DP: **28663** LOT No. **22** SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ

MAX. BUILDING HEIGHT: 8.5M

**NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

LEGEND: EXISTING BUILDING OUTINE SMOKE ALARMS TO

COMPLY WITH AS 3786

NOTE:

NEW ROOF. COLOUR - SHALE GREY, COLORBOND® CORRUGATED STEEL. IN FITTING WITH **EXISTING HOUSE ROOF.** 

NEW WALLS: NEW WALLS - JAMES HARDIE™ TEX BASE SHEET, COLOUR IS APPROXIMATELY AN RGB VALUE OF (187, 161, 145). THIS CORRESPONDS TO A SOFT, EARTHY TONE WITH A WARM BEIGE OR LIGHT TAUPE APPEARANCE

FLOOR: TIMBER FRAME.

NEW TIMBER BALUSTRADE: NATURAL. IN FITTING WITH EXISTING HOUSE BALUSTRADES

BALCONY



**NEW REAR EXTENSION WITH** 

**NEW REAR EXTENSION** 

**NEW REAR EXTENSION WITH BALCONY** 

**NEW REAR EXTENSION WITH** 



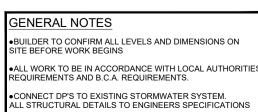


LOT 21 LOT 23 DOLPHIN

> SITE PLAN **SCALE 1:200**



**NEW REAR EXTENSION** 





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### BASIX Certificate Building Sustainability Index www.basix.nsw.gov.au

### Alterations and Additions

Certificate number: A1764622

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



54424, 61 Dolphin Crescent
61 DOLPHIN Crescent AVALON BEACH 2
Northern Beaches Council
Deposited Plan DP28663
22
Dwelling house (detached)
The estimated development cost for my renovation work is \$50,000 or more, and do not include a pool (and/or spa).
N/A
ease complete before submitting to Council or PCA)
twell

		_	
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		~	~
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		~	~
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		~	~
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		~	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Insulation requirements					
The applicant must construct the new or alte listed in the table below, except that a) addit insulation specified is not required for parts	~	~	~		
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
floor above existing dwelling or building.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

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 i sted 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.		~	~					
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 percendicular window. The spacing between battens must not be more than 50 mm.		_						

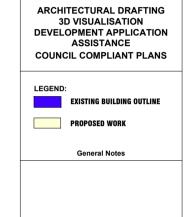
Glazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs
Windows and gla	zed doors glazing	g requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W1	s	1.05	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value; 5.71, SHGC: 0.66)		
Dİ	s	10.08	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)		
W2	W	2.25	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)		
W3	w	4.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)		
W5	W	1.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)		

lazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	N	0.76	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
W7	E	5.25	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8	E	1.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W9	E	0.72	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
D2	E	1.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			

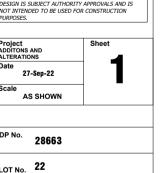
NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS &

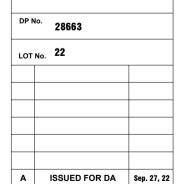
- ALL BUILDING WORK TO BE IN ACCORDANCE WITHNCC, COUNCIL CODES AND ALL
- RELEVANT AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO: - AS 1684 - RESIDENTIAL TIMBER FRAMEDCONSTRUCTION
- AS 2047:2014 WINDOWS AND EXTERNAL GLAZEDDOORS IN BUILDINGS
- AS 2870:2011 RESIDENTIAL SLABS ANDFOOTINGS
- AS/NZS 3000:2007 WIRING RULES
- AS/NZS 3500.5:2000 NATIONAL PLUMBING ANDDRAINAGE
- AS 3660.1:2014 TERMITE MANAGEMENT
- AS 3700-2011 MASONRY STRUCTURES
- AS 3740-2010 WATERPROOFING OF DOMESTICWET AREAS
- AS/NZS 2918-2018 DOMESTIC SOLID FUELBURNING APPLIANCES
- AS 4100-1998 STEEL STRUCTURES
- NORTHERN BEACHES COUNCIL DRIVEWAYSPECIFICATIONS - SYDNEY WATER TECHNICAL GUIDELINES: BUILDING OVER AND ADJACENT TO PIPE ASSETS

# A N











Project Name and Address **MATTHEW DENT** 61 DOLPHON CRES. **AVALON BEACH** 2107

DP: 28663 LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS:

NEW 3RD STOREY ADDITION AT REAR OF DWELLING

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LEGEND:

EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786

AREA = 60MSQ.KITCHEN STUDY **LOUNGE** 

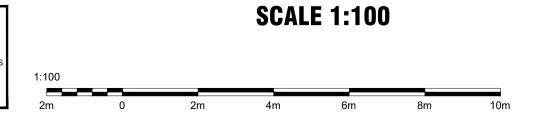
### **LOWER FLOOR PLAN - EXISTING**

GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

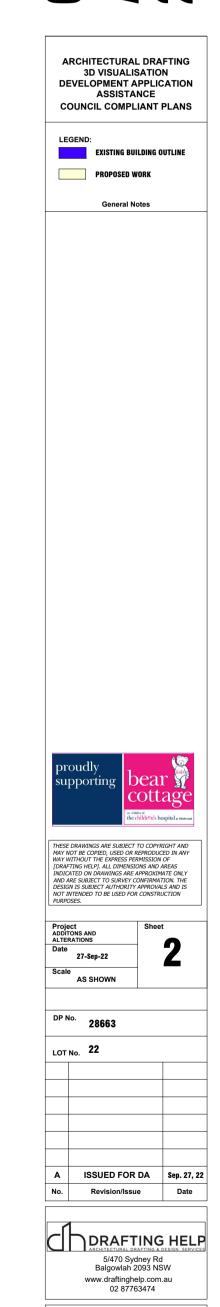


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# LOWER FLOOR PLAN - PROPOSED SCALE 1:100





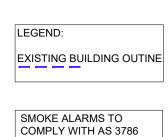
**MATTHEW DENT** 

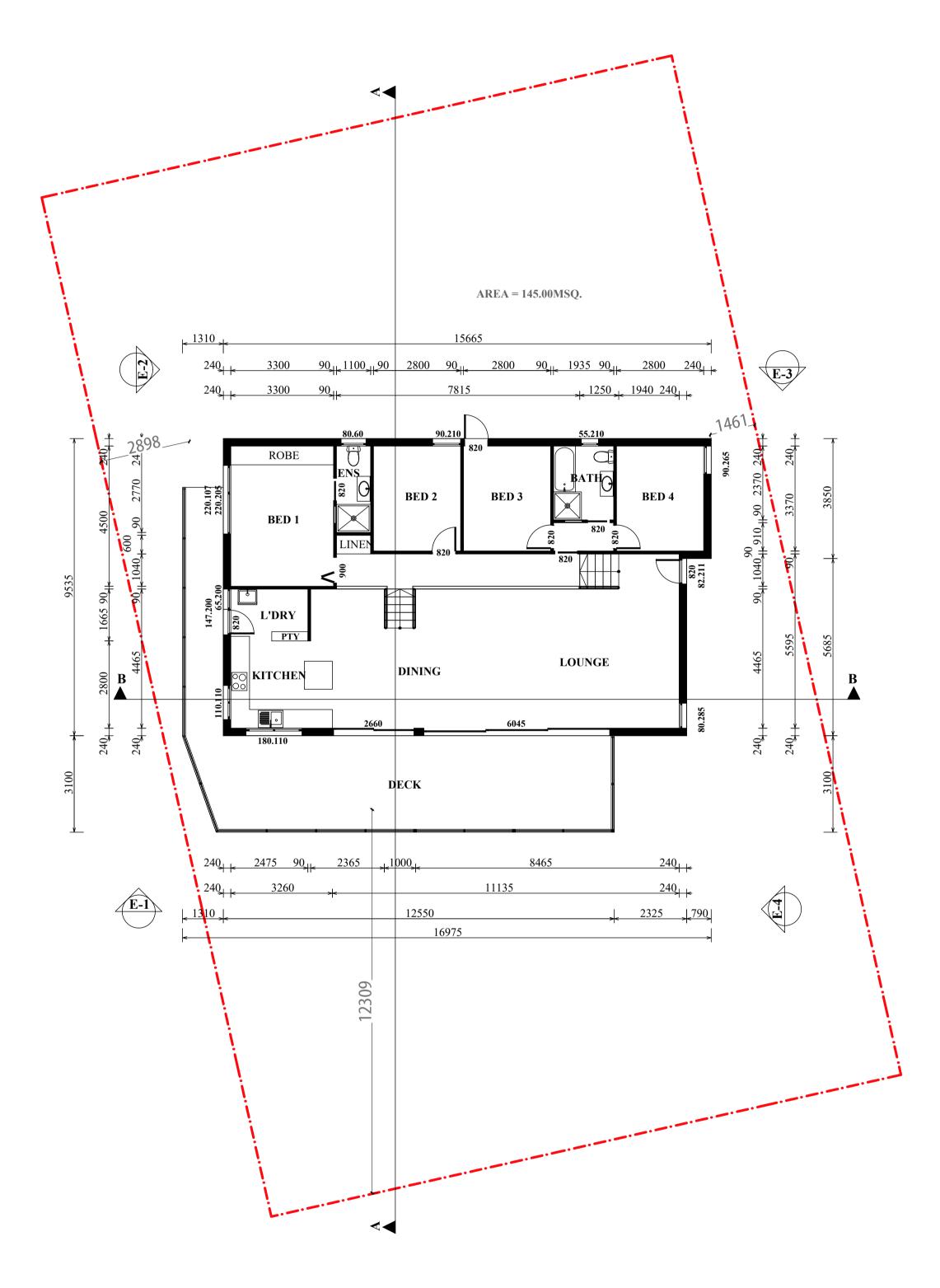
61 DOLPHON CRES. Avalon Beach

DP: 28663 LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M

## NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING

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# LOWER FLOOR PLAN - EXISTING

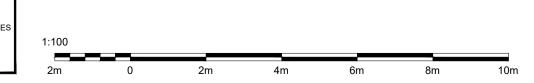
**SCALE 1:100** 

GENERAL NOTES

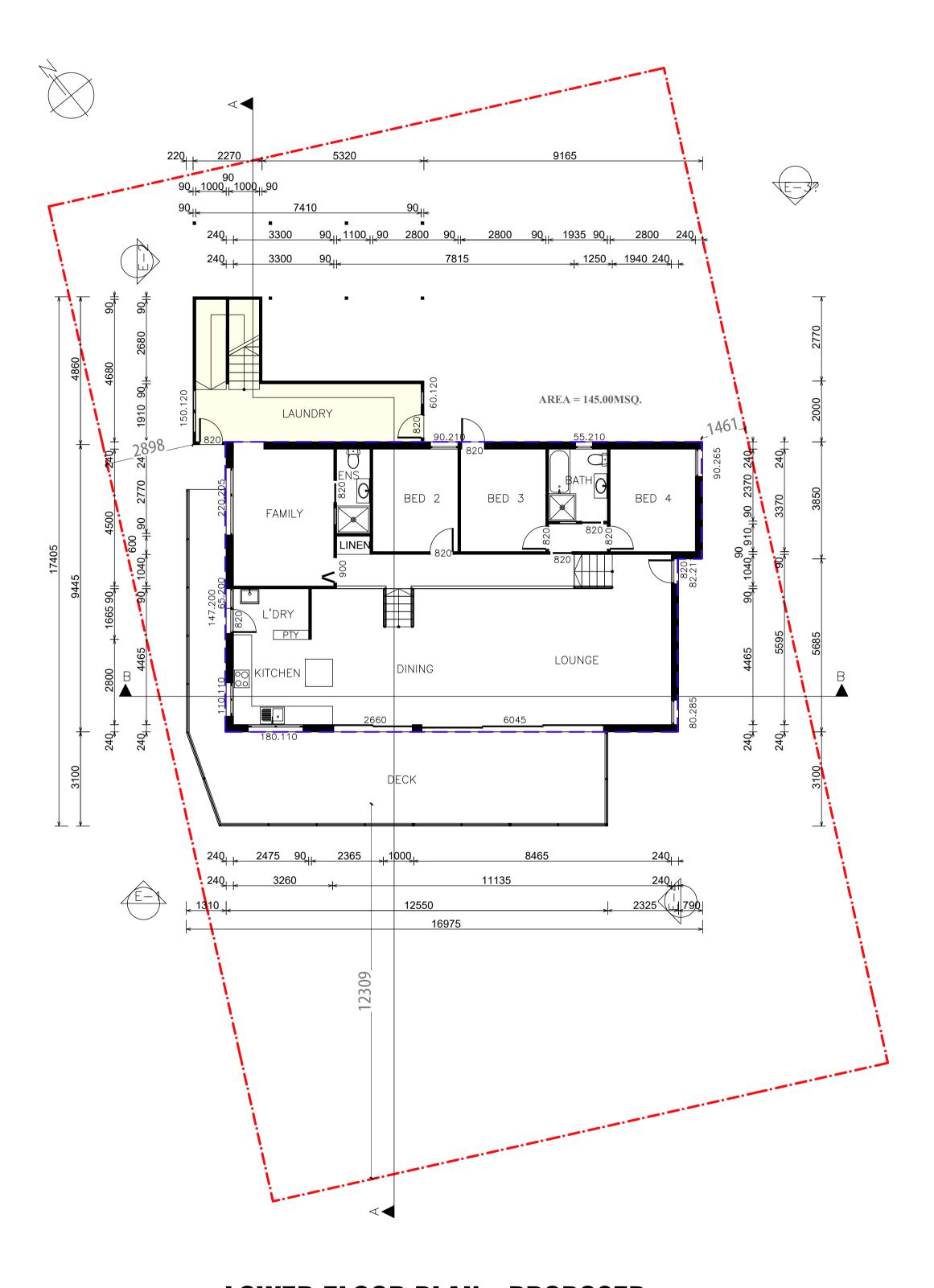
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LOWER FLOOR PLAN - PROPOSED

SCALE 1:100



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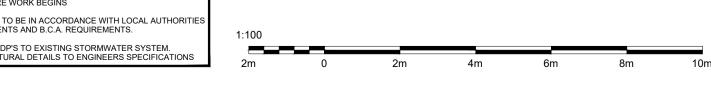
**NEW WORKS:** NEW 3RD STOREY ADDITION AT REAR OF DWELLING

LEGEND: EXISTING BUILDING OUTINE SMOKE ALARMS TO COMPLY WITH AS 3786

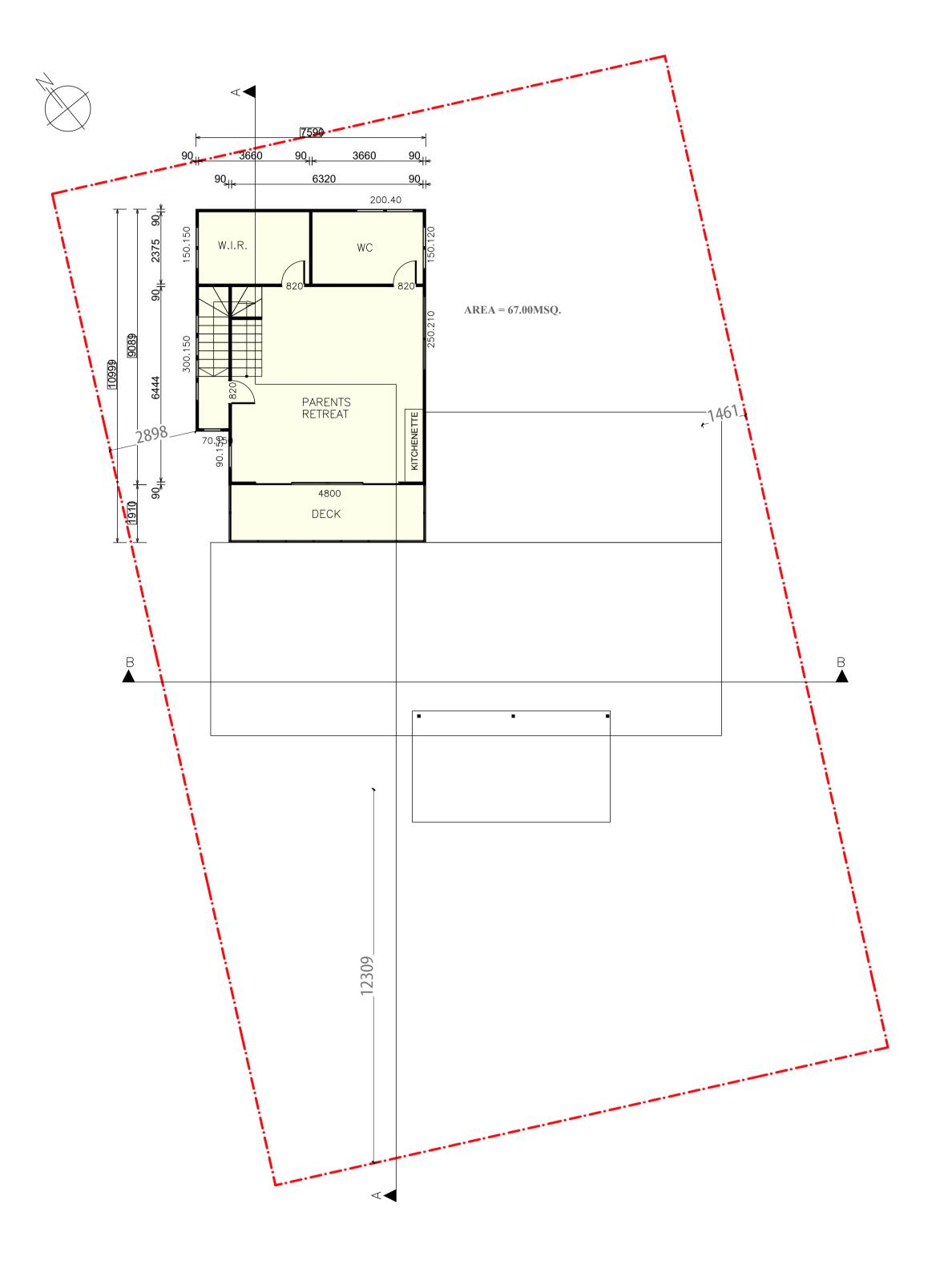
15665

## **LOWER FLOOR PLAN - EXISTING SCALE 1:100**

GENERAL NOTES •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS. CONNECT DP'S TO EXISTING STORMWATER SYSTEM. LL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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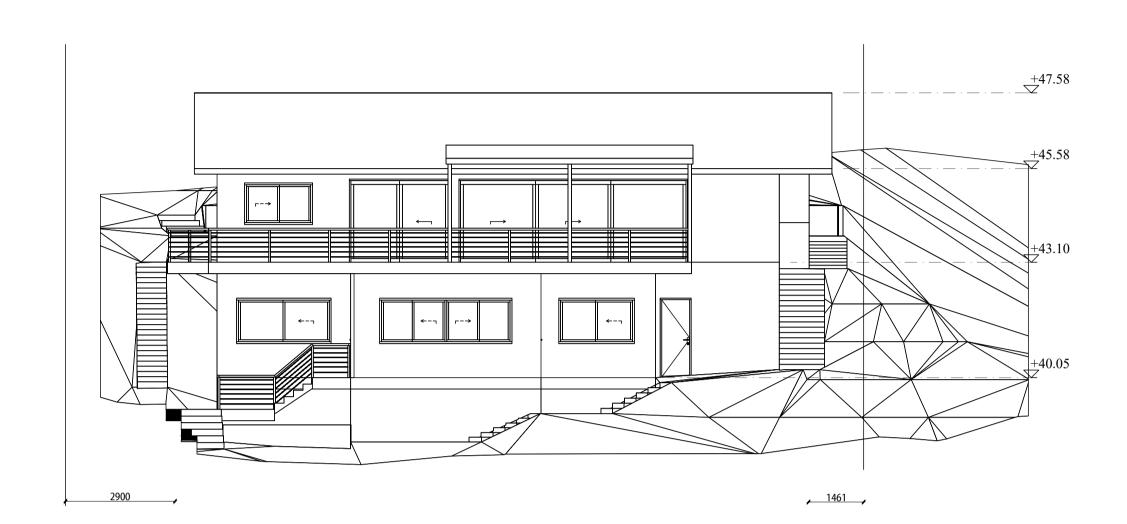
**LOWER FLOOR PLAN - PROPOSED SCALE 1:100** 



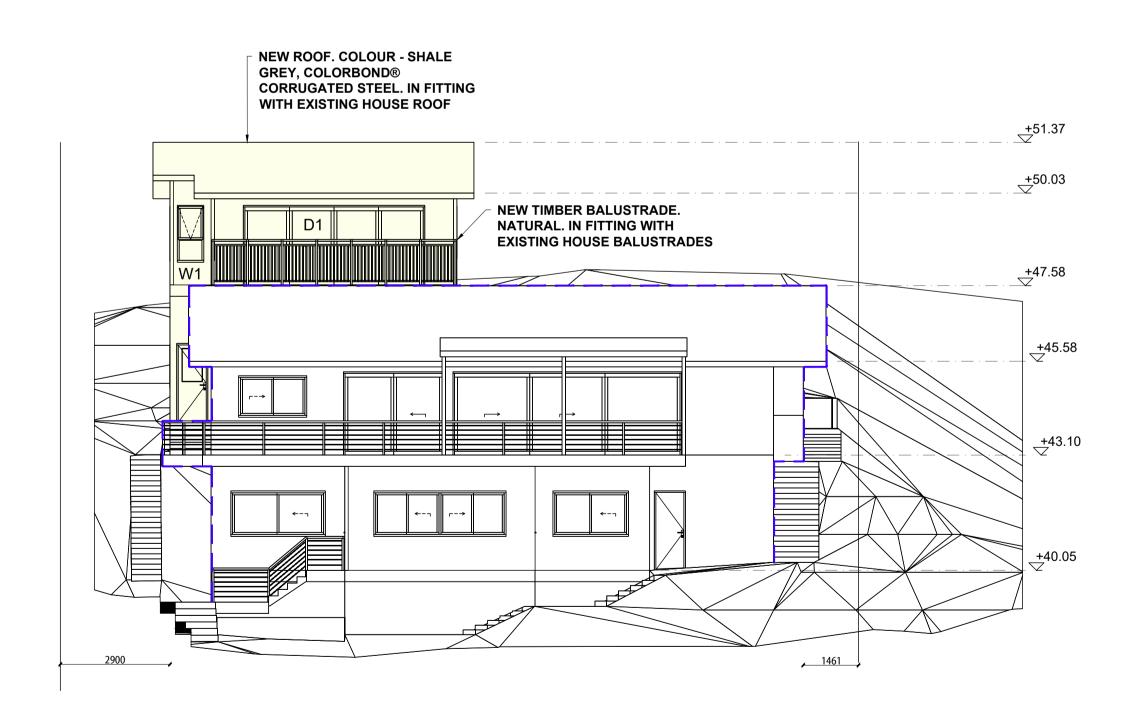
DP: **28663** LOT No. **22** SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

EXISTING BUILDING OUTINE SMOKE ALARMS TO COMPLY WITH AS 3786

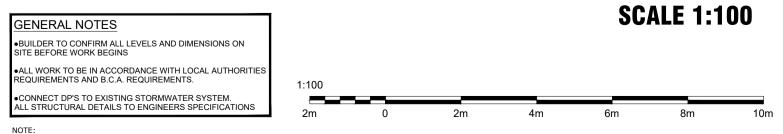
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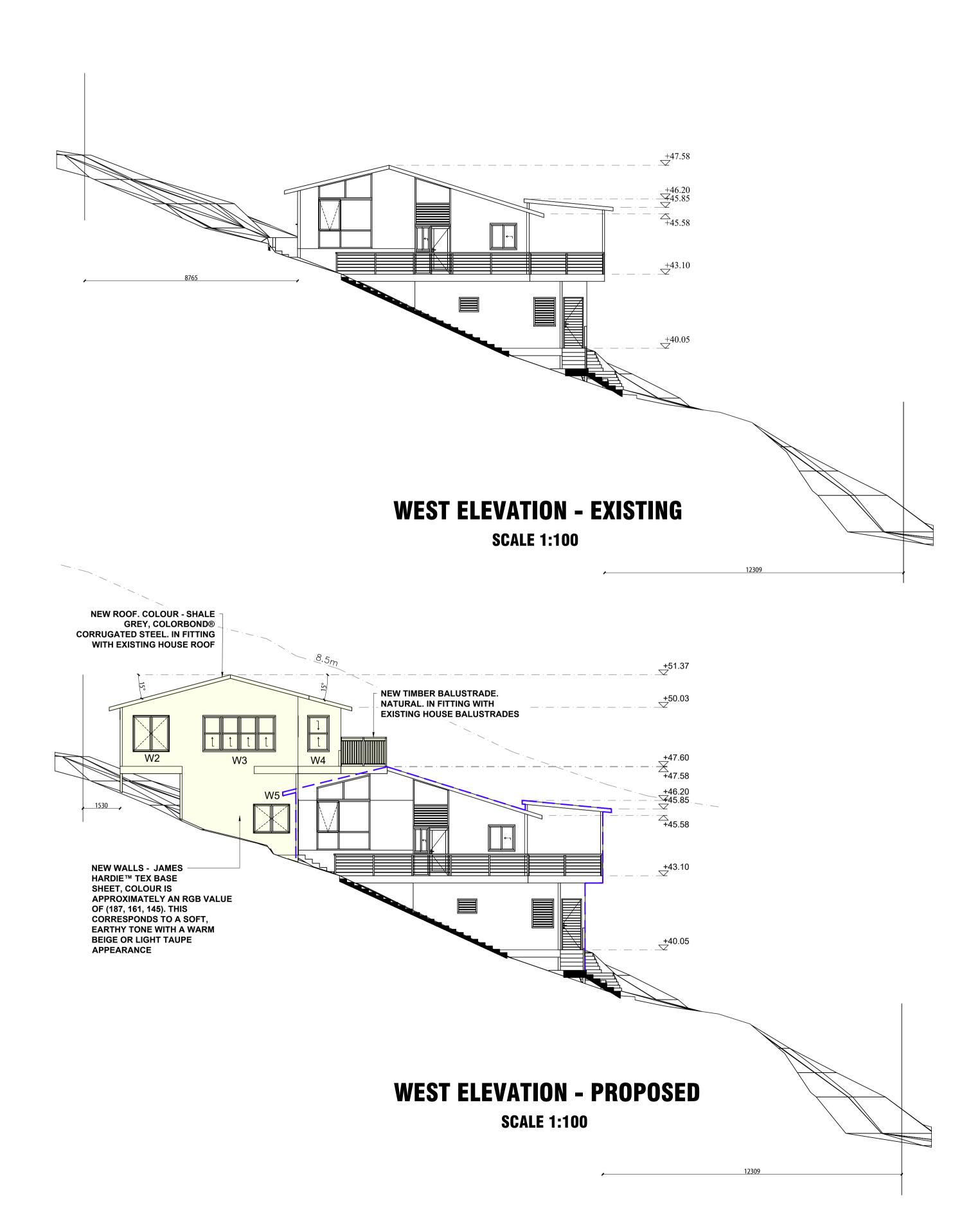
### **SOUTH ELEVATION - EXISTING SCALE 1:100**



### **SOUTH ELEVATION - PROPOSED**



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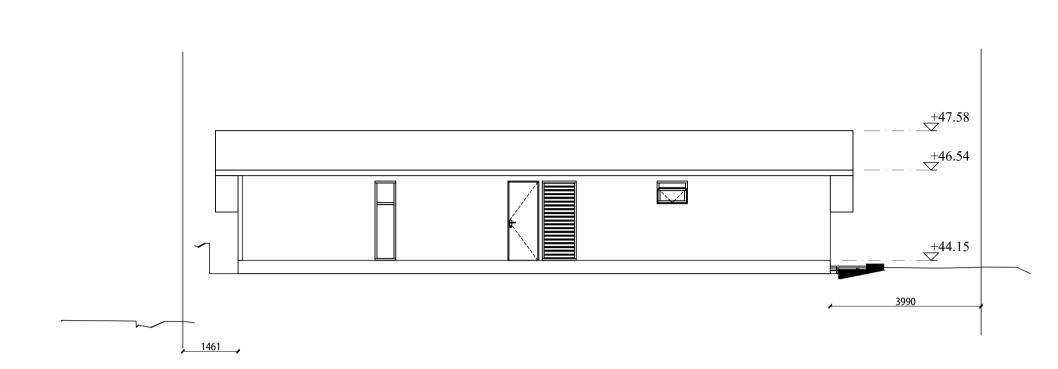


DP: **28663** LOT No. **22** SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

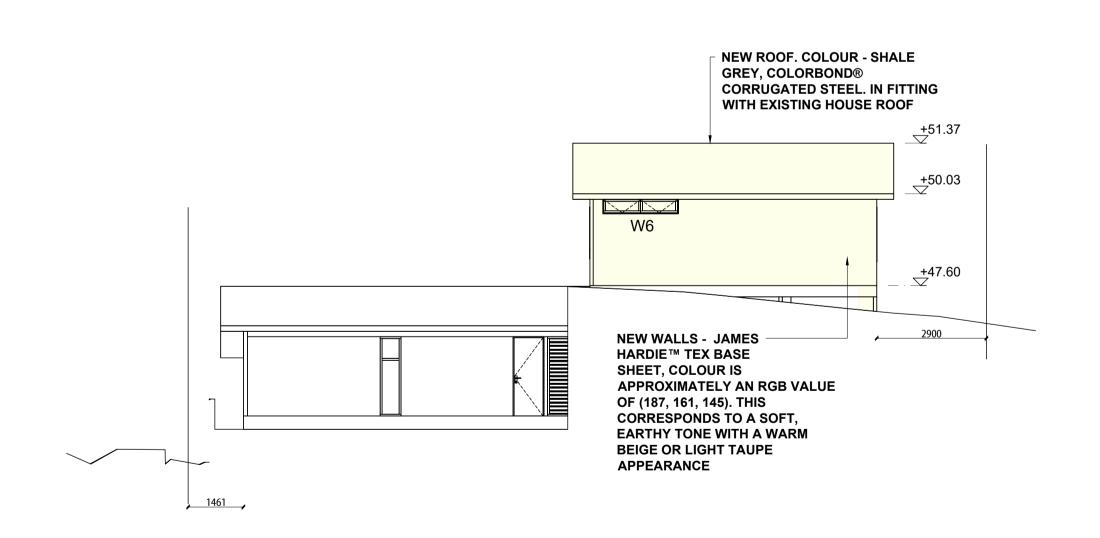
EXISTING BUILDING OUTINE SMOKE ALARMS TO

LEGEND:

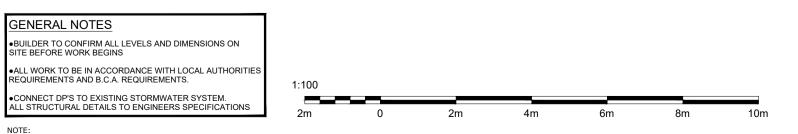
COMPLY WITH AS 3786



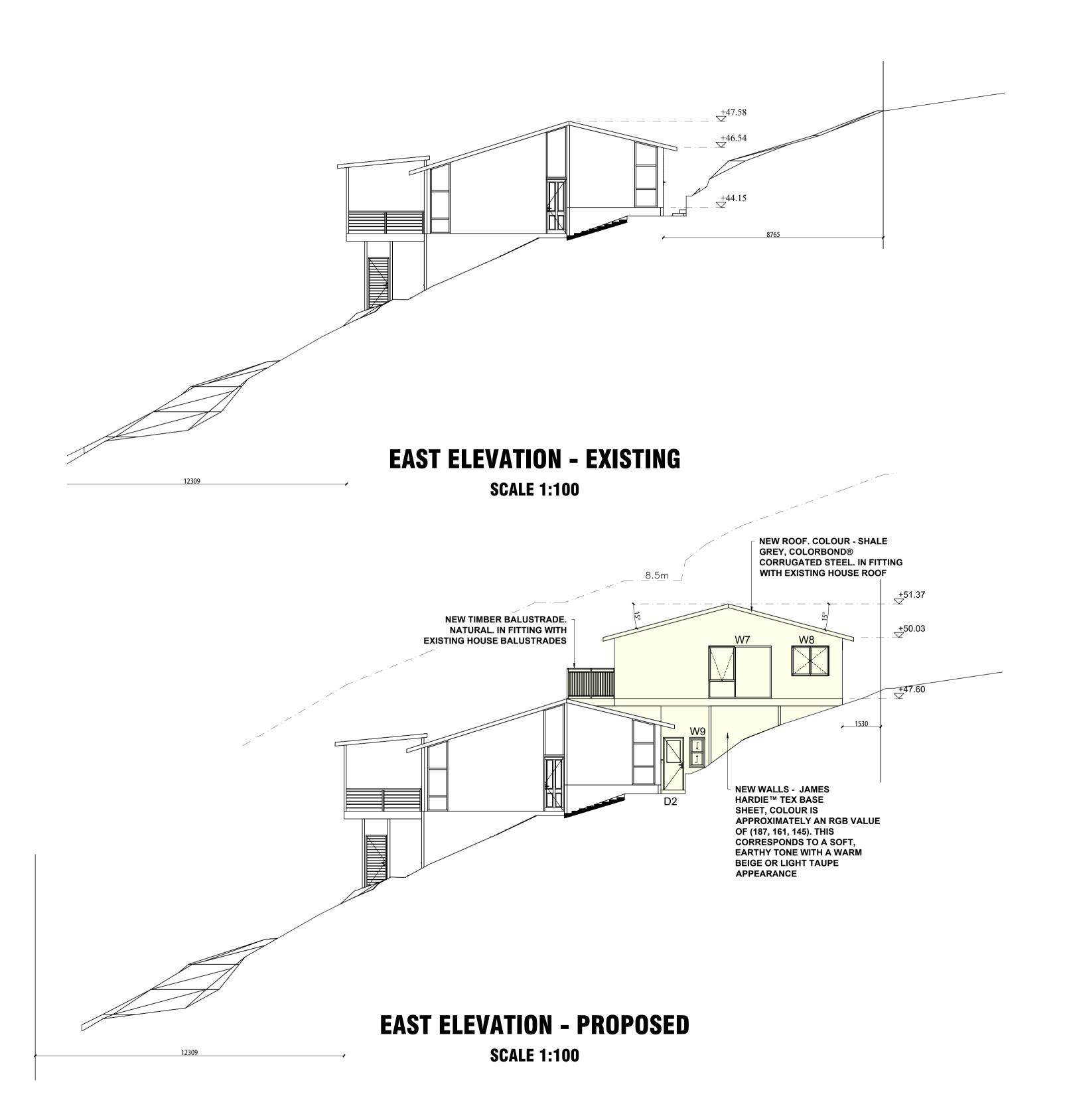
### **NORTH ELEVATION - EXISTING SCALE 1:100**

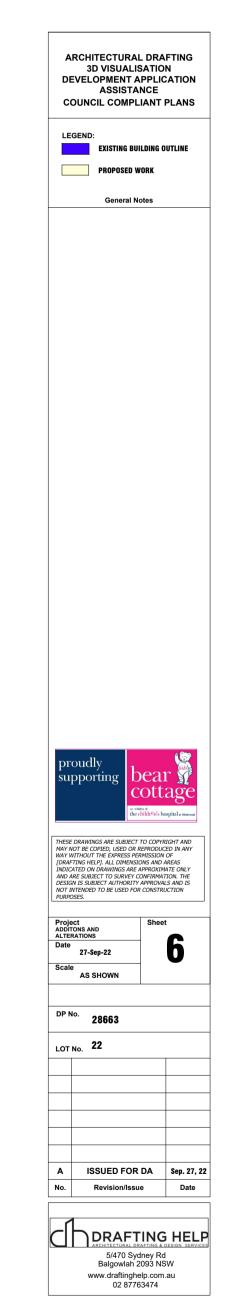


### **NORTH ELEVATION - PROPOSED SCALE 1:100**



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**MATTHEW DENT** 

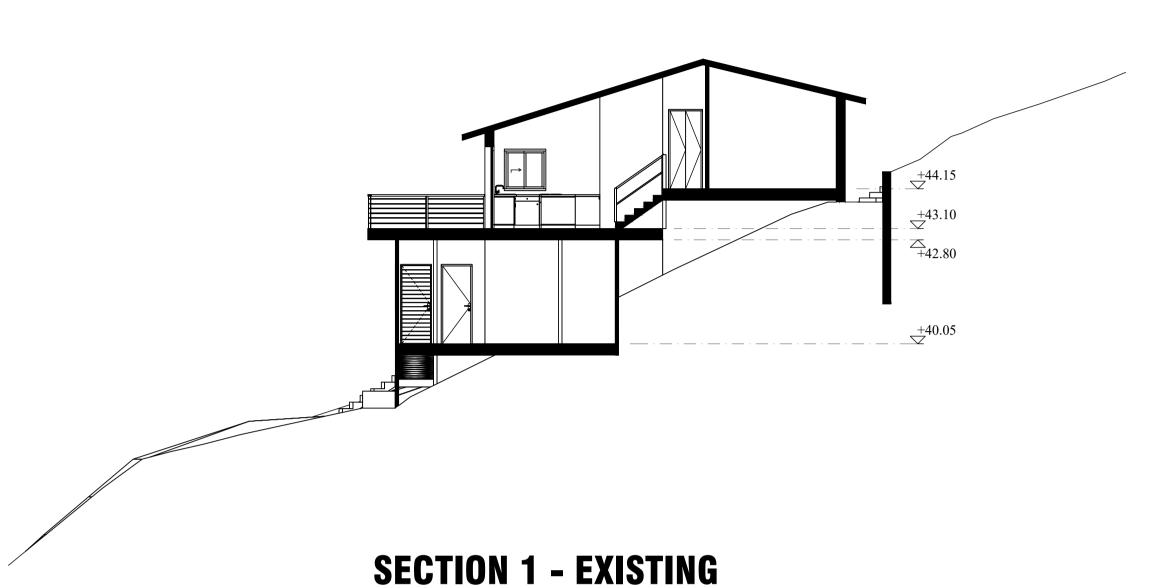
2107

DP: 28663 LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS:

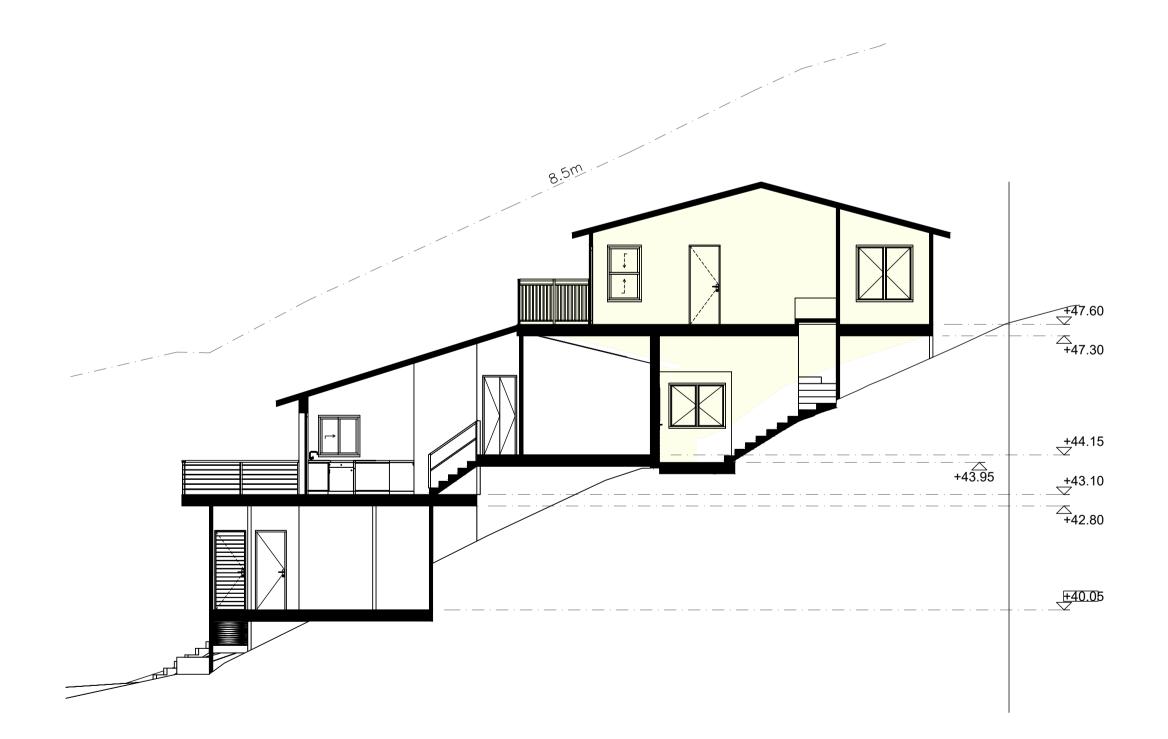
NEW 3RD STOREY ADDITION AT REAR OF DWELLING

------ EXISTING BUILDING OUTINE

SMOKE ALARMS TO
COMPLY WITH AS 3786







SECTION 1 - PROPOSED

SCALE 1:100

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

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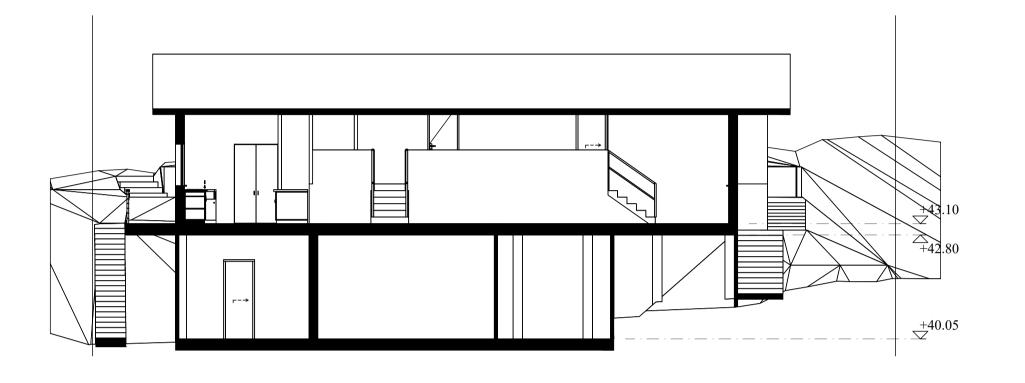
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:100

2m 0 2m 4m 6m 8m 10m

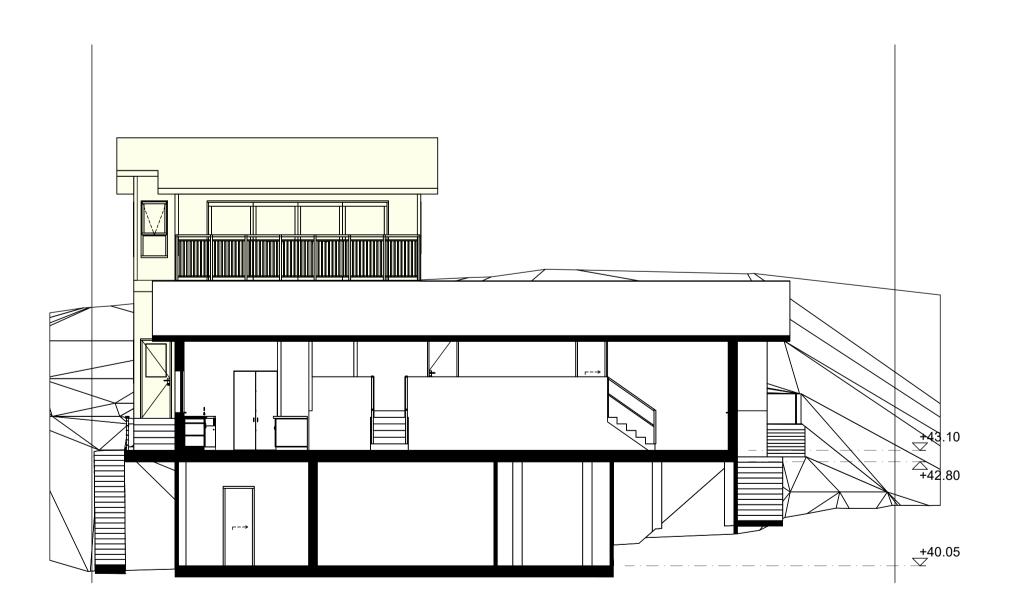
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SECTION 2 - EXISTING

**SCALE 1:100** 



SECTION 2 - PROPOSED

**SCALE 1:100** 





**MATTHEW DENT** 

61 DOLPHON CRES. Avalon Beach

DP: **28663** LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M

GENERAL NOTES

**NEW WORKS:** NEW 3RD STOREY ADDITION AT REAR OF DWELLING

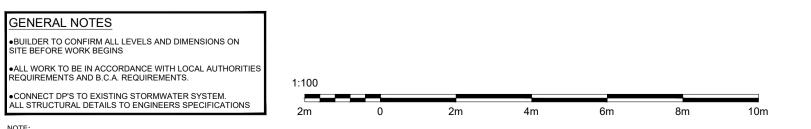
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LEGEND: EXISTING BUILDING OUTINE SMOKE ALARMS TO COMPLY WITH AS 3786

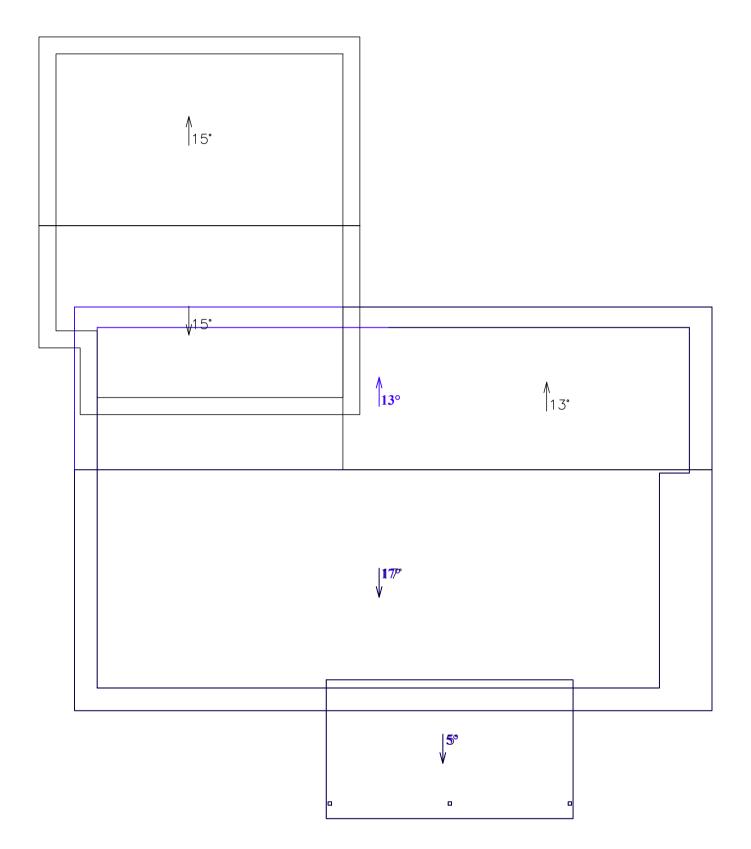


**DEMO PLAN - GROUND FLOOR SCALE 1:100** 

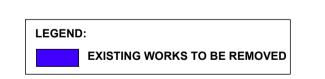




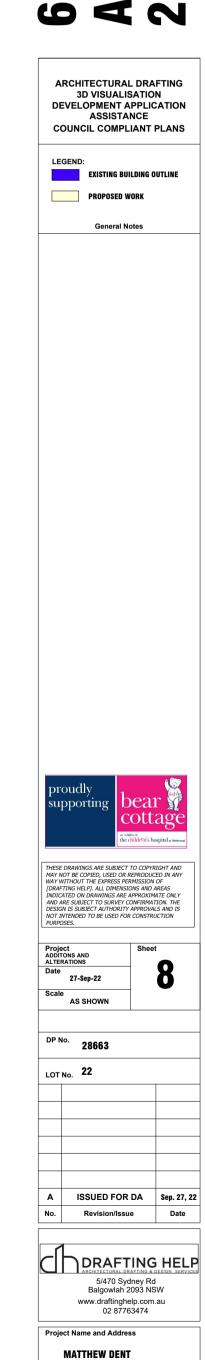
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**DEMO PLAN - ROOF SCALE 1:100** 







61 DOLPHON CRES. **AVALON BEACH** 

2107

DP: 28663 LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS:

NEW 3RD STOREY ADDITION AT REAR OF DWELLING

EXISTING BUILDING OUTINE

SMOKE ALARMS TO
COMPLY WITH AS 3786

HARD SURFACE - 198.00 m² / 23%

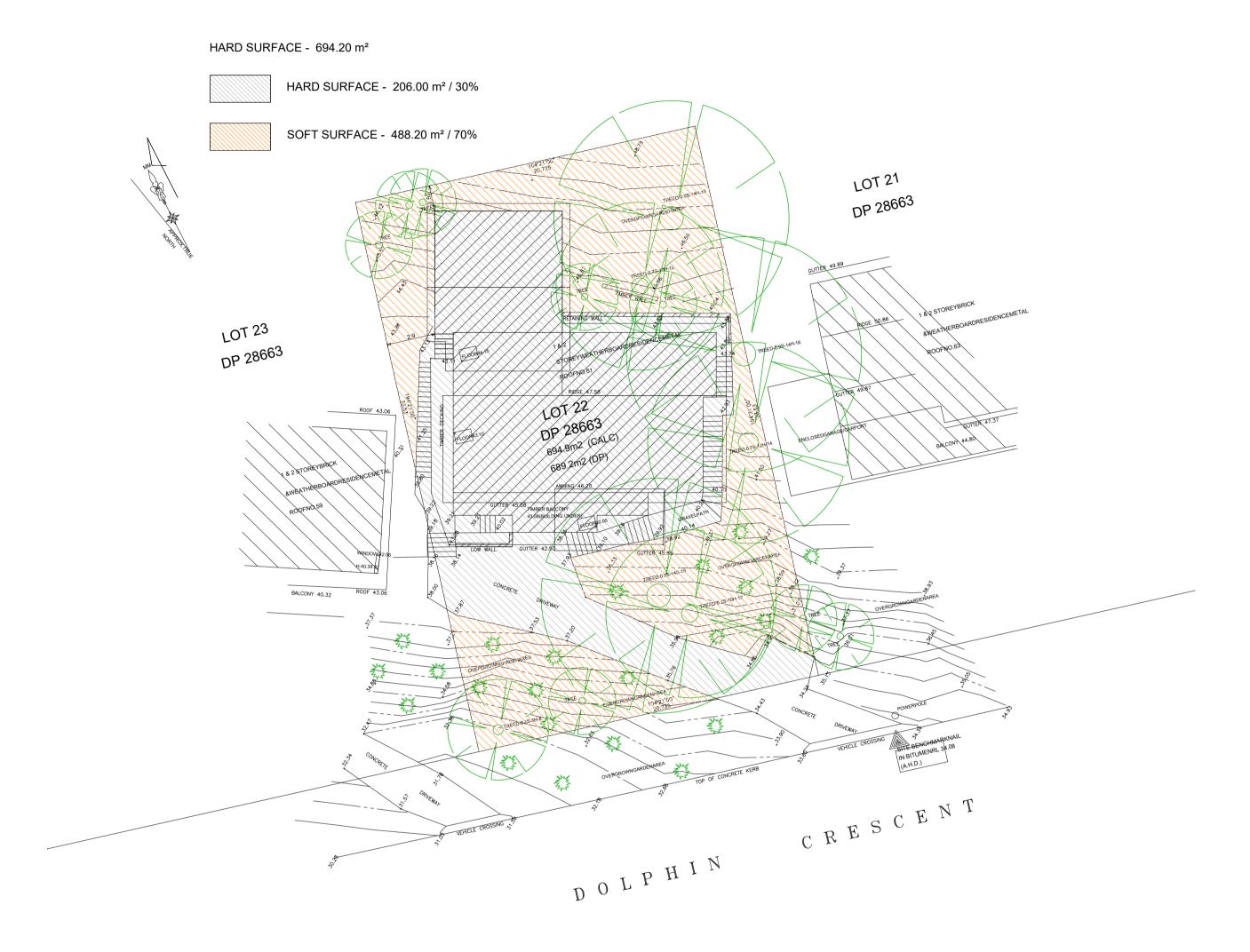
SOFT SURFACE - 535.20 m² / 77%

LOT 73
DP 29863

CRESCENT

CRESCENT





LANDUSE DIAGRAM - PROPOSED
SCALE 1:200

GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

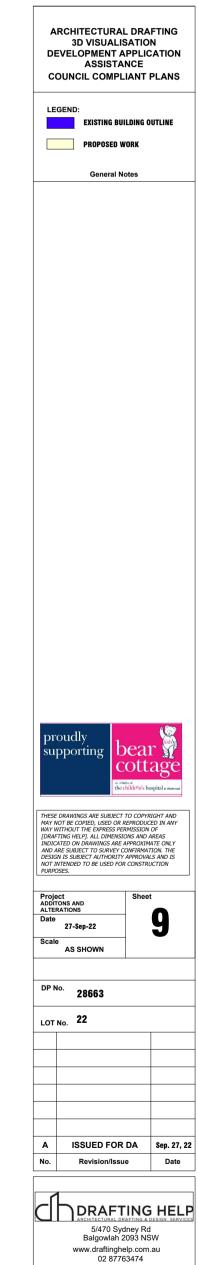
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:100

2m 0 2m 4m 6m 8m 10m

NOTE:
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61 DOLPHON CRES. AVALON BEACH 2107

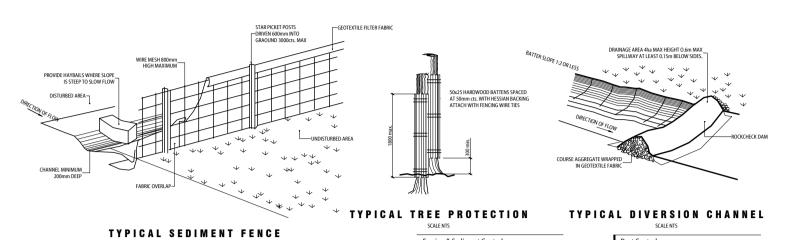


**MATTHEW DENT** 

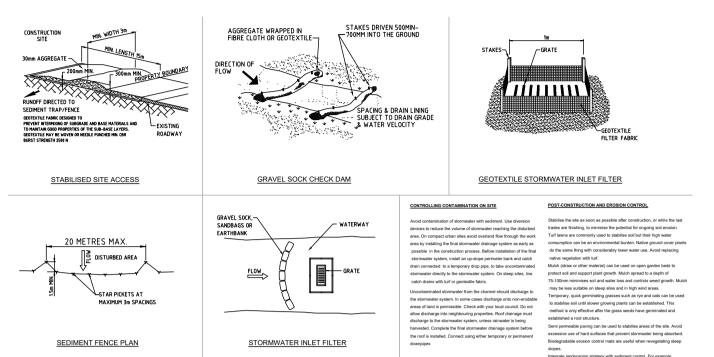
61 DOLPHON CRES. Avalon Beach

DP: **28663** LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

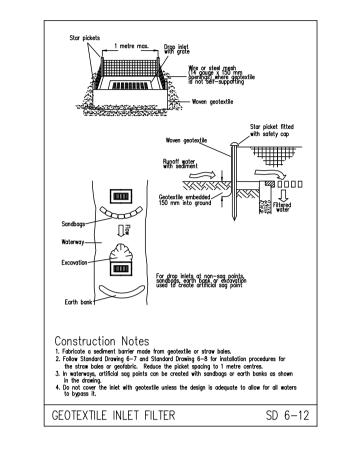
LEGEND: EXISTING BUILDING OUTINE SMOKE ALARMS TO COMPLY WITH AS 3786

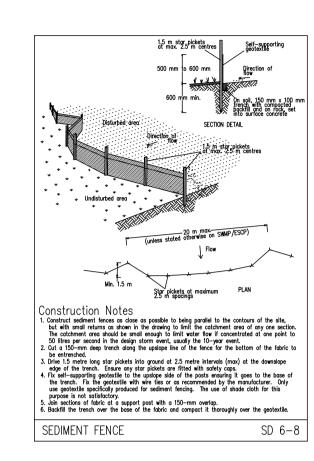






SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS





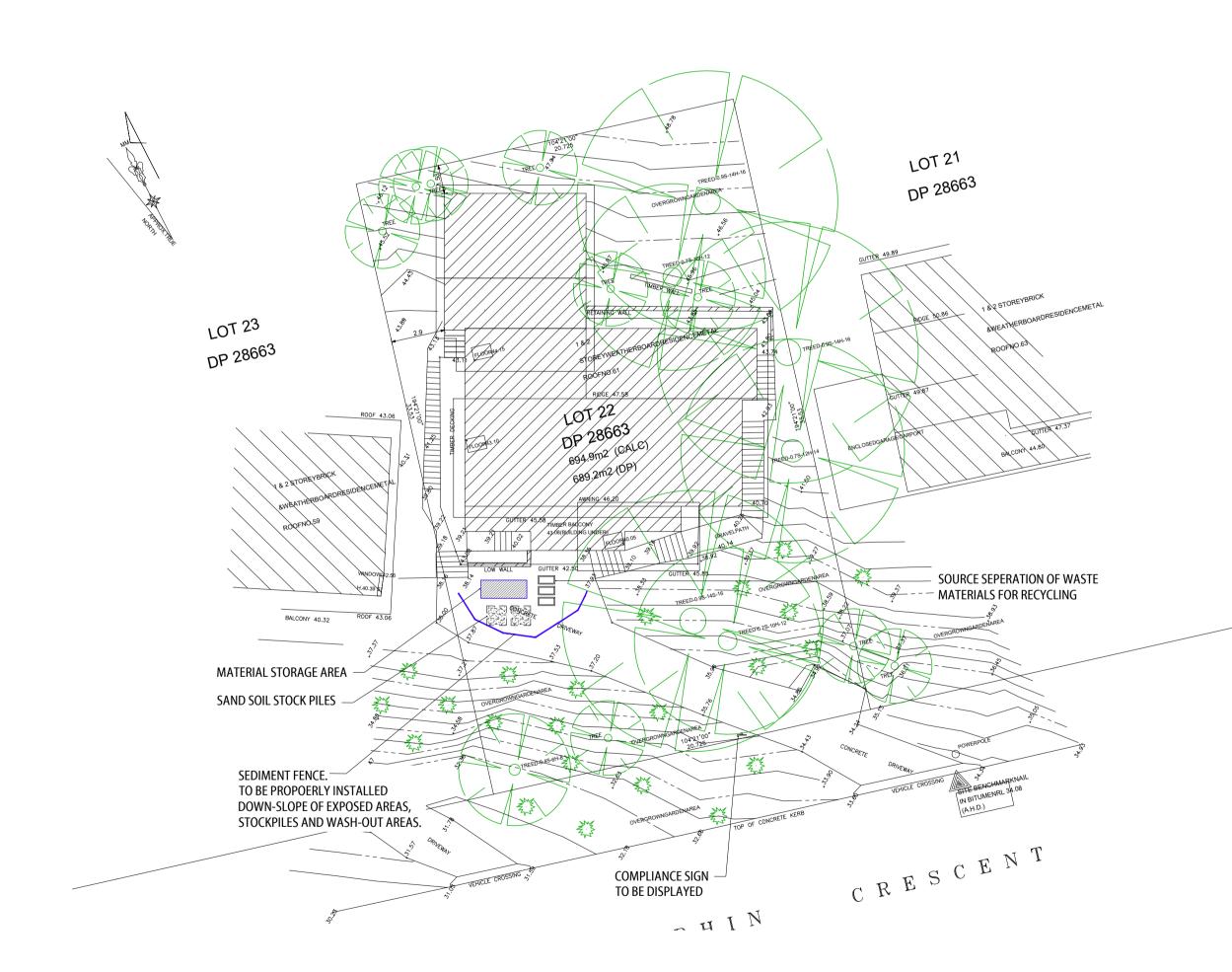


ALL VEHILCES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN TAHT AREA

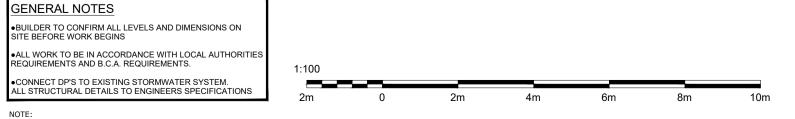




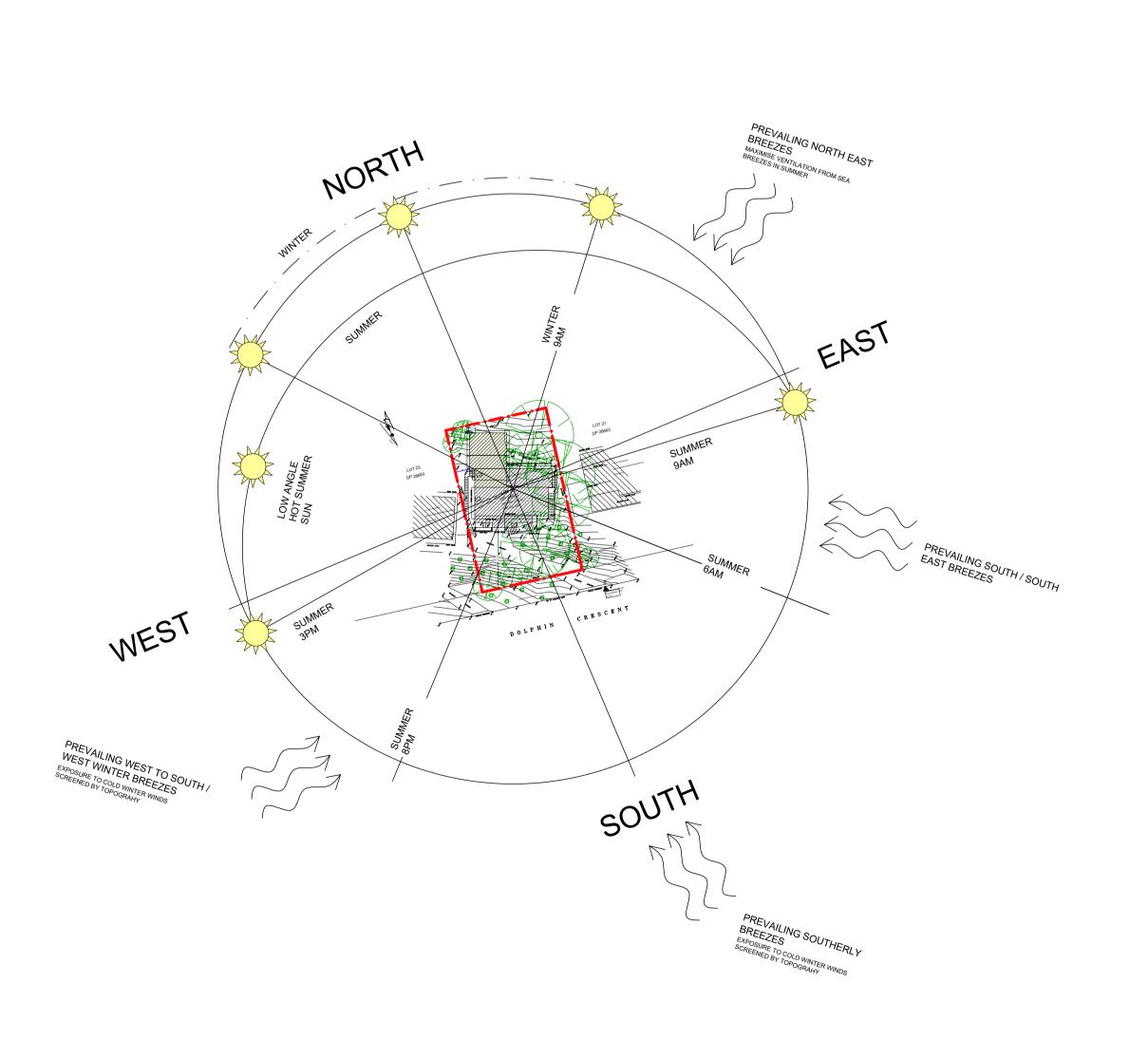
WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST.



### **SEDIMENT & EROSION PLAN SCALE 1:200**



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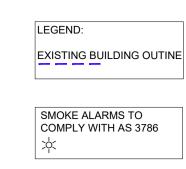
# N



DP: **28663** LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M

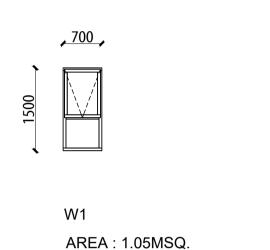
**NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

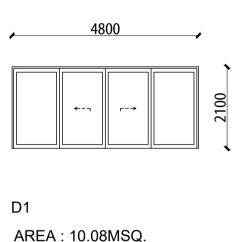
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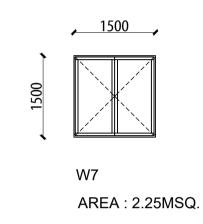
# NEW WINDOWS AND DOORS FOR BASIX CERT.

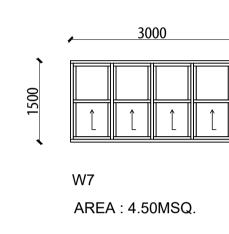
### **SOUTH ELEVATION**

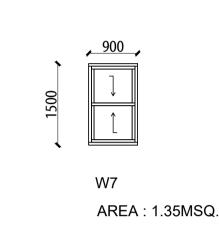


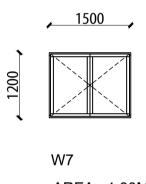


### **WEST ELEVATION**

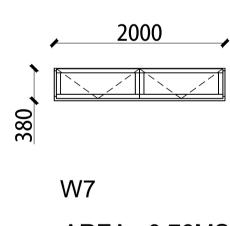




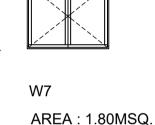




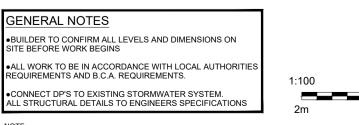


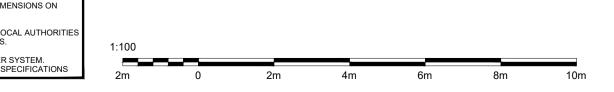






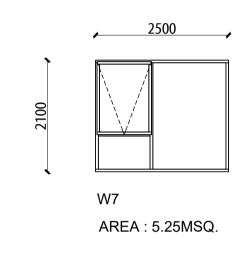
NOTE: ALL WINDOWS AND DOORS MUST BE CHECKED AND MEASURED BY THE WINDOW / DOOR MANUFACTURER BEFORE ORDERING

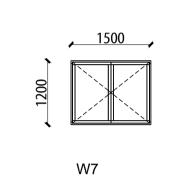




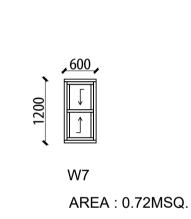
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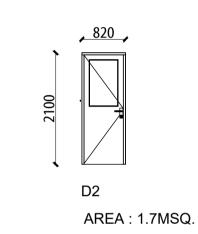
## **EAST ELEVATION**

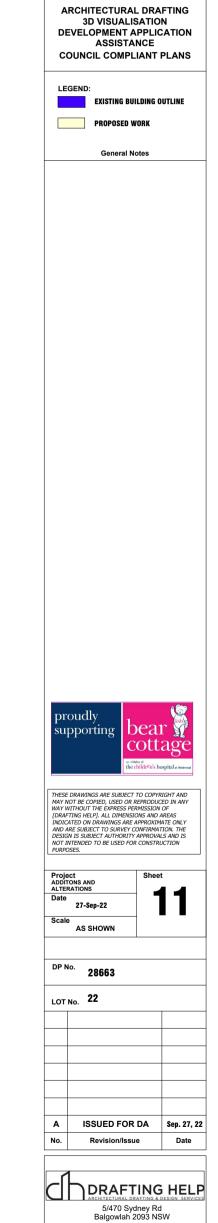




AREA: 1.8MSQ.







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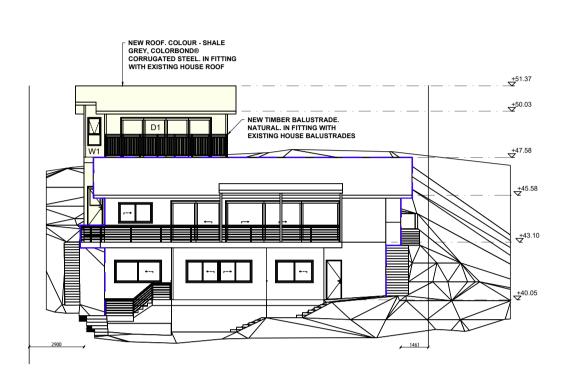
DP: **28663** LOT No. 22 SITE AREA: 694.90MSQ. EXIST. GFA: 205.00MSQ. PROPOSED GFA: 67.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS: NEW 3RD STOREY ADDITION AT REAR OF DWELLING** 

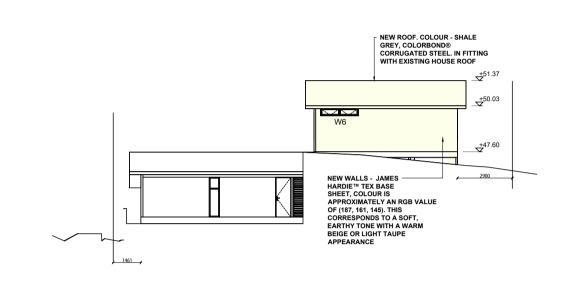
LEGEND: EXISTING BUILDING OUTINE

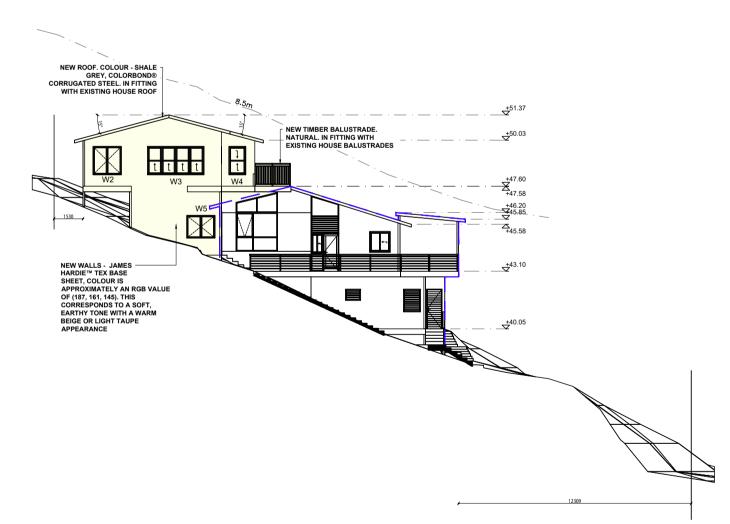
SMOKE ALARMS TO

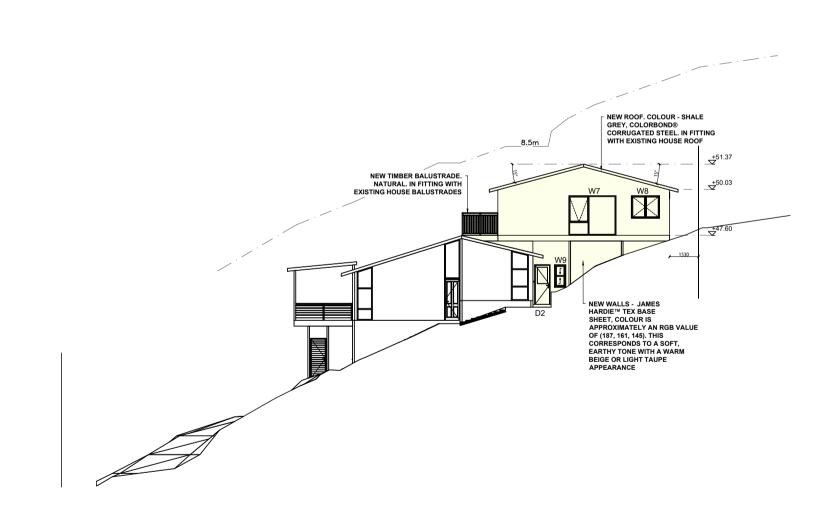
# NOTIFICATION PLAN

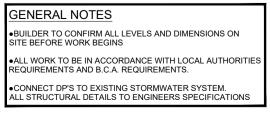








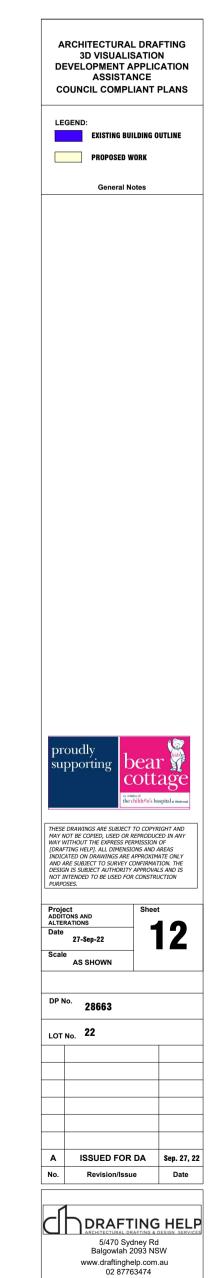






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**MATTHEW DENT** 

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