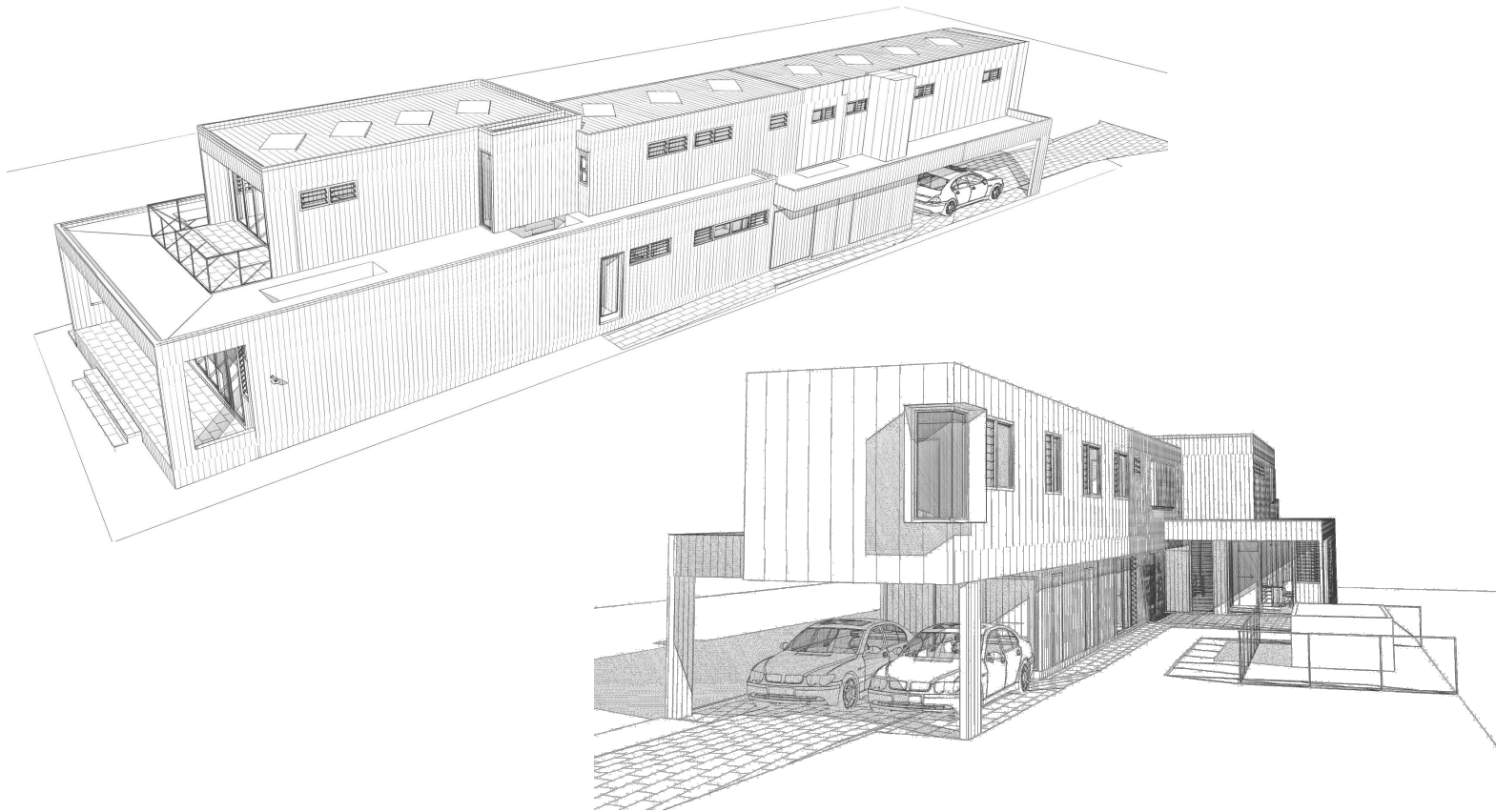
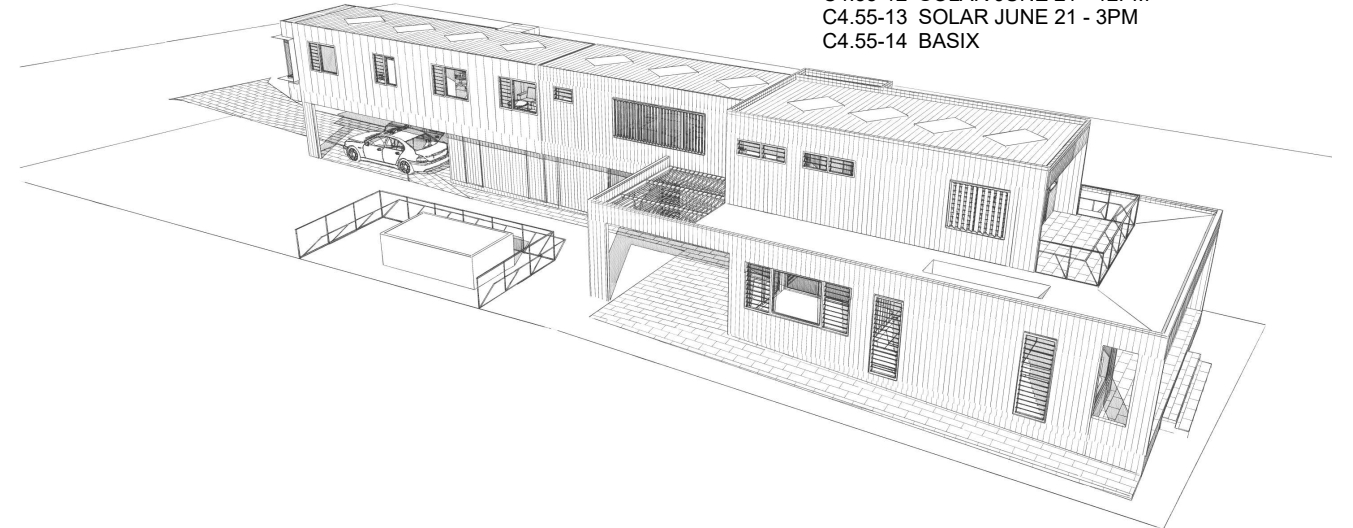




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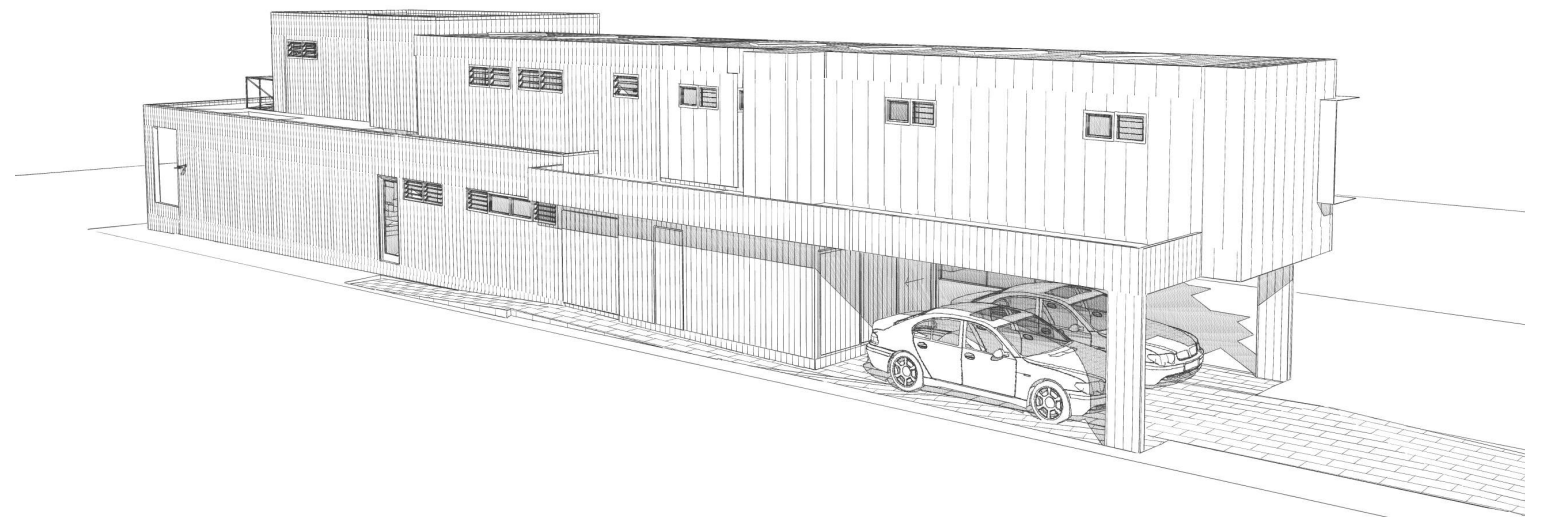
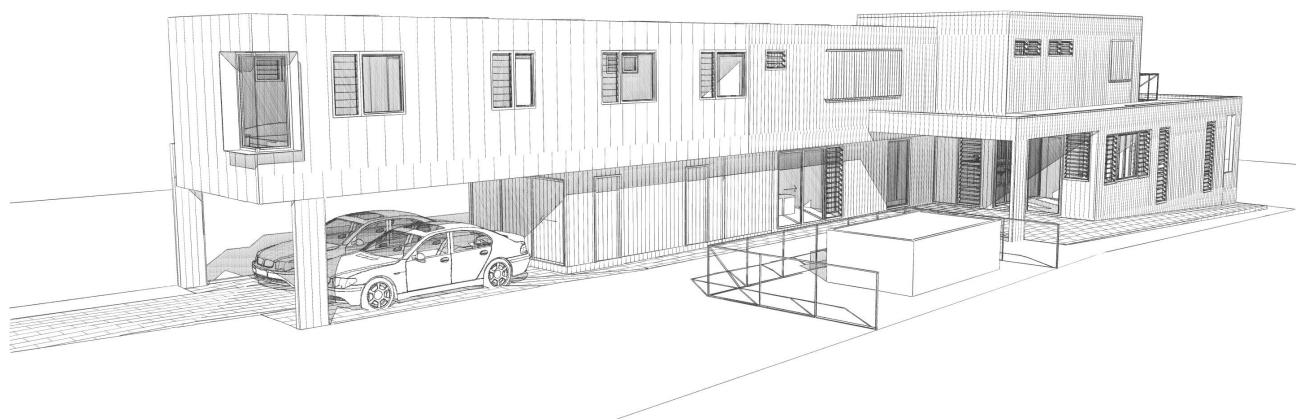


private residence

24 delecta ave, clareville

additions & alterations
C4.55 development application

architectural perspectives



STANDING
SEAM
MONUMENT
or similar



WINDOWS
POWDERCOATED
BLACK
or similar



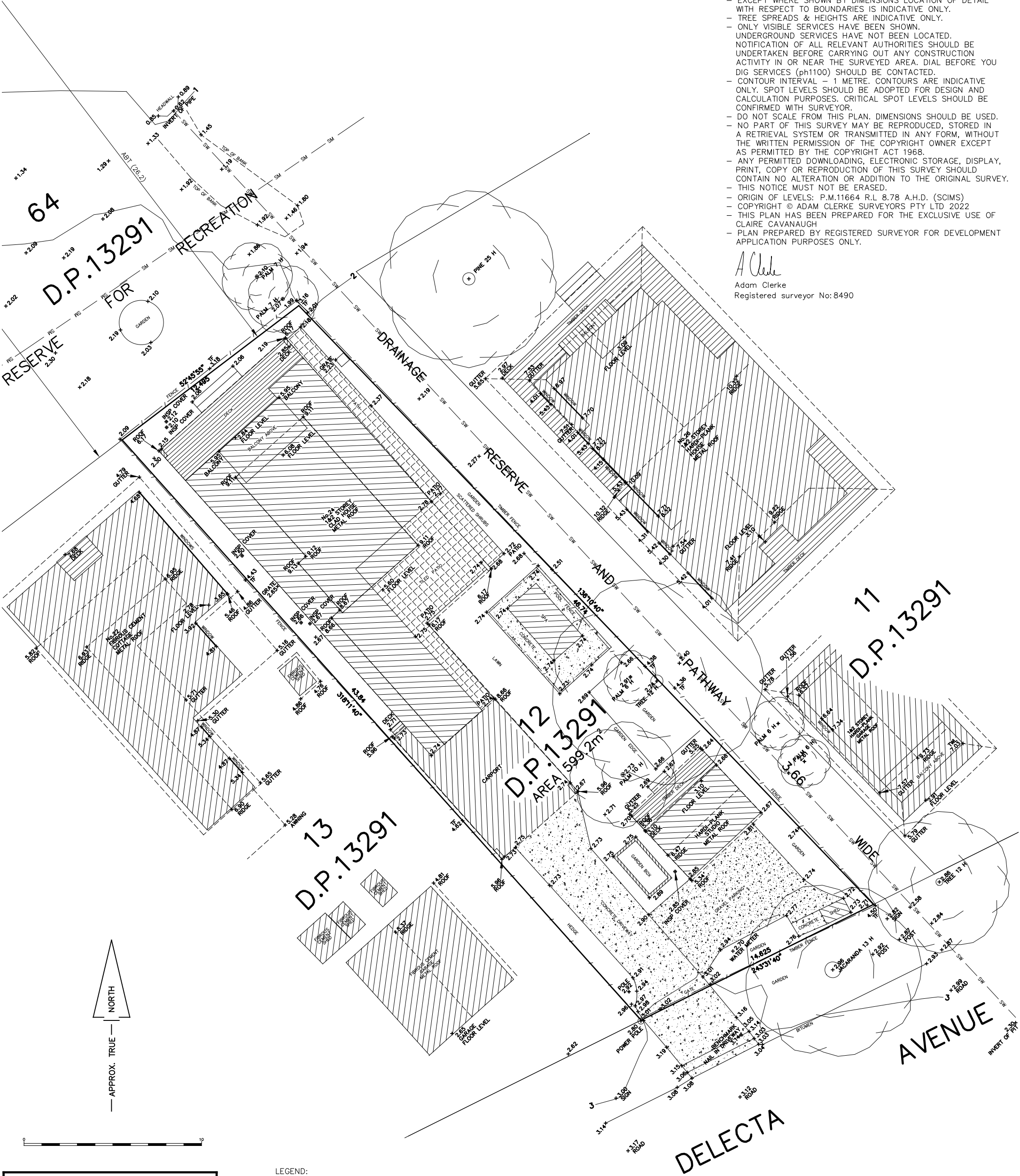
ROOF
METAL
WOODLAND
GREY
or similar



- NOTES:
- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES.
 - EXCEPT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN SHOWN. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph1100) SHOULD BE CONTACTED.
 - CONTOUR INTERVAL - 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - DO NOT SCALE FROM THIS PLAN. DIMENSIONS SHOULD BE USED.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.
 - ORIGIN OF LEVELS: P.M.11664 R.L 8.78 A.H.D. (SCIMS)
 - COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2022
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLAIRE CAVANAUGH
 - PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

Adam Clerke

Adam Clerke
Registered surveyor No:8490



LEGEND:

- TWL .. TOP OF WALL
- TF .. TOP OF FENCE
- / - FENCE
- SW - INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- SM - INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.
- SUBJECT LAND AFFECTED BY COVENANT (B959215)



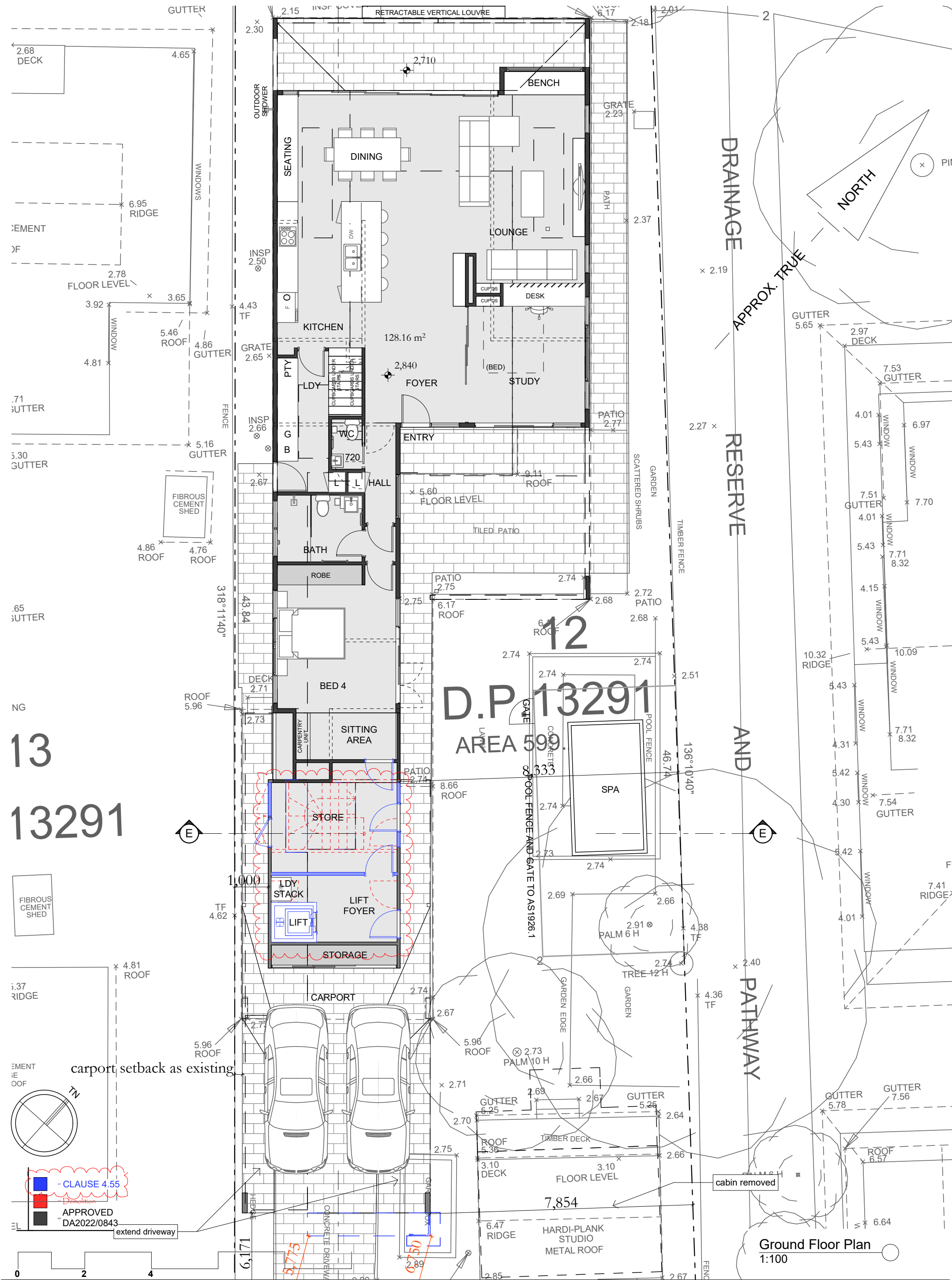
- INDICATIVE TREE SPREAD AND TRUNK DIAMETERS

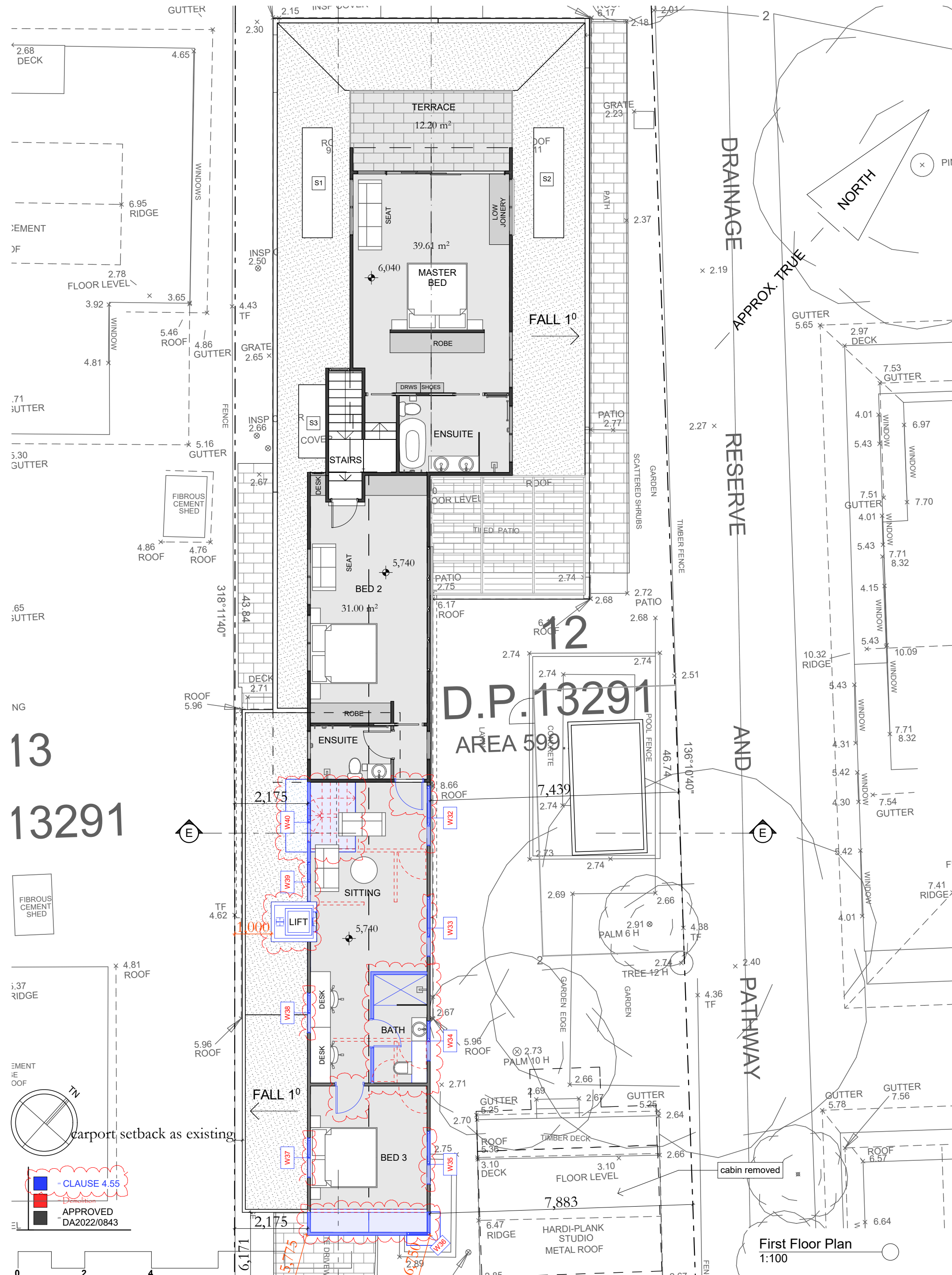
ADAM CLERKE SURVEYORS PTY LTD
Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
P.O. BOX 175 NEWPORT NSW 2106
TEL..9918 4111 E..adam@adamclerkesurvey.com.au

DETAILS AND LEVELS OVER
LOT 12 IN D.P. 13291

24 DELECTA AVENUE, CLAREVILLE

DATE... 31/03/22 REF... 9015C
SCALE...1:100(A1) DATUM...A.H.D







REV	DATE	DESCRIPTION

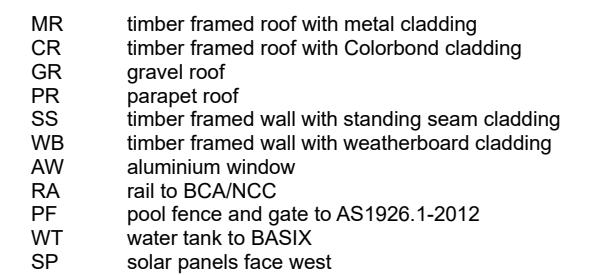
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 24 Delecta Avenue, Clareville, 2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2

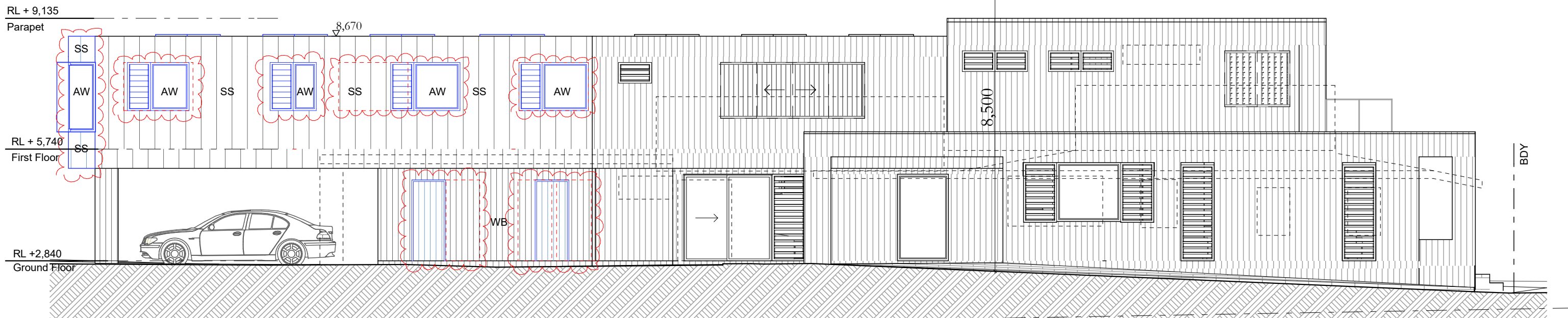
CLIENT: Private

STATUS: C4.55		
DATE: 241123	SCALE: 1:100@A3	PROJECT NUMBER: 1531
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-5		

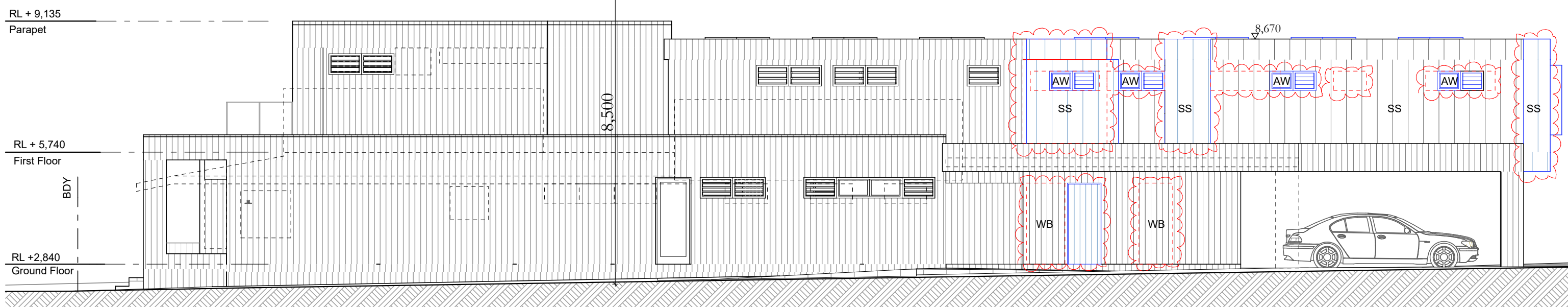


C4.55-7

REV	DATE	DESCRIPTION
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North East Elevation
1:100



South West Elevation
1:100

- MR timber framed roof with metal cladding
- CR timber framed roof with Colorbond cladding
- GR gravel roof
- PR parapet roof
- SS timber framed wall with standing seam cladding
- WB timber framed wall with weatherboard cladding
- AW aluminium window
- RA rail to BCA/NCC
- PF pool fence and gate to AS1926.1-2012
- WT water tank to BASIX
- SP solar panels face west





DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
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w : www.sketcharc.com.au

PROJECT: 24 Delecta Avenue, Clareville,
2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2

CLIENT: Private

- CLAUSE 4.55

= Demolition

= APPROVED

= DA2022/0843

STATUS: C4.55

DATE: 241123

STAGE: C4.55

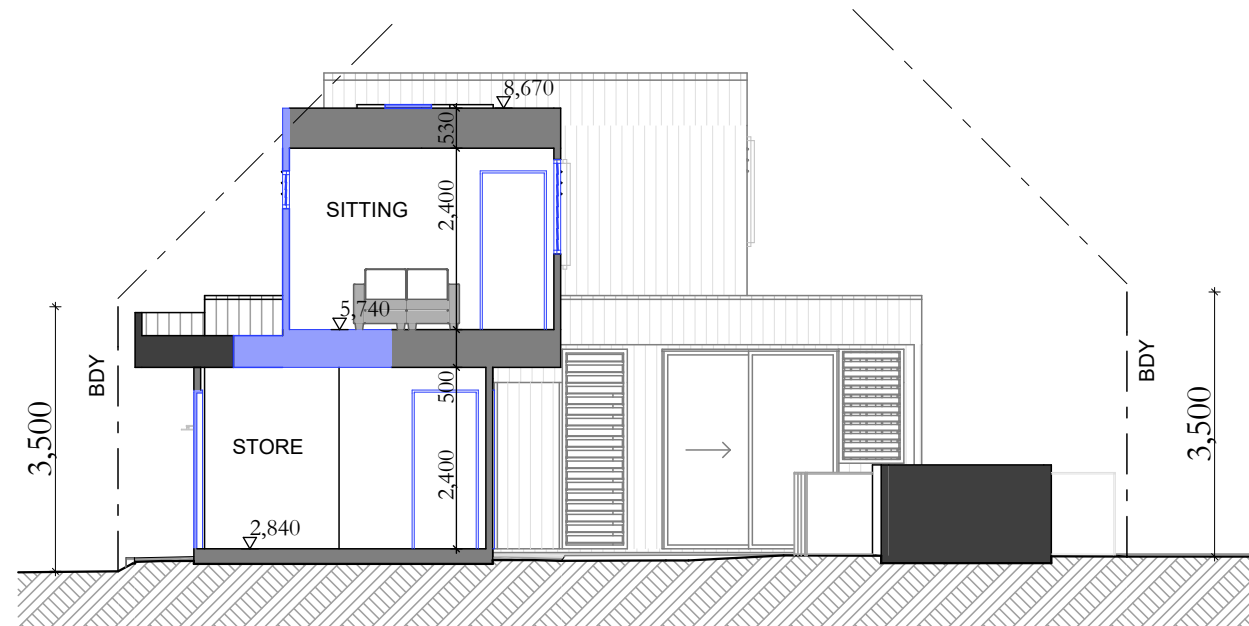
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SCALE: 1:100@A3

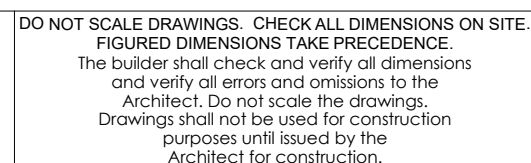
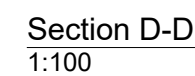
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1531

ISSUE:



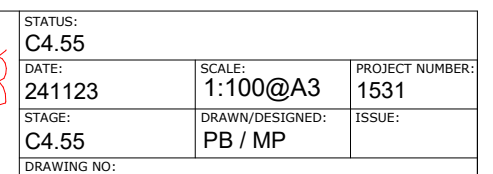
Section E-E
1:100



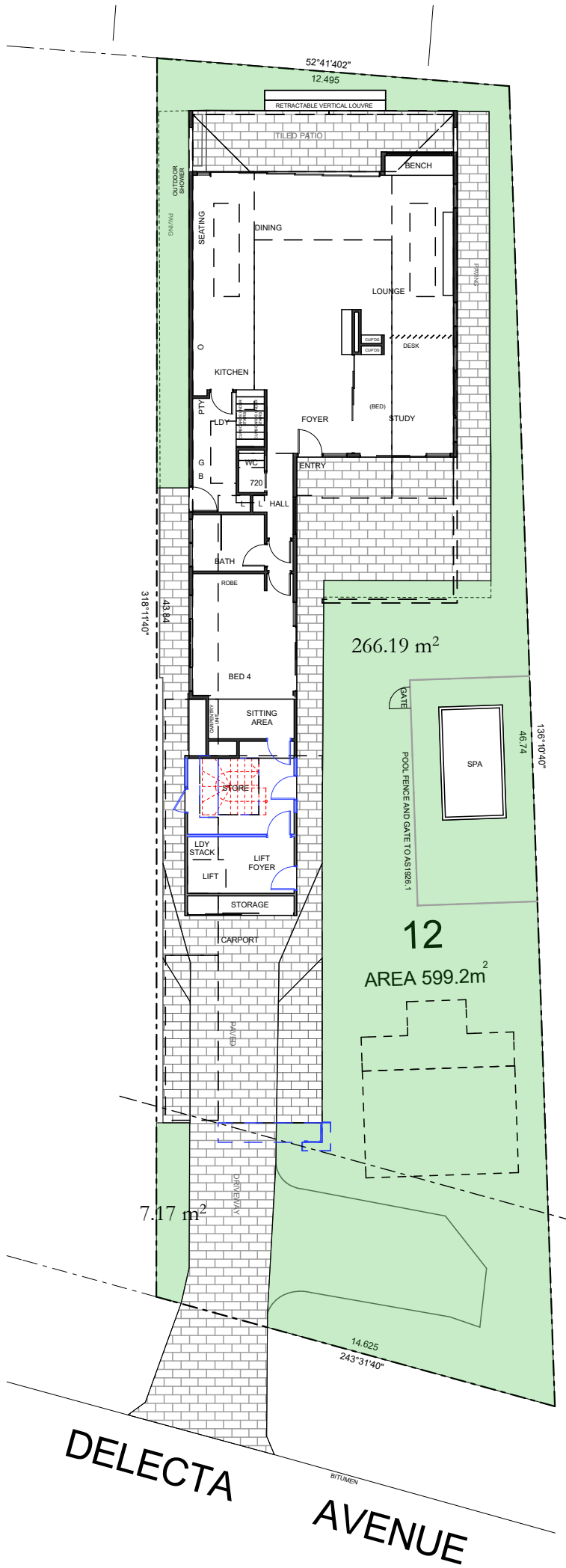
sketchArc
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w : www.sketcharc.com.au

CLIENT:

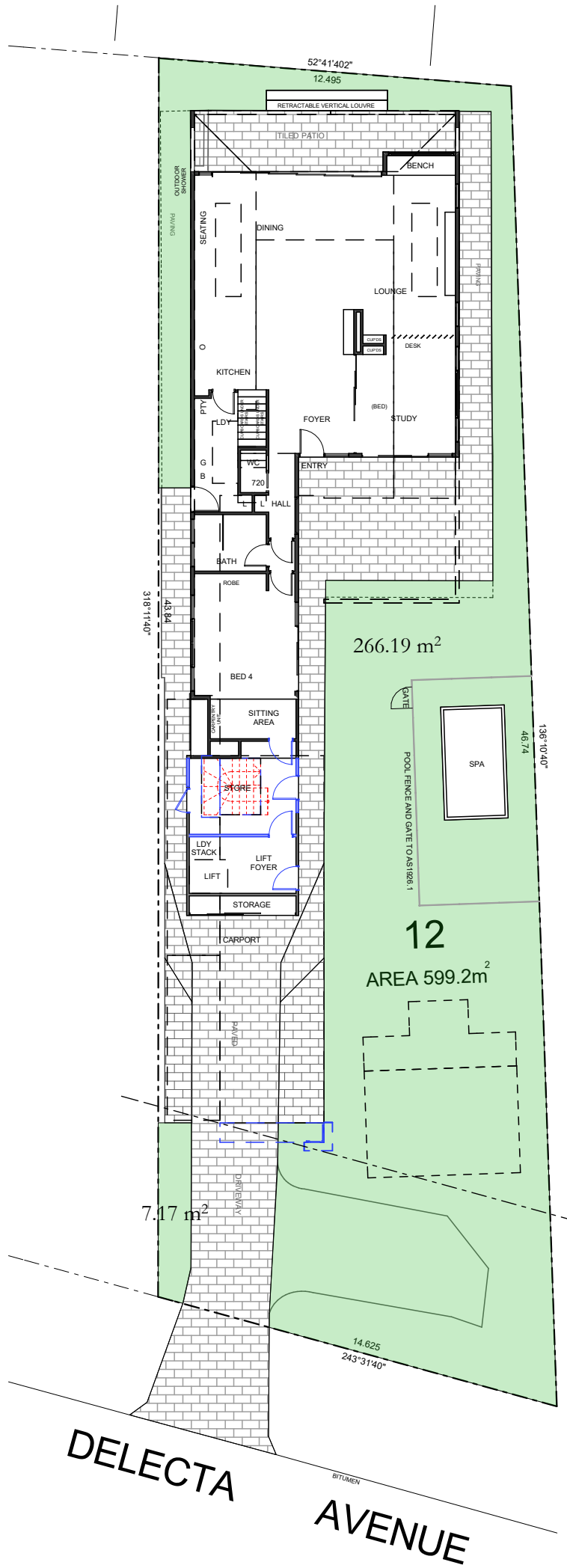
Private



DRAWING NO:
C4.55-9



LOS Existing
1:200



LOS Proposed
1:200

SITE AREA = 599.2m²

LANDSCAPED AREA MIN. 60% SITE AREA = 359.52m²

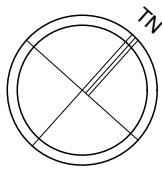


LANDSCAPED AREA EXISTING = 273.36m²



LANDSCAPED AREA PROPOSED = 273.36m²

NO CHANGE TO EXISTING LANDSCAPED AREA



 = CLAUSE 4.55
 = Demolition
 = APPROVED
DA2022/0843



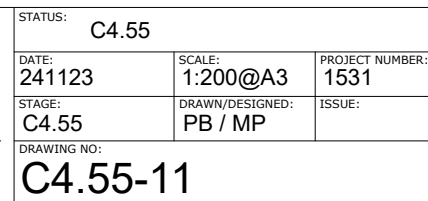
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

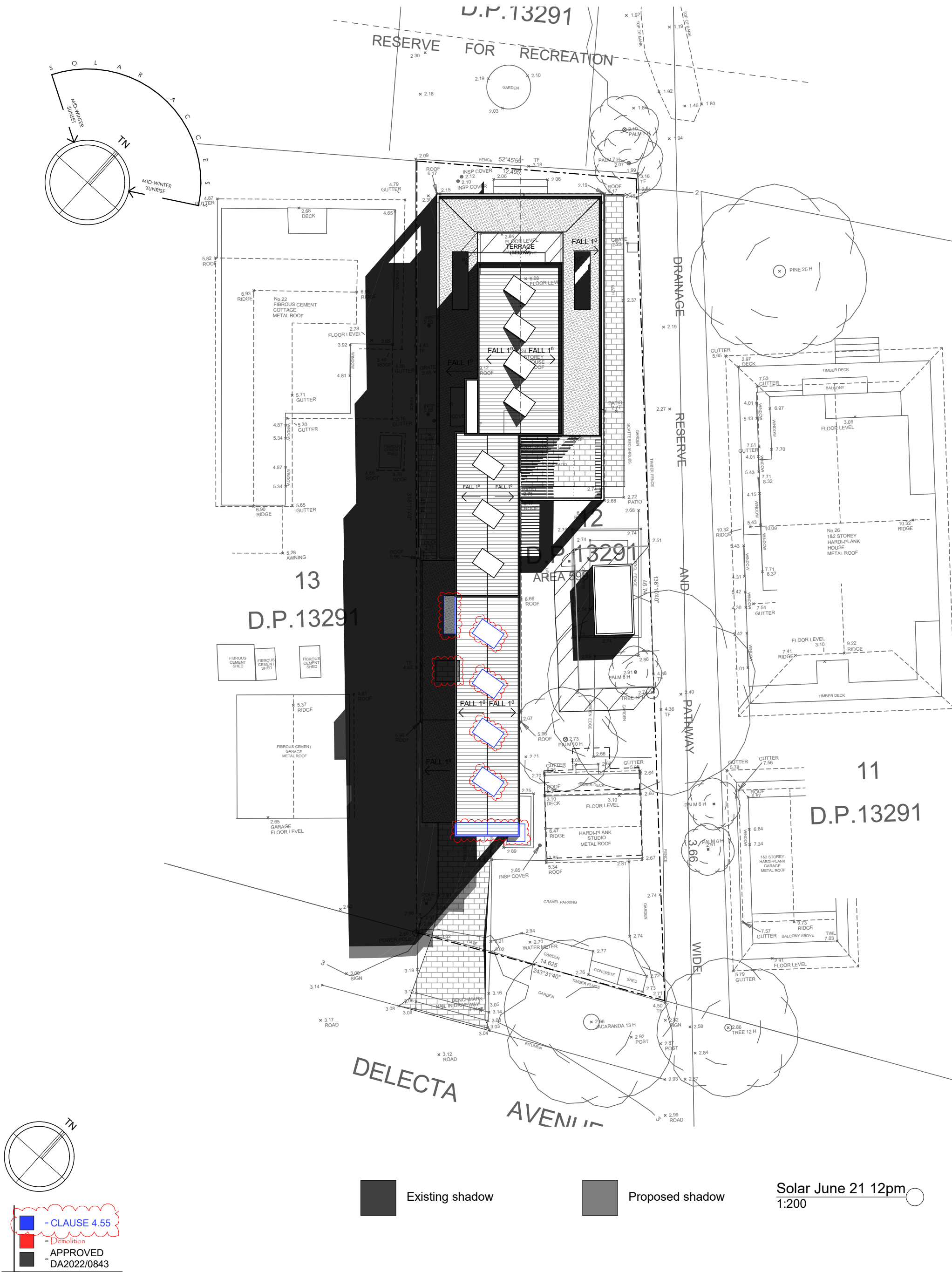
REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 24 Delecta Avenue, Clareville,
2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m²
CLIENT: Private

STATUS: C4.55		
DATE: 241123	SCALE: 1:200@A3	PROJECT NUMBER: 1531
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: C4.55-10		





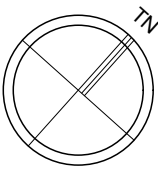
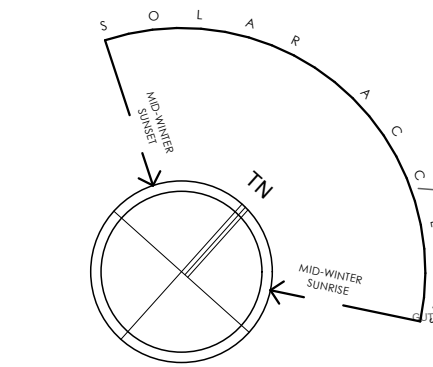
Signature: *Sr.*

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PROJECT: 24 Delecta Avenue, Clareville, 2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2
CLIENT: Private

STATUS: C4.55
DATE: 241123
STAGE: C4.55
DRAWING NO: C4.55-12
SCALE: 1:200@A3
DRAWN/DESIGNED: PB / MP
PROJECT NUMBER: 1531
ISSUE:



- CLAUSE 4.55
= Demolition
APPROVED
= DA2022/0843

D.P.13291
RESERVE FOR RECREATION

13
D.P.13291

11
D.P.13291

DELECTA AVENUE

Existing shadow
Proposed shadow

Solar June 21 3pm
1:200

	The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.			sketchArc Po Box 377 Manly 1655 m : 0422 521 871 e : power@sketcharc.com.au w : www.sketcharc.com.au	PROJECT: 24 Delecta Avenue, Clareville, 2107, NSW Alterations & Additions Lot 12 DP 13291 - 599.2m2 CLIENT: Private	STATUS: C4.55		
	REV	DATE	DESCRIPTION			DATE: 241123	SCALE: 1:200@A3	PROJECT NUMBER: 1531
						STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:

C4.55-13

Alterations and Additions

Certificate number: A444085_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 A444085_02 lodged with the consent authority or certifier on with application PAN-225332.

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: Thursday, 23 November 2023
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.		✓	

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	N/A		
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A		
floor above existing dwelling or building.	nil	N/A		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
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	24 Delecta DA_02_03
Street address	24 DELECTA AVENUE - CLAREVILLE 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 13291
Lot number	12
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 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: Bodill Ventures Pty Ltd	
ABN (if applicable): 13615431797	

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			
W32	NE	2.25	12	2.7	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W33	NE	2.25	12	1.6	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W34	NE	1.5	12	2.7	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W35	NE	2	12	3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W36	S	2.52	0	0	none	improved aluminium, single clear, (U-value: 6.44, 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			
W37	SW	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W38	SW	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W39	SE	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W40	SW	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

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.



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.
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REV	DATE	DESCRIPTION

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m : 0422 521 871
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w : www.sketcharc.com.au

PROJECT: 24 Delecta Avenue, Clareville, 2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2

CLIENT: Private

 = CLAUSE 4.55

 = Demolition

 = APPROVED

 = DA2022/0843

STATUS: C4.55

DATE: 241123	SCALE: 1:100@A3	PROJECT NUMBER: 1531
STAGE: C4.55	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO: C4.55-14