

DEVELOPMENT APPLICATION PLANS

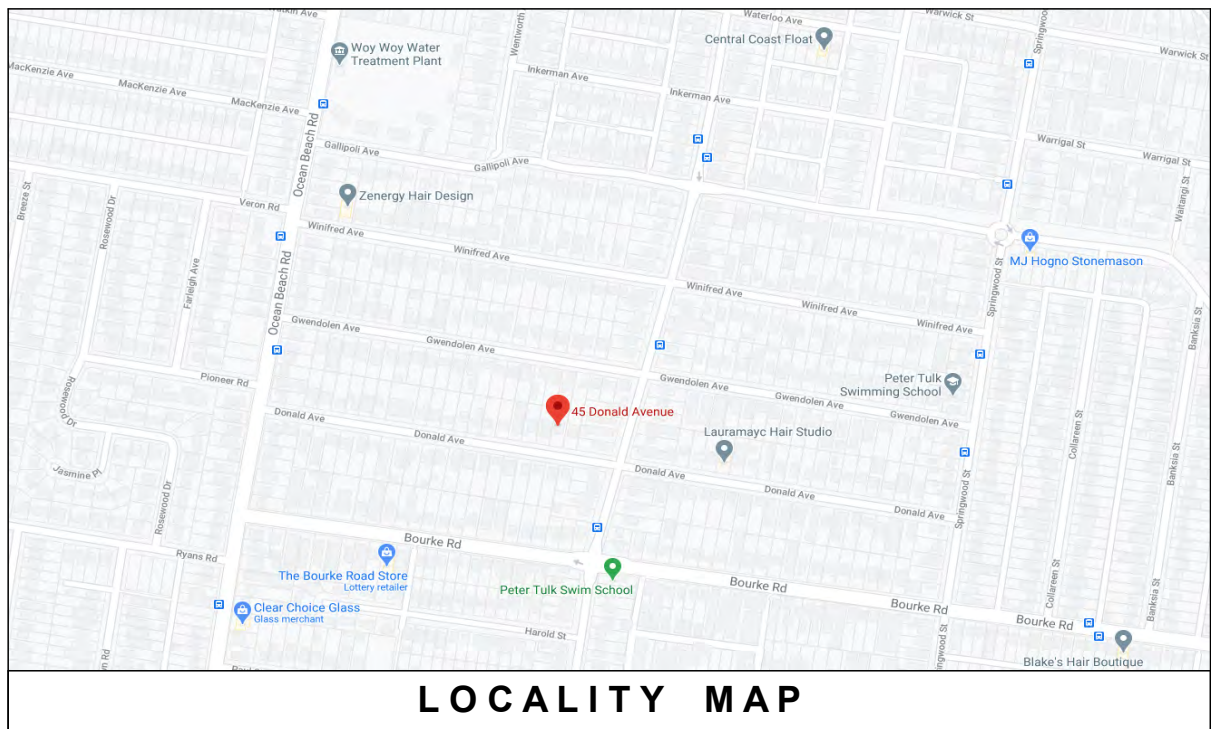
New Residential Dwelling
45 Donald Avenue, Umina Beach, NSW 2257
LOT 34 SEC 5, DP 19850



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

DRAWING INDEX

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LOCALITY MAP



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
E	COUNCIL REQUESTED AMENDMENTS	03.08.2022

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.
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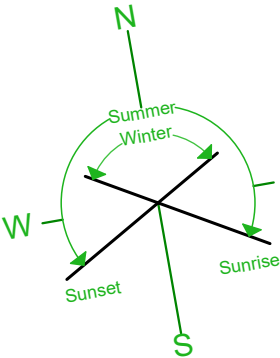
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Project Name :	New Residential Dwelling			
Drawing Title :	COVER PAGE			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	1
File Location:	BERMINGHAM - DA PLANS REV_E.pdf			



Drain all roof water by a piped drainage line to an infiltration trench.



CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Modified under Section 4.55
Application No DA/61975/2021 Part No A
Date of Amended Consent: 9 SEPTEMBER 2022
Original Date of Consent: 23 JULY 2022
Plan Approved subject to conditions and the amendments, if any, shown in RED

AREA CALCULATIONS	
TOTAL SITE AREA:	696.80 m ²
PROPOSED FLOOR AREA:	202.85 m ²
FLOOR SPACE RATIO	0.29 : 1 (29%)
SITE COVERAGE:	251.89 m ² (36.1%)
LANDSCAPE OPEN SPACE:	237.73 m ² (34.1%)

STORMWATER NOTES:
ALL NEW DOWNPIPES TO BE CONNECTED TO WATER TANKS.
WATER TANK OVERFLOW TO BE DIVERTED TO THE STREET.

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

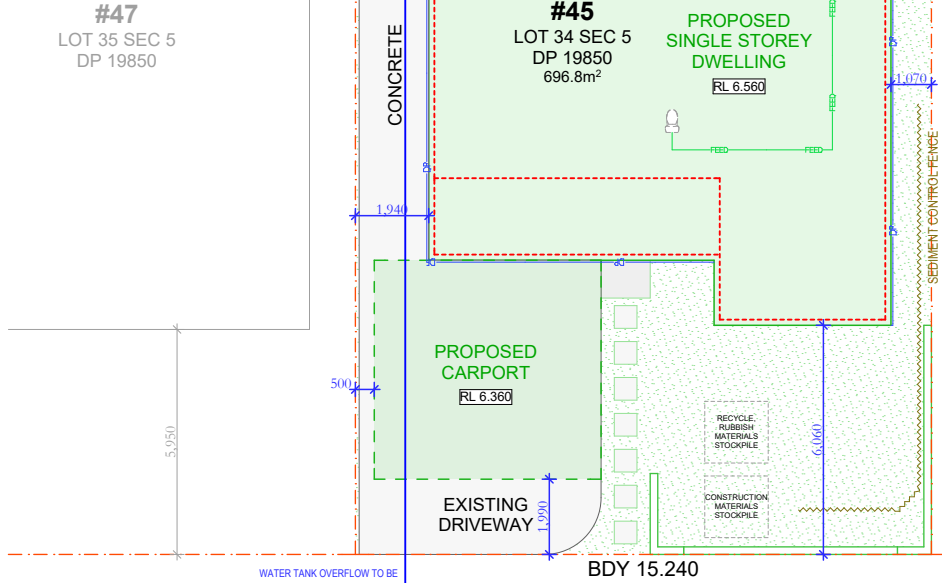
= EXISTING BUILDING TO BE DEMOLISHED

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

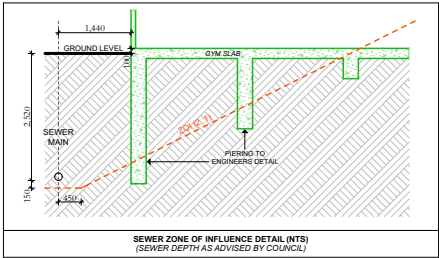


#47
LOT 35 SEC 5
DP 19850

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED (SHOWN DASHED)



DONALD AVENUE



0411 703 281
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Project Name :	New Residential Dwelling			
Drawing Title :	SITE PLAN			
Drawn By:	-	Checked By:	-	Scale : 1:200
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	2
File Location:	BERMINGHAM - DA PLANS REV_E.ph			



AREA TABLE:

PROPOSED FLOOR AREA	164.25 m ²
CARPORT	34.74 m ²
GYM	38.60 m ²
PATIO	14.96 m ²
EXISTING DECK	116.56 m ²
PROPOSED DECK	30.42 m ²
TOTAL	399.53 m ²

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT

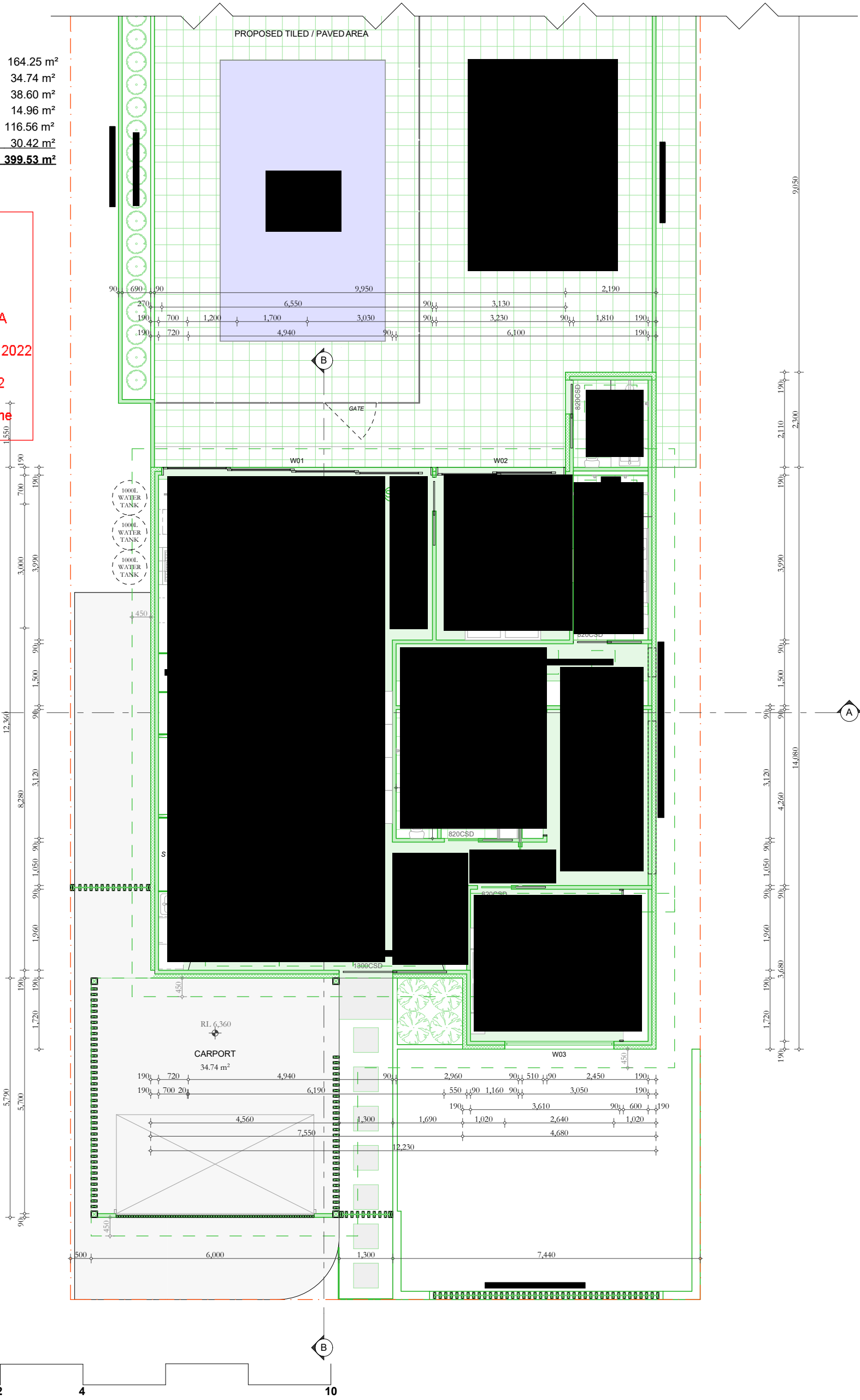
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SA = SMOKE ALARM TO COMPLY WITH AS3786

- Proposed
- To Be Demolished
- Existing

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Client No. :	-



CRAIG FARRUGIA BUILDING DESIGN

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Project Name :	New Residential Dwelling			
Drawing Title :	GROUND FLOOR PLAN			
Drawn By:	-	Checked By:	-	Scale : 1:100
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	3
File Location:	BERMINGHAM - DA PLANS REV_E.pn			



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PROPOSED DECK	30.42 m ²
TOTAL	399.53 m ²

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

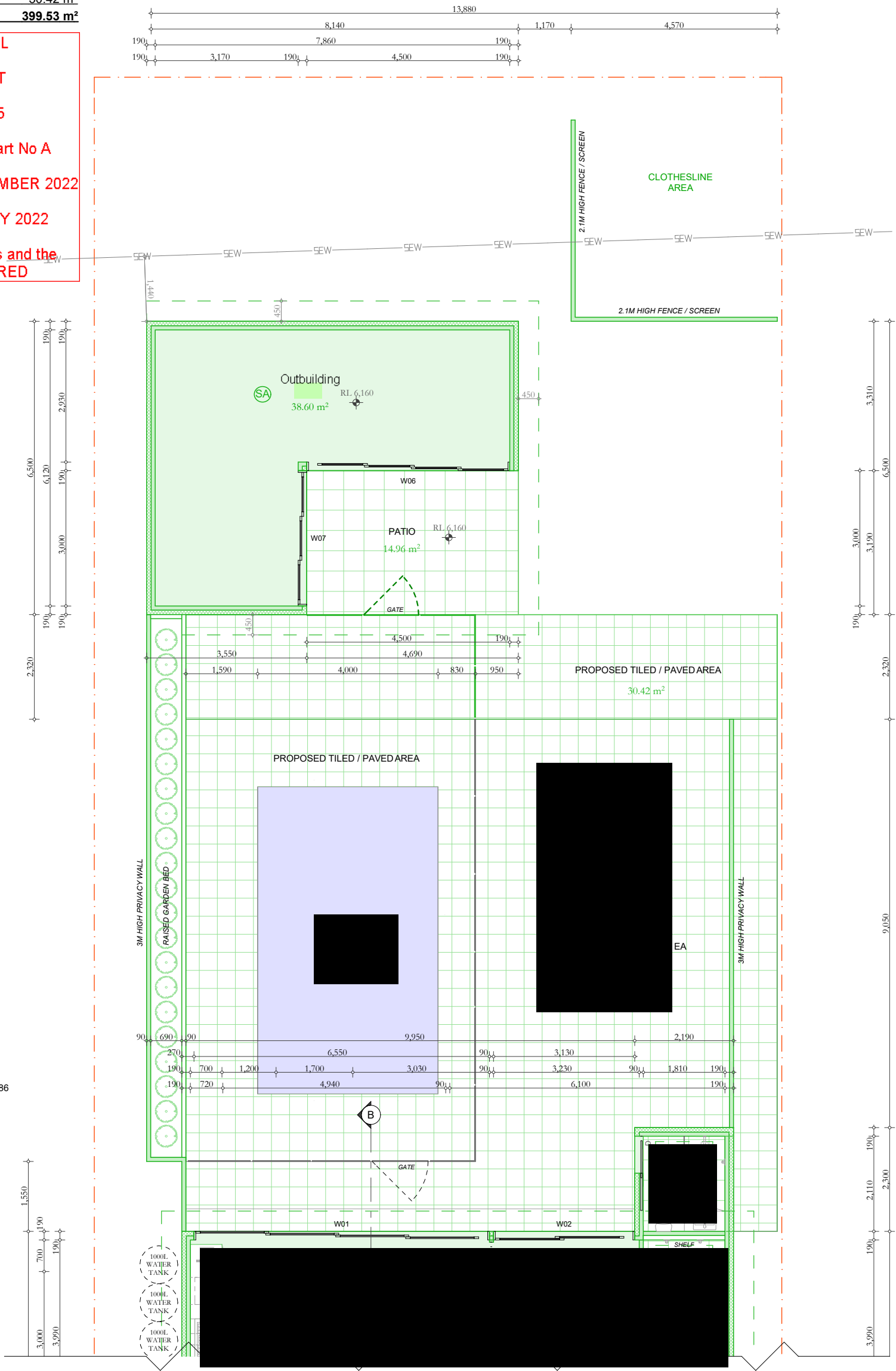
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Client Name :	BERMINGHAM	Revisions :		ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.		Project Name :		New Residential Dwelling			
Client Address :	45 Donald Avenue Umina Beach, NSW 2257	A	DRAFT DA PLANS	10.03.2021	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.	Drawing Title :		GYM FLOOR PLAN		
Client No. :	-	B	DA SUBMISSION SET	08.04.2021			Drawn By:	-	Checked By:	-	Scale :
		C	DESIGN AMENDMENTS	11.04.2022	THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL.	ALL EXISTING DIMENSIONS AND LEVELS TO BE CHECKED & CONFIRMED ONSITE BY BUILDER.	Status :	DA		Revision :	E
		D	SECTION 4.55 AMENDMENT	28.04.2022			Plot Date :	Tuesday, 9 August 2022		Drawing No. :	4
		E	COUNCIL REQUESTED AMENDMENTS	03.08.2022	LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.	File Location:	BERMINGHAM - DA PLANS REV_E.pn				
<div><p>CRAIG FARRUGIA BUILDING DESIGN</p><p>0411 703 281</p><p>CRAIG@CFBD.NET.AU</p><p>WWW.CFBD.NET.AU</p></div>		© <u>Copyright Acknowledgement</u>									
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AREA TABLE:

PROPOSED ROOF AREA 293.45 m²

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

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FALL 2°



53.56 m²

PARAPET

PARAPET

S/L

FALL 2°



PARAPET

S/L

FALL 7°



S/L

S/L

S/L

FALL 5°



87.76 m²

FALL 7°



FALL 2°



18.62 m²

PARAPET

FALL 2°

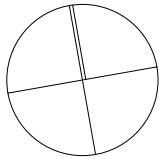


33.78 m²

PARAPET

- = Proposed
- = To Be Demolished
- = Existing

N



0

2

4

10

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

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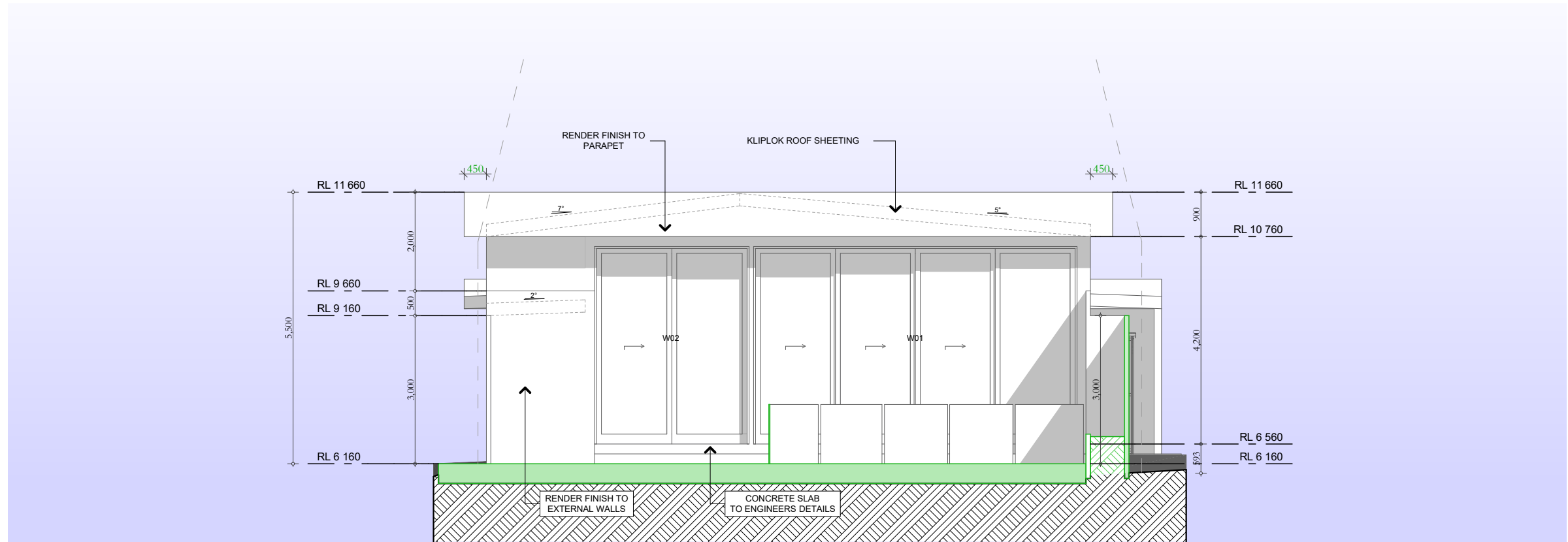
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Project Name :	New Residential Dwelling			
Drawing Title :	ROOF PLAN			
Drawn By:	-	Checked By:	-	Scale : 1:100
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	5
File Location:	BERMINGHAM - DA PLANS REV_E.pn			





NORTH ELEVATION

1:100

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT

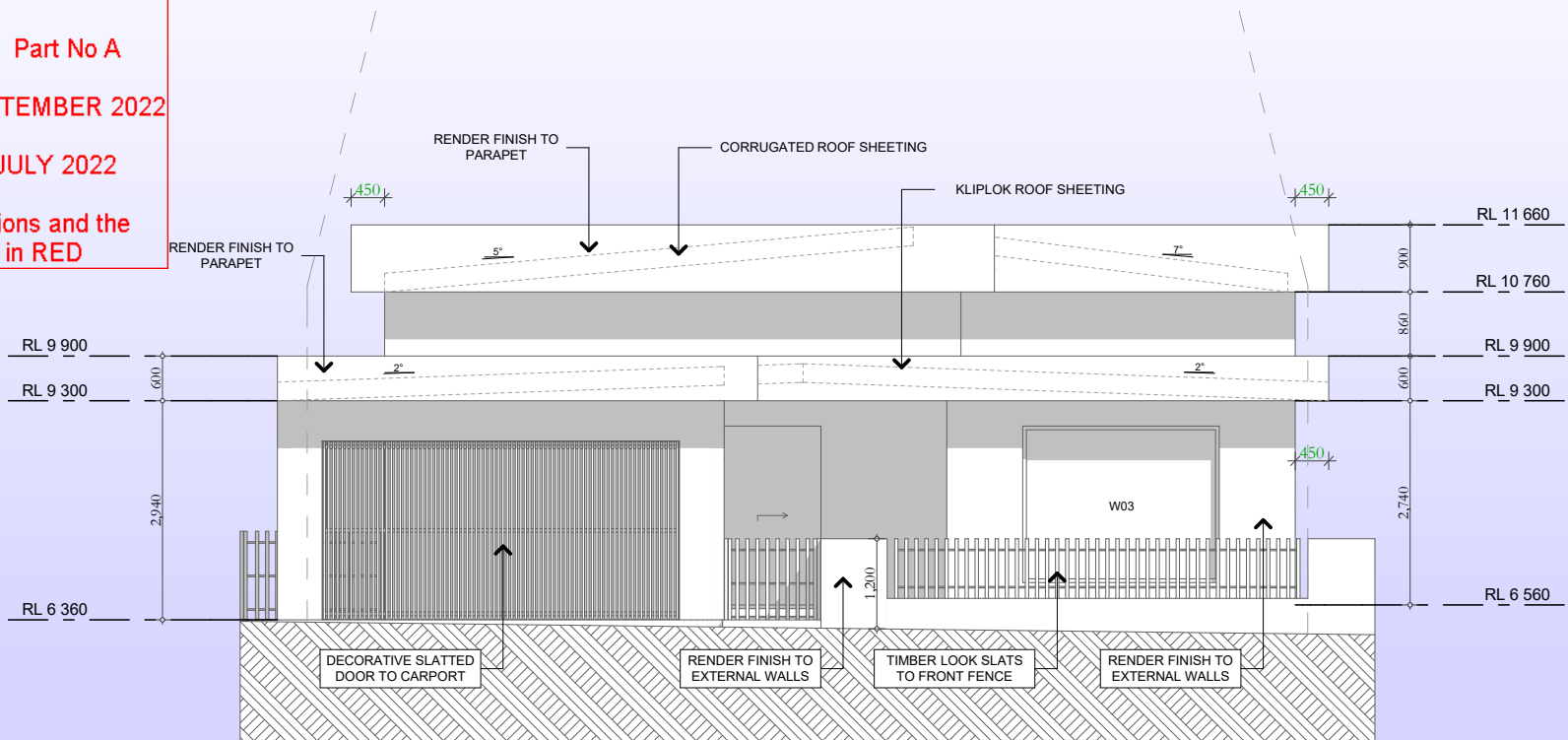
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SOUTH ELEVATION

1:100



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Client No. :	-

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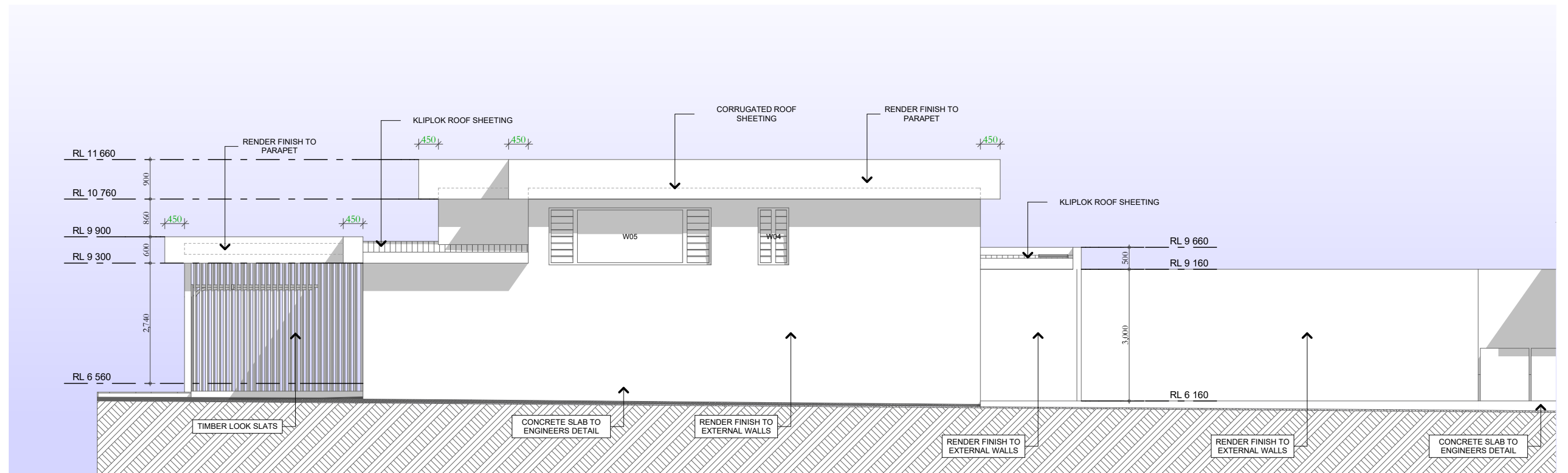
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Project Name :	New Residential Dwelling			
Drawing Title :	ELEVATIONS			
Drawn By:	-	Checked By:	-	Scale : 1:100
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	6
File Location:	BERMINGHAM - DA PLANS REV_E.ppt			





1

EAST ELEVATION

1:100

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

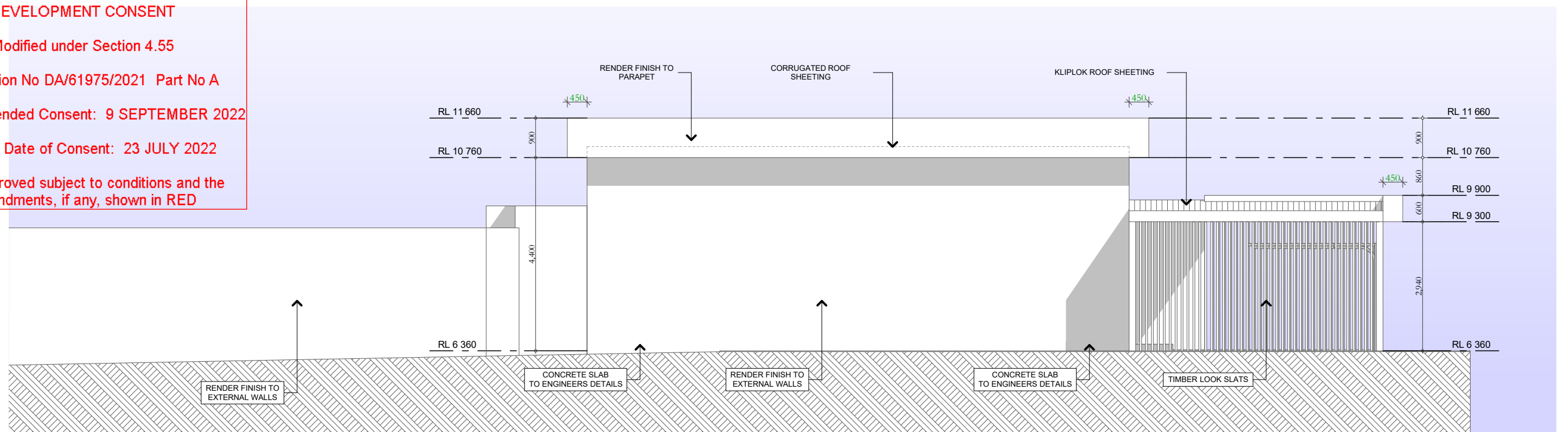
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2

WEST ELEVATION

1:100



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Client Address : 45 Donald Avenue
Umina Beach, NSW 2257

Client No. : -



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Project Name : New Residential Dwelling

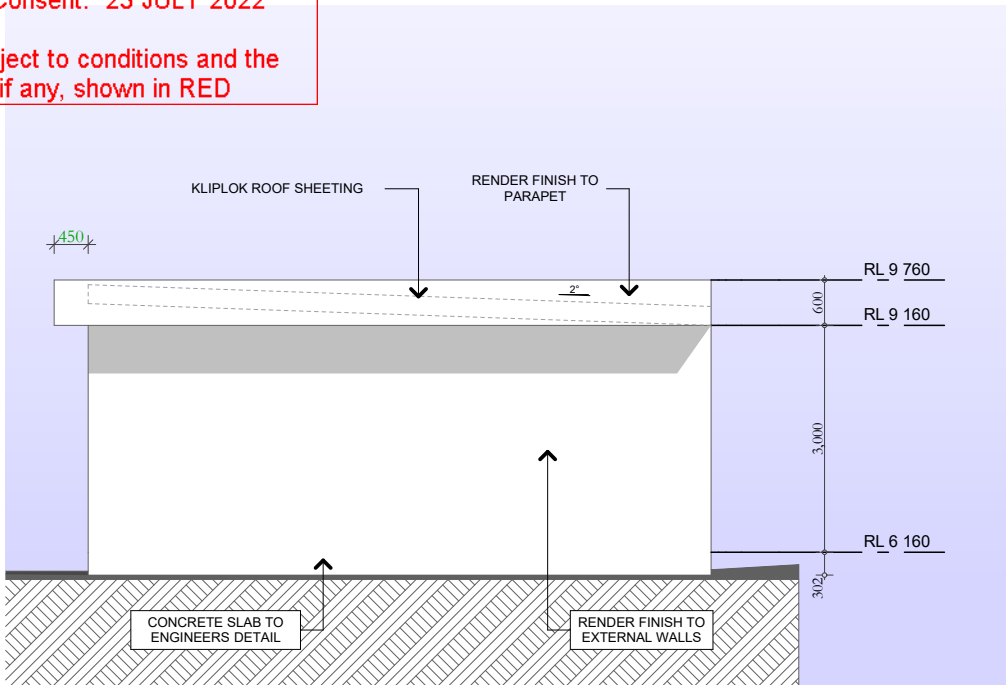
Drawing Title : ELEVATIONS

Drawn By: - Checked By: - Scale : 1:100

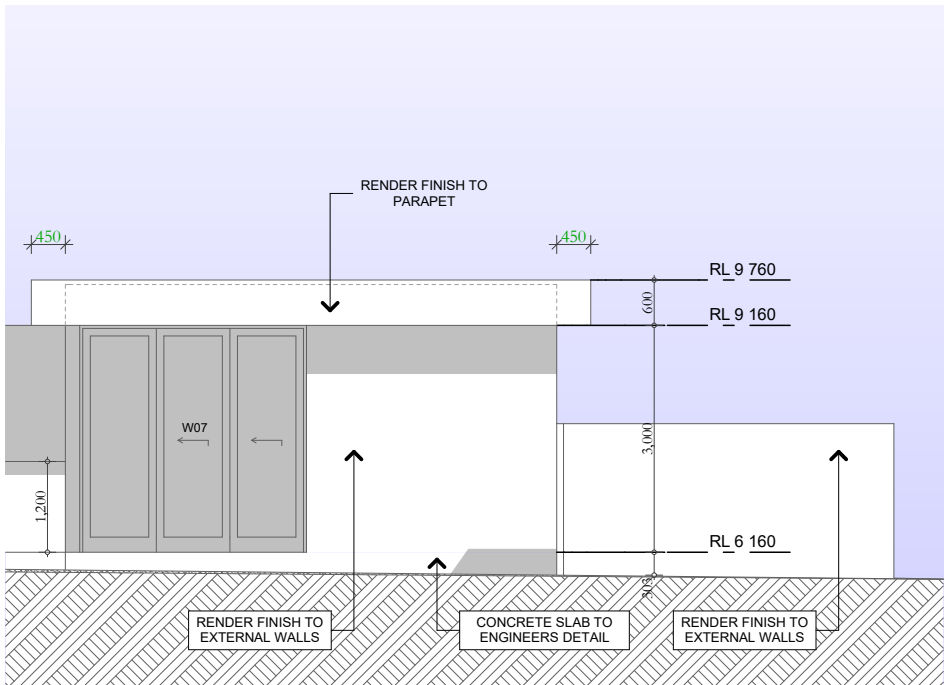
Status : DA Revision : E

Plot Date : Monday, 5 September 2022 Drawing No. : 7

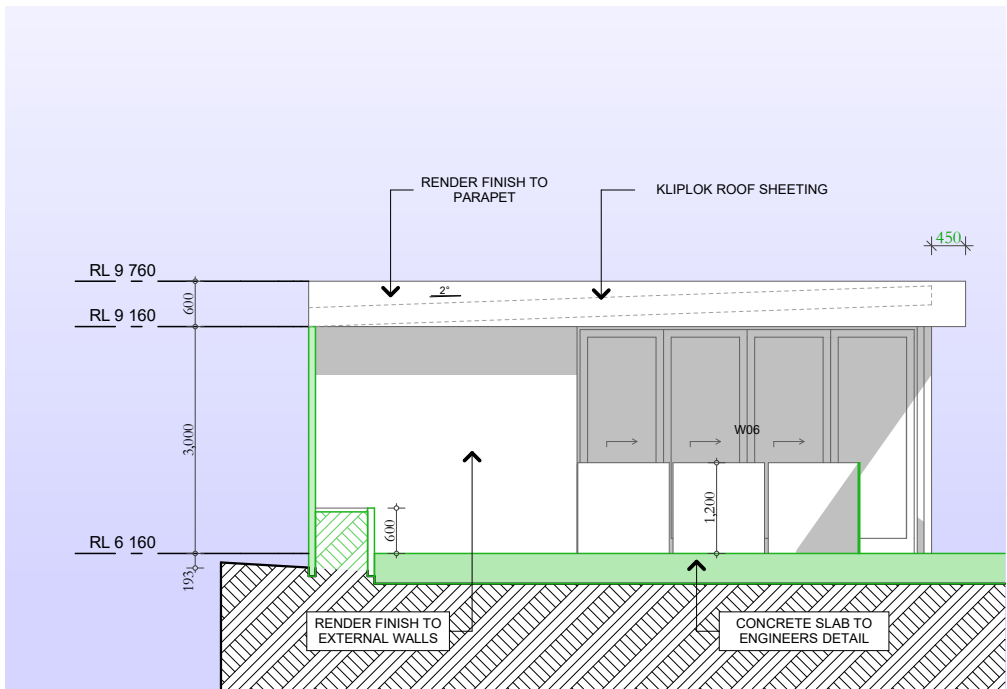
File Location: BERMINGHAM - DA PLANS REV_E.pln



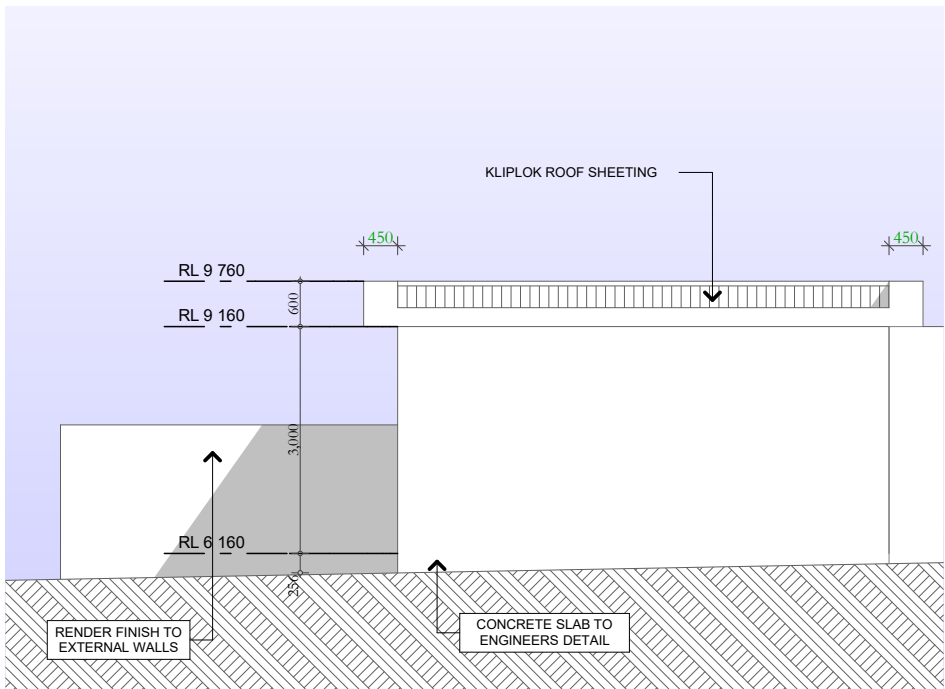
1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100



4 WEST ELEVATION 1:100

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Project Name :	New Residential Dwelling			
Drawing Title :	GYM ELEVATIONS			
Drawn By:	-	Checked By:	-	Scale : 1:100
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	8
File Location:	BERMINGHAM - DA PLANS REV_E.ph			

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

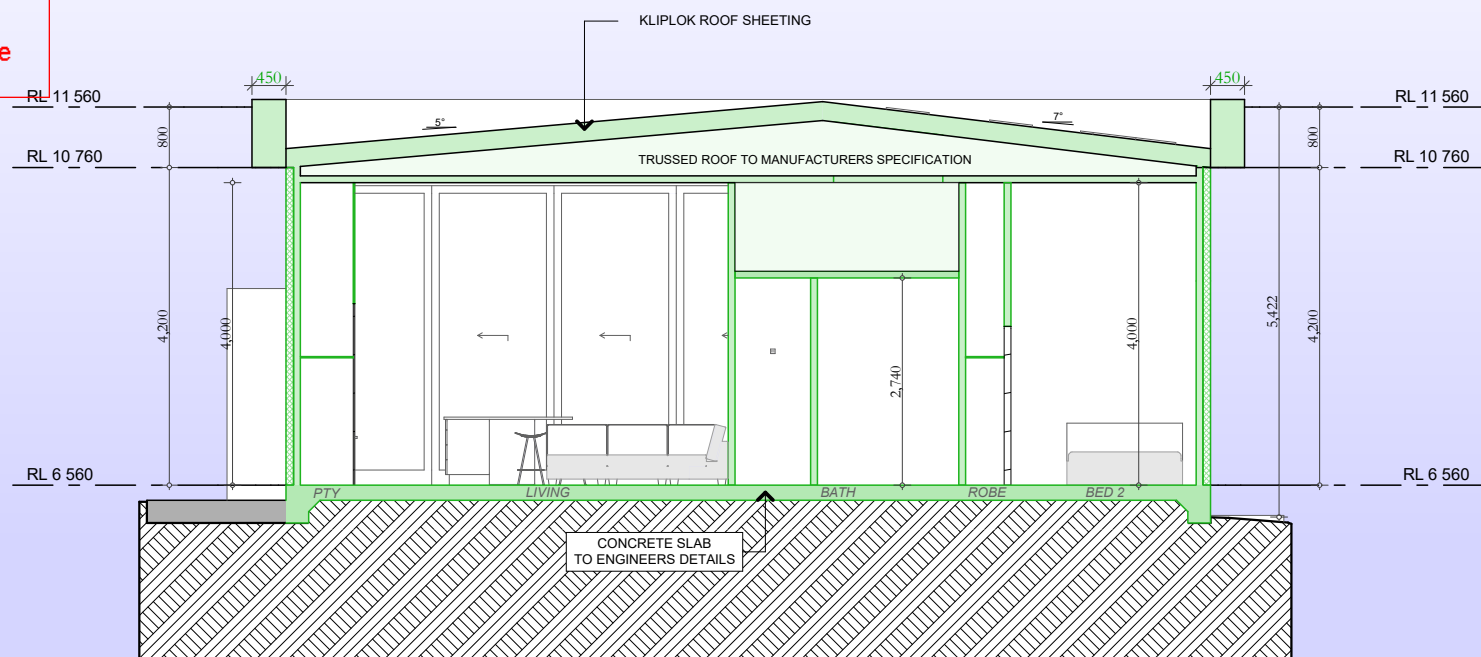
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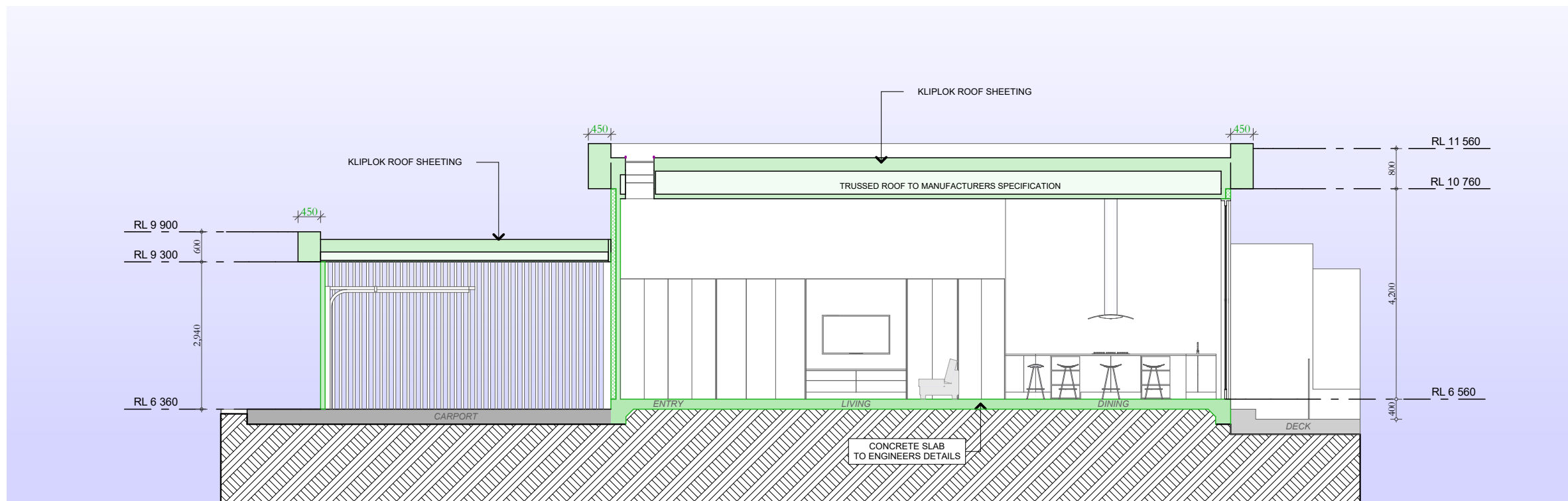
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SECTION A-A

1:100



SECTION B-B

1:100

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Project Name :	New Residential Dwelling			
Drawing Title :	SECTIONS			
Drawn By:	-	Checked By:	-	Scale : 1:100
Status :	DA	Revision :	E	
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	9
File Location:	BERMINGHAM - DA PLANS REV_E.ph			



Single Dwelling

Certificate number: 1326260S

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 09 August 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Bermingham
Street address	45 Donald Avenue Umina Beach 2257
Local Government Area	Central Coast Council
Plan type and plan number	deposited 19850
Lot no.	34
Section no.	5
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	697
Roof area (m²)	293
Conditioned floor area (m2)	202.85
Unconditioned floor area (m2)	0.0
Total area of garden and lawn (m2)	120

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 293.45 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - external insulated façade system (EIFS) (façade panel: 75 mm)	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Project summary		
Project name	Bermingham	
Street address	45 Donald Avenue Umina Beach 2257	
Local Government Area	Central Coast Council	
Plan type and plan number	deposited 19850	
Lot no.	34	
Section no.	5	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 72	Target 50

Certificate Prepared by	
Name / Company Name: CFB D	
ABN (if applicable): 42589171836	

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 72	Target 50

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clearFor other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.76	timber, low-E/double/argon fill	no shading
S02	2.21	timber, low-E/double/argon fill	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	4000	6550	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W02	4000	3130	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
W04	1300	700	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W05	1300	3700	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W07	3000	3000	aluminium, single, clear	eave 5040 mm, 0 mm above head of window or glazed door	not overshadowed
South facing					
W03	2100	2640	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 450 mm, 340 mm above head of window or glazed door	not overshadowed
W06	3000	4500	aluminium, single, clear	eave 3540 mm, 0 mm above head of window or glazed door	not overshadowed

Energy Commitments	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, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning: Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning: Energy rating: EER 3.5 - 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning: Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning: Energy rating: EER 3.5 - 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/offKitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/offLaundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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 and specs" column must be shown in the plans and specifications accompanying the development application 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 (either interim or final) for the development may be issued.

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT

Modified under Section 4.55

Application No DA/61975/2021 Part No A

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Plan Approved subject to conditions and the



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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
E	COUNCIL REQUESTED AMENDMENTS	03.08.2022

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.
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ALL EXISTING DIMENSIONS AND LEVELS TO BE CHECKED & CONFIRMED ONSITE BY BUILDER.
LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.

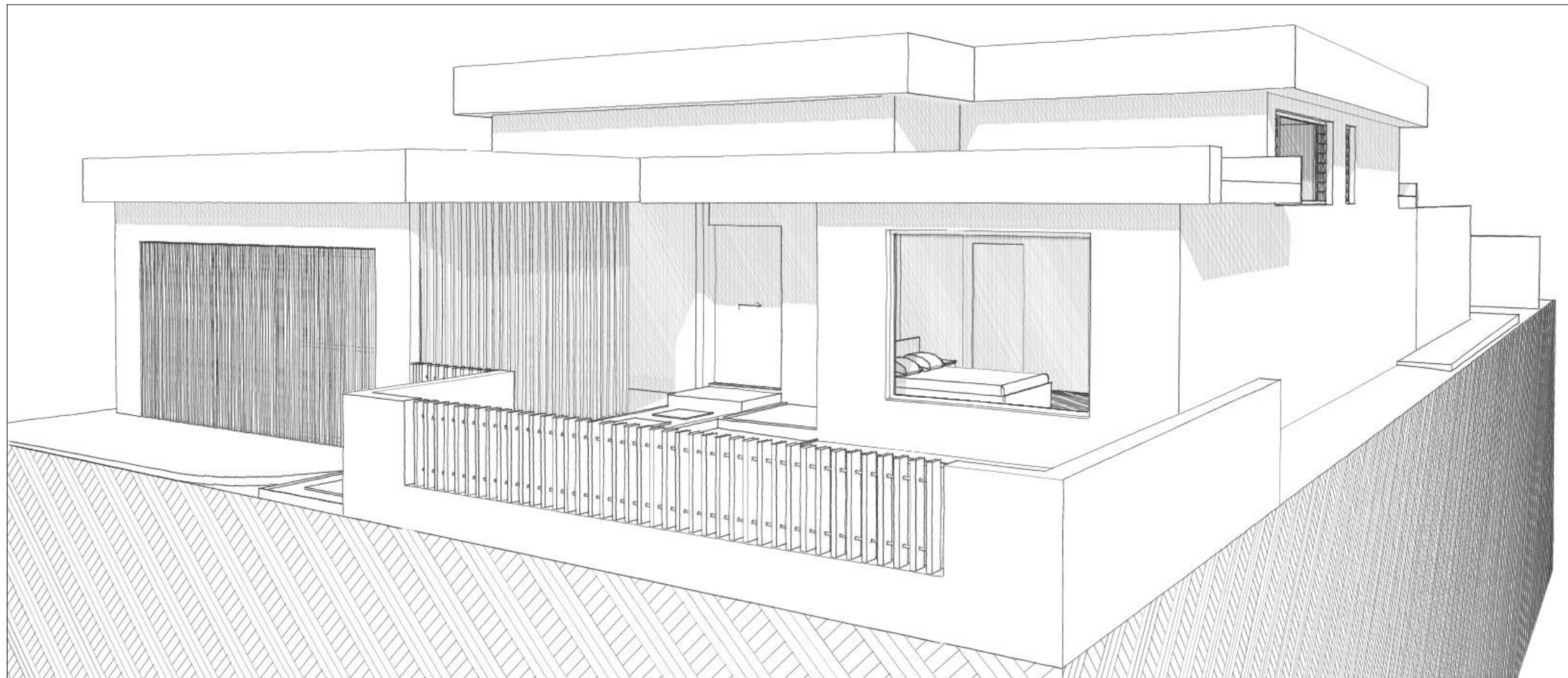
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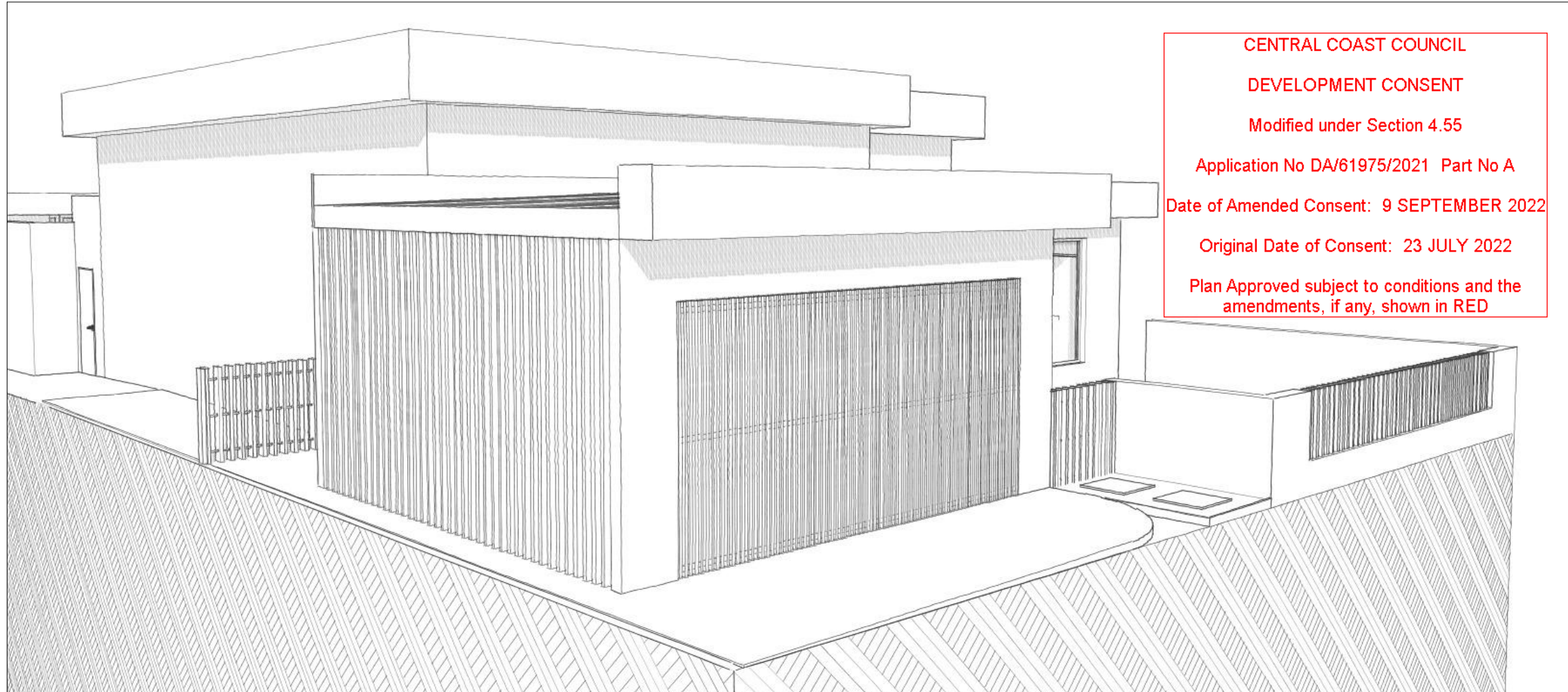


Project Name :	New Residential Dwelling			
Drawing Title :	BASIX CERTIFICATE			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA		Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	10
File Location:	BERMINGHAM - DA PLANS REV_E.ph			





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CENTRAL COAST COUNCIL

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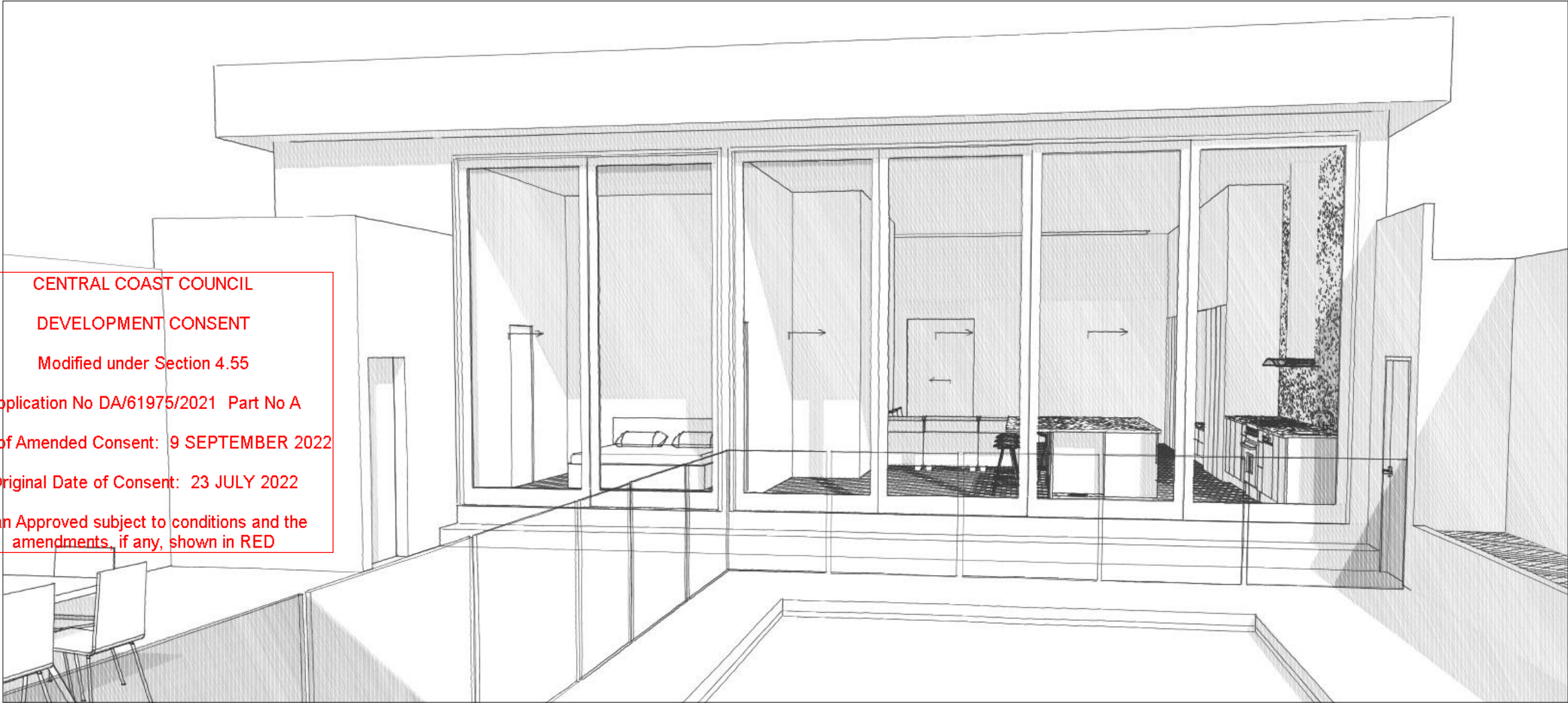
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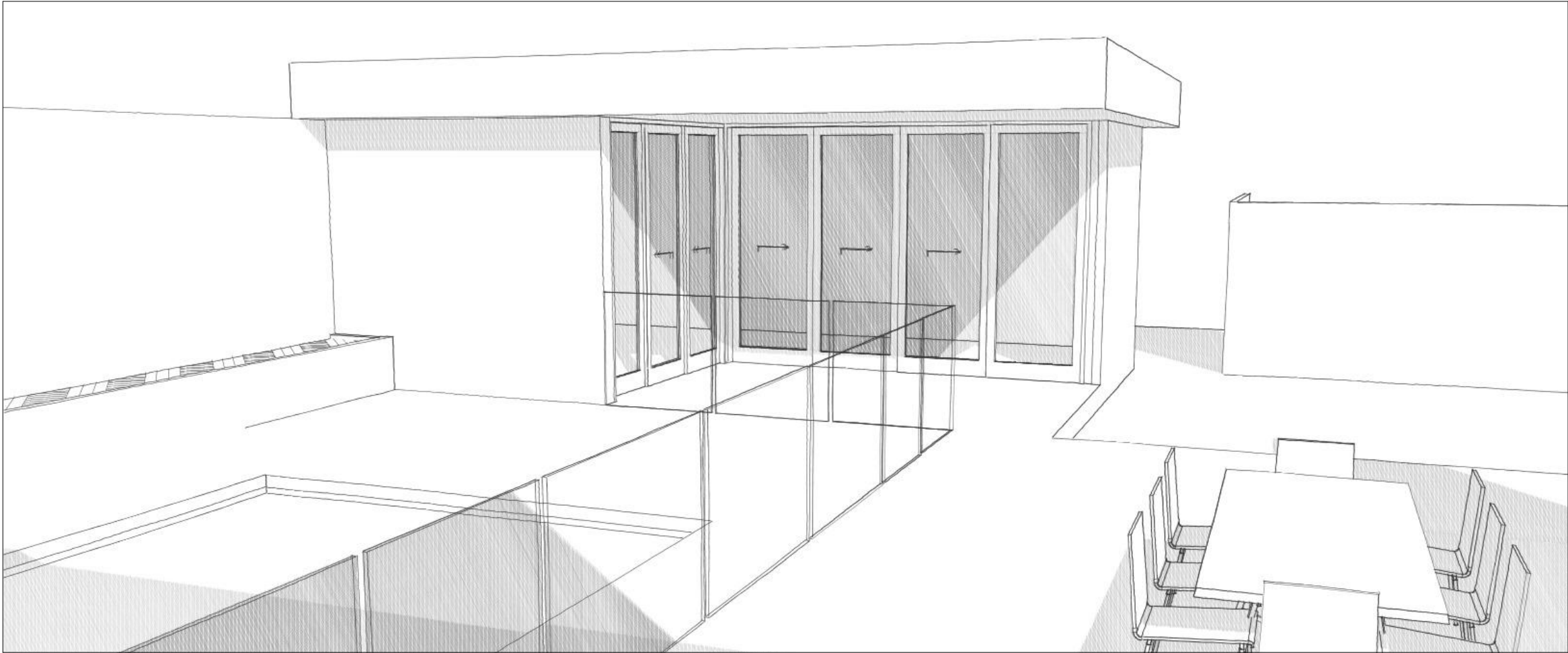
Project Name :	New Residential Dwelling			
Drawing Title :	PERSPECTIVES			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA	Revision :	E	
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	11
File Location:	BERMINGHAM - DA PLANS REV_E.ppt			



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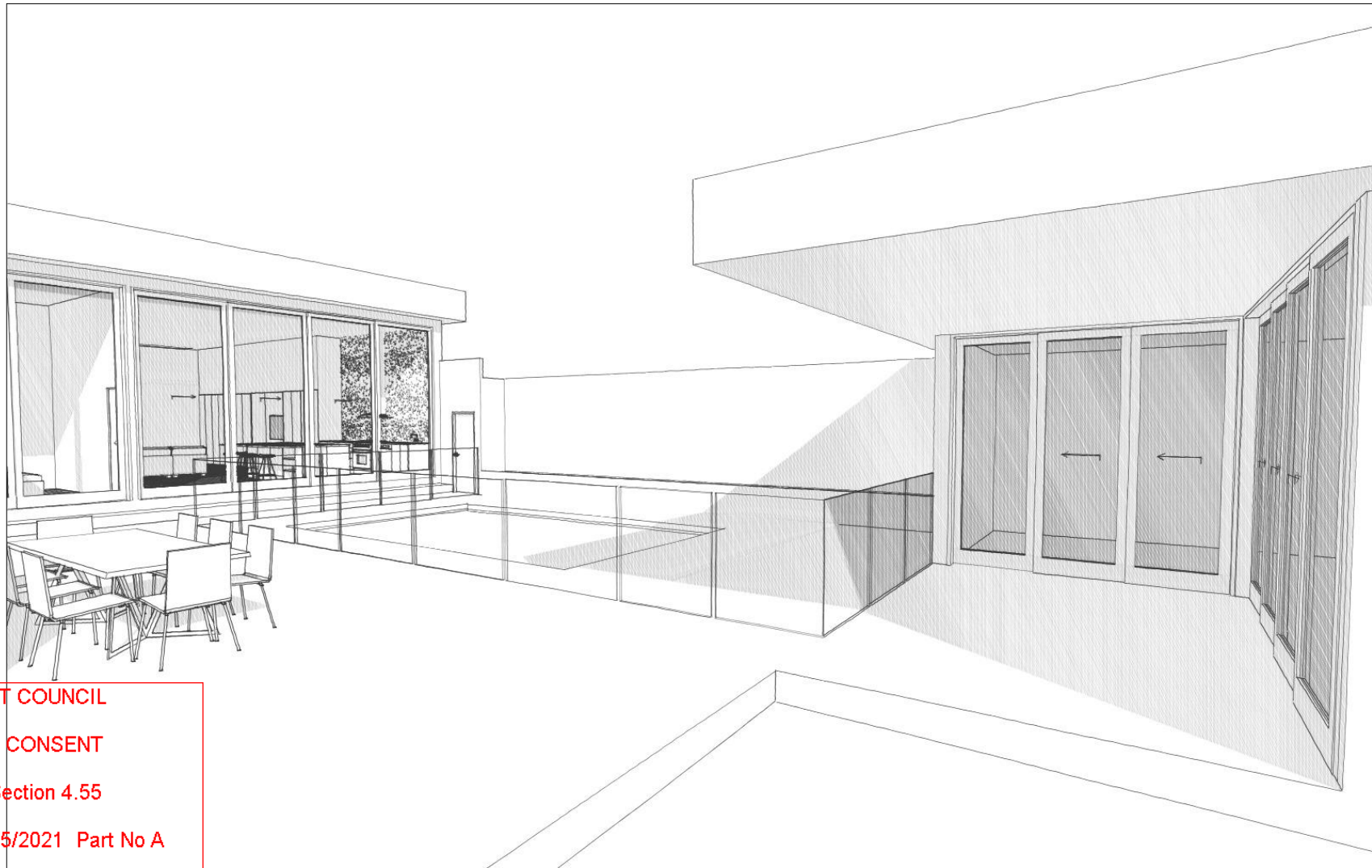
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Project Name :	New Residential Dwelling			
Drawing Title :	PERSPECTIVES 2			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA	Revision :	E	
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	12
File Location:	BERMINGHAM - DA PLANS REV_E.ppt			





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Client No. :	-

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Project Name :	New Residential Dwelling			
Drawing Title :	PERSPECTIVES 3			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA	Revision :	E	
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	13
File Location:	BERMINGHAM - DA PLANS REV_E.ppt			



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

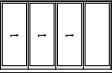






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Project Name :	New Residential Dwelling			
Drawing Title :	PERSPECTIVES 4			
Drawn By:	-	Checked By:	-	Scale :
Status :	DA	Revision :	E	
Plot Date :	Tuesday, 9 August 2022		Drawing No. :	14
File Location:	BERMINGHAM - DA PLANS REV_E.ppt			

Client Name :	BERMINGHAM	Drawing Title :	WINDOW SCHEDULE				Scale :	NTS	 CRAIG FARRUGIA BUILDING DESIGN 0411 703 281 CRAIG@CFBD.NET.AU WWW.CFBD.NET.AU	
Client Address :	45 Donald Avenue Umina Beach, NSW 2257	Revision :	E	Drawn By:	-	Checked By:	-	Drawing No. :		15
		Status :	DA							
Client No. :	-	Plot Date :	Tuesday, 9 August 2022				 BUILDING DESIGNERS AUSTRALIA Member # 1250-12 NSW			
Project Name :	New Residential Dwelling	File Location:	BERMINGHAM - DA PLANS REV_E.pln							

GENERAL NOTES: - Aluminium Frames	Frame Colour: TBC Fittings Colour: TBC Screens : YES - TO ALL OPENING WINDOWS & DOORS
---	--

Window Number	QTY	Style	Height	Width	Sill	3D Front View	Location	Glass Type	Locks	SA	Orient.
W01	1	ALUMINIUM SLIDING DOOR	4,000	6,550	0		KITCHEN	CLEAR (LOW - E)	Y	26.20	N
W02	1	ALUMINIUM SLIDING DOOR	4,000	3,130	0		BED 1	CLEAR (LOW - E)	Y	12.52	N
W03	1	ALUMINIUM FIXED WINDOW	2,100	2,640	300		BED 3	CLEAR (LOW - E)	N/A	5.54	S
W04	1	ALUMINIUM LOUVRE WINDOW	1,300	700	2,700		W.I.R	CLEAR	Y	0.91	E
W05	1	ALUMINIUM LOUVRE WINDOW	1,300	3,700	2,700		BED 2	CLEAR	Y	4.81	E
W06	1	ALUMINIUM SLIDING DOOR	3,000	4,500	0		GYM	CLEAR	Y	13.50	S
W07	1	ALUMINIUM SLIDING DOOR	3,000	3,000	0		GYM	CLEAR	Y	9.00	E
	7									72.48 m²	

CENTRAL COAST COUNCIL

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