

PROJECT:  
37 PATRICK STREET, AVALON

CLIENT:  
T. BRENNAN & K. ETHERIDGE

PROJECT NUMBER:  
1912

DATE:  
MARCH 2020

ISSUE  
A

ARCHITECT:  
LUKE FARRUGIA  
A R C H I T E C T  
0431 942 698 luke@lfadesign.net

DRAWING SCHEDULE (DA)

DA-1001	COVER SHEET
DA-1002	NOTIFICATION PLAN
DA-1003	NOTIFICATION PLAN
DA-1004	BASIX COMMITMENTS
DA-1011	SITE PLAN / ANALYSIS
DA-1101	GROUND FLOOR PLAN
DA-1102	ROOF PLAN
DA-1201	SECTIONS
DA-1202	SECTIONS
DA-1203	DRIVEWAY SECTIONS
DA-1301	ELEVATIONS
DA-1302	ELEVATIONS
DA-1501	DEVELOPMENT CALCULATIONS
DA-1502	SITE MANAGEMENT PLANS
DA-1551	SOLAR ACCESS DIAGRAMS
DA-1801	PERSPECTIVES
DA-1802	PERSPECTIVES
DA-1803	PERSPECTIVES

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

Alterations and Additions

Certificate number: A371517

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Thursday, 05, March 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Patrick Street - Alts and ads
Street address	37 Patrick Street Avalon 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13571
Lot number	7
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name:	Luke Farrugia
ABN (if applicable):	N/A

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Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 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 rainwater runoff from at least 195 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 25 kilolitres.		✓	✓
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.		✓	✓

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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: gas instantaneous.	✓	✓	✓
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.		✓	✓

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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		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (75 mm)	light (solar absorbance < 0.475)	

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
<b>Windows and glazed doors</b>						
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.		✓	✓			
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.		✓	✓			
<b>Windows and glazed doors glazing requirements</b>						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1 Living	NE	8	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2 Living	NW	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3 Living	NW	2.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4 Living	NW	5.6	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5 Living	SW	8.2	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overhang/shading Height (m)	Distance (m)	Shading device	Frame and glass type			
W6 Bed 1	NW	3.8	0	0	eave/verandah/pergola/balcony ≥900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7 Bed 1	SW	2.3	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8 Bed 1	SW	2.7	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9 Bed 1	SE	0.6	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10 Bed 4	SE	2.1	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11 Bath	SE	0.4	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:									
Each skylight 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.							✓	✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type						
S1	1	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)						
S2	1	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)						

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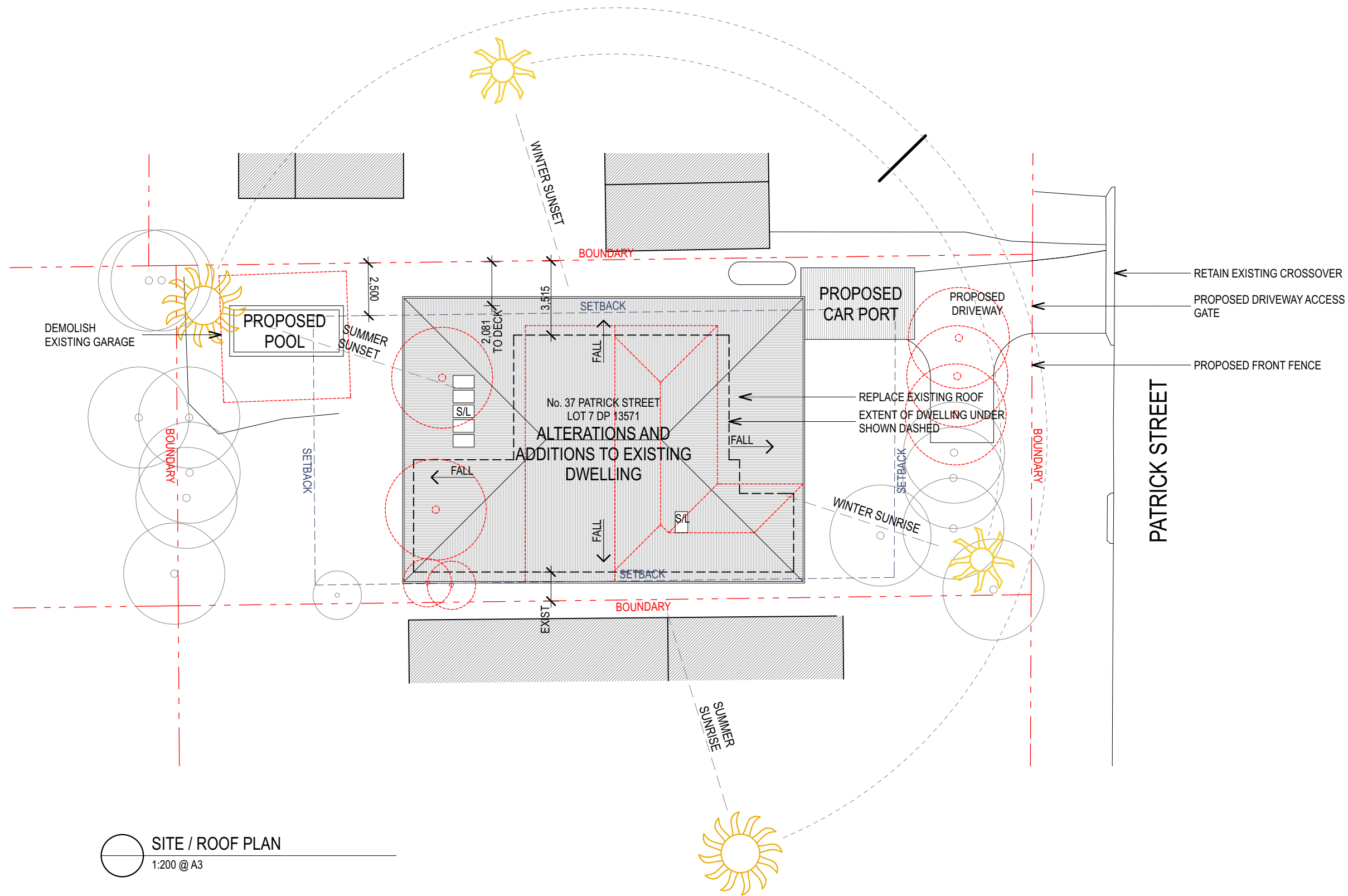
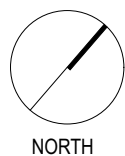
BASIX Certificate number: A371517

Planning, Industry & Environment

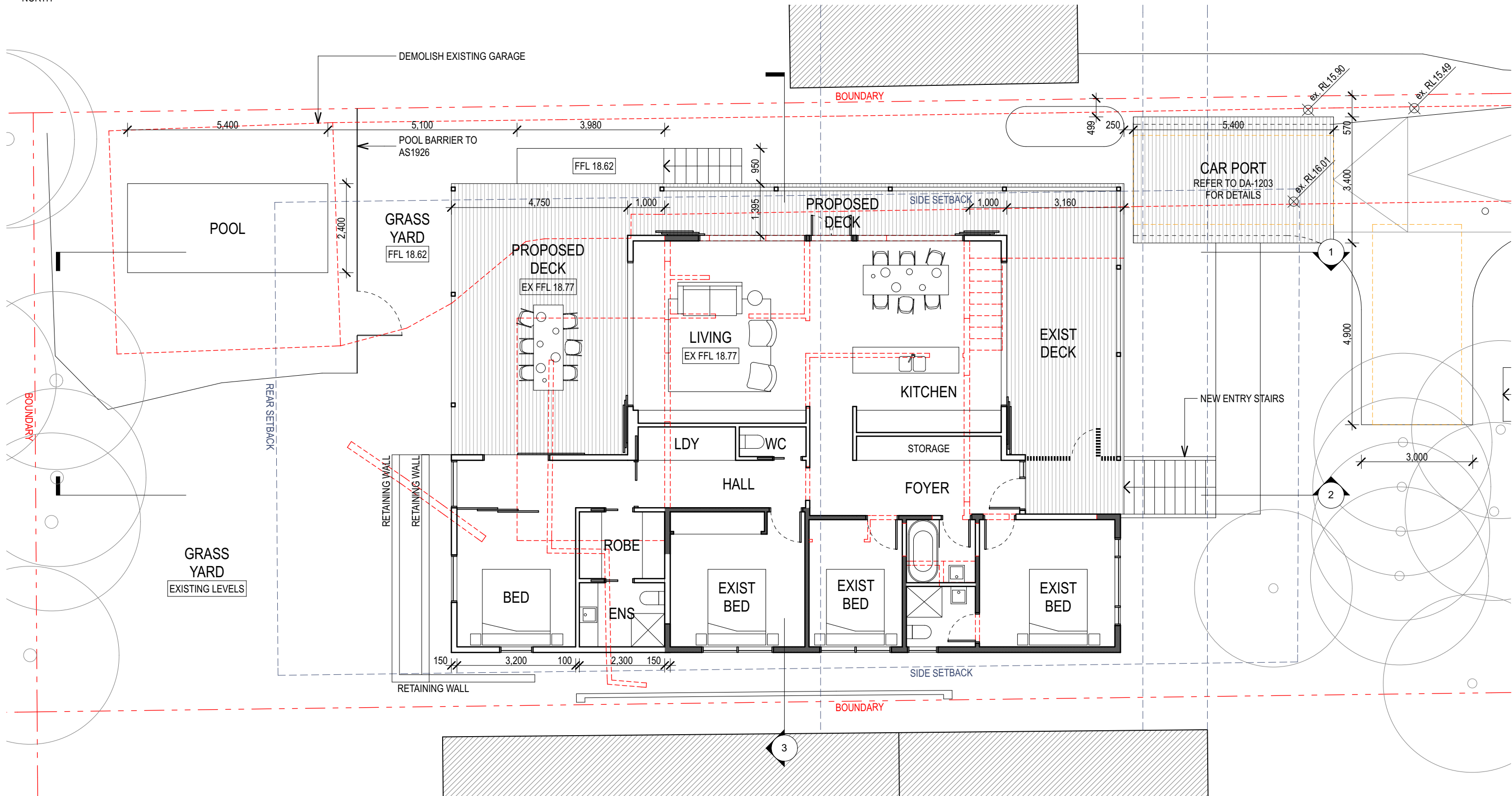
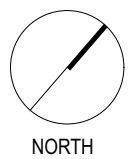
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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (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.



SITE / ROOF PLAN  
1:200 @ A3



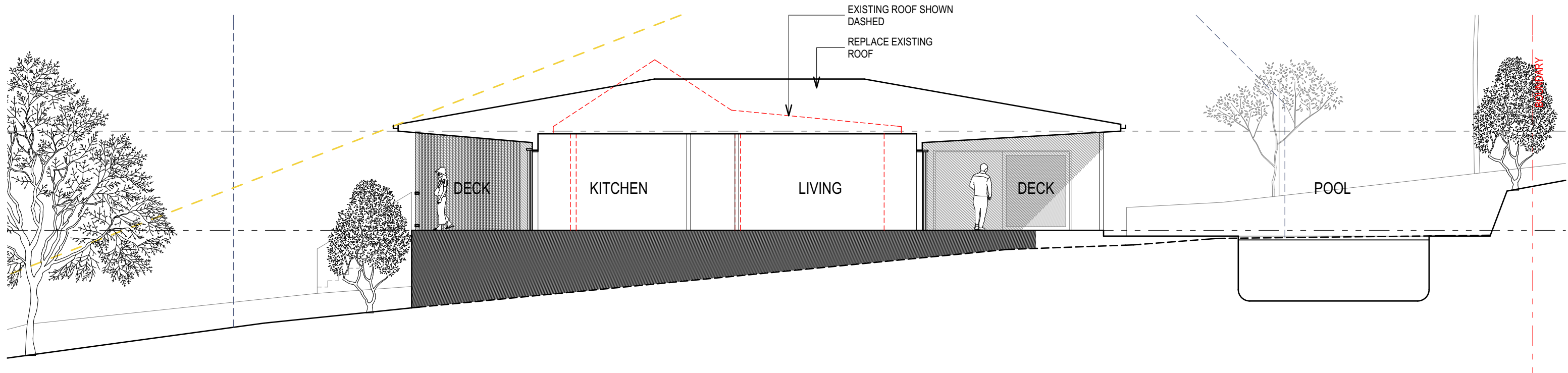
GROUND FLOOR PLAN  
1:100 @ A3

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THIS DOCUMENT IS THE PROPERTY OF LUKE FARRUGIA ARCHITECT. THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. DO NOT SCALE THIS DRAWING. USE ONLY FINISHED DIMENSIONS. REPORT ANY DISCREPANCY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORK.

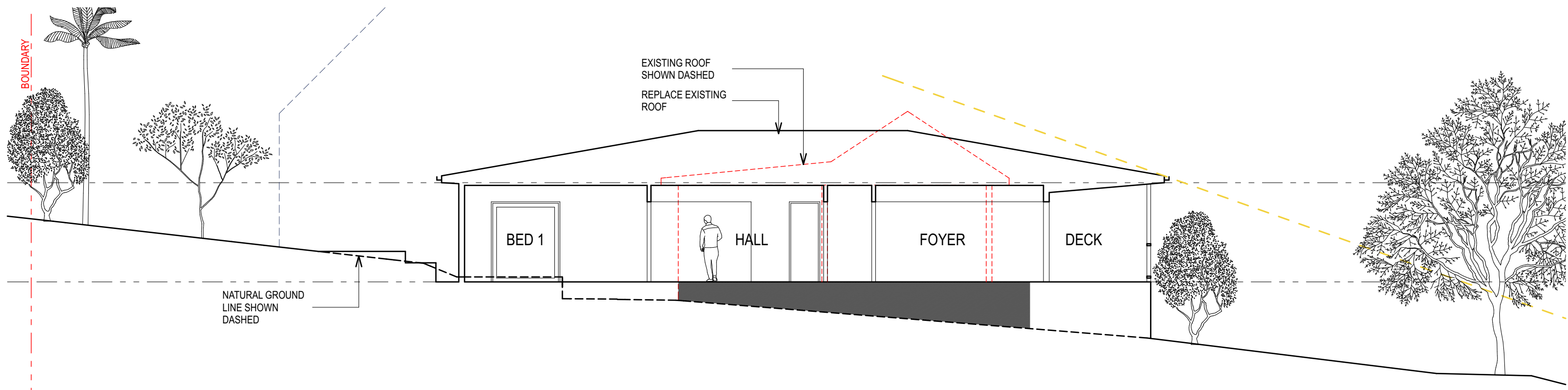
LUKE FARRUGIA  
ARCHITECT  
0431 942 698 luke@lfadesign.net

DA-1101  
FLOOR PLAN  
Issue A Date 5/3/20

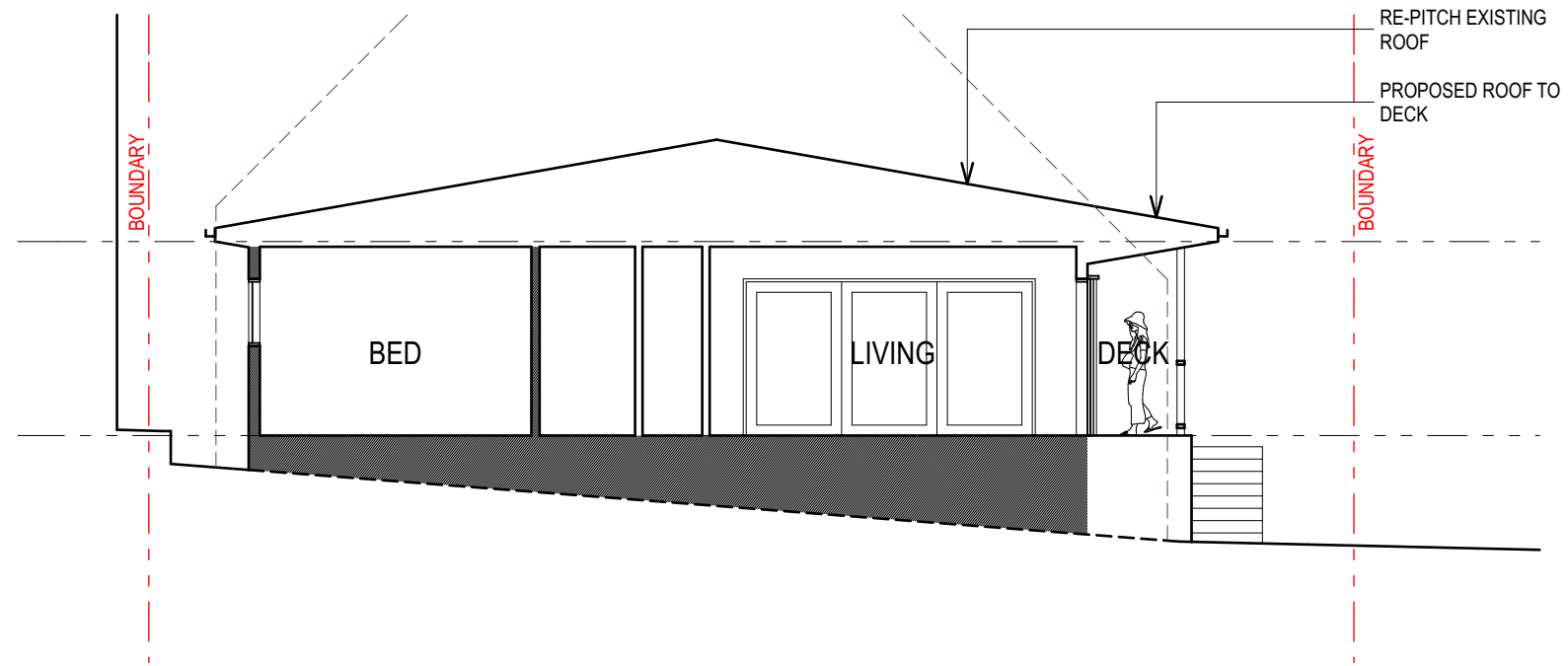
PROPOSED ALTS AND ADS  
TO EXISTING DWELLING  
37 PATRICK STREET  
AVALON, NSW 2107



SECTION 1  
1:100 @ A3



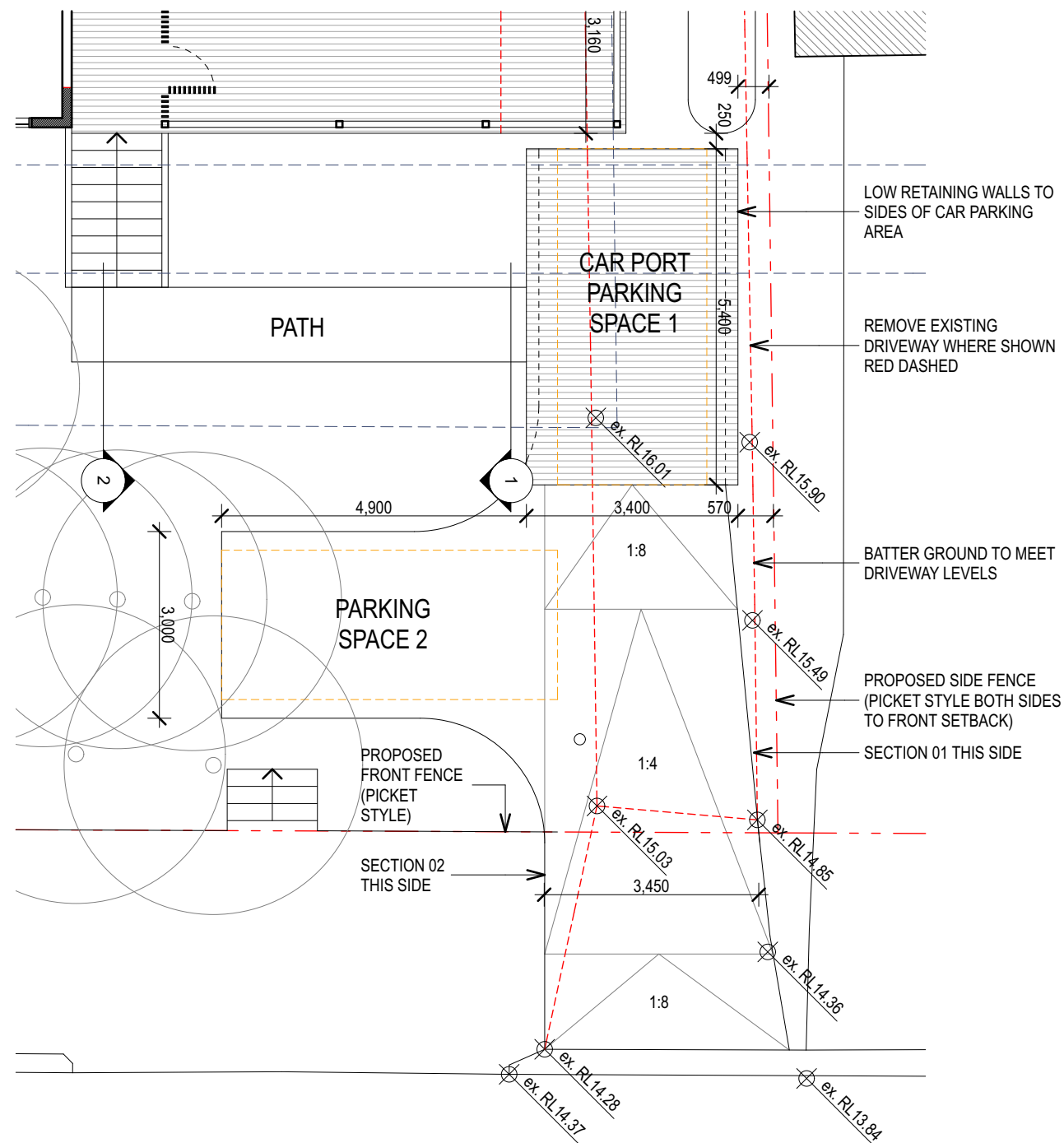
SECTION 2  
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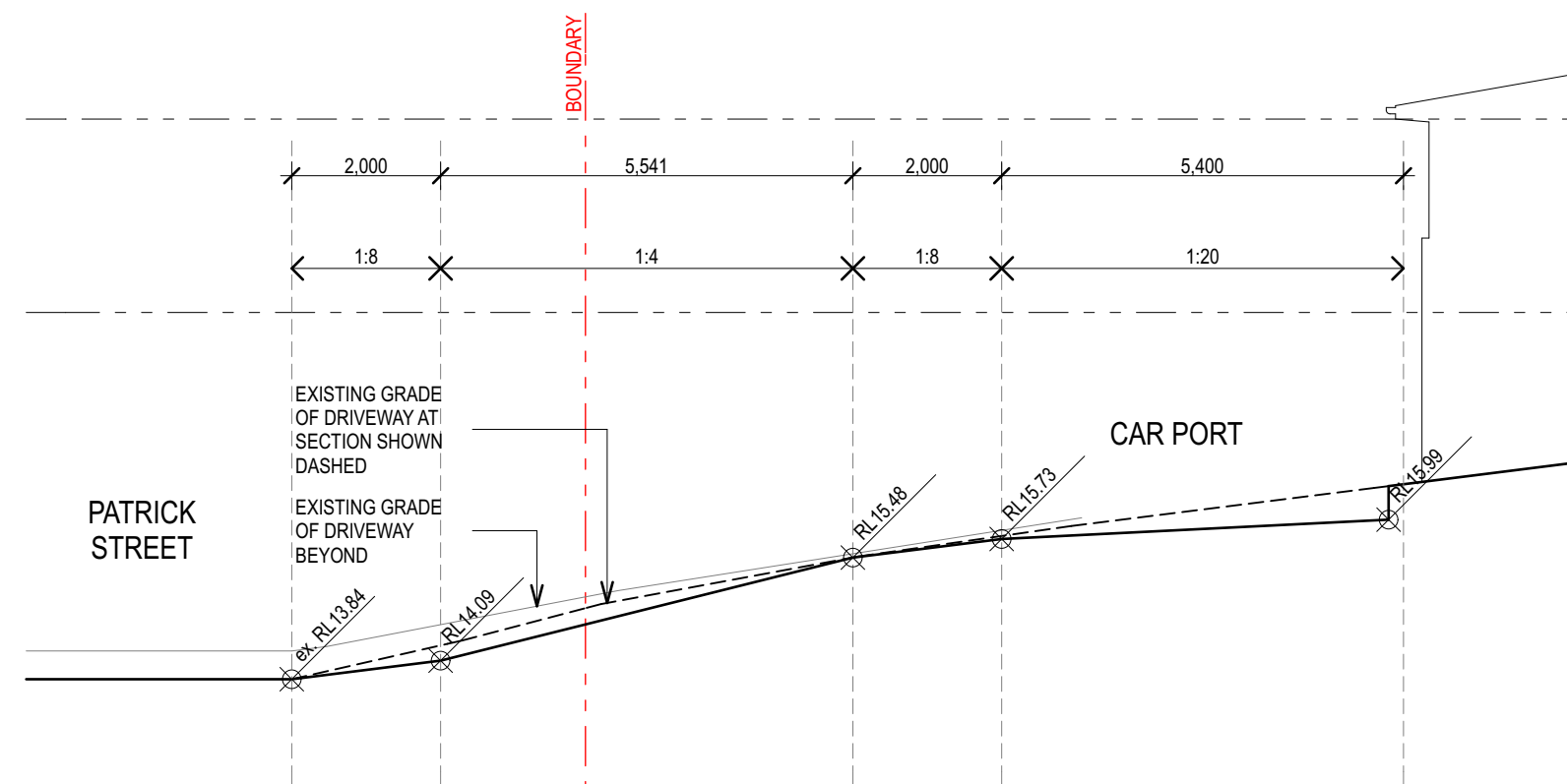
### SECTION 3

1:100 @ A3

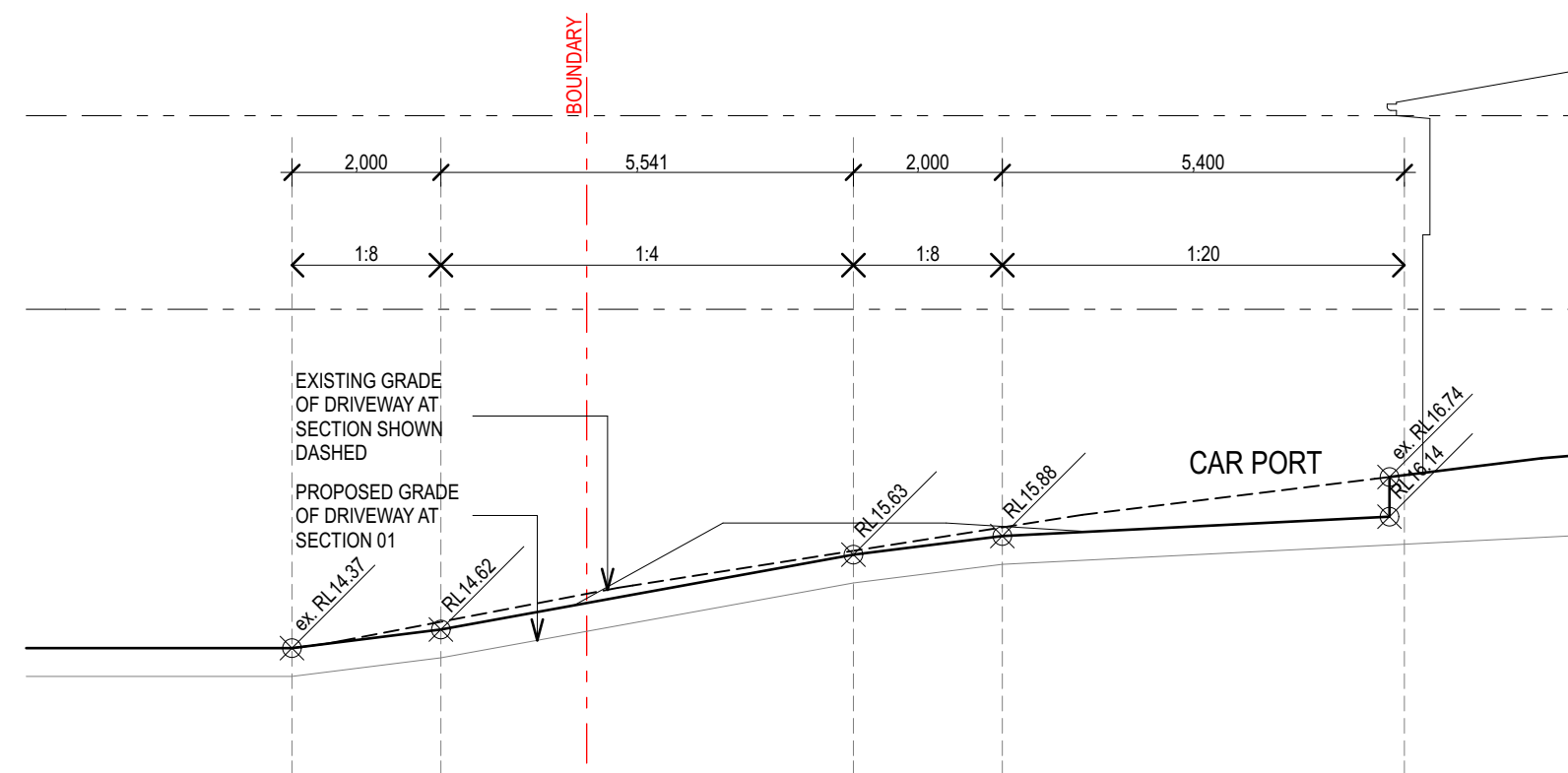




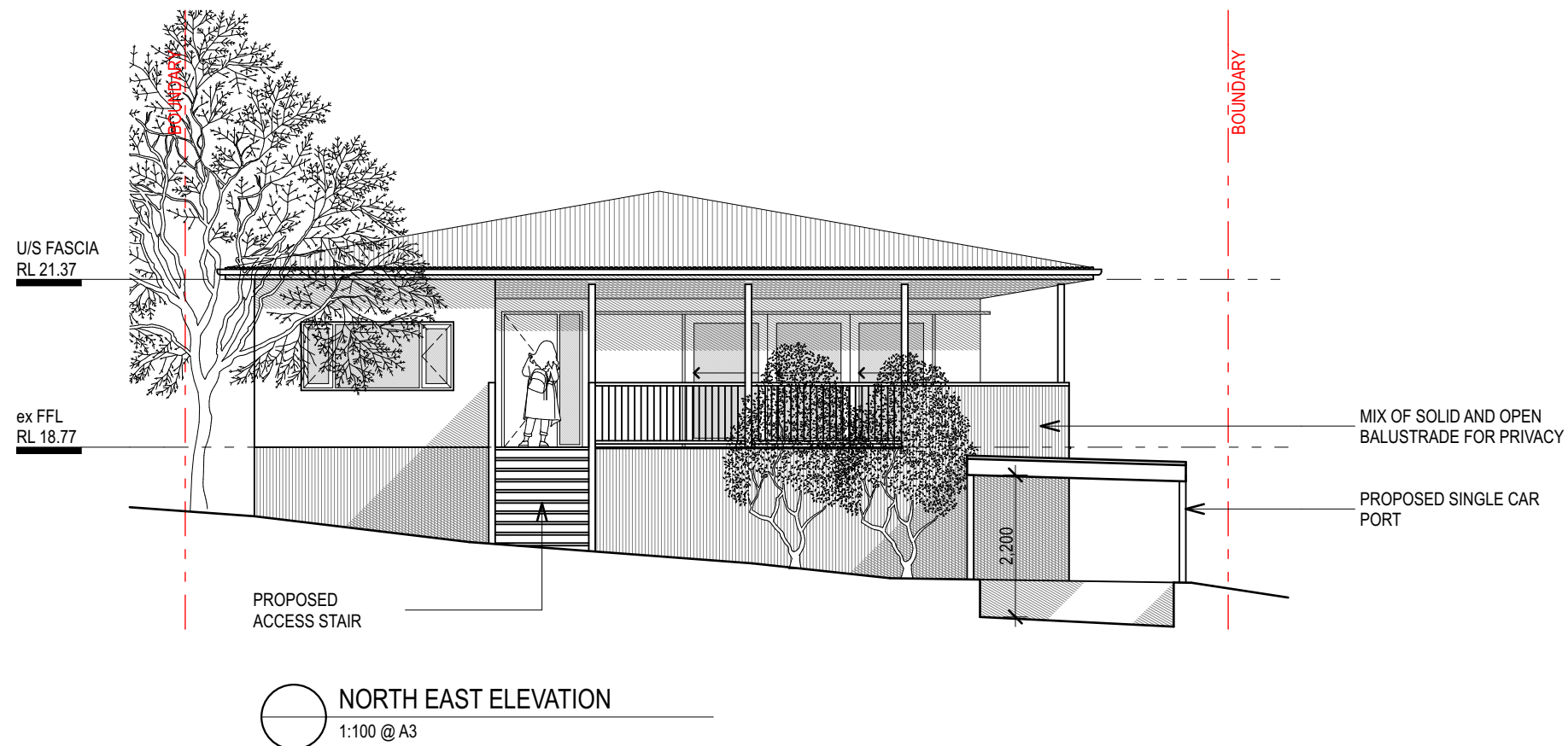
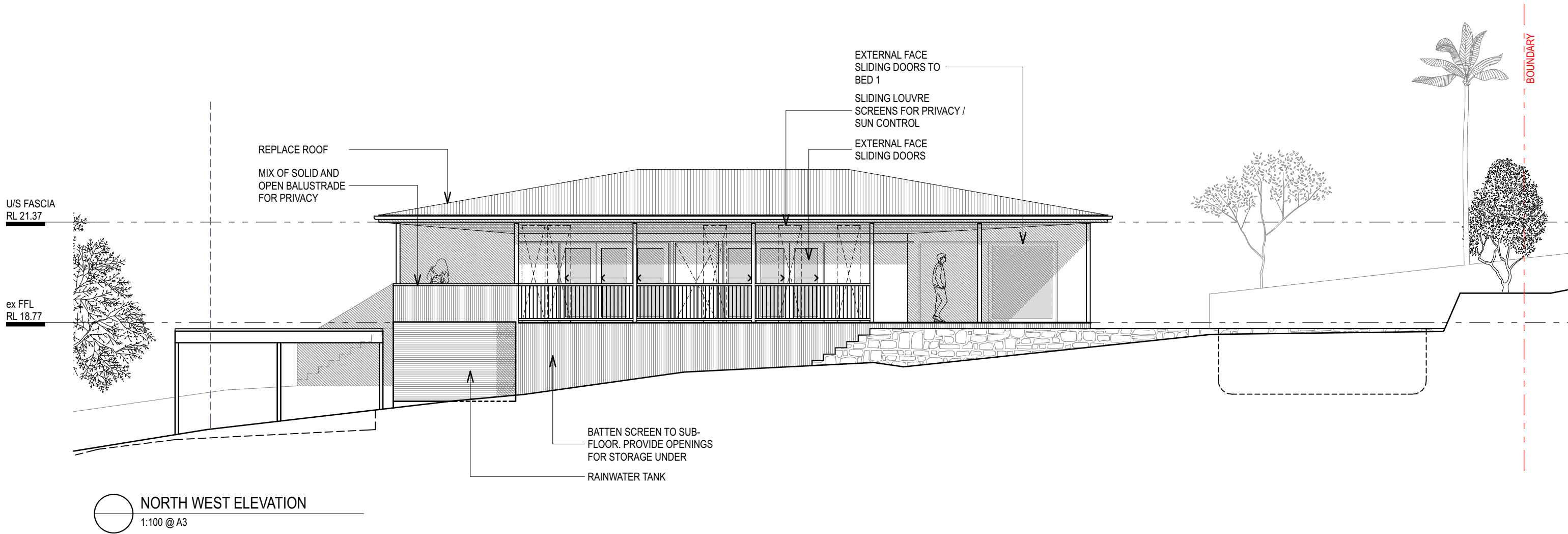
 DRIVEWAY PLAN  
1:100 @ A3



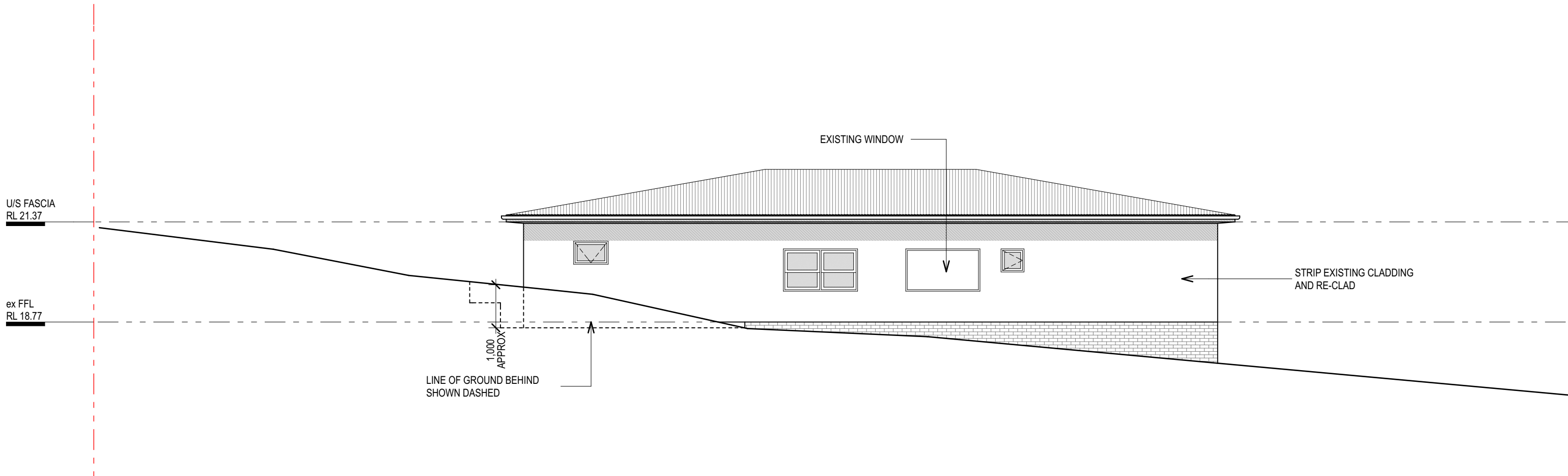
DRIVEWAY SECTION 01  
1:100 @ A3



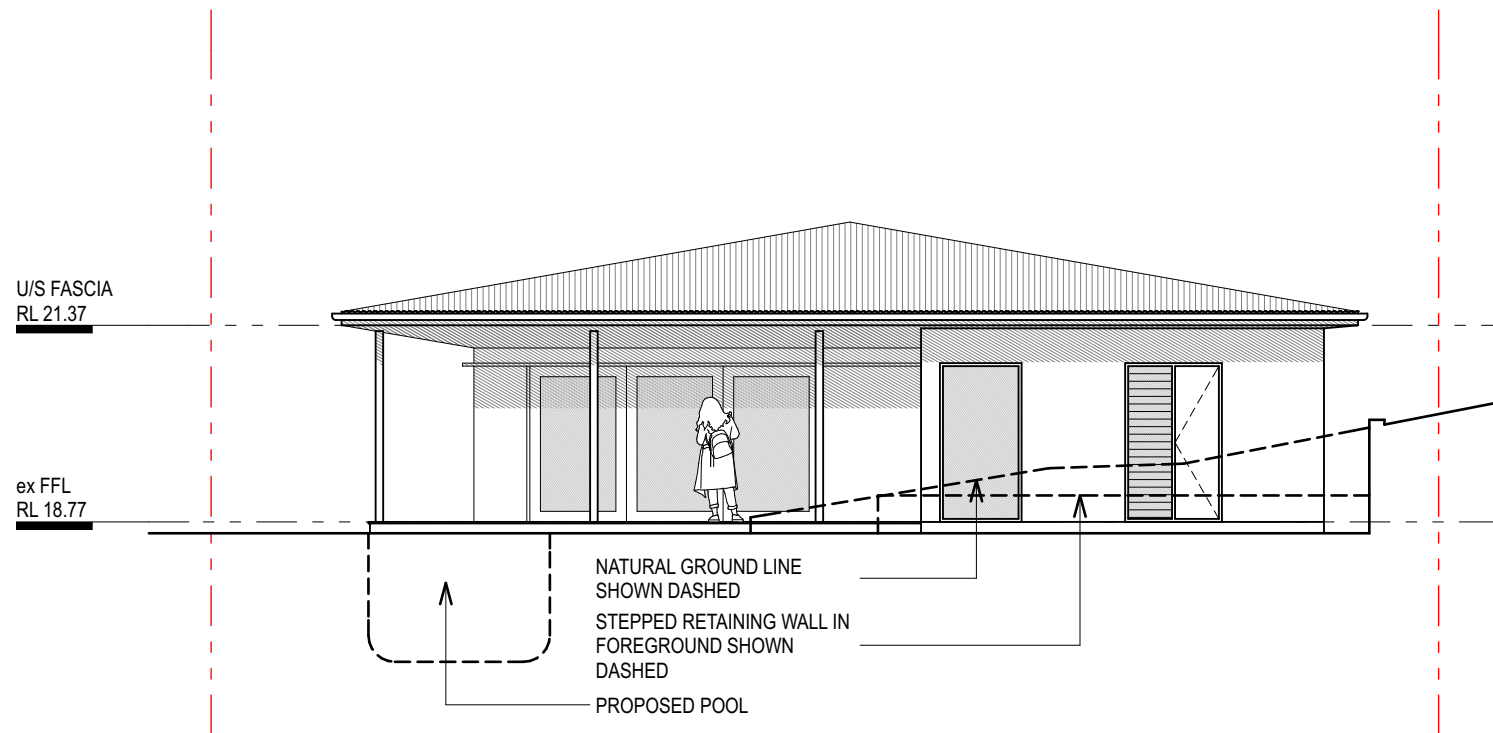
DRIVEWAY SECTION 02  
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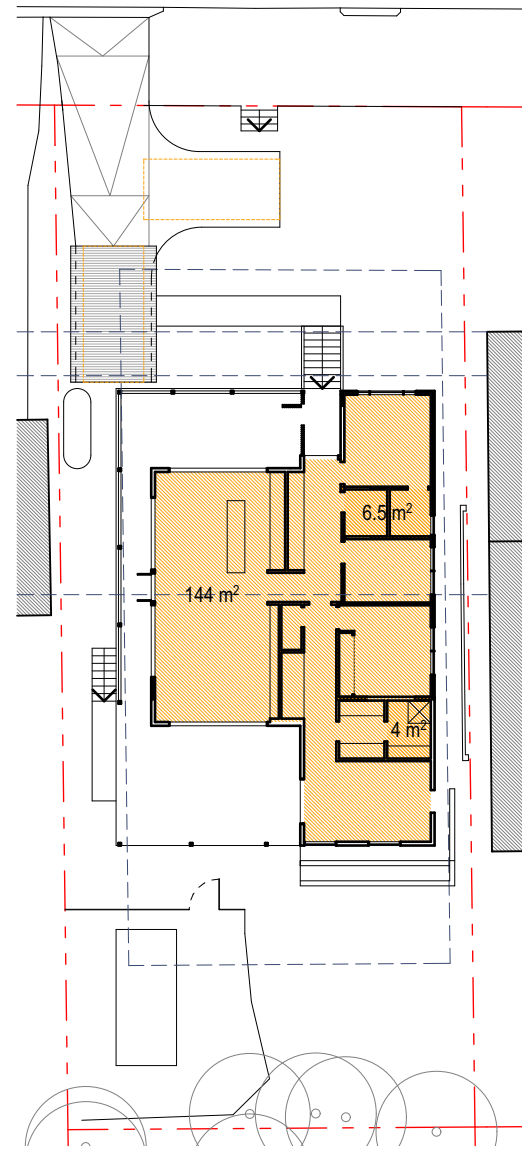





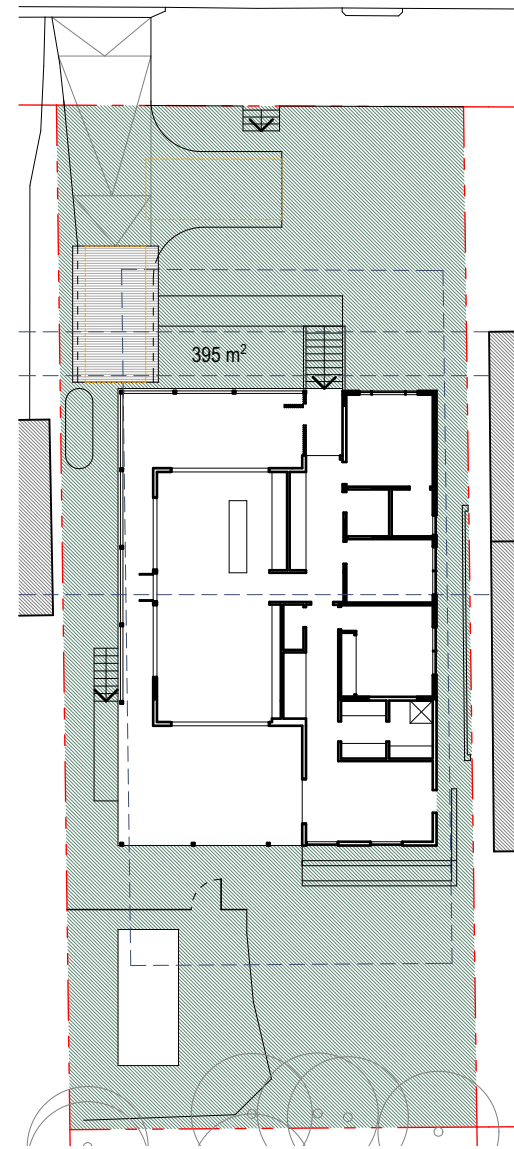
 SOUTH EAST ELEVATION  
1:100 @ A3




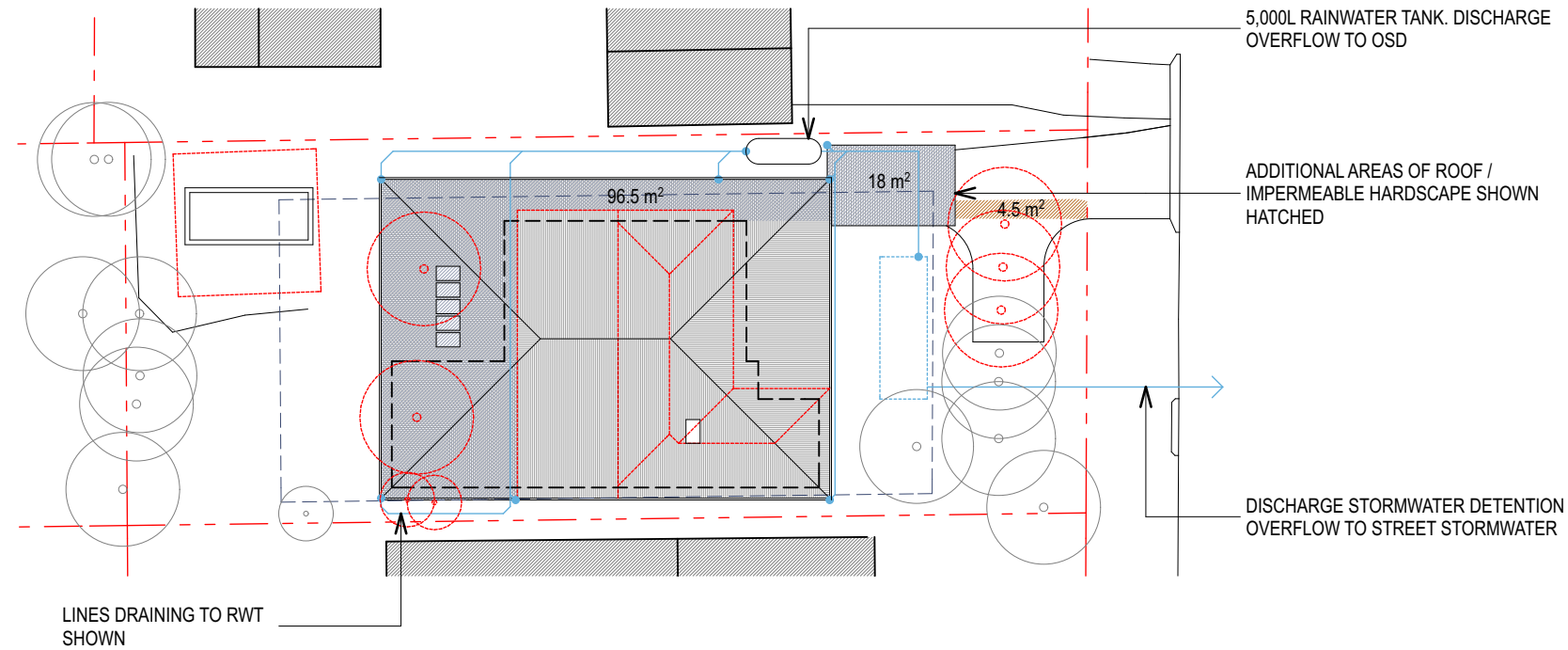
 SOUTH WEST ELEVATION  
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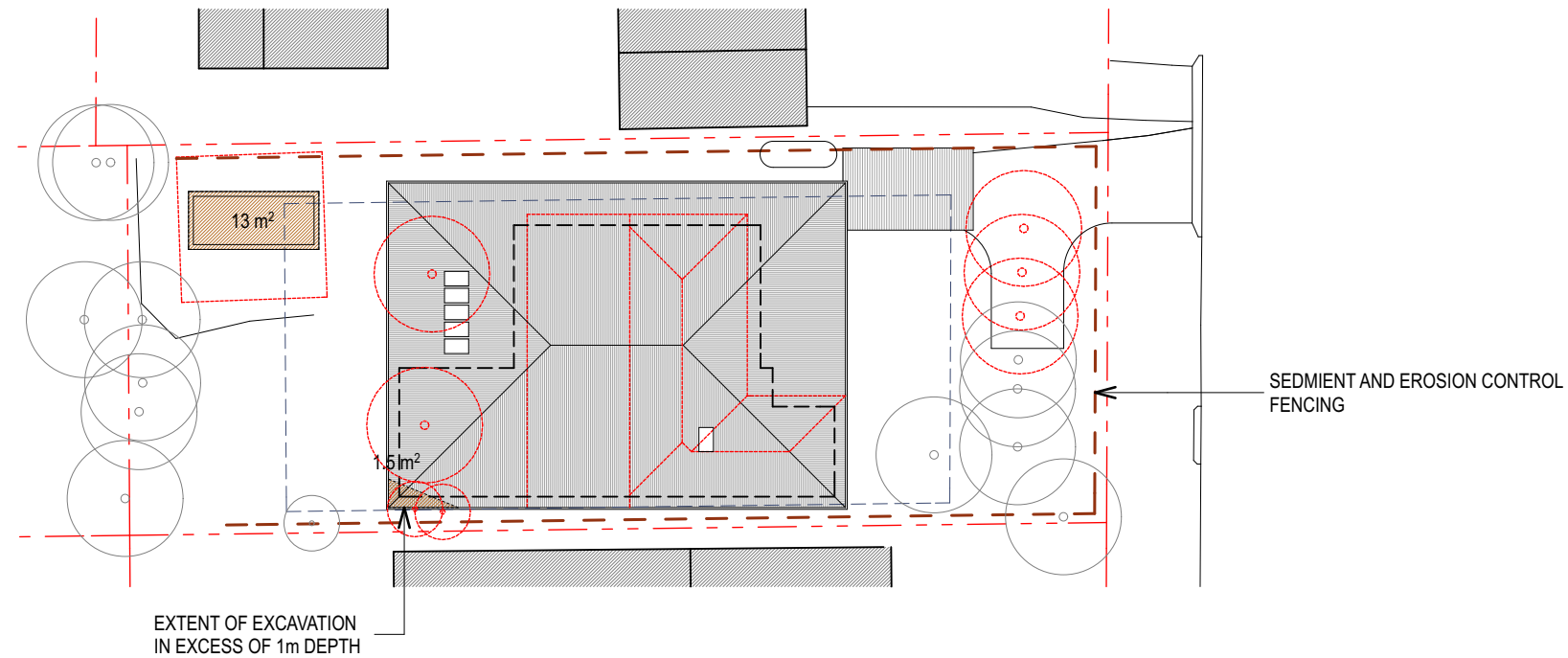

**GROSS FLOOR AREA**  
 NTS




**LANDSCAPED AREA**  
 NTS

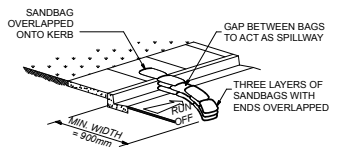


**STORMWATER CONCEPT PLAN**  
1:300 @ A3



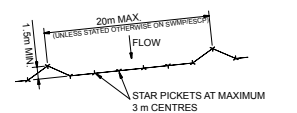
**SEDIMENT AND EROSION CONTROL**  
1:300 @ A3

#### SEDIMENT CONTROL DIAGRAMS



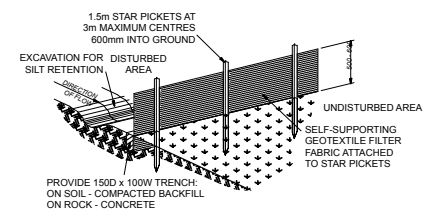
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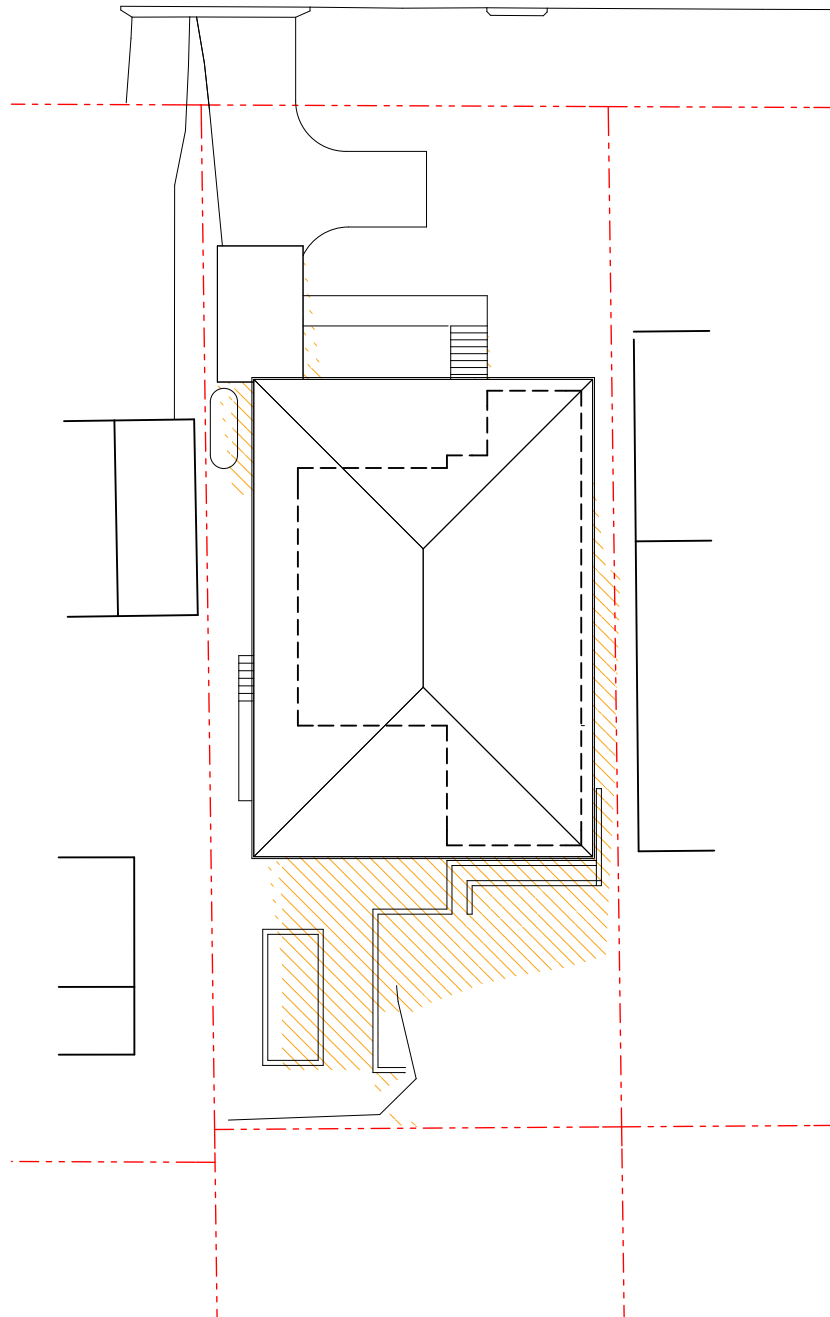
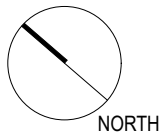
#### PLAN

(NOT TO SCALE)



#### TYPICAL SILT FENCE DETAILS

DENOTED ON PLAN



### SOLAR ACCESS ANALYSIS

NTS

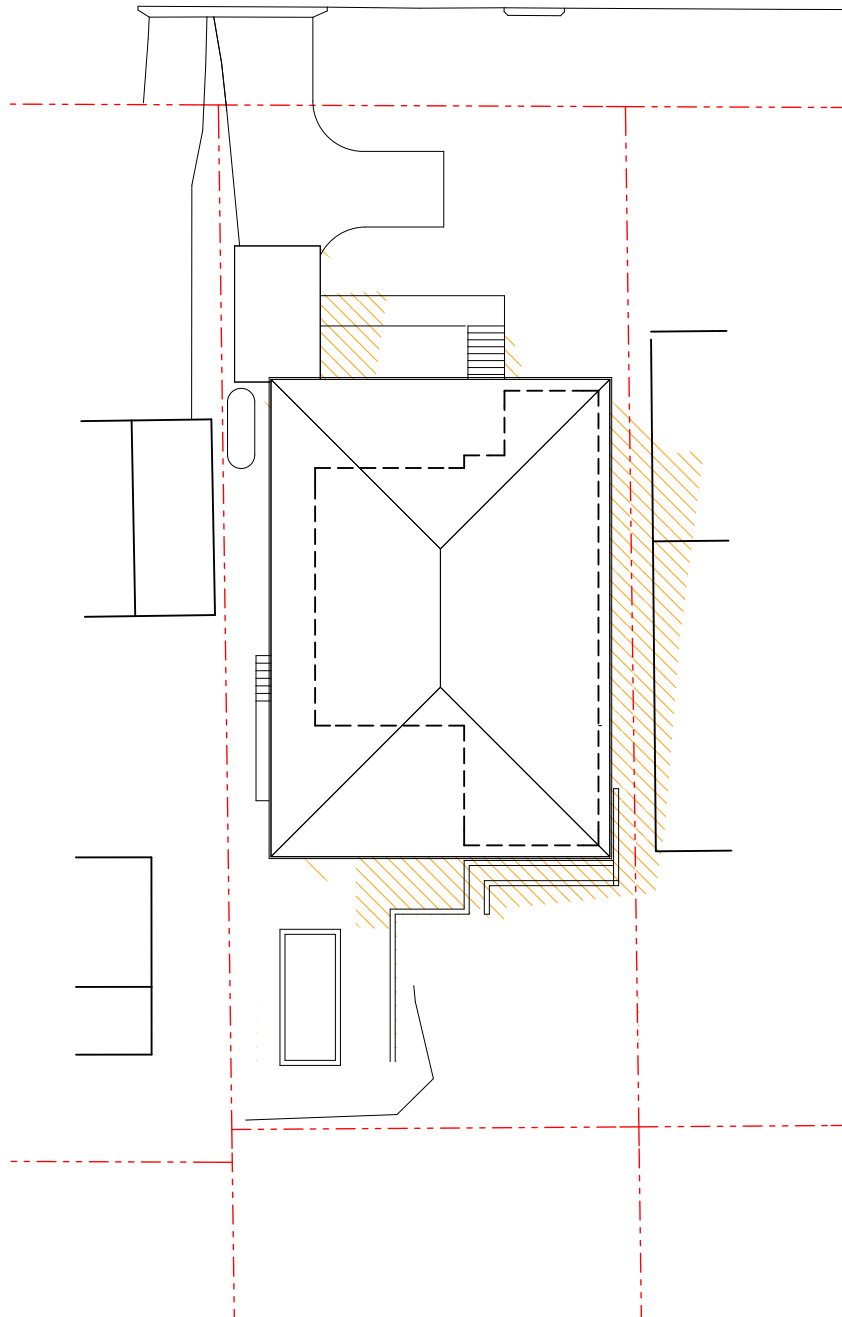
JUNE 9am

#### CERTIFICATION OF SHADOW DIAGRAMS

LFA PTY LTD CERTIFIES THAT THE ABOVE SHADOW ANALYSIS DIAGRAMS ARE BASED ON SURVEY INFORMATION PROVIDED BY ANTHONY AND ASSOCIATES SURVEYING. SHADOWING PATTERNS ARE GENERATED THROUGH A 3D MODEL PRODUCED WITH ARCHICAD SOFTWARE.

ALL RL'S, CONTOURS, BOUNDARIES AND BUILDING LOCATIONS INCLUDING FLOOR, GUTTER AND RIDGE HEIGHTS ARE ACCURATE AS PER THE SURVEY. THE PROPOSED BUILDING IS MODELLED AS PER THE DA DRAWINGS.

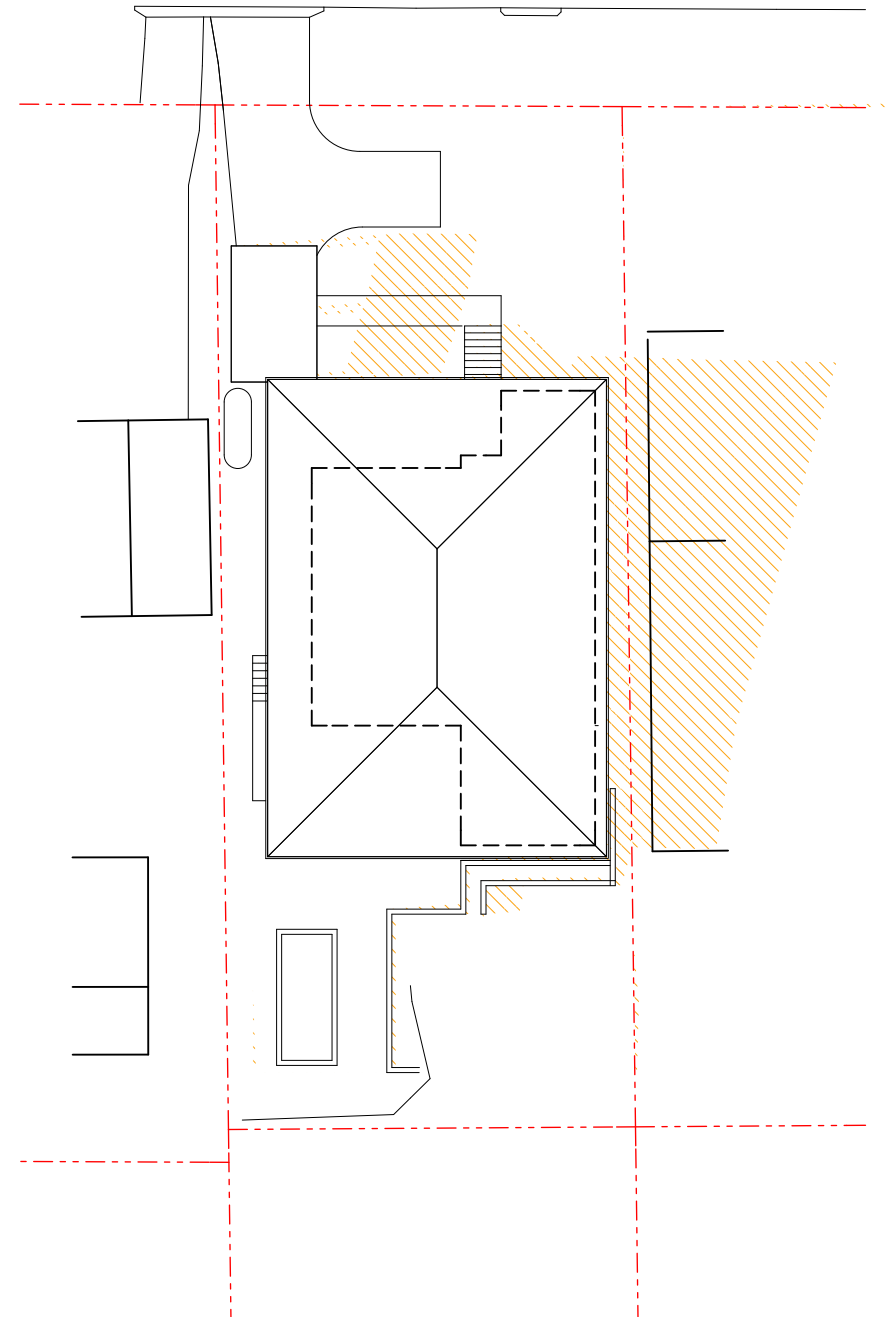
LFA REGISTERED ARCHITECT: LUKE FARRUGIA NSW ARB #9570



### SOLAR ACCESS ANALYSIS

NTS

JUNE 12pm



### SOLAR ACCESS ANALYSIS

NTS

JUNE 3pm





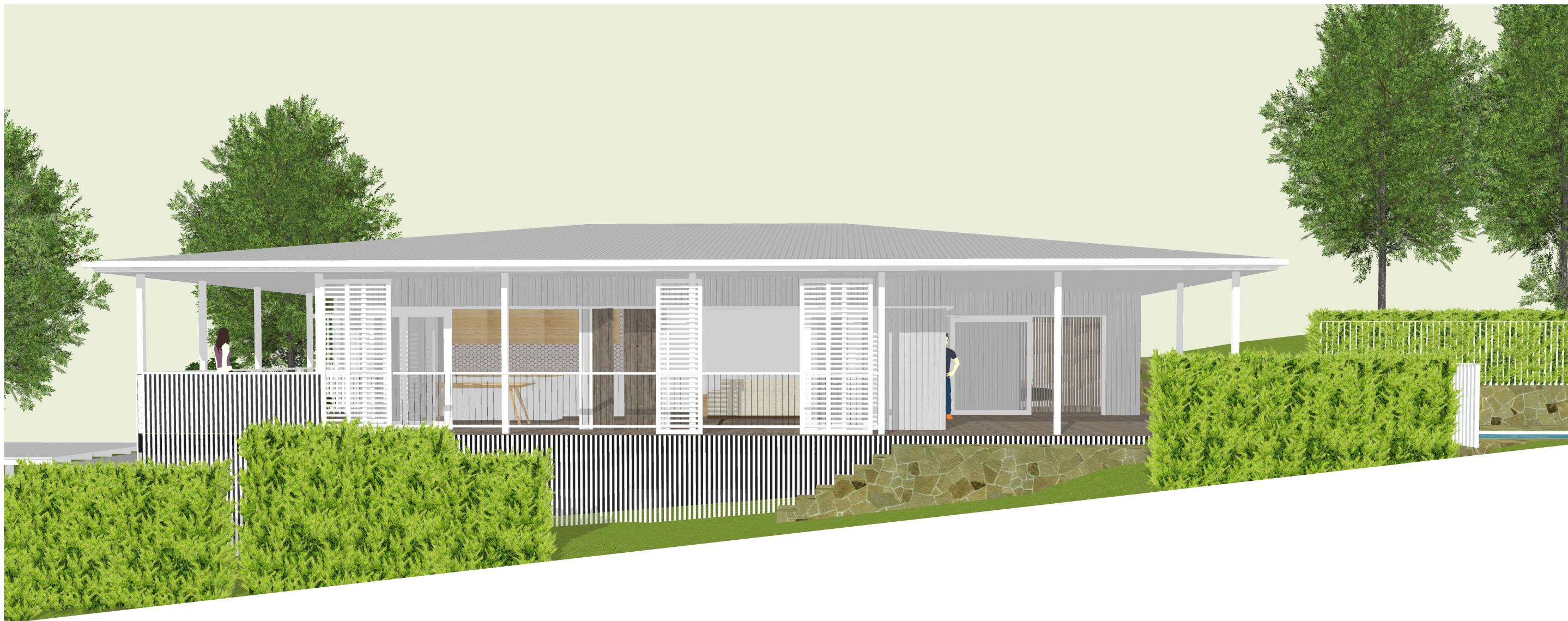
FRONT VIEW  
NTS







**REAR VIEW**  
 NTS






**SIDE VIEW**  
 NTS