


<u>Landscape vegetation:</u>	★ 321m ² lawn + garden, with 89m ² % low water use species.
<u>Rainwater tank:</u>	★ 14,000 litres. ★ Collecting from roof area = 260m ² . ★ Water to be used in: vegetation + all toilets + pool + spa.
<u>Hot Water Recirculation:</u>	★ N/A.
<u>Swimming pool / Spa:</u>	★ Pool: 80 kilolitres, with cover; Spa:8 kilolitres, with cover.
<u>Toilets, Showerheads, Taps:</u>	★ Showerheads '4★' (4.5-6.0 L/min), Toilets '4★', Kitchen Taps '5★', Bathroom taps '5★'.

<u>Roof:</u>	★ Slate tiled roof + R1.0 insulation blanket to underside. ★ 'Dark' colour.
<u>Ceilings:</u>	★ Minimum R4.0 insulation to all ceilings with roof above. ★ Minimum R2.5 insulation to all ceilings with balcony/terrace above. ★ Rated with sealed exhaust ventilation. Not rated with down-lights.
<u>External Walls:</u>	★ Brick veneer + R2.5 insulation to Ground floor & first floor walls. ★ Brick + R1.5 insulation to basement level external walls. ★ 'Light' colour.
<u>Internal Walls:</u>	★ Brick to all internal walls.
<u>Glazing:</u>	★ (see * 'GLAZING NOTES':)
<u>Floors:</u>	★ Concrete floors throughout with timber & tile coverings (as per plans). ★ R1.0 insulation to all floors with 'Garage' or outside air below.

	'BASIX TARGETS' set for AccuRate	AccuRate 22 nd Run
COOLING ENERGY (MJ/m ² /yr)	(< 26.2)	25.8 ✓
HEATING ENERGY (MJ/m ² /yr)	(< 42.8)	39.6 ✓

<u>Cooling:</u>	★ Air-conditioner; 3-phase, < 2.5 EER to Living & Bed areas.
<u>Heating:</u>	★ Air-conditioner; 3-phase, < 2.5 EER to Living & Bed areas.
<u>Water Heating:</u>	★ Gas instantaneous, 3.0 'Star'.
<u>Energy Efficient Lighting:</u>	★ Compact fluorescent or LED to: Nil.
<u>Cooking:</u>	★ Gas cook-top, electric oven.
<u>Ventilation:</u>	★ Kitchen + Bathrooms + Laundry: exhaust ducted & sealed; manual switch 'on'/'off'.
<u>Refrigerator space:</u>	★ Well ventilated.
<u>Clothes drying lines:</u>	★ Outdoor line installed.
<u>Swimming Pool / Spa:</u>	★ Timers to pumps; Solar (gas boosted) heating.
<u>Alternative Energy Supply:</u>	★ Photovoltaic, 10.0 kilowatt peak.

<u>GLAZING TYPE</u>	<u>LOCATION</u>
NFRC: Uw= 5.4, SHGC=0.58. eg aluminium-framed single-glazed 'Low-e' glass.	• All louvred glazing + 'W04'.
NFRC: Uw= 2.9, SHGC=0.44. eg Improved-aluminium-framed double-glazed 'Low-e' glass;	• All bi-fold & swing door type glazing.
NFRC: Uw= 2.9, SHGC=0.51. eg Improved-alumnium-framed double-glazed 'Low-e' glass;	• All fixed, and remaining stacker and sliding glazing.
Double-glazed 'opal' translucent. eg aluminium-framed double-glazed obscure glass.	• Skylights.
External adjustable louvred shutters.	• As per plans + 'W18' WIR glazing.
Increased overhang = 600 mm projection.	• Above 'W20'.

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Project:
Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1
DA002
Date 27/05/21

Drawing:
Basix Commitments

Scale

Drawn by: AT/NL/EV Checked by: AT/MB

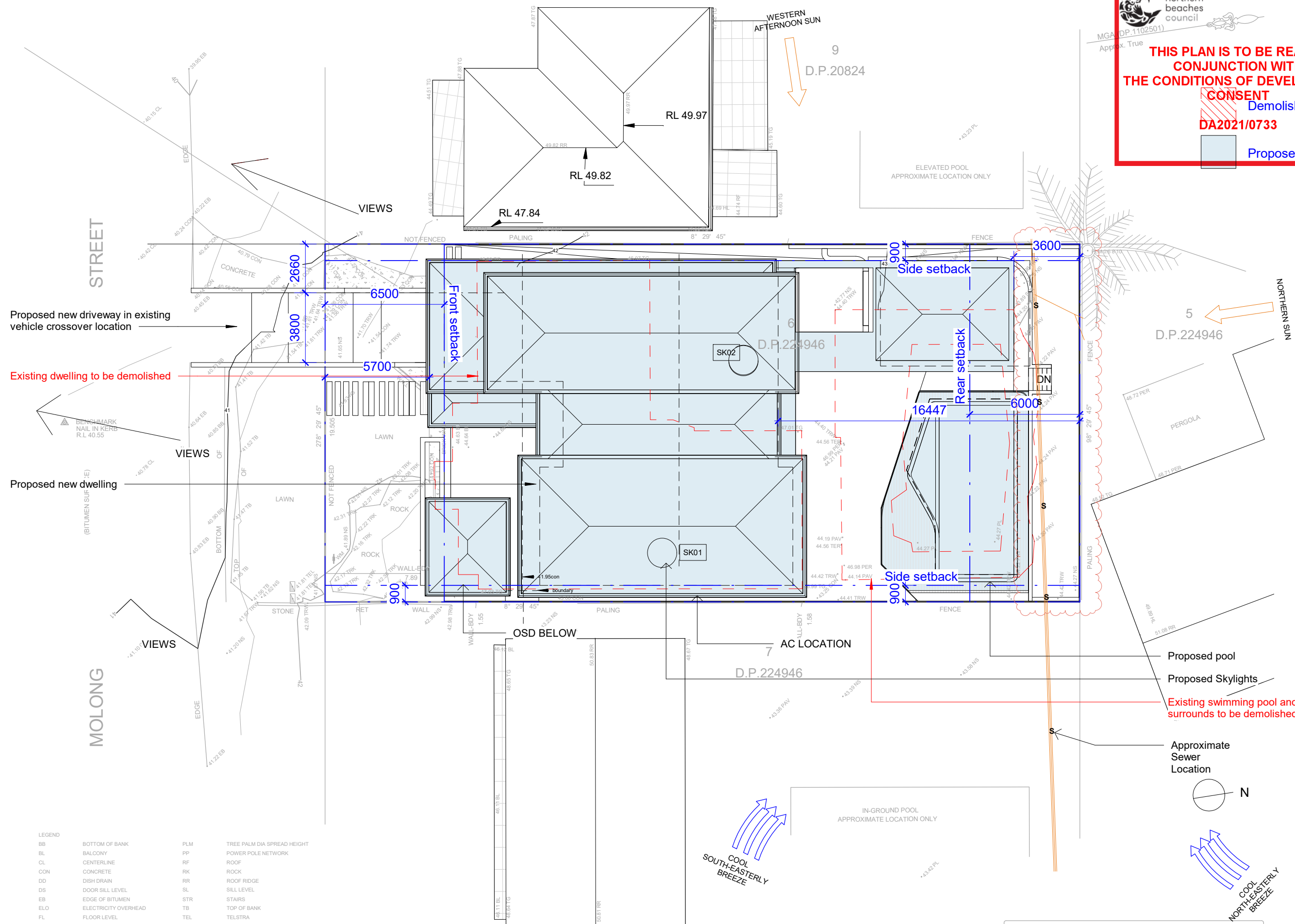


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Demolished

Proposed



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Project:
Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

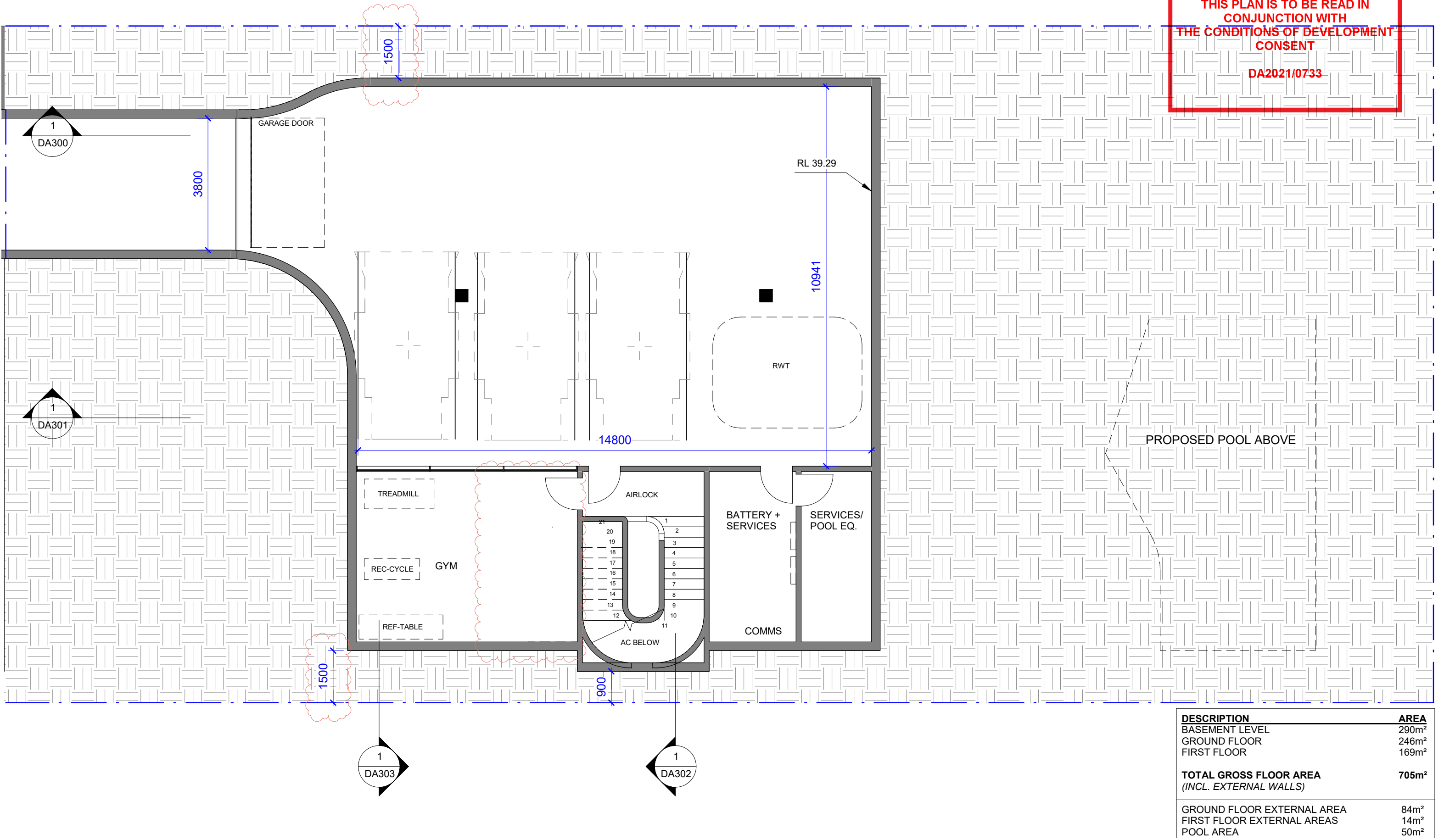
Drawing Number: DA101
Issue 2

Date 09/07/21

Drawing:
Site Plan and Site Analysis


Scale 1 : 200

Drawn by: AT/NL/EV Checked by: AT/MB



DESCRIPTION	AREA
BASEMENT LEVEL	290m ²
GROUND FLOOR	246m ²
FIRST FLOOR	169m ²
TOTAL GROSS FLOOR AREA (INCL. EXTERNAL WALLS)	705m²
GROUND FLOOR EXTERNAL AREA	84m ²
FIRST FLOOR EXTERNAL AREAS	14m ²
POOL AREA	50m ²

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Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 2
DA102

Date 09/07/21

Drawing:
Basement Floor Plan

Scale 1 : 100
Drawn by: AT/NL/EV Checked by: AT/MB

3600

DA2021/0733



DESCRIPTION	AREA
BASEMENT LEVEL	290m ²
GROUND FLOOR	246m ²
FIRST FLOOR	169m ²
TOTAL GROSS FLOOR AREA <i>(INCL. EXTERNAL WALLS)</i>	705m²
GROUND FLOOR EXTERNAL AREA	84m ²
FIRST FLOOR EXTERNAL AREAS	14m ²
POOL AREA	50m ²

Ground levels within 1.5 metres (m) of the rear boundary are to be maintained and landscaping is to be retained and supplemented with new species or replaced as per the approved Landscape plan.

Drawn by: **AT/NL/EV** Checked by: **AT/MB**

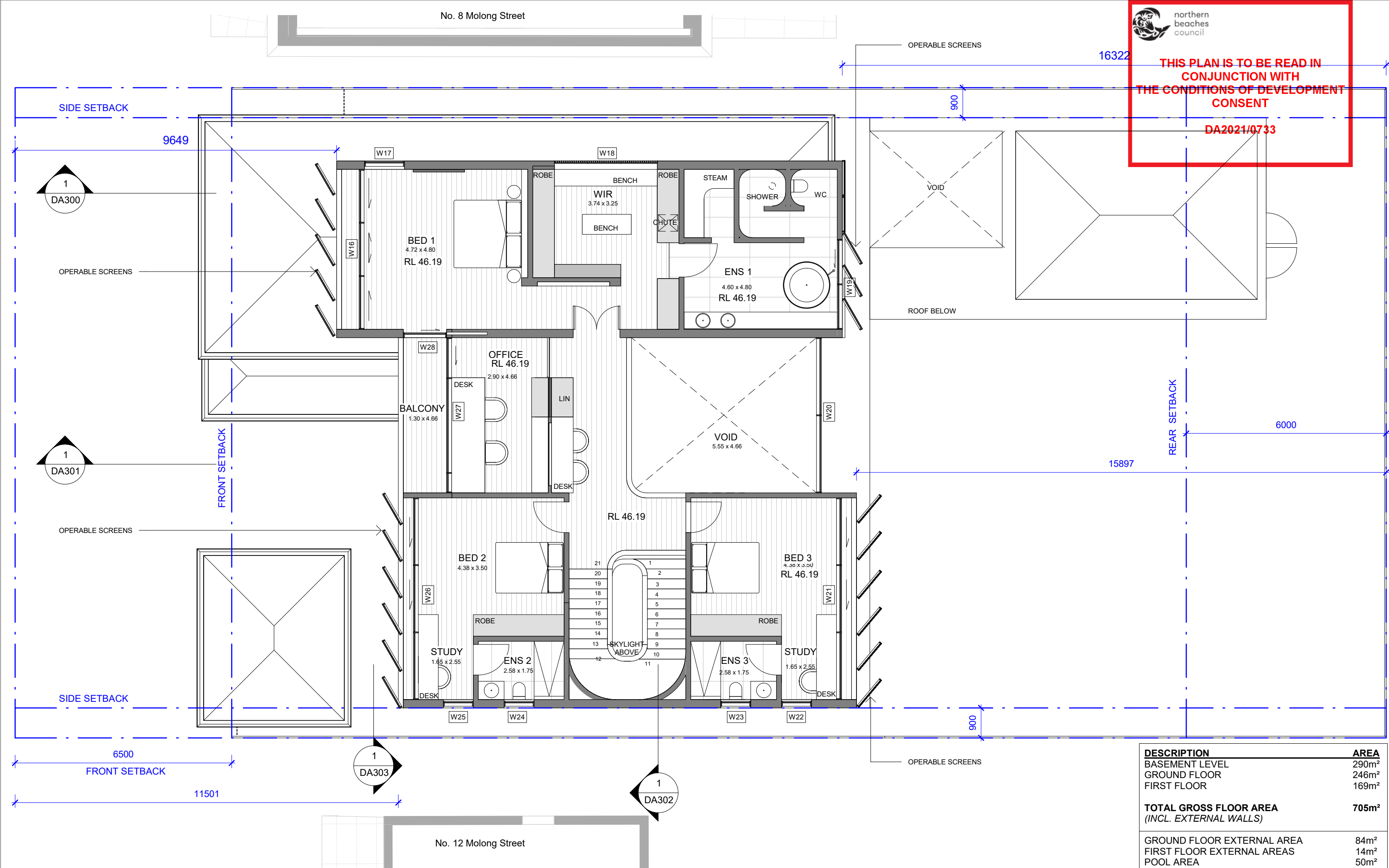


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Project number 2020 117

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Project:
Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1
DA104

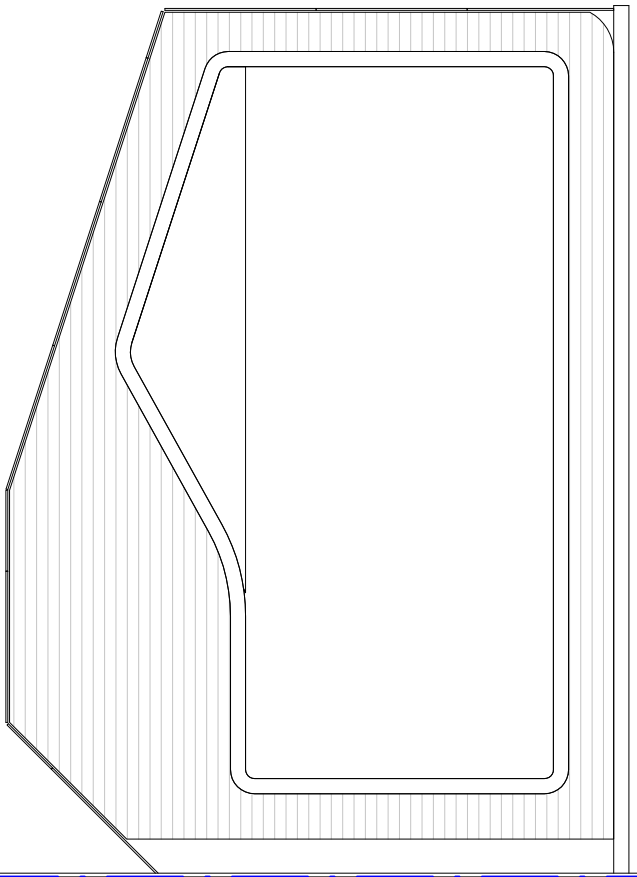
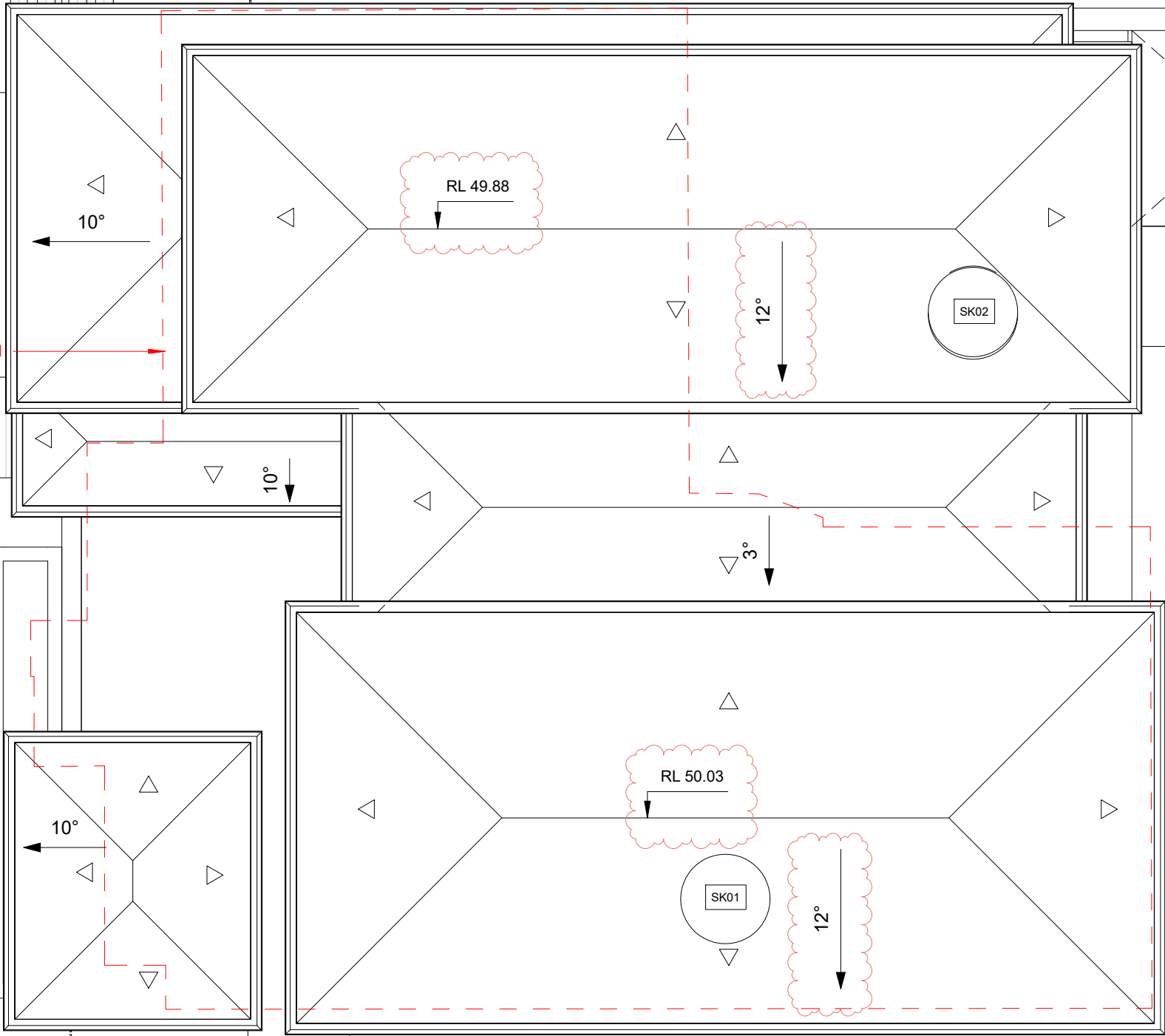
Date 27/05/21

Drawing:
First Floor Plan

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB

Existing dwelling to be demolished



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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

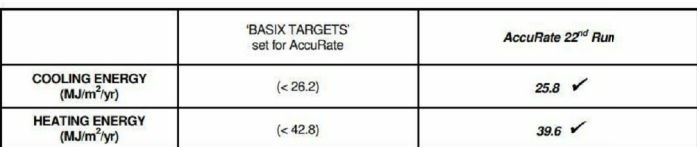
Drawing Number: DA107 Issue 2

Date 09/07/21

Drawing:
Roof Plan

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB



Drawn by: **AT/NL/EV** Checked by: **AT/MB**



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beaches
council

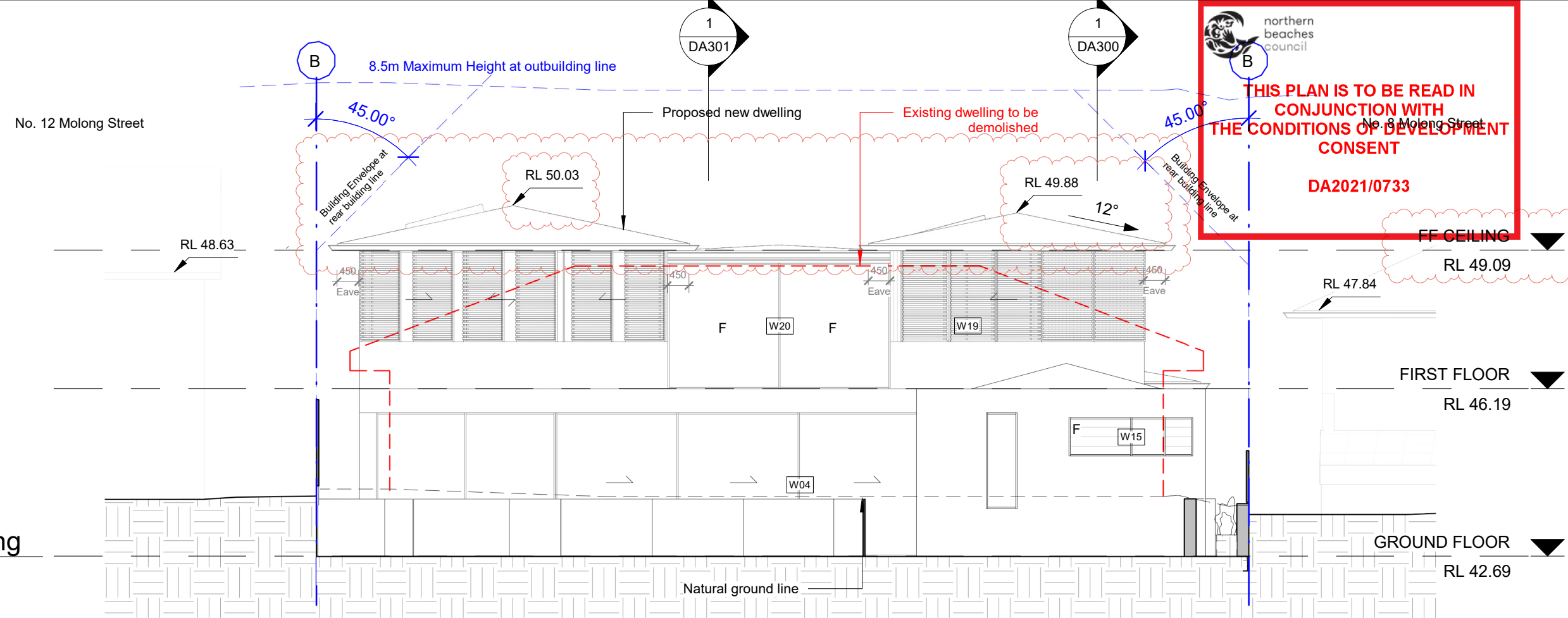
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1

North Elevation - Outbuilding

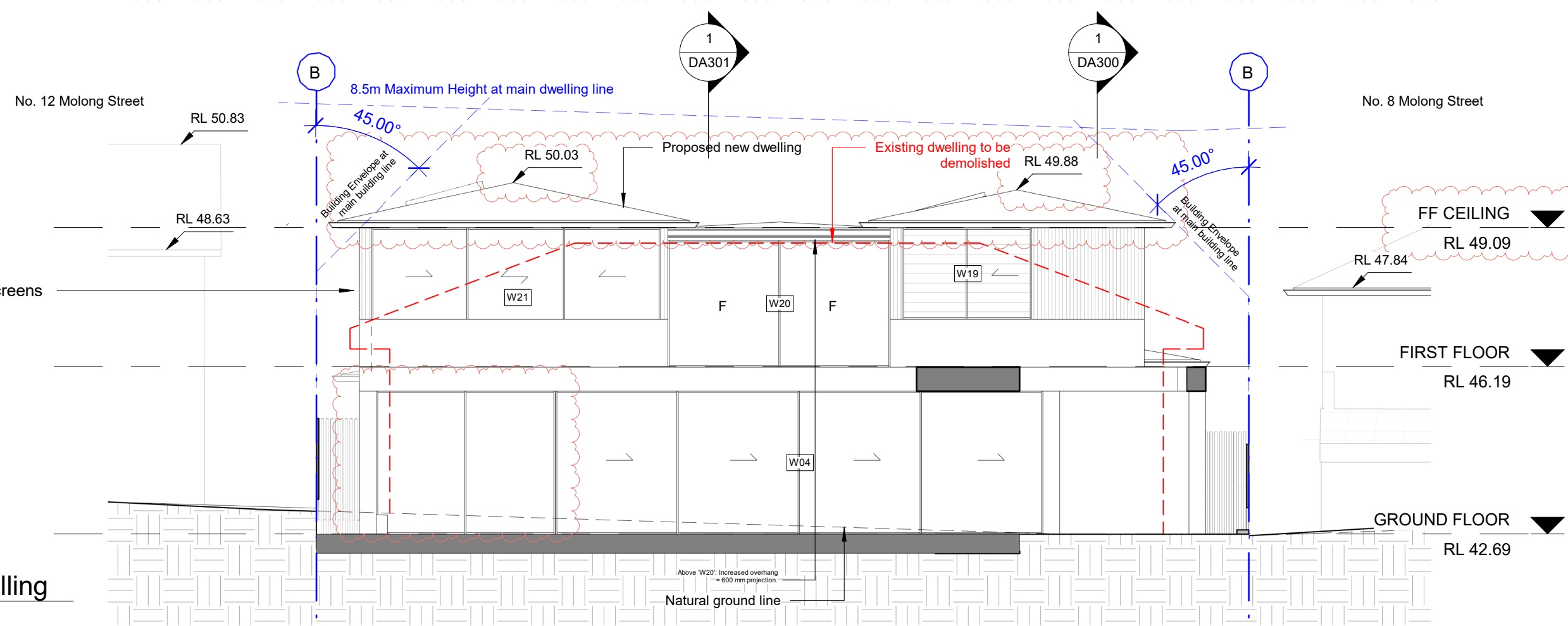
1 : 100



2

North Elevation - Main dwelling

1 : 100



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Project:
Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number
2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number:
DA202

Date
09/07/21

Drawing:
Elevation North (Rear)

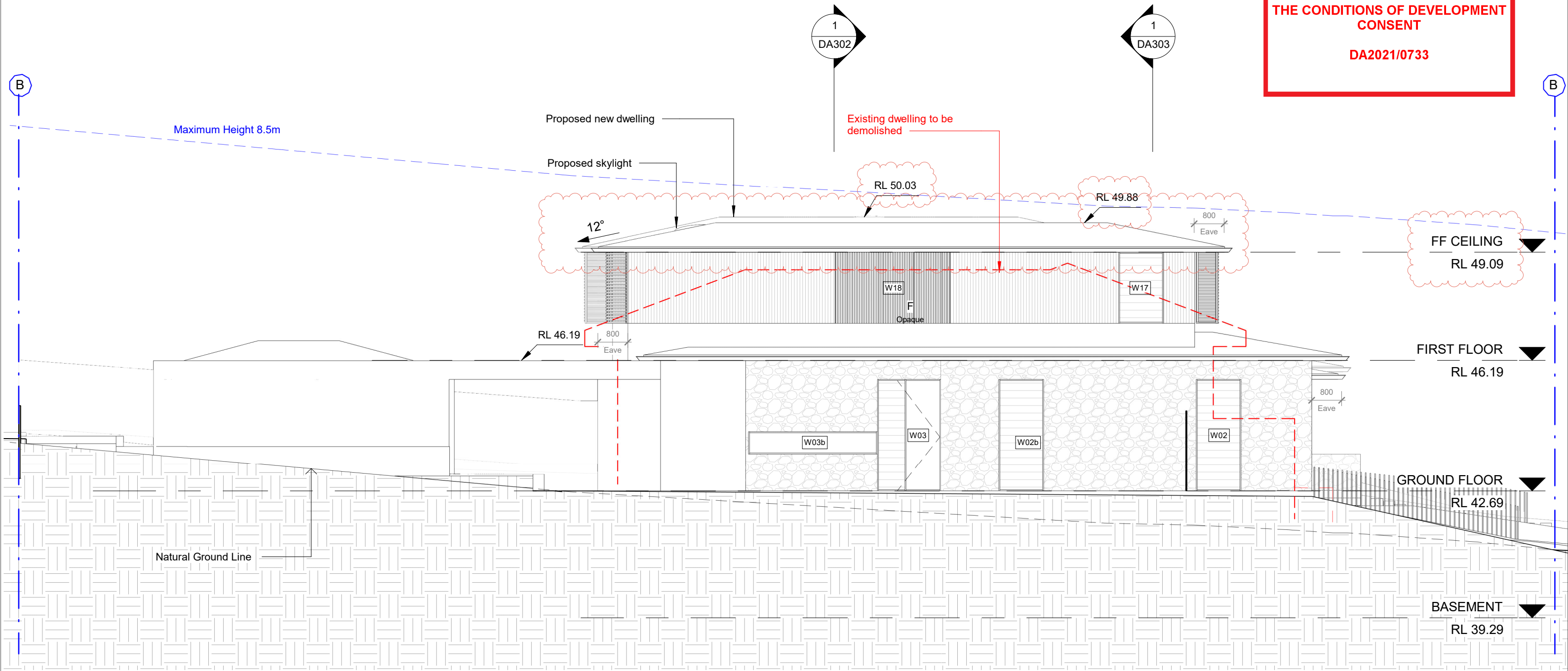
Scale
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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

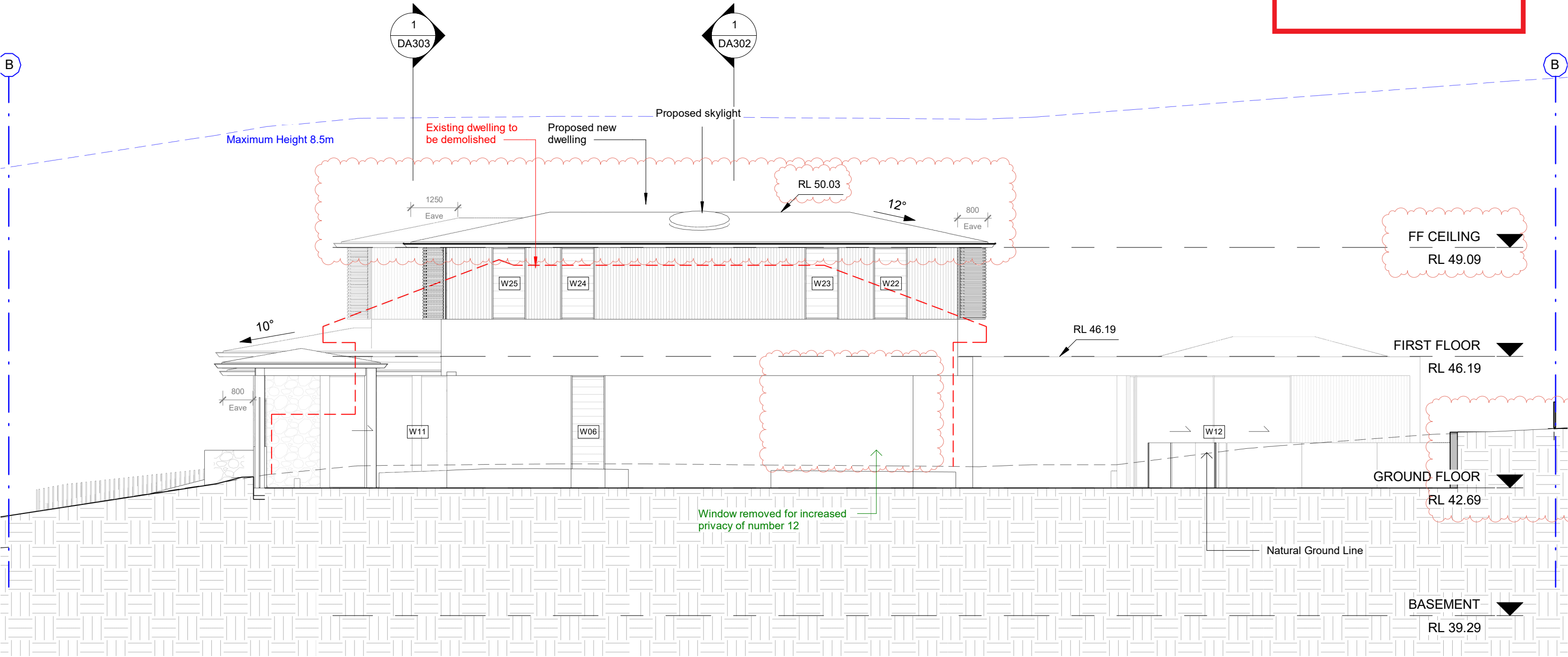
Drawing Number: Issue 2
DA203

Date 09/07/21

Drawing:
Elevation West

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB



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Molong Estate

10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number

2020_117

Client:

Amy Wild + Gary Brewer

Drawing Number:

DA204

Date

Issue 2

09/07/21

Drawing:

Elevation East

Scale

1 : 100

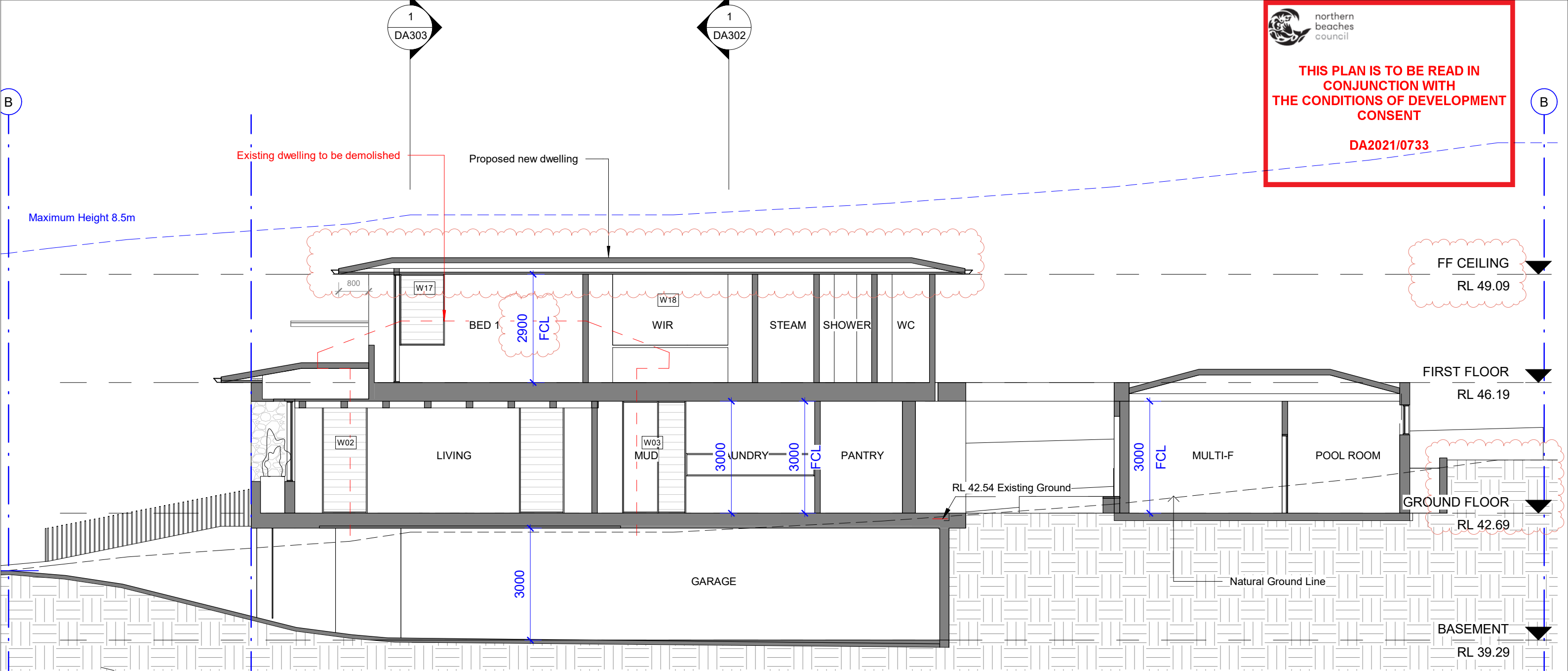
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GLAZING TYPE	LOCATION
NFRC: Uw= 5.4, SHGC=0.58. eg aluminium-framed single-glazed 'Low-e' glass.	• All louvred glazing + 'W04'.
NFRC: Uw= 2.9, SHGC=0.44. eg Improved-aluminium-framed double-glazed 'Low-e' glass;	• All bi-fold & swing door type glazing.
NFRC: Uw= 2.9, SHGC=0.51. eg Improved-aluminium-framed double-glazed 'Low-e' glass;	• All fixed, and remaining stacker and sliding glazing.
Double-glazed 'opal' translucent. eg aluminium-framed double-glazed obscure glass.	• Skylights.
External adjustable louvred shutters.	• As per plans + 'W18' WIR glazing.
Increased overhang = 600 mm projection.	• Above 'W20'.

Roof:	★ Slate tiled roof + R1.0 insulation blanket to underside. ★ 'Dark' colour.
Ceilings:	★ Minimum R4.0 insulation to all ceilings with roof above. ★ Minimum R2.5 insulation to all ceilings with balcony/terrace above. ★ Rated with sealed exhaust ventilation. Not rated with down-lights.
External Walls:	★ Brick veneer + R2.5 insulation to Ground floor & first floor walls. ★ Brick + R1.5 insulation to basement level external walls. ★ 'Light' colour.
Internal Walls:	★ Brick to all internal walls.
Glazing:	★ (see "GLAZING NOTES")
Floors:	★ Concrete floors throughout with timber & tile coverings (as per plans). ★ R1.0 insulation to all floors with 'Garage' or outside air below.

	'BASIX TARGETS' set for AccuRate	AccuRate 22 nd Run
COOLING ENERGY (MJ/m ² /yr)	(< 26.2)	25.8 ✓
HEATING ENERGY (MJ/m ² /yr)	(< 42.8)	39.6 ✓

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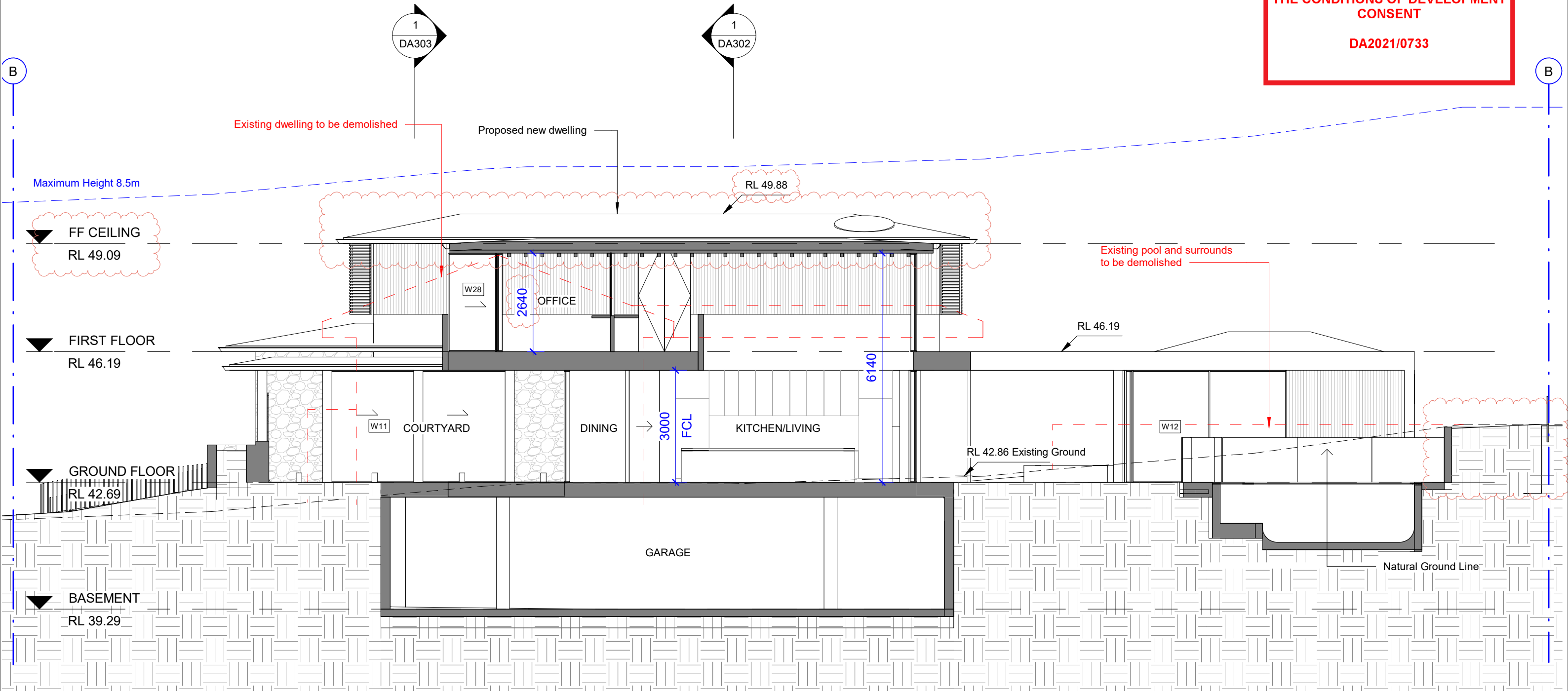
Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 2
DA300

Date 09/07/21

Drawing:
Section A
Scale 1 : 100
Drawn by: AT/NL/EV Checked by: AT/MB



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Project:
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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

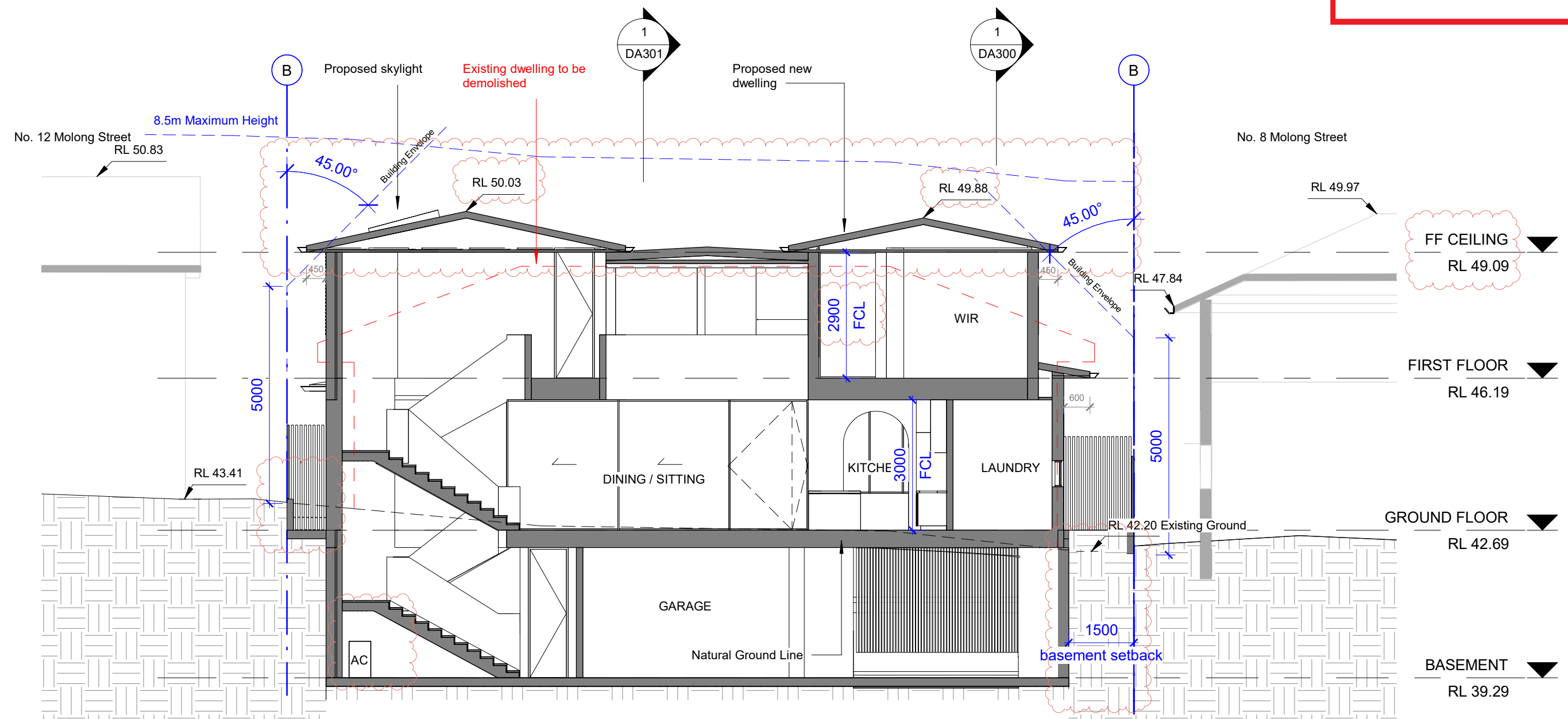
Drawing Number: Issue 2
DA301

Date 09/07/21

Drawing:
Section B

Scale 1 : 100

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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

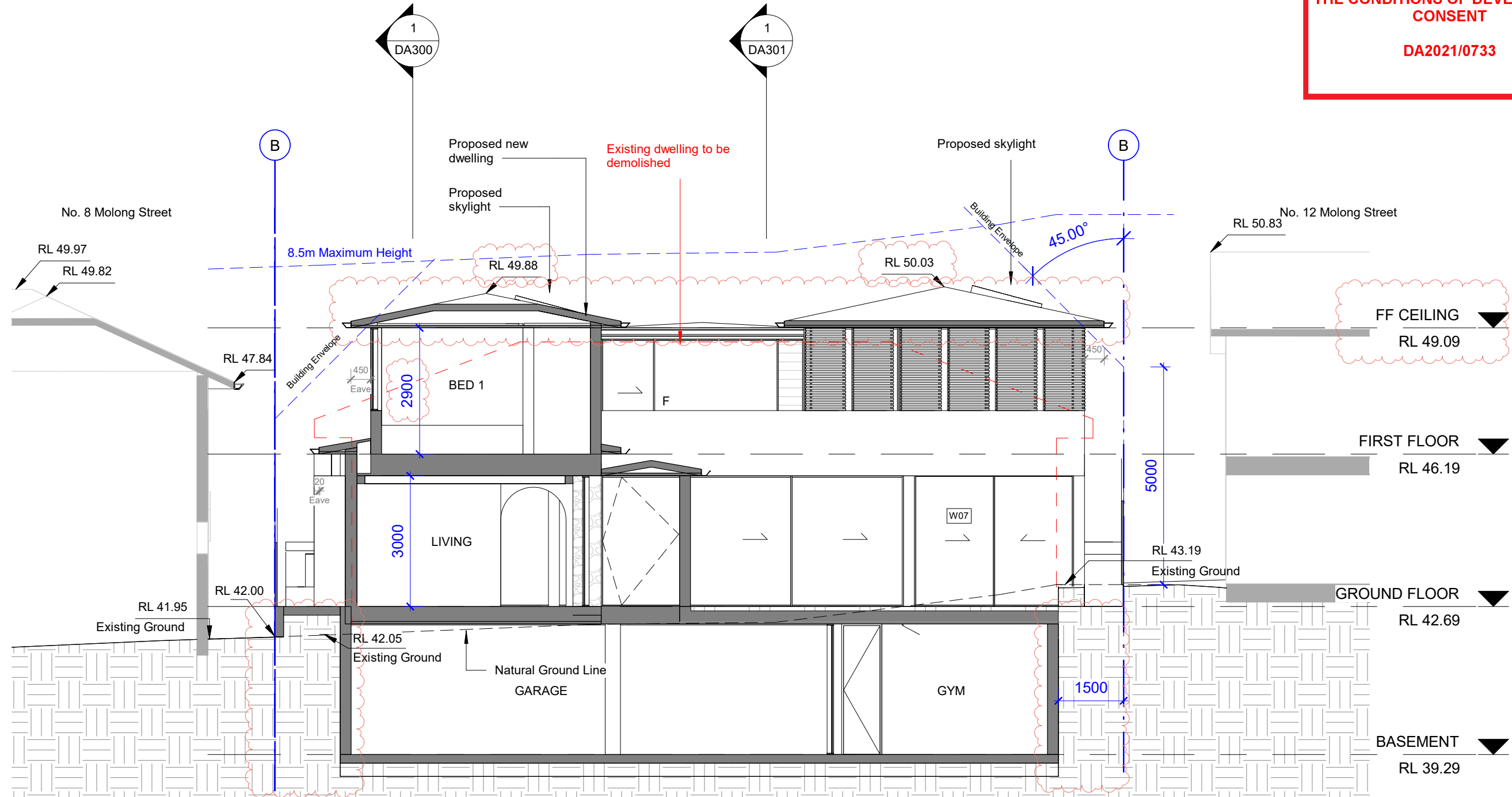
Drawing Number: Issue 2
DA302

Date 09/07/21

Drawing:
Section C

Scale 1 : 100

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10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer


Drawing Number: DA303
Issue 2

Date 09/07/21

Drawing:
Section D

Scale 1 : 100

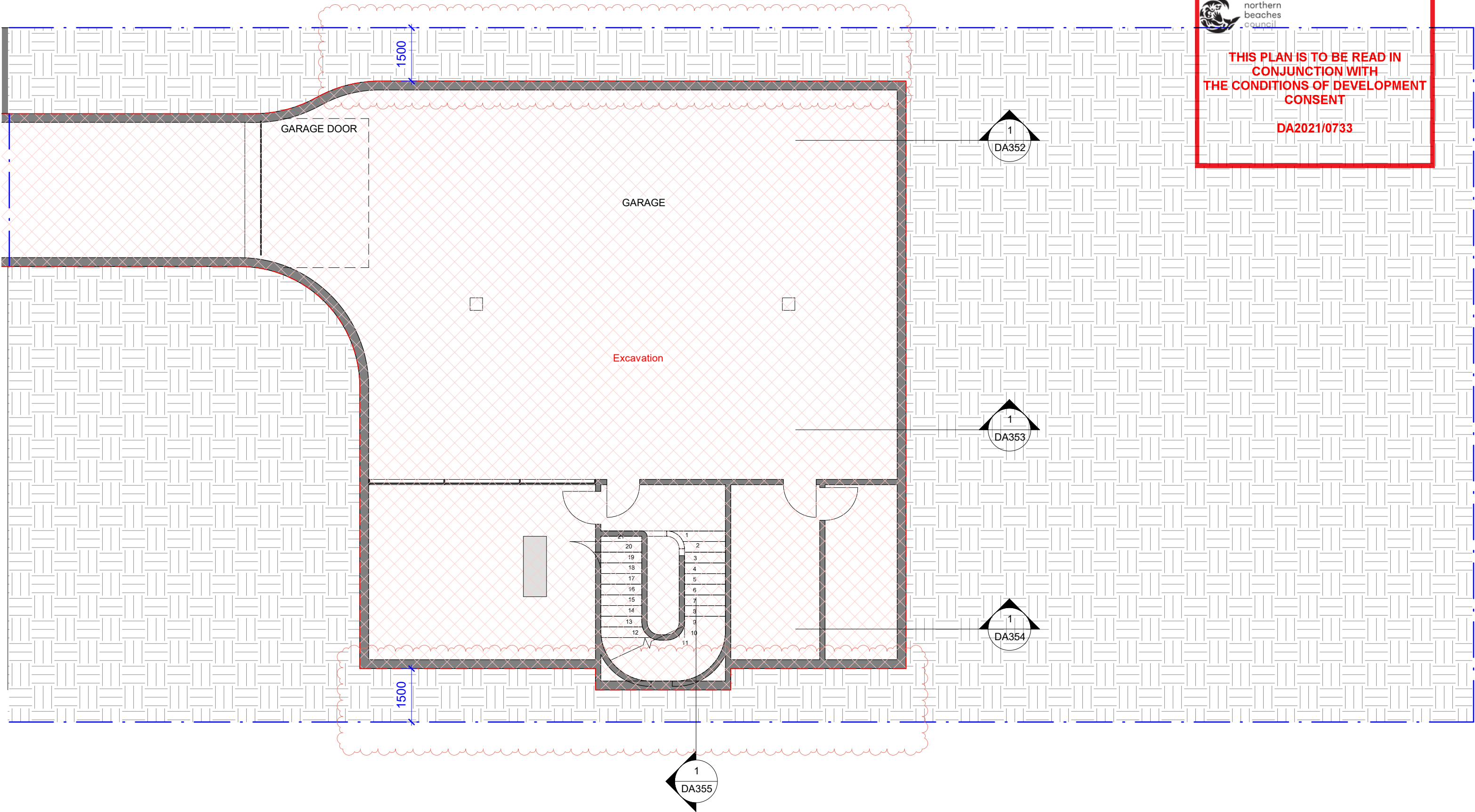
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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 2

DA350

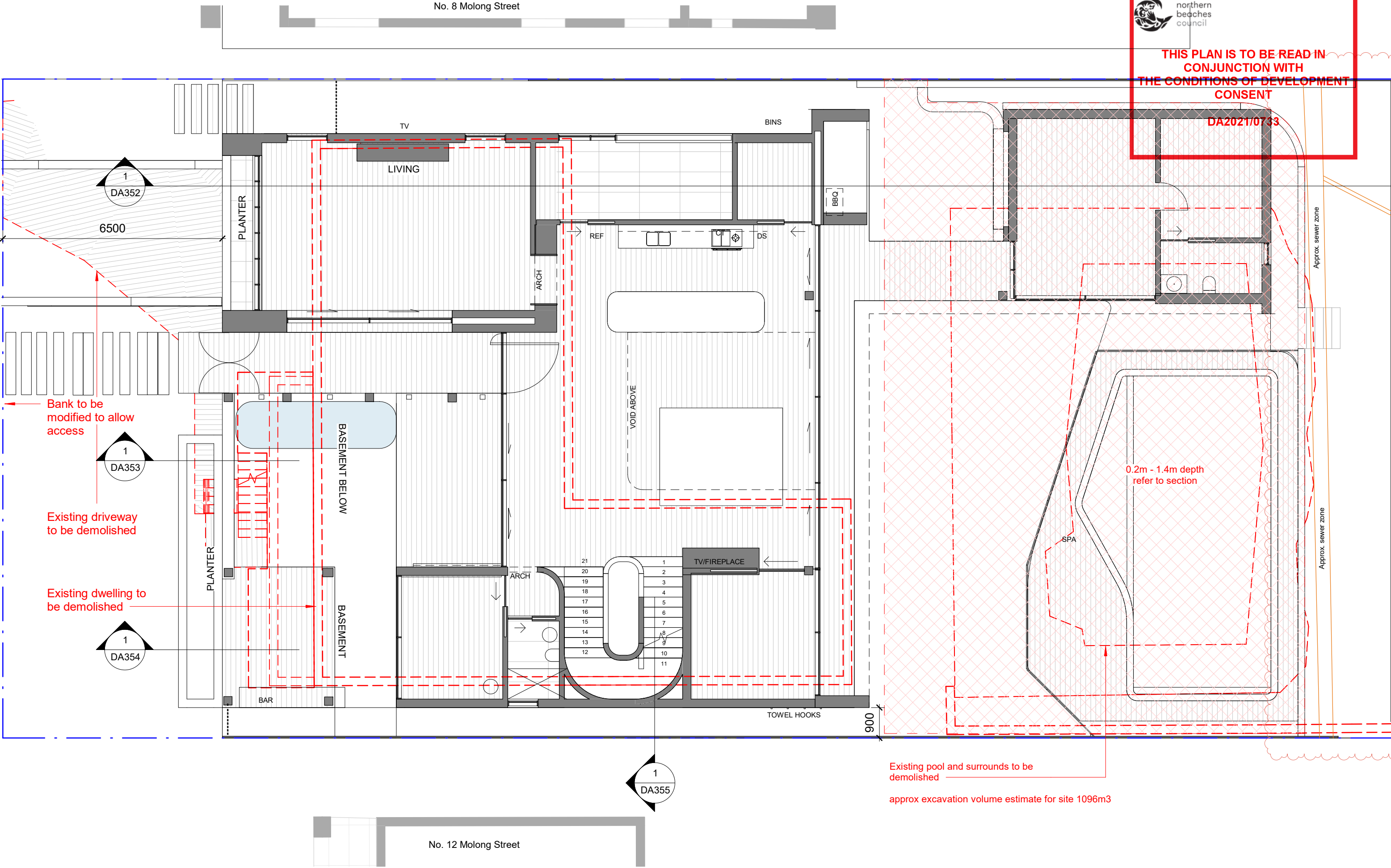
Date 09/07/21



Drawing:
Basement Excavation Plan

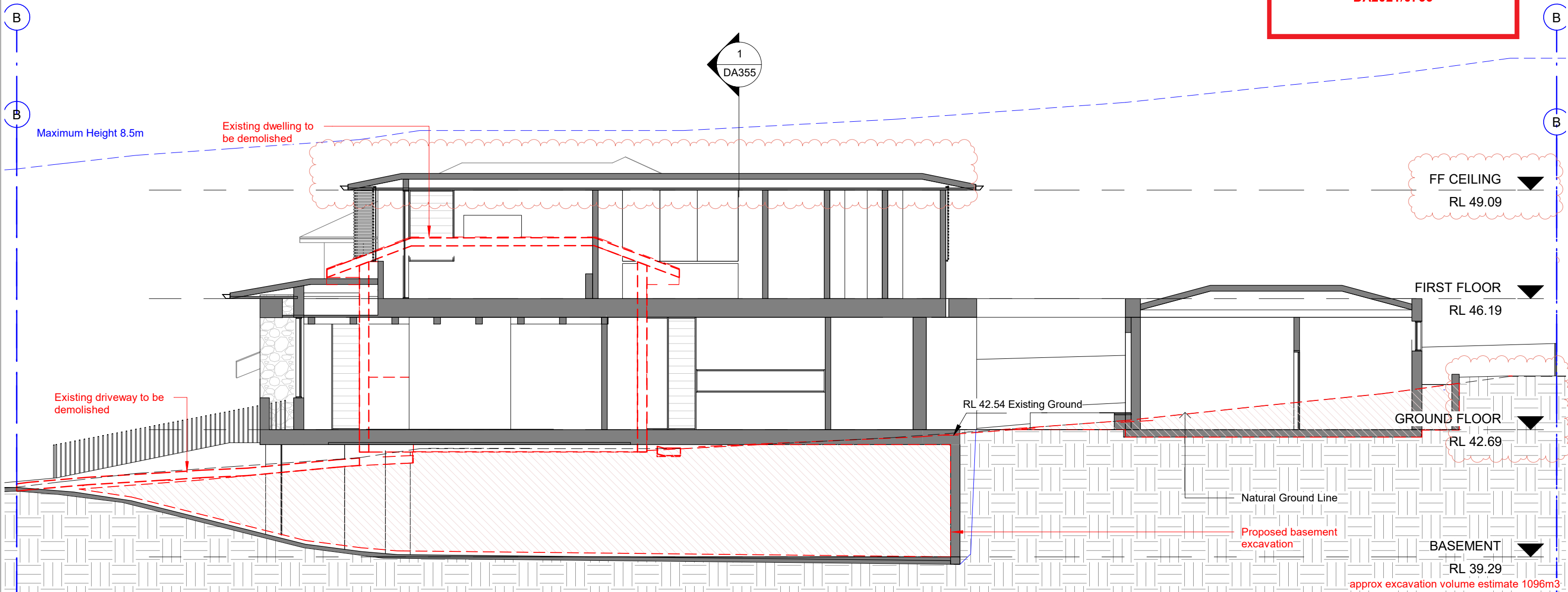
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10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

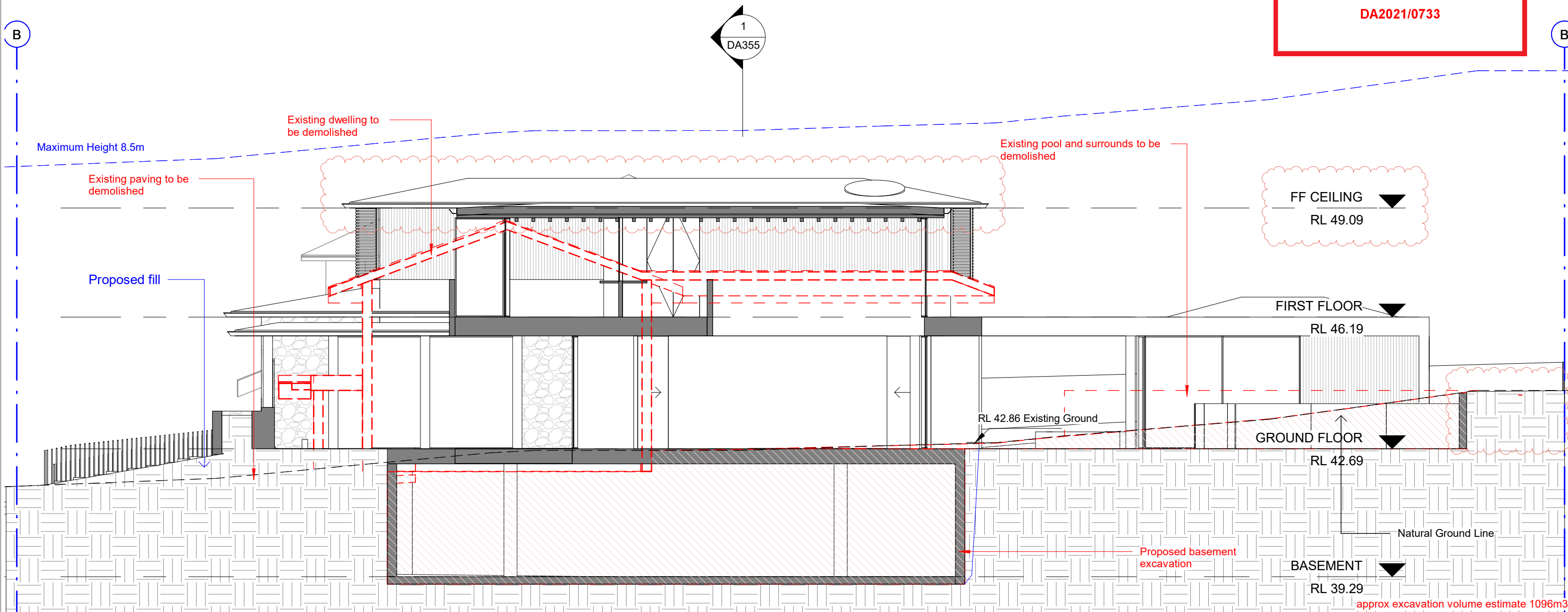
Drawing Number: Issue 2
DA352

Date 09/07/21

Drawing:
Excavation Section A

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB



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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

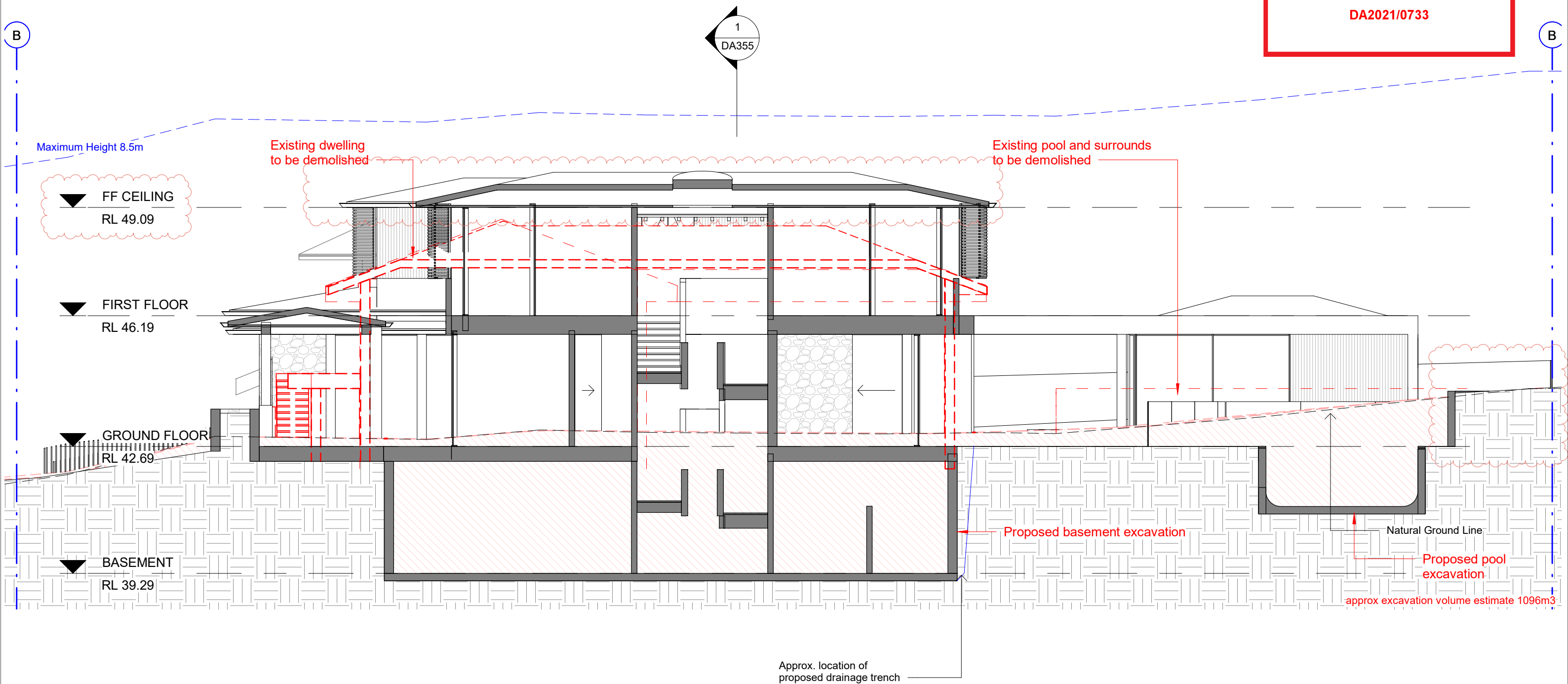
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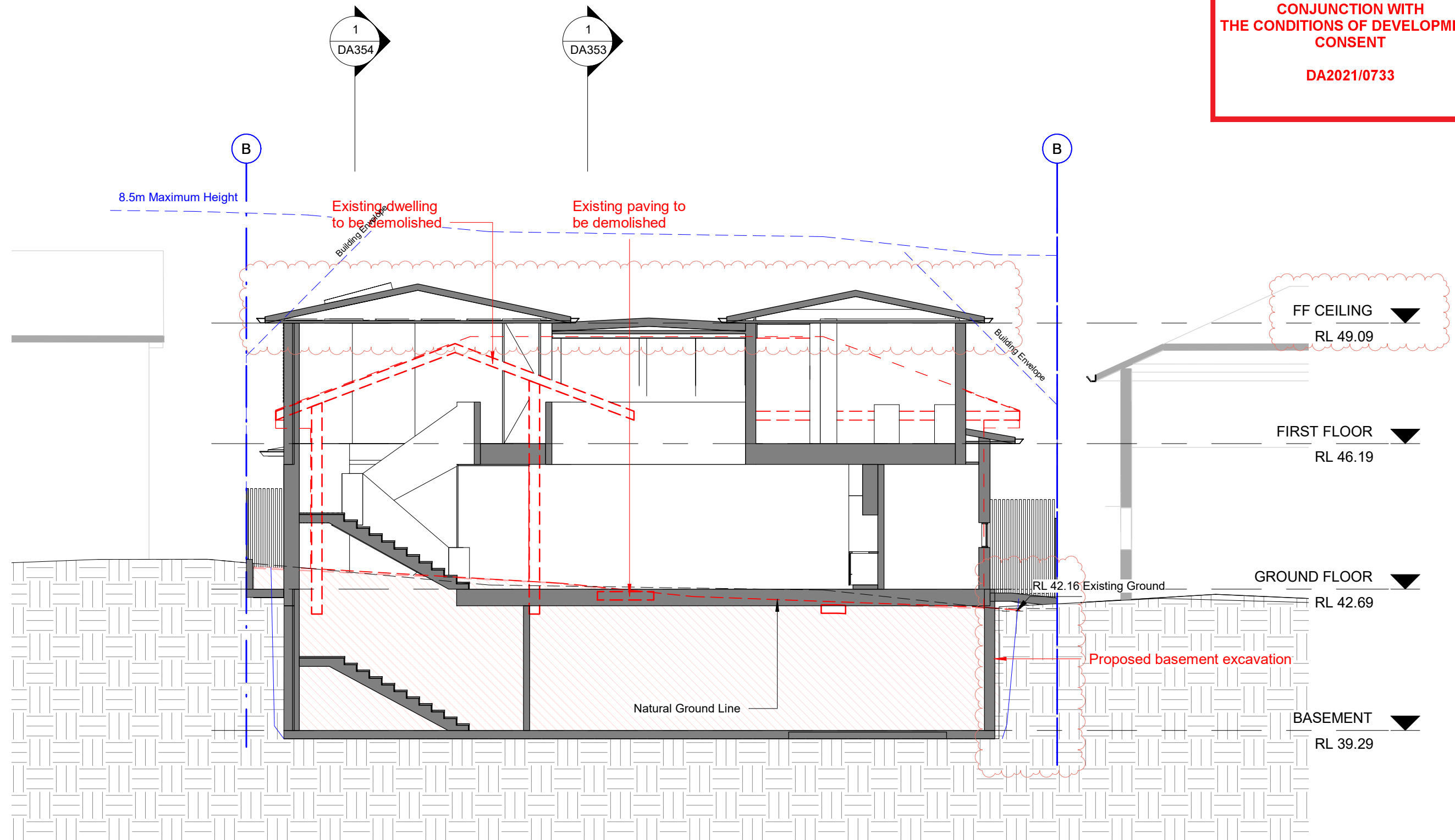
Date 09/07/21

Drawing:
Excavation Section B

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB





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10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 2
DA355

Date 09/07/21

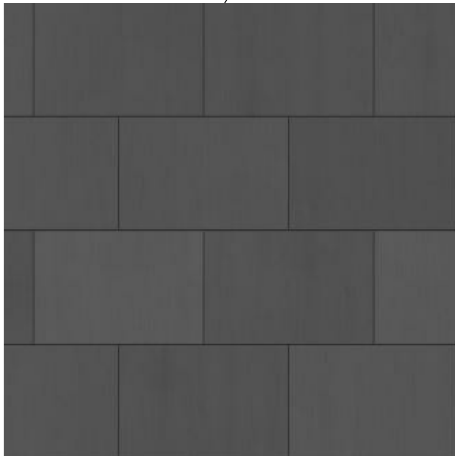
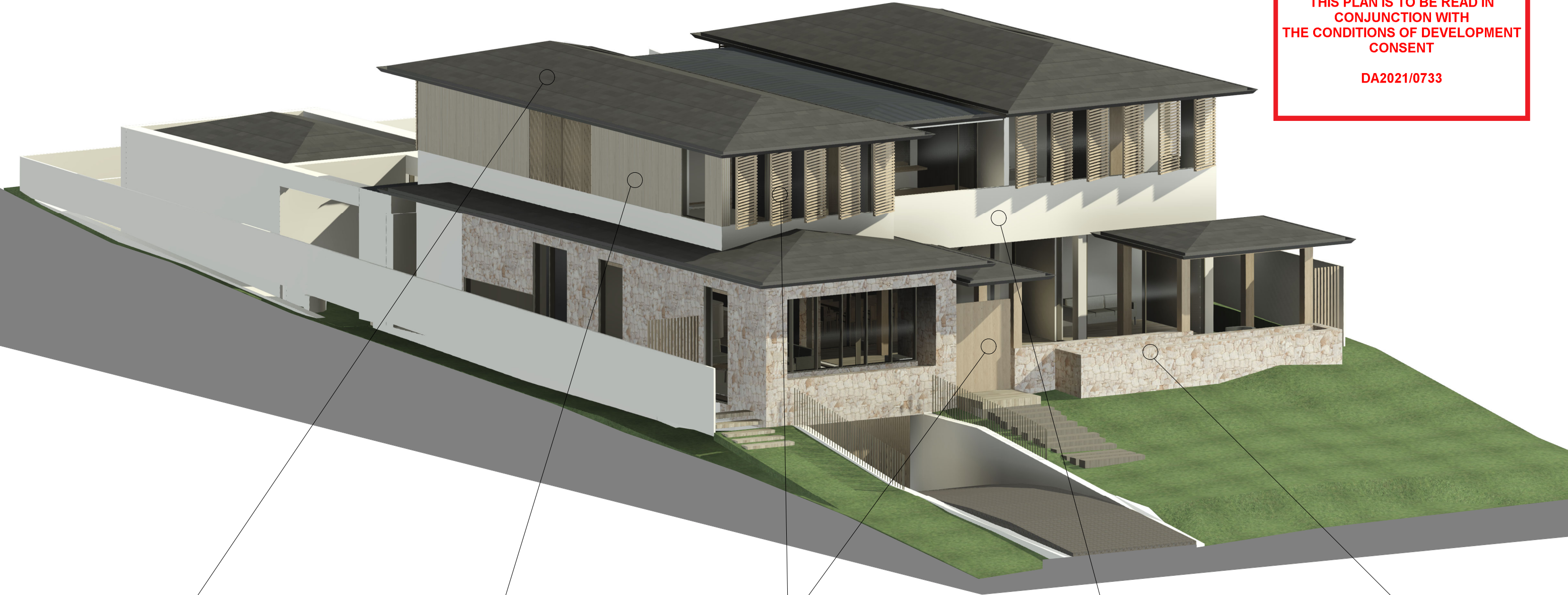
Drawing:
Excavation Section D

Scale 1 : 100

Drawn by: AT/NL/EV Checked by: AT/MB

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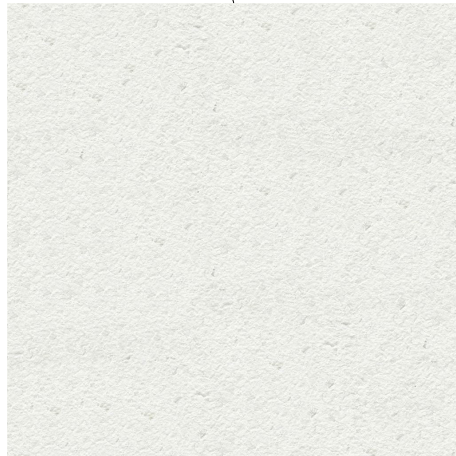
Roof tiles



Timber cladding



Timber



Light render



Stone

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Window Schedule				
Mark	Width	Height	Operation	Glass Type

W01	4585	2150	Bifold Windows	Clear Glass
W02	1200	3000	Glass Louvres	Clear Glass
W02b	1200	3000	Glass Louvres	Clear Glass
W03	1700	3000	Swing +Louvres	Clear Glass
W03b	3450	600	Fixed	Clear Glass
W04	10186	3000	Sliding	Clear Glass
W05	3750	3000	Sliding	Clear Glass
W06	900	3000	Glass Louvres	Opaque
W07	3785	3100	Sliding	Clear Glass
W09	5147	3000	Sliding Door	Clear Glass
W10	1800	3000	Pivot Door	Clear Glass
W11	4894	3000	Sliding	Clear Glass
W12	4150	3000	Sliding	Clear Glass
W13	1700	3000	Sliding	Clear Glass
W14	650	2000	Glass Louvres	Clear Glass
W15	2600	800	Louvres + Fixed	Clear Glass
W16	4800	2900	Sliding	Clear Glass
W17	1200	1900	Glass Louvres	Clear Glass
W18	3091	1900	Fixed	Opaque
W19	2700	1900	Sliding	Clear Glass
W20	4657	2640	Fixed	Clear Glass
W21	6050	2900	Sliding	Clear Glass
W22	900	1900	Glass Louvres	Opaque
W23	900	1900	Glass Louvres	Opaque
W24	900	1900	Glass Louvres	Opaque
W25	900	1900	Glass Louvres	Opaque
W26	6050	2900	Sliding	Clear Glass
W27	4657	2640	Sliding + Fixed + Louvres	Clear Glass
W28	1300	2640	Sliding	Clear Glass

Skylights	
Number	Area
SK-01	1.8m ²
SK-02	1.8m ²

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Project:
Molong Estate
10 Molong Street, North Curl Curl
Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1
DA601

Date 27/05/21

Drawing:
Window Schedule

Scale

Drawn by: AT/NL/EV Checked by: AT/MB