ALTERATIONS AND ADDITIONS 21 GURNEY CRESCENT, SEAFORTH NSW

Project Number: 2876

Date:

21/04/2021

Client:

JAMES AND FABIOLA WEALLEANS

SHEET N°	SHEET NAME
A0.01	COVER SHEET
A1.01	SITE PLAN
A1.03	PROPOSED DEMOLISHING_GROUND FLOOR
A1.04	GROUND FLOOR PLAN
A1.05	LOWER GROUND FLOOR PLANS
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ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196 D FINAL DESIGN 11/12/2020 Е DA ISSUE 21/04/2021

DRAWING TITLE	SITE PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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FOLLINAIN	a: 38-40 PARRAMATTA ROAD SUMMER HILL 2130 NSW				ALTERATIONS AND ADDITIONS
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ABN 26160232824 Nominated Architect: Alexander Chougam ARN: 7196	E	DA ISSUE	21/04/2021	Australian Standards, legislat	ion,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements.
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ABN 26160232824 Nominated Architect: Alexander Chougam ARN: 7196	E	FINAL DESIGN	01/03/2021		on,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements.	
Abiv 20100232824 Nominiated Architect. Alexander Chougani Akiv. 7190	F	DA ISSUE	21/04/2021	This set of drawings does not include all possible construction details and the builder is required to complete the desi is not available. Please contact the architect in case of doubt.		



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NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ) OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION REQUIREMENTS OF PBP SECTION 7.5 NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH AS1530.8.2 WHEN TESTED FROM OUTSIDE

GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO

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ROOF PLAN



Alterations and Additions

Certificate number: A414030

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



Certificate Prepare	ed by (please complete before submitting to Council or PCA
Name / Company Name	e: CVMA Architects
ABN (if applicable): 080	0668211

Project address

Project name

Street address

Lot number

Project type Project type Dwelling type Type of alterati addition

Section numb

Local Government Area

Plan type and number

Type of alteration and addition

project

of

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Secretary Date of issue: Thursday, 22, April 2021 To be valid, this certificate must be lodged within 3 months of the date of issue.



Certificate Prepared	${f by}$ (please complete before submitting to Council or PCA)
lame / Company Name: C	CVMA Architects
BN (if applicable): 08066	8211

Alterations and Additions at No21 Gurney Cr Seaforth

My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

21 Gurney Crescent Seaforth 2092

Northern Beaches Council

Separate dwelling house

Deposited Plan 11214

16

BASIX Certificate number: A414030

lazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table belo 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 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 SHG must be calculated in accordance with National Fenestration Rating Council (NFC) conditions. The description is provided for informati 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 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.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door Orien no.			f Overshadowing		Shading device	Frame and glass type
		glass inc. frame (m2)	Height (m)	Distance (m)		
W1	N	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)
W2	N	3.81	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)
W3	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)
W4	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)

how on Show on Certifier

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page 6 / 7 BASIX Certificate number: A414030

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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.		~	\checkmark
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.		~	

BASIX Certificate number: A414030					page 3 / 7
Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered the table below, except that a) additional insula is not required for parts of altered construction	tion is not required where the area of new cons) in accordance with the specifications listed in truction is less than 2m2, b) insulation specified	~	~	~
Construction	Additional insulation required (R-value)	Other specifications			
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.76 (up), roof: foil/sarking	light (solar absorptance < 0.475)			

2/7	BASIX Certificate number: A414030

page 1 / 7

								specs
Window / door	Orientation	Area of	Oversha	adowing	Shading device	Frame and glass type		
		glass inc. frame (m2)	Height (m)	Distance (m)				
W18	N	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
The following re	equirements hay either ma	must also atch the de	be satisfi escription	ied in relatio	the specifications listed in the tabl n to each skylight: U-value and a Solar Heat Gain Co	e delow.	V	~ ~
Skylight numbe	<u> </u>	glazing	Shading	g device	Frame a	nd glass type		
S1	1.1		no shad	ling		w-E internal/argon fill/clear external, (or 2.5, SHGC: 0.456)		
S2	1.1		no shad	ling		w-E internal/argon fill/clear external, (or 2.5, SHGC: 0.456)		
(

	DA Plans	CC/CDC Plans & specs	Check		Glazing req	ull
Frame and glass type					Window / doo no.	r
standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)					W5 W6	+
elow.	\checkmark	\checkmark	\checkmark		D7	
		~	~		W8	
cient (SHGC) no greater than that listed in		~	~		W9	
					W10	
plass type					W11	
internal/argon fill/clear external, (or , SHGC: 0.456)					W12	1
E internal/argon fill/clear external, (or , SHGC: 0.456)					W13	
E internal/argon fill/clear external, (or , SHGC: 0.456)					D14	
				1	W15	
					W16	1
					W17	-



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Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.1	no shading	timber, Iow-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	1.1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	1.1	no shading	timber, Iow-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

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			page 4 / 7
	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
w.	\checkmark	\checkmark	~
		~	~
must GCs tion		~	~
00 mm	\checkmark	\checkmark	~
		~	~
		~	~
also		\checkmark	~
w-e,			

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Show on Show on DA Plans CC/CDC Plans & specs Frame and glass type eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low (U-value: 5.7, SHGC: 0.47) bla/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) eave/verandah/p >=450 mm 10.88 0 0 a/balcony standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47) eave/verandah/ >=750 mm 4.3 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e >=600 mm (U-value: 5.7, SHGC: 0.47) eave/verandah/pergola/balcony >=900 mm (U-value: 5.7, SHGC: 0.47) 1.35 0 0 external louvre/blind (adjustable) standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) 3.78 0 0 external louvre/blind (adjustable) (U-value: 5.7, SHGC: 0.47) (U-value: 5.7, SHGC: 0.47) 0 0 eave/verandah/pergola/balcony >=900 mm (U-value: 5.7, SHGC: 0.47) 0 0 Standard aluminium, single pyrolytic low-e, –=900 mm (U-value: 5.7, SHGC: 0.47) 0 0 5.28 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, >=900 mm (U-value: 5.7, SHGC: 0.47) 1.73 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, >=900 mm (U-value: 5.7, SHGC: 0.47) 8.82 0 0 eave/verandah/pergola/balcony standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) 3.78 0 0 eave/verandah/pergola/balcony >=900 mm (U-value: 5.7, SHGC: 0.47)

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n will	С	FINAL DESIGN	01/03/2021		ngs or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of
sponsible.	D	DA ISSUE	21/04/2021	drawing. Architectural drawing	d in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this s indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant
					n,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements.
RN: 7196				This set of drawings does not in is not available. Please contact	nclude all possible construction details and the builder is required to complete the design where the information the architect in case of doubt.

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WEST ELEVATION

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result in legal action against the person, parties or entity deemed to be responsible.		FINAL DESIGN	01/03/2021	work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the i drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with	
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PROJECT

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SHADOW DIAGRAM 21.06-3PM



SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

N°	BUILDING ELEMENT	FINISH	COLOUR	SAMPLE	1
1	METAL ROOF FACSIAS GUTTERS AND DOWNPIPES	COLORBOND	SHALE GREY (TO MATCH EXISTING)		2
2	WALLS	SCYON AXON CLADDING	DULUX CHINA WHITE		
3	WINDOW/ DOOR FRAMES LOUVRES	DULUX POWDER COATING	WHITE SATIN		
4	METAL AWNING AND WINDOW HOODS METAL FENCE SLATS	DULUX POWDER COATING	NOTRE DAME		

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result in legal action against the person, parties or entity deemed to be responsible. ABN 26160232824 Nominated Architect: Alexander Chougam ARN: 7196			drawing. Architectural drawing Australian Standards, legislati	gs indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ion,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. t include all possible construction details and the builder is required to complete the design where the information	
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	drawing. Architectural drawing Australian Standards, legislatic This set of drawings does not i is not available. Please contact	DRAWING NO	A6.01	REV: A	