

SJB Architects

Northern Beaches Avalon

PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
LOT 6/DP 3632

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922

Project Number: 6388
Date: 26.07.2021

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2 LOCATION PLAN
NTS

0006288377 26 Jul 2021

Assessor Martin Pnson
Accreditation No. DMV19/1921

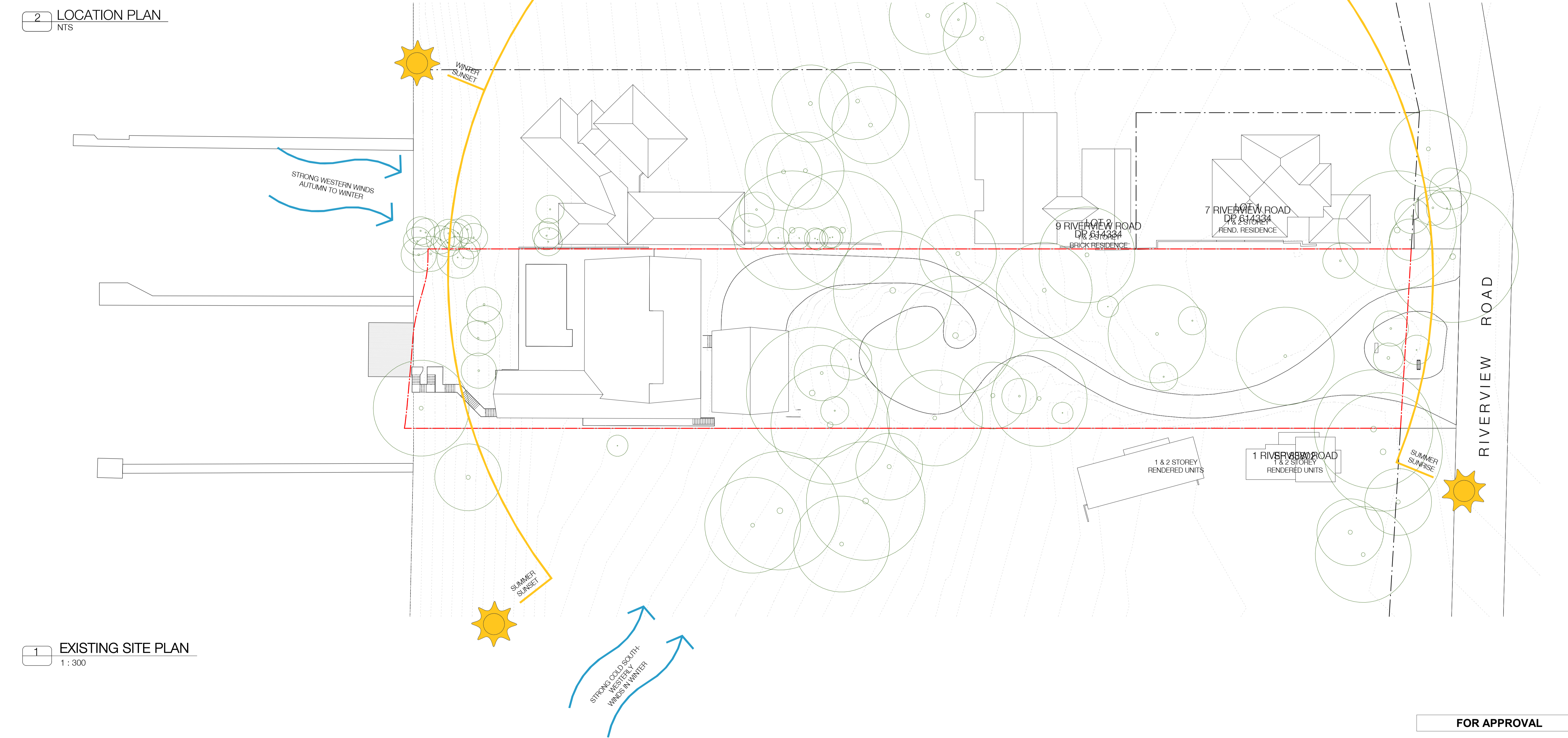
Address
Unit Pavilion, 3 RIVERVIEW
ROAD, AVALON, NSW, 2107

5.1
NATIONWIDE
HOUSE
ENERGY RATING, AVERAGE

65.1
Mj/m²

www.nathers.gov.au

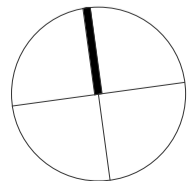
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1 EXISTING SITE PLAN
1 : 300

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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|-----|------------|-------------------|----|------|
| 1 | 13.04.2021 | Draft DA Issue | JP | MM |
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Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
EXISTING SITE PLAN

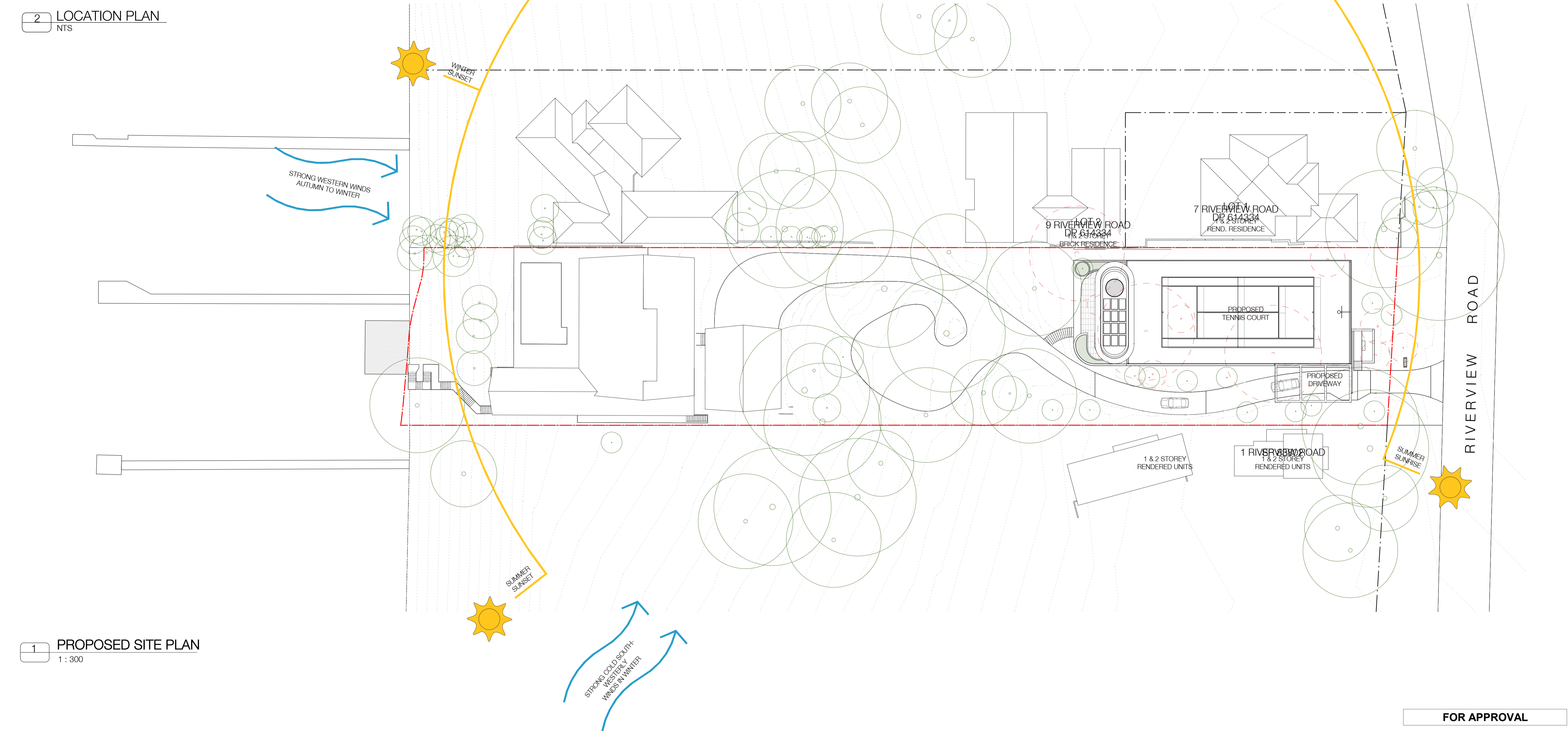
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| Drawn | Chk. | Job No. |
| CP | AH | 6388 |
| Drawing No. | | Revision |
| DA-0100 | | / 7 |

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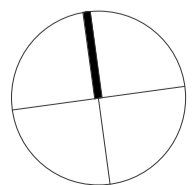


2 LOCATION PLAN
NTS



1 PROPOSED SITE PLAN
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Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
PROPOSED SITE PLAN

Date
26.07.2021
Scale
1 : 300
Sheet Size
@ A1
Drawn
CP
Chk.
AH
Job No.
6388
Drawing No.
DA-0101
Revision
/ 7

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5.1

NATIONWIDE

HOUSE

ACCREDITED

65.1

kum

www.nathers.gov.au

0006288377 26 Jul 2021

Assessor Martin Pnson

Accreditation No. DMN19/1921

Address

Unit Pavilion, 3 RIVERVIEW ROAD, AVALON, NSW, 2107

hstar.com.au

| BASIX SPECIFICATIONS | | |
|----------------------------------|---|----------------|
| Water Item | | Specifications |
| Toilets | 4 stars | |
| Kitchen Taps | 5 stars | |
| Bathroom Taps | 6 stars | |
| Showers | ≤ 6 L/min (low-flow in BASIX) | |
| Hot water recirculation/divert | No | |
| Pools | No | |
| Rainwater Tanks | 1 x 5 kL collecting from pavilion (>46 m2) | |
| Rainwater Use | Irrigation, Toilet, Laundry | |
| Total Grass + Planting area | < 320 m2 landscape for pavilion | |
| Plants locally indig. or 1-drop | >64 m2 20% locally indig. or 1-drop species | |
| Energy Item | | Specifications |
| Hot Water | Instant gas (> 3 stars) | |
| Heating for Living | 1 phase, EER >3.0 | |
| Cooling for Living | 1 phase, EER >3.0 | |
| Heating for Beds | 1 phase, EER >3.0 | |
| Cooling for Beds | 1 phase, EER >3.0 | |
| Kitchen Exhaust | Fan to façade or roof - manual on/off | |
| Bathroom Exhaust | Fan to façade or roof - manual on/off | |
| Laundry Exhaust | Fan to façade or roof - manual on/off | |
| Lighting for each room | LEDs or CFLs for ≥80% fittings each room | |
| Photovoltaic Systems | Minimum 1 kW for pavilion (4 panels) | |
| Vented fridge (1 slide/top open) | No | |
| Fixed External clothes lines | No | |
| Internal/balcony clothes lines | No | |
| Cooking | Induction cooktop & electric oven | |

| THERMAL COMFORT SPECIFICATIONS | |
|--------------------------------|--|
| Design Item | Specifications |
| External Walls 1 | Concrete- R2.5 added |
| External Walls 2 | Concrete + stone - R2.5 added |
| External Walls 3 | FC lightweight- R2.5 added |
| Internal Walls 1 | Plasterboard on studs |
| External Floors 1 | Concrete slab-on-ground (no insulation) |
| Floor Finishes | Tile floor throughout |
| Roofs 1 | Metal deck light colour (top roof) +R5.0 under |
| Roofs 2 | Concrete terrace with tiles or plants + R3.5 under |
| Windows 1 top floor | Clear single glazing (U ≤ 6.7, SHGC = 0.70 ± 5%) |
| Windows 2 ground floor | Clear double glazing (U ≤ 3.6, SHGC = 0.54 ± 5%) |
| Sliding doors | Panels as shown |
| Skylights | Clear + double glazing (U<4.2, SHGC = 0.72 ± 5%) |
| Doors | Hollow-core internal |
| Top bathroom glazing | Ceiling + fixed glazing both 3600 (no glazing south) |
| Exhaust Fans | All with dampers for infiltration (when fans off) |
| Ceiling Fans | Some ceiling fans - 1 top floor, 1 sewing, 2 living |
| Weather Stripping | Yes for all external doors and windows |
| Downlights and insul. | Downlights sealed + covers (i.e. no holes in insul.) |
| Shading devices | Eaves and Overhangs as shown (No extra devices) |

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Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
LOWER PAVILION PLAN

Date
26.07.2021
Scale
1 : 100
Sheet Size
@ A1
Drawn
CP
Chk.
AH
Job No.
6388
Drawing No.
DA-0200
Revision
/ 7

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2010 Australia
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www.sjb.com.au

5.1

NATIONWIDE

HOUSE

PERFECT BUILDING SYSTEM

65.1

Mj/m²

www.nathers.gov.au

0006288377 26 Jul 2021

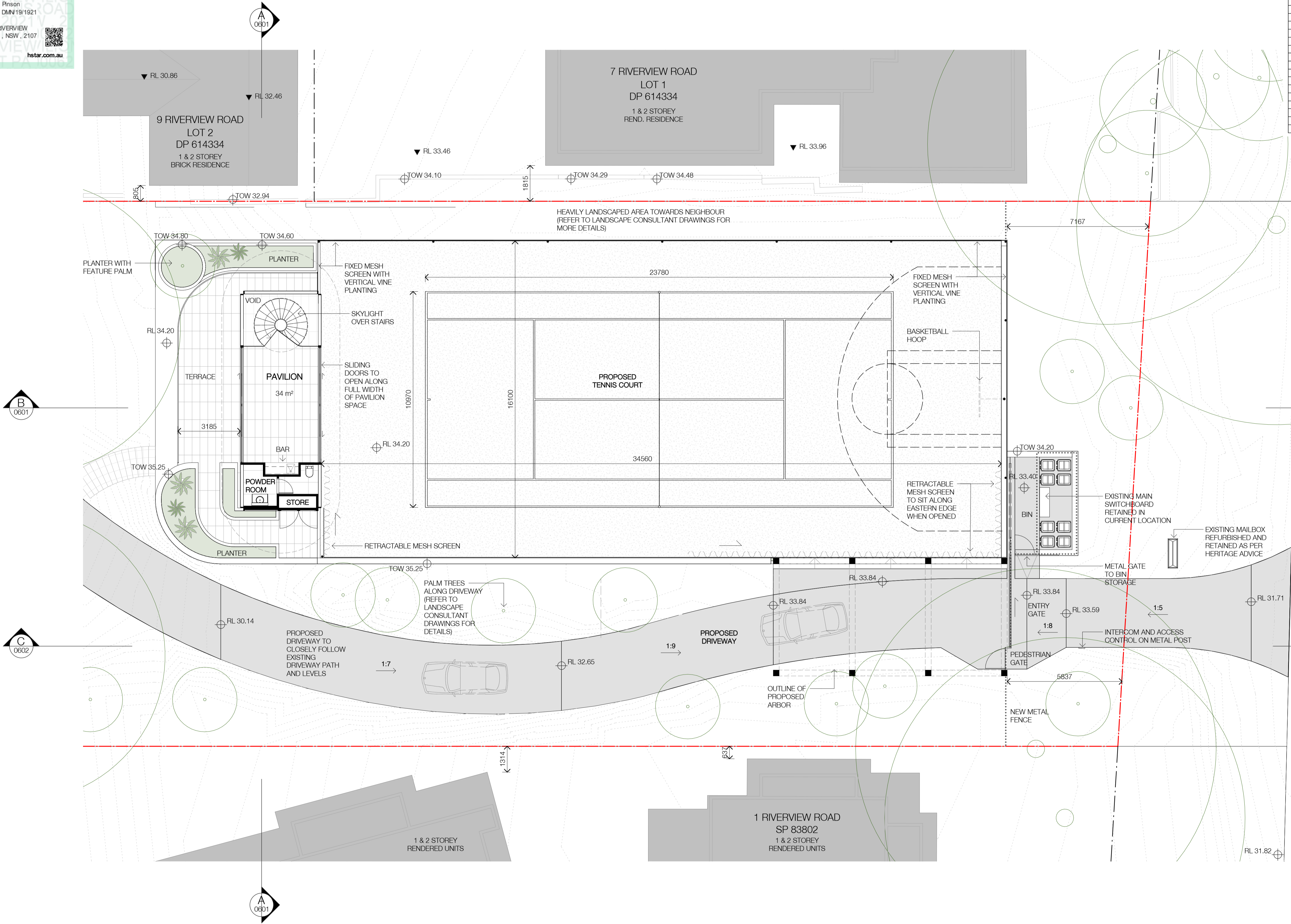
Assessor Martin Pinson

Accreditation No. DMN 19/1921

Address

Unit Pavilion, 3 RIVERVIEW ROAD, AVALON, NSW, 2107

hstar.com.au



| THERMAL COMFORT SPECIFICATIONS | |
|--------------------------------|--|
| Design Item | Specifications |
| External Walls 1 | Concrete – R2.5 added |
| External Walls 2 | Concrete + stone – R2.5 added |
| External Walls 3 | PC lightweight – R2.5 added |
| Internal Walls 1 | Plasterboard on studs |
| External Floors 1 | Concrete slab-on-ground (no insulation) |
| Floor Finishes | Tiles floor throughout |
| Roofs 1 | Metal deck light colour (top roof) +R5.0 under |
| Roofs 2 | Concrete terrace with tiles or plants + R3.5 under |
| Windows 1 top floor | Clear single glazing (U ≤ 6.7, SHGC = 0.70 ± 5%) |
| Windows 2 ground floor | Clear double glazing (U ≤ 3.6, SHGC = 0.54 ± 5%) |
| Sliding doors | Panel as shown |
| Skylights | Clear + double glazing (U<4.2, SHGC = 0.72 ± 5%) |
| Doors | Hollow-core internal |
| Top bathroom glazing | Ceiling + fixed glazing both 3600 (no glazing south) |
| Exhaust Fans | All with dampers for infiltration (when fans off) |
| Ceiling Fans | Some ceiling fans – 1 top floor, 1 sewing, 2 living |
| Weather Stripping | Yes for all external doors and windows |
| Downlights and insul. | Downlights sealed + covers (i.e. no holes in insul.) |
| Shading devices | Eaves and Overhangs as shown (No extra devices) |

| BASIX SPECIFICATIONS | |
|---------------------------------|---|
| Water Item | Specifications |
| Toilets | 4 stars |
| Kitchen Taps | 5 stars |
| Bathroom Taps | 6 stars |
| Showers | ≤ 6 l/min (low-flow in BASIX) |
| Hot water recirculation/divert | No |
| Pools | No |
| Rainwater Tanks | 1 x 5 kL collecting from pavilion (>46 m2) |
| Rainwater Use | Irrigation, Toilet, Laundry |
| Total Grass + Planting area | < 320 m2 landscape for pavilion |
| Plants locally indig. or 1-drop | >64 m2 20% locally indig. or 1-drop species |
| Energy Item | Specifications |
| Hot Water | Instant gas (> 3 stars) |
| Heating for Living | 1 phase, EER >3.0 |
| Cooling for Living | 1 phase, EER >3.0 |
| Heating for Beds | 1 phase, EER >3.0 |
| Cooling for Beds | 1 phase, EER >3.0 |
| Kitchen Exhaust | Fan to façade or roof - manual on/off |
| Bathroom Exhaust | Fan to façade or roof - manual on/off |
| Laundry Exhaust | Fan to façade or roof - manual on/off |
| Lighting for each room | LEDs or CFLs for ≥80% fittings each room |
| Photovoltaic Systems | Minimum 1 kW for pavilion (4 panels) |
| Vented fridge (1 side/top open) | No |
| Fixed External clothes lines | No |
| Internal/balcony clothes lines | No |
| Cooking | Induction cooktop & electric oven |

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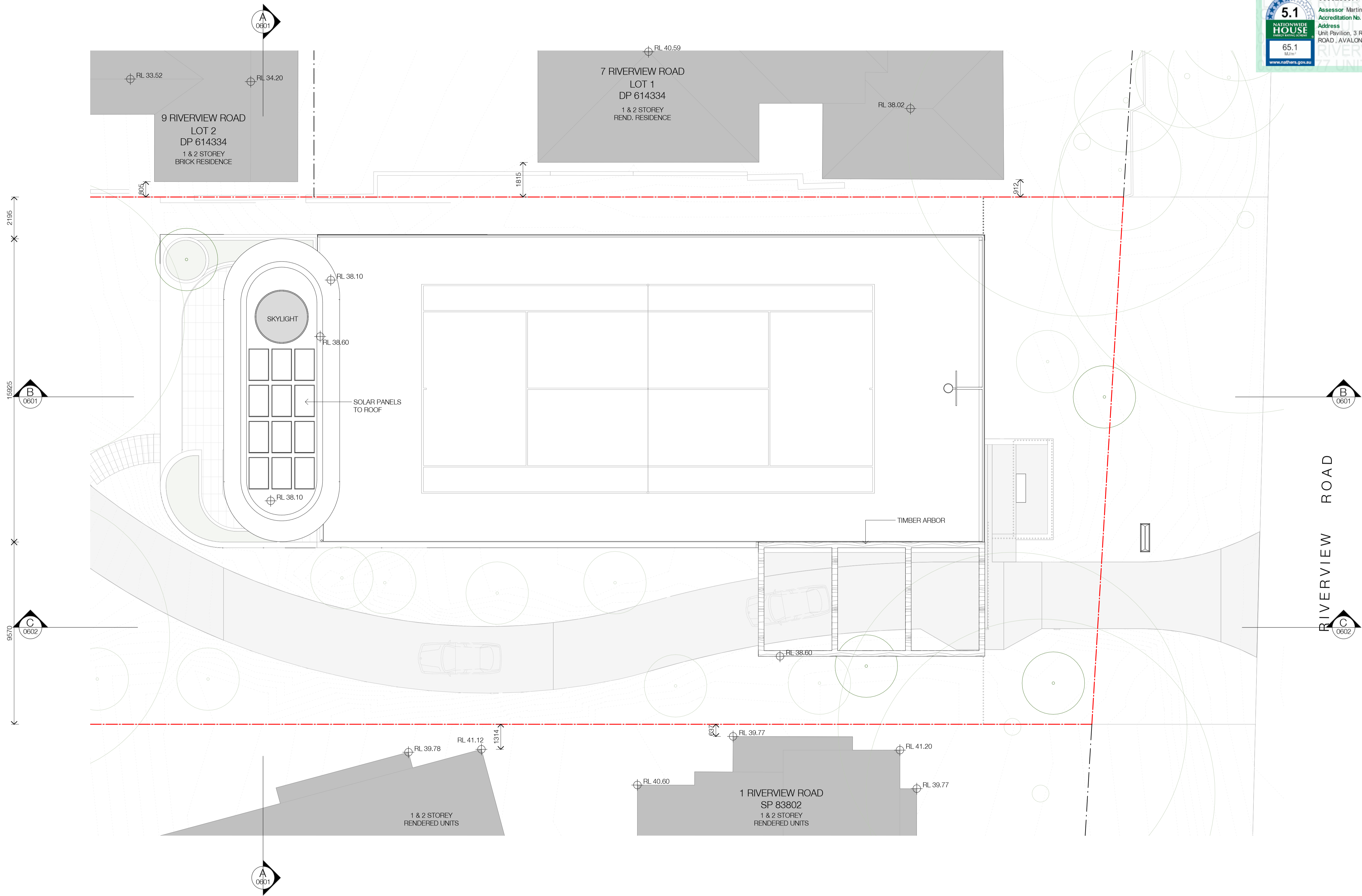
Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
PAVILION & COURT PLAN

Date
26.07.2021
Scale
1 : 100
Sheet Size
@ A1
Drawn
CP
Chk.
AH
Job No.
6388
Drawing No.
DA-0201
Revision
/ 7

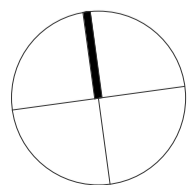
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Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
ROOF PLAN

Date
26.07.2021
Scale
1 : 100
Sheet Size
@ A1
Drawn
CP
Chk.
AH
Job No.
6388
Revision
/ 7

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5.1

NATIONWIDE HOUSE

SEARCH RATING EXCELLENT

65.1

Mj/m²

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0006288377

26 Jul 2021

Assessor: Martin Pinson

Accreditation No. DMN19/1921

Address

Unit Pavilion, 3 RIVERVIEW ROAD, AVALON, NSW, 2107

hstar.com.au

1

NORTH ELEVATION - EXISTING

1 : 300

FINISHES

1

TIMBER ARBOR & POSTS

2

SANDSTONE CLADDING - BROKEN TILES

3

RETRACTABLE TENNIS COURT NET CURTAIN

4

FIXED TENNIS COURT FENCE WITH CLIMBING PLANTS

5

COLOURED CONCRETE - LIGHT GREY

6

WINDOWS | POWDERCOATED ALUMINIUM

7

FENCE, GATE & BALUSTRADE | POWDERCOATED METAL

NOTE: LANDSCAPING SHOWN INDICATIVE - REFER TO LANDSCAPING DRAWINGS FOR DETAILED DESIGN AND INFORMATION

2

NORTH ELEVATION - PROPOSED

1 : 300

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Project

Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON

Drawing Name

ELEVATIONS NORTH

| | | |
|-------------|----------|------------|
| Date | Scale | Sheet Size |
| 26.07.2021 | 1 : 300 | @ A1 |
| Drawn | Chk. | Job No. |
| CP | AH | 6388 |
| Drawing No. | Revision | |
| DA-0501 | / 7 | |

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5.1

NATIONWIDE HOUSE

65.1

M.Jm²

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0006288377 26 Jul 2021

Assessor: Martin Pnson
Accreditation No. DMN19/1921
Address
Unit Pavilion, 3 RIVERVIEW ROAD, AVALON, NSW, 2107


hstar.com.au



1 SOUTH ELEVATION - EXISTING
1 : 300

- FINISHES
- 1 TIMBER ARBOR & POSTS
 - 2 SANDSTONE CLADDING - BROKEN TILES
 - 3 RETRACTABLE TENNIS COURT NET CURTAIN
 - 4 FIXED TENNIS COURT FENCE WITH CLIMBING PLANTS
 - 5 COLOURED CONCRETE - LIGHT GREY
 - 6 WINDOWS | POWDERCOATED ALUMINIUM
 - 7 FENCE, GATE & BALUSTRADE | POWDERCOATED METAL

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2 SOUTH ELEVATION - PROPOSED
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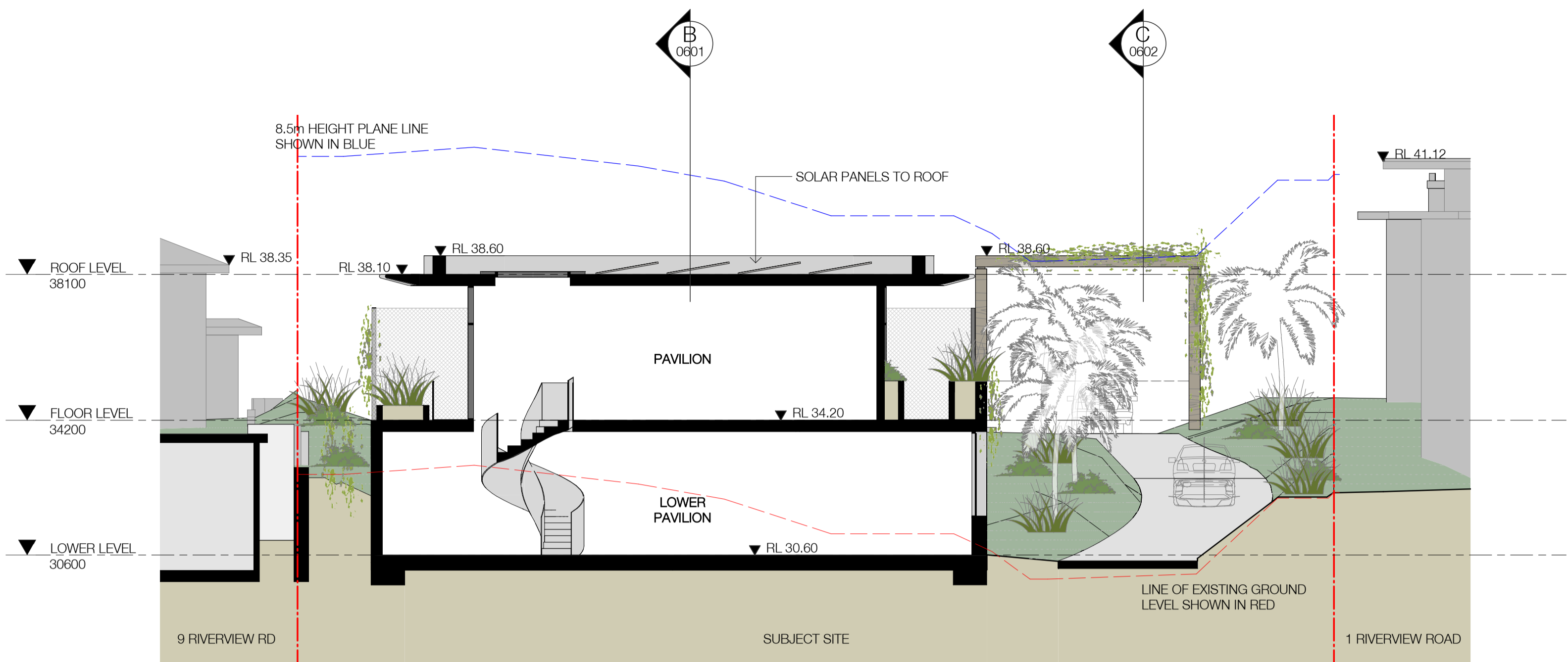
Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
ELEVATIONS SOUTH

| | | |
|-------------|----------|------------|
| Date | Scale | Sheet Size |
| 26.07.2021 | 1 : 300 | @ A1 |
| Drawn | Chk. | Job No. |
| DM | AH | 6388 |
| Drawing No. | Revision | |
| DA-0503 | / 7 | |

FOR APPROVAL

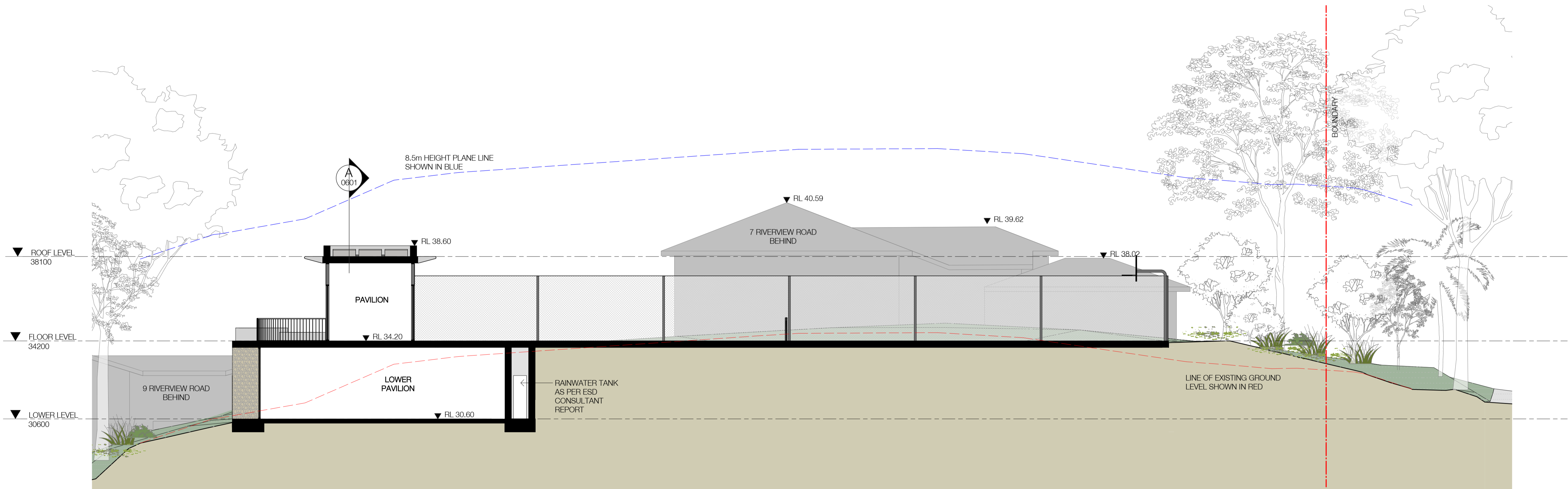
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A SECTION - AA
1 : 100

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B SECTION - BB
1 : 100

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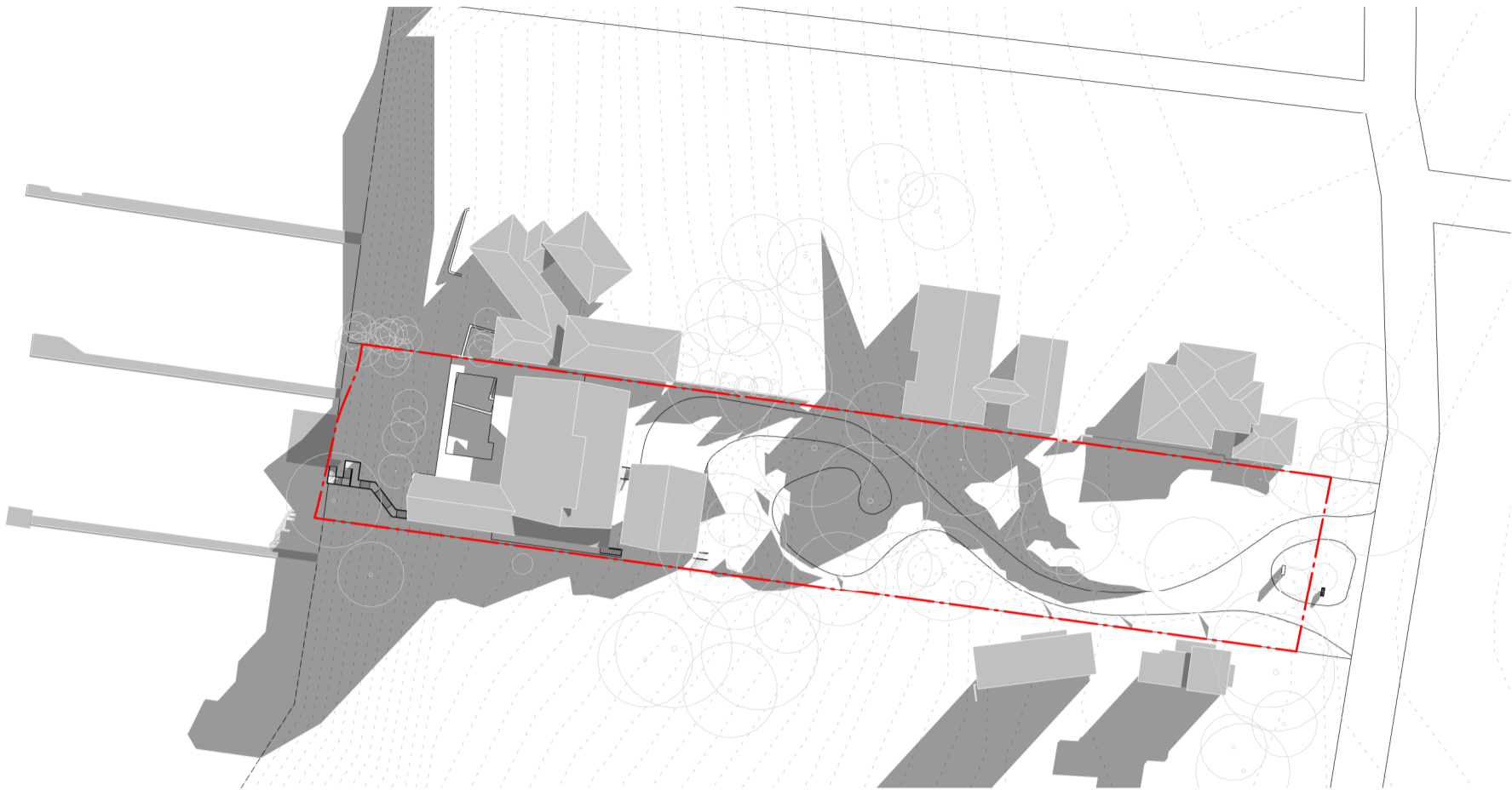
Project
Northern Beaches Avalon
PROPOSED TENNIS COURT & PAVILION
3 RIVERVIEW ROAD, AVALON
Drawing Name
SECTIONS AA & BB

Date
26.07.2021
Scale
1 : 100
Sheet Size
@ A1
Drawn
CP
Chk.
AH
Job No.
6388
Revision
/ 7

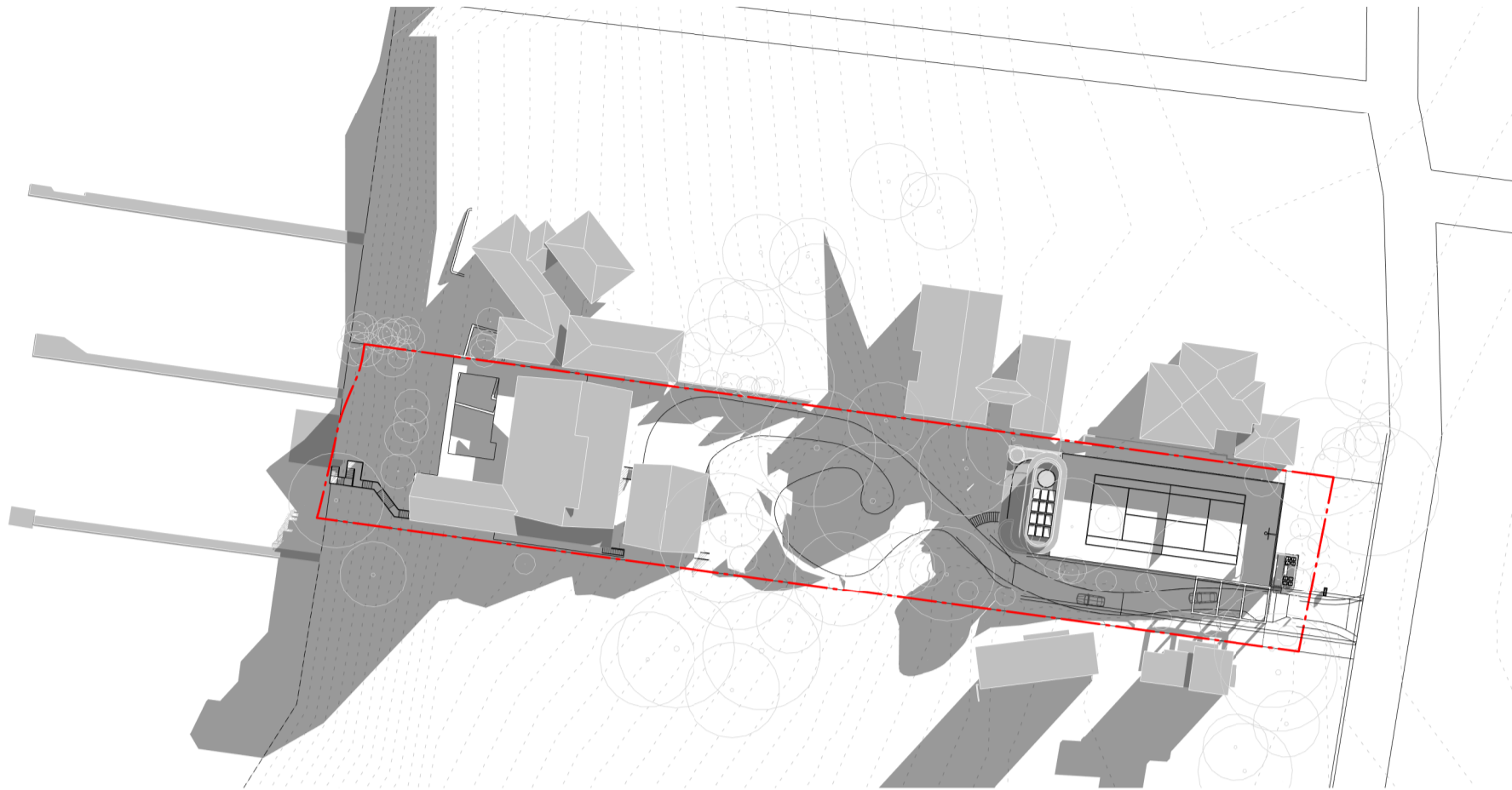
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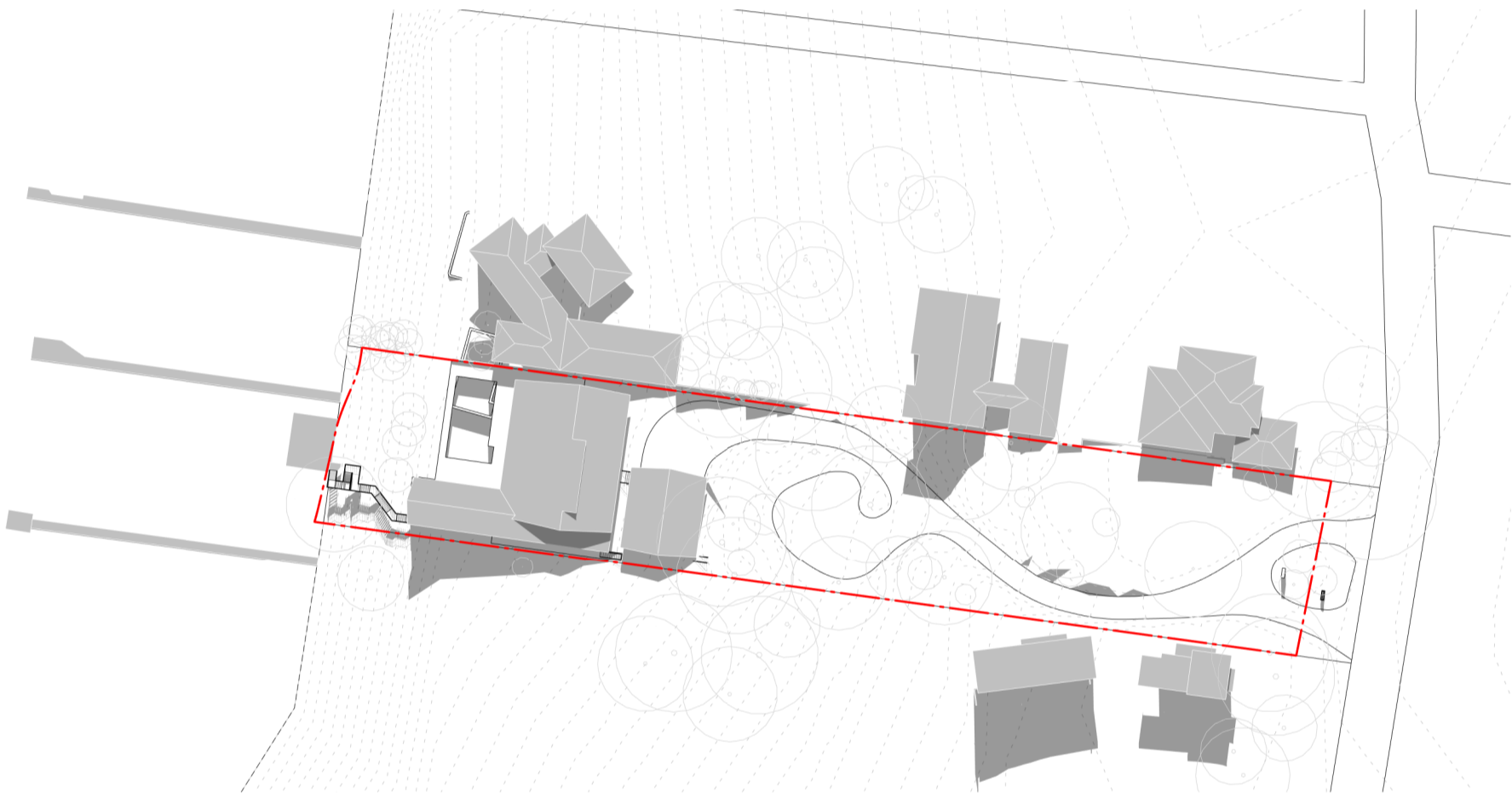




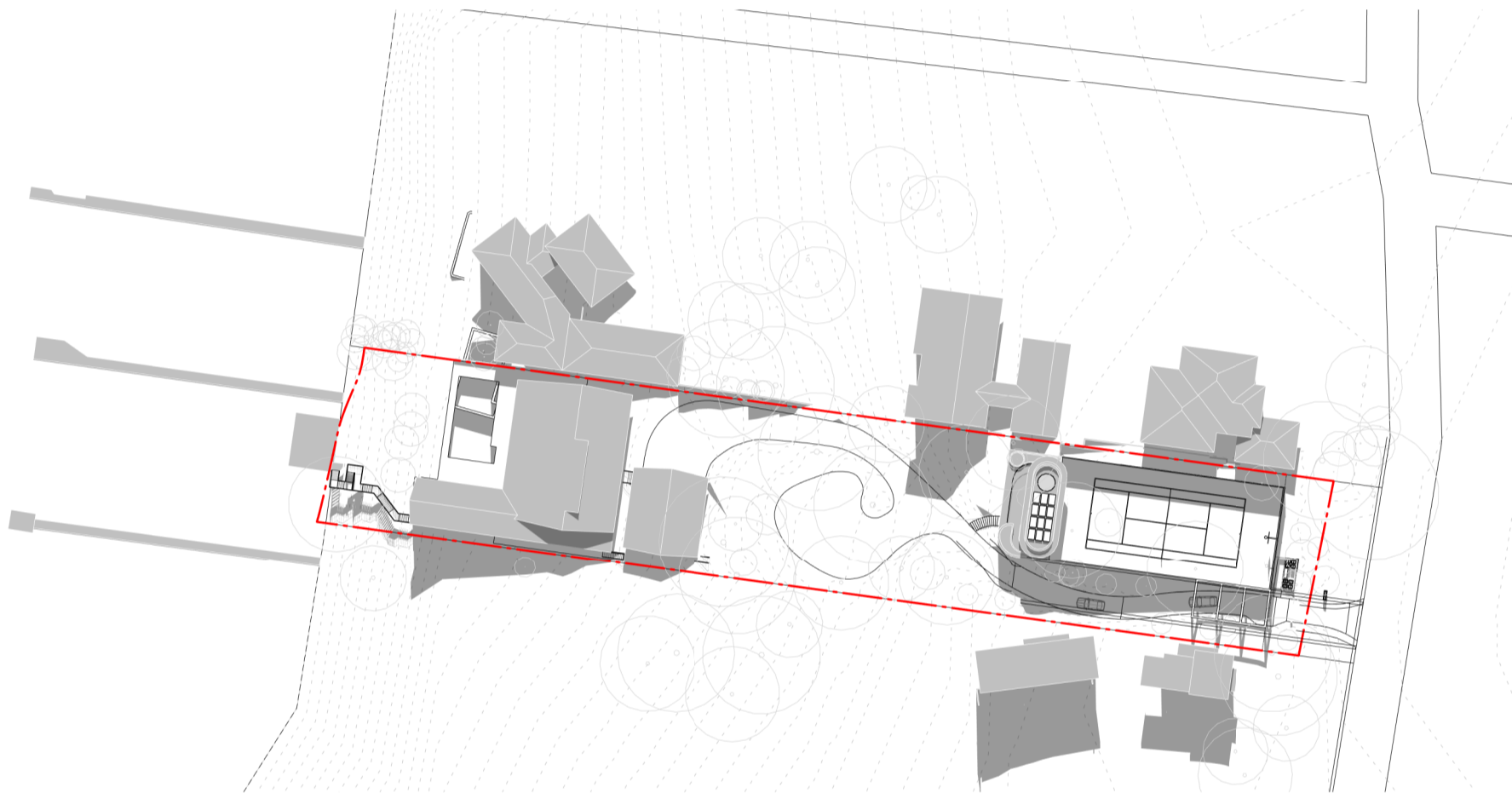
4
0503
EXISTING SHADOW - 9AM
1 : 1000



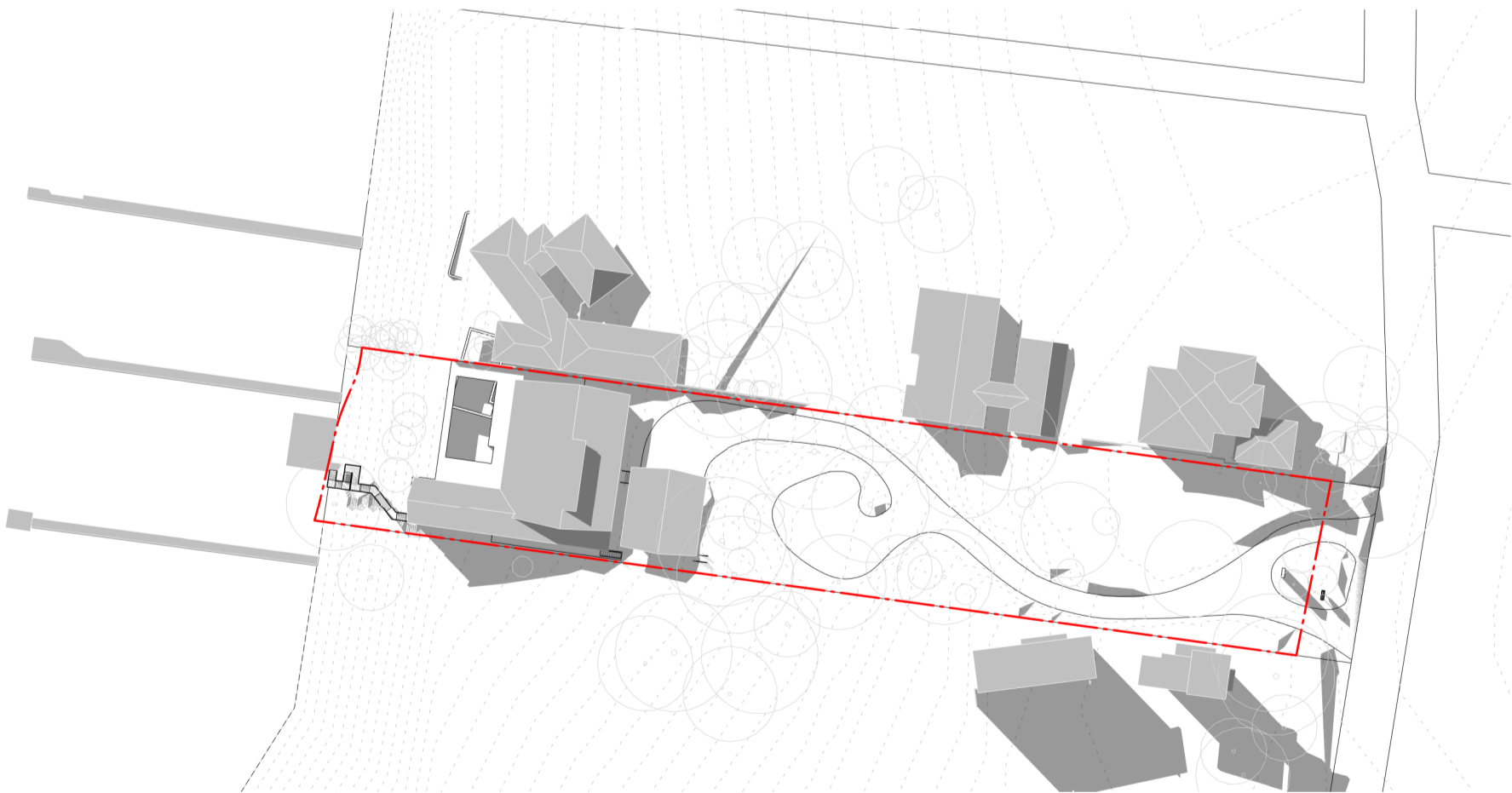
1
0503
PROPOSED SHADOW - 9AM
1 : 1000



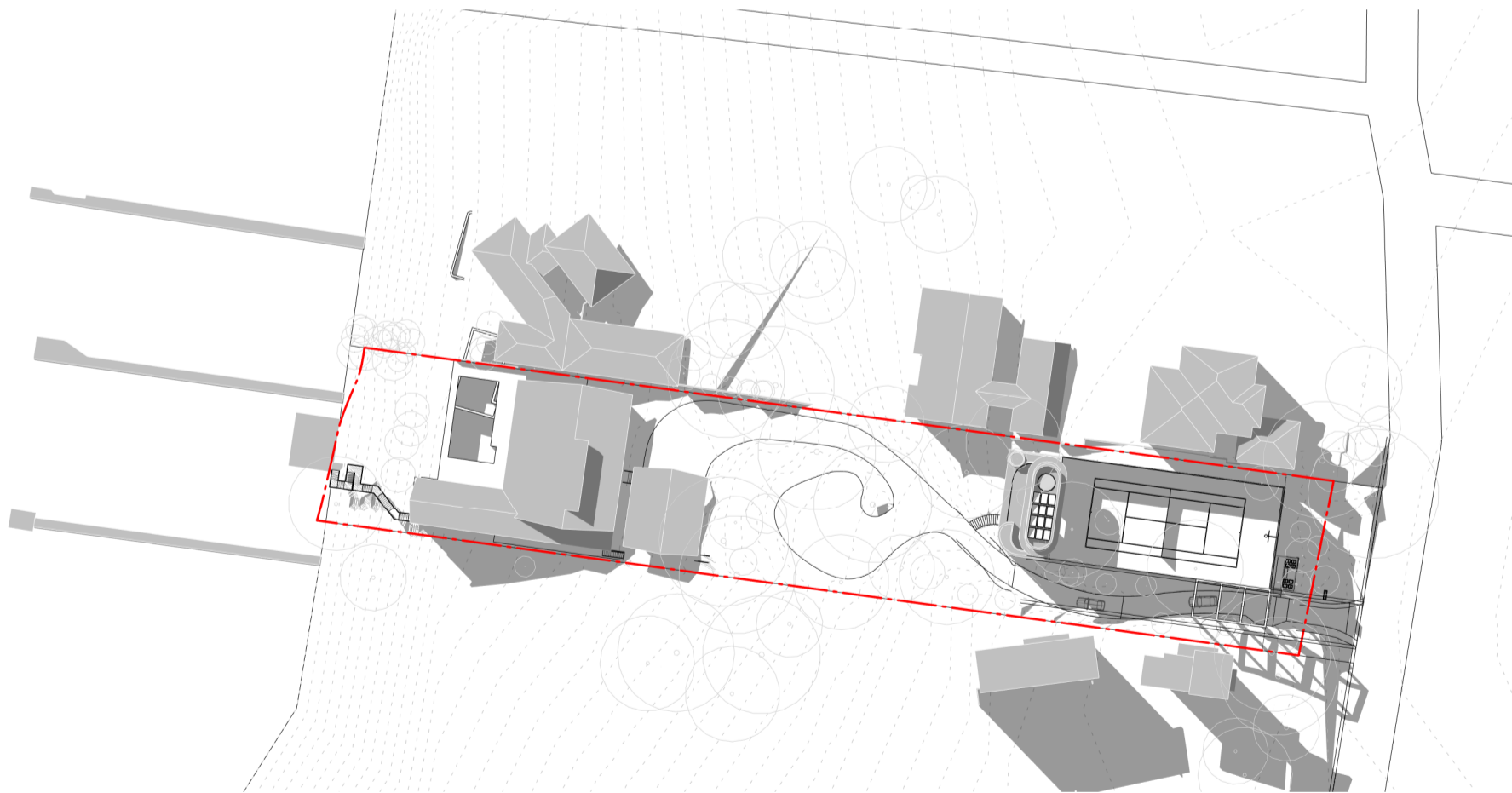
5
0503
EXISTING SHADOW - 12 NOON
1 : 1000



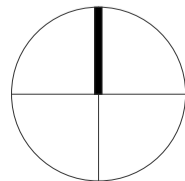
2
0503
PROPOSED SHADOW - 12 NOON
1 : 1000



6
0503
EXISTING SHADOW - 3PM
1 : 1000



3
0503
PROPOSED SHADOW - 3PM
1 : 1000



| Rev | Date | Revision | By | Chk. |
|-----|------------|----------------|----|------|
| 1 | 13.04.2021 | Draft DA Issue | JP | MM |
| 7 | 26.07.2021 | Issue for DA | AH | DM |
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| Project |
| Northern Beaches Avalon |
| PROPOSED TENNIS COURT & PAVILION |
| 3 RIVERVIEW ROAD, AVALON |
| Drawing Name |
| SHADOW ANALYSIS |

| | | |
|-------------|----------|------------|
| Date | Scale | Sheet Size |
| 26.07.2021 | 1 : 1000 | @ A1 |
| Drawn | Chk. | Job No. |
| CP | AH | 6388 |
| Drawing No. | Revision | |
| DA-3001 | / 7 | |

