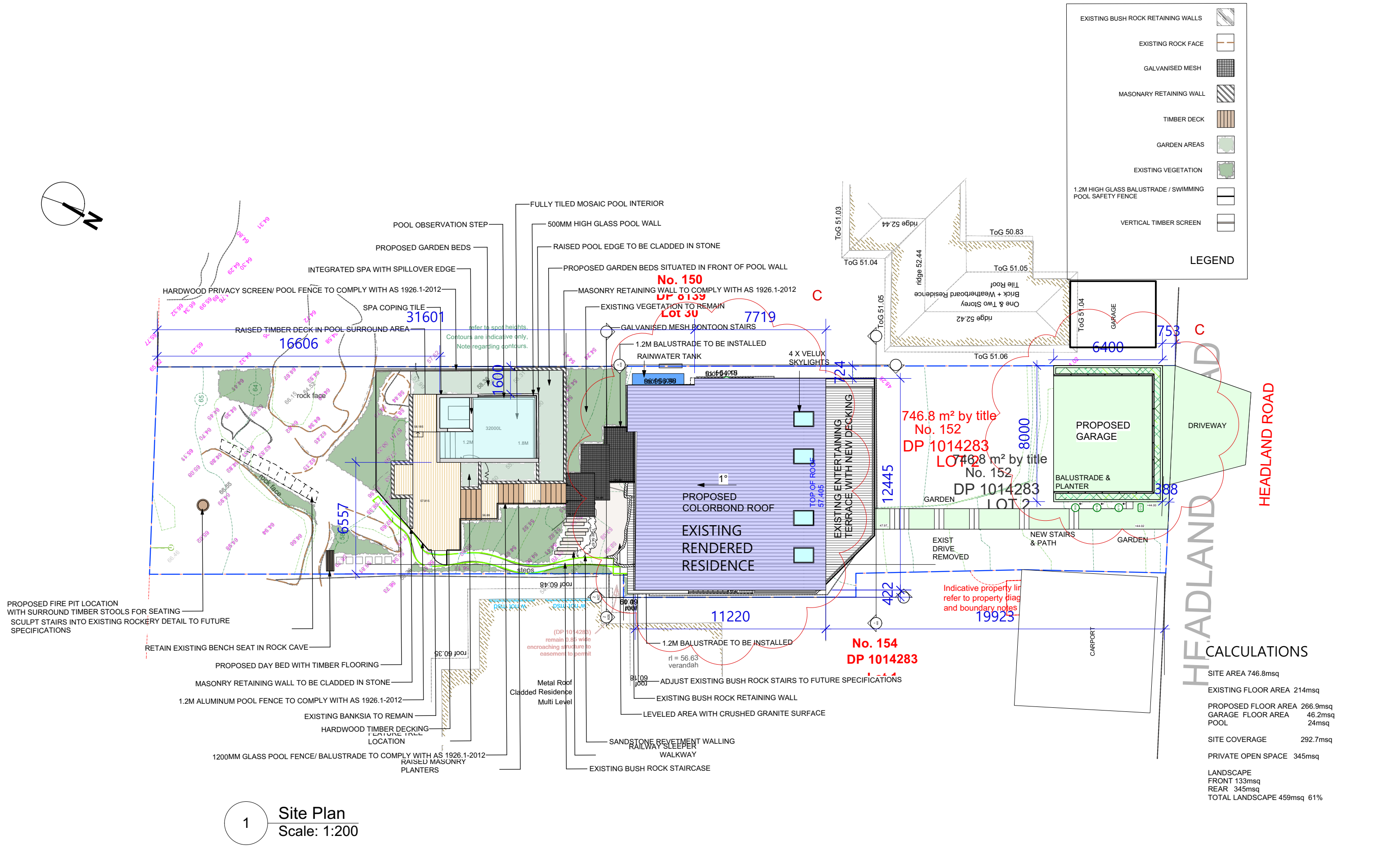
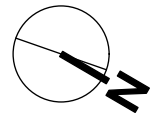
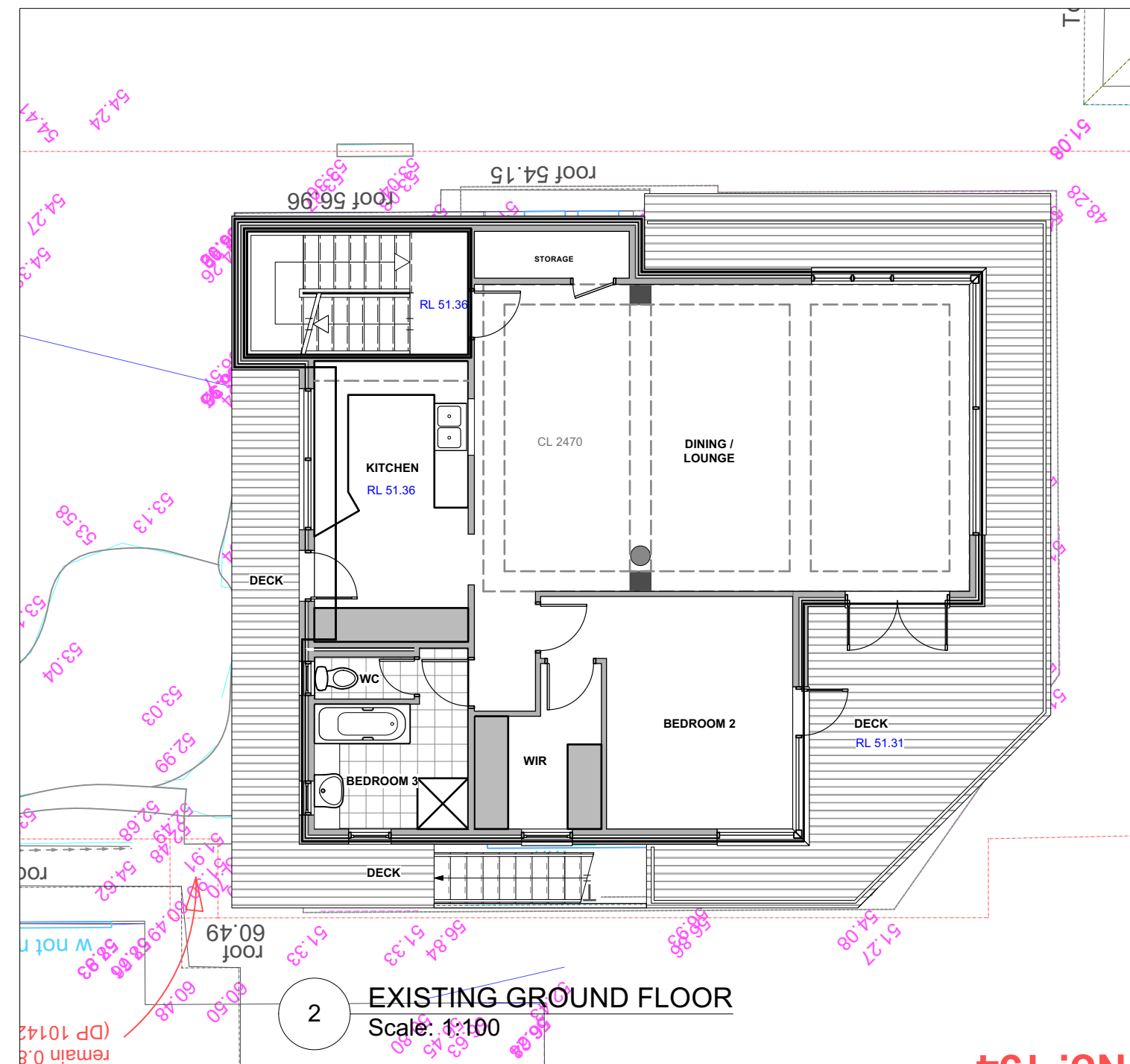
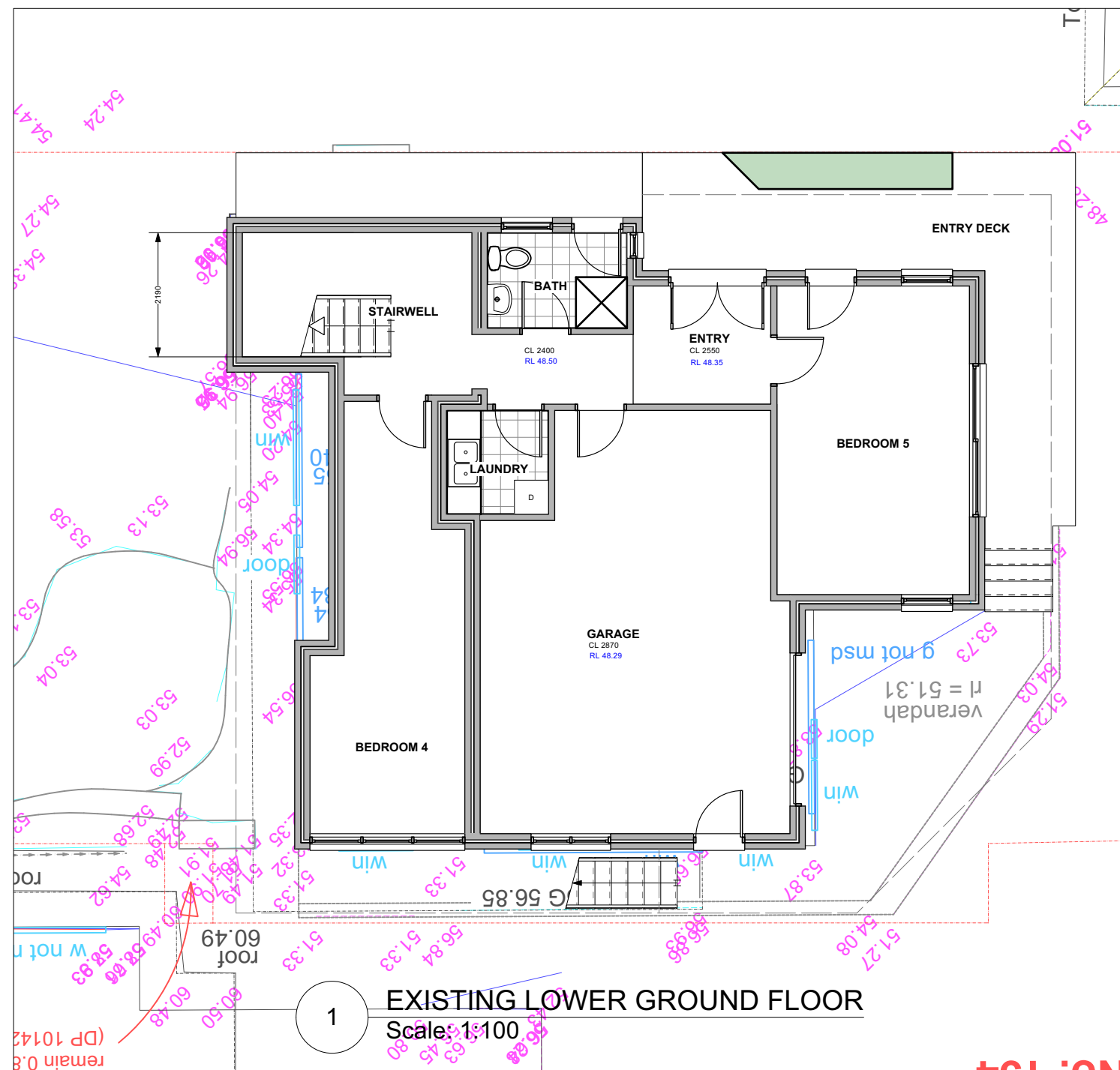




1 Site Plan
Scale: 1:200

CALCULATIONS	
SITE AREA	746.8msq
EXISTING FLOOR AREA	214msq
PROPOSED FLOOR AREA	266.9msq
GARAGE FLOOR AREA	46.2msq
POOL	24msq
SITE COVERAGE	292.7msq
PRIVATE OPEN SPACE	345msq
LANDSCAPE	
FRONT	133msq
REAR	345msq
TOTAL LANDSCAPE	459msq 61%

 Inlet Design Studio Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au ABN: 26 075 061 335 Copyright © JACARANDA TRADING COMPANY PTY LTD	REVISION: A DATE: 6/07/21 REVISION NOTE: SETBACK DIMENSIONS ADDED	CLIENT: Luke Rowlands ADDRESS: 152 Headland Road, NORTH CURL CURL	DRAWING: Site Plan	DRAWN: RJ	SHEET NO: A01
	C 30/05/22 PROPOSED TERRACE ROOF LOWERED PLANTER BOX LOWERED & BALUSTRADE ADDED		PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:200
			PROJECT NO: HEA001	ISSUE TYPE: 2	ISSUE DATE: 16/06/21
				REVISION: C	

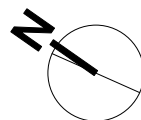


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P 0415647351
E robyn@inletdesign.com.au

ABN: 26 075 061 335
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REVISION:	DATE:	REVISION NOTE:
-----------	-------	----------------



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Lower and Ground Floor Plan

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:	ISSUE TYPE:
HEA001	1

ISSUE TYPE:
1

DRAWN:
RJ

CHKD:	RJ
-------	----

ISSUE DATE:	16/06/21
-------------	----------

SHEET NO:
A02

SCALE @ A3:
1:100

REVISION:

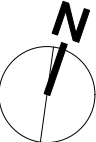


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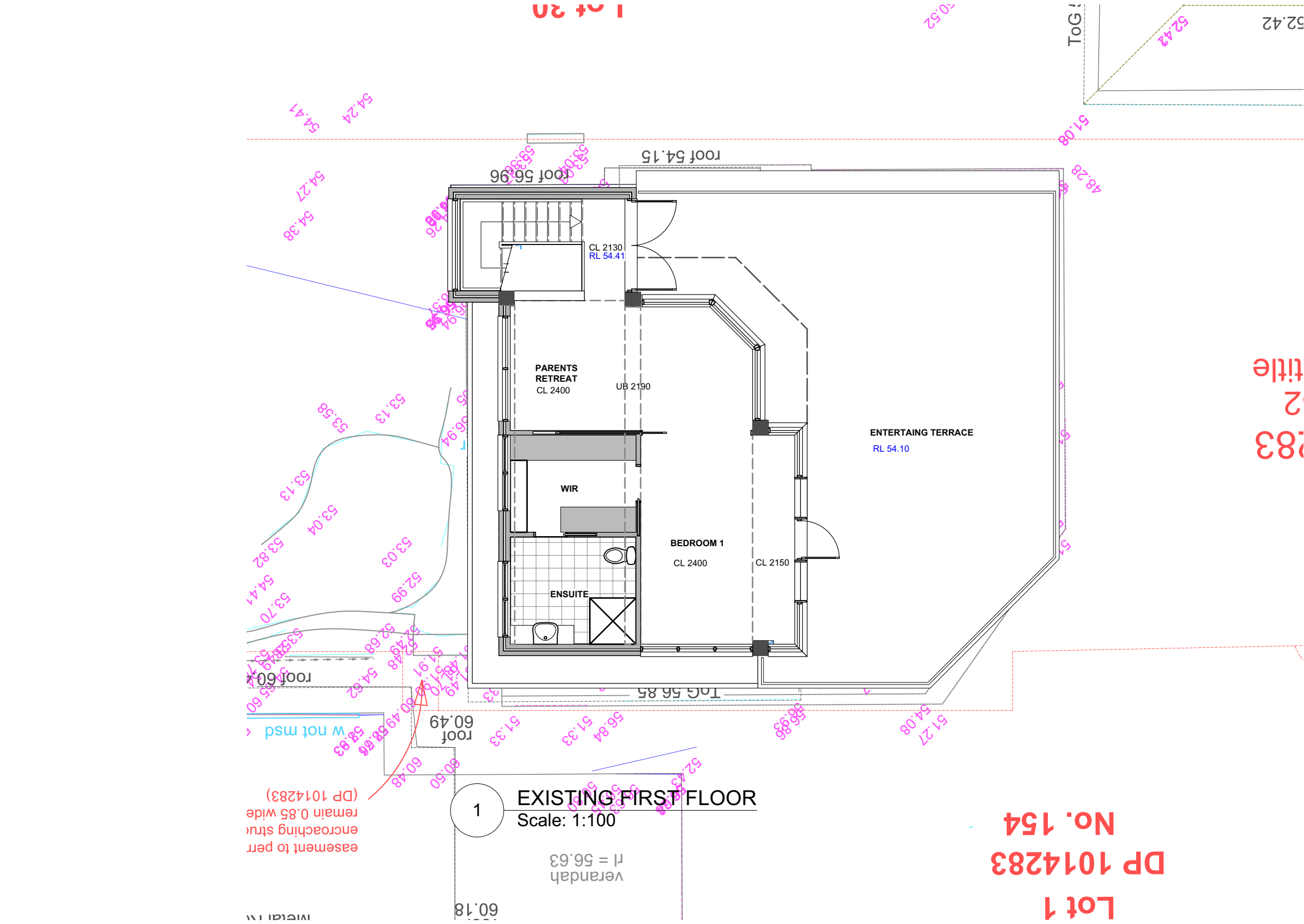
REVISION: DATE: REVISION NOTE:

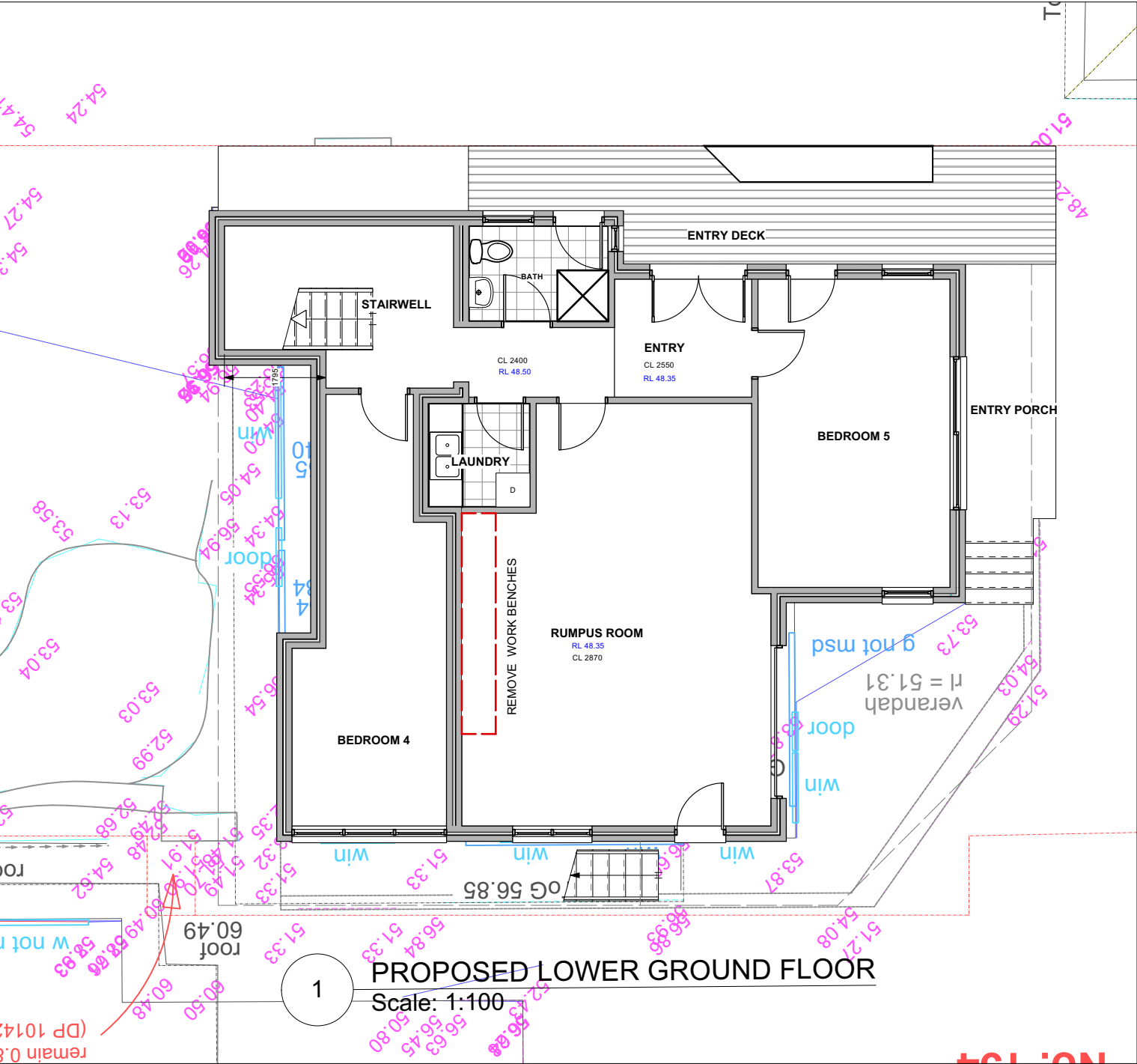


CLIENT:
Luke Rowlands

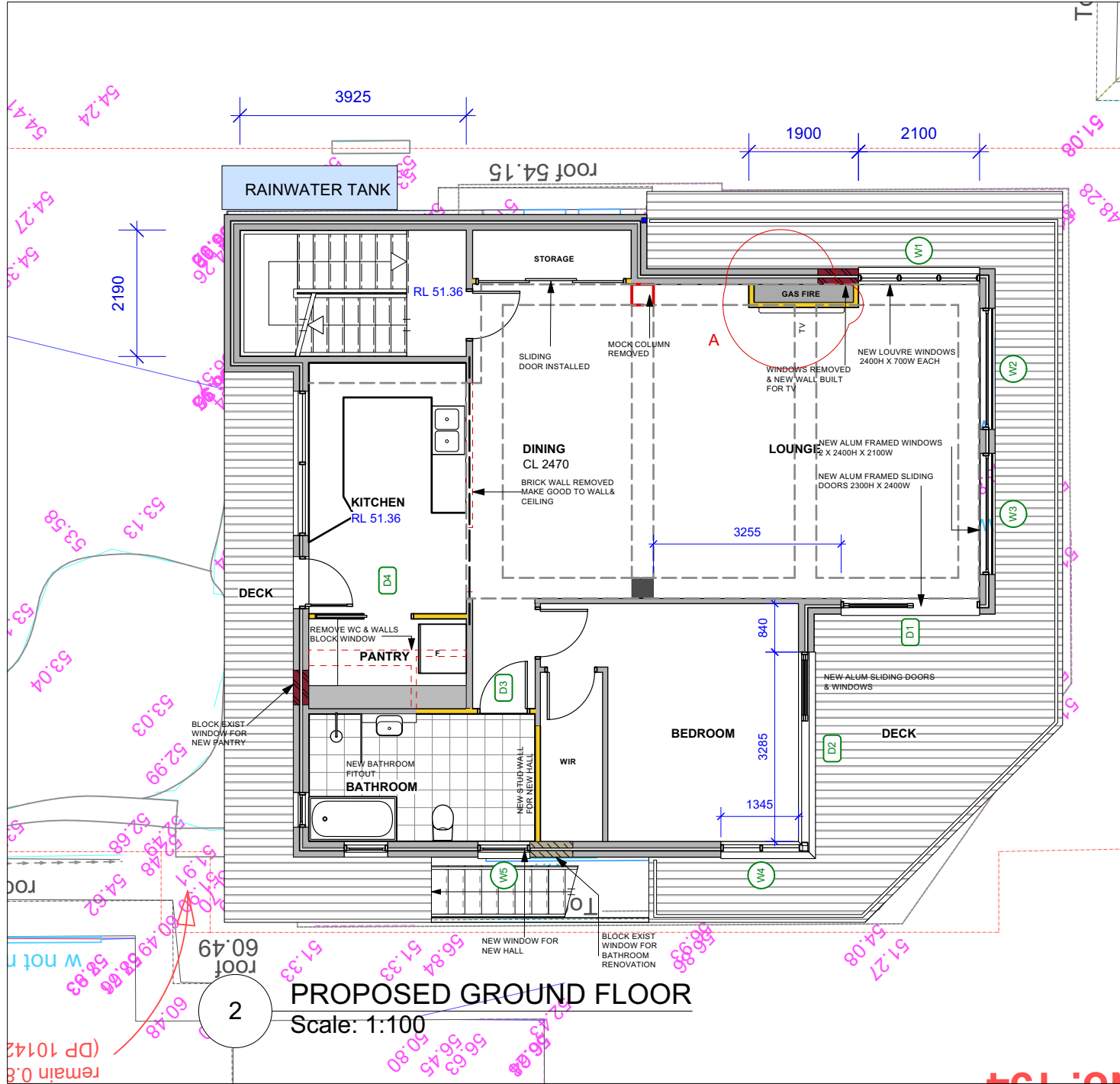
ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING: Existing First Floor Plan	DRAWN: RJ	SHEET NO: A03
PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100
PROJECT NO: HEA001	ISSUE TYPE: 1	REVISION: 16/06/21

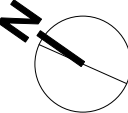




1 PROPOSED LOWER GROUND FLOOR
Scale: 1:100



2 PROPOSED GROUND FLOOR
Scale: 1:100

 Inlet Design Studio Newport, NSW, 2106, P 0415647351 E robyn@inletdesign.com.au ABN: 26 075 061 335 Copyright © JACARANDA TRADING COMPANY PTY LTD	REVISION: A DATE: 6/07/21 REVISION NOTE: GAS FIRE NOTE ADDED		CLIENT: Luke Rowlands		DRAWING: Proposed Lower and Ground Floor Plans		DRAWN: RJ	SHEET NO: A04
			ADDRESS: 152 Headland Road, NORTH CURL CURL		PROJECT: ALTERATIONS AND ADDITIONS		CHKD: RJ	SCALE @ A3: 1:100
					PROJECT NO: HEA001		ISSUE DATE: 16/06/21	REVISION: A
					ISSUE TYPE: 1			

COLORBOND ROOF OVER
EXISTING
ROOF SLAB TO ENG DETAIL

TIMBER STUD WALLS TO
SUPPORT SKILLION ROOF
WITH SELECTED CLADDING

RIDGE 57.405

SELECTED BALUSTRADE

TIMBER DECK OVER
EXISTING SLAB

NEW LOUVRE WINDOWS
AS SPECIFIED

8417

EXISTING EXCAVATION
FOR EXISTING HOUSE

RAINWATER TANK

8.5m Building height

COLORBOND ROOF CONSTRUCTED
WITH 1 DEG PITCH
TO ENGINEERS SPECIFICATIONS

8.5m Building height

TOP OF ROOF
RL 57.405

CL 56.81

BALUSTRADE
GALV MESH PLATFORMS

FFL 54.41

CL 53.83

GFL 51.36

LGFL 48.50

NEW GLASS DOOR

1

East Elevation
Scale: 1:100

2

North Elevation
Scale: 1:100



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REVISION:	DATE:	REVISION NOTE:
A	6/07/21	BUILDING HEIGHT LINE ADDED
B	17/03/22	BUILDING HEIGHT LINE AMENDED TO SHOW EXISTING EXCAVATED GROUND LINE & ASSUMED NATURAL GROUND LINE TOP OF ROOF RL 57.82 TO WESTERN SIDE OF SKILLION ROOF
C	30/05/22	PROPOSED TERRACE ROOF LOWERED PLANTER BOX REMOVED FROM GARAGE



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
NORTH AND EAST ELEVATIONS

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
HEA001

ISSUE TYPE:
3

DRAWN:
AJ

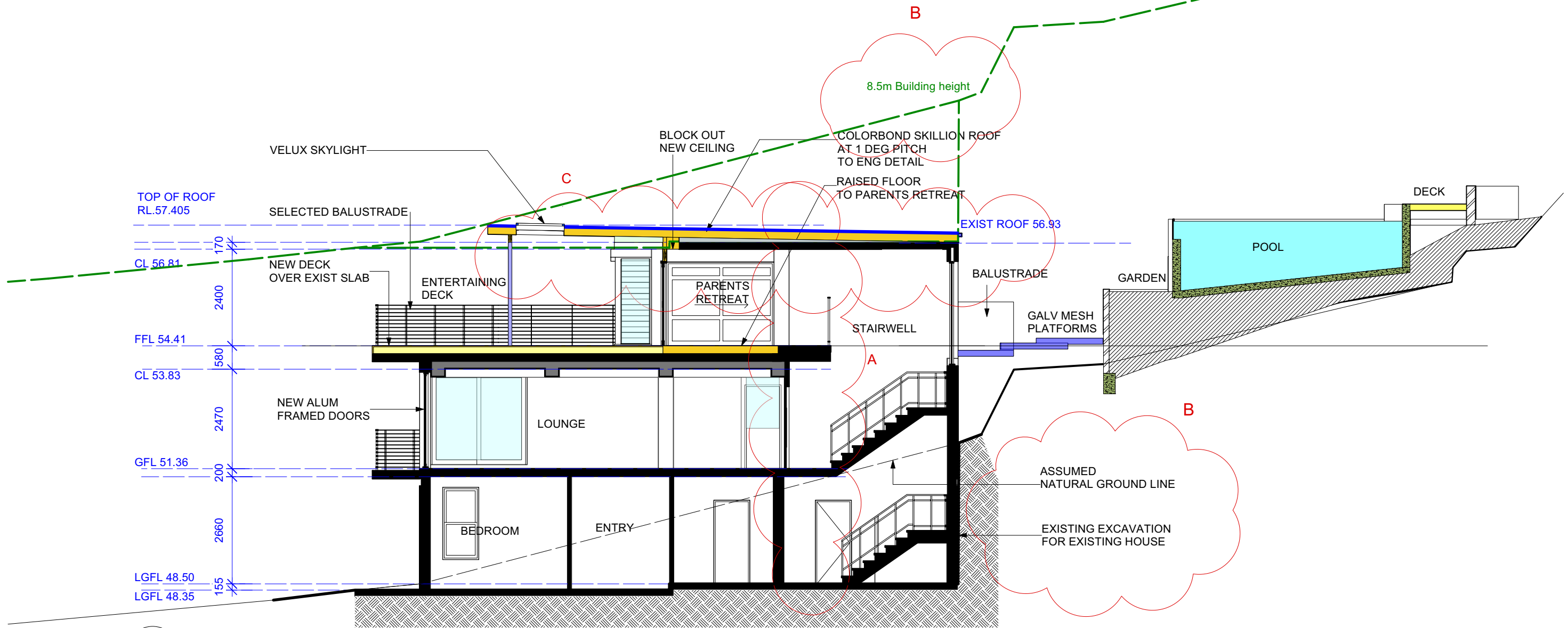
SHEET NO:
A06

CHKD:
RJ

SCALE @ A3:
1:100

ISSUE DATE:
16/06/21

REVISION:
C



1 Section A-A
Scale: 1:100

BASIX Certificate number: A400627_07

page 2 / 8

BASIX Certificate number: A400627_07

page 3 / 8

BASIX Certificate number: A400627_07

page 4 / 8

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 5140 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 90 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 32 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 5.45 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: gas.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
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.															
	✓	✓	✓												
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, flat roof: framed</td><td>ceiling: R1.58 (up), roof: foil backed blanket (55 mm)</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	floor above existing dwelling or building.	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications													
floor above existing dwelling or building.	nil														
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)														
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)													

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

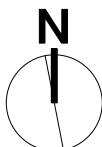


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P 0415647351
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REVISION:	DATE:	REVISION NOTE:
A	6/07/21	BUILDING HEIGHT LINE ADDED HEIGHT OF ROOF DIMENSION ABOVE GROUND LINE
B	17/03/22	BUILDING HEIGHT LINE AMENDED TO SHOW EXISTING EXCAVATED GROUND LINE & ASSUMED NATURAL GROUND LINE TOP OF ROOF RL 57.82 TO WESTERN SIDE OF SKILLION ROOF
C	30/05/22	PROPOSED TERRACE ROOF LOWERED PLANTER BOX LOWERED & BALUSTRADE ADDED



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Section A-A

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
HEA001

ISSUE TYPE:
1

DRAWN:
AJ

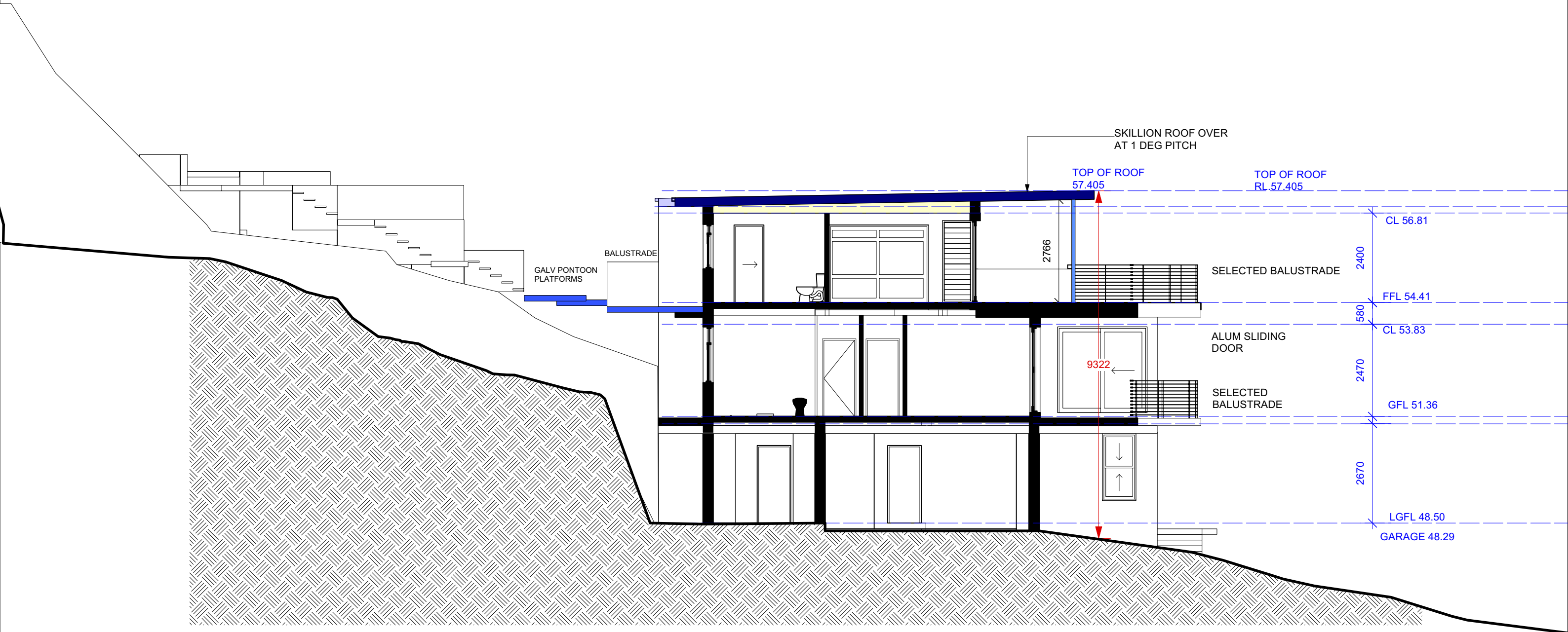
SHEET NO:
A08

CHKD:
RJ

SCALE @ A3:
1:100

ISSUE DATE:
16/06/21

REVISION:
C



1 Section B-B
Scale: 1:100

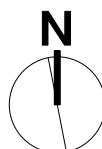


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P 0415647351
E robyn@inletdesign.com.au

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REVISION:	DATE:	REVISION NOTE:
A	6/07/21	BUILDING HEIGHT LINE ADDED HEIGHT OF ROOF DIMENSION ABOVE GROUND LINE
B	17/03/22	BUILDING HEIGHT LINE AMENDED TO SHOW EXISTING EXCAVATED GROUND LINE & ASSUMED NATURAL GROUND LINE TOP OF ROOF RL 57.82 TO WESTERN SIDE OF SKILLION ROOF
C	30/05/22	PROPOSED TERRACE ROOF LOWERED PLANTER BOX LOWERED & BALUSTRADE ADDED

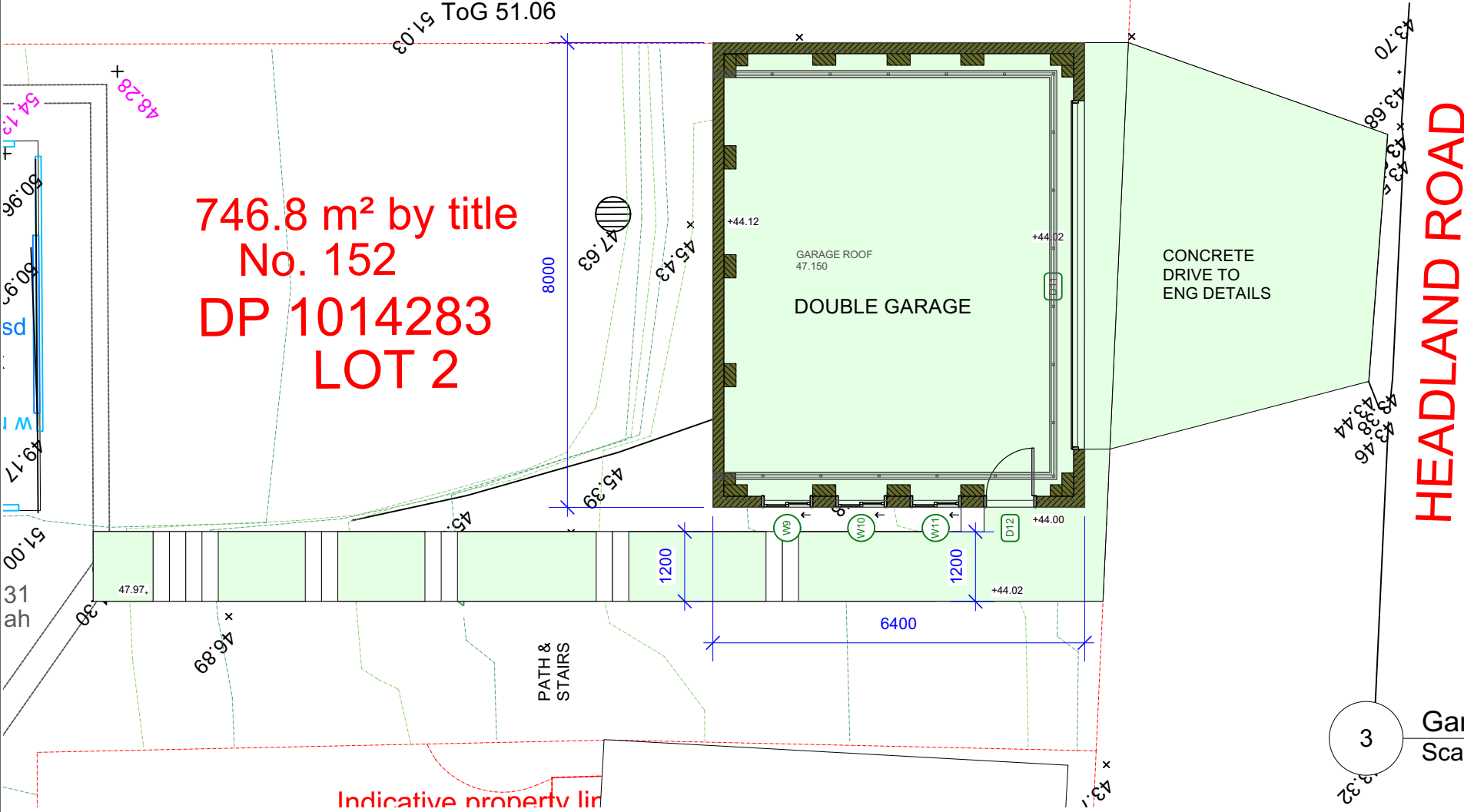
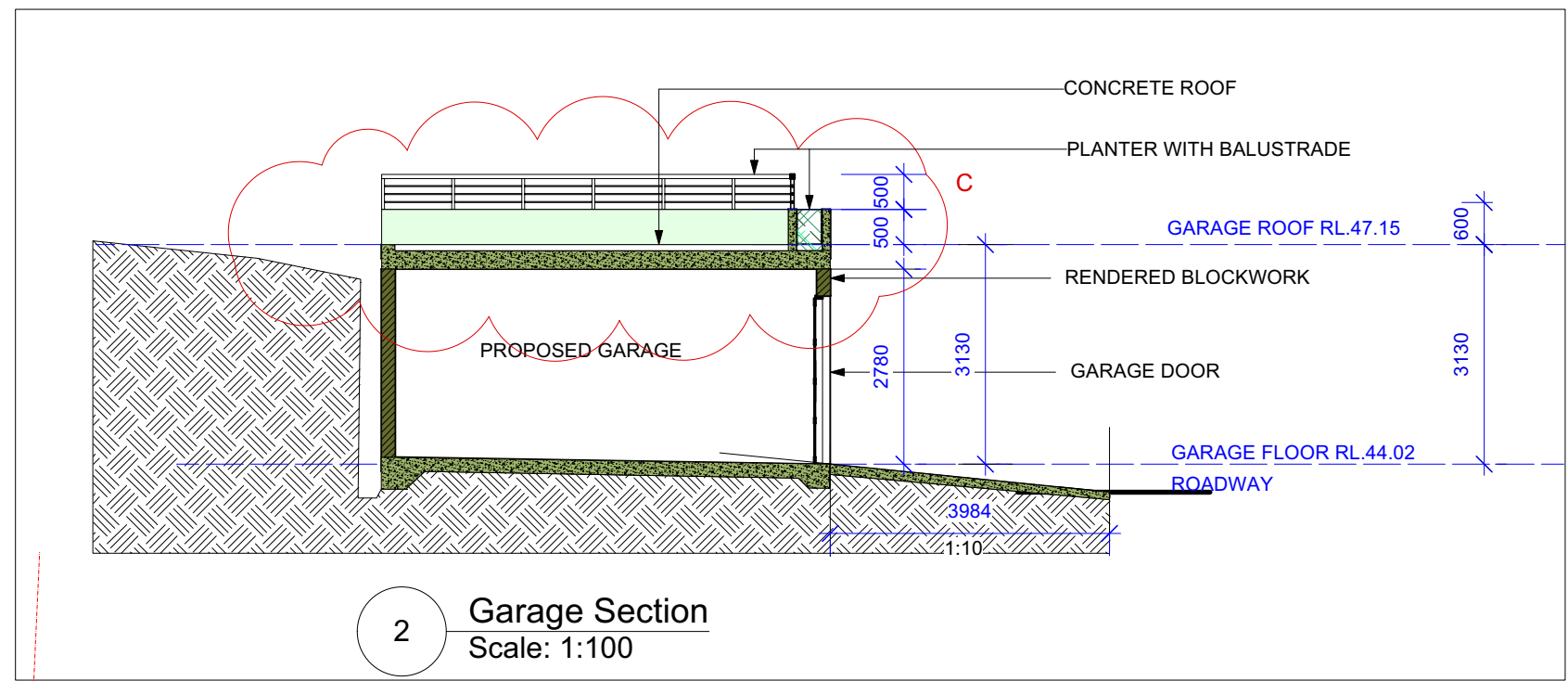
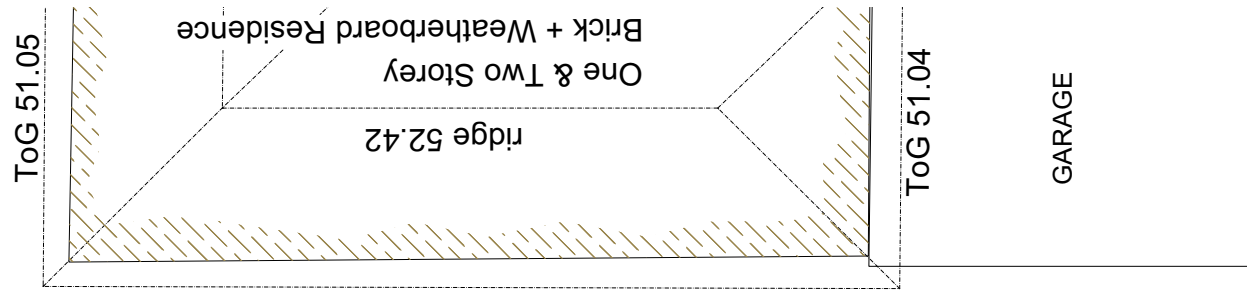


CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

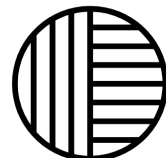
DRAWING:
Section B-B
PROJECT:
ALTERATIONS AND ADDITIONS
PROJECT NO:
HEA001
ISSUE TYPE:
1

DRAWN:
AJ
CHKD:
RJ
ISSUE DATE:
16/06/21
SHEET NO:
A09
SCALE @ A3:
1:100
REVISION:
A



HEADLAND ROAD

Indicative property line



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REVISION: C DATE: 30/05/22 REVISION NOTE: PROPOSED TERRACE ROOF LOWERED, PLANTER BOX LOWERED & BALUSTRADE INSTALLED



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Garage Plan & Section

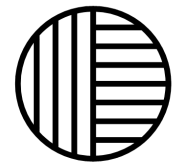
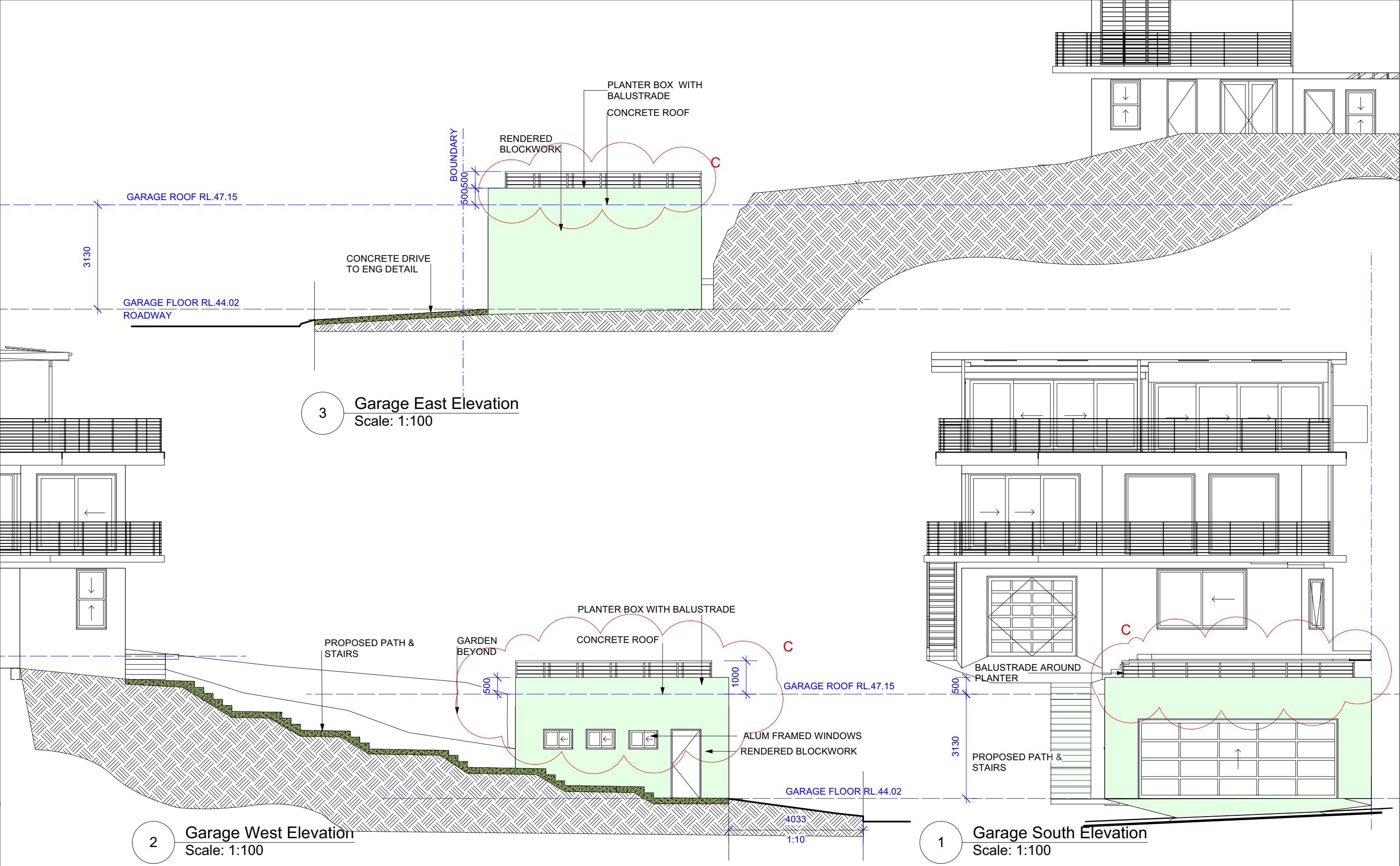
PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO: HEA001
ISSUE TYPE: 4

DRAWN: AJ
SHEET NO: A10

CHKD: RJ
SCALE @ A3: 1:100

ISSUE DATE: 16/06/21
REVISION: C



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REVISION: C DATE: 30/05/22 REVISION NOTE: PROPOSED TERRACE ROOF LOWERED PLANTER LOWERED & BALUSTRADE ADDED



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Garage Elevations

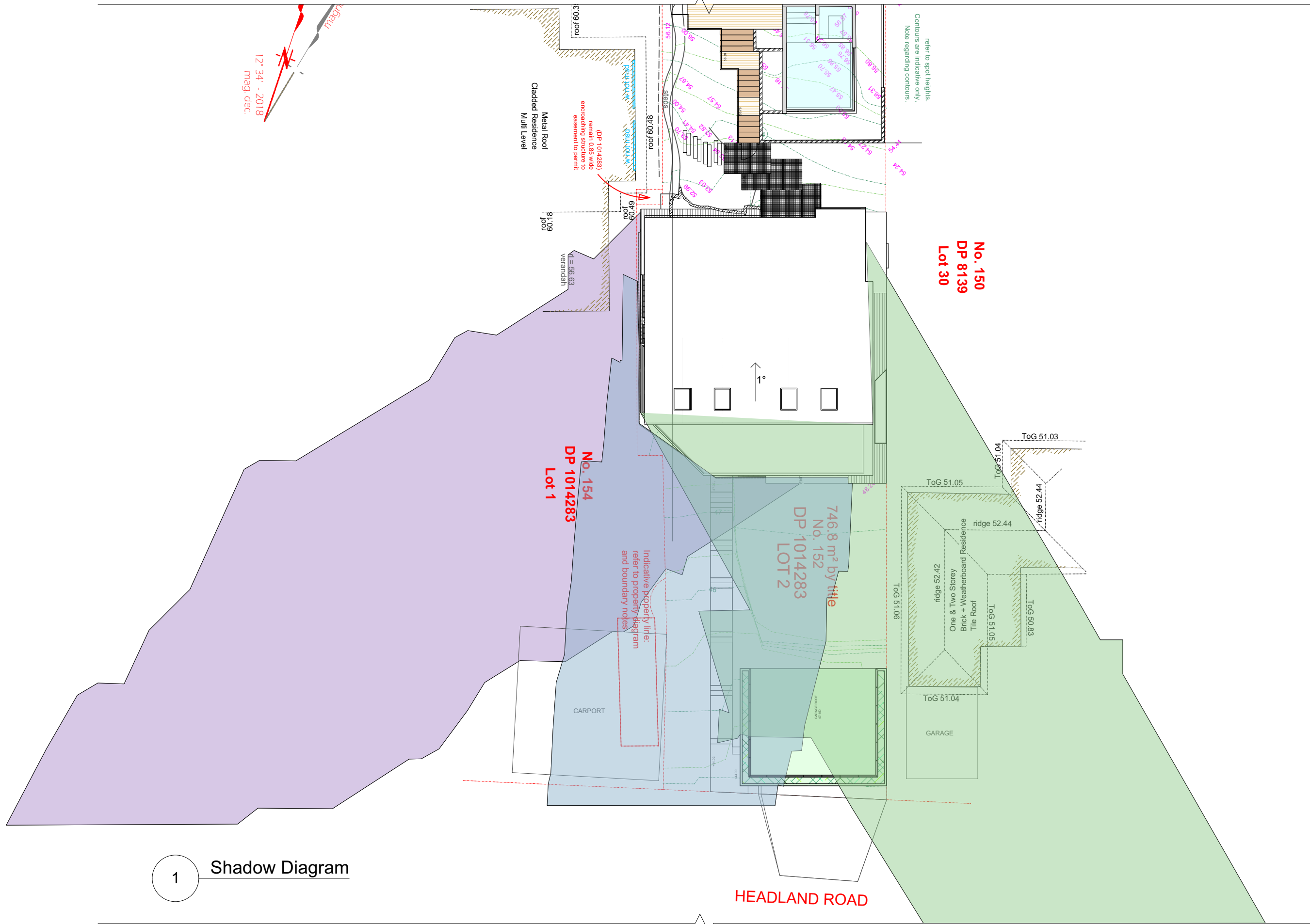
PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO: HEA001 ISSUE TYPE: 4

DRAWN: AJ SHEET NO: A11

CHKD: RJ SCALE @ A3: 1:100

ISSUE DATE: 16/06/21 REVISION: C



PROPOSED

9 am

12 pm

3 pm

SUN @ JUNE 21ST

1

Shadow Diagram



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E robyn@inletdesign.com.au

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REVISION: DATE: REVISION NOTE:



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Shadow Diagrams

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
HEA001

ISSUE TYPE:
5

DRAWN:
AJ

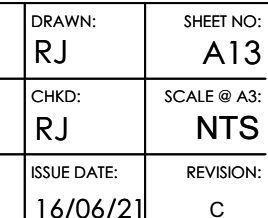
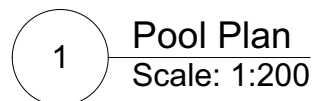
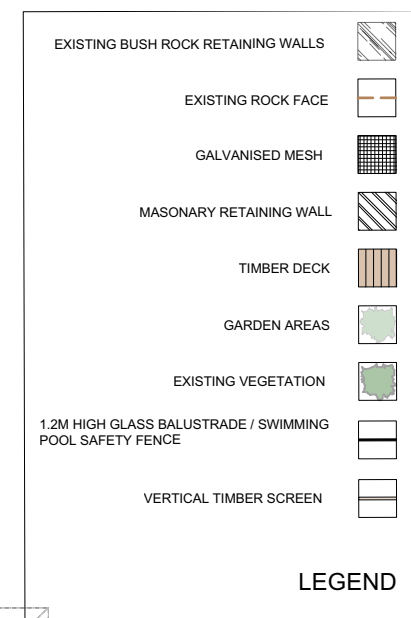
CHKD:
RJ

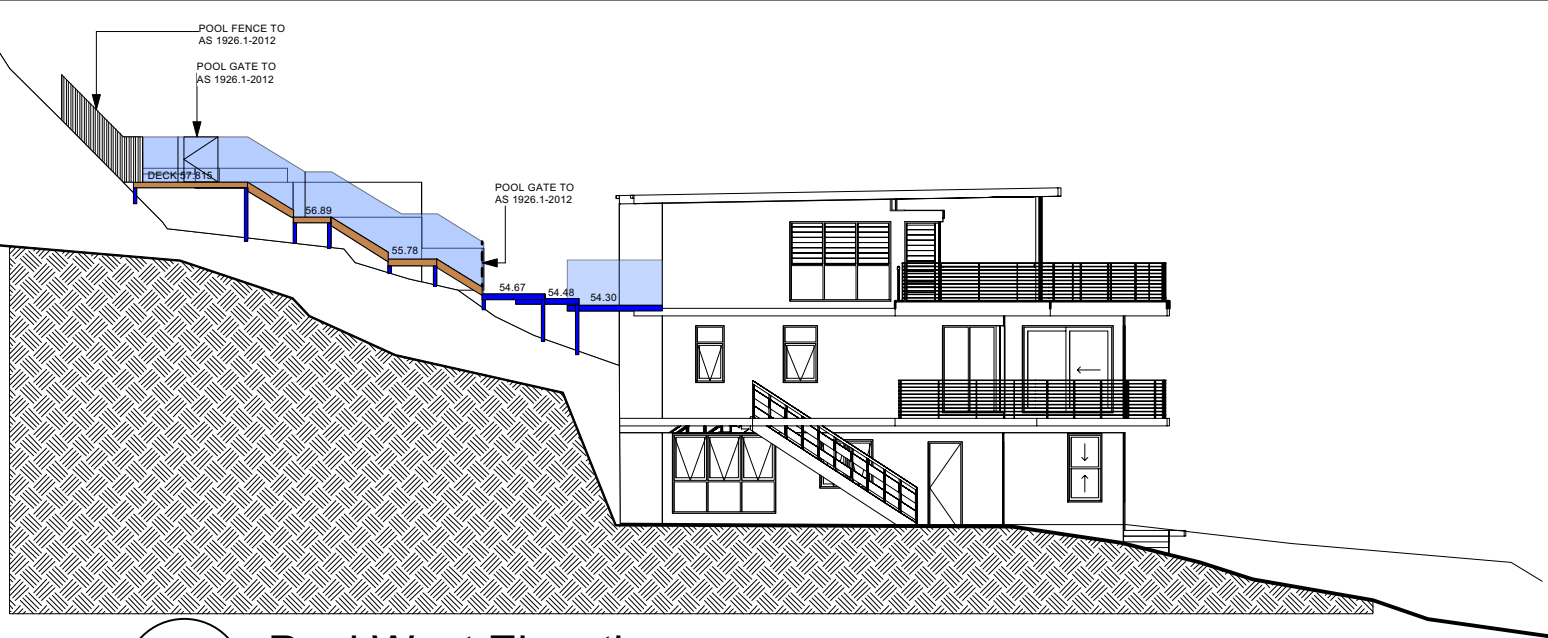
ISSUE DATE:
16/06/21

SHEET NO:
A12

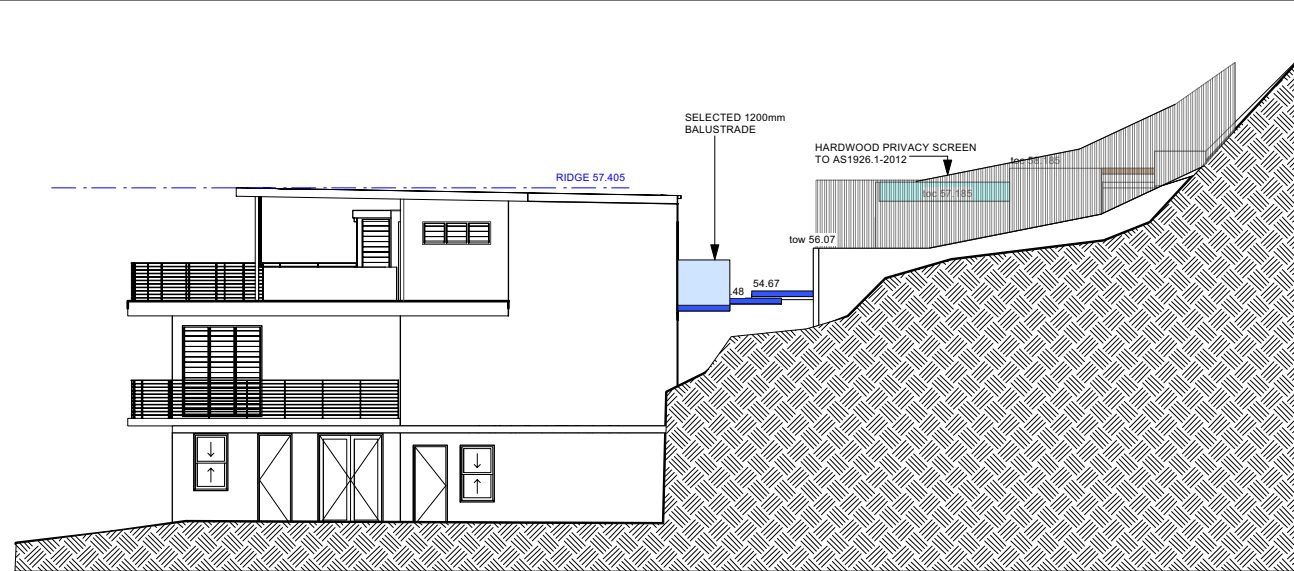
SCALE @ A3:
1:200

REVISION:
C

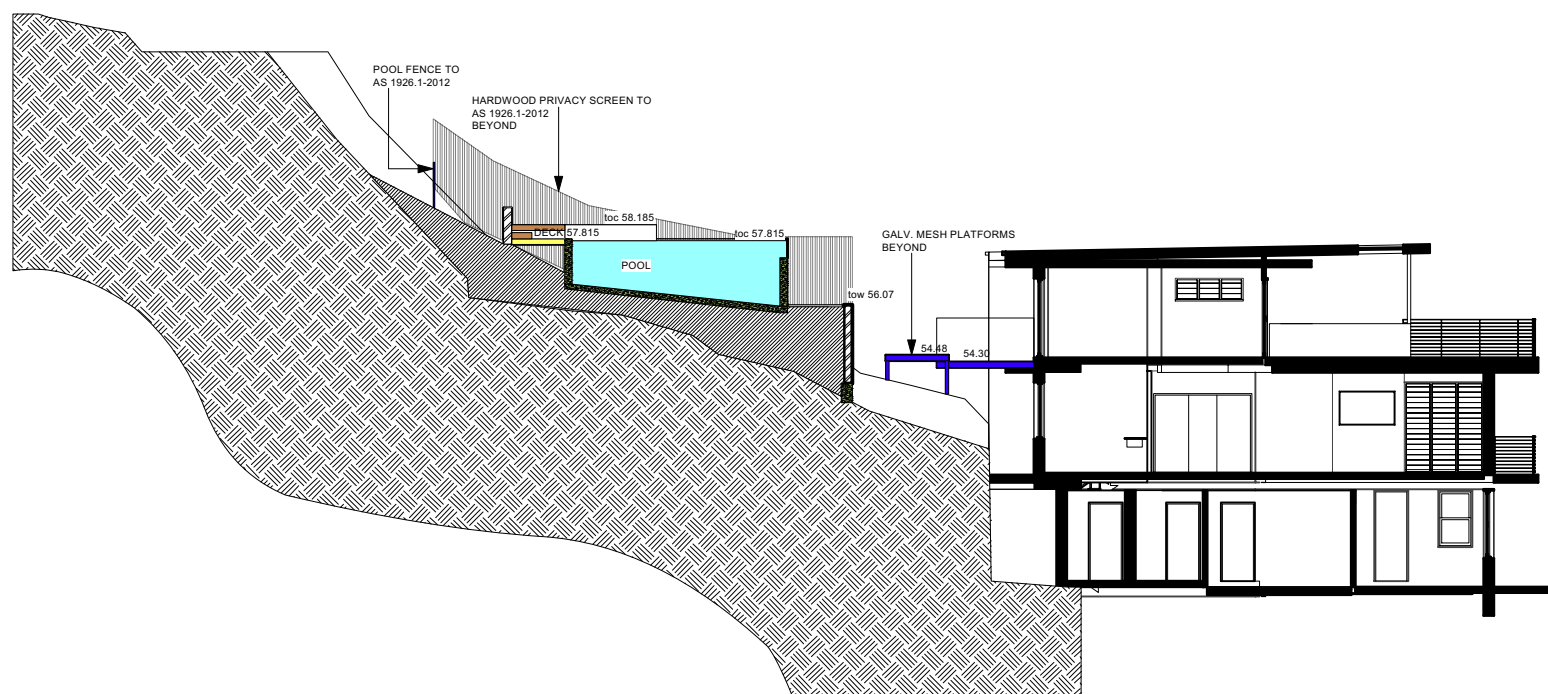




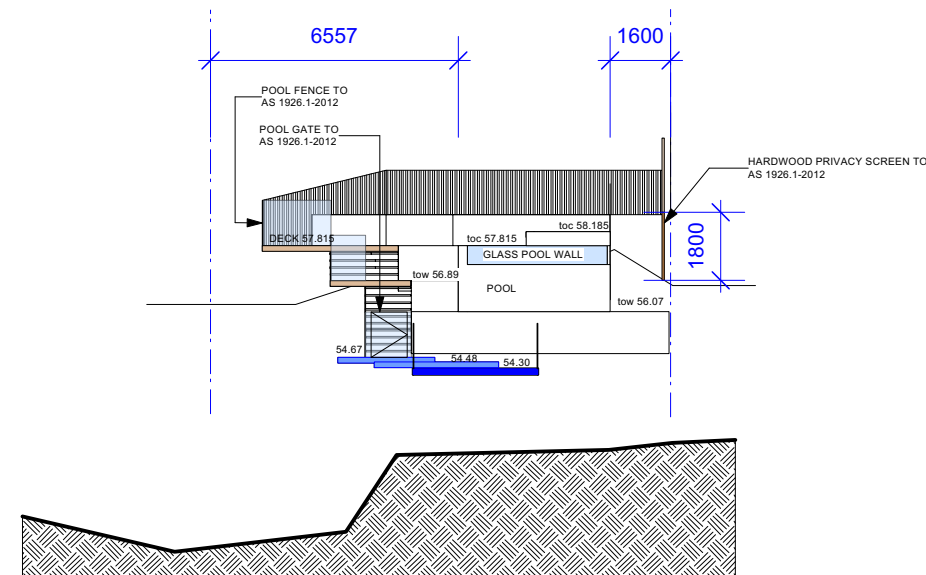
1 **Pool West Elevation**
Scale: 1:200



2 **Pool East Elevation**
Scale: 1:200



4 **Pool Section**
Scale: 1:200



3 **Pool South Elevation**
Scale: 1:200



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REVISION: DATE:

REVISION NOTE:

BUILDING HEIGHT LINE ADDED
HEIGHT OF ROOF DIMENSION ABOVE GROUND LINE

BUILDING HEIGHT LINE AMENDED TO SHOW
EXISTING EXCAVATED GROUND LINE & ASSUMED
NATURAL GROUND LINE
TOP OF ROOF RL.57.82 TO WESTERN SIDE OF SKILLION ROOF

PROPOSED TERRACE ROOF LOWERED
PLANTER BOX LOWERED & BALUSTRADE ADDED

C 30/05/22



CLIENT:
Luke Rowlands

ADDRESS:
152 Headland Road, NORTH CURL CURL

DRAWING:
Pool Elevations & Sections

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
HEA001

ISSUE TYPE:
7

DRAWN:
RJ

CHKD:
RJ

SCALE @ A3:
1:200

ISSUE DATE:
16/06/21

REVISION:
C

WINDOWS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	W1	LW	2400	2100	8.58							
	W2	FS	2400	2100	4.22							
	W3	FS	2400	2100	4.22							
	W4	FG	2300	1400	2.84							
	W5	CU	1500	900	0.95							
	W6	LW	2200	800	2.93							
	W7	LW	2200	800	3.1							
	W8	LW	600	1800	1.61							
	W9	SL	600	875	0.26							
	W10	SL	600	875	0.26							
	W11	SL	600	875	0.26							

DOORS

Image	ID	Type	Frame Height	Frame Width	Leaf Height	Leaf Width	Thickness	Glazed Area	Hardware	Screen	Glazing	Comments
	D1	LS	2300	2400				4.12				
	D2	LP	2300	3340				5.72				
	D3	HL	2080	900				0				
	D4	CS	2080	900				0				
	D5	FS	2100	2500				4.14				
	D6	LP	2100	5100				8.32				
	D7	LS	2200	5100				8.4				
	D8	CS	2080	800				0				
	D9	CS	2080	900				0				
	D10	CS	2080	2665				4.19				
	D11	OS	2400	6000				0				
	D12	HR	2080	900				0				

COMBINATION UNITS

Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
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BASIX Certificate number: A400027_07													page 6 / 8		
BASIX Certificate number: A400027_07															
page 7 / 8															
BASIX Certificate number: A400027_07															
page 8 / 8															
BASIX Certificate number: A400027_07															
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BASIX Certificate number: A400027_07															
page 10 / 10															
BASIX Certificate number: A400027_07															
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BASIX Certificate number: A400027_07															
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BASIX Certificate number: A400027_07															
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Alterations and Additions

Certificate number: A400627_07

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 16, June 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	152 Headland_07
Street address	152 Headland Road North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1014283
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Jacaranda Trading International Pty Ltd
ABN (if applicable): 26075061335

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 2m ² , 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		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type		
W8	E	1.61	0	0	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

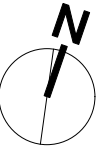
Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 5140 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 90 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 32 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 5.45 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of this development: gas.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
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.		✓	✓			
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	E	8.58	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	4.22	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W3	S	4.22	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	W	2.84	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	E	1.41	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W6	E	2.93	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7	W	3.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	W	4.12	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	S	5.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D5	N	4.14	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D6	S	8.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	W	3.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	W	0.26	4	4	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	0.26	4	4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W11	W	0.26	4	4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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			ADDRESS: 152 Headland Road, NORTH CURL CURL	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: NTS	
				PROJECT NO: HEA001	ISSUE TYPE: 7	ISSUE DATE: 16/06/21	REVISION:

These specifications shall be read with consideration for established ESD (Environmentally Sustainable Design) principles. Reduction of raw materials, use of reclaimed materials, and particular attention to product standards and specifications are paramount.

1.1 Additional Work / Costs to be included

- Street traffic control and street protection measures as necessary and as required by the Council and other relevant authorities;
- Disconnection and protection of all services as required;
- Provision of temporary builder's services as required during construction;
- Surveys by a qualified land surveyor as required and as necessary to facilitate and complete the works;
- Siltation barriers and stormwater/erosion management in accordance with the Sediment & Erosion Control Plan provided
- Co-ordination & facilitation of all nominated sub-contractors at the Owner's request;

- 1.3.1 Comply with all relevant building codes and regulations,
- 1.3.2 Comply with Council regulations as per the approved DA or CDC
- 1.3.3 Inform the Owner or Designer of any discrepancies within the plans or Conditions of Consent.
- 1.3.4 Carry out the work in accordance with the contract drawings and Specifications.
- 1.3.5 Shall ensure that work done by others, is maintained in "as new" condition until completion of the works.
- 1.3.6 Where "approved", "as approved" or "as selected" is mentioned, seek approval from the Owner or their nominated representative (defined in Contract) before materials are ordered or work begins.
- 1.3.7 Provide all the required Warranties and Insurances as required under the Home Building Act 1989, including the Builders All Risk Insurance for Owner supplied items once delivered to site.
- 1.3.8 Generally make good all retained building components, surfaces, etc, affected by the works and prepare surfaces as required for final finishes.
- 1.3.9 Coordinate site inspections with nominated PCA.

2.2 Demolition

2.2.1 All work to conform with AS2601-2001, including the proper methods of disposal of asbestos or other

2.3 Excavation / Fill

2.3.1 Excavation for slabs, footings and services shall be limited to minimise natural ground disturbance over the site.

2.3.2 All fill to AS 3798 clause 4.4 including inorganic, non-perishable material suitably graded and capable of compaction to the documented density. (where noted in the engineering specification)

8.1 All mechanical ventilation and air conditioning to comply with AS 1668.2

All painting to comply with Australian Standards including AS2311 and AS3750 and must be in accordance with the Australian Ecobalor Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Architectural and Protective Coatings'.

All paint specifications to Resene Low VOC standards (including Resene recommended surface preparation) or approved equivalent.

10.0.1 Apply new paint or appropriate surface coating to all new works externally, including areas where making good existing surfaces will necessitate new paint, unless pre-finished surface (such as Colorbond) is supplied.

10.0.2 Contractor to consult with Owner prior to purchasing paint to confirm areas and surfaces to be painted.

10.0.3 Colour schedule to be provided upon request of the Contractor who will sample test all schemes prior to implementation as approved by owner.

10.0.4 All new external cement render to be finished with selected membrane paint.

10.0.5 All finishes applied as recommended by and strictly in accordance with the manufacturer's recommendations.

11.0.1 All building debris and dead vegetation shall be removed from site at the Contractor's cost and all trenches back-filled in accordance with the consulting structural Engineer's specification and/or instructions.

11.0.2 The Contractor will maintain a clean and dry site throughout the construction period where practicable, with regular cleaning of Sub-Contractor waste and rubbish.

11.0.3 The Contractor is to arrange final cleaning of works and site to the satisfaction of the the Owner.

19.1 Demolition of existing structure and/or alterations to the existing structure to comply with AS 4361.2 - Guid to lead paint management

19.2 Outdoor lighting to comply with AS 4282:1997

19.3 Pruning of amenity trees to comply with AS 4373-2007

19.4 Tree protection measures where relevant on the development site to comply with AS 4970-2009

19.5 Off-street parking to comply with AS/NZS 2890.1:2004, and Council regulations

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			Luke Rowlands	General Specification		RJ	A17
			ADDRESS:	PROJECT:		CHKD:	SCALE @ A3:
			152 Headland Road, NORTH CURL CURL	ALTERATIONS AND ADDITIONS		RJ	NTS
				PROJECT NO:	ISSUE TYPE:	ISSUE DATE:	REVISION:
				HEA001	7	16/06/21	