

DEVELOPMENT PROPOSAL

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 OUTLINE
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 .



NEW REAR EXTENSION

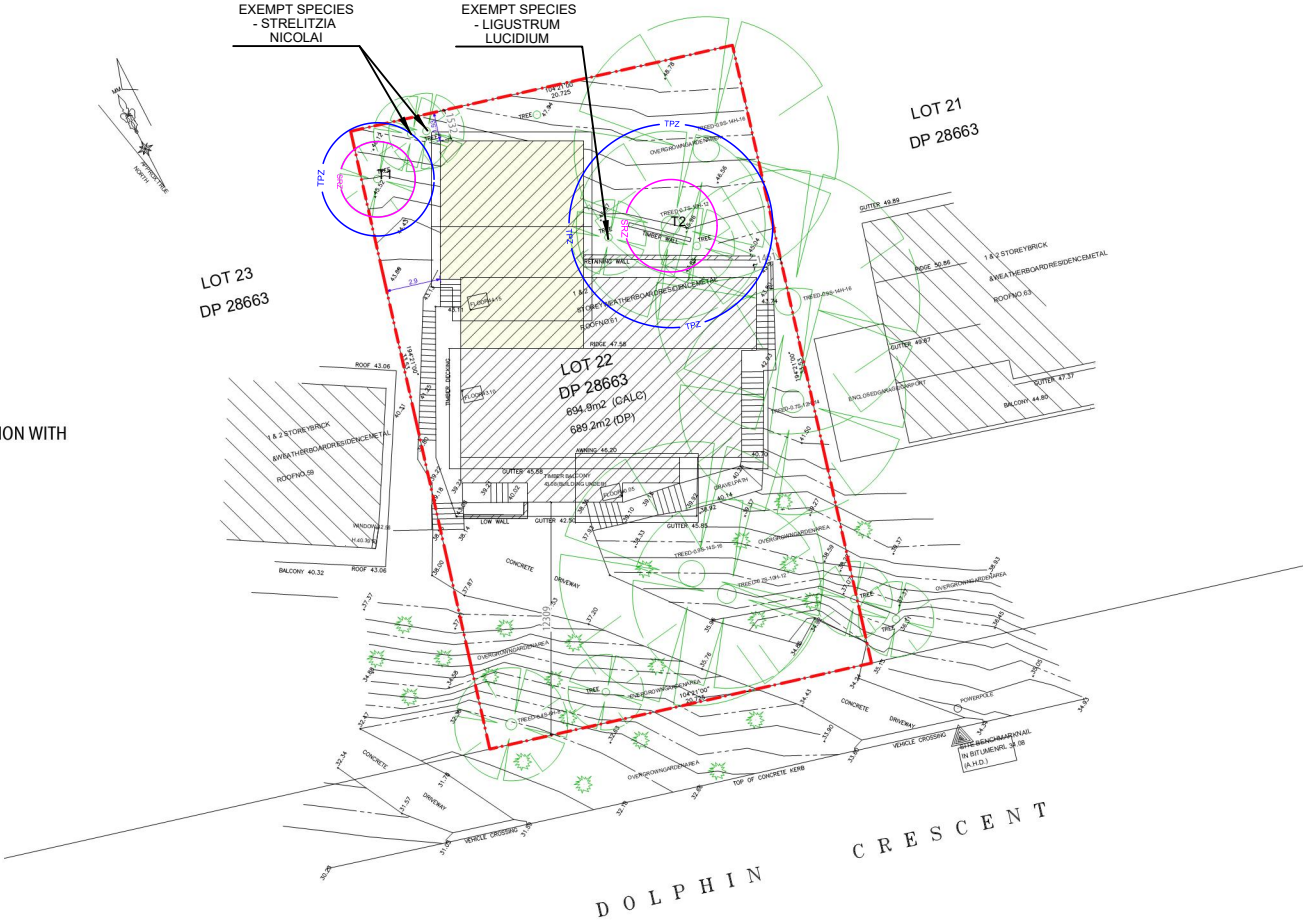
GENERAL NOTES

- 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 OPS TO EXISTING STORMWATER SYSTEM
- ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:100

0 2m 4m 6m 8m 10m

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



SITE PLAN
SCALE 1:200

TREE LOCATION, TPZ AND SRZ PLAN

SITE PLAN (DRAFTING HELP- 27/09/2022) WITH TREE PROTECTION ZONE AND STRUCTURAL ROOT ZONE OVERLAY (PEAKE ARBORICULTURE 20/03/25).

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT PREPARED FOR 61 DOLPHIN CRES, AVALON BEACH NSW 2107, BY PEAKE ARBORICULTURE (20/03/2025).



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LEGEND
TREE PROTECTION ZONE
STRUCTURAL ROOT ZONE

- NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS & OTHERCODES:
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 DRIVewaysSPECIFICATIONS
- SYDNEY WATER TECHNICAL GUIDELINES: BUILDING OVER AND ADJACENT TO PIPE ASSETS

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

Alterations and Additions

Certificate number: A1704622

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given in the document entitled "BASIX Certificate" dated 19/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 16 September 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW

Project address	
Project name	54024, 61 Dolphin Crescent
Street address	61 DOLPHIN CRESCENT AVALON BEACH 2107
Local Government Area	Northern Beaches Council
Plan name and number	Proposed Plan DP28663
Lot number	22
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The proposed development used for my renovation work is a \$50,000 or more, and does not include a pool (swim spa).
N/A	N/A
Certificate Prepared by	
Name / Company Name: Max Brighman	
ABN of applicant: 90897024084	

Fixtures and systems	Show on DA Plans	Show on CCODC 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 showheats 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 CCODC Plans & specs	Certifier Check
Insulation requirements	The applicant must construct the new or altered construction (floors, walls, and ceiling/ceiling) in accordance with the specifications listed in the table below, except for different insulation if it is required where the area of new construction is less than 2m2. If 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	
suspended floor with open subfloor (timber joist)	R0.8 (down) (or R1.50 including construction)	N/A	
floor above existing dwelling or building	Nil	N/A	
external wall (weatherboards, form, masonry etc)	R1.30 (or R1.70 including construction)	N/A	
roof ceiling, pitched/flat roof, framed	ceiling: R0.60 (up), roof: battlement	medium colour absorbance 0.475 - 0.70	

Glazing requirements	Show on DA Plans	Show on CCODC Plans & specs	Certifier Check
Windows and glazed doors	The applicant must detail 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 tinted 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 plastic core glass, or double glazing, or laminated glass, or triple glazing (clazing) must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For pergolas described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 100 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 louvers must have louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers must not be more than 50 mm.		

Glazing requirements						Show on DA Plans	Show on CC/DC 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	S	1.35	0	0	none/ veranda/ pergola/porch canopy =>400 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.86)		
D1	S	10.08	0	0	none/ veranda/ pergola/porch canopy =>400 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.86)		
W2	W	2.25	0	0	none/ veranda/ pergola/porch canopy =>400 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.86)		
W3	W	4.5	0	0	none/ veranda/ pergola/porch canopy =>400 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.86)		
W5	W	1.3	0	0	none/ veranda/ pergola/porch canopy =>400 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.86)		

Glazing requirements							Show on DA Plans	Show on CCODC 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	0.78	0	0	none/ veranda/ pergola/ canopy >=450 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.86)			
W7	E	5.26	0	0	none/ veranda/ pergola/ canopy >=450 mm	timber or uPVC, single (pergola) low (U-value 3.95, SHGC: 0.4)			
W8	E	1.8	0	0	none/ veranda/ pergola/ canopy >=450 mm	timber or uPVC, single (pergola) low (U-value 3.95, SHGC: 0.4)			
W9	E	0.72	0	0	none/ veranda/ pergola/ canopy >=450 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.86)			
D2	E	1.7	0	0	none/ veranda/ pergola/ canopy >=450 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.86)			

61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLAINT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK
General Notes

proudly supporting **BEAR COTTAGE**

Project Address and Alterations
Date: 27-Sep-22
Scale: AS SHOWN
Sheet: 1
DP No.: 28663
LOT No.: 22

A ISSUED FOR DA Sep. 27, 22
No. Revision/Issue Date

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Project Name and Address
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