

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 INSULATION SCHEDULE

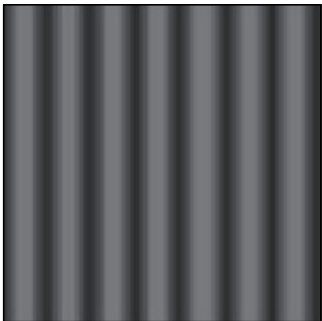
Construction	Additional insulation required (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
floor above existing dwelling or building.	nil
external wall: brick veneer (R0.54)	R1.16 (or R1.70 including construction)
external wall: framed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



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0896

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.

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



northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
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CONSENT

DA2020/0896

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.

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

BALC.  
RL 16.23

BALCONY

5

TWO STOREY  
RENDERED  
BRICK RESIDENCE  
No.37  
(demolished)

4

3

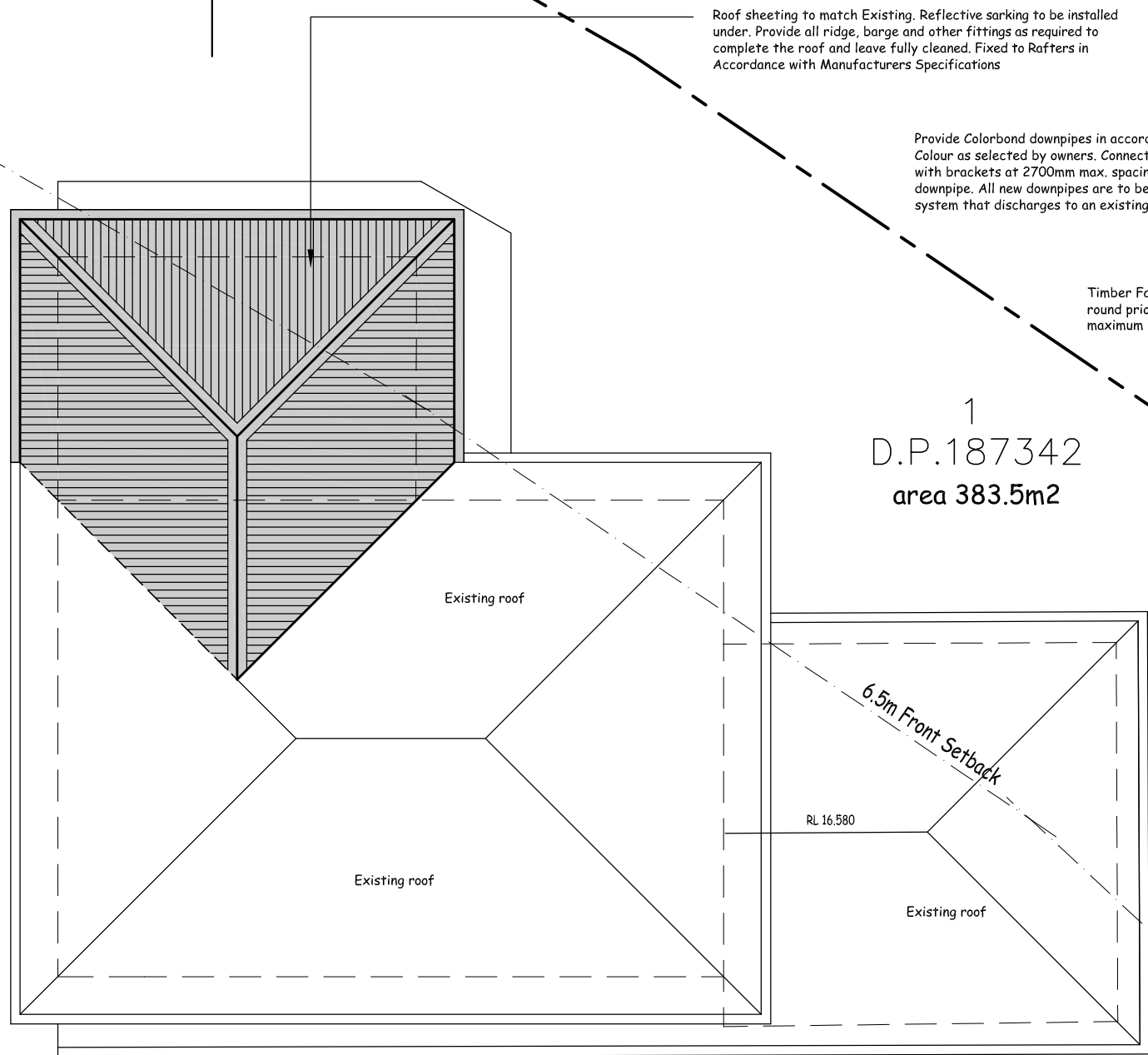
ROOF RL 19.27

METAL ROOF

1

ROOF RL 15.77

26  
D.P.14040



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


Provide Colorbond downpipes in accordance with Hydraulic Engineer's details.  
Colour as selected by owners. Connect head to gutter & foot to drainage system  
with brackets at 2700mm max. spacing, with a minimum of 2 brackets per  
downpipe. All new downpipes are to be connected to the existing stormwater  
system that discharges to an existing Council stormwater collection system.

Timber Fascia Boards shall be of seasoned solid timber primed or stained all  
round prior to fixing and not less than 19mm finished thickness for 600mm  
maximum centres.

Provide Colorbond Guttering to all new eaves in accordance with Hydraulic  
Engineer's details. Set gutter with sufficient fall to all downpipes and secure  
with brackets max. 1200mm apart.

1  
D.P.187342  
area 383.5m<sup>2</sup>

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




Accreditation Number 6255

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SALLY GARDNER DESIGN AND DRAFT

PLANS DRAWN FOR APPROVAL



SustainAbility Design™ Specialist

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

www.designanddraft.com.au

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

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

BALC.  
RL 16.23

BALCONY

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RENDERED  
CK RESIDENCE  
No.37  
demolished)

RL 19.27

AL ROOF

OF RL 15.77

26

D.P.14040



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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 383.5m<sup>2</sup>

#### 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.

CARRINGTON

PARADE

B	16/9/20	Overhang removed from Upper Balcony
A	16/4/20	Issued for pre-DA review
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PROPOSED ALTERATIONS & ADDITIONS  
36 CARRINGTON PARADE, CURL CURL

Drawing Title

PROPOSED UPPER FLOOR PLAN

True North



Scale

1:100 @ A3

Drawn

R.G.

Date

21 May, 2020

Checked

S.G.

Rev.

A2

Job Number

19-1206

Drawing Number

A2

B

PROPOSED UPPER FLOOR AREA = 102.06m<sup>2</sup>  
(measured to outside face of external walls)



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CONSENT

DA2020/0896

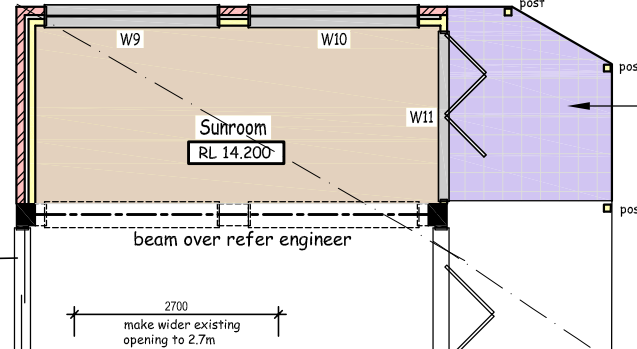
CARRINGTON

PARADE

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

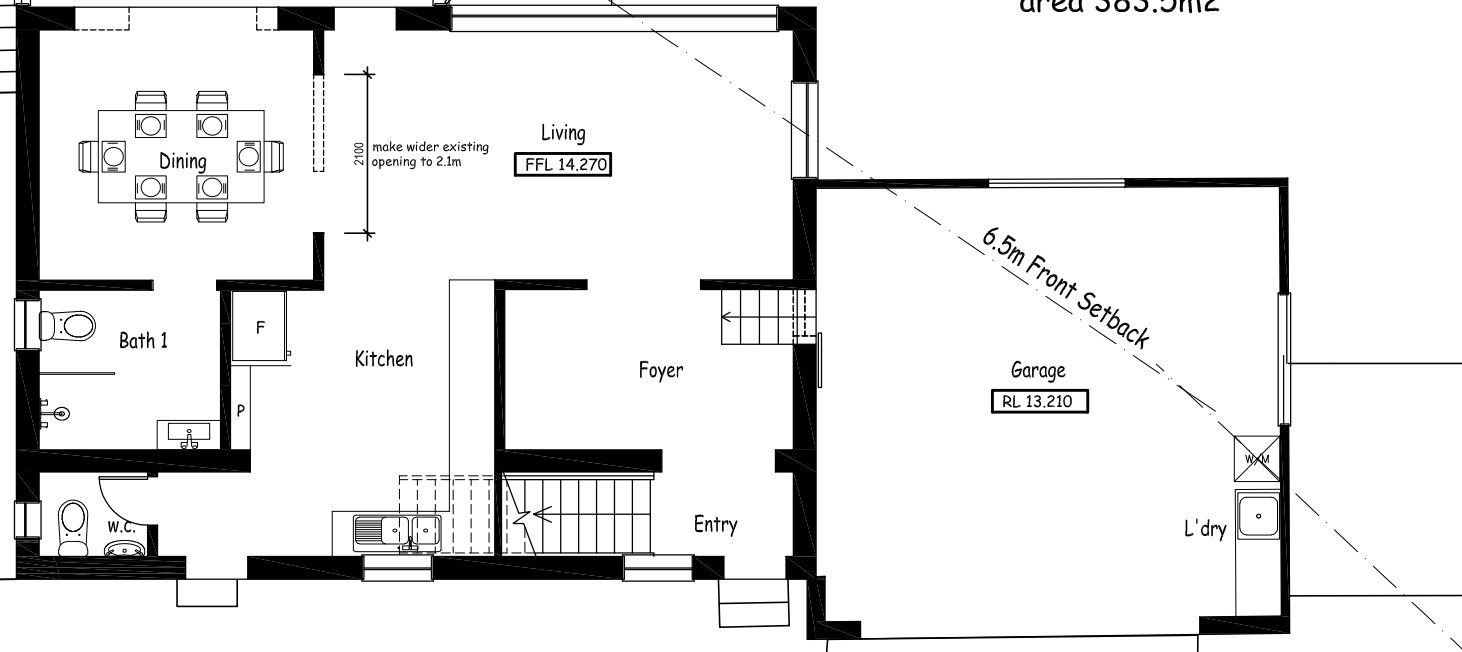
WO STOREY  
RENDERED  
CK RESIDENCE  
No.37  
(demolished)

26  
D.P.14040



Extend existing deck 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 383.5m<sup>2</sup>



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

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	Date	Amendment

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**bda** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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**SDS** SustainAbility Design™ Specialist

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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**



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



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CONSENT**

**DA2020/0896**

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.

Existing Ground Line

Boundary

## EAST ELEVATION

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

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

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.

Line of maximum (7.2m)  
Wall Height

Line of maximum (6.73m)  
Building Envelope

Boundary

Existing Ground Line

New 1.0m high balustrade as selected by  
owners to NCC / BCA part 3.9  
No horizontal elements to facilitate climbing  
between 150mm to 760mm where floor to  
level below exceeds 4.0m in height.

Weatherboard cladding " weathertex -  
Selflok ecogroove 150 - smooth".

Powder coated aluminium framed windows &  
doors to owners selection, (refer schedule  
on Drg. N2).

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

### 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.

## WEST ELEVATION

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

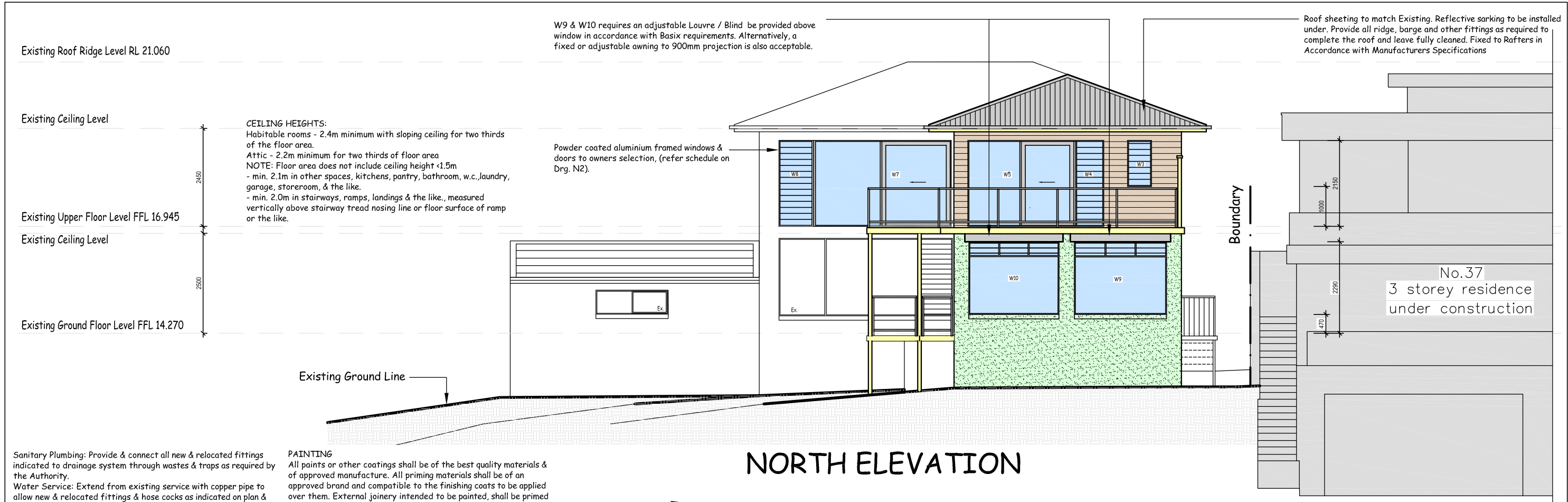
19-1206

Drawing Number

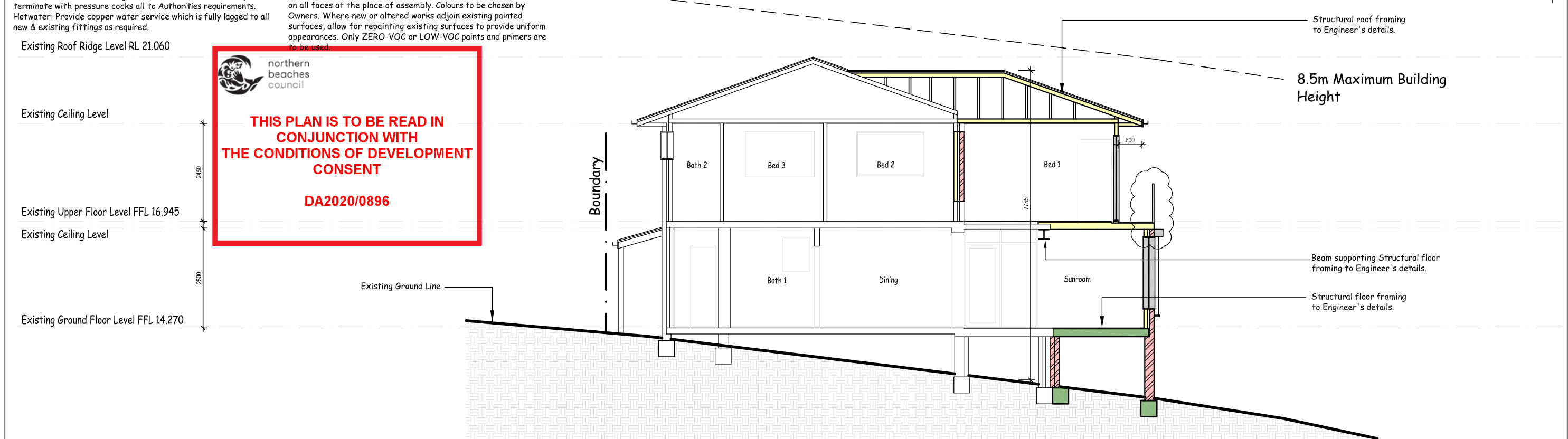
A4

Rev.

B



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