



AVALON PARADE MONTAGE

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RUSKIN ROWE MONTAGE

RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date



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registered architect: Michael Sandberg Reg No: 5831

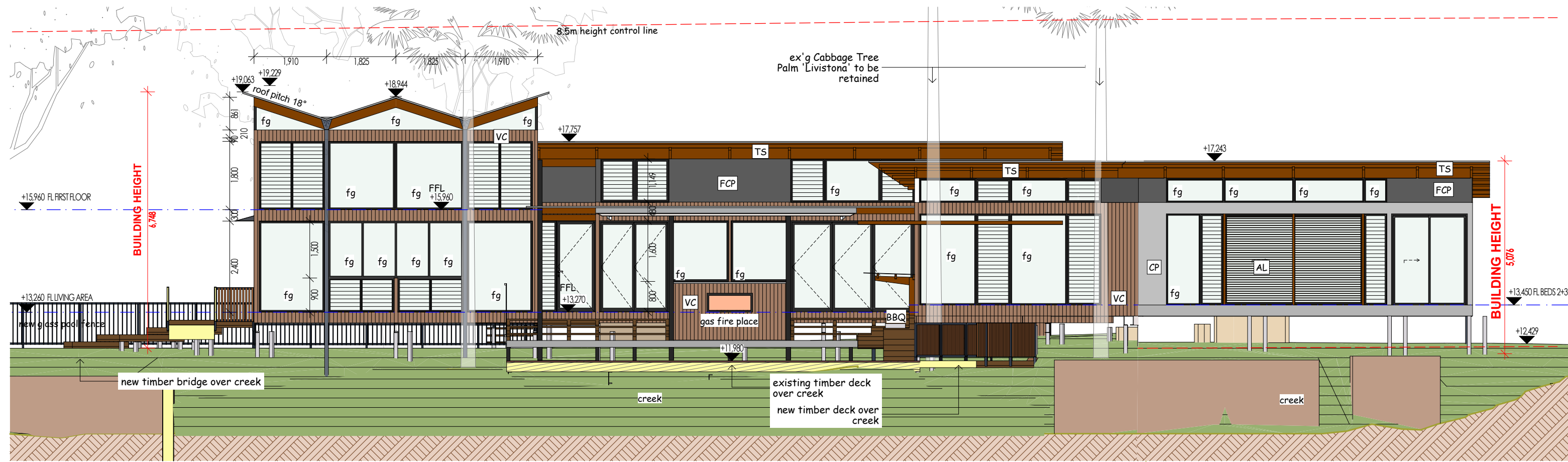
Client: SVEN + AMBER ALMENNING
Project: NEW HOUSE
2A RUSKIN ROWE AVALON
Title: COVER SHEET + PHOTO MONTAGES

Plot Date: 13-Aug-19
Rev Date:
Scale: @ A1
Dwg No.: 1727.DA.01

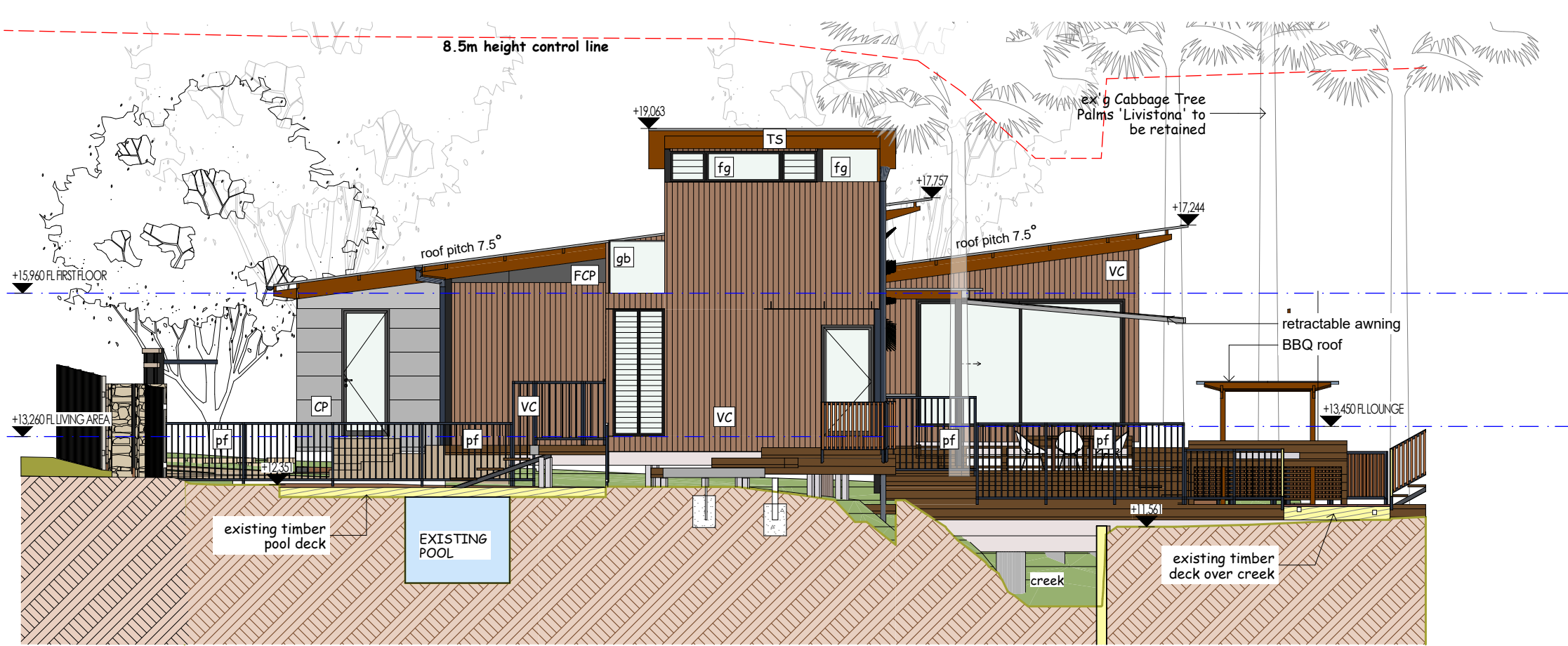


ROOF + SITE PLAN

Rev/D	CHD	Change Name	Date	Rev/D	CHD	Change Name	Date	Rev/D	CHD	Change Name	Date

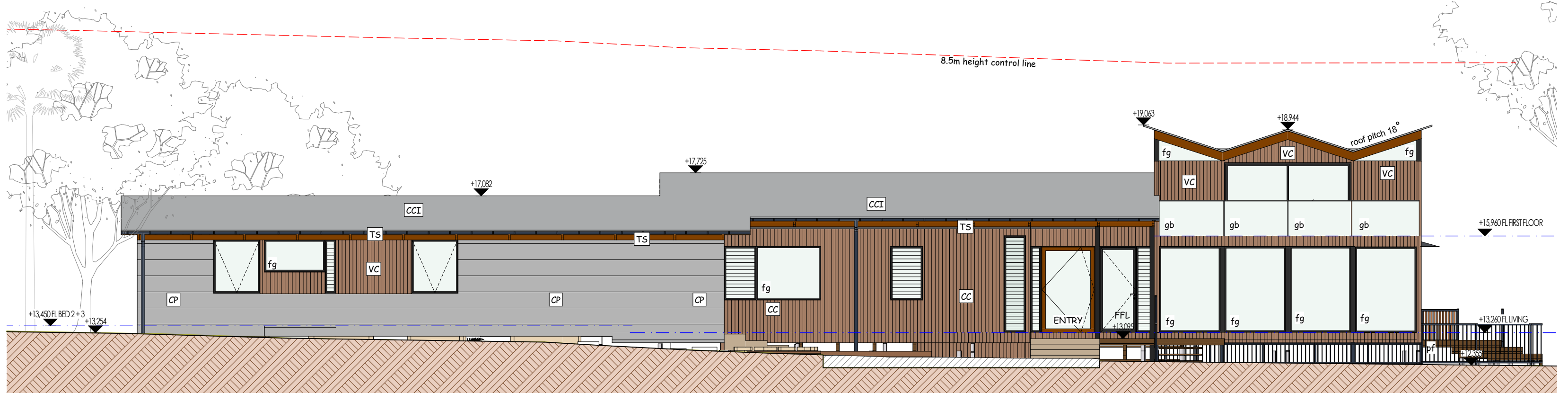


HOUSE ELEVATION NORTH

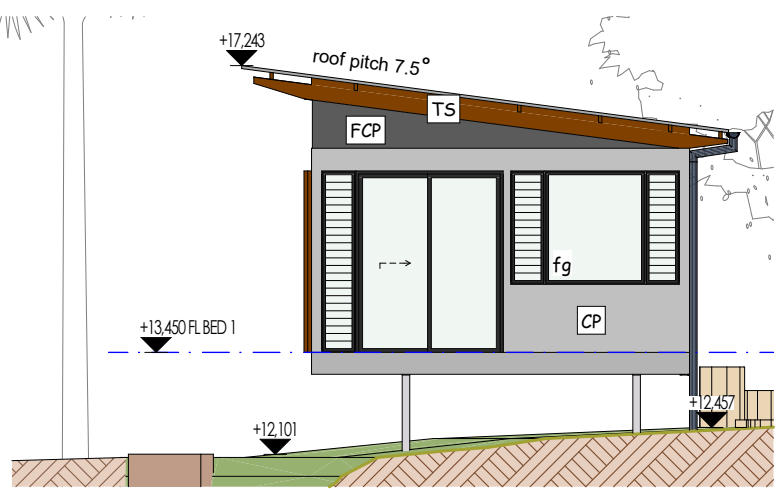


HOUSE ELEVATION EAST

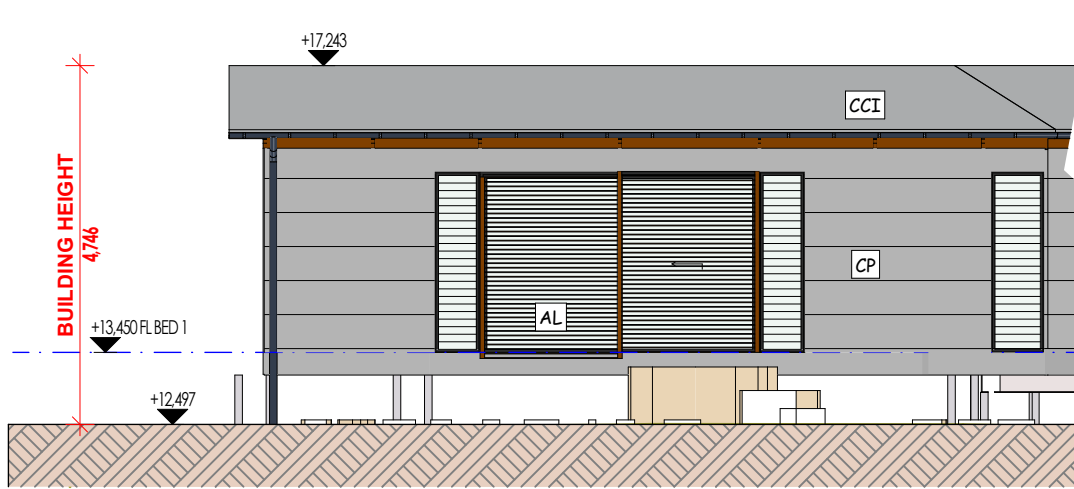
BED 1 ELEVATION NORTH



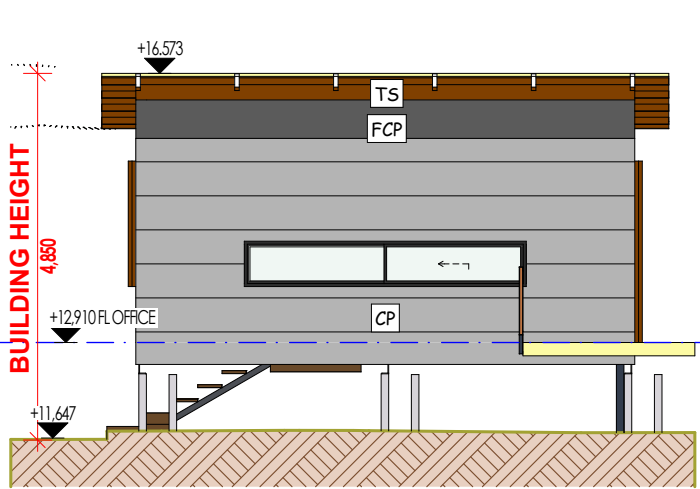
HOUSE ELEVATION SOUTH



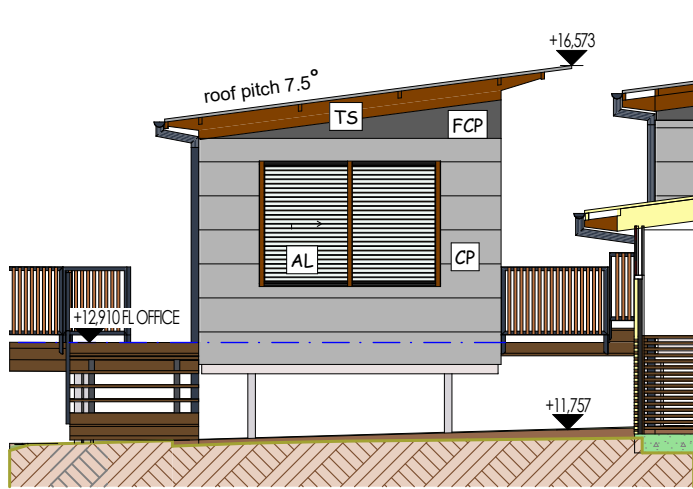
BED 1 ELEVATION WEST



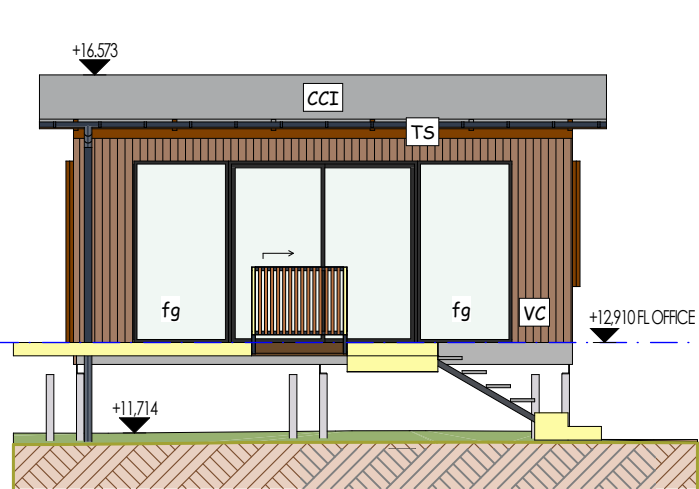
BED 1 ELEVATION SOUTH



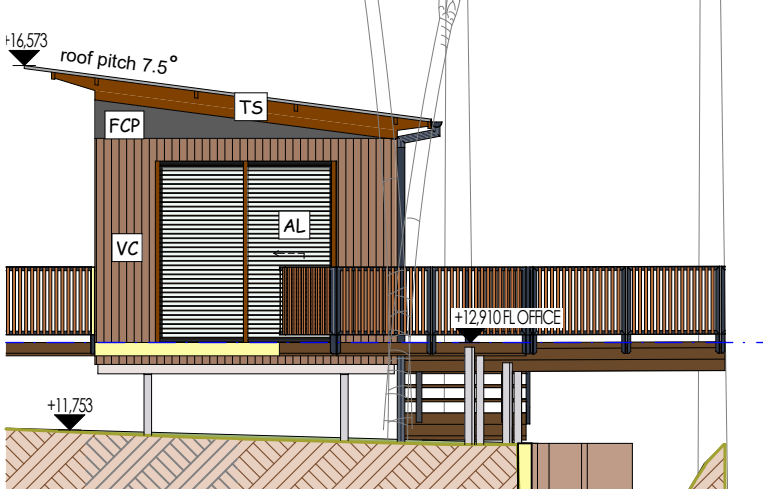
OFFICE ELEVATION NORTH



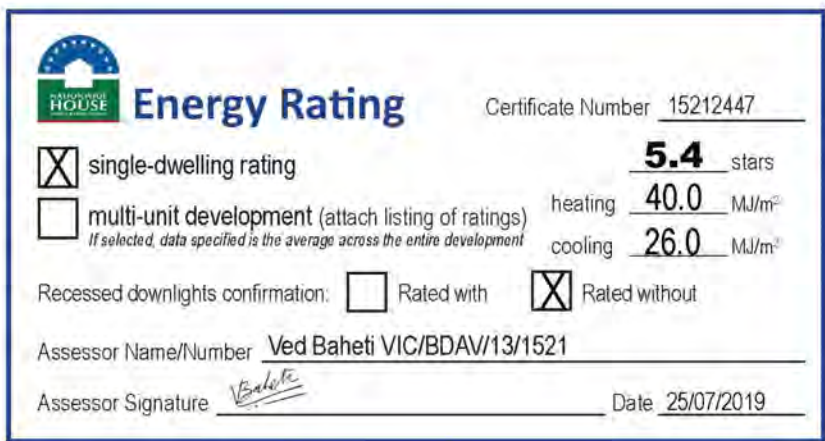
OFFICE ELEVATION EAST



OFFICE ELEVATION SOUTH



OFFICE ELEVATION WEST



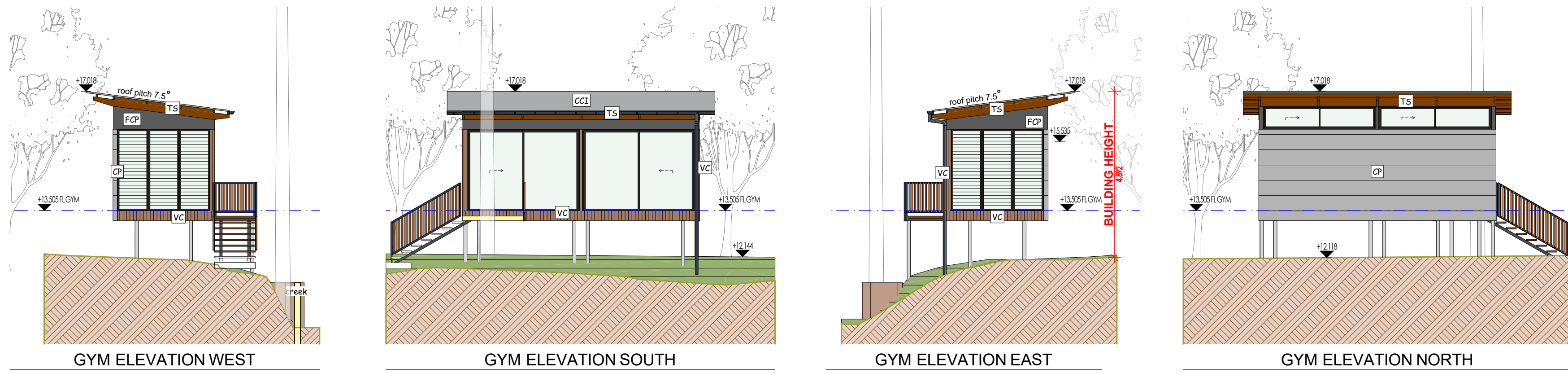
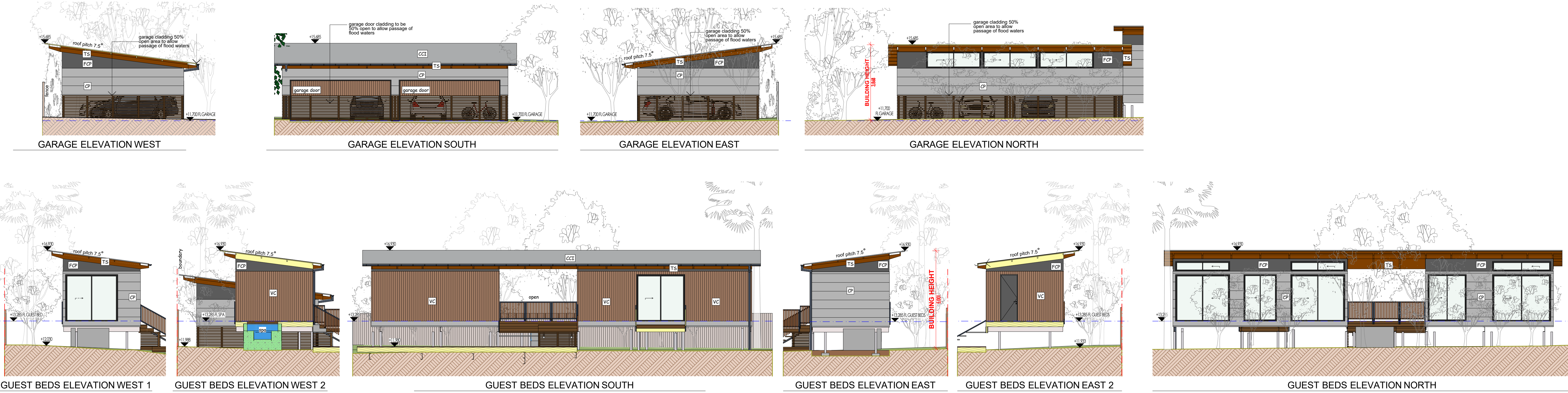
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Client: SVEN + AMBER ALMENNING
Project: NEW HOUSE
2A RUSKIN ROWE AVALON
ELEVATIONS HOUSE + OFFICE

Plot Date: 13-Aug-19
Rev Date:
Scale: 1:100 @ A1
Dwg No: 1727.DA.05



**Energy Rating**

Certificate Number 15212447

☒ single-dwelling rating

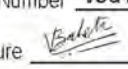
☐ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 40.0 MJ/m²

cooling 26.0 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

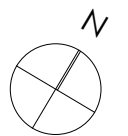
Assessor Name/Number Veda Baheti VIC/BDV/13/1521

Assessor Signature  Date 26/07/2019

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor # BDAV/13/1521		BASIX Certificate # 1029778S		Assessor's Certificate # 15212447
Assessor's name: Ved Baheti		m: 0421 530 876		e: ved@outsourcideas.com.au
WATER				
No hot water reticulation required				
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>4.5 But<=6L/Min)	4 star	5 star	5 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	5000L	150 m2	Outdoor landscape tap only
Swimming pool		Existing		
	Volume	Heated	Cover	Shaded
Spa				
	Volume	Heated	Cover	Shaded
Spa with timer	2.5 KL	Solar (gas boosted)	Yes	na
ENERGY				
Hot water	Type		Rating	
	Individual, gas instantaneous		5 star	
Mech. Ventilation	System		Operation Control	
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Cooling System	Type		Living areas	Bed rooms
	3 Phase Air conditioning: Day / Night Zoned		EER < 2.5	EER < 2.5
Heating System	Type		Living areas	Bed rooms
	3 Phase Air conditioning: Day / Night Zoned		EER < 2.5	EER < 2.5
Alternate Energy	min. 2.0 peak KW solar panels			
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
Dedicated	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / To L'dry & Hallway	
	All	All	Yes	Yes
Others	Indoor private Cloth Line		No	
	Outdoor or sheltered Cloth Line		Yes	
	Well ventilated Fridge space		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
THERMAL				
As per thermal simulation carried out by assessor				
External Wall Insulation: R2.0				
Floor Insulation: R1.5 (GF suspended timber floor)				
Ceiling Insulation: R2.5				
Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil blanket				
ALM-002-01 A: Aluminium B SG Clear Low E U=6.6 SHGC =0.49				
All External doors & windows to be weather sealed				
Eaves / shading as per drawings				

VC	CP	TS	FCP	AL	CCI	TDS
Vulcan Cladding	Cemintel Cladding	Timber	Fibre Cement	Aluminium Louvre	Colorbond	Timber Deck
WB12F	Quarry Concrete	Stained finish	Paint finish	Timber Look	Corrugated Iron	Stained

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Project: NEW HOUSE
2A RUSKIN ROWE AVALON
ELEVATIONS GUEST BEDS, GARAGE + GYM
Title:

Plot Date: 13-Aug-19
Rev Date:
Scale: 1:100 @ A1
Dwg No: 1727.DA.06



SITE SECTION THROUGH CREEK



VIEW OF RUSKIN ROWE ENTRY



VIEW FROM NORTH WEST



DECK + MAIN HOUSE



OFFICE FROM AVALON PDE ENTRY

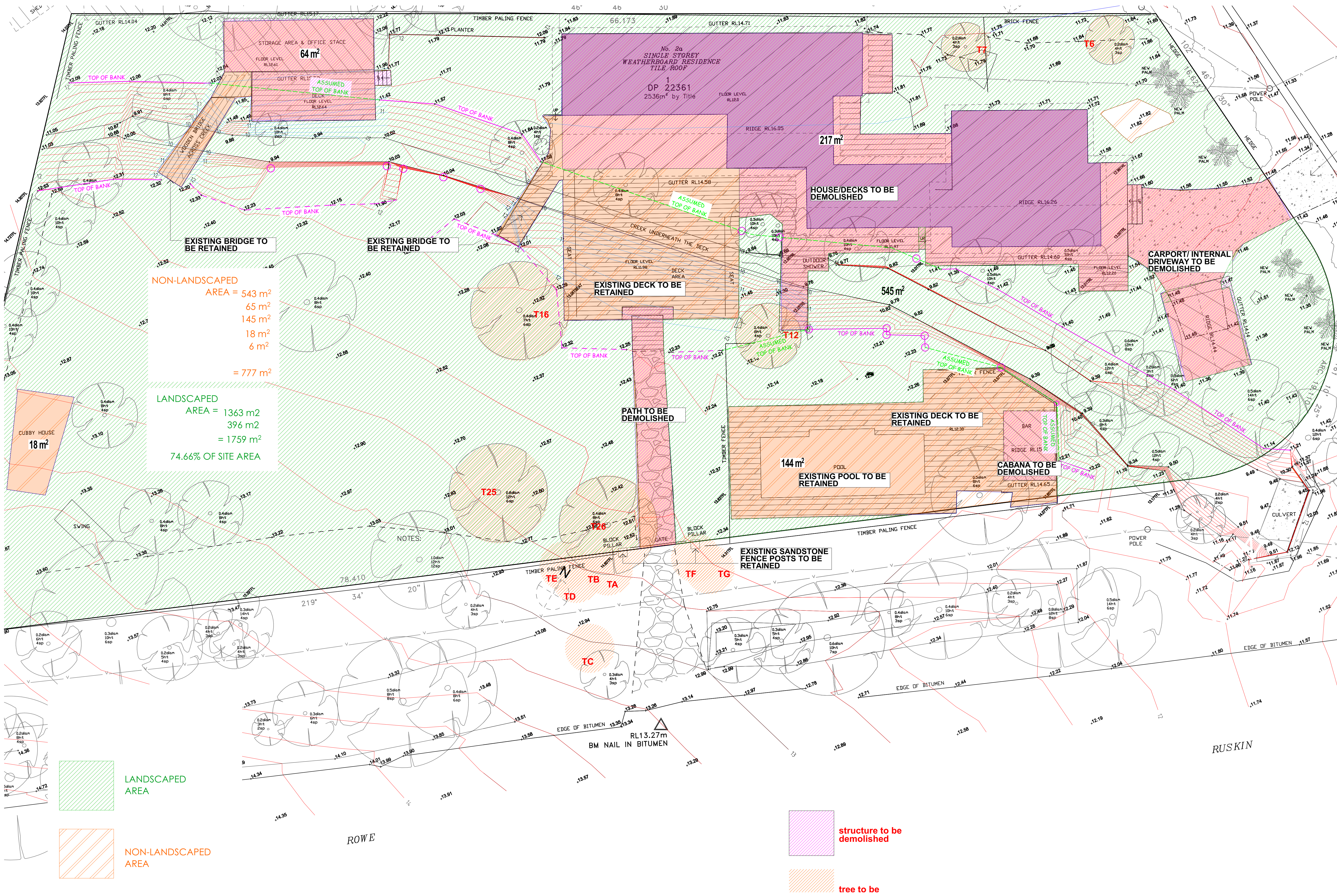
RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date



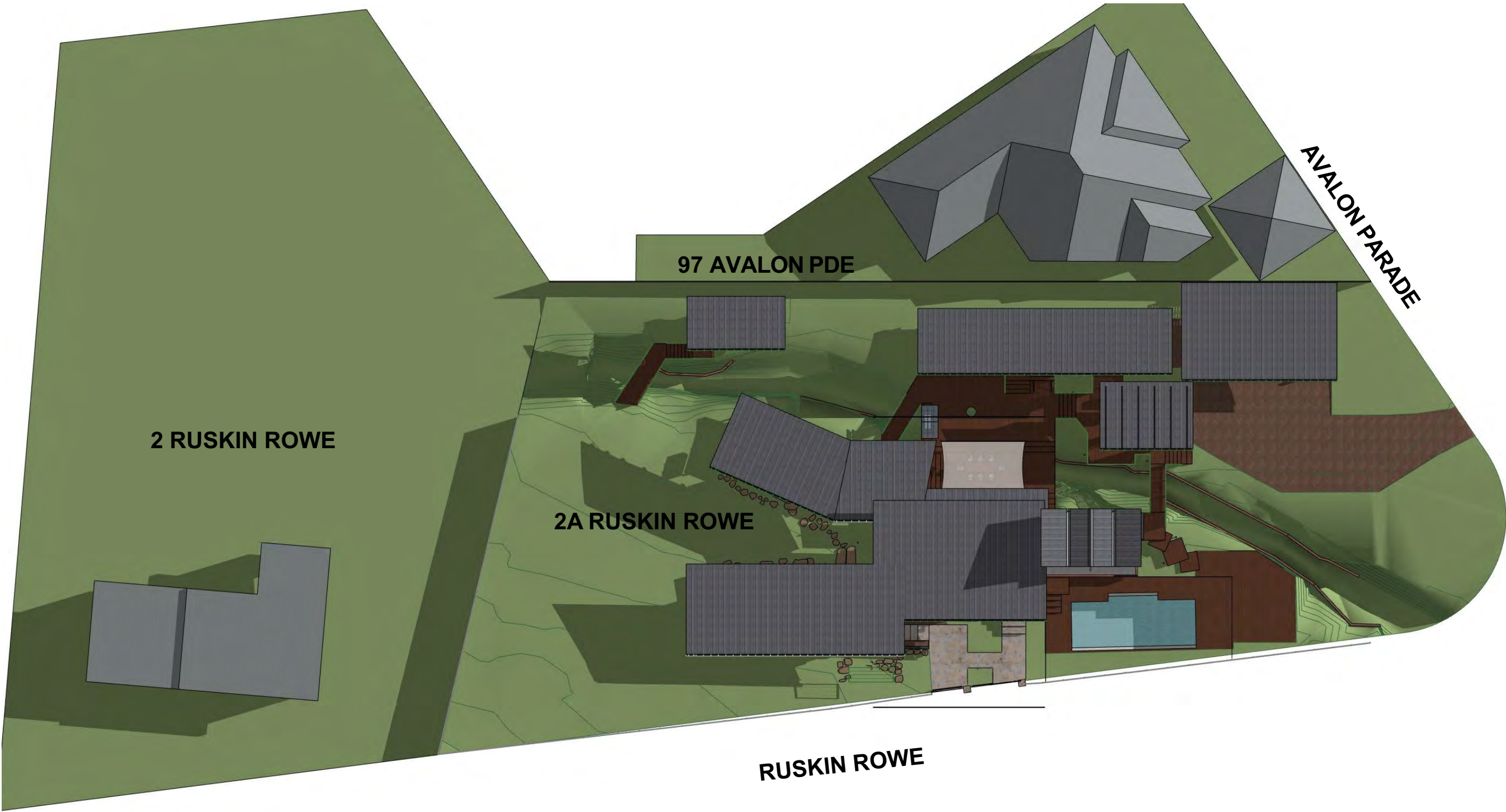
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 sandbergschoff@bigpond.com
 www.sandbergschoff.com.au
 registered architect: Michael Sandberg Reg No: 5831

Client: SVEN + AMBER ALMENNING
 Project: NEW HOUSE
 2A RUSKIN ROWE AVALON
 PERSPECTIVE VIEWS
 Title:

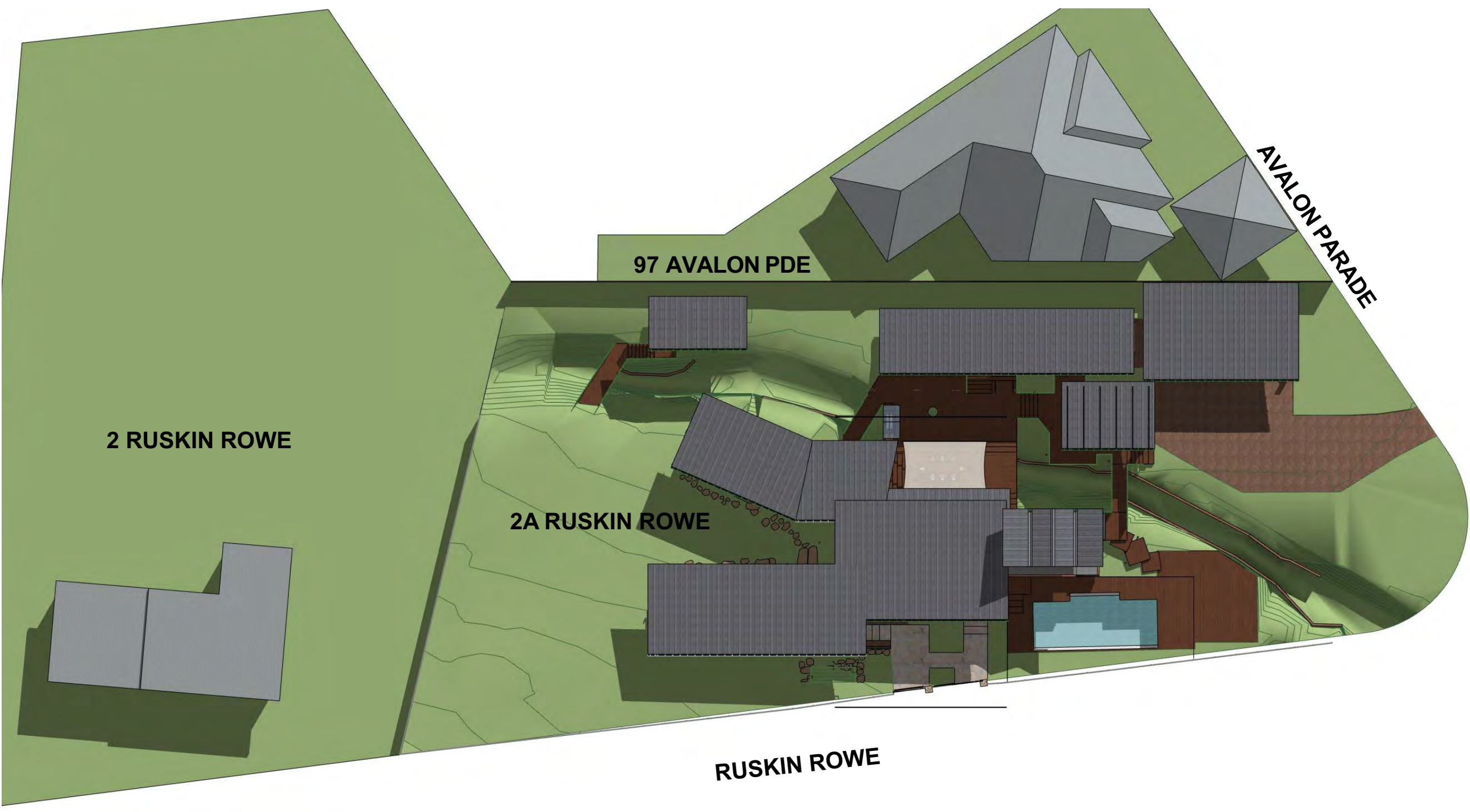
Plot Date: 13-Aug-19
 Rev Date:
 Scale: @ A1
 Dwg No: 1727.DA.08



Rev'd	CHD	Change Name	Date	Rev'd	CHD	Change Name	Date	Rev'd	CHD	Change Name	Date



SHADOWS 21 JUNE 9AM



SHADOWS 21 JUNE 12 NOON

sandberg schoffel architects

To: The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

CERTIFICATION OF SHADOW DIAGRAMS

DECLARATION: I hereby certify that the shadow diagrams submitted with the proposal at 2A Ruskin Rowe Avalon NSW 2107 for the erection of a new one and two storey dwelling are:

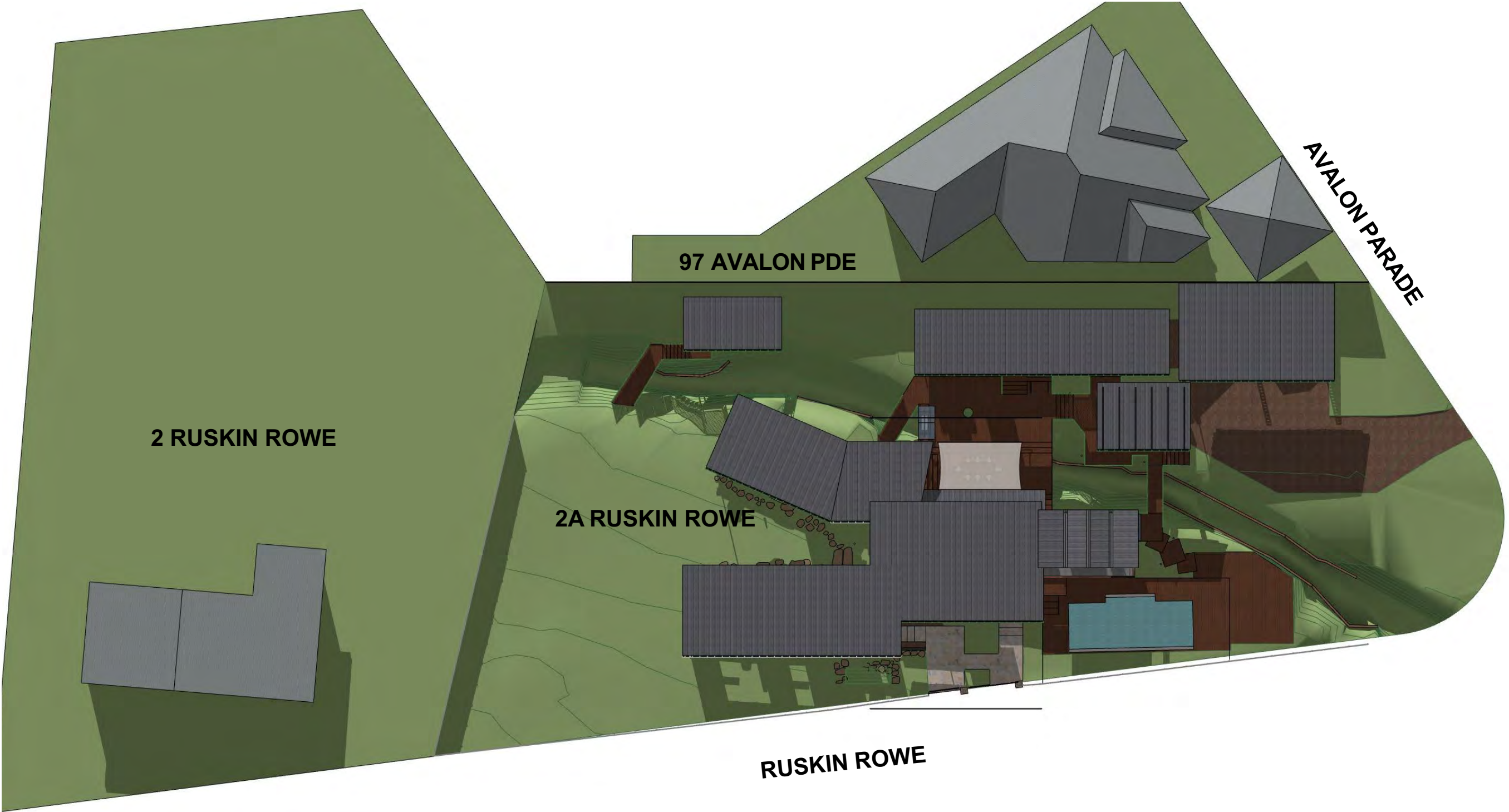
- In accordance with the survey (prepared by registered surveyor) which is required to be submitted with the proposal;
- Drawn to true north;
- To indicate shadows cast by the proposal at 9am, noon, 3pm on 21 June.

Note that shadows cast by the existing dwelling have not been included as the property is to the south of the adjoining property (97 Avalon Parade) and the proposed works are further from the northern boundary than the existing dwelling. Due to the orientation neither the new or existing dwelling cast shadows onto the adjoining property but the new dwelling is less affected by the shadow cast by the adjoining property. The adjoining property to the western side (2 Ruskin Rowe) is too far away to be impacted by any shadows from either existing or proposed dwelling.

CERTIFIER DETAILS

CERTIFIER:
Certifier Name: Sarah Schoffel
Company Name: Sandberg Schoffel Architects
ABN: 35 077 614 576
Phone: 9969 7609
Email: sandbergschoffel@bigpond.com
Qualification: Registered Architect (Reg no. 5832)

Signed: *S.E. Schoffel* Date: 15 July 2019



SHADOWS 21 JUNE 3PM

SMS Architects Pty Ltd - ABN 35 077 614 576
Michael Sandberg Registered Architect No 5831
11 / 599 Military Rd, Mosman, NSW 2088

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e: sandbergschoffel@bigpond.com

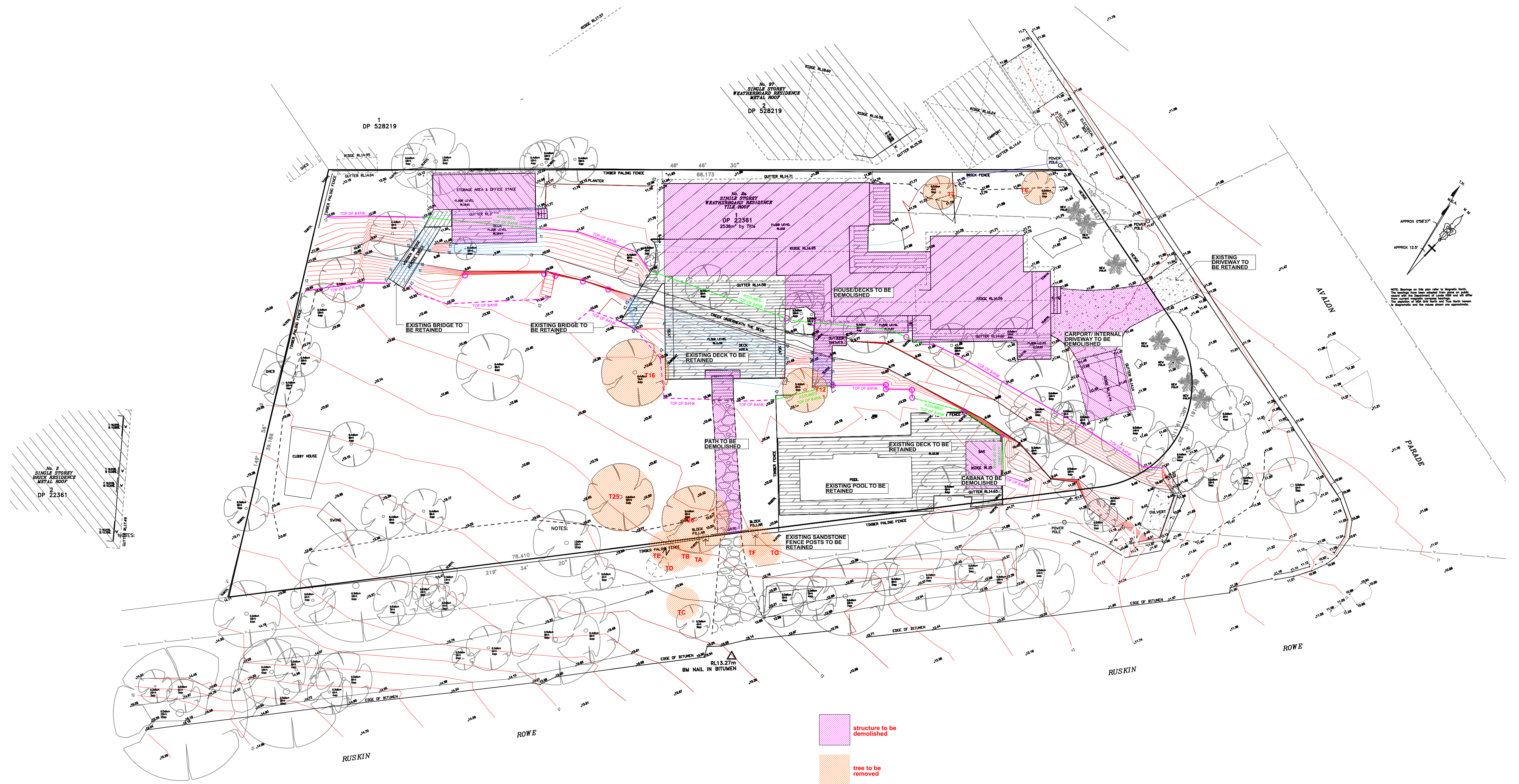
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registered architect: Michael Sandberg Reg No: 5831

Client: SVEN + AMBER ALMENNING
Project: NEW HOUSE
2A RUSKIN ROWE AVALON
SHADOW DIAGRAMS
Title:

Plot Date: 13-Aug-19
Rev Date:
Scale: 1:1 @ A1
Dwg No: 1727.DA.11



DEMOLITION PLAN

RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date	RevID	CHD	Change Name	Date



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registered architect: Michael Sandberg Reg No: 5831

Client: SVEN + AMBER ALMENNING
Project: NEW HOUSE
2A RUSKIN ROWE AVALON
Title: DEMOLITION PLAN

Plot Date: 13-Aug-19
Rev Date:
Scale: 1:200 @ A1
Dwg No: 1727.DA.12



ROOF + SITE PLAN

sandberg schoffel architects

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 sandbergschoffel@bigpond.com
 www.sandbergschoffel.com.au
 registered architect; Michael Sandberg Reg No: 5831

Client: **SVEN + AMBER ALMENNING**

Project: **NEW HOUSE
 2A RUSKIN ROWE AVALON
 ADVERTISING PLAN - SITE**

Plot Date: **16-Aug-19**

Rev Date:

Scale: **1:500 @ A3**

Dwg No.: **1727.DA.13**

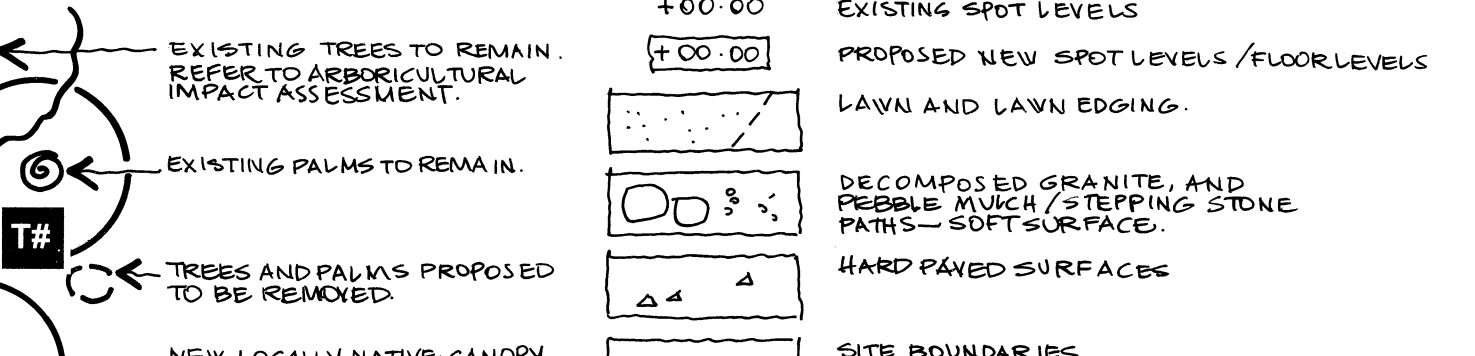
Quantities and spacings of shrubs and groundcovers to future specification.
Refer to ecologists report for full plant species list of Coastal Alluvial Bangalay Forest (CABF).
* All new plants listed are locally native species except as shown with asterisk.

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
CANOPY TREES – LOCALLY NATIVE REPLACEMENT TREES AND PALMS				
8 metres high at minimum				
Eucalyptus botryoides	Bangalay	15000 x 10000	300mm	3
Eucalyptus cheula	Swamp Mahogany	15000 x 10000	300mm	2
Glochidion ferdinandi	Cherry Tree	8000 x 5000	300mm	2
Melaleuca linearifolia	Snow In Summer	8000 x 5000	300mm	3
Melaleuca styphelioides	Prickly Paper Bark	8000 x 5000	300mm	2
Livistona australis	Cabbage Tree Palm	10000 x 4000	100L	2

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
SHRUBS, FERNS AND SMALL PALMS				
<i>Asplenium australasicum</i>	Birds Nest Fern	1000 x 1000	200mm	10
<i>Banksia spinulosa</i>	Hair Pin Banksia	1500 x 1000	150mm	10
<i>Cyathea australis</i>	Rough Tree Fern	5000 x 3000	300mm	10
<i>Cordyline stricta</i>	Slender Palm Lily	2500 x 1000	200mm	10
<i>Crinum pedunculatum</i>	Swamp Lily	1000 x 1000	200mm	10
<i>Homalanthus populifolius</i>	Bleeding Heart	3000 x 2000	tube	10
<i>Macrozamia communis</i>	Burrawang	2000 x 2000	200mm	5
<i>Notalaea longifolia</i>	Notalaea	2000 x 1000	tube	10
* <i>Rhapis excelsa</i>	Lady Palm	2500 x 1000	300mm	10
<i>Synonym glandulosum</i>	Native Rosewood	4000 x 3000	200mm	10
<i>Todea barbara</i>	King Fern	2000 x 2000	200mm	10
<i>Trema tomentosa</i>	Native Peach	2000 x 1000	tube	10

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
GROUNDCOVERS AND CLIMBERS				
<i>Blechnum camfieldii</i>	Water Fern	500 x 500	200mm	
<i>Calochlaena dubia</i>	Soft Bracken Fern	500 x 500	tube	
<i>Cissus hypoglauca</i>	Giant Water Vine	2000 x 2000	tube	
<i>Dianella caerulea</i>	Flax Lily	500 x 500	tube	
<i>Dichondra repens</i>	Kidney Weed	50 x 500	tube	
<i>Eustrephus latifolius</i>	Wombat Berry	1000 x 1000	tube	
<i>Gahnia glauca</i>	Tail Saw-Sedge	1500 x 1500	tube	
<i>Lomandra longifolia</i>	Common x-l Mat Rush	1000 x 1000	100mm	
<i>Microlaena stipoides</i>	Weeping Grass	300 x 300	tube	
<i>Opismenus imbecilis</i>	Basket Grass	100 x 500	tube	
<i>Pandorea pandorana</i>	Wonga Wonga Vine	1000 x 2000	200mm	
<i>Themeda australis</i>	Kangaroo Grass	500 x 400	tube	
<i>Viola hederacea</i>	Native Violet	150 x 1000	100mm	

LEGEND



T# EXISTING TREES TO REMAIN.
REFER TO ARBORICULTURAL
IMPACT ASSESSMENT.

EXISTING PALMS TO REMAIN.

T# TREES AND PALMS PROPOSED
TO BE REMOVED.

NEW LOCALLY NATIVE CANOPY
TREES TO BE PLANTED.

EXISTING PLANTING TO BE
RETAINED

REGENERATION AND REVEGETATION
WITH SPECIES OF COASTAL ALLUVIAL
DUNALIAN FOREST (C.A.F.F.)
TO SPECIES LIST IN ECOLOGIST REPORT.
TO FUTURE DETAILED SPECIFICATION.

+00.00
+00.00

EXISTING SPOT LEVELS
PROPOSED NEW SPOT LEVELS/FLOOR LEVELS

LAWN AND LAWN EDGING.

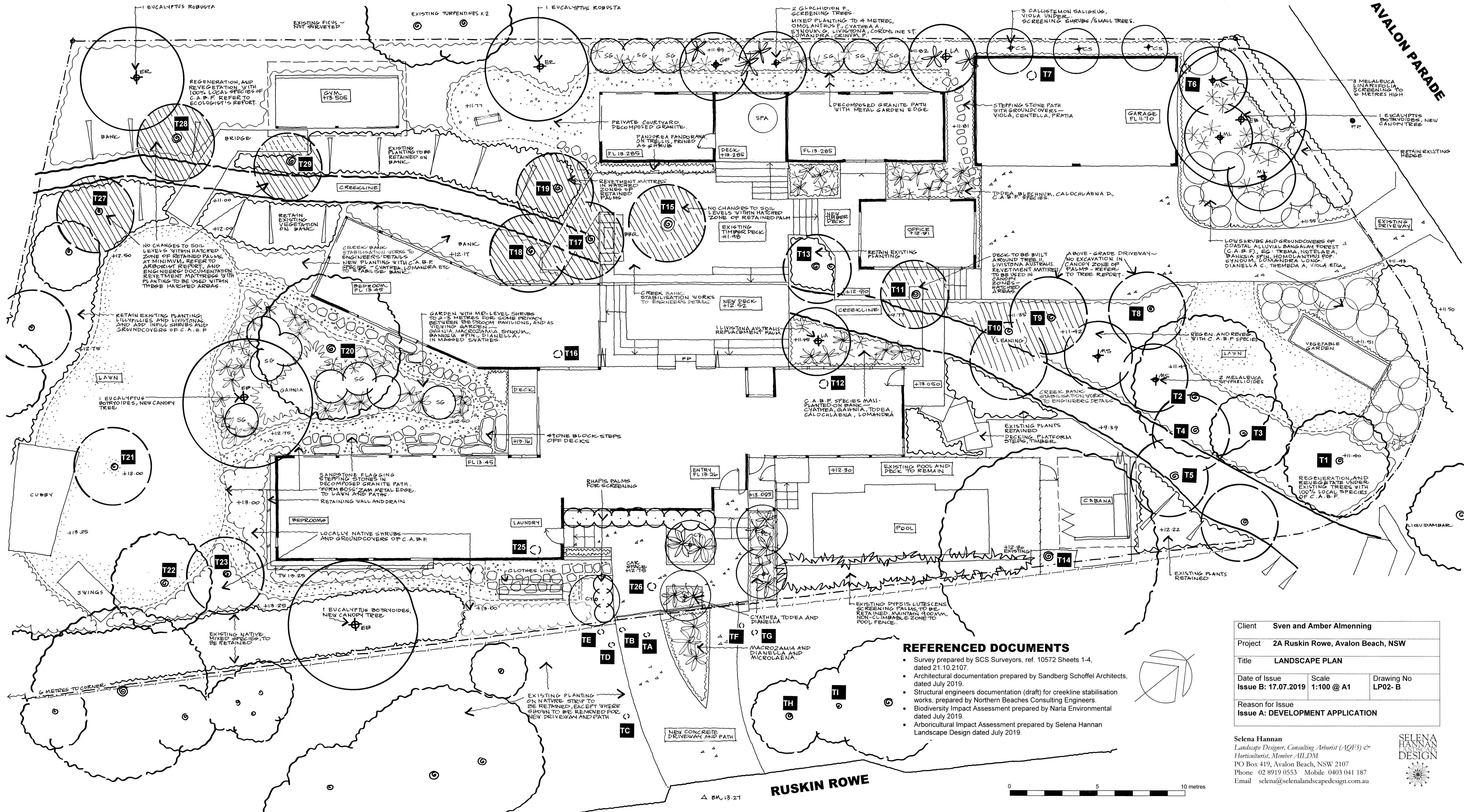
DECOMPOSED GRANITE, AND
PEBBLE MULCH / TEPPIING STONE
PATHS - SOFT SURFACE.

HARD PAVED SURFACES

SITE BOUNDARIES

EXISTING FENCE AROUND POOL AREA.

NOTE:
WHERE CREEK LINE, BANK STABILISATION
AND FILL ARE REQUIRED, NO CUT/FILL IS
TO OCCUR IN HATCHED ZONES OF RETAINED
DUNALIAN PALMS.
REFER TO ARBORICULTURAL IMPACT ASSESSMENT,
AND ENGINEER'S DOCUMENTATION.



- Survey prepared by SCS Surveyors, ref. 10572 Sheets 1-4, dated 21.10.2107.
- Architectural documentation prepared by Sandberg Schoffel Architects, dated July 2019.
- Structural engineers documentation (draft) for creepline stabilisation works, prepared by Northern Beaches Consulting Engineers.
- Biodiversity Impact Assessment prepared by Narla Environmental dated July 2019.
- Arboricultural Impact Assessment prepared by Selena Hannan Landscape Design dated July 2019.

Client	Sven and Amber Almenning		
Project	2A Ruskin Rowe, Avalon Beach, NSW		
Title	LANDSCAPE PLAN		
Date of Issue Issue B: 17.07.2019	Scale 1:100 @ A1	Drawing No LP02- B	
Reason for Issue Issue A: DEVELOPMENT APPLICATION			

Selena Hannan
*Landscape Designer, Consulting Arborist (AQF5) &
 Horticulturist, Member AILDM*
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 Phone 02 8919 0553 Mobile 0403 041 187
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SELENA
HANNAN
LANDSCAPE
DESIGN



