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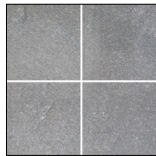
private residence

52 pitt road, north curl curl

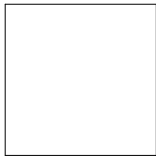
alterations and additions
development application

architectural perspectives

TERRACE
TILES
or similar



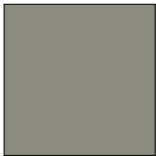
POLYSTYRENE
CLADDING
MASTERWALL
WHITE
or similar



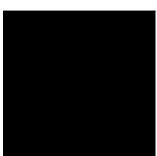
DRIVEWAY
CONCRETE
or similar

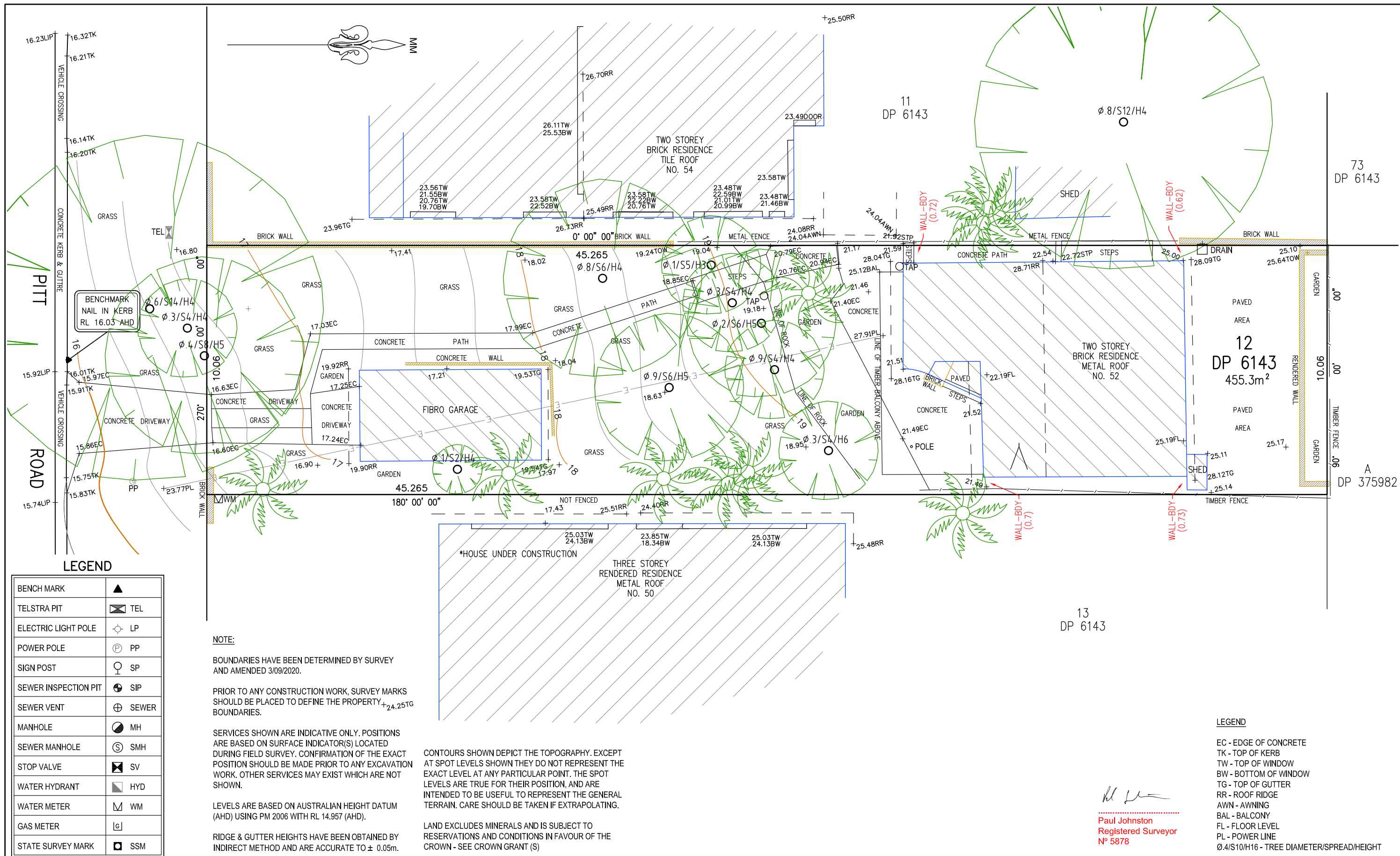


GUTTERS
DOWNPIPES
ROOF
COLORBOND
WINDSPRAY
or similar
to match existing



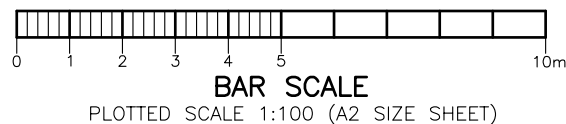
WINDOWS
POWDERCOATED
BLACK





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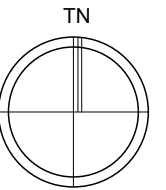


PLAN SHOWING DETAIL & LEVELS OVER LOT 12 IN DP6143

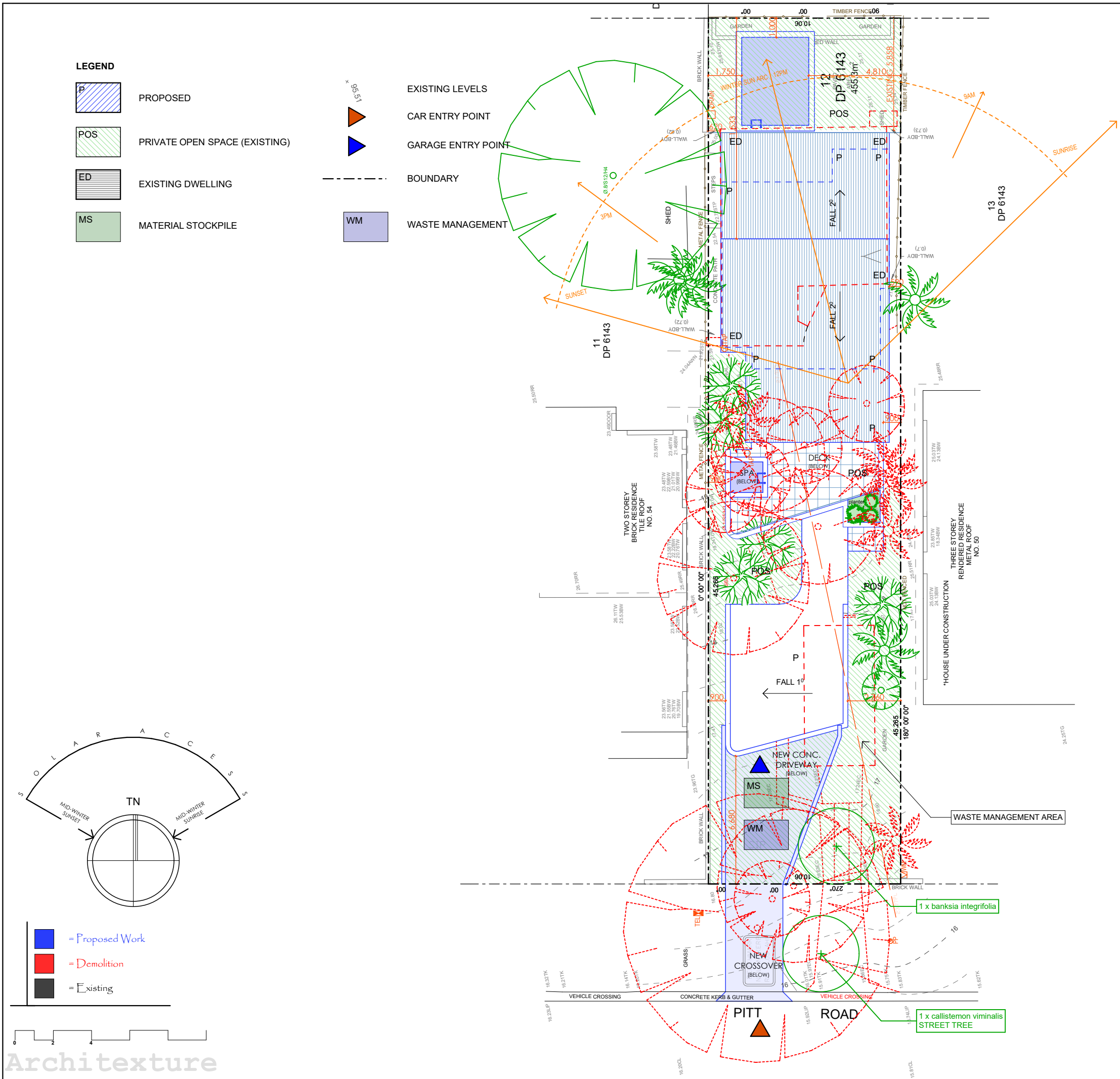
CLIENT: KEN TWEEDALE
PROJECT: NORTH CURL CURL
ADDRESS: 52 PITT ROAD, NORTH CURL CURL

JOB No.: 172194	LGA: NORTHERN BEACHES
PLAN No.: 172194-2	DATUM: AHD
DATE: (23/10/17) 3/9/20 Bdy	SCALE: 1:100@A2
DRAWN: SF/BP	CONT. INTERVAL: 0.25m
CHK: GS	SHEET 1 OF 1

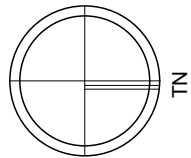
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Scale : 1:200 (@A3)
Drawing No. : DA3



Architexture



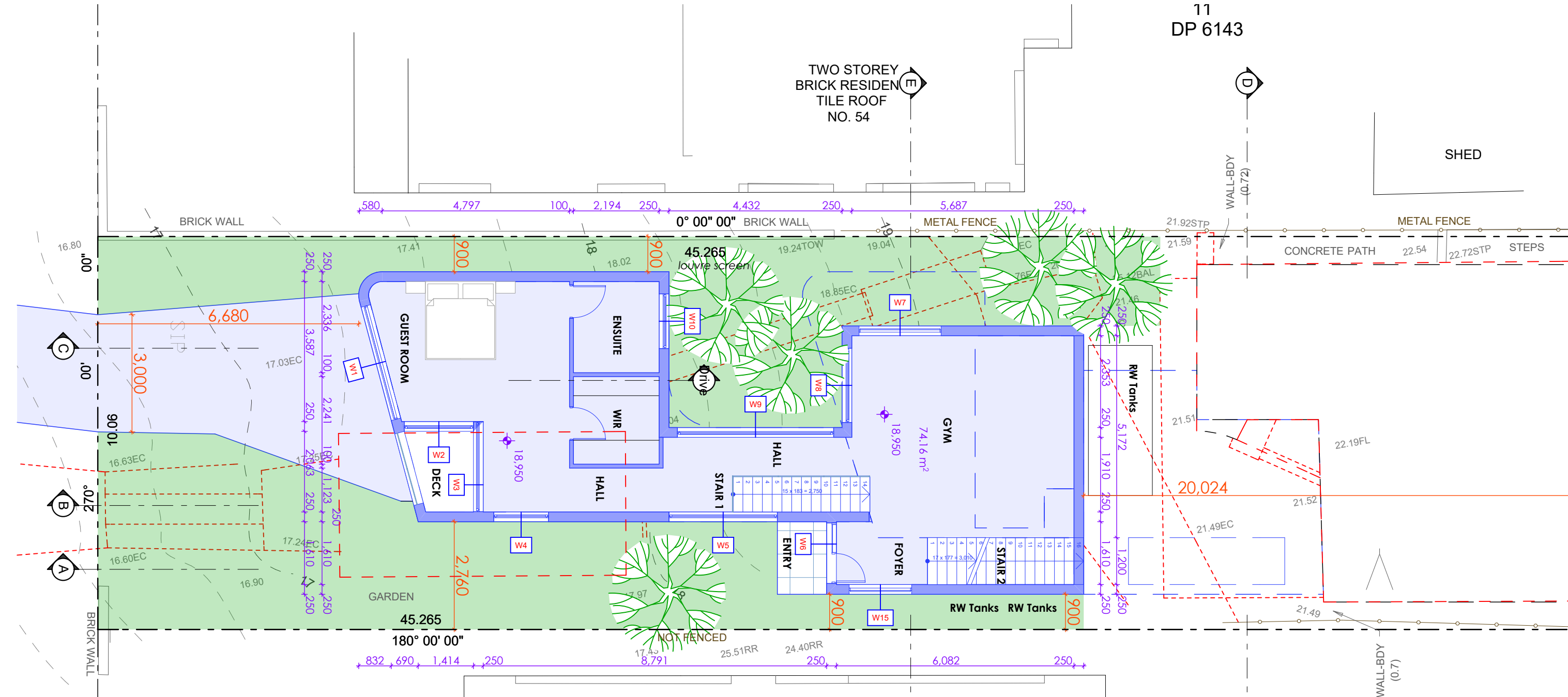
Plot Date :
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File Location:
Tweedale DA2 c LODGED - Amended.pln

Scale : 1:100 (@ A3)

Drawing No. : DA4

11
DP 6143



13
DP 6143

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TEL : 0414 744 874
FAX : 99385911
EMAIL : darren@archi-texture.com.au
WEB : archi-texture.com.au

Project Name :
Additions & Alterations

Drawing Title :

LOWER GROUND

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
North Curl Curl**

Architect:
Darren Tye

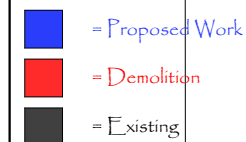
Status :
DA

Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

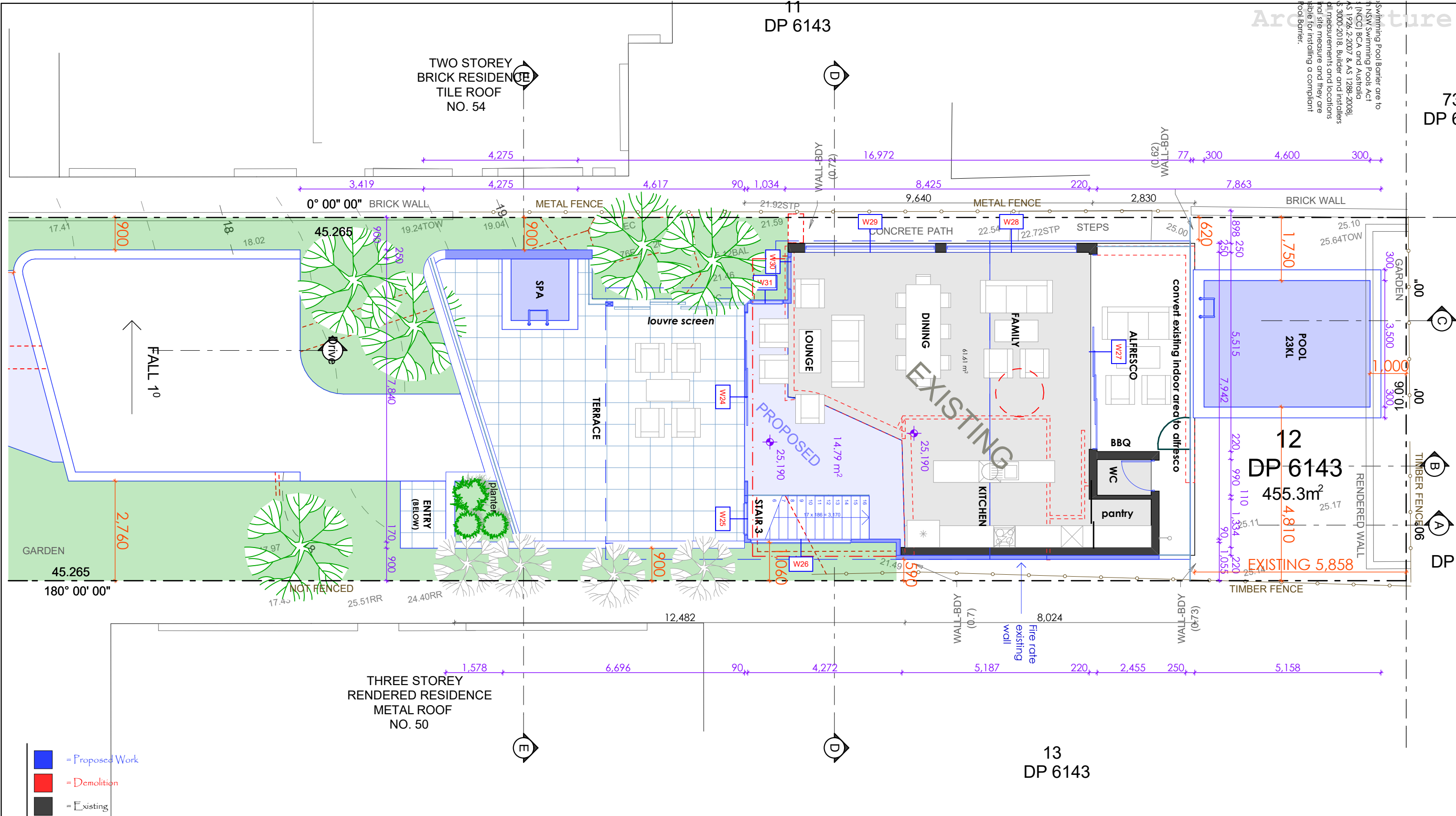
Scale :
1:100 (@ A3)

Drawing No. :
DA5



Drawing No. : DA6

Architecture



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Project Name :

Additions & Alterations

Drawing Title :

FIRST FLOOR PLAN

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

**52 Pitt Rd
North Curl Curl**

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweedale DA2 c LODGED.pln

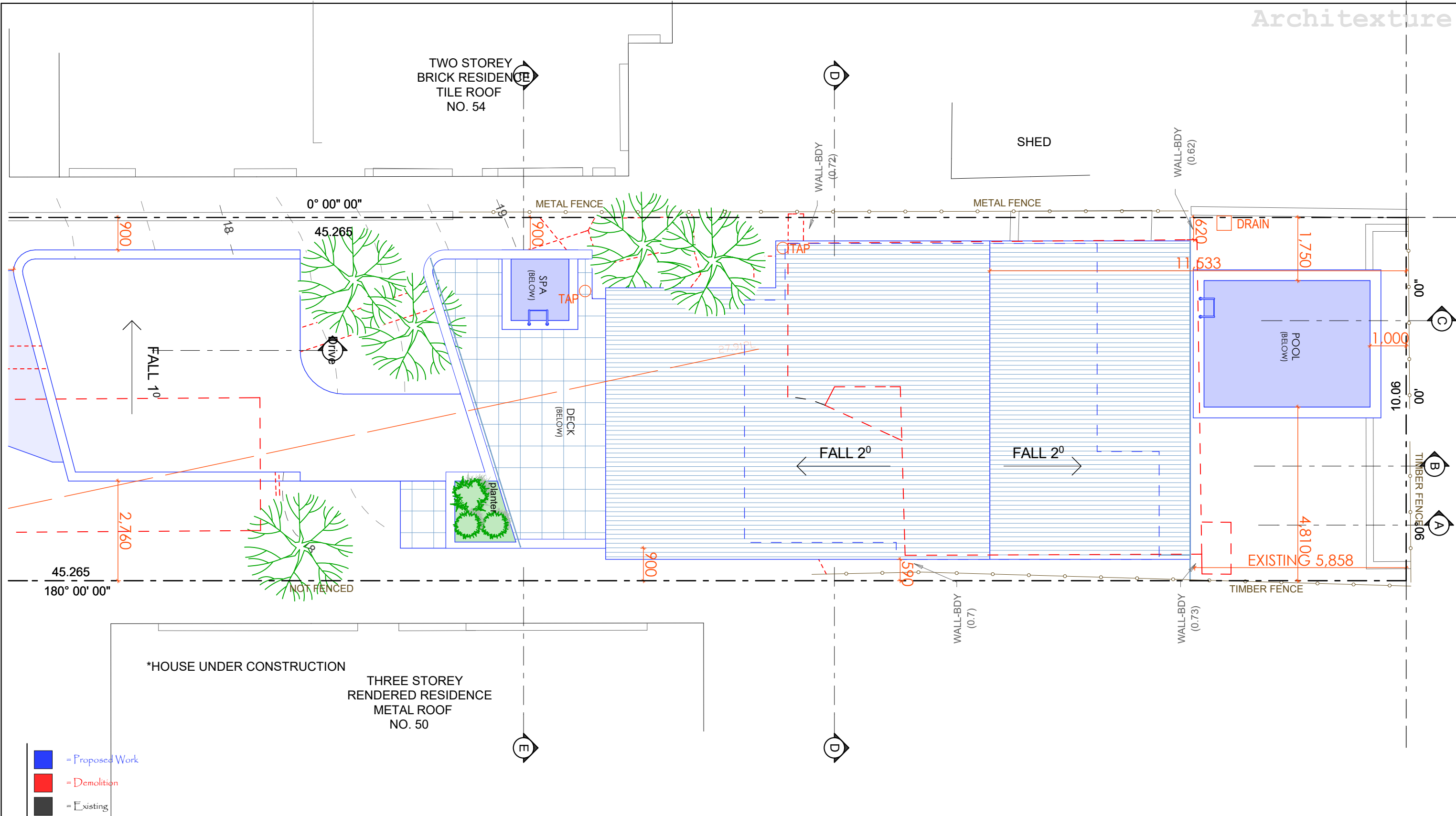
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Drawing No. :

DA7

Architexture



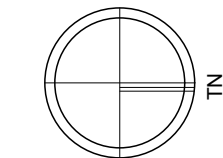
Legend:
Blue = Proposed Work
Red = Demolition
Black = Existing



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Project Name :
Additions & Alterations

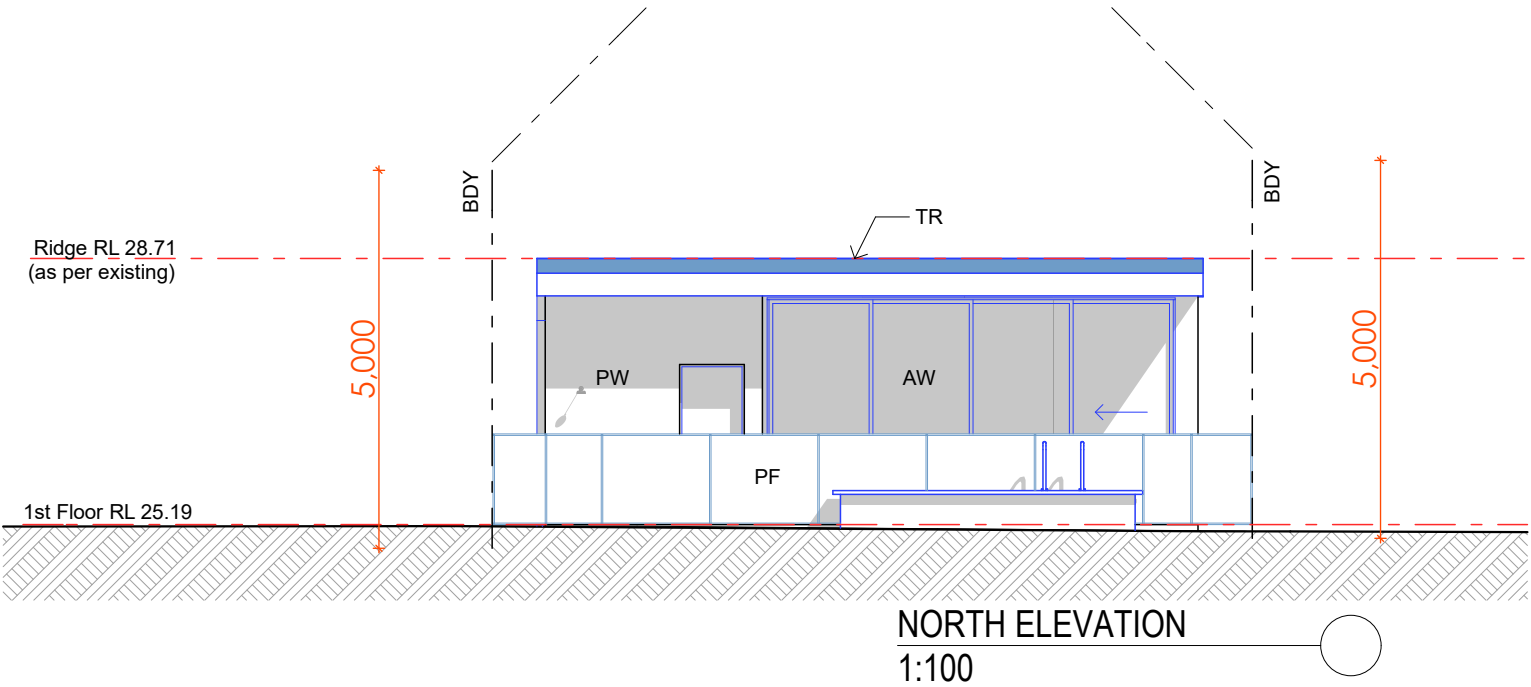
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ROOF PLAN

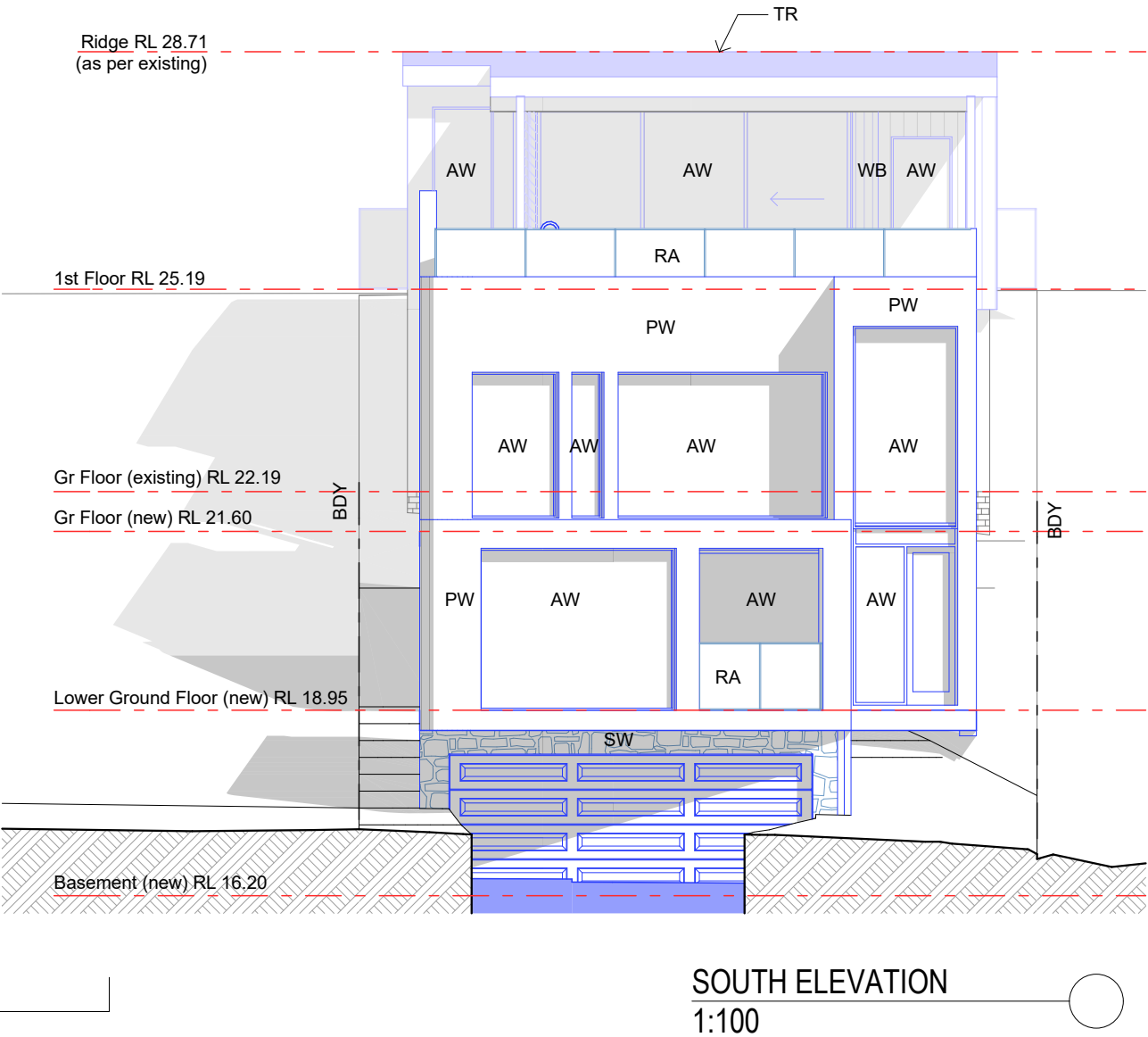
Project Number:
TWE 0914
Client Name :
KEN TWEEDALE
Client Address :
**52 Pitt Rd
North Curl Curl**

Architect:
Darren Tye
Status :
DA

Plot Date :
140321
File Location:
Tweedale DA2 c LODGED.pln
Scale :
1:100 (@ A3)
Drawing No. :
DA8



- LEGEND**
- TR timber framed roof with Colorbond cladding
 - WB timber framed weatherboard wall
 - PW painted wall
 - SW stone feature wall
 - AW aluminium window
 - RA rail to BCA/NCC
 - PF pool fence and gate to AS1926 & BCA/NCC
 - PS privacy screen



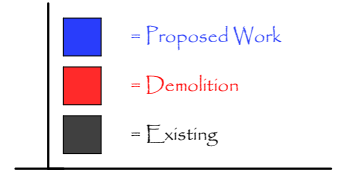
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Project Name :

Additions & Alterations

Drawing Title :

ELEVATIONS, N S

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

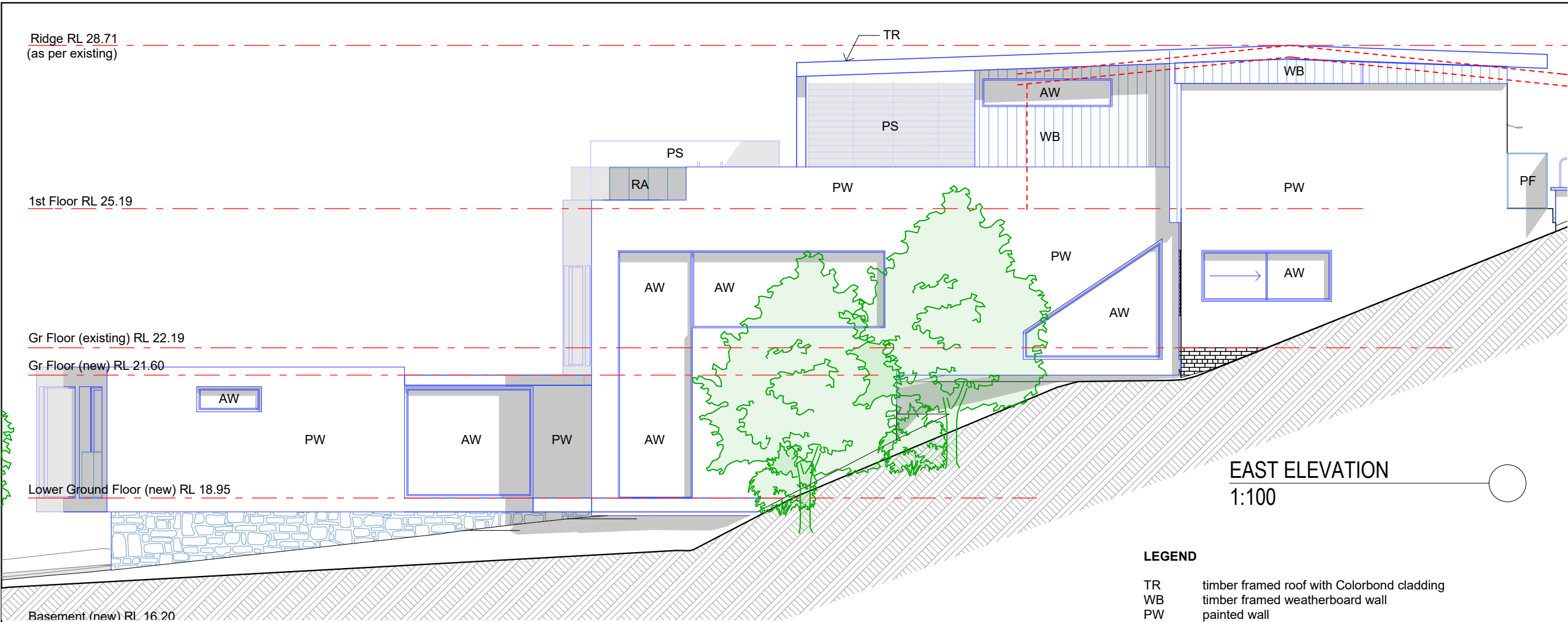
Architect:
Darren Tye

Status :
DA

Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**
Drawing No. : **DA9**



EAST ELEVATION
1:100

LEGEND

- TR timber framed roof with Colorbond cladding
- WB timber framed weatherboard wall
- PW painted wall
- SW stone feature wall
- AW aluminium window
- RA rail to BCA/NCC
- PF pool fence and gate to AS1926 & BCA/NCC
- PS privacy screen

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- = Proposed Work
- = Demolition
- = Existing

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Project Name :

Additions & Alterations

Drawing Title :

ELEVATIONS E W

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweedale DA2 c LODGED.pln

Scale :

1:100 (@A3)

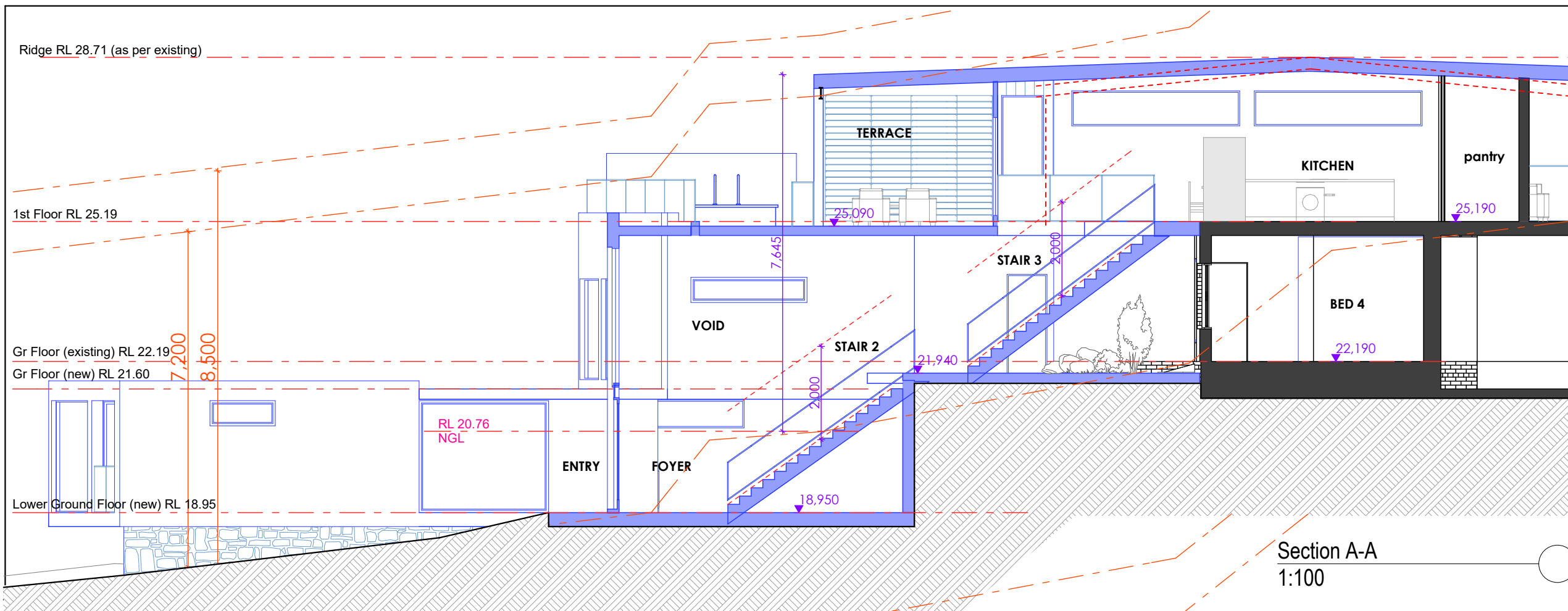
Drawing No. :

DA10



Archit texture

WEST ELEVATION
1:100



Section A-A
1:100

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	= Proposed Work
	= Demolition
	= Existing

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Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, A-A, B-B

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

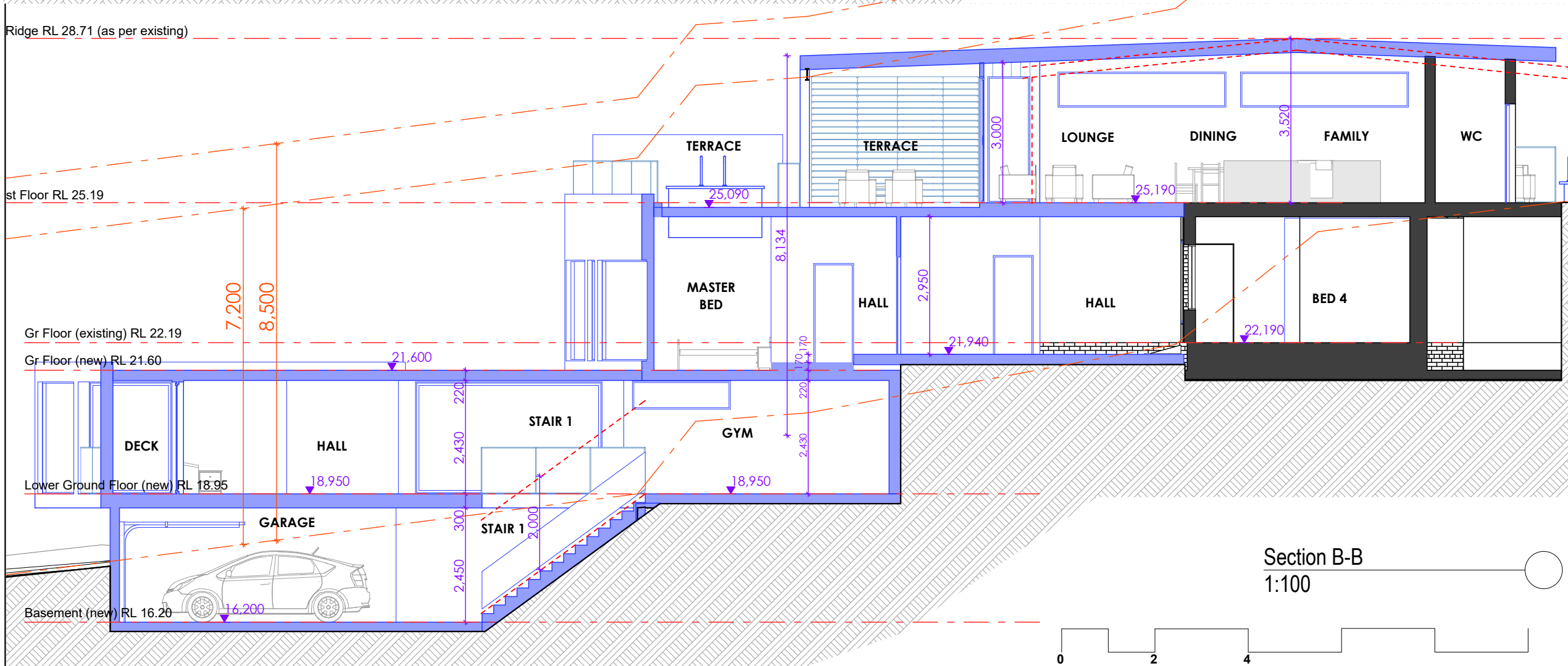
Architect:
Darren Tye

Status :
DA

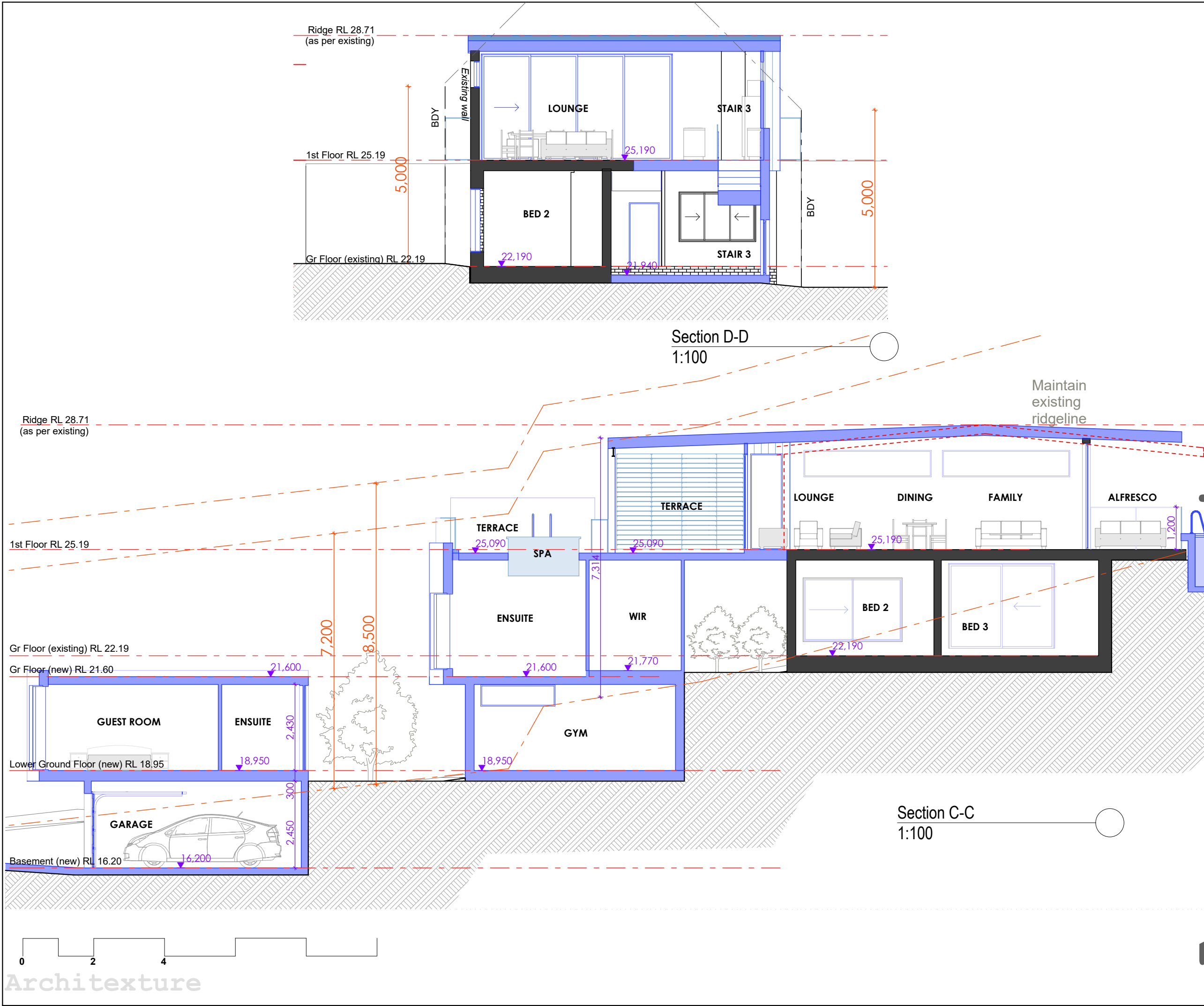
Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**
Drawing No. : **DA11**



Section B-B
1:100



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Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, C-C, D-D

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

Architect:
Darren Tye

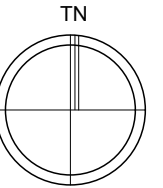
Status :
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Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**
Drawing No. : **DA12**

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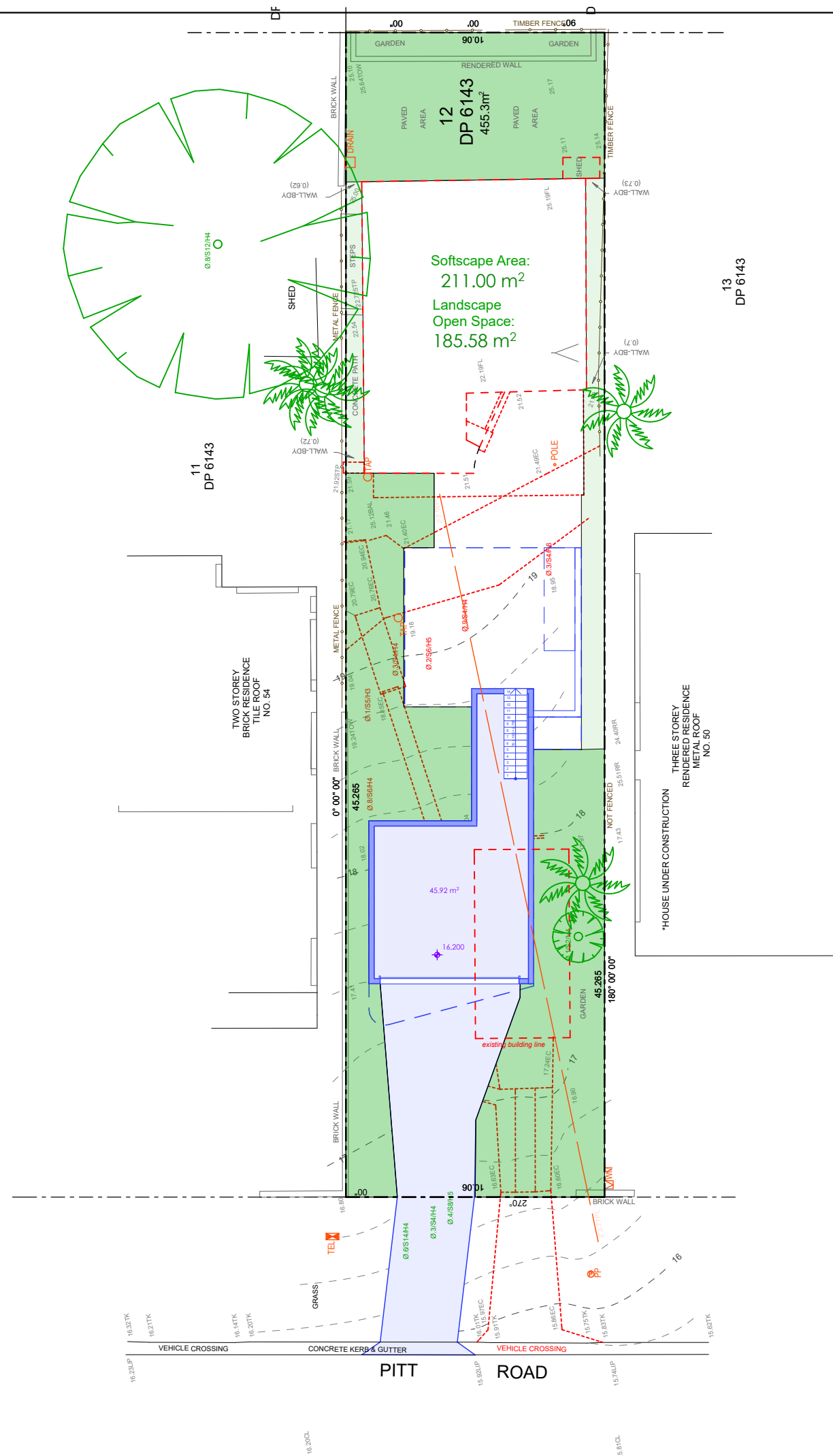


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 = Proposed Work
 = Demolition
 = Existing



Architecture

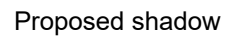


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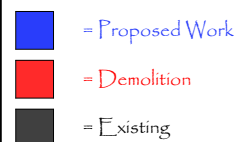


Drawing Title :

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Drawing No. : DA15



1:250



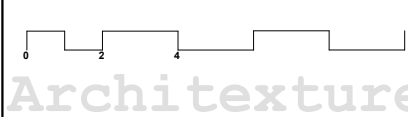
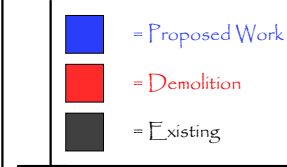
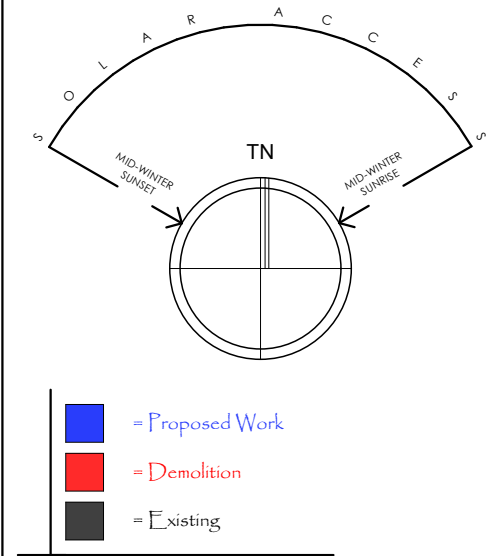
Existing shadow

Proposed shadow

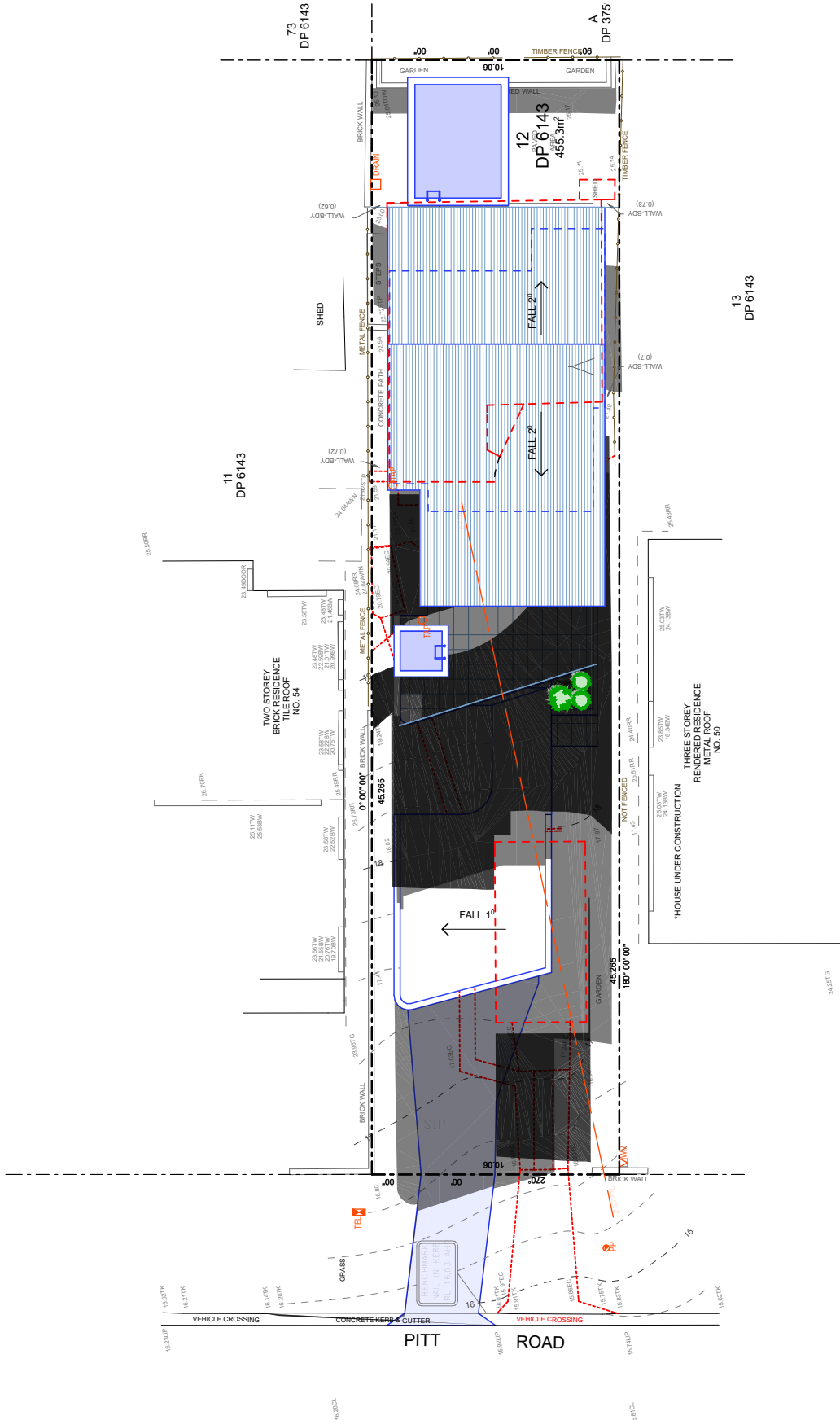
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Architecture



Solar June 21 - 12pm
1:250



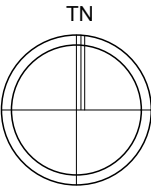
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Project Name :

Additions & Alterations

Drawing Title :

SOLAR JUNE 21 -
12pm

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

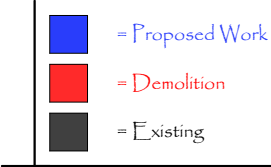
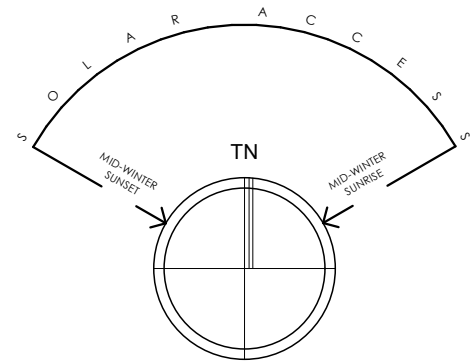
Tweedale DA2 c LODGED.pln

Scale :

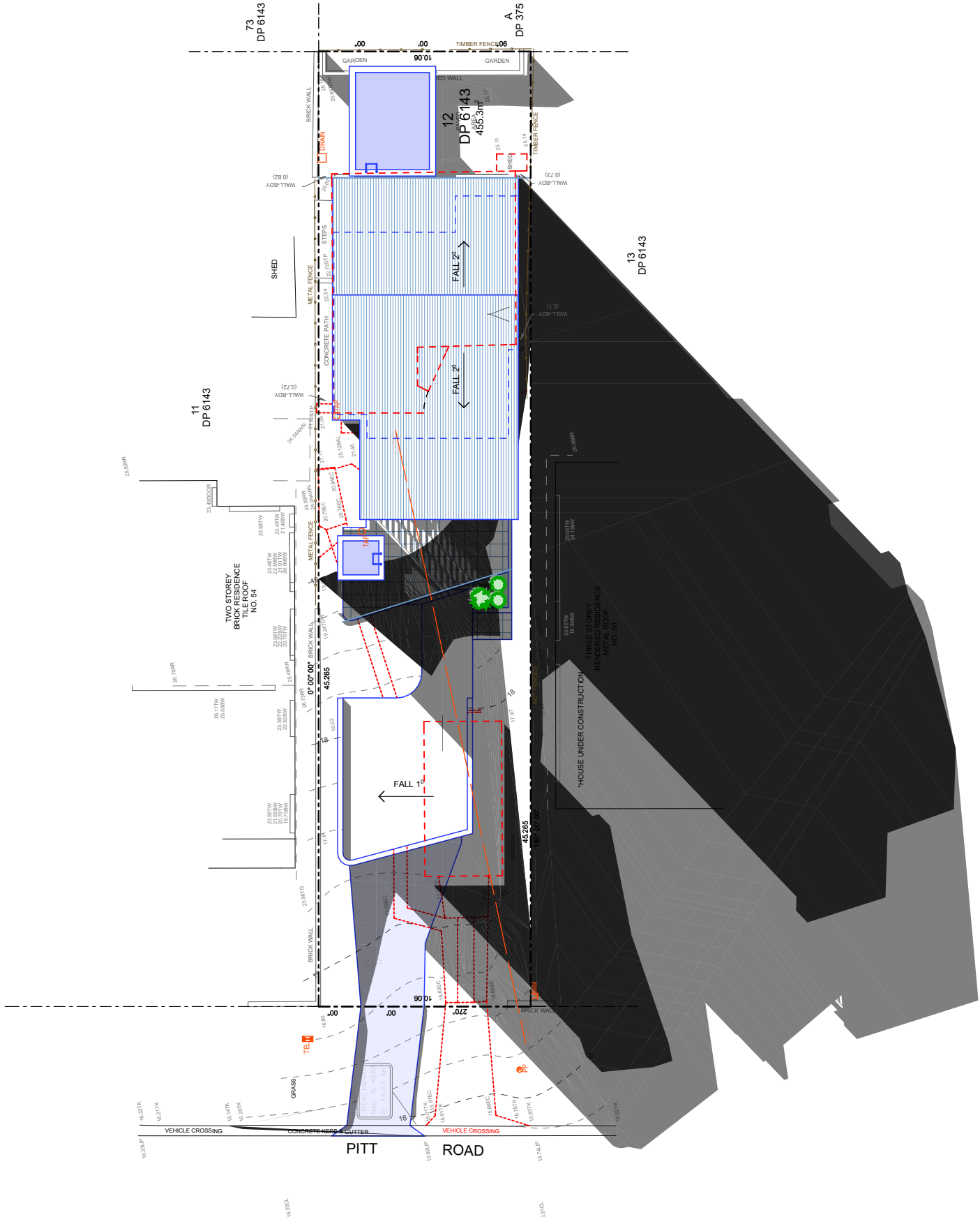
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Drawing No. :

DA16



Architexture



Solar June 21 - 3pm
1:250



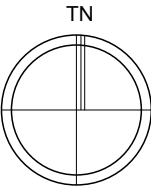
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Project Name :

Additions & Alterations

Drawing Title :

SOLAR JUNE 21 -
3pm

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweeddale DA2 c LODGED.pln

Scale :

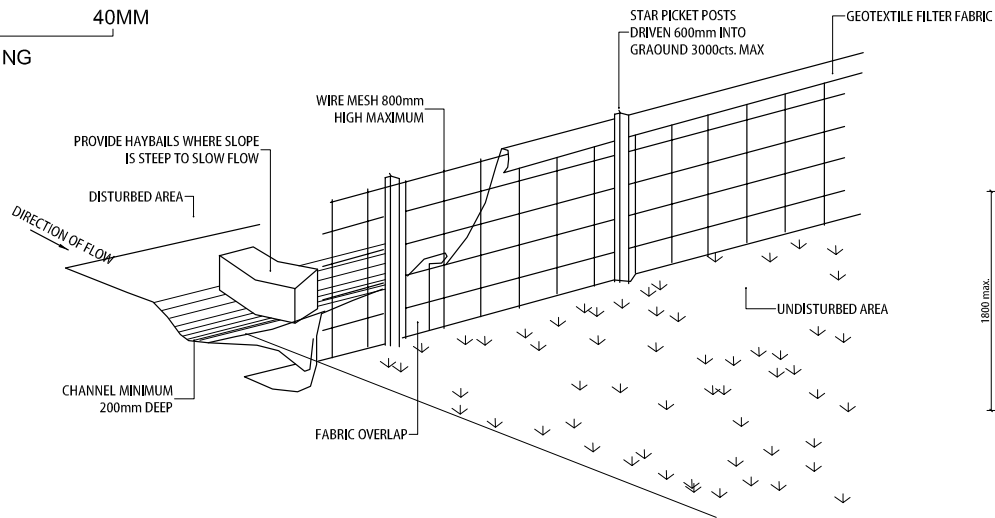
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DA17

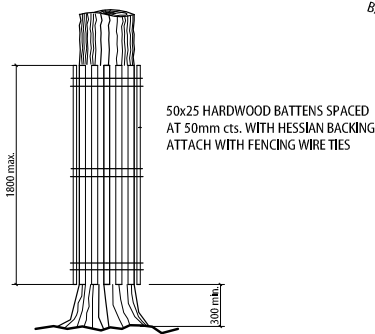
0 5 10 20 40MM

SCALE FOR PRINTING
PURPOSE ONLY



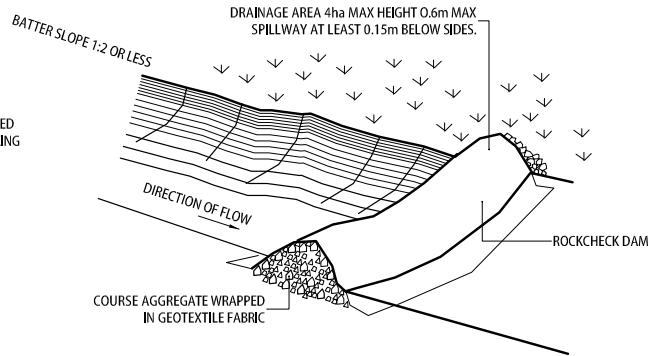
TYPICAL SEDIMENT FENCE

SCALE NTS



TYPICAL TREE PROTECTION

SCALE NTS



TYPICAL DIVERSION CHANNEL

SCALE NTS

Vehicle Movements

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS.

ACCESS POINTS AND APRKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE AS SOON AS POSSIBLE AFTER THEIR FORMATION.

WHERE SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION.

ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. ALL POLLUTED WATER MUST BE RETAINED ON SITE FOR TREATMENT BEFORE IT IS DISCHARGED INTO THE STORMWATER SYSTEM.

NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE.

ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN TAHT AREA.

Sediment Traps

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE.

ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

Erosion & Sediment Controls

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

Dust Control

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES.

APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION.

WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST.

EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

Topsoil Management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING.

ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE.

SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT.

IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

Building Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

Architexture

All construction work to be performed in accordance with Australian Standards and Building Code of Australia.

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Project Name :

Additions & Alterations

Drawing Title :

SEIDMENT & EROSION
CONTROL PLAN

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd
North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweedale DA2 c LODGED.pln

Scale :

1:100 (@ A3)

Drawing No. :

DA18

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: Sunday, 10, April 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Tweeddale_02
Street address	52 pitt Road North Curl Curl 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 6143
Lot number	12
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: Architexture
ABN (if applicable): 132171067

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 1771 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 137 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 23 kilolitres. The swimming pool must have a pool cover. 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: electric heat pump.	✓	✓	✓
Outdoor spa The spa must not have a capacity greater than 4 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: solar (gas boosted).	✓	✓	✓

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.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)		
suspended floor above garage: concrete (R0.6).	nil		
floor above existing dwelling or building.	nil		
external wall: cavity brick	nil		
external wall: external insulated façade system (EIFS)(façade panel: 70 mm)	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)		
internal wall shared with garage: 200 mm AAC block (R1.31)	nil		
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)	
flat ceiling, flat roof: framed	ceiling: R2.08 (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
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. For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below. 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 (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	S	7.2	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W2	E	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W3	S	5.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W4	E	0.75	4	4.1	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W5	E	6.5	6.5	4.1	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W6	S	4.1	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W7	W	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W8	S	4.5	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W9	W	9.6	6.5	5.8	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W10	N	3.3	6.5	3.4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W11	S	2.9	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W12	S	1	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W13	S	7	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W14	S	4.6	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W15	E	8.5	5.9	1.7	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W16	E	6.9	2.8	1.7	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W17	E	4.8	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W18	E	3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W19	W	7.2	3.5	1.8	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W20	W	5	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W21	S	1.1	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W22	W	3	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W23	N	2.5	6.5	3.5	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W24	S	12.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W25	S	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W26	E	1.6	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W27	N	16.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W28	W	2.7	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W29	W	2.7	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W30	S	2.4	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W31	W	2.4	0	0	projection/height above sill ratio >=0.29	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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Project Name :

Additions & Alterations

Drawing Title :

BASIX CERTIFICATE

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

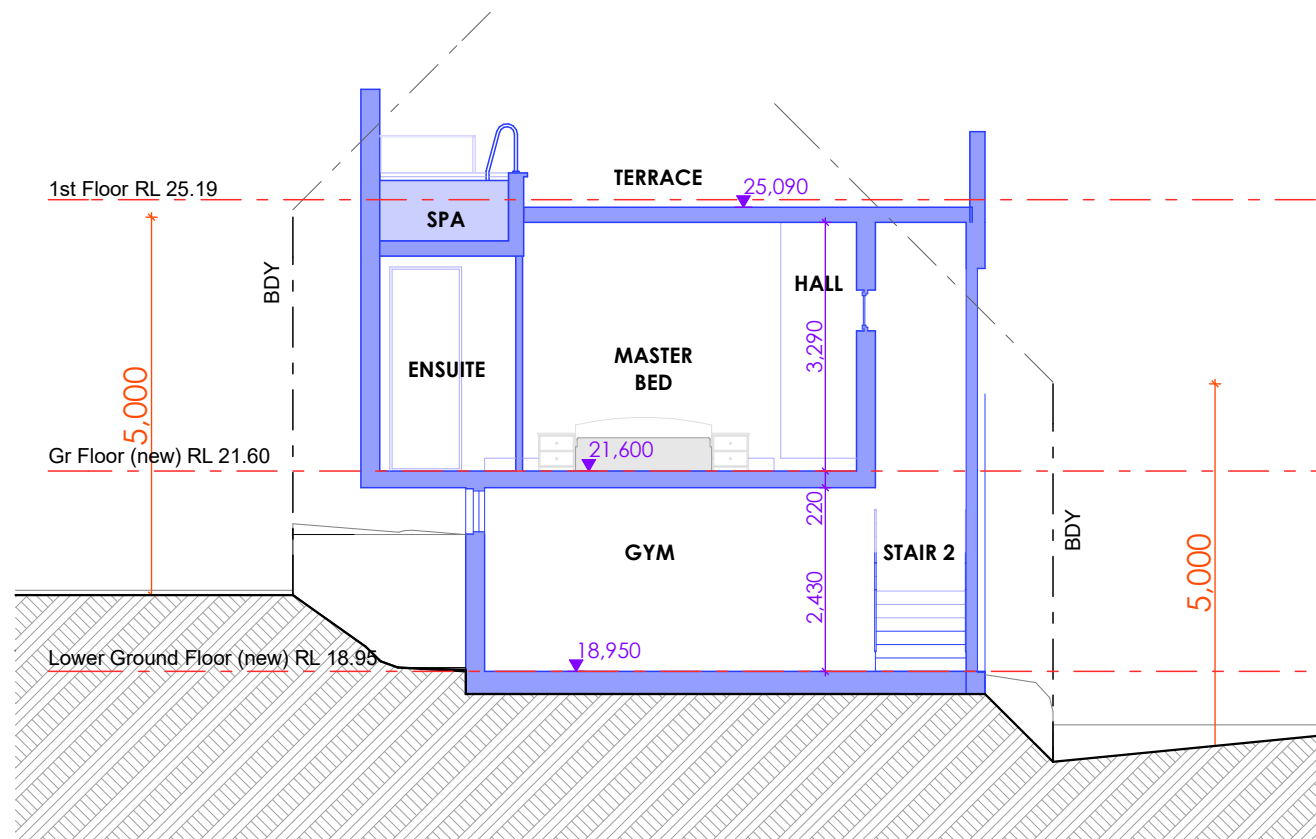
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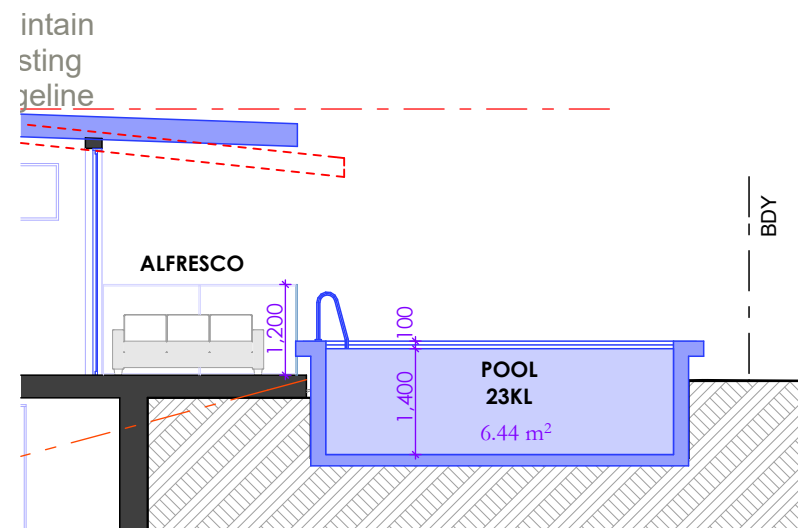
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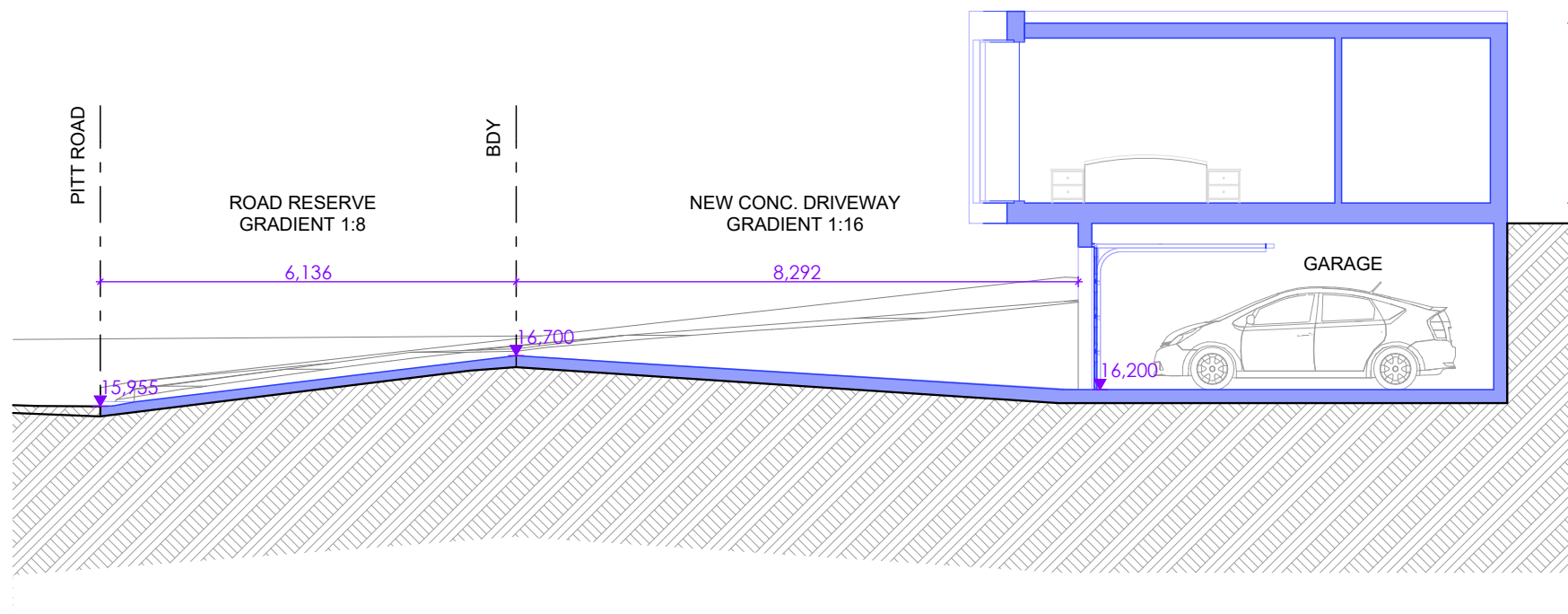
DA19



Section E-E
1:100



Section Pool
1:100



Section Drive
1:100

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- = Proposed Work
- = Demolition
- = Existing

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Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, E-E, DRIVE

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

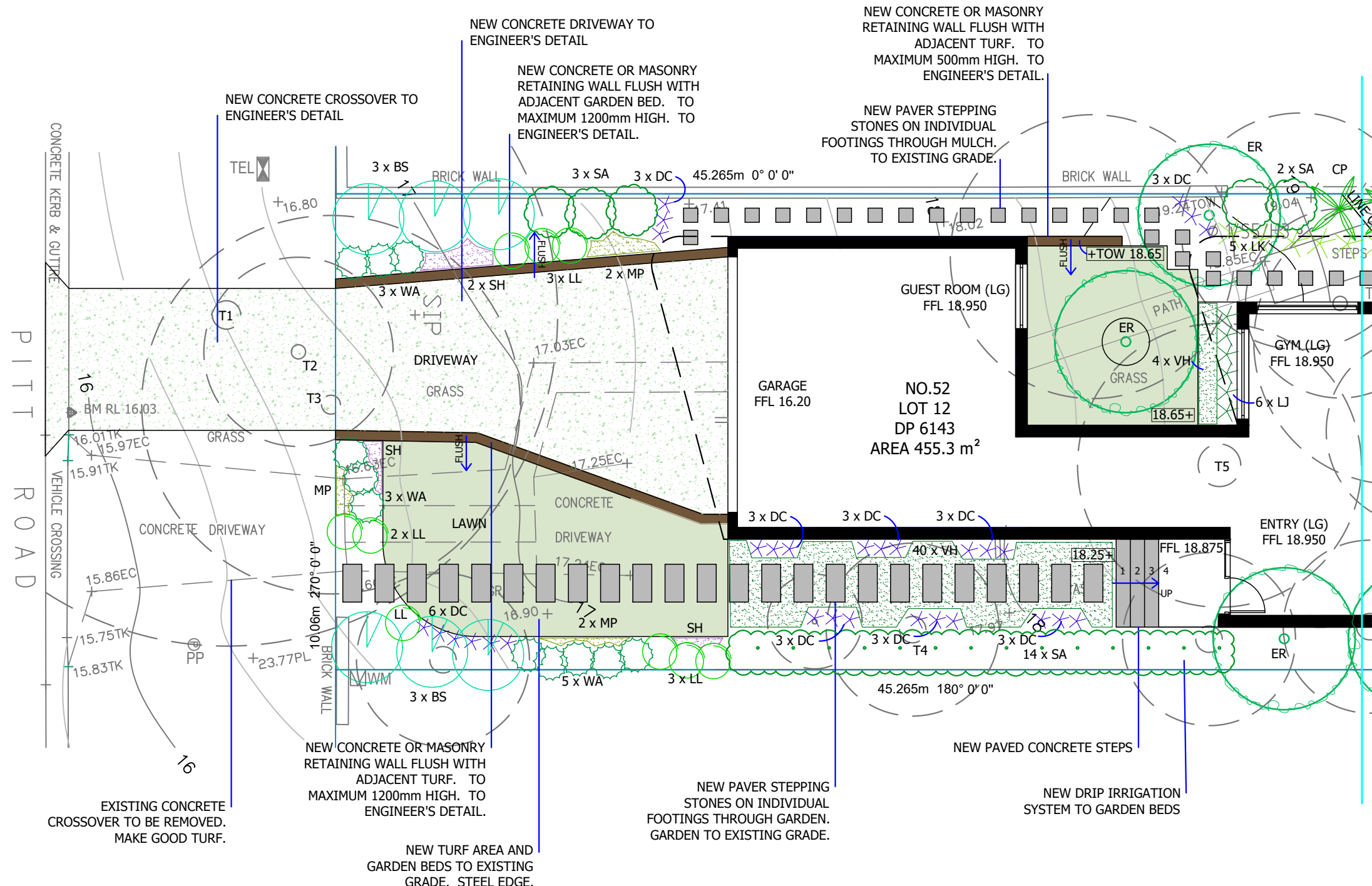
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Scale :

1:100 (@A3)

Drawing No. :

DA13



REFER TO SHEET 2

LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- EXISTING SPOT LEVELS
- PROPOSED SPOT LEVELS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LINE OF BUILDING/ROOF OVER
- CONCRETE
- PAVING
- RETAINING WALLS
- TURF



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PLANT SELECTION

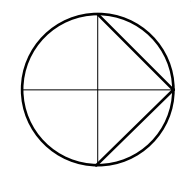
Elaeocarpus reticulatus (ER)	Banksia integrifolia 'Sentinel' (BS)	Syzygium australe 'Aussie Compact' (SA)	Crinum pedunculatum (CP)	Westringia 'Aussie Box' (WA)
Leptospermum laevigatum 'Fore Shore' (LL)	Lomandra longifolia 'Katrinus Delux' (LK)	Dianella caerulea 'Little Jess' (DC)	Myoporum parvifolium 'Yareena' (MP)	Scaevola humilis 'Purple Fusion' (SH)
				Viola hederacea (VH)

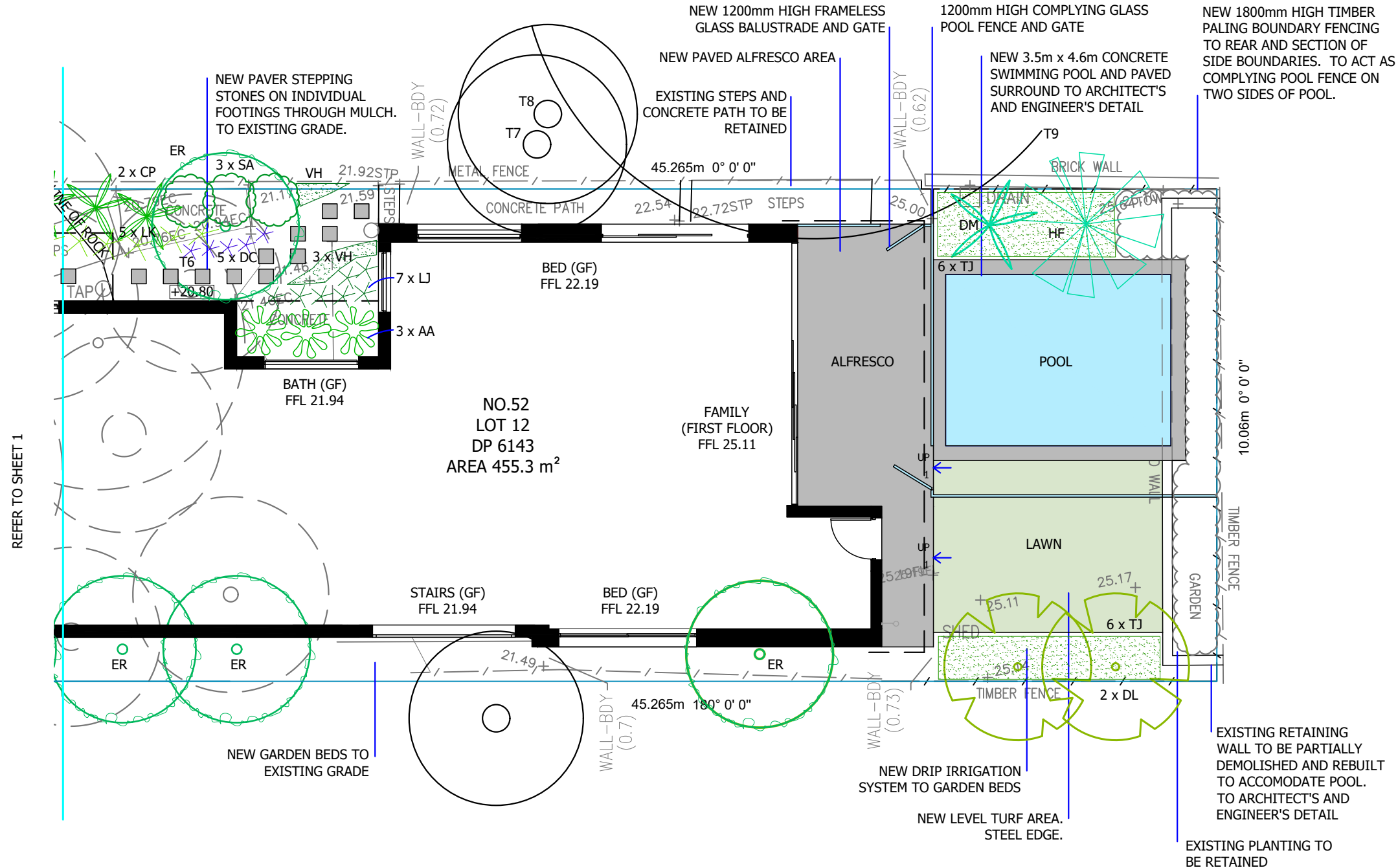
LANDSCAPE PLAN

PROJECT: KEN TWEEDLE
52 PITT ROAD
NORTH CURL CURL NSW 2099
LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK
DIP HORTICULTURE (LANDSCAPE DESIGN)
MEMBER AILDM

DRAWING NO: DA.01 (1 OF 4)
ISSUE: 2
DATE: 10/3/2021
SCALE: 1:100 @ A3





PLANT SELECTION



Howea fosteriana (HF)



Dypsis lutescens (DL)



Elaeocarpus reticulatus (ER)



Dracaena marginata (DC)



Syzygium australe
'Aussie Compact' (SA)



Crinum pedunculatum (CP)



Asplenium australasicum (AA)



Lomandra longifolia
'Katrinus Delux' (LK)



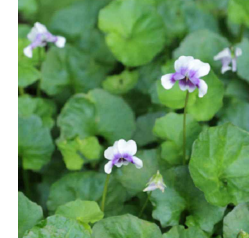
Liriope muscari '
'Just Right' (LJ)



Dianella caerulea
'Little Jess' (DC)



Trachelospermum
jasminoides (TJ)



Viola hederacea (VH)

LEGEND	
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	EXISTING SPOT LEVELS PROPOSED SPOT LEVELS
	EXISTING CONTOURS PROPOSED CONTOURS
	LINE OF BUILDING/ROOF OVER
	CONCRETE
	PAVING
	RETAINING WALLS
	TURF



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LANDSCAPE PLAN

PROJECT: KEN TWEEDLE

52 PITT ROAD

NORTH CURL CURL NSW 2099

LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK

DIP HORTICULTURE (LANDSCAPE DESIGN)

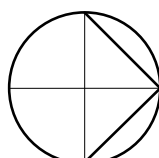
MEMBER AILDm

DRAWING NO: DA.02 (2 OF 4)

ISSUE: 2

DATE: 10/3/2021

SCALE: 1:100 @ A3





PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY	QTY	POT SIZE	APPROX SPACING
HF 	Howea fosteriana	Kentia Palm	5-15 x 5 m	1	300 mm	-
DL 	Dypsis lutescens	Golden Cane Palm	6 x 3 m	2	300 mm	2 m
ER 	Elaeocarpus reticulatus *	Blueberry Ash	8 x 3 m	7	400 mm	3 m
DM 	Dracaena marginata	Dracaena	4 x 2 m	1	300 mm	-
BS 	Banksia integrifolia 'Sentinel'	Banksia Sentinel	3 x 1.5 m	6	300 mm	1.2 m
SA 	Syzygium australe 'Aussie Compact'	Aussie Compact Lilly Pilly	3 x 1 m / 2 m hedge	22	300 mm	750 mm
CP 	Crinum pedunculatum	Swamp Lily	1.5 x 1.5 m	3	200 mm	1.2 m
AA 	Asplenium australasicum	Bird's Nest Fern	1 x 1 m	3	200 mm	800 mm
WA 	Westringia 'Aussie Box'	Aussie Box	0.7 x 0.7 m	11	200 mm	600 mm
LL 	Leptospermum laevigatum 'Fore Shore'	Fore Shore Tea Tree	0.5 x 0.75 m	9	200 mm	600 mm
LK 	Lomandra longifolia 'Katrinus Delux'	Mat Rush	0.7 x 0.7 m	10	140 mm	600 mm
LJ 	Liriope muscari 'Just Right'	Lily Turf	0.5 x 0.5	13	140 mm	400 mm
DC 	Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4 x 0.4 m	35	140 mm	300 mm
LL  MP	Myoporum parvifolium 'Yareena'	Creeping Boobialla	groundcover	5	140 mm	as shown
 SH	Scaevola humilis 'Purple Fusion'	Fan Flower	groundcover	4	140 mm	as shown
 TJ	Trachelospermum jasminoides	Star Jasmine	groundcover	12	200 mm	as shown
 VH	Viola hederacea	Native Violet	groundcover	48	140 mm	as shown
* REPLACEMENT TREE PLANTING						

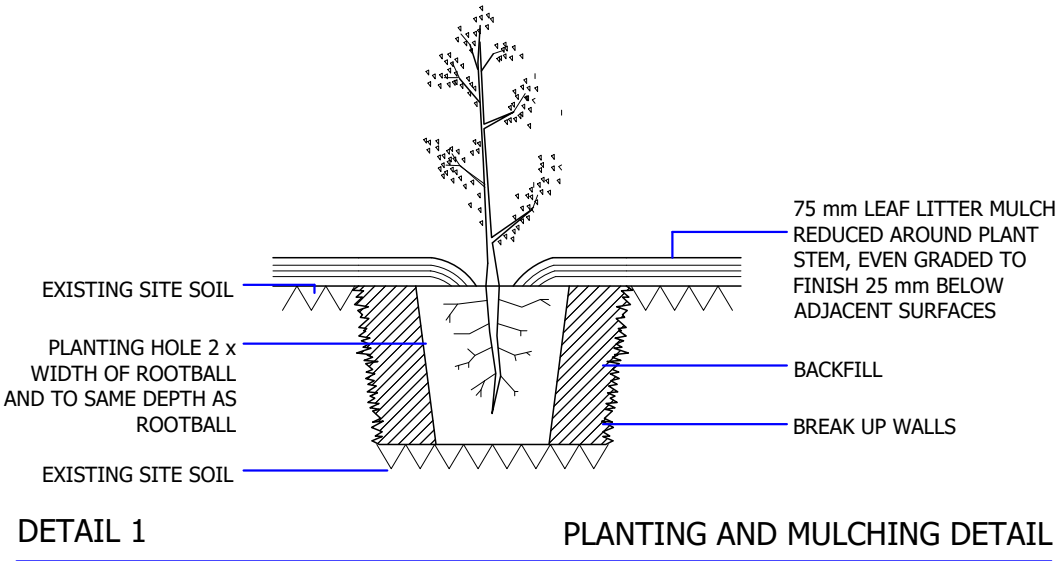
LANDSCAPE DESIGN STATEMENT

THIS SECTION OF PITT ROAD IS CHARACTERISED BY LANDSCAPED FRONT GARDENS. THE PROPOSED TURF AND PLANTINGS INTEGRATE WITH THE EXISTING STREETScape. THE DESIGN ENHANCES THE VISUAL CHARACTER OF THE STREET.

THE REAR GARDEN HAS BEEN DESIGNED AT EXISTING GROUND LEVEL. THE PROPOSED PLANTING FEATURES SCREEN PLANTING AT THE REAR AND SIDE BOUNDARIES. THESE MEASURES WILL MAINTAIN THE PRIVACY AND AMENITY OF NEIGHBOURING PROPERTIES.

NOTES	
<u>PURPOSE</u> 1. DRAWING ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. <u>SITE WORK</u> 2. CONTRACTOR TO VERIFY MEASUREMENTS, LEVELS, SITE CONDITIONS AND LOCATION OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION. 3. ALL EXISTING TREES NOTED AS BEING RETAINED TO BE PROTECTED DURING CONSTRUCTION WORKS. 4. ALL STRUCTURAL ELEMENTS TO ENGINEER'S DETAIL. 5. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS. 6. AGRICULTURAL DRAINAGE LINES WITH FREE DRAINING AGGREGATE AROUND TO BE INSTALLED BEHIND PROPOSED RETAINING WALLS AND CONNECTED TO PROPOSED STORMWATER SYSTEM AS PER HYDRAULIC ENGINEER'S PLANS AND SPECIFICATIONS. 7. ALL DRAINAGE AND FALLS TO HYDRAULIC ENGINEER'S PLANS AND DETAILS. 8. ALL SWIMMING POOL SAFETY BARRIERS TO COMPLY WITH NSW SWIMMING POOLS ACT, BCA REQUIREMENTS, AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS. <u>RELIANCES</u> 9. DETAILED SURVEY INFORMATION AS PER PLAN SHOWING DETAILS AND LEVELS, DRAWING #172194-2, DATED 23/10/2017 PREPARED BY TSS TOTAL SURVEYING SOLUTIONS. 10. DETAILED ARCHITECTURAL INFORMATION AS PER GARAGE, LOWER GROUND, GROUND AND FIRST FLOOR PLANS, DRAWINGS DA4-7, PREPARED BY ARCHITEXTURE. 11. TREE IDENTIFICATION, HEIGHTS, SPREADS AND PROPOSED ACTION AS PER ARBORICULTURAL IMPACT ASSESSMENT, DATED 24/2/2022, PREPARED BY MICHAEL TODD OF ARBORLOGIX. SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL. 12. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.	

TREE SCHEDULE					
#	BOTANICAL NAME	APPROXIMATE DIMS (m)			ACTION
		DBH	HEIGHT	SPREAD	
T1	Banksia integrifolia	0.55	5	12	Remove and replace
T2	Banksia integrifolia	0.12	6	4	Remove and replace
T3	Melaleuca quinquenervia	0.3	7	7	Remove and replace
T4	Howea fosteriana	0.13	6	3	Remove and replace
T5	Melaleuca quinquenervia	0.32	8	6	Remove and replace
T6	Archontophoenix cunninghamiana	0.2	9	3	Remove and replace
T7	Archontophoenix cunninghamiana	0.14	8	3	Retain and protect
T8	Archontophoenix cunninghamiana	0.14	9	3	Retain and protect
T9	Melaleuca quinquenervia	0.45	9	10	Retain and protect
NOTE: ALL OTHER TREES TO BE REMOVED ARE NOTED IN SECTION 2.1.3 OF THE ARBORICULTURAL IMPACT ASSESSMENT TO NOT BE LARGE ENOUGH TO BE COVERED BY THE LOCAL DCP AND TREE MANAGEMENT POLICY FOR NORTHERN BREACHES COUNCIL.					



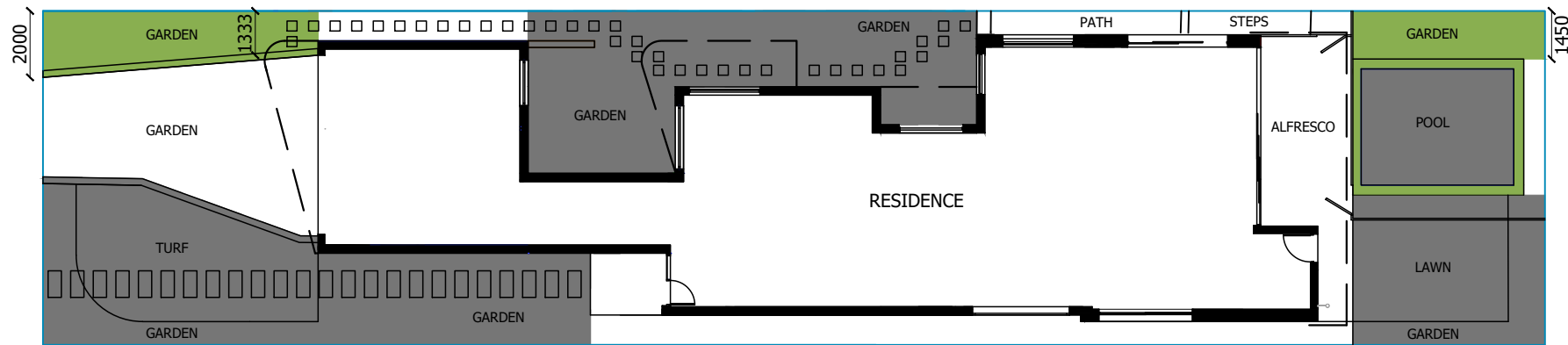
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LANDSCAPE PLAN	
PROJECT:	KEN TWEEDLE 52 PITT ROAD NORTH CURL CURL NSW 2099 LOT 12 IN DP 6143
DRAWN BY:	KERRIE POOK DIP HORTICULTURE (LANDSCAPE DESIGN) MEMBER AILDM
DRAWING NO:	DA.03 (3 OF 4)
ISSUE:	2
DATE:	10/3/2021
SCALE:	AS SHOWN



LANDSCAPED OPEN SPACE CALCULATIONS			
PROPOSED		REQUIRED	COMPLYING
TOTAL SITE AREA	455.3 m²		
LANDSCAPED OPEN SPACE (LOS)			
BEHIND BUILDING LINE	110.4 m²		
FORWARD OF BUILDING LINE	36.7 m²		
TOTAL LOS	147.1 m²		
AS % SITE AREA	32.3%	>=40%	NO
OTHER SOFT LANDSCAPE AREA	22.2 m²		
POOL COPING	5.0 m²		
TOTAL LOS (SEE ABOVE)	147.1 m²		
GRAND TOTAL	174.3 m²		
AS % SITE AREA	38.3%		

LEGEND

- LANDSCAPE OPEN SPACE
- OTHER SOFT LANDSCAPE AREA & POOL COPING

NOTES

- PURPOSE
- DRAWING ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY.
- SITE WORK
- CONTRACTOR TO VERIFY MEASUREMENTS, LEVELS, SITE CONDITIONS AND LOCATION OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
 - ALL EXISTING TREES NOTED AS BEING RETAINED TO BE PROTECTED DURING CONSTRUCTION WORKS.
 - ALL STRUCTURAL ELEMENTS TO ENGINEER'S DETAIL.
 - ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS.
 - AGRICULTURAL DRAINAGE LINES WITH FREE DRAINING AGGREGATE AROUND TO BE INSTALLED BEHIND PROPOSED RETAINING WALLS AND CONNECTED TO PROPOSED STORMWATER SYSTEM AS PER HYDRAULIC ENGINEER'S PLANS AND SPECIFICATIONS.
 - ALL DRAINAGE AND FALLS TO HYDRAULIC ENGINEER'S PLANS AND DETAILS.
 - ALL SWIMMING POOL SAFETY BARRIERS TO COMPLY WITH NSW SWIMMING POOLS ACT, BCA REQUIREMENTS, AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS.
 - RELIANCES
 - DETAILED SURVEY INFORMATION AS PER PLAN SHOWING DETAILS AND LEVELS, DRAWING #172194-2, DATED 23/10/2017 PREPARED BY TSS TOTAL SURVEYING SOLUTIONS.
 - DETAILED ARCHITECTURAL INFORMATION AS PER GARAGE, LOWER GROUND, GROUND AND FIRST FLOOR PLANS, DRAWINGS DA4-7, PREPARED BY ARCHITECTURE.
 - TREE IDENTIFICATION, HEIGHTS, SPREADS AND PROPOSED ACTION AS PER ARBORICULTURAL IMPACT ASSESSMENT, DATED 24/2/2022, PREPARED BY MICHAEL TODD OF ARBORLOGIX. SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
 - DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.



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LANDSCAPE OPEN SPACE

PROJECT: KEN TWEEDLE
52 PITT ROAD
NORTH CURL CURL NSW 2099
LOT 12 IN DP 6143

DRAWN BY: KERRIE POOK
DIP HORTICULTURE (LANDSCAPE DESIGN)
MEMBER AILDM

DRAWING NO: DA.04 (4 OF 4)
ISSUE: 2
DATE: 10/3/2021
SCALE: 1:200 @ A3

