

BASIX COMMITMENTS

(Read in conjunction with current BASIX Certificates: A424141 (dated 10/11/21);12211825 (dated 10/11/21)

DRAWING SCHEDULE

DWG No.	DRAWING TITLE	DATED	SCALE
DA 00	MATERIAL & DRAWING SCHEDULE	25.07.22	NTS
DA 01	SITE & ROOF PLAN, SITE ANALYSIS & LANDSCAPE PLAN	25.07.22	1:200@A3
DA 02	SECONDARY DWELLING PLAN	25.07.22	1:100@A3
DA 03	GROUND FLOOR PLAN (with demolition plan)	25.07.22	1:100@A3
DA 04	FIRST FLOOR PLAN (with demolition plan)	25.07.22	1:100@A3
DA 05	NORTH AND SOUTH ELEVATION	25.07.22	1:100@A3
DA 06	EAST AND WEST ELEVATION	25.07.22	1:100@A3
DA 07	SECTION A-A	25.07.22	1:200@A3
DA 08	SECONDARY DWELLING ELEVATIONS	25.07.22	1:100@A3
DA 09	SITE COVERAGE CALCULATIONS	25.07.22	1:200@A3
DA 11	SEDIMENT CONTROL, WASTE MANAGEMENT DEMOLITION PLAN	25.07.22	1:200@A3
DA12	CARPORT PLAN & ELEVATIONS	25.07.22	1:100@A3

THERMAL COMFORT COMMITMENTS

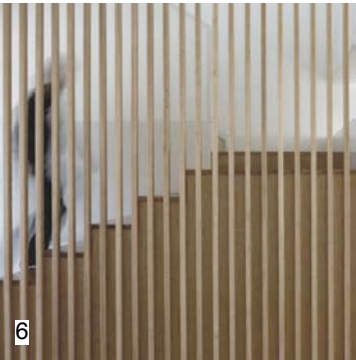
Floor, walls & ceiling / roof			
Main House	Construction	Additional insulation required	Other specifications
	floor above existing dwelling or building	nil	
	external wall - framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
	flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75mm)	dark (solar absorptance >0.70)
	raked ceiling, pitched / skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75mm)	dark (solar absorptance >0.70)
	concrete slab on ground floor	nil	
Secondary Dwelling	suspended floor above open subfloor - framed	1.3 (down) (or 2 including construction)	
	external wall - framed (weatherboard, fibro, metal clad)	2.0 (down) (or 2.4 including construction)	
	raked ceiling, pitched / skillion roof: framed	ceiling: 4 (up), roof: foil backed blanket (75mm)	dark (solar absorptance >0.70)

FIXTURES & SYSTEMS

Hot Water	Main House	The applicant must install a gas instantaneous hot water system as per BASIX
	Secondary Dwelling	The applicant must install a gas instantaneous hot water system (5 star rating) as per BASIX
Photovoltaics	Main House	nil
	Secondary Dwelling	The applicant must install a photovoltaic system with capacity to generate 0.1 peak kilowatts as part of the development. The applicant must connect this system to the developments electrical system

GLAZING REQUIREMENTS

Glazing Requirements. Windows and Skylights must be installed in accordance with the Basix Certificate.
Windows & skylight numbers shown on the drawings refer to Glazing items listed in the Basix Certificate.



- 1

FC

Battened cement sheeting - external walls
- 2

LWC

New timber cladding - paint finish
- 3

M

Masonry walls, render / paint finish
- 4

CONC

Concrete floors, off-form concrete walls
- 5

SL

Sliding timber windows & doors
- 6

TS




Timber batten screens
- 7

SS

Sandstone
- 8

CONC


option: Boarded concrete walls


KEY					WALL TYPE KEY	
EX	Existing	SS	Sandstone	DP	Downpipe	 Existing Walls
CONC	Concrete	NGL	Natural ground Level	FS	Flyscreen	
MRS	Metal roof sheeting	TO	Top of wall	L	Louvres	
PC	Polycarbonate	PP	Power pole	RWT	Rainwater Tank	 New walls
M	Rendered masonry	WM	Washing Machine	w/a	Window above	
LWC	Lightweight cladding	BAL	Balustrade	w/b	Window below	
TIM	Timber	PF	Pool Fence			 Existing to demolish
TS	Timber Screen	R	Roof			
FG	Fixed glazing	MB	Meter board (elec)			
OB	Obscure glass	GM	Gas meter			


WALL TYPE KEY
Existing Walls
New walls
Existing to demolish



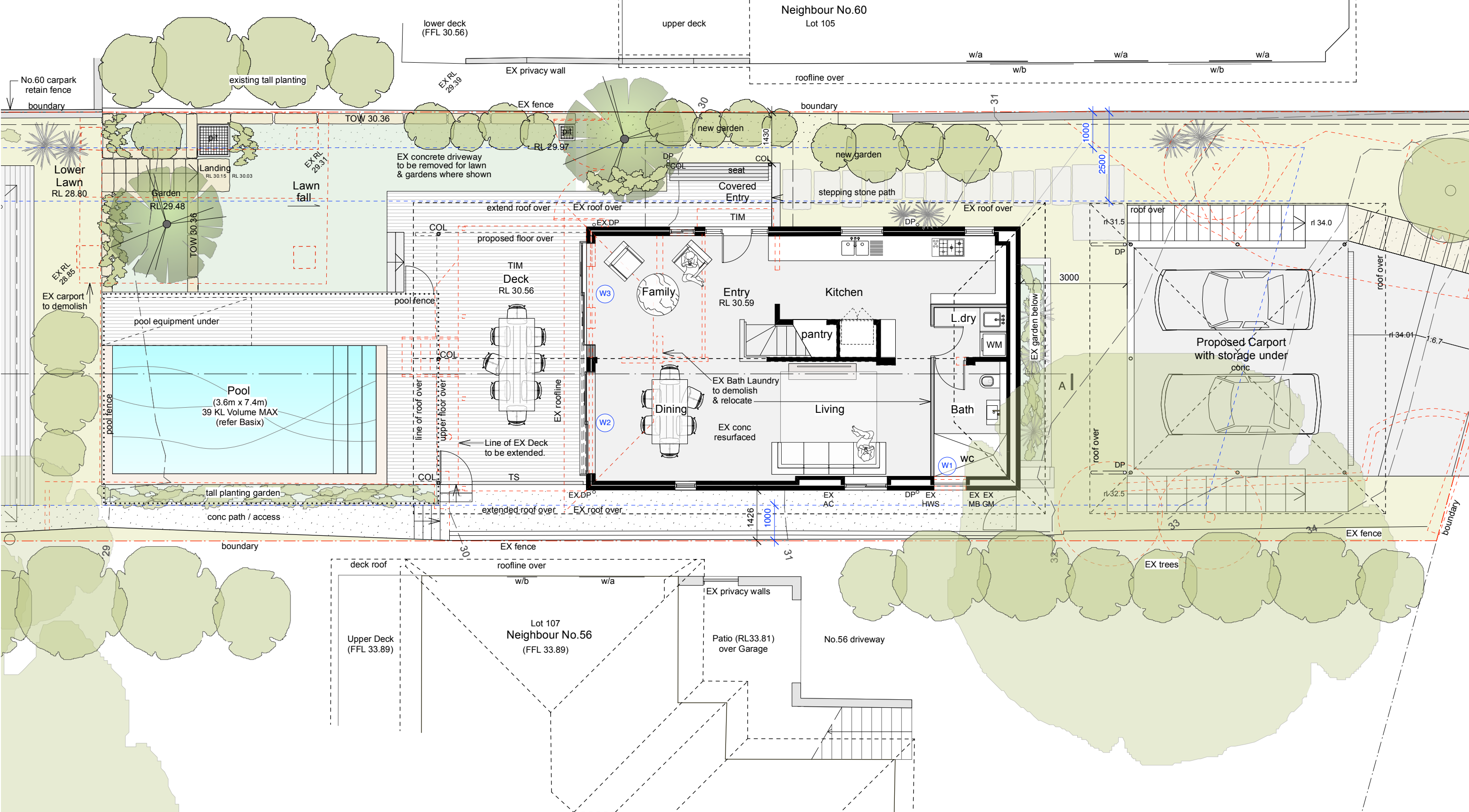
WALL TYPE KEY

 Existing Walls

 New walls

 Existing to demolish

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KEY

EX
CONC
MRS
PC
M
LWC
TIM
TS
FG
OB

Existing
Concrete
Metal roof sheeting
Polycarbonate
Rendered masonry
Lightweight cladding
Timber
Timber Screen
Fixed glazing
Obscure glass

SS
NGL
TO
PP
WM
BAL
PF
R
MB
GM

Sandstone
Natural ground Level
Top of wall
Power pole
Washing Machine
Balustrade
Pool Fence
Robe
Meter board (elec)
Gas meter

DP
FS
L
RWT
w/a
w/b

Downpipe
Flyscreen
Louvers
Rainwater Tank
Window above
Window below

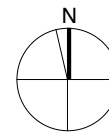
WALL TYPE KEY

Existing Walls
New walls
Existing to demolish

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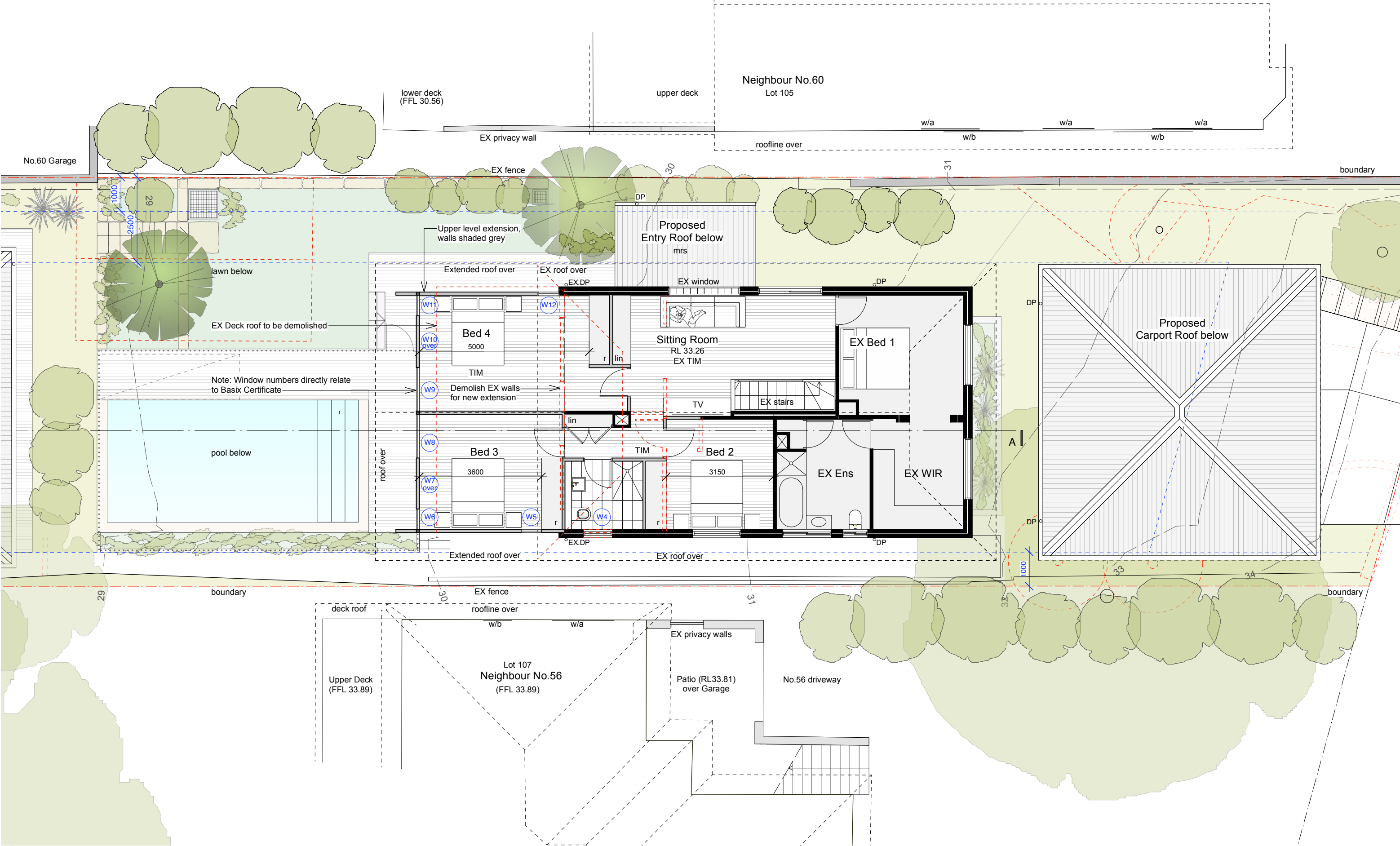


DA 03 - Ground Floor Plan

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KEY

EX Existing
CONC Concrete
MRS Metal roof sheeting
PC Polycarbonate
M Rendered masonry
LWC Lightweight cladding
TIM Timber
TS Timber Screen
FG Fixed glazing
OB Obscure glass

SS Sandstone
NGL Natural ground Level
TO Top of wall
PP Power pole
WM Washing Machine
BAL Balustrade
PF Pool Fence
R Robe
MB Meter board (elec)
GM Gas meter

DP Downpipe
FS Flyscreen
L Louvres
RWT Rainwater Tank
w/a Window above
w/b Window below

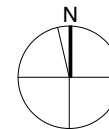
WALL TYPE KEY

Existing Walls
New walls
Existing to demolish

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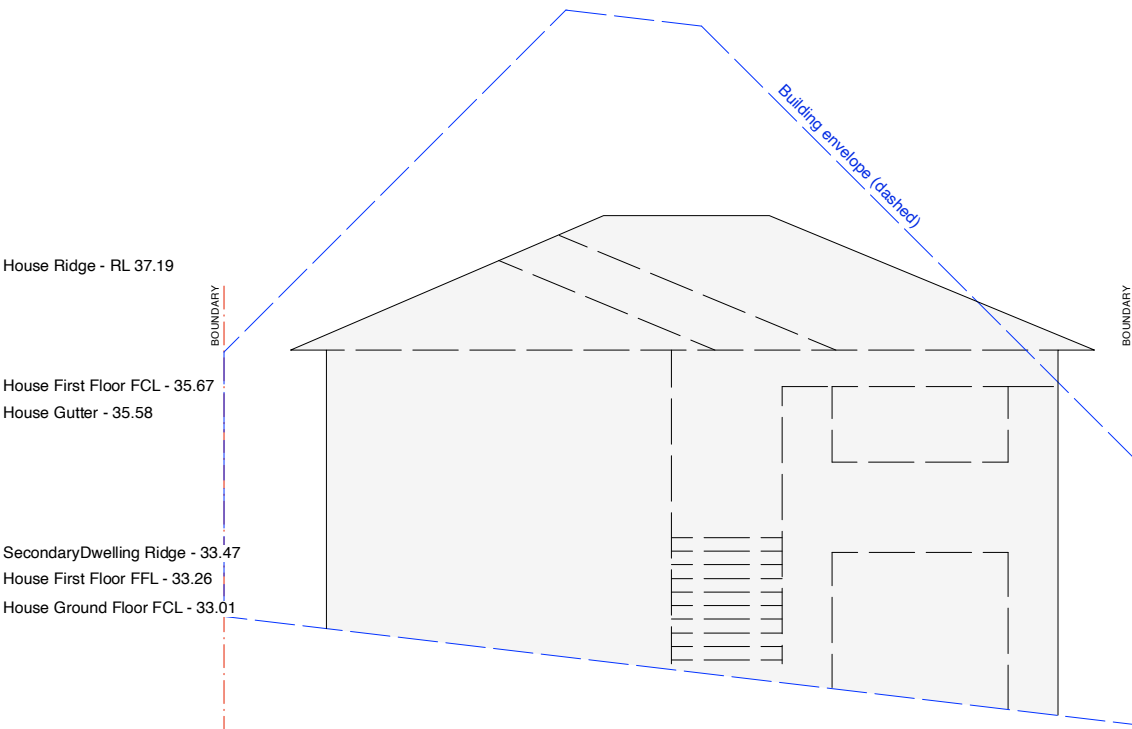


DA 04 - First Floor Plan

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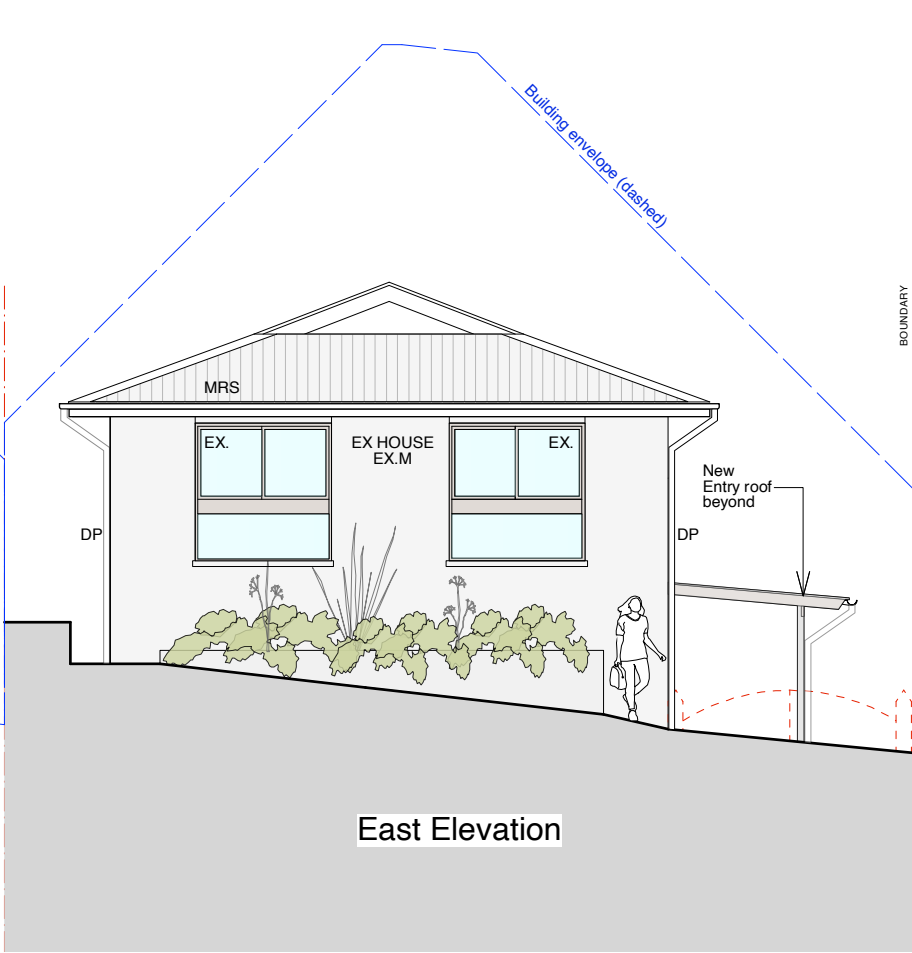
House Ridge - RL 37.19
House First Floor FCL - 35.67
House Gutter - 35.58

Secondary Dwelling Ridge - 33.47
House First Floor FFL - 33.26
House Ground Floor FCL - 33.01

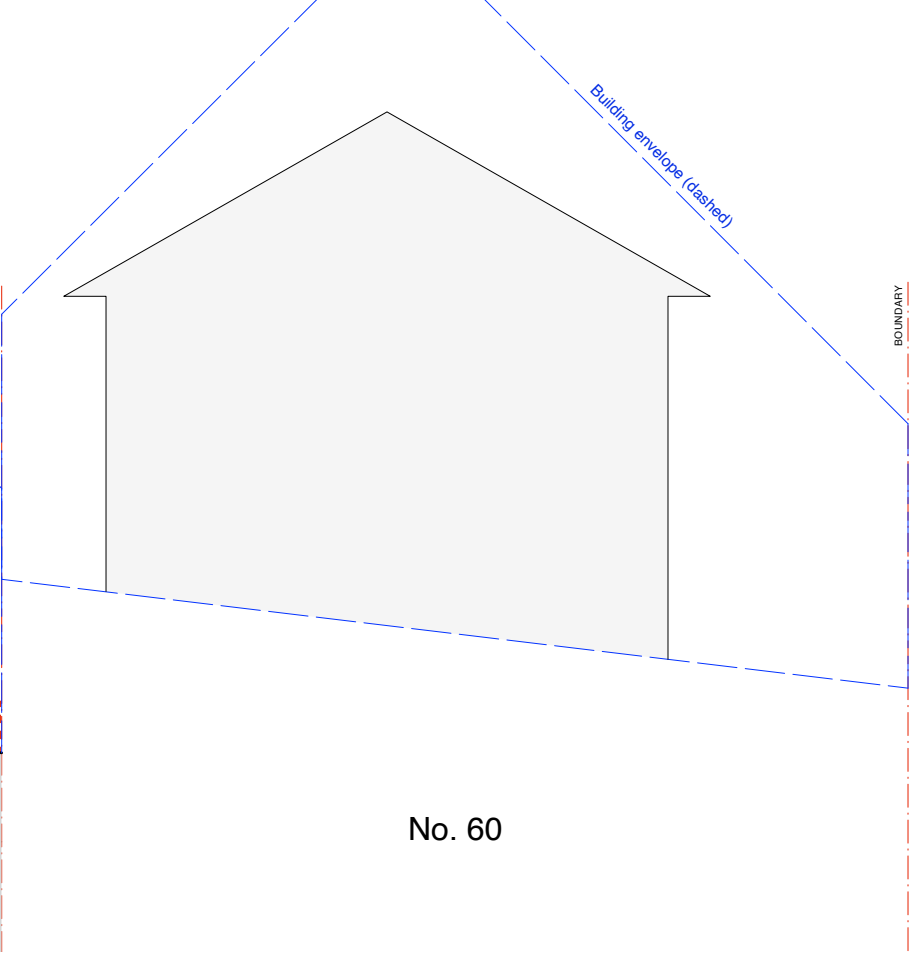
House Ground Floor FFL 30.59

Studio FFL - 29.06

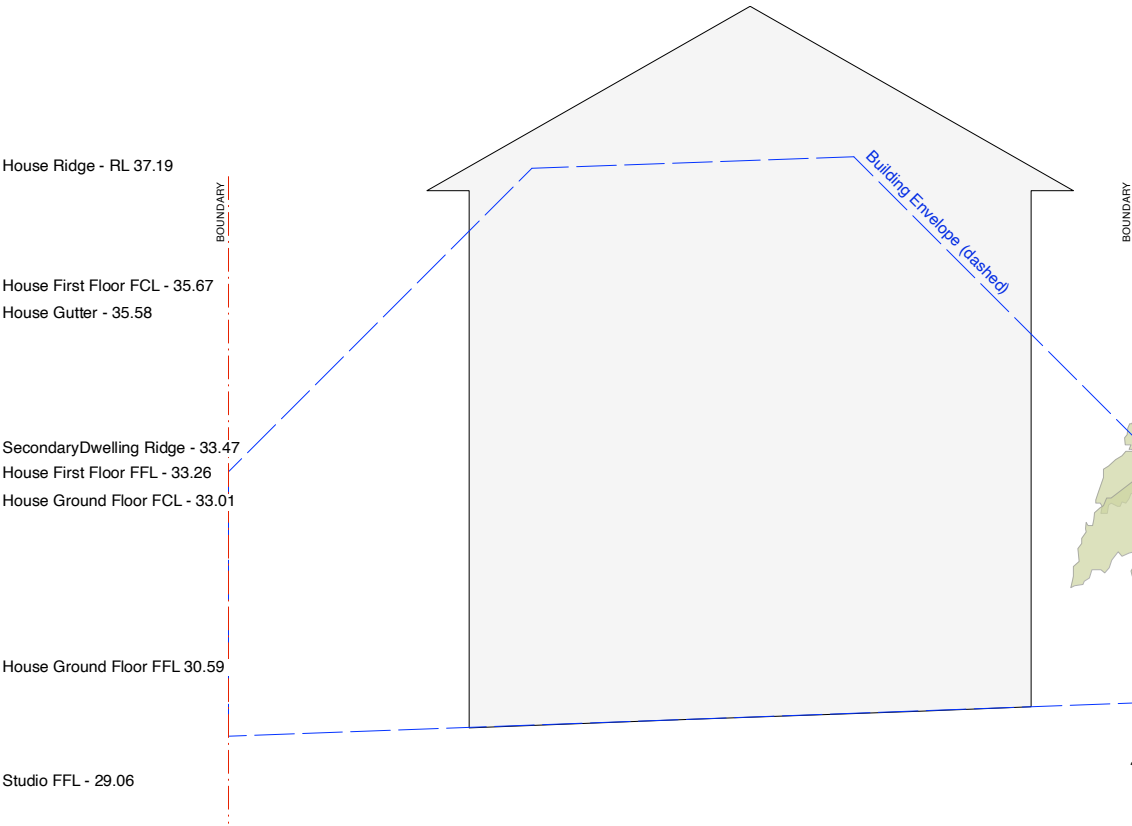
No. 56



East Elevation



No. 60



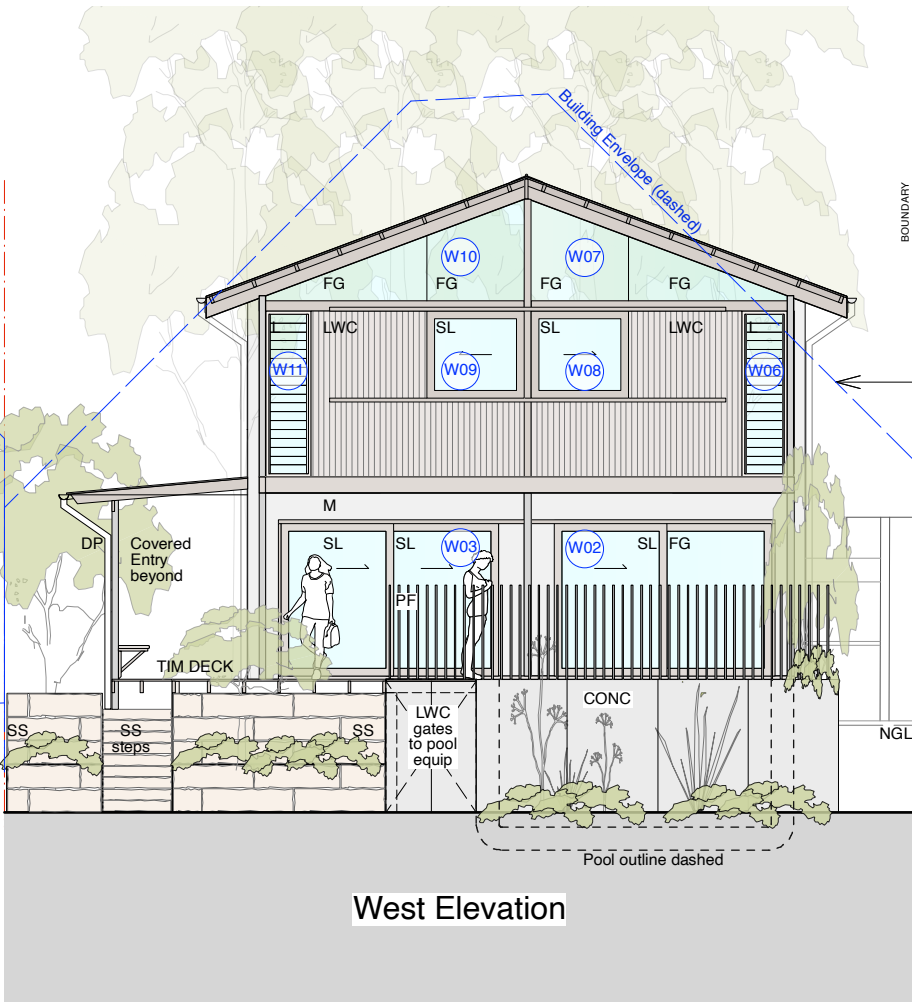
House Ridge - RL 37.19
House First Floor FCL - 35.67
House Gutter - 35.58

Secondary Dwelling Ridge - 33.47
House First Floor FFL - 33.26
House Ground Floor FCL - 33.01

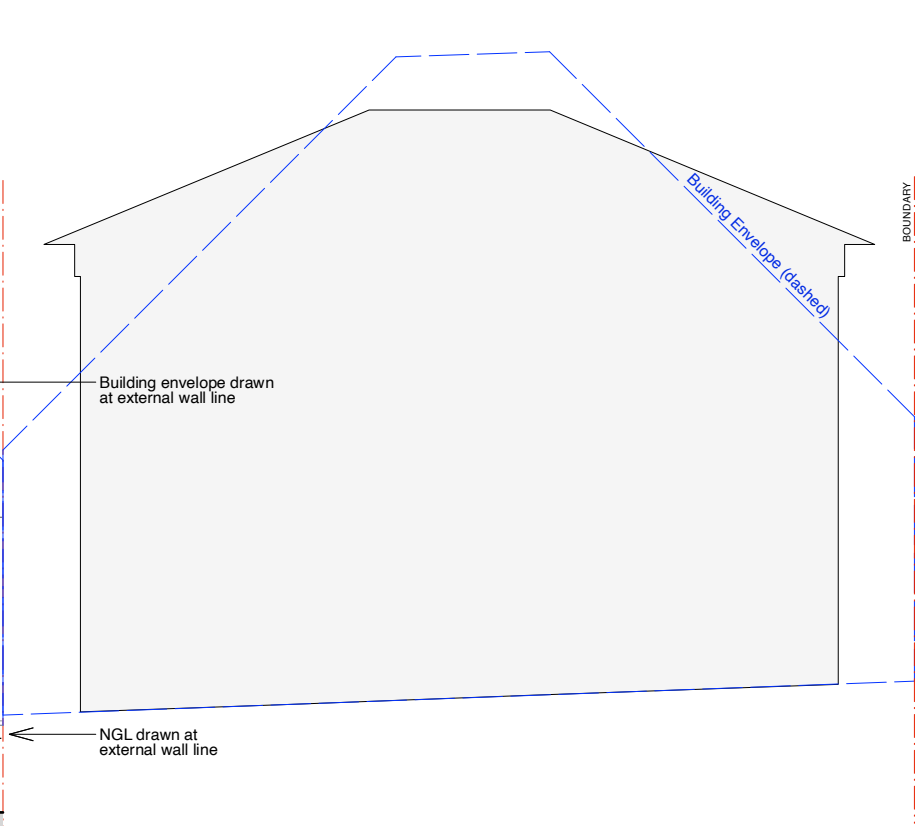
House Ground Floor FFL 30.59

Studio FFL - 29.06

No. 60



West Elevation



No. 56

KEY					
EX	Existing	SS	Sandstone	DP	Downpipe
CONC	Concrete	NGL	Natural ground Level	FS	Flyscreen
MRS	Metal roof sheeting	TO	Top of wall	L	Louvers
PC	Polycarbonate	PP	Power pole	RWT	Rainwater Tank
M	Rendered masonry	WM	Washing Machine	w/a	Window above
LWC	Lightweight cladding	BAL	Balustrade	w/b	Window below
TIM	Timber	PF	Pool Fence		
TS	Timber Screen	R	Robe		
FG	Fixed glazing	MB	Meter board (elec)		
OB	Obscure glass	GM	Gas meter		

WALL TYPE KEY	
	Existing Walls
	New walls
	Existing to demolish

Carport Ridge RL - 38.05
House Ridge - RL 37.19

House First Floor FCL - 35.67
House Gutter - 35.58

Carport Floor FFL - 34.00
Secondary Dwelling Ridge - 33.47
House First Floor FFL - 33.26
House Ground Floor FCL - 33.01

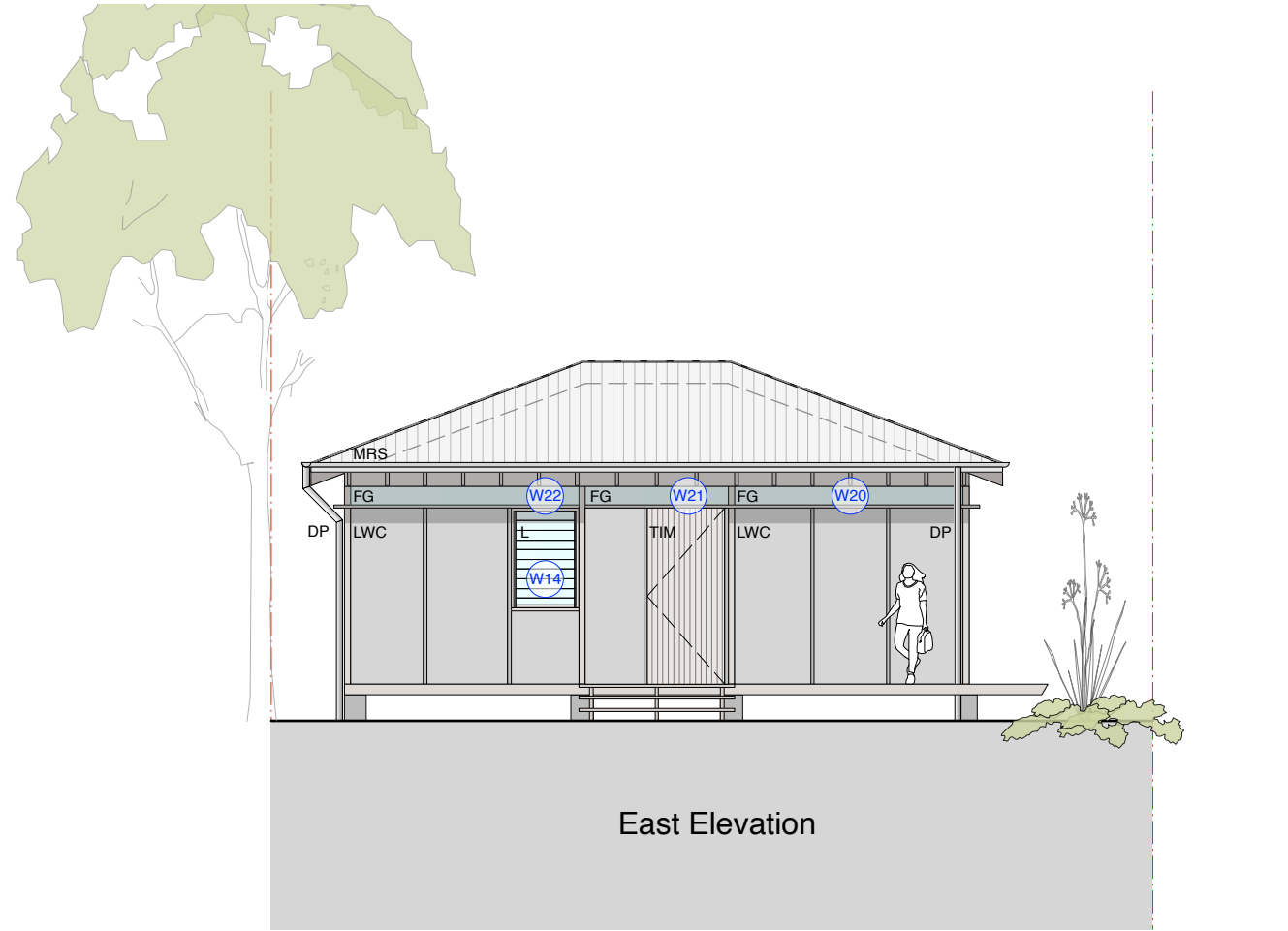
House Ground Floor FFL 30.59

Studio FFL - 29.06



KEY					
EX	Existing	SS	Sandstone	DP	Downpipe
CONC	Concrete	NGL	Natural ground Level	FS	Flyscreen
MRS	Metal roof sheeting	TO	Top of wall	L	Louvers
PC	Polycarbonate	PP	Power pole	RWT	Rainwater Tank
M	Rendered masonry	WM	Washing Machine	w/a	Window above
LWC	Lightweight cladding	BAL	Balustrade	w/b	Window below
TIM	Timber	PF	Pool Fence		
TS	Timber Screen	R	Robe		
FG	Fixed glazing	MB	Meter board (elec)		
OB	Obscure glass	GM	Gas meter		

WALL TYPE KEY	
	Existing Walls
	New walls
	Existing to demolish



East Elevation

House First Floor FCL - 35.67
House Gutter - 35.58

Secondary Dwelling Ridge - 33.47
House First Floor FFL - 33.26

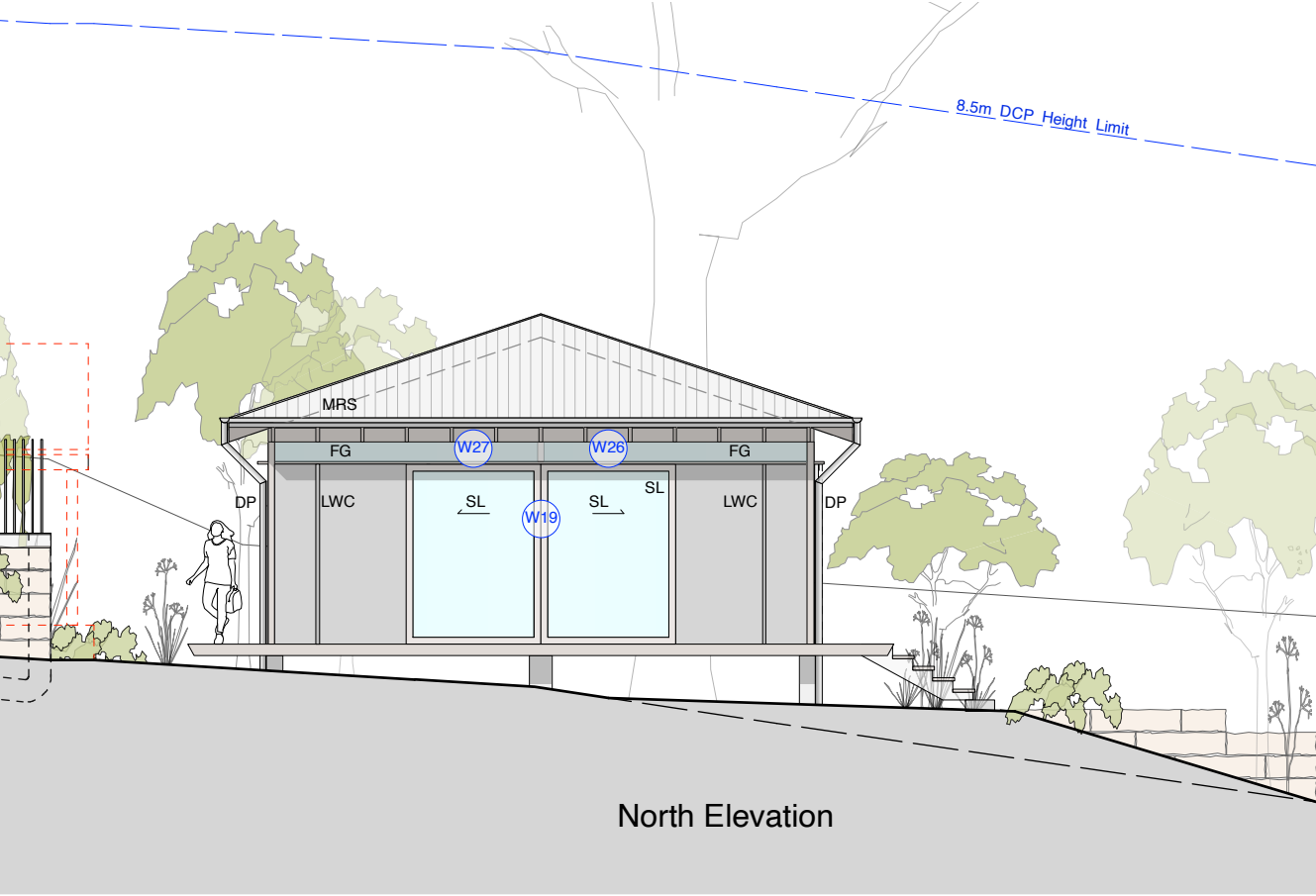
House Ground Floor FCL - 33.01

House Ground Floor FFL 30.59

Studio FFL - 29.06



West Elevation



North Elevation

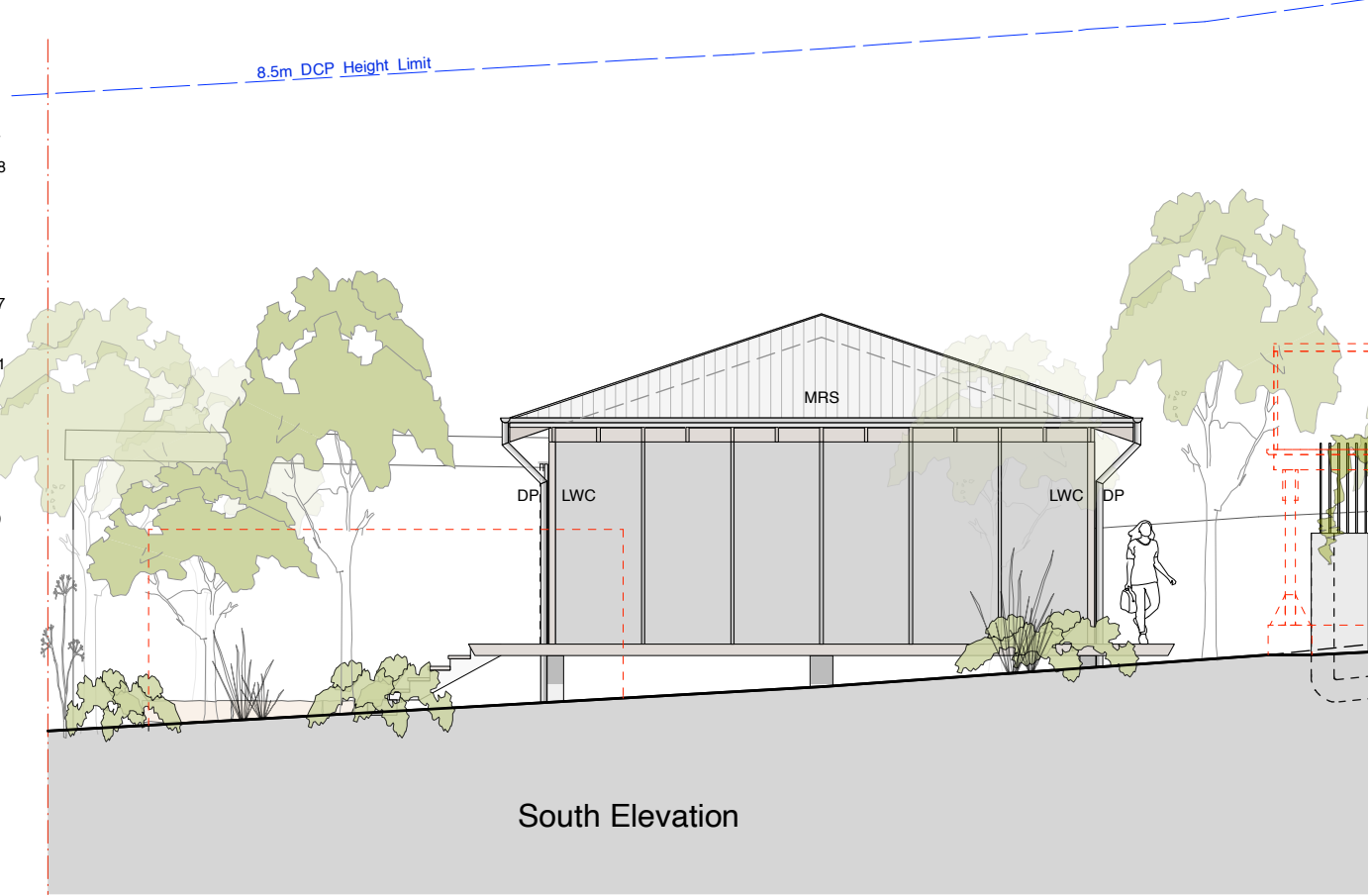
House First Floor FCL - 35.67
House Gutter - 35.58

Secondary Dwelling Ridge - 33.47
House First Floor FFL - 33.26

House Ground Floor FCL - 33.01

House Ground Floor FFL 30.59

Studio FFL - 29.06



South Elevation

KEY

EX
CONC
MRS
PC
M
LWC
TIM
TS
FG
OB

Existing
Concrete
Metal roof sheeting
Polycarbonate
Rendered masonry
Lightweight cladding
Timber
Timber Screen
Fixed glazing
Obscure glass

SS
NGL
TO
PP
WM
BAL
PF
R
MB
GM

Sandstone
Natural ground Level
Top of wall
Power pole
Washing Machine
Balustrade
Pool Fence
Robe
Meter board (elec)
Gas meter

DP
FS
L
RWT
w/a
w/b

Downpipe
Flyscreen
Louvres
Rainwater Tank
Window above
Window below

WALL TYPE KEY

Existing Walls
New walls
Existing to demolish

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DA 08 - Proposed Studio - Elevations

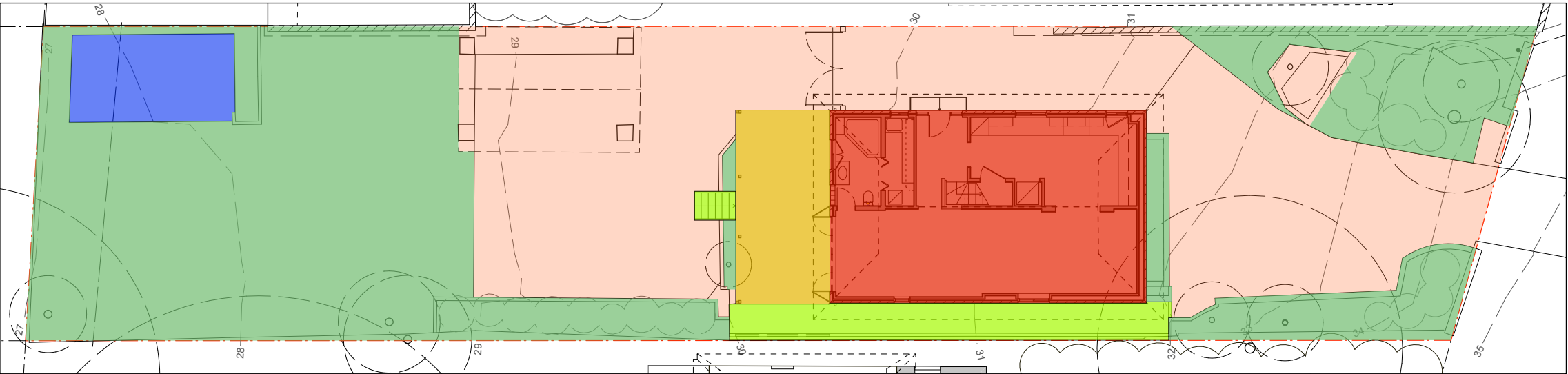
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Existing Site Coverage Calculations

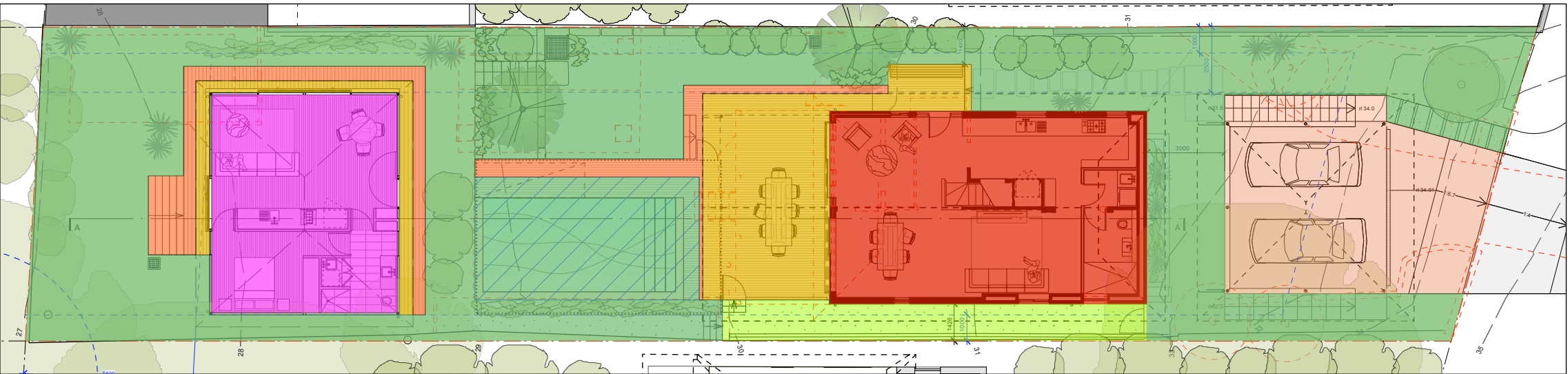
	site area (as per survey)	674.1sqm
existing dwelling	90.0sqm	
existing carport / sheds	21.0sqm	
existing covered deck	27.0sqm	
existing hardstand areas (driveway)	244.0sqm	
existing services / access areas	26.0sqm	
existing site coverage	(60.5%)	408.0sqm
allowable site coverage	(50.0%)	337.05sqm
excess site coverage	(10.5%)	70.95sqm
existing landscaped area	(39.6%)	267.0sqm



Proposed Site Coverage Calculations

	site area (as per survey)	674.1sqm
existing dwelling	90.0sqm	
proposed secondary dwelling	60.0sqm	
proposed uncovered decks	27.8sqm	
proposed covered decks	57.2sqm	
proposed hardstand areas (carport & driveway)	69.8sqm	
proposed services / access areas	24.0sqm	
		328.80sqm
allowable site coverage	(50.0%)	337.05sqm
proposed recreational concession	(6.0%)	40.45sqm
allowable site coverage (with 6% recreational concession)	(56.0%)	377.50sqm
proposed site coverage; incl. recreational concession	(54.8%)	369.25sqm
required landscaped area	(50.0%)	337.05sqm
proposed landscaped area; incl. paths <1m wide	(50.9%)	343.30sqm

NOTE: Propopsed Development is a reduction in hard surface area of 38.95 m², therefore no OSD is required



KEY

EX	Existing	SS	Sandstone	DP	Downpipe
CONC	Concrete	NGL	Natural ground Level	FS	Flyscreen
MRS	Metal roof sheeting	TO	Top of wall	L	Louvers
PC	Polycarbonate	PP	Power pole	RWT	Rainwater Tank
M	Rendered masonry	WM	Washing Machine	w/a	Window above
LWC	Lightweight cladding	BAL	Balustrade	w/b	Window below
TIM	Timber	PF	Pool Fence		
TS	Timber Screen	R	Robe		
FG	Fixed glazing	MB	Meter board (elec)		
OB	Obscure glass	GM	Gas meter		

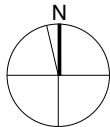
WALL TYPE KEY

Existing Walls	
New walls	
Existing to demolish	

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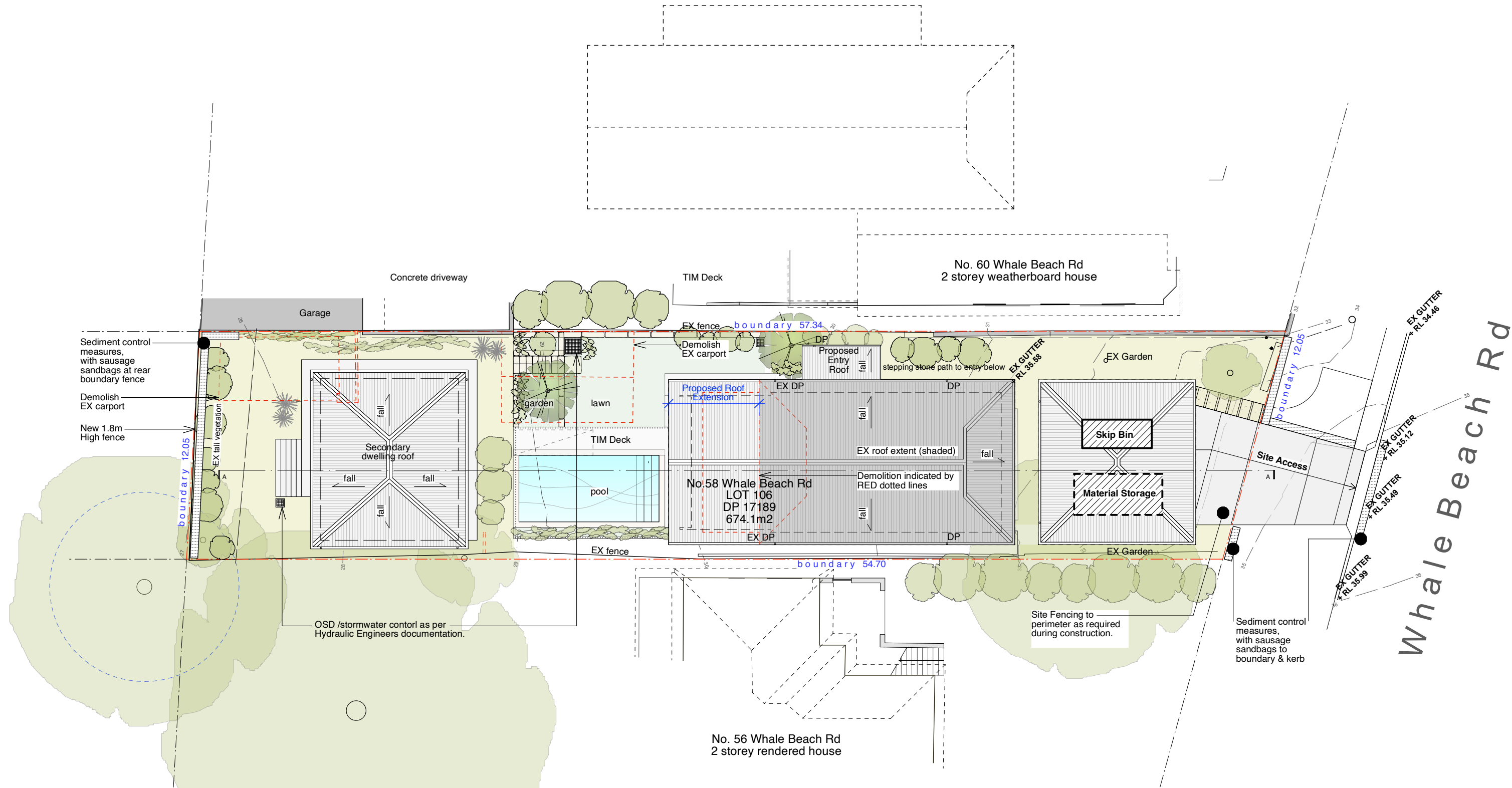


DA 09 - Site Coverage Calcs

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25.07.22



GENERALLY

All works are to comply with the Building Code of Australia.
All structures to comply with relevant Code of Council requirements.

KEY		WALL TYPE KEY	
EX	Existing	SS	Sandstone
CONC	Concrete	NGL	Natural ground Level
MRS	Metal roof sheeting	TO	Top of wall
PC	Polycarbonate	PP	Power pole
M	Rendered masonry	WM	Washing Machine
LWC	Lightweight cladding	BAL	Balustrade
TIM	Timber	PF	Pool Fence
TS	Timber Screen	R	Robe
FG	Fixed glazing	MB	Meter board (elec)
OB	Obscure glass	GM	Gas meter
		DP	Downpipe
		FS	Flyscreen
		L	Louvers
		RWT	Rainwater Tank
		w/a	Window above
		w/b	Window below

WALL TYPE KEY

	Existing Walls
	New walls
	Existing to demolish

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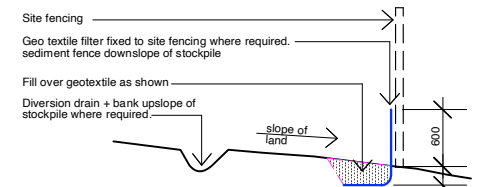
sediment control measures

sediment fences to be installed to contain construction debris and onsite sediment where required;

all stock piles to be located away from any hazard areas, public/private thoroughfares and roadways;

locate material stockpiles upslope and away from drainage lines;

stockpiles to be protected from erosion by covering with impervious material, drainage diversion on upside of pile and sediment fence on downside of pile (see sediment control detail);



DA 11 - Sediment Control, Waste Management & Demolition Plan

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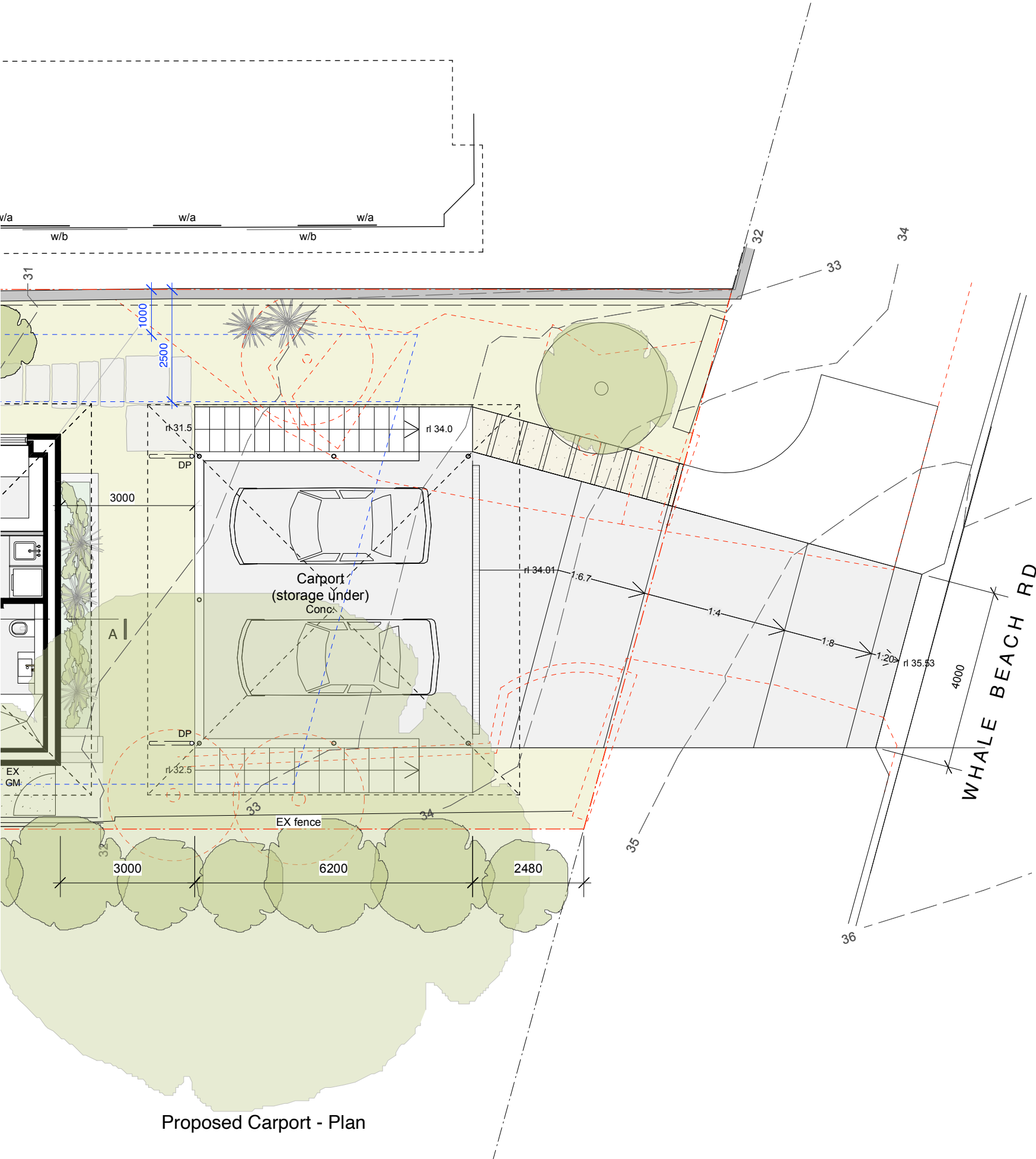
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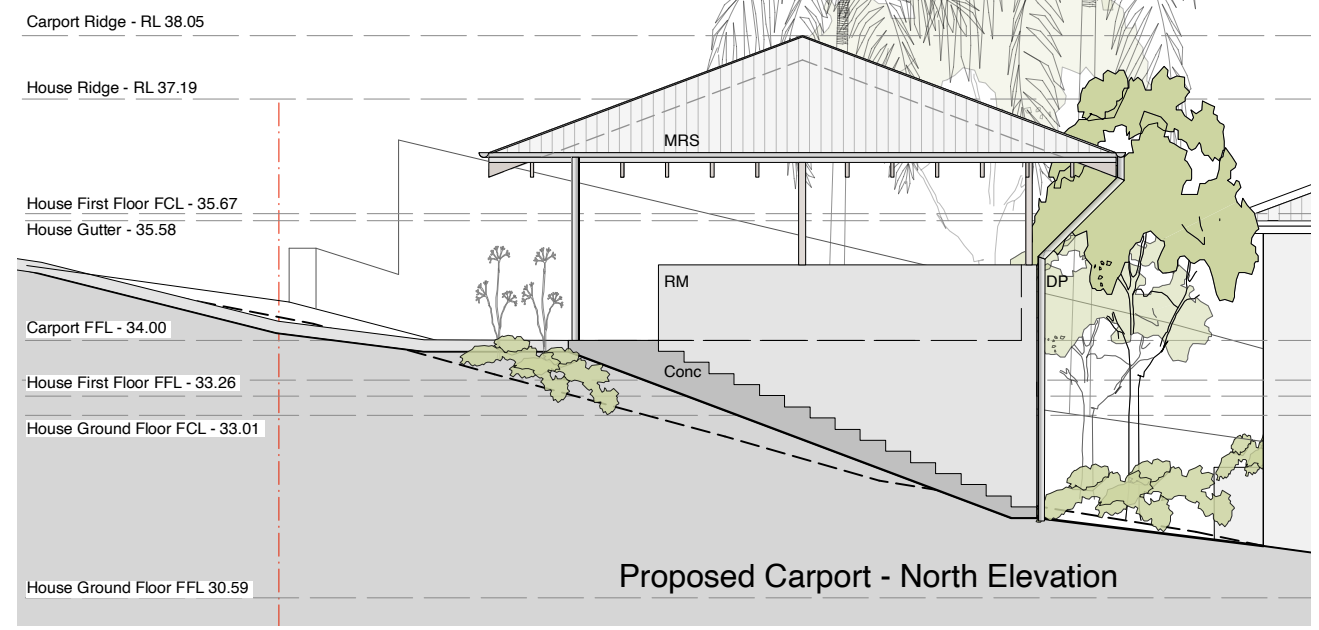
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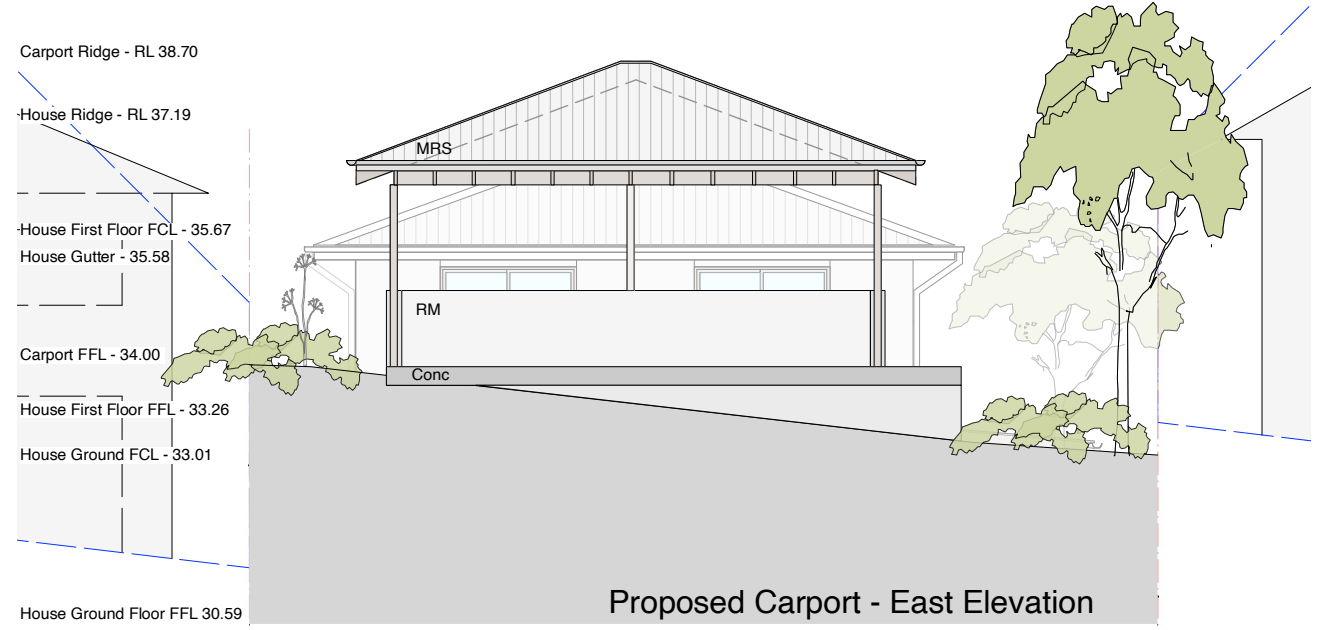


Proposed Carport - Plan

KEY		WALL TYPE KEY	
EX	Existing	Existing Walls	
CONC	Concrete	New walls	
MRS	Metal roof sheeting	Existing to demolish	
PC	Polycarbonate		
M	Rendered masonry		
LWC	Lightweight cladding		
TIM	Timber		
TS	Timber Screen		
FG	Fixed glazing		
OB	Obscure glass		
SS	Sandstone		
NGL	Natural ground Level		
TO	Top of wall		
PP	Power pole		
WM	Washing Machine		
BAL	Balustrade		
PF	Pool Fence		
R	Robe		
MB	Meter board (elec)		
GM	Gas meter		
DP	Downpipe		
FS	Flyscreen		
L	Louvers		
RWT	Rainwater Tank		
w/a	Window above		
w/b	Window below		



Proposed Carport - North Elevation



Proposed Carport - East Elevation