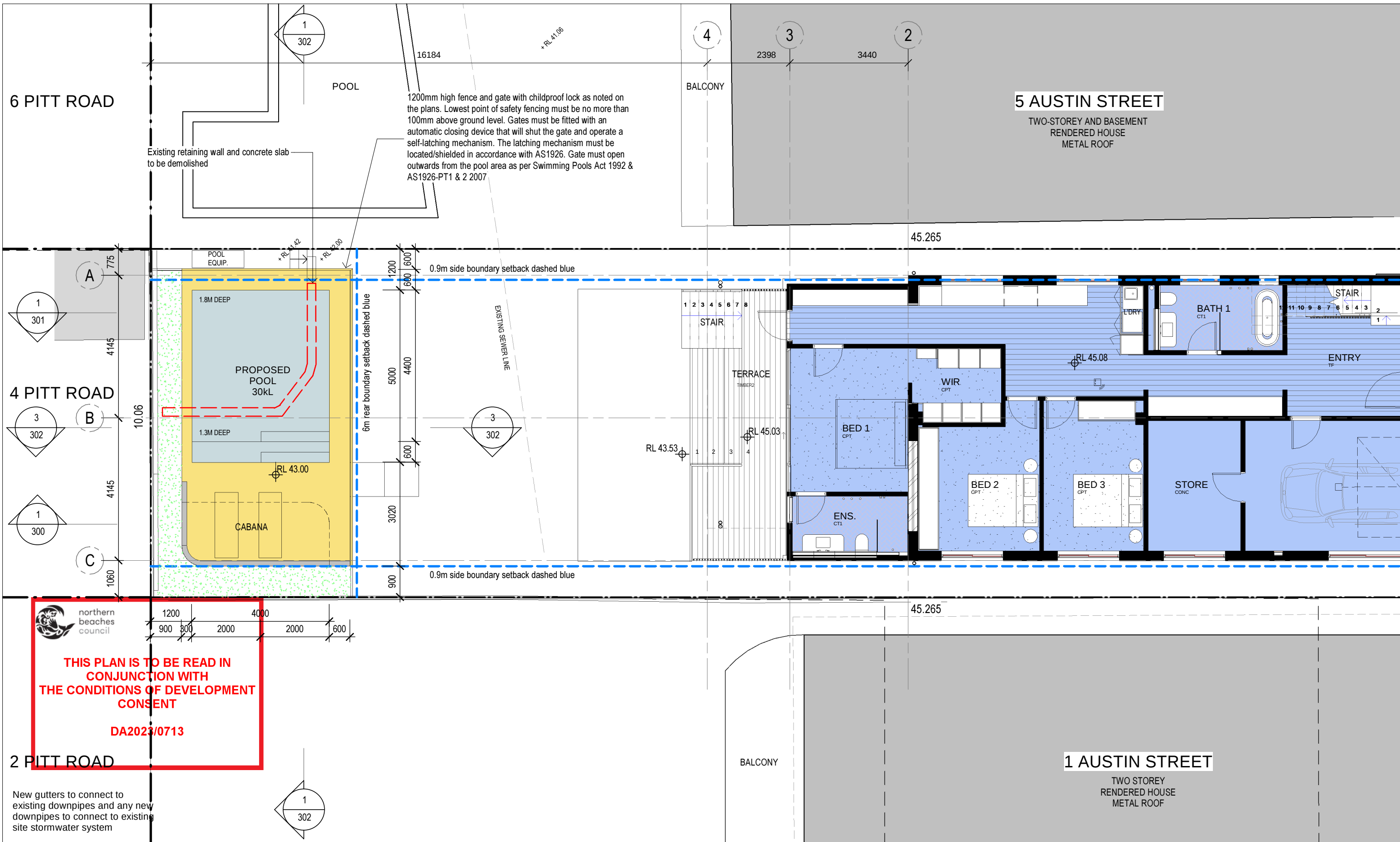




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BASIX

Lighting: Min. 40% fluoro or LED lights
Showerheads, toilets and taps to be min. 3-star water rating.
R1.3 insulation external framed walls.
R0.7 ins. to new suspended slab w/ enclosed sub-floor.
R1.74 ins. to ceiling & foil/sarking + R3.0 ins. to dark colour roof.
R3.0 ins + foil/sarking to medium colour concrete roof.
Alum. framed windows to be min. U-value 7.63, SHGC 0.75.
Skylight to be double-glazed, min. U-value 2.5, SHGC 0.456.
Heat pump or gas hot water system



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

GROUND FLOOR PLAN

project no. 22008

scale 1 : 100@ A3

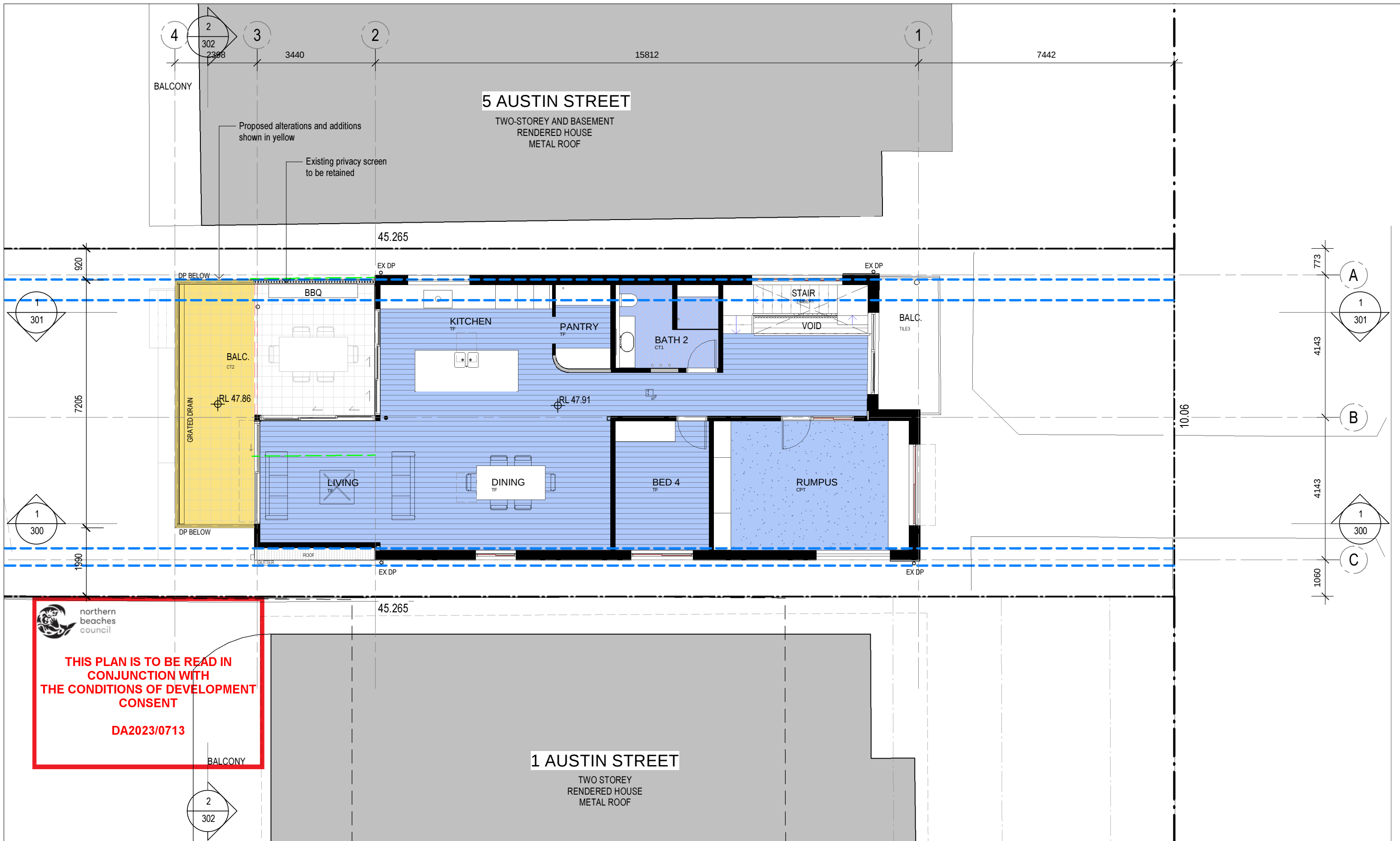
drawn AB

date 02.06.23

drawing no.

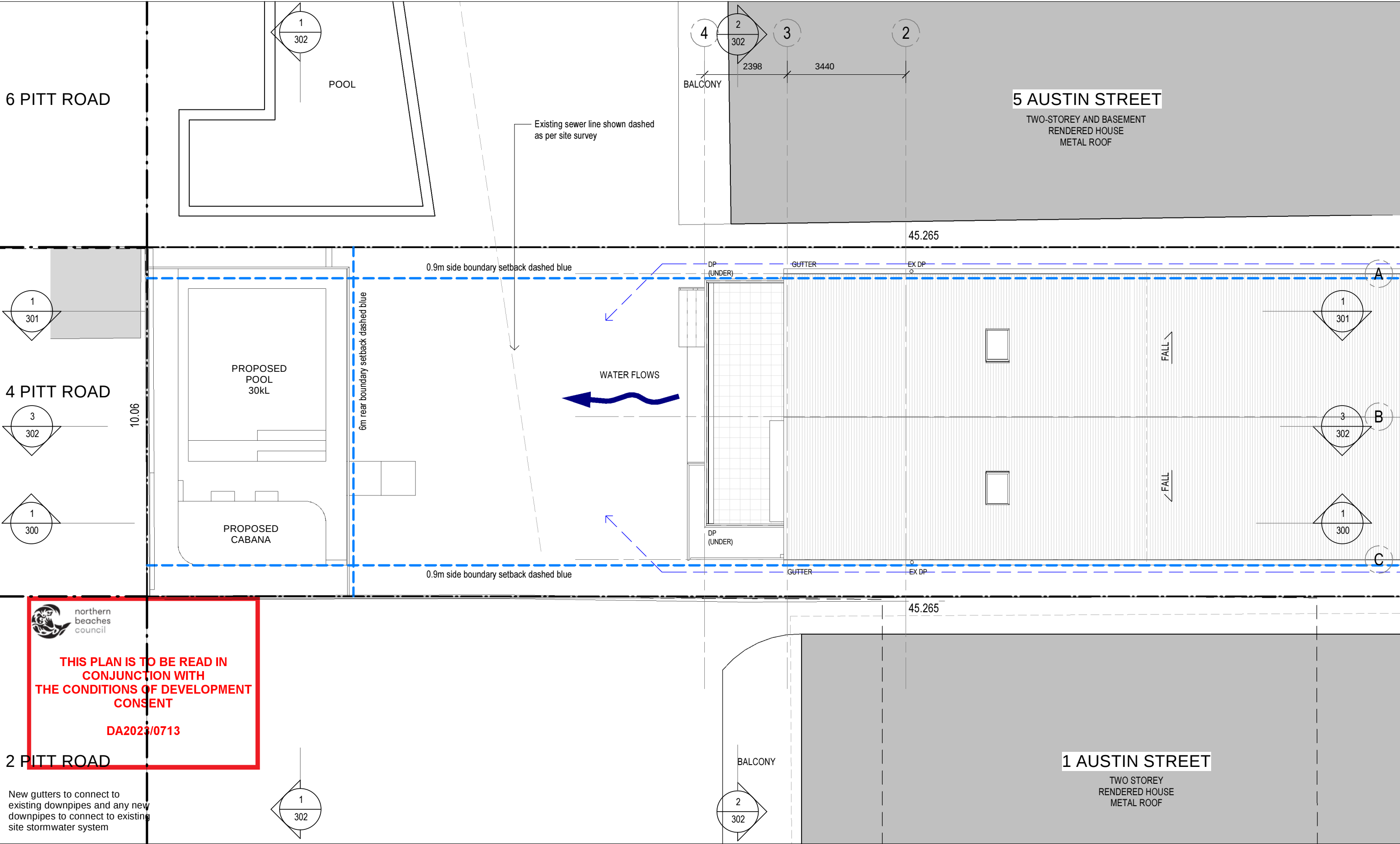
DA 100
/ B

B 02.06.23 FOR DEVELOPMENT APPLICATION
A 02.04.23 FOR CLIENT REVIEW
issue date revision

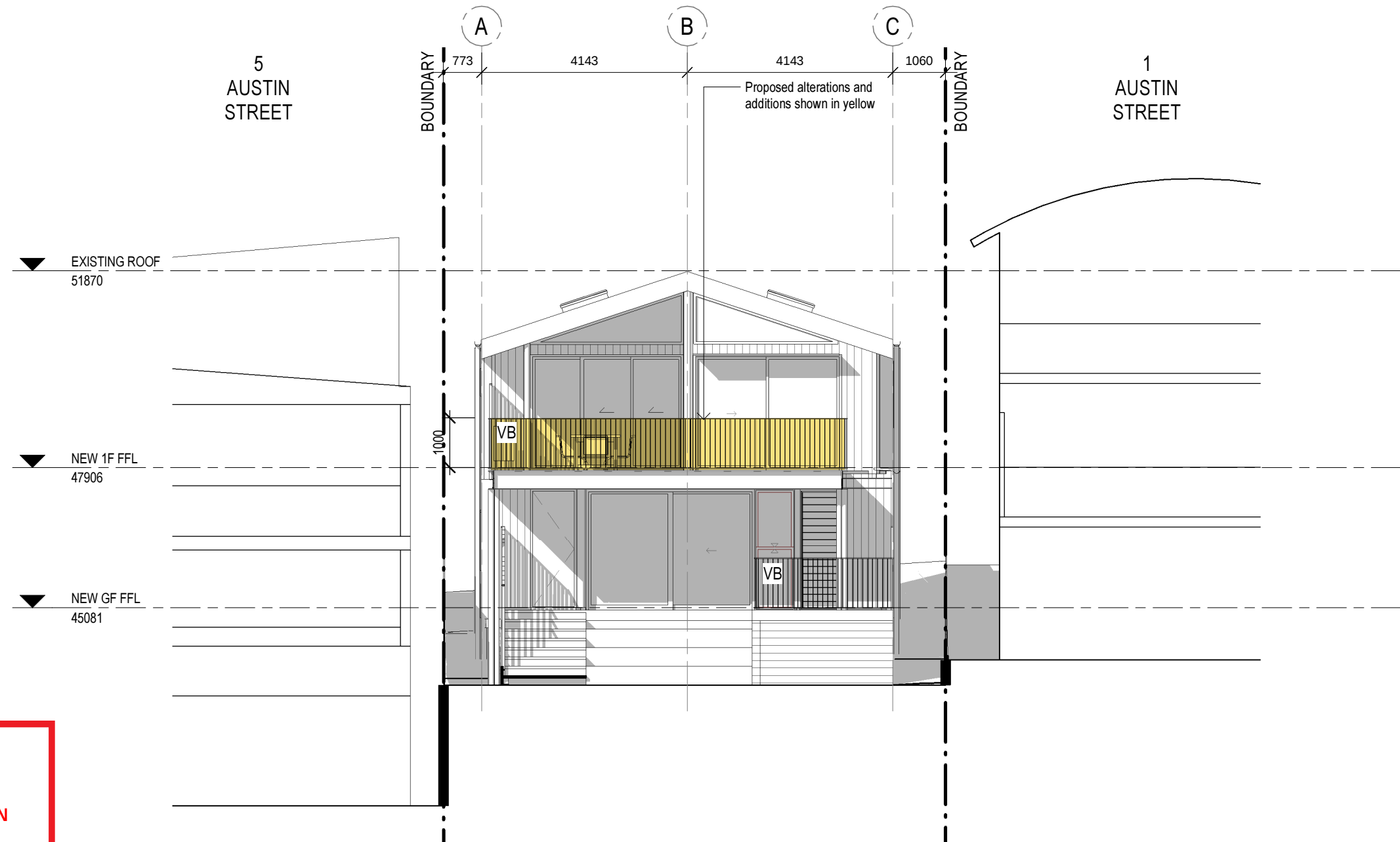


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DA2023/0713



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northern
beaches
council

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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

legend

EXISTING TO BE RETAINED
PROPOSED WORKS



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

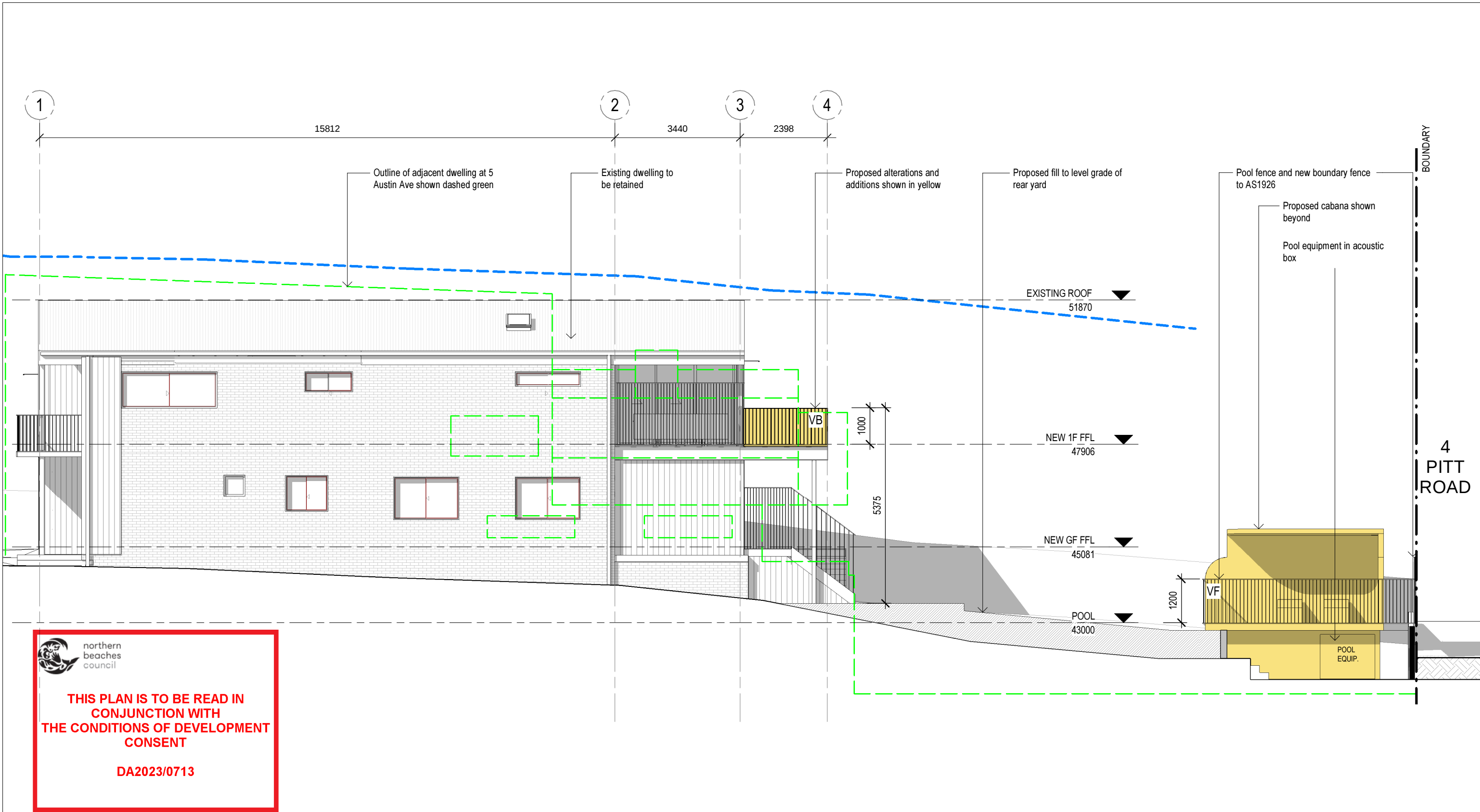
SOUTH ELEVATION

project no. 22008
scale 1 : 100@ A3
drawn AB
date 02.06.23

drawing no.

**DA200
/ B**

B 02.06.23 FOR DEVELOPMENT APPLICATION
A 02.04.23 FOR CLIENT REVIEW
issue date revision



B	02.06.23	FOR DEVELOPMENT APPLICATION
A	02.04.23	FOR CLIENT REVIEW
issue	date	revision

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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE



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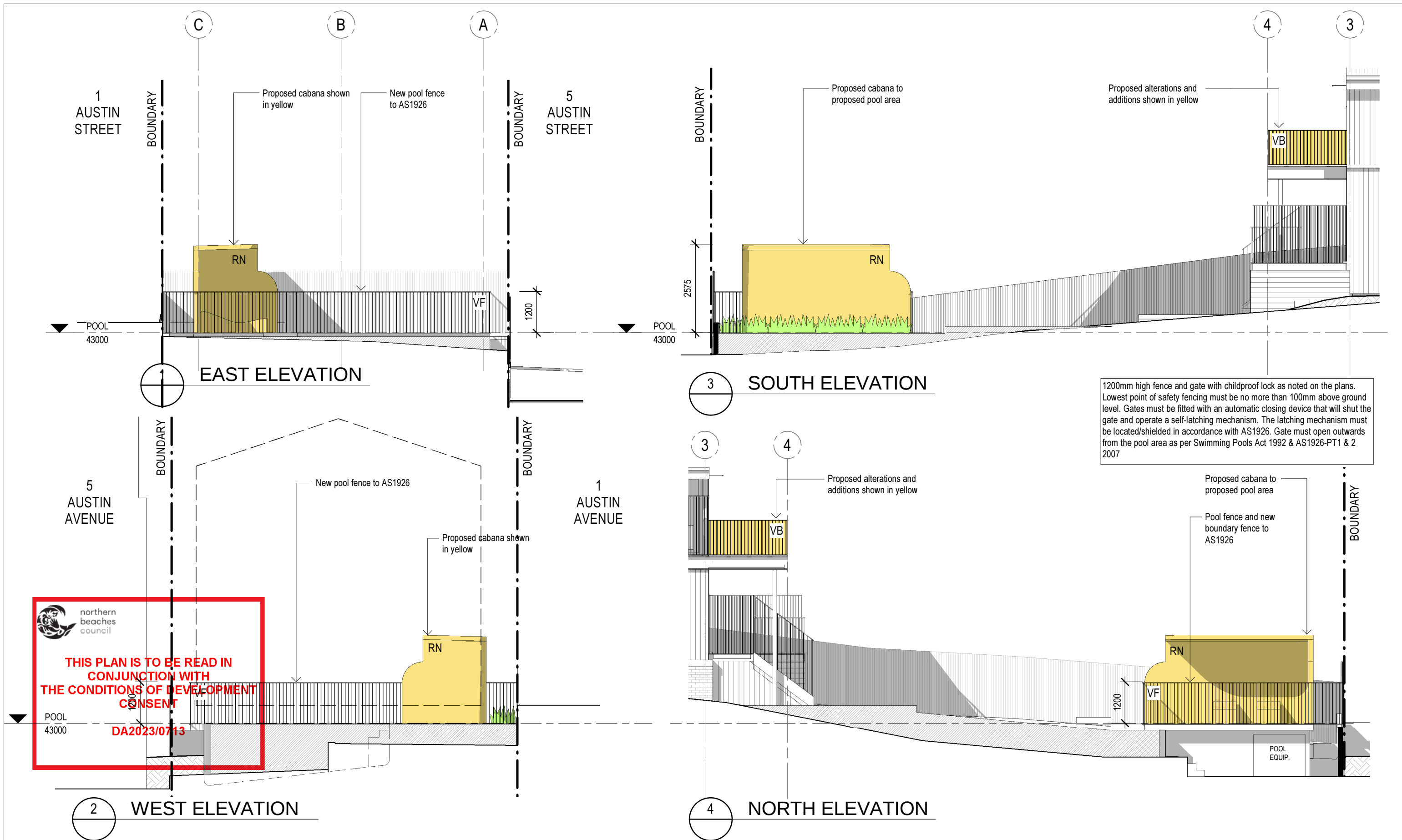
PROJECT
ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

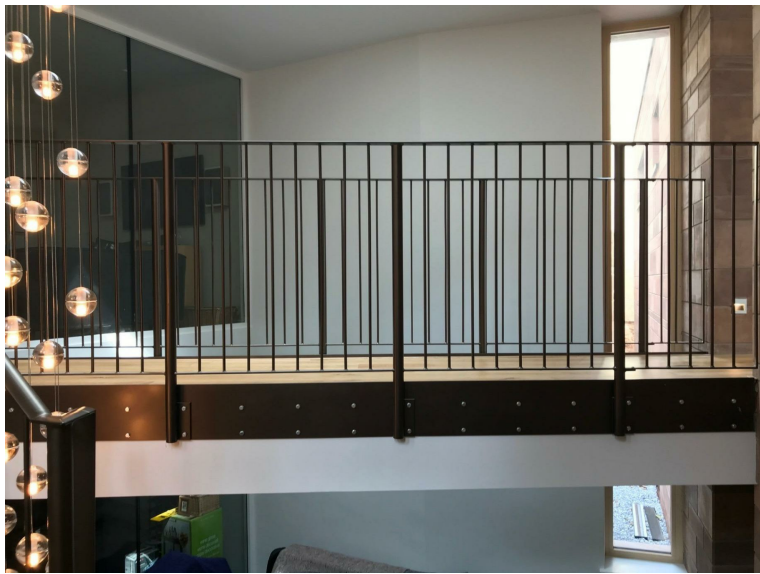
CLIENT
MR & MRS REED

DRAWING
WEST ELEVATION

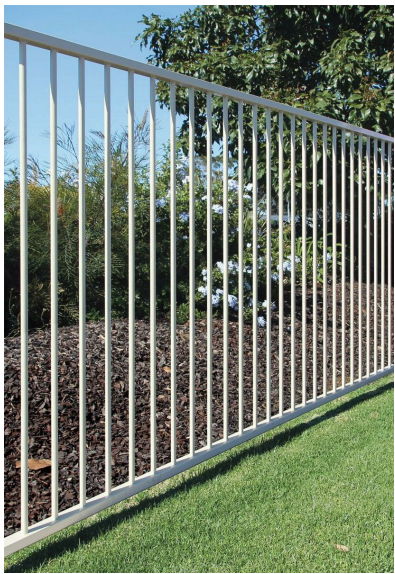
project no. 22008
scale 1 : 100@ A3
drawn AB
date 02.06.23

drawing no.
DA202
issue
/ B

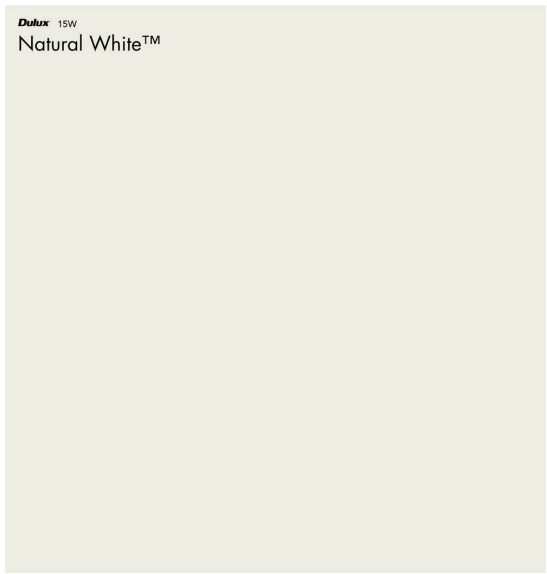




VB - VERTICAL BALUSTRADE
Flat bar rail with vertical rod infill



VF - VERTICAL FENCE
Flat bar rail with vertical rod infill



RN - RENDER AND PAINT FINISH
Natural white painted finish



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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

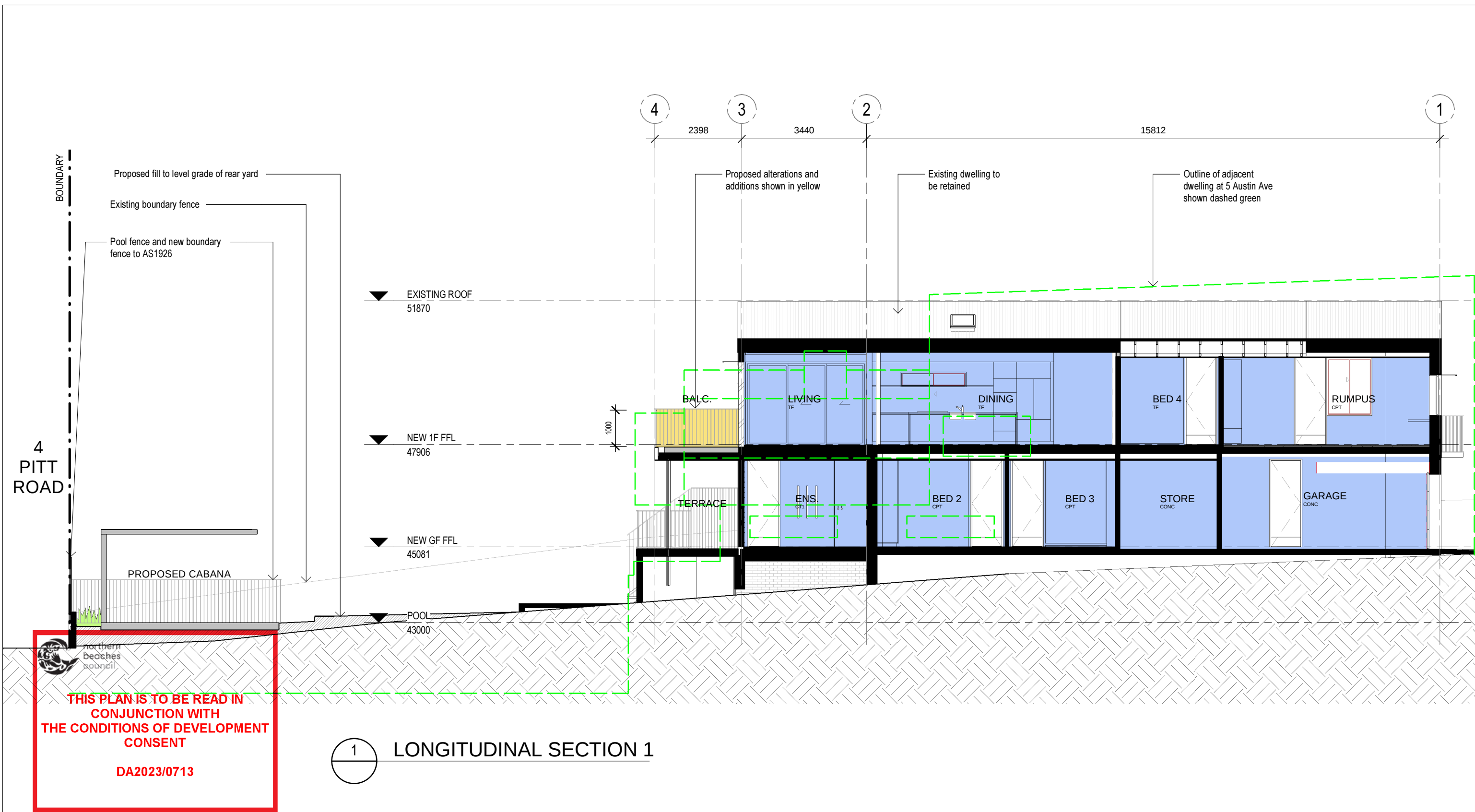
FINISHES SCHEDULE

project no. 22008
scale @ A3
drawn Author
date 02.06.23 issue

drawing no.

DA205
/ B

B	02.06.23	FOR DEVELOPMENT APPLICATION
A	02.04.23	FOR CLIENT REVIEW
issue	date	revision



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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

Legend

- EXISTING WALLS
- PROPOSED WALLS
- EXISTING TO BE RETAINED
- PROPOSED WORKS



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

SECTIONS 1

project no. 22008

scale 1 : 100@ A3

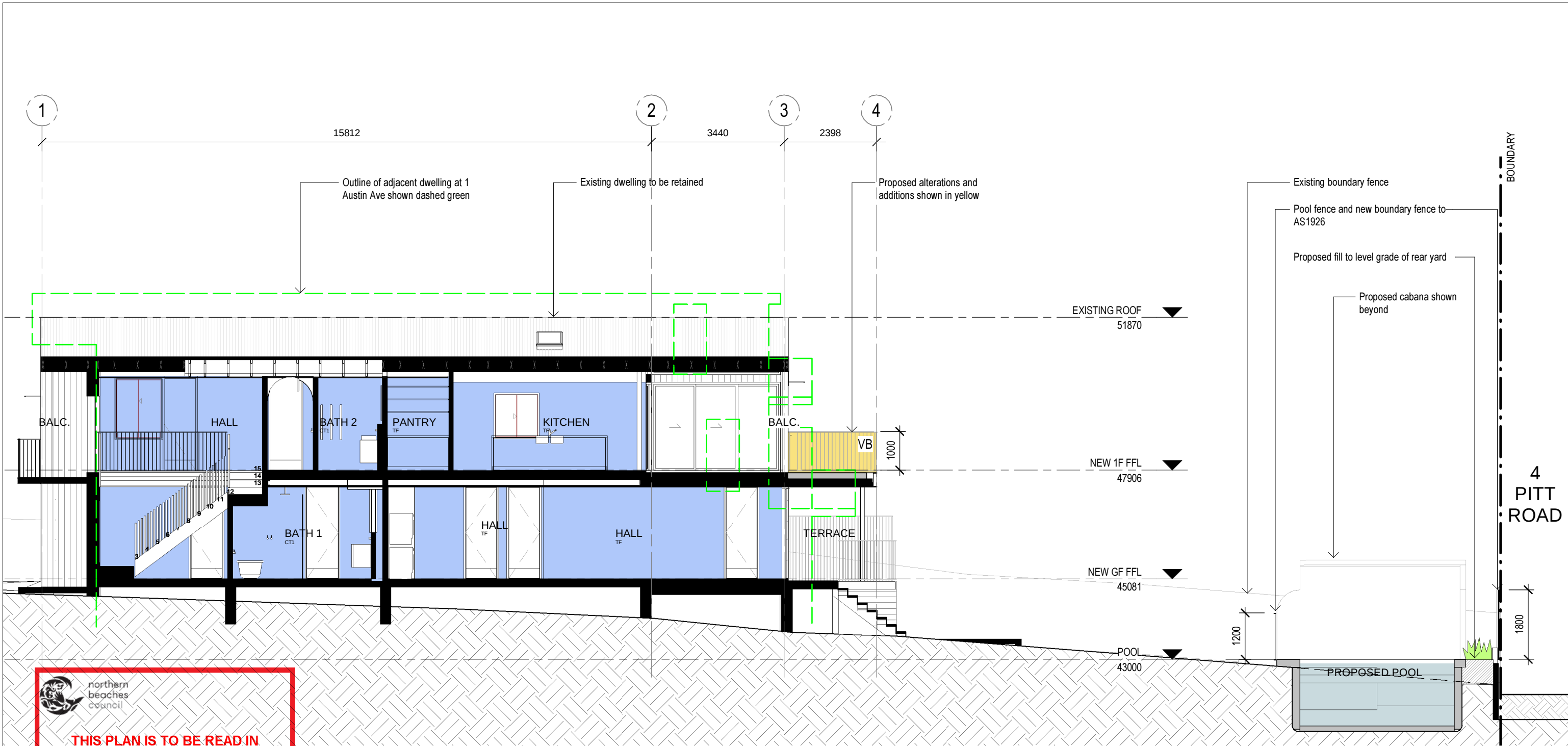
drawn AB

date 02.06.23

drawing no.

DA300
/ B

B 02.06.23 FOR DEVELOPMENT APPLICATION
A 02.04.23 FOR CLIENT REVIEW
issue date revision

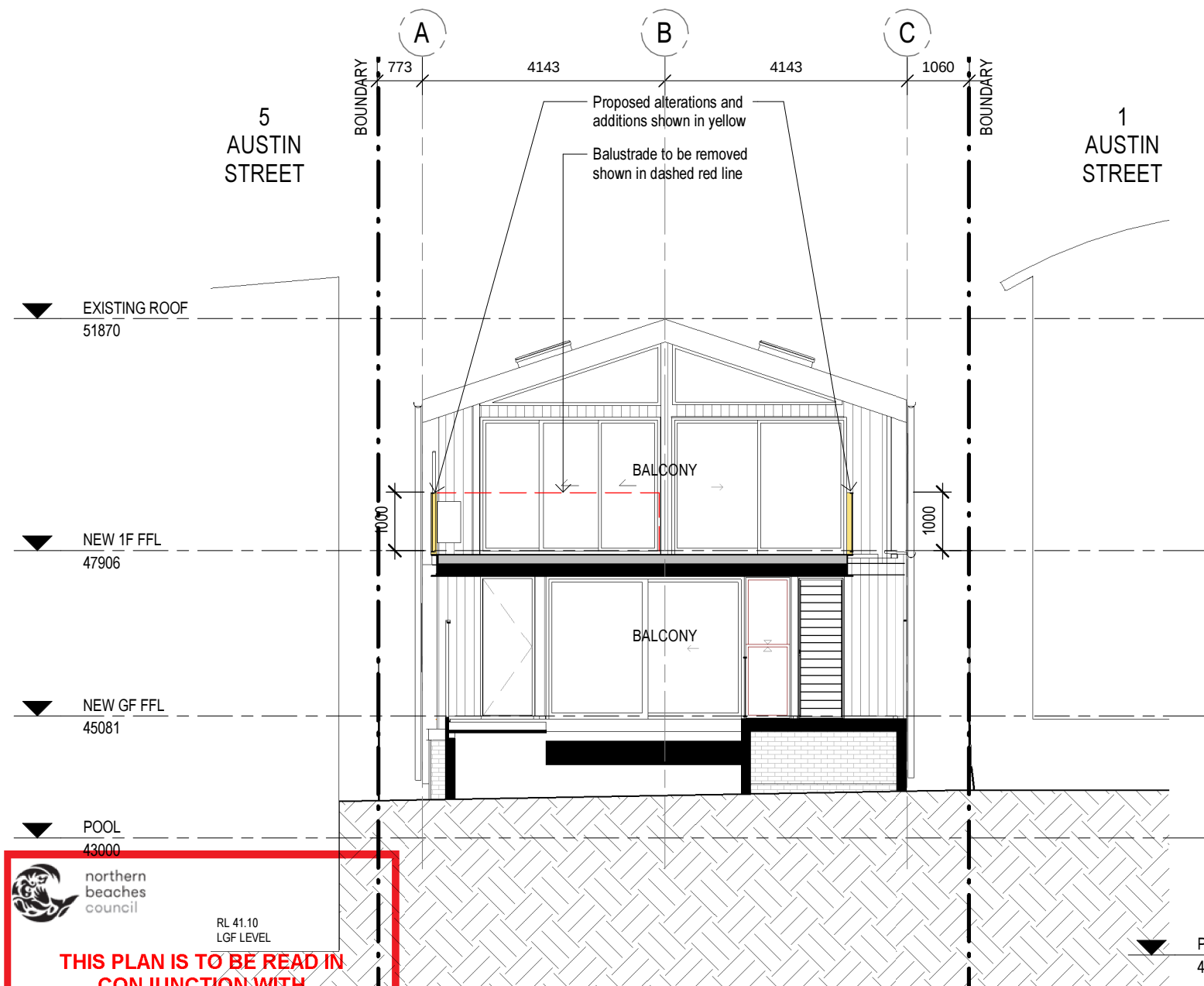


 **northern beaches council**

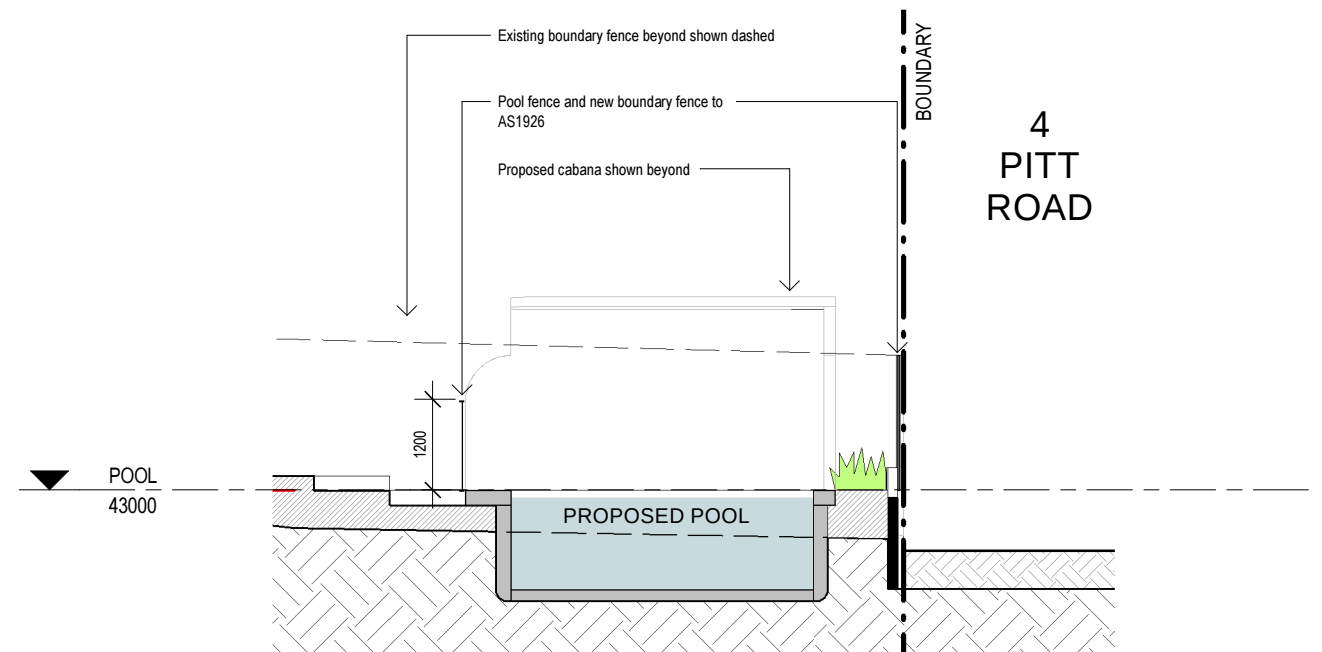
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0713

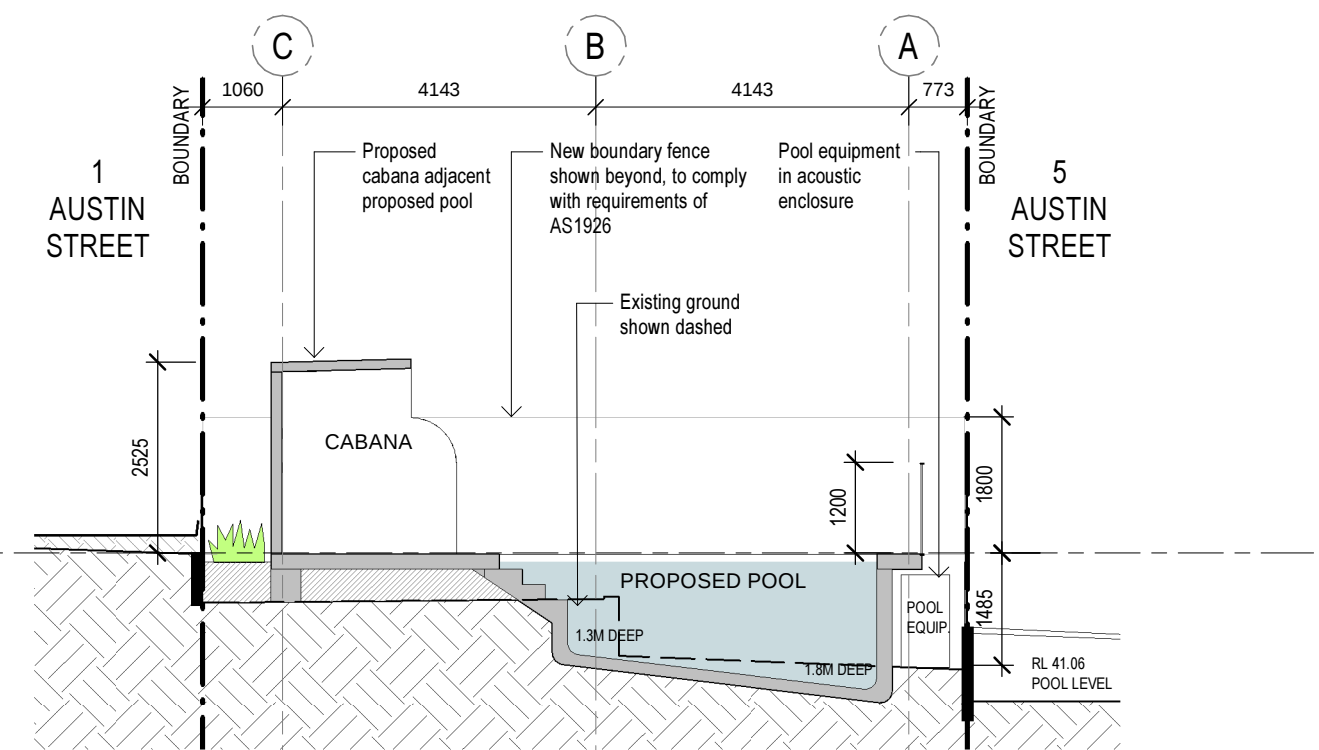
Notes				KEY (SEE SCHEDULES FOR DETAILS)				legend				PROJECT				DRAWING			
This drawing is copyright and is not to be replicated or used for any purpose without the written consent of Alex Bryden Architecture.				RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY VF - VERTICAL FENCE, COLOUR: WHITE				EXISTING WALLS				ALTERATIONS & ADDITIONS 3 AUSTIN AVE, NORTH CURL CURL NSW 2099				SECTIONS 2			
Use figured dimensions only - do not scale from this drawing. All dimensions to structure - confirm all dimensions on site.								PROPOSED WALLS				CLIENT				project no. 22008			
This drawing is to be read in conjunction with all relevant consultant documentation, schedules and specifications.								EXISTING TO BE RETAINED				MR & MRS REED				scale 1 : 100@ A3			
								PROPOSED WORKS				drawing no. DA301 / B				drawn AB			
												date 02.06.23				issue			



2 CROSS SECTION 4



3 POOL 2



1 POOL 1

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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

Legend

- EXISTING WALLS
- PROPOSED WALLS
- EXISTING TO BE RETAINED
- PROPOSED WORKS



PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

SECTIONS 3

project no. 22008
scale 1 : 100@ A3
drawn Author
date 02.06.23

drawing no.

DA302
/ B

B 02.06.23 FOR DEVELOPMENT APPLICATION
A 02.04.23 FOR CLIENT REVIEW
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