

Location Map



Perspective



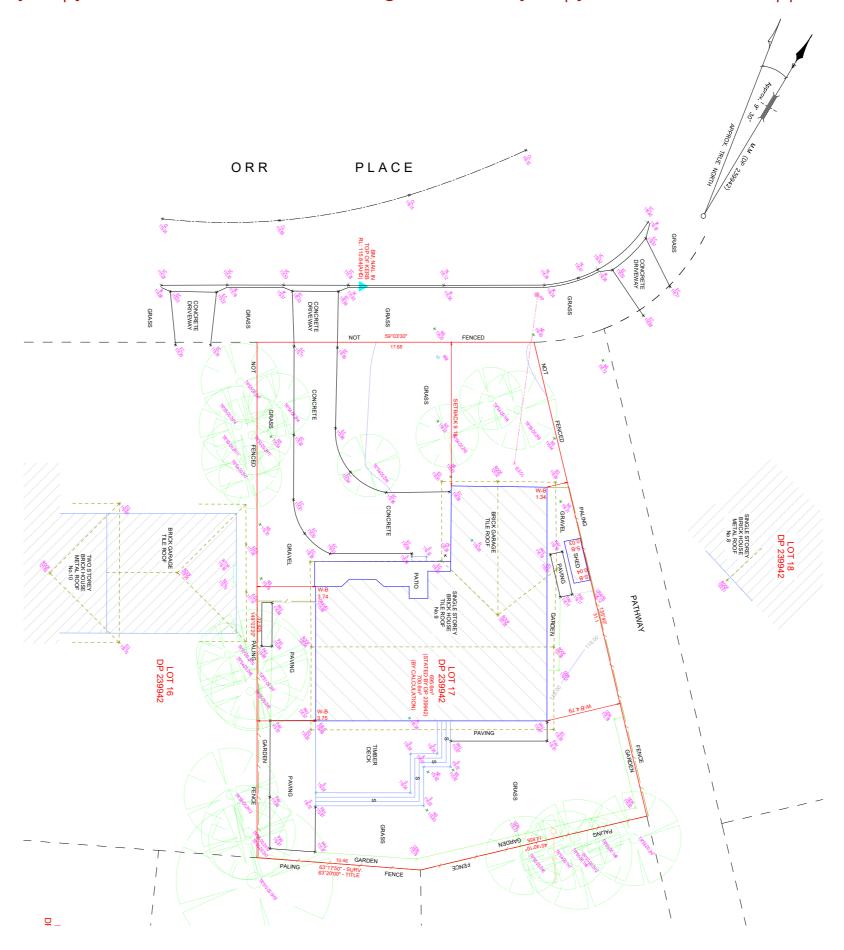
PO Box 394, Forestville NSW 2087 W: www.creativehomeplans.com.au M: 0402 451 119 E: shane@creativehomeplans.com.au

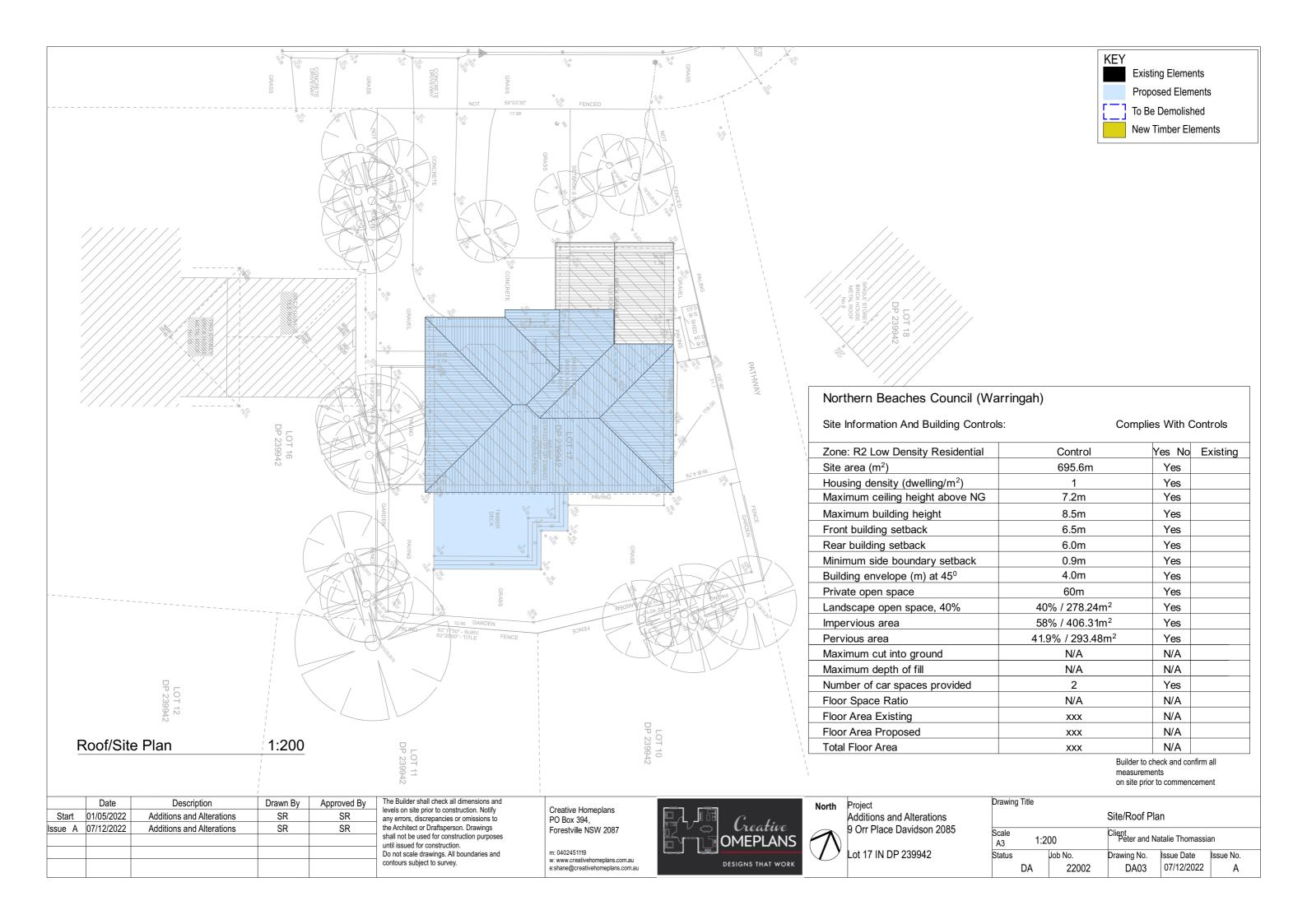
Additions and Alterations

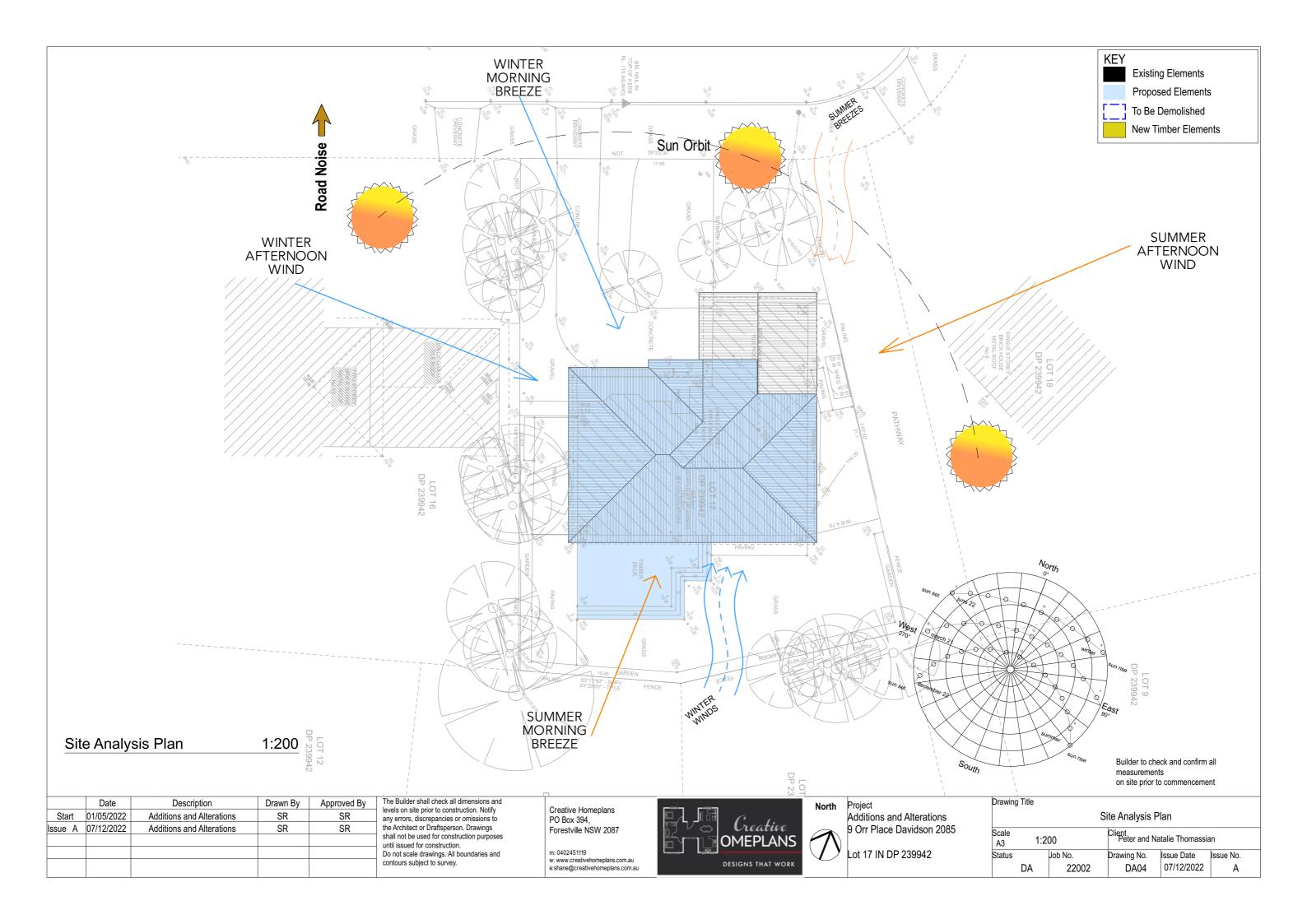
for Peter and Natalie Thomassian

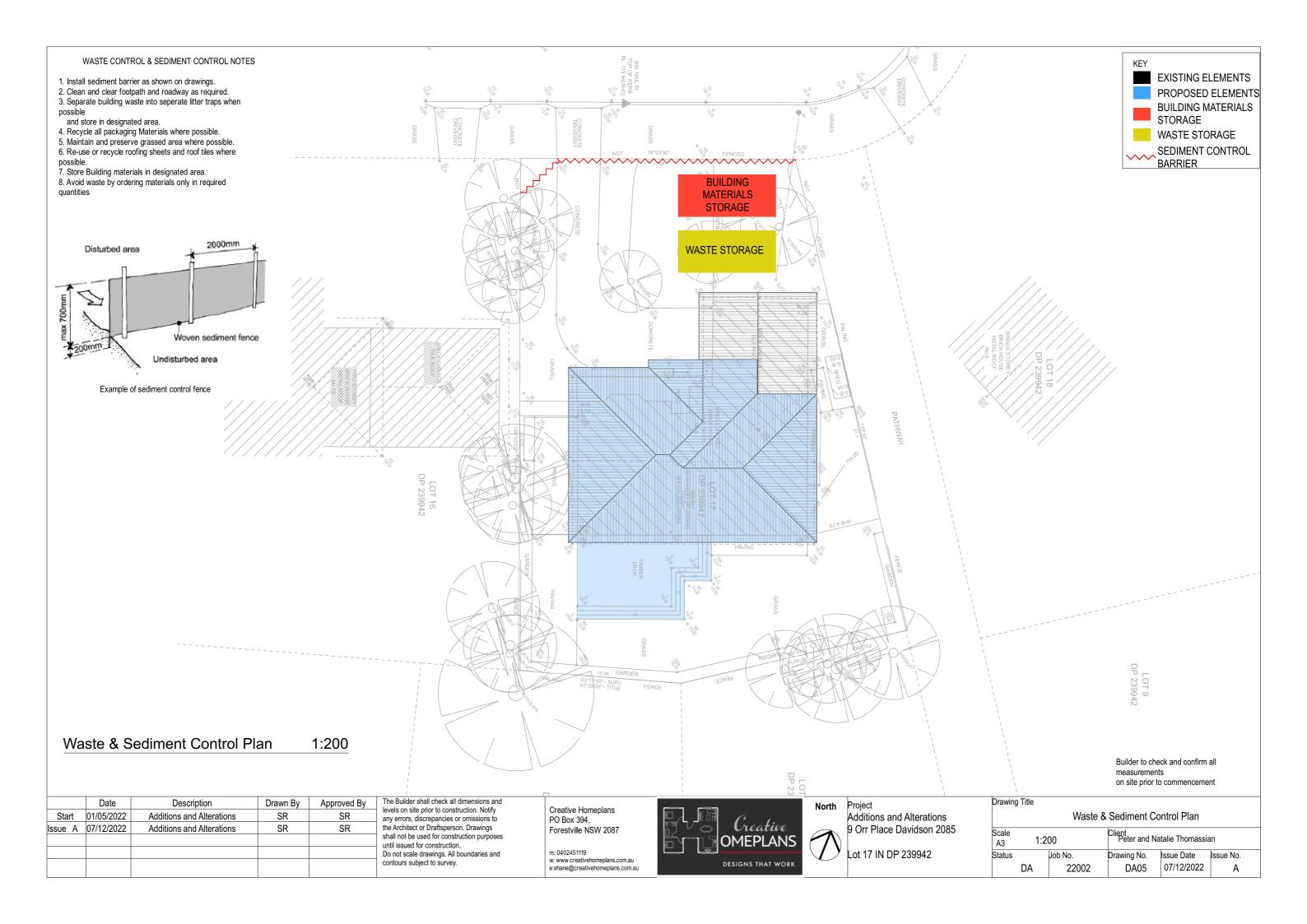
9 Orr Place Davidson 2085

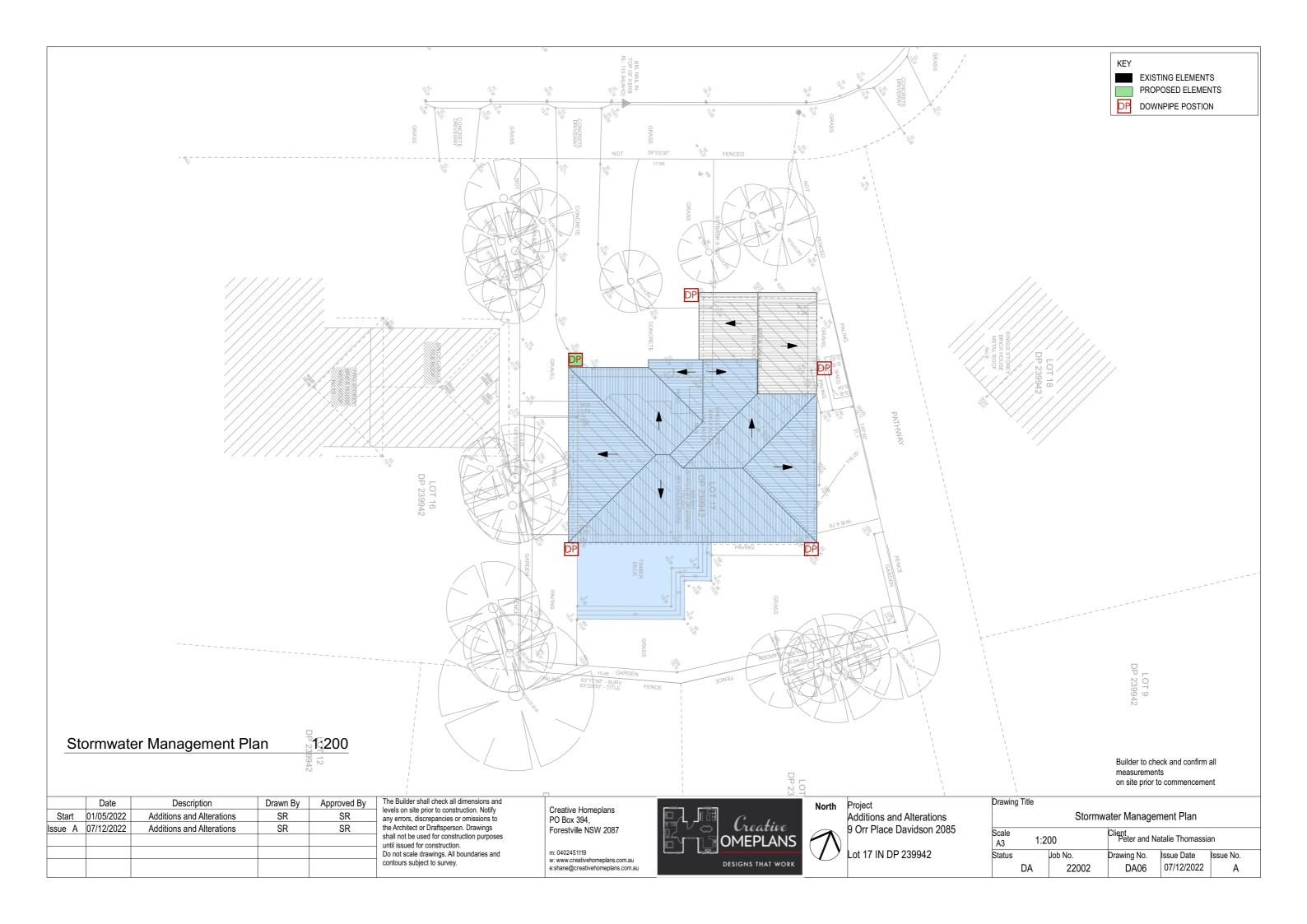
	Drawing List		
Dwg No.	Description		
DA01	Cover Page		
DA02	Survey Plan		
DA03	Site/Roof Plan		
DA04	Site Analysis Plan		
DA05	Waste & Sediment Control Plan		
DA06	Stormwater Management Plan		
DA07	Landscape Open Space Plan		
DA08	Existing Ground Floor Plan		
DA09	Demolition Plan Ground Floor		
DA10	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		

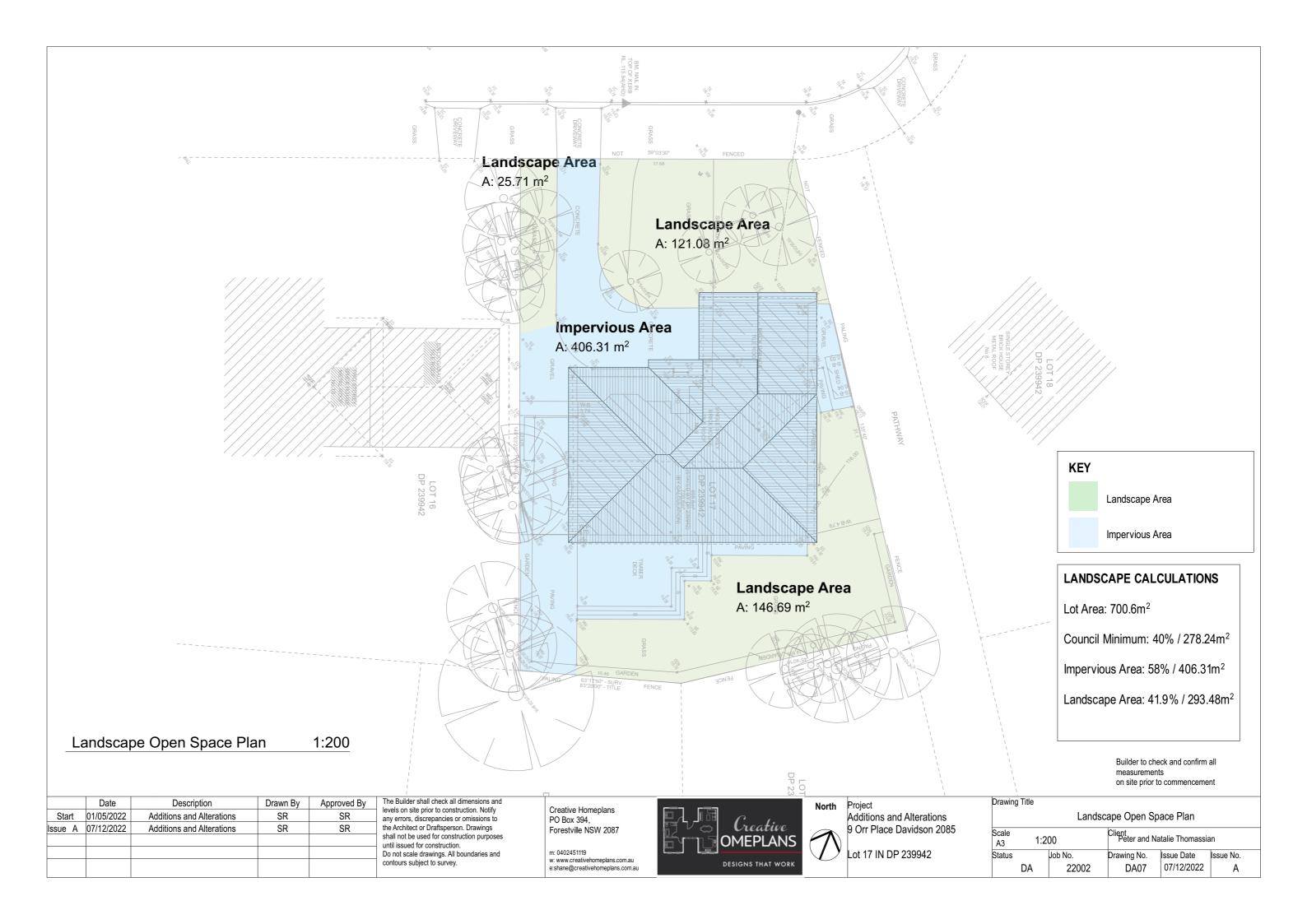


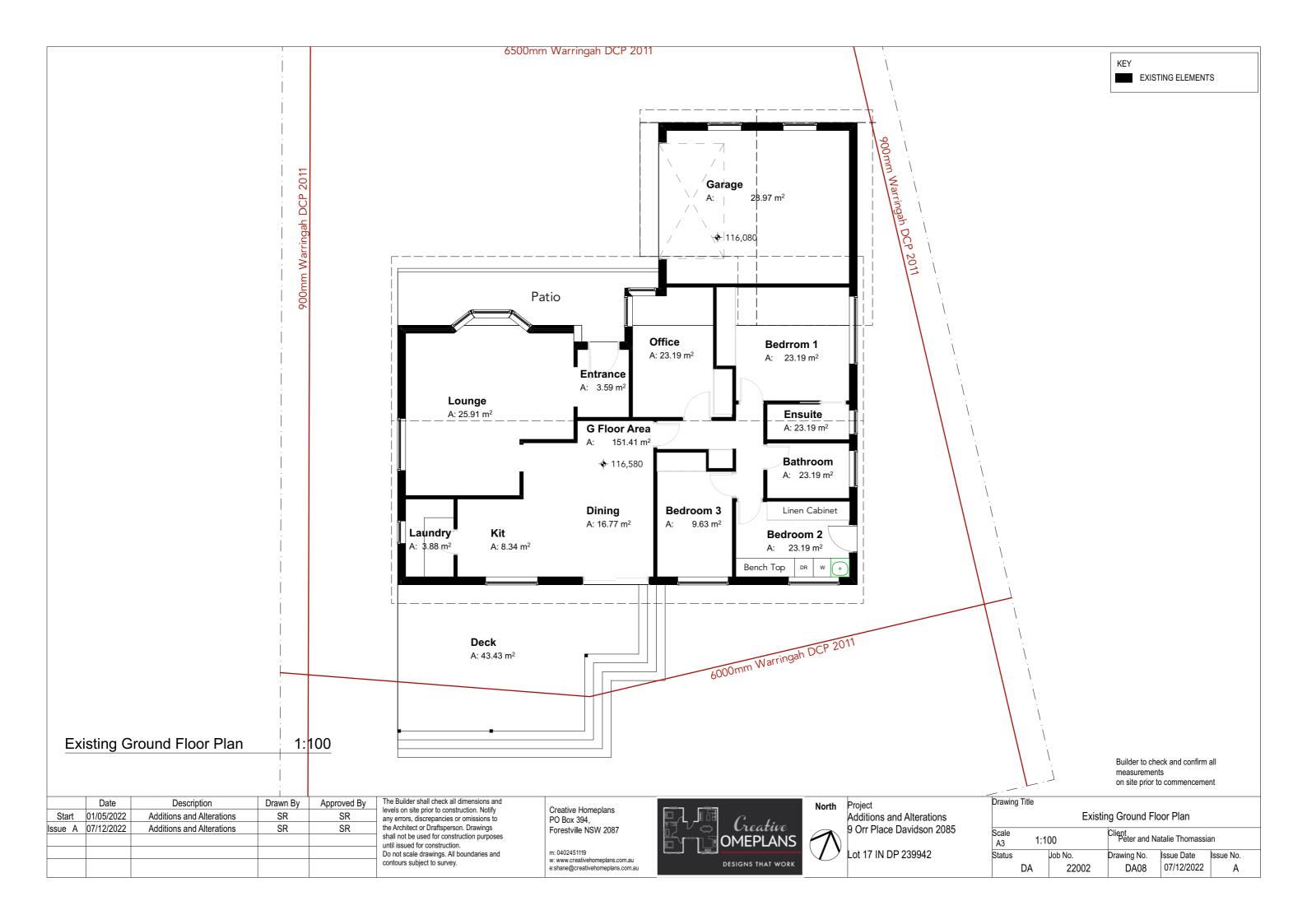


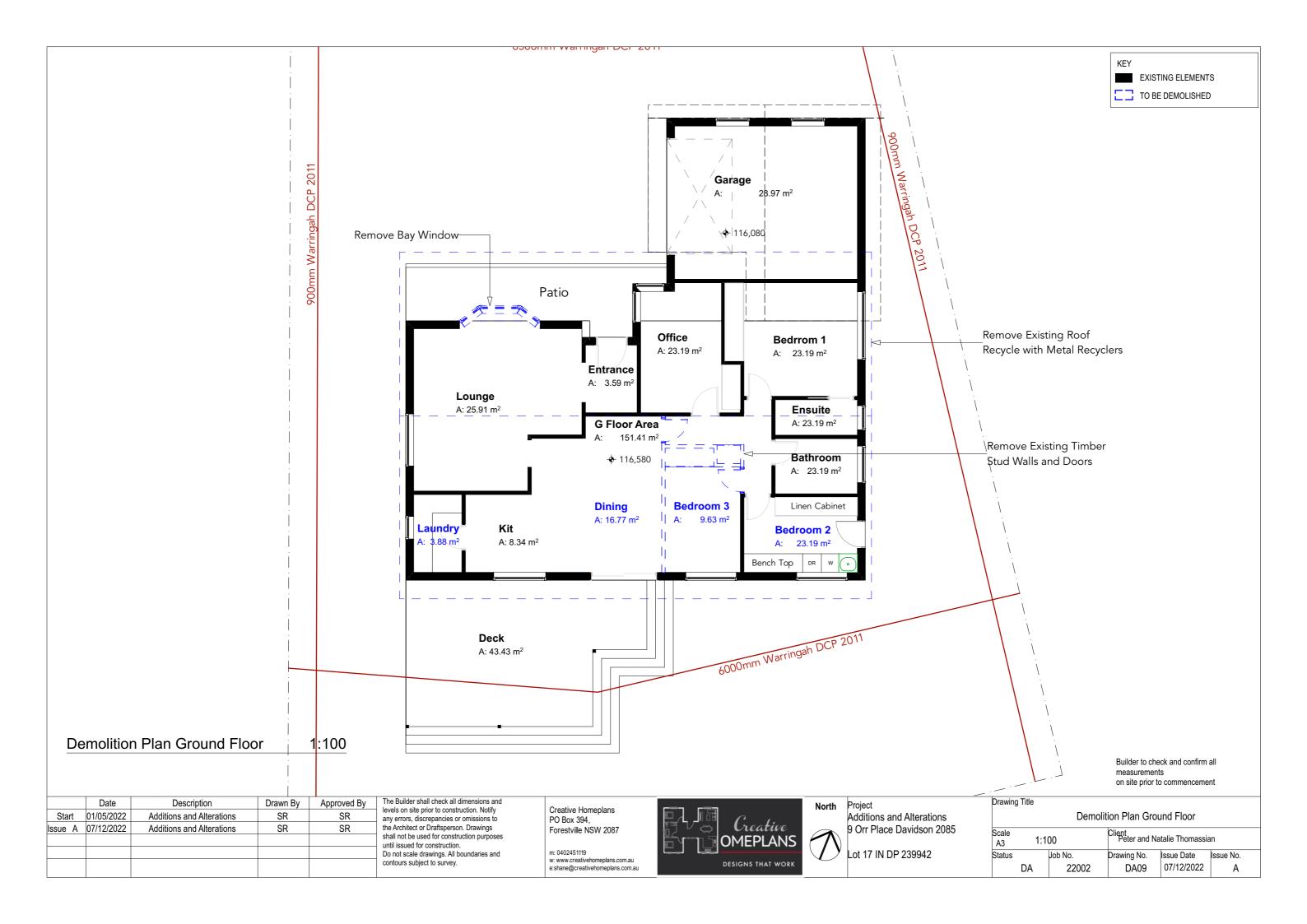


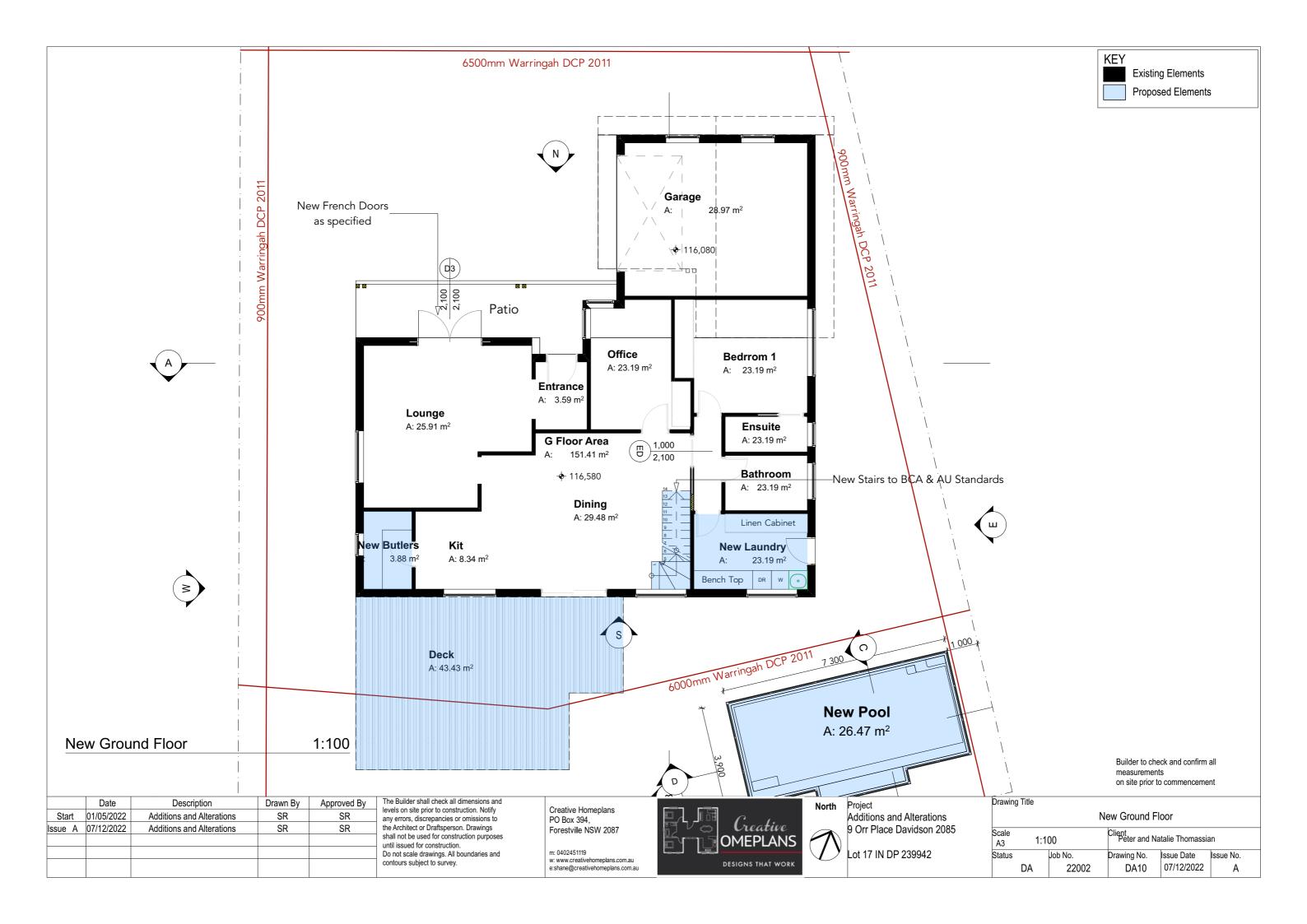


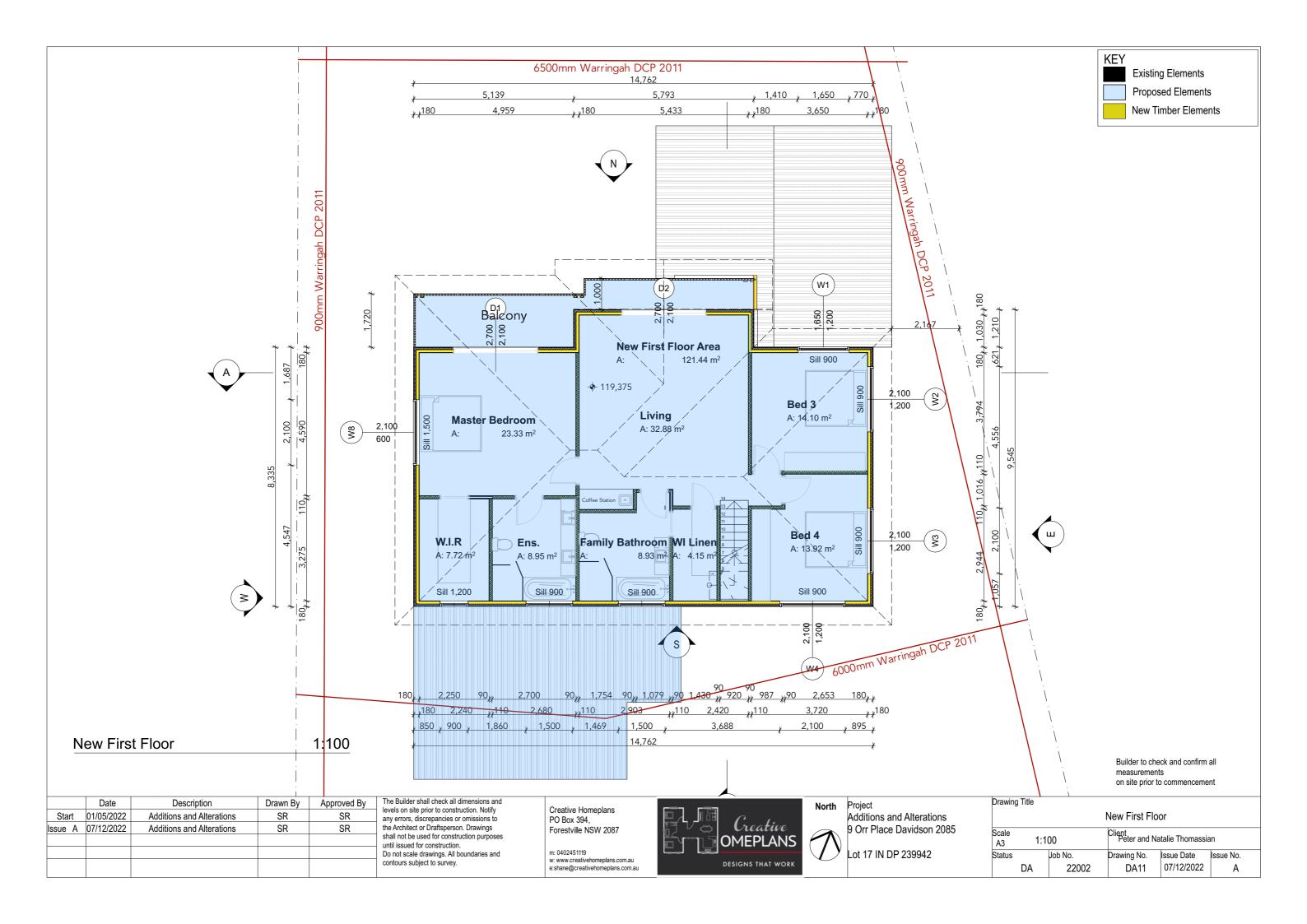


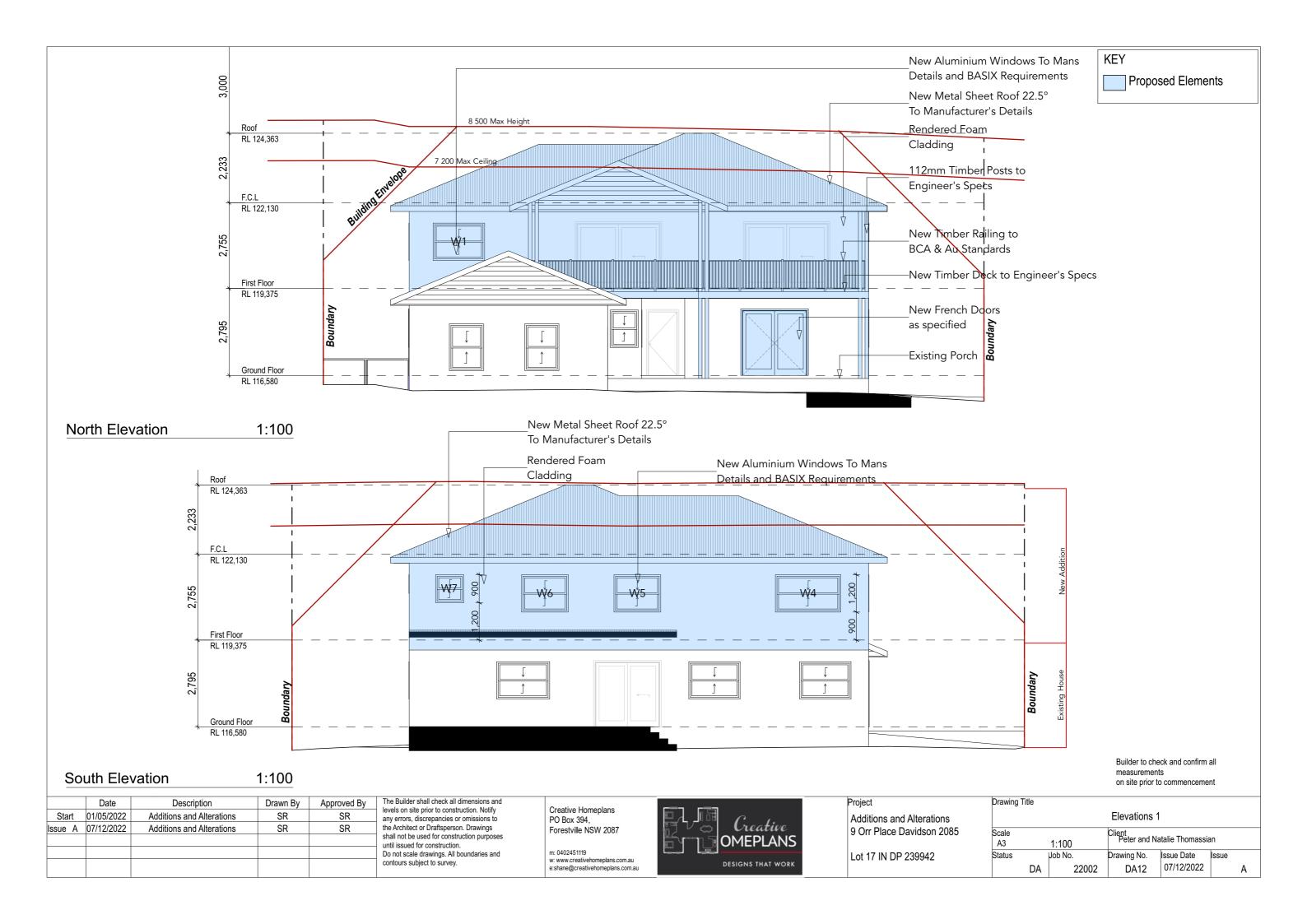


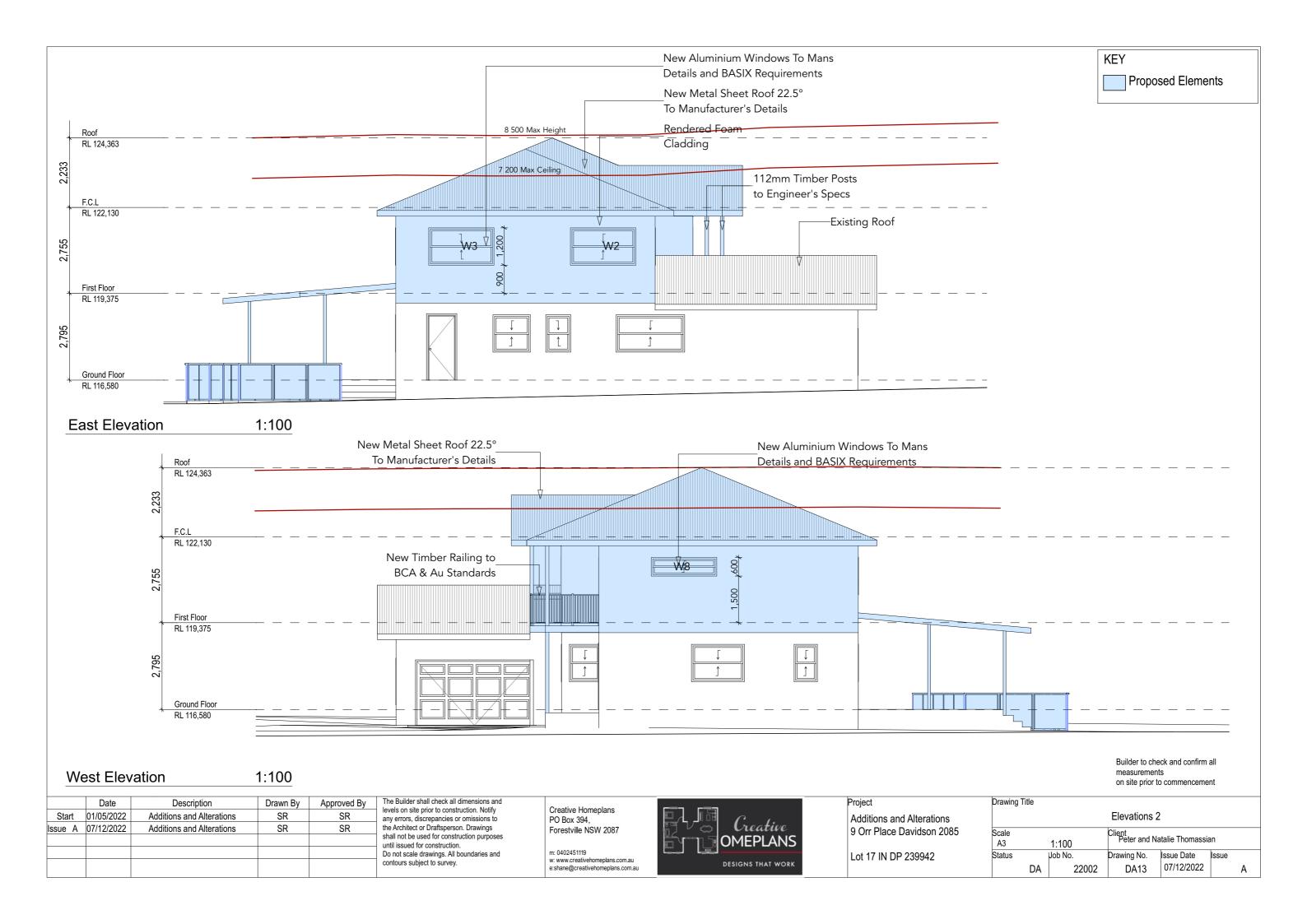


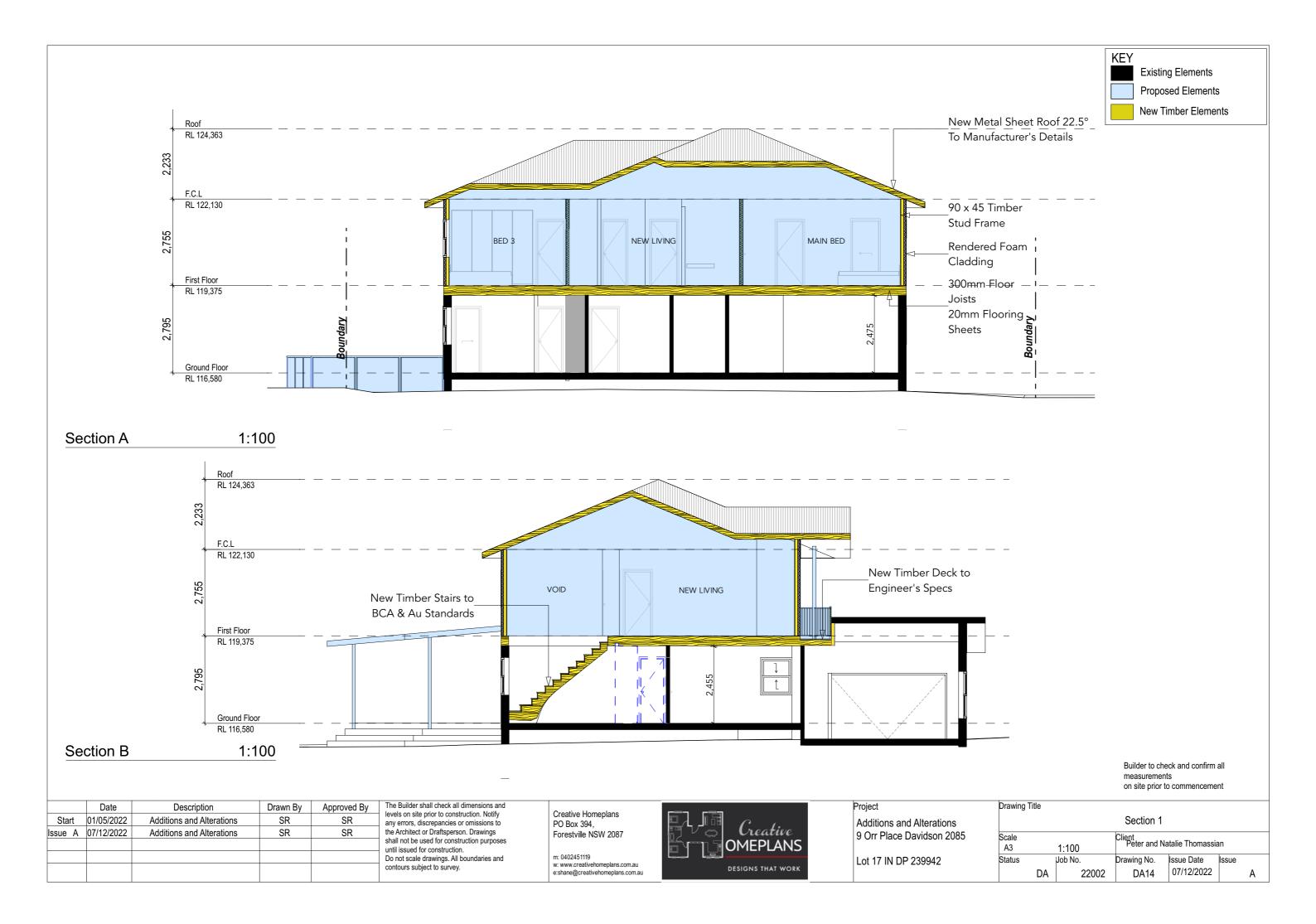


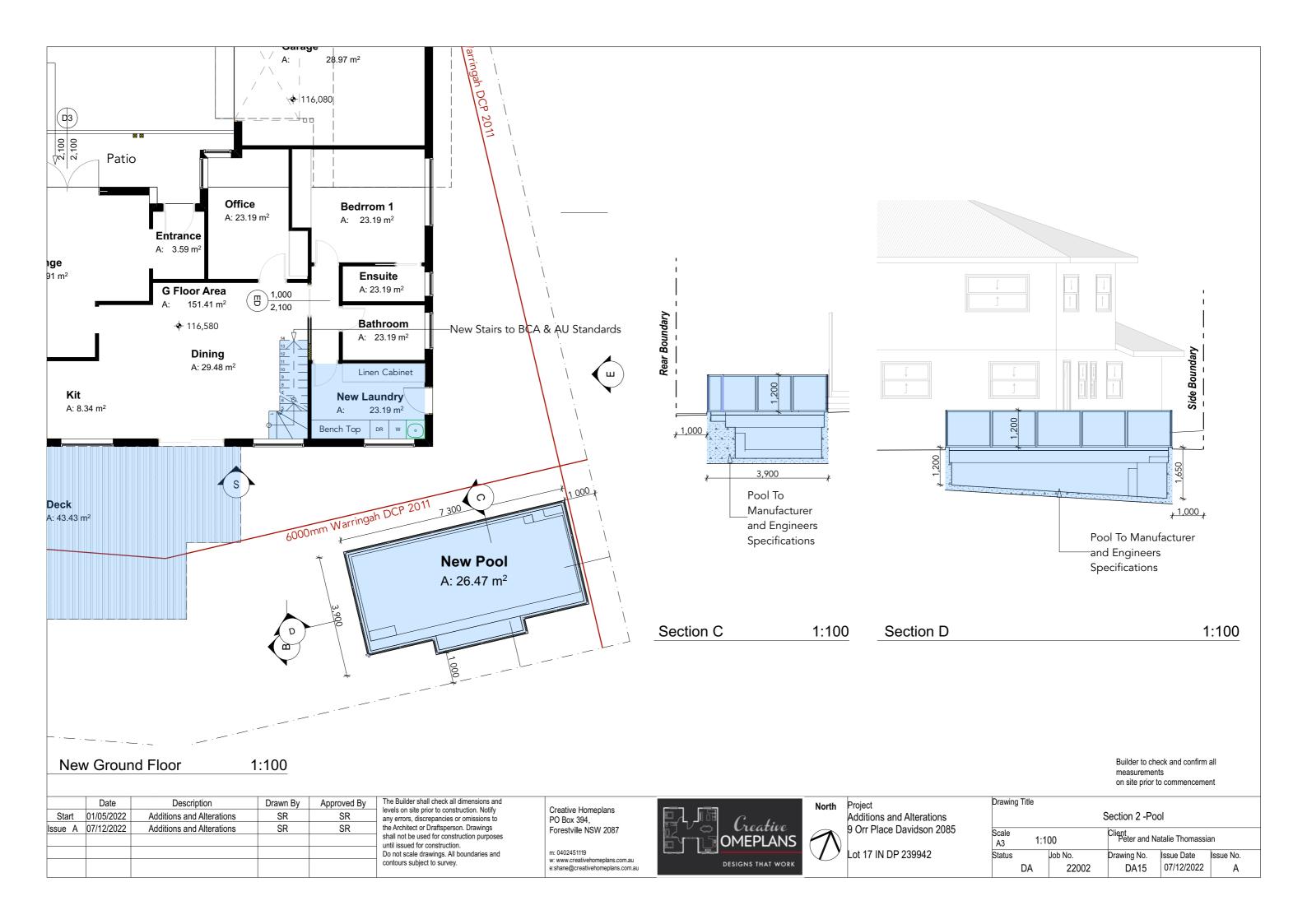


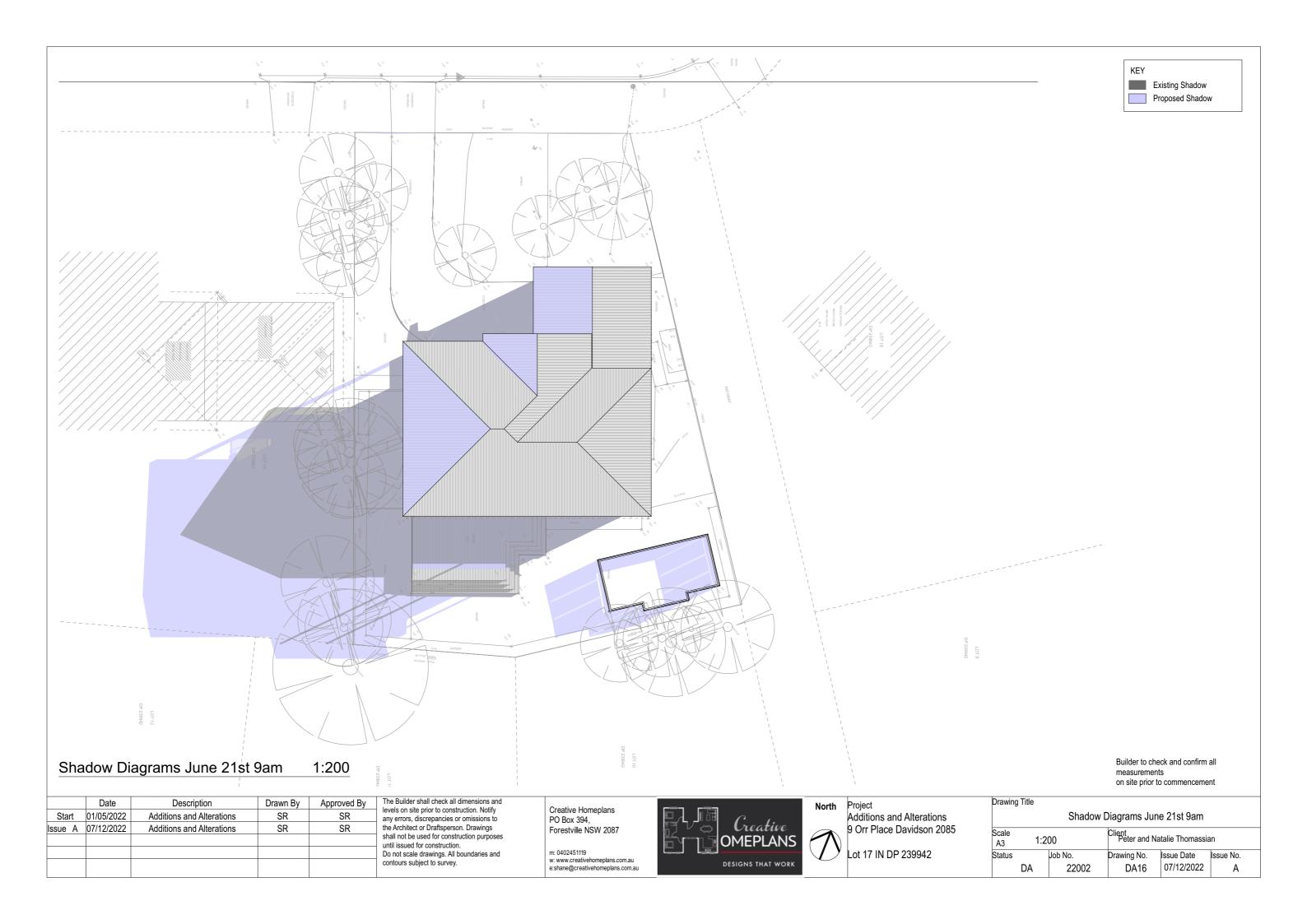


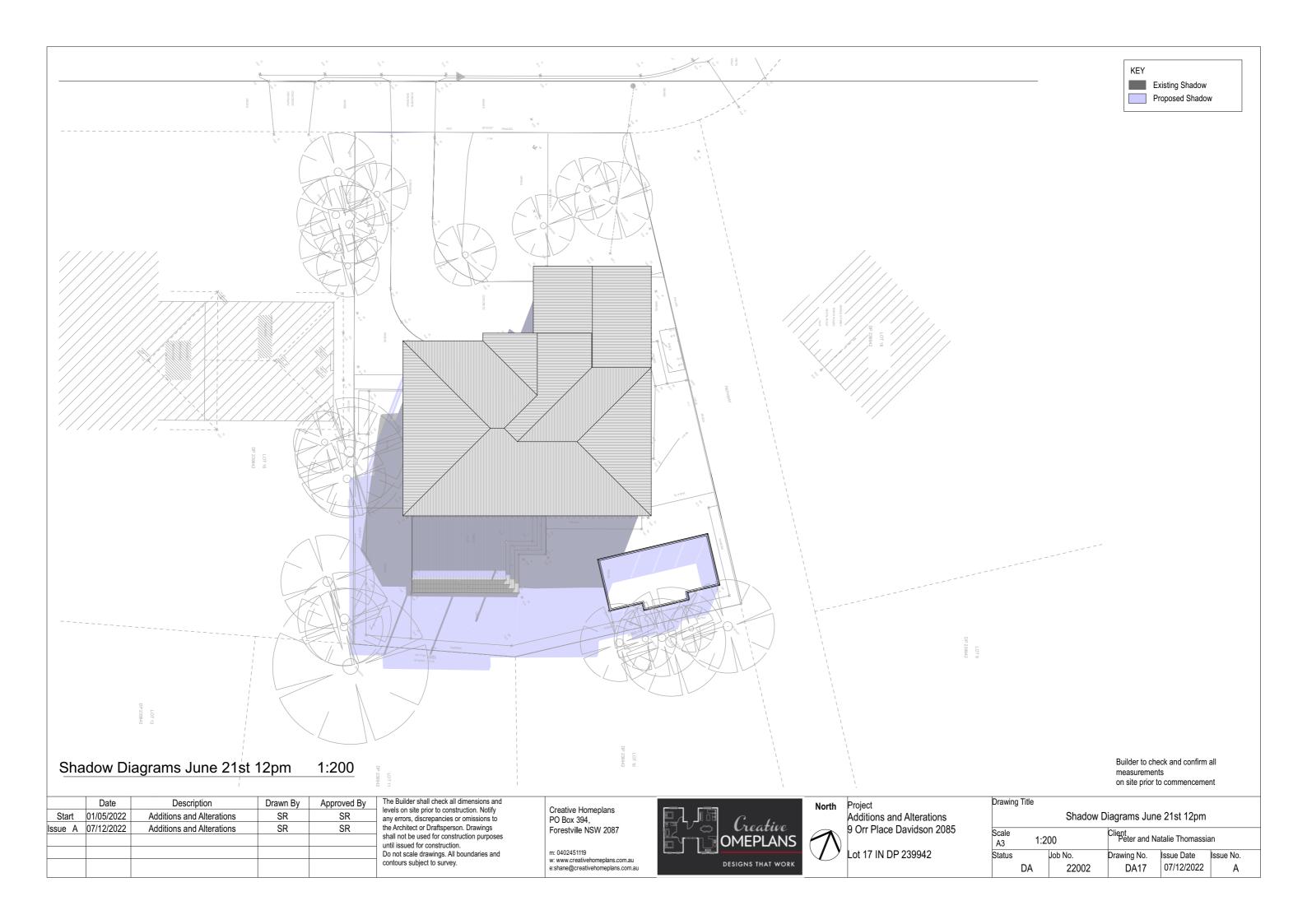


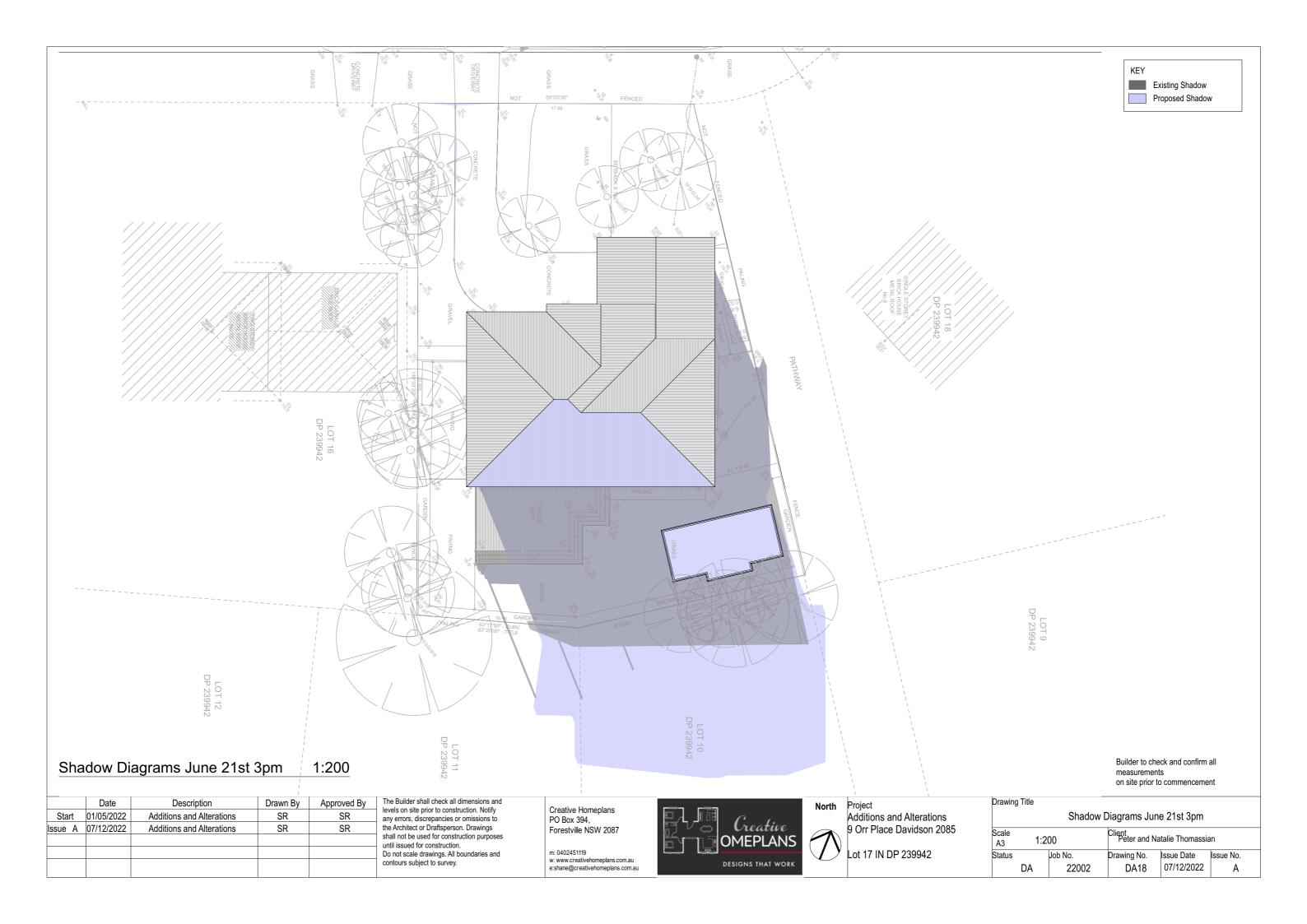


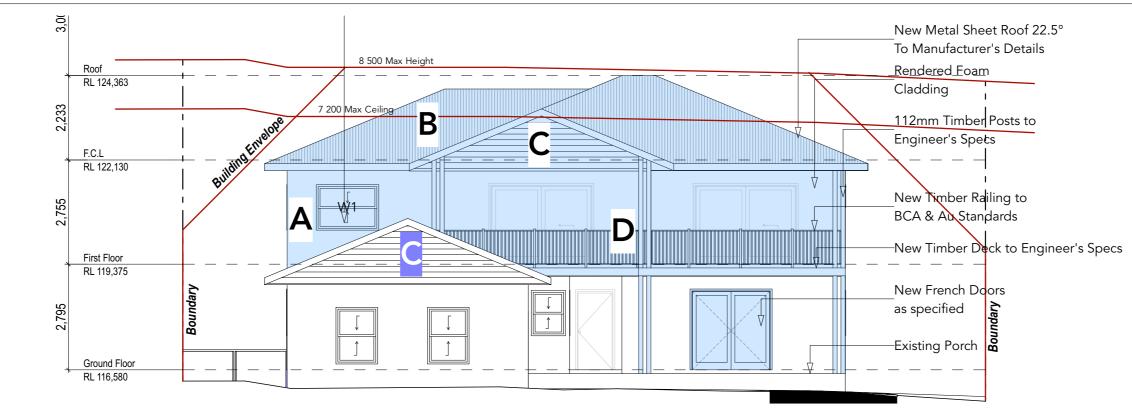






















NEW RENDERED FOAM WALL
COLOUR TO OWNER'S
REQUIREMENTS

Colours And Finishes Schedule

NEW METAL CLAD ROOF COLOUR TO OWNER'S REQUIREMENTS NEW WEATHBOARD CLADDING TO OWNER'S REQUIREMENTS

NEW TIMBER BALUSTRADE TO OWNER'S REQUIREMENTS

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

	Date	Description	Drawn By	Approved By
Start	01/05/2022	Additions and Alterations	SR	SR
Issue A	07/12/2022	Additions and Alterations	SR	SR

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.

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Creative OMEPLANS
DESIGNS THAT WORK

Project	Drawing Title	;					
Additions and Alterations	Colours & Finishes Sch						
9 Orr Place Davidson 2085	Scale A3			Client Peter and Na	atalie Thomassia	an	
Lot 17 IN DP 239942	Status	μc	ob No.	Drawing No.	Issue Date	Issue	
	[)A	22002	DA19	07/12/2022		Α

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

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 09f10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 12, December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning, Industry & Environment

Planning, Industry & Environment

Project address
Project name Orr Place
Street address 9 Orr Place Davidson 2085
Local Government Area Northern Beaches Council
Plan type and number Deposited Plan DP239942 of Dwelling type Separate dwelling house Type of alteration and addition My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

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

BASIX Certificate number: A483512

Fixtures and systems

BASIX Certificate number: A483512

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	~	~	V
The swimming pool must not have a capacity greater than 32 kilolitres.	V	V	V
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		V	V
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

	DA Plans	CC/CDC Plans & specs	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.		V	✓
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.		V	V
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.		V	V
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: A483512

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.					V
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)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Planning, Industry & Environment Building Sustainability Index www.basix.nsw.gov.au

page 5 / 7 BASIX Certificate number: A483512

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and	glazed do	ors							
					ading devices, in accordance with the each window and glazed door.	he specifications listed in the table below.	V	V	V
The following re	quirements r	must also	be satisfie	ed in relation	to each window and glazed door:			V	V
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 Fensetration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								~	~
					each eave, pergola, verandah, balc han 2400 mm above the sill.	ony or awning must be no more than 500 mm	✓	~	~
Pergolas with pe	olycarbonate	roof or si	milar trans	slucent mate	rial must have a shading coefficient	of less than 0.35.		V	V
					window or glazed door above which must not be more than 50 mm.	h they are situated, unless the pergola also		~	~
Pergolas with a must overlap in		ading may	have adju	ustable blade	es or removable shade cloth (not les	s than 80% shading ratio). Adjustable blades		✓	✓
Windows an	d glazed o	doors gl	azing re	equiremer	nts		1		
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	Distance (m)	Shading device	Frame and glass type			
D1	N	5.4	0	0	pergola (adjustable shade) >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D2	N	5.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D3	N	4.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W1	N	1.98	0	0	eave/verandah/pergola/balcony	improved aluminium, single pyrolytic low-e,			

>=600 mm (U-value: 4.48, SHGC: 0.46)
eave/verandah/pergola/balcony
>=600 mm (U-value: 4.48, SHGC: 0.46) = eave/verandah/pergola/balcony improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46) improved aluminium, single pyrolytic low-(U-value: 4.48, SHGC: 0.46) improved aluminium, single pyrolytic (U-value: 4.48, SHGC: 0.46) improved aluminium, single pyrolytic lov (U-value: 4.48, SHGC: 0.46)

BASIX Certificate number: A483512

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.

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

	Date	Description	Drawn By	Approved By
Start	01/05/2022	Additions and Alterations	SR	SR
Issue A	07/12/2022	Additions and Alterations	SR	SR
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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.

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North	Project
	Additions and Altera
	9 Orr Place Davidso
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page 2 / 7

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erations dson 2085				Е
	Scale A3	1:2.	28	
942	Status		Job No.	
		DA	22002	

Drawing Title								
Basix Certificate								
Scale A3 1:2.28			Client Peter and Natalie Thomassian					
Status Job No.		Drawing No.	Issue Date	Issue No.				
	DA	22002	DA20	07/12/2022	Α			

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		T t	<u></u>	T t	1 1	T t	1	1
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

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

	Date Description		Drawn By	Approved By
Start	01/05/2022	Additions and Alterations	SR	SR
Issue A	07/12/2022	Additions and Alterations	SR	SR
			1	

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	Project Additions and Alteration
	9 Orr Place Davidson
\sqrt{y}	Lot 17 IN DP 239942

and Alterations e Davidson 2085

Drawing Title								
	Door & Window Schedule							
Scale A3		Client Peter and Na	talie Thomassia	ın				
Status	Job No.	Drawing No.	Issue Date	Issue No.				
DA	22002	DA21	07/12/2022	Α				



Perspective 1

1:200

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

	Date	Description	Drawn By	Approved By
Start	01/05/2022	Additions and Alterations	SR	SR
Issue A	07/12/2022	Additions and Alterations	SR	SR

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h Project
Additions and Alterations
Orr Place Davidson 2085

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Drawing Title								
		Perspective 1						
Scale A3 1:20	00	Client Peter and Natalie Thomassian						
Status	Job No.	Drawing No.	Issue Date	Issue No.				
DA	22002	DA22	07/12/2022	Α				