McCARTHY RESIDENCE

PROPOSED ALTERATIONS & ADDITIONS

36 CARRINGTON PARADE,
CURL CURL
N.S.W. 2096

21 MAY, 2020

PLAN OR DOCUMENT CERTIFICATION

I AM A QUALIFIED STRUCTURAL DRAFTSPERSON
I HOLD THE FOLLOWING QUALIFICATIONS

BUILDING CERTIFICATE - SYDNEY TAFE
MEMBER: BUILDING DESIGNERS ASSOCIATION AUSTRALIA - Accreditation No. 6255

FURTHER I AM APPROPRIATELY QUALIFIED TO CERTIFY THIS COMPONENT OF THE PROJECT.
I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE CONDITIONS OF DEVELOPMENT CONSENT OF THE APPROPRIATE LOCAL GOVERNMENT AUTHORITY AND / OR THE RELEVANT AUSTRALIAN BUILDING INDUSTRY STANDARDS.

SALLY GARDNER 21/05/20 Sally Gardner

NAME DATE SIGNATURE

47 Towradgi Street, Narraweena, NSW, 2099 Australia
ABN 17 751 732 195
Accreditation Number 6255
www.designanddraft.com.au

SPECIFICATION :

- "Approval" - obtained by either an "Accredited Certifying Authority" or "Local Council".
- The Owner will directly pay all fees associated with the following: building approval from Council or Accredited Certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave Levies and approval fees by water and sewerage authorities. All other fees are to be paid by the Builder.
  The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the Builder.
- The Builder is to provide at his/her own expense, adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works, as variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on the drawings shall be verified by the Builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder, to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National Construction Code of Australia and any Statutory Authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified Structural Engineer. Including but not limited to, all piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain prior to finalising tender, unless previously obtained by owners.
- All brickwork is to be selected by owners and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code". Level & grade where necessary under timber floor, to provide minimum 300mm clearance under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that surface and/or seepage water does not collect or remain under floor area.
- All glazing installed is to comply with AS 1288, AS 2047 and in accordance with manufacturer's recommendations.
- All wall and ceiling linings to be plasterboard or villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. All external cladding is to be battened out from timber frame to provide an "air" gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications.
- All bathrooms and wet areas to be adequately waterproofed with a flexible membrane installed to manufacturer's specification and in accordance with AS 3740 and Part 3.8.1 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- All architraves and skirtings to be to owner's selection or provide standard colonial mouldings or to match existing. Paint or stain finish as selected.
- All plumbing and drainage works to be installed and completed by a licenced tradesperson and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage, of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Smoke detector alarms to be installed in accordance with AS3786 and part 3.7.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings
- Termite protection measures to comply with AS3660 and be installed to manufacturer's specification.
- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Electrical works to be in accordance with SAA wiring rules and be done by a licensed tradesman. Obtain electrical layout prior to proceeding. All electrical power (GPO) and light outlets to be determined by owner.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

DRAWING SCHEDULE

Title Sheet
N1. Specification & Drawing List
N2. Schedules & Basix Commitments
E1. Existing Upper Floor Plan
E2. Existing Ground Floor Plan
A1. Roof Plan
A2. Proposed Upper Floor Plan
A3. Proposed Ground Floor Plan
A4. Elevations - East & West
A5. Elevation - North & Section A-A
S1. Site Analysis Plan
S2. Site Plan and Calculations
S3. Sediment Control & Site Management Plan
S4. Shadow Diagram at 9am
S5. Shadow Diagram at 12 noon
S6. Shadow Diagram at 3pm

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accreditation Number 6255
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Clients: Gayle McCARTHY	Project: PROPOSED ALTERATIONS & ADDITIONS 36 CARRINGTON PARADE, CURL CURL	True North	Scale: 1:100 @ A3	Job Number: 19-1206	
	Drawing Title: SPECIFICATION & DRAWING LIST		Drawn: R.G. / Checked: S.G.	Drawing Number: N1	Rev.: -
			Date: 21 May, 2020		

WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	FRAME / GLAZING STYLE	U value : SHGC	Additional Basix Requirements
W1	1.130	1.690	Bed 2	Powder coated Aluminium framed Fixed / Louvred window with clear glazing	6.44 : 0.75	
W2	1.150	0.730	En-suite	Powder coated Aluminium framed Louvred window with frosted glazing	6.39 : 0.56	
W3	1.150	0.600	En-suite	Powder coated Aluminium framed Louvred window with clear glazing	6.44 : 0.75	
W4	2.150	0.700	Bed 1	Powder coated Aluminium framed Louvred window with clear glazing	6.44 : 0.75	
W5	2.150	1.600	Bed 1	Powder coated Aluminium Sliding door with clear glazing	6.44 : 0.75	
W6	2.150	3.270	Bed 1	Powder coated Aluminium framed Stacking Sliding doors with clear glazing	4.48 : 0.46	Requires Pyrolytic low-e glazing
W7	2.150	3.450	Family	Powder coated Aluminium framed Sliding door with clear glazing	6.44 : 0.75	
W8	2.150	0.870	Family	Powder coated Aluminium framed Louvred window with clear glazing	6.44 : 0.75	
W9	1.820	2.310	Sunroom	Powder coated Aluminium framed Fixed / Louvred window with clear glazing	6.44 : 0.75	Requires an adjustable Louvre / Blind over
W10	1.820	2.310	Sunroom	Powder coated Aluminium framed Fixed / Louvred window with clear glazing	6.44 : 0.75	Requires an adjustable Louvre / Blind over
W11	2.400	2.370	Sunroom	Powder coated Aluminium framed Bi-fold doors with clear glazing	6.44 : 0.75	

All sizes listed include the frame and are nominal sizes for BASIX Certification.
All glazing assemblies will comply with AS2047 and AS1288
All external glazing is to have a maximum reflectivity index of 25%.

DOOR & WINDOW NOTE:
All Doors and Windows to be keyed alike with deadlocks to all sashes & doors. Provide weather strips and door seals around openings to prevent drafts.
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window is within 1.7m of the floor, in accordance with BCA/NCC Part 3.9.2. Wind loading compliance to all new windows and glazed doors to be confirmed by the Engineer prior to ordering and installation.

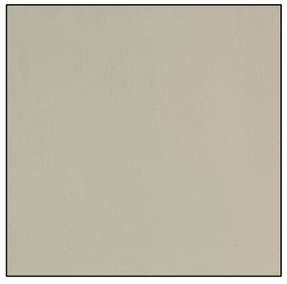
BASIX NOTES

TAPS: Must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
TOILETS: Must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
SHOWER HEADS: Must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Install aerators on bathroom hand basins & kitchen sinks.

LIGHTING : Basix requirements
A minimum of 40% of new or altered light fixtures must be fitted with flourescent, compact flourescent or light-emitting diode (LED) lamps.

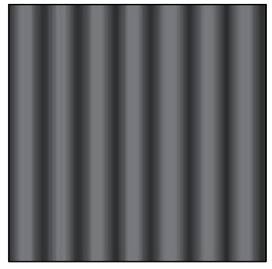
BASIX INSULATION SCHEDULE

Construction	Additional insulation required (R-value)
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 (R0.54)	R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40)	R1.30 (or R1.70 including construction)
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking



WALLING : Render finish over brickwork. Painted to match existing residence.

WALLING : "weathertex - Selflok Ecogroove 150 - smooth". Painted to match existing residence.



ROOFING : "Colorbond - custom orb". Colour to match existing residence.

A	16/4/20	Issued for pre-DA review
	Date	Ammendment

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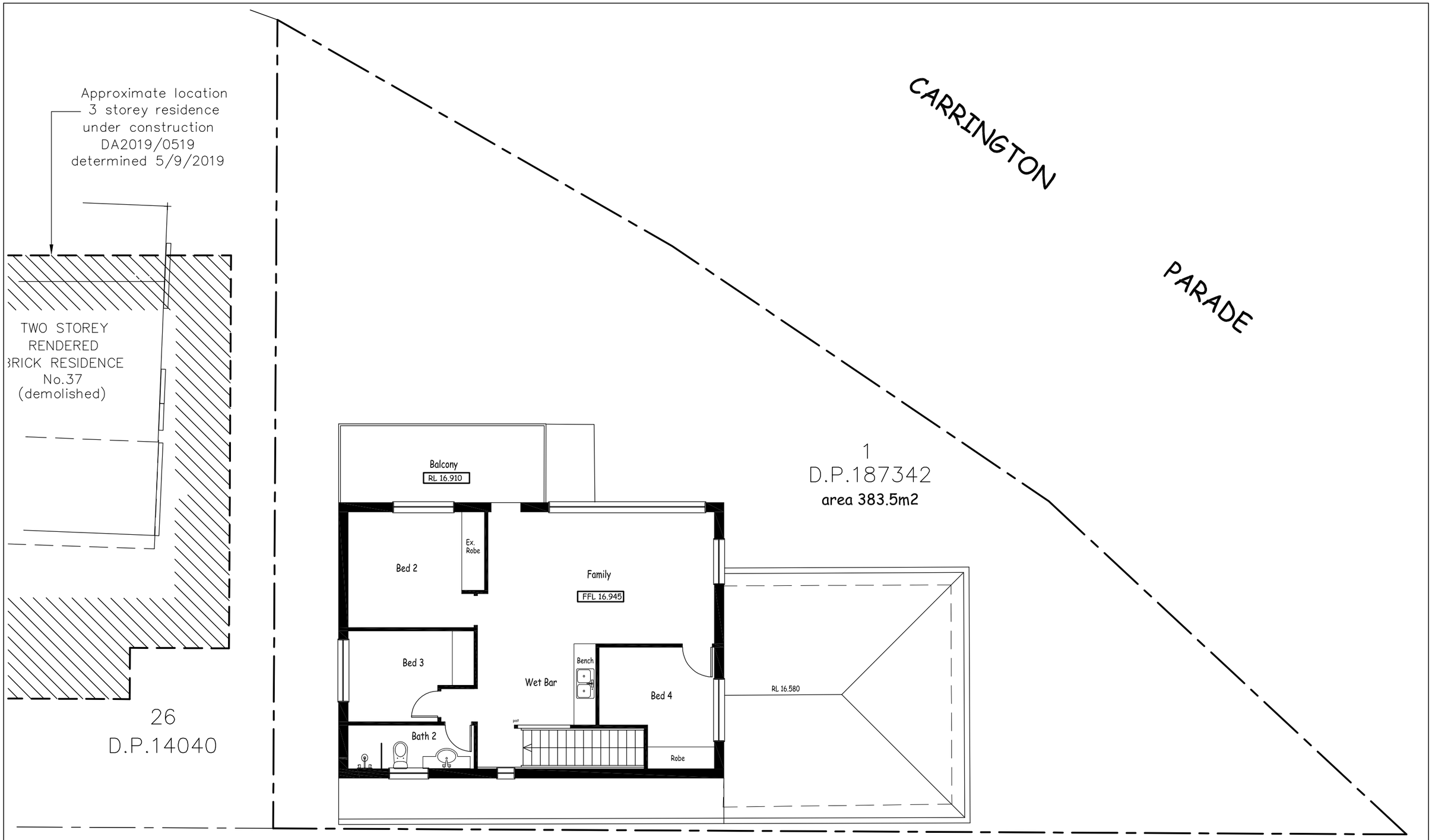
Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title: SCHEDULES & BASIX NOTES

True North

Scale: 1:100 @ A3
Drawn: R.G.
Checked: S.G.
Date: 21 May, 2020
Job Number: 19-1206
Drawing Number: N2
Rev.: A



A	16/4/20	Issued for pre-DA review
	Date	Ammendment

EXISTING UPPER FLOOR AREA = 80.04m2
(measured to outside face of external walls)

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Clients
Gayle McCARTHY

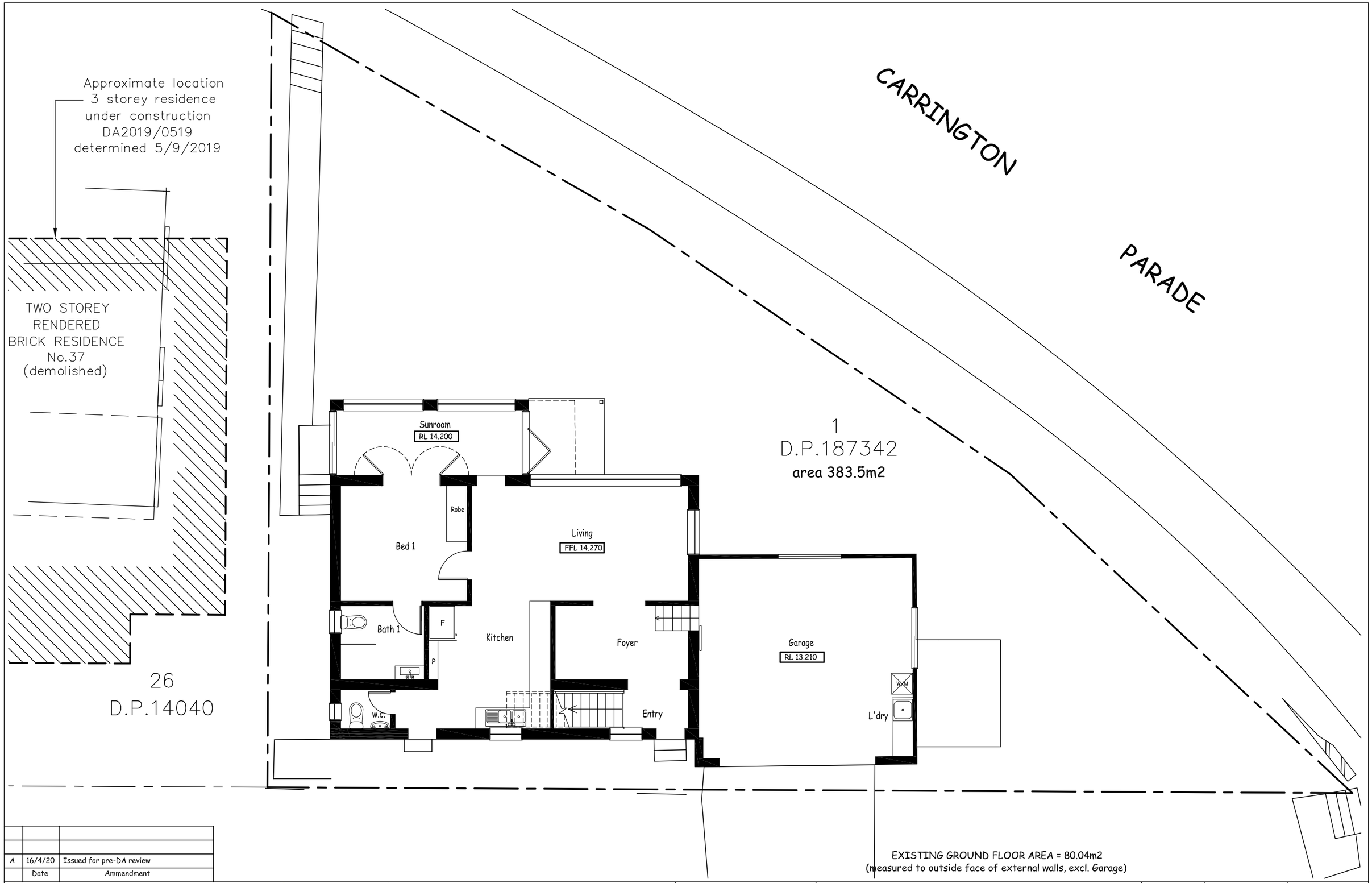
Project
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
EXISTING UPPER FLOOR PLAN

True North

Scale 1:100 @ A3
Drawn R.G.
Checked S.G.
Date 21 May, 2020

Job Number 19-1206
Drawing Number E1
Rev. A



EXISTING GROUND FLOOR AREA = 80.04m2
(measured to outside face of external walls, excl. Garage)

A	16/4/20	Issued for pre-DA review
	Date	Ammendment

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Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIOINS
36 CARRINGTON PARADE, CURL CURL

Drawing Title: EXISTING GROUND FLOOR PLAN

True North

Scale: 1:100 @ A3

Drawn: R.G. Checked: S.G.

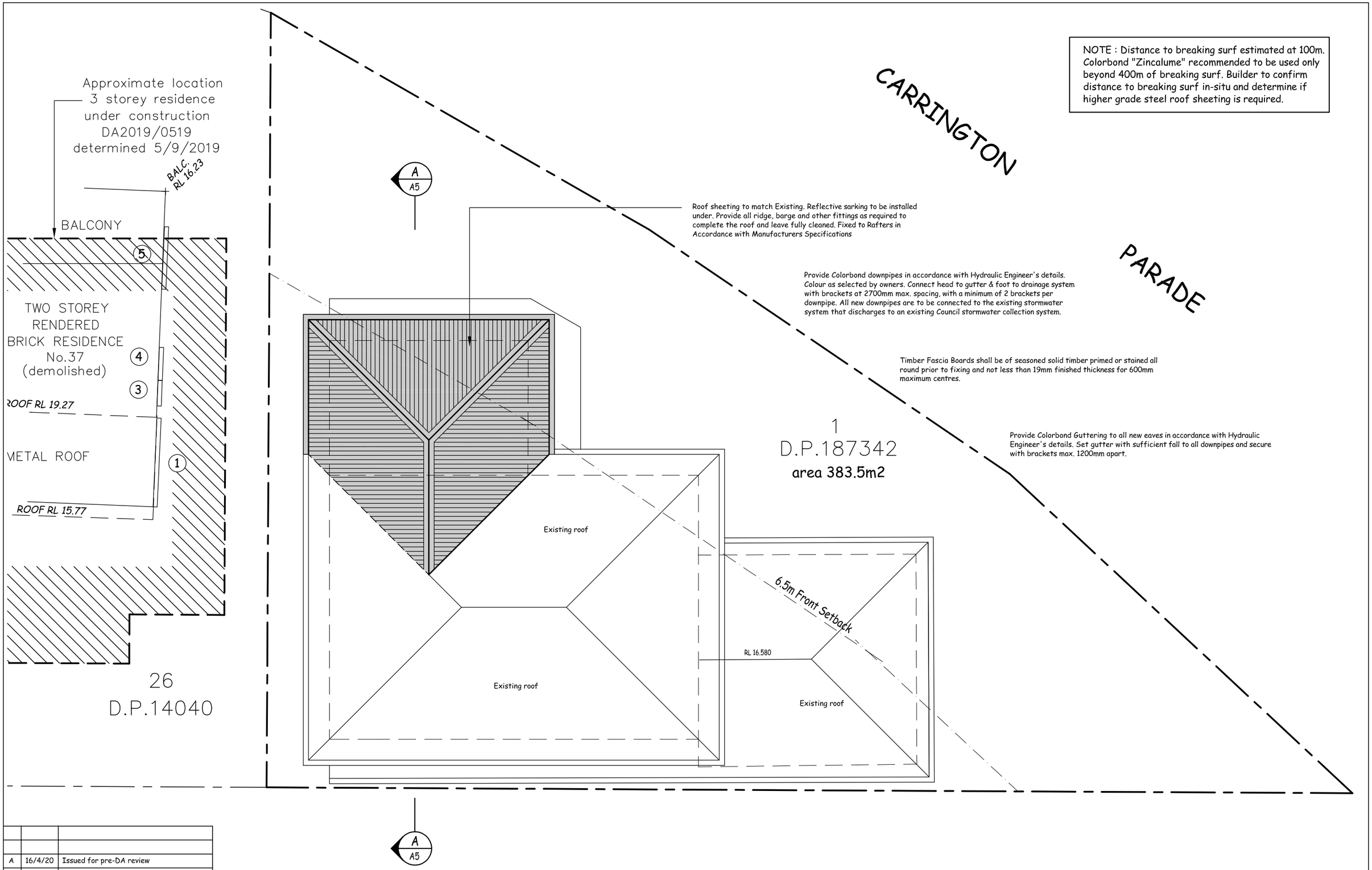
Date: 21 May, 2020

Job Number: 19-1206

Drawing Number: E2

Rev.: A

NOTE : Distance to breaking surf estimated at 100m. Colorbond "Zincalume" recommended to be used only beyond 400m of breaking surf. Builder to confirm distance to breaking surf in-situ and determine if higher grade steel roof sheeting is required.



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Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title: ROOF PLAN

True North

Scale: 1:100 @ A3
Drawn: R.G.
Checked: S.G.
Date: 21 May, 2020

Job Number: 19-1206
Drawing Number: A1
Rev.: A

Provide Smoke Detector alarms, interconnected & hardwired, to be installed in accordance with AS3786 and NCC clause 3.7.5

To all Wardrobes, allow for providing one 1800mm edge stripped particleboard shelf 450mm wide, supported on 50 x 25mm battens to sides and back, along with a similar batten under front edge. Provide 20mm dia. hanging rail with fittings and supports to underside of shelf, unless owners direct otherwise.

To Linen Cupboards: provide five 18mm edge stripped particleboard shelves x 450 wide, supported on 50 x 25 battens to both sides and back edge along with a similar batten under front edge, unless owners direct otherwise.

EXTERNAL WALLS :

All new External timber framed walls to be provided with internal gypsumboard lining to all general areas and 'Hardies' Villaboard or similar to all wet areas & cladding as specified to the exterior.
Walls to be wrapped in a breathable membrane and 35mm minimum battens fixed to studs to create an 'air void' behind Cladding.
Paint finish with ZERO-VOC or LOW-VOC paints and primers only.
Colours to be chosen by the Owner.

WALL & ROOF CLADDING :

All new wall and roof claddings to be clompliant with the requirements of NCC 2019,Vol 2, part 3.5 of the Building Code of Australia particularly with respect to the referenced Acceptable Construction Practice as detailed in the BCA for product materials and installation.
IMPORTANT NOTE : Any proposed product changes after approval of the CC or CDC is to be immediately notified to the PCA for concurrance.

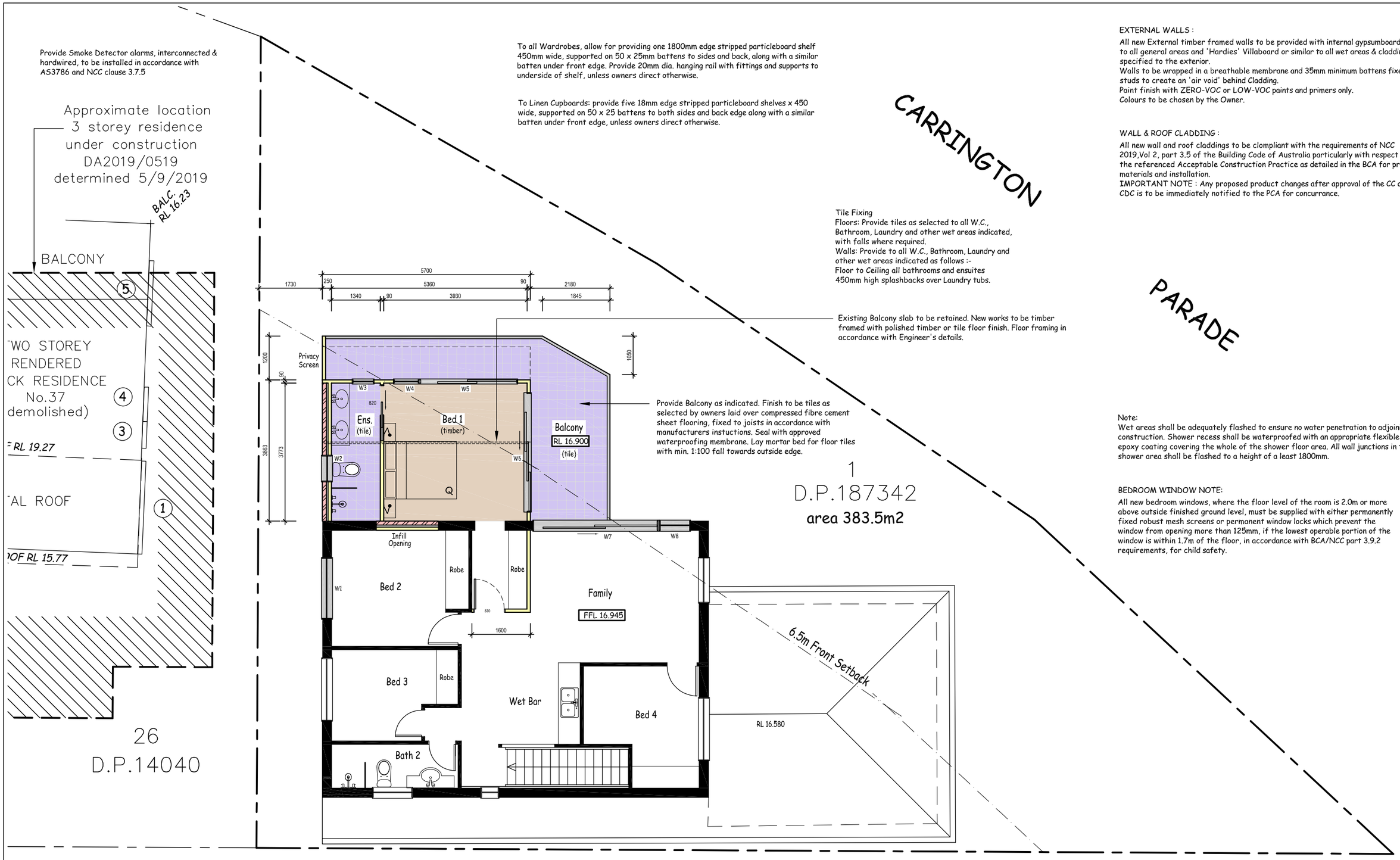
Tile Fixing
Floors: Provide tiles as selected to all W.C., Bathroom, Laundry and other wet areas indicated, with falls where required.
Walls: Provide to all W.C., Bathroom, Laundry and other wet areas indicated as follows :-
Floor to Ceiling all bathrooms and ensuites
450mm high splashbacks over Laundry tubs.

Existing Balcony slab to be retained. New works to be timber framed with polished timber or tile floor finish. Floor framing in accordance with Engineer's details.

Provide Balcony as indicated. Finish to be tiles as selected by owners laid over compressed fibre cement sheet flooring, fixed to joists in accordance with manufacturers instuctions. Seal with approved waterproofing membrane. Lay mortar bed for floor tiles with min. 1:100 fall towards outside edge.

Note:
Wet areas shall be adequately flashed to ensure no water penetration to adjoining construction. Shower recess shall be waterproofed with an appropriate flexible epoxy coating covering the whole of the shower floor area. All wall junctions in the shower area shall be flashed to a height of a least 1800mm.

BEDROOM WINDOW NOTE:
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest operable portion of the window is within 1.7m of the floor, in accordance with BCA/NCC part 3.9.2 requirements, for child safety.



A	16/4/20	Issued for pre-DA review
	Date	Ammendment

PROPOSED UPPER FLOOR AREA = 102.06m2
(measured to outside face of external walls)

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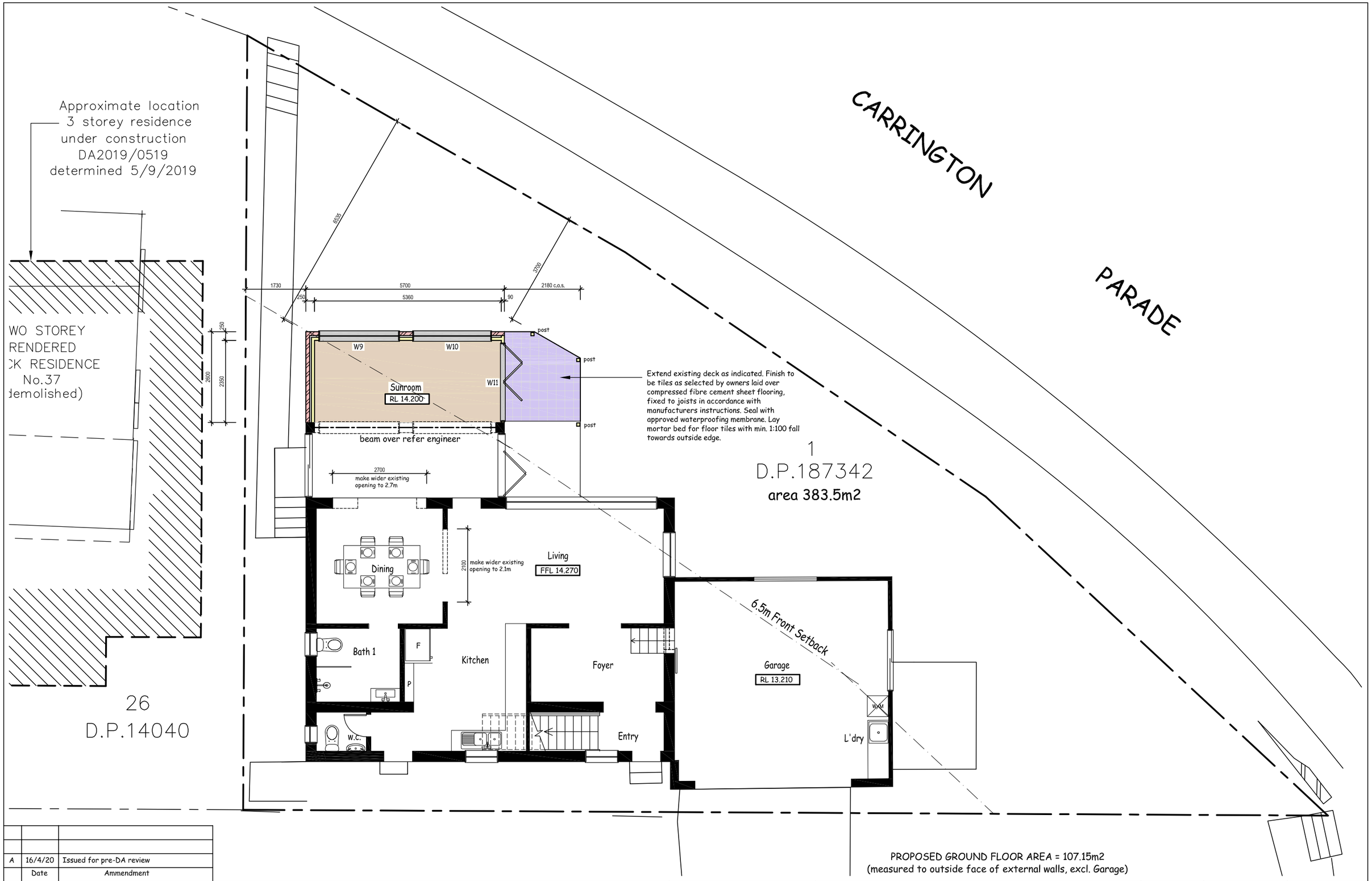
Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title: PROPOSED UPPER FLOOR PLAN

True North

Scale: 1:100 @ A3
Drawn: R.G.
Checked: S.G.
Date: 21 May, 2020
Job Number: 19-1206
Drawing Number: A2
Rev.: A



A	16/4/20	Issued for pre-DA review
	Date	Ammendment

PROPOSED GROUND FLOOR AREA = 107.15m2
(measured to outside face of external walls, excl. Garage)

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Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

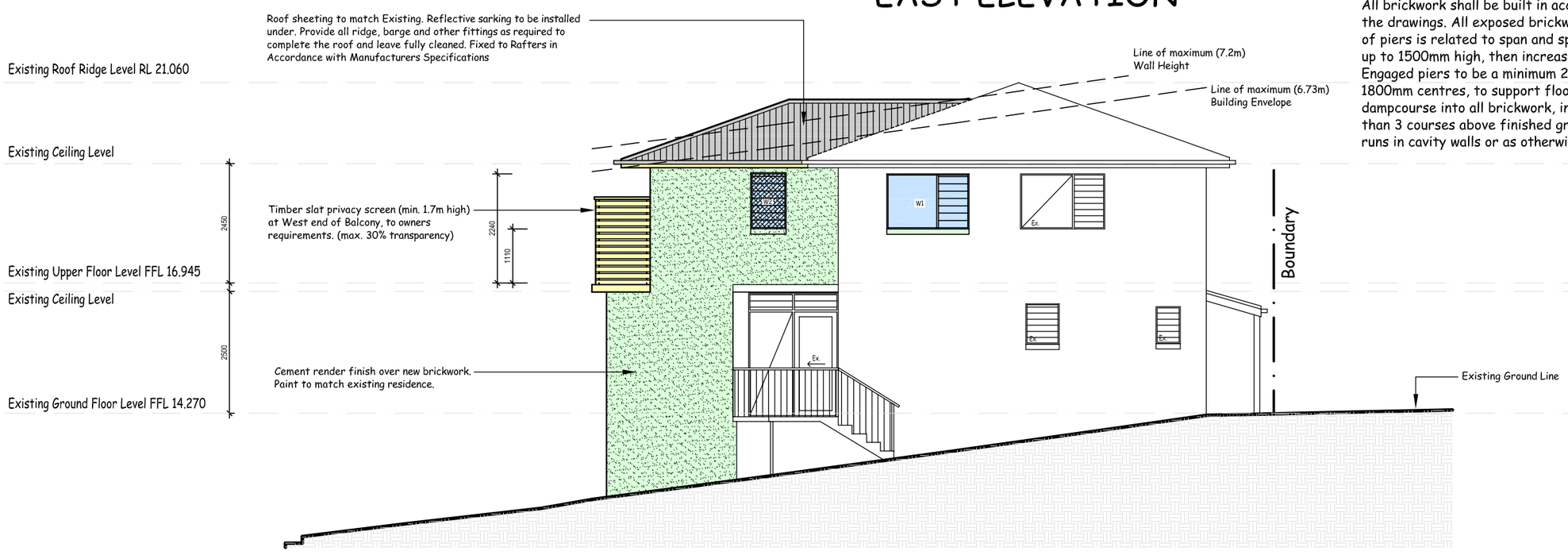
Drawing Title: PROPOSED GROUND FLOOR PLAN

True North

Scale: 1:100 @ A3
Drawn: R.G.
Checked: S.G.
Date: 21 May, 2020
Job Number: 19-1206
Drawing Number: A3
Rev.: A

NOTE : Distance to breaking surf estimated at 100m. Colorbond "Zincalume" recommended to be used only beyond 400m of breaking surf. Builder to confirm distance to breaking surf in-situ and determine if higher grade steel roof sheeting is required.

EAST ELEVATION



WEST ELEVATION

BRICKWORK

All brickwork shall be built in accordance with AS1640, to the heights shown on the drawings. All exposed brickwork must be cleaned down on completion. Spacing of piers is related to span and spacing of bearers. Minimum size of 230 x 230 and up to 1500mm high, then increase to 350 x 350 in lower portion, for extra height. Engaged piers to be a minimum 230 x 110, spaced generally at not more than 1800mm centres, to support floor framing. Install bituminous coated aluminium dampcourse into all brickwork, including free standing piers, at a height not less than 3 courses above finished ground level and lapped 150 at joints and laid in 2 runs in cavity walls or as otherwise directed.

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Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS 36 CARRINGTON PARADE, CURL CURL

Drawing Title: ELEVATIONS - EAST & WEST

True North

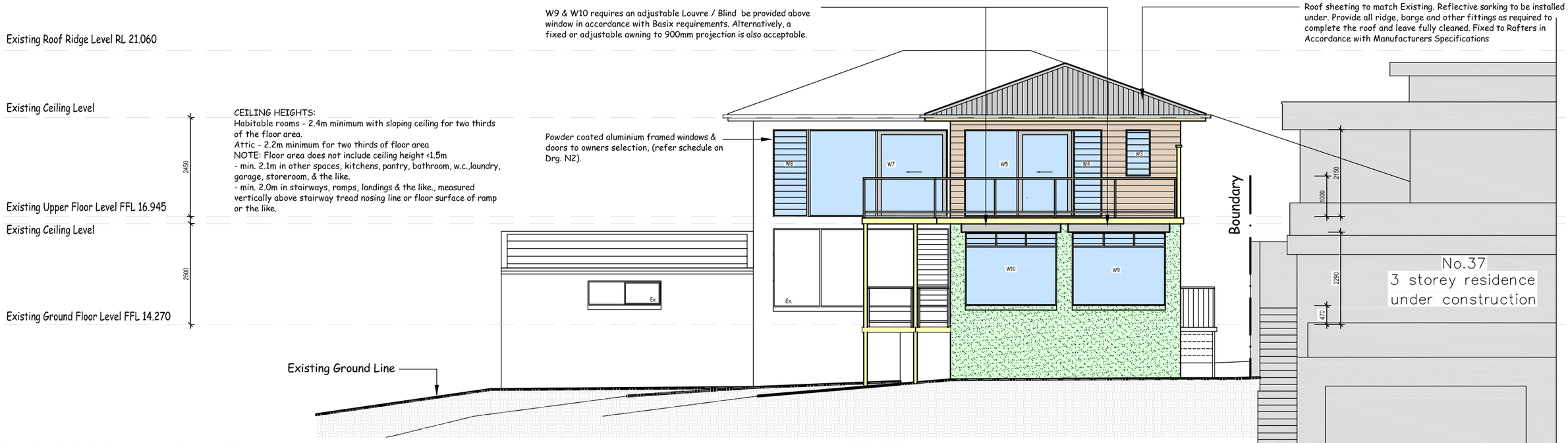
Scale: 1:100 @ A3

Drawn: R.G. Checked: S.G.

Date: 21 May, 2020

Job Number: 19-1206

Drawing Number: A4 Rev.: A

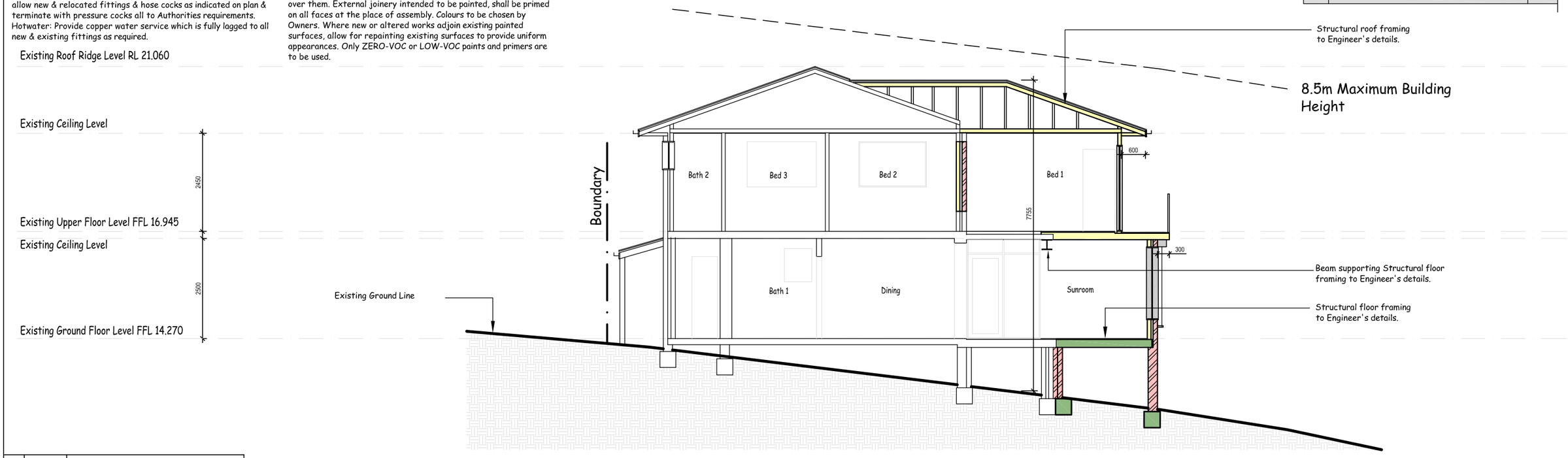


CEILING HEIGHTS:
Habitable rooms - 2.4m minimum with sloping ceiling for two thirds of the floor area.
Attic - 2.2m minimum for two thirds of floor area
NOTE: Floor area does not include ceiling height <1.5m
- min. 2.1m in other spaces, kitchens, pantry, bathroom, w.c.,laundry, garage, storeroom, & the like.
- min. 2.0m in stairways, ramps, landings & the like., measured vertically above stairway tread nosing line or floor surface of ramp or the like.

Sanitary Plumbing: Provide & connect all new & relocated fittings indicated to drainage system through wastes & traps as required by the Authority.
Water Service: Extend from existing service with copper pipe to allow new & relocated fittings & hose cocks as indicated on plan & terminate with pressure cocks all to Authorities requirements.
Hotwater: Provide copper water service which is fully lagged to all new & existing fittings as required.

PAINTING
All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand and compatible to the finishing coats to be applied over them. External joinery intended to be painted, shall be primed on all faces at the place of assembly. Colours to be chosen by Owners. Where new or altered works adjoin existing painted surfaces, allow for repainting existing surfaces to provide uniform appearances. Only ZERO-VOC or LOW-VOC paints and primers are to be used.

NORTH ELEVATION



SECTION A - A

A	16/4/20	Issued for pre-DA review
	Date	Ammendment

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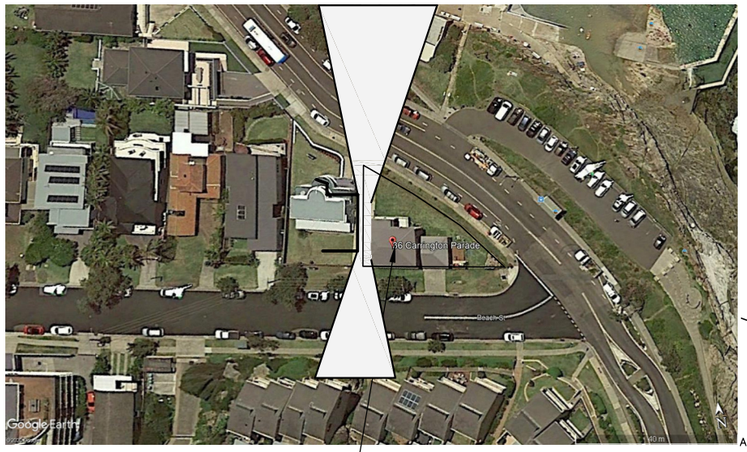
Clients: Gayle McCARTHY

Project: PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title: ELEVATION - NORTH & SECTION A-A

True North

Scale: 1:100 @ A3
Drawn: R.G.
Checked: S.G.
Date: 21 May, 2020
Job Number: 19-1206
Drawing Number: A5
Rev.: A



SITE LOCATION

3pm
Winter Solstice

3pm
Summer Solstice

12 noon
Summer/Winter Solstice

Prevailing Summer
Cooling Breezes

9am
Winter Solstice

9am
Summer Solstice

Ocean Views

T.N M.M.

CARRINGTON PARADE

Approximate location
3 storey residence
under construction
DA2019/0519
determined 5/9/2019

BALC RL 18.23

BALCONY

TWO STOREY
RENDERED
BRICK RESIDENCE
No.37
(demolished)

ROOF RL 19.27

METAL ROOF

ROOF RL 15.77

26
D.P.14040

0° PALING

22.205

00' FENCE

PROPOSED
ADDITION

TWO STOREY
RENDERED
BRICK RESIDENCE
TILE ROOF
No.36

VMH

119°30'40"
12.495

TIMBER

123°48'15"
12.495

1
D.P.187342
area 383.5m2

FENCE

POST BOX

132° 39' 20"
13.43

TEL

GRATE

SIGN

TIMBER

FENCE

31.135

270°

00'

GP

TREE
0.2
ø
4S
5H

PP.

SIGN

BOLLARD
TEL
PILLAR
BOLLARD
TEL
TEL
BOLLARD

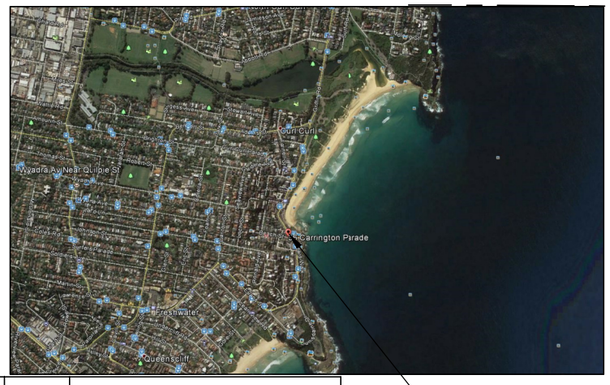
GRATE

BM NAIL TOP OF KERB
RL 13.27 A.H.D

BEACH STREET

Proposed View Corridor

Prevailing Winter
Chilling Winds



SITE LOCATION

	Date	Ammendment

Accreditation Number 6255

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL

SDS
SustainAbility Design™ Specialist

47 Towradgi Street, Narraweena, NSW, 2099
ABN 17 751 732 195

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Clients
Gayle
McCARTHY

Project
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
SITE ANALYSIS PLAN

True North

Scale
1:200 @ A3

Drawn
R.G.

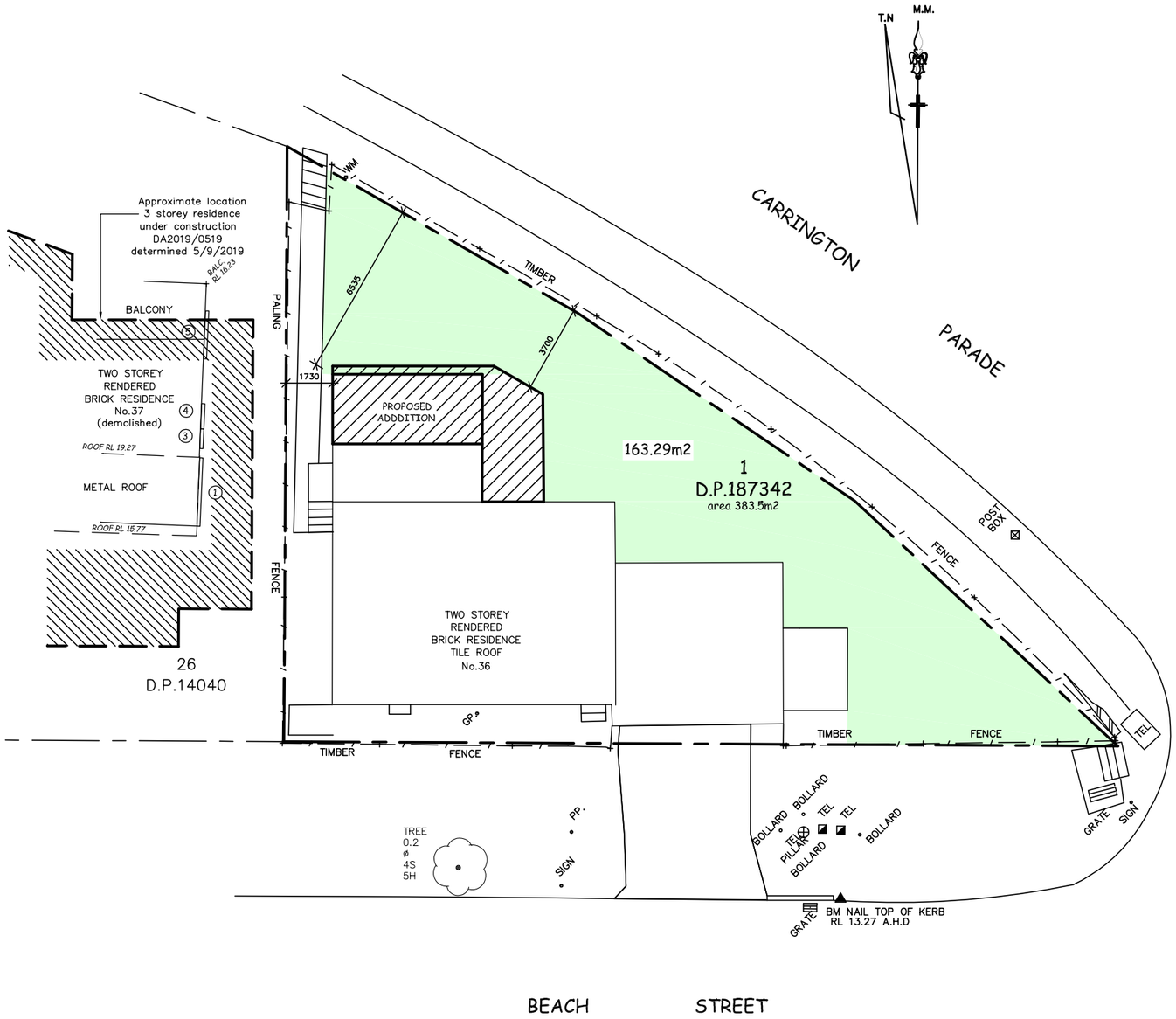
Checked
S.G.

Date
21 May, 2020

Job Number
19-1206

Drawing Number
S1

Rev.
-



Denotes Proposed Landscape Area
(excludes areas less than 2m wide)

SITE DEVELOPMENT CALCULATIONS - R2 LOW DENSITY RESIDENTIAL

Site Area = 681.5 m2	Existing m2	Existing %	Proposed m2	Proposed %	Control	Compliance
Residence	92.50		106.99			
Paving / Deck	50.60		55.57			
Garage	37.95		37.95			
Site Coverage	181.05	47.21	200.51			
Total Landscaped Open Space (Excludes areas of less than 2.0m wide)	185.25	48.31	163.29	42.58	40% min.	YES
Total Pervious Site Area	202.45	52.79	182.99	47.72		

A	16/4/20	Issued for pre-DA review
	Date	Ammendment

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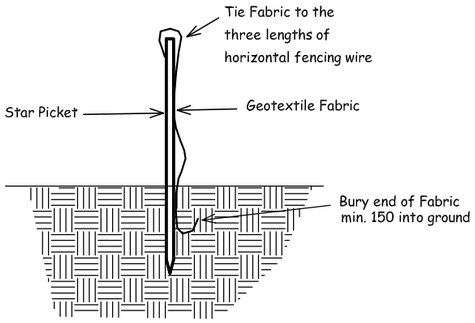
Gayle McCARTHY

Project
PROPOSED ALTERATIONS & CALCULATIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
SITE PLAN & CALCULATIONS

True North

Scale 1:200 @ A3
Drawn R.G.
Checked S.G.
Date 21 May, 2020
Job Number 19-1206
Drawing Number S2
Rev. A



Sediment Control Fence

SEDIMENT NOTE :
1. All Erosion and Sediment Control measures to be inspected and maintaned daily by the site manager.
2. Minimise disturbed areas, remove excess soil from excavated area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence area.
4. Drainage to be connected to stormwater as soon as possible. If stored on site, it must be filtered before releasing into stormwater system or waterways.
5. Roads and footpaths to be swept daily.

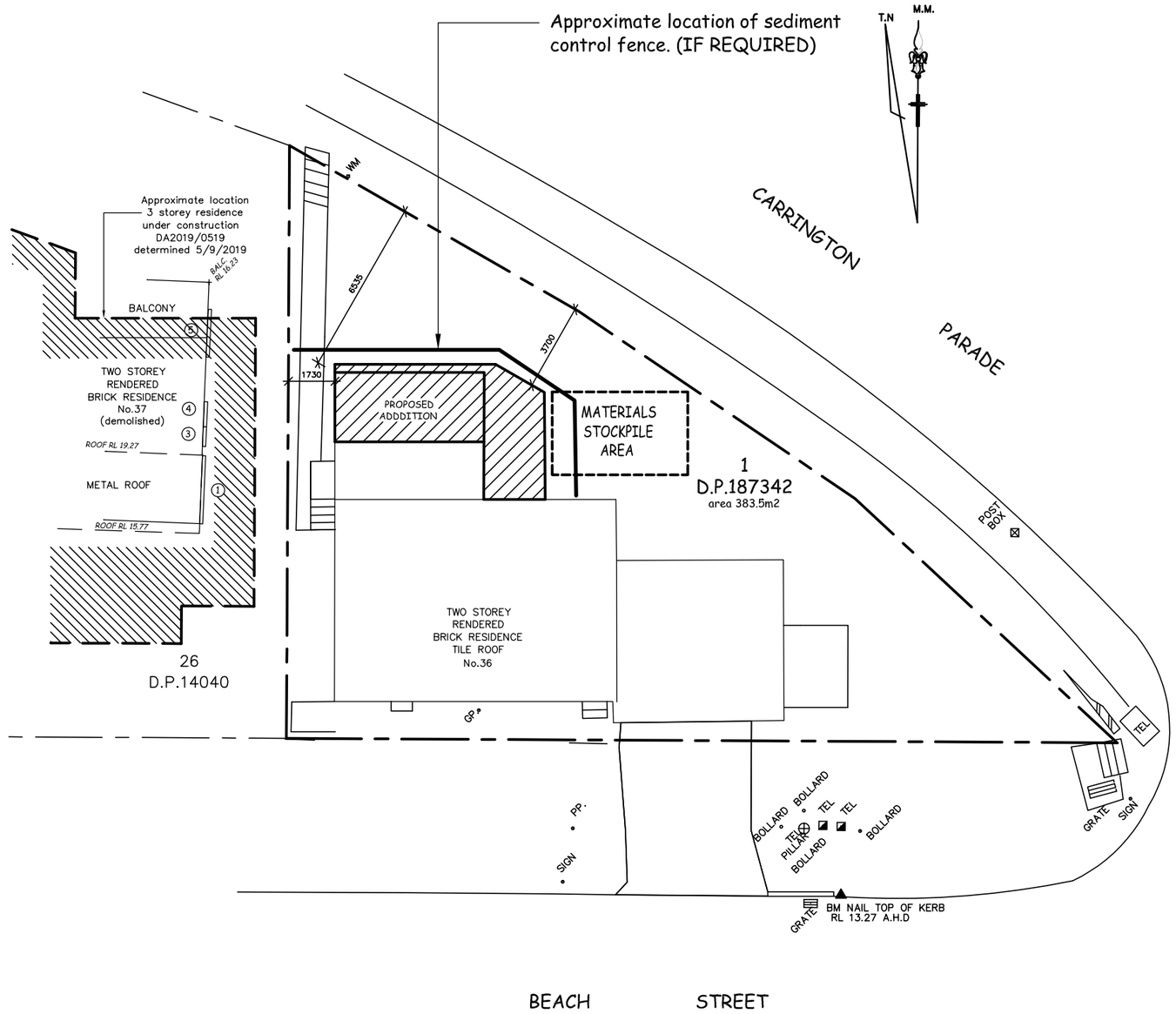
ON-SITE PRACTICES :
All trenches must be filled immediately after services are laid.
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system. It's against the law to pollute waters with any solid, liquid or gas.
Where possible, construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass waste water through a filtration system prior to release.

DUST CONTROL :
To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especailly during the movement of machinery is required.
Where excavating into rock, keep the surface moist to minimise dust. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated. Prevent dust by covering stockpiles.

ON-GOING WASTE MANAGEMENT
Residents to manage waste on a daily basis - by separating
materials into re-usables, recyclables, waste and garden organics for inclusion in appropriate disposal bins.
Bins to be placed kerbside on specified days for
collection by council.

STOCKPILES :
All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.
All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles.
If required provide diversion drain & bank around stockpiles.

BUILDING WASTE DISPOSAL
All waste material to be sorted and transported to the
local authorized waste management centre for potential re-use by recycling.
Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch.
Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority.
Every attempt will be made to keep waste to a minimum.



	Date	Ammendment

Accreditation Number 6255

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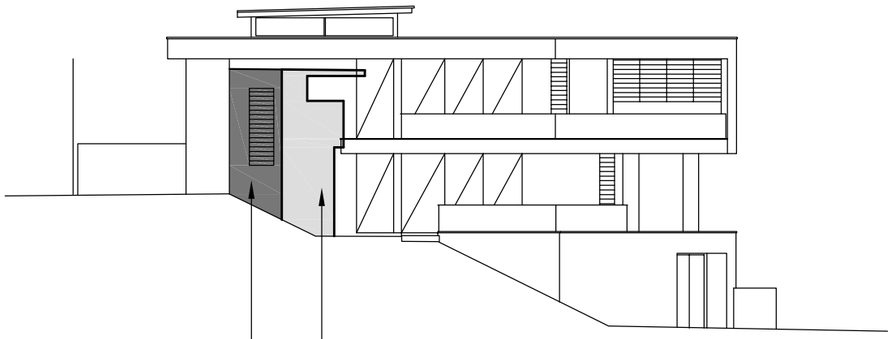
Project
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
SEDIMENT CONTROL & SITE MANAGEMENT PLAN

True North

Scale 1:200 @ A3
Drawn R.G.
Checked S.G.
Date 21 May, 2020

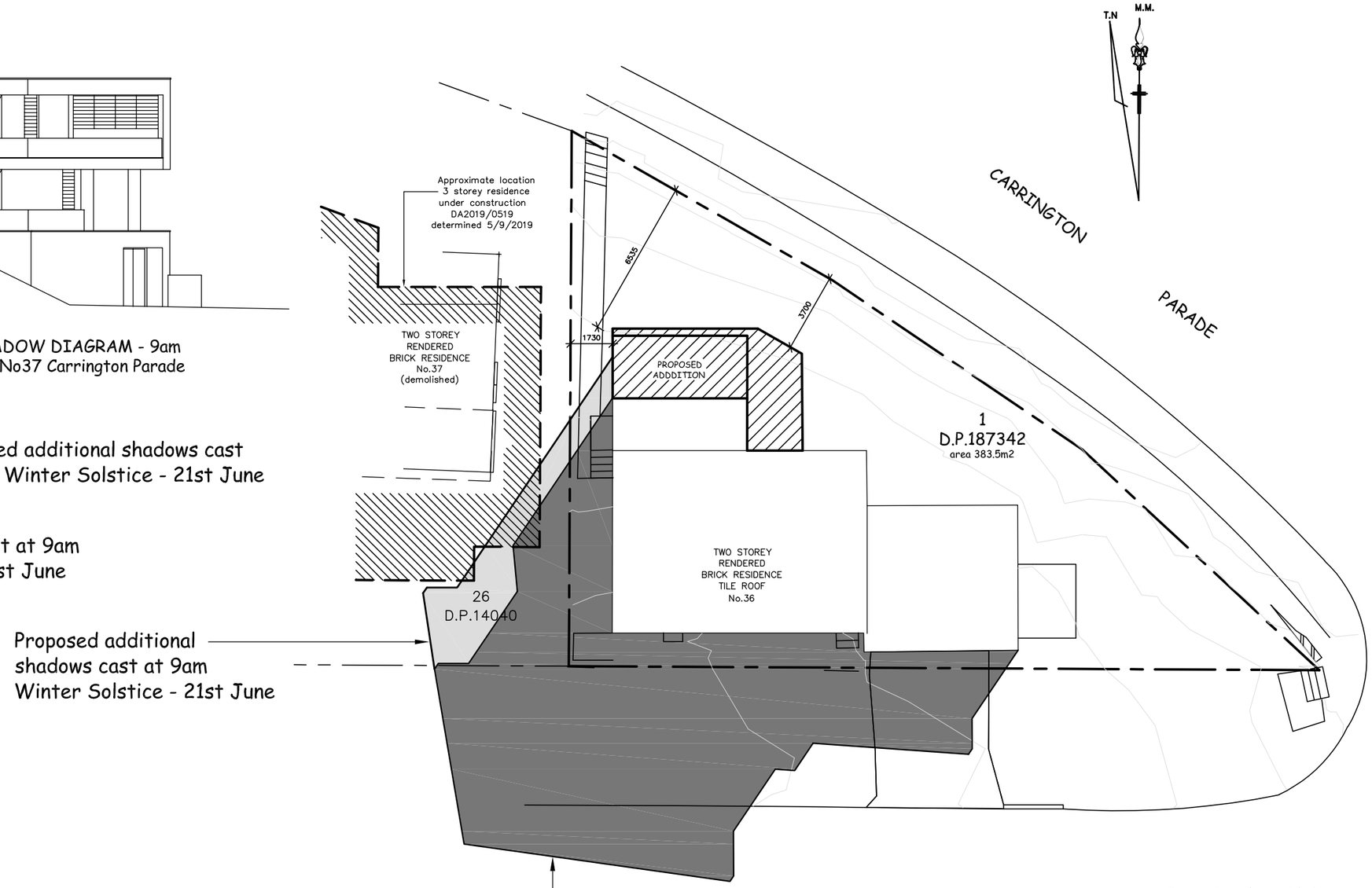
Job Number 19-1206
Drawing Number S3
Rev. -



ELEVATED SHADOW DIAGRAM - 9am
East Elevation - No37 Carrington Parade

Proposed additional shadows cast
at 9am Winter Solstice - 21st June

Existing shadows cast at 9am
Winter Solstice - 21st June



Existing shadows cast at 9am
Winter Solstice - 21st June

Survey Details provided by
Stutchbury Jaques Pty Limited
Surveyors
Datum to A.H.D.

SHADOWING DATA
Sydney Latitude = 34deg south
Landslope orientation 24% North East
Shadows cast by trees and fences are
not included.

	Date	Ammendment

Accreditation Number 6255
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
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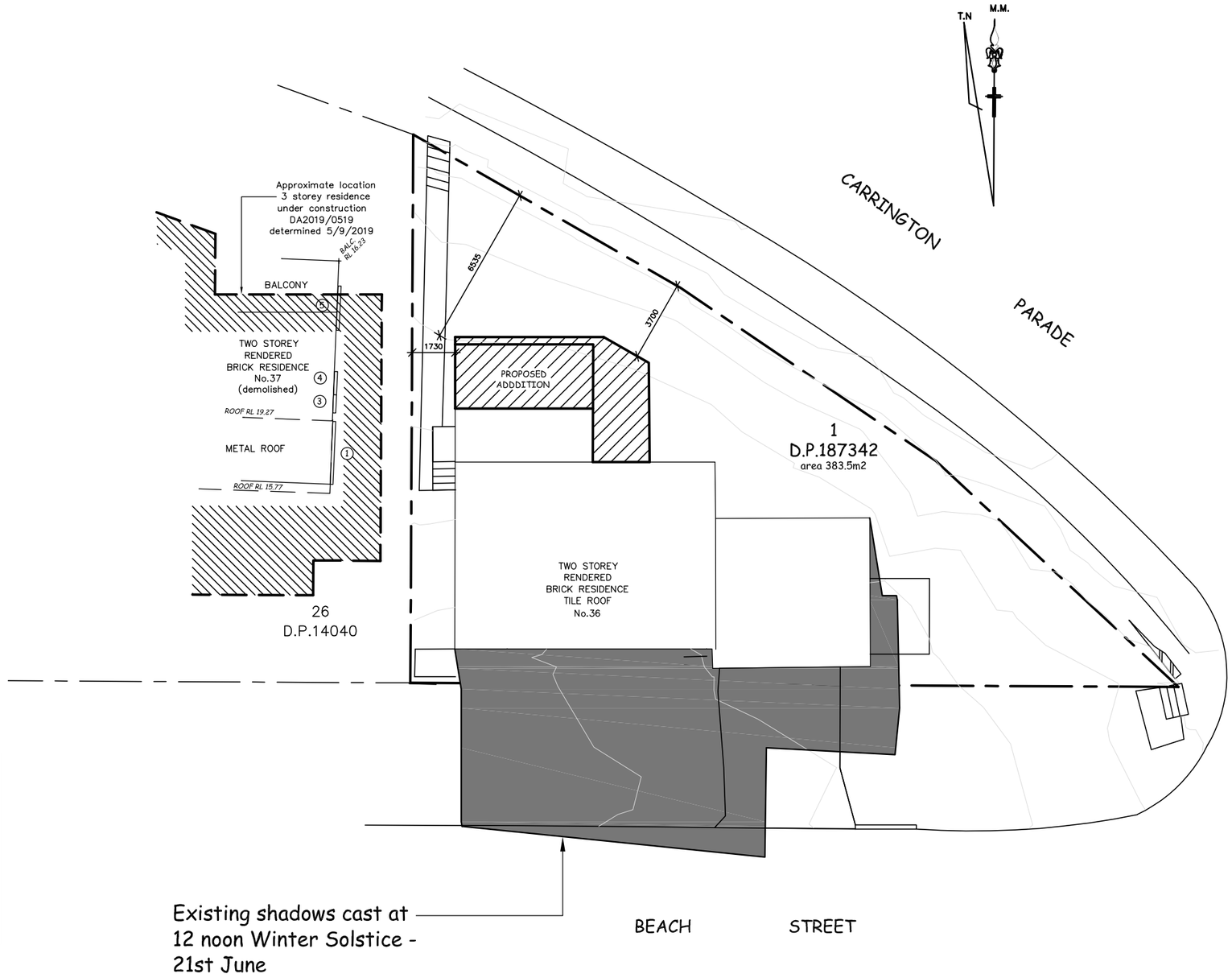
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
9am SHADOW DIAGRAM - WINTER SOLSTICE

True North

Scale 1:200 @ A3
Drawn R.G.
Checked S.G.
Date 21 May, 2020

Job Number 19-1206
Drawing Number S4
Rev. -



Note: There are no new shadows cast over neighbouring properties at 12 Noon on the Winter Solstice, as a result of the proposed works.

Existing shadows cast at 12 noon Winter Solstice - 21st June

Survey Details provided by
Stutchbury Jaques Pty Limited
Surveyors
Datum to A.H.D.

SHADOWING DATA
Sydney Latitude = 34deg south
Landslope orientation 24% North East
Shadows cast by trees and fences are not included.

	Date	Ammendment

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accreditation Number 6255
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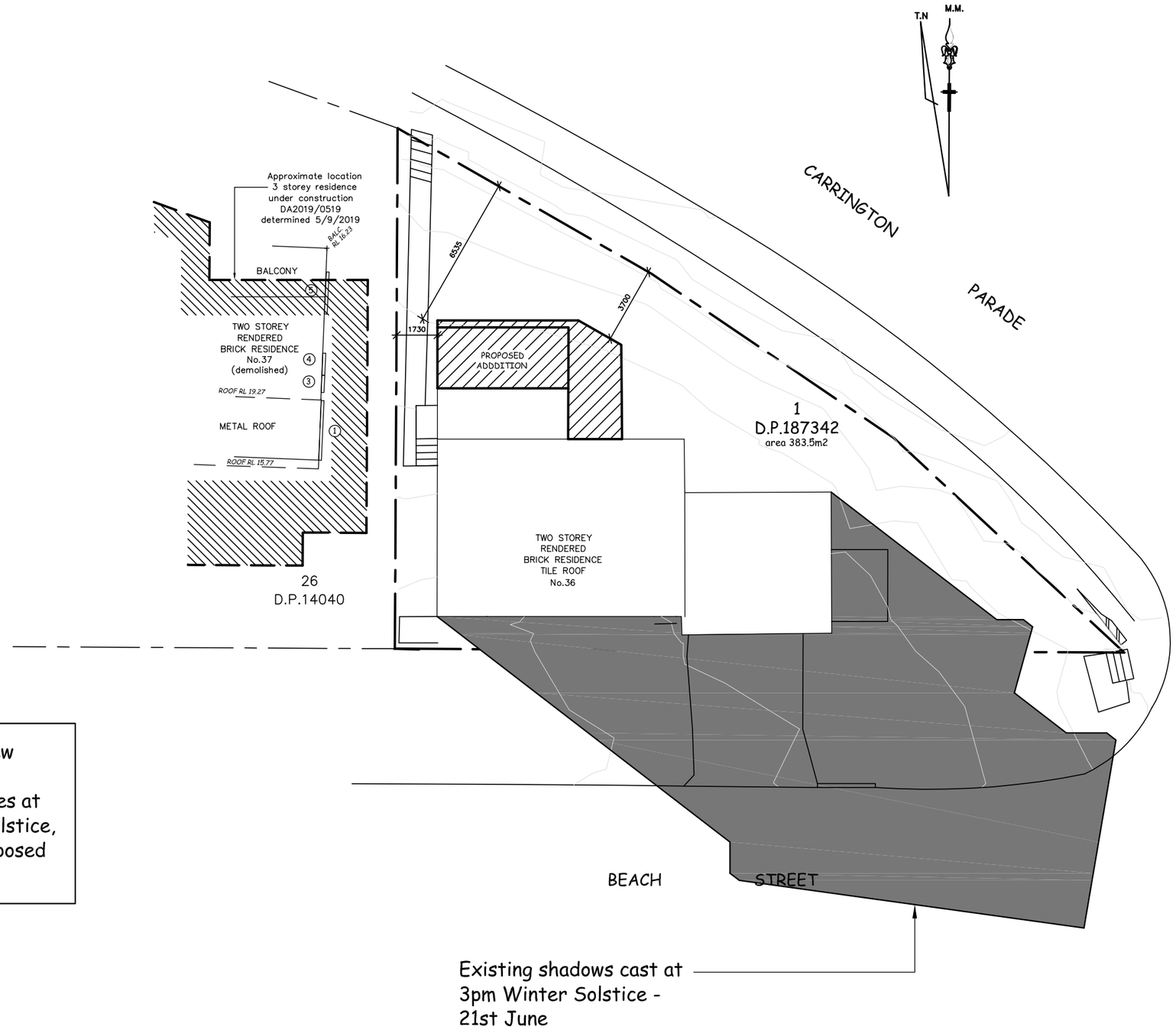
Project
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
12 Noon SHADOW DIAGRAM - WINTER SOLSTICE

True North

Scale 1:200 @ A3
Drawn R.G.
Checked S.G.
Date 21 May, 2020

Job Number 19-1206
Drawing Number S5
Rev. -



Note: There are no new shadows cast over neighbouring properties at 3pm on the Winter Solstice, as a result of the proposed works.

Existing shadows cast at 3pm Winter Solstice - 21st June

Survey Details provided by
Stutchbury Jaques Pty Limited
Surveyors
Datum to A.H.D.

SHADOWING DATA
Sydney Latitude = 34deg south
Landslope orientation 24% North East
Shadows cast by trees and fences are not included.

	Date	Ammendment

Accreditation Number 6255

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Project
PROPOSED ALTERATIONS & ADDITIONS
36 CARRINGTON PARADE, CURL CURL

Drawing Title
3pm SHADOW DIAGRAM - WINTER SOLSTICE

True North

Scale 1:200 @ A3

Drawn R.G.

Checked S.G.

Date 21 May, 2020

Job Number 19-1206

Drawing Number S6

Rev. -