

# 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

NAME

DATE

*Sally Gardner*

SIGNATURE



47 Towradgi Street, Narrabeena, NSW, 2099 Australia  
ABN 17 751 732 195  
Accreditation Number 6255  
[www.designanddraft.com.au](http://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

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

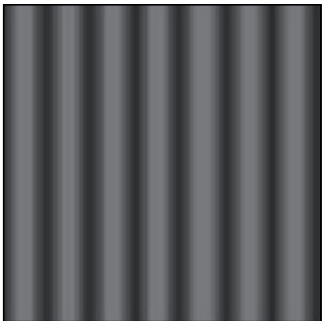
Construction	Additional insulation required (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
floor above existing dwelling or building.	nil
external wall: brick veneer (R0.54)	R1.16 (or R1.70 including construction)
external wall: framed (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	Amendment



Accreditation Number 6255



SALLY GARDNER DESIGN AND DRAFT



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  
**SCHEDULES & BASIX NOTES**

True North

Scale  
1:100 @ A3

Drawn  
R.G.

Checked  
S.G.

Date  
21 May, 2020

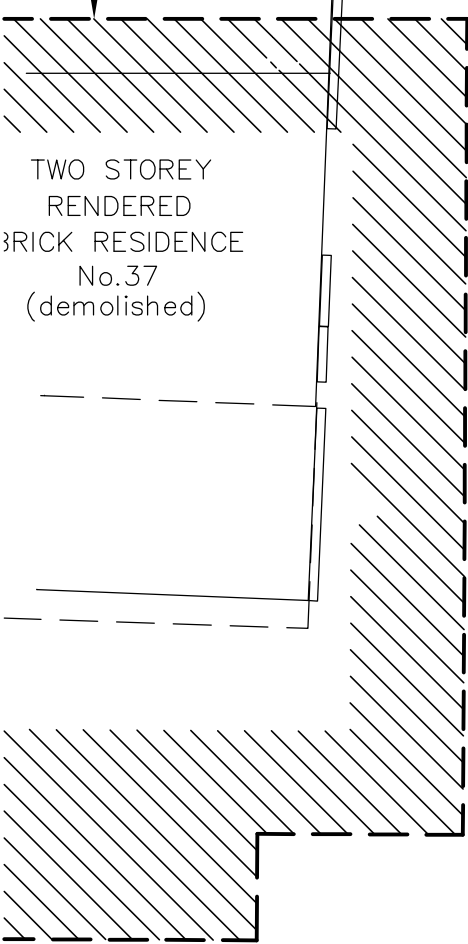
Job Number  
**19-1206**

Drawing Number  
**N2**

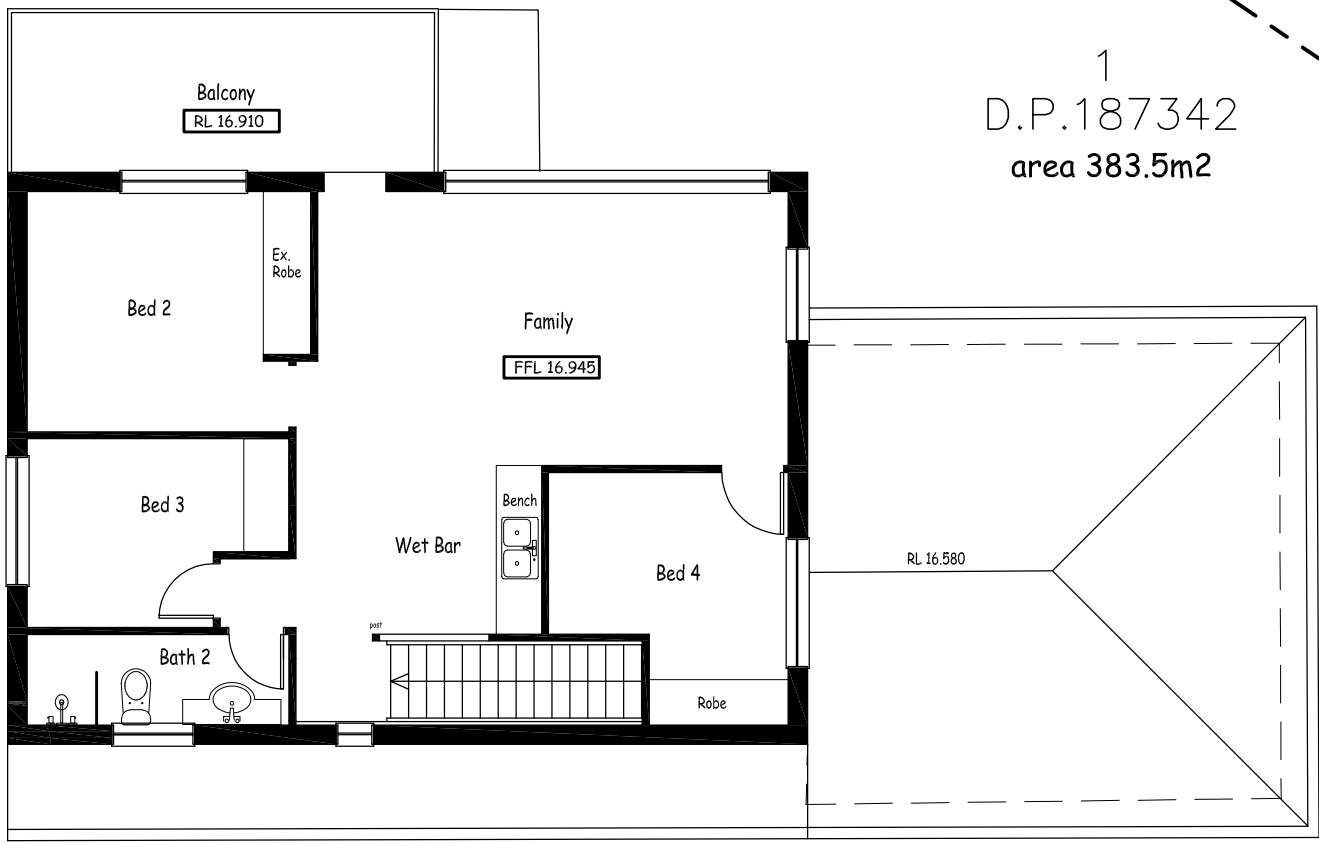
Rev.  
**A**



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



26  
D.P.14040



1  
D.P.187342  
area 383.5m2

CARRINGTON

PARADE

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

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



**BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA**  
PLANS DRAWN FOR APPROVAL



**SALLY GARDNER DESIGN AND DRAFT**



**SDS**  
SustainAbility Design™ Specialist

Accreditation Number 6255

47 Towradgi Street, Narrabeena, NSW, 2099  
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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**

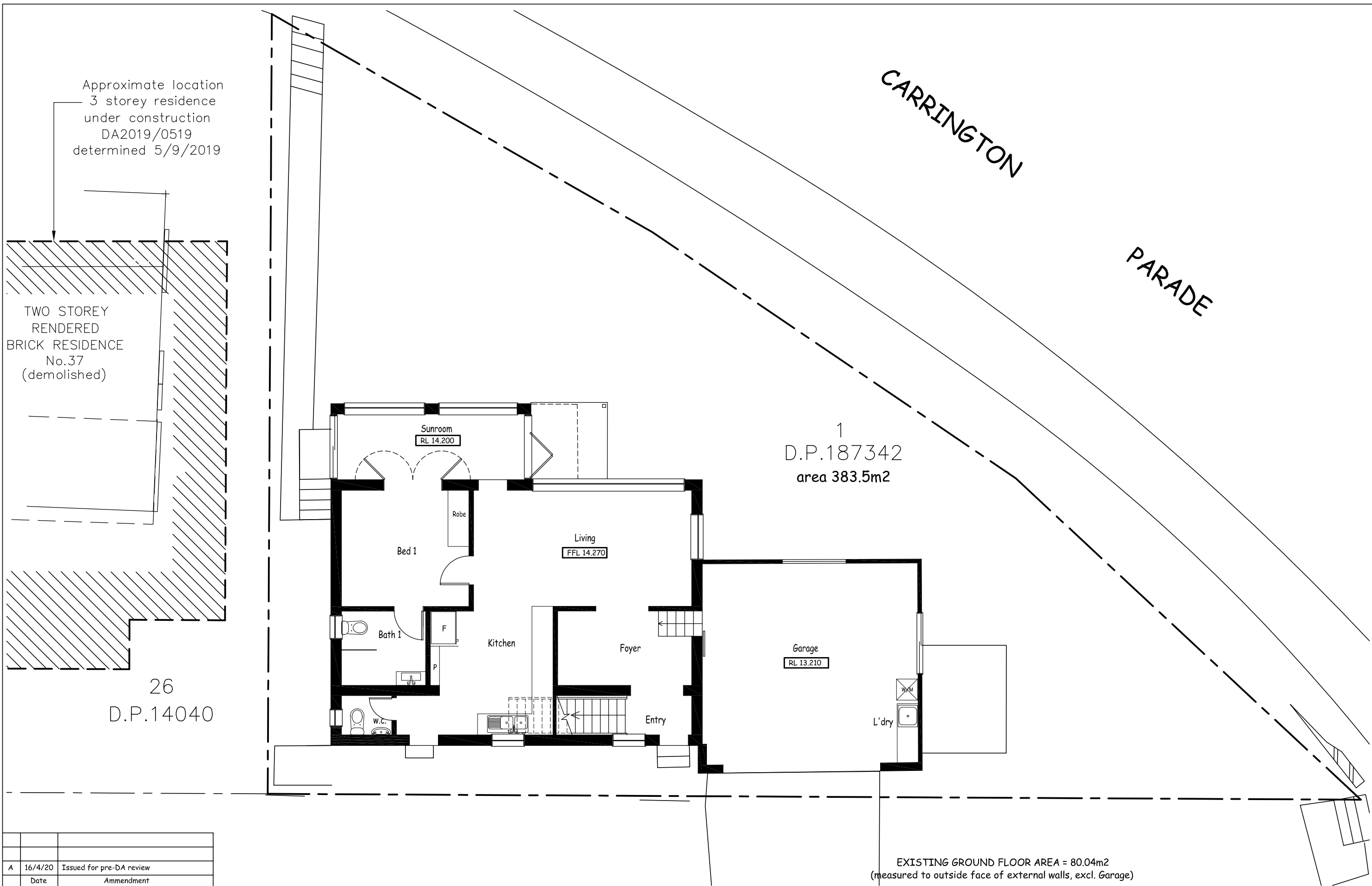
Drawn	Checked
<b>R.G.</b>	<b>S.G.</b>
Date	
<b>21 May, 2020</b>	

Job Number

**19-1206**

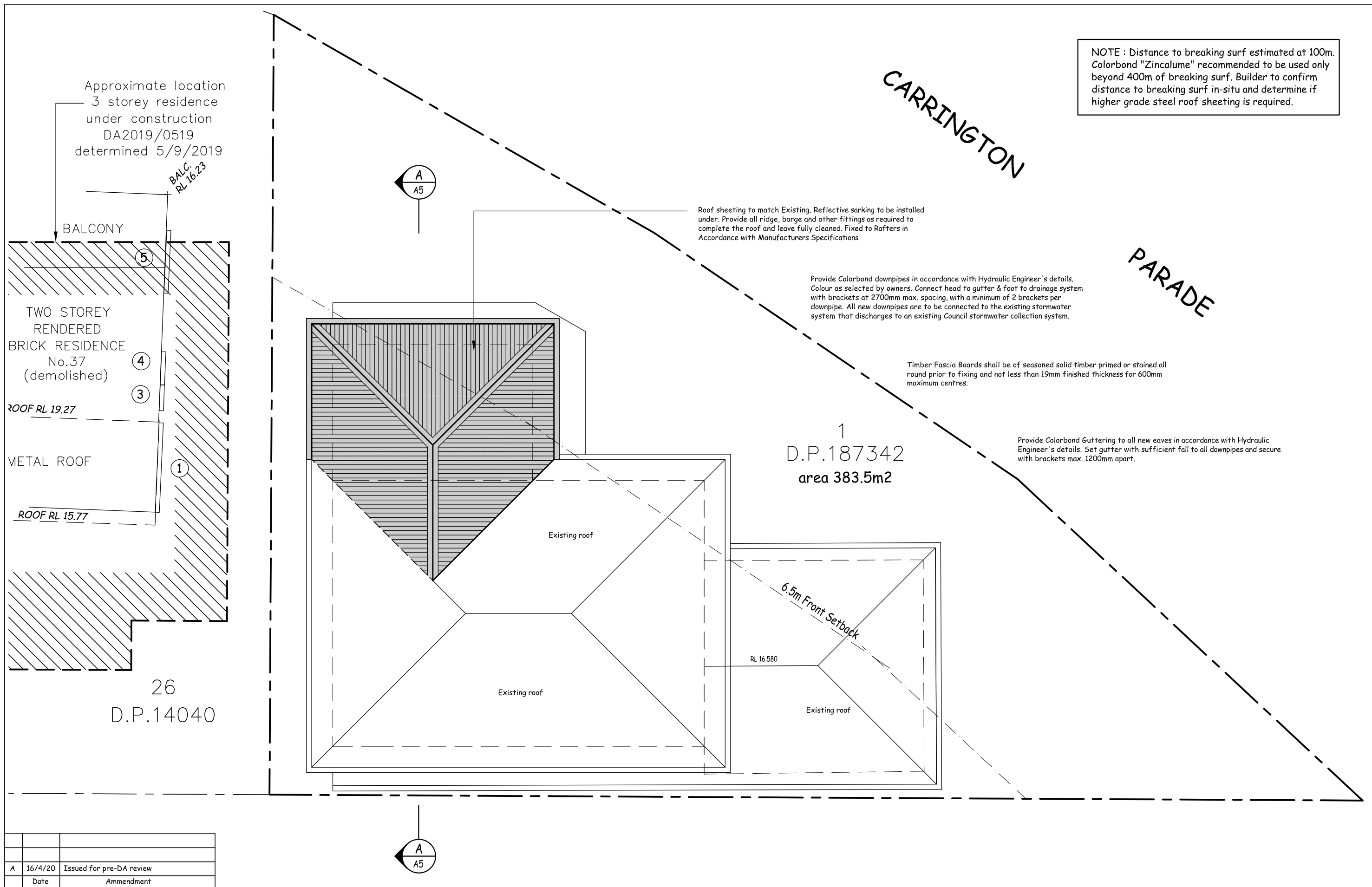
Drawing Number	Rev.
<b>E1</b>	<b>A</b>





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

 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL	Accreditation Number 6255	 SALLY GARDNER DESIGN AND DRAFT SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195  www.designanddraft.com.au	Clients  <b>Gayle McCarthy</b>	Project <b>PROPOSED ALTERATIONS &amp; ADDITIOINS 36 CARRINGTON PARADE, CURL CURL</b>  Drawing Title <b>EXISTING GROUND FLOOR PLAN</b>	True North 	Scale <b>1:100 @ A3</b> Drawn R.G. Checked S.G. Date 21 May, 2020	Job Number <b>19-1206</b> Drawing Number <b>E2</b> Rev. <b>A</b>
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A	16/4/20	Issued for pre-DA review
	Date	Amendment

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

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

BALC.  
RL 16.23

BALCONY

TWO STOREY  
RENDERED  
CK RESIDENCE  
No.37  
demolished)

RL 19.27

AL ROOF

OF RL 15.77

26

D.P.14040

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.

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 instructions. Seal with approved waterproofing membrane. Lay mortar bed for floor tiles with min. 1:100 fall towards outside edge.

1  
D.P.187342  
area 383.5m2

#### 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 compliant 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 concurrence.

#### 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 at least 1800mm.

#### BEDROOM WINDOW NOTE:

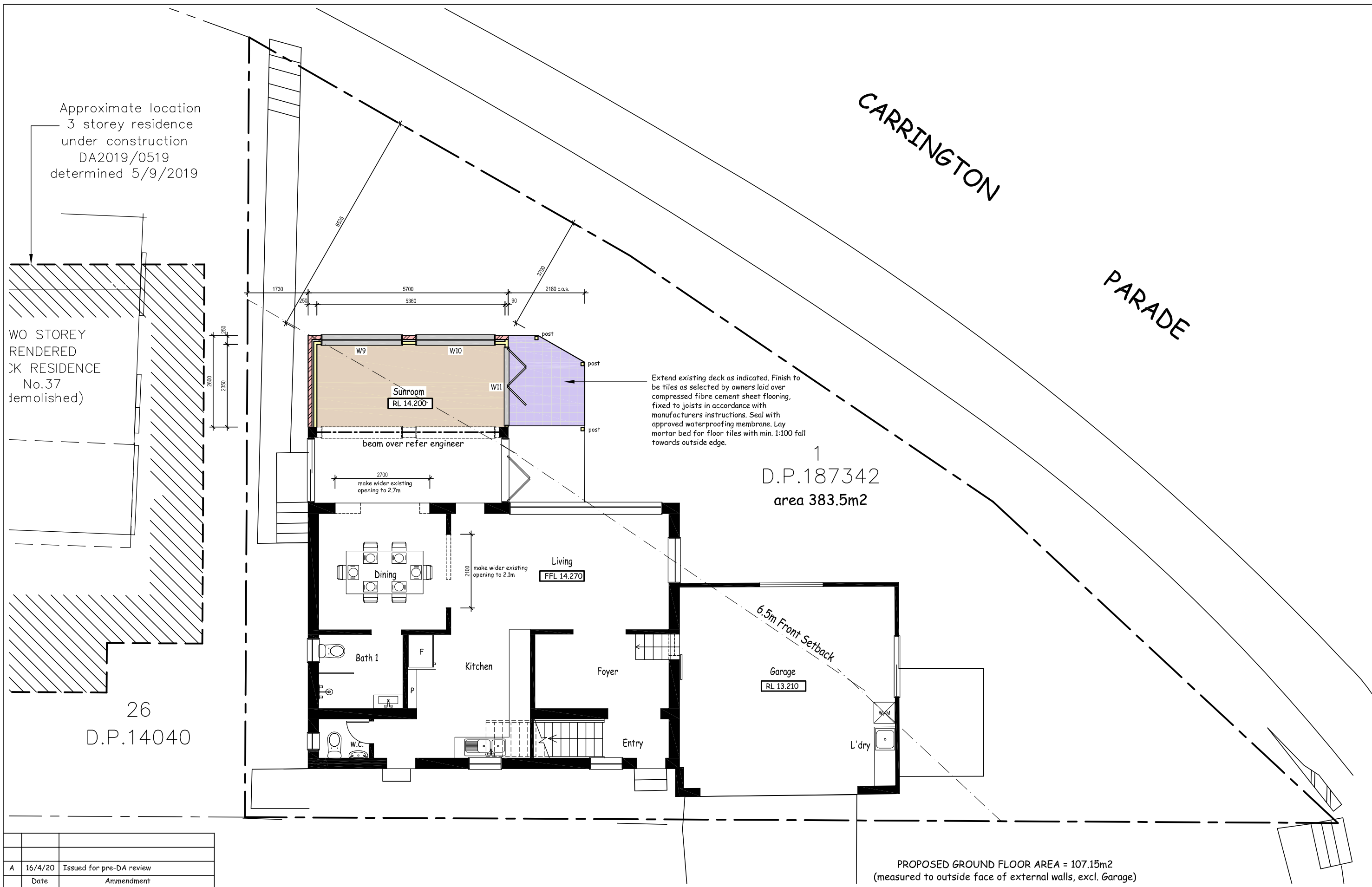
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest operable portion of the window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

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

B	16/9/20	Overhang removed from Upper Balcony
A	16/4/20	Issued for pre-DA review
	Date	Amendment







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



Accreditation Number 6255



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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	Checked
<b>R.G.</b>	<b>S.G.</b>
Date	
<b>21 May, 2020</b>	

Job Number

**19-1206**

Drawing Number	Rev.
<b>A3</b>	<b>A</b>

PROPOSED GROUND FLOOR AREA = 107.15m<sup>2</sup>  
(measured to outside face of external walls, excl. Garage)

Existing Roof Ridge Level RL 21.060

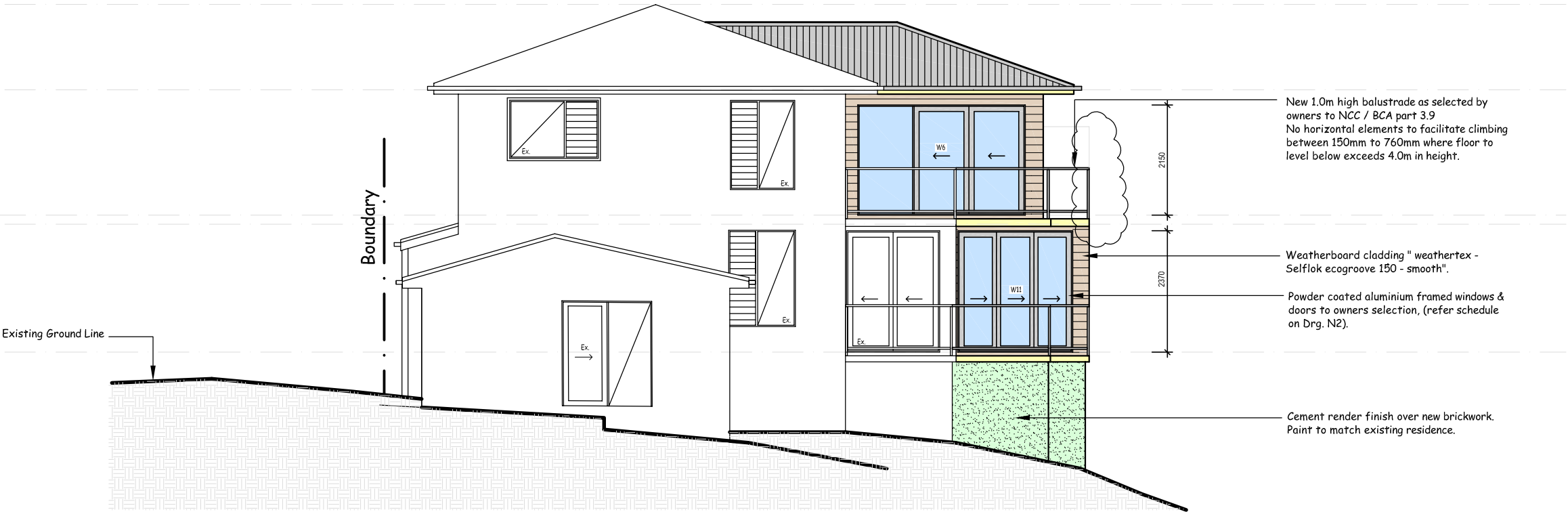
Existing Ceiling Level

Existing Upper Floor Level FFL 16.945

Existing Ceiling Level

Existing Ground Floor Level FFL 14.270

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

**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.

Existing Roof Ridge Level RL 21.060

Existing Ceiling Level

Existing Upper Floor Level FFL 16.945

Existing Ceiling Level

Existing Ground Floor Level FFL 14.270

Roof sheeting to match Existing. Reflective sarking to be installed under. Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned. Fixed to Rafters in Accordance with Manufacturers Specifications

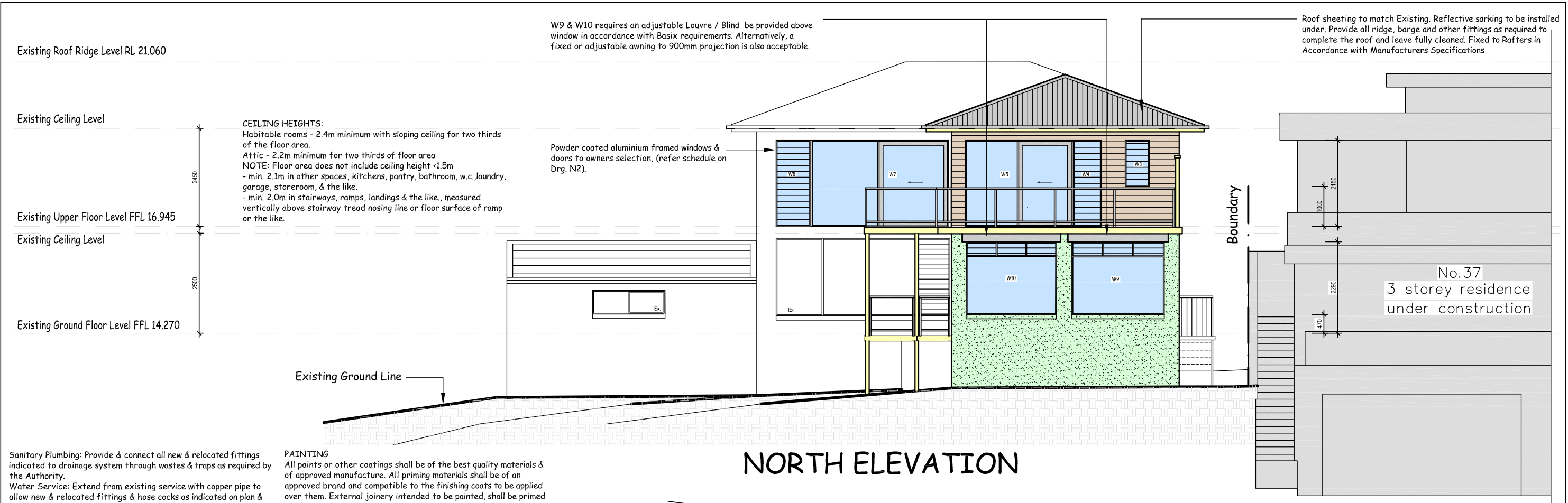
Timber slat privacy screen (min. 1.7m high) at West end of Balcony, to owners requirements. (max. 30% transparency)

Cement render finish over new brickwork. Paint to match existing residence.

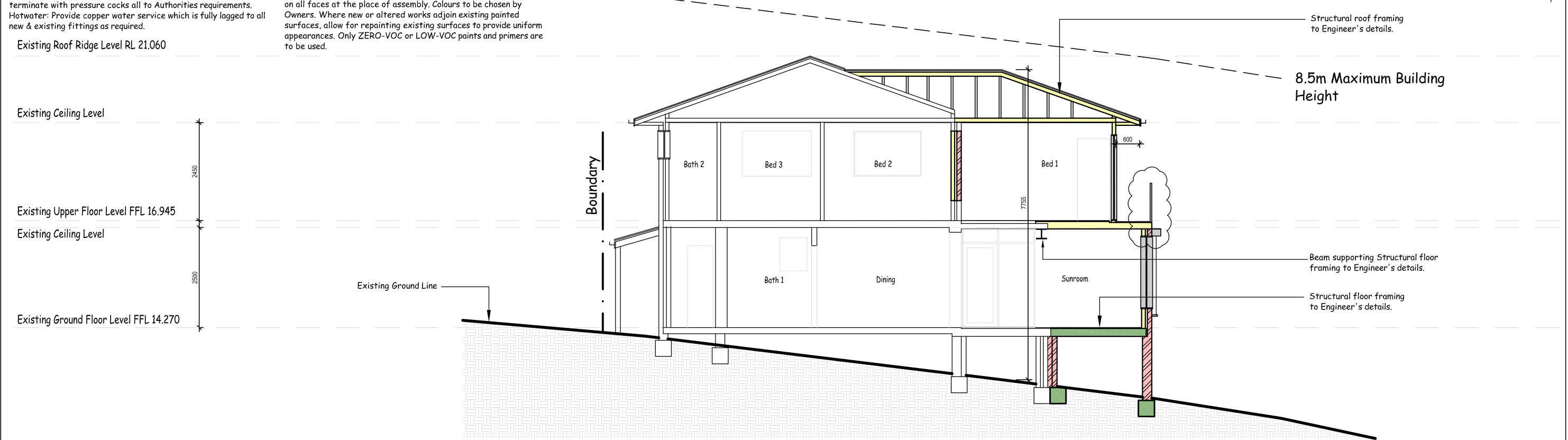


## WEST ELEVATION

B	16/9/20	Overhang removed from Upper Balcony
A	16/4/20	Issued for pre-DA review
	Date	Amendment



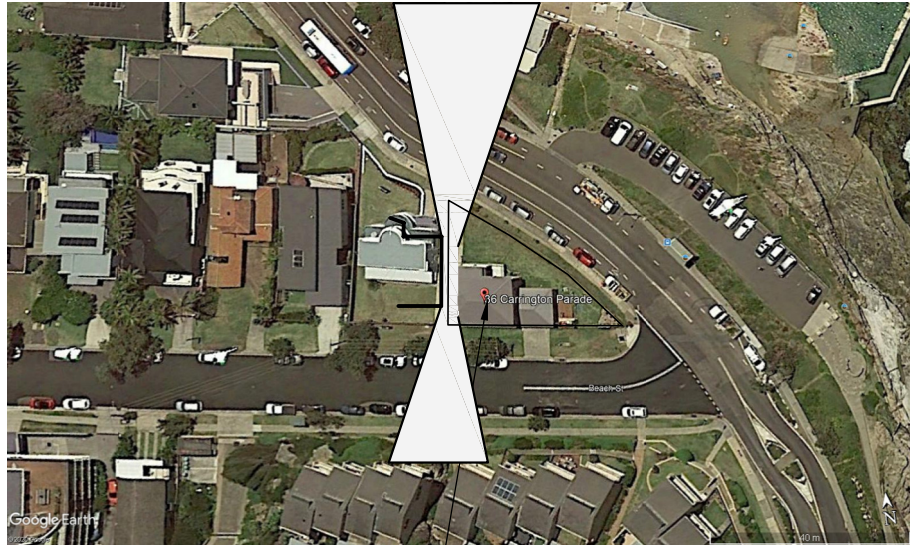
NORTH ELEVATION



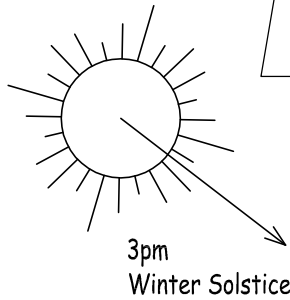
SECTION A - A

B	16/9/20	Overhang removed from Upper Balcony
A	16/4/20	Issued for pre-DA review
	Date	Amendment

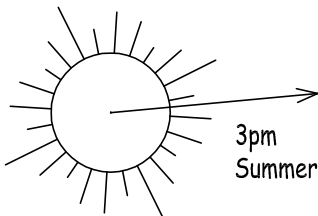




SITE LOCATION



3pm Winter Solstice



3pm Summer Solstice



SITE LOCATION

Approximate location  
3 storey residence  
under construction  
DA2019/0519  
determined 5/9/2019  
BALC  
RL 6.23

BALCONY

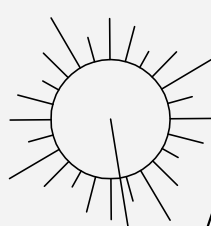
TWO STOREY  
RENDERED  
BRICK RESIDENCE  
No.37  
(demolished)

ROOF RL 19.27

METAL ROOF

ROOF RL 15.77

26  
D.P.14040

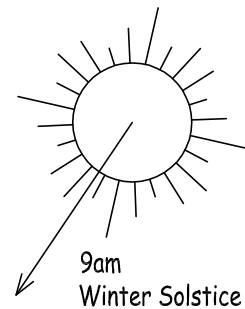


12 noon  
Summer/Winter Solstice

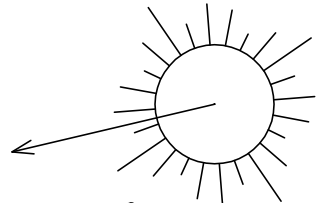
Ocean Views

CARRINGTON  
PARADE

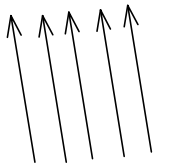
Prevailing Summer  
Cooling Breezes



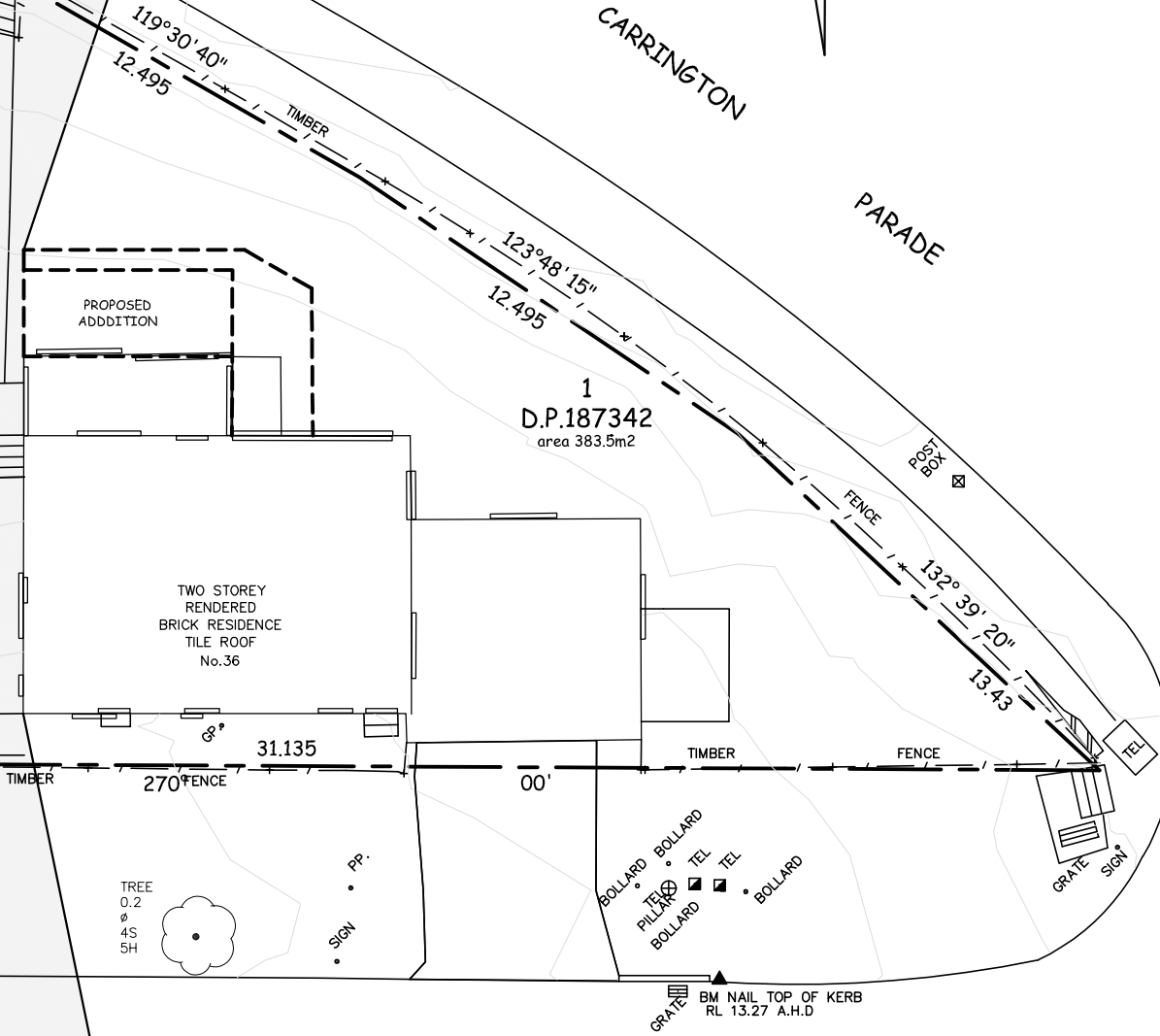
9am  
Winter Solstice



9am  
Summer Solstice

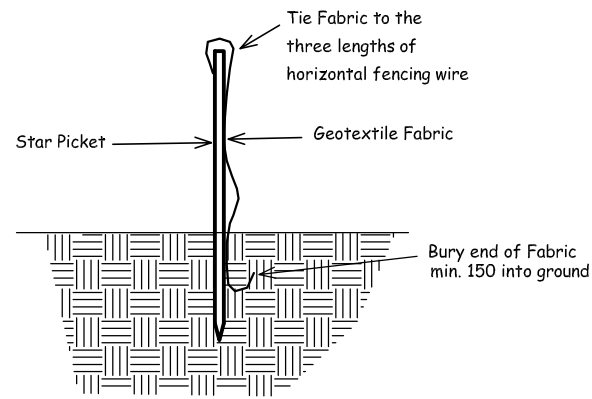


Prevailing Winter  
Chilling Winds









Sediment Control Fence

SEDIMENT NOTE :

- 1. All Erosion and Sediment Control measures to be inspected and maintained 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, especially 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

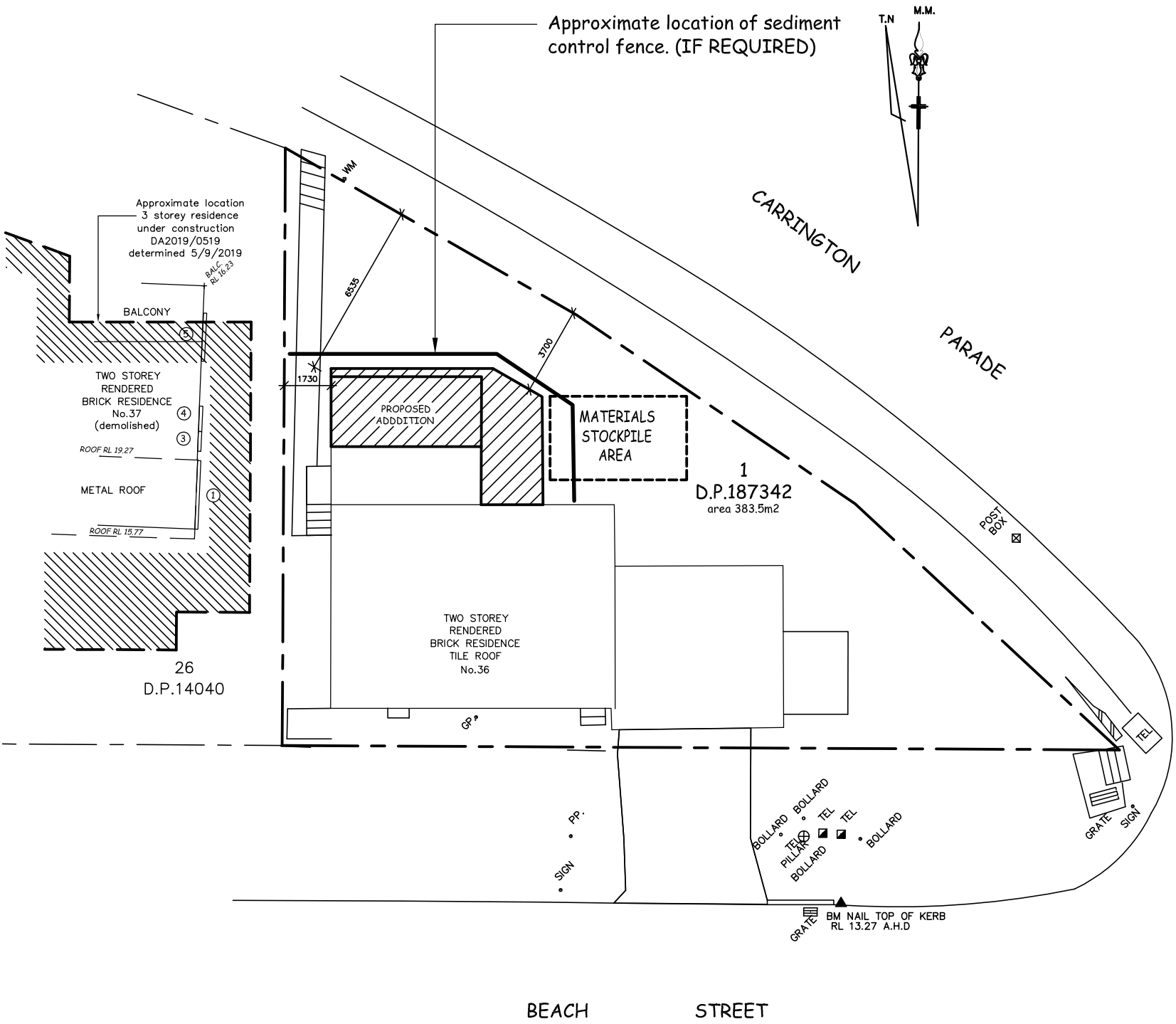
Residents to manage waste on a daily basis - by separating materials into re-usables, recyclables, waste and garden organics for inclusion in appropriate disposal bins.  
Bins to be placed kerbside on specified days for collection by council.

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	Amendment



**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA

Accreditation Number 6255



**SALLY GARDNER DESIGN AND DRAFT**  
PLANS DRAWN FOR APPROVAL



**SDS**  
SustainAbility Design™ Specialist


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Clients  
**Gayle  
McCarthy**

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.**

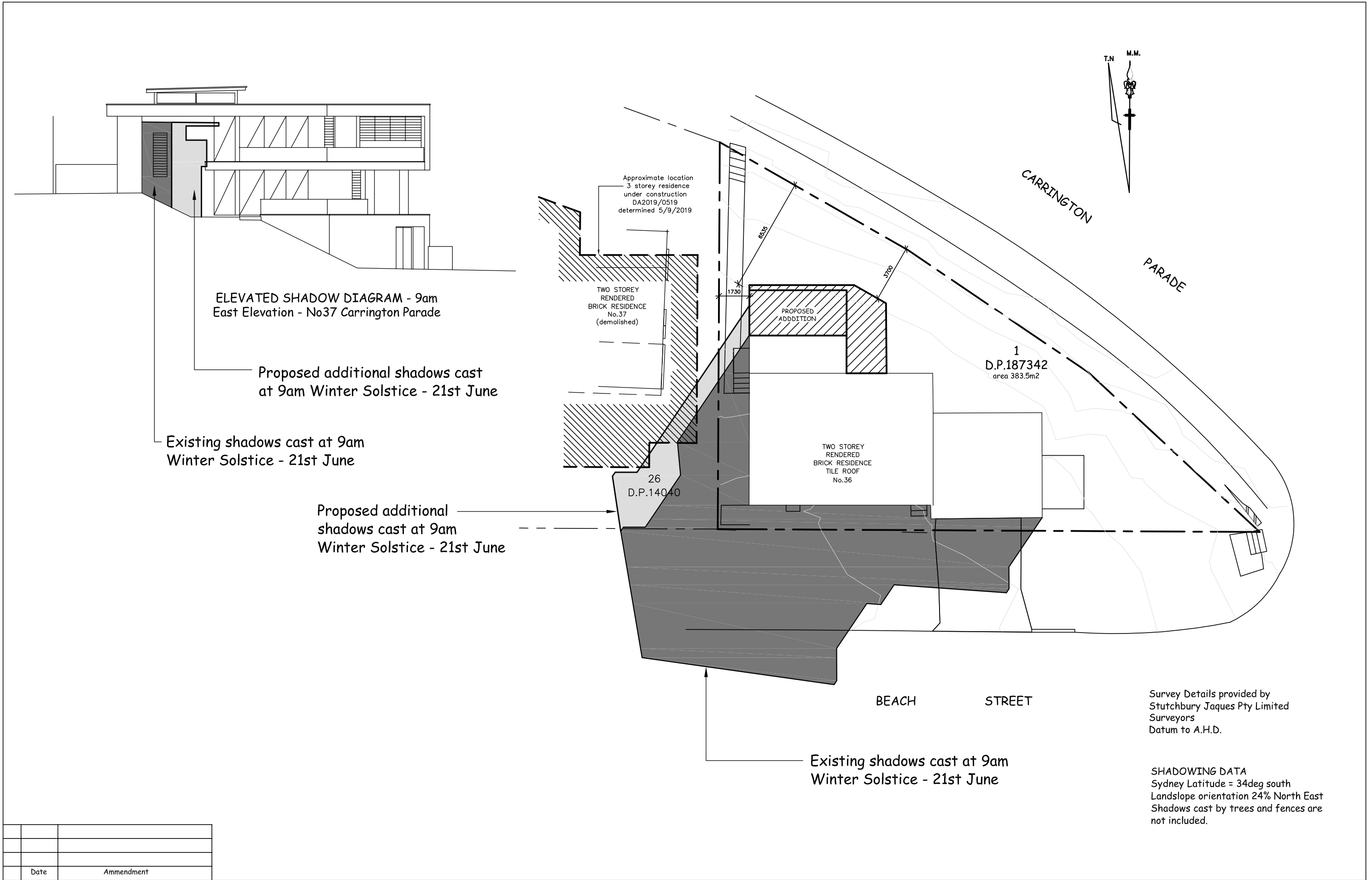
Date  
**21 May, 2020**

Job Number  
**19-1206**

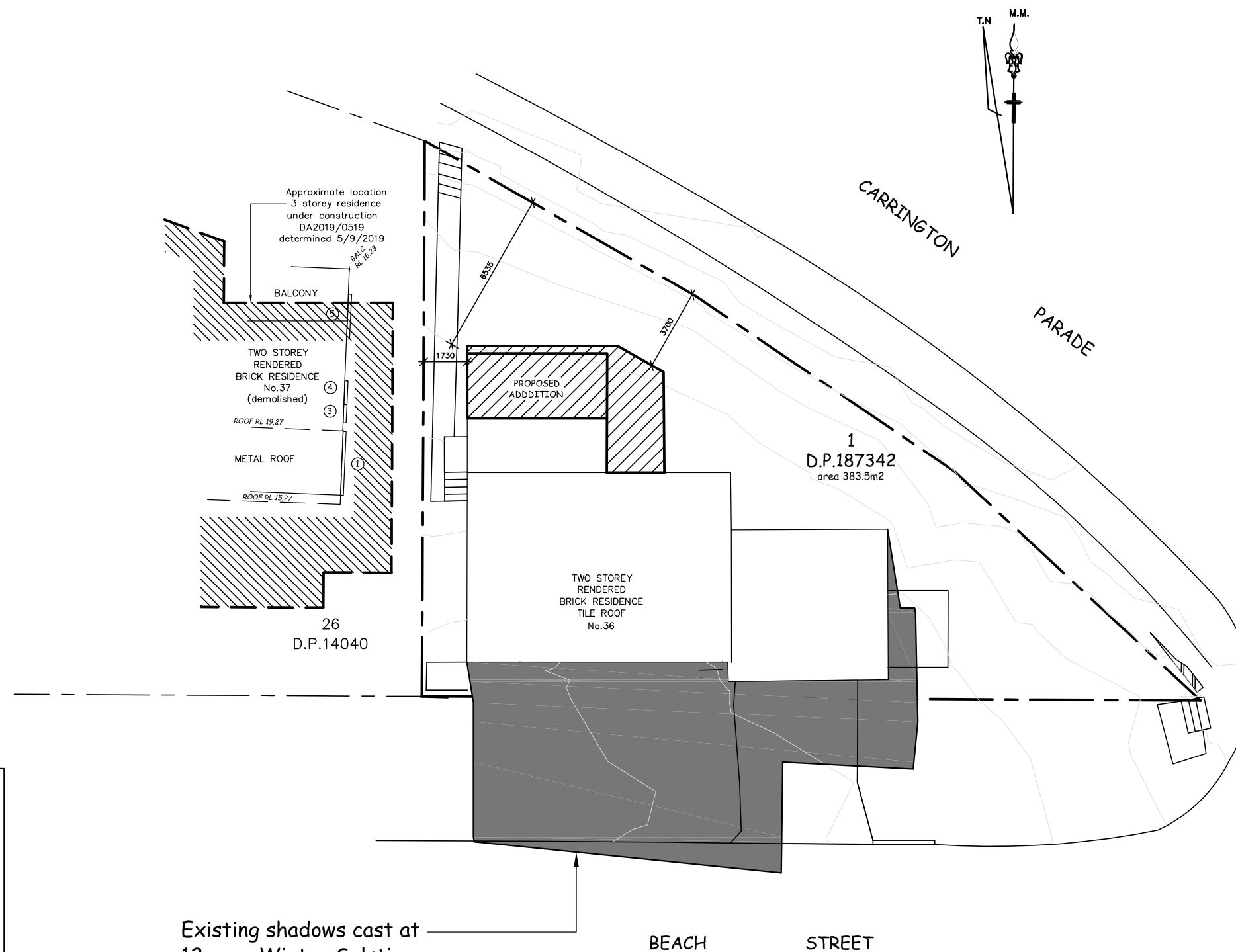
Drawing Number  
**S3**

Rev.  
**-**





Date	Amendment



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

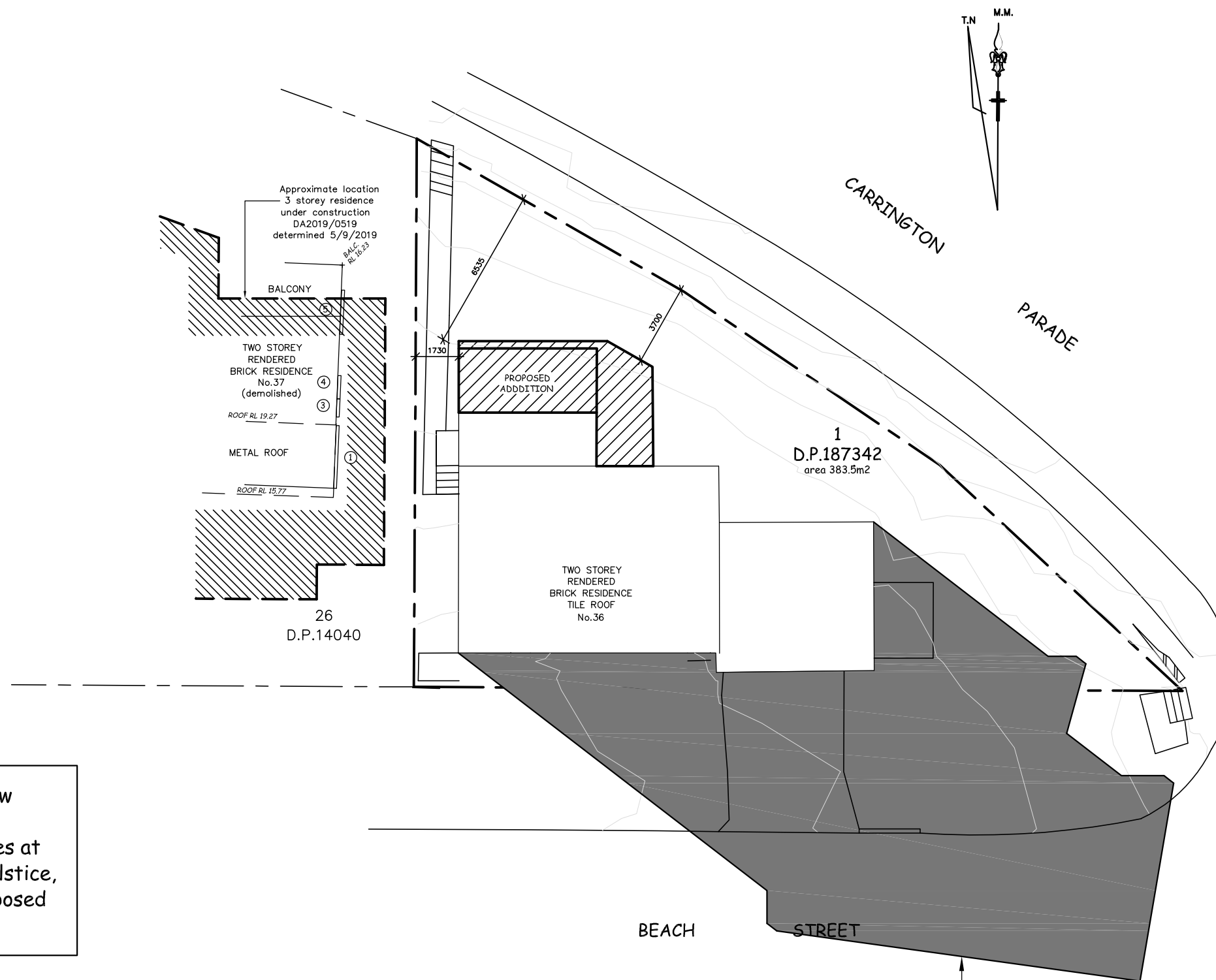
Existing shadows cast at 12 noon Winter Solstice - 21st June

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

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

Date	Amendment	





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  
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