

DEVELOPMENT PROPOSAL

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 OUTLINE

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 Certificate" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/subscriptions

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



Project address	
Project name	1362S, 1 Suncrest Ave
Street address	1 SUNCREST Avenue NEWPORT 2106
Local Government Area	Northme Bushfire Council
Plan type and number	Development Plan DP1304927
Lot number	21
Section number	-
Project type	
Dwelling type	Cowslip 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 (or/and spa)
N/A	N/A
Certificate Prepared by <small>owner complete before submitting to Council or PCA</small>	
Name / Company name: Alex Brighwell	
ABN (if applicable): 98997024364	

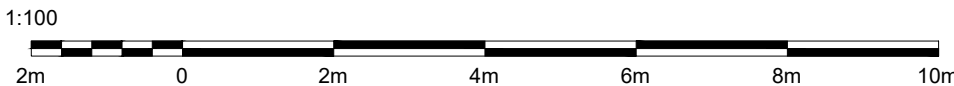
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure 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 meet the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshading 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 tinted 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 Forestation 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 2500 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 requirements						Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements								
Window/door number	Orienteation	Area of glass including frame (m²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type		
W1	E	0.9	0	0	vertical verandah/ pergola/balcony 1=450 mm	standard aluminium single clear, (or U-value 7.83, SHGC: 0.79)		
W2	W	0.96	0	0	vertical verandah/ pergola/balcony 1=500 mm	standard aluminium single clear, (or U-value 7.83, SHGC: 0.79)		
W3	W	0.72	0	0	vertical verandah/ pergola/balcony 1=450 mm	standard aluminium single clear, (or U-value 7.83, SHGC: 0.79)		

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ARCHITECTURAL DRAFTING
3D VISUALISATION
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LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

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Project Additions and Alterations
Date
Scale
AS SHOWN

Sheet
cvr

DP No. 1304927

LOT No. 21

A ISSUED FOR DA

No. Revision/Issue Date

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

Project Name and Address
PATRICK AND JULIA O' CARROLL
1 SUNCREST AVE.
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A1 SHEET

DEVELOPMENT PROPOSAL

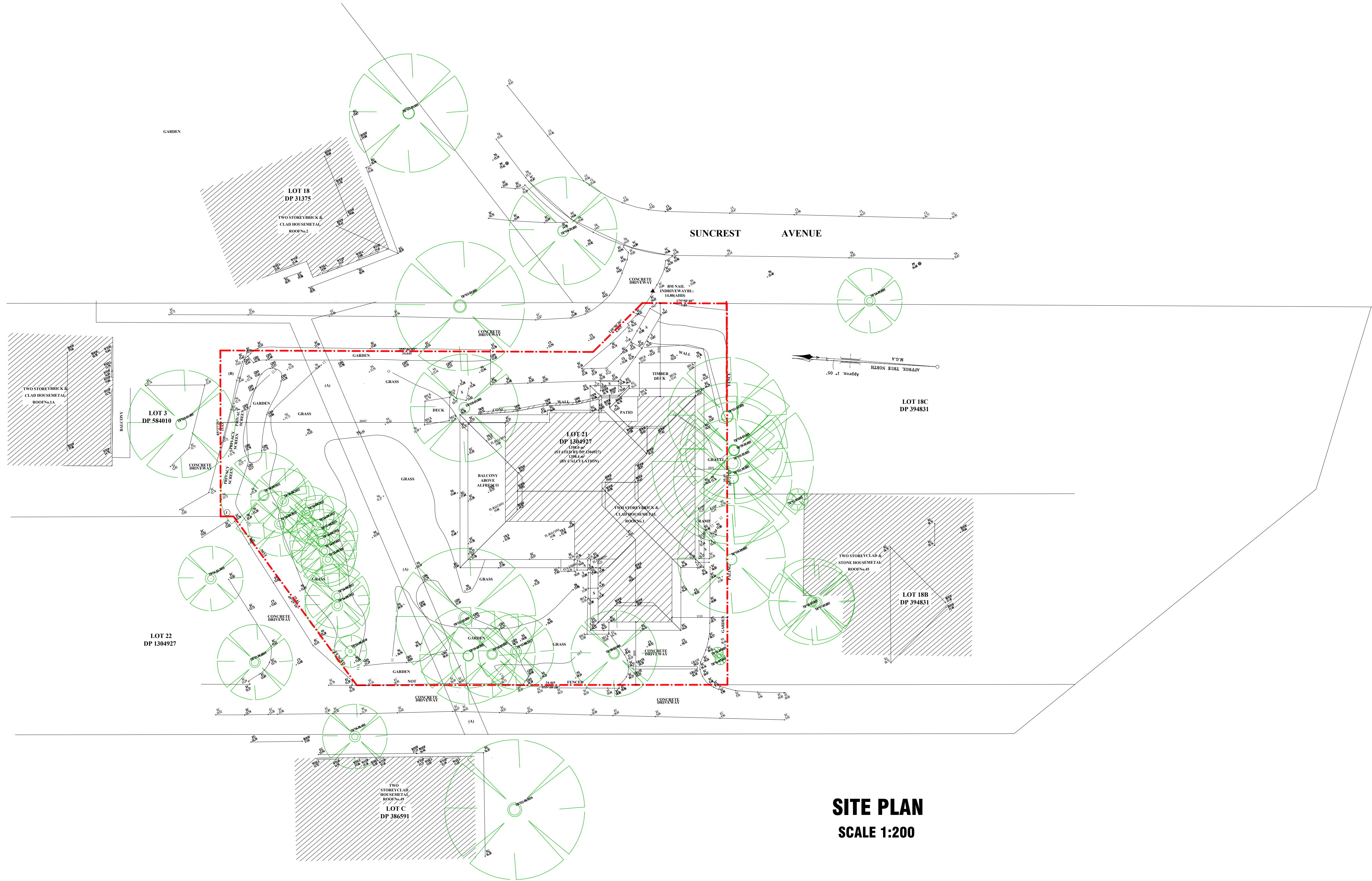
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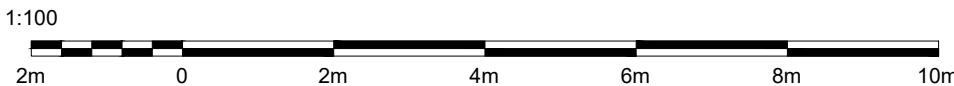
SMOKE ALARMS TO COMPLY WITH AS 3786

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



SITE PLAN
SCALE 1:200

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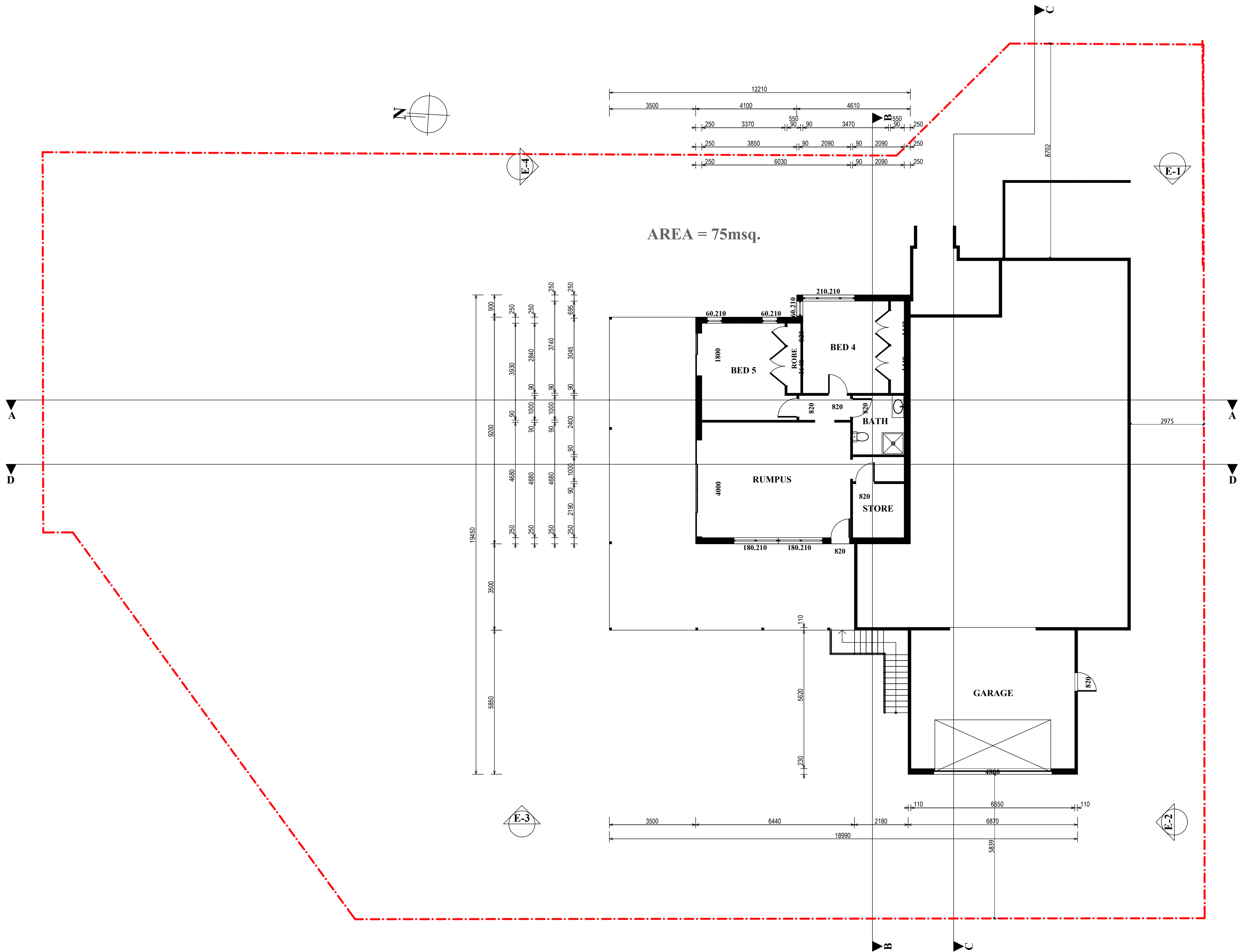
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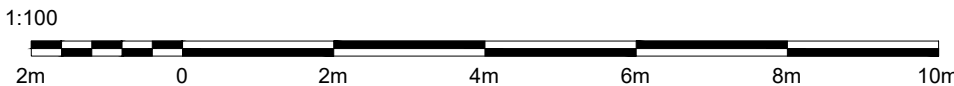
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SMOKE ALARMS TO COMPLY WITH AS 3786



LOWER FLOOR PLAN - EXISTING
SCALE 1:100

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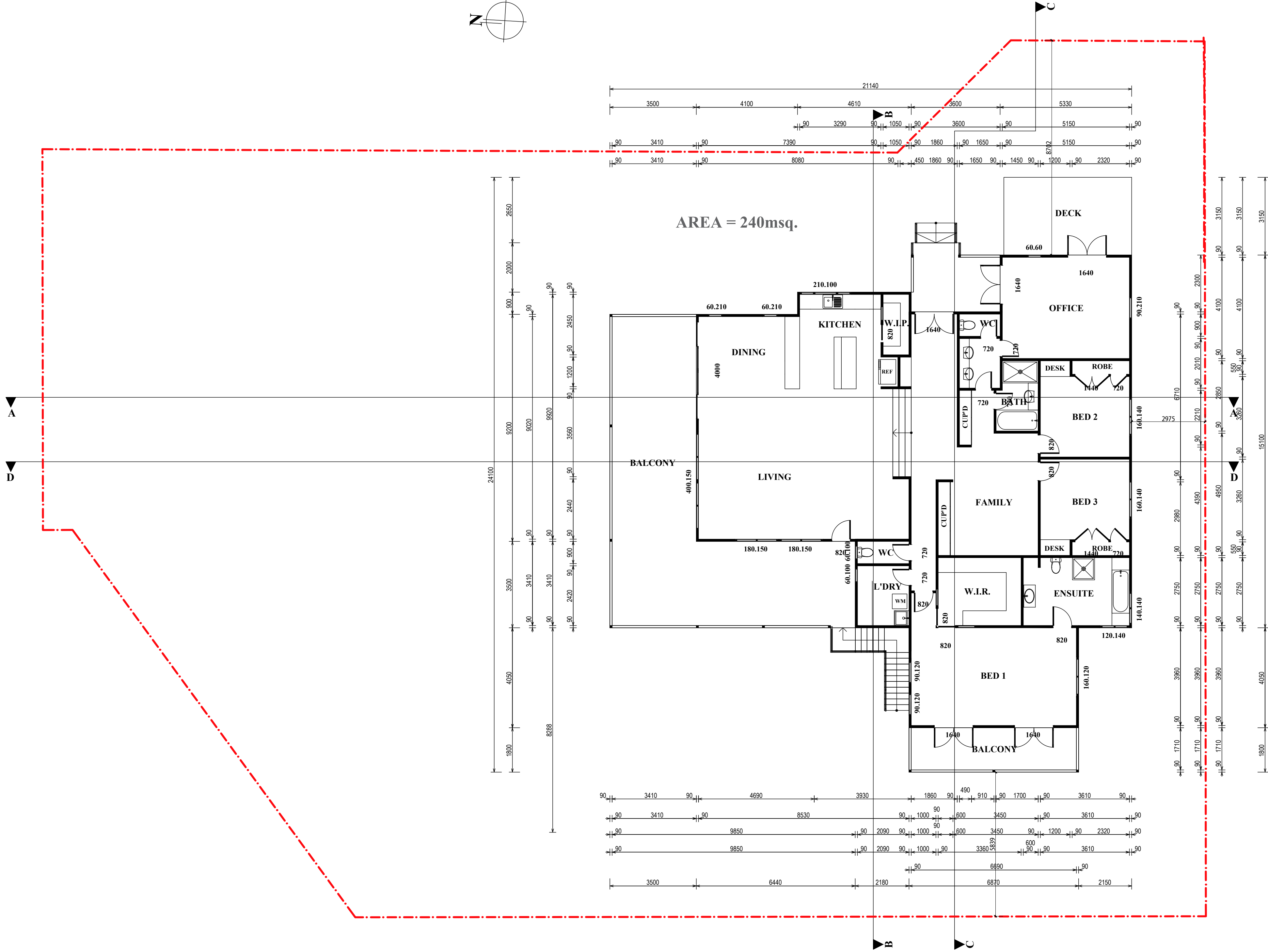
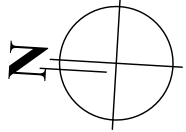
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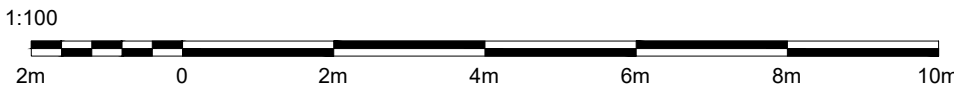
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GROUND FLOOR PLAN - EXISTING
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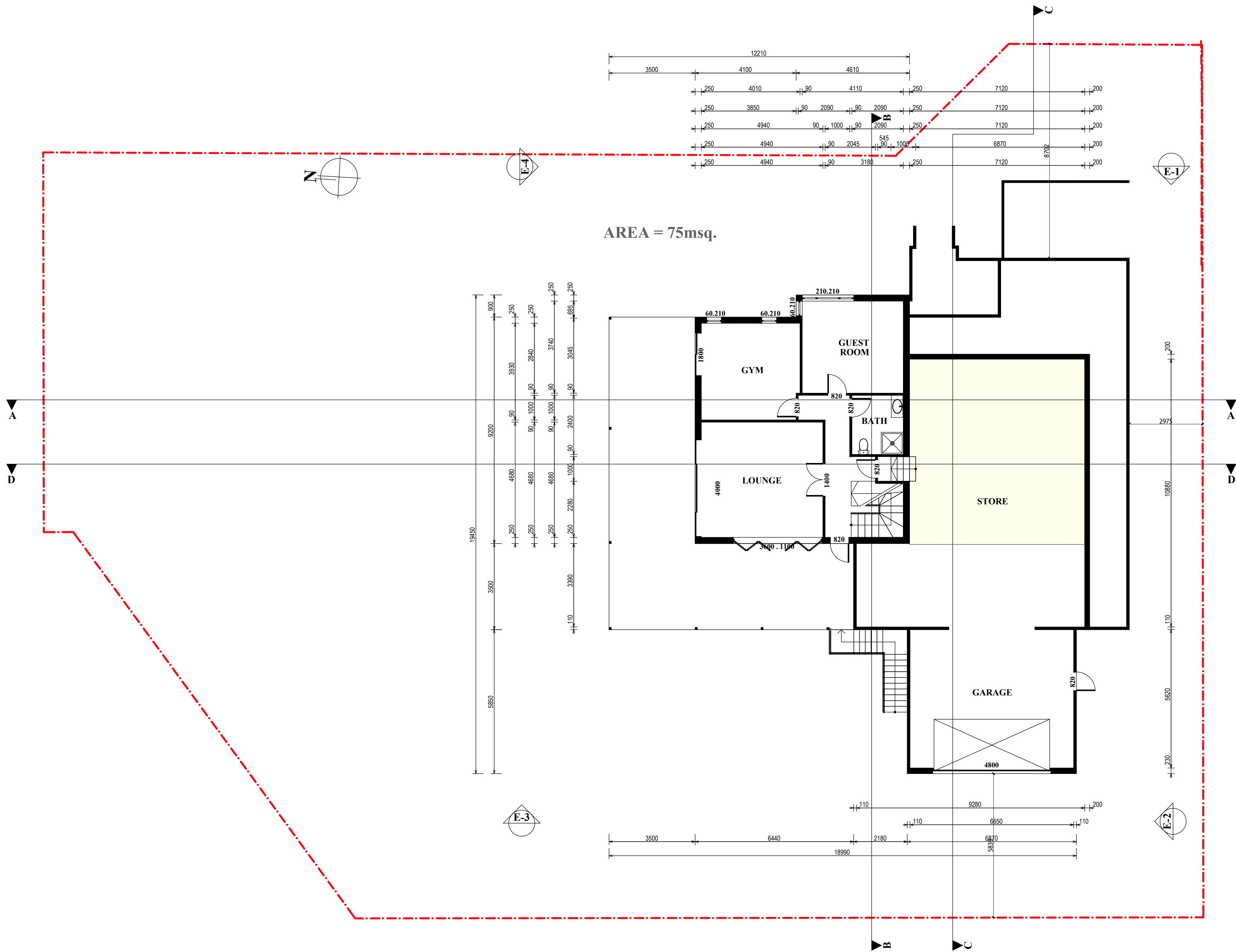
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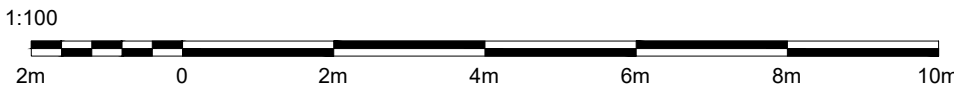


LOWER FLOOR PLAN - PROPOSED

SCALE 1:100

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Project ADDRESS AND ALT. TALKING

Date

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AS SHOWN

Sheet
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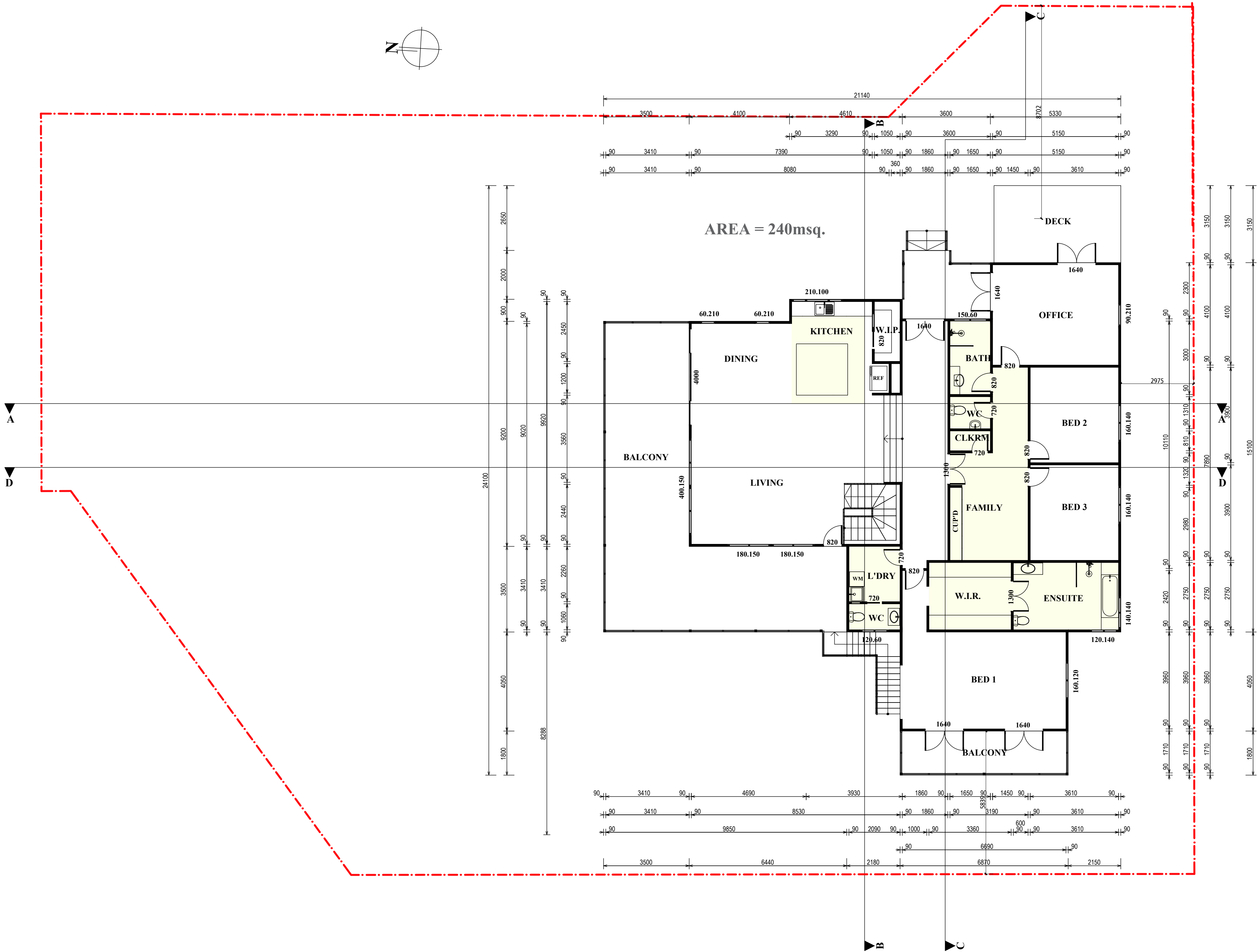
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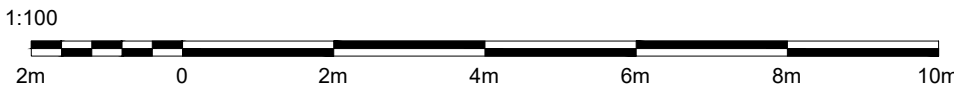
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GROUND FLOOR PLAN - PROPOSED
SCALE 1:100

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Project APPROVED AND ALTERNATIVE	Sheet
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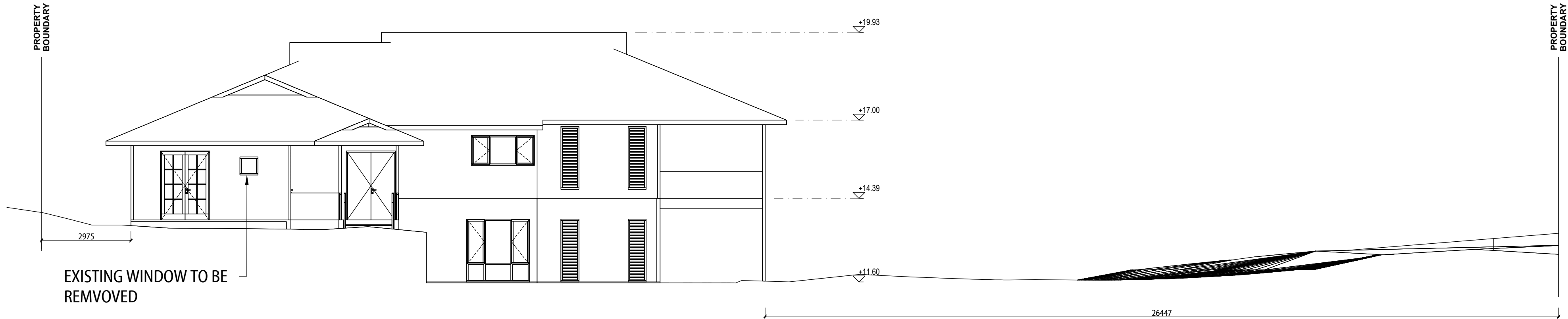
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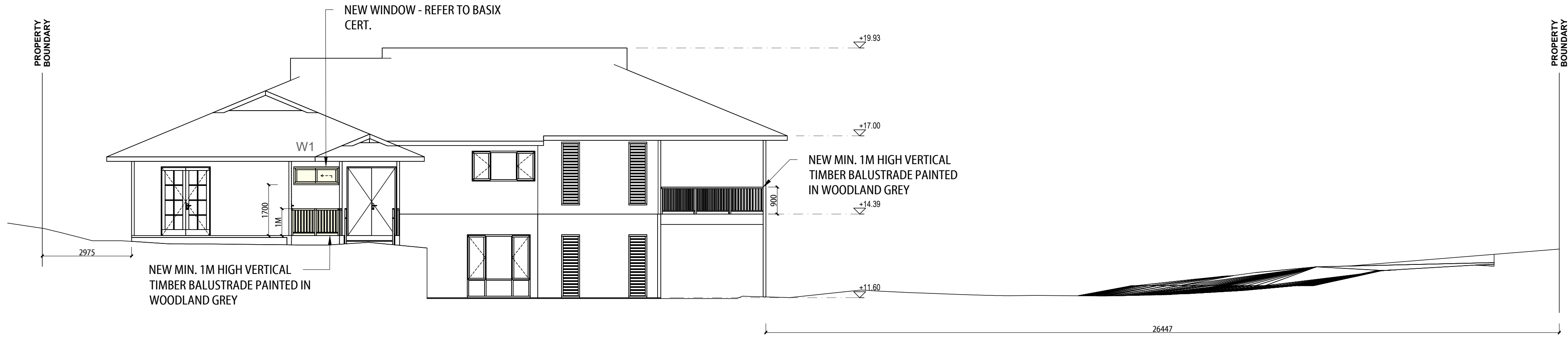
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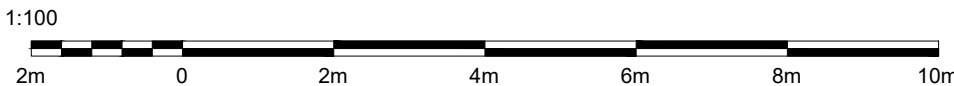
EAST ELEVATION - EXISTING
SCALE 1:100



EAST ELEVATION - PROPOSED
SCALE 1:100

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 UPS TO EXISTING STORMWATER SYSTEM
- ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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NEWPORT
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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

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Project Additions and Alterations	Sheet
Date	6
Scale	AS SHOWN

DP No. 1304927

LOT No. 21

A	ISSUED FOR DA
No.	Revision/Issue Date

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Project Name and Address
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1 SUNCREST AVE.
NEWPORT
2106

DP: **1304927**
LOT No. **21**
SITE AREA: **1398.00MSQ.**
EXIST. GFA: **315.00MSQ.**
PROPOSED GFA: **0.00MSQ**
MAX. BUILDING HEIGHT: **8.5M**

LEGEND:

EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786



GENERAL NOTES

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LEGEND:

 **EXISTING BUILDING OUTLINE**

 PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet 7
Date	
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DP No.	1304927
LOT No.	21

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A1 SHEET

DEVELOPMENT PROPOSAL

DP: 1304927
LOT No. 21
SITE AREA: 1398.00MSQ.
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PROPOSED GFA: 0.00MSQ
MAX. BUILDING HEIGHT: 8.5M

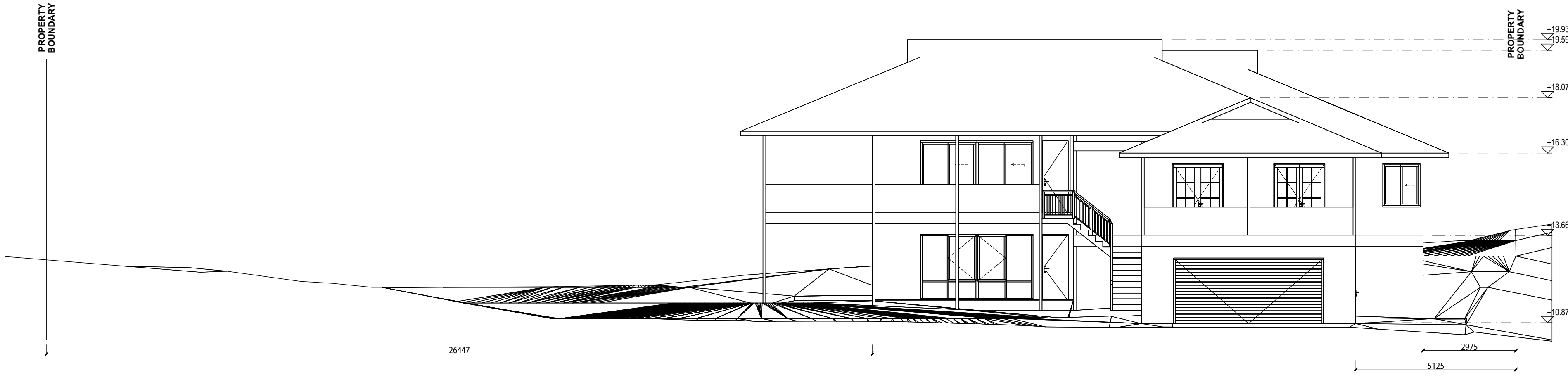
NEW WORKS:
INTERNAL ALTS AND ADS
NEW VERTICAL BALUSTRADE
INTERNAL CHANGES TO FLOORPLAN
EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE
NEW WINDOWS AND DOORS
NEW INTERNAL STAIRS

LEGEND:

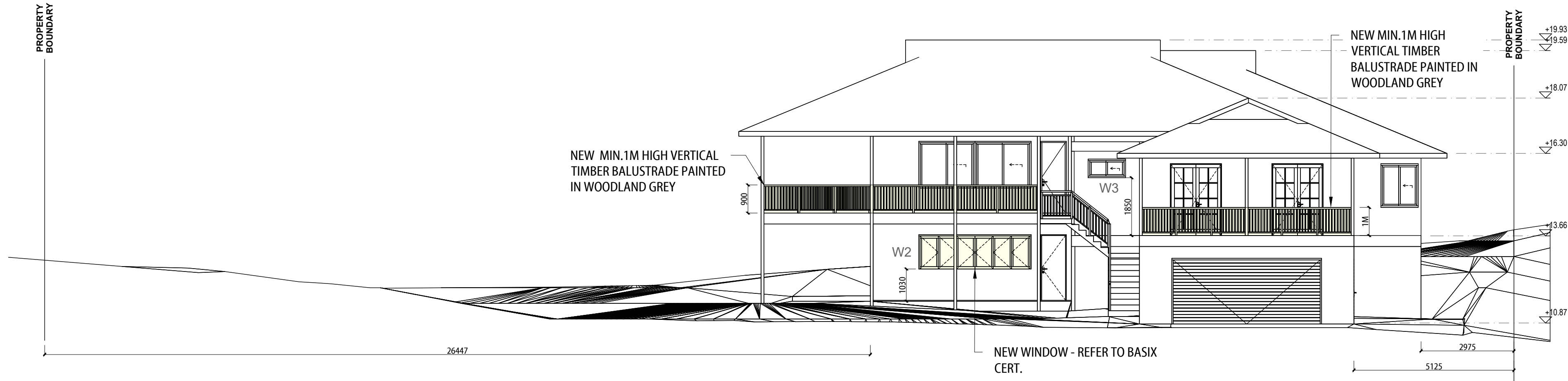
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786

☆



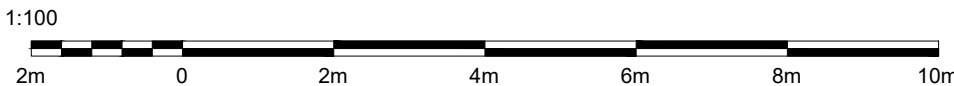
WEST ELEVATION - EXISTING
SCALE 1:100



WEST ELEVATION - PROPOSED
SCALE 1:100

GENERAL NOTES

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- PROPOSED WORK

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Project Additions and Alterations	Sheet
Date	8
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INTERNAL CHANGES TO FLOORPLAN
EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE
NEW WINDOWS AND DOORS
NEW INTERNAL STAIRS

LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
☆



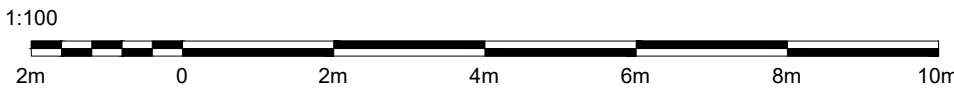
NORTH ELEVATION - EXISTING
SCALE 1:100



NORTH ELEVATION - PROPOSED
SCALE 1:100

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LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project ADDRESS AND ALT. ELEVATION	Sheet 9
Date	
Scale	AS SHOWN

DP No. 1304927

LOT No. 21

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No.	Revision/Issue	Date

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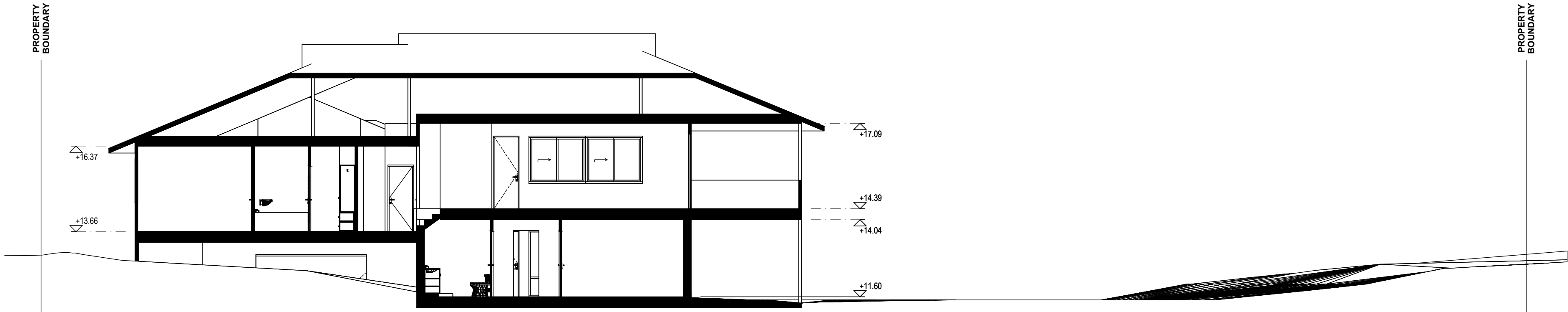
DEVELOPMENT PROPOSAL

DP: 1304927
LOT No. 21
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EXIST. GFA: 315.00MSQ.
PROPOSED GFA: 0.00MSQ
MAX. BUILDING HEIGHT: 8.5M

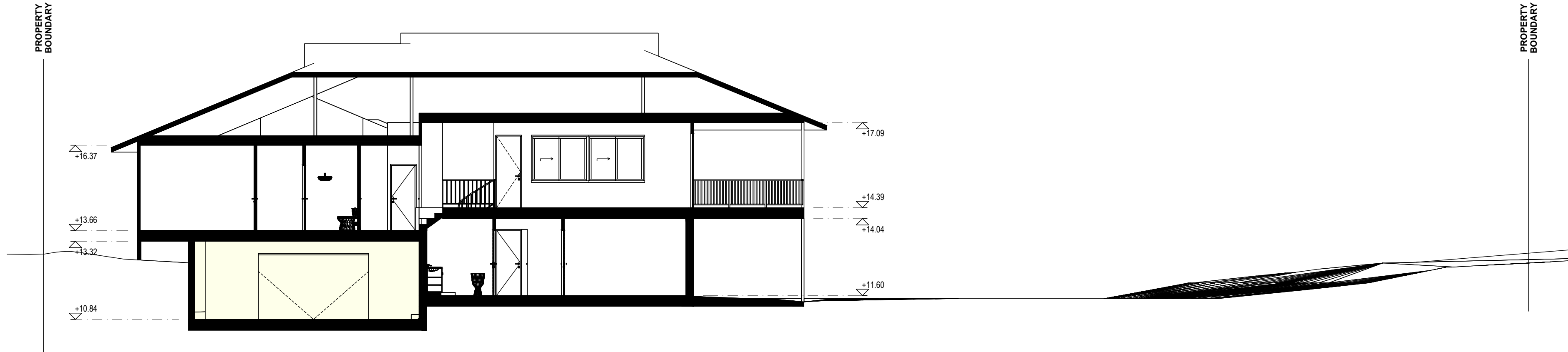
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LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
☆



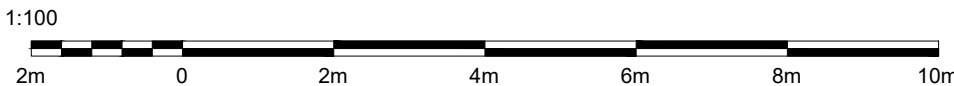
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SCALE 1:100



SECTION A- PROPOSED
SCALE 1:100

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LEGEND:

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Project Additions and Alterations

Date

Scale

AS SHOWN

Sheet

10

DP No. 1304927

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DEVELOPMENT PROPOSAL

DP: 1304927
LOT No. 21
SITE AREA: 1398.00MSQ.
EXIST. GFA: 315.00MSQ.
PROPOSED GFA: 0.00MSQ
MAX. BUILDING HEIGHT: 8.5M

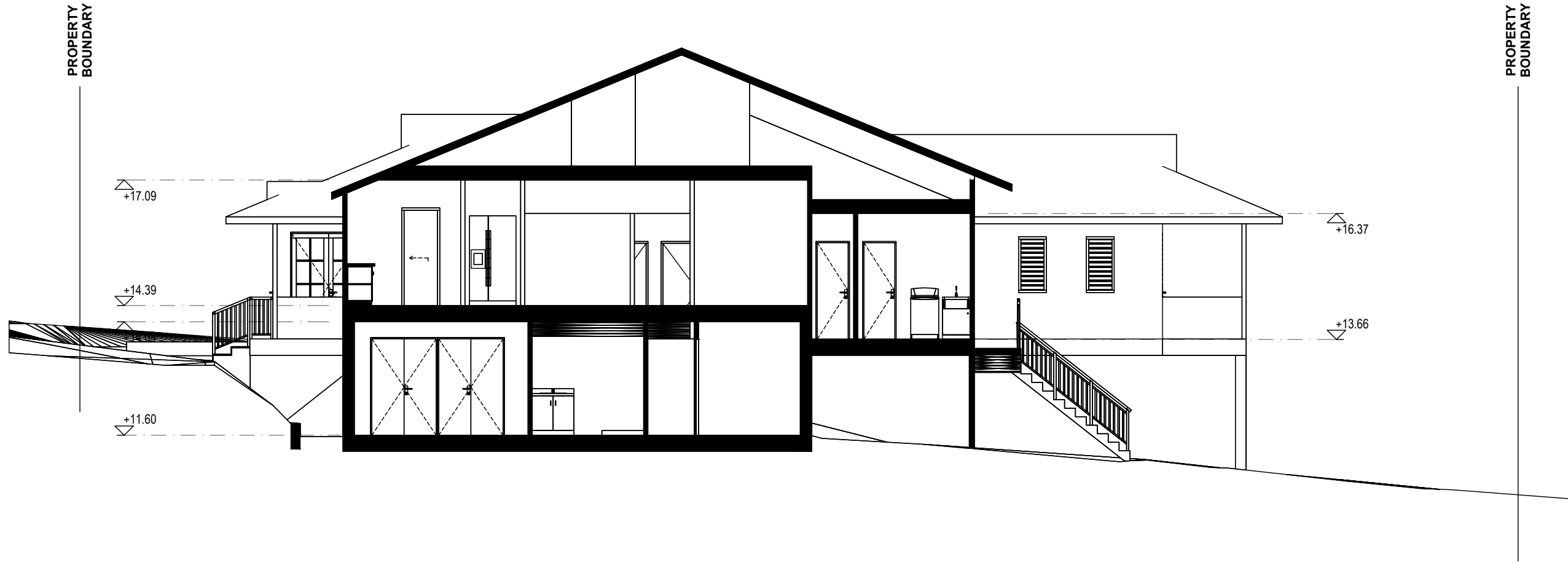
NEW WORKS:
INTERNAL ALTS AND ADS
NEW VERTICAL BALLUSTRADE
INTERNAL CHANGES TO FLOORPLAN
EXTENSION OF EXISTING LOWER FLOOR GARAGE UNDER HOUSE
NEW WINDOWS AND DOORS
NEW INTERNAL STAIRS

LEGEND:

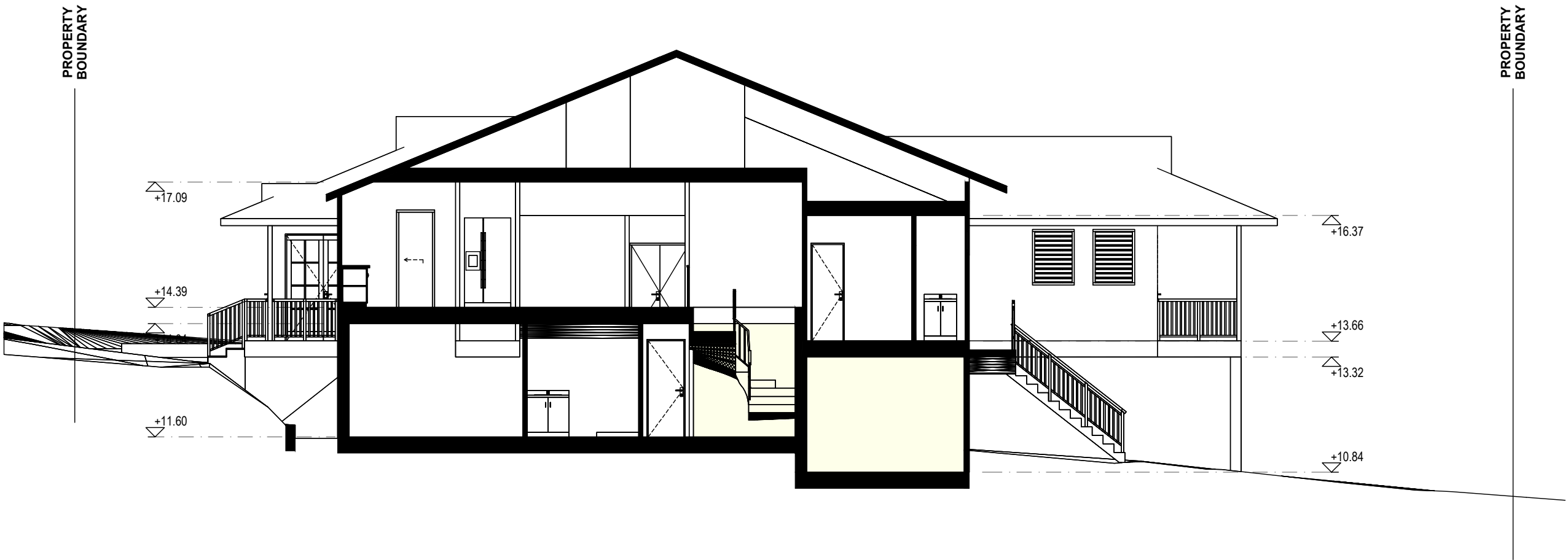
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786

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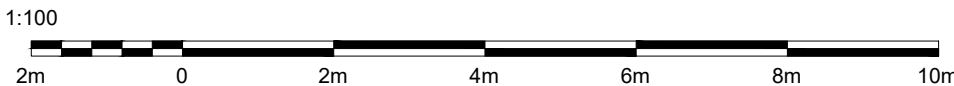
SECTION B- EXISTING
SCALE 1:100



SECTION B- PROPOSED
SCALE 1:100

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LEGEND:

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Project ADDRESS AND ALTERNATION	Sheet 11
Date	
Scale	AS SHOWN

DP No. 1304927

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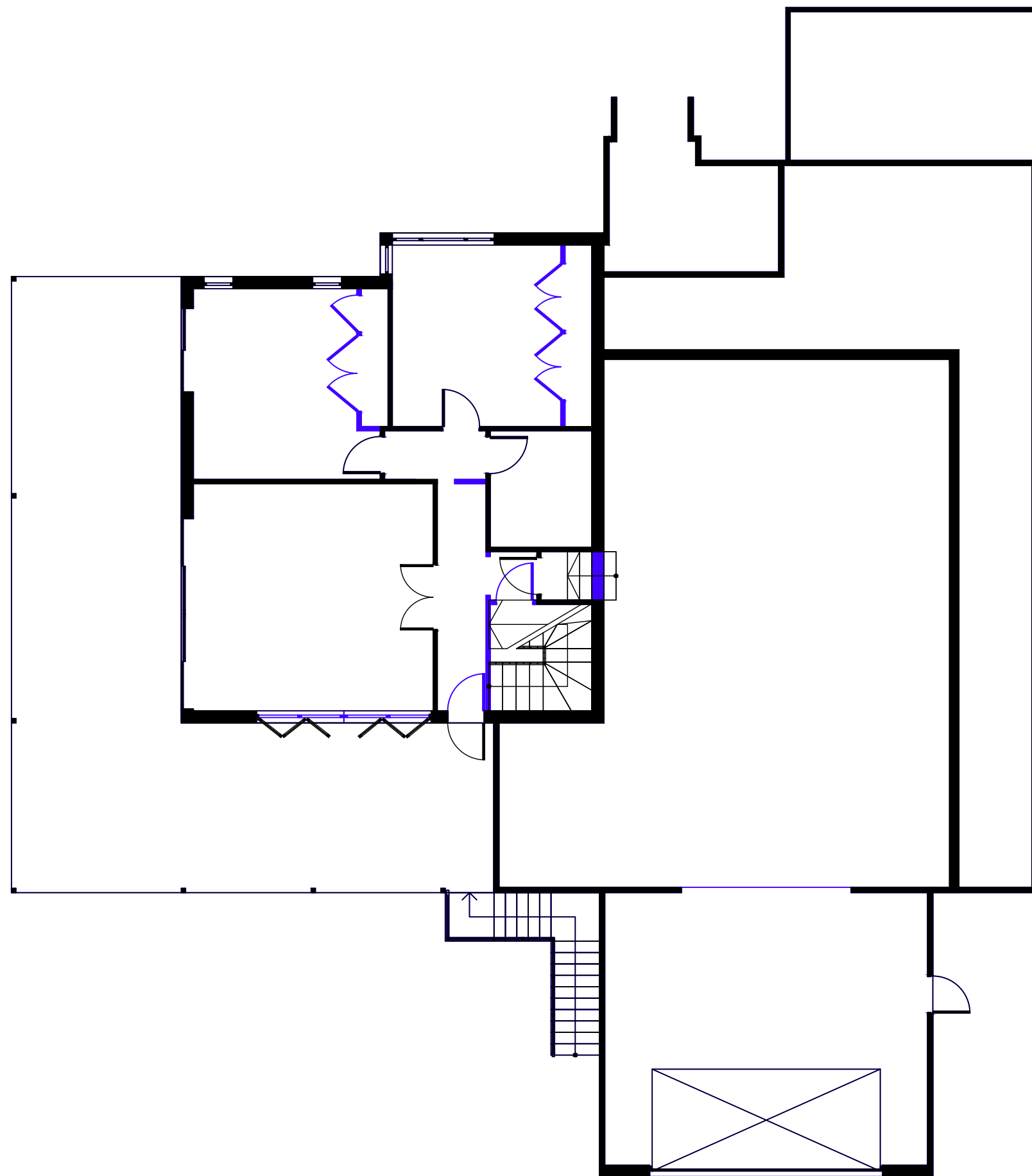
DP: **1304927**
 LOT No. **21**
 SITE AREA: **1398.00MSQ.**
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NEW WINDOWS AND DOORS
NEW INTERNAL STAIRS

LEGEND:

EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786



LOWER FLOOR - DEMO

SCALE 1:100

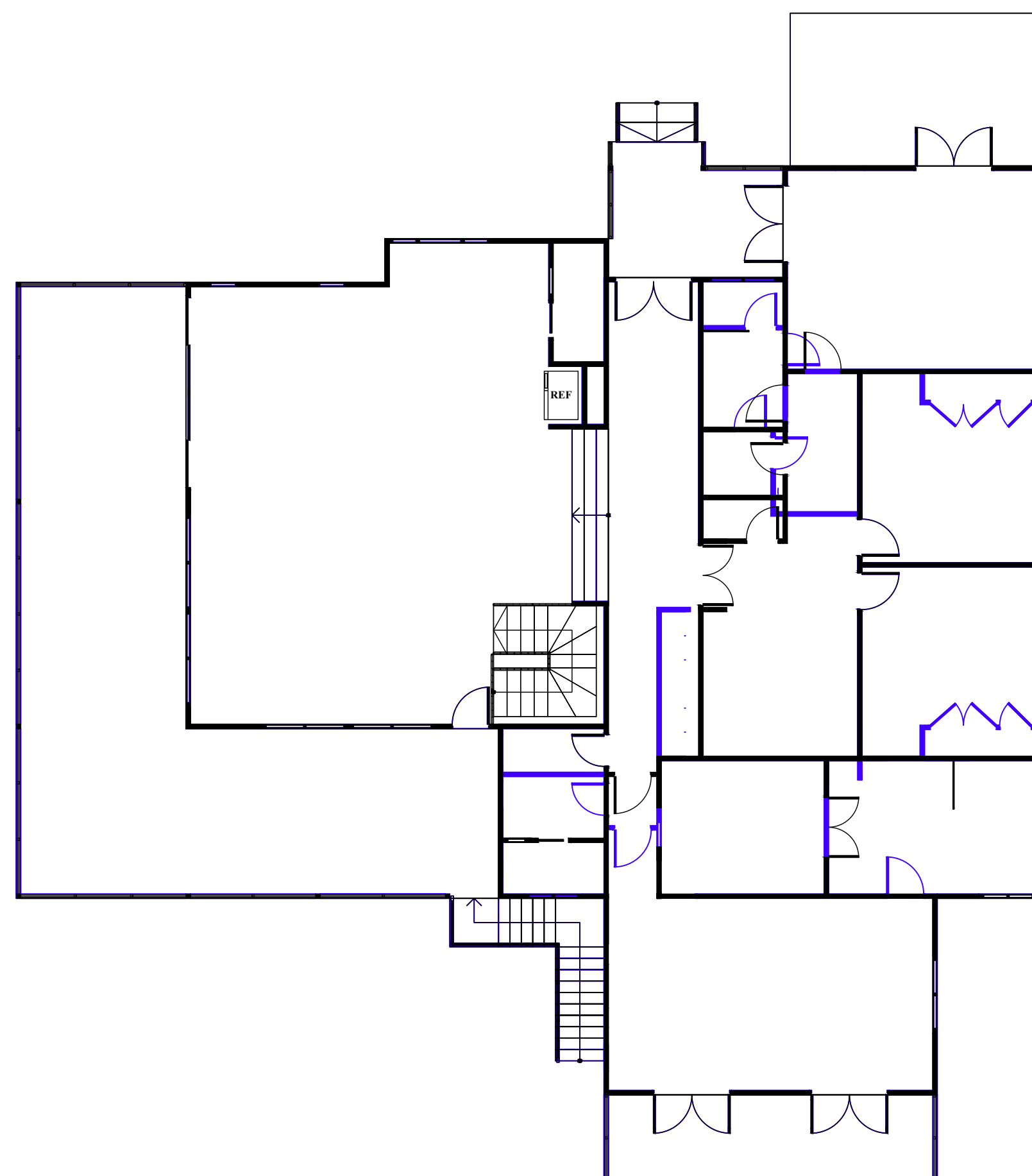
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1:100

2m 0 2m 4m 6m 8m 10m

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LEGEND:

 EXISTING WORKS TO BE REMOVED

GROUND FLOOR - DEMO

SCALE 1:100

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3D VISUALISATION
DEVELOPMENT APPLICATION
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LEGEND:

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Project ADDITONS AND ALTERATIONS	Sheet 12
Date	
Scale AS SHOWN	

DP No. 1304927

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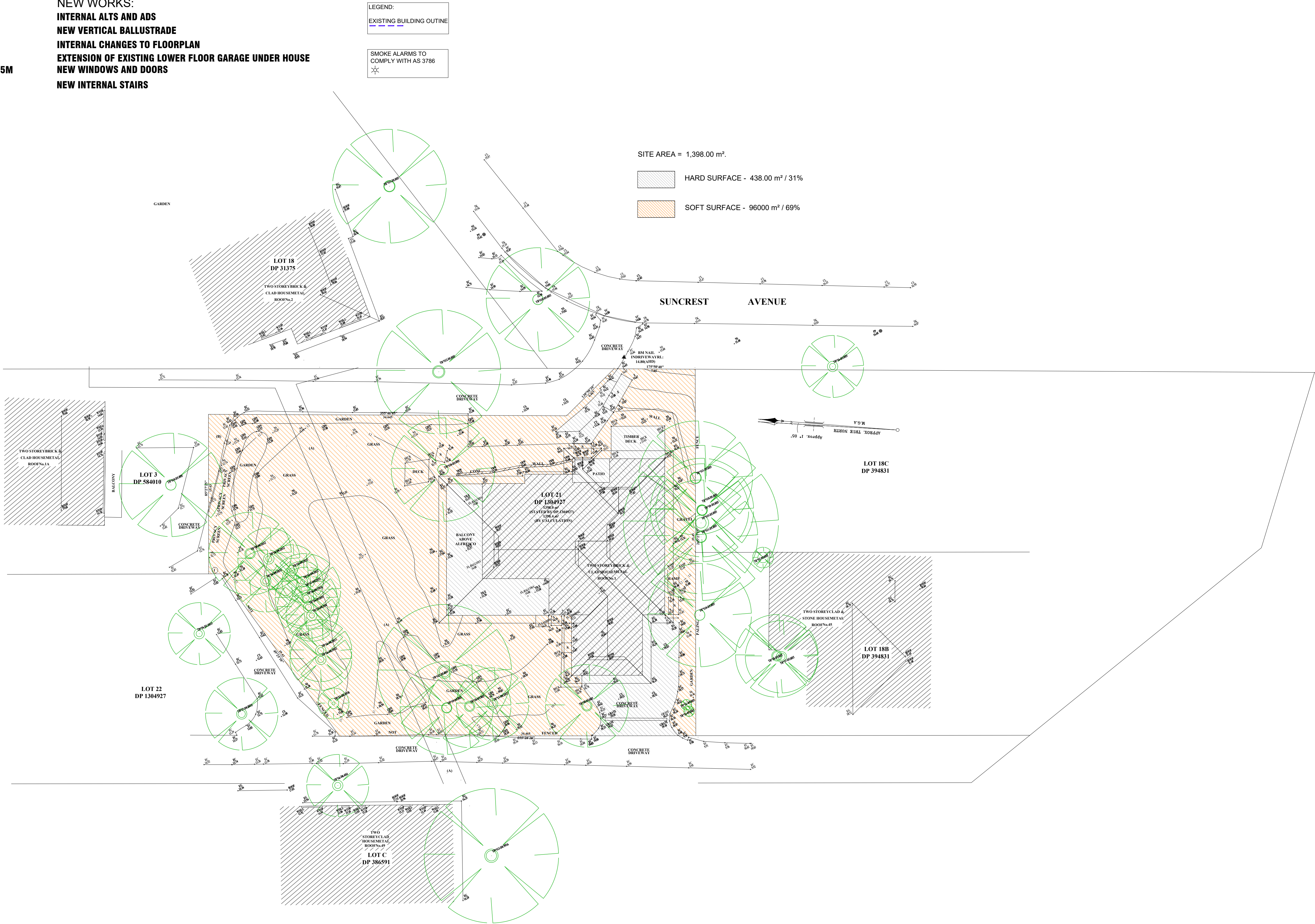
PATRICK AND JULIA O'CARROLL
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A1 SHEET

DEVELOPMENT PROPOSAL

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LANDUSE - EXISTING
SCALE 1:100

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LEGEND:
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Project
Additions and
Alterations
Date
Scale
AS SHOWN

Sheet
13

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1 SUNCREST AVE.
NEWPORT
2106

A1 SHEET

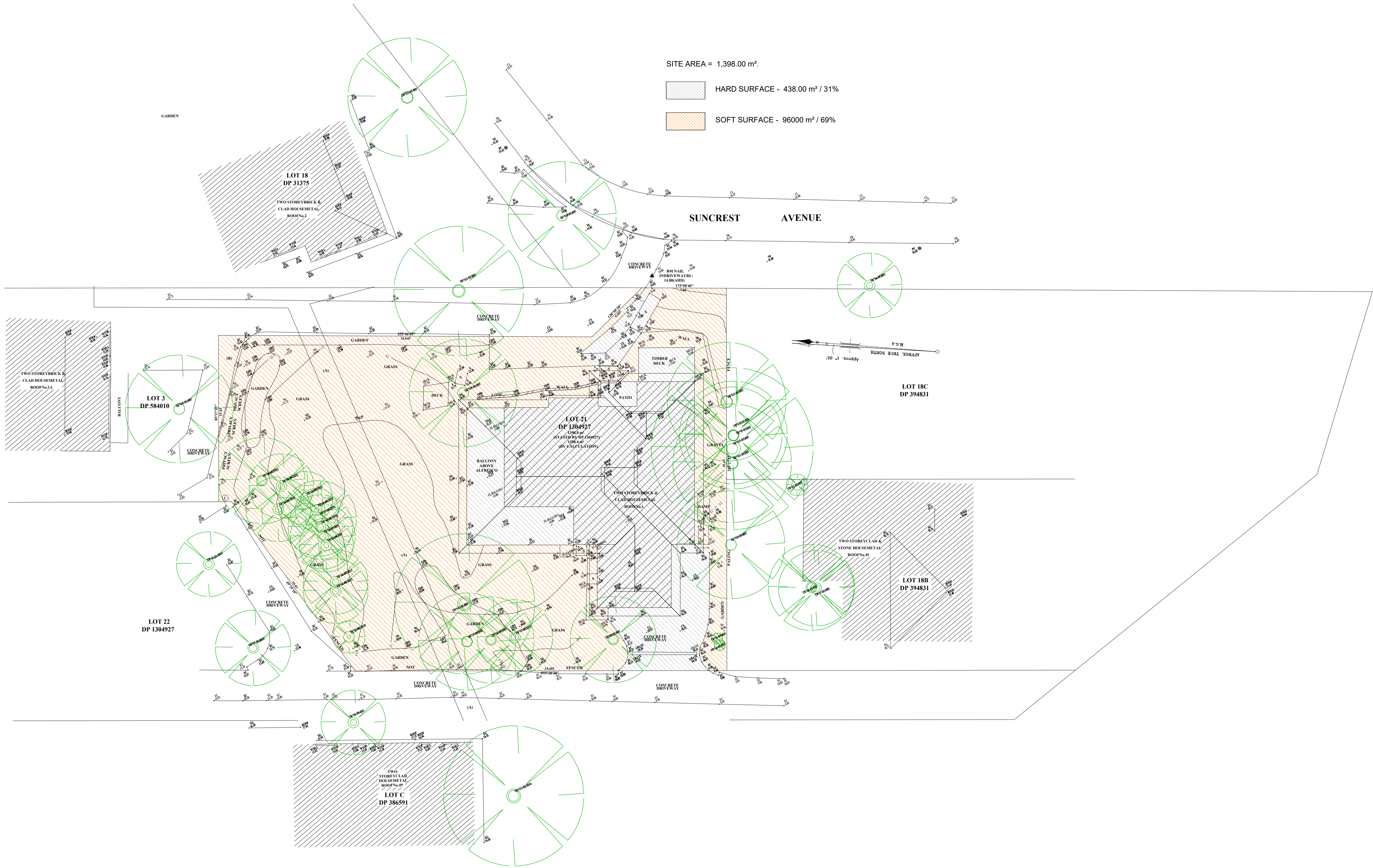
DEVELOPMENT PROPOSAL

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 OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
☆



LANDUSE - PROPOSED
SCALE 1:100

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 DIPS TO EXISTING STORMWATER SYSTEM
ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK
General Notes

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Project Additions and Alterations
Date
Scale
AS SHOWN
Sheet
14

DP No. 1304927

LOT No. 21

A ISSUED FOR DA
No. Revision Issue Date

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

Project Name and Address
PATRICK AND JULIA O'CARROLL
1 SUNCREST AVE.
NEWPORT
2106

A1 SHEET

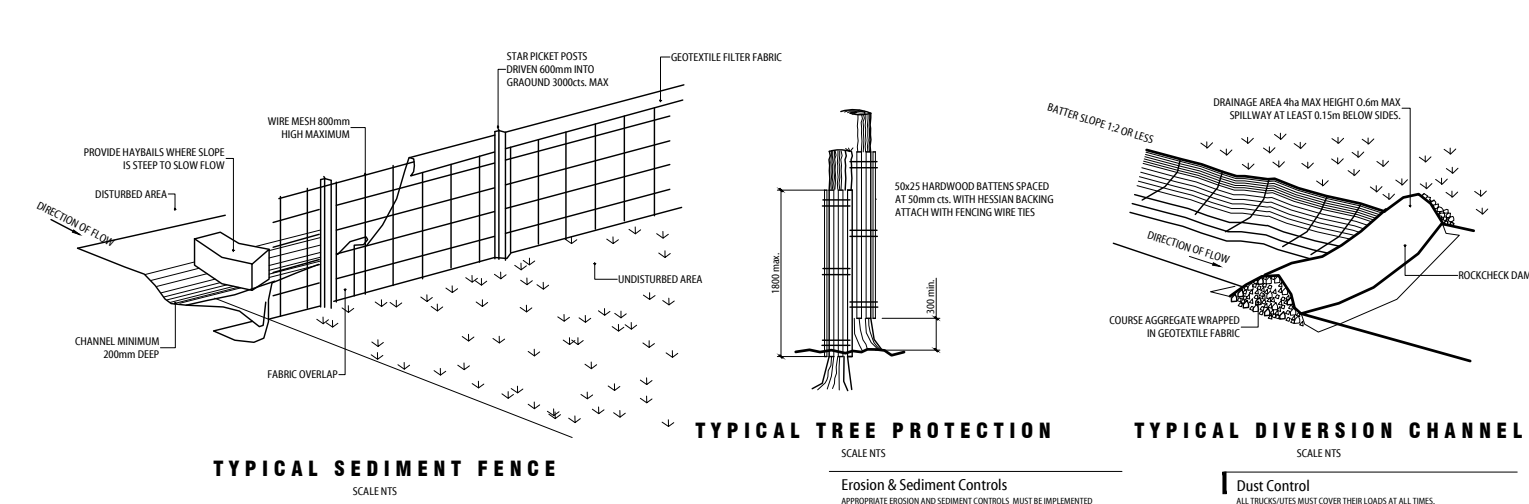
DEVELOPMENT PROPOSAL

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LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786



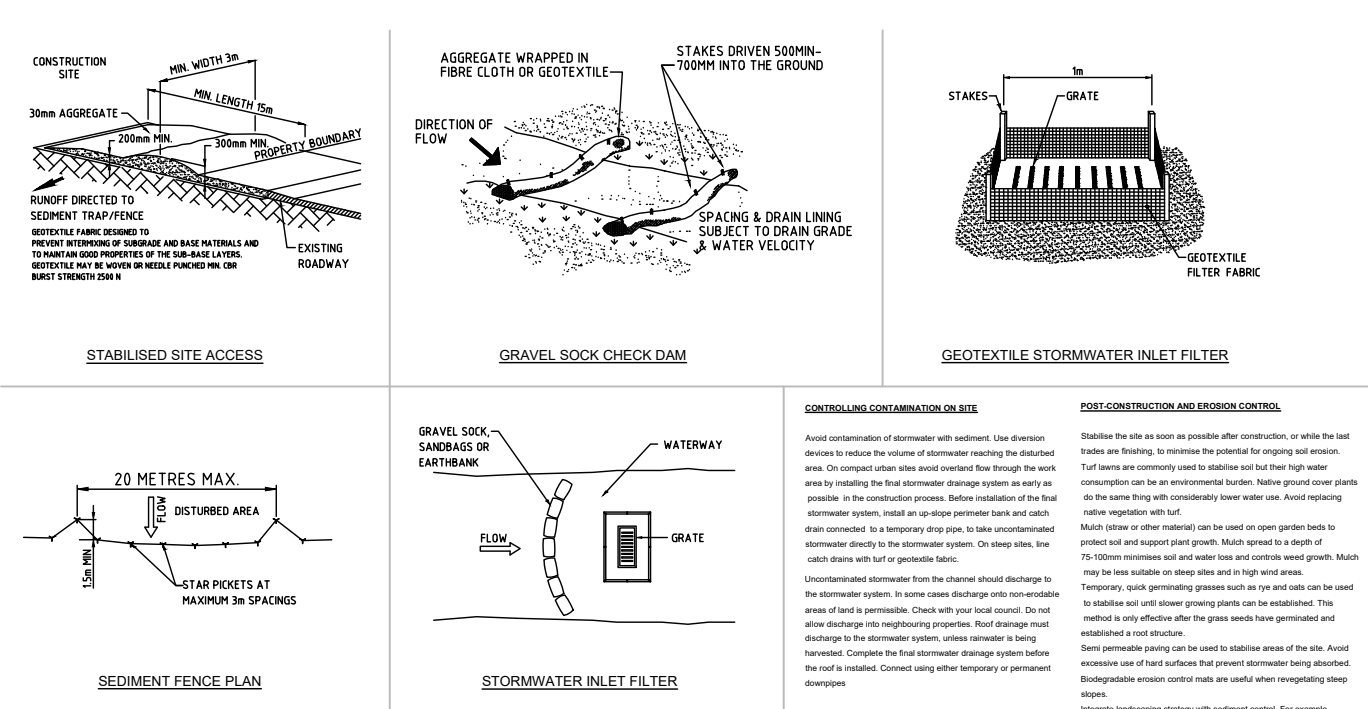
Vehicle Movements
To avoid congestion at the site and to ensure that vehicles can move freely, the following measures are proposed:
1. All vehicles entering the site must use the designated access point.
2. All vehicles leaving the site must use the designated exit point.
3. All vehicles must be loaded and unloaded in the designated areas.
4. All vehicles must be parked in the designated areas.
5. All vehicles must be maintained in the designated areas.

Sediment Fences
Sediment fences are used to prevent sediment from entering waterways. They are made of a heavy material, such as concrete or steel, and are placed across the path of the water. They are used to trap sediment and prevent it from entering the waterway. They are used in a variety of situations, including construction sites, agricultural areas, and urban areas.

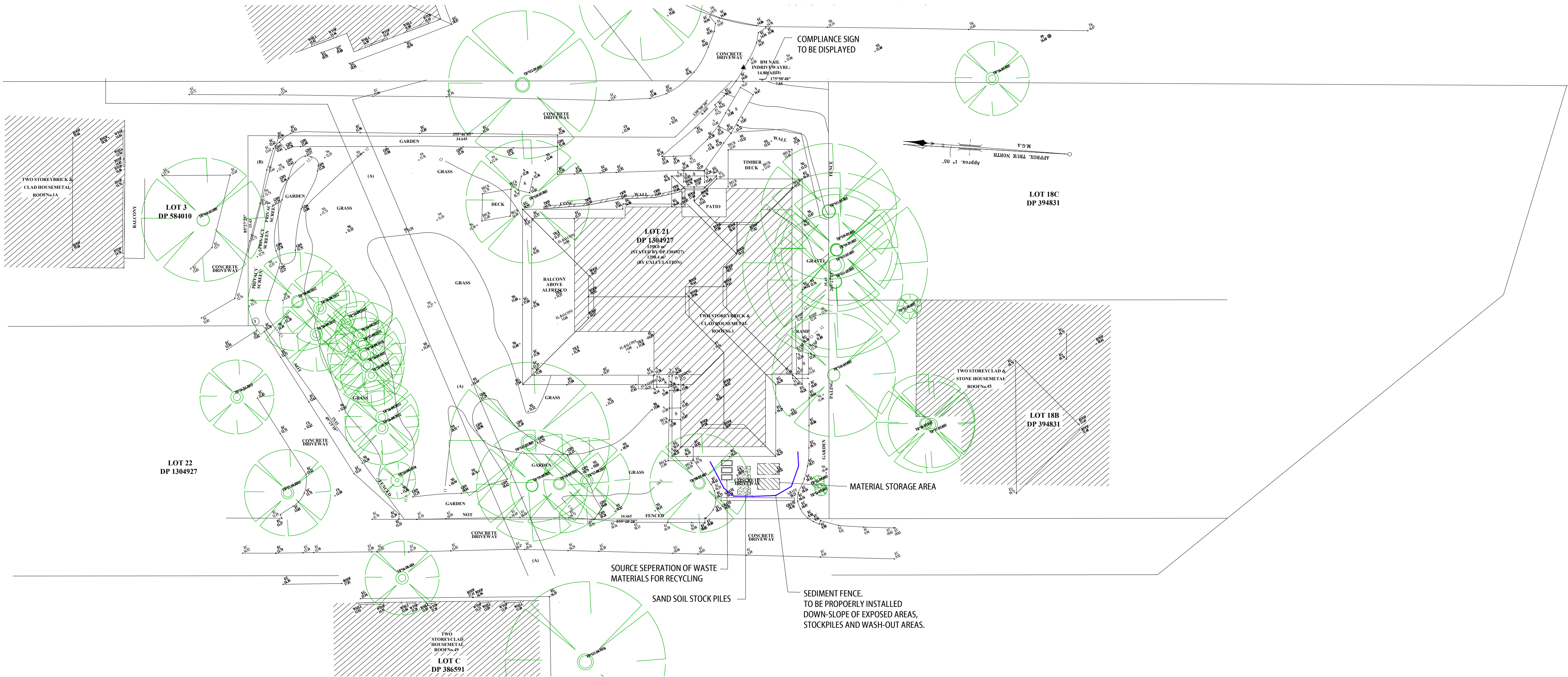
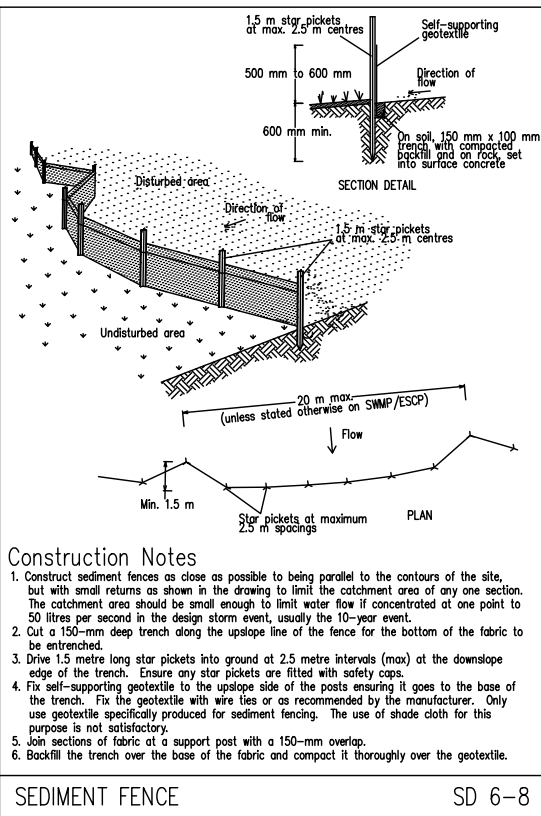
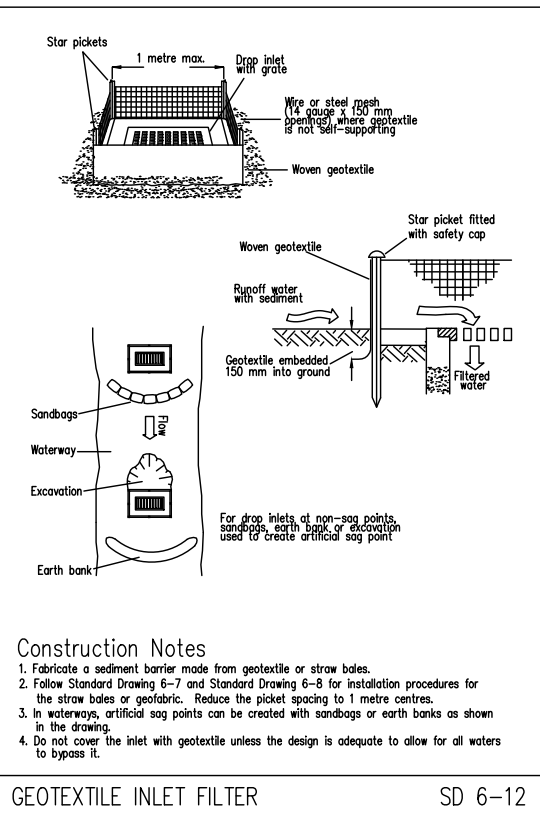
Diversion Channels
Diversion channels are used to divert water away from a construction site. They are made of a heavy material, such as concrete or steel, and are placed across the path of the water. They are used to divert water away from the construction site and prevent it from entering the waterway. They are used in a variety of situations, including construction sites, agricultural areas, and urban areas.

Erosion & Sediment Controls
Erosion and sediment controls are used to prevent erosion and sediment from entering waterways. They are made of a heavy material, such as concrete or steel, and are placed across the path of the water. They are used to prevent erosion and sediment from entering the waterway. They are used in a variety of situations, including construction sites, agricultural areas, and urban areas.

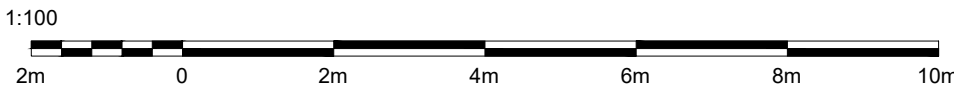
Dust Control
Dust control measures are used to prevent dust from entering waterways. They are made of a heavy material, such as concrete or steel, and are placed across the path of the water. They are used to prevent dust from entering the waterway. They are used in a variety of situations, including construction sites, agricultural areas, and urban areas.



SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS



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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

Project
Address and
Altitude
Date
Scale
AS SHOWN

Sheet
15

DP No. 1304927
LOT No. 21

A ISSUED FOR DA
No. Revision Issue Date

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DP: **1304927**
 LOT No. **21**
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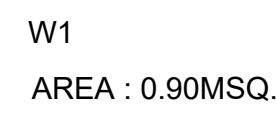
LEGEND:

EXISTING BUILDING OUTLINE

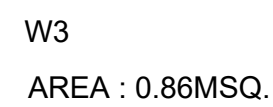
SMOKE ALARMS TO COMPLY WITH AS 3786



EAST ELEVATION - PROPOSED



W2
AREA : 3.96MSQ.



1:100

2m 0 2m 4m 6m 8m 10m

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Project ADDITONS AND ALTERATIONS	Sheet 16
Date	
Scale AS SHOWN	

DP No.	1304927
LOT No.	21

A	ISSUED FOR DA	
No.	Revision/Issue	Date

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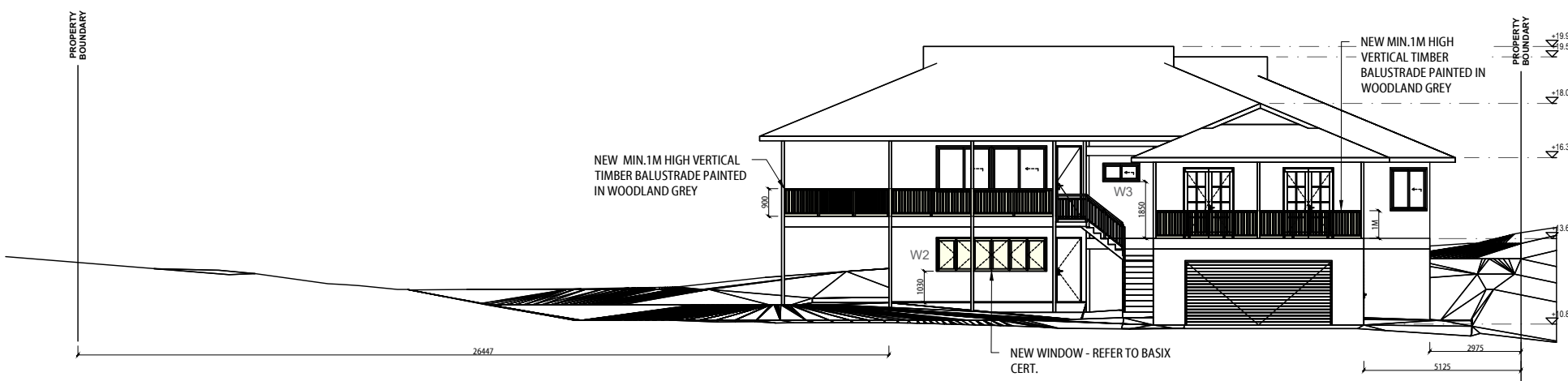
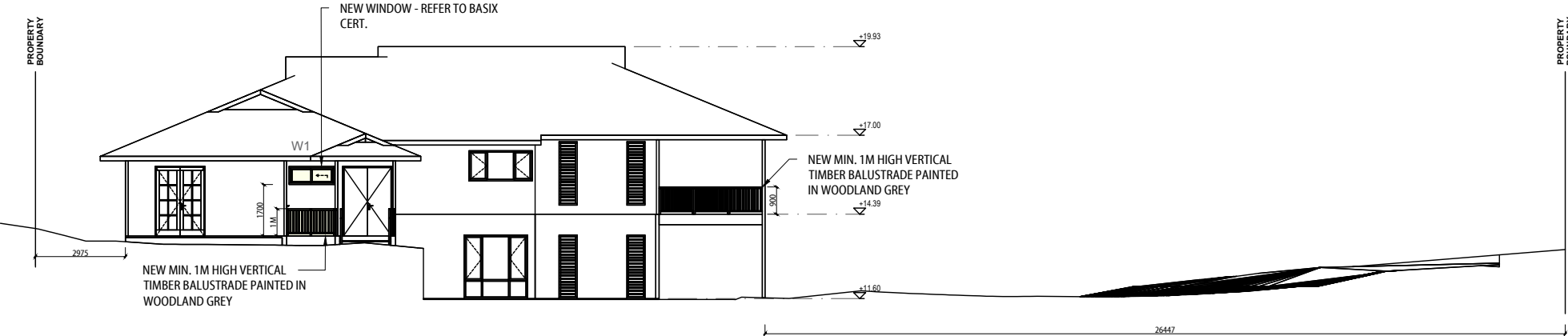
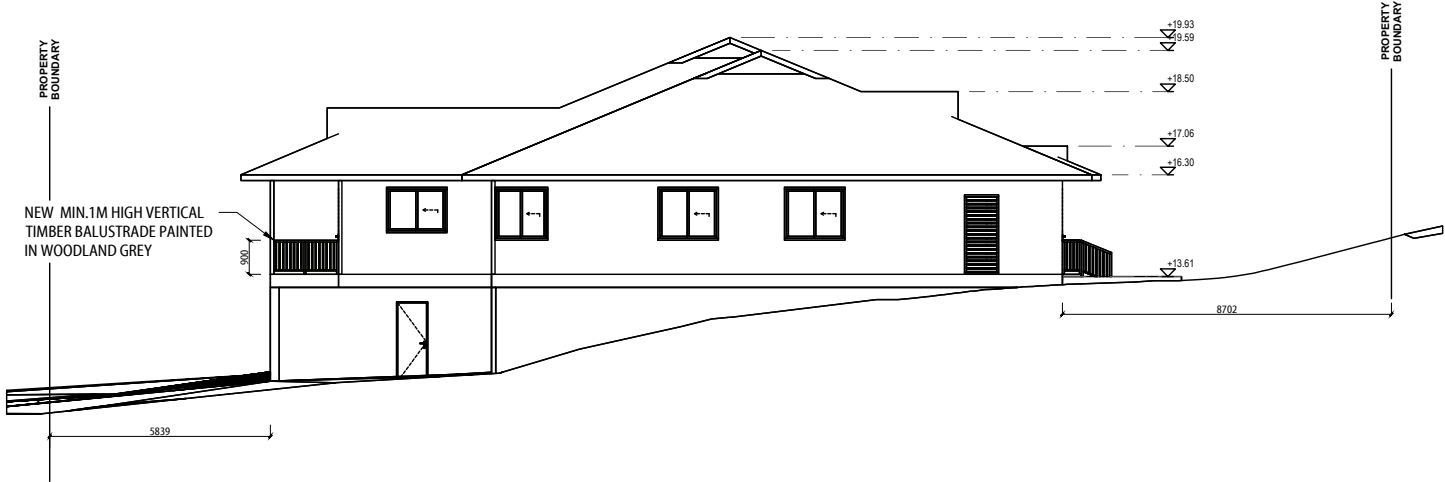
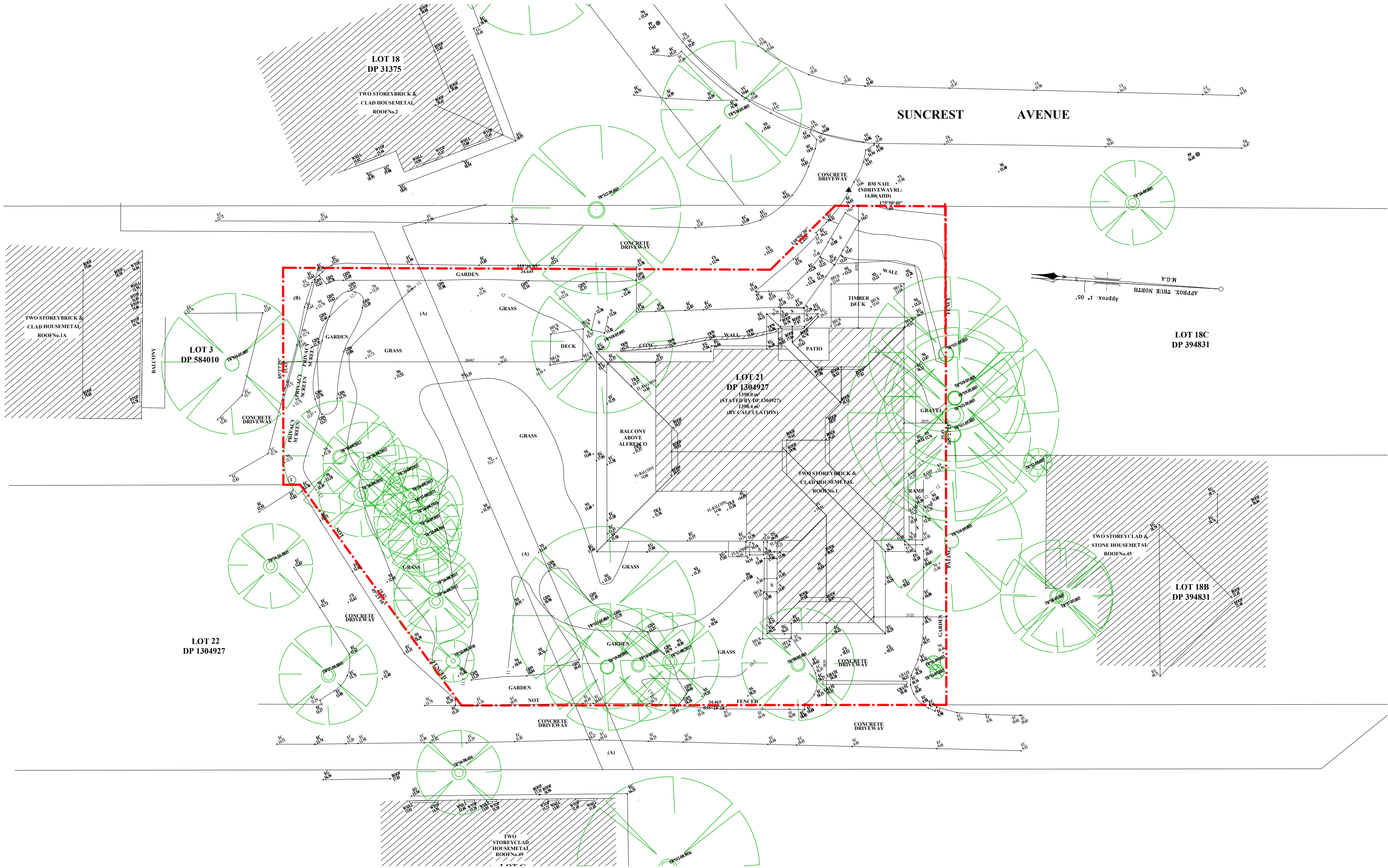
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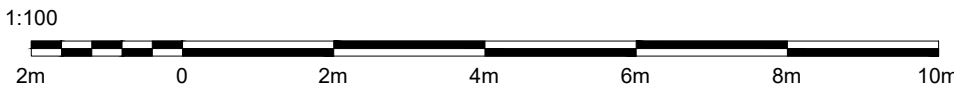
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NOTIFICATION PLAN



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