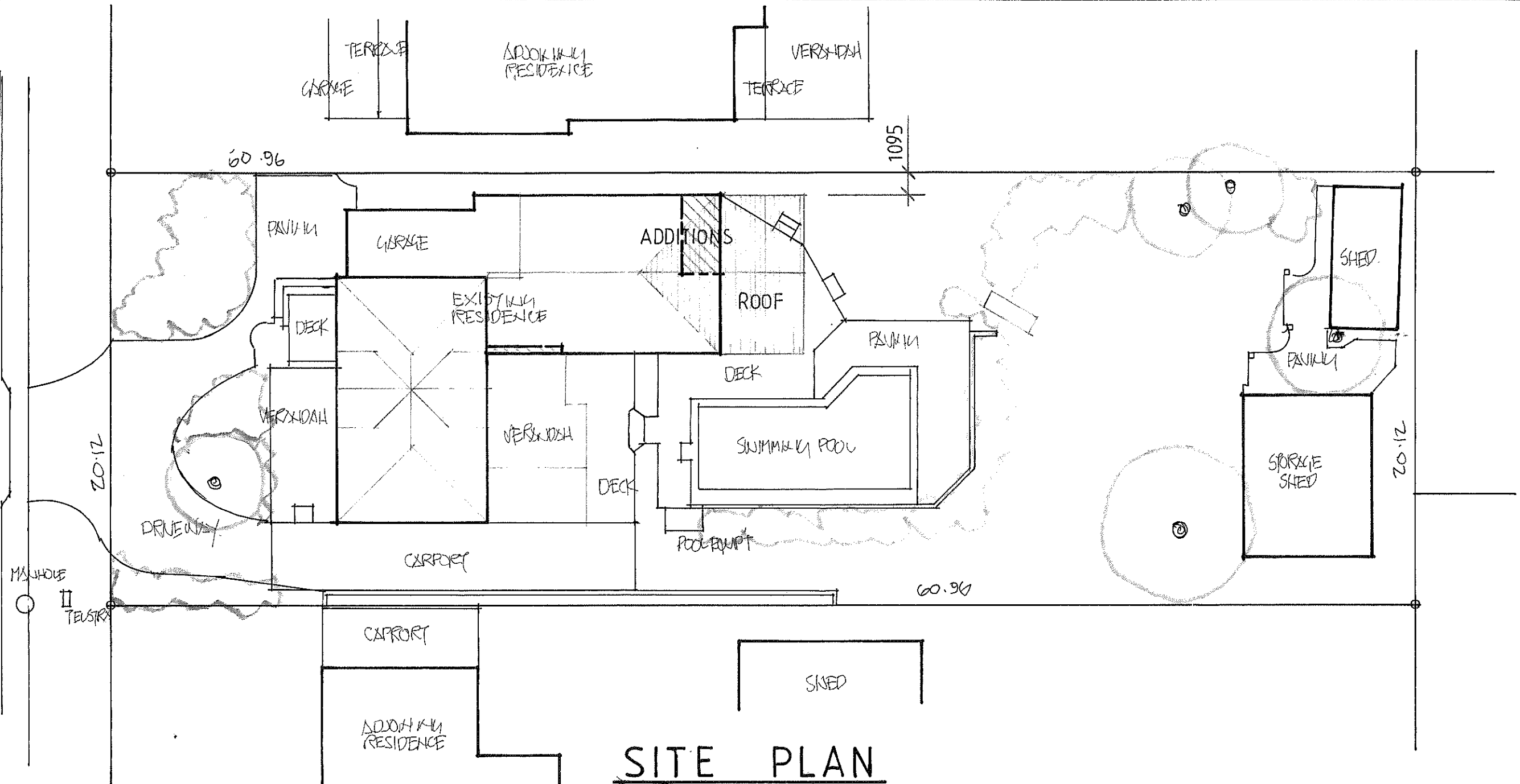
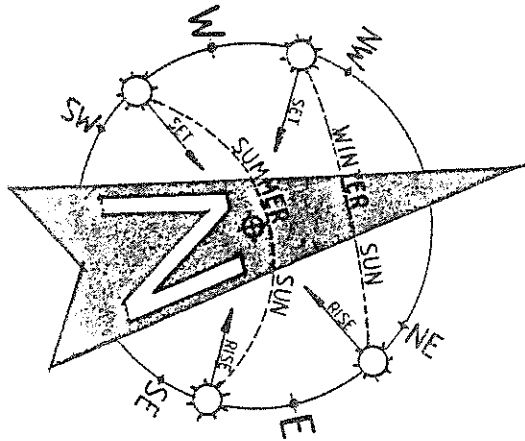


NORTH AVALON ROAD



SITE PLAN

LOT 13 H.D.P. 8394



DEVELOPMENT CALCULATIONS

SITE AREA	1226.00 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	230.28	238.50
RESIDENCE ROOF	176.88	185.04
VERANDAH'S & DECK'S	147.76	145.76
DRIVEWAY	37.50	37.50
CARPORT	54.40	54.40
SWIMMING POOL	42.80	42.80
SHED	25.41	25.41
STORAGE SHED	45.60	45.60
TOTAL HARD SURFACE	530.35 (43.26%)	536.51 (43.76%)
INCLUDING THE 6% VARIATION (73.56 SQM)		
FOR UNCOVERED DECK & PAVING OUTDOOR RECREATIONAL SPACE)		
TOTAL LANDSCAPING	769.21 (62.74%)	762.99 (62.23%)

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6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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BUILDING DESIGN CONSULTANTS

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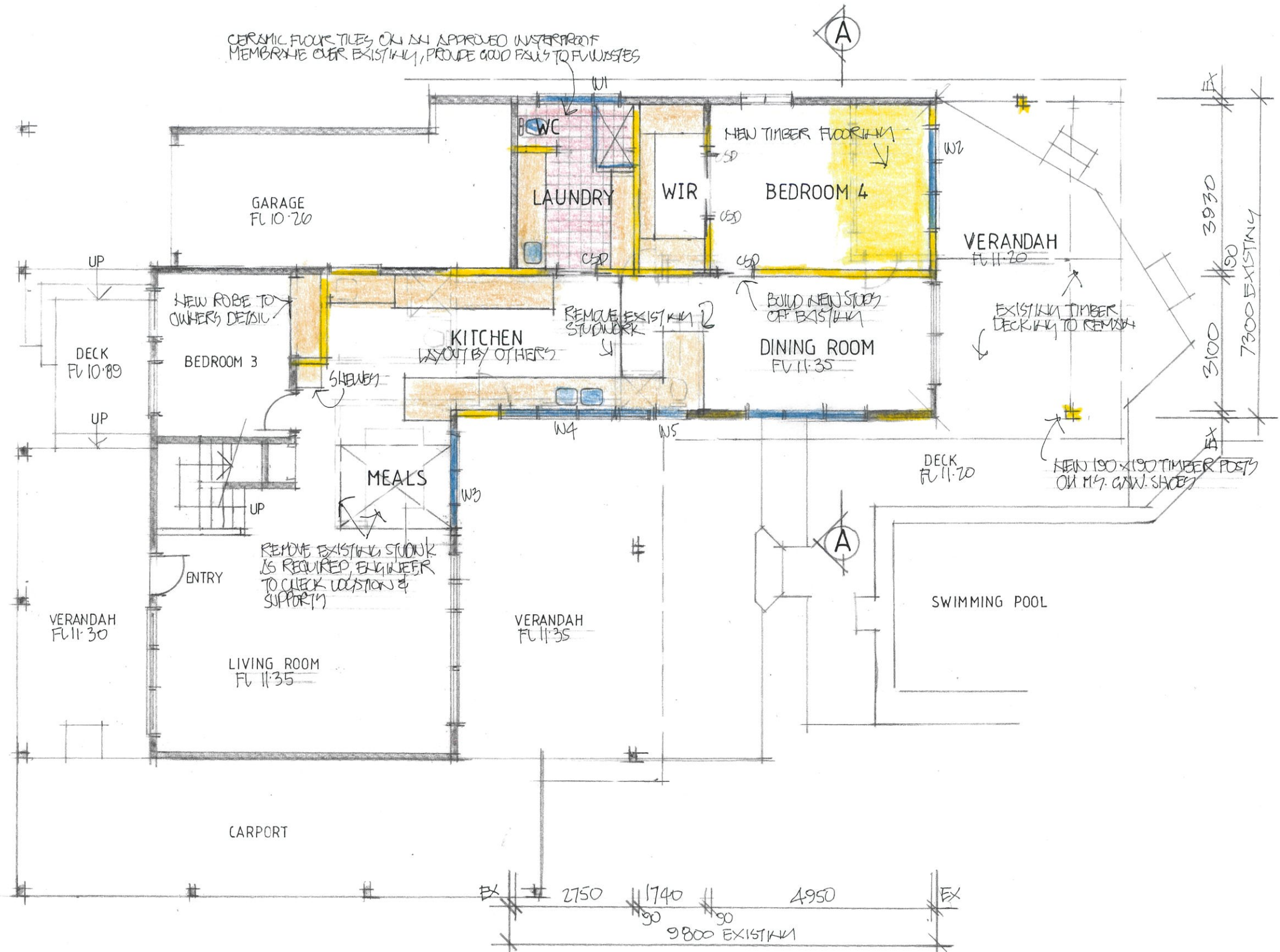
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MOBILE 0418 976 596

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CLIENT
DARYL & SALLY JOHNSON

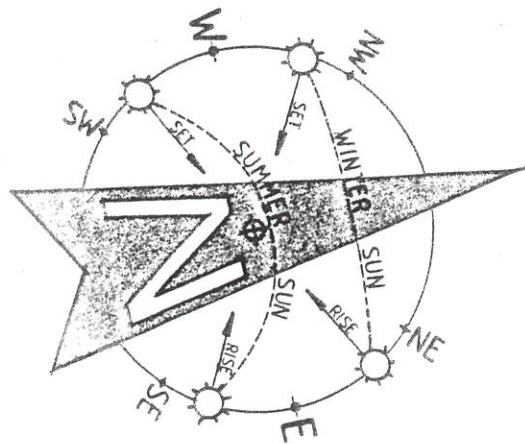
DATE 04/04/2023	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 2133-1	ISSUE

NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS/NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.



GROUND FLOOR PLAN



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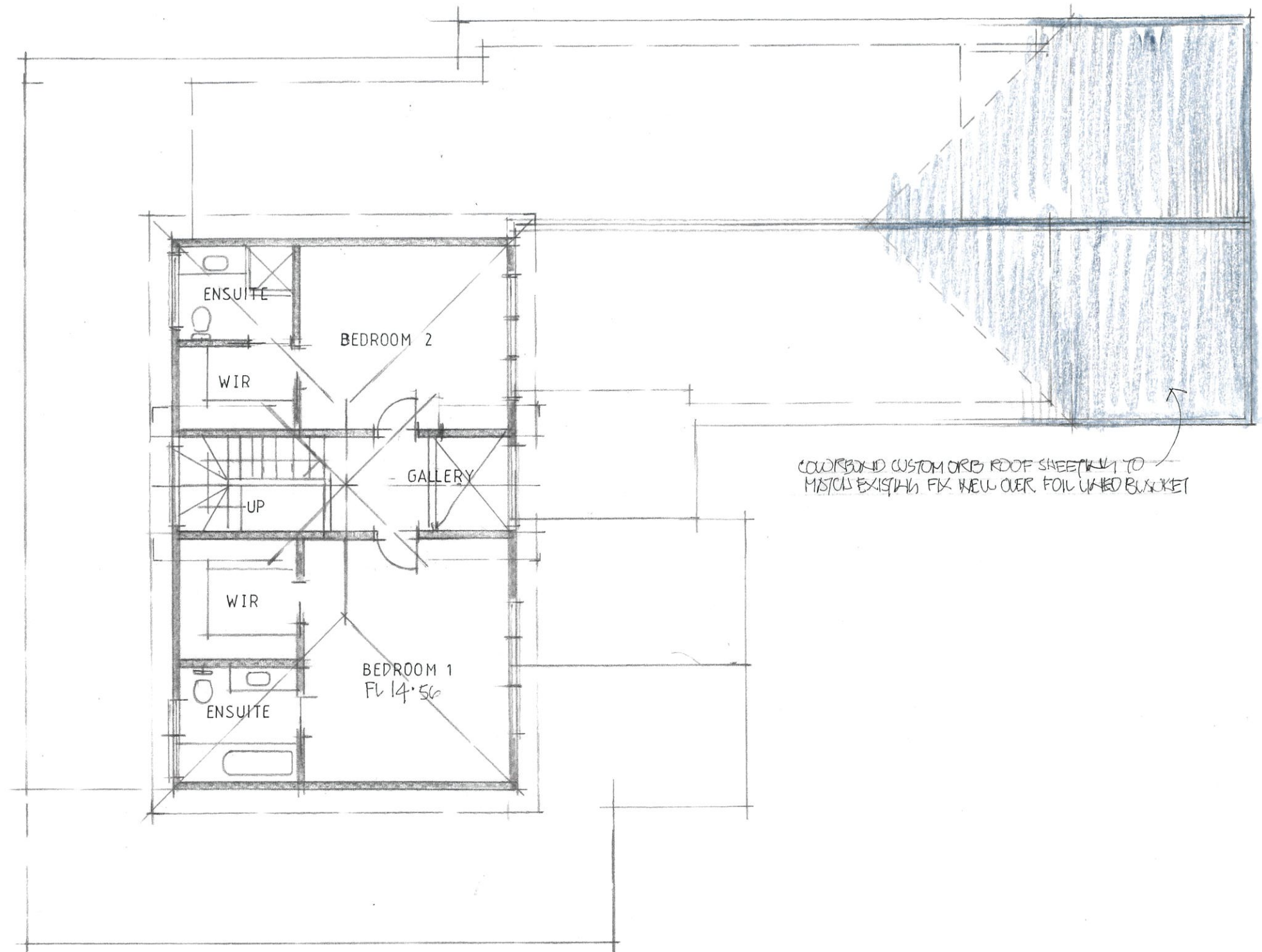
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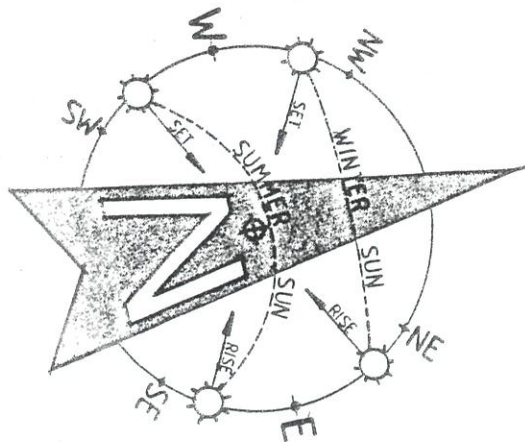
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 EMAIL JDECO.AVALON@GMAIL.COM
 MOBILE 0418 976 596

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 CLIENT
 DARYL & SALLY JOHNSON

DATE 04/04/2023 SCALE 1:100
 DRAWN JDE CHECKED
 DRAWING No. **2133-2** ISSUE



FIRST FLOOR PLAN



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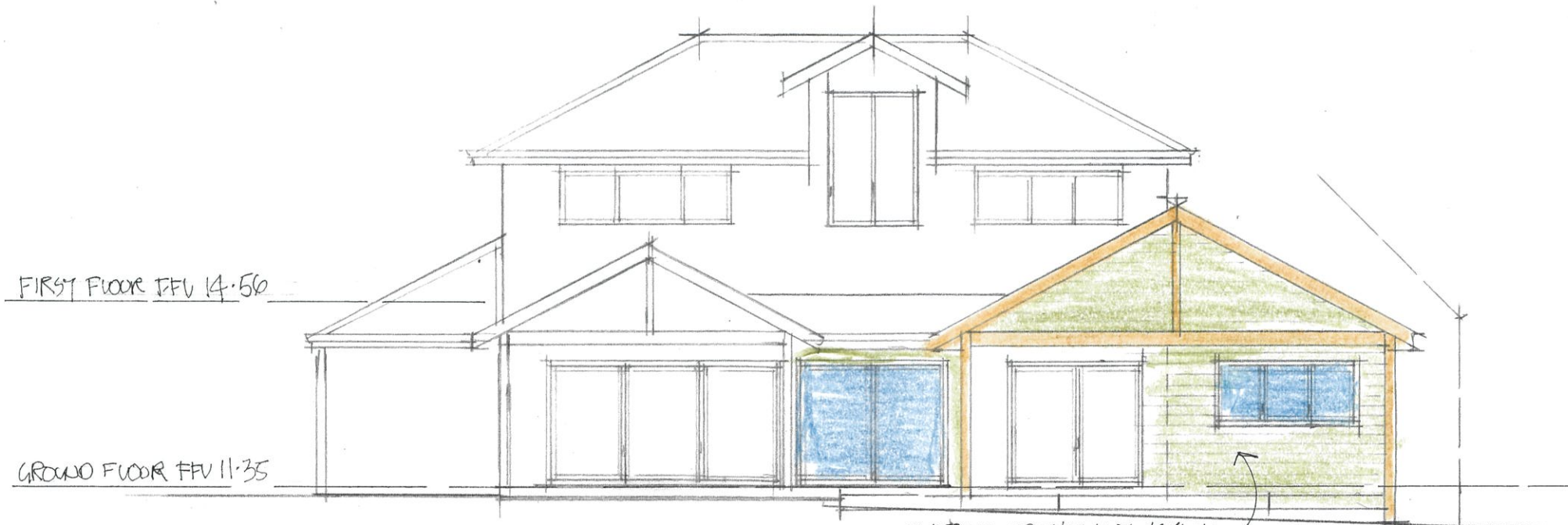
No.	AMENDMENT	DATE



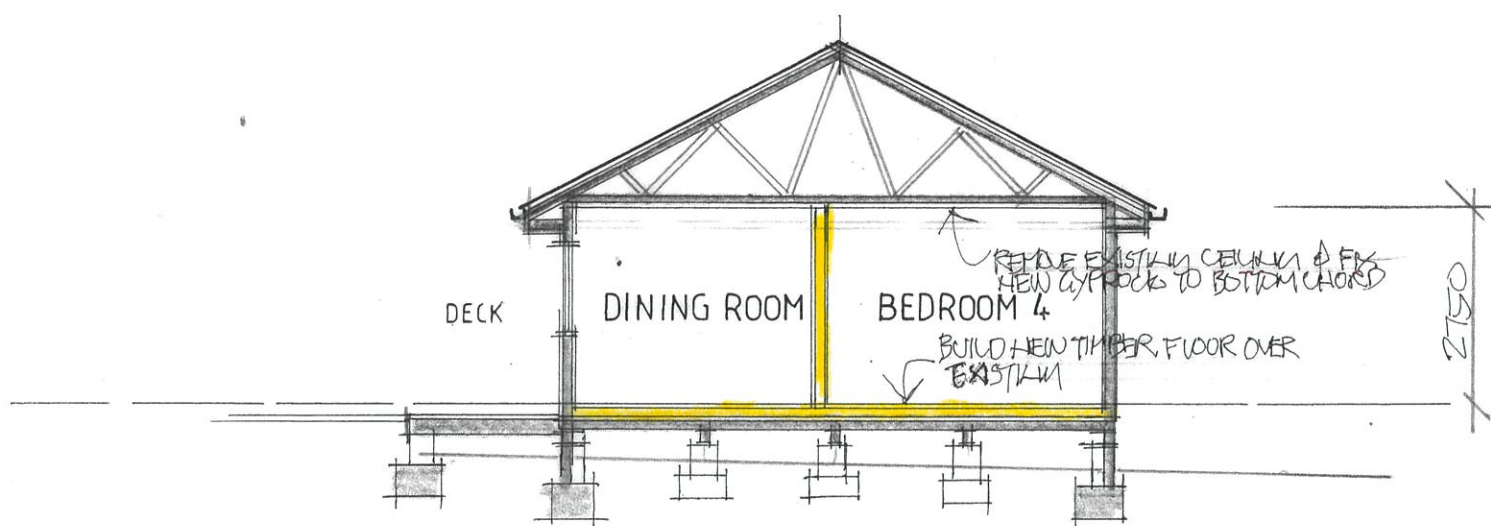
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DRAWING No.	ISSUE
2133-3	



NORTH ELEVATION



SECTION A - A

NOTES:

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DRAWN JDE CHECKED
DRAWING No. 2133-4 ISSUE

BASI Certificate

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

Alterations and Additions

Certificate number: A493819

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: Thursday, 06 April 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Daryl & Sally Johnson
Street address	12 North Avalon Road Avalon beach 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 8394
Lot number	13
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).

Certificate Prepared by (please complete before submitting to Council or PCA)

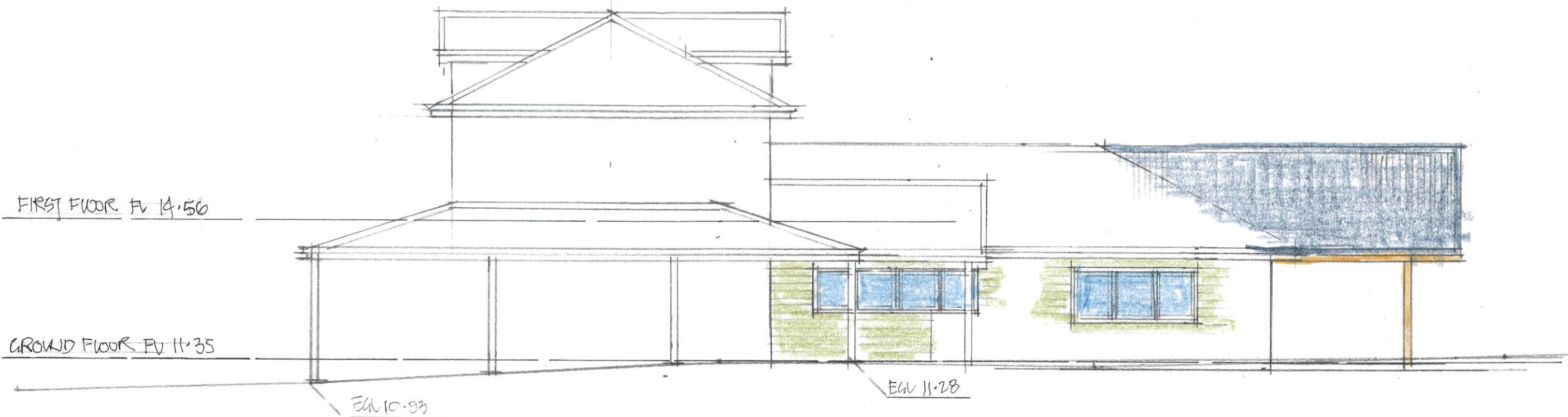
Name / Company Name: J.D. Evans & Co Pty Ltd
ABN (if applicable): 72 001 636 693

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.			

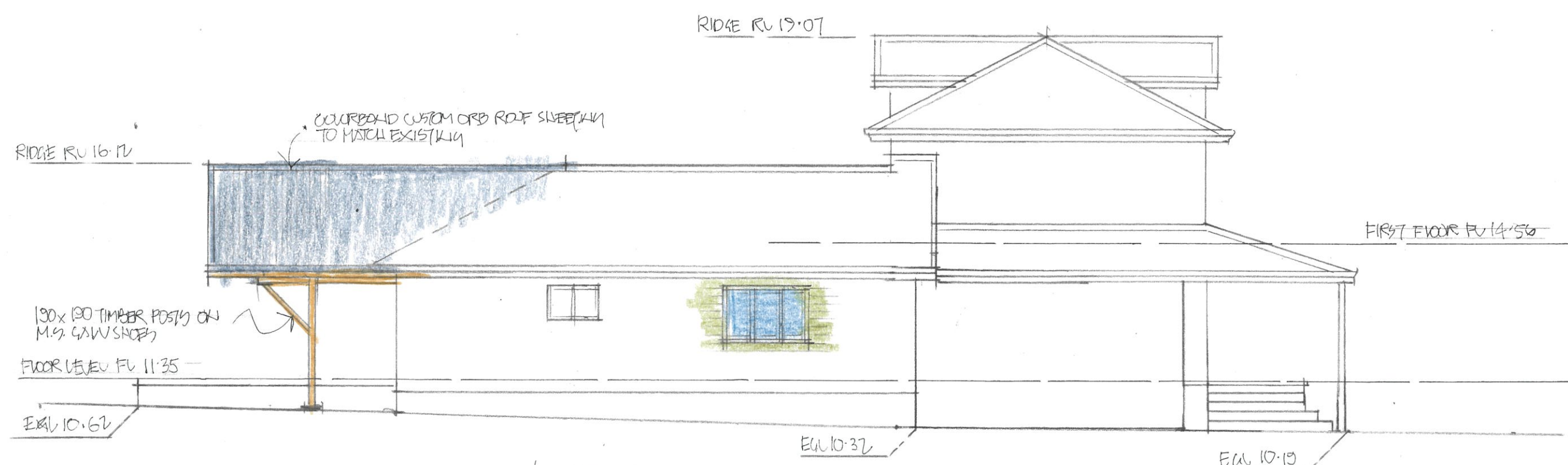
Construction	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other construction	
suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)		
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)		
flat ceiling, pitched roof	ceiling: R1.95 (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 polyolitic low-e glass, or clear/air gap/clear glazing, or tinted/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.		✓	✓				
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, incl. frame (m ²)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glaze type		
W1	W	1.8	4.3	2.3	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W2	N	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W3	N	5.04	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W4	E	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	
W5	E	1.6	0	0	eave/verandah/pergola/balcony >=900 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.



EAST ELEVATION



WEST ELEVATION

NOTES:

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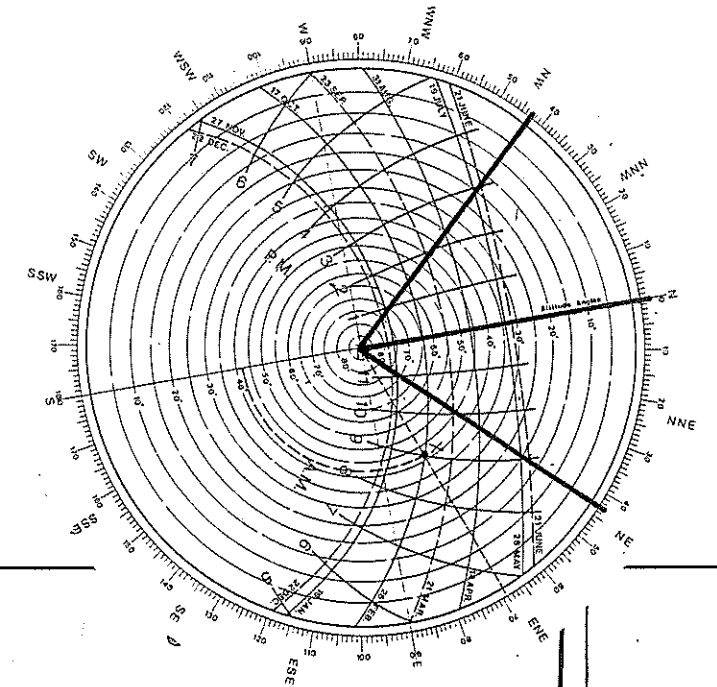
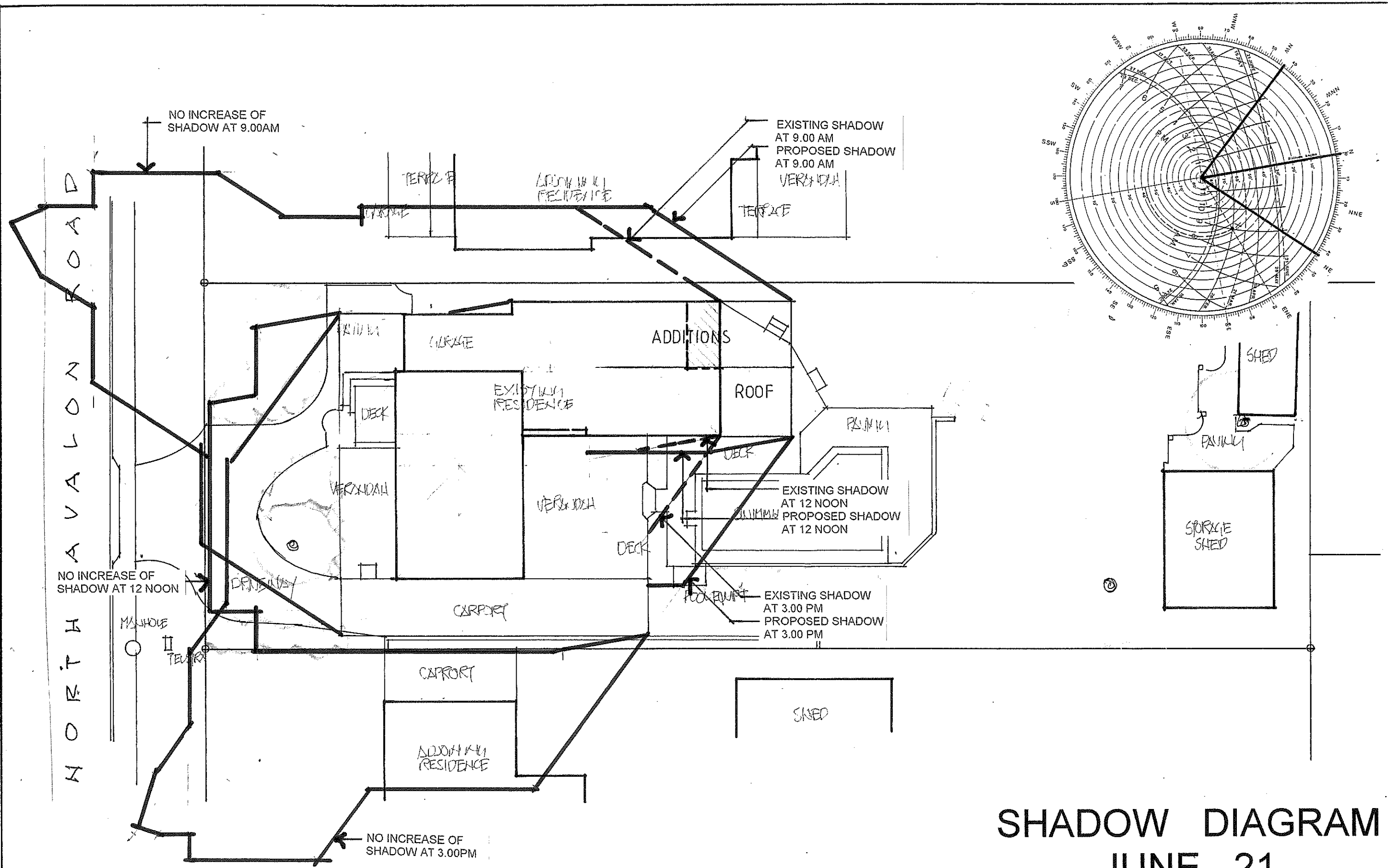
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DRAWING NO. 2133-5	ISSUE



SHADOW DIAGRAM JUNE 21 SCALE 1 : 200