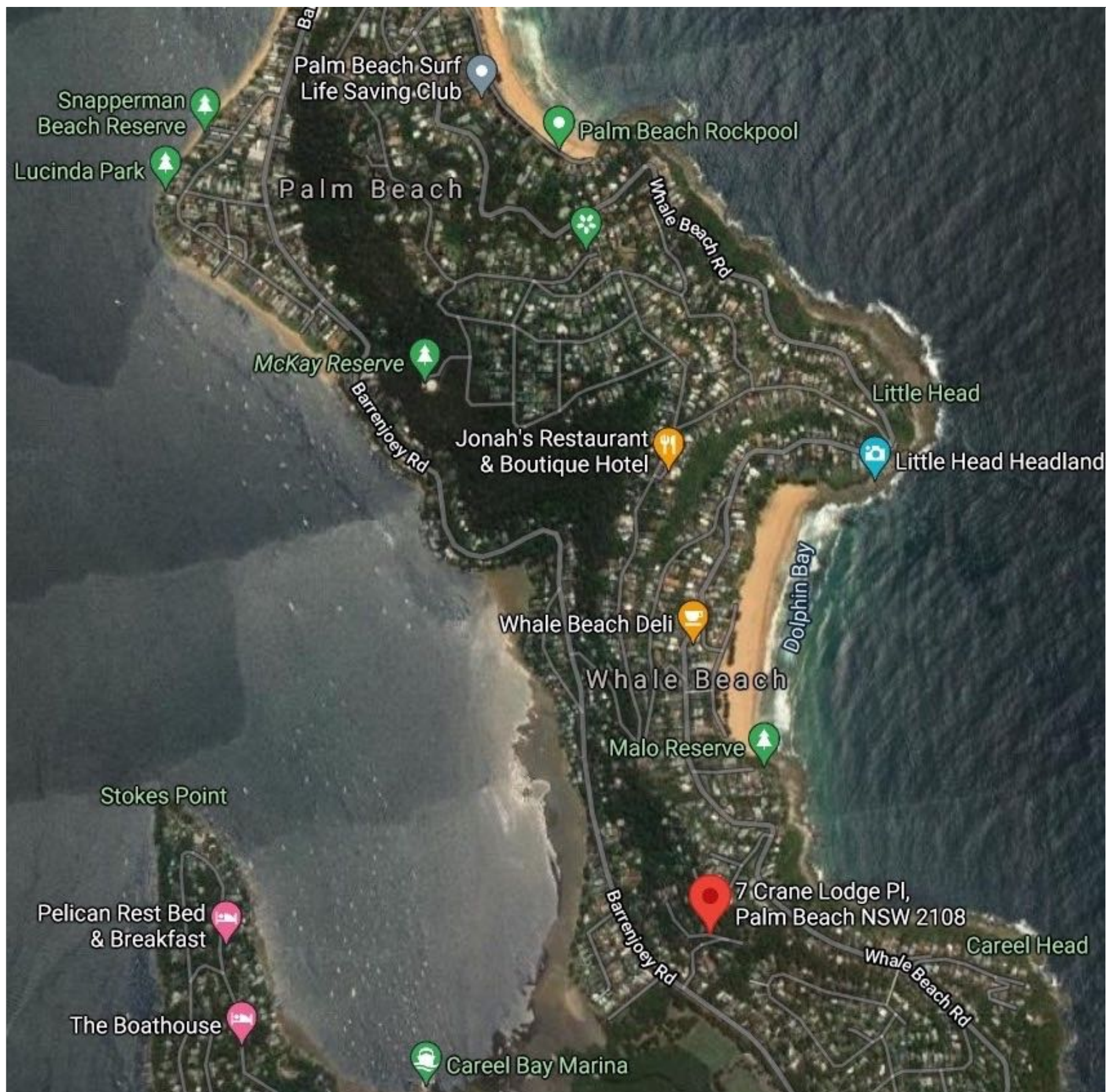


[illegible]

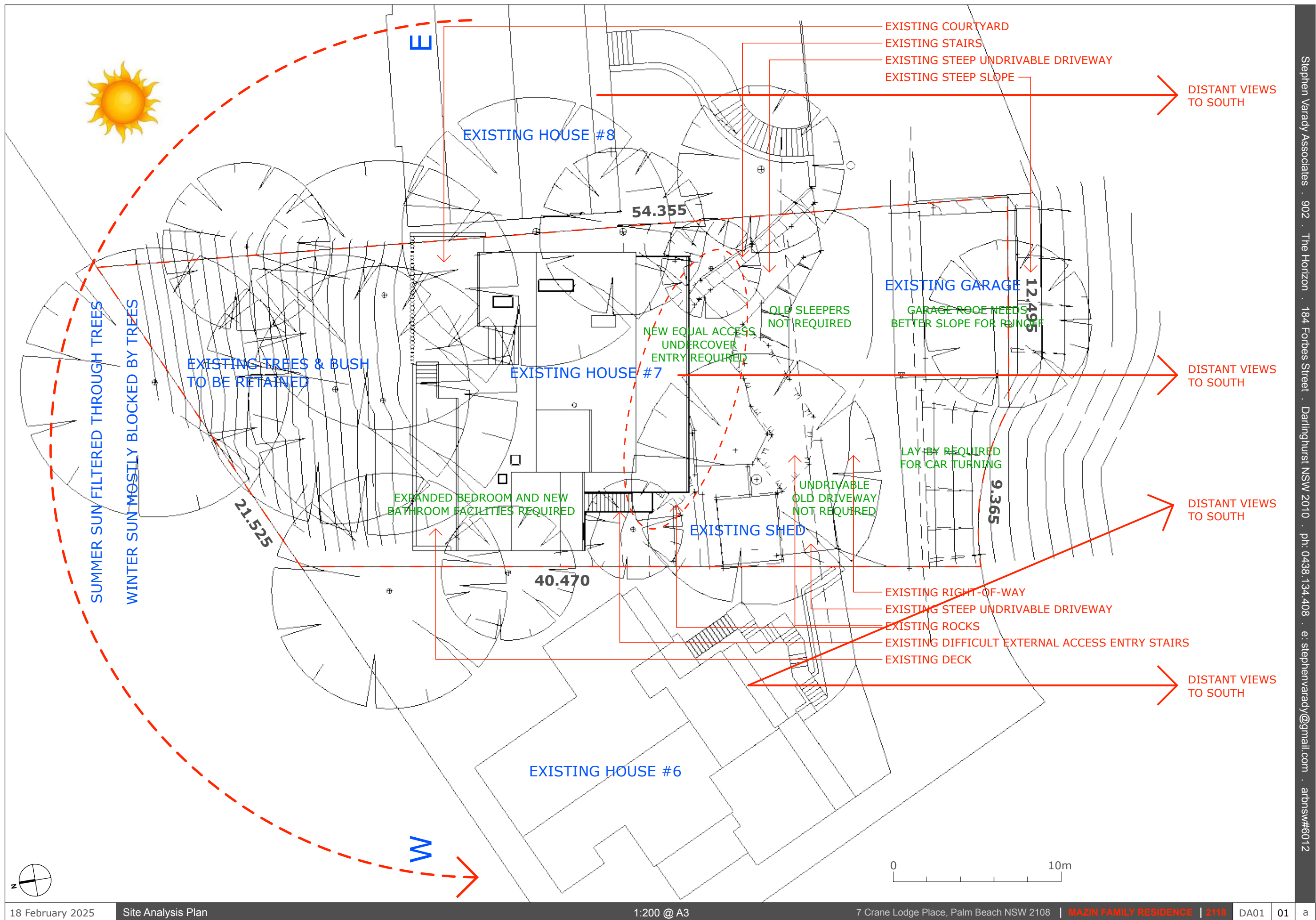
DA01 - Development Application
(a) - 12.06.2024 - Issued to Council - sv
(b) - 18.12.2024 - revisions - sv
(c) - 07.01.2025 - revisions - sv
(d) - 18.02.2025 - revisions - sv

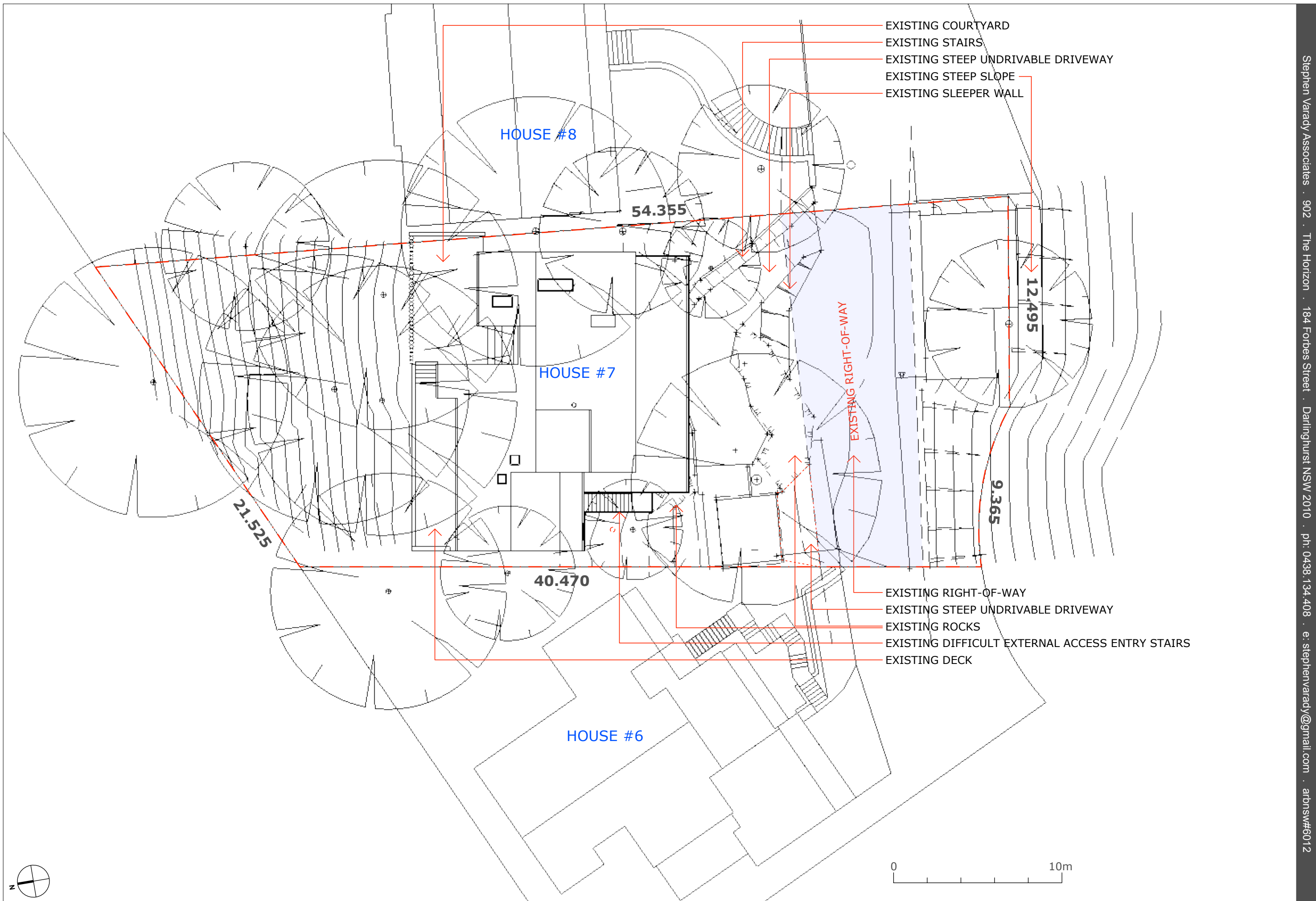
stephen varady associates

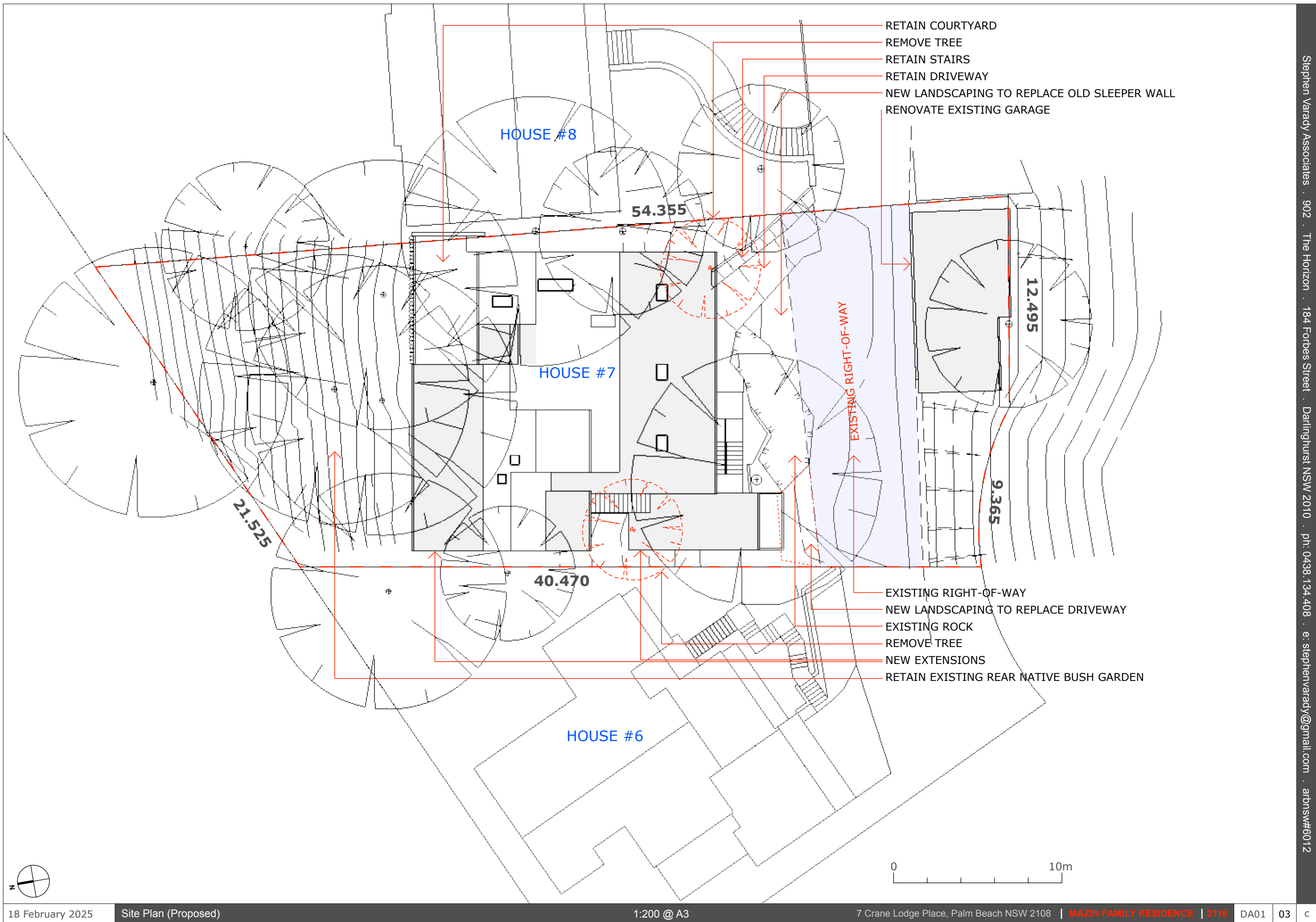
902 . The Horizon . 184 Forbes Street . Darlinghurst . NSW . 2010
ph: 0438.134.408
e: stephenvarady@gmail.com
arbnsw #6012

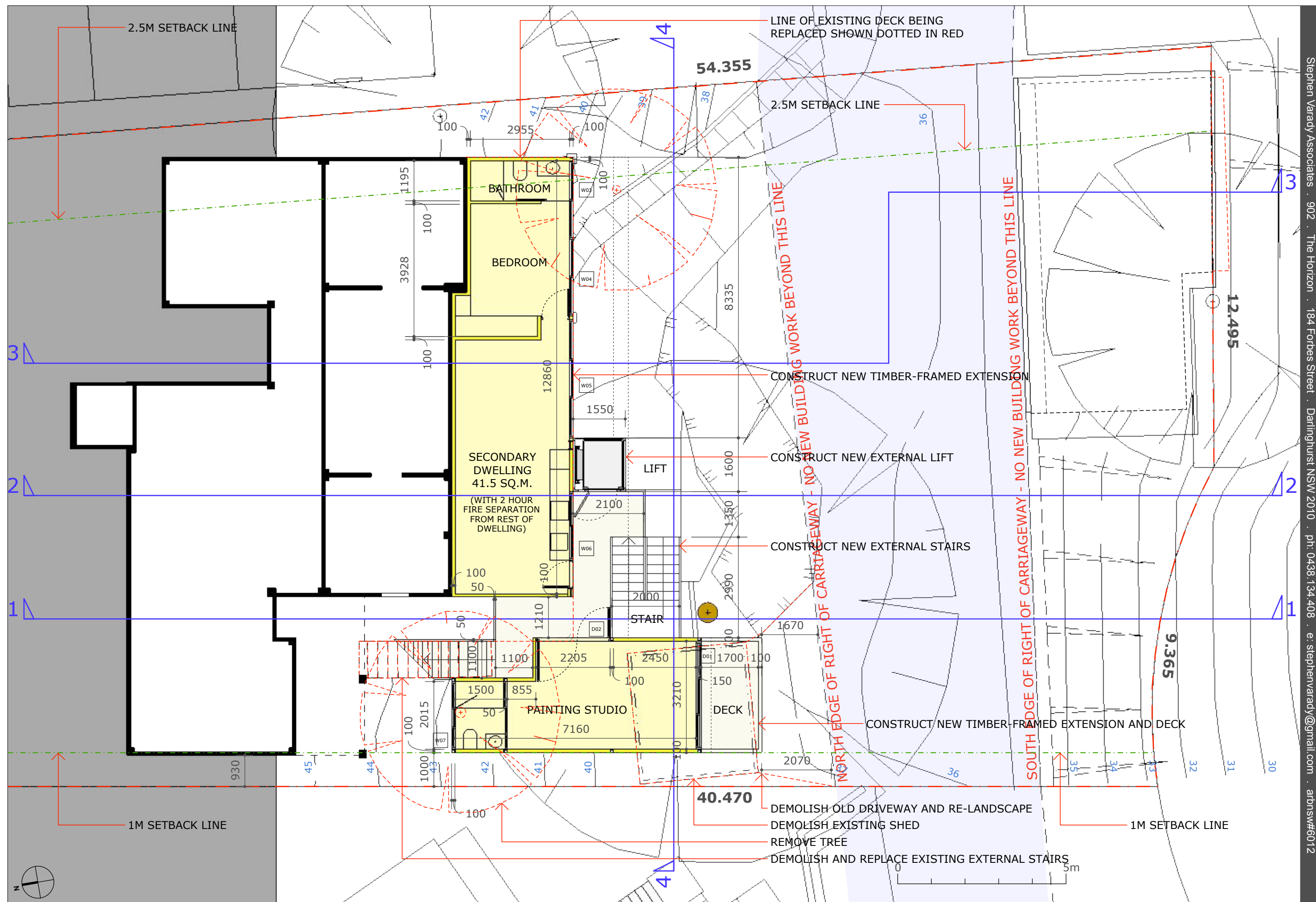
2118

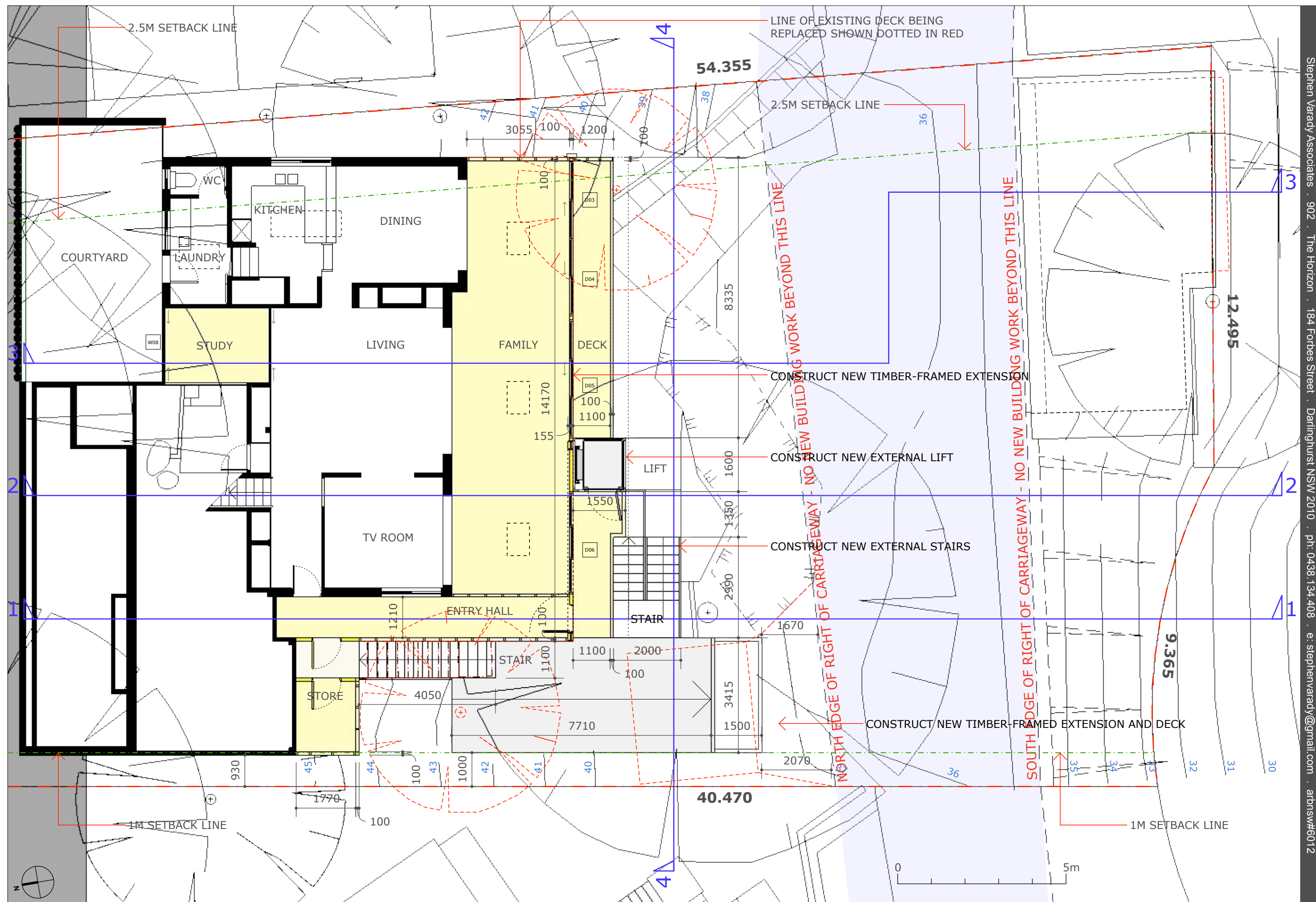
MAZIN FAMILY RESIDENCE
7 Crane Lodge Place
Palm Beach NSW 2108

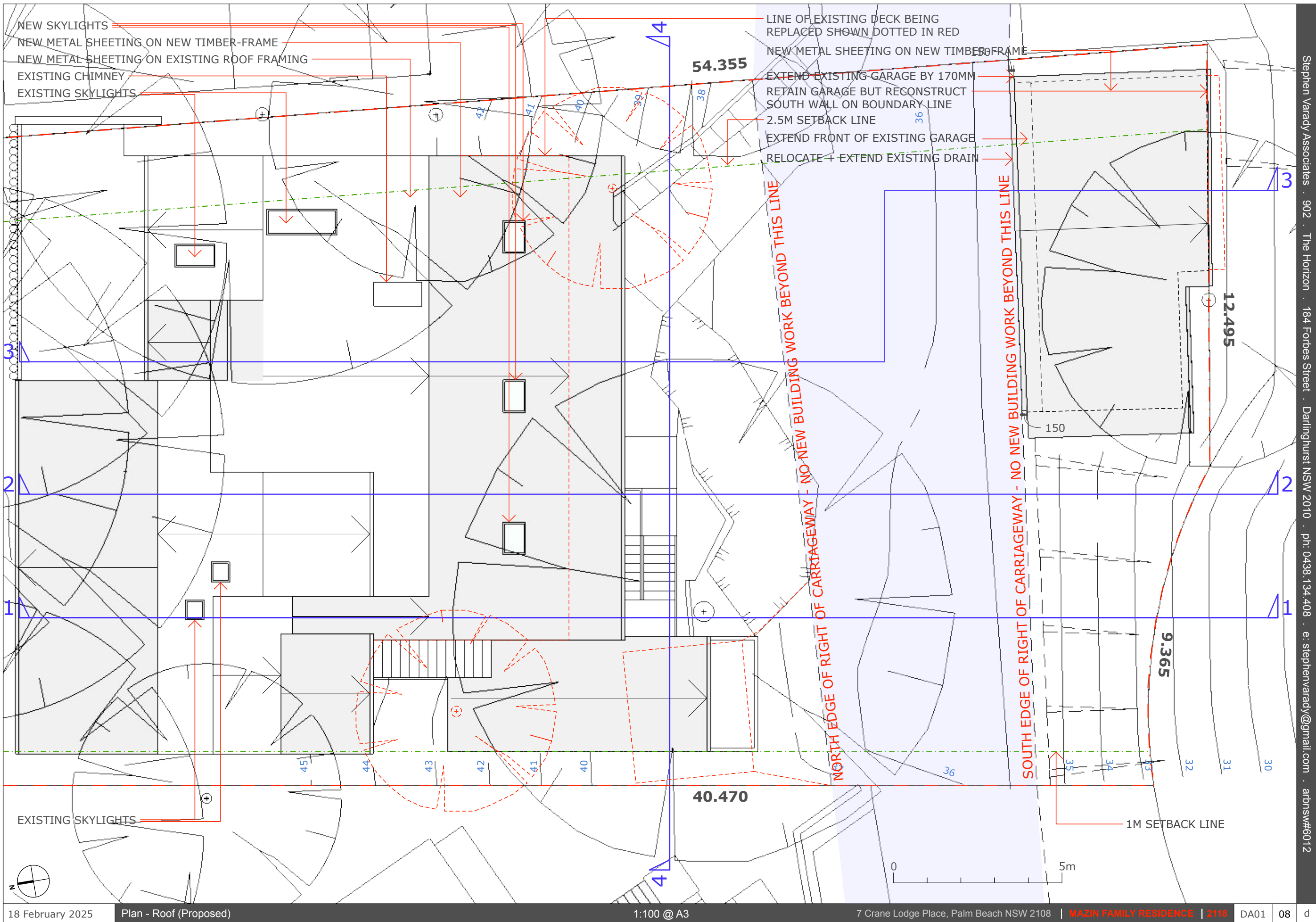


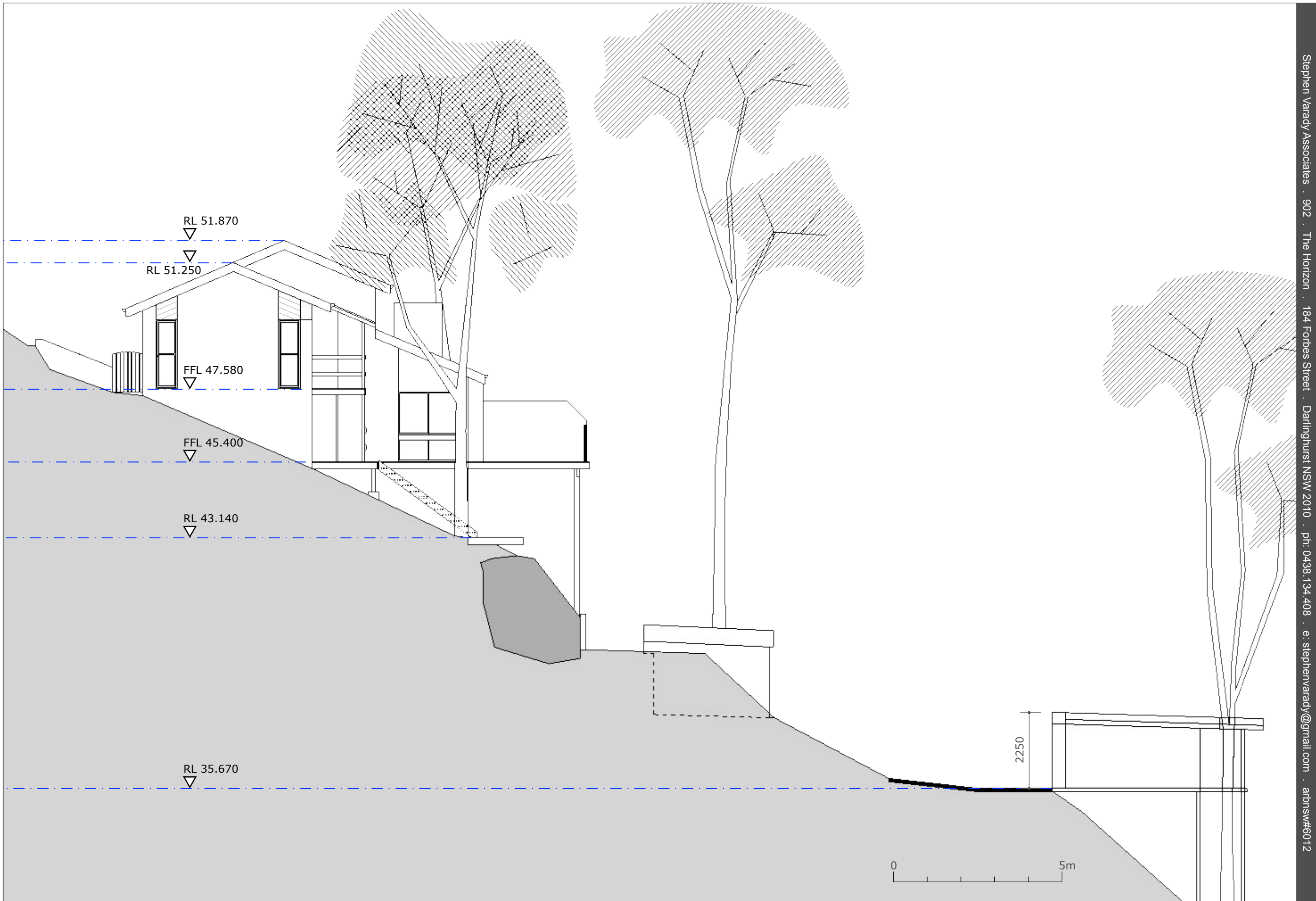


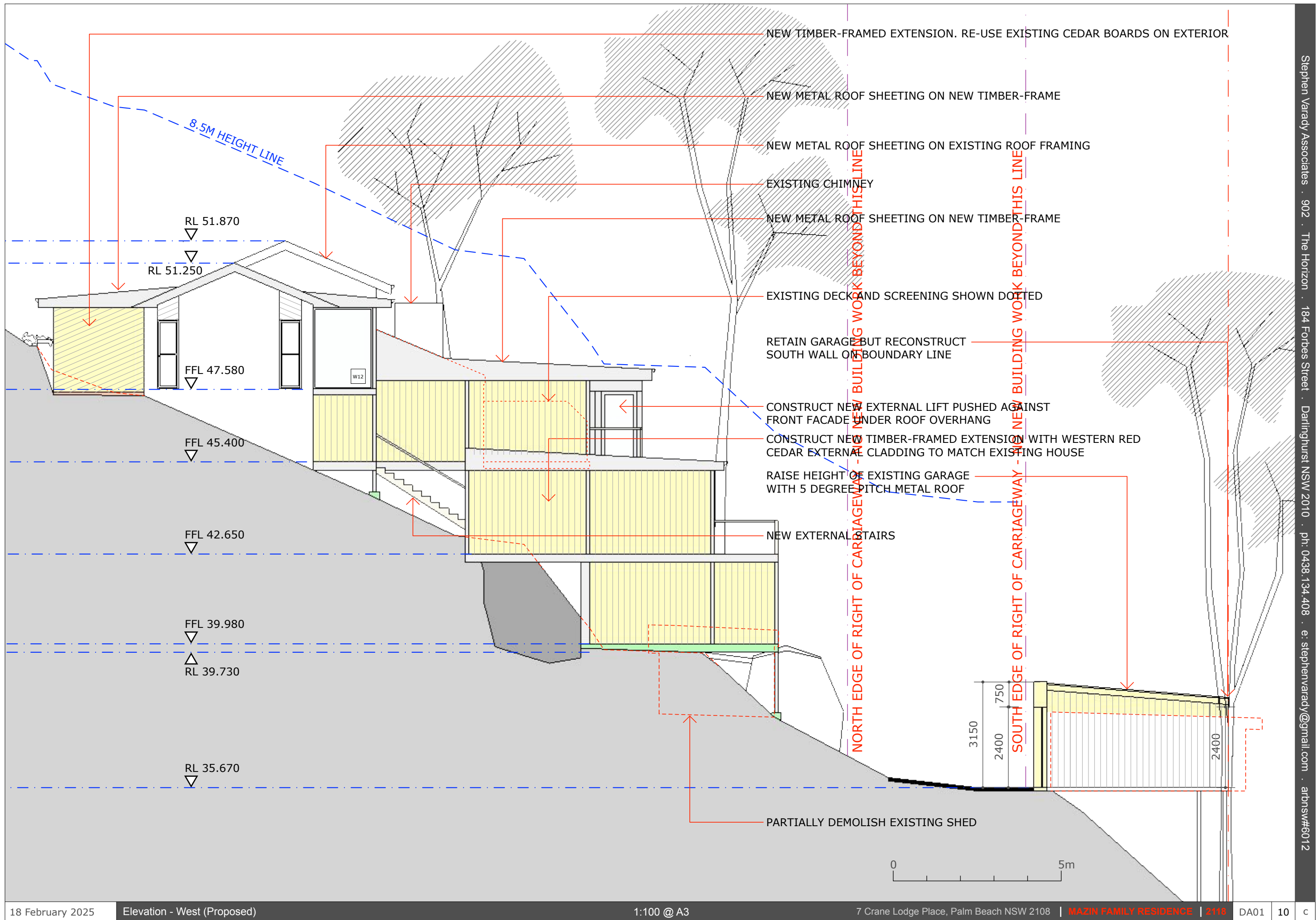


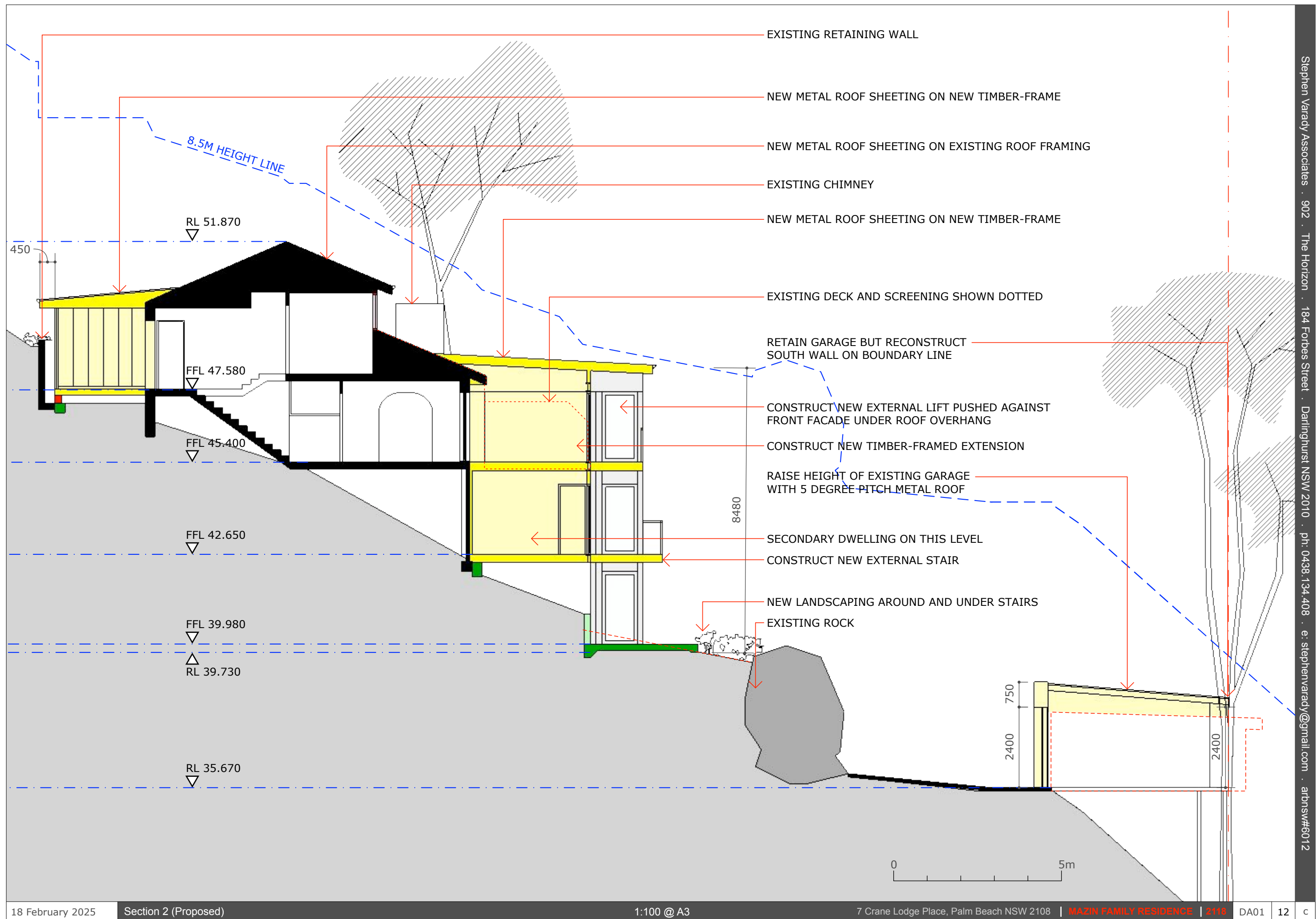


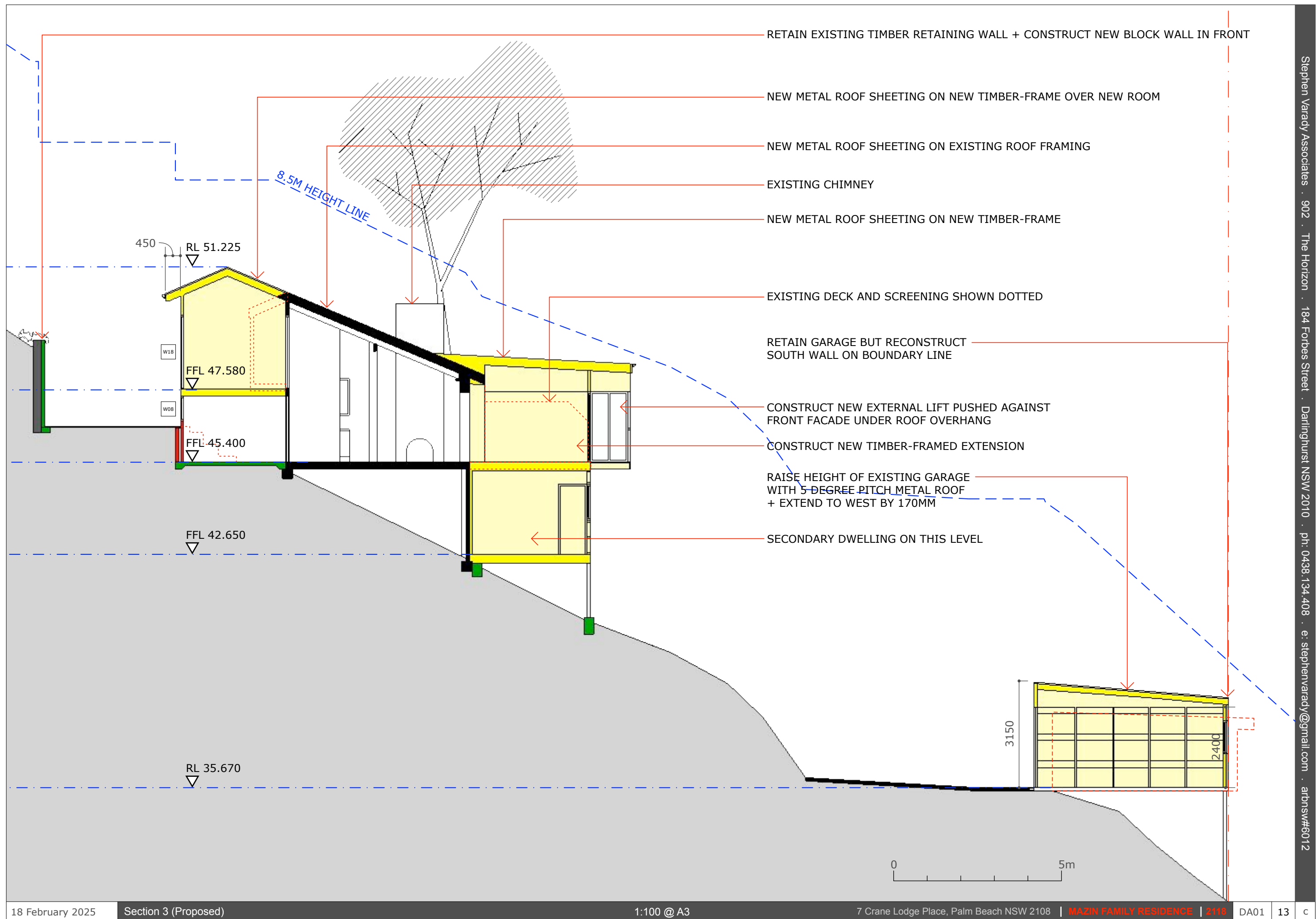


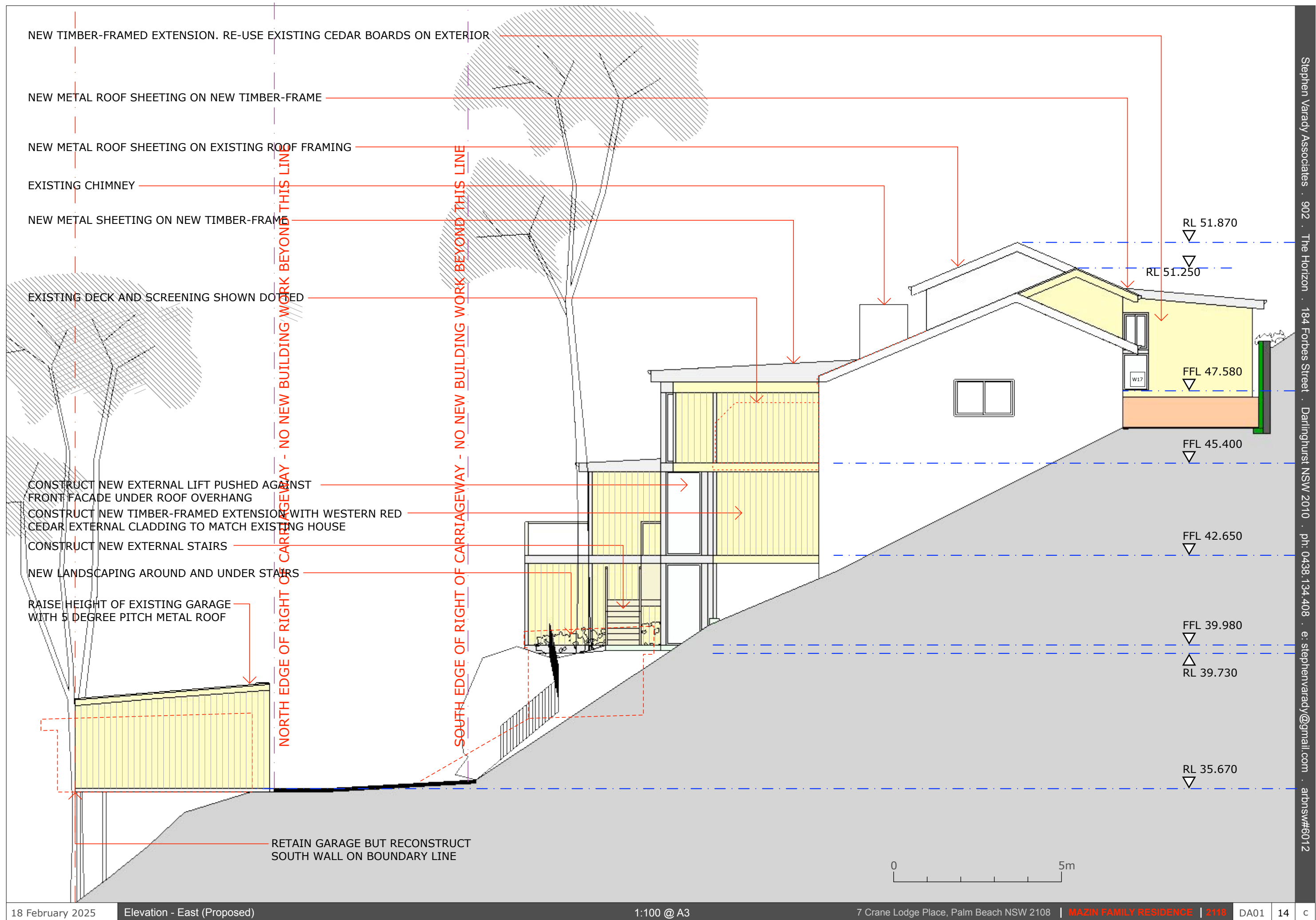


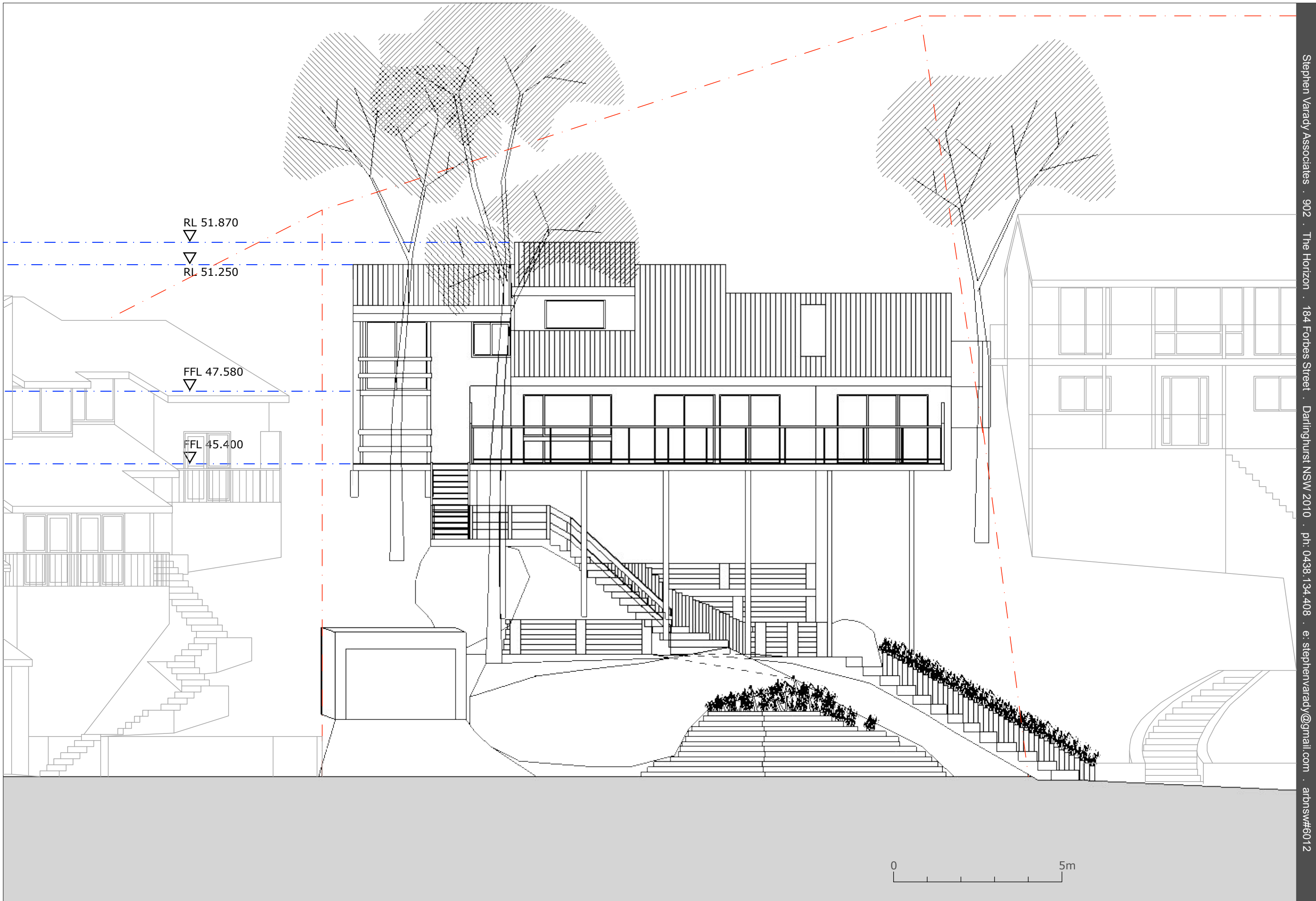


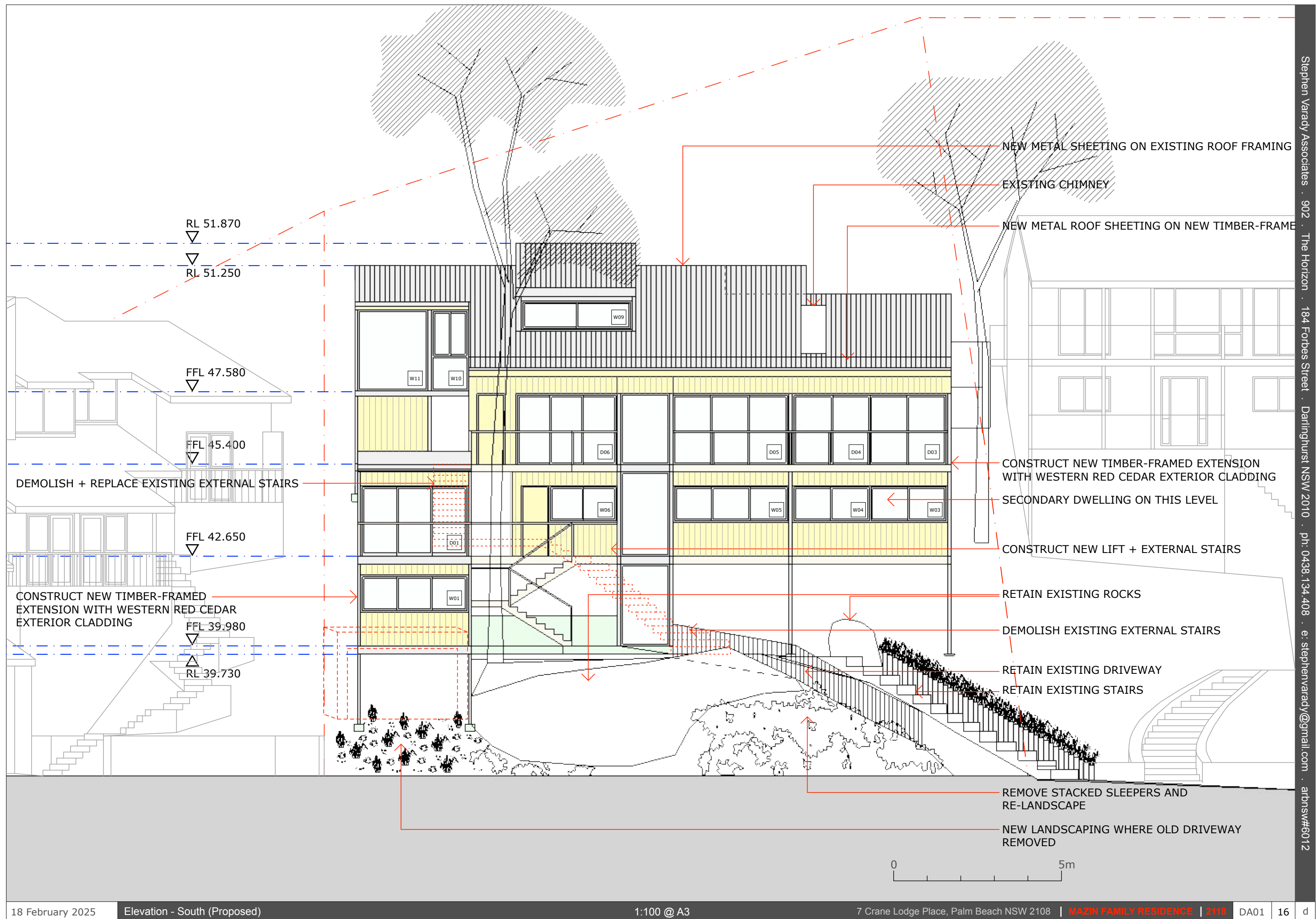


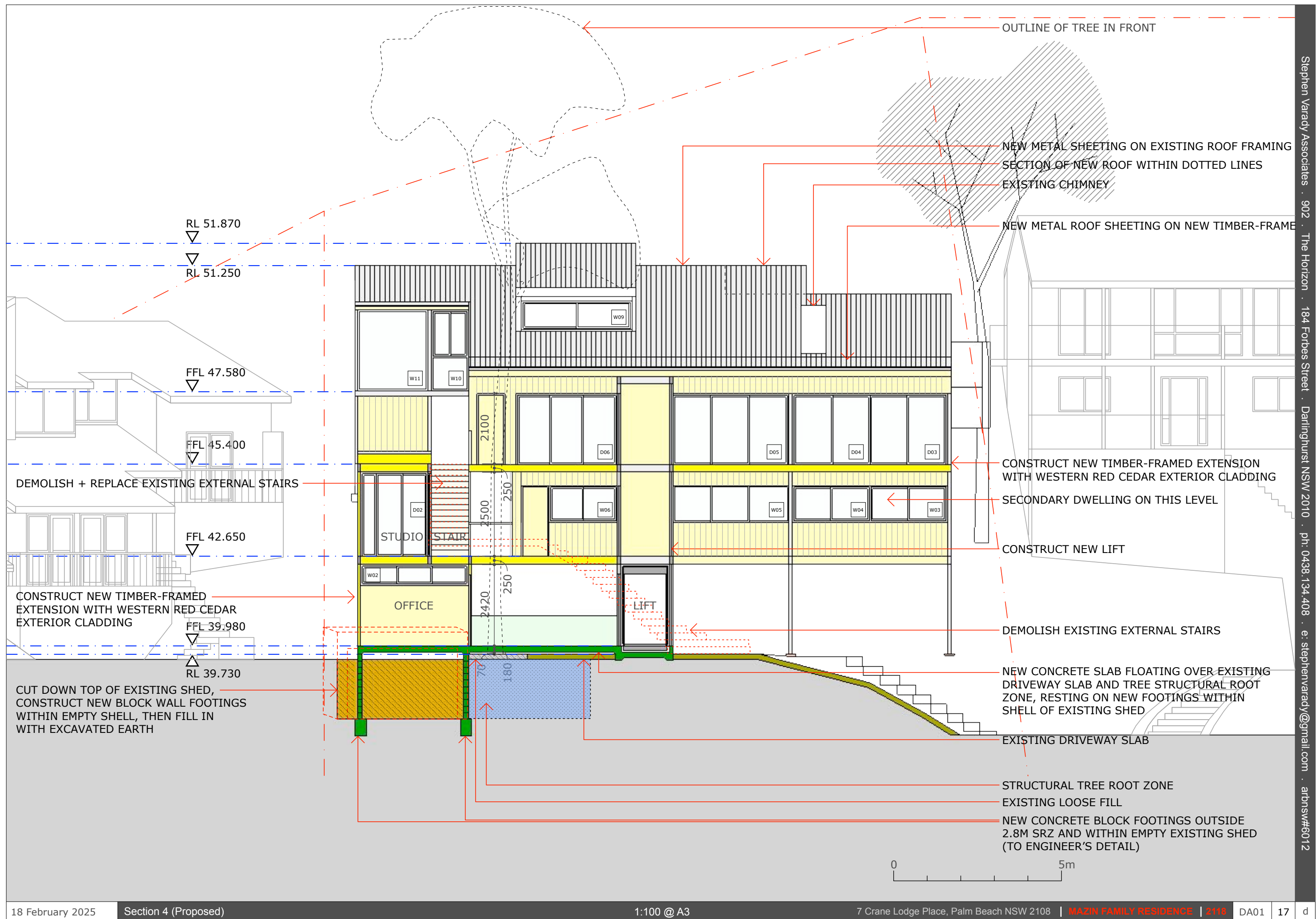












NEW TIMBER-FRAMED EXTENSION. RE-USE EXISTING CEDAR BOARDS ON EXTERIOR

NEW METAL ROOF SHEETING ON EXISTING ROOF FRAMING

NEW METAL ROOF SHEETING ON NEW TIMBER-FRAME

NEW METAL ROOF SHEETING ON EXISTING ROOF FRAMING

RL 51.870

RL 51.250

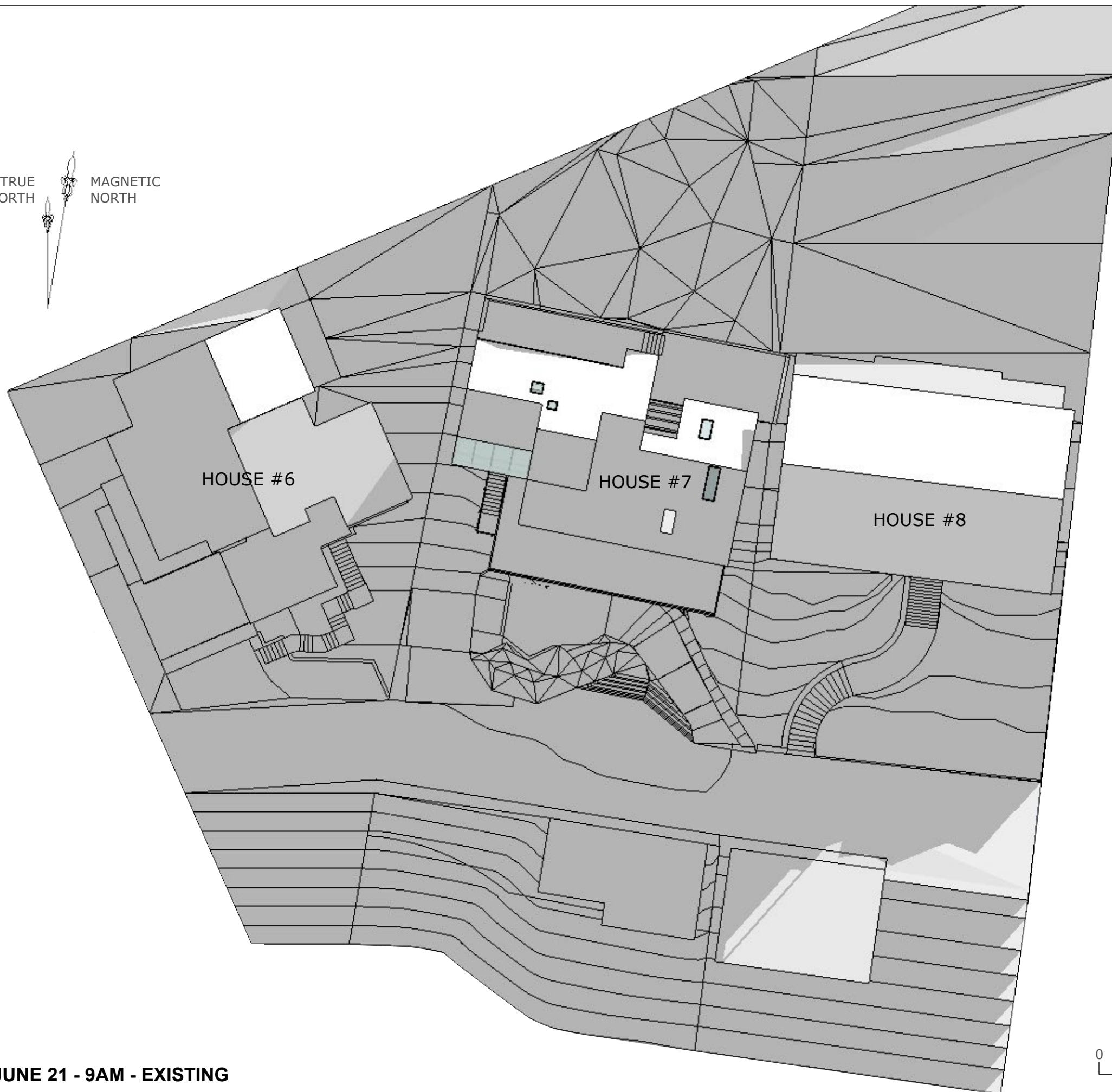
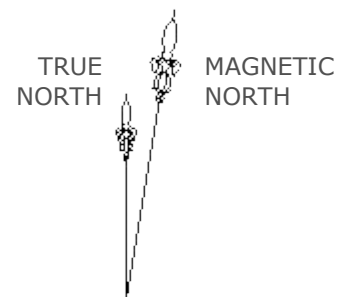
FFL 47.580

FFL 45.400

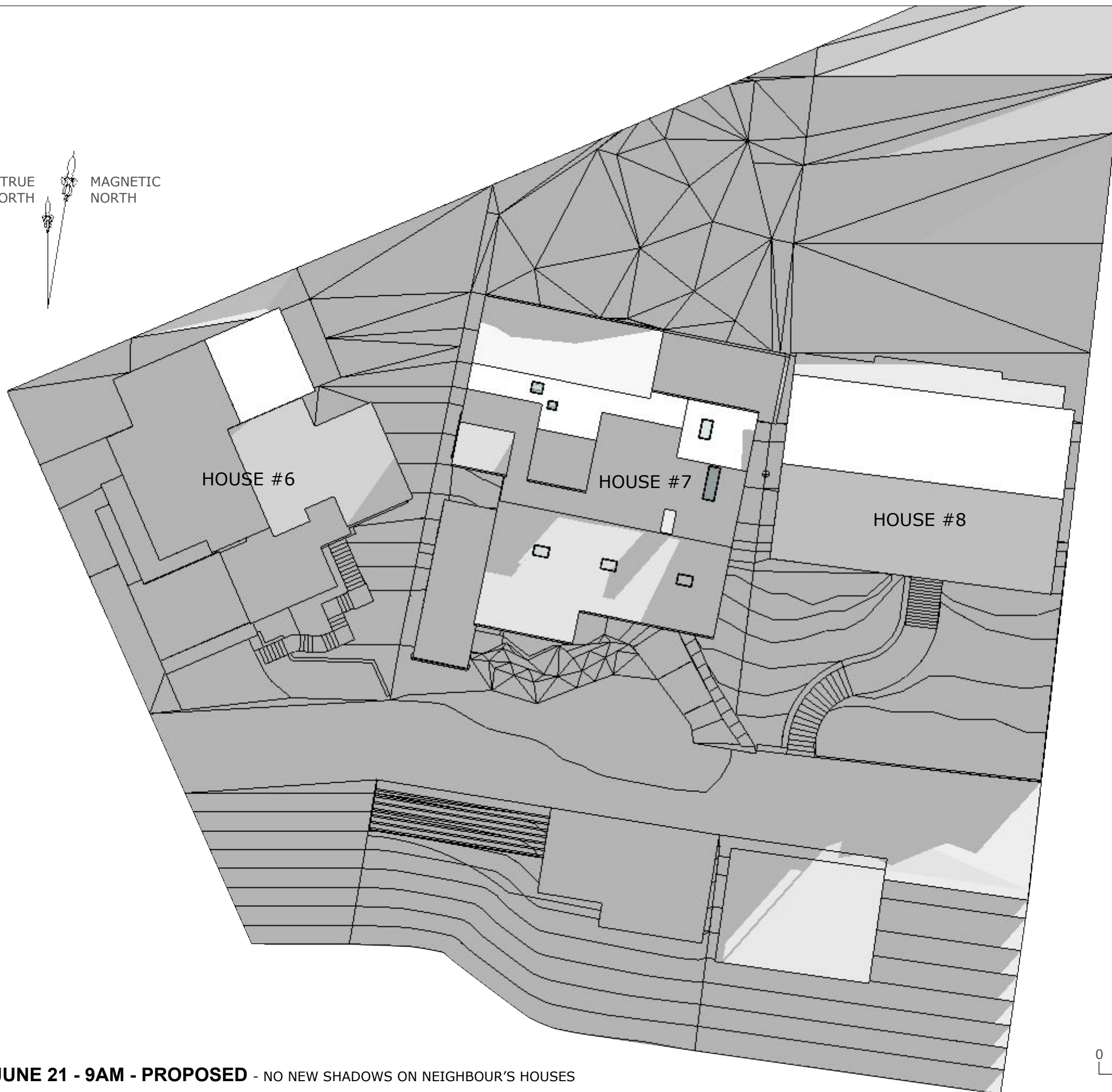
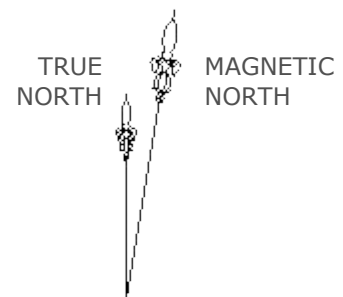
FFL 42.400

FFL 39.475

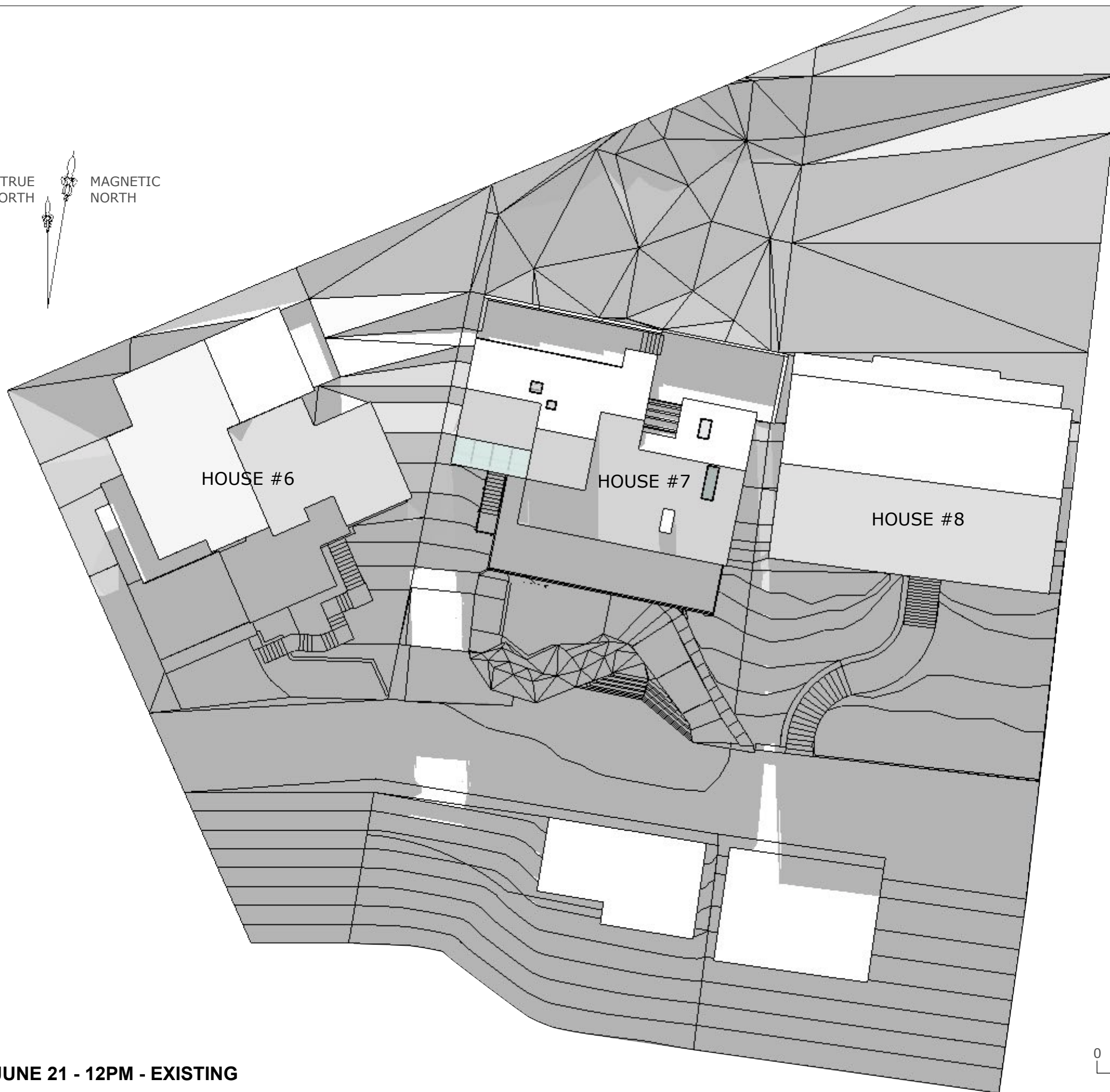
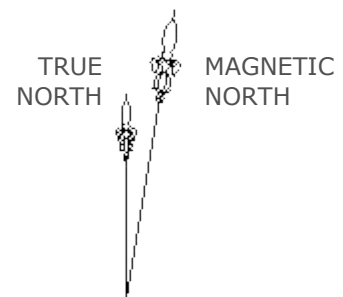
0 5m



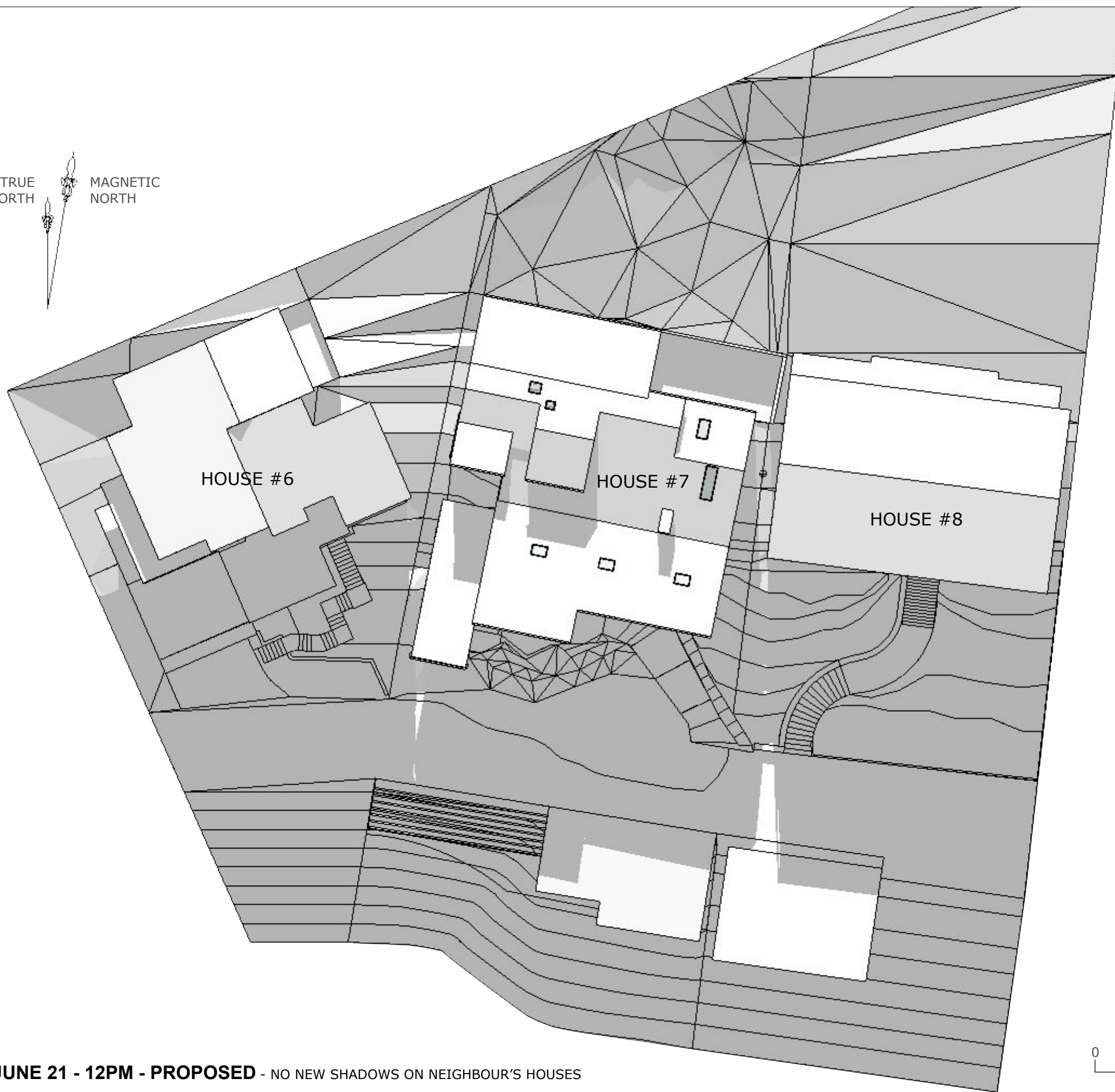
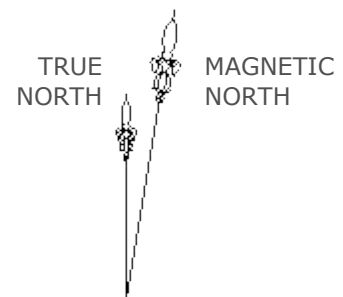
JUNE 21 - 9AM - EXISTING



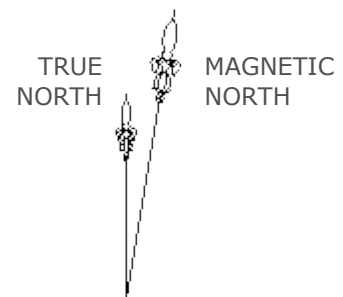
JUNE 21 - 9AM - PROPOSED - NO NEW SHADOWS ON NEIGHBOUR'S HOUSES



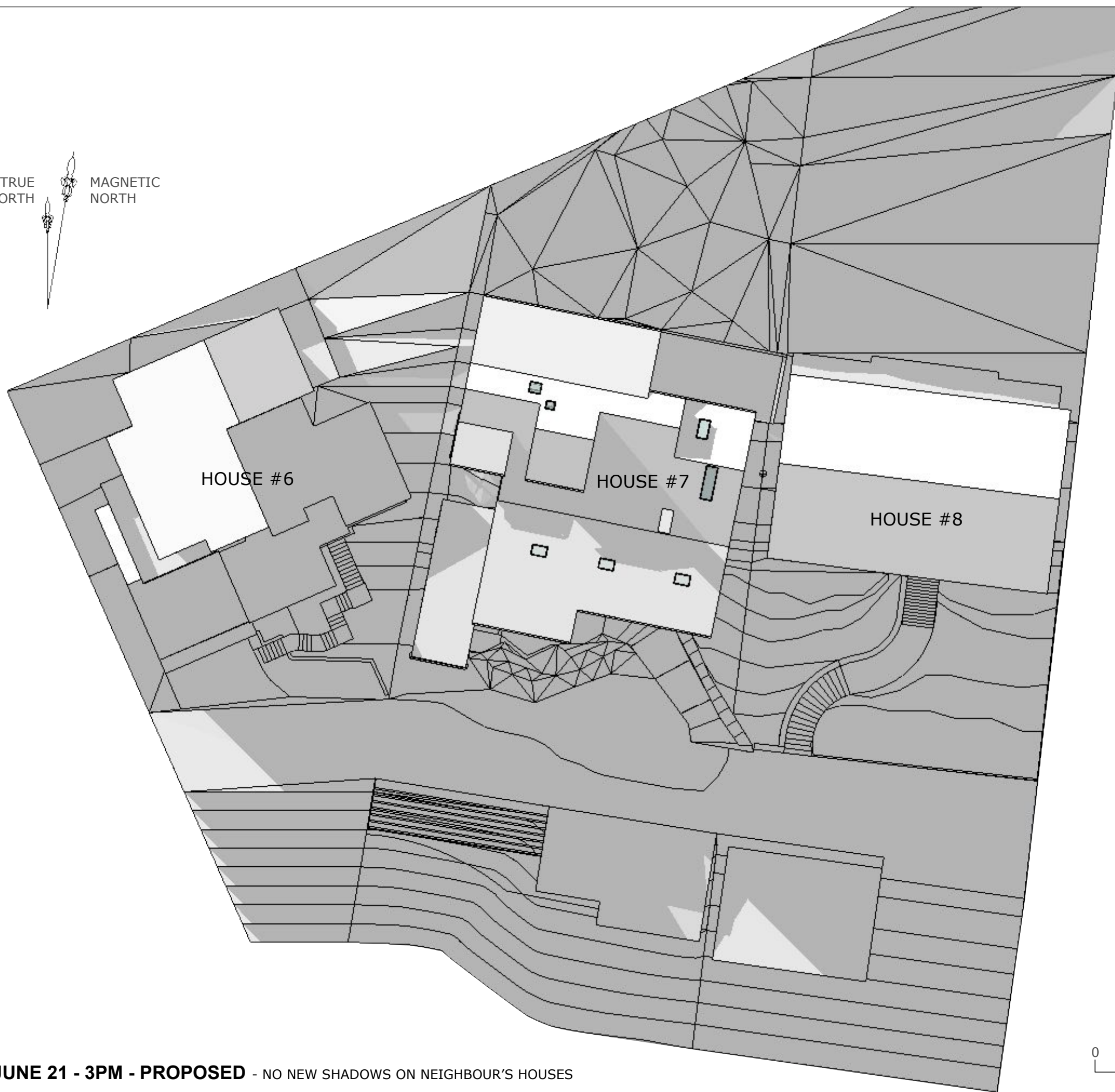
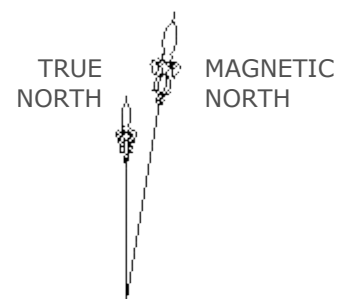
JUNE 21 - 12PM - EXISTING



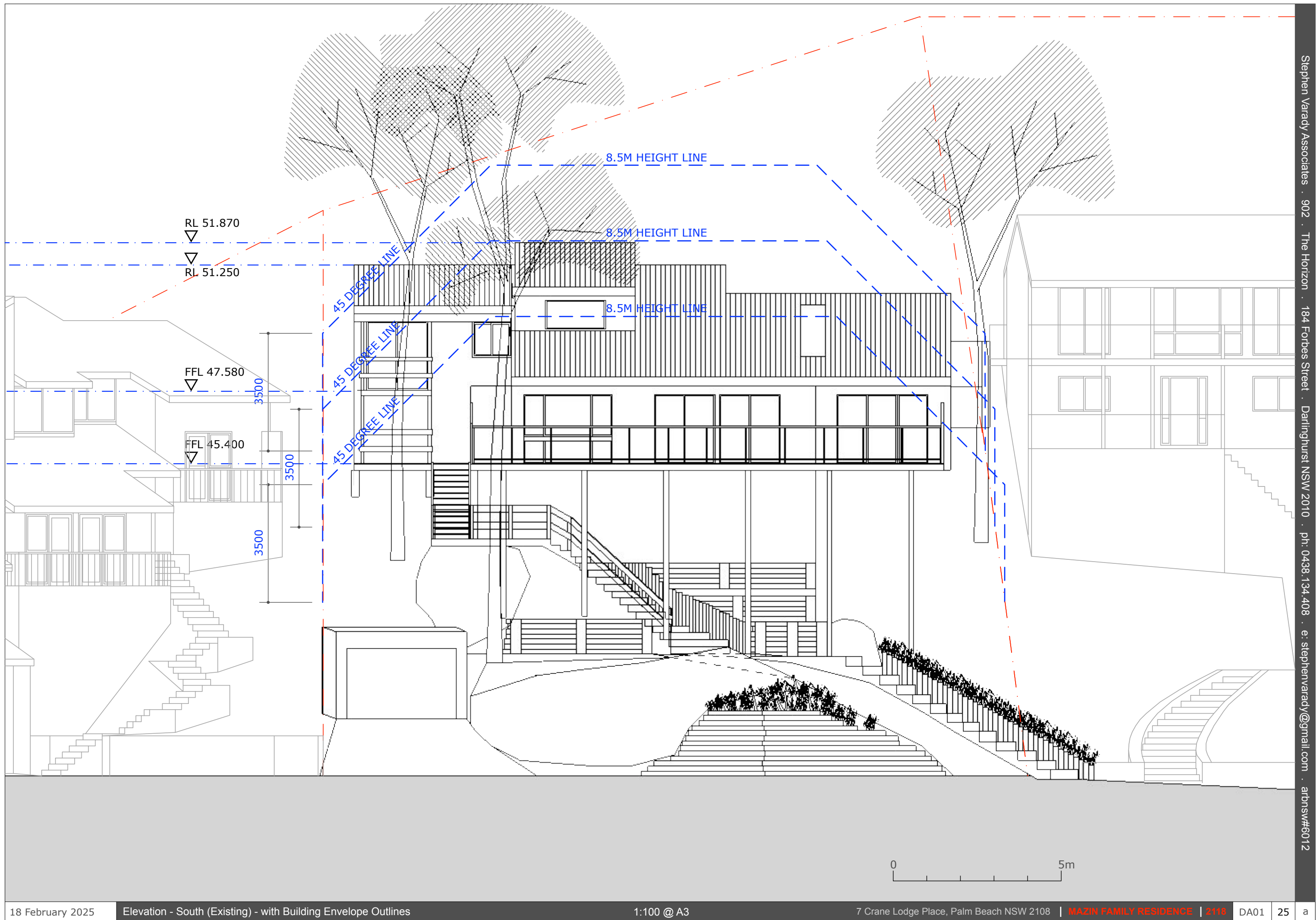
JUNE 21 - 12PM - PROPOSED - NO NEW SHADOWS ON NEIGHBOUR'S HOUSES

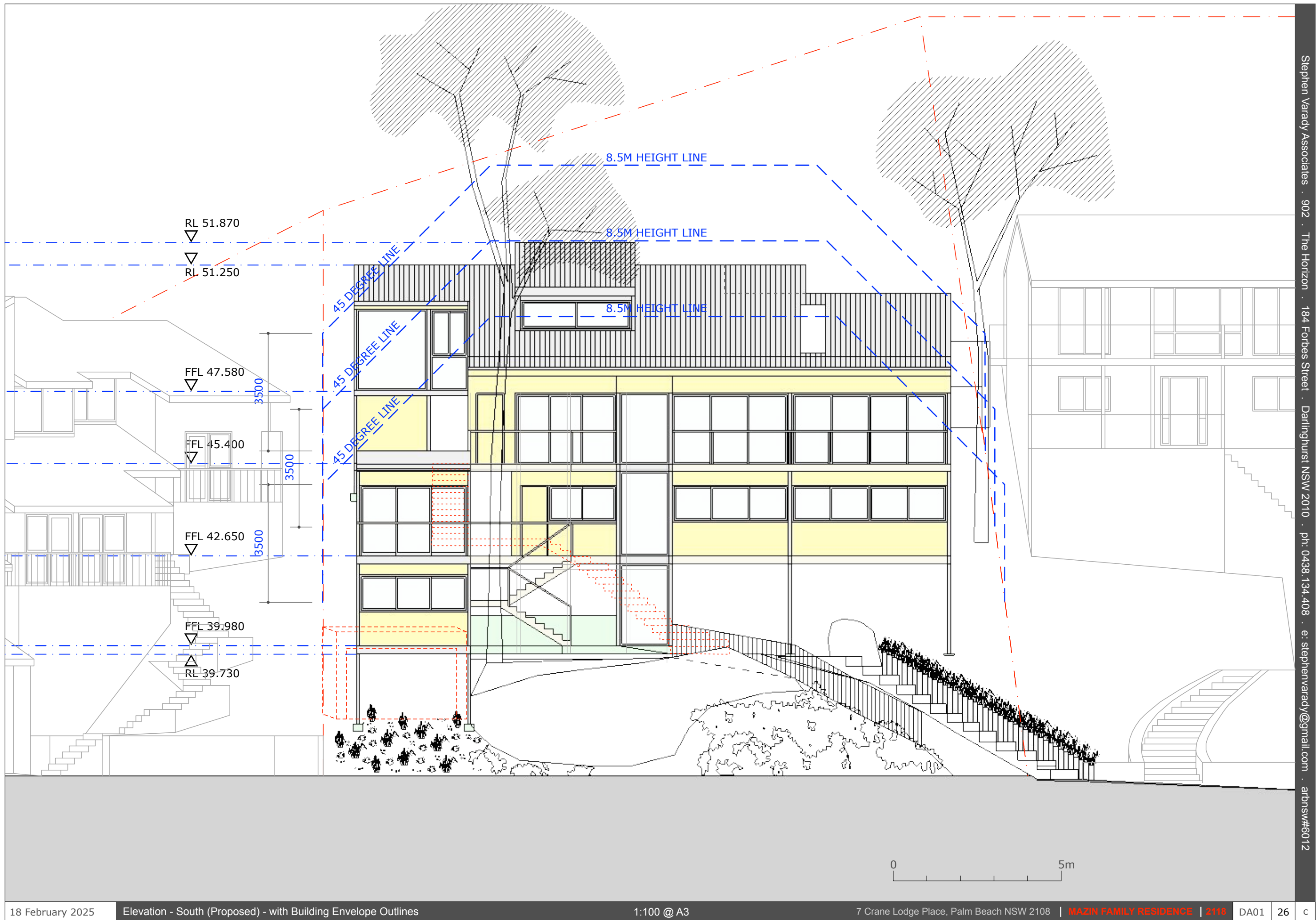


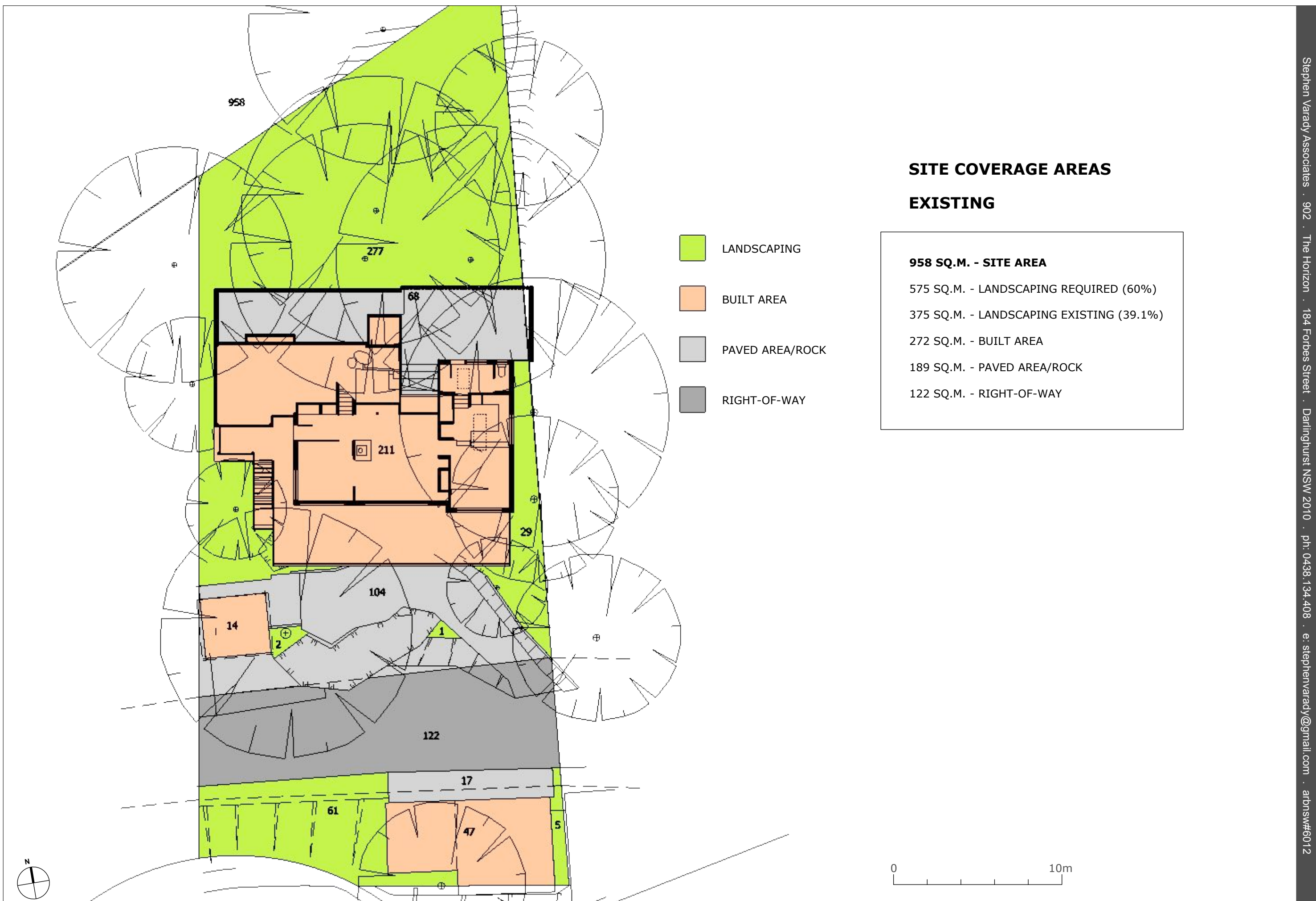
JUNE 21 - 3PM - EXISTING

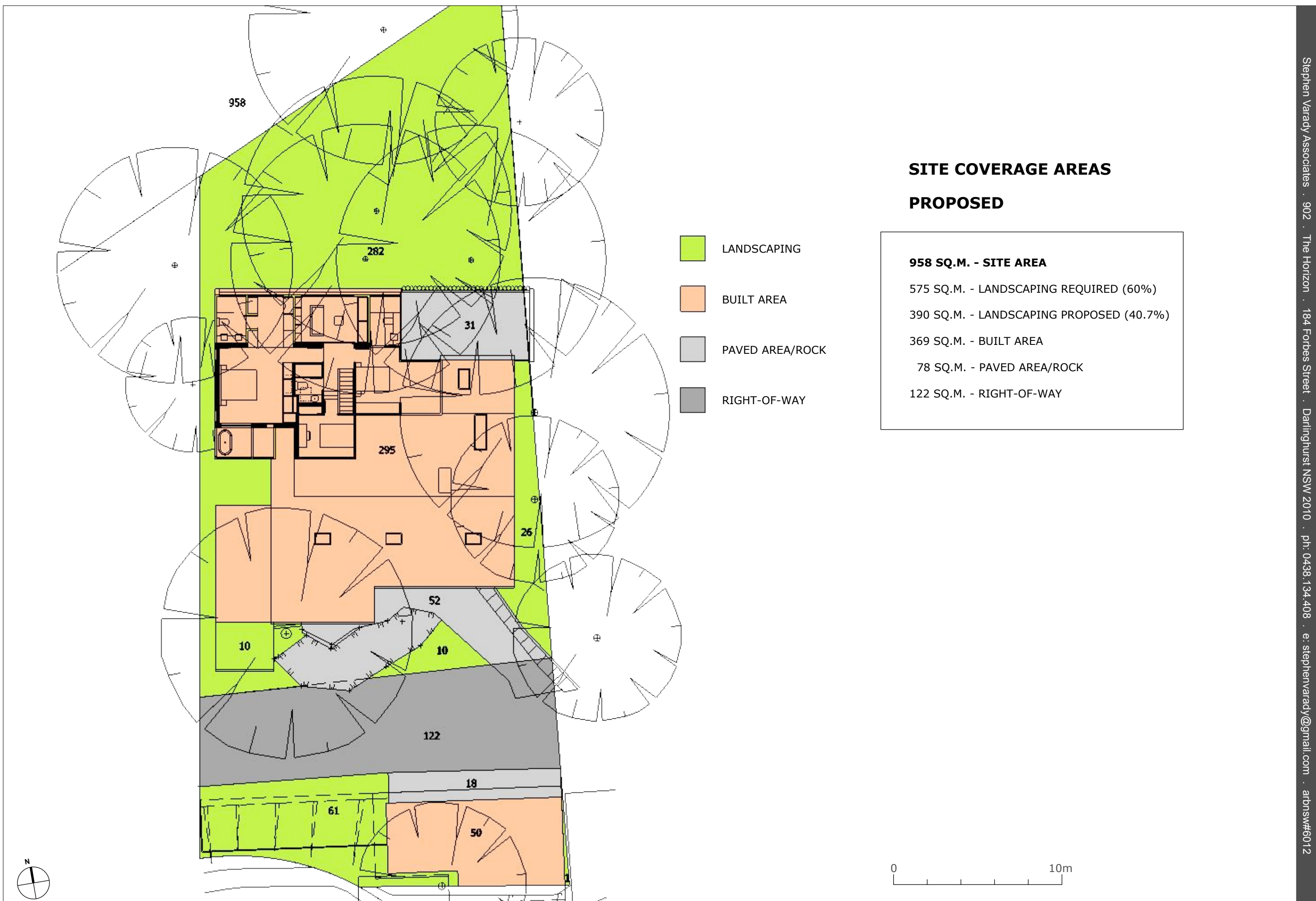


JUNE 21 - 3PM - PROPOSED - NO NEW SHADOWS ON NEIGHBOUR'S HOUSES









MATERIALS + FINISHES SCHEDULE

ROOF FINISH	METAL ROOF SHEETING	SKYLIGHTS	TIMBER CLADDING	GRASS ECO-PAVING
COLORBOND FINISH	LYSAGHT KLIP LOK 406	VELUX	RE-USE EXISTING	BESSER BLOCK CENTRE
				
MONUMENT - DULUX C29	MONUMENT - DULUX C29	FINISH TO MATCH ROOFING	TO MATCH EXISTING FINISH	CONCRETE

DOORS + WINDOWS	DOORS + WINDOWS	ELEVATOR		
QUANTUM ARCHITECT SERIES	ANODISED ALUMINIUM	ELITE ELEVATORS		
				
BASALT	BASALT	NATURAL FINISH		

Alterations and Additions

Certificate number: A1751219_03

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

This certificate is a revision of certificate number A1751219_02 lodged with the consent authority or certifier on 09 October 2024 with application PAN-472537.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 21 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



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	✓	✓	✓
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
external wall: other/undecided	R1.70 (including construction)				
flat ceiling, pitched roof	ceiling: R2.75 (up), roof: thermocellular reflective	dark (solar absorptance > 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.54 (up), roof: thermocellular reflective	dark (solar absorptance > 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.				✓	✓
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.			✓	✓	✓

Project address	
Project name	7 Crane Lodge Place, Palm Beach_03
Street address	7 CRANE LODGE Place PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP31294
Lot number	12
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 does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Damian O'Toole Town Planning Pty Ltd	
ABN (if applicable): 75105123420	

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	S	2.62	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.22	12	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	S	5.53	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	S	0.94	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	S	2.82	0	0	none	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			
W5	S	2.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	S	2.46	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	N	1.54	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	N	1.11	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	2.93	0	0	none	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			
W10	S	2.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	E	4.46	6	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	S	4.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D4	S	4.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	S	4.58	0	0	none	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			
W12	W	3.27	8	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	N	1.73	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	N	2.28	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	N	2.93	9	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	N	1.94	9	3	none	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			
W17	E	1.35	8	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	N	4.1	8	3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D5	S	6.25	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D6	S	5.32	0	0	none	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
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	0.49		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)				
S2	0.49		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)				
S3	0.49		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)				

