PROPOSED
NEW RESIDENCE.

APPROX LOCATION
SEDIMENTION
CONTROL SEE DETAIL X.

NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 10/01/2019

DA2017/1369

DEMOLISH EXISTING GARAGE

DEMOLISH EXISTING GARAGE

PROPOSED
SITE PLAN
SCALE 1:200

Rev.	No.	DATE	AMENDMENTS	By
A.	1.	20.09.2018	RELOCATE SOUTH WALL 2088mm AWAY(approx) FROM TREE	SF

DEVELOPMENT APPLICATION

A3

SITE PLAN

DA01

CLIENT : BILL MACDONALD

PROPOSED : NEW RESIDENCE. AND SUBDIVISION

ADDRESS : 122 RIVERVIEW RD AVALON NSW 2107

LOT 55 DP 24563

Architectural Drafting Services
0404 037 606
email:sammyfedele@iprimus.com.au

Sammy Fedele
abn 36 627 664 311

(A) EXISTING RIGHT OF CARRIAGE WAY 7.62 WIDE
(B) EXISTING RIGHT OF CARRIAGE WAY 3.81 WIDE

LEGEND

UNDISTURBED VEGETATION

SILT FENCE

STOCK PILE

BARRIER FENCE

FABRIC FILLED WITH GRAVEL

NOTES

1 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER

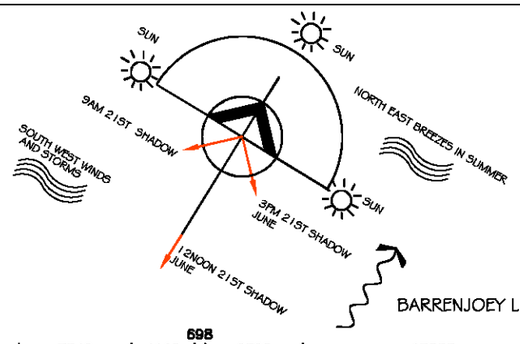
2 MINIMISE DISTURBED AREA

3 ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOTTPATH.

4 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.

5 ROADS AND FOOTPATH TO BE SWEPT DAILY

6 KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL.



Rev.	No.	DATE	AMENDMENTS	By
A.	1.	20.09.2018	RELOCATE SOUTH WALL 2088mm AWAY(approx) FROM TREE	SF

NORTHERN BEACHES COUNCIL

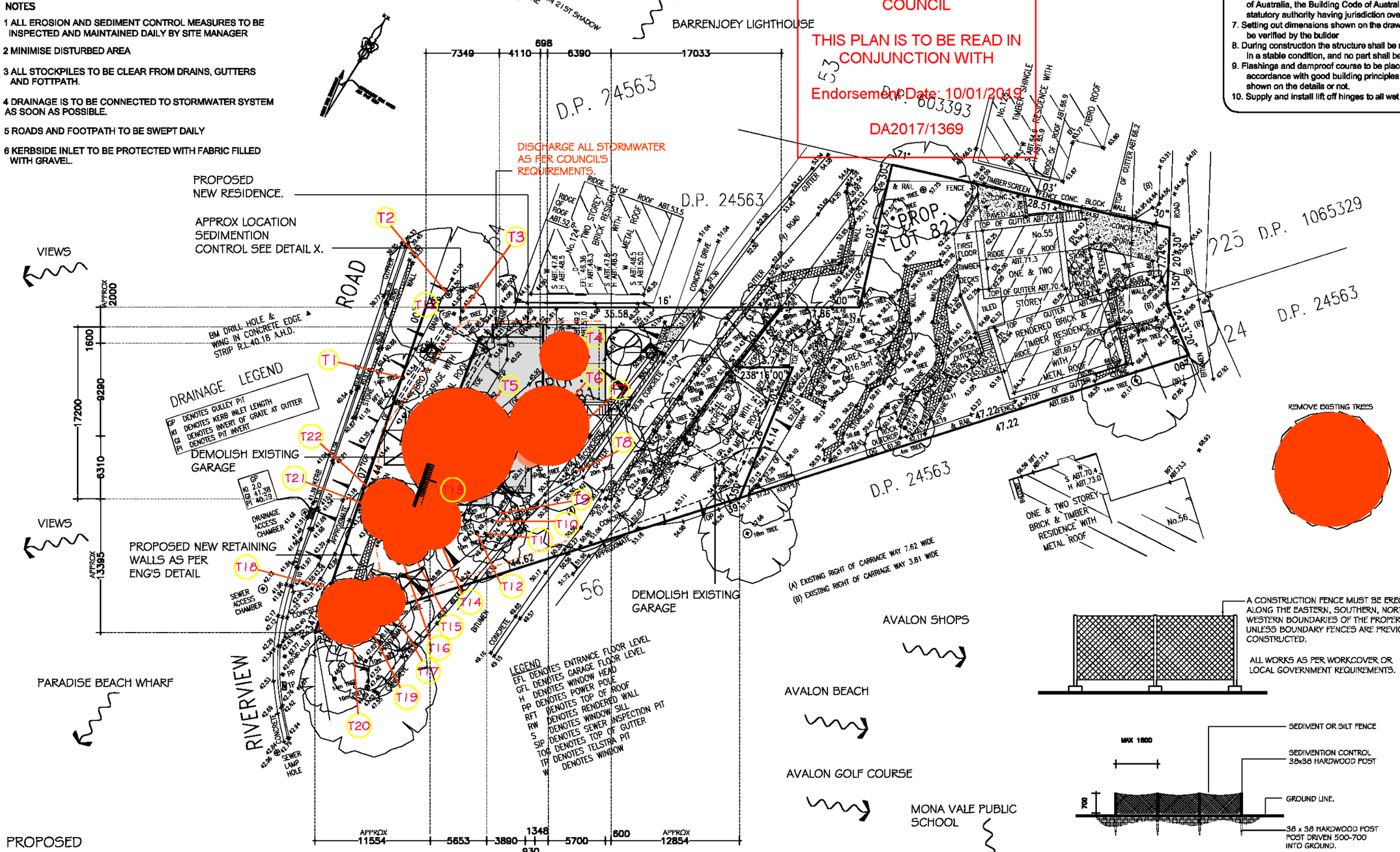
THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 10/01/2018

DA2017/1369

NOTES

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3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances,regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and damproof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors .



A CONSTRUCTION FENCE MUST BE ERECTED ALONG THE EASTERN, SOUTHERN, NORTHERN AND WESTERN BOUNDARIES OF THE PROPERTY UNLESS BOUNDARY FENCES ARE PREVIOUSLY CONSTRUCTED.

ALL WORKS AS PER WORKCOVER OR LOCAL GOVERNMENT REQUIREMENTS.

SEDIMENT FENCE DETAIL X

NOT TO SCALE

DEVELOPMENT APPLICATION

PROPOSED

SITE PLAN , STORMWATER PLAN,SEDIMENT CONTROL PLAN / WASTE MANAGEMENT AND SITE ANALYSIS PLAN

A3

SITE PLAN

SCALE: 1:400

SHEET No : DA02

DATE: 28.09.2017

REV:

JOB: 18/17

CLIENT : BILL MACDONALD

PROPOSED : NEW RESIDENCE. AND SUBDIVISION

ADDRESS : 122 RIVERVIEW RD AVALON NSW 2107

DP 24563 LOT 55

Architectural Drafting Services
0404 037 606
email:sammyfedele@primus.com.au
Sammy Fedele
abn 36 827 664 311

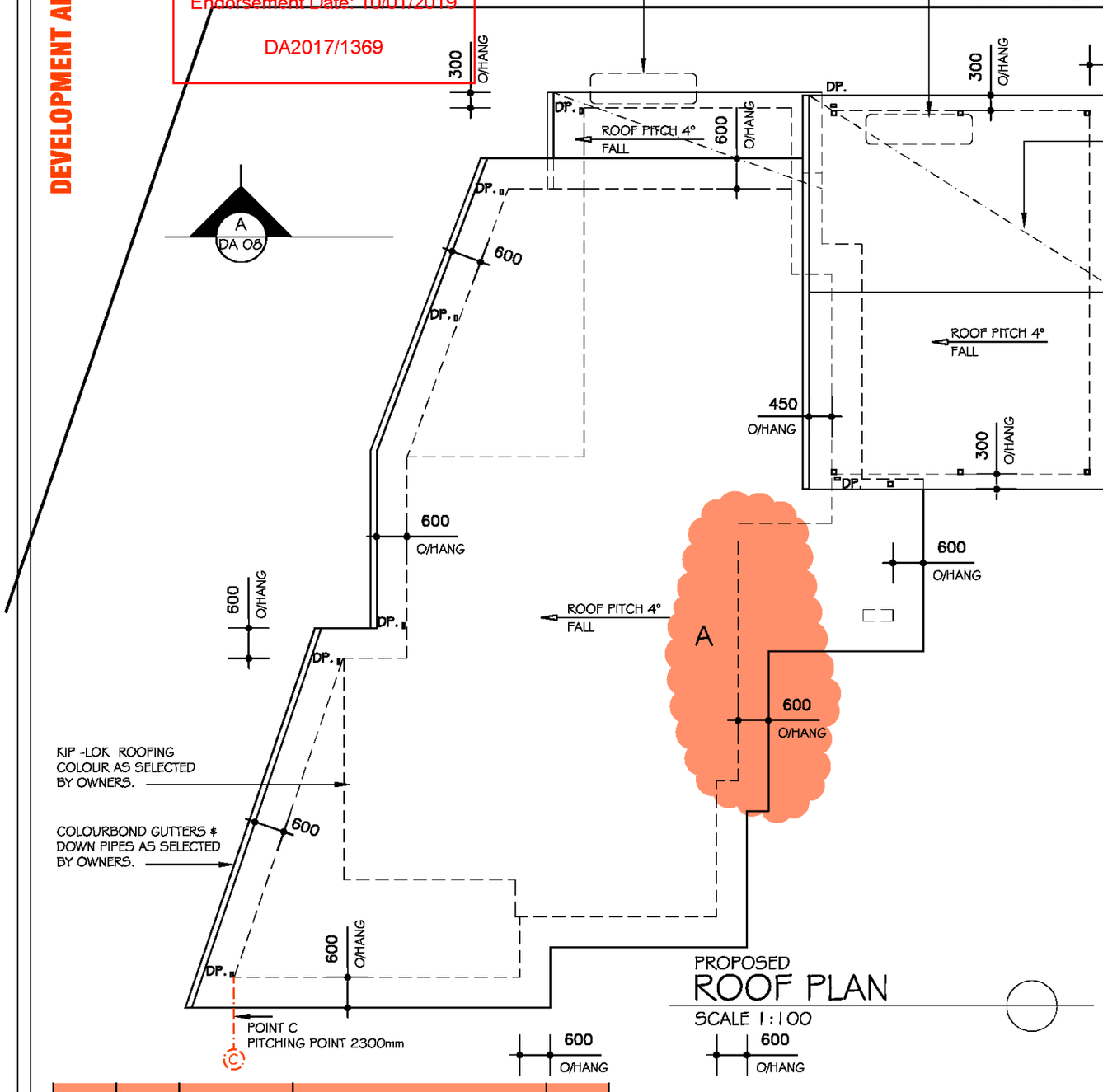
DEVELOPMENT APPLICATION

NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 10/01/2019

DA2017/1369



Rev.	No.	DATE	AMENDMENTS	By
A.	1.	20.09.2018	RELOCATE SOUTH WALL 2088mm AWAY(approx) FROM TREE	SF

BASIX NOTES

The applicant must configure the rainwater tank to collect rain runoff from at least 33 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

Energy Commitments

Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas storage with
a performance of 3 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: ceiling fans;
Energy rating: n/a
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans;
Energy rating: n/a
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 3.0 - 3.5
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 3.0 - 3.5
The heating system must provide for day/night zoning between living areas and bedrooms.
Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a
Laundry: individual fan, not ducted; Operation control: manual switch on/off
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 4 of the bedrooms / study; dedicated
- at least 3 of the living / dining rooms; dedicated
- the kitchen; dedicated
- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

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 install a gas cooktop & electric oven in the kitchen of the dwelling.
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.

Water Commitments

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 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 4500 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 33 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:
- the cold water tap that supplies each clothes washer in the development
- 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

Simulation Method
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor
Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is
applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the
Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX
certificate, including the Cooling and Heating loads shown on the front page of this certificate.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the
Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited
Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction
certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor
Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor
Certificate, and in accordance with those aspects of the development application or application for a complying development certificate
which were used to calculate those specifications.

Floor and wall construction	Area
floor - concrete slab on ground	12.0 square metres
floor - suspended floor/enclosed subfloor	107.0 square metres

A3

ROOF PLAN

SHEET No : DA05

SCALE: 1:100

DATE: 28.06.2017

REV:

JOB: 18/17

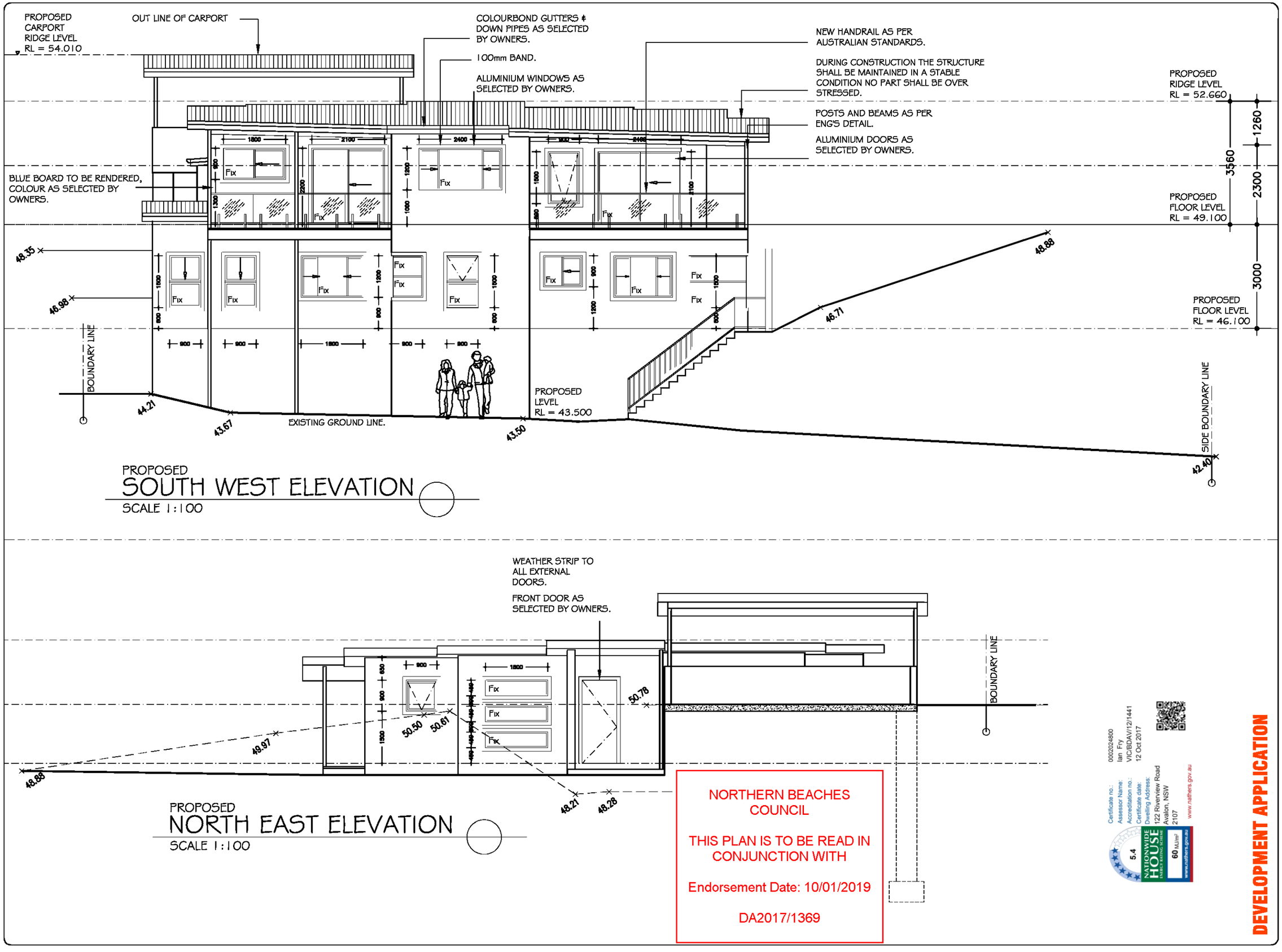
CLIENT : BILL MACDONALD

PROPOSED : NEW RESIDENCE. AND SUBDIVISION

ADDRESS : 122 RIVERVIEW RD AVALON NSW 2107

DP 24563 LOT 55

Architectural Drafting Services
0404 037 606
email:sammyfedele@primus.com.au
Sammy Fedele
abn 36 827 664 311



PROPOSED
SOUTH WEST ELEVATION
SCALE 1:100

PROPOSED
NORTH EAST ELEVATION
SCALE 1:100

NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 10/01/2019

DA2017/1369

DEVELOPMENT APPLICATION

Certificate no: 0002024800
Assessor Name: Ian Fry
Accreditation no: VIC/BDAV/12/1441
Certificate date: 12 Oct 2017
Dwelling Address: 122 Riverview Road Avalon, NSW 2107
www.nathers.gov.au
NATIONWIDE HOUSE ENERGY RATING SCHEME 5.4 60 MJ/m²

A3

ELEVATION

SCALE: 1:100
SHEET No: DA06
DATE: 28.06.2017
REV:
JOB: 18/17

CLIENT: BILL MACDONALD
PROPOSED: NEW RESIDENCE. AND SUBDIVISION
ADDRESS: 122 RIVERVIEW RD AVALON NSW 2107
DP 24563 LOT 55

Architectural Drafting Services
0404 037 606
email:sammyfedele@iprimus.com.au
Sammy Fedele
abn 36 627 864 311

NORTHERN BEACHES COUNCIL

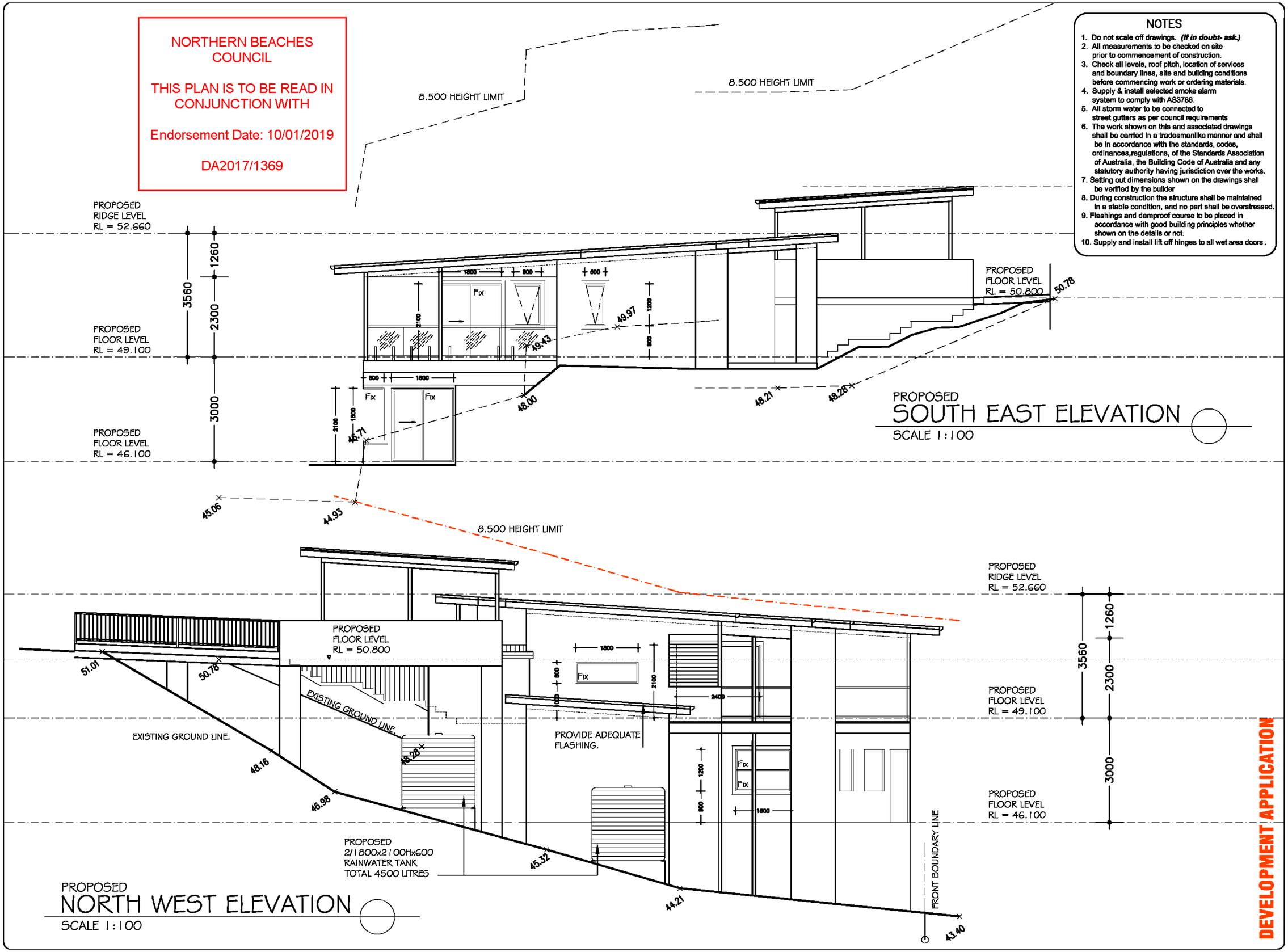
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Endorsement Date: 10/01/2019

DA2017/1369

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PROPOSED
SOUTH EAST ELEVATION
SCALE 1:100

PROPOSED
NORTH WEST ELEVATION
SCALE 1:100

DEVELOPMENT APPLICATION

A3

ELEVATION

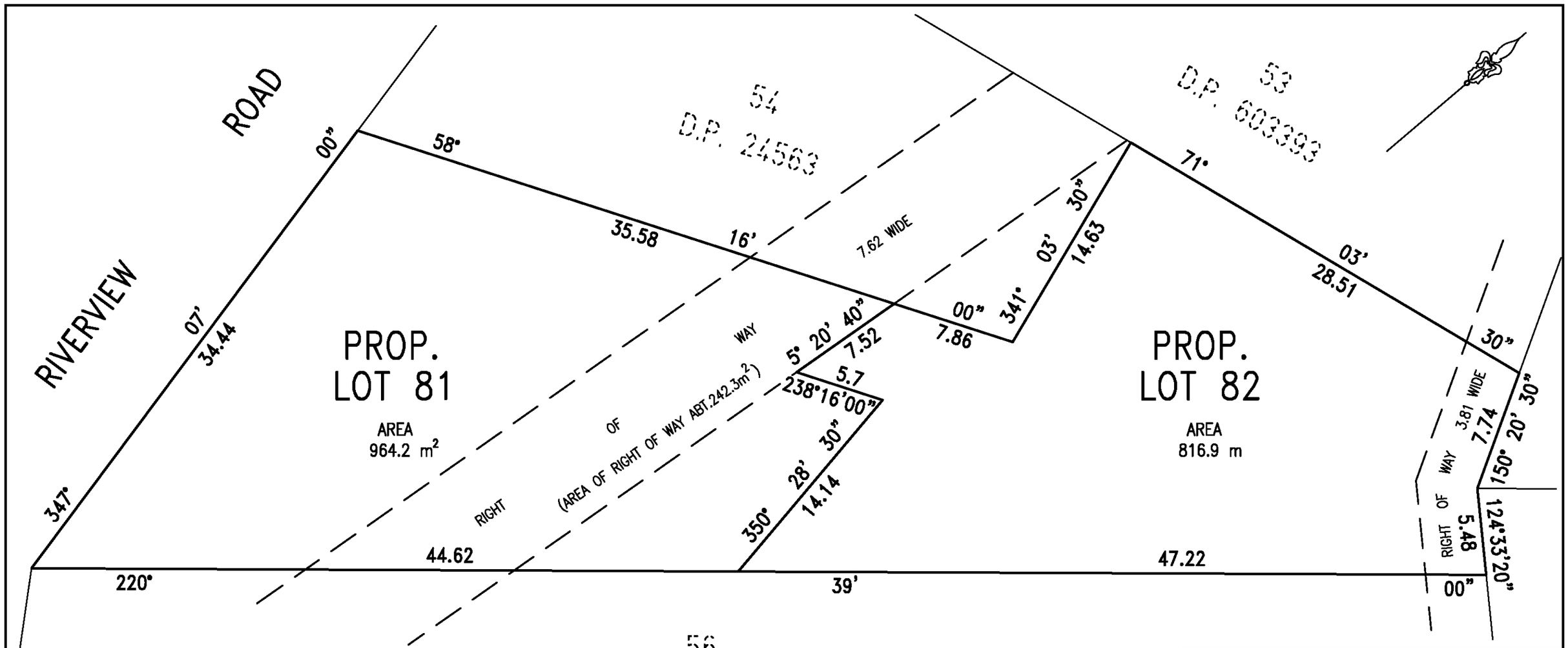
SCALE: 1:100
DATE: 26.06.2017
REV:
SHEET No : DA07
JOB: 18/17

CLIENT : BILL MACDONALD

PROPOSED : NEW RESIDENCE. AND SUBDIVISION

ADDRESS : 122 RIVERVIEW RD
AVALON
NSW 2107
DP 24563
LOT 55

Architectural Drafting Services
0404 037 606
email:sammyfedele@iprimus.com.au
Sammy Fedele
abn 36 627 664 311



PLEASE NOTE:
DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

NORTHERN BEACHES COUNCIL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH

Endorsement Date: 10/01/2019

DA2017/1369

ISSUE	DESCRIPTION	DATE
A	INITIAL	23/11/15

ISSUES

BYRNE & ASSOCIATES PTY LIMITED
CONSULTING SURVEYORS & ENGINEERS
63 WATERLOO STREET
NARRABEEN 2101
A.C.N. 002 109 202
Ph: (02) 9913 7110 Fax: (02) 9913 1583
Email: survey@byrneandassociates.com.au

PLAN OF PROPOSED SUBDIVISION OF LOT 55 IN D.P. 24563 No.122 RIVERVIEW ROAD, CLAREVILLE

Date of Survey	Prepared by	Date	Approved by	Date	R.R.
23/11/15	S.P.	23/11/15			1:250

File Name	Sheet	of	Sheets	
10760P.DWG	1	1		Plan No. A3 - 10760P