

alteration & addition 19 burne avenue dee why

for simon & danielle niland - issue for development application



MATERIALS & FINISHES			
alum	aluminum	dp	downpipe
bw	blockwork	dr	dryer
cl	cladding	dw	dishwasher
co	concrete	dwr	drawer
cr	cement render	eq	equal
fc	fibre cement	ffl	finished floor level
gl	glass	fs	fly screen
m	metal	fx	fixed
p	paint	gb	garden bed
pb	plasterboard	hr	handrail
rf	roofing	jry	joinery
st	stone	lv	louvre window
stl	steel	mt	meter
t	tiles	ngl	natural ground level
tb	timber	ov	oven
wb	weatherboard	pr	planter box
		pv	photovoltaic pannel
		ref	refrigerator
		rh	rangehood
		rwt	rainwater tank
		scr	screen
		shr	shower
		skl	skylight
		tw	timber window
		vos	verify on site
		w	water
		wm	washing machine

ABBREVIATIONS	
(e)	existing
aw	aluminum window
bl	balustrade
bdy	boundary
ch	ceiling height
col	column
cpb	cupboard

MATERIALS			
existing		stone	
brick		metal	
concrete		glass	
timber			



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19 Burne Avenue
Dee Why

development application

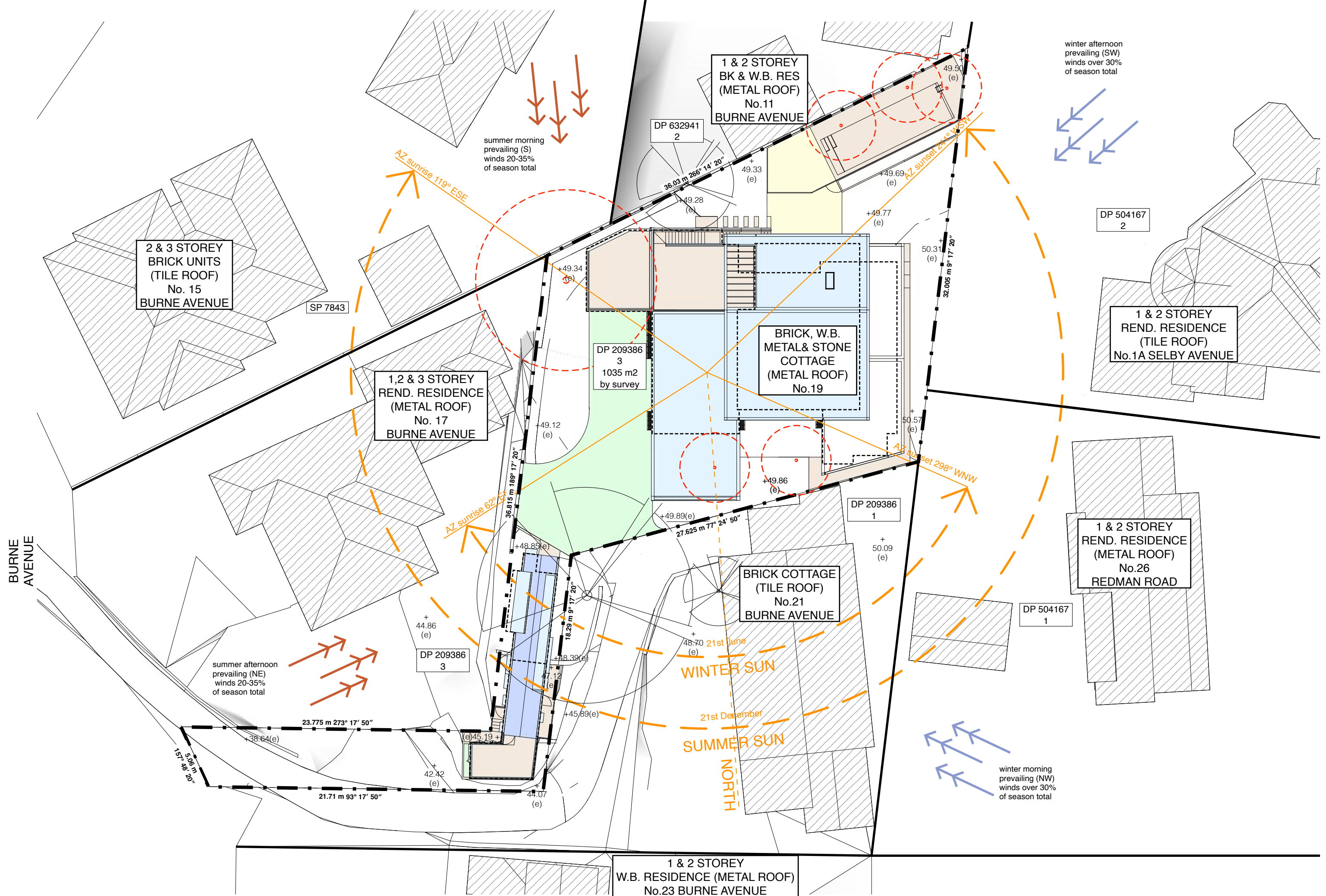


scale

rev - date 29.01.24 description development application

2105 DA - 00

last modified : 24.01.29
filename : 2105_DA-



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site analysis



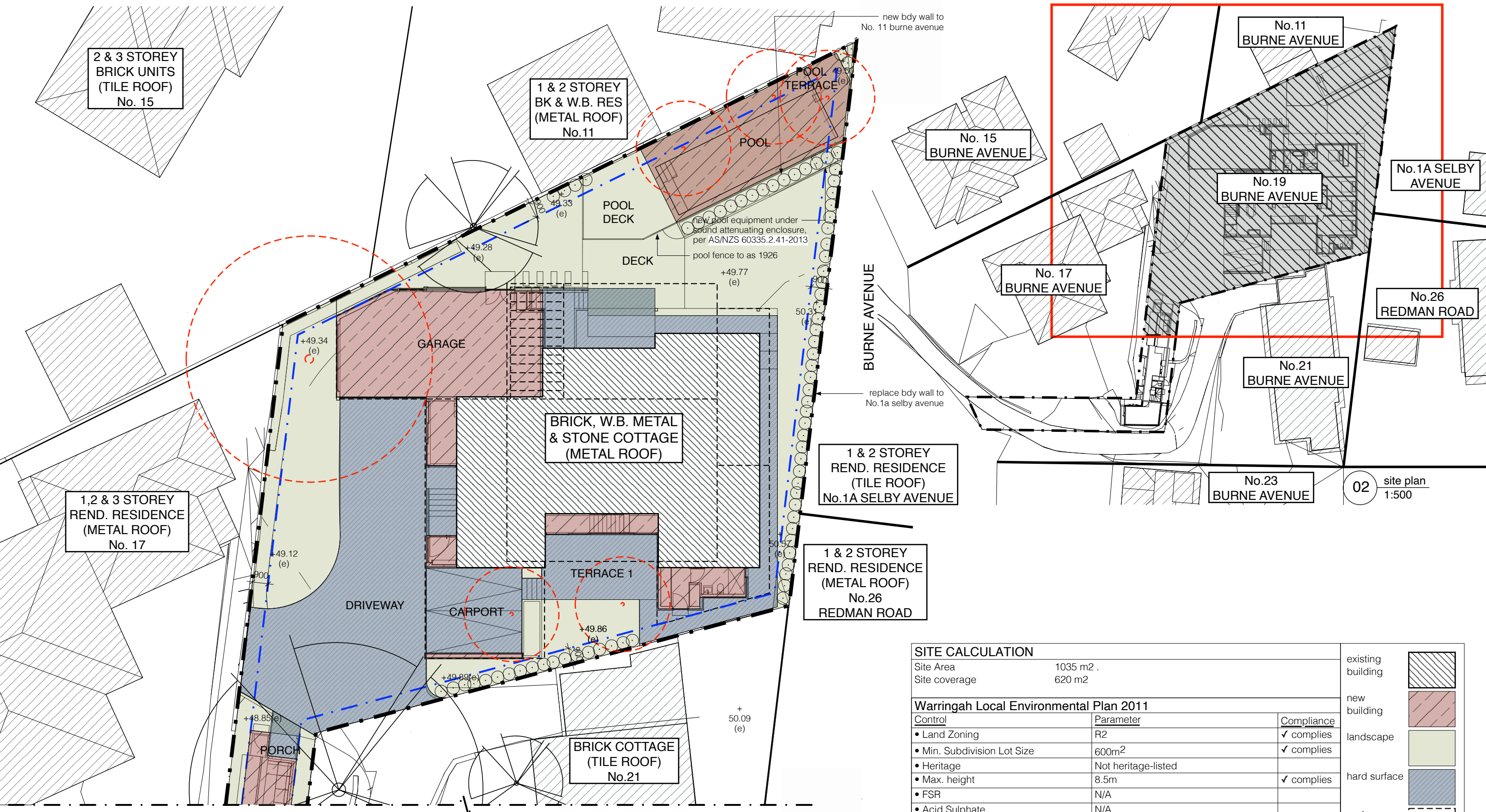
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rev - date 29.01.24 description development application

2105

DA - 01

last modified : 24.01.29
filename : 2105_DA-



01 site plan - main dwelling
1:200

SITE CALCULATION			existing building	new building	landscape	hard surface	roof over	to be demolished	boundary	setbacks
Control	Parameter	Compliance								
• Land Zoning	R2	✓ complies								
• Min. Subdivision Lot Size	600m ²	✓ complies								
• Heritage	Not heritage-listed									
• Max. height	8.5m	✓ complies								
• FSR	N/A									
• Acid Sulphate	N/A									
• Flood affected	No									
• Biodiversity Values Map	No									
• Terrestrial Biodiversity Map	No									
• Landslide Risk Land	Yes - Area B (Flanking Slopes 5° to 25°)									
• Bushfire Prone Land	No									
DCP - Landscape Open Space Area	40%	✓ complies								



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site plan - main dwelling
controls

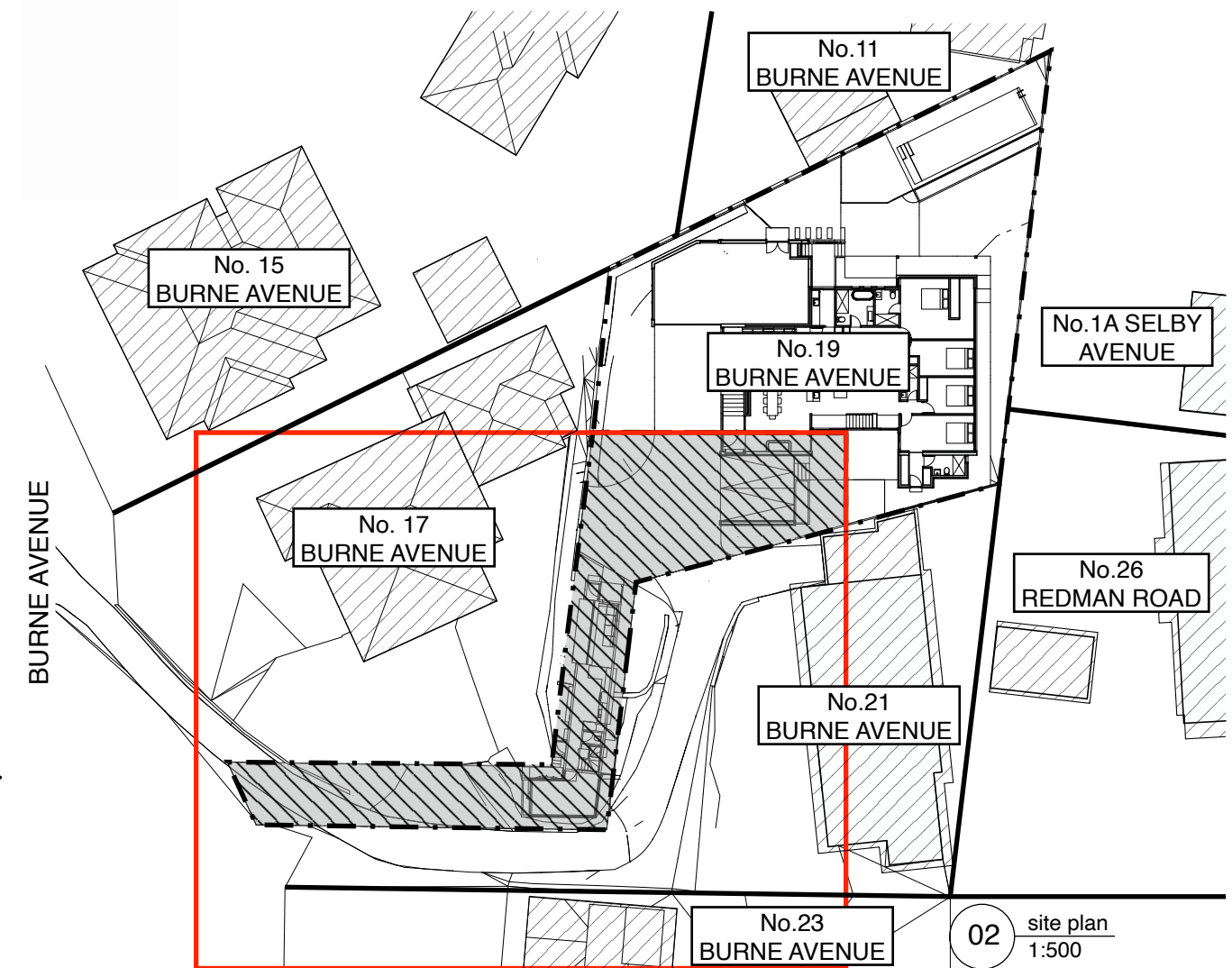
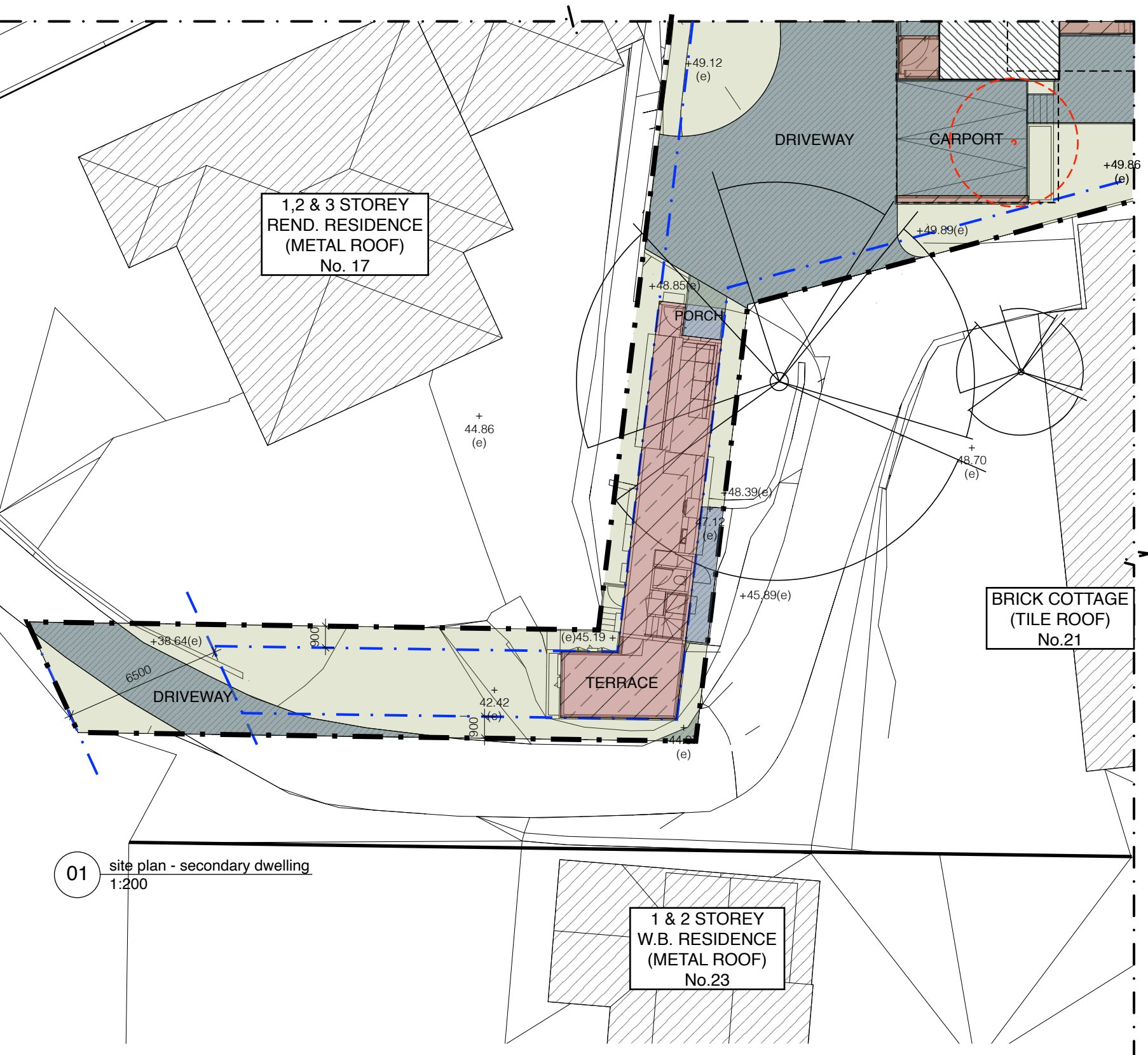


various

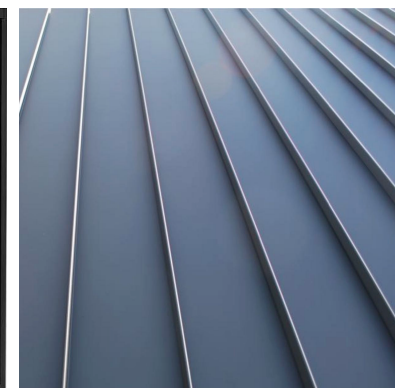
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2105 DA - 02

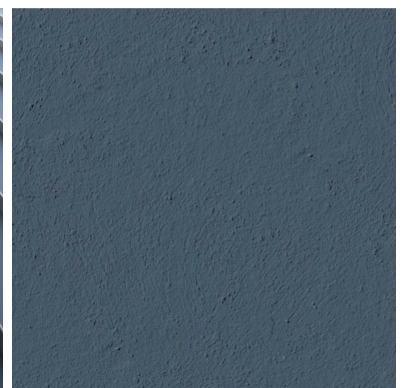
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steel windows & railing



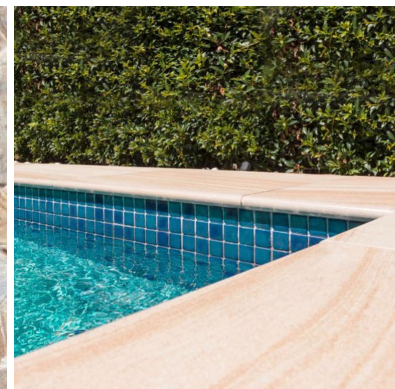
colorbond roof & cladding



painted rendered wall



sandstone featured wall



pool - sandstone pavers - green wall



native landscaping

03 materials & finishes

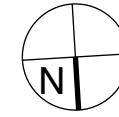


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site plan - secondary dwelling & materials &



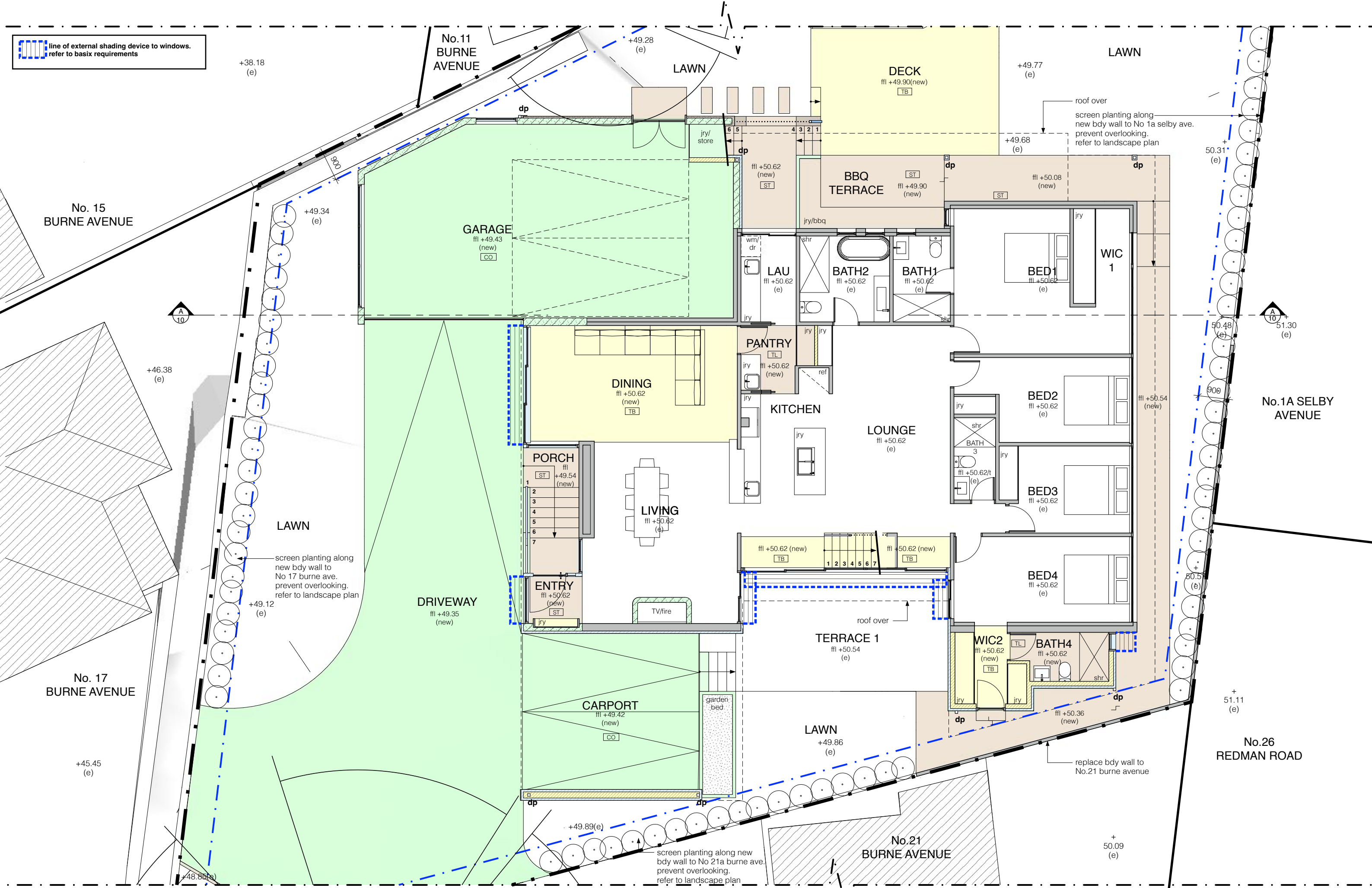
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2105 DA - 03

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line of external shading device to windows.
refer to basix requirements

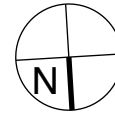


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plan level 1-A
main dwelling

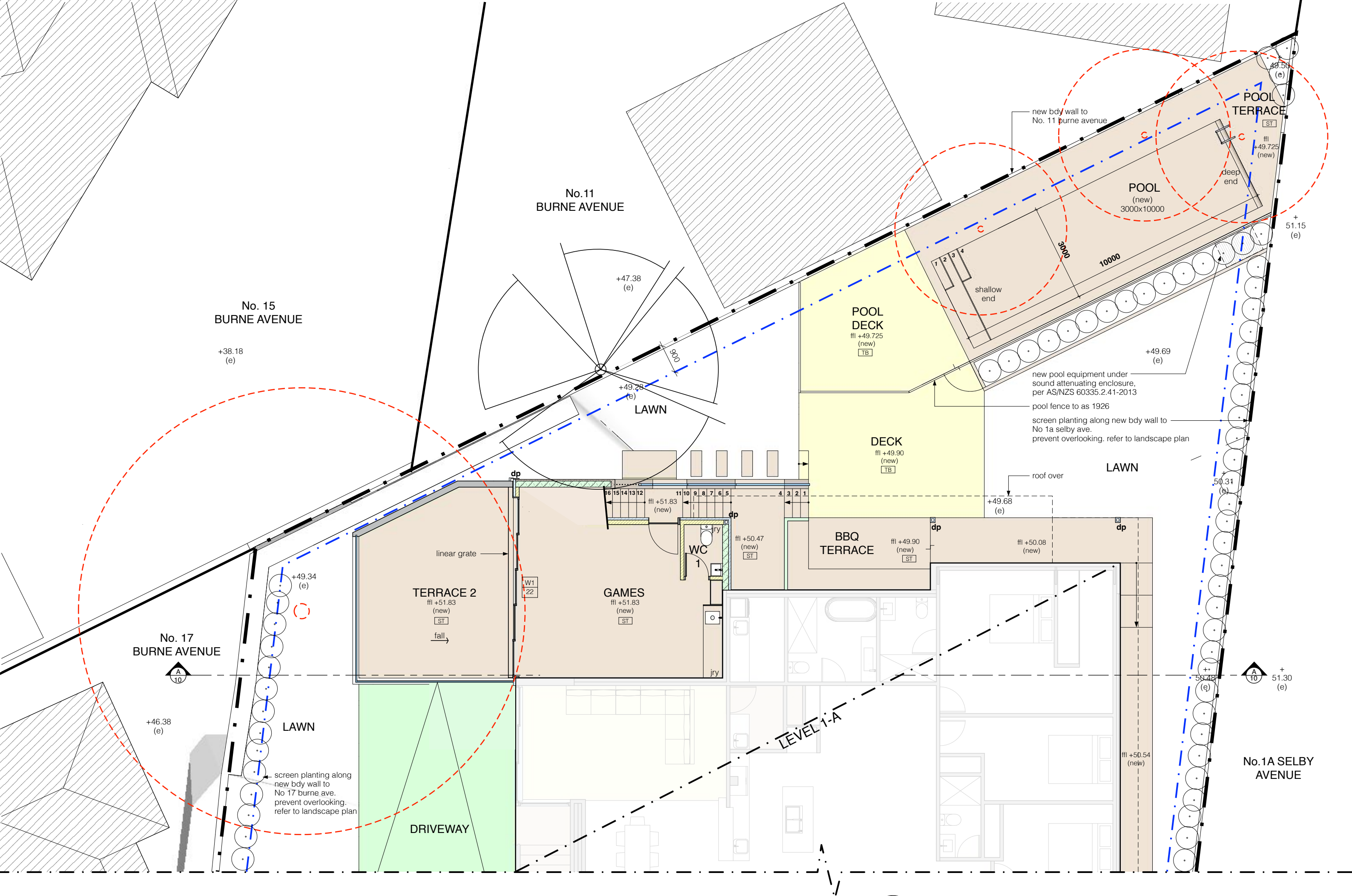


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plan level 1-B
main dwelling



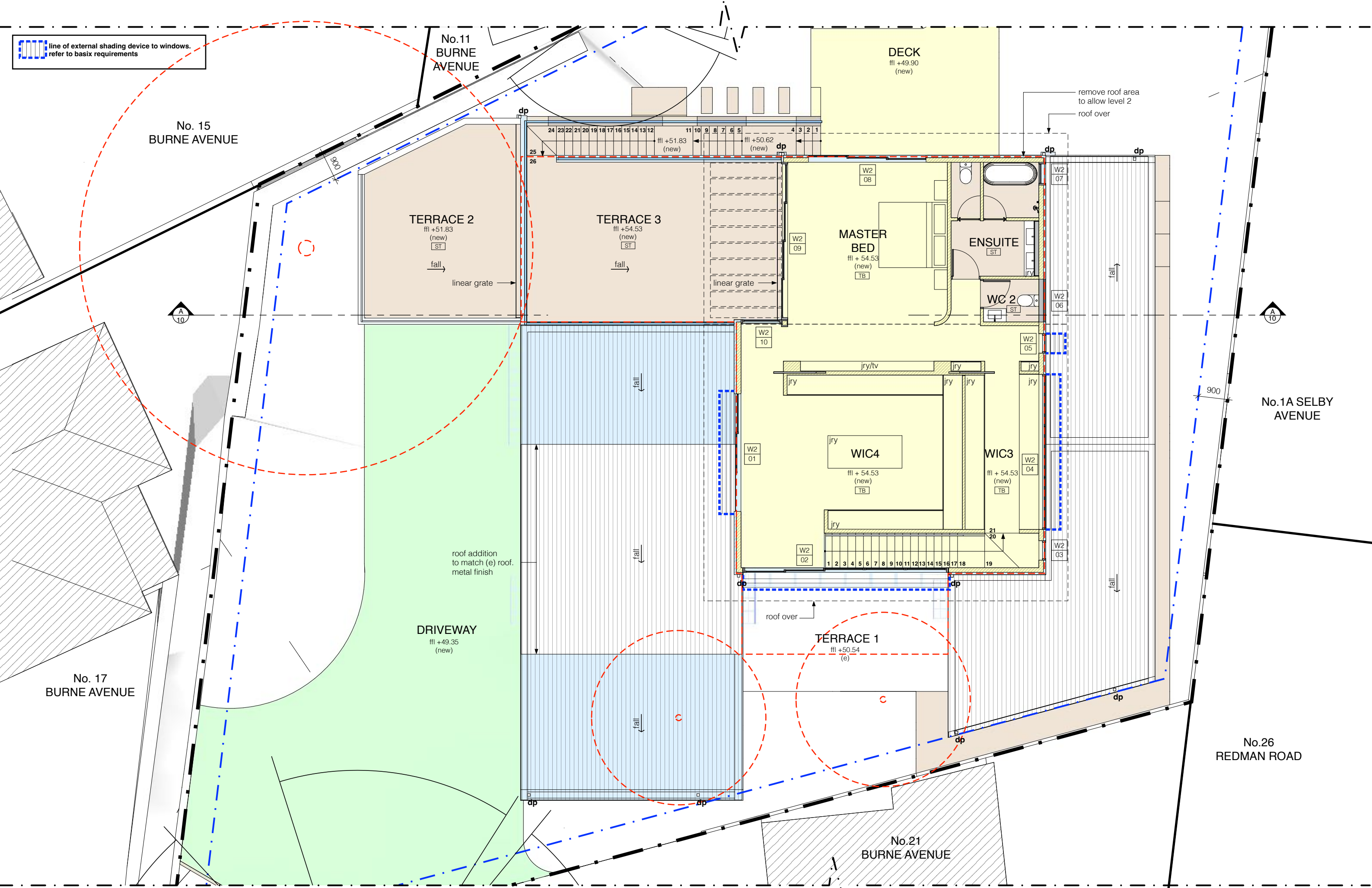
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line of external shading device to windows.
refer to basix requirements

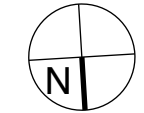


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plan level 2
main dwelling

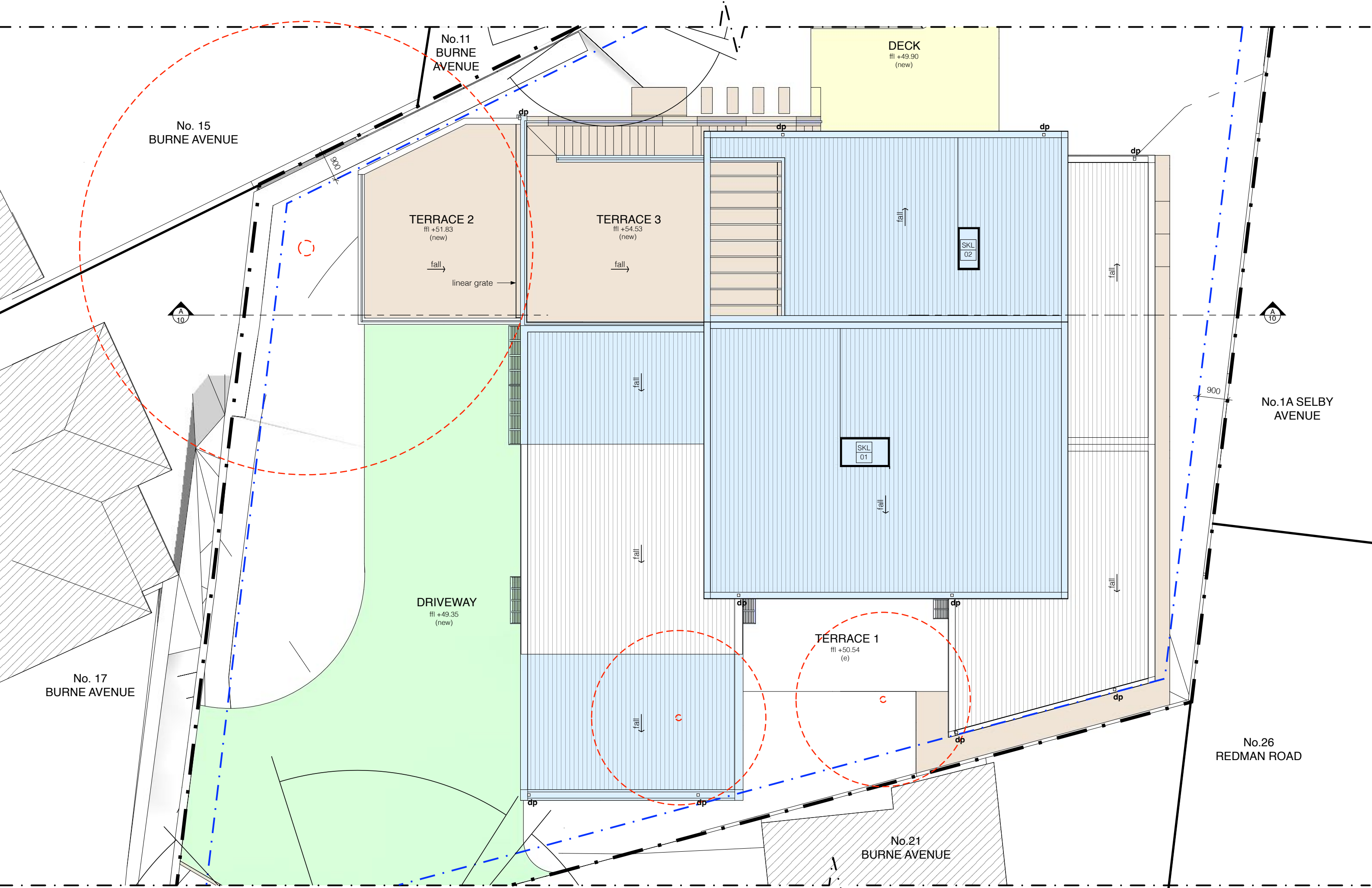


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plan roof
main dwelling

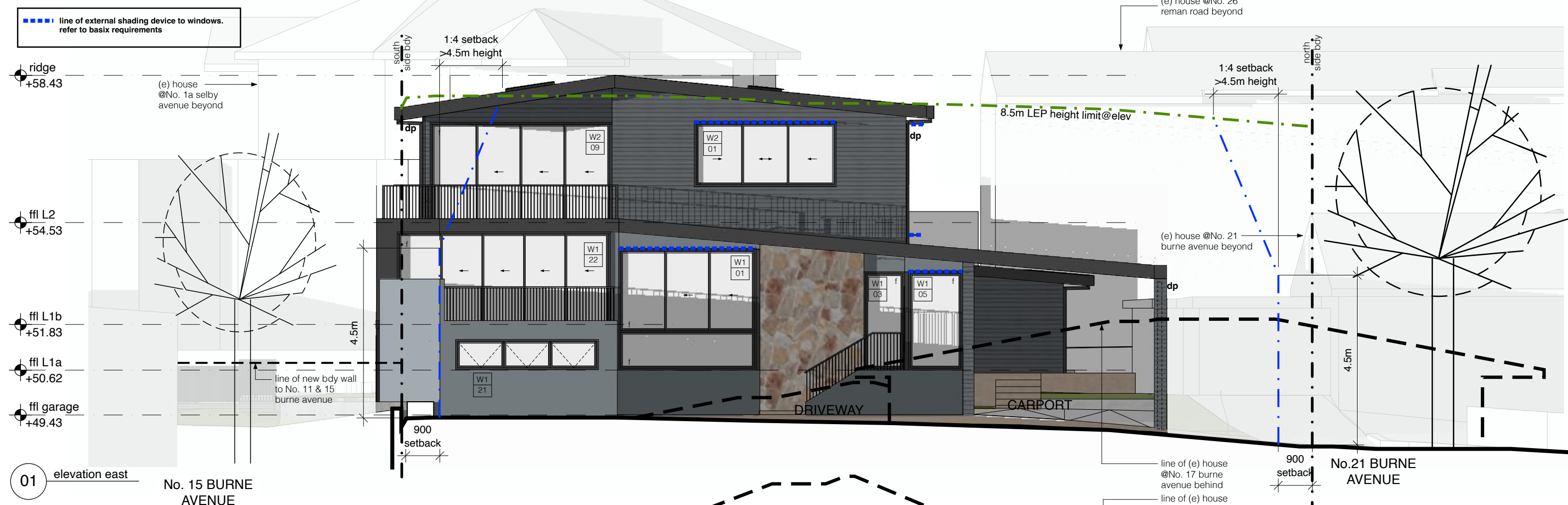


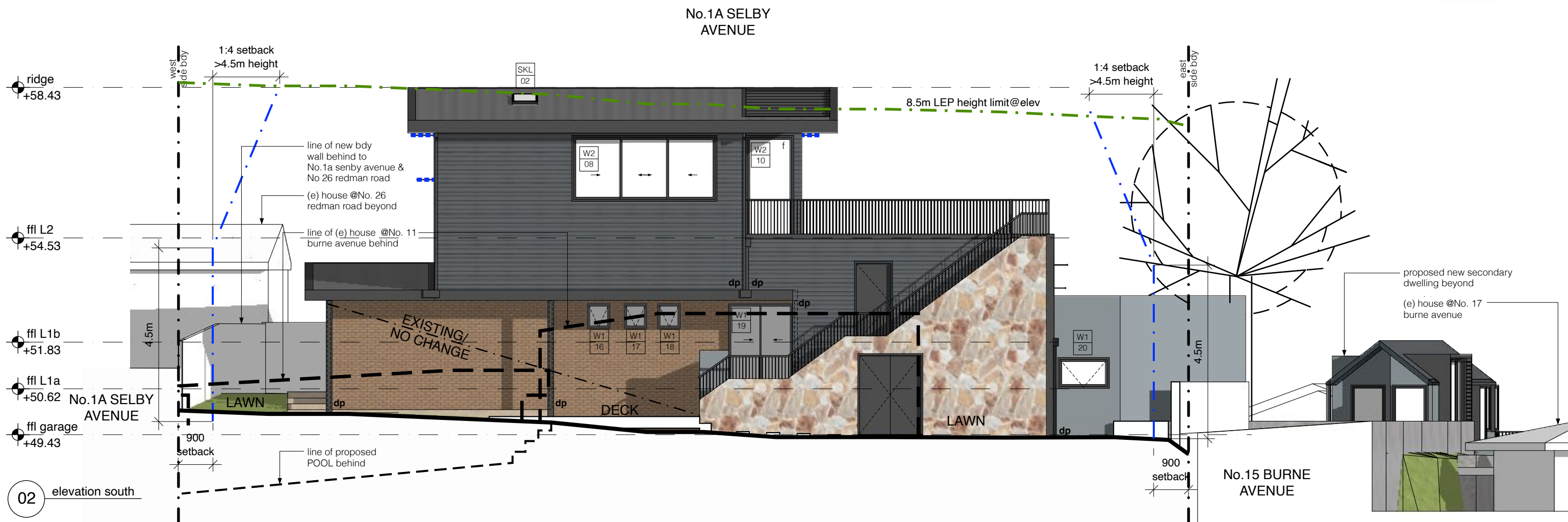
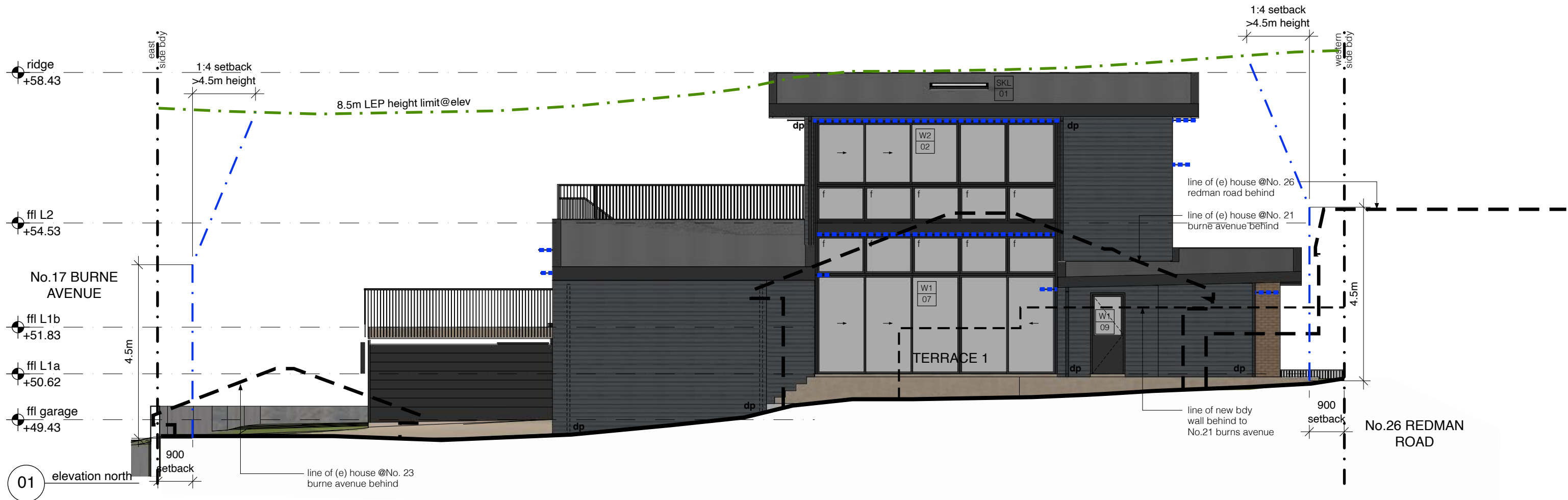
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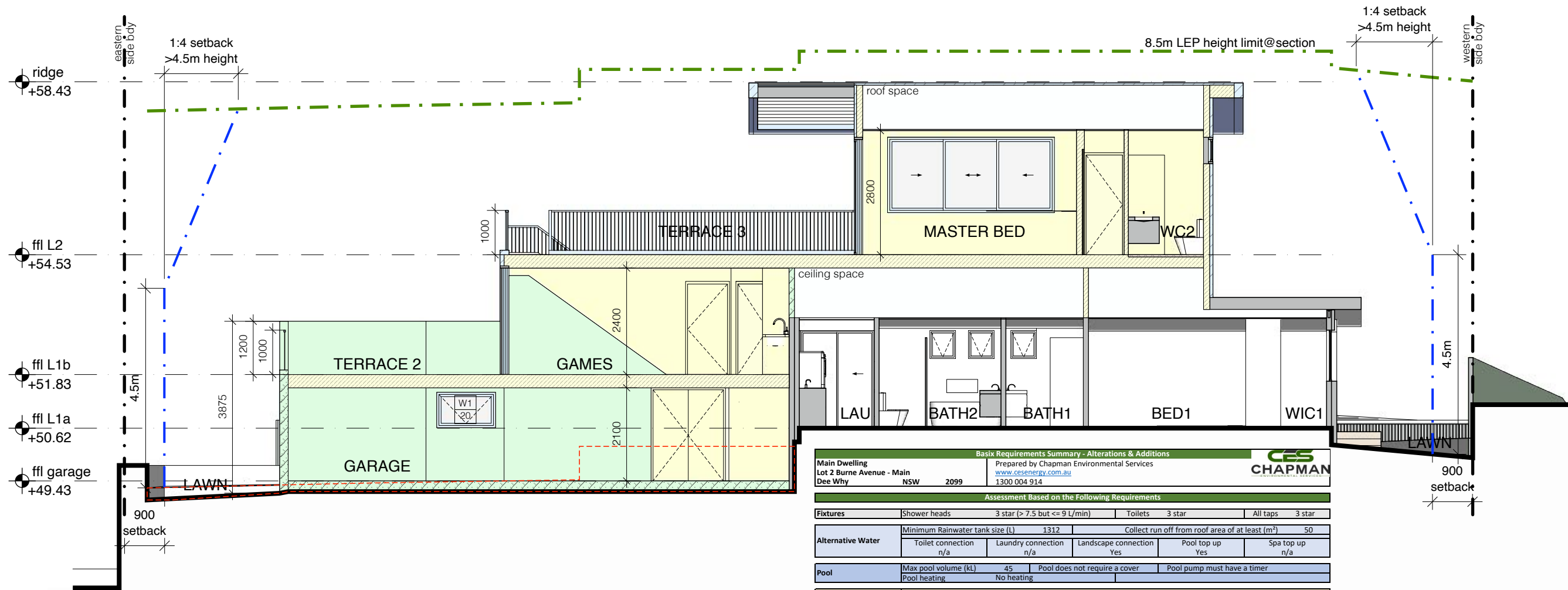
rev	date	description
-	29.01.24	development application

2105 DA - 07

last modified : 24.01.29
filename : 2105_DA-main_plans-REV-A







Main Dwelling		Basix Requirements Summary - Alterations & Additions		CES CHAPMAN ENVIRONMENTAL SERVICES	
Lot 2 Burne Avenue - Main		Prepared by Chapman Environmental Services			
Dee Why NSW 2099		www.cesenergy.com.au			
		1300 004 914			
Assessment Based on the Following Requirements					
Fixtures	Shower heads	3 star (> 7.5 but <= 9 L/min)	Toilets	3 star	All taps 3 star
Alternative Water	Minimum Rainwater tank size (L) 1312		Collect run off from roof area of at least (m²) 50		
	Toilet connection n/a	Laundry connection n/a	Landscape connection Yes	Pool top up Yes	Spa top up n/a
Pool	Max pool volume (kL) 45	Pool does not require a cover		Pool pump must have a timer	
	Pool heating	No heating			
Energy	Hot water system	Gas instantaneous			
Lighting	The applicant must ensure A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.				
Assessment Based on the Following Requirements					
Floor Types	Concrete slab on ground	with No insulation required			
External Walls	Timber framed Fibro clad	with Sarking and R1.3 bulk insulation			
Internal Walls	Plasterboard	with No insulation required			
Ceilings (roof over)	Timber above plasterboard - Pitched	with R1.45 bulk insulation			
	Timber above plasterboard - Flat	with R1.58 bulk insulation			
Roof	Metal	with 55mm roof blanket		Colour	Dark
Windows and Doors	AF single glazed clear	ALM-001-01 U-Value 7.63 or less SHGC 0.75 +/- 5%			
	to all windows and glazed doors unless noted otherwise				
	AF single glazed LowE	ALM-001-03 U-Value 5.70 or less SHGC 0.47 +/- 5%			
	To W1-01, W1-06, W1-07, W1-05, W1-08, W2-01, W2-04, W1-10, W2-04				
	AF single glazed LowE Improved Aluminium	ALM-001-03 U-Value 4.48 or less SHGC 0.46 +/- 5%			
	To W2-05				
	AF = Aluminium Framed	TB = Thermally Broken Aluminium Framed	TF = Timber Framed		
All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA					
If there is a discrepancy between this document and the BASIX Certificate, then the BASIX Certificate shall take precedence					



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sectionAA

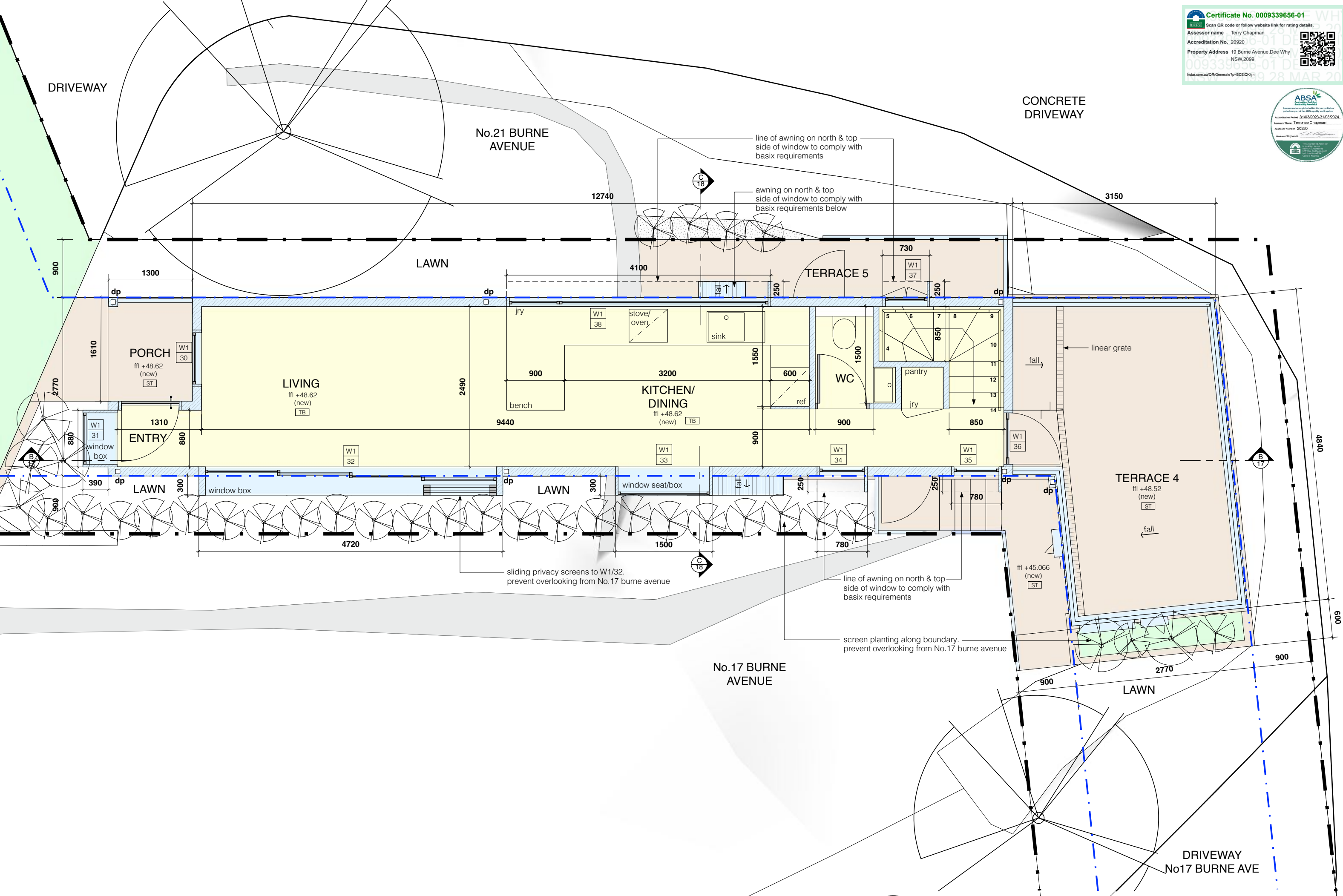
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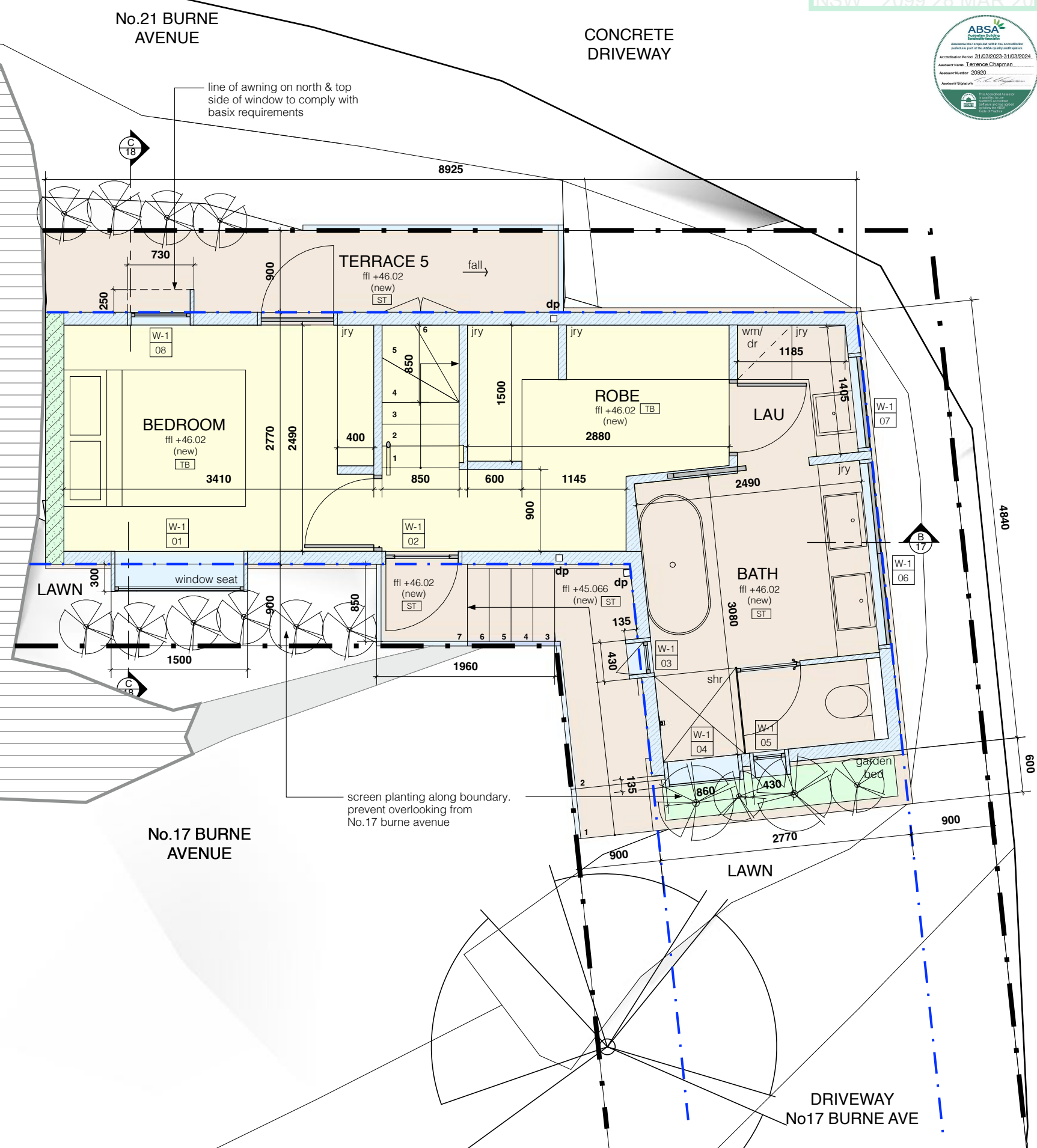
rev - date 29.01.24 description development application

2105

DA - 10

last modified : 23.10.09
filename : 2105_DA-main_elev



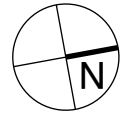


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plan level -1
secondary dwelling

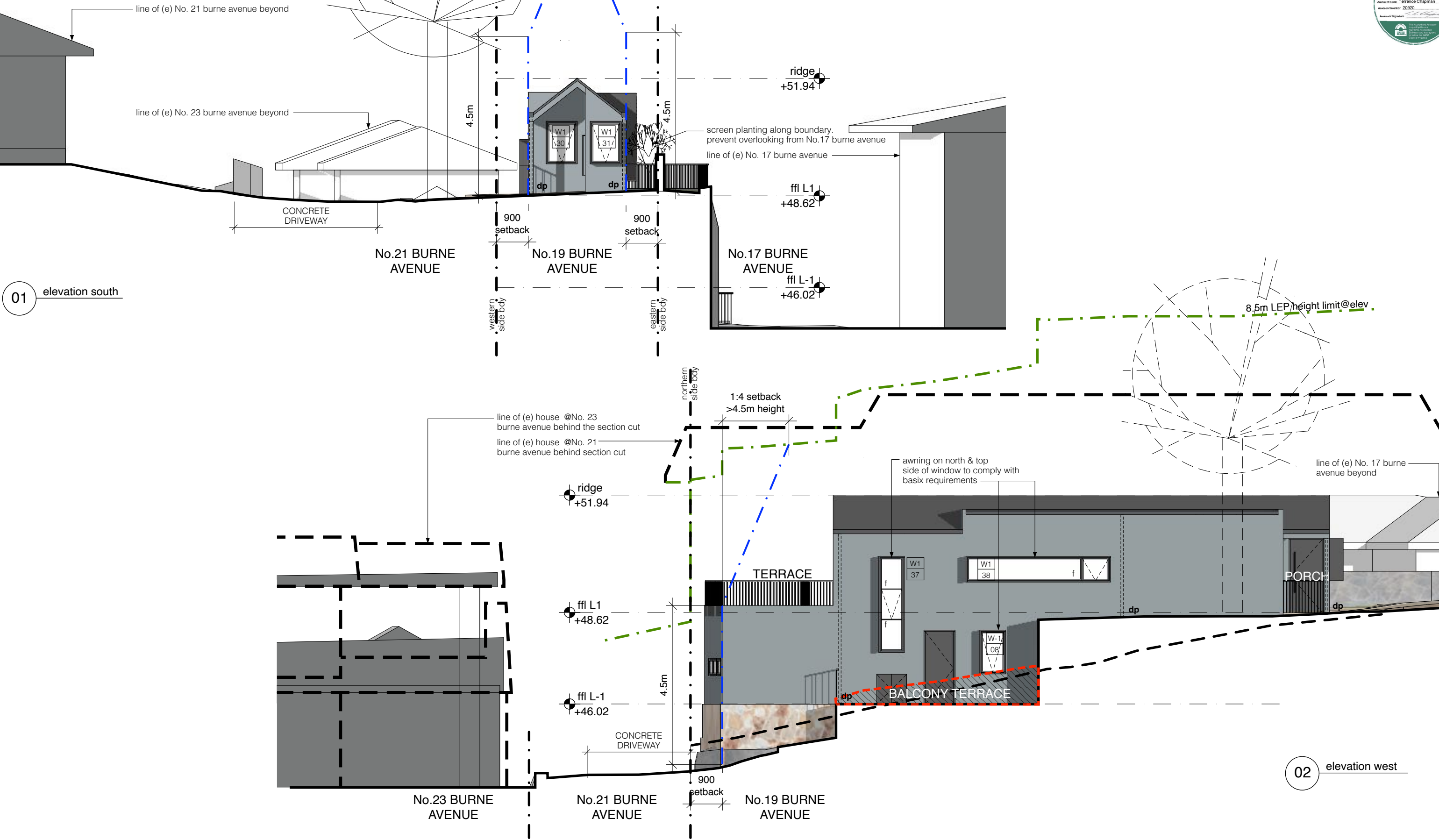


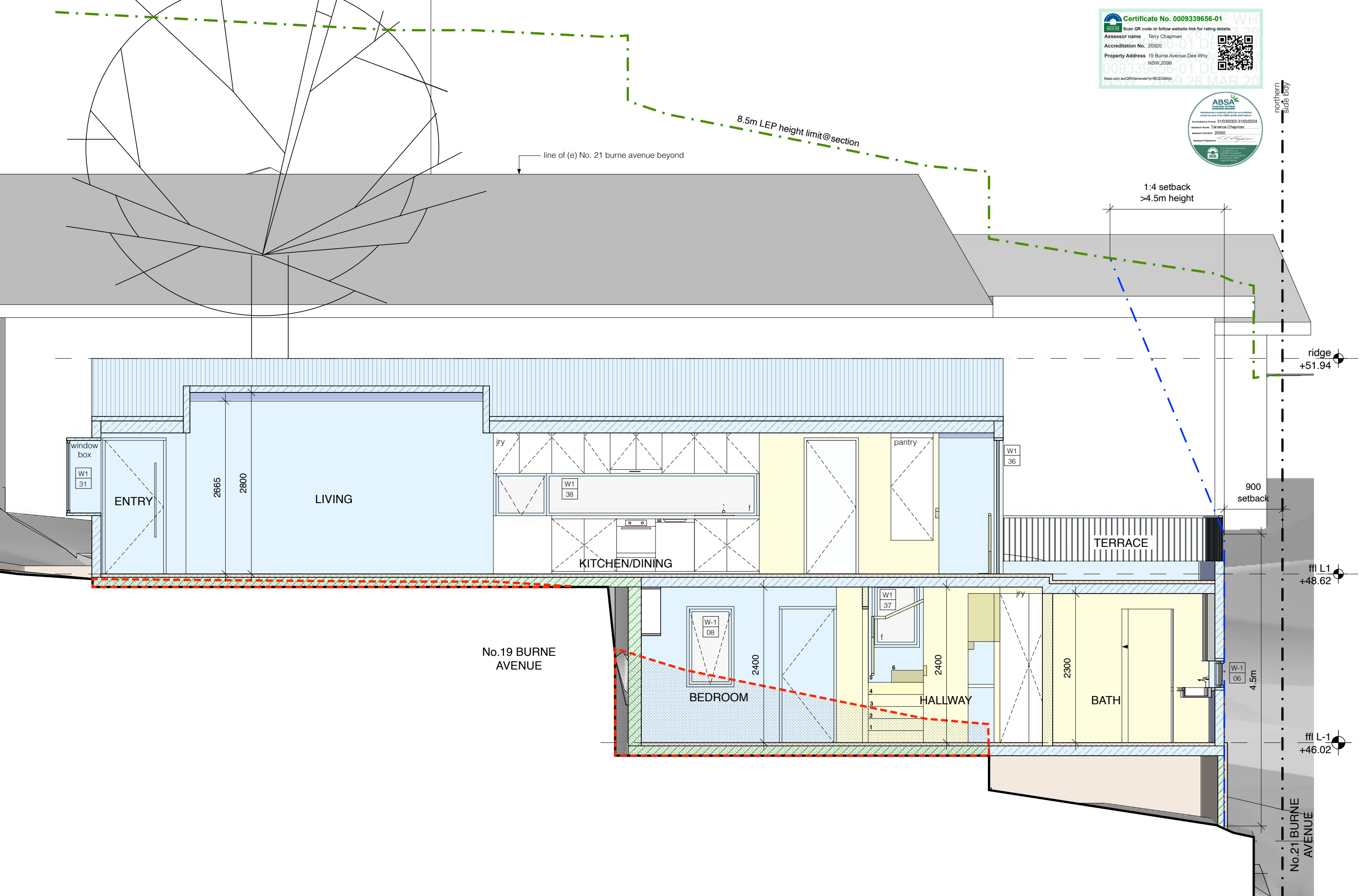
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2105 DA - 12

last modified : 24.01.29
filename : 2105_DA-secondary_plans-RB





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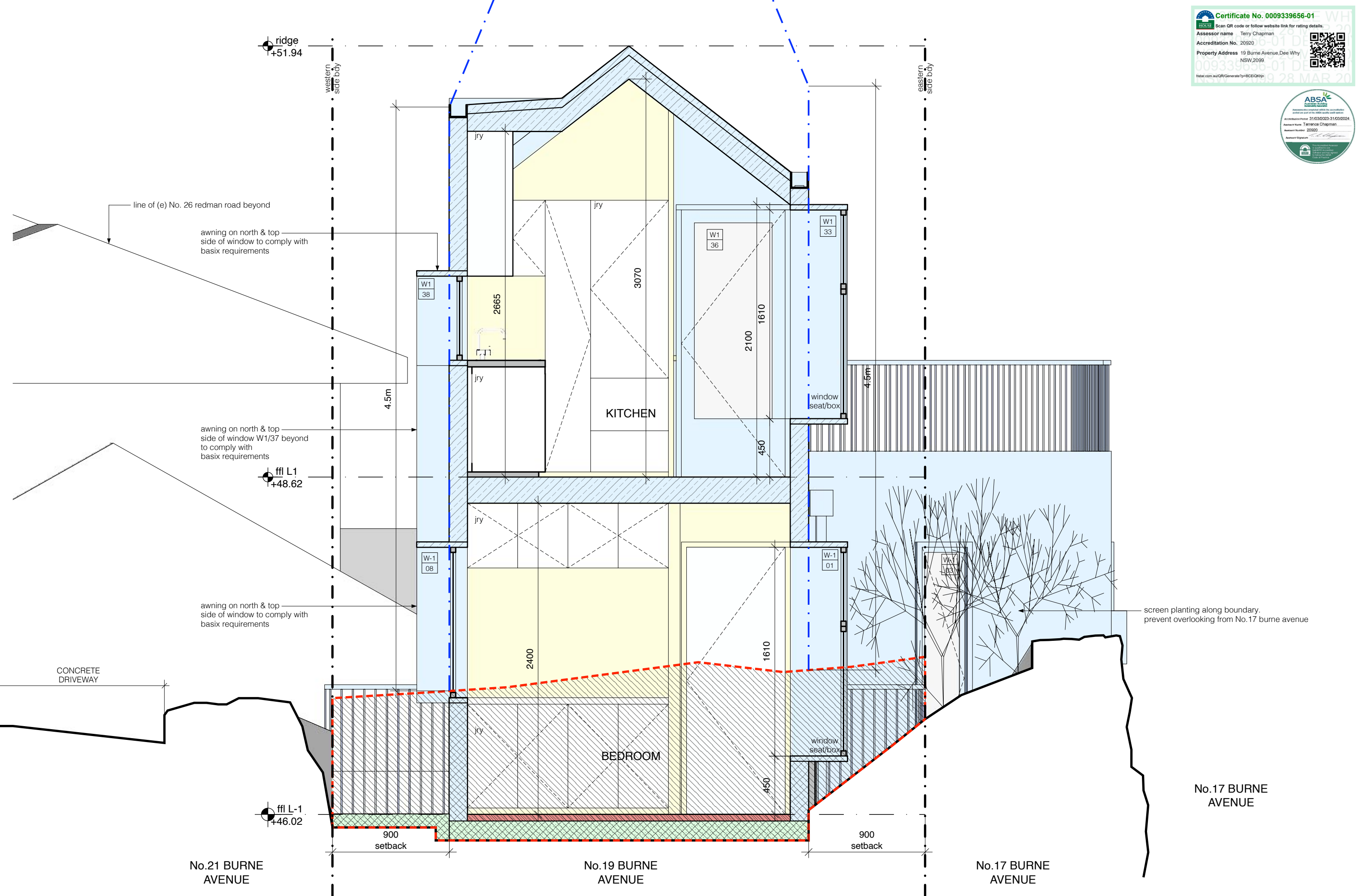
section BB
secondary dwelling

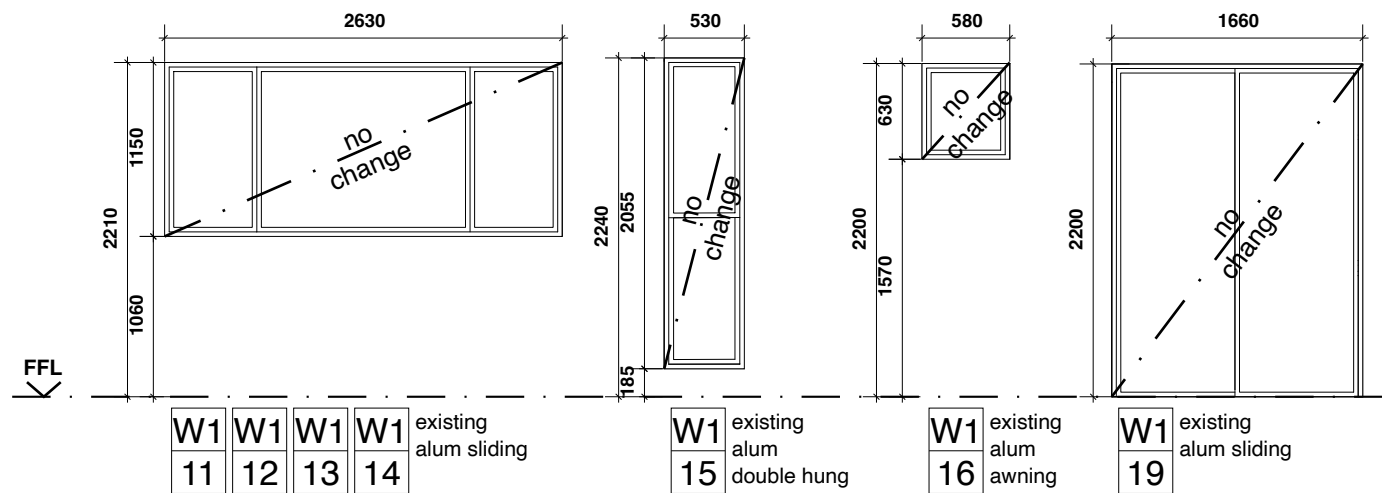
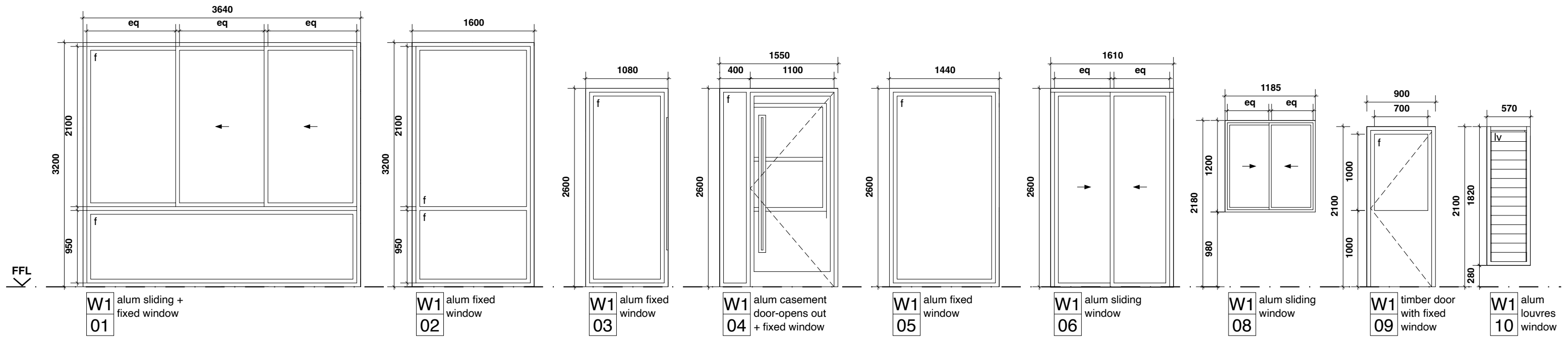
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job no 2105 drawing no DA 17

last modified : 24.01.29
filename : 2105_DA-secondary_elev-RE

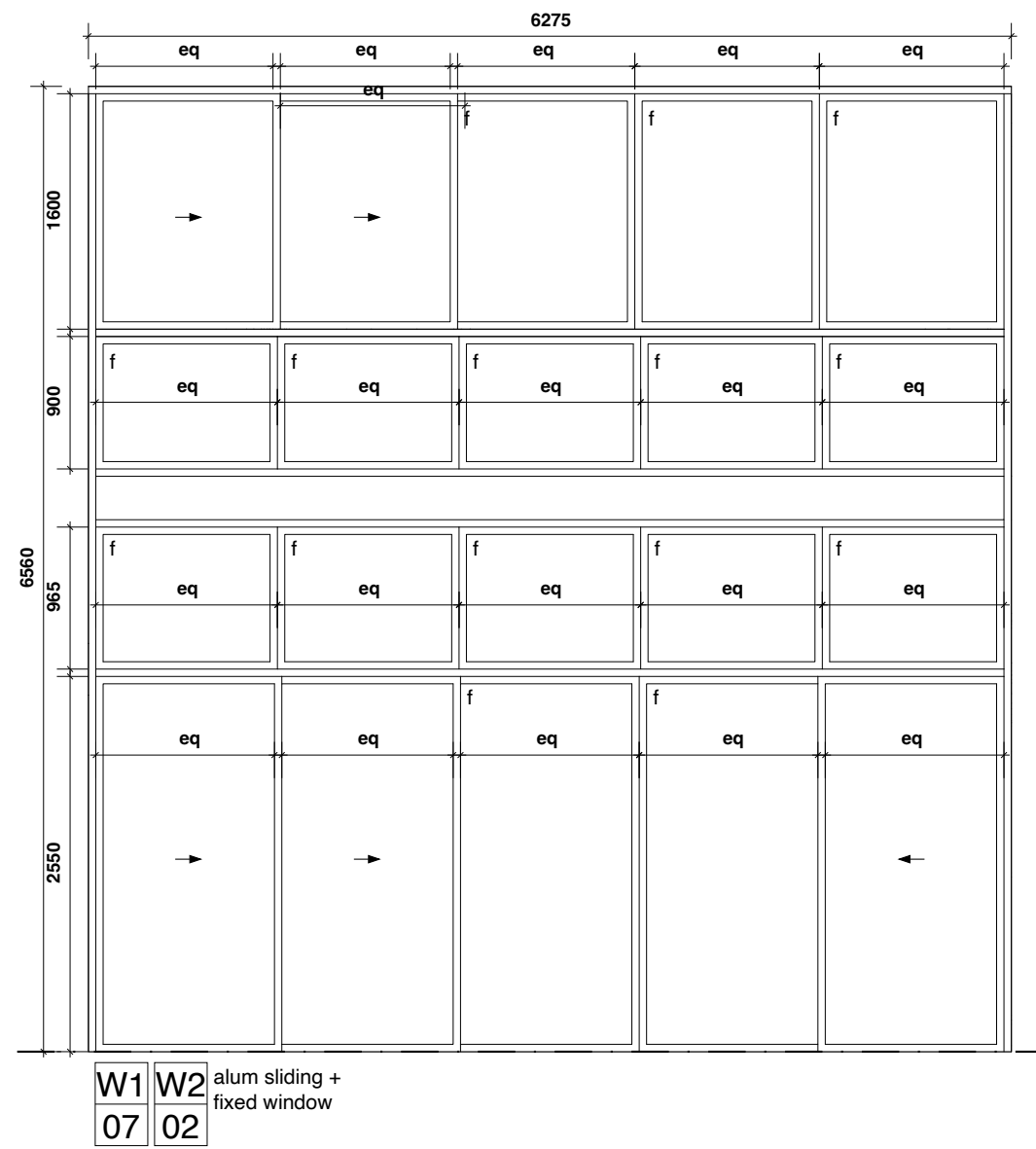
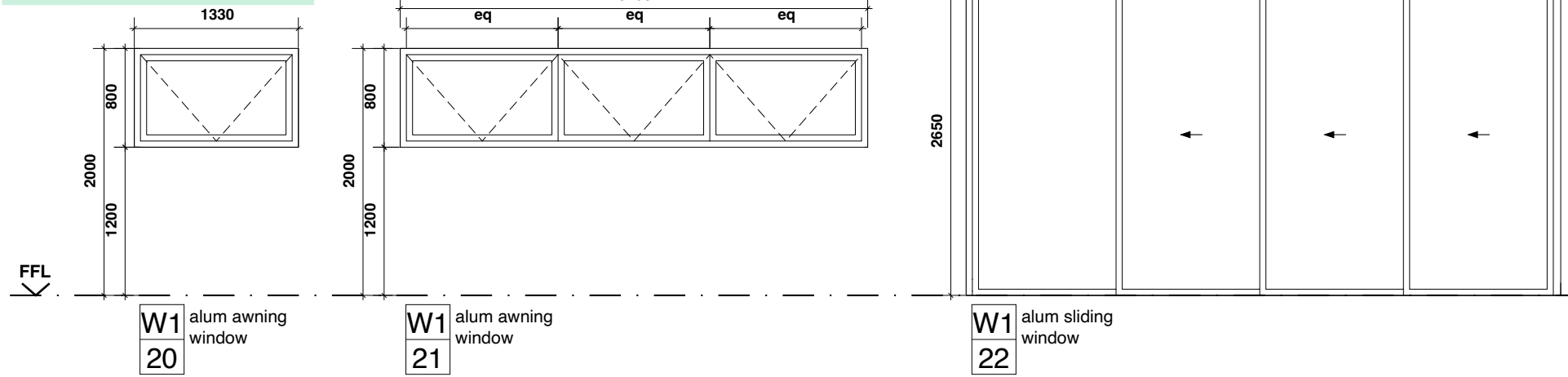
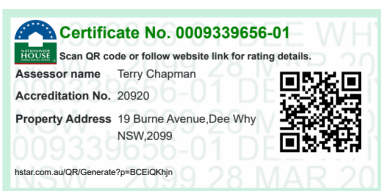


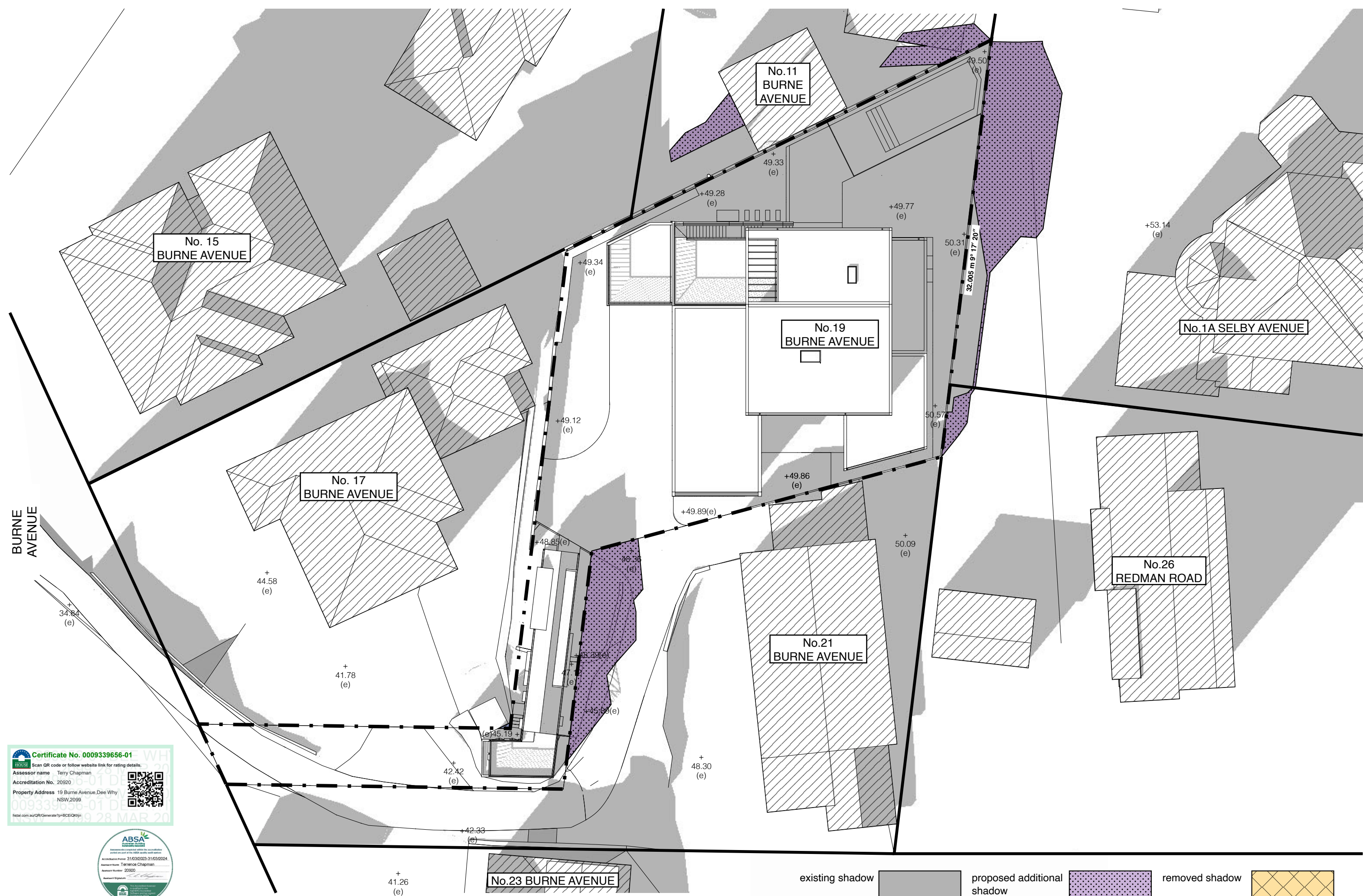


NOTES:

ALL ALUM LOUVRES:

- 1.- all windows aluminium framed UNO
- 2.- all windows TBC anodised finish
- 3.- all integrated equipment TBC finish
- 4.- all windows viewed from outside
- 5.- all windows clear glass viridian comfort plus UNO
- 6.- all aluminium louvres to be breezeway altair 152mm blades lockable. standard handle UNO
- 7.- check measure ALL windows/openings prior to manufacture
- 8.- opal glazing to match existing
- 9.- builder to provide all flashings/seals & necessary work for quality construction whether shown on drawings or otherwise
- 10.- builder to provide glass to all windows to comply with BASIX requirements & Australian Standards for location





Certificate No. 0009339656-01
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Assessor name Terry Chapman
Accreditation No. 20920
Property Address 19 Burne Avenue, Dee Why NSW, 2099
0009339656-01 DE
NSW 2099 28 MAR 20



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project **1 ficus avenue
avoca beach**
drawing **shadow analysis
21/06 - 9:00 am**

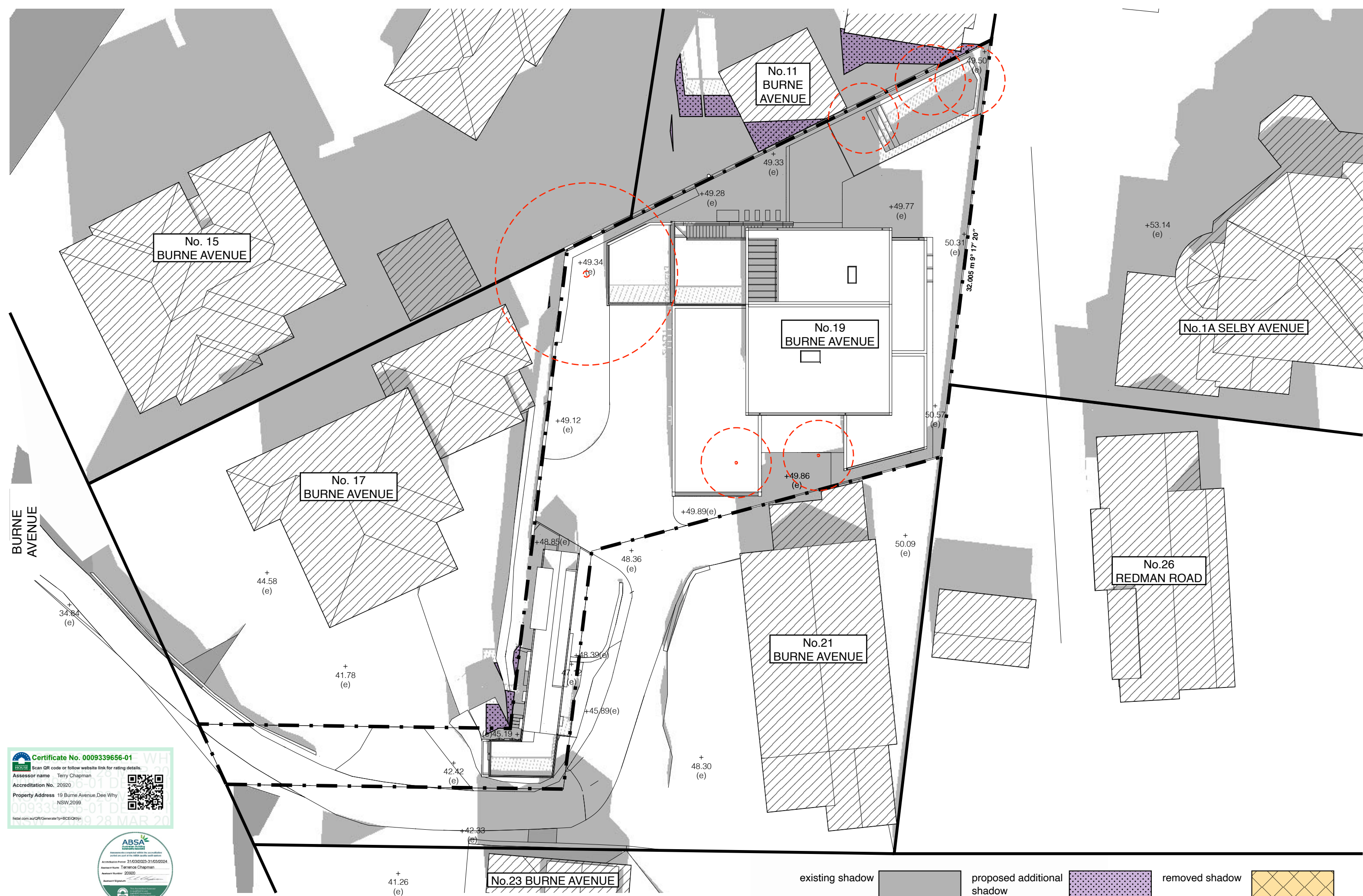


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date job no 2022-03 29.01.24

page no **DA 21**
last modified : 24.01.29
filename : 2105_DA_SHADOW_DIAGRAM-REV-A



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Accreditation No. 20920
Property Address 19 Burne Avenue, Dee Why
NSW 2099
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28 MAR 20



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project **1 ficus avenue**
avoca beach
drawing **shadow analysis**
21/06 - 12:00 pm



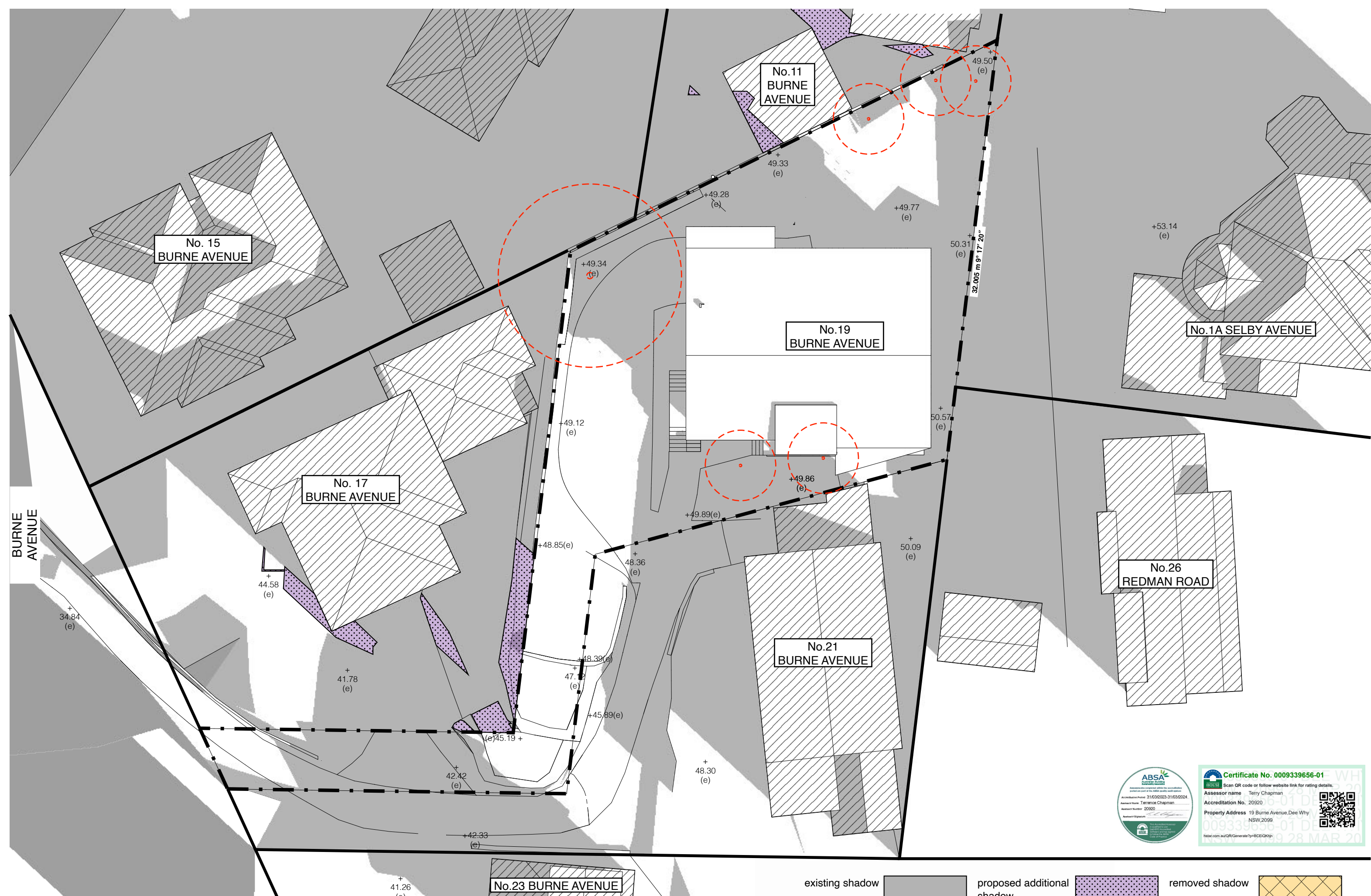
scale **1:200@A3**

existing shadow  proposed additional shadow  removed shadow 

rev - date 29.01.24 description development application

date job no 2022-03 29.01.24

page no DA 22
last modified : 24.01.29
filename : 2105_DA_SHADOW_DIAGRAM-REV-A



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project 1 ficus avenue
avoca beach
drawing shadow analysis
21/06 - 3:00 pm

scale 1:200@A3



rev	date	description	date	page no	DA 23
-	29.01.24	development application	2022-03	29.01.24	
last modified : 24.01.29 filename : 2105_DA_SHADOW_DIAGRAM-REV-A					