

# DAVIDSON HOUSE

LOT 40, DP 251101 AND No. 9 Poate Place, Davidson



LOCATION PLAN

NTS

DRAWING No.	DRAWING NAME	DATE
DA01	COVER SHEET	07.09.2019
DA02	SITE PLAN	07.09.2019
DA03	SITE ANALYSIS	07.09.2019
DA04	GROUND FLOOR PLAN	07.09.2019
DA05	GROUND FLOOR DEMOLITION PLAN	07.09.2019
DA06	FIRST FLOOR PLAN	07.09.2019
DA07	FIRST FLOOR DEMOLITION PLAN	07.09.2019
DA08	ROOF PLAN	07.09.2019
DA09	NORTH & SOUTH ELEVATIONS	07.09.2019
DA10	EAST & WEST ELEVATIONS	07.09.2019
DA11	SECTIONS A & B	07.09.2019
DA12	SECTION C	07.09.2019
DA13	WASTE MANAGEMENT PLAN	07.09.2019
DA14	EROSION & SEDIMENT CONTROL PLAN	07.09.2019
DA15	CALCULATIONS	07.09.2019
DA16	BASIX	07.09.2019
DA17	SHADOW DIAGRAMS - 21 JUNE, 9am	07.09.2019
DA18	SHADOW DIAGRAMS - 21 JUNE, 12pm	07.09.2019
DA19	SHADOW DIAGRAMS - 21 JUNE, 3pm	07.09.2019
DA20	NOTIFICATION PLAN	07.09.2019

## BCA COMPLIANCE SPECIFICATION

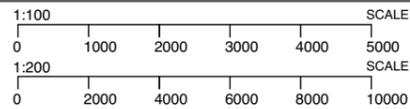
The following BCA Compliance Specification shall form part of the Development Application for this project:

1. Earthworks are to be carried out in accordance with Part 3.1.1 of the BCA Housing Provisions, Volume 1A.
2. Termite protection is to be in accordance with Part 3.1.3 of the BCA Housing Provisions, Volume 1A.
3. Drainage is to be in accordance with Part 3.2.1 of the BCA Housing Provisions, Volume 1A.
4. Footings and slabs are to be designed and constructed in accordance with Part 3.2 of the BCA Housing Provisions, Volume 1A.
5. All masonry is to comply with Part 3.3 of the BCA Housing Provisions, Volume 1A.
6. All framing is to be in accordance with Part 3.4 of the BCA Housing Provisions, Volume 1A.
7. Roof and wall cladding is to comply with Part 3.5 of the BCA Housing Provisions, Volume 1A.
8. All glazing is to be in accordance with Part 3.6 of the BCA Housing Provisions, Volume 1A.
9. Smoke alarms are to be installed in accordance with Part 3.7.2 of the BCA Housing Provisions, Volume 1A.
10. Wet areas are to be in accordance with Part 3.8.1 of the BCA Housing Provisions, Volume 1A.
11. Areas requiring ventilation, which are not naturally ventilated, are to be provided with mechanical ventilation in accordance with Part 3.8.5 of the BCA Housing Provisions, Volume 1A.
12. Stair construction is to comply with part 3.9.1 of the BCA Housing Provisions, Volume 1A.
13. Balustrades are to comply with Part 3.9.2 of the BCA Housing Provisions, Volume 1A.

DEVELOPMENT APPLICATION



Suite 11, Level 2  
20 Young Street  
NEUTRAL BAY, NSW  
Ph +612 8968 1917  
Mob +61 412 995 480



NOTES  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

AMENDMENTS  
A ORIGINAL ISSUE

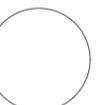
07.09.19

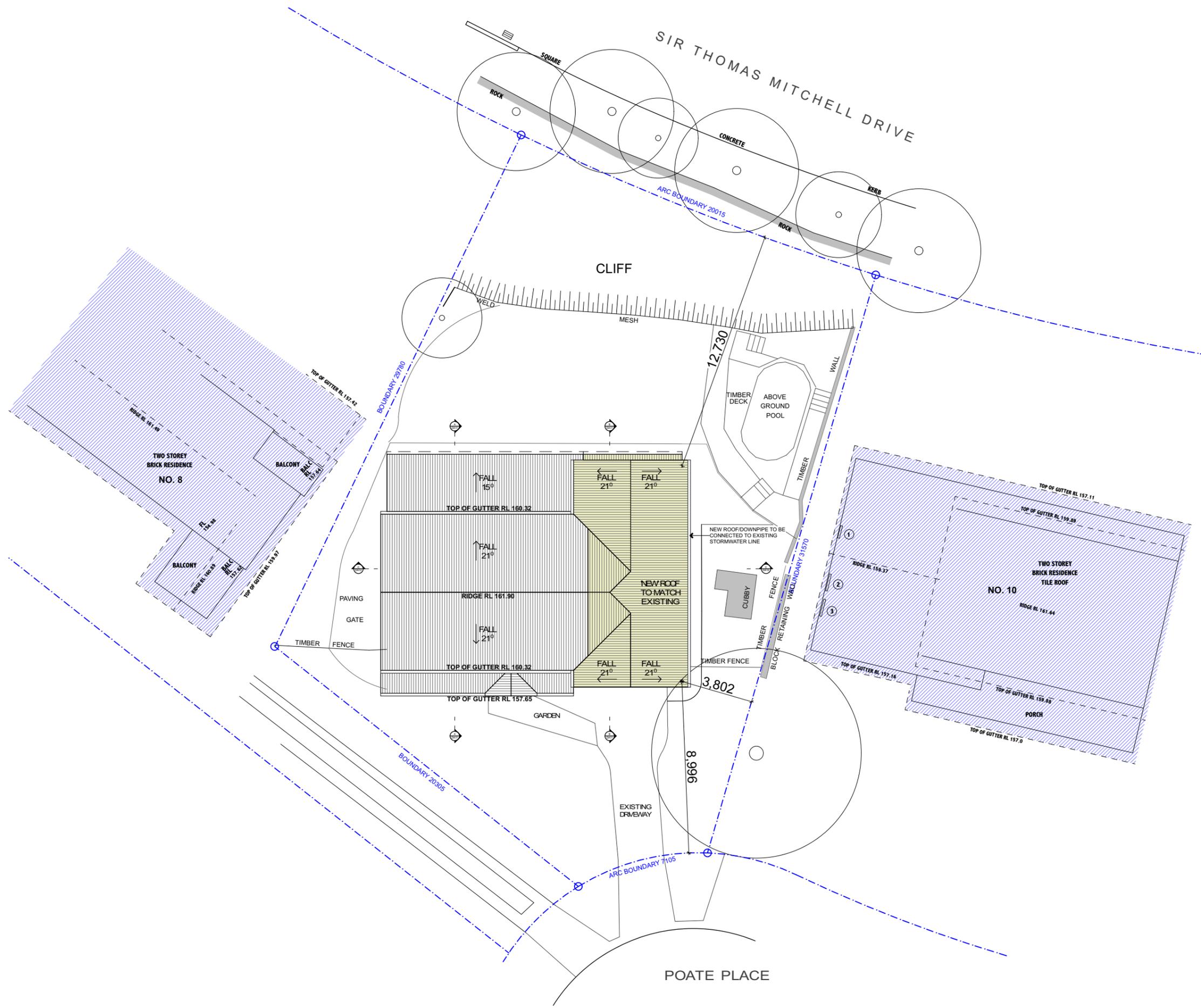
DRAWING NAME  
**COVER SHEET**  
DEVELOPMENT APPLICATION

PROJECT  
**ALTERATIONS & ADDITIONS**  
DATE 07.09.19 SCALE 1:1

PROJ. ADDRESS  
**9 POATE PLACE, DAVIDSON, 2085**  
CLIENT  
NIGEL & EMMA WATTS

PROJ. CODE  
**POA9**  
DWG NO. **DA01** REV **A**



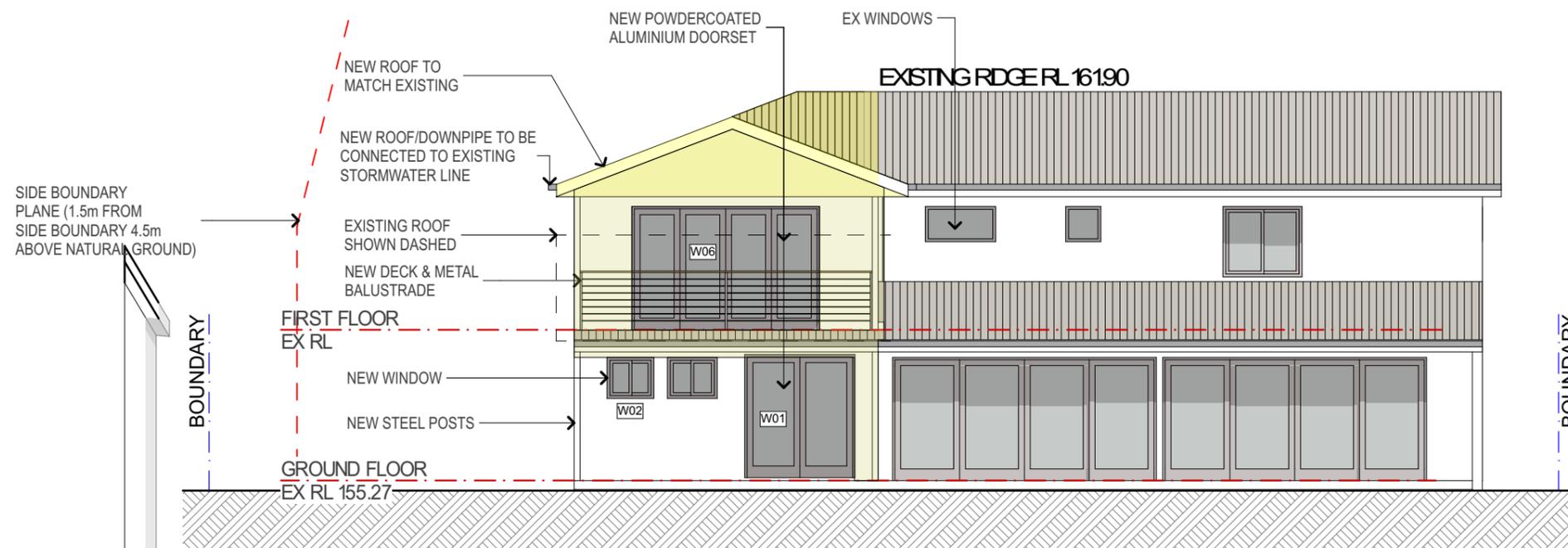




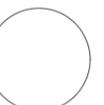


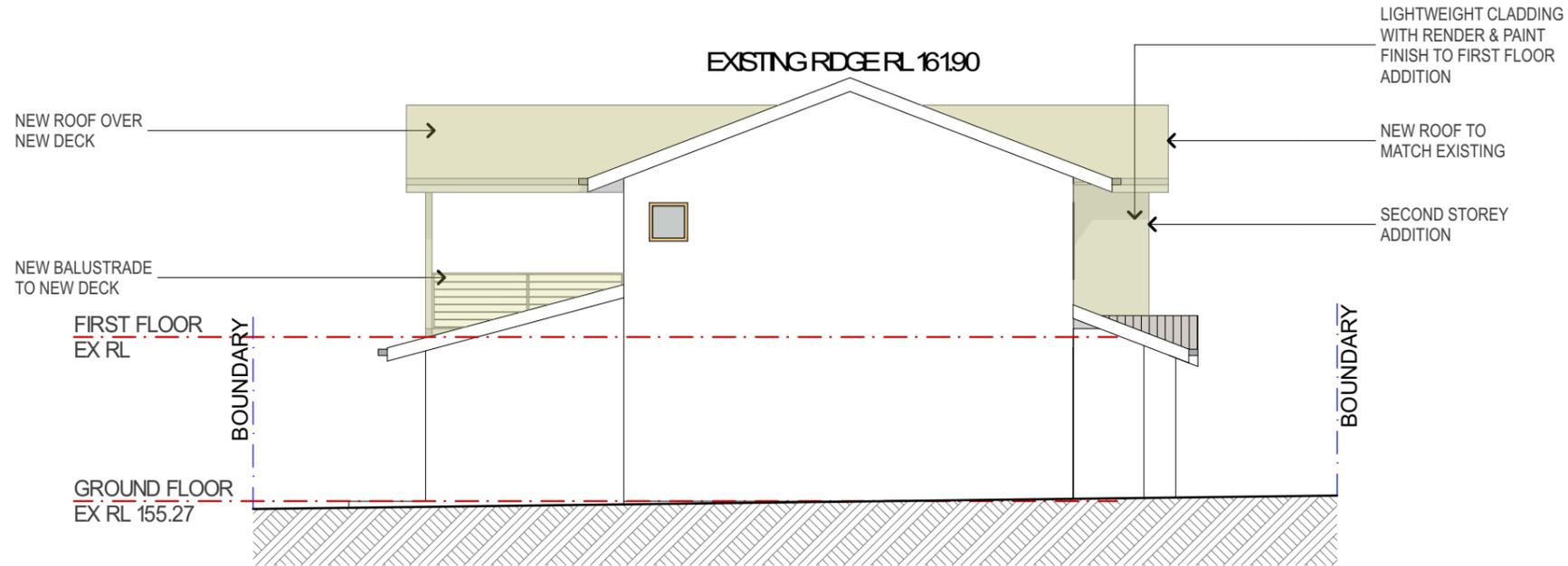


SOUTHERN ELEVATION

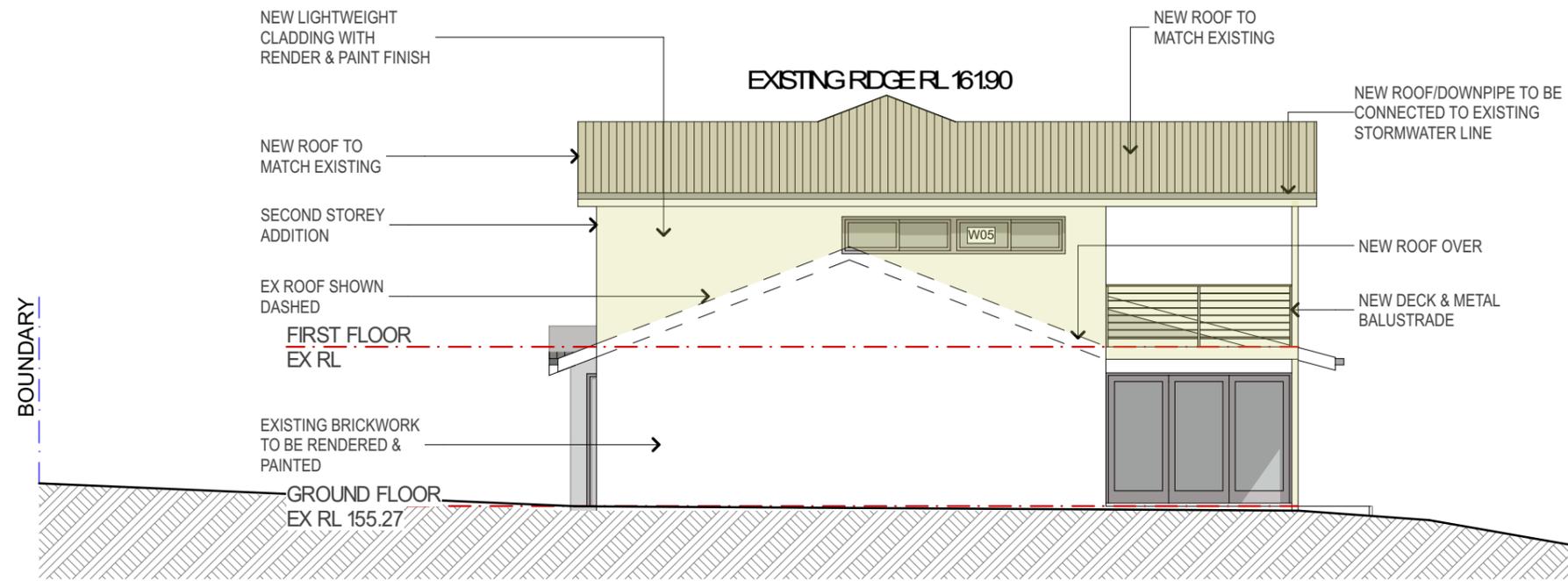


NORTHERN ELEVATION





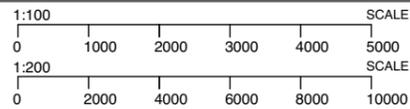
WESTERN ELEVATION



EASTERN ELEVATION



Suite 11, Level 2  
20 Young Street  
NEUTRAL BAY, NSW  
Ph +612 8968 1917  
Mob +61 412 995 480



**NOTES**  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

**AMENDMENTS**  
A ORIGINAL ISSUE

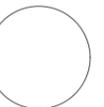
07.09.19

**DRAWING NAME**  
**EAST & WEST ELEVATIONS**  
DEVELOPMENT APPLICATION

**PROJECT**  
**ALTERATIONS & ADDITIONS**  
DATE 07.09.19 SCALE 1:100

**PROJ. ADDRESS**  
**9 POATE PLACE, DAVIDSON, 2085**  
CLIENT  
NIGEL & EMMA WATTS

**PROJ. CODE**  
**POA9**  
DWG NO. **DA10** REV **A**



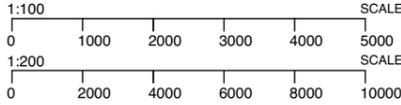
# WASTE MANAGEMENT PLAN

MATERIALS ON-SITE		DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME (m3 or T)	REUSE AND RECYCLING		DISPOSAL
		ON-SITE PROPOSED RE-USE OR ON-SITE RECYCLING METHODS	OFF-SITE CONTRACTOR AND RECYCLING OUTLET	CONTRACTOR AND LANDFILL SITES

DEMOLITION AND SITE EXCAVATION				
EXCAVATION MATERIAL		TO BE USED FOR FILLING OR LEVELLING	TO BE OFFERED FOR CONSTRUCTION MATERIAL	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
GREEN WASTE		TO BE USED AS LANDSCAPE MULCH	TO BE OFFERED FOR MULCH AND COMPOST	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
BRICKS		QUALITY BRICKS TO BE RE-USED WHERE POSSIBLE	SEPERATED BY DEMOLITION CONTRACTOR FOR RE-USE	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
CONCRETE		ALL EXISTING CONCRETE TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
TILES		ALL EXISTING TILES TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
TIMBER		ALL EXISTING TIMBER TO BE REMOVED FROM SITE	TO BE OFFERED FOR RE-USE AS LANDSCAPE SUPPLIES	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
PLASTER-BOARD		ALL EXISTING PLASTERBOARD TO BE REMOVED FROM SITE	SEPERATED BY CONTRACTOR. TO BE REUSED.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
METALS		ALL EXISTING METALWORK TO BE REMOVED FROM SITE	SENT TO RECYCLERS FOR SMELTING.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 3512)
OTHER				

**CONSTRUCTION PHASE**

AS ABOVE,  
CONTRACTOR TO MINIMISE WASTE BY ORDERING THE RIGHT QUANTITIES AND BY NOT OVER EXCAVATING



**NOTES**  
 The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
 Do not scale the drawings.  
 Drawings shall not be used for construction purposes until issued by the Architect for construction.

**AMENDMENTS**  
 A ORIGINAL ISSUE

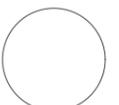
07.09.19

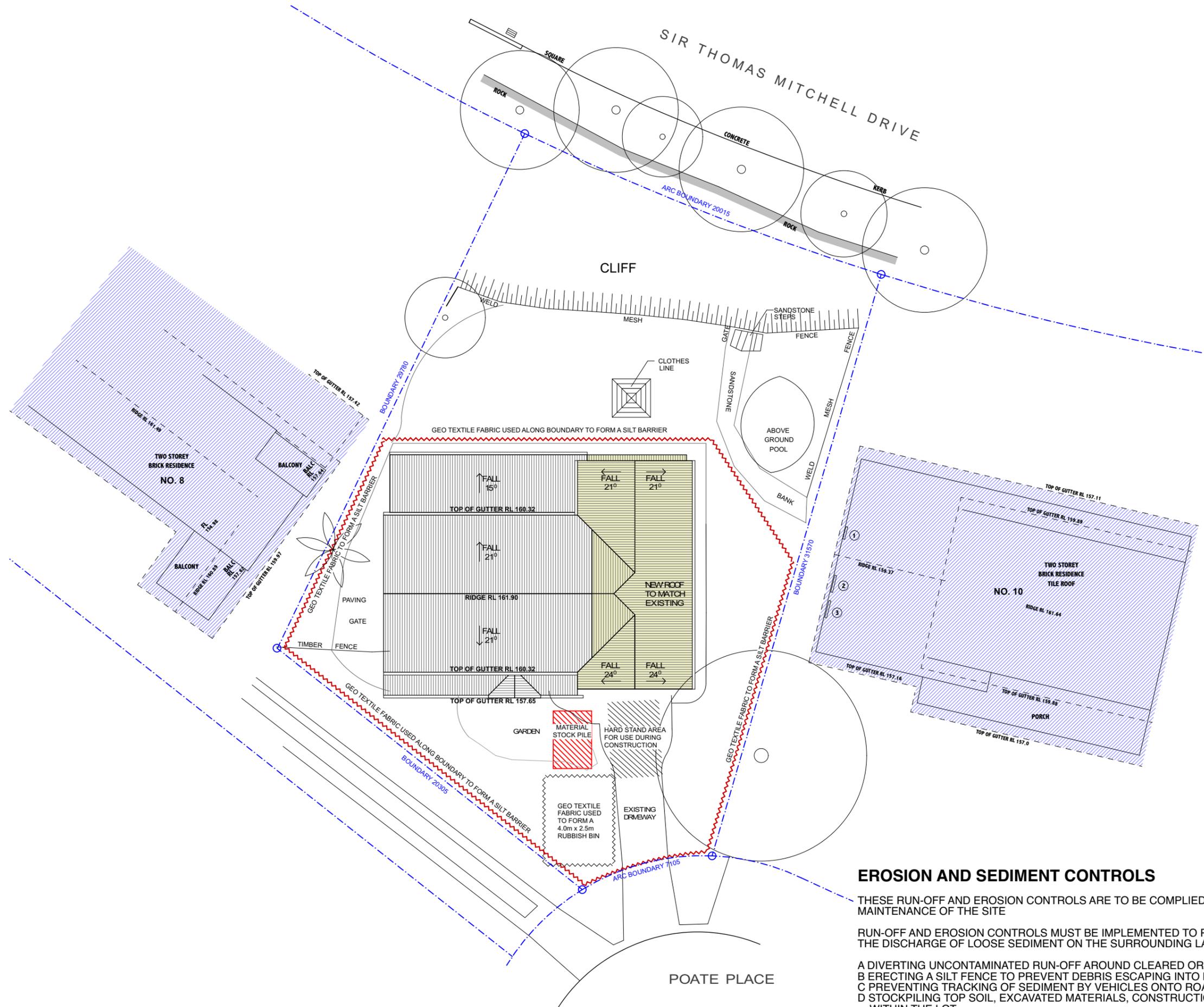
DRAWING NAME  
**WASTE MANAGEMENT PLAN**  
 DEVELOPMENT APPLICATION

PROJECT  
**ALTERATIONS & ADDITIONS**  
 DATE 07.09.19 SCALE

PROJ. ADDRESS  
**9 POATE PLACE, DAVIDSON, 2085**  
 CLIENT  
 NIGEL & EMMA WATTS

PROJ. CODE  
**POA9**  
 DWG NO. **DA13** REV **A**





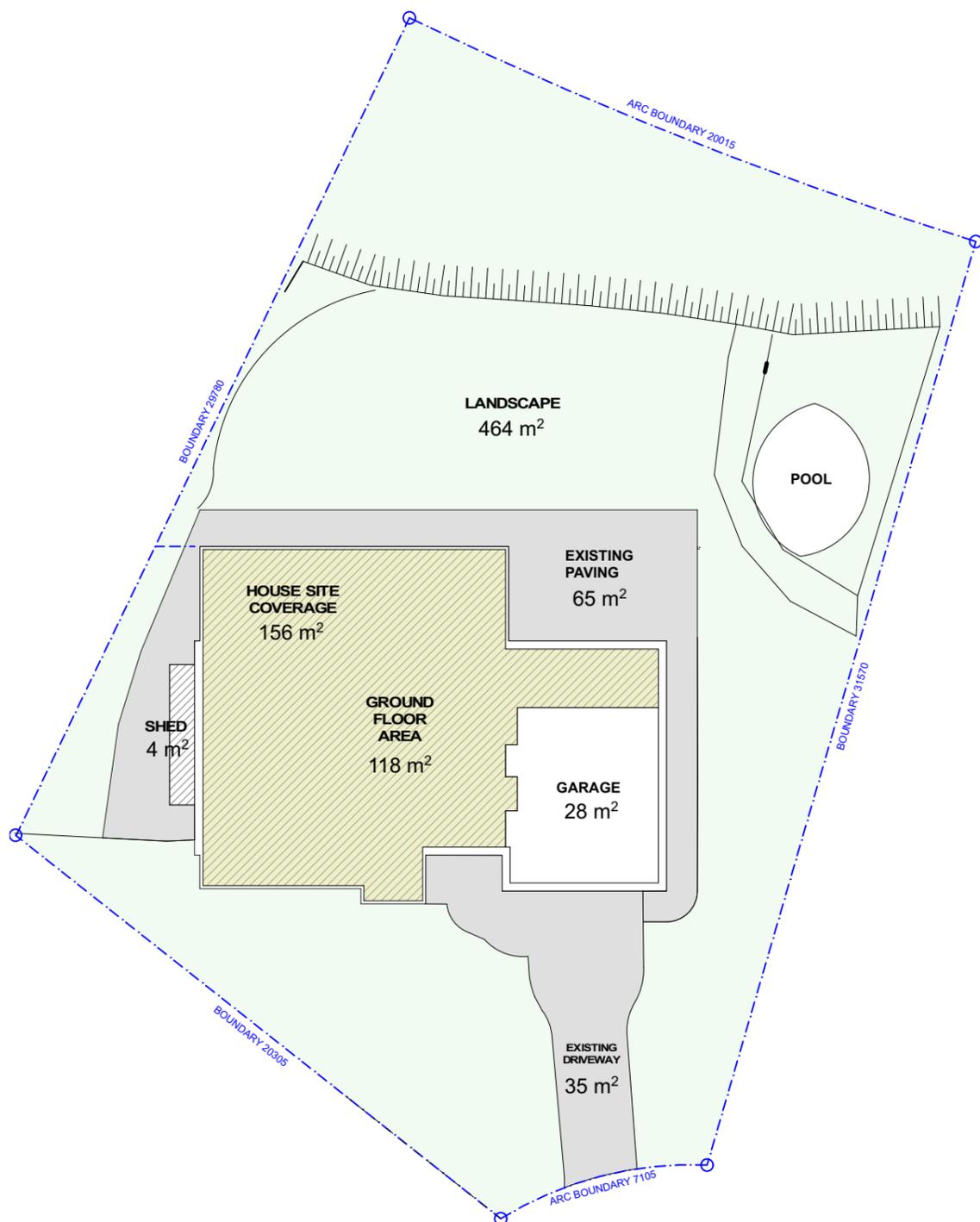
**EROSION AND SEDIMENT CONTROLS**

THESE RUN-OFF AND EROSION CONTROLS ARE TO BE COMPLIED TO DURING THE CONSTRUCTION AND MAINTENANCE OF THE SITE

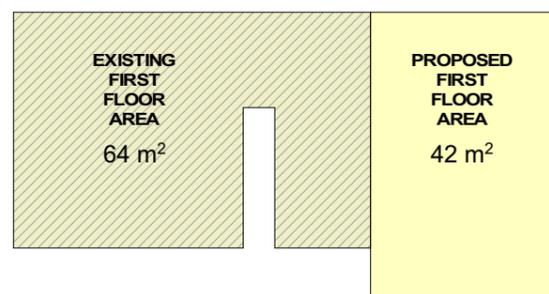
RUN-OFF AND EROSION CONTROLS MUST BE IMPLEMENTED TO PREVENT SOIL EROSION, WATER POLLUTION OR THE DISCHARGE OF LOOSE SEDIMENT ON THE SURROUNDING LAND BY:

- A DIVERTING UNCONTAMINATED RUN-OFF AROUND CLEARED OR DISTURBED AREAS, AND
- B ERECTING A SILT FENCE TO PREVENT DEBRIS ESCAPING INTO DRAINAGE SYSTEMS AND WATERWAYS, AND
- C PREVENTING TRACKING OF SEDIMENT BY VEHICLES ONTO ROADS, AND
- D STOCKPILING TOP SOIL, EXCAVATED MATERIALS, CONSTRUCTION AND LANDSCAPING SUPPLIES AND DEBRIS WITHIN THE LOT





**GROUND FLOOR**



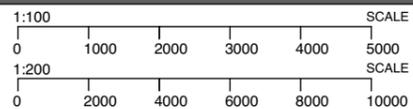
**FIRST FLOOR**

## CALCULATIONS

<b>SITE AREA</b>	<b>: 738.2m<sup>2</sup></b>
<b>EXISTING SITE COVERAGE</b>	<b>: 185m<sup>2</sup></b>
<b>PROPOSED SITE COVERAGE</b>	<b>: 185m<sup>2</sup></b>
<b>EXISTING FLOOR AREA</b>	<b>: 182m<sup>2</sup></b>
<b>PROPOSED FLOOR AREA</b>	<b>: 224m<sup>2</sup></b>
<b>EXISTING LANDSCAPING</b>	<b>: 464m<sup>2</sup></b>
<b>PROPOSED LANDSCAPING</b>	<b>: 464m<sup>2</sup></b>
<b>EXISTING BUILDING HEIGHT</b>	<b>: 464m<sup>2</sup></b>
<b>PROPOSED BUILDING HEIGHT</b>	<b>: 464m<sup>2</sup></b>
<b>EXISTING FRONT SETBACK</b>	<b>: 8.996m</b>
<b>PROPOSED FRONT SETBACK</b>	<b>: 8.996m</b>
<b>EXISTING SIDE SETBACK</b>	<b>: 3.790m</b>
<b>PROPOSED SIDE SETBACK</b>	<b>: 3.790m</b>
<b>EXISTING REAR SETBACK</b>	<b>: 12.730m</b>
<b>PROPOSED REAR SETBACK</b>	<b>: 12.730m</b>



Suite 11, Level 2  
20 Young Street  
NEUTRAL BAY, NSW  
Ph +612 8968 1917  
Mob +61 412 995 480



**NOTES**  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

**AMENDMENTS**  
A ORIGINAL ISSUE

07.09.19

**DRAWING NAME**  
**CALCULATIONS**  
DEVELOPMENT APPLICATION

**PROJECT**  
**ALTERATIONS & ADDITIONS**  
DATE 07.09.19 SCALE 1:200

**PROJ. ADDRESS**  
**9 POATE PLACE, DAVIDSON, 2085**  
CLIENT  
NIGEL & EMMA WATTS

**PROJ. CODE**  
**POA9**  
DWG NO. **DA15** REV **A**



# BASIX Certificate

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

## Alterations and Additions

Certificate number: A352311

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: Tuesday, 02, July 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	9 Poate Street, Davidson
Street address	9 Poate Street Davidson 2085
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 251101
Lot number	40
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:	Efficient Living Pty Ltd
ABN (if applicable):	82116346082

page 1 / 6

BASIX Certificate number: A352311

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>					✓	✓
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.					✓	✓
<b>Fixtures</b>					✓	✓
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.					✓	✓

page 2 / 6

BASIX Certificate number: A352311

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Insulation requirements</b>			✓	✓	✓
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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.					
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor above garage: framed (R0.7).	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

page 3 / 6

Planning & Environment

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

Planning & Environment

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

BASIX Certificate number: A352311

page 4 / 6

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
<b>Windows and glazed doors</b>					✓	✓		
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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.					✓	✓		
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.					✓	✓		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.					✓	✓		
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 (m <sup>2</sup> )	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type			
W1	NE	3.99	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	NE	0.56	0 0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	SW	1.08	0 0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	SW	1.08	0 0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Planning & Environment

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

BASIX Certificate number: A352311

page 5 / 6

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>								
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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								
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.								
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.								
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.								
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type			
W5	SE	2.16	0 0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	NE	6.72	0 0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Planning & Environment

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

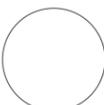
BASIX Certificate number: A352311

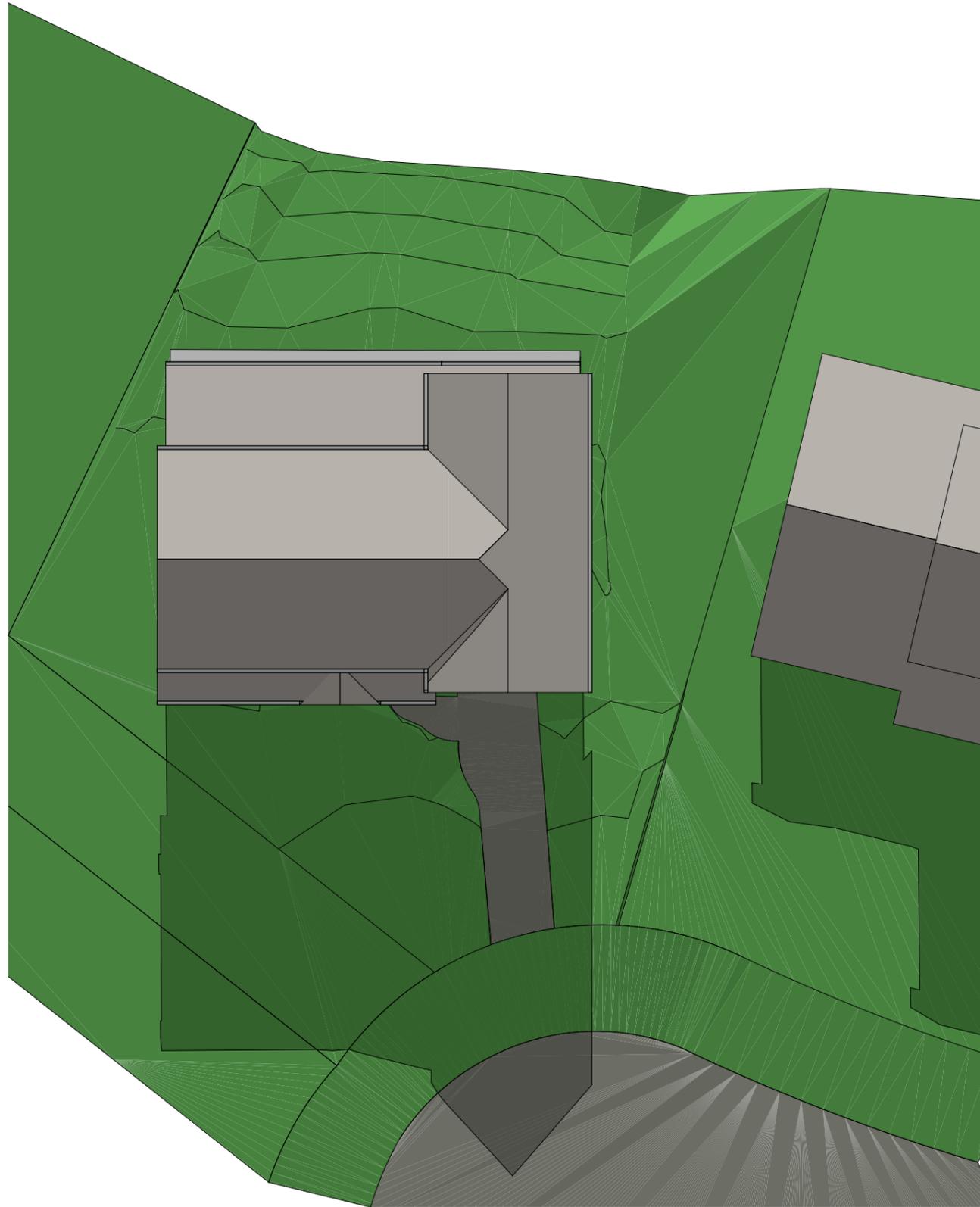
page 6 / 6

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.	

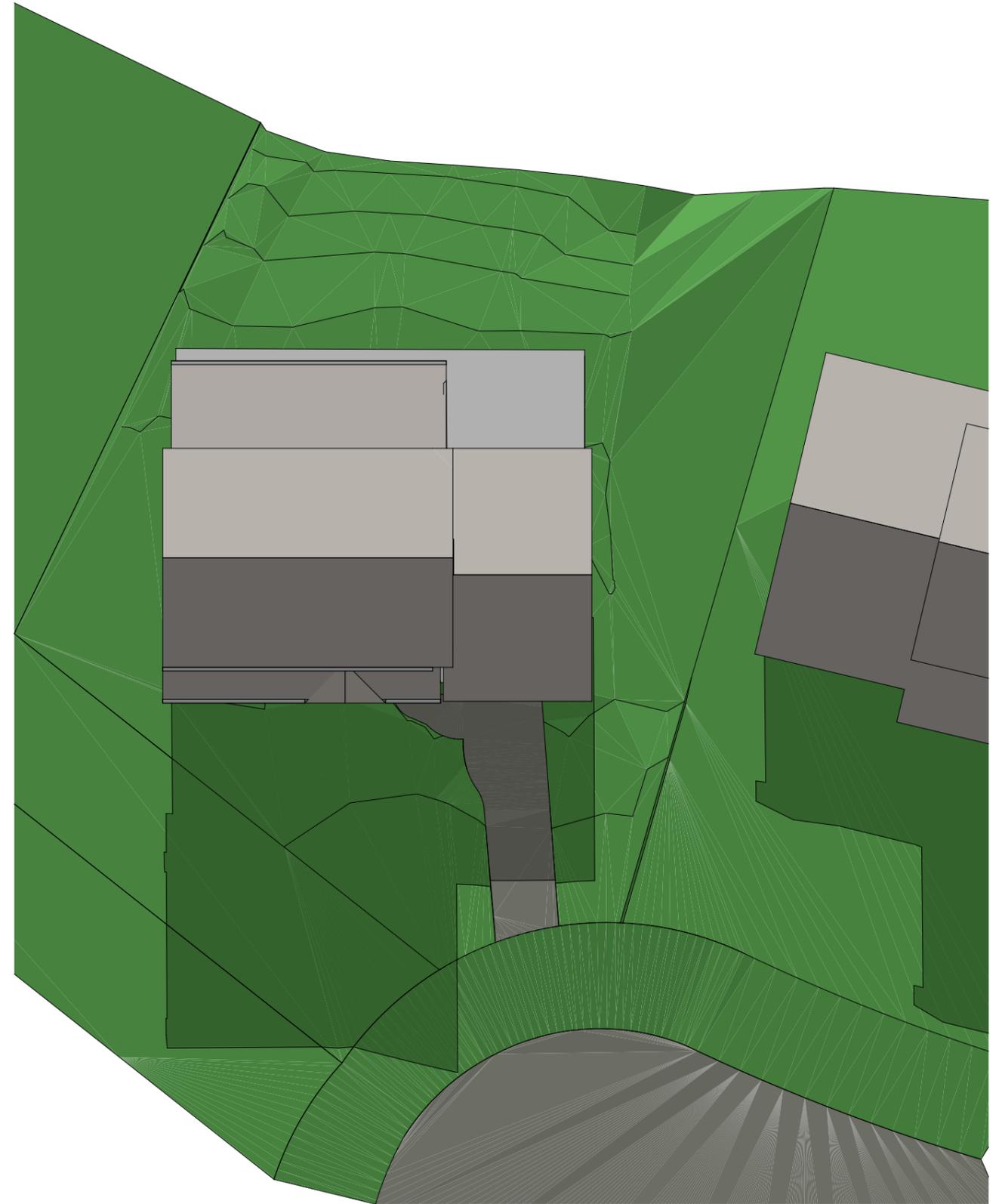
Planning & Environment

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

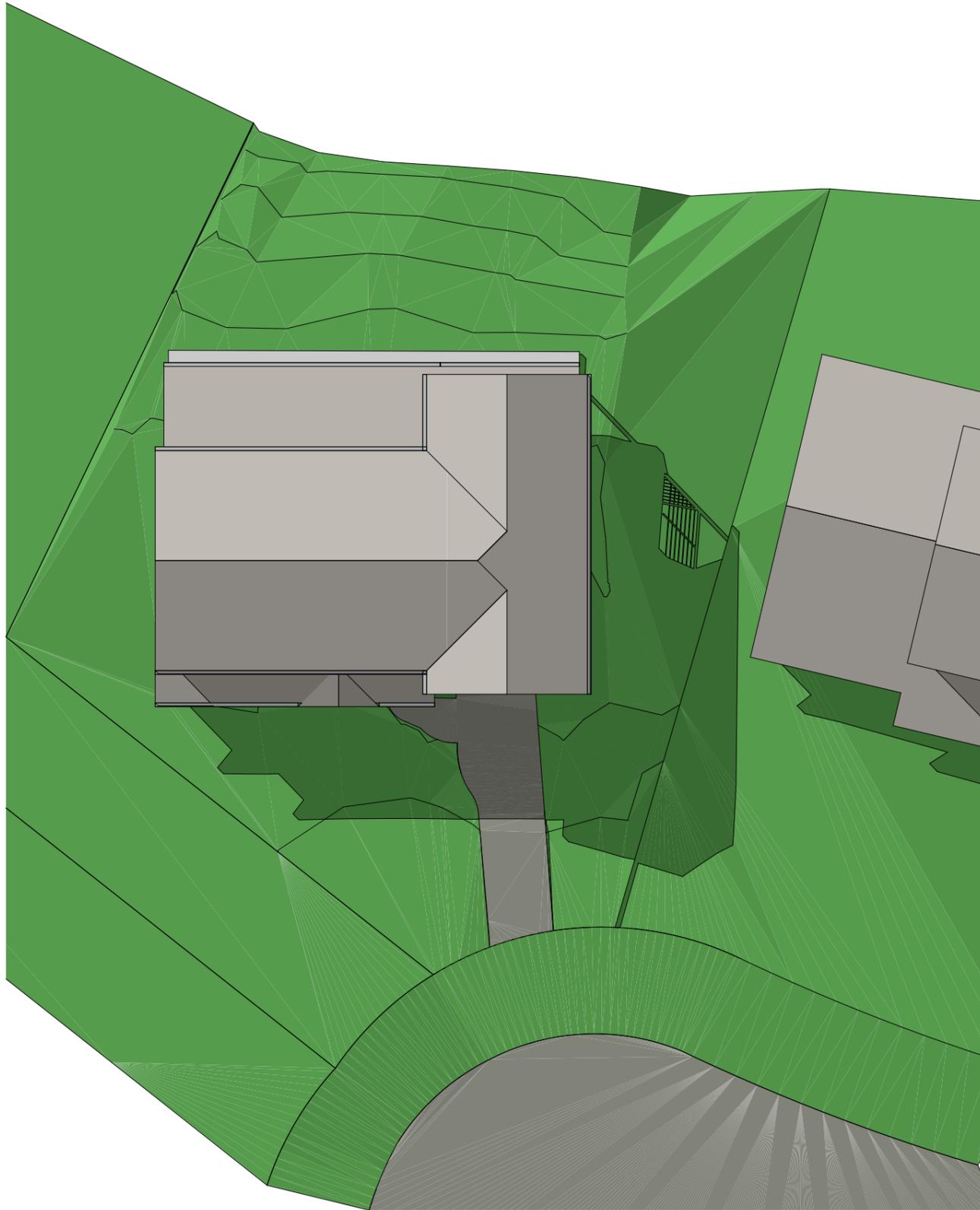




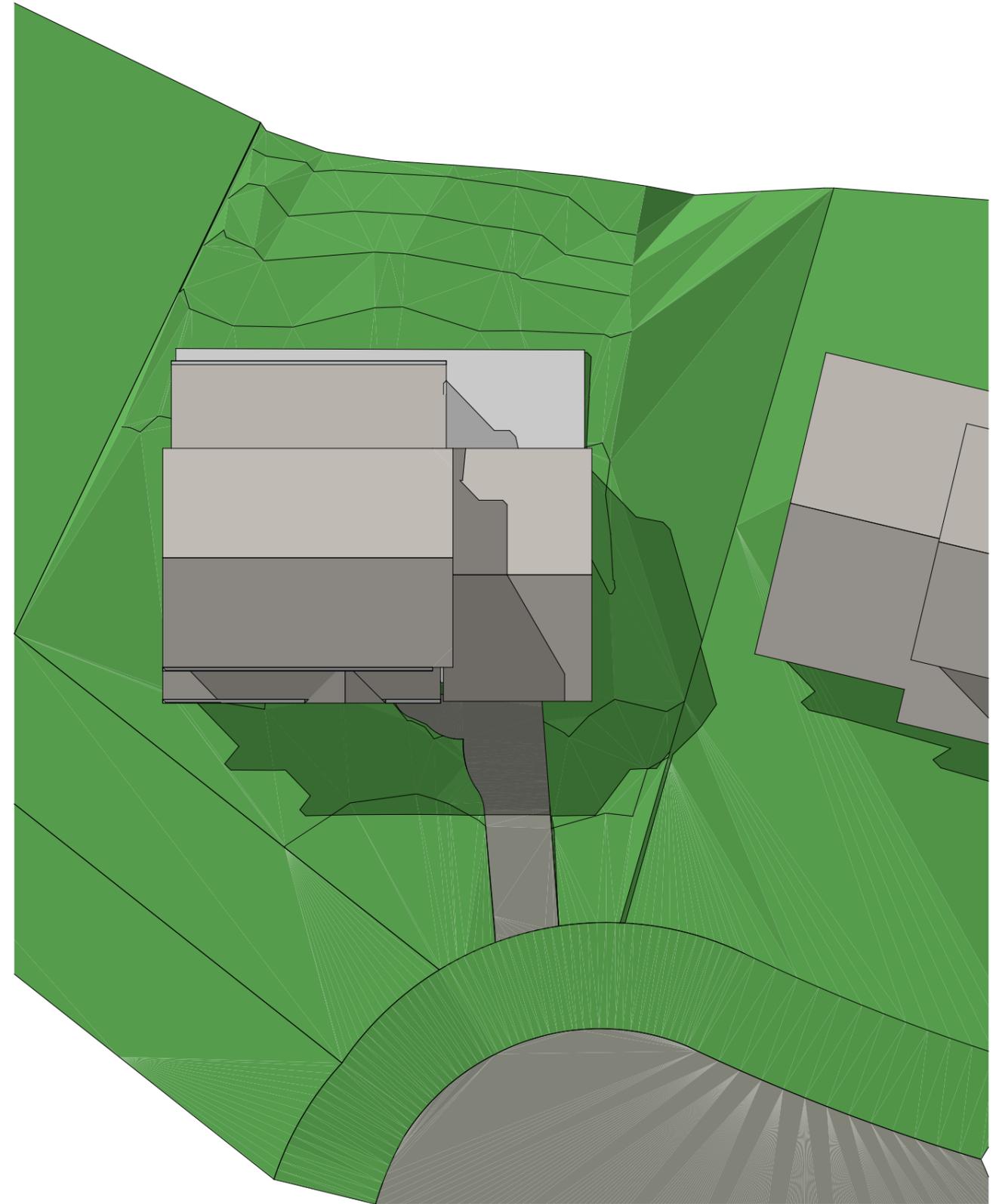
**PROPOSED SHADOW DIAGRAM**



**EXISTING SHADOW DIAGRAM**



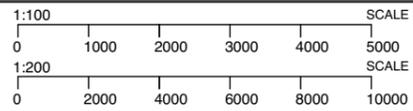
**PROPOSED SHADOW DIAGRAM**



**EXISTING SHADOW DIAGRAM**



Suite 11, Level 2  
20 Young Street  
NEUTRAL BAY, NSW  
Ph +612 8968 1917  
Mob +61 412 995 480



**NOTES**  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

**AMENDMENTS**  
A ORIGINAL ISSUE

07.09.19

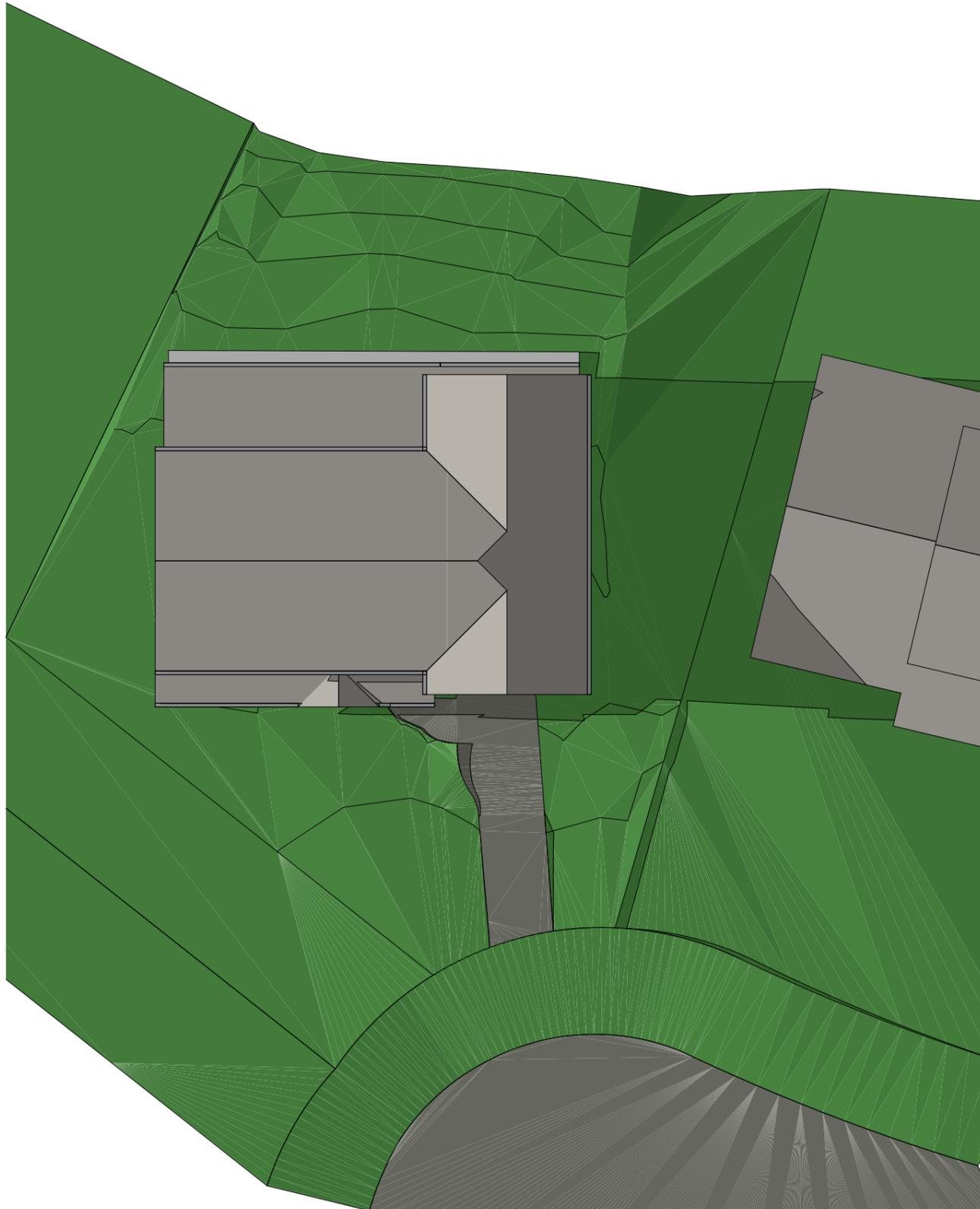
**DRAWING NAME**  
**SHADOW DIAGRAMS - 21 JUNE, 12pm**  
DEVELOPMENT APPLICATION

**PROJECT**  
**ALTERATIONS & ADDITIONS**  
DATE 07.09.19 SCALE 1:200

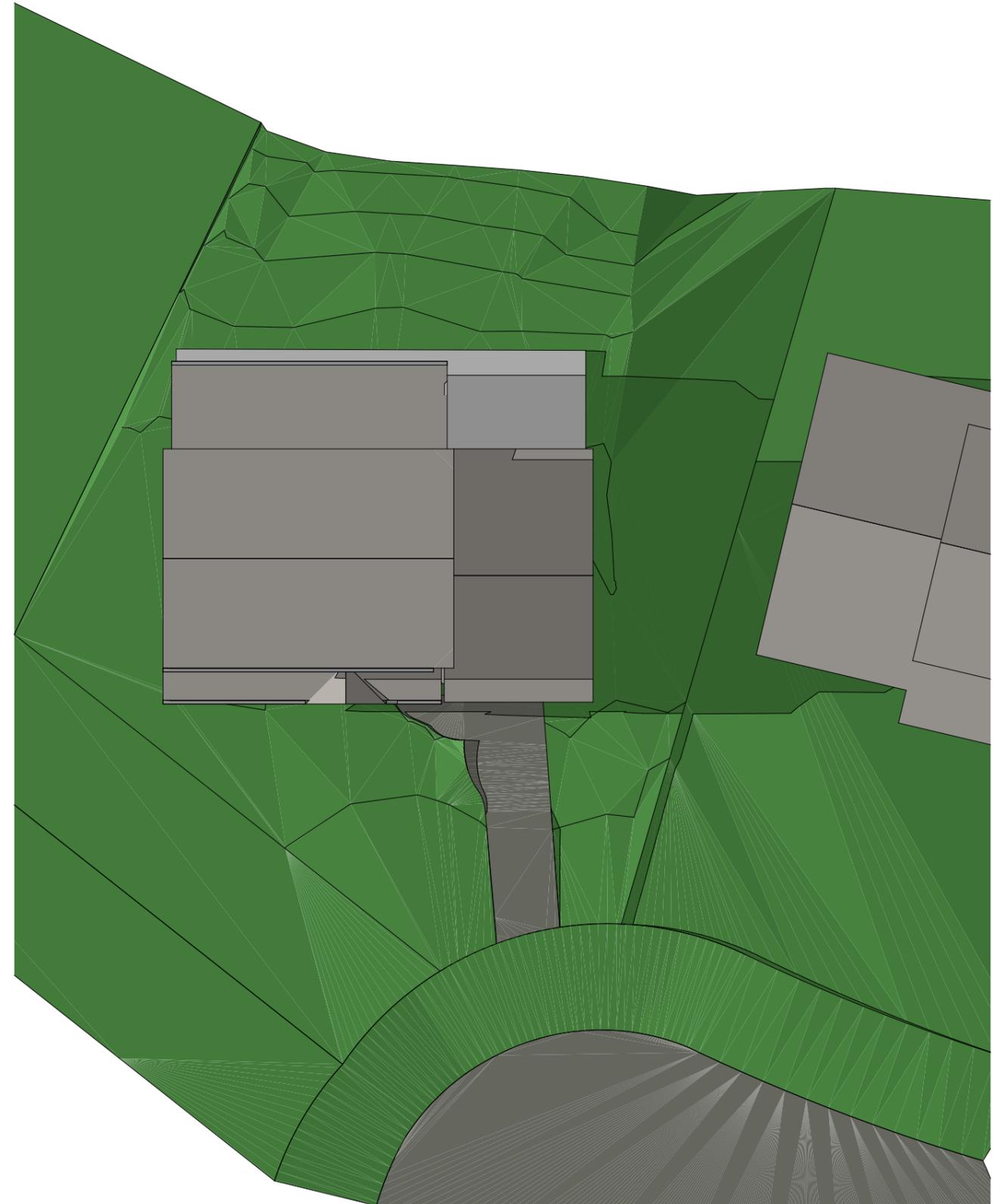
**PROJ. ADDRESS**  
**9 POATE PLACE, DAVIDSON, 2085**  
CLIENT  
NIGEL & EMMA WATTS

**PROJ. CODE**  
**POA9**  
DWG NO. **DA18** REV **A**





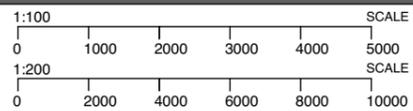
**PROPOSED SHADOW DIAGRAM**



**EXISTING SHADOW DIAGRAM**



Suite 11, Level 2  
20 Young Street  
NEUTRAL BAY, NSW  
Ph +612 8968 1917  
Mob +61 412 995 480



**NOTES**  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.  
Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

**AMENDMENTS**  
A ORIGINAL ISSUE

07.09.19

**DRAWING NAME**  
**SHADOW DIAGRAMS - 21 JUNE , 3pm**  
DEVELOPMENT APPLICATION

**PROJECT**  
**ALTERATIONS & ADDITIONS**  
DATE 07.09.19 SCALE 1:200

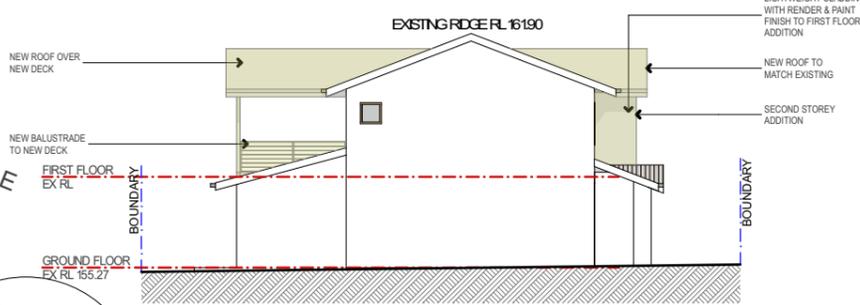
**PROJ. ADDRESS**  
**9 POATE PLACE, DAVIDSON, 2085**  
CLIENT  
NIGEL & EMMA WATTS

**PROJ. CODE**  
**POA9**  
**DWG NO.** **DA19** **REV** **A**

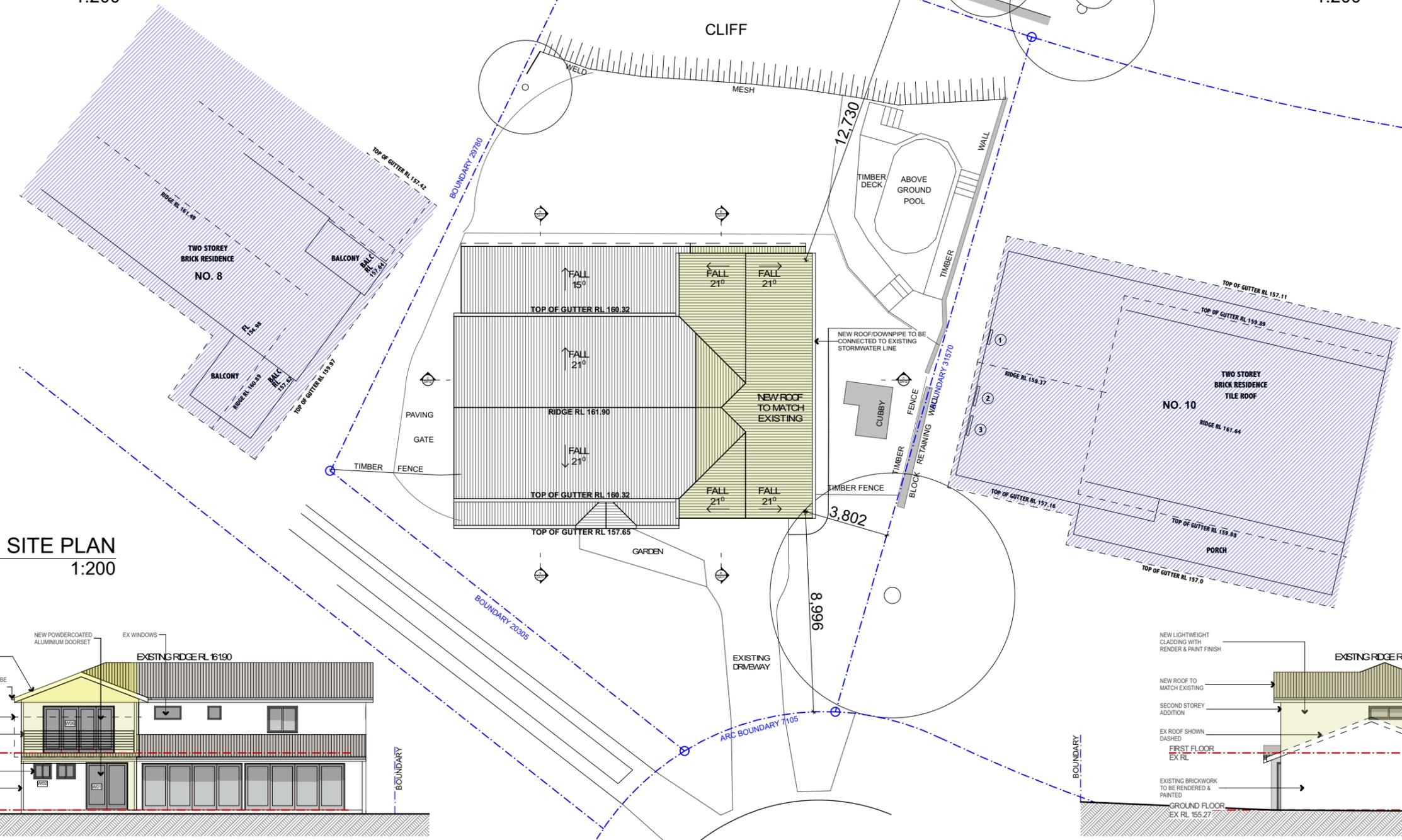




**SOUTH**  
1:200



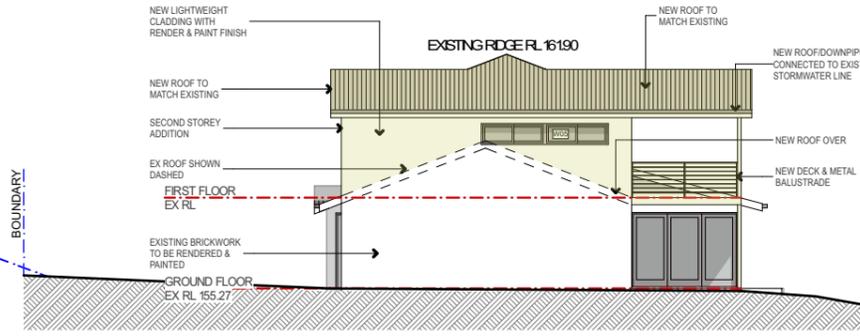
**WEST**  
1:200



**SITE PLAN**  
1:200



**NORTH**  
1:200



**EAST**  
1:200

