

NOTES
10 Jan Avenue, North Curl Curl is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
10 Jan Avenue, North Curl Curl is not considered a heritage item

Construction
Conc & Timber Floors, Masonry & Cladded Walls
Roof Sheet Metal to have insulation as per Basix
Insulation to External Walls as per Basix
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number 554909S_02
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Project North 

DA MOD
Application Only
Not for Construction

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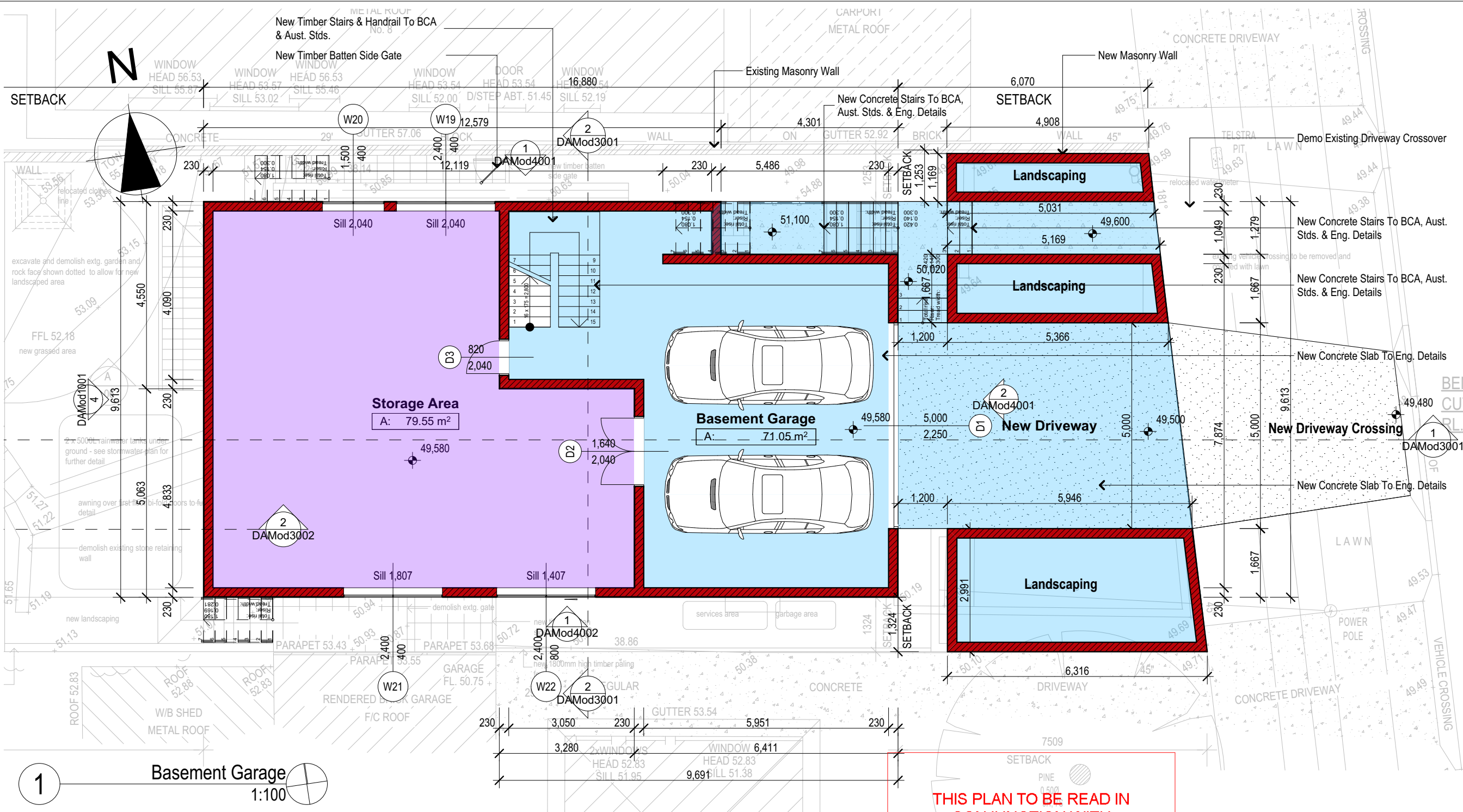
Client
Glen Van Den Hoek
Project Name
Alterations & Additions
10 Jan Avenue, North Curl Curl
2099

Lot 36 D.P.16602
Drawing Title:

Plans - Basement/Garage Plan
Basement Garage

Scale: A3 as noted Date: 23-02-2015
Status: DA MOD Checked By: GBJ

Project No:
RP1014VAN
Drawing No.
DAMod2001



1
Basement Garage
1:100

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - new floor above another dwelling or building	All or part of floor area

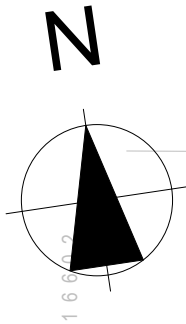
THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2015/0029
WARRINGAH COUNCIL

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Modified Works Under This Application
- Denotes Approved Works Under DA2014/1003

Site Information	Proposed	Compliance
Site Area	469.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Height Above Natural GL	7.2m	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	6.5m	Yes
Rear Setback (Min.)	6.0m	Yes
Minimum side boundary setback (Min.)	0.9m	Yes
Building envelope	5m@45Deg	Yes
% of landscape open space (40% min)	36%	Yes
Impervious area (m2)	303.83m2	Yes
Maximum cut into ground (m)	1000m	Yes
Maximum depth of fill (m)	500m	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement



THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2015/0029

WARRINGAH COUNCIL



Rapid Plans
Building Design and Architectural Drafting

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Mobile: 0414-945-024
Email : grega@rapidplans.com.au



BUILDING
DESIGNERS
AUSTRALIA NSW

NOTES
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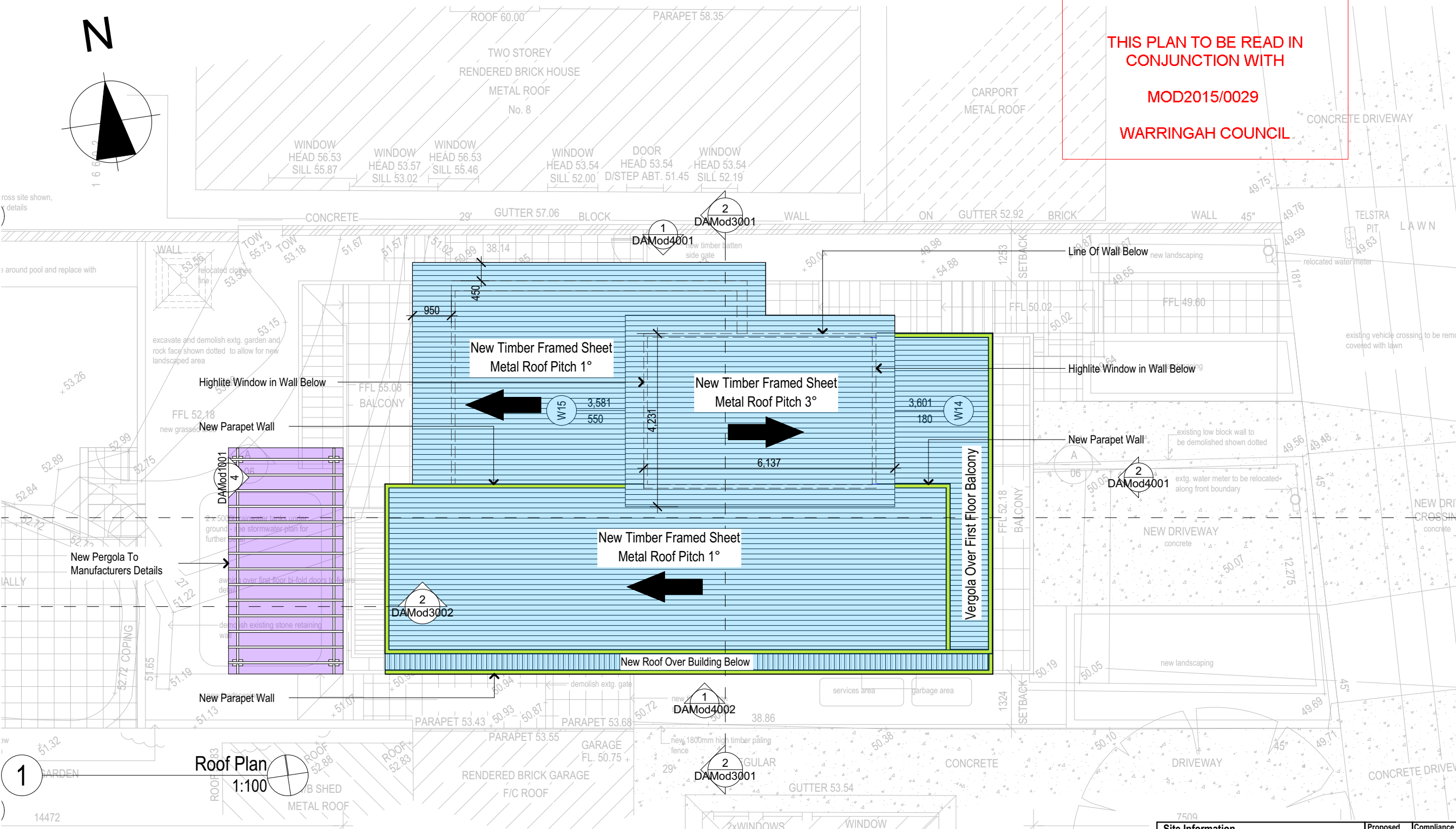
Project North 

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Client
Glen Van Den Hoek
Project Name
Alterations & Additions
10 Ian Avenue, North Curl Curl
2099
Lot 36 D.P.16602
Drawing Title:

Plans - Roof Plan	
Scale: A3 as noted	Date: 23-02-2015
Status: DA MOD	Checked By: GBJ
Project No: RP1014VAN	Drawing No: DAMod2004



Thermal Comfort Commitments			
Simulation Method	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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Floor and wall construction			
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Wall Legend

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Impervious area (m ²)	303.83m ²	Yes
Maximum cut into ground (m)	1000m	Yes
Maximum depth of fill (m)	500m	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all
Measurements Prior to Commencement

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Client
Glen Van Den Hoek
Project Name
Alterations & Additions
10 Ian Avenue, North Curl Curl
2099

Lot 36 D.P.16602

Drawing Title:

Elevations - Elevations 1

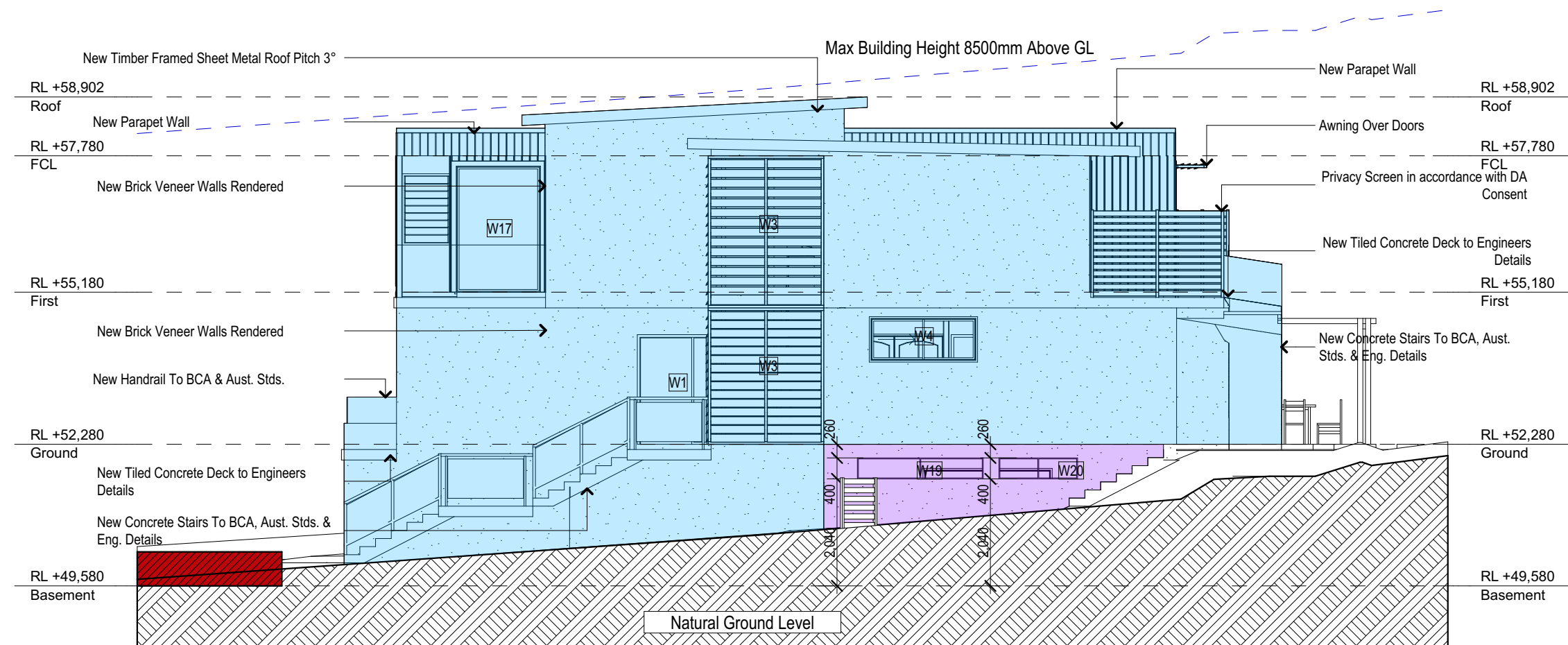
North, East

Scale: A3 as noted Date: 23-02-2015

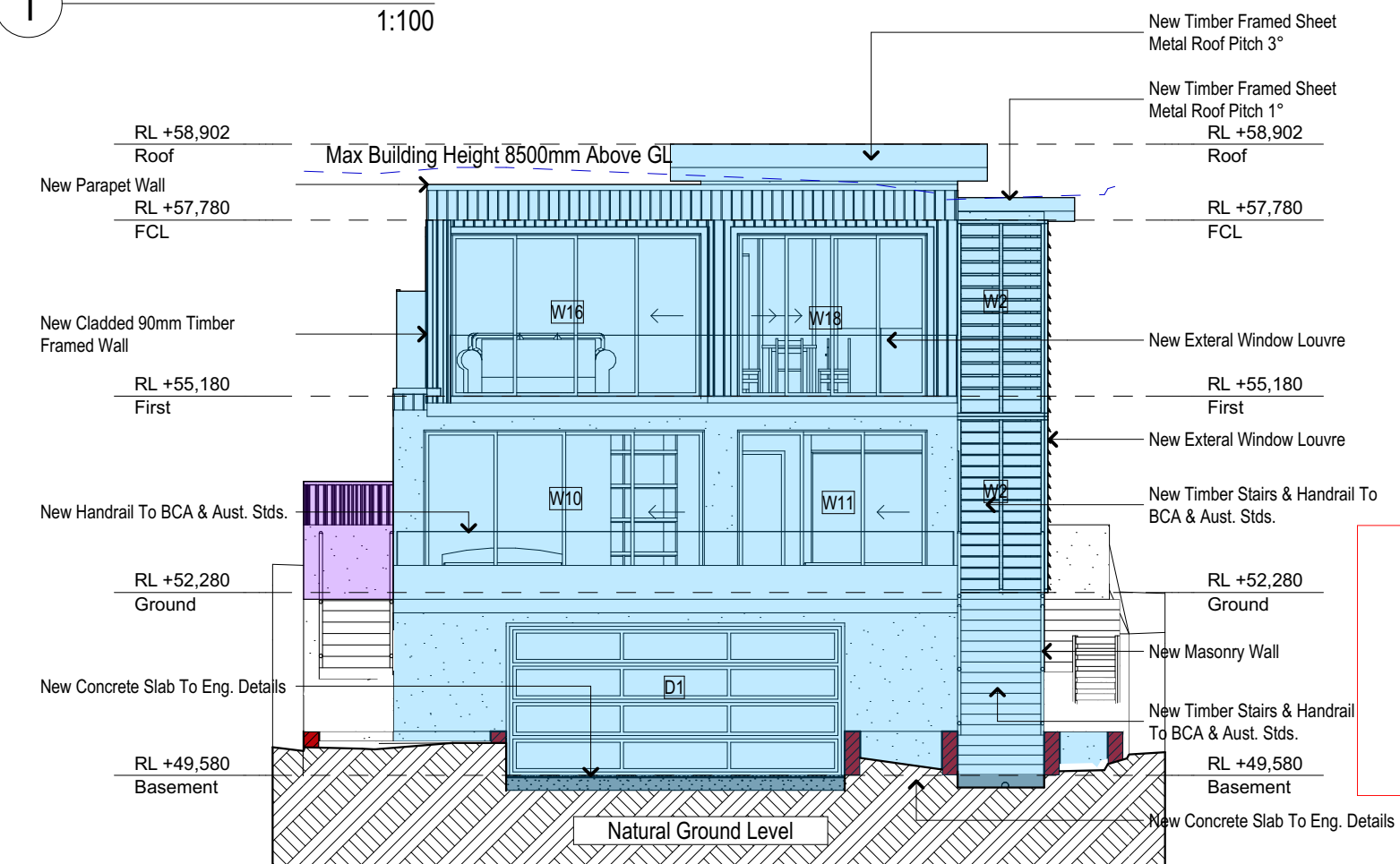
Status: DA MOD Checked By: GBJ

Project No: RP1014VAN Drawing No:

DAMod4001

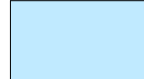


1 North
1:100



2 East
1:100

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MOD2015/0029
WARRINGAH COUNCIL

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Builder to Check and Confirm all
Measurements Prior to Commencement

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Project Name
Alterations & Additions
10 Ian Avenue, North Curl Curl
2099

Lot 36 D.P.16602

Drawing Title:

Elevations - Elevations 2

South, West

Scale: A3 as noted

Date: 23-02-2015

Status: DA MOD

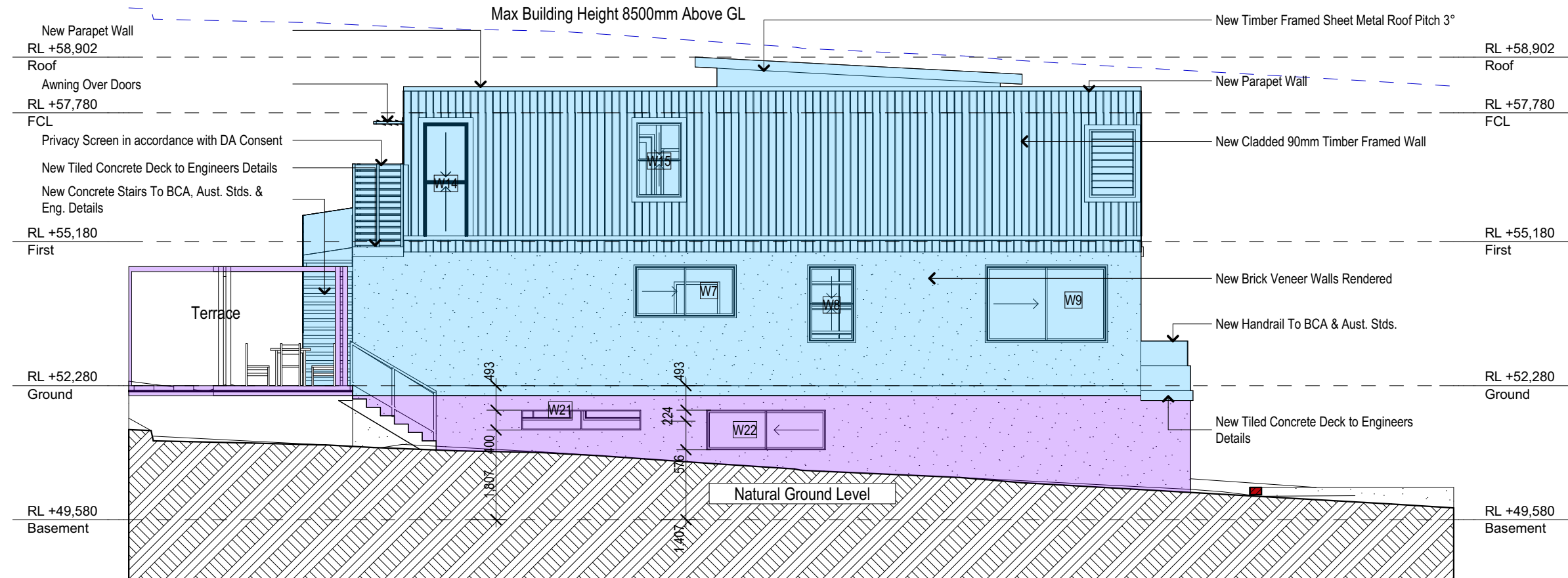
Checked By: GBJ

Project No:

RP1014VAN

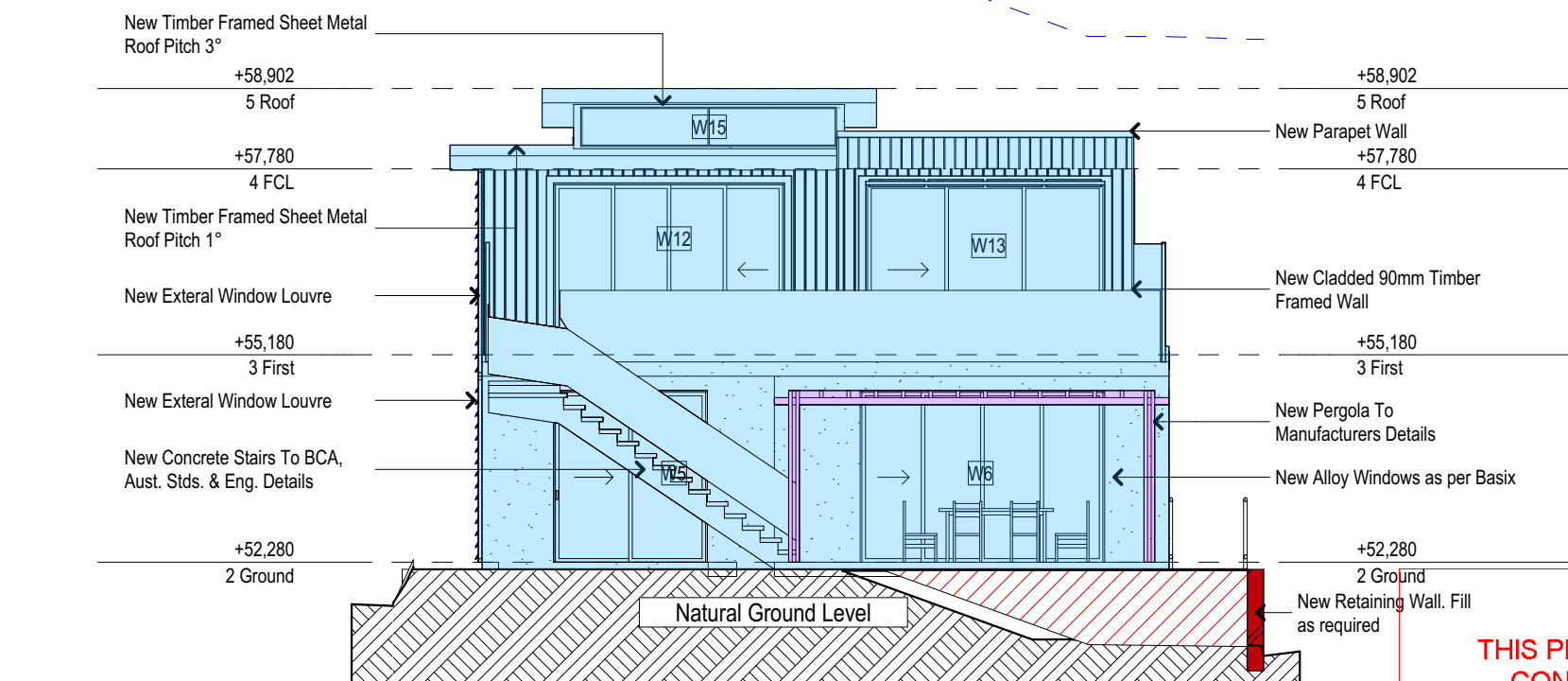
Drawing No.

DAMod4002



1 South
1:100

Max Building Height 8500mm Above GL



1 West
1:100

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