

ALTERATIONS & ADDITIONS

3 AUSTIN AVE, NORTH CURL CURL NSW 2099
DEVELOPMENT APPLICATION
JUNE 2023

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020	DEMOLITION PLAN GROUND FLOOR
100	GROUND FLOOR PLAN
101	FIRST FLOOR PLAN
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202	WEST ELEVATION
203	POOL ELEVATIONS
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400	SHADOW DIAGRAMS

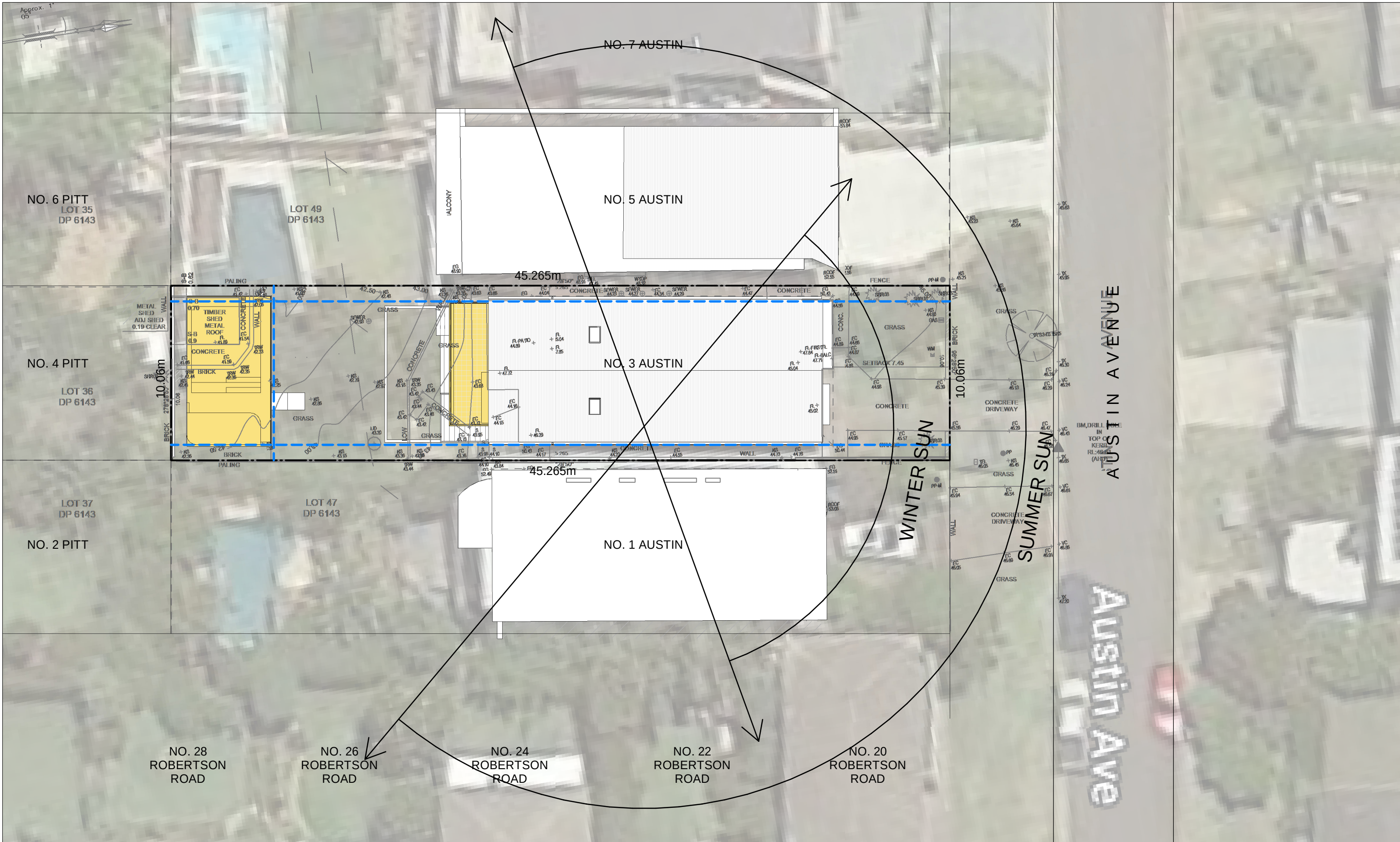


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ARCHITECTURE

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Legend

EXISTING TO BE RETAINED

PROPOSED WORKS

PROJECT

ALTERATIONS & ADDITIONS

3 AUSTIN AVE, NORTH CURL CURL NSW 22008

CLIENT

MR & MRS REED

DRAWING

SITE PLAN

project no. 22008

scale 1 : 200@ A3

drawn AB

date 02.06.23

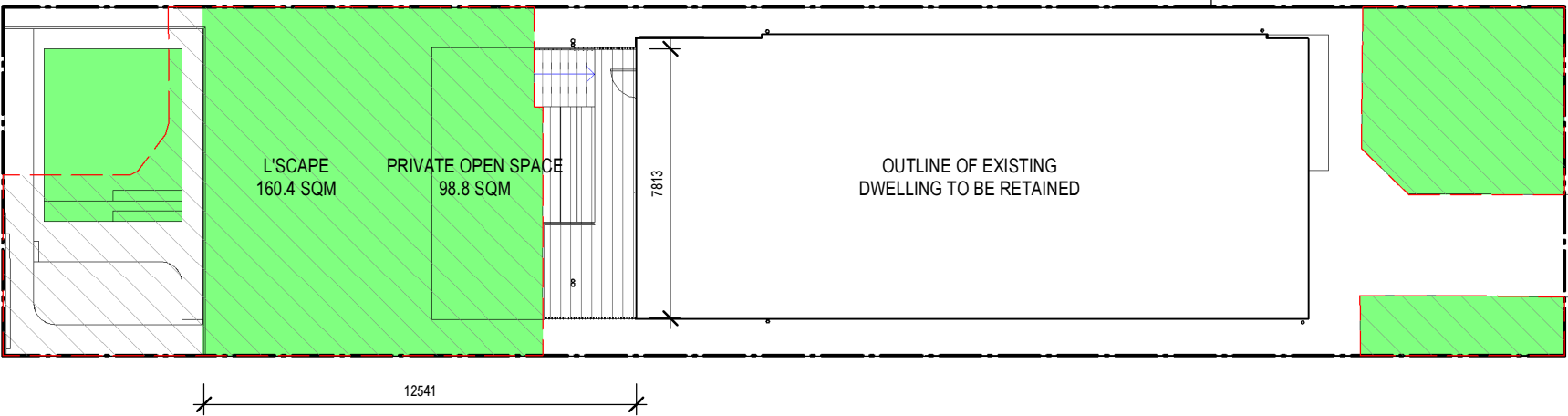
drawing no. DA001 / B

issue

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LANDSCAPED OPEN SPACE

LOT SIZE
MINIMUM OF 40% LANDSCAPE AREA TO BE PROVIDED
EXISTING
PROPOSED
COMPLIES

= 455.3 sqm
= 182.12 sqm
= 176.5sqm
= 160.4 sqm
On merit

PRINCIPLE OPEN SPACE 35SQM, MIN DIMENSION 3MX3M
COMPLIES

= 98.8 sqm
YES

KEY:

 PROPOSED LANDSCAPED OPEN AREA
 EXISTING LANDSCAPED OPEN AREA

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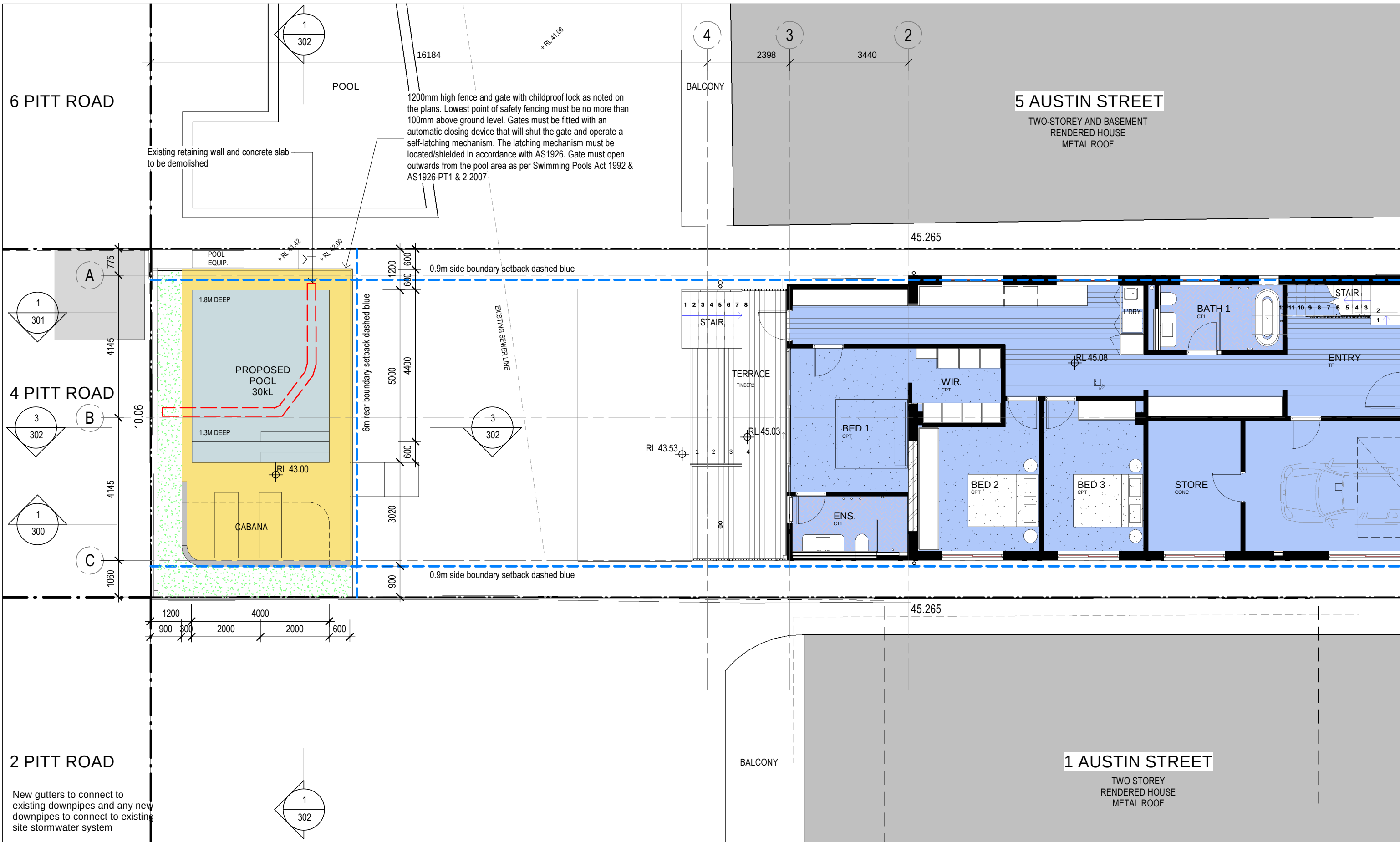
B 02.06.23 FOR DEVELOPMENT APPLICATION
A 02.04.23 FOR CLIENT REVIEW
issue date revision

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PROJECT
ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099
CLIENT
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DRAWING
LANDSCAPED OPEN SPACE
project no. 22008 drawing no. DA010 / B
scale As@ A3
drawn indicated AB
date 02.06.23 issue



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BASIX

Lighting: Min. 40% fluoro or LED lights
Showerheads, toilets and taps to be min. 3-star water rating.
R1.3 insulation external framed walls.
R0.7 ins. to new suspended slab w/ enclosed sub-floor.
R1.74 ins. to ceiling & foil/sarking + R3.0 ins. to dark colour roof.
R3.0 ins + foil/sarking to medium colour concrete roof.
Alum. framed windows to be min. U-value 7.63, SHGC 0.75.
Skylight to be double-glazed, min. U-value 2.5, SHGC 0.456.
Heat pump or gas hot water system



PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

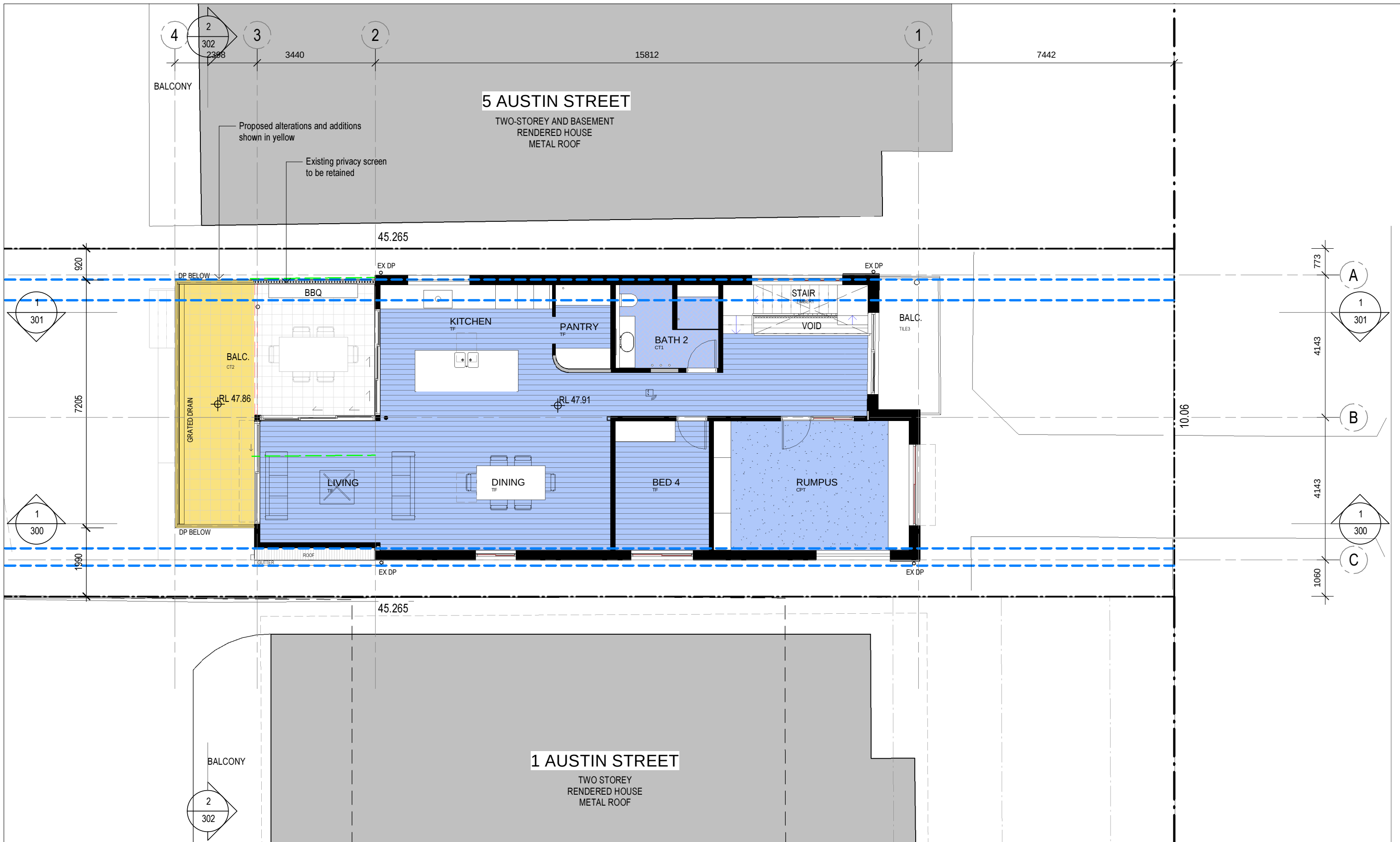
GROUND FLOOR PLAN

project no. 22008
scale 1:100@ A3
drawn AB
date 02.06.23

drawing no.

DA100
/ B

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R0.7 ins. to new suspended slab w/ enclosed sub-floor.
R1.74 ins. to ceiling & foil/sarking + R3.0 ins. to dark colour roof.
R3.0 ins + foil/sarking to medium colour concrete roof.
Alum. framed windows to be min. U-value 7.63, SHGC 0.75.
Skylight to be double-glazed, min. U-value 2.5, SHGC 0.456.
Heat pump or gas hot water system

legend

EXISTING WALLS

PROPOSED WALLS

EXISTING TO BE RETAINED

PROPOSED WORKS

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PROJECT

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3 AUSTIN AVE, NORTH CURL CURL NSW 2099

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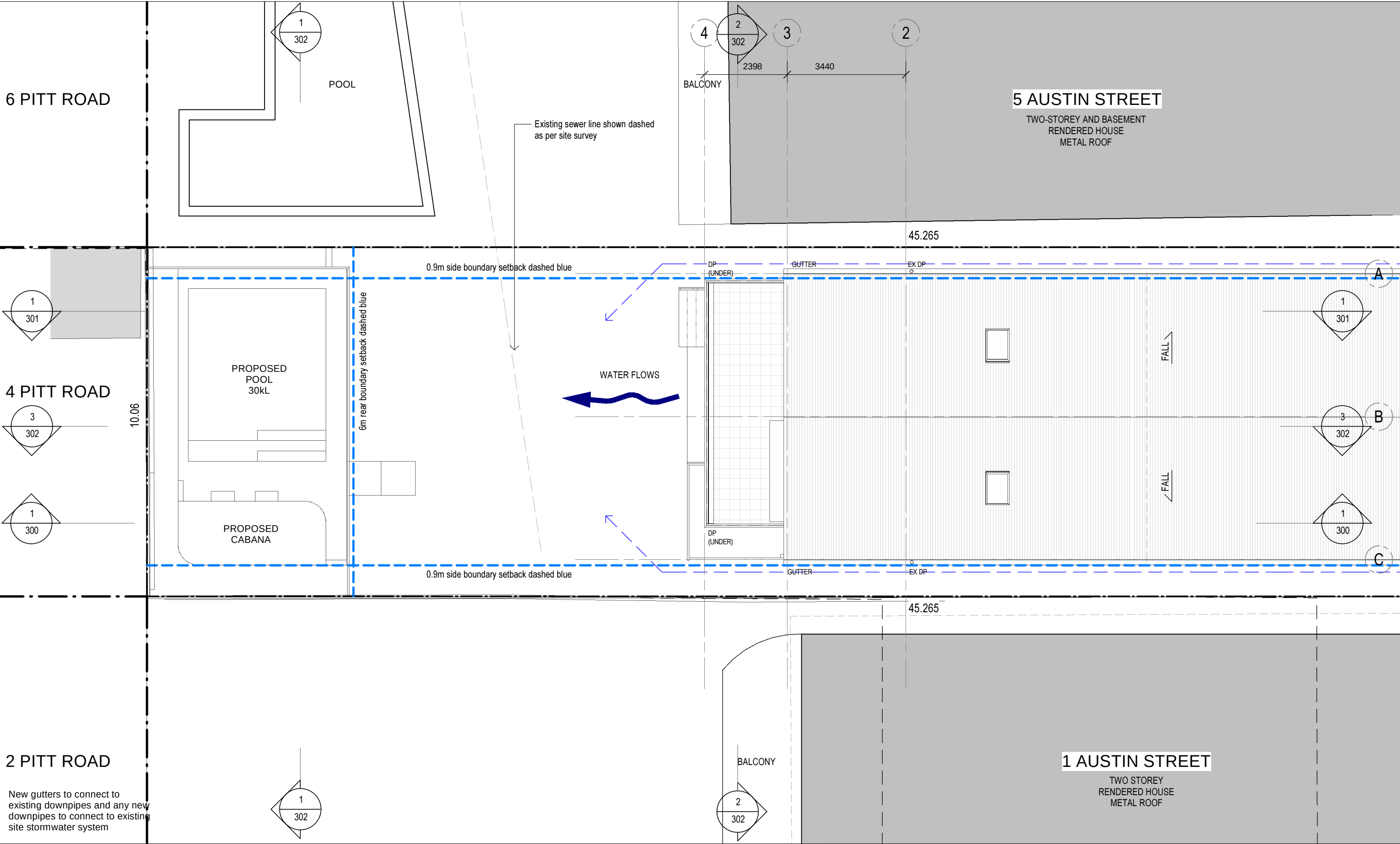
MR & MRS REED

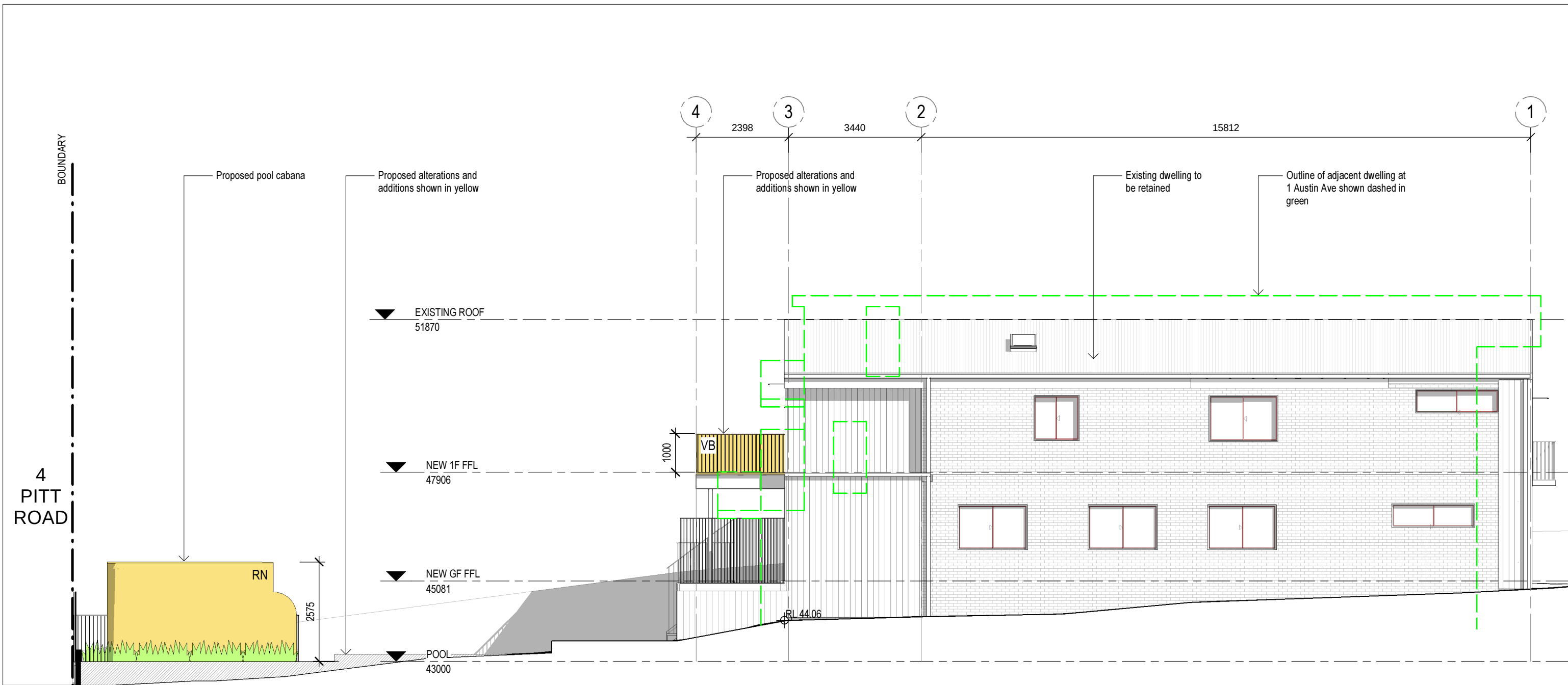
DRAWING

FIRST FLOOR PLAN

project no. 22008
scale 1 : 100@ A3
drawn Author
date 02.06.23

drawing no. DA101 / B
issue





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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE



PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

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DRAWING

EAST ELEVATION

project no. 22008

scale 1 : 100@ A3

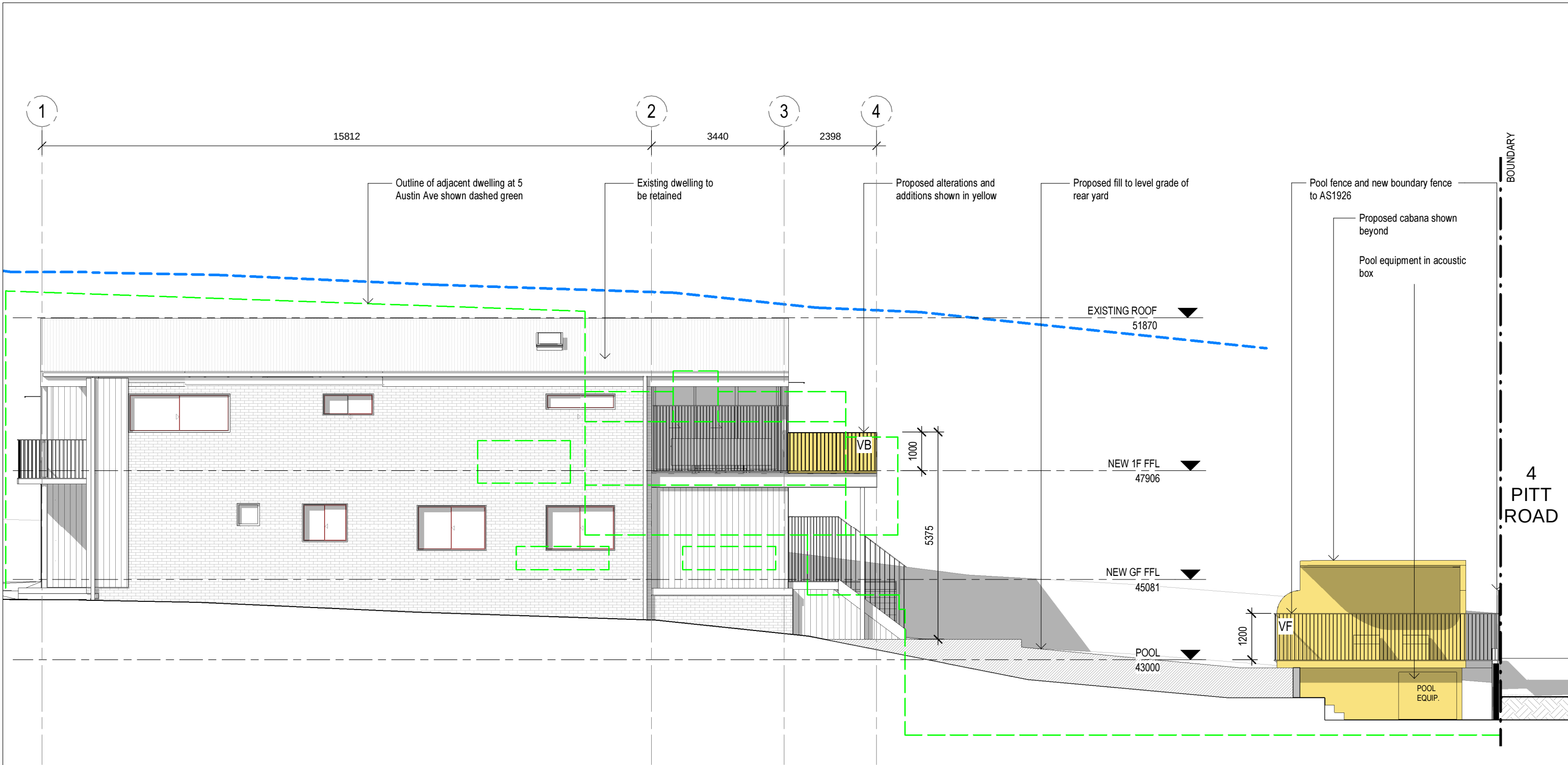
drawn Author

date 02.06.23

drawing no.

DA201
/ B

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VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE



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ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

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DRAWING

WEST ELEVATION

project no. 22008

scale 1 : 100@ A3

drawn AB

date 02.06.23

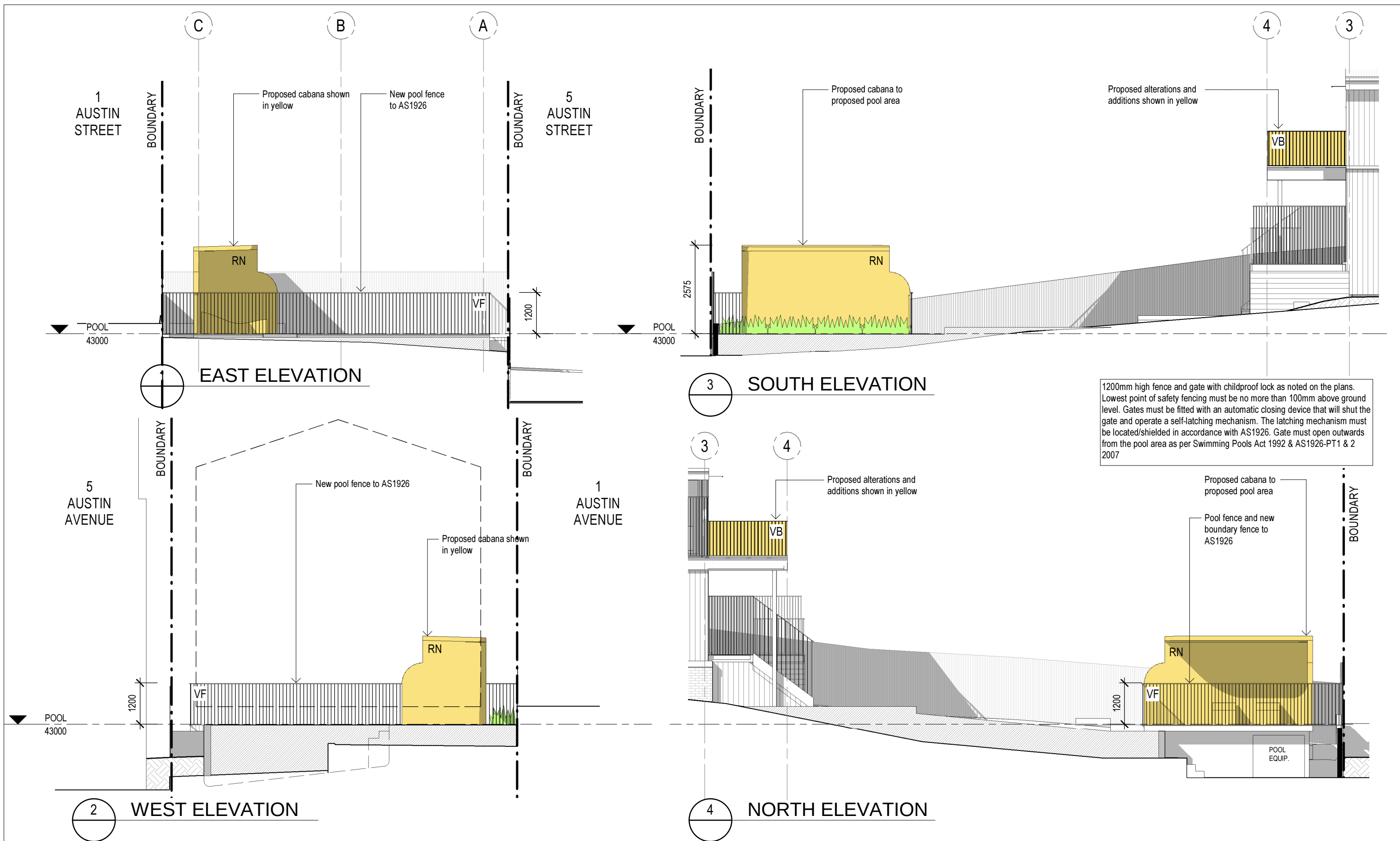
drawing no.

DA202

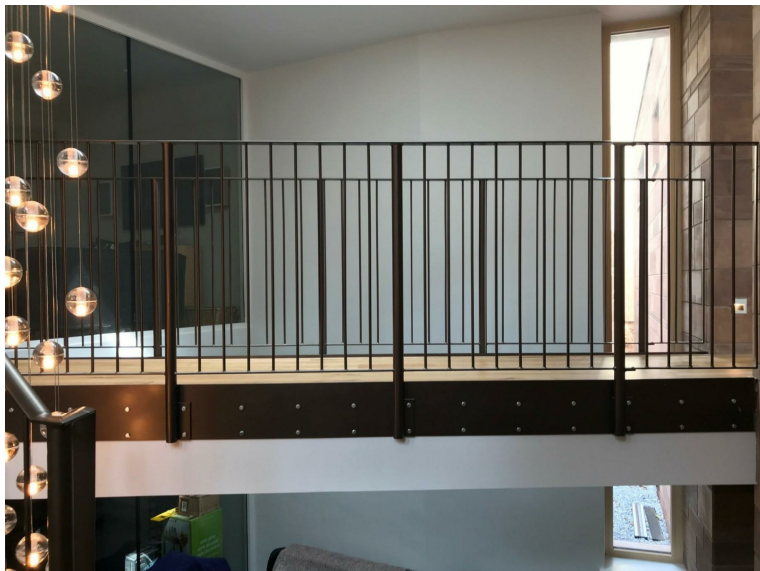
issue

/ B

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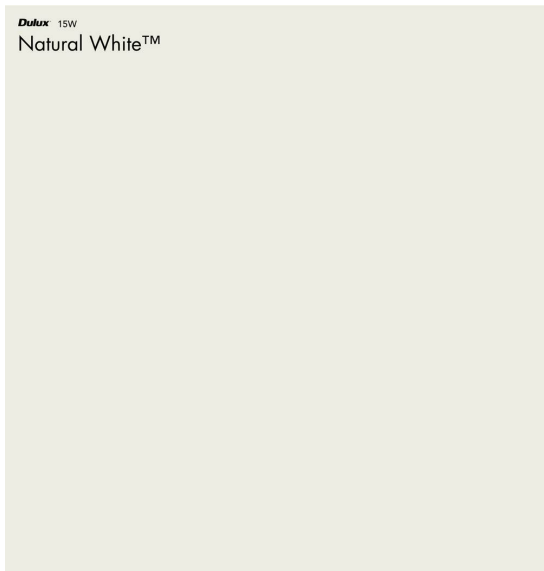
1200mm high fence and gate with childproof lock as noted on the plans. Lowest point of safety fencing must be no more than 100mm above ground level. Gates must be fitted with an automatic closing device that will shut the gate and operate a self-latching mechanism. The latching mechanism must be located/shielded in accordance with AS1926. Gate must open outwards from the pool area as per Swimming Pools Act 1992 & AS1926-PT1 & 2 2007



VB - VERTICAL BALUSTRADE
Flat bar rail with vertical rod infill



VF - VERTICAL FENCE
Flat bar rail with vertical rod infill



RN - RENDER AND PAINT FINISH
Natural white painted finish

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RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

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MR & MRS REED

DRAWING

FINISHES SCHEDULE

project no. 22008

scale @ A3

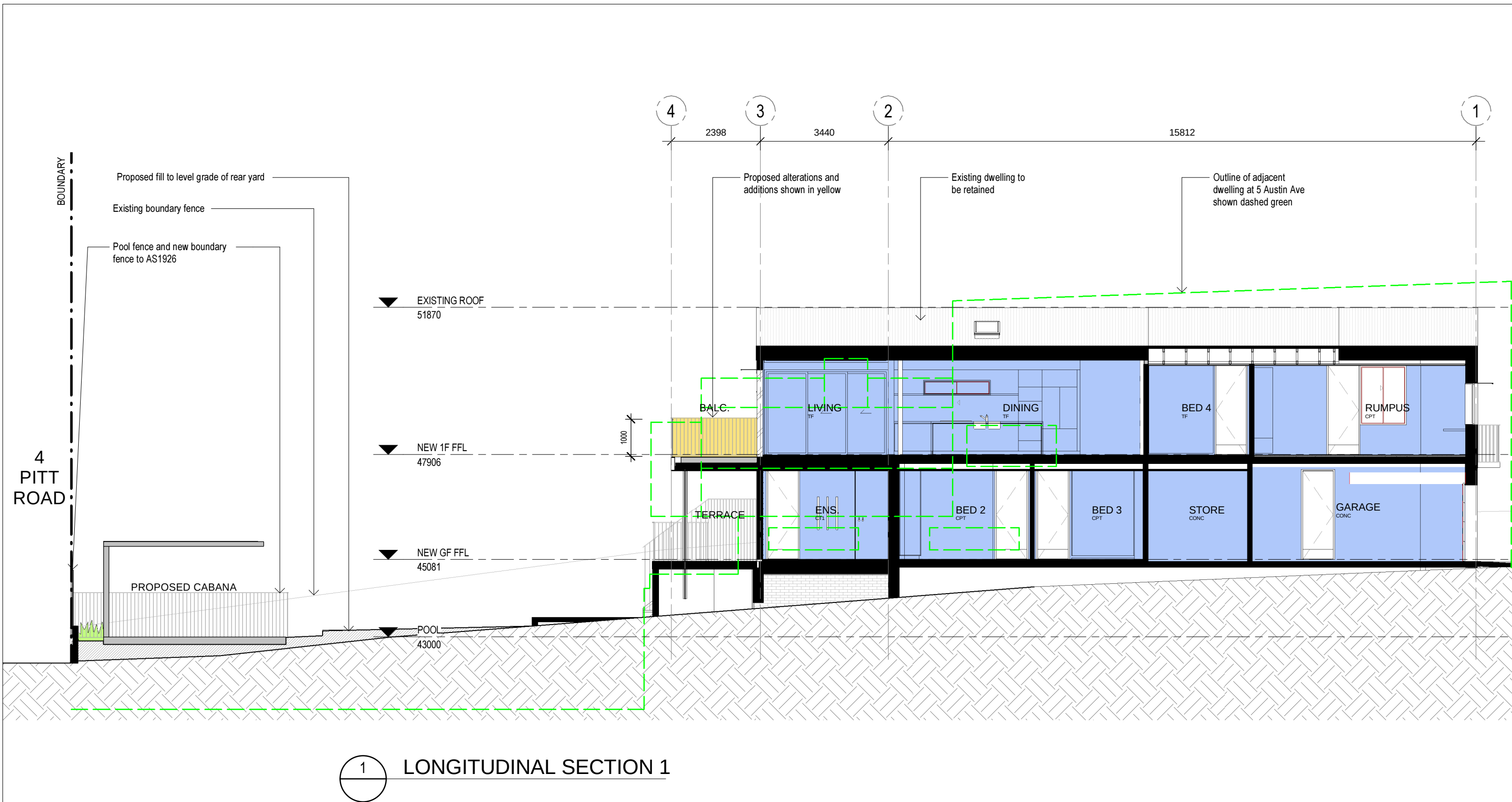
drawn Author

date 02.06.23

drawing no.

DA 205
/ B

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issue	date	revision



1 LONGITUDINAL SECTION 1

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RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

Legend

- EXISTING WALLS
- PROPOSED WALLS
- EXISTING TO BE RETAINED
- PROPOSED WORKS



PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

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DRAWING

SECTIONS 1

project no. 22008

scale 1 : 100@ A3

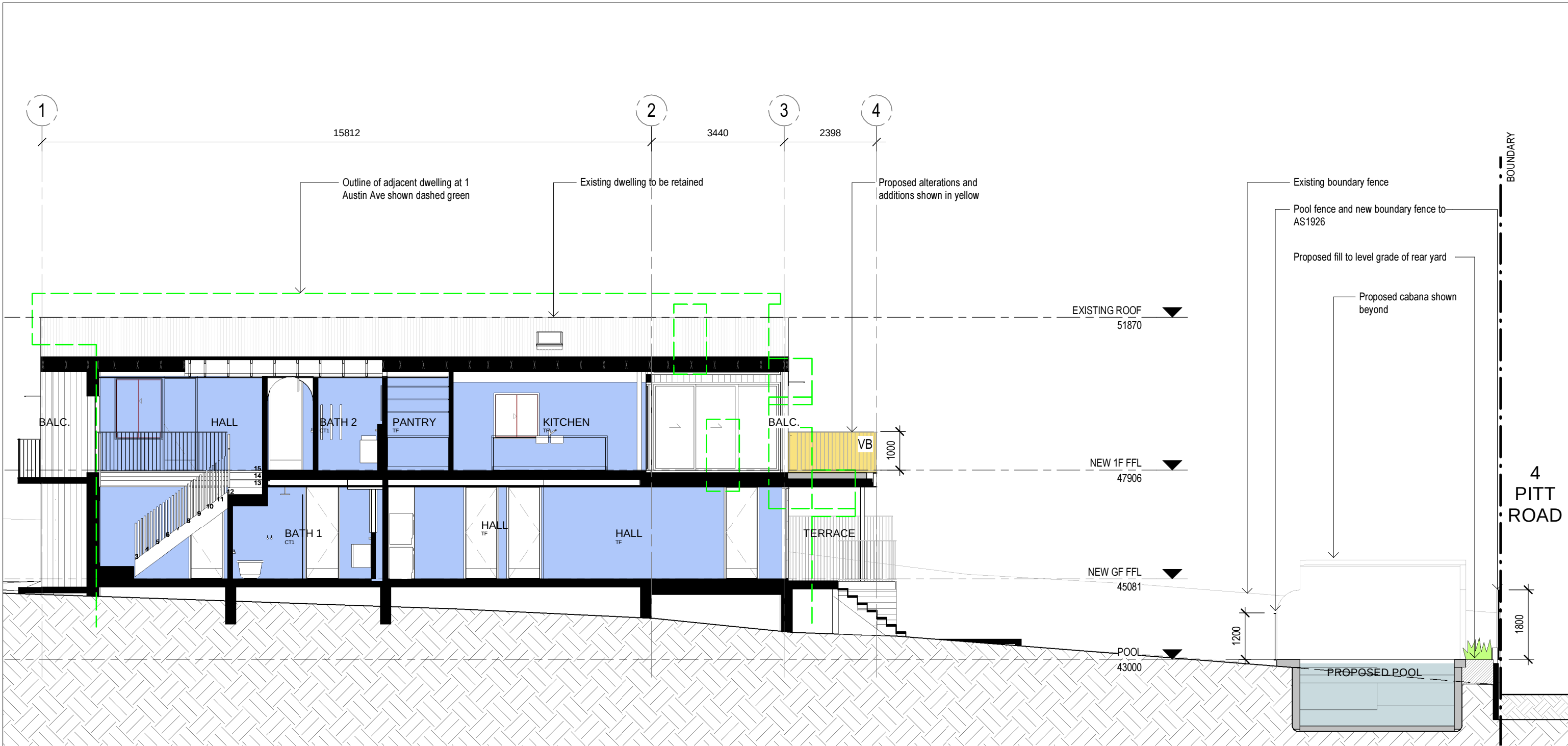
drawn AB

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drawing no.

DA300
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RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

Legend

- EXISTING WALLS
- PROPOSED WALLS
- EXISTING TO BE RETAINED
- PROPOSED WORKS



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3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

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DRAWING

SECTIONS 2

project no. 22008

scale 1 : 100@ A3

drawn AB

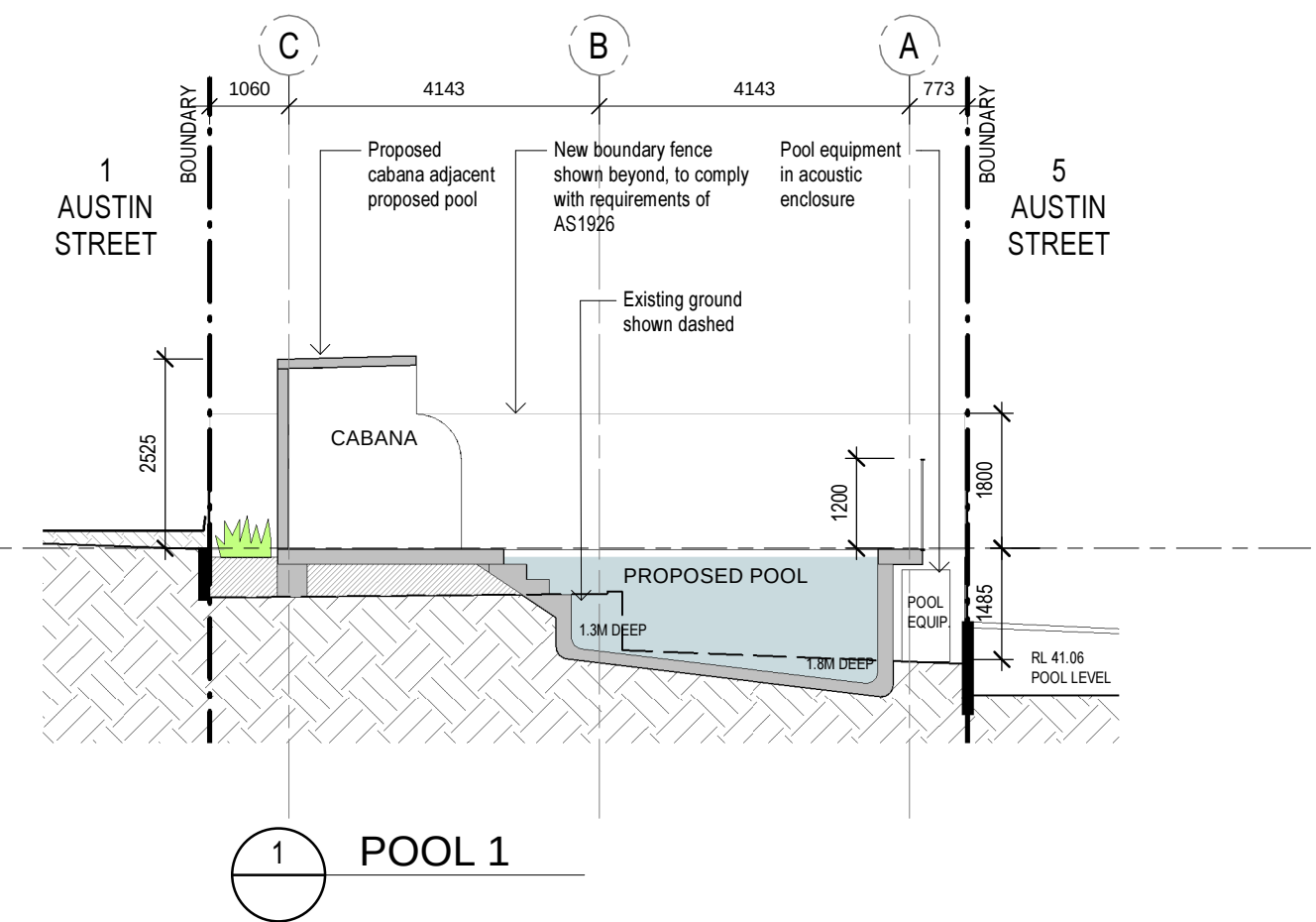
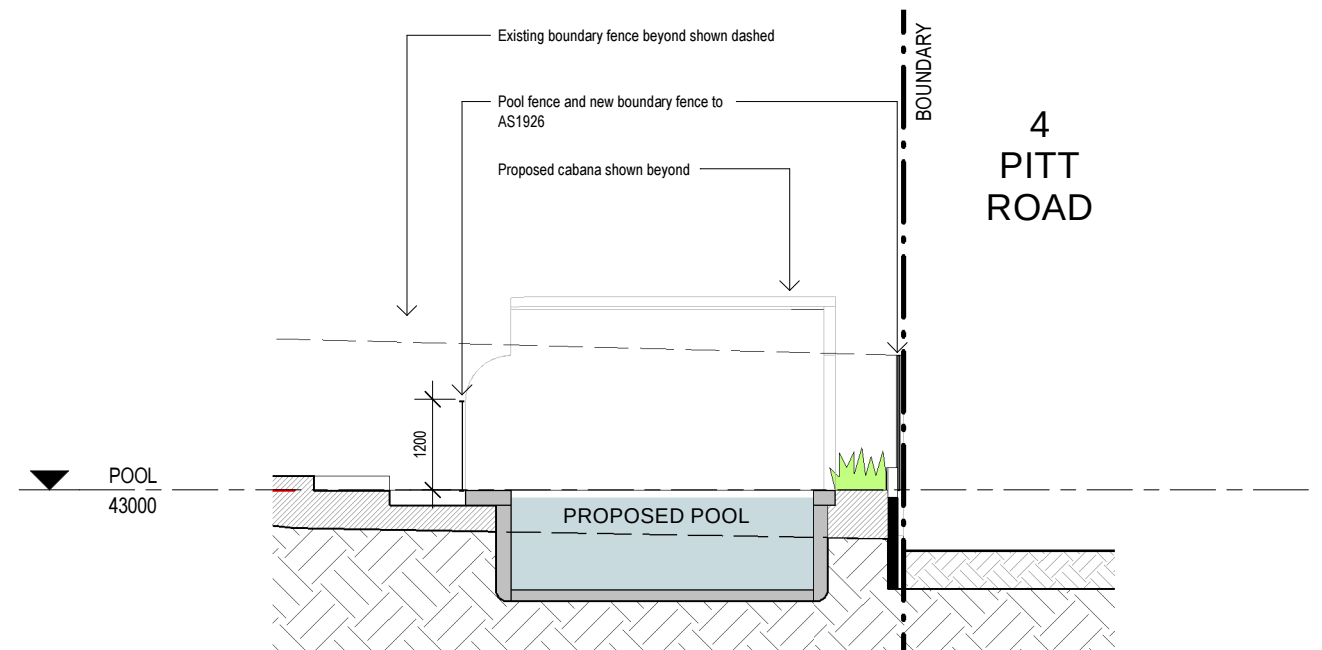
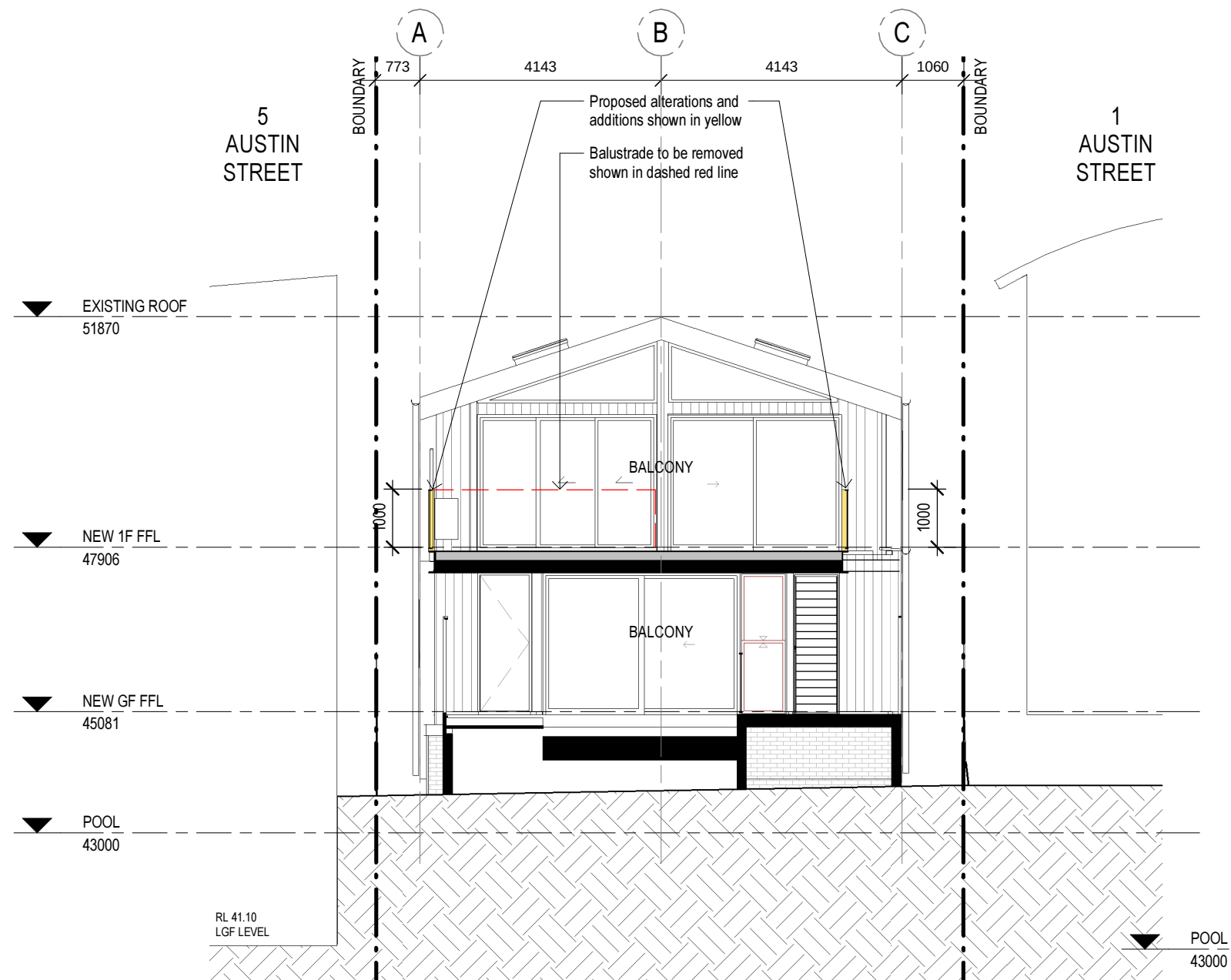
date 02.06.23

drawing no.

DA301
/ B

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KEY (SEE SCHEDULES FOR DETAILS)

RN - RENDER AND PAINT FINISH, COLOUR: NATURAL WHITE
VB - VERTICAL BALUSTRADE, COLOUR: BLACK / NIGHT SKY
VF - VERTICAL FENCE, COLOUR: WHITE

Legend

EXISTING WALLS
PROPOSED WALLS
EXISTING TO BE RETAINED
PROPOSED WORKS



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PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

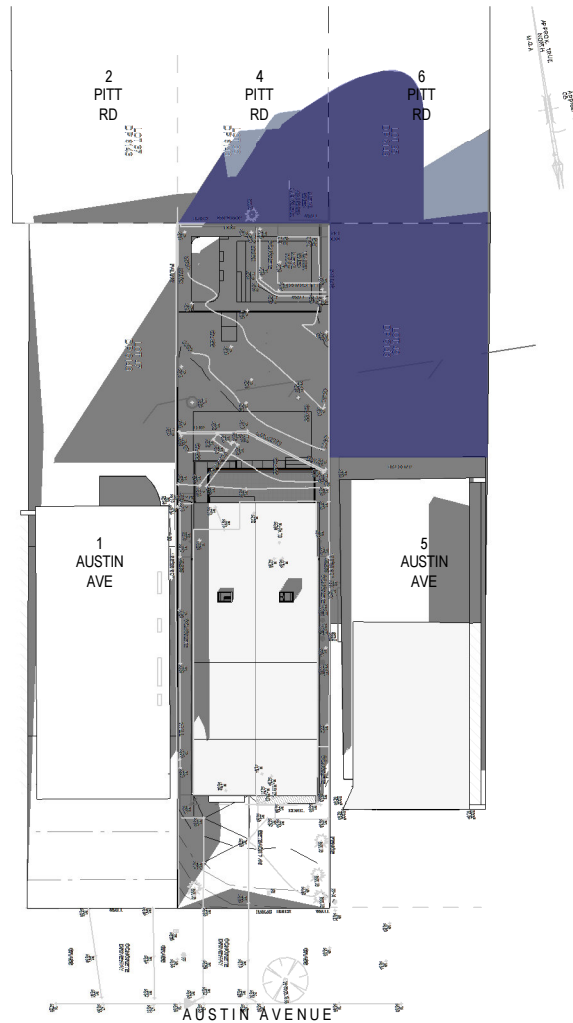
SECTIONS 3

project no. 22008
scale 1 : 100@ A3
drawn Author
date 02.06.23

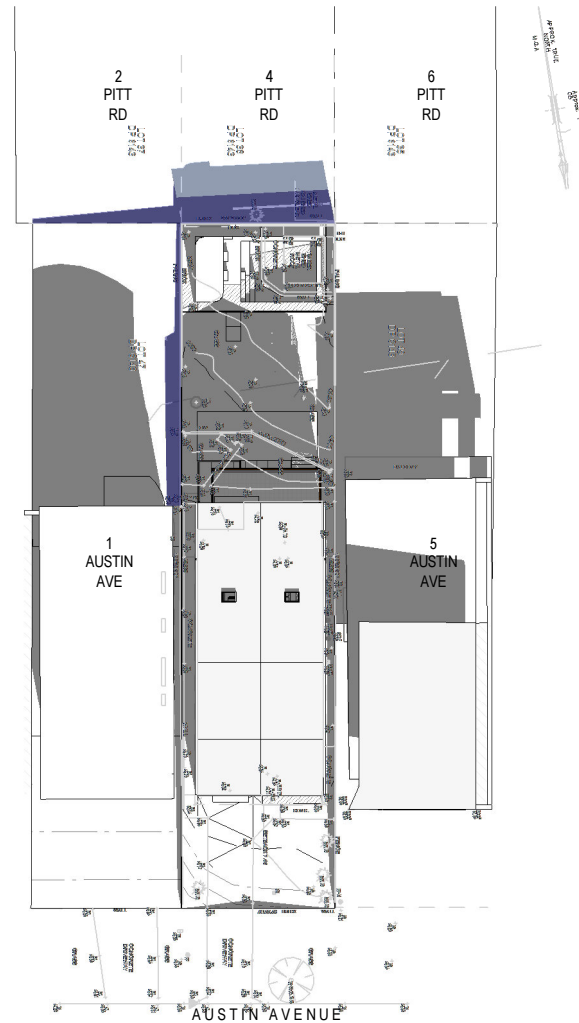
drawing no.

**DA302
/ B**

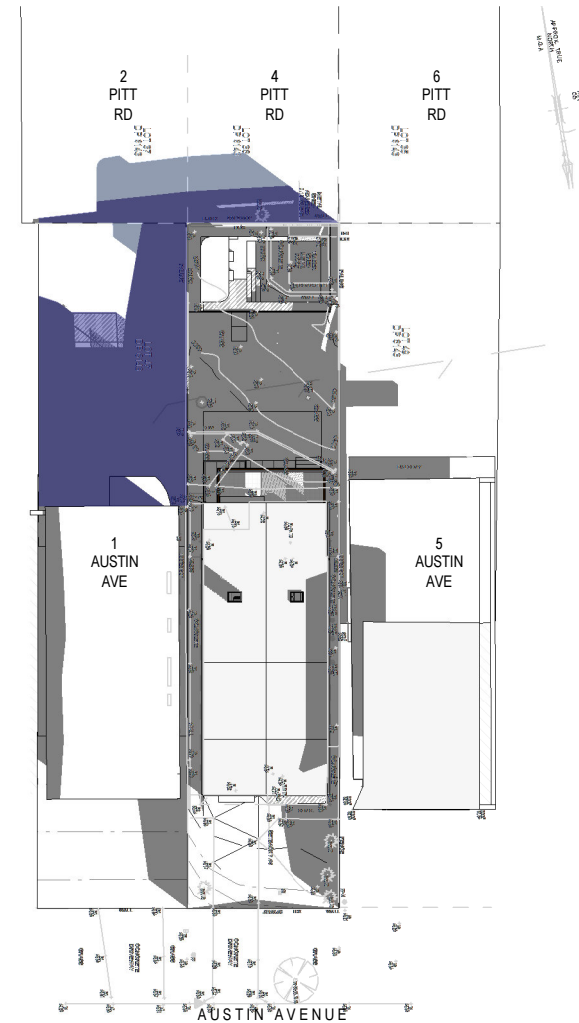
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1 JUNE 21 9AM



2 JUNE 21 12PM



3 JUNE 21 3PM

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Legend

- SHADOWS CAST BY EXISTING BUILDING AND FENCE
- ADDITIONAL SHADOWS CAST BY PROPOSED ALTERATIONS AND ADDITIONS



PROJECT

ALTERATIONS & ADDITIONS
3 AUSTIN AVE, NORTH CURL CURL NSW 2099

CLIENT

MR & MRS REED

DRAWING

SHADOW DIAGRAMS

project no. 22008
scale 1 : 500@ A3
drawn AB
date 02.06.23

drawing no.

DA400
/ A

issue

A 02.06.23 FOR DEVELOPMENT APPLICATION
issue date revision