

Location Map



Front Perspective



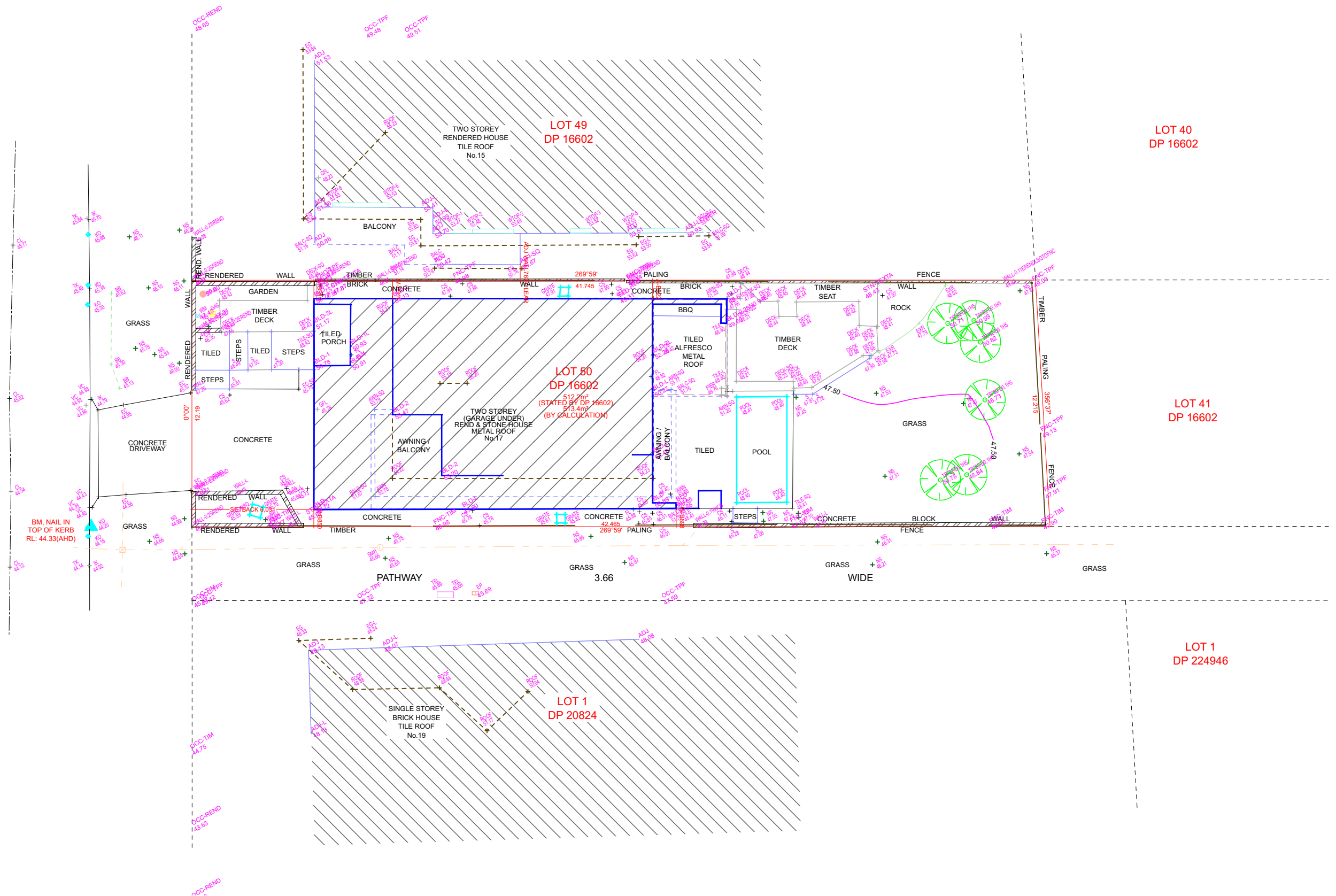
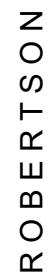
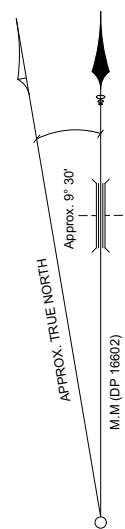
PO Box 394, Forestville NSW 2087 W: [www.creativehomeplans.com.au](http://www.creativehomeplans.com.au)  
M: 0402 451 119 E: [shane@creativehomeplans.com.au](mailto:shane@creativehomeplans.com.au)

Additions and Alterations  
for Mr Andrew Gill

17 Robertson Road, North Curl Curl NSW 2099 Australia

Drawing List	
Dwg No.	Description
DA01	Cover Page
DA02	Survey Plan
DA03	Site/Roof Plan
DA04	Site Analysis Plan
DA05	Waste & Sediment Control Plan
DA06	Stormwater Management Plan
DA07	Landscape Open Space Plan
DA08	Existing Lower Ground Floor
DA09	Existing Ground Floor Plan
DA10	Existing First Floor Plan
DA11	Demolition Plan First Floor
DA12	New First Floor
DA13	Elevations 1
DA14	Elevations 2
DA15	Sections
DA16	Shadow Diagrams June 21st 9am
DA17	Shadow Diagrams June 21st 12pm
DA18	Shadow Diagrams June 21st 3pm
DA19	Colours & Finishes Schedule
DA20	Basix Certificate
DA21	Window & Door Schedule
DA22	Perspective 1

NOTE: This Survey Copy Is Not to Scale, Please See Original A1 Survey Copy Attached To This Application

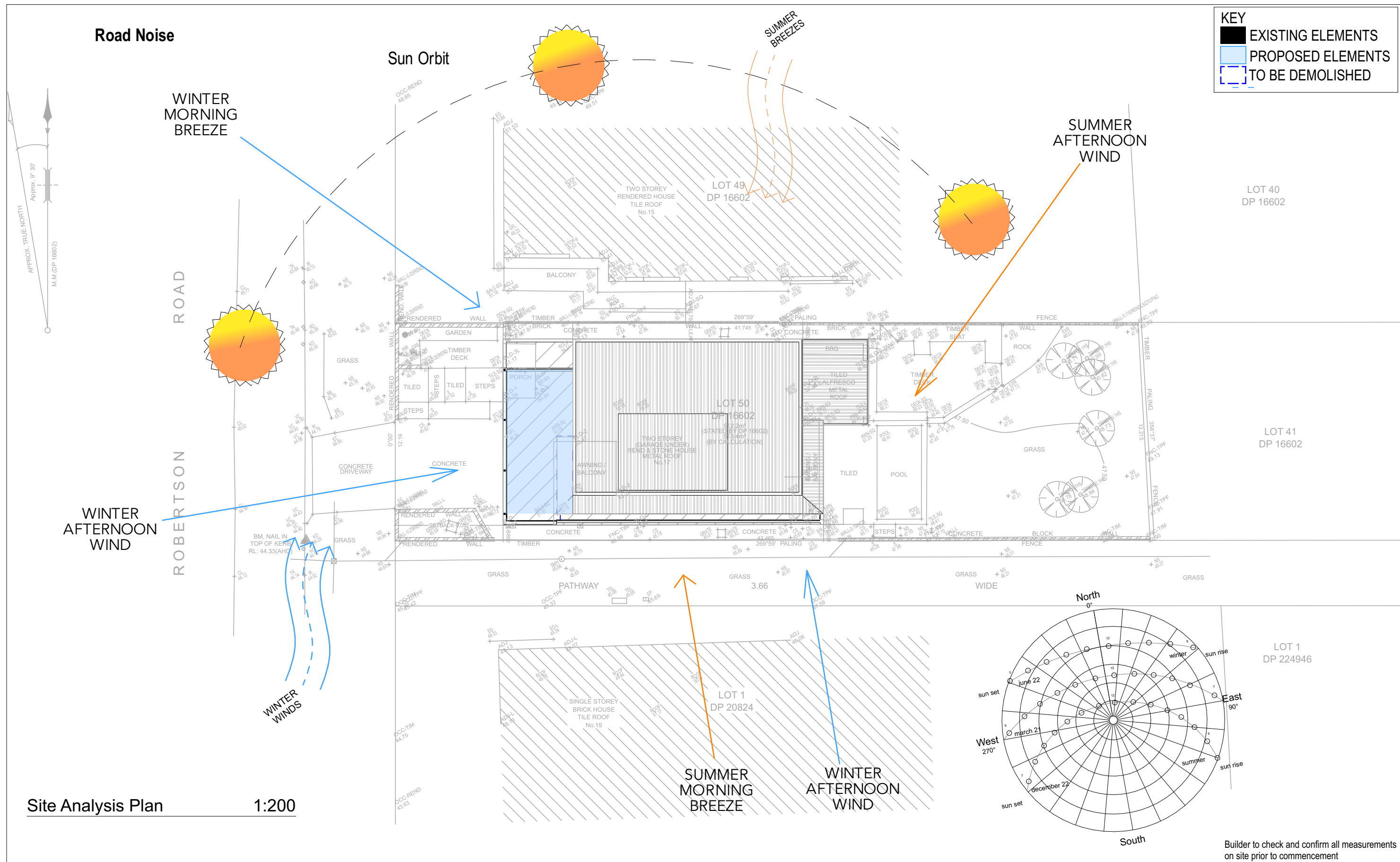



## Survey

1:200





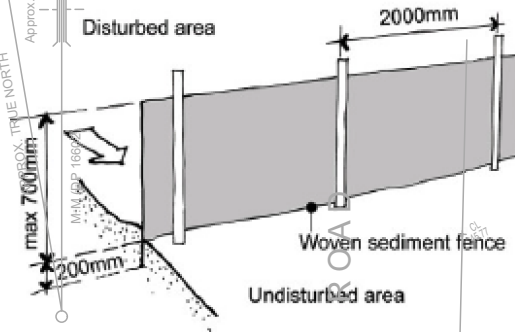


	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North	Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602	Drawing Title Site Analysis Plan				
Start	01/10/2022	Additions and Alterations	GR	SR						Client Mr Andrew Gill				
Issue A	07/12/2022	Additions and Alterations	GR	SR						Scale A3	1:200	Status	DA	Job No. 22001
Issue B	09/03/2021	Additions and Alterations	GR	SR						Drawing No. DA04				
										Issue Date 09/03/2023				
										Issue No. B				

WASTE CONTROL & SEDIMENT CONTROL NOTES

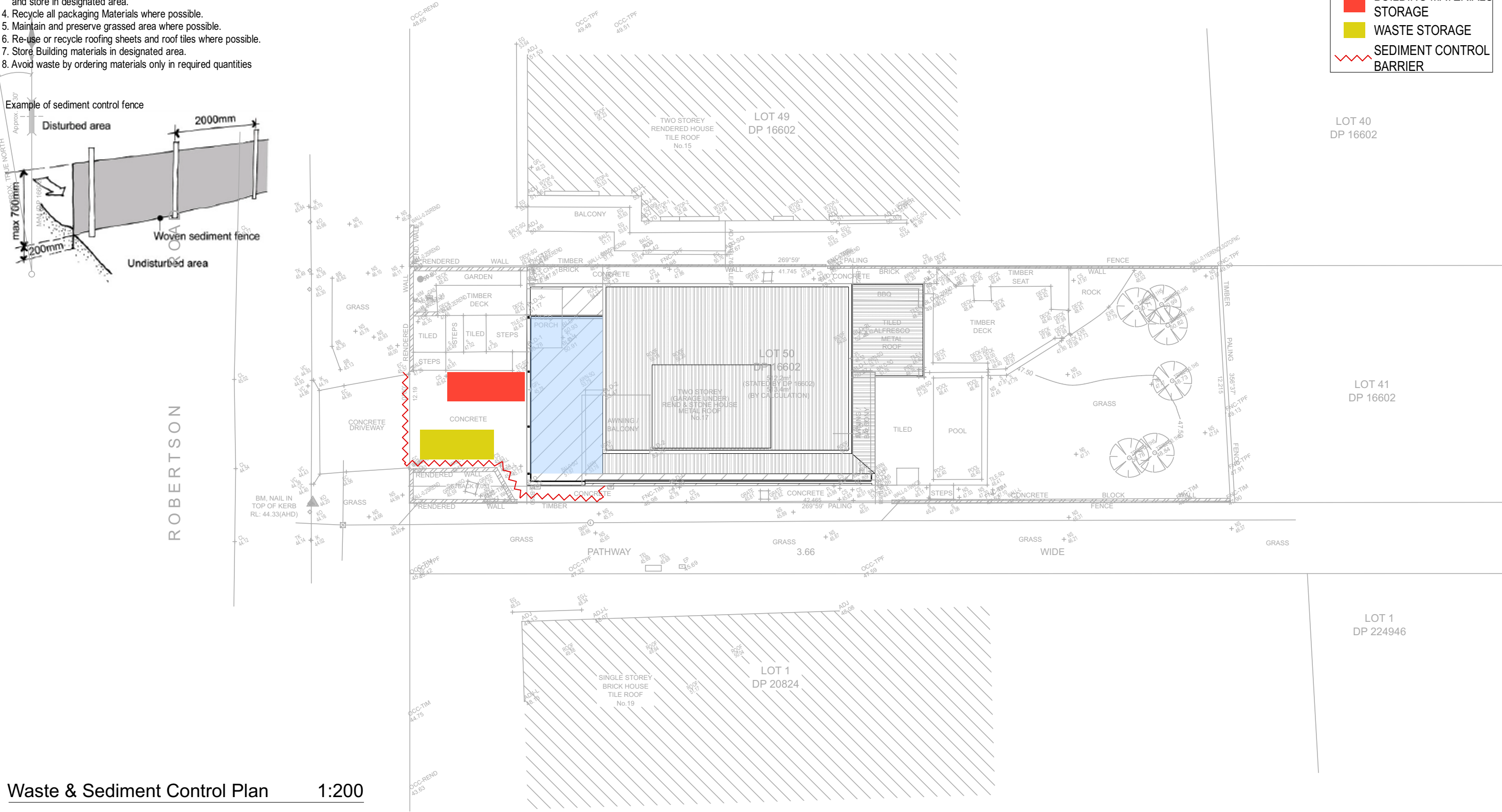
1. Install sediment barrier as shown on drawings.
2. Clean and clear footpath and roadway as required.
3. Separate building waste into separate litter traps when possible and store in designated area.
4. Recycle all packaging Materials where possible.
5. Maintain and preserve grassed area where possible.
6. Re-use or recycle roofing sheets and roof tiles where possible.
7. Store Building materials in designated area.
8. Avoid waste by ordering materials only in required quantities

Example of sediment control fence



KEY

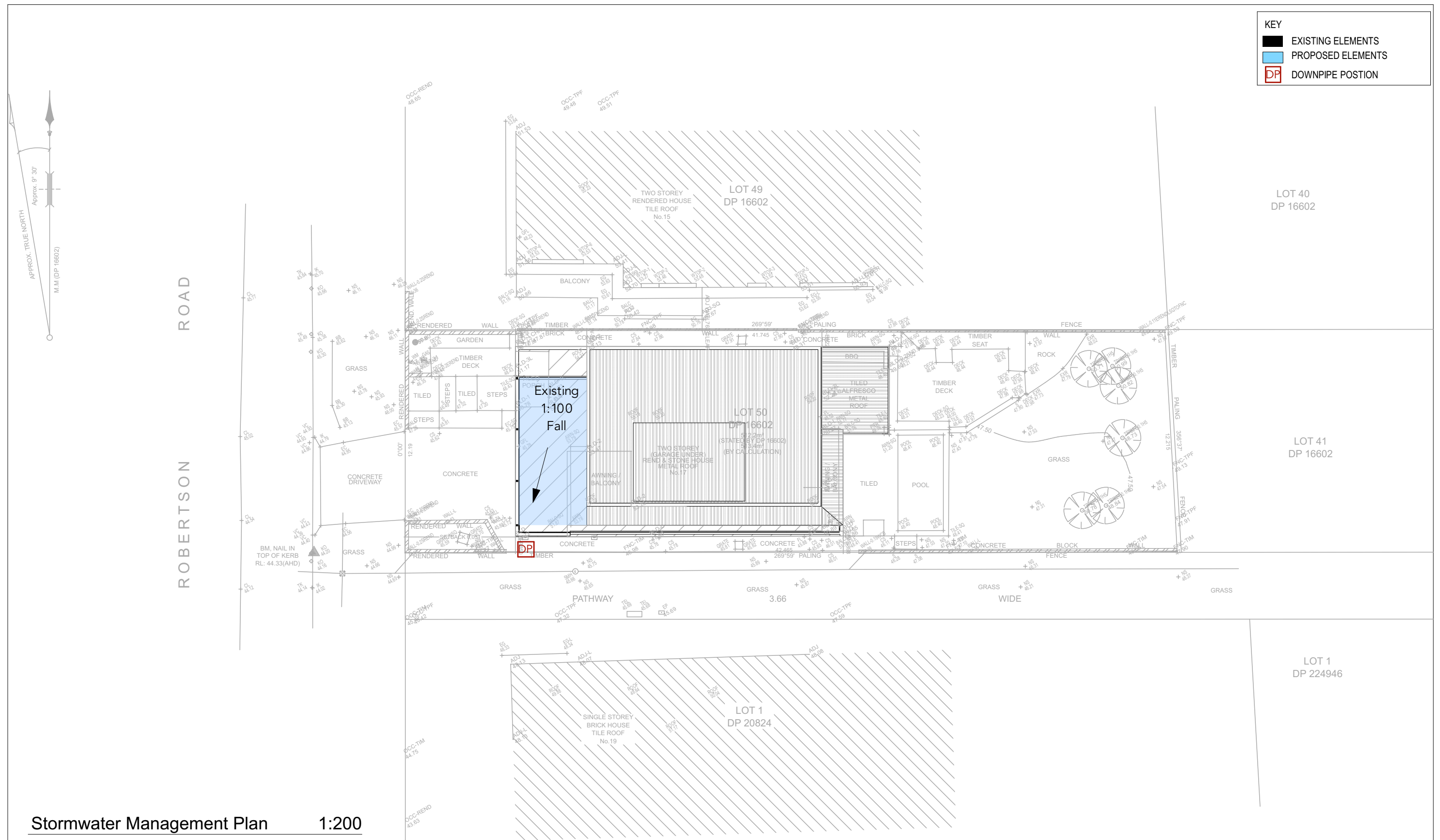
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- BUILDING MATERIALS STORAGE
- WASTE STORAGE
- SEDIMENT CONTROL BARRIER





Waste & Sediment Control Plan 1:200

Builder to check and confirm all measurements on site prior to commencement



	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602		Drawing Title Waste & Sediment Control Plan				
Start	01/10/2022	Additions and Alterations	GR	SR							Scale A3 1:200		Client Mr Andrew Gill		
Issue A	07/12/2022	Additions and Alterations	GR	SR							Status DA	Job No. 22001	Drawing No. DA05	Issue Date 09/03/2023	Issue No. B
Issue B	09/03/2021	Additions and Alterations	GR	SR											



Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	<p>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and contours subject to survey.</p>	<p>Creative Homeplans PO Box 394, Forestville NSW 2087</p> <p>m: 0402451119 w: <a href="http://www.creativehomeplans.com.au">www.creativehomeplans.com.au</a> e: <a href="mailto:shane@creativehomeplans.com.au">shane@creativehomeplans.com.au</a></p>		<p>North</p> 	<p>Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia</p> <p>Lot 50 IN DP 16602</p>	Drawing Title				
Start	01/10/2022	Additions and Alterations	GR	SR						Stormwater Management Plan				
Issue A	07/12/2022	Additions and Alterations	GR	SR						Scale A3 1:200		Client Mr Andrew Gill		
Issue B	09/03/2021	Additions and Alterations	GR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	22001	DA06	09/03/2023	B

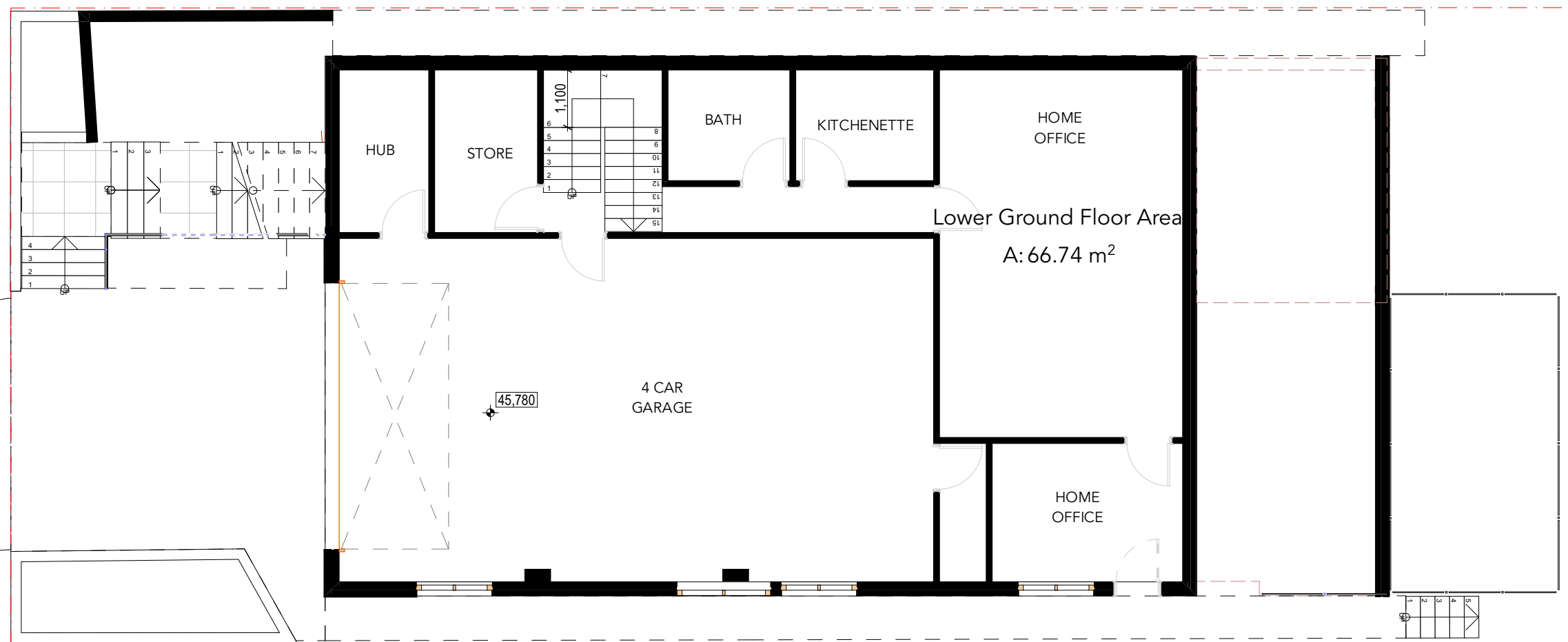


	Date	Description	Drawn By	Approved By	<p>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and contours subject to survey.</p>	<p>Creative Homeplans PO Box 394, Forestville NSW 2087</p> <p>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</p>		<p>North</p> 	<p>Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia</p> <p>Lot 50 IN DP 16602</p>	Drawing Title						
Start	01/10/2022	Additions and Alterations	GR	SR						Scale A3 1:200		Client Mr Andrew Gill				
Issue A	07/12/2022	Additions and Alterations	GR	SR						Status		Job No.		Drawing No.	Issue Date	Issue No.
Issue B	09/03/2021	Additions and Alterations	GR	SR						DA		22001		DA07	09/03/2023	B





ROBERTSON ROAD

KEY  
EXISTING ELEMENTS



Existing Lower Ground Floor 1:100

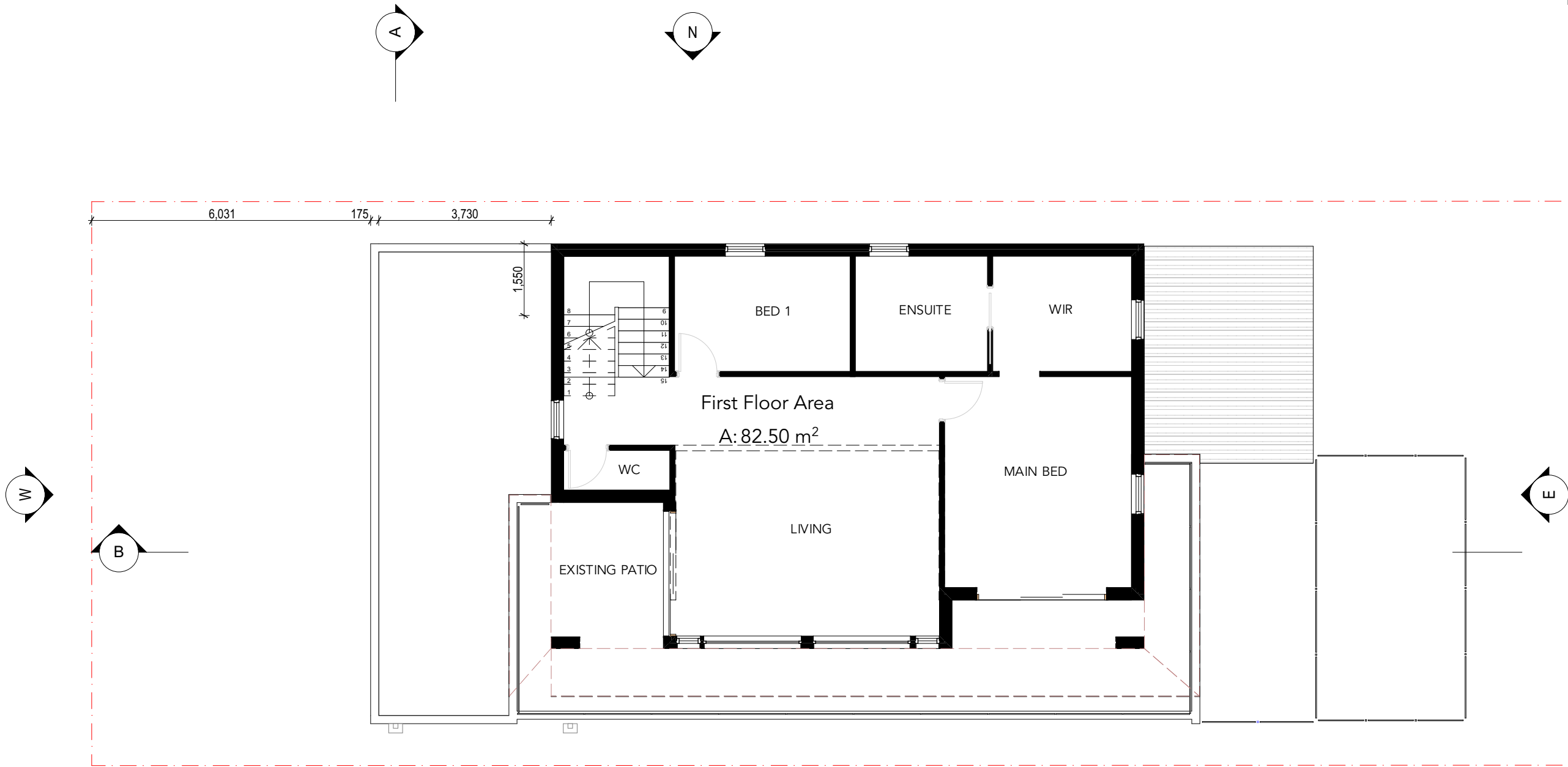
Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602	Drawing Title Existing Lower Ground Floor				
Start	01/10/2022	Additions and Alterations	GR	SR						Scale A3 1:100				
Issue A	07/12/2022	Additions and Alterations	GR	SR						Client Mr Andrew Gill				
Issue B	09/03/2021	Additions and Alterations	GR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	22001	DA08	09/03/2023	B





KEY  
EXISTING ELEMENTS



Existing First Floor Plan 1:100

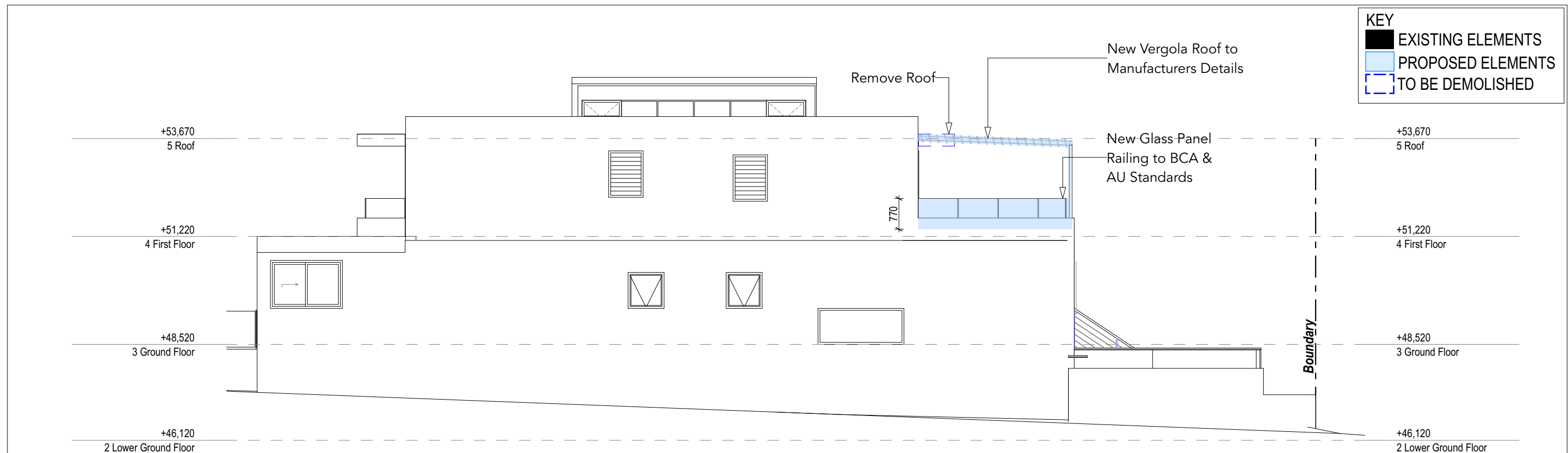
Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project		Drawing Title				
Start	01/10/2022	Additions and Alterations	GR	SR					Additions and Alterations		Existing First Floor Plan				
Issue A	07/12/2022	Additions and Alterations	GR	SR					17 Robertson Road, North Curl Curl		Scale A3	1:100	Client Mr Andrew Gill		
Issue B	09/03/2021	Additions and Alterations	GR	SR					NSW 2099 Australia		Status	Job No.	Drawing No.	Issue Date	Issue No.
									Lot 50 IN DP 16602		DA	22001	DA10	09/03/2023	B

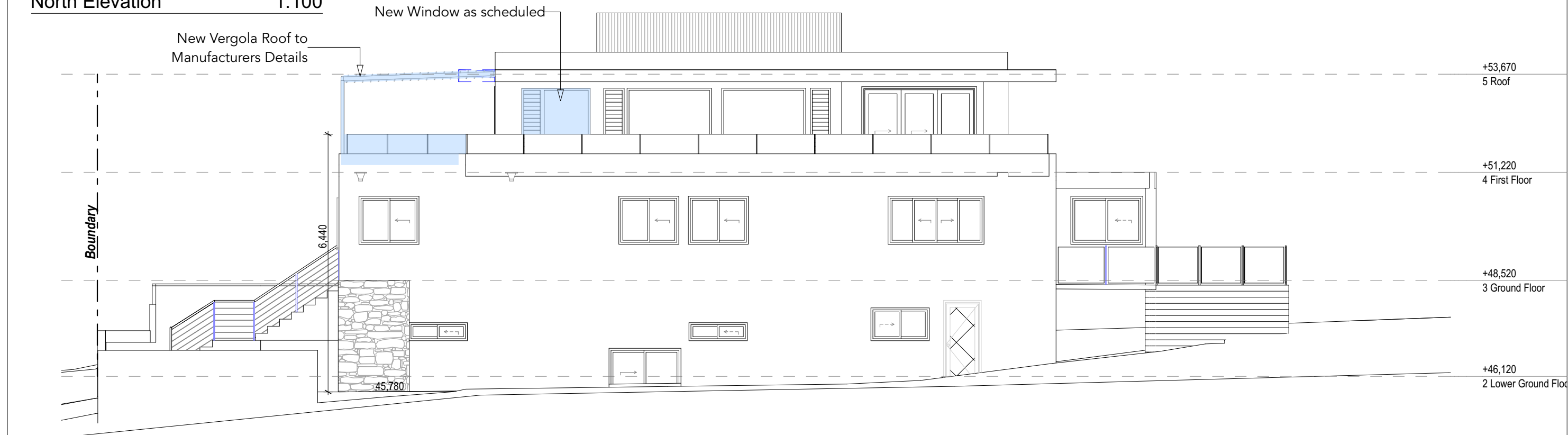








North Elevation 1:100



South Elevation 1:100

Builder to check and confirm all measurements on site prior to commencement

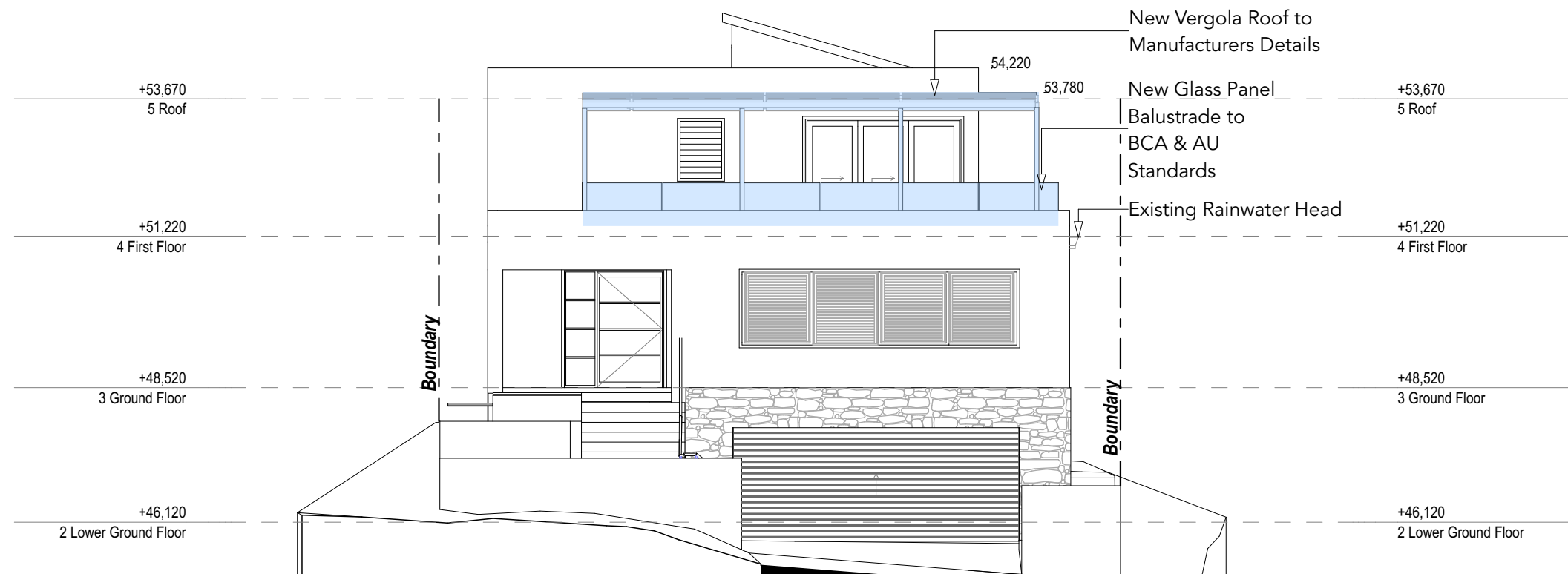
	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602	Drawing Title Elevations 1				
Start	01/10/2022	Additions and Alterations	GR	SR					Client Mr Andrew Gill				
Issue A	07/12/2022	Additions and Alterations	GR	SR					Scale A3	1:100	Drawing No. DA13		
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status DA	Job No. 22001	Issue Date 09/03/2023		
											Issue B		

KEY

EXISTING ELEMENTS

PROPOSED ELEMENTS

TO BE DEMOLISHED



West Elevation

1:100

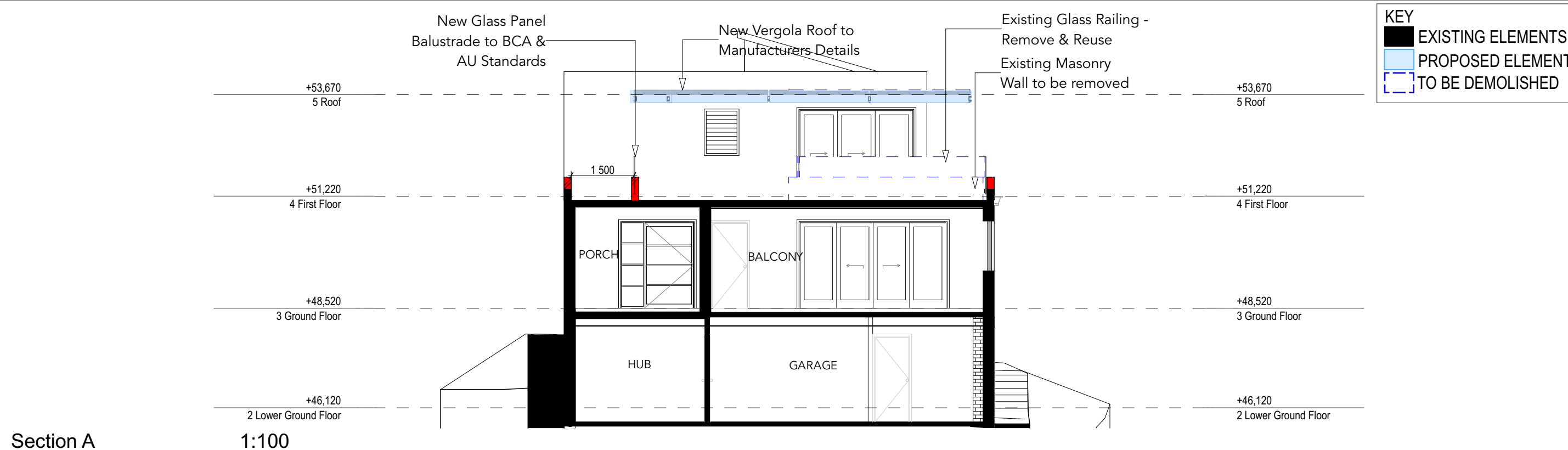


East Elevation

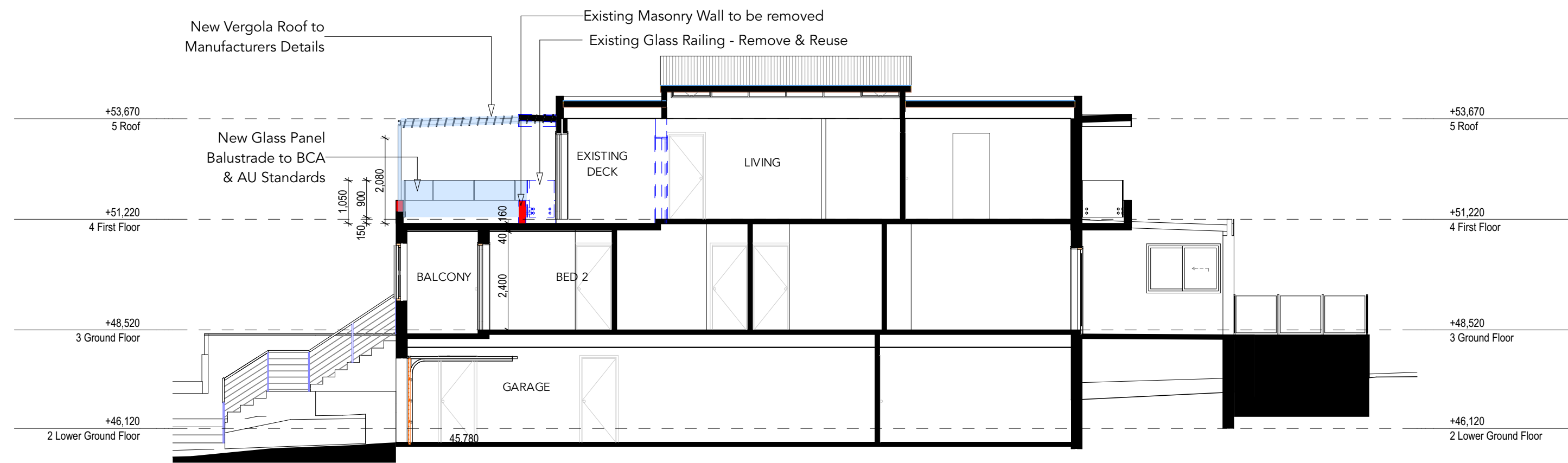
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Builder to check and confirm all measurements on site prior to commencement

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Start	01/10/2022	Additions and Alterations	GR	SR					Client Mr Andrew Gill				
Issue A	07/12/2022	Additions and Alterations	GR	SR					Scale A3	1:100	Drawing No. DA14		
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status DA	22001	Issue Date 09/03/2023		
											Issue B		




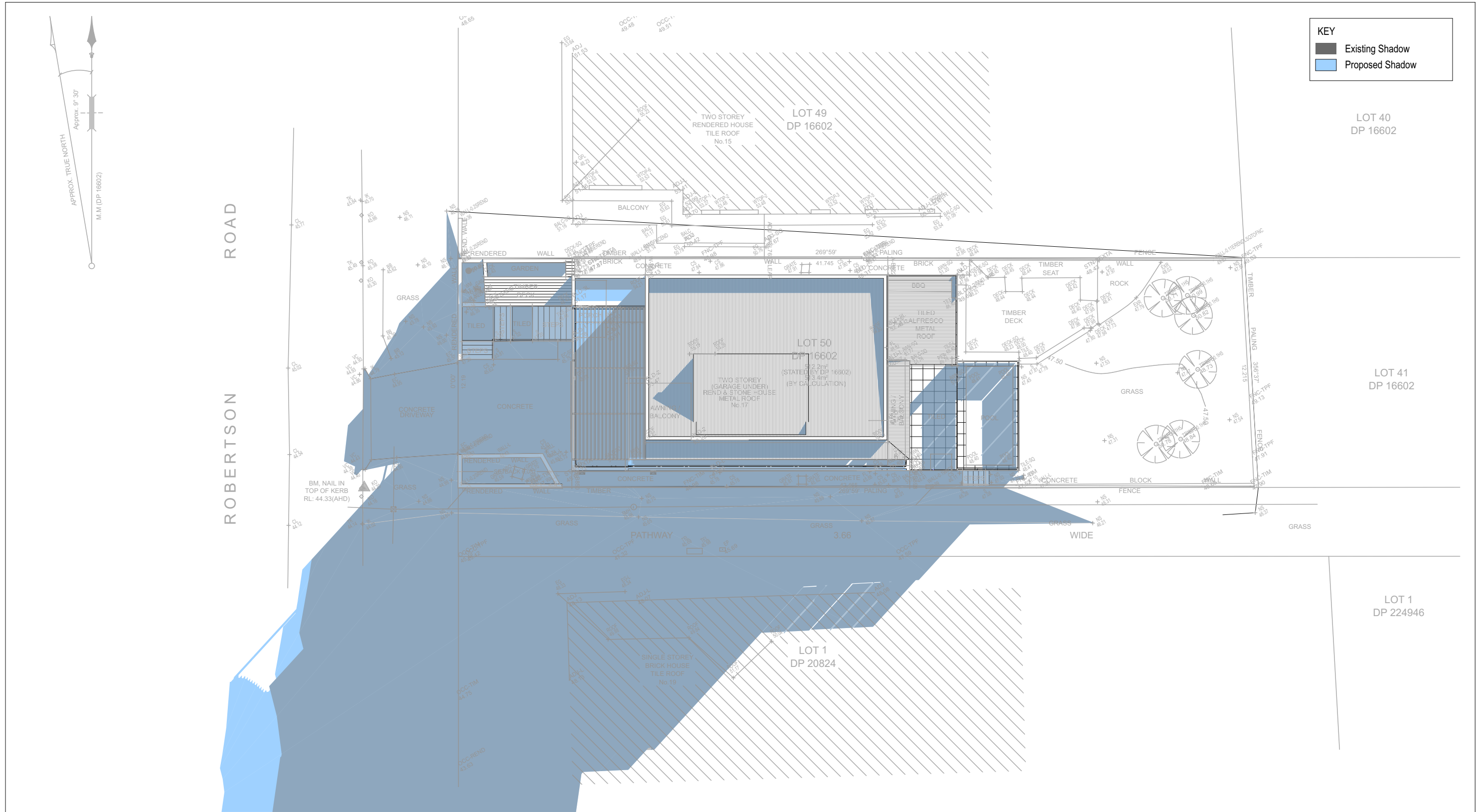
Section A 1:100



Section B 1:100

Builder to check and confirm all measurements on site prior to commencement

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Start	01/10/2022	Additions and Alterations	GR	SR					Sections					
Issue A	07/12/2022	Additions and Alterations	GR	SR					Scale A3		1:100	Client Mr Andrew Gill		
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status	Job No.	Drawing No.	Issue Date	Issue	
									DA	22001	DA15	09/03/2023	B	

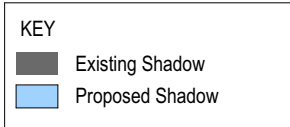




Shadow Diagrams June 21st 9am 1:200

Builder to check and confirm all measurements on site prior to commencement

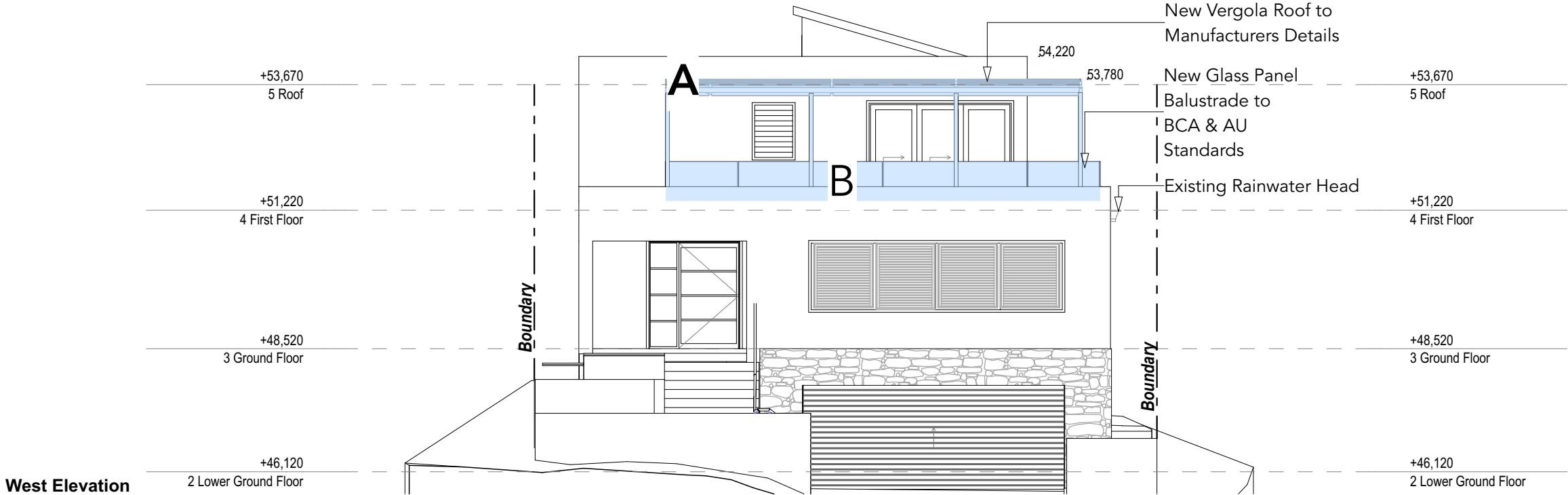
	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602	Drawing Title Shadow Diagrams June 21st 9am				
Start	01/10/2022	Additions and Alterations	GR	SR						Scale A3 1:200		Client Mr Andrew Gill		
Issue A	07/12/2022	Additions and Alterations	GR	SR						Status DA	Job No. 22001	Drawing No. DA16	Issue Date 09/03/2023	Issue No. B
Issue B	09/03/2021	Additions and Alterations	GR	SR										





	Date	Description	Drawn By	Approved By	<p>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and contours subject to survey.</p>	<p>Creative Homeplans PO Box 394, Forestville NSW 2087</p> <p>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</p>		<p>North</p> 	<p>Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia</p> <p>Lot 50 IN DP 16602</p>	Drawing Title					
Start	01/10/2022	Additions and Alterations	GR	SR						Shadow Diagrams June 21st 12pm					
Issue A	07/12/2022	Additions and Alterations	GR	SR						Scale A3	1:200	Client	Mr Andrew Gill		
Issue B	09/03/2021	Additions and Alterations	GR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.	
										DA	22001	DA17	09/03/2023	B	





NEW VERGOLA TO OWNER'S REQUIREMENTS



NEW GLASS PANEL BALUSTRADE TO OWNER'S REQUIREMENTS

Builder to check and confirm all measurements on site prior to commencement

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Start	01/10/2022	Additions and Alterations	GR	SR					Scale A3 2:1				
Issue A	07/12/2022	Additions and Alterations	GR	SR					Client Mr Andrew Gill				
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status DA				
									Job No. 22001				
									Drawing No. DA19				
									Issue Date 09/03/2023				
									Issue B				

**BASIX** Certificate  
Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Alterations and Additions

Certificate number: A484883

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 29, December 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Robertson Rd
Street address	17 Robertson Road North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16602
Lot number	50
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).

<b>Certificate Prepared by</b> (please complete before submitting to Council or PCA)
Name / Company Name: Creative Homeplans
ABN (if applicable): 69145888446

BASIX Certificate number: A484883

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 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.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
D1	W	5.88	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W1	S	2.52	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W2	S	1.07	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

Planning, Industry & Environment

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

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.



Planning, Industry & Environment

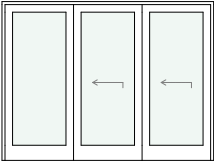
Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

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Start	01/10/2022	Additions and Alterations	GR	SR									
Issue A	07/12/2022	Additions and Alterations	GR	SR									
Issue B	09/03/2021	Additions and Alterations	GR	SR									
									Scale A3 1:2.28	Client Mr Andrew Gill			
									Status DA	Job No. 22001	Drawing No. DA20	Issue Date 09/03/2023	Issue B



Window List		
ID	W1	W2
Quantity	1	1
Window Type		
Window WxH Size	1,200×2,100	510×2,100
Head Height	2,100	2,100
Front Elevation		
W/D Opening Nominal Surface Area	2.52	1.07
Unit Dimensions	1,200×2,100	510×2,100

Door List	
ID	D1
Quantity	1
Door Type	
Door WxH Size	2,720×2,060
Wallhole WxH Size	2,800×2,100
Door Head Height	2,100
Front Elevation	
Nominal W/D Opening Surface Area on the Reveal Side	5.88


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Start	01/10/2022	Additions and Alterations	GR	SR					Window & Door Schedule				
Issue A	07/12/2022	Additions and Alterations	GR	SR					Scale A3		Client Mr Andrew Gill		
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status DA	Job No. 22001	Drawing No. DA21	Issue Date 09/03/2023	Issue B



Perspective

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 17 Robertson Road, North Curl Curl NSW 2099 Australia  Lot 50 IN DP 16602	Drawing Title				
Start	01/10/2022	Additions and Alterations	GR	SR					Perspective 1				
Issue A	07/12/2022	Additions and Alterations	GR	SR					Client Mr Andrew Gill				
Issue B	09/03/2021	Additions and Alterations	GR	SR					Status DA Job No. 22001 Drawing No. DA22 Issue Date 09/03/2023 Issue B				