

A. EXISTING BRICK TO BE RETAINED



B. CLADDING COLORBOND DARK OR SIMILAR



C. COLORBOND ROOF FASCIA & GUTTER NIGHT SKY OR SIMILAR



D. CORRUGATED ROOF COLORBOND DARK OR SIMILAR



E. METAL WINDOW FRAME BLACK OR SIMILAR

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

**PROJECT STATUS :**

Complying Development Certificate.

**PROJECT :**

PROPOSED ADDITION

REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2026

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9/02/2026 5:14:55 PM

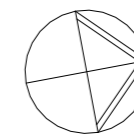
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CA

SCALE  
AS SHOWN@A3

CHECKED BY  
J.Y

SHEET NO  
CDC-19

**NORTH POINT**



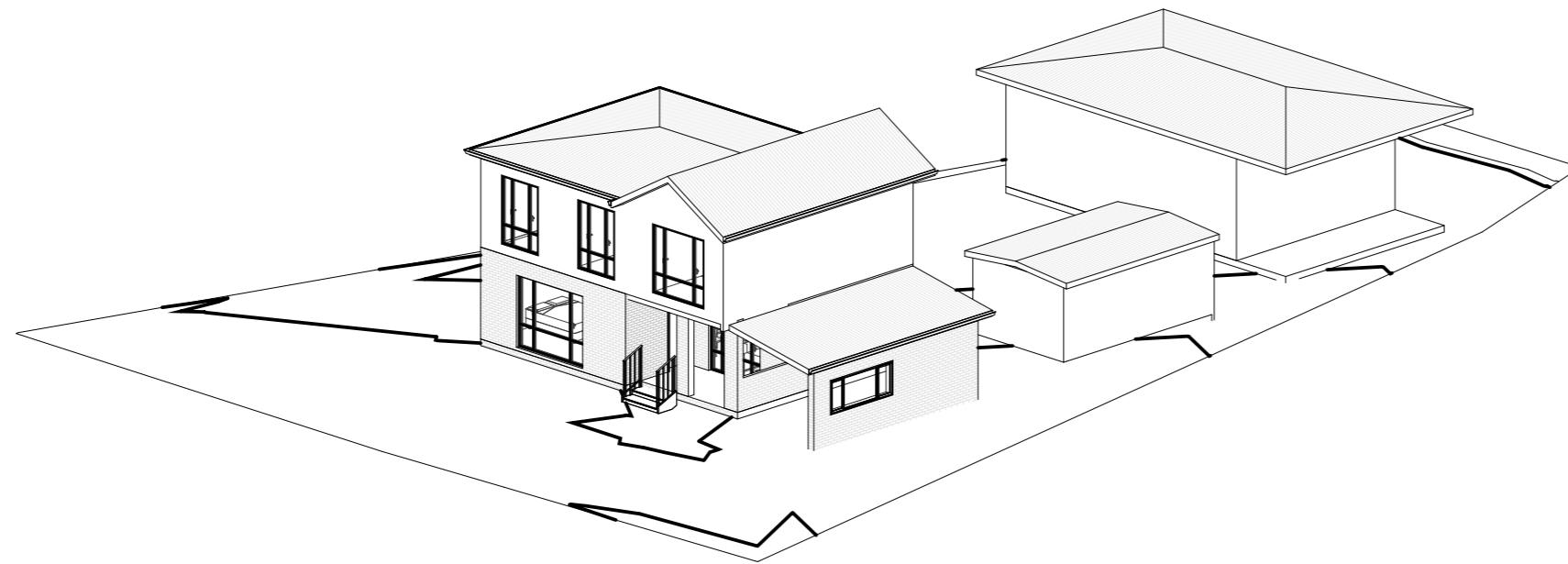
**SHEET TITLE**

Materials Schedule

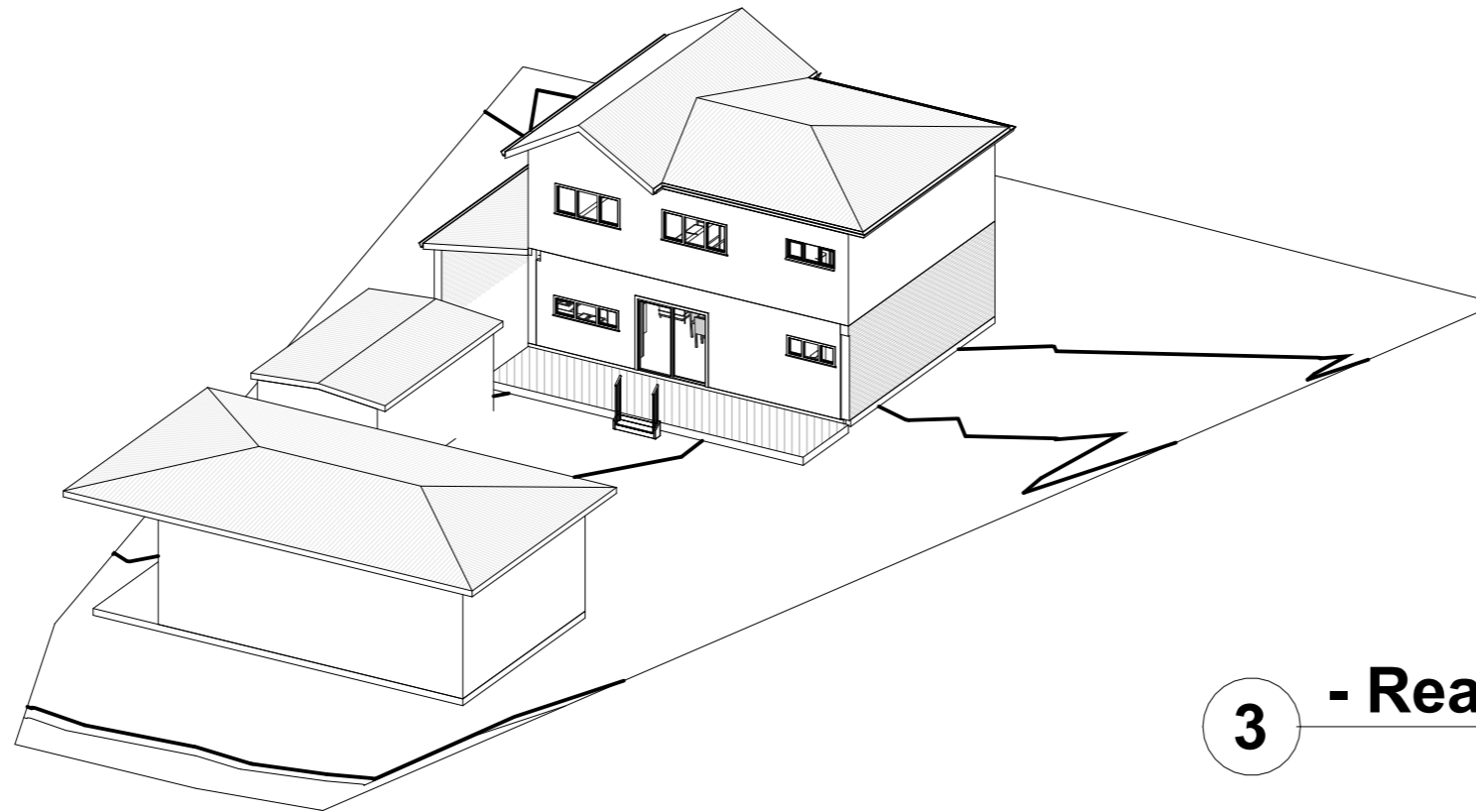
**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261





**1 - Front View -01**



**3 - Rear View -01**

Sheet List	
Sheet Number	Sheet Name

CDC-1	Cover Page
CDC-2	Site Analysis Plan
CDC-3	Site Plan
CDC-4	Site Management Plan
CDC-5	Demolition plan
CDC-6	Ground Floor Plan
CDC-7	First Floor Plan
CDC-8	Roof Plan
CDC-9	Shadow Diagrams
CDC-10	E & W Elevations
CDC-11	N & S Elevations
CDC-12	Sections A & B
CDC-13	Window+Door schedule
CDC-14	Basix Reports
CDC-15	Basix Reports
CDC-16	NatHers Reports
CDC-17	NatHers Reports
CDC-18	Building Specification
CDC-19	Materials Schedule

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

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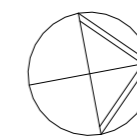
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SHEET NO  
CDC-1

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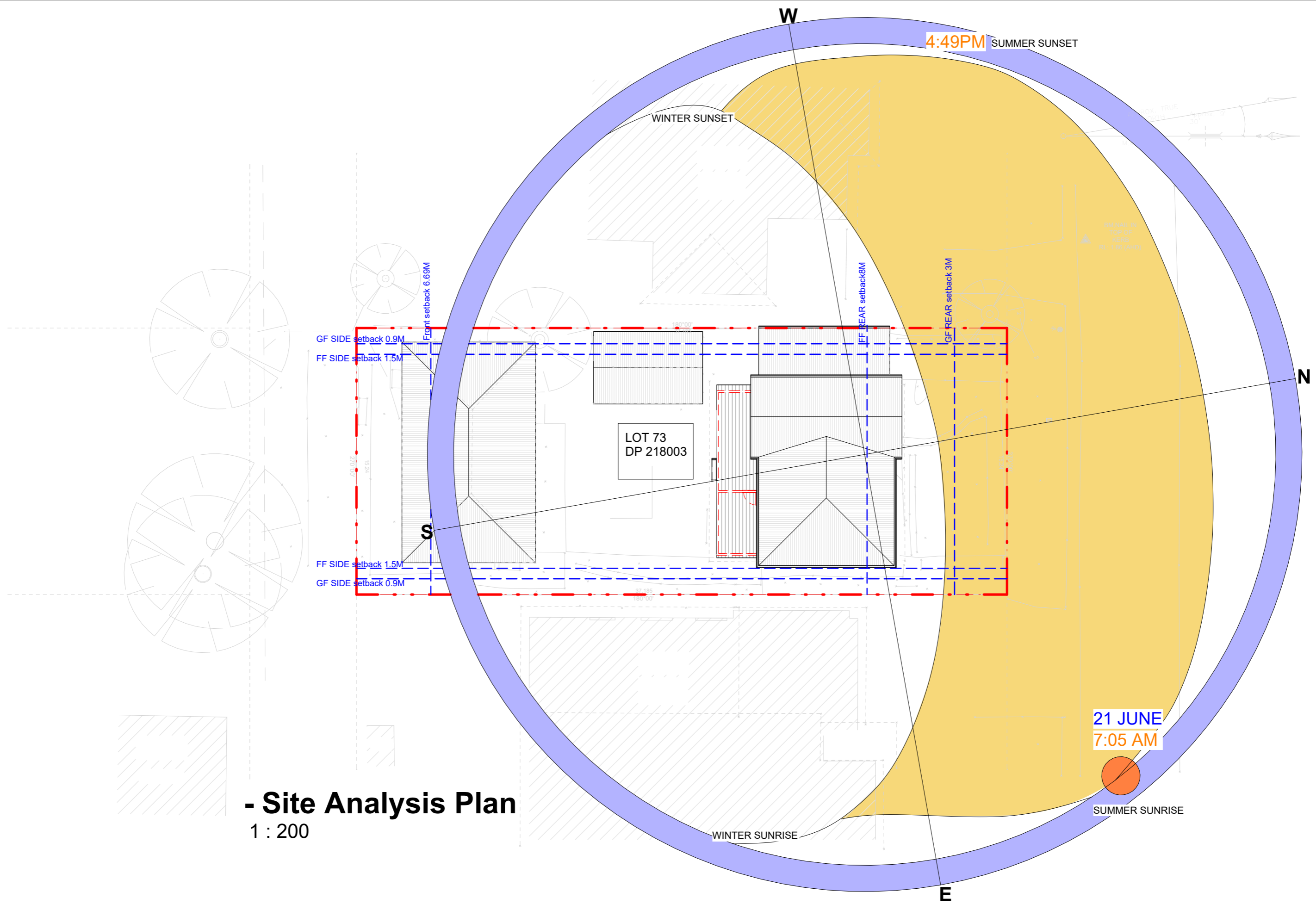


**SHEET TITLE**

Cover Page

**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261



**- Site Analysis Plan**  
1 : 200

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

**PROJECT STATUS :**

Complying Development Certificate.

**PROJECT :**

PROPOSED ADDITION

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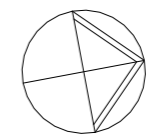
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CHECKED BY  
J.Y

SCALE  
AS SHOWN@A3

SHEET NO  
CDC-2

**NORTH POINT**



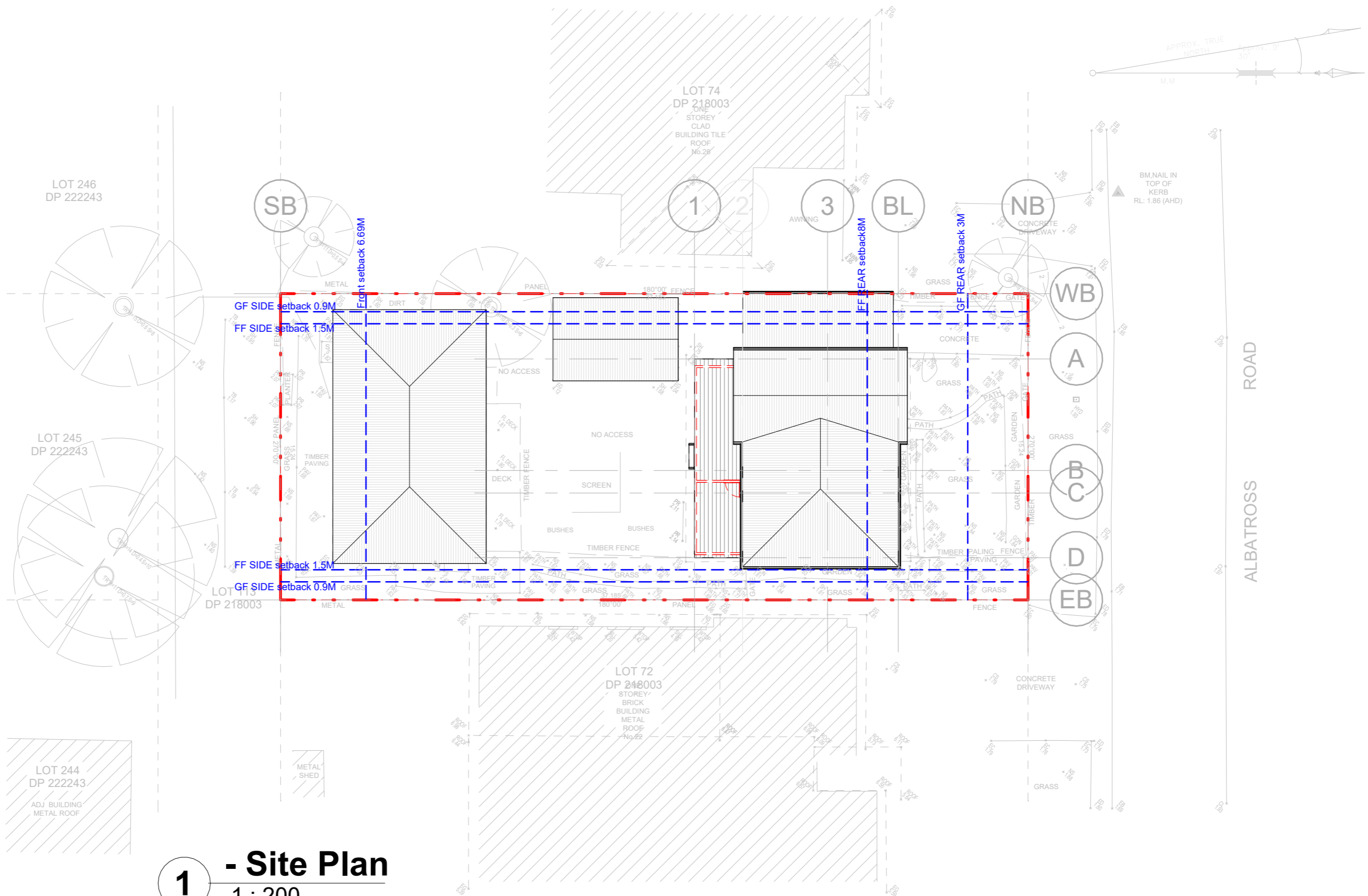
**SHEET TITLE**

Site Analysis Plan

**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261

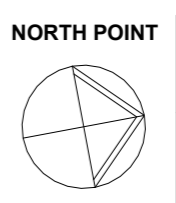
GFA CALCULATION	
PARENT LOT AREA:	603.9 m <sup>2</sup>
MAX GFA: 25% OF PARENT LOT AREA + 300 m <sup>2</sup>	= 450.98 m <sup>2</sup>
PROPOSED DWELLINGS	
<u>LOT 30A</u>	
GF GFA :	103.1 m <sup>2</sup>
FF GFA :	98.1 m <sup>2</sup>
<u>LOT 30</u>	
GF GFA :	103.1 m <sup>2</sup>
FF GFA:	98.1 m <sup>2</sup>
<b>TOTAL GFA :</b>	<b>402.4 m<sup>2</sup></b>



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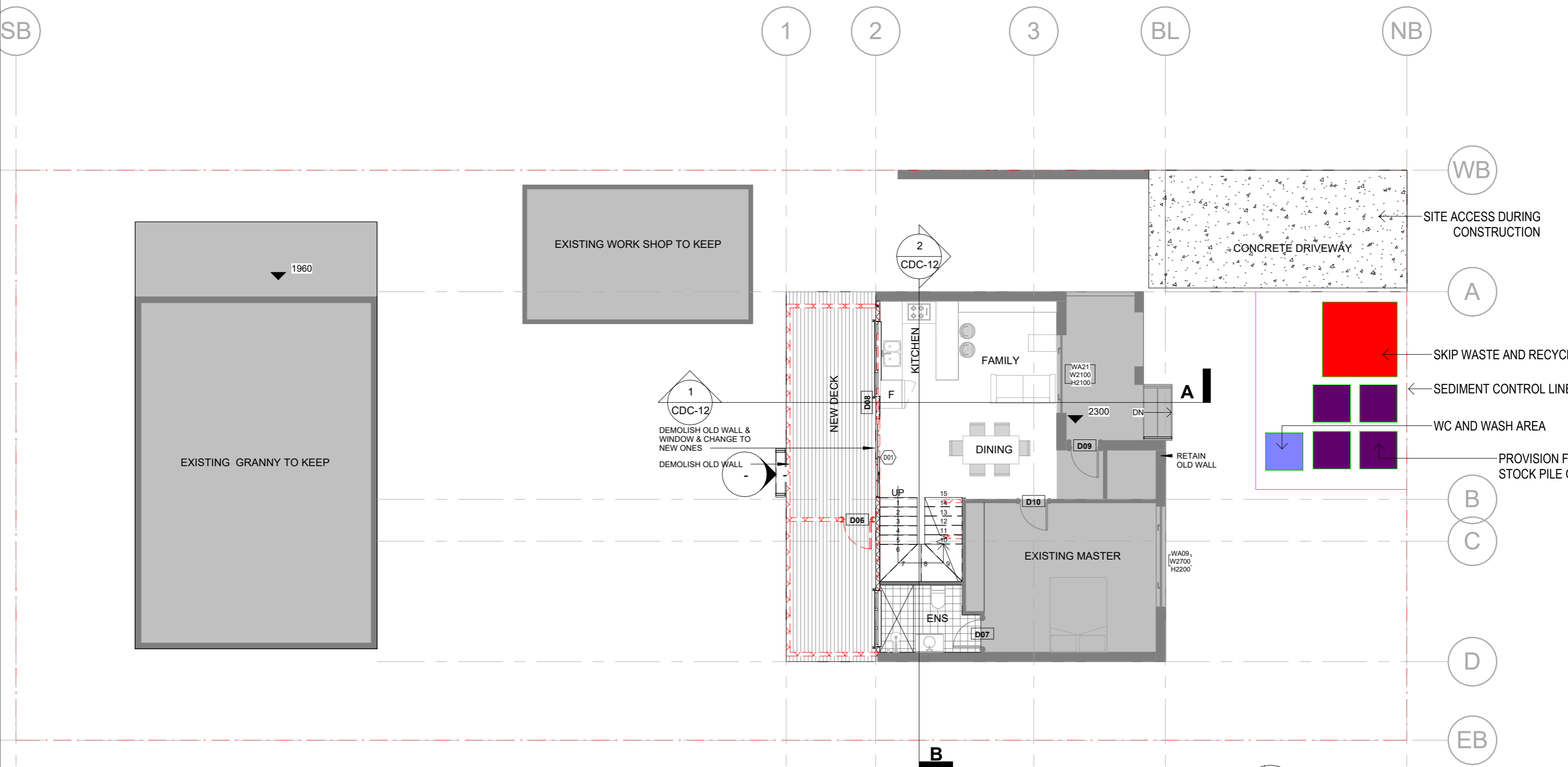
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PROPOSED ADDITION

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			<b>CHECKED BY</b> J.Y
			<b>SCALE</b> AS SHOWN@A3
			<b>SHEET NO</b> CDC-3



**SHEET TITLE**  
Site Plan

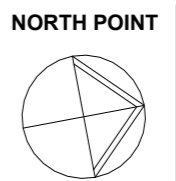
**SITE**  
24 Albatross Rd, Berkeley Vale NSW  
2261



**1 - Site Management Plan**  
1 : 100

REV.	DESCRIPTION	DATE	DATE
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<b>DRAWN BY</b> CA	<b>CHECKED BY</b> JY
<b>SCALE</b> AS SHOWN@A3	<b>SHEET NO</b> CDC-4



ABBREVIATION	
CL	CEILING LINING
CONC	CONCRETE FINISH
TILE	TILE FINISH
DP	DOWNPIPE
EP	EPOXY PAINT
RWT	RAINWATER TANK
PF	PAINT FINISH
FB	FACE BRICK
TB	TIMBER FINISH
FC	FACE CLADDING
SC	SCREEN
PC	POLISHED CONCRETE
GL	CLEAR GLASS
OG	OBSCURE GLASS
GT	BOX GUTTER
OF	OVERFLOW
FG	FIXED GLASS
F	FRIDGE
W	WASHING MACHINE
D	DRYER
AC	AIRCONDITION
ELE	ELECTRIC BOX
EF 25	Exhaust Fan at 25L/min.
EF 40	Exhaust Fan at 40L/min.

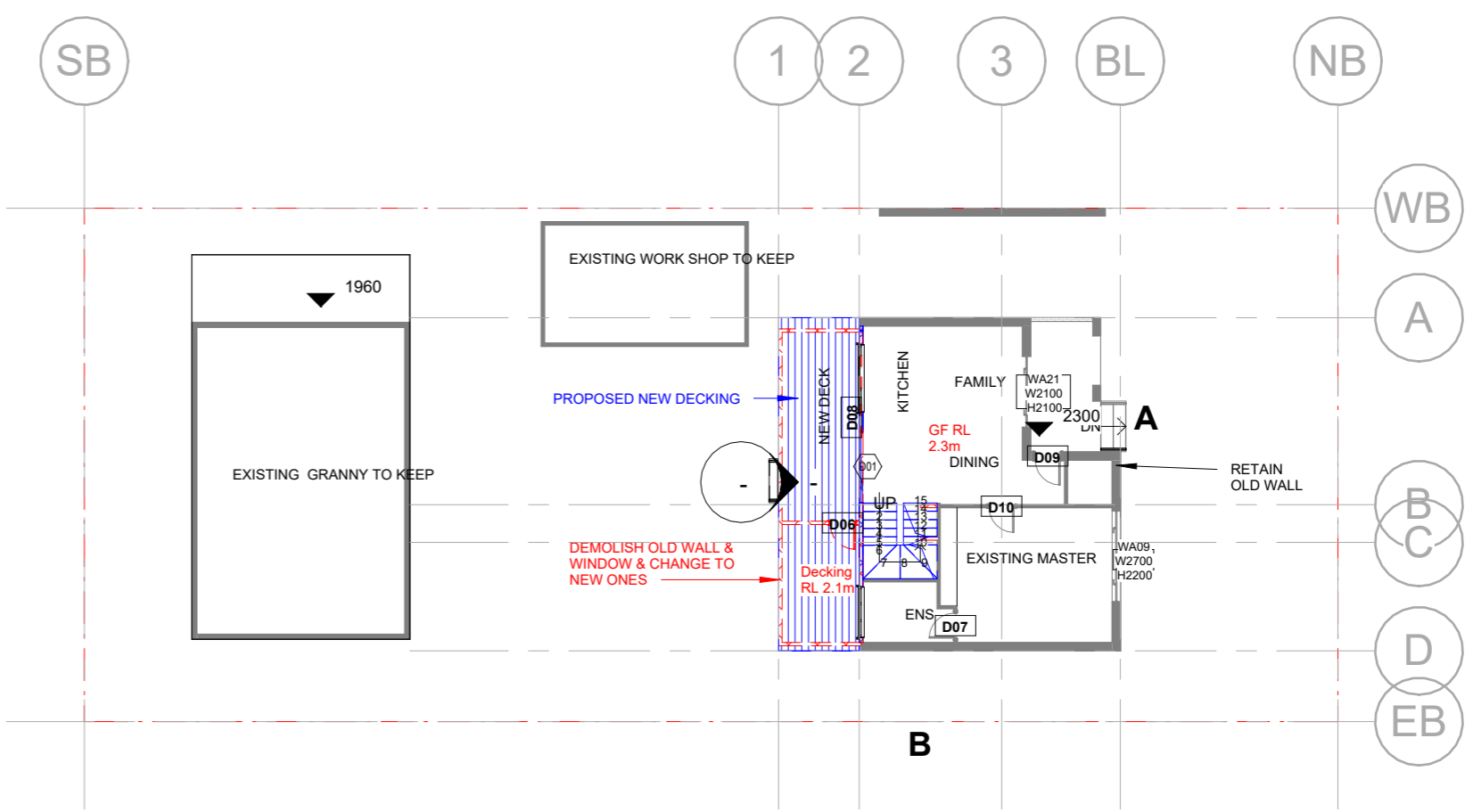
⊙	SMOKE ALARM
○	DOWNPIPE
▬	Waterstop Angles
▨	300mm HEBEL PARTY WALL
▭	200mm HEBEL EXTERNAL WALL
▭	110mm Cladding
▨	110mm PARTITION WALL
▭	100mm Cladding

⊠	Exhaust Fan
⊠	Floor waste
▨	90mm TIMBER
▨	20mm CAVITY
▨	75mm HEBEL
▨	20mm CAVITY
▨	90mm TIMBER
▨	10mm GYPROCK
▨	90mm TIMBER STUDS
▨	10mm GYPROCK

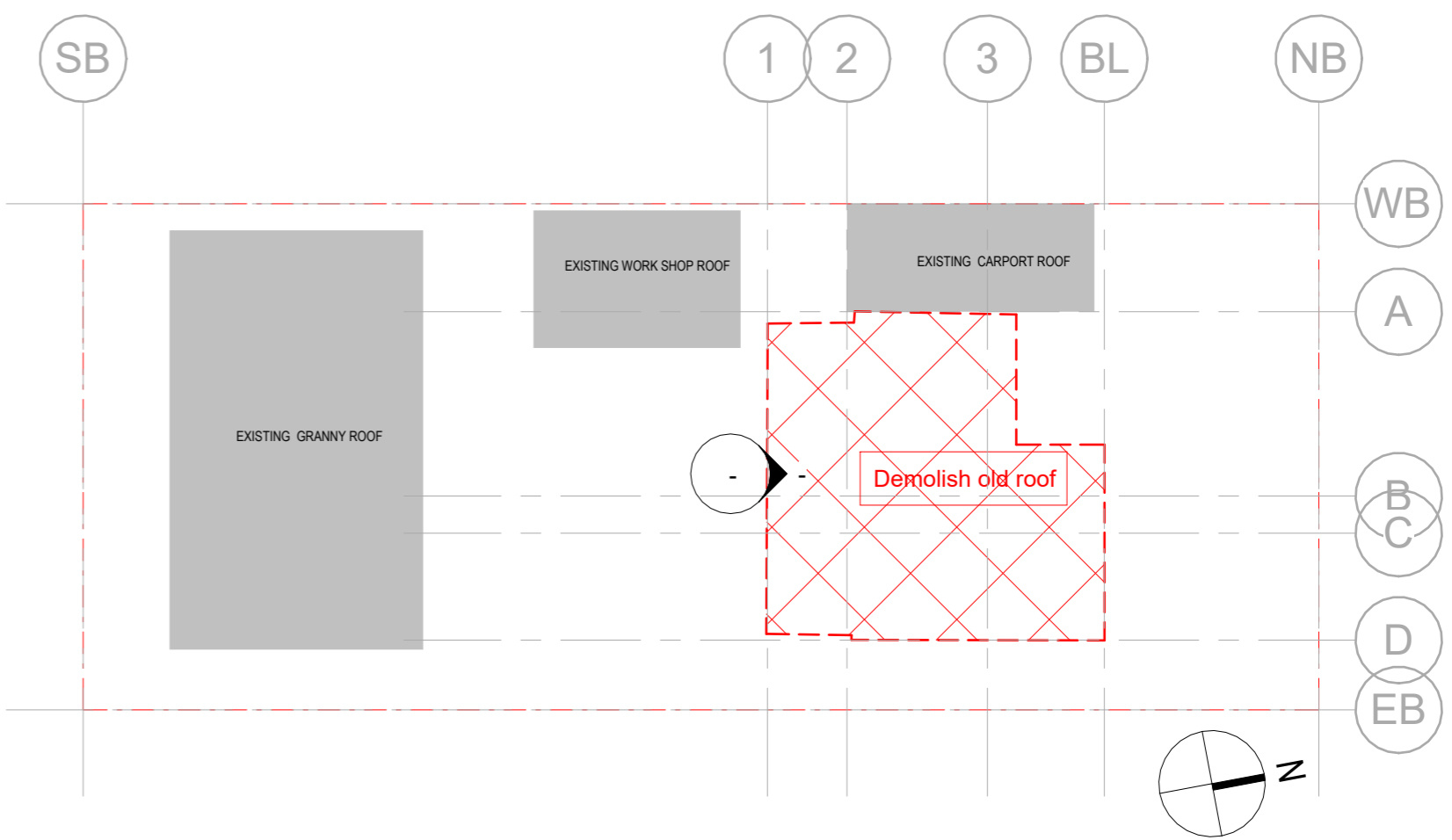
# 1 Ground plan Demolition

1 : 200

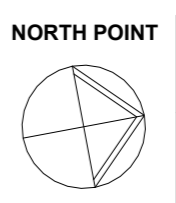


# 2 - Roof Plan Demolition

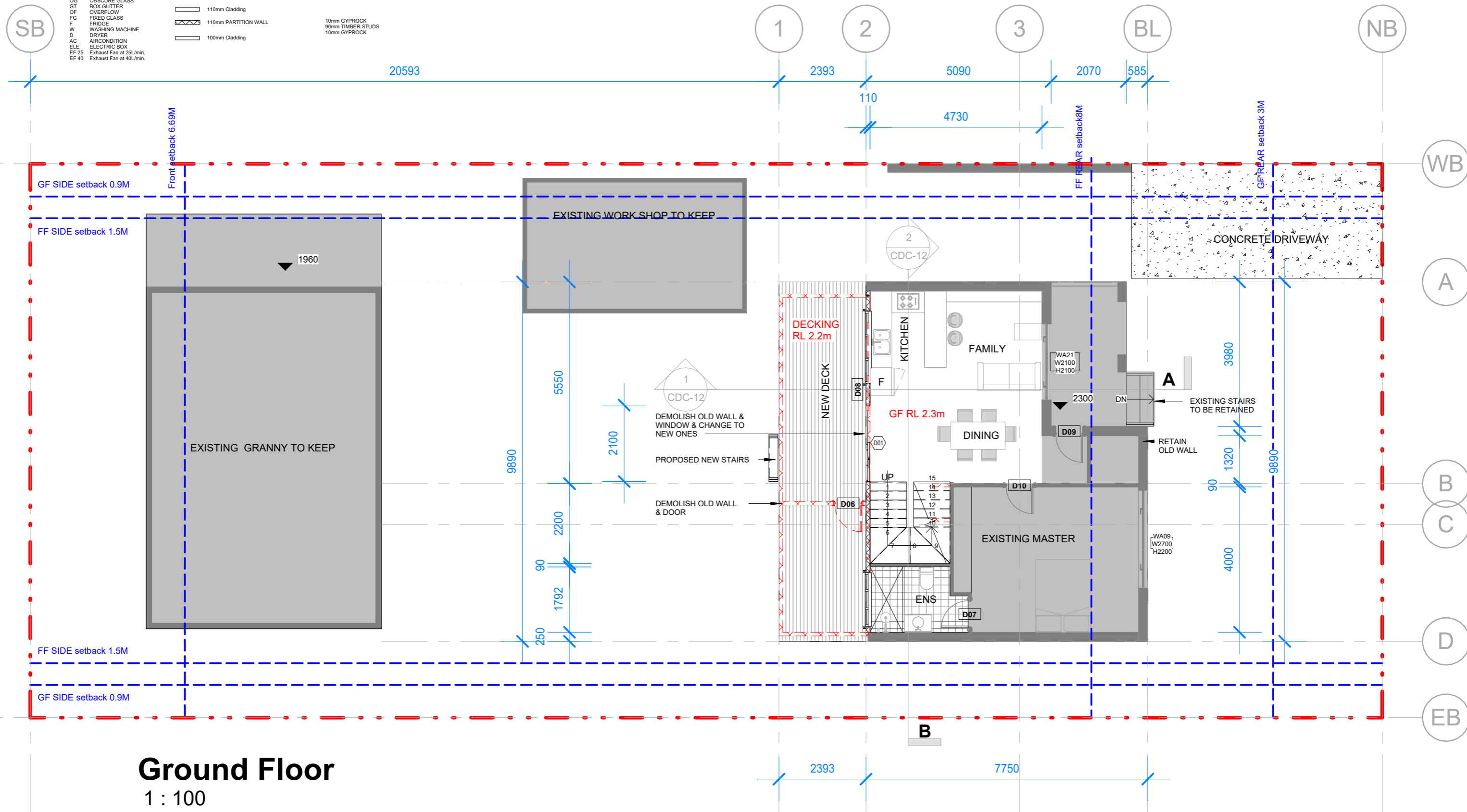
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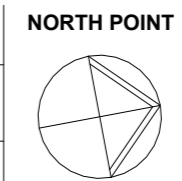


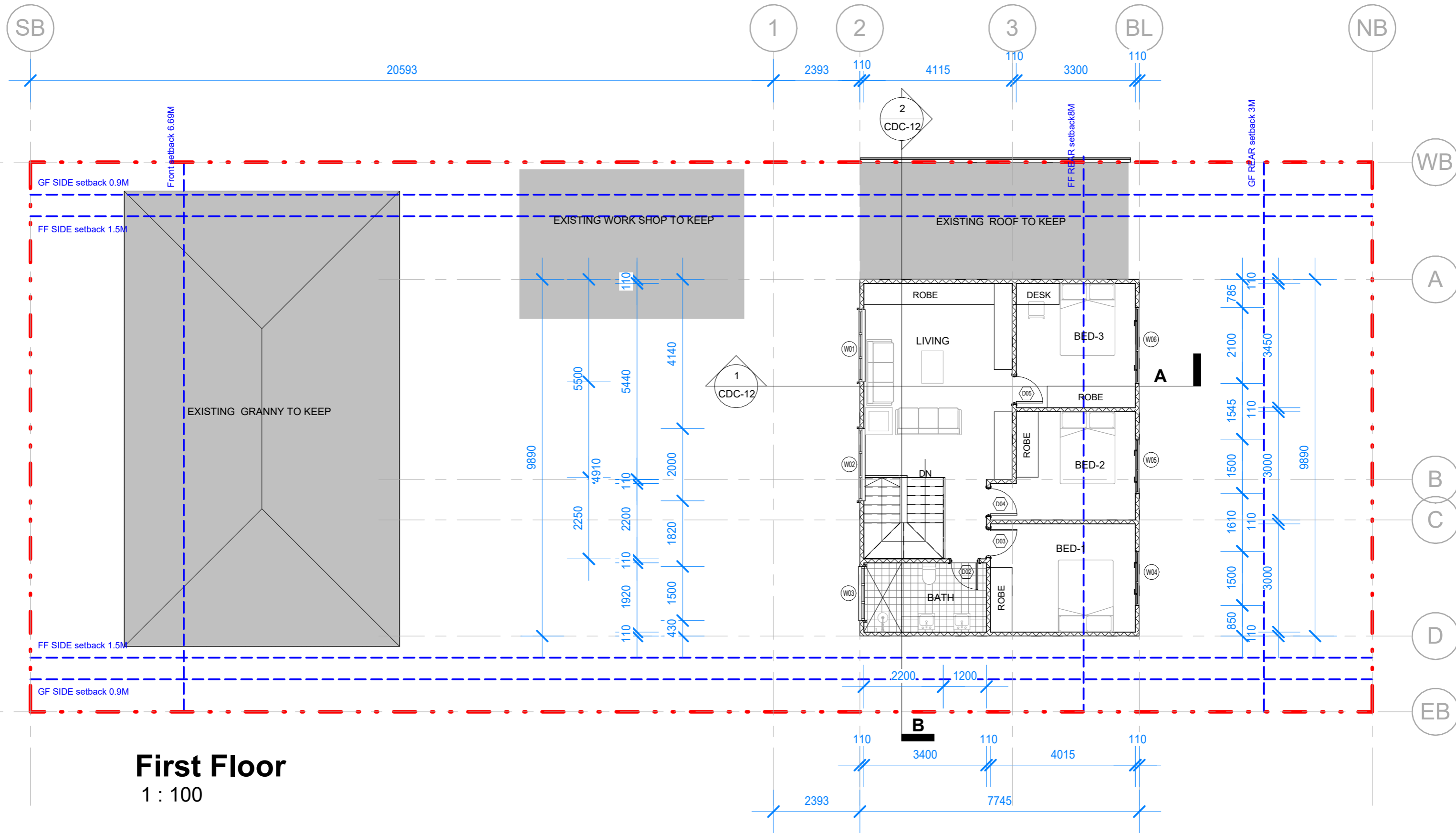
- ABBREVIATION**
- CL CEILING LINING
  - CONC CONCRETE FINISH
  - TILE TILE FINISH
  - DP DOWNPIPE
  - EP EPOXY PAINT
  - RWT RAINWATER TANK
  - PF PAINT FINISH
  - FB FACE BRICK
  - TB TIMBER FINISH
  - FC FACE CLADDING
  - SC SCREEN
  - PC POLISHED CONCRETE
  - GL CLEAR GLASS
  - OG OBSCURE GLASS
  - GT BOX GUTTER
  - OF OVERFLOW
  - FG FIXED GLASS
  - F FRIDGE
  - W WASHING MACHINE
  - D DRYER
  - AC AIRCONDITION
  - ELE ELECTRIC BOX
  - EF 25 Exhaust Fan at 25L/min.
  - EF 40 Exhaust Fan at 40L/min.
- ⊙ SMOKE ALARM
  - DOWNPIPE
  - Waterstop Angles
  - 300mm HEBEL PARTY WALL FRL 60/60/60
  - 200mm HEBEL EXTERNAL WALL
  - 110mm Cladding
  - 110mm PARTITION WALL
  - 100mm Cladding
  - Exhaust Fan
  - Floor waste
  - 90mm TIMBER
  - 20mm CAVITY
  - 75mm HEBEL
  - 20mm CAVITY
  - 90mm TIMBER
  - 10mm GYPROCK
  - 90mm TIMBER STUDS
  - 10mm GYPROCK



REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2025

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CHECKED BY	J.Y
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SHEET NO	CDC-6

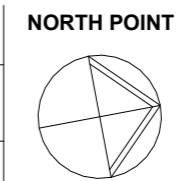




**First Floor**  
1 : 100

REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2026

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<b>DRAWN BY</b> CA
<b>CHECKED BY</b> J.Y
<b>SCALE</b> AS SHOWN@A3
<b>SHEET NO</b> CDC-7



SB

1

2

3

BL

NB

WB

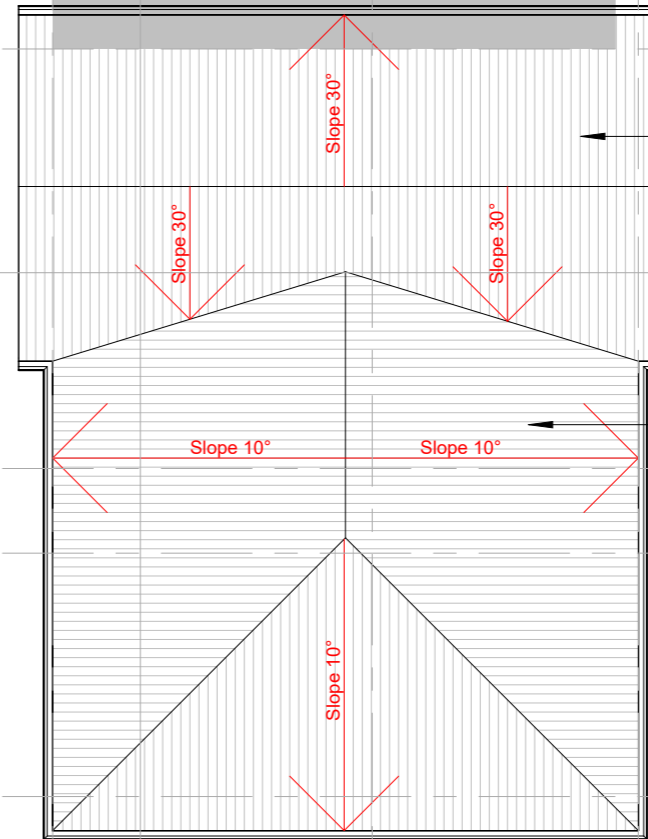
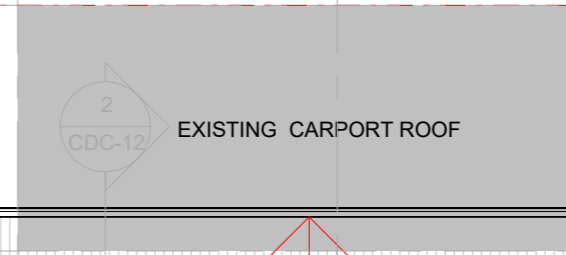
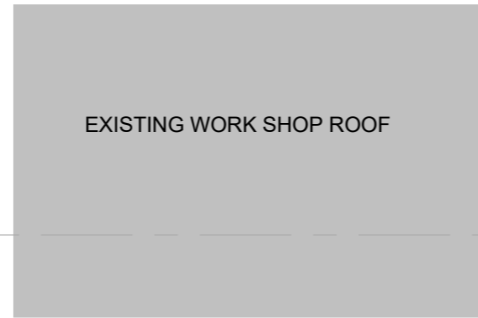
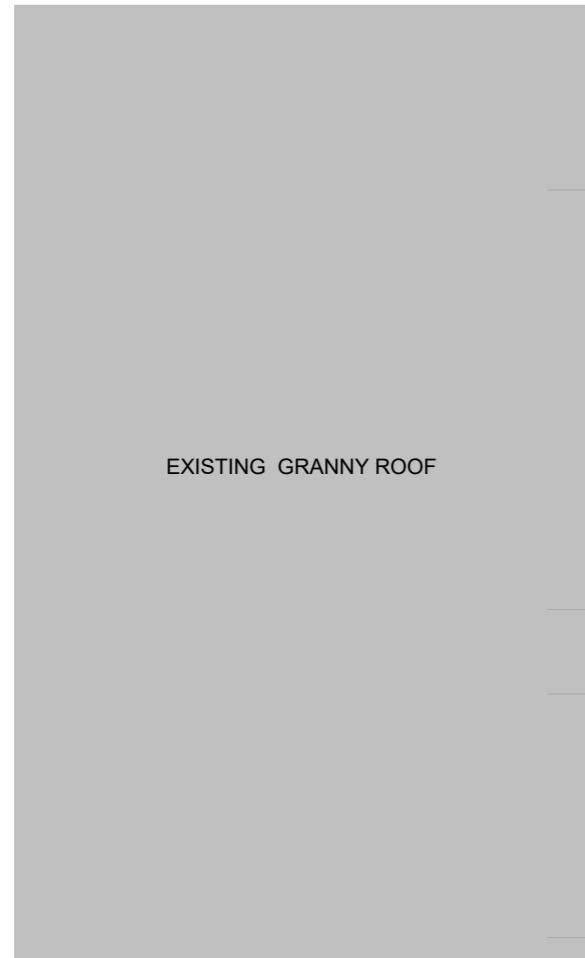
A

B

C

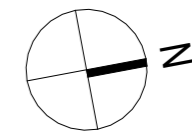
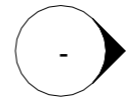
D

EB



Gable Roof @30° Slope  
Selected Colourbond

Pitch Roof @10° Slope  
Selected Colourbond

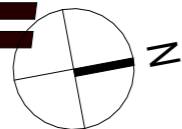


**1 - Roof Plan**  
1 : 100

B

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147



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Complying Development Certificate.

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PROPOSED ADDITION

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A	For CDC Approval	09/02/2026

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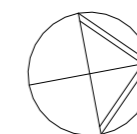
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SCALE  
AS SHOWN@A3

CHECKED BY  
J.Y

SHEET NO  
CDC-8

**NORTH POINT**

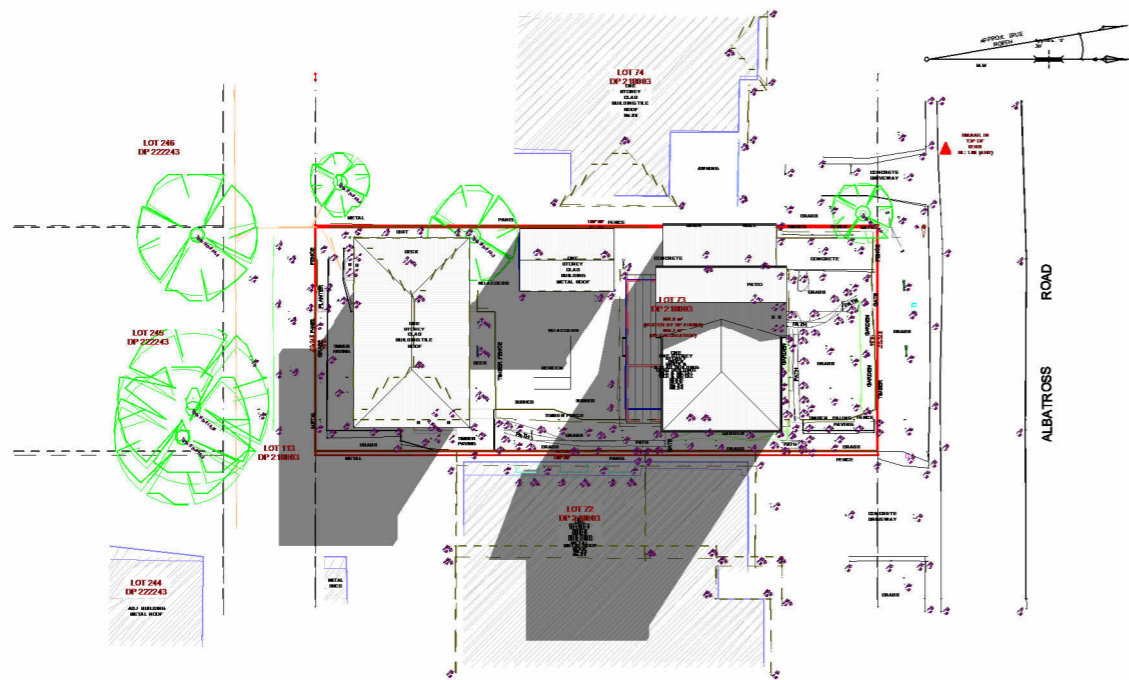


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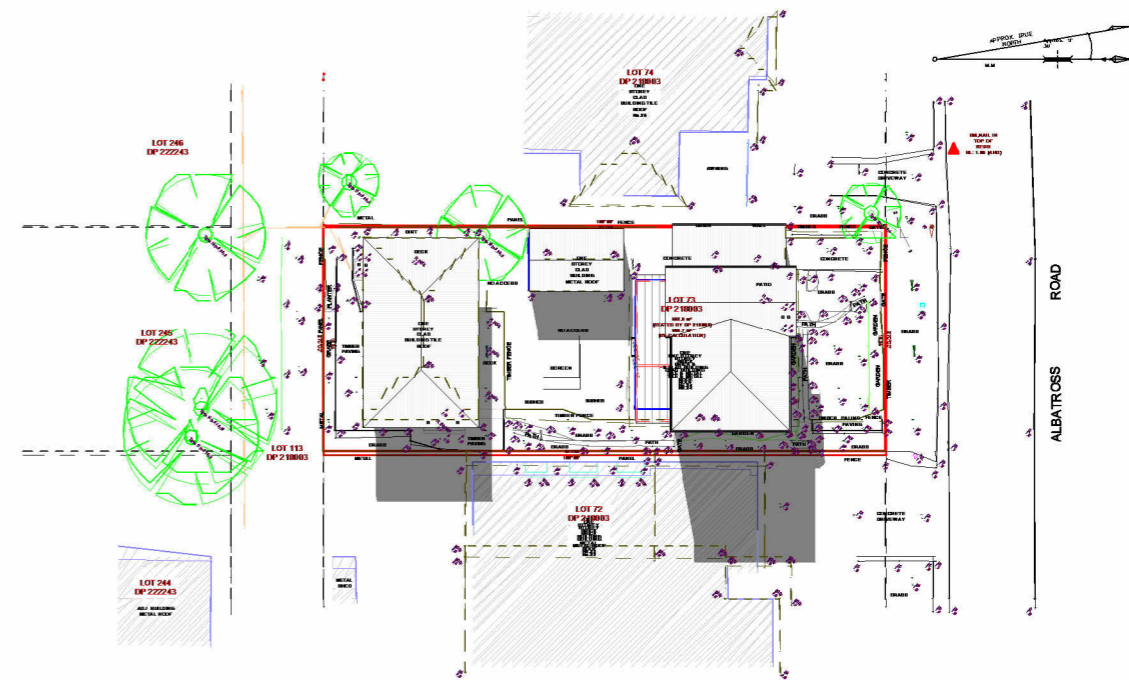
Roof Plan

**SITE**

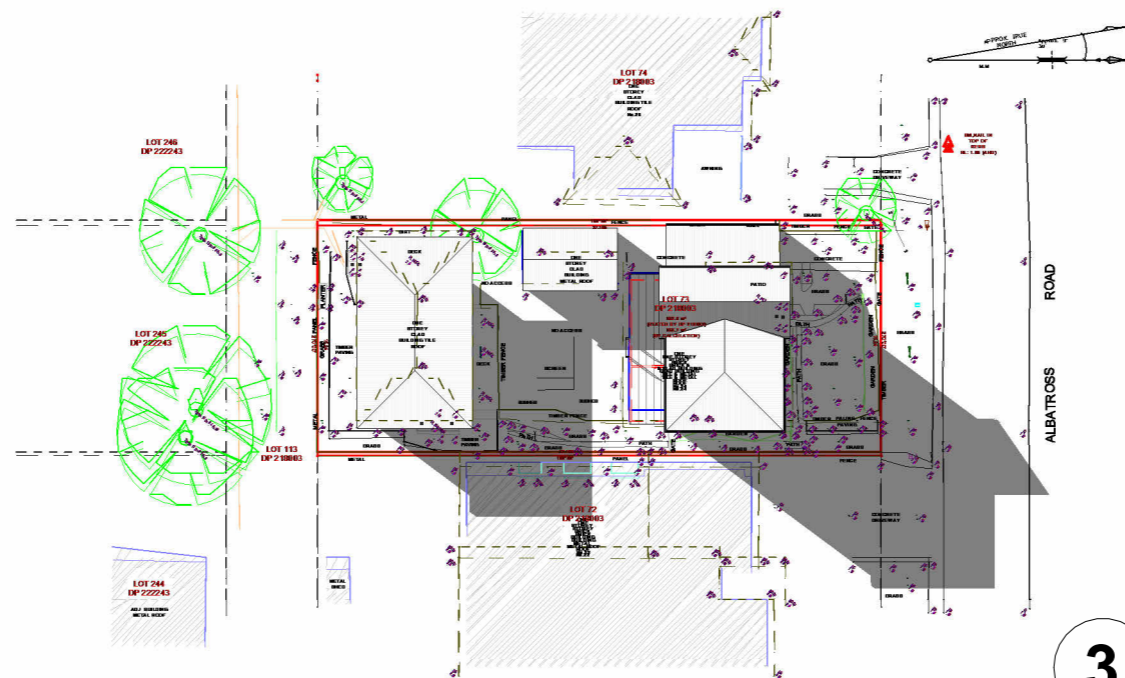
24 Albatross Rd, Berkeley Vale NSW  
2261



1 21Jun@9AM



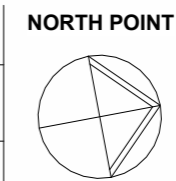
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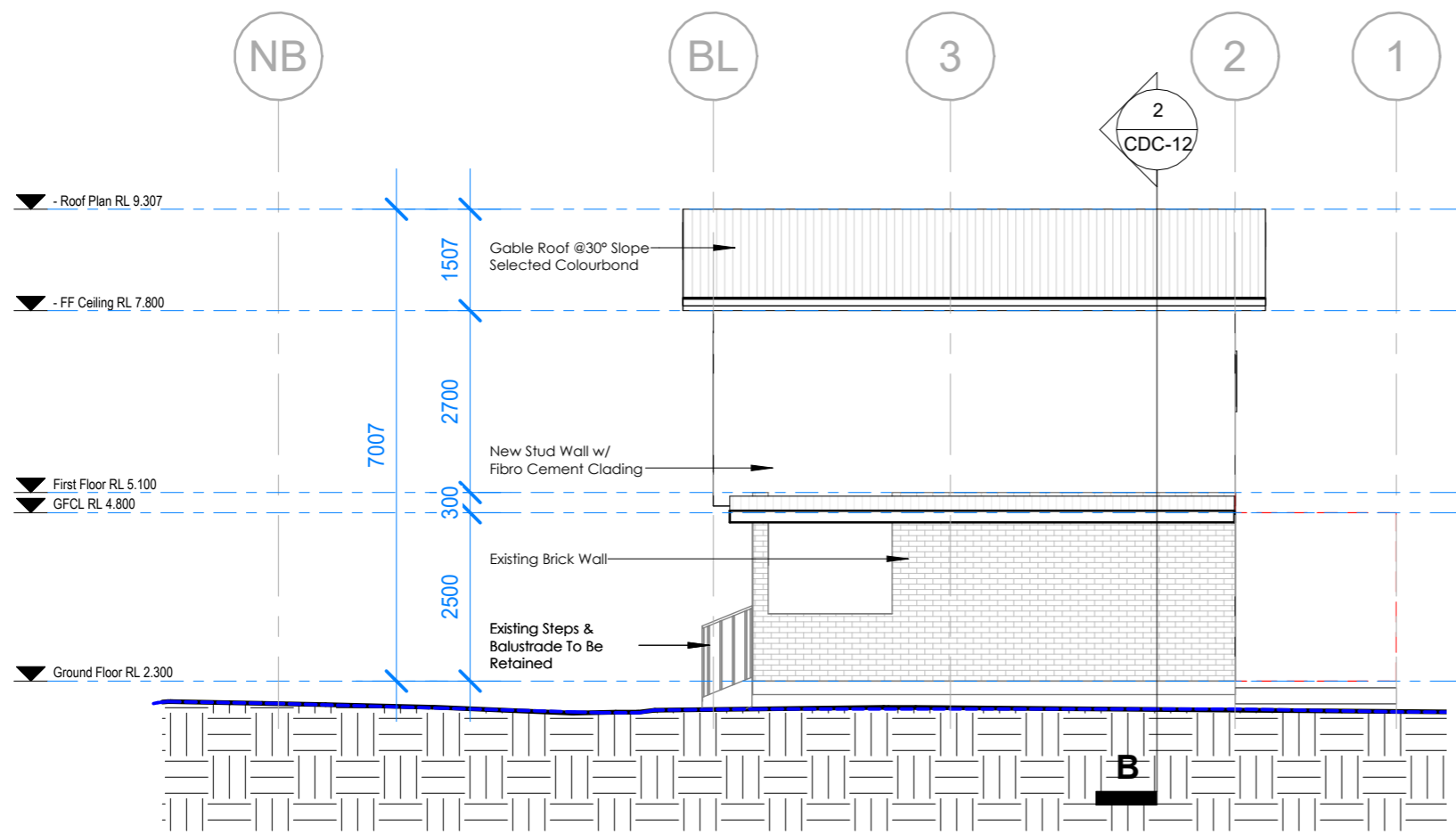


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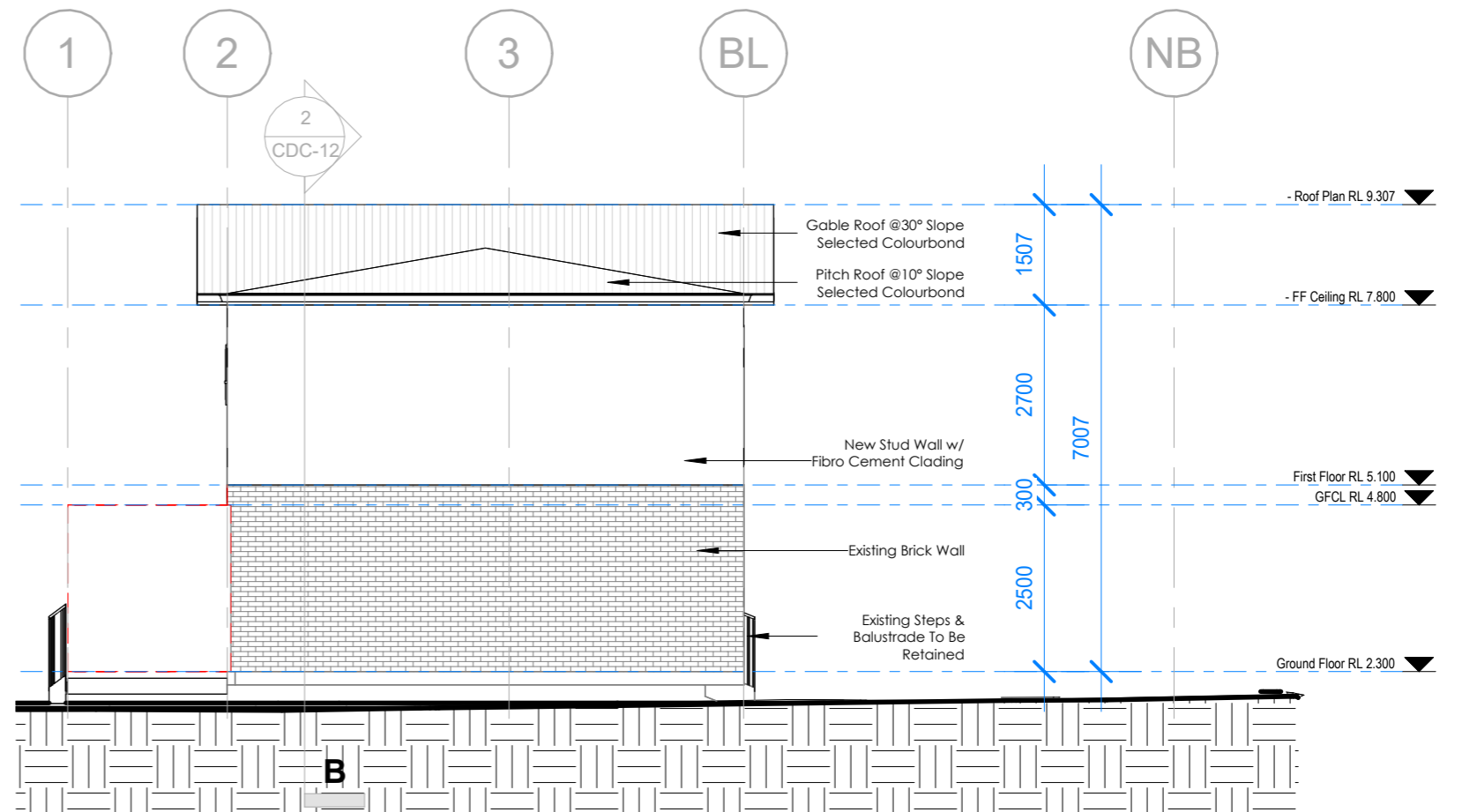
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A	For CDC Approval	09/02/2026

DATE	9/02/2026 5:14:40 PM
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SCALE	AS SHOWN@A3
SHEET NO	CDC-9





**1 - E Elevation**  
1 : 100



**2 - W Elevation**  
1 : 100

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

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Complying Development Certificate.

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PROPOSED ADDITION

REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2026

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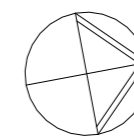
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CHECKED BY  
J.Y

SHEET NO  
CDC-10

**NORTH POINT**

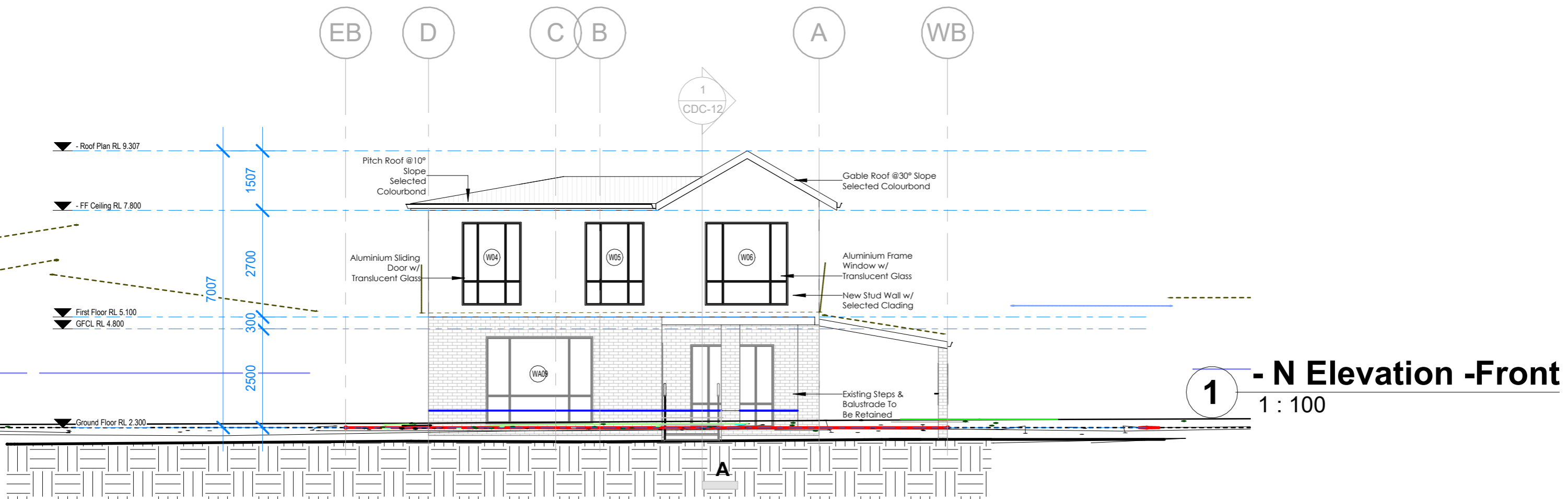


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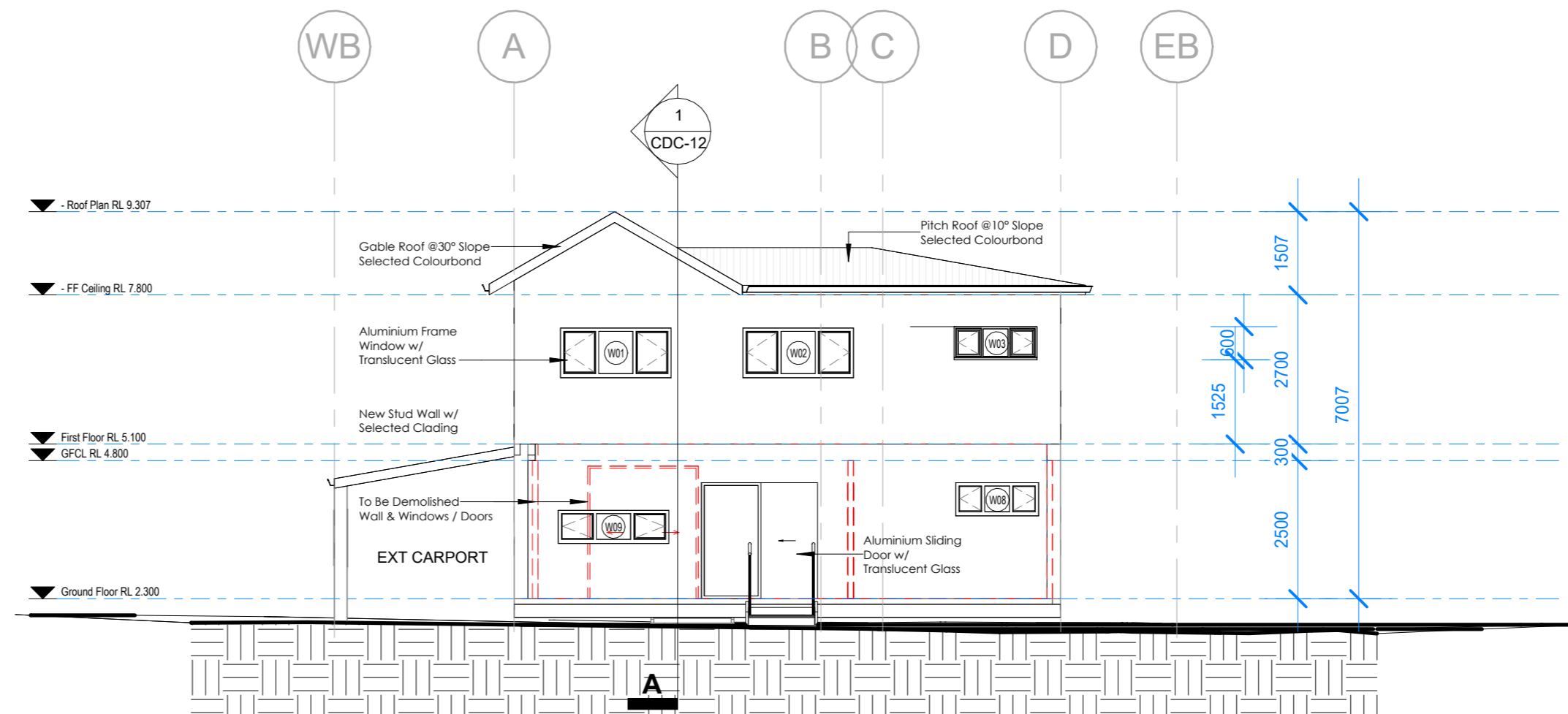
E & W Elevations

**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261



**1 - N Elevation -Front**  
1 : 100



**2 - S Elevation -Rear**  
1 : 100

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M 0430 392 916  
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Seven Hills NSW 2147

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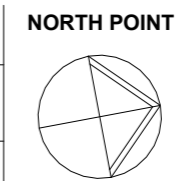
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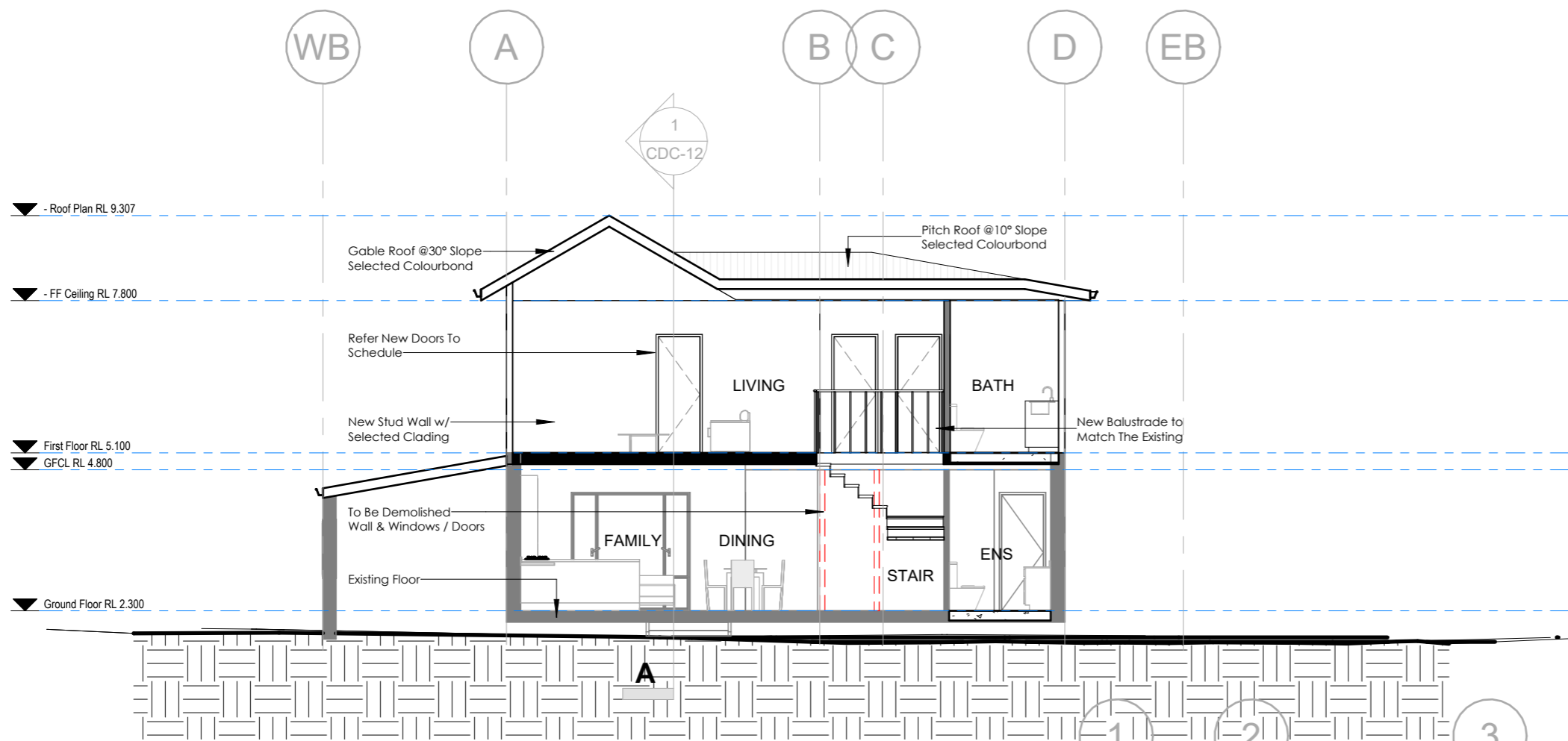
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SHEET NO  
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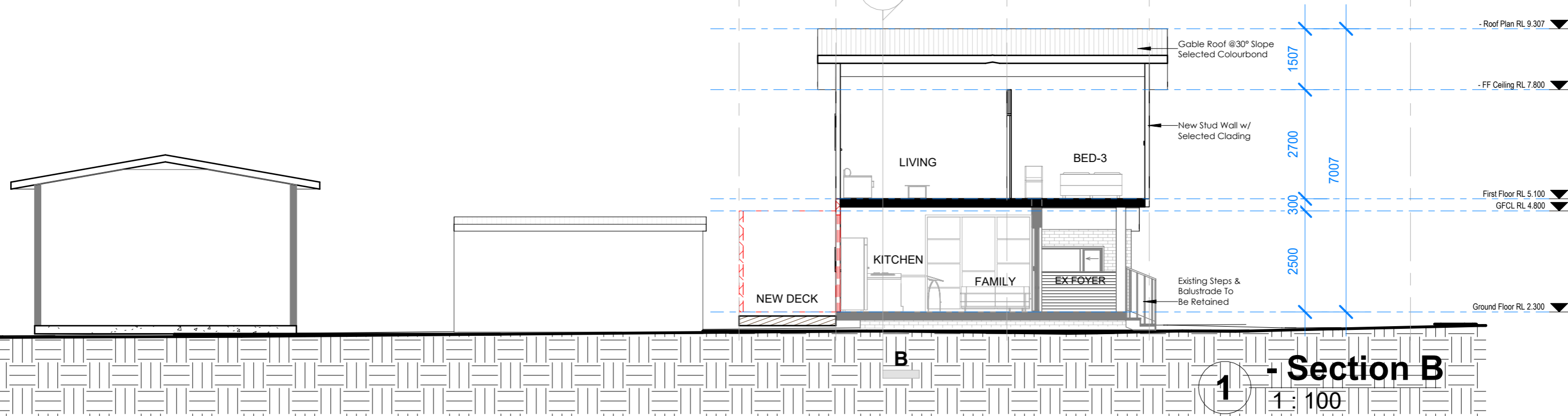


**SHEET TITLE**  
N & S Elevations

**SITE**  
24 Albatross Rd, Berkeley Vale NSW  
2261



**2 - Section A**  
1 : 100



**1 - Section B**  
1 : 100

**PABA RE**

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Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

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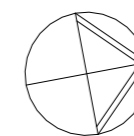
REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2026

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CA

SCALE  
AS SHOWN@A3

**NORTH POINT**



**SHEET TITLE**

Sections A & B

**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261

Door Schedule			
Mark	Level	Width (mm)	Height (mm)

D01	Ground Floor	2100	2100
D02	First Floor	820	2100
D03	First Floor	820	2100
D04	First Floor	820	2100
D05	First Floor	820	2100
D06	Ground Floor	820	2100
D07	Ground Floor	820	2100
D08	Ground Floor	2000	2400
D09	Ground Floor	820	2100
D10	Ground Floor	820	2100

Window Schedule				
Mark	Level	Width (mm)	Height (mm)	Sill Height (mm)

W01	First Floor	2000	900	1200
W02	First Floor	2000	900	1200
W03	First Floor	1500	600	1525
W04	First Floor	1500	2100	300
W05	First Floor	1500	2100	300
W06	First Floor	2100	2100	300
W08	Ground Floor	1500	600	1500
W09	Ground Floor	2000	600	1000
WA09	Ground Floor	2700	2200	100
WA21	Ground Floor	2100	2100	0
WA30	Ground Floor	2500	1000	600

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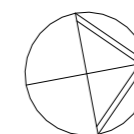
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SCALE  
AS SHOWN@A3

CHECKED BY  
J.Y

SHEET NO  
CDC-13

**NORTH POINT**



**SHEET TITLE**

Window+Door schedule

**SITE**

24 Albatross Rd, Berkeley Vale NSW  
2261

# BASIX™ Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

## Alterations and Additions

Certificate number: A1830023

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.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Friday, 23 January 2026  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Proposed New Addition-1008
Street address	24 ALBATROSS Road BERKELEY VALE 2261
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan DP218003
Lot number	73
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name:	Elam Eco Design
ABN (if applicable):	13300972631

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Hot water</b>			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
<b>Lighting</b>			
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.		✓	✓
<b>Fixtures</b>			
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												
<b>Insulation requirements</b>															
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 <sup>2</sup> , 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>N/A</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, pitched roof</td> <td>ceiling: R2.50 (up), roof: foil/sarking</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	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	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
<b>Windows and glazed doors</b>			
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.		✓	✓
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.	✓	✓	✓

# PABA RE

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

### PROJECT STATUS :

Complying Development Certificate.

### PROJECT :

PROPOSED ADDITION

REV.	DESCRIPTION	DATE
A	For CDC Approval	09/02/2026

DATE  
9/02/2026 5:14:46 PM

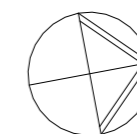
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CA

CHECKED BY  
J.Y

SCALE  
AS SHOWN@A3

SHEET NO  
CDC-14

### NORTH POINT

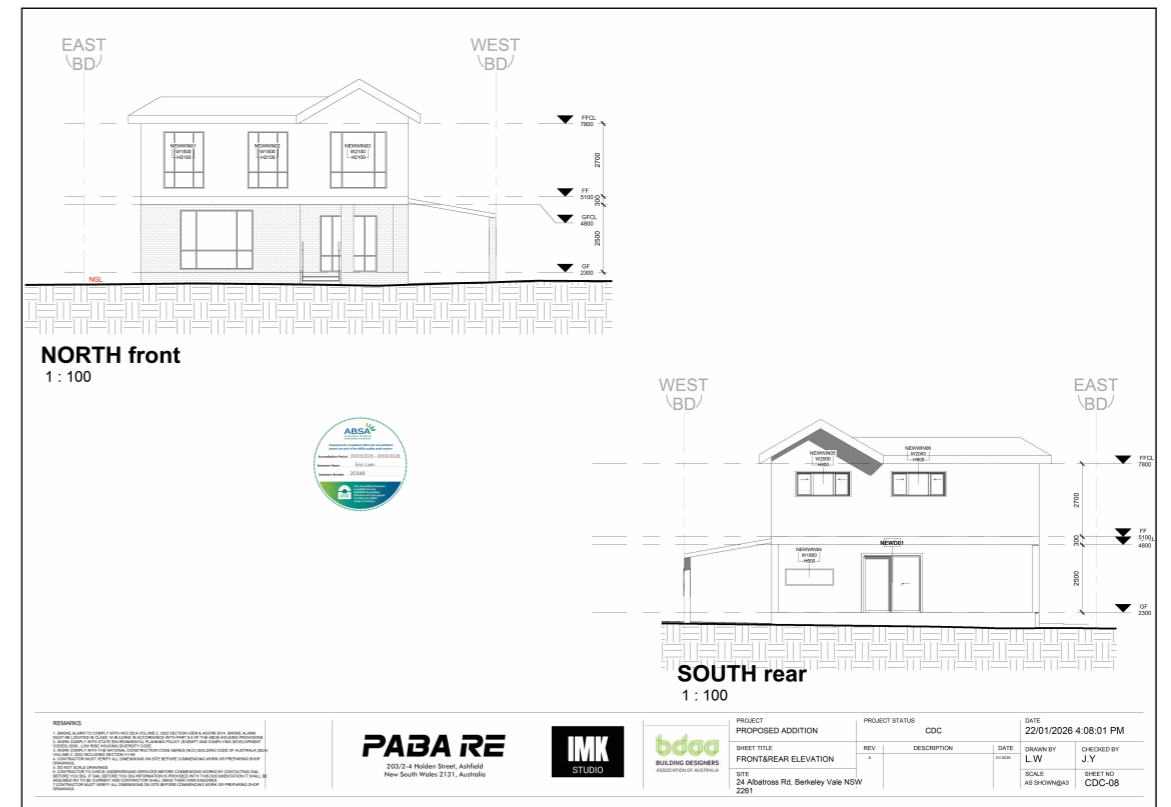
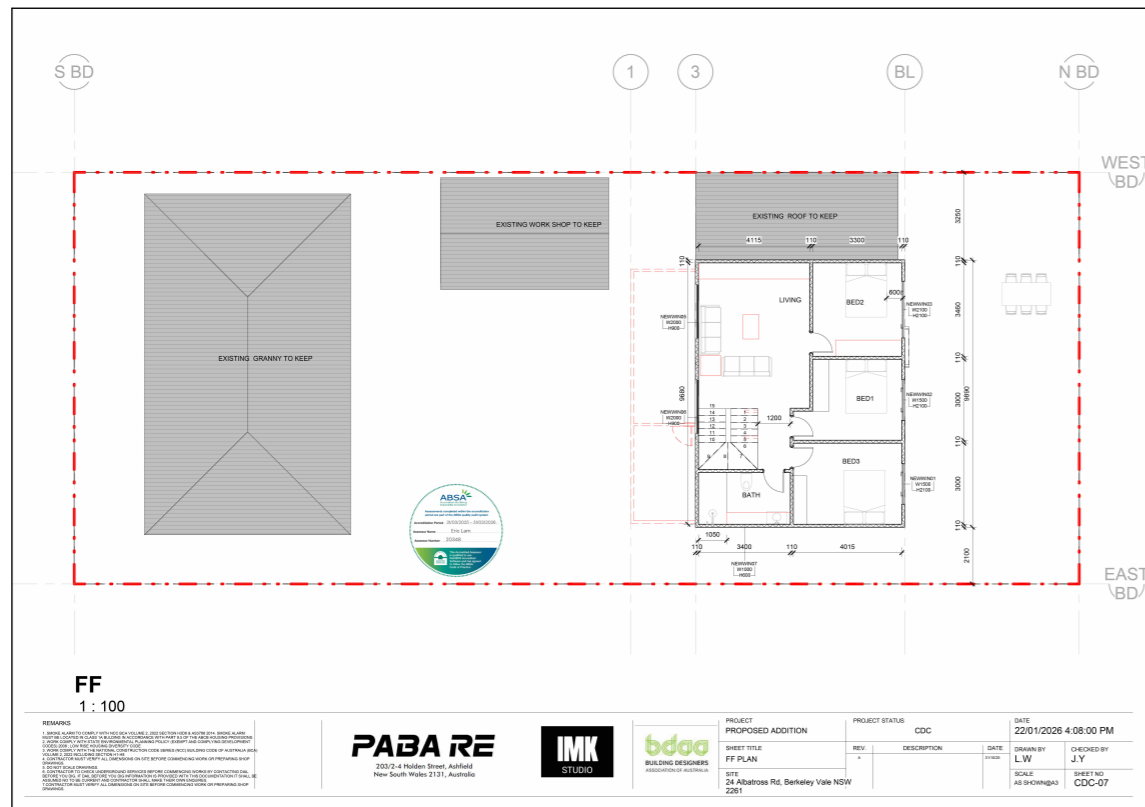
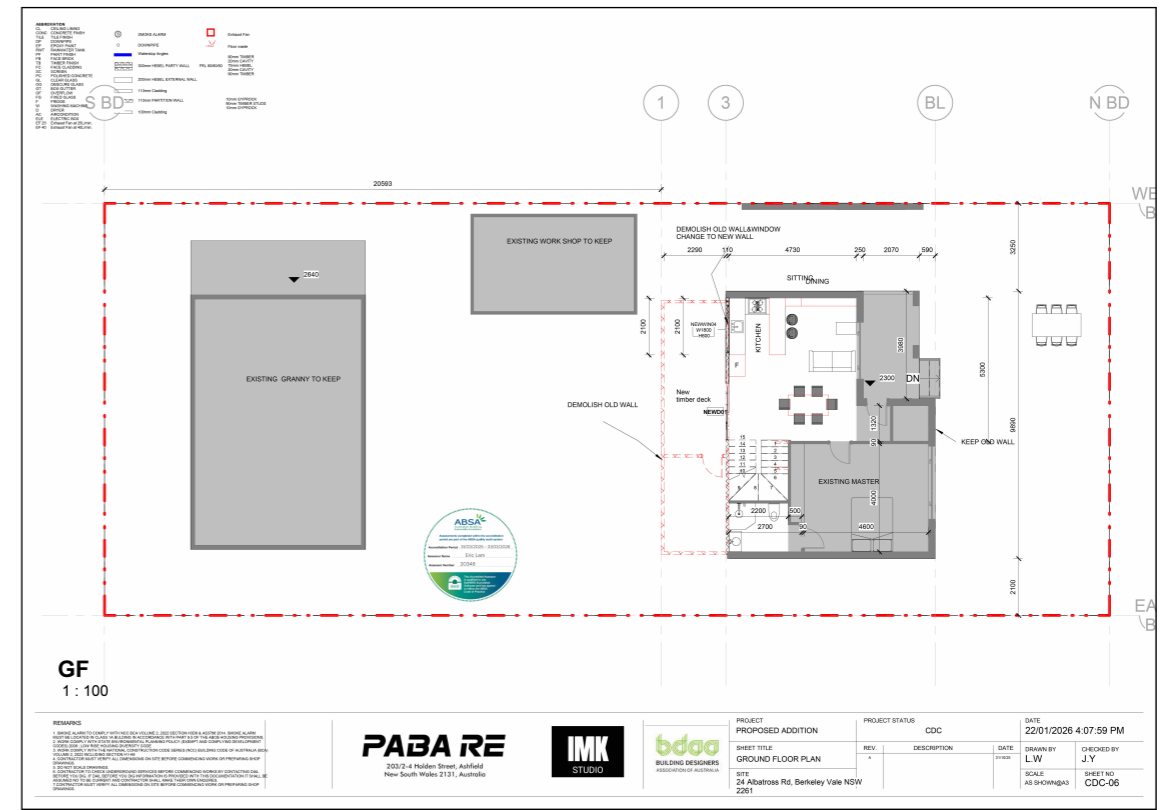
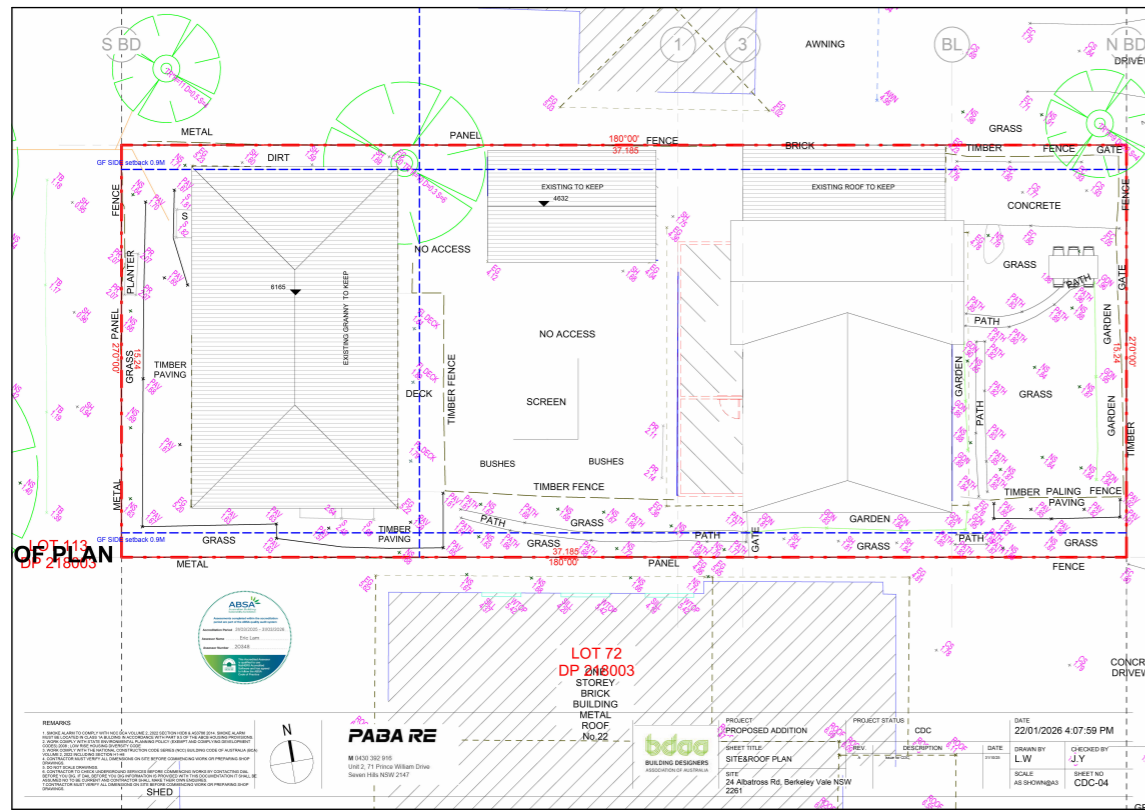


### SHEET TITLE

Basix Reports

### SITE

24 Albatross Rd, Berkeley Vale NSW  
2261

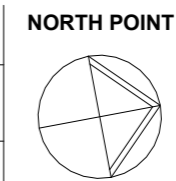


**PABA RE**  
M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

**PROJECT STATUS :**  
Complying Development Certificate.

**PROJECT :**  
PROPOSED ADDITION

REV.	DESCRIPTION	DATE	DATE
A	For CDC Approval	09/02/2026	9/02/2026 5:14:55 PM
			<b>DRAWN BY</b> CA
			<b>CHECKED BY</b> J.Y
			<b>SCALE</b> AS SHOWN@A3
			<b>SHEET NO</b> CDC-16



**SHEET TITLE**  
Nathers Reports

**SITE**  
24 Albatross Rd, Berkeley Vale NSW 2261