

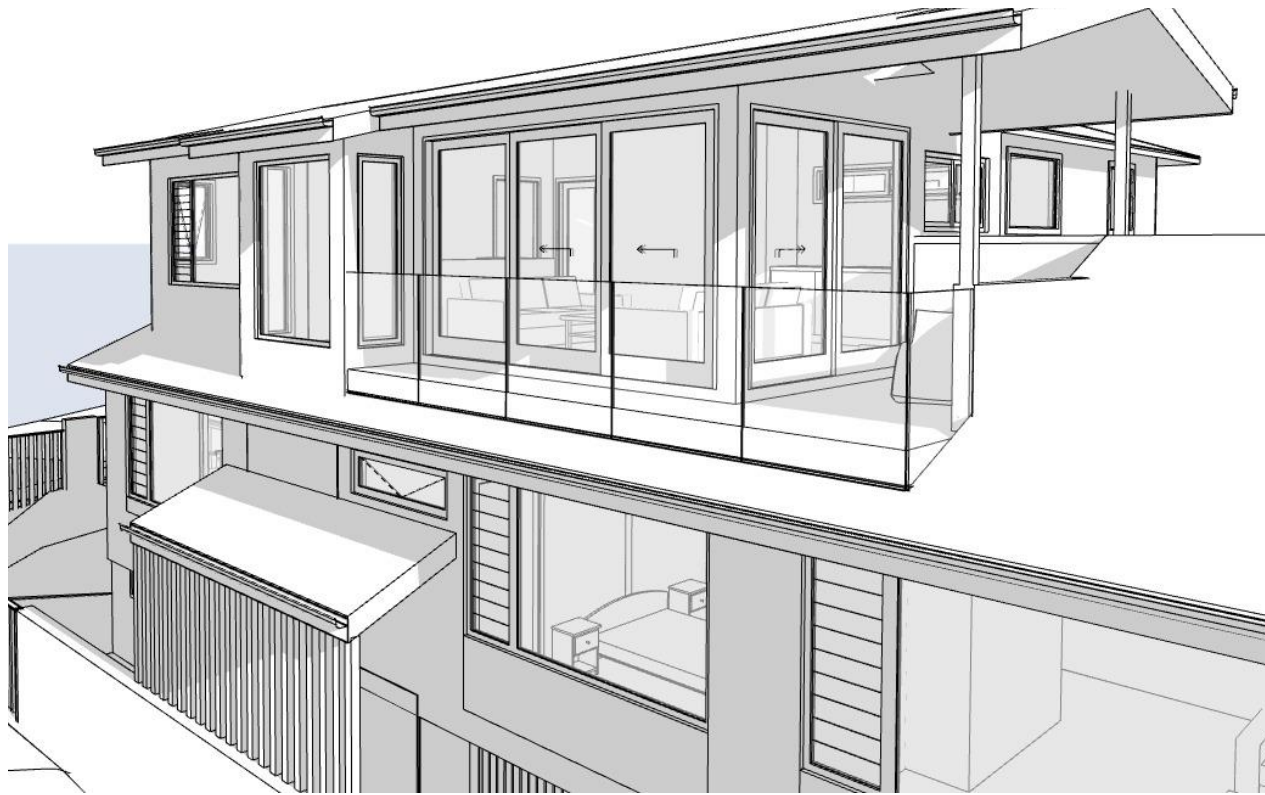
PROPOSED ALTERATIONS and ADDITIONS

LINDSEY EASTON

58 AUSTIN AVENUE NORTH CURL CURL NSW 2099



DRAWING No.	DESCRIPTION
	COVER PAGE
	PERSPECTIVES
A1	ROOF and STORMWATER CONCEPT PLAN
A2	FIRST FLOOR PLAN
A3	GROUND FLOOR PLAN
A4	GARAGE FLOOR PLAN
A5	ELEVATION SHEET 1
A6	ELEVATION SHEET 2
A7	FENCE ELEVATIONS
A8	SECTIONS SHEET
N1	SPECIFICATION and SAFETY REQUIREMENTS
N2	WINDOW DOOR COLOUR SCHEDULES BASIX
S1	SITE ANALYSIS
S2	SITE PLAN CALCULATIONS LANDSCAPING
S3	SITE and WASTE MANAGEMENT
S4	SHADOW DIAGRAM - 9AM JUNE 21 - WINTER SOLSTICE
S5	SHADOW DIAGRAM - 12 NOON JUNE 21 - WINTER SOLSTICE
S6	SHADOW DIAGRAM - 3PM JUNE 21 - WINTER SOLSTICE



REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

PERSPECTIVES

Scale

Date

Tuesday, 1 July
2025

Job Number

23-0830

Drawn

S.G.

Drawing No.

/C

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED,
SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL
MODIFICATIONS + WINDOWS AMENDED 1/7/25

STAIRS
Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of NCC.

CHILD SAFETLY NOTE:
In accordance with NCC requirements for Child Safety.
All New Bedroom Windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or child safe locks which prevent windows from opening more than 125mm and comply with BCA / NCC Part 3.9.2; IF sill height in less than 1.7m.

SMOKE DETECTORS:
Provide mains powered smoke & fire detection devices to comply with AS3786 & NCC clause 3.7.5

SANITARY PLUMBER:
Provide & connect all fittings indicated to drainage system through wastes & traps as required by the Authority.
WATER SERVICE:
Provide copper pipe to all new fittings and hose cocks as indicated on plan & terminate with pressure cocks all to Authoritys requirements.
HOTWATER:
Provide copper water service which is fully lagged to all new fittings.

TILE FIXING
Floor:
Provide tiles as selected to all W.C., bathrooms, Laundry & other wet areas indicated, with falls where req'd.
Wall:
Bathrooms - Provide floor to Ceiling tiles as selected to all W.C.and bathrooms. Allow for expansion.
Laundrys - Provide 150mm high tiled skirting and 450mm high Splashbacks over laundry tubs.
Kitchens - Provide Splashbacks to Kitchen Benches.

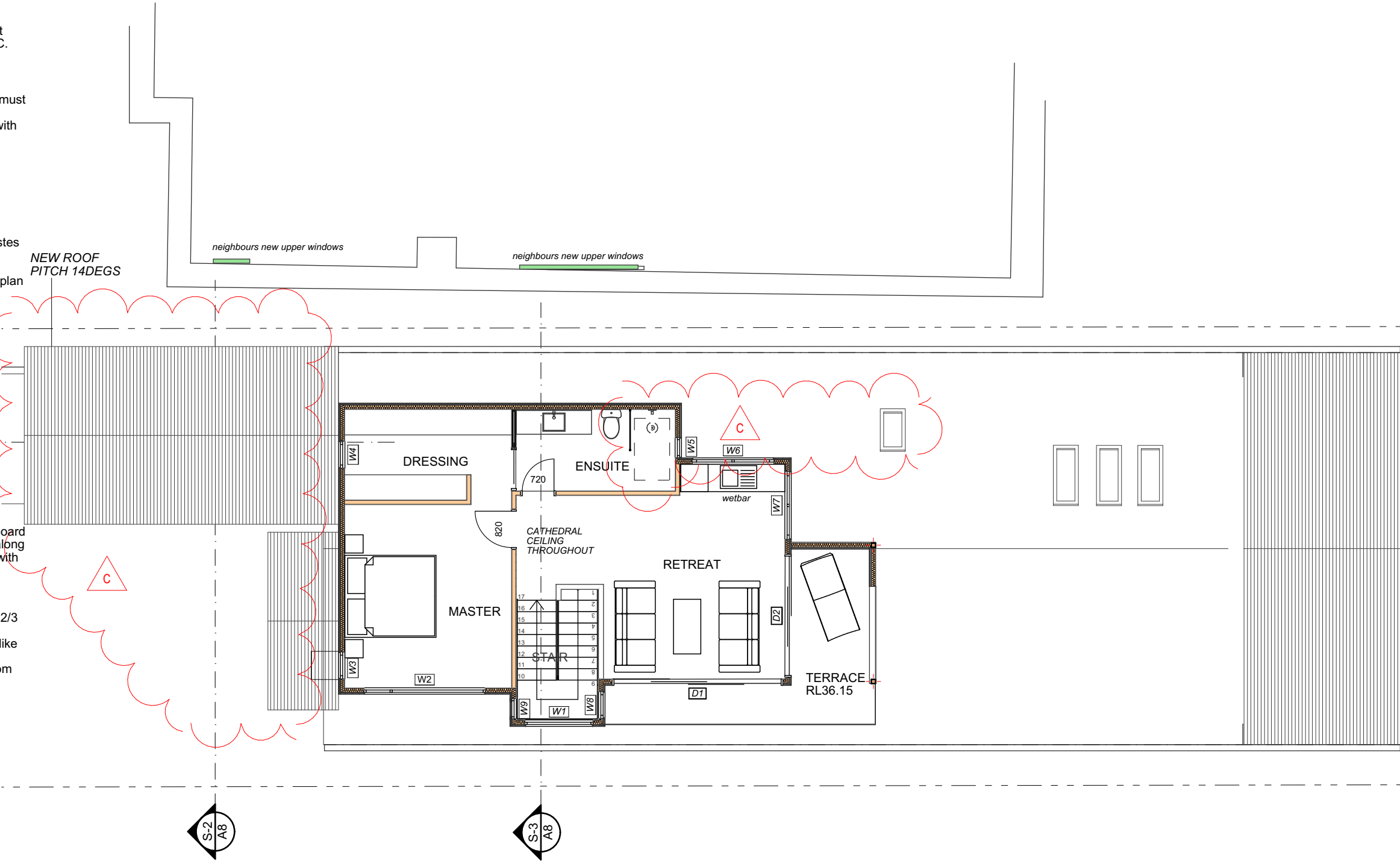
WARDROBES:
To all Wardrobes allow for providing one 18mm edge stripped particleboard shelf 450mm wide supported on 50x25mm battens to sides and back, along with a similar batten under the front edge. Provide 20mm hanging rail with fittings and supports to underside shelf.

CEILING HEIGHTS
Habitable room (excluding Kitchen) - 2.4m min. with sloping ceiling for 2/3 of the floor area.
Kitchen, Hall, Bathrooms, Laundrys, WCs, garage, storeroom and the like - 2.1m min
Stairway, Ramp landing and the like - 2.0m min measured vertically from the nosing line.
Attic - 2.2m min. with sloping ceiling for 2/3 of the floor area

Note
Floor area does not include floor where ceiling height <1.5m

TYPICAL WET AREA NOTES:
Compressed fibre cement sheet flooring fixed to joist in accordance with manufacturers Instructions.
Wet areas shall be adequately flashed and Sealed 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 a least 1800mm.
Lay mortar bed for Floor tiles with min. 1:40 Fall.

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.
Showerheads; 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.



GROSS FLOOR AREA
measured to ext wall face
A: 59.89 m²

GROSS FLOOR AREA
BASIX
A: 51.79 m²

GROSS FLOOR AREA
includes terrace
A: 71.09 m²

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



SustainAbility Design™ Specialist

NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

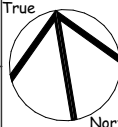
Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

FIRST FLOOR PLAN



Scale
1:100

Date
Tuesday, 1 July
2025

Job Number

23-0830

Drawn

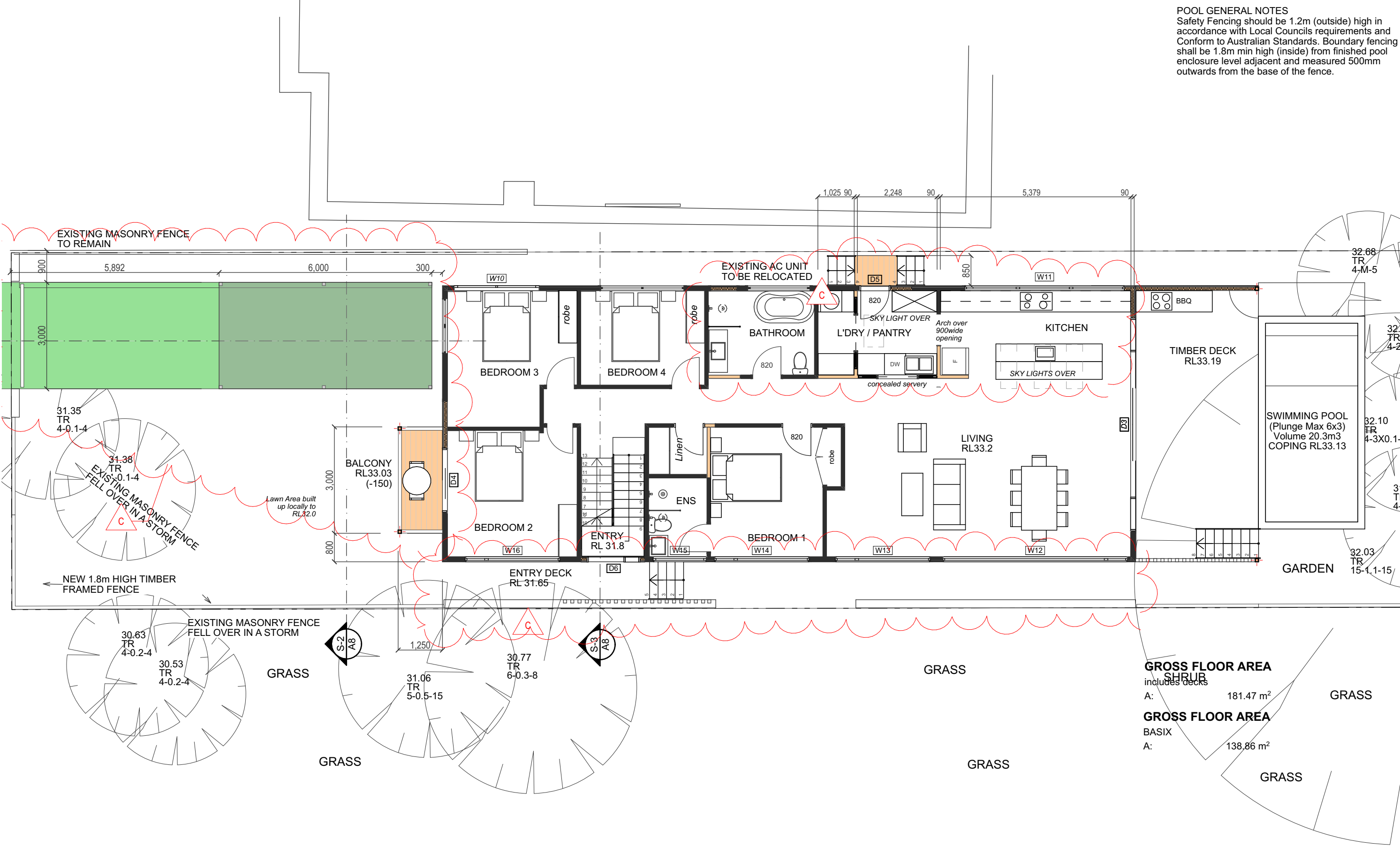
Drawing No.

S.G.

A2

/C

POOL GENERAL NOTES
Safety Fencing should be 1.2m (outside) high in accordance with Local Councils requirements and Conform to Australian Standards. Boundary fencing shall be 1.8m min high (inside) from finished pool enclosure level adjacent and measured 500mm outwards from the base of the fence.



ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL

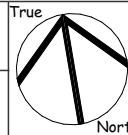


NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client
LINDSEY EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title
GROUND FLOOR PLAN



Scale
1:100

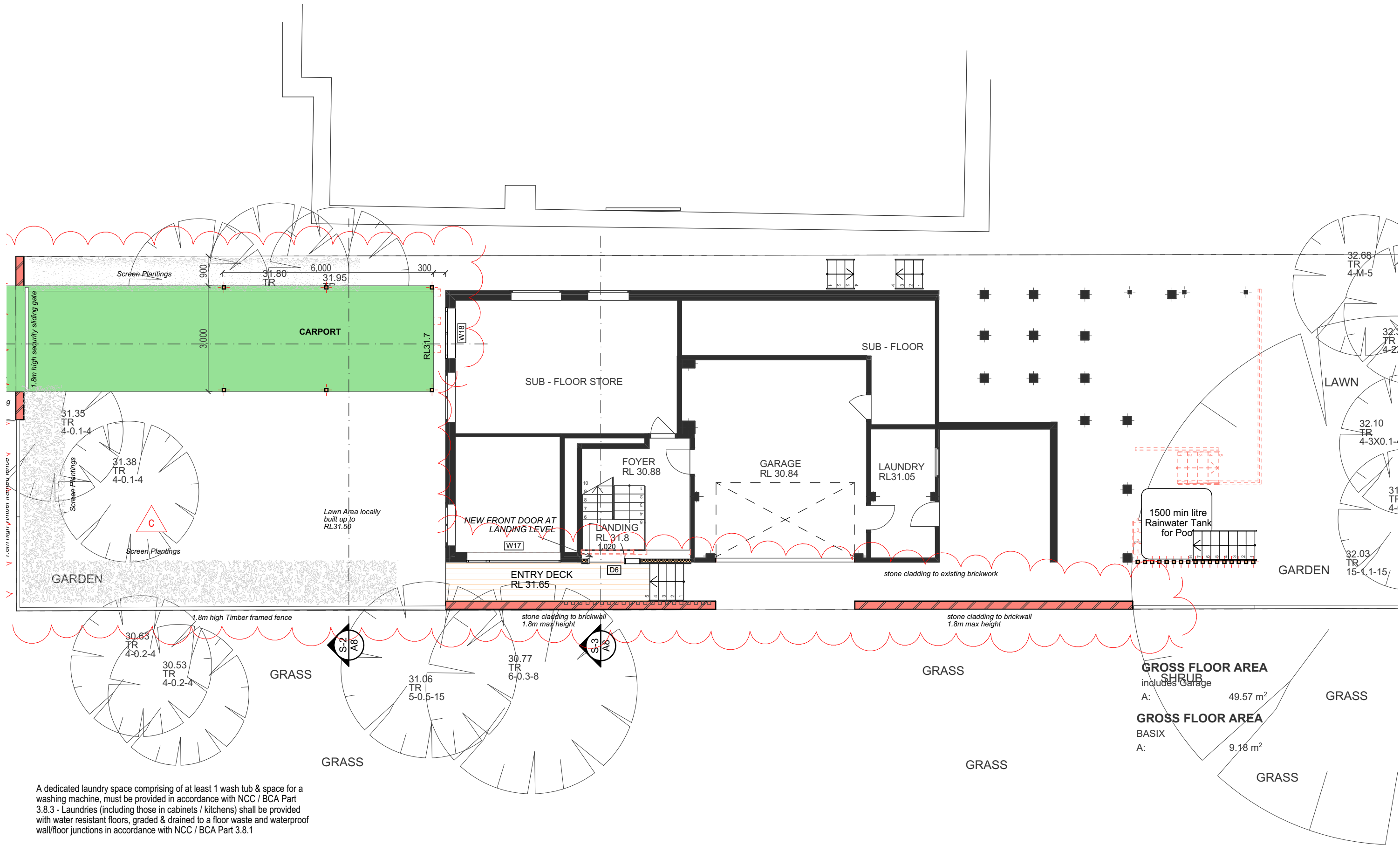
Date
Tuesday, 1 July 2025

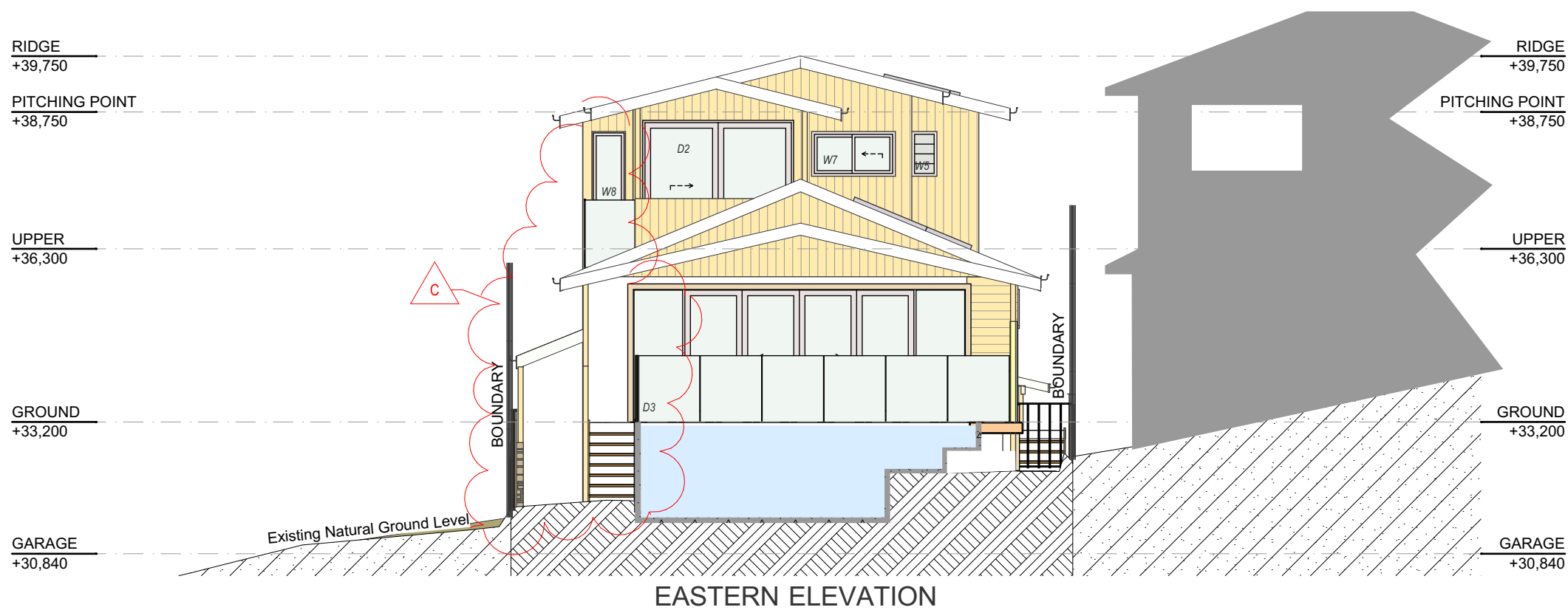
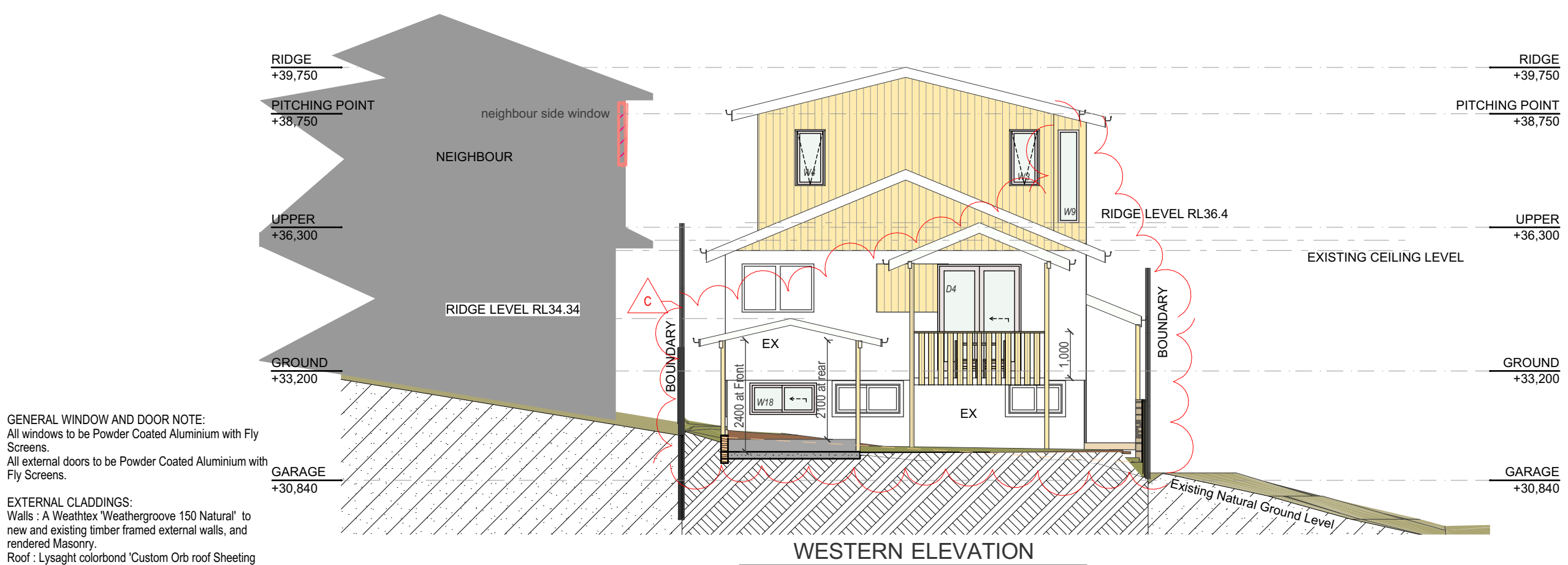
Job Number
23-0830

Drawn
S.G.

Drawing No.
A3
/C

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25





ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

LINDSEY
EASTON

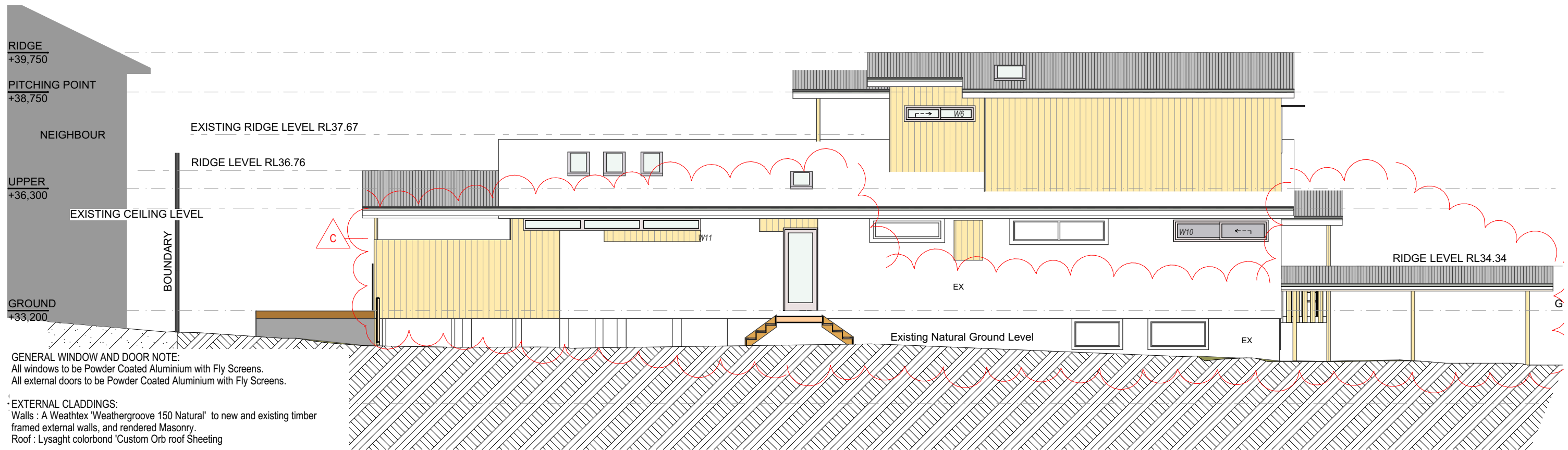
PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

ELEVATION SHEET 1

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

Scale	1:100	Job Number	23-0830
Date	Tuesday, 1 July 2025	Drawn	S.G.
		Drawing No.	A5 /C



GENERAL WINDOW AND DOOR NOTE:
All windows to be Powder Coated Aluminium with Fly Screens.
All external doors to be Powder Coated Aluminium with Fly Screens.

EXTERNAL CLADDINGS:
Walls : A Weathtex 'Weathergroove 150 Natural' to new and existing timber framed external walls, and rendered Masonry.
Roof : Lysaght colorbond 'Custom Orb' roof Sheeting

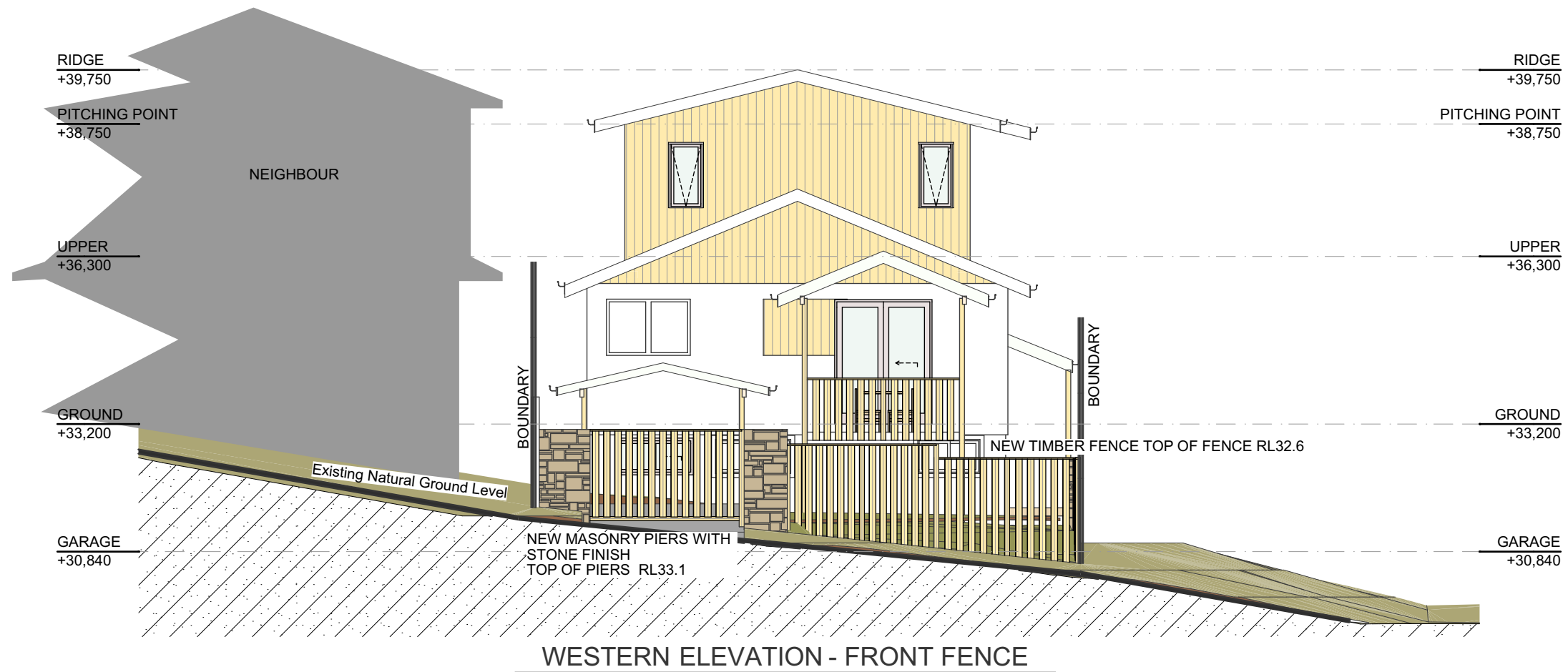
All external wall claddings must be compliant with the requirements of NCC 2022 - ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding



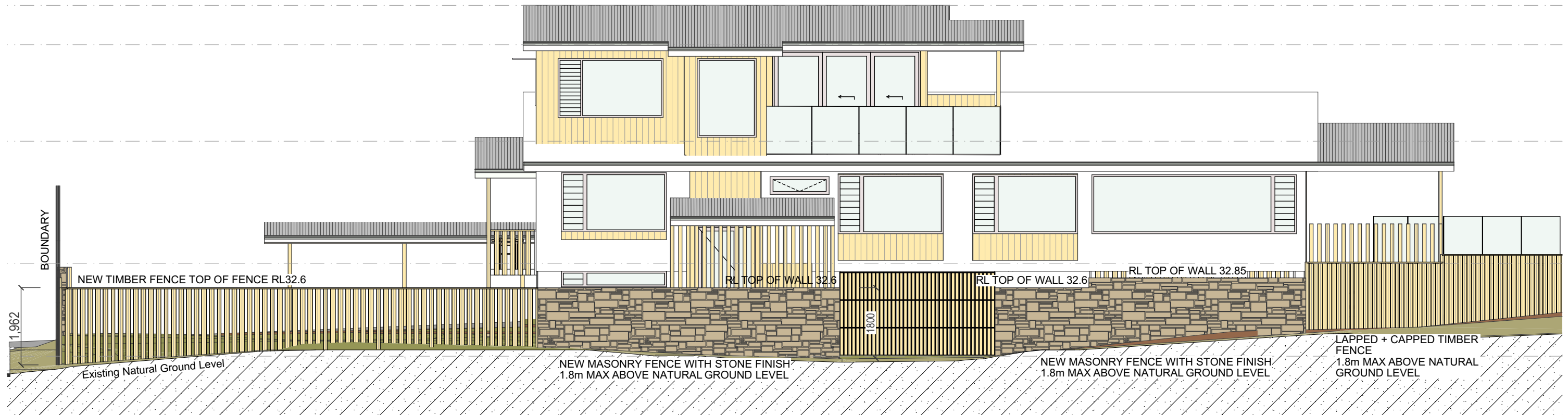
NORTHERN ELEVATION

SOUTHERN ELEVATION

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25



WESTERN ELEVATION - FRONT FENCE



SOUTHERN ELEVATION - FENCE

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

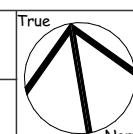
LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

FENCE ELEVATIONS

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25



Scale
1:100
Date
Tuesday, 1 July 2025

Job Number
23-0830
Drawn
S.G.
Drawing No.
A7
/C

STRUCTURAL WORK
All structural work is to be in accordance with the structural details prepared by a suitably qualified Structural Engineer. Including but not limited to All piers, All footings, All concrete slabs, Retaining walls, Steelwork, Form work, underpinning, Additional structural loads, Timber framing, Wind bracing and associated connections.

BRICKWORK
All brickwork is to be selected by owner and all Masonry structures to comply with NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.

METALWORK
Provide all metalwork and flashings necessary to satisfactorily complete the works.

TIMBER
Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.

External walls to be wrapped in a Class 4 breathable membrane. Timber cladding is to be battened out 35mm from timber frame to provide an 'air' gap to prevent condensation.

WALL + CEILING LINING
All wall and ceiling linings to be gypsumboard or cement render as selected and villaboard or equal in wet areas.

All bathrooms and wet areas to be waterproofed to NCC 2022 - ABCB Housing Provisions Part 10, AS3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions.

Waterproof installation NCC (2022): Housing Provisions Part 10, AS 3740 Waterproofing of domestic wet areas (internal) & AS 4654 Waterproof membranes for external use.

EAVES LINING
All eaves and soffits to be Cemintel eaves lining sheets.

Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications.

ARCHITRAVES + SKIRTING
All architraves and skirting's to be to owner's selection or provide standard colonial moldings or to match existing.

Paint or stain finish as selected.

PLUMBING + DRAINAGE
Plumbing
All plumbing and drainage works to be installed and completed by a licensed trades person.

Provide & connect all new & relocated fittings to drainage system through wastes & traps as required by the Authority and in accordance with the statutory body having authority over the works.

All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority

Connect all waste to Sydney Water sewer line.

Connect all storm water to existing system or street drainage system in accordance with AS3500 and part 3.1.3 Drainage, of the Building Code of Australia - Housing Provisions.

Water Service
Extend from existing service with copper pipe to allow new & relocated fittings & hose cocks as indicated on plan & terminate with pressure cocks all to Authorities & requirements.

Hot Water
Provide copper water service which is fully lagged to all new & existing fittings as required.

SMOKE DETECTORS
Smoke detector alarms to be installed in accordance with NCC 2022 - ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786.

TERMITE PROTECTION
Termite protection measures to comply with NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1

STAIRS + BALUSTRADES
Stairs and Balustrades to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

ELECTRICAL WORKS
Electrical works to be in accordance with SAA wiring rules and be done by a licensed tradesman.

PAINTING
All paint colours to be selected by owners

All paints or other coatings shall be of the best quality materials + of approved manufacture.

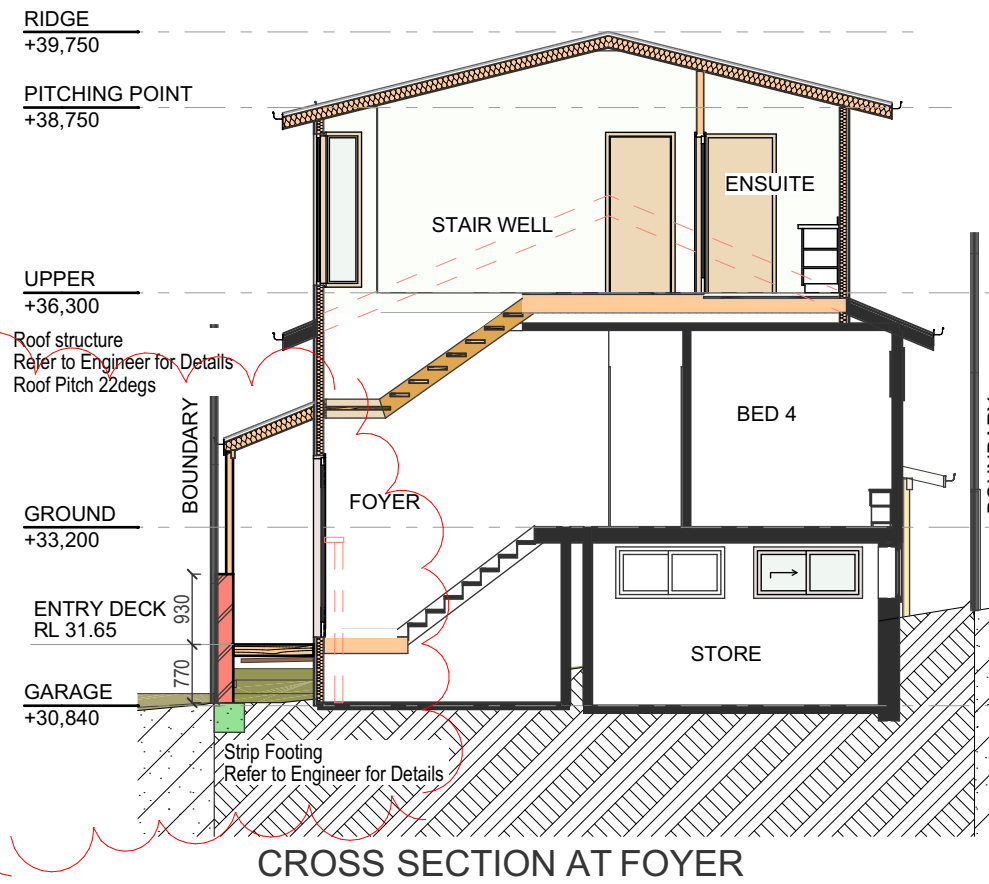
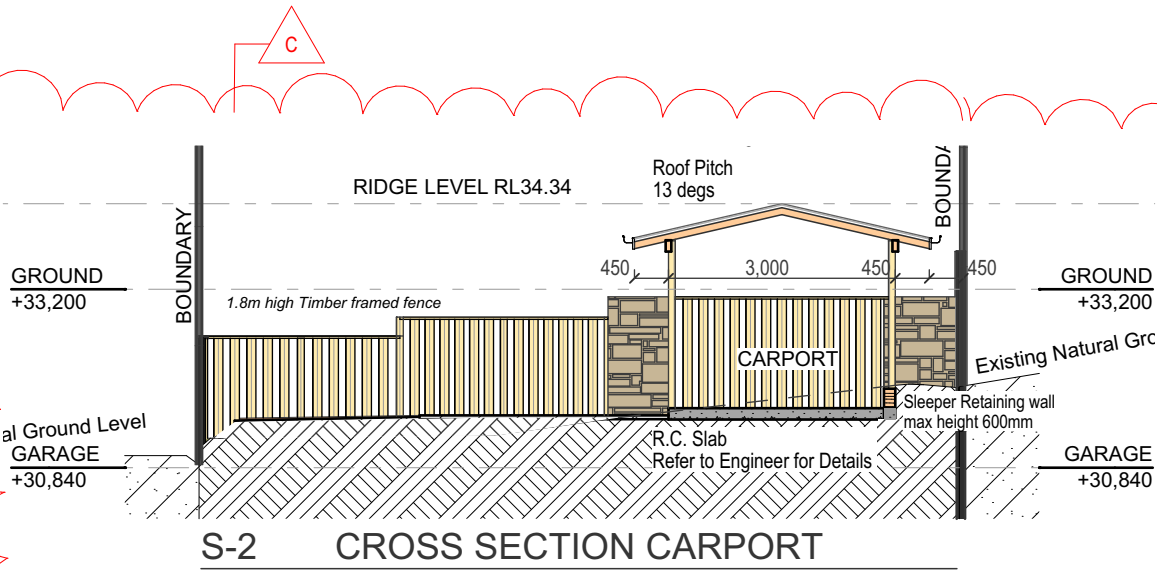
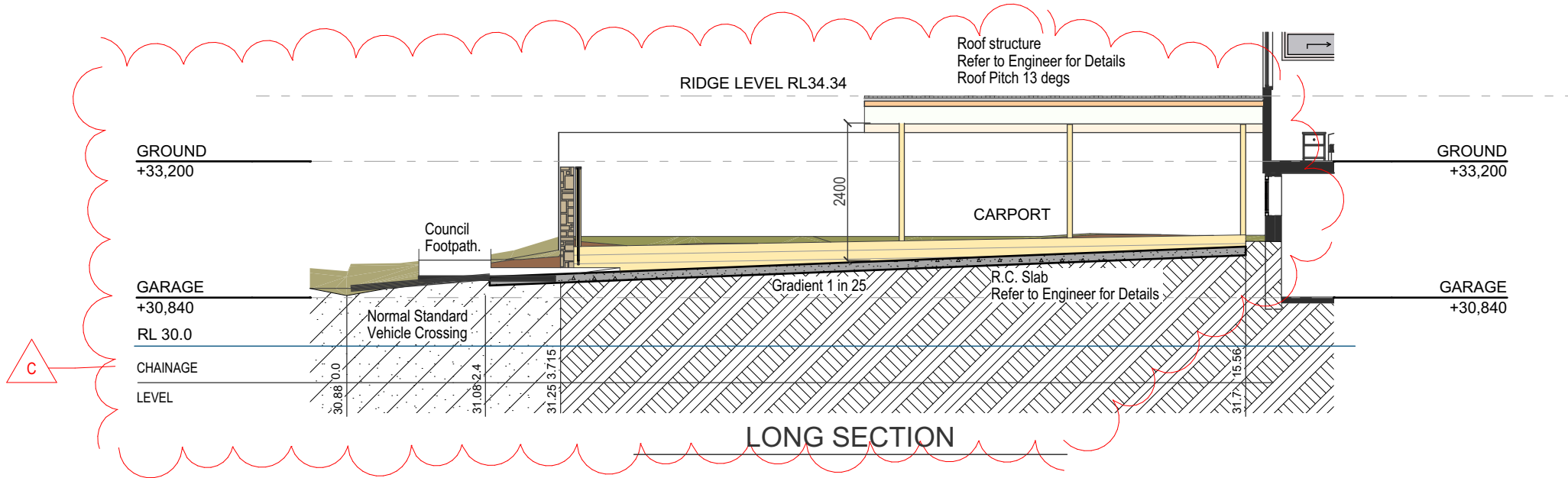
External grade paints to be used to all external surfaces.

All priming materials shall be of an approved brand and compatible to the finishing coats that they are applied to.

External joinery intended to be painted, shall be primed on all faces at the place of assembly.

Where new or altered works adjoin existing painted surfaces, allow for the repainting of existing surfaces to provide a uniform appearance.

Only ZERO-VOC or LOW-VOC paints and primers are to be used.



REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

SECTIONS SHEET

Scale

1:100

Date

Tuesday, 1 July
2025

Job Number

23-0830

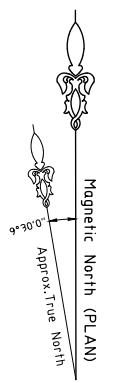
Drawn

S.G.

Drawing No.

A8

/C



Warringah LEP2011 - Land zoned R2 Low Density Residential



GRIFFIN ROAD

Prevailing Winter COLD Winds and Summer HOT Winds

TRUE NORTH 12 noon

Prevailing Summer Cooling Breezes

Winter Solstice Sunrise

Summer Solstice Sunrise

Summer Solstice Sunset

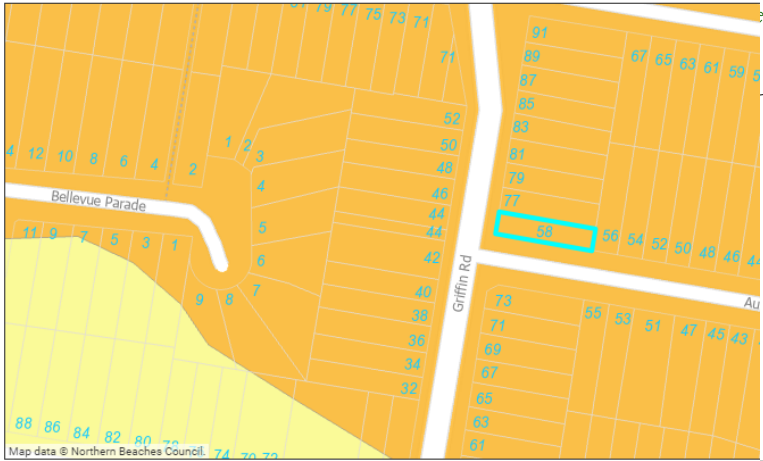
Prevailing WINTER COLD Winds

Ocean Views

AUSTIN

AVENUE

Warringah LEP2011 - Land Slip Risk Map-Area B



ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



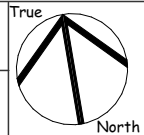
NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client
LINDSEY EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

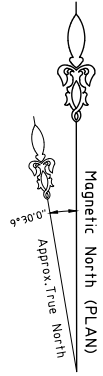
Drawing Title

SITE ANALYSIS



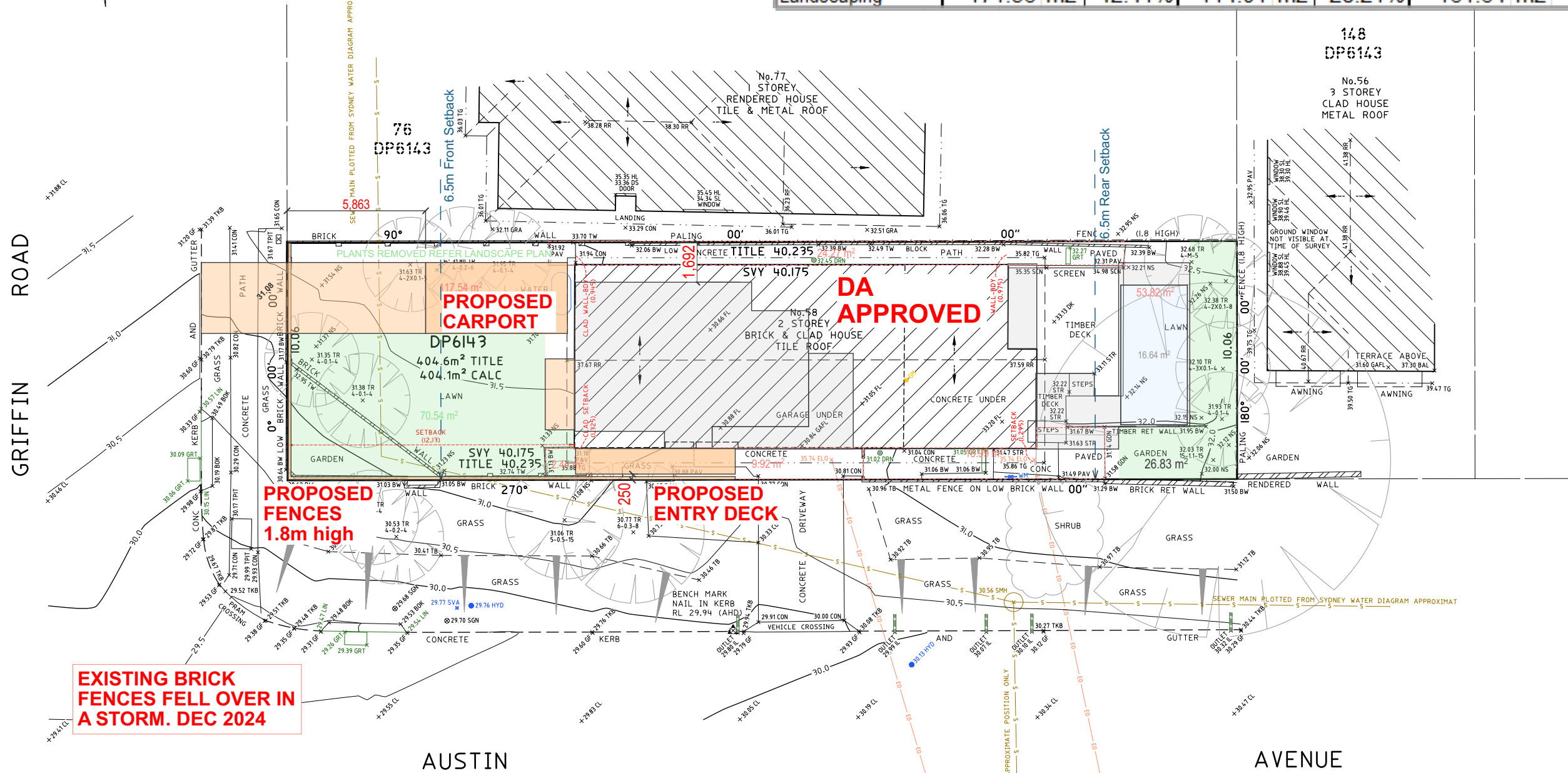
Scale	1:200	Job Number	23-0830
Date	Tuesday, 1 July 2025	Drawn	S.G.
		Drawing No.	S1
			/C

V CARPORT + ENTRY PORCH, FRONT DECK REDUCED, UCED, SKS INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25



SITE CALCULATIONS

Site Area	404.1 m ²				
	Existing		Proposed		Control
Residence + Deck	173.51 m ²		184.47 m ²		
Driveway + Carport	9.92 m ²		45.52 m ²		
Pool	m ²		8.35 m ²		
Paved	42.7 m ²		40.26 m ²		
Site Coverage	226.13 m ²	55.96%	278.6 m ²	68.94%	
Pervious	177.97 m ²	44.04%	125.5 m ²	31.06%	
Landscaping	171.36 m ²	42.41%	114.01 m ²	28.21%	161.64 m ² 40% NO



REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

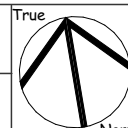
Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

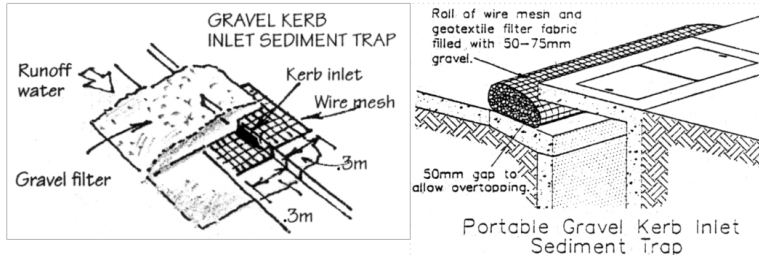
Drawing Title

SITE PLAN | CALCULATIONS | LANDSCAPING



Scale
1:200
Date
Tuesday, 1 July 2025

Job Number
23-0830
Drawn
S.G.
Drawing No.
S2
/C



GUTTER PROTECTION

Provide protection to down hill Grate in Gutter by means of Sand bags or blue metal wrapped in geotextile fabric. When soil or sand builds up around this sediment barrier, the material should be relocated to the site for disposal.

SITE ACCESS

Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

ON-GOING WASTE MANAGEMENT

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

ON-SITE PRACTICES

All trenches must be filled immediately after services are laid. Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system. It is against the law to pollute waters with any solid, liquid or gas. Where possible construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass water through a filter.

SEDIMENT NOTE:

1. All Erosion and Sediment Control measures to be inspected and maintained daily, by the site manager.
2. Minimise disturbed areas, remove excess soil from excavation area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence.
4. Drainage to be connected to Stormwater as soon as possible. If stored on site, it must be filtered before releasing into the stormwater system or waterways.
5. Roads and footpaths to be swept daily.

BUILDING WASTE DISPOSAL

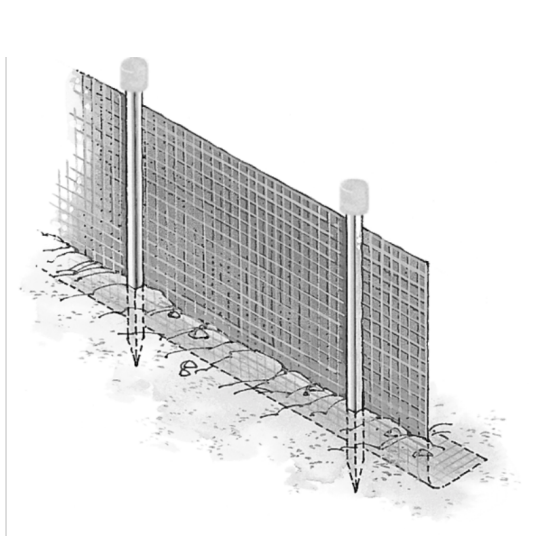
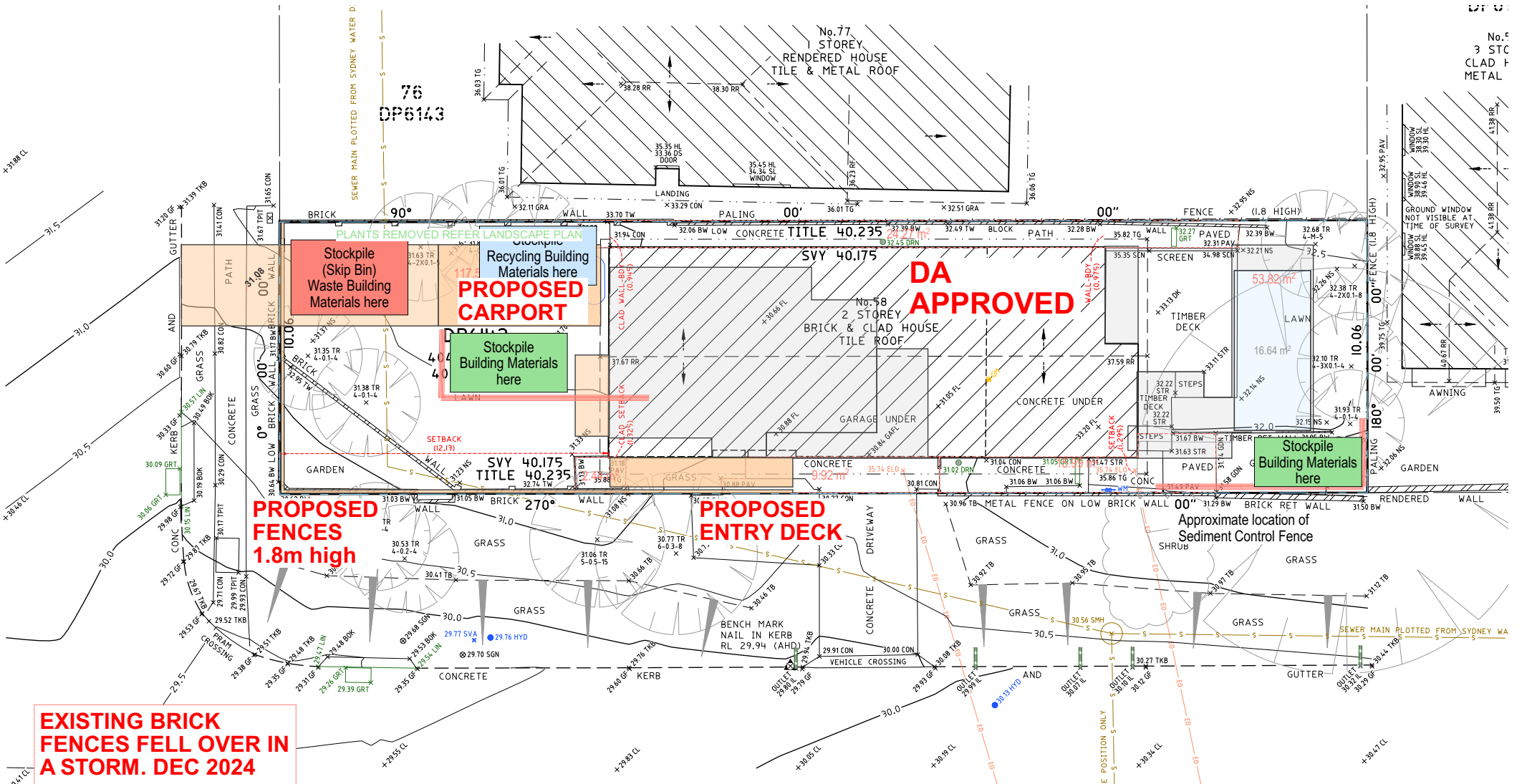
All waste materials are to be sorted and transported to the local authorized waste management centre for potential re-use or recycling. Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch. Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority. Every attempt will be made to keep waste to a minimum.

STOCK PILES

All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission. All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles. If required provide diversion drain & bank around stockpiles.

DUST CONTROL

To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required. Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated. Prevent dust by covering stockpiles.



SEDIMENT CONTROL FENCE

- 1 Excavate a trench a minimum of 200mm wide and 200mm deep on the uphill side of the proposed line of silt fence.
- 2 Drive adequate length support posts to a depth (minimum 400mm) appropriate for the site conditions downhill of the trench.
 - A. Post spacing is typically at 2m centres with wire attached along the top between posts to assist with support of the silt fence.
 - B. Post spacing can be increased up to 4m centres if supported by 2.5mm diameter high tensile wire at mid height and along the top with hog rings, clips or pins every 150mm connecting the silt fence along the top wire.
- 3 Roll out silt fence and position up against the support posts and fold over top wire. Hog rings, clips or pins are used to attach the silt fence to the top wire (at the required spacing).
- 4 Bury bottom section along the base and up the side of the trench leaving a minimum exposed height of 600mm and backfill with soil. Compact to ensure good anchorage. Place safety caps on posts.

REV C. NEW CARPORT + ENTRY PORCH. FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

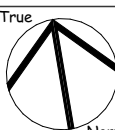
LINDSEY
EASTON

PROPOSED ALTERATIONS AND ADDITIONS

MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

SITE and WASTE MANAGEMENT
SEDIMENT + EROSION CONTROL



Scale

1:200

Date

Tuesday, 1 July
2025

Job Number

23-0830

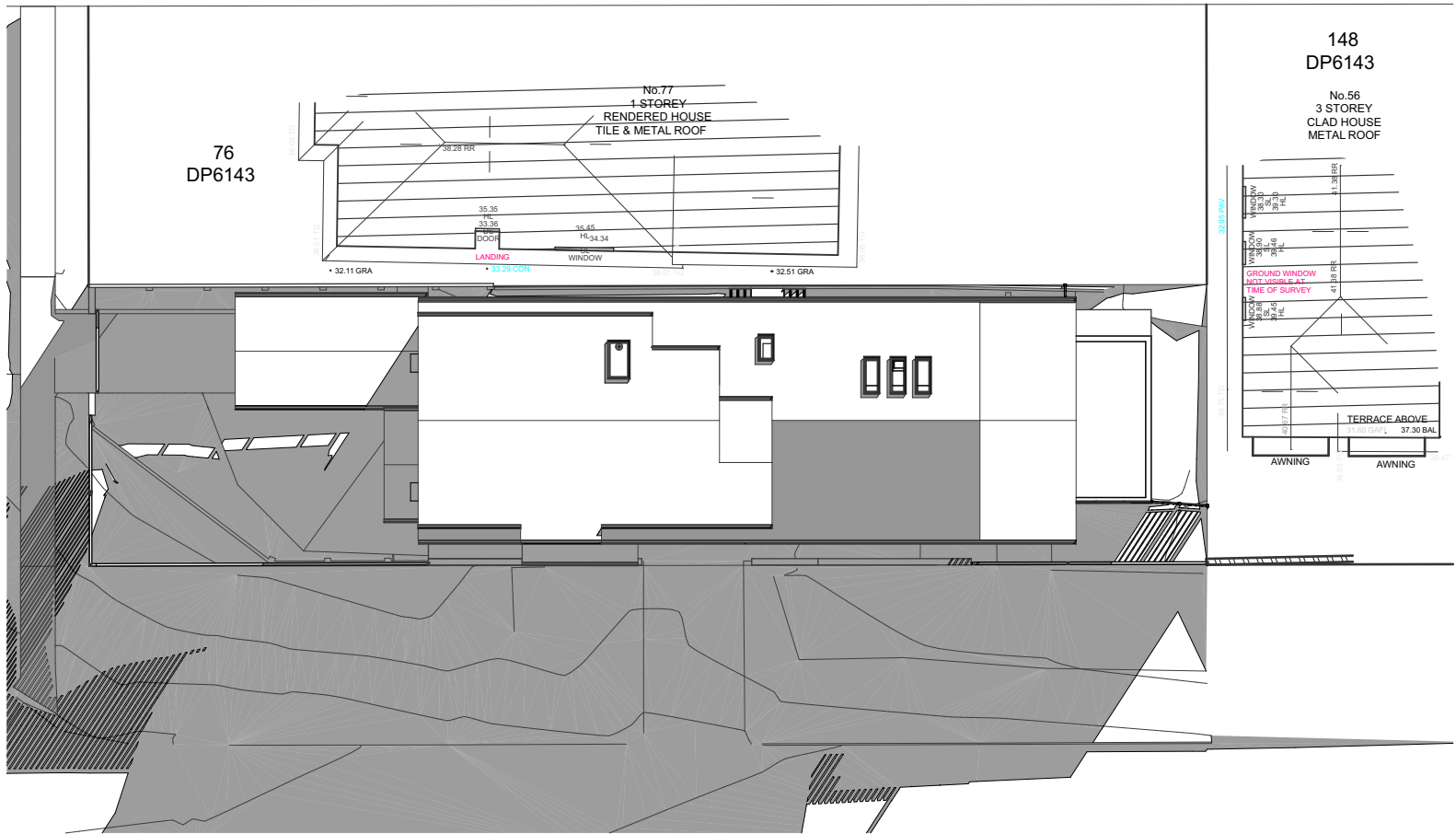
Drawn

S.G.

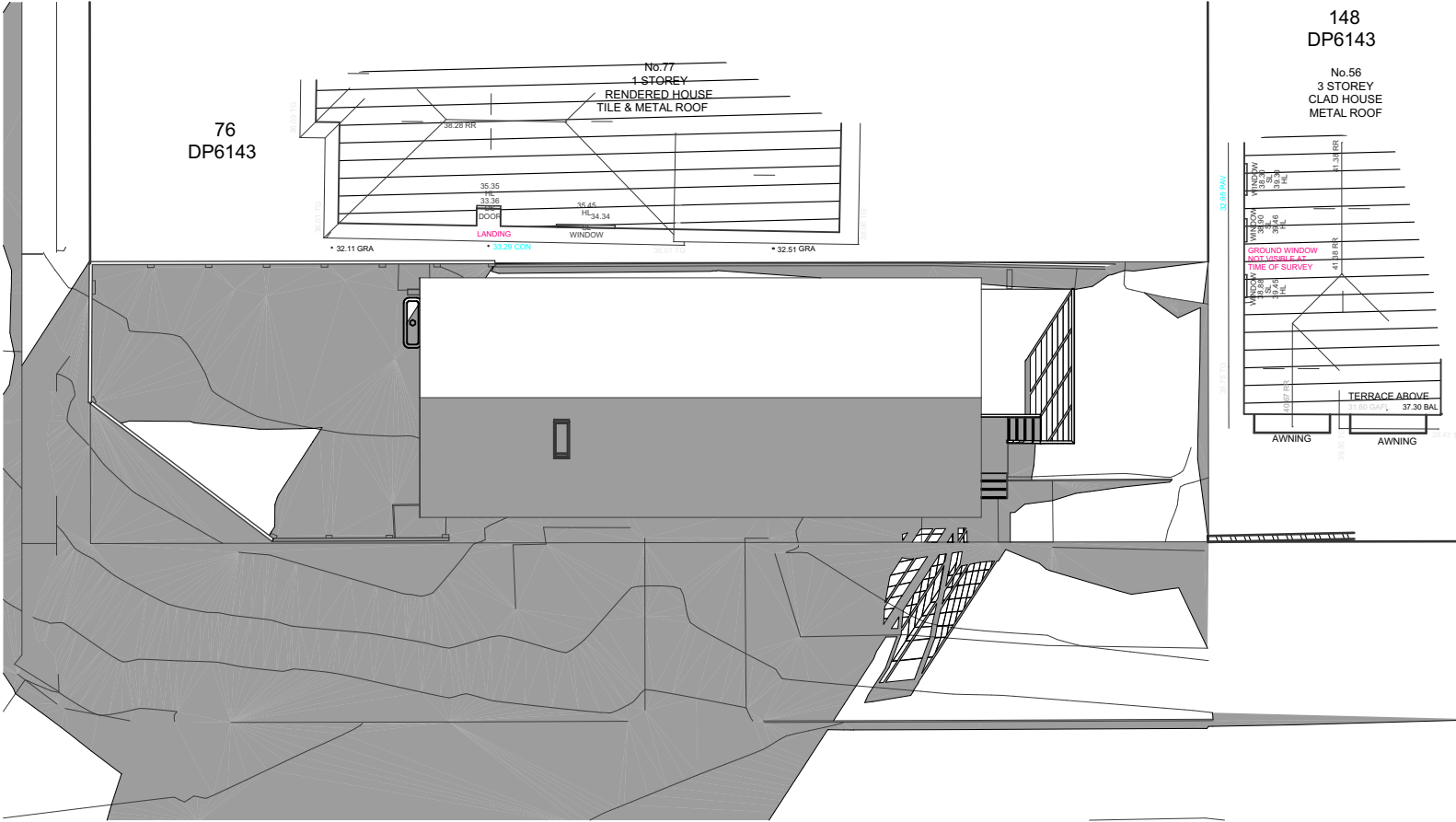
Drawing No.

S3

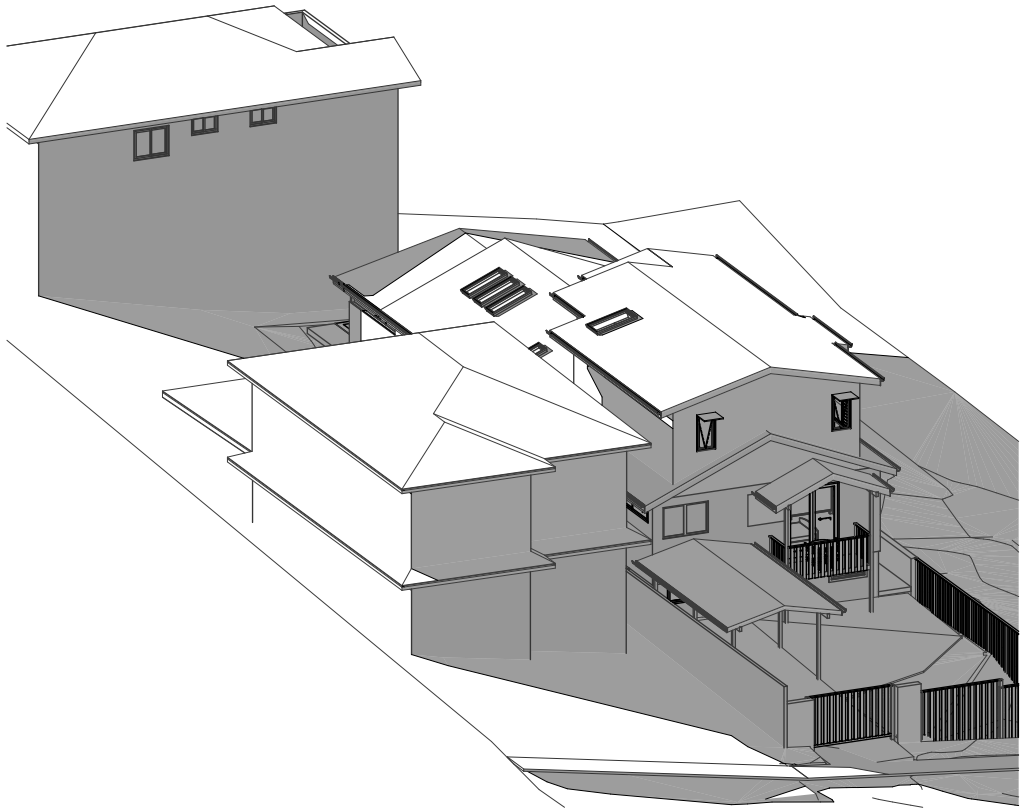
/C



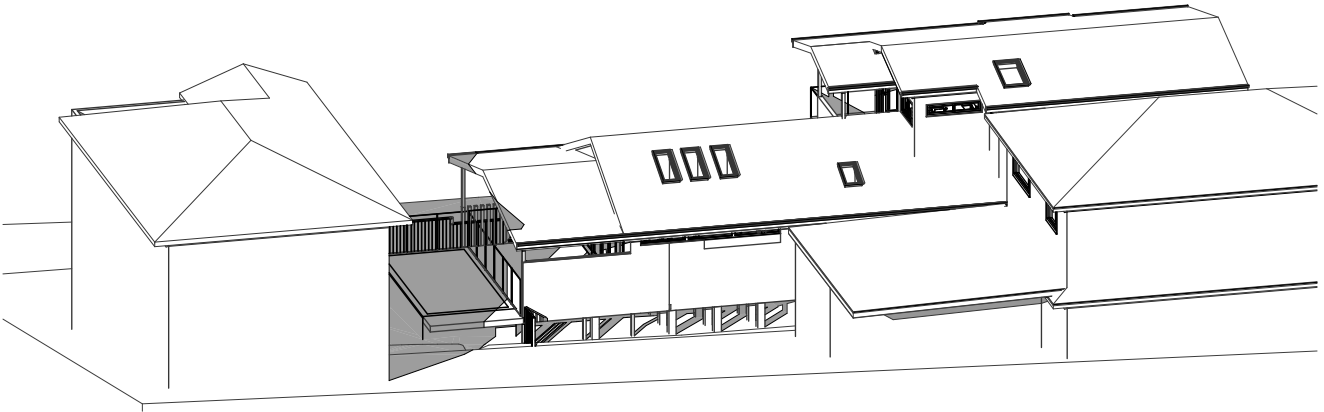
PROPOSED 9AM SHADOW DIAGRAM



EXISTING 9AM SHADOW DIAGRAM



9am PERSPECTIVE FRONT



9am PERSPECTIVE REAR

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

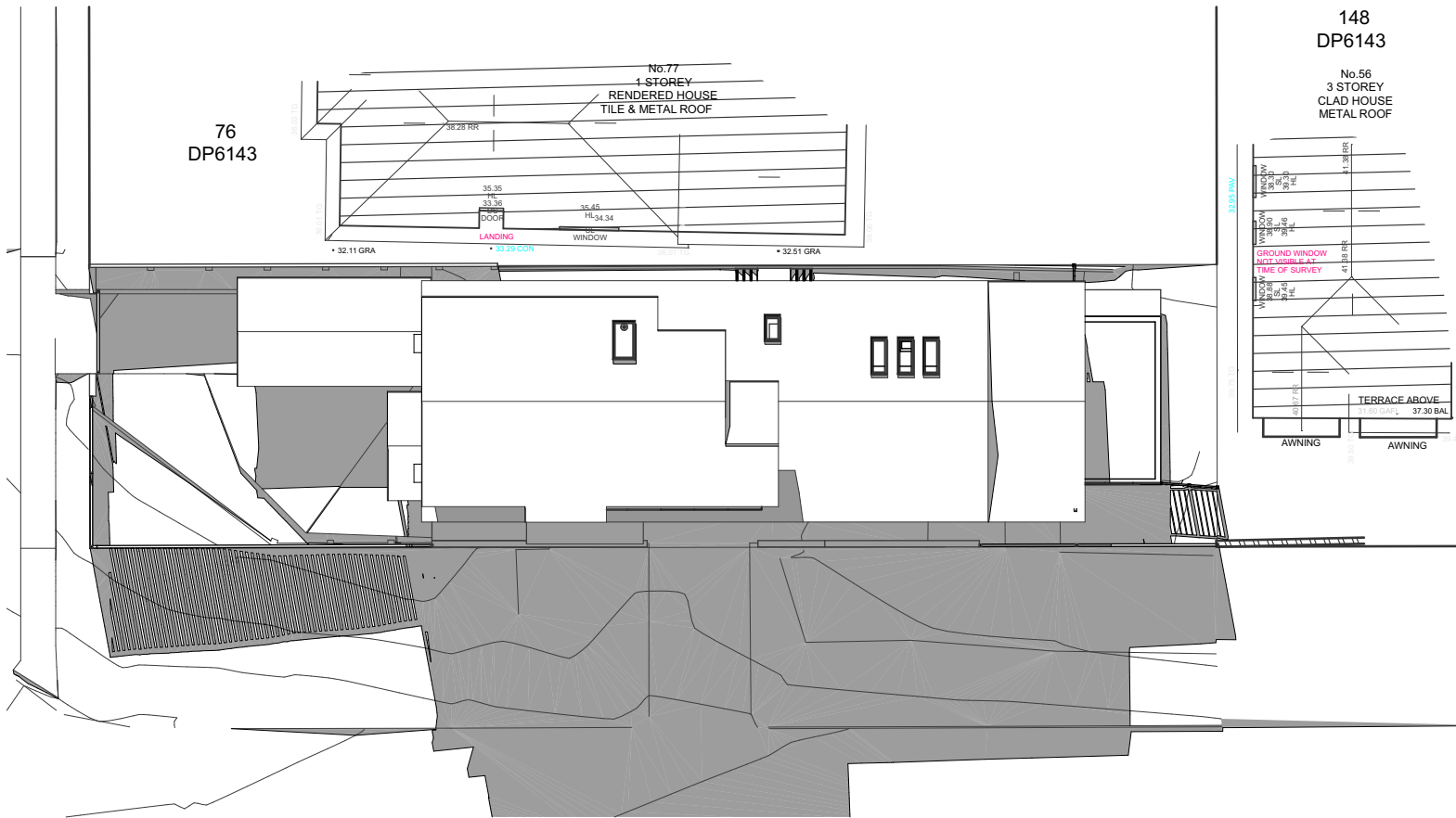
SHADOW DIAGRAM - 9AM JUNE 21 - WINTER SOLSTICE

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25

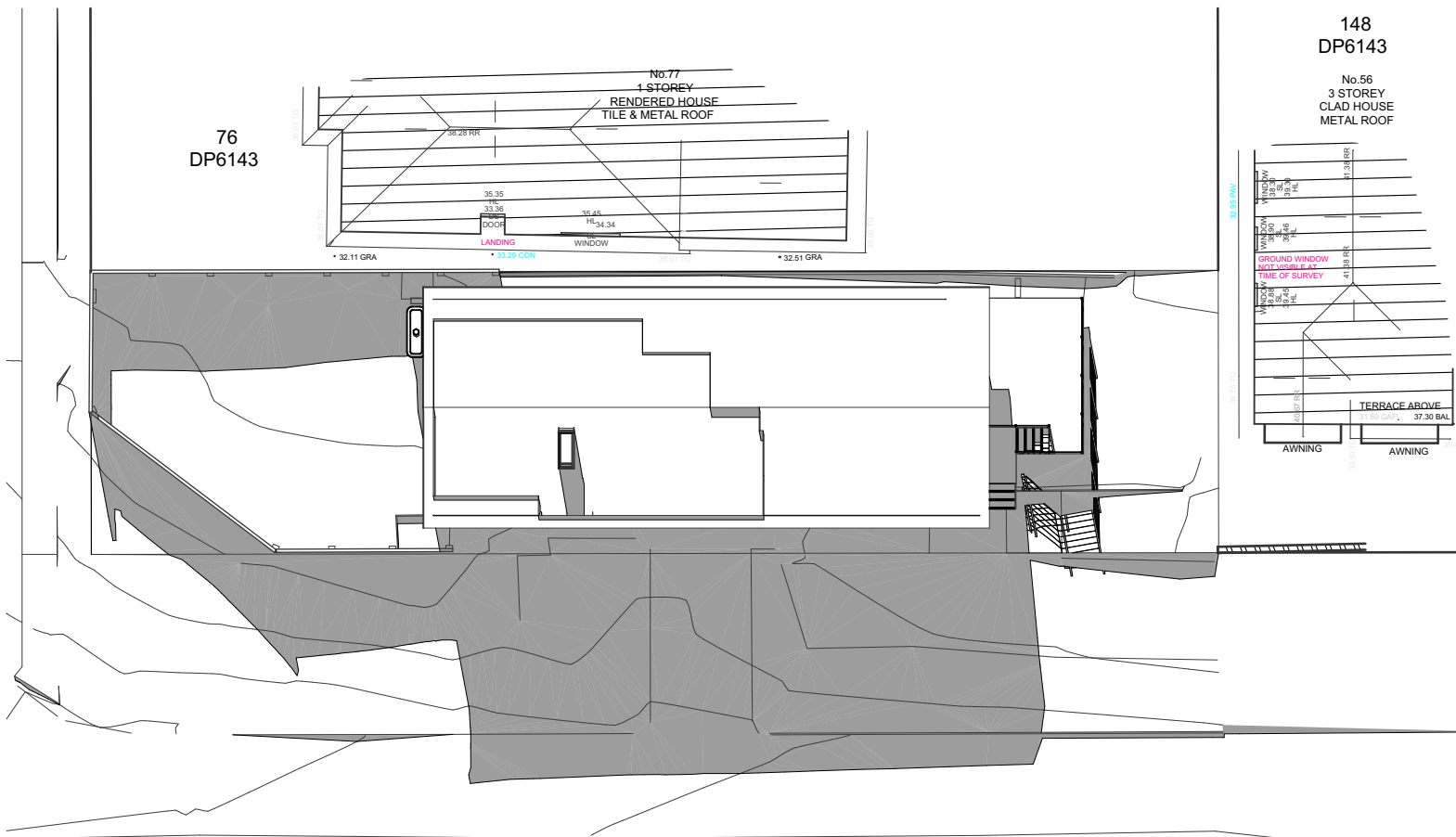


Scale
Date
Tuesday, 1 July
2025

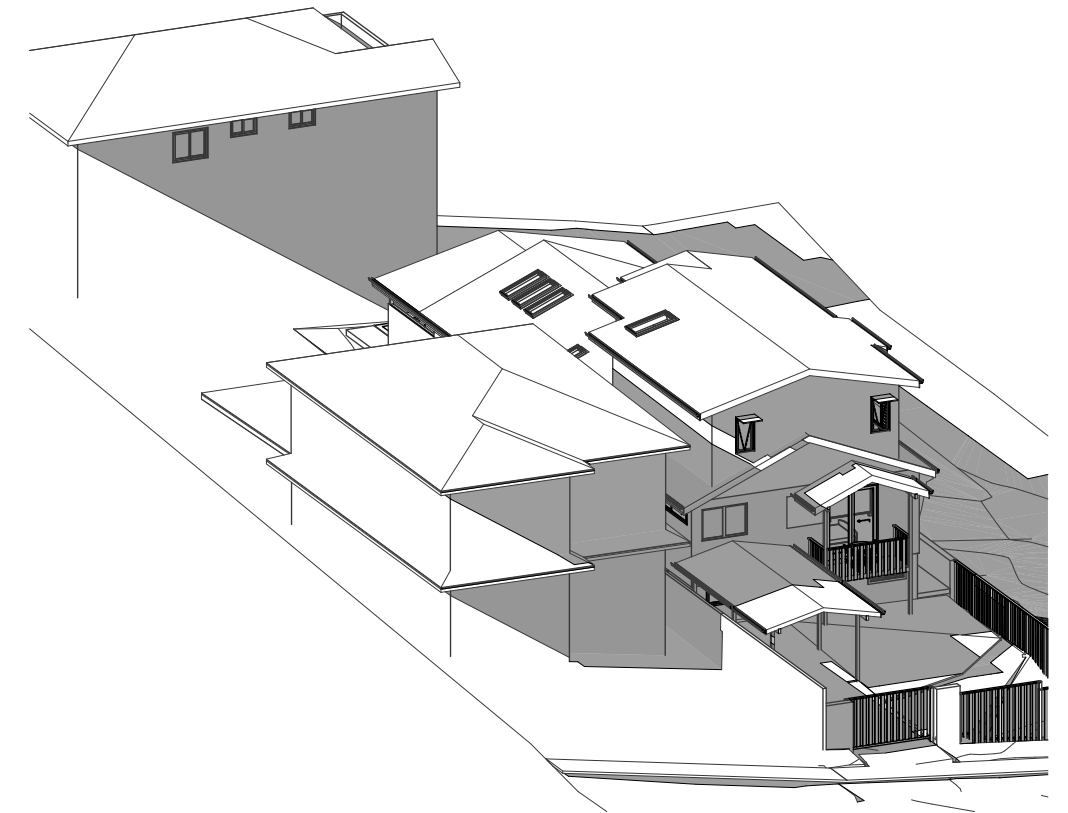
Job Number
23-0830
Drawn
S.G.
Drawing No.
S4
/C



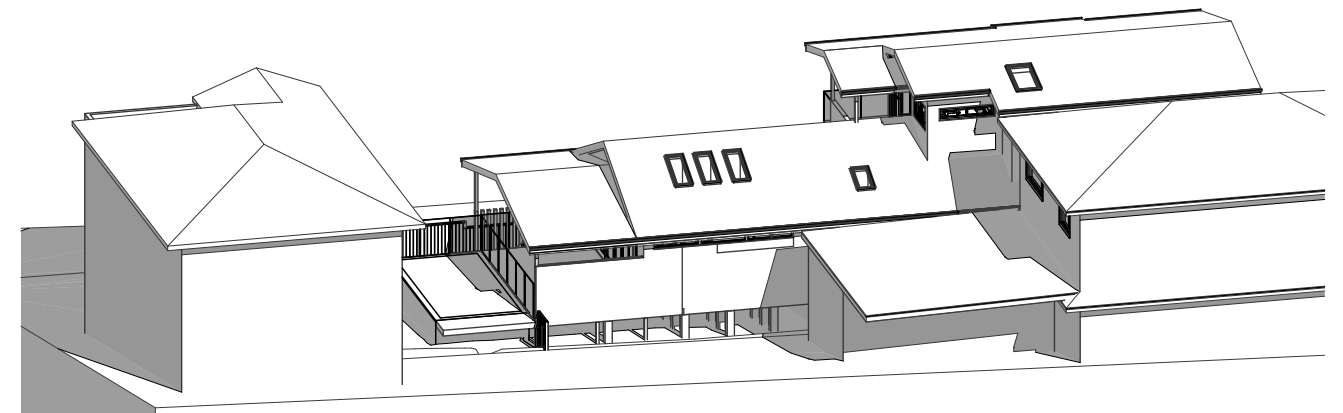
PROPOSED 12PM SHADOW DIAGRAM



EXISTING 12PM SHADOW DIAGRAM



12pm PERSPECTIVE FRONT



12 pm PERSPECTIVE REAR

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

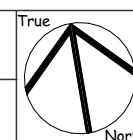
Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

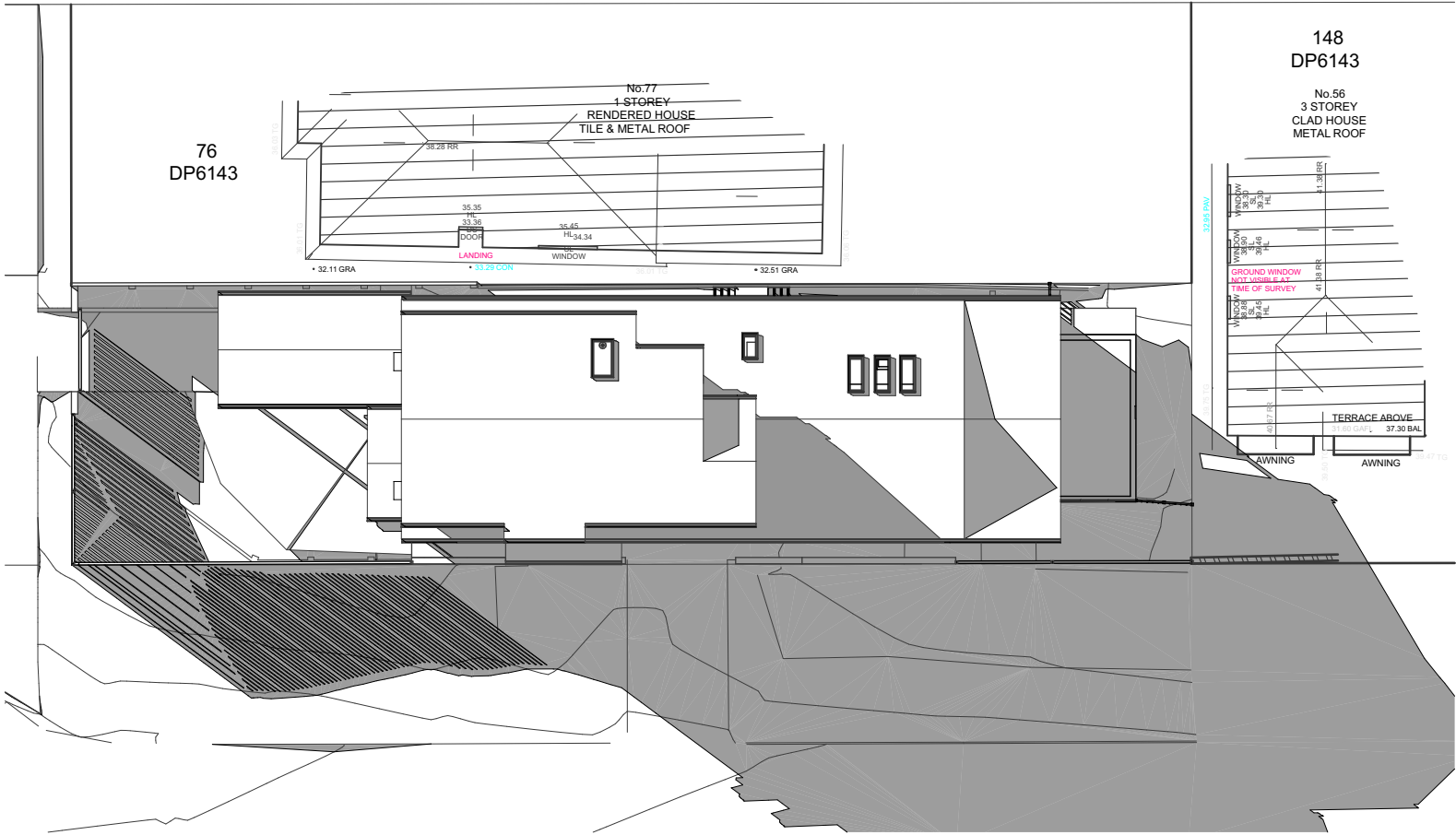
SHADOW DIAGRAM - 12 NOON JUNE 21 - WINTER SOLSTICE



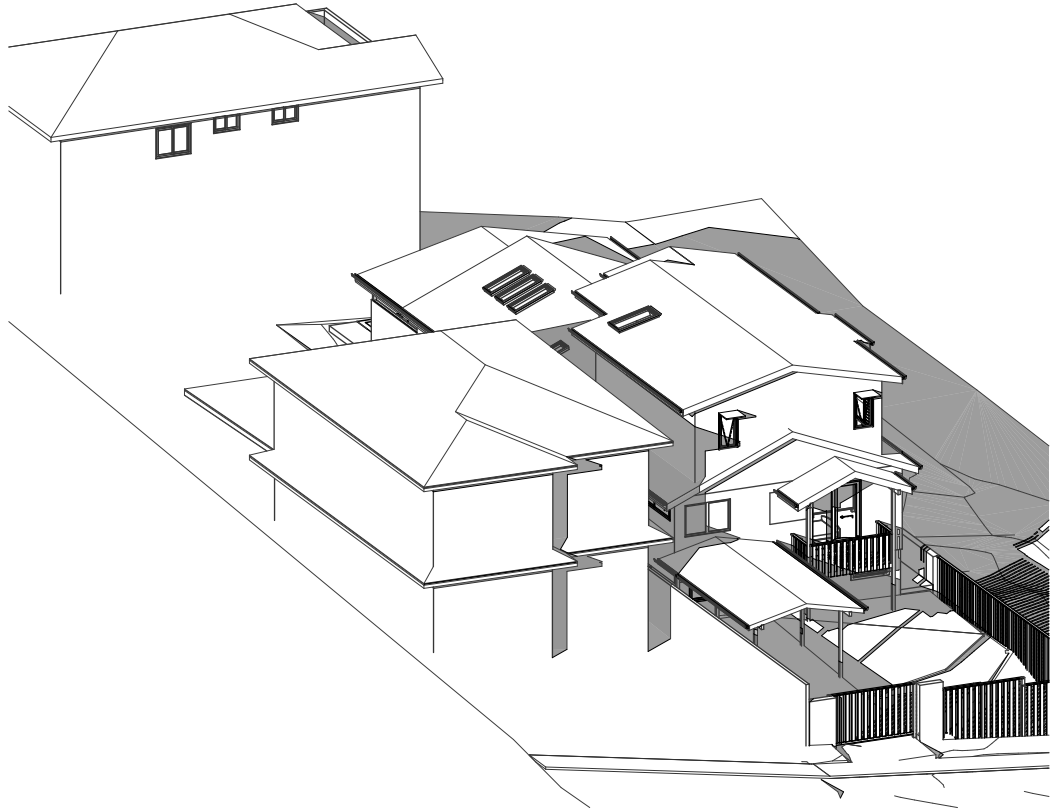
Scale
1:250
Date
Tuesday, 1 July 2025

Job Number
23-0830
Drawn
S.G.
Drawing No.
S5
/C

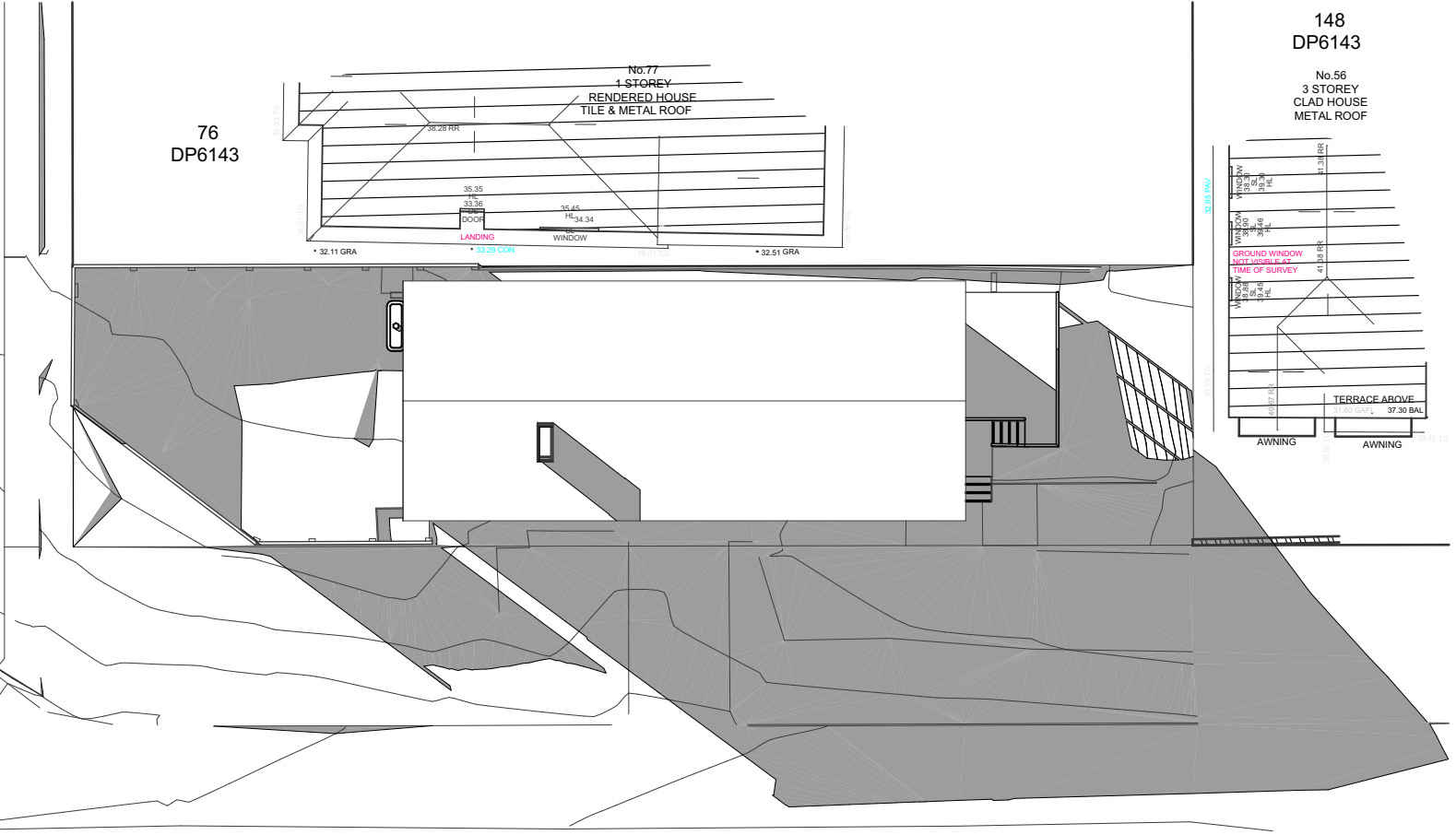
REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25



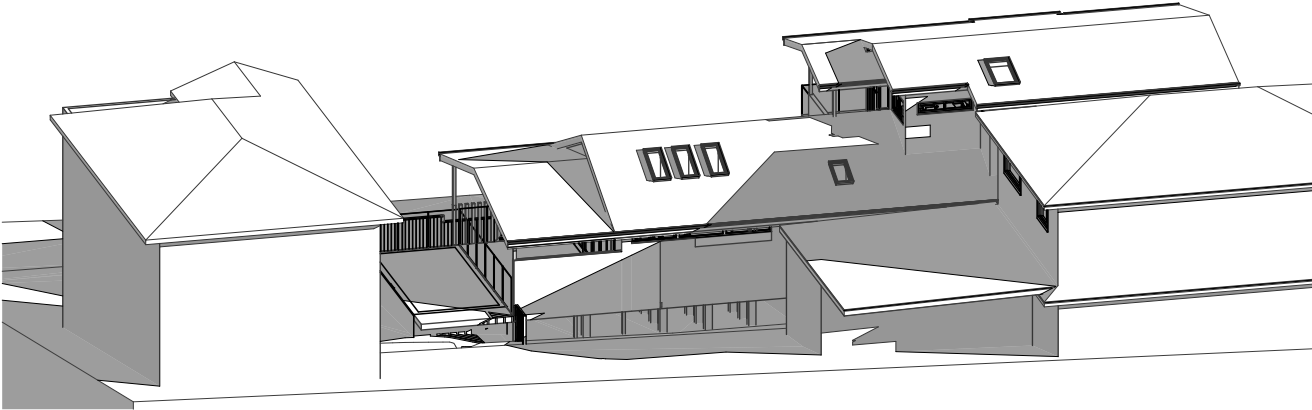
PROPOSED 3PM SHADOW DIAGRAM



3 pm PERSPECTIVE FRONT



EXISTING 3PM SHADOW DIAGRAM



3 pm PERSPECTIVE REAR

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft
and may not be altered, reproduced or transmitted in any form or
by any means in part or in whole without permission of Sally
Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used
only.
The builder/contractor shall check and verify all levels and
dimensions on site prior to commencement of any work, creation
of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor
and referred to the designer prior to the commencement of works.

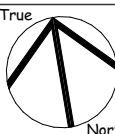
Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

SHADOW DIAGRAM - 3PM JUNE 21 - WINTER SOLSTICE



Scale
1:250

Date
Tuesday, 1 July
2025

Job Number

23-0830

Drawn

Drawing No.

S.G.

S6

/C

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED,
SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL
MODIFICATIONS + WINDOWS AMENDED 1/7/25

SPECIFICATION and BCA NOTES

- "Approval" - obtained by either an 'Accredited Certifying Authority' or 'Local Council'.
- The Owner will directly pay all fees associated with the following :-
- Building approval from council or accredited certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave levy fees and approval fees by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- Variations will not be permitted without prior written approval by the owners.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- A legible copy of the plans bearing approval stamps, must be always maintained on the job site. Hours of construction shall be restricted to the times as required by the building approval.
- These drawings shall be read in conjunction with the BASIX certificate and all other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National construction Code of Australia and any statutory authority having jurisdiction over the works.
- The Builder shall provide sediment and siltation control measures as required by Council and maintain them throughout the duration of the works.
- The builder shall provide protection to existing trees that remain, or as required by the Approval Conditions.
- 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.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified structural engineer. Including but not limited to all piers, footings, concrete slabs, retaining walls, steelworks, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain, prior to finalising the tender unless previously obtained by owners.
- 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.
- All brickwork is to be selected by owner and all Masonry structures to comply with NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.
- If a member which provides structural support to the work is subject to attack by Termites protection measures are to comply with Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work and be installed to manufacturer's specification.
- Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.
- Metal Roof Design and Installation shall be in accordance with NCC 2022 - ABCB Housing Provisions Part 7, AS 1562.
- Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.

- Sustainable timbers and not rainforest or old growth timber will be use.
- Recycled timber or second hand timbers are to be sourced and used in preference to plantation timbers, if available and suitable.
- All windows are to be restricted in accordance with NCC 2022 - ABCB Housing Provisions Part 11.3.7 & Part 11.3.8 Protection of openable windows where surface below is more than 2m
 - Window and door glazing supply and installation - with Basix Certificate and commitments confirmed. to NCC 2022 - ABCB Housing Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and external doors in buildings.
 - Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding.
 - Provide Plasterboard Lining installed to Manufacturers Specifications & AS 2589.
 - A Class 4 breathable vapour permeable membrane that complies, installed with AS/NZS 4200.1 & AS/NZS 4200.2 is to be provided to all external walls.
 - All external wall claddings must be compliant with the requirements of NCC 2022 - ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates. Claddings are to be battened out from timber frame to provide an 'air' gap to prevent condensation. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specification.
 - All bathrooms and wet areas to be waterproofed to NCC 2022 - ABCB Housing Provisions Part 10, AS3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions.
 - Waterproof installation NCC (2022): Housing Provisions Part 10, AS 3740 Waterproofing of domestic wet areas (internal) & AS 4654 Waterproof membranes for external use.
 - Tiling installation certificate to AS 3958.1 and AS 3958.2
 - Shower screen/mirrors / wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS 1288 & AS/NZS 2208.
 - 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.
 - 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.
 - All Architraves and skirtings to the profile as selected by owner and painted or stain finish as selected.
 - All plumbing and drainage work to be installed and completed by a licensed tradesman and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
 - Sydney Water Sewer - Water Services Coordinator to provide certification as required.
 - Plumber to provide NSW Fair Trading Plumbing and Drainage Certificate to AS 3500 Plumbing and Drainage - Stormwater drainage to be included as required.
 - Provide 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.
 - All Balustrades to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208
 - Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 1170 Structural design actions.
 - Timber balustrade/privacy screen certificate NCC 2022 - ABCB Housing Provisions Part 11, AS 1684 & AS 1170.
 - All stairs providing access to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet.
 - Condensation Management must be adhered to in accordance with NCC 2022 - Housing Provisions Part 10.8.
 - Electrical Certificate of Compliance by Licenced Electrician - AS/NZS 3000 Wiring Rules
 - Electrical works to be in accordance with SAA wiring rules and be done by a licenced tradesperson. Obtain electrical layout prior to proceeding. All electrical power (GPO's) and light outlets to be determined by owner.
 - Air conditioning installation by a licenced contractor to NCC 2022 - ABCB Housing Provisions Part 10 & 13 & AS 4254 Ductwork for air handling systems in buildings.
 - Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance. ZERO-VOC or LOW-VOC paints and primers only are to be used.
 - Fire separating wall, a wall within 900mm of boundary installation certificate (FRL60/60/60) incl Acoustic Sound (Rw) + Ctr50 to NCC 2022 - ABCB Housing Provisions Part 9 & Part 10.7.

- AS 1530 all parts.
- Bushfire-prone areas certificate for building - NCC 2022 - Vol. 2 Part NSW H7D4 Construction in bushfire prone areas - AS 3959 Construction of building in bushfire-prone areas & Planning for Bushfire Protection 2019
- Gas Fire Supply and Installation to comply with NCC 2022 - ABCB Housing Provisions Part 12.4, AS/NZS 5601 Gas Installations.
- Pool plumbing/circulation to comply with NCC 2022 Part NSW H7D2, AS 1926.3 Swimming pool safety - Water recirculation systems
- Glass Pool Fencing to be installed to:
- NCC 2022 NSW H7D2
- AS 1926.1 - 2012 - Safety barriers for swimming pools
- AS 1926.2 - 2007 - Location of safety barriers for swimming pools
- AS 1288 - 2021 Glass in buildings
- AS/NZS 2208 - Safety Glass
- AS 1170 Structural Design actions
- Concrete structures to - AS 3600 Concrete structures or AS 2783 Use of reinforced concrete for small swimming pools
- Swimming pool barrier to be compliant with Australian Standard AS 1926.1 - 2012 - Safety barriers for swimming pools & AS 1926.2-2007 Location of safety barriers for swimming pools.
- FOR CONSTRUCTION CERTIFICATE (CC) -**
- A final survey certificate indicating roof ridge heights, floor levels, wall to boundary offsets and set out of the building are in accordance with the referenced stamped approved plans. The certificate must be prepared by a registered surveyor.
- Any proposed design and or product changes after approval of the CC are to be immediately notified to the Private Certifying Authority for review and comment.
- Structural Engineer's inspection reports required for all concrete, steel and timber framing elements and Certification of Completed works.
- Civil / Hydraulic Engineers inspection reports and or Certification of completed works.
- Geotechnical Engineers inspection reports and or Certification.
- Provide Asbestos clearance certificate should Asbestos have been removed from site.

SAFETY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS AND DEMOLISHERS.

1. FALLS, SLIPS, TRIPS
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 2m. However, construction of this building will require workers to be working at heights where a fall more than 2m 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 2m 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 more than 2m 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 building 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 more than 2m is possible. Where this type of activity is required, scaffolding, fall barriers or personal protective equipment (PPE) should be used in accordance with relevant codes of practice, regulations, or legislation.

SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES SPECIFIED

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes / feet. Any changes to the specified finish should be made in consultation with the designer or if this is not practicable, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES BY OWNER

If the designer has 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/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be 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 acts 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 or present a trip hazard. Spills, loose material, stray objects, or any other matter that may cause a slip or a trip hazard should be cleared and 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 MATERIAL 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 area where the work is being carried out onto persons below.

Prevent or restrict access to areas below where the work is being carried out.

Provide toe boards to scaffolding or work platforms

Provide protective structure below the work area.

Ensure that all persons below the work area have personal protective equipment (PPE).

BUILDING COMPONENTS

During construction, renovation, or demolition of this building, parts of the structure including prefabricated steelwork, heavy panels and other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is always in place when collapse which may 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 below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major, narrow, 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 onsite loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be 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 a 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 located using an appropriate service, such as dial before you dig, appropriate excavation practices should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be 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 in or around this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground. Where there is a danger of this occurring, power lines should be, where practicable, disconnected or relocated. Where this is not practicable adequate warning in the form of bright coloured tape or signage should be used or protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass of more than 25kg should be lifted by 2 or more workers or by a mechanical lifting device. Where this is not practicable, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the mass of packages and where practical all these items should be stored o site in a way which minimises bending before lifting. Advice should be provided on safety 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 manufacturers specifications and not used when faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked, and personal protective equipment should be used in accordance with manufacturers specifications.

6. HAZARDOUS SUBSTANCES
ASBESTOS

For alterations to building constructed prior to 1990:

If this existing building was constructed prior to: -

1990 - it therefore may contain asbestos.

1986 - it therefore is likely to contain asbestos

Either in cladding material or in fire retardant material. In either case, the builder should check and, if necessary, take appropriate 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 the powdered form. Persons working on or in the building during construction, operational maintenance, or demolition should ensure good ventilation and wear PPE 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 PPE 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 products 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. PPE may also be required. The manufacturers recommendations for the use must always be carefully considered.

SYNTHETIC MINERAK FIBRE

Fibreglass, rockwool, ceramic and other material used for the thermal or sound insulations may contain synthetic mineral fibre which may be harmful if inhaled or if it meets the skin, eyes, or other sensitive parts of the body. PPE including protection against inhalation of harmful material should be used when installing, removing, or working near 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 installations. PPE may also be required. The manufacturers recommendations for the use must be carefully considered at all times.

7. CONFIRMED SPACES

EXCAVATION

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

ENCLOSED SPACES

For building with enclosed spaces where maintenance of other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance, or any other purpose. 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 enclosed spaces, sir testing equipment and PPE should be provided.

SMALL SPACES

For building with small spaces where maintenance or other access may be required:

Some small spaces within this building may 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 schedules 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 BUILDINGS RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it later, 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.

NON-RESIDENTIAL BUILDINGS

For non-residential building where the end use has not been identified:

This building has been designed to the requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit out for the end user.

For non-residential buildings where the end use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs later a further assessment of the workplace health and safety issues should be undertaken.

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 the 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 all work involving steel construction and concrete placement should be undertaken by a trained and experienced person. All of the above conditions + WINDOWS AMENDED 1/7/25

ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without permission of Sally Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used only.
The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client

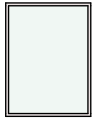
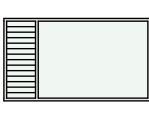



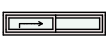
LINDSEY
EASTON







PROPOSED ALTERATIONS AND ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

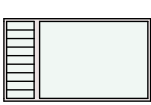
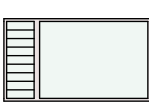

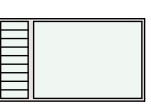


Drawing Title

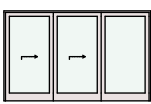
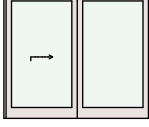
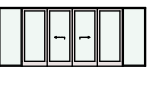
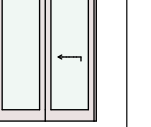
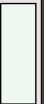
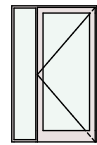
SPECIFICATION and SAFETY REQUIREMENTS






Scale	Job Number 23-0830		
Date	Drawn	Drawing No.	
Tuesday, 1 July 2025	S.G.	N1 /C	

WINDOW SCHEDULE						
ELEVATION						
ID	W1	W2	W3	W4	W5	W6
W x H	1,500×2,000	2,670×1,500	600×1,200	600×1,200	450×800	1,800×400
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100
BASIX Surface Area	3.00	4.01	0.72	0.72	0.36	0.72
Home Story Name	UPPER	UPPER	UPPER	UPPER	UPPER	UPPER

WINDOW SCHEDULE						
ELEVATION						
ID	W7	W8	W9	W10	W11	W12
W x H	1,500×800	600×2,000	450×2,000	2,400×550	4,500×300	5,200×1,500
HEAD HEIGHT	2,100	2,100	2,100	2,300	2,339	2,250
BASIX Surface Area	1.20	1.20	0.90	1.32	1.35	7.80
Home Story Name	UPPER	UPPER	UPPER	GROUND	GROUND	GROUND

WINDOW SCHEDULE						
ELEVATION						
ID	W13	W14	W15	W16	W17	W18
W x H	2,670×1,500	2,670×1,500	1,500×450	2,670×1,500	2,670×400	1,440×680
HEAD HEIGHT	2,250	2,250	2,200	2,300	2,160	2,100
BASIX Surface Area	4.01	4.01	0.68	4.01	1.07	0.98
Home Story Name	GROUND	GROUND	GROUND	GROUND	GARAGE	GARAGE

DOOR SCHEDULE						
ELEVATION						
ID	D1	D2	D3	D4	D5	D6
W x H	3,750×2,300	2,700×2,300	6,000×2,400	1,800×2,300	876×2,100	1,500×2,400
BASIX Surface Area	8.63	6.21	14.40	4.14	1.84	3.60
Home Story Name	UPPER	UPPER	GROUND	GROUND	GROUND	GARAGE

SKYLIGHT LIST					
ID	S1	S2	S3	S4	S5
W x H Size	550×1,400	550×1,400	550×1,400	550×980	780×1,400
Area	0.77	0.77	0.77	0.54	1.09
3D Axonometry					

SKYLIGHT NOTE:
All skylights to be Timber framed
with low-E internal/argon
fill/clear external glazing.
U-Value:2.5, SHGC:0.456

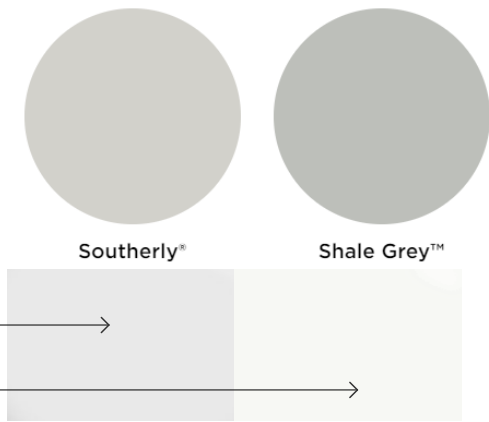
0.77

COLOUR SCHEME :

Roof to be Shale Grey 'Matt'
Solar Absorptance : 0.43
NCC Medium Classification
BASIX Light Classification
or
Southerly
Solar Absorptance : 0.40
NCC Medium Classification
BASIX Light Classification

Exterior walls to be Lexicon Quarter

Window and Door trims to be
'Vivid White'



ISSUED FOR DA SUBMISSION | NOT FOR CONSTRUCTION

SURVEY DETAILS PROVIDED BY
Bee & Lethbridge Pty Ltd



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



NOTE
This drawing is the copyright of Sally Gardner Design and Draft
and may not be altered, reproduced or transmitted in any form or
by any means in part or in whole without permission of Sally
Gardner Design and Draft.
Do not scale these drawings. Figured dimensions are to be used
only.
The builder/contractor shall check and verify all levels and
dimensions on site prior to commencement of any work, creation
of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor
and referred to the designer prior to the commencement of works.

Client

LINDSEY
EASTON

PROPOSED ALTERATIONS and ADDITIONS
MODIFICATION TO DA APPROVAL DA2024/0569
58 AUSTIN AVENUE NORTH CURL CURL NSW 2099

Drawing Title

WINDOW | DOOR | COLOUR SCHEDULES | BASIX

Scale

Date

Tuesday, 1 July
2025

Job Number

23-0830

Drawn

S.G.

Drawing No.

N2

/C

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 1011.7199999999999 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 100 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.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 21 kilolitres.

The applicant must install a pool pump timer for the swimming pool.

The applicant must not incorporate any heating system for the swimming pool that is part of this development.

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)	
flat ceiling, pitched roof	ceiling: R1.75 (up), roof: foil/sarking	light (solar absorptance < 0.475)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.76 (up), roof: foil/sarking	light (solar absorptance < 0.475)

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 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

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight 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.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S2	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S3	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S4	0.54	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S5	1.09	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	S	3	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	S	4.01	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	W	0.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	0.72	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	E	0.36	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W6	N	0.72	3.4	3.3	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	1.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	E	1.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	W	0.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	N	1.32	4.2	1.6	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	1.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	S	7.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	S	4.01	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	S	4.01	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	S	0.68	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W16	S	4.01	0	0	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	S	8.63	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	E	6.21	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	E	14.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	W	4.14	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	N	1.84	6	1.55	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	S	3.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

REV C. NEW CARPORT + ENTRY PORCH, FRONT DECK REDUCED, SKY4 REDUCED, SK5 INCREASED, FENCES UPDATED, INTERNAL MODIFICATIONS + WINDOWS AMENDED 1/7/25