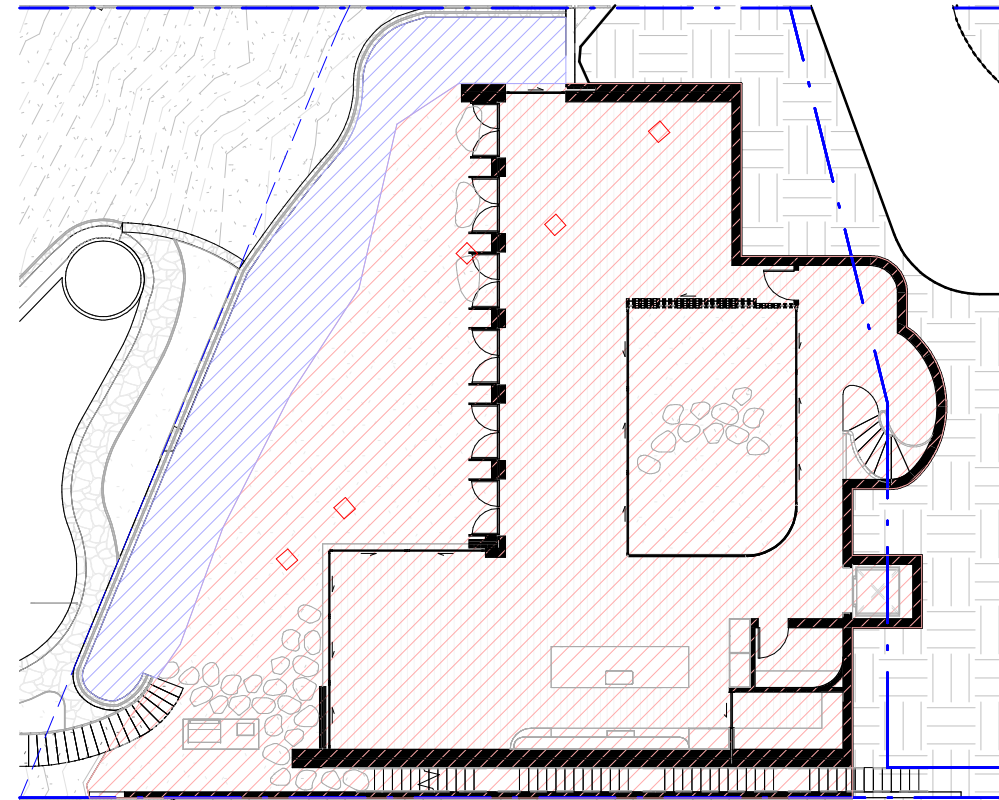
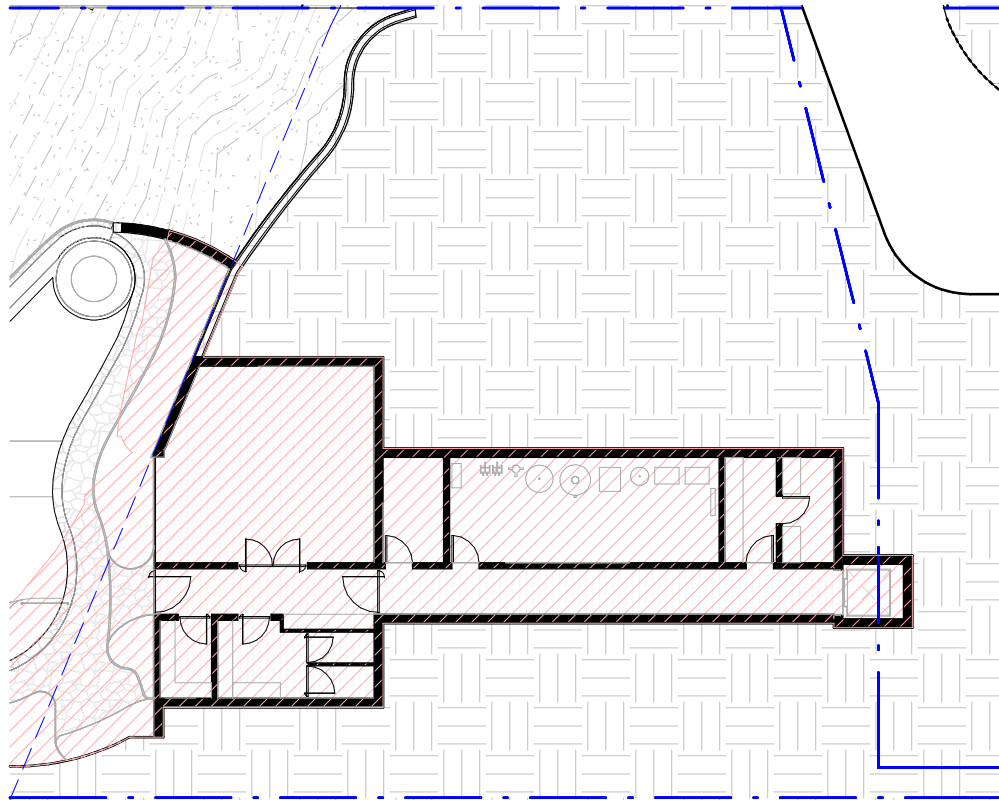
Project:
Riverview House II
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**



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1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA410** Issue **1**
 Date **11/09/2024**

Drawing:
Landscape Compliance Plan
 Scale **1:200 @ A3**
 Drawn by: **BW** Checked by: **EW**



▨ Proposed Fill
▨ Proposed Excavation

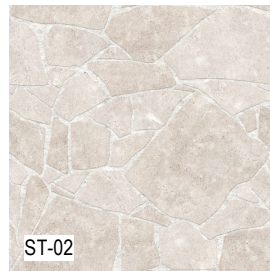


Revisions		
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1	Development Application	11/09/2024



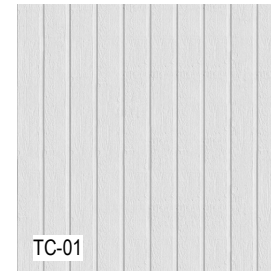
TB-01

Timber Windows & Doors



ST-02

Stone Paving



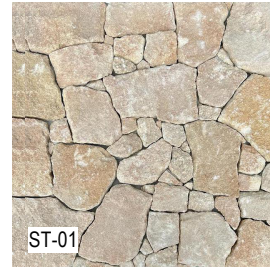
TC-01

White Timber Cladding



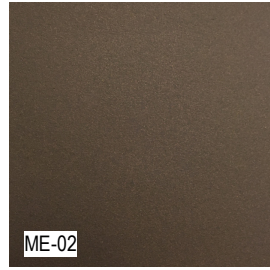
R-01

External Render



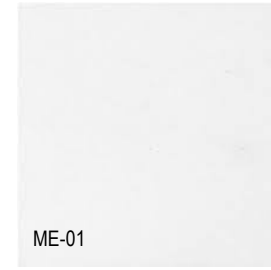
ST-01

Stone Cladding



ME-02

Copper / Bronze Metalworks



ME-01

White Metalworks



GL-01

Glazing (as per BASIX)



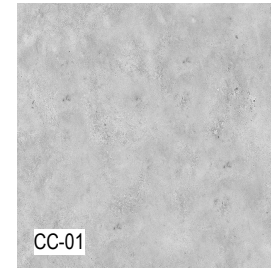
RE-01

Rammed Earth / Earthy Tone Rendered Wall



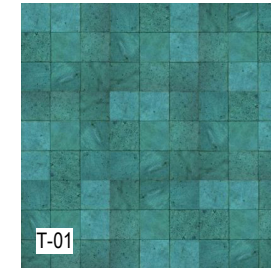
PL-01

Non-Trafficable Planter



CC-01

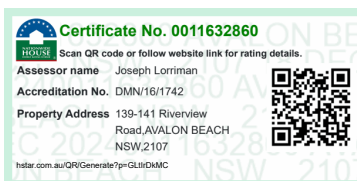
Concrete

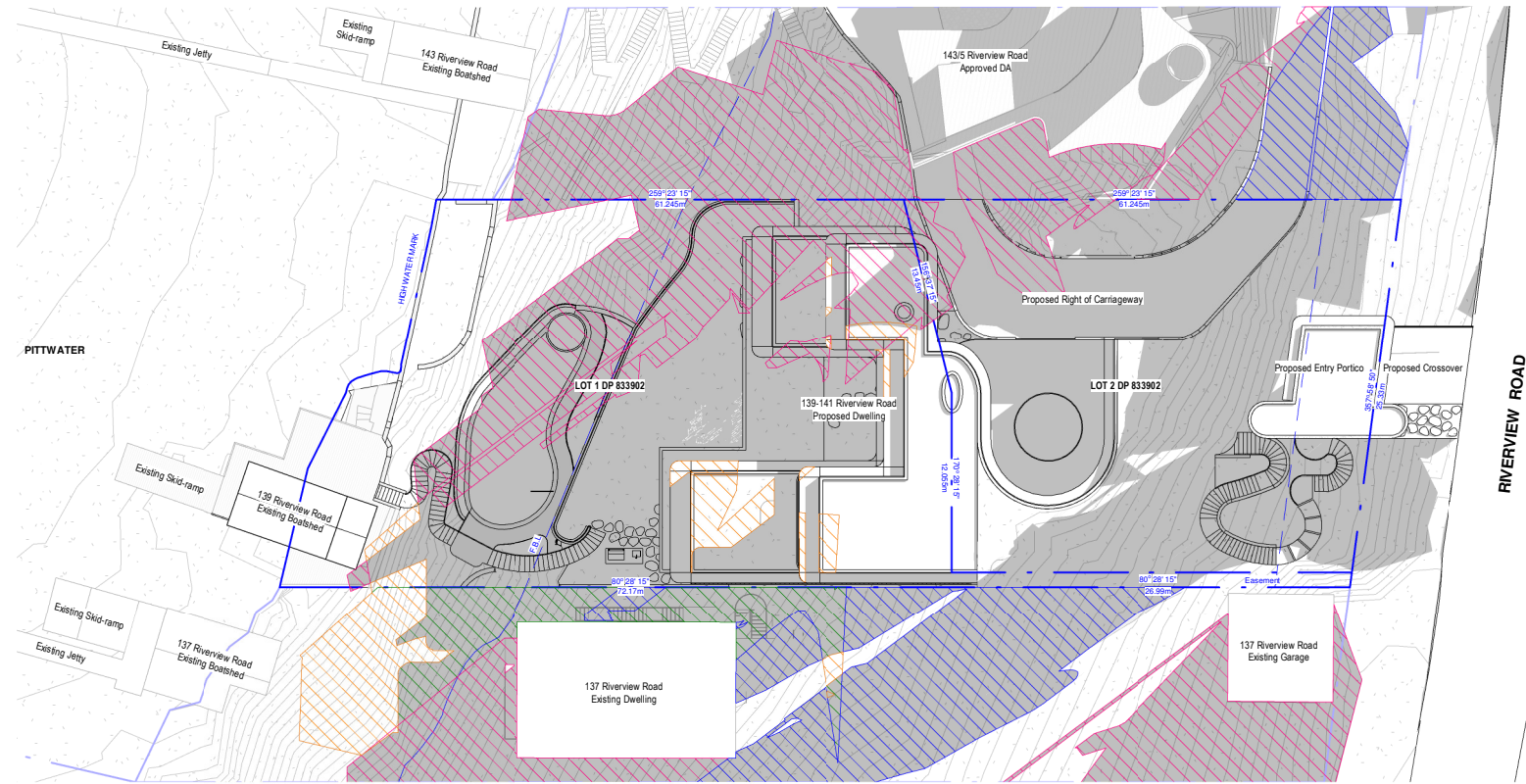
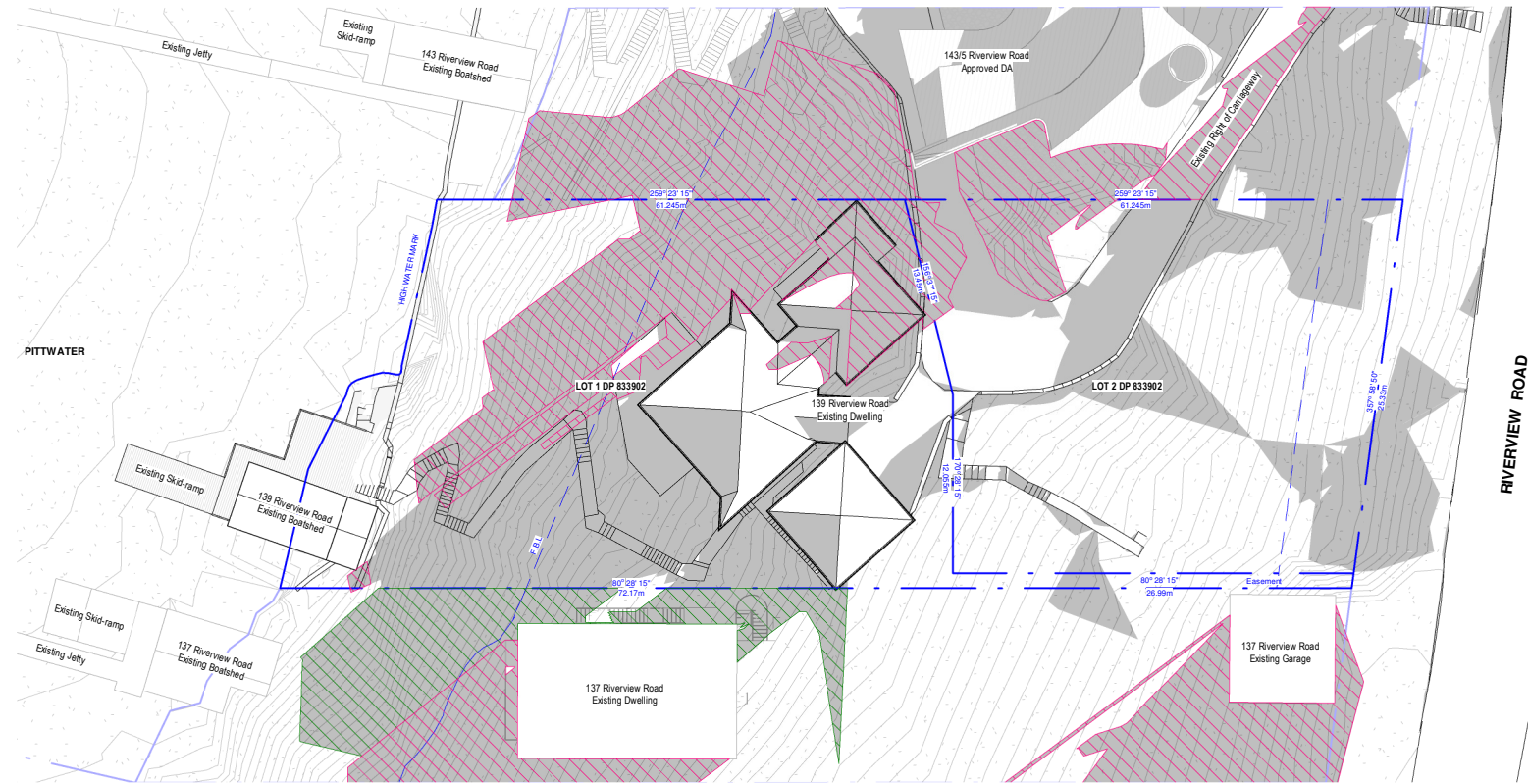


T-01

Pool Tile

Revisions		
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- Neighbour Shadow
- Existing Shadow
- Additional Shadow
- Reduced Shadow



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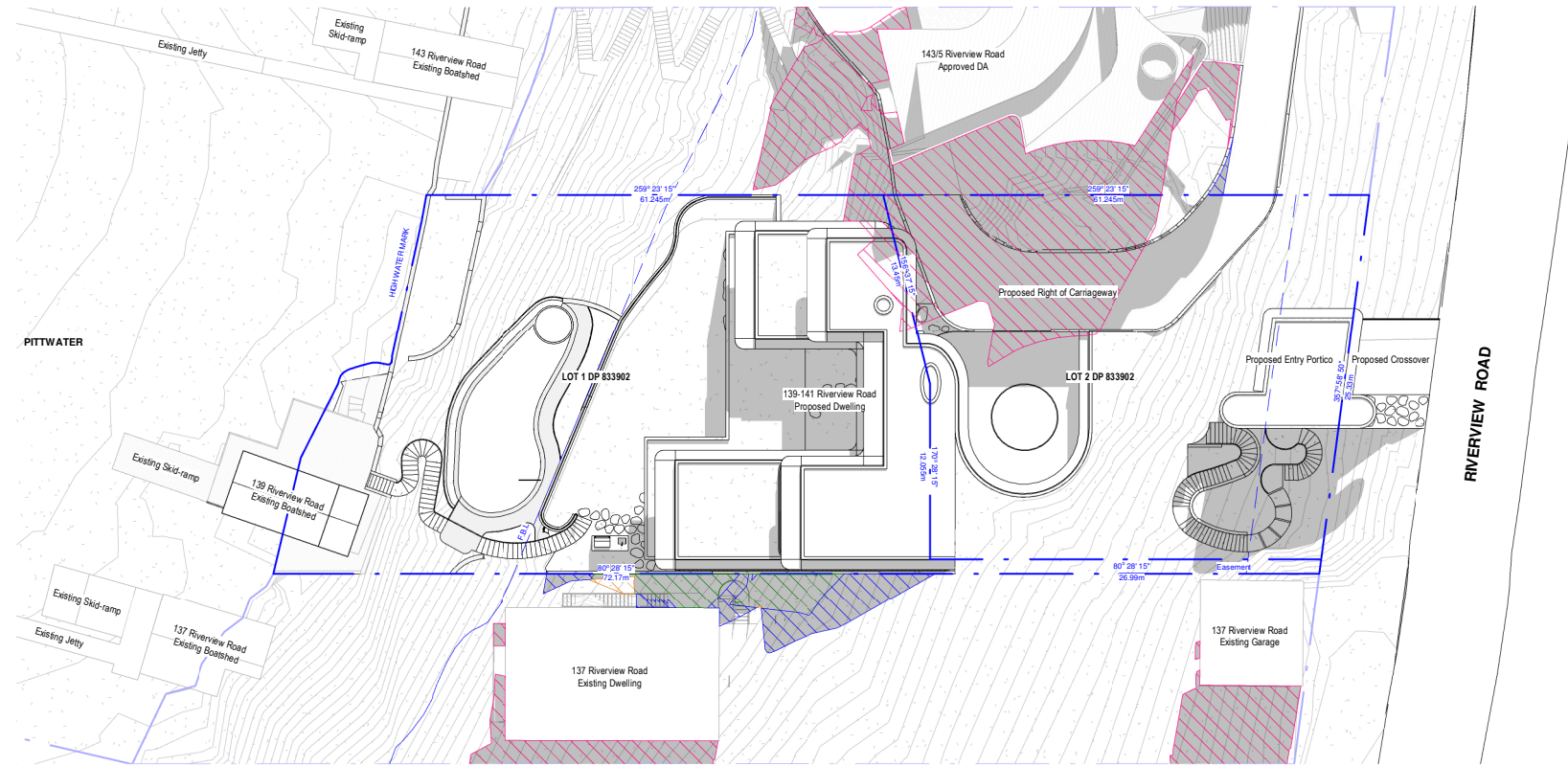
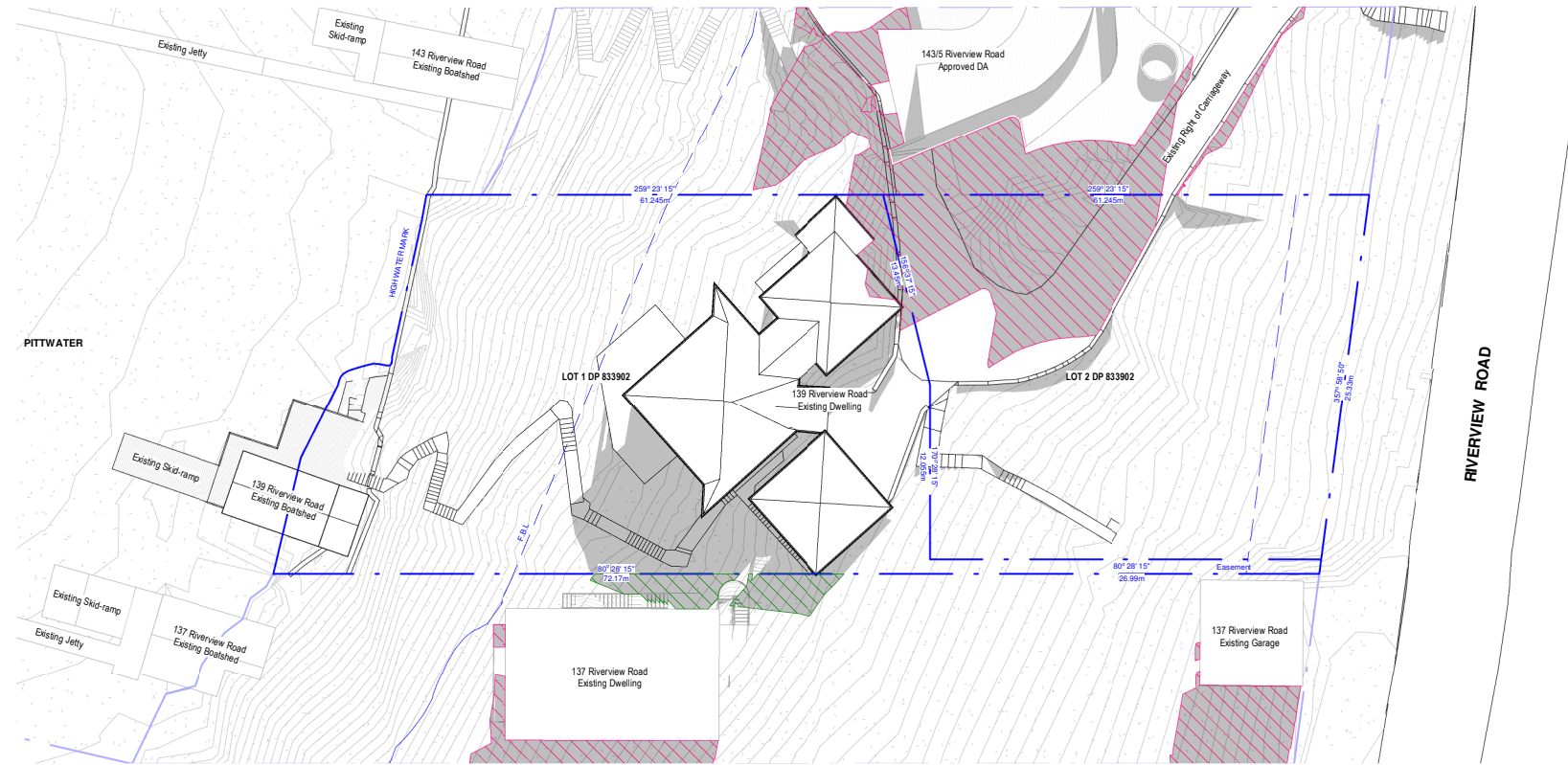
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Project:
Riverview House II
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No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA600** Issue **1**
 Date **11/09/2024**

Drawing:
Shadow Diagram - 21 June 9am
 Scale **1:500 @ A3**
 Drawn by: **BW** Checked by: **EW**



Neighbour Shadow
 Existing Shadow
 Additional Shadow
 Reduced Shadow



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Project: **Riverview House II**

139-141 Riverview Road, Avalon Beach

Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client: **MMIG Developments Pty Ltd**

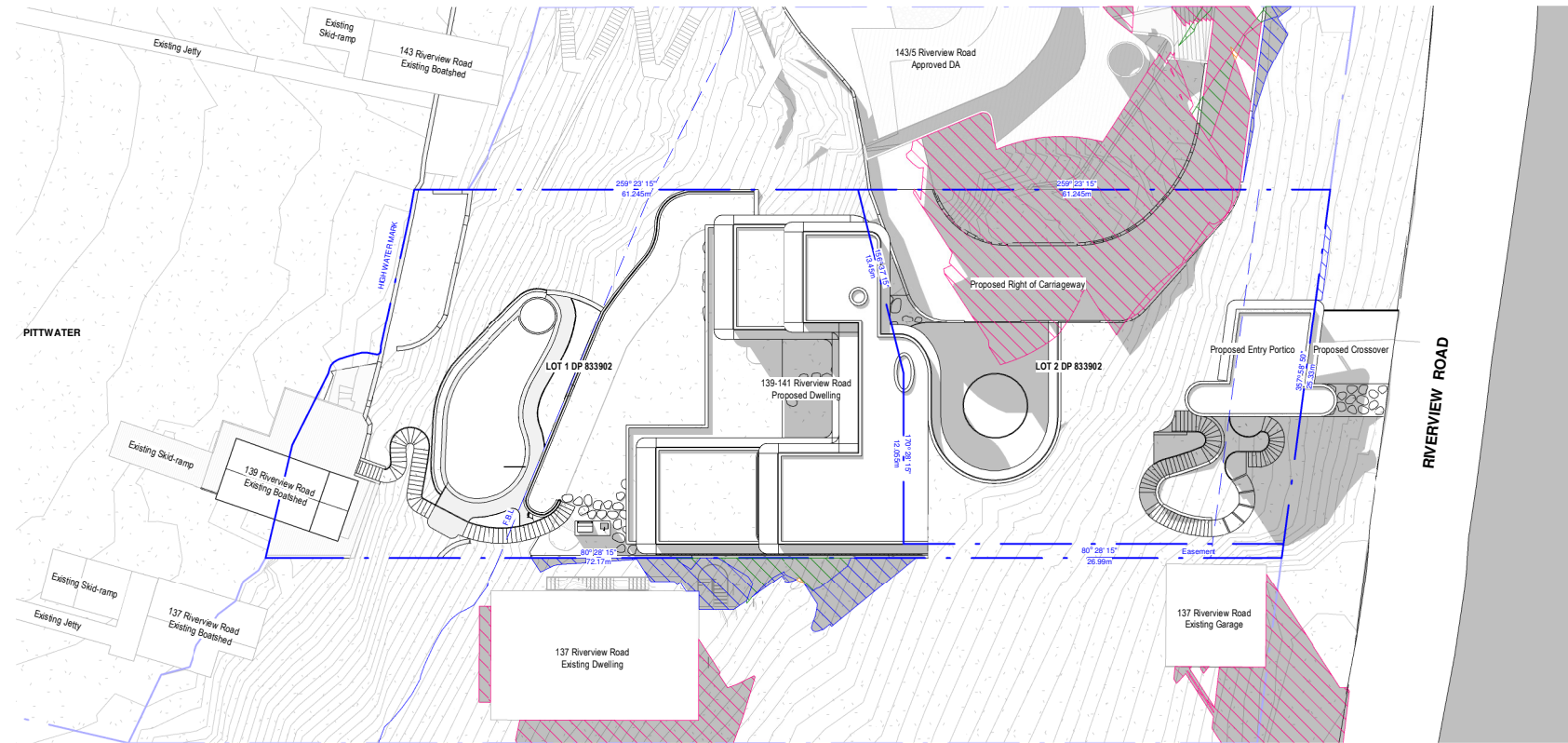
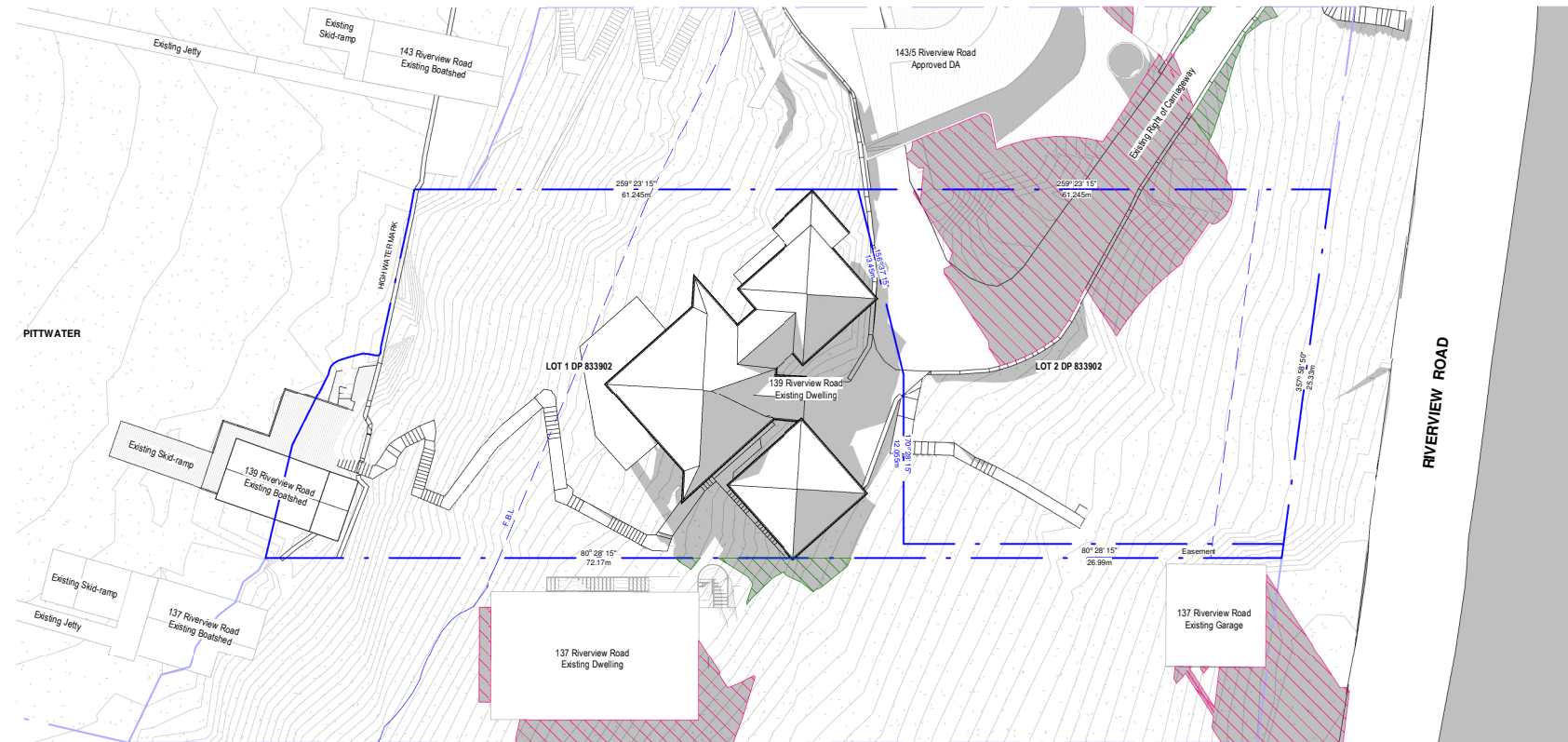
Drawing Number: **DA601** Issue **1**

Date: **11/09/2024**

Drawing: **Shadow Diagram - 21 June 12pm**

Scale: **1:500 @ A3**

Drawn by: **BW** Checked by: **EW**



Neighbour Shadow
 Existing Shadow
 Additional Shadow
 Reduced Shadow



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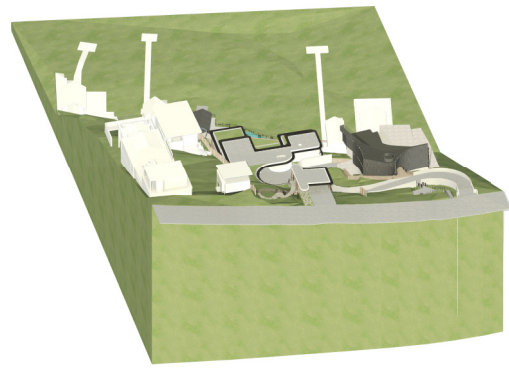
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Project: **Riverview House II**
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**

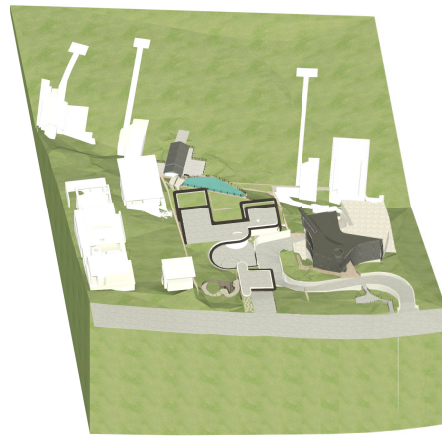
Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client: **MMIG Developments Pty Ltd**
 Drawing Number: **DA602** Issue **1**
 Date: **11/09/2024**

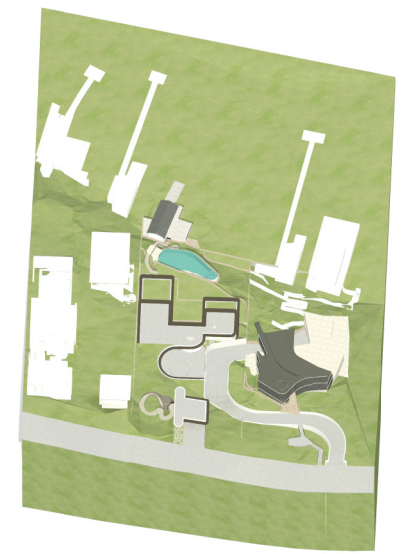
Drawing: **Shadow Diagram - 21 June 3pm**
 Scale: **1:500 @ A3**
 Drawn by: **BW** Checked by: **EW**



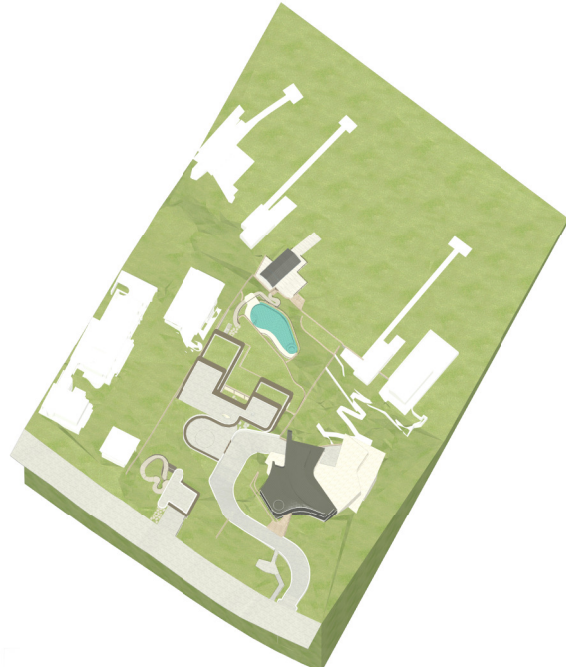
Summer Solstice: 8am



Summer Solstice: 9am



Summer Solstice: 10am



Summer Solstice: 11am



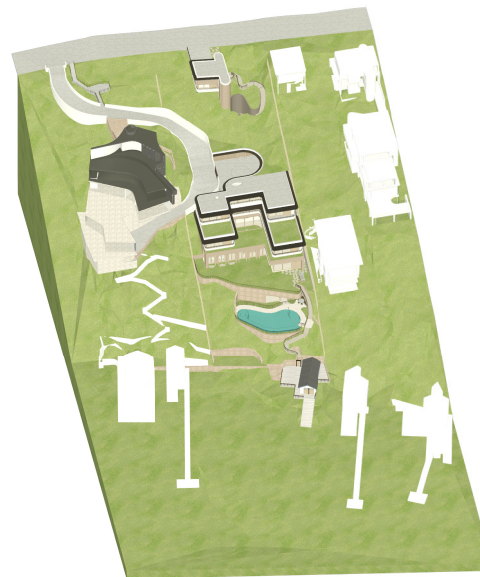
Summer Solstice: 12pm



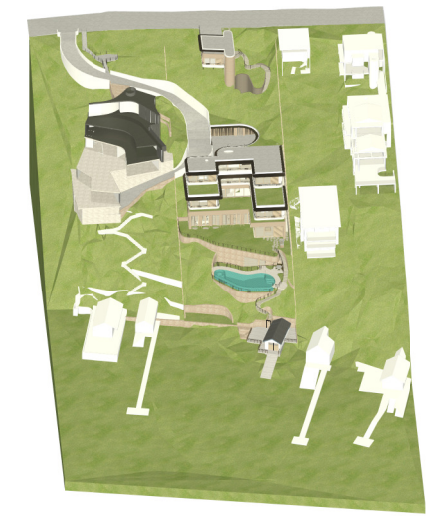
Summer Solstice: 1pm



Summer Solstice: 2pm



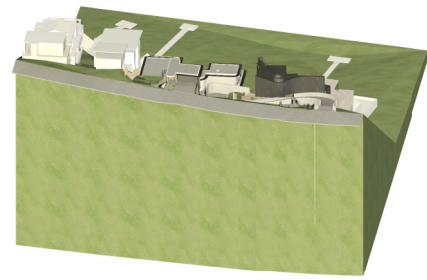
Summer Solstice: 3pm



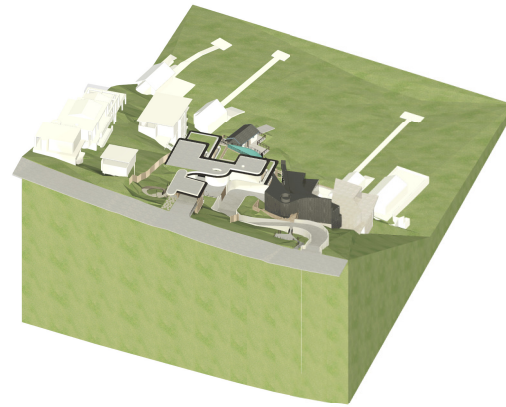
Summer Solstice: 4pm



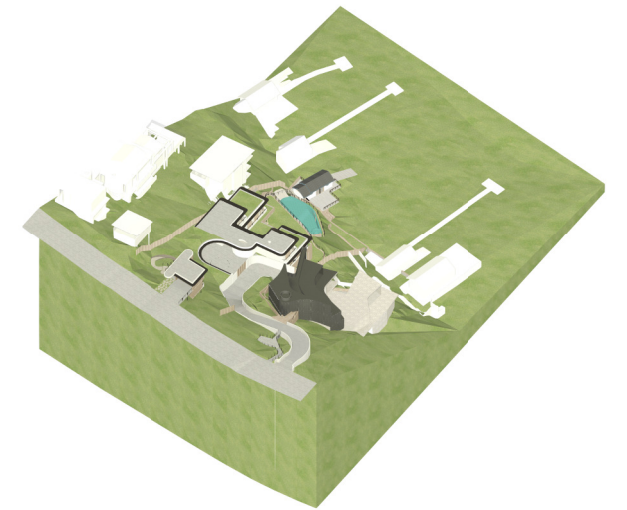
Revisions		
No.	Description	Date
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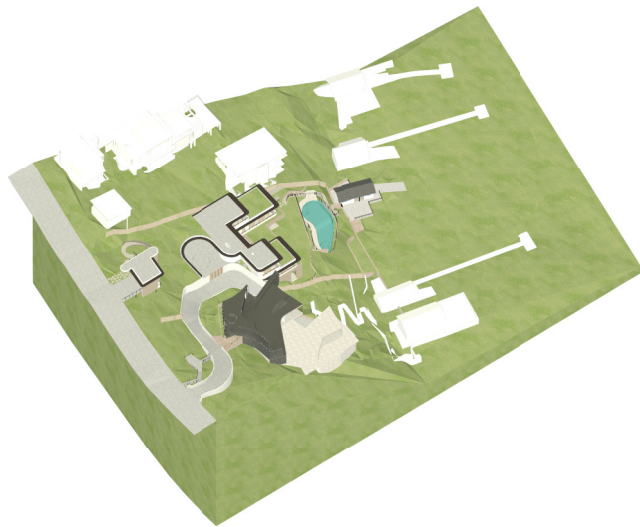
Autumn Equinox: 8am



Autumn Equinox: 9am



Autumn Equinox: 10am



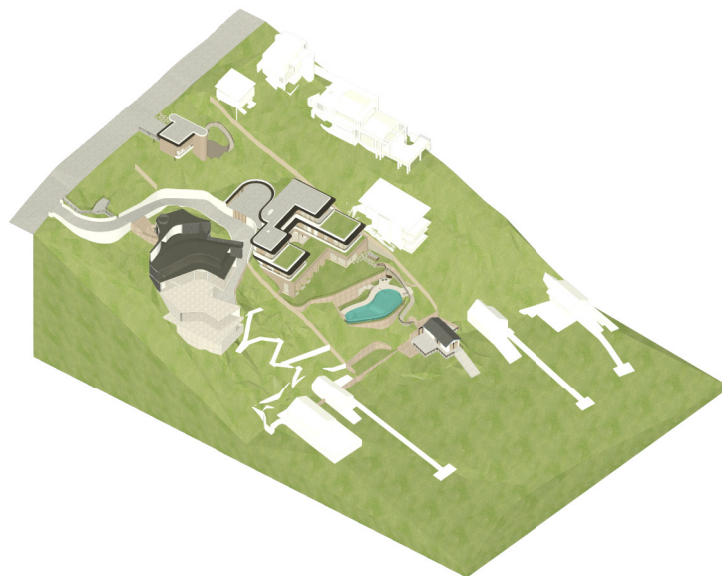
Autumn Equinox: 11am



Autumn Equinox: 12pm



Autumn Equinox: 1pm



Autumn Equinox: 2pm



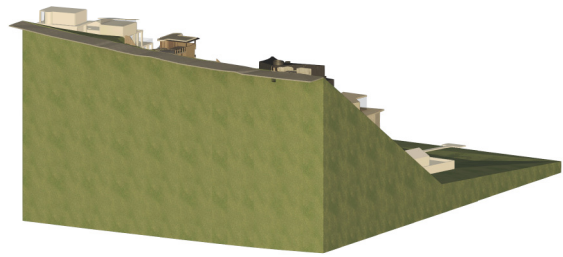
Autumn Equinox: 3pm



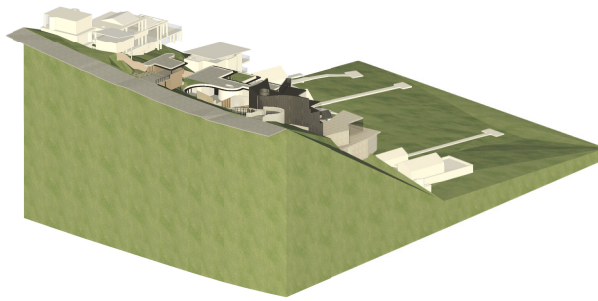
Autumn Equinox: 4pm



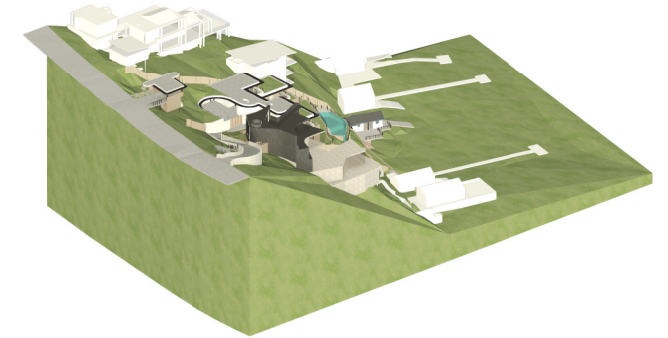
Revisions		
No.	Description	Date
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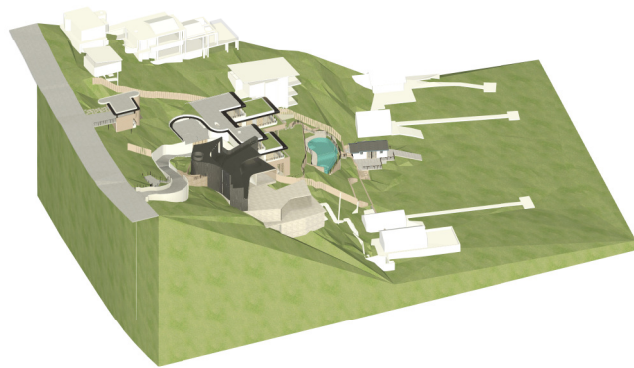
Winter Solstice: 8am



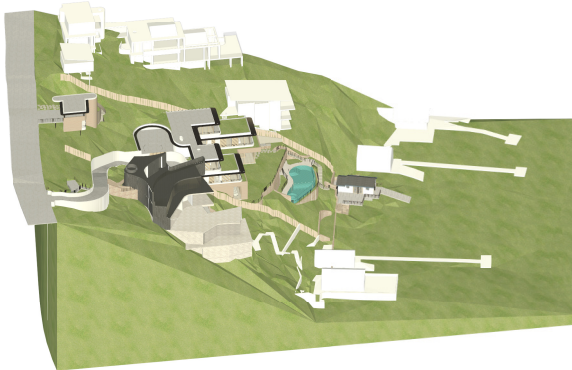
Winter Solstice: 9am



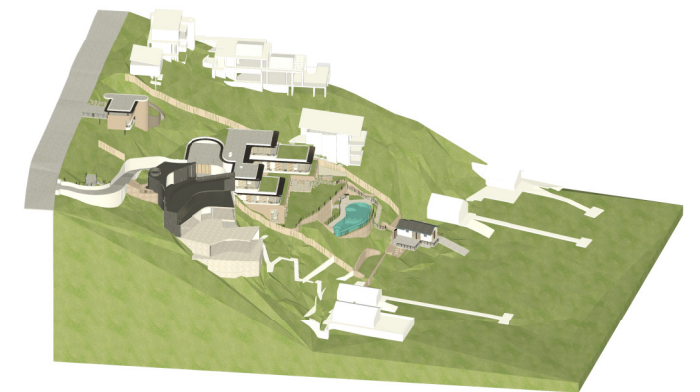
Winter Solstice: 10am



Winter Solstice: 11am



Winter Solstice: 12pm



Winter Solstice: 1pm



Winter Solstice: 2pm



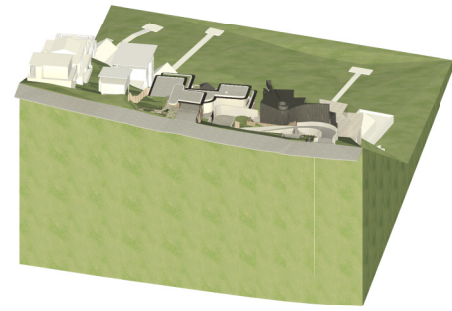
Winter Solstice: 3pm



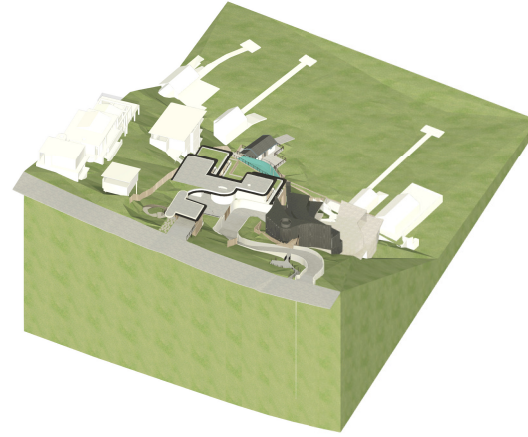
Winter Solstice: 4pm



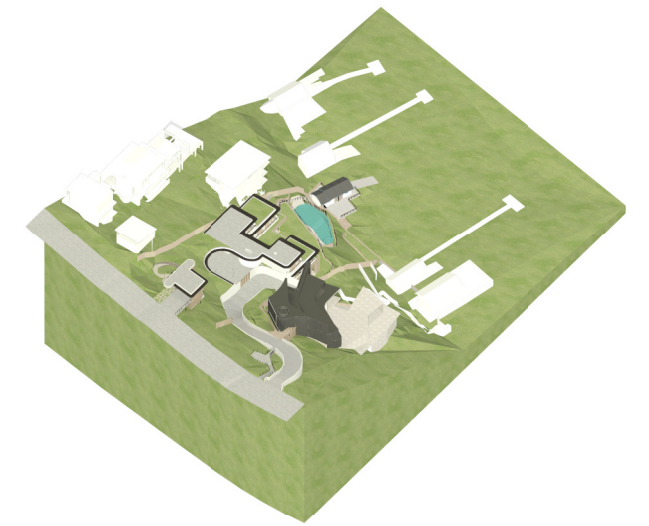
Revisions		
No.	Description	Date
1	Development Application	11/09/2024



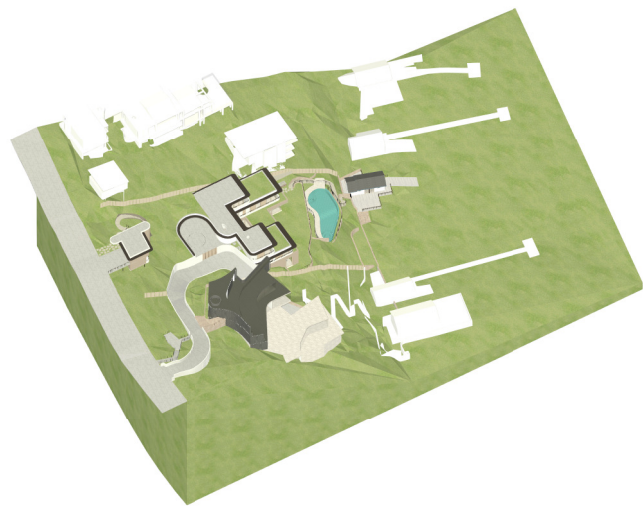
Spring Equinox: 8am



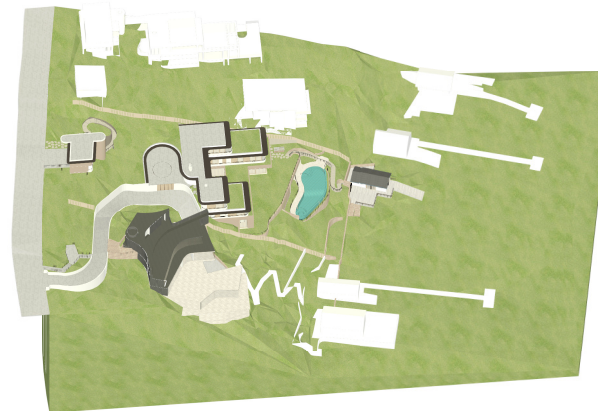
Spring Equinox: 9am



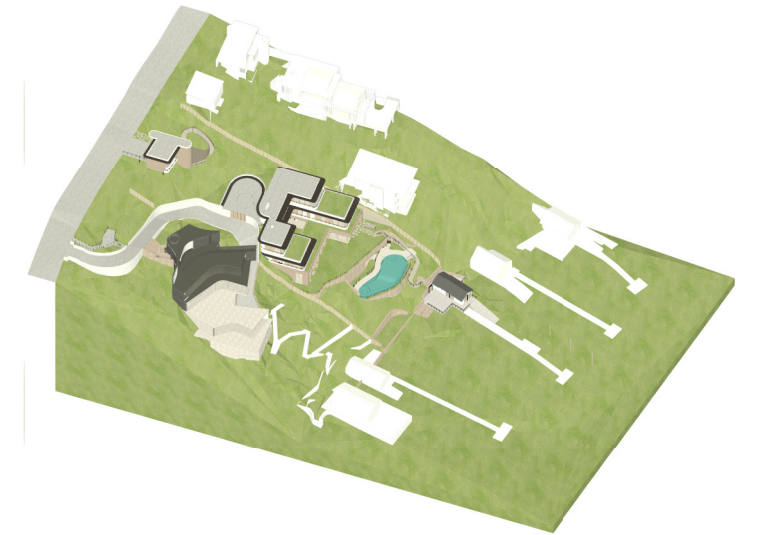
Spring Equinox: 10am



Spring Equinox: 11am



Spring Equinox: 12pm



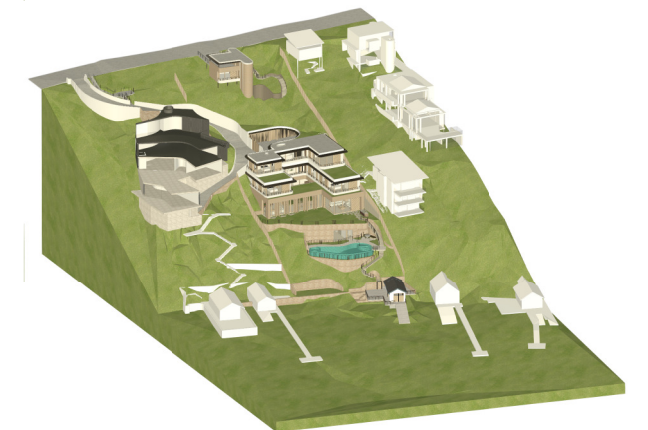
Spring Equinox: 1pm



Spring Equinox: 2pm



Spring Equinox: 3pm

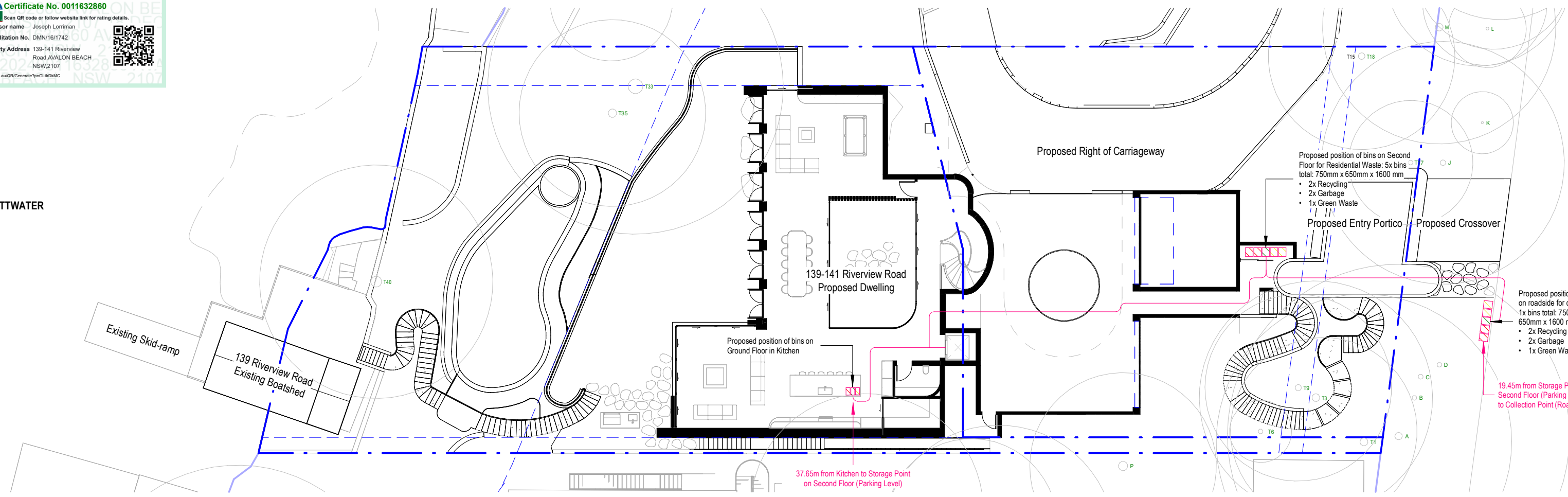


Spring Equinox: 4pm

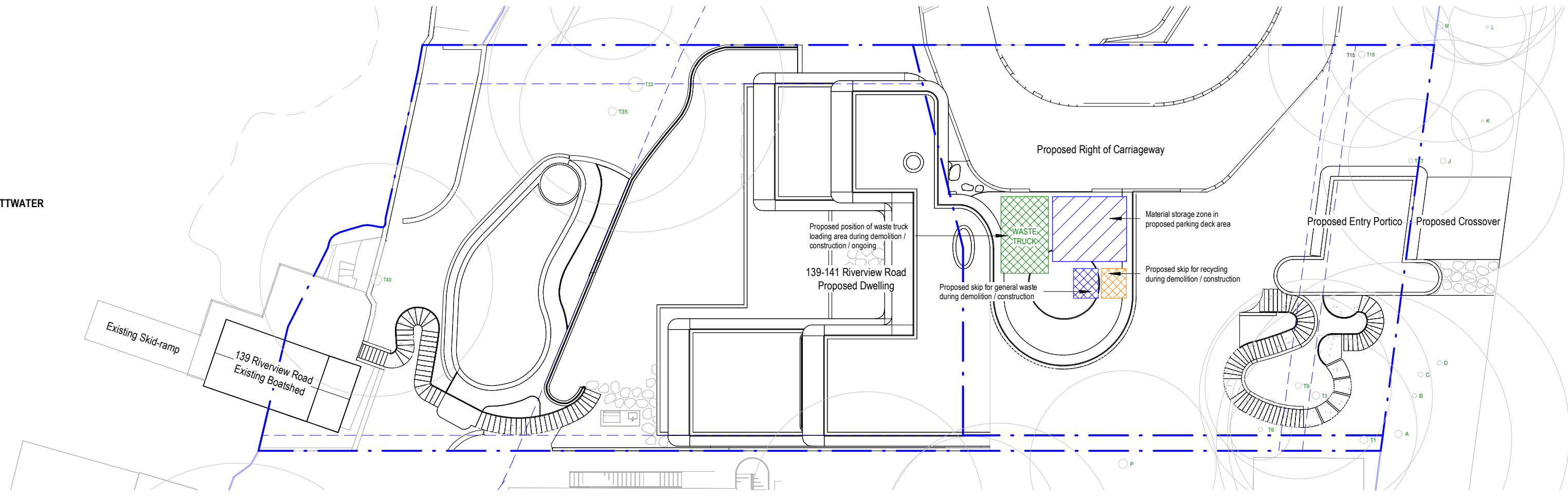


Revisions		
No.	Description	Date
1	Development Application	11/09/2024

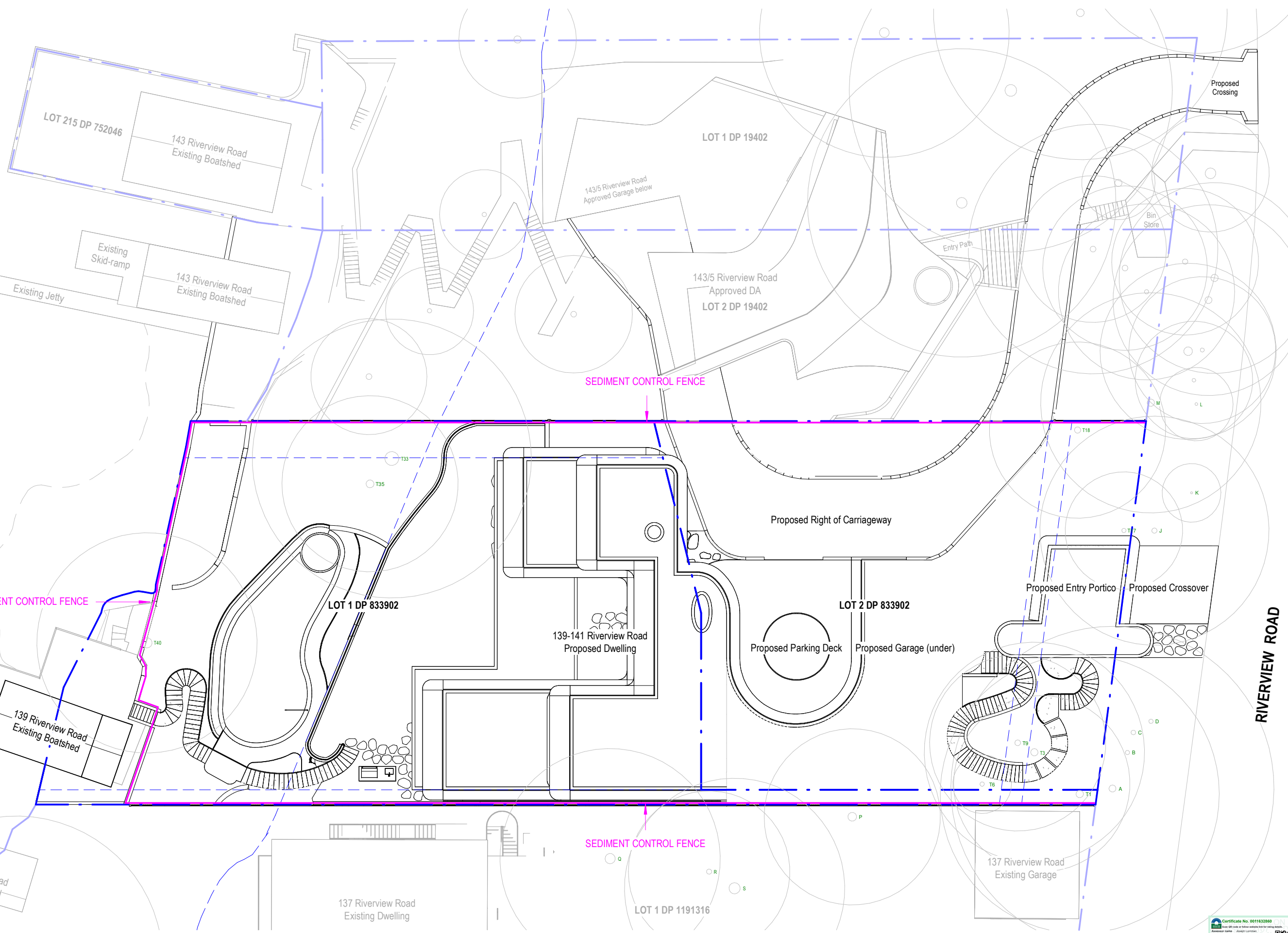
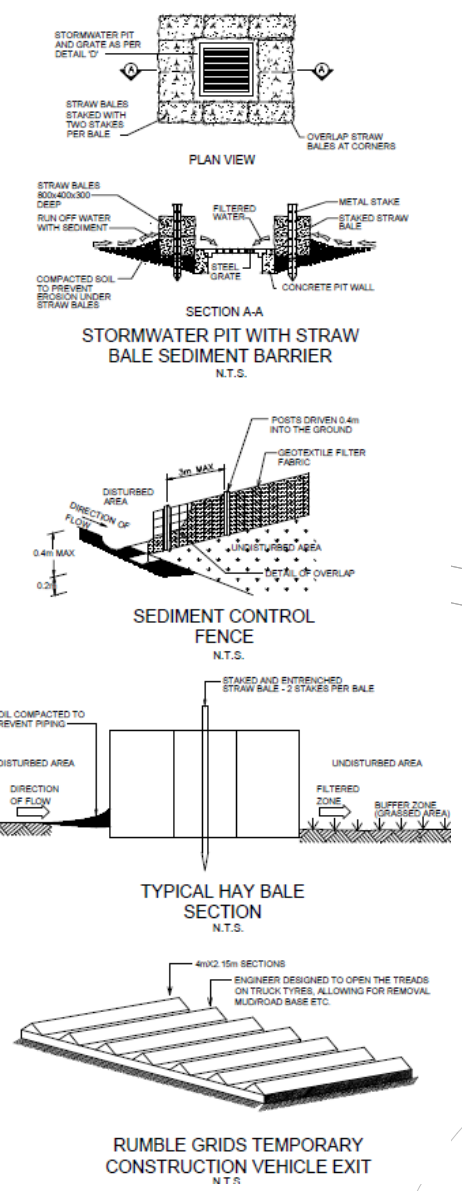
PITTWATER



PITTWATER



Revisions		
No.	Description	Date
1	Development Application	11/09/2024



Revisions		
No.	Description	Date
1	Development Application	11/09/2024





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Project:
Riverview House II
 139-141 Riverview Road, Avalon Beach
 Project number **2023_152**

Revisions		
No.	Description	Date
1	Development Application	11/09/2024

Client:
MMIG Developments Pty Ltd
 Drawing Number: **DA900** Issue **1**
 Date **11/09/2024**

Drawing:
Photomontage
 Scale **NTS @ A3**
 Drawn by: **BW** Checked by: **EW**