

DAVIDSON HOUSE

LOT 40, DP 251101 AND No. 9 Poate Place, Davidson



LOCATION PLAN

NTS

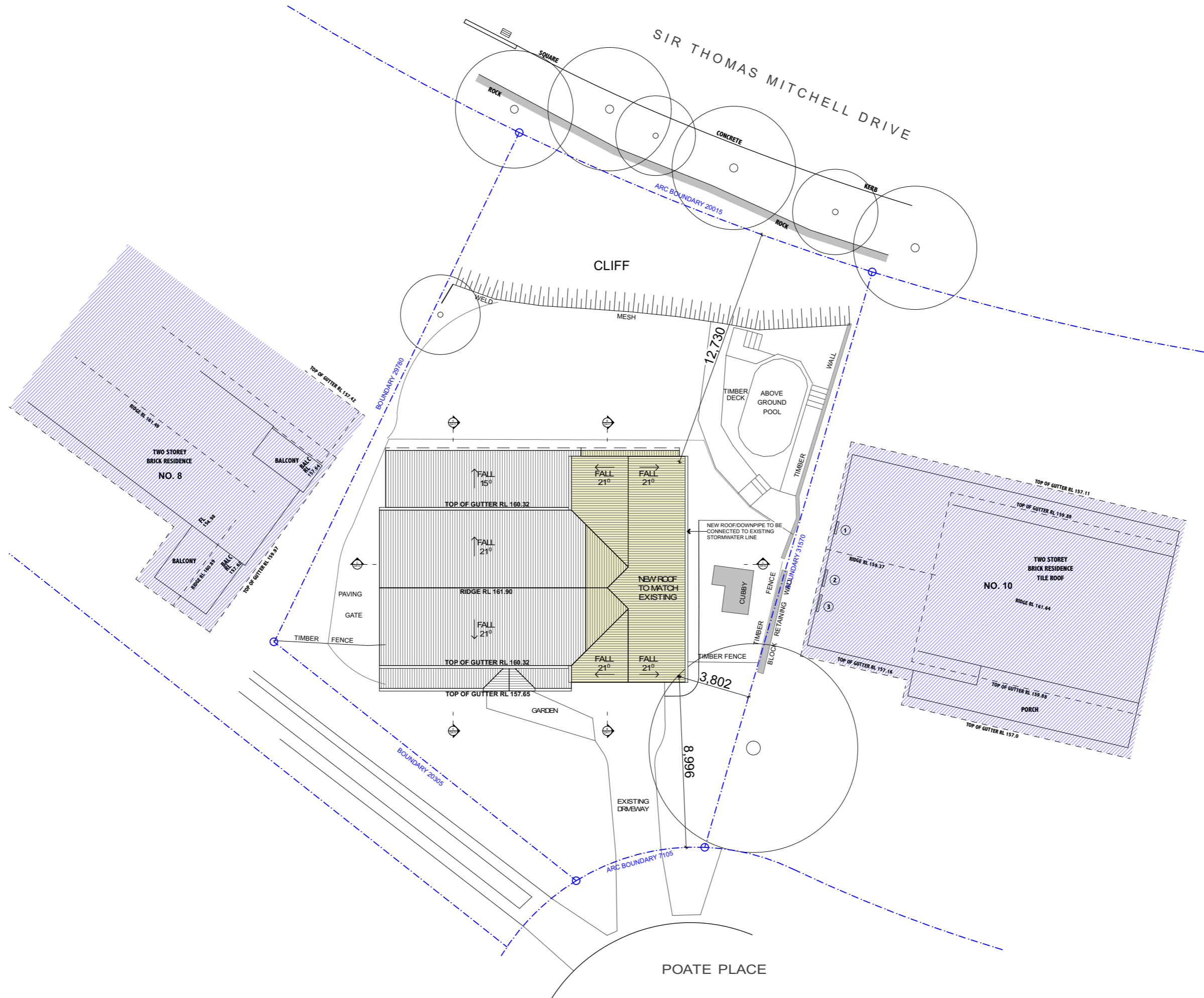
DRAWING No.	DRAWING NAME	DATE
DA01	COVER SHEET	07.09.2019
DA02	SITE PLAN	07.09.2019
DA03	SITE ANALYSIS	07.09.2019
DA04	GROUND FLOOR PLAN	07.09.2019
DA05	GROUND FLOOR DEMOLITION PLAN	07.09.2019
DA06	FIRST FLOOR PLAN	07.09.2019
DA07	FIRST FLOOR DEMOLITION PLAN	07.09.2019
DA08	ROOF PLAN	07.09.2019
DA09	NORTH & SOUTH ELEVATIONS	07.09.2019
DA10	EAST & WEST ELEVATIONS	07.09.2019
DA11	SECTIONS A & B	07.09.2019
DA12	SECTION C	07.09.2019
DA13	WASTE MANAGEMENT PLAN	07.09.2019
DA14	EROSION & SEDIMENT CONTROL PLAN	07.09.2019
DA15	CALCULATIONS	07.09.2019
DA16	BASIX	07.09.2019
DA17	SHADOW DIAGRAMS - 21 JUNE, 9am	07.09.2019
DA18	SHADOW DIAGRAMS - 21 JUNE, 12pm	07.09.2019
DA19	SHADOW DIAGRAMS - 21 JUNE , 3pm	07.09.2019
DA20	NOTIFICATION PLAN	07.09.2019

BCA COMPLIANCE SPECIFICATION

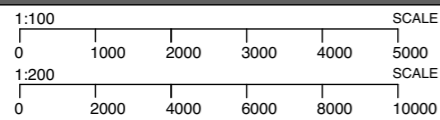
The following BCA Compliance Specification shall form part of the Development Application for this project:

1. Earthworks are to be carried out in accordance with Part 3.1.1 of the BCA Housing Provisions, Volume 1A.
2. Termite protection is to be in accordance with Part 3.1.3 of the BCA Housing Provisions, Volume 1A.
3. Drainage is to be in accordance with Part 3.2.1 of the BCA Housing Provisions, Volume 1A.
4. Footings and slabs are to be designed and constructed in accordance with Part 3.2 of the BCA Housing Provisions, Volume 1A.
5. All masonry is to comply with Part 3.3 of the BCA Housing Provisions, Volume 1A.
6. All framing is to be in accordance with Part 3.4 of the BCA Housing Provisions, Volume 1A.
7. Roof and wall cladding is to comply with Part 3.5 of the BCA Housing Provisions, Volume 1A.
8. All glazing is to be in accordance with Part 3.6 of the BCA Housing Provisions, Volume 1A.
9. Smoke alarms are to be installed in accordance with Part 3.7.2 of the BCA Housing Provisions, Volume 1A.
10. Wet areas are to be in accordance with Part 3.8.1 of the BCA Housing Provisions, Volume 1A.
11. Areas requiring ventilation, which are not naturally ventilated, are to be provided with mechanical ventilation in accordance with Part 3.8.5 of the BCA Housing Provisions, Volume 1A.
12. Stair construction is to comply with part 3.9.1 of the BCA Housing Provisions, Volume 1A.
13. Balustrades are to comply with Part 3.9.2 of the BCA Housing Provisions, Volume 1A.

DEVELOPMENT APPLICATION



Suite 11, Level 2
20 Young Street
NEUTRAL BAY, NSW
Ph +612 8968 1917
Mob +61 412 995 480



NOTES
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.
Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Architect for construction.

AMENDMENTS
A ORIGINAL ISSUE

07.09.19

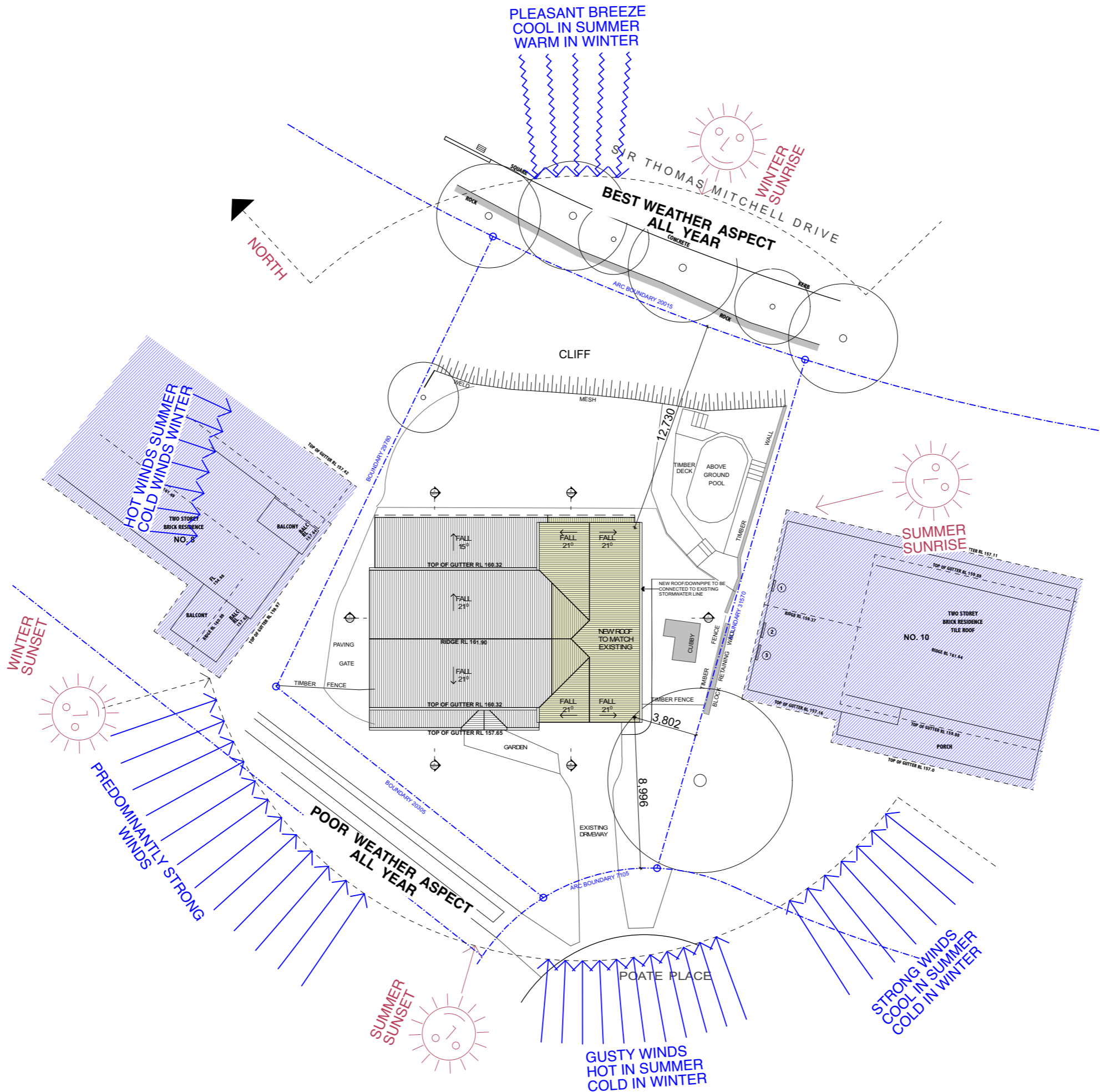
DRAWING NAME
SITE PLAN
DEVELOPMENT APPLICATION

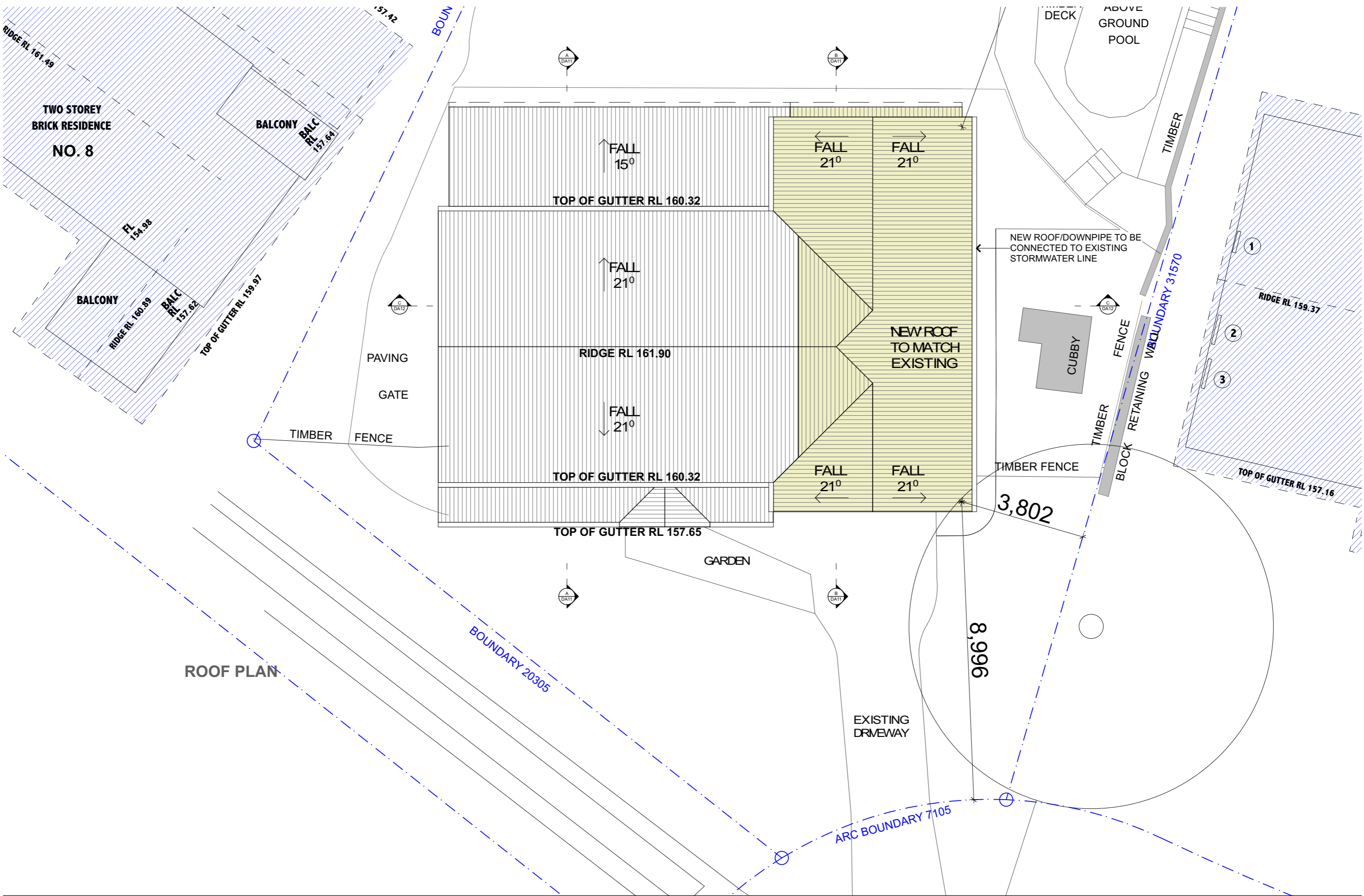
PROJECT
ALTERATIONS & ADDITIONS
DATE 07.09.19 SCALE 1:200

PROJ. ADDRESS
9 POATE PLACE, DAVIDSON, 2085
CLIENT
NIGEL & EMMA WATTS

PROJ. CODE
POA9
DWG NO. **DA02** REV **A**



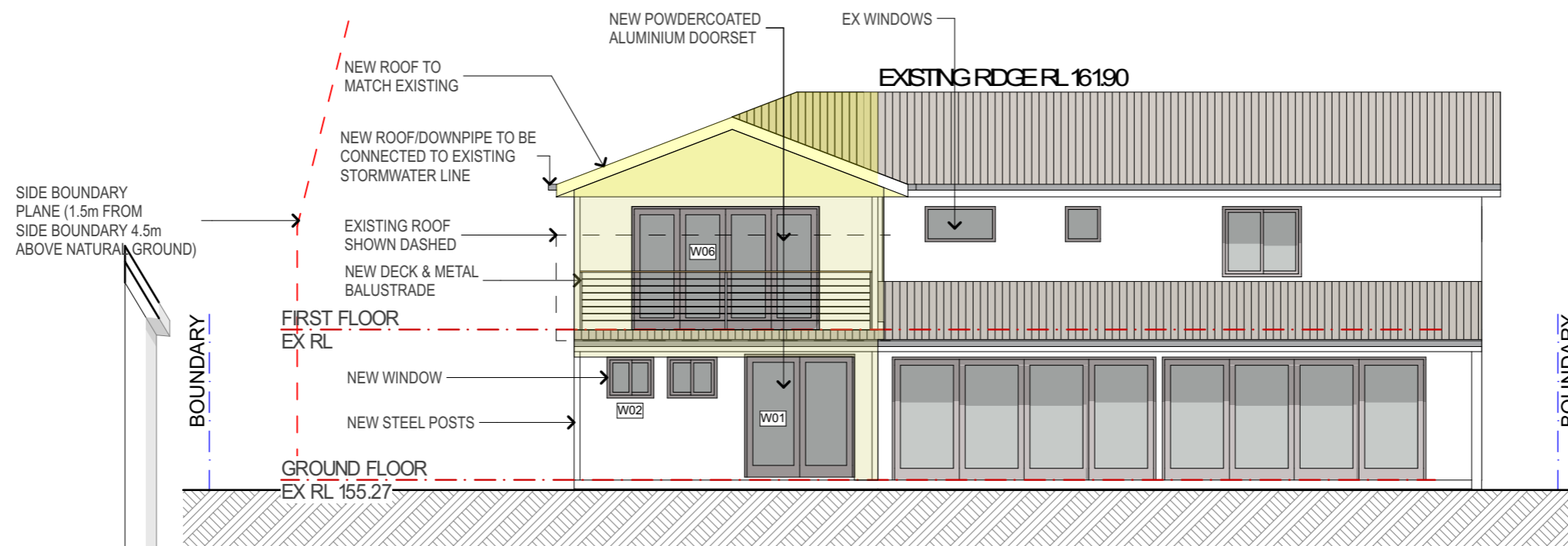




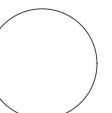
ROOF PLAN

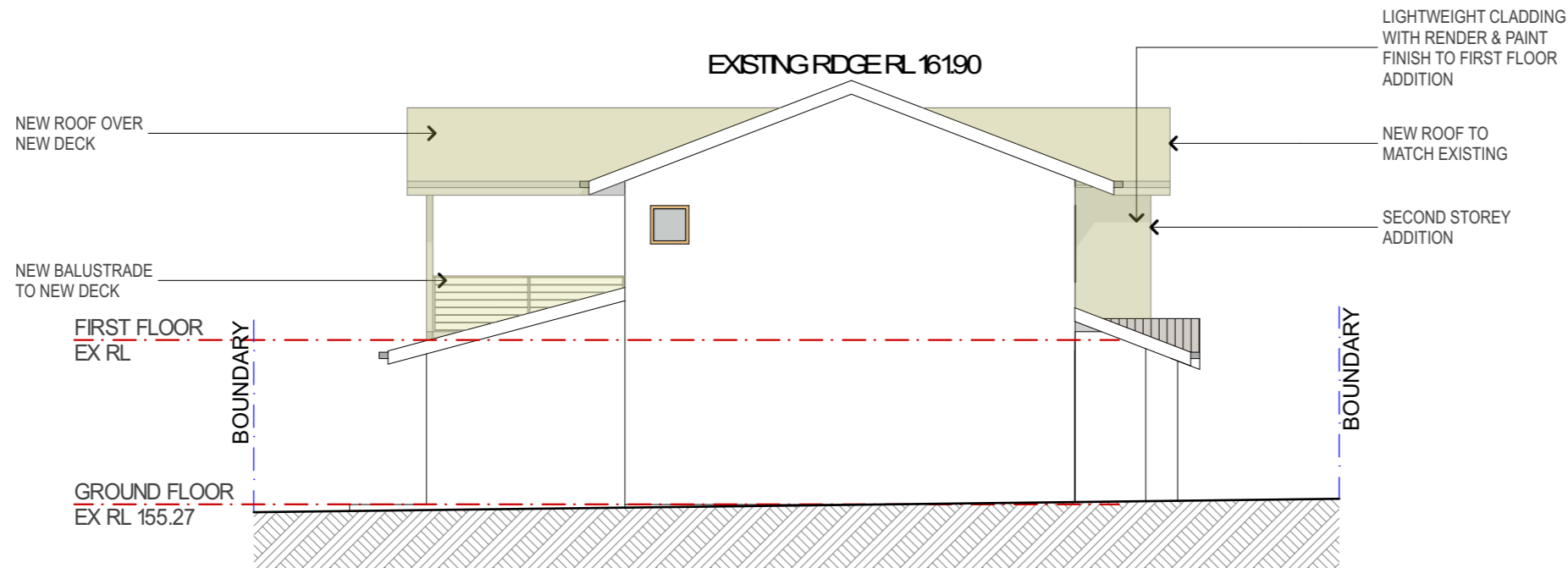


SOUTHERN ELEVATION

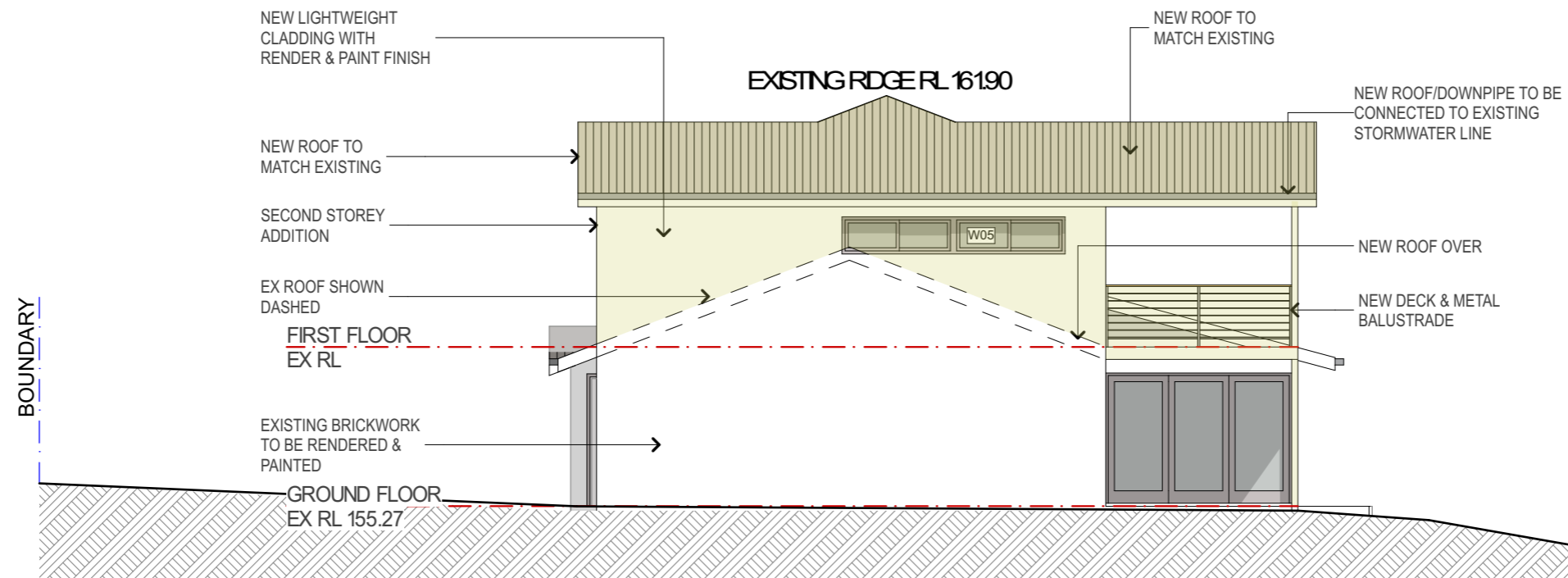


NORTHERN ELEVATION

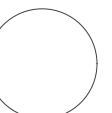




WESTERN ELEVATION



EASTERN ELEVATION

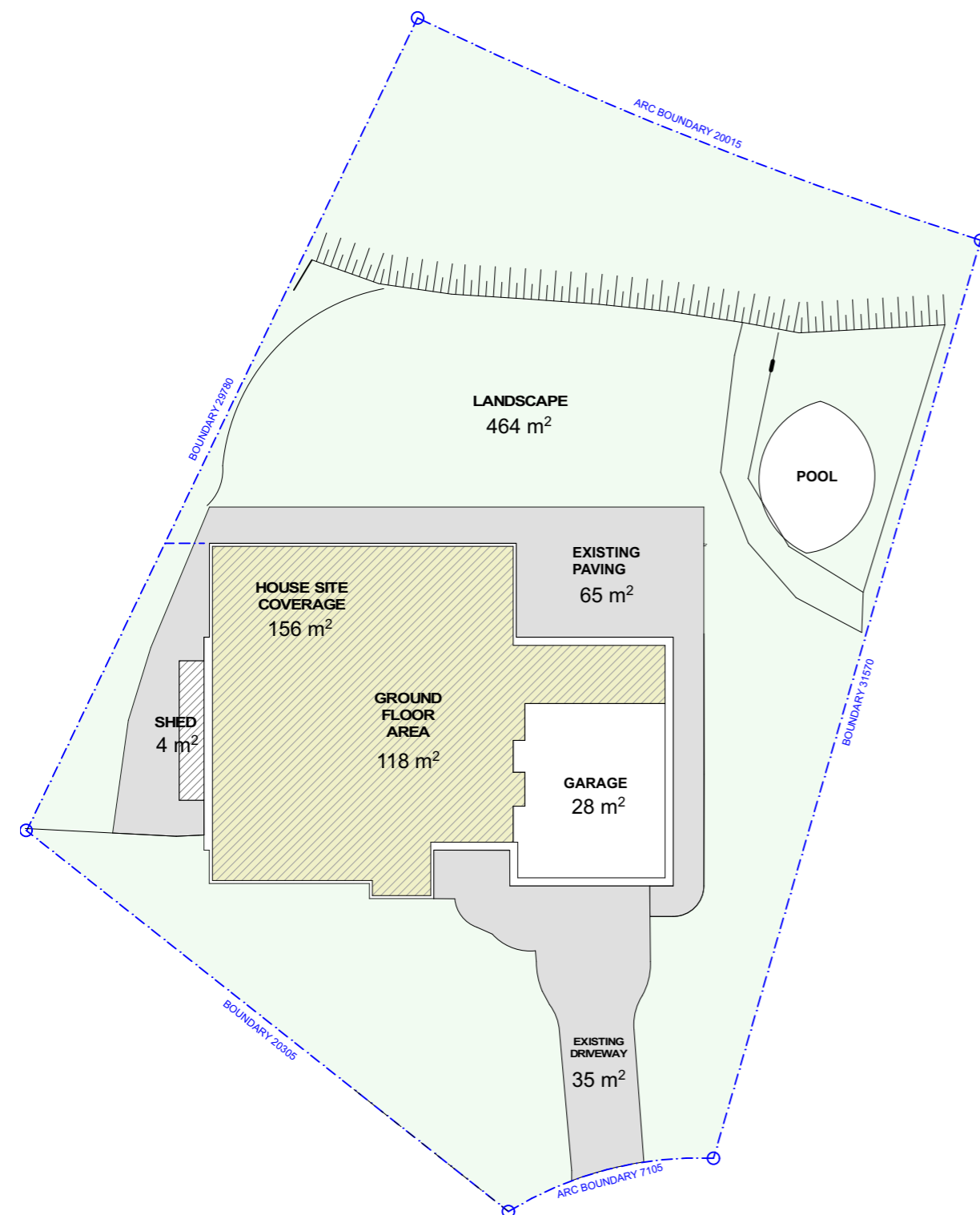


WASTE MANAGEMENT PLAN

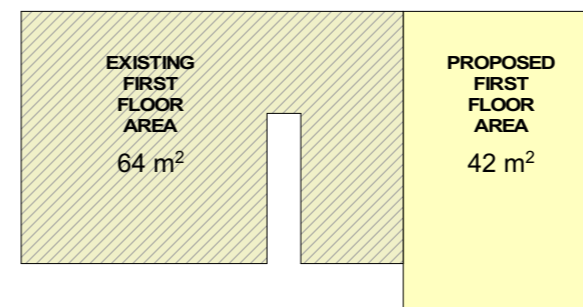
MATERIALS ON-SITE		DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME (m3 or T)	REUSE AND RECYCLING		DISPOSAL
		ON-SITE PROPOSED RE-USE OR ON-SITE RECYCLING METHODS	OFF-SITE CONTRACTOR AND RECYCLING OUTLET	CONTRACTOR AND LANDFILL SITES

DEMOLITION AND SITE EXCAVATION				
EXCAVATION MATERIAL		TO BE USED FOR FILLING OR LEVELLING	TO BE OFFERED FOR CONSTRUCTION MATERIAL	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
GREEN WASTE		TO BE USED AS LANDSCAPE MULCH	TO BE OFFERED FOR MULCH AND COMPOST	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
BRICKS		QUALITY BRICKS TO BE RE-USED WHERE POSSIBLE	SEPERATED BY DEMOLITION CONTRACTOR FOR RE-USE	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
CONCRETE		ALL EXISTING CONCRETE TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
TILES		ALL EXISTING TILES TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
TIMBER		ALL EXISTING TIMBER TO BE REMOVED FROM SITE	TO BE OFFERED FOR RE-USE AS LANDSCAPE SUPPLIES	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
PLASTER-BOARD		ALL EXISTING PLASTERBOARD TO BE REMOVED FROM SITE	SEPERATED BY CONTRACTOR. TO BE REUSED.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
METALS		ALL EXISTING METALWORK TO BE REMOVED FROM SITE	SENT TO RECYCLERS FOR SMELTING.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
OTHER				

CONSTRUCTION PHASE
AS ABOVE, CONTRACTOR TO MINIMISE WASTE BY ORDERING THE RIGHT QUANTITIES AND BY NOT OVER EXCAVATING



GROUND FLOOR



FIRST FLOOR

CALCULATIONS

SITE AREA	: 738.2m ²
EXISTING SITE COVERAGE	: 185m ²
PROPOSED SITE COVERAGE	: 185m ²
EXISTING FLOOR AREA	: 182m ²
PROPOSED FLOOR AREA	: 224m ²
EXISTING LANDSCAPING	: 464m ²
PROPOSED LANDSCAPING	: 464m ²
EXISTING BUILDING HEIGHT	: 464m ²
PROPOSED BUILDING HEIGHT	: 464m ²
EXISTING FRONT SETBACK	: 8.996m
PROPOSED FRONT SETBACK	: 8.996m
EXISTING SIDE SETBACK	: 3.790m
PROPOSED SIDE SETBACK	: 3.790m
EXISTING REAR SETBACK	: 12.730m
PROPOSED REAR SETBACK	: 12.730m

Certificate number: A352311

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

Secretary
Date of issue: Tuesday, 02, July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue



Project address	
Project name	9 Poate Street, Davidson
Street address	9 Poate Street Davidson 2085
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 251101
Lot number	40
Section number	
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: Efficient Living Pty Ltd
ABN (if applicable): 82116346082

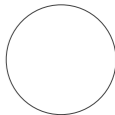
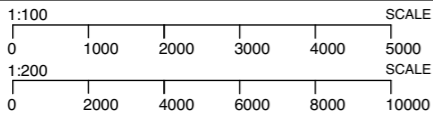
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure 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.		✓	

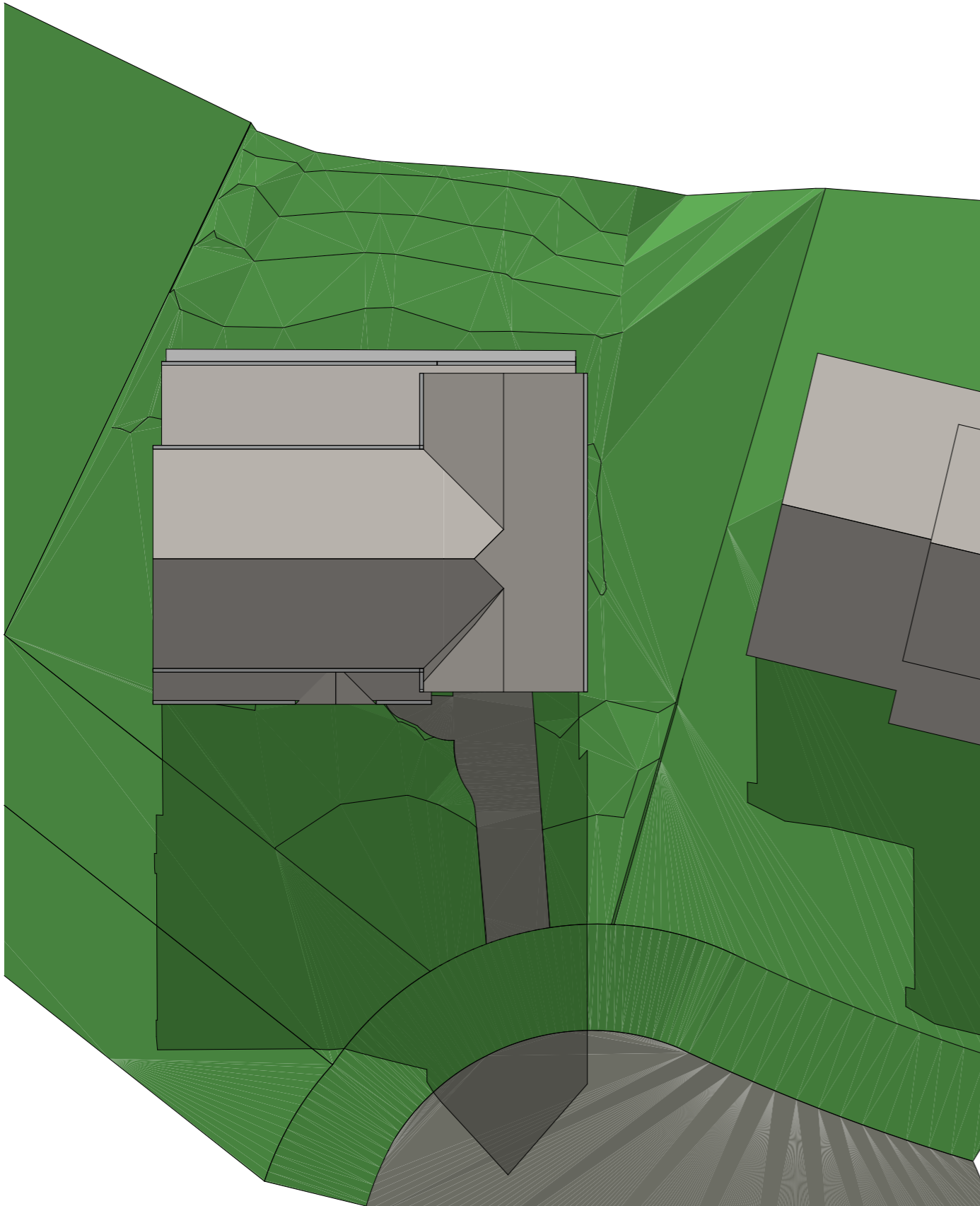
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation 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.		✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications		
suspended floor above garage: framed (R0.7).	nil			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
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 absorbance 0.475 - 0.70)		
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)		

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 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.					✓	✓	✓
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.					✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.					✓	✓	✓
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							
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type	
			Height (m)	Distance (m)			
W1	NE	3.99	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W2	NE	0.56	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W3	SW	1.08	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W4	SW	1.08	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	

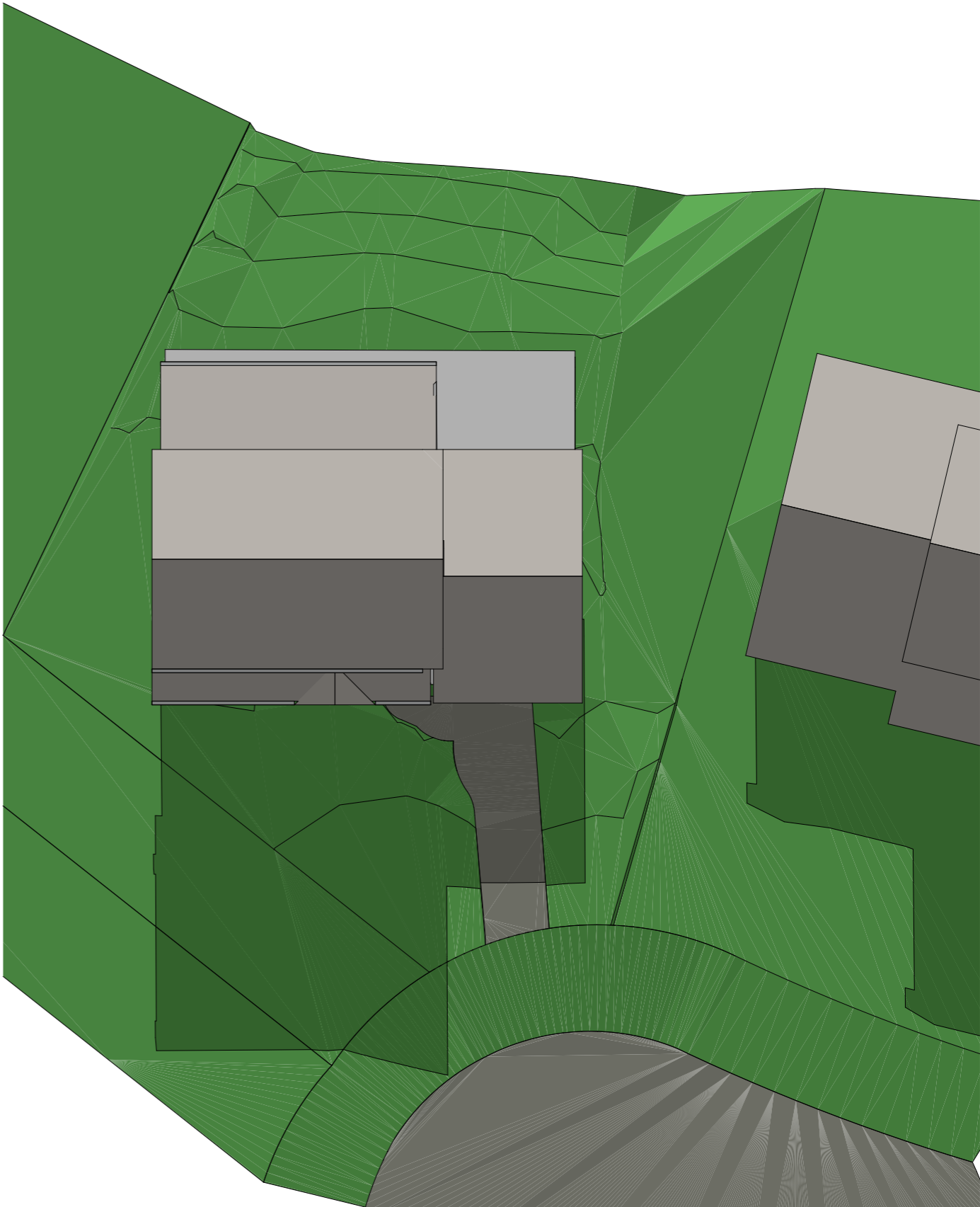
Glazing requirements						Show on DA Plans	Show on GC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W5	SE	2.16	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	NE	6.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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.

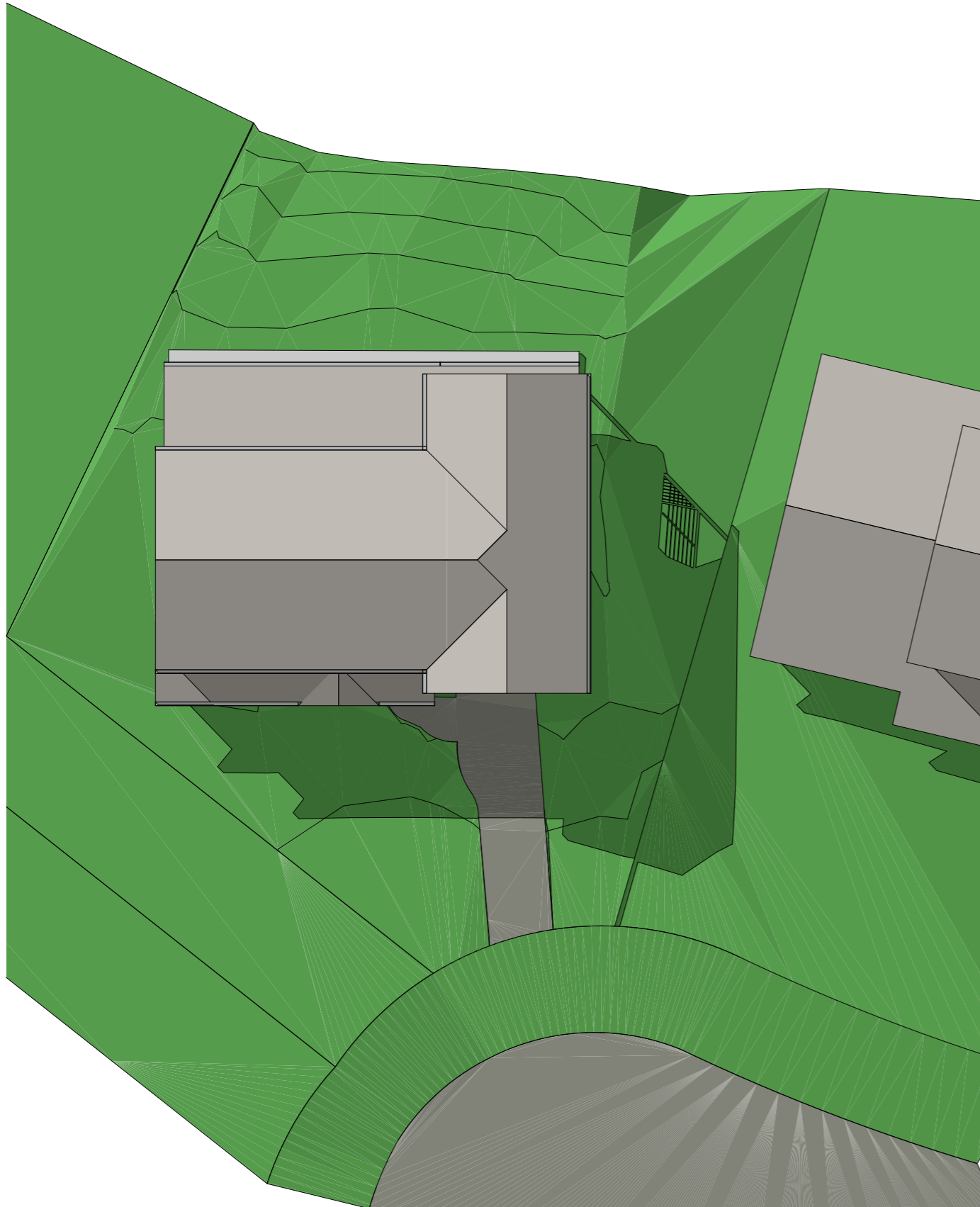




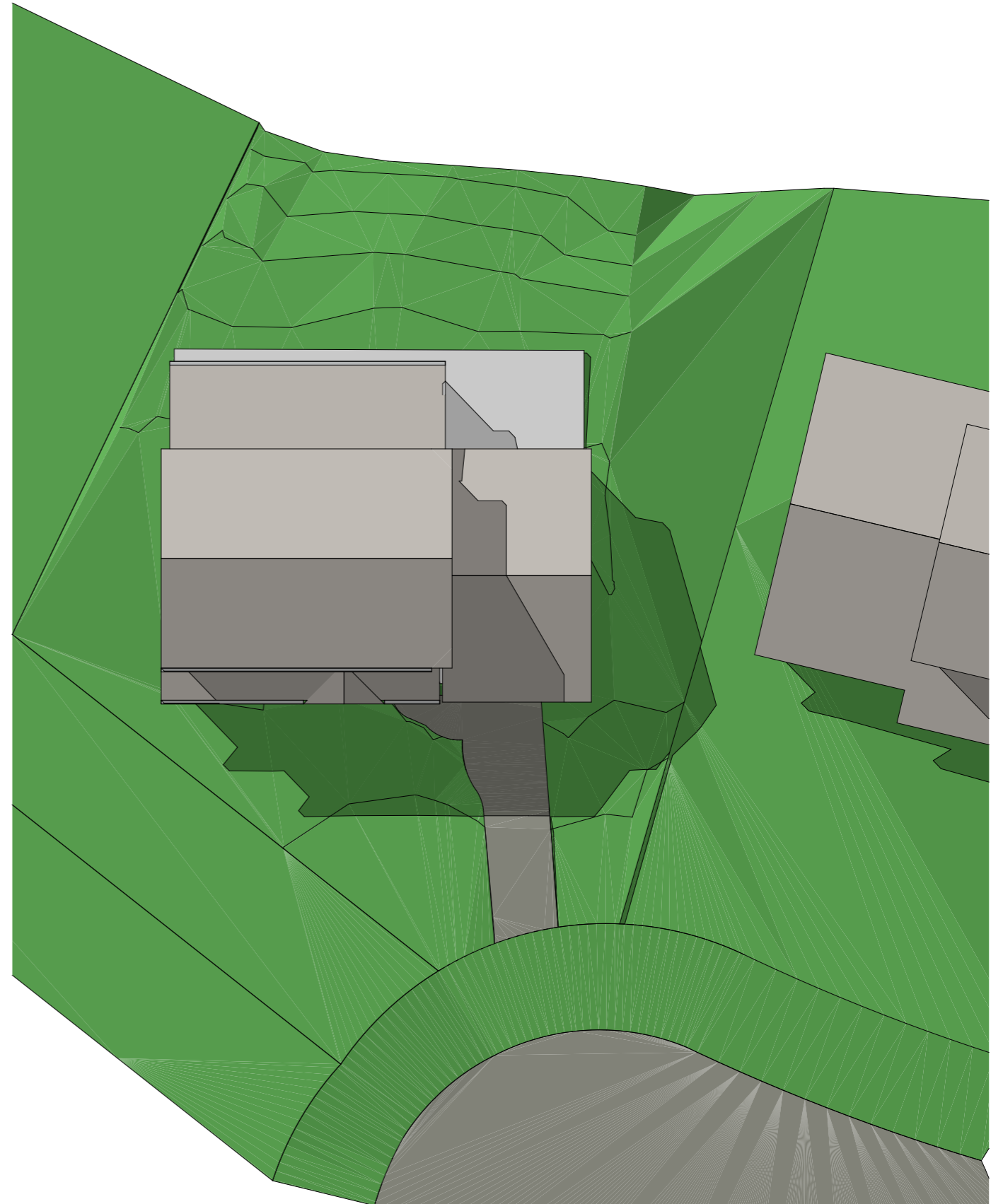
PROPOSED SHADOW DIAGRAM



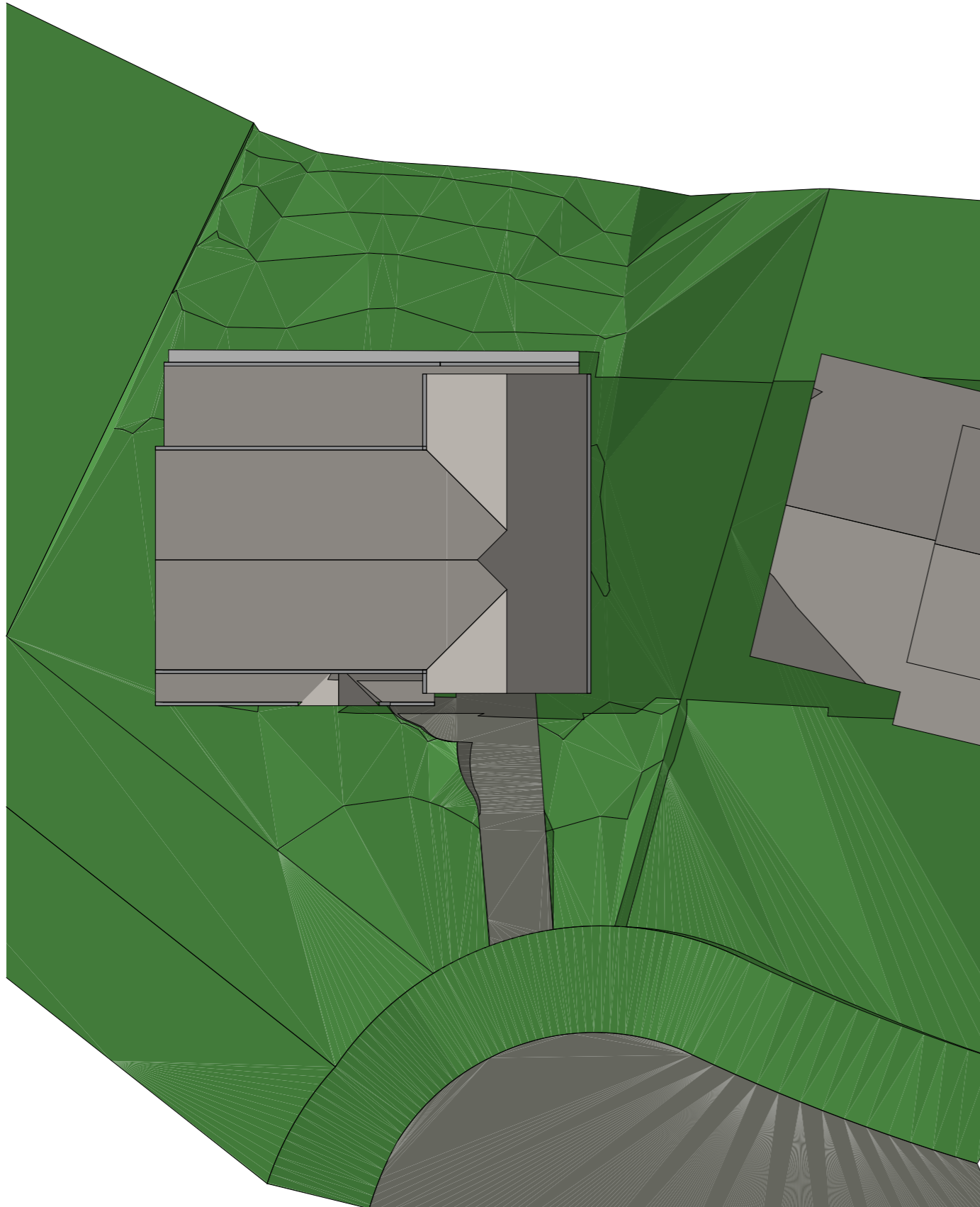
EXISTING SHADOW DIAGRAM



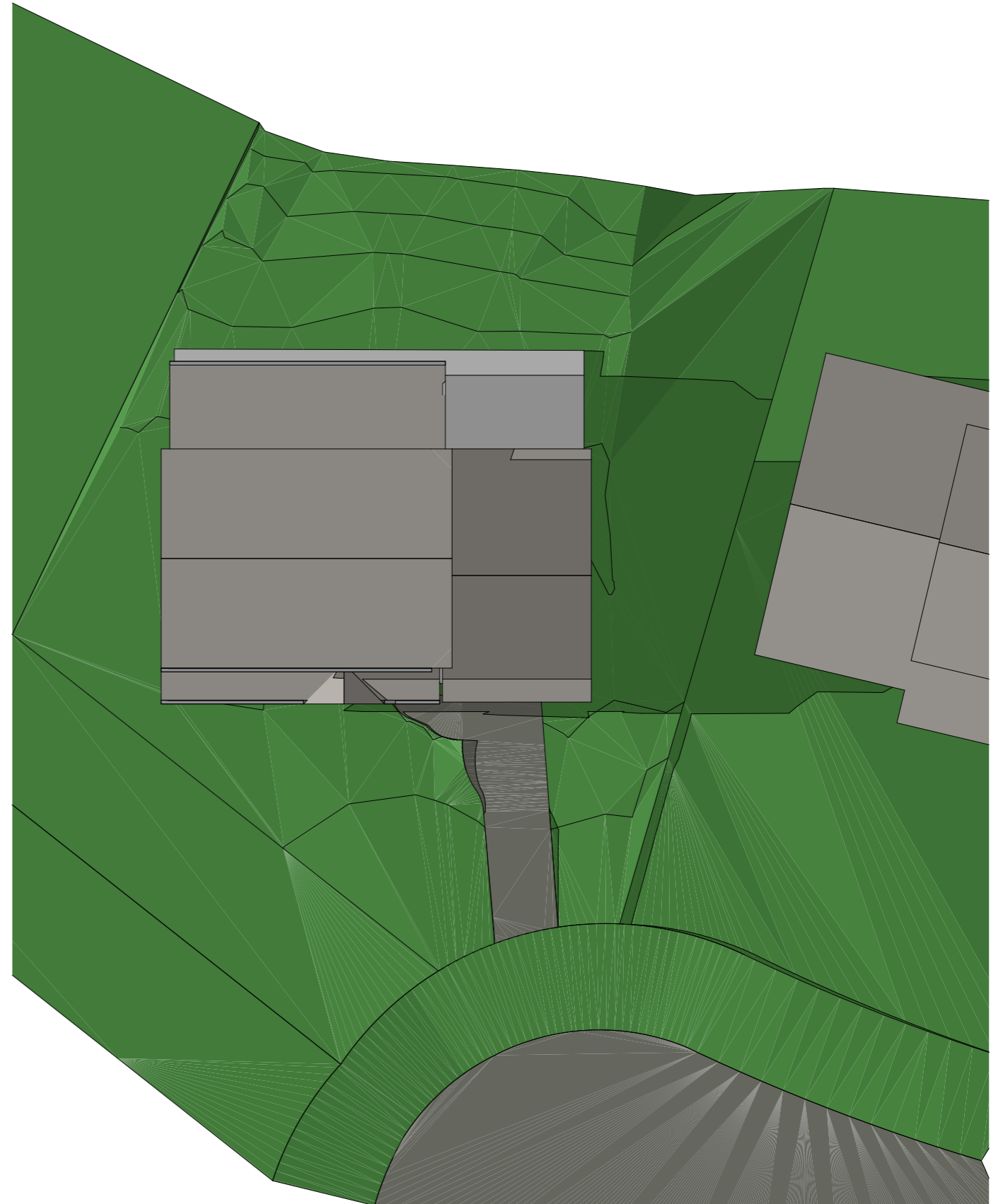
PROPOSED SHADOW DIAGRAM



EXISTING SHADOW DIAGRAM



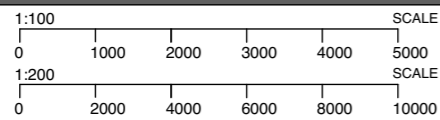
PROPOSED SHADOW DIAGRAM



EXISTING SHADOW DIAGRAM



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Mob +61 412 995 480



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AMENDMENTS
A ORIGINAL ISSUE

07.09.19

DRAWING NAME

SHADOW DIAGRAMS - 21 JUNE , 3pm

DEVELOPMENT APPLICATION

PROJECT

ALTERATIONS & ADDITIONS

DATE 07.09.19 SCALE 1:200

PROJ. ADDRESS

9 POATE PLACE, DAVIDSON, 2085

CLIENT NIGEL & EMMA WATTS

PROJ. CODE

POA9

DWG NO. **DA19** REV **A**



