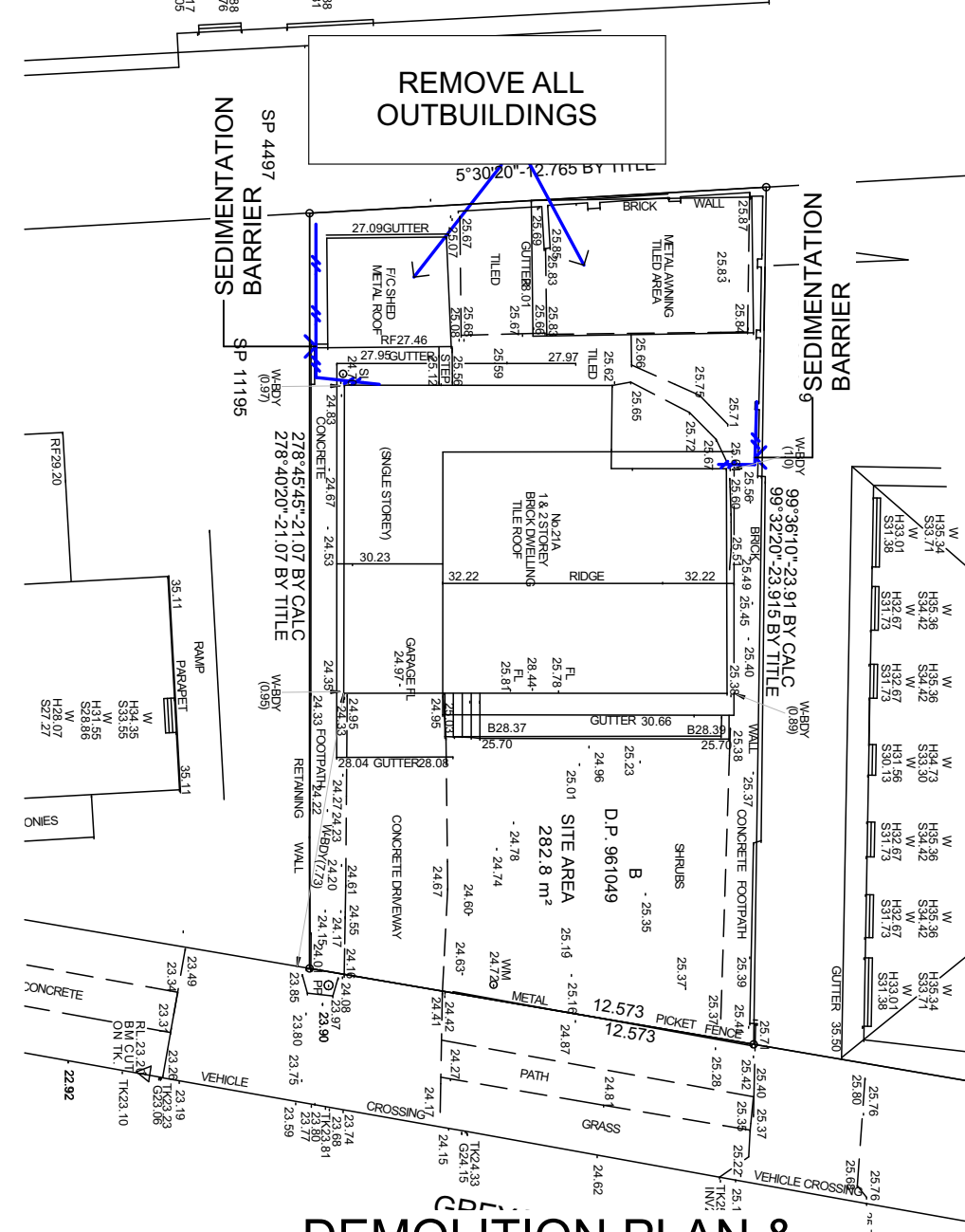
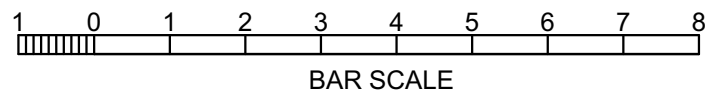
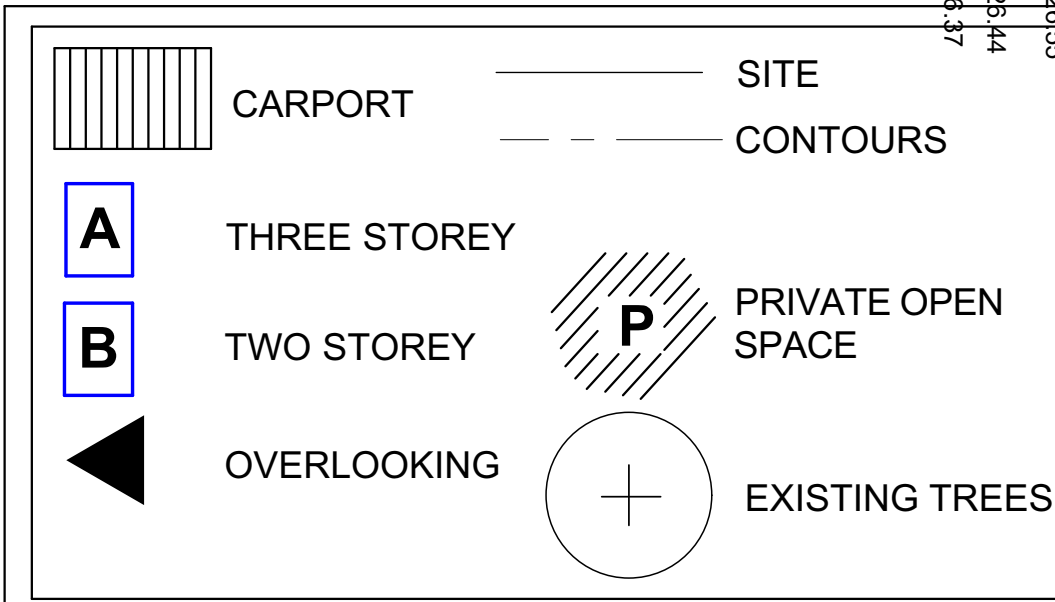
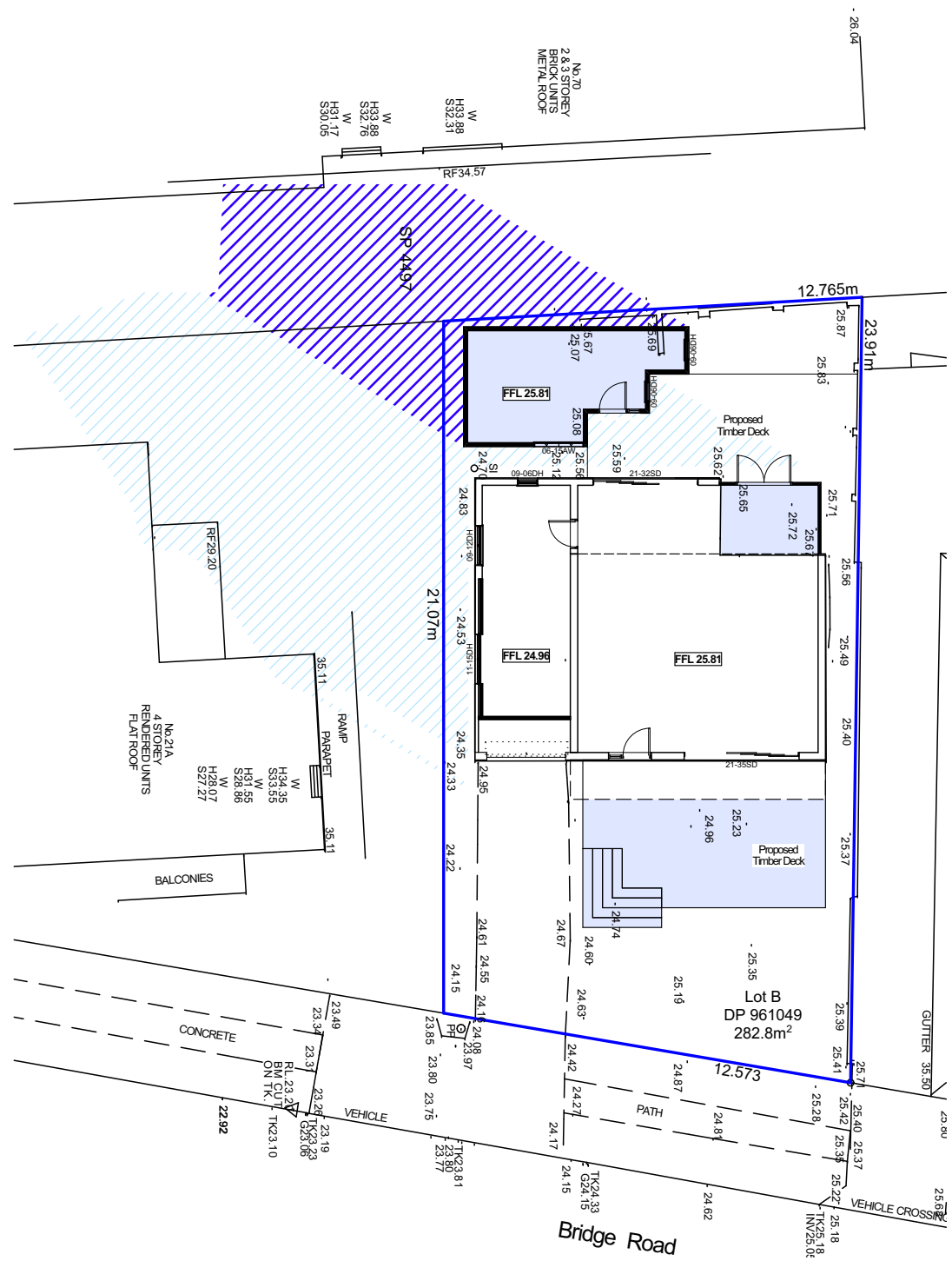


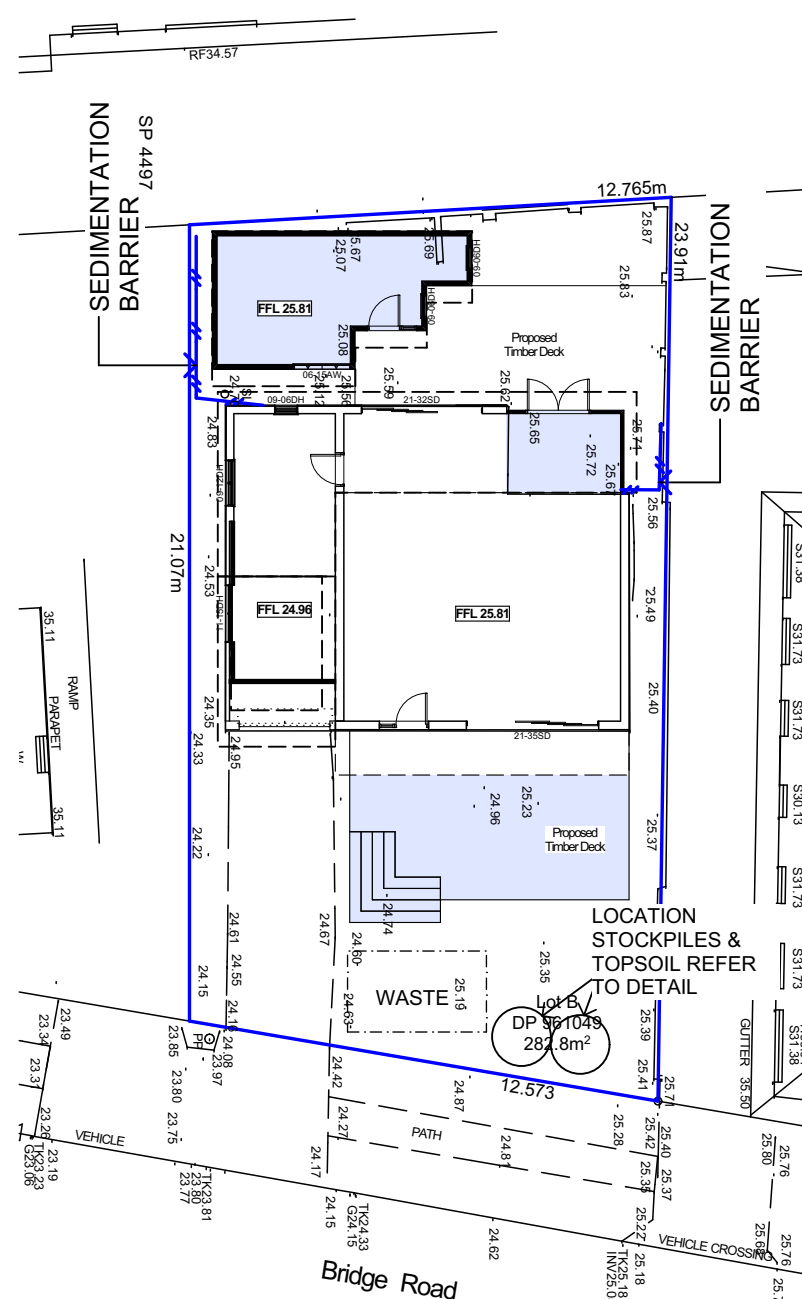
Site/Site Analysis Plan



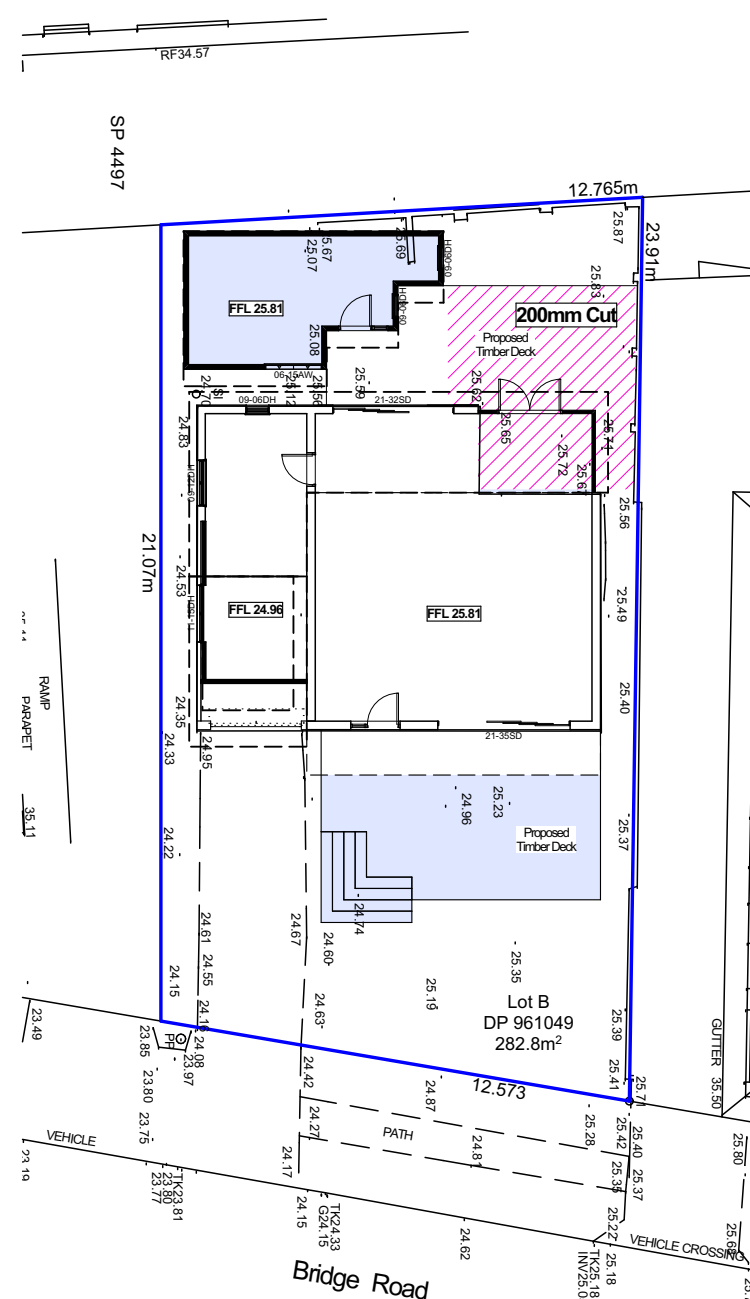
DEMOLITION PLAN & EROSION/SEDIMENT PLAN



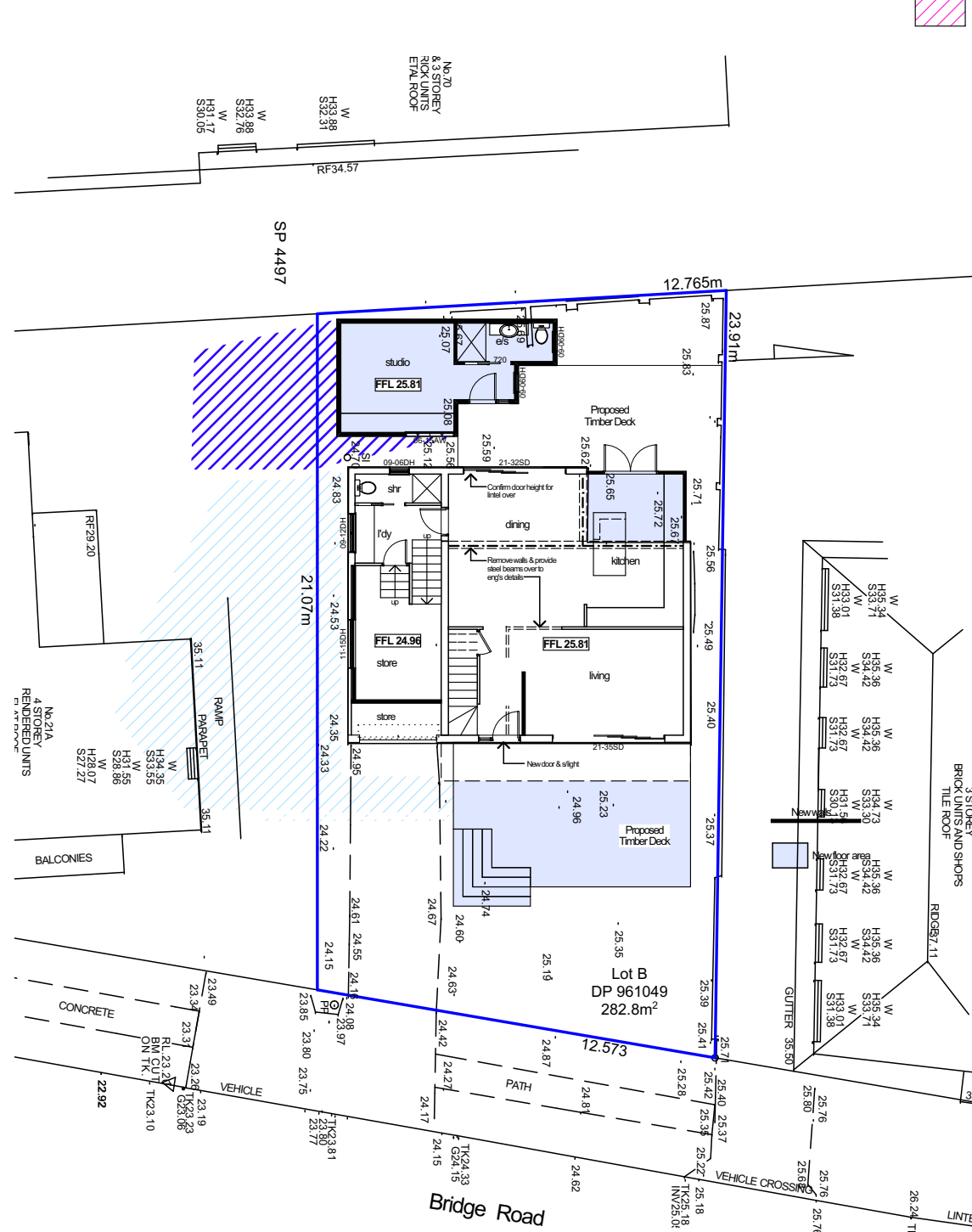
SUN SHADING PLAN 9.0am nts



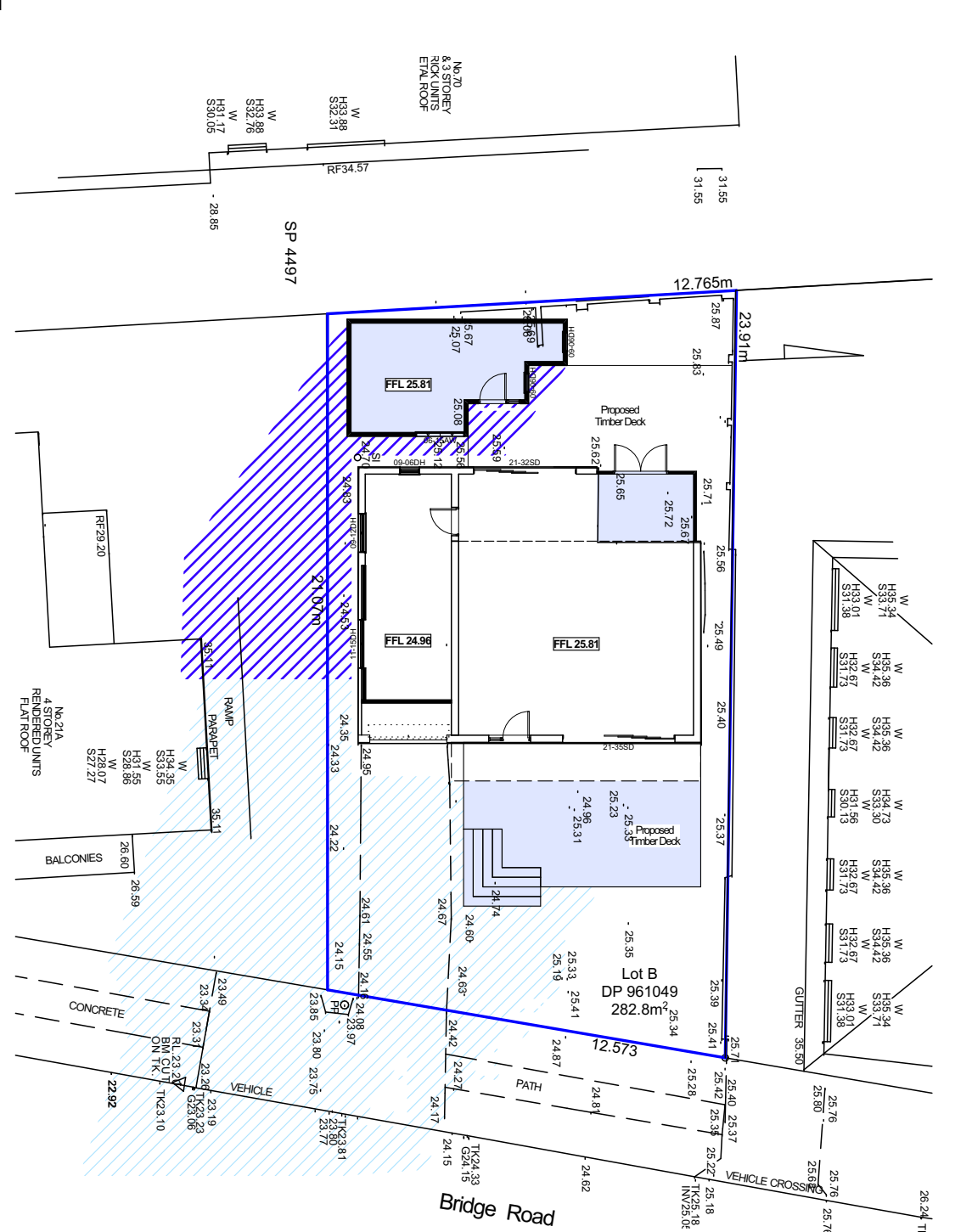
WASTE MANAGEMENT PLAN



CUT & FILL PLAN nts.




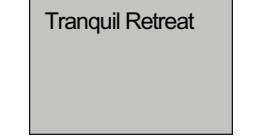

SUN SHADING PLAN 12 PM nts



SUN SHADING PLAN 3 PM nts

Colour Schedule

ALL EXTERNAL WALLS TO RE-CLADD OR PAINTED

ROOFING	MAIN WALLS	GARAGE/DOORS/WINDOWS
MANUF.: Colorbond	MANUF.: Dulux	MANUF.: Dulux
COLOUR: Windspray	COLOUR: Grey	COLOUR: Vivid White
		
WINDSPRAY® ●● SA = 0.5R, BCA = M	TRANQUIL RETREAT	VIVID WHITE™ SWIG1



P.O. Box 30, Crows Nest, NSW, 1585
P: 9439 1455, F: 9906 3453
E: abkavangh@bigpond.com

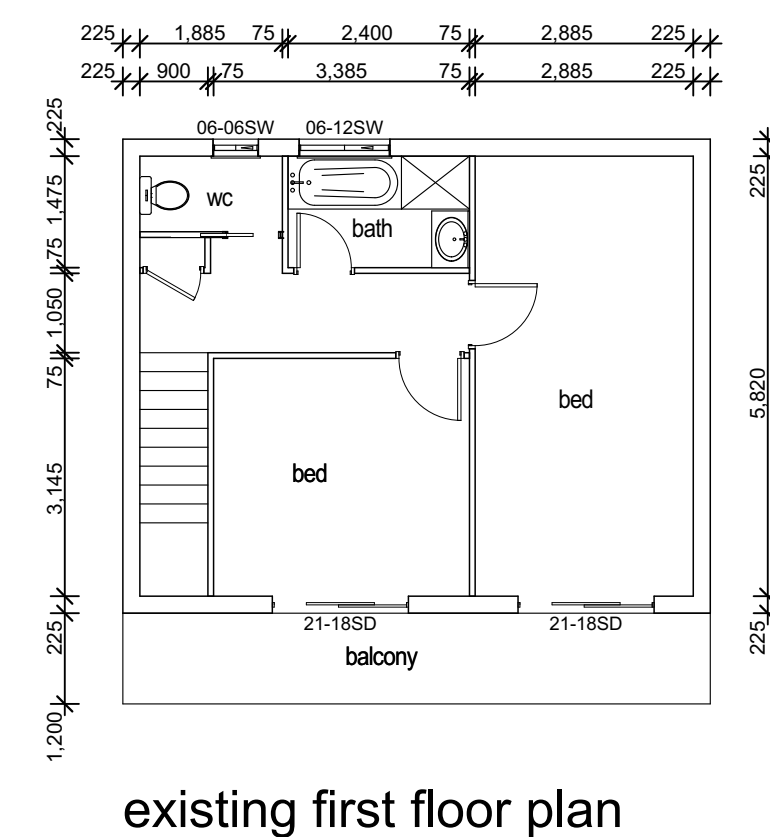
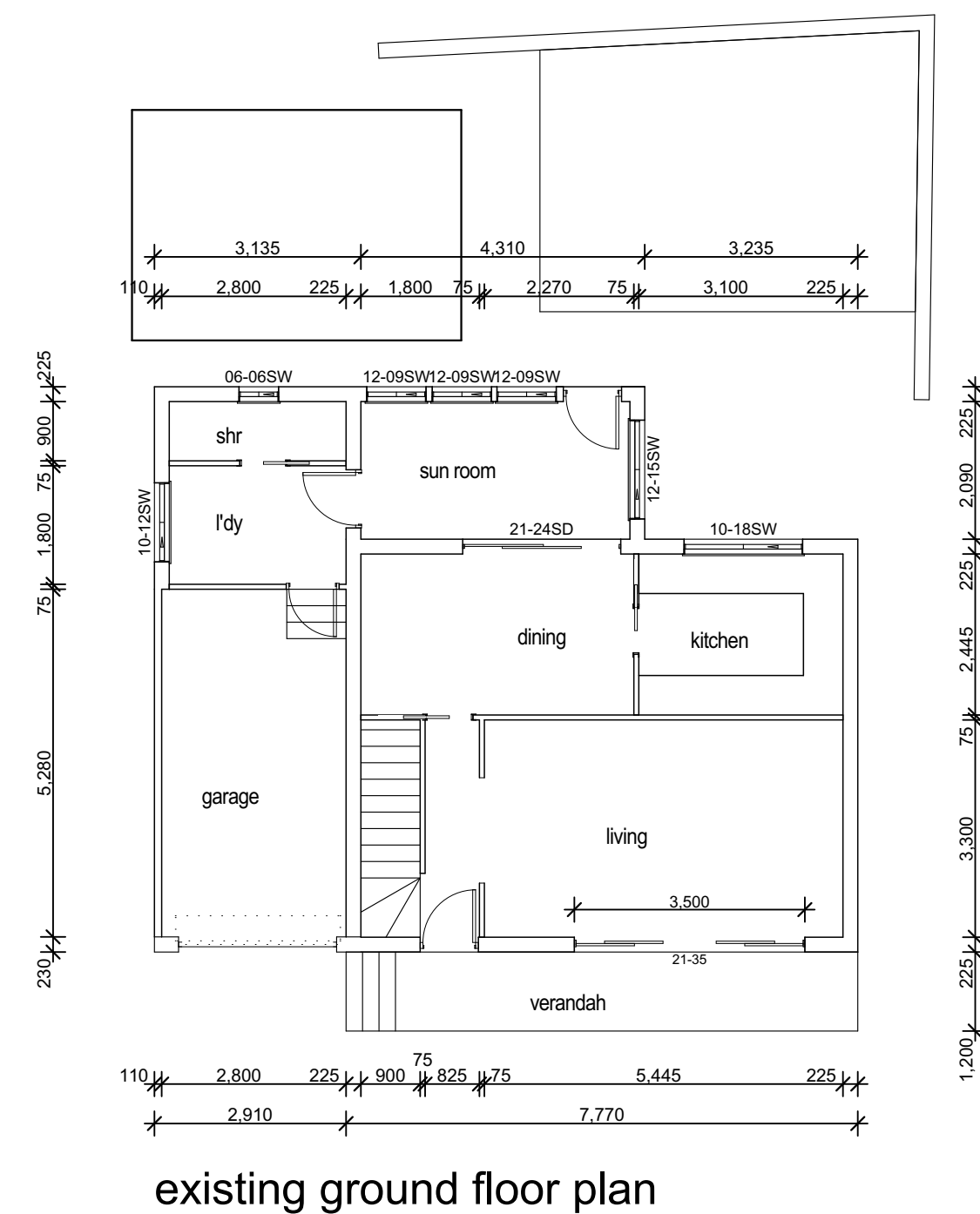
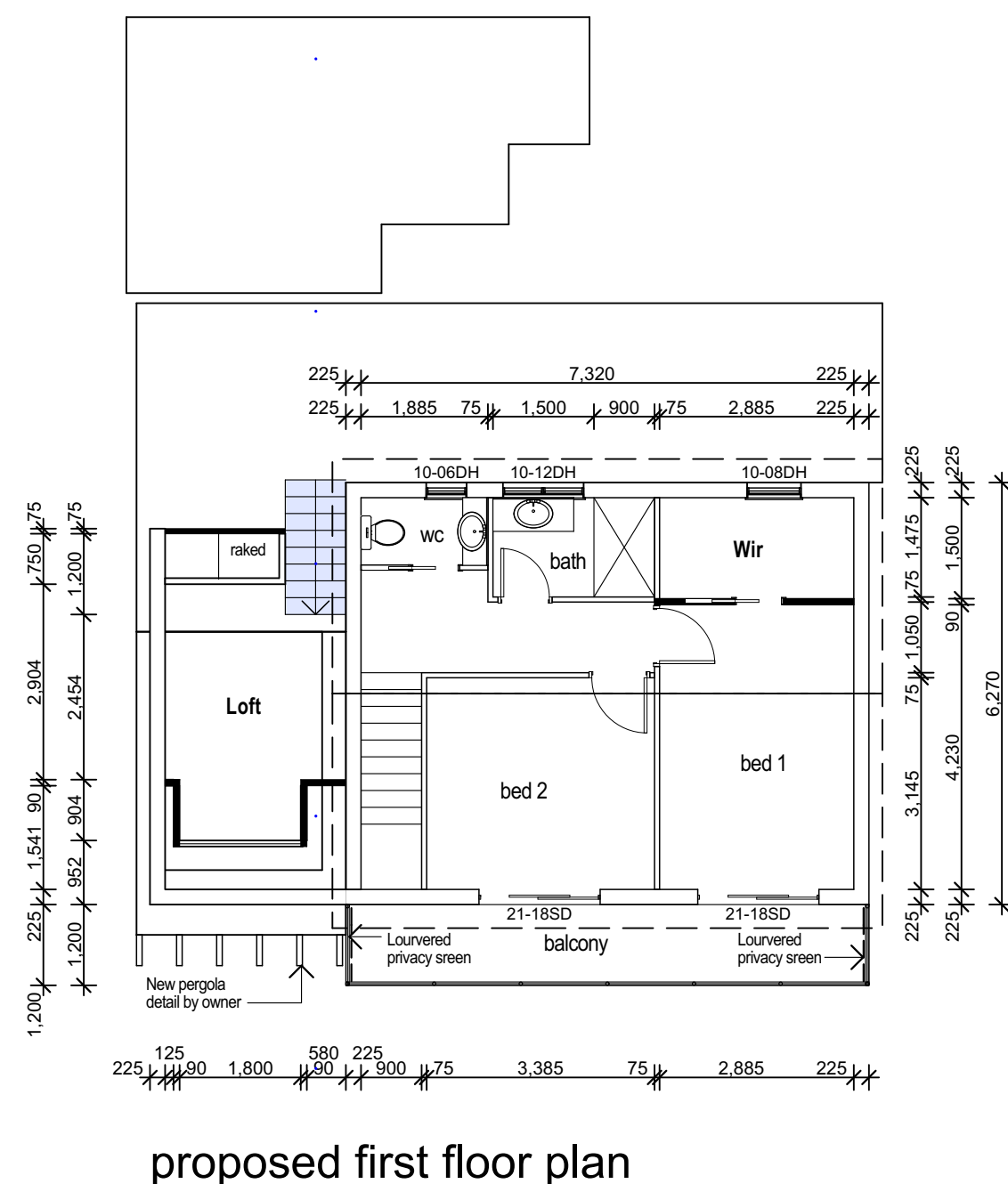
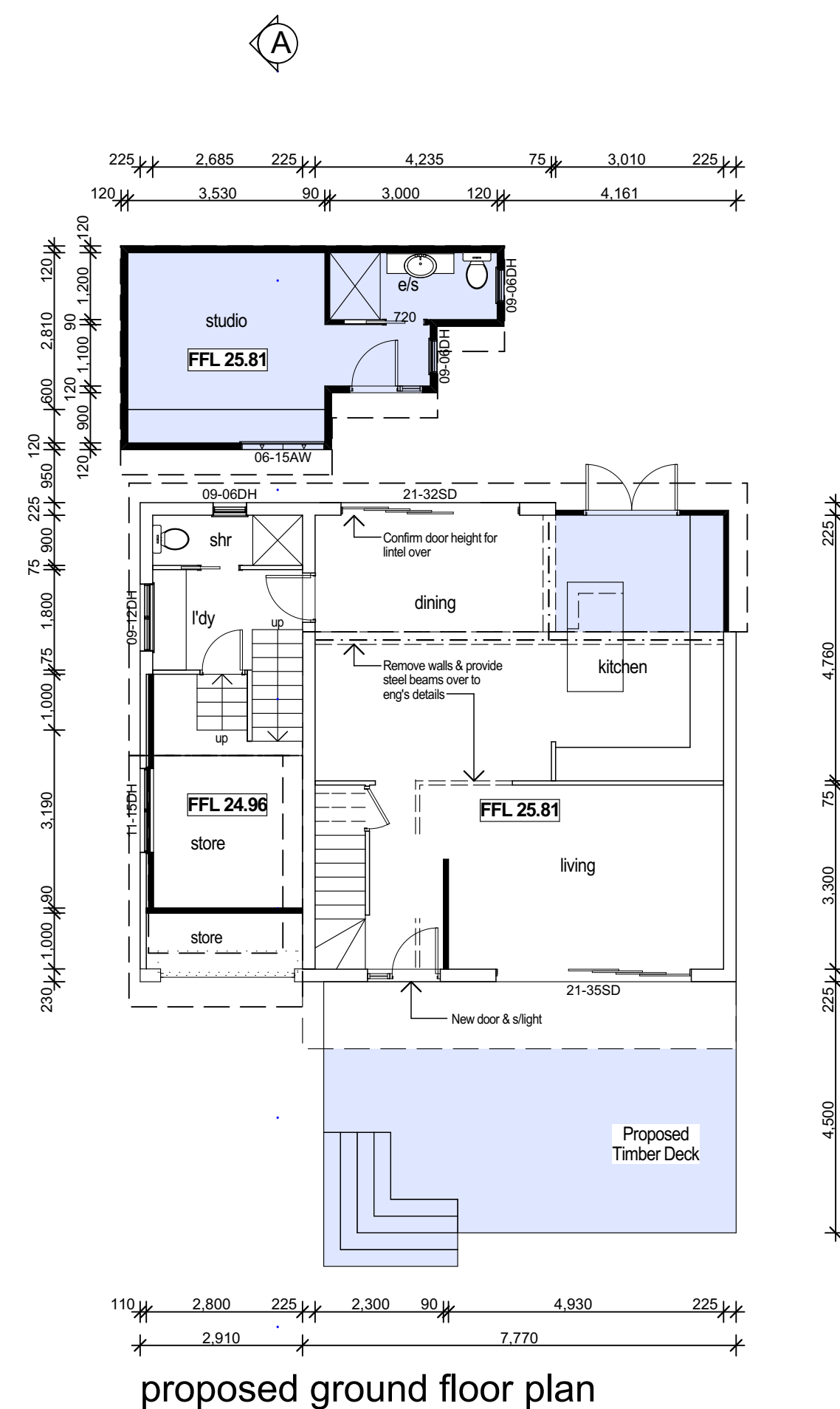
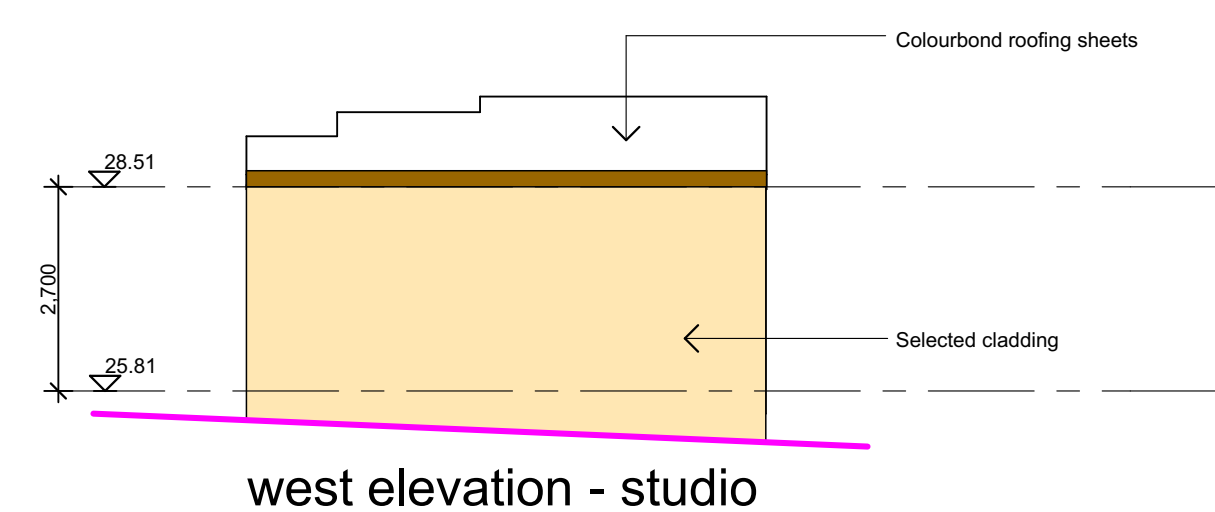
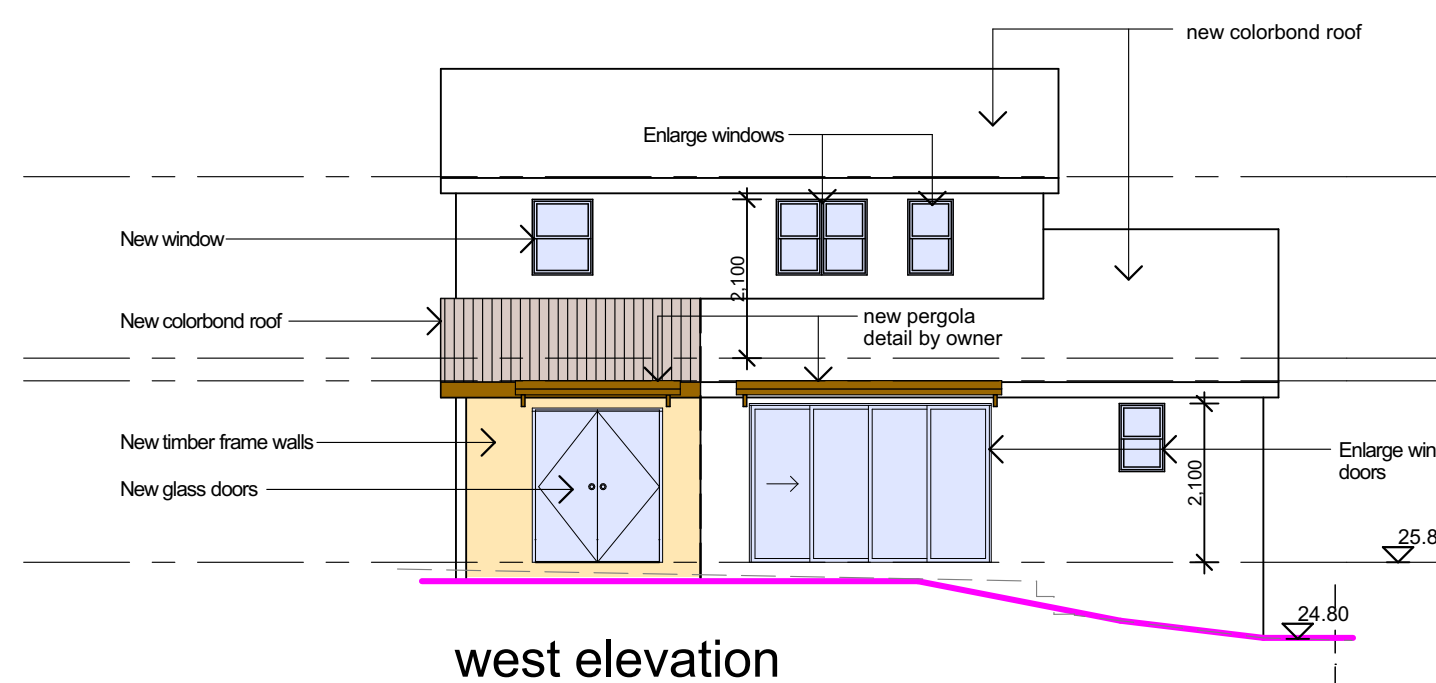
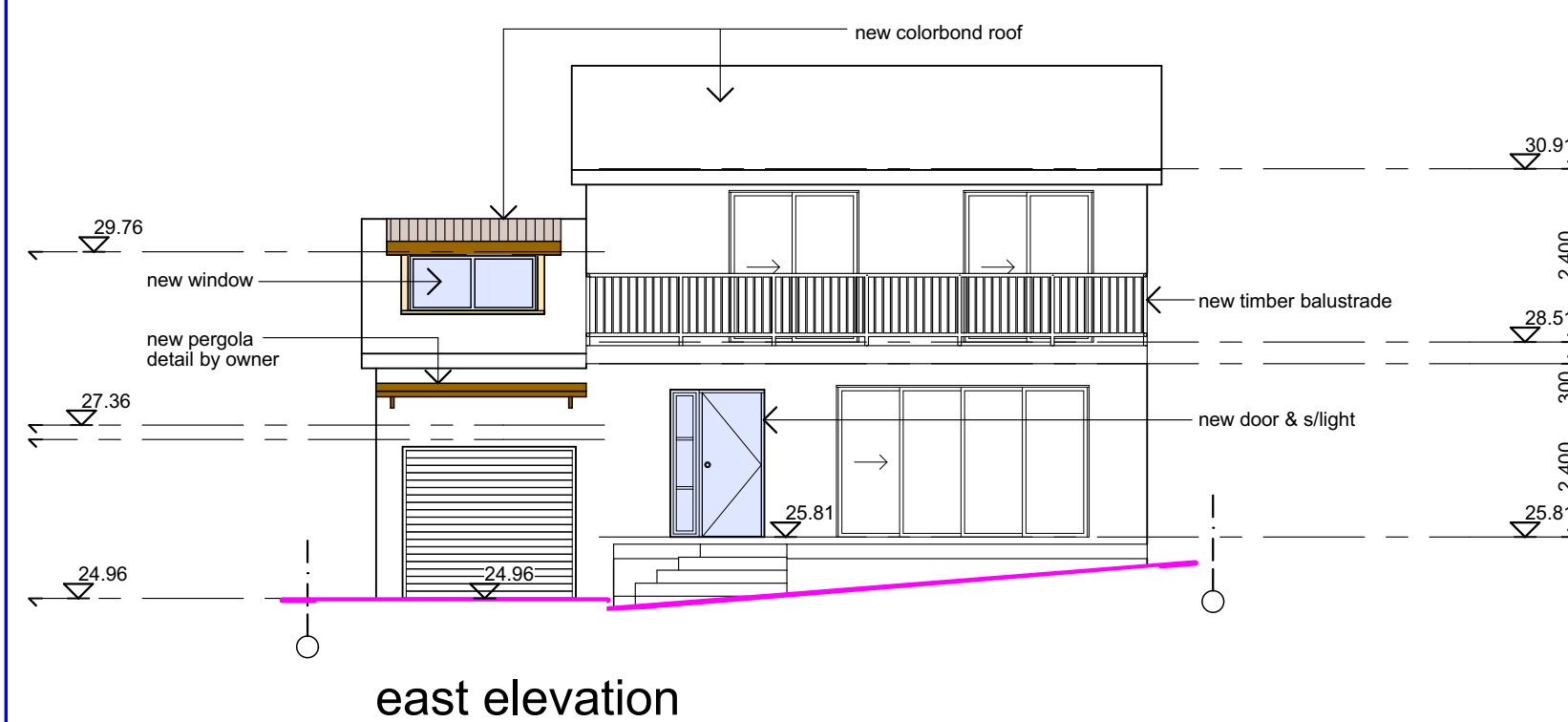
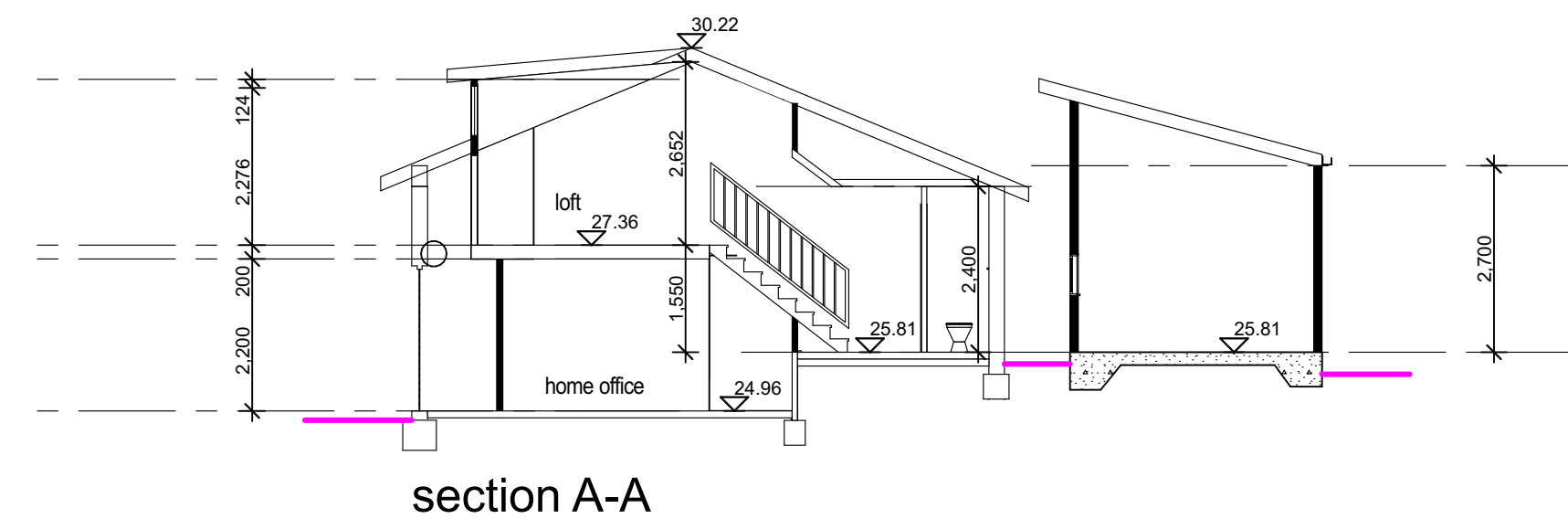
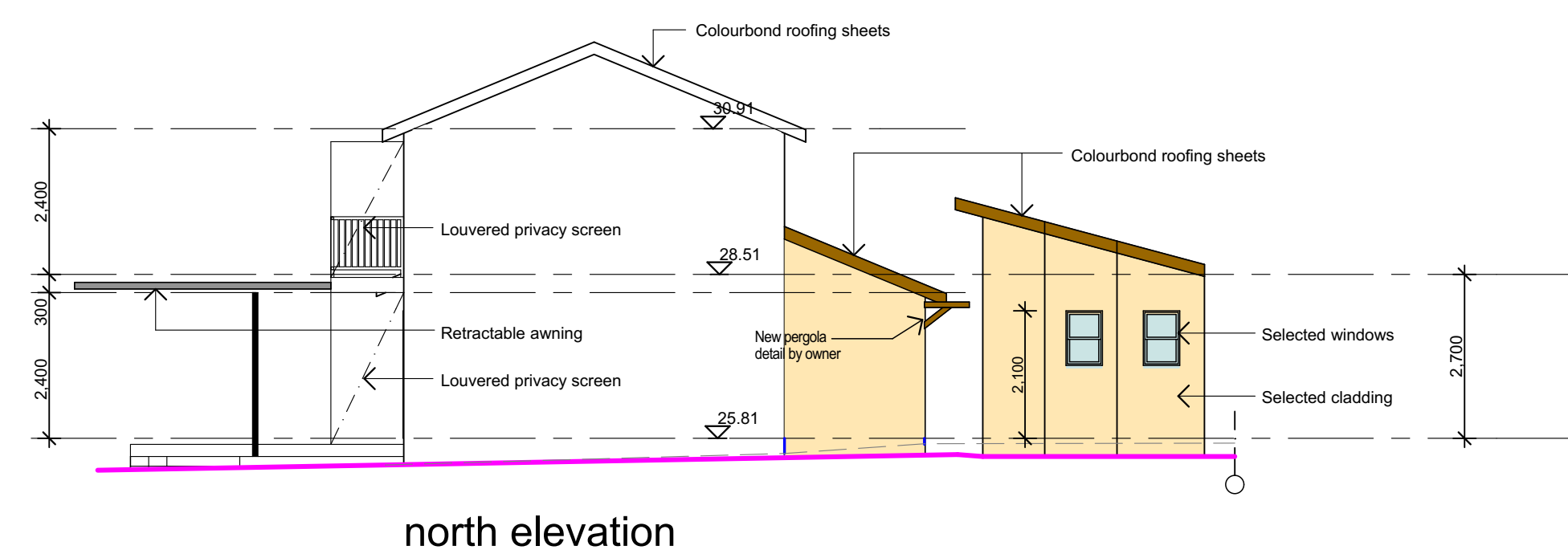
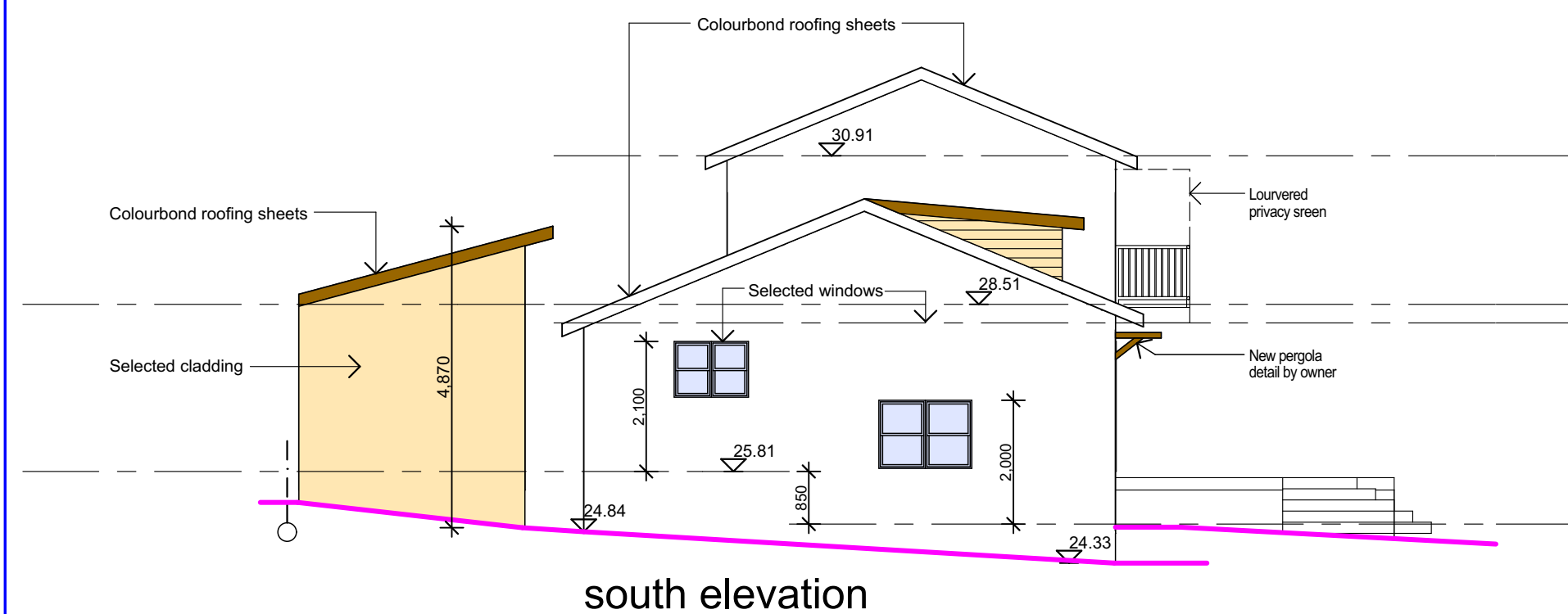


Builder to confirm all floor levels match Storm Water plans before proceeding with site works.

COPYRIGHT: THE CONCEPTS AND INFORMATION CONTAINED IN THESE DRAWINGS ARE THE COPYRIGHT OF OLD FOR NEW PTY LTD. USE OR REPRODUCTION IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF OLD FOR NEW PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

LOT B DP 961049 AREA: 283.1m2	STRINGS 16 GAUGE WIRE TAUTLY BETWEEN STAKES & FIX BY STAPLES. FIX MEMBRANE TO STAKE WITH 3 GALV. CLOUTS. TURN DOWN 50mm OVER TOP STRAND & FIX WITH CONTINUOUS TIE LOOKED APPROX. 100mm C.T.S.
SITE DATA SITE AREA: MAX F.S.R.:	MEMBRANE TO BE BIDIM U24 OR APPROVED EQUIVALENT BURY APPROX. 300mm OF MEMBRANE & TAMP BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL
EXISTING DWELLING: EXTENSION: TOTAL:	NOTE:- FOR SILT FENCING CLEAN BEHIND FENCE AFTER EACH MAJOR STORM OR OTHERWISE AS DIRECTED AND REMOVE SILT FROM SITE. SITE DISPOSAL WILL ONLY BE APPROVED WHERE IT CAN BE ESTABLISHED THAT NO FURTHER EROSION OF THE MATERIAL CAN OCCUR
AREA: 283.1m2 = 283.1m2 = No controls	SILT FENCE DETAIL N.T.S.

project: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING	project: No.21a Greycliffe Street, QUEENSLAND.
drawing title: Site, Shadows & Waste Plans	
designer: Gregg Ritchie	scale: 1:100, 1:200 & 1:500
date: Dec 2024	1/3
job No: 24Gre21aE	



Smoke Alarm	+10.00	existing levels
Mechanical Exhaust Fan	+10.00	proposed levels
Floor Waste		Smoke Alarm



P.O. Box 30, Crows Nest,
NSW, 1585
p: 9439 7455, f: 9906 3453
e: abkavangh@bigpond.com



Builder to confirm all floor levels match Storm Water plans before proceeding with site works.
--

COPYRIGHT: THE CONCEPTS AND INFORMATION CONTAINED IN THESE DRAWINGS ARE THE COPYRIGHT OF OLD FOR NEW PTY LTD. USE OR DUPLICATION IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF OLD FOR NEW PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

			project: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING				project: No.21a Greycliffe Street, QUEENSCLIFF.			
C	Updated Survey added	24/04/25								
B	DA Plans	13/03/25								
A	Draft Plans	17/12/24	drawing title: Floor Plans, Elevations & Section							
ISSUE	DESCRIPTION	DATE	designer: Gregg Ritchie	drawn: Gregg Ritchie	date: Dec 2024	scale: 1:100, 1:200 & 1:500		2/3	issue: C.	job No: 24Gre21aE

BASIX[®]Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1786549

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

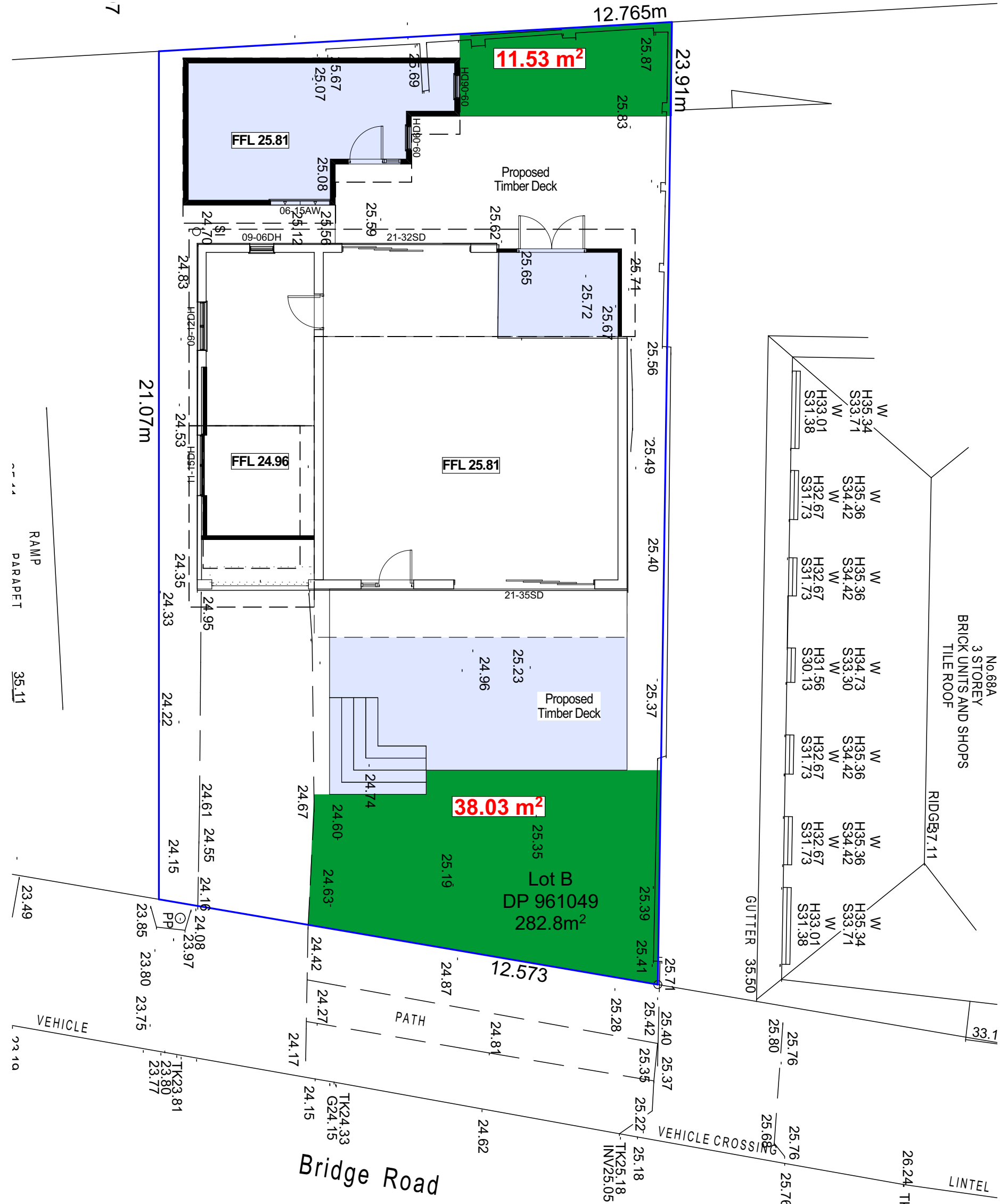
Secretary
Date of issue: Saturday, 08 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



page 1/7

Project address	
Project name	Greycliffe Street 21A
Street address	21A GREYCLIFFE Street QUEENSLIFF 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP961049
Lot number	B
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	I want a BASIX Certificate for optional compliance. This means I won't have to comply with any existing Council energy and water efficiency provisions.
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: OLD FOR NEW PTY LTD	
ABN (if applicable): 67097021424	

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	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			



Landscape Area Calculations 1:200
38.0m² + 11.5m = 49.5m² - 17%

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	E	7.3	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	S	1.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	S	1	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	W	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W5	W	6.7	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W6	W	3	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W7	W	0.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W8	W	1.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W9	W	0.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W10	E	1.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W11	S	0.5	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

BCA NOTES: All building works must be carried out in accordance with National Building Code

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the NCC 2022 National Construction Code (Volume 2 & ABCB Housing Provisions) satisfy provisions of the NCC 2022 National Construction Code (Volume 2 & ABCB Housing Provisions) and relevant standards of construction. Particular reference is made to the following NCC 2022 provisions and Australian Standards, which form part of the application and will be complied with:

Demolition:-
AS 2601(1991) - The demolition of structures

Site Preparation:-
Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part H1D9 of the NCC 2022 (Volume 2).
Stormwater drainage - Part 3.3 of NCC 2022 (Volume 2 ABCB Housing Provisions); and AS/NZS 3500 (2003)
Part 3 - Stormwater drainage AS/NZS 3500 (2000) Part 5 - Domestic installations - Section 5 - stormwater drainage
Termite protection Part 3.4 of NCC 2022 (Volume 2 ABCB Housing Provisions); and AS 3660.1(2000) - Protection of buildings from subterranean termites

Footings and Slabs:-
Footings and slabs - Part H1D4 of NCC 2022 (Volume 2); and AS 2870 (1996) - Residential slabs and footings
AS 3600 (2001) - Concrete structures
AS 2159 (1995) - Piling - Design and installation
Site classification Part 4.2 of NCC 2022 (Volume 2 ABCB Housing Provisions)

Masonry:-
Masonry construction - Part H2D4 of NCC 2022 (Volume 2)
AS 3700 (2001) - Masonry Code

Framing:-
Sub-floor ventilation Part 6. 2 of NCC 2022 (Volume 2 ABCB Housing Provisions)
Steel framing - Part 6.3.2 of NCC 2022 (Volume 2 ABCB Housing Provisions)
AS 4100 (1998) - Steel structures
Timber wall, floor and roof framing - Part 3.4.3 of NCC 2019 (Volume 2); and
AS 1684 (2006) - Residential timber - frame construction
Structural steel members - Part 6.3.2 of NCC 2022 (Volume 2 ABCB Housing Provisions)

Roof and wall cladding:-
Roof tiling - Parts 7.3 of NCC 2022 (Volume 2 ABCB Housing Provisions) and AS 2049 (2002) - Roof tiles
Metal roof sheeting - Parts 7.2 of NCC 2022 (Volume 2 ABCB Housing Provisions)
Gutters and downpipes - Part 7.4 NCC 2022 (Volume 2 ABCB Housing Provisions); and
AS/NZS 3500 (2003) Part 3 - Stormwater drainage
AS/NZS 3500 (2000) Part 5 - Domestic installation
Wall cladding - Part 7.5 NCC 2022 (Volume 2 ABCB Housing Provisions)

Glazing:-
Glazing - Part 8 of NCC 2022 (Volume 2 ABCB Housing Provisions)
Protection of Operable Windows - Clause 11.3.7
AS 1288 (2006) Glass in buildings
AS 2047 (1999) Windows in buildings

Fire safety:
Fire separation - Separating wall construction - Part 9.2 & 9.3.1 of NCC 2022 (Volume 2 ABCB Housing Provisions)
Fire separation - Roof lights - Part 9.5 of NCC 2022 (Volume 2 ABCB Housing Provisions)
Smoke alarms - Part 9.5.4 of NCC 2022 (Volume 2 ABCB Housing Provisions) and AS 3786 (1993) - Smoke alarms
Heating appliances - AS 2918 (2001) & Part 12.4 of NCC 2022 (Volume 2 ABCB Housing Provisions) - Domestic solid - fuel burning appliances - installation

Health and amenity:-
Wet areas - Part H4P1 of the NCC 2022 (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
Room heights - Part H4P2 of NCC 2022 (Volume 2)
Facilities - Parts H4P3 of NCC 2022 (Volume 2)
Light - Parts H4P4 of NCC 2022 (Volume 2)
Ventilation - Part H4P5 of NCC 2022 (Volume 2) - Clause 10.6.2.
Sound insulation - Part H4P6 of NCC 2022 (Volume 2) - Clause 10.7.1
Condensation and water vapour management - Part H4O7 of NCC 2022 (Volume 2)

Safe movement and access:-
Stair construction - Part 11.2 of NCC 2022 (Volume 2 ABCB Housing Provisions) - Acceptable construction practice
Barriers and handrails - Part 11.3 of NCC 2022 (Volume 2 ABCB Housing Provisions) - Acceptable construction practice
Balustrades Installation - Clause 11.3.4 of NCC 2022

Energy efficiency:-
Energy Efficiency - Part NSW Part H6 of NCC 2022 (Volume 2)
Building Fabric - Part 13.2 of NCC 2022 (Volume 2)
External Glazing - Part 13.3 of NCC 2022 (Volume 2)
Building Sealing - Part 13.4 of NCC 2022 (Volume 2)
Services - Part 13.7 of NCC 2022 (Volume 2)

Structural design manuals:-
AS 1170.1 (1989) - Dead and live loads and load combinations
AS 1170.2 (1989) or AS 4055 (1992) -Wind loads
AS 1170.4 (1993) - Earthquake loads
AS 1720.1 (1997) - Timber structures
AS 2159 (1995) - Piling - design and installation
AS 3600 (2001) - Concrete structures
AS 4100 (1998) Steel structures

Smoke Alarm	+10.00 existing levels
Mechanical Exhaust Fan	+10.00 proposed levels
Floor Waste	Smoke Alarm



P.O. Box 30, Crows Nest,
NSW, 1585
p: 9439 7455, f: 9906 3453
e: abkavangh@bigpond.com



Builder to confirm all floor levels match Storm Water plans before proceeding with site works.

COPYRIGHT: THE CONCEPTS AND INFORMATION CONTAINED IN THESE DRAWINGS ARE THE COPYRIGHT OF OLD FOR NEW PTY LTD. USE OR DUPLICATION IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF OLD FOR NEW PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

			project: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING				project: No.21a Greycliffe Street, QUEENSLIFF.				
C	Updated Survey added	24/04/25									
B	DA Plans	13/03/25									
A	Draft Plans	17/12/24	drawing title: Basix Reports and Landscape Area Calculations								
ISSUE	DESCRIPTION	DATE	designer: Gregg Ritchie	drawn: Gregg Ritchie	date: Dec 2024	scale: 1:100, 1:200 & 1:500			3/3	issue: C.	job No: 24Gre21aE