

DEVELOPMENT APPLICATION // NEW DWELLING AND POOL
March 2023 (Amended)

132A Queens Parade East, Lot 1 DP 395093
Newport, NSW 2106

DRAWING No.	DESCRIPTION
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DA02	NOTIFICATION PLAN
DA03	BASIX REQUIREMENTS
DA04	SITE PLAN
DA05	SITE ANALYSIS PLAN - EXISTING
DA06	DEMOLITION PLAN
DA07	SEDIMENT CONTROL/WASTE MANAGEMENT
DA08	SITE CALCULATIONS
DA09	SITE SURVEY
DA10	LEVEL 3 TERRACE / ROOF
DA11	MASTER LEVEL
DA12	LEVEL 2 PROPOSED
DA13	LEVEL 1 PROPOSED
DA14	SECTION AA & BB
DA15	SECTION LONG CC + DRIVEWAY
DA16	NORTH + EAST ELEVATION
DA17	SOUTH + WEST ELEVATION
DA18	TERRACE SECTION 134 QPE
DA19	134 QPE Veiws
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DA25	LANDSCAPE + GREEN ROOF PLAN
DA26	PLANTING SCHEDULE
DA27	8.5 HEIGHT IMAGES

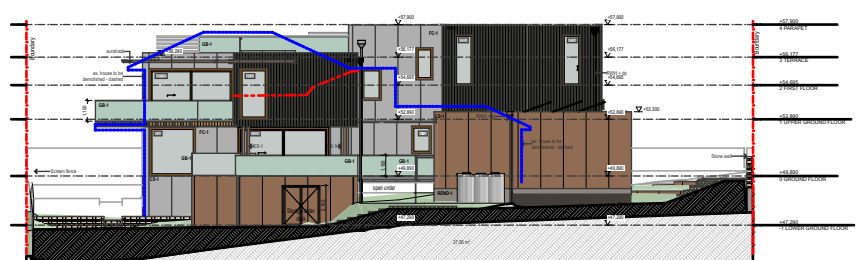
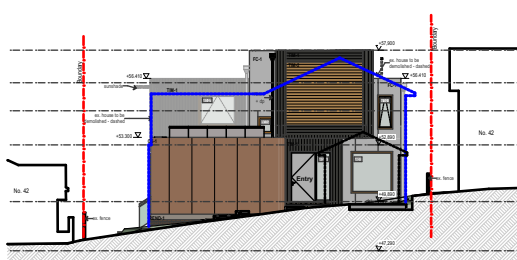
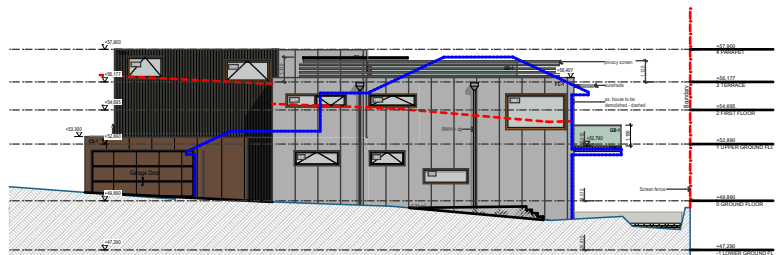
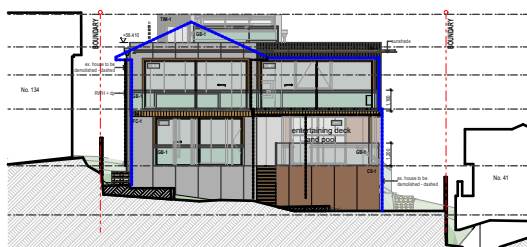
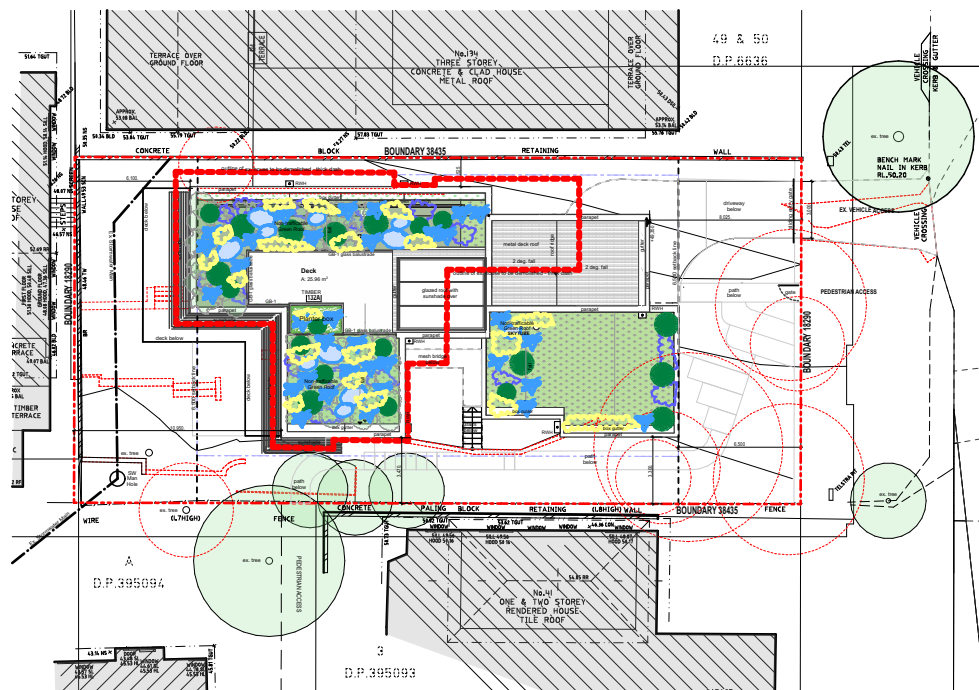


Proposed view from Queens Parade East looking North



GAEA
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Allambie NSW 2100
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Single Dwelling

Certificate number: 1240902S_02

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: Monday, 05 September 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOVE HOUSE_02	
Street address	132a Queens Parade East Street Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 395093	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 99	Target 50

Certificate Prepared by	
Name / Company Name : GAEA Architects	
ABN (if applicable): 54163313817	

Description of project

Project address	
Project name	LOVE HOUSE
Street address	132a Queens Parade East Street Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 395093
Lot no.	1
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	703
Roof area (m²)	249
Conditioned floor area (m2)	274.6
Unconditioned floor area (m2)	9.0
Total area of garden and lawn (m2)	308

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Name of Certified Passive House Designer	LAB DESIGN	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 99	Target 50

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 80 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 58 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the development		✓	✓
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)a tap that is located within 10 metres of the swimming pool in the development		✓	✓
Swimming pool			

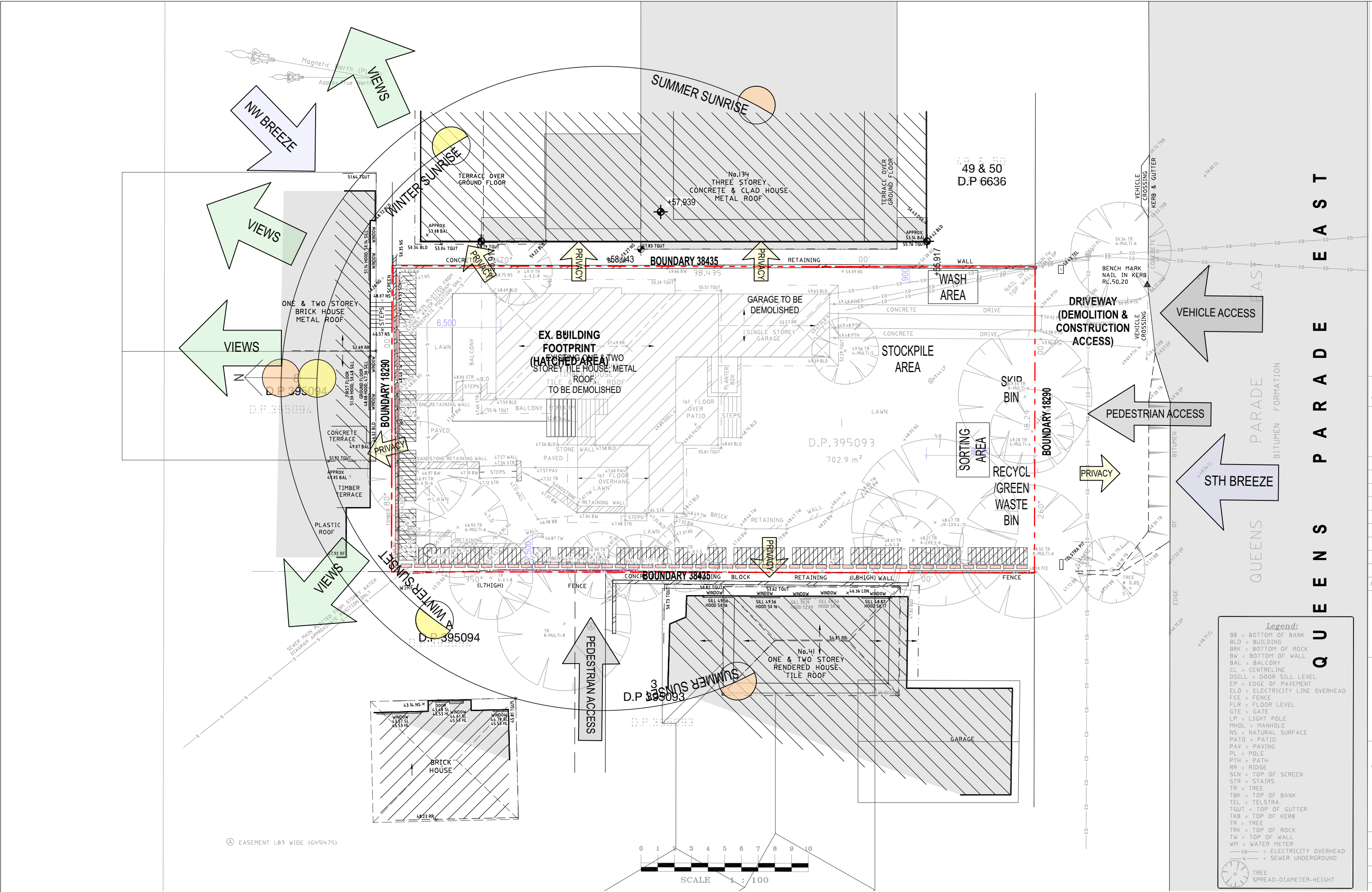
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 23 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Passive House Standard			
The applicant must attach a report from the Passive House Planning Package (PHPP) software to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the report from the PHPP software to the application for an occupation certificate for the proposed development.			
The report from the Passive House Planning Package (PHPP) software must be issued by the Certified Passive House Designer shown in this BASIX certificate.			
The details of the proposed development on the report from the Passive House Planning Package (PHPP) software must be consistent with the details shown in this BASIX certificate.			
The Verification section of the report from the PHPP software must show that the proposed development fulfils the space heating, space cooling and air tightness requirements.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the report from the PHPP software requires to be shown on those plans. A written endorsement issued by the Certified Passive House Designer or Passive House Certifier shown in this BASIX certificate must be attached to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the report from the PHPP software, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the report from the PHPP software, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must attach results from an onsite blower door test of the proposed development conducted by a registered tester in accordance with the relevant technical standards. Results from onsite blower door test must show air tightness of not exceeding 0.6 air changes per hour at 50 Pascals pressure (ACH50).			✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 7 star (average zone)		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install a mechanical ventilation with heat recovery (MVHR) system in the development.		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 4 of the bedrooms / study; dedicatedat least 3 of the living / dining rooms; dedicatedthe kitchen;all bathrooms/toilets;the laundry;all hallways;		✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓

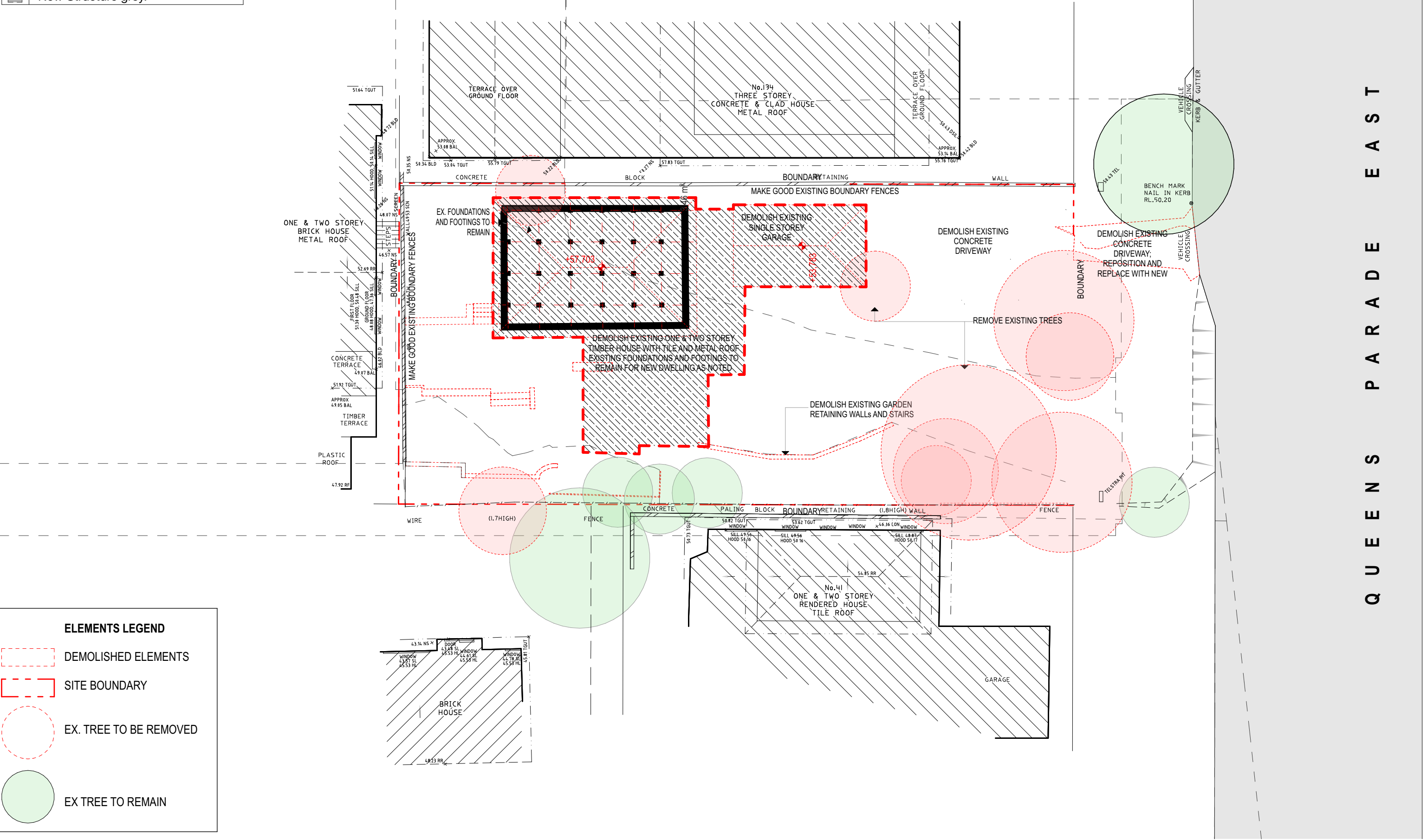
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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 and 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(either interim or final) for the development may be issued.

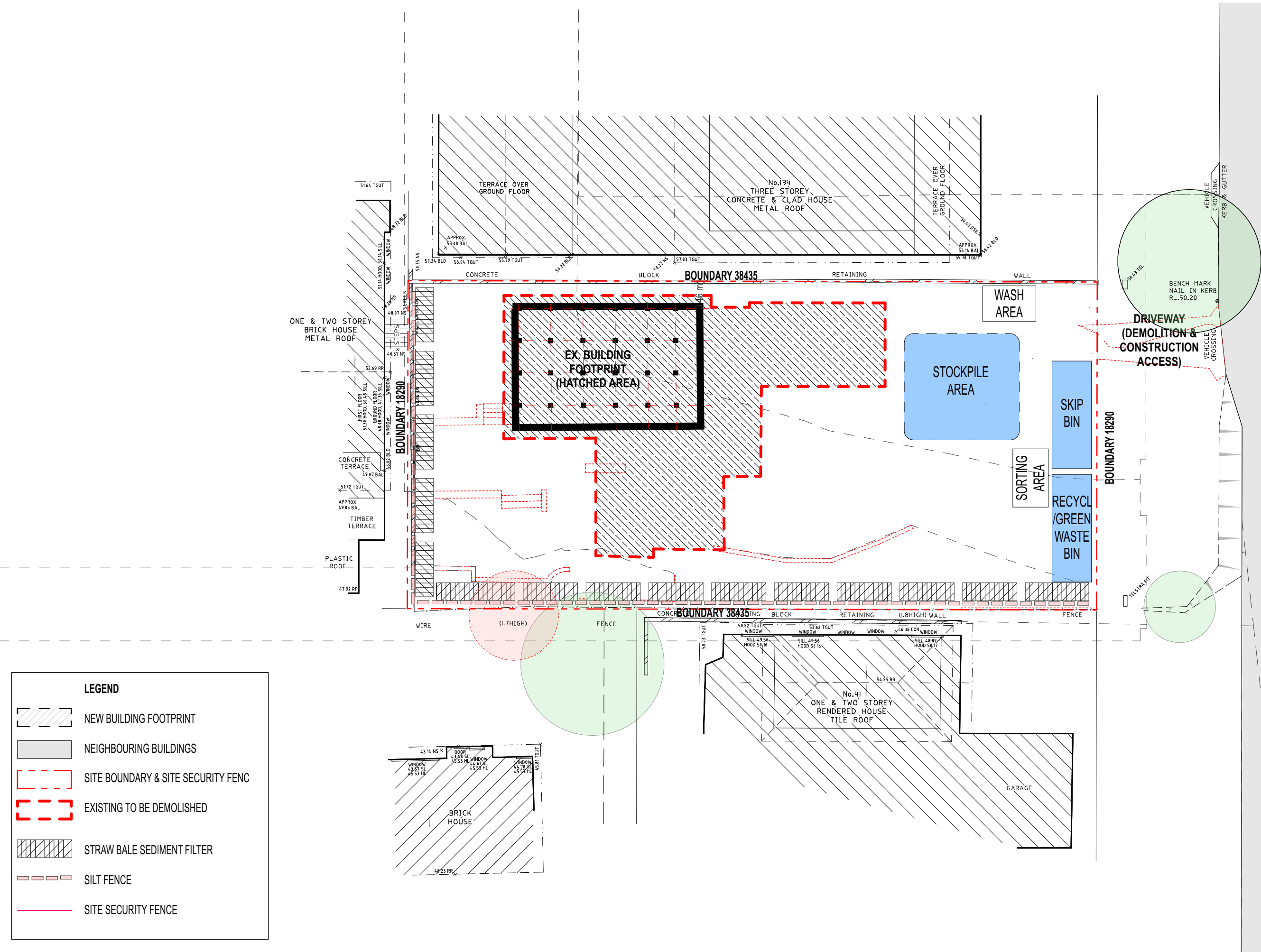


KEY:

	Structure to be demolished dashed
	Structure to remain black
	New Structure grey.



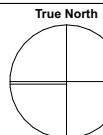
REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package








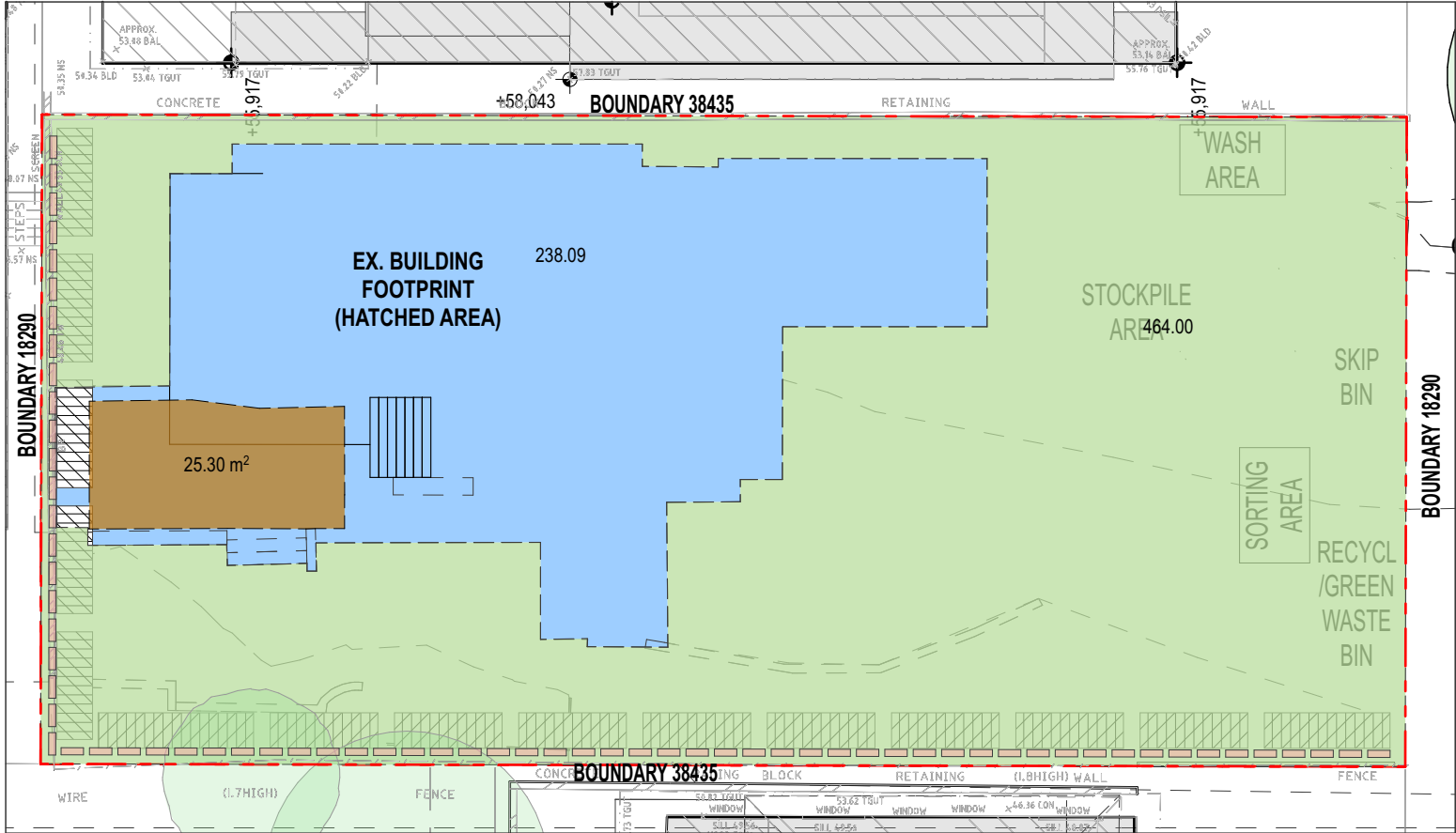
LEGEND

- NEW BUILDING FOOTPRINT
- NEIGHBOURING BUILDINGS
- SITE BOUNDARY & SITE SECURITY FENC
- EXISTING TO BE DEMOLISHED
- STRAW BALE SEDIMENT FILTER
- SILT FENCE
- SITE SECURITY FENCE

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package

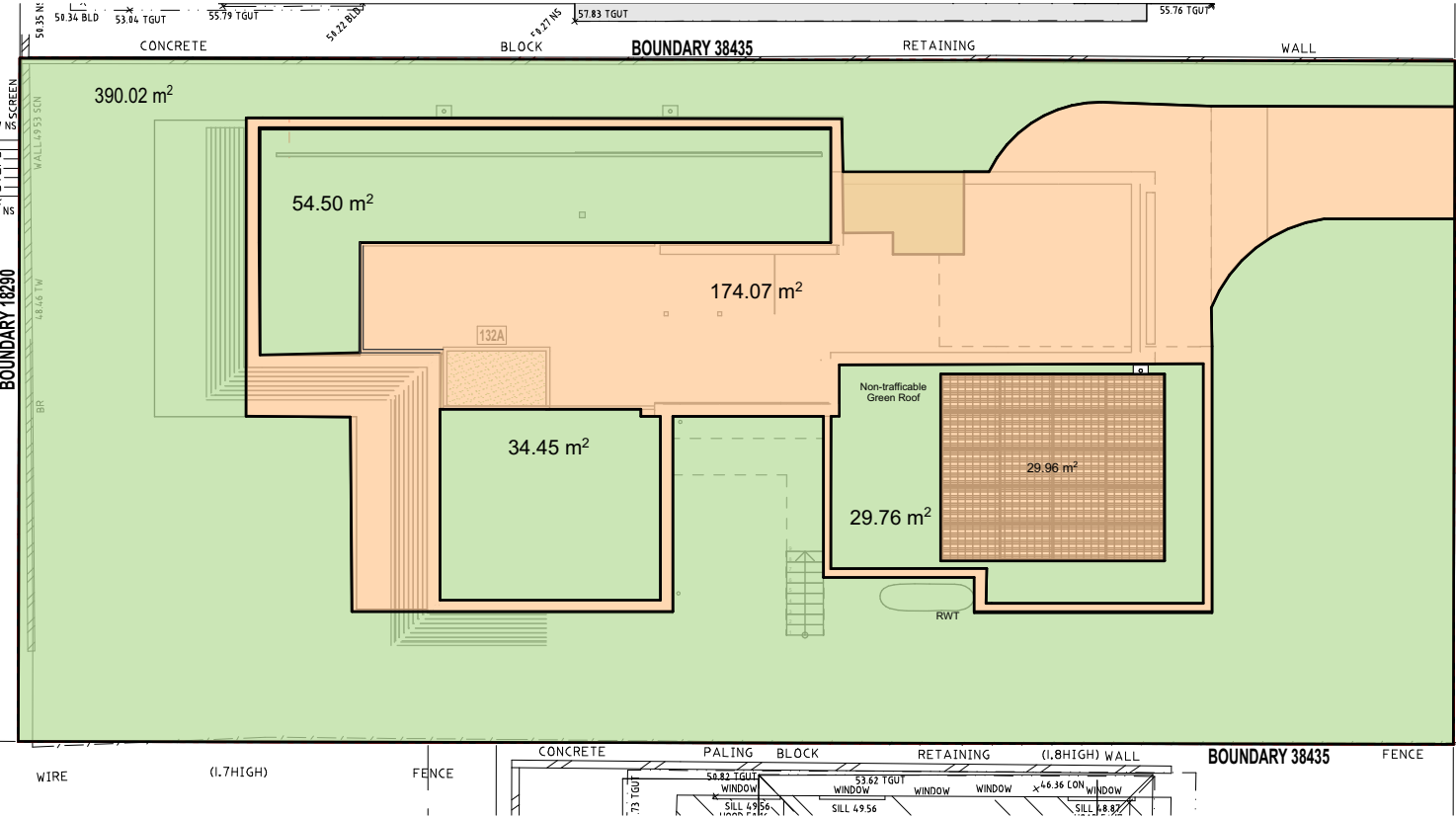


Site Calculations:		
	Site area:	702.9m ²
	Existing hard surface:	238.09m ²
	Impervious area to be retained:	198.56 m ²
	Min landscape area:	421.7m ² (60%)
	Existing landscape area:	25.3 ² + 464.0m ² (69.6%)
	Proposed landscape area:	42.17m ² + 364.00 m ² (57.778%)
	Proposed landscape area:	9.15 m ² + 508.71m ² (73.67%)
	(includes roof gardens, area under balcony and overhangs)	
	Site Coverage Existing:	
	Site Coverage Proposed:	
	Private Open Space Proposed:	87.5m ²
	Principle P.O.S:	42m ²



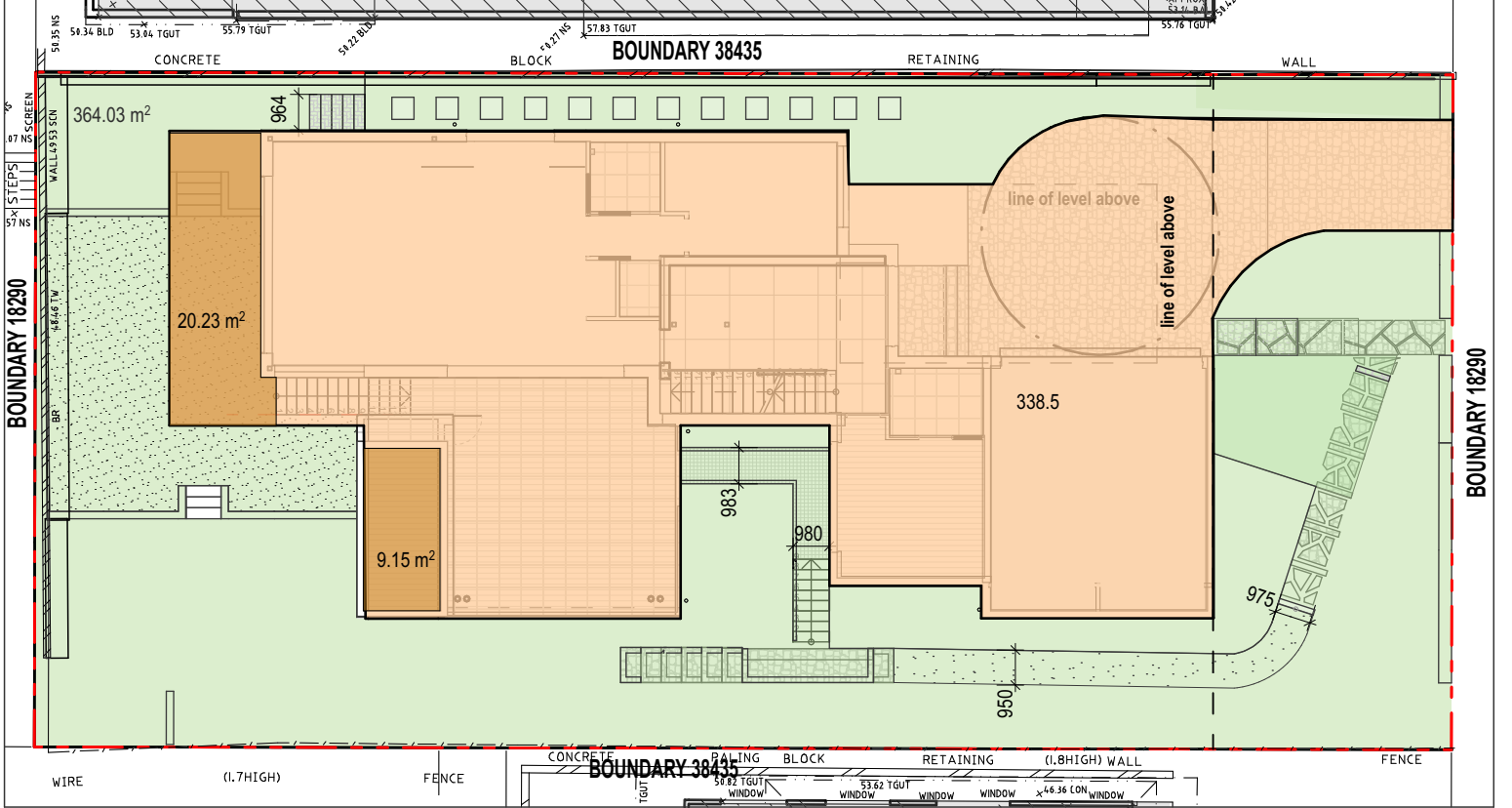
Site Calcs Existing

1:200



Proposed Landscape Area (With permeable green roof and undercroft areas)

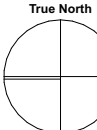
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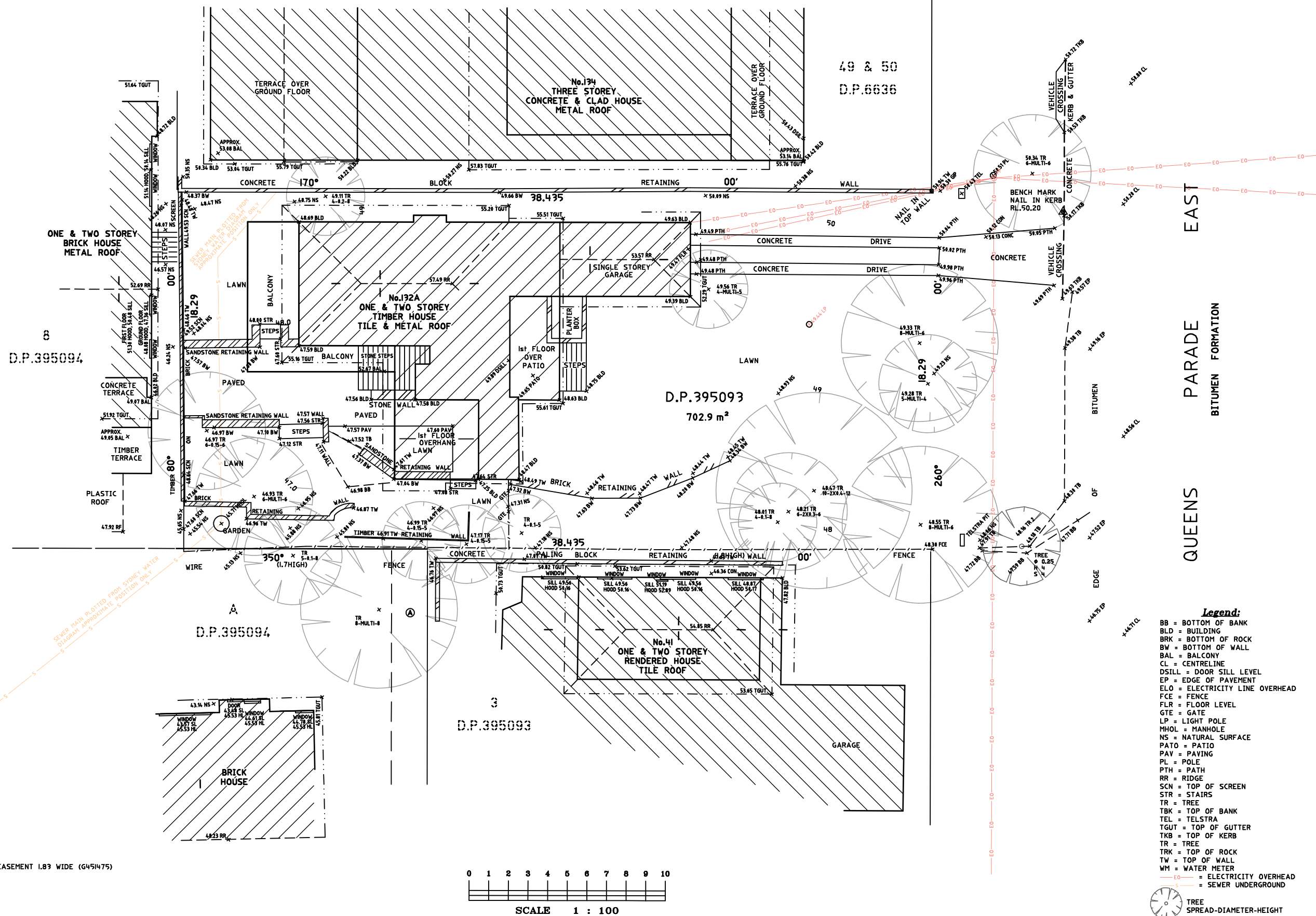
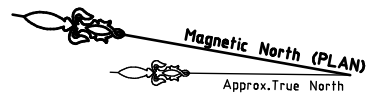


Site Calcs Proposed (Ground Floor)

1:200

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package





ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
NIGEL & JUDITH LOVE.

**BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS
ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER
SURVEY.**

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS
DIAGRAMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY
MUST BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH
RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. - PRIOR TO
ANY EXCAVATION, SERVICE DIAGRAMS SHOULD BE OBTAINED FROM
THE RELEVANT AUTHORITIES.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING
NEW CONSTRUCTIONS.

TITLE INDICATES THAT APPURTENANT TO LOT 1 IS AN EASEMENT
1.83 WIDE BEING DEALING G451475.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT
LEVELS SHOWN. THEY DO NOT REPRESENT THE EXACT LEVEL AT
ANY PARTICULAR POINT.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF
1:100.

CONTOUR INTERVAL - 1.0 metre. - SPOT LEVELS SHOULD BE
ADOPED.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE
TAKEN IN PREFERENCE TO SCALED READINGS.

ALL DIMENSIONS TO BE CHECKED ON SITE.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY
WOULD BE NECESSARY.

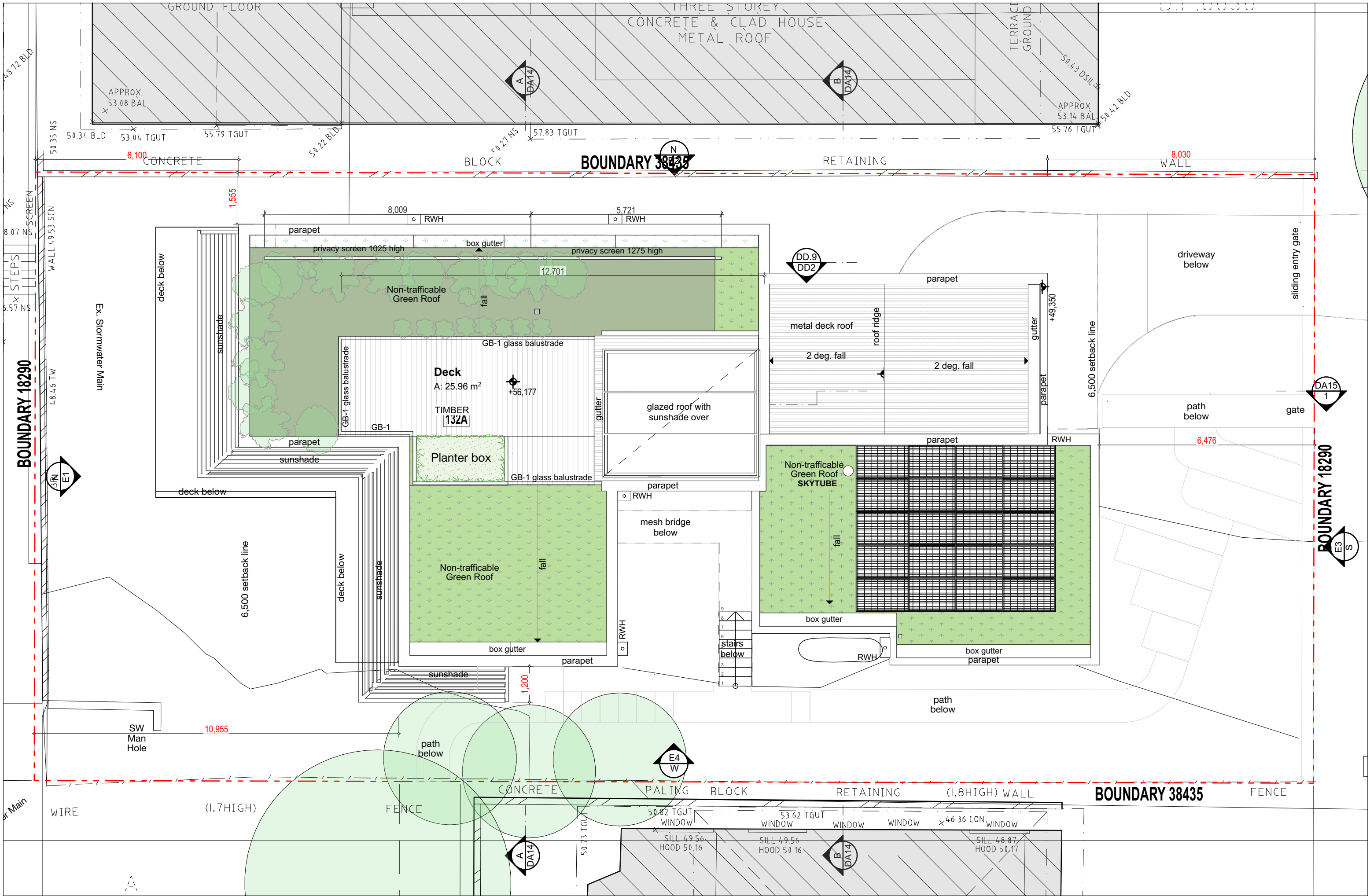
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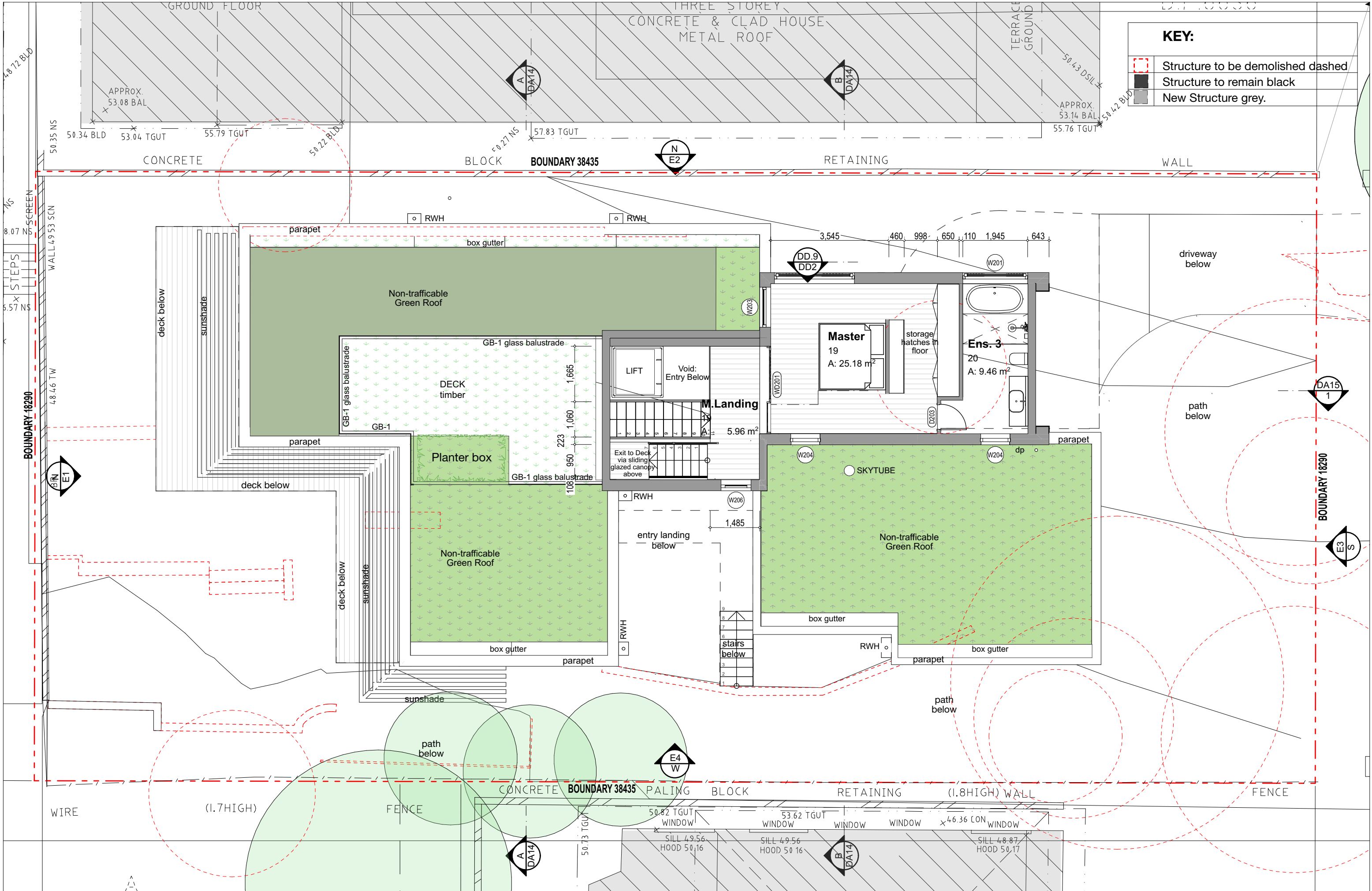
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NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.

THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:			
CO-ORDINATE SYSTEM: ASSUMED			
VERTICAL DATUM:			
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)			
B.M. ADOPTED: BOLT IN KERB ADJACENT TO R.L. RL.39.00 No.9 LOVERING PLACE			
SOURCE: SYDNEY WATER CORPORATION			
A	UPDATED SURVEY		05/09/19
-	FINAL ISSUE		16/10/03
REV.	AMENDMENTS		DATE
CLIENT:			
NIGEL & JUDITH LOVE			
132A QUEENS PARADE EAST			
NEWPORT NSW 2106			
PLAN			
SHOWING DETAIL & LEVELS			
OVER LOT 1 D.P.395093			
132A QUEENS PARADE EAST			
NEWPORT NSW 2106			
PO Box 463 Dee Why NSW 2089 2/98A South Creek Road, Dee Why NSW 2089 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au			
L.G.A. NORTHERN BEACHES		SHEET OF	
SURVEYED SE/NS	DRAWN GP/RN	CHECKED SE/NS	APPROVED SM/AF
SURVEY REFERENCE 510A		SCALE 1:100	DATE 16/10/03 27/08/19
DRAWING NUMBER 510Adetail I.dwg			REV. A





KEY:

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Structure to remain black

New Structure grey.

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Architects Act
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REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package

True North

Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093

Project:
Love Project

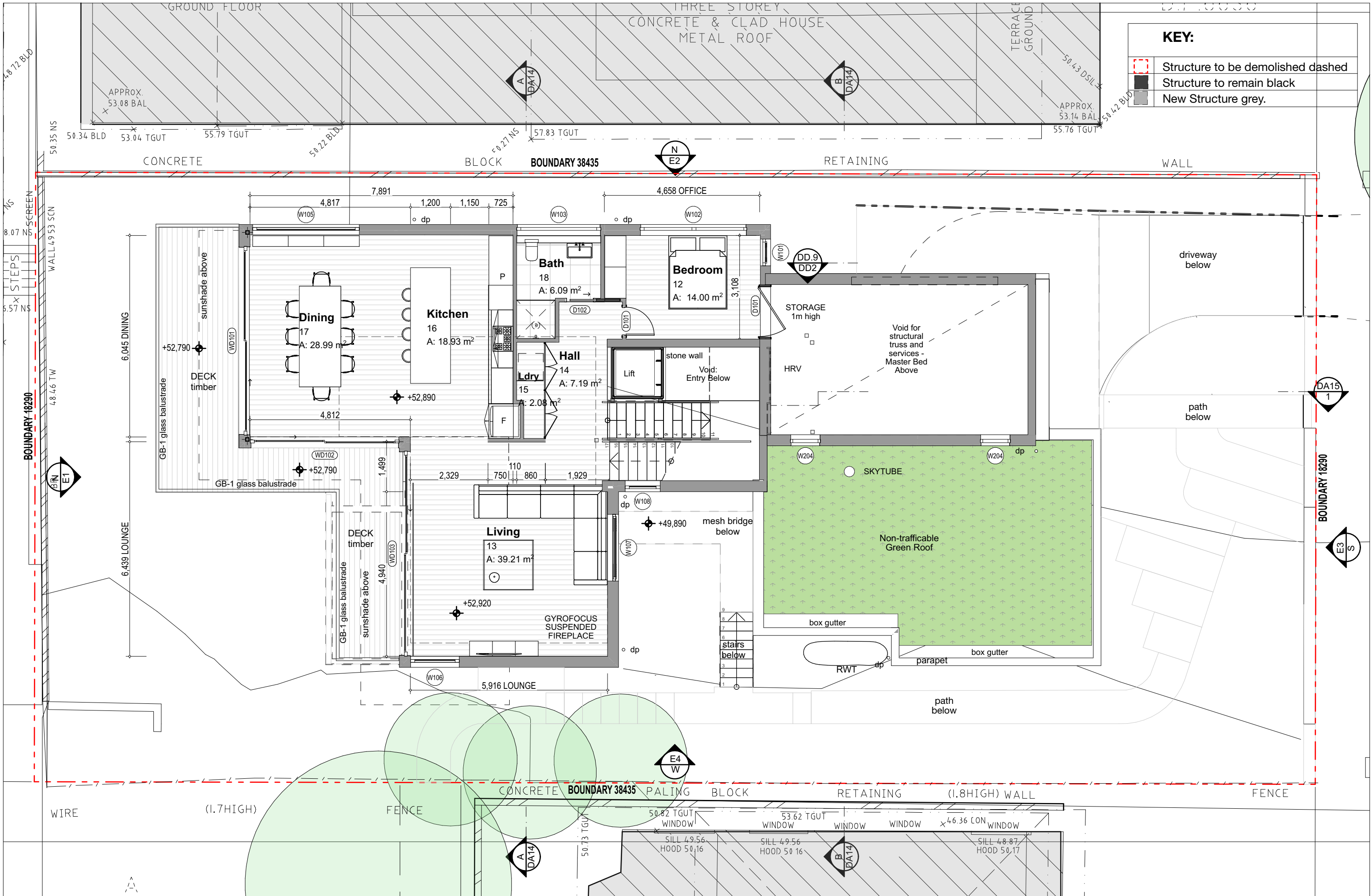
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Development Application

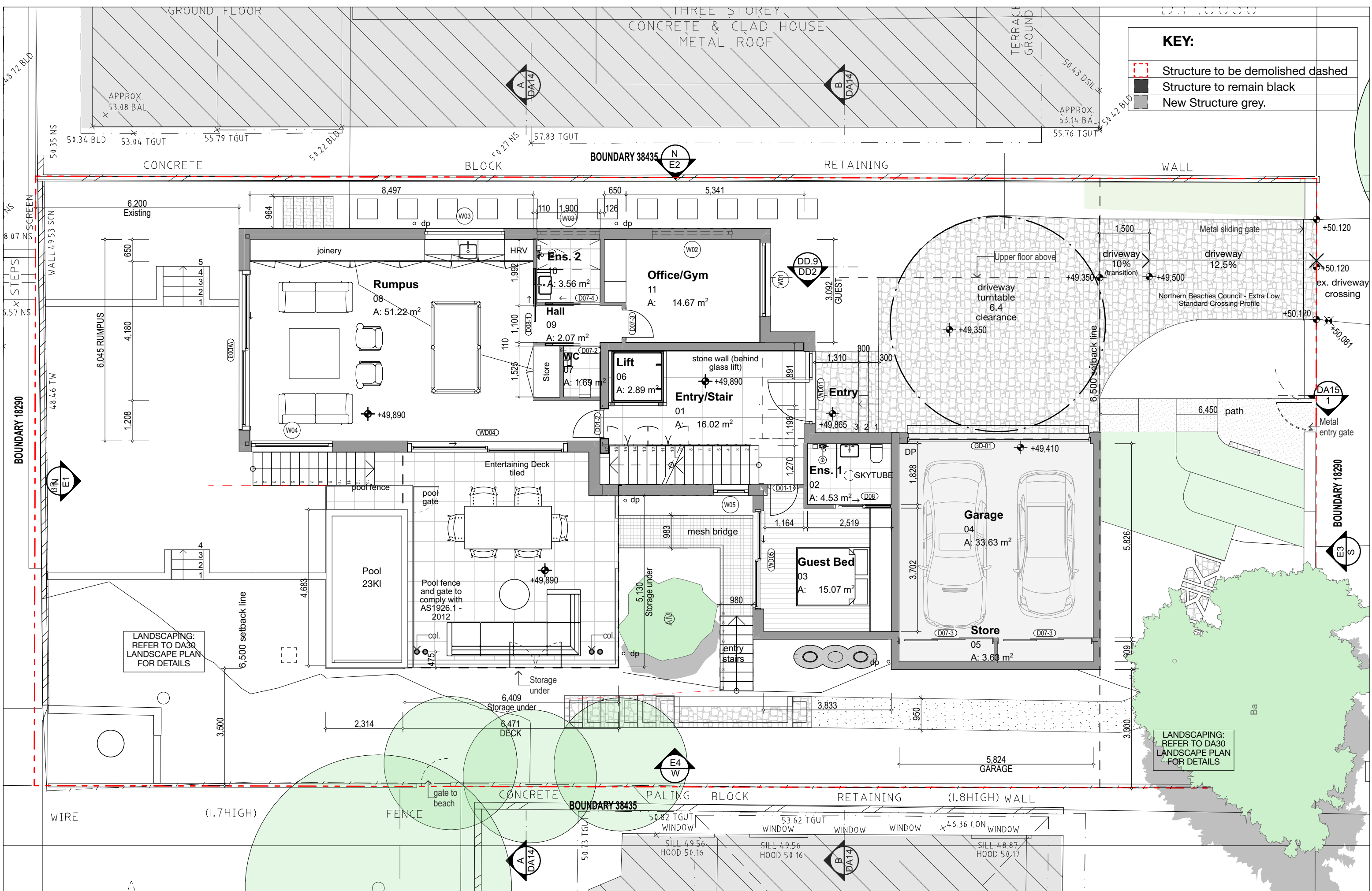
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DEVELOPMENT APPLICATION

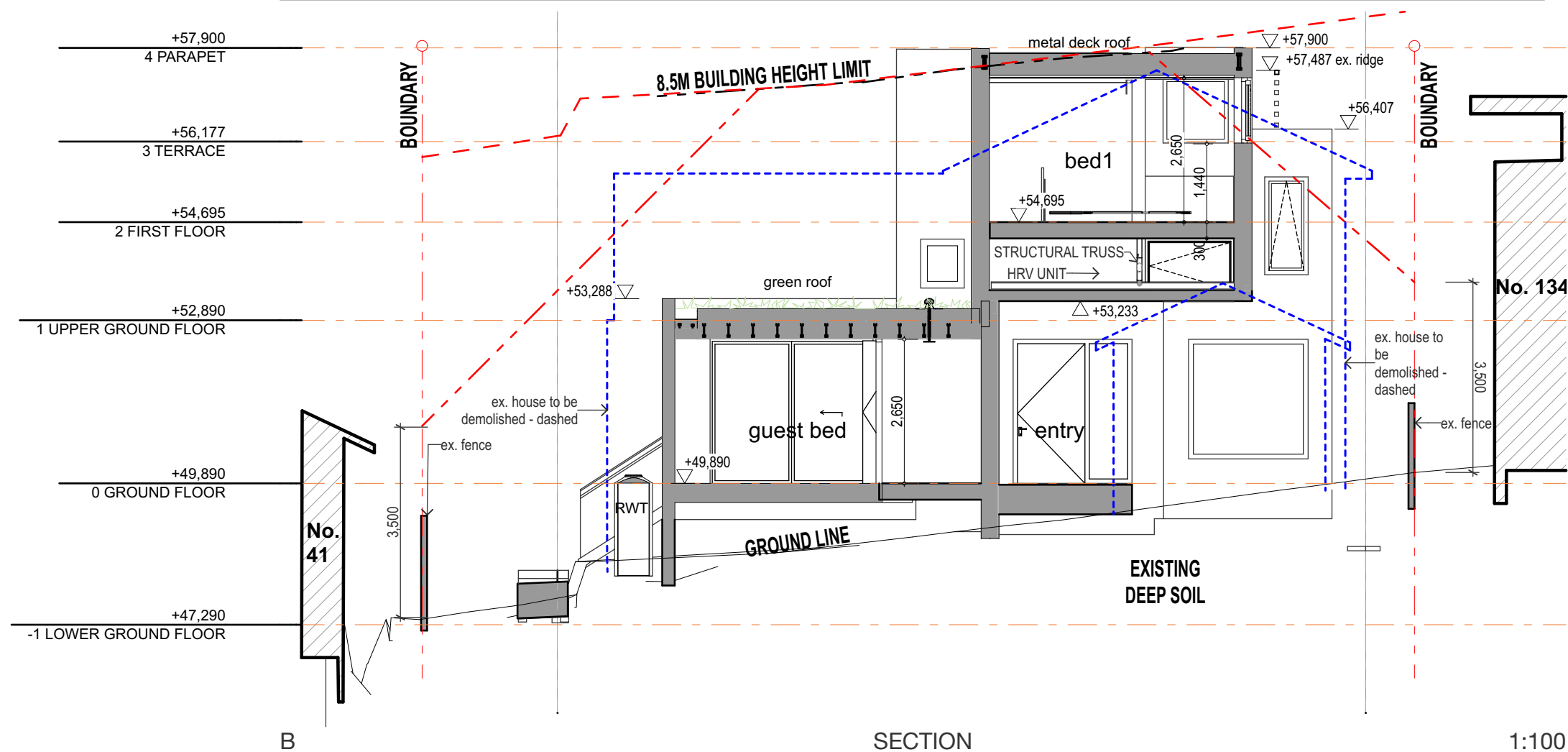
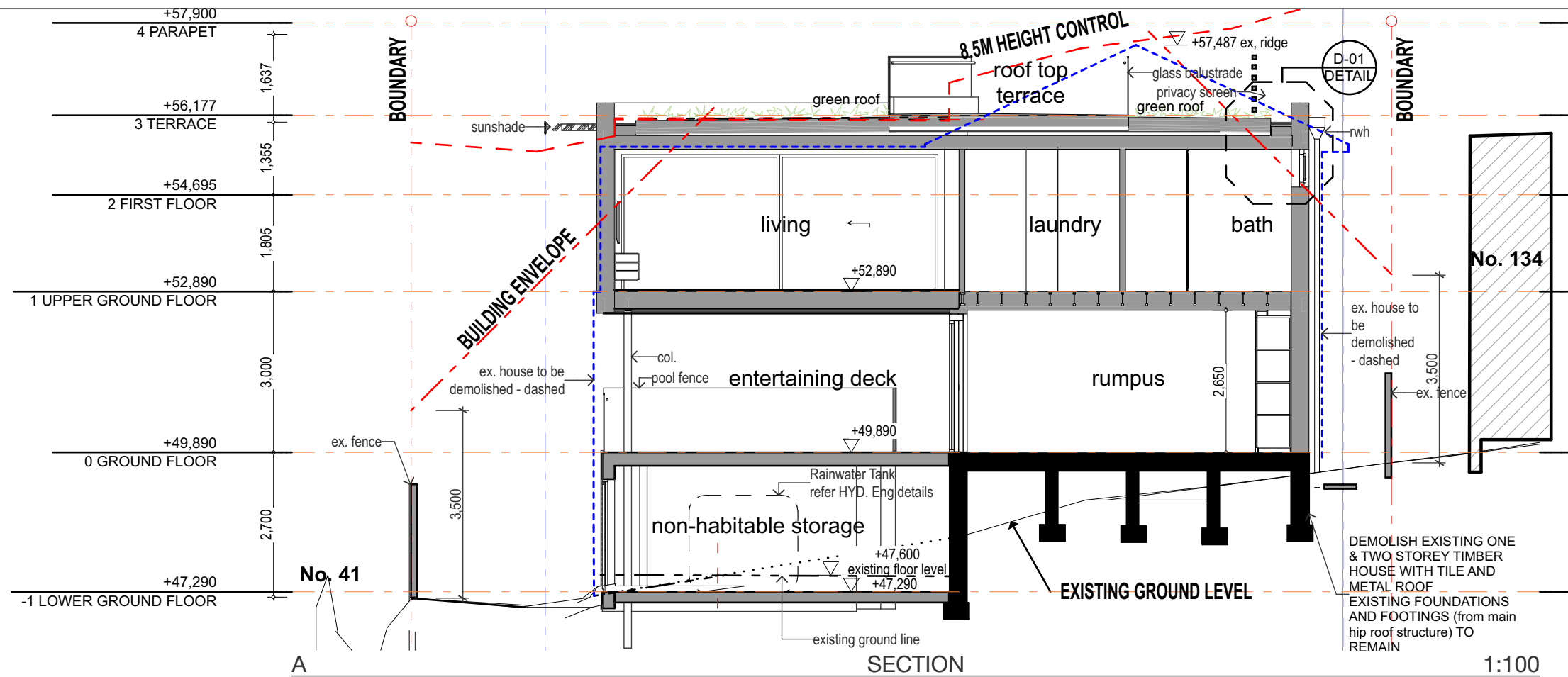
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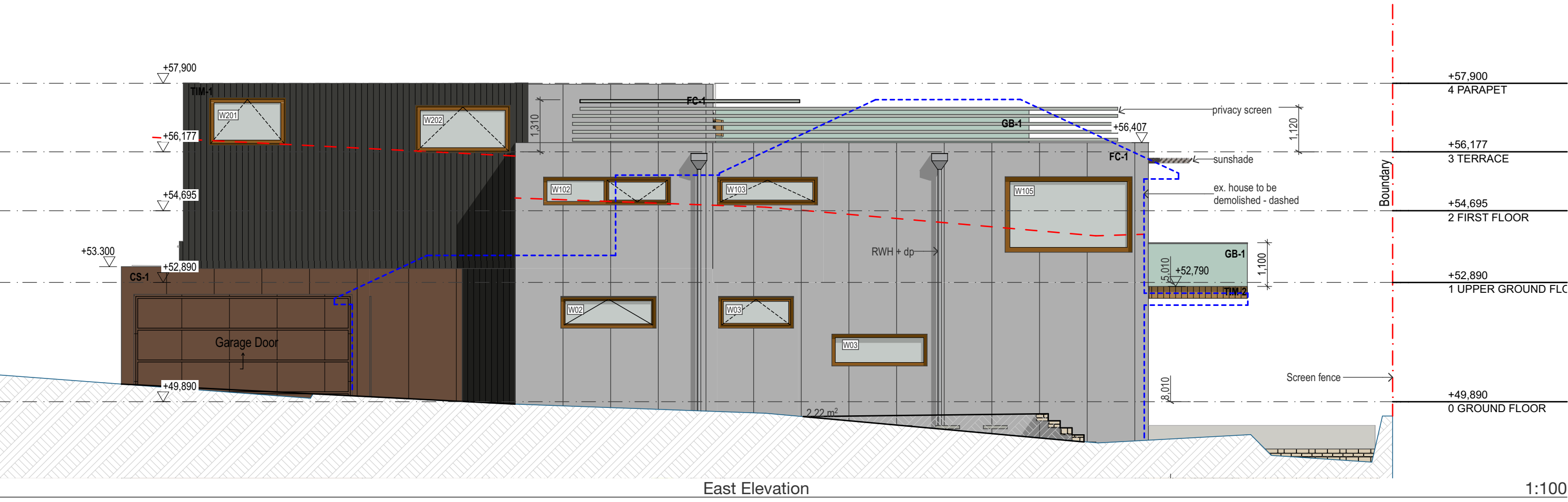
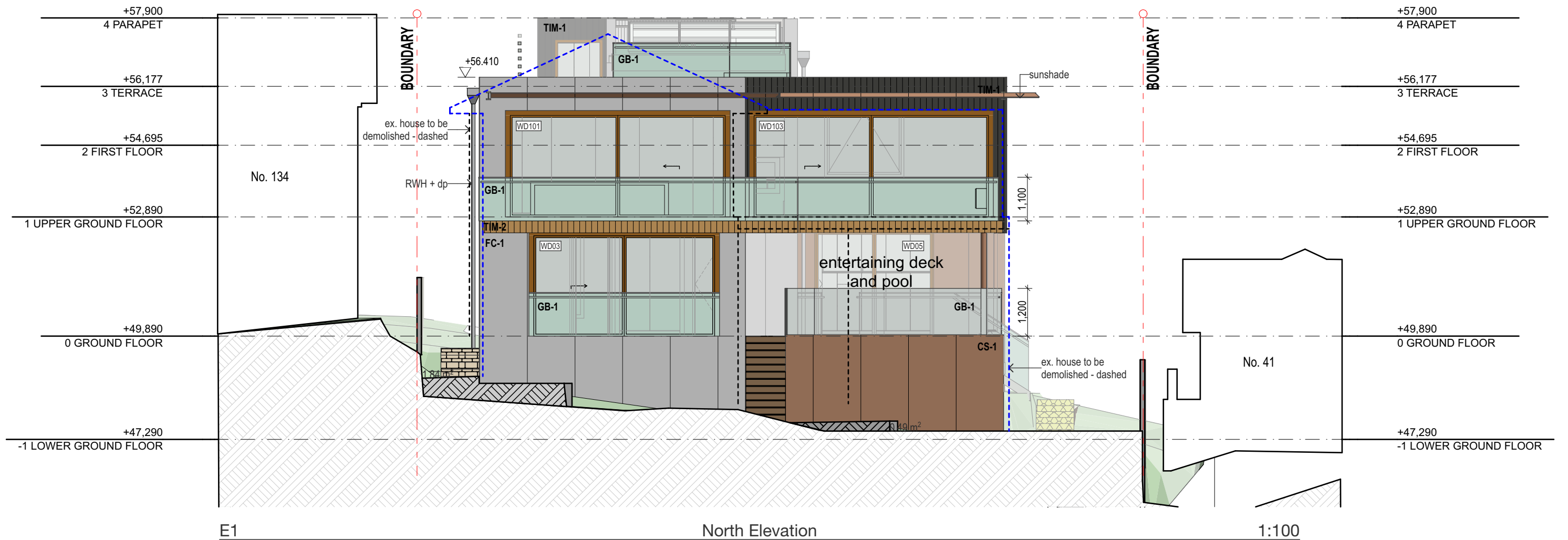
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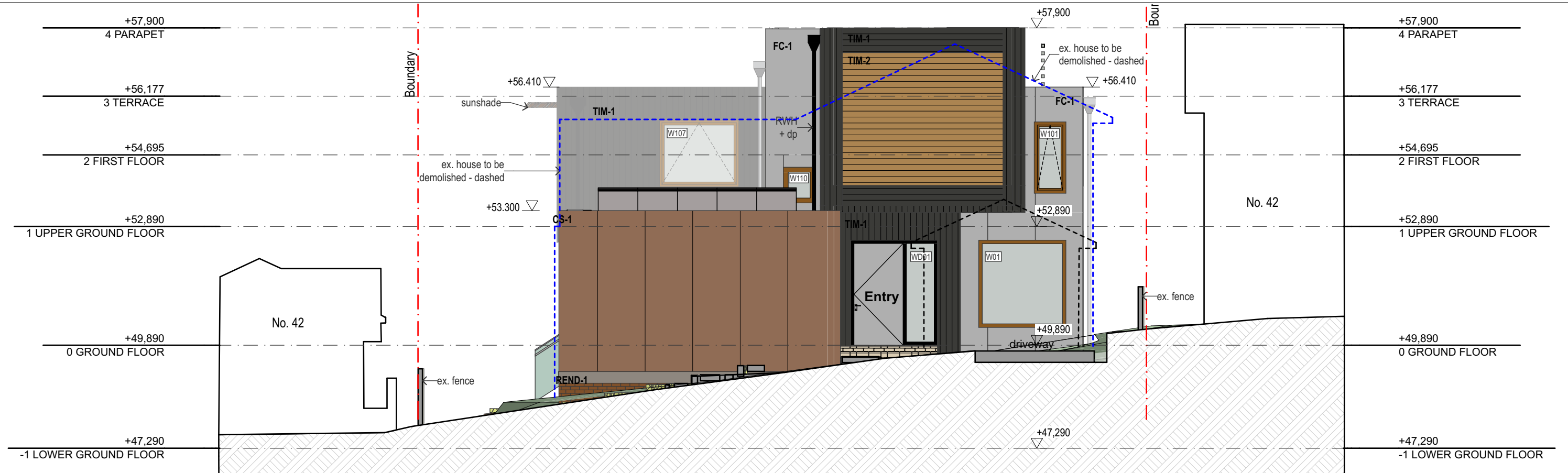
Project No.:	Drawing No.:	Revision:
1906	DA11	# A







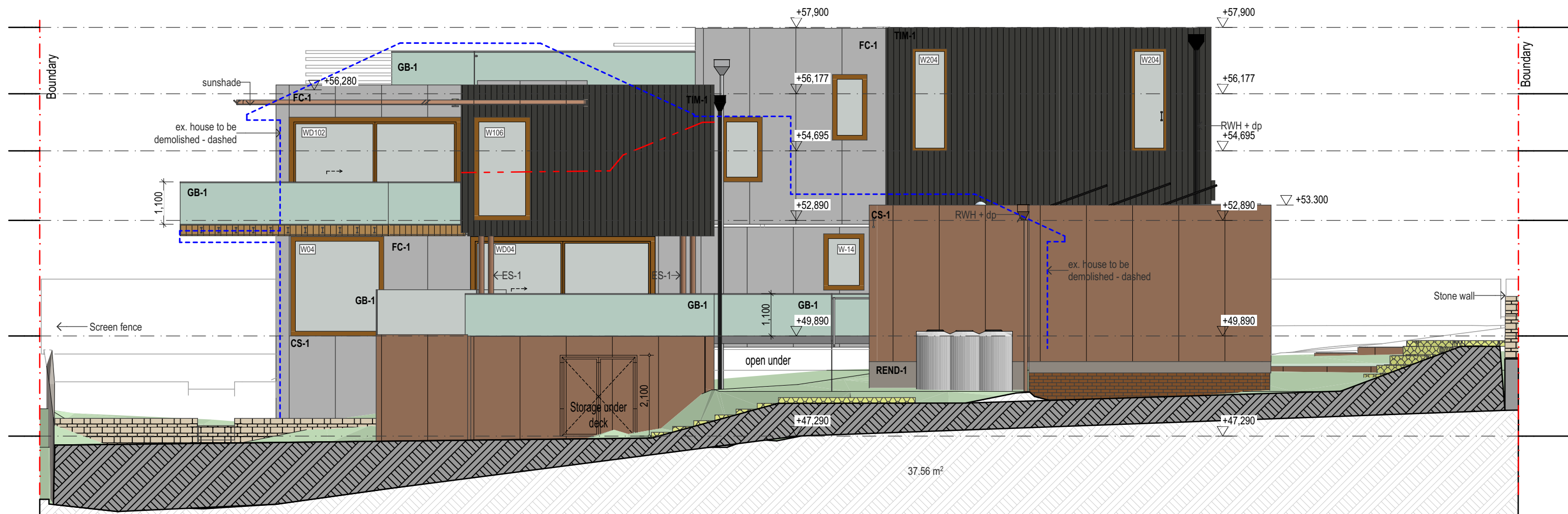




E3

South (Street) Elevation

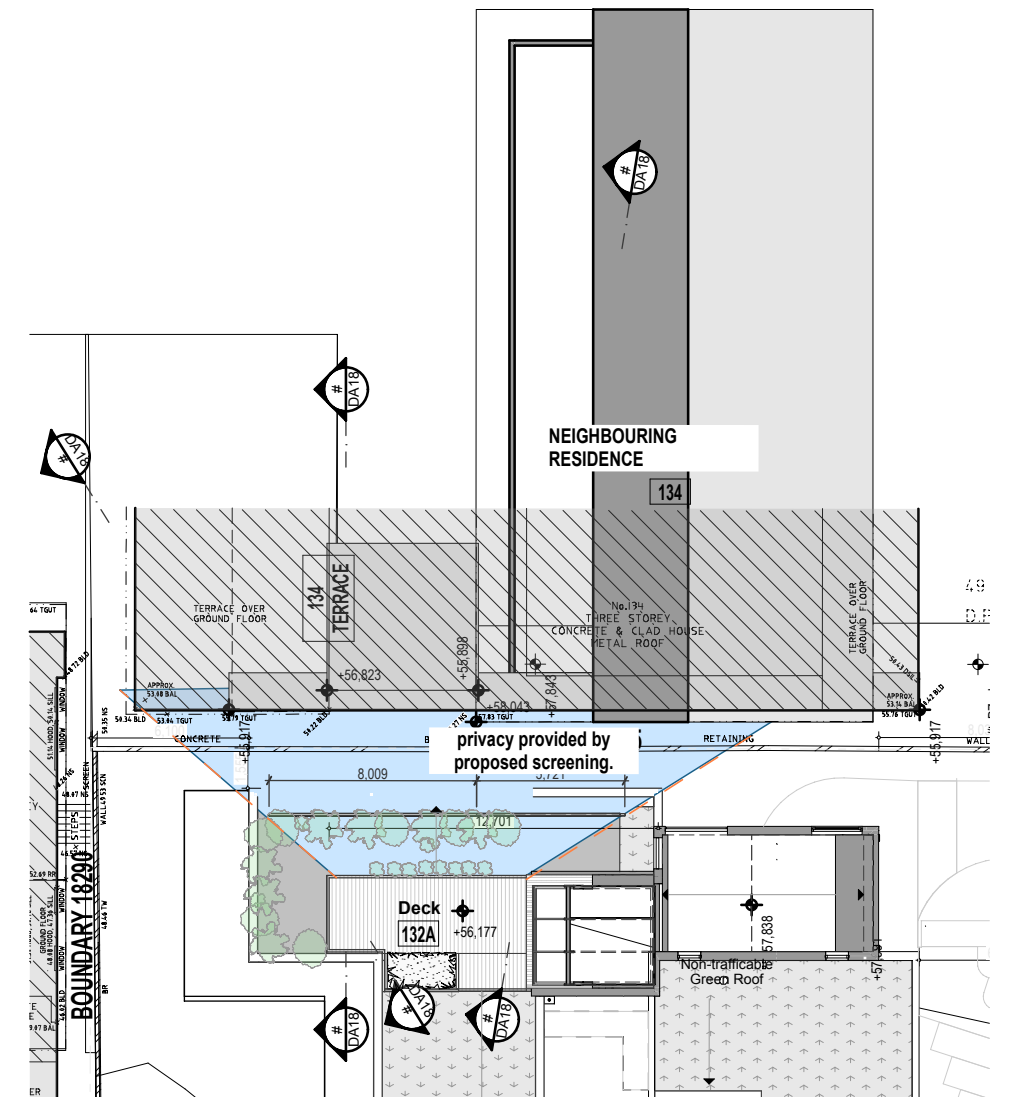
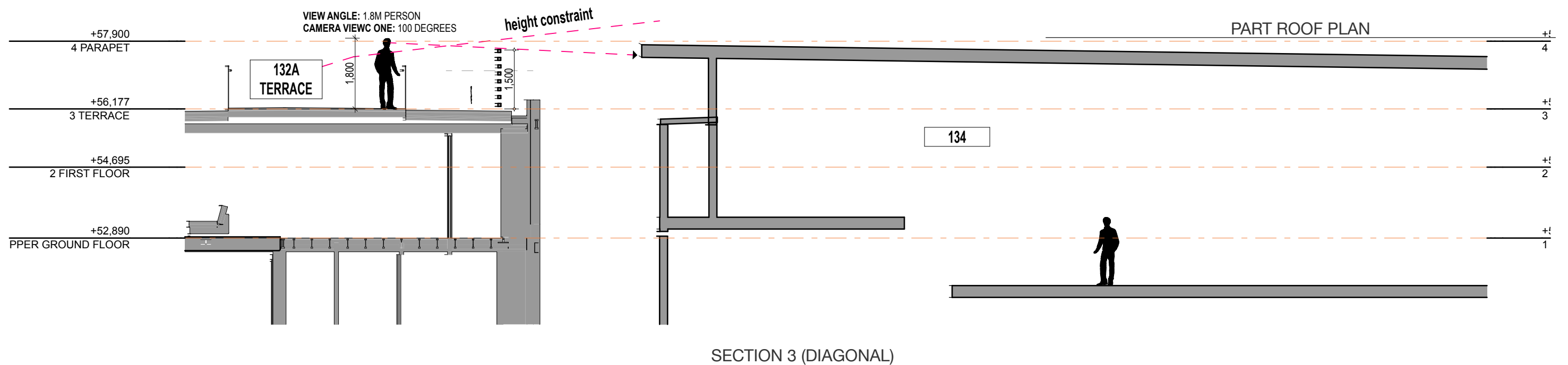
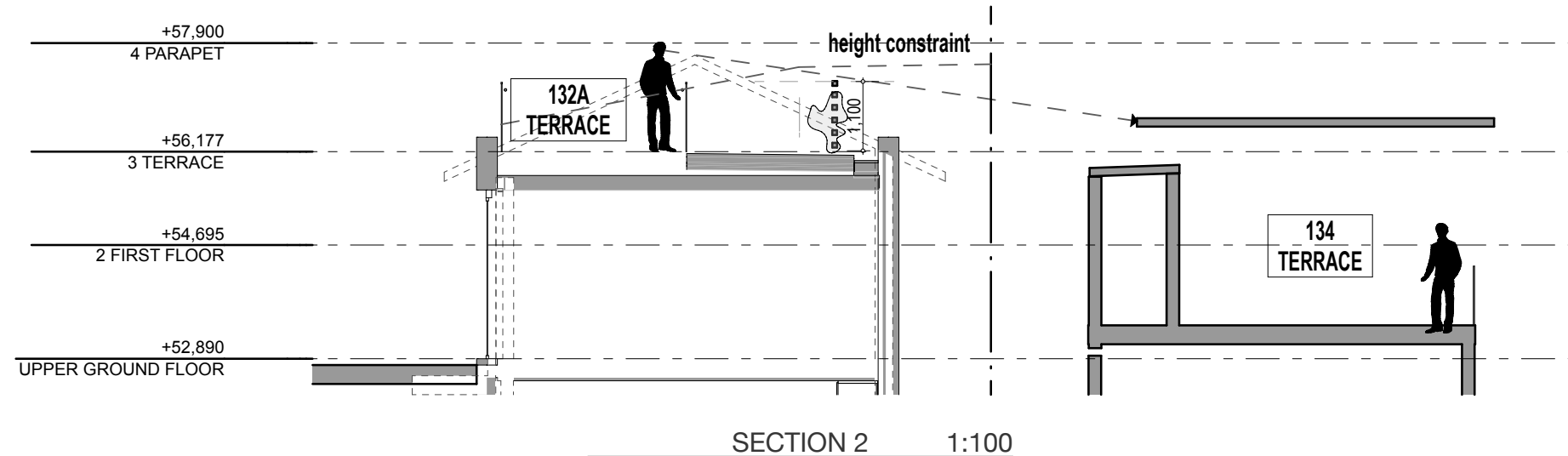
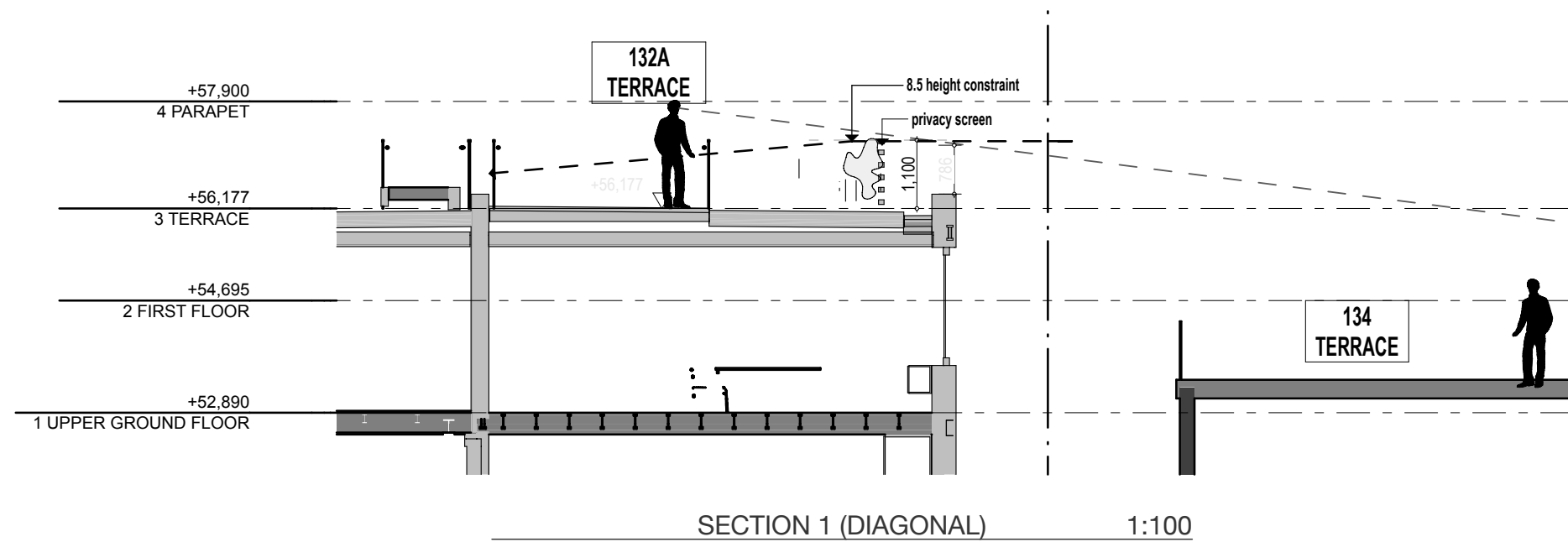
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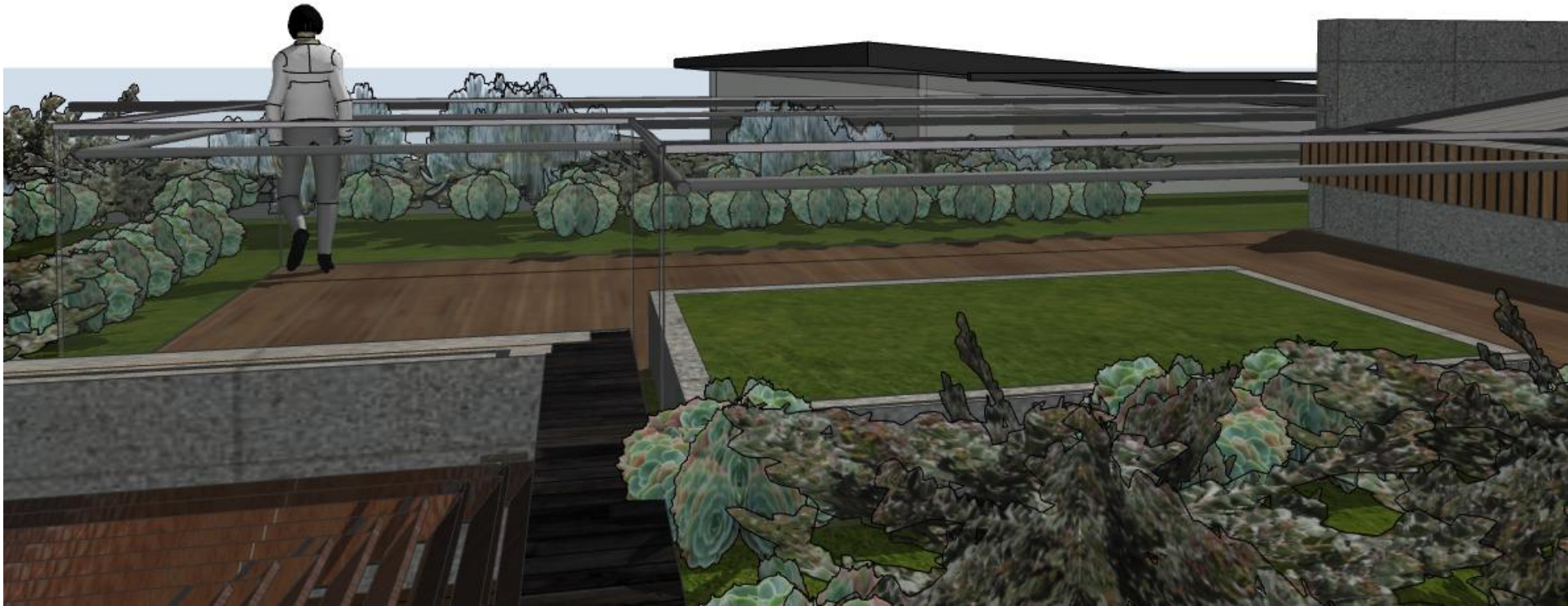


E4

South (Street) Elevation

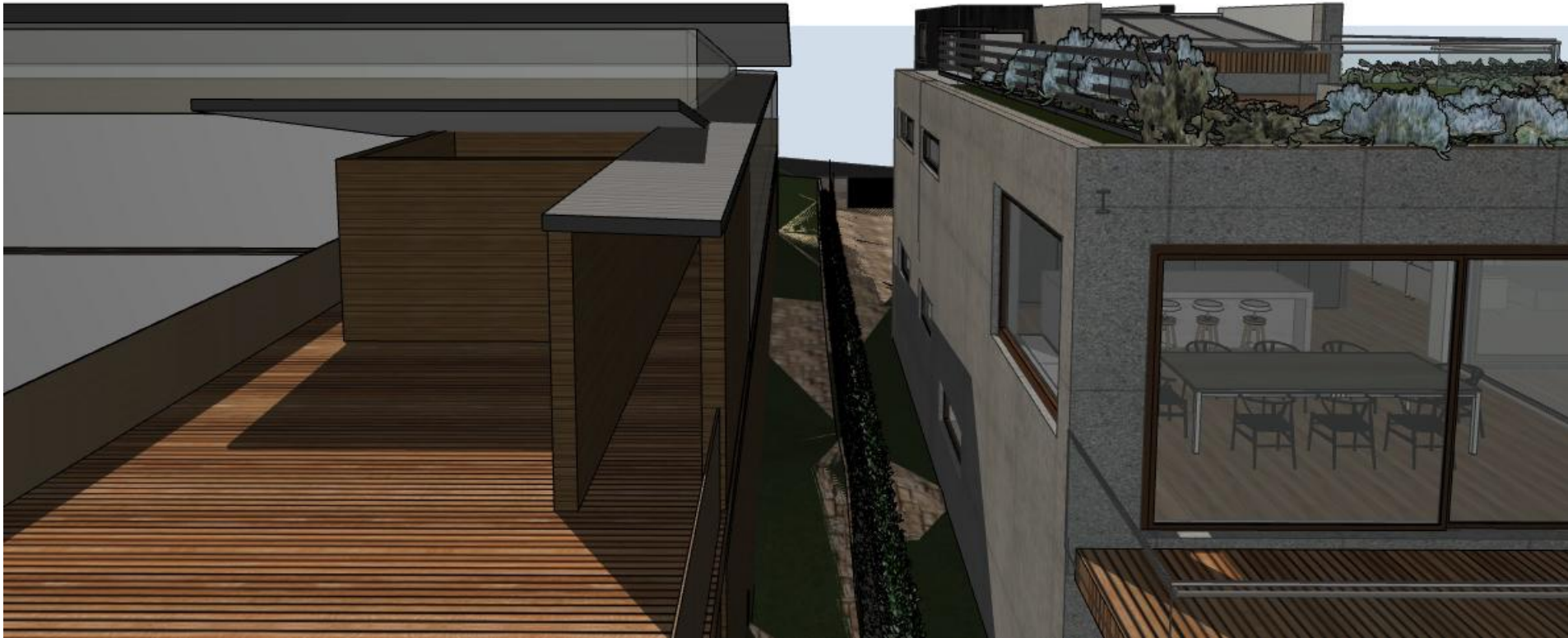
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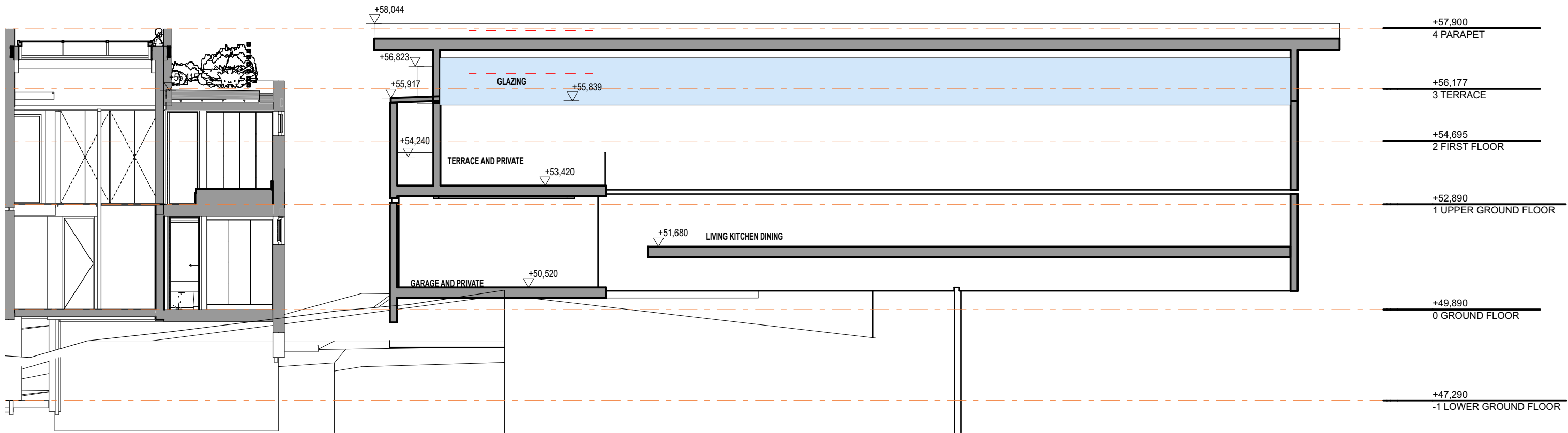
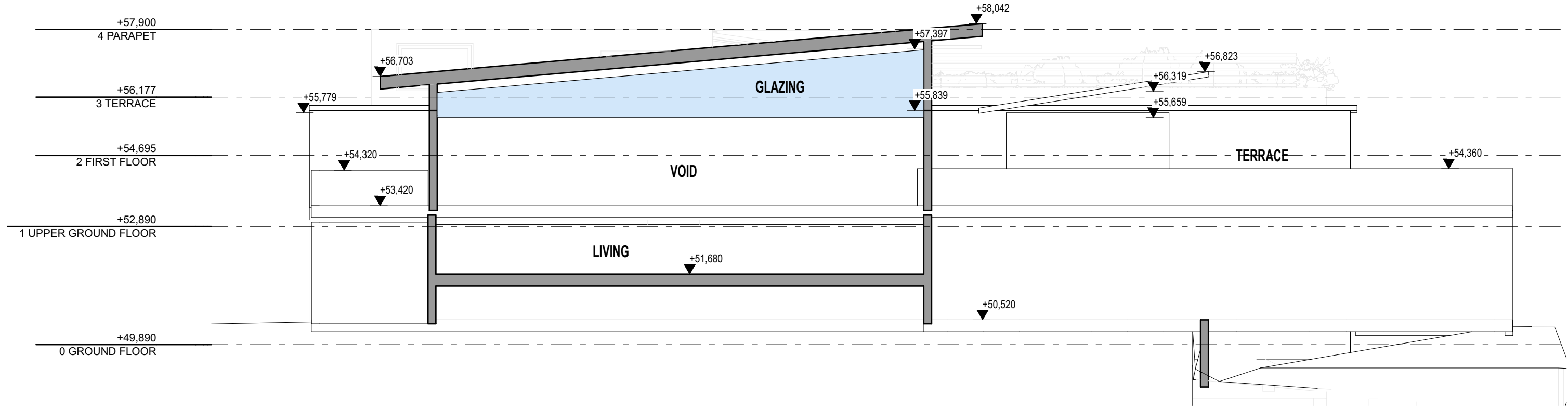
Generic Perspective (7)

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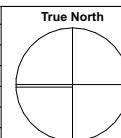


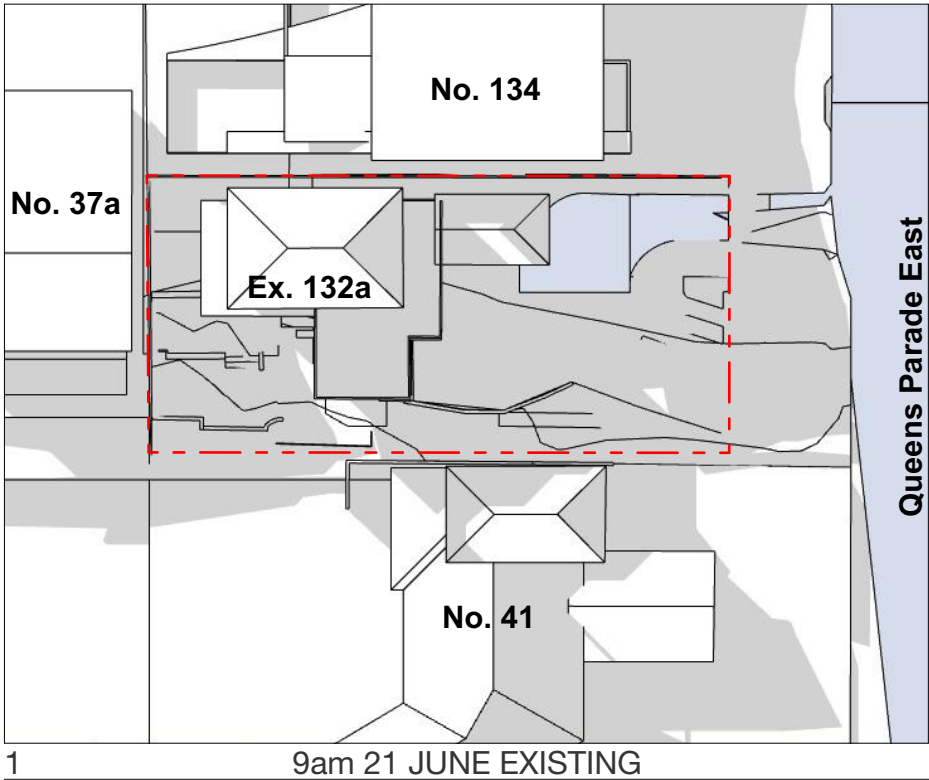
Generic Perspective (8)

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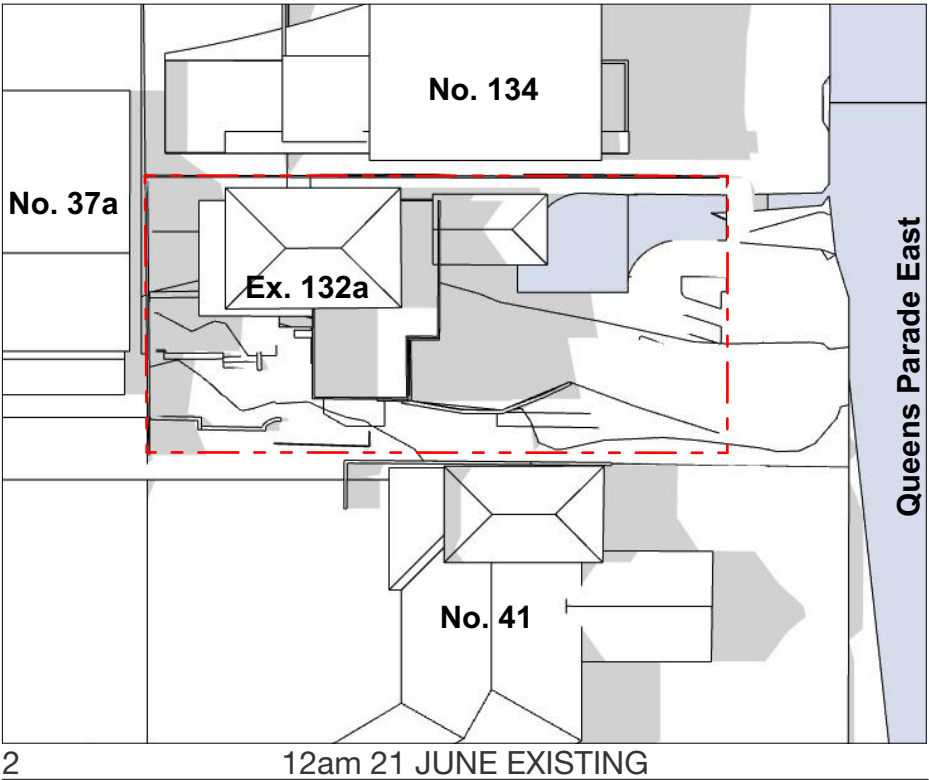


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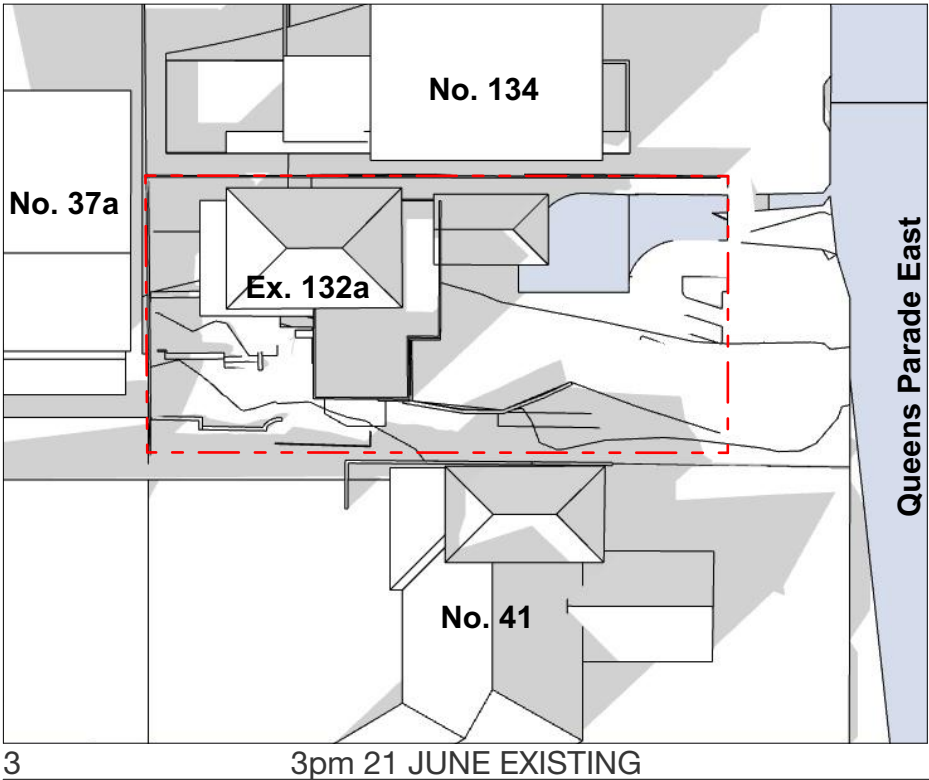




1 9am 21 JUNE EXISTING

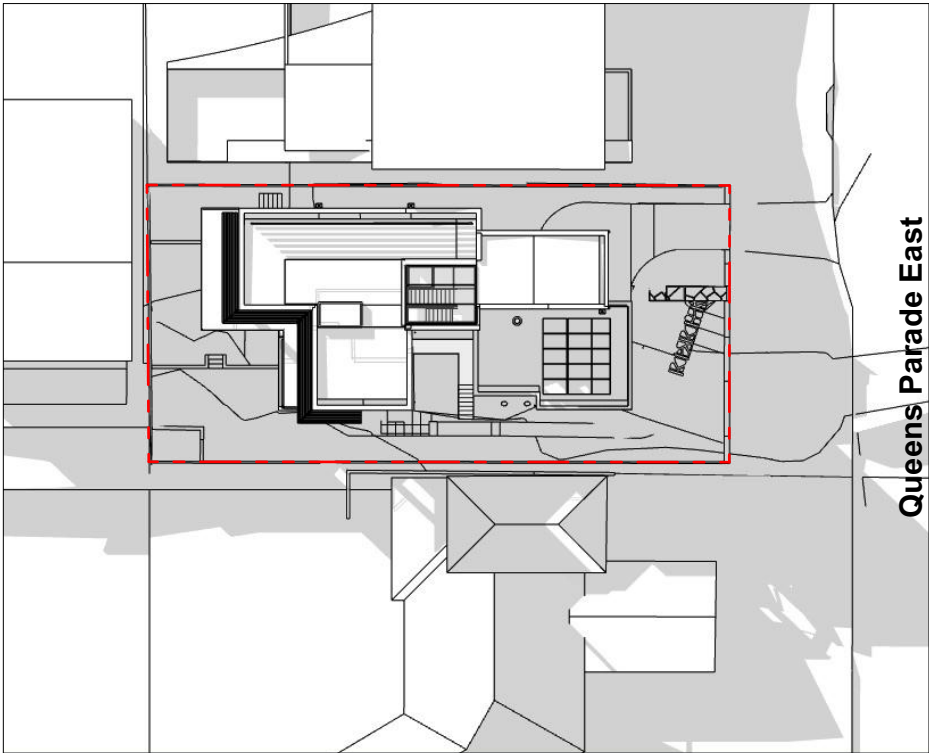


2 12am 21 JUNE EXISTING

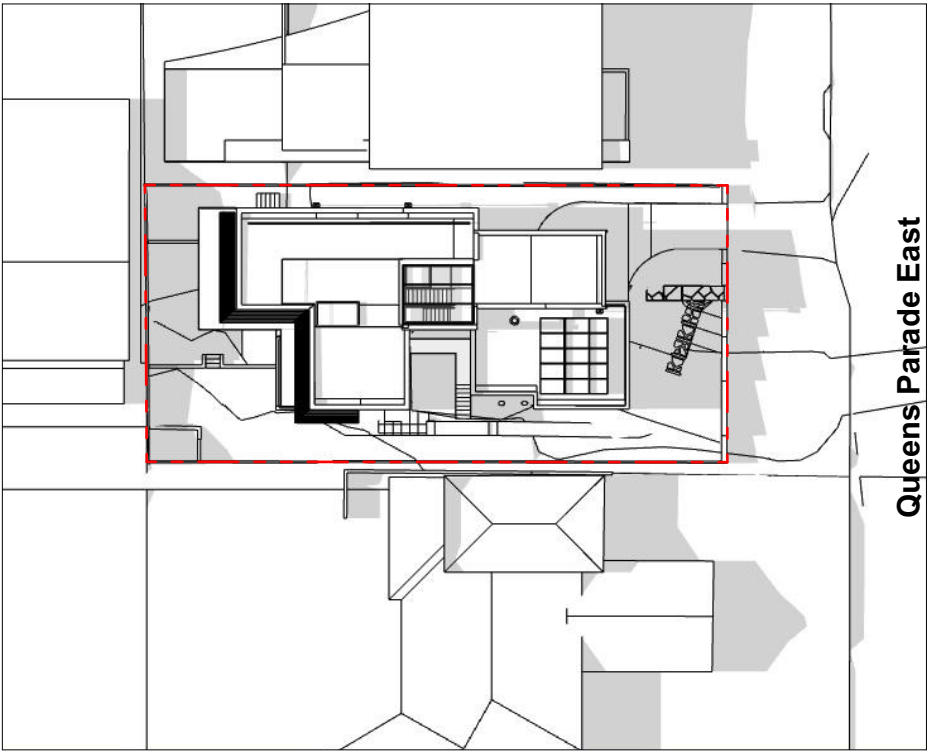


3 3pm 21 JUNE EXISTING

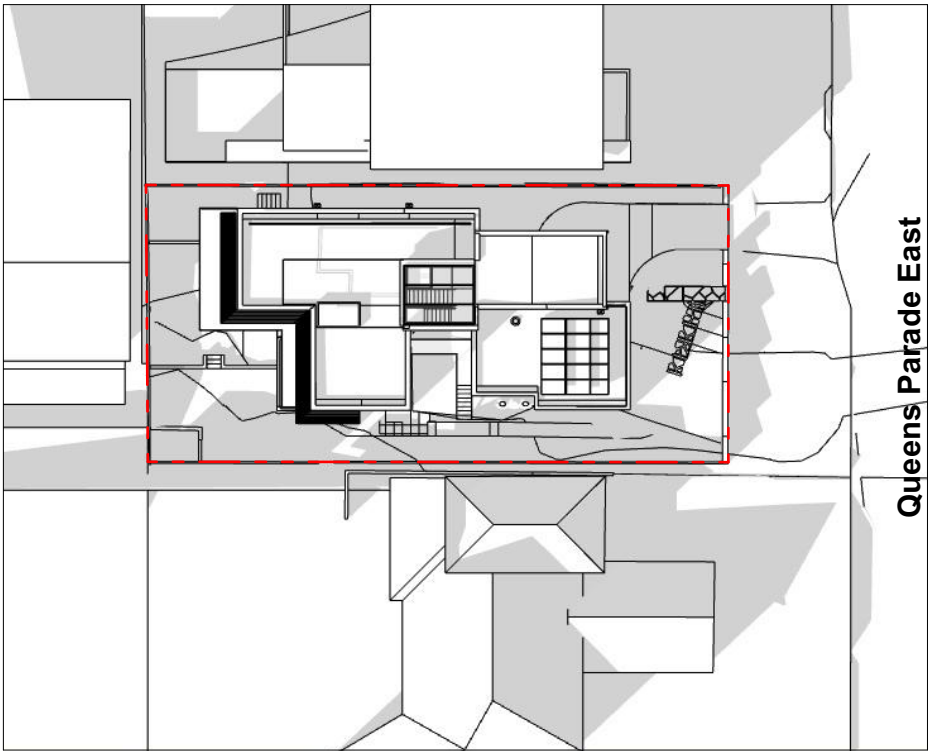
Existing Shadows



4 9am 21 JUNE PROPOSED



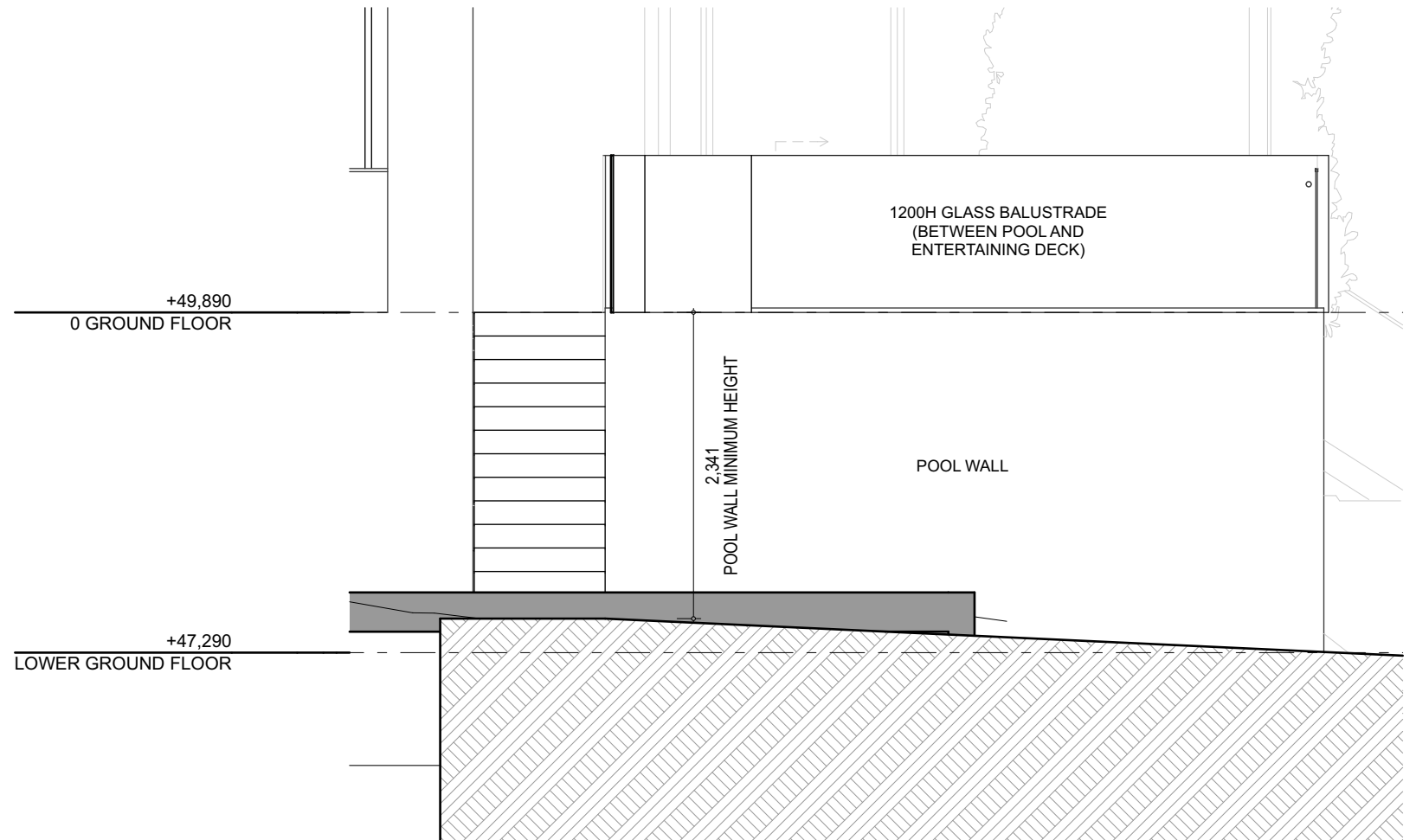
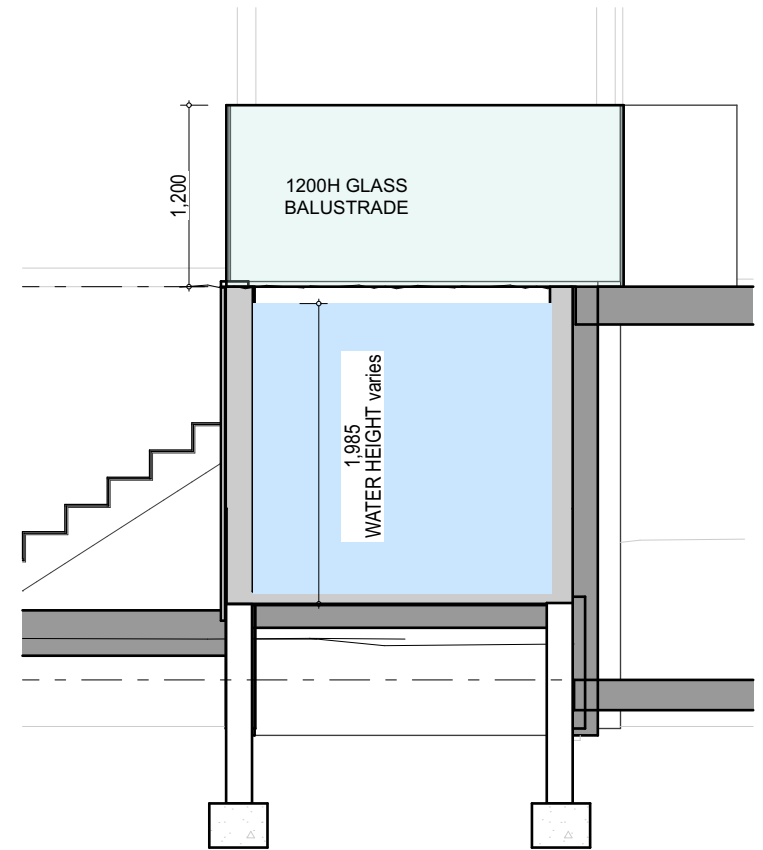
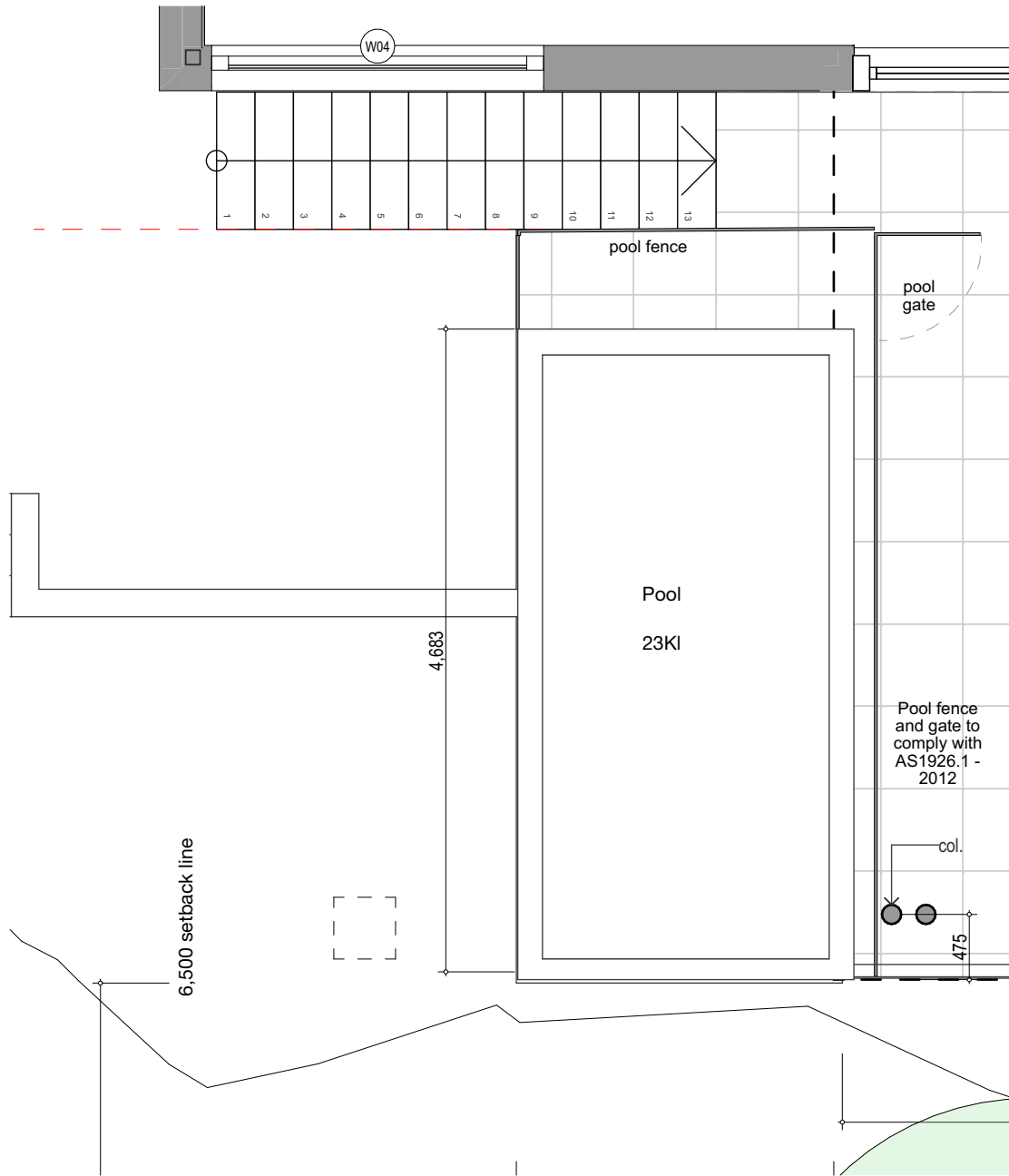
5 12am 21 JUNE PROPOSED



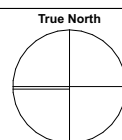
6 3pm 21 JUNE PROPOSED

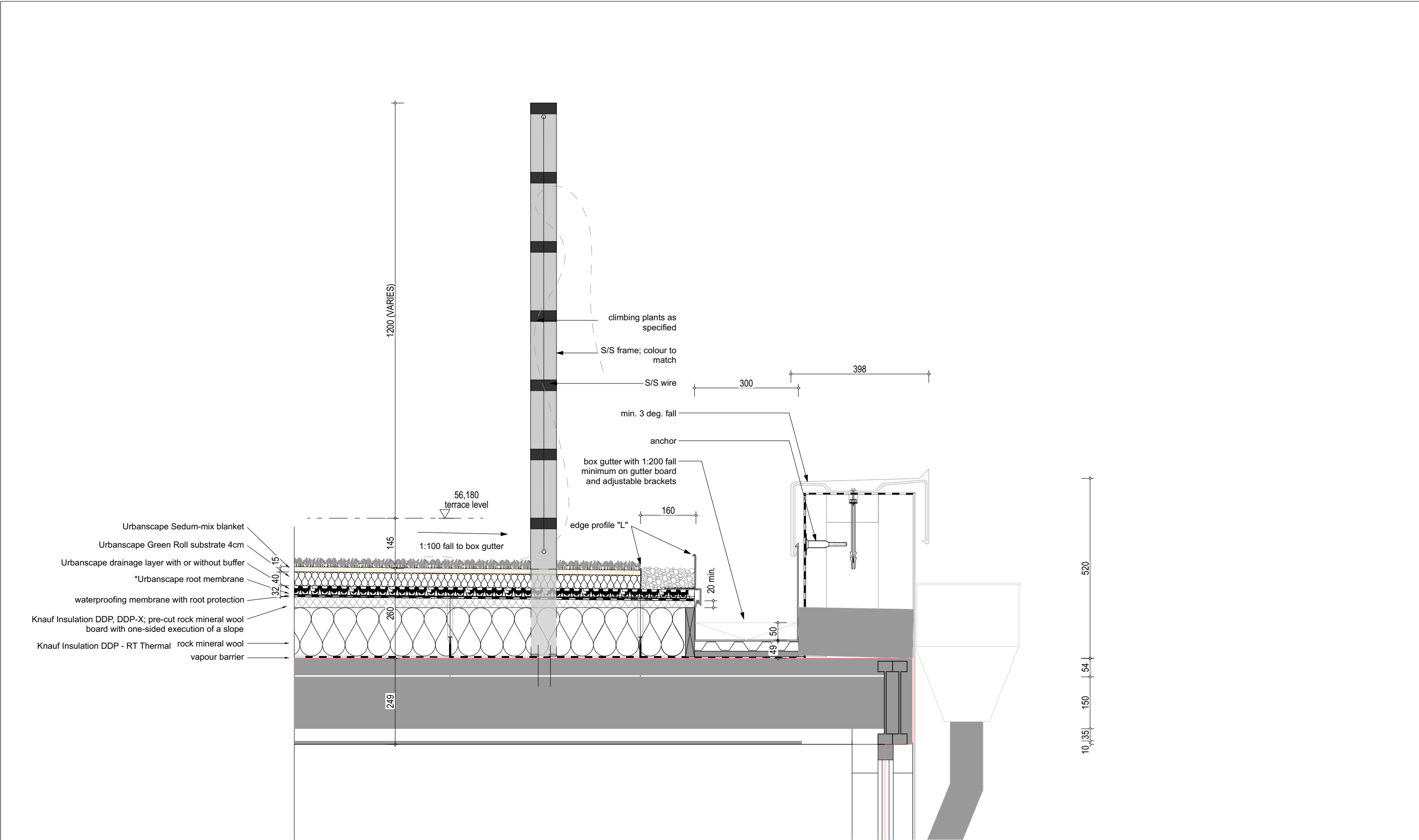
Existing & Proposed Shadows

Note: GAEA Architects certify these shadow diagrams as being accurate and complete.



REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package







TIM-1 SHOU SUGI BAN TIMBER CLADDING



TIM-2 TIMBER CLADDING



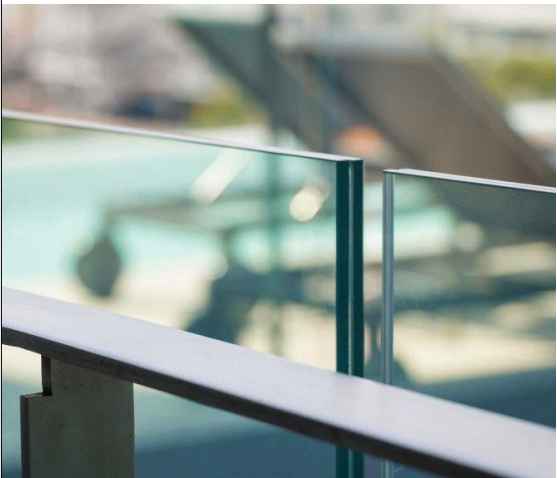
FC-1 BARESTONE FC



CS-1 CORTEN STEEL



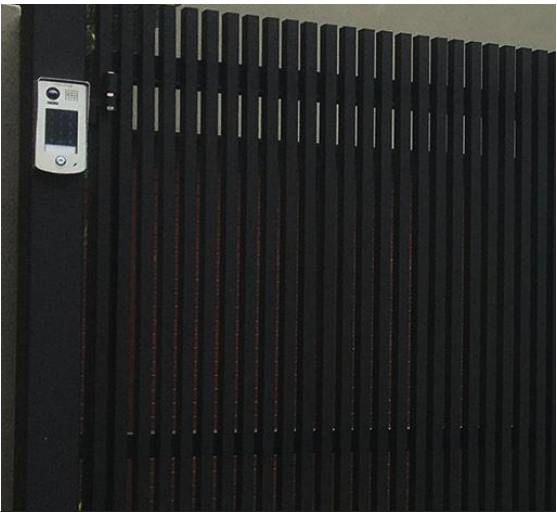
REND-1 DARK RENDER



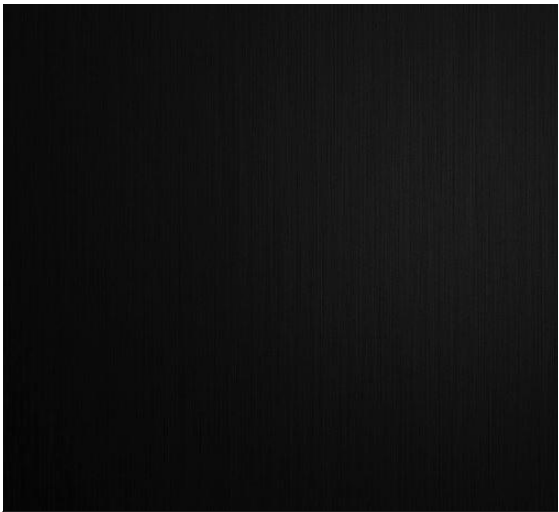
GB-1 CLEAR CLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL



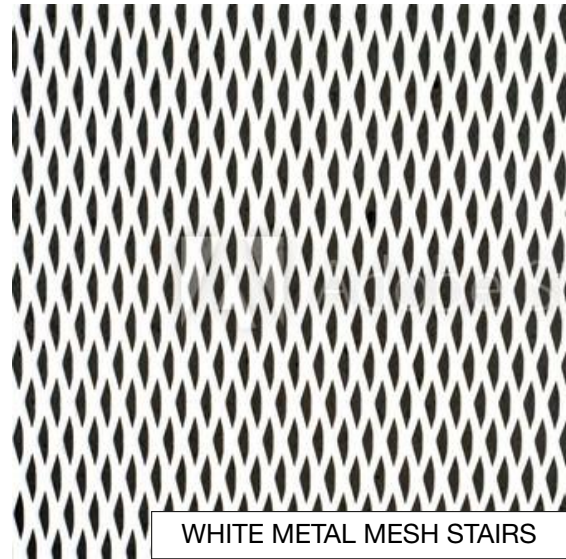
SS-1 SANDSTONE WALL



ALUMINIUM GATES; MONUMENT FINISH



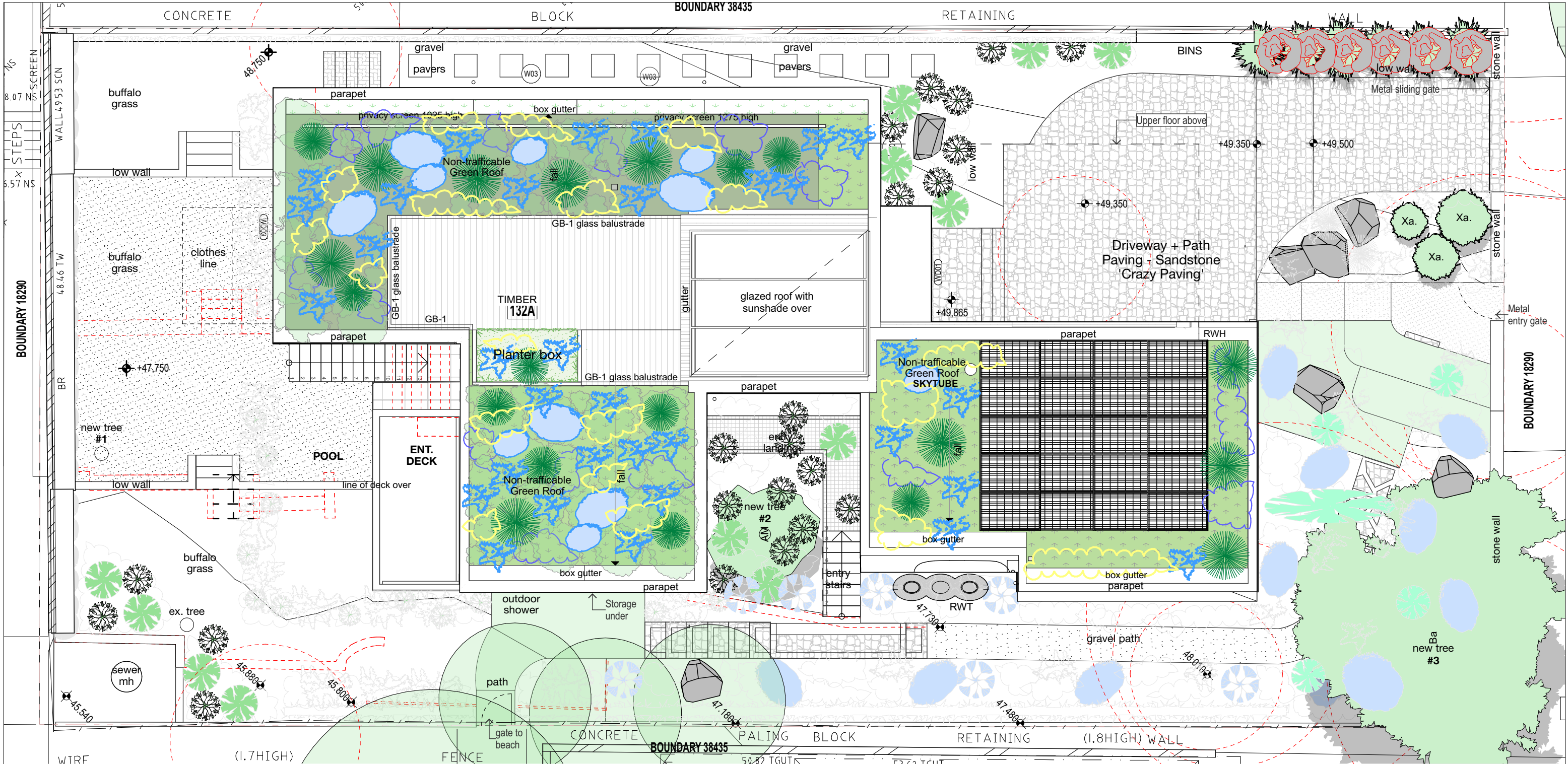
ES-1 EXPOSED STEEL DARK-MONUMENT



WHITE METAL MESH STAIRS



METAL DECK ROOF SNAPLINE-45 305MM



	Large Garden Boulder		Agave - 'Blue Glow' or 'Whales Tongue' or 'Dragon Toes' 100mm pot		Westringia fruticosa 'Coastal Rosemary' 2 litre pot size		Zamia tururacea 'Cardboard Cycad' 30 litre pot		Asplenium australasicum 'bird's nest fern' 30 litre pot		Heliconia bihai 'Yellow Dancer/Heliconia' 10 litre pot		Syzygium australe 'Lillipilly' 10 litre pot
	Gazania tomentosa 'Silver Leaf Gazania' 1 litre pot size		Lomandra longifolia 'Tankia Mat Rush' 5 litre pot size		Crassula 'Blue Bird' 4 litre pot		Alpinia 'Giant Pink' Screen Bamboo 4 litre pot		Blechnum spicant 'Hard Fern' 1 litre pot		Codiaeum 'Petra' croton 1 litre pot		Trachelospermum jasminoides 'Star Jasmine' 1 litre pot
	Flat-leaved Senecio - 'Chalk sticks' 1 litre pot size		Doryanthes excelsa 'Gymea Lily' 5 litre pot size		Bromeliad Alcantarea extensa' 10 litre pot		Viola hederacea 'Native Violet' 1 litre pot size		Pteris umbrosa 'Jungle Break Fern' ground cover 1 litre pot		Heliconia angusta 'Red Christmas' 10 litre pot		Xanthorrhoea australis 'Grass tree' 40 litre pot
	new tree #1 Plumeria 'Frangipani' 30 litre pot size		new tree #2 Cupaniopsis 'Tuckeroo 40 litre pot		new tree #3 Banksia integrifolia 'Coastal Banksia' 30 litre pot								



Gazania tomentosa
'Silver Leaf Gazania'



Flat-leaved Senecio - Chalk sticks
'Nola's Pride'



Agave - 'Blue Glow' or 'Whales Tongue'
or 'Dragon Toes'



Lomandra longifolia
'Tankia Mat Rush'



Doryanthes excelsa
'Gymea Lily'



Westringia fruticosa
'Coastal Rosemary'



Crassula
'Blue Bird'



Bromeliad
'Alcantarea extensa'



Zamia furfuracea
'Cardboard Cycad'



Alpinia 'Giant Pink'
Screen Bamboo



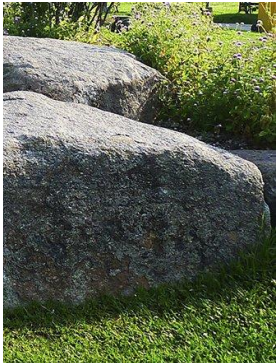
Viola hederacea
'Native Violet'



Asplenium australasicum
'bird's nest fern'



Blechnum spicant
'Hard Fern'



Large Garden Boulder



Pteris umbrosa
'Jungle Break Fern'
ground cover



Heliconia bihai
'Yellow Dancer/Heliconia'



Codiaeum
'Petra' croton



Heliconia angusta
'Red Christmas'



Syzygium australe
'Lillypilly'



Trachelospermum jasminoides
'Star Jasmine'



Dichondra repens
'Kidney Weed' Groundcover



new tree #1 Plumeria 'Frangipani'



new tree #2 Cupaniopsis 'Tuckeroo'



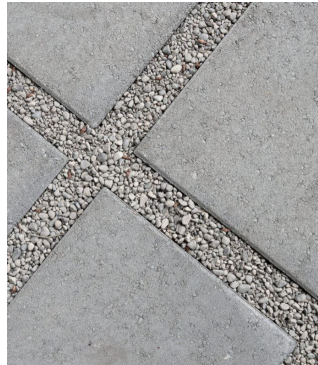
new tree #3
Banksia integrifolia
'Coastal Banksia'



Driveway + Path Paving - Sandstone
'Crazy Paving'

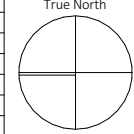


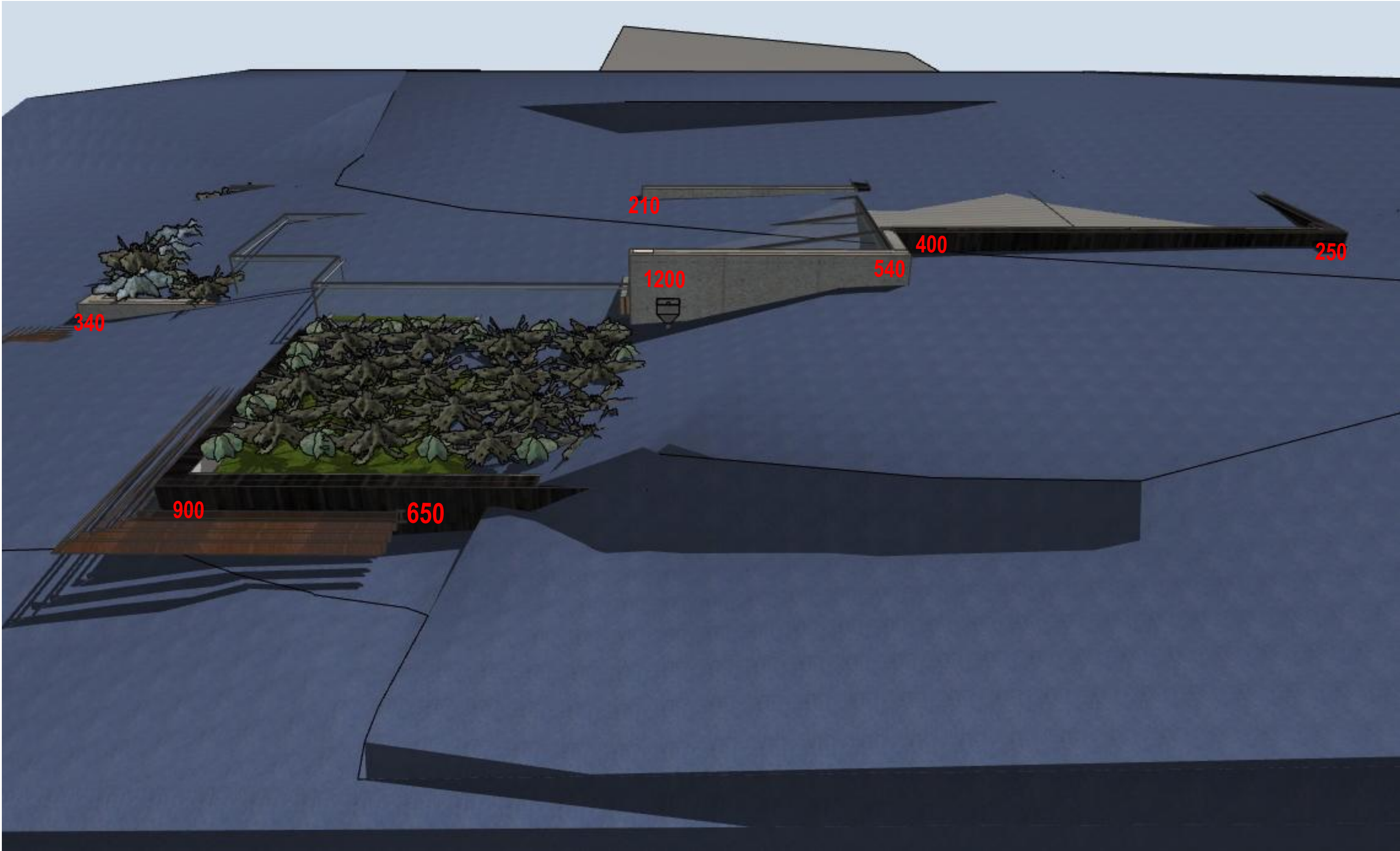
Buffalo Grass



Gravel path with Pavers

REV	DATE	DESCRIPTION





Generic Perspective (6)

1:100

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package

