

YOUR
BEAUTIFUL
HOME

DEVELOPMENT APPLICATION

215 Headland Road
Curl Curl 2099

Barbara Cardoso & Ross Capsanis

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing. All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	DATE
01	SITE CONTROLS	H	17/6/2025
02	SITE CALCULATIONS POS + LA	H	17/6/2025
03	SITE ANALYSIS	H	17/6/2025
04	BASIX A 1800102	H	17/6/2025
05	IMPERVIOUS AREA	H	17/6/2025
06	REAR SETBACK CALCULATIONS	H	17/6/2025
DA100	SITE PLAN PROPOSED	H	17/6/2025
DA110	ROOF PLAN PROPOSED	H	17/6/2025
DA120	LOWER GROUND FLOOR PLAN PROPOSED	H	17/6/2025
DA130	GROUND FLOOR PLAN PROPOSED	H	17/6/2025
DA140	FIRST FLOOR PLAN PROPOSED	H	17/6/2025
DA200	ELEVATION WEST PROPOSED (street)	H	17/6/2025
DA210	ELEVATION EAST PROPOSED (rear)	H	17/6/2025
DA220	ELEVATION NORTH PROPOSED (side)	H	17/6/2025
DA230	ELEVATION SOUTH PROPOSED (side)	H	17/6/2025
DA300	SECTION A PROPOSED	H	17/6/2025
DA310	SECTION B PROPOSED	H	17/6/2025
DA400	3D VIEWS PROPOSED FRONT	H	17/6/2025
DA410	3D VIEWS PROPOSED REAR	H	17/6/2025
DA500	SHADOWS DIAGRAMS 9AM June 21	H	17/6/2025
DA510	SHADOWS DIAGRAMS 12PM June 21	H	17/6/2025
DA520	SHADOWS DIAGRAMS 3PM June 21	H	17/6/2025
DA600	EXTERIOR FINISHES SCHEDULE	H	17/6/2025
DA700	POOL	H	17/6/2025
DA800	LANDSCAPING PLAN PROPOSED	H	17/6/2025
DA900	LGF DEMOLITION PLAN	H	17/6/2025
DA910	GF DEMOLITION PLAN	H	17/6/2025
DA920	ROOF DEMOLITION PLAN	H	17/6/2025
DA930	EROSION & SEDIMENT CONTROL PLAN	H	17/6/2025
DA940	WASTEMANAGMENT PLAN	H	17/6/2025
MD01	SITE PLAN EXISTING	H	17/6/2025
MD02	LOWER GROUND FLOOR PLAN EXISTING	H	17/6/2025
MD03	GROUND FLOOR PLAN EXISTING	H	17/6/2025
MD04	ROOF PLAN EXISTING	H	17/6/2025
MD05	ELEVATION NORTH EXISTING	H	17/6/2025
MD06	ELEVATION SOUTH EXISTING	H	17/6/2025
MD07	ELEVATION EAST EXISTING	H	17/6/2025
MD08	ELEVATION WEST EXISTING	H	17/6/2025
MD09	SECTION A EXISTING	H	17/6/2025
MD10	SECTION B EXISTING	H	17/6/2025
MD11	3D VIEW EXISTING	H	17/6/2025

DRAWINGS BY OTHERS

Survey	Waterview Surveying Services	1920 detail 1 Revision A
Stormwater Drainage Plan	5S Projects Consulting Engineers PTY LTD	FSP-DWG-254363-H01 - H03 Revision C

CONTROL SUMMARY

215 HEADLAND ROAD | CURL CURL 2099

LOT 5 DP 234090
NORTHERN BEACHES COUNCIL/WARRINGAH
SIZE 649.4 sqm

LOCAL ENVIRONMENT PLAN WARRINGAH LEP 2011	CONTROLS	COMPLIES
Land Zoning	R2 - Low Density Residential	Y
Height Of Building	8.5 m	Y
Floor Space Ratio (FSR)	NA	NA
Min. Lot Size	450 sqm	Y
Landslip Risk	Area B - Flanking Slopes from 5-25°	Y

DEVELOPMENT CONTROL PLAN	CONTROLS	COMPLIES
Front Setback	6.5m	Y
Side Setbacks	0.9m	Y
Rear Setback	6m	Y
Rear Setback	50% max exempt development	No, see discussion
Wall Height	7.2m from GL to the underside of the ceiling on the uppermost floor of the building	No, see discussion
Side Envelope	5m, 45 degree	Y
Landscaping	40% landscaped open space, min 2m incl pool surface and rocks	Y
Private Open Space	60m2 with minimum dimensions of 5 metres not to be located in the front building setback	Y
Parking/Vehicular Access	2 car spaces	Y
Swimming Pool	not to be located in the front building setback to be setback from any trees	Y
Fencing	Side and Rear no higher than 1.8m	Y

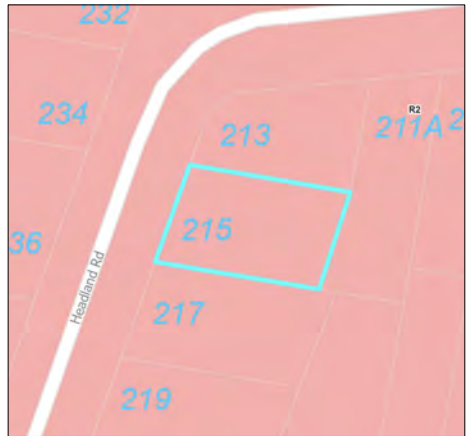
DWELLING COUNT DETAILS	
Number of dwellings/ units proposed	1
Number of storeys proposed	3
Number of pre-existing dwellings on site	1
Number of dwellings on site	1
Number of dwelling to be demolished	0
Existing gross floor area (m2)	124.60 sqm
Proposed gross floor area (m2)	213.66 sqm
Total site are	649.4 sqm



AERIAL PHOTO courtesy of Six Maps



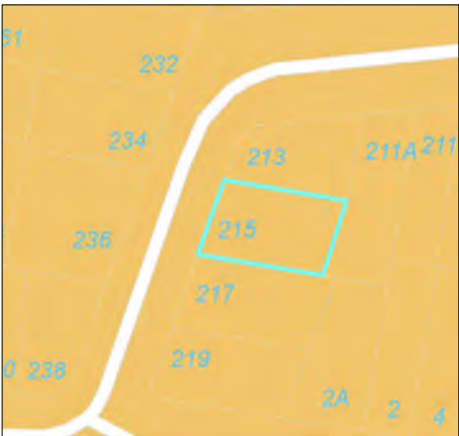
STREET VIEW courtesy of Google



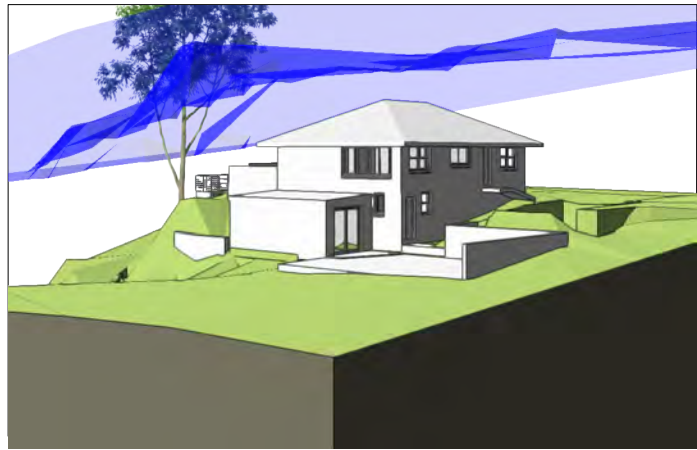
ZONING MAP
LAND ZONING - R2



ZONING MAP
HIEGHT OF BUILDING - 8.5m



ZONING MAP
LANDSLIP RISK - AREA B



HEIGHT LIMIT 3D - PROPOSED



BUILDING ENVELOPE 3D - PROPOSED



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso & Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants & Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

SITE CONTROLS

NOT FOR CONSTRUCTION

01
SCALE
NTS

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

GROSS SITE AREA
649.4 sqm

- LANDSCAPED AREA

Existing: 50.31% (326.72sqm)

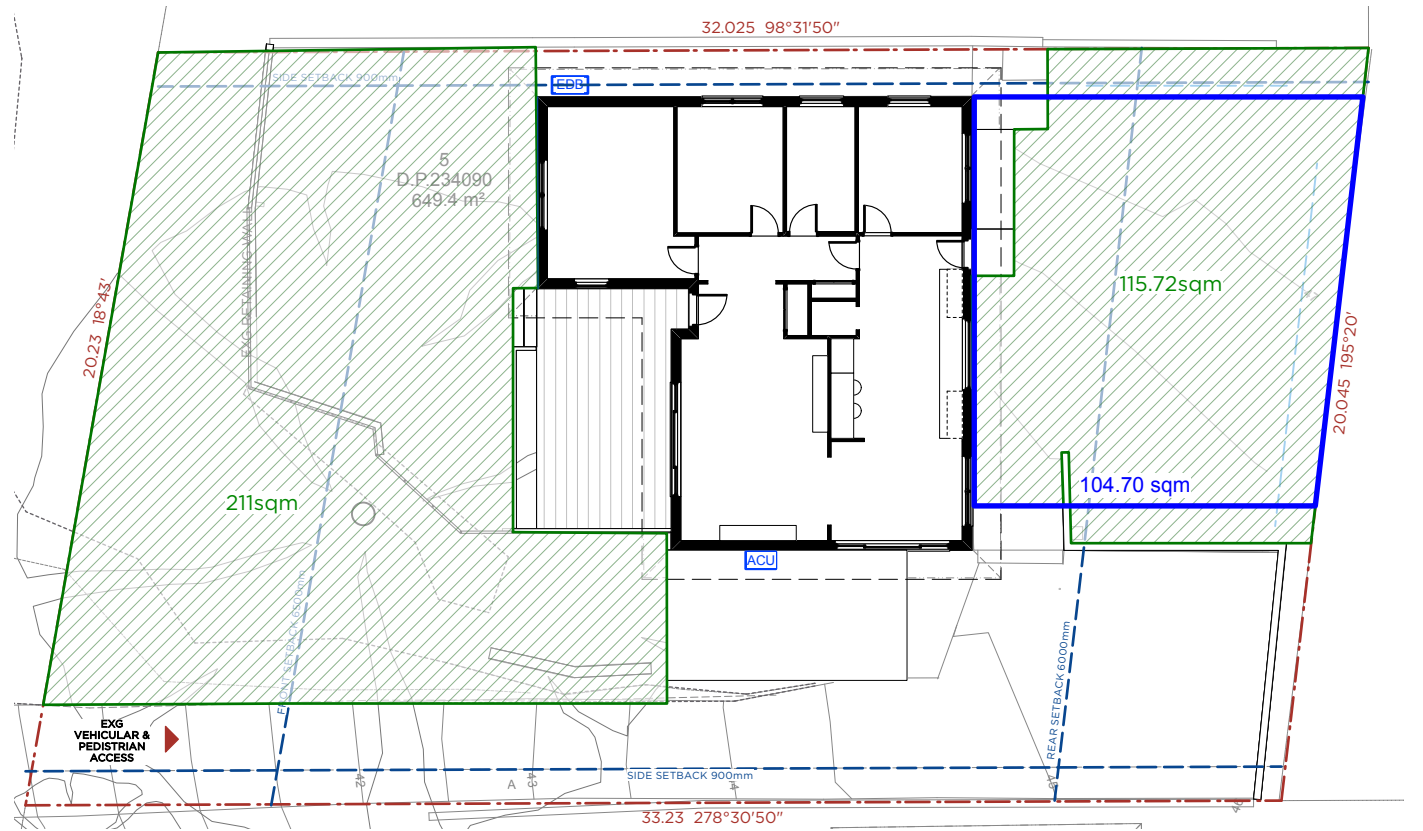
Control: 40% of site area, min 2m (259.7sqm)

Proposed: 41.2% (267.7sqm)
- PRIVATE OPEN SPACE

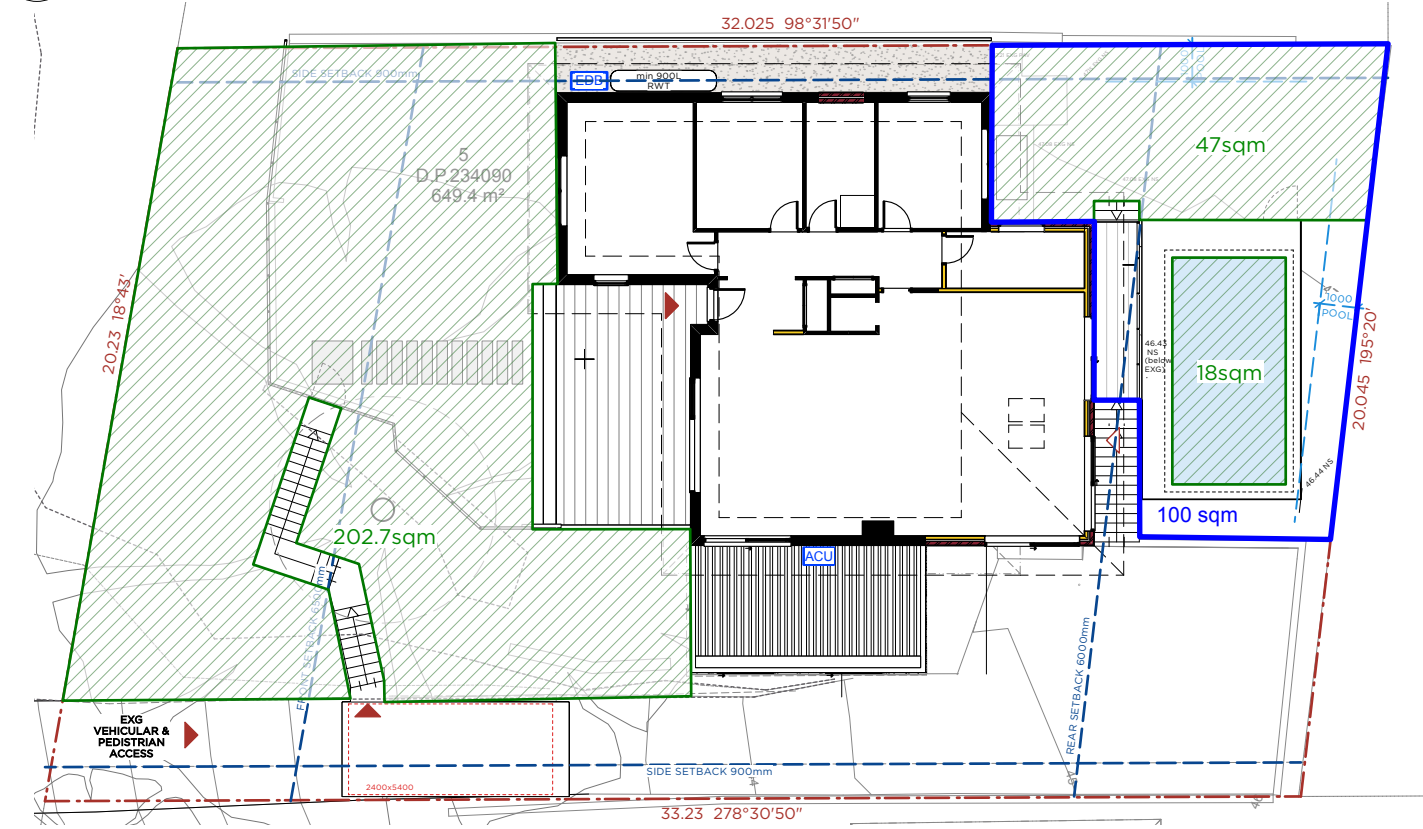
Existing: > 60sqm

Control: min 60sqm

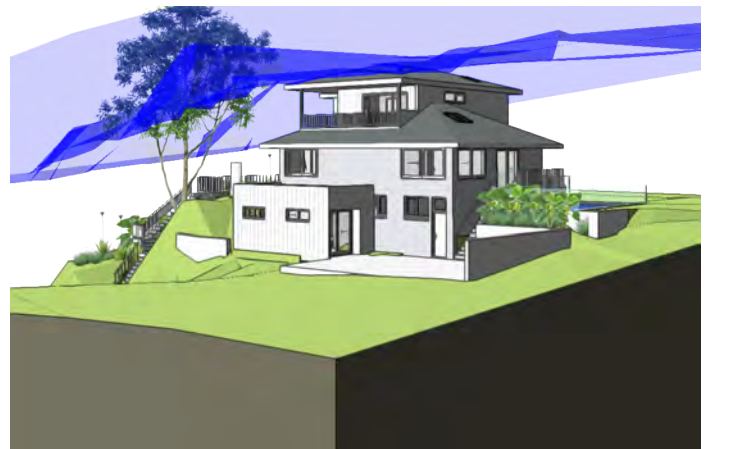
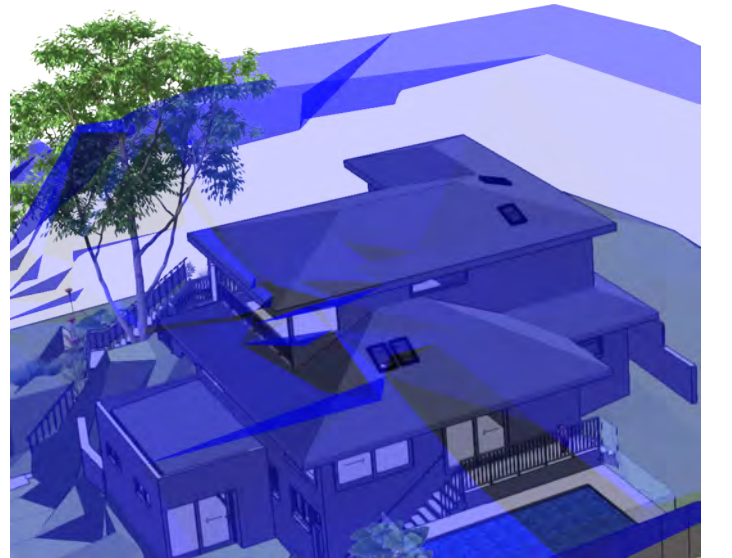
Proposed: > 60sqm



1 Ground Floor Existing
Scale: 1:200



2 Ground Floor Proposed
Scale: 1:200



HEIGHT LIMIT 3D - PROPOSED



BUILDING ENVELOPE 3D - PROPOSED



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

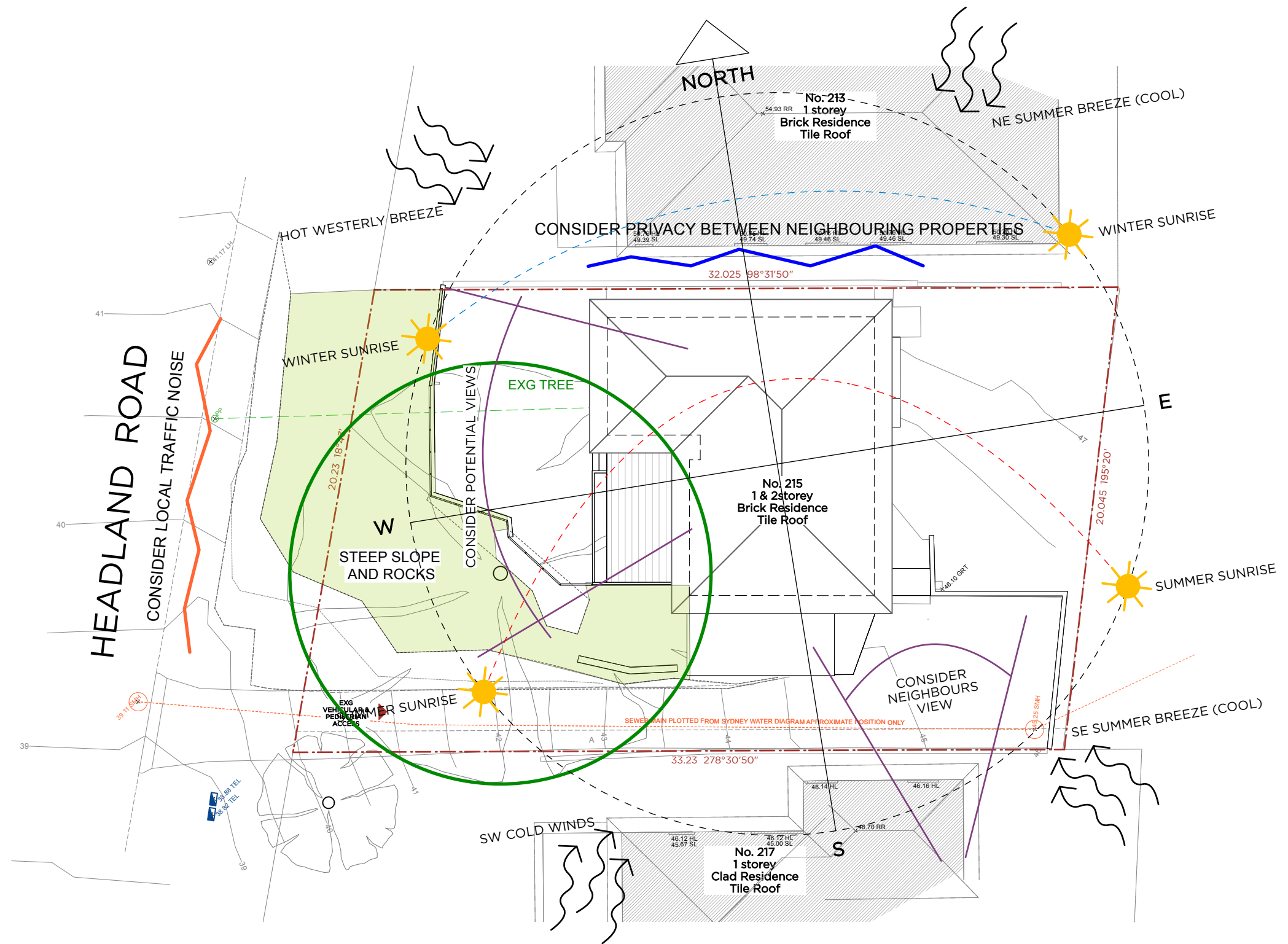
SITE CALCULATIONS |
POS + LA

NOT FOR CONSTRUCTION

02

SCALE
1:200

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S Barbara Cardoso & Ross Capsanis	REVISION	
	F	12/5/2025
	G	20/5/2025
STATUS DEVELOPMENT APPLICATION	H	17/6/2025

SITE ANALYSIS

03

SCALE
1:200

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: A1800102

REFER TO BASIX NOTES ON PAGE 2-11

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Rainwater tank																								
The applicant must install a rainwater tank of at least 858.6 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔																					
The applicant must configure the rainwater tank to collect rainwater runoff from at least 400 square metres of roof area.		✔	✔																					
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✔	✔																					
Outdoor swimming pool																								
The swimming pool must be outdoors.	✔	✔	✔																					
The swimming pool must not have a capacity greater than 24.3 kilolitres.	✔	✔	✔																					
The swimming pool must have a pool cover.		✔	✔																					
The applicant must install a pool pump timer for the swimming pool.		✔	✔																					
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		✔	✔																					
Fixtures and systems																								
Hot water																								
The applicant must install the following hot water system in the development: gas instantaneous.	✔	✔	✔																					
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																								
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.	✔	✔	✔																					
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor: other/undecided</td><td>R1.30 (down) (including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: concrete block/ plasterboard</td><td>R1.18 (or R1.70 including construction)</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>				Construction	Additional insulation required (R-value)	Other specifications	suspended floor with enclosed subfloor: other/undecided	R1.30 (down) (including construction)	N/A	floor above existing dwelling or building.	nil	N/A	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)		external wall: concrete block/ plasterboard	R1.18 (or R1.70 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
Construction	Additional insulation required (R-value)	Other specifications																						
suspended floor with enclosed subfloor: other/undecided	R1.30 (down) (including construction)	N/A																						
floor above existing dwelling or building.	nil	N/A																						
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)																							
external wall: concrete block/ plasterboard	R1.18 (or R1.70 including construction)																							
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)																						
Glazing 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 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.		✔	✔																					
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.		✔	✔																					
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.		✔	✔																					

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WL01	W	1.27	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WL04	S	0.98	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WL05	S	0.31	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DL01	E	3.16	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)			
DL02	S	0.25	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WG01	S	2.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG02	E	2.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)			
WG03	N	1.05	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG04	E	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)			
WG05	S	2.27	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
DG02	W	4.59	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)			
DG03	E	3.28	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)			
WF01	W	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)			
WF02	S	0.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF03	W	1.5	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WF04	E	0.73	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e (U-value: 5.7, SHGC: 0.47)			
WF05	N	0.33	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF06	N	0.33	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WF07	N	0.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
DF01	S	4.54	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WL02	S	0.51	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WL03	S	0.51	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	0.5		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S2	0.5		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S3	0.5		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				
S4	0.5		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)				

YOUR BEAUTIFUL HOME

NOTES

All levels, contours,survey and cadastral information provided by Land Surveyors

YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.

The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work

All dimensions in millimetresUse figured dimensions only. Do not scale

If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

215 Headland Road
Curl Curl NSW 2099

Lot 5 DP234090 649.4sqm

DATE

February 2025

CLIENT/S

Barbara Cardoso &
Ross Capsanis

STATUS

DEVELOPMENT APPLICATION

REVISION

F	12/5/2025
G	20/5/2025
H	17/6/2025

UPDATED POOL

For Consultants &
Client Review

For Approval

BASIX A 1800102

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

04

SCALE
NTS

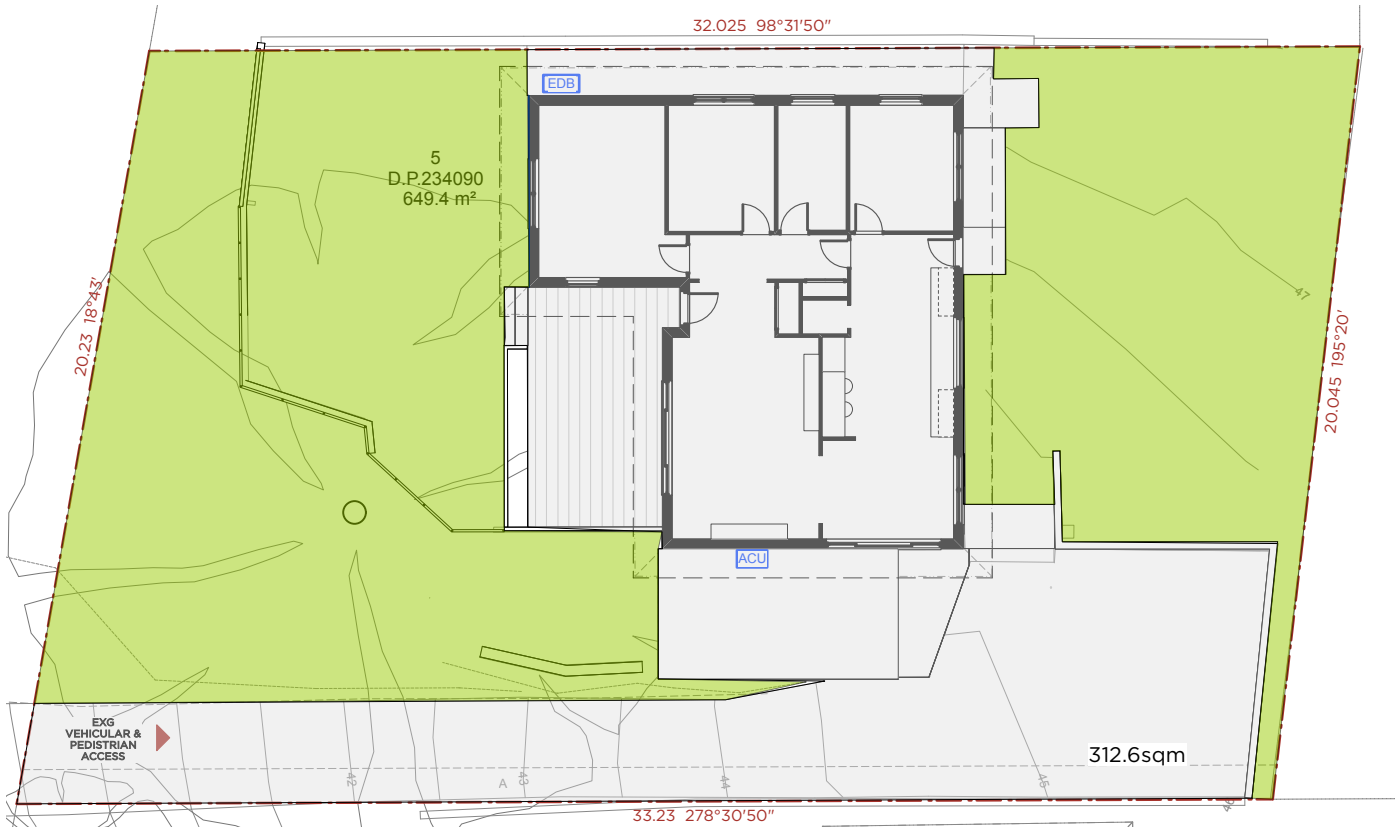
GROSS SITE AREA
649.4 sqm

IMPERVIOUS AREA
Existing: 312.6sqm

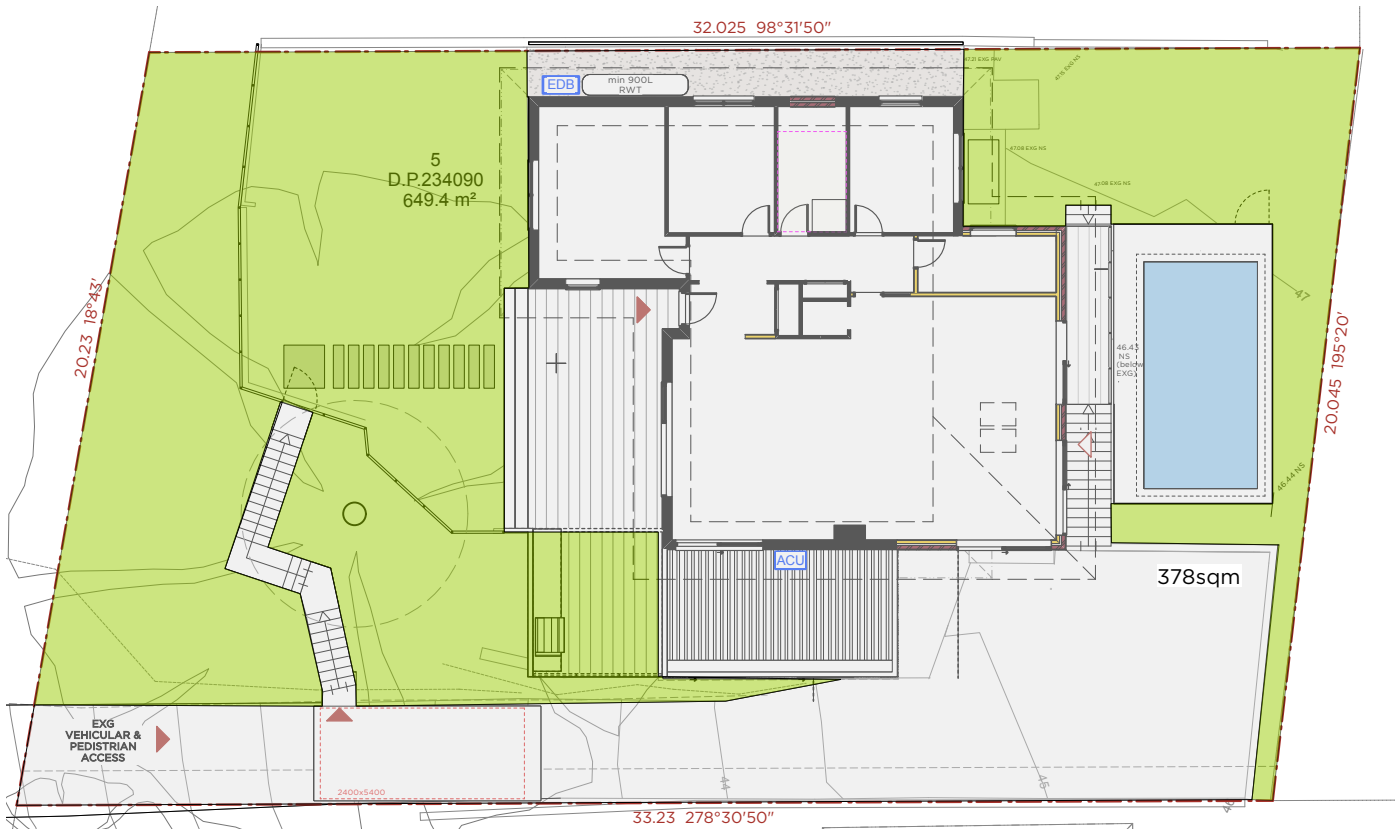
Control:
All development applications for alterations and additions for single residential dwellings will not require OSD that fall naturally to the public road.

Proposed: 378sqm

1 Ground Floor Existing
Scale: 1:200



2 Ground Floor Proposed
Scale: 1:200



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION
Barbara Cardoso & Ross Capsanis	F 12/5/2025
	G 20/5/2025
	H 17/6/2025

STATUS
DEVELOPMENT APPLICATION

IMPERVIOUS AREA

NOT FOR CONSTRUCTION

05

SCALE
1:200

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

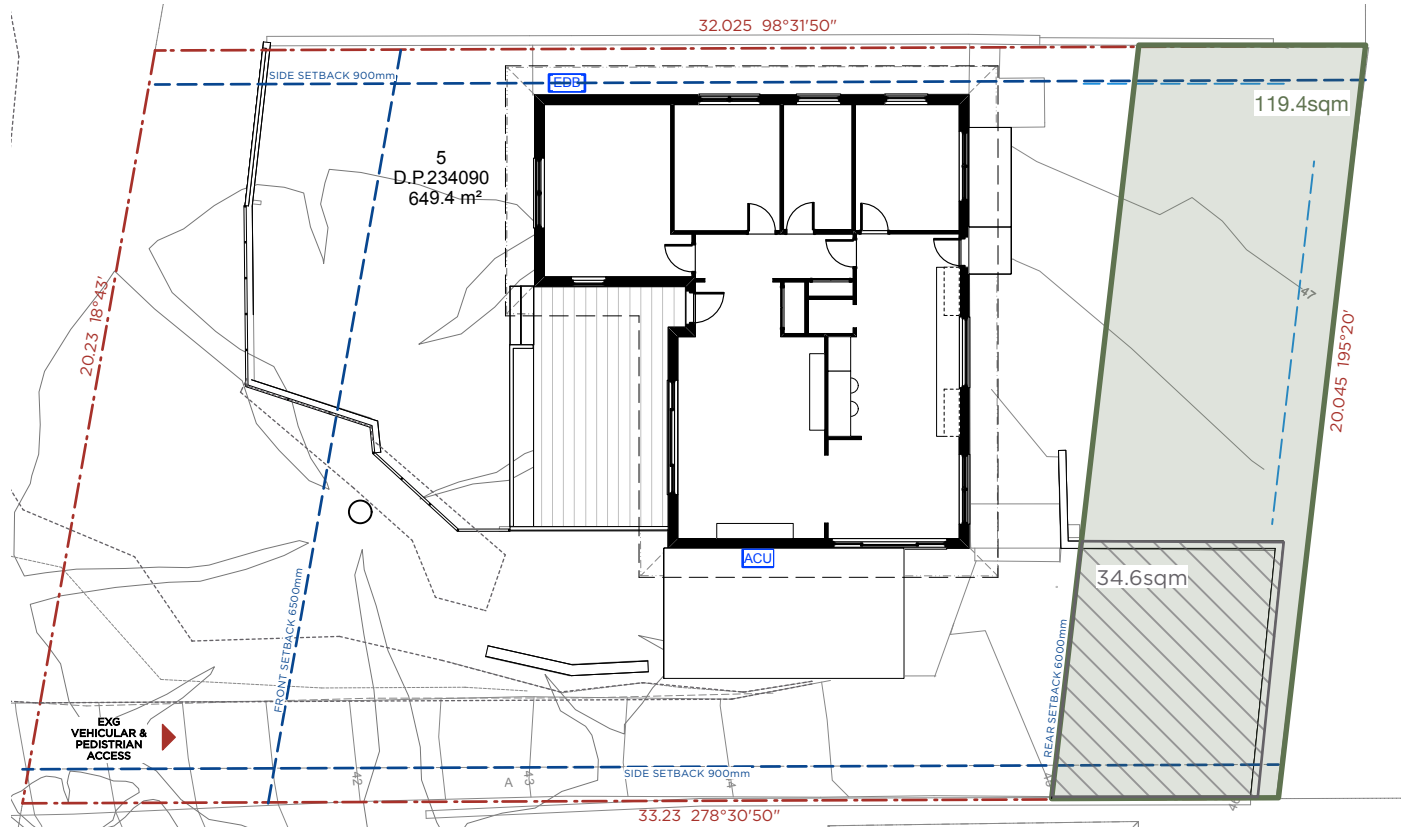
GROSS SITE AREA
649.4 sqm

REAR SETBACK
Area: 119.4sqm

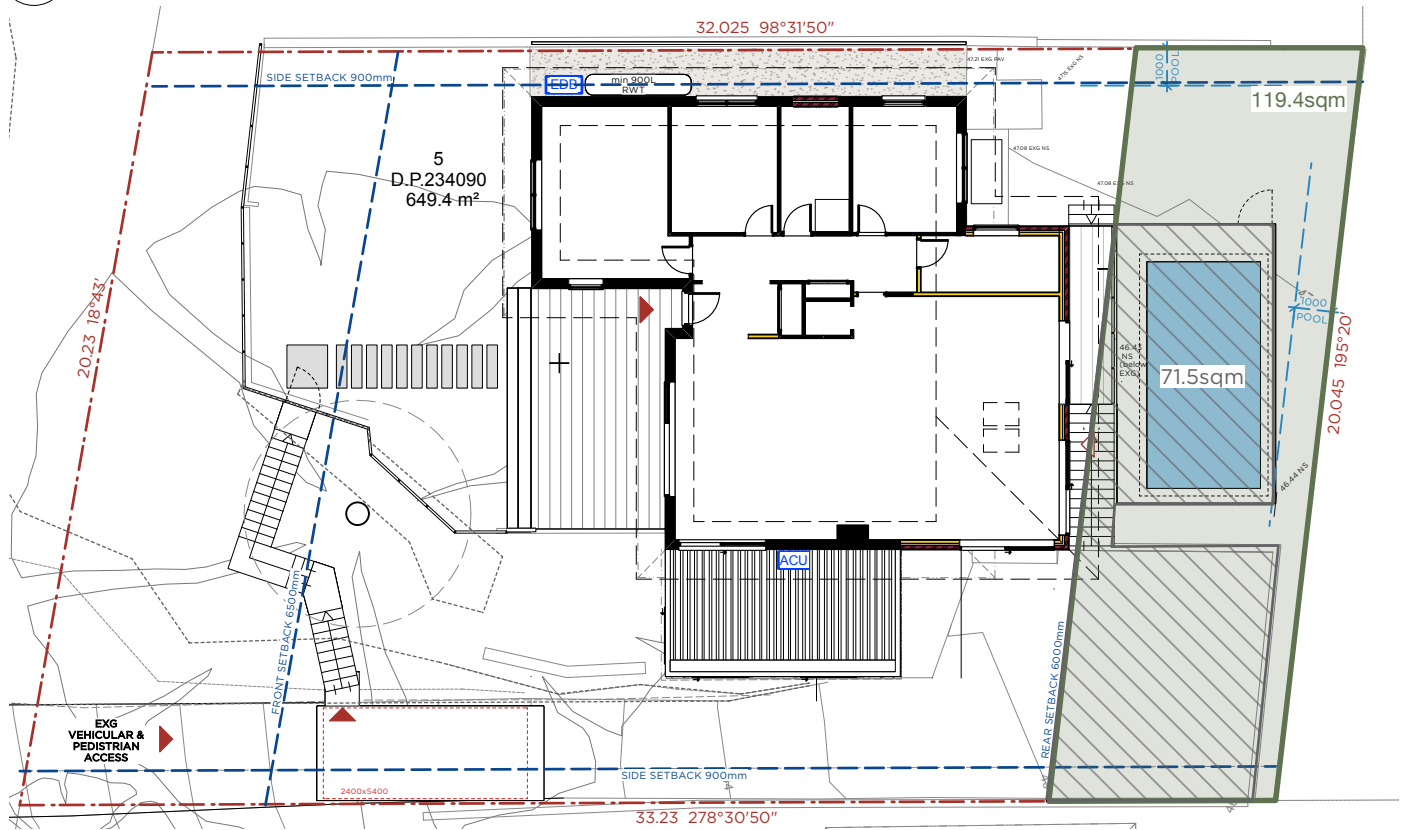
Control:
Swimming pools and exempt development must not exceed 50% of rear set back area (59.7sqm min)

Existing: 28.8% (34.6sqm)
Proposed: 59.9% (71.5sqm)

Exempt hard surface



1 Ground Floor Existing
Scale: 1:200



2 Ground Floor Proposed
Scale: 1:200

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

STATUS
DEVELOPMENT APPLICATION

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

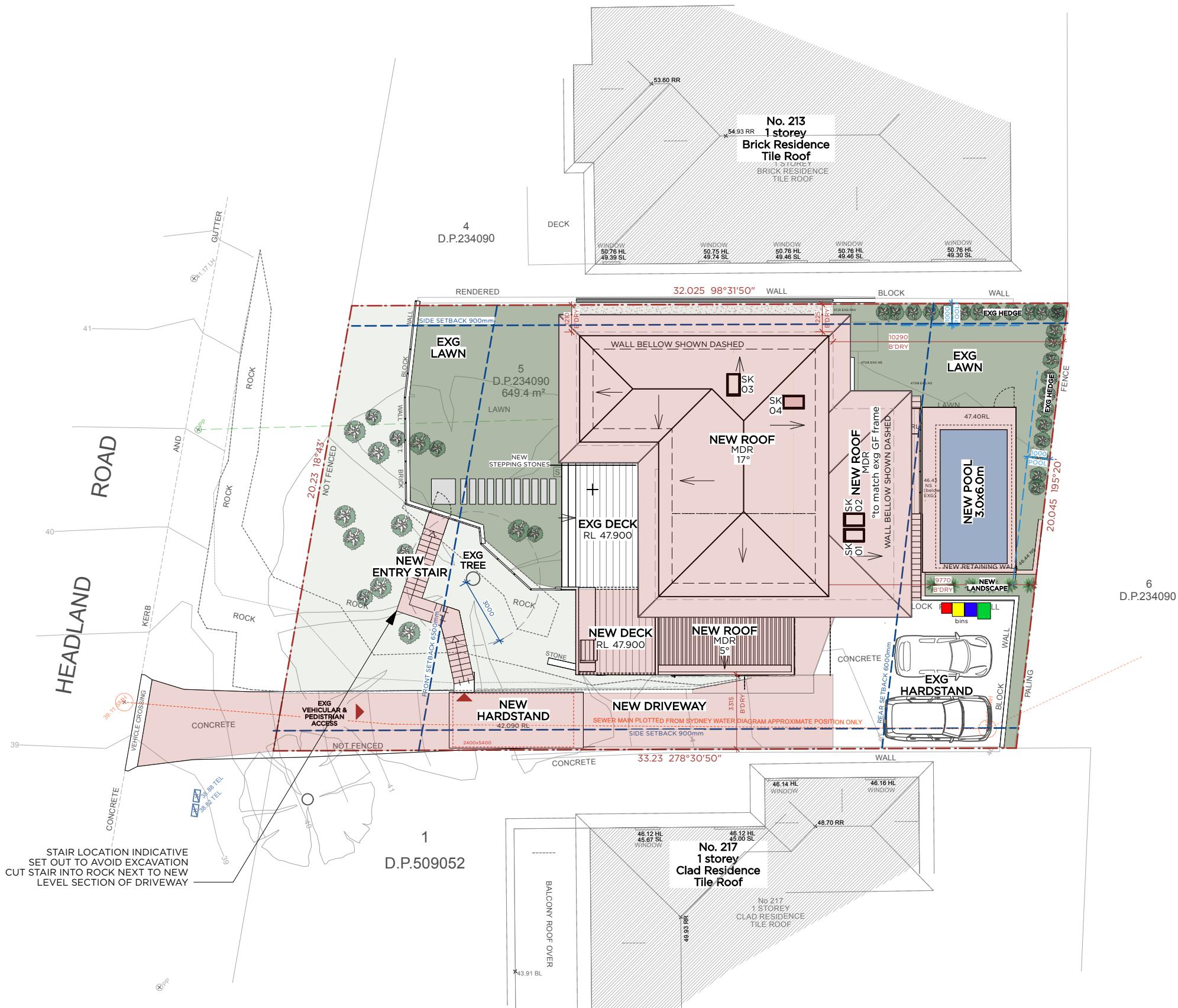
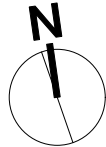
REAR SETBACK
CALCULATIONS

06
SCALE
1:200

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME



Drawing Key

New work

CHECK SEWER FOR NEW DRIVEWAY/HARDSTAND



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION
Barbara Cardoso & Ross Capsanis	F 12/5/2025
	G 20/5/2025
	H 17/6/2025

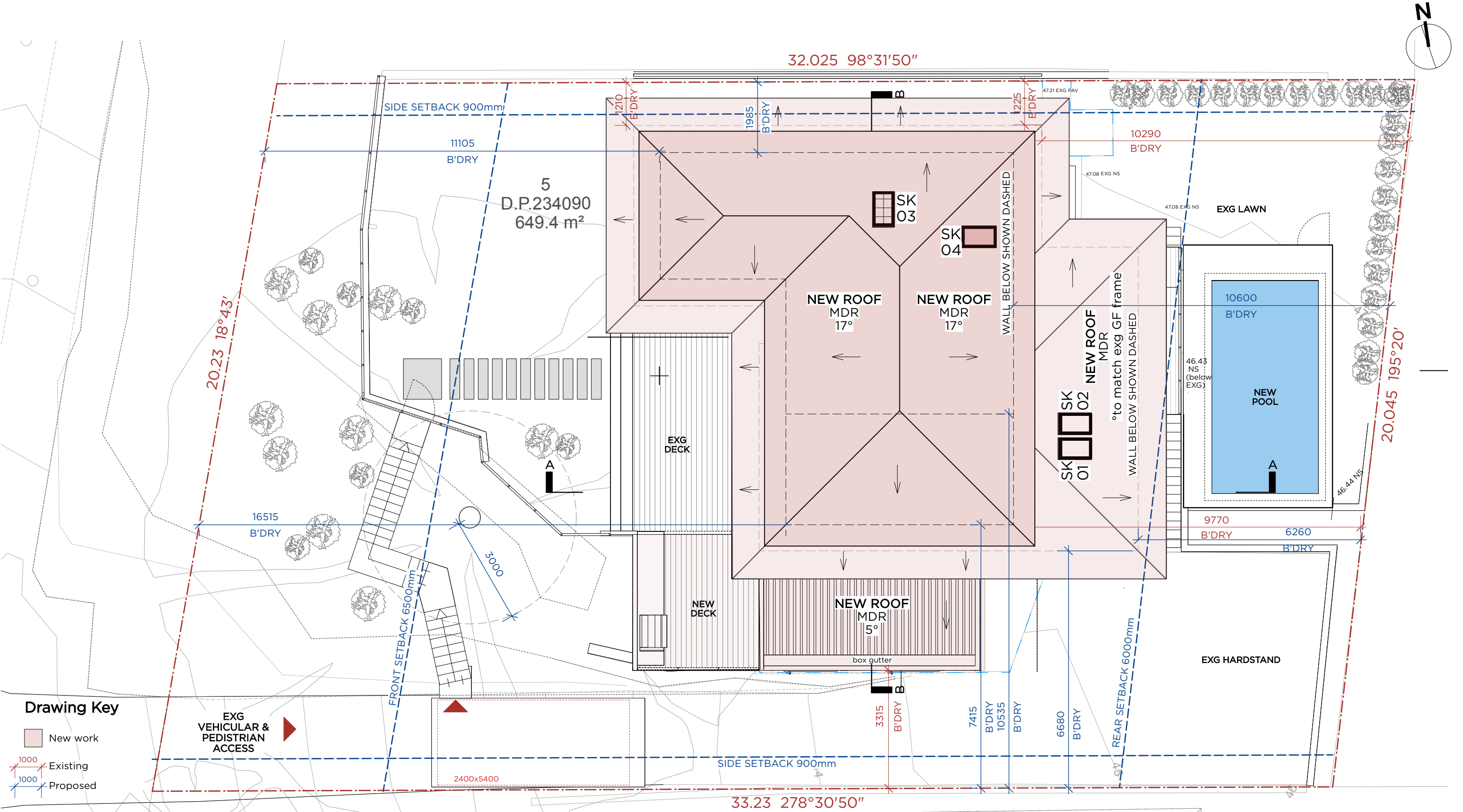
STATUS
DEVELOPMENT APPLICATION

SITE PLAN PROPOSED
DA100

SCALE
1:200

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



- THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR BEAUTIFUL HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S Barbara Cardoso & Ross Capsanis	REVISION	
	F	12/5/2025
	G	20/5/2025
STATUS DEVELOPMENT APPLICATION	H	17/6/2025

UPDATED POOL
For Consultants &
Client Review
For Approval

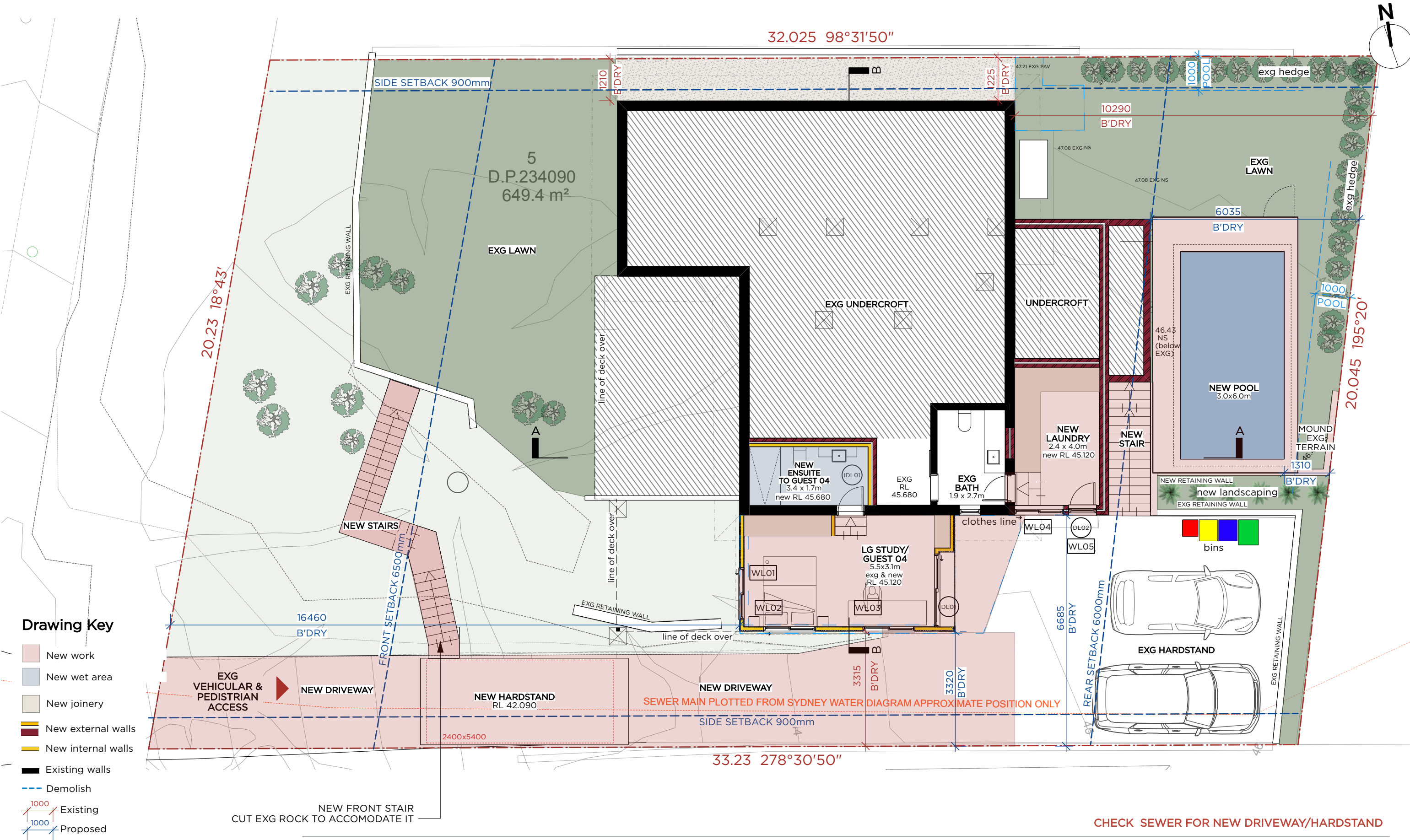
ROOF PLAN
PROPOSED

NOT FOR CONSTRUCTION

DA110

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- New work
- New wet area
- New joinery
- New external walls
- New internal walls
- Existing walls
- Demolish
- Existing
- Proposed



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

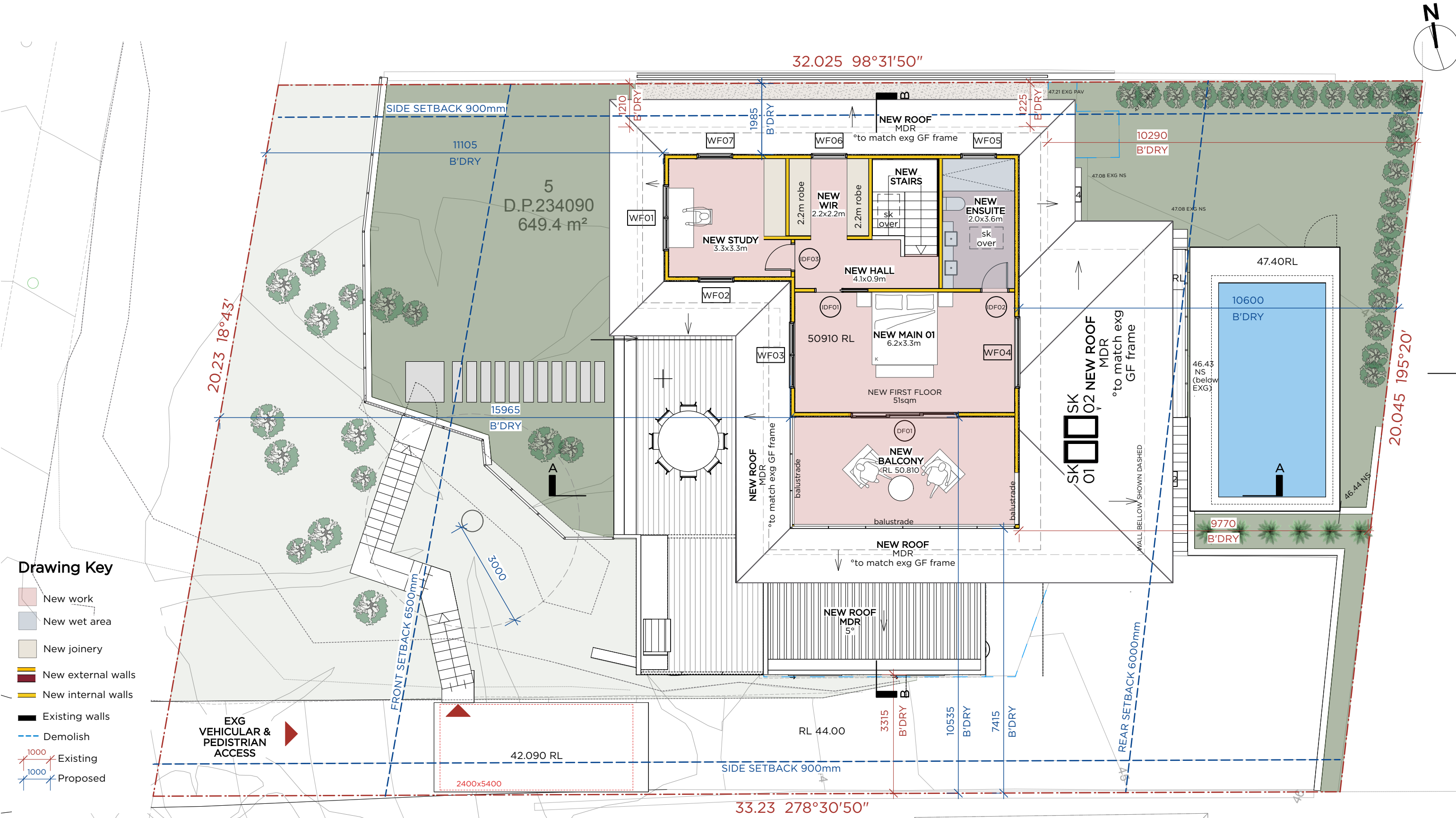
DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

LOWER GROUND FLOOR PLAN PROPOSED
DA120
SCALE
1:100
NOT FOR CONSTRUCTION
CHECK SEWER FOR NEW DRIVEWAY/HARDSTAND
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025
G 20/5/2025
H 17/6/2025

STATUS
DEVELOPMENT APPLICATION

**FIRST FLOOR PLAN
PROPOSED**

NOT FOR CONSTRUCTION

DA140

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S Barbara Cardoso & Ross Capsanis	REVISION	
	F	12/5/2025
	G	20/5/2025
STATUS DEVELOPMENT APPLICATION	H	17/6/2025

UPDATED POOL
For Consultants &
Client Review
For Approval

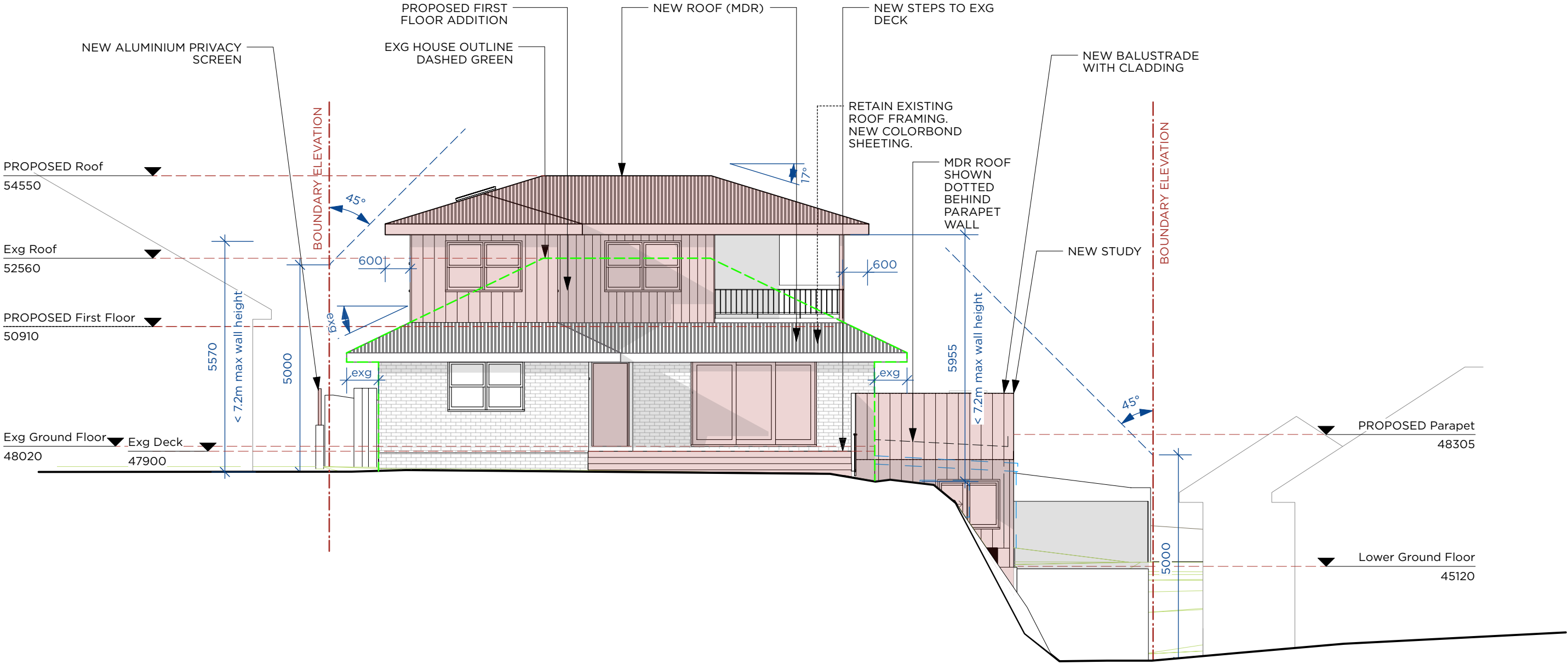
**ELEVATION WEST
PROPOSED (street)**

NOT FOR CONSTRUCTION

DA200

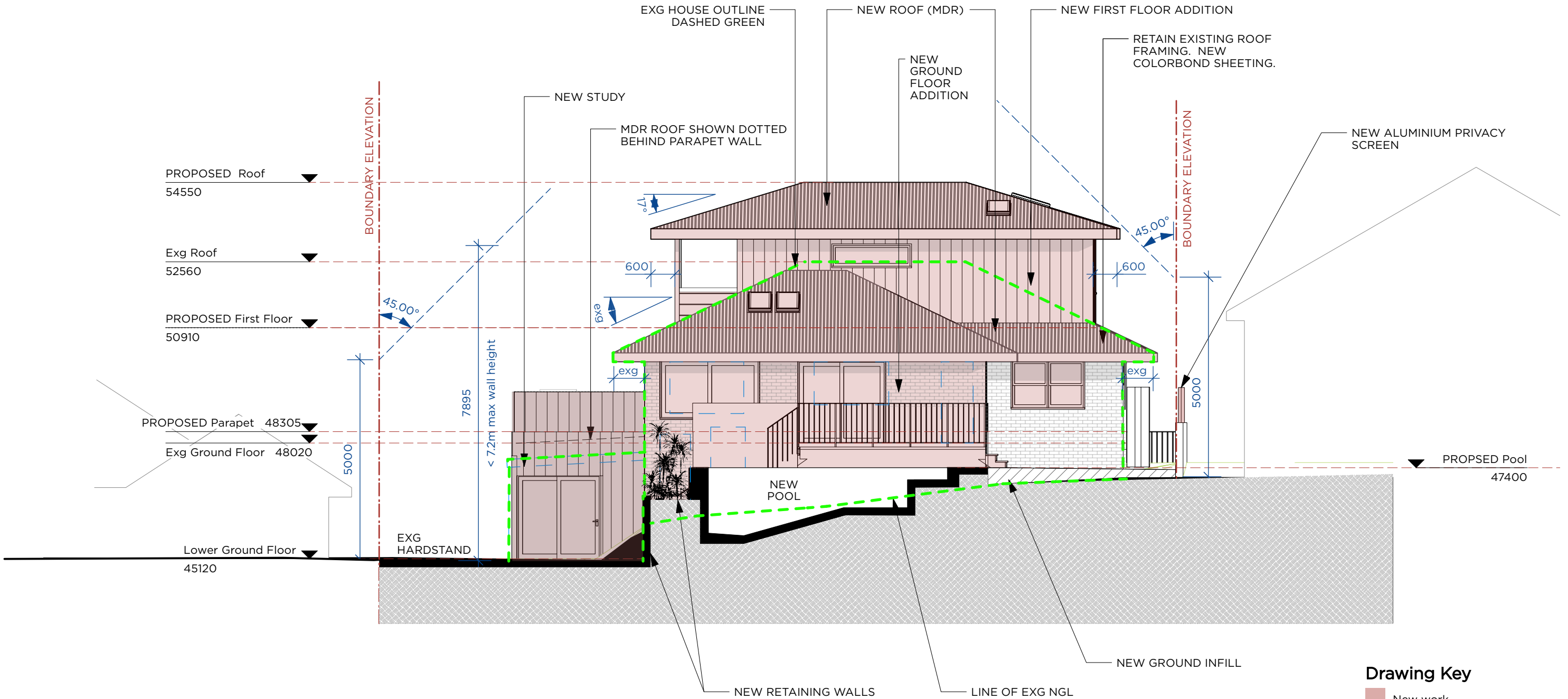
SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- New work
- Existing building outline
- Demolish



Drawing Key

- New work
- Existing building outline
- Demolition
- Ground Infill

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

**ELEVATION EAST
PROPOSED (rear)**

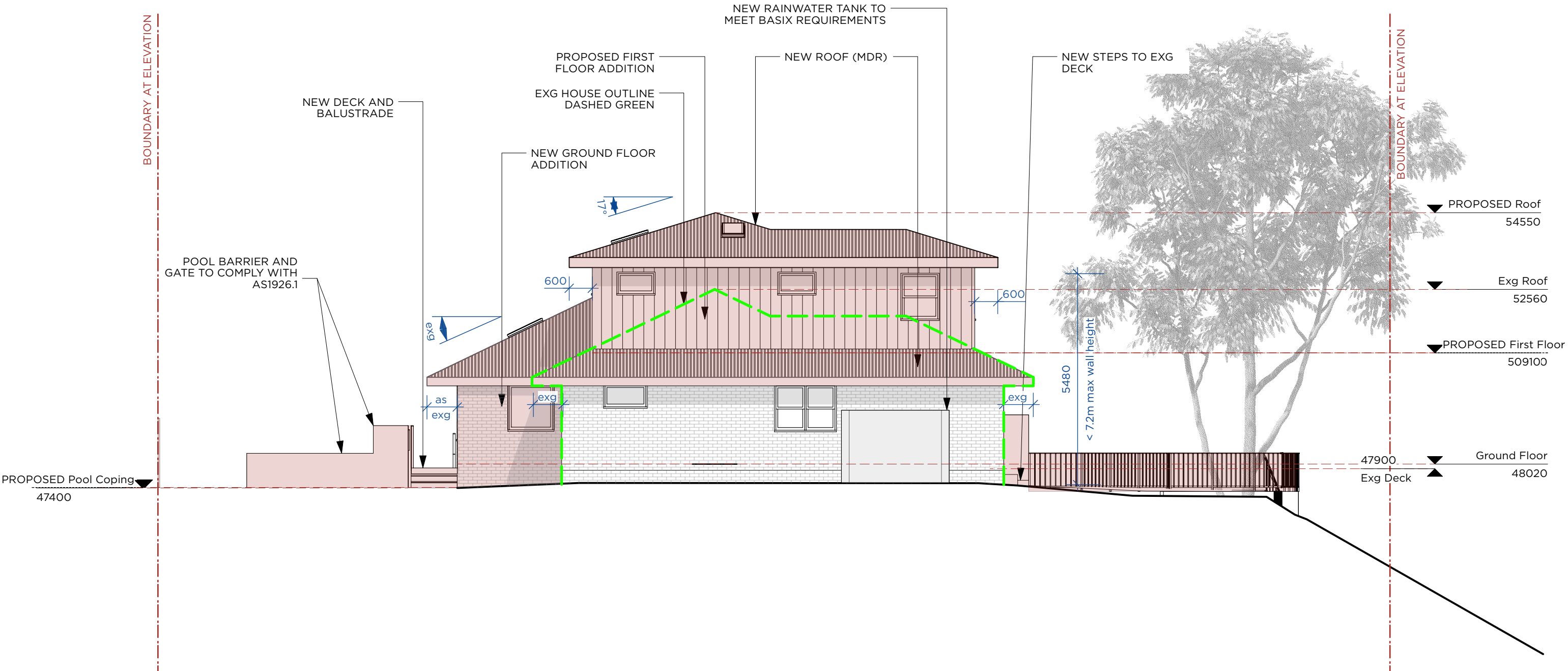
NOT FOR CONSTRUCTION

DA210

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





Drawing Key

- New work
- Existing building outline
- Demolition

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

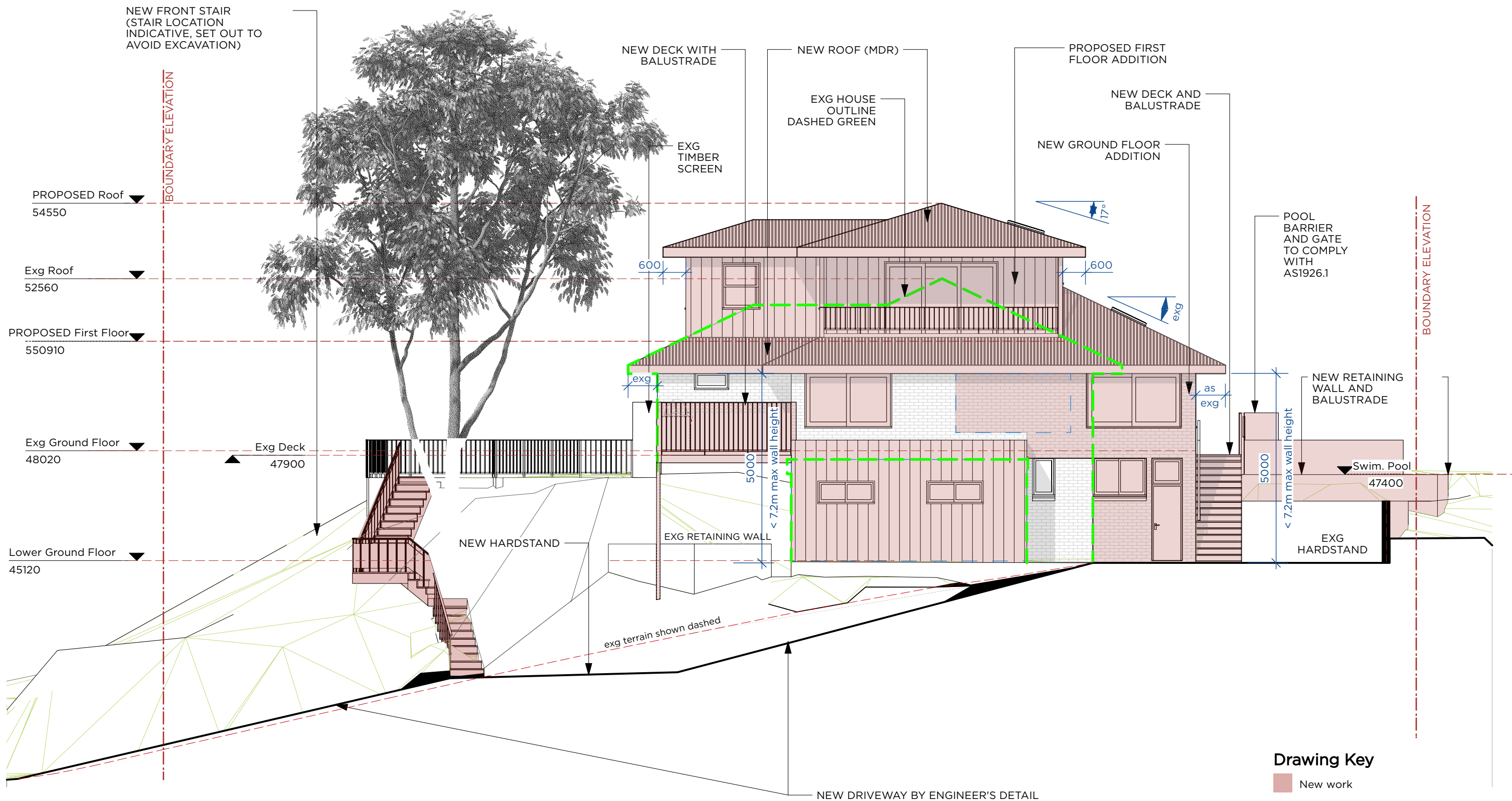
PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S Barbara Cardoso & Ross Capsanis	REVISION		STATUS DEVELOPMENT APPLICATION
	F	12/5/2025	
	G	20/5/2025	
	H	17/6/2025	
UPDATED POOL For Consultants & Client Review For Approval			

ELEVATION NORTH
PROPOSED (side)
DA220
SCALE
1:100
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

STATUS
DEVELOPMENT APPLICATION

REVISION		
F	12/5/2025	UPDATED POOL
G	20/5/2025	For Consultants & Client Review
H	17/6/2025	For Approval

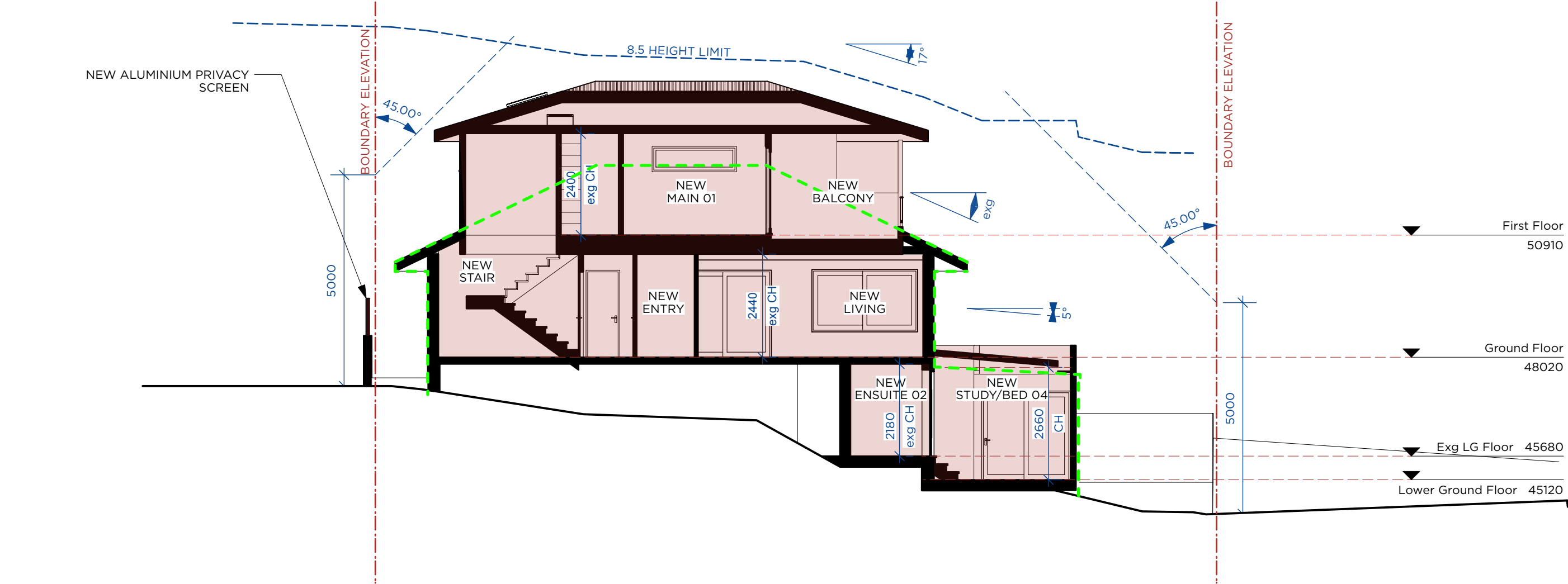
**ELEVATION SOUTH
PROPOSED (side)**

DA230

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- New work
- Existing building outline
- Demolition

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

SECTION B PROPOSED
DA310

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION	
Barbara Cardoso & Ross Capsanis	F 12/5/2025	UPDATED POOL
	G 20/5/2025	For Consultants & Client Review
	H 17/6/2025	For Approval
STATUS		
DEVELOPMENT APPLICATION		

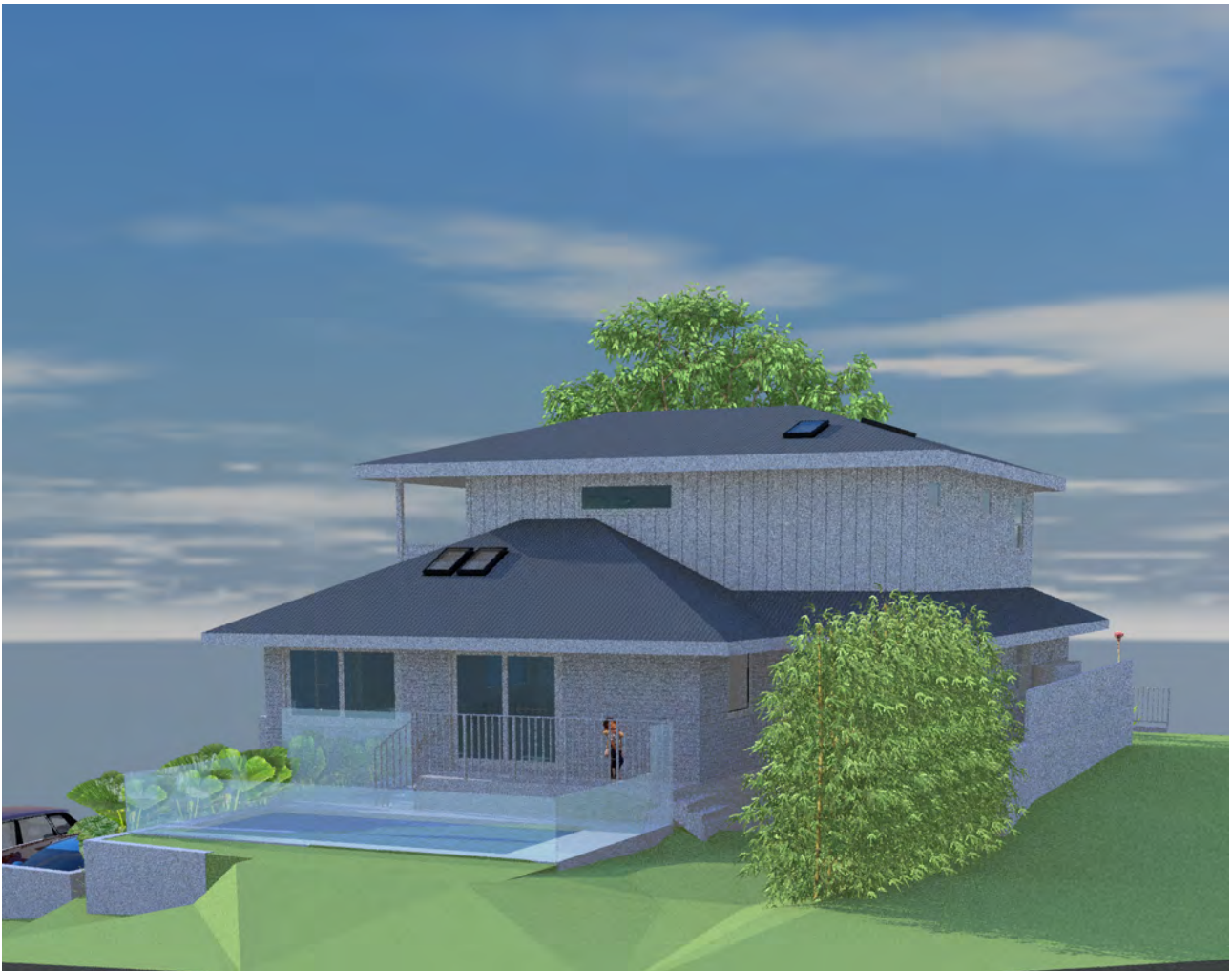
3D VIEWS PROPOSED FRONT

NOT FOR CONSTRUCTION

DA400

SCALE
NTS

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

STATUS
DEVELOPMENT APPLICATION

REVISION		
F	12/5/2025	UPDATED POOL
G	20/5/2025	For Consultants & Client Review
H	17/6/2025	For Approval

3D VIEWS PROPOSED REAR

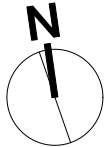
DA410


SCALE
NTS

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

THIS SUN STUDY WAS CREATED FROM DATA SUPPLIED BY WATERVIEW SURVEYING SERVICES DRAWING No. 1920detail1 USING A MODEL CREATED IN VECTORWORKS, AND A HELIO-GRAPH RENDERING IN VECTORWORKS. IT IS ACCURATE IN ITS REPRESENTATION OF SHADOWS CAST BY THE EXISTING AND PROPOSED BUILDINGS BUT TAKES NO ACCOUNT OF TREES AND OTHER VEGETATION.



 Additional shadow on neighbouring properties

EXISTING

PROPOSED



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION		
Barbara Cardoso & Ross Capsanis	F	12/5/2025	UPDATED POOL
	G	20/5/2025	For Consultants & Client Review
	H	17/6/2025	For Approval
STATUS			
DEVELOPMENT APPLICATION			

SHADOWS DIAGRAMS
9AM June 21

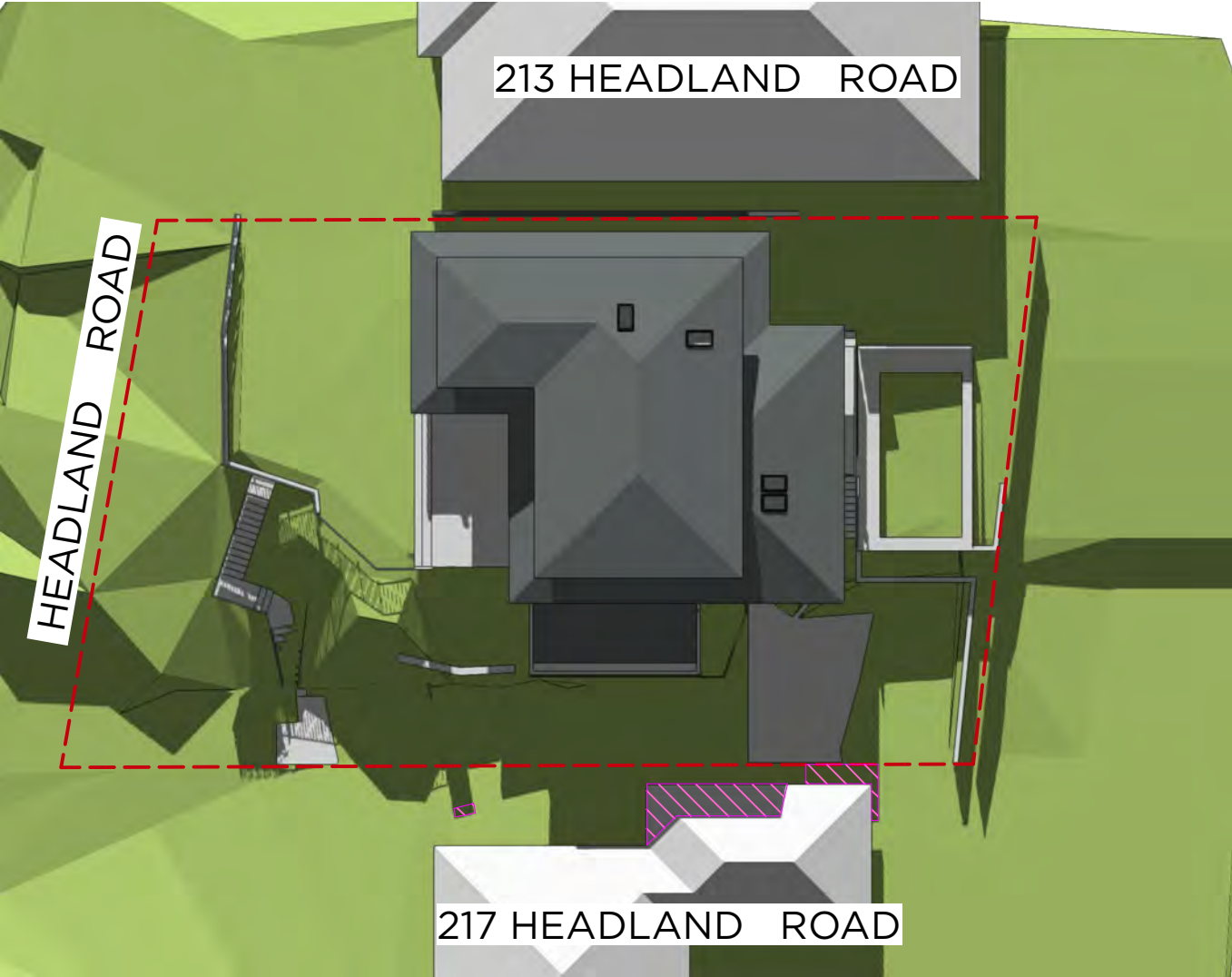
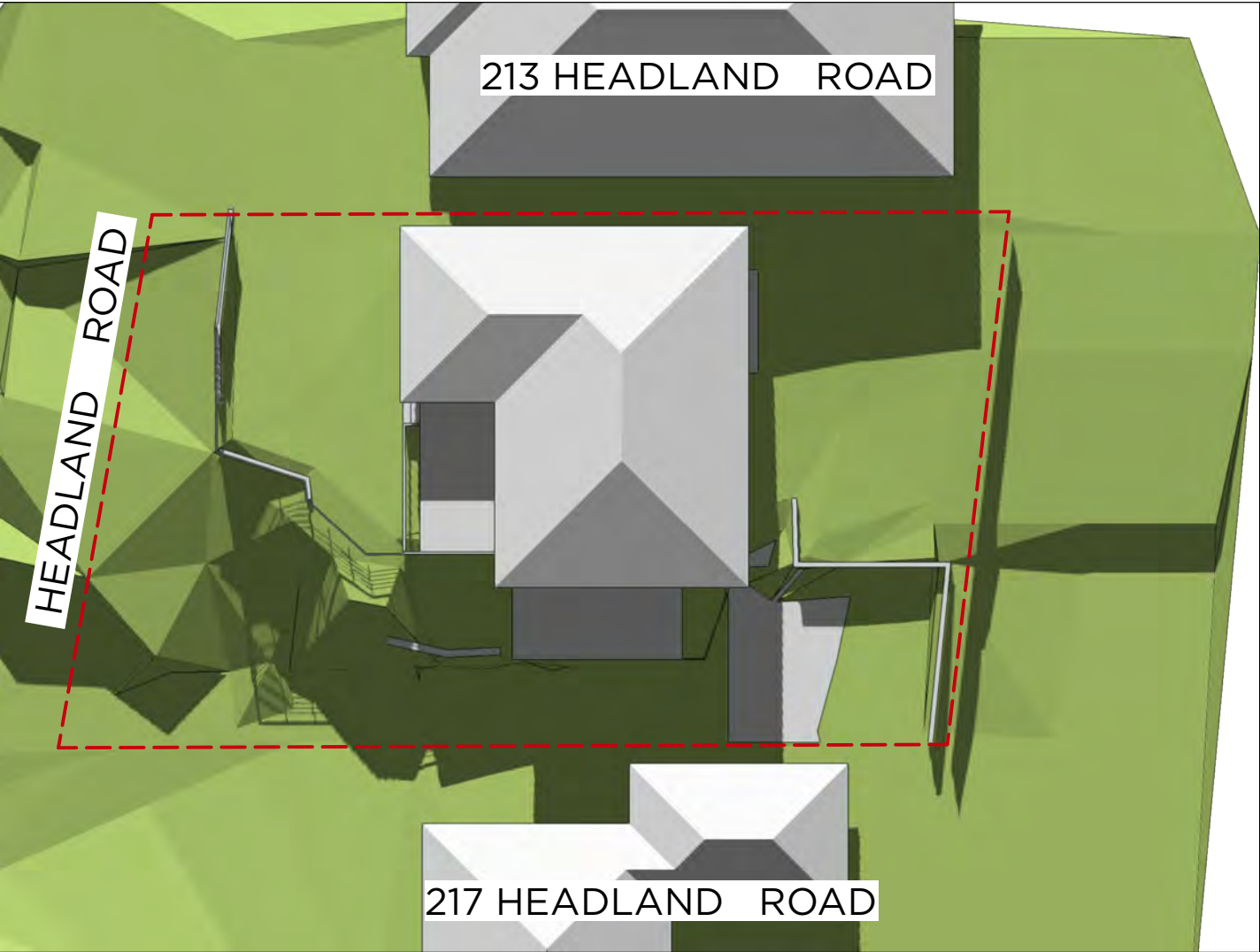
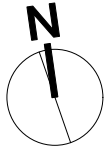
DA500

SCALE
1:250

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

THIS SUN STUDY WAS CREATED FROM DATA SUPPLIED BY WATERVIEW SURVEYING SERVICES DRAWING No. 1920detail1 USING A MODEL CREATED IN VECTORWORKS, AND A HELIO-GRAPH RENDERING IN VECTORWORKS. IT IS ACCURATE IN ITS REPRESENTATION OF SHADOWS CAST BY THE EXISTING AND PROPOSED BUILDINGS BUT TAKES NO ACCOUNT OF TREES AND OTHER VEGETATION.



Additional shadow on neighbouring properties

EXISTING

PROPOSED



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION		
Barbara Cardoso & Ross Capsanis	F	12/5/2025	UPDATED POOL
	G	20/5/2025	For Consultants & Client Review
	H	17/6/2025	For Approval
STATUS			
DEVELOPMENT APPLICATION			

SHADOWS DIAGRAMS
12PM June 21

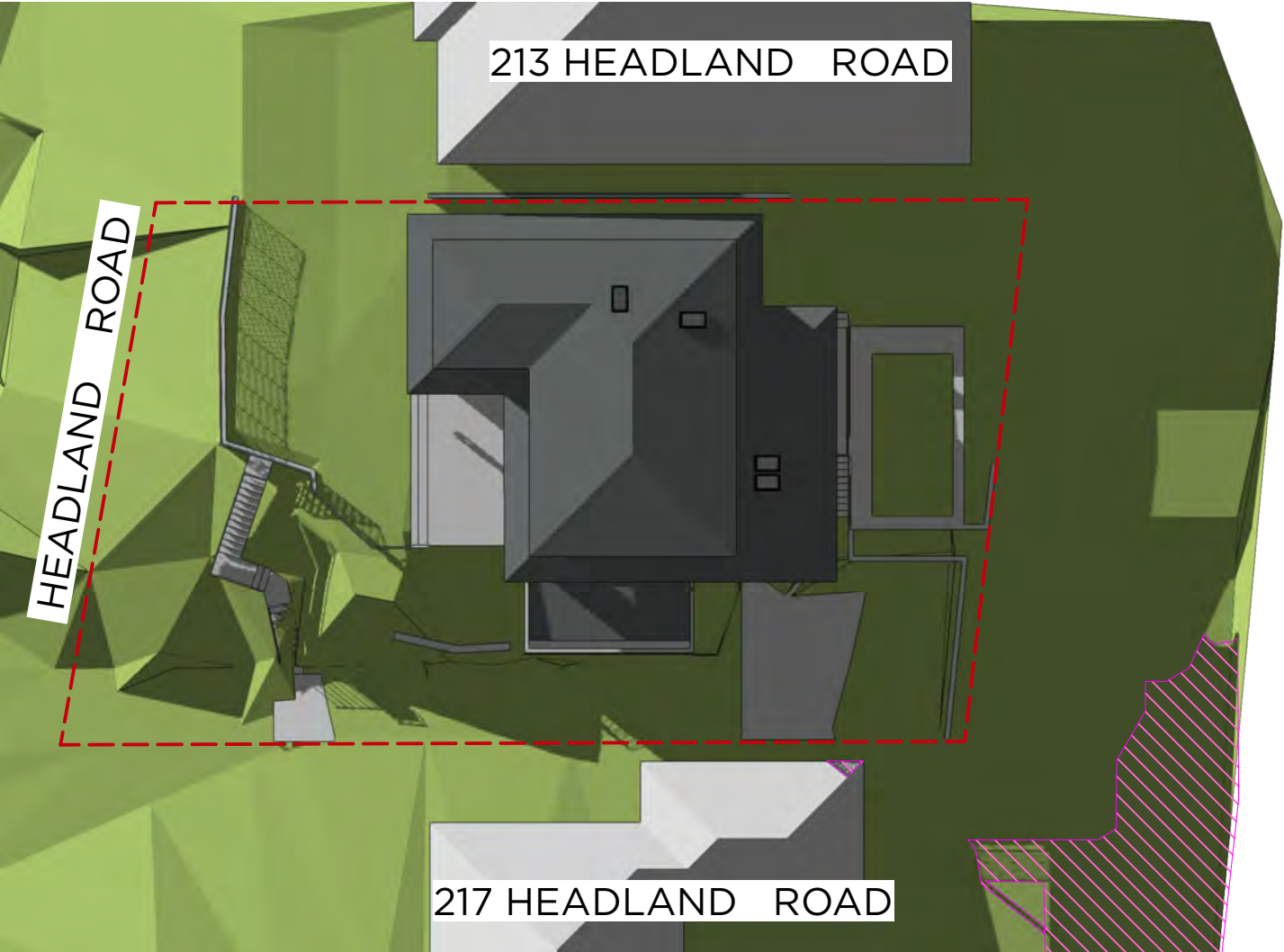
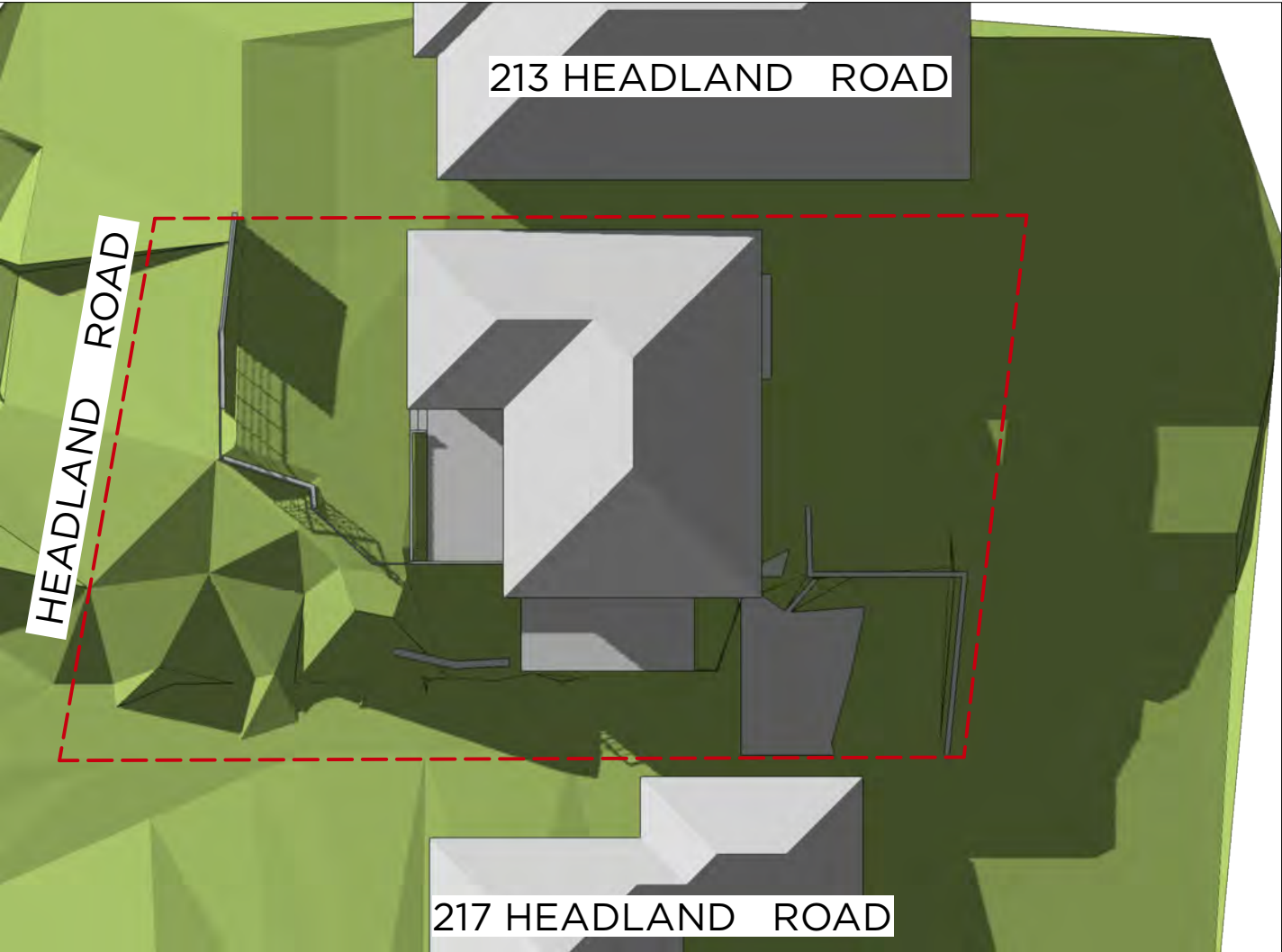
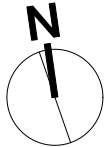
DA510


SCALE
1:250

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

THIS SUN STUDY WAS CREATED FROM DATA SUPPLIED BY WATERVIEW SURVEYING SERVICES DRAWING No. 1920detail1 USING A MODEL CREATED IN VECTORWORKS, AND A HELIO-GRAPH RENDERING IN VECTORWORKS. IT IS ACCURATE IN ITS REPRESENTATION OF SHADOWS CAST BY THE EXISTING AND PROPOSED BUILDINGS BUT TAKES NO ACCOUNT OF TREES AND OTHER VEGETATION.



 Additional shadow on neighbouring properties

EXISTING

PROPOSED



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION		
Barbara Cardoso & Ross Capsanis	F	12/5/2025	UPDATED POOL
	G	20/5/2025	For Consultants & Client Review
	H	17/6/2025	For Approval
STATUS			
DEVELOPMENT APPLICATION			

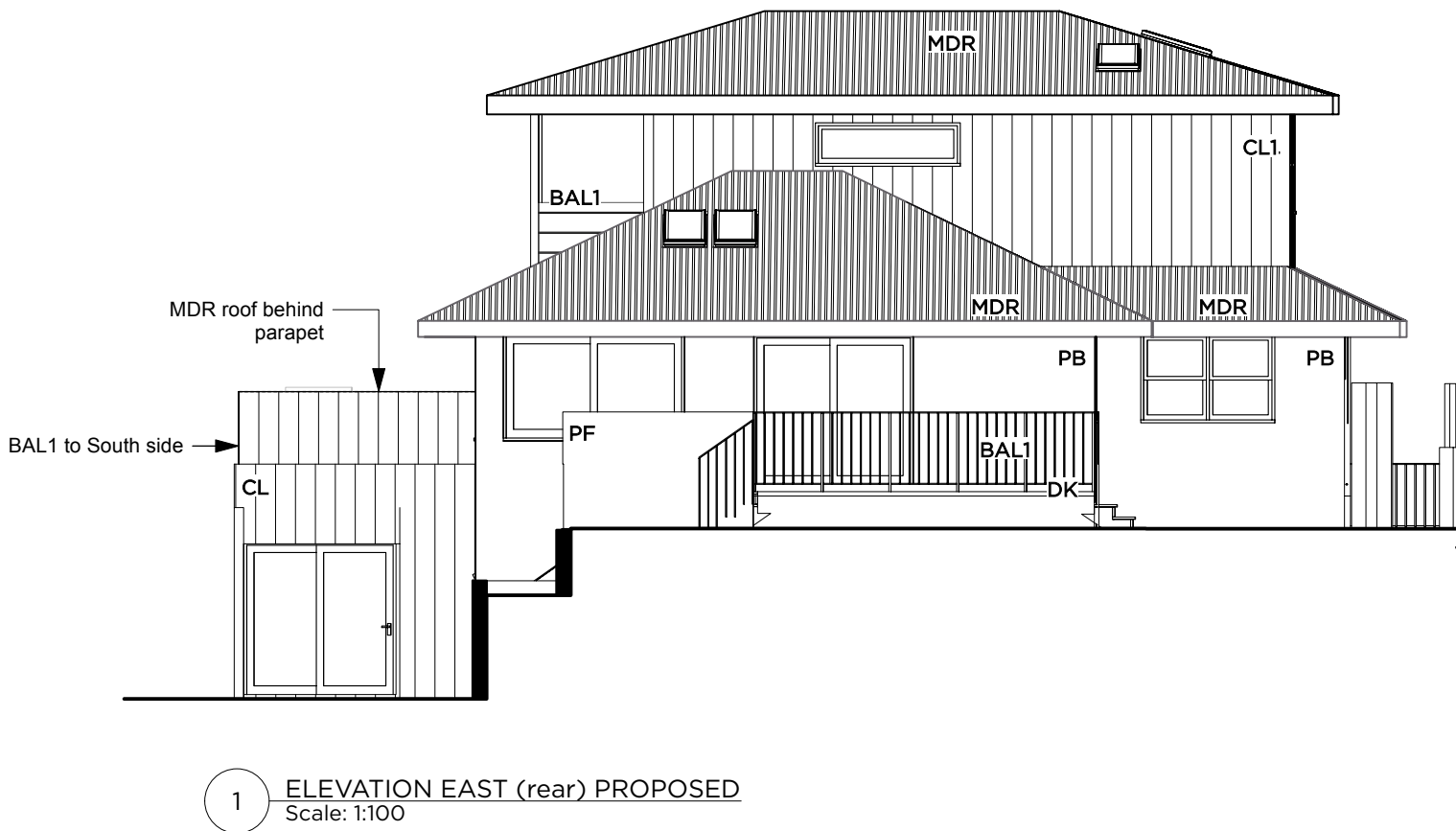
SHADOWS DIAGRAMS
3PM June 21





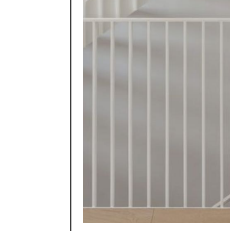
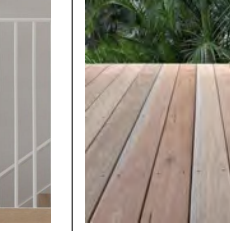
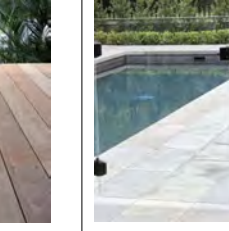
DA520

SCALE
1:250

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



External Material Schedule							
All materials to be compliant with the requirements of the NCC2019/Building Code of Australia							
MDR Metal Roof	PB Painted Brick	CL1 Wall Cladding	W + D Exterior Windows and Doors	BAL1 Balustrade	DK Deck	PF Poolfence	COLOURS
 MDR Colorbond custom orb roof colour Windspray	 To match existing wall colour Mount Aspiring	 cladding type 1 James Hardie Scyon Axon wall colour Mount Aspiring	 window + door types powdercoated aluminium colour White	 Powdercoated rolled aluminium colour White	 Spotted gum 140mm Confirm on site - match in with existing or replace all	 FC Glass	<div><div>Dulux Windspray</div><div>Dulux Mount Aspiring</div><div>Dulux Wistow</div></div>



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

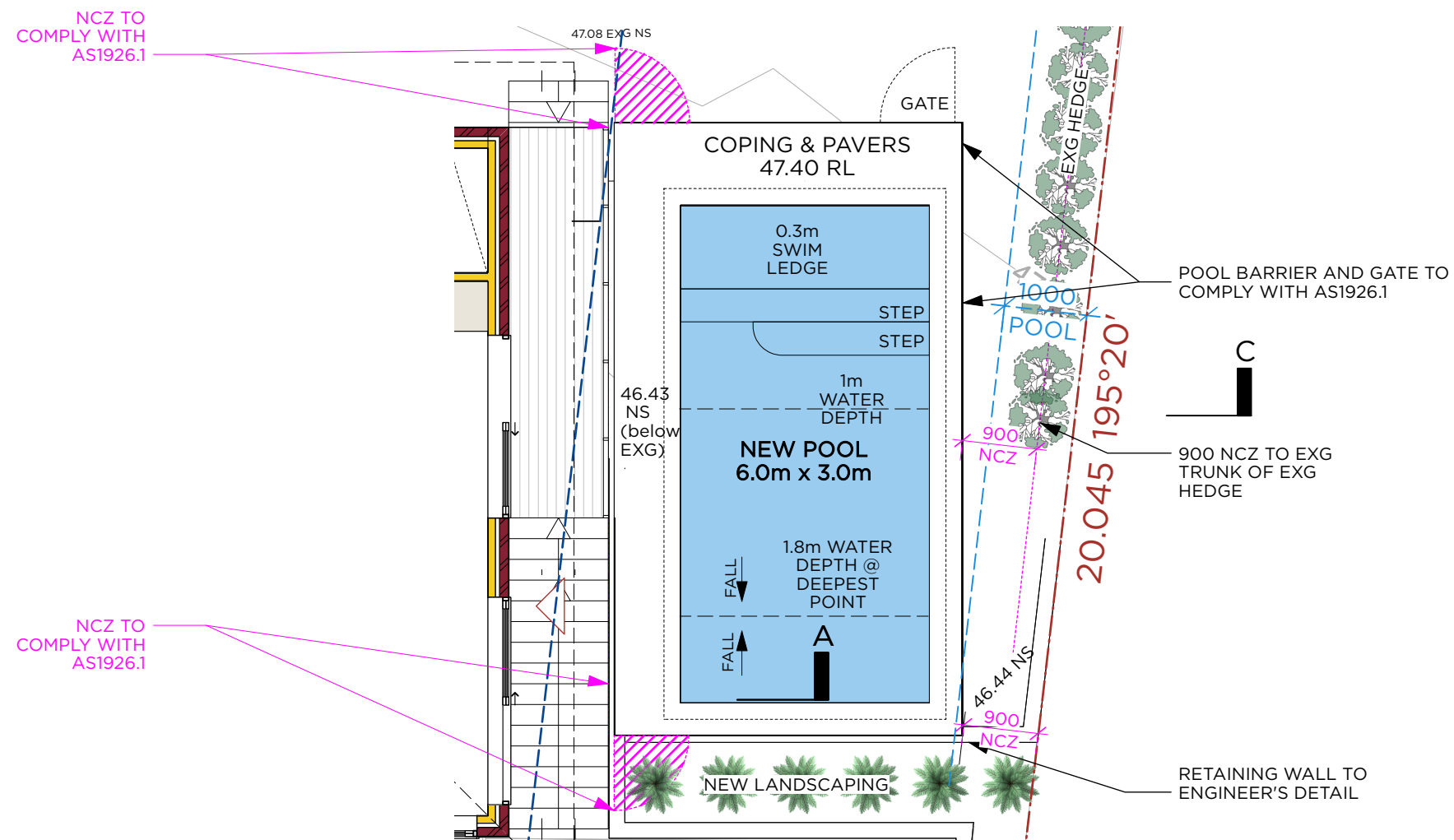
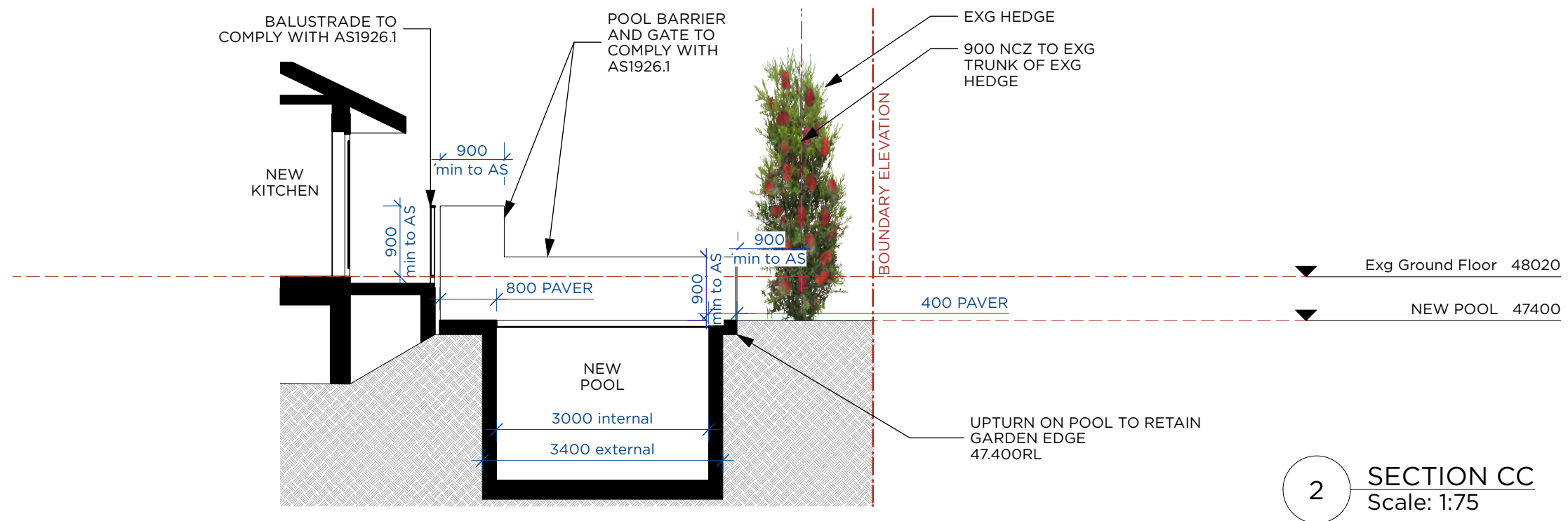
EXTERIOR FINISHES SCHEDULE

DA600

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres/Use figured dimensions only. Do not scale if discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

215 Headland Road
Curl Curl NSW 2099

Lot 5 DP234090 649.4sqm

DATE _____

February 2025

CLIENT/S

Barbara Cardoso &
Ross Capsanis

STATUS

DEVELOPMENT APPLICATION

REVISION

F	12/5/2025	UPDATED POOL
G	20/5/2025	For Consultants & Client Review
H	17/6/2025	For Approval

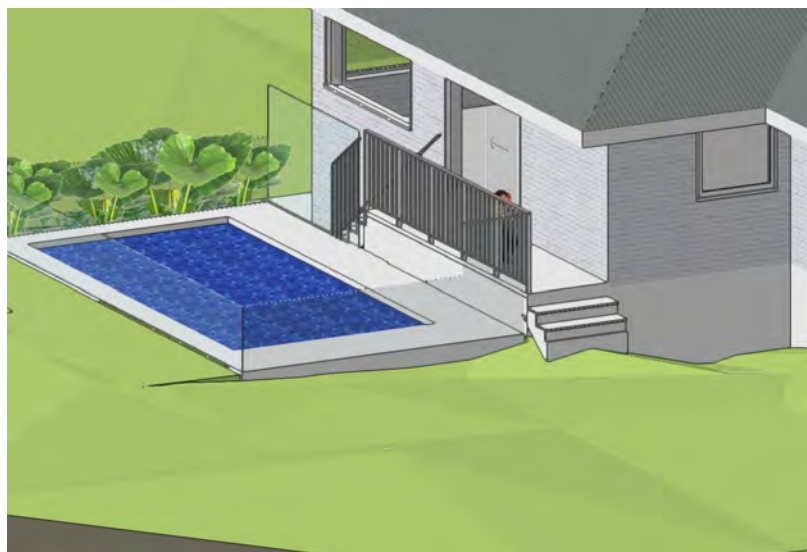
POOL

DA700

SCALE
1:75

NOT FOR CONSTRUCTION

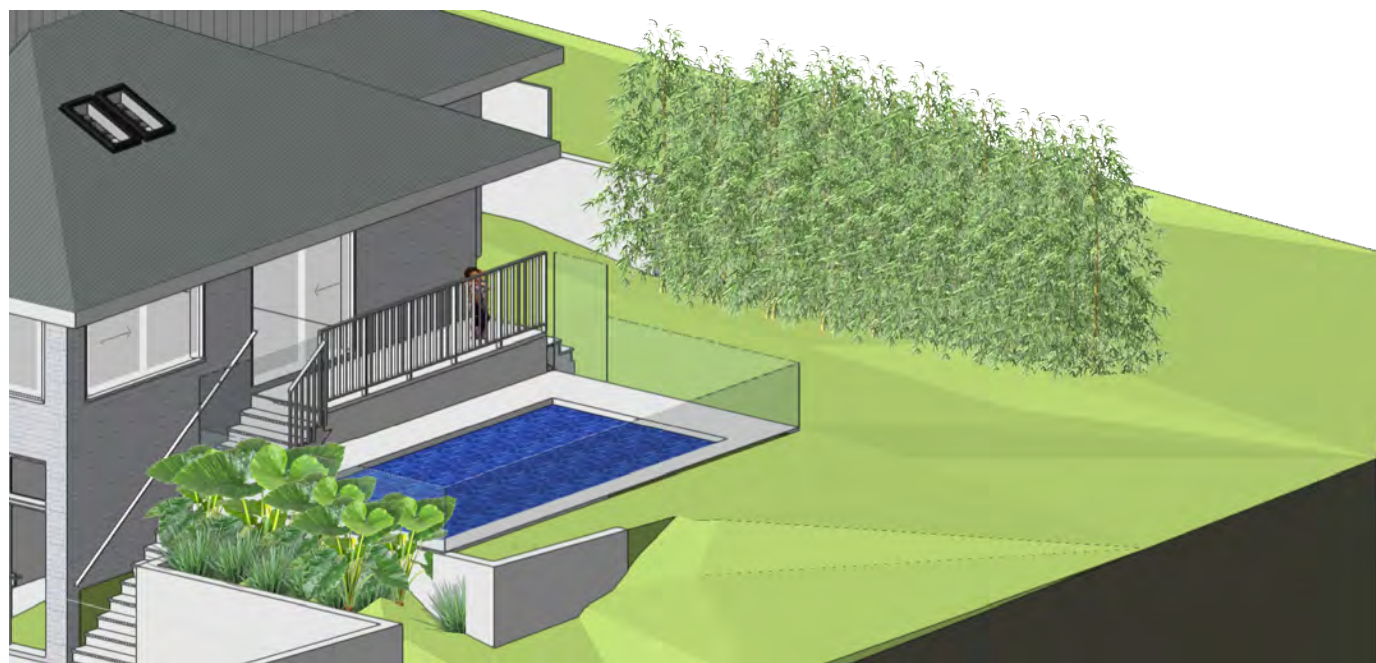
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



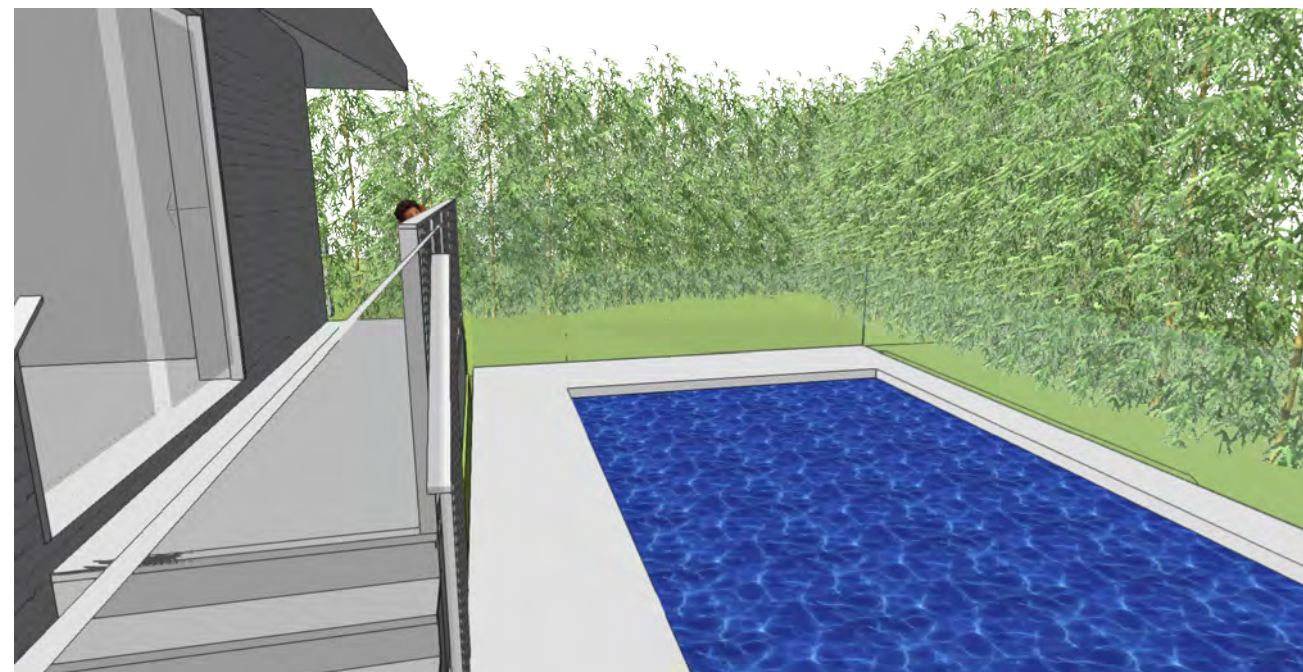
1 **3D VIEW 1 (without side and rear hedge)**
Scale: 1:100



2 **3D VIEW2 (FROM KITCHEN)**
Scale: 1:300



3 **3D VIEW 3 (without rear hedge)**
Scale: 1:100



4 **3D VIEW 4**
Scale: 1:250



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION	DATE	DESCRIPTION
Barbara Cardoso & Ross Capsanis	F	12/5/2025	UPDATED POOL
	G	20/5/2025	For Consultants & Client Review
	H	17/6/2025	For Approval

STATUS
DEVELOPMENT APPLICATION

3D POOL AREA

DA710

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

Trees and Vegetation

T1 - Existing tree

Screen Planting

Grass & feature

Lawn

Pavers

Reference Images - Indicative Planning only

Screen Planting

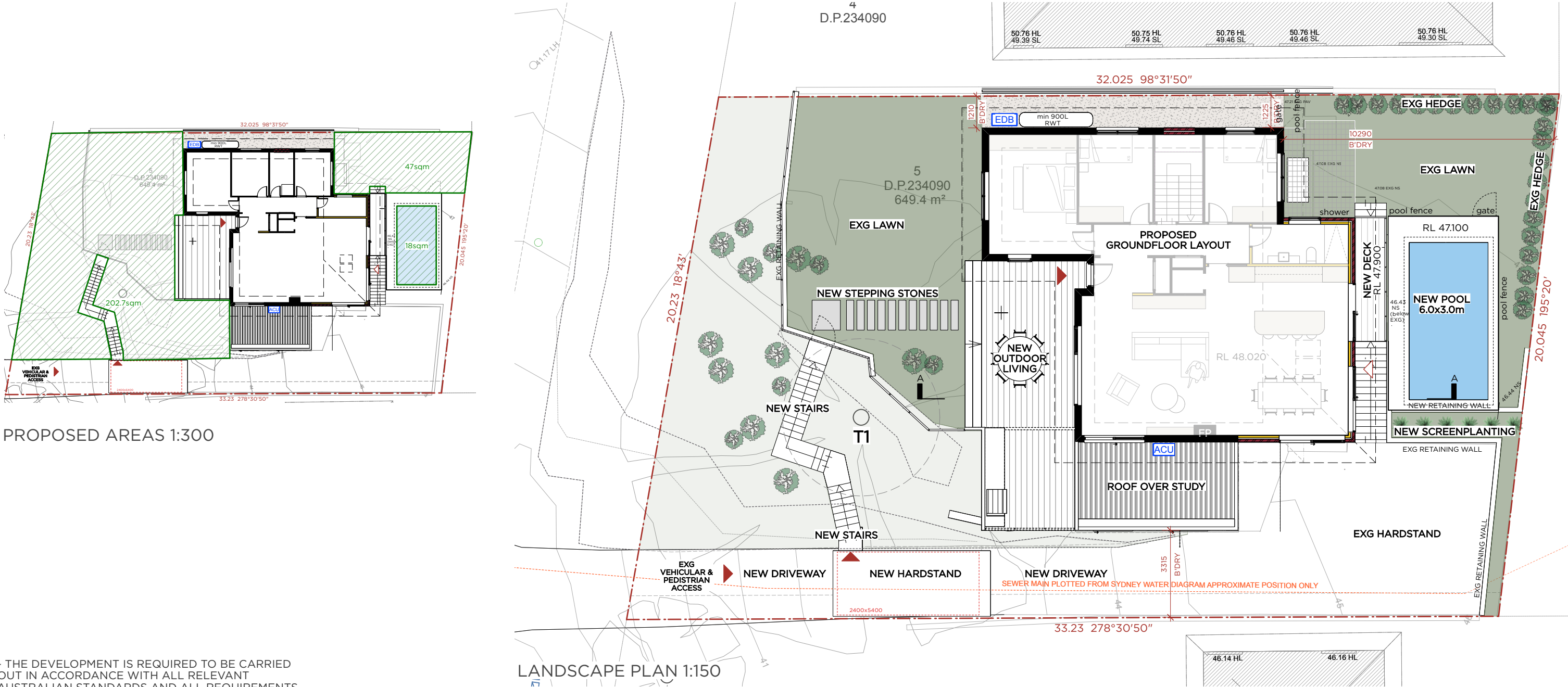
Grass & Feature

Stairs

Stepping Stones

Paving

Features



- THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR BEAUTIFUL HOME

NOTES

All levels, contours,survey and cadastral information provided by Land Surveyors

YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.

The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work

All dimensions in millimetresUse figured dimensions only. Do not scale

If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

215 Headland Road

Curl Curl NSW 2099

Lot 5 DP234090 649.4sqm

DATE

February 2025

CLIENT/S

Barbara Cardoso & Ross Capsanis

STATUS

DEVELOPMENT APPLICATION

REVISION

F

12/5/2025

UPDATED POOL

G

20/5/2025

For Consultants & Client Review

H

17/6/2025

For Approval

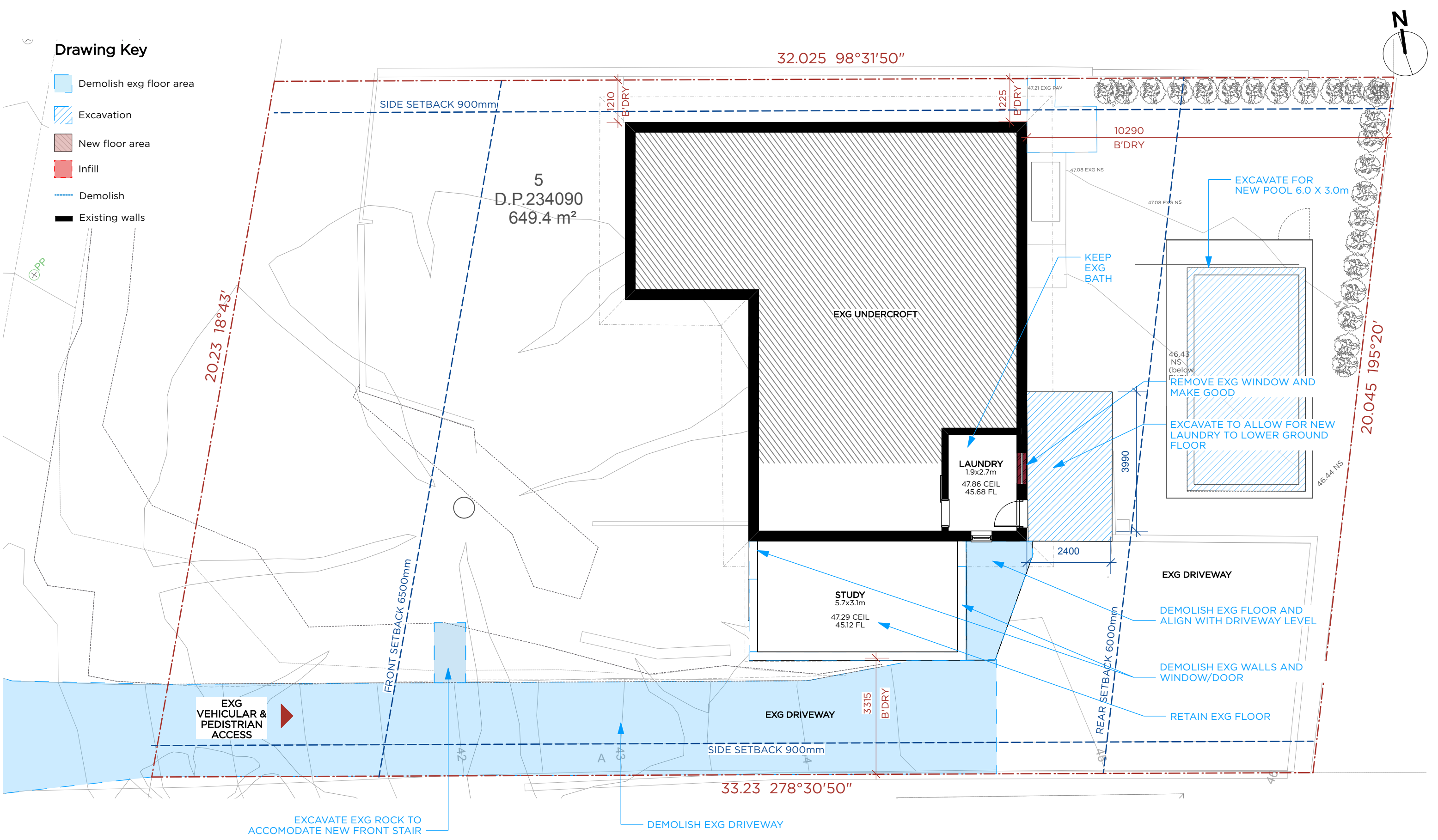
LANDSCAPING PLAN PROPOSED

DA800

SCALE AS NOTED

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

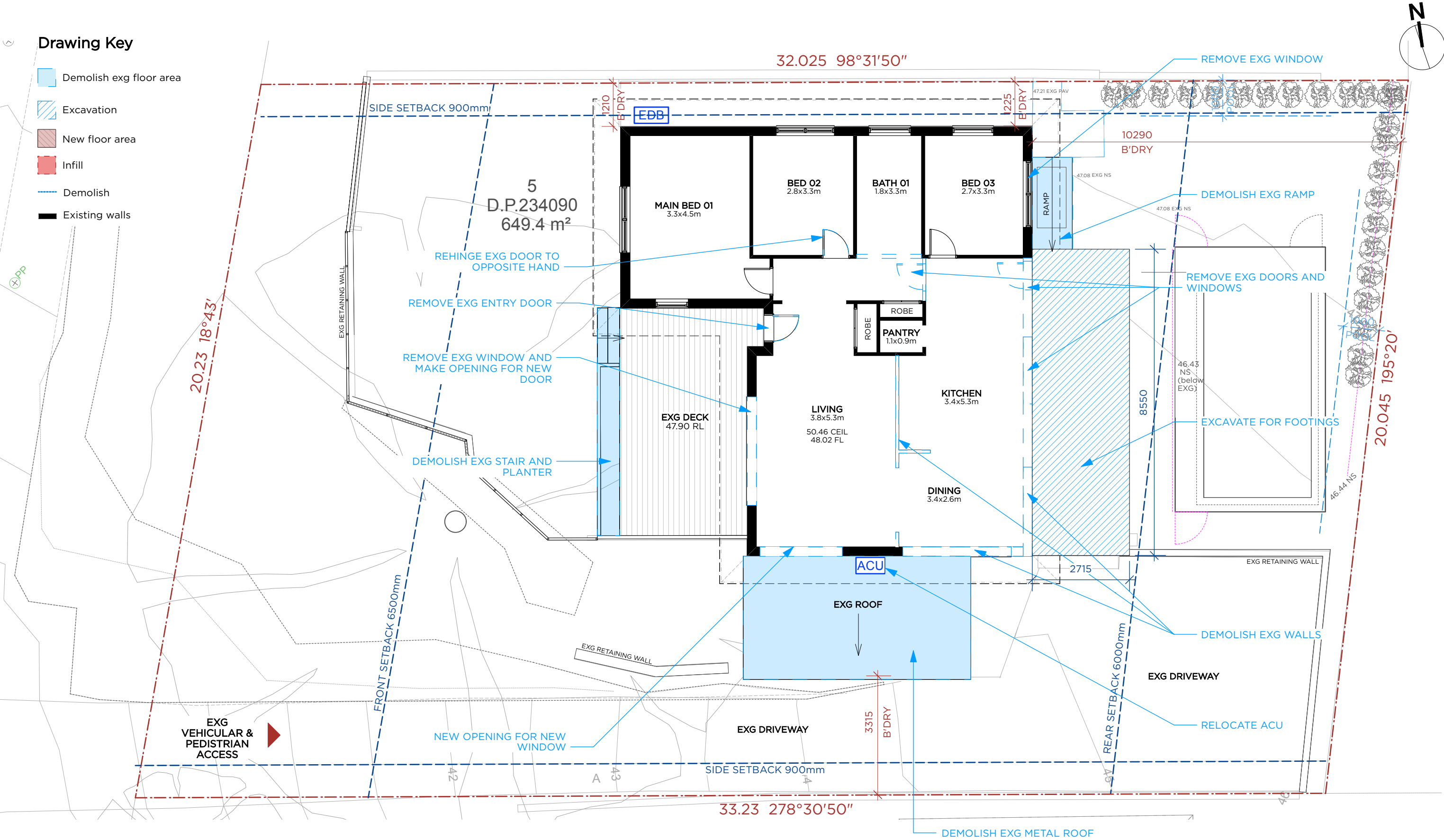
PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S	REVISION
Barbara Cardoso & Ross Capsanis	F 12/5/2025
	G 20/5/2025
	H 17/6/2025

STATUS
DEVELOPMENT APPLICATION

LGF DEMOLITION PLAN
DA900
SCALE
1:100
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

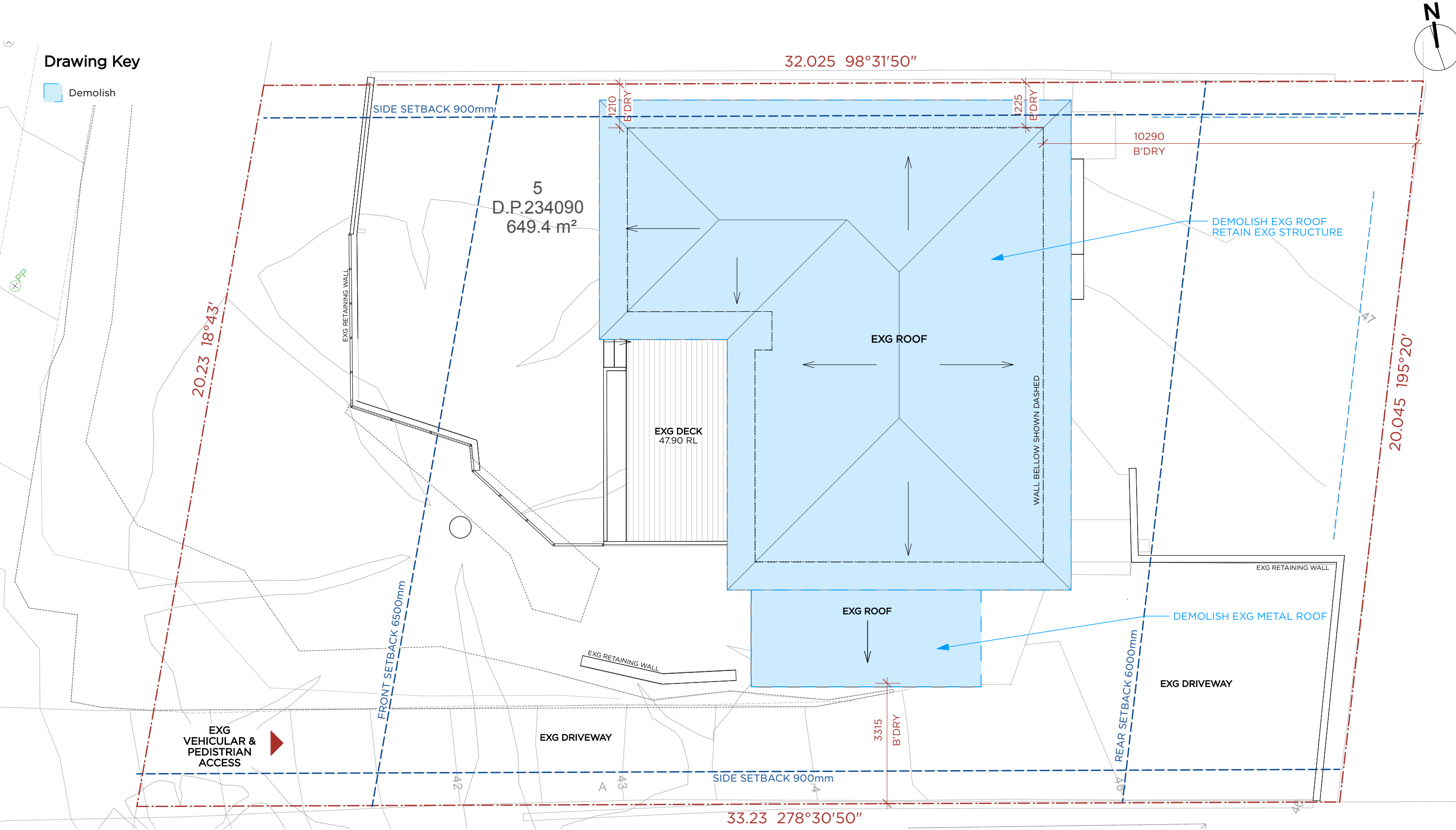
DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

GF DEMOLITION PLAN
DA910
SCALE
1:100
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

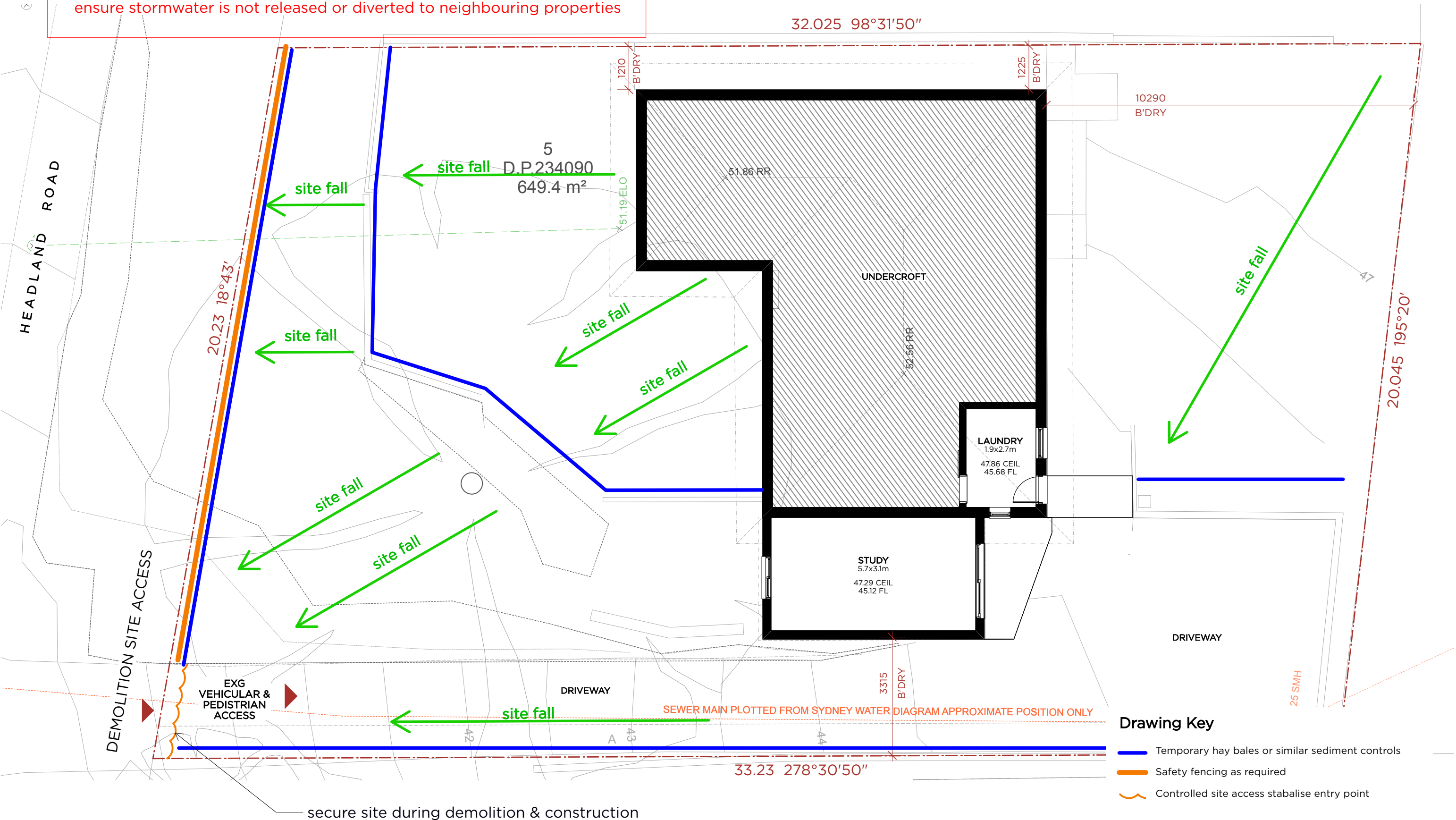
STATUS
DEVELOPMENT APPLICATION

REVISION	
F	12/5/2025
G	20/5/2025
H	17/6/2025

UPDATED POOL
For Consultants &
Client Review
For Approval

ROOF DEMOLITION PLAN
DA920
SCALE
1:100
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

install sediment control measurements before commencing construction
ensure stormwater is not released or diverted to neighbouring properties



- secure site during demolition & construction

YOUR
BEAUTIFUL
HOME

NOTES

All levels, contours, survey and cadastral information provided by Land Surveyors

YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.

The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work

All dimensions in millimetres Use figured dimensions only. Do not scale

If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

215 Headland Road
Curl Curl NSW 2099

Lot 5 DP234090 649.4sqm

DATE _____

February 2025

CLIENT/S

Barbara Cardoso &
Ross Capsanis

STATUS

DEVELOPMENT APPLICATION

REVISION

F	12/5/2025
G	20/5/2025

H 17/6/2025

UPDATED POOL
For Consultants &
Client Review
For Approval

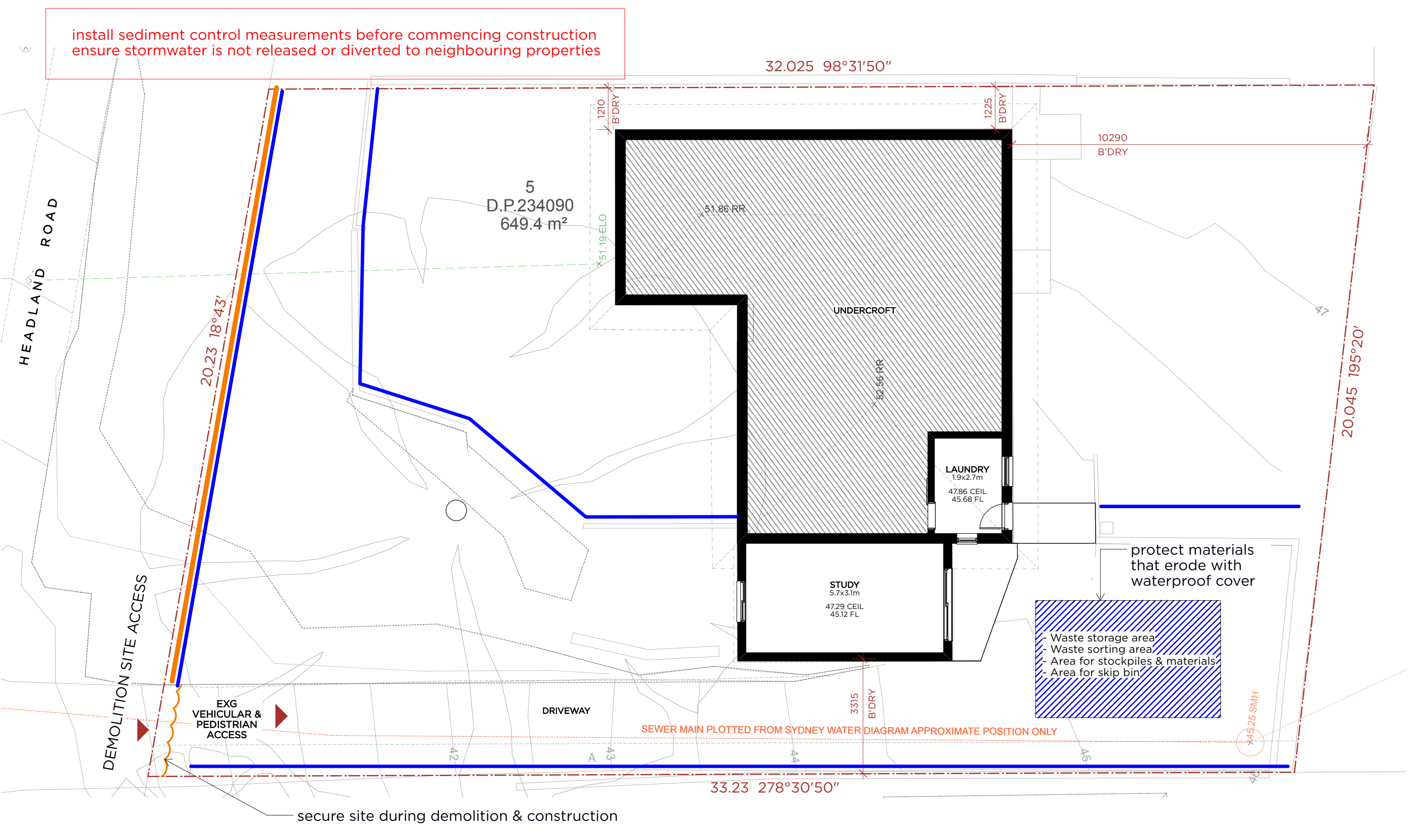
EROSION & SEDIMENT CONTROL PLAN

DA930

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
215 Headland Road
Curl Curl NSW 2099
Lot 5 DP234090 649.4sqm

DATE
February 2025

CLIENT/S
Barbara Cardoso &
Ross Capsanis

REVISION
F 12/5/2025 UPDATED POOL
G 20/5/2025 For Consultants &
Client Review
H 17/6/2025 For Approval

STATUS
DEVELOPMENT APPLICATION

WASTEMANAGMENT PLAN
DA940
SCALE
1:100
NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.