ALTERATIONS AND ADDITIONS TO RESIDENCE FOR DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE CURL CURL 2096

DRAWING LIST

RIGHT ANGLE
DESIGN & DRAFTING PTY LTD
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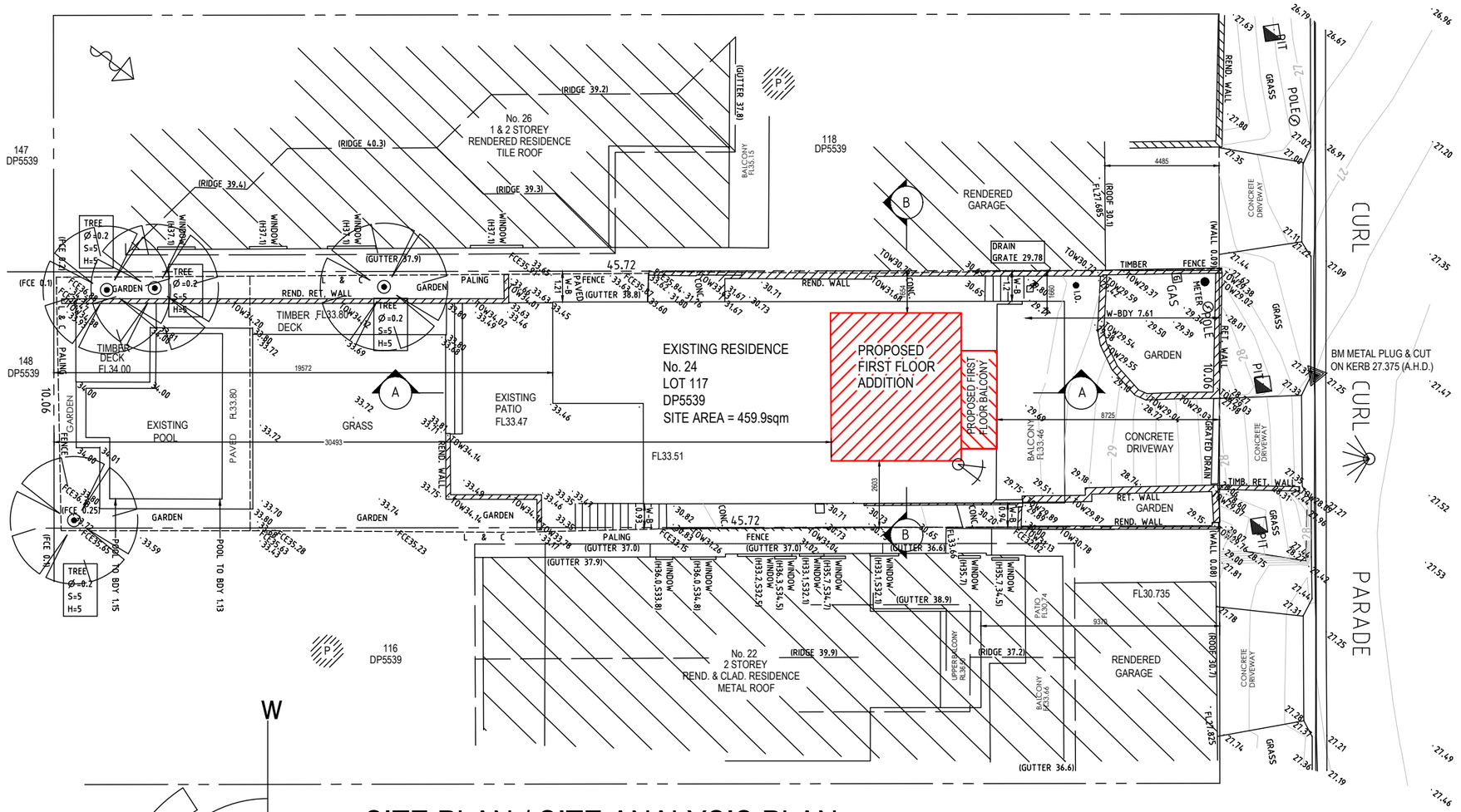
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:
A 25.06.2025 - ISSUED FOR DEVELOPMENT APPLICATION

DWG NAME
COVER SHEET

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	-	RADD24046	A0 A


147
DP5539
118
DP5539
148
DP5539
116
DP5539
No. 26
1 & 2 STOREY
RENDERED RESIDENCE
TILE ROOF
No. 22
2 STOREY
REND. & CLAD. RESIDENCE
METAL ROOF
RENDERED
GARAGE
EXISTING RESIDENCE
No. 24
LOT 117
DP5539
SITE AREA = 459.9sqm
PROPOSED
FIRST FLOOR
ADDITION
PROPOSED FIRST
FLOOR BALCONY
EXISTING
POOL
EXISTING
PATIO
FL33.47
TIMBER
DECK
FL34.00
TIMBER DECK
FL33.80
GRASS
CONCRETE
DRIVEWAY
RET. WALL
GARDEN
PATIO
FL30.74
FL30.735
BM METAL PLUG & CUT
ON KERB 27.375 (A.H.D.)
CURL CURL PARADE
45.72
30493
19572
8725
9370
2603
FL33.51
(RIDGE 39.2)
(RIDGE 40.3)
(RIDGE 39.4)
(RIDGE 39.3)
(RIDGE 39.9)
(RIDGE 37.2)
(GUTTER 37.9)
(GUTTER 38.9)
(GUTTER 36.6)
(GUTTER 37.0)
(GUTTER 38.81)
(ROOF 30.1)
(ROOF 30.7)
REND. WALL
PALING
FENCE
TIMBER FENCE
DRAIN
GRATE 29.78
GRATED DRAIN
METER BOX
POLE
PIT
GAS
GARDEN
GRASS
PAVED
POOL TO BDY 1.15
POOL TO BDY 1.13
TREE
Ø=0.2
S=5
H=5
BALCONY
FL33.15
BALCONY
FL33.46
BALCONY
FL33.66
UPPER BALCONY
RL36.92
CONCRETE
DRIVEWAY
W-BDY 7.61
W-BDY 0.93
W-BDY 1.27
W-BDY 1.21
W-BDY 1.68
W-BDY 1.2
W-BDY 0.80
W-BDY 0.89
W-BDY 0.88
W-BDY 0.08
WINDOW
(H37.1)
WINDOW
(H33.1 532.1)
WINDOW
(H35.7)
WINDOW
(H35.7 34.5)
WINDOW
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FL27.685
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TOW28.18

SPECIFICATION

The whole works shall be in accordance with the National Construction Code, local council building code and all other governing authorities concerned.

DEMOLITION
The demolition work shall be carried out in accordance with AS2601-2001, The Demolition of Structures,the local authorities requirements and the conditions specified within Schedule 7 and Schedule 9 of the NSW Complying Developments Code.
Take up and remove to make way for new work.

SITE CLEARING
Clear the site as necessary. All stumps and roots shall be grubbed out over the building area to a minimum distance of 2000mm clear of the building or to the boundaries of the site whichever is the less and removed from the site.

EXCAVATOR
Cut and level where necessary under timber framed floors to give a minimum clearance of 400mm under bearers and 500mm under joists. Excavate for all footings and slabs in materials as found and as indicated on structural drawings. Excavations for all footings shall have level bottoms stepped as necessary and taken to even bearing. Remove excavated material from the site unless directed otherwise. Carry out all work necessary to render the trade complete.

DRAINER
All sewerage and drainage shall comply with the requirements of Sydney Water. Stormwater to be discharged in accordance with the local council requirements.

CONCRETOR
Concrete work shall generall be in accordance with the relevant Australian Standards and Codes AS3600 Concrete Structures & AS2783 Use of reinforced concrete for small swimming pools. Keep reinforcement clean and store clear of ground. All concrete and reinforcement shall be in accordance with structural engineers specifications and requirements.
-Residential slabs, footings and concrete structures to NCC 2022 - ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and footing & AS 3600 Concrete structures.
-Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.

BRICKLAYER
All masonry construction in accordance with NCC 2022 - ABCB Housing Provisions Part 5 and AS3700. All brickwork shall be accurately bonded, carried up true and plumb in level courses. Exposed brickwork shall be selected by owner or to match existing. Thoroughly clean down with diluted spitits of salts, wash down with clean water and leave free from stains. Build in galvalised steel ties, lintels, flashings, vents and damp proof courses as required.

STRUCTURAL STEEL
Supply, fabricate and erect steelwork shown on the structural engineers drawings including hoisting and fixing in positions. All work to be in accordance with relevant SAA codes and standards.
Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.
Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed steel structures & NASH Standard.

TERMITE PROTECTION
Termite protection measures will be implemented into the building construction in accordance with AS3660.1- Termite Management and the National Construction Code 2022-ABCB Housing Provisions Part 3.4.

CARPENTER AND JOINER
Timber used shall be sound, well seasoned and free from defect, accurately cut, fitted and fixed. Timber framing, sizes, centre spacings and spans to be constructed as per AS1684.2 and AS1684.4 Residential Timber Framed Construction. Supply and install new windows and doors as indicated. Where fitting to existing structure confirm dimensions on site prior to ordering. Supply and fix eaves lining to match underside of existing. Supply and fix either selected sheet flooring, tongue and groove timber flooring or fibrous cement sheet flooring to floor joists where indicated in accordance with manufacturers instructions. Architraves and skirtings to be selected and / or to match existing. All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies and is installed with AS/NZS 4200.1 & AS/NZS 4200.2
Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.

WALL CLADDING
Wall cladding is to be designed and constructed in accordance with one of the following, as appropriate:
Timber and composite wall cladding to AS 5146.1 & metal wall cladding to AS 1562.1 and the National Construction Code 2022 - ABCB Housing Provisions Part 7.
BALUSTRADES.
All balustrades to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS1684, AS1170,AS1288 & AS/NZS 2208.
All stairs providing access to comply with NCC 2022-ABCB Housing Provisions Part 11, AS4586 including slip resistance P3/R10 for Dry or P4 / R11 for Wet.
Timber balustrade to NCC 2022 ABCB Housing Provisions Part 11, AS1684 & AS1170.
-Condensation Management must be adhered to in accordance with NCC 2022 - Housing Provisions Part 10.8.

ROOFING
Supply and fix roofing specified or as selected in accordance with relevant Australian Standard and manufacturers instructions. Sheet roofing shall be metal sheet roofing without traverse laps that complies with AS1562.3. Tile roofing shall comply with AS2050 and manufacturers specifications and be in accordance with the Building Code of Australia -***Part 3.5.1 –*** Sheet Roofing to be designed and constructed with either AS1562.1 (Metal roofing) and/or AS/NZS1562.3 (Plastic sheet roofing) and the relevant provisions of this Part.
Gutters and downpipes to be designed and constructed with either AS/NZS 3500.3 and the relevant provisions of this Part.

PLUMBER
All works shall comply with the requirements of AS3500 and to the approval of Sydney Water. Extend existing services and connect new fittings as indicated. Water supply shall be connected to all fittings from the supply authorities water main in accordance with tits requirements. All internal works shall be copper tubing with hot water pipes suitably insulated. Provide selected guttering and downpipes to roof and drain to existing stormwater system as required.

Wet Areas
All waterproofing to NCC 2022 - ABCB Housing Provisions Part 10, AS3740 and AS4654. Provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions.

COMPLETION
The works shall be complete in every trade. Sashes, locks and all other equipment shall be checked and left in a satisfactory operating condition. Surplus materials and rubbish shall be removed from the site. All to be left clean and fit for occupation with glass cleaned, gutters and drains cleared and all approvals provided.

ELECTRICIAN
All work to be carried out in accordance with the supply authorities requirements, AS3000 and the SAA wiring rules. Connect into existing service as necessary. Provide power points and light points to client's requirements.
Exhaust Systems NCC
Flow rate and discharge of exhaust systems
(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—
(i) 25 L/s for a bathroom or sanitary compartment; and
(ii) 40 L/s for a kitchen or laundry.
(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—
(i) directly or via a shaft or duct to outdoor air; or
(ii) to a roof space that is ventilated in accordance with Part 3.8.7.4.

Roof space must be ventilated if ducted by Part 3.8.7.3
(a) Where an exhaust system covered by Part 3.8.7.3 of the
BCA 2019 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(b) Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

GLAZIER
Glass and glazing shall be in accordance with AS1288. All glass to be free of defects and of proper weights relative to sheet size. Glazing to be selected or to match existing. Obscure glazing shall be provided to the proprietors instructions.
All new glazing and windows must comply with the National Construction Code ABCB Housing provisions Part 8.
All framed glass (except leadlight panels) in side panels, doors etc with their nearest vertical sight line less than 300mm from the nearest edge of the doorway opening must be Grade A safety glazing material in accordance with National Construction Code except as permitted by the provisions of this Clause.
All windows are to be restricted in accordance with NCC 2022 - ABCB Housing Provisions and Part 11.3.7 and Part 11.3.8 Protection of openable windows where surface below is more than 2m.

PLASTERER
GProvide plasterboard lining installed to manufacturers instructions and AS2589. All joints to be set level and smooth. Cornice / skirting to match existing.

PAINTER
All paints or other coatings shall be of best quality materials. All priming materials shall be of an approved brand acceptable to the manufacture of the finishing coats to be used. All surfaces shall be finished to match existing.

INSULATION
Supply and fit insulation and sisalation to walls, roofs and ceiling as directed by the BASIX Certificated.

TILING
Tiling installation certificate to AS3958.1 and AS3958.2

LAUNDRY
Allow for separate taps for the washing machine and keep them separate from those of the laundry tub. A dedicated laundry space comprising of one washtub and a space for a washing machine must be provided in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4.

TOILET
Provide lift-off hinges where the toilet pan is within 1.2 metres of the hinged side of the door in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4.
SHOWER screens.mirrors.wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS1288 & AS/NZS 2208.

SMOKE ALARMS
Proved hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 - ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786
and must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
(d) be interconnected where there is more than one alarm

SAFETY IN DESIGN

TO BE READ BY ALL INVOLVED IN THE PROPOSAL

1. FALLS, SLIPS, TRIPS
a) WORKING AT HEIGHTS -
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate:Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or PersonalProtective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES By Owner
Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the areawhere the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work isbeing carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have PersonalProtective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts ofthe structure including fabricated steelwork, heavy panels and manyother components will remain standing prior to or after supportingparts are in place. Contractors should ensure that temporary bracingor other required support is in place at all times when collapse whichmay injure persons in the area is a possibility. Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below theload is prevented or restricted.

3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be locatedusing an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked andPersonal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES
ASBESTOS-For alterations to a building constructed prior to 1990:If this existing building was constructed prior to: 1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. Ineither case, the builder should check and, if necessary, takeappropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS-Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolitionshould ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. PersonalProtective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warningsigns and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to personsentering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers tounauthorised access. These should be maintained throughout thelife of the building. Where workers are required to enter enclosedspaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces wherE maintenance or other accessmay be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE
CURL CURL 2096

DWG NAME
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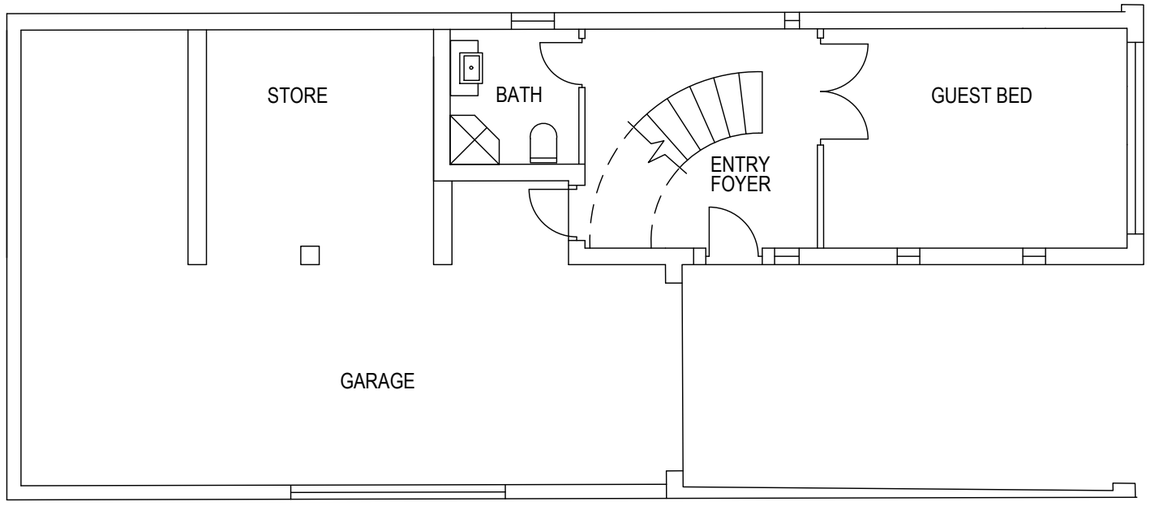
NOV 2024	-	RADD24046	A2 A

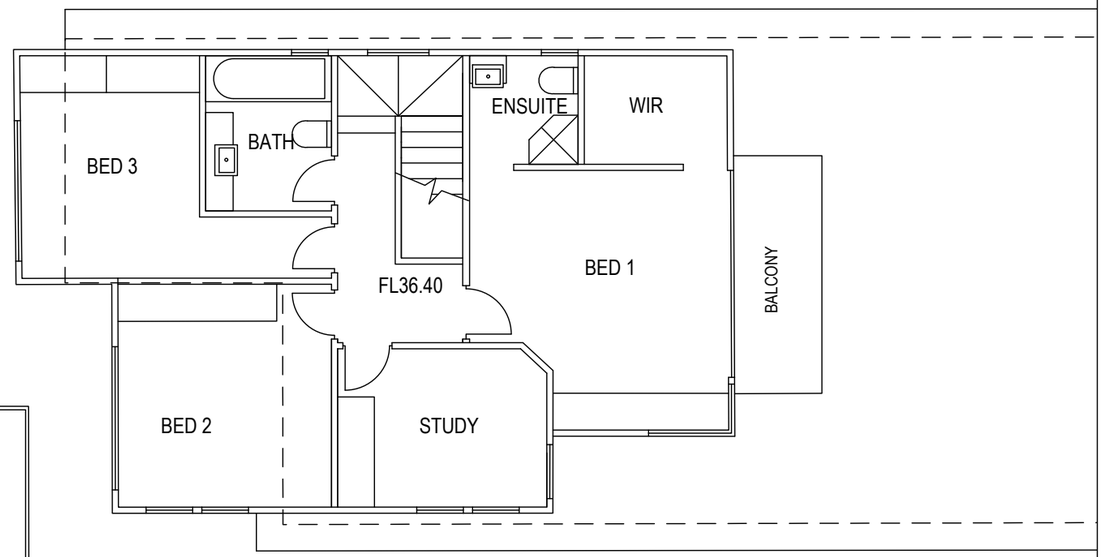


EXISTING LOWER GROUND FLOOR PLAN

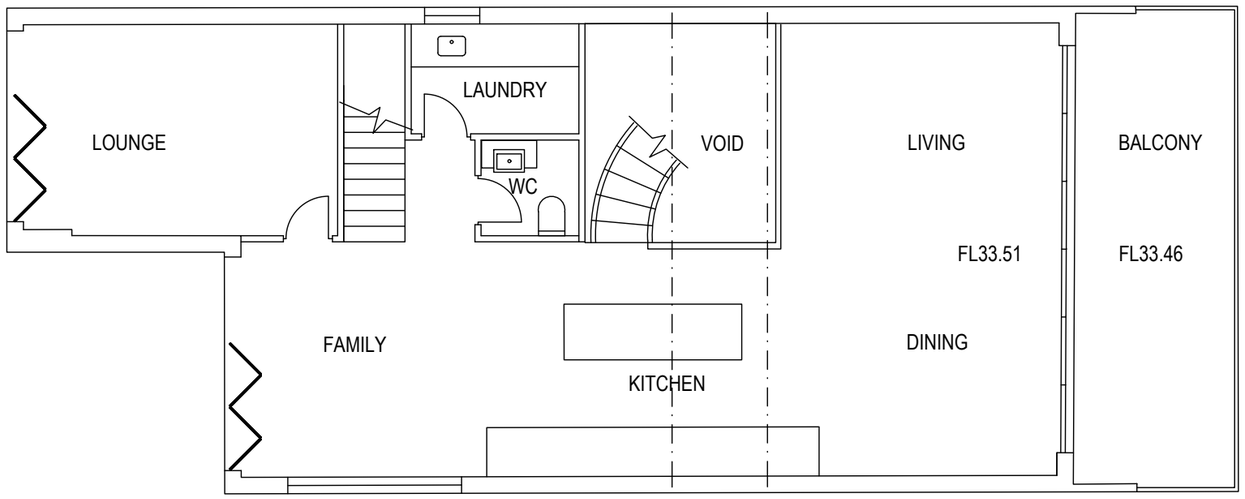
NORTH

EXISTING FLOOR AREAS

LOWER GROUND FLOOR	= 37.0m²
LOWER GARAGE / STORE	= 66.1m²
GROUND FLOOR	= 98.9m²
FIRST FLOOR	= 71.0m²



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

0 10 20 30 40 50 100mm
1:1

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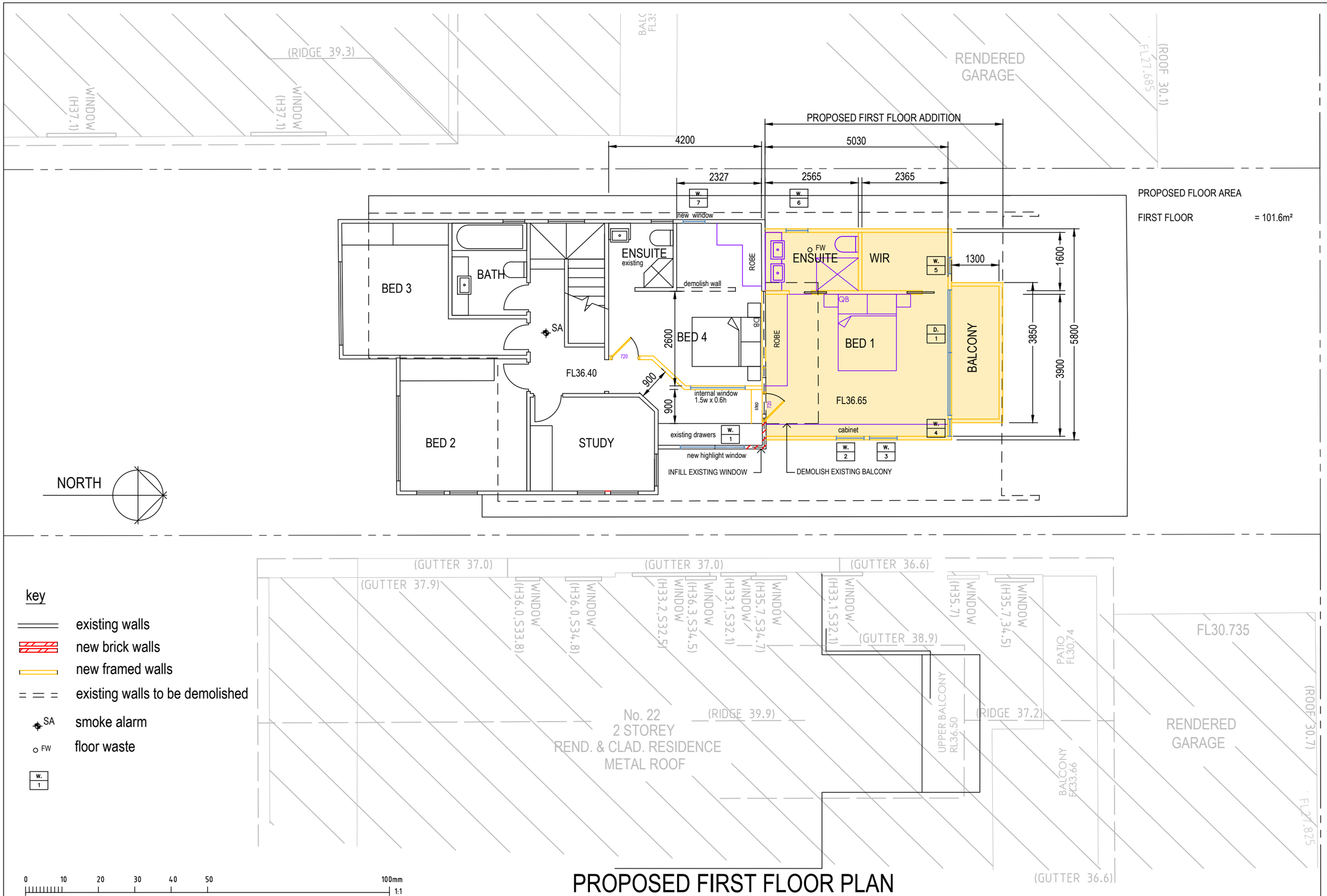

PROPOSED FIRST FLOOR PLAN

CURL CURL PARADE

RIGHT ANGLE
DESIGN & DRAFTING PTY LTD
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BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

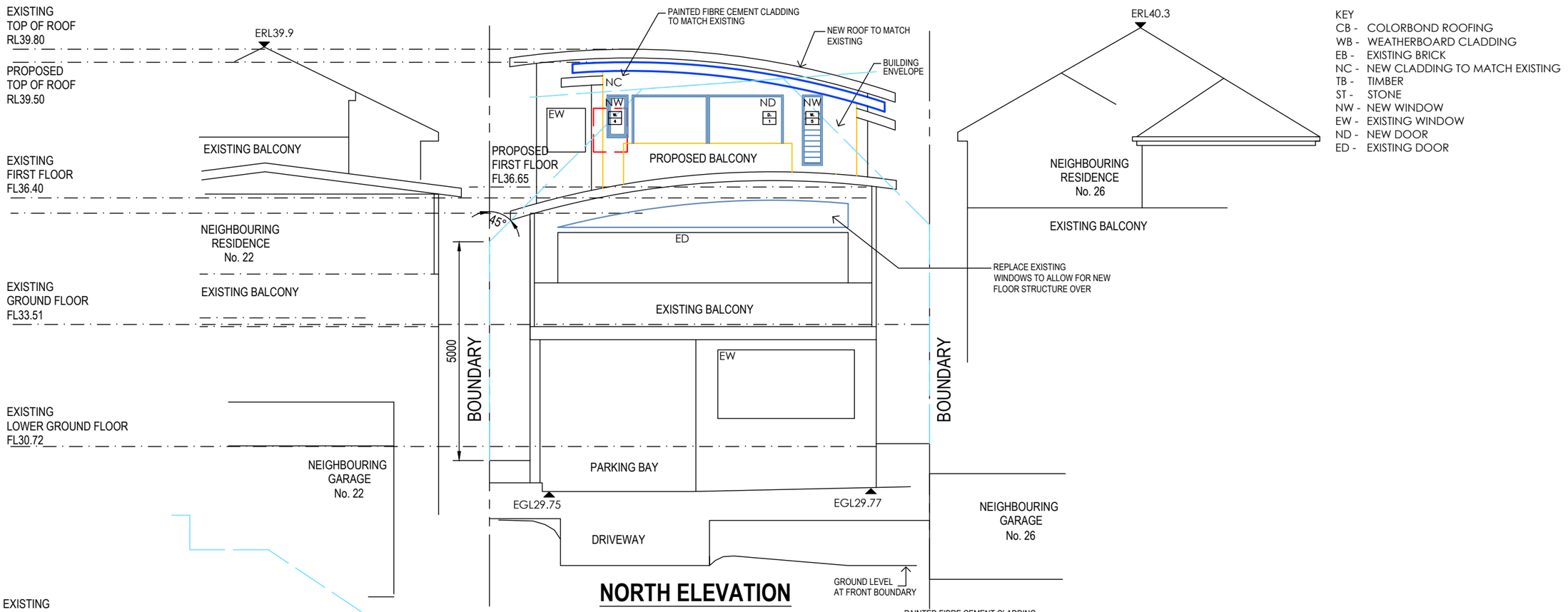
A 25.06.2025 - ISSUED FOR DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE
CURL CURL 2096

DWG NAME

PROPOSED FIRST FLOOR PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:100	RADD24046	A4 A



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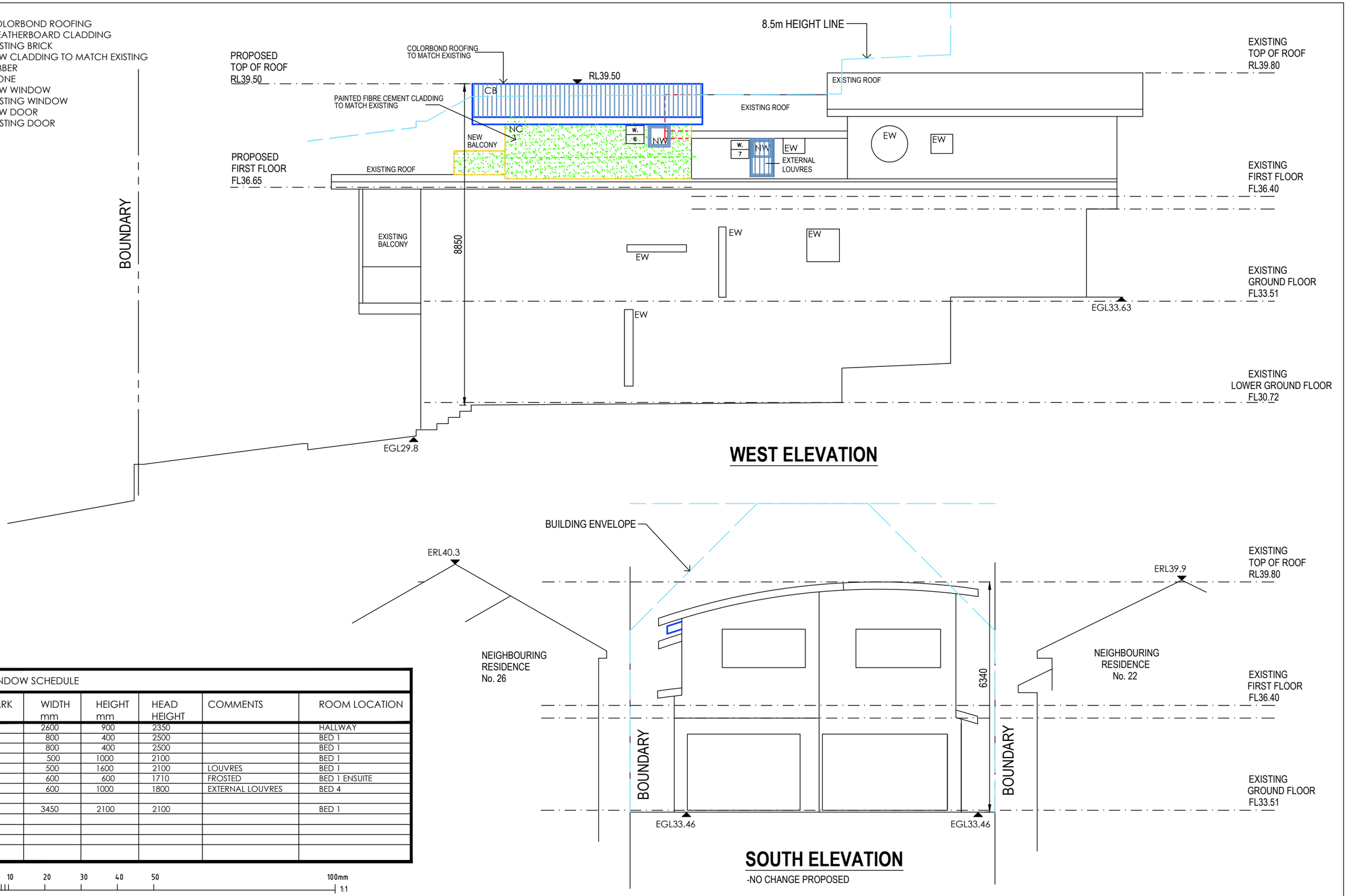
ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE
CURL CURL 2096

DWG NAME
NORTH AND EAST ELEVATIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:100	RADD24046	A5 A

KEY
CB - COLORBOND ROOFING
WB - WEATHERBOARD CLADDING
EB - EXISTING BRICK
NC - NEW CLADDING TO MATCH EXISTING
TB - TIMBER
ST - STONE
NW - NEW WINDOW
EW - EXISTING WINDOW
ND - NEW DOOR
ED - EXISTING DOOR



WINDOW SCHEDULE

MARK	WIDTH mm	HEIGHT mm	HEAD HEIGHT	COMMENTS	ROOM LOCATION
W1.	2600	900	2350		HALLWAY
W2.	800	400	2500		BED 1
W3.	800	400	2500		BED 1
W4.	500	1000	2100		BED 1
W5.	500	1600	2100	LOUVRES	BED 1
W6.	600	600	1710	FROSTED	BED 1 ENSUITE
W7.	600	1000	1800	EXTERNAL LOUVRES	BED 4
D1.	3450	2100	2100		BED 1

0 10 20 30 40 50 100mm
1:1

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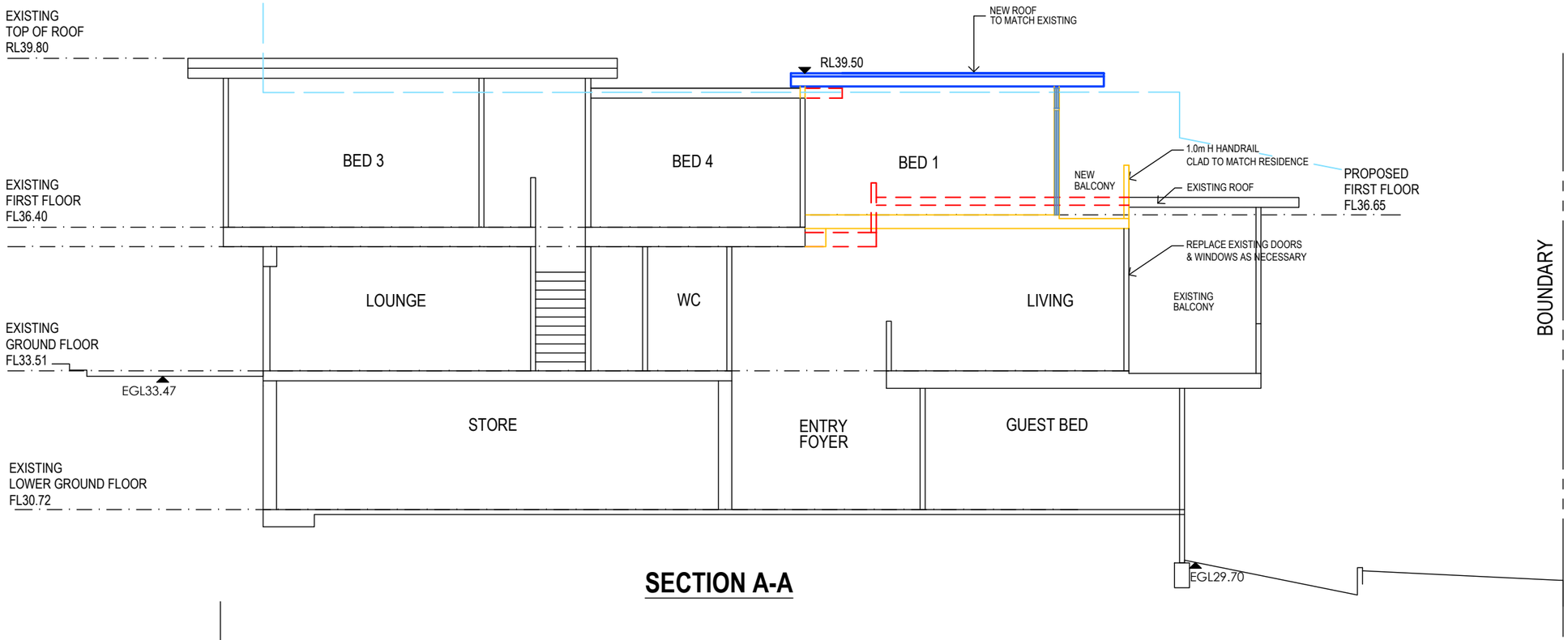
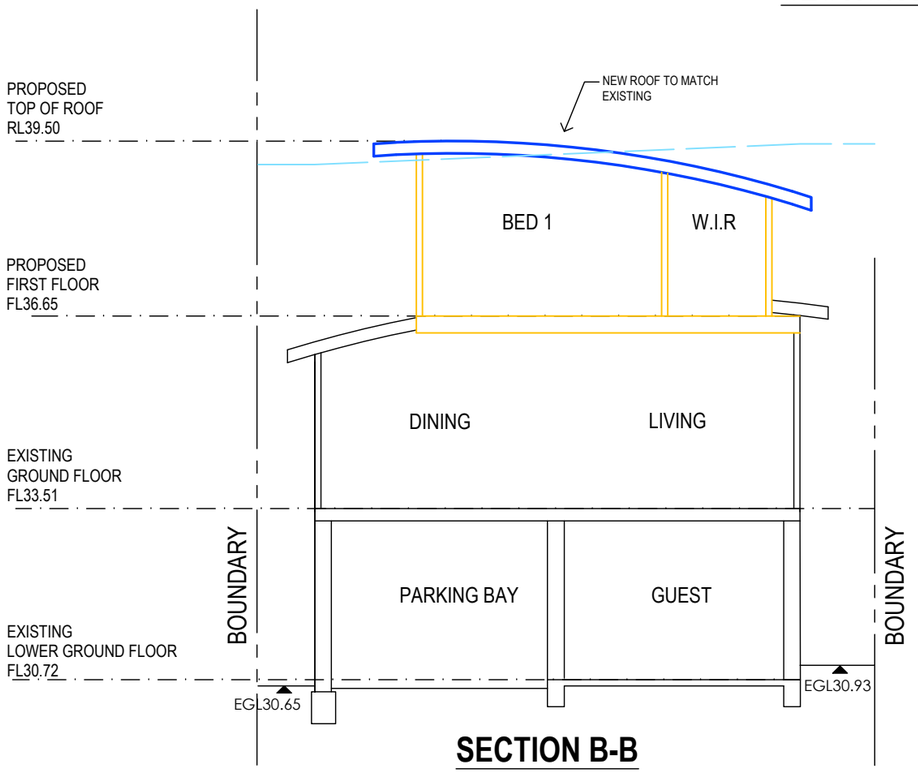
DWG NAME
WEST AND SOUTH ELEVATION

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:100	RADD24046	A6 A



SECTION A-A



SECTION B-B

ROOFING: CURVED CUSTOM ORB
COLOUR: WOODLAND GREY
TO MATCH EXISTING

EXTERIOR: ECO PLY
COLOUR: DULUX DRY GOODS
TO MATCH EXISTING

WINDOWS: ALUMINIUM FRAME
COLOUR: SILVER SEMI COMMERCIAL
TO MATCH EXISTING

MATERIALS AND FINISHES

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ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
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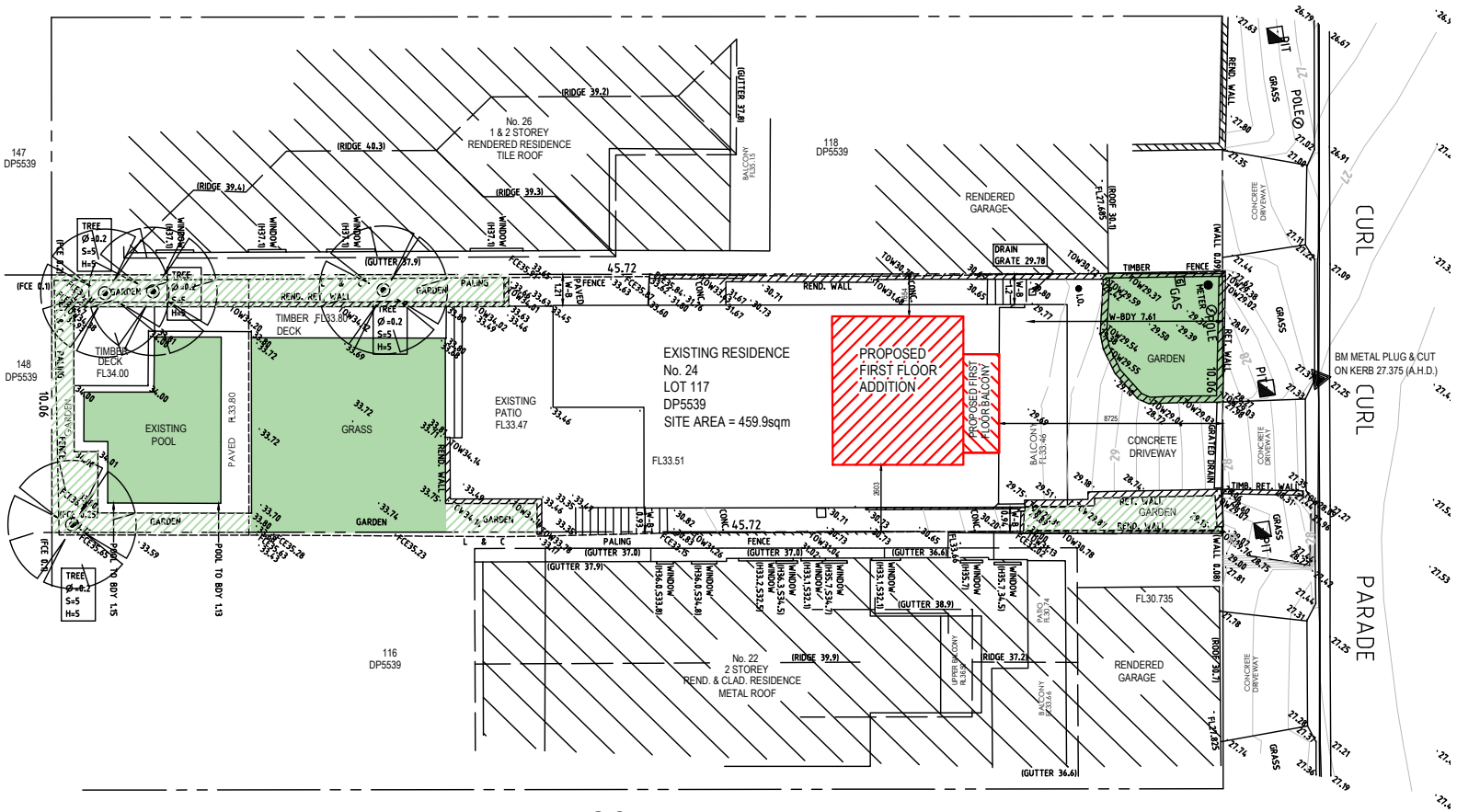
DWG NAME
SECTION A-A AND B-B
MATERIALS AND FINISHES

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:200	RADD24046	A7 A



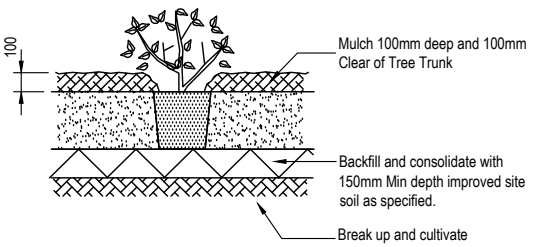
LANDSCAPE PLAN

DENOTES AREAS INCLUDED IN LANDSCAPE CALCULATION

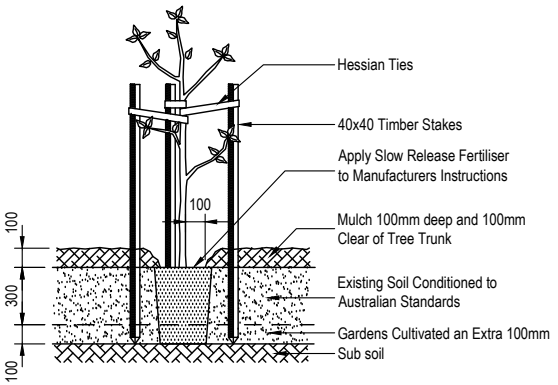
DENOTES LANDSCAPED AREAS < 2.0m WIDE

LANDSCAPE CALCULATION

SITE AREA	= 459.9m²	
HARD SURFACE	AREA	% 0F SITE
HOUSE & BALCONY	= 145.8m²	
DRIVEWAY	= 27.4m²	
PATIO & PATHS	= 90.3m²	
POOL COPING & DECKING	= 37.3m²	
TOTAL HARD SURFACE	= 300.8m²	65%
AREAS < 2.0m WIDE	= 50.4 m²	
PROPOSED LANDSCAPED	= 108.7 m²	24%
NO CHANGE PROPOSED		
EXISTING HARD SURFACE	= 300.8 m²	65%
EXISTING LANDSCAPED	= 108.7 m²	24%
REQUIRED LANDSCAPED	= 184.0 m²	40%



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL

0 20 40 60 80 100 200mm

1:1

LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.
Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
Protect any trees to be retained to council requirements.
Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.
Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
Gardens are to be mulched to a 75mm depth using Native Leaf Litter Mulch or wood chip that meets Australian Standards.
Keep mulch clear of all plant stems.
Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.
Fill gaps and depressions with sand and allow 4 weeks before cutting.
Paving to be laid on compacted surface of 50mm sand bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.
Retaining walls and concrete driveways / paths to engineers details.

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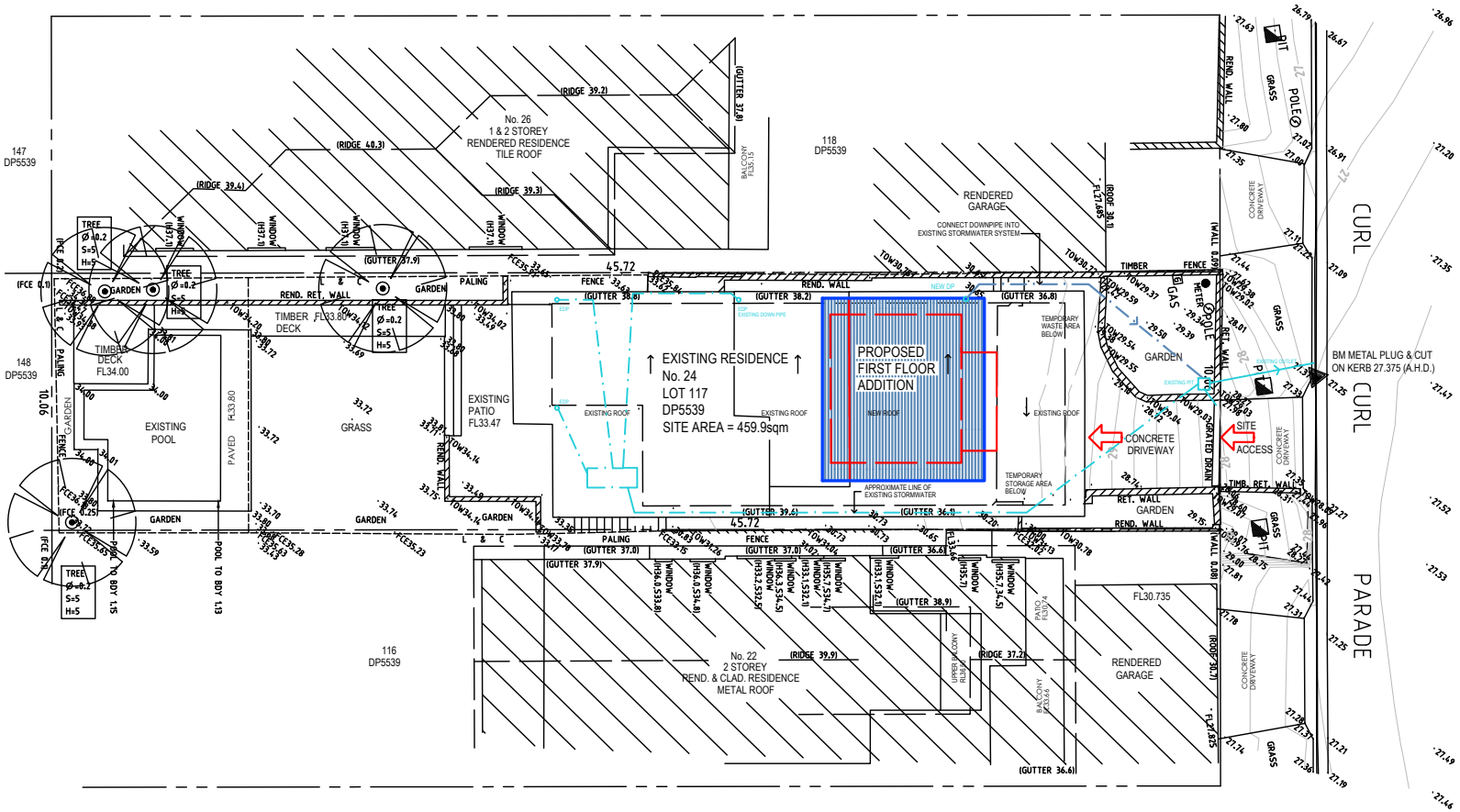
ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE
CURL CURL 2096

DWG NAME
LANDSCAPE PLAN

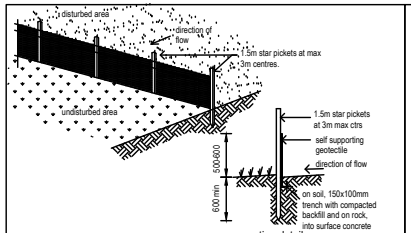
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:200	RADD24046	A8 A



notes:

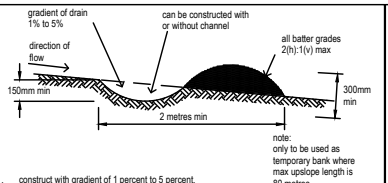
1. all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
2. site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
3. the entry to and departure of vehicles from the site will be confined to one stabilised point. sediment or barriers fencing will be used to restrict all vehicular movements to that point. stabilisation will be achieved by either:-
   - constructing a sealed driveway to the street,
   - constructing a stabilised site access or other suitable technique approved by council.
4. sediment fences and barrier fences shall be installed as shown.
5. topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site if necessary. otherwise the excavation material is to be removed from site at the responsibility of the excavation contractor.
6. all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
7. lands outside of the scope of works and on the footpath will not be disturbed during works except where essential eg. drainage works across footpath. where works are necessary they will be undertaken in such a way to minimise the occurance of soil erosion, even for short periods. they will be rehabilitated (grassed) as soon as possible. stockpiles will not be placed on these lands and they will not be used as veicle parking areas.
8. approved bins for building waste, concrete and mortar slurries, paints, acid washings and letter will be provided and arrangements made for regular collection and disposal.
9. guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
10. topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
11. all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

SEDIMENT CONTROL PLAN / ROOF PLAN / STORMWATER



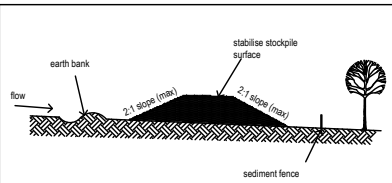
1. construct sediment fence as close as possible to the parallel contours of the site.
2. drive 1.5m long star pickets into ground, 2.5m apart max.
3. dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotectile manufacturer.
5. join sections of fabric at support post with a 150mm overlap.
6. backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

sediment fence



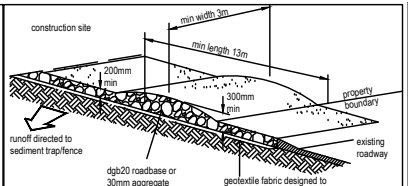
1. construct with gradient of 1 percent to 5 percent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. all outlets from disturbed lands are to feed into a sediment basin or similar.
7. discharge runoff collected from undisturbed lands onto either a stabilised or and undisturbed disposal site with the same subcatchment area from which the water originated.
8. compact bank with a suitable implement in situations where they are required to function for more than five days.
9. earth banks to be free of projections or other irregularities that will impede normal flow.

earth bank (low flow)



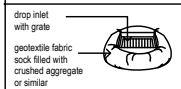
1. where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
2. construct on the contour as a low, flat elongated mound.
3. where there is sufficient area topsoil piles shall be less than 2m in height.
4. rehabilitate in accordance with the swmp/escp.
5. construct earth bank (see detail) on the upslope side to divert run off around the stockpile and a sediment fence 1-2m downslope of the stockpile.

topsoil stockpile

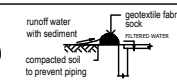


1. strip topsoil and level site.
2. compact subgrade.
3. cover area with needle-punched gotextile.
4. construct 200mm thick pad over geotectile using roadbase or 30mm aggregate. minimum length 15m or to building alignment. min width 3 metres.
5. construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

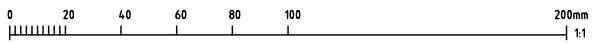
stabilised site access



temp. drop inlet sediment trap



diversion bank and channel



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ALTERATIONS AND ADDITIONS
DRANSFIELD RESIDENCE
LOT 117 DP5539
No. 24 CURL CURL PARADE
CURL CURL 2096

DWG NAME
EROSION AND SEDIMENT CONTROL PLAN, ROOF PLAN
STORMWATER CONCEPT PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	1:200	RADD24046	A9 A

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1801452

Project address	
Project name	RADD24046 - Dransfield
Street address	24 CURL CURL - CURL CURL 2096
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP5539
Lot number	117
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: RIGHT ANGLE DESIGN & DRAFTING PTY LTD	
ABN (if applicable): 70150745556	

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	2.34	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	E	0.32	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	0.32	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	N	0.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	N	1.47	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	W	0.36	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	W	0.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	N	7.25	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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DWG NAME
BASIX REQUIREMENTS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 2024	-	RADD24046	A10 A