

## DRAWING LIST

 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/1140**

**(Activation of consent must be obtained  
from Northern Beaches Council)**

**NOT FOR CONSTRUCTION**

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Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

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 commitment, 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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 12544605 lodged with the consent authority or certifier on 12/01/2021 with application 043221/11-40.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000



Planning,  
Industry &  
Environment

<b>Certificate Prepared by</b>
Name / Company Name: Breakspear Architects Pty Ltd
ABN (if applicable): 81601670991

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Project address		Assessor details and thermal loads			
Project name	72 Carrington Place - Amended DA_02	Assessor number	n/a		
Street address	72 Carrington Parade City Cat 2096	Certificate number	n/a		
Local Government Area	North Sydney Council	Climate zone	n/a		
Plot name and plan number	Deposited Plan 368660	Area adjusted cooling load (MJ/m <sup>2</sup> /year)	n/a		
Lot no.	-	Area adjusted heating load (MJ/m <sup>2</sup> /year)	n/a		
Section no.	1	Cooling fan in at least one bedroom	n/a		
		Cooling fan in at least one living room or other conditioned area	n/a		
Project type		APR 2022 score			
Type of project	separate dwelling house				
No. of bedrooms	3	Water	✓ <b>60</b>		Target 60
Thermal details		Thermal Comfort	✓ <b>Pass</b>		Target Pass
Site area (m <sup>2</sup> )	281	Energy	✓ <b>51</b>		Target 50
Roof area (m <sup>2</sup> )	90				
Conditioned floor area (m <sup>2</sup> )	264.0				
Unconditioned floor area (m <sup>2</sup> )	6.7				
Total area of garden and lawn (m <sup>2</sup> )	78.0				

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The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Score on DA plans	Score on CCDCD plans & specs	Carroll check
<b>Landscaping</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 73.21 square metres of the site.	✓	✓	✓
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (e flow = 7.5 L/min plus spray force and coverage tests) in all showers in the development.	✓	✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	✓	✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	✓	✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	✓	✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 5000 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 rain runoff from at least 40 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	✓	✓	✓
The applicant must connect the rainwater tank to:			
<ul style="list-style-type: none"> <li>at least one outdoor tap in the development. (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>	✓	✓	✓

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Thermal Comfort Commitments	Show on GIA plans	Show on GC/CC plans & specs	Compliance check
<b>General features</b>			
The dwelling must not have more than 2 storeys.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The conditioned floor area of the dwelling must not exceed 300 square metres.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The dwelling must not contain open mezzanine area exceeding 25 square metres.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The dwelling must not contain third level habitable attic room.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Construction</b>	<b>Additional insulation required (R values)</b>	<b>Other specifications</b>	
floor - concrete slab on ground, 12.31 square metres	nil		
floor - suspended floor above enclosed subfloor, 100.42 square metres, concrete	0.70 (or 1.3 including construction) (down)		
floor - above habitable rooms or mezzanine, 104.34 square metres, concrete	nil		
floor - suspended floor above garage, concrete	0.50 (or 1.7 including construction)		
internal wall - cavity brick	nil		
external wall sheared with gables, plasterboard	ceiling, 4 (up), roof, battinslagging	framed, flat (solar absorbance < 0.475)	
ceiling and roof - flat ceiling & roof, framed			
<div><div>Note 1</div><div>Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.</div></div> <div><div>Note 2</div><div>In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</div></div>			

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Thermal Comfort Commitments		Shade on 24 pins	Shade on CC/DC pins & pins	Certifier checks
<b>Windows, glazing doors and skylights</b> The applicant must install the windows, glazing doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overcladding specifications must be satisfied for each window and glazing door. The dwelling may have 1 skylight (0.7 square metres) which is not listed in the table.				
The following requirements must also be satisfied in relation to each window and glazing door:		✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/UPVC/Clowless single clear</li> <li>- Timber/UPVC/Clowless double (air) clear</li> </ul>		✓	✓	✓
• Vertical external louvers and blinds must be at least half the height and distance from the centre and the base of the window and glazing door, as specified in the Veranda/dwelling column.		✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total air/light area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of size less than 1 square metre).		✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓	✓
• External awnings and louvers must shade the skylight above which they are situated when fully drawn or closed		✓	✓	✓
<b>Skylight no.</b>	<b>Maximum area (square metres)</b>	<b>Shading device</b>		
(D1)	2.85	timber, double clear/air 58 adjustable awning or blind		

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Window/glass door no.	Maximum width (mm)	Maximum width (mm)	Type	Sliding Device (Dimension within mm)	Overshadowing
<b>North facing</b>					
W04	800	90	aluminum, single, clear	none	not overshadowed
D04	800	90	aluminum, single, clear	external horizontal blind (adjustable)	not overshadowed
W15	800	90	aluminum, single, clear	none	not overshadowed
D05	800	90	aluminum, single, clear	external horizontal blind (adjustable)	not overshadowed
W24	1740	1770	aluminum, single, clear	external horizontal blind (adjustable)	not overshadowed
W06	1100	780	aluminum, single, clear	size 243 mm, 0 mm above head of window or glazed door	not overshadowed
W07	1300	2560	aluminum, single, clear	solid overhang 310 mm, 0 mm above head of window or glazed door	not overshadowed
W18	1300	3000	aluminum, single, clear	external horizontal blind (adjustable)	not overshadowed
W06	1300	2560	aluminum, single, clear	solid overhang 1188 mm, 0 mm above head of window or glazed door	not overshadowed
W22	2050	4515	aluminum, single, clear	solid overhang 980 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
W05	2100	2010	aluminum, single, clear	solid overhang 395 mm, 0 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W03	2700	390	aluminum, single, clear	none	not overshadowed
W21	2250	1910	aluminum, single, clear	solid overhang 2125 mm, 0 mm above head of window or glazed door	2-4 m high, 2-6 m away
W01	1000	9300	aluminum, single, clear	external horizontal blind (adjustable)	not overshadowed















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Window/glassed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 90°)	Overshadowing
W16	1650	900	aluminum, single, clear	external louver/vertical blind (adjustable)	not overshadowed
<b>South facing</b>					
W10	1600	900	aluminum, single, clear	none	>4 m high, <2 m away
W13	1600	900	aluminum, single, clear	none	>4 m high, <2 m away
W12	1600	900	aluminum, single, clear	none	>4 m high, <2 m away
D03	2600	900	aluminum, single, clear	none	>4 m high, <2 m away
W02	1800	2300	aluminum, single, clear	external louver/vertical blind (adjustable)	>4 m high, 2 m away
W11	1600	900	aluminum, single, clear	none	>4 m high, <2 m away
<b>West facing</b>					
D08	2700	2740	aluminum, single, clear	solid overhang 1235 mm, 0 mm above base of window or glazed door	>4 m high, >5 m away
W03	2700	840	aluminum, single, clear	external louver/vertical blind (adjustable)	>4 m high, >5 m away
<b>North-West facing</b>					
W09	2600	840	aluminum, single, clear	none	>4 m high, >5 m away

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Energy Commitments	On gas plant	On CO/CO2 plant & gas	Certifier checks
<b>Hot water</b> The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas storage with a performance of 2 stars.	✓	✓	✓
<b>Cooling system</b> The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1 phase air conditioning. Energy rating: 3 star (average rating) The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1 phase air conditioning. Energy rating: 3 star (average rating)	✓	✓	✓
<b>Heating system</b> The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas hydroptic system. Energy rating: 3 star The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas hydroptic system. Energy rating: 3 star	✓	✓	✓
<b>Ventilation</b> The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to terrace or roof. Operation control: manual on / timer off Kitchen: individual fan, ducted to terrace or roof. Operation control: manual switch on / timer off Laundry: individual fan, ducted to terrace or roof. Operation control: manual on / timer off	✓	✓	✓
<b>Artificial lighting</b> The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"> <li>At least 3 of the bedrooms / study, dedicated</li> <li>At least 2 of the living / dining rooms, dedicated</li> <li>The kitchen;</li> </ul>	✓	✓	✓

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Energy Commitments	Show on GA plan	Show on CC/CD plans & specs	Certifier check
<ul style="list-style-type: none"> <li>all bathrooms/toilets;</li> <li>the laundry;</li> <li>all hallways;</li> </ul>		  	  
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.			
<b>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 0.7 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			

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**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 COCCS plans and 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 (either interim or final) for the development may be issued.

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**DA NUMBER: DA2021/1140**

**(Activation of consent must be obtained from Northern Beaches Council)**

SHEET TITLE  
**BASIX**

DOCUMENTATION STAGE

DA

SHEET NUMBER

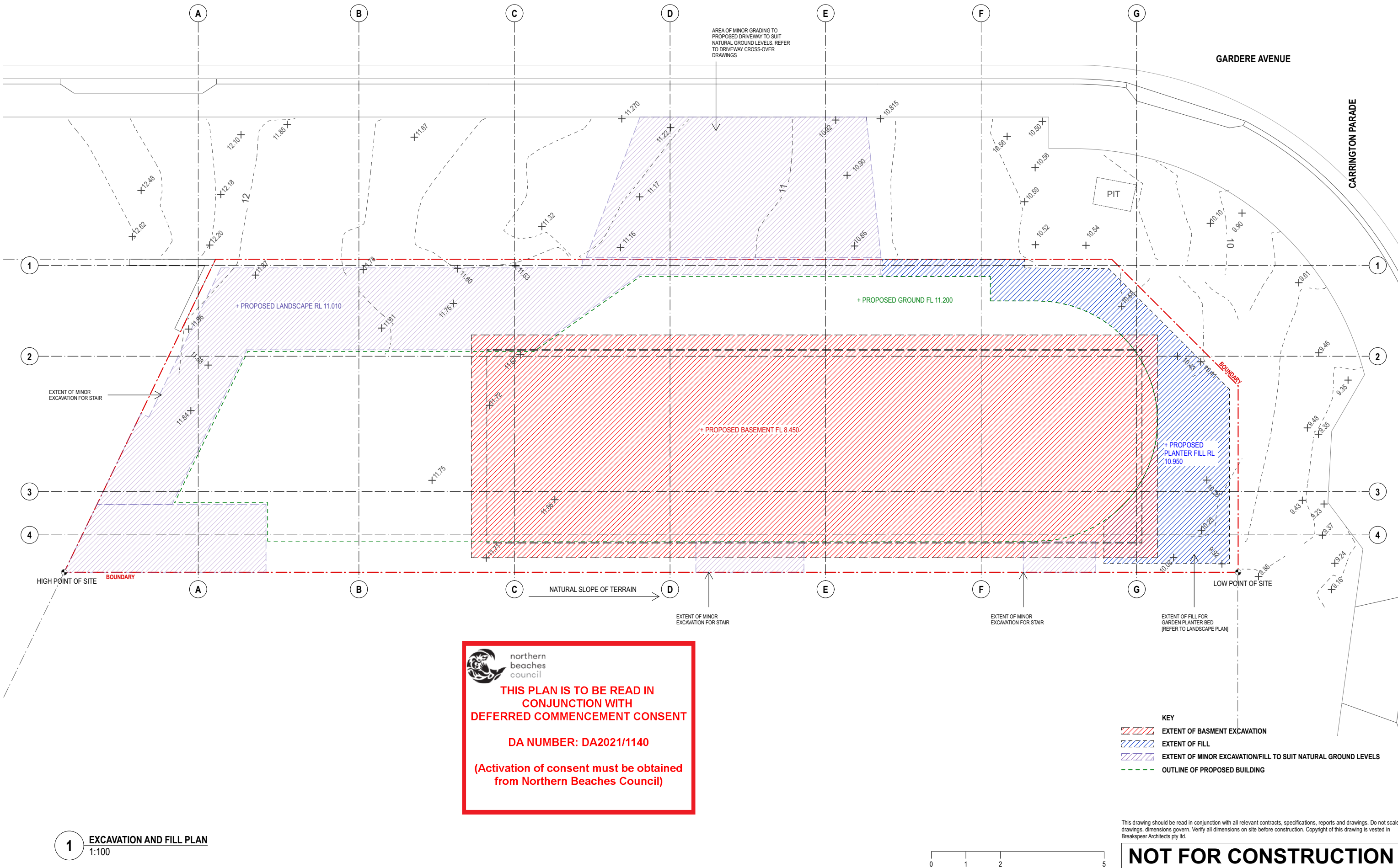
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ISSUE

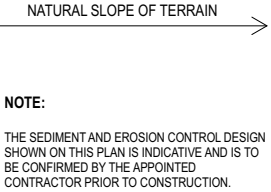
# D

			<div>STRUCTURAL ENGINEER Cantilever Consulting Engineers  Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St. Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au</div>	<div>PLANNING CONSULTANT BBF Town Planners  Michael Haynes Sue 206 Flourmill Studios, 3 Gladstone St. Newtown NSW 2042 P: (02) 9986 2535 E: michael@bbftownplanners.com.au</div>	<div>LANDSCAPE ARCHITECT Paterson Design Studio  Garth Paterson 16a/1-15 Tramrose Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au</div>	<div>ARCHITECT <b>BREAKSPPEAR ARCHITECTS</b>  ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com</div>	<div>PROJECT <b>LOT 2 CARRINGTON PARADE, CURL CURL</b> 72 T DP 366860</div>					SHEET TITLE <b>BASIX</b>		
D C B A	16.05.22 06.04.22 03.06.21 28.05.21	ISSUED FOR APPROVAL DA SUBMISSION - AMENDED DA SUBMISSION DA FOR CLIENT REVIEW	<div>HYDRAULIC ENGINEER Ecological Design  John Calvey 11 Clara Street, Newtown NSW 2042 M: 0416 262 706 E: john@ecologicaldesign.com.au</div>	<div>GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd  Matt Green 14/1 Cowpasture Place, Weithell Park, NSW 2164 M: 0459 986 086 E: mgrgreen@stsgo.com.au</div>	<div>CIVIL ENGINEER Donovan Associates  Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovonassociates.com</div>	<div>CLIENT Berger and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099</div>	PROJECT NUMBER <b>1701</b>	DRAWN <b>AQ</b>	CHECKED <b>TB</b>	SHEET SCALE	SHEET SIZE <b>A3</b>	DOCUMENTATION STAGE <b>DA</b>	SHEET NUMBER <b>001</b>	ISSUE <b>D</b>

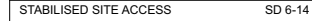




16.05.22 ISSUED FOR APPROVAL 06.04.22 DA SUBMISSION - AMENDED 18.02.22 DA FOR CLIENT REVIEW 07.06.21 DA SUBMISSION 03.05.21 REVISED FOR DA 28.05.21 DA FOR CLIENT REVIEW			STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbftplanners.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860	PROJECT NUMBER <b>1701</b>	DRAWN <b>AQ</b>	CHECKED <b>TB</b>	SHEET SCALE <b>1:100</b>	SHEET SIZE <b>A3</b>	SHEET TITLE <b>EXCAVATION AND FILL PLAN</b>	DOCUMENTATION STAGE <b>DA</b>	SHEET NUMBER <b>104</b>	ISSUE <b>F</b>
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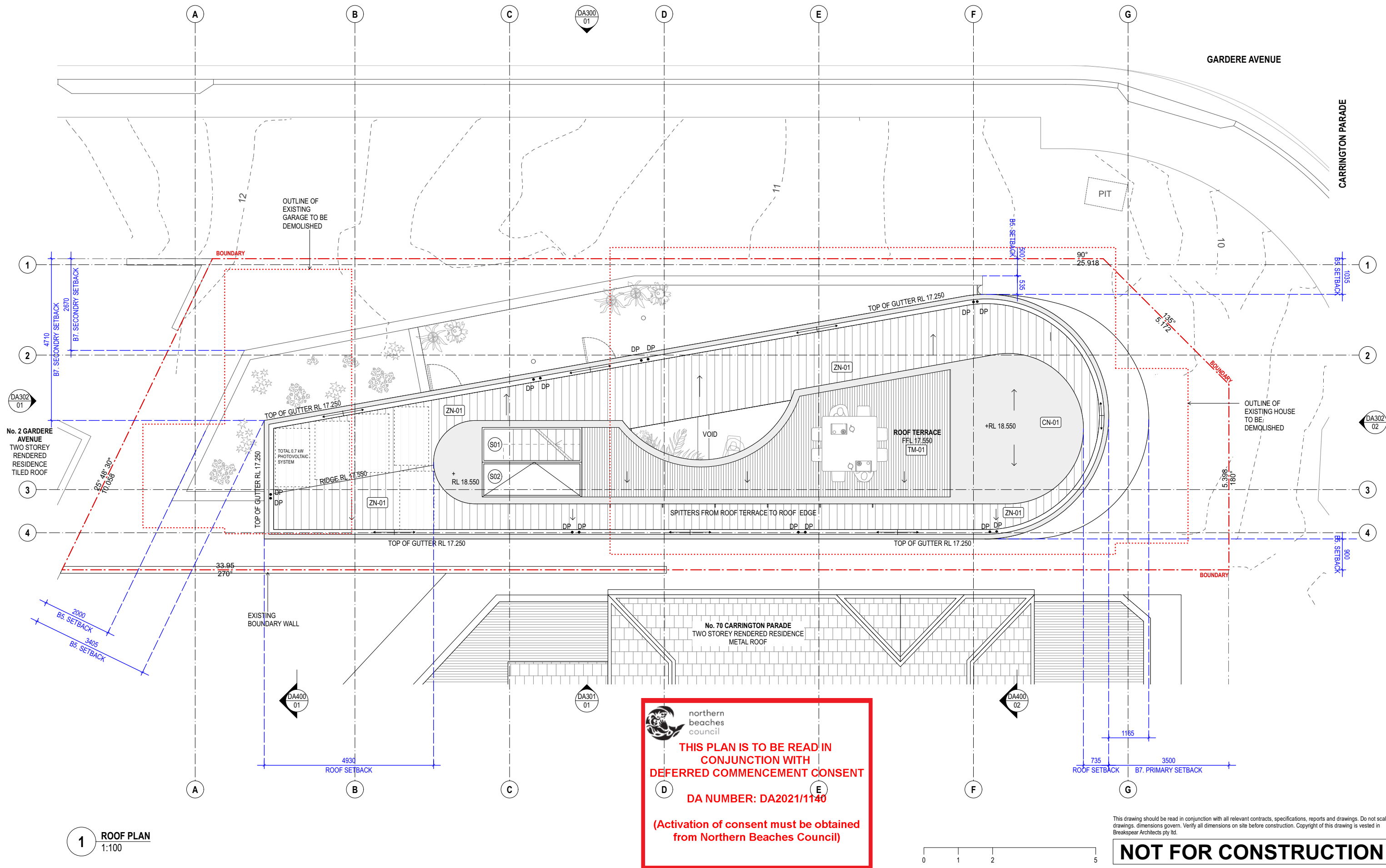
# 1 EROSION AND SEDIMENT CONTROL PLAN



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**NOT FOR CONSTRUCTION**


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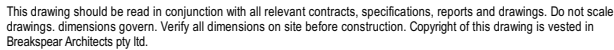



1 ROOF PLAN  
1:100

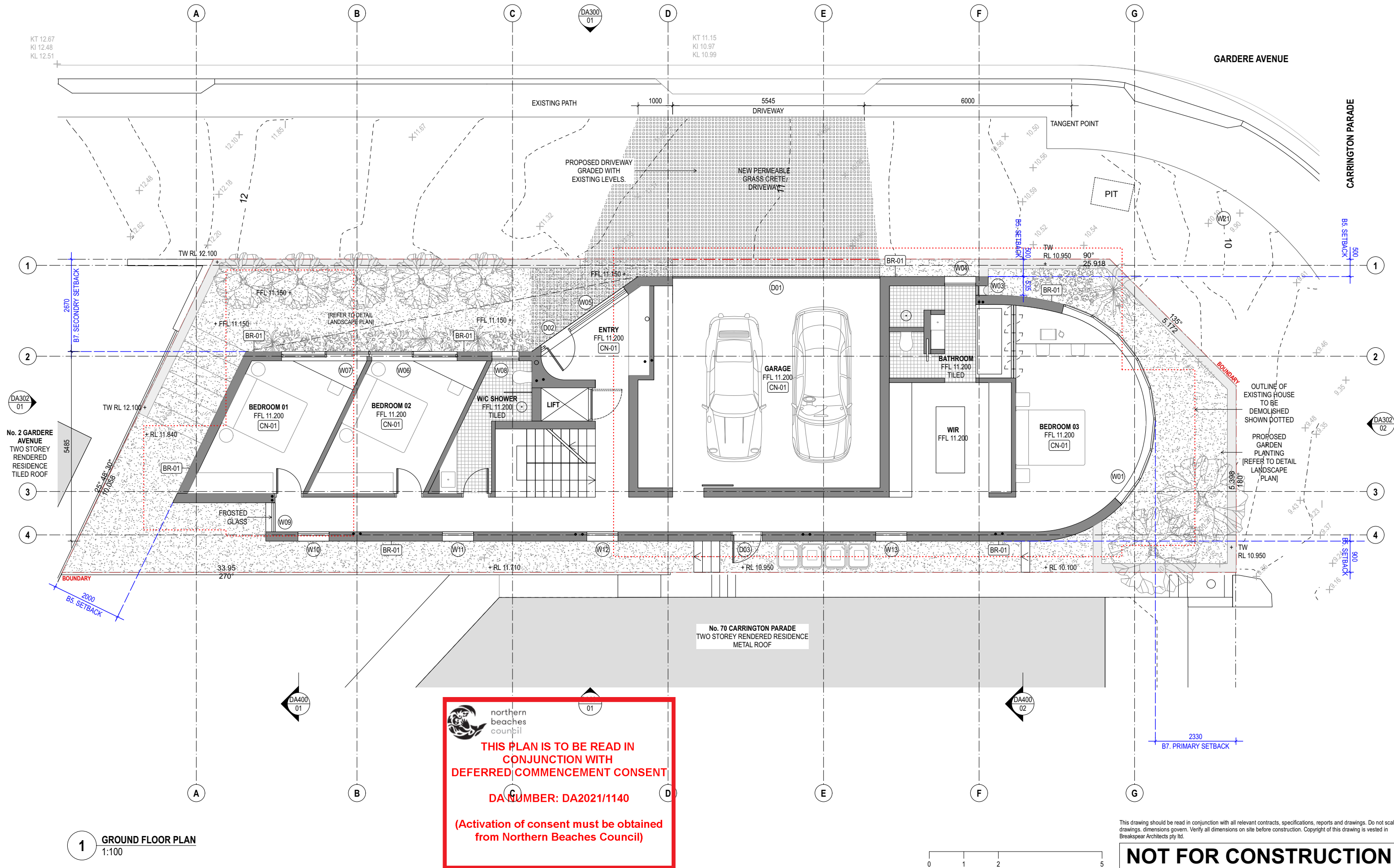
This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.


**NOT FOR CONSTRUCTION**

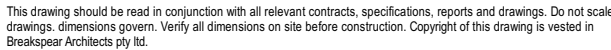
K J I H G F E D C B	16.05.22	ISSUE FOR APPROVAL	STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbftplanners.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860		SHEET TITLE <b>ROOF PLAN</b>					
	13.05.22	LEC 2 (OPT F)												
	11.05.22	LEC 2 (OPT D)												
	10.05.22	LEC 2 (OPT C)												
	06.04.22	DA SUBMISSION - AMENDED												
	21.02.22	DA FOR CLIENT REVIEW												
	18.02.22	DA FOR CLIENT REVIEW												
	07.06.21	DA SUBMISSION												
	28.05.21	DA FOR CLIENT REVIEW												
	03.05.21	DRAFT FOR CLIENT REVIEW												
REV	DATE	DESCRIPTION	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
							1701	AQ	TB	1:100	A3	DA	200	K




16.05.22 ISSUE FOR APPROVAL J 13.05.22 LEC 2 (OPT F) I 11.05.22 LEC 2 (OPT D) H 10.05.22 LEC 2 (OPT C) G 06.04.22 DA SUBMISSION - AMENDED F 01.02.22 DA FOR CLIENT REVIEW E 18.02.22 DA FOR CLIENT REVIEW D 07.06.21 DA SUBMISSION C 28.05.21 DA FOR CLIENT REVIEW B 03.05.21 DRAFT FOR CLIENT REVIEW REV DATE DESCRIPTION			STRUCTURAL ENGINEER Cartliver Consulting Engineers Damian Hadley Suite 208 Fiumarill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 938 532 E: damian@cartliverengineering.com.au		PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narahang Way, Belrose NSW 2085 P: (02) 9988 2535 E: michael@bbfplanners.com.au		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16al-15 Tramore Place, Killamey Heights, NSW 2087 M: 0418 501 681 E: garth@gpdsdesign.com.au		ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com		PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860							SHEET TITLE <b>FIRST FLOOR PLAN</b>	
			HYDRAULIC ENGINEER Ecological Design John Calley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au		GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 141 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsggeo.com.au		CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovonassociates.com		CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099		PROJECT NUMBER <b>1701</b>	DRAWN <b>AQ</b>	CHECKED <b>TB</b>	SHEET SCALE <b>1:100</b>	SHEET SIZE <b>A3</b>	DOCUMENTATION STAGE <b>DA</b>	SHEET NUMBER <b>201</b>	ISSUE <b>K</b>	



16.05.22 J I H 11.05.22 10.05.22 G F E D C 28.05.21 B 03.05.21 REV		ISSUE FOR APPROVAL LEC 2 (OPT F) LEC 2 (OPT D) LEC 2 (OPT C) DA SUBMISSION - AMENDED DA FOR CLIENT REVIEW DA FOR CLIENT REVIEW DA SUBMISSION DA FOR CLIENT REVIEW DRAFT FOR CLIENT REVIEW DESCRIPTION		STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au		PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbftplanners.com.au		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au		ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com		PROJECT 72 CARRINGTON PARADE, CURL CURL LOT 1 DP 366860				SHEET TITLE GROUND FLOOR PLAN			
				HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au		GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgrgreen@stsgo.com.au		CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com		CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099		PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
												1701	AQ	TB	1:100	A3	DA	202	K



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J I H G F E D C B REV	16.05.22	ISSUE FOR APPROVAL	STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Floumhill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0419 339 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narandang Way, Belrose NSW 2085 P: (02) 9989 2535 E: michael@bbftownplanners.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16/1-15 Tranmore Place, Kilmore Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860					 SHEET TITLE <b>BASEMENT FLOOR PLAN</b>			
	13.05.22	LEC 2 (OPT F)													
	11.05.22	LEC 2 (OPT D)													
	10.05.22	LEC 2 (OPT C)													
	06.04.22	DA SUBMISSION - AMENDED													
	21.02.22	DA FOR CLIENT REVIEW	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 1471 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE	
	28.05.21	DA FOR CLIENT REVIEW													
	03.05.21	REVISED FOR DA													
	28.05.21	DA FOR CLIENT REVIEW													
	03.05.21	DRAFT FOR CLIENT REVIEW													
		DESCRIPTION					1701	AQ	TB	1:100	A3	DA	203	K	

(Activation of consent must be obtained from Northern Beaches Council)



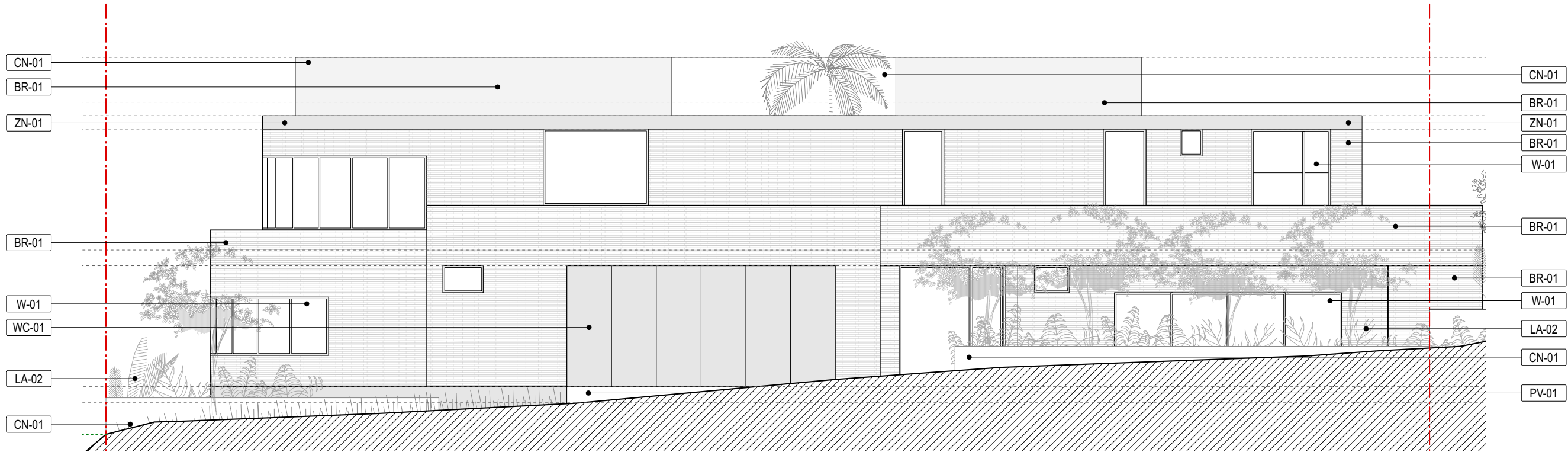
**NOT FOR CONSTRUCTION**

I	16.05.22	ISSUED FOR APPROVAL	STRUCTURAL ENGINEER	PLANNING CONSULTANT	LANDSCAPE ARCHITECT	ARCHITECT	PROJECT					SHEET TITLE		
H	13.05.22	LEC 2 (OPT F)	Canliwer Consulting Engineers	BBF Town Planners	Paterson Design Studio	<b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 801 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@breakspr.com	<b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366880					<b>NORTH ELEVATION</b>		
G	11.05.22	LEC 2 (OPT D)	Damian Hadley	Michael Haynes	Garth Paterson									
F	10.05.22	LEC 2 (OPT C)	Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 E: damian@canliwerengineers.com.au	9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbftplanners.com.au	16a/15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au									
E	06.04.22	DA SUBMISSION - AMENDED												
D	07.06.21	DA SUBMISSION	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
C	28.05.21	DA FOR CLIENT REVIEW	Ecological Design	STS GeoEnvironmental Pty Ltd	Donovan Associates	Berge and Nea Der Sarkissian								
B	03.05.21	DRAFT: FOR CLIENT REVIEW	John Caley	Matt Green	Scott Sharma	72 Carrington Parade, Curl Curl NSW 2099								
A	30.04.21	DRAFT: FOR CLIENT REVIEW	11 Clara Street, Newtown NSW 2042 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0418 262 706 E: mgreen@sageo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com									
REV	DATE	DESCRIPTION					1701	AQ	TB	1:100	A3	DA	300	I









OFF FORM CONCRETE  
**CN-01**  
EXTERNAL WALLS, INTERNAL FLOORS,  
GARDEN RETAINING WALLS, ROOF ABOVE  
LIVING ROOM



BRICK  
**BR-01**  
EXTERNAL WALLS. INTERNAL WALLS



COMPRESSED FIBRE CEMENT PANEL  
**WC-01**  
GARAGE DOOR, WINDOWS, ROOF  
TERRACE WALLS



NATURAL HARDWOOD TIMBER DECKING  
**TM-01**  
ROOF TERRACE DECK, CENTRAL  
COURTYARD



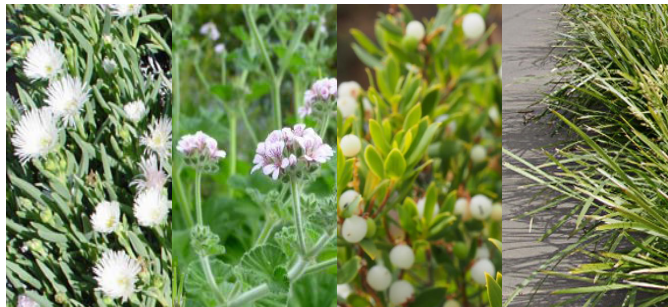
ZINC SHEETING  
**ZN-01**  
ROOFING, FASCIA



CLEAR GLAZING WITH CHARCOAL  
ANODIZED ALUMINIUM FRAMES  
**W-01**  
WINDOWS AND DOORS



**PV-01\***  
DRIVEWAY AND ENTRY



PLANTING



**LA-02\***

**1 MATERIALS AND FINISHES**  
1:100

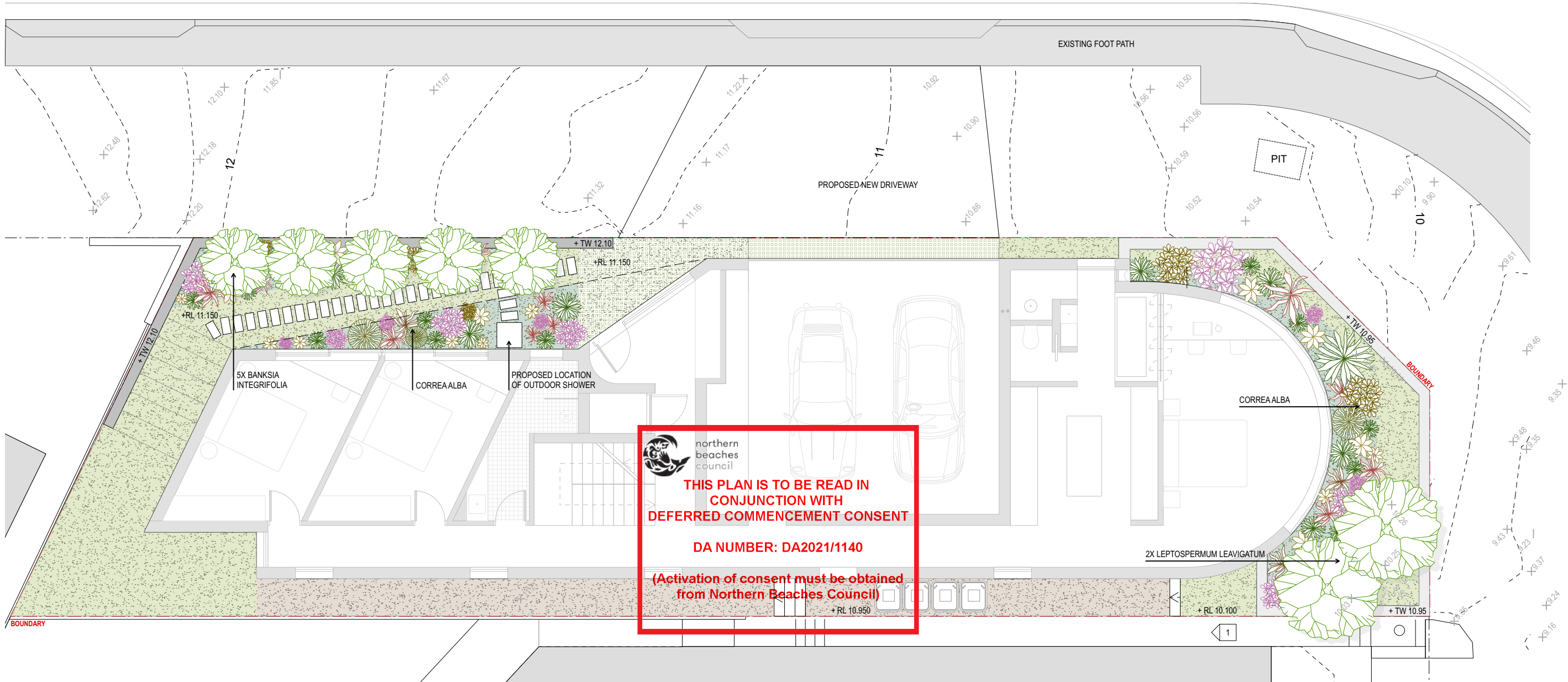
\*REFER TO LANDSCAPE DRAWINGS



This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.

**NOT FOR CONSTRUCTION**

			STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbfplanners.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860					SHEET TITLE <b>SCHEDULE OF COLOURS AND MATERIALS</b>				
D	16.05.22	ISSUED FOR APPROVAL	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 986 086 E: mgreen@stsggeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE		
C	06.04.22	DA SUBMISSION - AMENDED					1701	AQ	TB	1:100	A3	DA	500	D		
B	07.06.21	DA SUBMISSION														
A	28.05.21	DA FOR CLIENT REVIEW														
REV	DATE	DESCRIPTION														



BANKSIA INTEGRIFOLIA  
COASTAL BANKSIA NATIVE SMALL  
EVERGREEN TREE



LEPTOSPERMUM LAEVIGATUM  
COASTAL TEE TREA  
TALL COASTAL SHRUB/SMALL TREE  
WITH WHITE FLOWERS



CORREA ALBA  
LOW TO MEDIUM GROWING SHRUB WITH  
AN ABUNDANCE OF WHITE FLOWERS IN  
LATE WINTER AND SPRING



DRIVEWAY AND ENTRY PATH PAVING  
PERMEABLE GRASS CRETE, CONCRETE  
BLOCKS WITH SAND AND COUGH GRASS  
BETWEEN


Planting Schedule					
Symbol	Botanic Name	Common Name	Installation Pot Size	Height	Indemic
VERGE PLANTING					
Car gla	<i>Carpobrotus glaucescens</i>	Pig face	140mm	200mm	Yes
Leu par	<i>Leucopogon parviflorus</i>	Coastal Beard	140mm	300mm	Yes
Lom lon	<i>Lomandra longifolia</i>	Spiny-headed Matrush	140mm	750mm	Yes
Pel aus	<i>Pelargonium australe</i>	Coastal Geranium	140mm	300mm	Yes
Spf ser	<i>Spinifex sericeus</i>	Spinifex grass	140mm	500mm	Yes
GARDEN PLANTING					
Ban int	<i>Banksia integrifolia</i>	Coastal Banksia	45L	8-12m	Yes
Lep lae	<i>Leptospermum laevigatum</i>	Coastal Tee tree	45L	2-3m	Yes
Cor alb	<i>Correa alba</i>	Correa	140mm	600mm	Yes
Car gla	<i>Carpobrotus glaucescens</i>	Pig face	140mm	200mm	Yes
Leu par	<i>Leucopogon parviflorus</i>	Coastal Beard	140mm	300mm	Yes
Lom lon	<i>Lomandra longifolia</i>	Spiny-headed Matrush	140mm	750mm	Yes
Pel aus	<i>Pelargonium australe</i>	Coastal Geranium	140mm	300mm	Yes
Spf ser	<i>Spinifex sericeus</i>	Spinifex grass	140mm	500mm	Yes
PLANTER BOX PLANTING					
Pan tec	<i>Pandanus tectorius</i>	Screw pine	45L	5m	No
Spf ser	<i>Spinifex sericeus</i>	Spinifex grass	140mm	500mm	Yes

- KEY:
- OFF-FORM INSITU CONCRETE WALL
  - PERMEABLE GRAVEL PAVEMENT
  - 0-0.5m HT LOW NATIVE GROUNDCOVERS
  - 0.5-1m HT NATIVE SEDGES AND SHRUBS
  - PROPOSED NATIVE TREES
  - 1.8m HT PRIVACY FENCE ALONG LOT BOUNDARY

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**NOT FOR CONSTRUCTION**

**1 LANDSCAPE PLAN**  
1:100

H G F E D C B A	16.05.22	ISSUED FOR APPROVAL	STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT BBF Town Planners Michael Haynes 9 Narabang Way, Belrose NSW 2085 P: (02) 9986 2535 E: michael@bbftplanners.com.au	LANDSCAPE ARCHITECT Patterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT <b>BREAKSPEAR ARCHITECTS</b> ABN 81 601 670 991 ACN 601 670 991 Level 1, 13 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT <b>72 CARRINGTON PARADE, CURL CURL</b> LOT 1 DP 366860						SHEET TITLE <b>LANDSCAPE PLAN</b>		
	13.05.22	LEC 2 (OPT F)					PROJECT NUMBER <b>1701</b>	DRAWN <b>AQ</b>	CHECKED <b>TB</b>	SHEET SCALE <b>1:100</b>	SHEET SIZE <b>A3</b>		DOCUMENTATION STAGE <b>DA</b>	SHEET NUMBER <b>901</b>	ISSUE <b>H</b>
	11.05.22	LEC 2 (OPT D)													
	10.05.22	LEC 2 (OPT C)													
	06.04.22	DA SUBMISSION - AMENDED													
18.02.22	DA FOR CLIENT REVIEW	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 986 086 E: mgrgreen@stsgo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099										
07.06.21	DA SUBMISSION														
28.05.21	DA FOR CLIENT REVIEW														
REV	DATE					DESCRIPTION									