

list of abbreviations

A/C	air conditioning
ALUM	aluminium
AP	access panel
AS	adjustable shelf
AW	awning window
BAL	balustrade
BALC	balcony
BDY	boundary
BLWK	block work
BS	bath spout
BSN	basin
BWBP	brickwork bagged & painted
BWF	brickwork faced
COF	concrete- off form
CPS	concrete- polished & sealed
CST	concrete- steel trowel finish
CONC	concrete
COS	check on site
CCTV	closed circuit TV
CFC	compressed fibre cement
COL	column
CPD	cupboard
CPT	carpet
CR	cement render
CT	ceramic tile
CTP	cooktop
DH	double hung
DP	down pipe
DPC	damp proof course
DRY	dryer
DR	drawer
DW	dishwasher
EDB	electrical switch board
EQ	equal
EX	existing
F	fridge
FC	fibrous cement sheet
FCL	finished ceiling level
FFL	finished floor level
FGL	finished ground level
FP	fixed panel
FR	freezer
FS	fixed shelf
FW	floor waste
G	glass/ glazing
GBL	glass balustrade
GL	glass- louvre
GO	glass- obscure
GALV	galvanised
GD	grated drain
GPO	general purpose outlet
GU	gutter
HR	hanging rail
HT	hose tap
HTR	heated towel rail
HWU	hot water unit
LAM	laminated
LV	louvred
MB	metal balustrade
MDF	medium density fibreboard
MI	mirror
MPBR	membrane pebble ballast roof
MR	metal roof

MSB	main switch board
MS	metal sheeting
MT	mosaic tile
MW	microwave
MX	mixer
Ø	diameter
OF	overflow
PAV	paving
PB	plasterboard
PBFR	plasterboard- fire resistant 90/90/90
PBM	plasterboard- moisture resistant
PLY	plywood
PNT	paint
PU	polyurethane
PV	photo voltaic
RA	return air
RH	range hood
RHS	rectangular hollow section
RL	reduced level
RWH	rainwater head
RWO	rainwater outlet
SD	smoke detector
SH	shutters
SHA	shutters automated
SH	shingles
SHR	shower
SK	skirting
SP	set plaster
SPM	set plaster moisture resistant
SS	stainless steel
ST	stone
STL	steel
SWP	sewer pipe
T	timber
TB	timber- battens
TF	timber- frame
TFB	timber- floorboards
THR	timber- handrail
TOF	top of fence
TOW	top of wall
TRH	toilet roll holder
TR	tiled roof
TRZO	terrazzo
TS	timber screen
U/S	underside
VB	vapour barrier
VN	veneered- timber
VP	vent pipe
WB	weatherboards
WC	water closet
WM	washing machine
WPM	water proof membrane

BASIX notes

NatHERS Thermal Comfort Inclusions
Floors Minimum 150 mm concrete slab on ground, no insulation Minimum 150 mm Concrete slab between levels, no insulation required where habitable rooms are above and below
External Walls Cavity brick with AIR-CELL Permicav insulaton for a minimum Total system R-value of RT1.47 FC cladding on stud wall with R2.0 insulation (insulation only value) 150mm concrete wall to lift, no insulation required Note: No insulation is required to external Garage walls External Colour: Medium (0.475 < SA < 0.7)
Walls within dwellings Single skin brick, no insulation between habitable rooms Plasterboard on stud, no insulation required R2.0 insulation only required to walls between garage and foyer.
Glazing Doors/Windows Glazed windows and doors: Group A – awning/bifold/casement windows/hinged glazed doors U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±10%) Group B – sliding doors/windows/fixd glazing/louvred windows U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC total window system values (glass and frame)
Skylights U-value: 4.2 and SHGC: 0.72
Roof and Ceilings Concrete roof, with R1.8 insulation (insulation only value) where habitable rooms below Plasterboard ceiling, no insulation required No insulation to garage where roof above. External Colour: Medium (0.475 < SA < 0.7)
Ceiling Penetrations No downlights modelled Sealed exhaust fans: ceiling penetration 250mm diameter with 50mm clearance Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
Floor coverings Exposed concrete to garage, tiles to wet areas, carpet with rubber underlay to bedrooms and timber elsewhere
External Shading Shading as per stamped drawings
Ventilation All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings
BASIX Water Commitments
Fixtures Install showerheads minimum rating of 4 stars – High flow (> 6 and <= 7.5 litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with a minimum rating of 6 stars in the kitchen Install taps with a minimum rating of 6 stars in each bathroom
Alternative water Install rainwater tank, minimum 5,000L capacity collected from min. 212m² roof area. Tank connected to – at least one outdoor tap, and toilets
Pool Maximum 42.6 kL outdoor pool Pool will have a cover
BASIX Energy Commitments
Hot water system Electric Heat Pump – performance not specified
Cooling system 3-phase air-conditioning to living areas and bedrooms: EER 3.0-3.5
Heating system Ground source heat pump (direct exchange): EER < 2.5
Ventilation Bathrooms – individual fan, externally ducted to roof or façade, manual on/off switch Kitchen – individual fan, externally ducted to roof or façade, manual on/off switch Laundry – individual fan, externally ducted to roof or façade, manual on/off switch
Pool Heating system - Solar (electric boosted)
Other Induction cooktop & electric oven Outdoor clothes drying line
Alternative energy 3.0kW solar Photovoltaic system

drawing list

No.	Drawing Name	Rev.
DA00	Cover Sheet	C
DA01	Site Analysis Plan	C
DA02	Excavation and Fill Plan	C
DA03	Roof & Site Plan	C
DA04	Level 1 Plan	C
DA05	Level 2 Plan	C
DA06	Level 3 Plan	C
DA07	Level 4 Plan	C
DA08	Level 5 Plan	C
DA09	North Elevation	C
DA10	East Elevation	C
DA11	South Elevation	C
DA12	West, North (Boatshed) & South (Boatshed) Elevations	C
DA13	Section AA	C
DA14	Section AA Boatshed	C
DA15	Section BB & CC	C
DA16	Section DD & EE	C
DA17	Area Calculations	C
DA18	Building Envelope Analysis	C
DA19	Building Height Analysis	C
DA20	Shadow Diagram 9am	C
DA21	Shadow Diagram 12pm	C
DA22	Shadow Diagram 3pm	C
DA23	Sun Path Diagram 9am	C
DA24	Sun Path Diagram 12pm	C
DA25	Sun Path Diagram 3pm	C
DA26	Finishes	C
DA27	Perspectives	C



rev	date	description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

Development Application

MacDiarmid House Avalon

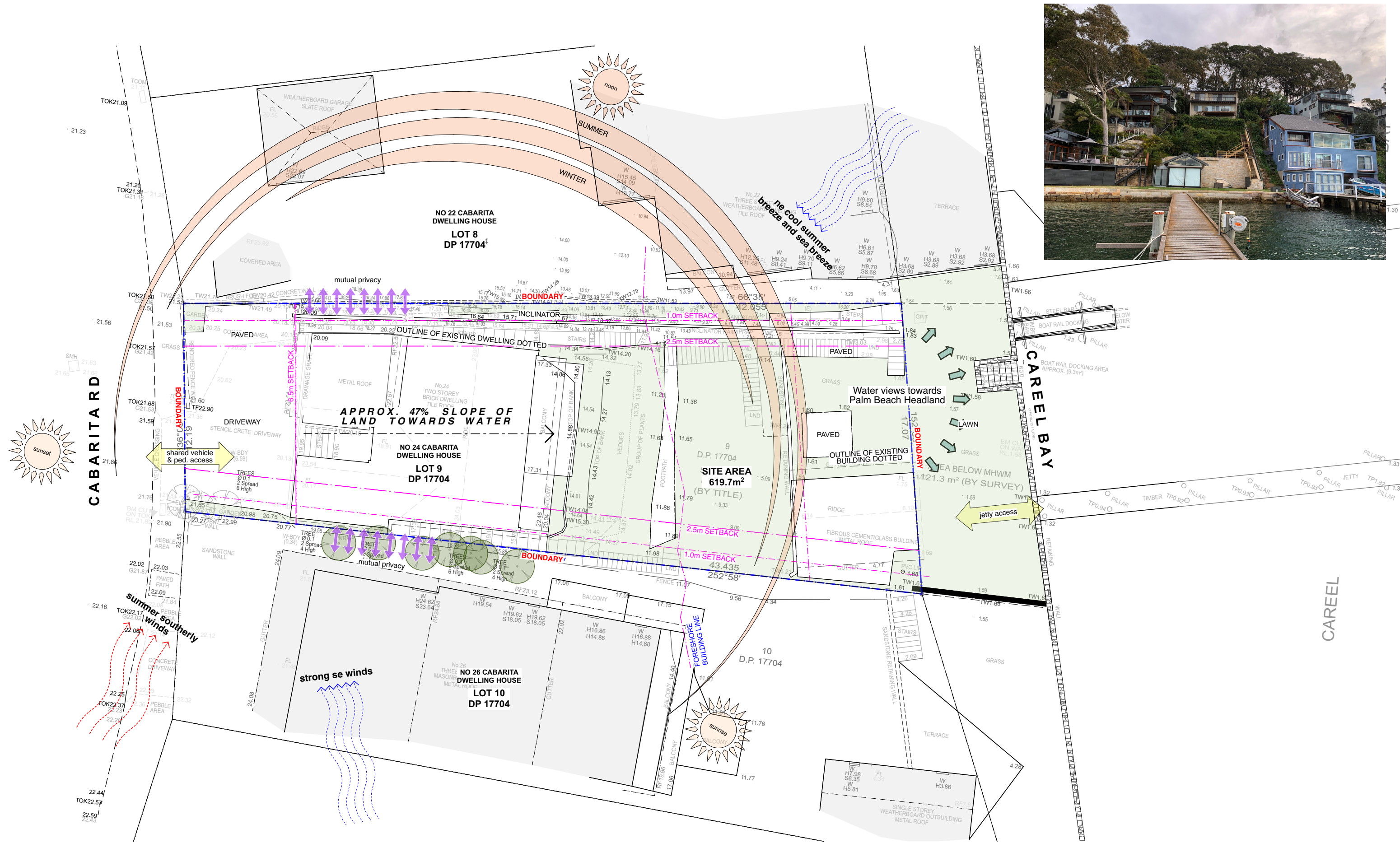
at

24 Cabarita Road, Avalon

for

Bruce & Libby MacDiarmid

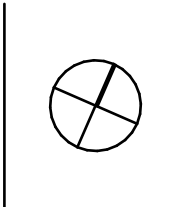
CORBEN ARCHITECTS PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 1844 mail@corben.com.au corben.com.au <small>Nominated Architect: Philip Corben (Reg. No. 4616)</small>	job no.	MACA	dwg no.
	drawn	RV	DA00
	checked	MC	revision
	scale		C



- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project MacDiarmid House Avalon

address 24 Cabarita Road
Avalon NSW

client Bruce & Libby MacDiarmid

title Site Analysis Plan

issue Development Application

job no. MACA

drawn RV

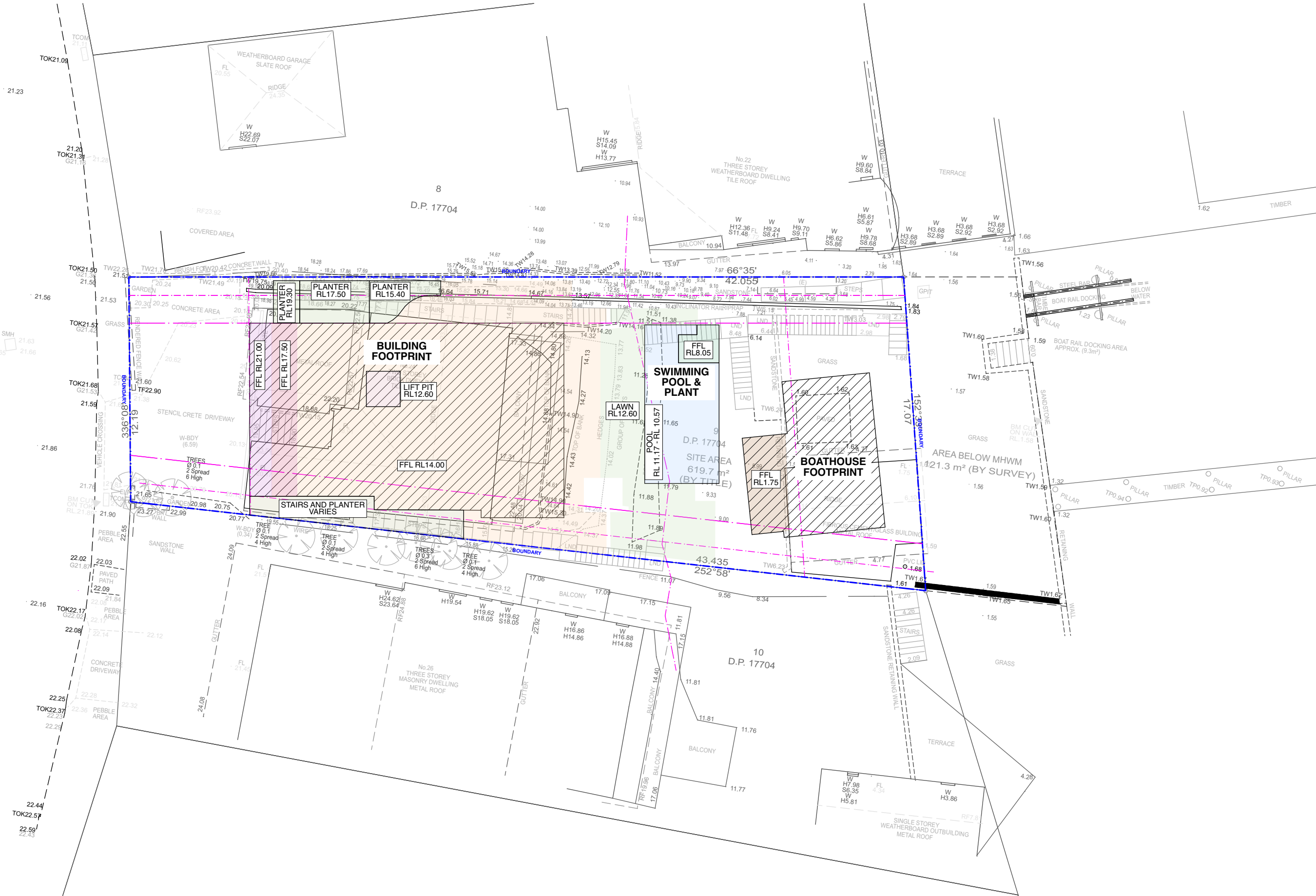
checked MC

scale 1:200

dwg no. DA01

revision C

CABARITA ROAD
(20.115 WIDE)



revisions

RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project

MacDiarmid House
Avalon

address

24 Cabarita Road
Avalon NSW

client

Bruce & Libby
MacDiarmid

title

Excavation and Fill
Plan

issue

Development
Application

job no.

drawn
checked

scale

MACA

RV
MC

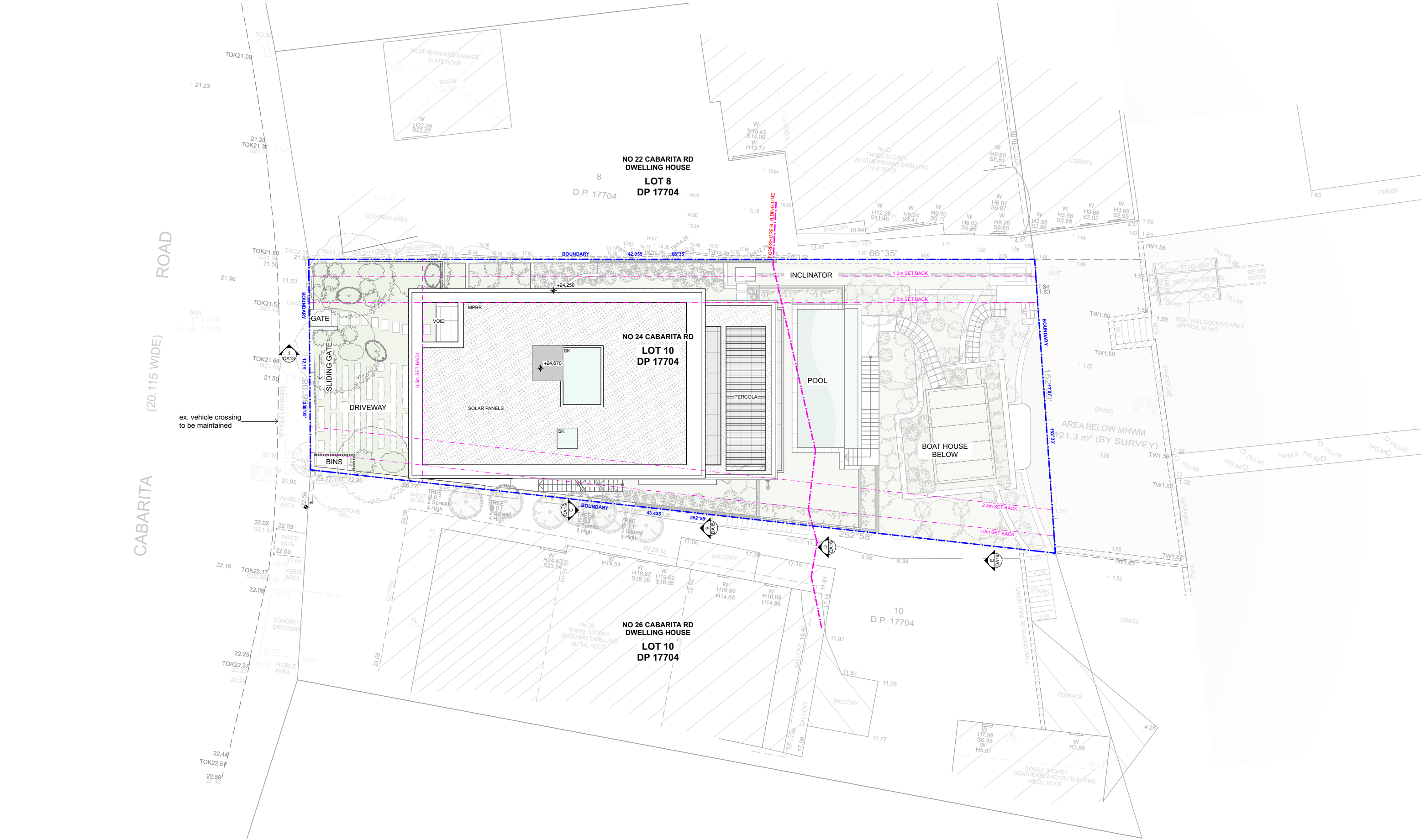
1:200

dwg no.

revision

C

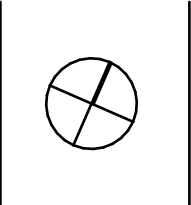
DA02



- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



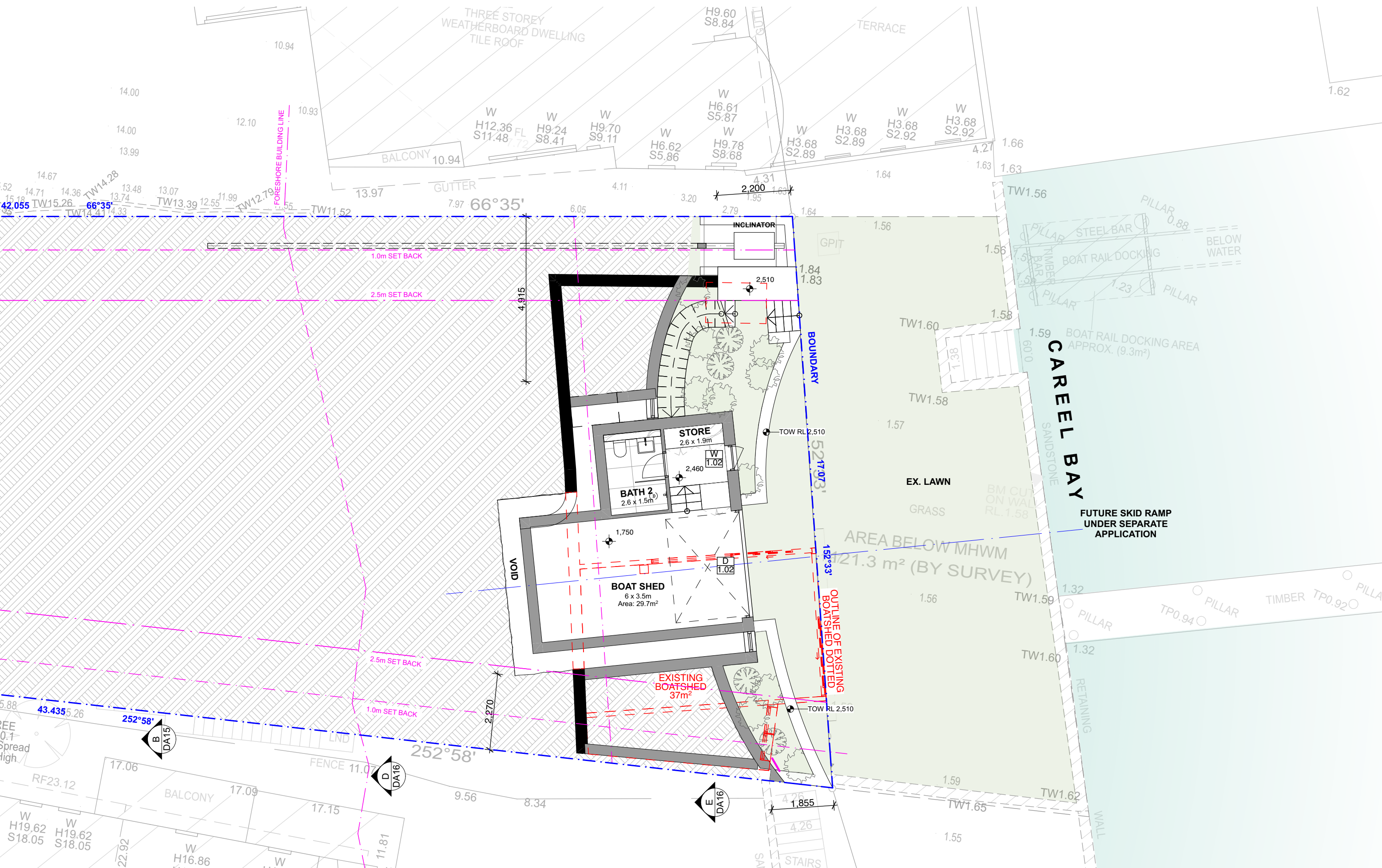
CORBEN ARCHITECTS
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au
Nominated Architect: Philip Corben (Reg. No. 4616)

project MacDiarmid House Avalon
address 24 Cabarita Road Avalon NSW
client Bruce & Libby MacDiarmid

title Roof & Site Plan
issue Development Application

job no. MACA
drawn RV
checked MC
scale 1:200

dwg no. DA03
revision C



• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

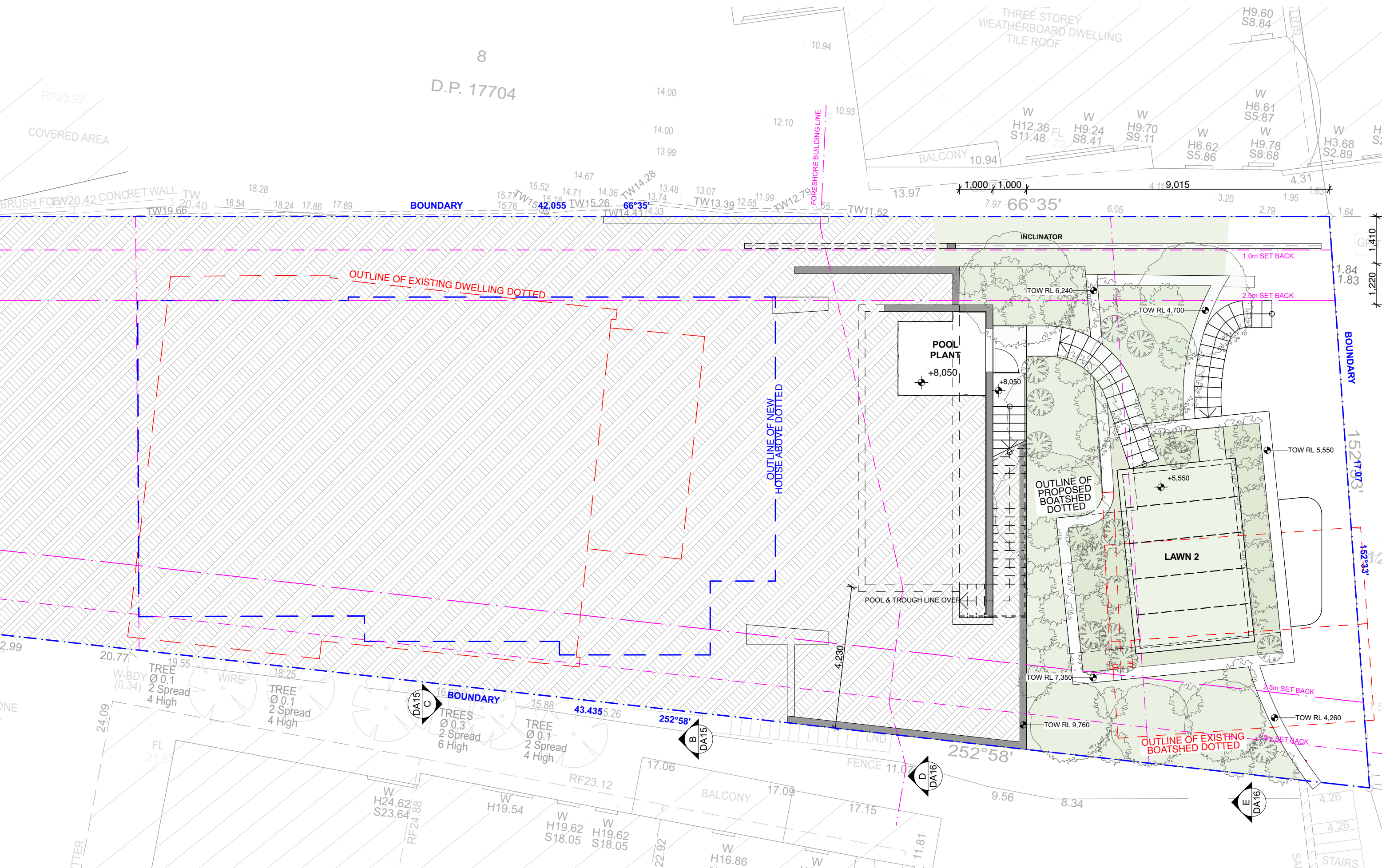
notes

CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

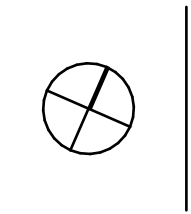
project	MacDiarmid House Avalon	title	Level 1 Plan	job no.	MACA	dwg no.	DA04
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid	scale	1:100	checked	MC		



- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



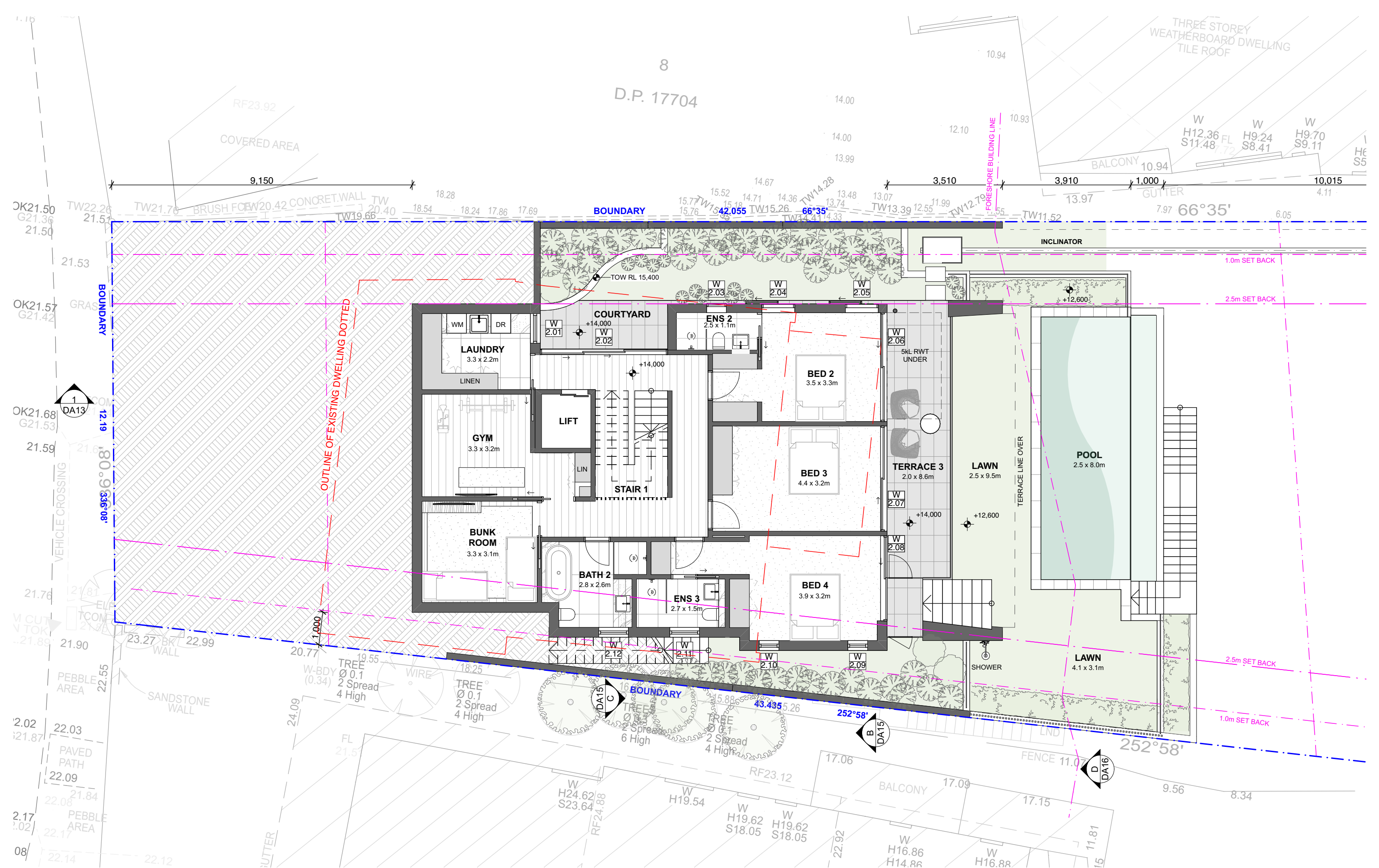
CORBEN ARCHITECTS
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au
Nominated Architect: Philip Corben (Reg. No. 4616)

project MacDiarmid House Avalon
address 24 Cabarita Road Avalon NSW
client Bruce & Libby MacDiarmid

title Level 2 Plan
issue Development Application

job no. MACA
drawn RV
checked MC
scale 1:100

dwg no. DA05
revision C



- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions

RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project

MacDiarmid House
Avalon

address

24 Cabarita Road
Avalon NSW

client

Bruce & Libby
MacDiarmid

title

Level 3 Plan

issue

Development
Application

job no.

MACA

drawn

RV

checked

MC

scale

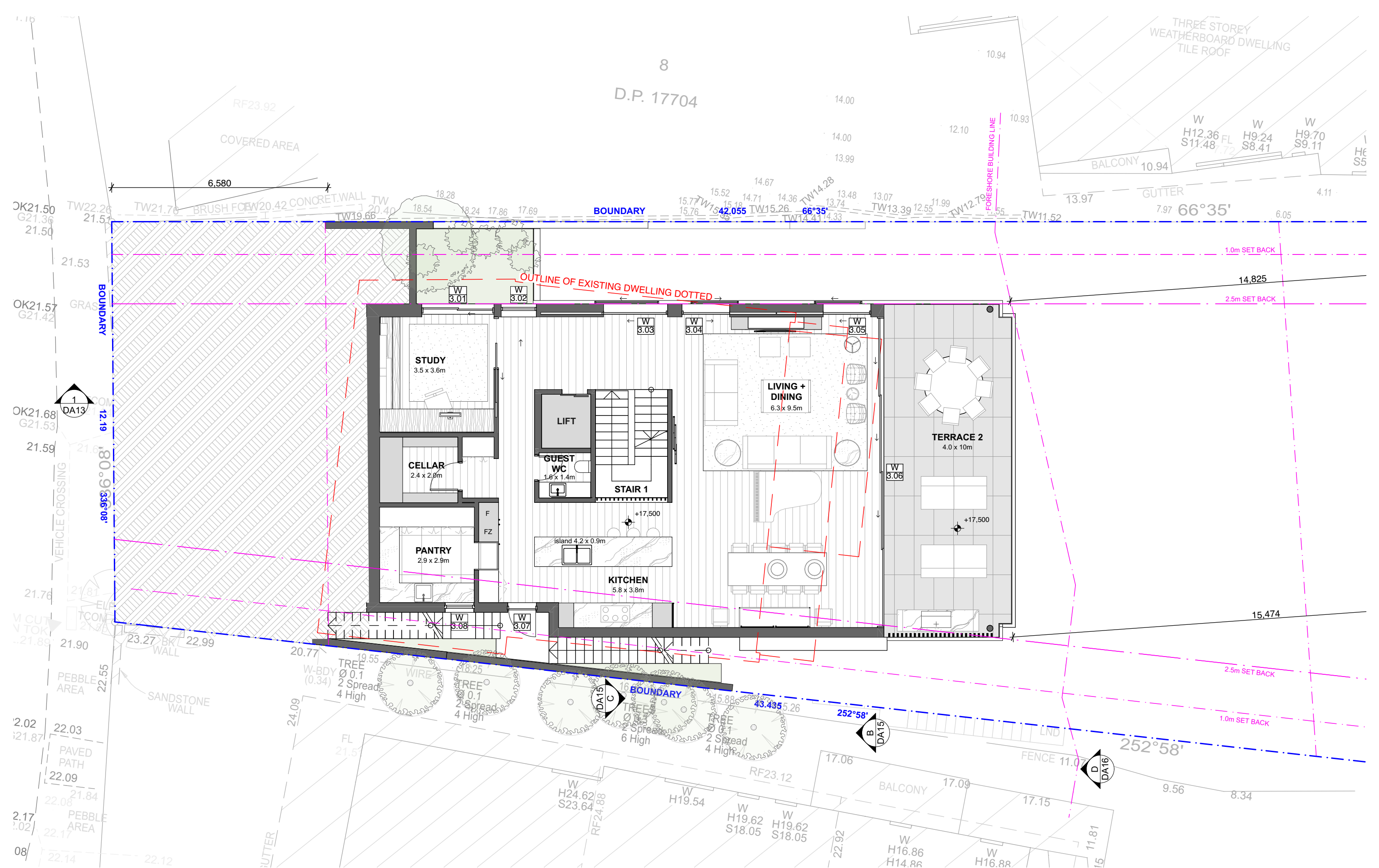
1:100

dwg no.

DA06

revision

C



- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions

RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project

MacDiarmid House
Avalon

address

24 Cabarita Road
Avalon NSW

client

Bruce & Libby
MacDiarmid

title

Level 4 Plan

issue

Development
Application

job no.

MACA

drawn

RV

checked

MC

scale

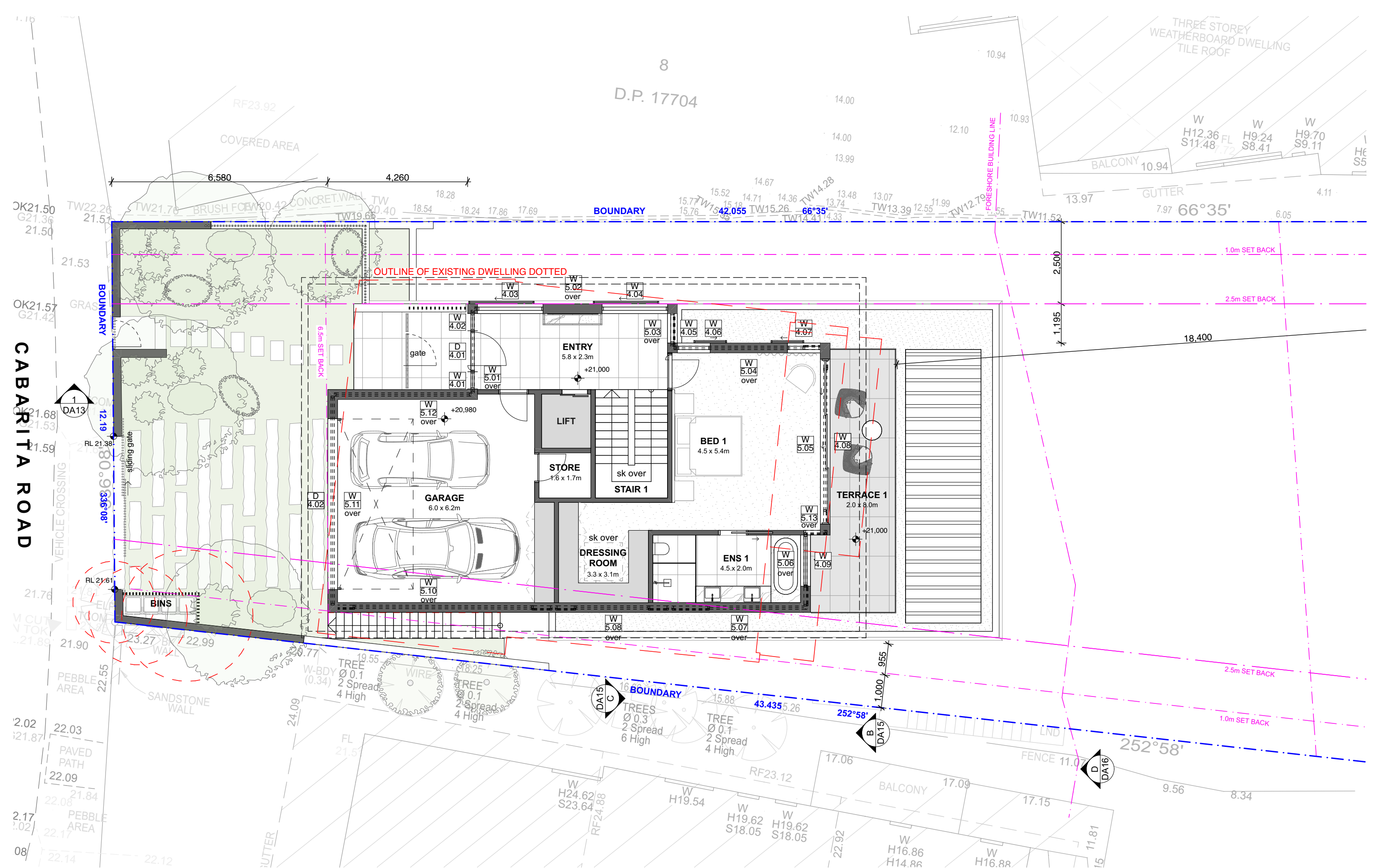
1:100

dwg no.

DA07

revision

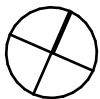
C



Any discrepancies to be brought to Architect's attention
Use figure dimensions in preference to scaling
Only scale under direction from Architect
Builder to examine site and verify conditions and dimensions
This drawing remains the property of the architect
Client is granted conditional license to use the drawings
Transfer of license is prohibited
Architect reserves the right to terminate the licence
Electronic data transfer should be scanned for viruses before use
Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
Refer to hard copies for accuracy of electronic data
Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

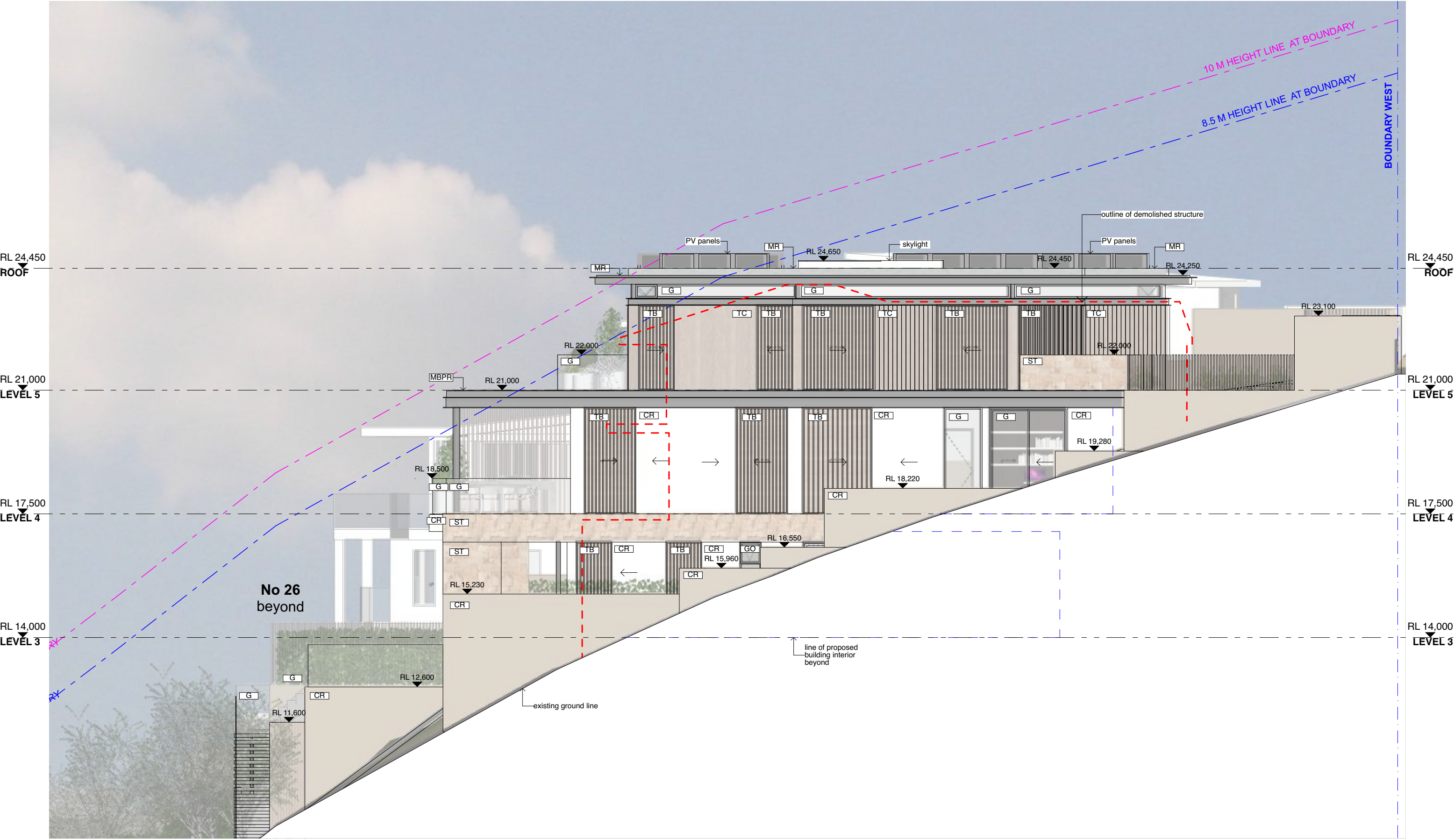
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon
address	24 Cabarita Road Avalon NSW
client	Bruce & Libby MacDiarmid

title	Level 5 Plan
issue	Development Application

job no.	MACA
drawn	RV
checked	MC
scale	1:100

dwg no.	DA08
revision	C



• Any discrepancies to be brought to Architect's attention

• Use figure dimensions in preference to scaling

• Only scale under direction from Architect

• Builder to examine site and verify conditions and dimensions

• This drawing remains the property of the architect

• Client is granted conditional license to use the drawings

• Transfer of license is prohibited

• Architect reserves the right to terminate the licence

• Electronic data transfer should be scanned for viruses before use

• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect

• Refer to hard copies for accuracy of electronic data

• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

CORBEN

ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia

02 9904 1844

mail@corben.com.au

corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project

MacDiarmid House Avalon

address

24 Cabarita Road

Avalon NSW

client

Bruce & Libby MacDiarmid

title

North Elevation

issue

Development Application

job no.

MACA

drawn

RV

checked

MC

scale

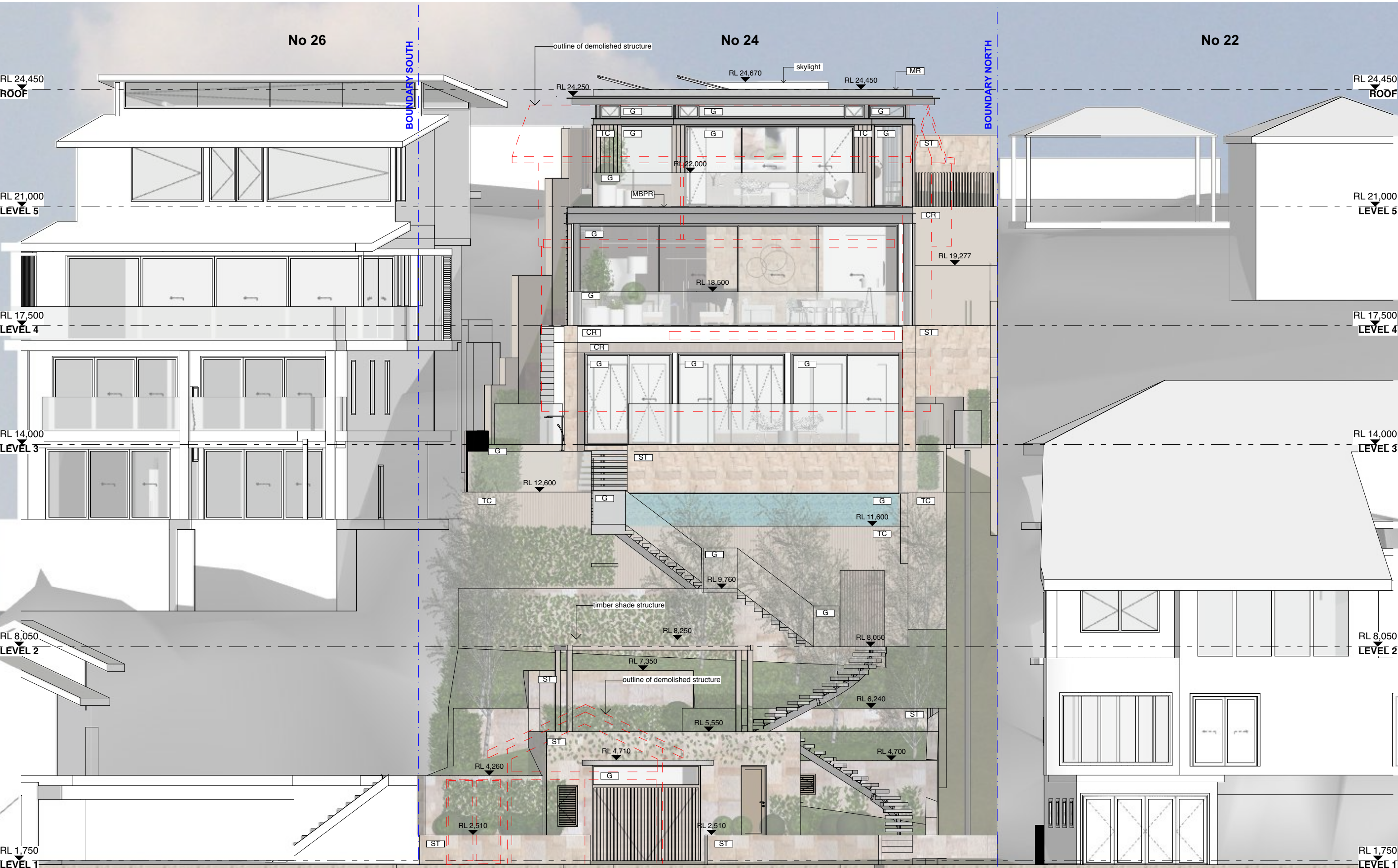
1:100

dwg no.

DA09

revision

C

[illegible]

notes

CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon
---------	----------------------------

address	24 Cabarita Road Avalon NSW
----------------	--------------------------------

client	Bruce & Libby MacDiarmid
---------------	-----------------------------

title	East Elevation
--------------	----------------

issue	Development Application
-------	-------------------------

job no.	MACA
---------	------

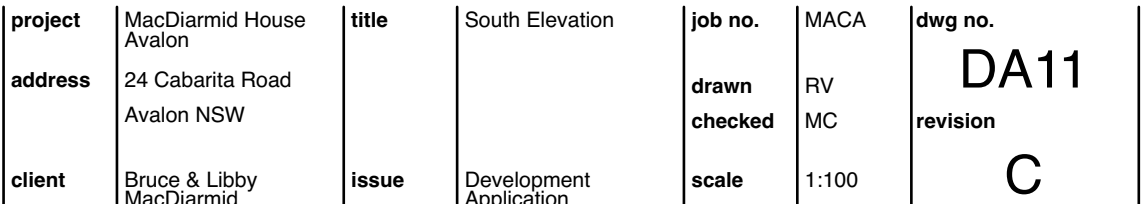
drawn	RV
checked	MC

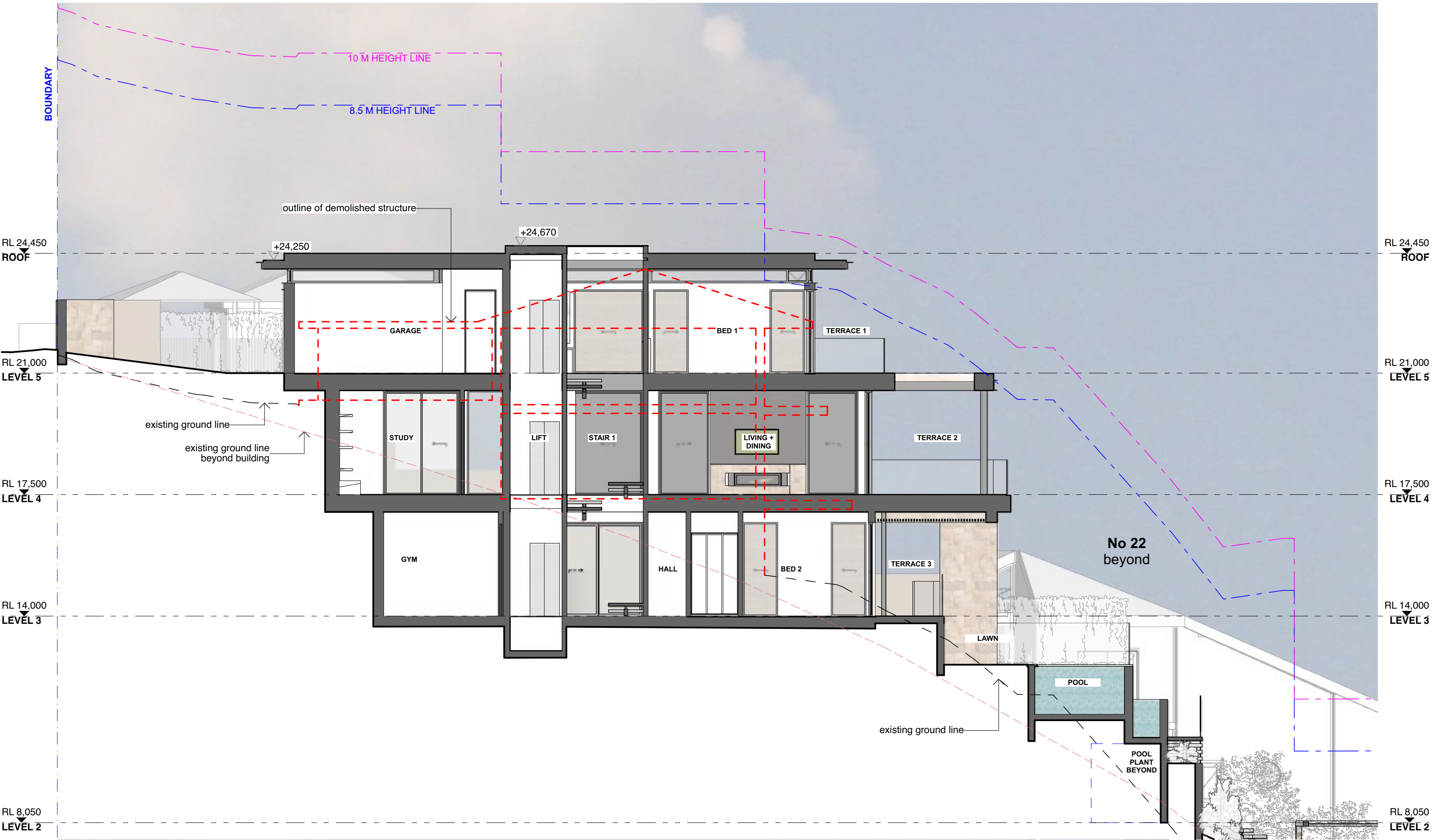
scale	1:100
--------------	-------

|dwg no.

DA10
revision

C





• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

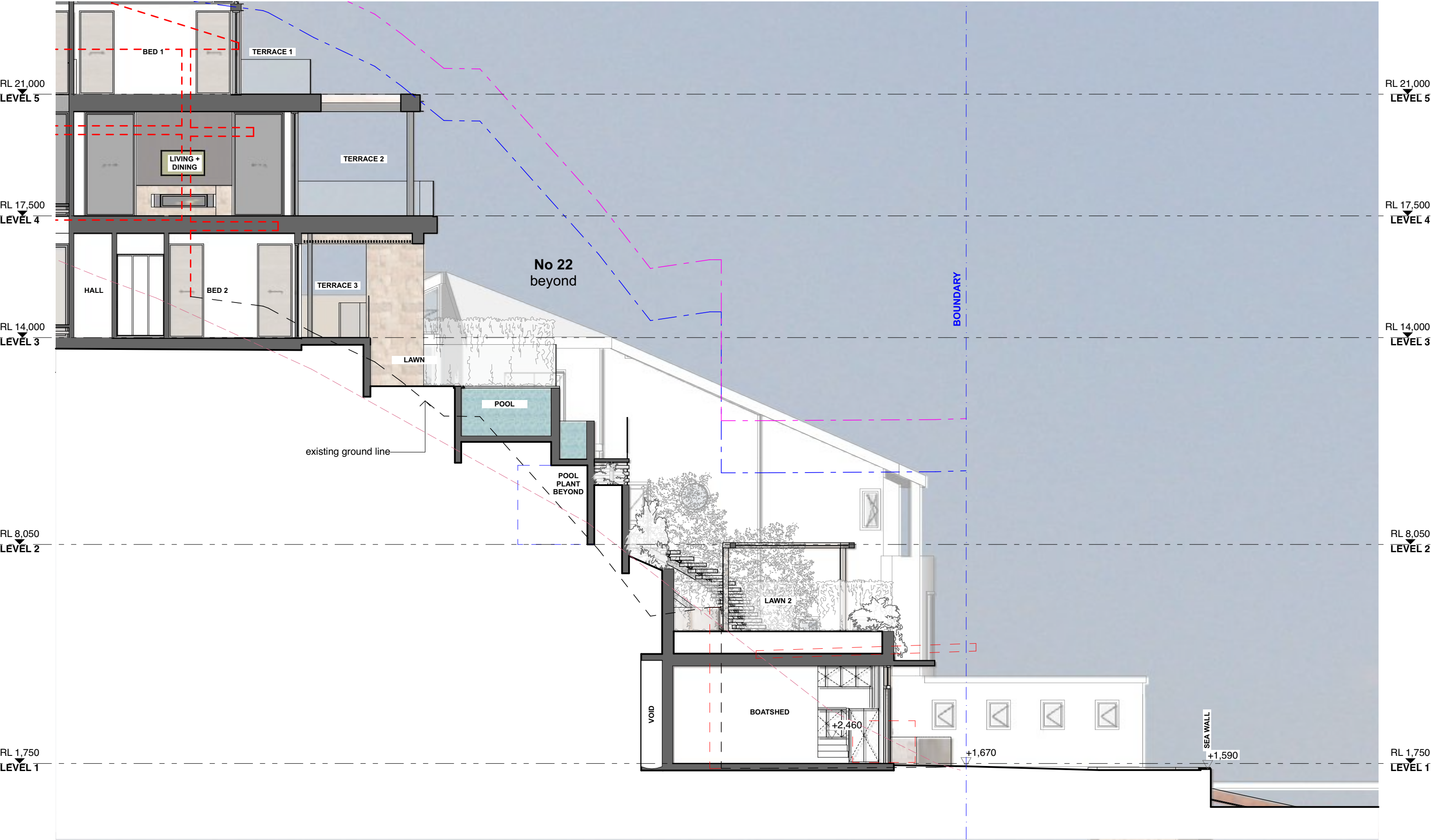
revisions			notes
RevID	Date	Description	
A	12/12/2022	DA Issue	
B	11/5/2023	DA Amendment Issue	
C	26/6/2023	DA Amendment Issue	

CORBEN
ARCHITECTS

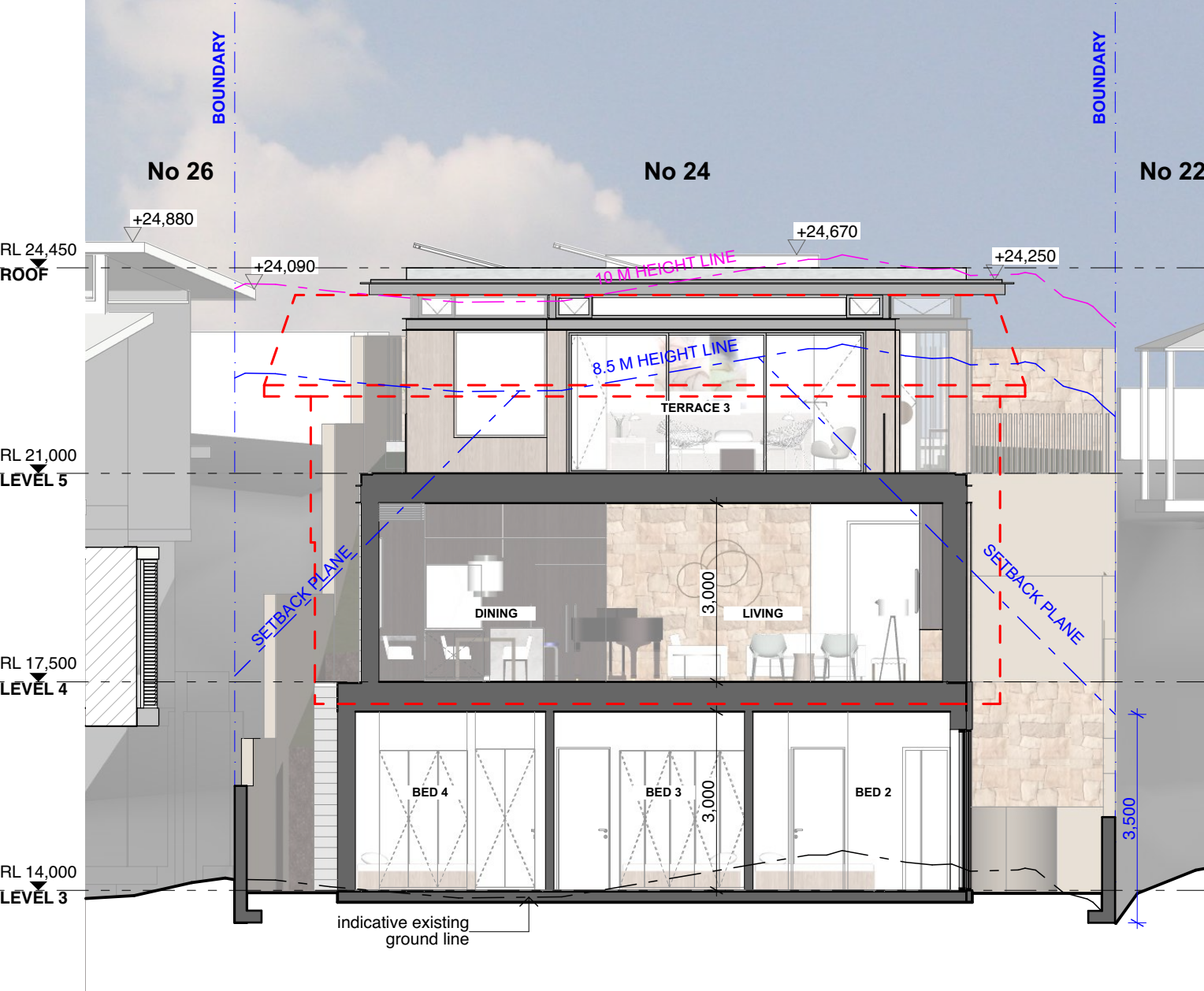
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Section AA	job no.	MACA	dwg no.	
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	DA13	
client	Bruce & Libby MacDiarmid			checked	MC	revision	
				scale	1:100	C	

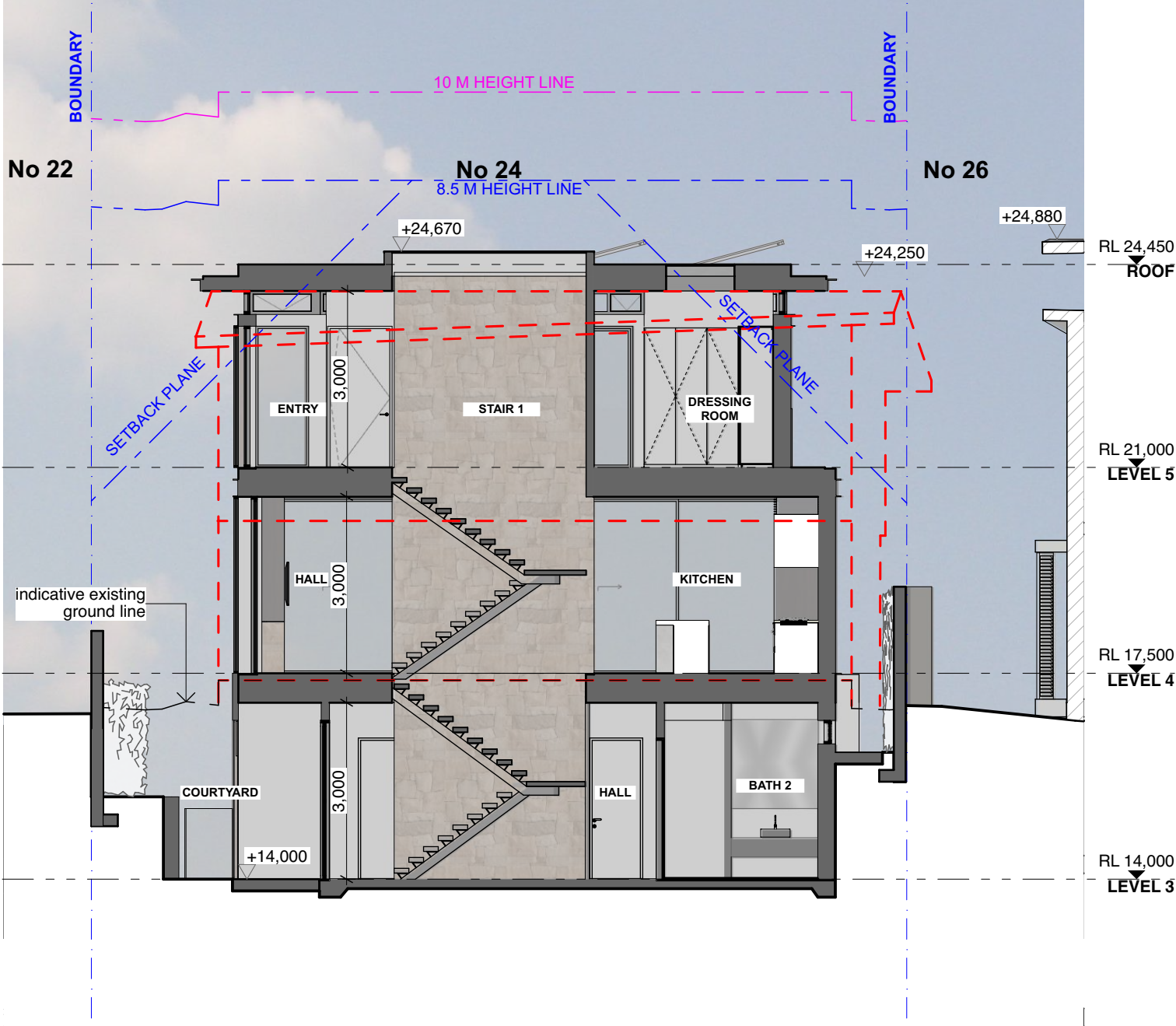


<ul style="list-style-type: none">Any discrepancies to be brought to Architect's attentionUse figure dimensions in preference to scalingOnly scale under direction from ArchitectBuilder to examine site and verify conditions and dimensionsThis drawing remains the property of the architectClient is granted conditional license to use the drawingsTransfer of license is prohibitedArchitect reserves the right to terminate the licenceElectronic data transfer should be scanned for viruses before useAny loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architectRefer to hard copies for accuracy of electronic dataCopyright reserved by the Architect	revisions		notes	CORBEN ARCHITECTS		project	MacDiarmid House Avalon	title	Section AA Boatshed	job no.	MACA	dwg no.	DA14	
	RevID	Date		Description	PO Box 1021 Neutral Bay NSW 2089 Australia		address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
	A	12/12/2022		DA Issue	02 9904 1844									
	B	11/5/2023		DA Amendment Issue	mail@corben.com.au		client	Bruce & Libby MacDiarmid	scale	1:100				
	C	26/6/2023		DA Amendment Issue	corben.com.au									
					Nominated Architect: Philip Corben (Reg. No. 4616)									



B

Section BB
1:100



C

Section CC
1:100

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

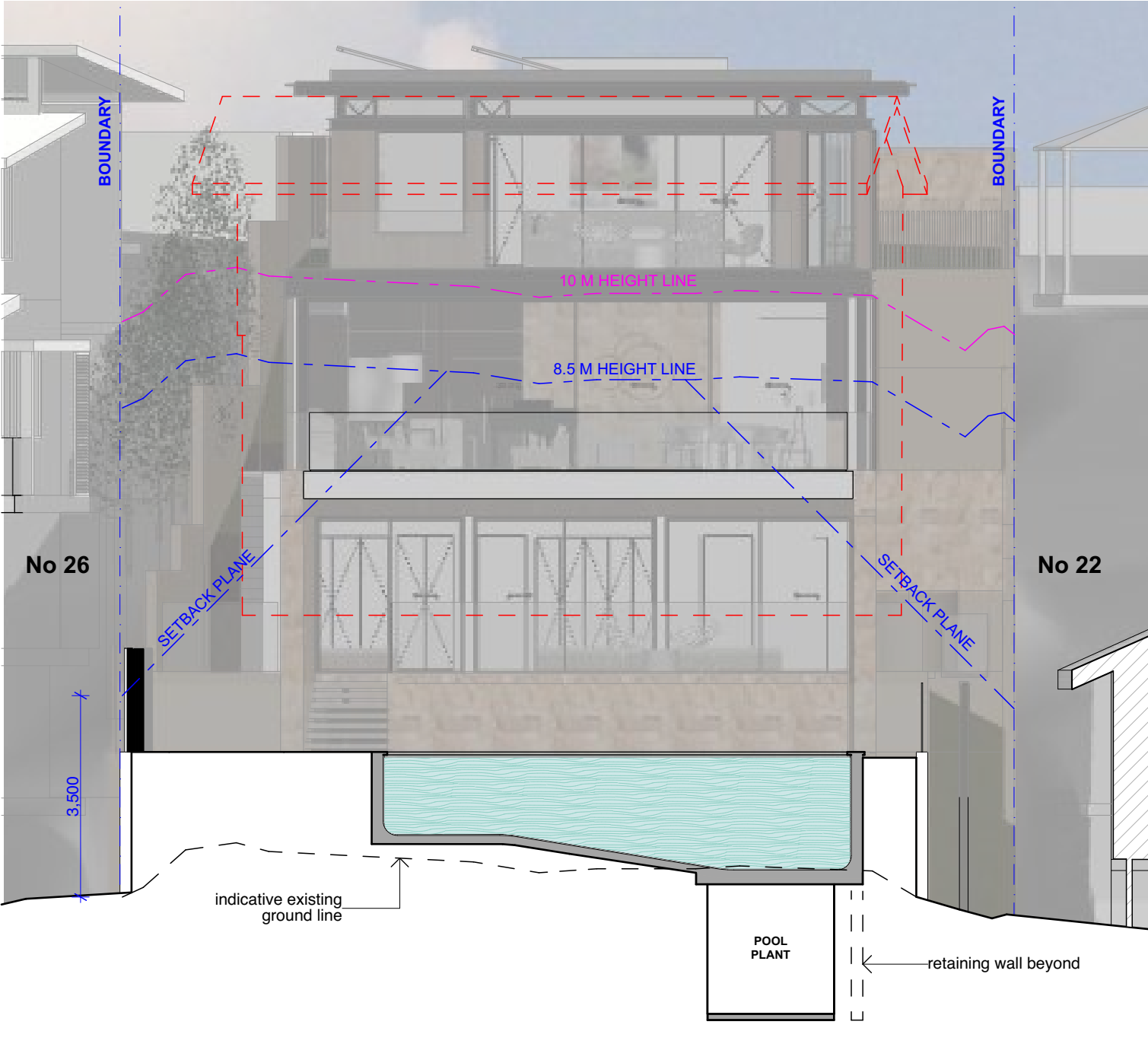
revisions			notes
RevID	Date	Description	
A	12/12/2022	DA Issue	
B	11/5/2023	DA Amendment Issue	
C	26/6/2023	DA Amendment Issue	

CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

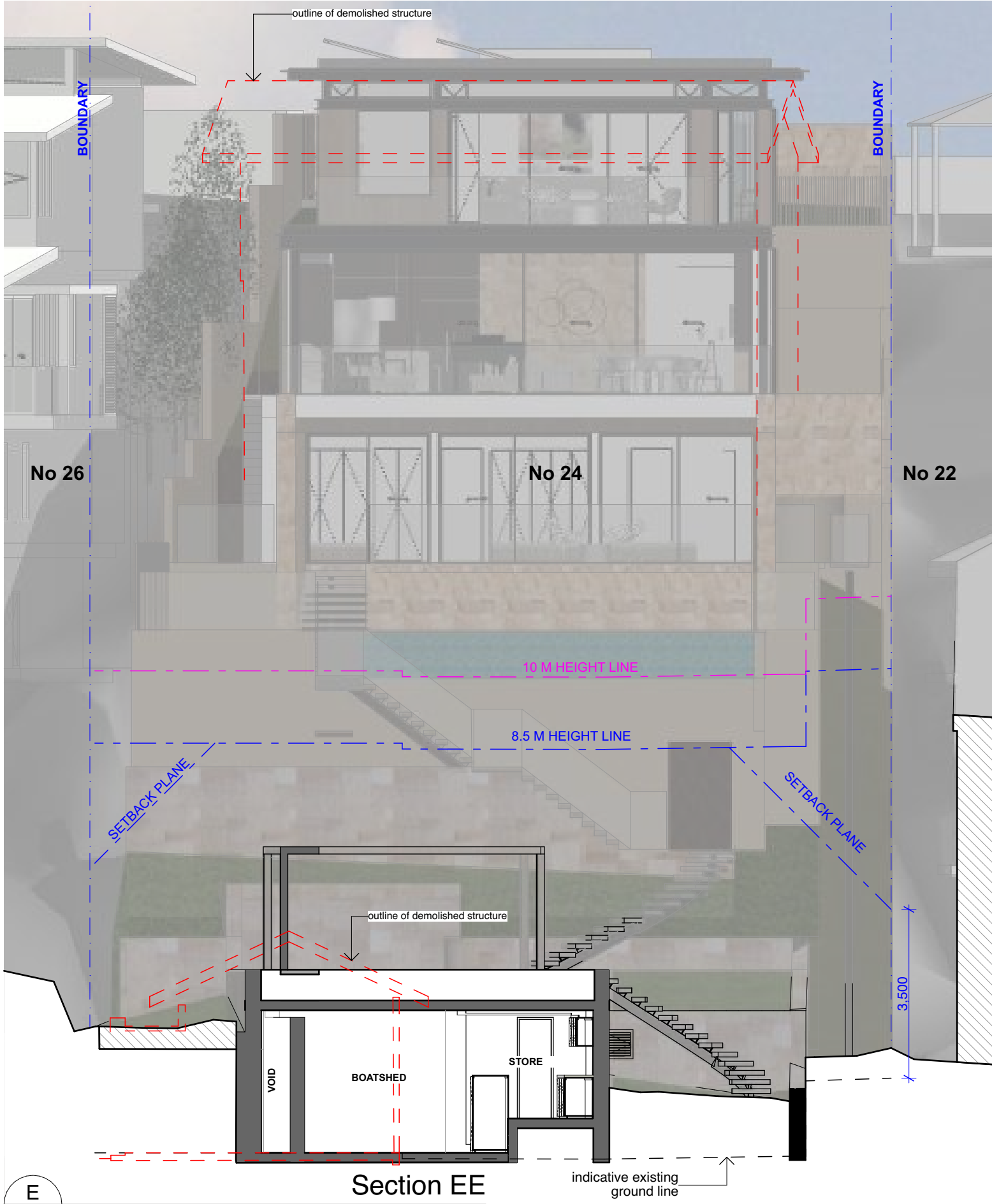
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Section BB & CC	job no.	MACA	dwg no.	DA15
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid	scale	1:100	checked	MC		



D

Section DD
1:100



E

Section EE
1:100

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions			notes
RevID	Date	Description	
C	26/6/2023	DA Amendment Issue	



CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

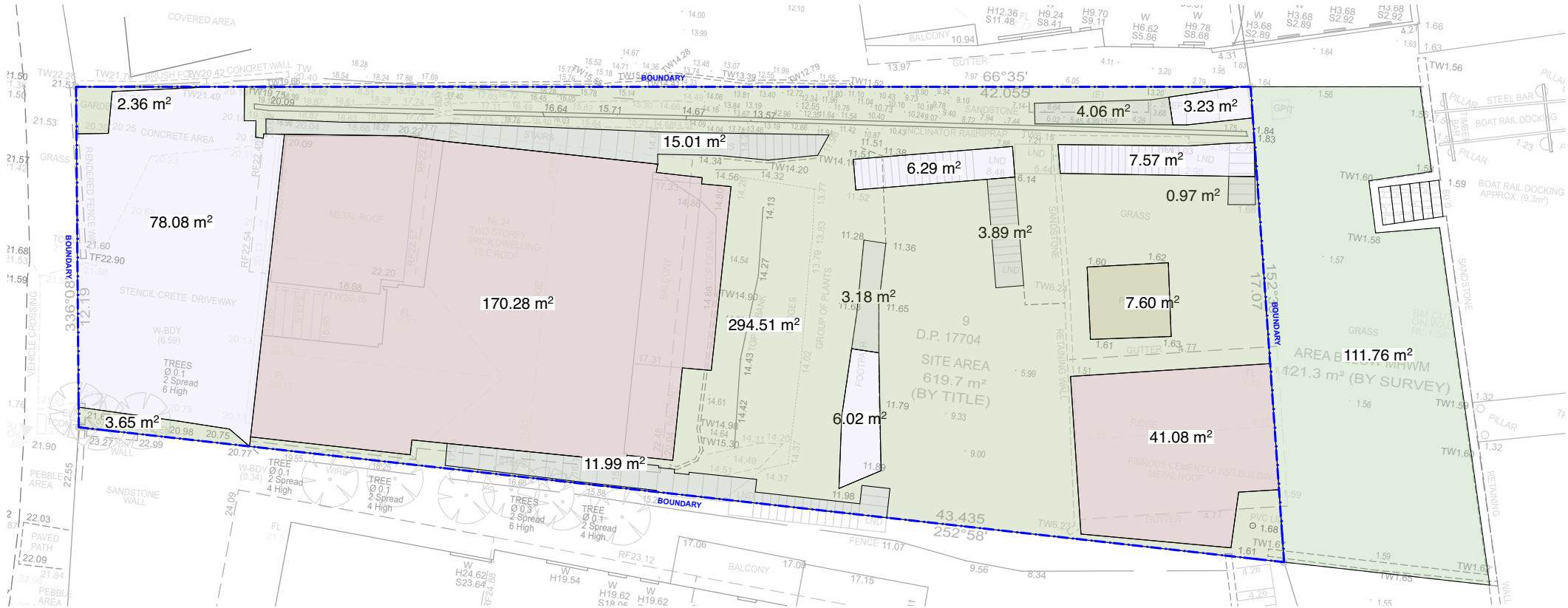
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon
address	24 Cabarita Road Avalon NSW
client	Bruce & Libby MacDiarmid

title	Section DD & EE
issue	Development Application

job no.	MACA
drawn	RV
checked	MC
scale	

dwg no.	DA16
revision	C



Landscape Existing

CALCULATIONS

Site Area	619.7 m ²	
LANDSCAPE AREA		
Required (minimum)	371.8 m ²	60%
Existing	300.5 m ²	48%
Proposed	306.1 m ²	49%

LANDSCAPE AREA INCLUSIONS

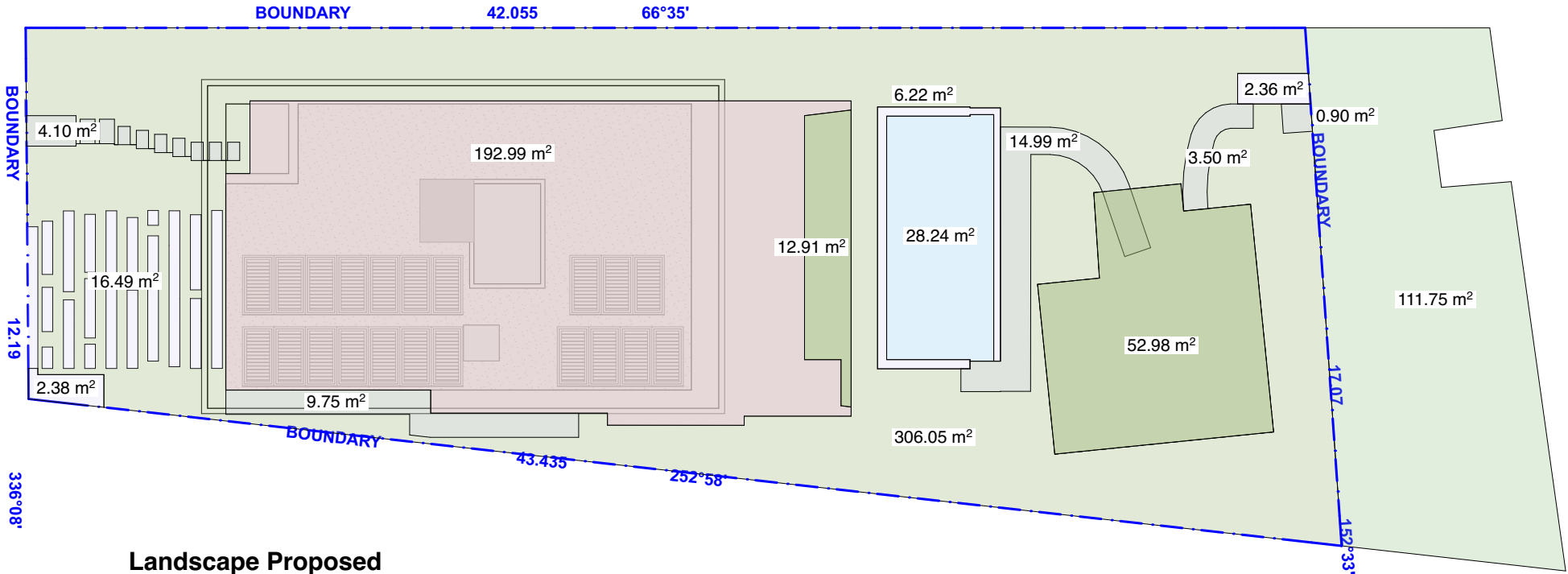
Permissible Impervious Rec. Area	37.2 m ²	6%
Existing	7.6 m ²	1%
Proposed	0 m ²	0%
Impervious areas <1m width	no maximum control	
Existing	39.1 m ²	6%
Proposed	33.2 m ²	5%

ADDITIONAL LANDSCAPING (NOT INCLUDED ABOVE)

Landscape area above/below structure (300mm soil depth min)		
Existing	0 m ²	0%
Proposed	65.9 m ²	11%

TOTAL LANDSCAPING

Existing	300.5 m ²	48%
Proposed	372.0m ²	60%



Landscape Proposed

KEY

- Landscape Area
- Impervious Recreational Area
- Impervious Area <1m
- Impervious Area
- Building Footprint
- Pool Surface
- Landscape Area above/below structure
- Foreshore Area

revisions

RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect



CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project

MacDiarmid House
Avalon

address

24 Cabarita Road
Avalon NSW

client

Bruce & Libby
MacDiarmid

title

Area Calculations

issue

Development
Application

job no.

MACA

drawn

RV

checked

MC

scale

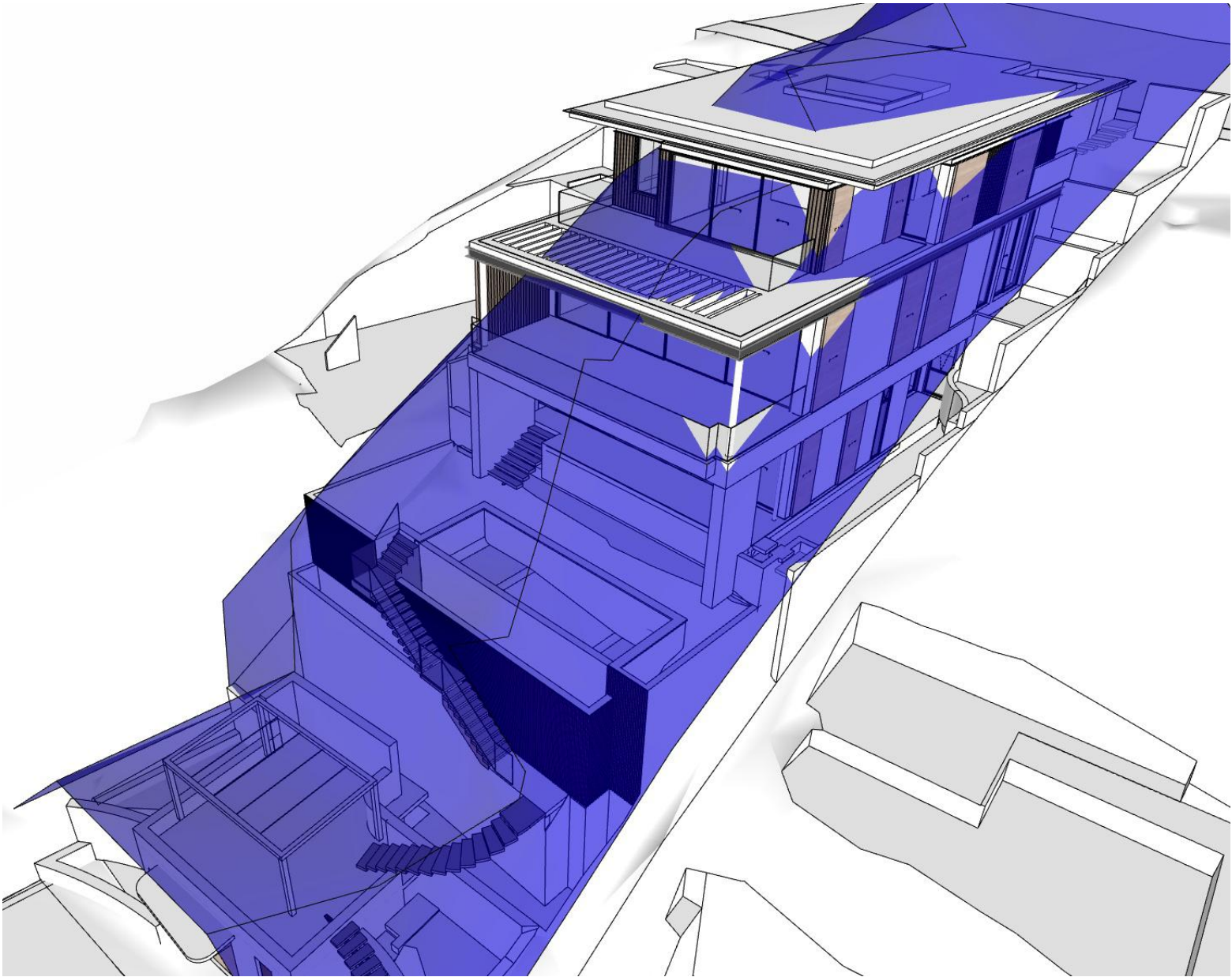
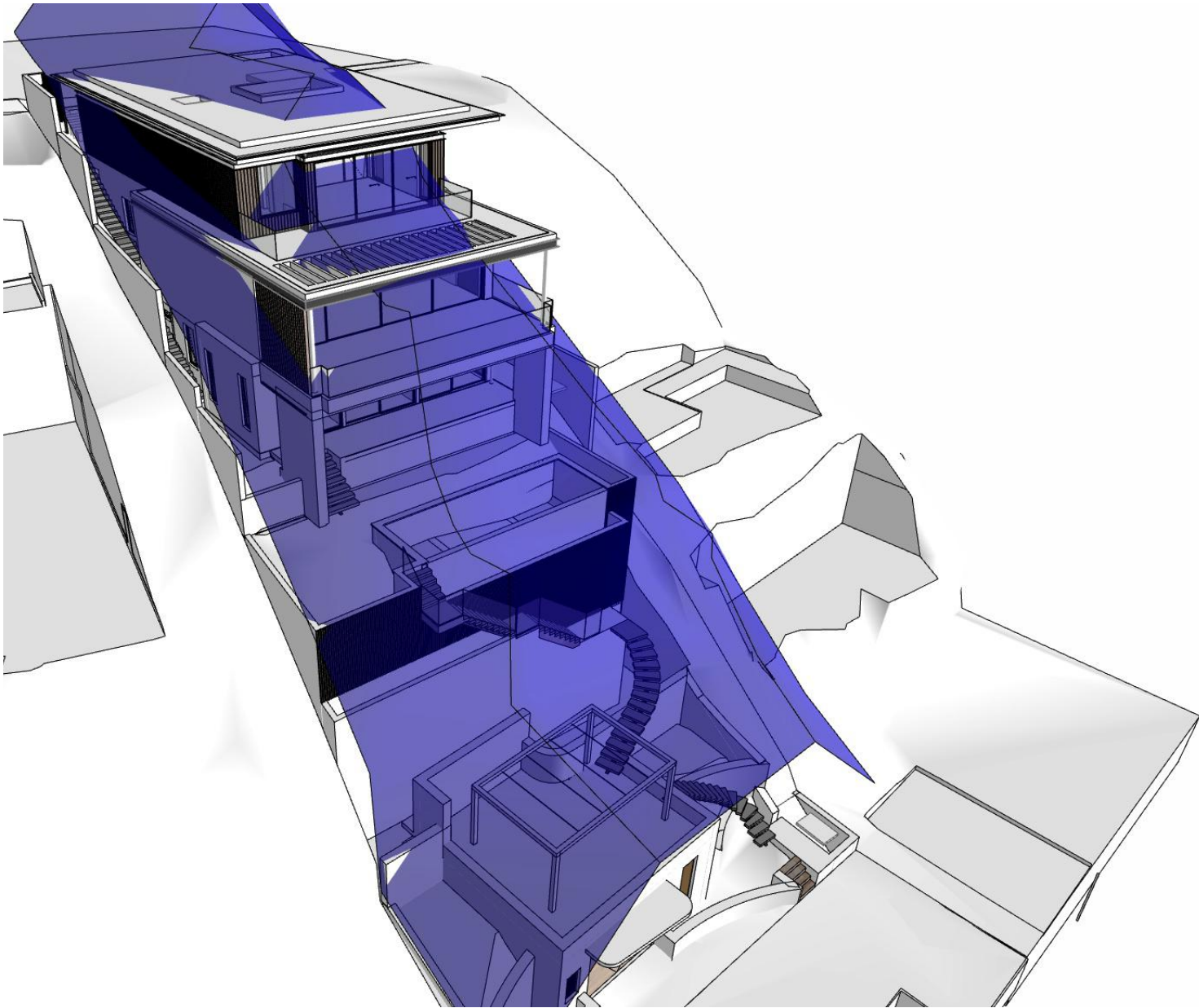
1:200

dwg no.

DA17

revision

C



• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

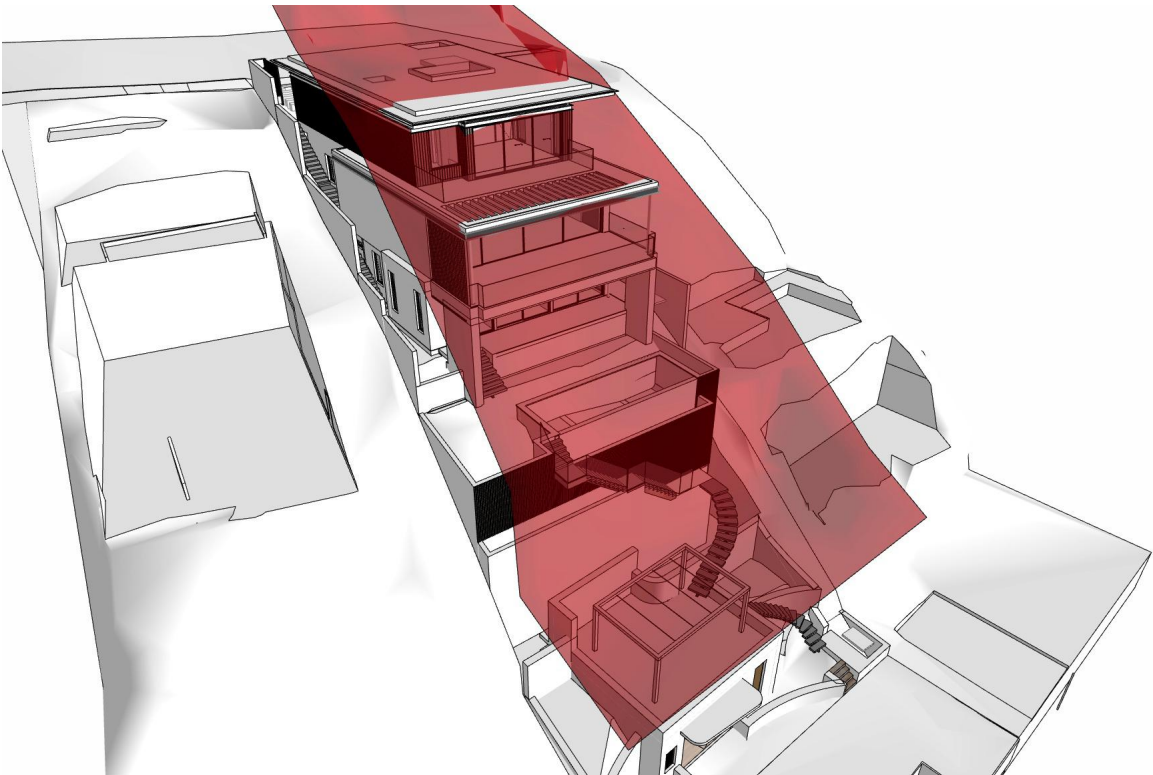
notes

CORBEN
ARCHITECTS

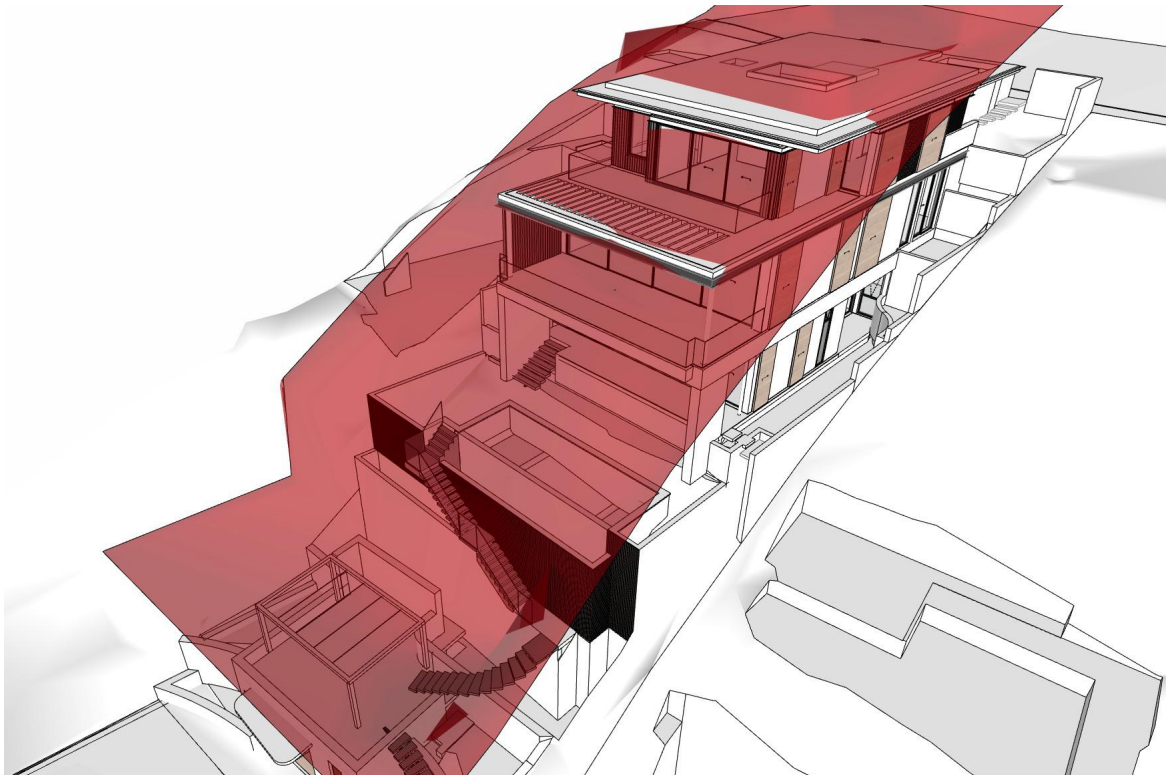
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

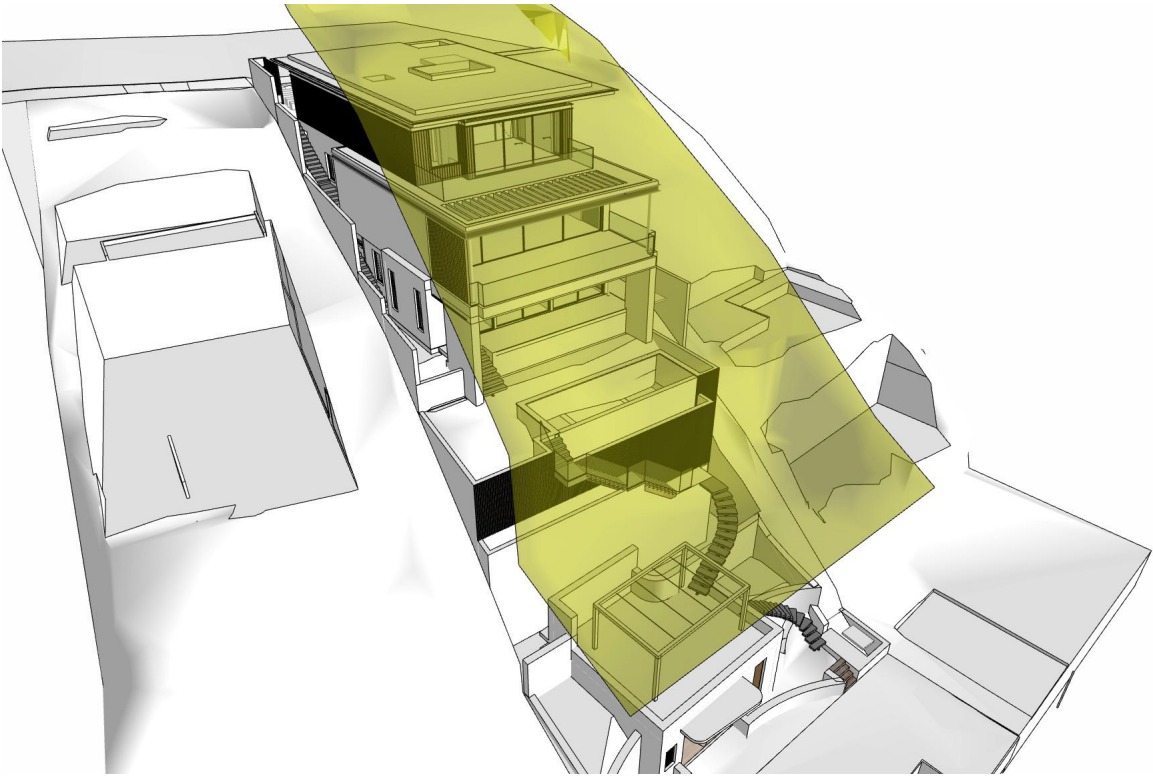
project	MacDiarmid House Avalon	title	Building Envelope Analysis	job no.	MACA	dwg no.	DA18
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid	scale		checked	MC		



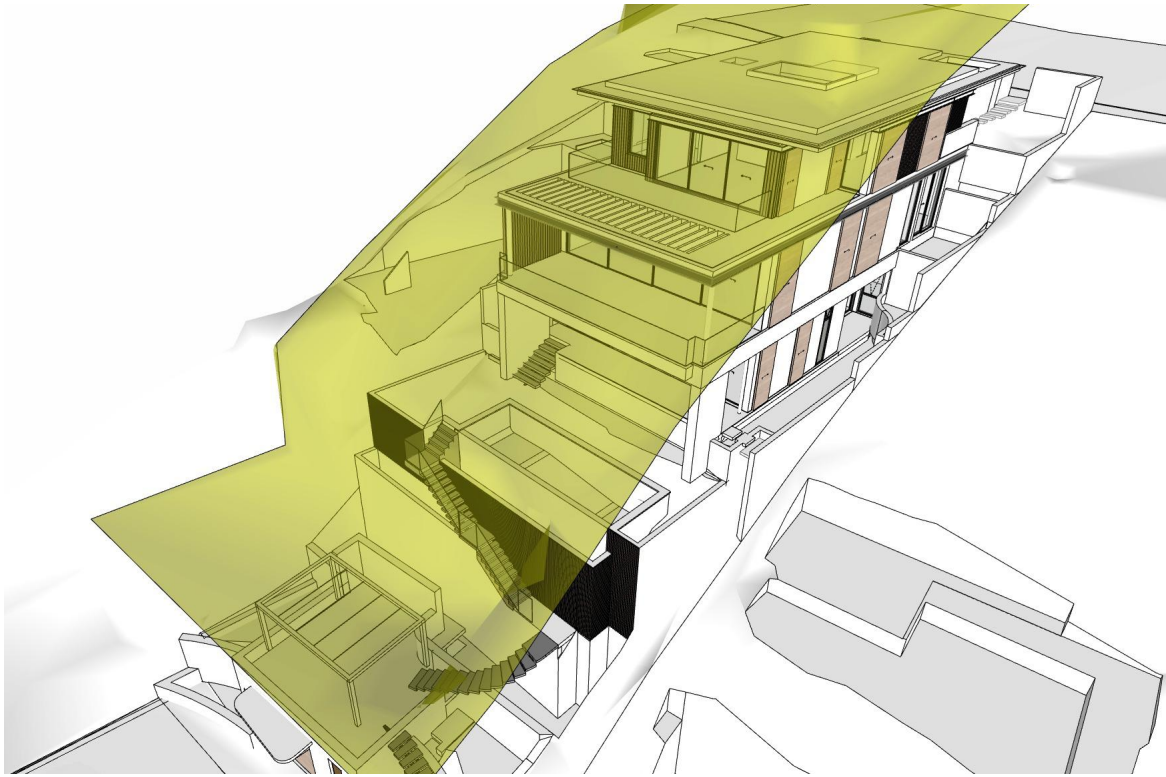
8.5m Building Height



8.5m Building Height



10m Building Height



10m Building Height

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

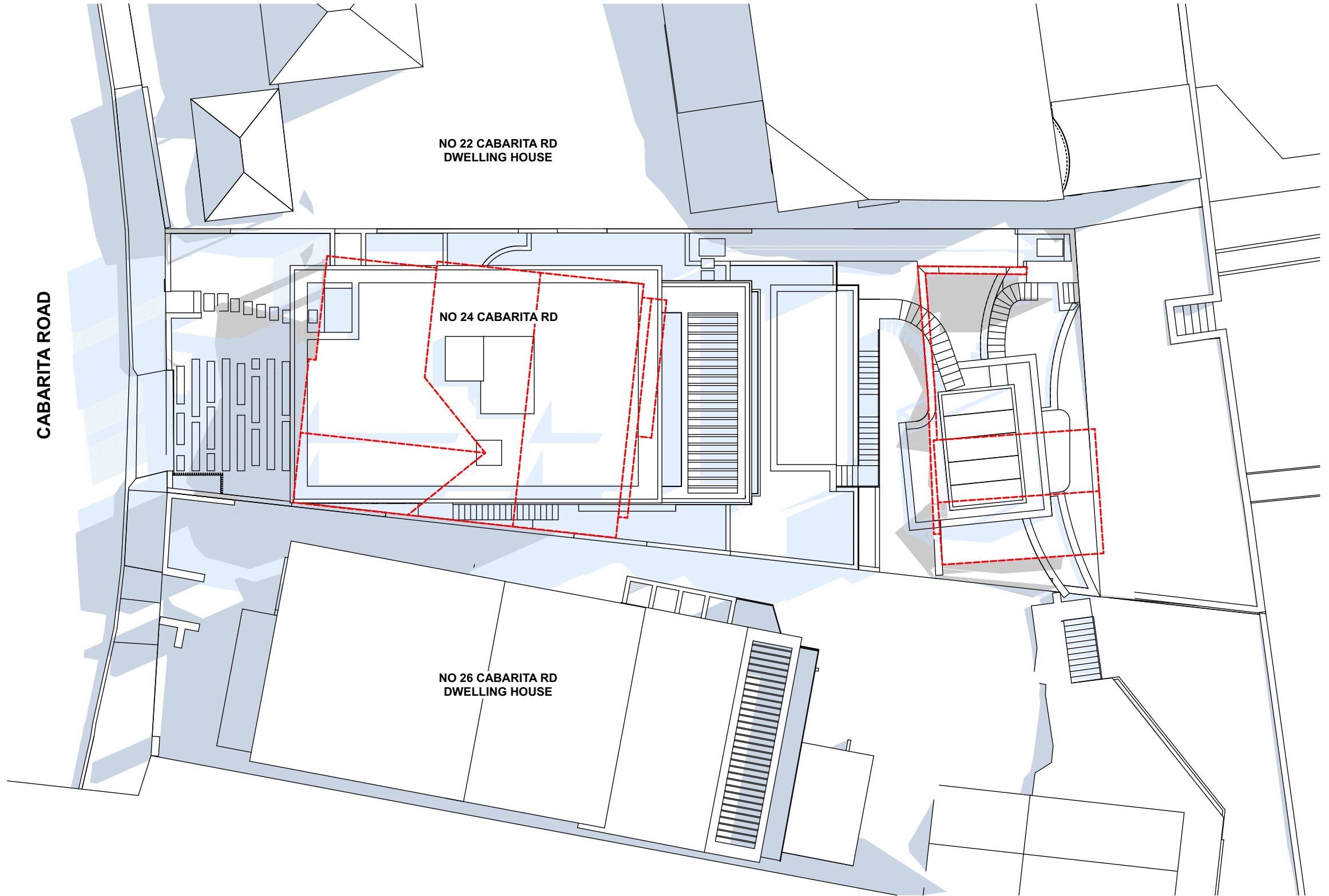
notes

CORBEN ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Building Height Analysis	job no.	MACA	dwg no.	DA19
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid			checked	MC		
				scale	1:400		



1

June 9am Shadows

KEY

EXISTING SHADOW

PROPOSED SHADOW

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

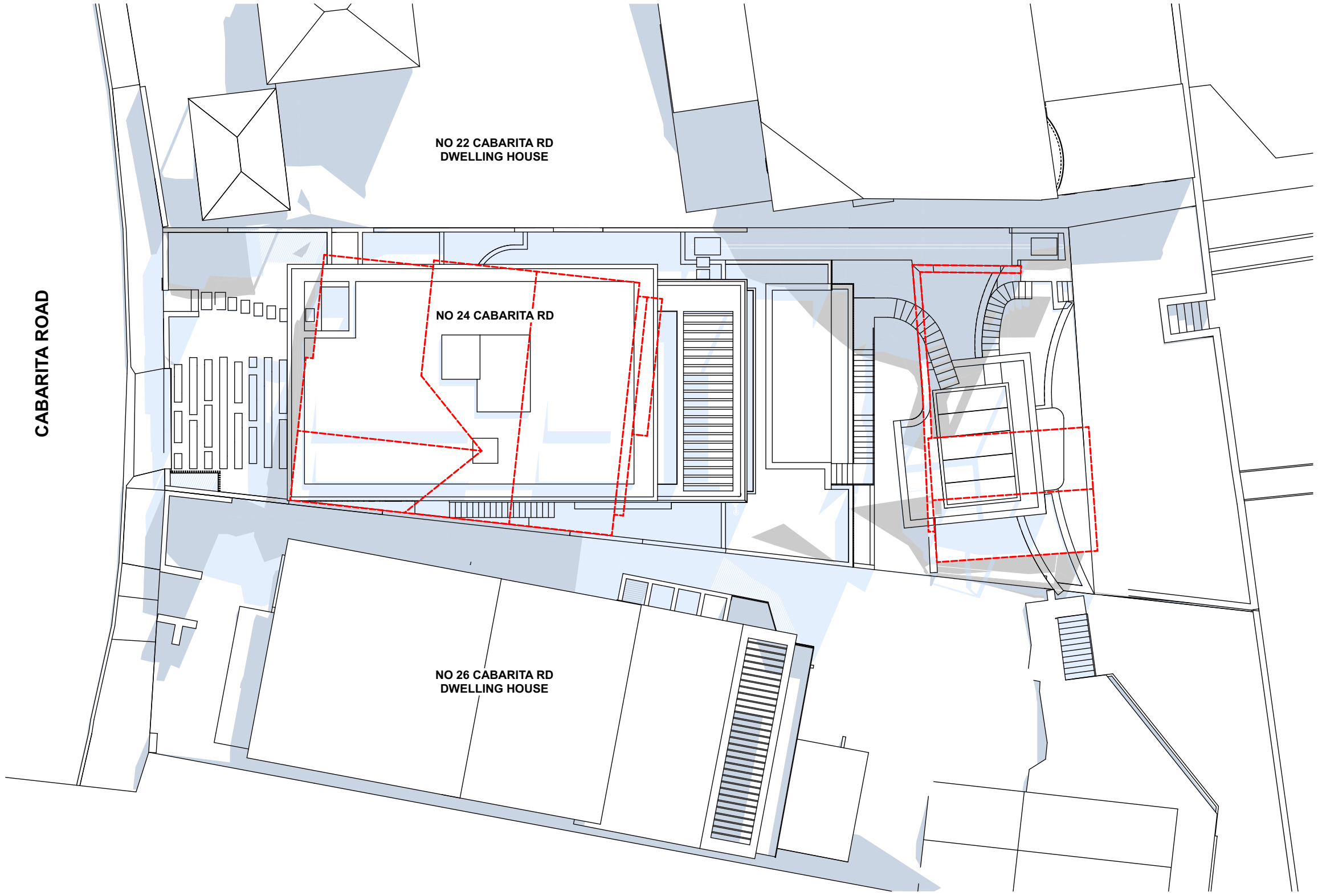


CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Shadow Diagram 9am	job no.	MACA	dwg no.	DA20
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid	scale	1:200	checked	MC		



1

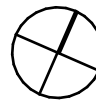
June 12pm Shadows

KEY	
	EXISTING SHADOW
	PROPOSED SHADOW

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

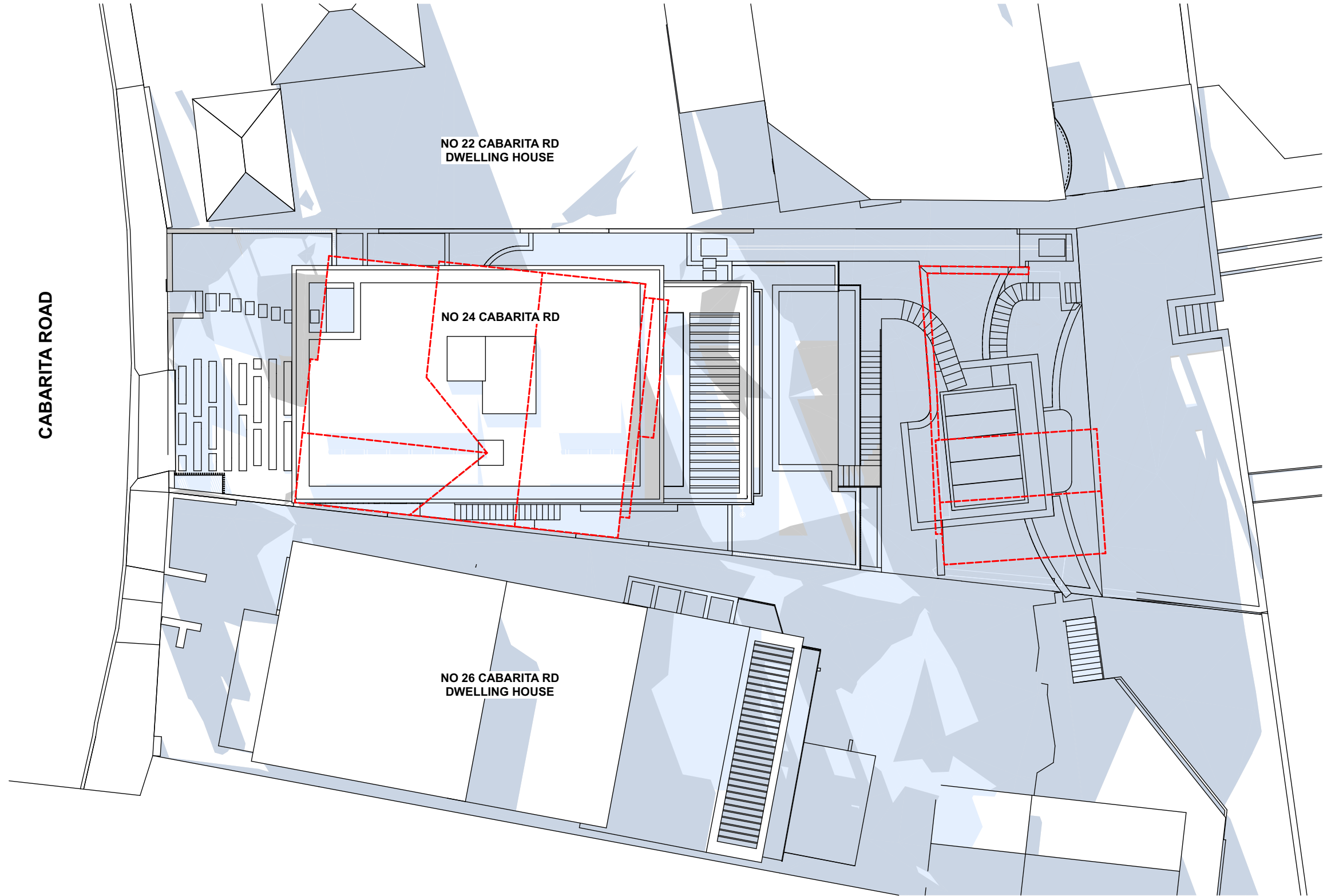
revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN ARCHITECTS
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Shadow Diagram 12pm	job no.	MACA	dwg no.	DA21
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	C
client	Bruce & Libby MacDiarmid			checked	MC		
				scale	1:200		



1

June 3pm Shadows

KEY

EXISTING SHADOW

PROPOSED SHADOW

- Any discrepancies to be brought to Architect's attention
- Use figure dimensions in preference to scaling
- Only scale under direction from Architect
- Builder to examine site and verify conditions and dimensions
- This drawing remains the property of the architect
- Client is granted conditional license to use the drawings
- Transfer of license is prohibited
- Architect reserves the right to terminate the licence
- Electronic data transfer should be scanned for viruses before use
- Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
- Refer to hard copies for accuracy of electronic data
- Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes



CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

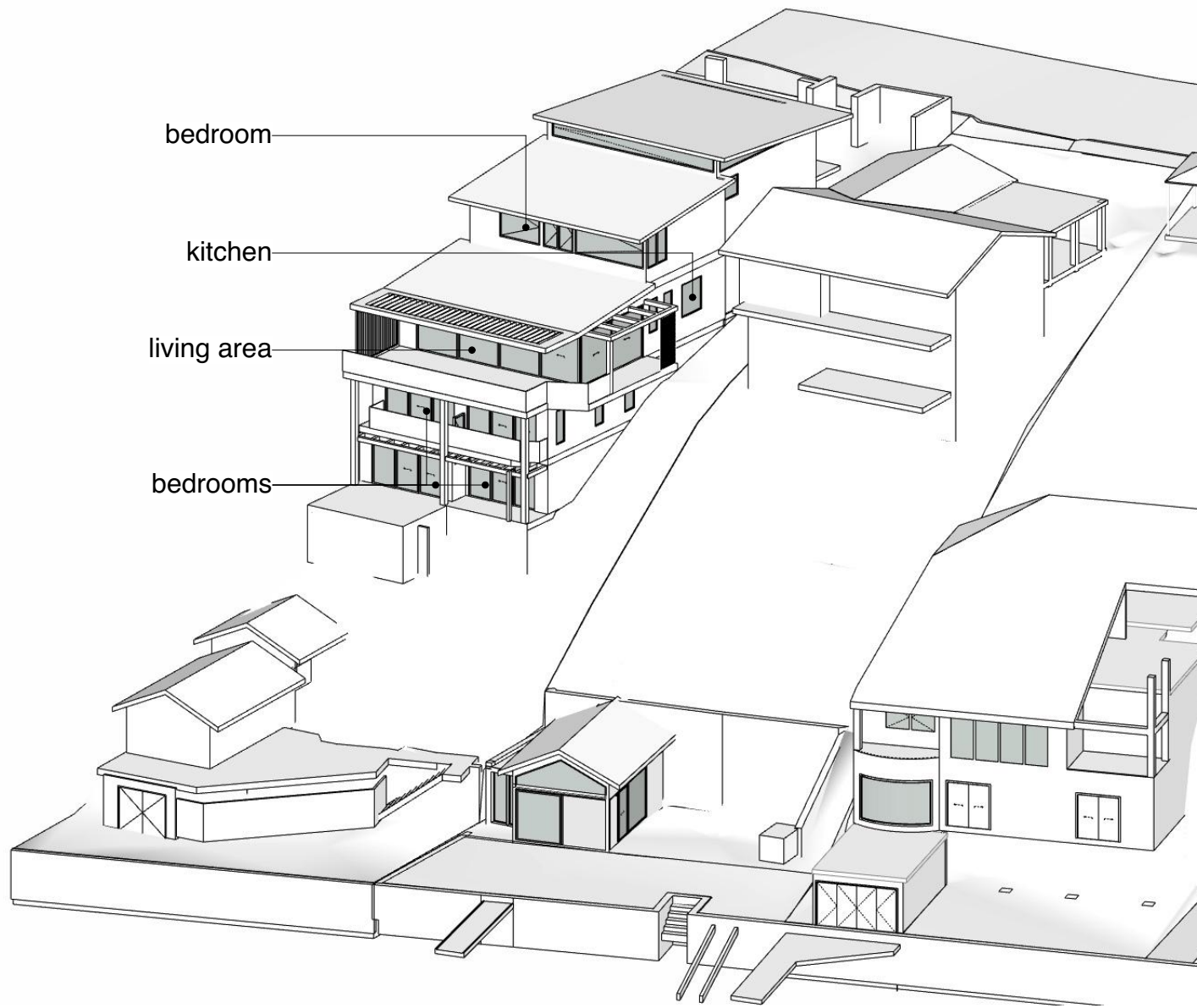
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon
address	24 Cabarita Road Avalon NSW
client	Bruce & Libby MacDiarmid

title	Shadow Diagram 3pm
issue	Development Application

job no.	MACA
drawn	RV
checked	MC
scale	1:200

dwg no.	DA22
revision	C

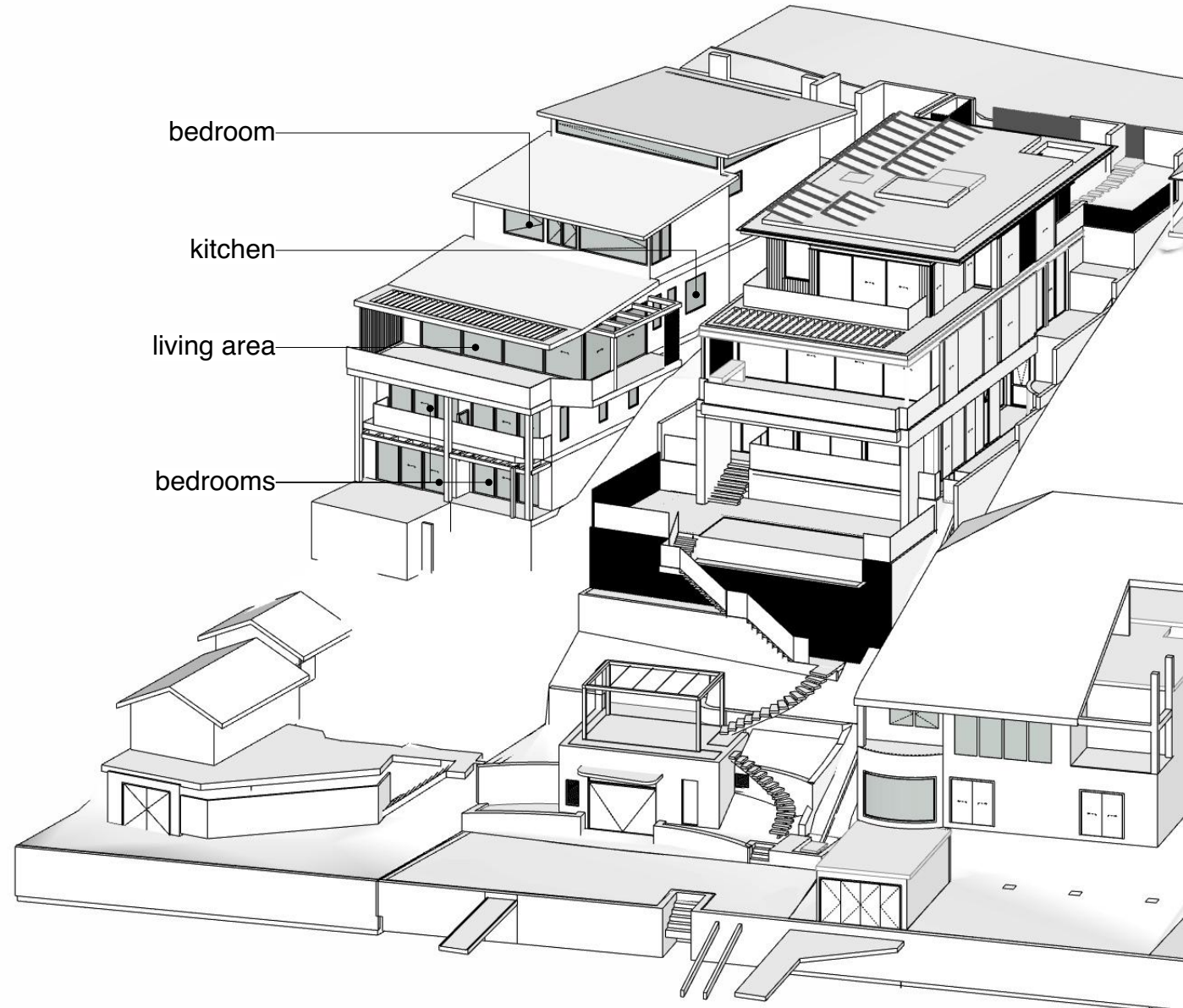


bedroom

kitchen

living area

bedrooms



bedroom

kitchen

living area

bedrooms

1

9am Iso existing

2

9am Iso proposed

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

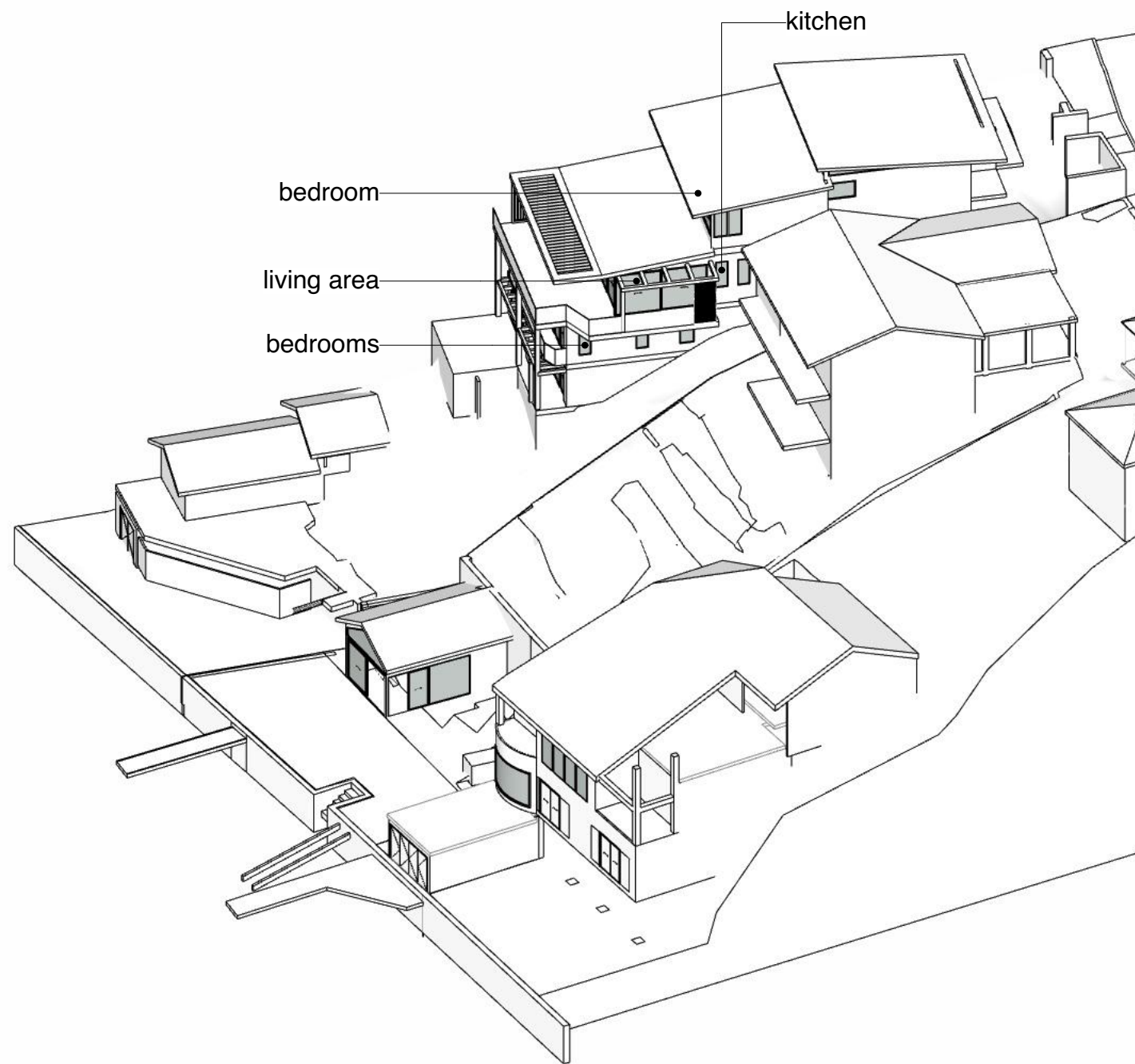
revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

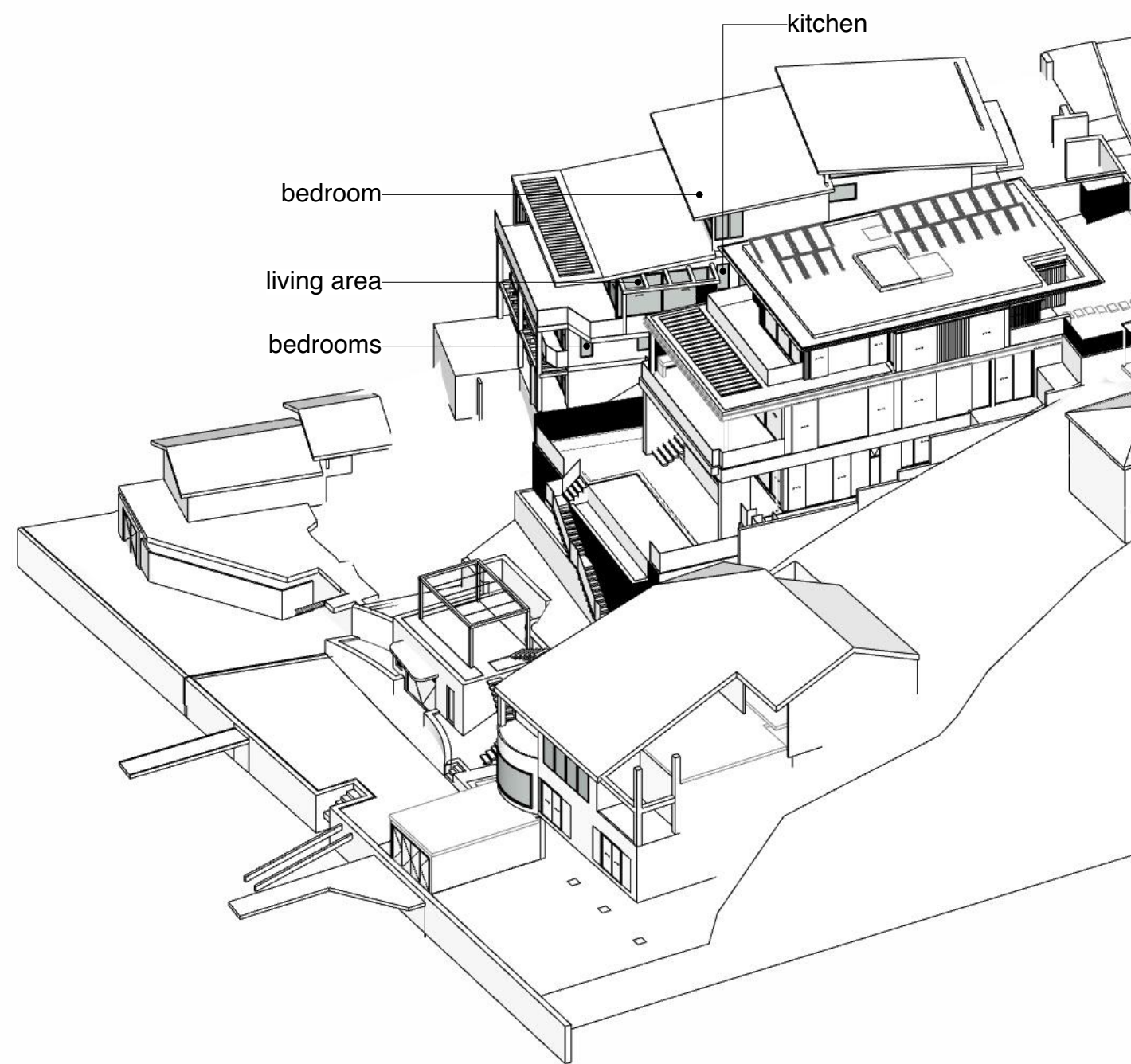


CORBEN ARCHITECTS
PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Sun Path Diagram 9am	job no.	MACA	dwg no.	DA23
address	24 Cabarita Road Avalon NSW			drawn	RV	revision	
				checked	MC		
client	Bruce & Libby MacDiarmid	issue	Development Application	scale	1:250		C



12pm Iso Existing



12pm Iso Proposed

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
B	11/5/2023	DA Amendment Issue
C	26/6/2023	DA Amendment Issue

notes

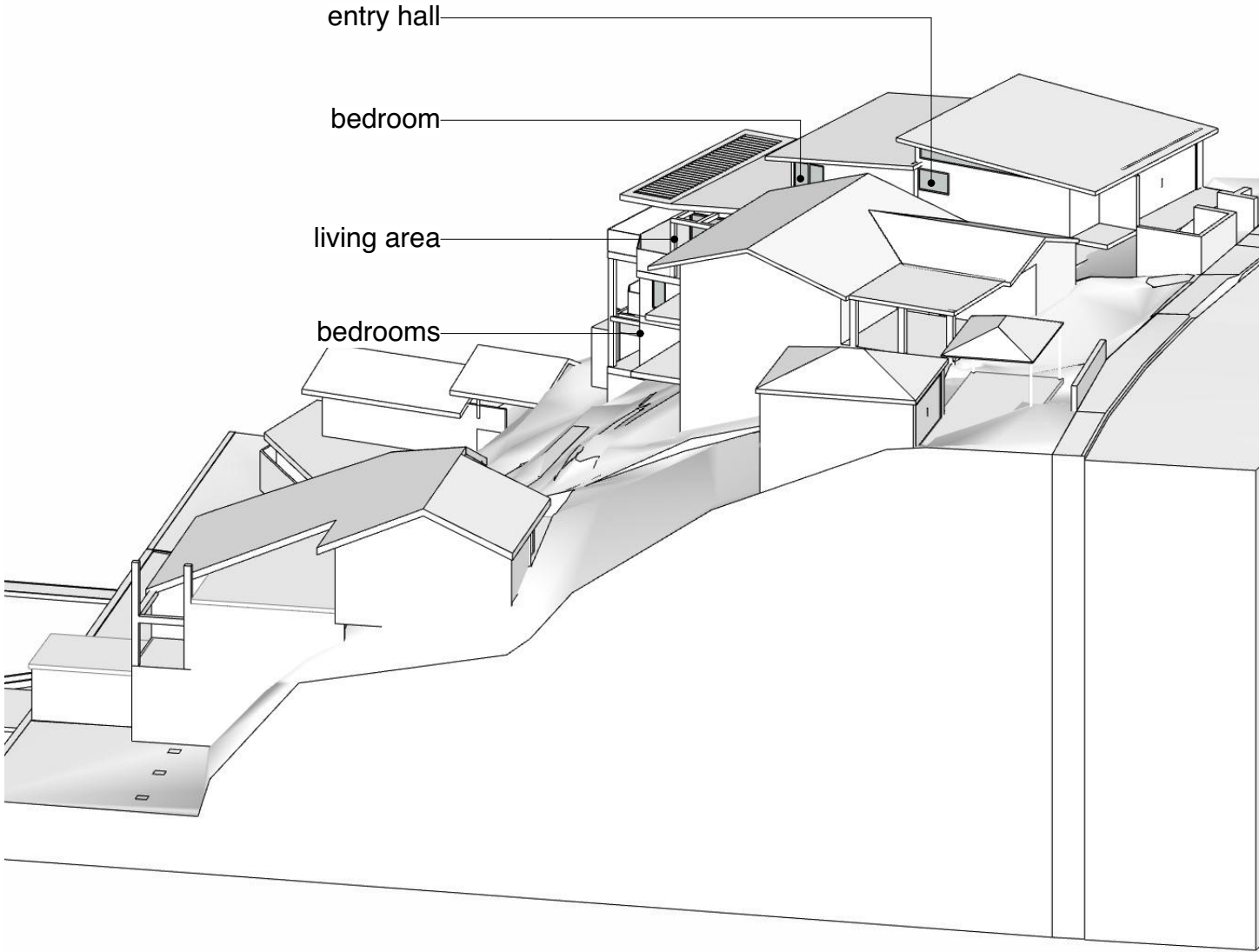


CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

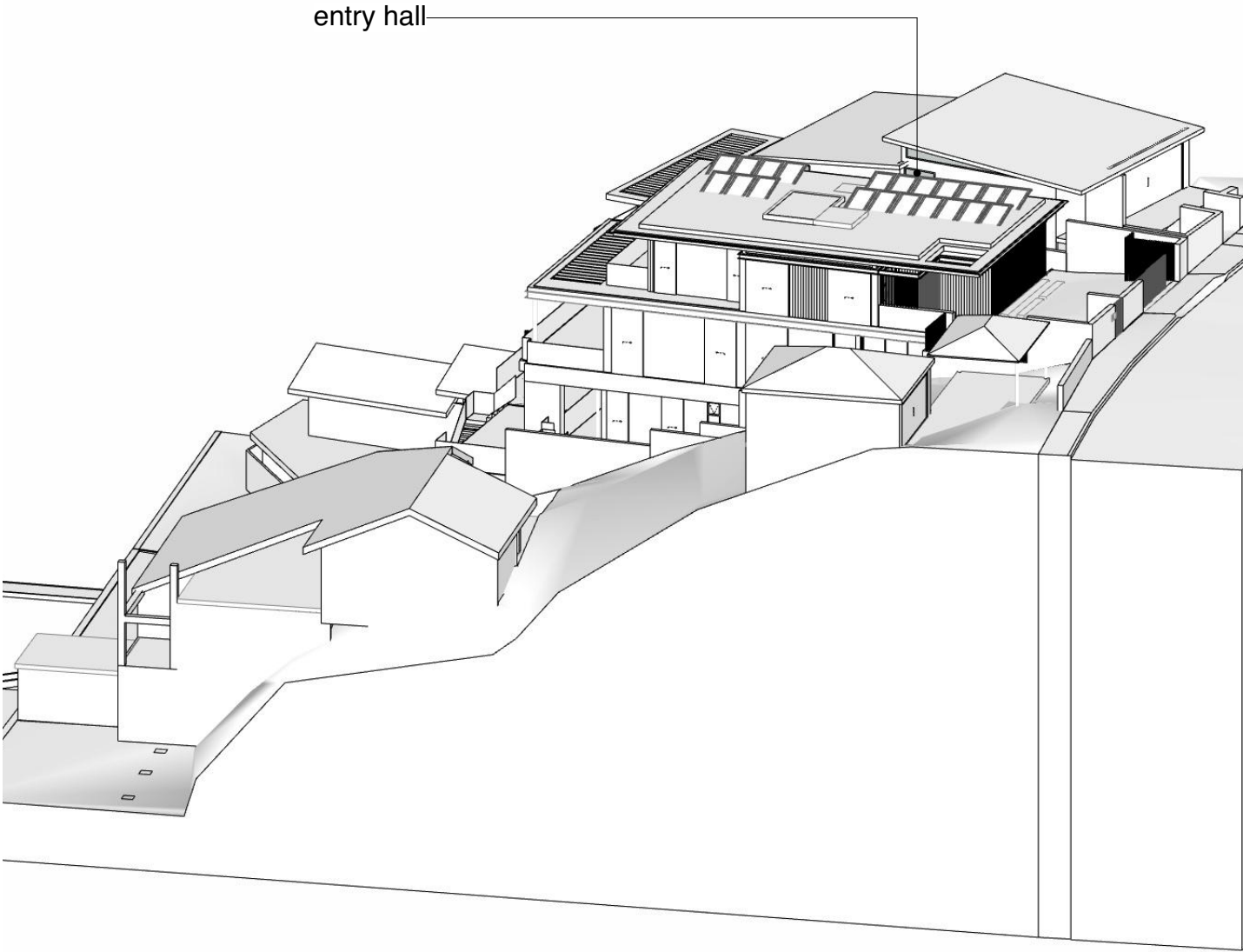
Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Sun Path Diagram 12pm	job no.	MACA	dwg no.	DA24
address	24 Cabarita Road Avalon NSW	drawn	RV	checked	MC	revision	C
client	Bruce & Libby MacDiarmid	issue	Development Application	scale	1:200		



1

3pm Iso Existing



2

3pm Iso Proposed

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions			notes
RevID	Date	Description	
A	12/12/2022	DA Issue	
B	11/5/2023	DA Amendment Issue	
C	26/6/2023	DA Amendment Issue	



CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon	title	Sun Path Diagram 3pm	job no.	MACA	dwg no.	DA25
address	24 Cabarita Road Avalon NSW	issue	Development Application	drawn	RV	revision	
client	Bruce & Libby MacDiarmid	scale	1:250	checked	MC		C



1



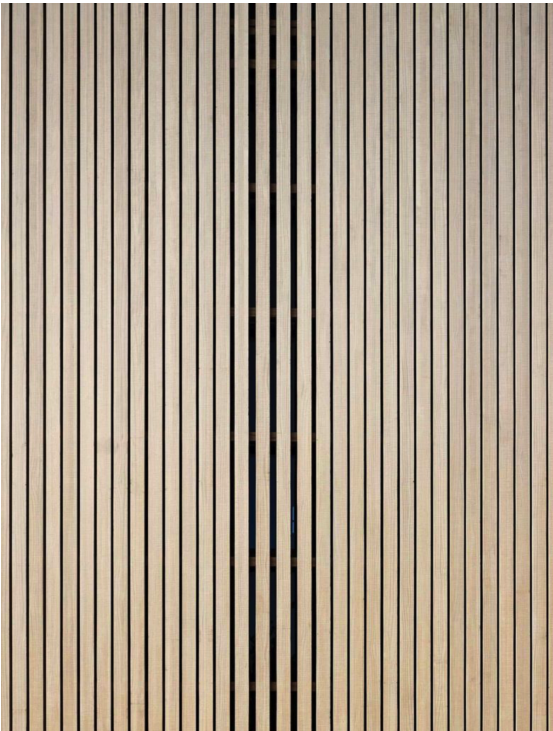
2



3



4



5



6



7



8



9



10

- 1 steel frame slim line roof edge
- 2 white render
- 3 timber battens / sandstone
- 4 steel frame painted dark
- 5 timer look battens / cladding
- 6 dark aluminium framed windows and doors
- 7 sandstone against dark steel frame
- 8 white render / timber battens / steel frame
- 9 paving inlay to landscape area
- 10 pebble ballast roof

• Any discrepancies to be brought to Architect's attention
• Use figure dimensions in preference to scaling
• Only scale under direction from Architect
• Builder to examine site and verify conditions and dimensions
• This drawing remains the property of the architect
• Client is granted conditional license to use the drawings
• Transfer of license is prohibited
• Architect reserves the right to terminate the licence
• Electronic data transfer should be scanned for viruses before use
• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect
• Refer to hard copies for accuracy of electronic data
• Copyright reserved by the Architect

revisions		
RevID	Date	Description
A	12/12/2022	DA Issue
C	26/6/2023	DA Amendment Issue

notes

CORBEN
ARCHITECTS

PO Box 1021 Neutral Bay NSW 2089 Australia
02 9904 1844
mail@corben.com.au
corben.com.au

Nominated Architect: Philip Corben (Reg. No. 4616)

project	MacDiarmid House Avalon
address	24 Cabarita Road Avalon NSW
client	Bruce & Libby MacDiarmid

title	Finishes
issue	Development Application

job no.	MACA
drawn	RV
checked	MC
scale	

dwg no.	DA26
revision	C



View from Careel Bay



View from Cabarita Road

<div><div><div>• Any discrepancies to be brought to Architect's attention</div><div>• Use figure dimensions in preference to scaling</div><div>• Only scale under direction from Architect</div><div>• Builder to examine site and verify conditions and dimensions</div><div>• This drawing remains the property of the architect</div><div>• Client is granted conditional license to use the drawings</div><div>• Transfer of license is prohibited</div><div>• Architect reserves the right to terminate the licence</div><div>• Electronic data transfer should be scanned for viruses before use</div><div>• Any loss or damage (including consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect</div><div>• Refer to hard copies for accuracy of electronic data</div><div>• Copyright reserved by the Architect</div></div></div>	<div>revisions</div> <table><tr><th>RevID</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>12/12/2022</td><td>DA Issue</td></tr><tr><td>C</td><td>26/6/2023</td><td>DA Amendment Issue</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			RevID	Date	Description	A	12/12/2022	DA Issue	C	26/6/2023	DA Amendment Issue																						<div>notes</div>			<div><div><div>CORBEN ARCHITECTS</div><div>PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 1844 mail@corben.com.au corben.com.au</div><div>Nominated Architect: Philip Corben (Reg.No. 4616)</div></div></div>			<div><div><div>project</div><div>address</div><div>client</div></div><div><div>MacDiarmid House Avalon</div><div>24 Cabarita Road Avalon NSW</div><div>Bruce & Libby MacDiarmid</div></div></div>	<div><div>title</div><div>issue</div></div> <div><div>Perspectives</div><div>Development Application</div></div>	<div><div>job no.</div><div>drawn</div><div>checked</div><div>scale</div></div> <div><div>MACA</div><div>RV</div><div>MC</div><div>NTS @A3</div></div>	<div><div>dwg no.</div><div>revision</div></div> <div><div>DA27</div><div>C</div></div>
	RevID	Date	Description																																								
	A	12/12/2022	DA Issue																																								
	C	26/6/2023	DA Amendment Issue																																								