DP: **1304927** LOT No. **21** SITE AREA: 1398.00MSQ. EXIST. GFA: 315.00MSQ. PROPOSED GFA: 0.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS: INTERNAL ALTS AND ADS NEW VERTICAL BALLUSTRADE **INTERNAL CHANGES TO FLOORPLAN** EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE **NEW WINDOWS AND DOORS NEW INTERNAL STAIRS**

LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 × ×

BASIX[™]Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix Alterations and Additions Certificate number: A1791315

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.planningportal.nsw.gov.au/definitions

Project address				
Project name	13625, 1 Suncrest Ave			
Street address	1 SUNCREST Avenue NEWPORT 2106			
Local Government Area	Northern Beaches Council			
Plan type and number	Deposited Plan DP1304927			
Lot number	21			
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	e complete before submitting to Council or PCA)			
Name / Company Name: Max Brightwell				
ABN (if applicable): 95897024384				

Secretary Date of issue: Thursday, 10 April 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		~	

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.		~	~
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.		 	~

Glazing require	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Vindows 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	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	w	3.96	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	w	0.72	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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NOTE: THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. MONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

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10m

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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



THIS DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL AUSTRALIAN STANDARDS

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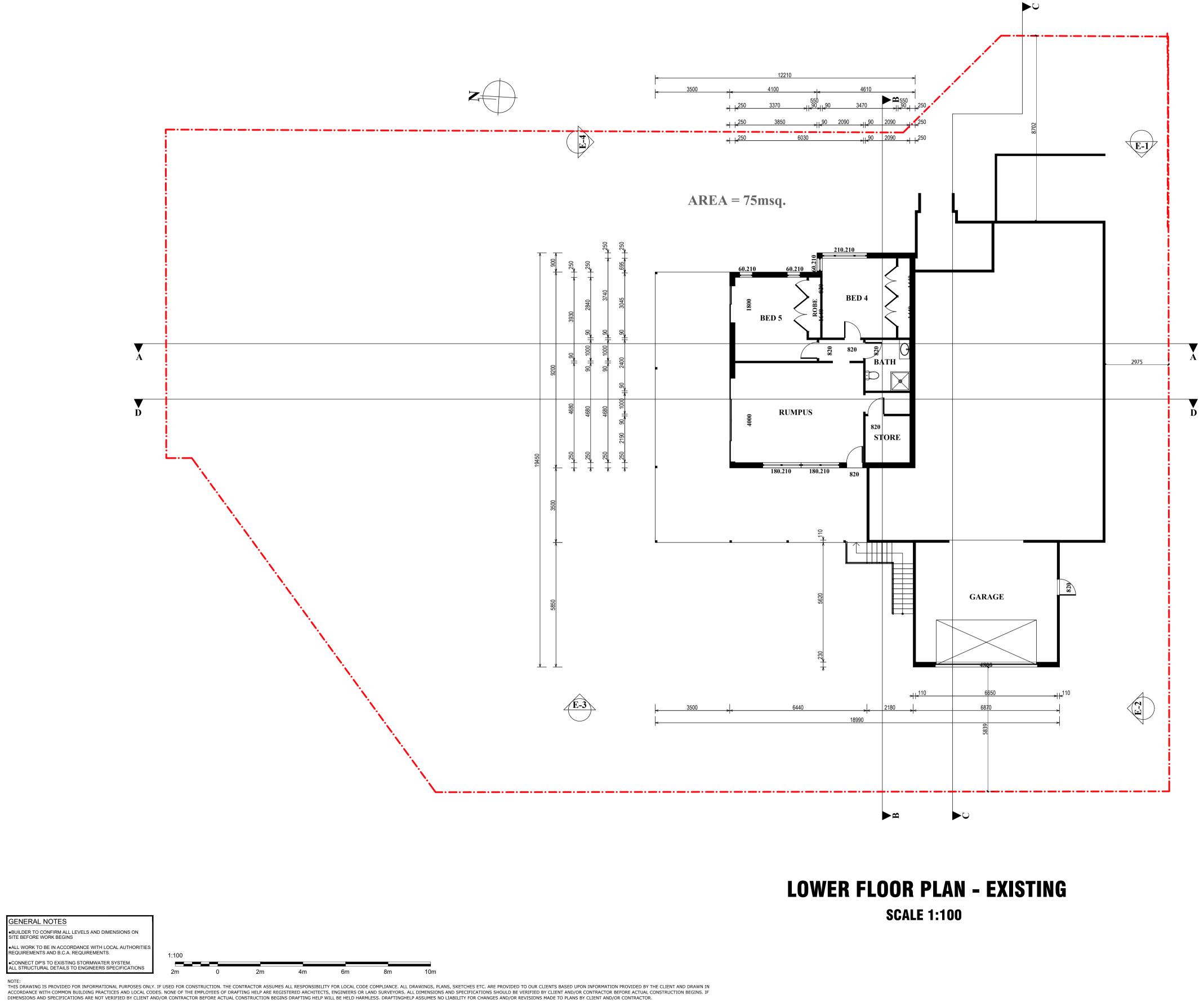
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NEW WORKS: INTERNAL ALTS AND ADS NEW VERTICAL BALLUSTRADE INTERNAL CHANGES TO FLOORPLAN EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE NEW WINDOWS AND DOORS **NEW INTERNAL STAIRS**

LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×

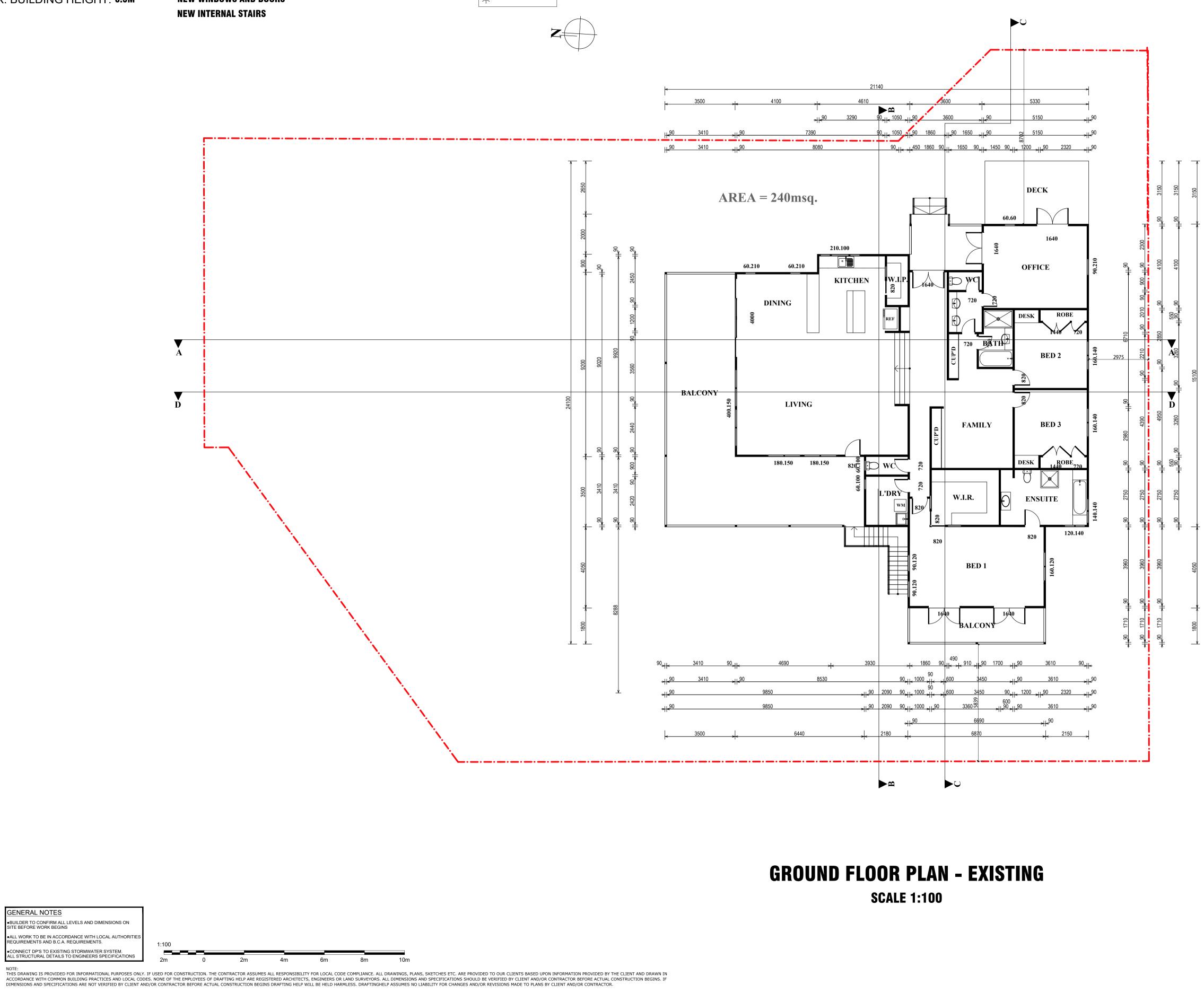


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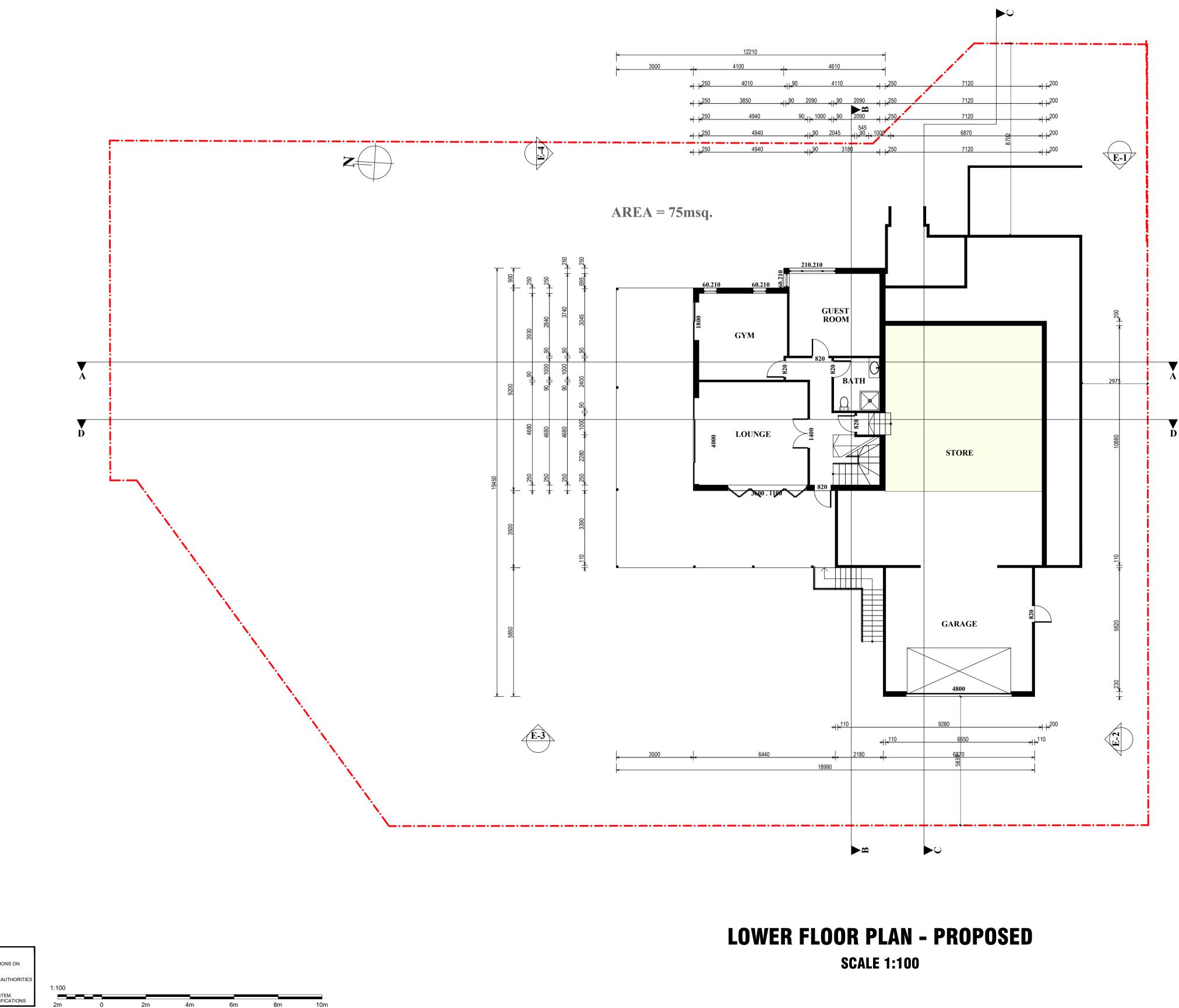
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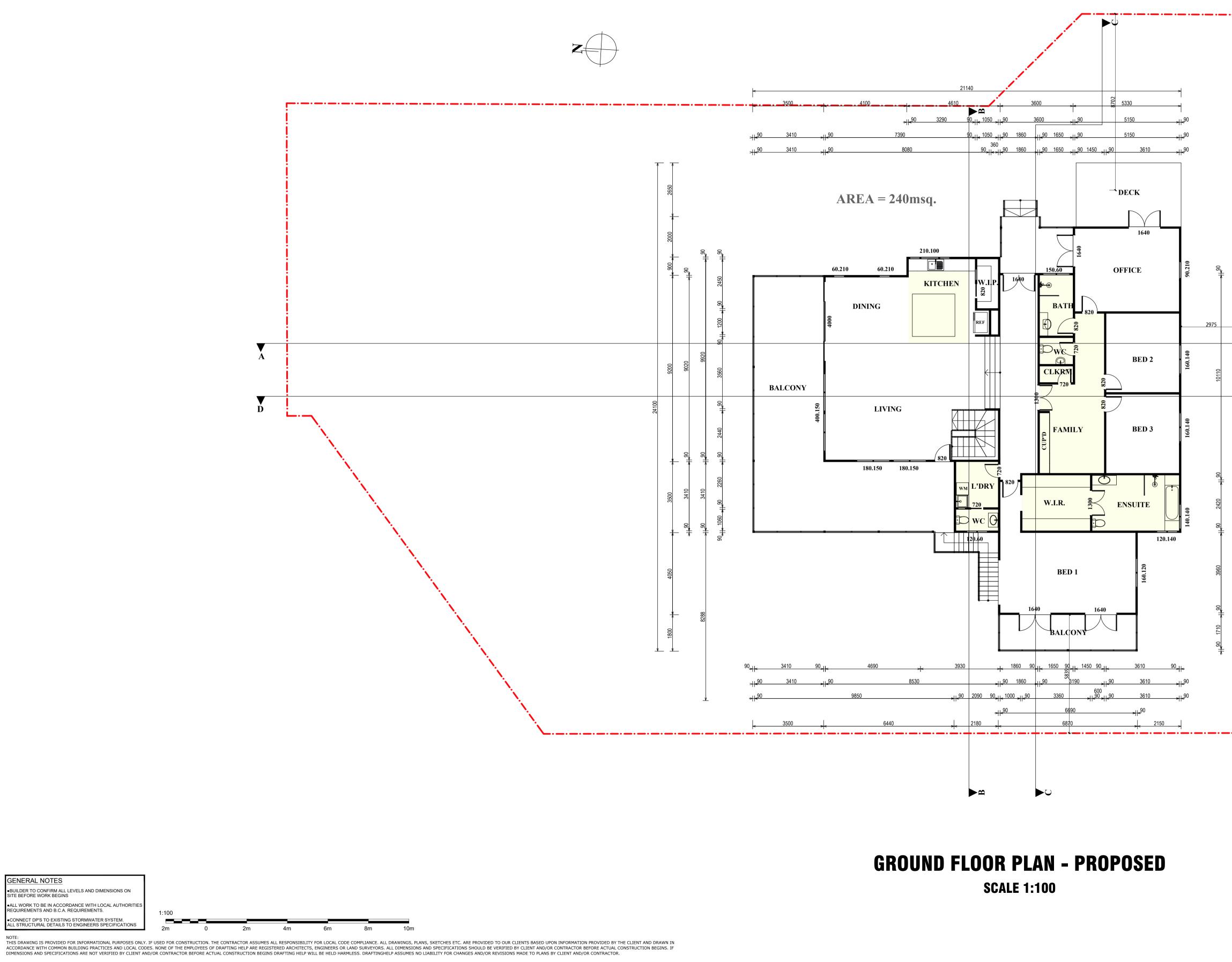
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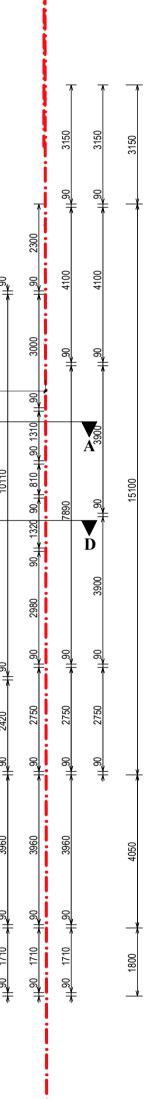
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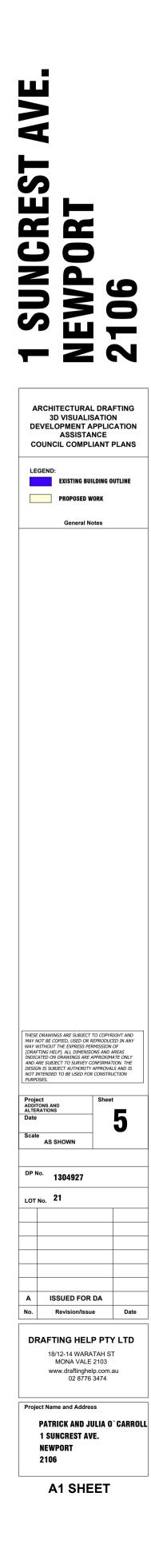
SMOKE ALARMS TO COMPLY WITH AS 3786 ×



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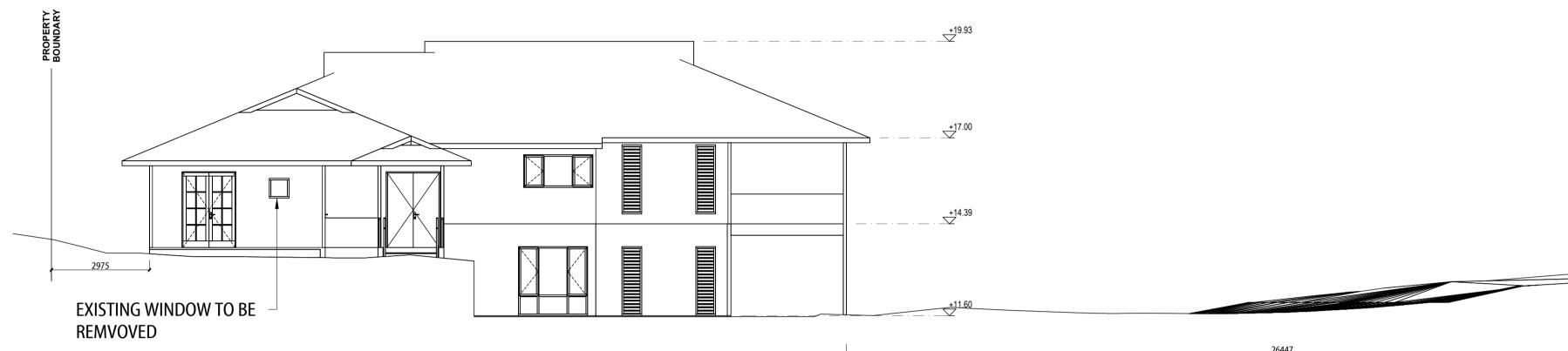




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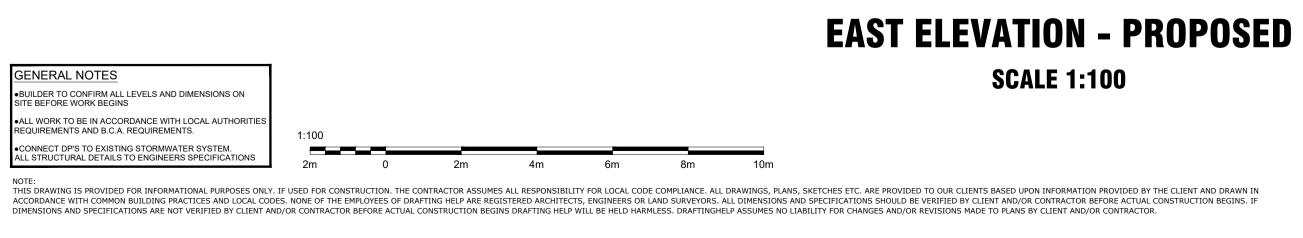
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SMOKE ALARMS TO COMPLY WITH AS 3786 ×

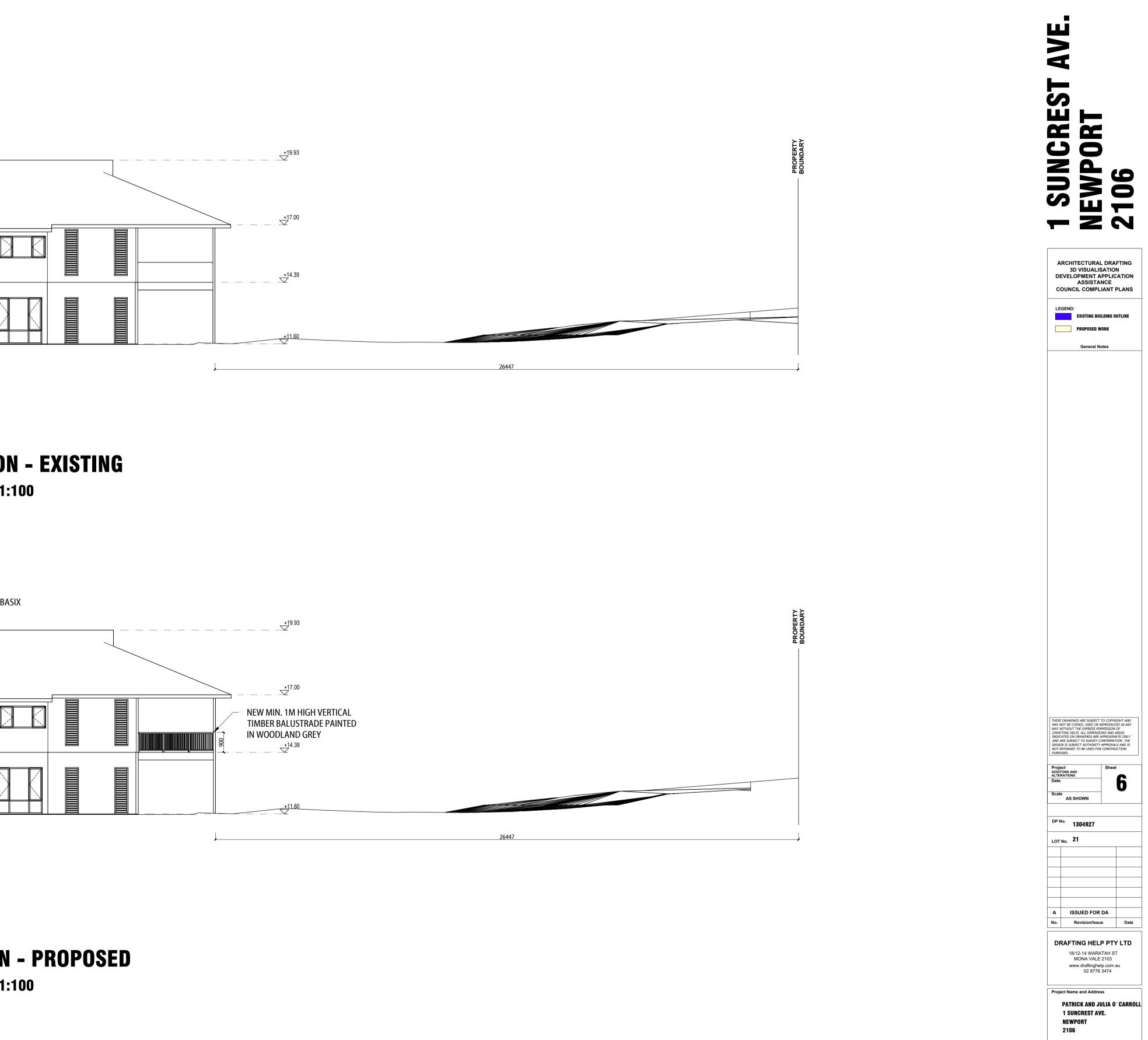


EAST ELEVATION - EXISTING SCALE 1:100

NEW WINDOW - REFER TO BASIX CERT. ERTY W1 **←**-¬ 加 2975 NEW MIN. 1M HIGH VERTICAL TIMBER BALUSTRADE PAINTED IN WOODLAND GREY





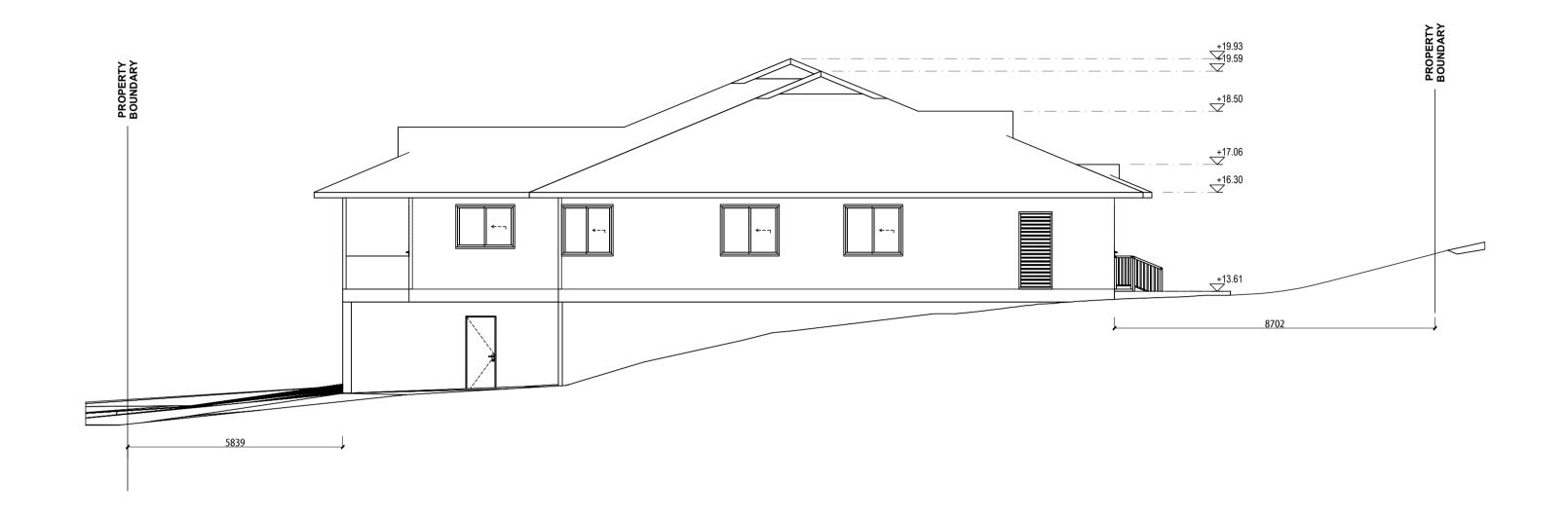


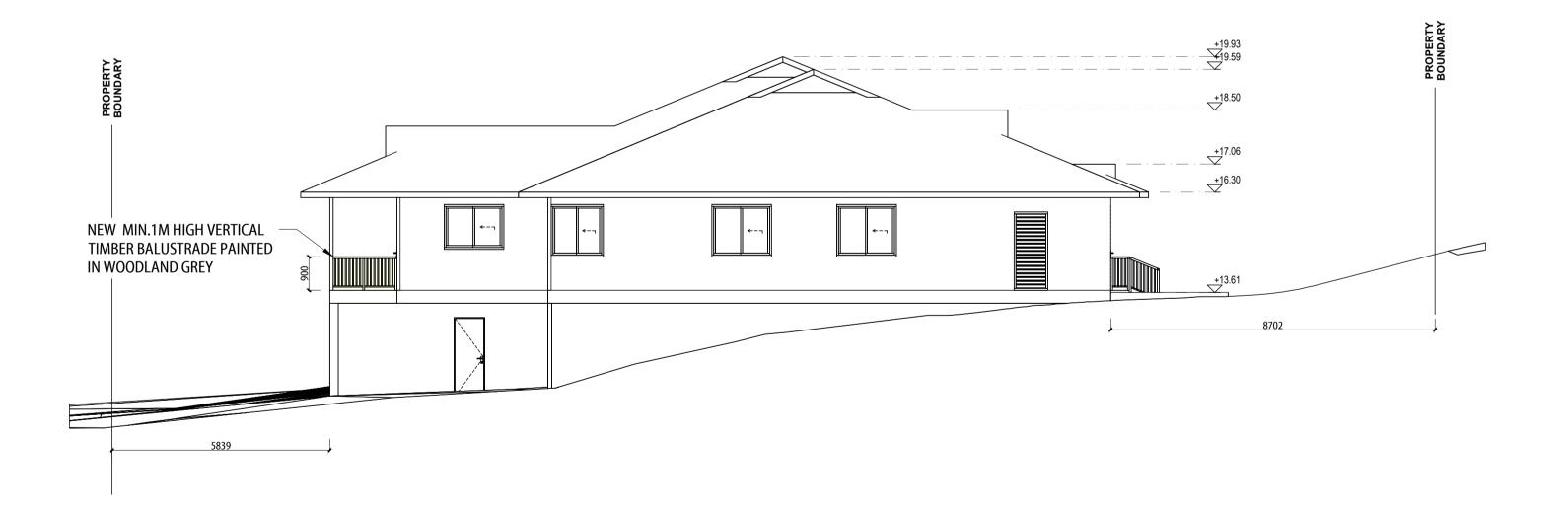
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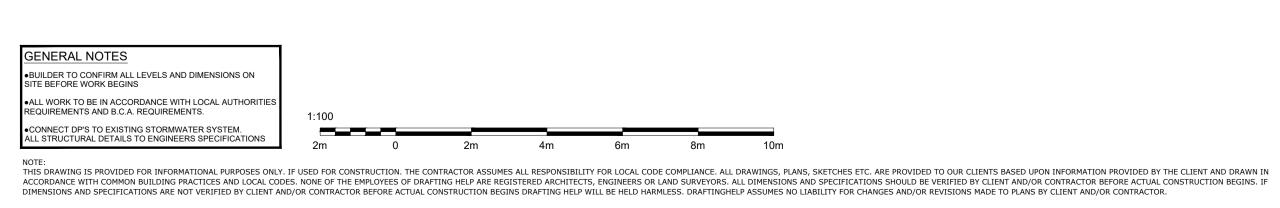
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SMOKE ALARMS TO COMPLY WITH AS 3786 ×







SOUTH ELEVATION - EXISTING

SCALE 1:100

SOUTH ELEVATION - PROPOSED

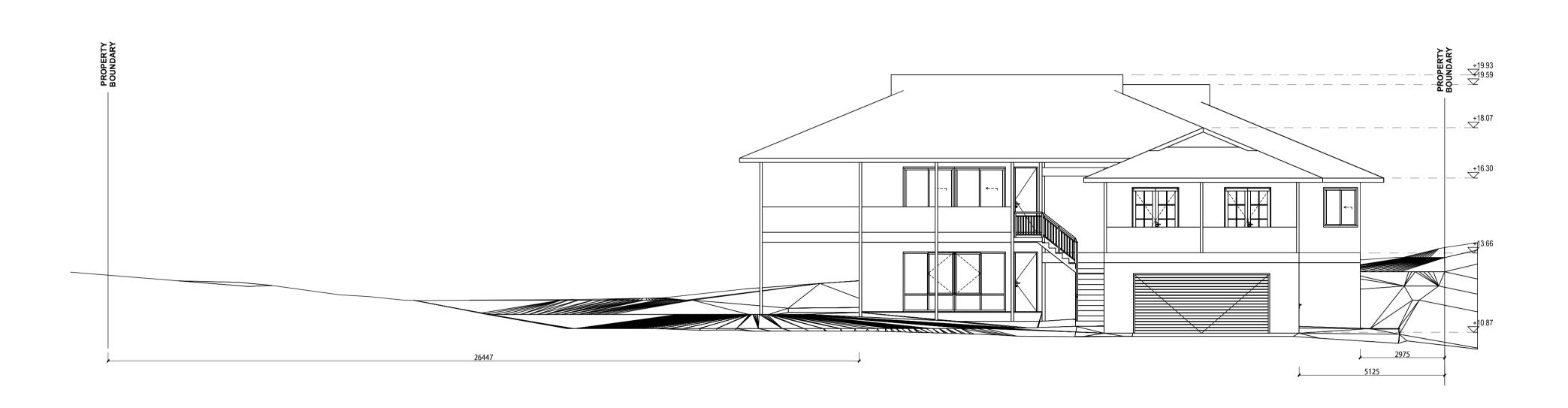
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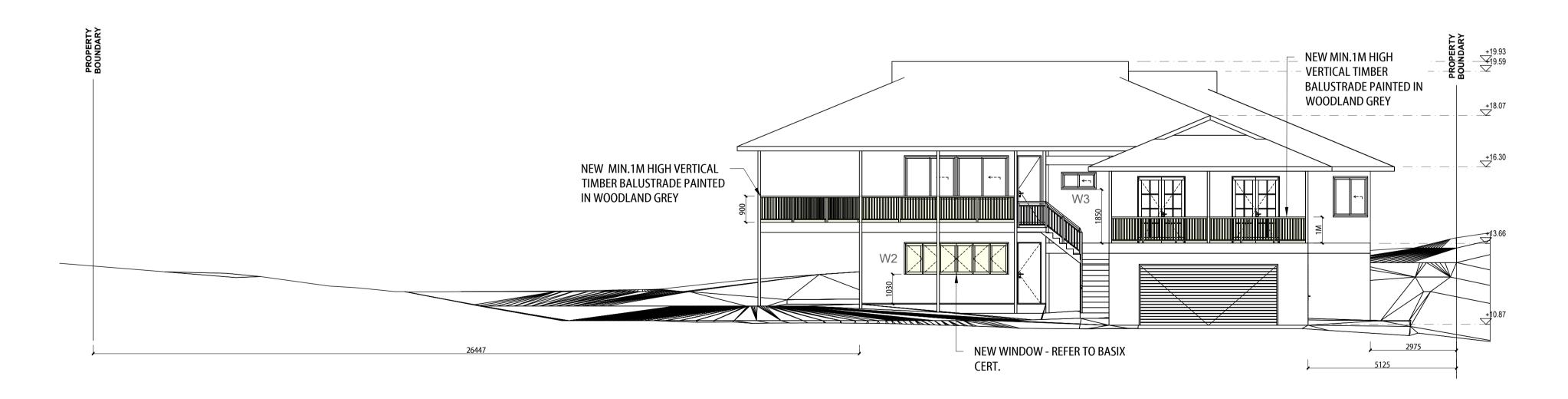
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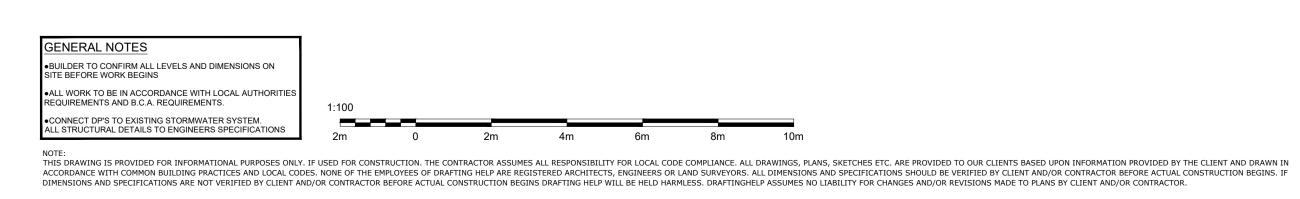
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SMOKE ALARMS TO COMPLY WITH AS 3786 ×







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WEST ELEVATION - PROPOSED SCALE 1:100

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DP: **1304927** LOT No. **21** SITE AREA: 1398.00MSQ. EXIST. GFA: 315.00MSQ. PROPOSED GFA: 0.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS: INTERNAL ALTS AND ADS NEW VERTICAL BALLUSTRADE INTERNAL CHANGES TO FLOORPLAN EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE NEW WINDOWS AND DOORS **NEW INTERNAL STAIRS**

LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×





GENERAL NOTES												
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS												
•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.	1:100											
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS		·										
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NORTH ELEVATION - EXISTING

SCALE 1:100

NORTH ELEVATION - PROPOSED

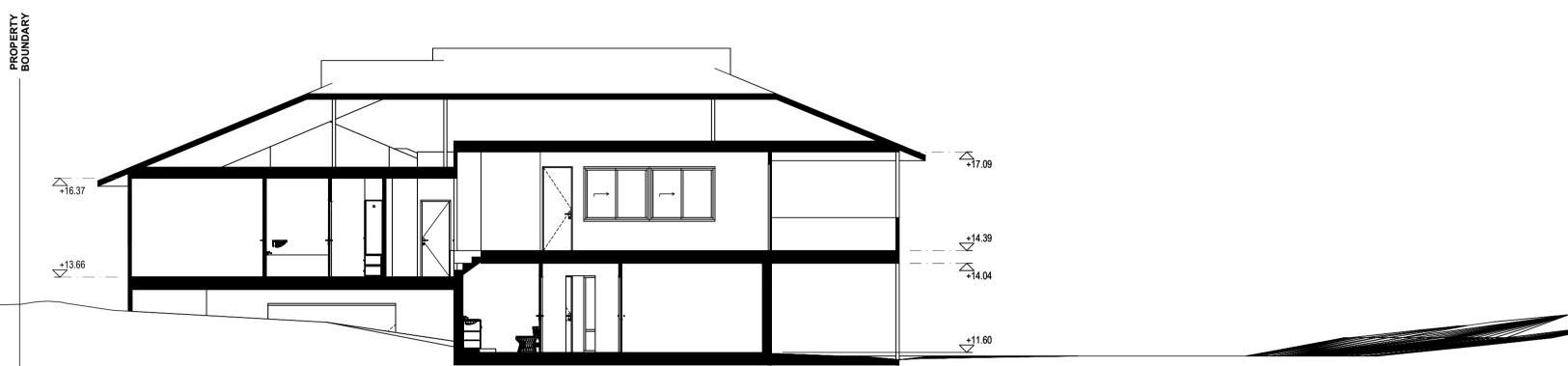
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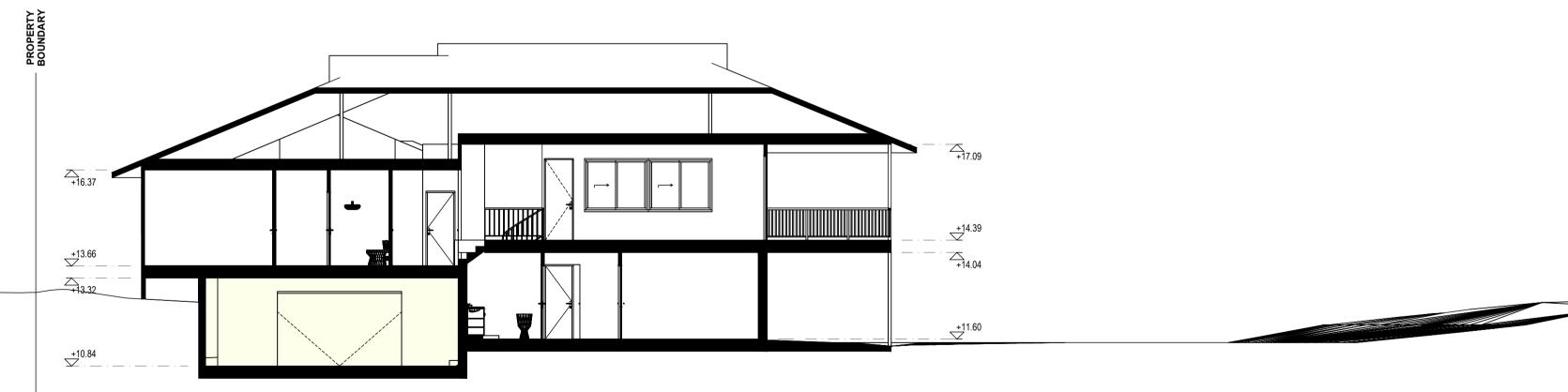
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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×





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ENERAL NOTES				
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ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES EQUIREMENTS AND B.C.A. REQUIREMENTS.	1:100			
CONNECT DP'S TO EXISTING STORMWATER SYSTEM. LL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS	2m	0	2m	4m
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NOTE

6m

8m

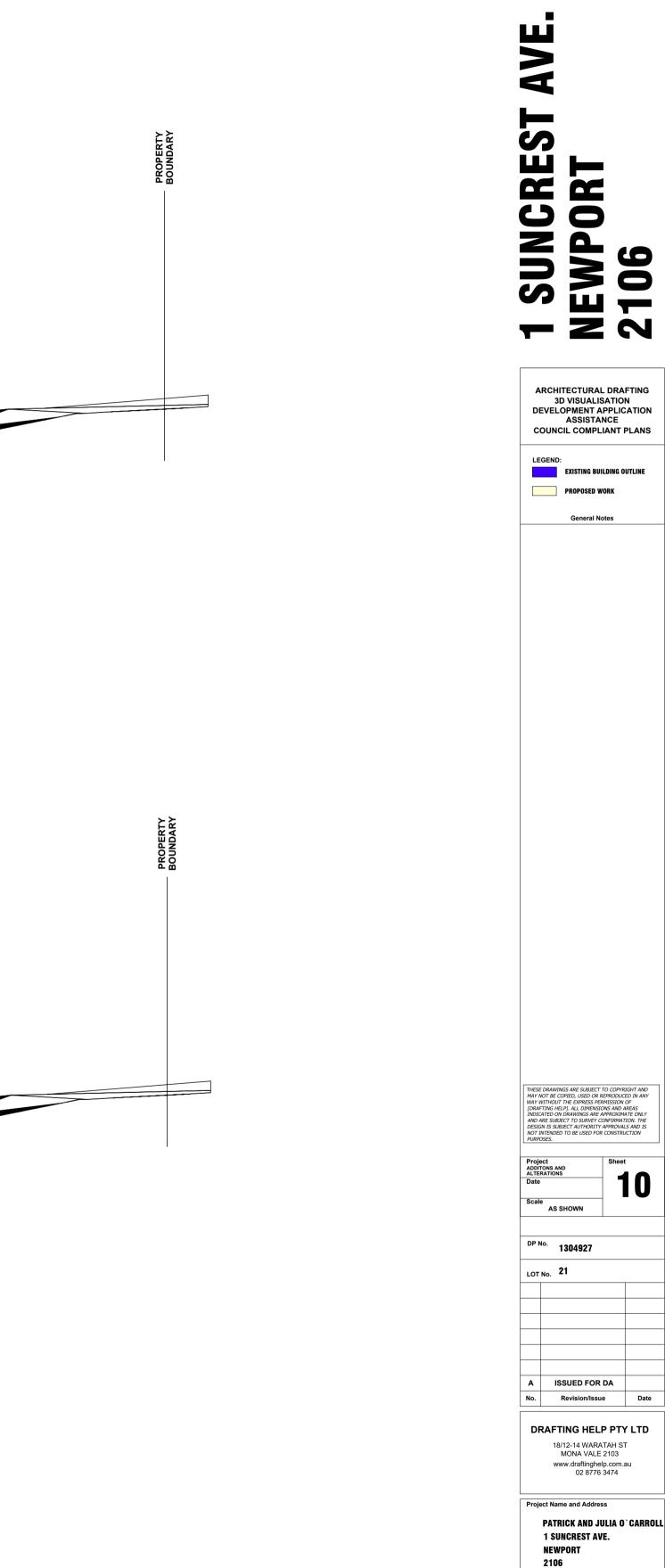
SECTION A- EXISTING

SCALE 1:100

SECTION A- PROPOSED

SCALE 1:100

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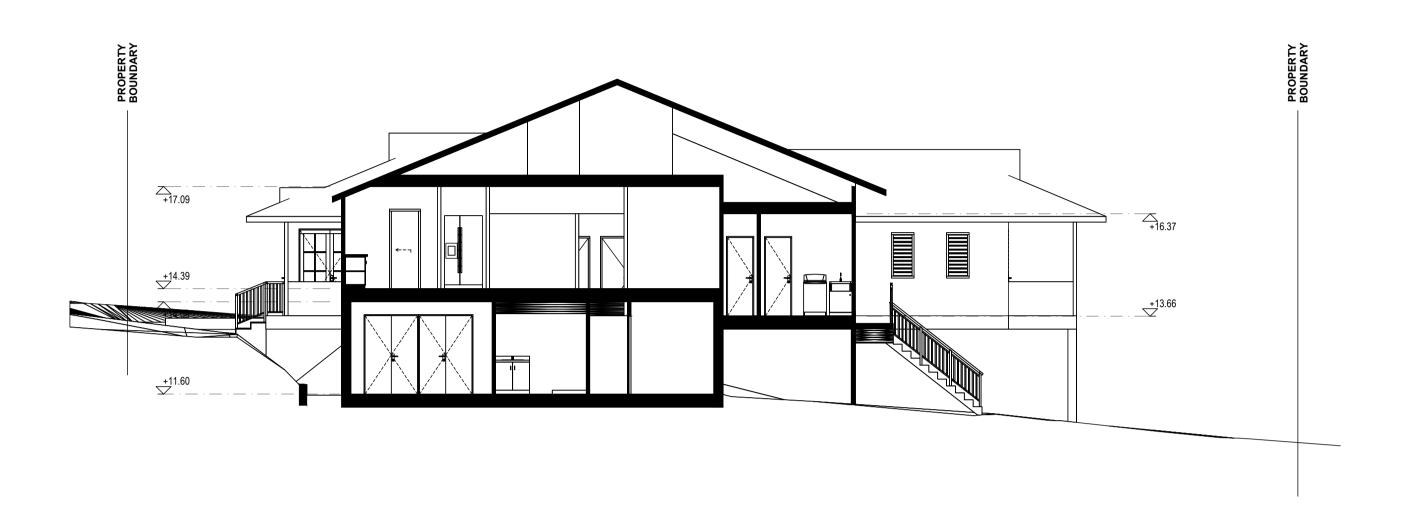


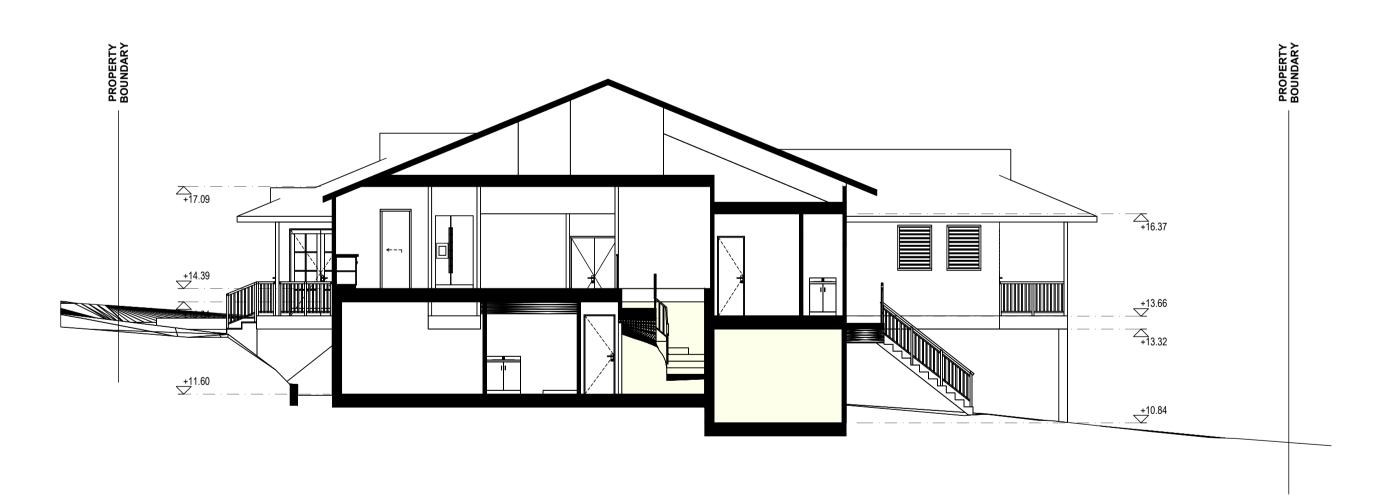
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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×





GENERAL NOTES	
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8m

10m

6m

4m

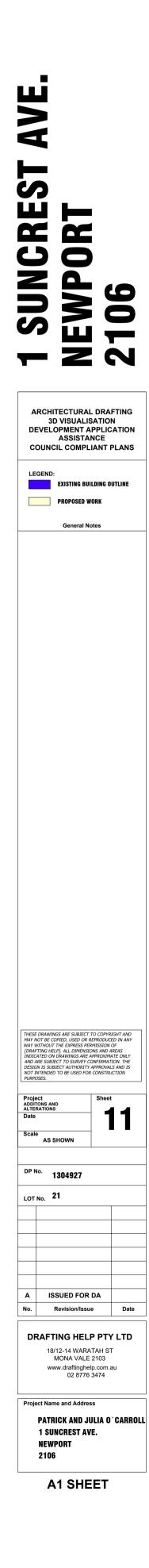
2m

SECTION B- EXISTING

SCALE 1:100

SECTION B- PROPOSED

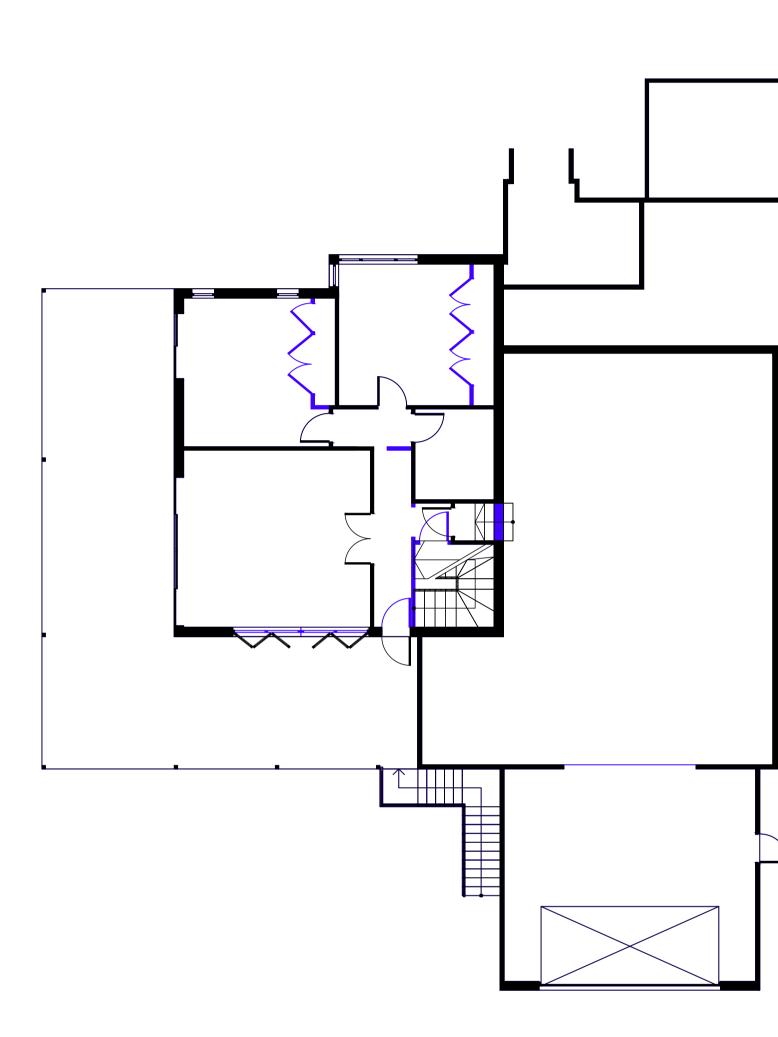
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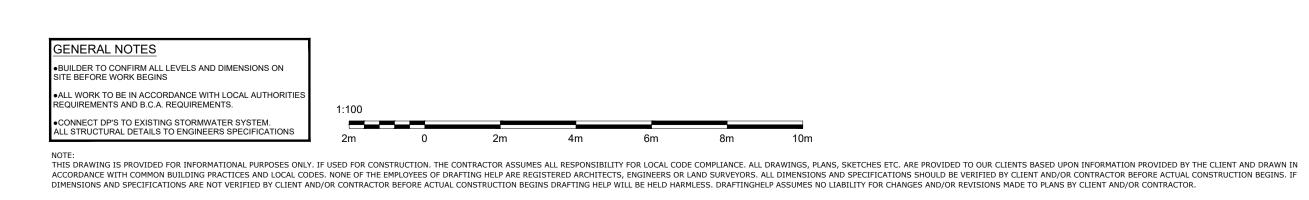
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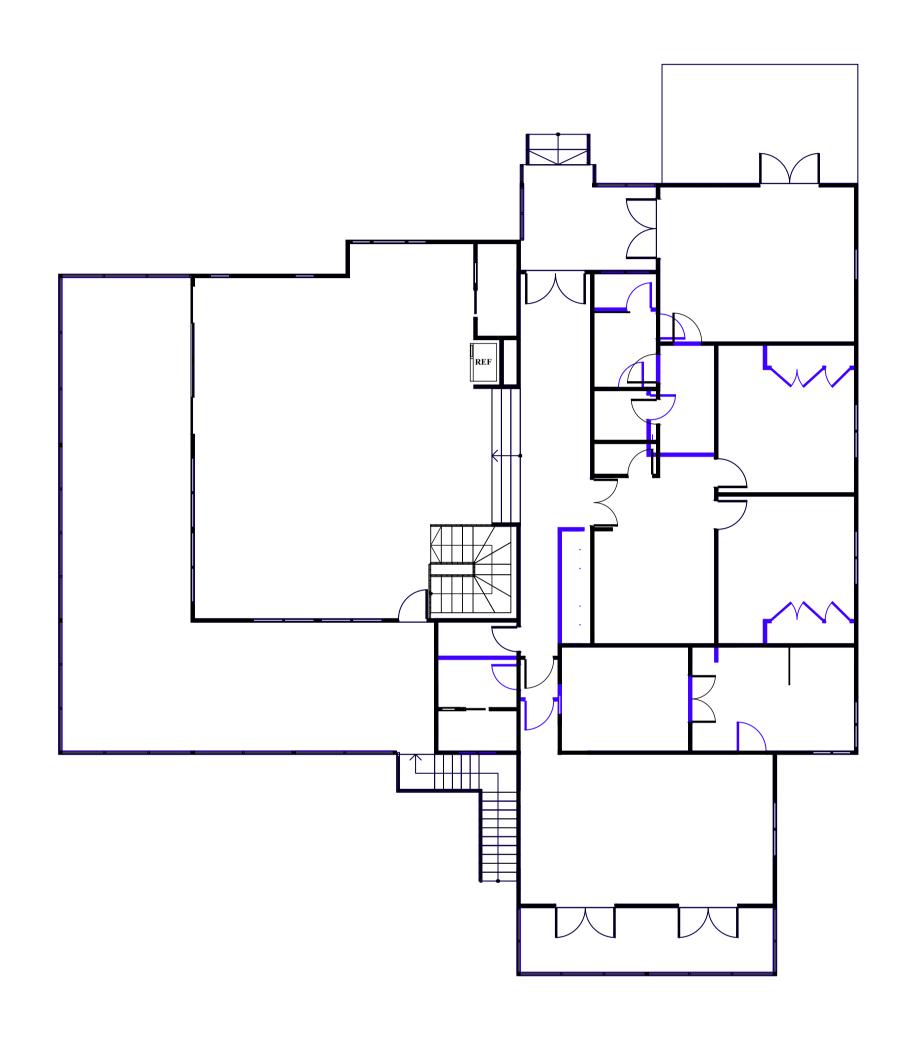
LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 次



LOWER FLOOR - DEMO SCALE 1:100





GROUND FLOOR - DEMO SCALE 1:100

LEGEND: EXISTING WORKS TO BE REMOVED

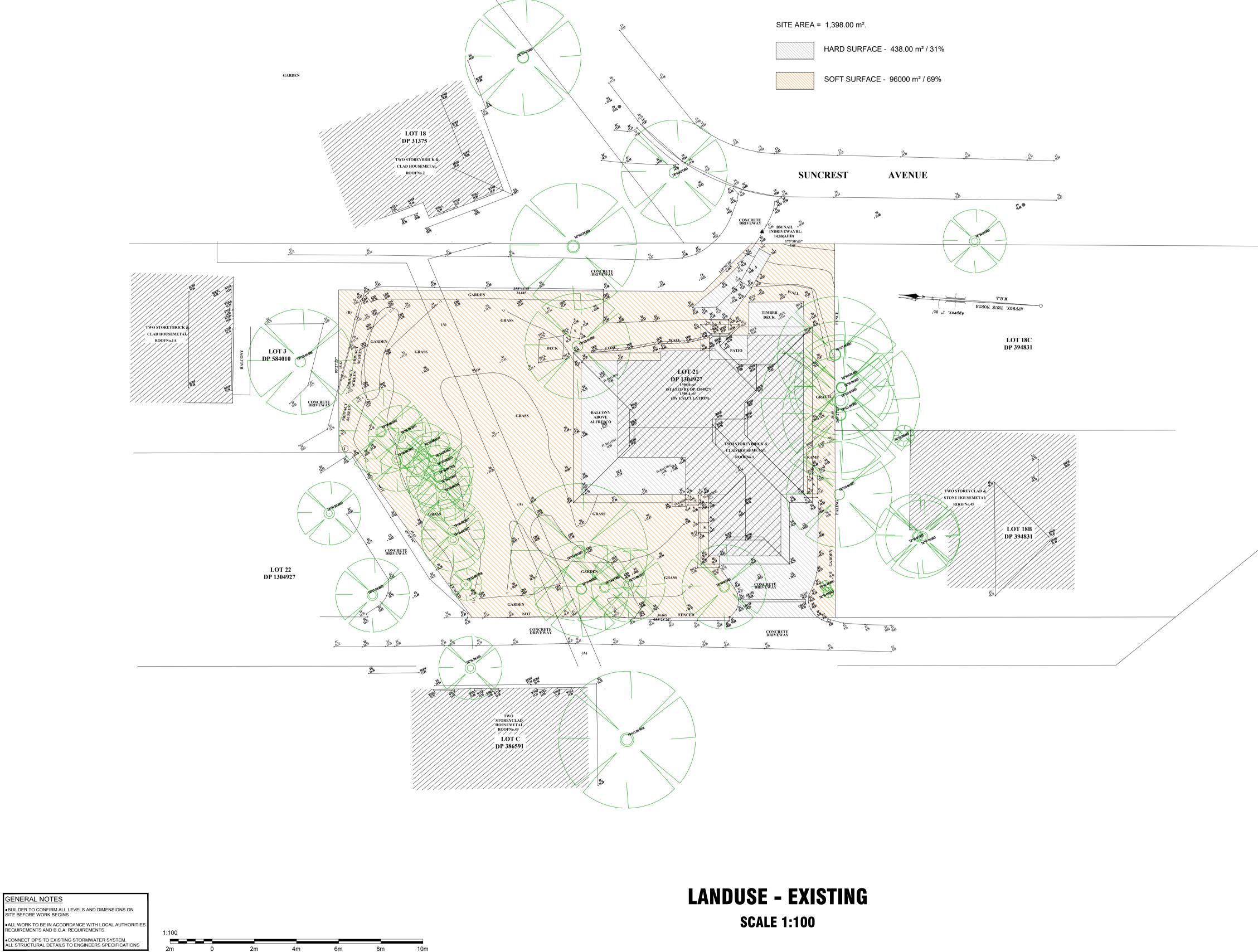
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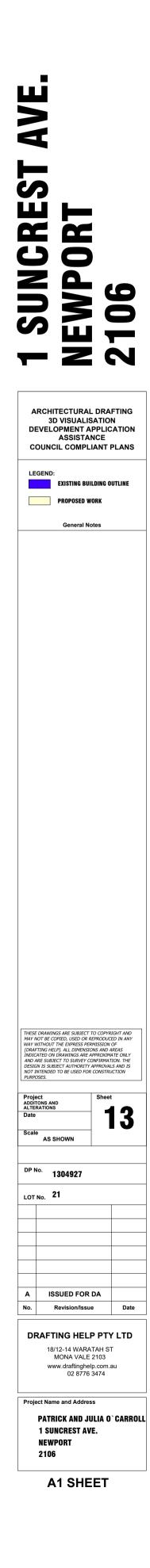
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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



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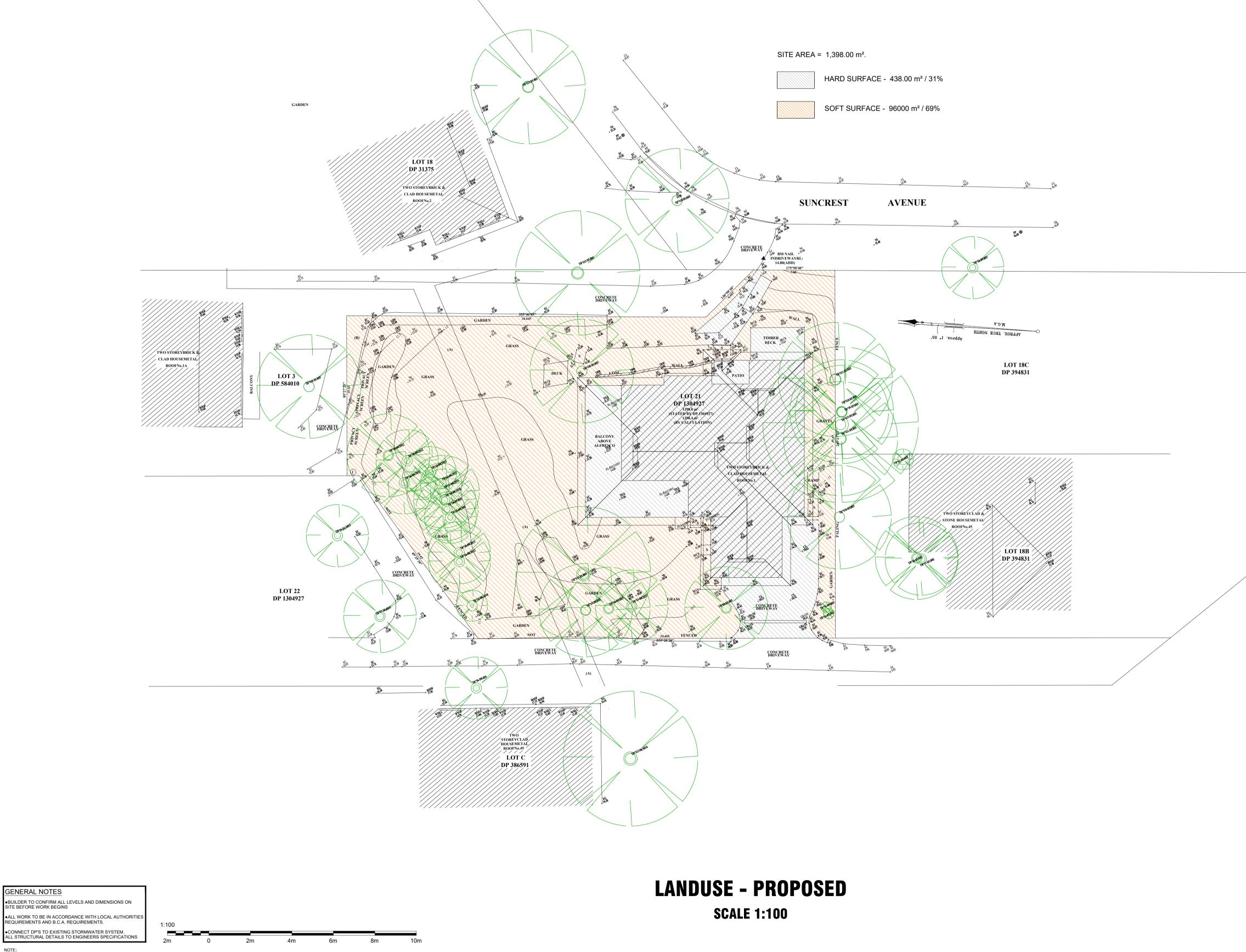


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NEW WORKS: INTERNAL ALTS AND ADS **NEW VERTICAL BALLUSTRADE** INTERNAL CHANGES TO FLOORPLAN EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE **NEW WINDOWS AND DOORS NEW INTERNAL STAIRS**

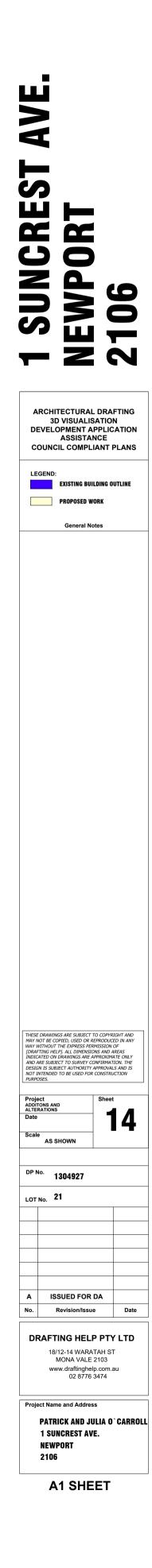


SMOKE ALARMS TO COMPLY WITH AS 3786 ×



•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS NOTE: THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

GENERAL NOTES



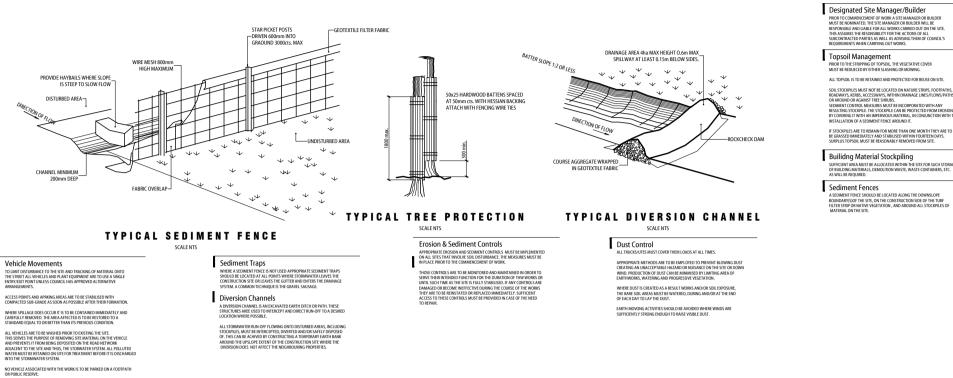
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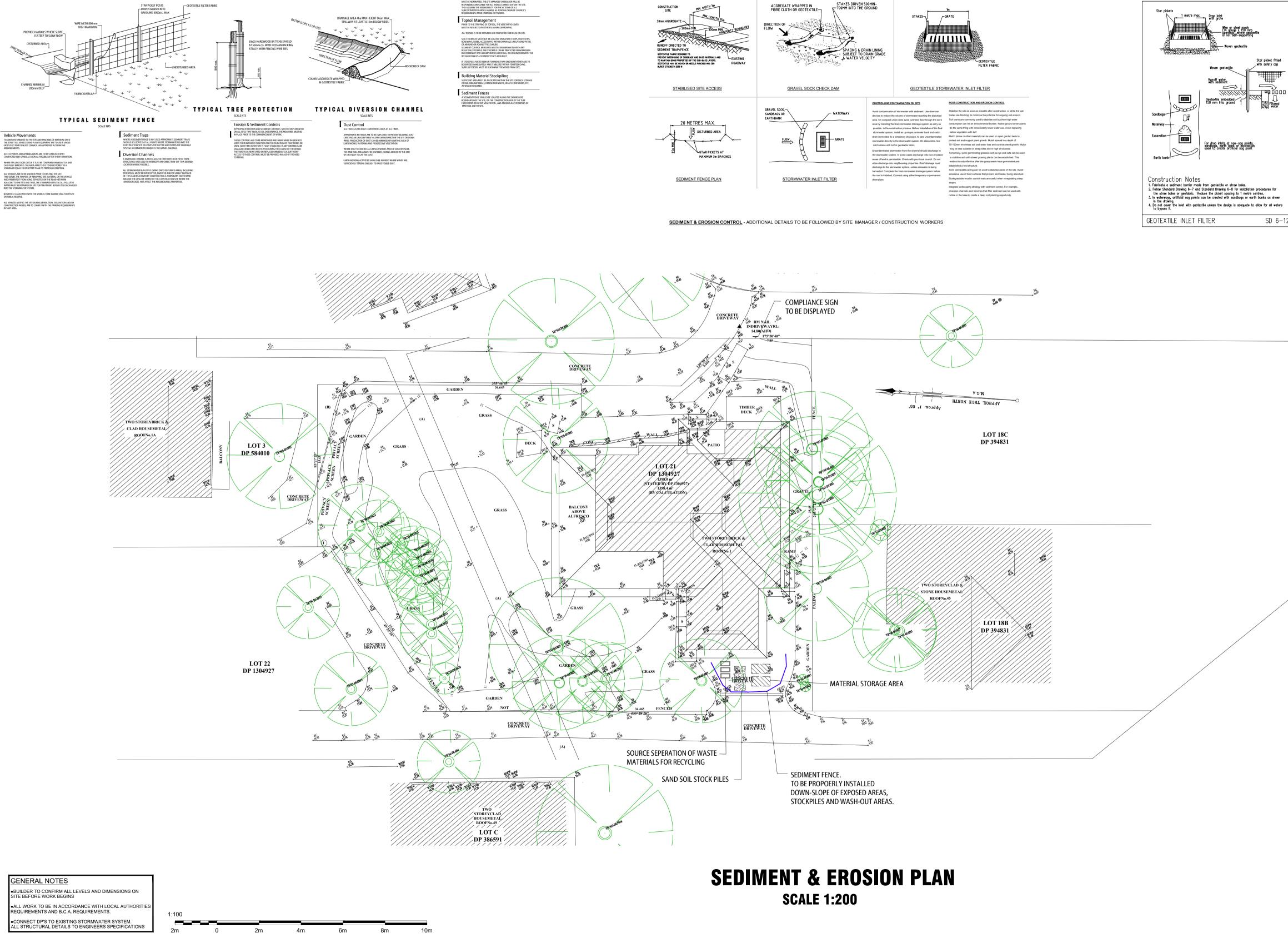
NOTE

NEW WORKS: **INTERNAL ALTS AND ADS** NEW VERTICAL BALLUSTRADE **INTERNAL CHANGES TO FLOORPLAN** EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE **NEW WINDOWS AND DOORS NEW INTERNAL STAIRS**

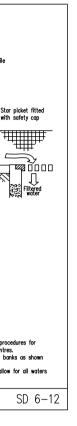


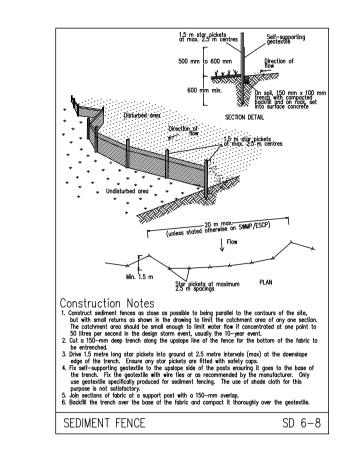
SMOKE ALARMS TO COMPLY WITH AS 3786

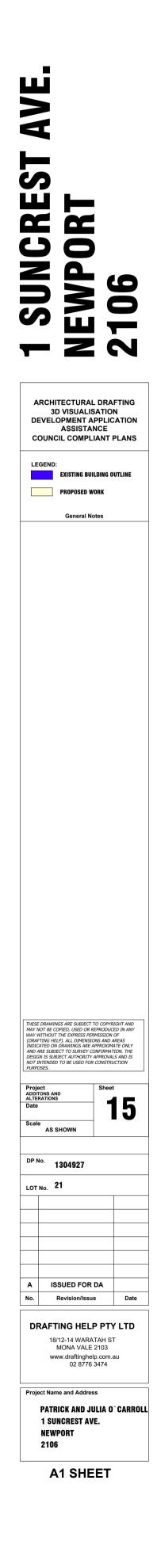




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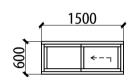
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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×

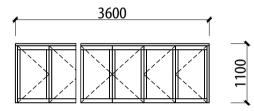
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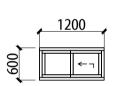
EAST ELEVATION - PROPOSED



W1 AREA : 0.90MSQ.

WEST ELEVATION - PROPOSED





W2 AREA : 3.96MSQ.

W3	
AREA :	0.86MSQ.

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1.100

2m

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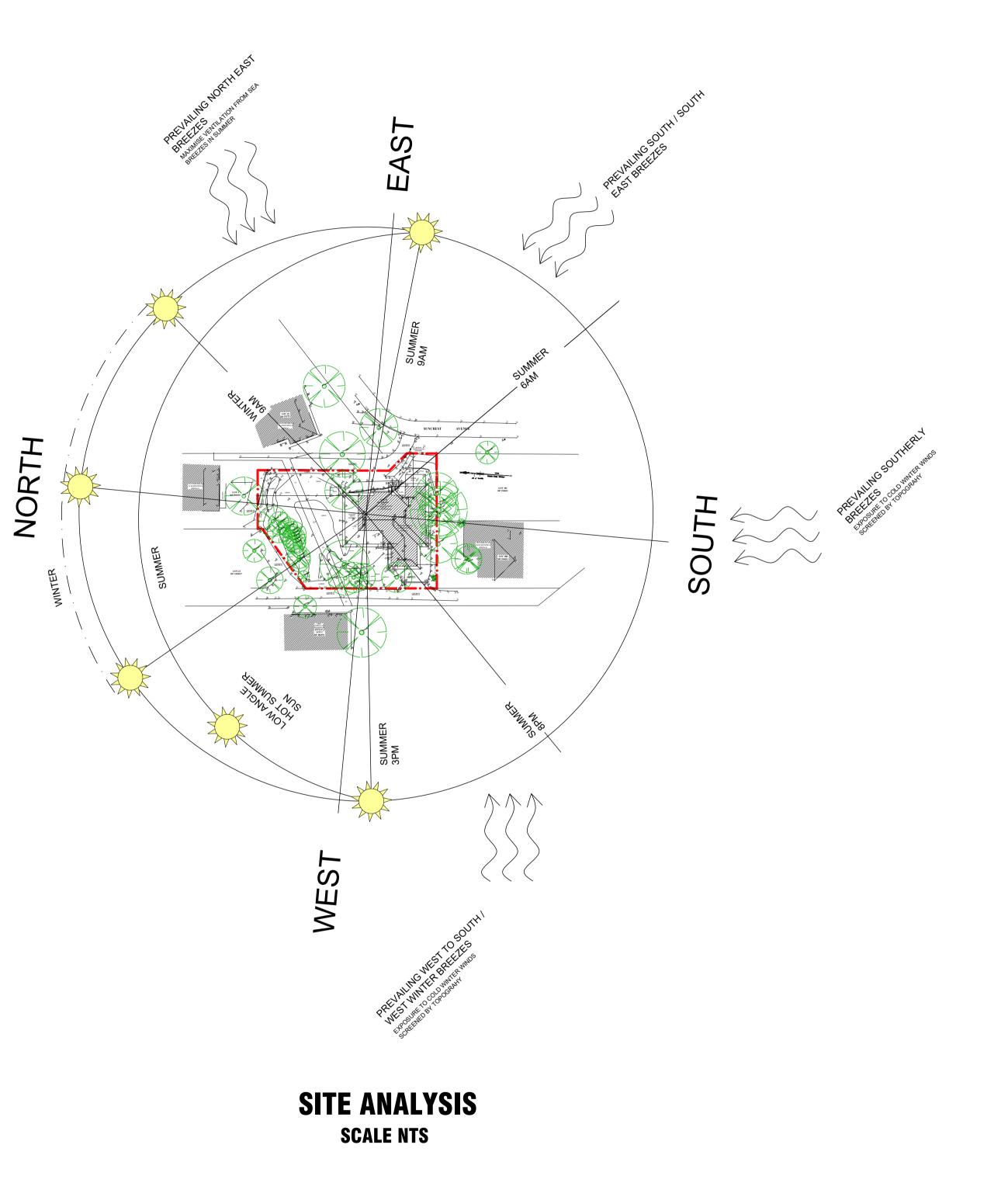
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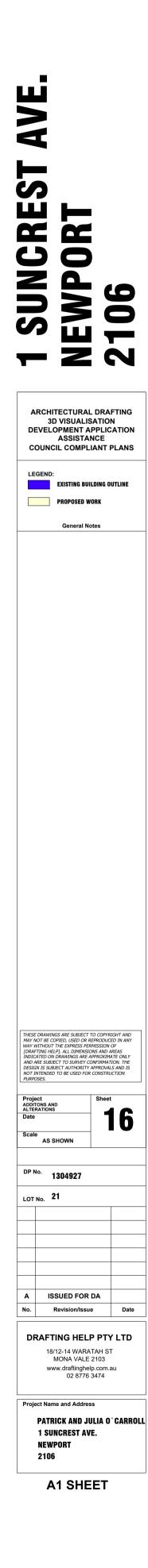
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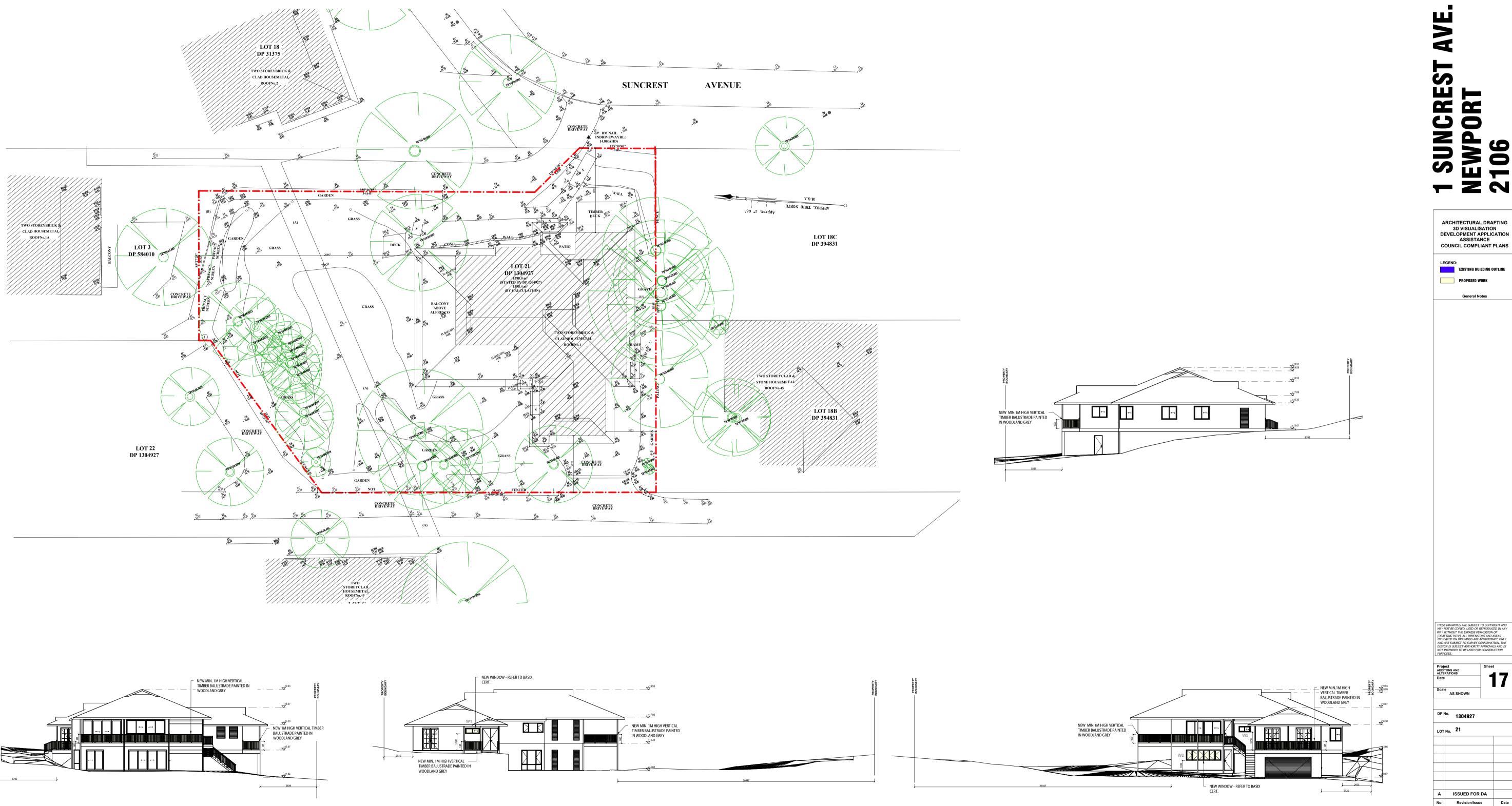


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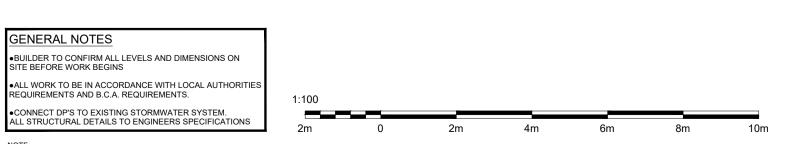
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LEGEND: EXISTING BUILDING OUTINE

SMOKE ALARMS TO COMPLY WITH AS 3786 ×







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NOTIFICATION PLAN

A1 SHEET

PATRICK AND JULIA O`CARRO

Project Name and Address

NEWPORT

2106

1 SUNCREST AVE.

DRAFTING HELP PTY LTD 18/12-14 WARATAH ST MONA VALE 2103 www.draftinghelp.com.au 02 8776 3474