

DEVELOPMENT APPLICATION PLANS

Alterations & Additions
 45 Donald Avenue, Umina Beach, NSW 2257
 LOT 34 SEC 5, DP 19850



C F B D
 CRAIG FARRUGIA BUILDING DESIGN
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 CRAIG@CFBD.NET.AU
 WWW.CFBD.NET.AU



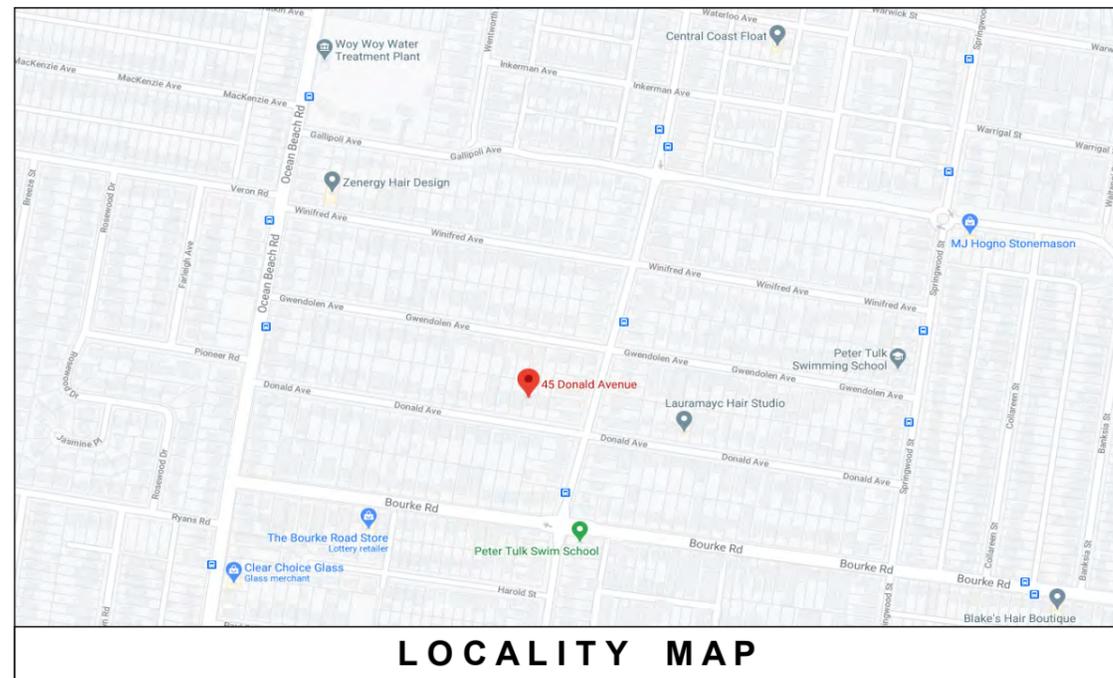
Revisions :

A	DRAFT DA PLANS	10.03.2021
B	DA SUBMISSION SET	08.04.2021
C	DESIGN AMENDMENTS	11.04.2022
D	SECTION 4.55 AMENDMENT	28.04.2022

Client Name :	BERMINGHAM
Client Address :	45 Donald Avenue Umina Beach, NSW 2257
Client No. :	-

ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.
 THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE REPORT AND ITS REQUIREMENTS.
 THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL.
 ALL EXISTING DIMENSIONS AND LEVELS TO BE CHECKED & CONFIRMED ONSITE BY BUILDER.
 LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.

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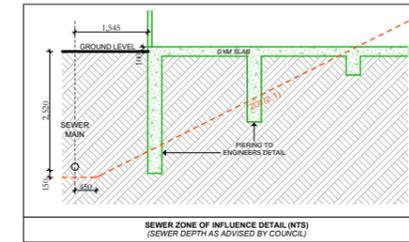
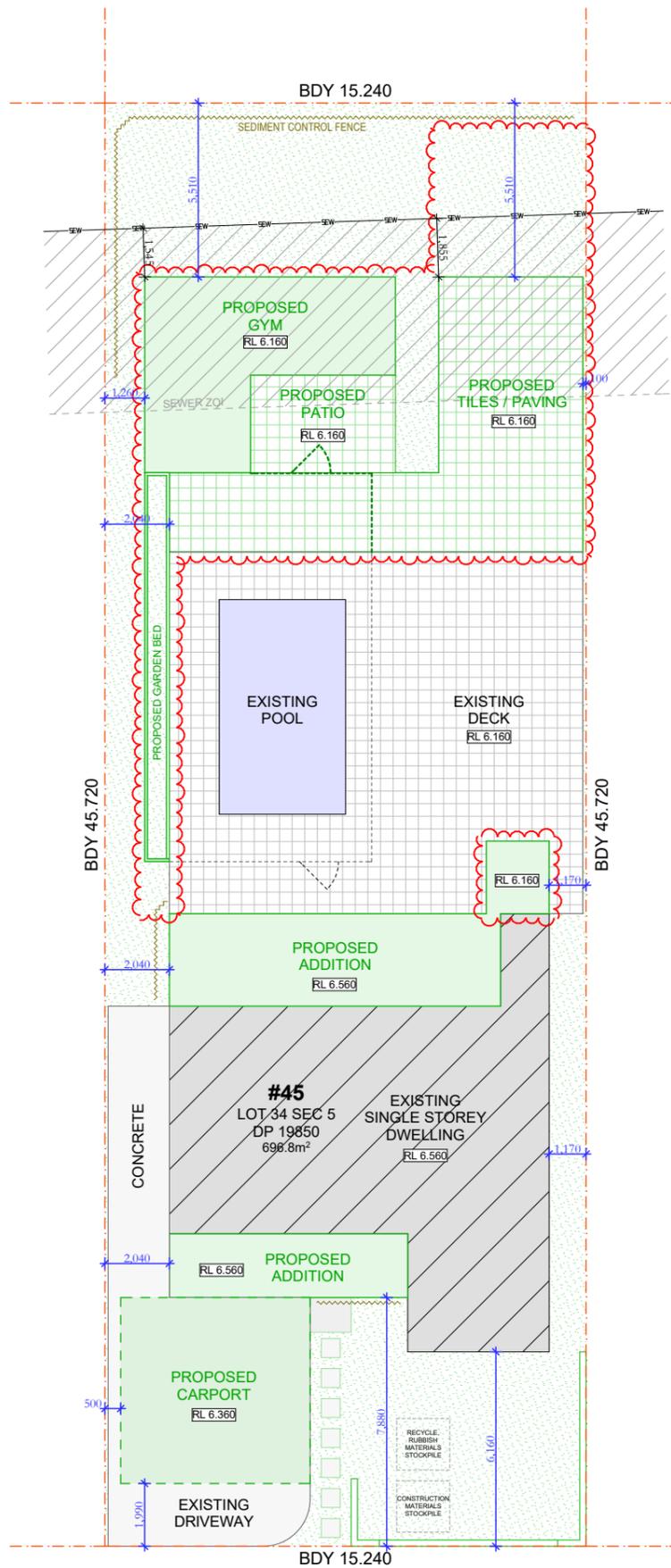
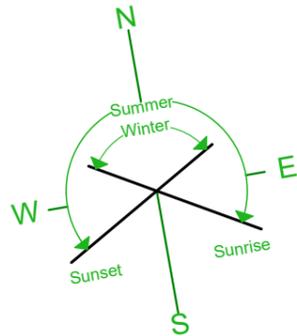


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Project Name :	Alterations & Additions		
Drawing Title :	COVER PAGE		
Drawn By :	Checked By :	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	1
File Location :	BERMINGHAM - DA PLANS REV_D.plt		





AREA CALCULATIONS

TOTAL SITE AREA:	696.80 m ²
EXISTING FLOOR AREA:	108.00 m ²
PROPOSED FLOOR AREA:	85.48 m ²
TOTAL FLOOR AREA:	193.60 m ²
FLOOR SPACE RATIO	0.27 : 1 (27%)
SITE COVERAGE:	243.13 m ² (34.8%)
LANDSCAPE OPEN SPACE:	214.36 m ² (30.7%)

STORMWATER NOTES:
ALL NEW DOWNPIPES TO BE CONNECTED TO EXISTING ONSITE STORMWATER PROVISIONS.

SEDIMENT & EROSION CONTROL NOTES:
SEDIMENT CONTROL FENCE TO BE INSTALLED & MAINTAINED TO COUNCIL REQUIREMENTS.

- ▲ = Set Out Point
- ← W = Prevailing Winds
- = Proposed
- ▨ = Existing
- ▭ = To Be Demolished
- = Landscape Open Space
- = Hard Surfaces
- = Boundary Setbacks



DONALD AVENUE

Revisions :

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Client No. :	-

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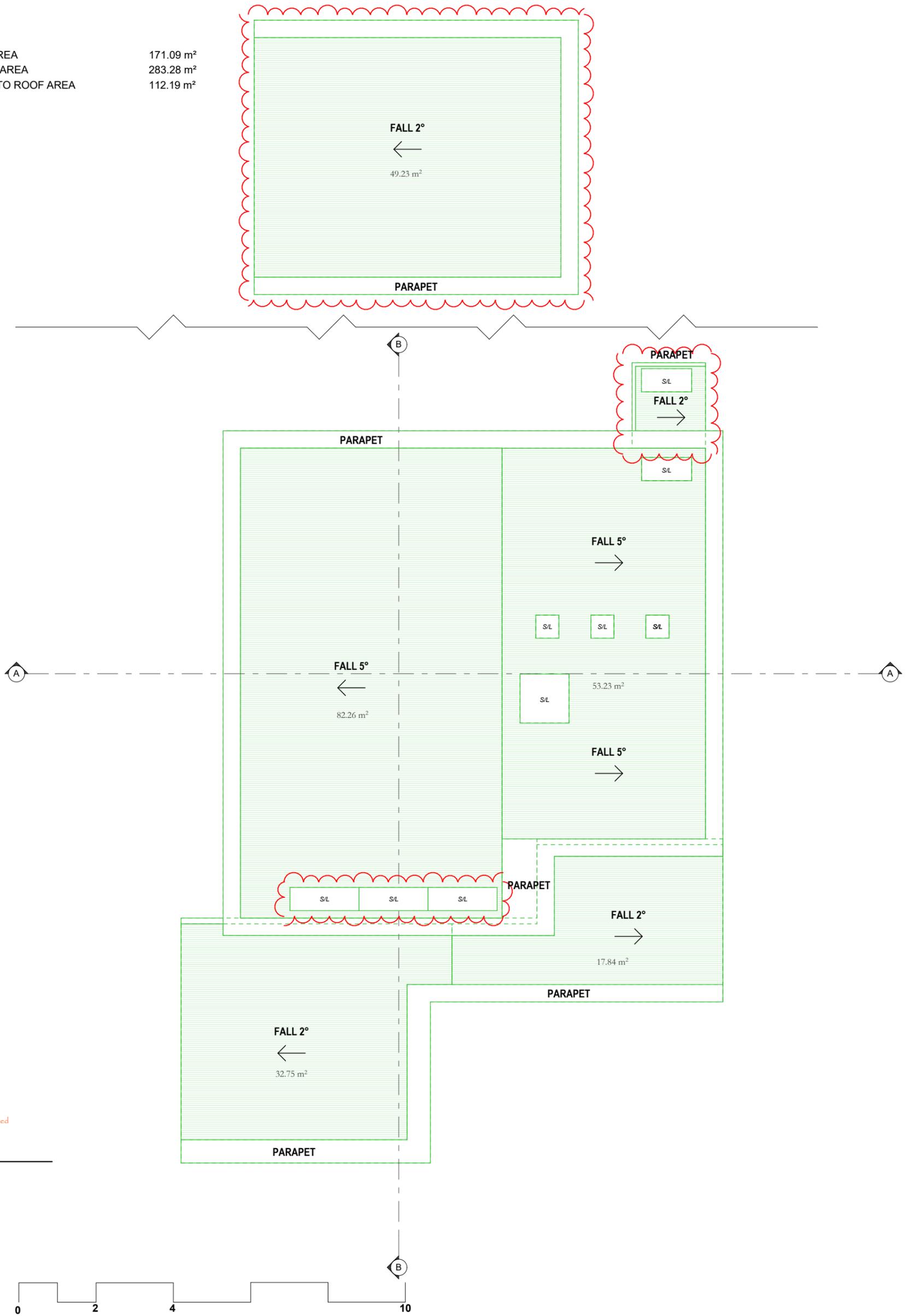


Project Name :	Alterations & Additions		
Drawing Title :	SITE PLAN		
Drawn By :	Checked By :	Scale :	1:200
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	2
File Location:	BERMINGHAM - DA PLANS REV_D.plt		

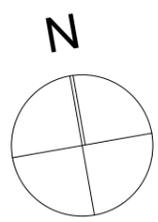


AREA TABLE:

EXISTING ROOF AREA	171.09 m ²
PROPOSED ROOF AREA	283.28 m ²
TOTAL INCREASE TO ROOF AREA	112.19 m ²



- = Proposed
- = To Be Demolished
- = Existing



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Project Name :	Alterations & Additions		
Drawing Title :	ROOF PLAN		
Drawn By:	-	Checked By:	-
Status :	DA	Scale :	1:100
Plot Date :	08.04.2021	Revision :	D
File Location:	BERMINGHAM - DA PLANS REV_D.ppt	Drawing No. :	6

Revisions :

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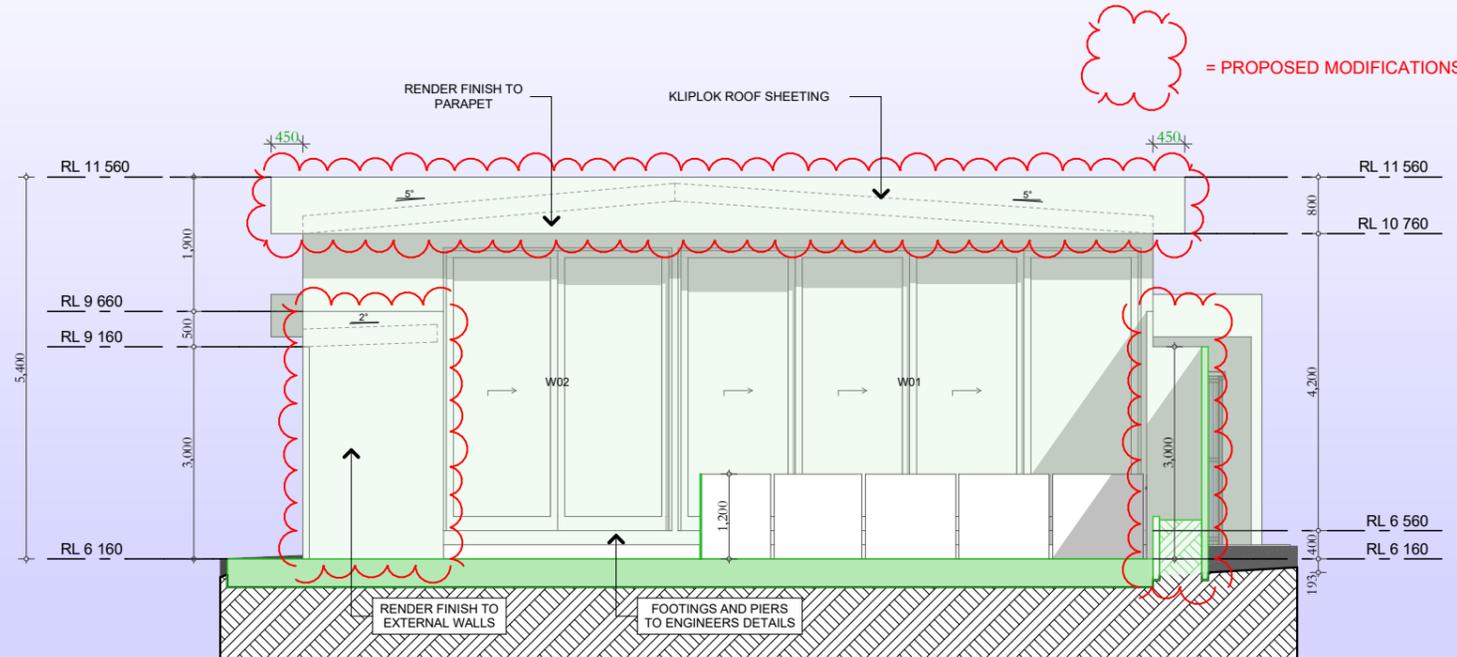
Client Name :	BERMINGHAM
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Client No. :	-

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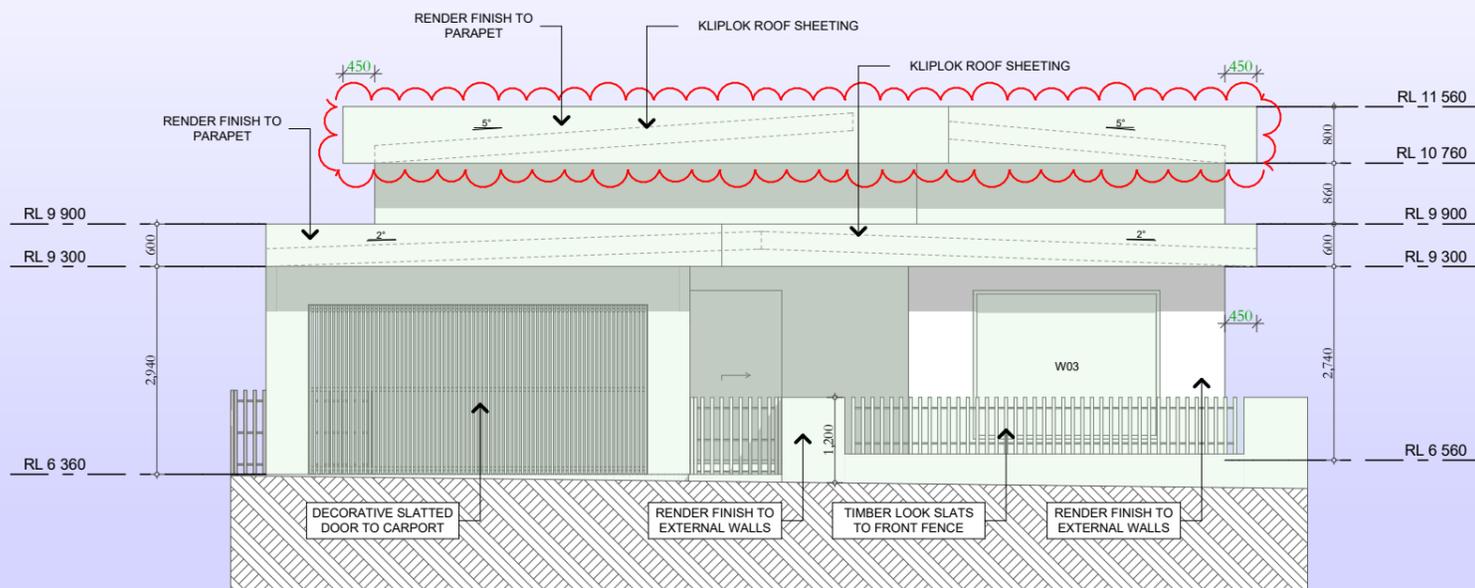


Project Name :	Alterations & Additions		
Drawing Title :	ELEVATIONS		
Drawn By :	Checked By :	Scale :	1:100
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	7
File Location:	BERMINGHAM - DA PLANS REV_D.rvt		



NORTH ELEVATION

1:100

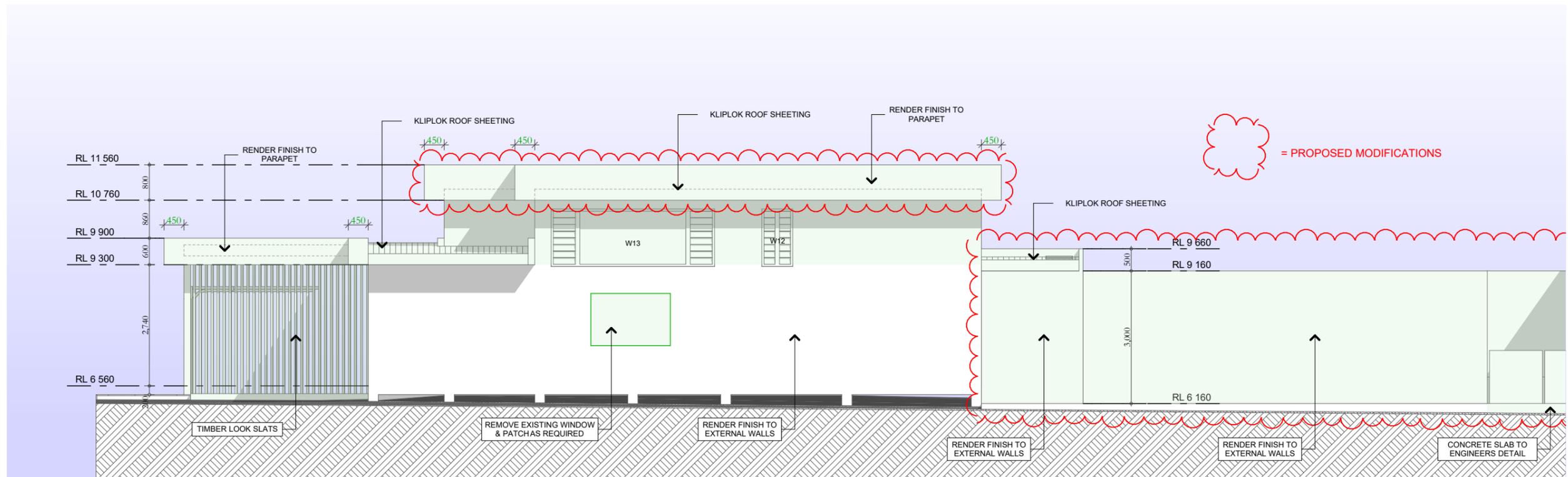


SOUTH ELEVATION

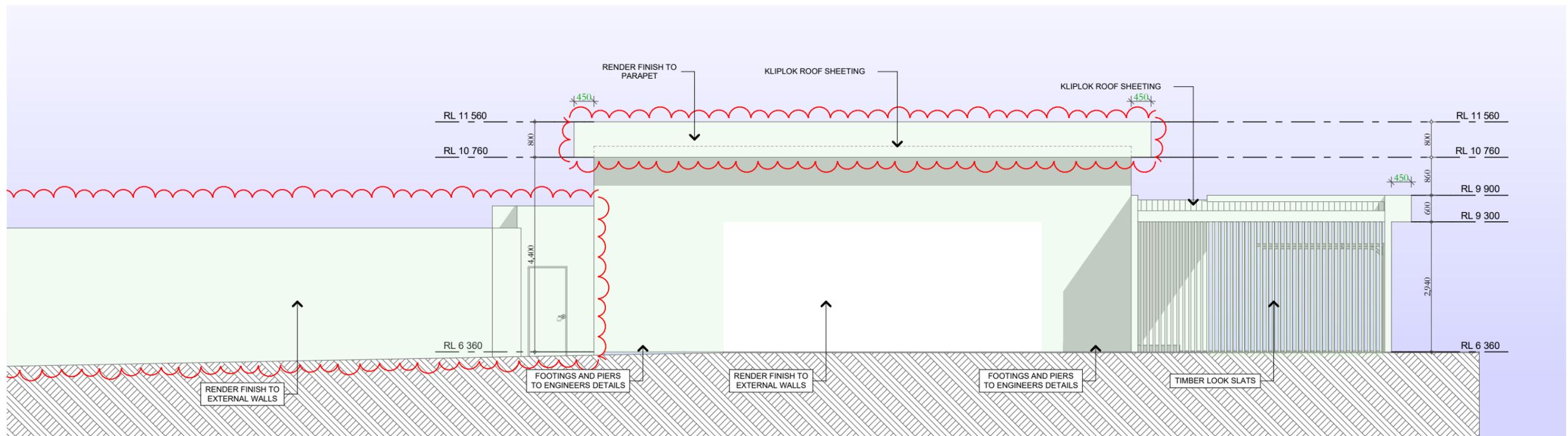
1:100

1

2



1 EAST ELEVATION 1:100



2 WEST ELEVATION 1:100



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Project Name :	Alterations & Additions		
Drawing Title :	ELEVATIONS		
Drawn By:	Checked By:	Scale :	1:100
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	8
File Location:	BERMINGHAM - DA PLANS REV_D.dgn		

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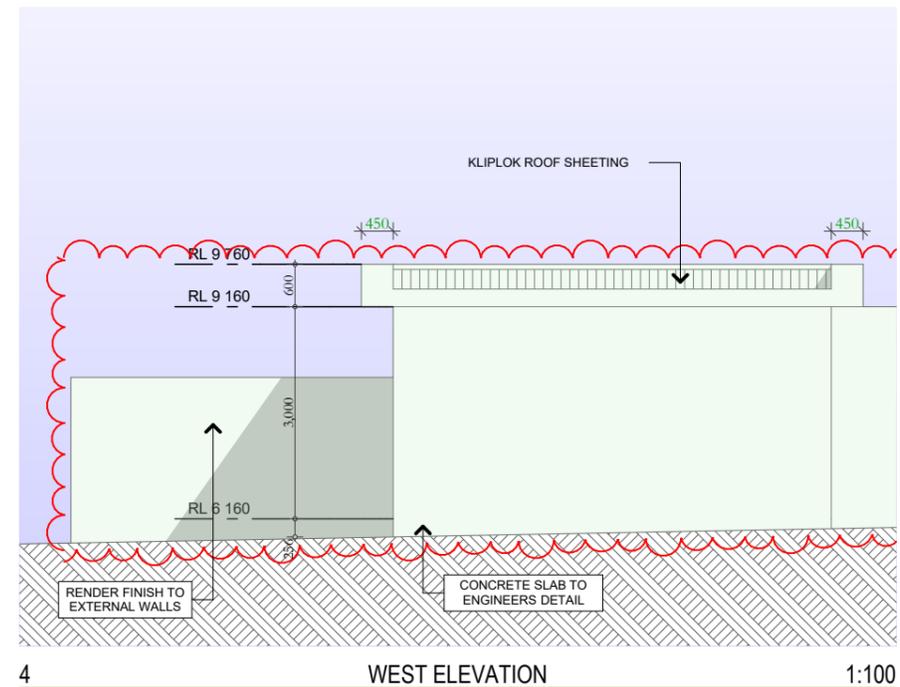
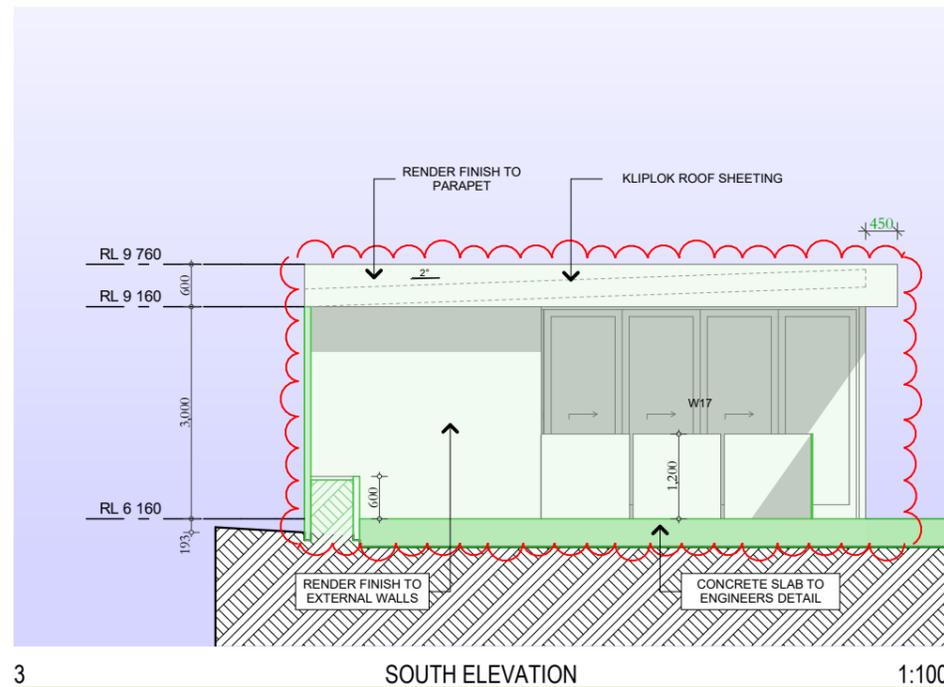
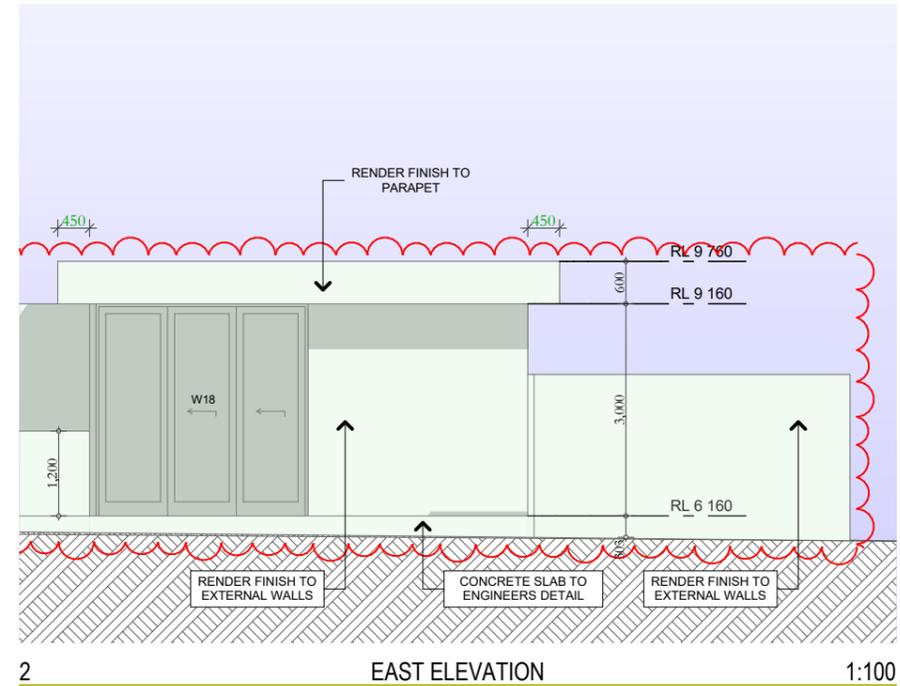
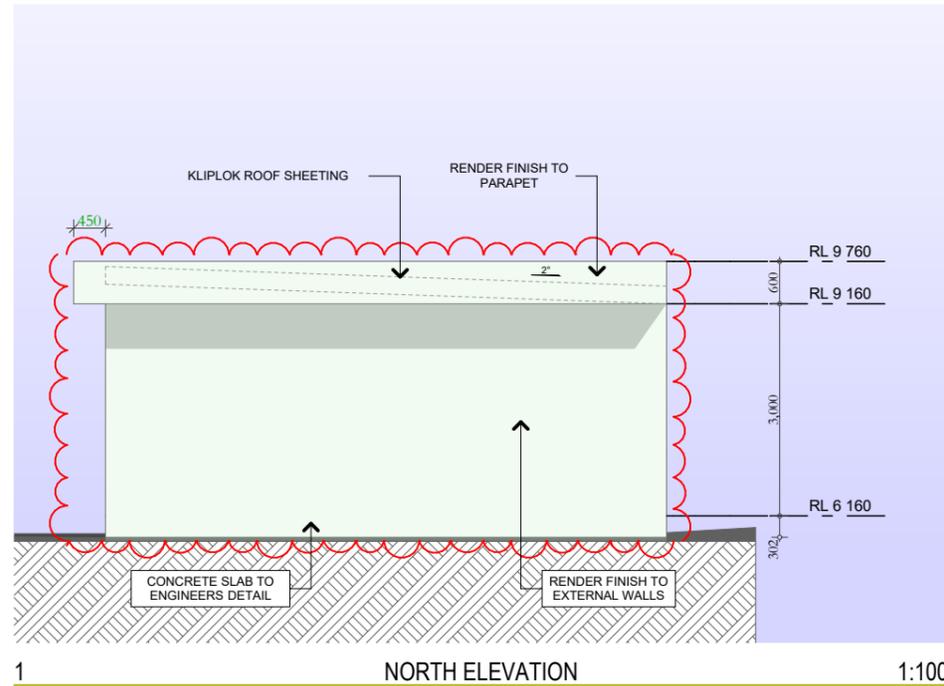
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Project Name :	Alterations & Additions		
Drawing Title :	GYM ELEVATIONS		
Drawn By :	-	Checked By :	-
Status :	DA	Scale :	1:100
Plot Date :	08.04.2021	Revision :	D
File Location :	BERMINGHAM - DA PLANS REV_D.rvt	Drawing No. :	9



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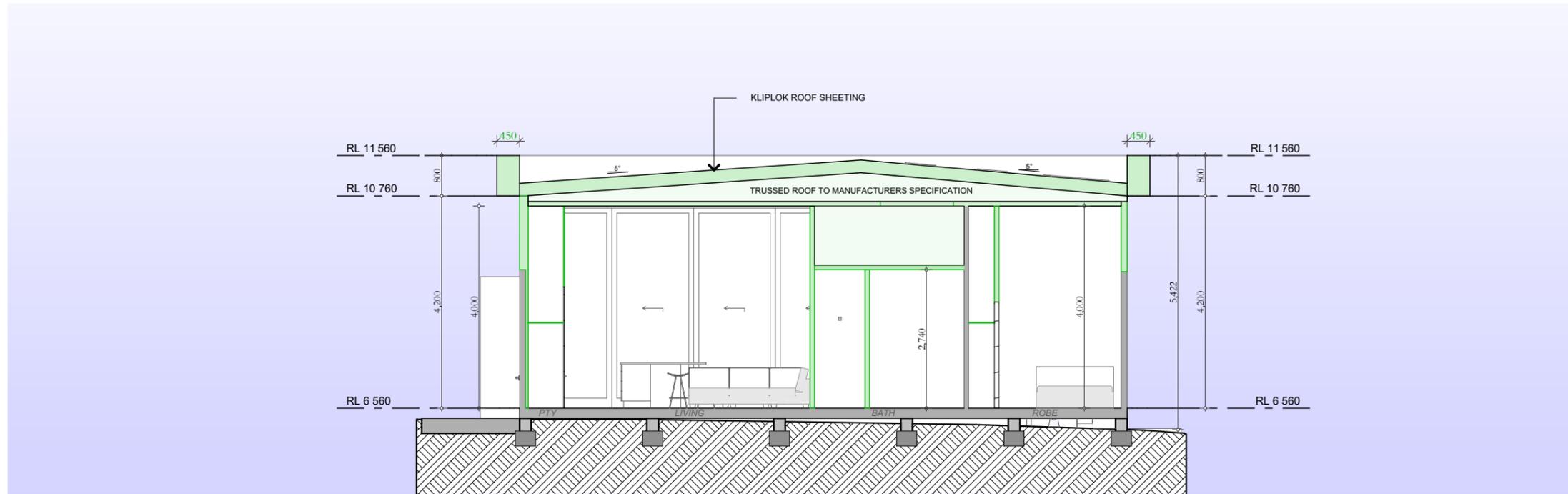
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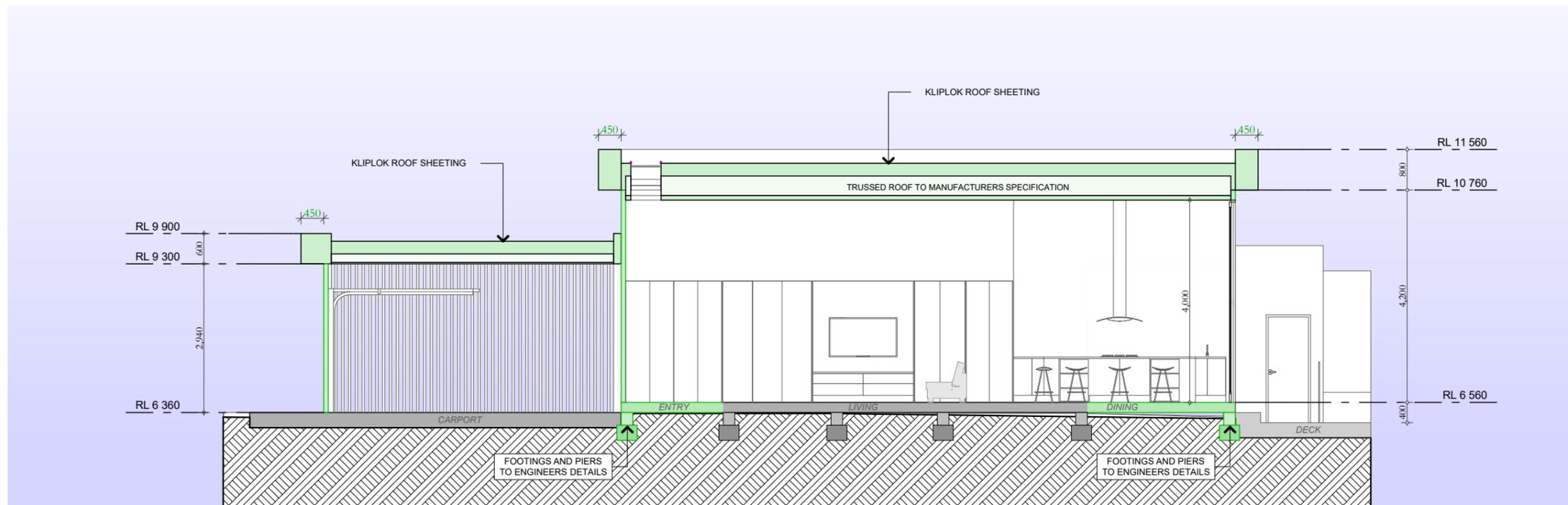
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Project Name :	Alterations & Additions		
Drawing Title :	SECTIONS		
Drawn By :	Checked By :	Scale :	1:100
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	10
File Location:	BERMINGHAM - DA PLANS REV_D.dwg		



1 SECTION A-A 1:100



2 SECTION B-B 1:100

Alterations and Additions

Certificate number: A409472_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

This certificate is a revision of certificate number A409472 lodged with the consent authority or certifier on 18 Jun 2021 with application DA61975/2021.

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 Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Thursday, 28, April 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Birmingham_03
Street address	45 Donald Avenue Umina Beach 2257
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan 19850
Lot number	34
Section number	5
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:	CFBD
ABN (if applicable):	42589171836

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.	✓	✓	✓															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td></td> </tr> <tr> <td>suspended floor with open subfloor: framed (R0.7).</td> <td>R0.8 (down) (or R1.50 including construction)</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>flat ceiling, flat roof: framed</td> <td>ceiling: R2.08 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil		suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		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)			
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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 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																																																											
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W2	N	12.92	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)																																																					
W3	S	5.54	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																																					
W12	E	0.91	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)																																																					
W13	E	4.81	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)																																																					
W17	S	13.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																																					
W18	E	9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																																					
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																																																											
<table border="1"> <thead> <tr> <th>Skylight number</th> <th>Area of glazing inc. frame (m2)</th> <th>Shading device</th> <th>Frame and glass type</th> </tr> </thead> <tbody> <tr> <td>S1</td> <td>1.07</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> <tr> <td>S2</td> <td>1.07</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> <tr> <td>S3</td> <td>1.61</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> <tr> <td>S4</td> <td>0.36</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> <tr> <td>S5</td> <td>0.78</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> </tbody> </table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	1.07	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S2	1.07	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S3	1.61	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S4	0.36	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S5	0.78	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																																			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type																																																								
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S5	0.78	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)																																																								

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.



Revisions :		
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B	DA SUBMISSION SET	08.04.2021
C	DESIGN AMENDMENTS	11.04.2022
D	SECTION 4.55 AMENDMENT	28.04.2022

Client Name :	BERMINGHAM
Client Address :	45 Donald Avenue Umina Beach, NSW 2257
Client No. :	-

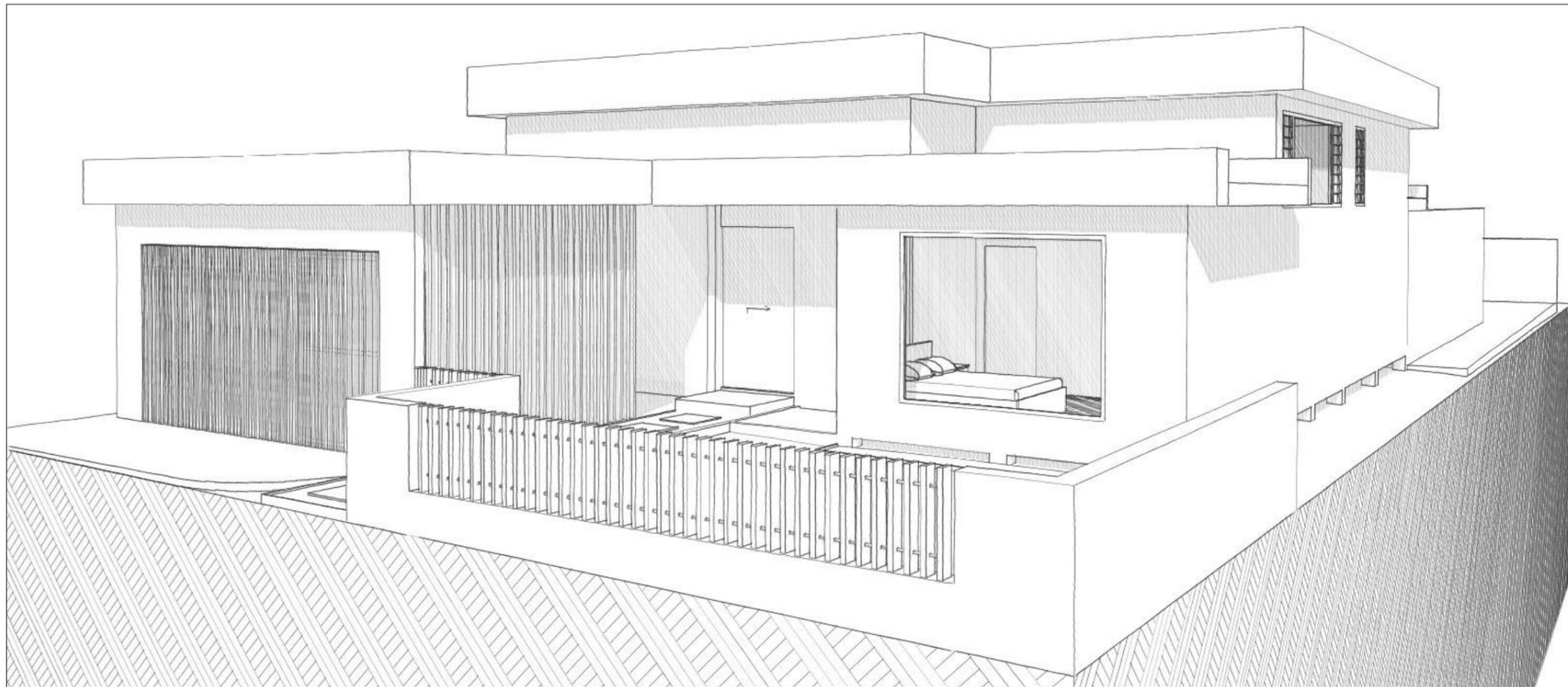
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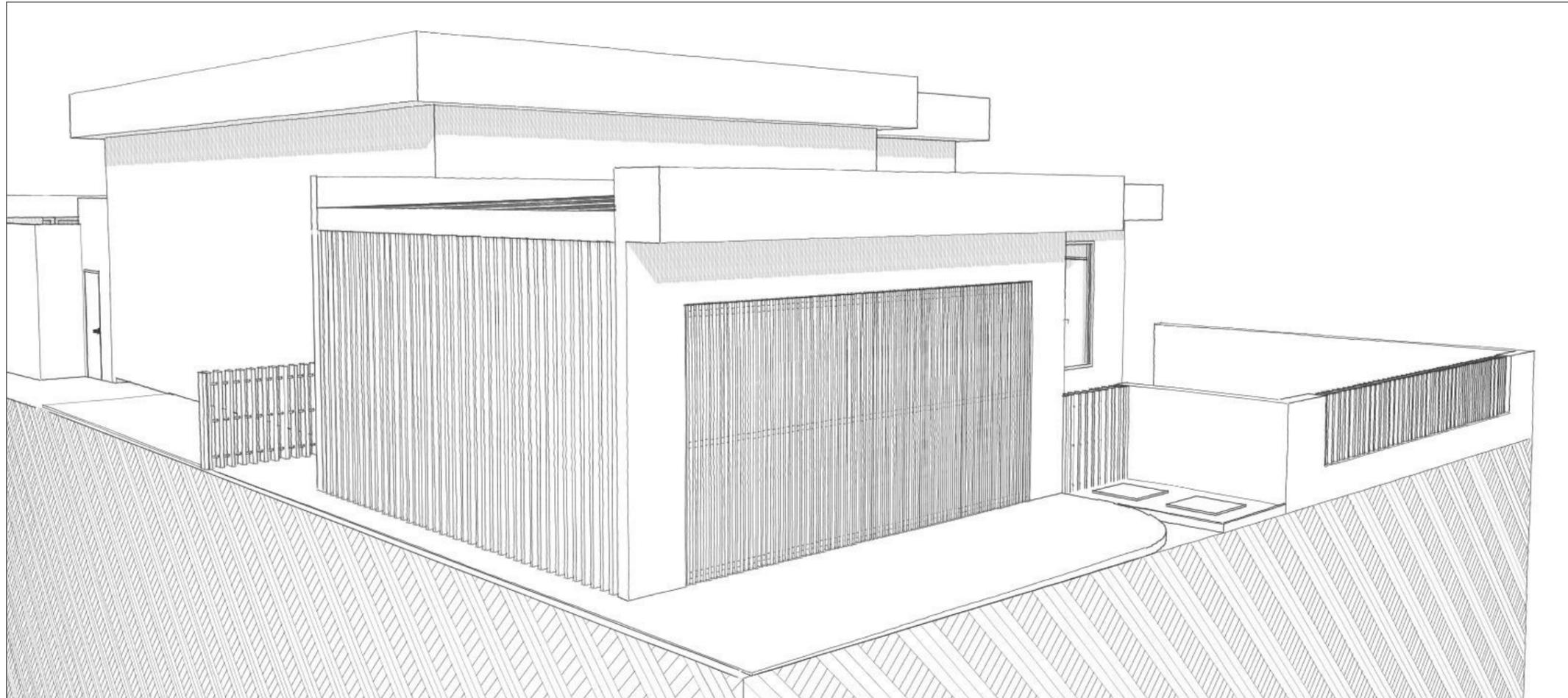


Project Name :	Alterations & Additions		
Drawing Title :	BASIX CERTIFICATE		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	11
File Location:	BERMINGHAM - DA PLANS REV_D.dwg		





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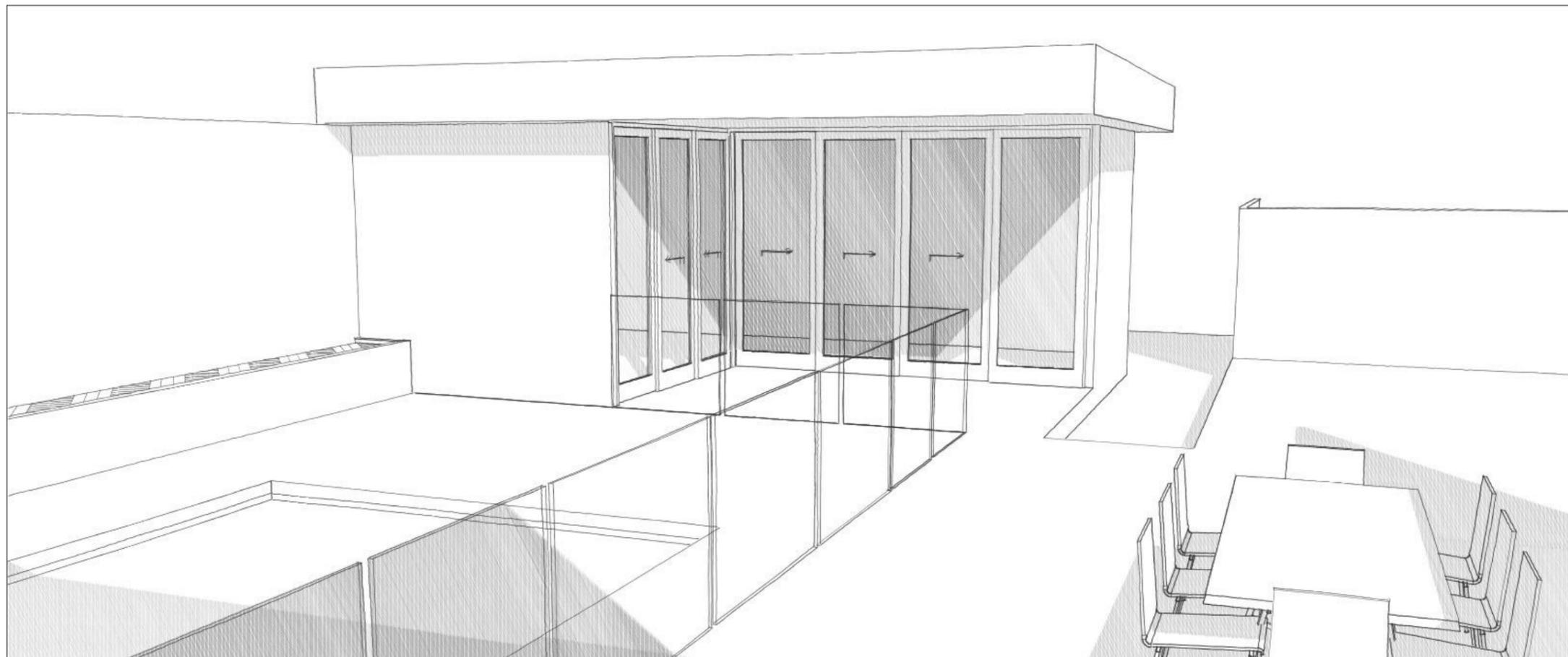


Project Name :	Alterations & Additions		
Drawing Title :	PERSPECTIVES		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	12
File Location:	BERMINGHAM - DA PLANS REV_D.dgn		





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Client No. :	-

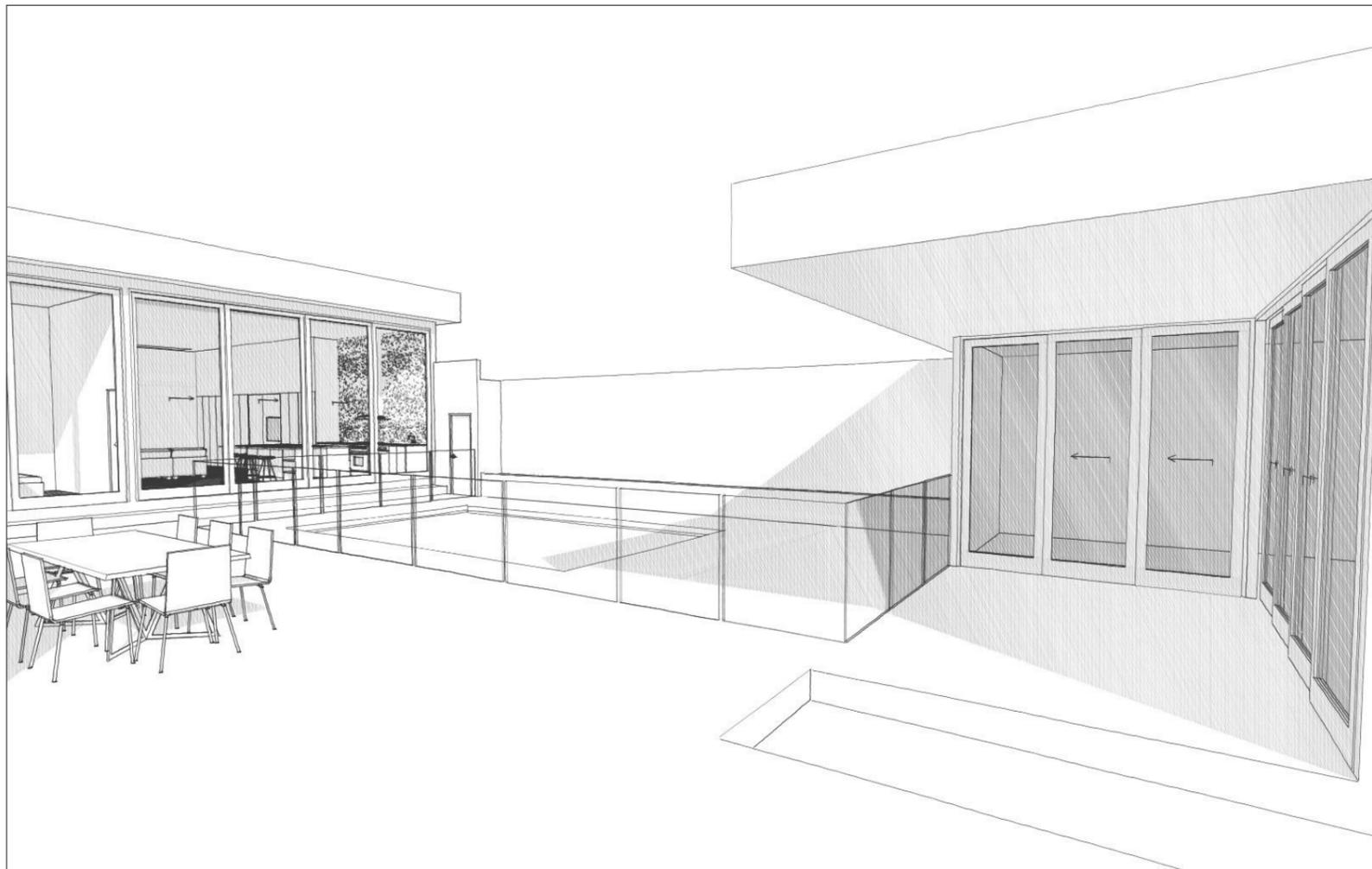
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Drawing Title :	PERSPECTIVES 2		
Drawn By:	-	Checked By:	-
Status :	DA	Scale :	
Plot Date :	08.04.2021	Revision :	D
File Location:	BERMINGHAM - DA PLANS REV_D.rvt	Drawing No. :	13





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Drawing Title :	PERSPECTIVES 3		
Drawn By:	-	Checked By:	-
Status :	DA	Scale :	-
Plot Date :	08.04.2021	Revision :	D
File Location:	BERMINGHAM - DA PLANS REV_D.rvt	Drawing No. :	14





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Drawing Title :	PERSPECTIVES 4		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	15
File Location:	BERMINGHAM - DA PLANS REV_D.dwg		





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Project Name :	Alterations & Additions		
Drawing Title :	COLOUR RENDERS		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	16
File Location:	BERMINGHAM - DA PLANS REV_D.rvt		





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Project Name :	Alterations & Additions		
Drawing Title :	COLOUR RENDERS 2		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	17
File Location:	BERMINGHAM - DA PLANS REV_D.rvt		





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Drawing Title :	COLOUR RENDERS 3		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	18
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Drawing Title :	COLOUR RENDERS 4		
Drawn By:	Checked By:	Scale :	
Status :	DA	Revision :	D
Plot Date :	08.04.2021	Drawing No. :	19
File Location:	BERMINGHAM - DA PLANS REV_D.rvt		

