

ALTERATIONS AND ADDITIONS

21 GURNEY CRESCENT, SEAFORTH NSW

Project Number: 2876

Date: 21/04/2021

Client: JAMES AND FABIOLA
WEALLEANS

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A1.03	PROPOSED DEMOLISHING_GROUND FLOOR
A1.04	GROUND FLOOR PLAN
A1.05	LOWER GROUND FLOOR PLANS
A1.06	LEVEL 1 FLOOR PLAN
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A4.01	SHADOW DIAGRAM 21.06-9AM
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DA ISSUE

REVISION A
21/04/2021

THE SITE FOREMAN

THE SITE FOREMAN (NSW) Pty Ltd
NOMINATED ARCHITECT: 7196

38-40 PARRAMATTA ROAD
SUMMER HILL



1 PLAN GROUND DEMOLISHING
A2.01 1 : 100

- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING

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ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196

ISSUE	REVISIONS	DATE
A	CONCEPT FOR REVIEW	15/09/2020
B	FINAL DESIGN	18/10/2020
C	FINAL DESIGN	19/11/2020
D	FINAL DESIGN	01/03/2021
E	DA ISSUE	21/04/2021

DRAWING TITLE PROPOSED DEMOLISHING_GROUND FLOOR

PROJECT ALTERATIONS AND ADDITIONS

ADDRESS 21 GURNEY CRESCENT, SEAFORTH NSW

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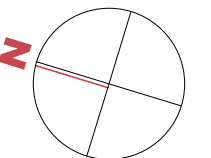
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SCALE 1 : 100@A3

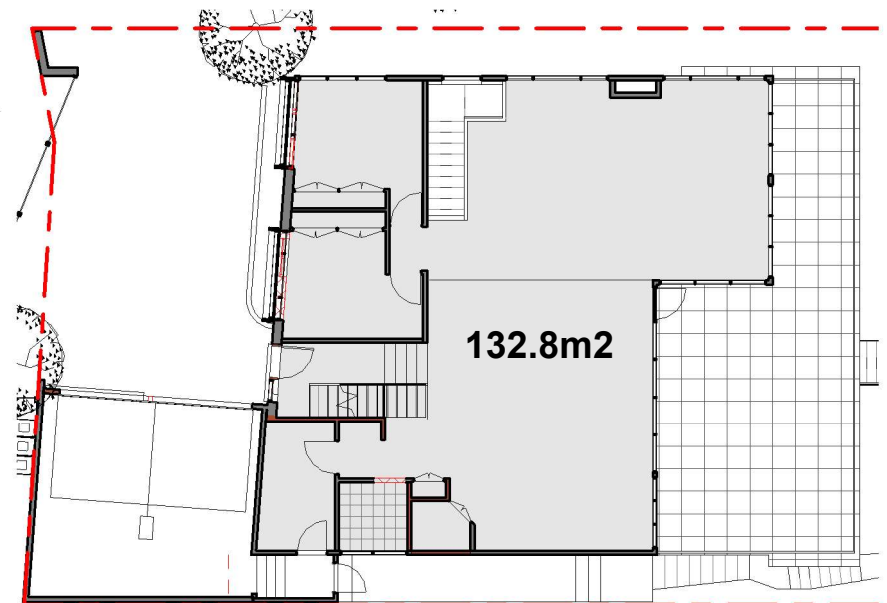
JOB NO 2876

DRAWING NO A1.03 REV: E





1 PLAN_GROUND
A2.01 1 : 100



2 PLAN_GROUND GFA
A2.01 1 : 200

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 AS3959-2018

- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING

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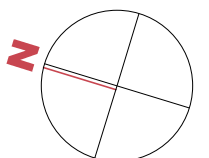
ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196

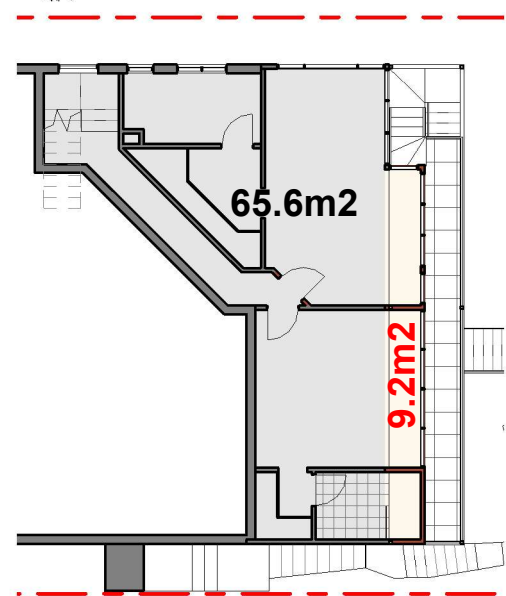
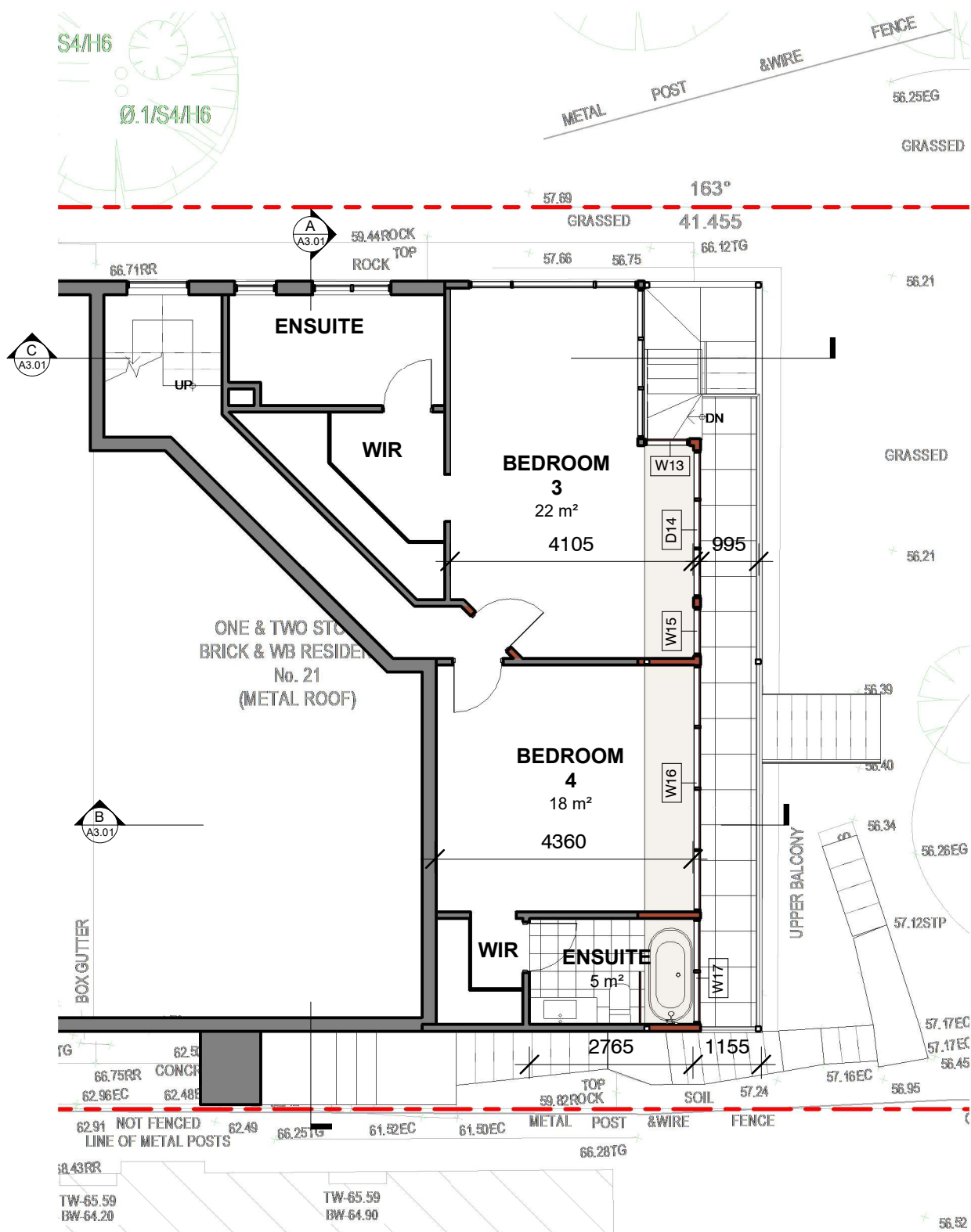
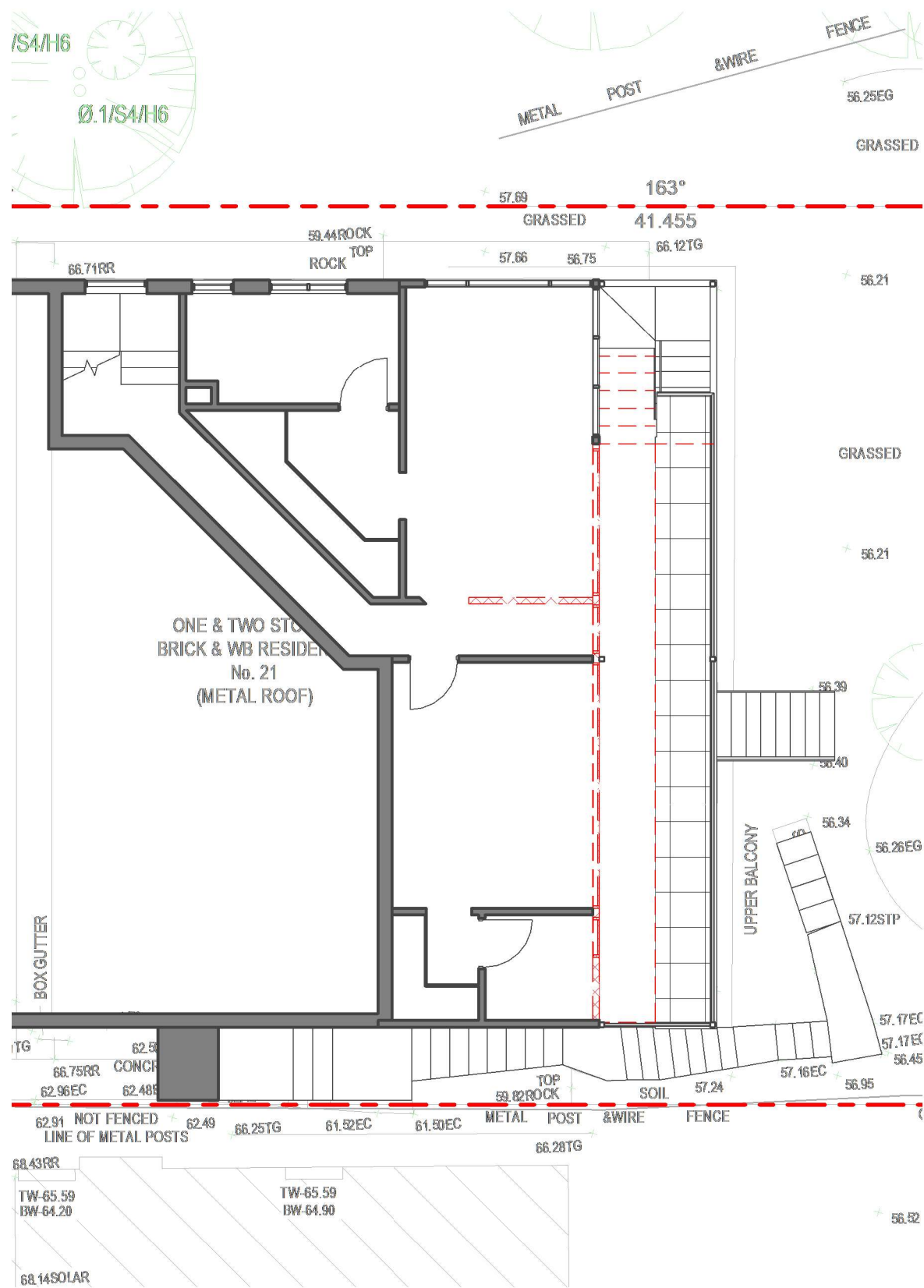
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G	DA ISSUE	08/07/2021

DRAWING TITLE GROUND FLOOR PLAN
PROJECT ALTERATIONS AND ADDITIONS
ADDRESS 21 GURNEY CRESCENT, SEAFORTH NSW

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JOB NO 2876
DRAWING NO A1.04 REV: G





- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING

1 PLAN LOWER GROUND DEMOLISHING
A2.01 1 : 100

2 PLAN LOWER GROUND
A2.01 1 : 100

3 PLAN LOWER GROUND GFA
A2.01 1 : 200

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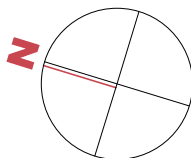
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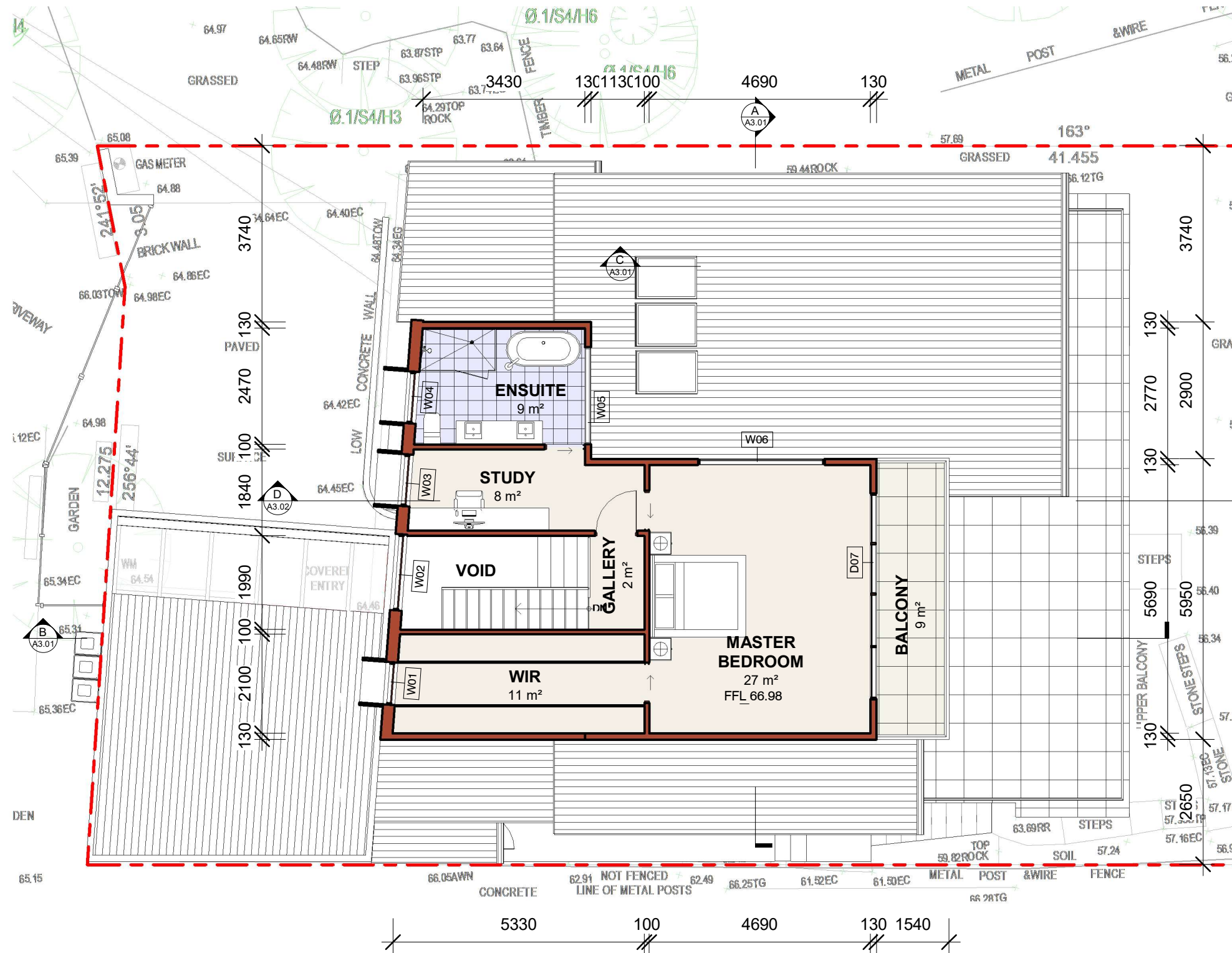
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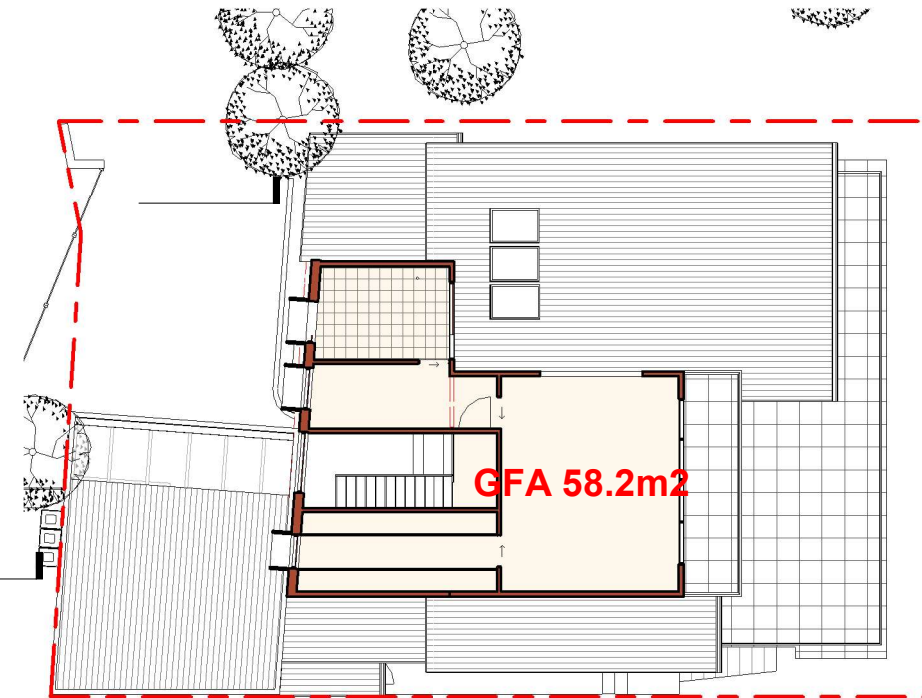
DRAWING TITLE	LOWER GROUND FLOOR PLANS
PROJECT	ALTERATIONS AND ADDITIONS
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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO	A1.05 REV: E





- EXISTING WALL
- NEW WALL
- PROPOSED ADDITION
- PROPOSED DEMOLISHING



2 PLAN LEVEL 1 GFA
1 : 200

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
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GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018

1 PLAN LEVEL 1
1 : 100

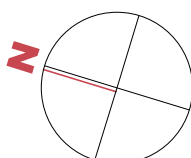
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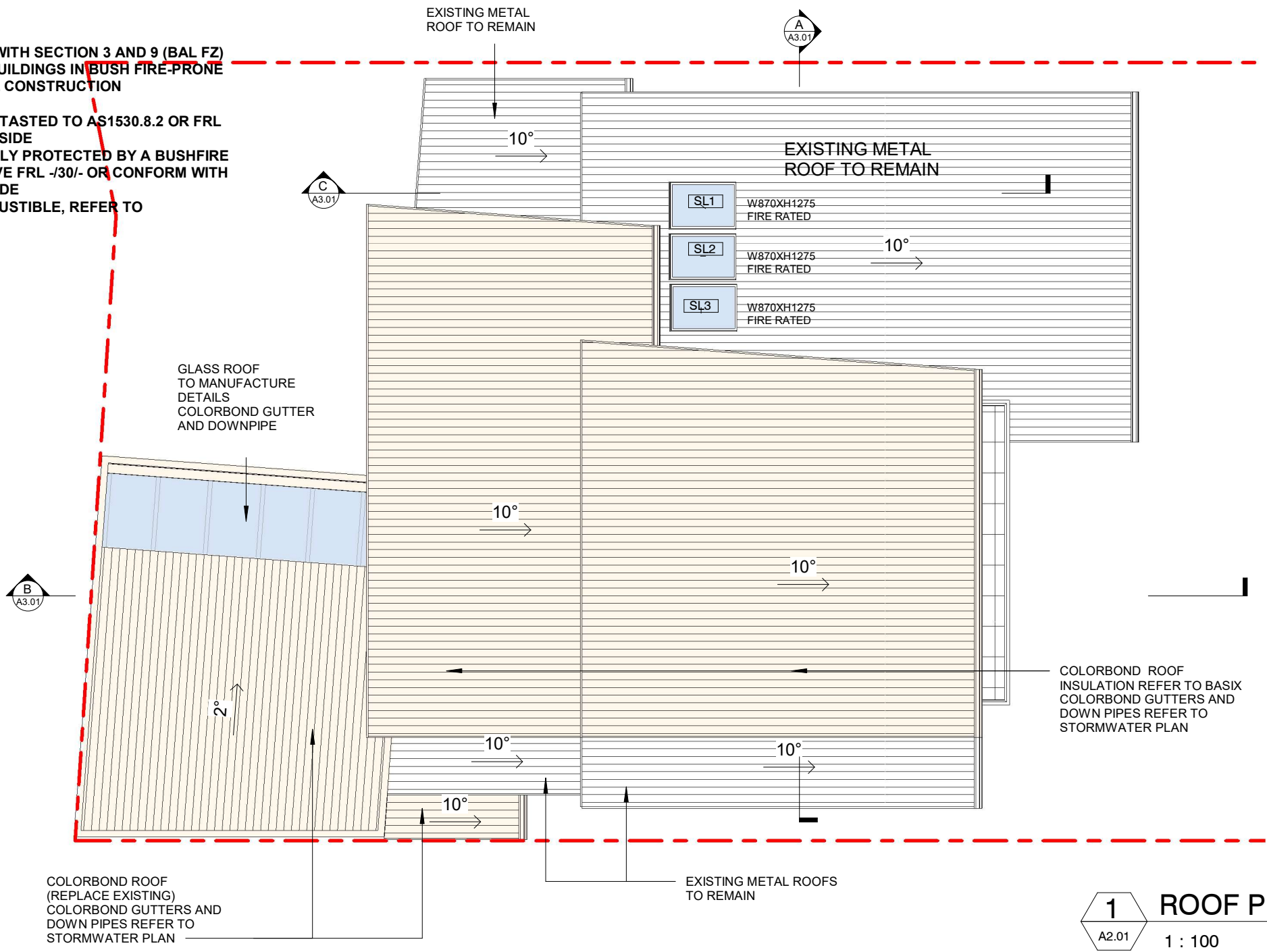
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G	DA ISSUE	08/07/2021

DRAWING TITLE	LEVEL 1 FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO	A1.06 REV: G



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
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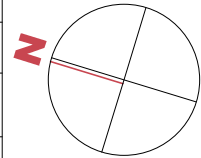
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DRAWING TITLE	ROOF PLAN
PROJECT	ALTERATIONS AND ADDITIONS
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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO	A1.07 REV: D



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

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



Description of project

Project address	
Project name	Alterations and Additions at No21 Gurney Cr Seaforth
Street address	21 Gurney Crescent Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 11214
Lot number	16
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: CVMA Architects
ABN (if applicable): 080668211

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.							✓	✓
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 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 Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	N	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	N	3.81	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

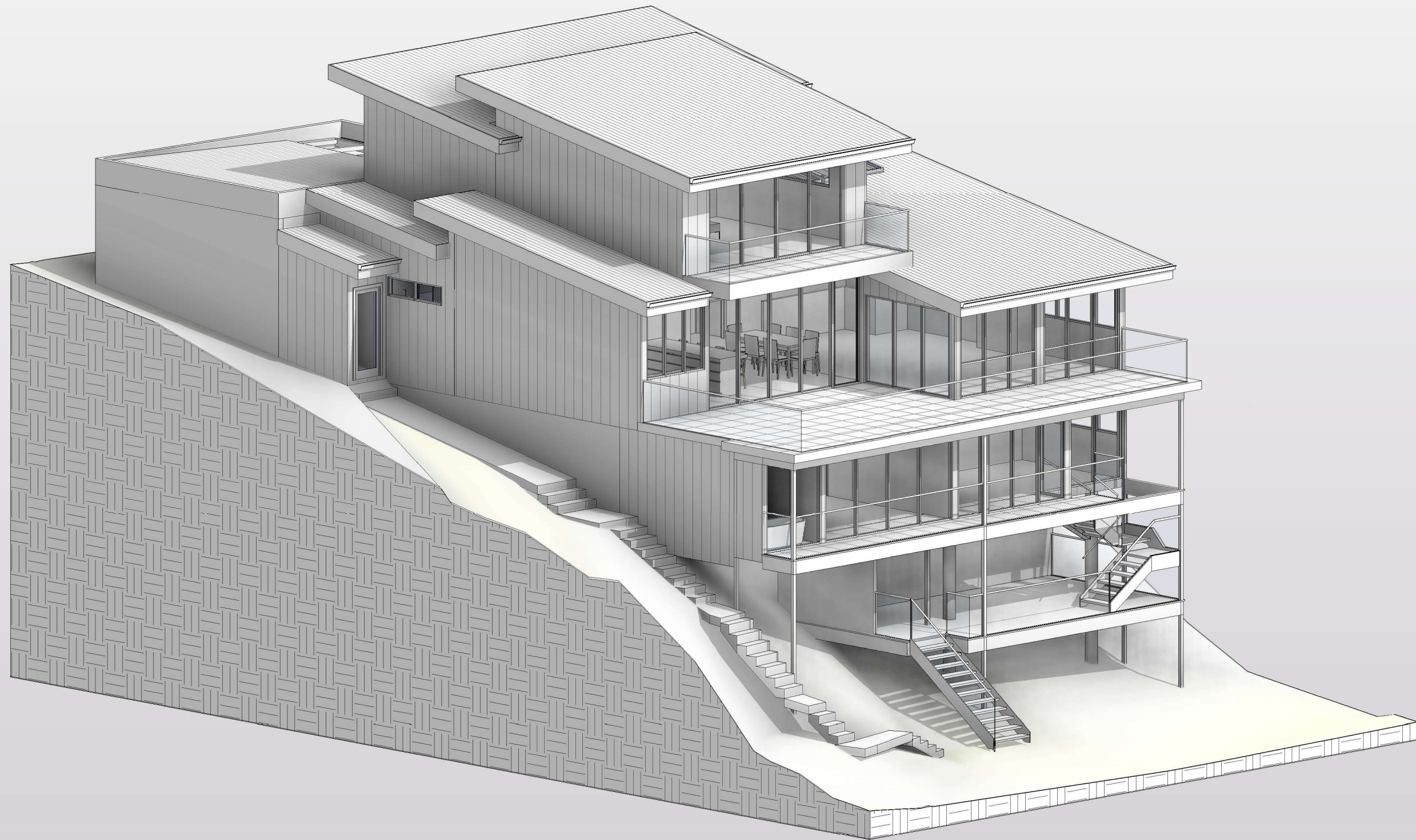
Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				
Fixtures			✓	✓
The applicant must ensure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

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
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)		
Skylights						✓	✓	✓
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓
The following requirements must also be satisfied in relation to each skylight:							✓	✓
Each skylight 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.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type				
S1	1.1	no shading		timber, low-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, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W5	S	2.26	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W6	E	2.43	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D7	S	10.88	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W8	N	4.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W9	N	1.35	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W10	N	3.78	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W11	N	3.78	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W12	S	2.92	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W13	E	1.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D14	S	5.28	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W15	S	1.73	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W16	S	8.82	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W17	S	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021



1 3D IMAGE 2-2
1 : 1

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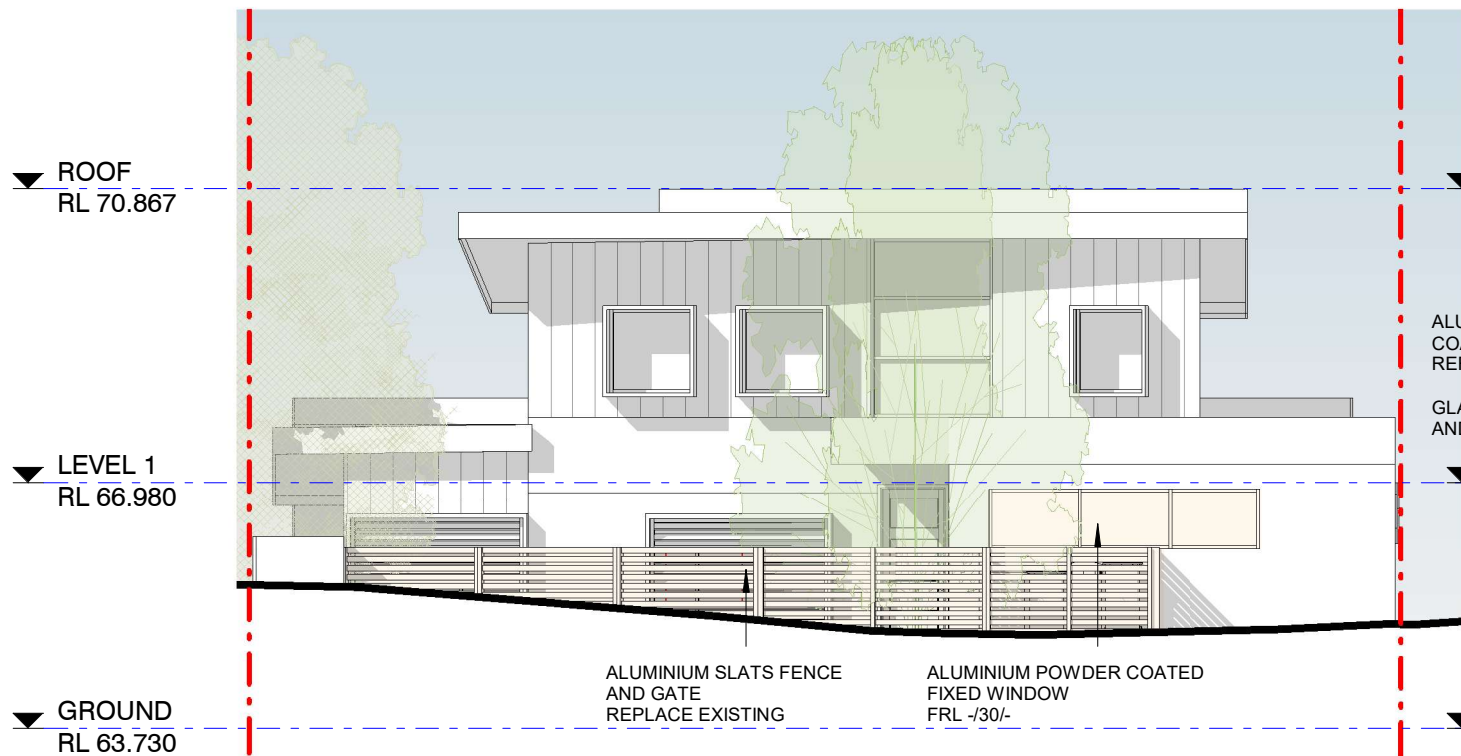
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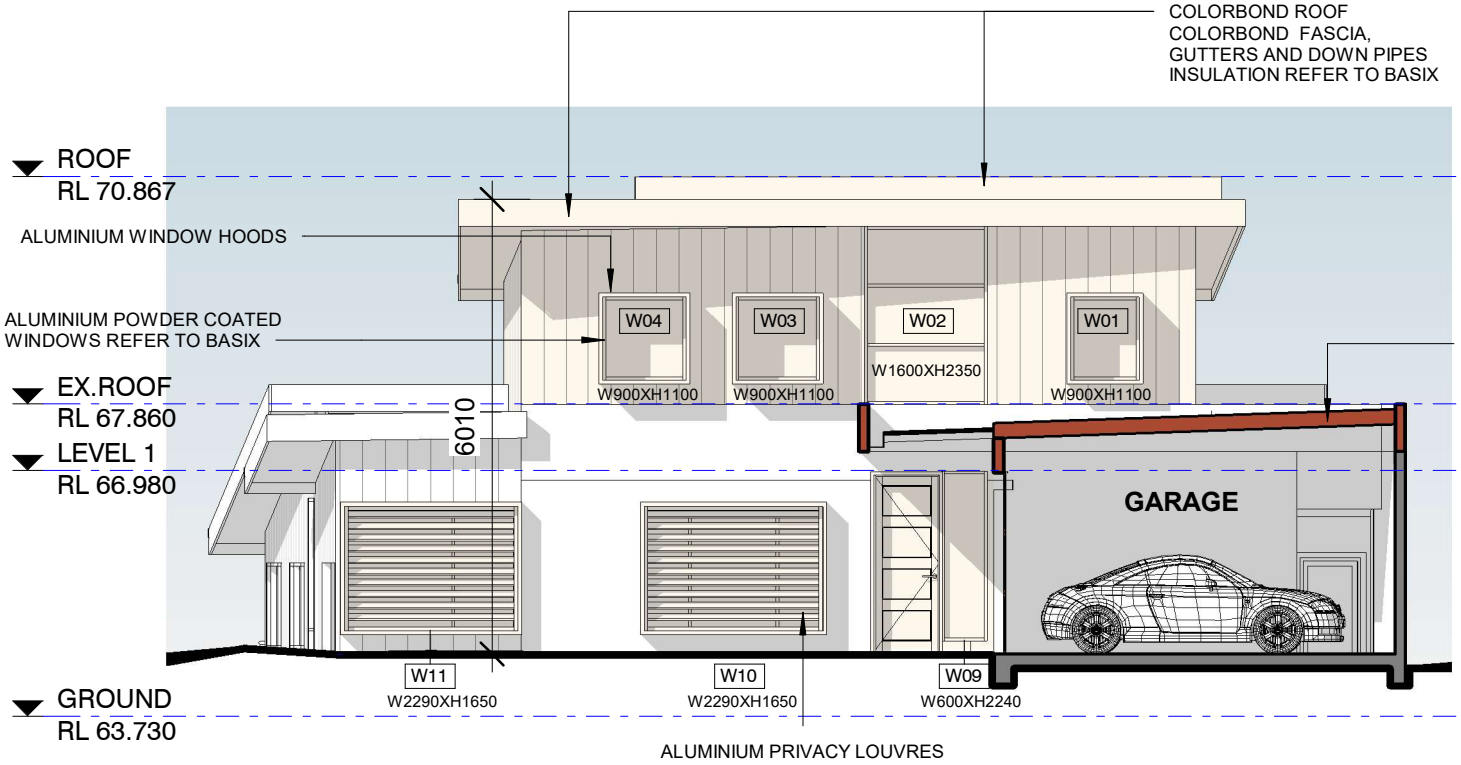
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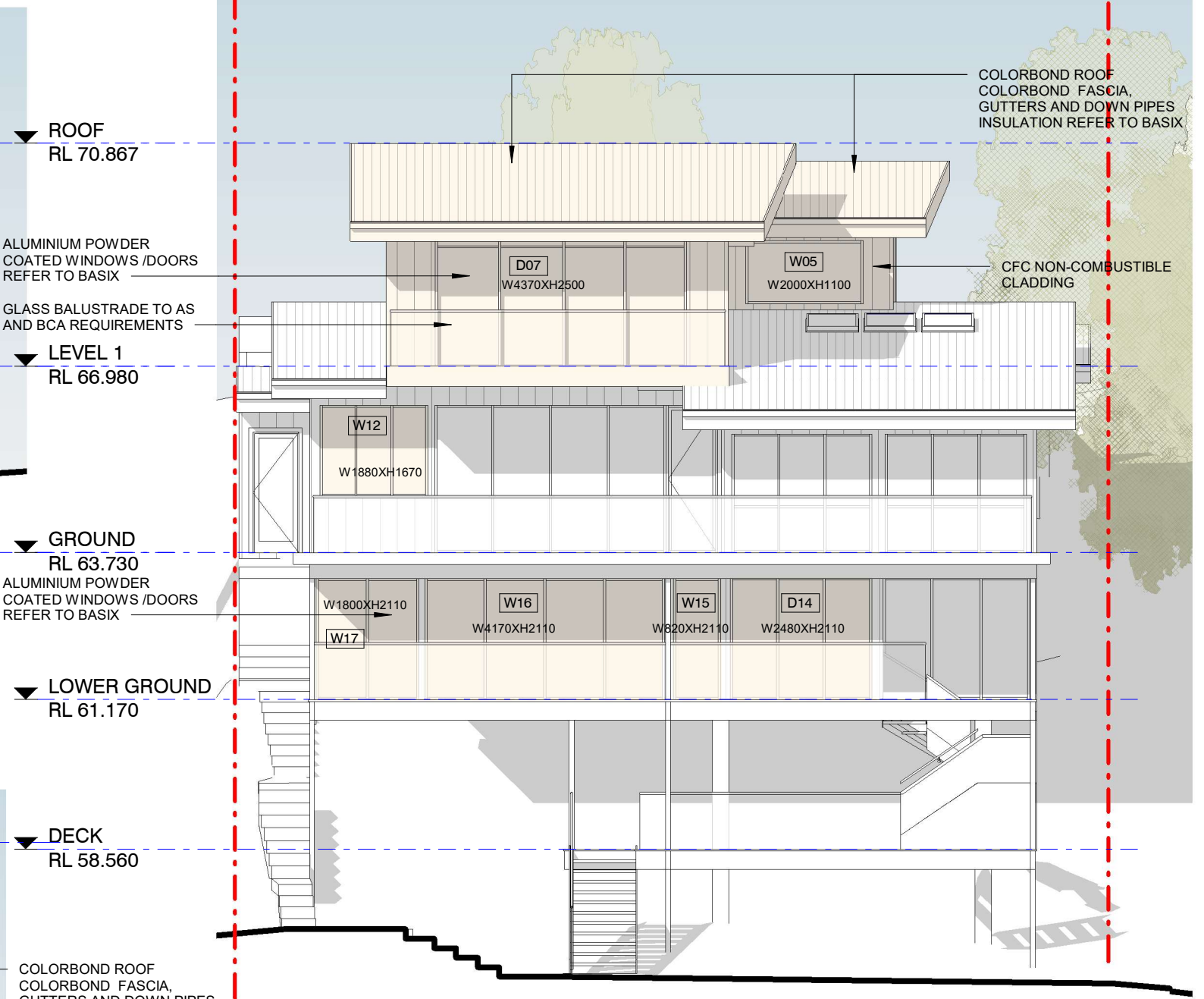
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CHECKED BY	AC
SCALE	1 : 1@A3
JOB NO	2876
DRAWING NO	A10.02 REV: D



1 NORTH ELEVATION (GURNEY CR)
1 : 100



3 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

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 AS3959-2018

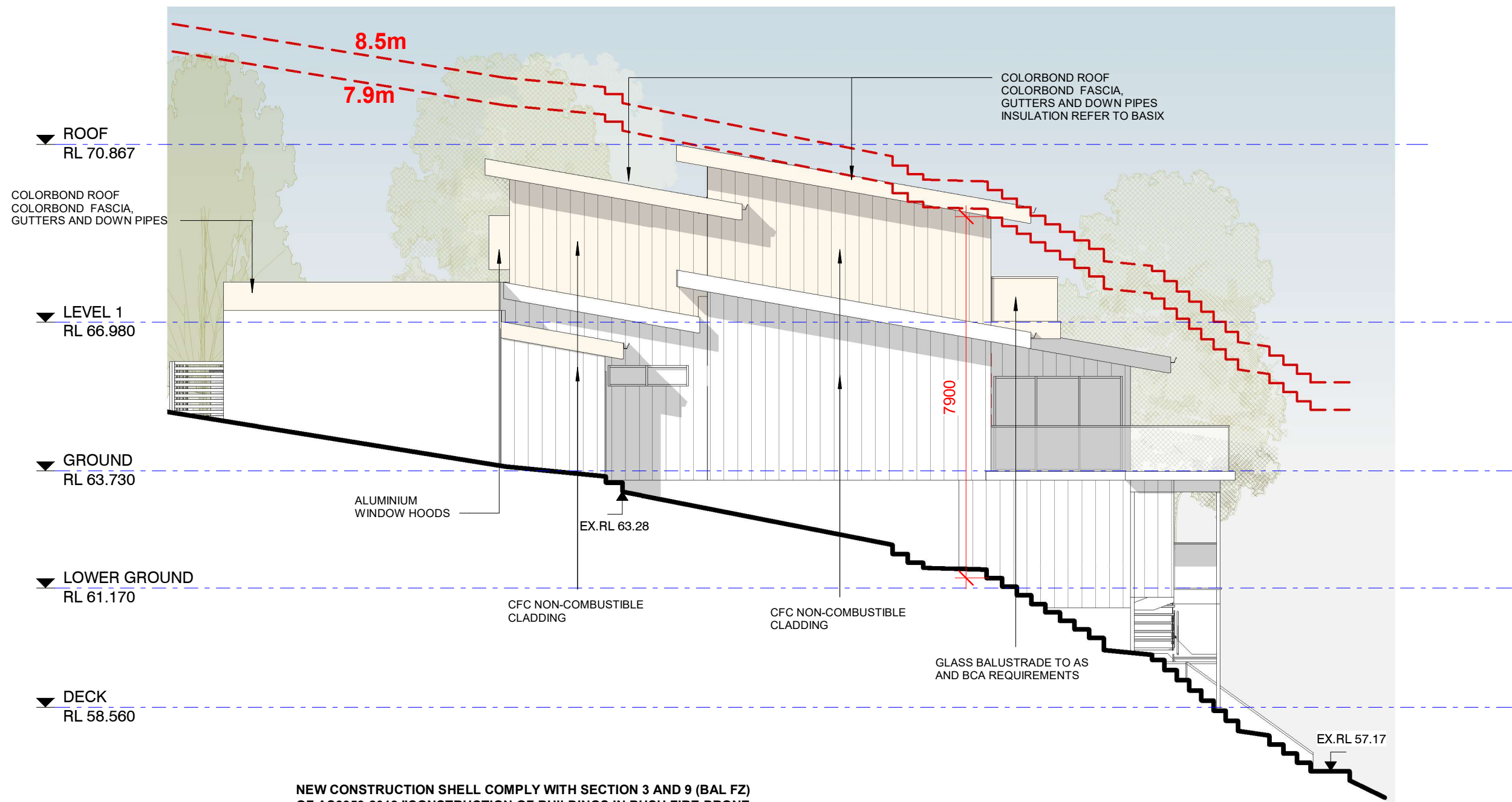
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ISSUE	REVISIONS	DATE
A	FINAL DESIGN	18/10/2020
B	FINAL DESIGN	19/11/2020
C	FINAL DESIGN	01/03/2021
D	DA ISSUE	21/04/2021

DRAWING TITLE	NORTH AND SOUTH ELEVATIONS	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	As indicated@A3
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		DRAWING NO	A2.01 REV: D



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
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GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018

1 WEST ELEVATION
1 : 100

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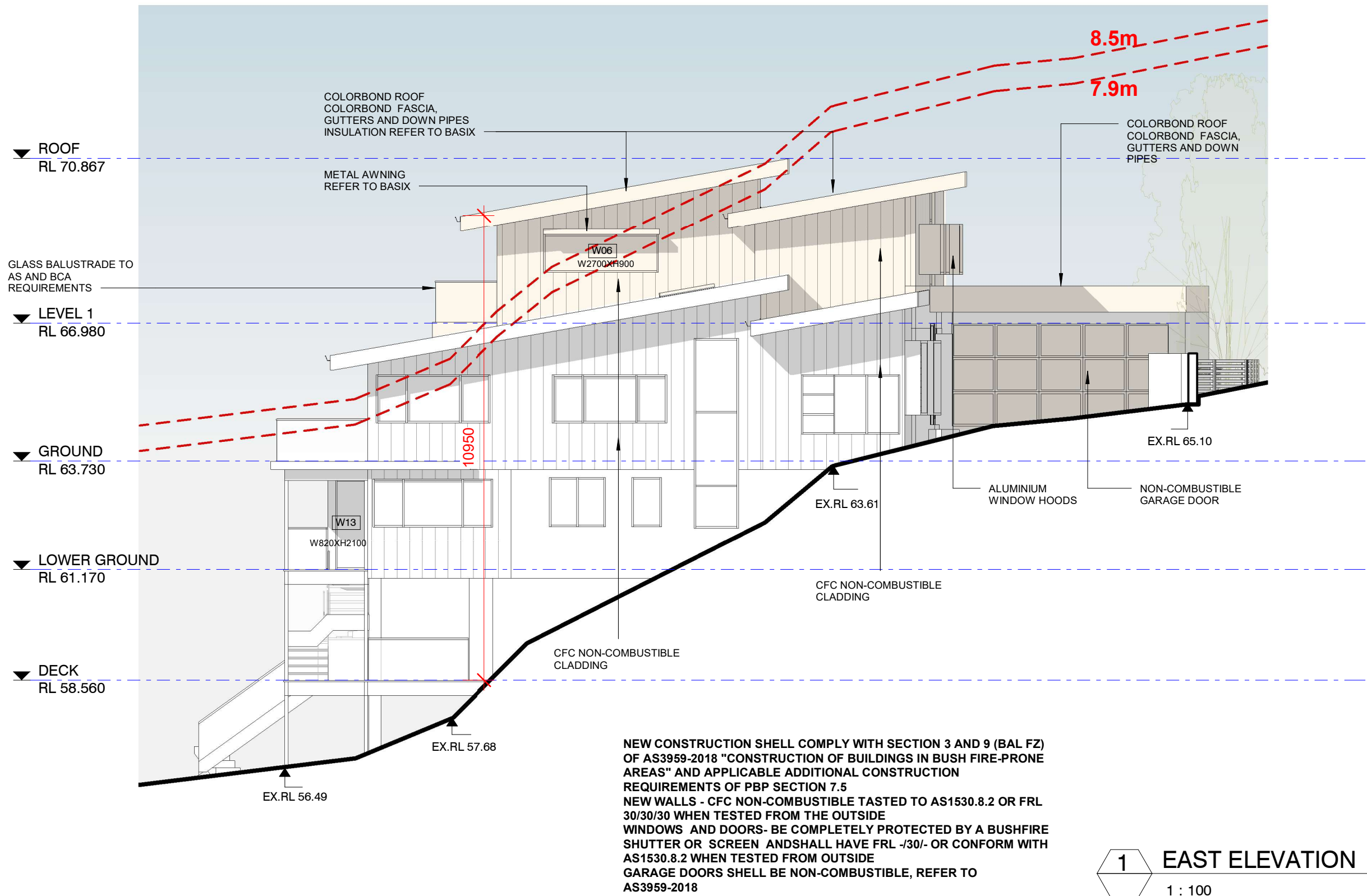
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ISSUE	REVISIONS	DATE
A	CONCEPT FOR REVIEW	15/09/2020
B	FINAL DESIGN	18/10/2020
C	FINAL DESIGN	19/11/2020
D	FINAL DESIGN	01/03/2021
E	DA ISSUE	21/04/2021

DRAWING TITLE	WEST ELEVATION
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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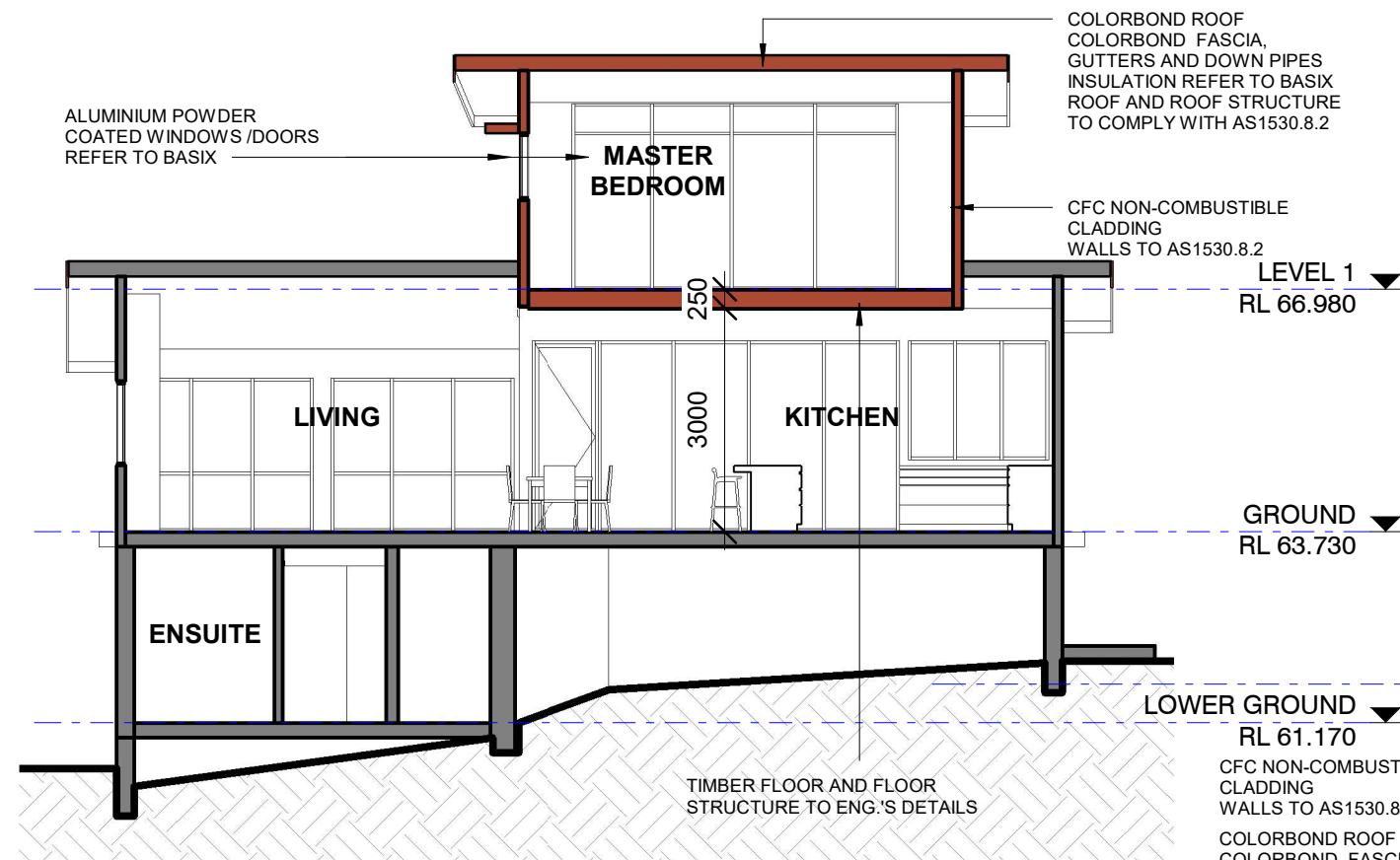
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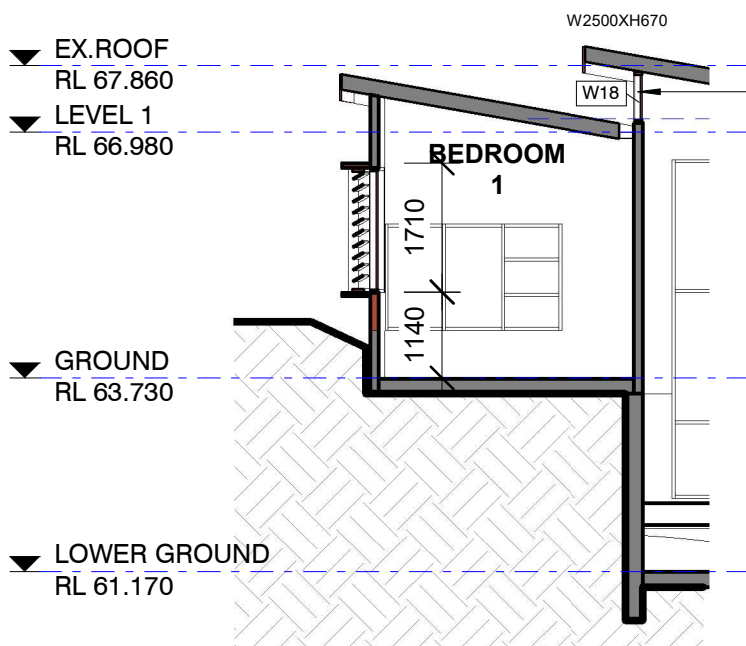
ISSUE	REVISIONS	DATE
A	FINAL DESIGN	18/10/2020
B	FINAL DESIGN	19/11/2020
C	FINAL DESIGN	11/12/2020
D	FINAL DESIGN	01/03/2021
E	DA ISSUE	21/04/2021

DRAWING TITLE	EAST ELEVATION
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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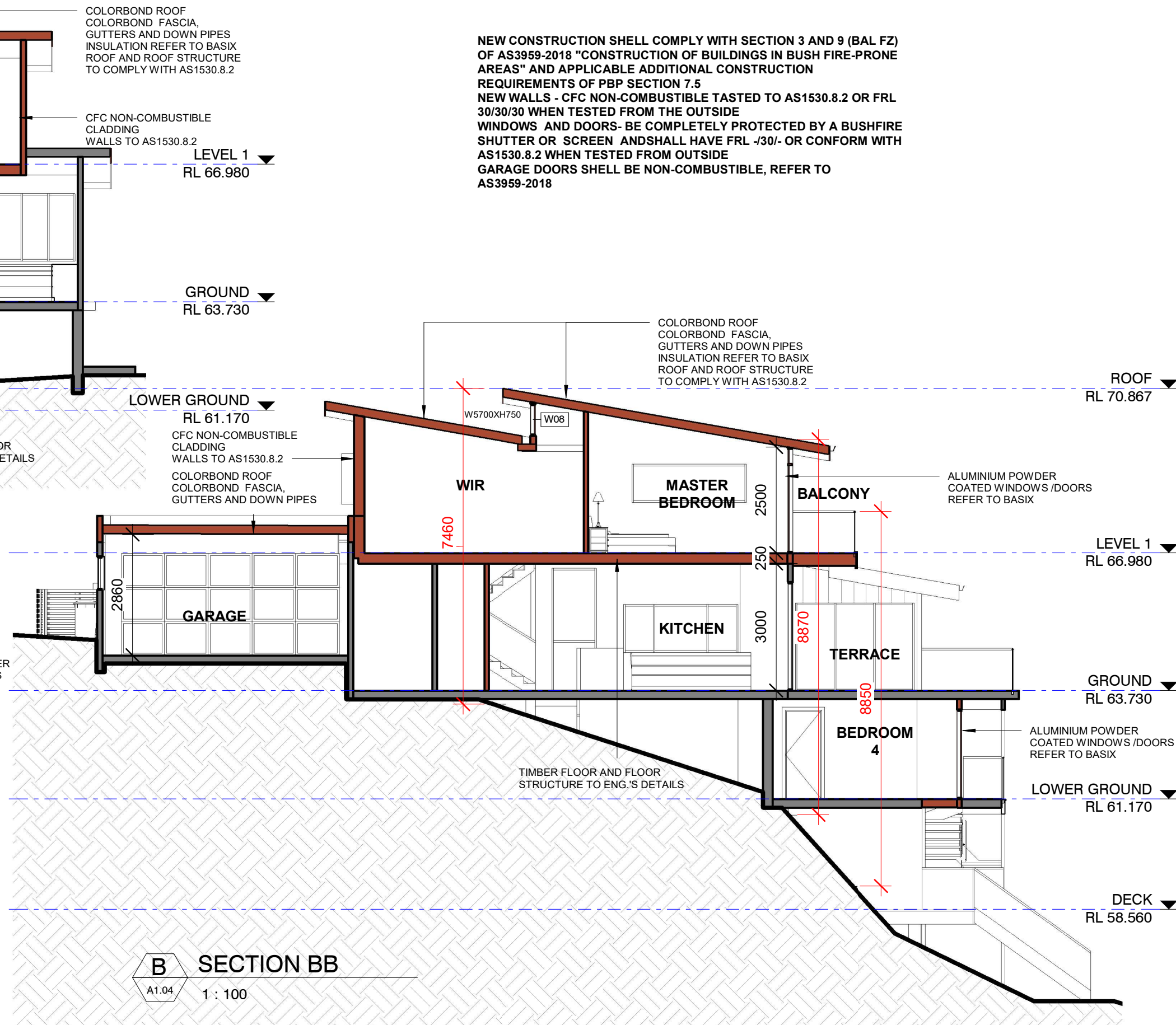
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JOB NO	2876
DRAWING NO	A2.03 REV: E



A SECTION AA
A1.04 1 : 100



C SECTION CC
A1.04 1 : 100



B SECTION BB
A1.04 1 : 100

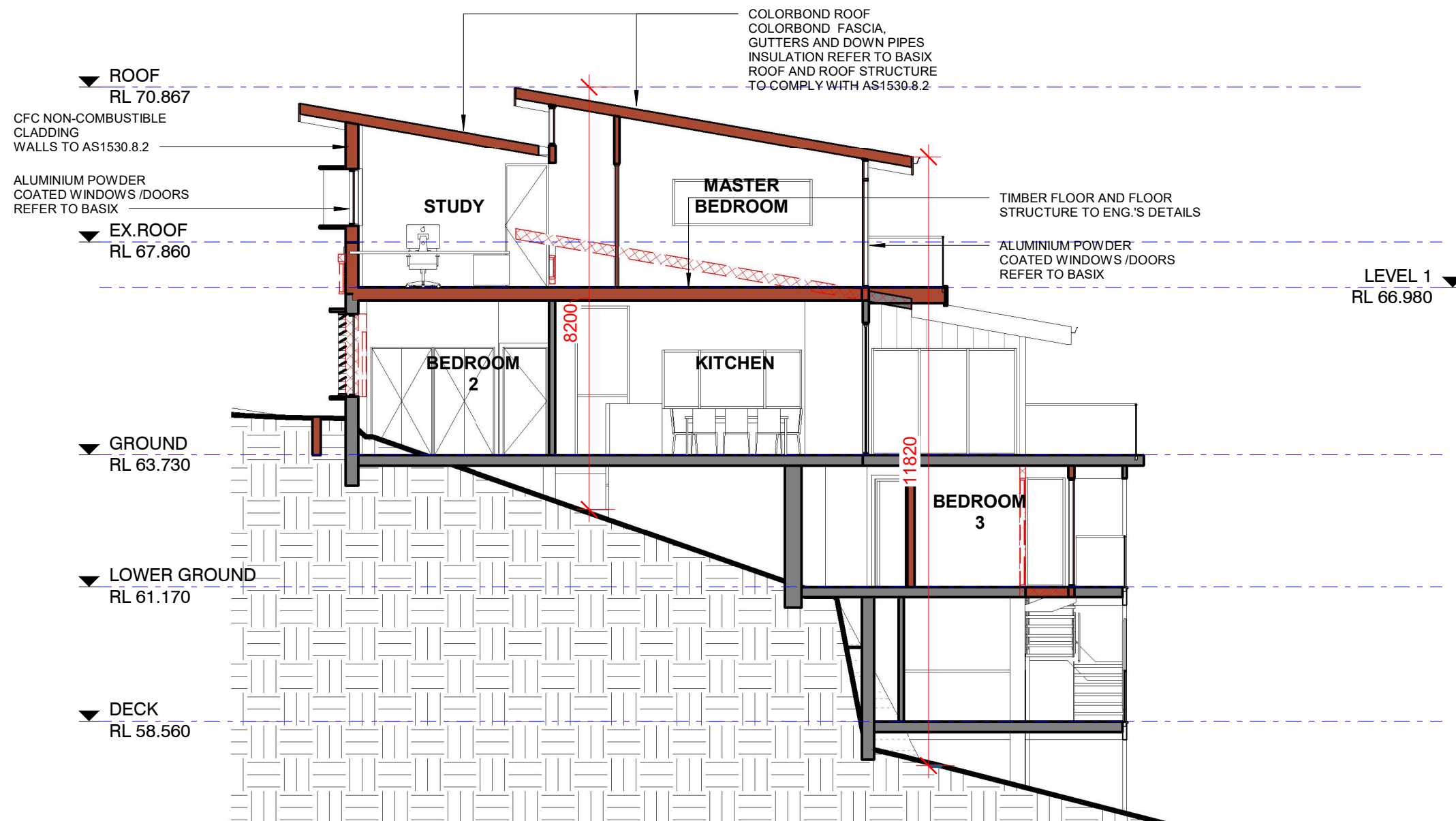
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ISSUE	REVISIONS	DATE
A	FINAL DESIGN	18/10/2020
B	FINAL DESIGN	19/11/2020
C	FINAL DESIGN	01/03/2021
D	DA ISSUE	21/04/2021

ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196

DRAWING TITLE	SECTIONS	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
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		DRAWING NO	A3.01 REV: D



1 SECTION DD
A1.04 1 : 100

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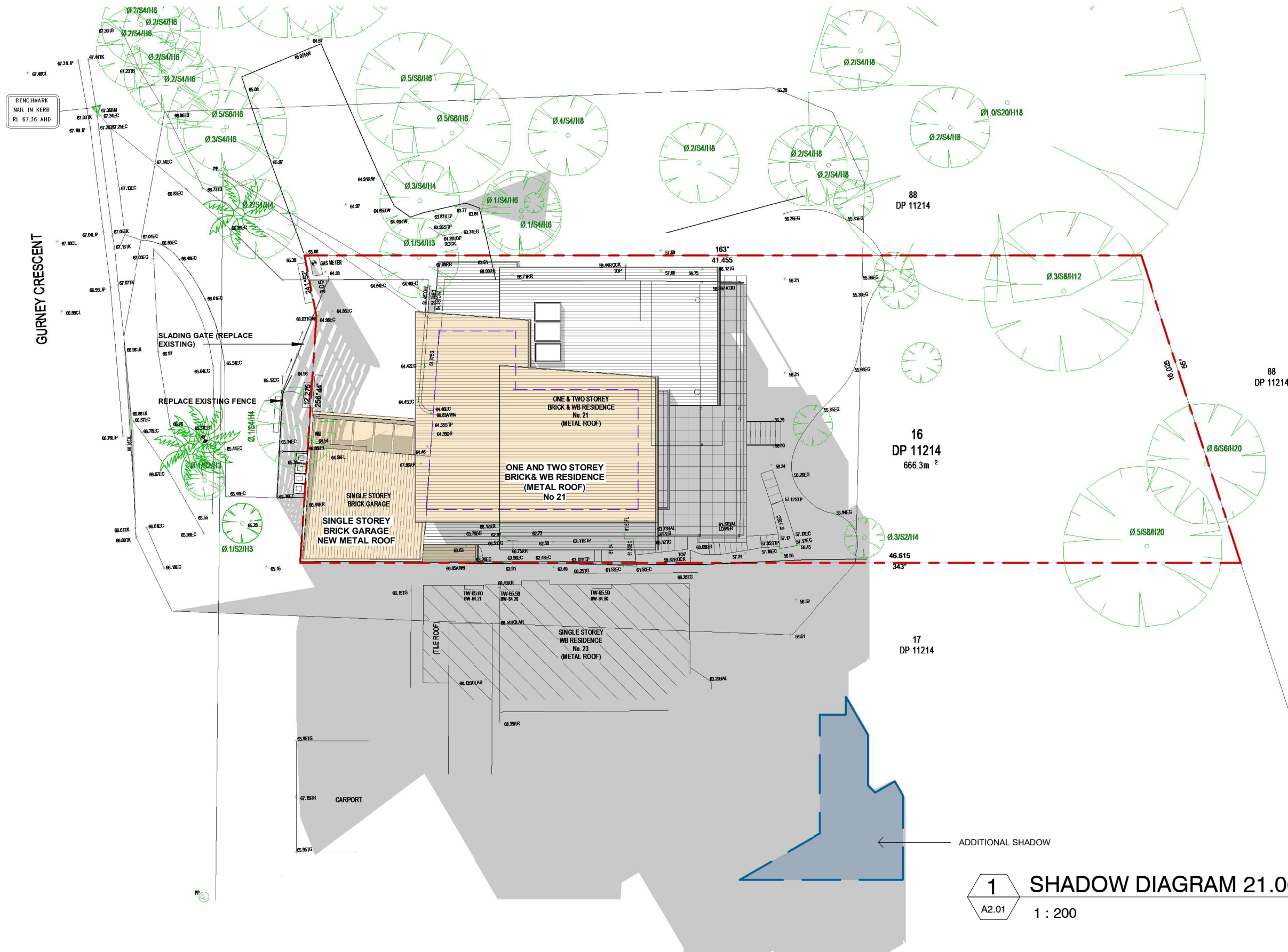
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ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021

DRAWING TITLE	SECTION DD
PROJECT	ALTERATIONS AND ADDITIONS
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JOB NO	2876
DRAWING NO	A3.02 REV: A



1
A2.01

SHADOW DIAGRAM 21.06-9AM

1 : 200

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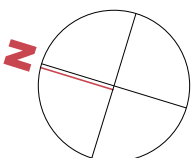
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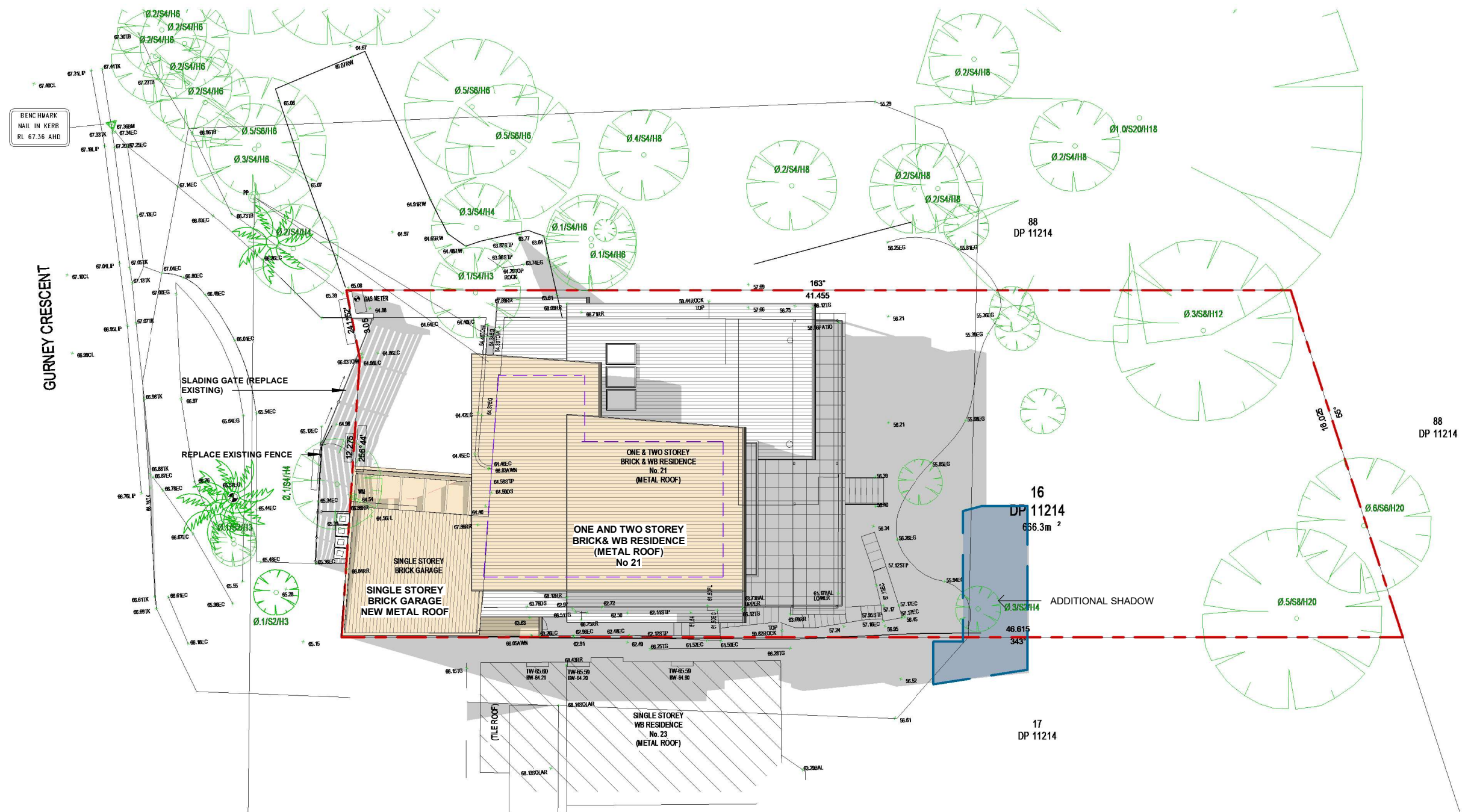
ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196

ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021

DRAWING TITLE	SHADOW DIAGRAM 21.06-9AM
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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JOB NO	2876
DRAWING NO	A4.01 REV: A





1 SHADOW DIAGRAM 21.06-12NOON
A2.01 1 : 200

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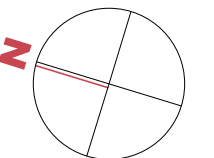
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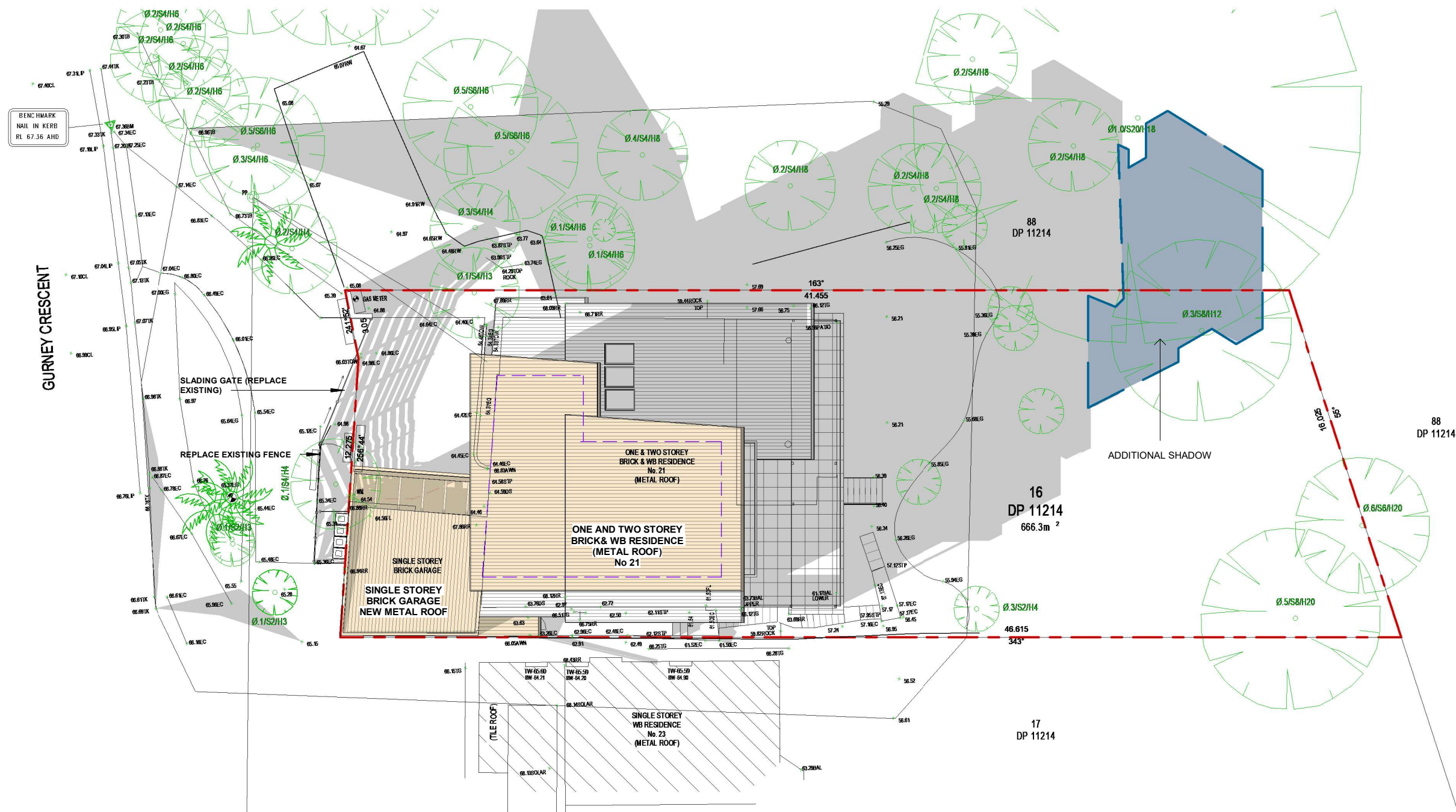
ABN 26160232824 Nominated Architect: Alexander Chougam | ARN: 7196

ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021

DRAWING TITLE	SHADOW DIAGRAM 21.06-12NOON
PROJECT	ALTERATIONS AND ADDITIONS
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JOB NO	2876
DRAWING NO	A4.02 REV: A





1 SHADOW DIAGRAM 21.06-3PM
A2.01 1 : 200

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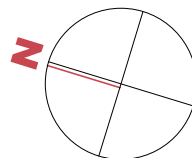
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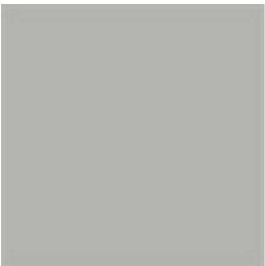

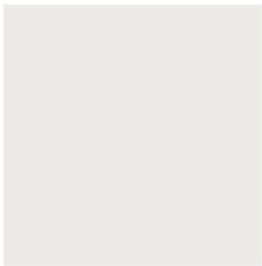
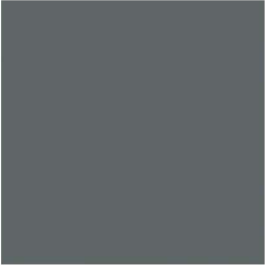
ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021

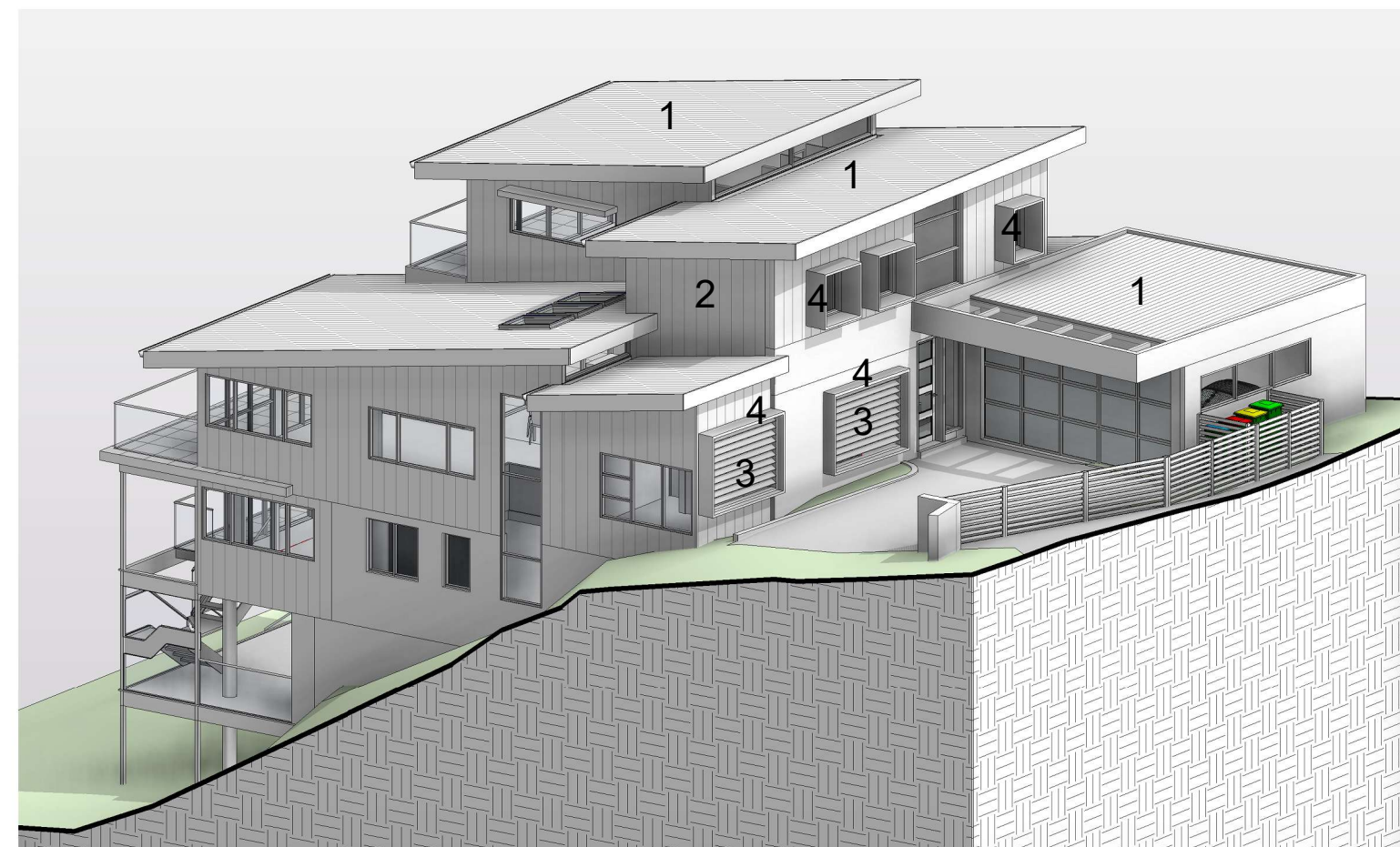
DRAWING TITLE	SHADOW DIAGRAM 21.06-3PM
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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JOB NO	2876
DRAWING NO	A4.03 REV: A

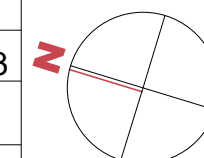


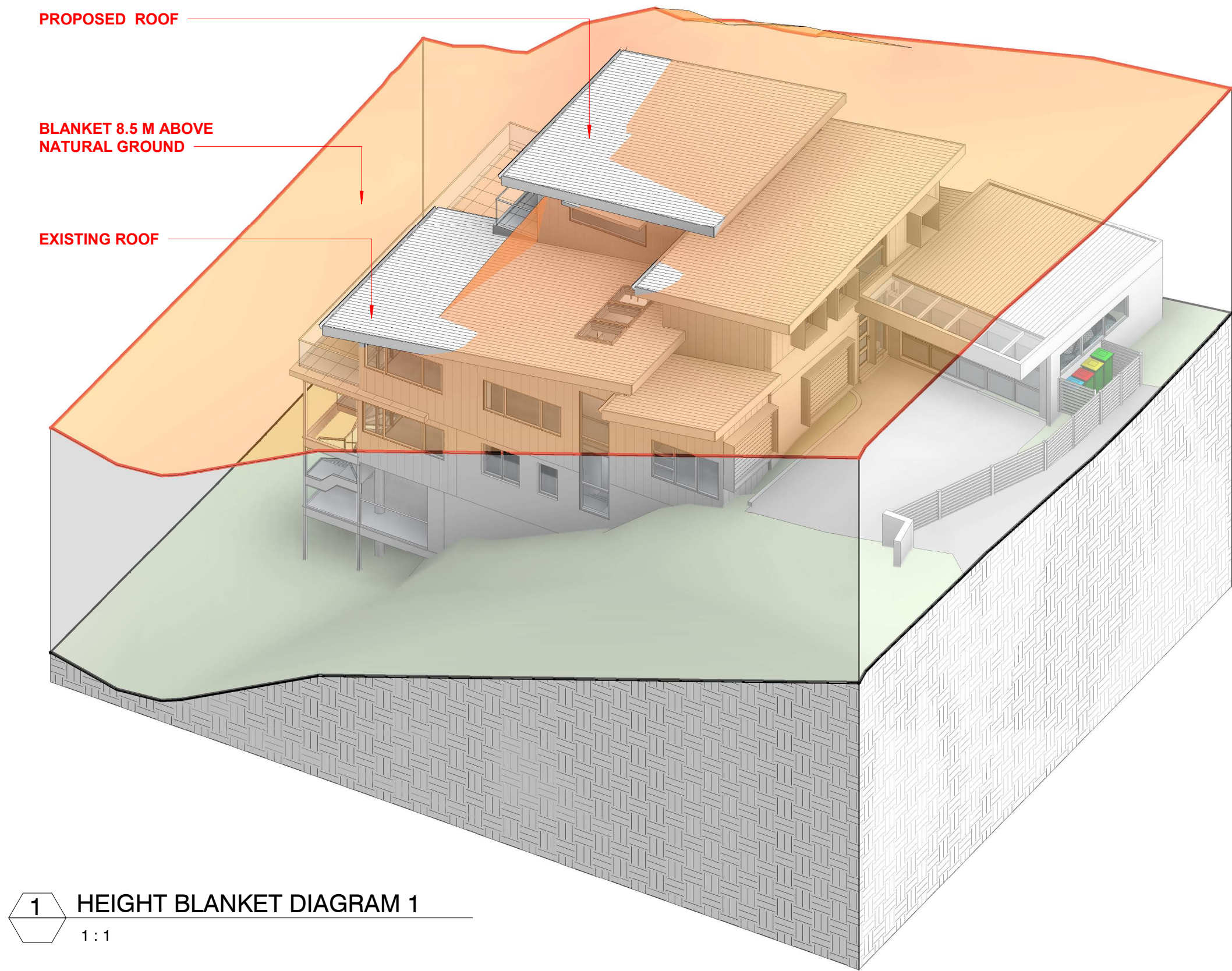
SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

N°	BUILDING ELEMENT	FINISH	COLOUR	SAMPLE
1	METAL ROOF FACSIAS GUTTERS AND DOWNPIPES	COLORBOND	SHALE GREY (TO MATCH EXISTING)	
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	



1 3D IMAGE 1
1:1





1 HEIGHT BLANKET DIAGRAM 1
1 : 1

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ISSUE		REVISIONS	DATE
A	DA ISSUE		21/04/2021

DRAWING TITLE	HEIGHT BLANKET DIAGRAM 1
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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SCALE	1 : 1@A3
JOB NO	2876
DRAWING NO	A6.01 REV: A