

# DA

## PROPOSED SECONDARY DWELLING

### 172 VERON ROAD, UMINA BEACH, LOT 177 DP 236466

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Application No: DA/2611/2022

Date of Consent: 05/10/2022

Plan Approved subject to conditions and the amendments, if any, shown in RED.

#### DRAWING INDEX

DRAWING #	DRAWING NAME	REV
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ACCREDITED  
BUILDING DESIGNER

N A HILL DESIGNS



thinking made visual

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REVISION		
No	DESCRIPTION	DATE
01	DA ISSUE	22/08/2022



PROJECT

**PROPOSED SECONDARY DWELLING**

**172 VERON ROAD, UMINA BEACH  
LOT 177 & DP 236466**

DRAWING TITLE

**COVER SHEET**

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**ALL LEVELS AND HEIGHTS INDICATED ARE TO AUSTRALIAN HEIGHT DATUM UNLESS OTHERWISE SPECIFICALLY REFERENCED**

SCALE -		
DATE -		
DESIGNED - NAH		
DRAWING No -	JOB NO.	REVISION-
<b>DACC - 00</b>	<b>21097</b>	<b>1</b>

AREA CALCULATIONS

SITE AREA	639.64
EXISTING	140.05
PROPOSED FLOOR PLAN	60
TOTAL FLOOR AREA	200.05 [FSR 0.31:1]

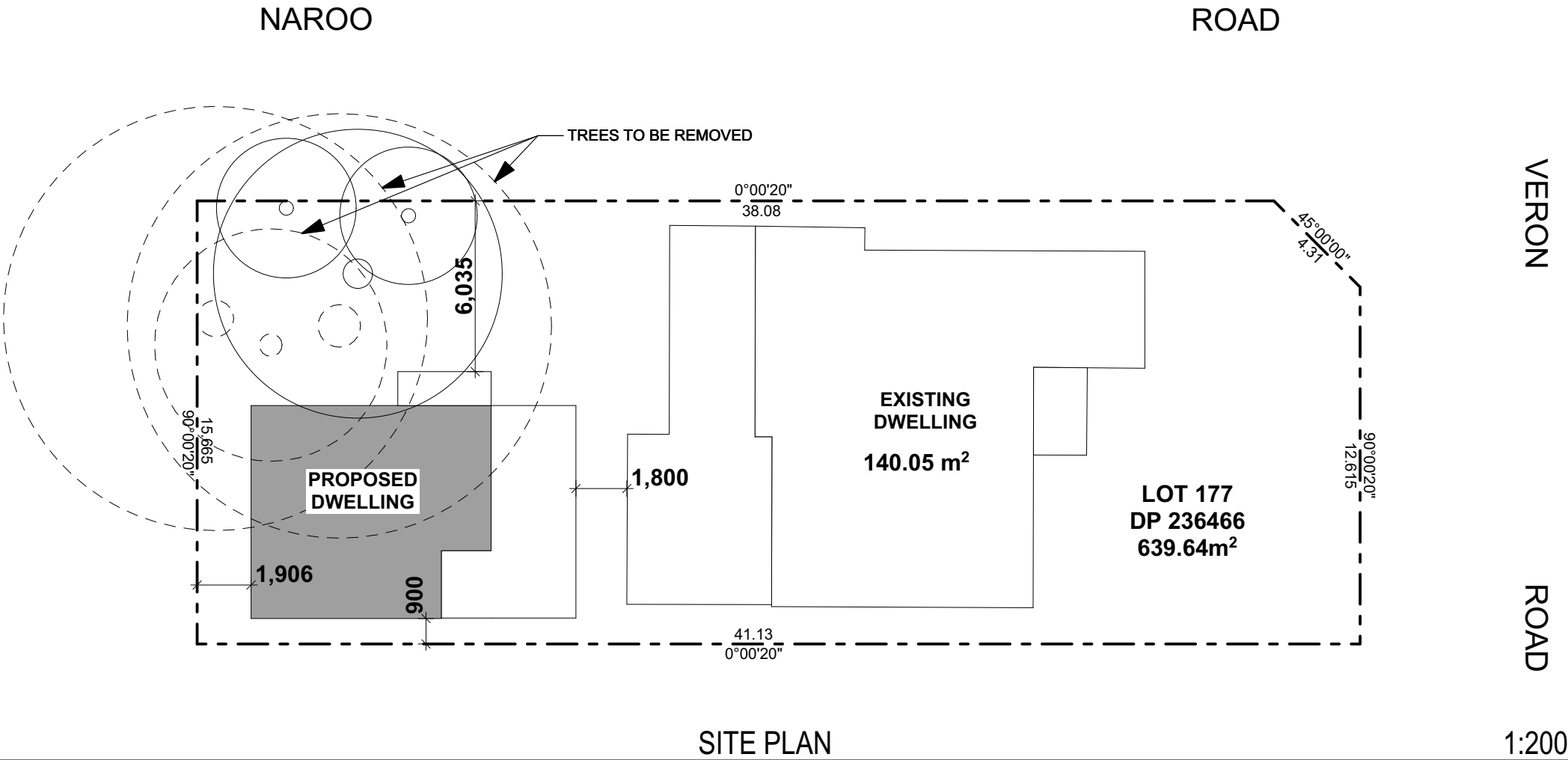
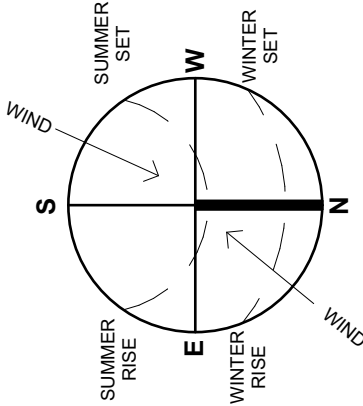
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Coastwide  
Grannyflats

0414 691 545

PROJECT

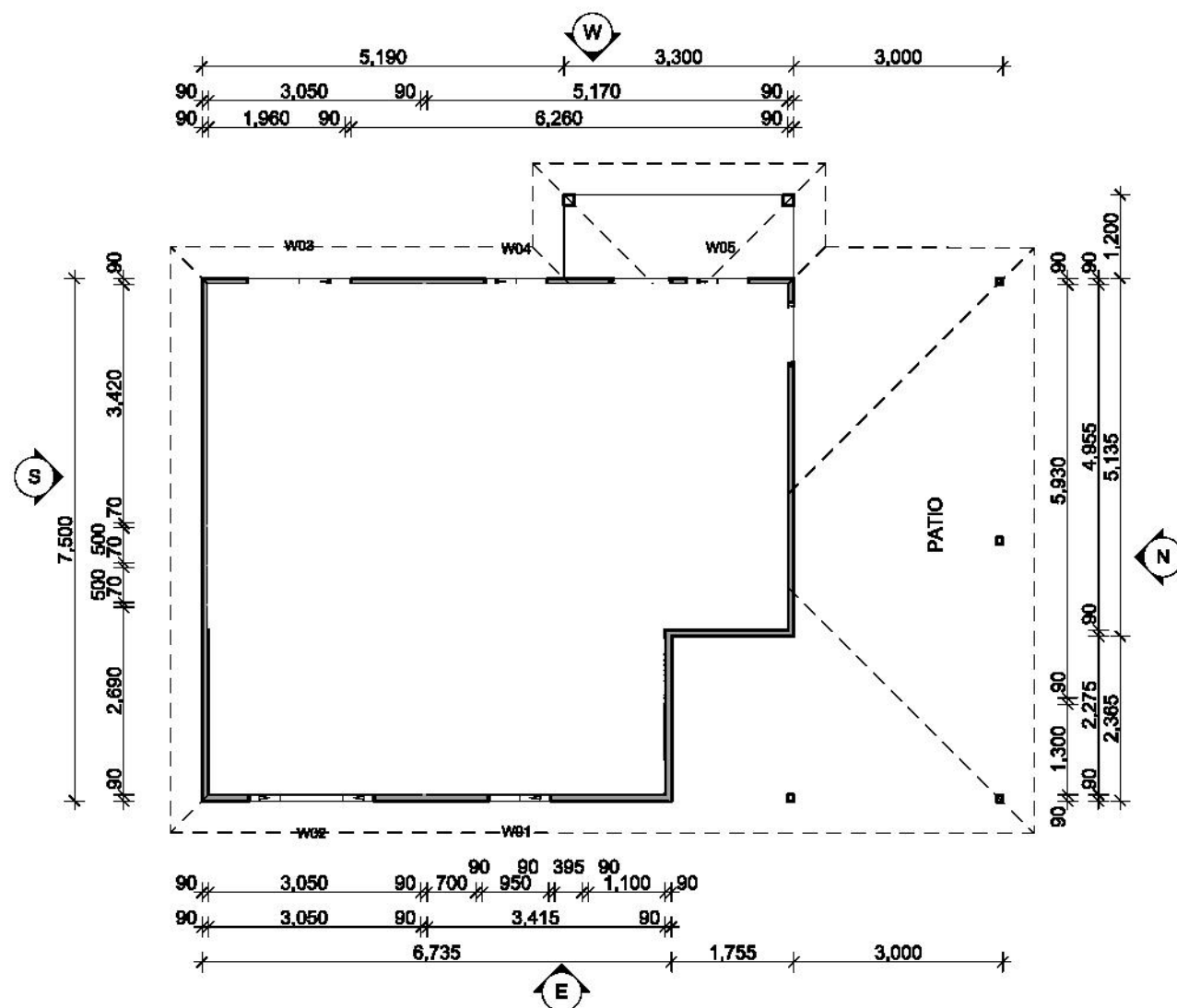
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**LOT 177 & DP 236466**

DRAWING TITLE		
<b>SITE PLAN &amp; SITE ANALYSIS</b>		
SCALE - <b>1:200</b>		
DATE -		
DESIGNED - NAH		
DRAWING No -	JOB NO.	REVISION-
DACC - 01	21097	1

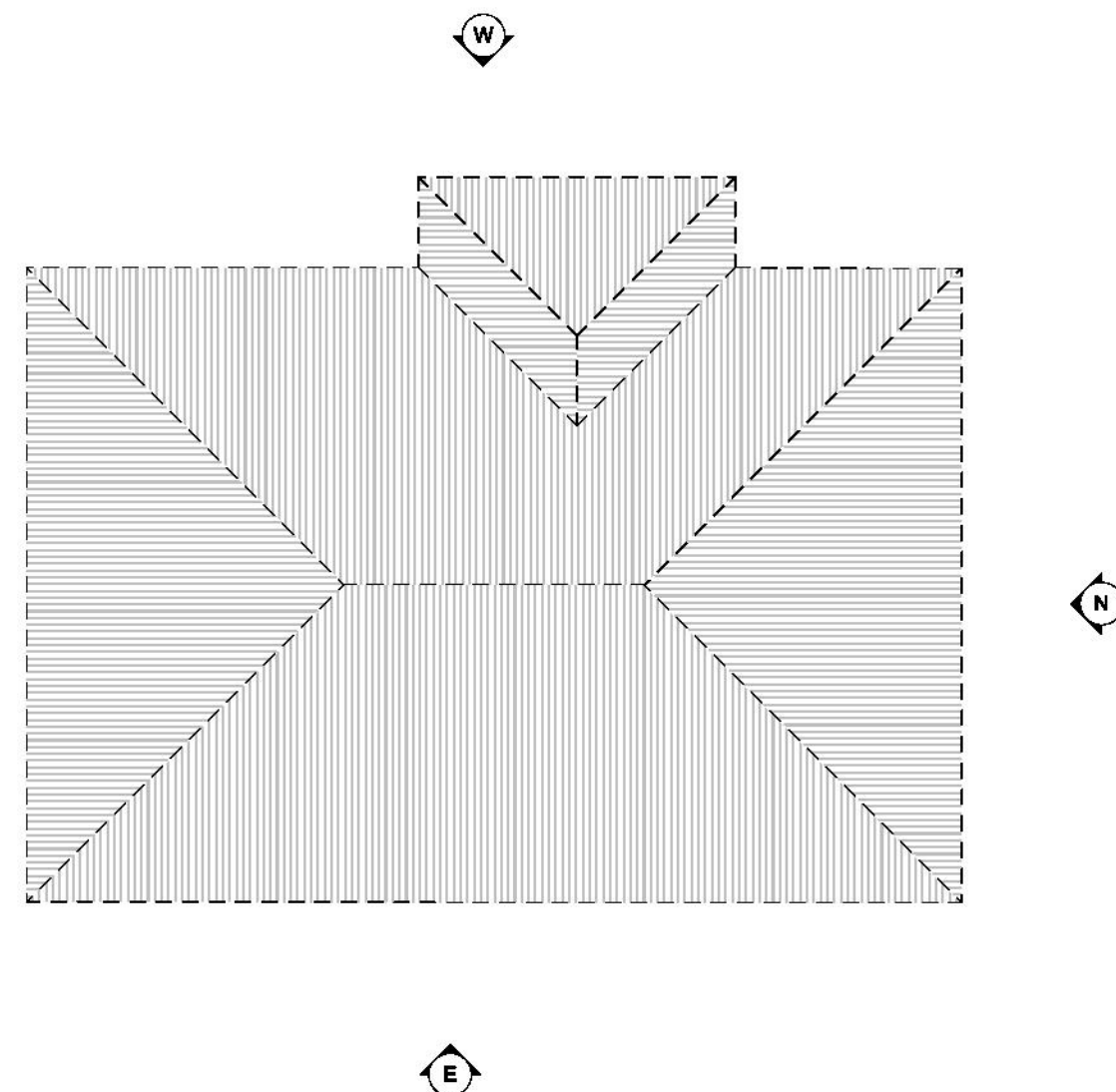
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GROUND FLOOR PLAN

1:100



ROOF PLAN

1:100

Window Schedule						
Window Number	QTY	Style	Height	Width	3D Front View	SA
W01	1	SLIDING WINDOW	900	900		0.81
W02	1	SLIDING WINDOW	800	1,800		1.44
W03	1	SLIDING WINDOW	1,200	1,500		1.80
W04	1	SLIDING WINDOW	1,200	900		1.08
W05	1	SLIDING WINDOW	1,200	900		1.08
	5					6.21 m²

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PROJECT

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172 VERON ROAD, UMINA BEACH  
LOT 177 & DP 236466

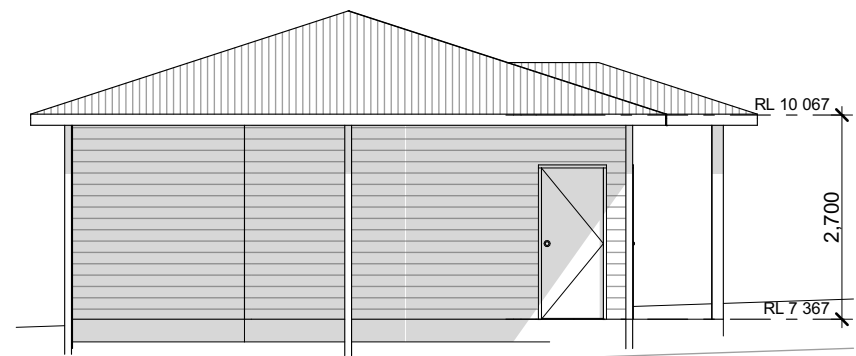
DRAWING TITLE

PROPOSED FLOOR PLAN

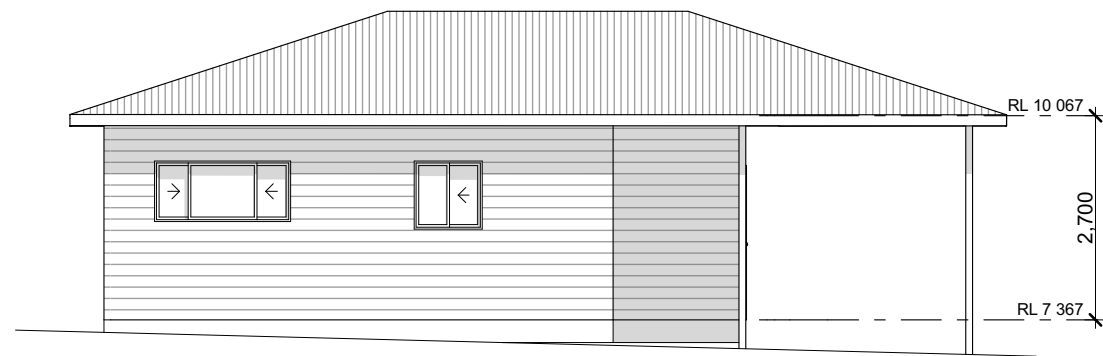
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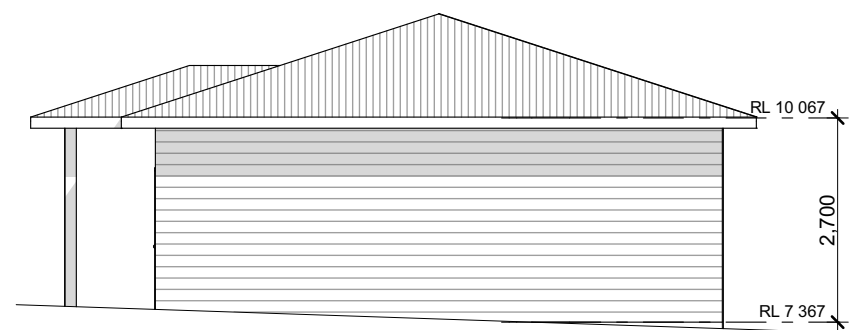
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JOB NO.	21097
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NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



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LOT 177 & DP 236466

DRAWING TITLE

ELEVATIONS & SECTION

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DACC - 03	21097	1



NOTES

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AS UPDATED FROM TIME TO TIME, LOCAL GOVERNMENT AND STATUTORY AUTHORITIES.  
ALL WORK IS TO BE CARRIED OUT BY LICENSED TRADESPERSON AND IN A WORKMAN LIKE MANNER.

SURVEY

PEG OUT BOUNDARIES AND SETOUT HOUSE, OR PROPOSED EXTENSIONS. PROVIDE AN IDENTIFICATION SURVEY UPON COMPLETION OF WORKS. SET OUT AND INDENT SURVEYS TO BE COMPLETED BY A REGISTERED SURVEYOR.

SITE PREPARATION

THE SITE IS TO BE CLEARED OF ALL VEGETATION WITHIN THREE METERS OF THE BUILDING AREA. ANY EXCAVATED AREAS ARE TO BE CUT AND PLACE SPOIL IN THE AREA TO BE FILLED. FILLED AREA IS TO BE COMPACTED MINIMUM 95%

SLAB

CONCRETE SLAB IS TO BE POURED IN ACCORDANCE WITH THE PLANS, STEEL REINFORCING SIZE AND PLACEMENT IS TO STRUCTURAL ENGINEER'S DETAILS.

PEST CONTROL

PROVIDE A PHYSICAL BARRIER TO ALL SLAB PENETRATIONS IN ACCORDANCE WITH A.S 3600.1 .  
PROVIDE PHYSICAL BARRIER TO PERIMETER OF SLAB, 75MM ABOVE GROUND LEVEL. ANT CAPPING TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1- 2000 FOR BEARER AND JOIST CONSTRUCTION.

BRICKLAYER

ERECT BRICKWORK TO ALL ELEVATIONS IN SELECTED BRICKWORK USING CEMENT MORTAR .  
PROVIDE 250MM 50UM POLYTHENE FLASHING NAILED TO THE BOTTOM PLATE LAID ON TOP OF THE FIRST COURSE OF BRICKWORK.  
PROVIDE WEEP HOLES FOR THE EGRESS OF WATER. A 40MM CAVITY IS TO BE MAINTAINED BETWEEN EXTERNAL BRICKWORK AND TIMBER FRAME. CAVITIES ARE TO BE KEPT FREE FROM MORTAR.  
PROVIDE VENEER TIES TO STUDS AT 600MM CENTRES EVERY FOURTH COURSE .  
PROVIDE ENGAGED PIERS TO SINGLE SKIN BRICKWORK AT 1500MM CENTRES , (UNLESS OTHERWISE DIRECTED BY ENGINEER) .  
PIERS ARE TO BE BONDED TO BRICKWORK USING WIRE WALL TIES.  
SILLS ARE TO BE FORMED USING BRICK ON EDGE, EXTENDING ACROSS THE CAVITY FROM THE WINDOW TO THE FACE BRICKWORK. ACID CLEAN ALL EXTERNAL ELEVATIONS.  
WALL TIES ARE TO CONFORM TO THE BCA AND MASONRY CODE.

TIMBER FRAMING

FRAMES ARE TO BE BUILT TO AS 1684. WALLS TO BE ERECTED STRAIGHT AND PLUMB. WHERE PRE-FABRICATED FRAMING IS USED, FRAMING IS TO BE MANUFACTURED AS DIRECTED BY ENGINEER.  
EAVES SOFFIT IS TO BE FRAMED LEVEL WITH 75X38F5 RADIATA. EAVES LINING IS TO BE 4.5MM HARDIEFLEX WITH PLASTIC "H" MOULD TO JOINTS. PERIMETER OF BRICKWORK IS TO BE TRIMMED WITH 38X25 DAR PRIMED PINE MOULD.

ALL GLAZING

ALL GLAZING IS TO CONFORM TO AS1288, AS 2047 SEPP BASIX AND ANY REQUIREMENTS FOR BUSHFIRE OR ANY OTHER GOVERNING BODY.  
ALL WINODWS **MUST** COMPLY WITH CLAUSE 3.9.2.5 OF THE NCC RE. 2M OR MORE ABOVE SURFACE BELOW THE WINDOW IS TO BE FITTED WITH A DEVICE TO LIMIT OPENING OR A SUITABLE SCREEN SO A 125MM SPHERE CANNOT PASS THROUGH. REFER TO BCA AND NCC

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL IS TO COMPLY WITH VOL 2 OF THE BCA

ROOFER

TILES TO BE SECURED TO BATTEN, EVERY SECOND TILE. BED, RIDGE HIP AND APEX TILES USING SAND AND CEMENT MIX. POINT UP BEDDING JOINT WITH COLOURED SAND AND CEMENT MIX.  
IRON SHEET ROOFING TO BE SECURED IN ACCORDANCE WITH THE AUSTRALIA STANDARD OR MANUFACTURERS INSTRUCTION.

ELECTRICAL

WIRE AND INSTALL SMOKE DETECTORS, MAINS OPERATED WITH BATTERY BACKUP AS PER CL 3.7.2 VOL 2 OF THE BCA AND AS3876

PLASTER

ALL PLASTERING IS TO CONFORM TO AS2589

WATERPROOFING

PROVIDE WATERPROOFING IN ACCORDANCE WITH CL 3.8.1 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AND AS 3740  
WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

INSULATION

INSULATION IS TO BE INSTALLED AS PER THE RELEVANT BASIX CERTIFICATE AND AS 4859.1 MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS - GENERAL CRITERIA AND TECHNICAL PROVISIONS AND AS3999 THERMAL INSULATION OF DWELLINGS-BULK INSULATION-INSTALLATION REQUIREMENTS.

BASIX

ALL BASIX COMMITMENTS TO COMPLY WITH THE BASIX CERTIFICATE RELEVANT TO THE DEVELOPMENT.

PROTECTION OF WINDOWS

ALL WINDOWS REQUIRED BY CL 3.9.2.5 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 SHALL BE PROTECTED AS FOLLOWS:  
\* A CHILD RESISTANT DEVICE THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AND RESTRICTS THE WINDOW OPENING TO A MAXIMUM OF 125MM ; OR  
\* A CHILD RESISTANT SCREEN WITH SECURE FITTINGS THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N;

GAS FITTER

RETICULATED OR BOTTLED GAS ON THE LOT (A) IS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596:2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED), AND  
(B) GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS, AND THERE ARE NO POLYMER SHEATHED FLEXIBLE GAS SUPPLY LINES TO GAS METERS ADJACENT TO THE DWELLING

SITE

CONTRACTOR SHALL PROVIDE BARRICADES, HOARDING, FENCES, SCAFFOLDING, TRAFFIC MANAGEMENT AS REQUIRED. NO SAFETY MEASURES MAY BE REMOVED, COVERED OR OBSTRUCTED DURING THE WORKS. IF APPLICABLE, EXISTING ILLUMINATED EXIT SIGNAGE MUST BE KEPT OPERATIONAL THROUGHOUT THE WORKS.



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DEVELOPMENT CONSENT

Application No: DA/2611/2022

Date of Consent: 05/10/2022

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REVISION			<div><p>Coastwide Grannyflats</p><p>0414 691 545</p></div>	PROJECT	DRAWING TITLE	OTHERWISE SPECIFICALLY REFERENCED		
No	DESCRIPTION	DATE		<b>PROPOSED SECONDARY DWELLING</b>	<b>NOTES</b>	SCALE - 1:100		
01	DA ISSUE	22/08/2022				DATE -		
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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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Friday, 05 August 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	COAST WIDE 172 VERON		
Street address	172 VERON Road UMINA BEACH 2257		
Local Government Area	Central Coast Council		
Plan type and plan number	deposited 236466		
Lot no.	177		
Section no.			
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	3		
Project score			
Water	✓ 43	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 56	Target 50	

Certificate Prepared by	
Name / Company Name: N A Hill Designs	
ABN (if applicable): 63853266375	

#### 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 CO/CCDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 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 70 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: • at 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 CO/CCDC 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:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.  - Aluminium single clear - Aluminium double (air) clear - Timber/UPVC/fibreglass single clear - Timber/UPVC/fibreglass double (air) clear			✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W01	900	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W02	800	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W03	1200	1500	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W04	1200	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W05	1900	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CO/CCDC plans & specs	Certifier check
• all bathrooms/toilets, dedicated  • the laundry, dedicated  • all hallways, dedicated		✓ ✓ ✓	✓ ✓ ✓
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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

#### Description of project

Project address		Assessor details and thermal loads	
Project name	COAST WIDE 172 VERON	Assessor number	n/a
Street address	172 VERON Road UMINA BEACH 2257	Certificate number	n/a
Local Government Area	Central Coast Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 236466	Area adjusted cooling load (MJ/m²/year)	n/a
Lot no.	177	Area adjusted heating load (MJ/m²/year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type		Project score	
Project type	separate dwelling house - secondary dwelling	Water	✓ 43 Target 40
No. of bedrooms	3	Thermal Comfort	✓ Pass Target Pass
Site details		Energy	✓ 56 Target 50
Site area (m²)	639		
Roof area (m²)	70		
Unconditioned floor area (m²)	65.0		
Unconditioned floor area (m²)	6.0		
Total area of garden and lawn (m²)	150		
Roof area (m²) of the existing dwelling	80		
No. of bedrooms in the existing dwelling	3		

Thermal Comfort Commitments		Show on DA plans	Show on CO/CCDC 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	external wall - framed (weatherboard, fibre cement, metal clad)	nil  2.00 (or 2.40 including construction)		
ceiling and roof - flat ceiling / pitched roof		ceiling: 2.45 (up), roof: foil backed blanket (55 mm)		unventilated; medium (solar absorptance 0.475-0.70)
<b>Note</b> • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.				
<b>Note</b> • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				

Energy Commitments	Show on DA plans	Show on CO/CCDC 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	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: interlocked to light  Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off  Laundry: natural ventilation only, or no laundry. Operation control: n/a		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 2 of the bedrooms / study; dedicated  • at least 2 of the living / dining rooms; dedicated  • the kitchen; dedicated		✓ ✓ ✓	✓ ✓ ✓

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 CO/CCDC plans and 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(either interim or final) for the development may be issued.



N A HILL DESIGNS



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**DEVELOPMENT CONSENT**  
  
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**Date of Consent: 05/10/2022**  
  
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REVISION		
No	DESCRIPTION	DATE
01	DA ISSUE	22/08/2022



PROJECT

**PROPOSED SECONDARY DWELLING**

**172 VERON ROAD, UMINA BEACH**  
**LOT 177 & DP 236466**

DRAWING TITLE

**BASIX**

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