



northern
beaches
council

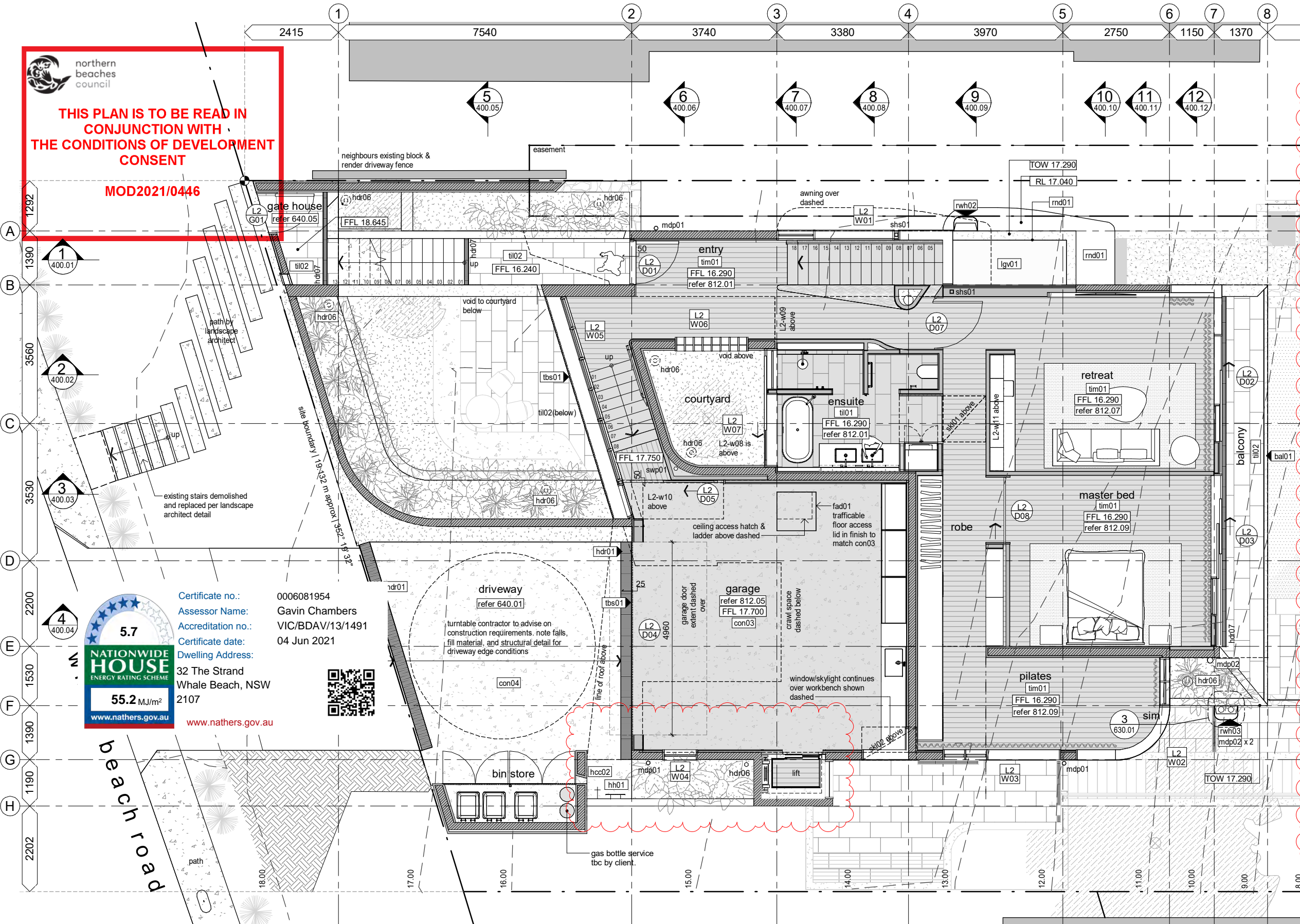
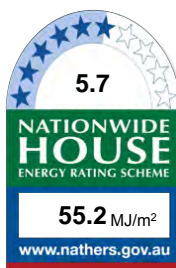
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0446

Certificate no.: 0006081954
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAY/13/1491
Certificate date: 04 Jun 2021

Dwelling Address:
32 The Strand
Whale Beach, NSW
2107

www.nathers.gov.au



32 The Strand Whale Beach			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)		
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m²)	70
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living 1 Phase A/C Zoned	EER 2.5 - 3.0	
	Bedrooms 1 Phase A/C Zoned	EER 2.5 - 3.0	
Heating System	Living 1 Phase A/C Zoned	EER 2.5 - 3.0	
	Bedrooms 1 Phase A/C Zoned	EER 2.5 - 3.0	
1 x Bathroom	Fan ducted to exterior	Manual on/off	
Kitchen	Fan ducted to exterior	Manual on/off	
Laundry	Natural ventilation	N/A	
Natural Lighting	Window/Skylight in Kitchen	Yes	
	Window/Skylight in Bathrooms/Toilets	Yes to 1	
Artificial Lighting	Number of bedrooms	4	Dedicated
	Number of Living/Dining rooms	3	Dedicated
(rooms to be primarily lit by fluorescent or LED lights)	Kitchen	Yes	Dedicated
	All Bathrooms/Toilets	Yes	Dedicated
	Laundry	Yes	Dedicated
	All Hallways	Yes	Dedicated
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Alternative Energy	Photovoltaic System: 2 kW		
Pool	Max Vol: 47 KL, electric heat pump heating, pump with timer, pool cover		

June 2021 BSA Reference: 14869			
Building Sustainability Assessments Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au			
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction	Added Insulation		
Lightweight	R2.7		
Core Filled Blockwork	R2.0		
Internal Wall Construction	Added Insulation		
Plasterboard on studs	None		
Ceiling Construction	Added Insulation		
Plasterboard	R3.5 to ceilings adj roof space and soffit of concrete roof above		
Roof Construction	Colour	Added Insulation	
Metal	Any	Foil + R1.0 blanket	
Concrete	Any	None	
Floor Construction	Covering	Added Insulation	
Concrete	As drawn	R2.0 to floors where open below	
Windows	Glass and frame type	U Value	SHGC Range Area sq m
Performance glazing Type A		5.40	0.44 - 0.54 To all louvres
Performance glazing Type B		5.40	0.52 - 0.64 To all louvres
Performance glazing Type A		4.30	0.42 - 0.52 All other UNO
Performance glazing Type B		4.30	0.48 - 0.58 All other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	Glass and frame type	U Value	SHGC Area sq m
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading	(eaves, verandahs, pergolas, awnings etc)		
All shade elements modelled as drawn			
Ceiling Penetrations	(downlights, exhaust fans, flues etc)		
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

general notes		general items legend	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	5. contours shown are existing and do not represent finished levels.	RL 60.200	spot level
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	FFL xx.xxx	finished floor level
3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout, licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.		
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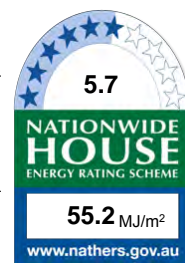
DRAWN		REV	DATE	ISSUE	PROJECT	CLIENT	DRAWING NAME	PHASE	DWG NO	REV	PROJECT NO
MF		H	11.12.20	construction coordination issue	32 The Strand	Robert & Susie Nugan	floor plans	CD	200.01	K	0255
MF		I	30.03.21	general QA revision and additional info	Whale Beach, NSW, 2107		second floor				As indicated
MF		J	19.05.21	lift prelim planning issue	Lot 70 on DP11067						
MF		K	03.06.21	revised energy assessment issue							
SHAUN LOCKYER ARCHITECTS PTY LTD											1:1 @ A3

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Architectural floor plan of a residential building with a swimming pool. The plan shows various rooms and areas with their dimensions and features. A red line outlines a specific area on the left side of the plan, which is labeled "THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2021/0446".

Rooms and Areas:

- Dining:** tim01, FFL 12.775, L1 D09, L1 W01, integrated drain in sill, FFL 12.953, L1 D01, min 1:100 fall, seat, gap to dry cavity beneath seat overhang for drainage redundancy, concealed stone clad door to future detail.
- Living:** tim01, FFL 12.960, refer 811.01, outdoor living, tim02, refer 510.01, pool, raised planter around pool, FFL 11.885, L1 D02, L1 D03, L1 D04, L1 D05, L1 D06, L1 D07, L1 D08, L1 D09, L1 D10, L1 D11, L1 D12, L1 D13, L1 D14, L1 D15, L1 D16, L1 D17, L1 D18, L1 D19, L1 D20, L1 D21, L1 D22, L1 D23, L1 D24, L1 D25, L1 D26, L1 D27, L1 D28, L1 D29, L1 D30, L1 D31, L1 D32, L1 D33, L1 D34, L1 D35, L1 D36, L1 D37, L1 D38, L1 D39, L1 D40, L1 D41, L1 D42, L1 D43, L1 D44, L1 D45, L1 D46, L1 D47, L1 D48, L1 D49, L1 D50, L1 D51, L1 D52, L1 D53, L1 D54, L1 D55, L1 D56, L1 D57, L1 D58, L1 D59, L1 D60, L1 D61, L1 D62, L1 D63, L1 D64, L1 D65, L1 D66, L1 D67, L1 D68, L1 D69, L1 D70, L1 D71, L1 D72, L1 D73, L1 D74, L1 D75, L1 D76, L1 D77, L1 D78, L1 D79, L1 D80, L1 D81, L1 D82, L1 D83, L1 D84, L1 D85, L1 D86, L1 D87, L1 D88, L1 D89, L1 D90, L1 D91, L1 D92, L1 D93, L1 D94, L1 D95, L1 D96, L1 D97, L1 D98, L1 D99, L1 D100, L1 D101, L1 D102, L1 D103, L1 D104, L1 D105, L1 D106, L1 D107, L1 D108, L1 D109, L1 D110, L1 D111, L1 D112, L1 D113, L1 D114, L1 D115, L1 D116, L1 D117, L1 D118, L1 D119, L1 D120, L1 D121, L1 D122, L1 D123, L1 D124, L1 D125, L1 D126, L1 D127, L1 D128, L1 D129, L1 D130, L1 D131, L1 D132, L1 D133, L1 D134, L1 D135, L1 D136, L1 D137, L1 D138, L1 D139, L1 D140, L1 D141, L1 D142, L1 D143, L1 D144, L1 D145, L1 D146, L1 D147, L1 D148, L1 D149, L1 D150, L1 D151, L1 D152, L1 D153, L1 D154, L1 D155, L1 D156, L1 D157, L1 D158, L1 D159, L1 D160, L1 D161, L1 D162, L1 D163, L1 D164, L1 D165, L1 D166, L1 D167, L1 D168, L1 D169, L1 D170, L1 D171, L1 D172, L1 D173, L1 D174, L1 D175, L1 D176, L1 D177, L1 D178, L1 D179, L1 D180, L1 D181, L1 D182, L1 D183, L1 D184, L1 D185, L1 D186, L1 D187, L1 D188, L1 D189, L1 D190, L1 D191, L1 D192, L1 D193, L1 D194, L1 D195, L1 D196, L1 D197, L1 D198, L1 D199, L1 D200, L1 D201, L1 D202, L1 D203, L1 D204, L1 D205, L1 D206, L1 D207, L1 D208, L1 D209, L1 D210, L1 D211, L1 D212, L1 D213, L1 D214, L1 D215, L1 D216, L1 D217, L1 D218, L1 D219, L1 D220, L1 D221, L1 D222, L1 D223, L1 D224, L1 D225, L1 D226, L1 D227, L1 D228, L1 D229, L1 D230, L1 D231, L1 D232, L1 D233, L1 D234, L1 D235, L1 D236, L1 D237, L1 D238, L1 D239, L1 D240, L1 D241, L1 D242, L1 D243, L1 D244, L1 D245, L1 D246, L1 D247, L1 D248, L1 D249, L1 D250, L1 D251, L1 D252, L1 D253, L1 D254, L1 D255, L1 D256, L1 D257, L1 D258, L1 D259, L1 D260, L1 D261, L1 D262, L1 D263, L1 D264, L1 D265, L1 D266, L1 D267, L1 D268, L1 D269, L1 D270, L1 D271, L1 D272, L1 D273, L1 D274, L1 D275, L1 D276, L1 D277, L1 D278, L1 D279, L1 D280, L1 D281, L1 D282, L1 D283, L1 D284, L1 D285, L1 D286, L1 D287, L1 D288, L1 D289, L1 D290, L1 D291, L1 D292, L1 D293, L1 D294, L1 D295, L1 D296, L1 D297, L1 D298, L1 D299, L1 D300, L1 D301, L1 D302, L1 D303, L1 D304, L1 D305, L1 D306, L1 D307, L1 D308, L1 D309, L1 D310, L1 D311, L1 D312, L1 D313, L1 D314, L1 D315, L1 D316, L1 D317, L1 D318, L1 D319, L1 D320, L1 D321, L1 D322, L1 D323, L1 D324, L1 D325, L1 D326, L1 D327, L1 D328, L1 D329, L1 D330, L1 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D553, L1 D554, L1 D55

general notes

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general items legend

RL 60.200

- spot level
- tos = top of step
- bos = bottom of step
- RL = lvl at point (AHD typ)

FFL xx.xxx | finished floor level

 (level)
 (window ref)

 (level)
 (door/gate ref)

window code. refer to window elevations + door/window hardware schedules

door/gate code. refer to window
elevations + door/window
hardware schedules

lpb01 lpb01

dp01

material code. refer finishes
schedule (typical).
(refer also to sanitary/ appliances,
lighting/services as appropriate)

component code.
(refer material code for similar)

20 | \rightarrow
low lvl | low lvl + 20

 T_{hc}

step up code. note step line occurs on low side of level change

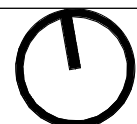
hose cock. refer services
schedule. client to confirm
locations

(cos)
(mir)
(sim)

1

	check on site
	mirrored data
	similar details

1



SL

a 15 masters street, newstead, qld, 4006
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shaunlockyerarchitects pty ltd

DRAWN	REV	DATE
MF	G	07.08.20
MF	H	11.12.20
MF	I	30.03.21
MF	J	19.05.21

ISSUE

design development issue

construction coordination issue

general QA revision and additional info

lift prelim planning issue

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
floor plans
first floor

PHASE	DWG NO
CD	200.02
construction	

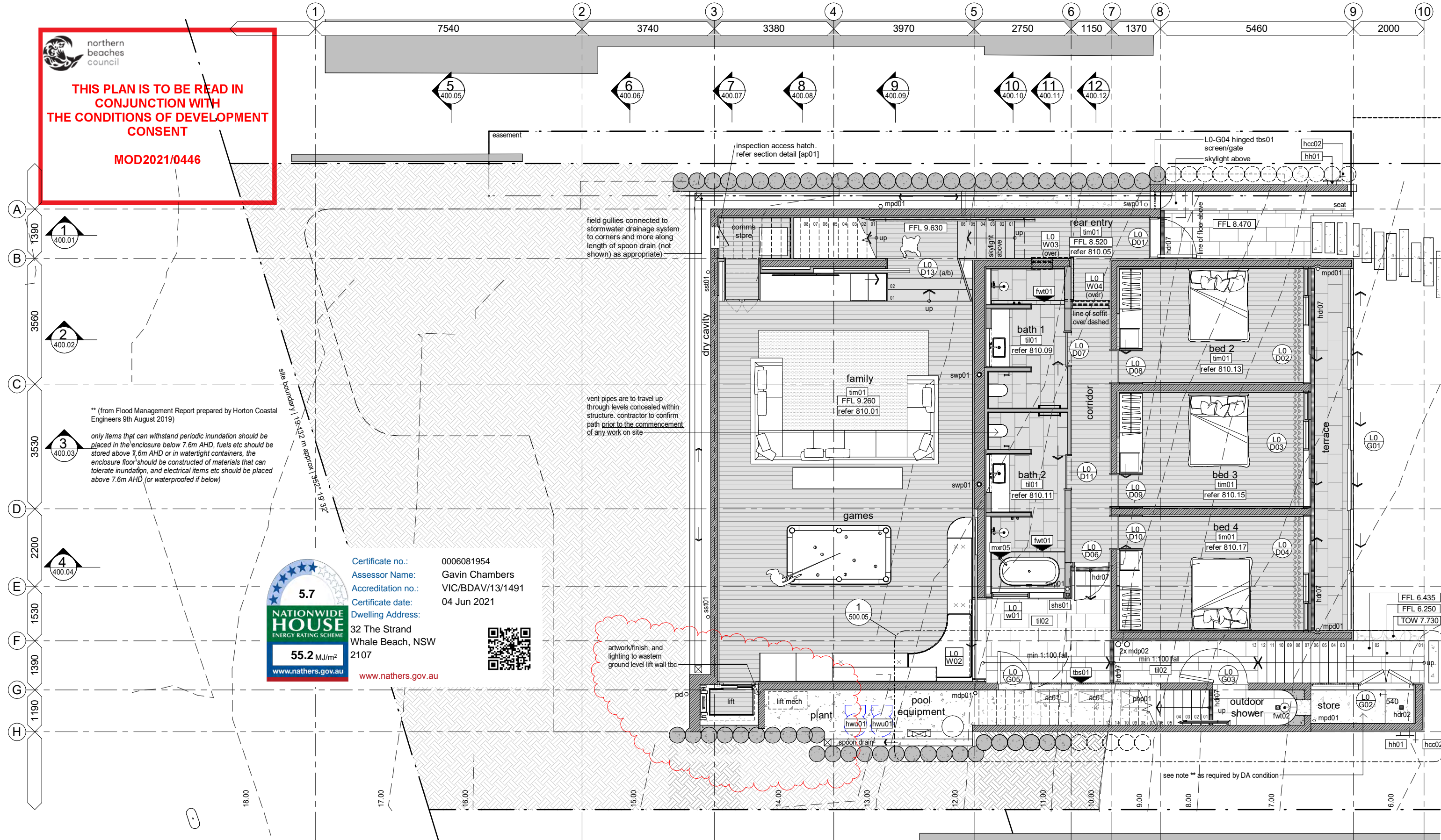
PROJECT NO 0255
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5.7
NATIONWIDE HOUSE
ENERGY RATING SCHEME
55.2 MJ/m²
www.nathers.gov.au

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4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		LL (level) d01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules
		lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
		dp01	component code. (refer material code for similar)
		20	step up code. note step line occurs on low side of level change
		cos	hose cock. refer services schedule. client to confirm locations
		hh01	(cos) (mir) (sim) (part)
		hcc02	check on site mirrored detail similar detail partial detail

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DRAWN: MF
REV: H
DATE: 11.12.20
ISSUE: construction coordination issue

DRAWN: MF
REV: I
DATE: 30.03.21
ISSUE: general QA revision and additional info

DRAWN: AL
REV: J
DATE: 13.04.21
ISSUE: updated construction issue

DRAWN: MF
REV: K
DATE: 19.05.21
ISSUE: lift prelim planning issue

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
floor plans
ground floor

PHASE
CD

DWG NO
200.03

REV
K

PROJECT NO 0255
SCALE 1 : 100

1:1 @ A3

construction

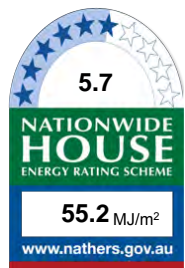
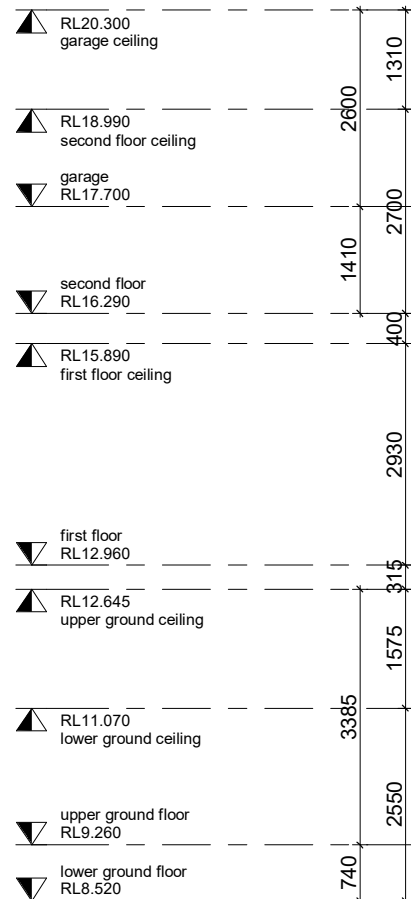
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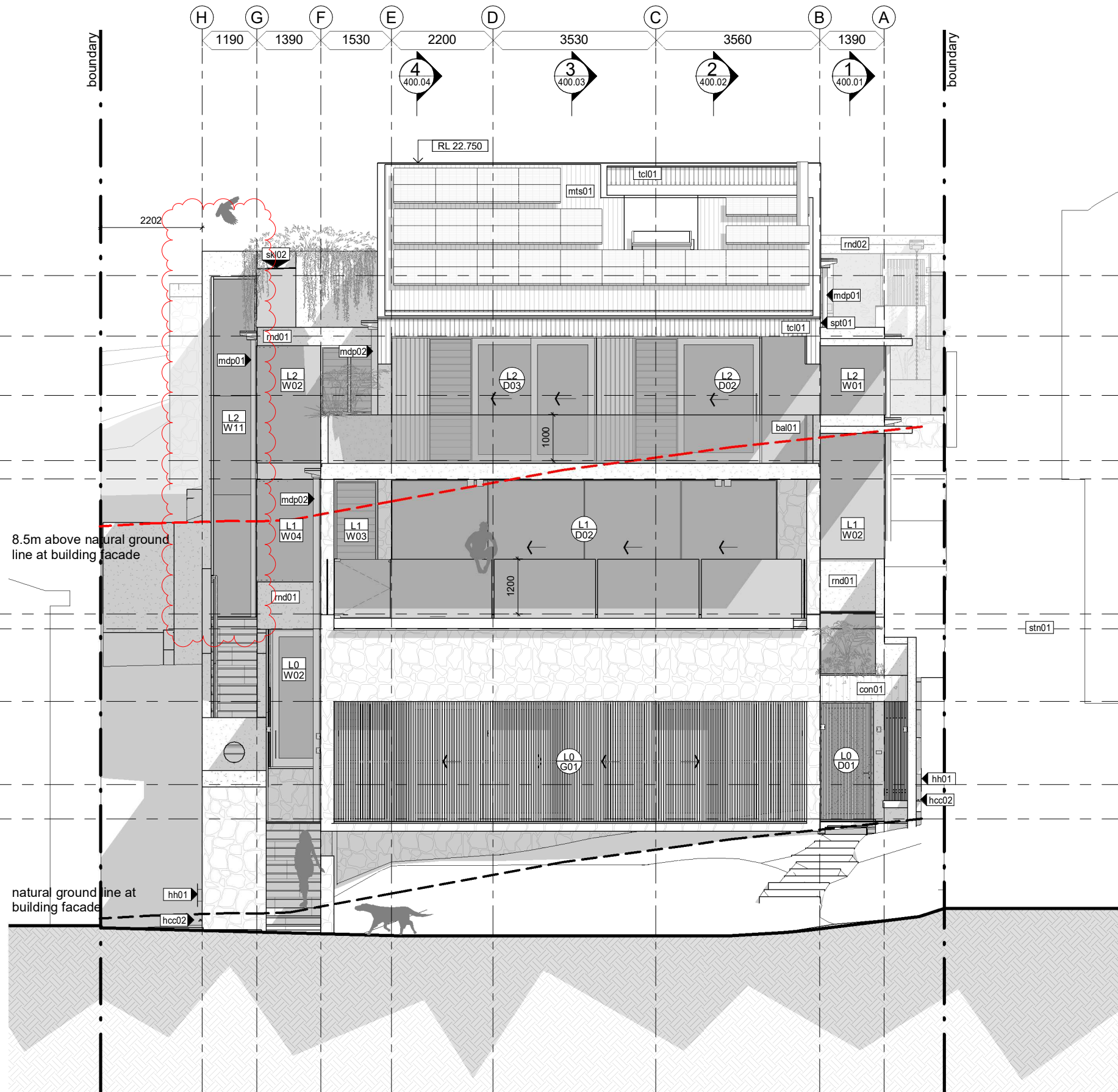
www.nathers.gov.au



8.5m above natural ground
line at building facade

natural ground line at
building facade

1 east elevation
1 : 100



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MF	I	07.08.20	design development issue
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MF	K	30.03.21	general QA revision and additional info
MF	L	19.05.21	lift prelim planning issue

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
elevations
east

PHASE	DWG NO	REV
CD	300.02	L
construction		

PROJECT NO 0255
SCALE 1 : 100

1:1 @ **A3**

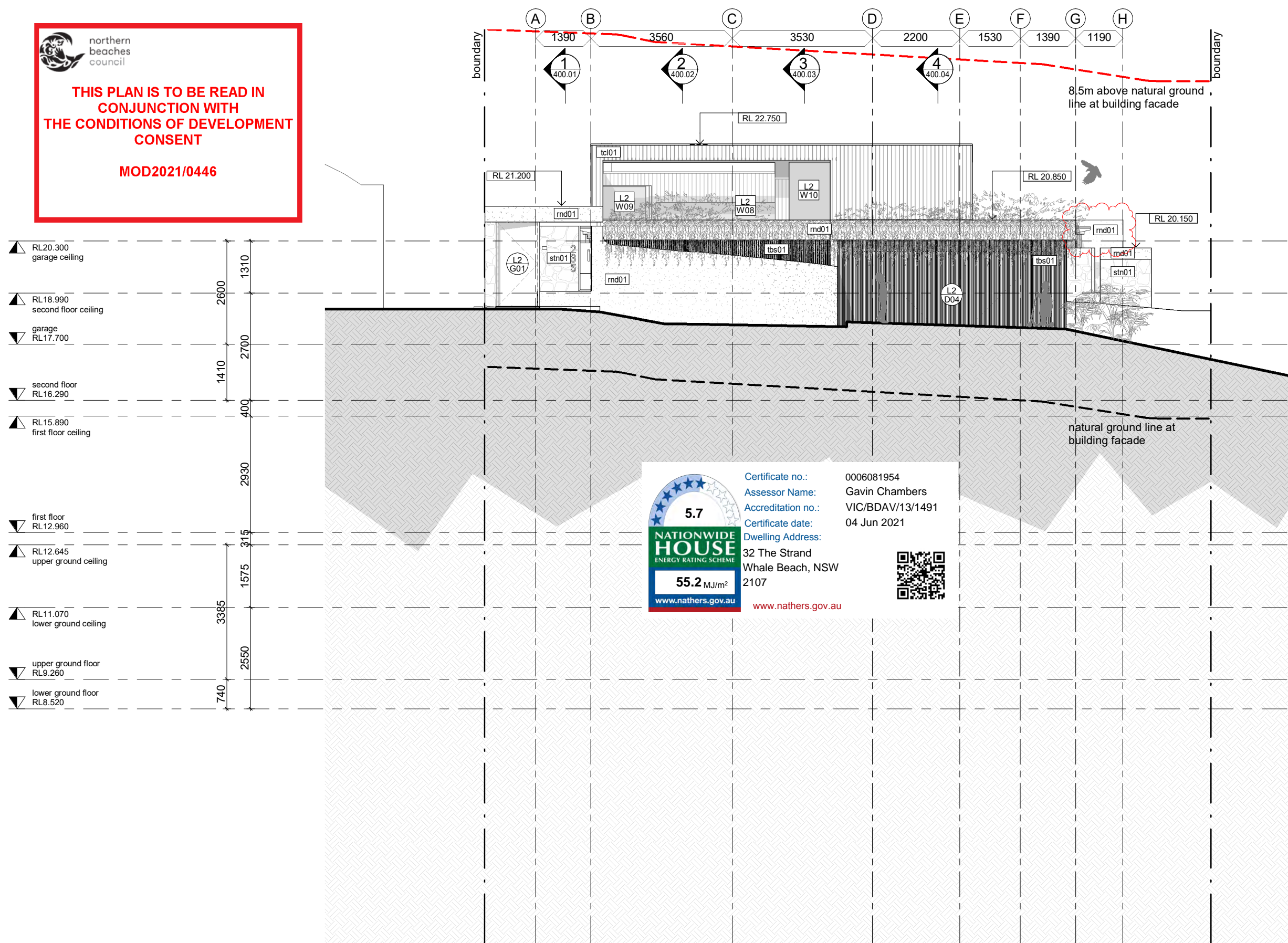


1 : 100



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MOD2021/0446



1 west elevation
640.05 1 : 100

DRAWN	REV	DATE	ISSUE
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MF	K	30.03.21	general QA revision and additional info
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32 The Strand
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CLIENT
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DRAWING NAME
elevations
west

PHASE	DWG NO	REV
CD	300.04	L
construction		

PROJECT NO	0255
SCALE	1 : 100

1:1 @ A3



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MOD2021/0446

RL20.300
garage ceiling

RL18.990
second floor ceiling

garage
RL17.700

second floor
RL16.290

RL15.890
first floor ceiling

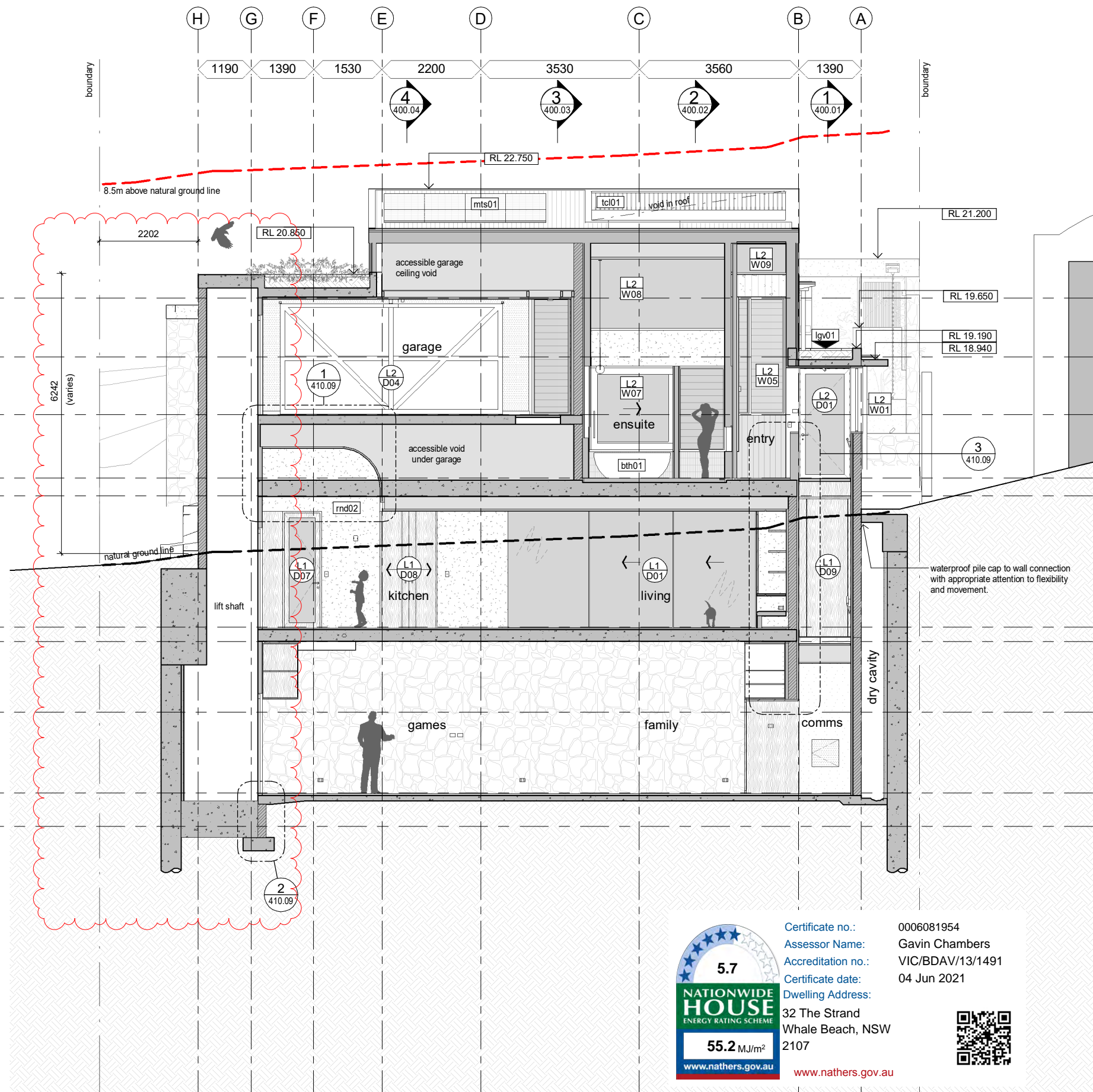
first floor
RL12.960

RL12.645
upper ground ceiling

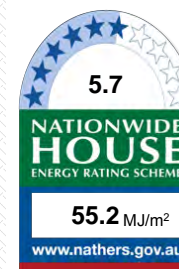
RL11.070
lower ground ceiling

upper ground floor
RL9.260

lower ground floor
RL8.520



7 section 7
200.01 1:100



Certificate no.: 0006081954
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 04 Jun 2021
Dwelling Address:
32 The Strand
Whale Beach, NSW
2107
www.nathers.gov.au



SL | a shaunlockyerarchitects pty ltd
15 masters street . newstead . qld . 4006
07 3257 7288 | 0409 541 462 | www.lockyerarchitects.com.au

DRAWN	REV	DATE	ISSUE
MF	H	07.08.20	design development issue
MF	I	11.12.20	construction coordination issue
MF	J	30.03.21	general QA revision and additional info
MF	K	19.05.21	lift prelim planning issue

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
sections
section 7

PHASE	DWG NO	REV
CD	400.07	K
construction		

PROJECT NO 0255
SCALE 1:100
1:1 @ A3

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