

GARDEN HOUSE

38 ELAINE AVENUE AVALON NSW 2107, LOT 5, DP 21687

DRAWING SCHEDULE

DWG No.	ISSUE	DATED	DRAWING TITLE	SCALE
DA 00	DA	06.07.16	DRAWING SCHEDULE	NTS
DA 01	DA	06.07.16	SITE & ROOF PLAN, SITE ANALYSIS, SITE COVERAGE	1:200@A3
DA 02	DA	06.07.16	GROUND FLOOR PLAN	1:100@A3
DA 03	DA	06.07.16	ELEVATIONS	1:100@A3
DA 04	DA	06.07.16	ELEVATIONS	1:100@A3
DA 05	DA	06.07.16	SECTION A-A	1:100@A3
DA 06	DA	06.07.16	ELEVATIONS (SECONDARY DWELLING)	1:100@A3
DA 07	DA	06.07.16	SHADOW DIAGRAM - 9am	1:200@A3
DA 08	DA	06.07.16	SHADOW DIAGRAM - 12 noon	1:200@A3
DA 09	DA	06.07.16	SHADOW DIAGRAM - 3pm	1:200@A3

BASIX COMMITMENTS - Garden House Additions

(to be read in conjunction with BASIX Certificate)

Thermal Comfort Commitments

Floor, walls & ceiling / roof		
Construction	Additional insulation required	Other specifications
floor - suspended floor with open subfloor, framed (R0.7)	R0.8 (down) (or R1.50 incl construction)	
external wall - framed (weatherboard, fibro, metal clad)	R1.3 (or 1.7 incl construction)	
ceiling and roof - flat ceiling / pitched roof, framed	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475 - 0.7)
Windows & glazed doors		
Window numbers shown on drawings refer to Glazing listed in Basix Certificate. Glazing must comply with Basix Certificate.		

Energy Commitments

Lighting, Ventilation & Fittings
A window and/or skylight to be installed in kitchen and bathroom areas
Exhaust fans, Lighting & Fittings as per Basix certificate

Water Commitments

Alternative water
A rainwater tank of at least 776 litres to be installed on site in compliance with Basix certificate
Swimming pool
The swimming pool volume must be < 15 kilolitres. Install pool cover & timer for pump. Pool is not to be heated.
Fixtures
Showerheads, toilets, taps to comply with Basix

GENERALLY

All works are to comply with the Building Code of Australia
All works to comply with Bushfire Hazard Report
All works to comply with Geotech Report
All stormwater to comply with relevant Code & Council requirements
Swimming Pool Safety to comply with AS1926.1

BASIX COMMITMENTS - Secondary Dwelling

(to be read in conjunction with BASIX Certificate)

Thermal Comfort Commitments

Floor, walls & ceiling / roof		
Construction	Additional insulation required	Other specifications
floor - suspended floor with open subfloor, framed	0.8 (or 1.5 incl construction)(down)	
external wall - framed (weatherboard, fibro, metal clad)	R1.5 (or 1.9 incl construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475 - 0.7)
Windows & glazed doors		
Window numbers shown on drawings refer to Glazing listed in Basix Certificate. Glazing must comply with Basix Certificate.		

Energy Commitments

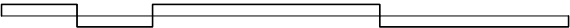
Hot Water
Gas instantaneous hot water system to be installed
Lighting, Ventilation & Fittings
A window and/or skylight to be installed in kitchen and bathroom areas
Exhaust fans, Lighting & Fittings as per Basix certificate
Heating System
Min gas hydronic to 1 Bedroom & 1 Living Area

Water Commitments

Landscape
A minimum of 30 sqm of indigenous or low water use species to be planted on the site
Alternative water
A rainwater tank of at least 2500 litres to be installed on site in compliance with Basix certificate
Fixtures
Showerheads, toilets, taps to comply with Basix

LEGEND

BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
FFL	FINISHED CEILING LEVEL	TIM	TIMBER
FFL	FINISHED FLOOR LEVEL	WM. DRY	WASHER. DRYER
FG	FIXED GLASS	WB	WEATHERBOARDS
GL	GROUND LINE	WT	WATER TANK



GARDEN HOUSE

LOT 5 : DP 21687
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ISSUE: DA

DATE: 06.07.16

JOB #

elaine ave

SCALE

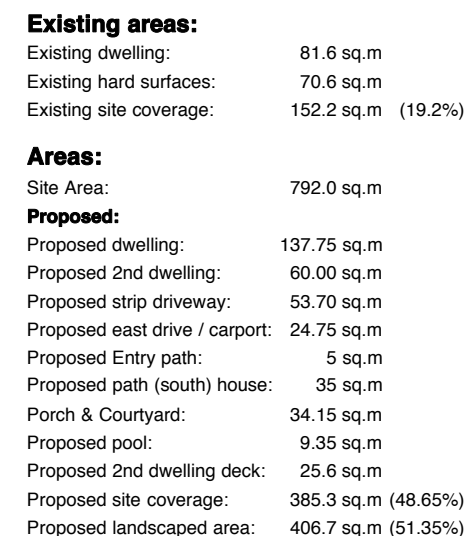
DRAWN: MLA

Drawing Schedule

Do not scale from drawings. Verify all dimensions and levels on site.
All drawings must be verified by the structural engineer's documents.
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dwg no.

DA00



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JOB # elaine ave

SCALE 1:200@A3

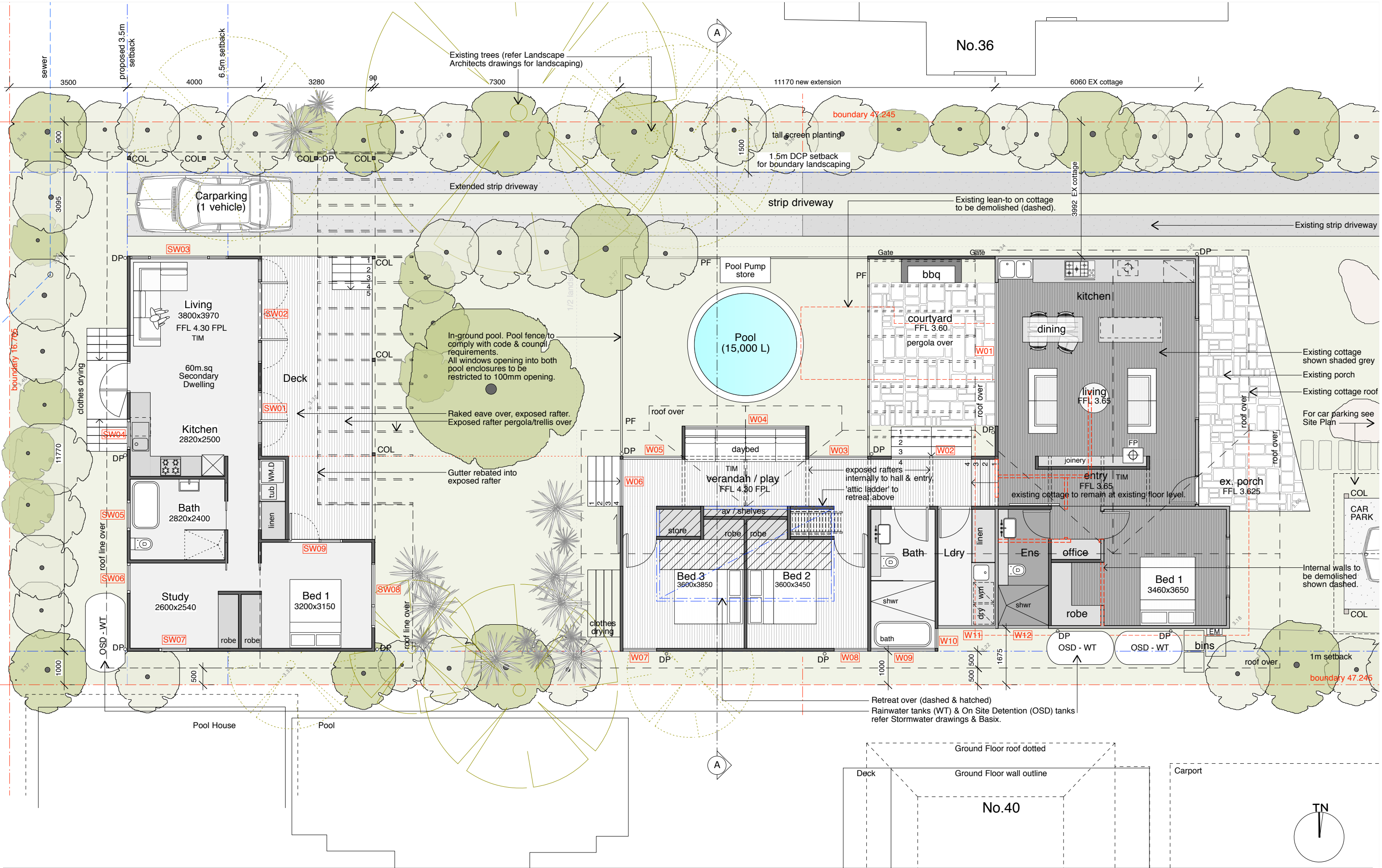
DRAWN MLA

DWG Site / Roof / Analysis Plan

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DA01



LEGEND

BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
FFL	FINISHED CEILING LEVEL	TIM	TIMBER
FFL	FINISHED FLOOR LEVEL	WM, DRY	WASHER, DRYER
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GL	GROUND LINE	WT	WATER TANK

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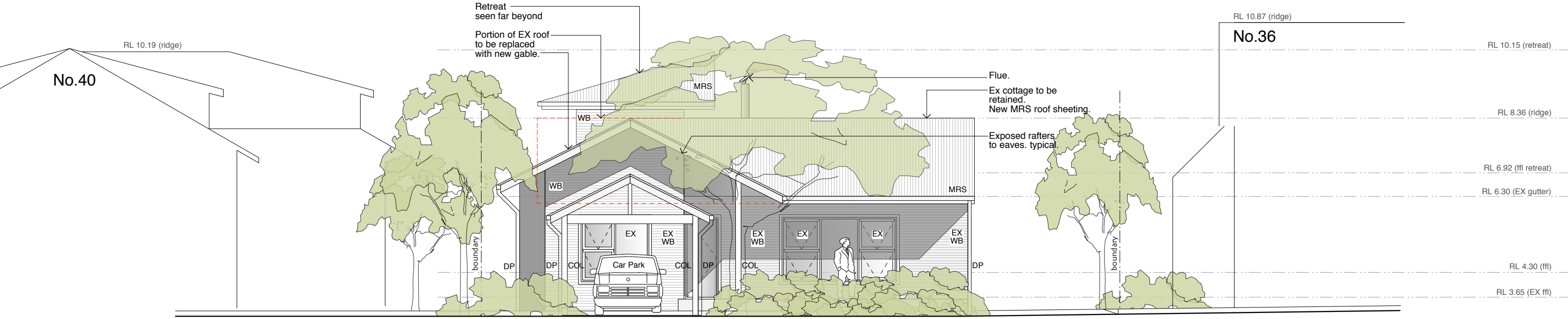
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SCALE: 1:100 @ A3
DRAWN: MLA

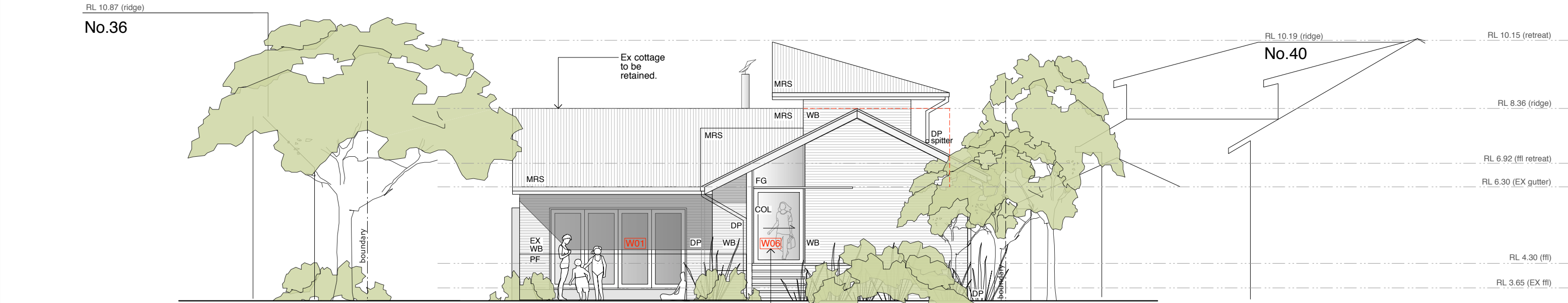
DWG: Ground Floor Plan

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dwg no. DA02



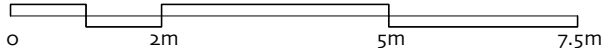
eastern elevation



western elevation

LEGEND

BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
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FG	FIXED GLASS	WM, DRY	WASHER, DRYER
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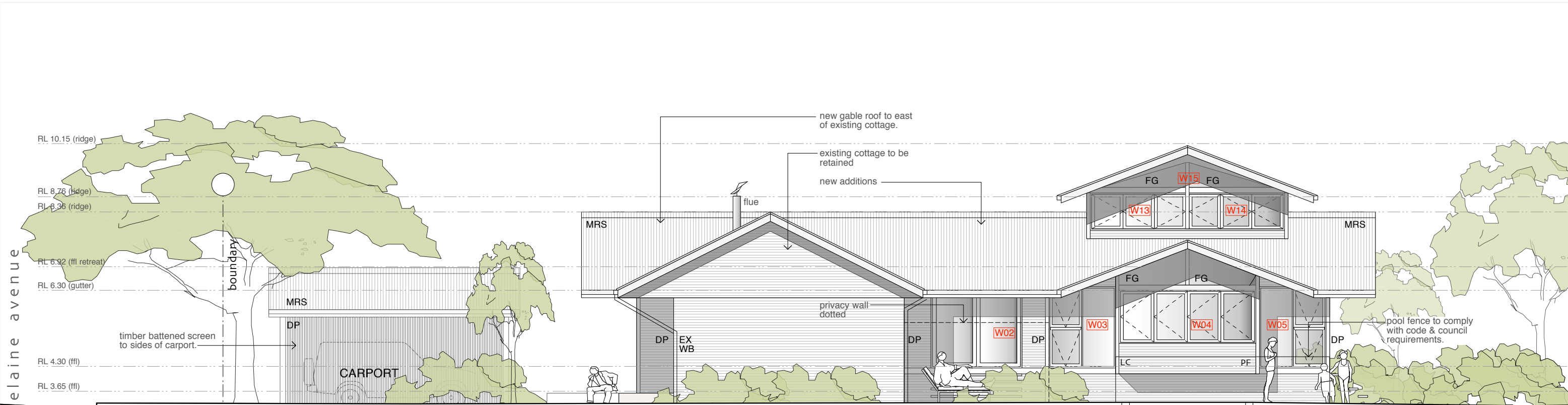
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DWG Elevations

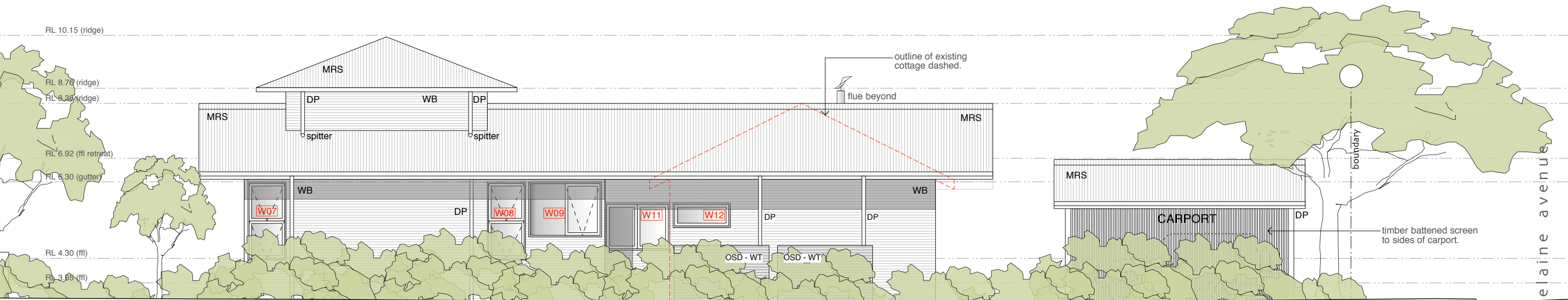
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dwg no.

DA03



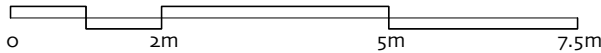
northern elevation



southern elevation

LEGEND

BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
FFL	FINISHED CEILING LEVEL	TIM	TIMBER
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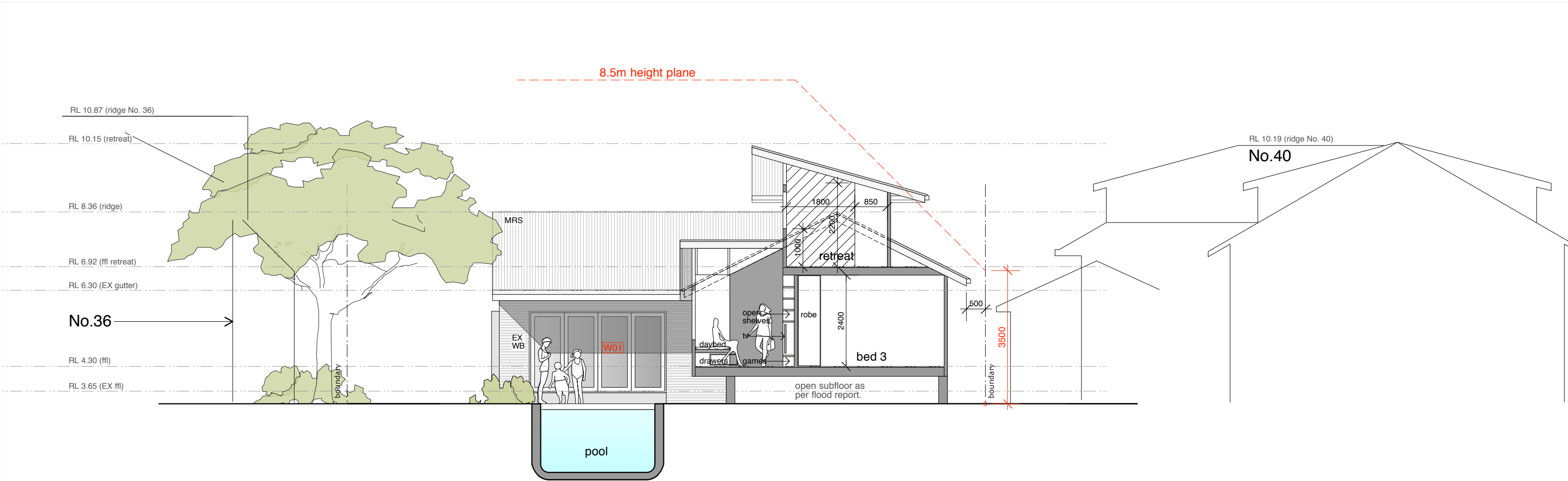
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DRAWN MLA

DWG Elevations

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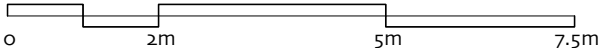
DA04



section a-a

LEGEND

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COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POLYCARBONATE ROOF SHEETING
DP	DOWN PIPE	POLY	POLY
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
FFL	FINISHED CEILING LEVEL	TIM	TIMBER
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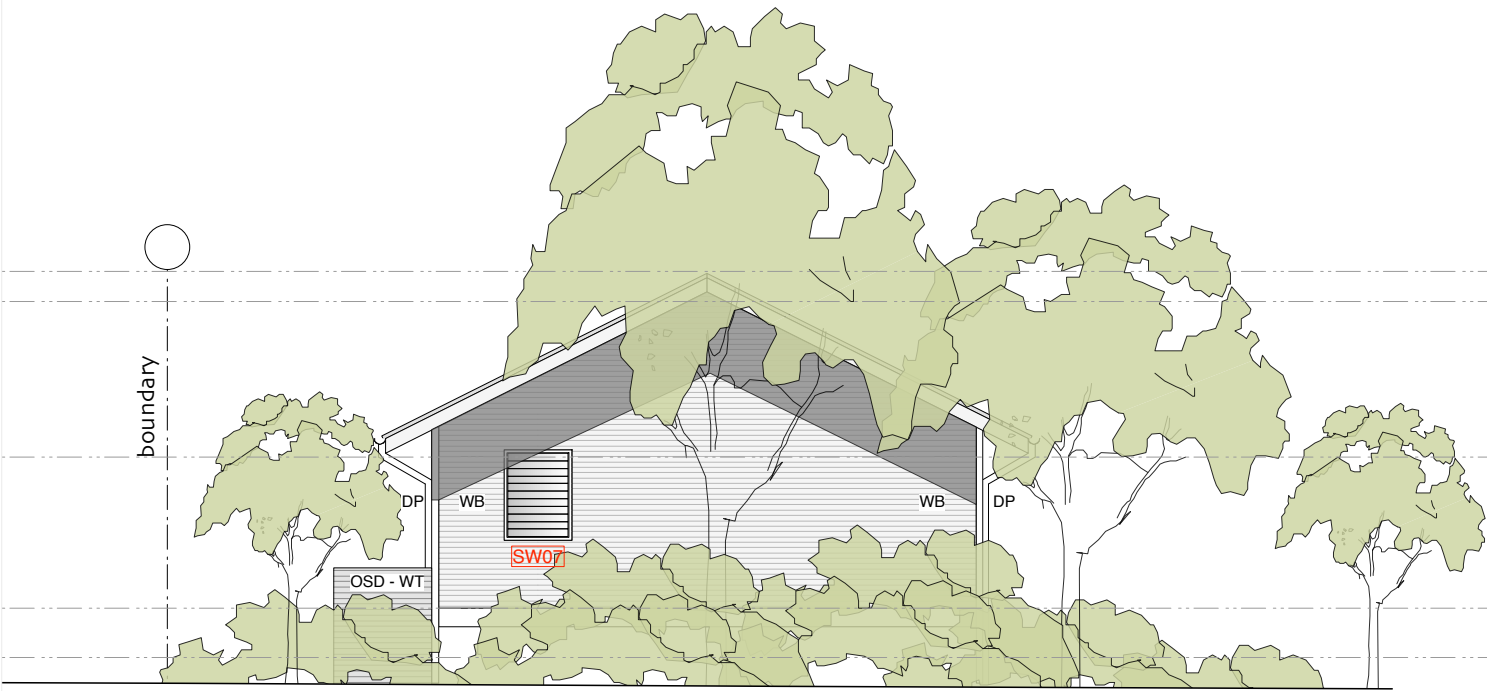
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DWG Section A-A

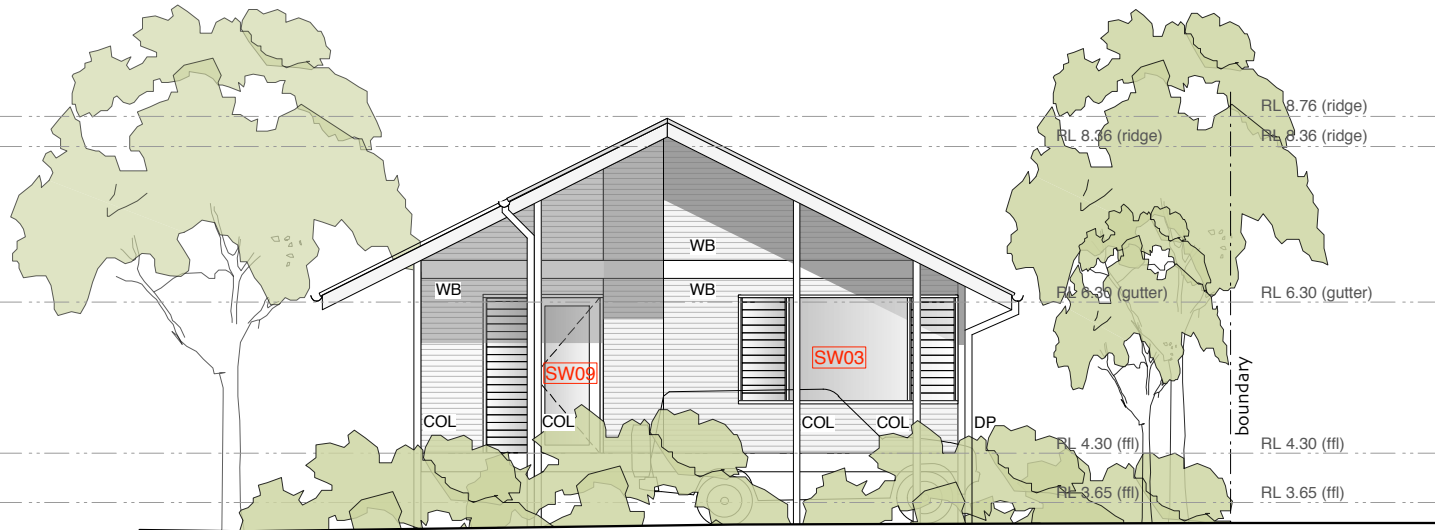
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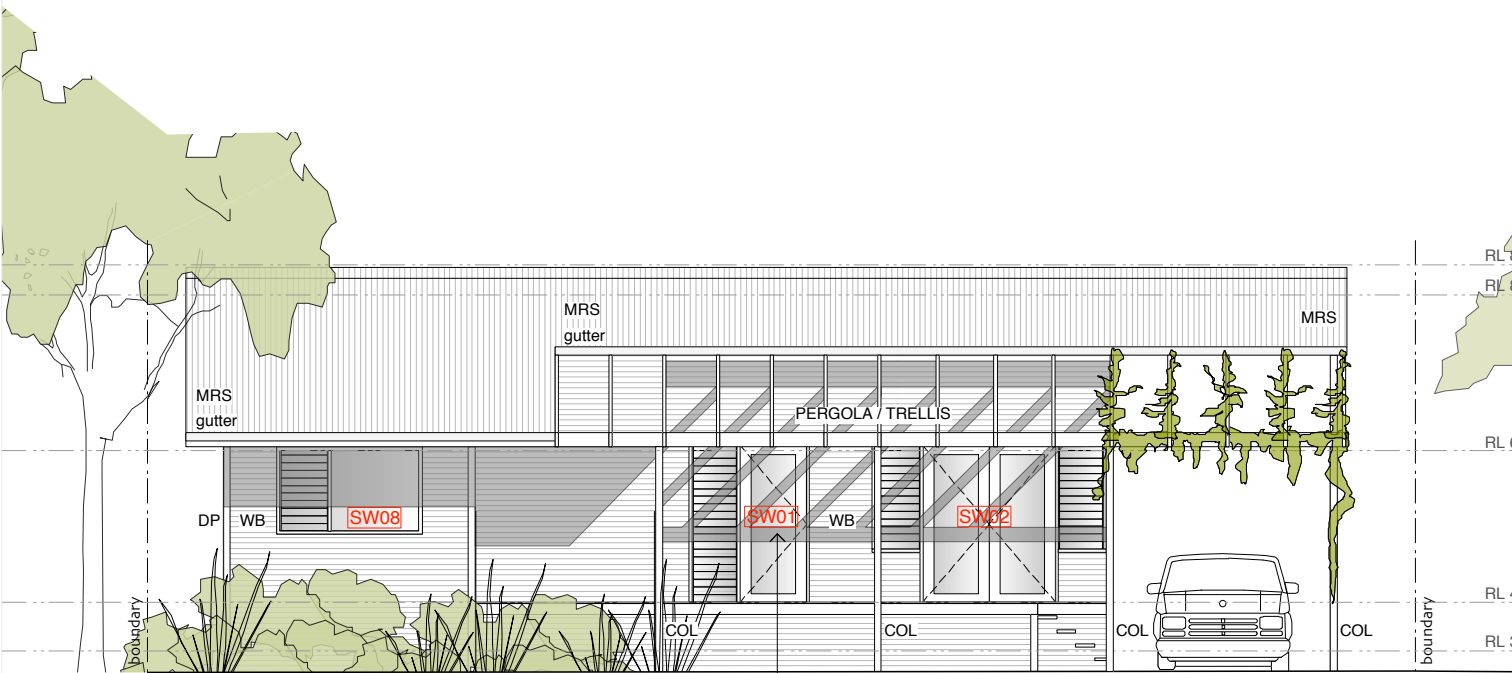
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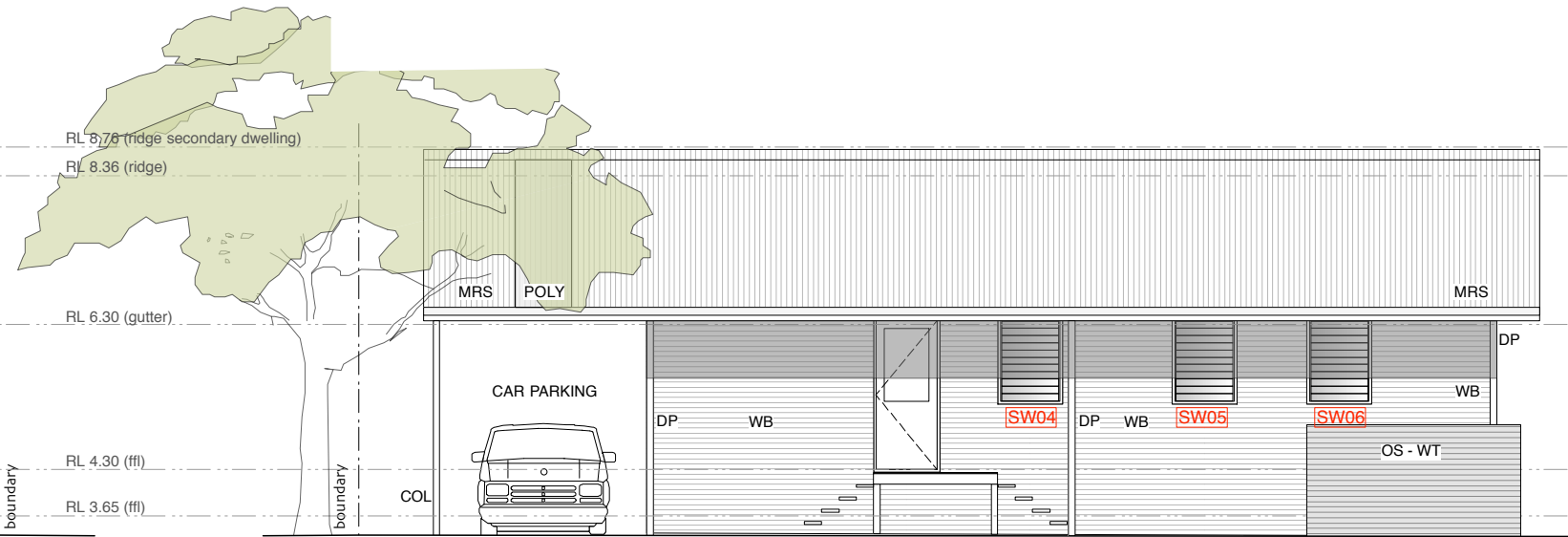
southern elevation - secondary dwelling



northern elevation - secondary dwelling



eastern elevation - secondary dwelling

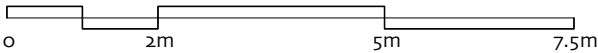


western elevation - secondary dwelling

Window numbers.
refer to corresponding
window numbers in
BASIX Certificate.

LEGEND

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COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POLYCARBONATE ROOF SHEETING
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
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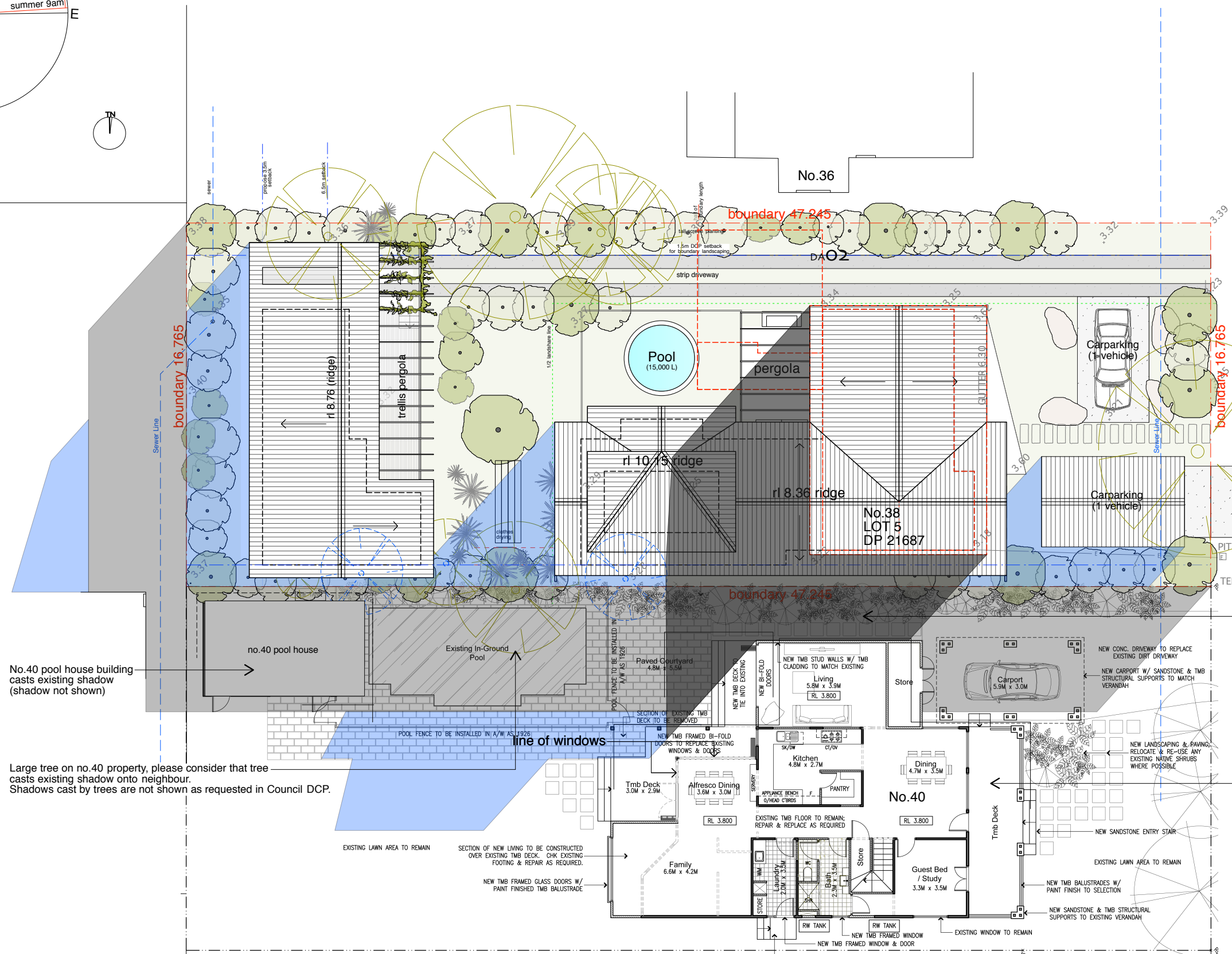
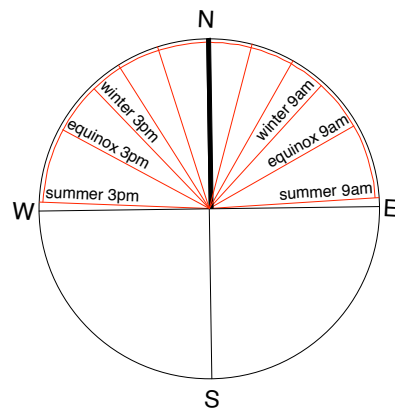
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DWG Elevations - Secondary Dwelling

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dwg no.

DA06



No.40 pool house building casts existing shadow (shadow not shown)

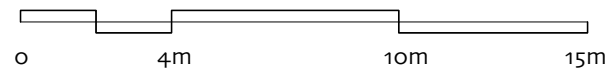
Large tree on no.40 property, please consider that tree casts existing shadow onto neighbour. Shadows cast by trees are not shown as requested in Council DCP.

Thick strip of tall palm trees. Please consider that trees casts existing shadow onto neighbour. Shadows cast by trees are not shown as requested in Council DCP.

Ground Floor Plan of neighbouring no.40 shown (as per no. 40 DA approval found on Council website). Note that neighbour's roof lines are not shown, please consider shadows are cast by own roof.

- KEY**
- existing shadows - as cast by existing dwelling
 - existing shadows - as cast by existing boundary fence
 - proposed additional shadows 9am winter solstice
 - proposed additional shadows midday winter solstice
 - proposed additional shadows 3pm winter solstice

LEGEND			
BAL	BALUSTRADE	MRS	METAL ROOF SHEETING
COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
DP	DOWN PIPE	POLY	POLYCARBONATE ROOF SHEETING
EM	ELECTRICAL METER	RL	RELATIVE LEVEL
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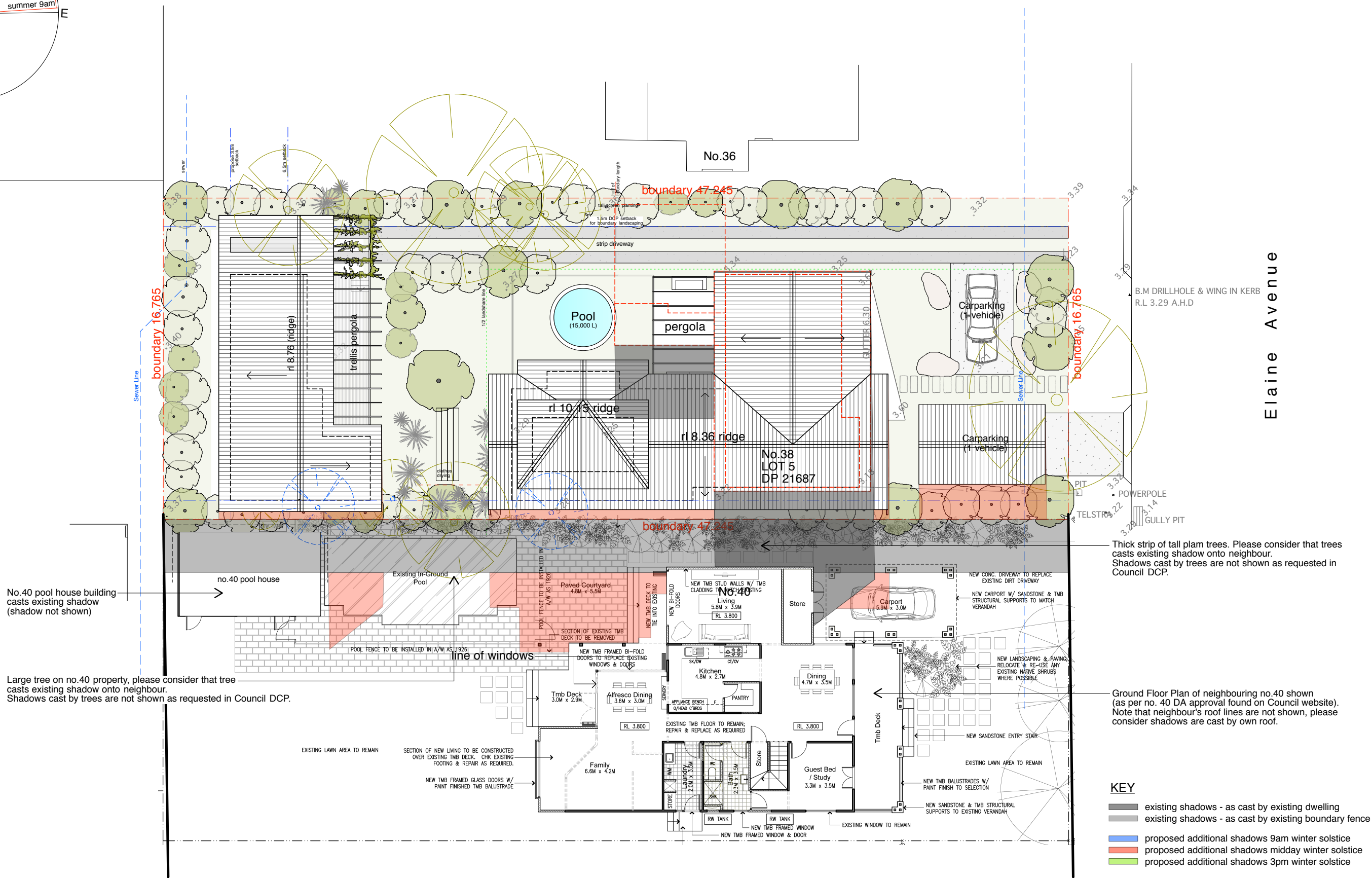
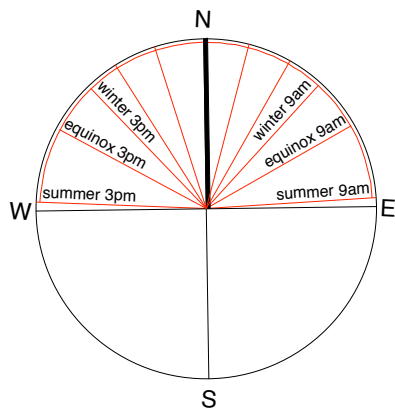
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SCALE: 1:200@A3
DRAWN: MLA

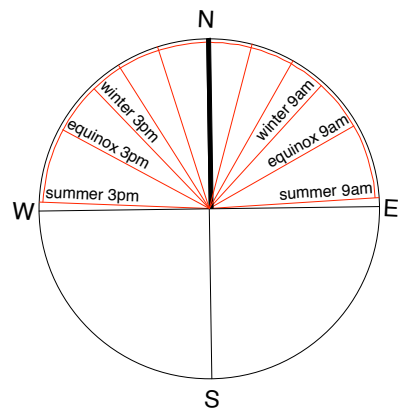
DWG: Shadow Diagram - 9am

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dwg no.

DA07





No.40 pool house building casts existing shadow (shadow not shown)

Large tree on no.40 property, please consider that tree casts existing shadow onto neighbour. Shadows cast by trees are not shown as requested in Council DCP.

Thick strip of tall palm trees. Please consider that trees casts existing shadow onto neighbour. Shadows cast by trees are not shown as requested in Council DCP.

Ground Floor Plan of neighbouring no.40 shown (as per no. 40 DA approval found on Council website). Note that neighbour's roof lines are not shown, please consider shadows are cast by own roof.

- KEY**
- existing shadows - as cast by existing dwelling
 - existing shadows - as cast by existing boundary fence
 - proposed additional shadows 9am winter solstice
 - proposed additional shadows midday winter solstice
 - proposed additional shadows 3pm winter solstice

LEGEND			
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COL	COLUMN	NGL	NATURAL GROUND LINE
COS	CHECK ONSITE	PF	POOL FENCE
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FG	FIXED GLASS	WM, DRY	WASHER, DRYER
GL	GROUND LINE	WB	WEATHERBOARDS
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DWG Shadow Diagram - 3pm

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DA09