

BERRY-GERRCKE HOUSE

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	A27	LANDCAPE CALCULATION
	A28	FINISHES SCHEDULE

GENERAL CONSTRUCTION NOTES

ROOFS:

ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS SPECIFIED.

HYDRAULIC:

REFER TO HYDRAULIC DRAWINGS FOR DETAILS.

STRUCTURAL:

REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

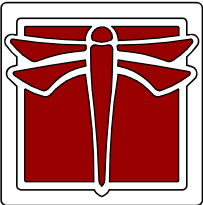
INSULATION:

REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF
ACOUSTIC AND THERMAL INSULATION.
REFER TO BASIX.

BASIX:

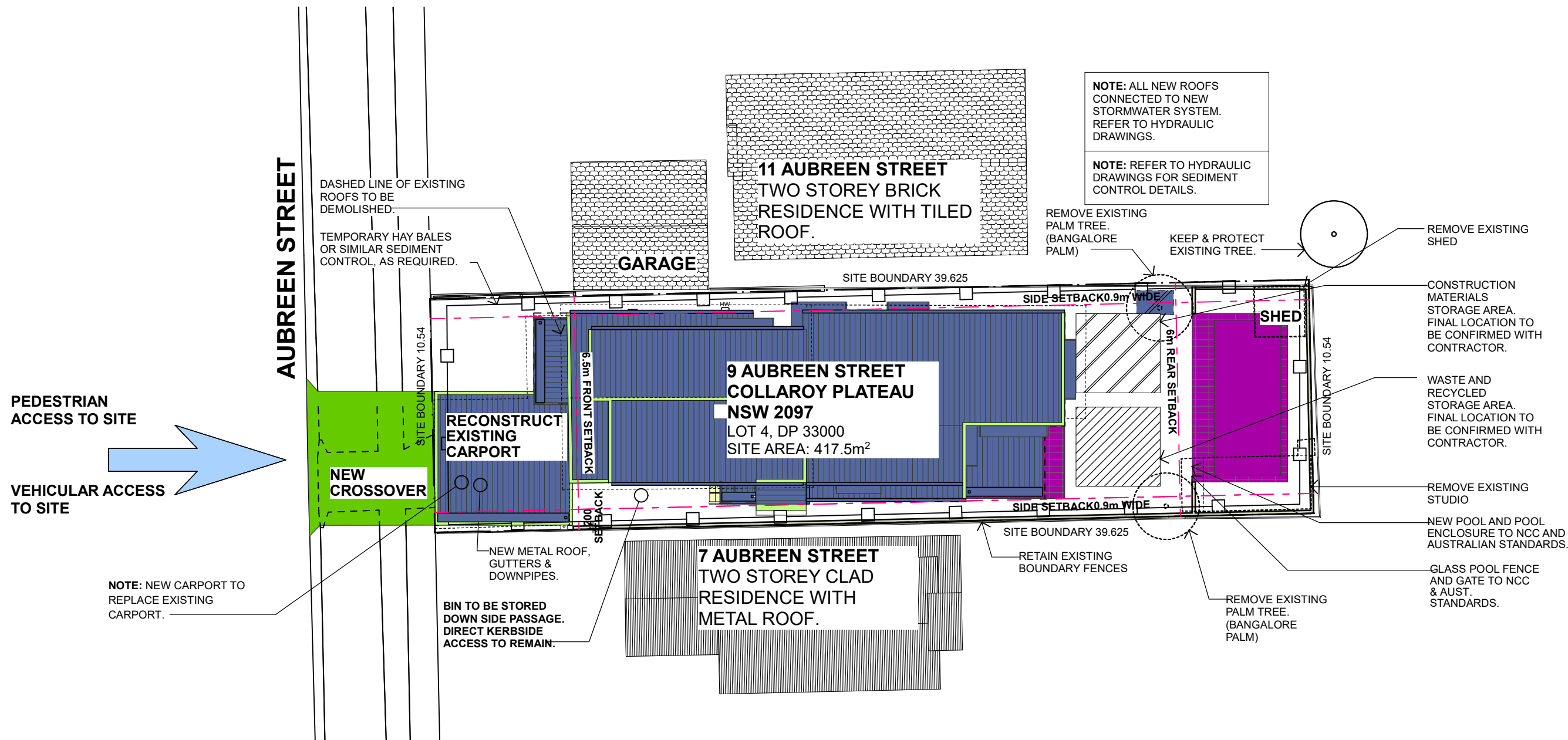
REFER TO BASIX FOR SUSTAINABILITY REQUIREMENTS.

DEVELOPMENT APPLICATION ISSUE C



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LAUREN BERRY AND LUKE GEERCKE
9 AUBREEN STREET COLLAROY PLATEAU NSW 2097



1 SITE PLAN/WASTE MANAGEMENT PLAN
Scale 1:200

ID	DESCRIPTION	DATE
C	UPDATED CARPORT-200mm SIDE SETBACK	22/02/2022
B	UPDATED CARPORT	21/01/2022
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SCALE: 1:200

DATE PRINTED: 22/02/2022

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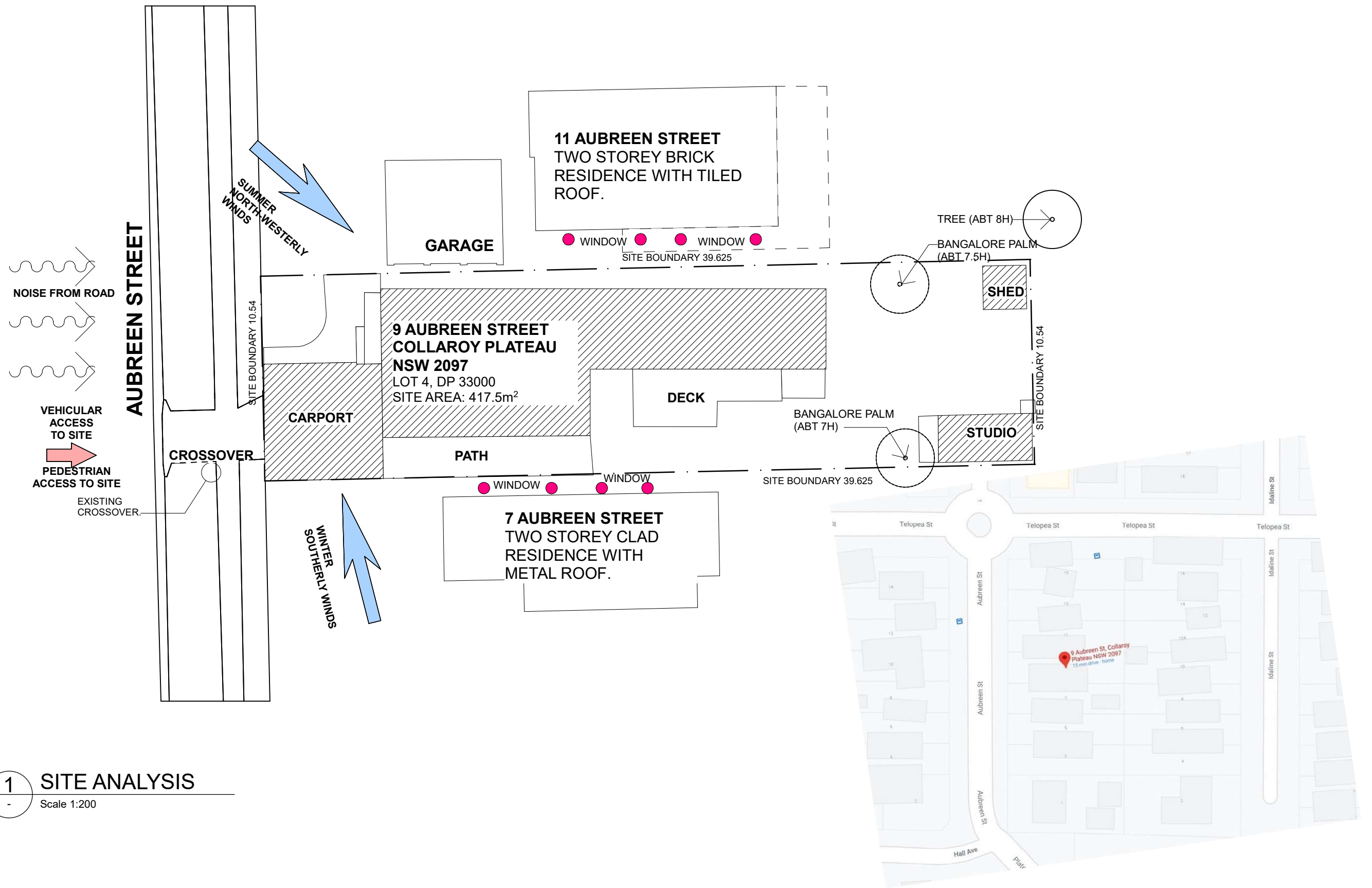
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PLATEAU NSW 2097

SITE PLAN/WASTE
MANAGEMENT PLAN

DFA2103 -A04



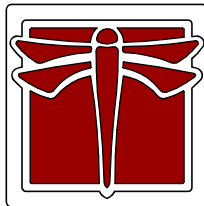
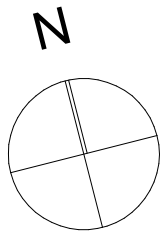
1 SITE ANALYSIS
- Scale 1:200

C	UPDATED CARPORT-200mm SIDE SETBACK	22/02/2022
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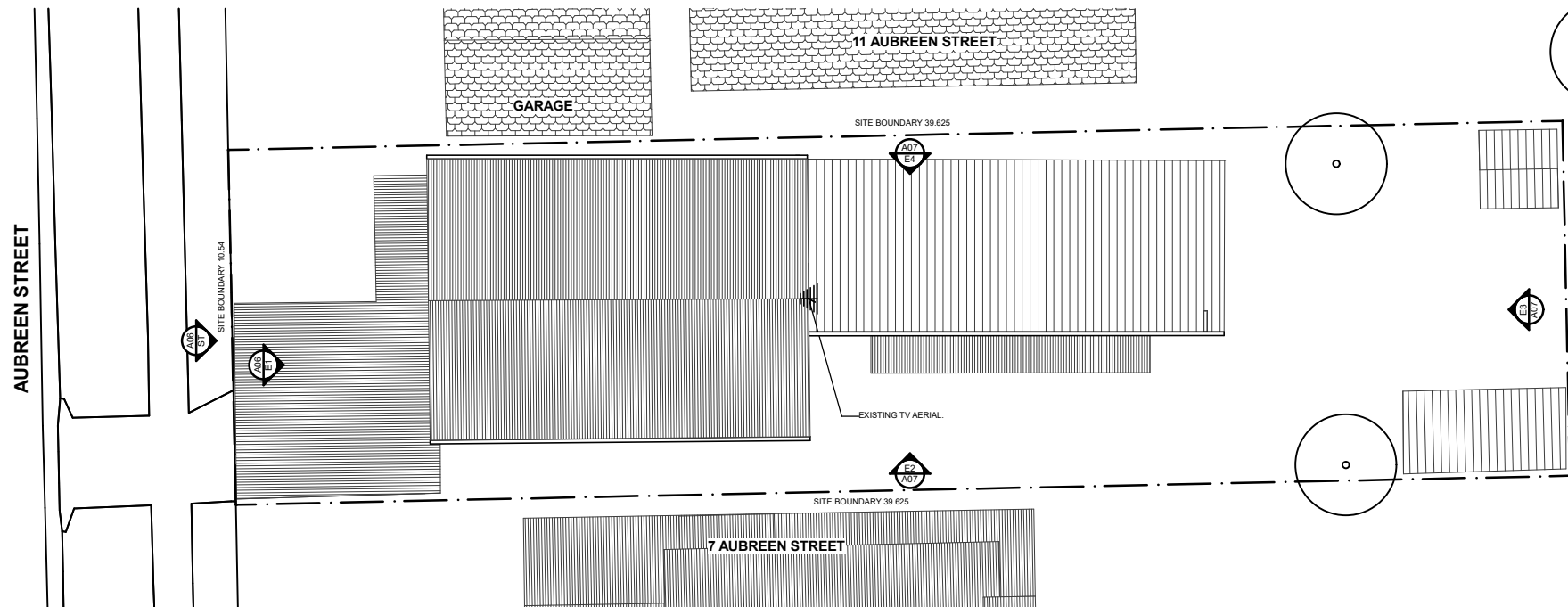
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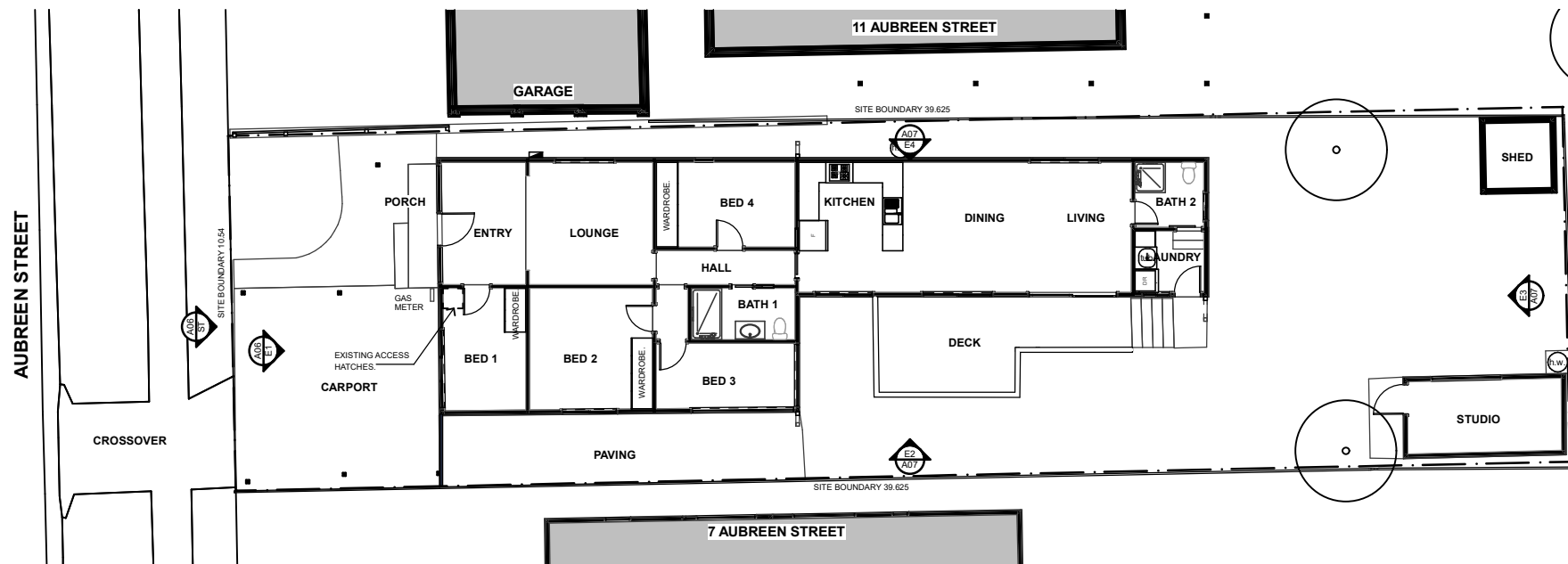
9 AUBREEN STREET COLLAROY
PLATEAU NSW 2097

SITE ANALYSIS &
LOCATION MAP

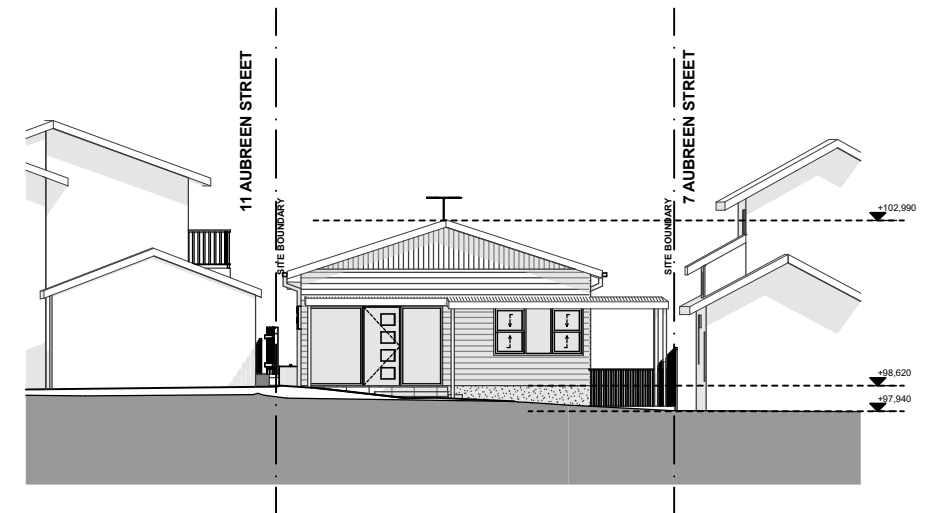
DFA2103 -A05



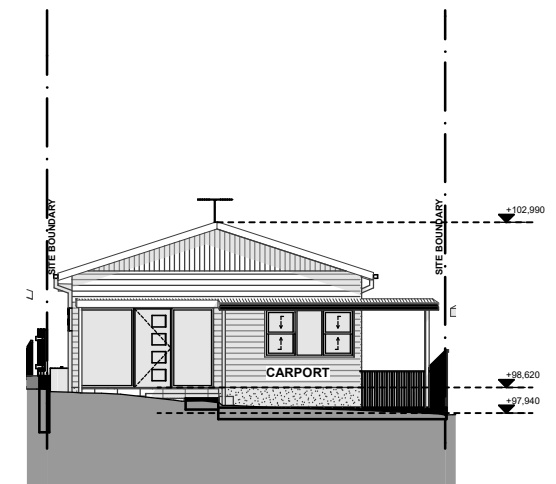
1 ROOF PLAN
Scale 1:200



2 GROUND FLOOR
Scale 1:200



3 EXISTING ELEVATION STREET
Scale 1:200

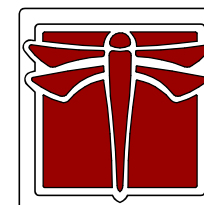
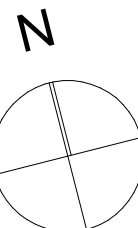


4 EXISTING ELEVATION E1 (WEST)
Scale 1:200

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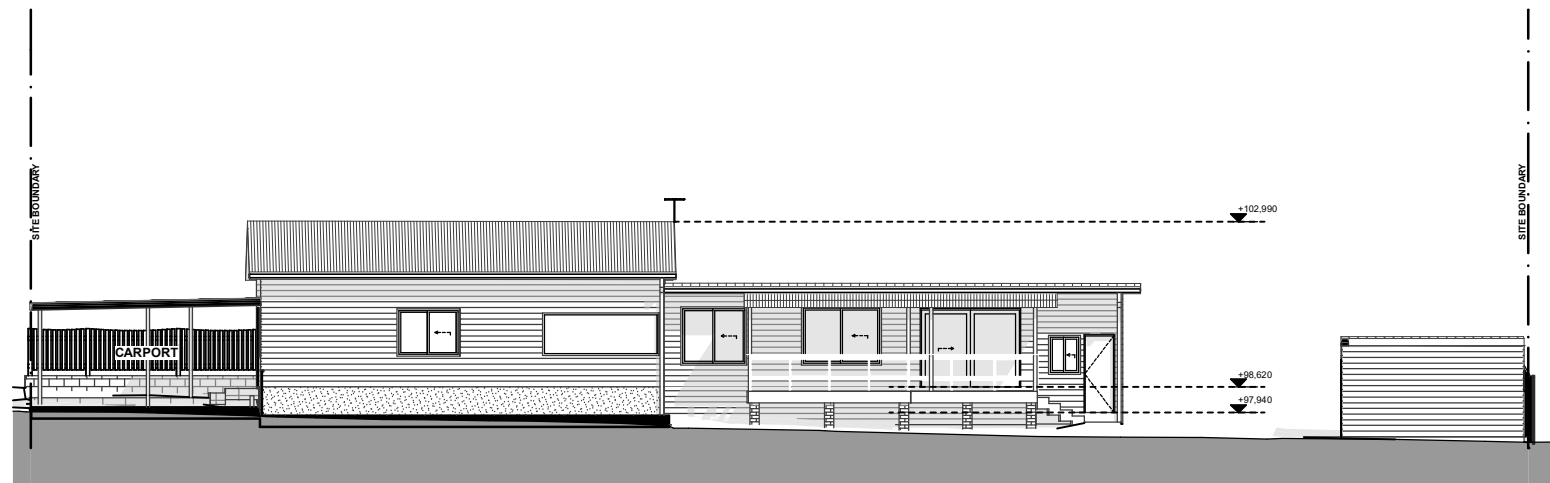


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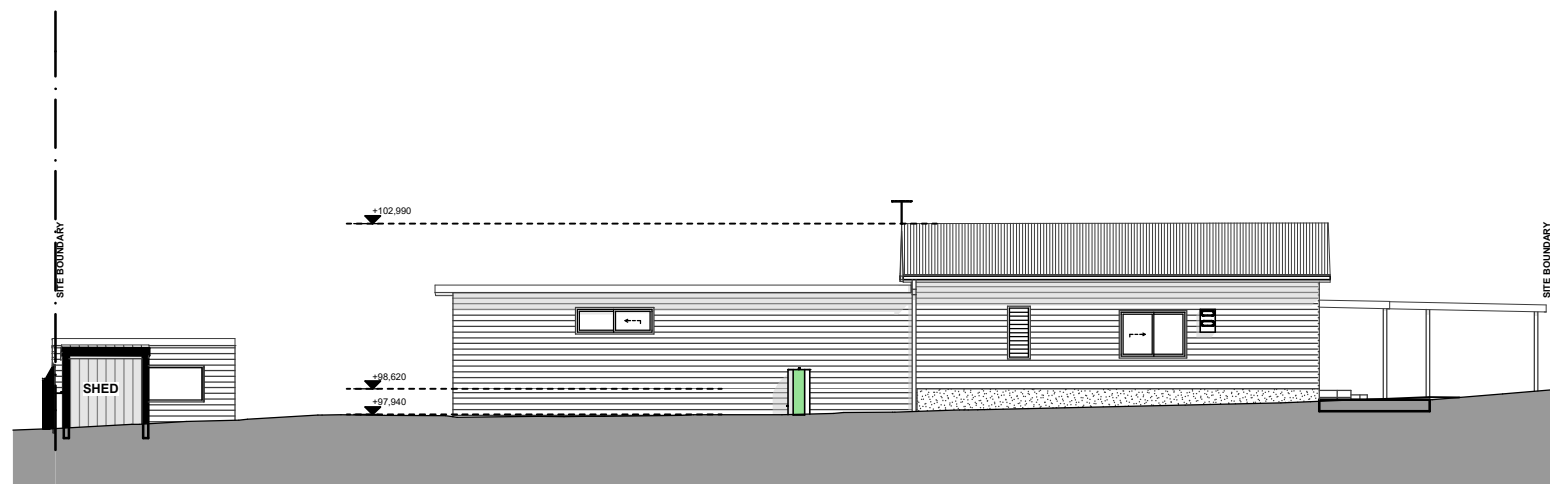
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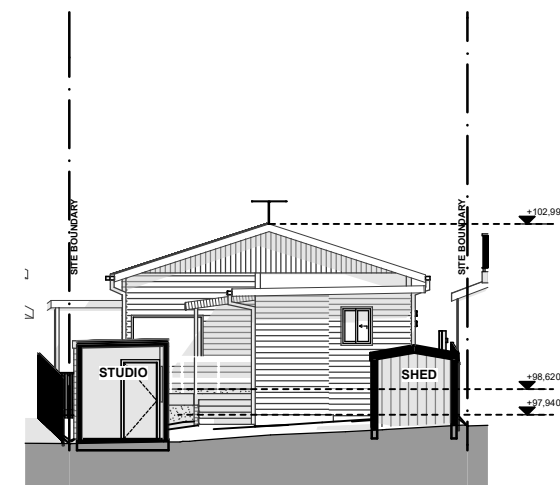
9 AUBREEN STREET COLLAROY
PLATEAU NSW 2097
EXISTING PLANS &
ELEVATIONS 1
DFA2103 -A06



1 EXISTING ELEVATION E2 (SOUTH)
- Scale 1:200



3 EXISTING ELEVATION E4 (NORTH)
- Scale 1:200



2 EXISTING ELEVATION E3 (EAST)
- Scale 1:200

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1 FRONT VIEW 1



2 FRONT VIEW 2



3 REAR VIEW 1



4 REAR VIEW 2

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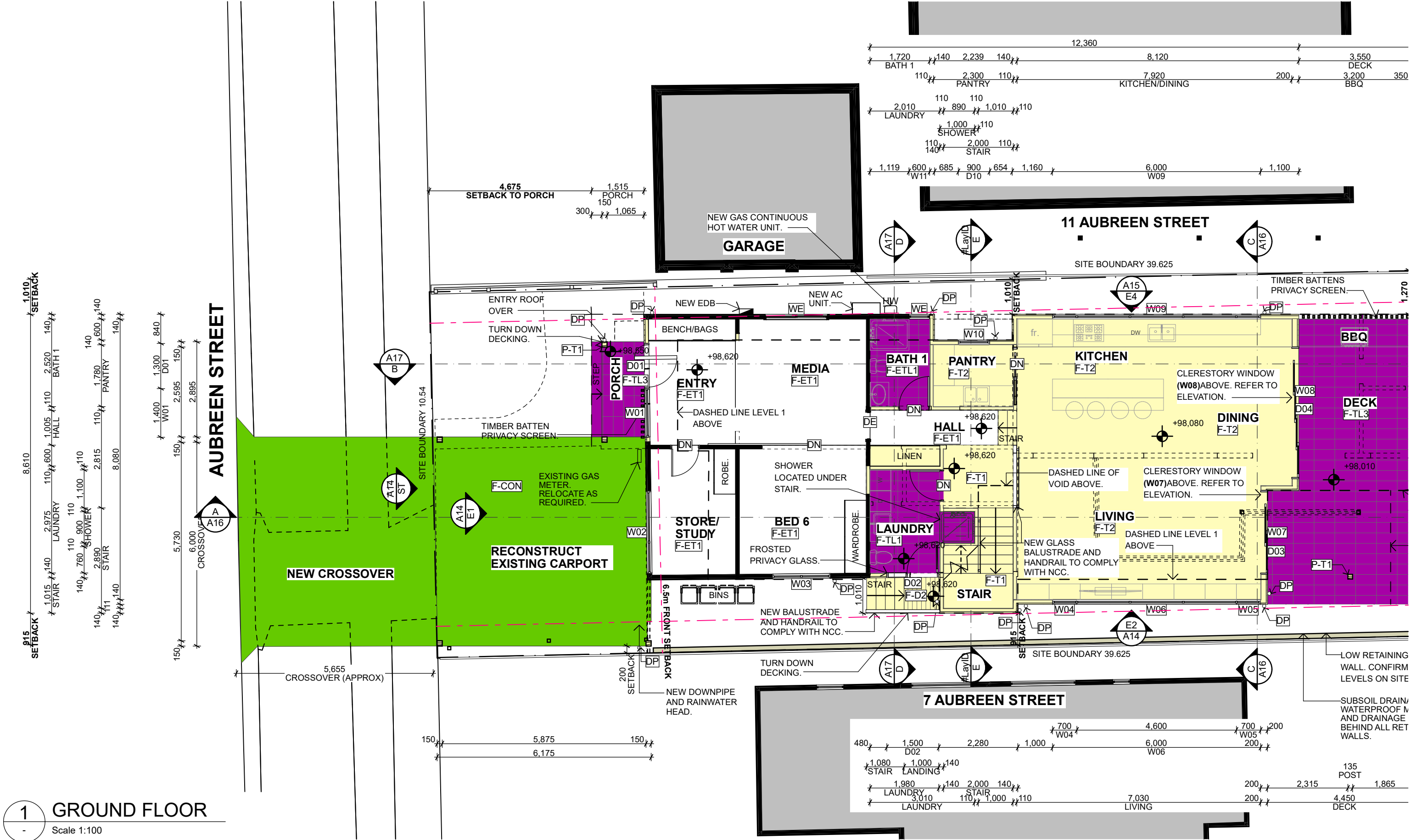
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PERSPECTIVES

DFA2103 -A08



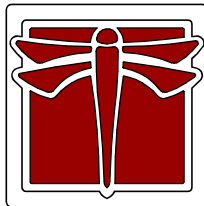
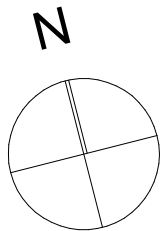
1 GROUND FLOOR
Scale 1:100

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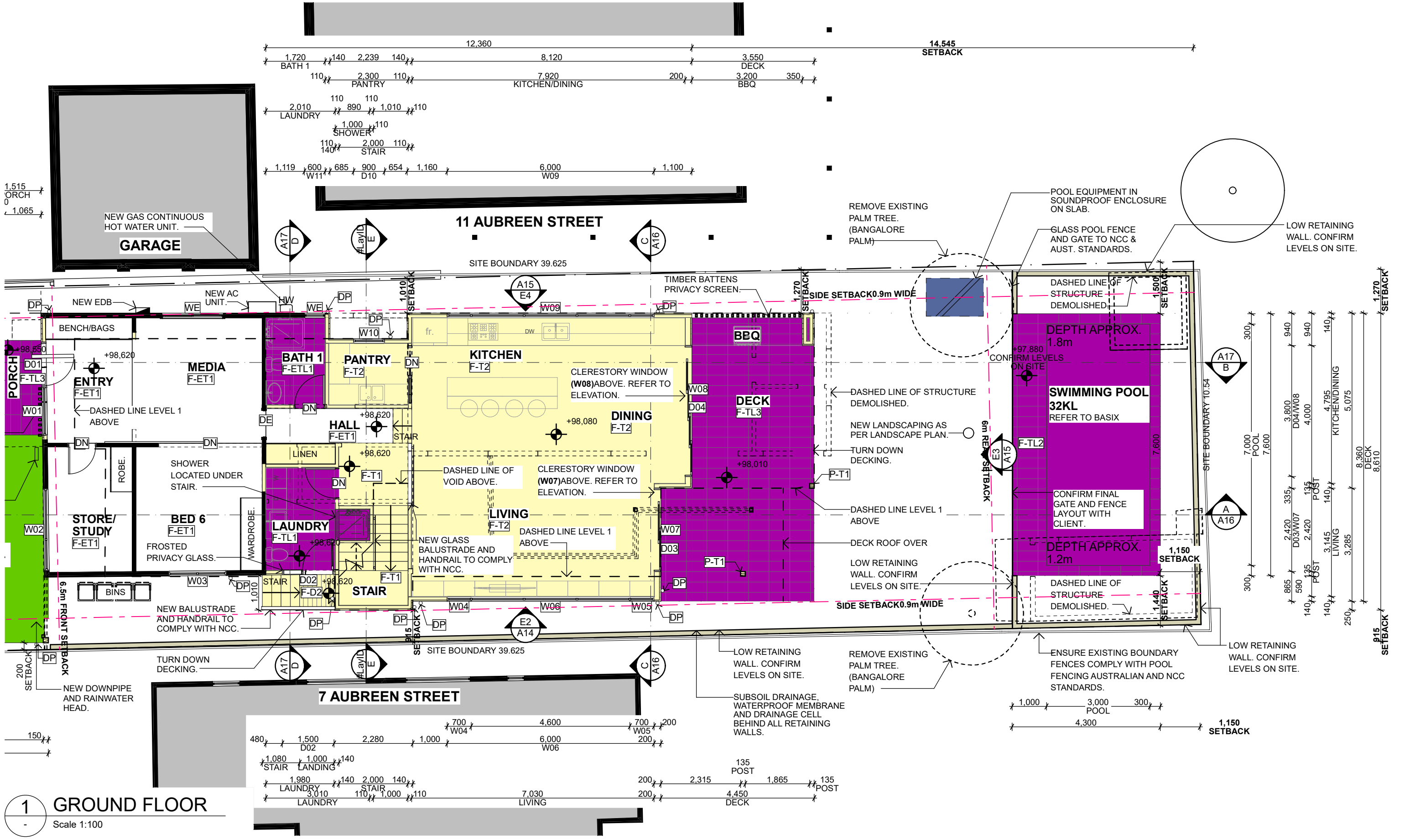
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GROUND FLOOR-PART 1

DFA2103 -A09



1 GROUND FLOOR
Scale 1:100

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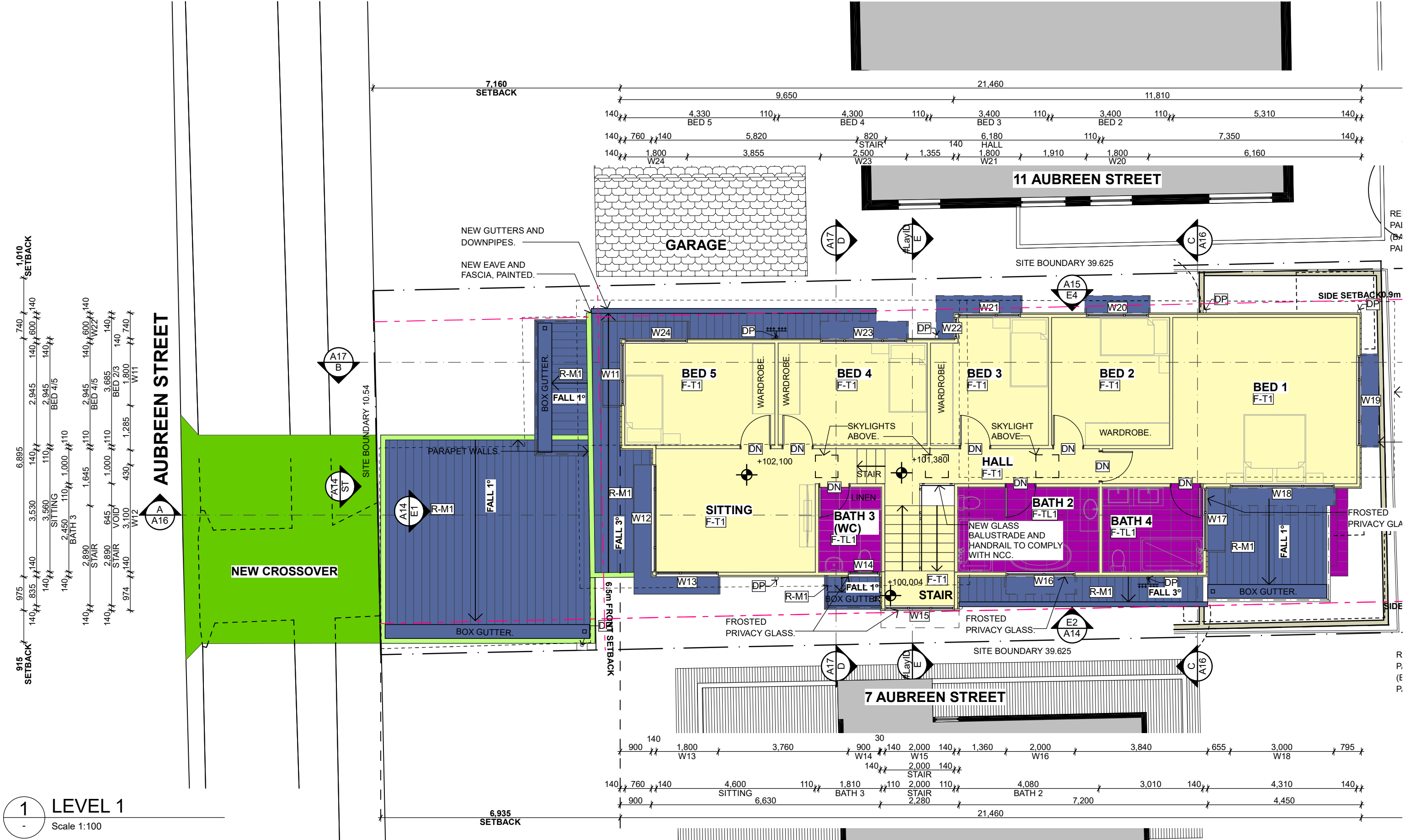
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GROUND FLOOR-PART 2

DFA2103 -A10



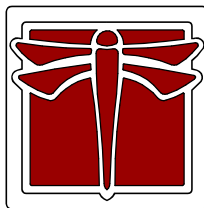
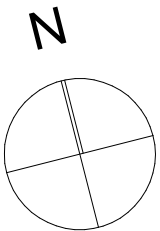
1 LEVEL 1
Scale 1:100

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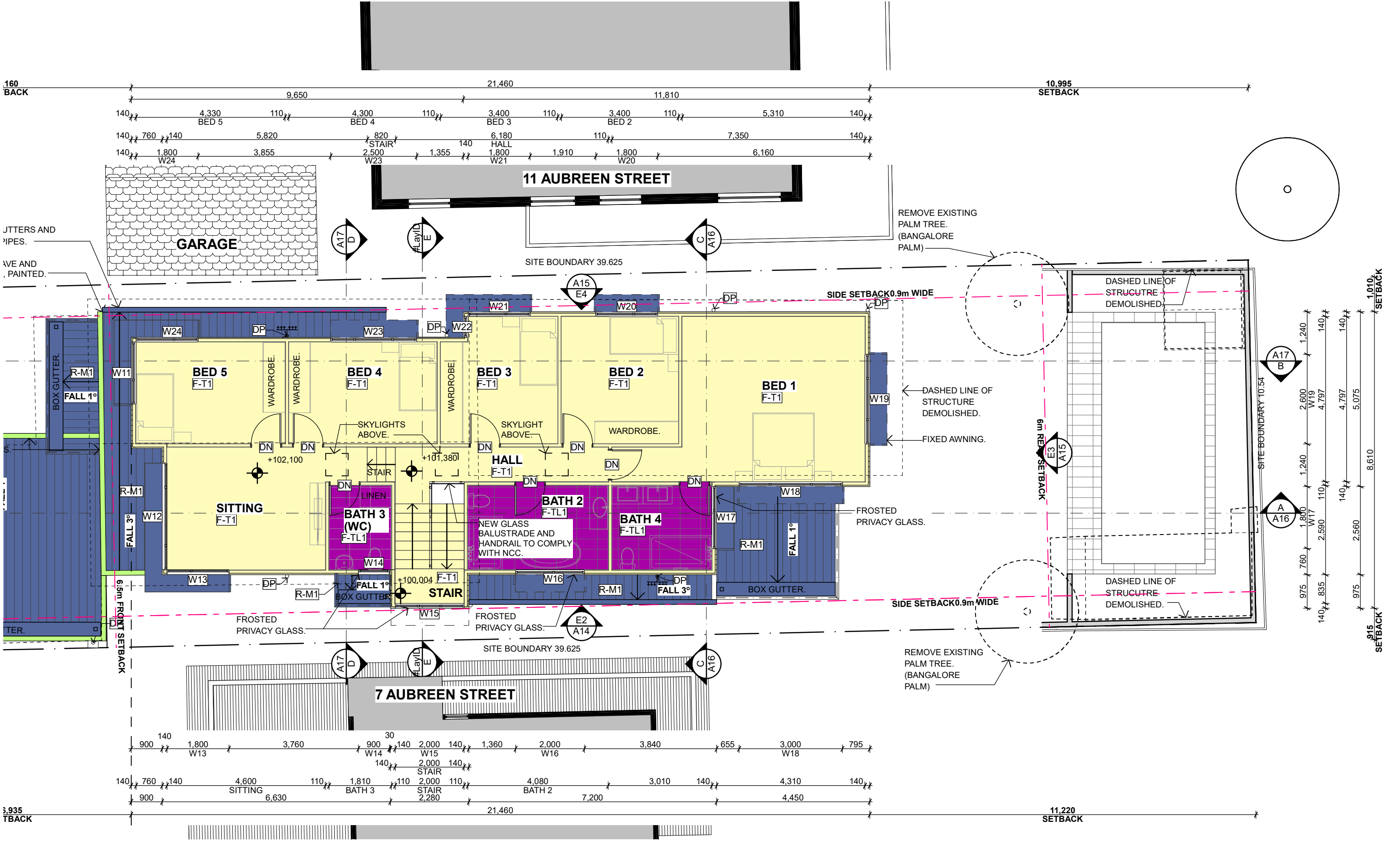
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LEVEL 1 PLAN - PART 1

DFA2103 -A11

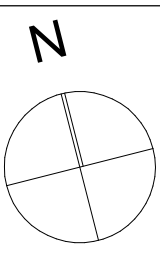


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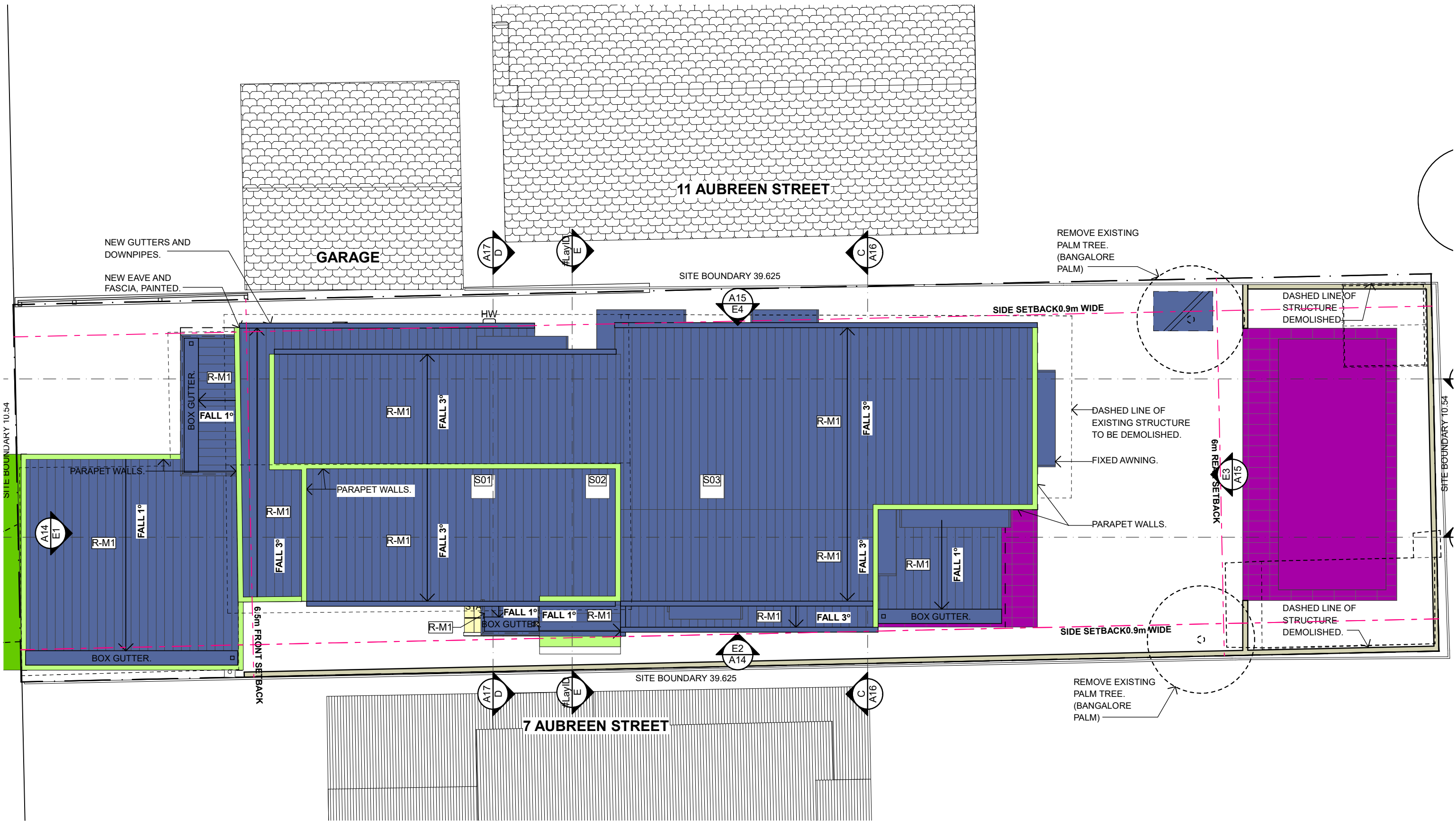
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PLATEAU NSW 2097

LEVEL 1 PLAN - PART 2

DFA2103 -A12



1 ROOF PLAN
- Scale 1:100

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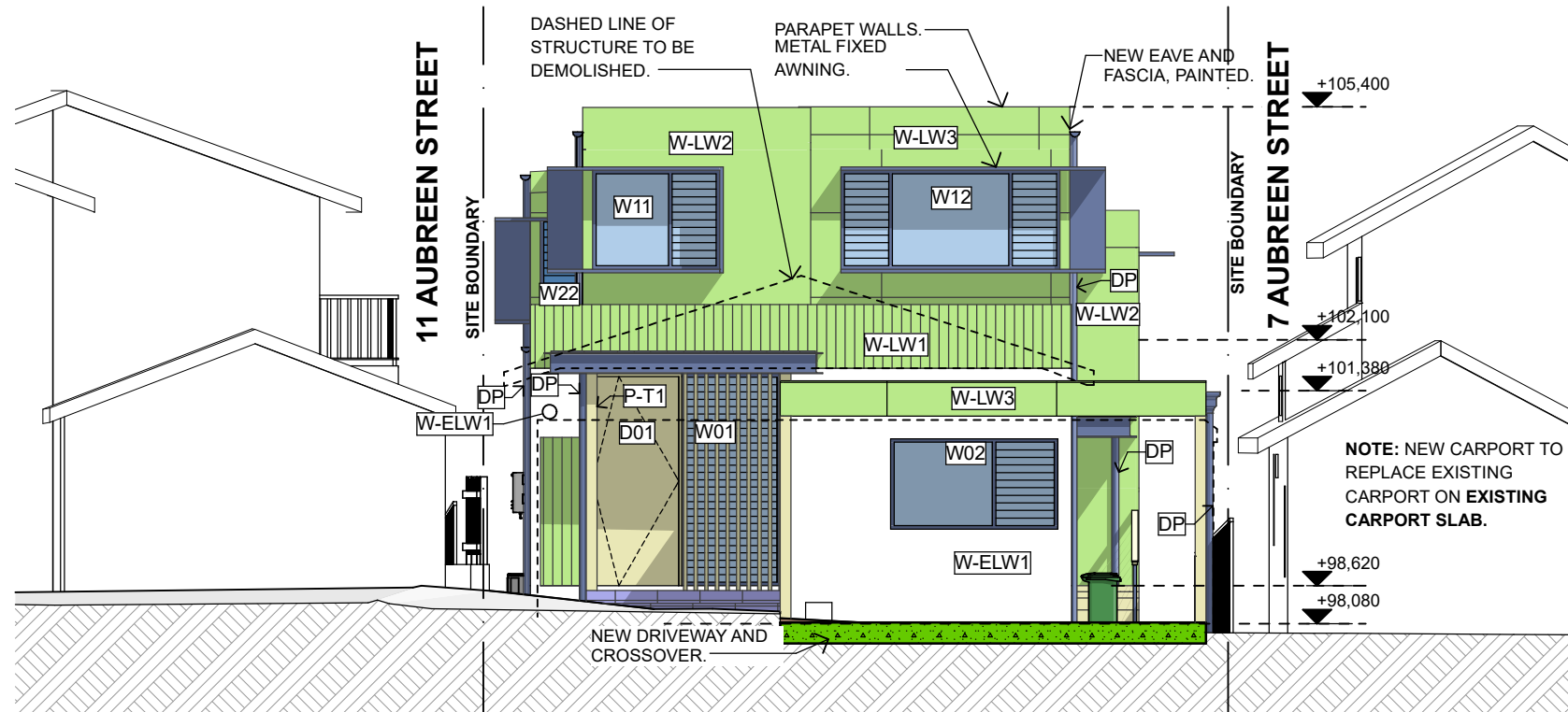
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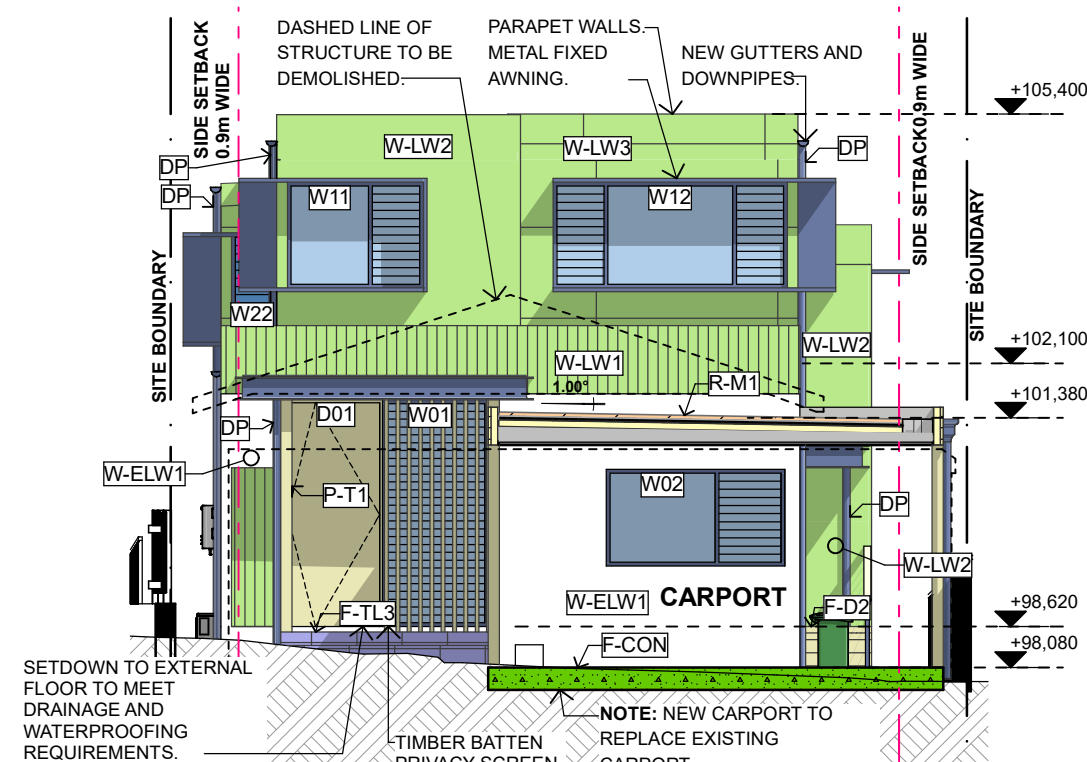
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PLATEAU NSW 2097**

ROOF PLAN

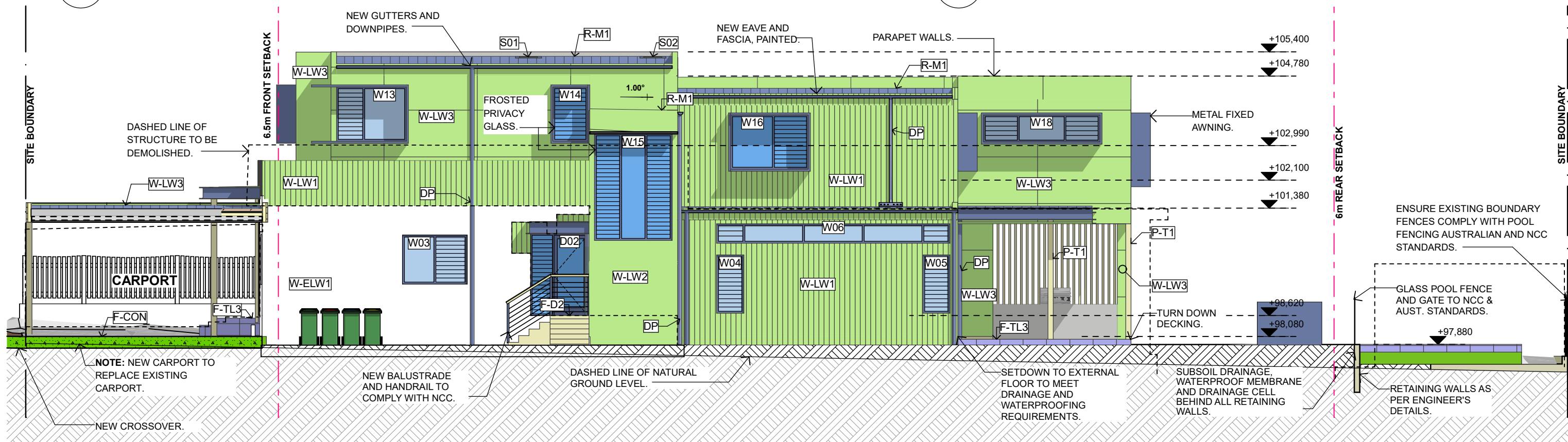
DFA2103 -A13



1 ELEVATION STREET
Scale 1:100



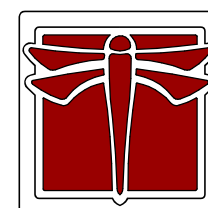
2 ELEVATION E1 (WEST)
Scale 1:100



3 ELEVATION E2 (SOUTH)
Scale 1:100

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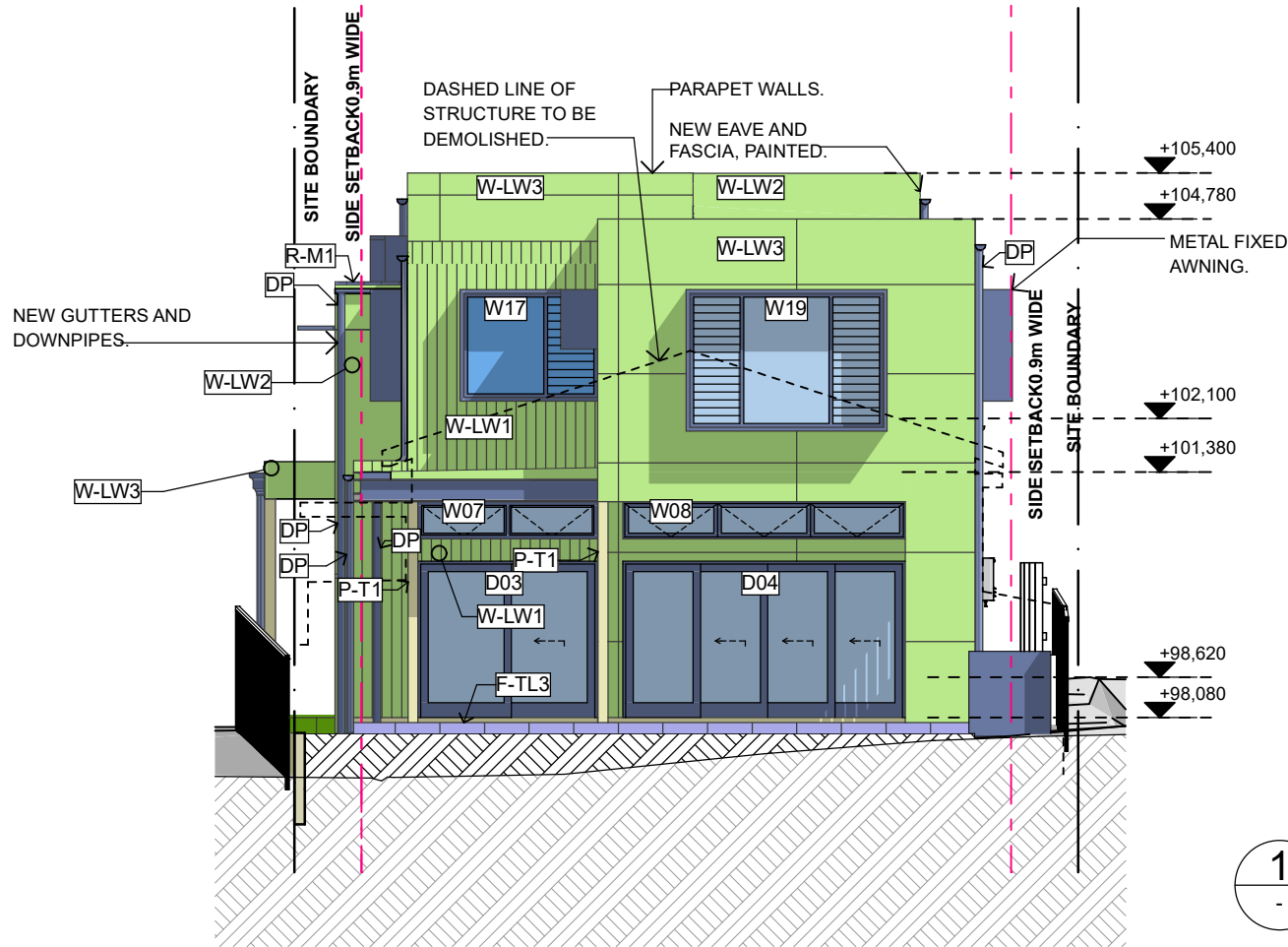


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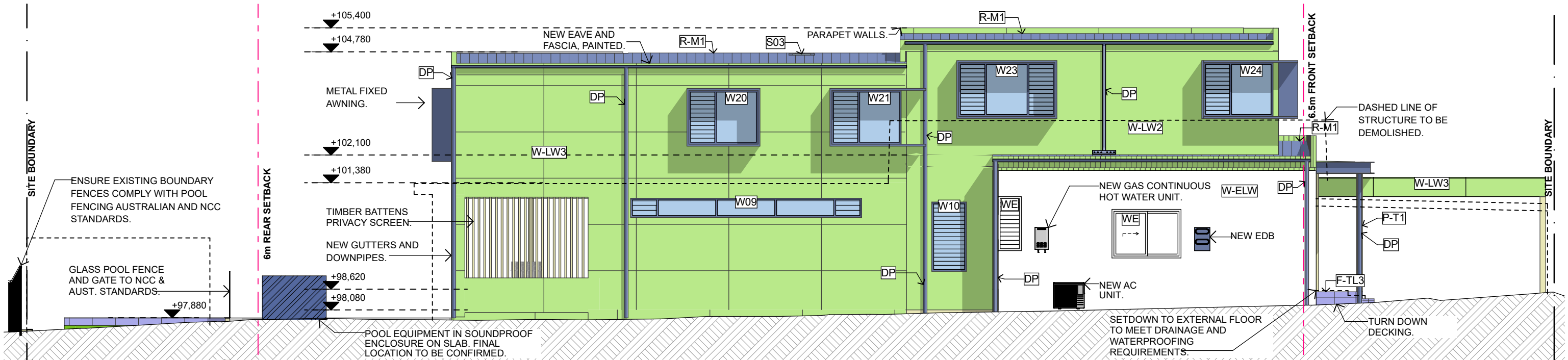
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**9 AUBREEN STREET COLLAROY
PLATEAU NSW 2097**
**ELEVATION STREET, E1 &
E2**
DFA2103 -A14

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1 ELEVATION E3 (EAST)
Scale 1:100



2 ELEVATION E4 (NORTH)
Scale 1:100

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ELEVATION E3 & E4

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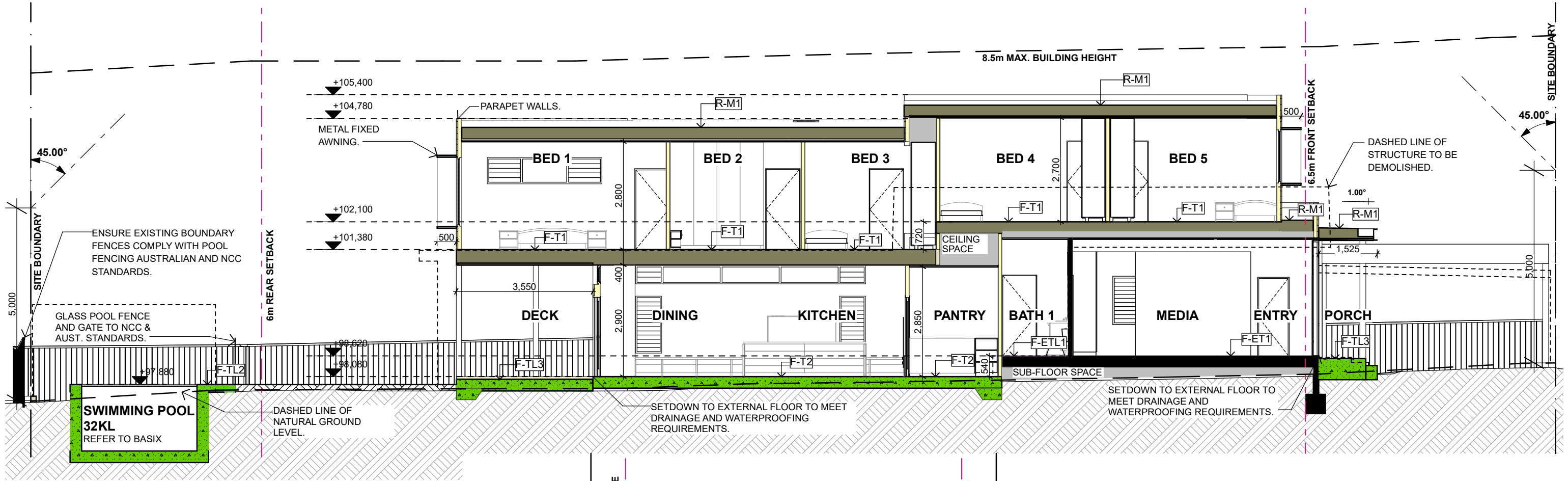
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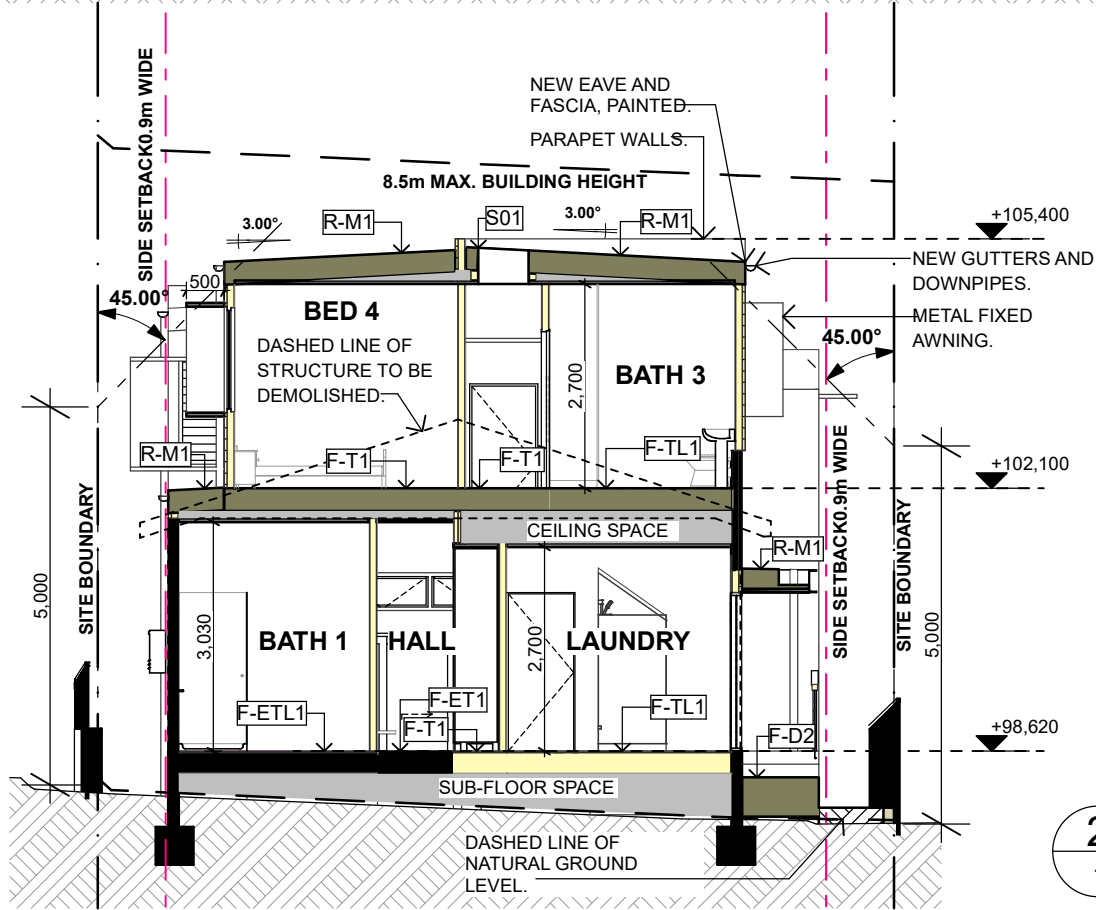
9 AUBREEN STREET COLLAROY
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SECTION A & C

DFA2103 -A16



1 SECTION B
Scale 1:100



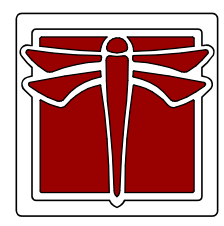
2 SECTION D
Scale 1:100

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SECTION B & D

DFA2103 -A17

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A424569_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 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, 05, November 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

Description of project

Project address	
Project name	Berry-Geercke House_03
Street address	9 Aubreen Street Collaroy Plateau 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 33000
Lot number	4
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 includes a pool (and/or spa).

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BASIX Certificate number: A424569_03

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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				
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

BASIX Certificate number: A424569_03

page 2 / 9

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 32 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

BASIX Certificate number: A424569_03

page 3 / 9

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	

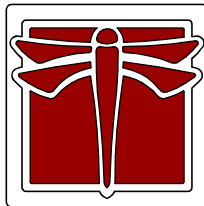
BASIX Certificate number: A424569_03

page 5 / 9

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.			✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.			✓	✓	✓
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.				✓	✓
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.			✓	✓	✓
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
D01	W	3.9	0	0	eave/verandah/pergola/balcony >=900 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D02	S	3.15	0	0	eave/verandah/pergola/balcony >=900 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D03	E	5.08	0	0	eave/verandah/pergola/balcony improved aluminium, single clear, (U-value:

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**9 AUBREEN STREET COLLAROY
PLATEAU NSW 2097**

BASIX 1

DFA2103 -A18

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device			
D04	E	7.98	0	0	>=900 mm eave/verandah/pergola/balcony >=900 mm			
W01	W	4.8	0	0	eave/verandah/pergola/balcony >=900 mm			
W02	W	3.03	0	0	eave/verandah/pergola/balcony >=900 mm			
W03	S	2.1	1.3	3.1	none			
W04	S	1.05	2	1.7	none			
W05	S	1.05	2	1.7	none			
W06	S	3	0	0	none			
W07	E	1.15	0	0	eave/verandah/pergola/balcony >=900 mm			
W08	E	1.9	0	0	eave/verandah/pergola/balcony >=900 mm			
W09	N	3	3.6	1.9	none			
W10	N	1.62	5	3.1	none			
W11	W	2.52	0	0	projection/height above sill ratio >=0.36			
W12	W	4.34	0	0	projection/height above sill ratio			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device			
					>=0.36			
W13	S	2.52	0	0	projection/height above sill ratio >=0.36			
W14	S	1.26	0	0	projection/height above sill ratio >=0.36			
W15	S	5.48	2.9	2.6	projection/height above sill ratio >=0.36			
W16	S	2.8	0	0	projection/height above sill ratio >=0.36			
W17	E	2.52	0	0	projection/height above sill ratio >=0.36			
W18	S	2.1	0	0	projection/height above sill ratio >=0.36			
W19	E	4.68	0	0	projection/height above sill ratio >=0.36			
W20	N	2.52	1.7	2.4	projection/height above sill ratio >=0.36			
W21	N	2.52	1.7	2.4	projection/height above sill ratio >=0.36			
W22	W	0.84	0	0	projection/height above sill ratio >=0.36			
W23	N	3.5	0	0	projection/height above sill ratio >=0.36			
W24	N	2.52	0	0	projection/height above sill ratio >=0.36			

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			
S01	0.44	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S02	0.44	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S03	0.44	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

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.

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BASIX 2

DFA2103 -A19

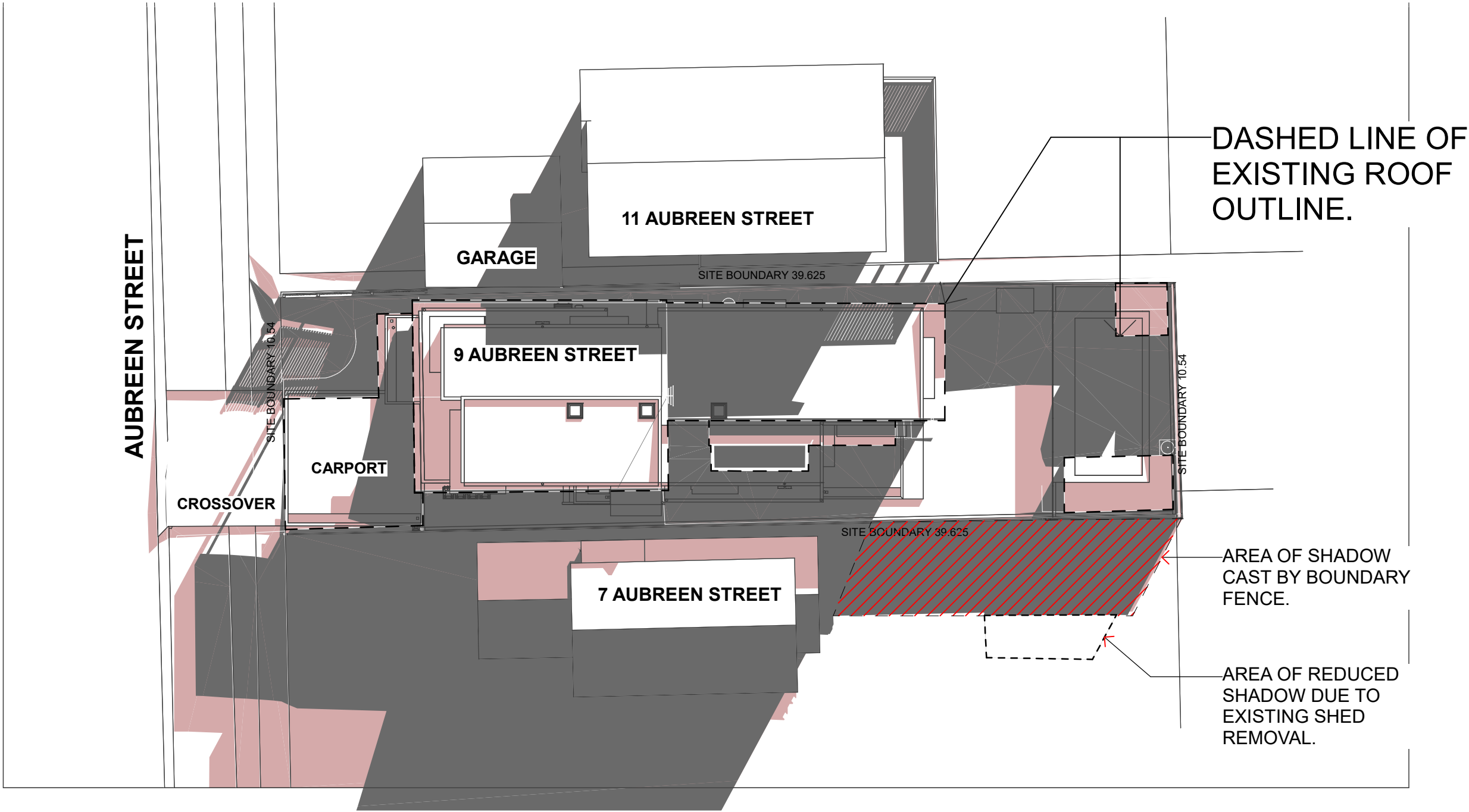
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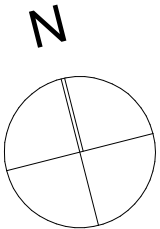


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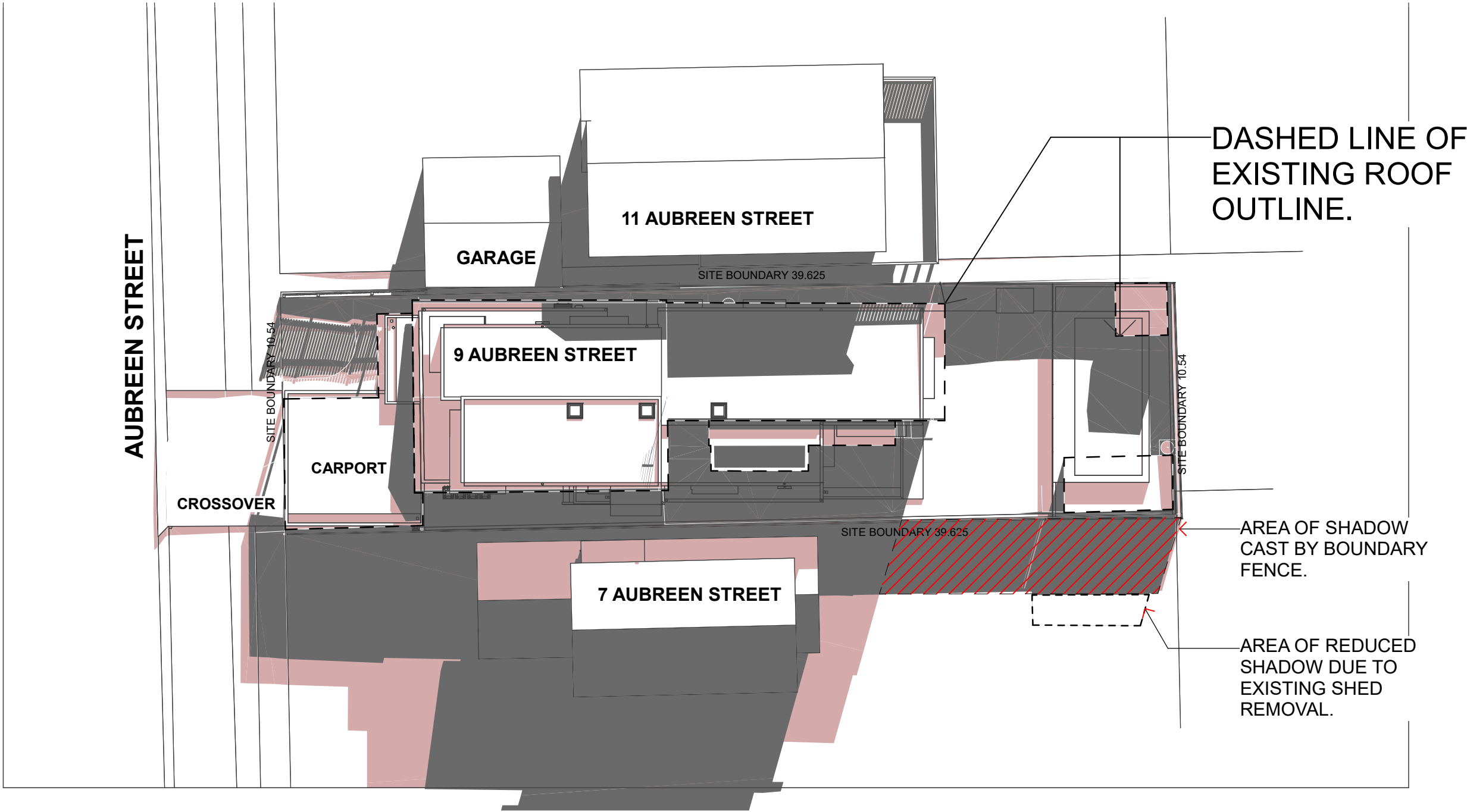
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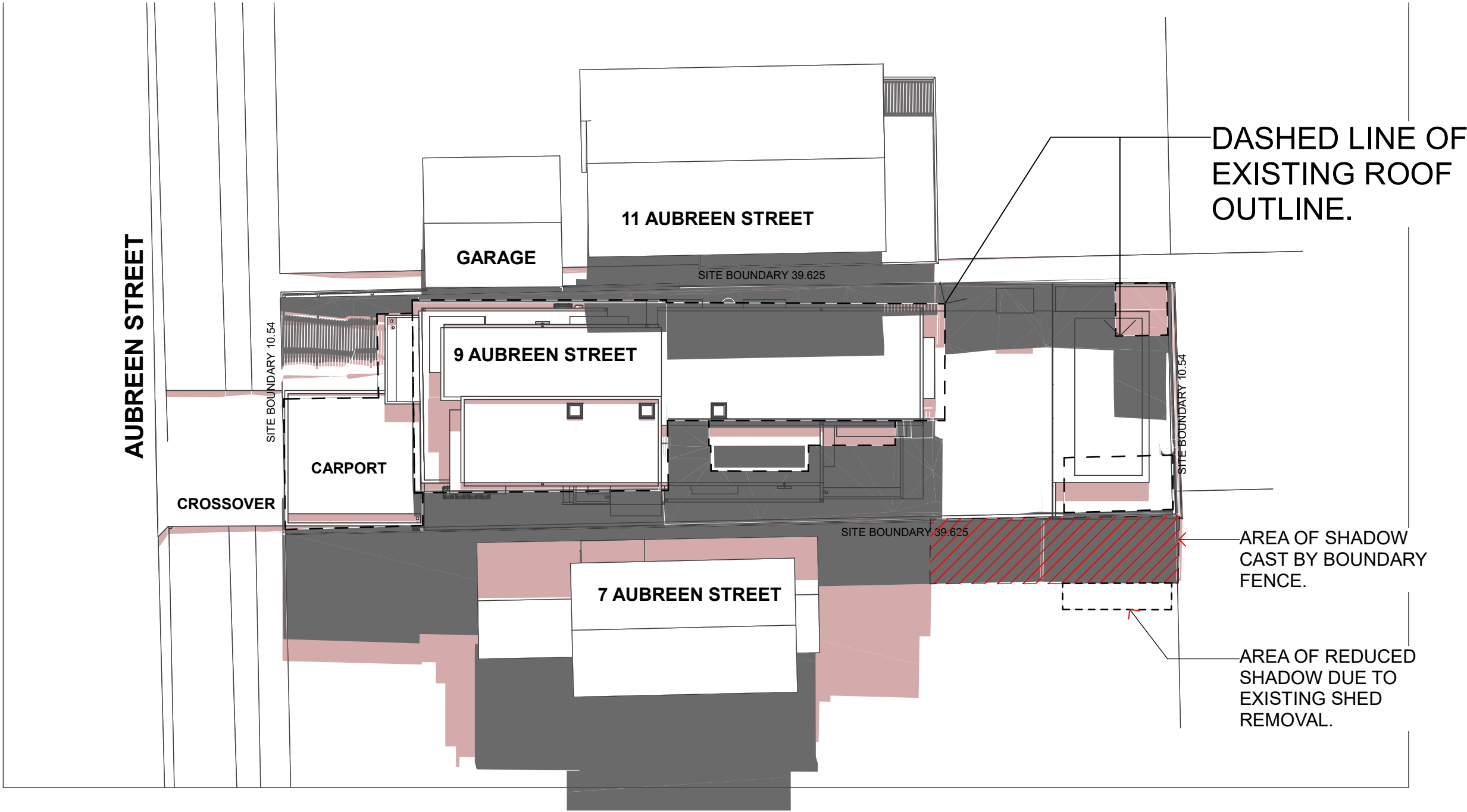
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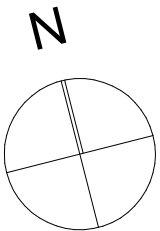


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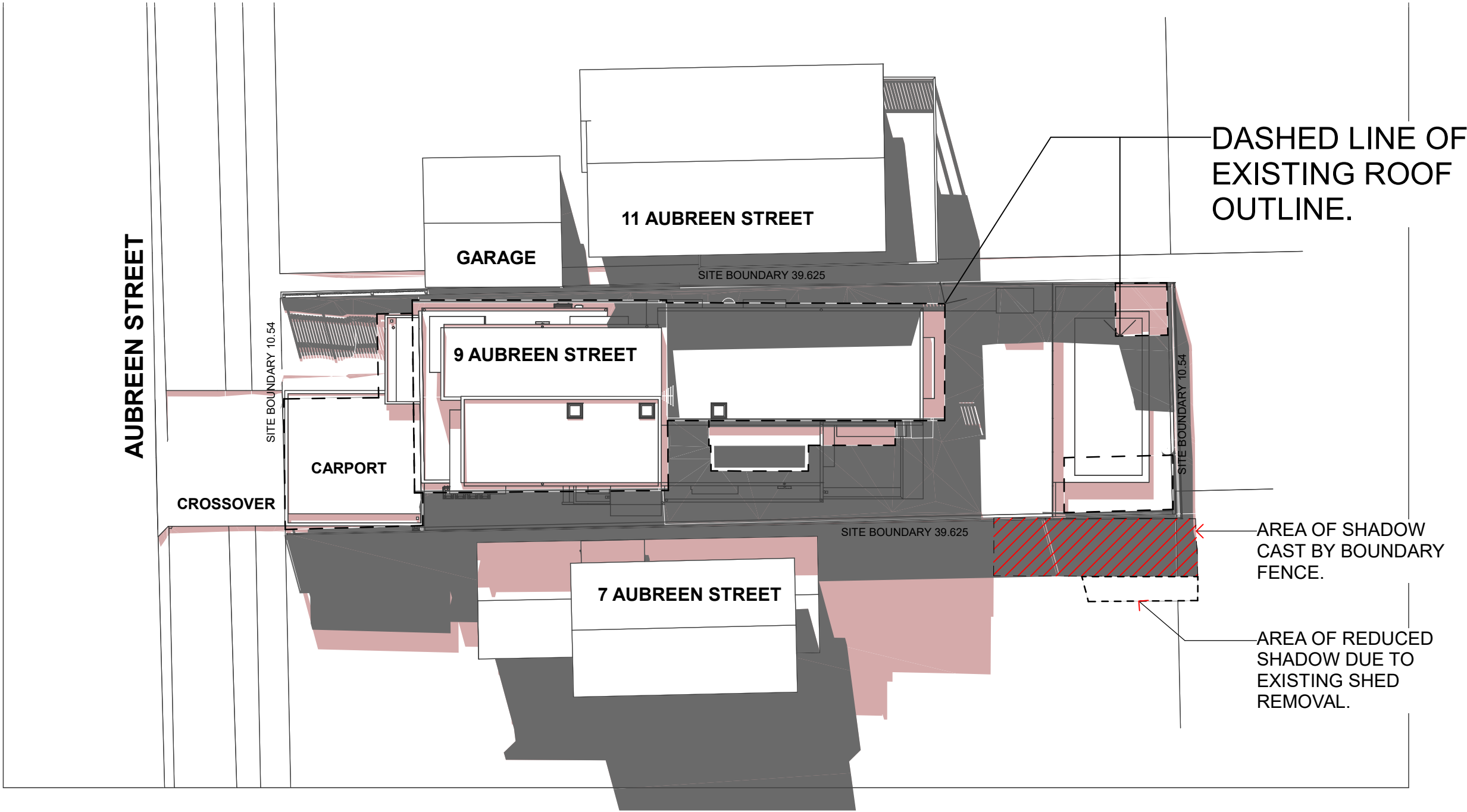
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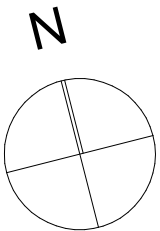


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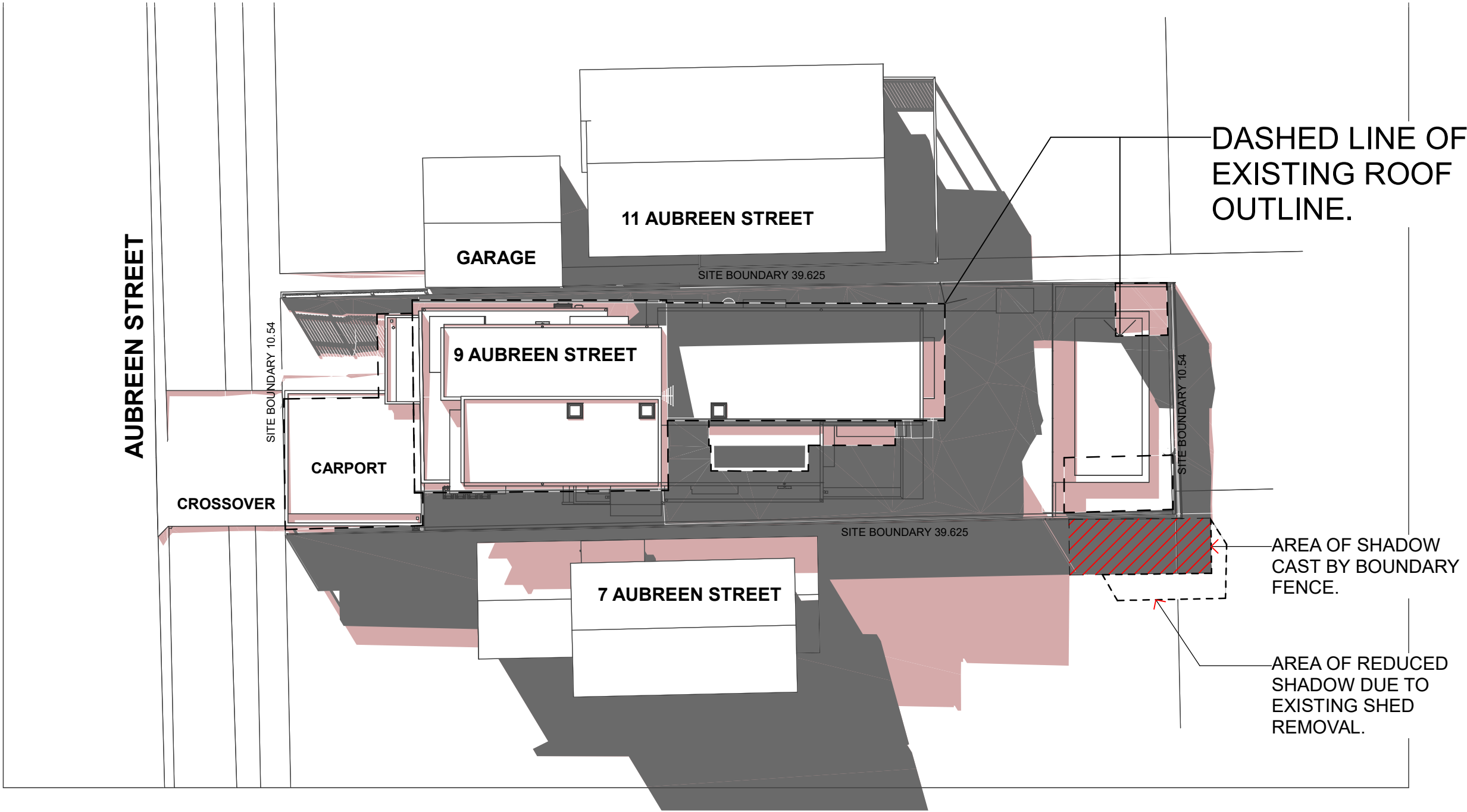
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SHADOWS JUNE 21-
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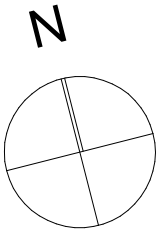
PROPOSED SHADOWS

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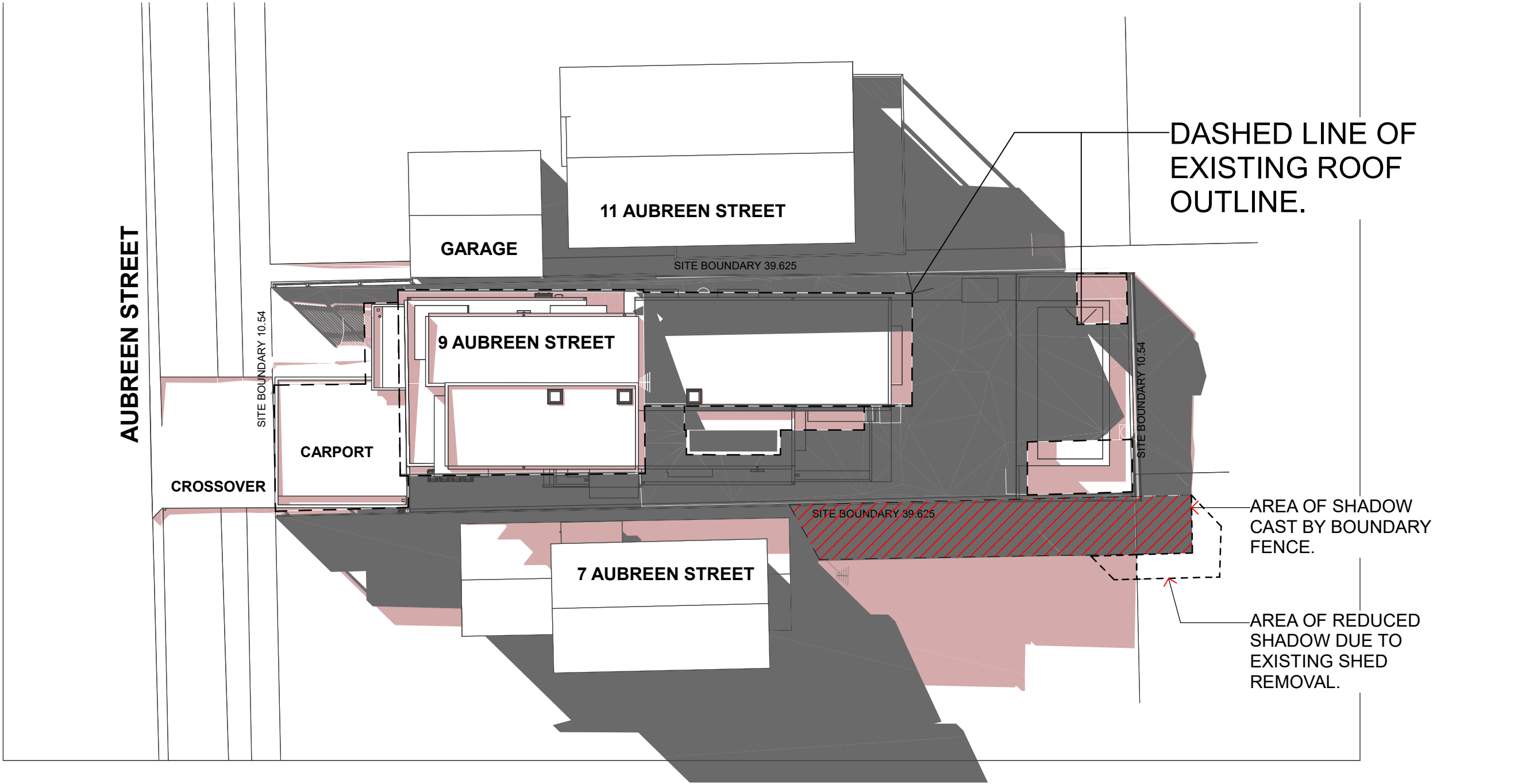
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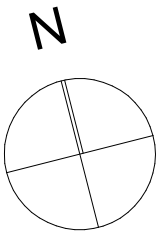


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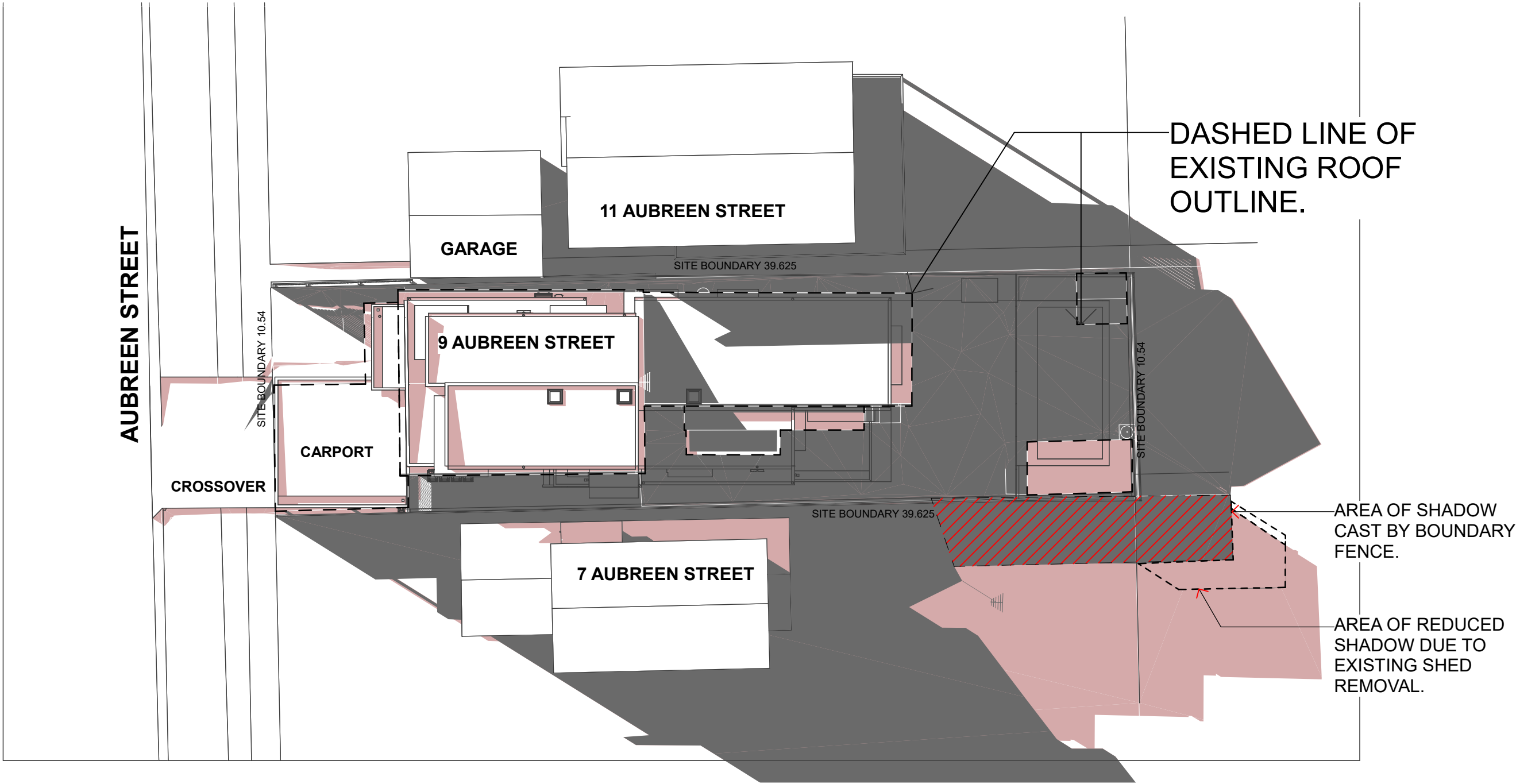
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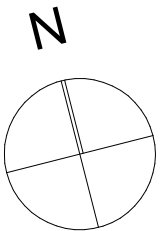


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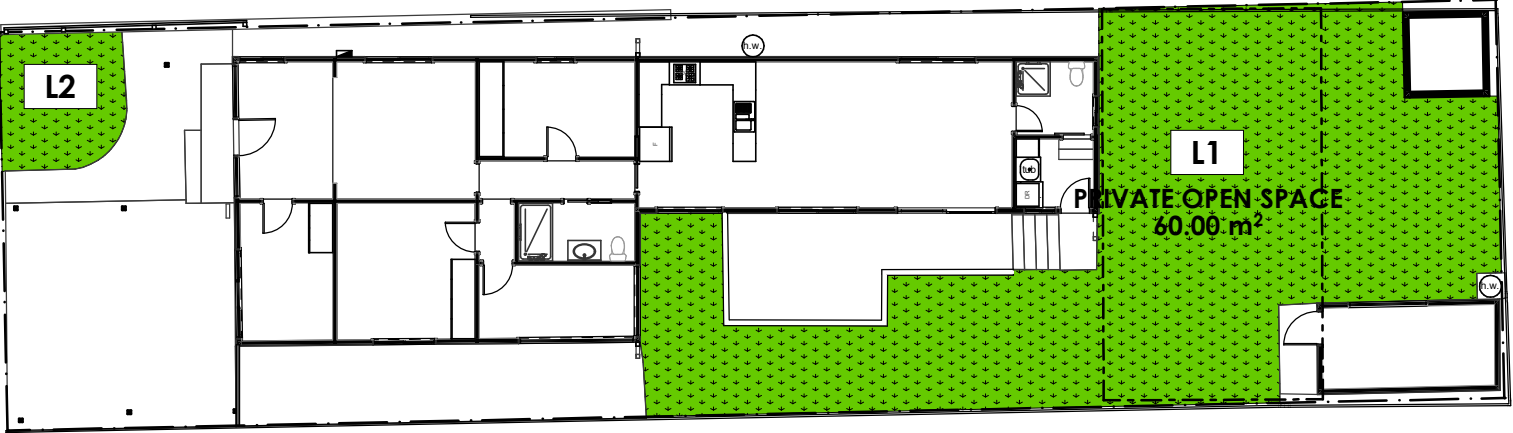
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SHADOWS JUNE 21-3PM

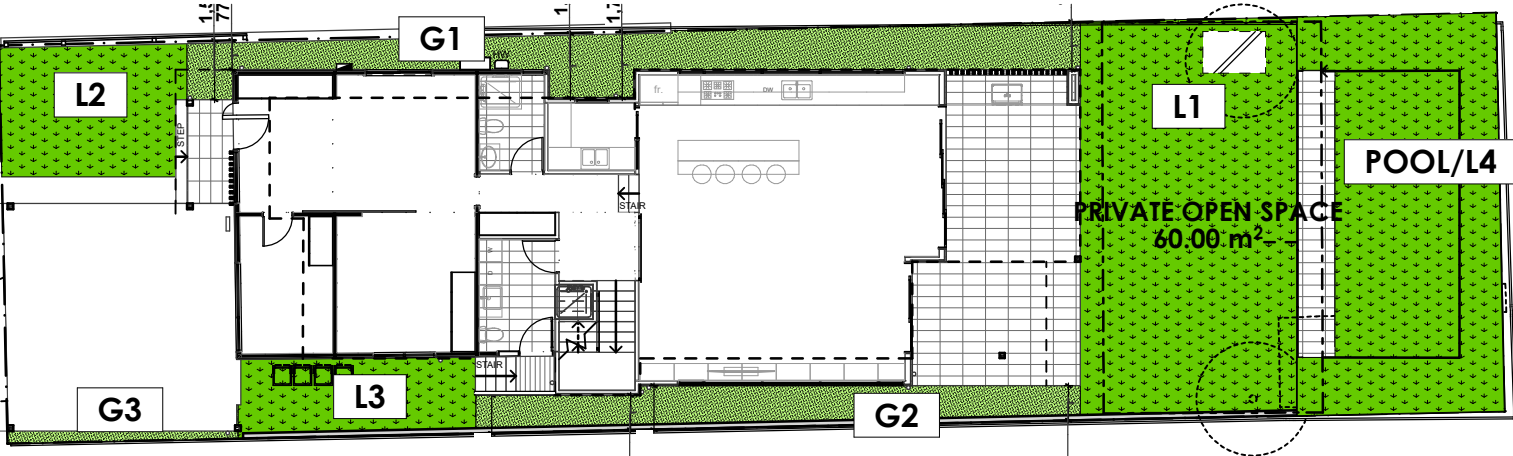
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A	DEVELOPMENT APPLICATION ISSUE	05/11/2021
ID	DESCRIPTION	DATE

LANDSCAPE EXISTING	
NAME	AREA
L1	131.72
L2	11.58
	143.30 m²
DOES NOT COMPLY	



1 LANDSCAPE AREAS EXISTING
Scale 1:200



2 LANDSCAPE AREAS PROPOSED
Scale 1:200

LANDSCAPE CALCULATIONS
NORTHERN BEACHES COUNCIL DCP - PART D1
NOTE: SOFT LANDSCAPE AREAS WITH MIN. DIMENSION GREATER THAN 2,000mm

TOTAL SITE IS 417.5m²

MIN LANDSCAPE REQUIRED IS 40%
MIN. LANDSCAPE (0.40 X 417.5m²)= 167m²

MIN. REQUIRED SOFT LANDSCAPE = 167m²

PRIVATE OPEN SPACE
NORTHERN BEACHES COUNCIL DCP - PART D2

MIN. REQUIRED PRIVATE OPEN SPACE = 60m²

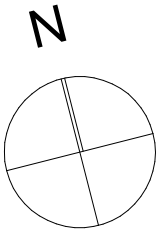
COMPLIES

CALC LANDSCAPE PROPOSED >2m	
NAME	AREA
L1	60.53
L2	17.45
L3	12.99
POOL/L4	48.99
	139.96 m²
INCREASE IN LANDSCAPING BY 3m²	

LANDSCAPE PROPOSED TOTAL (INCL AREA LESS THAN 2m)	
NAME	AREA
G1	26.52
G2	16.32
G3	5.90
L1	60.53
L2	17.45
L3	12.99
POOL/L4	48.99
	188.70 m²

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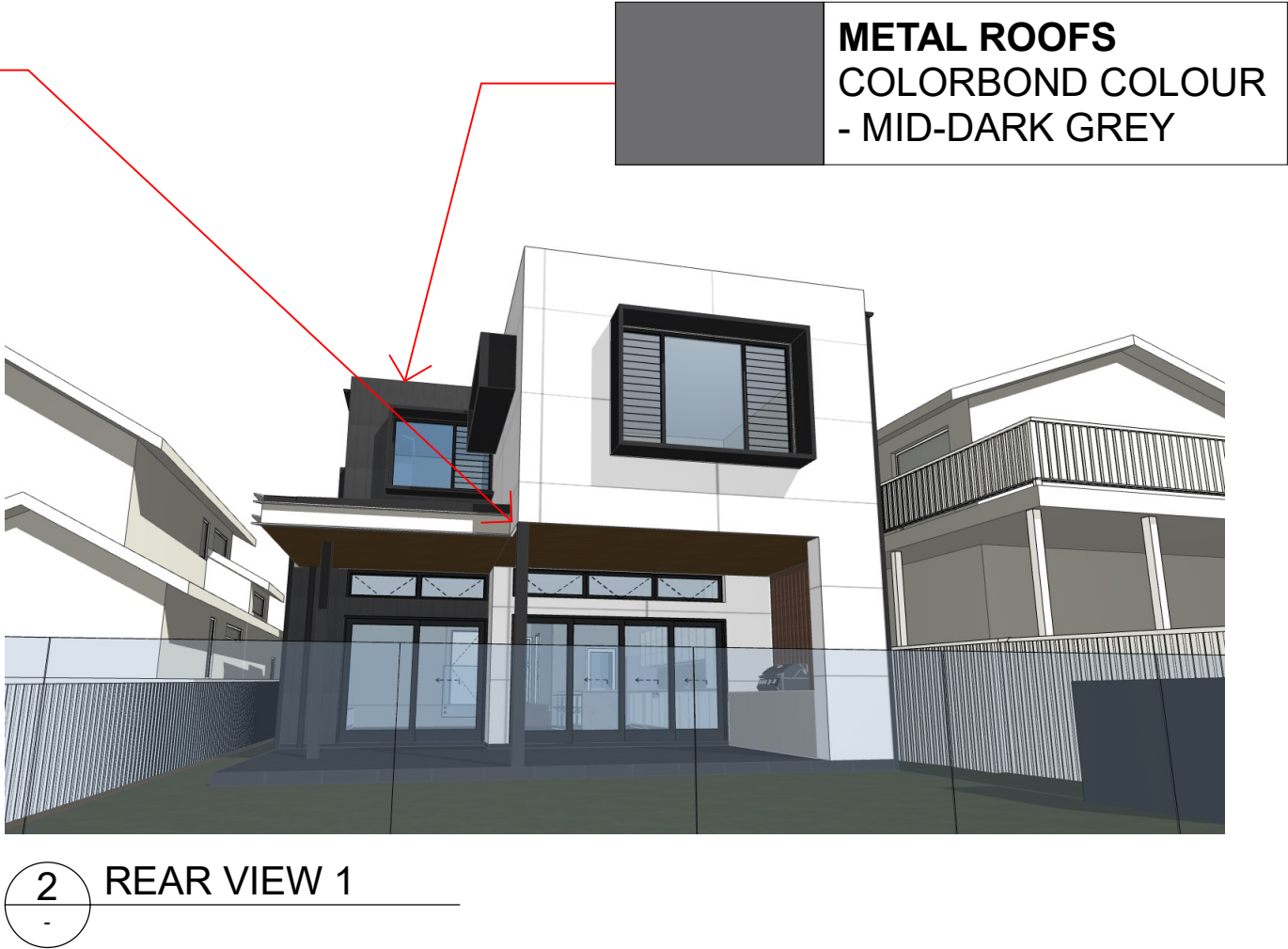
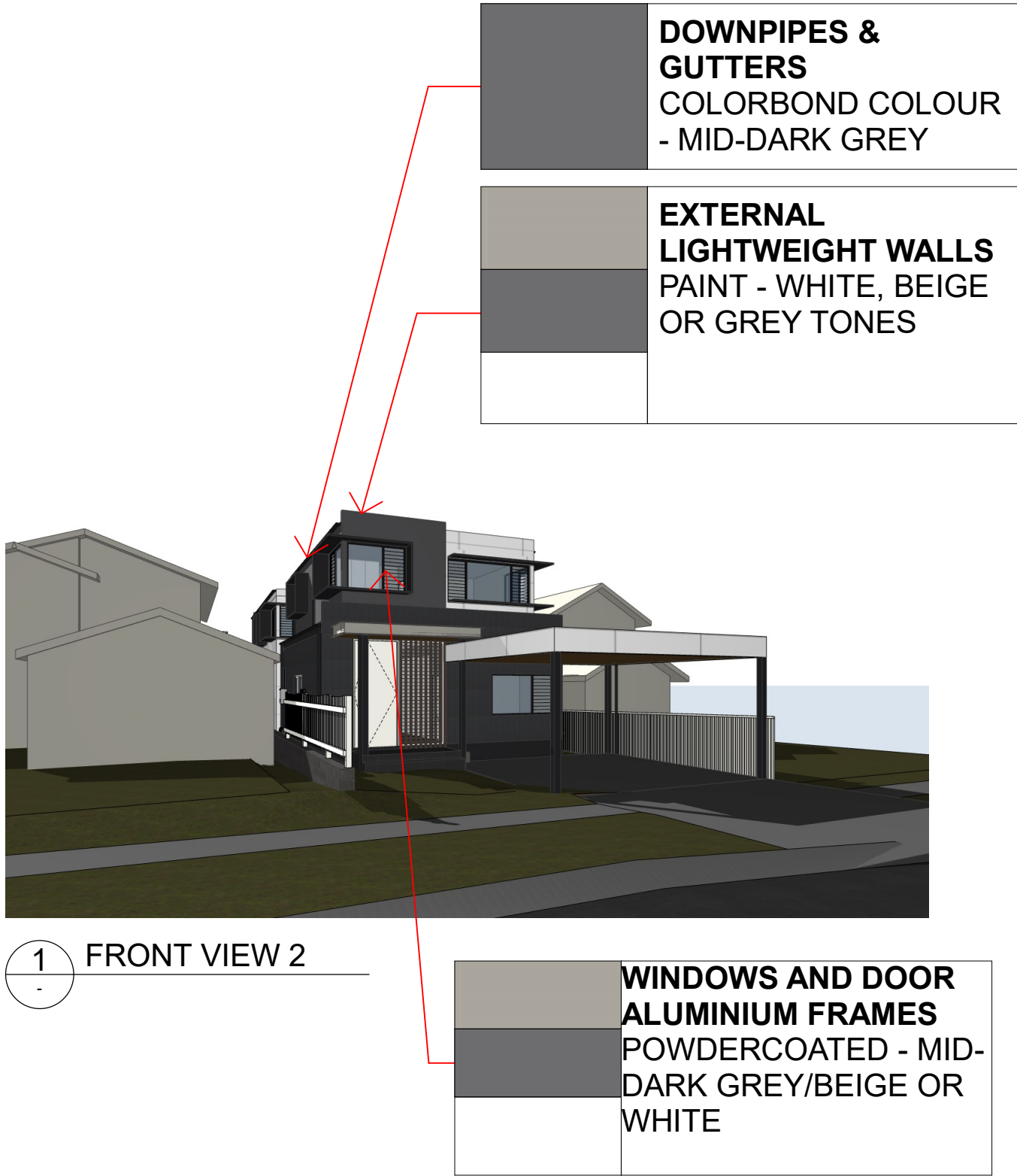
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**9 AUBREEN STREET COLLAROY
PLATEAU NSW 2097**

LANDSCAPE CALCULATION

DFA2103 -A27

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C	UPDATED CARPORT-200mm SIDE SETBACK	22/02/2022
B	UPDATED CARPORT	21/01/2022
A	DEVELOPMENT APPLICATION ISSUE	05/11/2021



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ID	DESCRIPTION	DATE

**DEVELOPMENT APPLICATION
ISSUE**

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FINISHES SCHEDULE

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