



Development Application
Proposed New Dwelling

10 Molong Street, North
Curl Curl NSW 2099

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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: DA000 Issue 1
Date 27/05/21

Drawing:
Title Page
Scale
Drawn by: AT/NL/EV Checked by: AT/MB



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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

DA001

Date

Drawing:

3D Rendering

Scale

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

<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 number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1

DA002

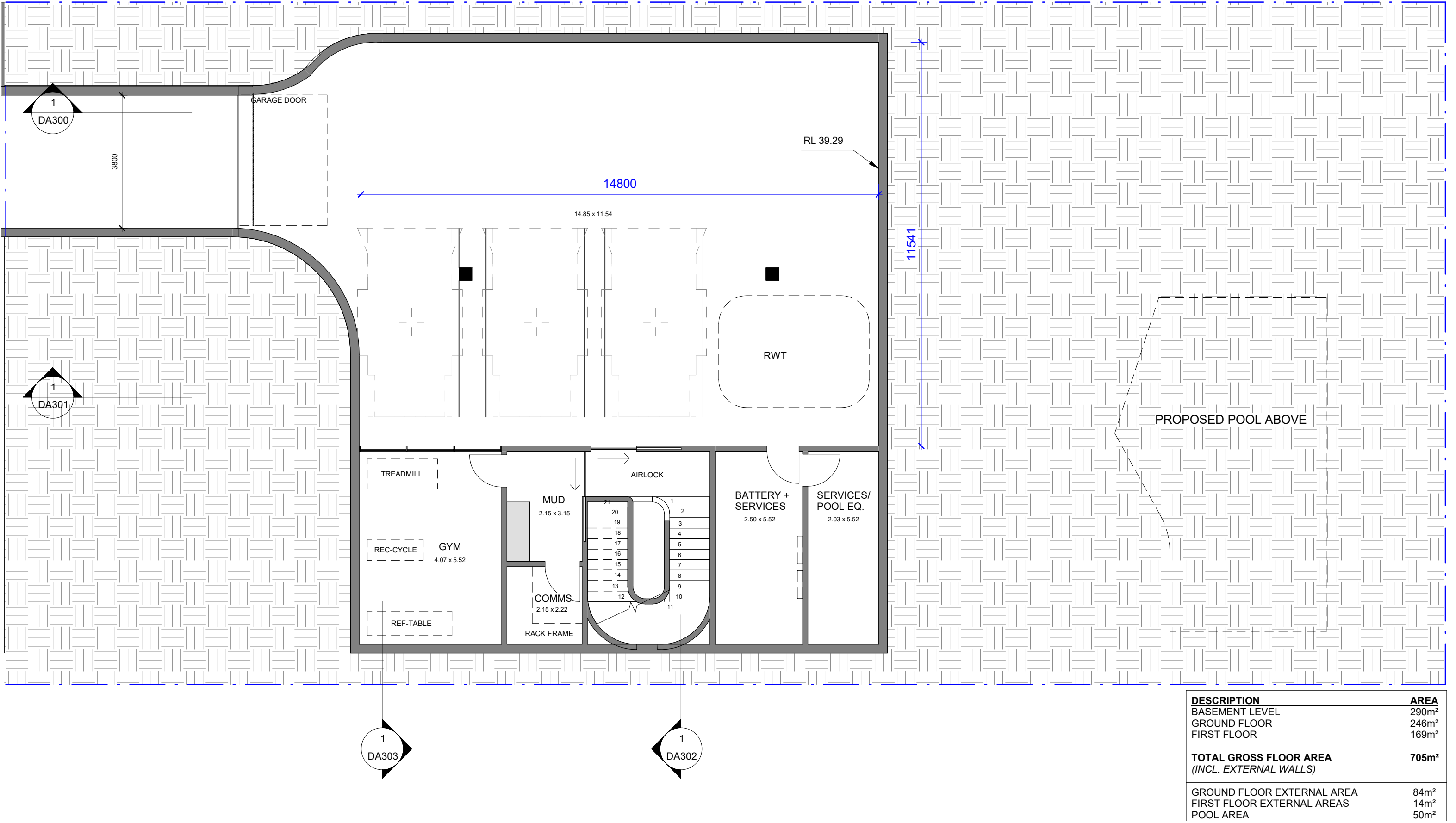
Date 27/05/21

Drawing:
Basix Commitments

Scale

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





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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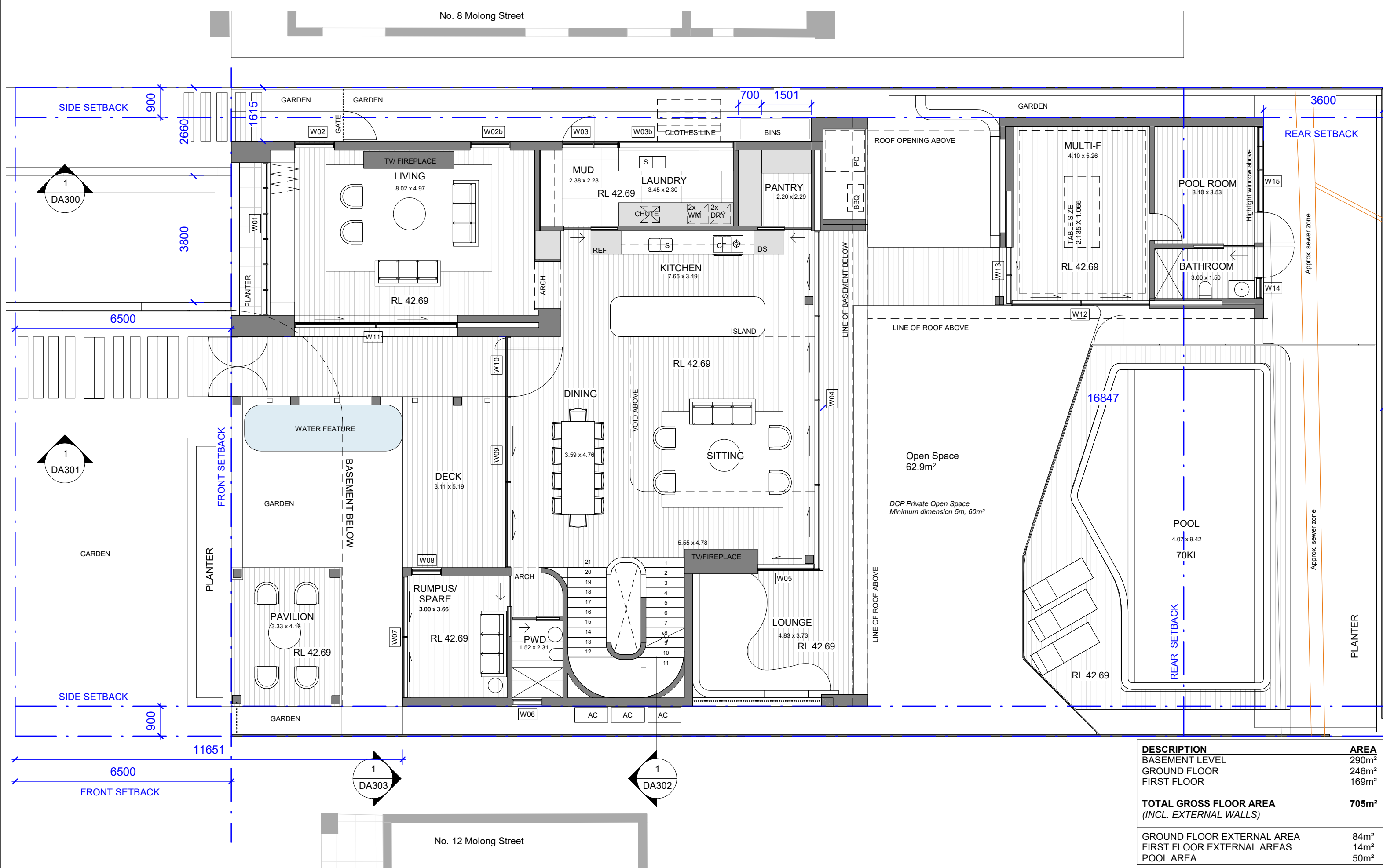
Drawing Number: DA102
Issue 1

Date 27/05/21

Drawing:
Basement Floor Plan

Scale 1 : 100

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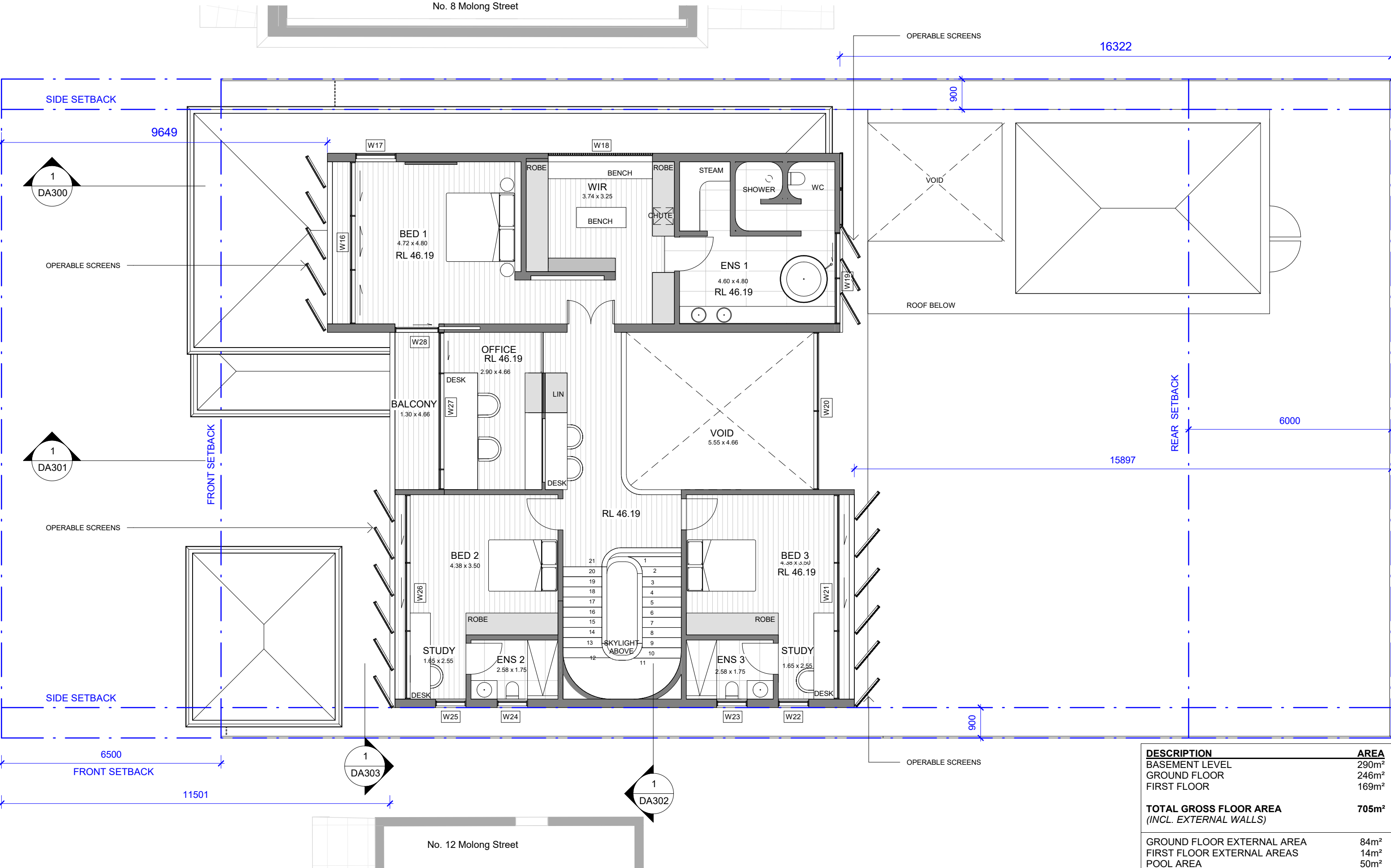
Drawing Number: Issue 1
DA103

Date 27/05/21

Drawing:
Ground Floor Plan

Scale 1 : 100

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
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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1

DA104

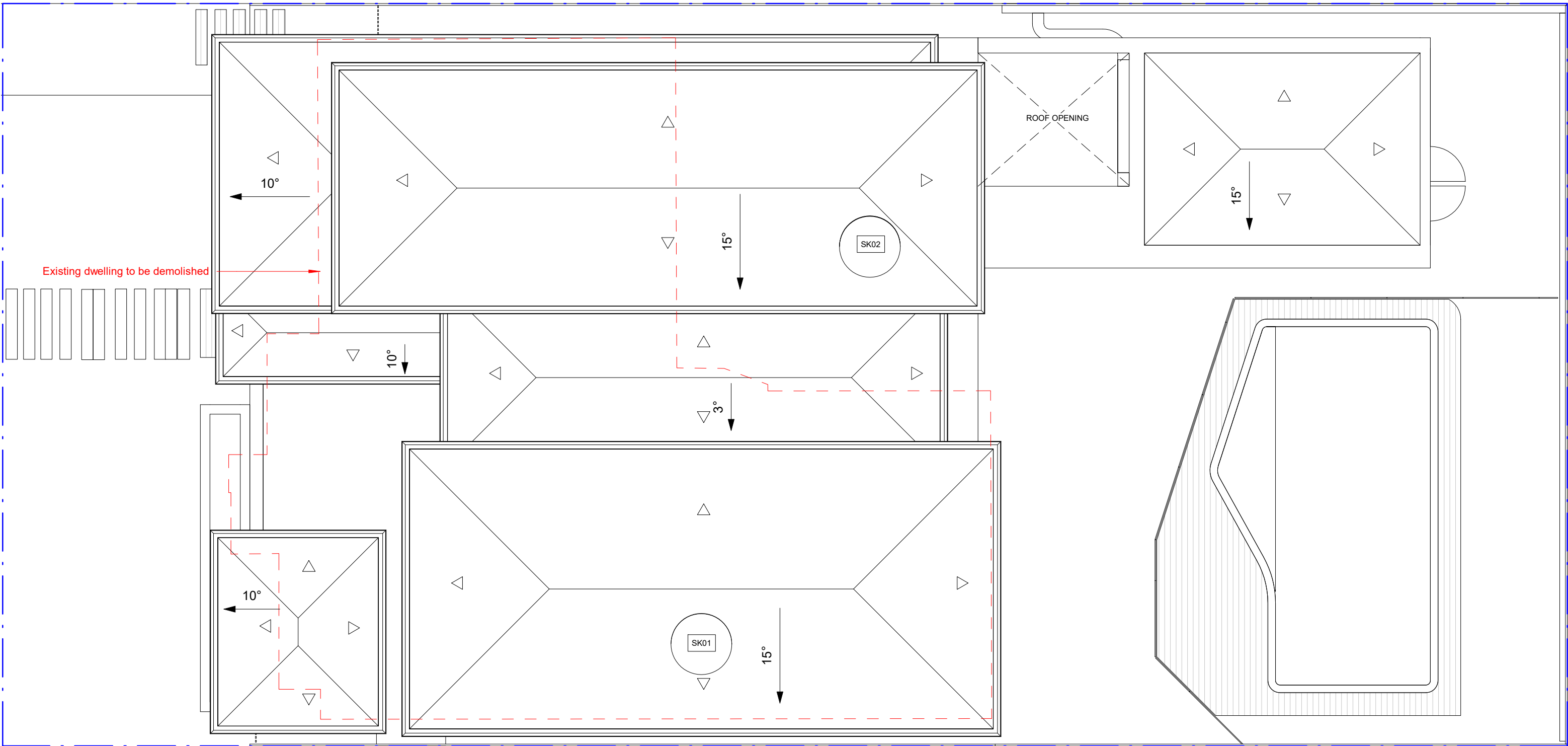
Date 27/05/21

Drawing:
First Floor Plan

Scale 1 : 100

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





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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: **DA107**
Issue 1

Date 27/05/21



Drawing:
Roof Plan

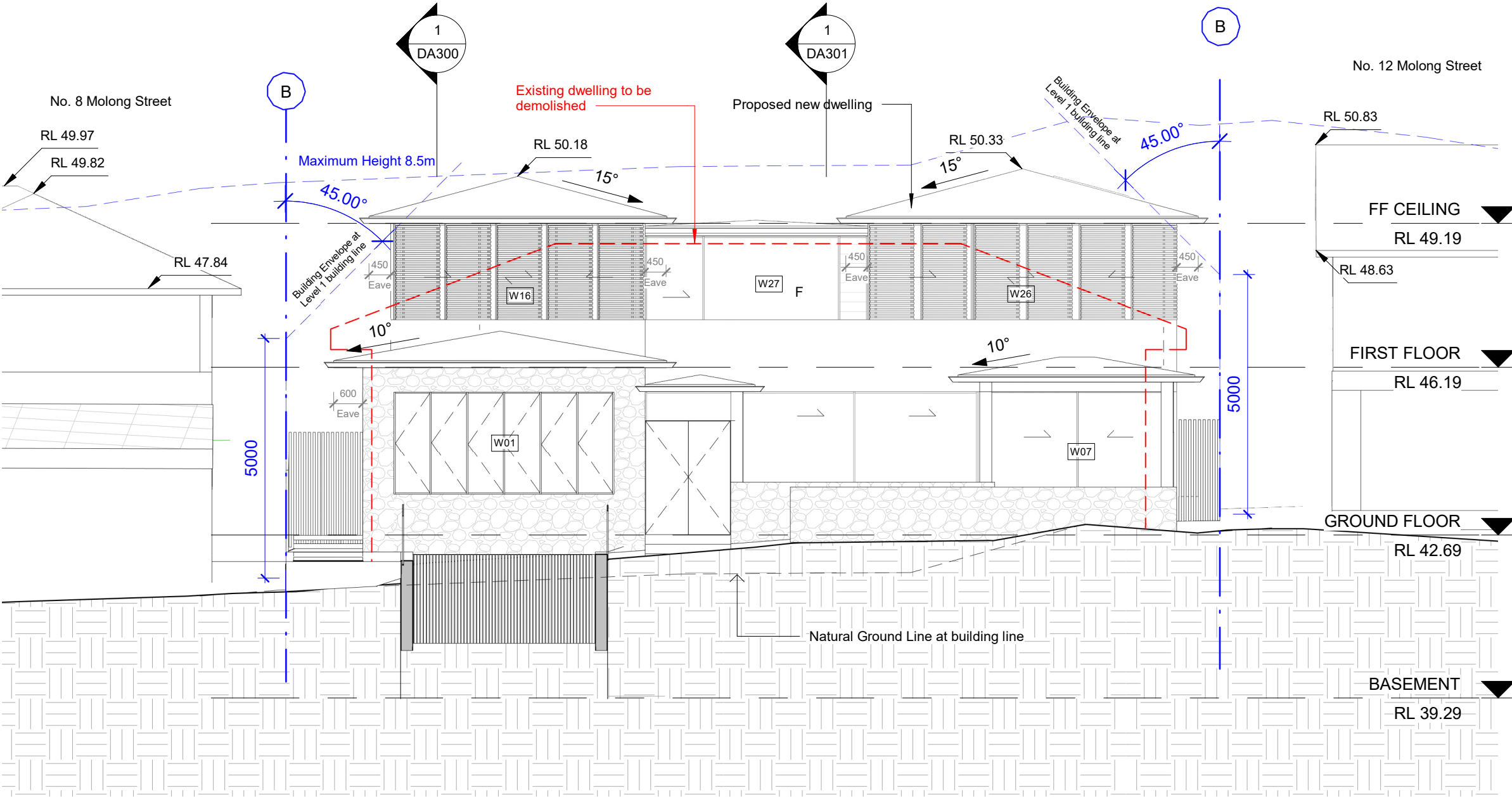
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Drawn by: AT/NL/EV Checked by: AT/MB

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.
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External adjustable louvred shutters.	• As per plans + 'W18' WIR glazing.
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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.
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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 1

DA201

Date 27/05/21

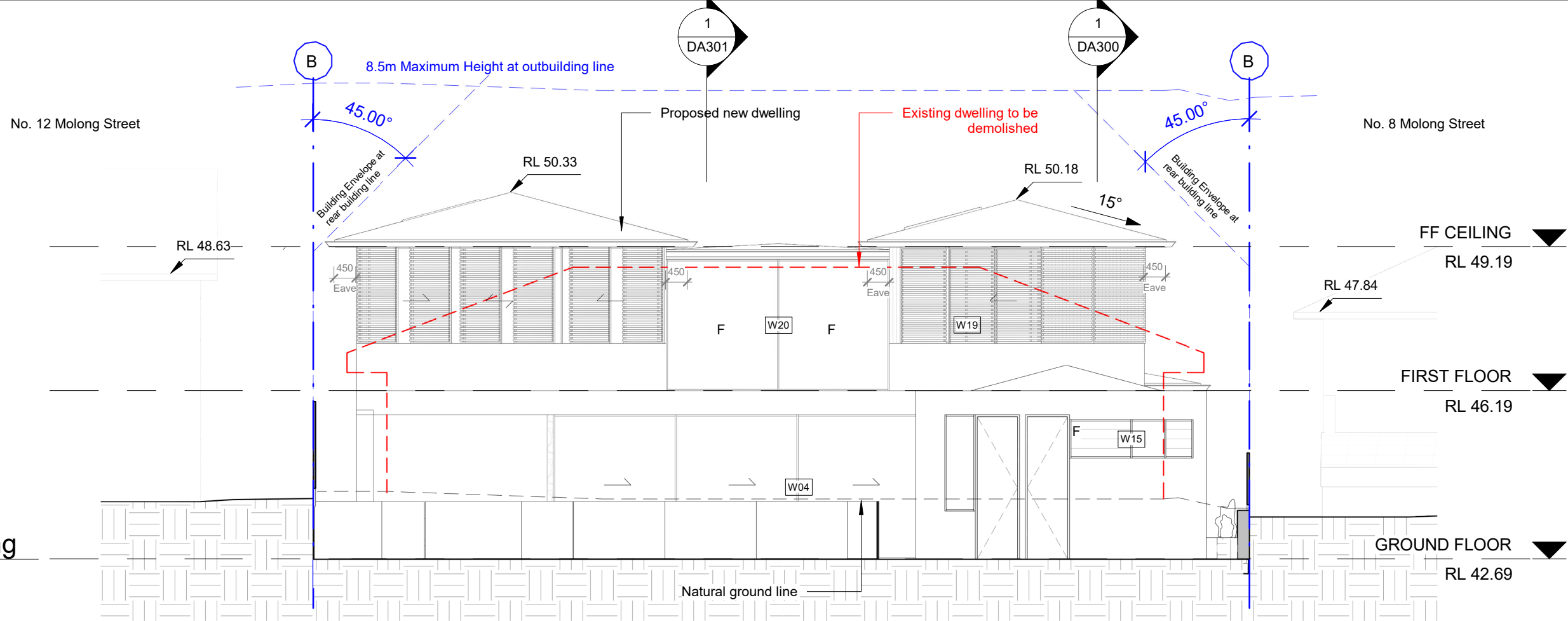
Drawing:
Elevation South (Front)

Scale 1 : 100

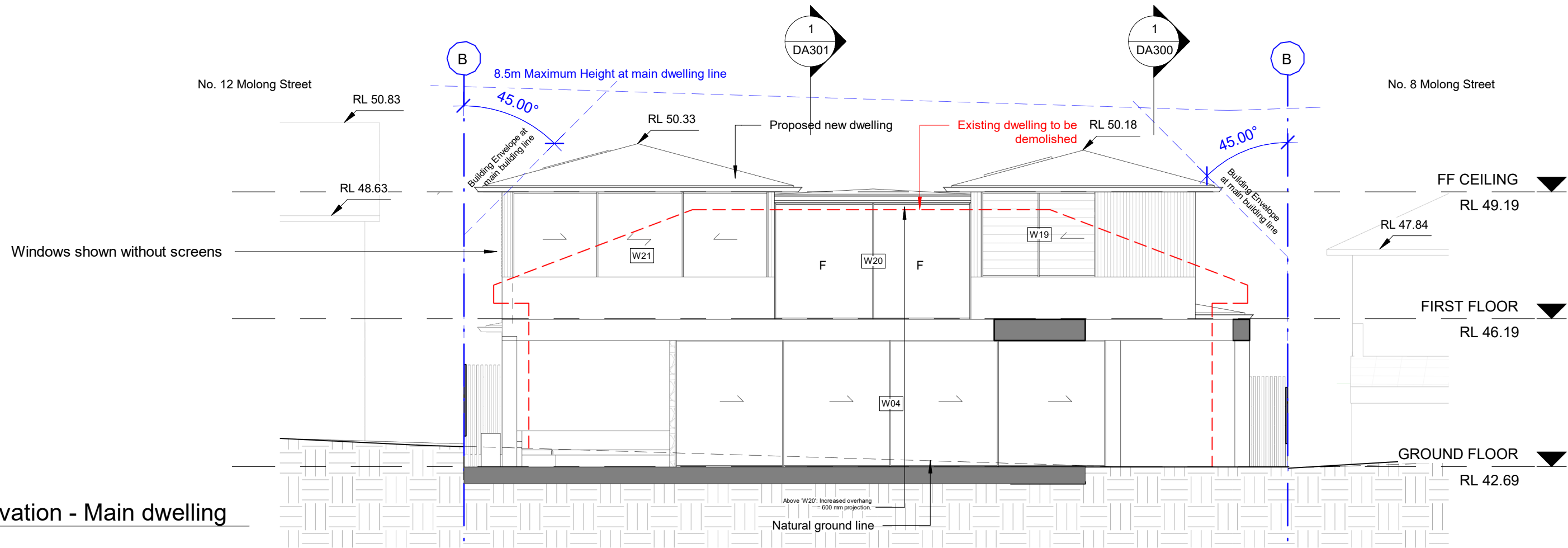
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1 North Elevation - Outbuilding
1 : 100



2 North Elevation - Main dwelling
1 : 100



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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: DA202
Issue 1

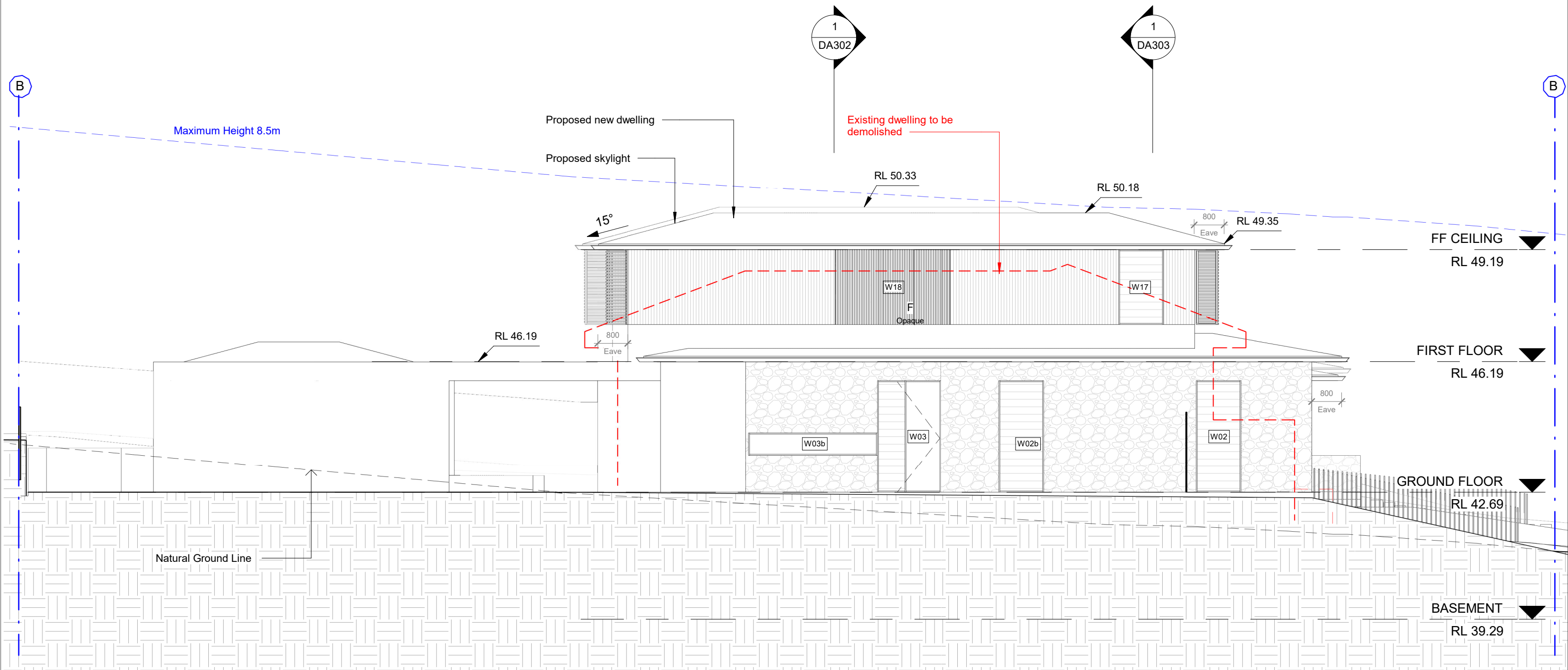
Date 27/05/21

Drawing:
Elevation North (Rear)

Scale 1 : 100

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

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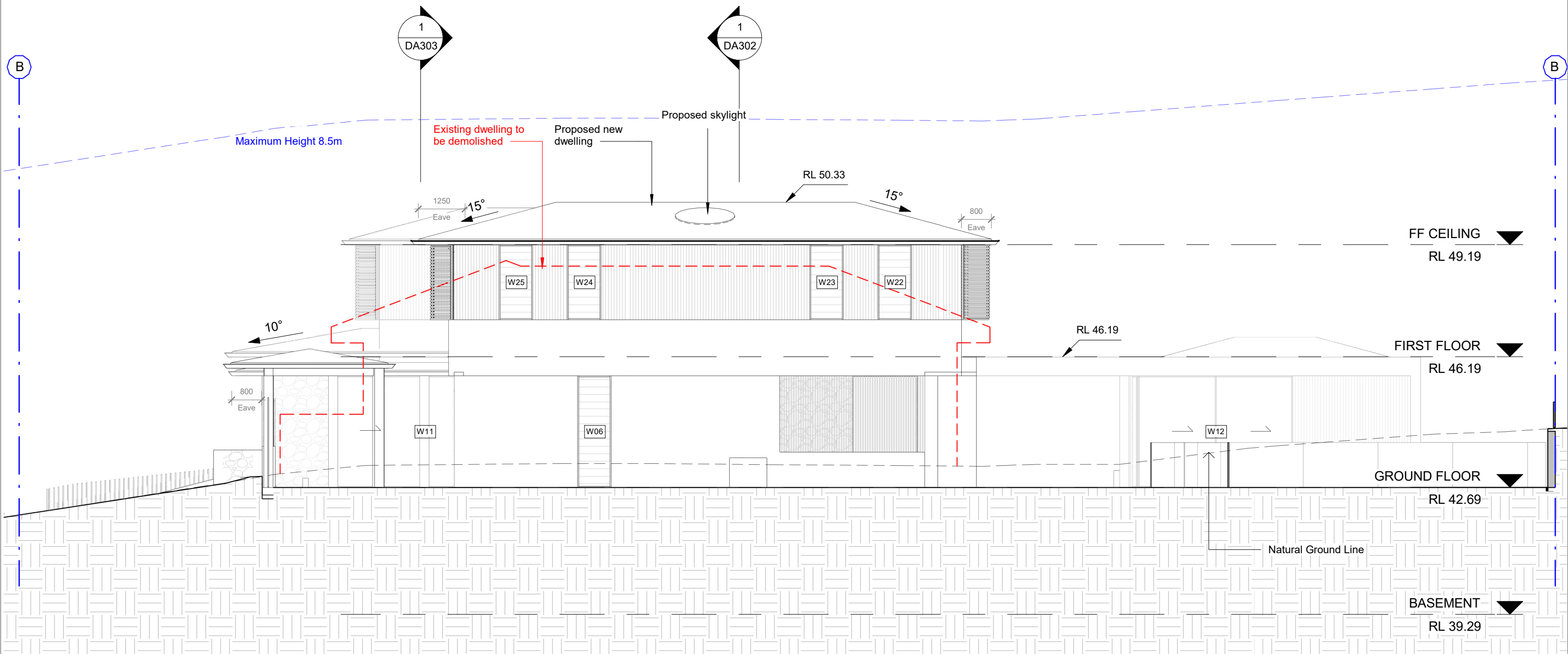
Drawing Number: DA203
Issue 1

Date 27/05/21

Drawing:
Elevation West

Scale 1 : 100

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



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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1
DA204

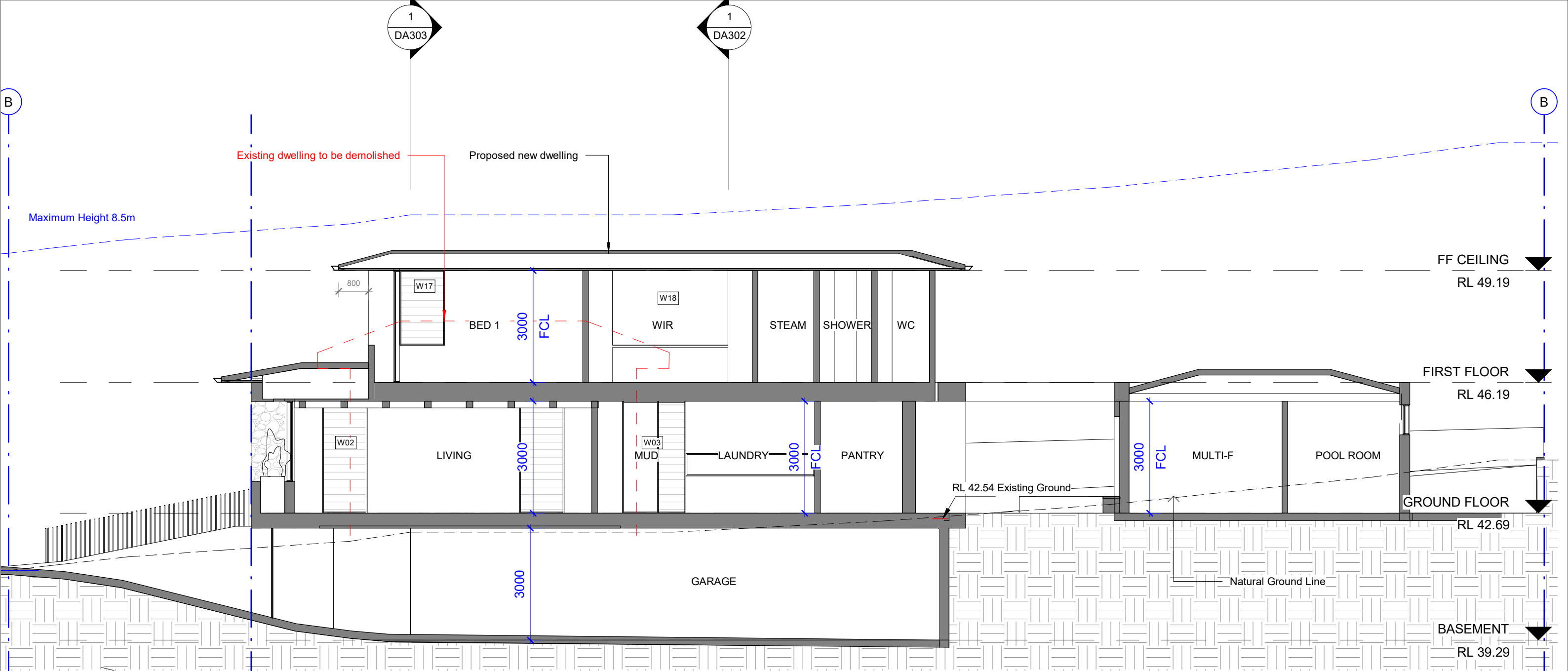
Date 27/05/21

Drawing:
Elevation East

Scale 1 : 100

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

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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'.
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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: Issue 1
DA300

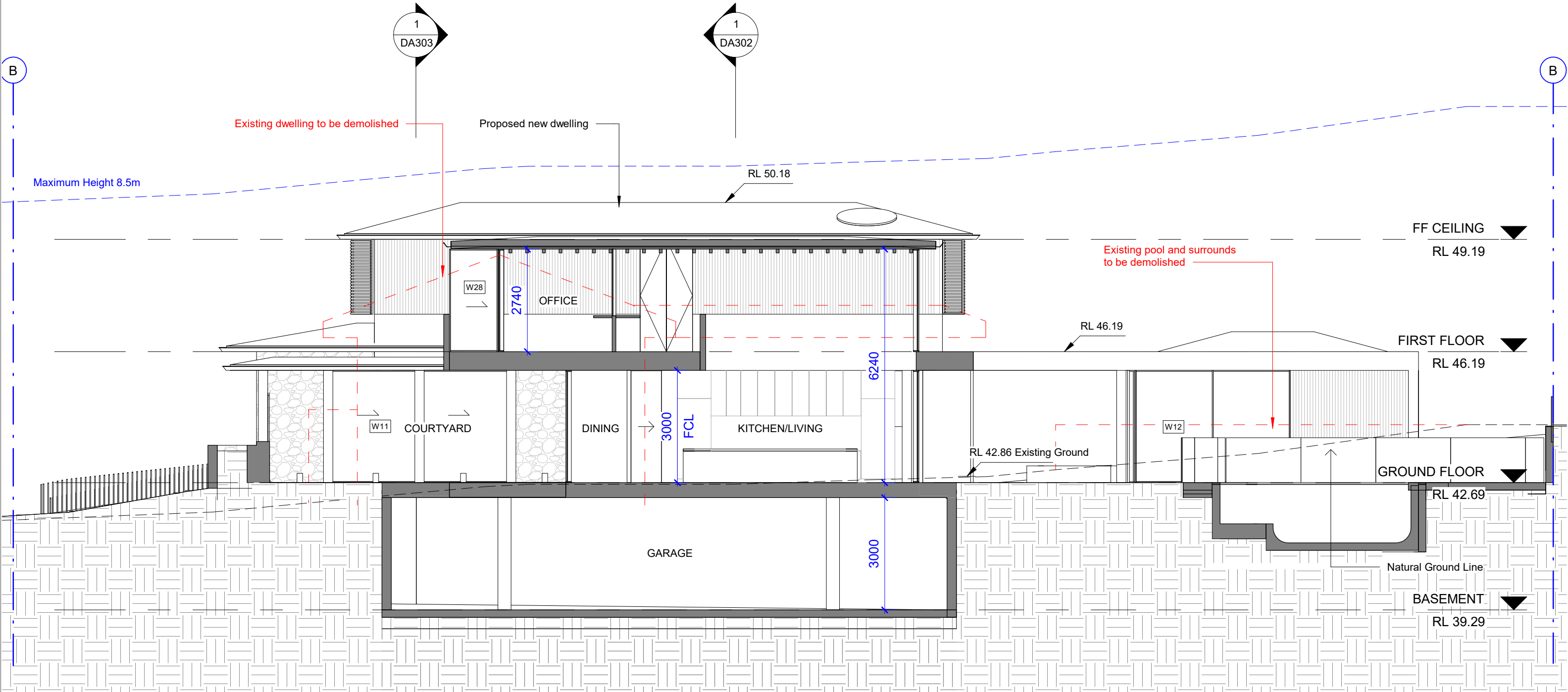
Date 27/05/21

Drawing:
Section A

Scale 1 : 100

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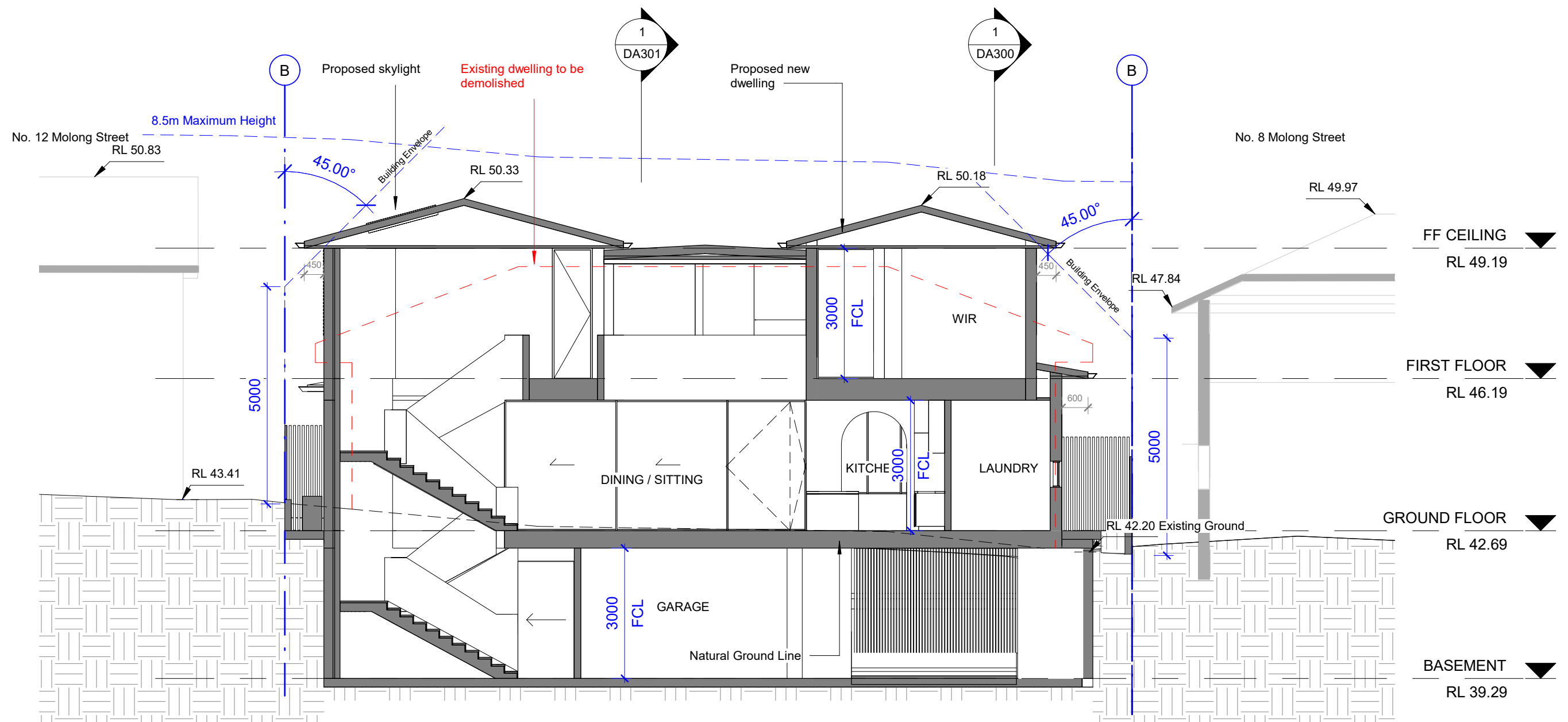
Drawing Number: DA301
Issue 1

Date 27/05/21

Drawing:
Section B

Scale 1 : 100

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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: DA302
Issue 1

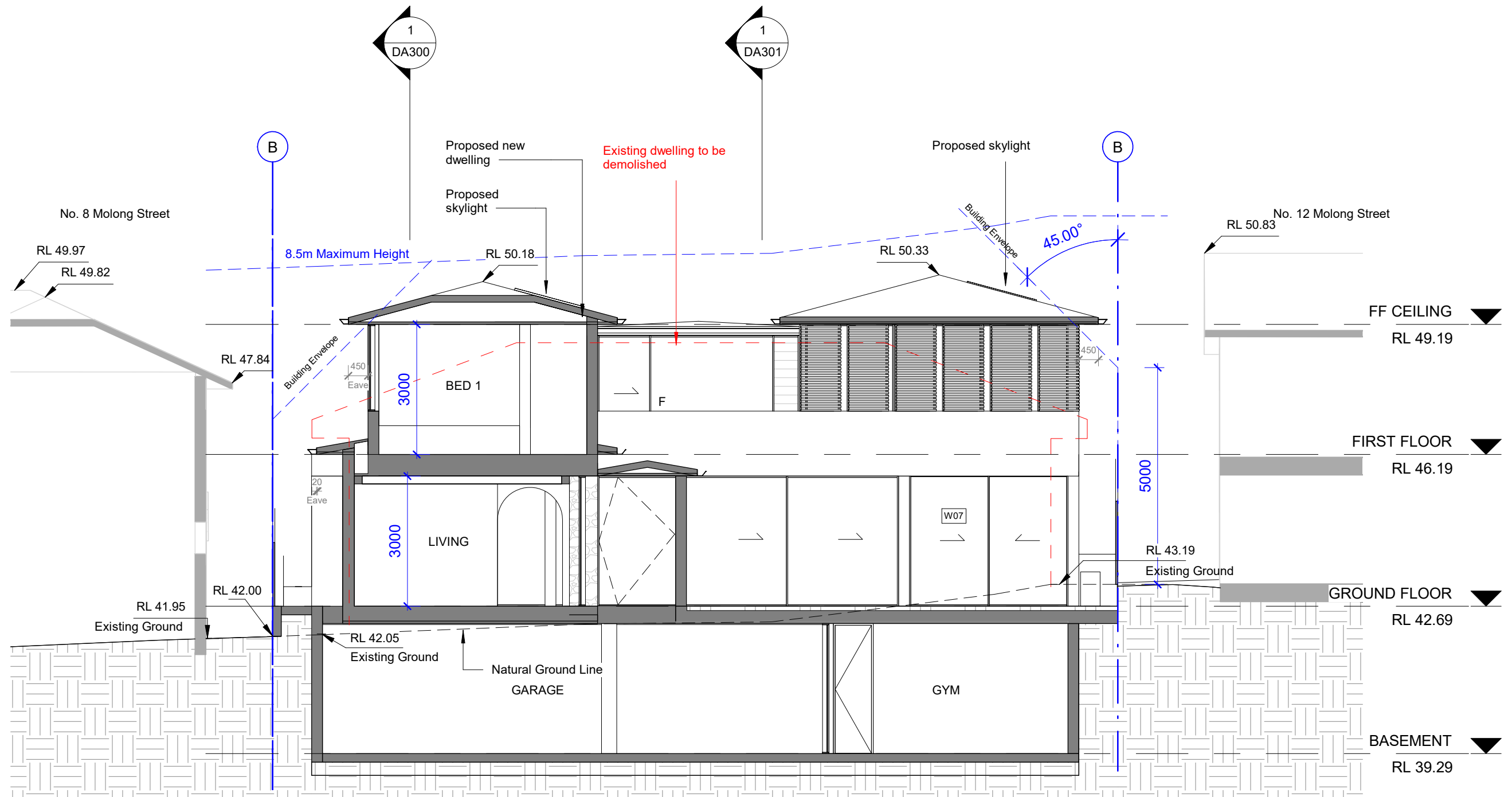
Date 27/05/21

Drawing:
Section C

Scale 1 : 100

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Lot 6 DP 224946

Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: DA303
Issue 1

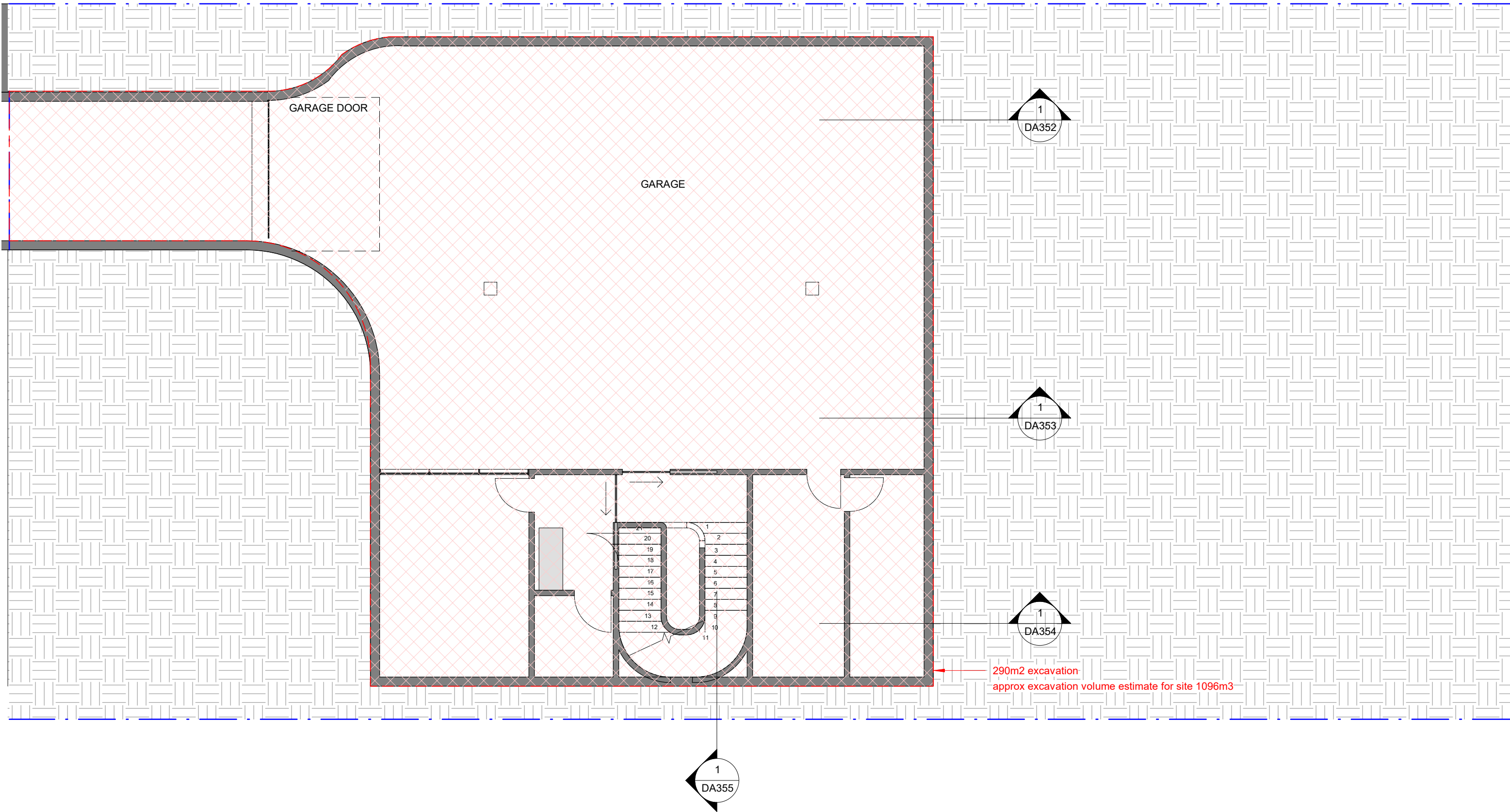
Date 27/05/21

Drawing:
Section D

Scale 1 : 100

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Project:
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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: **DA350** Issue 1

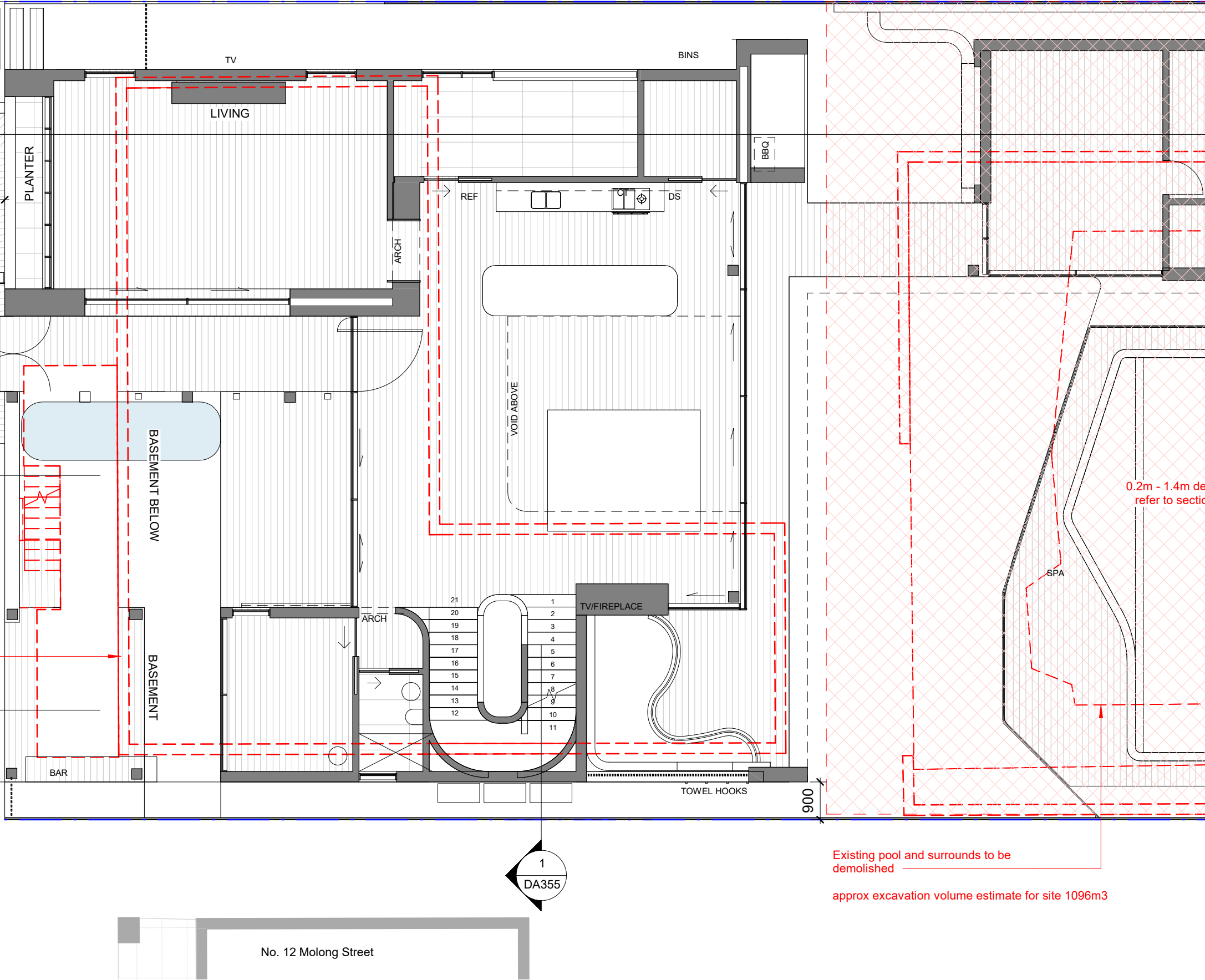
Date 27/05/21

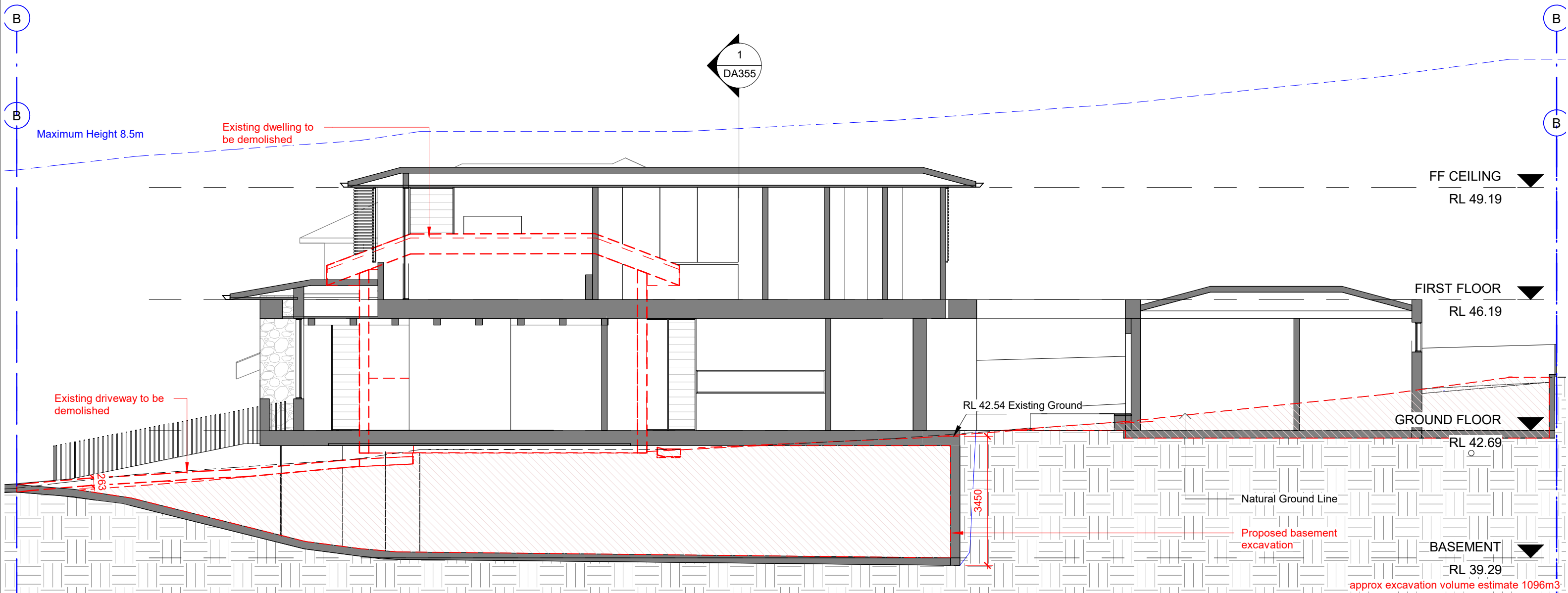


Drawing:
Basement Excavation Plan

Scale 1 : 100

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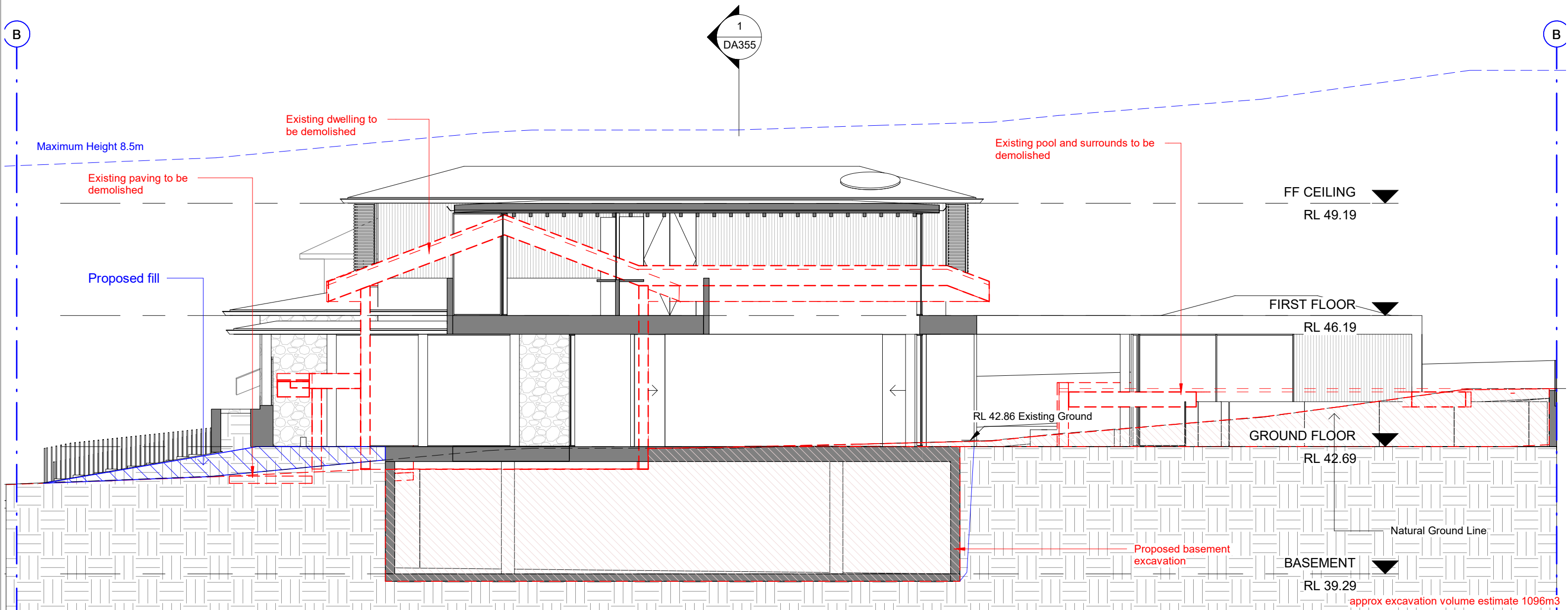
Drawing Number: DA352 Issue 1

Date 27/05/21

Drawing:
Excavation Section A

Scale 1 : 100

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



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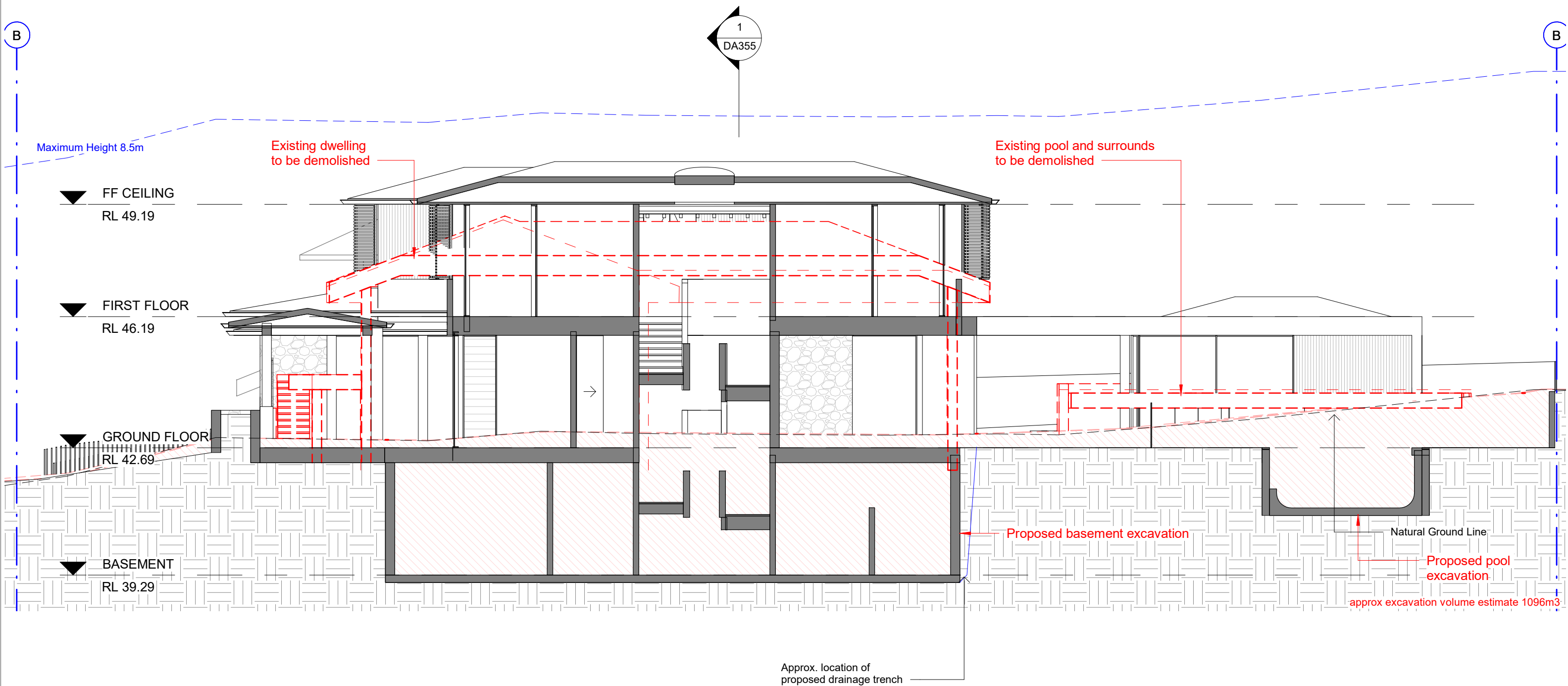
Drawing Number: DA353
Issue 1

Date 27/05/21

Drawing:
Excavation Section B

Scale 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:

DA354

Date

27/05/21

Issue 1

Drawing:

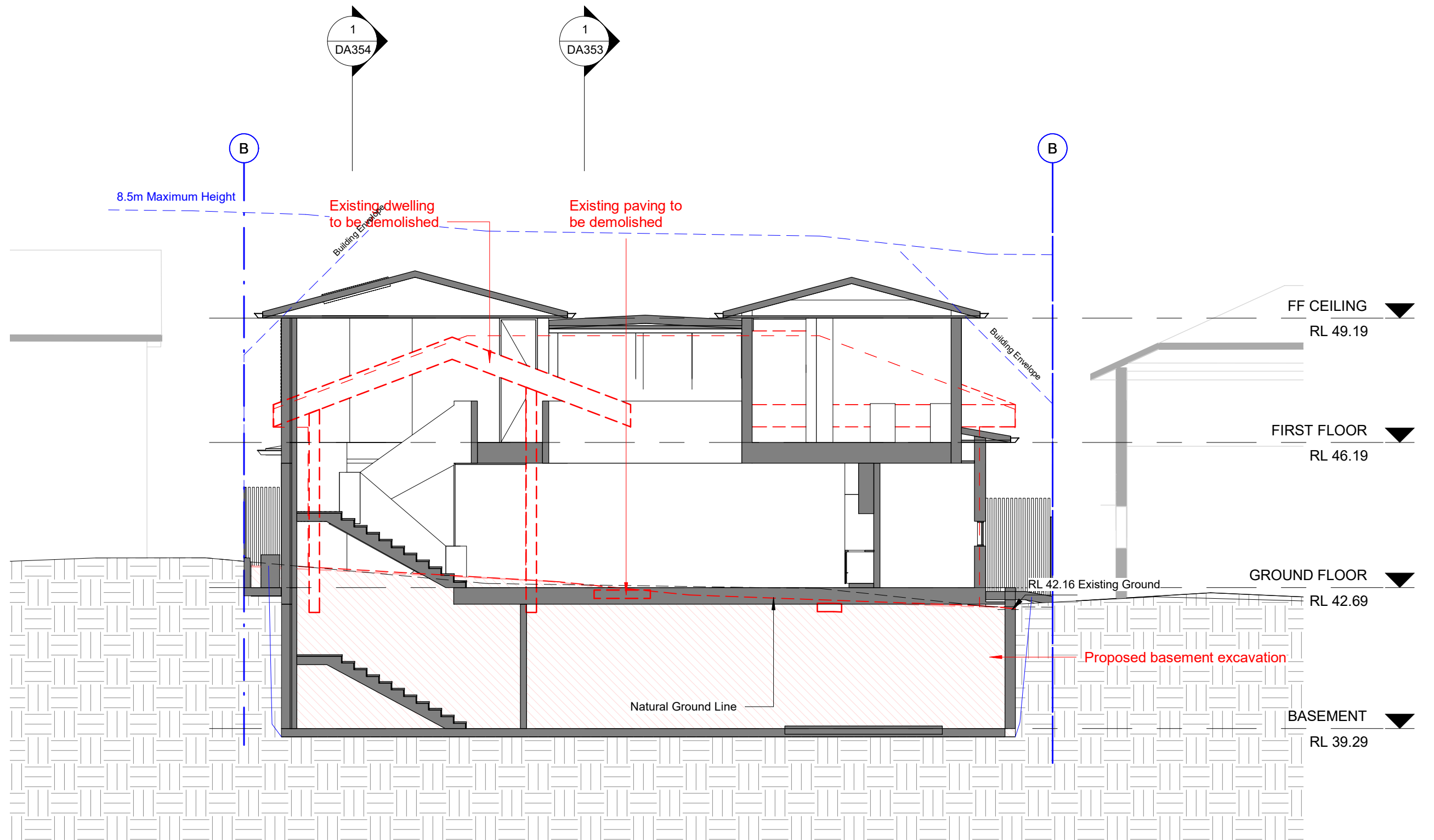
Excavation Section C

Scale

1 : 100

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Project number 2020_117

Client:
Amy Wild + Gary Brewer

Drawing Number: DA355 Issue 1

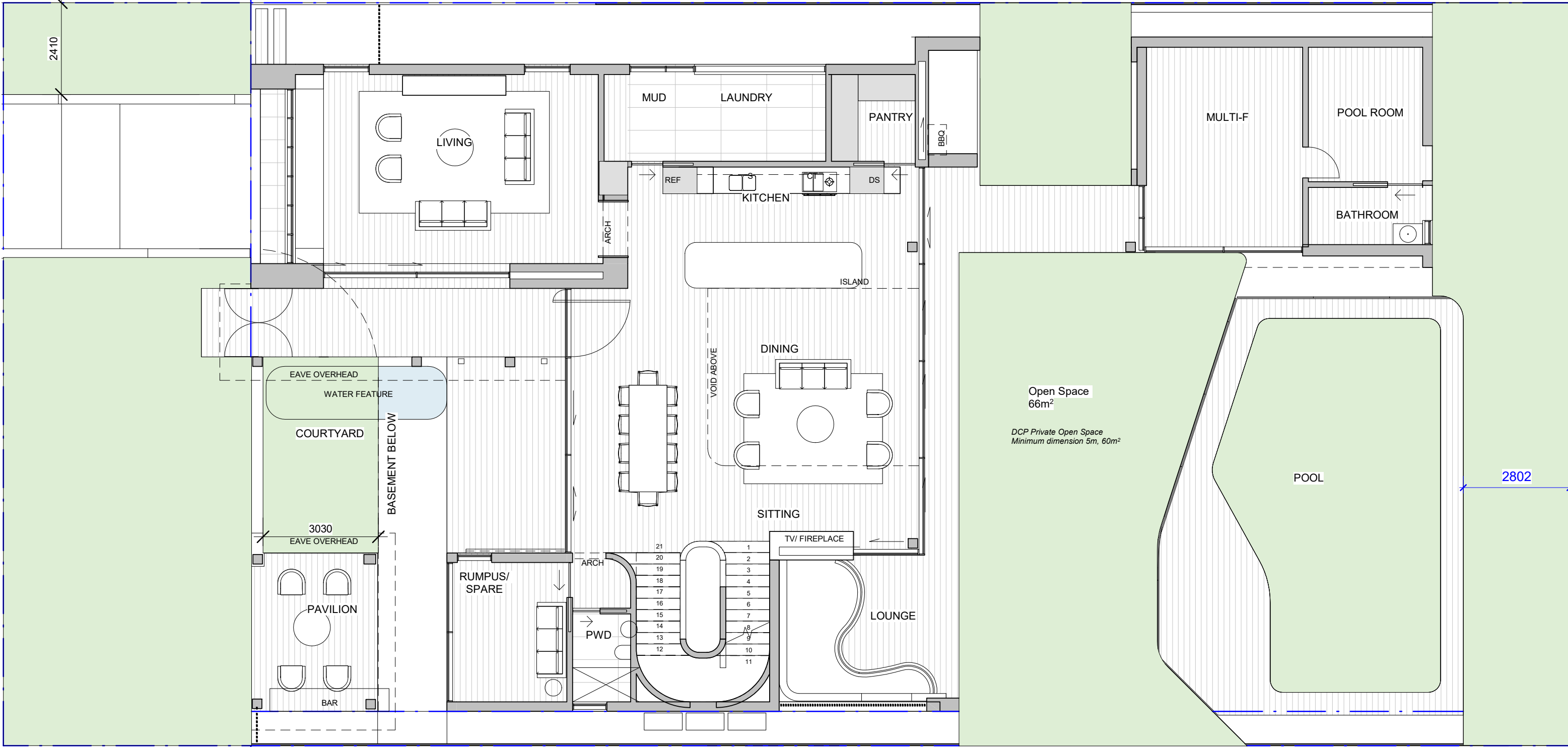
Date 27/05/21

Drawing:
Excavation Section D

Scale 1 : 100

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

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LANDSCAPE AREA CALCULATION

SITE AREA (SA)	802.6m ²
MIN LANDSCAPE AREA (MLA = 40% of SA)	321.0m ²
EXISTING	327.0m ²
FRONT AREA (min 50% FBL or 63.4m ²)	112.4m ²
REAR AREA (min 50% MLA or 160.5m ²)	209.1m ²
PROPOSED	321.5m²
MIN PRIVATE OPEN SPACE : 60m ²	
PRIVATE OPEN SPACE	61.5m ²

DESCRIPTION	AREA
BASEMENT LEVEL	290m ²
GROUND FLOOR	246m ²
FIRST FLOOR	169m ²
TOTAL GROSS FLOOR AREA (INCL. EXTERNAL WALLS)	705m²
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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: DA400
Issue 1

Date 27/05/21

Drawing:
Landscape Calculations

Scale 1 : 100

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



MOLONG STREET

No. 8 Molong Street

No. 12 Molong Street



Additional Shadow

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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:

DA501

Date

27/05/21

Issue 1



Drawing:

Shadow Plan - 21 June 9am

Scale

1 : 200

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

cm

MOLONG STREET

No. 8 Molong Street

No. 12 Molong Street



Additional Shadow

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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:

DA502

Date

27/05/21

Issue 1



Drawing:

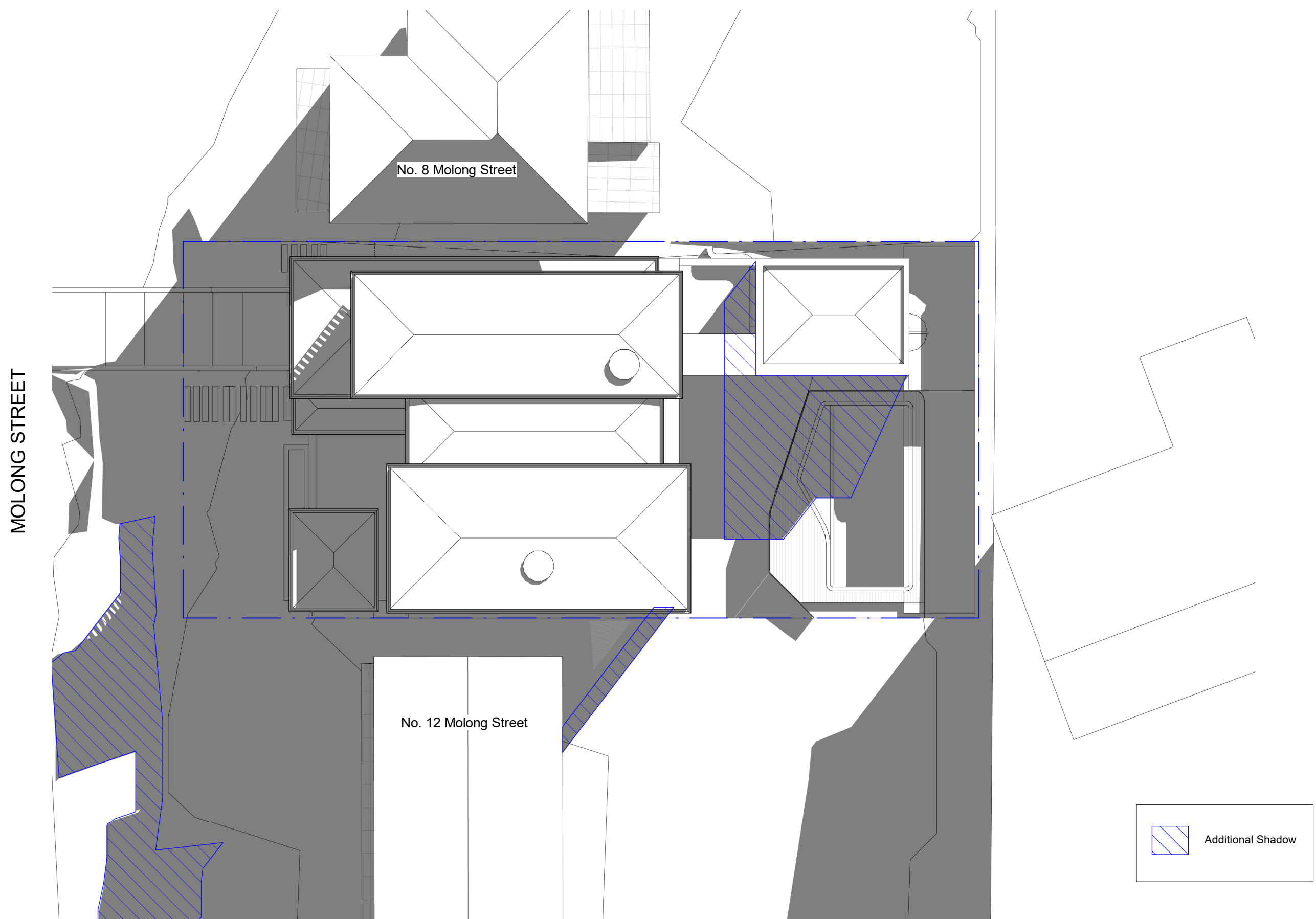
Shadow Plan - 21 June 12pm

Scale

1 : 200

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

cm



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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
DA503

Date 27/05/21



Drawing:
Shadow Plan - 21 June 3pm

Scale 1 : 200

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



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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

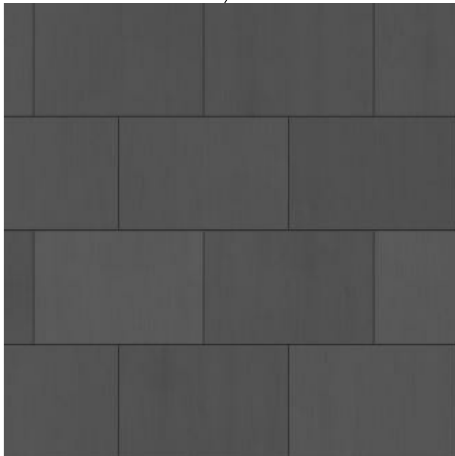
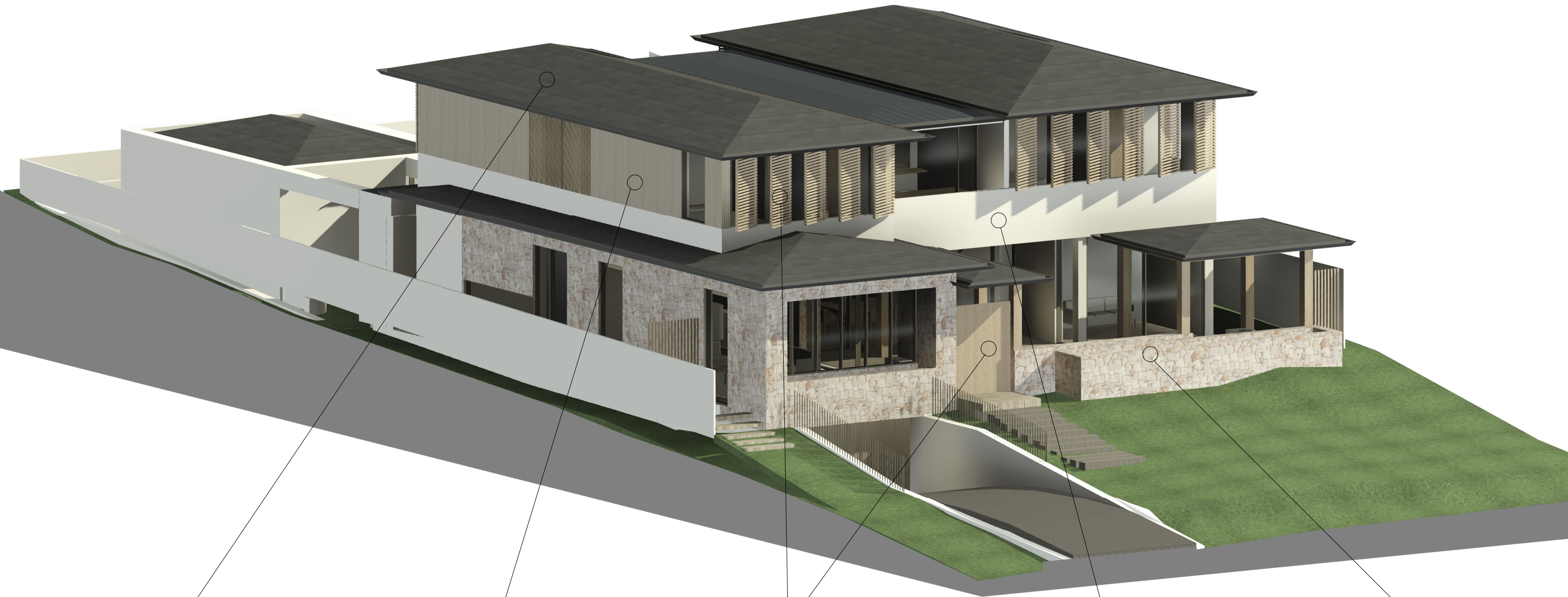
Drawing Number: DA550
Issue 1

Date 27/05/21

Drawing:
Streetscape/ Photo Montage

Scale

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



Roof tiles



Timber cladding



Timber



Light render



Stone



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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
DA600

Date 27/05/21

Drawing:
Schedule of Materials

Scale 1 : 100

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

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	1723	3100	Sliding	Clear Glass
W06	900	3000	Glass Louvres	Opaque
W07	3785	3100	Sliding	Clear Glass
W08	900	3000	Glass Louvres	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	725	2000	Glass Louvres	Clear Glass
W15	2600	800	Louvres + Fixed	Clear Glass
W16	4800	3000	Sliding	Clear Glass
W17	1200	2000	Glass Louvres	Clear Glass
W18	3091	2000	Fixed	Opaque
W19	2700	2000	Sliding	Clear Glass
W20	4657	2740	Fixed	Clear Glass
W21	6050	3000	Sliding	Clear Glass
W22	900	2000	Glass Louvres	Opaque
W23	900	2000	Glass Louvres	Opaque
W24	900	2000	Glass Louvres	Opaque
W25	900	2000	Glass Louvres	Opaque
W26	6050	3000	Sliding	Clear Glass
W27	4657	2740	Sliding + Fixed + Louvres	Clear Glass
W28	1300	2740	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**