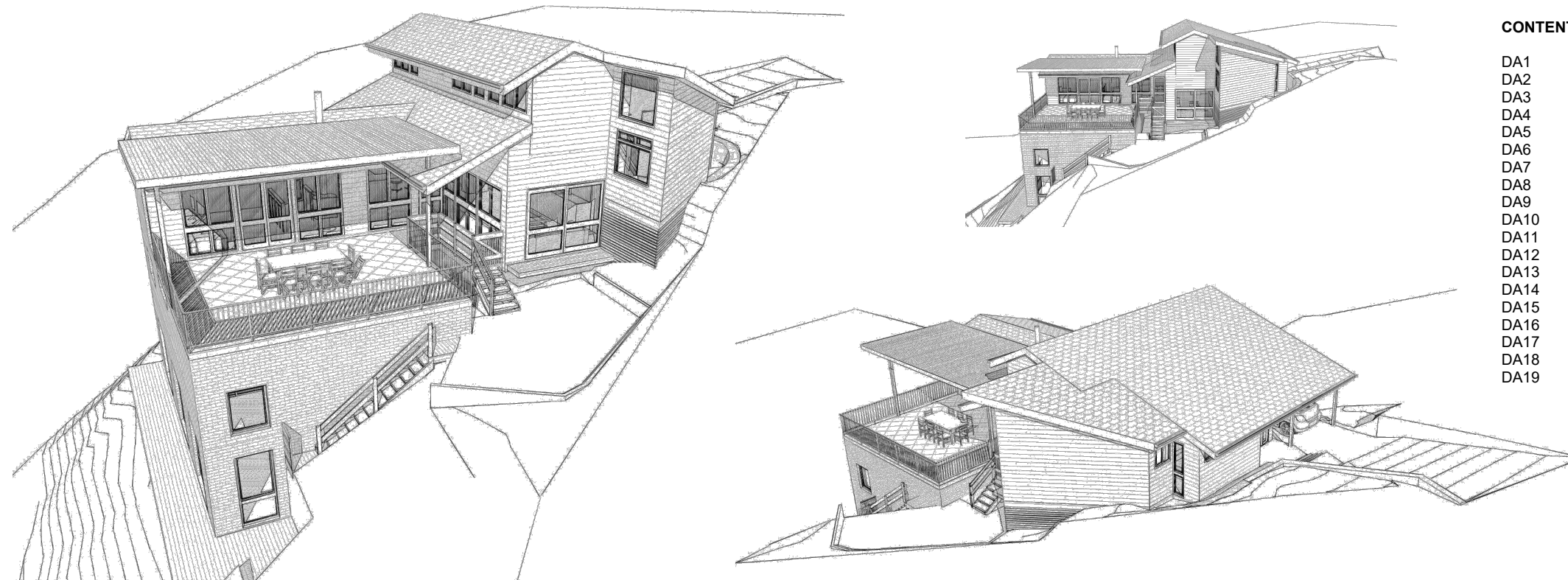




CONTENTS

DA1	PERSPECTIVES
DA2	SURVEY
DA3	SITE ANALYSIS, WASTE MANAGEMENT & CONCEPT STORMWATER PLAN
DA4	LOWER STORE FLOOR PLAN
DA5	UPPER STORE FLOOR PLAN
DA6	GROUND FLOOR PLAN
DA7	FIRST FLOOR PLAN
DA8	ROOF PLAN
DA9	ELEVATIONS, NE
DA10	ELEVATIONS, SW
DA11	ELEVATIONS, NW
DA12	ELEVATIONS, SE
DA13	SECTIONS A-A
DA14	SECTIONS B-B
DA15	LANDSCAPED AREA PLAN
DA16	SOLAR4 JUNE 21 - 9AM
DA17	SOLAR4 JUNE 21 - 12PM
DA18	SOLAR4 JUNE 21 - 3PM
DA19	BASIX

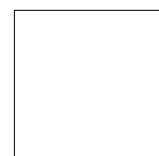
private residence

21 dresden ave, beacon hill

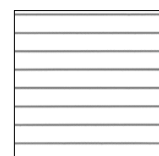
alterations & additions
development application

architectural perspectives

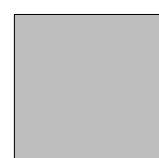
WINDOWS
WHITE
or similar
to match existing



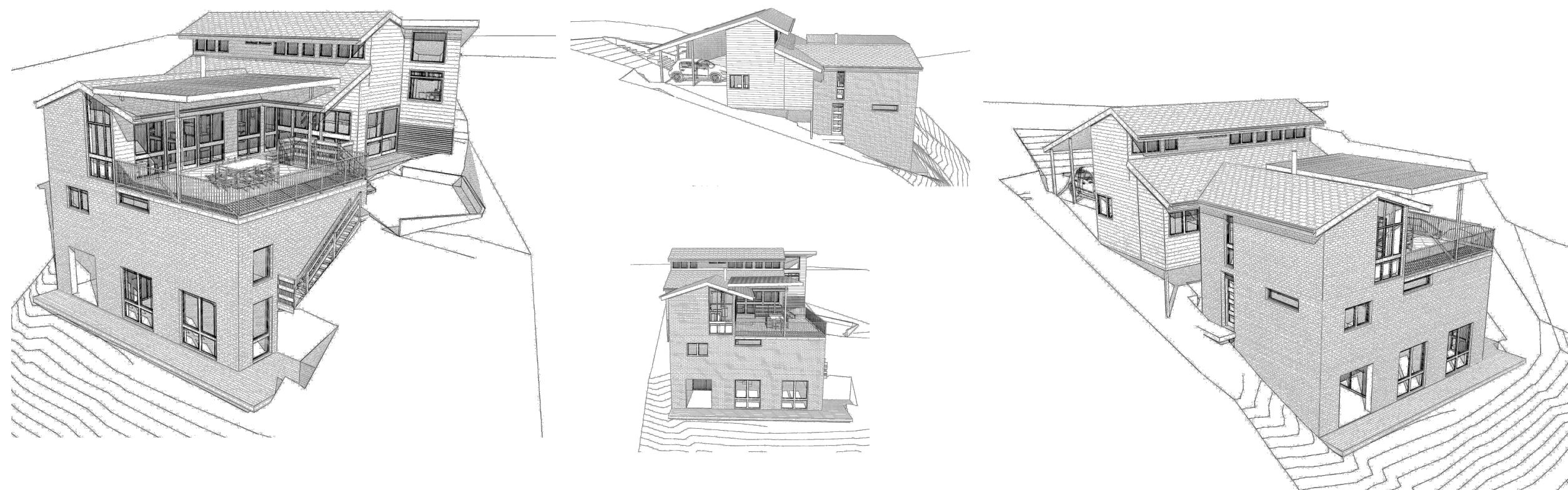
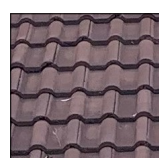
WEATHERBOARD
WHITE
or similar
to match existing



ROOF
COLORBOND
SHALE GREY
or similar



ROOF
TILES
or similar
to match existing



P

PROPOSED

POS

PRIVATE OPEN SPACE (EXISTING)

ED

EXISTING DWELLING

MS

MATERIAL STOCKPILE

95.51

EXISTING LEVELS

CAR ENTRY POINT

HARDSTAND AREA

BOUNDARY

WM

WASTE MANAGEMENT

Site Analysis, Waste Management, Concept Stormwater Plan
1:200

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

Plan A

info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

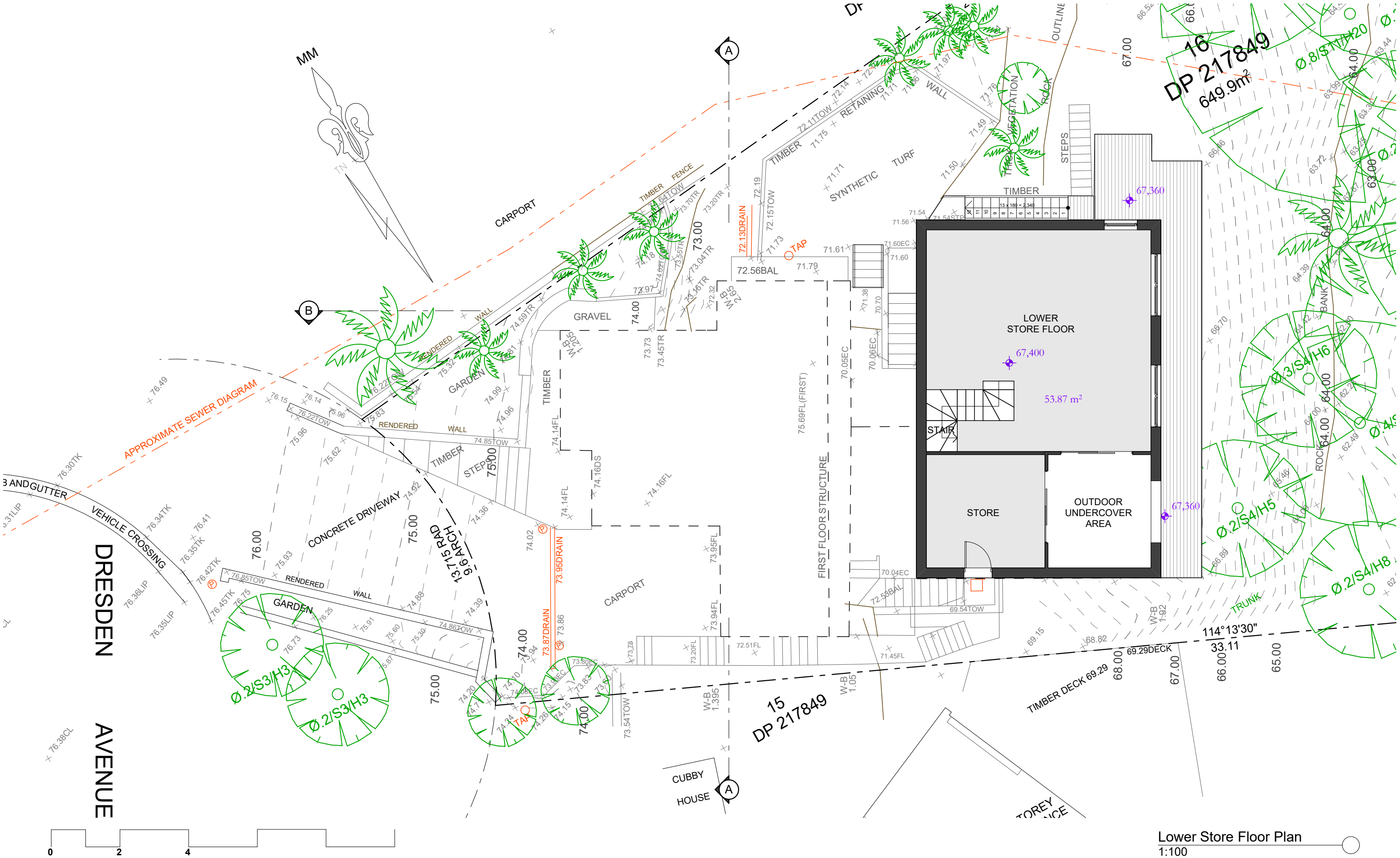
CLIENT:
Private

= Proposed Work

= Demolition

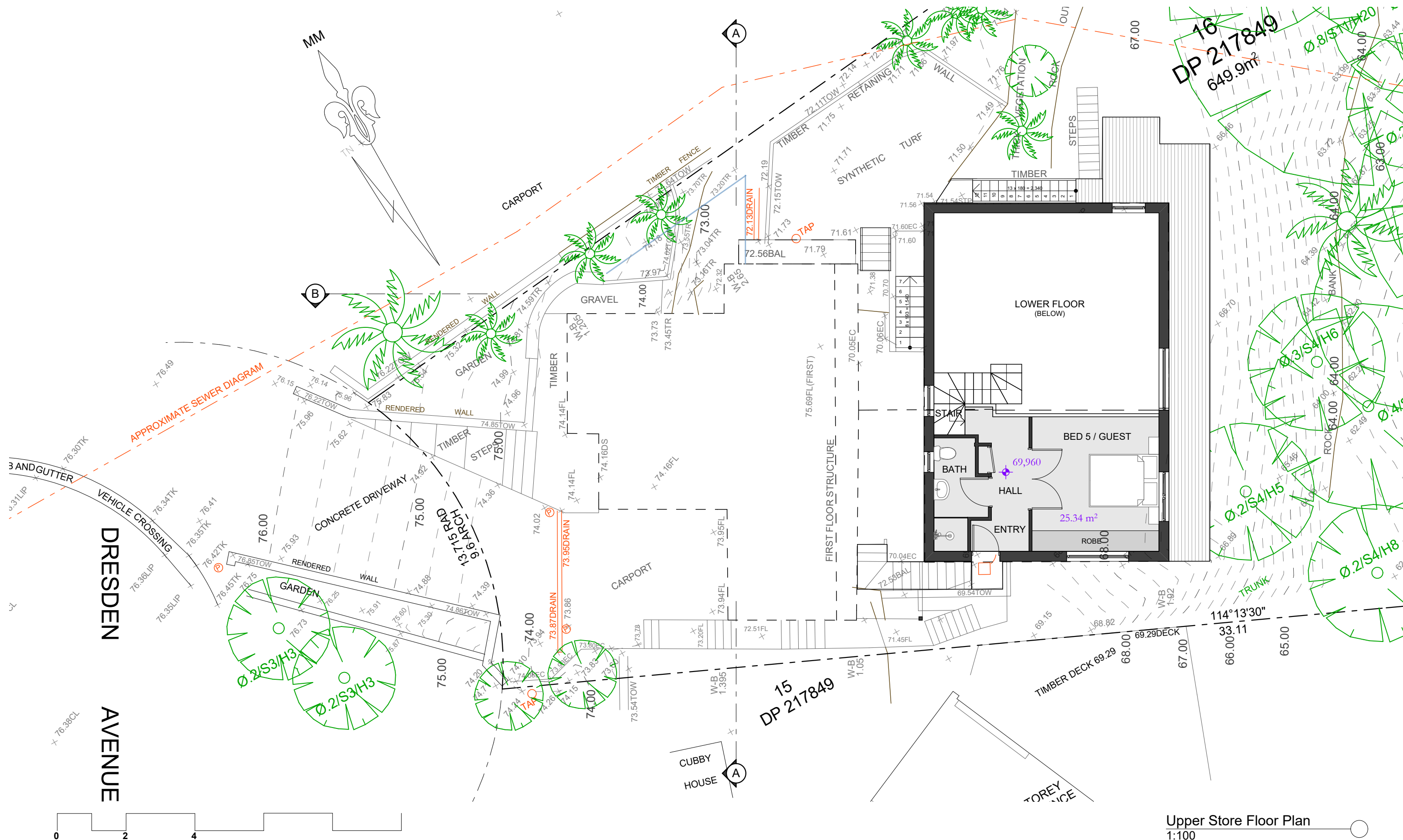
= Existing

STATUS: DA		
DATE: 250920	SCALE: 1:200@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA3		

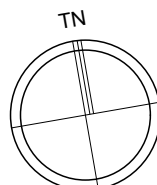


Lower Store Floor Plan
1:100

PA TN			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. 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.			Plan A info@plansA.com.au			PROJECT: 21 Dresden Ave, Beacon Hill, 2100, NSW Additions & Alterations LOT 16 in DP217849 - 649.9m2			STATUS: DA DATE: 250920 STAGE: DA DRAWING NO: DA4		
REV			DATE			DESCRIPTION			CLIENT: Private			SCALE: 1:100@A3 DRAWN/DESIGNED: PB / MP PROJECT NUMBER: 2022 ISSUE:		



Upper Store Floor Plan
1:100



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

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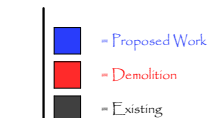
REV	DATE	DESCRIPTION
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Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:

Private



STATUS:	DA
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DATE:
250920

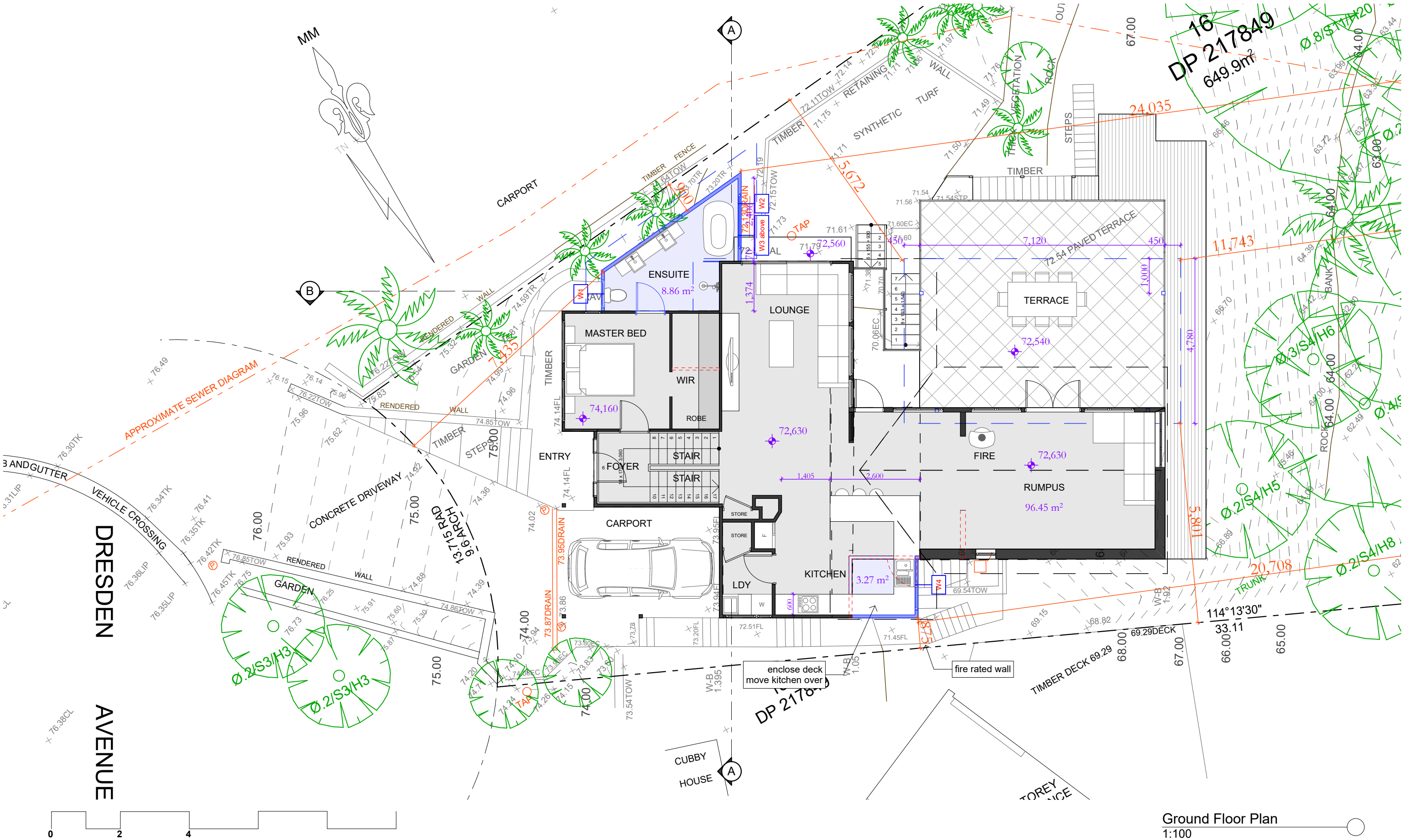
STAGE:
DA

DRAWING NO:

DA5

SCALE: 1:100@A3	PROJECT NUMBER: 2022
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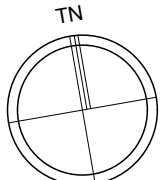
ISSUE:



16
DP 217849
649.9m²

DP 217849

Ground Floor Plan
1:100



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

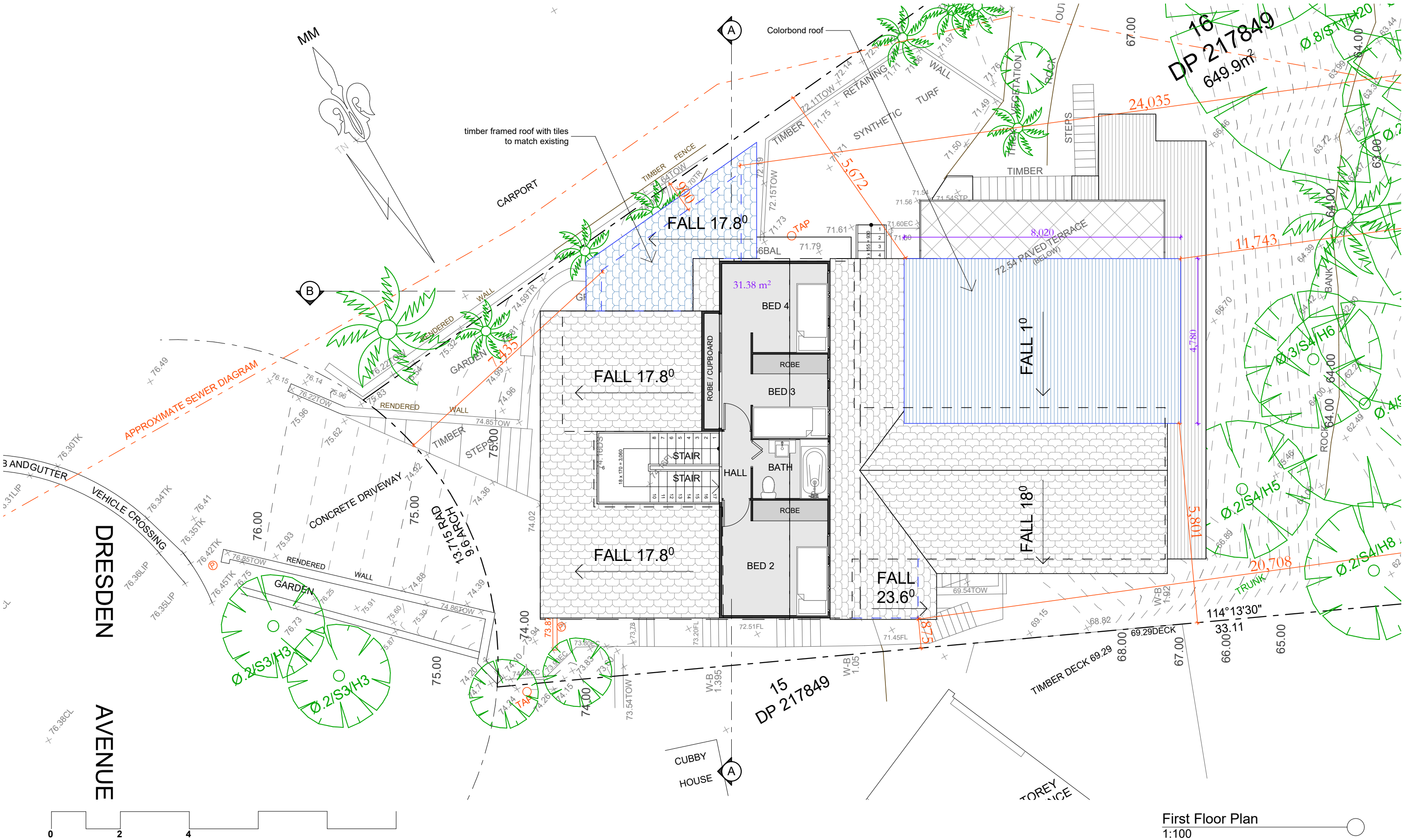
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m²

CLIENT:
Private

- Proposed Work
- Demolition
- Existing

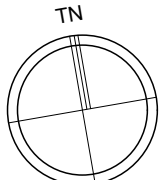
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STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA6		



16
DP 217849
649.9m²

15
DP 217849

First Floor Plan
1:100



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REV	DATE	DESCRIPTION

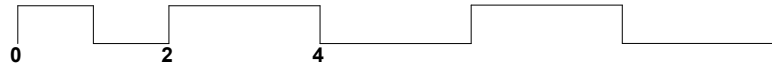
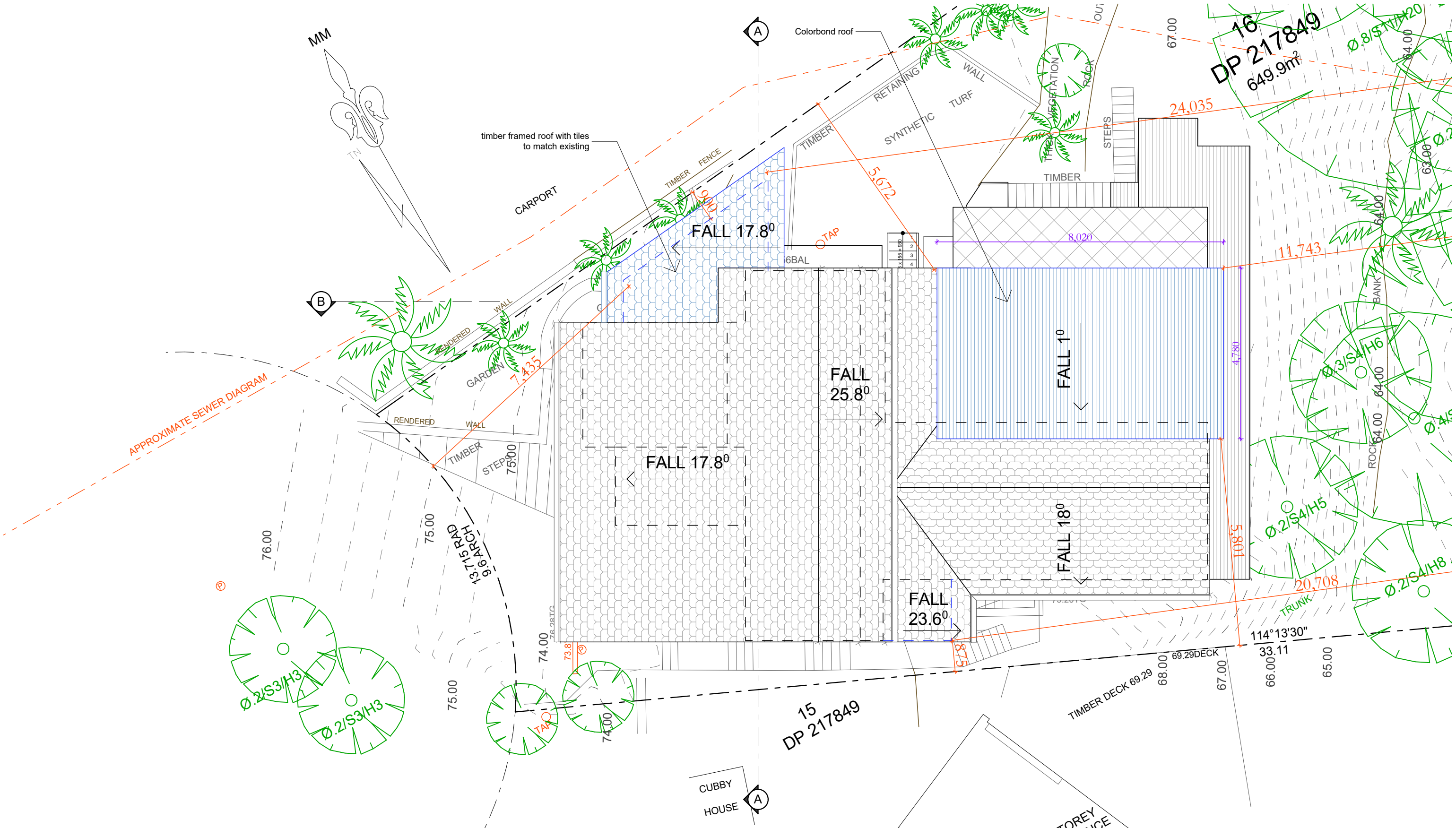
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m²

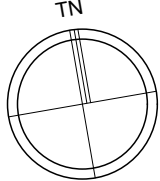
CLIENT:
Private

- = Proposed Work
- = Demolition
- = Existing

STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		



Roof Plan
1:100



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

Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill, 2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT: Private

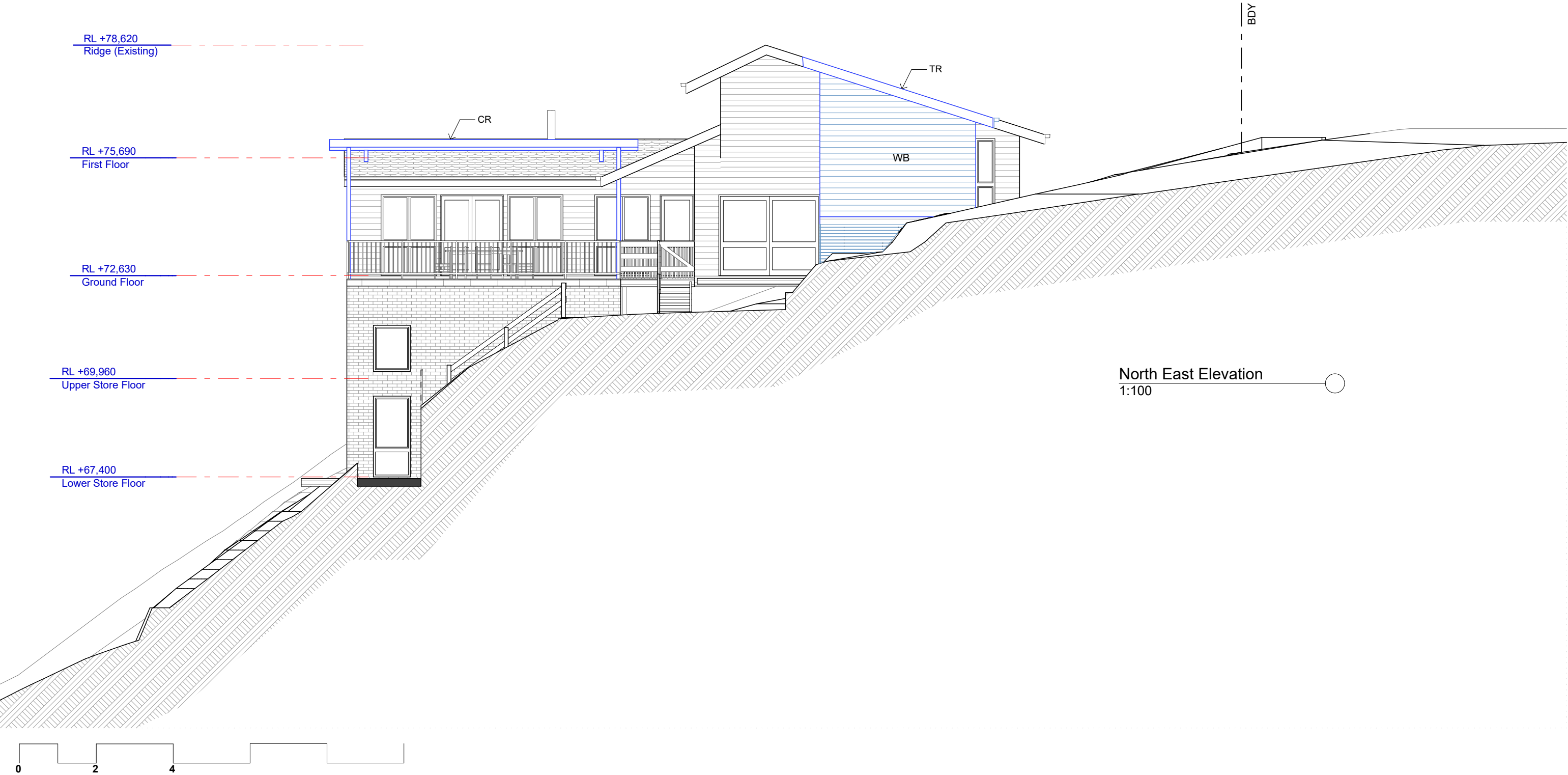
= Proposed Work
= Demolition
= Existing

STATUS: DA
DATE: 250920
STAGE: DA
DRAWING NO: DA8

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 2022
ISSUE:

TP timber framed roof with tile cladding to match existing
WB timber framed wall with weatherboard cladding to match existing
AW aluminium window
CR Colorbond roof



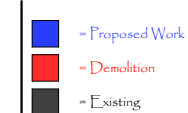
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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Architect for construction.

REV	DATE	DESCRIPTION

Plan A
info@plansA.com.au

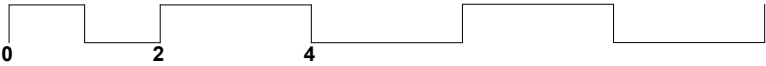
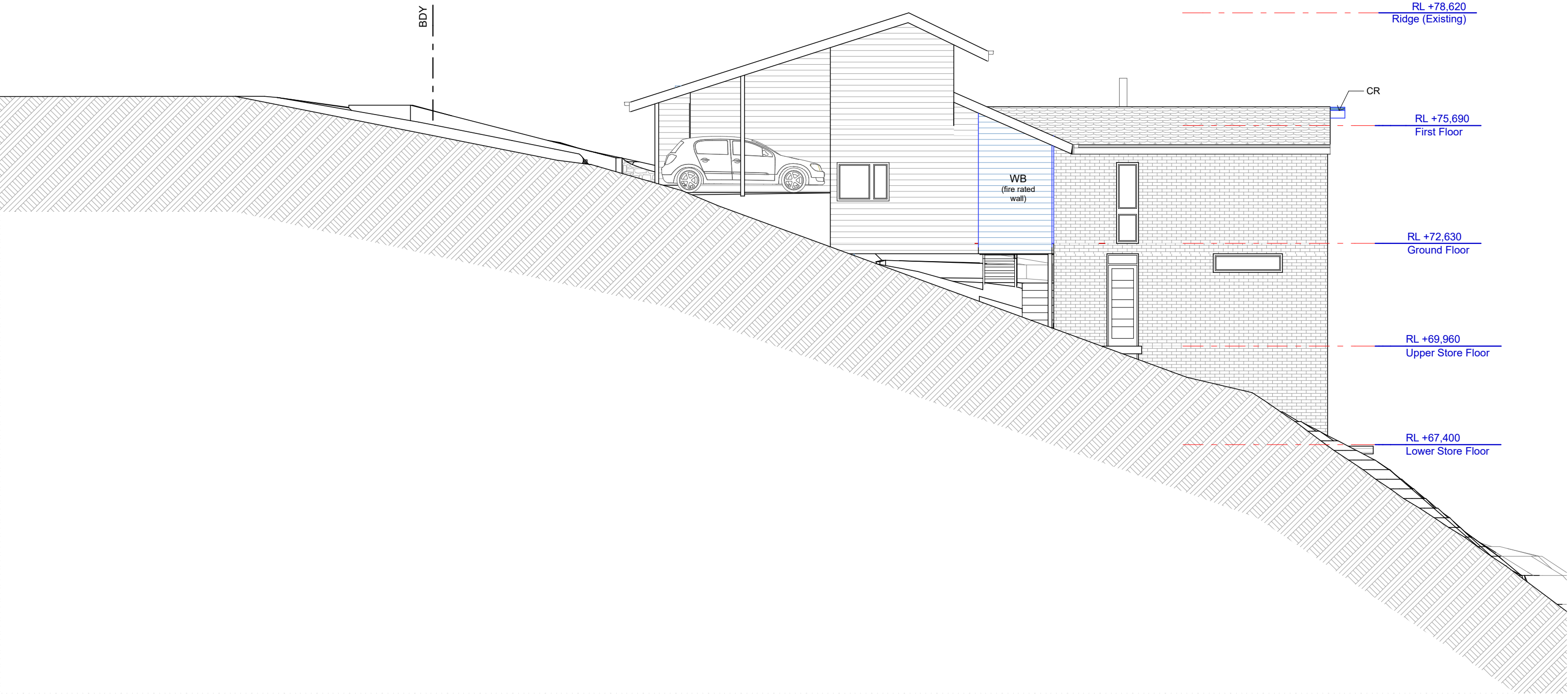
PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private



STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA9		

- TP timber framed roof with tile cladding to match existing
WB timber framed wall with weatherboard cladding to match existing
AW aluminium window
CR Colorbond roof



South West Elevation
1:100



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REV	DATE	DESCRIPTION

Plan A

info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private

- = Proposed Work
- = Demolition
- = Existing

STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA10		

- TP

WB

AW

CR
- timber framed roof with tile cladding to match existing

timber framed wall with weatherboard cladding to match existing

aluminium window

Colorbond roof

RL +78,620

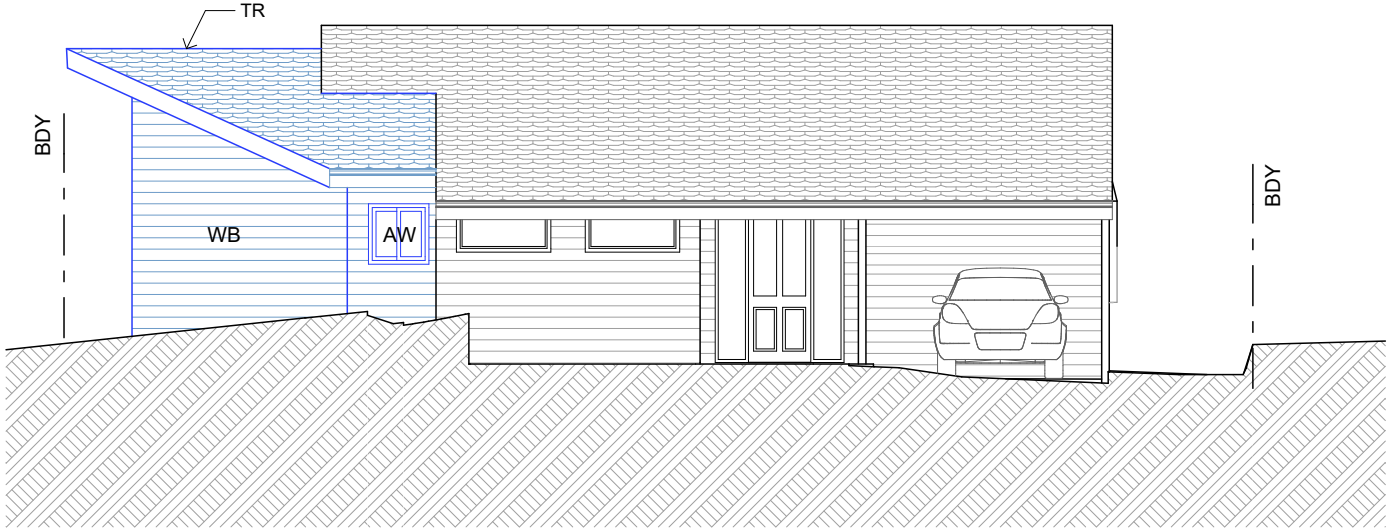
Ridge (Existing)

RL +75,690

First Floor

RL +72,630

Ground Floor



North West Elevation

1:100



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

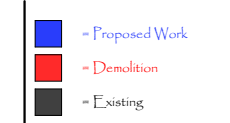
Plan A

info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

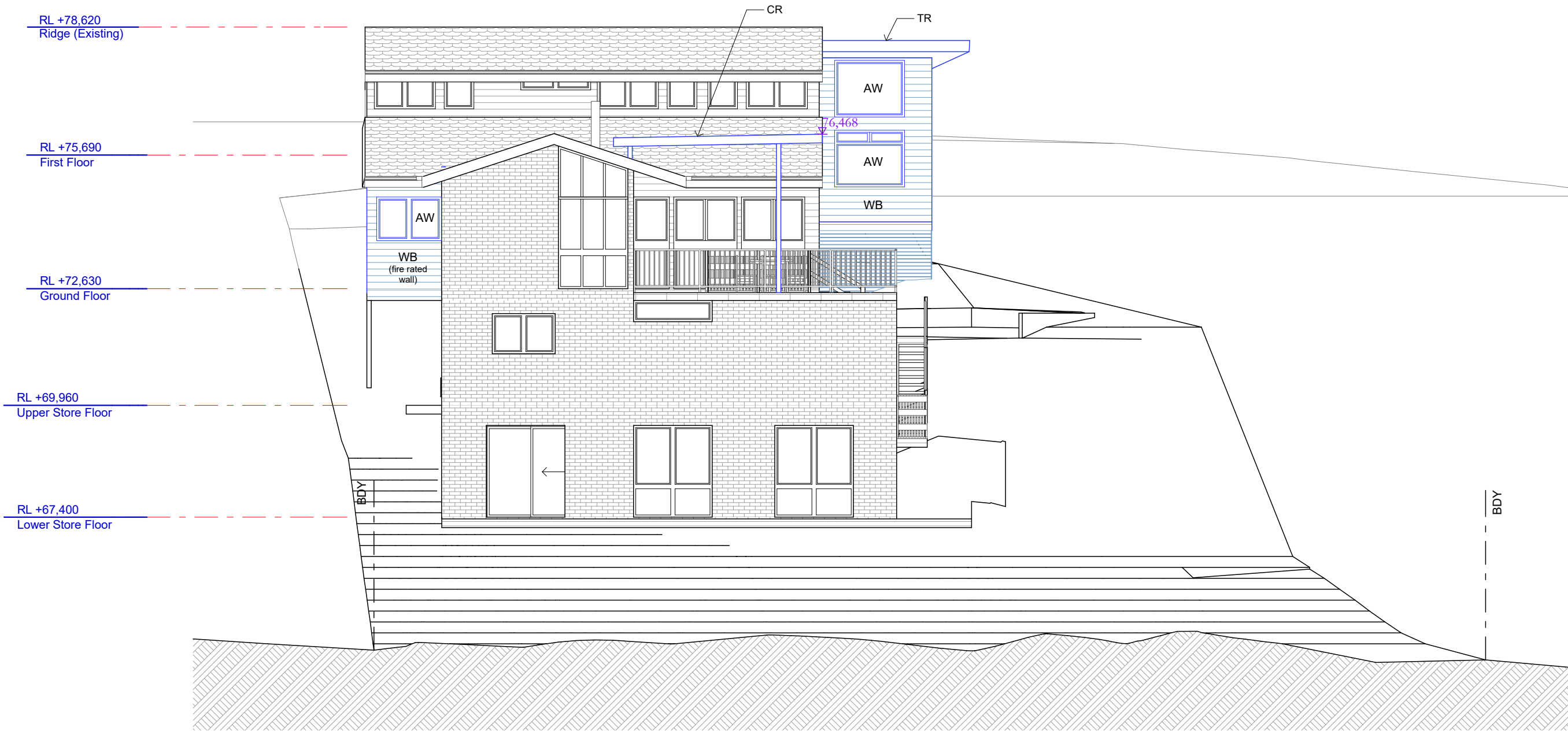
CLIENT:

Private



STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA11		

- TP
- WB
- AW
- CR
- timber framed roof with tile cladding to match existing
- timber framed wall with weatherboard cladding to match existing
- aluminium window
- Colorbond roof



South East Elevation
1:100



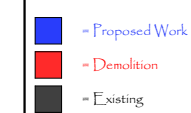
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
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REV	DATE	DESCRIPTION

Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private

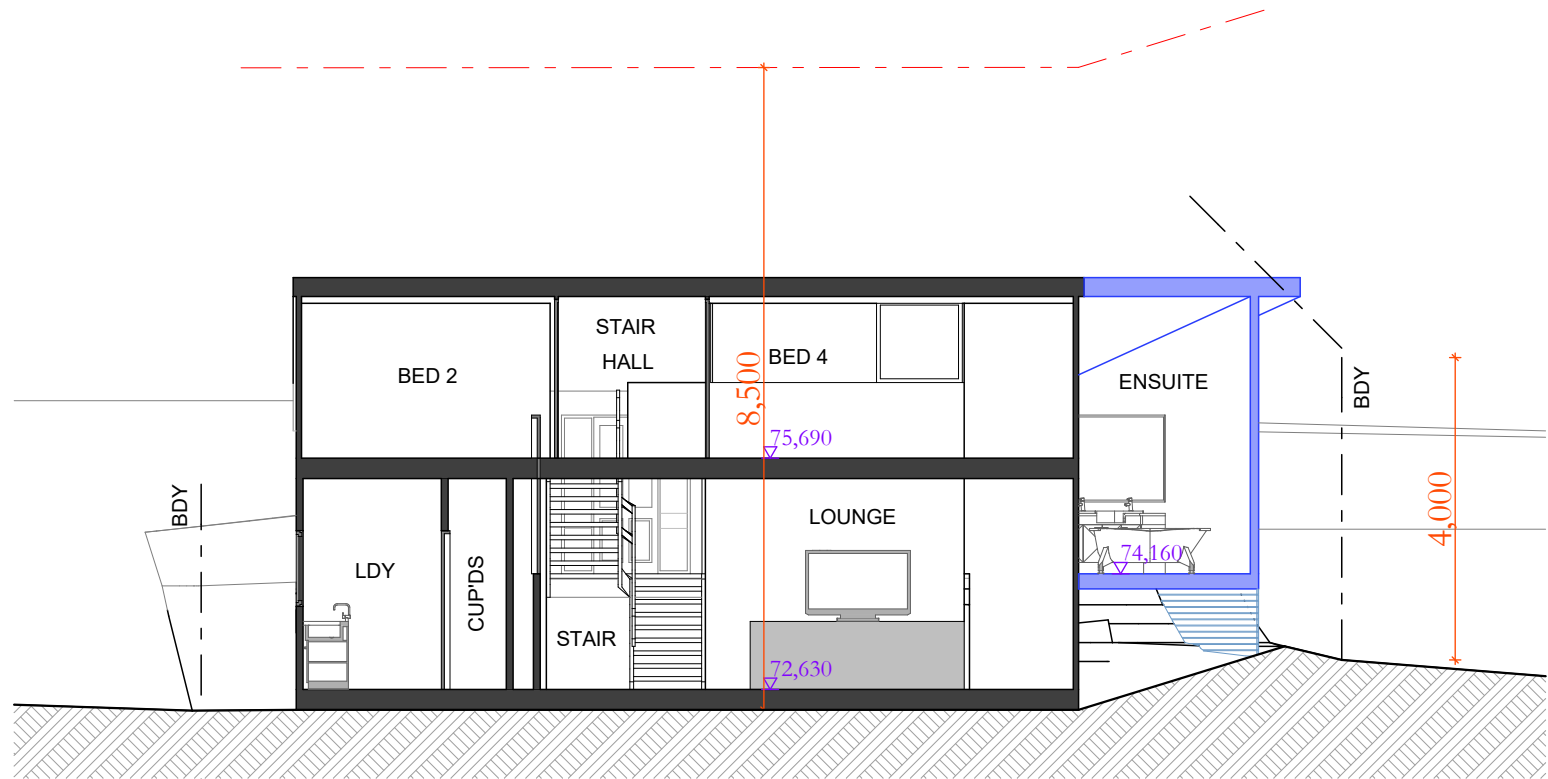


STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA12		

RL +78,620
Ridge (Existing)

RL +75,690
First Floor

RL +72,630
Ground Floor



Section A-A
1:100



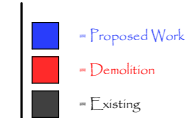
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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REV	DATE	DESCRIPTION

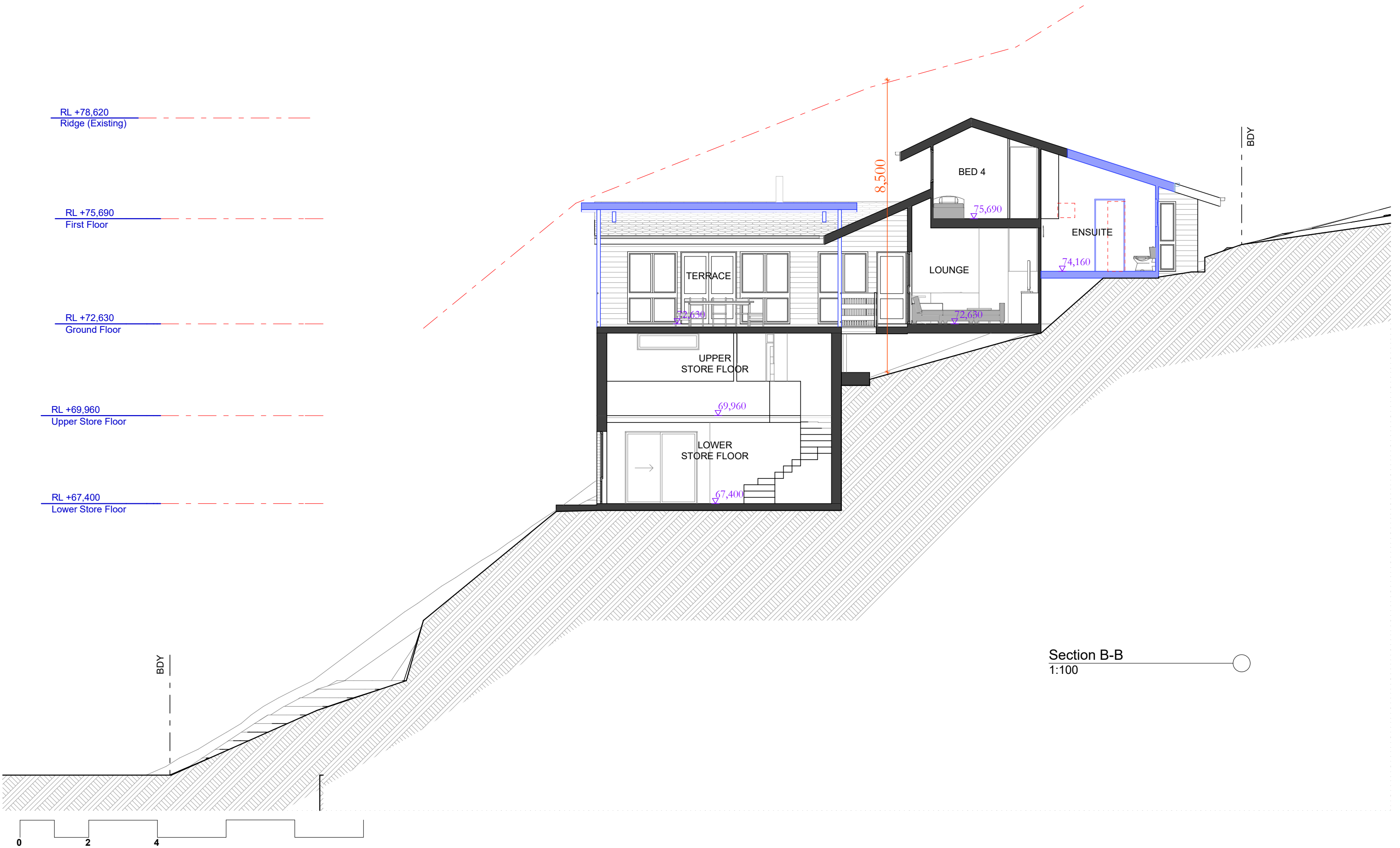
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private



STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA13		



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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Architect for construction.

REV	DATE	DESCRIPTION

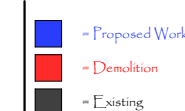
Plan A

info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:

Private



STATUS: DA		
DATE: 250920	SCALE: 1:100@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA14		

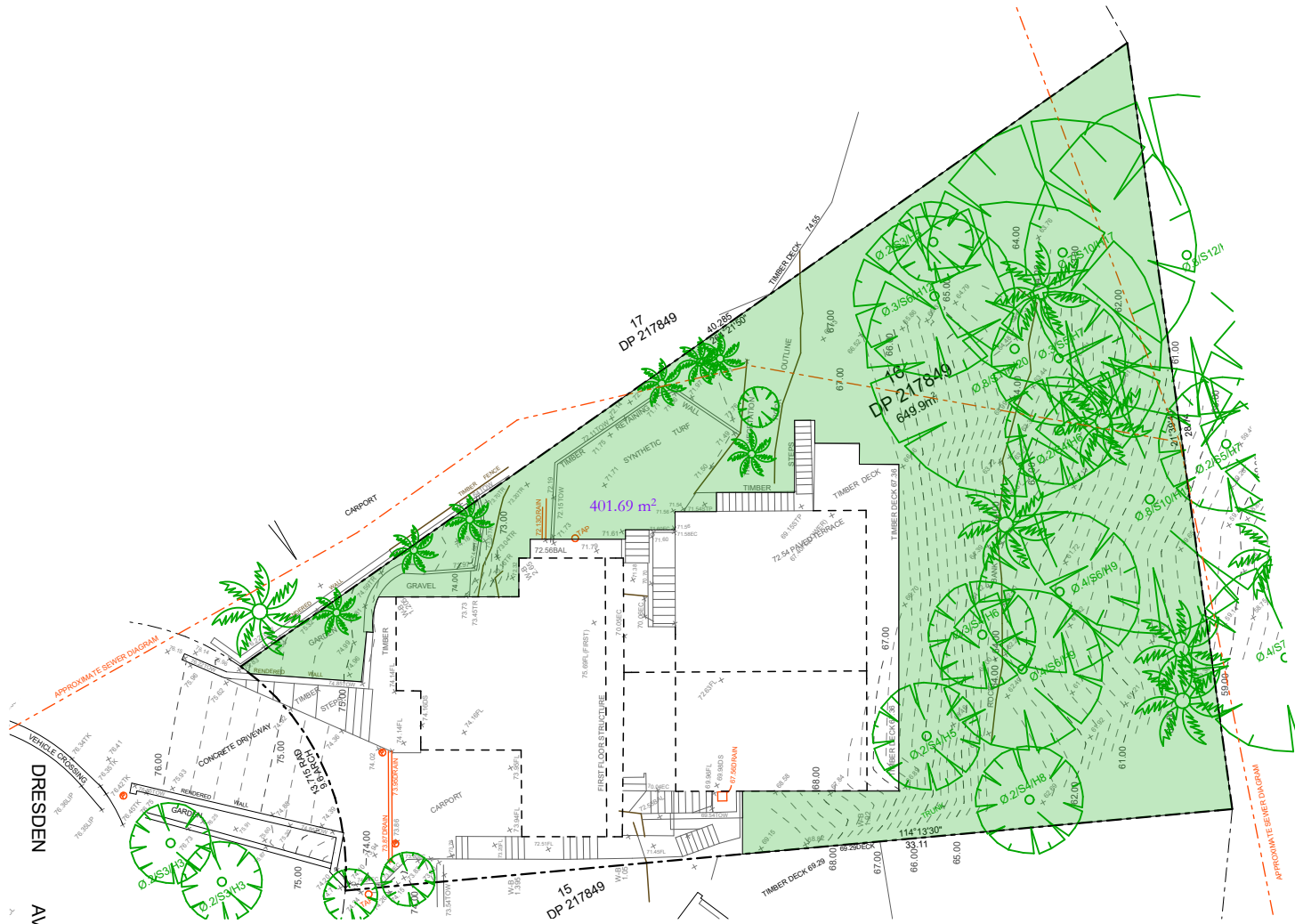
SITE AREA = 649.9m²

LANDSCAPED AREA MIN. 40% SITE AREA = 259.96m²

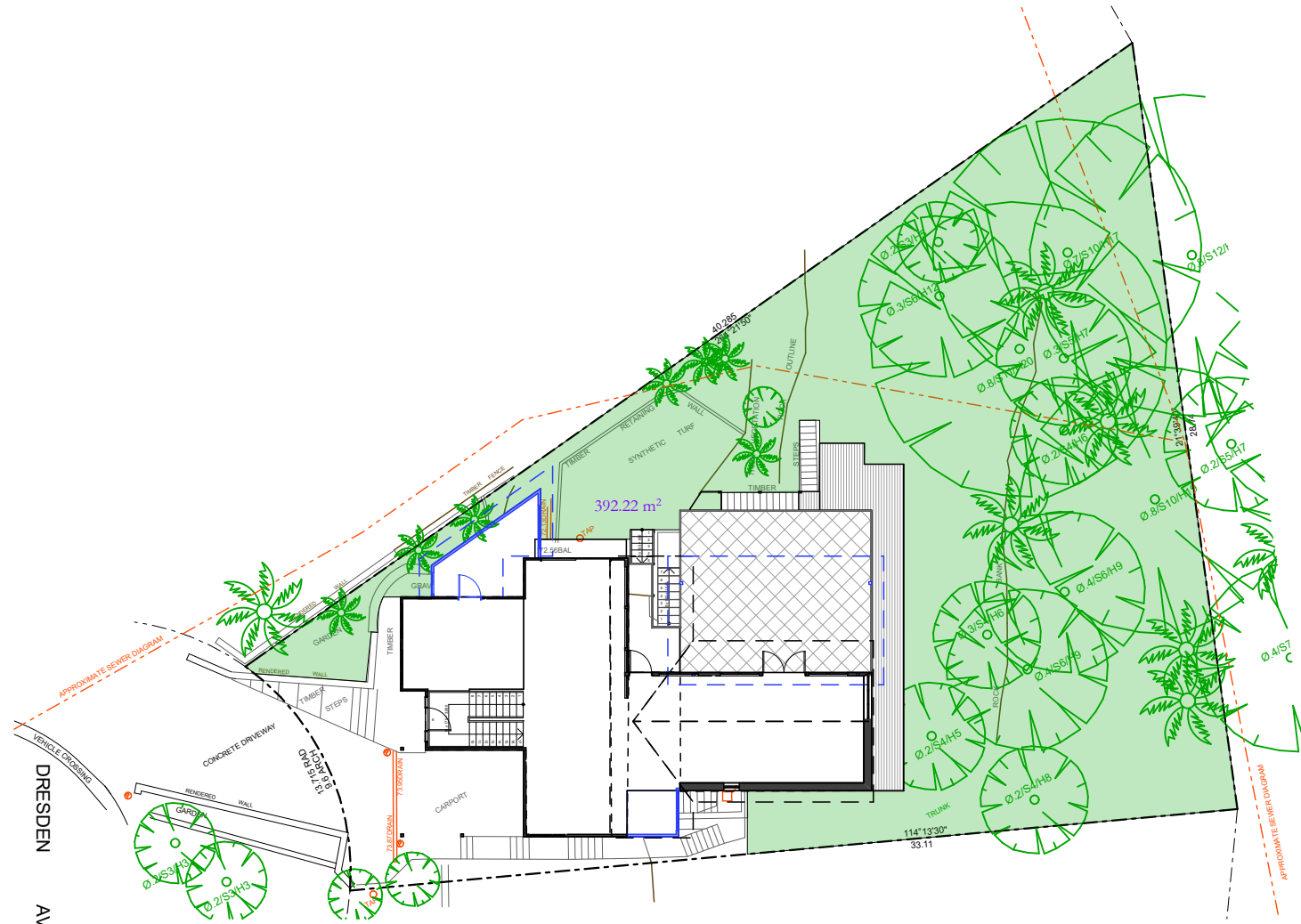
LANDSCAPED AREA EXISTING = 401.69m²

LANDSCAPED AREA PROPOSED = 392.22m²

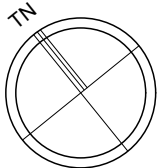
LANDSCAPE AREA COMPLIES



Landscaped Area Existing Plan
1:250



Landscaped Area Proposed Plan
1:250



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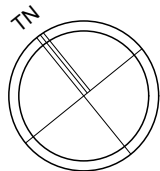
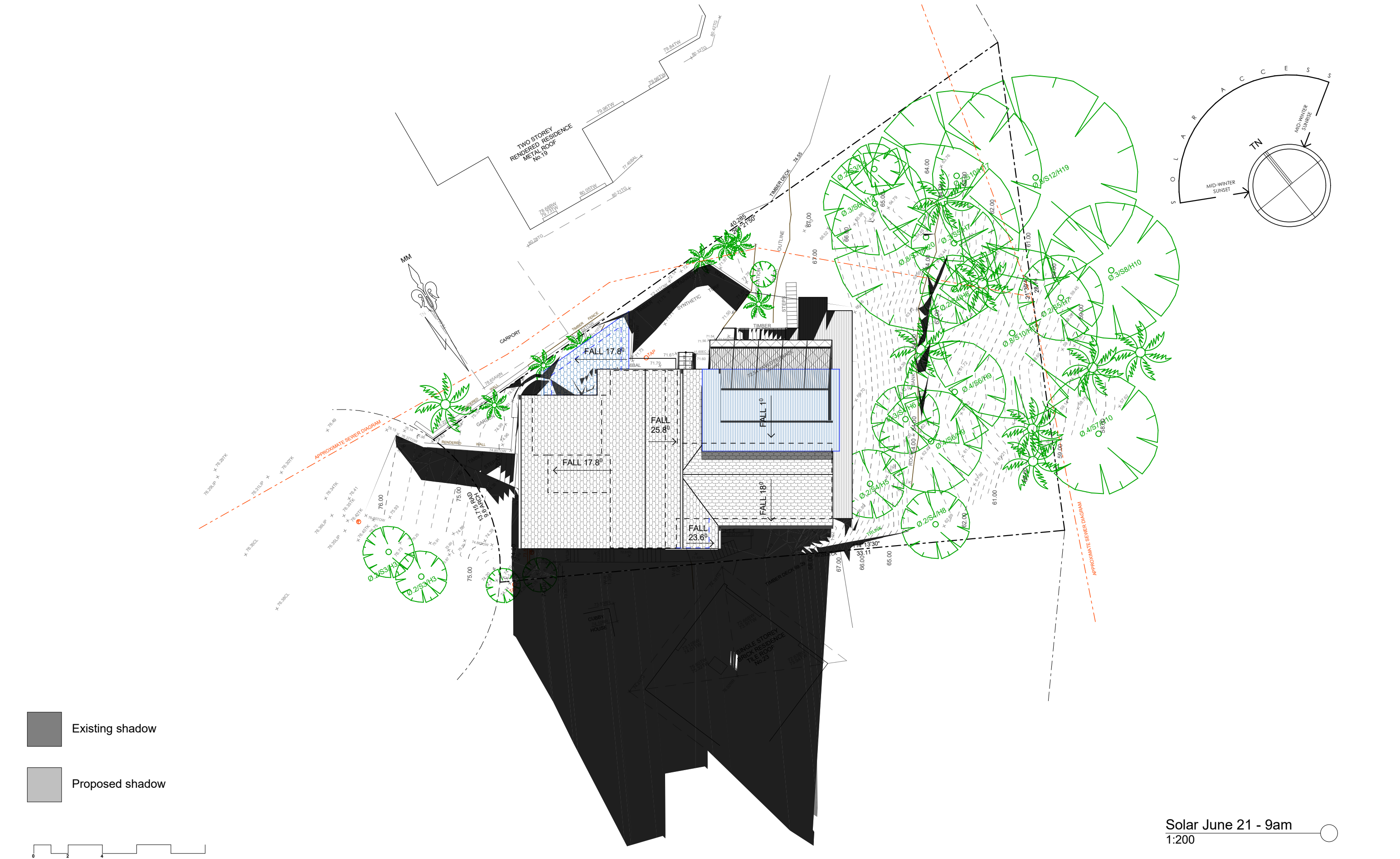
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private

Legend:
= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 250920	SCALE: 1:250@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA15		



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

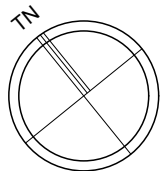
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private

Legend
= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 250920	SCALE: 1:200@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA16		



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REV	DATE	DESCRIPTION

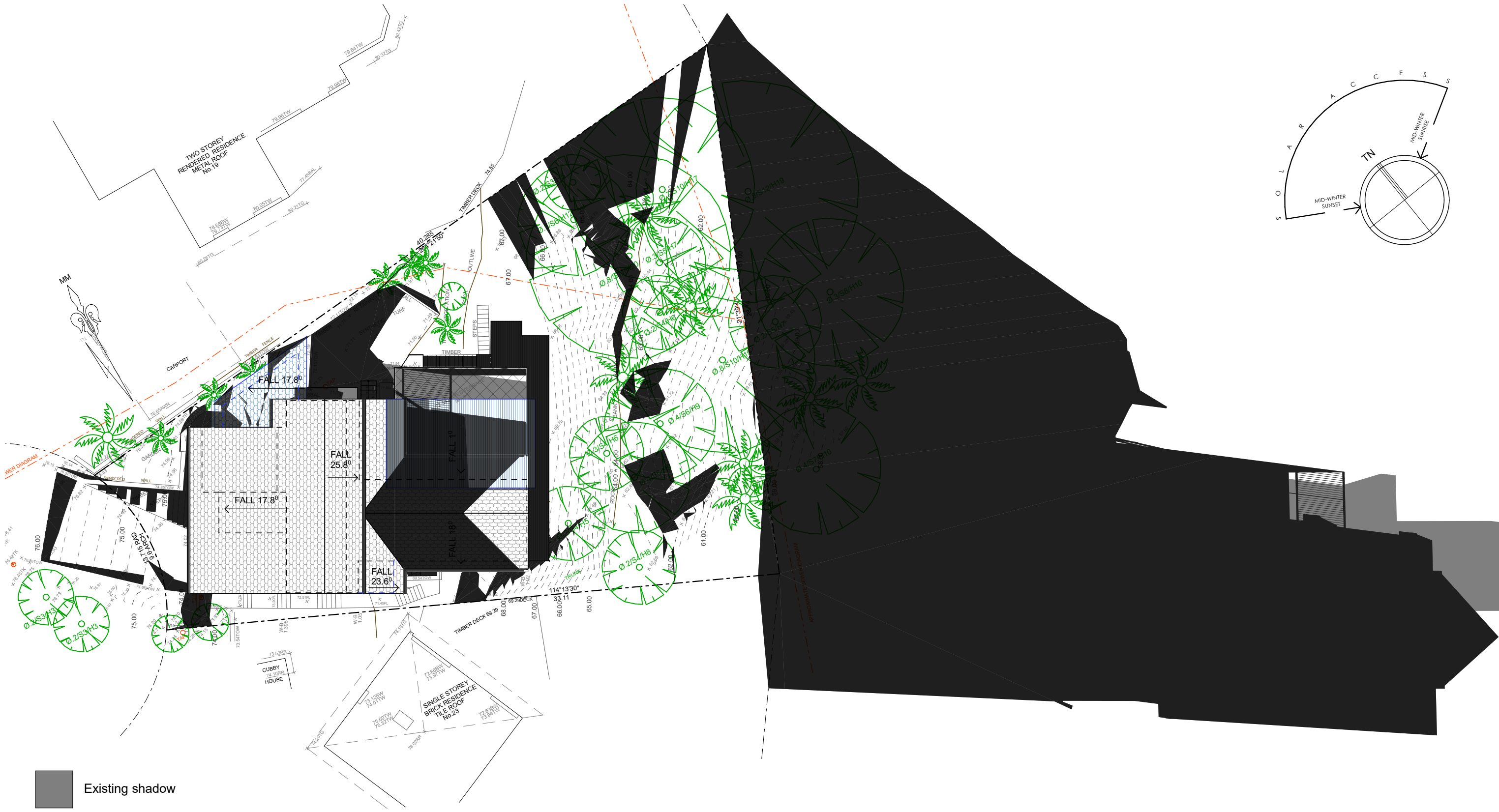
Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

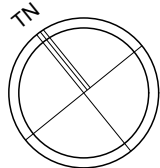
CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 250920	SCALE: 1:200@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA17		



Solar June 21 - 3pm
1:200



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

Plan A
info@plansA.com.au

PROJECT: 21 Dresden Ave, Beacon Hill,
2100, NSW
Additions & Alterations
LOT 16 in DP217849 - 649.9m2

CLIENT:
Private

 = Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 250920	SCALE: 1:200@A3	PROJECT NUMBER: 2022
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA18		

Alterations and Additions

Certificate number: A391617

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: Friday, 25, September 2020
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		
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

Description of project

Project address	
Project name	21 Dresden DA
Street address	21 Dresden Avenue Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 217849
Lot number	16
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).

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. 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.						✓	✓	✓
							✓	✓
							✓	✓
							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	NW	0.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W2	SE	2	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W3	SE	2	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W4	SE	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	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.