

SITE PLAN

SITE CRITERIA

No.14 PLAYFAIR ROAD NORTH CURL CURL N.S.W. 2099
LOT 29 D.P. 17125

SITE AREA.....	=	521.4	sq. m.
EXISTING HARDSTAND.....	=	307.4	sq. m.
EXISTING LANDSCAPED AREA < 2.0m WIDE.....	=	28.7	sq. m.
EXISTING LANDSCAPED AREA > 2.0m WIDE.....	=	185.3	sq. m. (35.5 %)
PROPOSED CONCRETE DRIVEWAY AREA.....	=	33.9	sq. m.
PROPOSED GARAGE FLOOR AREA.....	=	35.0	sq. m.
PROPOSED TOTAL GROUND FLOOR AREA.....	=	109.9	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA.....	=	12.4	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA.....	=	26.0	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA.....	=	116.1	sq. m.
PROPOSED FIRST FLOOR FRONT DECK AREA.....	=	3.7	sq. m.
DWELLING ROOF AREA.....	=	207.9	sq. m.
2 CAR PARKING SPACES PROVIDED IN GARAGE.....	=		
POST DEVELOPEMENT HARDSTAND.....	=	216.3	sq. m.
POST LANDSCAPED AREA < 2.0m WIDE.....	=	30.0	sq. m.
POST LANDSCAPED AREA > 2.0m WIDE.....	=	275.0	sq. m. (52.7 %)
O.S.D. IMPERVIOUS AREA.....	=	238.0	sq. m. (45.6 %)

BASIX REQUIREMENTS TO BE READ INCONJUNCTION WITH THE BASIX CERTIFICATE No.9582705_02

WATER COMMITMENTS:

SHOWER HEAD RATING	3 STAR (> 4.5 BUT <= 6.0L/min)
TOILET RATING	3 STAR
ALL TAP FITTINGS RATING	3 STAR
ROOF AREA TO RAIN WATER TANK	60m ²
MIN. RAIN WATER TANK SIZE	5,300L
RAIN WATER TANK CONNECTED TO	TOILETS, LAUNDRY, 1 OUTDOOR TAP

THERMAL COMMITMENTS:

EXTERNAL WALLS	WEATHERBOARD CLADDING + R2.0 BULK INSULATION
INTERNAL WALLS	PLASTERBOARD ON TIMBER STUD
EXTERNAL CEILING	TIMBER + R4.0 BULK INSULATION
INTERNAL CEILING	TIMBER ABOVE PLASTERBOARD
ROOF	CORRUGATED IRON (LIGHT SOLAR ABSORPTANCE <0.475)
FLOORS	SUSPENDED TIMBER + R2.0 BULK INSULATION
WINDOWS	ALM-002-03 A Aluminium B SG High Solar Gain Low-E ALM-001-03 A Aluminium A SG High Solar Gain Low-E

ENERGY COMMITMENTS:

HOT WATER: GAS INSTANTANEOUS 4.5 STAR MIN.
INDIVIDUAL DUCTED FAN WITH MANUAL SWITCH IN BATHROOM AND KITCHEN.
NATURAL VENTILATION ONLY TO LAUNDRY.
COOLING: CEILING FAN TO AT LEAST; ONE LIVING ROOM + ONE BEDROOM
HEATING: 1-PHASE A/C (EER 3.0-3.5) TO AT LEAST; ONE LIVING ROOM
PRIMARY LIGHTING MUST BE LED FOR THE FOLLOWING ROOMS:
4 BEDROOMS/STUDY, 2 LIVING/DINING, KITCHEN, ALL BATHROOMS, ALL HALLWAYS, LAUNDRY
MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN AND AT LEAST 3 BATHROOMS.
GAS COOKTOP & ELECTRIC OVEN.
OUTDOOR & INDOOR CLOTHES LINES MUST BE INSTALLED.

REVISION B 15-05-2019

- INCREASED FRONT SETBACK AN ADDITIONAL 700mm
- W25 & W26 COMBINED INTO ONE PRIVACY WINDOW (SILL HEIGHT >1.5m)
- W2, W19, W18, PRIVACY WINDOWS

REVISION C 11-06-2019

- ADDED W19A TO BED 3

REVISION D 26-08-2019

- NORTHERN RETAINING WALL AMENDED



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

REV2019/0036

NOTES:-

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
- AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
- ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
- ALL PAINTING TO OWNERS REQUIREMENTS.
- ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
- ALL GLAZING TO CODE AS1288
- ALL PEST TREATMENT TO CODE AS3660.1-2000
- SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
- ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- ALL TIMBER FRAMING TO CODE AS1684
- ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

CLASSIC COUNTRY COTTAGES

OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1188
Builders Lic. 158741C ABN 65 687 862 151

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PROJECT

**PROPOSED NEW DWELLING
14 PLAYFAIR ROAD
NORTH CURL CURL**

**FOR
MR D. & Mrs. D. O'BRIEN**

DATE **JUNE. 2019** SCALE **1:200**

JOB No.

DWG. No.

REV


CC151

D

DEVELOPMENT

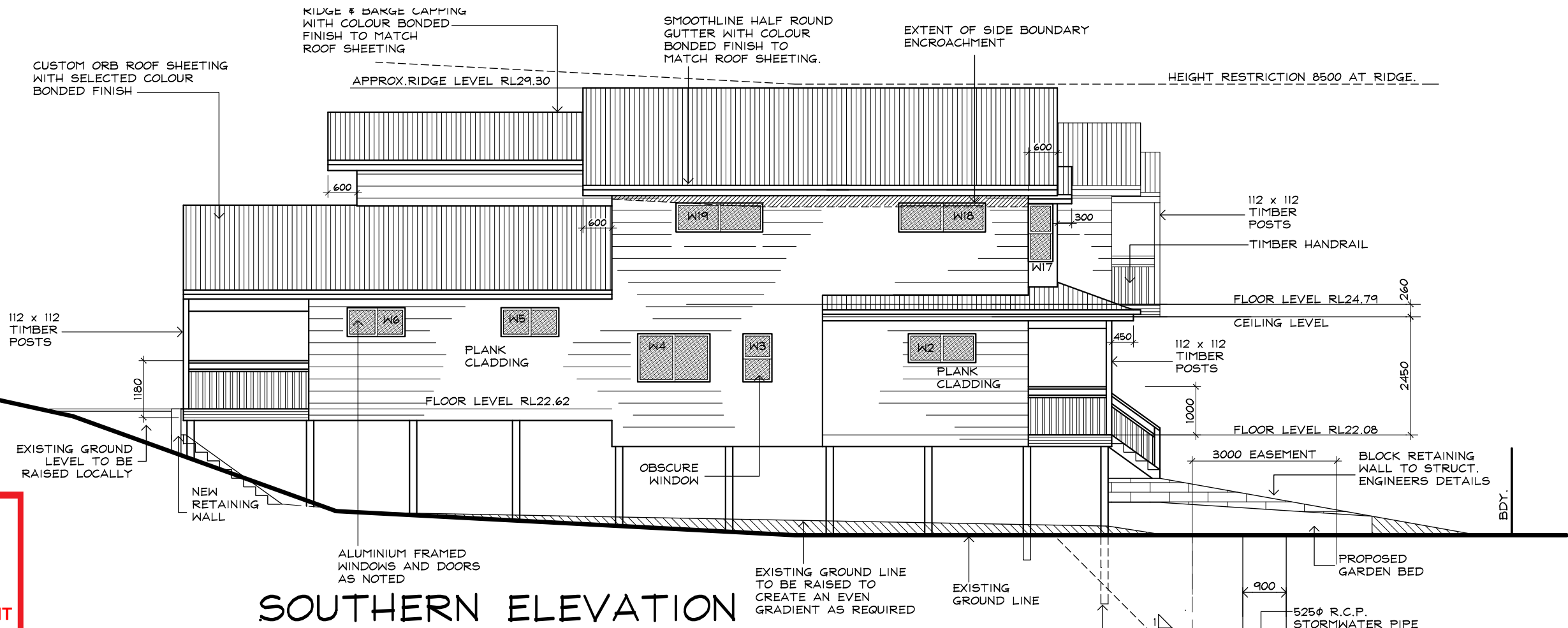
APPLICATION ISSUE

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ASK

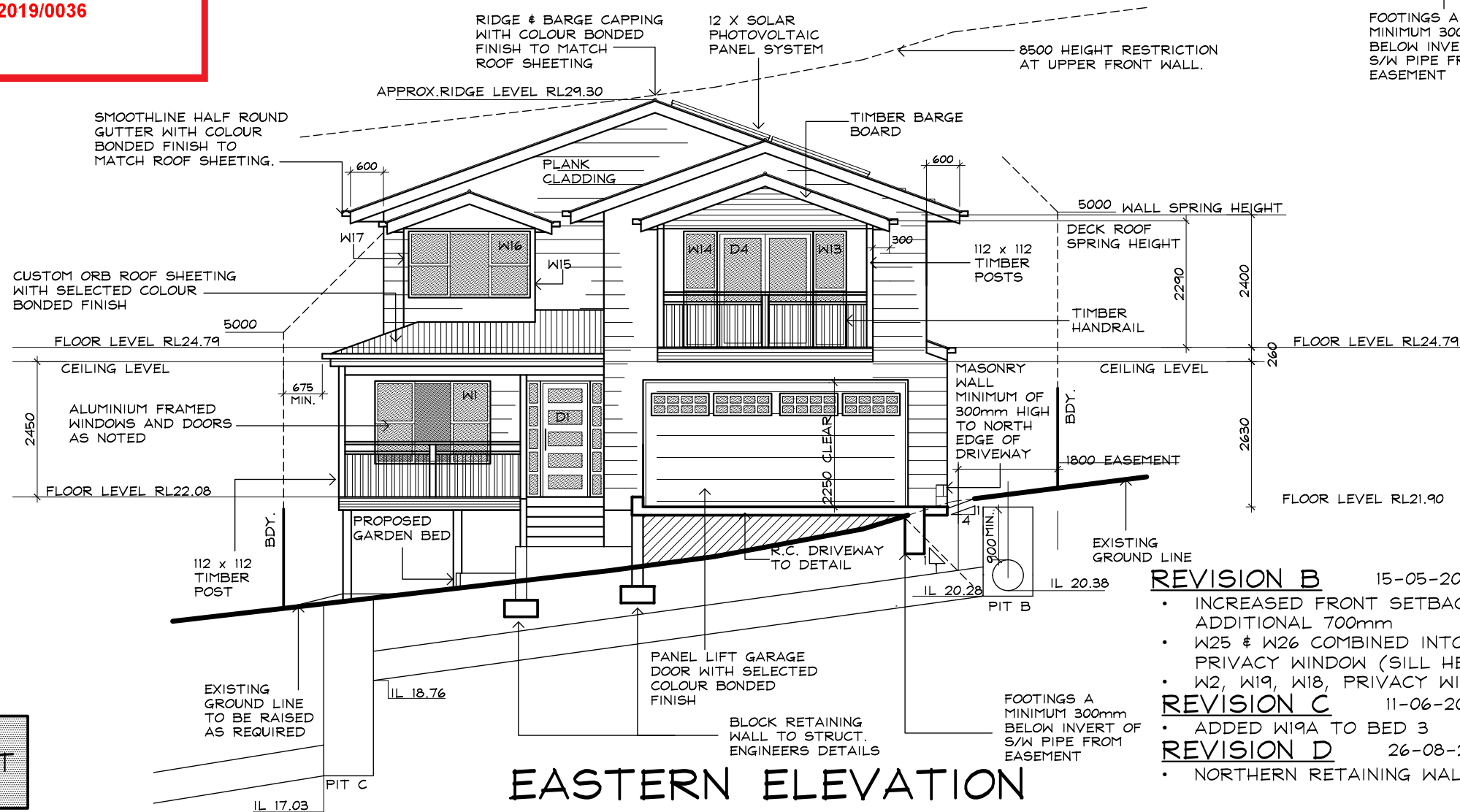
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SOUTHERN ELEVATION



EASTERN ELEVATION

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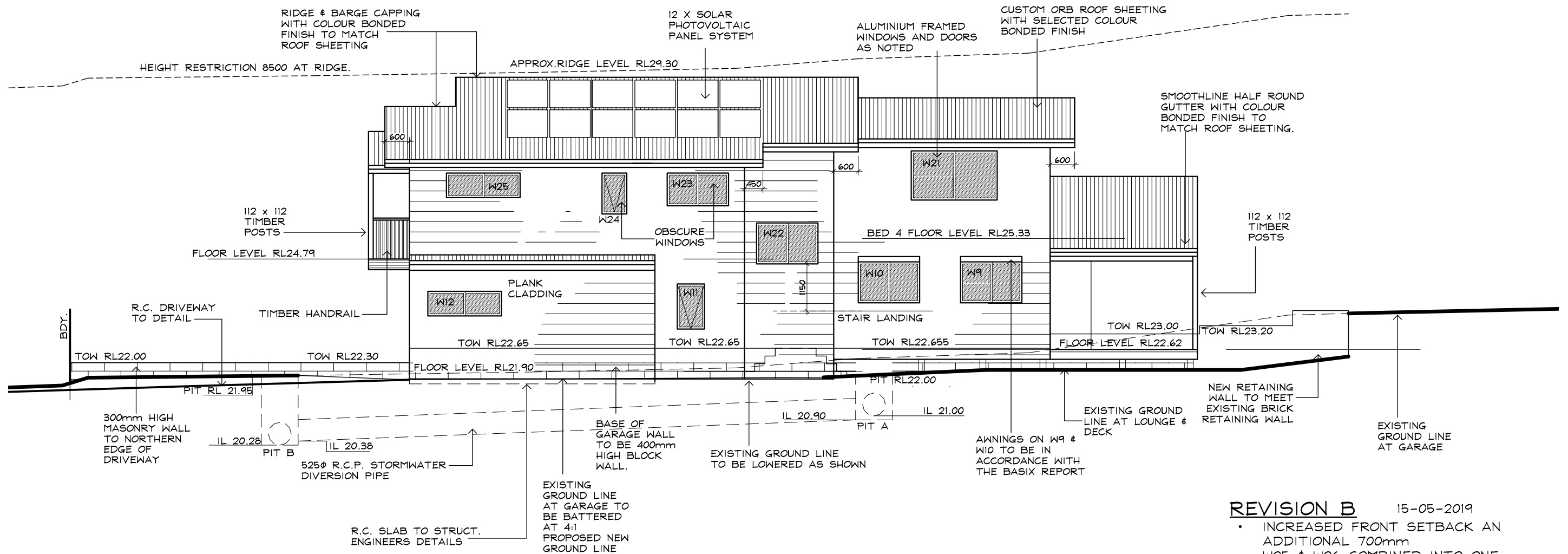
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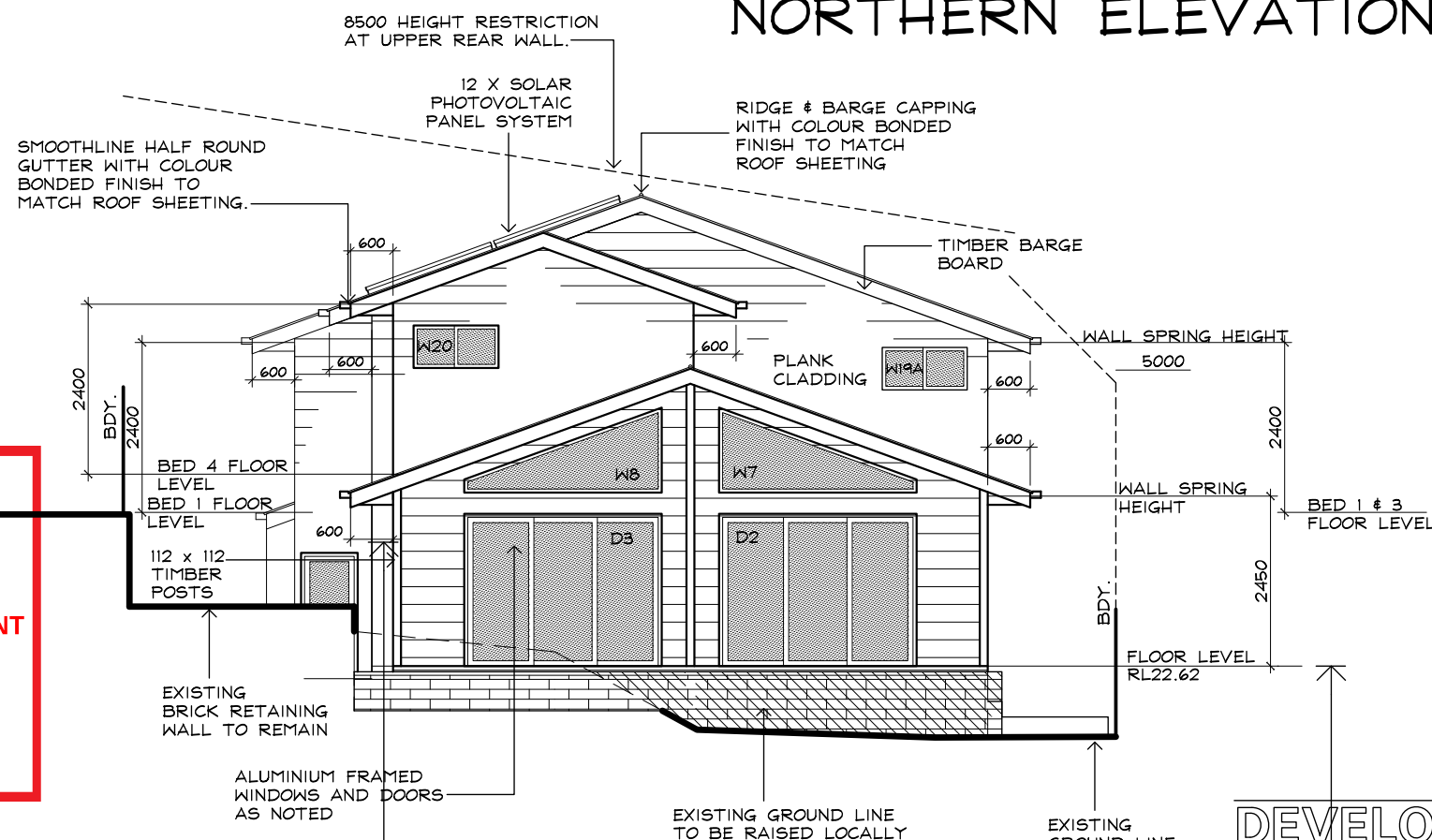
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 - W2, W19, W18, PRIVACY WINDOWS
- REVISION C** 11-06-2019
- ADDED W19A TO BED 3
- REVISION D** 26-08-2019
- NORTHERN RETAINING WALL AMENDED

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NORTHERN ELEVATION

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WESTERN ELEVATION

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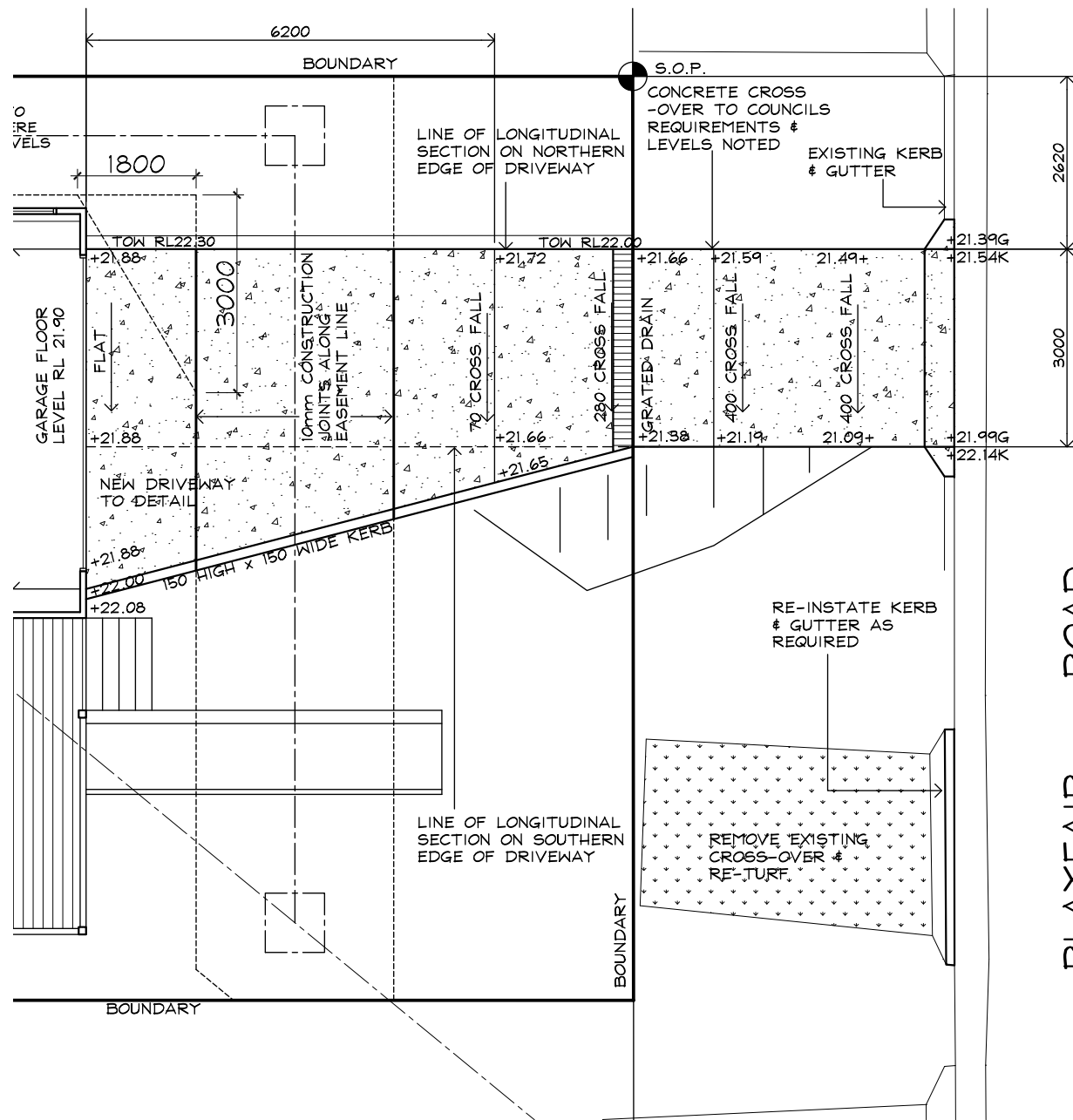
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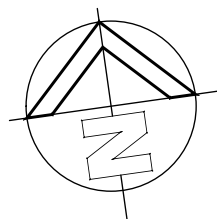
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DRIVEWAY SET OUT PLAN

NOTE:-
DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S EXTRA HIGH STANDARD VEHICLE CROSSING PROFILE A4 - 3330/4

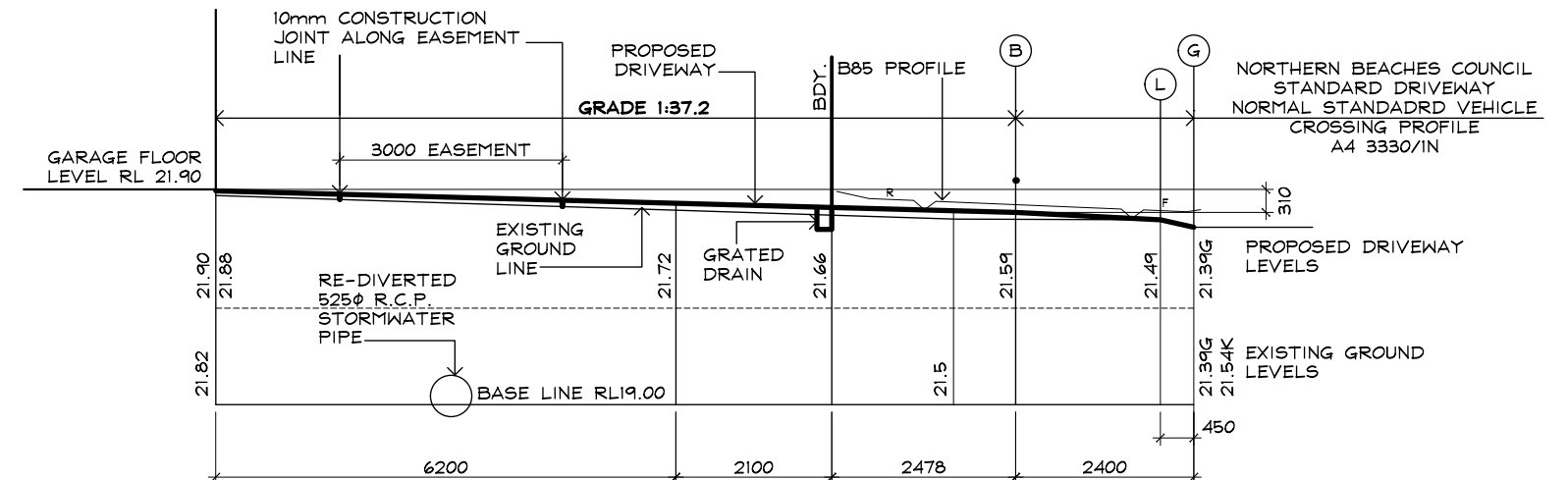
NOTE:-
DRIVEWAY CROSS-OVER TO BE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATION AND AUSTRALIAN STANDARD AS1428.1:2001-DESIGN FOR ACCESS AND MOBILITY.



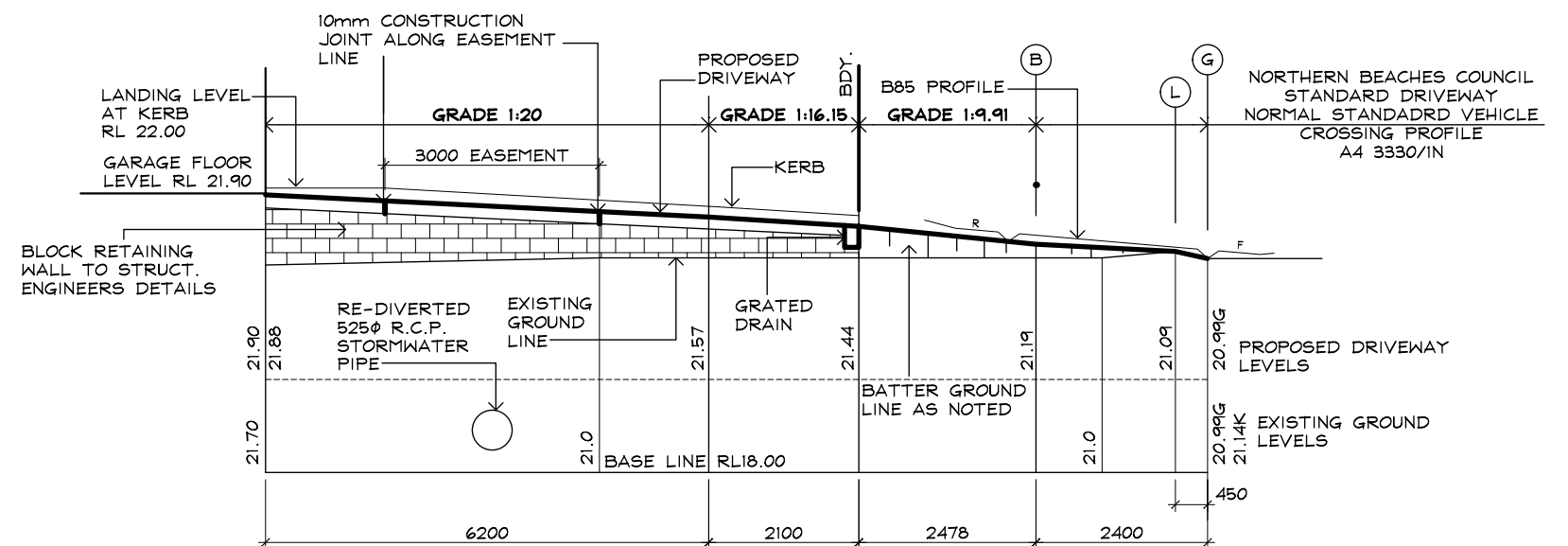
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PLAYFAIR ROAD



LONGITUDINAL SECTION ON NORTHERN EDGE



LONGITUDINAL SECTION ON SOUTHERN EDGE

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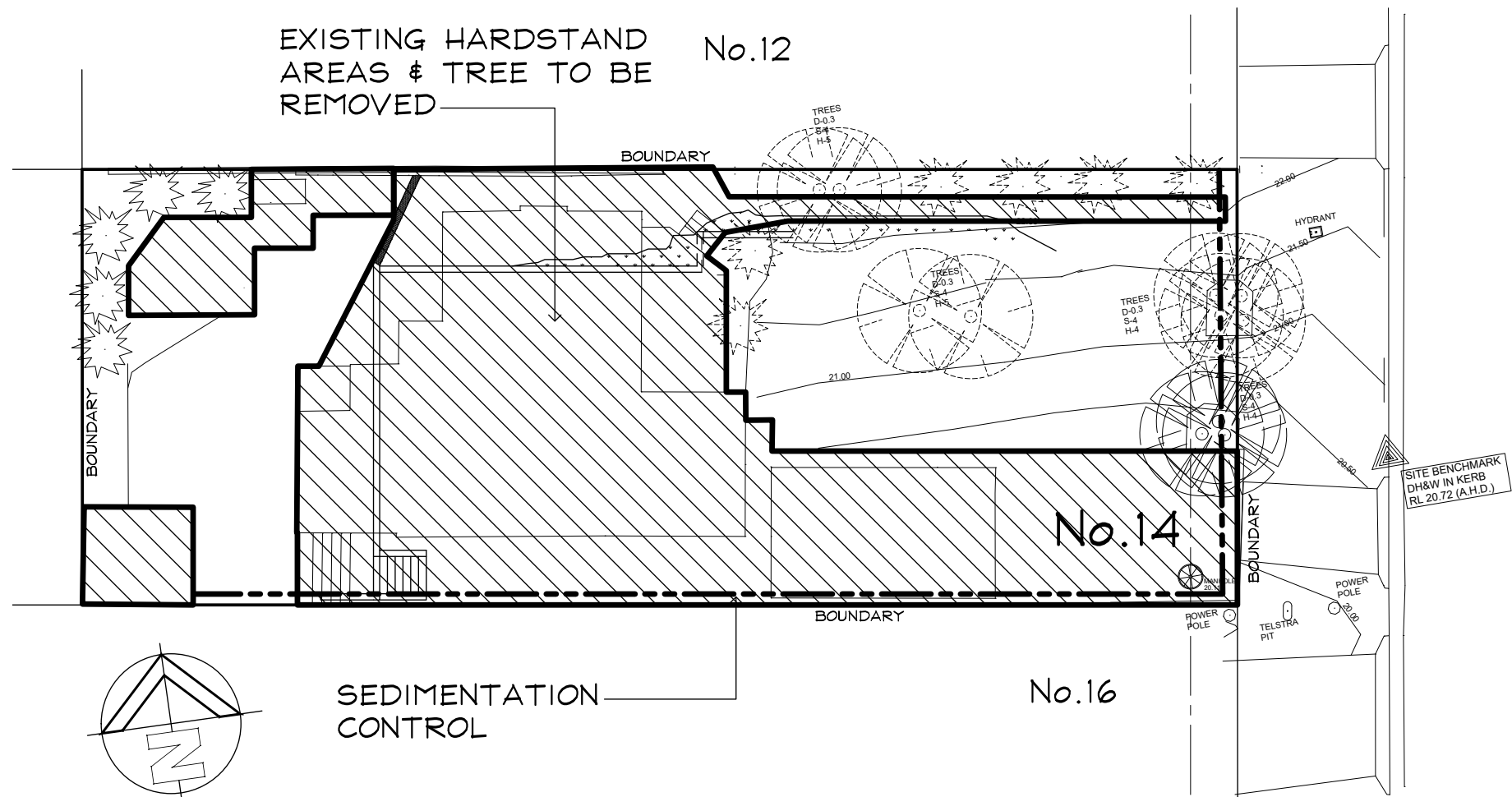
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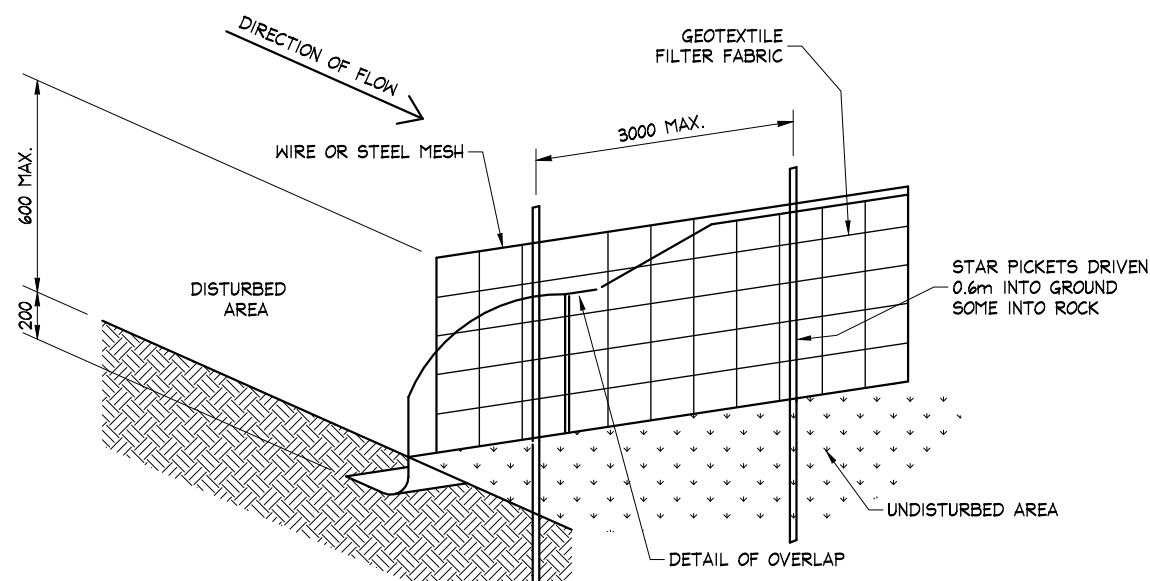
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DEMOLITION AND SEDIMENTATION CONTROL FENCE PLAN

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

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