

3 COMMODORE CRESCENT MCMAHONS POINT NSW 2060

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

LOCATION PLAN



DRAWING LIST

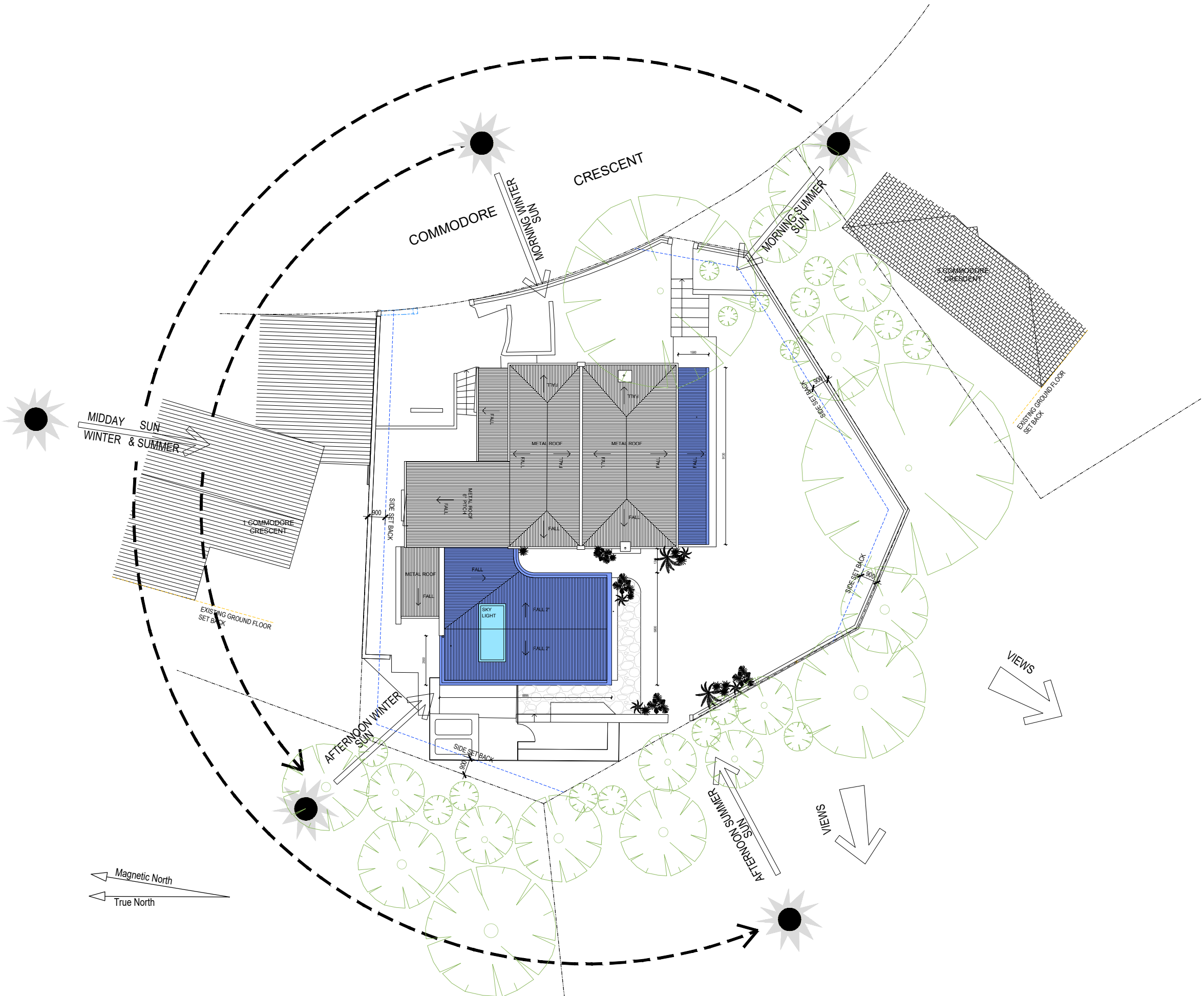
DA 00	COVER PAGE	B	03.07.23
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DA 03	EXISTING FIRST FLOOR & DEMOLITION PLAN	B	03.07.23
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DA 07	ROOF PLAN	A	24.02.23
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LEGEND

- EXISTING STRUCTURE RETAINED
- DA APPROVED WORKS DA-190/2021
- EXISTING STRUCTURE DEMOLISHED
- EXISTING STRUCTURE DEMOLISHED (APPROVED IN DA-190/2021)
- EXISTING STRUCTURE DEMOLISHED (SUBJECT TO SEPARATE APPLICATION)

PROPOSED NEW WORK LEGEND:

- BRICK
- RENDER
- CONCRETE
- SANDSTONE
- TIMBER
- METAL
- GLAZING
- PLANTING (REFER LANDSCAPE PLAN)



1 SITE PLAN
scale - 1:100 @ A1

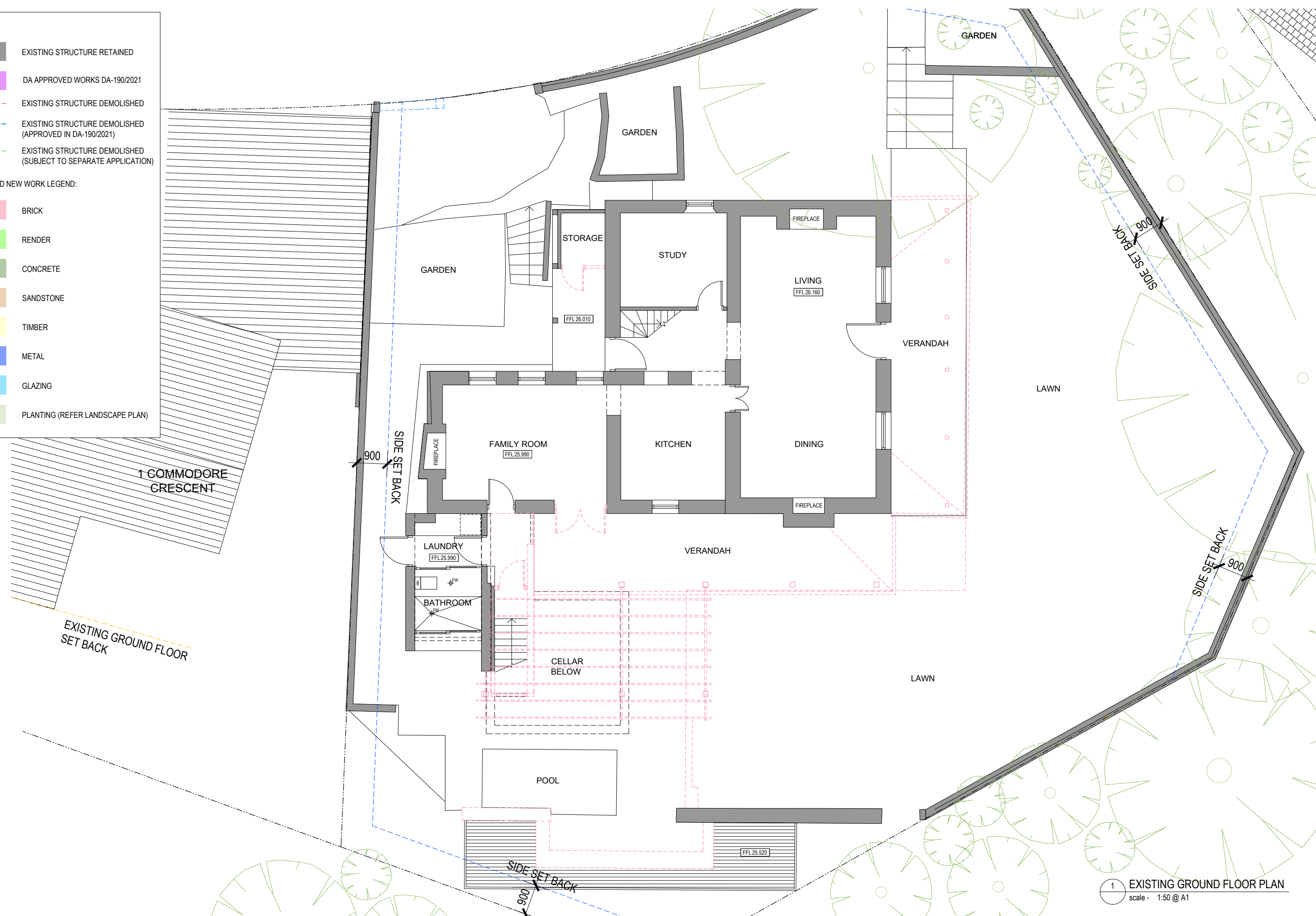


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1 EXISTING GROUND FLOOR PLAN
scale - 1:50 @ A1

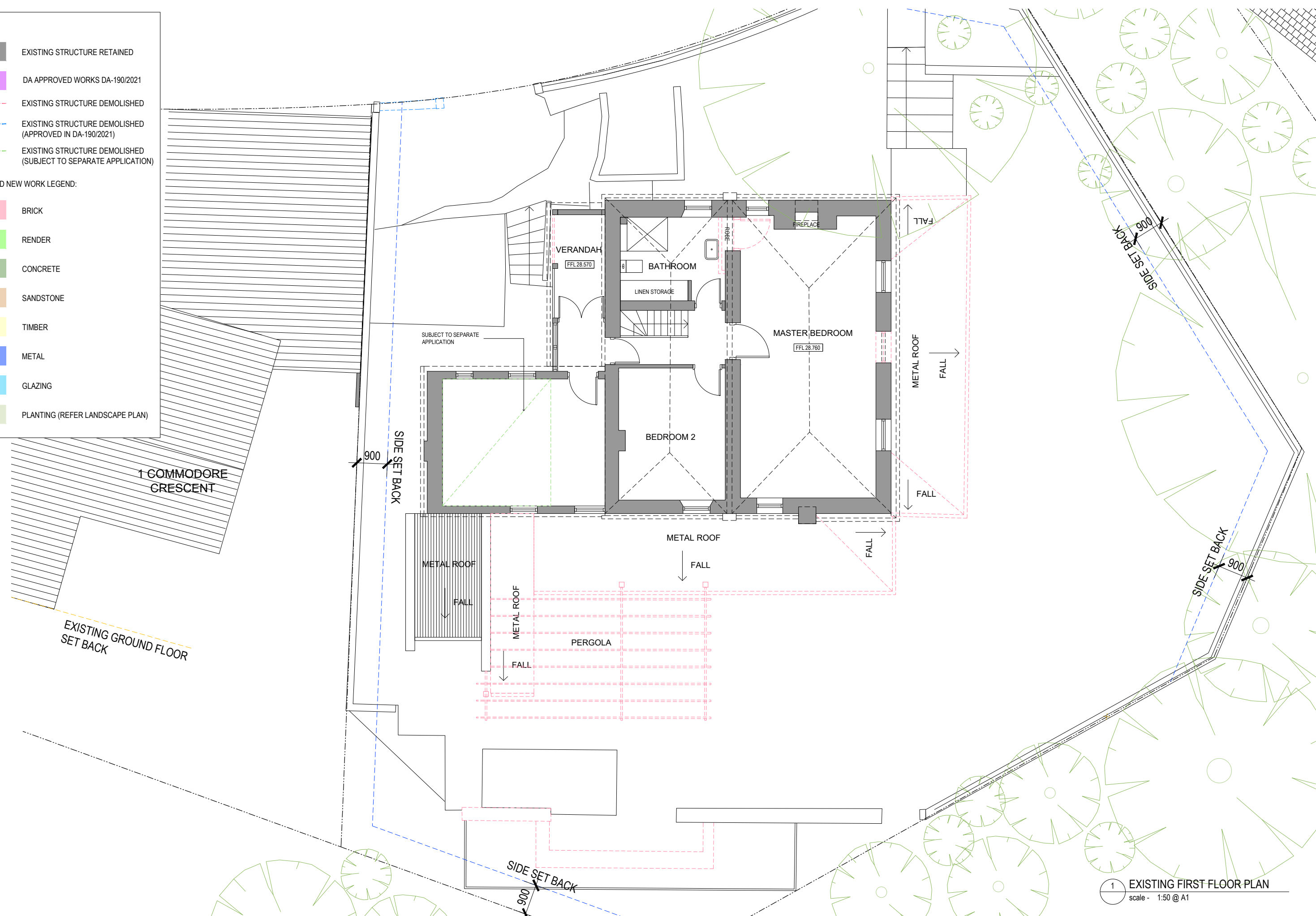


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1 EXISTING FIRST FLOOR PLAN
scale - 1:50 @ A1

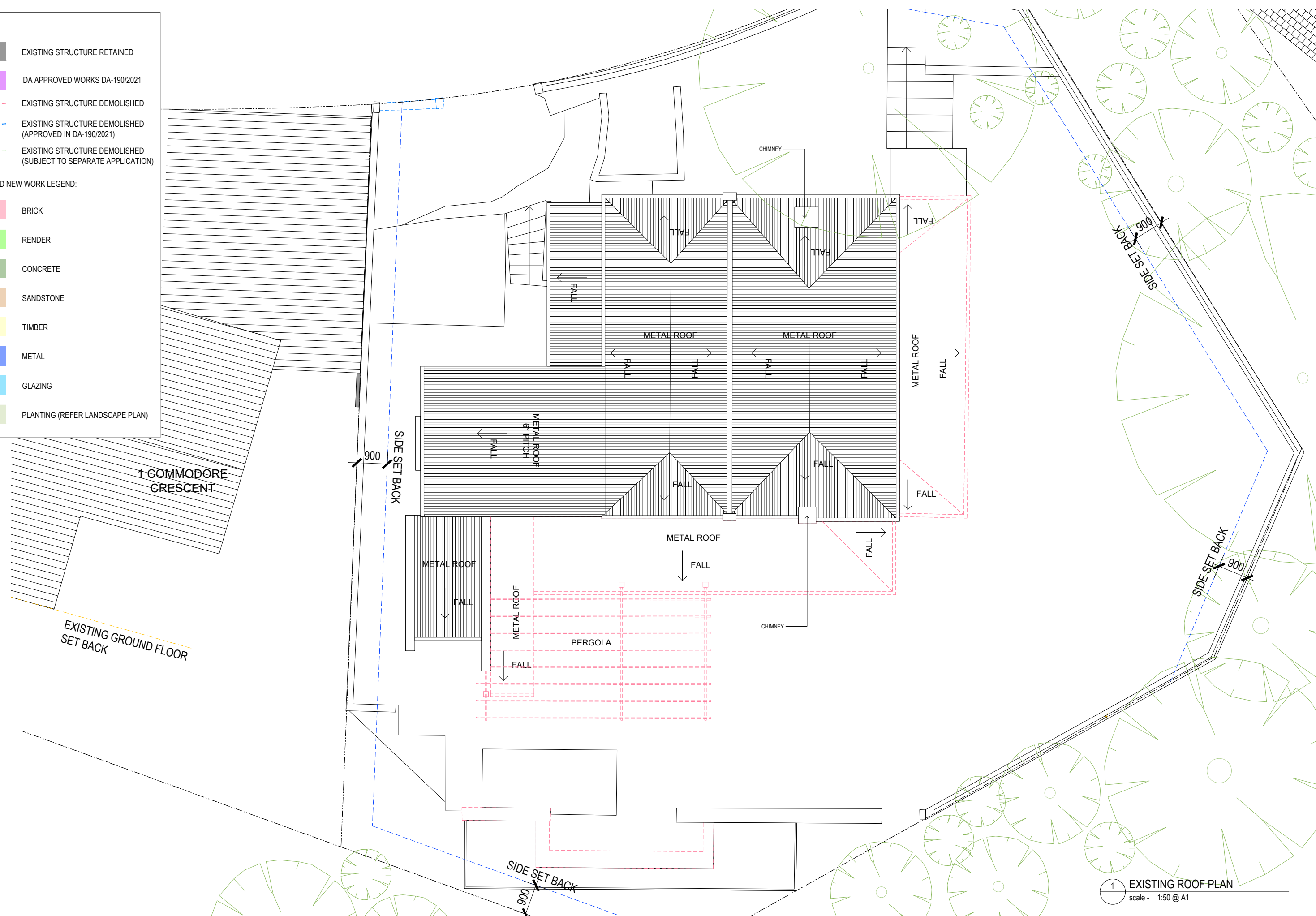


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1 EXISTING ROOF PLAN
scale - 1:50 @ A1

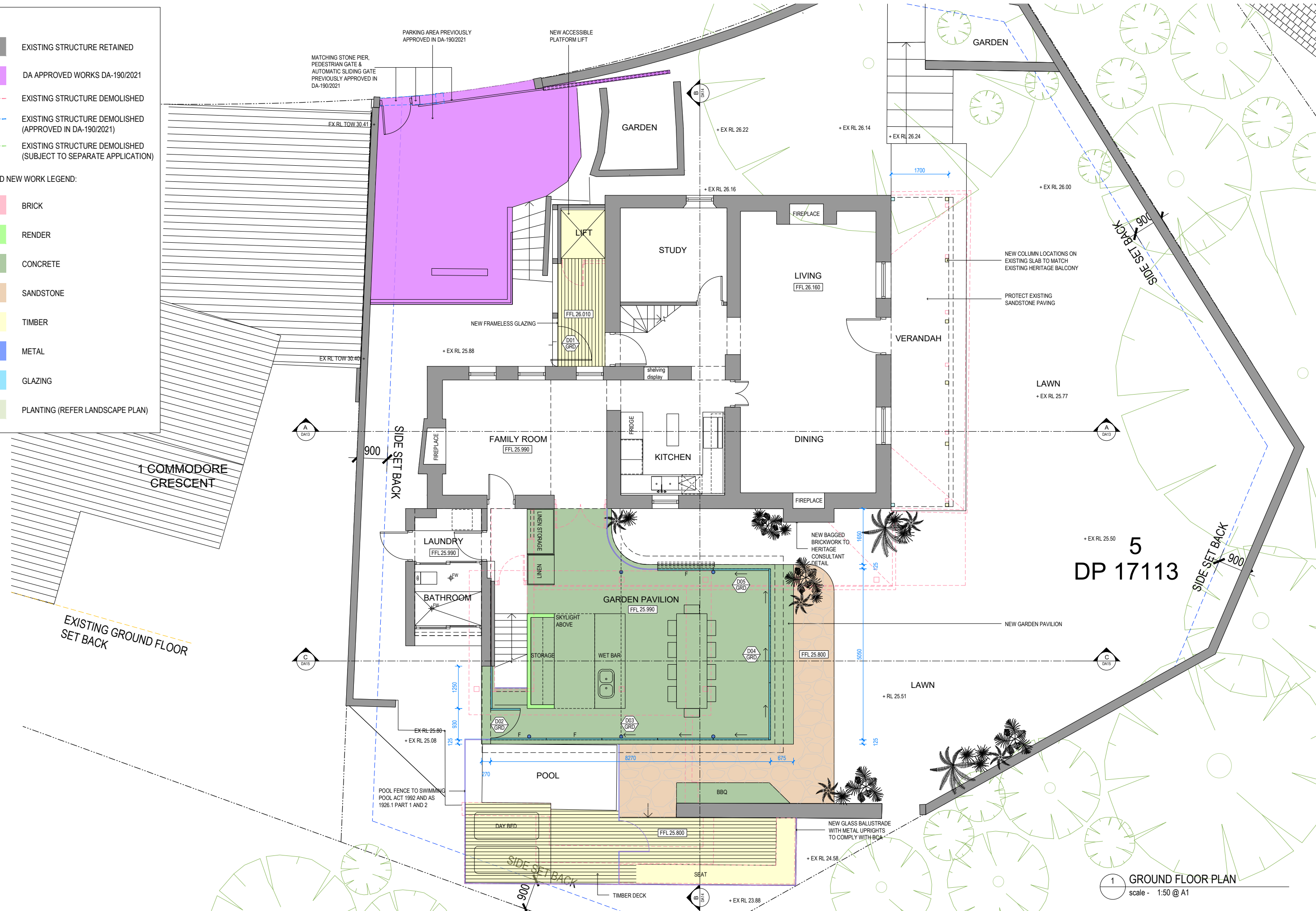


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1 GROUND FLOOR PLAN
scale - 1:50 @ A1

ISS	DATE	PURPOSE OF ISSUE
A	24.02.23	DEVELOPMENT APPLICATION



PROJECT
3 COMMODORE CRESENT
MCMAHONS POINT

CLIENT
REED

MICHAEL CUMMING ARCHITECT

Ph: 0412 958 515
E: michael@michaelcummingarchitect.com.au
Registered Architect NSW No. 8928

DRAWING NO.
DA05
DRAWING TITLE
GROUND FLOOR PLAN

SCALE
1:50@A1
1:100@A3

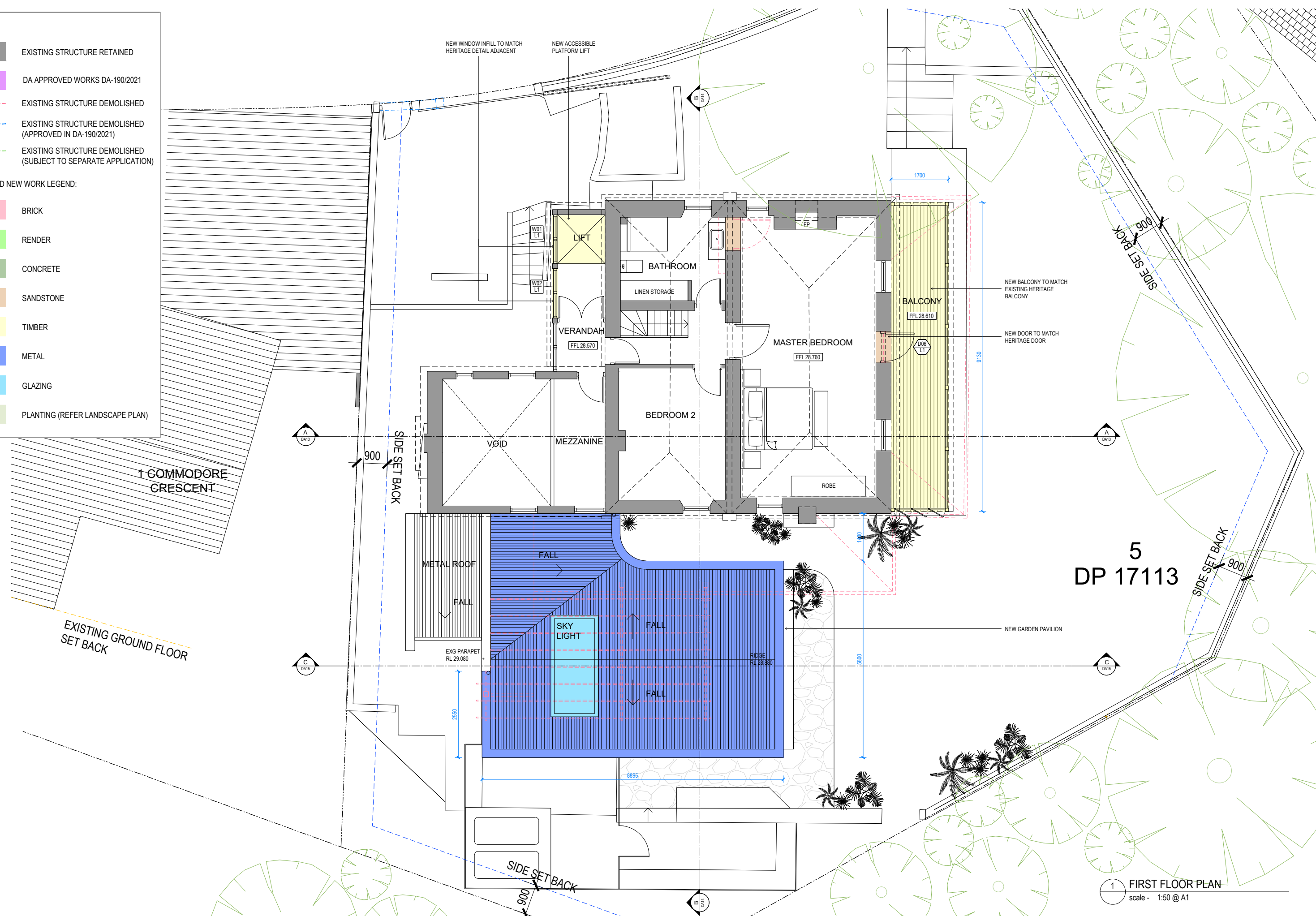
ISSUE
A

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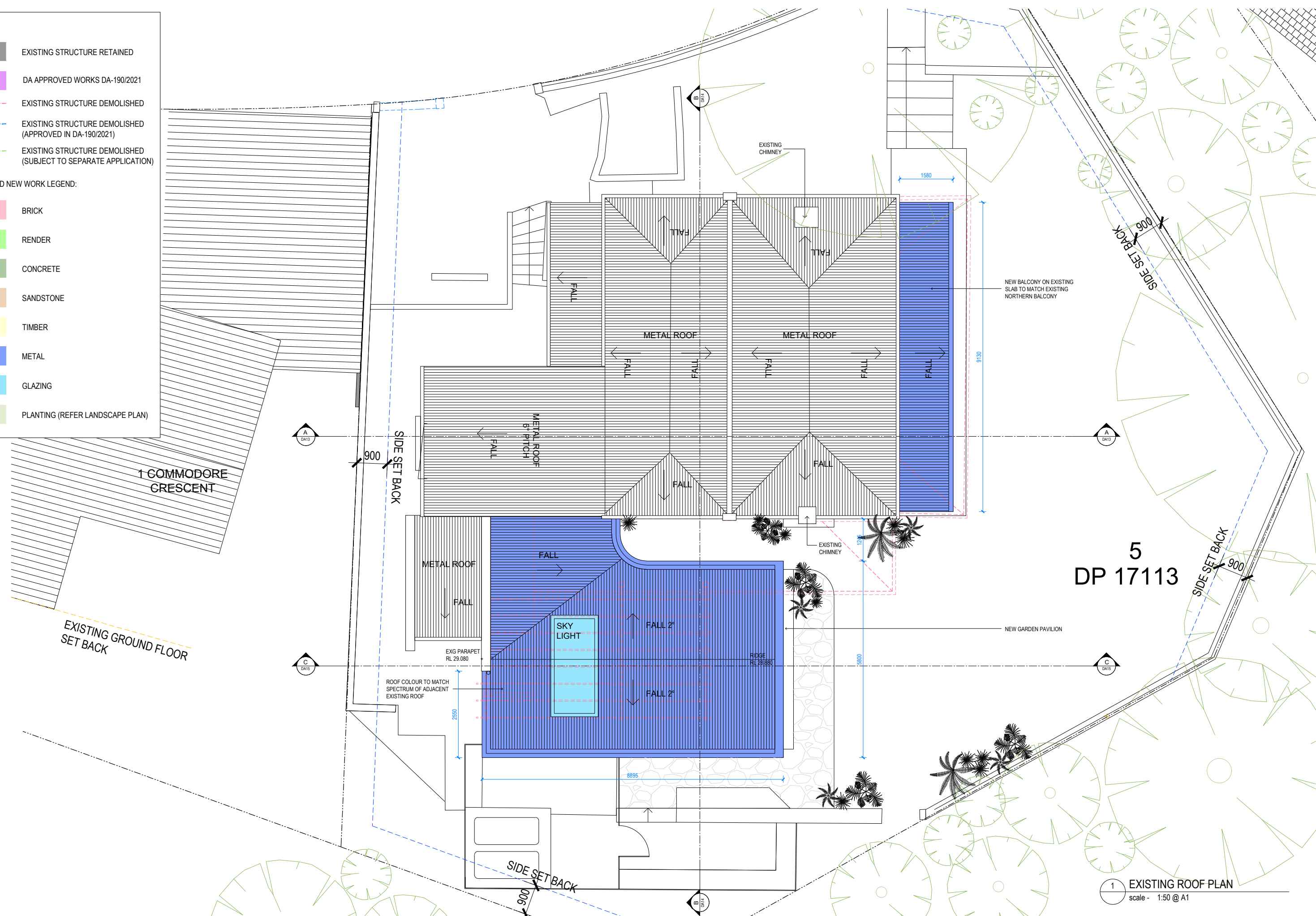
1 FIRST FLOOR PLAN
scale - 1:50 @ A1

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1 EXISTING ROOF PLAN
scale - 1:50 @ A1



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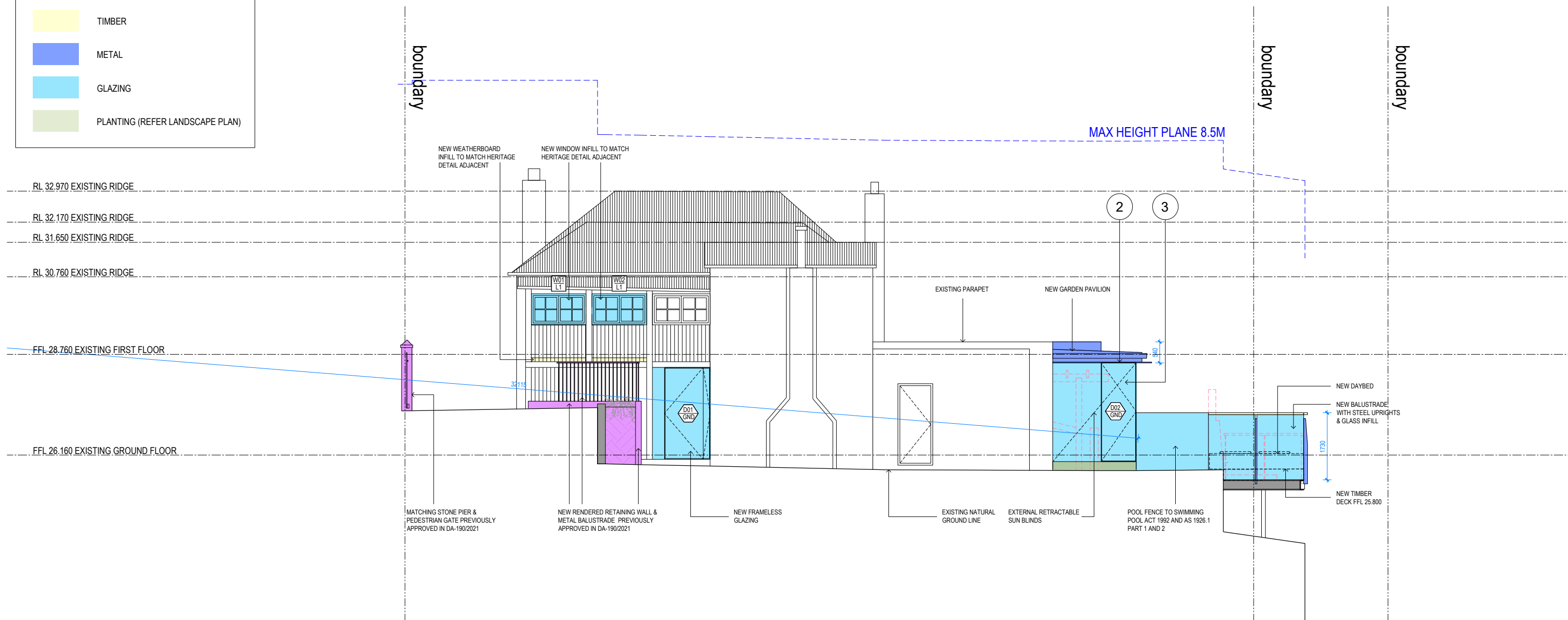
1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



2. BLACK STEEL



3. ALUMINUM GLAZING



1 NORTH ELEVATION
scale - 1:50 @ A1

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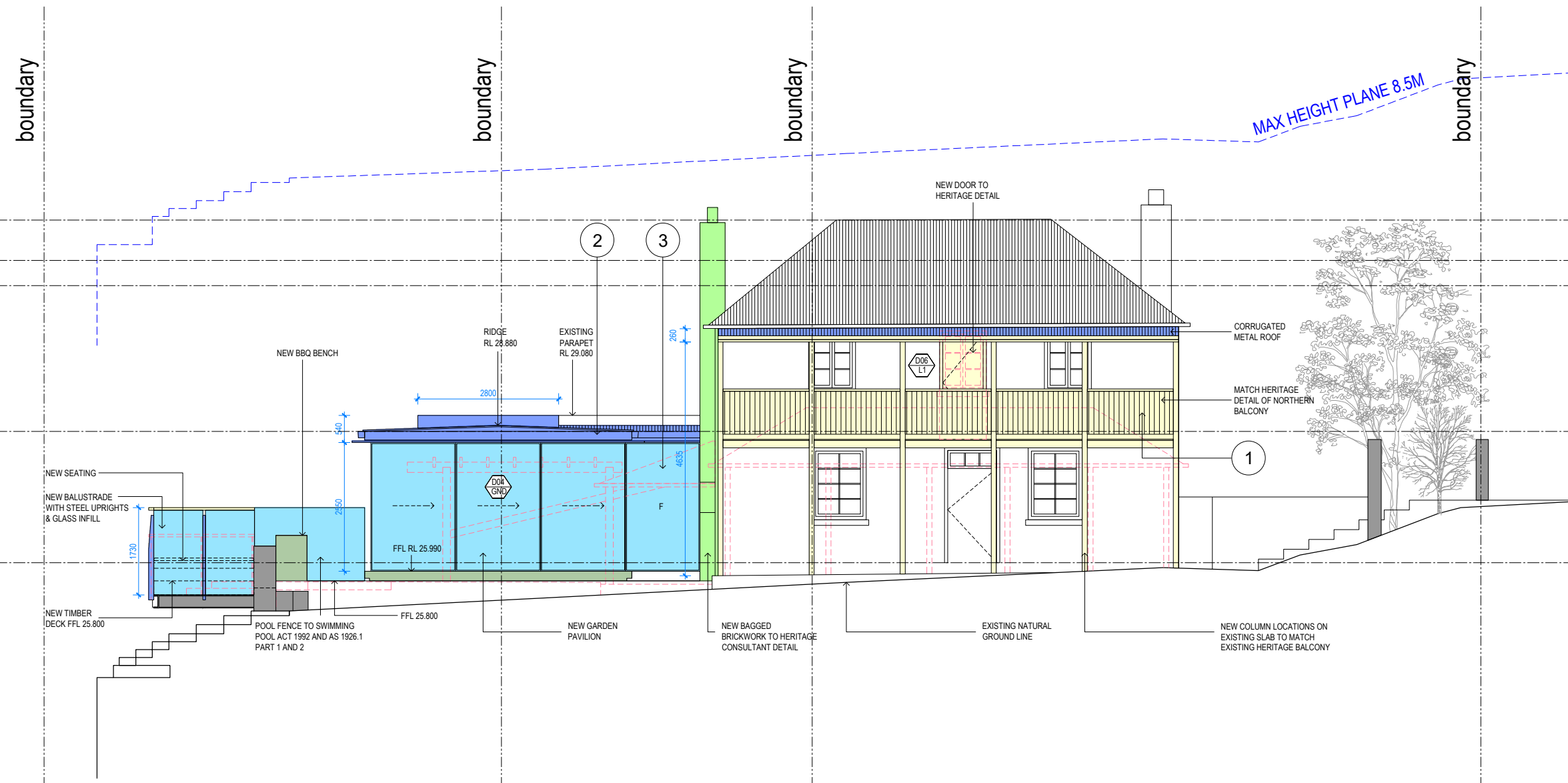
1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



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1 SOUTH ELEVATION
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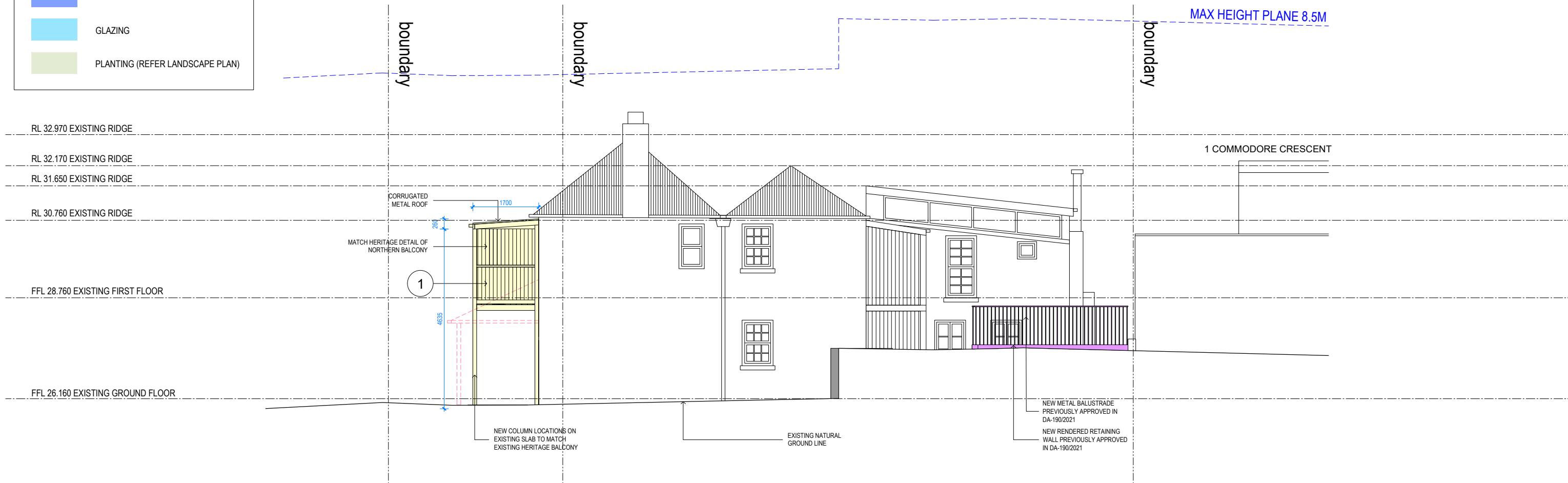
1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



2. BLACK STEEL



3. ALUMINUM GLAZING



1 EAST ELEVATION
scale - 1:50 @ A1

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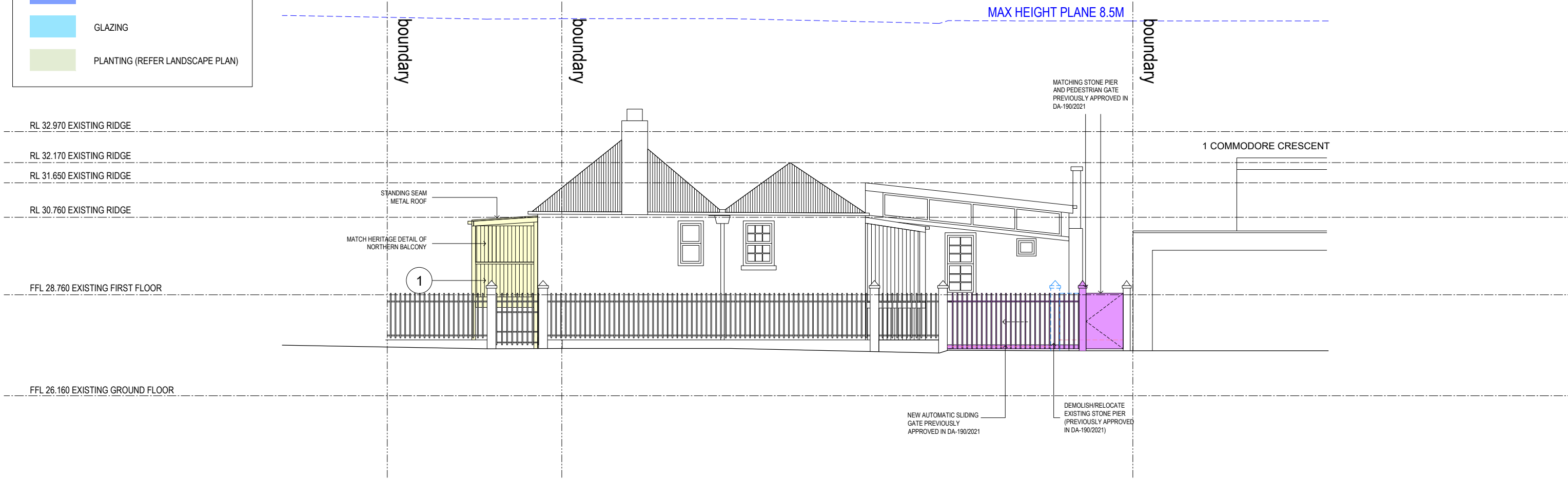
1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



2. BLACK STEEL



3. ALUMINUM GLAZING



1 STREET ELEVATION
scale - 1:50 @ A1

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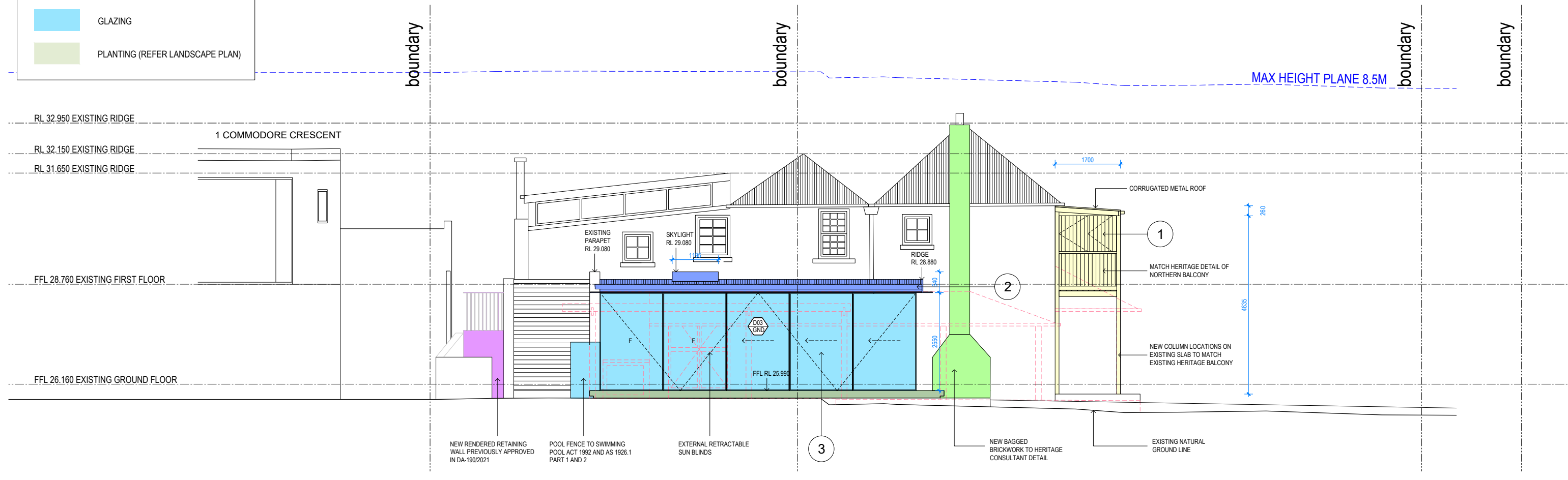
1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



2. BLACK STEEL



3. ALUMINUM GLAZING



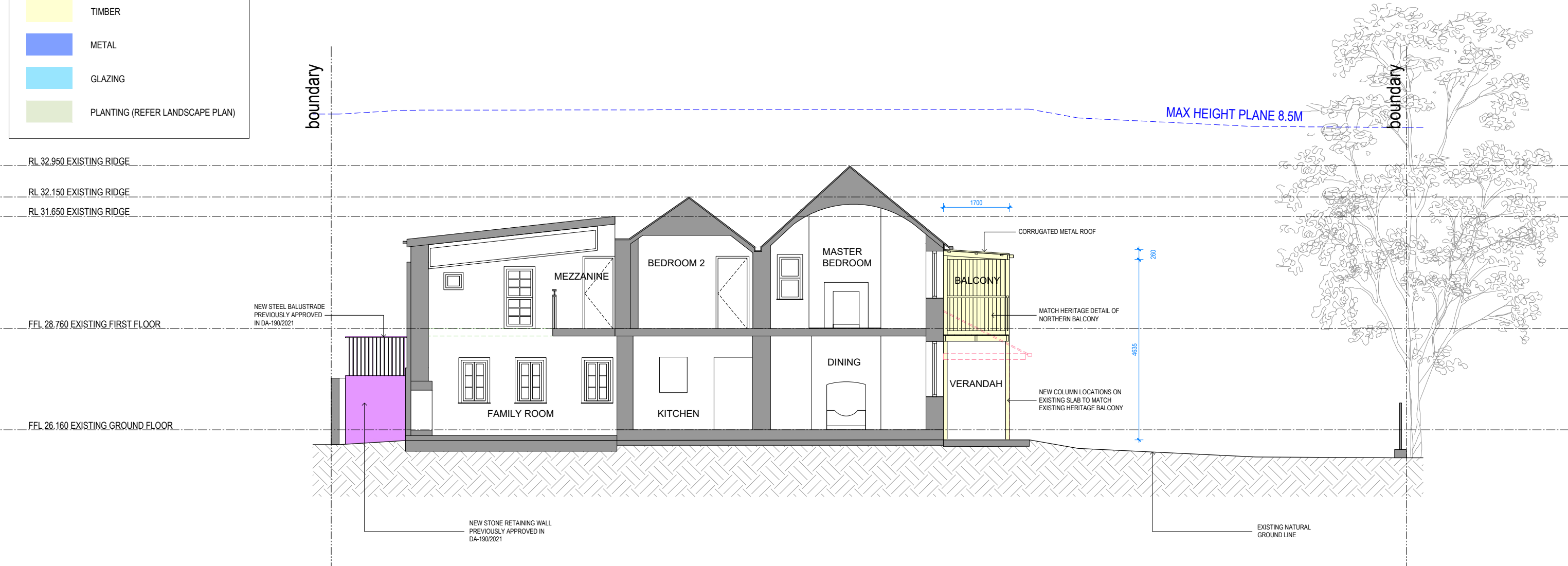
1 WEST ELEVATION
scale - 1:50 @ A1

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1 SECTION A
scale - 1:50 @ A1

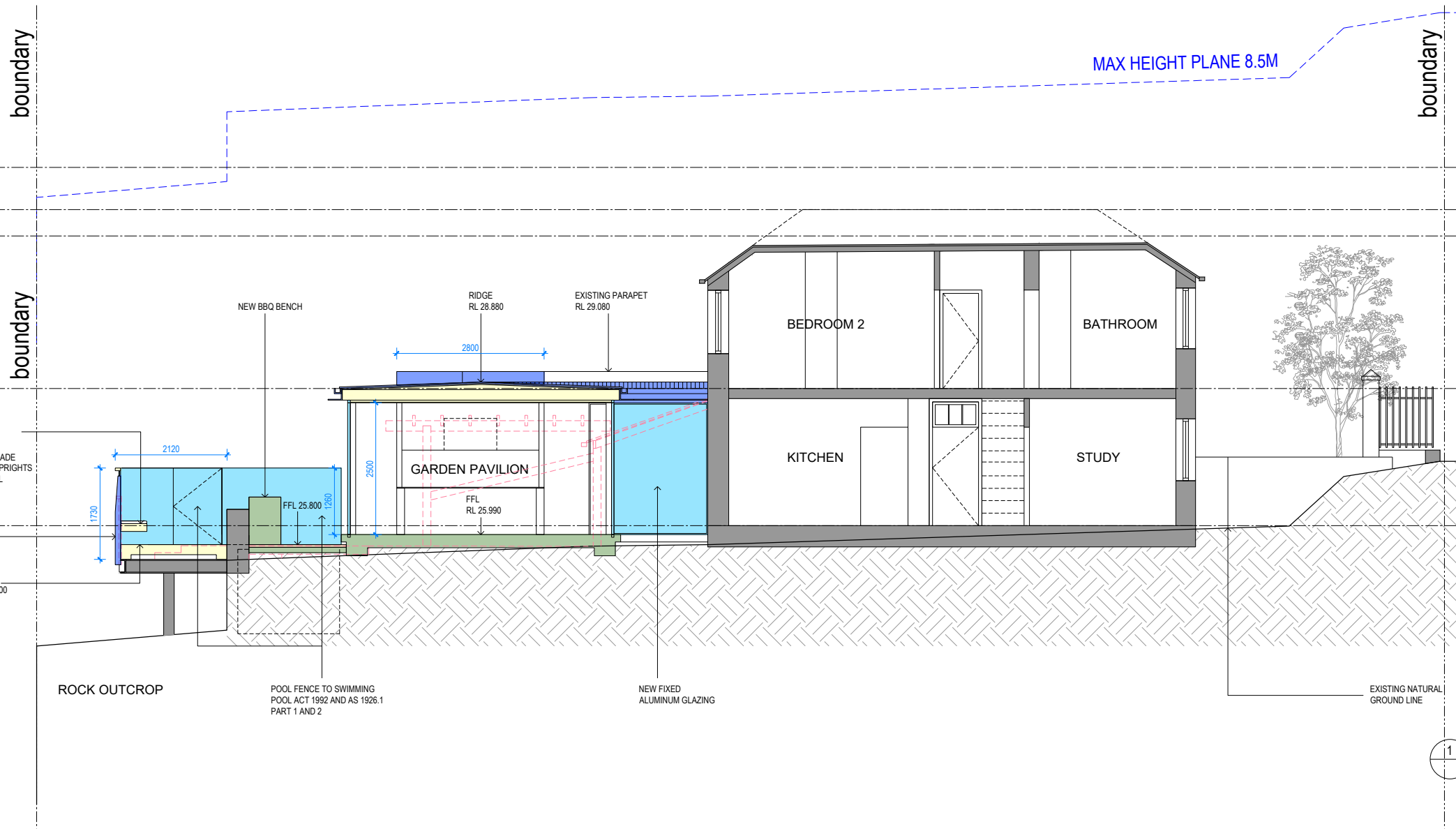


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1 SECTION B
scale - 1:50 @ A1

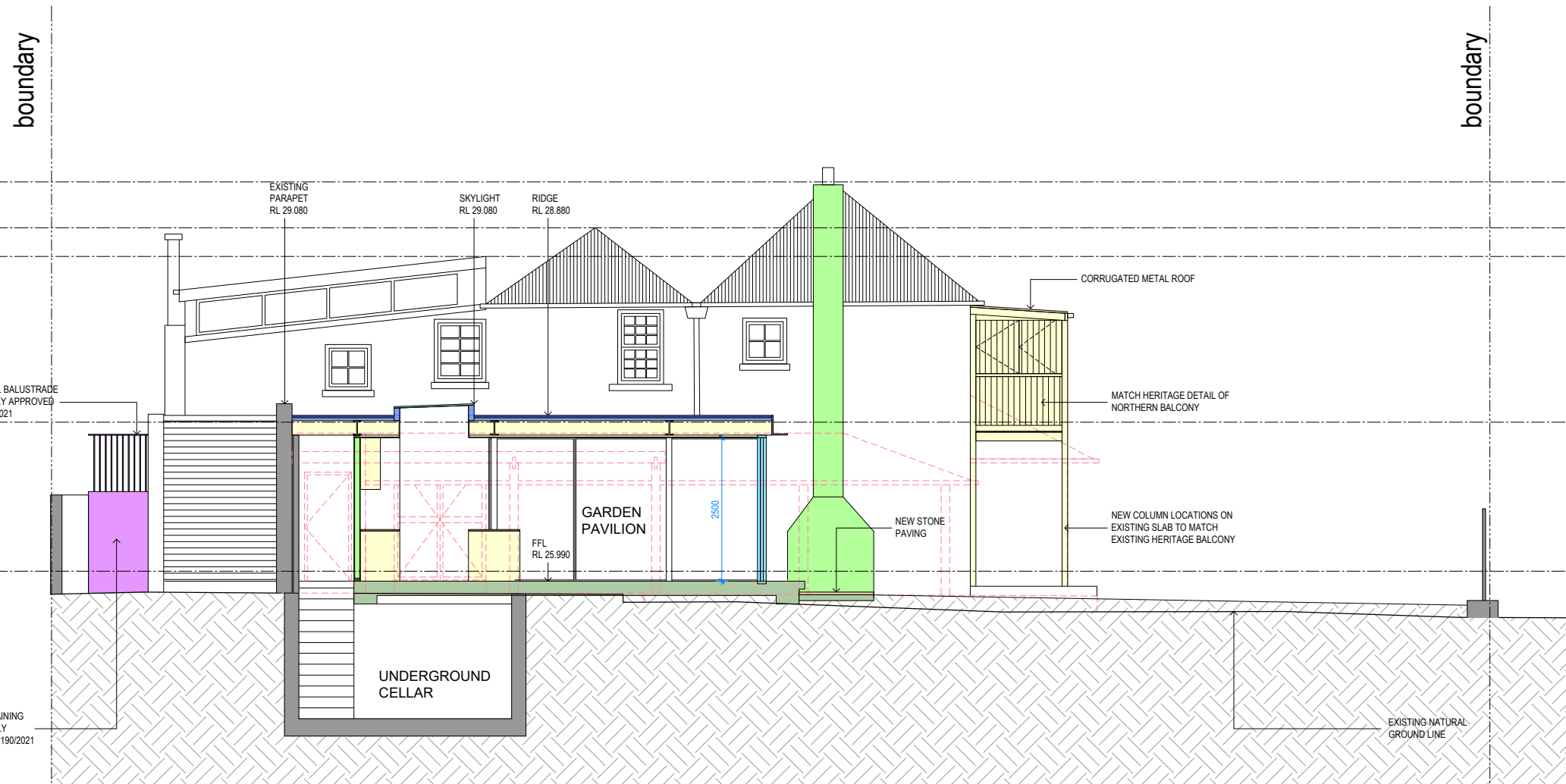


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

- BRICK
- RENDER
- CONCRETE
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- TIMBER
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- PLANTING (REFER LANDSCAPE PLAN)



1 SECTION C
scale - 1:50 @ A1

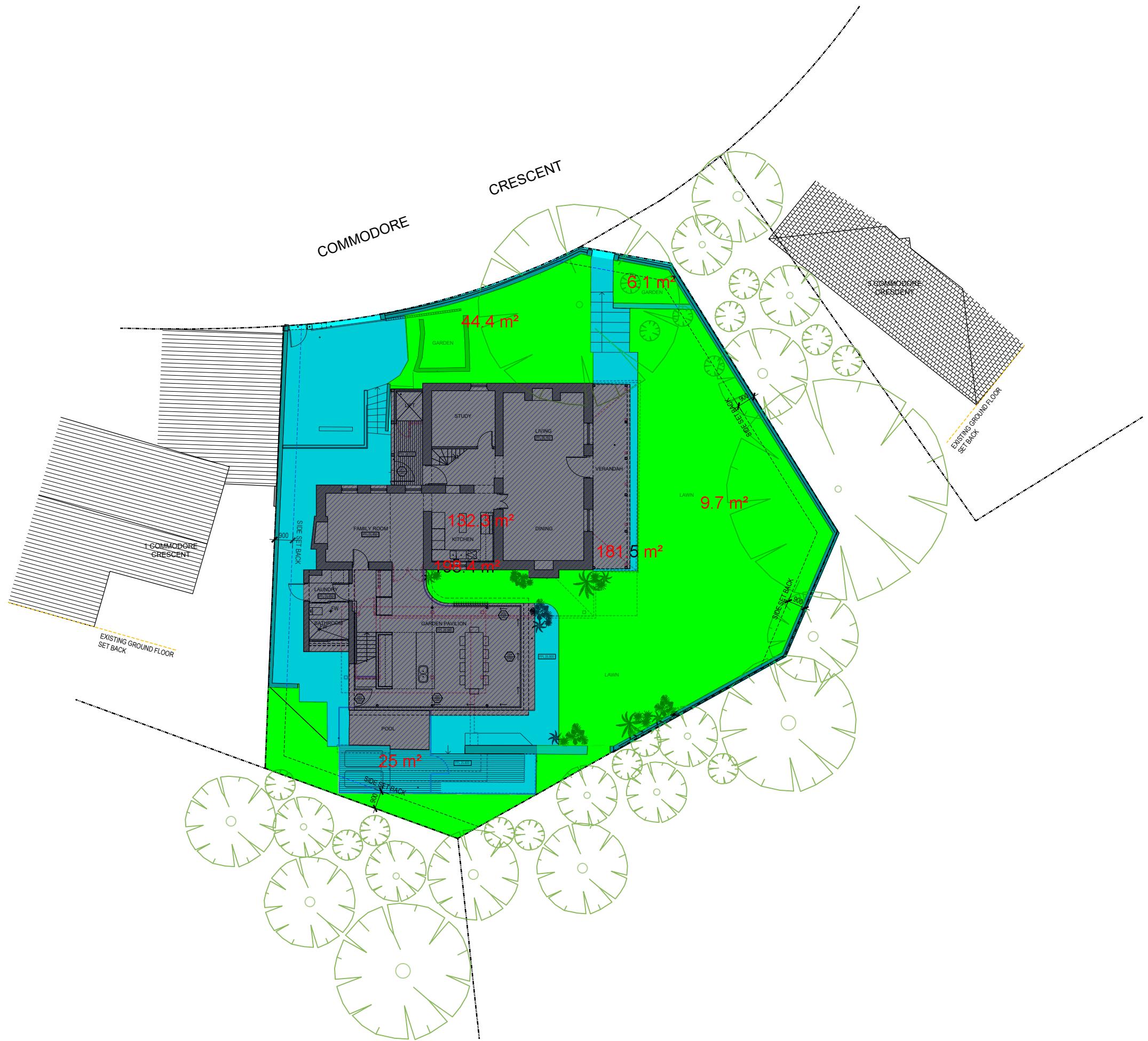


LEGEND

-  SITE COVERAGE
-  LANDSCAPED AREA
-  UNBUILT UPON AREA

AREA CALCULATION SCHEDULE

SITE AREA	596.6 m ²
SITE COVERAGE	MAX 40% = 238.64m ²
PROPOSED SITE COVERAGE	198.24m ² (33%)
LANDSCAPE AREA	MIN 40% = 238.64m ²
PROPOSED LANDSCAPE AREA	259.48m ² (43%)
UN-BUILT UPON AREA	MAX 20% = 119.32m ²
PROPOSED UN-BUILT UPON AREA	119.42m ² (20%)



1 AREA CALCULATION PLAN
scale - 1:50 @ A1

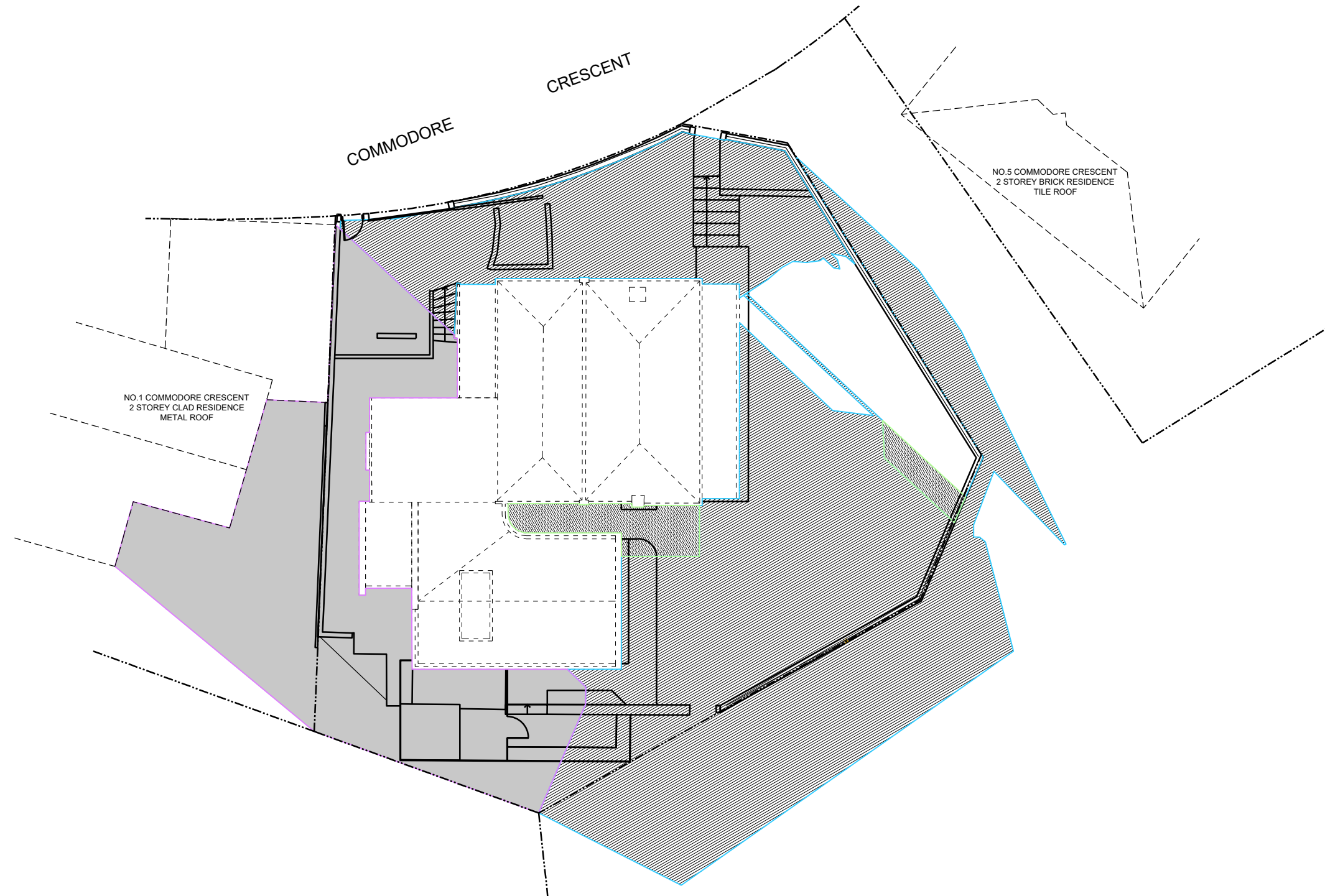
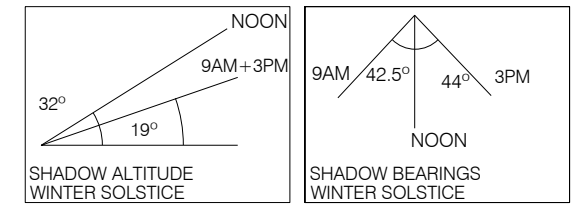




LEGENDS

- SHADOW OF NEIGHBOUR BUILDING
- SHADOW OF EXISTING BUILDING AT 3 COMMODORE CRESCENT
- PROPOSED DA ADDITIONAL SHADOW

SHADOWS - WINTER SOLSTICE



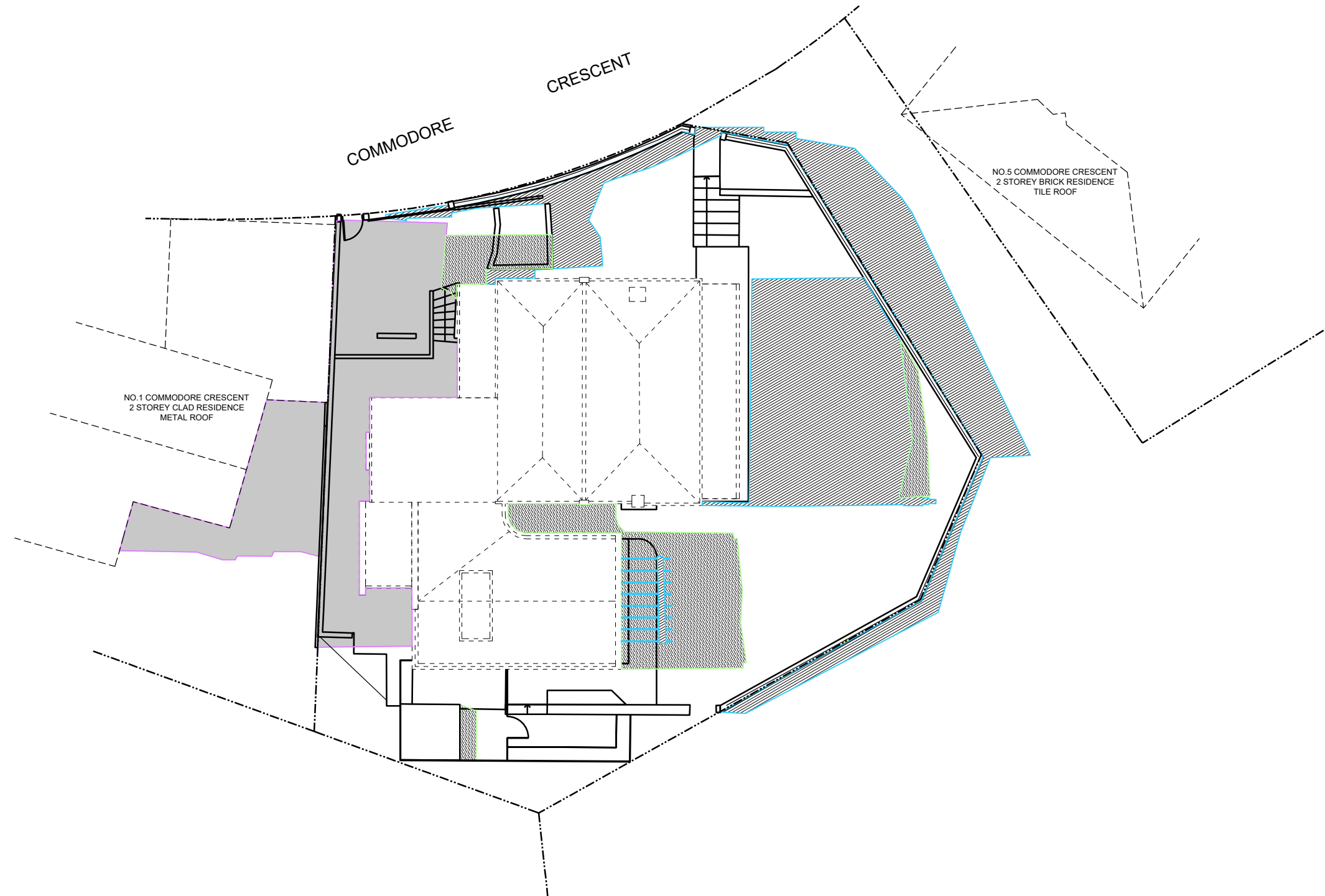
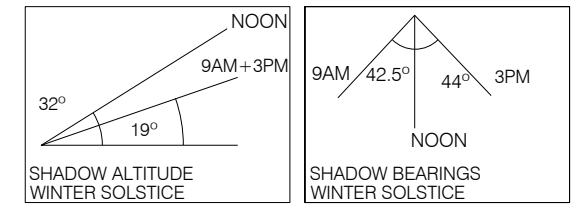
01 SHADOW ANALYSIS 9AM JUNE 21ST
scale - 1:200@A3



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- SHADOW OF NEIGHBOUR BUILDING
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SHADOWS - WINTER SOLSTICE



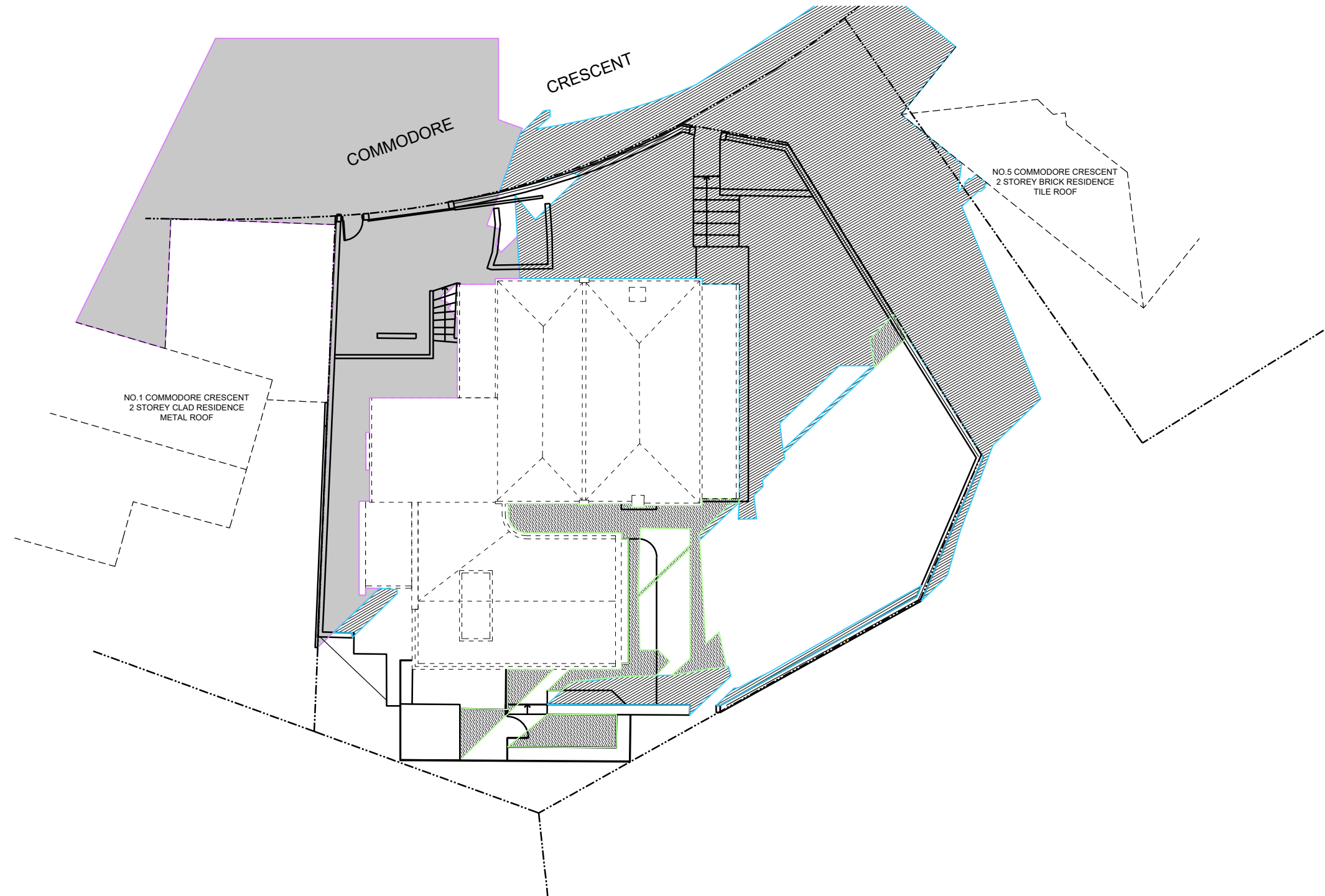
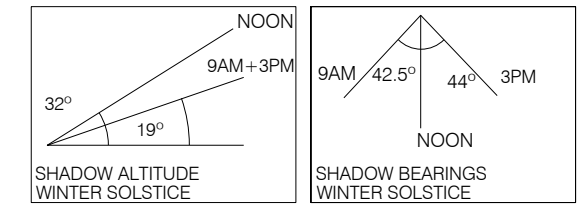
01 SHADOW ANALYSIS 12PM JUNE 21ST
scale - 1:200@A3



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- SHADOW OF NEIGHBOUR BUILDING
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- PROPOSED DA ADDITIONAL SHADOW

SHADOWS - WINTER SOLSTICE



01 SHADOW ANALYSIS 3PM JUNE 21ST
scale - 1:200@A3



BASIX Certificate

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

Alterations and Additions

Certificate number: A482877_02

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: Wednesday, 07, June 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	3 commodore Crescent_02
Street address	3 commodore Crescent McMahon's Point 2060
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan 17113
Lot number	5
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:	Michael Cumming
ABN (if applicable):	N/A

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BASIX Certificate number: A482877_02

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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: A482877_02

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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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction			
concrete slab on ground floor.		nil	
external wall: other/undecided		R1.70 (including construction)	
flat ceiling, flat roof: framed		ceiling: R0.58 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)

Planning, Industry & Environment

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BASIX Certificate number: A482877_02

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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 standard aluminium or timber frames and single clear or toned 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 Fenestration Rating Council (NFRC) conditions.	✓	✓	✓			
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.	✓	✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.	✓	✓	✓			
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 (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
D2	N	5.5	0	0	external louvre/blind (adjustable)	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
D3	W	20	0	0	external louvre/blind (adjustable)	standard aluminium, clear/air gap/clear,

Planning, Industry & Environment

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BASIX Certificate number: A482877_02

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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 (m ²)	Shading device	Frame and glass type
S1	3.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

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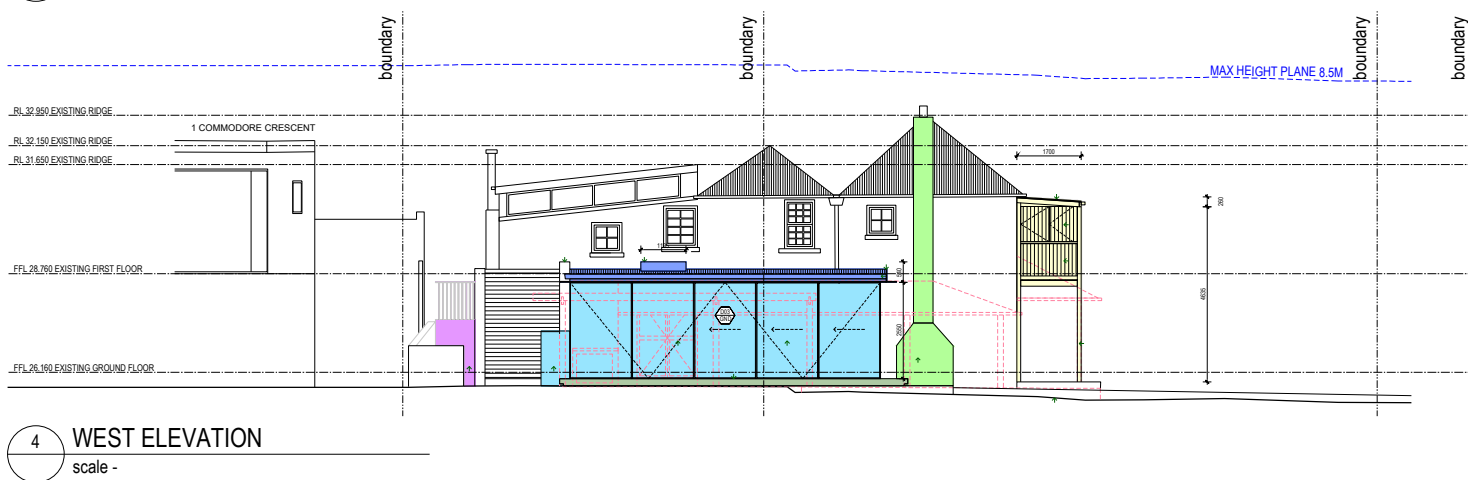
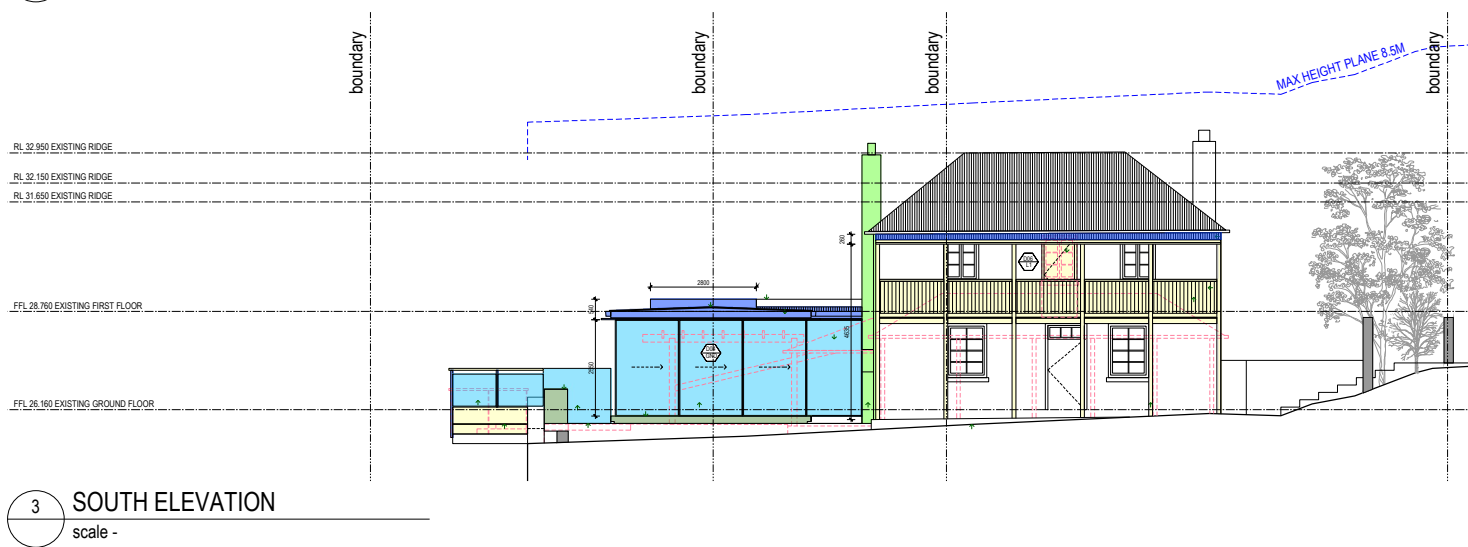
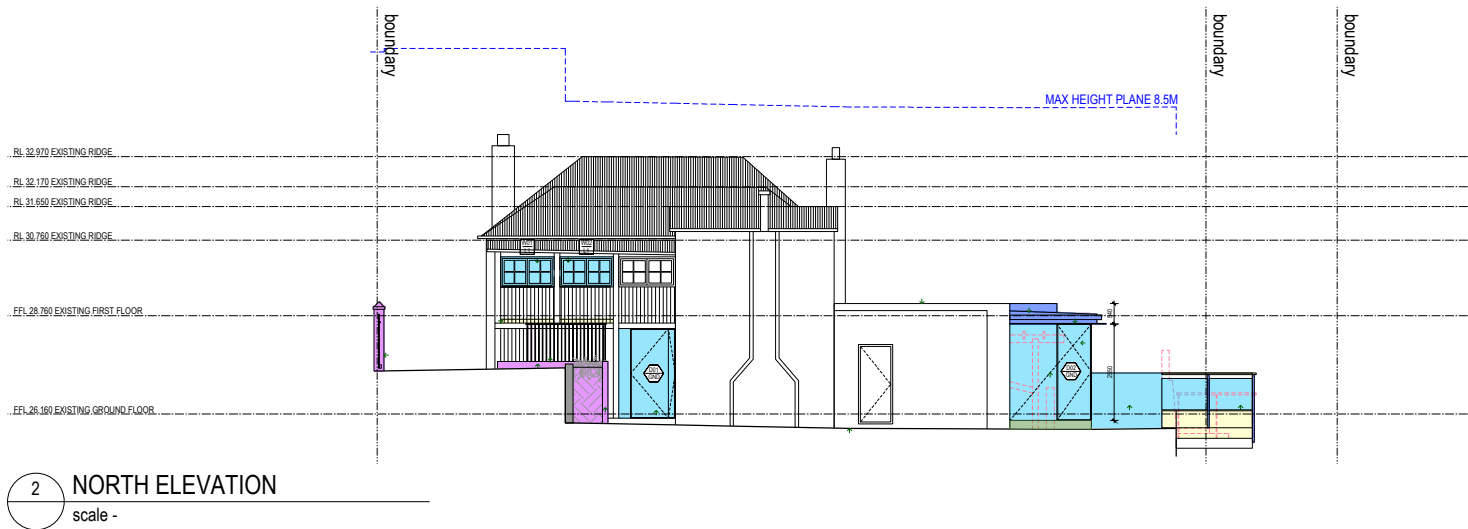
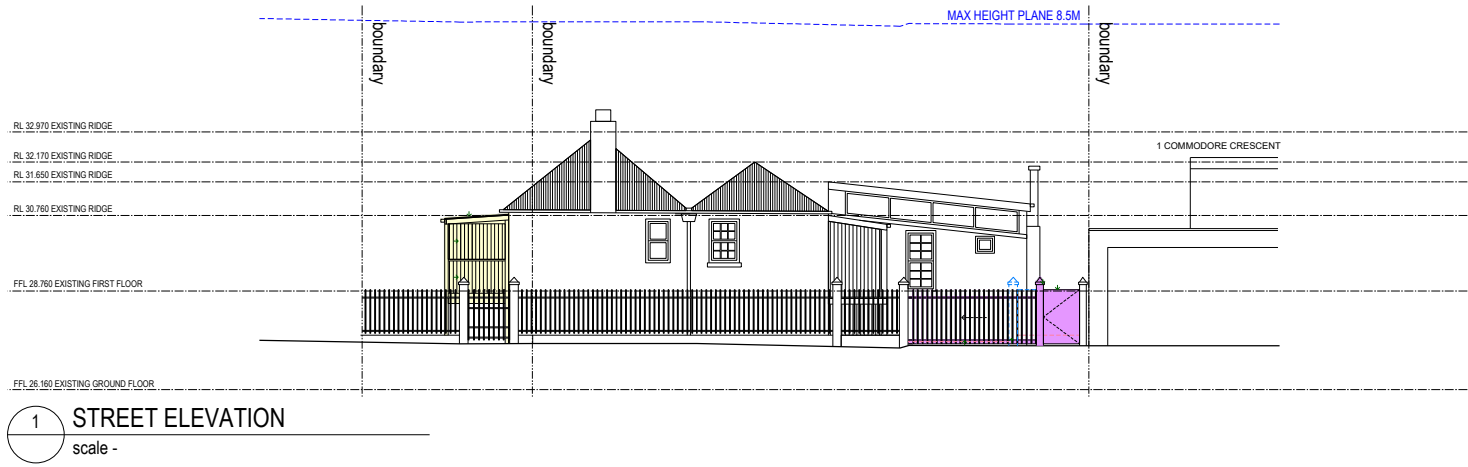
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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (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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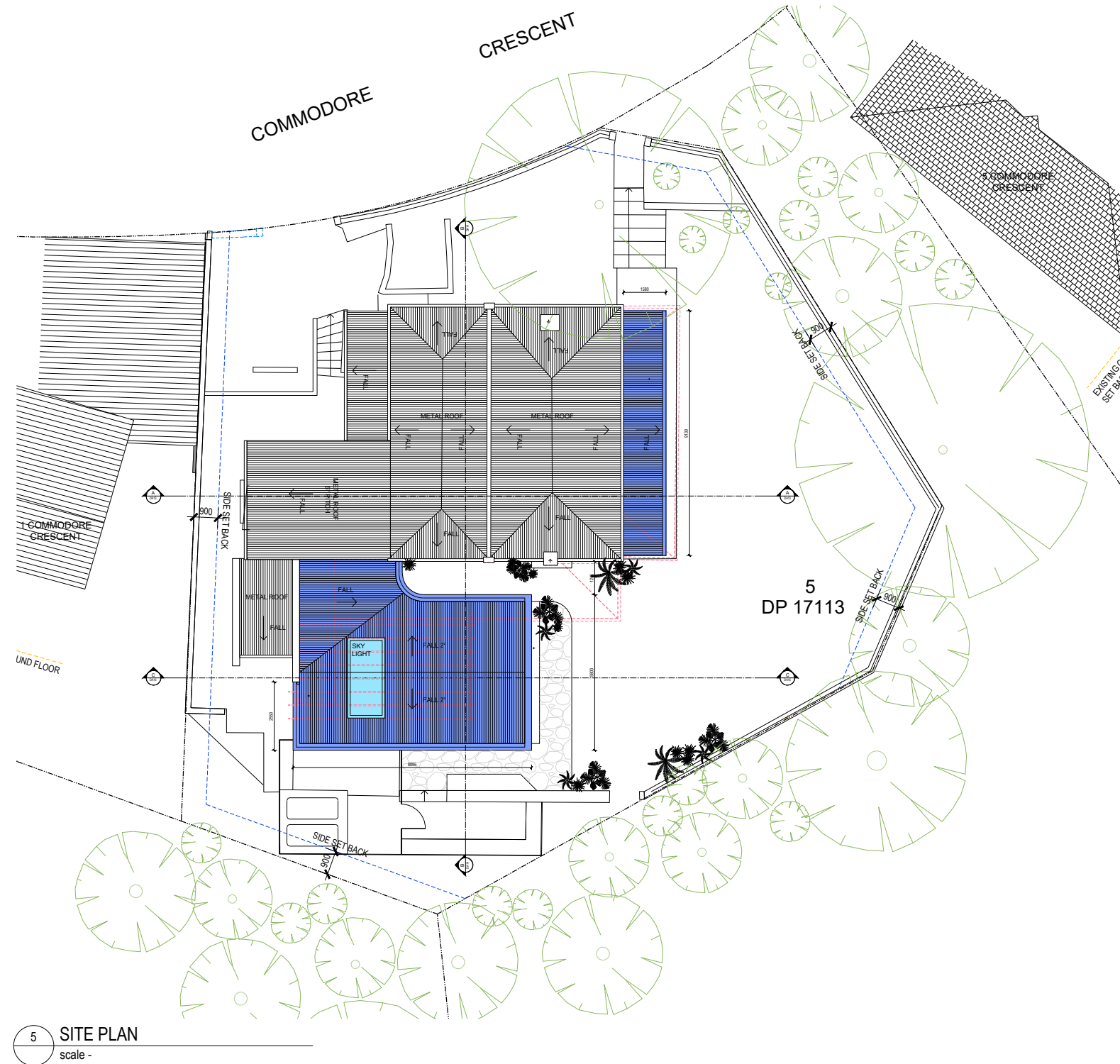


LEGEND

- EXISTING STRUCTURE RETAINED
- DA APPROVED WORKS DA-1902021
- EXISTING STRUCTURE DEMOLISHED
- EXISTING STRUCTURE DEMOLISHED (APPROVED IN DA-1902021)
- EXISTING STRUCTURE DEMOLISHED (SUBJECT TO SEPARATE APPLICATION)

PROPOSED NEW WORK LEGEND:

- BRICK
- RENDER
- CONCRETE
- SANDSTONE
- TIMBER
- METAL
- GLAZING
- PLANTING (REFER LANDSCAPE PLAN)

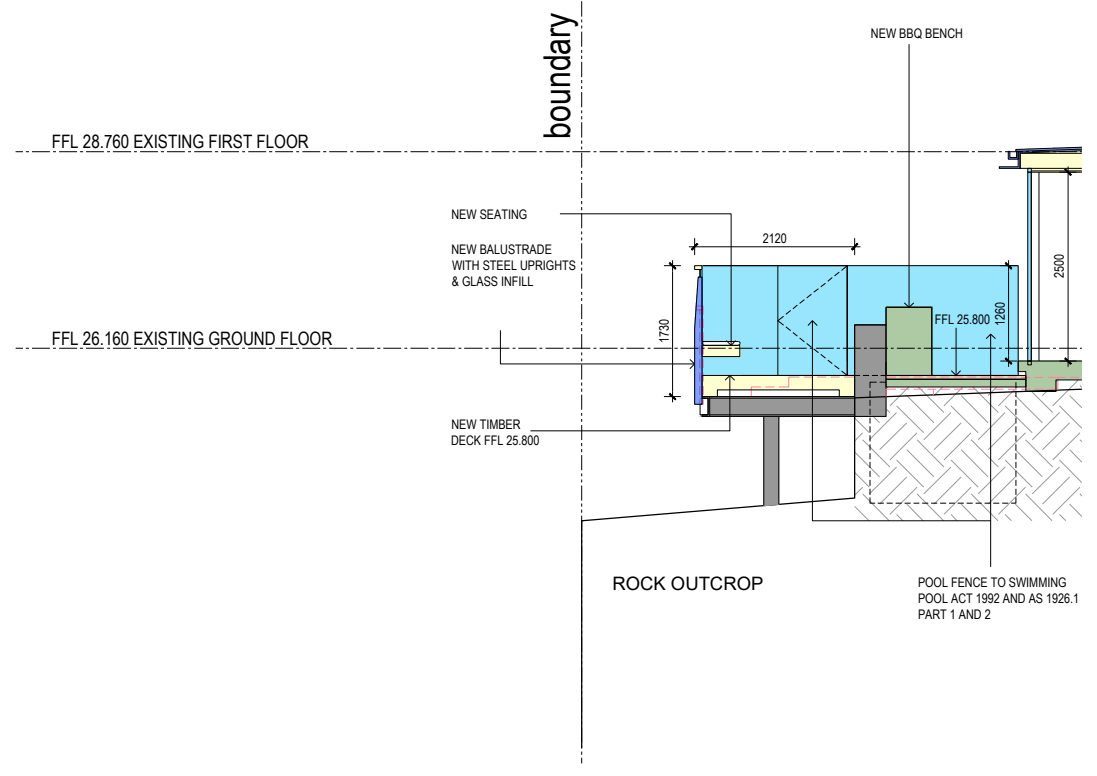


LEGEND

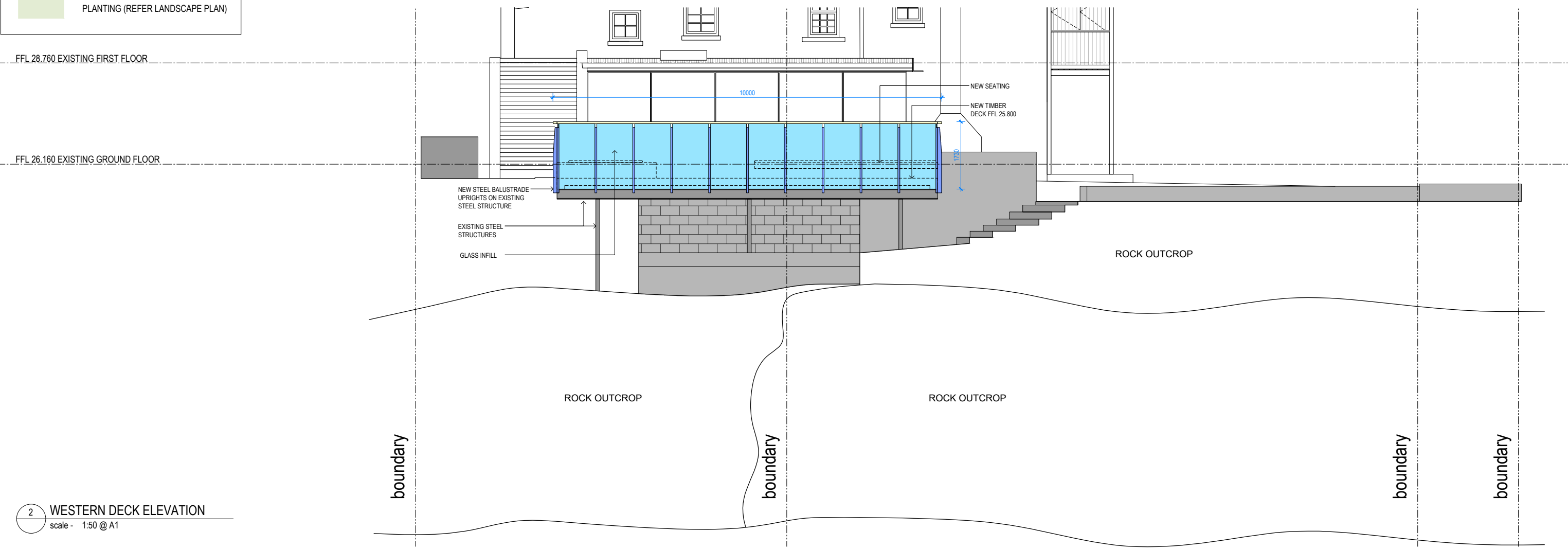
- EXISTING STRUCTURE RETAINED
- DA APPROVED WORKS DA-190/2021
- EXISTING STRUCTURE DEMOLISHED
- EXISTING STRUCTURE DEMOLISHED (APPROVED IN DA-190/2021)
- EXISTING STRUCTURE DEMOLISHED (SUBJECT TO SEPARATE APPLICATION)

PROPOSED NEW WORK LEGEND:

- BRICK
- RENDER
- CONCRETE
- SANDSTONE
- TIMBER
- METAL
- GLAZING
- PLANTING (REFER LANDSCAPE PLAN)



1 WESTERN DECK CROSS SECTION
scale - 1:50 @ A1



2 WESTERN DECK ELEVATION
scale - 1:50 @ A1

LEGEND

- EXISTING STRUCTURE RETAINED
- DA APPROVED WORKS DA-190/2021
- EXISTING STRUCTURE DEMOLISHED
- EXISTING STRUCTURE DEMOLISHED (APPROVED IN DA-190/2021)
- EXISTING STRUCTURE DEMOLISHED (SUBJECT TO SEPARATE APPLICATION)

PROPOSED NEW WORK LEGEND:

- BRICK
- RENDER
- CONCRETE
- SANDSTONE
- TIMBER
- METAL
- GLAZING
- PLANTING (REFER LANDSCAPE PLAN)



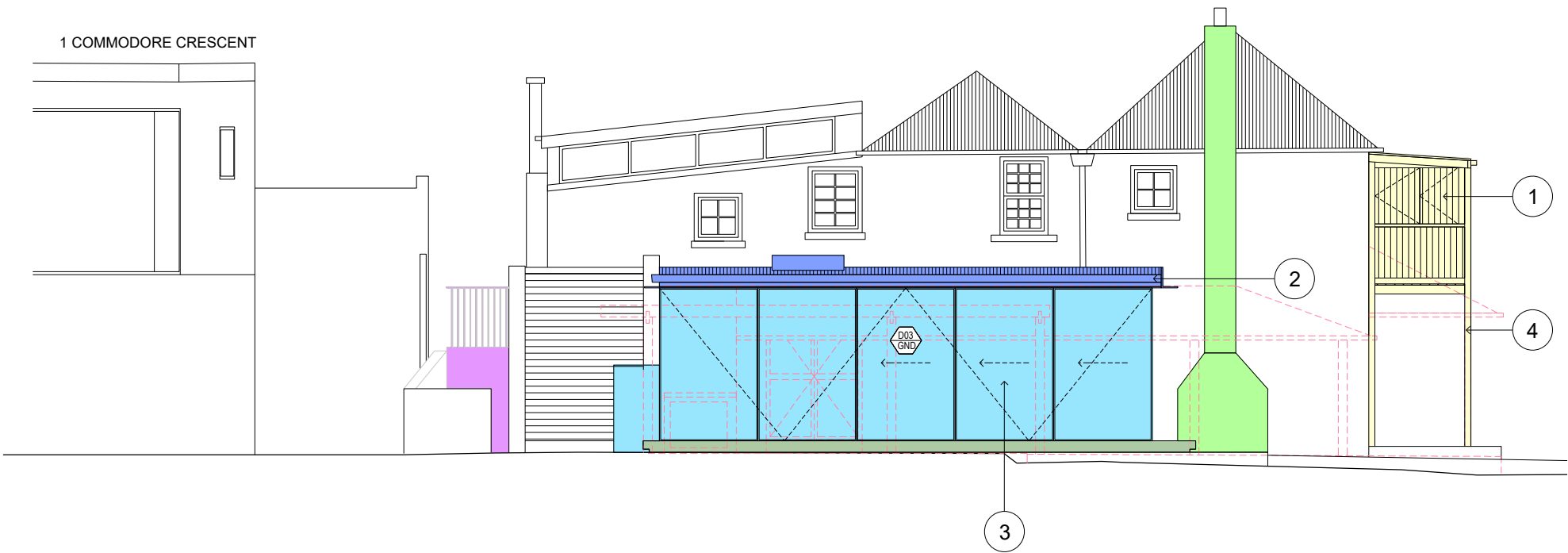
1 STREET ELEVATION
scale - 1:50 @ A1



1. OFF-WHITE WEATHERBOARD COLOUR - PORTER'S PAINT HALF RUBBLE



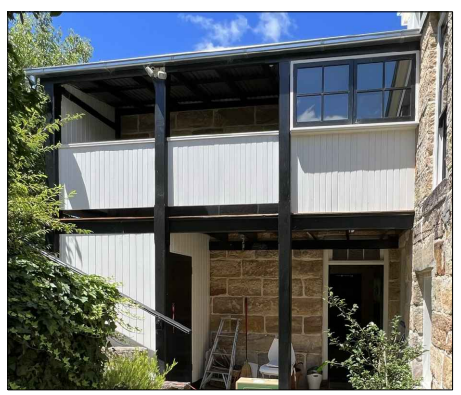
2. BLACK STEEL



1 REAR ELEVATION
scale - 1:50 @ A1



3. ALUMINUM GLAZING



4. DARK TIMBER POST & WINDOW FRAMES - DULUX TAIHAPE