# PROPOSED DEVELOPMENT

PROJECT ADDRESS: 9 ALLINGTON CRESCENT,
ELANORA HEIGHTS NSW
LOT 43 DP 219787

CLIENT: GAVIN GLOZIER AND KLYTIE

COUNCIL: NORTHERN BEACHES COUNCIL

STATUS: 4.55 MODIFICATION

| DRAWING SCHEDULE | |
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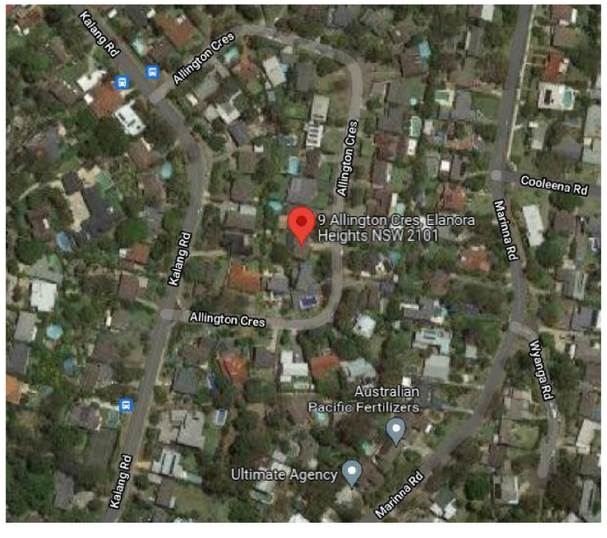
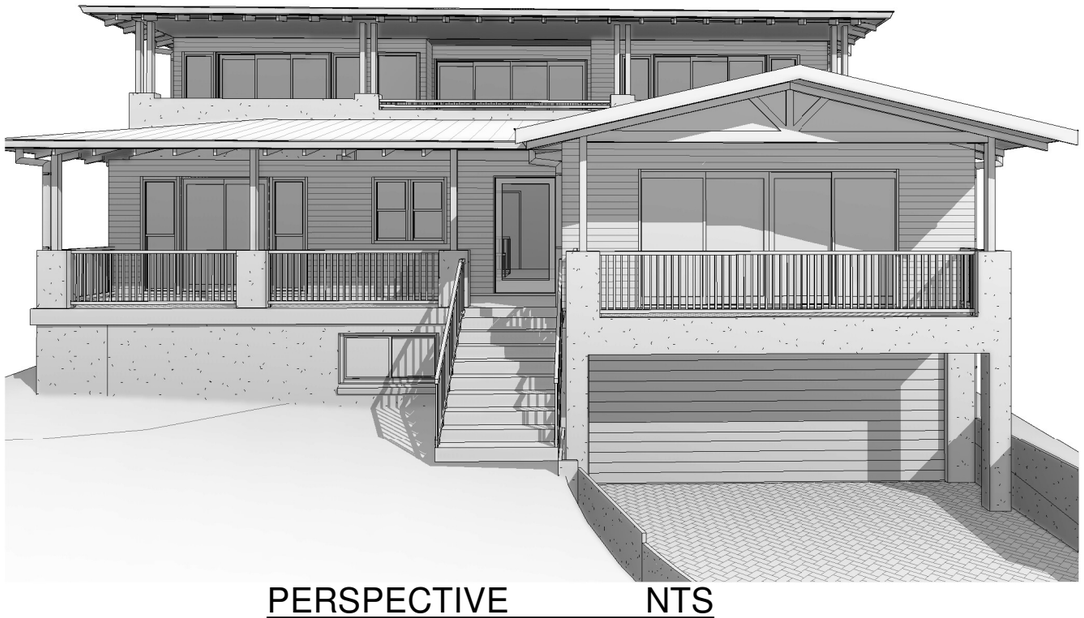



SITE LOCATION NTS



PERSPECTIVE NTS

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
COVER SHEET

JOB REF 1514DA
DRAWING DA01

DATE
APRIL 2025

SCALE

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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# GENERAL SPECIFICATIONS

The building works included in the subject application will comply with
relevant deemed-to-satisfy provisions of the National Construction Code
2022 (NCC 2022) and BCA Standards included in this code. All relevant Australian Standards of construction, including (as
applicable), but not limited to the following:

National Construction Code 2022 - NCC 2022 Volume Two - Building Code of Australia Class 1 and 10 buildings

Section H Class 1 and 10 buildings;

All building elements will comply with the following clauses which include objectives, statements and performance requirements for all building in this class.

Part H1 Footings and slabs

This Part focuses on safeguarding people from injury caused by structural failure, loss of amenity caused by structural behaviour (deflections, creep, vibration, settlement and the like), protection of other property from physical damage caused by structural failure and safeguarding people from injury that may be caused by failure of, or impact with, glazing.

Part H2 Damp and Weatherproofing

This Part focuses on reducing the risk of illness or injury as a result of the effects of moisture on a building, including surface water, weather and waste water discharge. It also includes requirements to prevent waste water discharge from damaging other property adjoining the site.

Part H3 Fire Safety

This Part is intended to minimise the risk of illness, injury or loss of life occurring due to fire. It includes requirements to avoid the spread of fire between buildings (including garage-top dwellings), smoke alarms and evacuation lighting in Class 1b buildings.

Part H4 Health and amenity

This Part is intended to address several factors which impact on health and amenity. These factors include, waterproofing of wet areas, room heights, kitchen, laundry and toilet facilities, lighting, ventilation, sound insulation and condensation.

Part H5 Safe movement and access

This Part is intended to reduce the likelihood of people being injured when accessing or moving about a building. It does this by setting requirements for the construction of stairways and ramps, slip resistance, and the design and construction of barriers to prevent falls.

Part H6 Energy efficiency

This Part is intended to improve the efficient use of energy in building design and construction, as well as the energy usage by key equipment installed in a building.

Part H7 Ancillary provisions and additional construction requirements

This Part contains requirements which operate alongside the requirements of other Parts of NCC Volume Two, to address specific types of ancillary structures such as swimming pools, heating appliances and fireplaces, and private bushfire shelters. This Part also includes additional requirements for construction in alpine areas and designated bushfire prone areas.

Part H8 Livable housing design

This Part sets out requirements for dwellings to include features that are designed to improve their accessibility and usability for occupants and visitors, including those with a mobility-related disability.

- General Provisions as Applicable

AS 3959 Construction of Building sin Bushfire Prone Areas

- Site Establishment/Demolition

AS 2601 - The Demolition of Structures
AS/NZS 4576 - Guidelines for Scaffolding
AS/NZS 1576.1 - Scaffolding - General Requirements
AS/NZS 4994.2 - Temporary Roof Edge Protection for Housing and Residential Buildings
Code of Practice for the Safe Removal of Asbestos, NOHSC:2002
Guide to the Control of Asbestos Hazards in Buildings and Structures, NOHSC:3002

- Earthworks

*Refer to Structural Engineers Design and Specifications*
Earthworks are to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979
Building Code of Australia Part 3.1.1 - Earthworks
AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments

- Stormwater Drainage

*Refer to Hydraulic Engineer's Design and Specifications*
Building Code of Australia Part 3.1.2 - Drainage
AS/NZS 3500 - National Plumbing and Drainage Code - Stormwater Drainage

- Retaining Walls

*Refer to Structural Engineers Design and Specifications*
AS 1720.1 - Timber Structures - Part 1 - Design Methods
AS 1720.2 - Timber Structures - Part 2 - Timber Structures - Timber Properties
AS 3600 - Concrete Structures
AS 3700 - Masonry Structures
AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments
AS 4678 - Earth Retaining Structures

- Drainage and Plumbing

*Refer to Hydraulic Engineer's Design and Specifications*
Building Code of Australia Part 3.1.2 - Drainage
AS/NZS 3499 - Water Supply - Flexible Hose Assemblies
AS/NZS 3500 - National Plumbing Code
AS/NZS 3500.1 - Water Supply
AS/NZS 3500.2 - Sanitary Plumbing and Sanitary Drainage
AS/NZS 3500.3 - Stormwater Drainage
AS/NZS 3500.4 - Hot Water Supply
AS/NZS 3500.5 - National Plumbing and Drainage - Domestic Installations
AS 3740 - Waterproofing of Wet Areas Within Residential Buildings
AS 1357.1 - Valves Primarily for Use in Heated Water Systems - Protection Valves
AS 1357.2 - Valves Primarily for Use in Heated Water Systems - Control Valves
AS/NZS 4858 Wet Area Membranes
AS 5601 - Gas Installations

- Termite Protection

*Refer to Structural Engineer's Design and Specifications*
Building Code of Australia Part 3.1.3 - Termite Risk Management
AS 3660.1 - Protection of Buildings from Subterranean Termites
Upon completion, a durable notice must be permanently fixed to the building in a suitable location, such as a meter box or the like, indicating: the method of protection; the date of installation of the system; and where a chemical barrier is installed, its life expectancy as listed on the National Registration Authority label; and the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

- Footings and Slabs

*Refer to Structural Engineer's Design and Specifications*
*Refer to Geotechnical Engineer's Report for soil classification*
Building Code of Australia Part 3.2 - Footings and Slabs
AS 2870 - Residential Slabs and Footings
AS 3600 - Concrete Structures
AS 2159 - Piling - Design and Installation

- Masonry

*Refer to Structural Engineer's Design and Specifications*
Building Code of Australia Part 3.3 - Masonry
AS/NZS 2904 - Damp-proof courses and flashings
AS/NZS 2699.1 - Built-in Components for Masonry Construction - Wall Tiles
AS/NZS 2699.2 - Built-in Components for Masonry Construction - Connections and Accessories
AS/NZS 2699.3 - Built-in Components for Masonry Construction - Lintels and Shelf Angles (Durability Requirements)
AS 3972 - Portland and Blended Cements
AS 3660.1 - Termite Management - New Building Work
AS 3660.2 - Termite Management - In and Around Existing Buildings and Structures - Guidelines

- Structural Steelwork

*Refer to Structural Engineer's Design and Specifications*
Building Code of Australia Part 3.4 - Framing
AS 4100 - Steel Structures
AS/NZS 4600 - Cold-formed Steel Structures
AS 3678 - Structural Steel - Hot Rolled Plates, Floorplates, and Slabs
AS 1111 - ISO Metric Hexagon Commercial Bolts and Screws
AS 1554 - Structural Steel Welding
AS 1163 - Structural Steel - Hollow Sections
AS 1627.4 - Metal Finishing - Abrasive Blast Cleaning
AS 1627.5 - Metal Finishing - Pickling, Descaling and Oxide Removal
AS 2327.1 - Composite Structures - Simply Supported Beams
AS/NZS 3750.1 - Paints for Steel Structures - Part 1 Epoxy Mastic (Two Pack)
AS/NZS 3750.13 - Paints for Steel Structures - Part 13 Epoxy Primer (Two Pack)
AS/NZS 3750.14 - Paints for Steel Structures - Part 14 High-build Epoxy (Two Pack)
AS/NZS 3750.15 - Paints for Steel Structures - Part 15 Inorganic Zinc Silicate Paint

- Timber Floor, Wall, Roof Framing, Structural Flooring

*Refer to Structural Engineer's Design and Specifications*
Building Code of Australia Part 3.4 - Framing
AS 1684 - Residential Timber Framed Construction
AS 1720.1 - Timber Structures - Part 1 Design Methods
AS 1720.2 - Timber Structures - Part 2 Timber properties
AS 3623 - Domestic metal Framing
AS 4440 - Installation of Nailplated Timber Roof Trusses
AS 1680.2 - Particleboard Flooring - Installation
AS 2269 - Plywood - Structural
AS 2270 - Plywood and Blockboard for Internal Use
AS 2271 - Plywood and Blockboard for External Use
AS/NZS 1604.2 - Reconstituted Wood Based Products
AS/NZS 1604.3 - Plywood
AS/NZS 1604.4 - Laminated Timber Veneer
AS/NZS 1859.1 - Reconstituted Wood Based Panels - Specifications - Particleboard
AS/NZS 1859.2 - Reconstituted Wood Based Panels - Specifications - Dry Processed Fibreboard
AS/NZS 1859.3 - Reconstituted Wood Based Panels - Specifications - Decorative Overlaid Wood Panels
AS/NZS 1859.4 - Reconstituted Wood Based Panels - Specifications - Wet Processed Fibreboard
AS 1860 - Installation of Particleboard Flooring
AS 4786.2 - Timber Flooring - Sanding and Finishing
AS 1657 - Fixed Platforms, Walkways, Stairways and Ladders - Design, Construction and Installation

- Roof and Wall External Linings

*Refer to Schedule of External Finishes for selection of external linings*
Building Code of Australia part 3.5 - Roof and Wall Cladding
AS 2049 - Roof Tiles
AS 2050 - Installation of Roof Tiles
AS 1562.2 - Design and Installation of Sheet Roofing and Wall Cladding - Metal
AS/NZS 1562.2 - Design and Installation of Sheet Roof and Wall Cladding - Corrugated fibre-reinforced Cement
AS/NZS 4256 - Plastic Roof and Wall Cladding Materials
AS 1562.3 - Plastic Sheet Roofing
AS/NZS 4200 - Installation of Pliable Membrane and Underlay

- Ceiling, Wall and Floor Internal Linings

*Refer to Schedule of Internal Finishes for selection of internal linings*
AS 2588 - Gypsum Plasterboard
AS 2589 - Gypsum Linings in Residential and Light Commercial Construction - Application and Finishing

AS2455 - Textile Floor Coverings - Installation Practice
AS 3958.1 - Ceramic Tiles - Part 1 Guide to the Installation of Ceramic Tiles
AS 3958.2 - Ceramic Tiles - Part 2 Guide to the selection of Ceramic Tile System
AS 2358 - Adhesives for Fixing Ceramic Tiles

AS2455 - Textile Floor Coverings - Installation Practice
AS 3958.1 - Ceramic Tiles - Part 1 Guide to the Installation of Ceramic Tiles
AS 3958.2 - Ceramic Tiles - Part 2 Guide to the selection of Ceramic Tile System
AS 2358 - Adhesives for Fixing Ceramic Tiles

- Stairs, Balustrades and Pool Fencing

Building Code of Australia Part 3.9 - Safe Movement and Access
AS 1926 - Swimming Pool Safety

- Insulation

*Refer to Architectural Drawings for Insulation Locations and R-Value Requirement*
Building Code of Australia Part 3.12 - Energy Efficiency
AS 3999 - Thermal Insulation of Dwellings - Bulk Insulation - Installation Requirements
AS/NZS 4200.1 - Pliable Building Membranes and Underlays - Part 1 Materials
AS/NZS 4200.2 - Pliable Building Membranes and Underlays - Part 2 Installation Requirements
AS/NZS 4859.1 - Materials for the Thermal Insualtion of Buildings

- Roof Plumbing

*Refer to Hydraulic Engineer's Design and Specification*
*Refer to Architectural Drawings for downpipe locations*
*Refer to Schedule of External Finishes for Roof Plumbing and Downpipe Selection*
Building Code of Australia Part 3.1.2 - Drainage
AS 3500.2 - National Plumbing and Drainage - Sanitary Plumbing and Drainage
AS 2179.1 - Specifications for Rainwater Goods - Selection and Installation
AS 2180 - Metal Rainwater Goods - Selection and Installation

- Smoke Alarms and Fire Safety

Building Code of Australia Part 3.7 - Fire Safety
AS 2918 - Domestic Solid Fuel Burning Appliances - Installation

- Landscaping

*Refer to Architectural Drawings for general landscaping scope and locations*
AS 4419 - Soils for Landscaping and Garden Use
AS 4454 - Compost, Soil Conditioners and Mulches
AS 3743 - Potting Mixes
AS 3727 - Guide to Residential Pavements

- Windows, Doors and Glazing

*Refer to Schedules of finishes for window, door and glazing selection and finishes*
*Refer to Window and Door Schedule for window and door type, size and location*
*Refer to Architectural Drawings for internal doors location*
Building Code of Australia Part 3.6 - Glazing
AS 1288 - Glass in Buildings - Selection and Installation
AS 2047 - Windows in Buildings - Selection and Installation
AS/NZS 2208 - Safety Glazing Materials in Buildings
AS 2688 - Timber Doors
AS 2689 - Tiber Door Sets
AS 4285 - Skylights
AS/NZS 2803 - Doors - Security Screens
AS/NZS 2804 - Installation of Security Screen Doors
AS/NZS 4604 - Security window grilles
AS/NZS 4605 - Installation of Security Window Grilles

- Electrical Installation

Electrical installation must be undertaken in accordance with the Supply Authority's requirements. The electrical contractor shall obtain relevant approvals and provide the builder with appropriate certificates.
AS/NZS 3000 - Electrical Installations
AS/NZS 3006 - Adequate Electrical Installations in Domestic Premises

- Wet Areas

Building Code of Australia Part 3.8.1 - Health and Amenity
AS 3740 - Waterproofing of Wet Areas Within Residential Buildings
AS 4386.1 - Domestic Kitchen Assemblies - Kitchen Units
AS 4386.2 - Domestic Kitchen Assemblies – Installation

- Painting

AS/NZS 2311 - Guide to the Painting of Buildings
AS/NZS 2312 - Guide to the Protection of Structural Steel against Exterior Atmospheric Corrosion by the Use of Protective Coatings

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
GENERAL SPECIFICATIONS

JOB REF 1514DA
DRAWING DA02
DATE APRIL 2025
SCALE NTS

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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## FLOOR SPACE RATIO

| SITE AREA | 699 Sq Mts |
|---|---|
| **FLOOR AREAS:** | |
| LOWER GROUND FLOOR: | 92.26 m2 |
| GROUND FLOOR: | 152.10 m2 |
| FIRST FLOOR FLOOR: | 97.45 m2 |
| **TOTAL FLOOR SPACE AREA** | (92.26 + 152.10+97.45) **= 341.81 m2** |
| **FLOOR SPACE RATIO** | ((341.81 / 699) * 100) **= 48.89%** |

## IMPERVIOUS AREA, CUT AND FILL

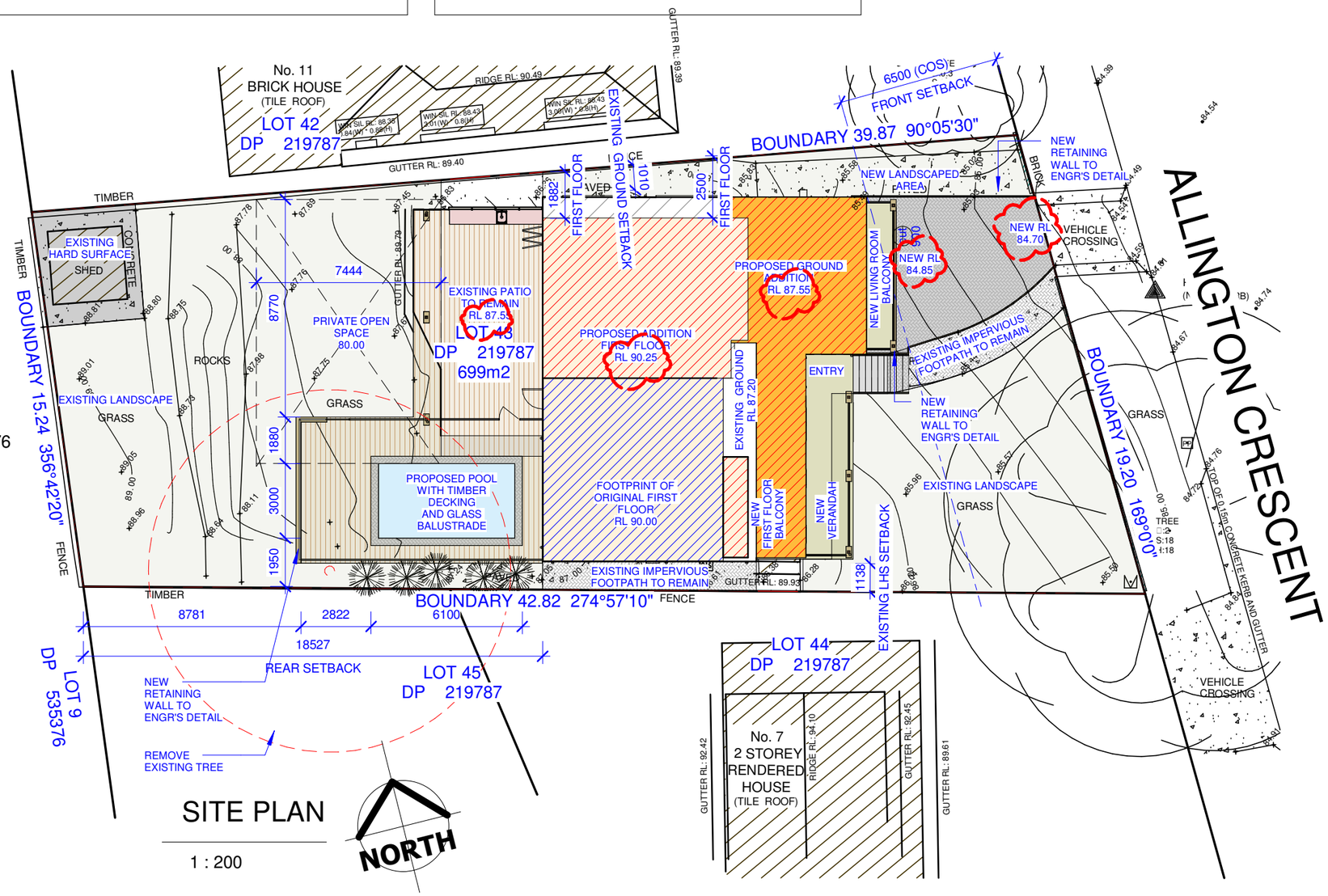
| SITE AREA | 699 Sq Mts |
|---|---|
| EXISTING IMPERVIOUS FOOTPATH | 22.19 m2 |
| DRIVEWAY | 34.16 m2 |
| **TOTAL IMPERVIOUS AREA** | (22.19 + 34.16) **= 56.79 m2** |
| **MAXIMUM CUT FOR LOWER GROUND** | **140 m3** |
| **MAXMIMUM CUT FOR POOL** | **51.13 m3** |
| **MAXIMUM FILL FOR RETAINING WALLS** | **10 m3** |

## BUILT-UPON AREA

| SITE AREA | 699 Sq Mts |
|---|---|
| **FLOOR AREAS:** | |
| DWELLING | 172.00 m2 |
| PATIO AND DECK | 94.42 m2 |
| IMPERVIOUS AREA | 56.79 m2 |
| EXISTING HARD SURFACE | 18.81 m2 |
| **TOTAL BUILT-APON AREA** | (172.00 + 94.42 + 56.79 + 18.81) **= 342.02 m2** |

## DEVELOPMENT CALCULATION

| SITE AREA | 699 Sq Mts |
|---|---|
| **FLOOR AREAS:** | |
| **LOWER GROUND:** | |
| GARAGE (PROPOSED) | 36.76 m2 |
| STORE (PROPOSED) | 10.65m2 |
| OFFICE (PROPOSED) | 12.50 m2 |
| STAIRWELL(PROPOSED) | 6.35 m2 |
| HALLWAY (PROPOSED) | 4.00 m2 |
| CELLAR (PROPOSED | 9.00 m2 |
| STORAGE (PROPOSED) | 13.00 m2 |
| LOWER GROUND TOTAL AREA: | **92.26 m2** |
| **GROUND FLOOR:** | |
| GROUND FLOOR AREA(EXISTING) | 99.96m2 |
| GROUND FLOOR AREA(PROPOSED) | 52.14 m2 |
| GROUND FLOOR TOTAL AREA: | **152.10 m2** |
| BALCONY GROUND(PROPOSED) | 7.16 m2 |
| VERANDAH (PROPOSED) | 23.95 m2 |
| PATIO AREA | 76.50 m2 |
| **FIRST FLOOR:** | |
| FIRST FLOOR (EXISTING) | 45.04 m2 |
| FIRST FLOOR (PROPOSED) | 52.41 m2 |
| FIRST FLOOR TOTAL AREA: | **97.45 m2** |
| FIRST FLOOR BALCONY (PROPOSED) | 22.80 m2 |
| **TOTAL ENCLOSED AREA** | **341.81 m2** |




SITE PLAN

1 : 200

9
DP 535376

## DA COMPLIANCE TABLE

SITE DETAILS

SITE AREA: 699 SQM.
FRONTAGE: 19.20 M

| ITEM | CONTROL ALLOWANCE | CONTROL PROVIDED | COMPLIES |
|---|---|---|---|
| FRONT SETBACK | 6.50 m min. | 6.68 m | YES |
| REAR SETBACK | 6.50 min. | 18.52 m | YES |
| SIDE SETBACK - LHS | 2.5m to one side and 1.0m for other side | 1.14 m existing ground floor | NA |
| SIDE SETBACK - RHS | 2.5m to one side and 1.0m for other side | 1.00 m existing ground floor 2.50 m first floor | YES |
| HEIGHT | 8.50 m max | 8.45 m | YES |
| LANDSCAPE AREA | 50% (349.5 m2) | 333.327 (Landscape) + 18.82 (Hard Surface) + 22.43 (Footpath) + 42.10 (Driveway) = 416.67 or 59.60 % | YES |
| PRIVATE OPEN SPACE | 80.00 m2 | >80 m2 | YES |
| FLOOR SPACE RATIO | | ((331 / 699) * 100) **= 47.35%** | |
| BUILT UPON AREA | | 357.23 m2 | |

4.55 MODIFICATION

A3 ORIGINAL SIZE

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CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
SITE PLAN

JOB REF 1514DA
DRAWING DA03

DATE
APRIL 2025

SCALE
As indicated

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
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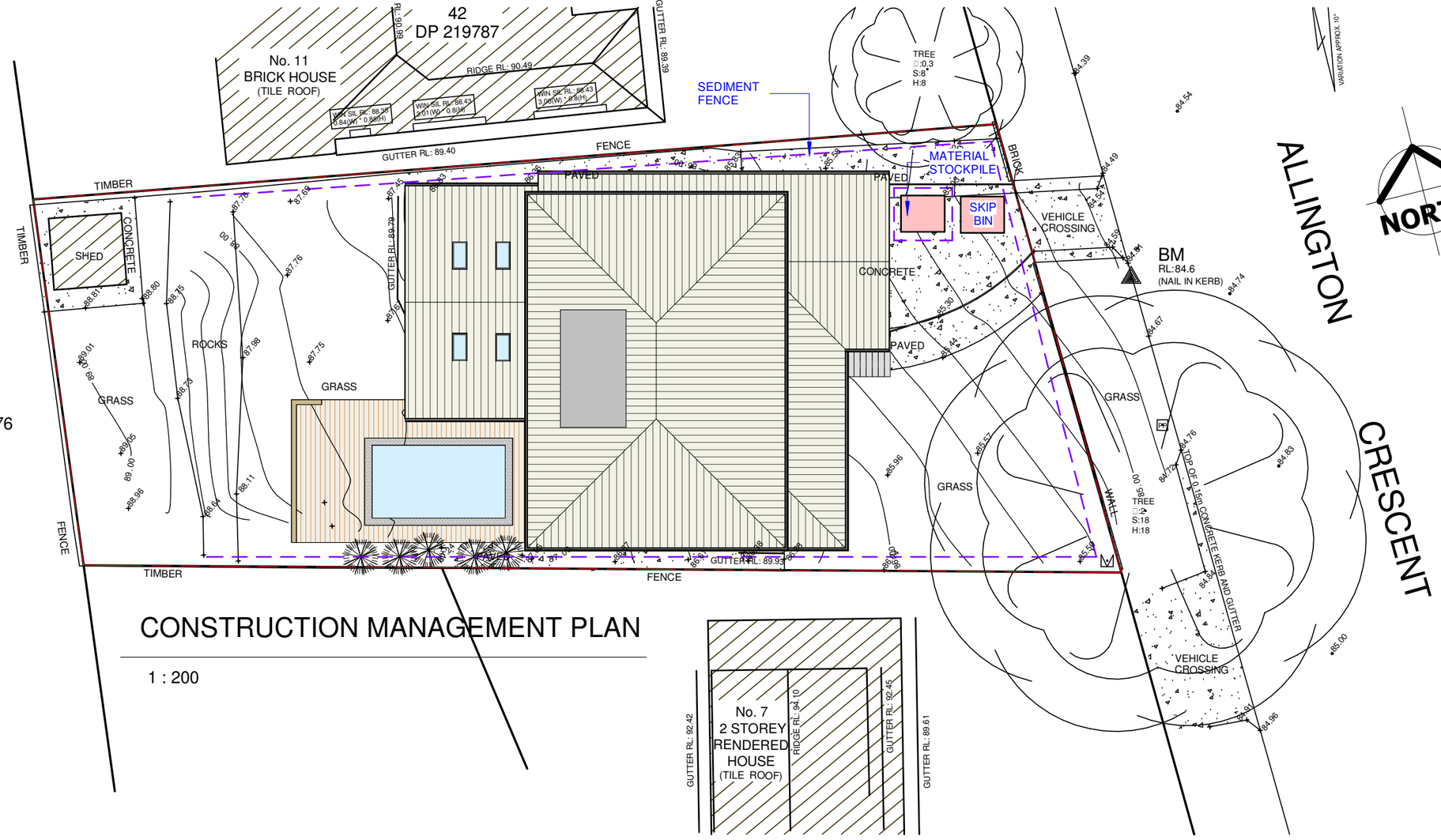


# CONSTRUCTION MANAGEMENT PLAN

1 : 200




**Prescribed Conditions:**
A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
(i) showing the name, address and telephone number of the Principal Certifier for the work, and
(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
(iii) stating that unauthorised entry to the work site is prohibited.
Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

## CONSTRUCTION MANAGEMENT NOTES

Sediment & Erosion Control:

The sediment & erosion controls shall be maintained effectively for the duration of the project. They shall not be removed until the site has been stabilised or landscaped to the principal certifying authorities satisfaction.
A single all weather access way shall be provided at the front of the property consisting of 50-80 mm aggregate or similar material with a minimum thickness of 150 mm laid over needle-punched geotextile fabric and installed prior to any works being commenced on site.
The contractor shall ensure that no spoil or fill encroaches upon adjacent areas during the project.
The contractor shall ensure that all kerb inlets and drains affected by stormwater flow from the site are protected at all times during the project. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage. These shall be regularly maintained during the project.
The street / road shall be kept clean from dirt and debris from vehicles departing the site.
Sediment fencing shall be secured to posts (if star pickets or similar are used then plastic safety caps shall be installed on top of the posts) at 2000 mm intervals with the geotextile fabric embedded a minimum of 200 mm into the soil.
All the topsoil stripped from the site shall be stockpiled such that it does not interfere with drainage lines and stormwater inlet pits. The stockpile shall be suitably covered with an impervious membrane and screened by sediment fencing.

Soil Conservation:

Prior to the commencement of the site works the following shall be provided to capture water borne sediments:
- Sediment fencing
- Sediment trap
- Washout area

These shall be maintained regularly during the course of the construction with the sediment trap cleaned after each storm event.

Sediment Fence:

Provide sediment fence on down slope boundary as shown on plan.
Geotextile fabric to be buried 200 mm below ground at the lower edge.
Drainage area is 0.5 HA with a maximum slope gradient 1:2 and a maximum slope length of 50 m.

Sediment Trap:

A 1000 x 1000 mm square by 500 mm deep pit located at the low point of the site.

Washout Area:

The washout area shall be 1800 x 1800 mm allocated for the washing of tools and equiptment with a minimum thickness off 100 mm clean sand.

Building Material Stockpiles

Where there are stockpiles of materials on site they shall be located al least 2000 mm away from any hazard including surfaces with grades greater than 15%, away from zones of concentrated stormwater flows, away from driveways, temporary vehicular accessways, footpaths, nature strips, kerbs, open swales & the drip zone of trees.
Sediment fencing shall be installed downslope of all stockpiles.
The stockpile shall be covered with an impervious cover and held down firmly at all corners & sides.

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN
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9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
CONSTRUCTION MANAGEMENT PLAN

JOB REF 1514DA
DRAWING DA04
DATE APRIL 2025
SCALE 1 : 200

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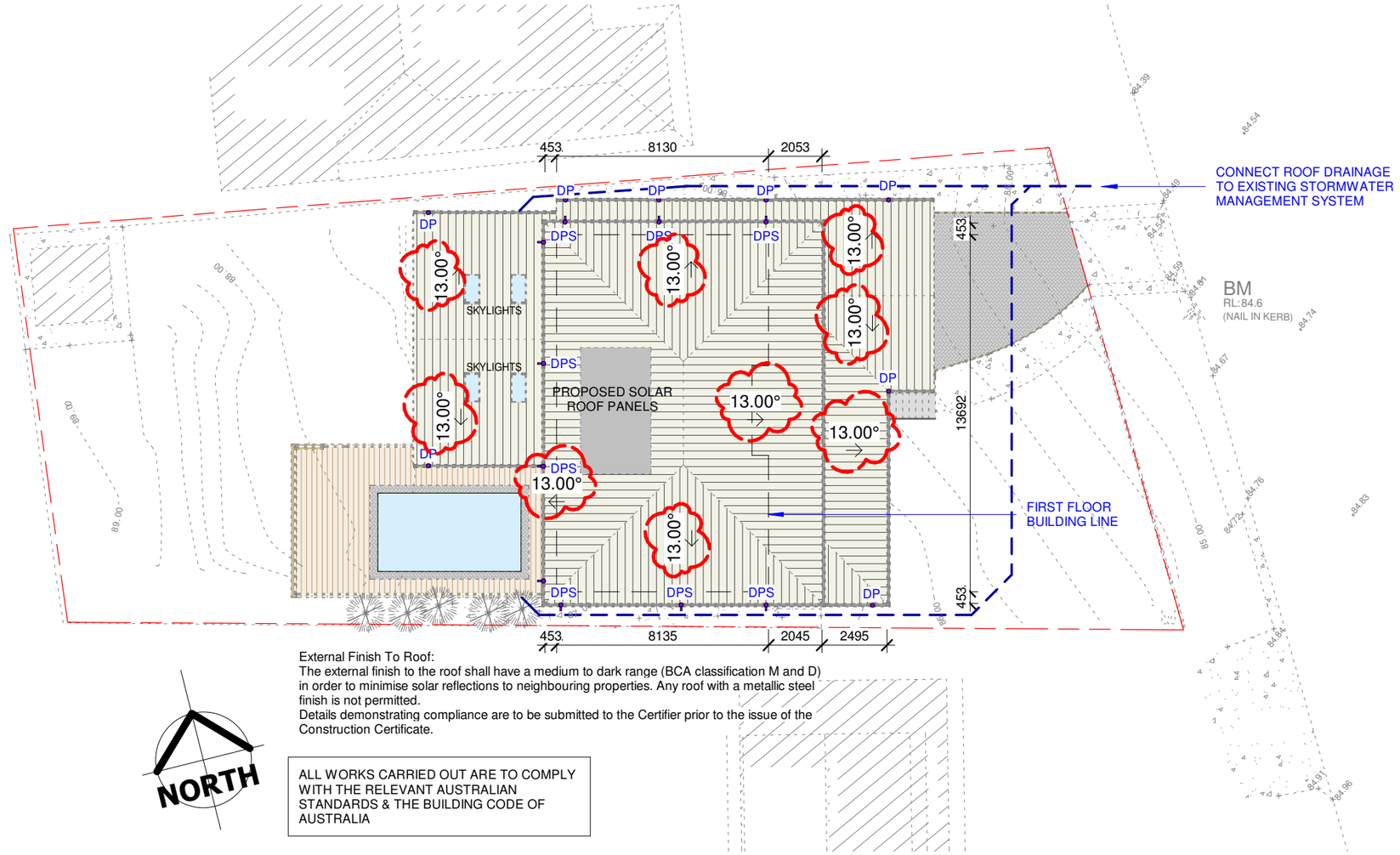


External Finish To Roof:
The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.
Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

NORTH

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

# ROOF & CONCEPT STORM WATER PLAN

1 : 200

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
ROOF & CONCEPT STORM WATER PLAN

JOB REF 1514DA
DRAWING DA05
DATE APRIL 2025
SCALE 1 : 200

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| L | FOR SUBMISSION | 21/02/23 |

GENERAL NOTES:
- All work is to comply with the National Construction Code 2019, the requirements of the legally constituted authorities for services and the relevant standards by the Standards Association of Australia.
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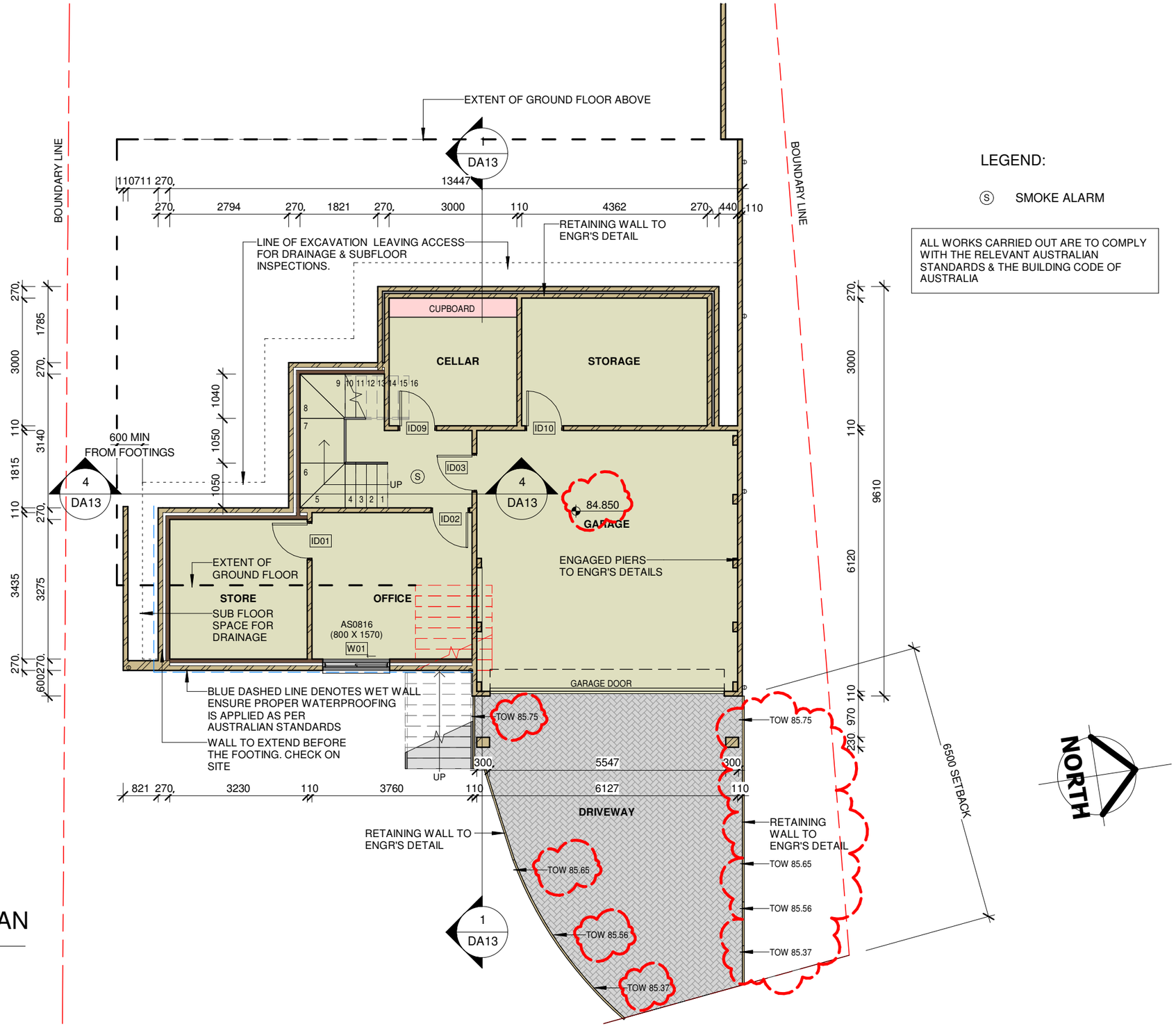
- All figured dimensions are to be checked on site prior to the commencement of construction.




LEGEND:

Ⓢ SMOKE ALARM

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

# PROPOSED LOWER GROUND PLAN

1 : 100

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
PROPOSED LOWER GROUND FLOOR PLAN

JOB REF 1514DA
DRAWING DA06
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

GENERAL NOTES:
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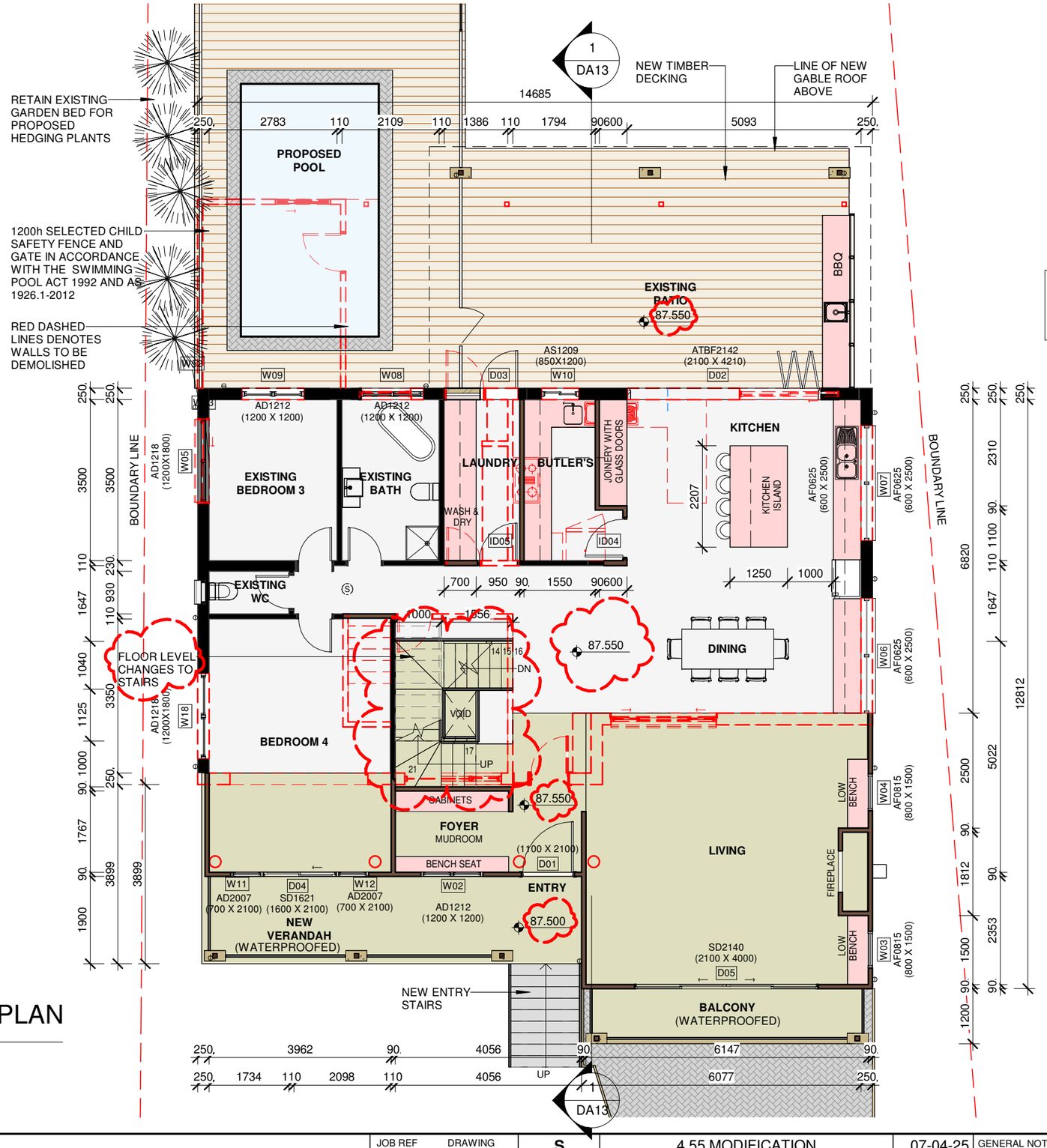
- All figured dimensions are to be checked on site prior to the commencement of construction.




LEGEND:

Ⓢ SMOKE ALARM

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

# PROPOSED GROUND FLOOR PLAN

1 : 100

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

JOB REF 1514DA
DRAWING DA07
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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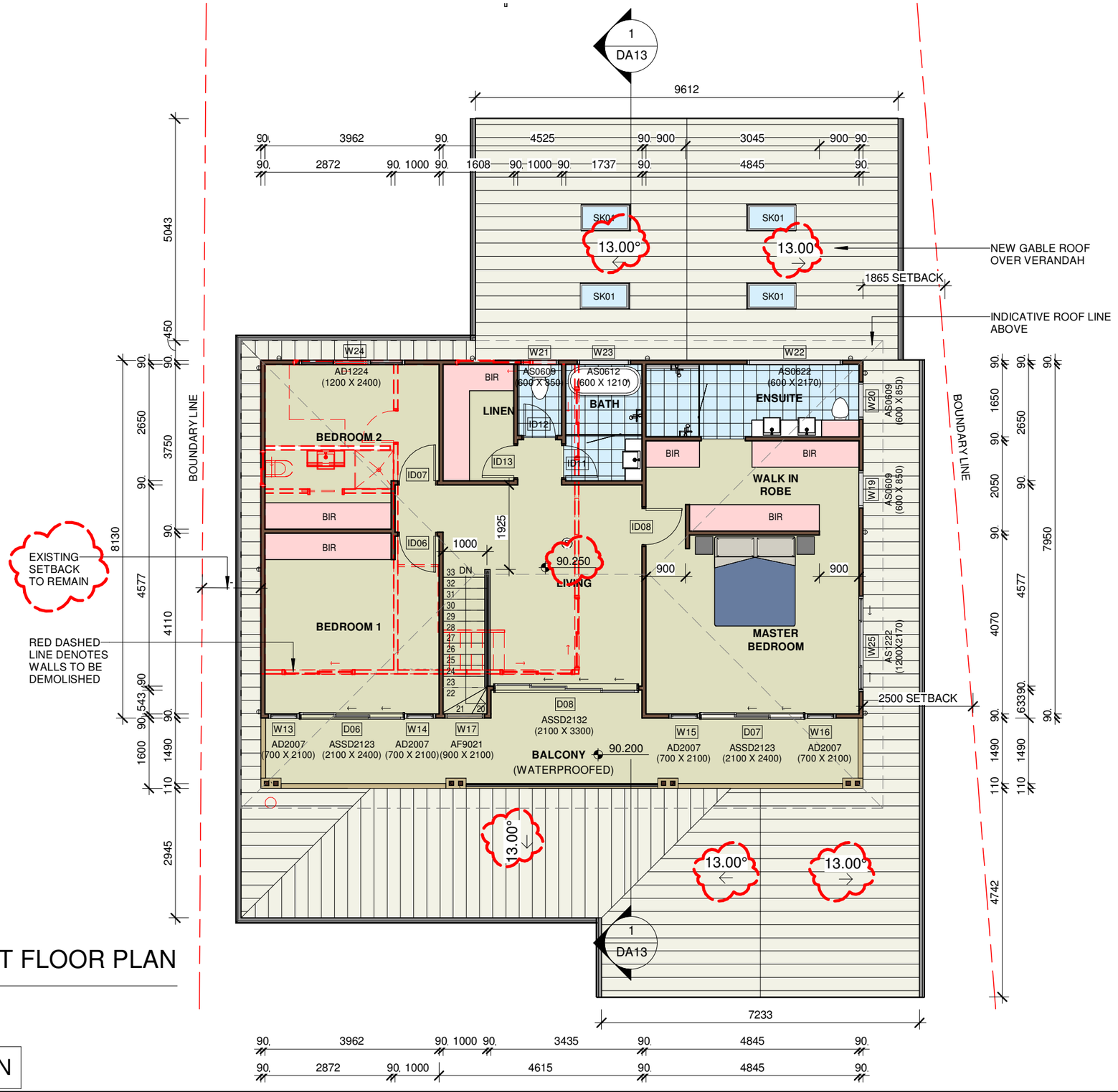


LEGEND:

Ⓢ SMOKE ALARM

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

# PROPOSED FIRST FLOOR PLAN

1 : 100

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

JOB REF 1514DA
DRAWING DA08
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

GENERAL NOTES:
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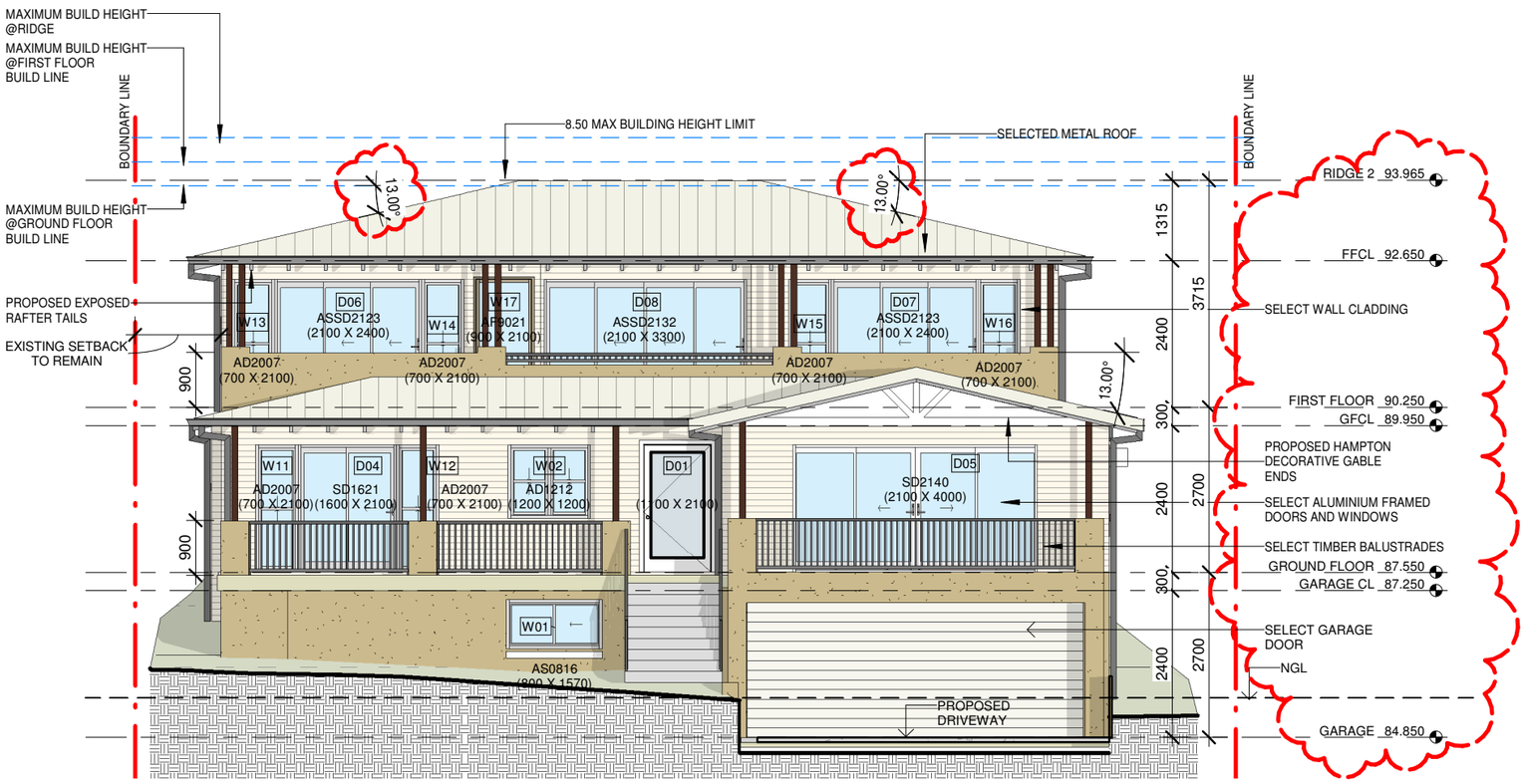


# EAST ELEVATION

1 : 100

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
ELEVATIONS SHEET 1

JOB REF 1514DA
DRAWING DA09
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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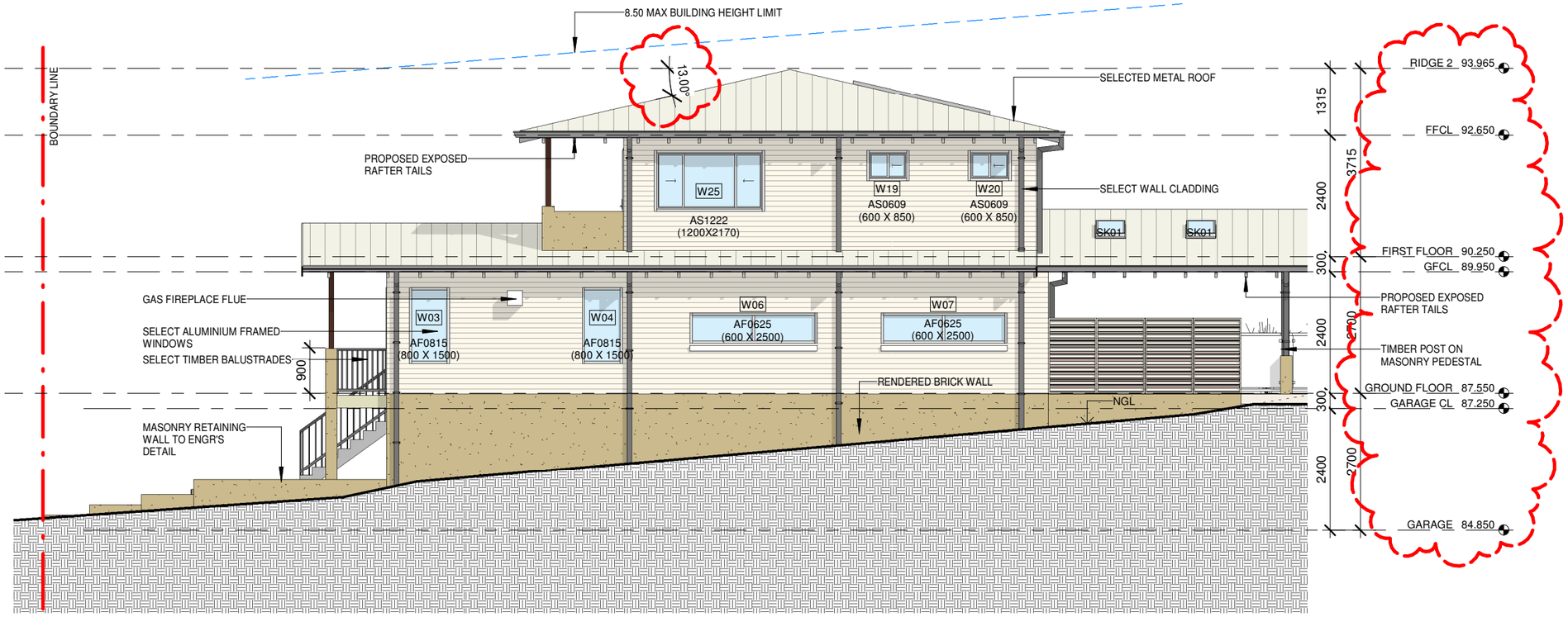


# NORTH ELEVATION

1 : 100

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
ELEVATIONS SHEET 2

JOB REF 1514DA
DRAWING DA10
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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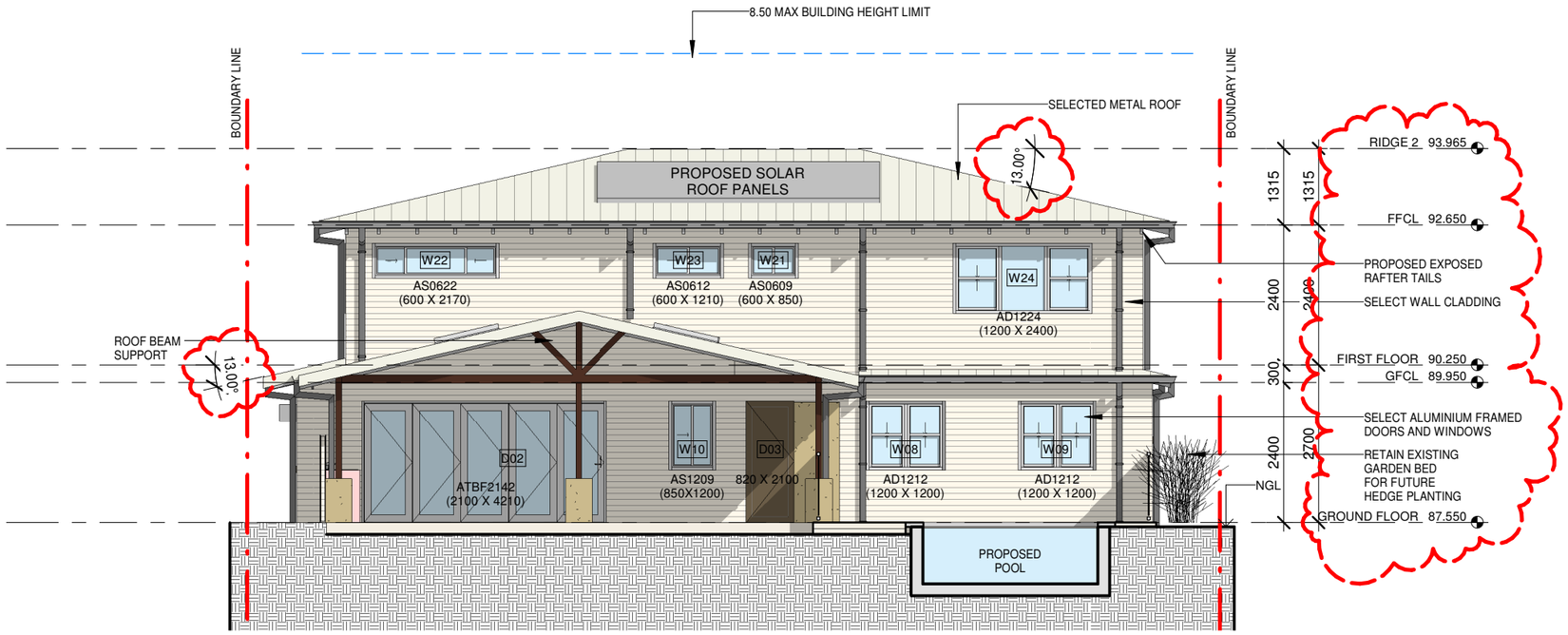


# WEST ELEVATION

1 : 100

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
ELEVATION SHEET 3

JOB REF 1514DA
DRAWING DA11
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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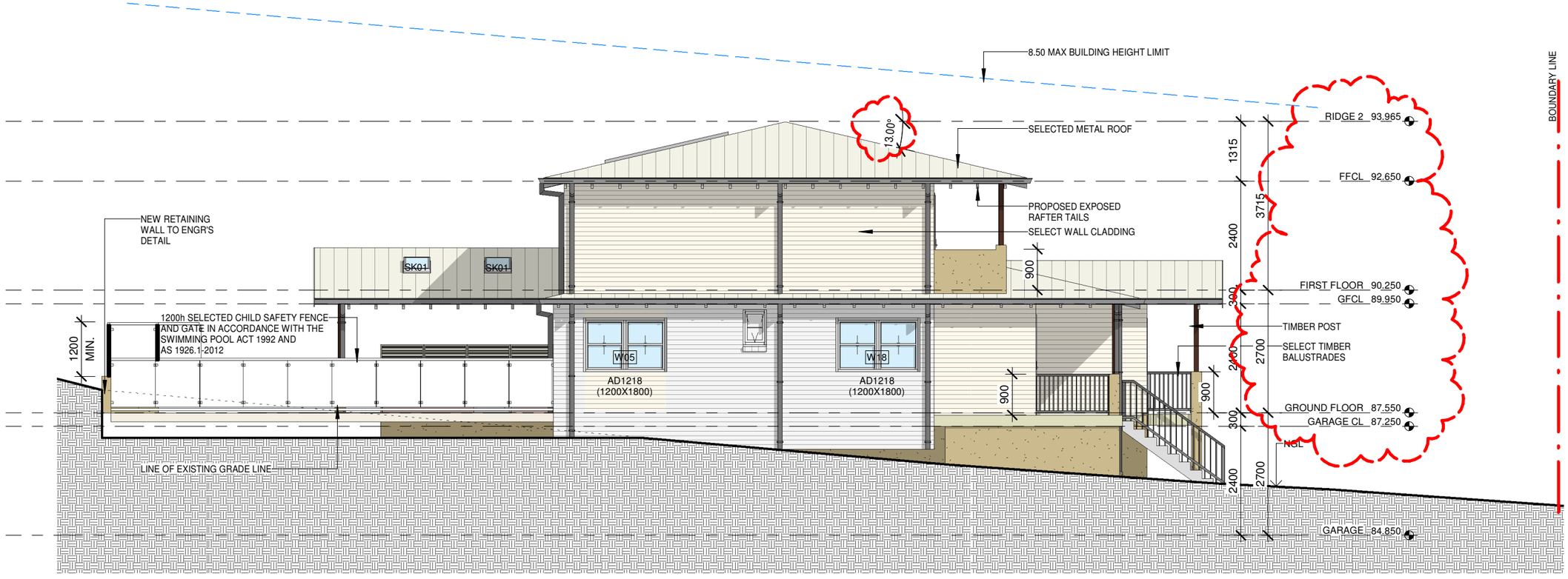


# SOUTH ELEVATION

1 : 100

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
ELEVATION SHEET 4

JOB REF 1514DA
DRAWING DA12
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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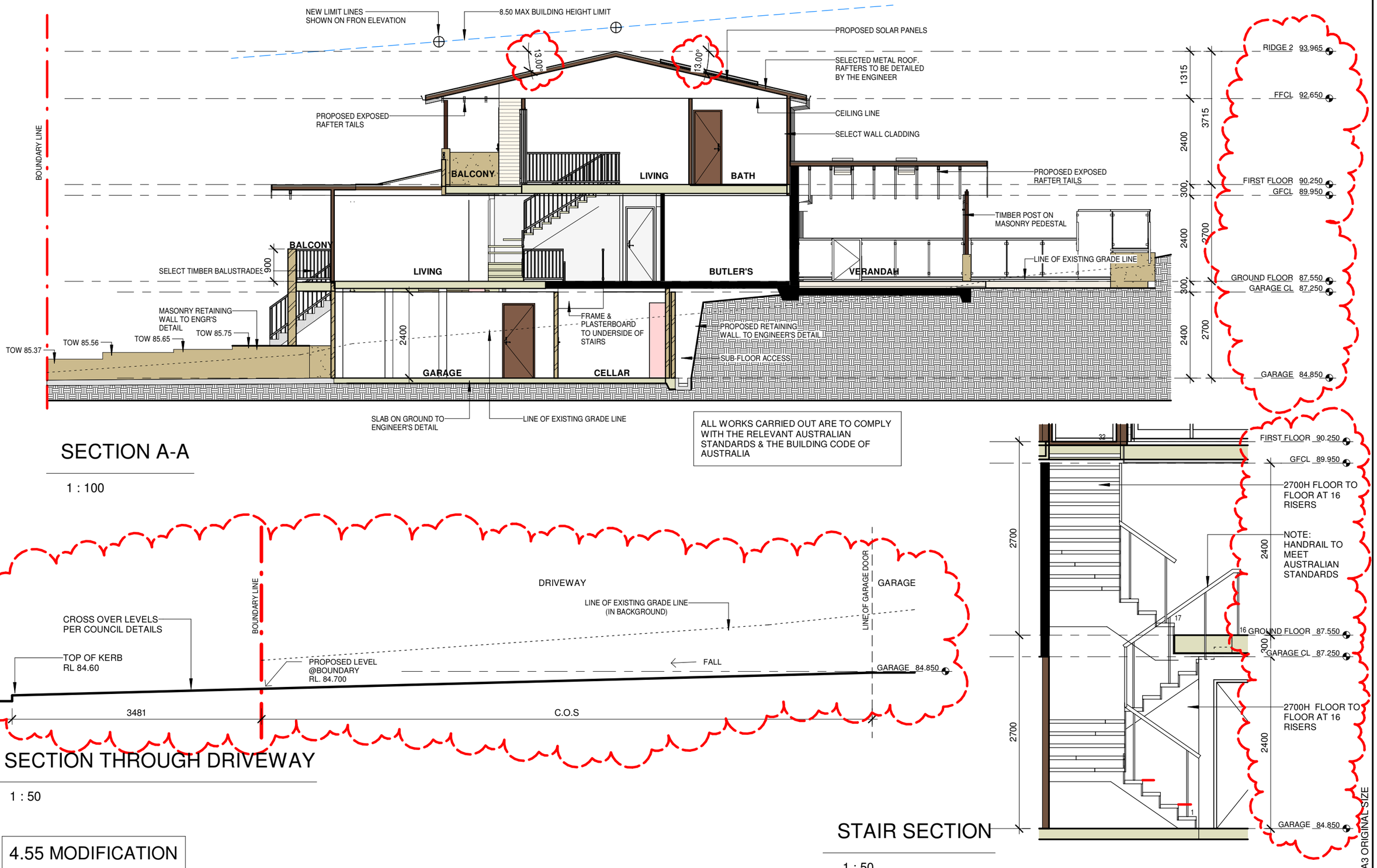


# SECTION A-A

1 : 100

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA




# SECTION THROUGH DRIVEWAY

1 : 50




# STAIR SECTION

1 : 50

A3 ORIGINAL SIZE

**4.55 MODIFICATION**

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
SECTION

JOB REF 1514DA
DRAWING DA13
DATE APRIL 2025
SCALE As indicated

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| O | FOR REVIEW | 31-05-23 |

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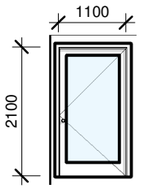
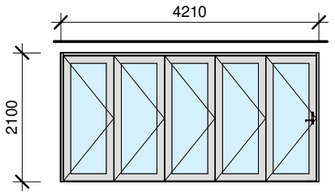


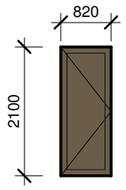

**D01**

(1100 X 2100)



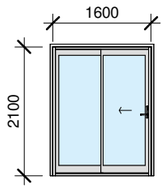

**D02**

ATBF2142
(2100 X 4210)



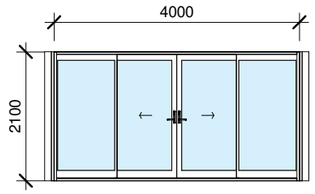

**D03**

820 X 2100



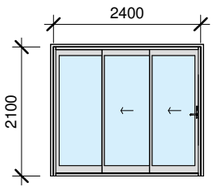

**D04**

SD1621
(1600 X 2100)



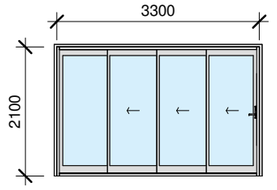

**D05**

SD2140
(2100 X 4000)



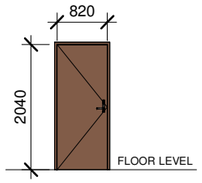

**D06,D07**

ASSD2123
(2100 X 2400)

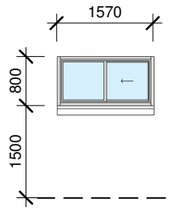



**D08**

ASSD2132
(2100 X 3300)

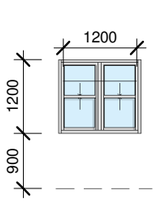



**ID01 UP TO ID13**



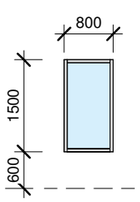

**W01**

AS0816
(800 X 1570)



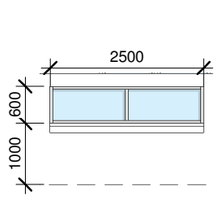

**W02,W08,W09**

AD1212
(1200 X 1200)



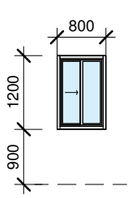

**W03, W04**

AF0815
(800 X 1500)



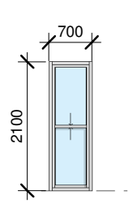

**W06 ,W07**

AF0625
(600 X 2500)



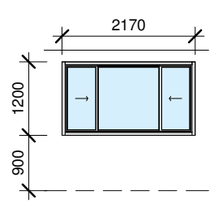

**W10**

AS1209
(850X1200)



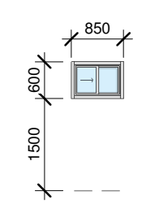

**W11,W12,W13, W14,W15,W16**

AD2007
(700 X 2100)



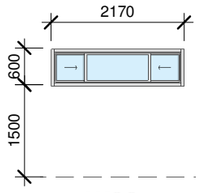

**W25**

AS1222
(1200X2170)



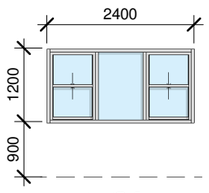

**W19,W20,W21**

AS0609
(600 X 850)



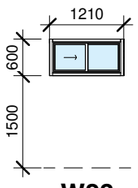

**W22**

AS0622
(600 X 2170)




**W24**

AD1224
(1200 X 2400)




**W23**

AS0612
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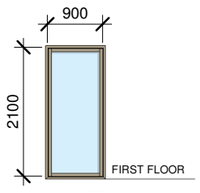
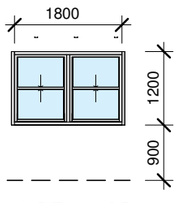



**W17**

AF9021
(900 X 2100)




**W05, W18**

AD1218
(1200X1800)

**x4 SK01**

SK1105
550 X 1100

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
SCHEDULE FOR DOORS AND WINDOWS

JOB REF 1514DA
DRAWING DA14
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| L | FOR SUBMISSION | 21/02/23 |

GENERAL NOTES:
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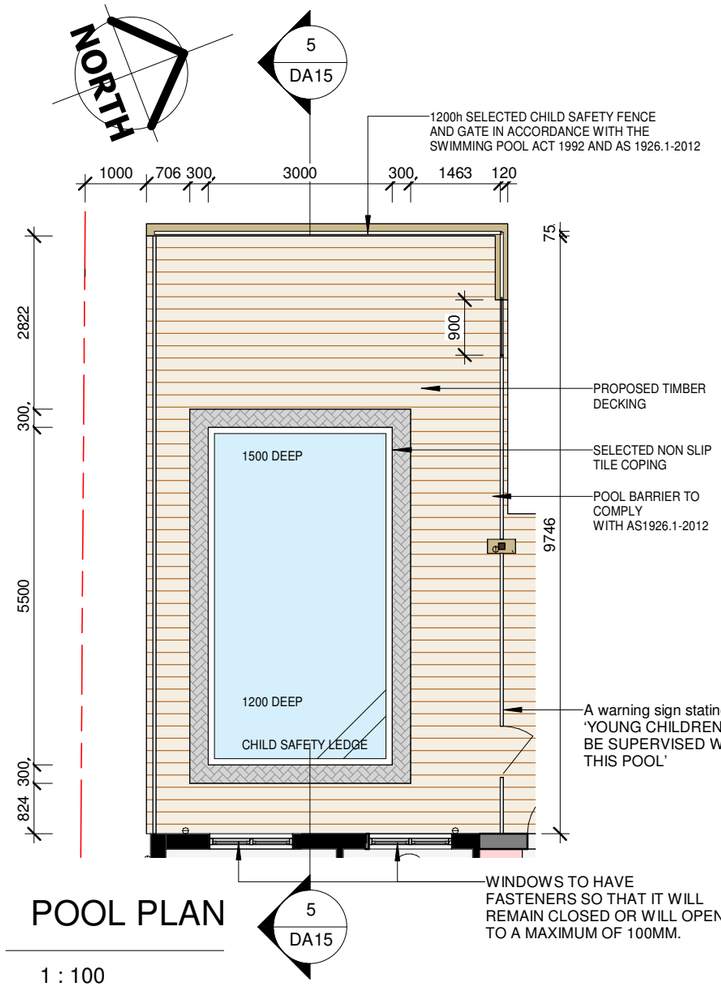
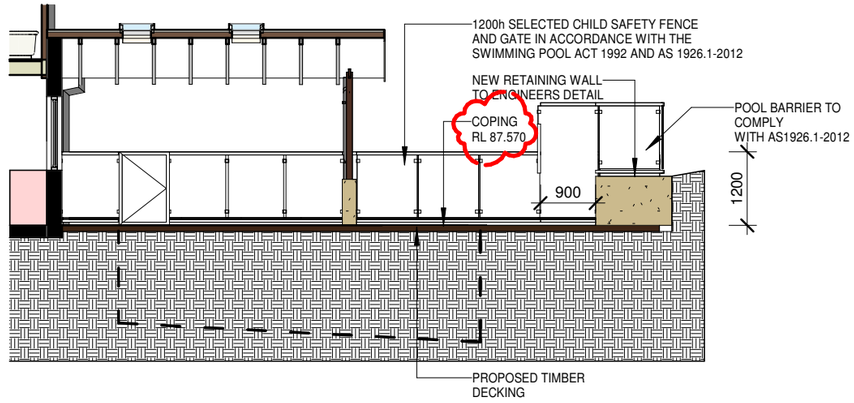
- All figured dimensions are to be checked on site prior to the commencement of construction.



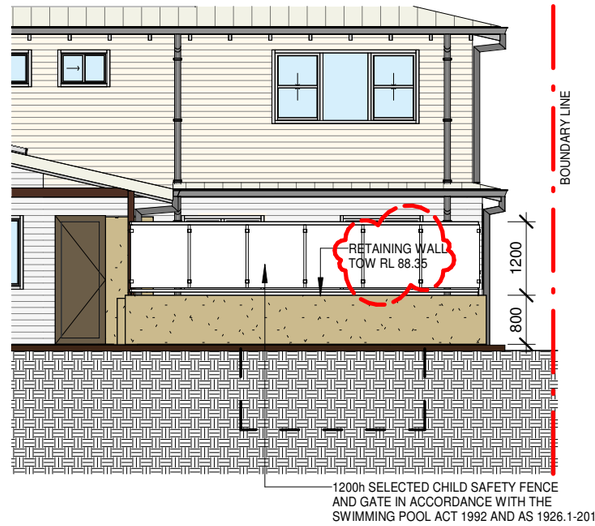

## POOL PLAN

1 : 100



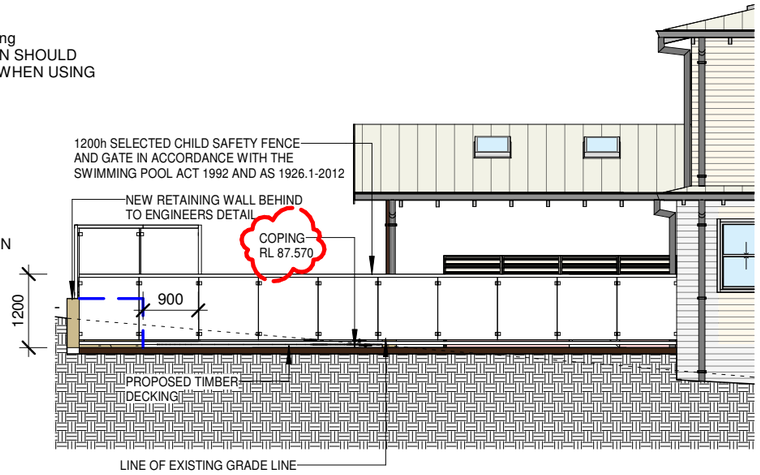

## POOL - NORTH ELEVATION

1 : 100



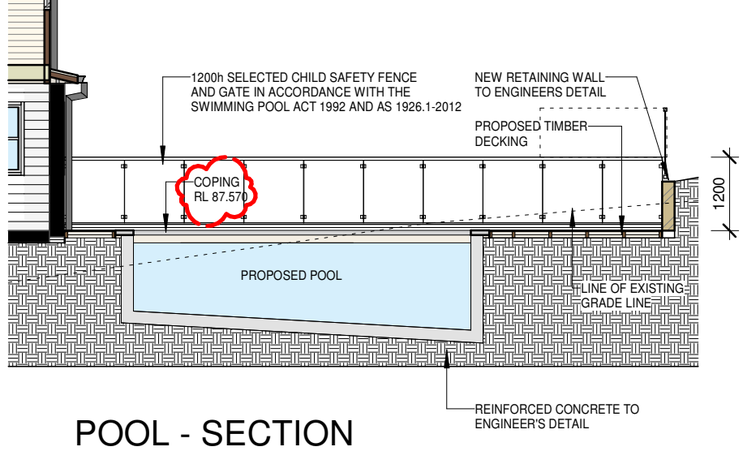

## POOL - WEST ELEVATION

1 : 100




## POOL - SOUTH ELEVATION

1 : 100




## POOL - SECTION

1 : 100

**General Requirement:**
Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
(1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following; Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
(i) Swimming Pools Act 1992
(ii) Swimming Pools Amendment Act 2009
(iii) Swimming Pools Regulation 2018
(iv) Australian Standard AS1926 Swimming Pool Safety
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming
DA2022/1353 Page 6 of 23

(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
(2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
(3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
(4) Swimming pools and spas must be registered with the Division of Local Government.

ALL WORKS CARRIED OUT ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
POOL PLAN

JOB REF 1514DA
DRAWING DA15
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| L | FOR SUBMISSION | 21/02/23 |

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# BASIX® Certificate

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

## Alterations and Additions

Certificate number: A1770395

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, 26 October 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

| Project address | |
|---|---|
| Project name | Glozier Sheppard |
| Street address | 9 ALLINGTON Crescent ELANORA HEIGHTS 2101 |
| Local Government Area | Northern Beaches Council |
| Plan type and number | Deposited Plan DP219787 |
| Lot number | 43 |
| Section number | - |
| **Project type** | |
| Dwelling type | Dwelling house (detached) |
| Type of alteration and addition | The estimated development cost for my renovation work is $50,000 or more, and includes a pool (and/or spa). |
| N/A | N/A |
| **Certificate Prepared by** (please complete before submitting to Council or PCA) | |
| Name / Company Name: Mr David Collins | |
| ABN (if applicable): | |

| Pool and Spa | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|---|---|---|
| **Outdoor swimming pool** | | | |
| The swimming pool must be outdoors. | ✔ | ✔ | ✔ |
| The swimming pool must not have a capacity greater than 25 kilolitres. | ✔ | ✔ | ✔ |
| The swimming pool must have a pool cover. | | ✔ | ✔ |
| The applicant must install a pool pump timer for the swimming pool. | | ✔ | ✔ |
| The applicant must not incorporate any heating system for the swimming pool that is part of this development. | | ✔ | ✔ |

| Fixtures and systems | 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: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)). | ✔ | ✔ | ✔ |
| **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 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 |
| suspended floor with enclosed subfloor: framed (R0.7). | R0.60 (down) (or R1.30 including construction) | N/A |
| floor above existing dwelling or building. | nil | N/A |
| external wall: brick veneer | R1.16 (or R1.70 including construction) | |
| external wall: cavity brick | nil | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |
| internal wall shared with garage: single skin masonry (R0.18) | nil | |
| flat ceiling, pitched roof | ceiling: R1.95 (up), roof: foil backed blanket (55 mm) | 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 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 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 perpendicular window. The spacing between battens must not be more than 50 mm. | | ✔ | ✔ |
| Overshadowing buildings or 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 in the table below. | ✔ | ✔ | ✔ |

| 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 | 0.91 | 0 | 0 | eave/ verandah/ pergola/balcony >=600 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W2 | E | 1.44 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W3 | N | 1.2 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W4 | N | 1.2 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W5 | S | 2.16 | 0 | 0 | eave/ verandah/ pergola/balcony >=600 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

| Glazing requirements | 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 | 1.5 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W7 | N | 1.5 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W8 | W | 1.44 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57) |
| W9 | W | 1.44 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W10 | W | 1.02 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
BASIX COMMITMENTS 1

JOB REF 1514DA
DRAWING DA16
DATE APRIL 2025
SCALE

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| Q | FOR SUBMISSION | 05-12-23 |
| P | FOR SUBMISSION | 12-09-23 |
| L | FOR SUBMISSION | 21/02/23 |

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## 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 |
|---|---|---|---|---|---|---|
| W11 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W12 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W13 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W14 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W15 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

## Glazing requirements

| 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 |
|---|---|---|---|---|---|---|
| D01 | E | 2.31 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D02 | W | 8.84 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D03 | W | 1.89 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D04 | E | 3.36 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D05 | E | 8.4 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

## Glazing requirements

| 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 |
|---|---|---|---|---|---|---|
| W16 | E | 1.47 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W17 | E | 1.89 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W18 | S | 2.16 | 0 | 0 | eave/ verandah/ pergola/balcony >=600 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W19 | E | 0.51 | 0 | 0 | eave/ verandah/ pergola/balcony >=600 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W20 | E | 0.51 | 0 | 0 | eave/ verandah/ pergola/balcony >=600 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |

## 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 |
|---|---|---|---|---|---|---|
| D06 | E | 5.04 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D07 | E | 5.04 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| D08 | E | 6.93 | 0 | 0 | eave/ verandah/ pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

## 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 |
|---|---|---|---|---|---|---|
| W21 | W | 0.51 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W22 | W | 1.3 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W23 | W | 0.73 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) |
| W24 | S | 2.88 | 14 | 8 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W25 | N | 2.6 | 0 | 0 | eave/ verandah/ pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

## Legend

| |
|---|
| In these commitments, "applicant" means the person carrying out the development. |
| Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). |
| Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued. |

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
BASIX COMMINTMENTS 2

JOB REF 1514DA
DRAWING DA17

DATE
APRIL 2025

SCALE

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |

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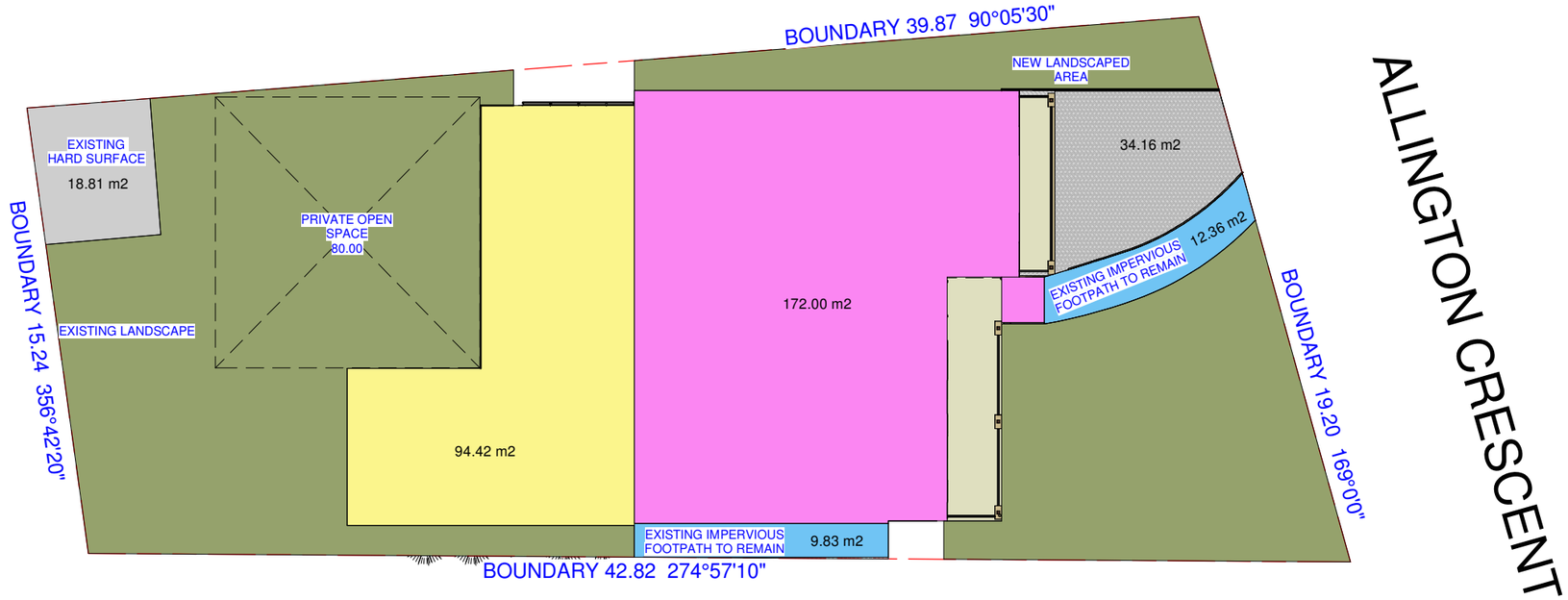
## BUILT-UPON AREA

| | |
|---|---|
| **SITE AREA** | **699 Sq Mts** |
| **FLOOR AREAS:** | |
| DWELLING | 172.00 m2 |
| PATIO AND DECK | 94.42 m2 |
| IMPERVIOUS AREA | 56.79 m2 |
| EXISTING HARD SURFACE | 18.81 m2 |
| **TOTAL BUILT-APON AREA** | (172.00 + 94.42 + 56.79 + 18.81) **= 342.02 m2** |

## IMPERVIOUS AREA, CUT AND FILL

| | |
|---|---|
| **SITE AREA** | **699 Sq Mts** |
| EXISTING IMPERVIOUS FOOTPATH | 22.19 m2 |
| DRIVEWAY | 34.16 m2 |
| **TOTAL IMPERVIOUS AREA** | (22.19 + 34.16) **= 56.79 m2** |
| **MAXIMUM CUT FOR LOWER GROUND** | **140 m3** |
| **MAXMIMUM CUT FOR POOL** | **51.13 m3** |
| **MAXIMUM FILL FOR RETAINING WALLS** | **10 m3** |




## BUILT-UPON AREA

1 : 200


A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN
Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
BUILT-UPON AREA

JOB REF 1514DA
DRAWING DA18

DATE
APRIL 2025

SCALE
As indicated

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| P | FOR SUBMISSION | 12-09-23 |
| K | FOR SUBMISSION | 01/11/22 |
| I | FOR SUBMISSION | 23/06/22 |

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## FSR LOWER GROUND FLOOR PLAN

1 : 100

## FLOOR SPACE RATIO

| | |
|---|---|
| **SITE AREA** | **699 Sq Mts** |
| **FLOOR AREAS:** | |
| LOWER GROUND FLOOR: | 92.26 m2 |
| GROUND FLOOR: | 152.10 m2 |
| FIRST FLOOR FLOOR: | 97.45 m2 |
| **TOTAL FLOOR SPACE AREA** | (92.26 + 152.10+97.45) **= 341.81 m2** |
| **FLOOR SPACE RATIO** | **(**(341.81 / 699) * 100) **= 48.89%** |

NORTH

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
FLOOR SPACE RATIO - LOWER GROUND FLOOR

JOB REF 1514DA
DRAWING DA19
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| P | FOR SUBMISSION | 12-09-23 |
| K | FOR SUBMISSION | 01/11/22 |
| I | FOR SUBMISSION | 23/06/22 |

GENERAL NOTES:
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# FSR GROUND FLOOR PLAN

1 : 100

## FLOOR SPACE RATIO

| | |
|---|---|
| **SITE AREA** | **699 Sq Mts** |
| **FLOOR AREAS:** | |
| LOWER GROUND FLOOR: | 92.26 m2 |
| GROUND FLOOR: | 152.10 m2 |
| FIRST FLOOR FLOOR: | 97.45 m2 |
| **TOTAL FLOOR SPACE AREA** | (92.26 + 152.10+97.45) **= 341.81 m2** |
| **FLOOR SPACE RATIO** | ((341.81 / 699) * 100) **= 48.89%** |

NORTH

4.55 MODIFICATION

A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
FLOOR SPACE RATIO - GROUND FLOOR

JOB REF 1514DA
DRAWING DA20
DATE APRIL 2025
SCALE 1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| P | FOR SUBMISSION | 12-09-23 |
| K | FOR SUBMISSION | 01/11/22 |
| I | FOR SUBMISSION | 23/06/22 |

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## FSR FIRST FLOOR PLAN

1 : 100

## FLOOR SPACE RATIO

| | |
|---|---|
| **SITE AREA** | **699 Sq Mts** |
| **FLOOR AREAS:** | |
| LOWER GROUND FLOOR: | 92.26 m2 |
| GROUND FLOOR: | 152.10 m2 |
| FIRST FLOOR FLOOR: | 97.45 m2 |
| **TOTAL FLOOR SPACE AREA** | (92.26 + 152.10+97.45) **= 341.81 m2** |
| **FLOOR SPACE RATIO** | **(**(341.81 / 699) * 100) **= 48.89%** |

NORTH

A3 ORIGINAL SIZE

4.55 MODIFICATION

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
FLOOR SPACE RATIO - FIRST FLOOR

JOB REF 1514DA
DRAWING DA21

DATE
APRIL 2025

SCALE
1 : 100

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |
| P | FOR SUBMISSION | 12-09-23 |
| K | FOR SUBMISSION | 01/11/22 |
| I | FOR SUBMISSION | 23/06/22 |

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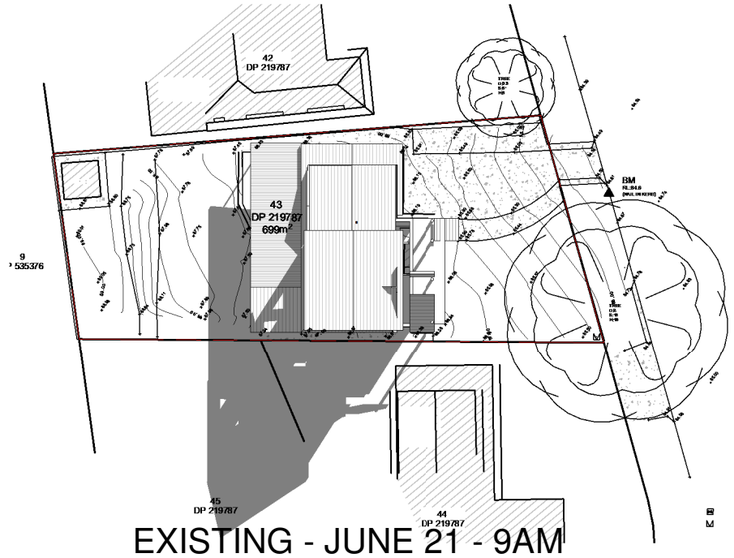
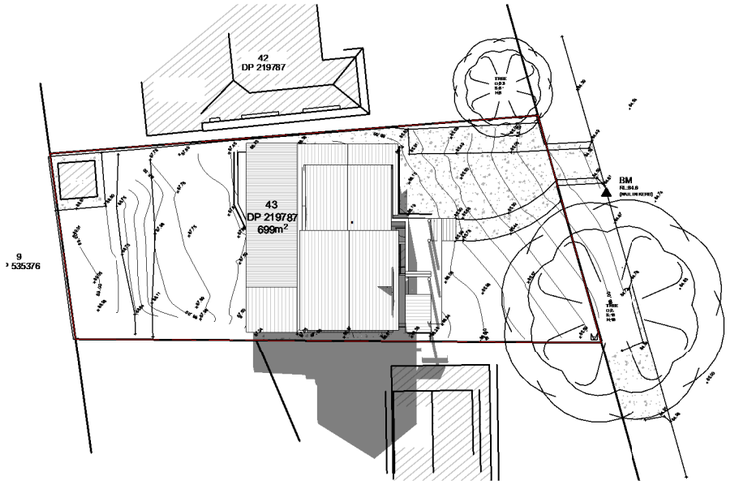


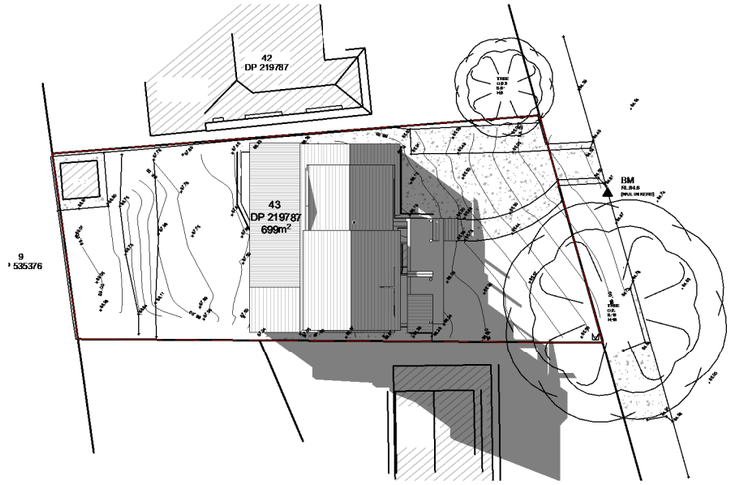

EXISTING - JUNE 21 - 9AM

1 : 500



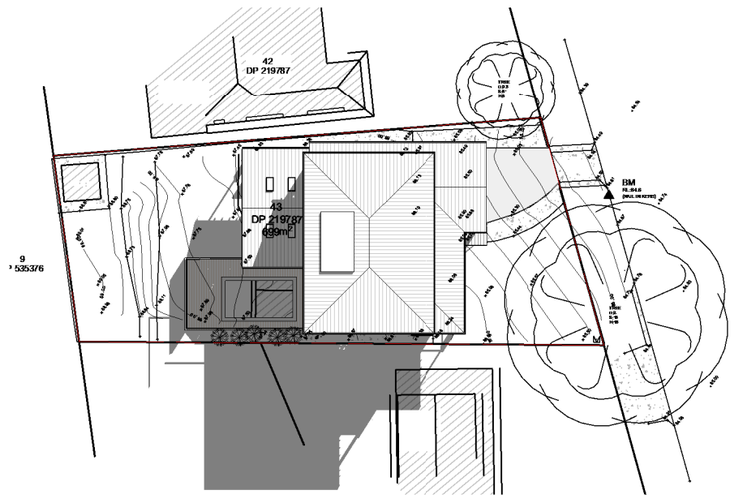

EXISTING - JUNE 21 - 12PM

1 : 500



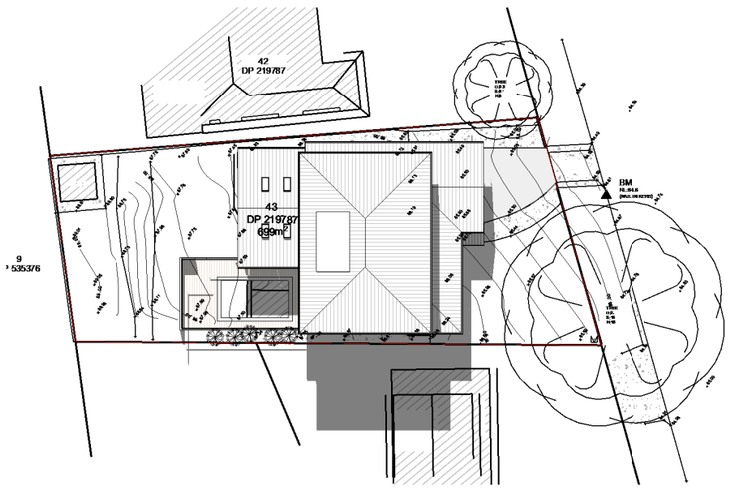

EXISTING JUNE 21 - 3PM

1 : 500



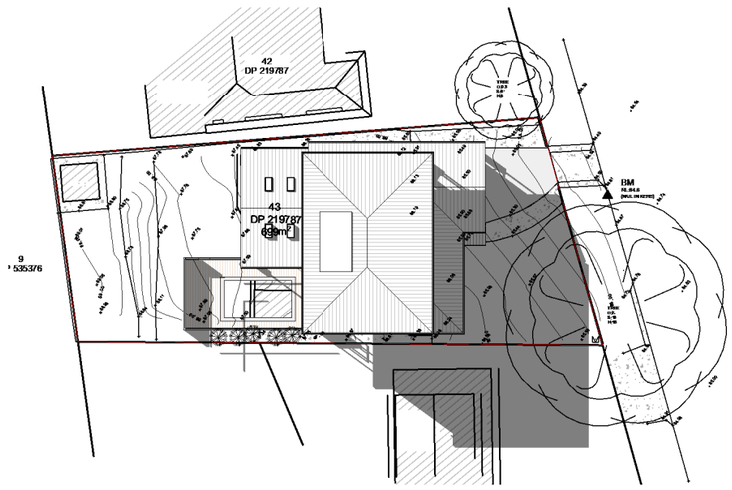

PROPOSED - JUNE 21 - 9AM

1 : 500



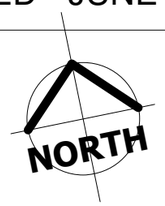

PROPOSED - JUNE 21 - 12PM

1 : 500




PROPOSED - JUNE 21 - 3PM

1 : 500




A3 ORIGINAL SIZE

DELVE DESIGN

Web: www.delvedesign.net.au

PROJECT
PROPOSED ALTERATIONS & ADDITIONS
9 ALLINGTON CRESCENT, ELANORA HEIGHTS NSW

CLIENT
GAVIN GLOZIER AND KLYTIE SHEPPARD

DRAWING TITLE
SHADOW DIAGRAM

JOB REF 1514DA
DRAWING DA22

DATE
APRIL 2025

SCALE
1 : 500

| REV | AMENDMENT DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| S | 4.55 MODIFICATION | 07-04-25 |
| R | 4.55 SUBMISSION | 27-10-24 |

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