

### Window & Door Schedule

All windows and doors to be aluminium framed

Legend	Height x Width	Description
W1	1350 x 2100	Sliding windows
W2	1350 x 2100	Stacking windows
D3	2250 x 3300	Stacking glass doors
W4	1350 x 800	Awning window
W5	600 x 2100	Frosted awning windows
W6	600 x 1600	Frosted awning windows
W7	1350 x 2100	Sliding windows



John Wright

**NETWORK DESIGN**

a.b.n.52 057 985 118

37 McKillop Road Beacon Hill 2100  
M. 0417 459 596

johnwonthehill@gmail.com

Issue	Date	Revision
A	18-3-25	Paving at rear of secondary dwelling revised. Existing pebblecrete driveway apron cut back and lawn extended.

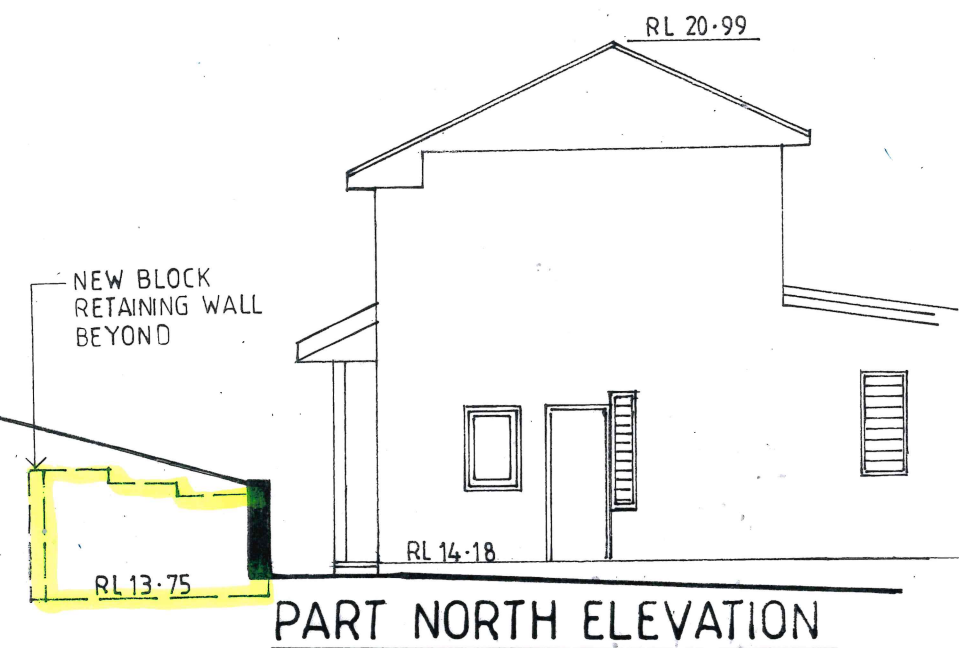
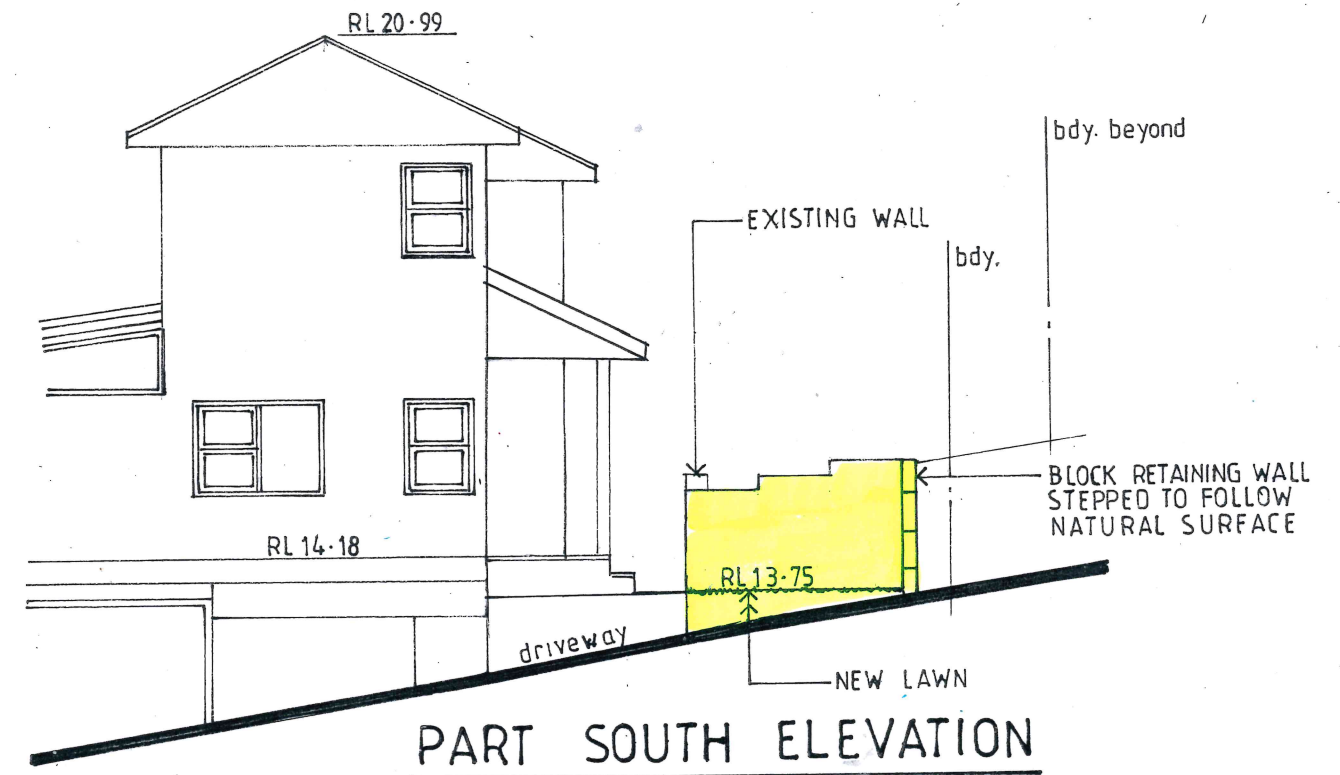
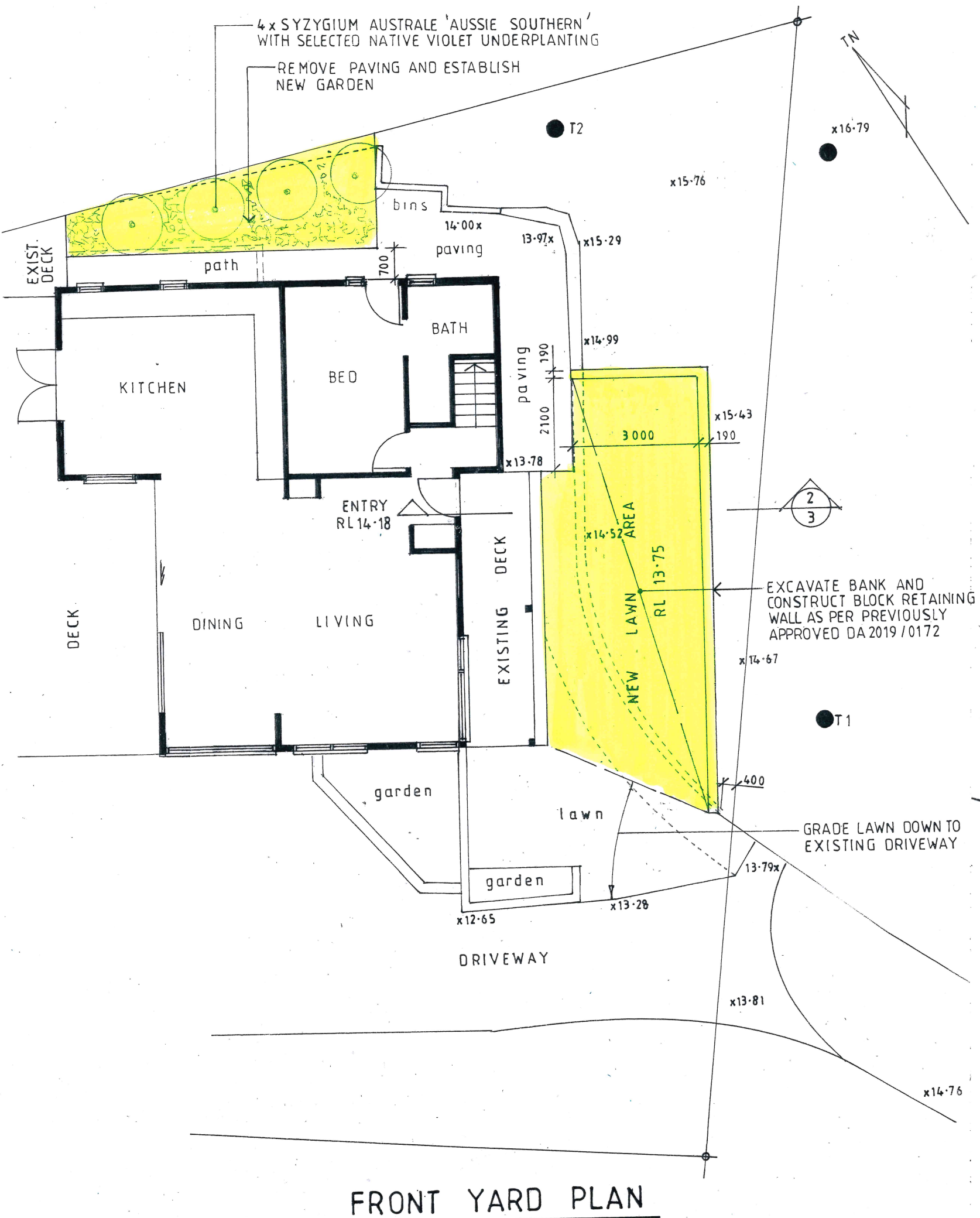
**PROPOSED SECONDARY DWELLING  
AND RETAINING WALL**  
56 CRESCENT ROAD, NEWPORT  
LOT 37L DP402192

**CLIENT**


JOSH AND REBECCA LISLE

**SECONDARY DWELLING PLAN**

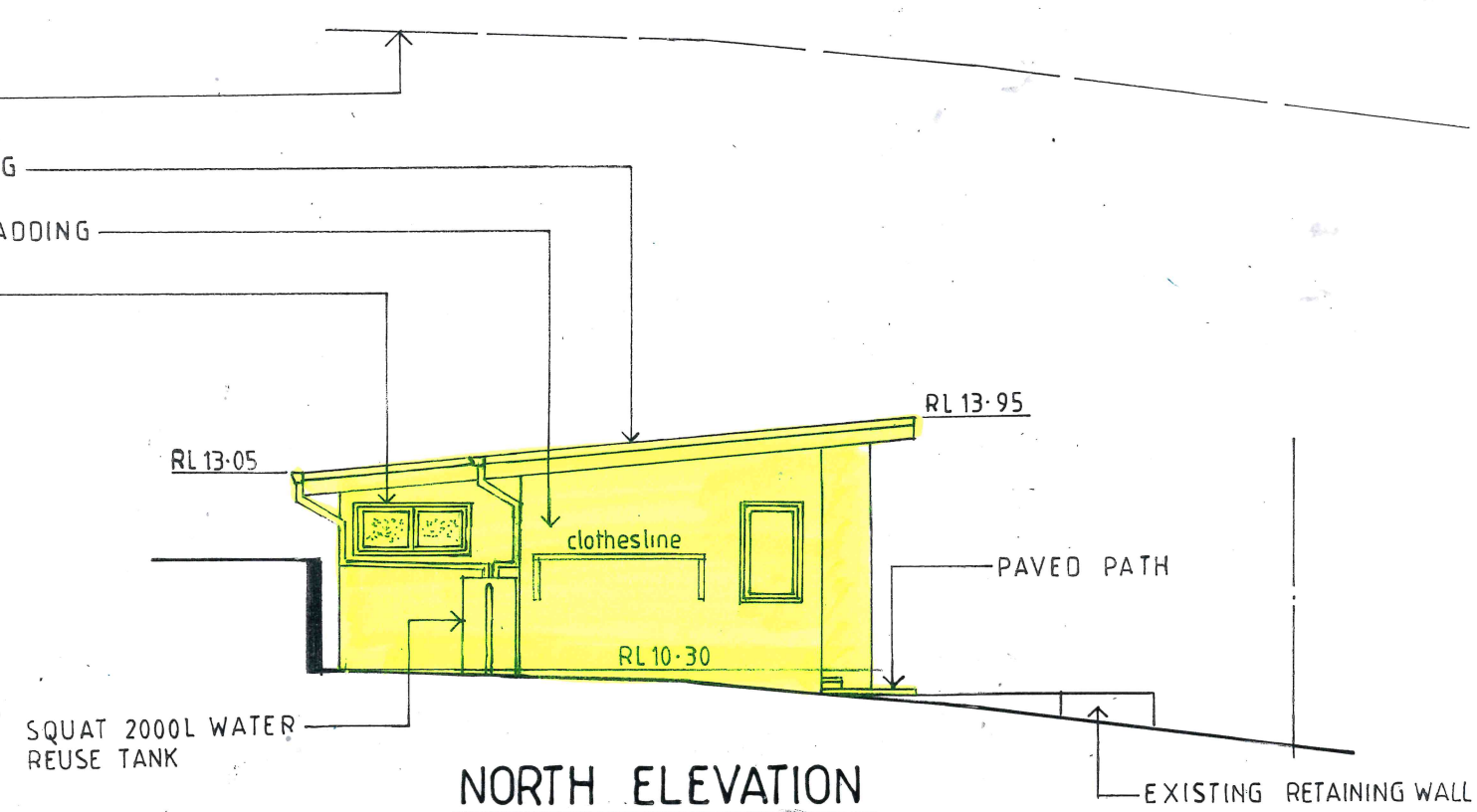
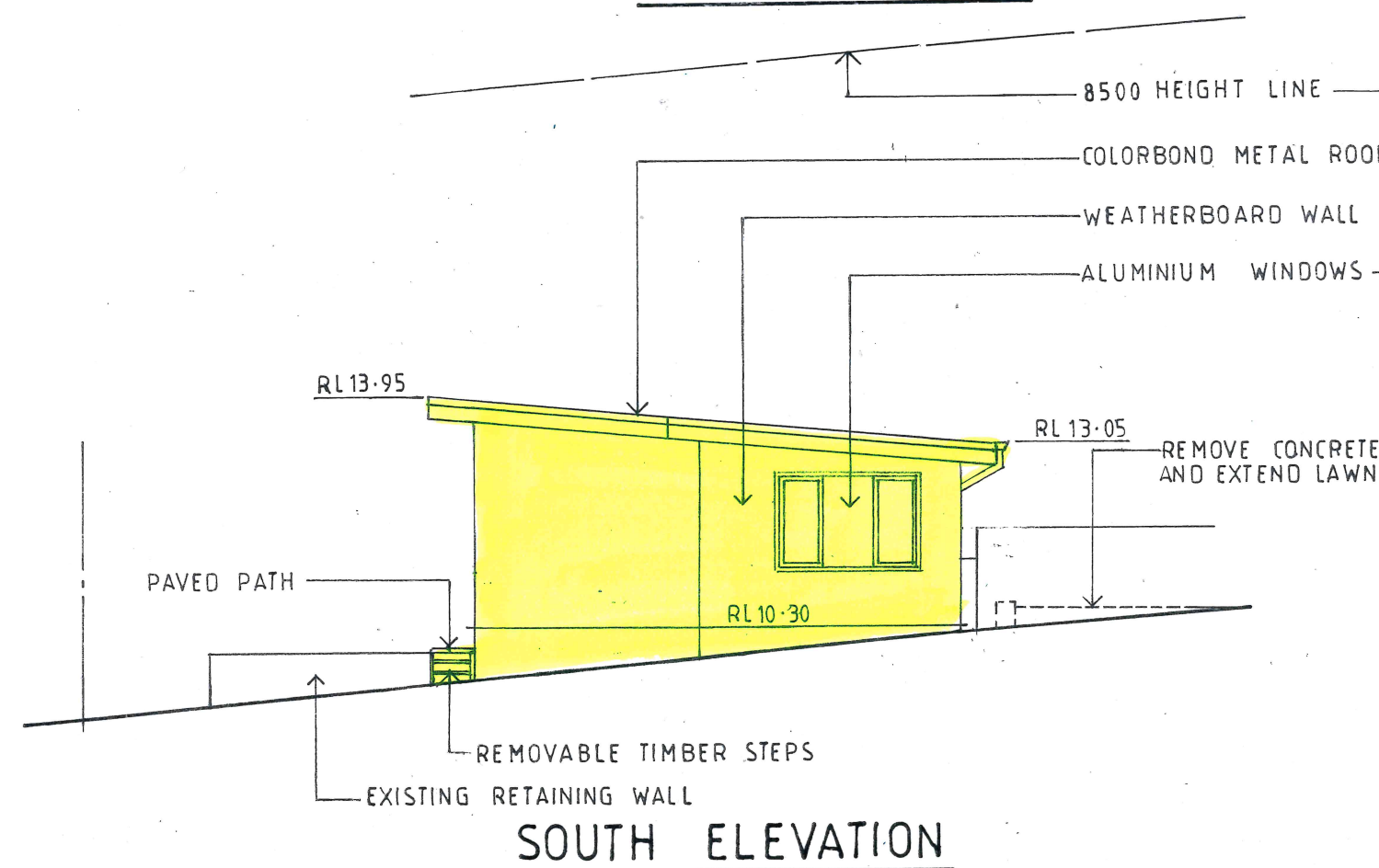
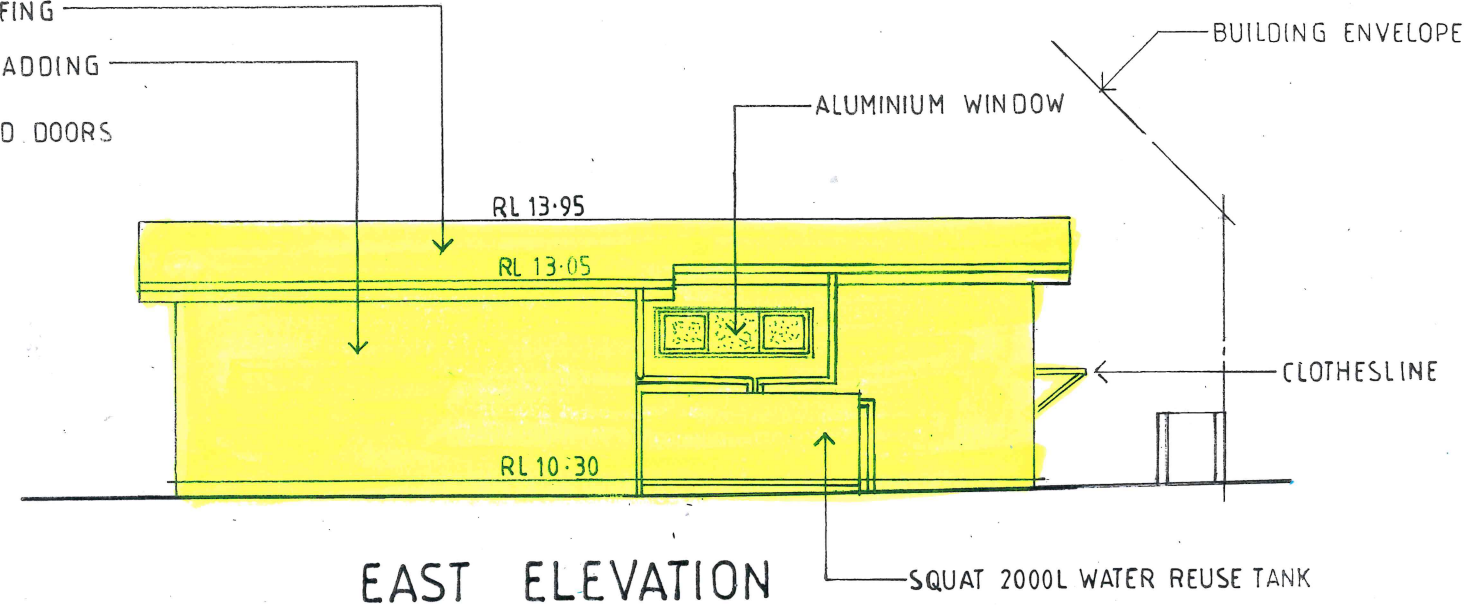
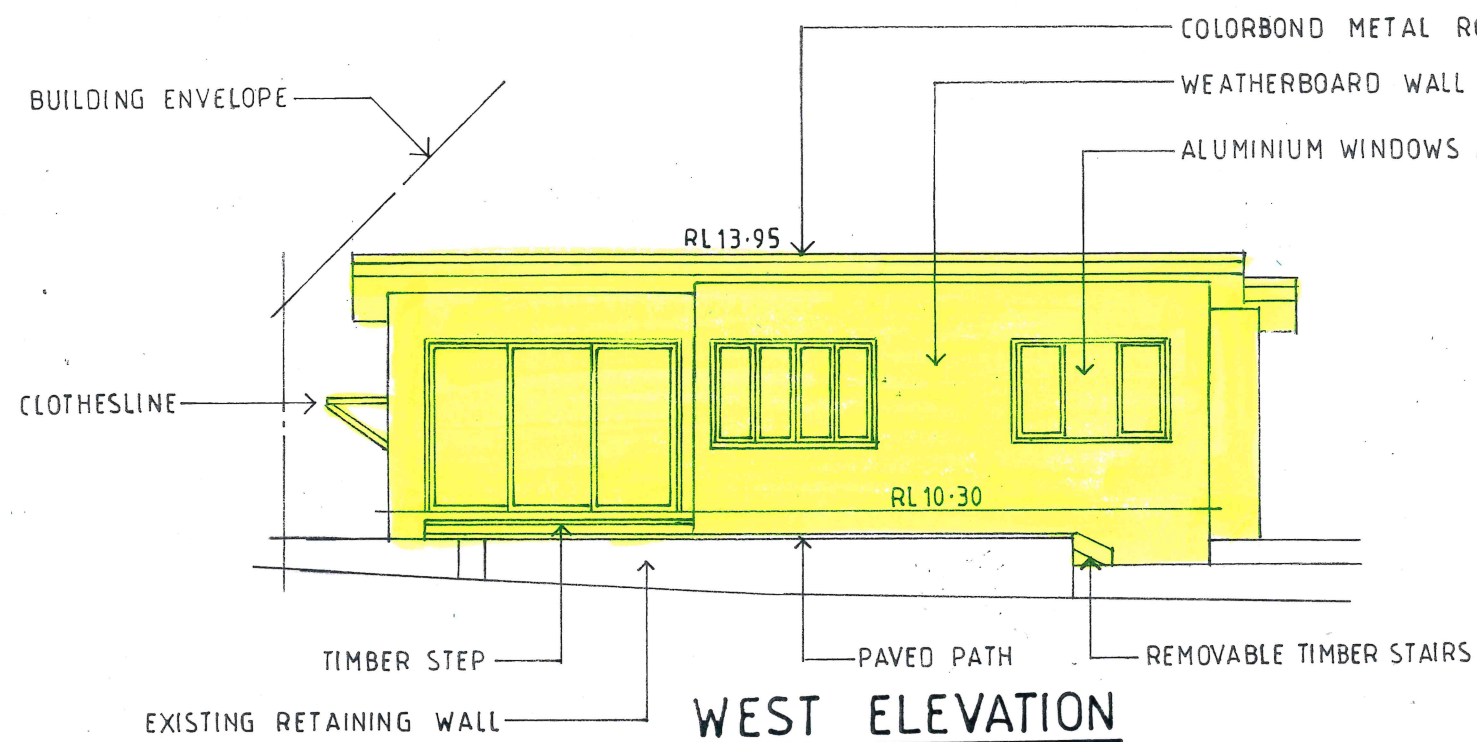
DATE	DRAWN	DRG. NO.
APRIL 2024	J.WRIGHT	04-24-CRE
SCALE	ISSUE:	SHEET NO.
1:100	DA	1A



Issue	Date	Revision
A	18-3-25	Garden added along northern setback of dwelling

 <b>John Wright</b> <b>NETWORK DESIGN</b> a.b.n.52 057 985 118 37 McKillop Road Beacon Hill 2100 M. 0417 459 596 johnwonthehill@gmail.com			<b>PROPOSED SECONDARY DWELLING AND RETAINING WALL</b> 56 CRESCENT ROAD, NEWPORT LOT 37L DP402192		
			<b>CLIENT</b> JOSH AND REBECCA LISLE		
			<b>FRONT YARD PLAN &amp; ELEVATIONS</b>		
<b>DATE</b>		<b>DRAWN</b>		<b>DRG. NO.</b>	
APRIL 2024		J.WRIGHT		04-24-CRE	
<b>SCALE</b>		<b>ISSUE:</b>		<b>SHEET NO.</b>	
1:100		DA		2 A	





Issue Date Revision  
A 18-3-25 Paving and stairs at rear of secondary dwelling revised.



John Wright

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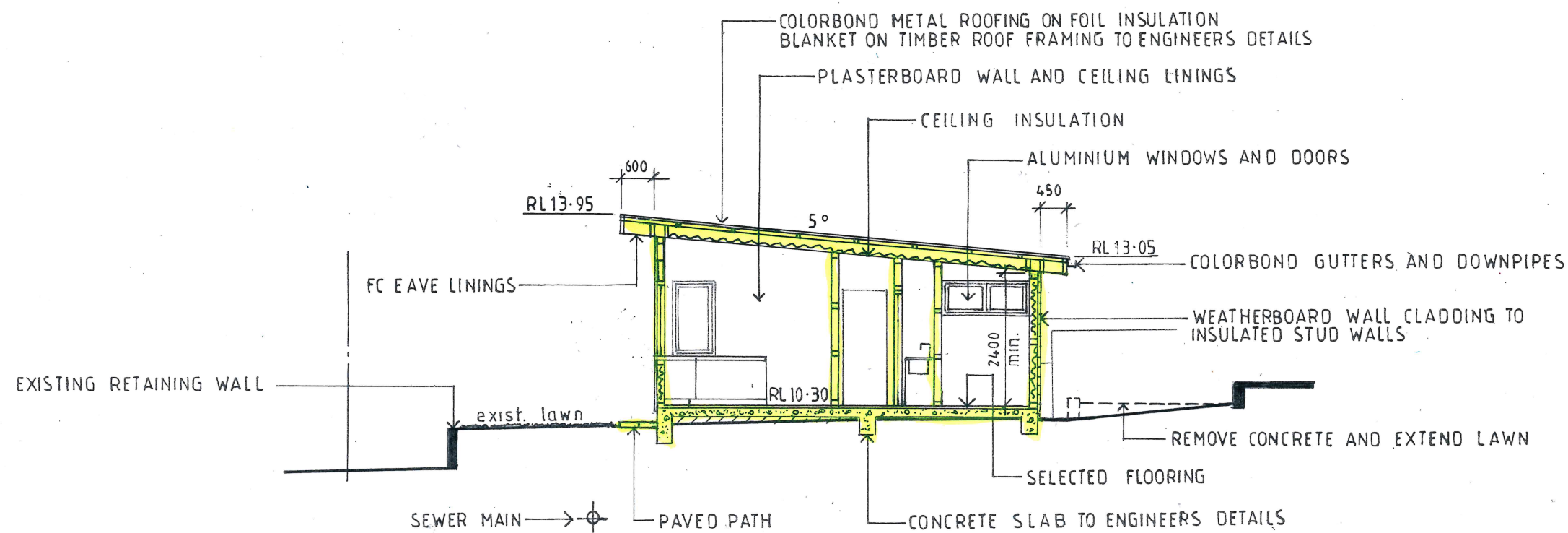
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**PROPOSED SECONDARY DWELLING  
AND RETAINING WALL**  
56 CRESCENT ROAD, NEWPORT  
LOT 37L DP402192

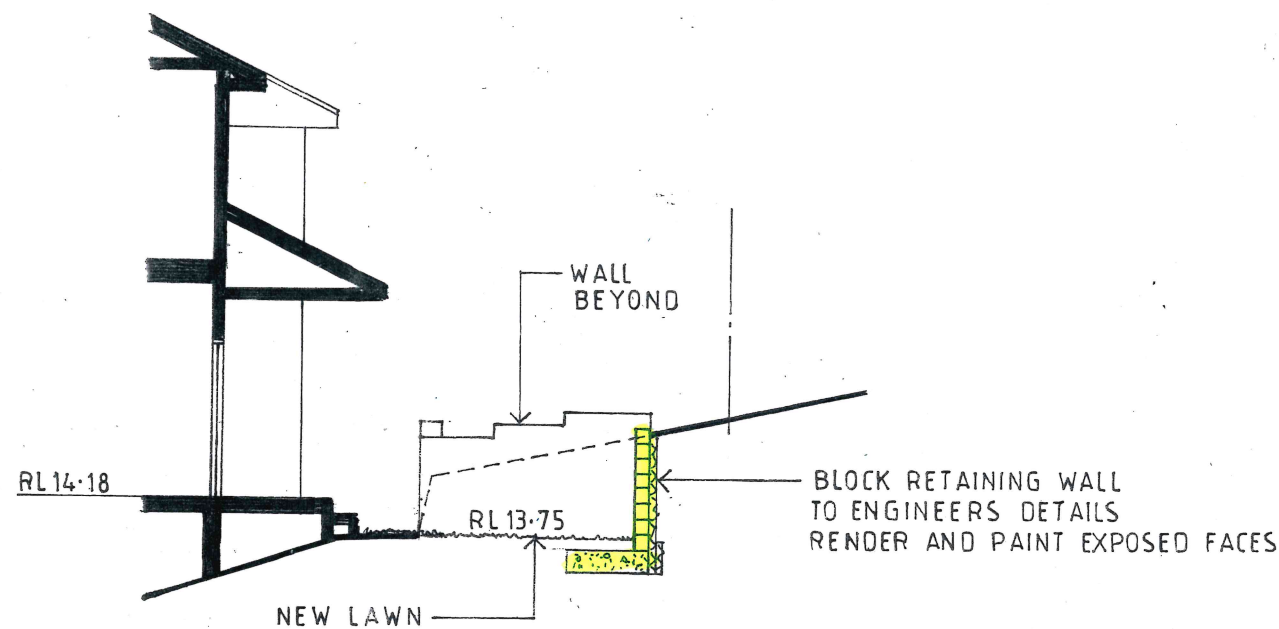
CLIENT  
JOSH AND REBECCA LISLE

**SECONDARY DWELLING ELEVATIONS**

DATE	DRAWN	DRG. NO.
APRIL 2024	J. WRIGHT	04-24-CRE
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1:100	DA	3A



## SECTION 1




## SECTION 2

### Notes

1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
2. Concrete works to be in accordance with AS3600 and Engineers details.
3. All timber framing to AS1684 & 1720 and Engineers details where relevant.
4. All steelwork to AS4100 and Engineers details.
5. All brickwork and blockwork to be in accordance with AS3700.
6. All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door.
7. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
8. All work to be left in a safe and stable condition at the end of each day.

Issue	Date	Revision
A	18-3-25	Paving at rear of secondary dwelling revised.

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DATE	APRIL 2024	DRAWN	J.WRIGHT	DRG. NO.	04-24-CRE
SCALE	1:100	ISSUE:	DA	SHEET NO.	4A





Single Dwelling

Certificate number: 1773614S

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Tuesday, 19 November 2024  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project address	
Project name	56 Crescent Road, Newport Secondary Dwelling
Street address	56 CRESCENT Road NEWPORT 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP402192
Lot no.	37L
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	746
Roof area (m²)	85
Conditioned floor area (m²)	55.4
Unconditioned floor area (m²)	4.4
Total area of garden and lawn (m²)	85
Roof area of the existing dwelling (m²)	146
Number of bedrooms in the existing dwelling	4

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 85 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 rain runoff from at least 84.65 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li><li>the cold water tap that supplies each clothes washer in the development</li><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✓	✓

Project summary		
Project name	56 Crescent Road, Newport Secondary Dwelling	
Street address	56 CRESCENT Road NEWPORT 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP402192	
Lot no.	37L	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 54	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 68
Materials	✓ 32	Target n/a

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	✓ 54	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 68
Materials	✓ 32	Target n/a

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	59.8	nil;not specified	nil	
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	42	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	84.7	ceiling: 4.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✓	✓	✓

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PROPOSED SECONDARY DWELLING AND RETAINING WALL

56 CRESCENT ROAD, NEWPORT

LOT 37L DP402192

CLIENT

JOSH AND REBECCA LISLE

BASIX COMMITMENTS - SHEET 1

DATE

APRIL 2024

DRAWN

J.WRIGHT

DRG. NO.

04-24-CRE

SCALE

NO SCALE

ISSUE:

DA

SHEET NO.

6



Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights				
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.		✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.		✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.		✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✓	✓
• Overshadowing buildings/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.		✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).		✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W4	1350.00	800.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.74 - 0.90)	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
W6	600.00	1600.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
South-East facing					
W5	600.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.74 - 0.90)	eave 450 mm, 500 mm above head of window or glazed door	>4 m high, 8-12 m away
South-West facing					
W7	1350.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
North-West facing					
W1	1350.00	2100.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.40 - 0.49)	eave 600 mm, 700 mm above head of window or glazed door	not overshadowed
W2	1350.00	2100.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.40 - 0.49)	eave 600 mm, 700 mm above head of window or glazed door	not overshadowed
D3	2250.00	3300.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.40 - 0.49)	eave 1200 mm, 600 mm above head of window or glazed door	not overshadowed

Energy Commitments		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, or a system with a higher energy rating: electric heat pump with a performance of 15 to 20 STCs or better.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 3.5 star (average zone)			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 3.5 star (average zone)			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 3 star (average zone)			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 3 star (average zone)			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:  At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: individual fan, open to façade; Operation control: manual switch on/off			✓ ✓ ✓	✓ ✓ ✓
Artificial lighting				
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	



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LOT 37L DP402192

CLIENT

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BASIX COMMITMENTS - SHEET 2

DATE

APRIL 2024

DRAWN

J.WRIGHT

DRG. NO.

04-24-CRE

SCALE

NO SCALE

ISSUE:

DA

SHEET NO.

7

SQUAT 2000L WATER REUSE TANK  
CONNECT TO WC AND WASHING  
MACHINE AS PER BASIX.

EXISTING  
PIPEWORK  
TO BECOME  
REDUNDANT

EXISTING  
DISCHARGE  
PIPE

STORMWATER  
EASEMENT

### Site Calculations m<sup>2</sup>

Site Area	746.1
Built Upon Area	
Existing	373.3
Proposed	373.0
Increase in Built Upon Area	Nil
Increase < 50m <sup>2</sup> therefore OSD not required	

## STORMWATER MANAGEMENT PLAN

### PIPEWORK LEGEND

- EXISTING 100 mm dia. UPVC PIPEWORK
- NEW 100 mm dia. UPVC PIPEWORK
- REDUNDANT PIPEWORK

### Stormwater Notes

- Existing stormwater pipework to be inspected by a qualified plumber to ensure the system is in good working order.
- edp denotes existing downpipe
- dp denotes new downpipe
- sp denotes downpipe and spreader to roof below
- New pipework where shown to be 100mm dia. UPVC to AS 1254 -1973 laid at 1% minimum grade
- All downpipes to be 90mm
- All levels shown are to AHD.
- Ensure new stormwater pipes are located clear from tree root systems.
- All work in accordance with AS3500 -1990 National Plumbing & Drainage Code Part 3 - Stormwater Drainage

### Issue Date

A 18-3-25 Existing stormwater main replotted as per MGP P/L services locator Drawing SPR1 dated 9/11/2023

### Revision



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### STORMWATER MANAGEMENT PLAN

DATE	DRAWN	DRG. NO.
APRIL 2024	J.WRIGHT	04-24-CRE
SCALE	ISSUE:	SHEET NO.
1:150	DA	8A