

Bidder Residence

40 Griffin Road, North Curl Curl, 2099

Lot 1 SP 47652

Amanda & Wayne Bidder

General Notes

Coordination

Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the works.

Specifications and Schedules

Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with the works.

Detail Drawings

Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales. Notify discrepancies for direction prior to proceeding with the works.

Execution of the works (Standards)

Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

Units of measurement

Unless noted otherwise:
- Dimensions are shown in millimetres; and
- Levels are shown in meters

To detail

Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

Materials handling and storage

Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure

Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements.

Erosion & Sediment Control

Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work . Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

Services (existing & proposed)

Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

Levels

Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

Interpretation

"Provide" means to supply and install.
"Required" means required by the contract documents or by the Local or Statutory Authorities.
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standard Abbreviations

A/W

Accordance with

AFFL

Above finished floor level

AP

Access Panel

Awn

Awning

Bal

Balustrade

Bdy

(Property) Boundary

Bhd

Bulkhead

Bldg

Building

Bldr

Builder or building contractor

CJ

Control / construction joint

CL

Centre line

COS

Check / confirm on site

Crs

Centres

Dp

Downpipe

D,Dr

Door

Dwg

Drawing

Eng

Engineer(s)

Est

Estimated

Exst

Existing

Ext

External

FFL

Finished floor level

FGL

Finished ground level

FR

Fire rated

Fxd

Fixed

Gnd

Ground

Hr

Handrail

Hyd

Hydraulic

Inst

Instruction(s)

Int

Internal

Man

Manufacturer(s)

Nom

Nominal

NTS

Not to scale

O/A

Overall

O/H

Overhead

Own

Owner | Proprietor | Principal

Req

Requirement(s)

RL

Relative Level (to Datum)

Schd

Schedule(s)

SFL

Structural floor level

Sld

Sliding

Spec

Specification(s)

SSL

Structural slab level

Std

Standard

SDr

Surface drainage

SSD

Sub-surface drainage

TBA

To be advised

TBC

To be confirmed

TBD

To be demolished

TBR

To be removed

TOW

Top of wall

Typ

Typical

U/G

Under ground

UNO

Unless noted otherwise

U/S

Underside

W,Win

Window

W/

With

W/O

Without

Location Plan



Source: Google Maps

Architectural Drawings

No.	Name	Rev	Date
D000	Cover Sheet, Title Page & Notes	3	04/12/19
D002	BASIX Commitments	2	04/12/19
D010	Site Layout - Existing & Demolition	4	04/12/19
D011	Site Layout & Site Analysis - Proposed	4	04/12/19
D050	Compliance Plan	3	04/12/19
D055	Landscape Plan	3	04/12/19
D060	Erosion, Sediment, Stormwater Control & Waste Management Plan	2	04/12/19
D100	Basement Floor Plan - Existing & Demolished	4	04/12/19
D101	Basement Floor Plan - Proposed	4	04/12/19
D102	Ground Floor Plan - Existing & Demolition	4	04/12/19
D103	Ground Floor Plan - Proposed	4	04/12/19
D104	First Floor Plan - Proposed	4	04/12/19
D300	Section 1 - Existing, Demo & Proposed	4	04/12/19
D301	Sections - Existing, Demo & Proposed	4	04/12/19
D302	Section 4 - Existing, Demo & Proposed	2	04/12/19
D400	North Elevations - Existing, Demo & Proposed	4	04/12/19
D401	South Elevations - Existing, Demo & Proposed	4	04/12/19
D402	East Elevations - Existing, Demo & Proposed	4	04/12/19
D403	West Elevations - Existing, Demo & Proposed	4	04/12/19
D900	Shadow Diagrams - Plans	3	04/12/19
D901	Shadow Diagrams - Plans	2	04/12/19
D902	Shadow Diagrams - Plans	2	04/12/19
D903	Shadow Diagrams - 38 Griffin Rd - North Elevations	2	04/12/19
D904	Shadow Diagrams - 38 Griffin Rd - North Elevations	2	04/12/19
D905	Perspectives & Materials	2	04/12/19

Applicable Controls:

Warringah Local Environmental Plan 2011 - Version from 01 July 2019

Warringah Development Control Plan 2011 Amendment 14

General Notes	Development Application			Rev	Date	Description
	Contact: info@buckandsimple.com			1	21/10/19	For Consultant Review
	ABN : 86 106 604 025			2	29/11/19	For DA
	www.buckandsimple.com			3	04/12/19	For Development Application

Project Issue Date		Date	
July 2019		04/12/19	
Scale @ A3	1 : 1	By	BS
Project #	Drawing #	Rev	
1137	D000	3	

4/12/2019 4:55:06 PM

BASIX Certificate

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

Alterations and Additions

Certificate number: A365286

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: Friday, 29, November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Bidder Residence
Street address	40 Griffin Road North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Strata Plan 47652
Lot number	1
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: buckandsimple
ABN (if applicable): 96408653621

page 1 / 8

BASIX Certificate number: A365286

page 5 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with 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.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
WLG.01	E	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WLG.02	E	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG.01	S	6.7	1.3	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG.02	S	2.3	1.3	1	none	standard aluminium, single clear, (or		

BASIX Certificate number: A365286

page 6 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
						U-value: 7.63, SHGC: 0.75)		
WG.03	E	11.8	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG.04	E	2.8	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.01	S	7.7	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.02	S	8.7	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.03	S	3.9	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.04	S	7.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.05	E	8.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.06	E	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.07	N	3.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.08	N	9	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.09	N	1.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.10	N	3.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.11	W	2.7	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or		

BASIX Certificate number: A365286

page 3 / 8

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water						
The applicant must install the following hot water system in the development: solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).				✓	✓	✓
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.					✓	

BASIX Certificate number: A365286

page 4 / 8

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² . 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 with enclosed subfloor; framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	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)				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)			

BASIX Certificate number: A365286

page 7 / 8

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
					>=900 mm	U-value: 7.63, SHGC: 0.75)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.								
The following requirements must also be satisfied in relation to each skylight:								
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								
						✓	✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device			Frame and glass type			
S1	1	no shading			timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

buck&simple.

doers of stuff

General Notes	No.	Description	Date
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com		
	ABN : 86 106 604 025		
	www.buckandsimple.com		
Development Application		1 For DA	29/11/19
		2 For Development Application	04/12/19


Project Bidder Residence
Location 40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client Amanda & Wayne Bidder
Drawing BASIX Commitments

Scale @ A3	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D002	Revision 2



Demolition Legend

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

 Building fabric to be demolished or substantially modified (Elevation)

 Existing fabric to remain (Elevation)

General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com

ABN : 86 106 604 025

www.buckandsimple.com

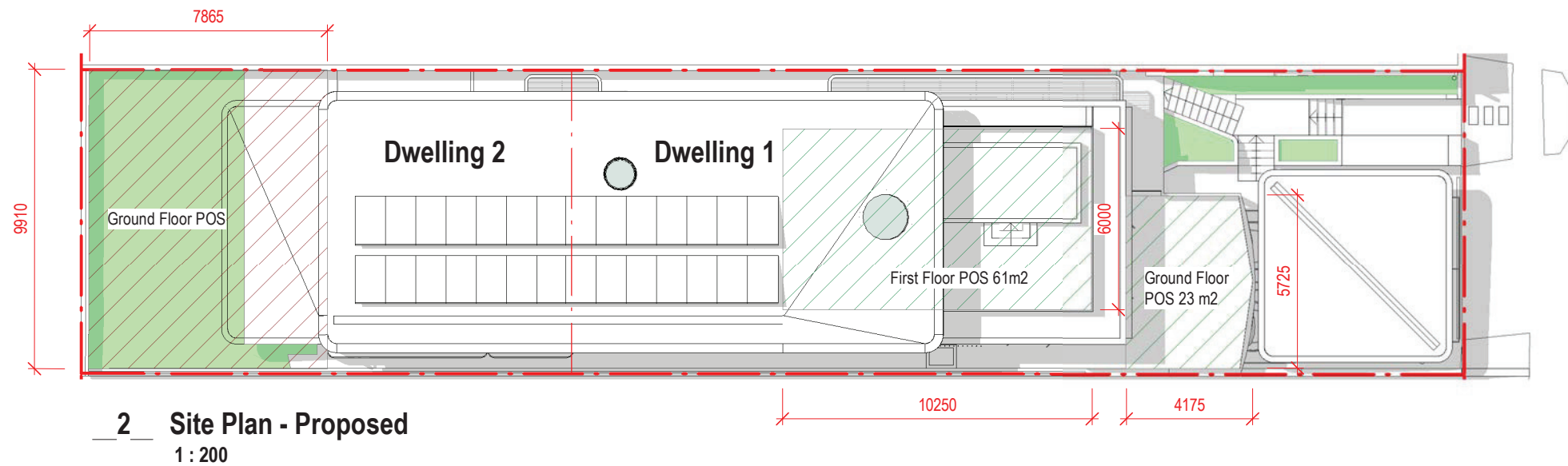
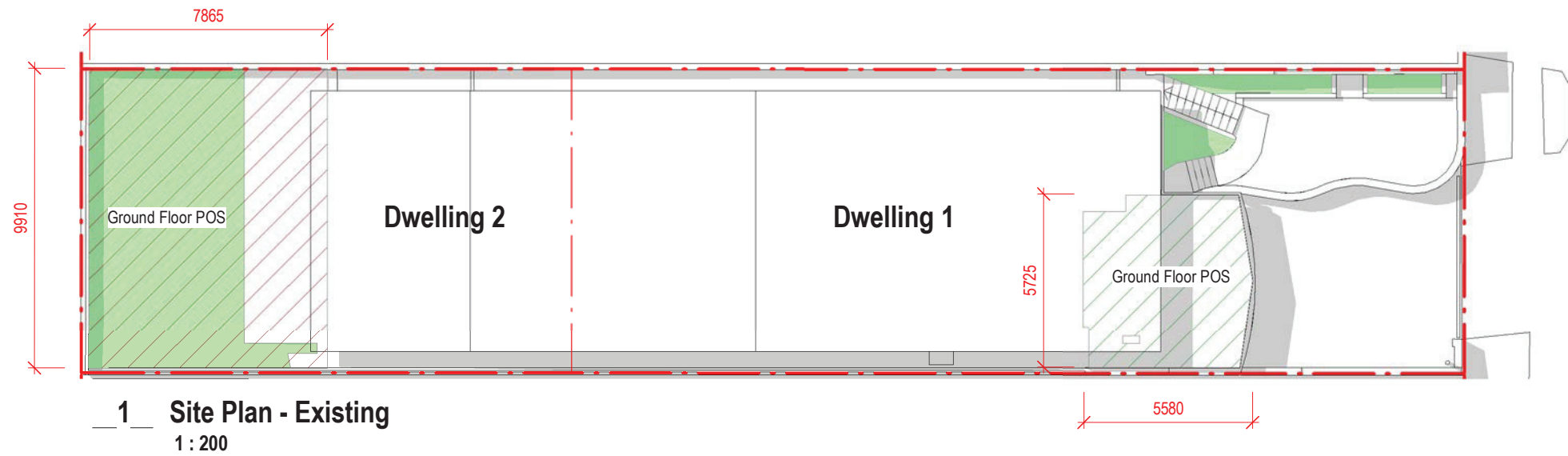
Development Application





No.	Description	Date
1	For Consultant Review	21/10/19
2	For Consultant Information	28/11/19
3	For DA	29/11/19
4	For Development Application	04/12/19

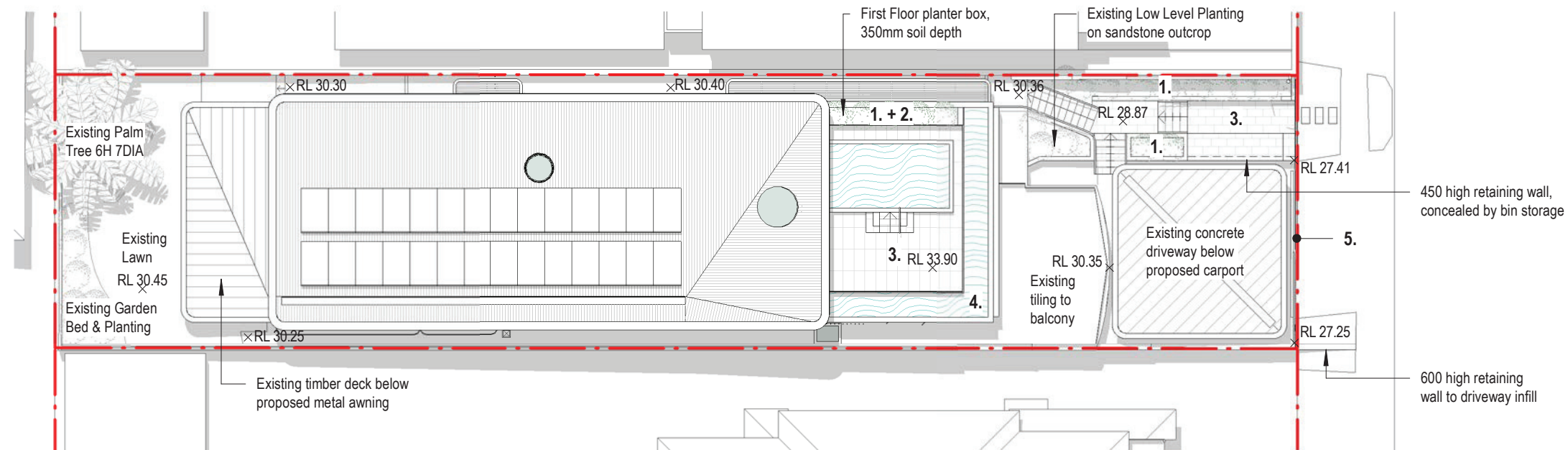
Project Bidder Residence
Location 40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client Amanda & Wayne Bidder
Drawing Site Layout - Existing & Demolition

Scale @ A3 1 : 200	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D010	Revision 4

12/2019 4:55:10 PM



Legend	Existing		Proposed		Proposed Change	Warringah DCP	Control	Compliance
 Landscaped Open Space	59 m ²	12.8 %	61 m ²	13.3 %	Increase of 2m ² Improvement on Existing		Minimum landscaped open space: 40% of site	N/A
 Private Open Space - Dwelling 1	30 m ²	Min 5.5m	84 m ²	Min 6m	Increase of 54 m ² (350%) Improvement on Existing	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	Min 60m ² ; Min dimensions 5 metres	YES
 Private Open Space - Dwelling 2	78 m ²	Min 7.8m	78 m ²	Min 7.8m	No change	Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	Min 35m ² ; Min dimensions 3 metres	YES
 Site Area 459.9 m ²								



1. Native Grasses (0.5-0.9m):
Mix of Poa Poiformis (left), Lomandra Tanika (middle), Lomandra Longifolia (right), or similar



2. Native Shurbs (1.5m):
Mix of Correa Alba (left), Westringia Fruticosa (right) or similar
Screening to Spa area



3. High quality natural stone paving, Limestone or similar



4. Shallow pond perimeter



5. High quality custom metal fence to street boundary, dark grey finish or similar

buck&simple.
doers of stuff



General Notes

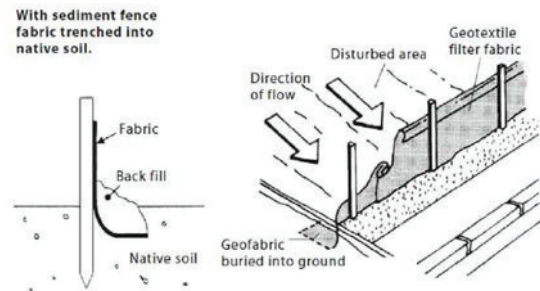
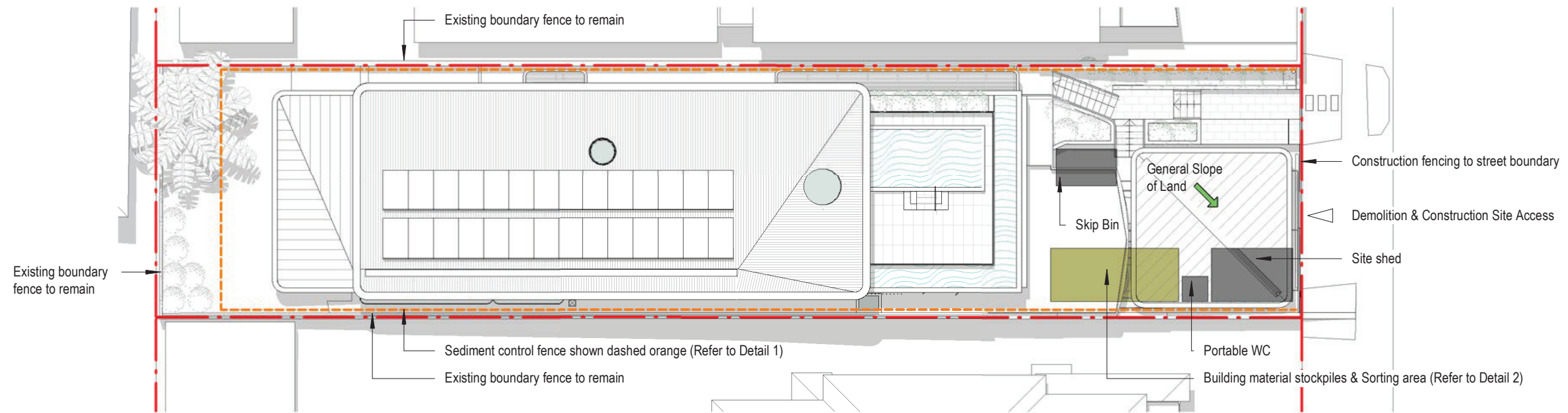
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
www.buckandsimple.com
Development Application

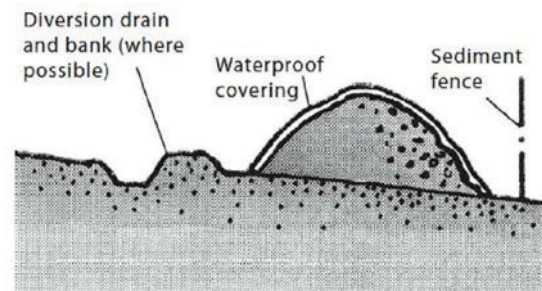
No.	Description	Date
1	For Consultant Review	21/10/19
2	For DA	29/11/19
3	For Development Application	04/12/19

Project Bidder Residence
Location 40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client Amanda & Wayne Bidder
Drawing Landscape Plan

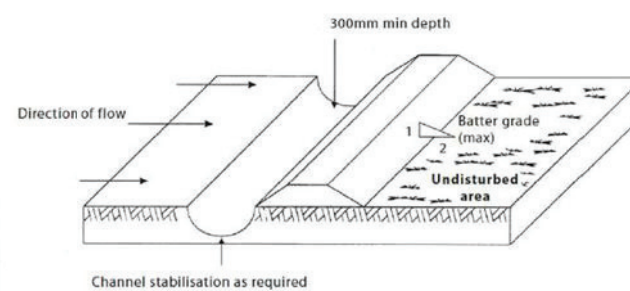
Scale @ A3 1 : 200	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D055	Revision 3



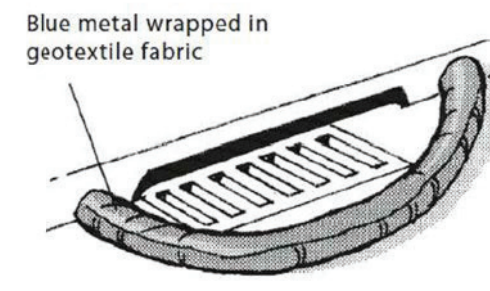
Detail 1 - Sediment Control Fence



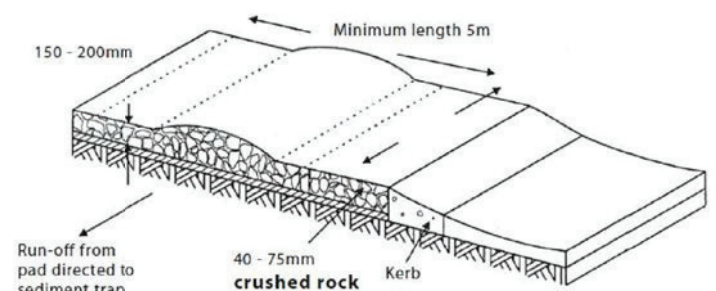
Detail 2 - Building Material Stockpiles



Detail 3 - Diversion Drain



Detail 4 - Gravel Sausage



Detail 5 - Stabilised Channel

Note:
Gravel sausage to be used if there is any evidence of untreated runoff entering nearby stormwater inlets during construction (Refer to Detail 4)

buck&simple.
doers of stuff



General Notes		No.	Description	Date
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>		1	For DA	29/11/19
		2	For Development Application	04/12/19
Contact: info@buckandsimple.com				
ABN : 86 106 604 025				
www.buckandsimple.com				
Development Application				

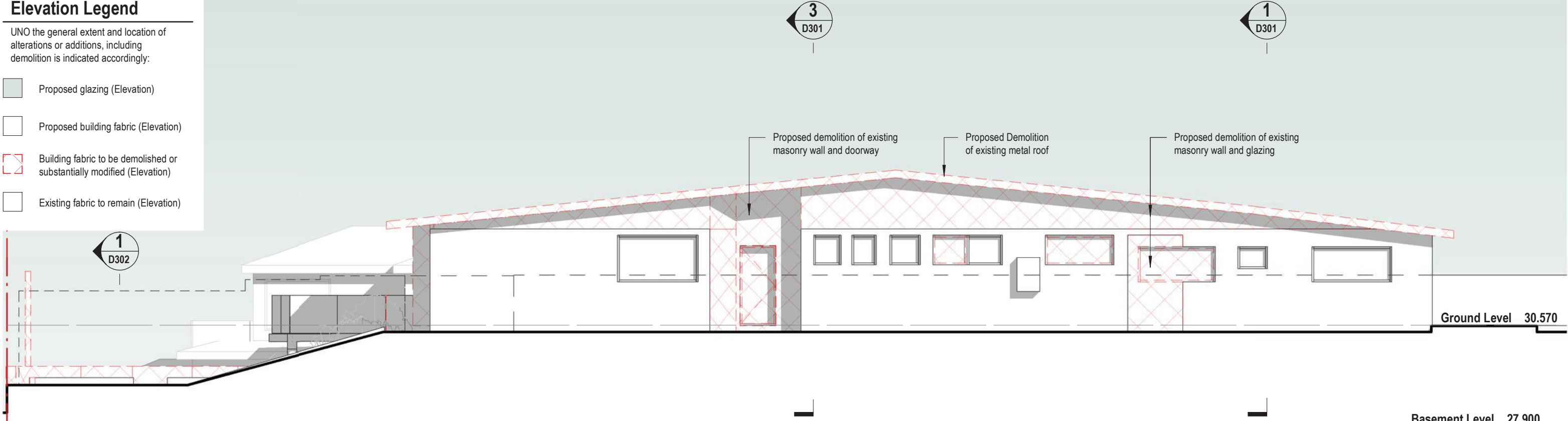
Project	
Bidder Residence	
Location	
40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652	
Client	
Amanda & Wayne Bidder	
Drawing	
Erosion, Sediment, Stormwater Control & Waste Management Plan	

Scale @ A3	Drawn by	Checked by
1 : 200	BS	BS
Project Issue Date		Sheet Issue Date
July 2019		04/12/19
Project number	Drawing #	Revision
1137	D060	2

Elevation Legend

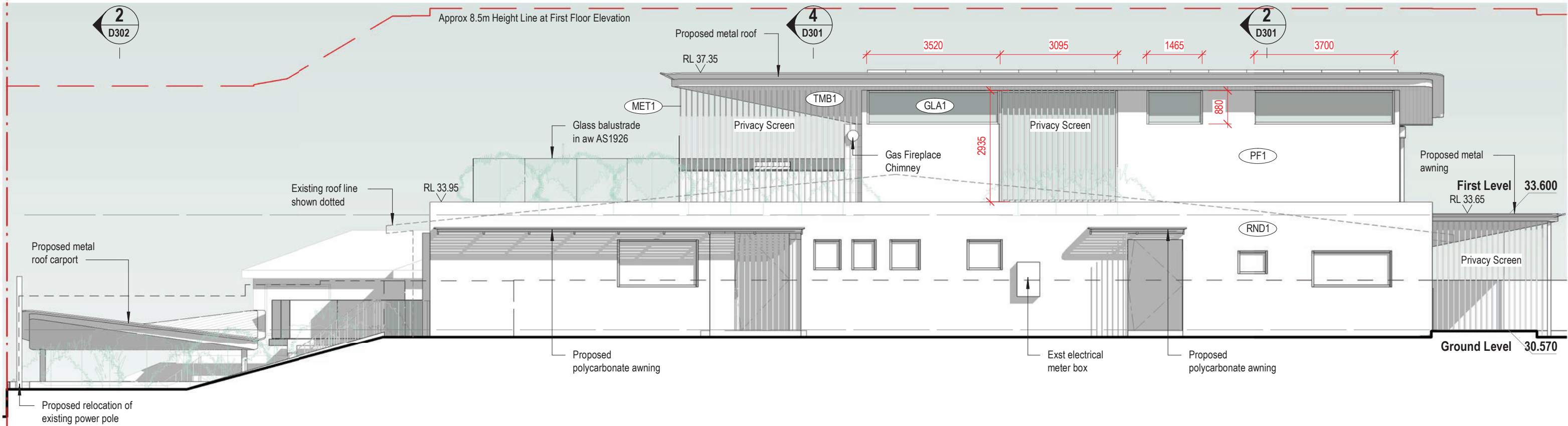
UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

- Proposed glazing (Elevation)
- Proposed building fabric (Elevation)
- Building fabric to be demolished or substantially modified (Elevation)
- Existing fabric to remain (Elevation)



1 North Elevation - Existing & Demolition

1 : 100



2 North Elevation - Proposed

1 : 100

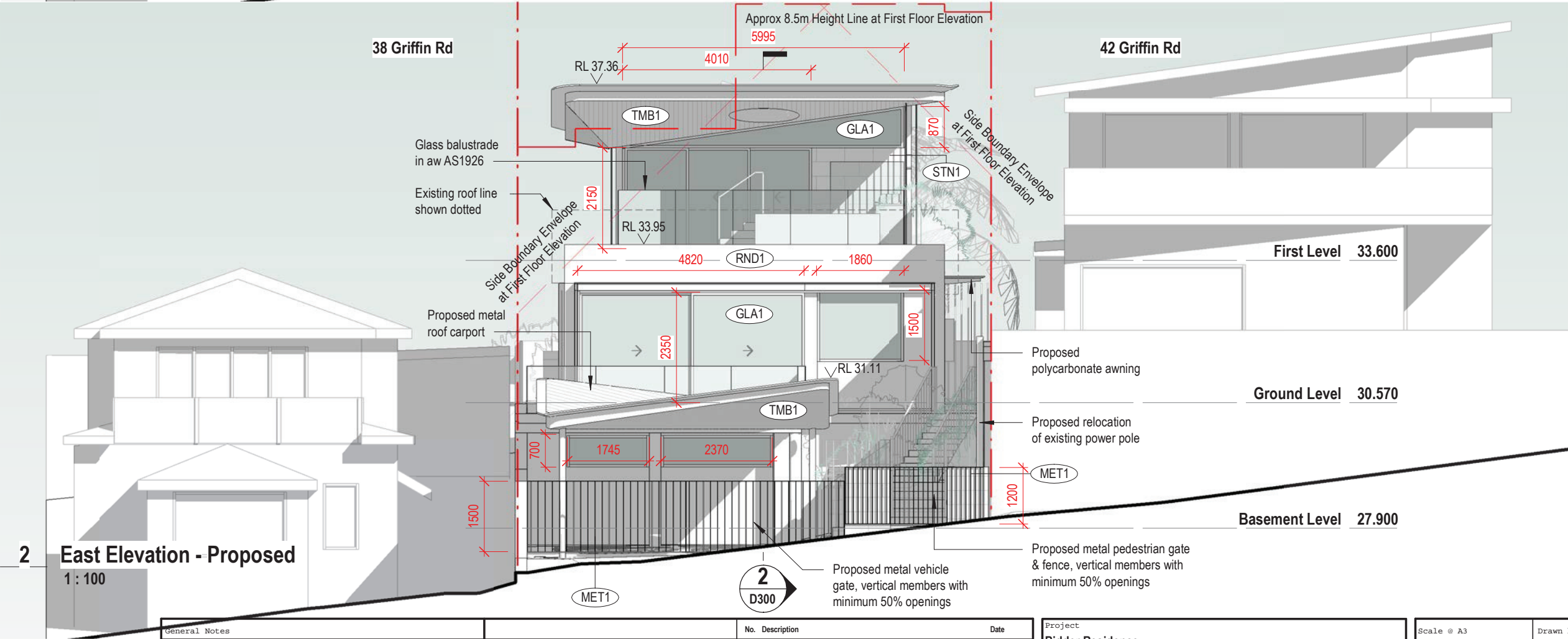
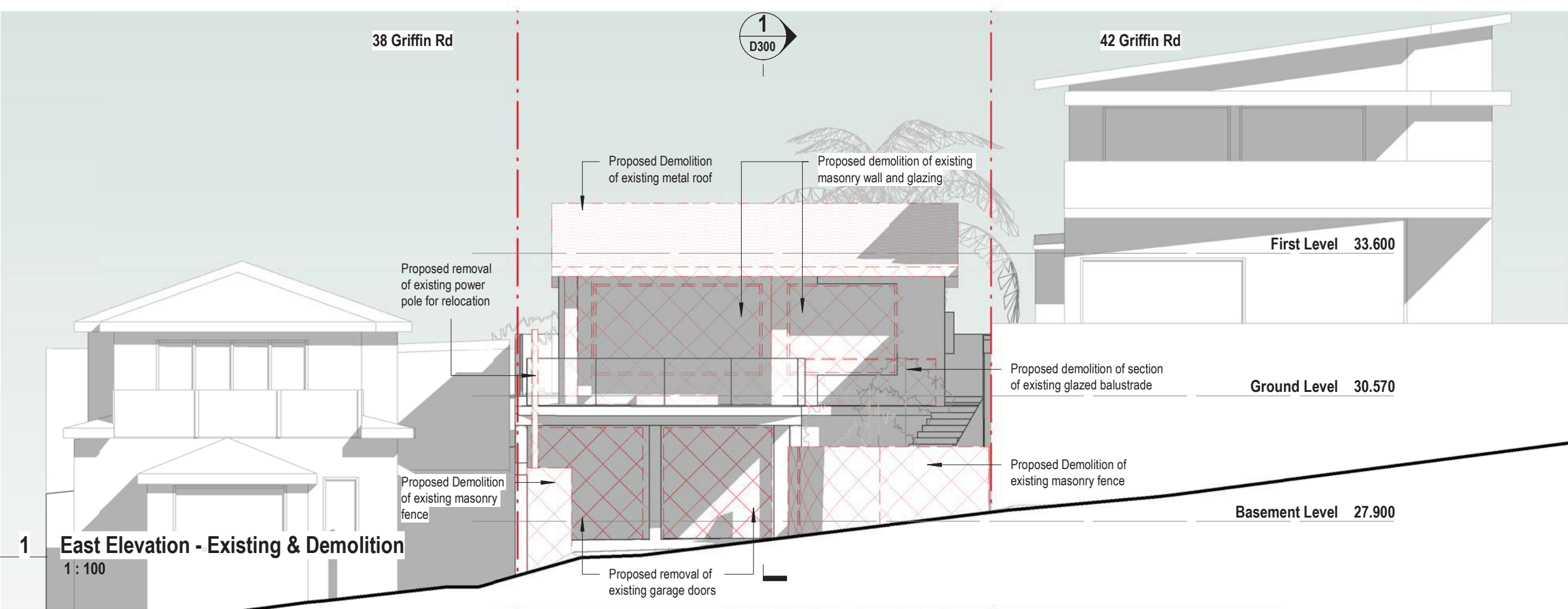
buck&simple.
doers of stuff

General Notes		No. Description		Date	Project			Scale @ A3		Drawn by		Checked by	
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.		Contact: info@buckandsimple.com		1	For Consultant Review	21/10/19	Bidder Residence			1 : 100		BS	
		ABN : 86 106 604 025		2	For Consultant Information	28/11/19	Location			Project Issue Date		Sheet Issue Date	
		www.buckandsimple.com		3	For DA	29/11/19	40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652			July 2019		04/12/19	
		Development Application		4	For Development Application	04/12/19	Client			Project number		Drawing #	
							Amanda & Wayne Bidder			1137		D400	
							Drawing					4	
							North Elevations - Existing, Demo & Proposed						

Elevation Legend

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

- Proposed glazing (Elevation)
- Proposed building fabric (Elevation)
- Building fabric to be demolished or substantially modified (Elevation)
- Existing fabric to remain (Elevation)



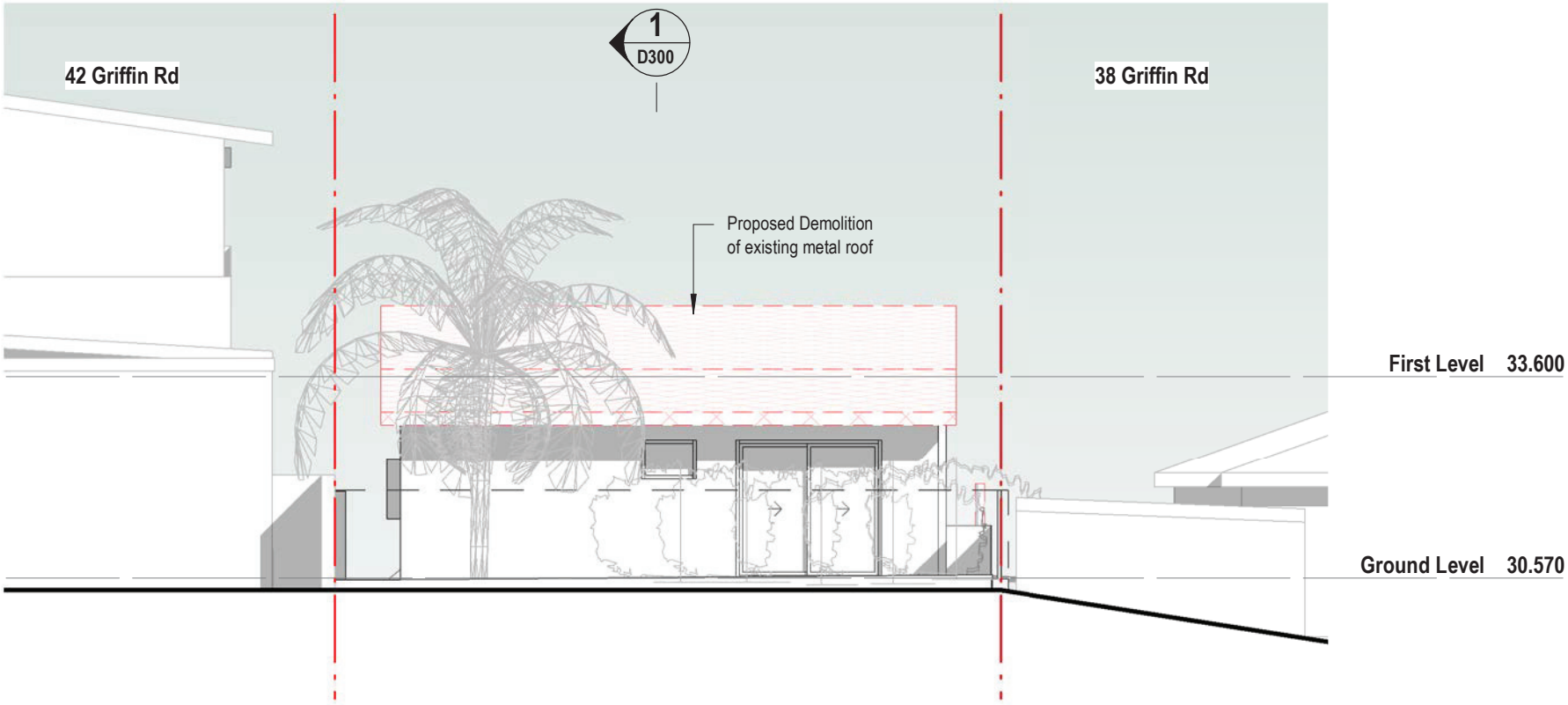
buck&simple.
doers of stuff

General Notes		No.	Description	Date	Project			Scale @ A3	Drawn by	Checked by	
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.		Contact: info@buckandsimple.com		1 For Consultant Review	21/10/19	Bidder Residence			1 : 100	BS	BS
		ABN : 86 106 604 025		2 For Consultant Information	28/11/19	Location			Project Issue Date		Sheet Issue Date
		www.buckandsimple.com		3 For DA	29/11/19	40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652			July 2019		04/12/19
		Development Application		4 For Development Application	04/12/19	Client			Project number Drawing #		Revision
						Amanda & Wayne Bidder			1137	D402	4
						Drawing					
						East Elevations - Existing, Demo & Proposed					

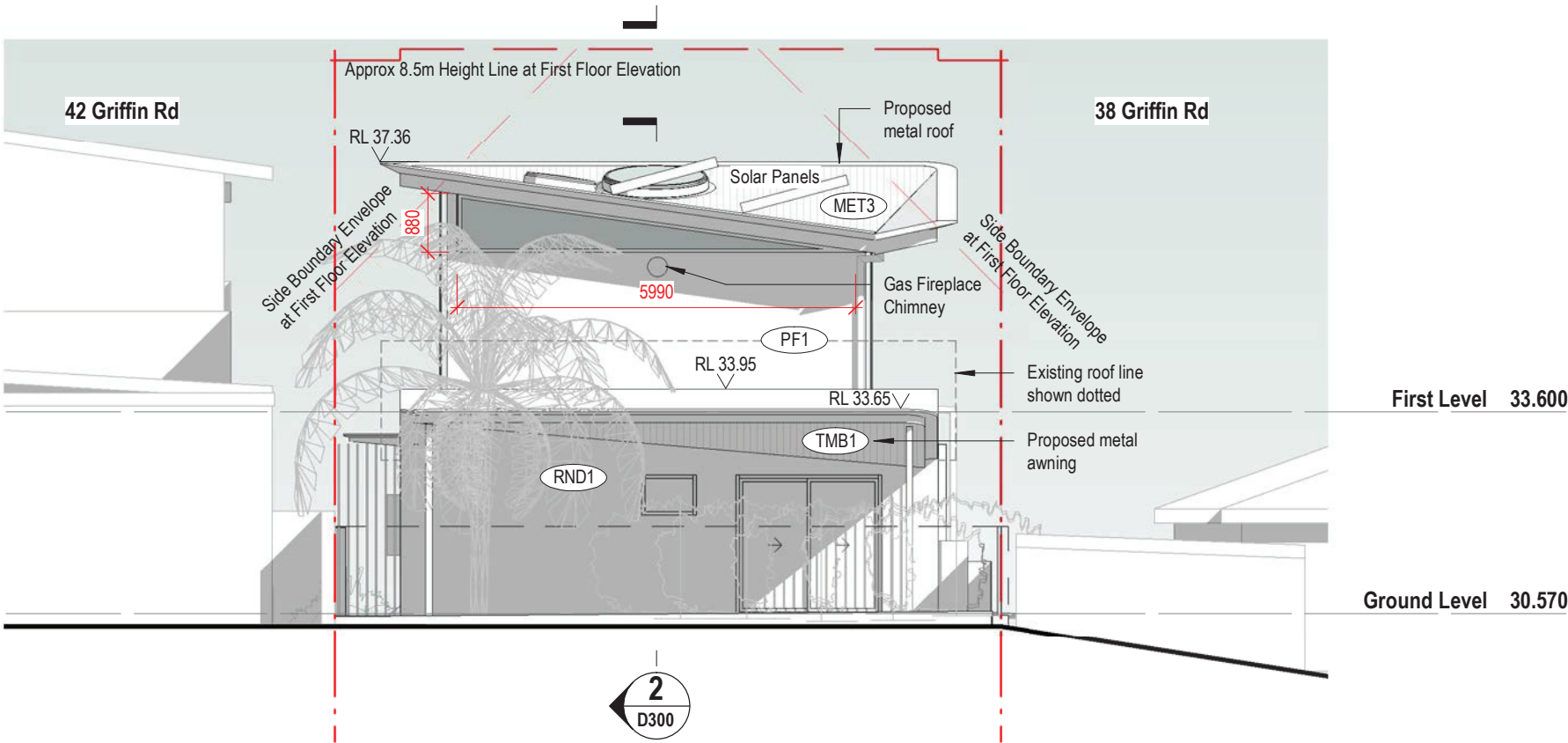
Elevation Legend

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

- Proposed glazing (Elevation)
- Proposed building fabric (Elevation)
- Building fabric to be demolished or substantially modified (Elevation)
- Existing fabric to remain (Elevation)



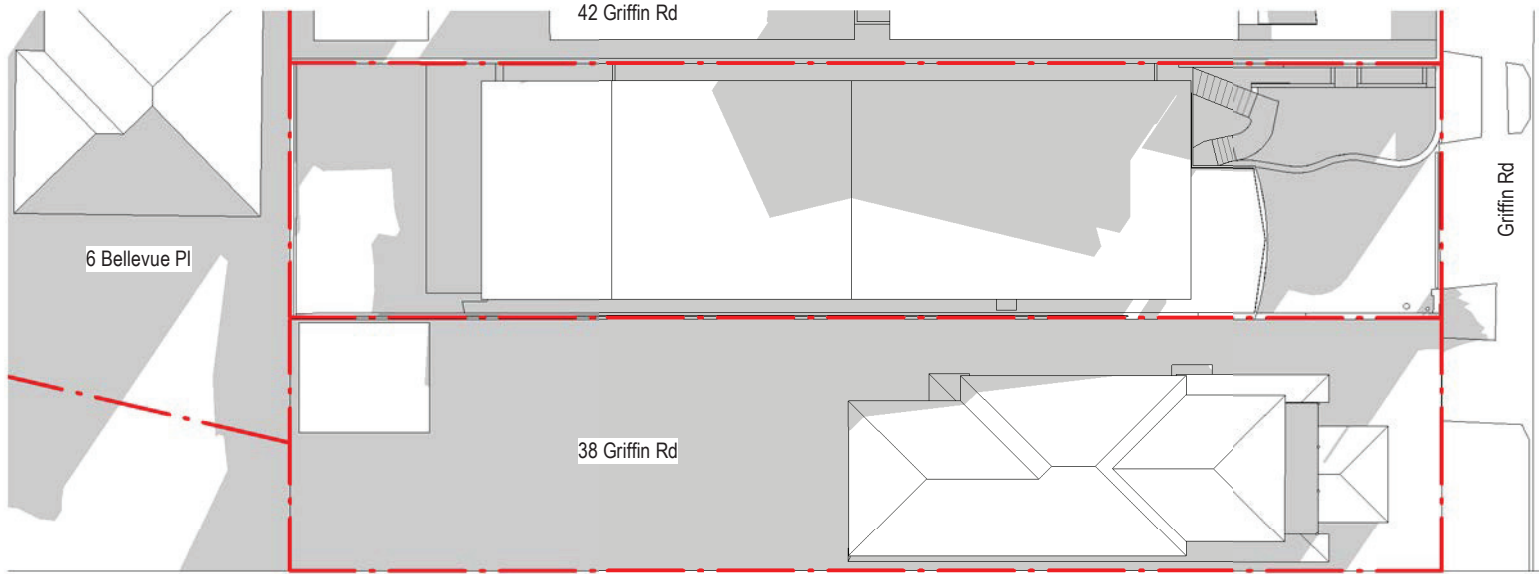
1 West Elevation - Existing & Demolition
1 : 100



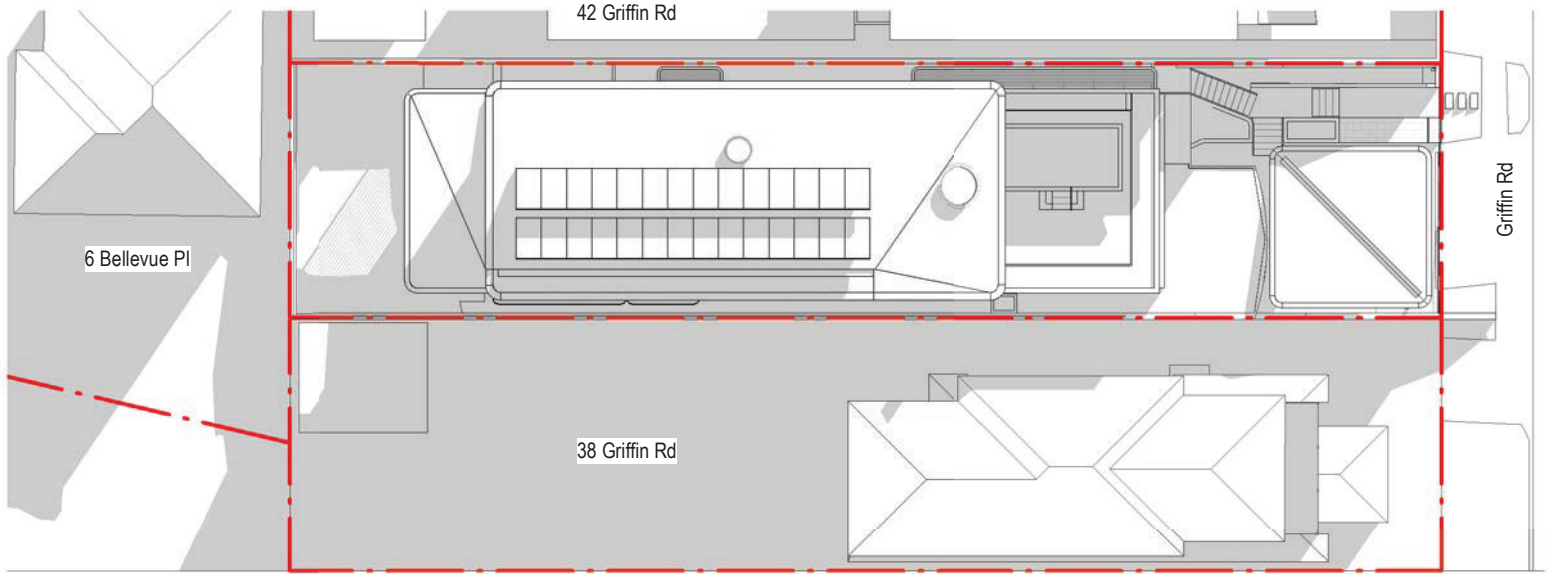
2 West Elevation - Proposed
1 : 100

buck&simple.
doers of stuff

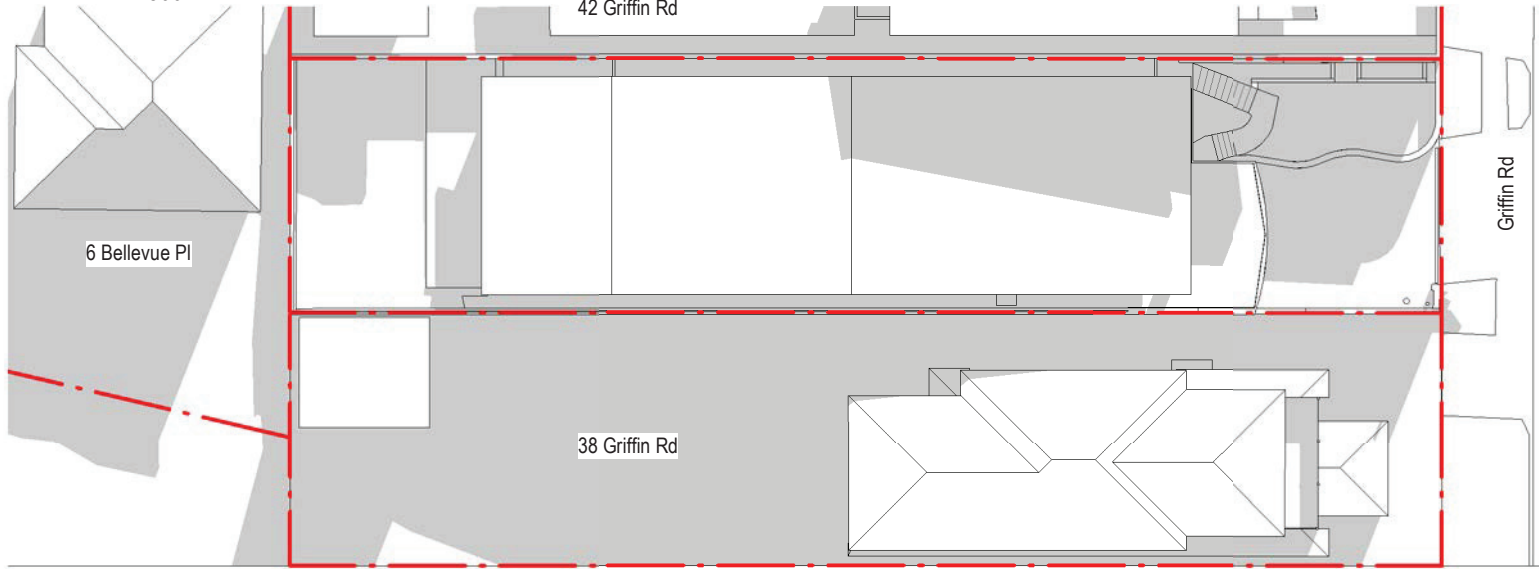
General Notes		No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by	
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com ABN : 86 106 604 025 www.buckandsimple.com	1	For Consultant Review	21/10/19	Bidder Residence	1 : 100	BS	BS	
		2	For Consultant Information	28/11/19	Location				
		3	For DA	29/11/19	40 Griffin Road, North Curl Curl, 2099	Lot 1 SP 47652	Project Issue Date July 2019		
		4	For Development Application	04/12/19	Client	Sheet Issue Date 04/12/19			
					Amanda & Wayne Bidder	Project number	Drawing #	Revision	
	Development Application				Drawing	1137	D403	4	
					West Elevations - Existing, Demo & Proposed				



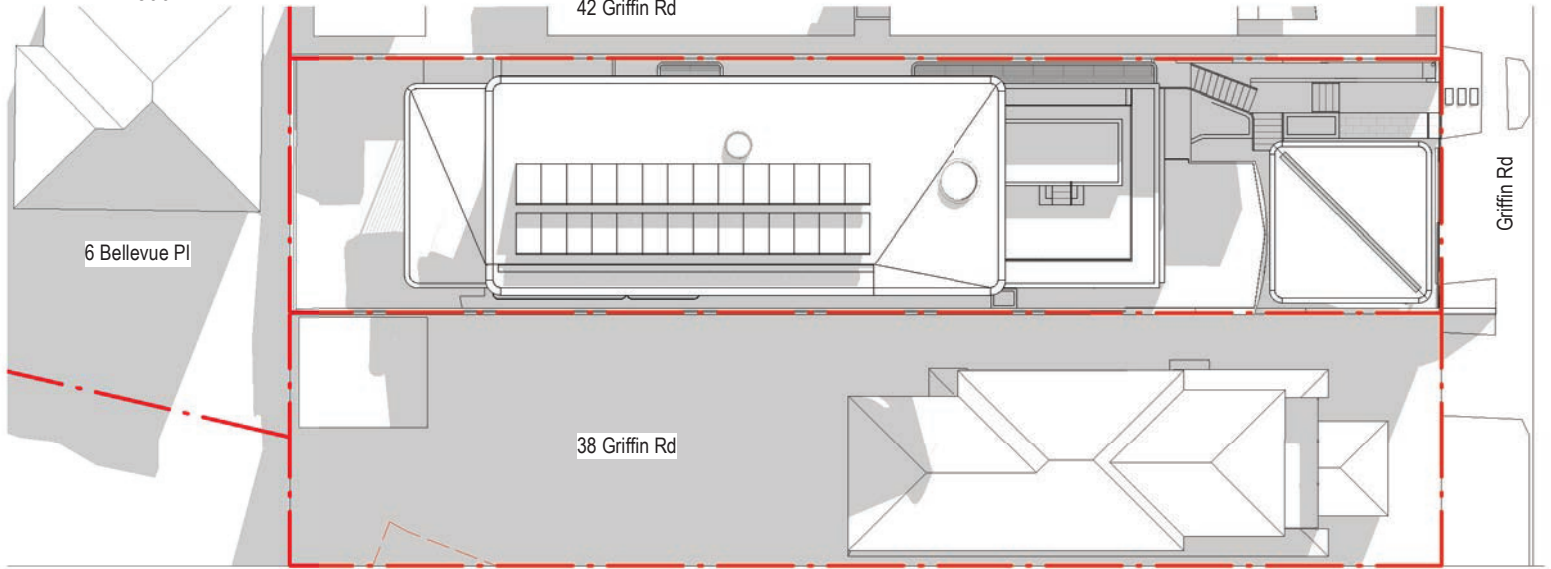
1 Shadow Diagram - 21 June 9am - Existing
1 : 300



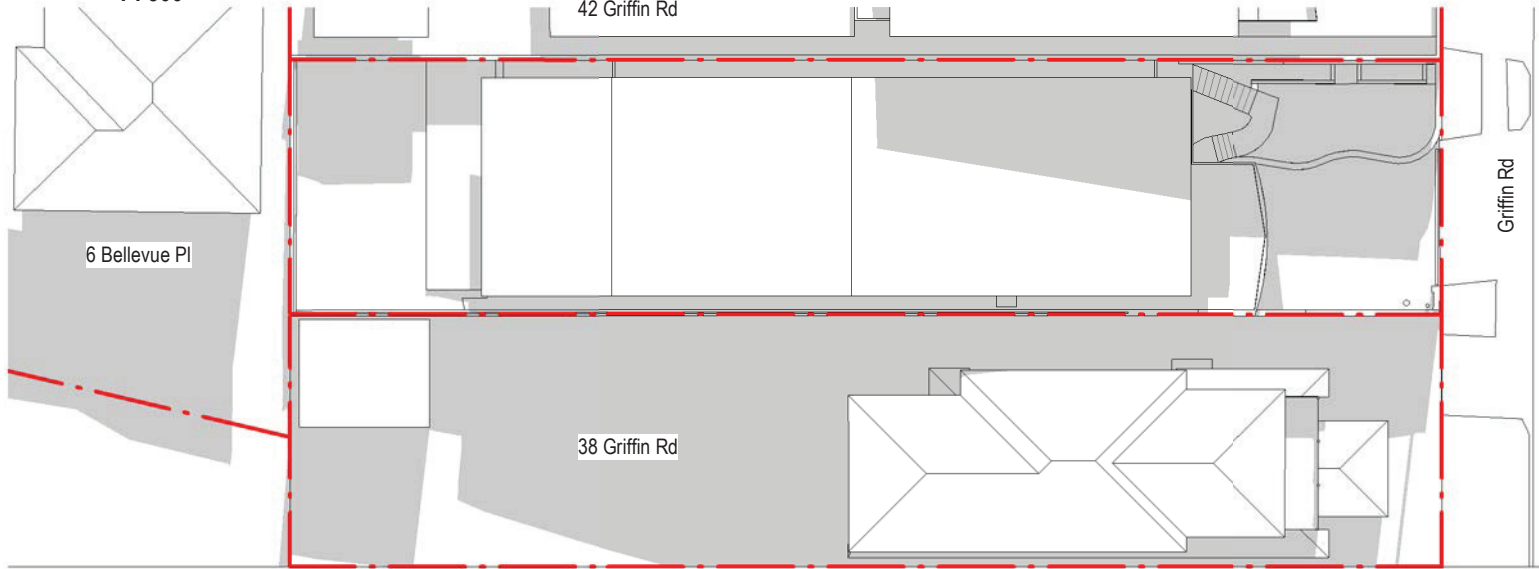
2 Shadow Diagram - 21 June 9am - Proposed
1 : 300



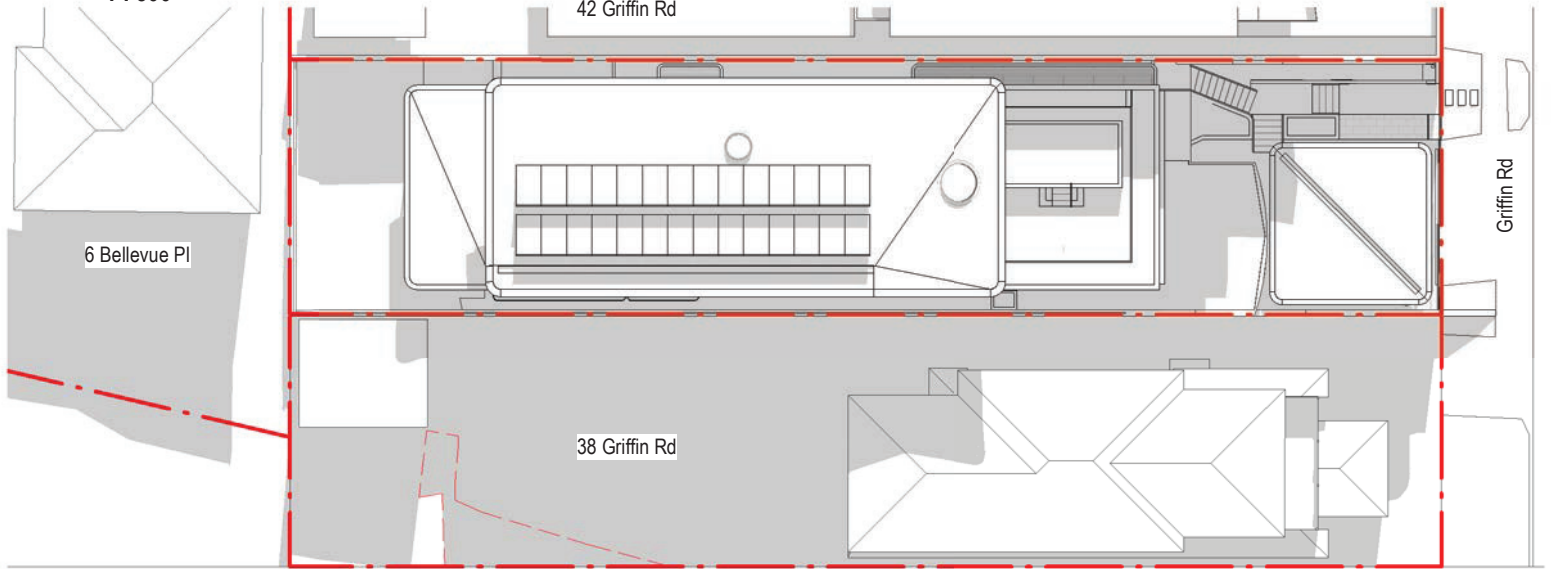
3 Shadow Diagram - 21 June 10am - Existing
1 : 300



4 Shadow Diagram - 21 June 10am - Proposed
1 : 300



5 Shadow Diagram - 21 June 11am - Existing
1 : 300



6 Shadow Diagram - 21 June 11am - Proposed
1 : 300

buck&simple.
doers of stuff



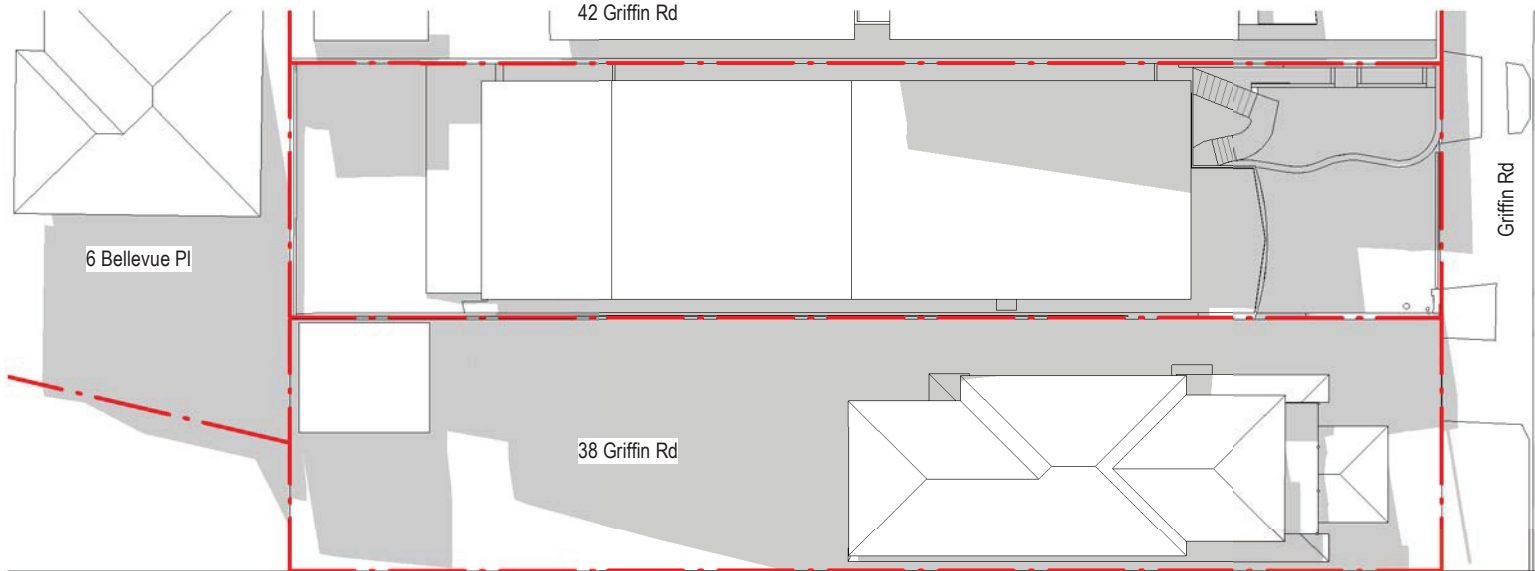
General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
www.buckandsimple.com
Development Application

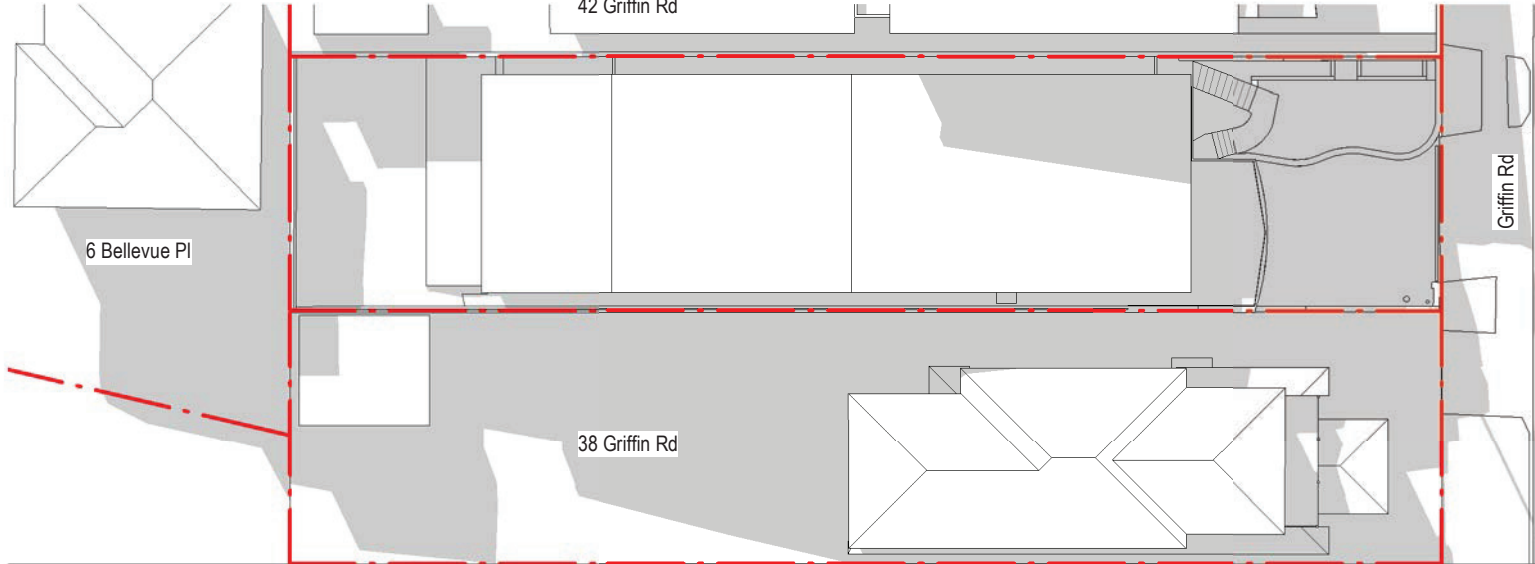
No.	Description	Date
1	For Consultant Review	21/10/19
2	For DA	29/11/19
3	For Development Application	04/12/19

Project Bidder Residence
Location 40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client Amanda & Wayne Bidder
Drawing Shadow Diagrams - Plans

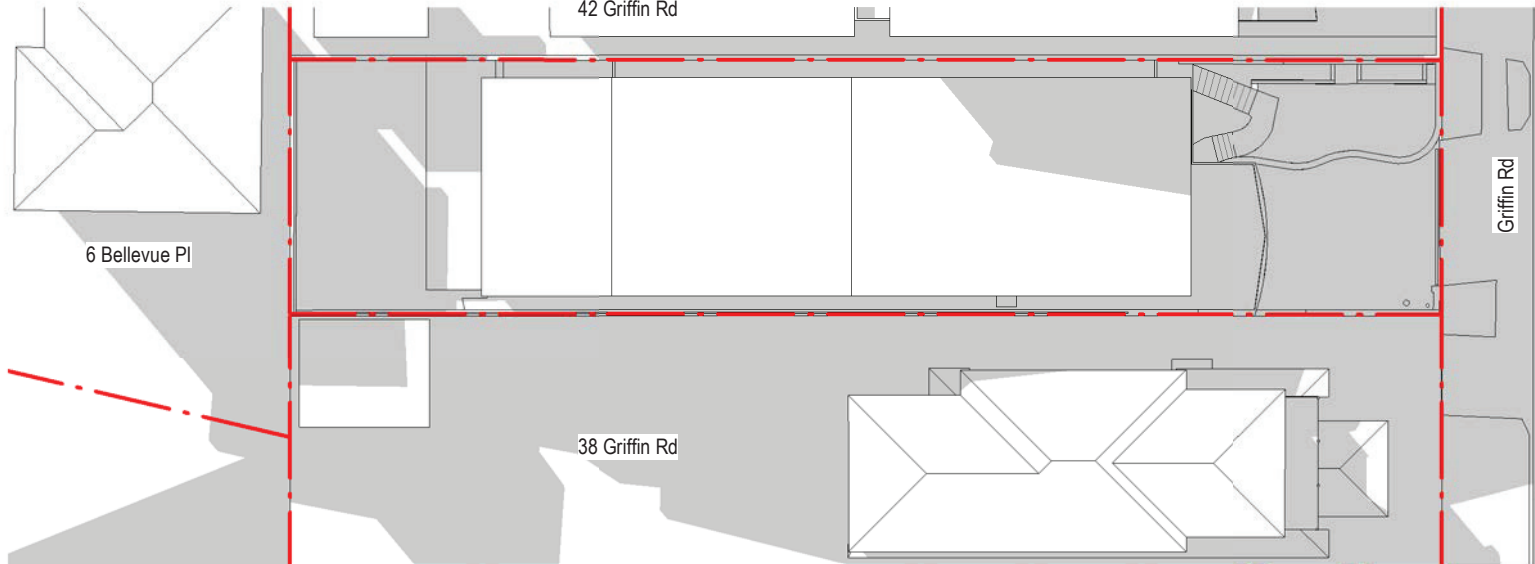
Scale @ A3 1 : 300	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D900	Revision 3



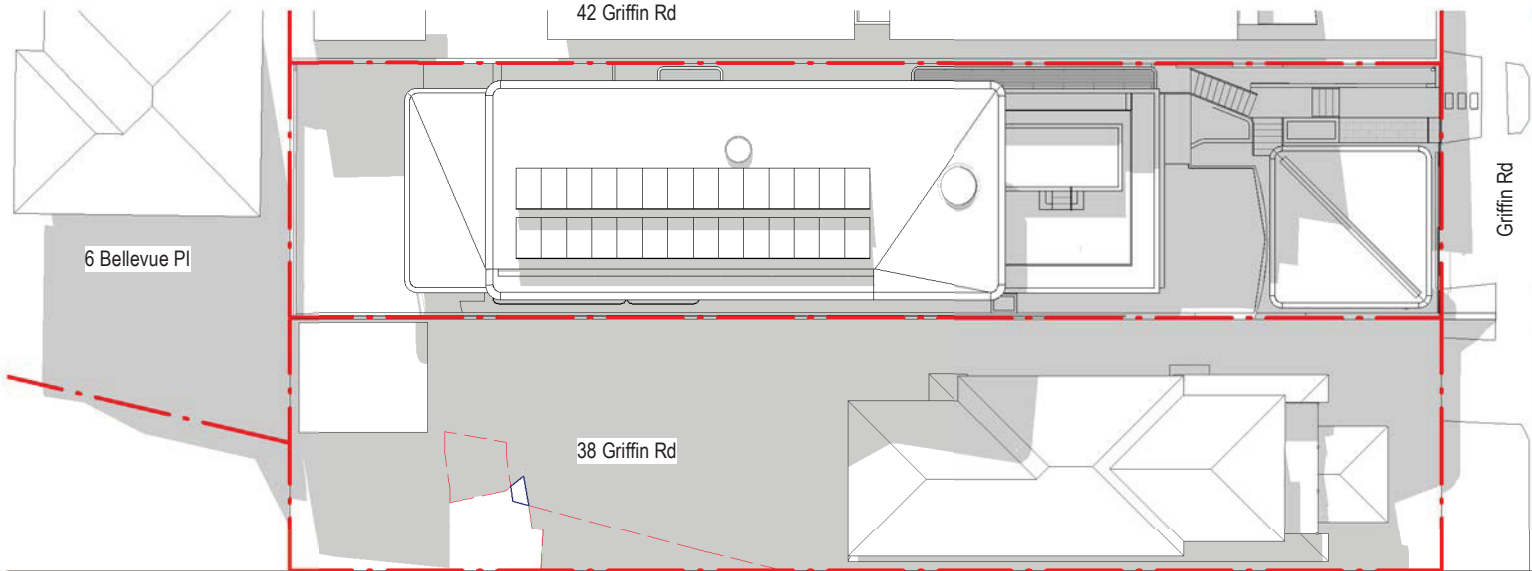
1 Shadow Diagram - 21 June 12pm - Existing
1 : 300



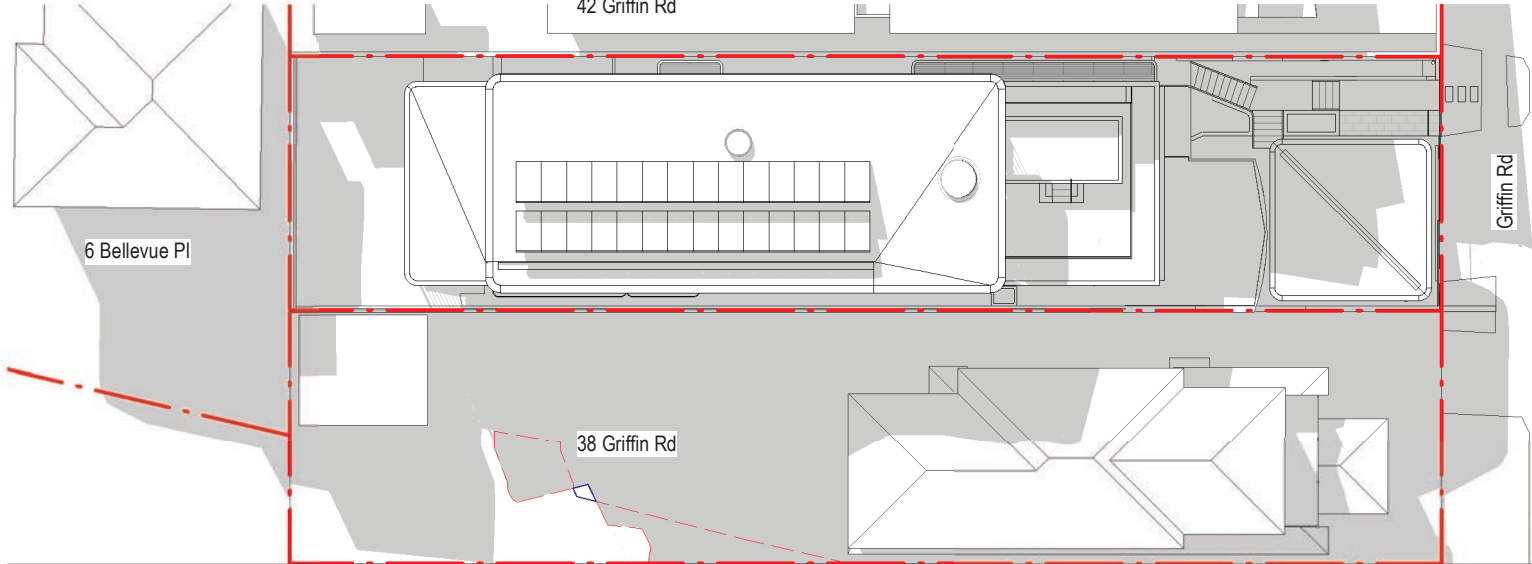
3 Shadow Diagram - 21 June 1pm - Existing
1 : 300



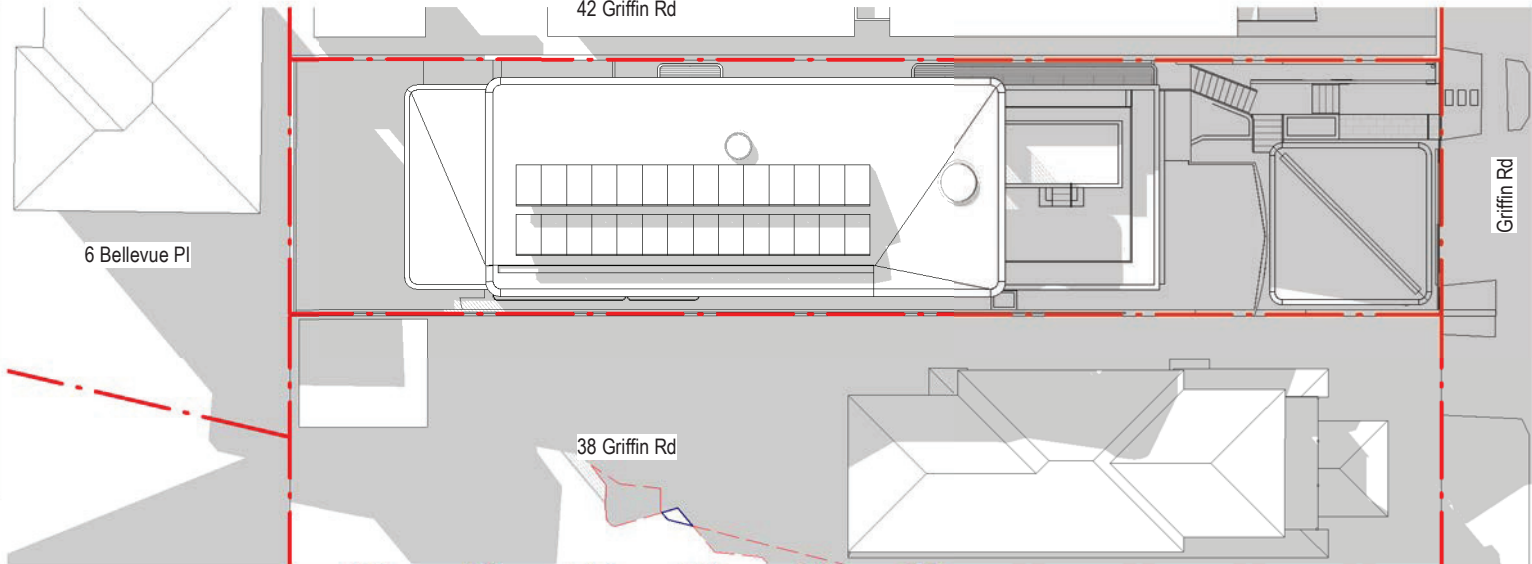
5 Shadow Diagram - 21 June 2pm - Existing
1 : 300



2 Shadow Diagram - 21 June 12pm - Proposed
1 : 300



4 Shadow Diagram - 21 June 1pm - Proposed
1 : 300



6 Shadow Diagram - 21 June 2pm - Proposed
1 : 300

buck&simple.
doers of stuff



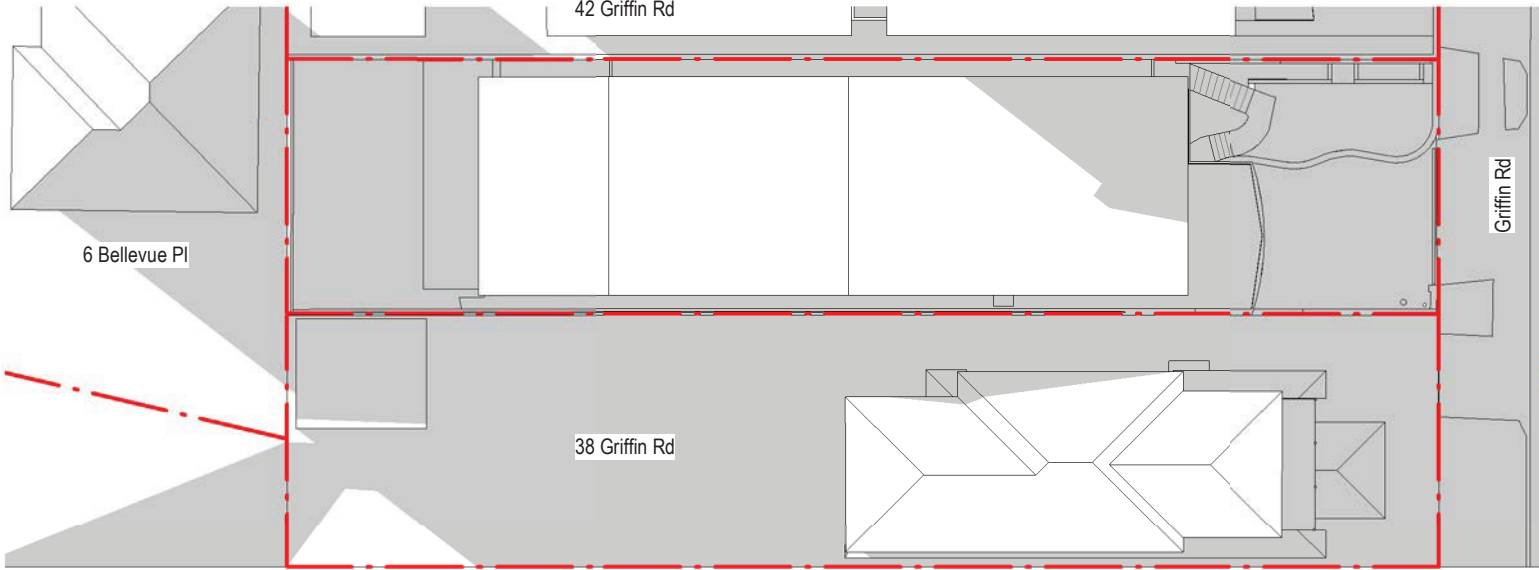
General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
www.buckandsimple.com
Development Application

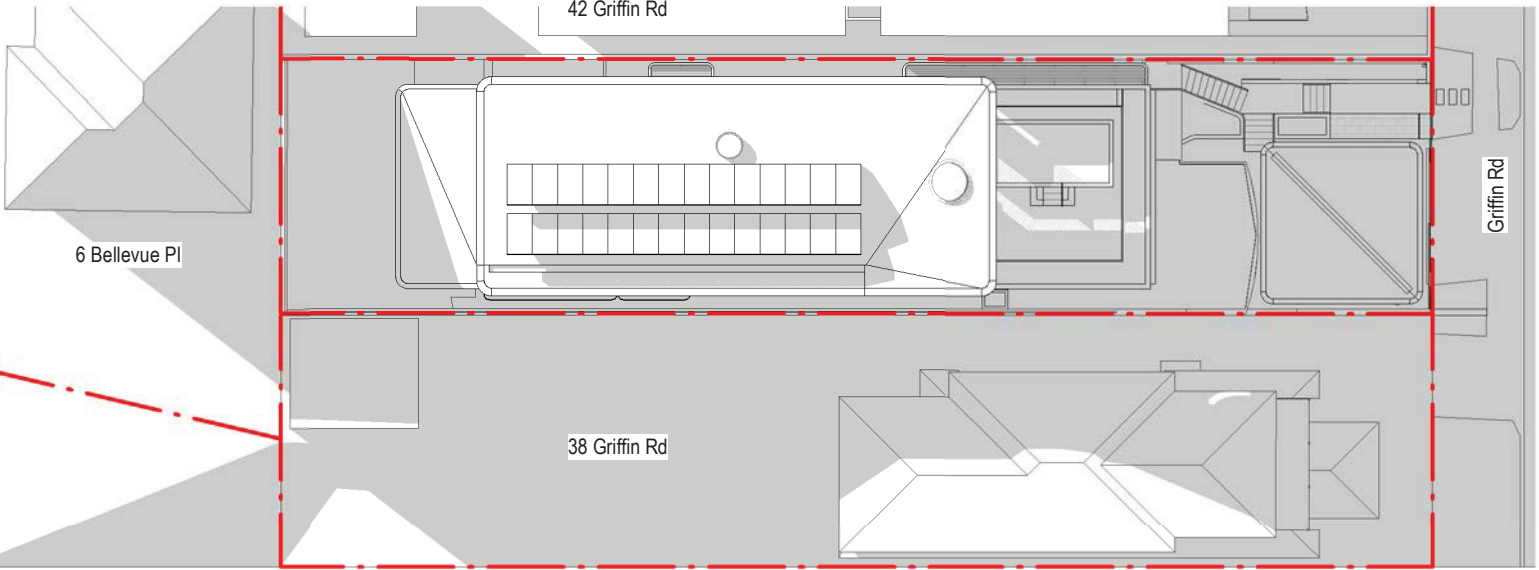
No.	Description	Date
1	For DA	29/11/19
2	For Development Application	04/12/19

Project Bidder Residence
Location 40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client Amanda & Wayne Bidder
Drawing Shadow Diagrams - Plans

Scale @ A3 1 : 300	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D901	Revision 2



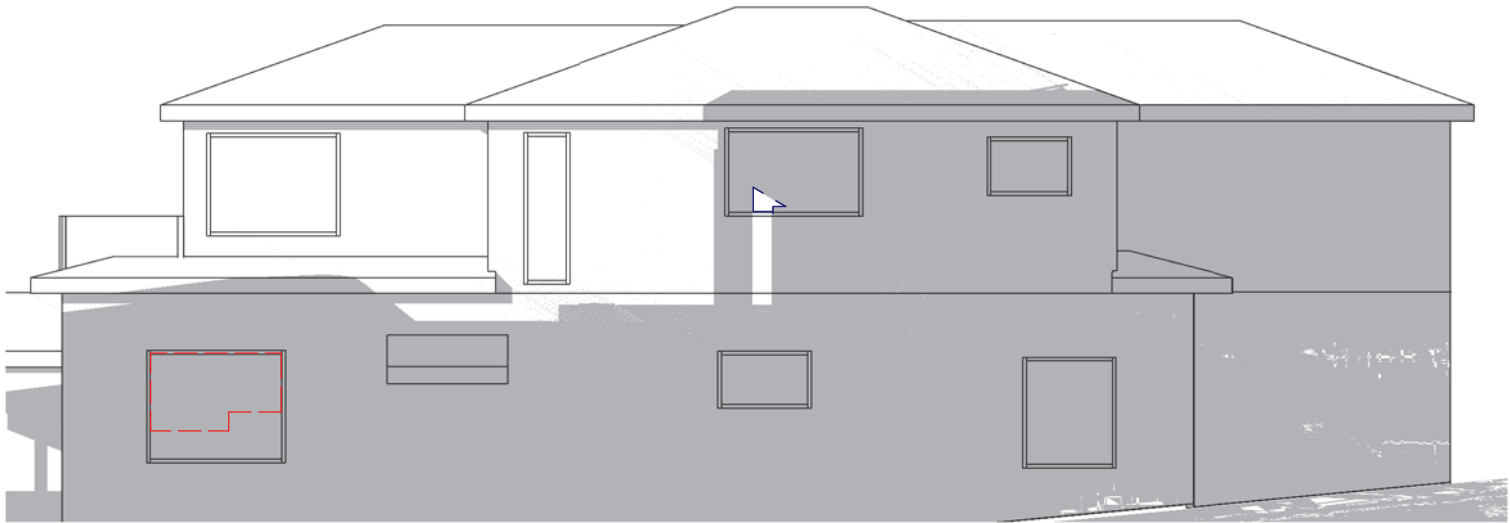
1 Shadow Diagram - 21 June 3pm - Existing
1 : 300



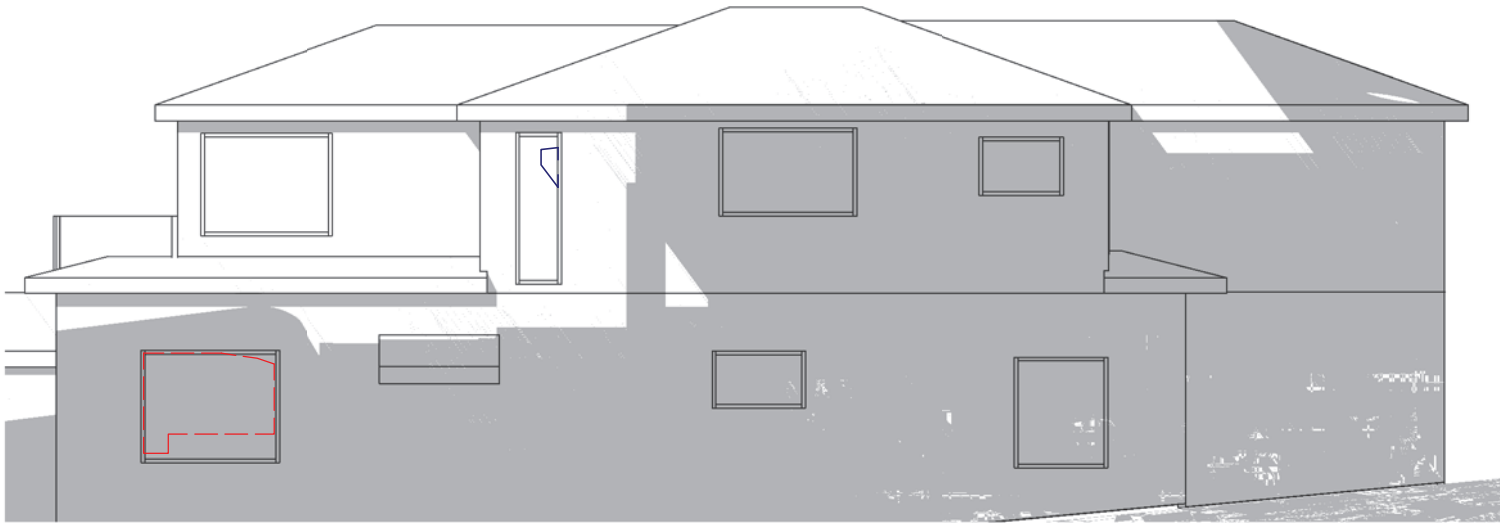
2 Shadow Diagram - 21 June 3pm - Proposed
1 : 300

Additional overshadowing, created by proposed development, compared to existing development

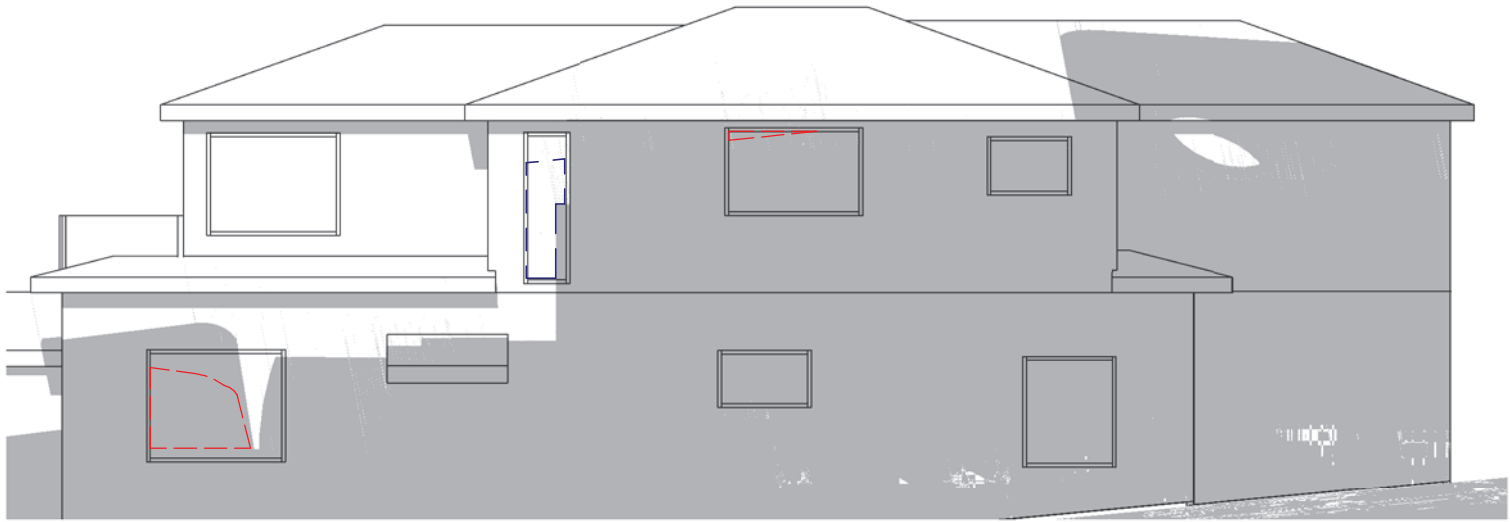
Additional solar access, created by proposed development, compared to existing development



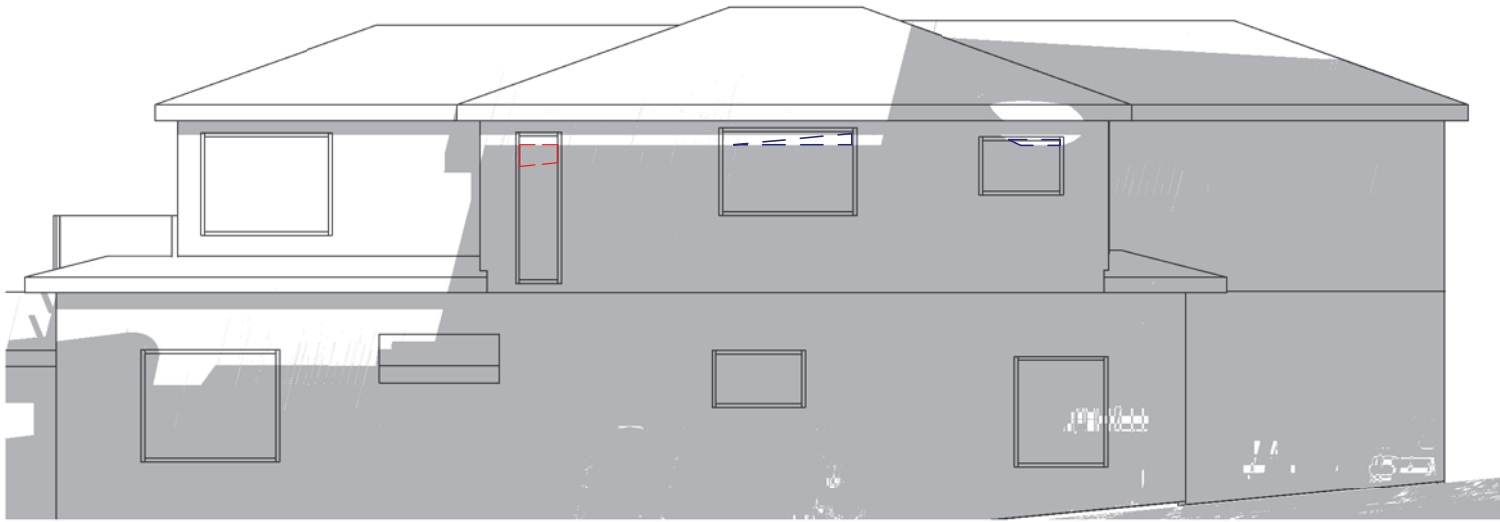
1 Shadow Elevation - 21 June 9am - Proposed



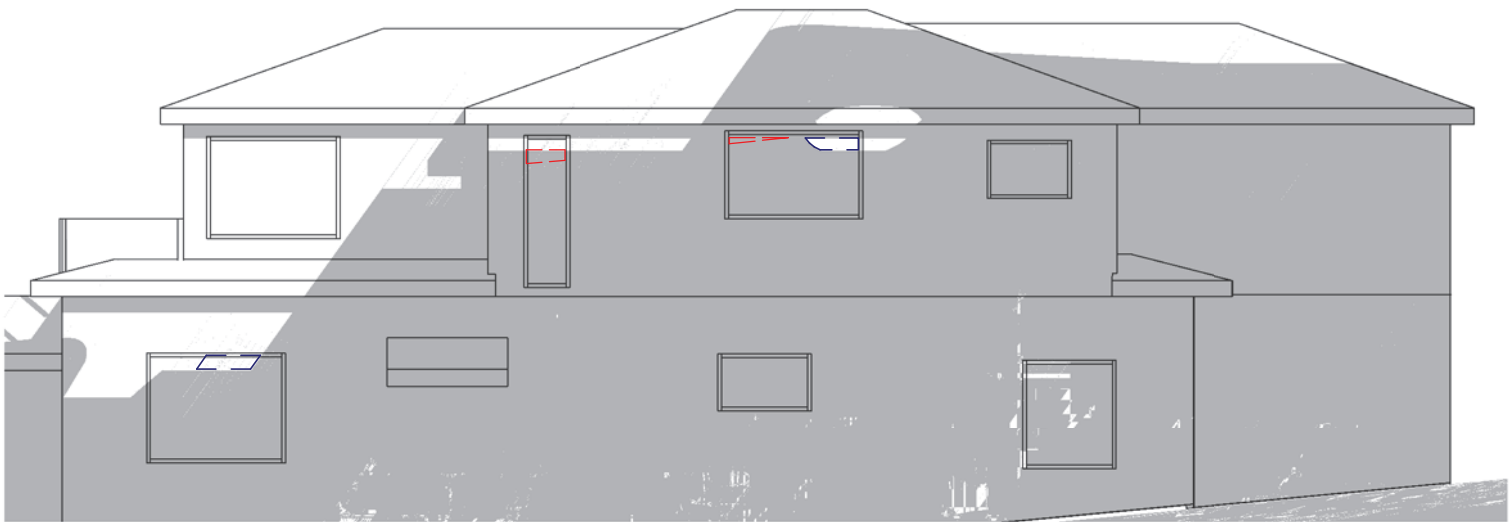
2 Shadow Elevation - 21 June 10am - Proposed



3 Shadow Elevation - 21 June 11am - Proposed




4 Shadow Elevation - 21 June 12pm - Proposed




5 Shadow Elevation - 21 June 1pm - Proposed



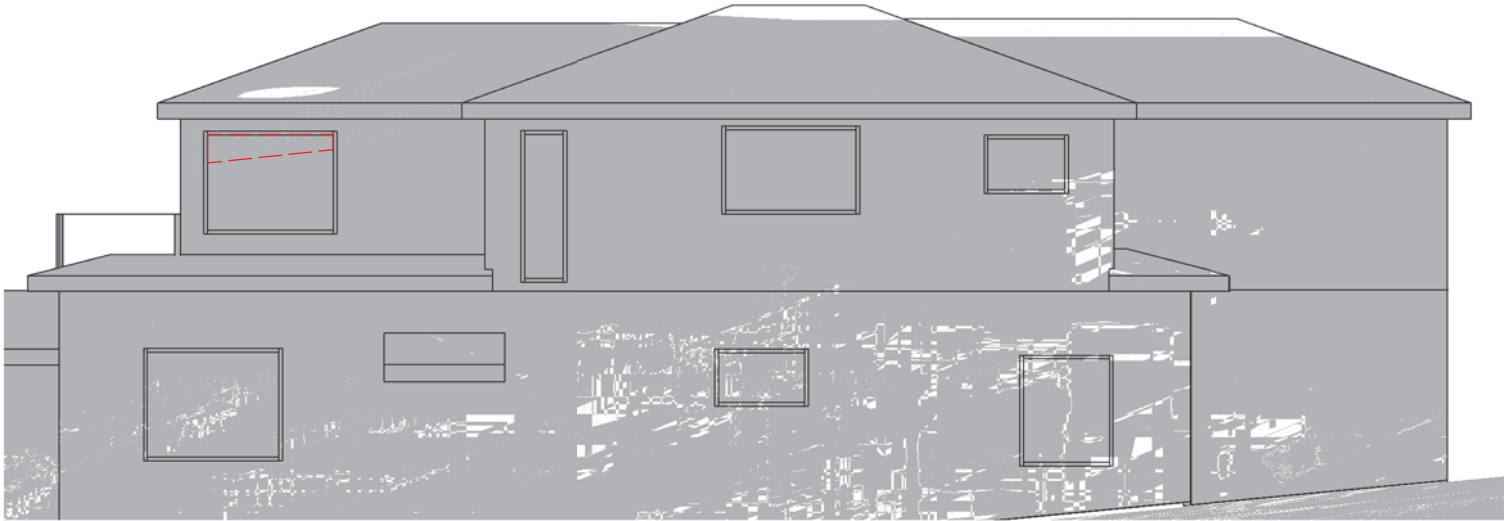
6 Shadow Elevation - 21 June 2pm - Proposed

 Additional overshadowing to glazing, created by proposed development, compared to existing development


 Additional solar access to glazing, created by proposed development, compared to existing development


buck&simple.
doers of stuff

General Notes	No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	1	For DA	29/11/19	Bidder Residence	Project Issue Date	BS	BS
Contact: info@buckandsimple.com	2	For Development Application	04/12/19	Location	July 2019		
ABN : 86 106 604 025				40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652	Project number	Drawing #	Revision
www.buckandsimple.com				Client	1137	D903	2
Development Application				Amanda & Wayne Bidder			
				Shadow Diagrams - 38 Griffin Rd - North Elevations			



1 Shadow Elevation - 21 June 3pm - Proposed

 Additional overshadowing to glazing, created by proposed development, compared to existing development

 Additional solar access to glazing, created by proposed development, compared to existing development

buck&simple.
doers of stuff

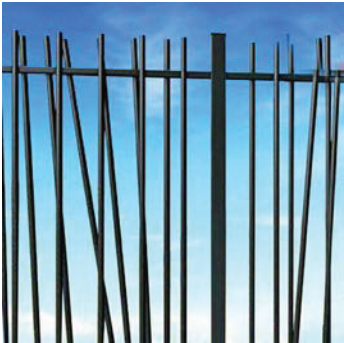
General Notes	No.	Description	Date
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	1	For DA	29/11/19
	2	For Development Application	04/12/19
Contact: info@buckandsimple.com ABN : 86 106 604 025 www.buckandsimple.com			
		Development Application	

Project	Bidder Residence
Location	40 Griffin Road, North Curl Curl, 2099 Lot 1 SP 47652
Client	Amanda & Wayne Bidder
Drawing	Shadow Diagrams - 38 Griffin Rd - North Elevations

Scale @ A3	Drawn by BS	Checked by BS
Project Issue Date July 2019	Sheet Issue Date 04/12/19	
Project number 1137	Drawing # D904	Revision 2



GLA1 - Glazing in accordance with Basix, high quality metal framing or similar



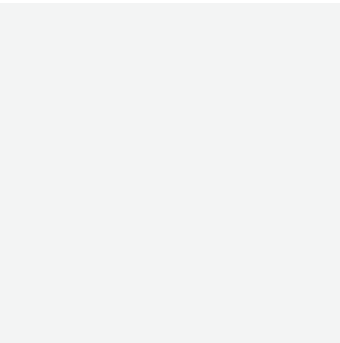
MET1 - High quality metal screen, dark colour or similar



MET2 - High quality metal roofing, medium grey colour or similar



MET3 - High quality metal roofing, medium grey colour or similar



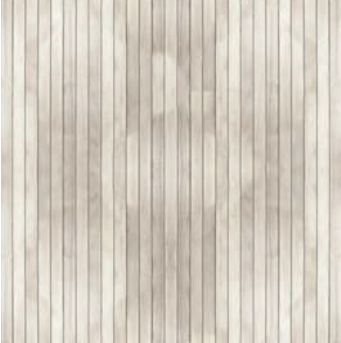
PF1 - High quality paint finish, white colour or similar



RND1 - High quality rendered finish, medium grey colour or similar



STN1 - High quality natural stone cladding, light colour or similar



TMB1 - High quality natural timber board lining, light stain or similar

buck&simple.
doers of stuff



General Notes		No.	Description	Date
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>		1	For DA	29/11/19
		2	For Development Application	04/12/19
		Contact: info@buckandsimple.com		
ABN : 86 106 604 025				
www.buckandsimple.com				
Development Application				

Project		
Bidder Residence		
Location		
40 Griffin Road, North Curl Curl, 2099		Lot 1 SP 47652
Client		
Amanda & Wayne Bidder		
Drawing		
Perspectives & Materials		

Scale @ A3	Drawn by BS	Checked by BS
Project Issue Date July 2019		Sheet Issue Date 04/12/19
Project number 1137	Drawing # D905	Revision 2