

Location Map



Perspective



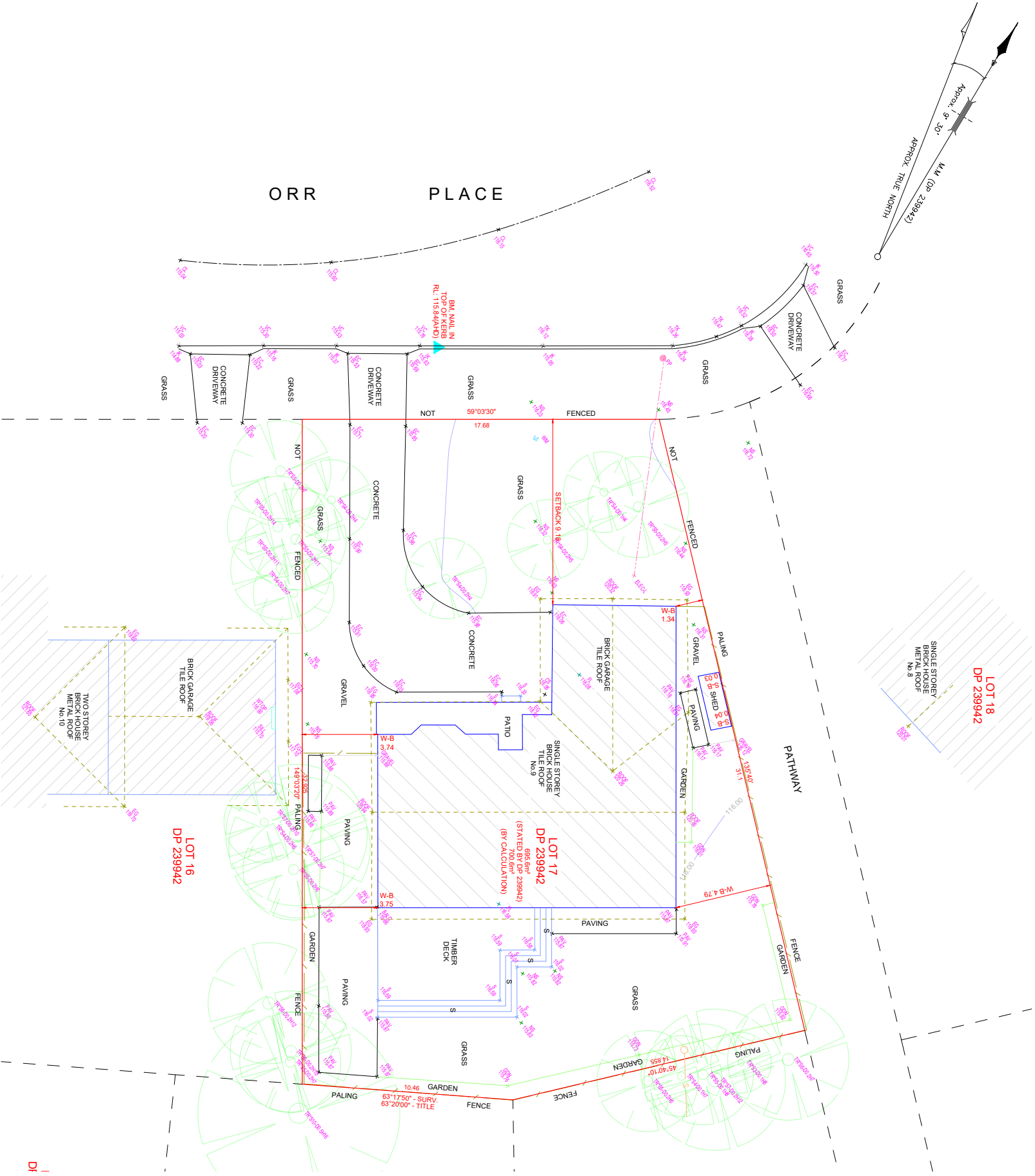
PO Box 394, Forestville NSW 2087 W: [www.creativehomeplans.com.au](http://www.creativehomeplans.com.au)  
M: 0402 451 119 E: [shane@creativehomeplans.com.au](mailto:shane@creativehomeplans.com.au)

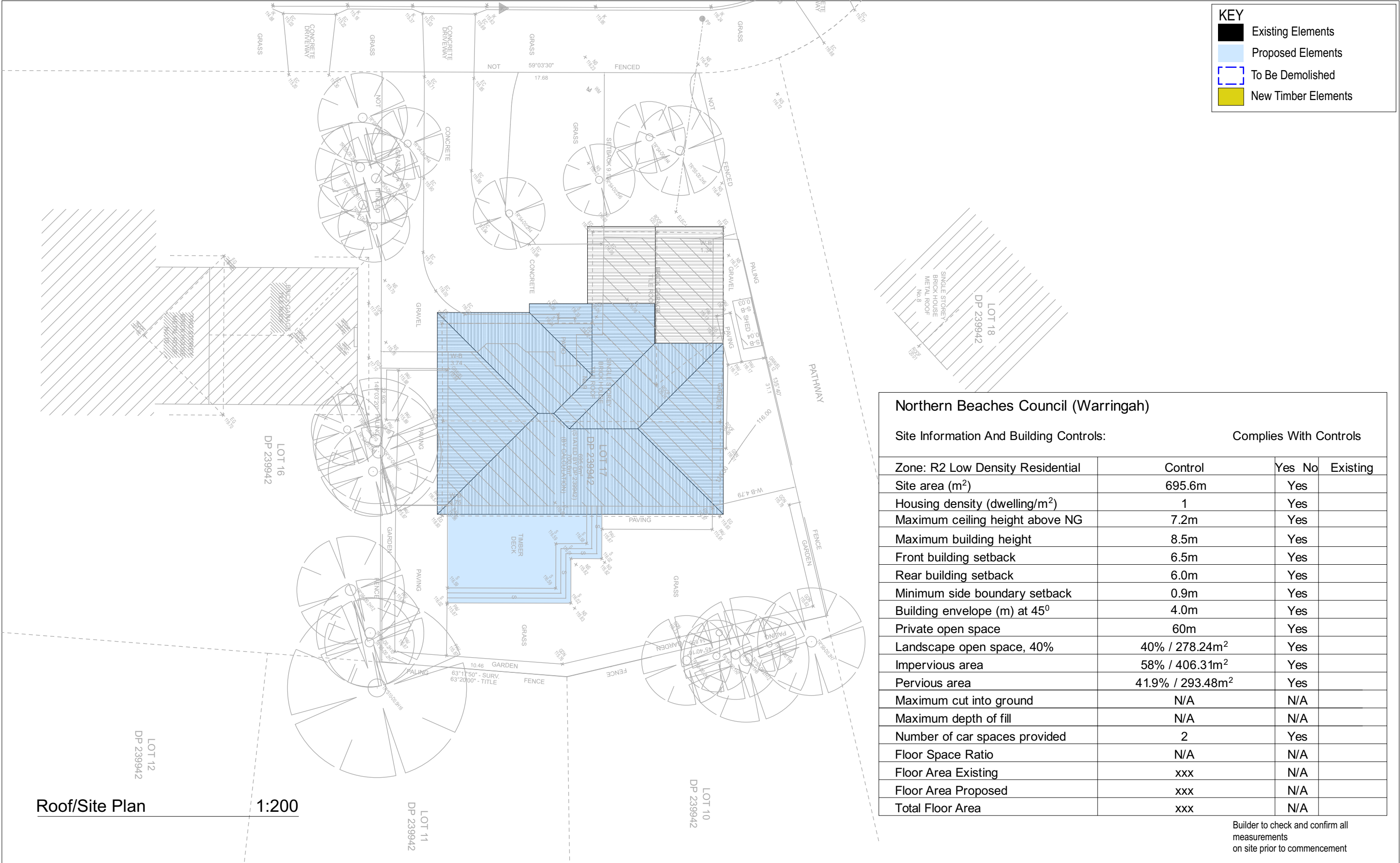
Additions and Alterations  
for Peter and Natalie Thomassian

9 Orr Place Davidson 2085

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 Ground Floor Plan
DA09	Demolition Plan Ground Floor
DA10	New Ground Floor
DA11	New First Floor
DA12	Elevations 1
DA13	Elevations 2
DA14	Section 1
DA15	Section 2 -Pool
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	Door & Window Schedule
DA22	Perspective 1

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





Northern Beaches Council (Warringah)

Site Information And Building Controls:

Complies With Controls

Zone: R2 Low Density Residential	Control	Yes	No	Existing
Site area (m <sup>2</sup> )	695.6m	Yes		
Housing density (dwelling/m <sup>2</sup> )	1	Yes		
Maximum ceiling height above NG	7.2m	Yes		
Maximum building height	8.5m	Yes		
Front building setback	6.5m	Yes		
Rear building setback	6.0m	Yes		
Minimum side boundary setback	0.9m	Yes		
Building envelope (m) at 45°	4.0m	Yes		
Private open space	60m	Yes		
Landscape open space, 40%	40% / 278.24m <sup>2</sup>	Yes		
Impervious area	58% / 406.31m <sup>2</sup>	Yes		
Pervious area	41.9% / 293.48m <sup>2</sup>	Yes		
Maximum cut into ground	N/A	N/A		
Maximum depth of fill	N/A	N/A		
Number of car spaces provided	2	Yes		
Floor Space Ratio	N/A	N/A		
Floor Area Existing	xxx	N/A		
Floor Area Proposed	xxx	N/A		
Total Floor Area	xxx	N/A		

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

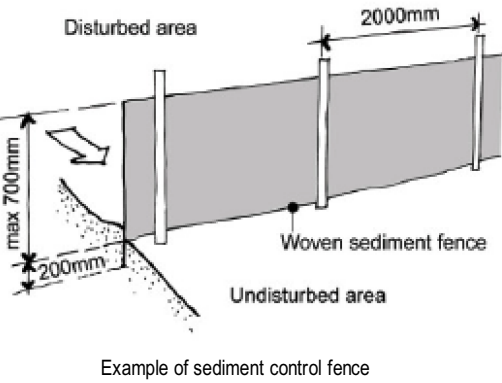
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	Start	01/05/2022	Additions and Alterations	SR					SR	Additions and Alterations		Site/Roof Plan				
Issue	A	07/12/2022	Additions and Alterations	SR					SR	9 Orr Place Davidson 2085		Scale A3	1:200	Client Peter and Natalie Thomassian		
										Lot 17 IN DP 239942		Status DA	Job No. 22002	Drawing No. DA03	Issue Date 07/12/2022	Issue No. A





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





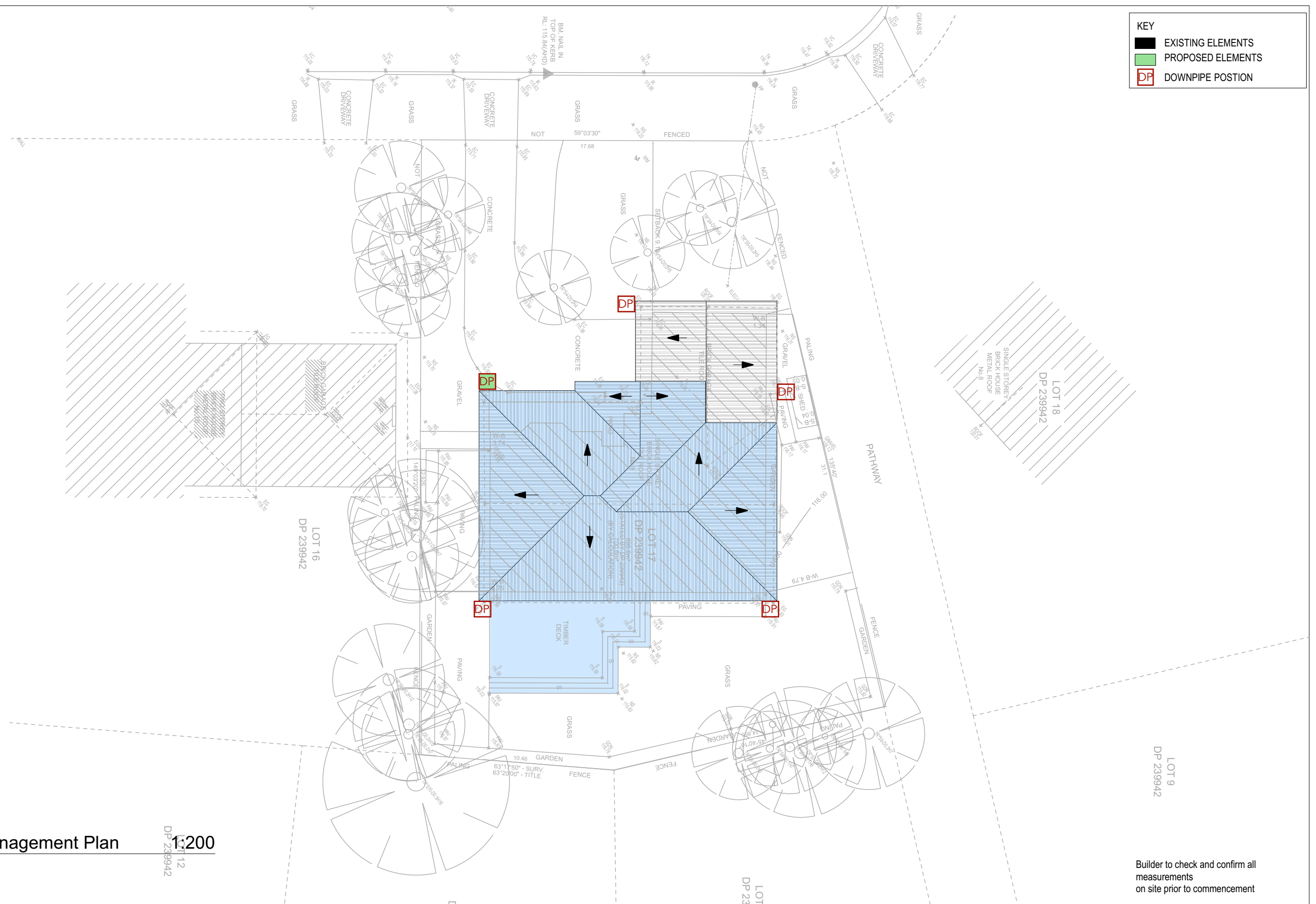
KEY

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



Waste & Sediment Control Plan 1:200

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Start	01/05/2022	Additions and Alterations	SR	SR					Additions and Alterations		Waste & Sediment Control Plan				
Issue A	07/12/2022	Additions and Alterations	SR	SR					9 Orr Place Davidson 2085		Scale A3 1:200		Client Peter and Natalie Thomassian		
									Lot 17 IN DP 239942		Status DA	Job No. 22002	Drawing No. DA05	Issue Date 07/12/2022	Issue No. A



Stormwater Management Plan 1:200

	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 9 Orr Place Davidson 2085</p> <p>Lot 17 IN DP 239942</p>	Drawing Title				
Start	01/05/2022	Additions and Alterations	SR	SR						Stormwater Management Plan				
Issue A	07/12/2022	Additions and Alterations	SR	SR						Scale A3 1:200		Client Peter and Natalie Thomassian		
										Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	22002	DA06	07/12/2022	A





6500mm Warringah DCP 2011

KEY  
EXISTING ELEMENTS

900mm Warringah DCP 2011

900mm Warringah DCP 2011

Garage  
A: 28.97 m<sup>2</sup>  
116,080

Patio

Office  
A: 23.19 m<sup>2</sup>

Bedroom 1  
A: 23.19 m<sup>2</sup>

Entrance  
A: 3.59 m<sup>2</sup>

Lounge  
A: 25.91 m<sup>2</sup>

Ensuite  
A: 23.19 m<sup>2</sup>

G Floor Area  
A: 151.41 m<sup>2</sup>  
116,580

Bathroom  
A: 23.19 m<sup>2</sup>

Dining  
A: 16.77 m<sup>2</sup>

Bedroom 3  
A: 9.63 m<sup>2</sup>

Laundry  
A: 3.88 m<sup>2</sup>

Kit  
A: 8.34 m<sup>2</sup>

Bedroom 2  
A: 23.19 m<sup>2</sup>

Linen Cabinet

Bench Top DR W

Deck  
A: 43.43 m<sup>2</sup>

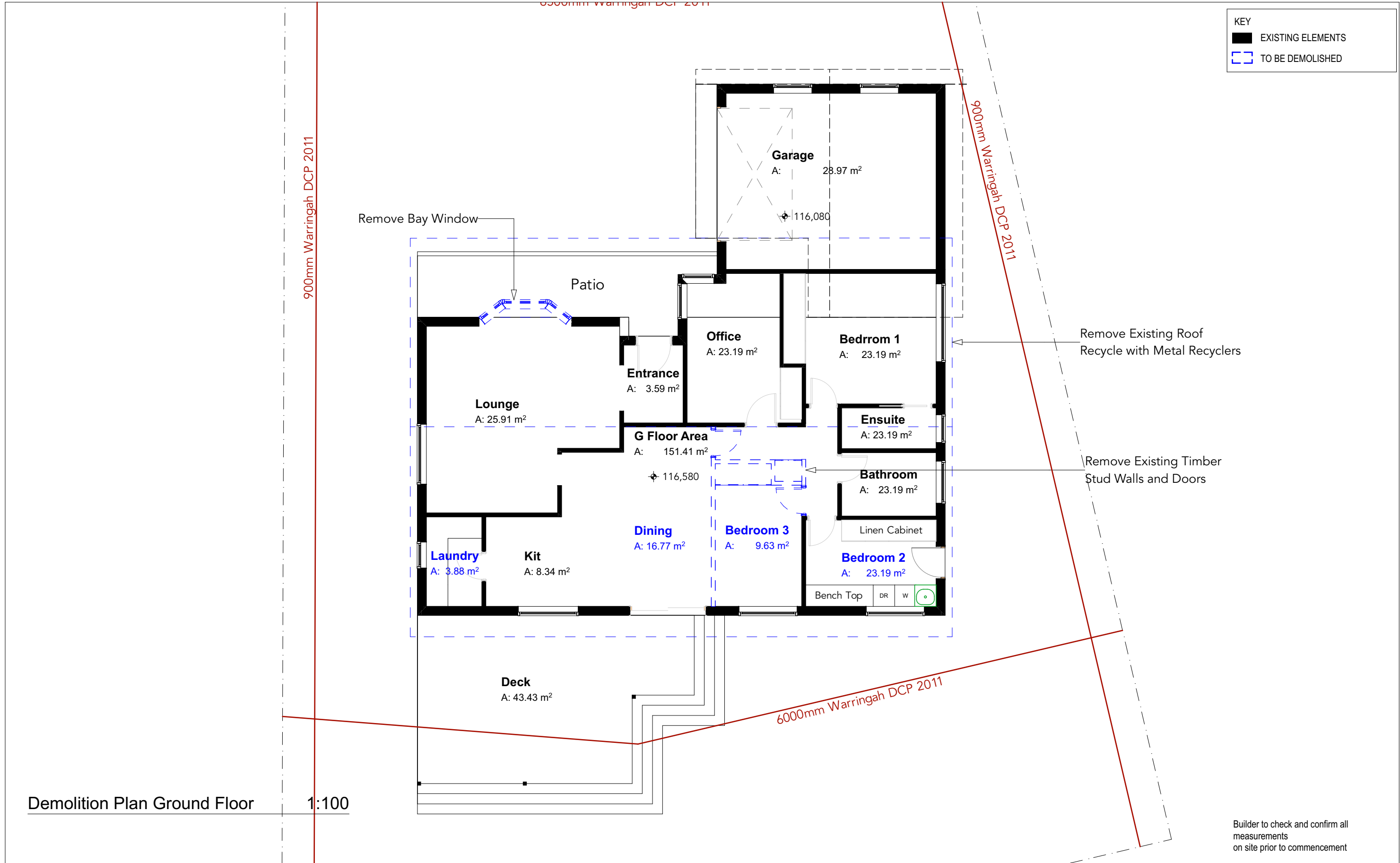
6000mm Warringah DCP 2011

Existing Ground Floor Plan 1:100

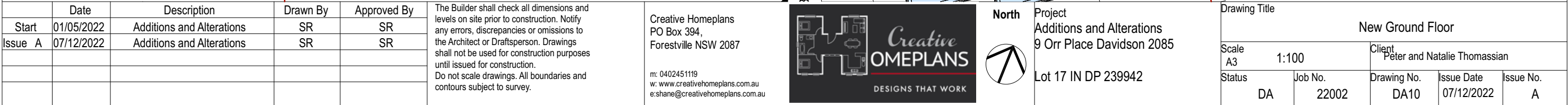
Builder to check and confirm all measurements on site prior to commencement

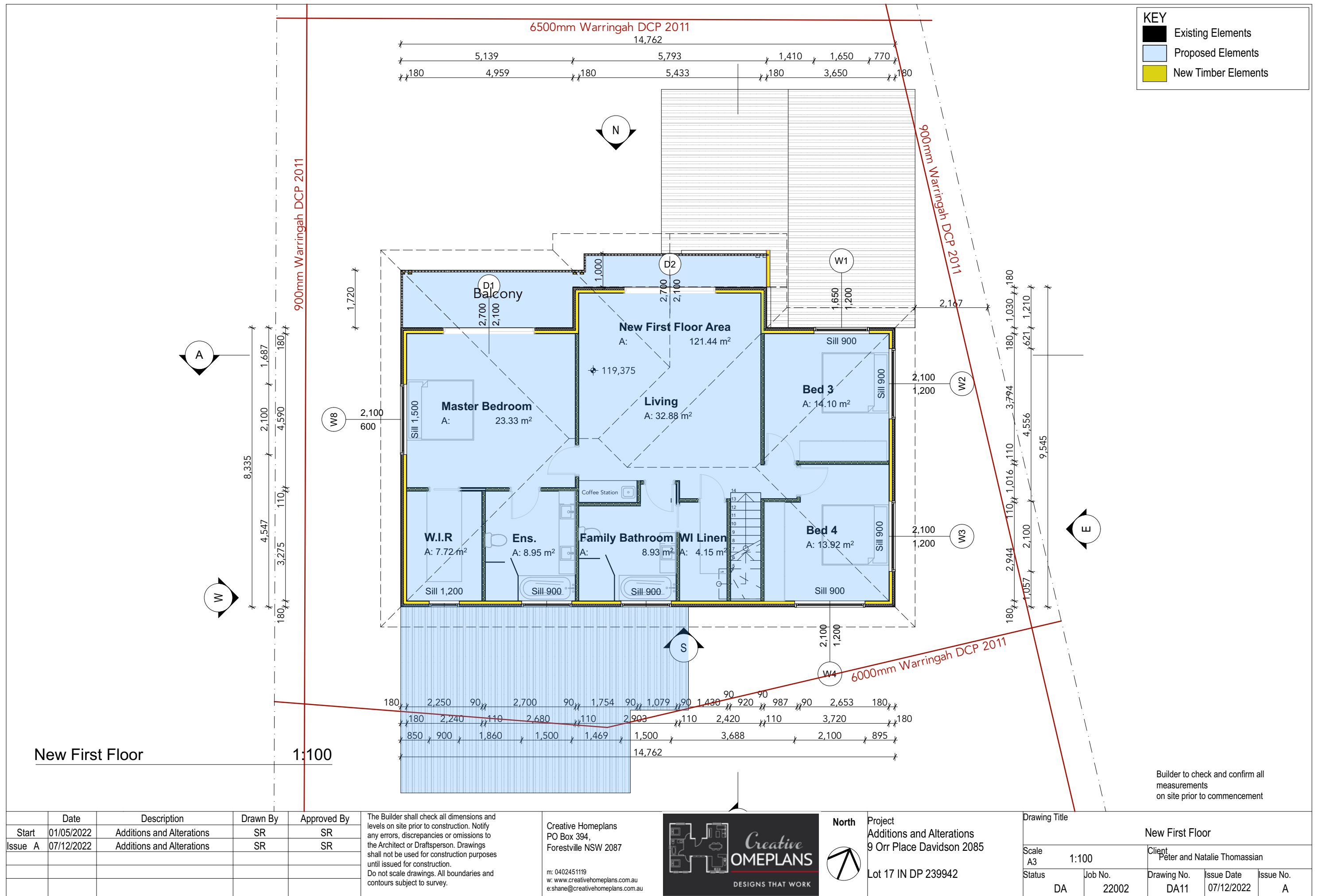
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Start	01/05/2022	Additions and Alterations	SR	SR						Existing Ground Floor Plan					
Issue A	07/12/2022	Additions and Alterations	SR	SR						Scale A3		1:100		Client Peter and Natalie Thomassian	
										Status	DA	Job No.	22002	Drawing No.	DA08
														Issue Date	07/12/2022
											Issue No.	A			





	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	01/05/2022	Additions and Alterations	SR	SR					Additions and Alterations		Demolition Plan Ground Floor				
Issue A	07/12/2022	Additions and Alterations	SR	SR					9 Orr Place Davidson 2085		Scale A3	1:100	Client Peter and Natalie Thomassian		
									Lot 17 IN DP 239942		Status	Job No.	Drawing No.	Issue Date	Issue No.
											DA	22002	DA09	07/12/2022	A

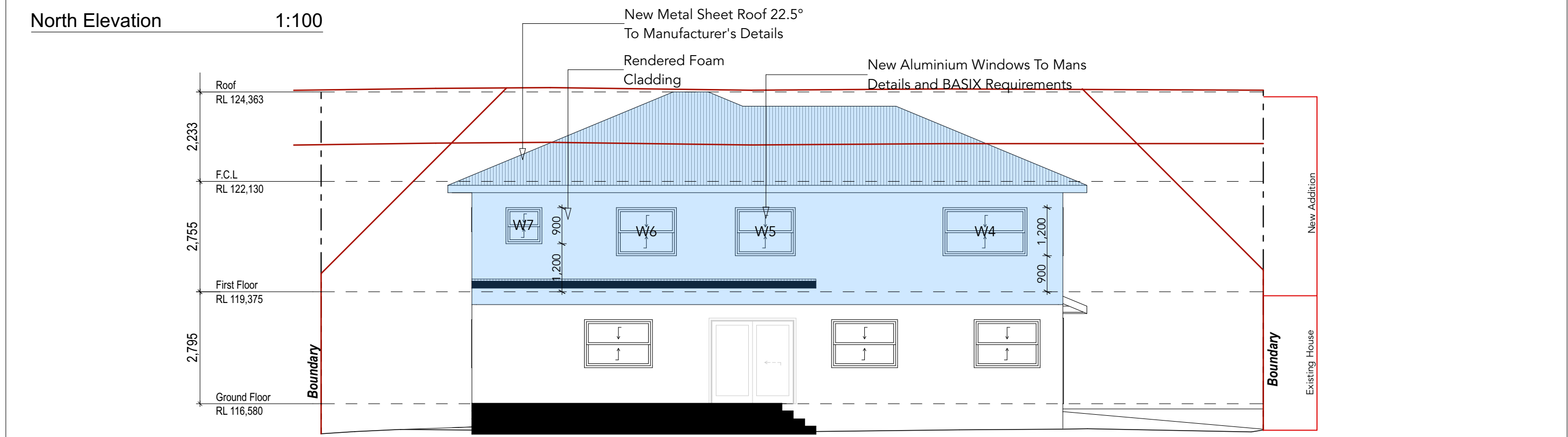








North Elevation 1:100



South Elevation 1:100

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

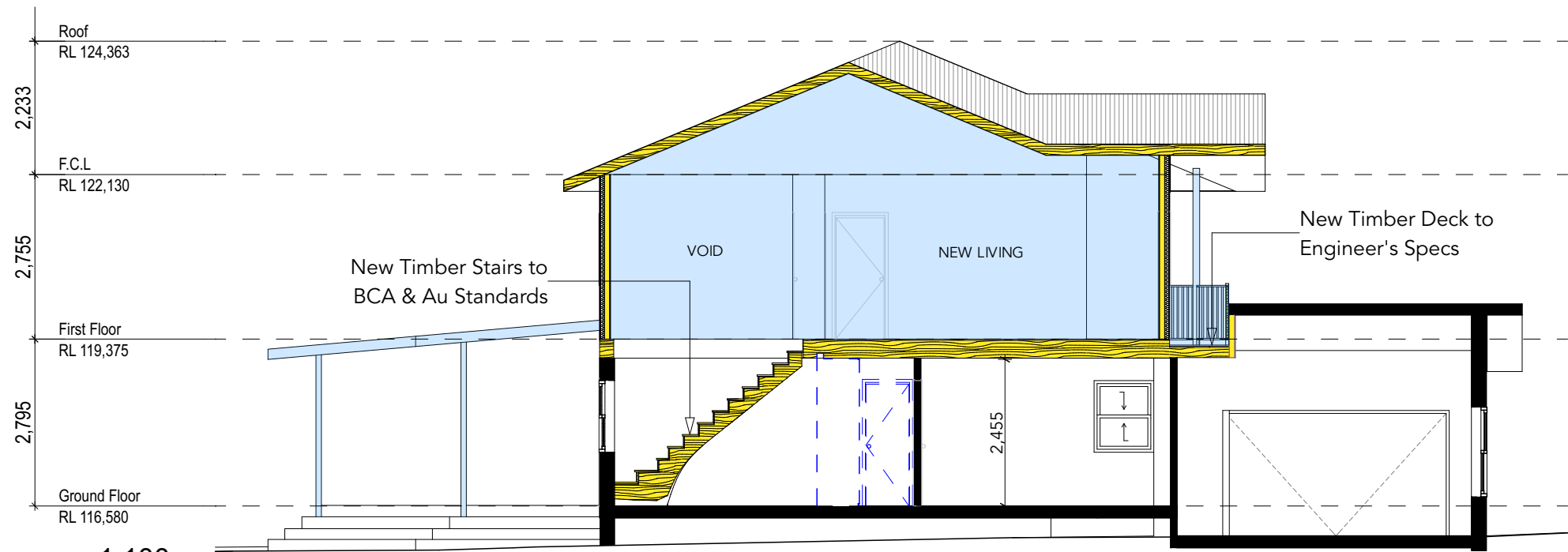
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Start	01/05/2022	Additions and Alterations	SR	SR					Scale A3 1:100		Client Peter and Natalie Thomassian		
Issue A	07/12/2022	Additions and Alterations	SR	SR					Status DA	Job No. 22002	Drawing No. DA12	Issue Date 07/12/2022	Issue A





KEY	
	Existing Elements
	Proposed Elements
	New Timber Elements

Section A 1:100

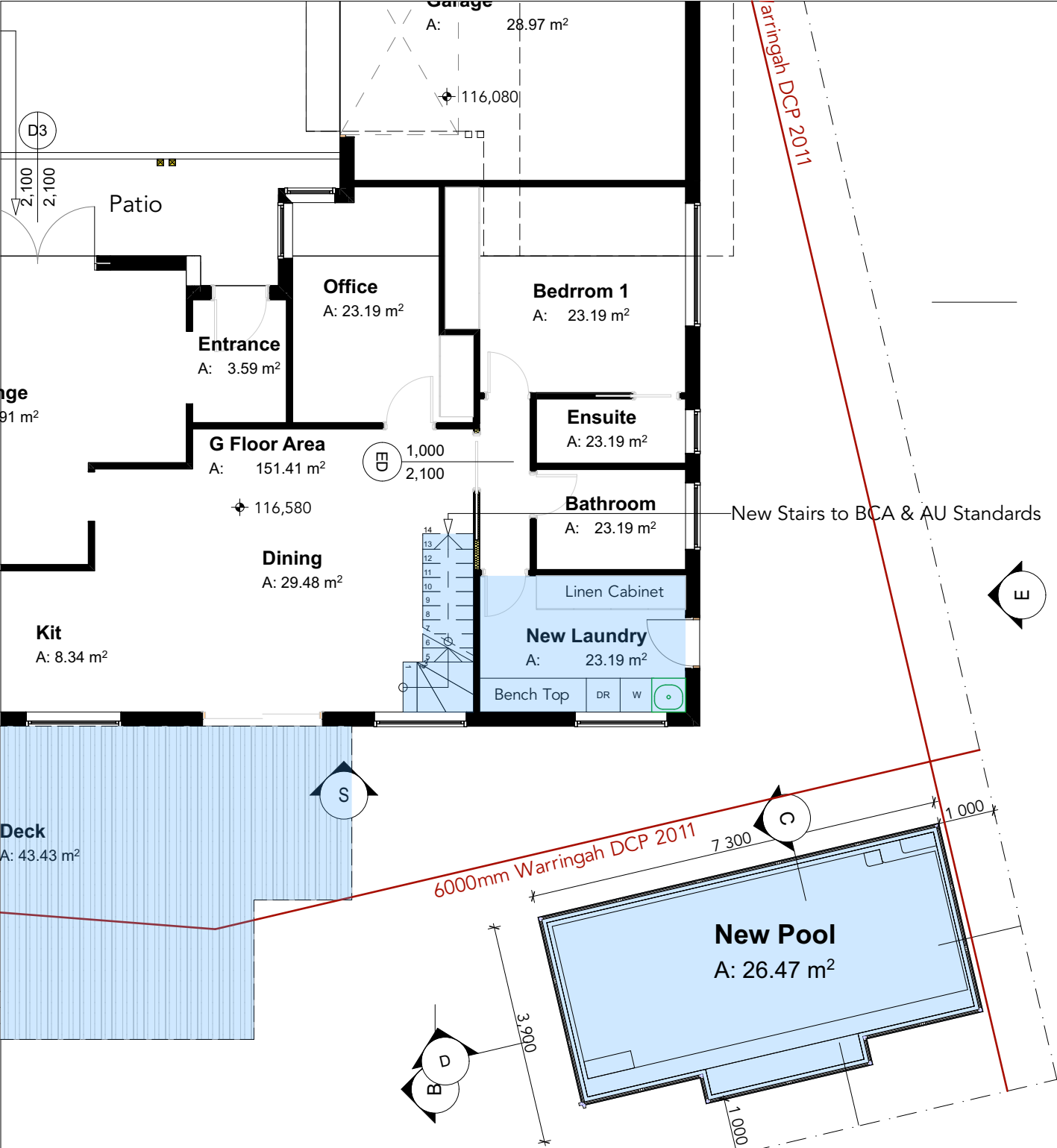


Section B 1:100

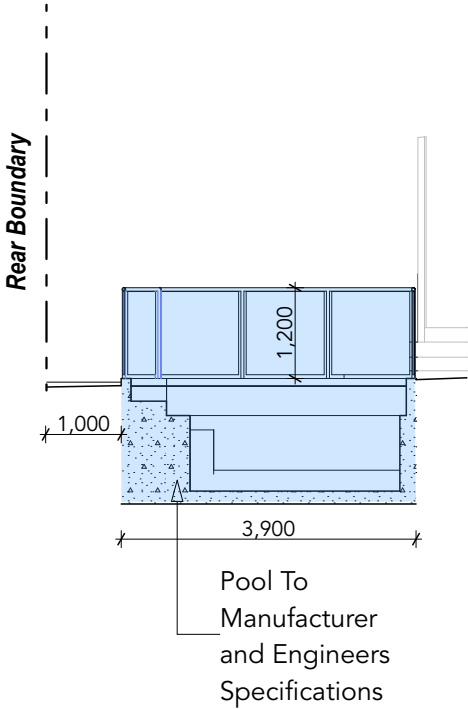
Builder to check and confirm all measurements on site prior to commencement

	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 9 Orr Place Davidson 2085  Lot 17 IN DP 239942	Drawing Title				
Start	01/05/2022	Additions and Alterations	SR	SR					Section 1				
Issue A	07/12/2022	Additions and Alterations	SR	SR					Scale A3 1:100		Client Peter and Natalie Thomassian		
									Status	Job No.	Drawing No.	Issue Date	Issue
									DA	22002	DA14	07/12/2022	A

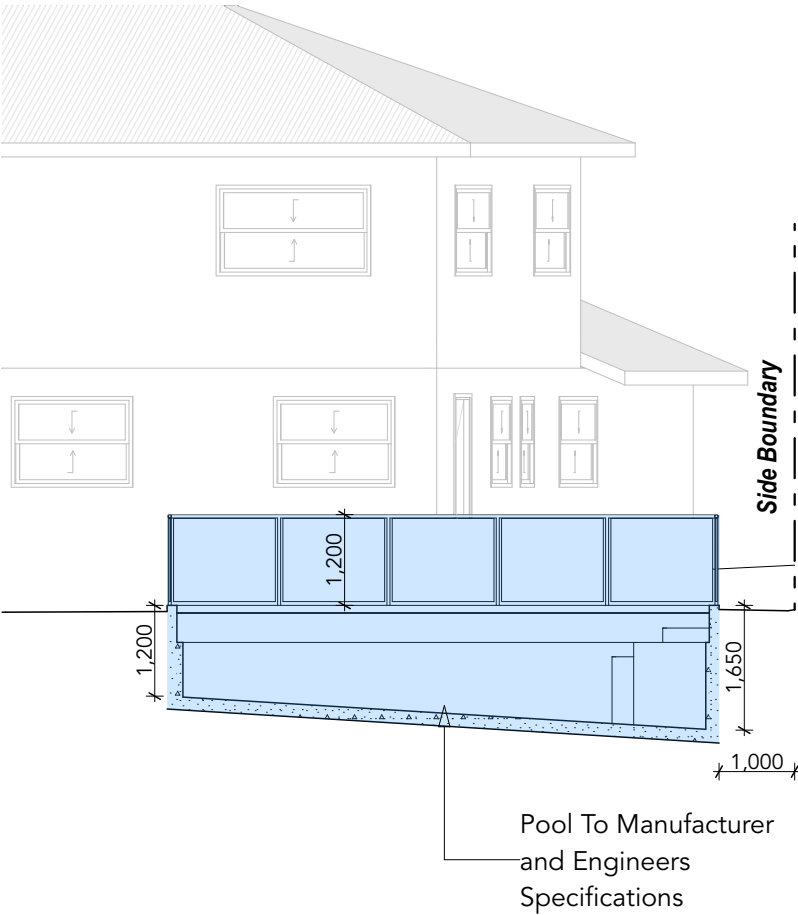




New Ground Floor 1:100





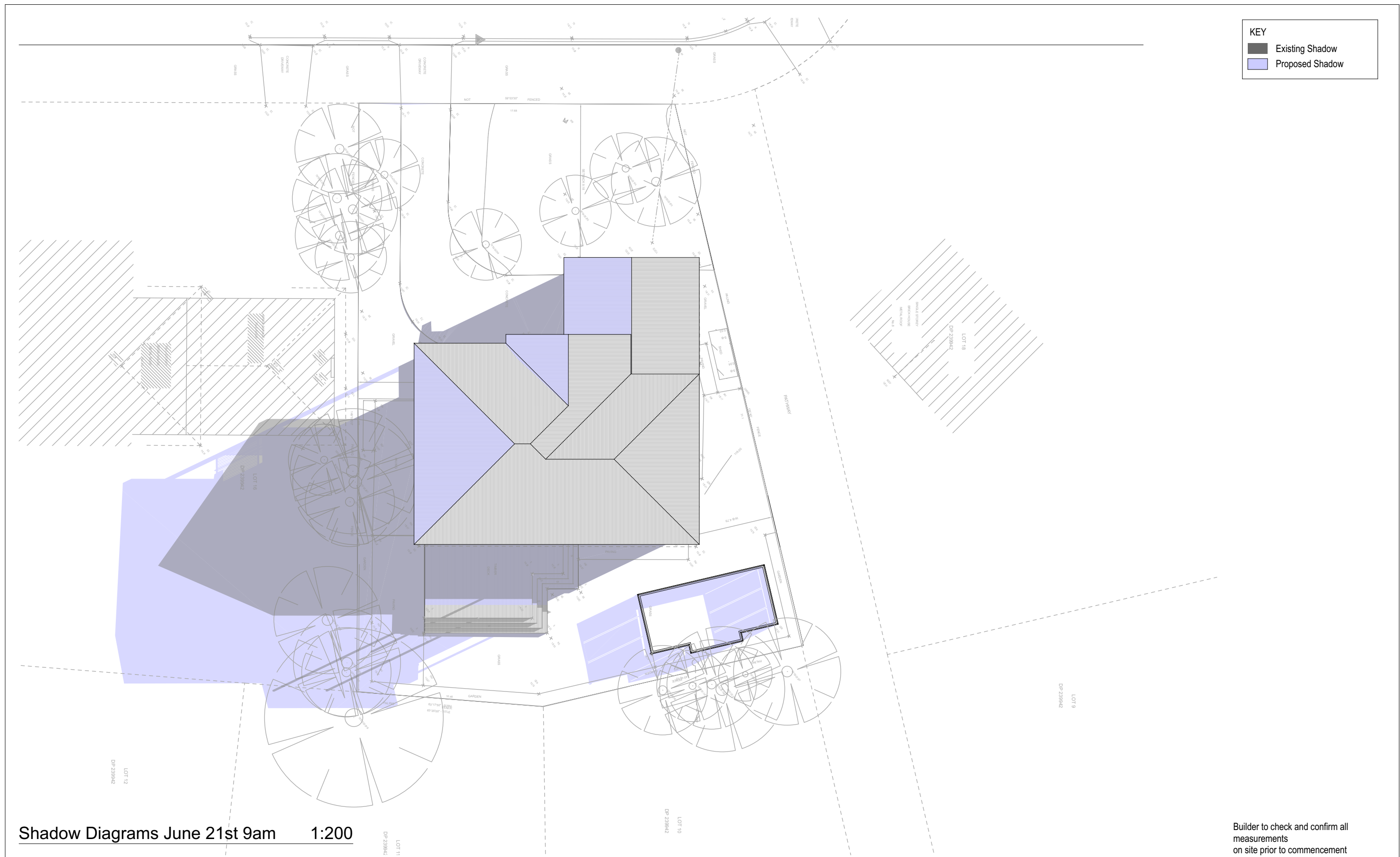
Section C 1:100



Section D 1:100

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Start	01/05/2022	Additions and Alterations	SR	SR					Additions and Alterations		Section 2 -Pool				
Issue A	07/12/2022	Additions and Alterations	SR	SR					9 Orr Place Davidson 2085		Client		Peter and Natalie Thomassian		
									Lot 17 IN DP 239942		Status	Job No.	DA15	Issue Date	Issue No.
											DA	22002		07/12/2022	A



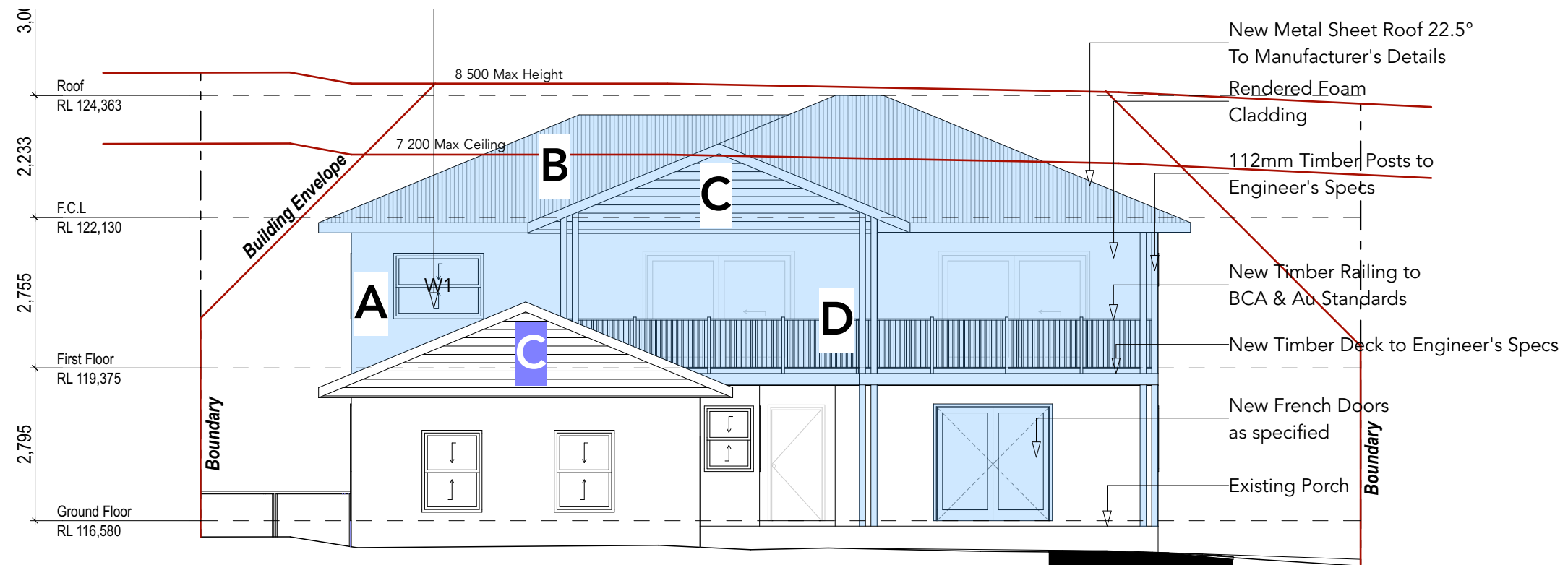
Builder to check and confirm all  
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	Date	Description	Drawn By	Approved By	<div>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.</div>	<div>Creative Homeplans PO Box 394, Forestville NSW 2087  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></div>	<div>North</div>	Project		Drawing Title				
Start	01/05/2022	Additions and Alterations	SR	SR				Additions and Alterations		Shadow Diagrams June 21st 9am				
Issue A	07/12/2022	Additions and Alterations	SR	SR				9 Orr Place Davidson 2085		Scale A3	1:200	Client Peter and Natalie Thomassian		
								Lot 17 IN DP 239942		Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	22002	DA16	07/12/2022	A









North Elevation



NEW RENDERED FOAM WALL  
COLOUR TO OWNER'S  
REQUIREMENTS



NEW METAL CLAD ROOF  
COLOUR TO OWNER'S  
REQUIREMENTS



NEW WEATHBOARD CLADDING  
TO OWNER'S REQUIREMENTS



NEW TIMBER BALUSTRADE TO  
OWNER'S REQUIREMENTS

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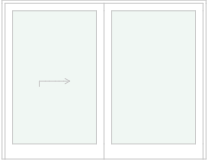
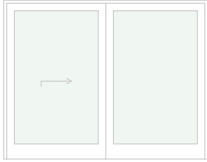
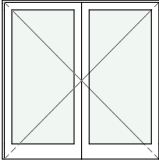
Colours And Finishes Schedule

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Start	01/05/2022	Additions and Alterations	SR	SR					Scale A3				
Issue A	07/12/2022	Additions and Alterations	SR	SR					Client Peter and Natalie Thomassian				
									Status	Job No.	Drawing No.	Issue Date	Issue
									DA	22002	DA19	07/12/2022	A

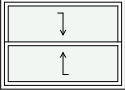
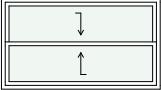
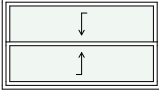
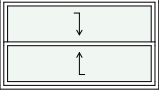
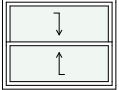
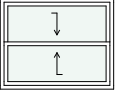

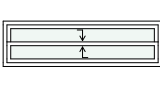




External Door List

ID	D1	D2	D3
Quantity	1	1	1
Door Type			
Door WxH Size	2,620×2,060	2,620×2,060	2,044×2,072
Wallhole WxH Size	2,700×2,100	2,700×2,100	2,100×2,100
Door Head Height	2,100	2,100	2,100
Front Elevation			
Nominal W/D Opening Surface Area on the Reveal Side	5.67	5.67	4.41

Window List

ID	W1	W2	W3	W4	W5	W6	W7	W8
Quantity	1	1	1	1	1	1	1	1
Window Type								
Window WxH Size	1,650×1,200	2,100×1,200	2,100×1,200	2,100×1,200	1,500×1,200	1,500×1,200	900×900	2,100×600
Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Front Elevation								
W/D Opening Nominal Surface Area	1.98	2.52	2.52	2.52	1.80	1.80	0.81	1.26
Unit Dimensions	1,650×1,200	2,100×1,200	2,100×1,200	2,100×1,200	1,500×1,200	1,500×1,200	900×900	2,100×600

Window Schedule

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Start	01/05/2022	Additions and Alterations	SR	SR						Door & Window Schedule				
Issue A	07/12/2022	Additions and Alterations	SR	SR						Scale A3	Client Peter and Natalie Thomassian			
										Status DA	Job No. 22002	Drawing No. DA21	Issue Date 07/12/2022	Issue No. A



Perspective 1                      1:200

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

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Start	01/05/2022	Additions and Alterations	SR	SR						Scale A3                      1:200		Client Peter and Natalie Thomassian		
Issue A	07/12/2022	Additions and Alterations	SR	SR				Lot 17 IN DP 239942		Status DA	Job No. 22002	Drawing No. DA22	Issue Date 07/12/2022	Issue No. A