NOTES : (For Council)

(a) Framing Timbers are to comply with A.S. 1684 (2006).
(b) Sub Floor Ventilation:
(i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.
(ii) Sub floor vents minimum 6000mm/m (External Wall).
(iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.
(c) Reinforcement:
(i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.
(ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.
(d) Brickwork is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.
(e) Wet Areas (refer to Specification for responsible party). Provide impervious floor and wall coverings to all wet areas to AS 3740 (2004).
(f) Concrete strength to be minimum 20 Mpa at 28 days per A.S. 1480.
(g) Steps / Stairs :

Min Tread	- 240mm	Max Riser Height	- 190mm
Min Head Clearance	- 2000mm. (Recommended)		
Min Width of Stairway	- 750mm clear of all obstructions eg. handrails, balustrades etc.		
Min. Handrail Height	- 865mm above tread nosing. 1020mm above landing, ramps etc.		

(h) Insulation is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building Code of Australia.

1. TREES:

Some species of tree in certain soils, (pending size & distance from the building) could in particular circumstances affect the structural integrity of the proposed work.
It is suggested that the Client, if concerned, organise an arborist to advise them in this regard.
The Builder can, upon written request, organise this report and carry out any recommendations.

2. MATERIALS:
Items specified to match existing as close as possible, does not imply an identical match.
The contract allows for materials available from current manufacturer's standard lines (no special tooling allowed for).

3. CHECKS BY CLIENT:
The Client is required to check the dimensions of the work (with the assistance of the Construction Supervisor) at:
a) Floor Stage,
b) Frame Stage,
This includes levels, heights, widths, window locations, door locations, external and internal wall locations, brick & roof tile selections. Any discrepancies found are to be advised in writing to the Building Manager within three (3) days of the check. The allowance by the Client for the works to continue will be deemed to be acceptance by the Client that the preceding works satisfy the Clients requirements and the Builder's obligations.

4. ASBESTOS:
Unless otherwise specified in these Specifications NO allowance has been made for the removal or handling of any asbestos products. The Builder, prior to commencement of works, will take a sample of all materials in areas affected by new works and have the existing linings tested for the presence of asbestos. If asbestos is found a quote for the safe handling and removal of this material from affected areas will be obtained and this work included in this contract by way of Variation Order at additional cost to Client. Alternatively it will be the Clients responsibility to remove asbestos from affected areas and provide a 'clearance certificate' for following works to occur.

5. EXISTING STRUCTURE:
Where the Builder is carrying out works in an existing area (e.g. re-tile / re-line floors walls etc.) unless the Client notifies the Builder otherwise the Builder will assume that the Client accepts the existing condition of the structure (ie. Level, plumb, square etc.). Should the Client desire it, the Builder will undertake to provide a detailed existing conditions report in any area of concern for a fee to be agreed upon. The request to undertake this report must be in writing and be received by the Builder in advance of any works being undertaken on site.

6. WORKS BY CLIENT:
Where the Client is responsible for specified works to be carried out in conjunction with this contract, the Client shall be responsible for paying for and obtaining the necessary security deposit / approval as may be required by local council including obtaining a 'Certificate of Final Inspection' upon completion of works.

7. FRAME & LOCK UP ONLY PROJECTS:
The Client will be responsible for:
· obtaining a 'Certificate of Final Inspection' upon completion of works and
· paying for and obtaining any necessary security deposit / approval that may be required by local council.
Where works past frame or lock up stage are required by the Builder (eg. Plaster, Fixing, Fit off etc.) but do not involve completion of the contract, the Builder will claim an extension of time from completion of 'Frame" or 'Lock Up' stage till ten (10) days after receiving written confirmation from the Client that preceding works (eg. Plumbing & electrical rough in, plaster etc) has been completed.

8. COUNCIL CONDITIONS ON APPROVED DOCUMENTS:
The BUILDER has allowed for the standard fees associated with the application of a Development Application and Construction Certificate, unless otherwise specified no allowance has been made for additional works or fees required by Council as per the conditions included within the Development Application and/or Construction Certificate approvals. Any additional costs involved shall be charged to the Client by way of Variation Order.

9.BASIX COMPLIANCE:
BASIX (Building Sustainability Index) is a measure of thermal comfort, water saving measures and energy efficiency of a new building. As of 1st July 2007, residential additions and renovations over the value of $ 50,000 will need to be assessed and comply with the requirements of BASIX. Works to this effect have been included in this contract, and will be provided for your selection by way of Variation Order to Contract. The included basix compliance items are:
- A minimum of 40% of new or altered light fittings are to be fitted with fluorescent, compact fluorescent, or led lamps.
- All new or altered showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- All new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- All new or altered taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

10. TERMITES:
- CLIENT is advised that due to the nature of termites it is extremely difficult to prevent them gaining access to a building. It is therefore the
- CLIENTS responsibility to ensure regular maintenance and competent inspection of the building (new and existing) is carried out on an ongoing basis.

Areal View with Highlighted the Location of the Residence at No.30 Surf Road, NORTH CURL CURL

Drawings List

	Rev.
WD- 01 - Cover Page	A
WD- 02 - Proposed Site and Analysis Plan	B
WD- 03 - Window / Door schedule and BASIX Commitments	B
WD- 04 - Existing Garage Floor Plan	B
WD- 05 - Existing Ground Floor Plan	B
WD- 06 - Existing First and Mezzanine Floor Plans	B
WD- 07 - Existing Garage Floor Plan	B
WD- 08 - Existing Ground Floor Demolition Plan	B
WD- 09 - Existing First and Mezzanine Floor Demolition Plans	B
WD-010 - Proposed Garage Floor Plan - (Not Affected)	B
WD-011 - BASIX Commitments	A
WD-012 - Proposed Ground Floor Plan	B
WD-013 - Proposed First and Mezzanine Floor Plans	B
WD-014 - Eastern and Southern Elevations	B
WD-015 - Western and Northern Elevations	B
WD-016 - Section A.A and Section B.B	A
WD-017 - Sediment & Erosion Control Plan	A
WD-018 - Existing & Proposed Landscape Area Calculations	A
WD-019 - Schedule of Colours and Materials	A
WD- 01 - Project Specifications - Sheet 1	B
WD- 02 - Project Specifications - Sheet 2	B
WD- 03 - Project Specifications - Sheet 3	B
WD- 04 - Project Specifications - Sheet 4	B
WD- 05 - Project Specifications - Sheet 5	B

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 393 251

CLIENT NAME:	Ms. Julie BINDON		
ADDRESS :	No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099		
LOT No :	39	DP No : 5659	
TELEPHONE (M) :	-	CONTRACT No:	9311
DESIGNER :	DAVID MACKENZIE	CONTRACT DATE :	-
DRAFTSPERSON :	M. VAROL	CHECKED :	M. VAROL
COUNCIL :	NORTHERN BEACHES COUNCIL		
GENERAL DESCRIPTION :	GROUND FLOOR ADDITION AND FIRST FLOOR ALTERATIONS		

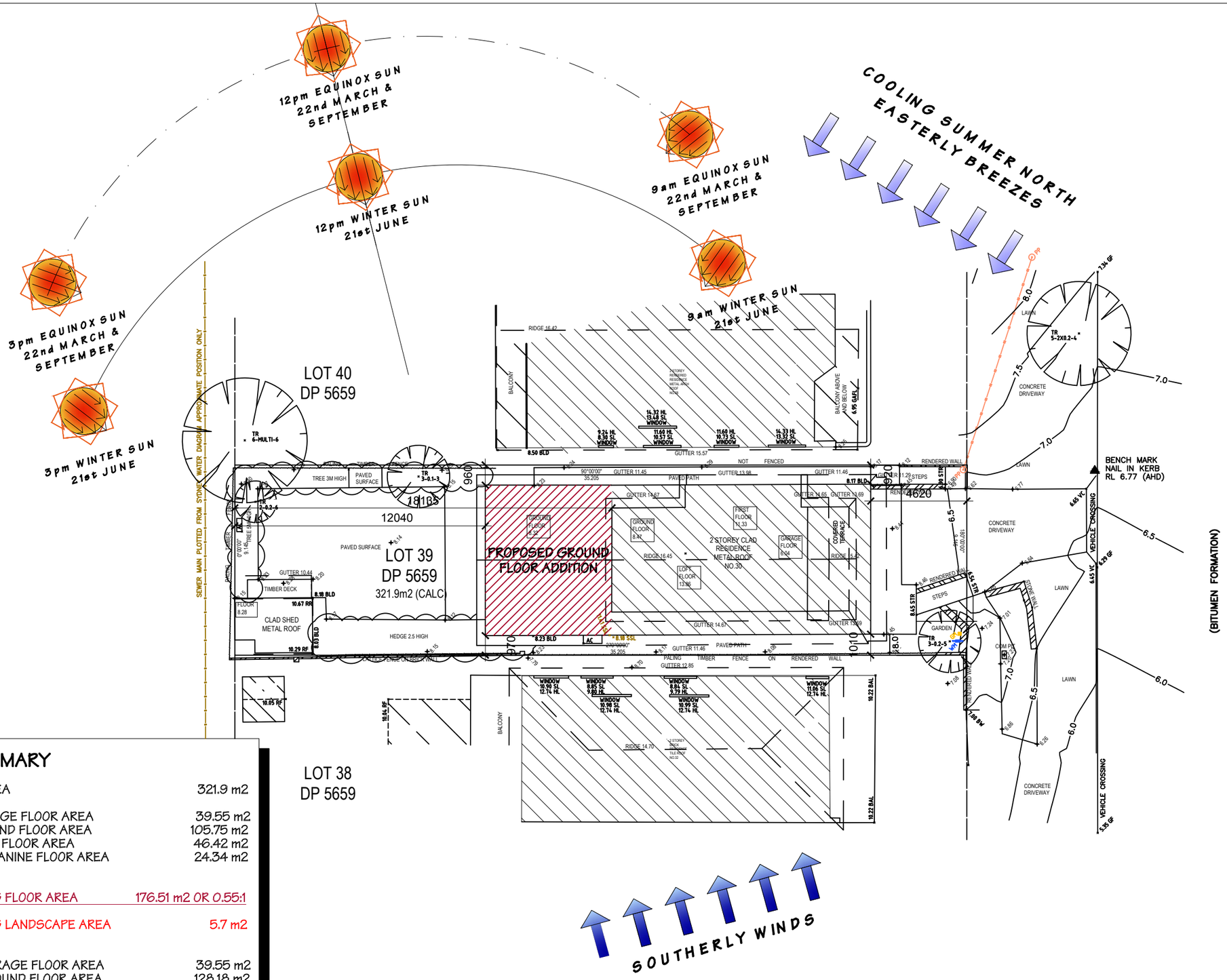
STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	27.06.2024	-	CONTRACT SIGNING ISSUE
B	15.07.2024		DEVELOPMENT APPLICATION ISSUE
C		-	
D		-	
E		-	
F		-	
G		-	
H		-	

DWG
COVER SHEET

NOTE

Sheet No. 1 OF 19

"A DIVISION OF JARRA HILLS" (N.S.W) Pty. Ltd. PROPERTY OF COPYRIGHT ACT 1968
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW



AREA SUMMARY

TOTAL SITE AREA	321.9 m2
EXISTING GARAGE FLOOR AREA	39.55 m2
EXISTING GROUND FLOOR AREA	105.75 m2
EXISTING FIRST FLOOR AREA	46.42 m2
EXISTING MEZZANINE FLOOR AREA	24.34 m2
TOTAL EXISTING FLOOR AREA	176.51 m2 OR 0.55:1
TOTAL EXISTING LANDSCAPE AREA	5.7 m2
PROPOSED GARAGE FLOOR AREA	39.55 m2
PROPOSED GROUND FLOOR AREA	128.18 m2
Proposed Additional Ground Floor Area	22.43 m2
PROPOSED FIRST FLOOR AREA	46.42 m2
PROPOSED MEZZANINE FLOOR AREA	24.34 m2
TOTAL PROPOSED FLOOR AREA	198.94 m2 OR 0.62:1
TOTAL PROPOSED LANDSCAPE AREA	74.02 m2

PROPOSED SITE & ANALYSIS PLAN

SCALE 1:200

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	15.01.2024	-	PRELIMINARY CONTRACT AGREEMENT
B	27.06.2024	-	CONTRACT SIGNING ISSUE
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D		-	
E		-	
F		-	

Sheet No. 2 OF 19

CLIENT NAME: Ms. Julie BINDON

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LOT No: 39 SECTION No: - DP No: 5659
TELEPHONE (M): - CONTRACT No: 9311
DESIGNER: DAVID MACKENZIE CONTRACT DATE: -
DRAFTSPERSON: S. PRESTON CHECKED: M. VAROL
COUNCIL: NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION: GROUND ADDITIONS AND FIRST FLOOR ALTERATIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
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LIC No: 119641C
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H.I.A No: 393 251

A DIVISION OF JARA HILLS PTY. LTD. (N.S.W.) ACN 1968 PROPERTY OF COPYRIGHT
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

NOTES : (For Council)

(a) **Framing Timbers** are to comply with A.S. 1684 (2006).
(b) **Sub Floor Ventilation:**
(i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.
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- CLIENTS responsibility to ensure regular maintenance and competent inspection of the building (new and existing) is carried out on an ongoing basis.

WINDOW SCHEDULE

No.	SIZE (H x W)	DESCRIPTION	BASIX No.	GLAZING
W1	2100 X 910	ALUMINIUM LOUVERED WINDOW	W1	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W2	2100 X 910	ALUMINIUM LOUVERED WINDOW	W2	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W3	1090 x 2940	ALUMINIUM SLIDING WINDOW - C.O.S	W3	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W4	1240 x 700	ALUMINIUM AWNING WINDOW - C.O.S	W4	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W5	1250 x 760	ALUMINIUM AWNING WINDOW - C.O.S - OBSCURE	W5	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W6	1250 x 750	ALUMINIUM AWNING WINDOW - C.O.S	W6	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W7	1908 X 994	ALUMINIUM FIXED WINDOW	W7	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W8	600 X 2400	ALUMINIUM FIXED WINDOW	W8	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W9	600 x 900	ALUMINIUM LOUVERED WINDOW	W9	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W10	2340 x 910	ALUMINIUM LOUVERED WINDOW	W10	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W11	1090 x 2940	ALUMINIUM SLIDING WINDOW - C.O.S	W11	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W12	600 x 1570	ALUMINIUM AWNING WINDOW	W12	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W13	600 x 1570	ALUMINIUM AWNING WINDOW	W13	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W14	600 x 1570	ALUMINIUM AWNING WINDOW - OBSCURE	W14	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W15	900 x 900	ALUMINIUM AWNING WINDOW - C.O.S	W15	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
W16		DELETED		

DOOR SCHEDULE

D1	2100 x 4000	ALUMINIUM SLIDING DOOR	D1	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
D2	2100 x 910	HINGED DOOR (SOLID-CORE)		
D3	2770 x 5070	ALUMINIUM BI-FOLD DOOR	D3	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE: 4.48, SHGC: 0.46)
D4	2100 x 820	ALUMINIUM GLAZED HINGED DOOR - C.O.S - OBSCURE	D4	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)

SKYLIGHT SCHEDULE

SKL1	1140 x 1180	VELUX SKYLIGHT (OPERABLE)	SKL1	TIMBER, DOUBLE CLEAR/AIR FILL, (OR U-VALUE: 4.3, SHGC: 0.5)
SKL2	1140 X 700	VELUX SKYLIGHT (OPERABLE) - OBSCURE	SKL2	TIMBER, DOUBLE CLEAR/AIR FILL, (OR U-VALUE: 4.3, SHGC: 0.5)

* SIZES SHOWN ARE NOMINAL SIZES ONLY AND ARE SUBJECT TO MANUFACTURERS STANDARD SIZE AND PROFILE.
* ALL GLAZING IS TO COMPLY WITH A.S 1288. (2006) AND A.S. 2047 (1999).
* ALL NEW WINDOWS AND DOORS ARE TO BE CLEAR GLAZED UNLESS NOTED OTHERWISE.
* ALL NEW WINDOWS TO FIRST FLOOR WINDOWS TO SIT AT 2.1m HEAD HEIGHT
* BUILDER IS TO DRAFTSEAL ALL NEW WINDOWS
* ALL NEW WINDOWS ARE TO BE POSITIONED CENTRE TO THE ROOM, UNLESS OTHERWISE NOTED
* ALL FIRST FLOOR WINDOWS WITH A SILL HEIGHT OF LESS THAN 1.7m HIGH MUST BE RESTRICTED TO AN OPENING OF 125mm ONLY AS PER BCA STANDARDS
* C.O.S - NEW WINDOWS AND DOORS TO BE CHECK ON SITE BEFORE ORDERING
* NOTE: TOP OF NEW BI-FOLD DOOR No.3 TO HAVE A RL 11.69 (EXISTING GROUND FLOOR CEILING)

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) ACN 1968 PROPERTY OF COPYRIGHT

INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	15.01.2024	-	PRELIMINARY CONTRACT AGREEMENT
B	27.06.2024	-	CONTRACT SIGNING ISSUE
C	15.07.2024	-	DEVELOPMENT APPLICATION ISSUE
D		-	
E		-	
F		-	

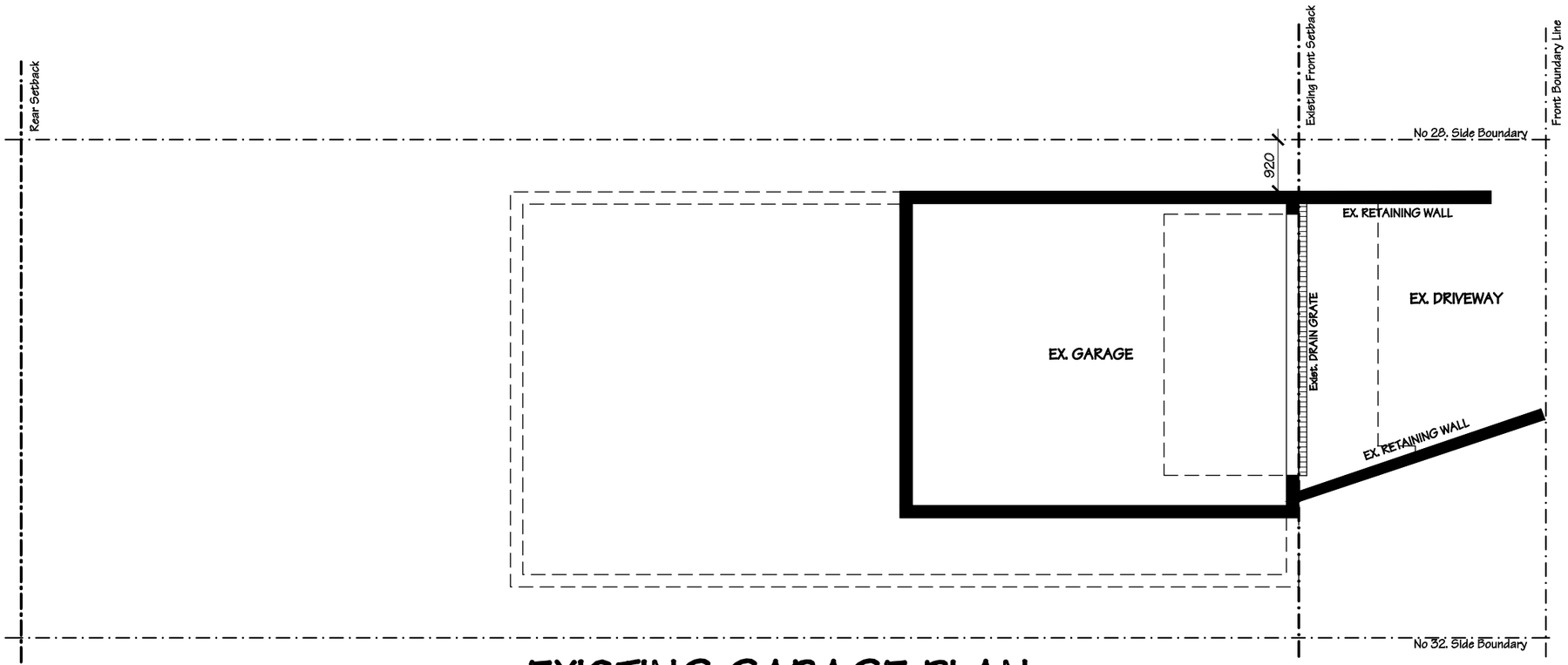
Sheet No. 3 OF 19

CLIENT NAME: **Ms. Julie BINDON**

ADDRESS : No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099
LOT No : 39 SECTION No : - DP No : 5659
TELEPHONE (M) : - CONTRACT No: **9311**

DESIGNER : DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON : S. PRESTON CHECKED : M. YAROL
COUNCIL : NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION : GROUND AND FIRST FLOOR ALTERATIONS AND ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2445
Fax : (02) 9882 3225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 395 251



EXISTING GARAGE PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	15.01.2024	-	PRELIMINARY CONTRACT AGREEMENT
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D		-	
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Sheet No. 4 OF 19

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) ACN 1968 PROPERTY OF COPYRIGHT

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LOT No : 39 SECTION No : - DP No : 5659
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DRAFTSPERSON : S. PRESTON CHECKED : M. VAROL
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SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
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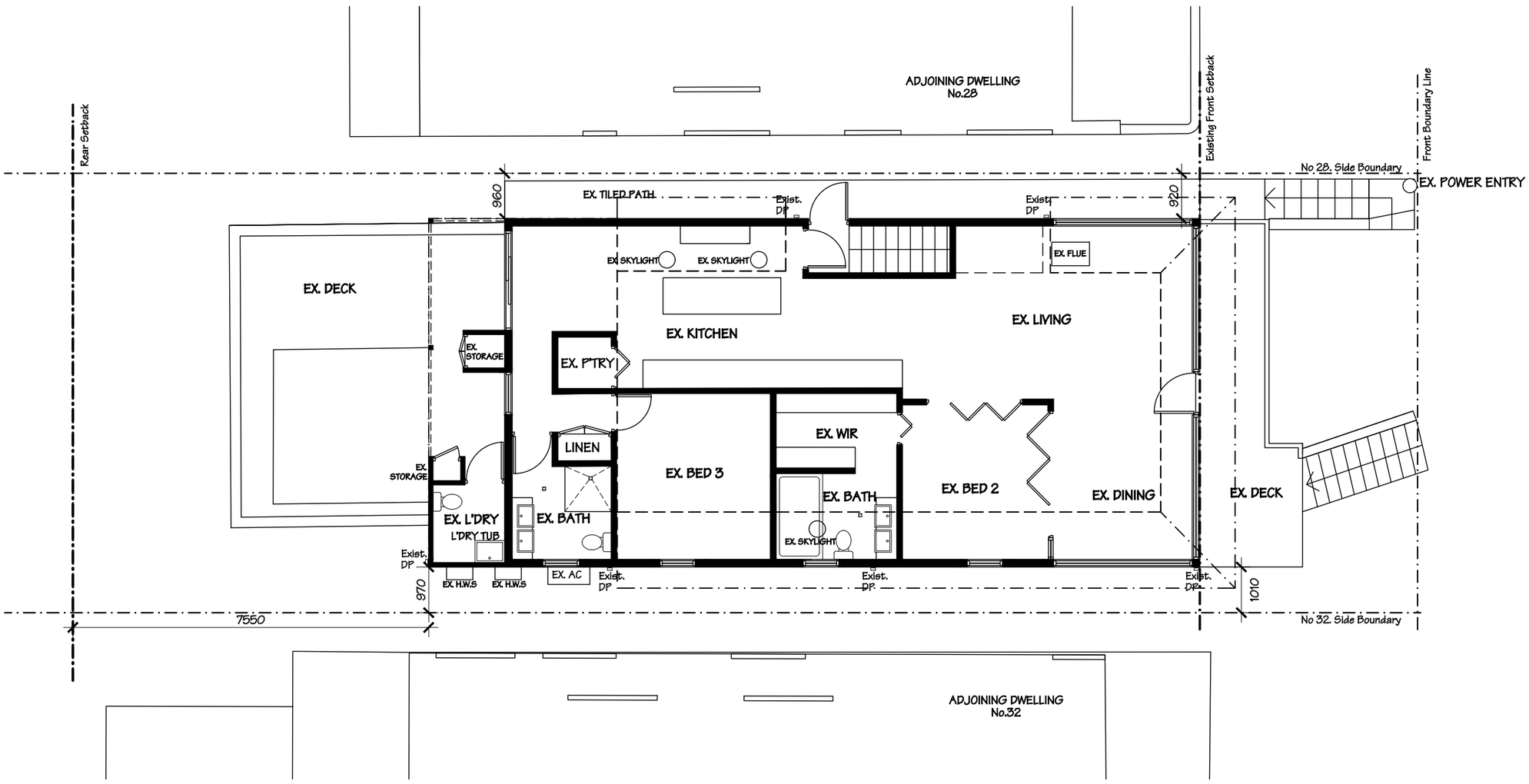

EXISTING GROUND FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	15.01.2024	-	PRELIMINARY CONTRACT AGREEMENT
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F		-	

Sheet No. 5 OF 19

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ABN 92 086 626 002
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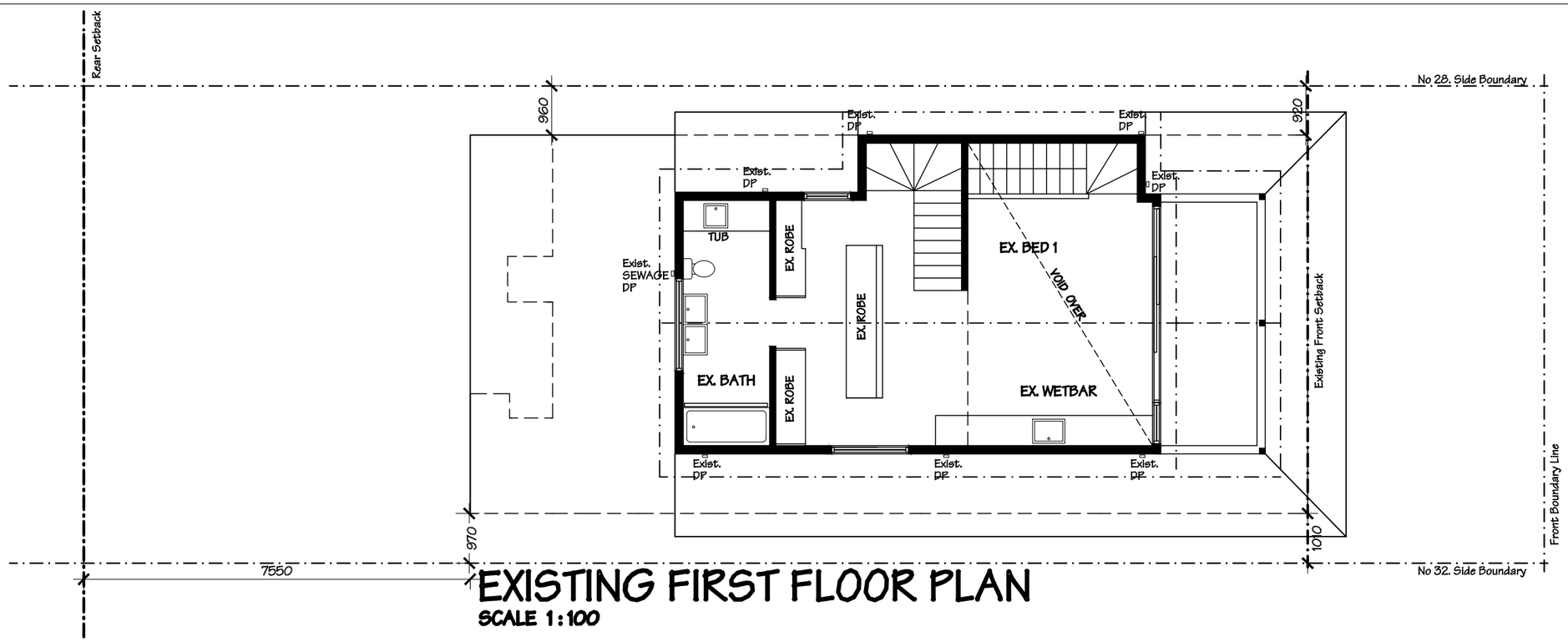
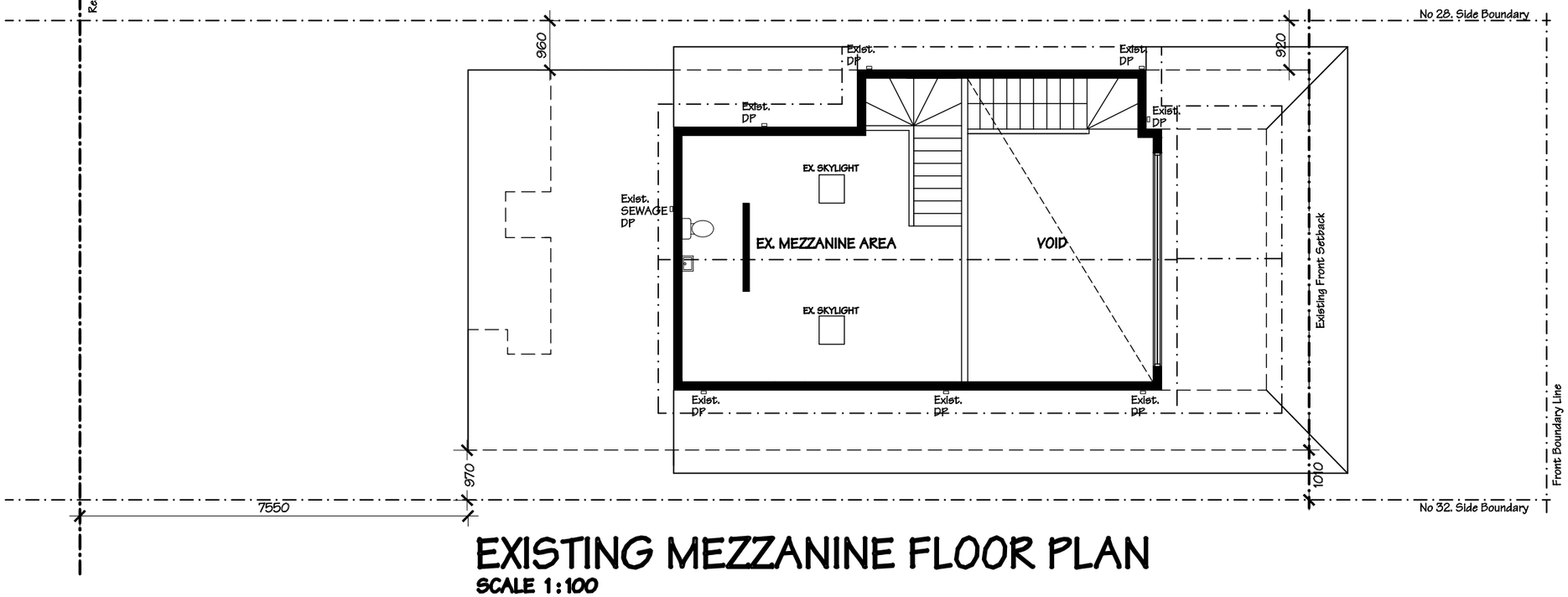


EXISTING FIRST FLOOR PLAN

SCALE 1:100



EXISTING MEZZANINE FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
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B	27.06.2024	-	CONTRACT SIGNING ISSUE
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D		-	
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F		-	

Sheet No. 6 OF 19

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) ACN 1968 PROPERTY OF COPYRIGHT

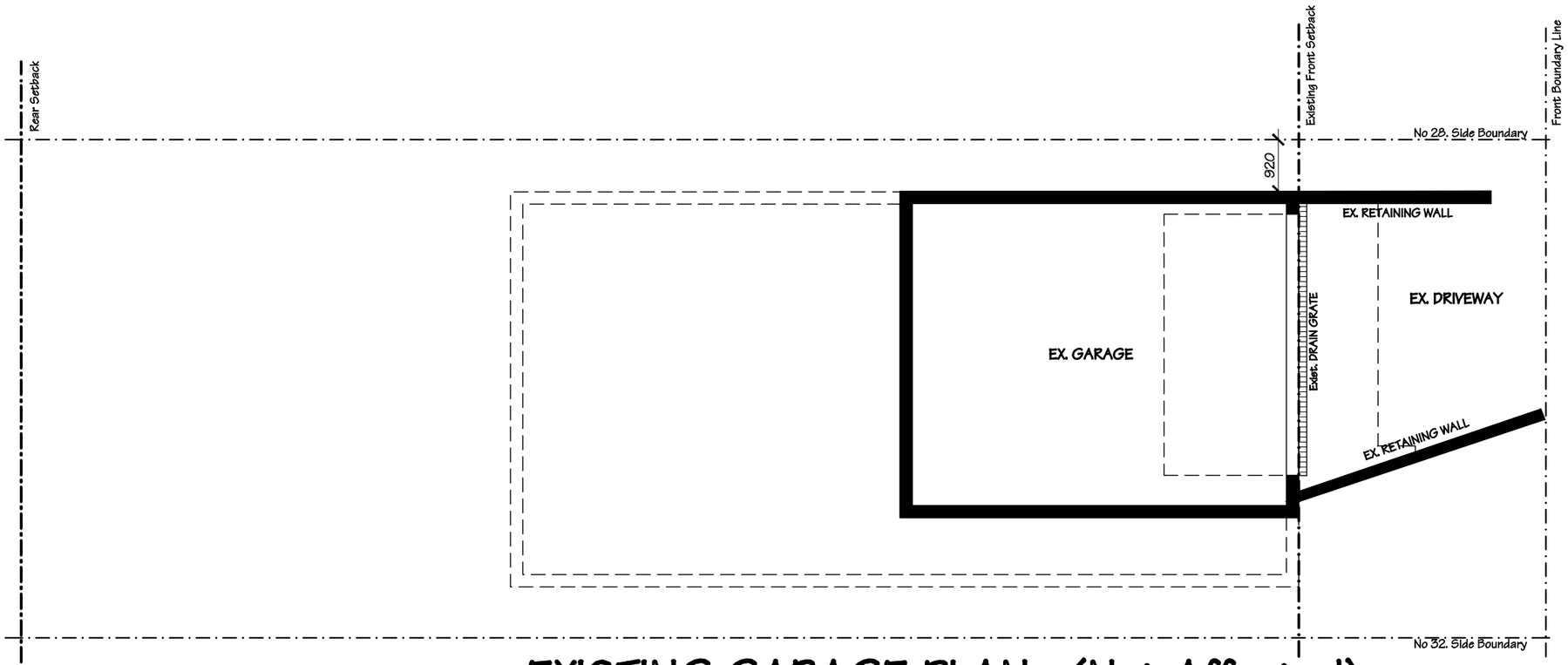
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

CLIENT NAME: **Ms. Julie BINDON**

ADDRESS : No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099
LOT No : 39 SECTION No : - DP No : 5659
TELEPHONE (M) : - CONTRACT No: **9311**

DESIGNER : DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON : S. PRESTON CHECKED : M. VAROL
COUNCIL : NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION : GROUND AND FIRST FLOOR ALTERATIONS AND ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 595 251



EXISTING GARAGE PLAN - (Not Affected)

SCALE 1:100

CLIENT TO:

- FULLY PREPARE SITE PRIOR TO COMMENCEMENT OF WORKS BY BUILDER (IE. REMOVAL OF PLANTS, TREES, SHRUBS, FURNITURE, LIGHT FITTINGS, FLOOR COVERINGS, PERSONAL EFFECTS ETC.)

A. ARRANGE FOR THE DISCONNECTION, REMOVAL & RELOCATION OF ANY EXISTING TV ANTENNAS / SATELLITE DISHES THAT ARE IN THE WAY OF ANY NEW WORKS, IF REQUIRED.

B. ARRANGE FOR THE REMOVAL OF ALL EXISTING AC DUCTS REGISTERS AND AC UNIT THAT'S IN THE WAY OF NEW WORKS.

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
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Tel : (02) 9882 2448
Fax : (02) 9882 5225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 393 251

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Sheet No. 7 OF 19

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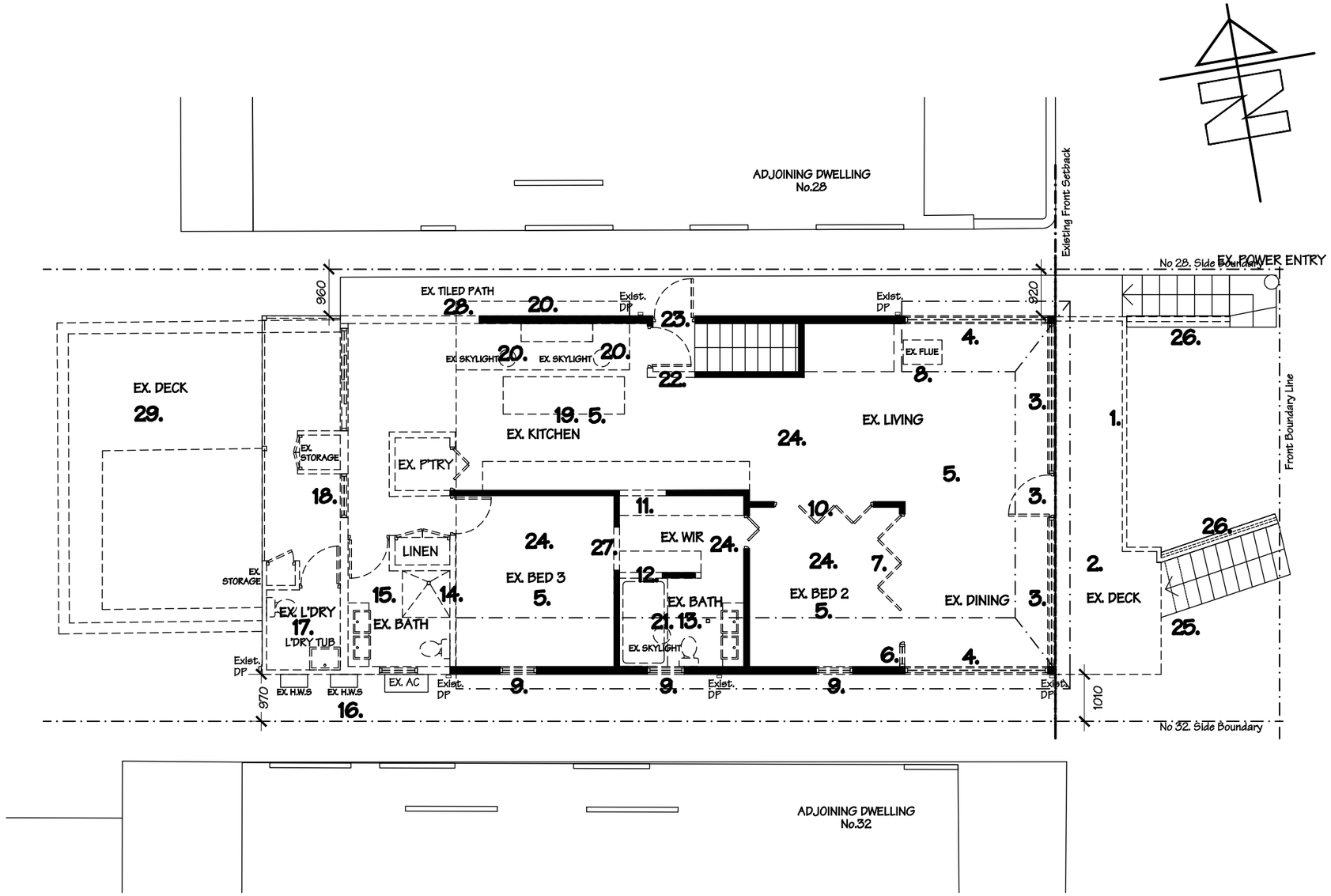
INFRINGEMENTS ON THIS COPYRIGHT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

BUILDER TO:

1. DEMOLISH AND REMOVE EXISTING EXTERNAL TIMBER RAILING TO SUIT NEW WORKS AS SHOWN.
2. DEMOLISH AND REMOVE EXISTING DECKING BOARDS TO SUIT NEW 140mm WIDE HARDWOOD BOARD DECK (SUB FLOOR TO REMAIN).
3. REMOVE 2 EXISTING WINDOW UNITS AND EXTERNAL HINGED DOOR TO SUIT NEW WORKS AS SHOWN.
   NOTE: EXISTING OPENING TO BE SITE MEASURED BEFORE ORDERING.
4. REMOVE EXISTING WINDOW UNIT TO SUIT NEW ALUMINUM SLIDING WINDOW.
   NOTE: EXISTING OPENING TO BE SITE MEASURED BEFORE ORDERING.
5. REMOVE EXISTING CEILING BATTENS AND LAY NEW PLASTERBOARD OVER EXISTING TIMBER BOARD LINING AND MAKE GOOD TO AFFECTED AREA.
6. BLOCK UP PART OF EXISTING SQUARE OPENING TO SUIT NEW WORKS AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
7. REMOVE EXISTING PLANTATION SHUTTERS AND MAKE GOOD TO AFFECTED SURFACES AS NECESSARY TO MAKE WAY FOR NEW CLIENT SUPPLIED SHUTTERS
8. DEMOLISH AND REMOVE EXISTING FIREPLACE INCLUDING OPENING TO ROOF TO SUIT NEW WORKS AND MAKE GOOD TO AFFECTED SURFACES AS NECESSARY.
9. REMOVE EXISTING WINDOW UNIT TO SUIT NEW ALUMINIUM AWNING WINDOW.
   NOTE: EXISTING OPENING TO BE SITE MEASURED BEFORE ORDERING.
10. DEMOLISH AND REMOVE PART OF EXISTING INTERNAL TIMBER FRAME PLASTERBOARD WALLS INCLUDING SHUTTERS TO SUIT NEW WORKS AS SHOWN.
11. DEMOLISH AND REMOVE PART OF EXISTING INTERNAL TIMBER FRAME TIMBER LINING BOARD WALLS INCLUDING REMOVAL OF SHELVES IN WIR AND CREATE FULL HEIGHT x 960mm WIDTH OPENING AND MAKE GOOD AFFECTED SURFACES AS NECESSARY.
12. CREATE A NEW OPENING IN INTERNAL TIMBER FRAME LINING BOARD WALLS TO SUIT NEW HINGED DOOR AND MAKE GOOD TO AFFECTED WALLS.
13. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN. RELINE FLOOR WHERE NECESSARY FOR REMOVED RECESSED BATHTUB.
14. DEMOLISH AND REMOVE PART OF EXISTING INTERNAL TIMBER BOARD LINED WALL AND CREATE HALF HEIGHT WALL IN OPENING FOR CLIENT SUPPLIED SHUTTERS AS SHOWN.
    NOTE: WALL OPENING SUBJECT TO CLIENT SUPPLIED SHUTTERS, OPENING TO BE CONSULTED WITH CLIENT.
15. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
16. REMOVE EXISTING HOTWATER AND AC UNIT FROM EXISTING EXTERNAL TIMBER FRAMED WEATHERBOARD AND REINSTATE ON NEW WORKS AS SHOWN.
    NOTE: MAINTAIN H.W.S FOR FIRST FLOOR FOR THE DURATION OF CONSTRUCTION TO SUPPLY BATHROOM AND WETBAR FOR CLIENT ON POSTS.
17. STRIP OUT EXISTING LAUNDRY AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
18. DEMOLISH AND REMOVE EXISTING COLOURBOND ROOF, TIMBER FRAMED INTERNAL LINED BOARD WALLS AND EXTERNAL TIMBER FRAMED WEATHERBOARD CLAD WALLS AND FLOOR TO MAKE WAY FOR NEW REAR EXTENSION.
19. STRIP OUT EXISTING KITCHEN AND SEAL OFF PLUMBING AND DRAINAGE INCLUDING REMOVAL OF KITCHEN CUPBOARDS AND ISLAND BENCH TO SUIT NEW WORKS AS SHOWN.
20. REMOVE EXISTING COLOURBOND ROOF INCLUDING SOLAR TUBE, DEMOLISH AND RECONSTRUCT PART OF TIMBER ROOF STRUCTURE / RAFTERS TO SUIT NEW COLOURBOND ROOF.
21. REMOVE EXISTING SOLAR TUBE AND PATCH TO MAKE WAY FOR NEW VELUX SKYLIGHT



EXISTING GROUND FLOOR DEMOLITION PLAN

SCALE 1:100

22. DEMOLISH AND REMOVE EXISTING INTERNAL TIMBER FRAME LINING BOARD WALLS INCLUDING HINGED DOORS AND RE-FRAME TO SUIT NEW WORKS AS SHOWN MAKING GOOD SURFACES WHERE NECESSARY.
23. REMOVE EXISTING EXTERNAL HINGED DOOR TO SUIT NEW WORKS AS SHOWN
    NOTE: STAGING REQUIRED TO ENSURE INDEPENDENT AND SECURE ACCESS TO THE FIRST FLOOR FOR DURATION OF CONSTRUCTION.
24. REMOVE EXISTING SKIRTING BOARDS AND PREPARE FOR NEW ENGINEERED TIMBER FLOORING TO BE SUPPLIED AND LAID BY CLIENT AND BUILDER TO INSTALL 140mm NEW SKIRTING BOARDS.
    NOTE: NO ALLOWANCE HAS BEEN MADE UPGRADING EXISTING SUB FLOOR STRUCTURE.
25. DEMOLISH AND REPLACE EXISTING 2 STEPS AND MAKE GOOD TO AFFECTED SURFACES.
    NOTE: ADDITIONAL COST TO THE CONTRACT BY A WAY OF A VARIATION
26. DEMOLISH AND REPLACE EXISTING HARDWOOD TIMBER POST AND RAILING WITH S.S. (MARINE GRADE) WIRES.
    NOTE: ADDITIONAL COST TO THE CONTRACT BY A WAY OF A VARIATION
27. CREATE A NEW OPENING IN INTERNAL TIMBER FRAME LINING BOARD WALLS TO SUIT NEW HINGED DOOR AND MAKE GOOD TO AFFECTED WALLS.
28. CREATE A NEW OPENING IN EXTERNAL TIMBER FRAMED WEATHER BOARD WALL TO SUIT NEW 2340H x 910W ALUMINIUM LOUVERED WINDOW UNIT AND MAKE GOOD TO AFFECTED WALLS.
29. DEMOLISH AND REMOVE COMPLETE EXISTING REAR TIMBER DECK STRUCTURE TO SUIT NEW GROUND FLOOR ADDITION.

CLIENT TO:

- FULLY PREPARE SITE PRIOR TO COMMENCEMENT OF WORKS BY BUILDER (IE. REMOVAL OF PLANTS, TREES, SHRUBS, FURNITURE, LIGHT FITTINGS, FLOOR COVERINGS, PERSONAL EFFECTS ETC.)

A. ARRANGE FOR THE DISCONNECTION, REMOVAL & RELOCATION OF ANY EXISTING TV ANTENNAS / SATELLITE DISHES THAT ARE IN THE WAY OF ANY NEW WORKS, IF REQUIRED.

B. ARRANGE FOR THE REMOVAL OF ALL EXISTING AC DUCTS REGISTERS AND AC UNIT THAT'S IN THE WAY OF NEW WORKS.

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No. 8 OF 19

CLIENT NAME: **Ms. Julie BINDON**

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LOT No: 39 SECTION No: - DP No: 5659
TELEPHONE (M): - CONTRACT No: **9311**

DESIGNER: DAVID MACKENZIE CONTRACT DATE: -
DRAFTSPERSON: S. PRESTON CHECKED: M. VAROL
COUNCIL: NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION: GROUND AND FIRST FLOOR ALTERATIONS AND ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel: (02) 9882 2448
Fax: (02) 9882 3225
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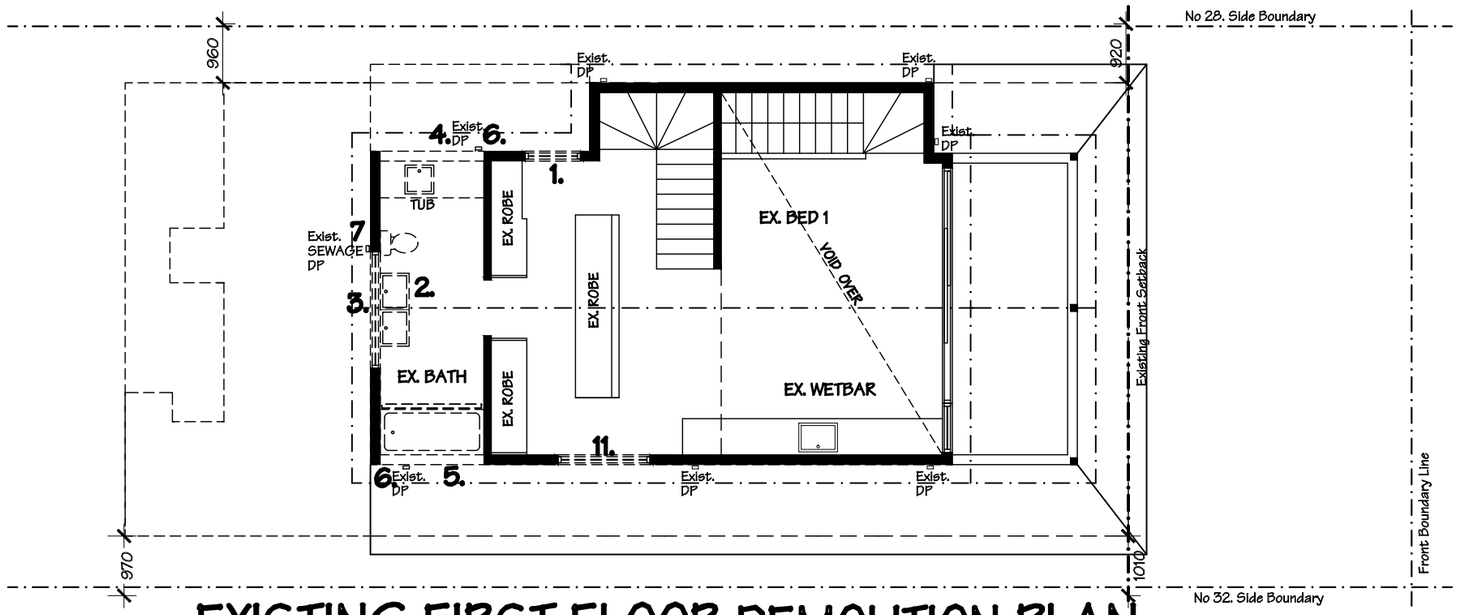
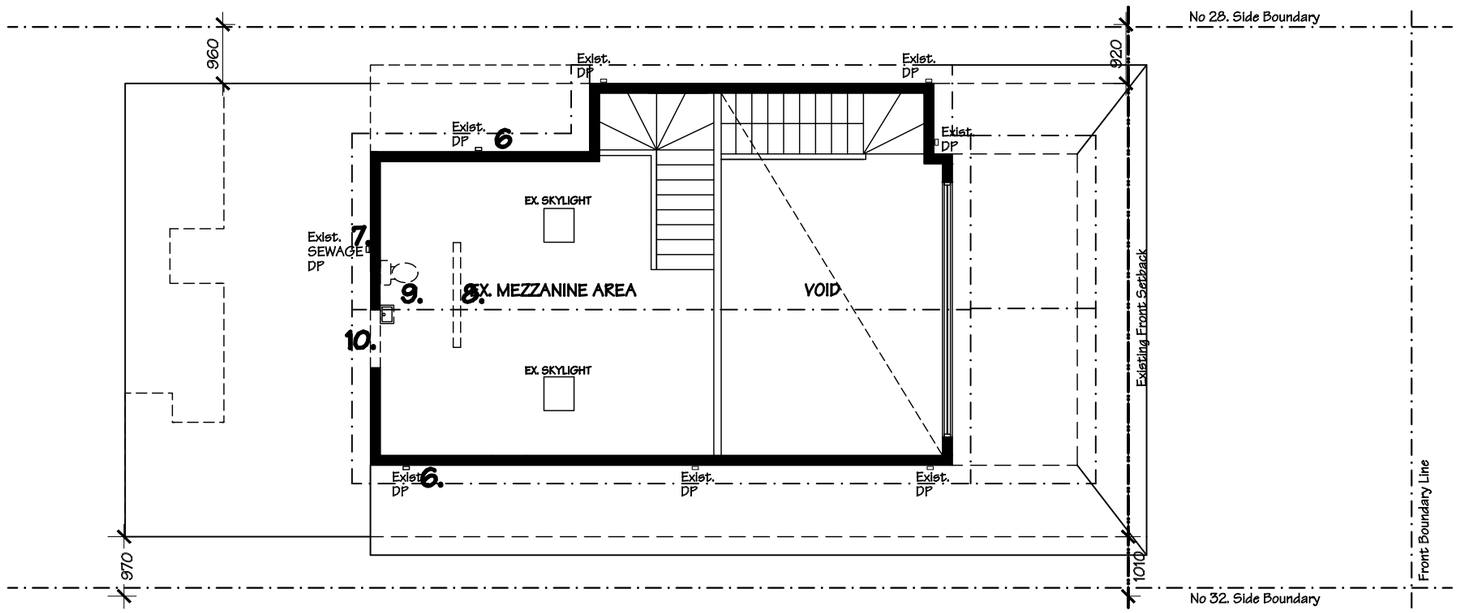


EXISTING FIRST FLOOR DEMOLITION PLAN

SCALE 1:100



EXISTING MEZZANINE FLOOR DEMOLITION PLAN

SCALE 1:100

BUILDER TO:

1. REMOVE EXISTING WINDOW UNIT TO SUIT NEW ALUMINIUM AWNING WINDOW
NOTE: EXISTING OPENING TO BE SITE MEASURED BEFORE ORDERING.

2. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.
NOTE: EXISTING BATHTUB, TOILET AND TUB TO BE REUSED IN NEW WORKS.

3. REMOVE EXISTING WINDOW UNIT AND BLOCK UP OPENING IN EXTERNAL TIMBER FRAMED WEATHER BOARD WALL AND MAKE GOOD TO AFFECTED WALLS.

4. CREATE A NEW OPENING IN EXTERNAL TIMBER FRAMED WEATHER BOARD WALL TO SUIT NEW 600H x 1570W ALUMINIUM AWNING WINDOW UNIT AND MAKE GOOD TO AFFECTED WALLS.

5. CREATE A NEW OPENING IN EXTERNAL TIMBER FRAMED WEATHERBOARD WALL TO SUIT NEW 600H x 1570W ALUMINIUM AWNING WINDOW UNIT AND MAKE GOOD TO AFFECTED WALLS.

6. REMOVE EXISTING DP ATTACHED ON EXTERNAL TIMBER FRAMED WEATHERBOARD WALL TO SUIT NEW WORKS AS SHOWN.

7. REMOVE AND SEAL EXISTING SEWAGE DP ON EXTERNAL TIMBER FRAMED WEATHERBOARD WALL TO SUIT NEW WORKS AS SHOWN

8. REMOVE AND DEMOLISH TIMBER FRAMED PLASTERED BLADE WALL TO SUIT AS SHOWN AND MAKING GOOD SURFACES WHERE NECESSARY.

9. STRIP OUT EXISTING BATHROOM AND SEAL OFF PLUMBING AND DRAINAGE TO SUIT NEW WORKS AS SHOWN.

10. Deleted.

11. REMOVE AND DEMOLISH EXISTING WINDOW IN EXTERNAL TIMBER FRAMED WEATHER BOARD WALL TO SUIT NEW 600H X 1570w ALUMINIUM HALF AWNING HALF FIXED UNIT AND MAKE GOOD TO AFFECTED WALLS

CLIENT TO:

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DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No. 9 OF 19

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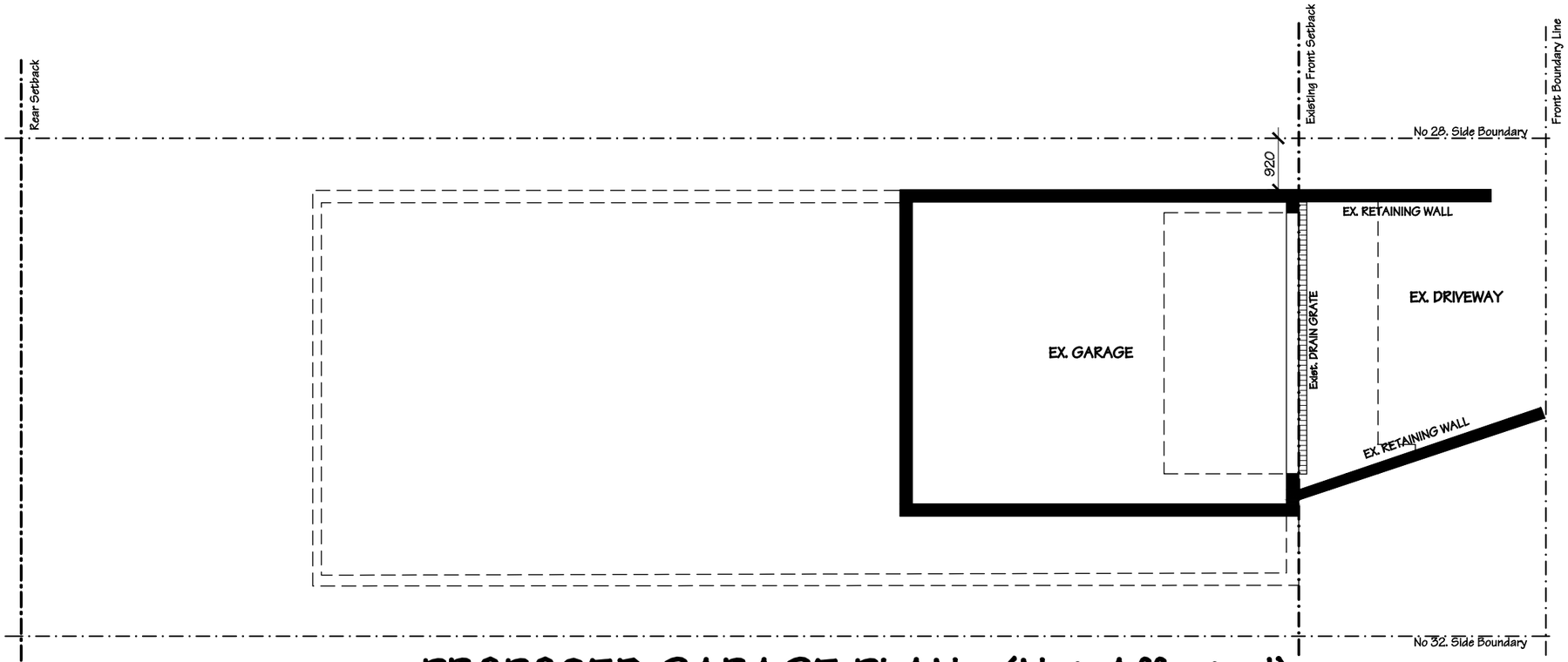

PROPOSED GARAGE PLAN - (Not Affected)

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

SYDNEY EXTENSIONS AND DESIGNS

CUSTOM DESIGNERS AND BUILDERS

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PROPERTY OF COPYRIGHT

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BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1755602

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 12 July 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

Project address	
Project name	#9311 Julie BINDON
Street address	30 SURF Road NORTH CURL CURL 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP5659
Lot number	39
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: JARRA HILLS (N.S.W.) PTY LTD	
ABN (if applicable): 92086626002	

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	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (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.	✔	✔	✔
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.	✔	✔	✔

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	1.12	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S2	0.8	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	1.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	E	1.91	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	S	3.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	S	0.87	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	S	0.95	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	S	0.94	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	1.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	N	1.44	5.21	1.71	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	0.54	5.21	1.71	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	N	2.13	6.04	1.71	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	3.2	5.11	1.71	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	S	0.94	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	S	0.94	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	N	0.94	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	N	0.81	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D1	E	8.4	0	0	eave/ verandah/ pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D3	W	14.04	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	N	1.72	6.04	1.71	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) — PROPERTY OF COPYRIGHT ACT 1968

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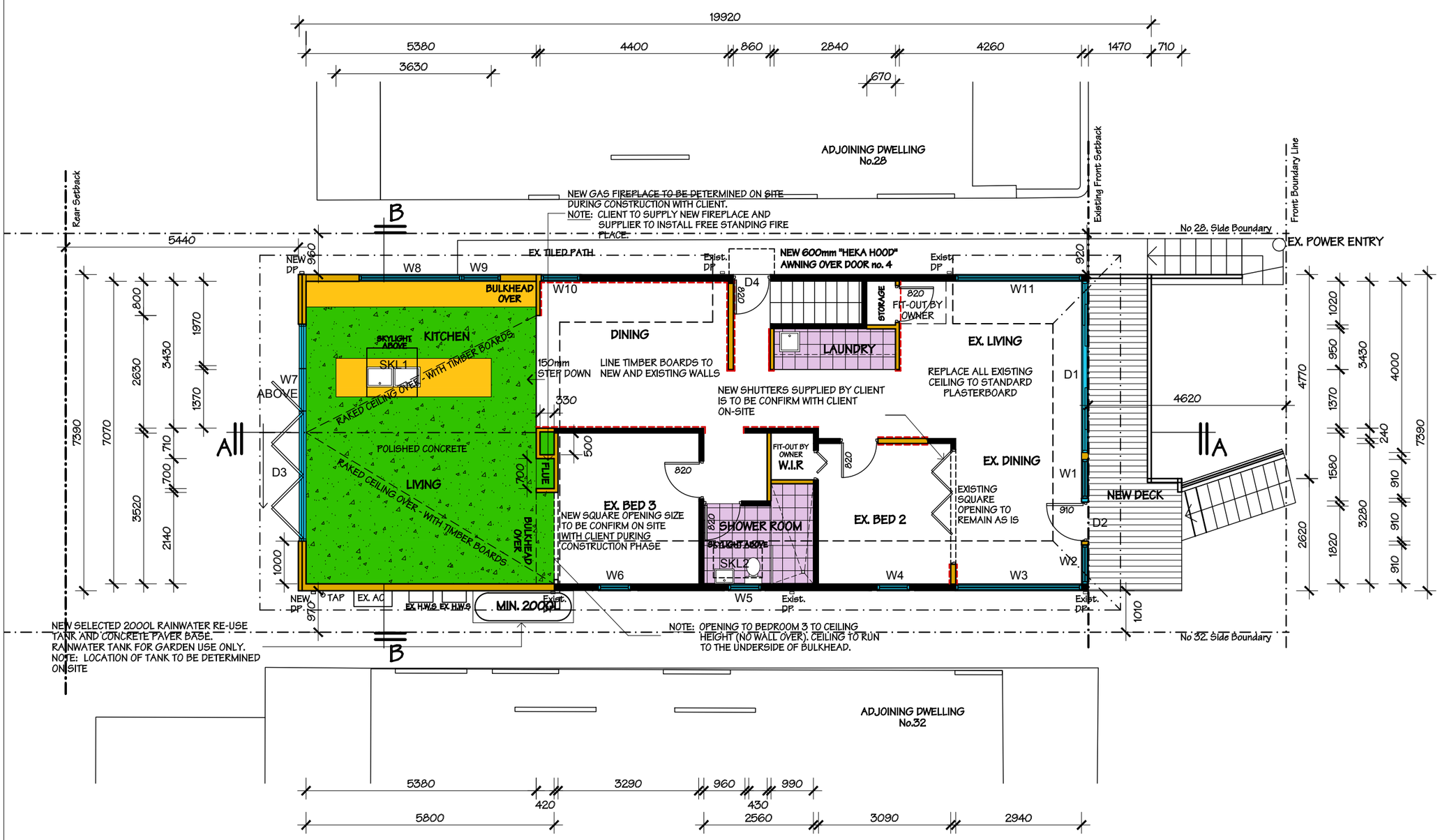
Sheet No. 11 OF 19

CLIENT NAME: Ms. Julie BINDON

ADDRESS : No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099
LOT No: 39 SECTION No : - DP No : 5659
TELEPHONE (M) : - CONTRACT No: 9311

DESIGNER : DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON : S. PRESTON CHECKED : M. VAROL
COUNCIL : NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION : GROUND AND FIRST FLOOR ALTERATIONS AND ADDITIONS

SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 9225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 595 251



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) ACN 1986 — PROPERTY OF COPYRIGHT

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Sheet No. 12 OF 19

CLIENT NAME: **Ms. Julie BINDON**

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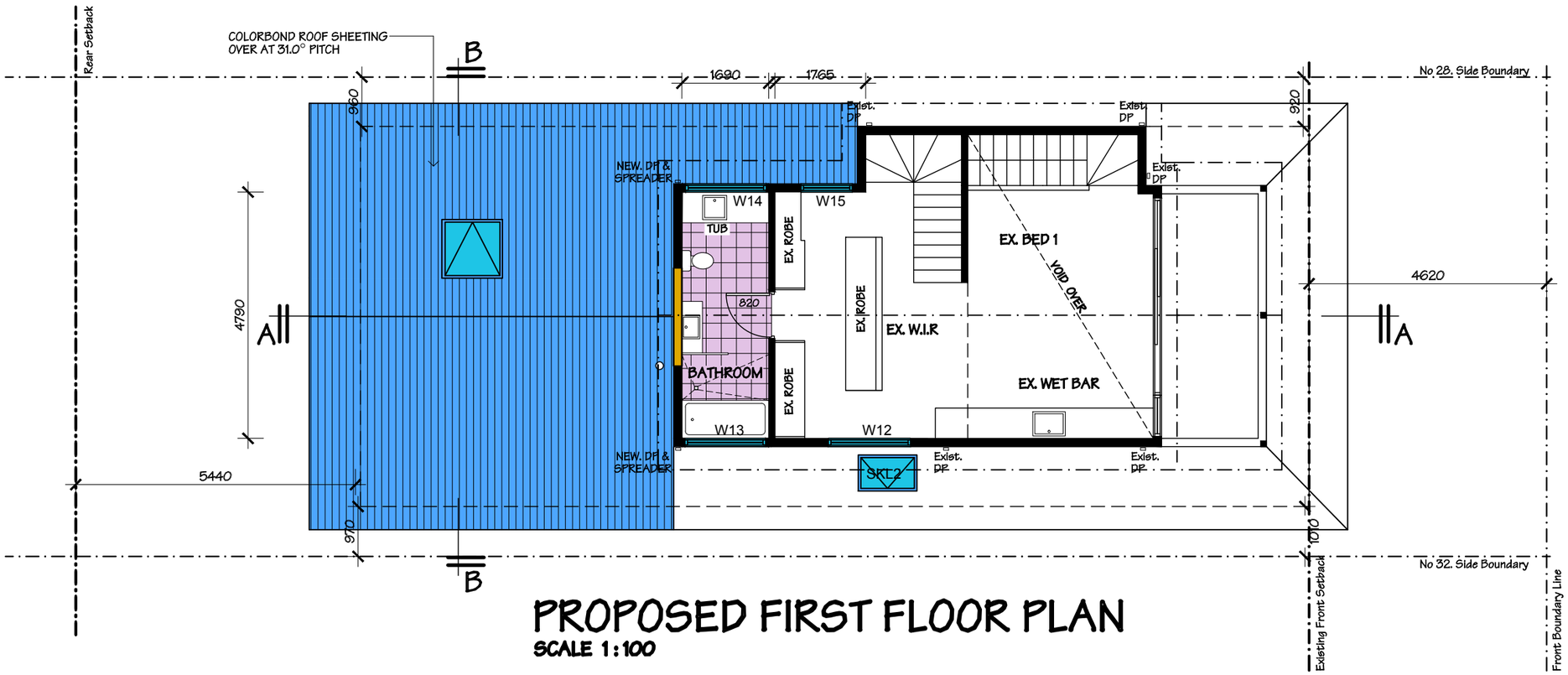
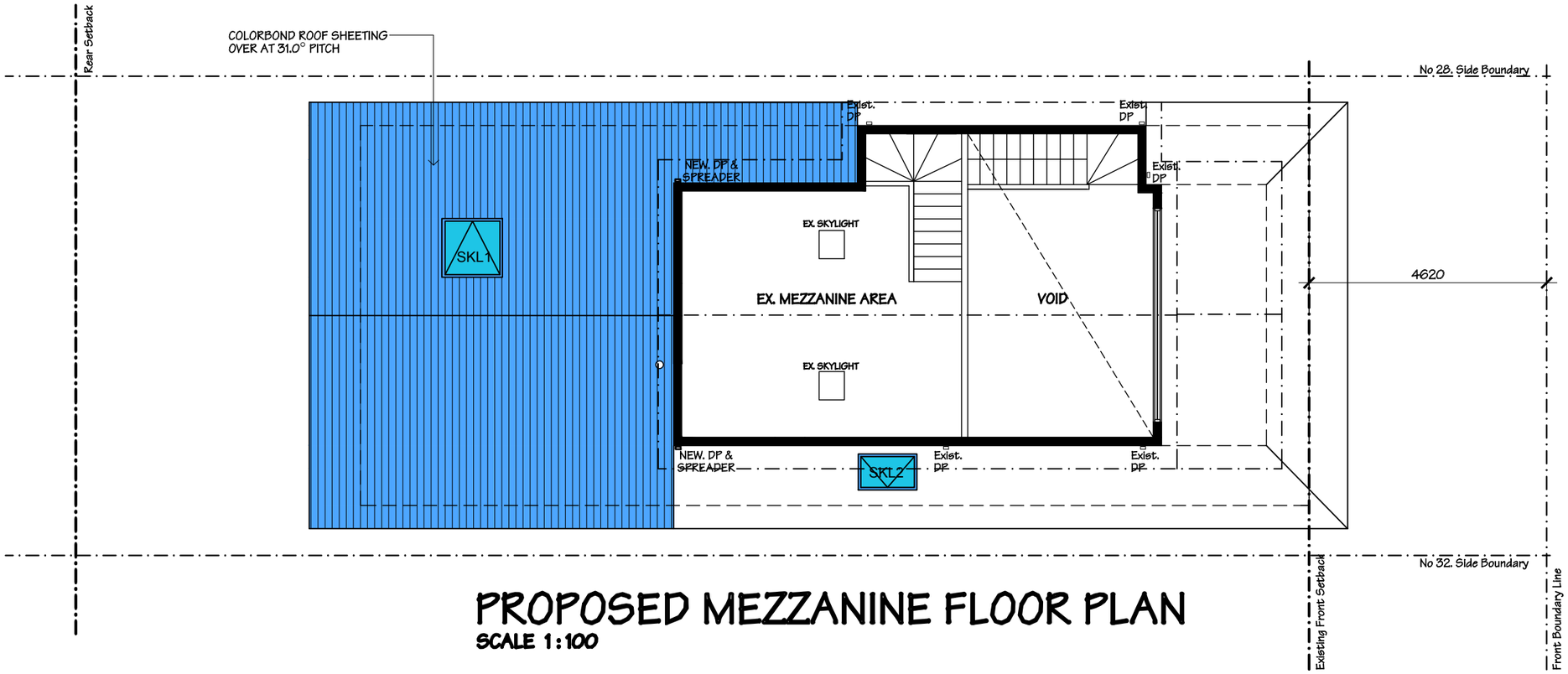


PROPOSED FIRST FLOOR PLAN

SCALE 1:100



PROPOSED MEZZANINE FLOOR PLAN

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

A DIVISION OF JARRA HILLS PTY. LTD. (N.S.W.) ACN 1968
PROPERTY OF COPYRIGHT

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Sheet No. 13 OF 19

CLIENT NAME: **Ms. Julie BINDON**

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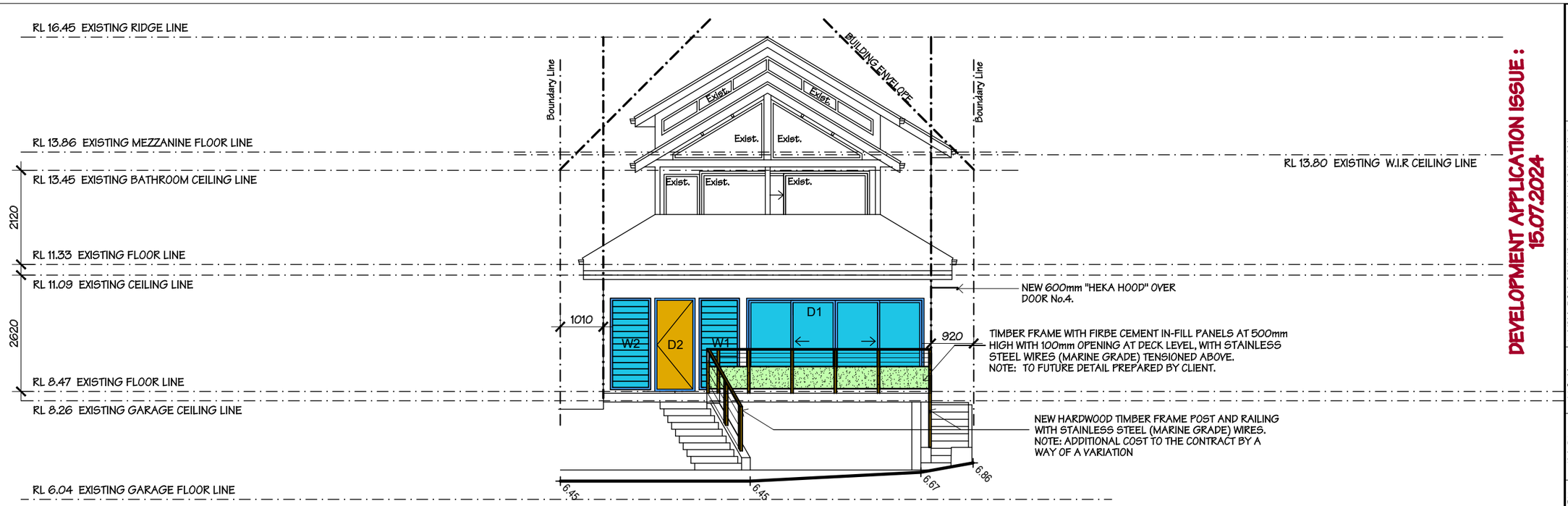
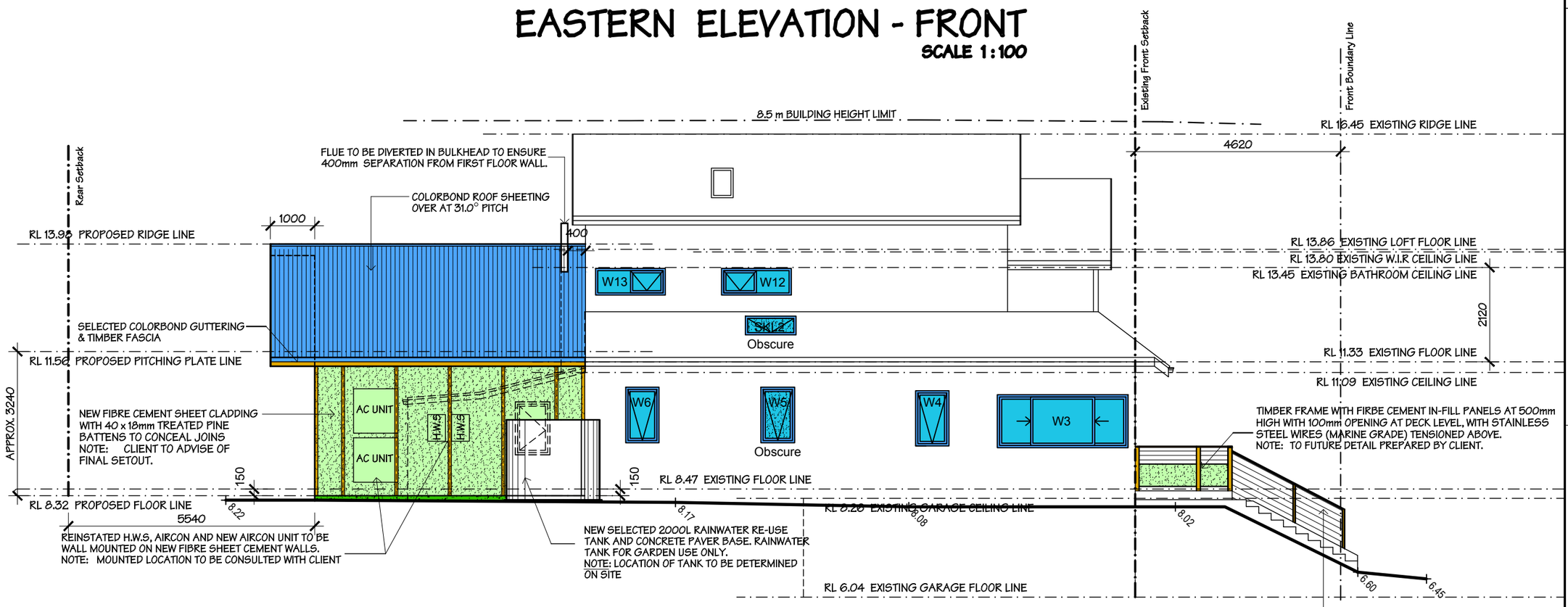


EASTERN ELEVATION - FRONT

SCALE 1:100



SOUTH ELEVATION - SIDE

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No. 14 OF 19

CLIENT NAME: **Ms. Julie BINDON**

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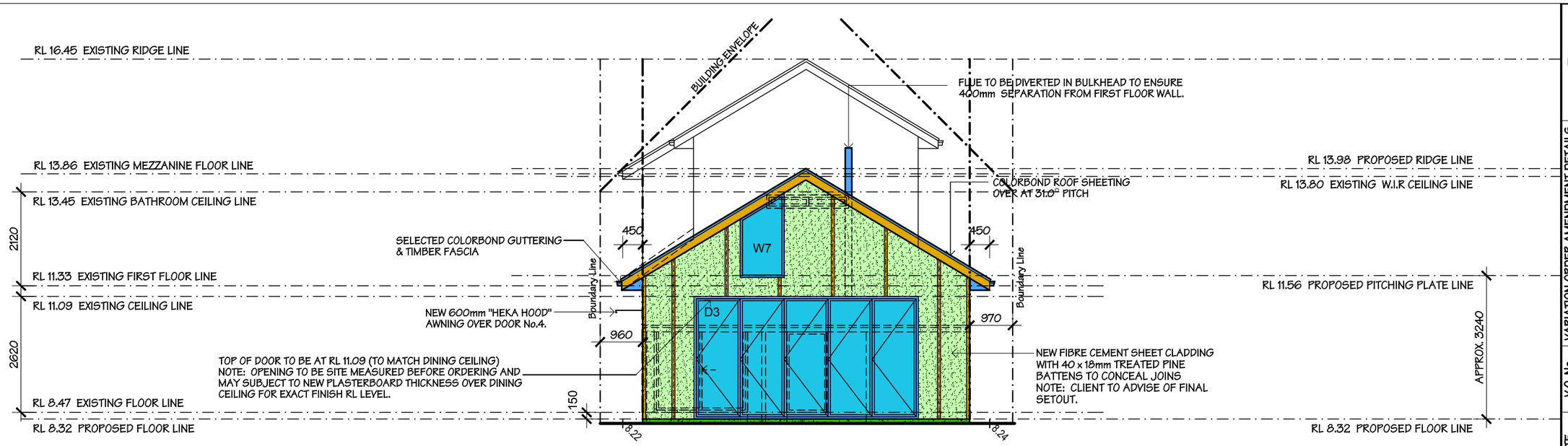
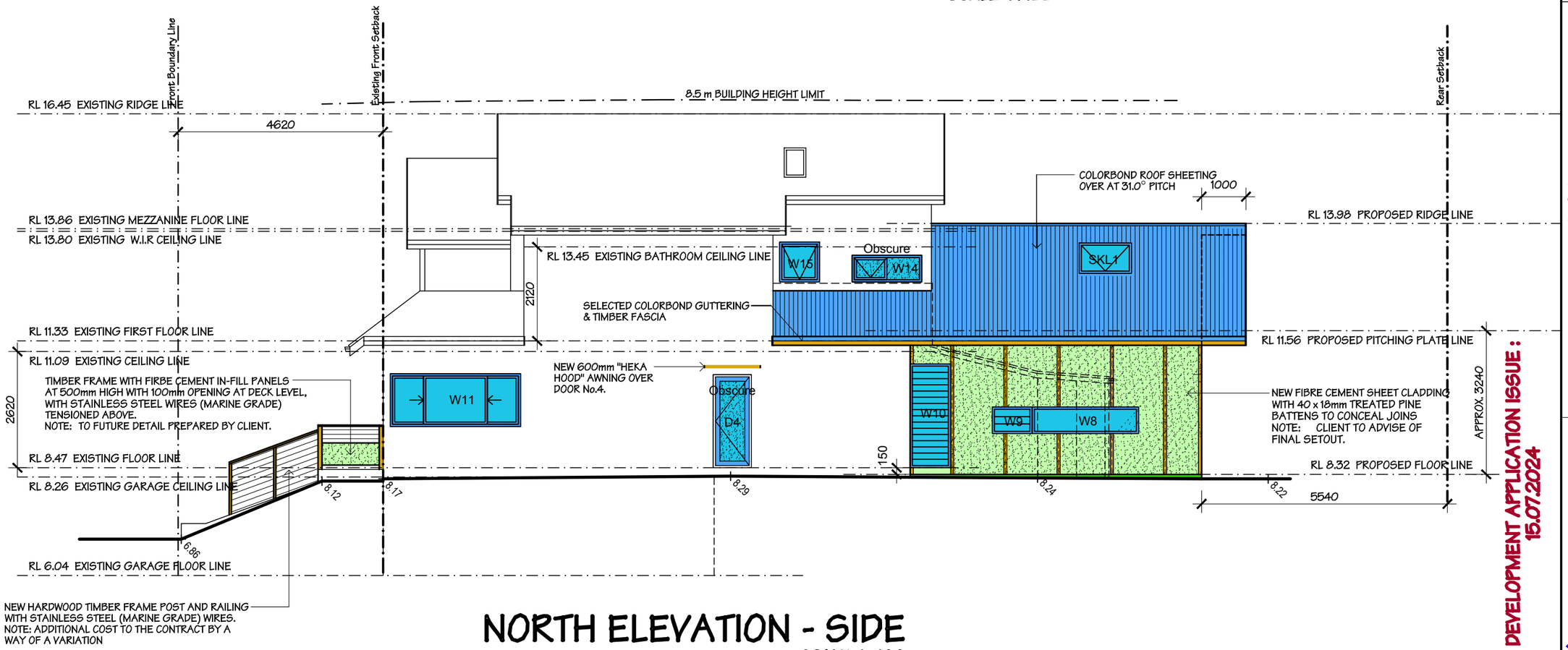


WESTERN ELEVATION - REAR

SCALE 1:100



NORTH ELEVATION - SIDE

SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No. 15 OF 19

CLIENT NAME: **Ms. Julie BINDON**

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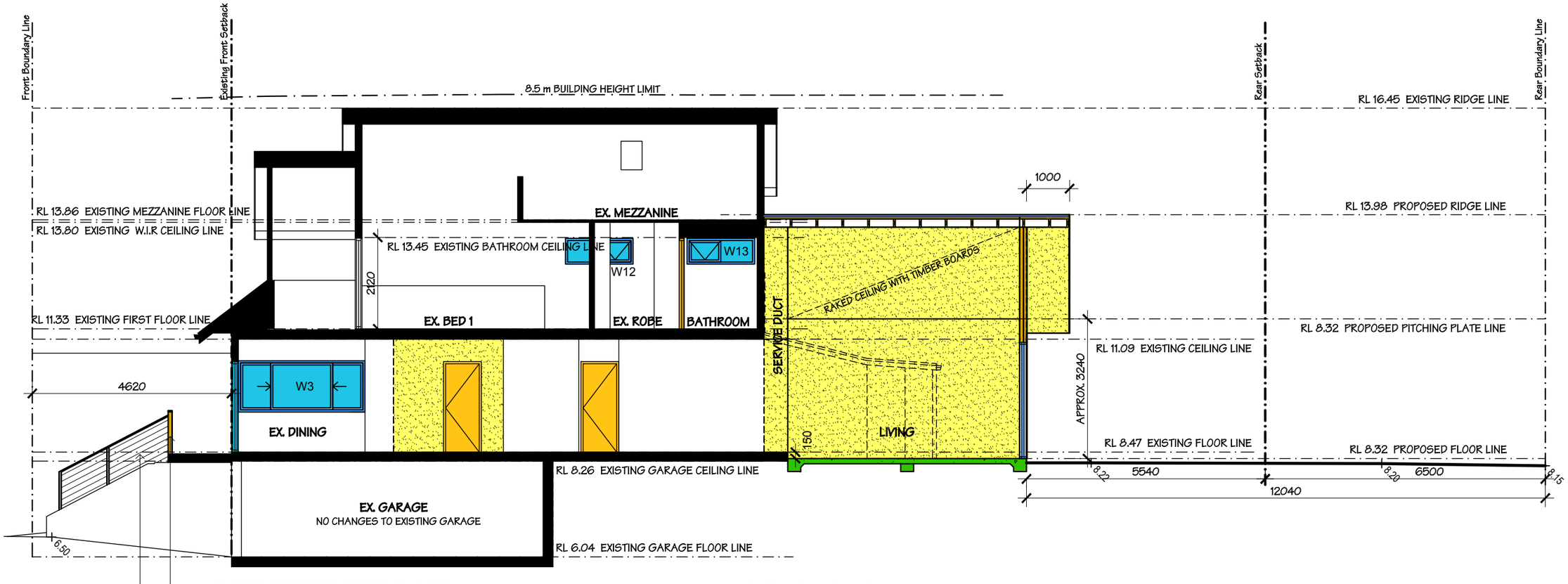
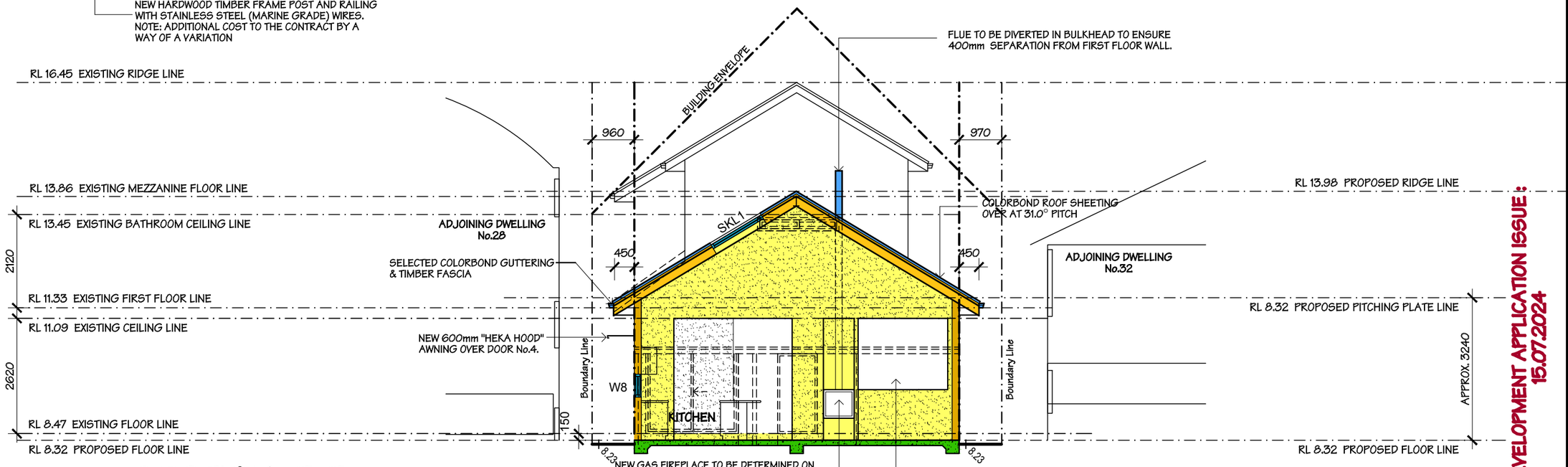


SECTION A.A
SCALE 1:100



SECTION B.B
SCALE 1:100

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No.16 OF 19

CLIENT NAME: **Ms. Julie BINDON**

ADDRESS : No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099
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GENERAL NOTES.

1. All erosion & sediment control measures to be inspected & maintained daily.
2. Council approval must be obtained prior to the placement of any materials on the footpath.
3. All stockpiles to be clear of drains & gutters.
4. Drainage is to be connected to stormwater as soon as possible.
5. Noise from construction activities shall comply with the *Protection of the Environment Operations (Noise Control) Regulation 2000.*
6. A crane is not anticipated. a mobile crane approval permit together with necessary fee in accordance with Council's adopted schedule of fees & charges to be submitted by builder if a crane is deemed necessary.

MATERIAL NOTES.

7. Refer waste management plan for re-cycling & materials to be removed from the site. the waste management plan is to be maintained on site throughout the construction period.
8. Hazardous materials & asbestos removal to be in accordance with the requirements of the relevant legislation, codes, standards & guidelines prior to any demolition works. prior to any asbestos removal full details to be submitted to council on the method of containment
& control of emission of fibres to the air.
9. Asbestos removal & transportation works are to fully comply with workcover NSW & the EPA as well as 'Code of Practice for Safe Removal of Asbestos (NOHS:2002 (1988))'

Dust Control Management Plan

During excavation, demolition and construction adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures will be adopted when required on site.
- Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust.
- Earthwork and scheduling activities shall be managed to coincide with the next stage of the development to minimise the amount of time the site is left cut or exposed.
- All materials shall be stored or stockpiled at the best locations.
- The ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs .
- All vehicles carrying spoil or rubble to or from the site shall be covered.
- All equipment wheel shall be washed before existing the site using manual sprayers.
- Gates shall be closed between vehicle movements and shall be fitted with shade cloth.
- Cleaning of footpaths and roadways shall be carried out daily when required.

Construction Management Plan

- Location of material storage.
- Location of any plant & equipment (cranes, hoists etc)
- Maximum intended weight and size of construction and delivery vehicles.
- How vehicles will access and egress the site.
- How material storage (loading / unloading) will be carried out on site without blocking access to adjoining properties for residents, service and emergency vehicles.
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades / residents to and from the site.

Location of any plant & equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "A"(same as for material storage) to avoid damage to existing established landscaping.
NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes / vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tones.Concrete delivery is to be in the form of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic meter bins during demolition stage and reduced to 3 cubic meter bins for general site cleaning as necessary.

Hours of Work

All Construction/Demolition work relating to the Development Consent within the city must be carried out only between the hours of 7.00am to 5.00pm Mondays to Fridays and 7.00am to 12.00 noon on Saturday. No work is to be done on Sunday and Public Holidays.

Timing of deliveries

Material deliveries will generally take place between 8.00am and 3.00pm the day before the materials will be required on site.

Vehicle access and egress

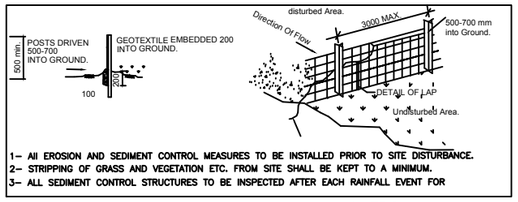
Construction vehicles (utes / vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

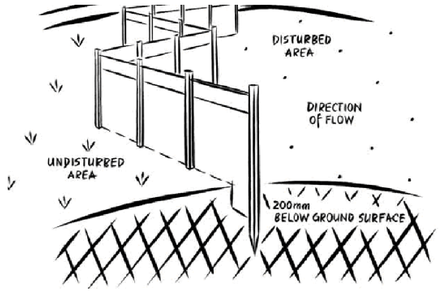
Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate locations as specified immediately. Where unloading is not possible on site materials are to unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.
NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Signage

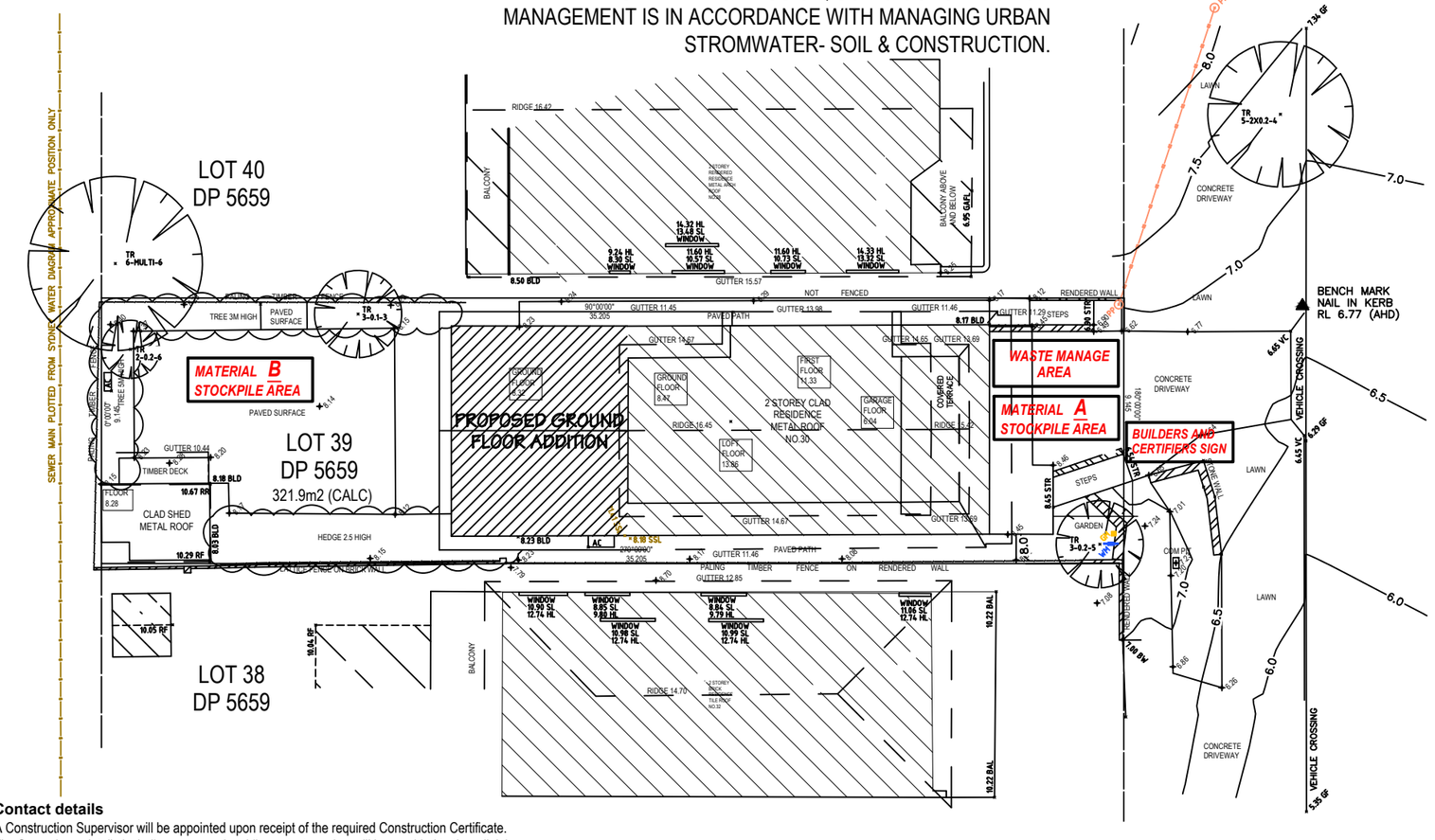
Signage in the form of a site sign to identify the Builder's name and contact details and the Principal Certifying Authority will be required on site. The location of this signage is shown on the associated plans.



PROPOSED METHOD OF SEDIMENT CONTROL



THE SEDIMENT & EROSION, SOIL & CONSTRUCTION MANAGEMENT IS IN ACCORDANCE WITH MANAGING URBAN STROMWATER- SOIL & CONSTRUCTION.



SEDIMENT & EROSION CONTROL PLAN

SCALE 1:200

Contact details

A Construction Supervisor will be appointed upon receipt of the required Construction Certificate.
The Supervisors details including name and mobile contact number will be provided to the adjoining residents. Emergency contact details (name & contact number) will also be provided in the event that the supervisor is not contactable. The office number for contact during normal business hours will be displayed on signage to be erected on the subject site (to identify the site to trades and material deliveries).
NOTE - these details cannot be provided at this time as work is allocated to one of five supervisors pending current workload at time of Construction Certificate release.

Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 2 weeks notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

Location Soil & Water Management Plan

All sediment controls are to be installed before work commences. Any areas of exposed soil are to be minimised.All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected by sediment fencing Stockpiles & work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation Surface water flow during construction are to be controlled as follows;
- Clean run off is to be diverted around disturbed areas
- Slope gradient & flow distance are to be minimised within disturbed areas
- Disturbed areas are to be promptly rehabilitated

Sediment fence are to be regularly monitored & maintained during construction

Location of material storage

Materials will be store on site in locations marked "A", "B" and "C" as shown on associated plans.
Location "A" - Driveway - heavy / bulky materials such as bricks / steel / roof tiles etc will be stored in the car parking area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials.Carport - fragile materials such as tiles, plumbing fittings and fixtures etc will be stored in the garage so as to minimize possibility of damage and to provide security against theft.
Location "B" - Rear Yard - timber / prefabricated frames and trusses etc will be stored on the rear lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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Sheet No.17 OF 19

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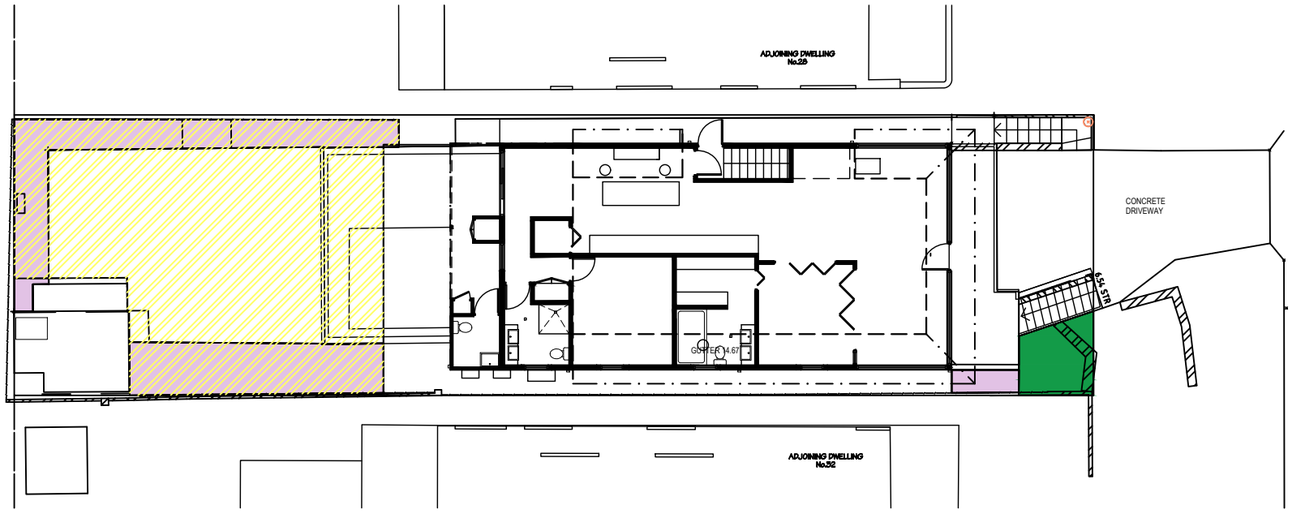
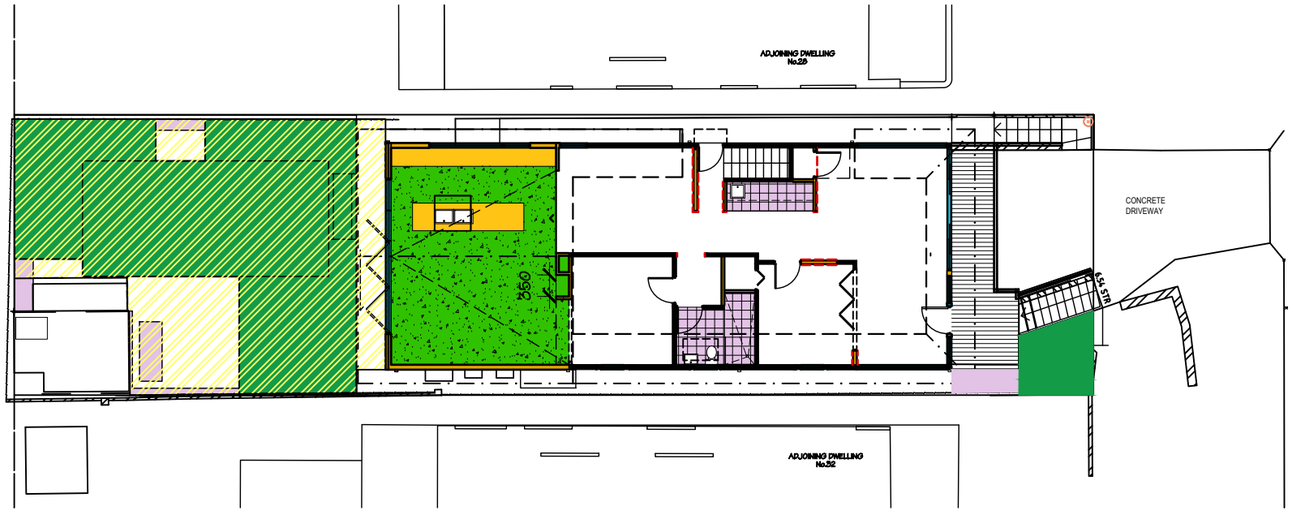


EXISTING LANDSCAPED AREA CALCULATIONS

SCALE 1:200



PROPOSED LANDSCAPED AREA CALCULATIONS

SCALE 1:200

KEY

- LANDSCAPED AREA (AS DEFINED BY THE DCP)
- PRIMARY OPEN SPACE (AS DEFINED BY THE DCP)
- PLANTED AREA (<2M DIMENSIONALLY, DISQUALIFYING INCLUSION IN LANDSCAPED AREA)

AREA CALCULATIONS m2 (NB SITE AREA 321.9m2)

	LANDSCAPED AREA	PRIMARY OPEN SPACE (PRIMARY DWELLING)	PLANTED AREA
EXISTING	5.7 (0.02% OF SITE)	94.134	32.632
PROPOSED	74.02 (23% OF SITE)	93.664	5.646

DEVELOPMENT APPLICATION ISSUE : 15.07.2024

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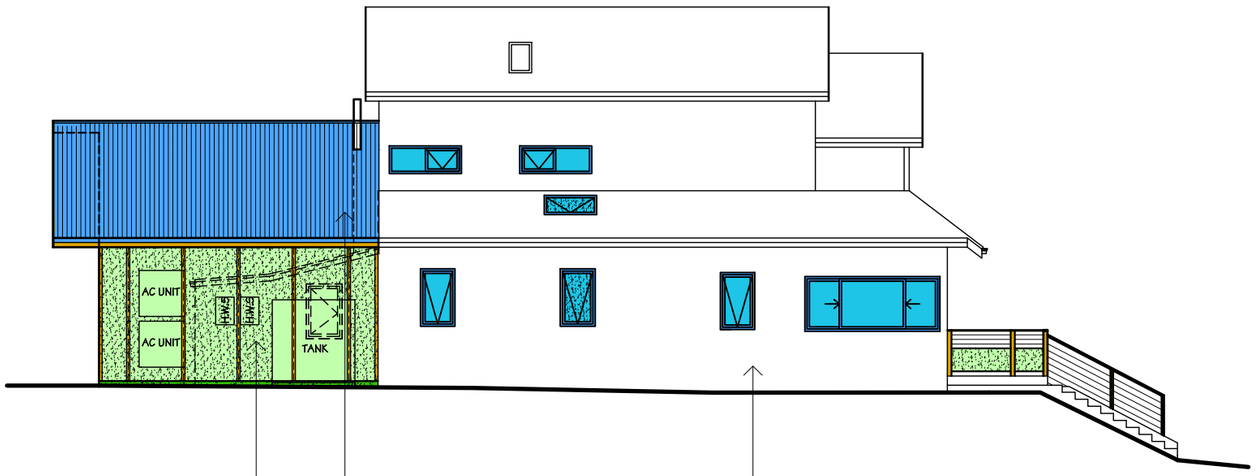
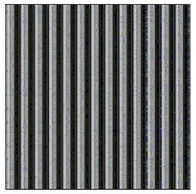




PROPOSED COLORBOND "ULTRA" CORRUGATED ROOF SHEETING 'SHALE GREY TO EXTENSIONS

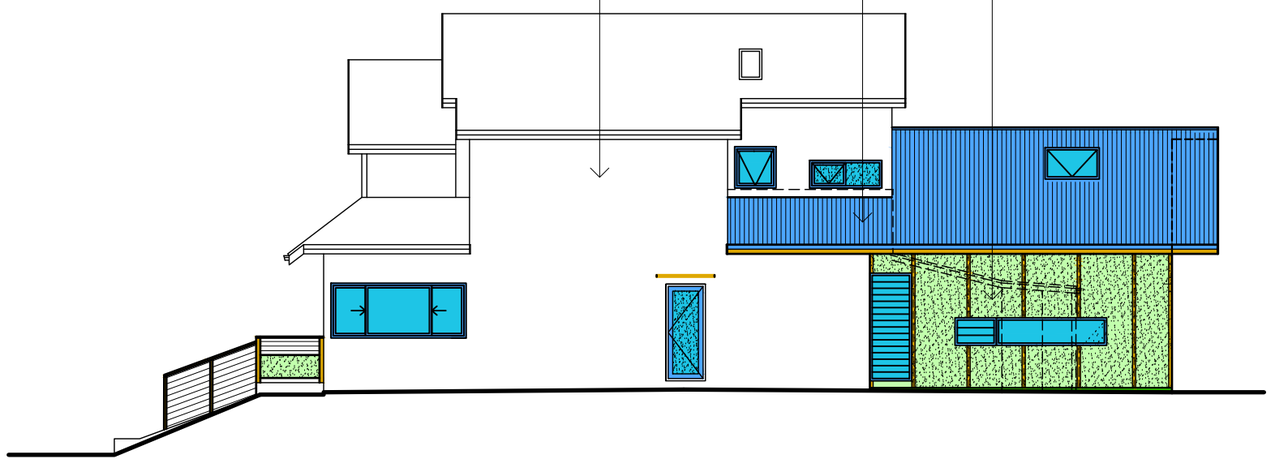
PROPOSED FIBRE CEMENT CLADDING AND EXPRESSED BATTEN

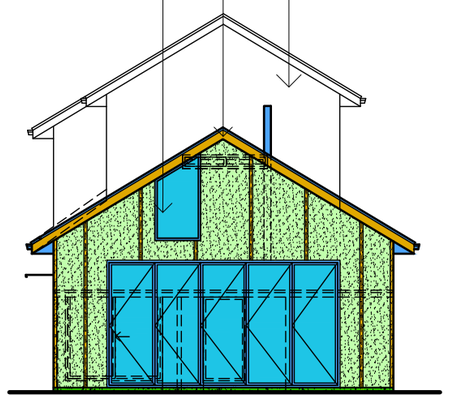
EXISTING WEATHERBOARD CLADDING

PROPOSED FRAMED GLAZED DOORS

PROPOSED FIBRE CEMENT CLADDING AND EXPRESSED BATTEN

EXISTING WEATHERBOARD CLADDING





SCHEDULE OF COLOURS AND MATERIALS

NOTE TO SCALE :

DEVELOPMENT APPLICATION ISSUE :
15.07.2024

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STAGE	DATE	V.O. No	VARIATION ORDER AMENDMENT DETAILS
A	27.06.2024	-	CONTRACT SIGNING ISSUE
B	15.07.2024	-	DEVELOPMENT APPLICATION ISSUE
C		-	
D		-	
E		-	
F		-	

Sheet No.19 OF 19

CLIENT NAME: Ms. Julie BINDON

ADDRESS : No.30 SURF ROAD, NORTH CURL CURL, NSW, 2099
LOT No : 39 SECTION No : - DP No : 5659
TELEPHONE (M) : - CONTRACT No: 9311

DESIGNER : DAVID MACKENZIE CONTRACT DATE : -
DRAFTSPERSON : S. PRESTON CHECKED : M. VAROL
COUNCIL : NORTHERN BEACHES COUNCIL
GENERAL DESCRIPTION : GROUND ADDITIONS AND FIRST FLOOR ALTERATIONS

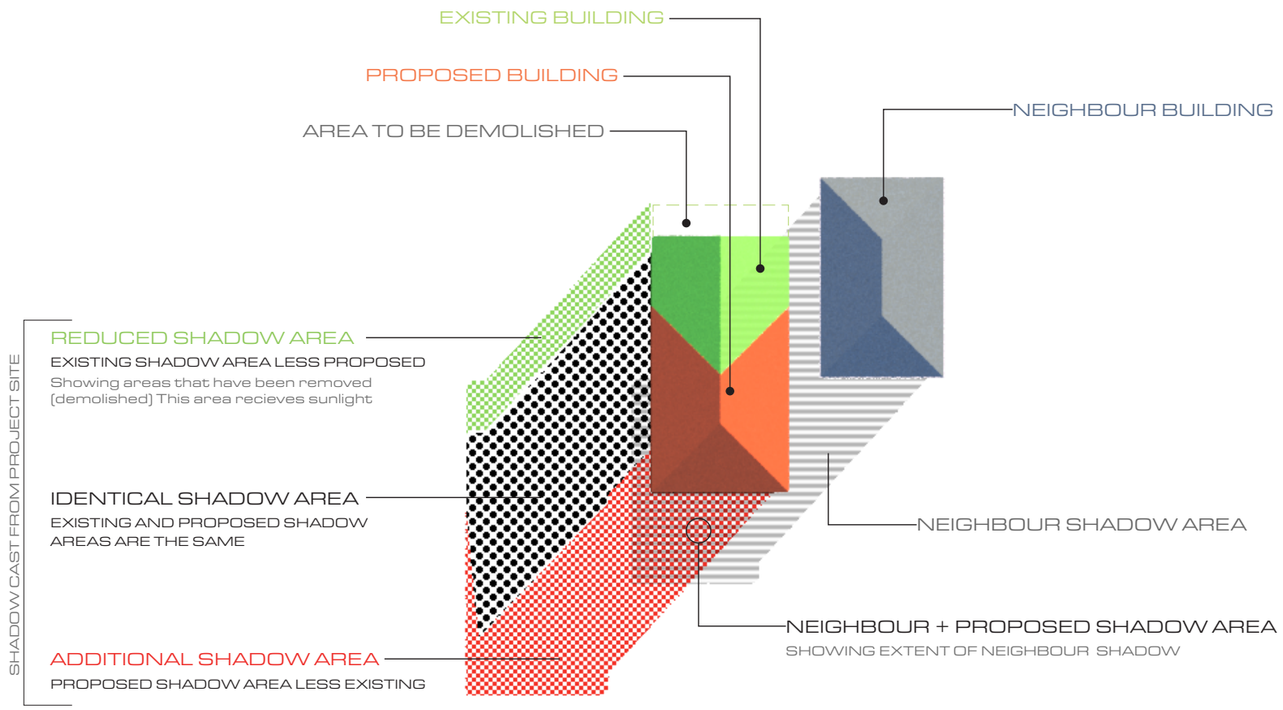
SYDNEY EXTENSIONS AND DESIGNS
CUSTOM DESIGNERS AND BUILDERS
No.731 WARRINGAH ROAD, FORESTVILLE, NSW, 2087
Tel : (02) 9882 2448
Fax : (02) 9882 3225
LIC No: 119641C
ABN 92 086 626 002
H.I.A No: 395 251

CERTIFIED SHADOW DIAGRAM

CERTIFIED SHADOW DIAGRAM
No : SDC209901
Refer to attached Certificate.

Certifier:
C McFadzean
B Arch BA (Arch) IES ABSA AAAI

Member of IES
(The Illuminating Engineers Society of Australia)



REFERENCE DESIGN - HOW TO READ GUDE

SHADOW AREA KEY

- ADDITIONAL
- REDUCED
- IDENTICAL
- NEIGHBOUR

1:300
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HOW TO READ GUIDE

TITLE
SHADOW DIAGRAMS
PLAN

PROJECT
PROPOSED ALTS / ADDS
30 SURF RD
NORTH CURL CURL

DESIGNER
Ava Shirley Architect
NSW No. 10339
546 Pittwater Road
North Manly NSW 2100
p. 0438 109 803
e. ava@avashirley.com

DENEB DESIGN
3D SHADOW DIAGRAMS
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info@denebdesign.com.au | denebdesign.com.au

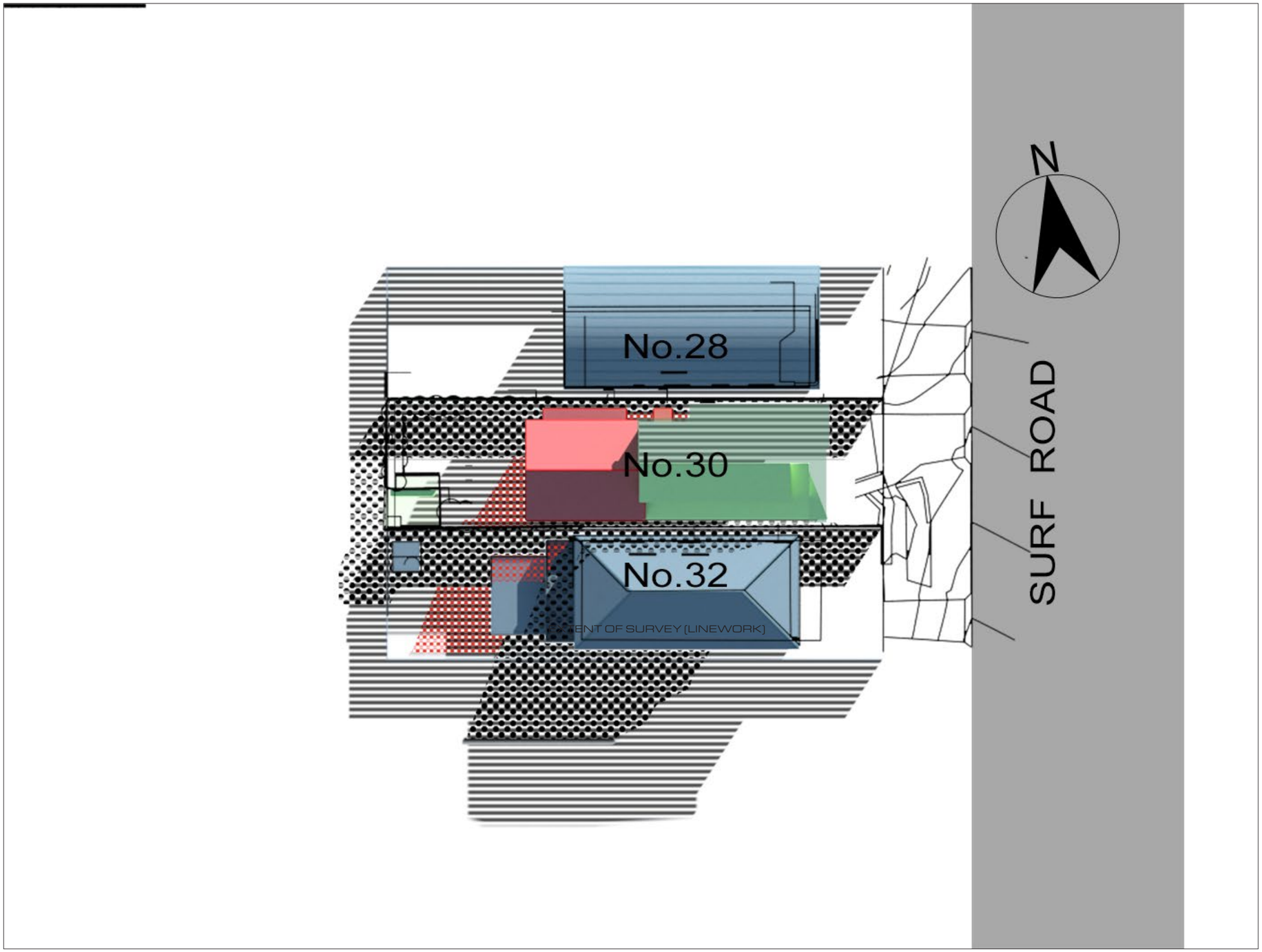
PAGE	:	SD 01
SCALE	:	1:300 (A3)
DATE	:	07.12.23
VERSION	:	01
REF	:	2099

NOTES

1. Trees, landscape omitted from calculations
2. Side Fence / Existing retaining walls shown as Existing Shadow.
3. True north used as solar north.
4. Terrain is approximate outside of the site
5. Limited survey information available on adjoining sites. refer Extent of Survey designation.
6. Winter solstice - 21 June
7. Time Zone - AEST unless noted (Aust. Eastern Standard Time - AEST)

DATA SOURCE (in order of precedence)

- Registered Survey - CMS Surveying REF 21680 dated 22.03.23
- Architectural Plans - Ava Shirley Atchitectural Plans, Rev A issued DEC 2023
- Note: Neighbour details are modelled from Survey information.



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0900
WINTER SOLSTICE
21 JUNE

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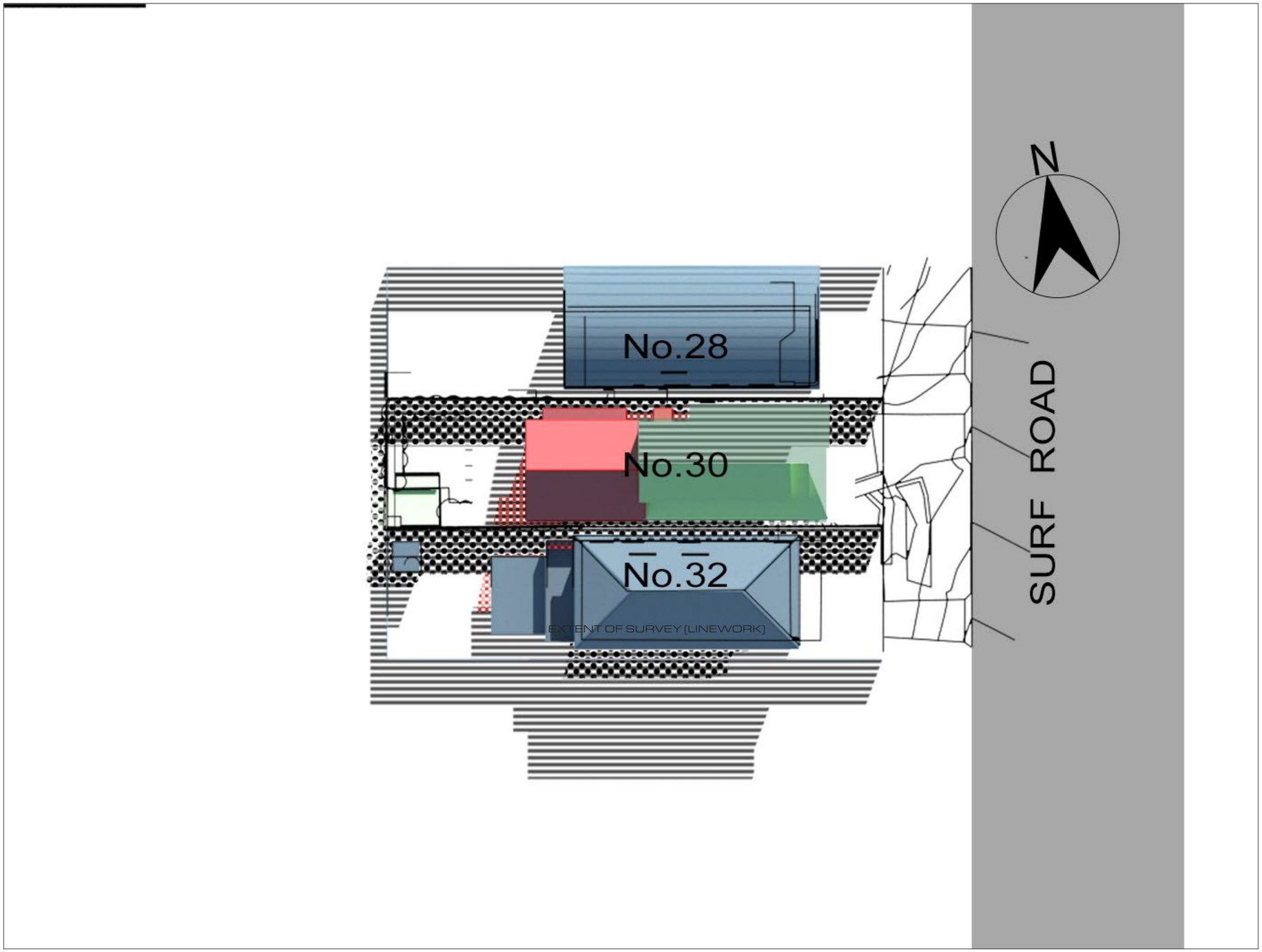

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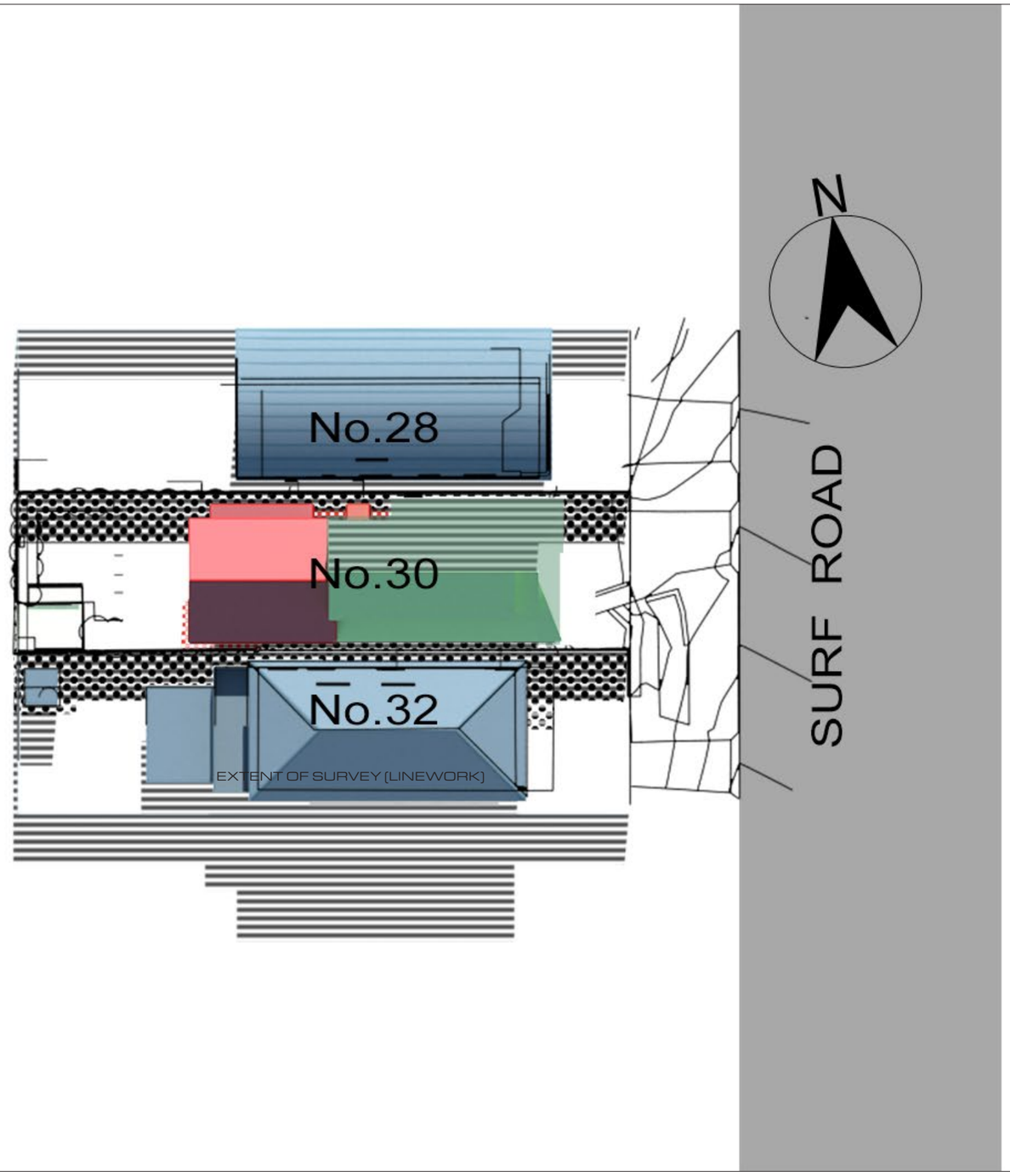

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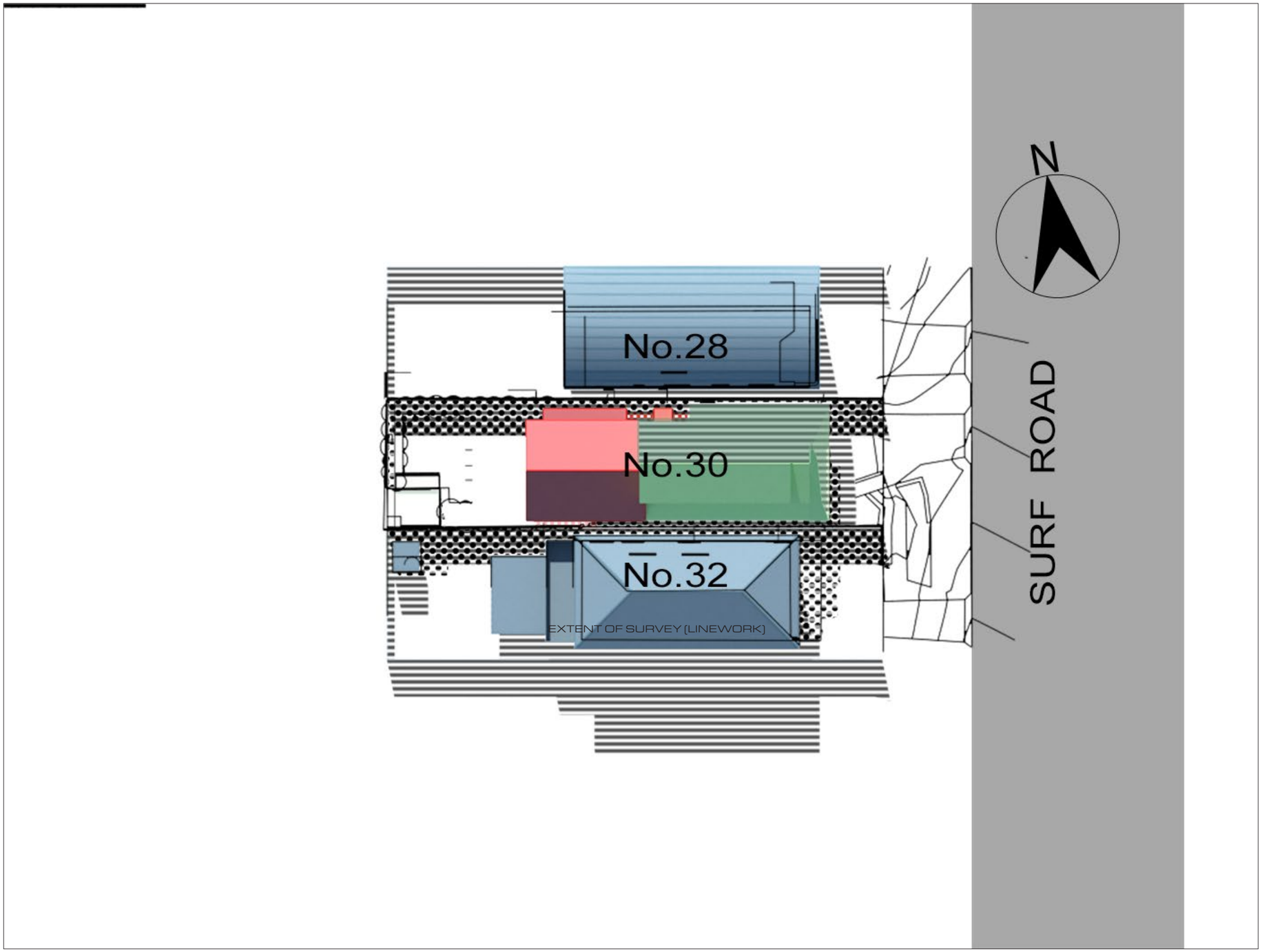

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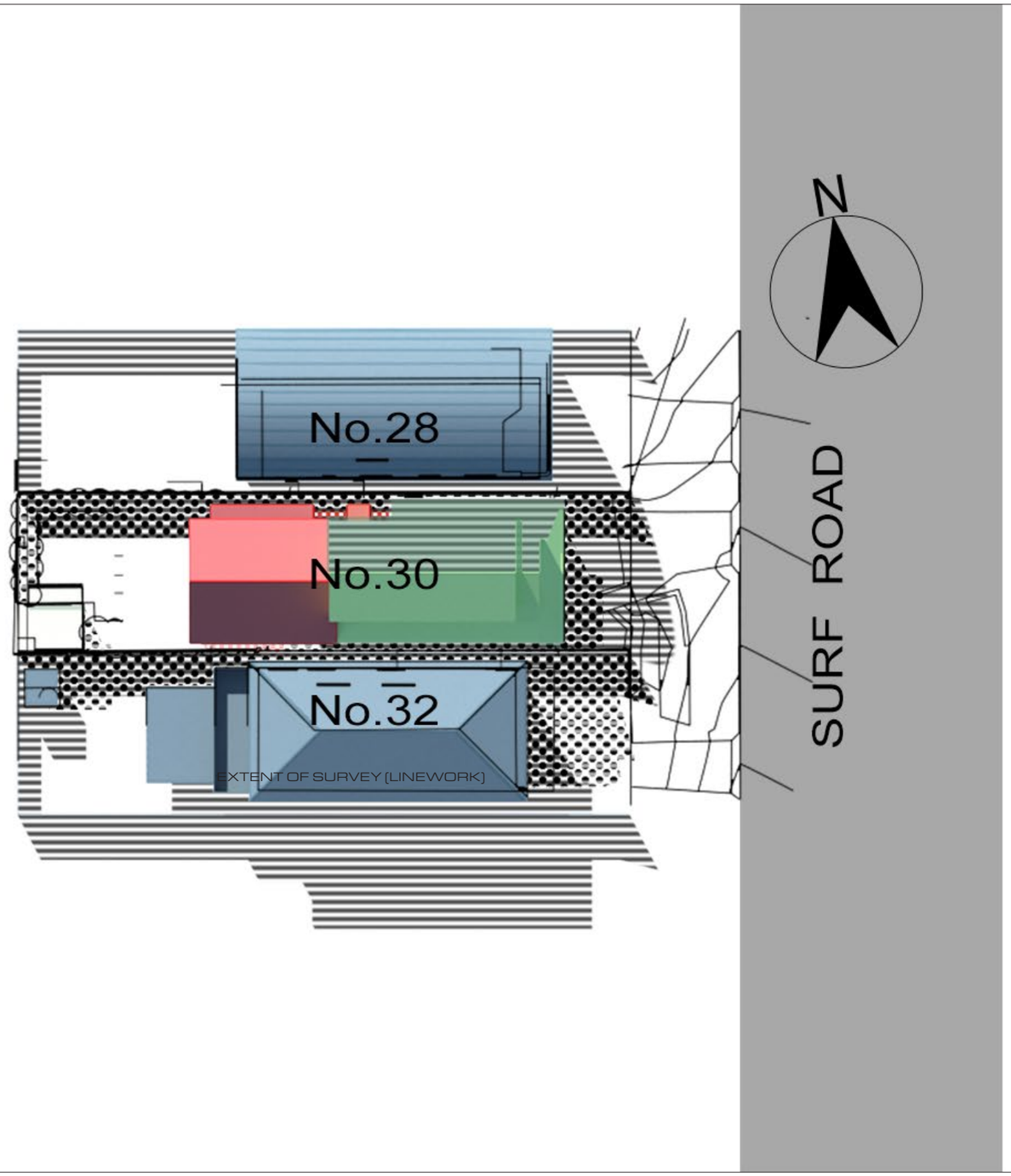

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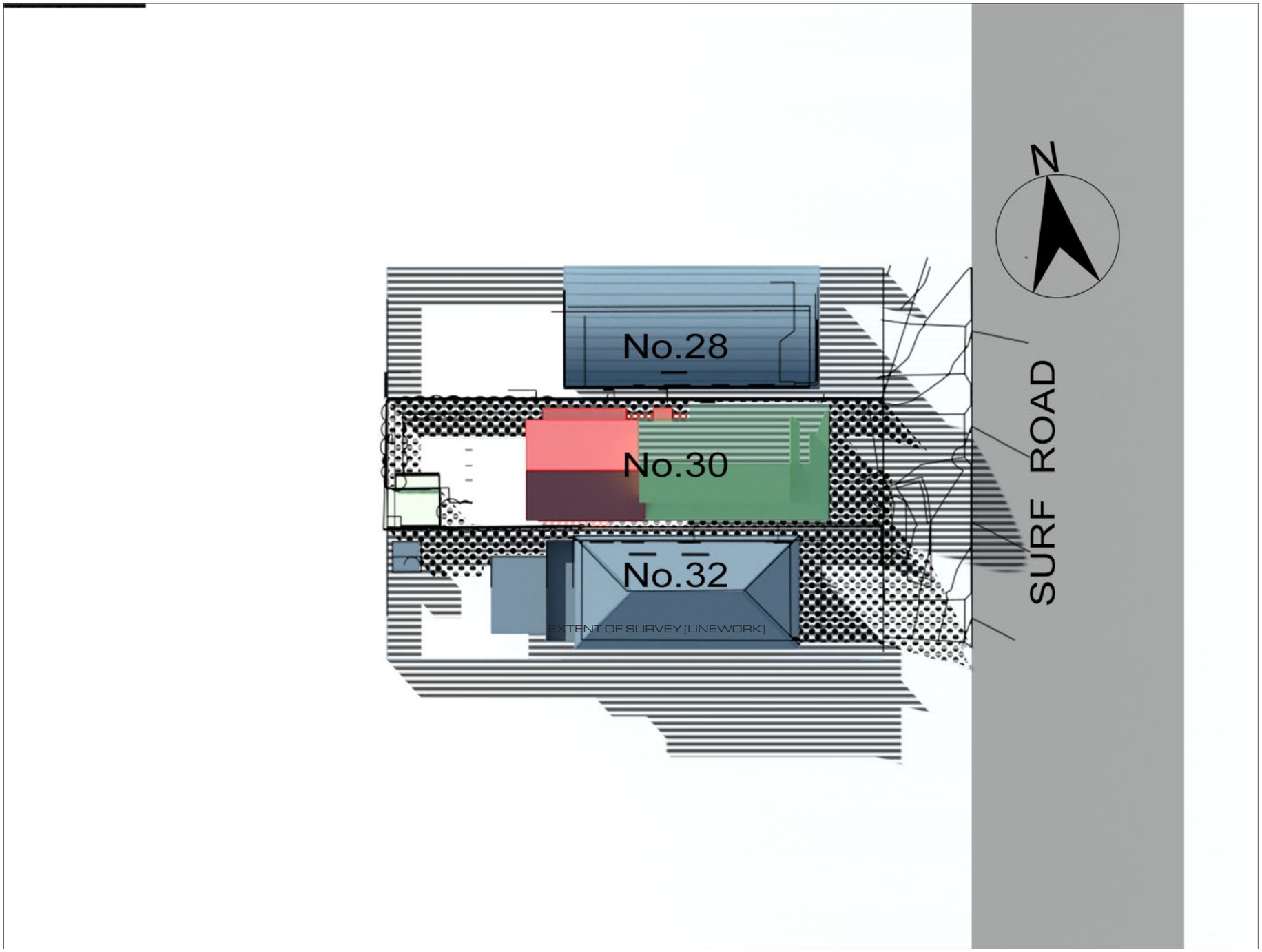

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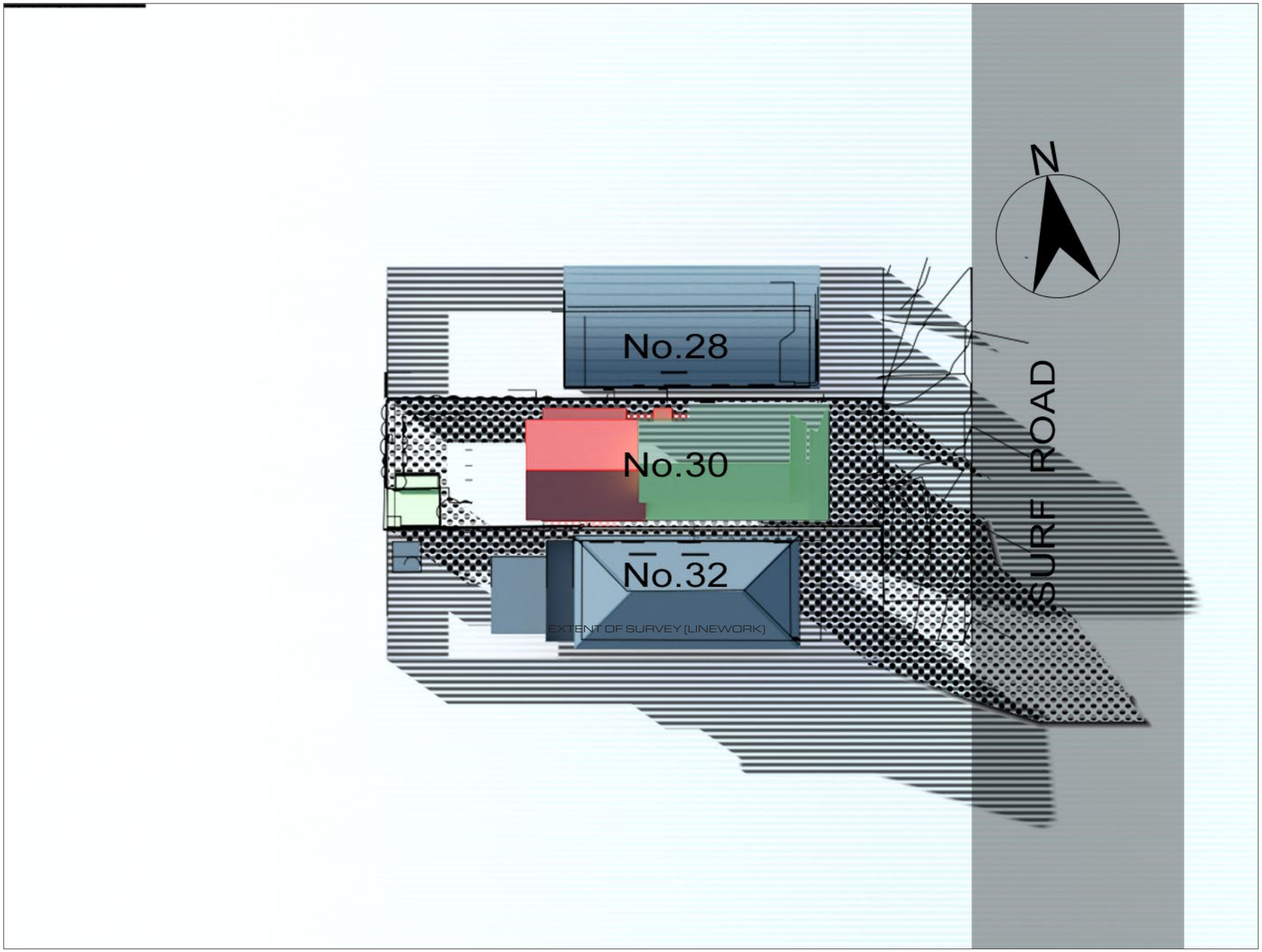

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