

# *museum of surf*

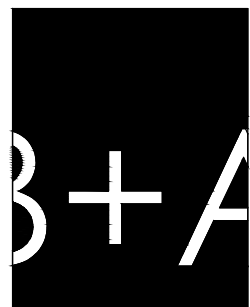
ALTERATIONS & ADDITIONS TO  
FRESHWATER SLSC

DA DRAWINGS



FOR FRESHWATER SLSC & NORTHERN BEACHES COUNCIL  
21 KOOLLOORA AVENUE, FRESHWATER, NSW 2096  
11\_04 2 JUNE 2023

BONUS + ASSOCIATES



**ARCHITECT**  
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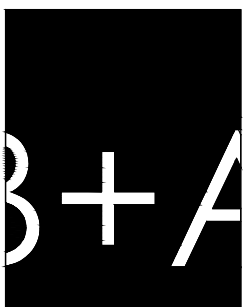
**museum of surf**

ALTERATIONS & ADDITIONS TO  
 FRESHWATER SLSC  
 FOR  
 FRESHWATER SLSC & NORTHERN BEACHES COUNCIL

REV	DATE	AMENDMENT
A	08.05.23	DA ISSUE

DRAWING TITLE  
 VIEW FROM FRESHWATER BEACH  
 COURTESY OF DOUG AND WOLF

DRAWING NO.  
**DA100**  
 ISSUE  
**A**



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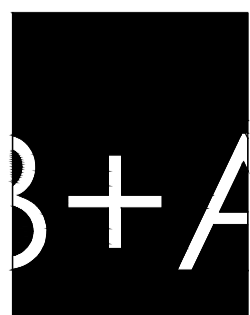
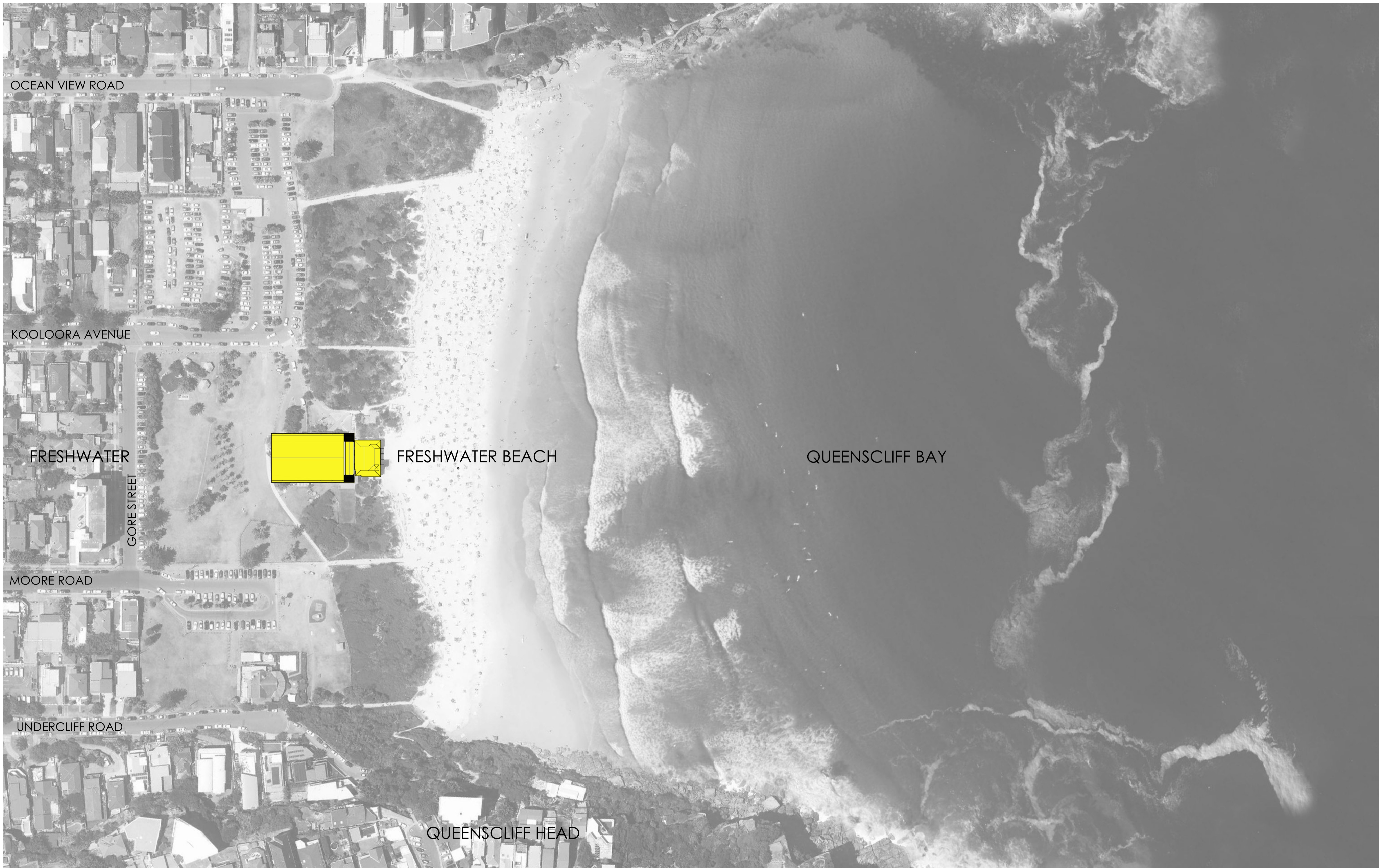
**museum of surf**

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REV DATE AMENDMENT  
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DRAWING TITLE  
 VIEW OF MUSEUM OF SURF  
 COURTESY OF DOUG AND WOLF

DRAWING NO.  
**DA101**  
 ISSUE  
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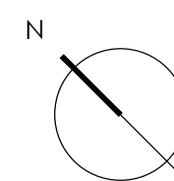
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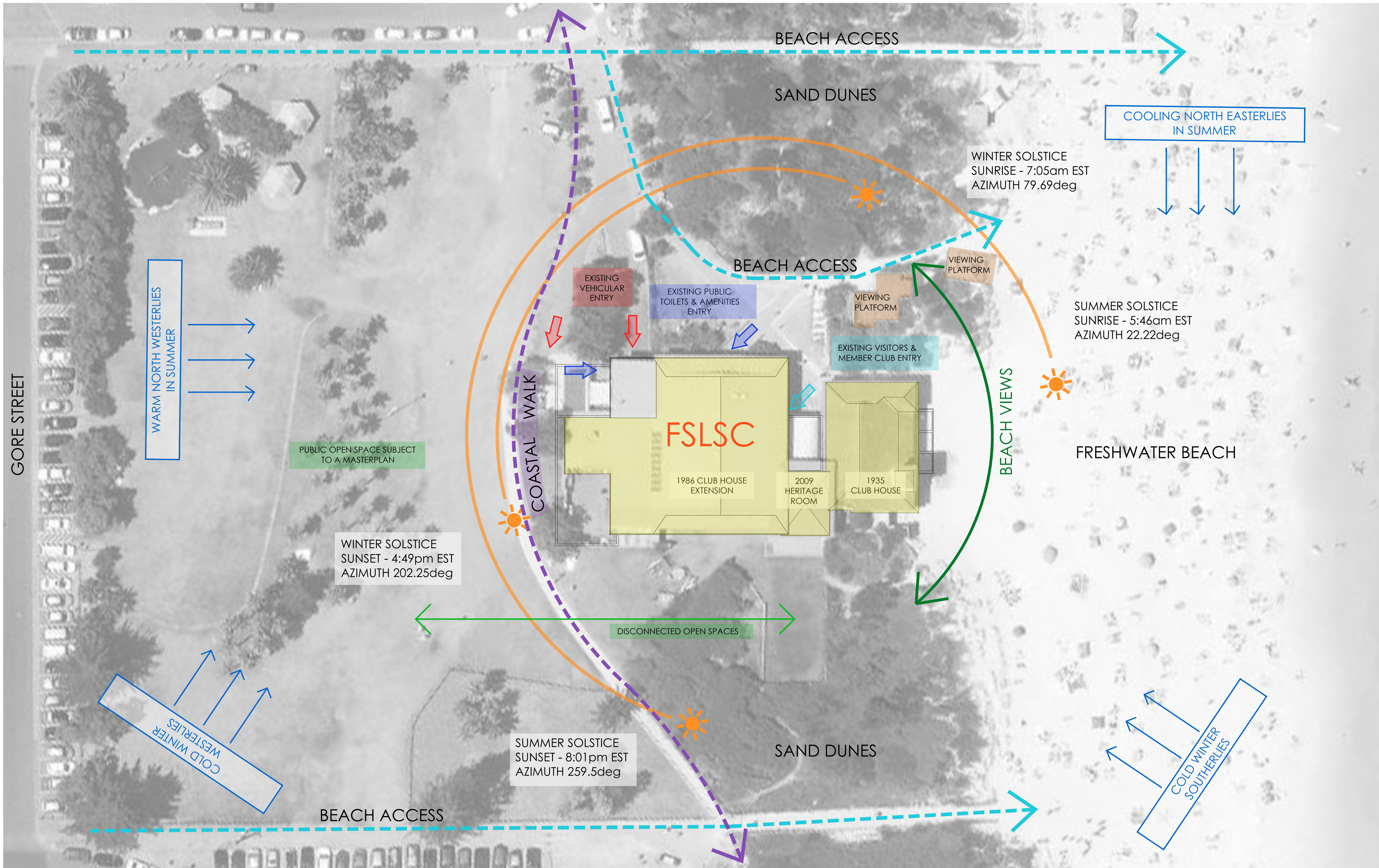
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DRAWING TITLE  
 LOCATION PLAN

DRAWING NO.  
**DA200**  
 ISSUE  
**A**



GORE STREET

WARM NORTH WESTERLIES  
IN SUMMER

PUBLIC OPEN SPACE SUBJECT  
TO A MASTERPLAN

WINTER SOLSTICE  
SUNSET - 4:49pm EST  
AZIMUTH 202.25deg

SUMMER SOLSTICE  
SUNSET - 8:01pm EST  
AZIMUTH 259.5deg

DISCONNECTED OPEN SPACES

BEACH ACCESS

SAND DUNES

BEACH ACCESS

EXISTING VEHICULAR  
ENTRY

EXISTING PUBLIC  
TOILETS & AMENITIES  
ENTRY

VIEWING  
PLATFORM

VIEWING  
PLATFORM

EXISTING VISITORS &  
MEMBER CLUB ENTRY

BEACH VIEWS

WINTER SOLSTICE  
SUNRISE - 7:05am EST  
AZIMUTH 79.69deg

SUMMER SOLSTICE  
SUNRISE - 5:46am EST  
AZIMUTH 22.22deg

COOLING NORTH EASTERLIES  
IN SUMMER

FRESHWATER BEACH

FSLSC

1986 CLUB HOUSE  
EXTENSION

2009  
HERITAGE  
ROOM

1935  
CLUB HOUSE

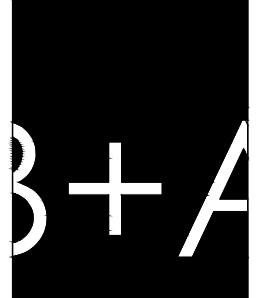
COASTAL WALK

COLD WINTER  
WESTERLIES

COLD WINTER  
SOUTHERLIES

BEACH ACCESS

SAND DUNES

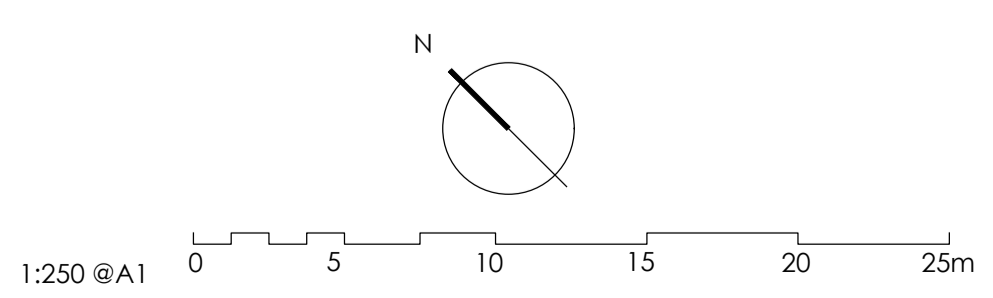


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FOR  
FRESHWATER SLSC & NORTHERN BEACHES COUNCIL



REV A DATE 08.05.23 AMENDMENT DA ISSUE

DRAWING TITLE  
SITE ANALYSIS PLAN

DRAWING NO.  
**DA201**  
ISSUE  
**A**



GORE STREET

JUNE 2022  
LANDSCAPE MASTERPLAN

PUBLIC AMENITIES

BOUNDARY OF JUNE 2022  
LANDSCAPE MASTERPLAN

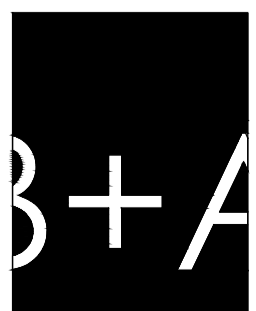
SAND DUNES

FRESHWATER BEACH

EXISTING LEASE BOUNDARY

SAND DUNES

BOUNDARY OF JUNE 2022  
LANDSCAPE MASTERPLAN



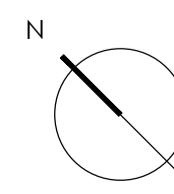
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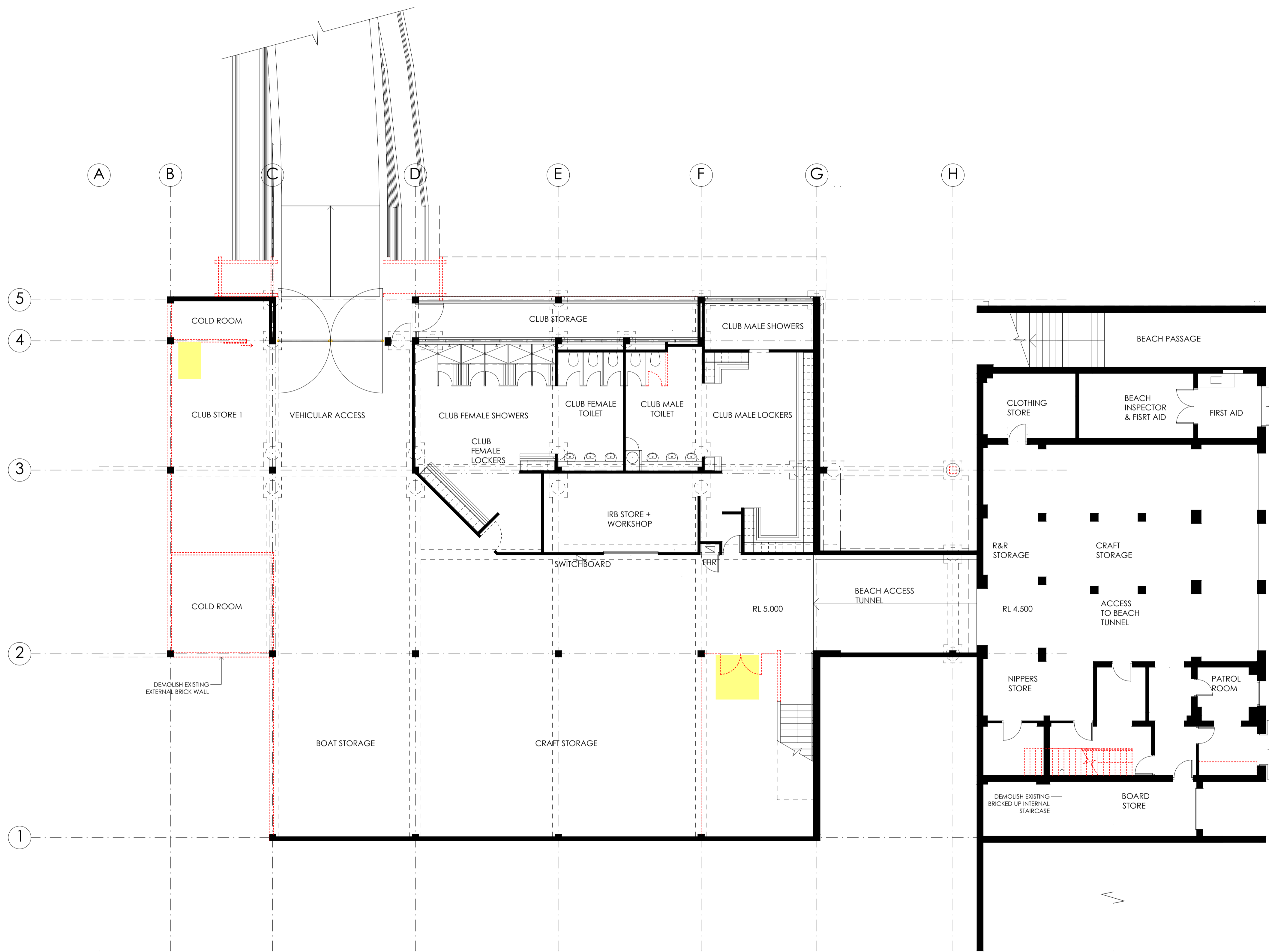


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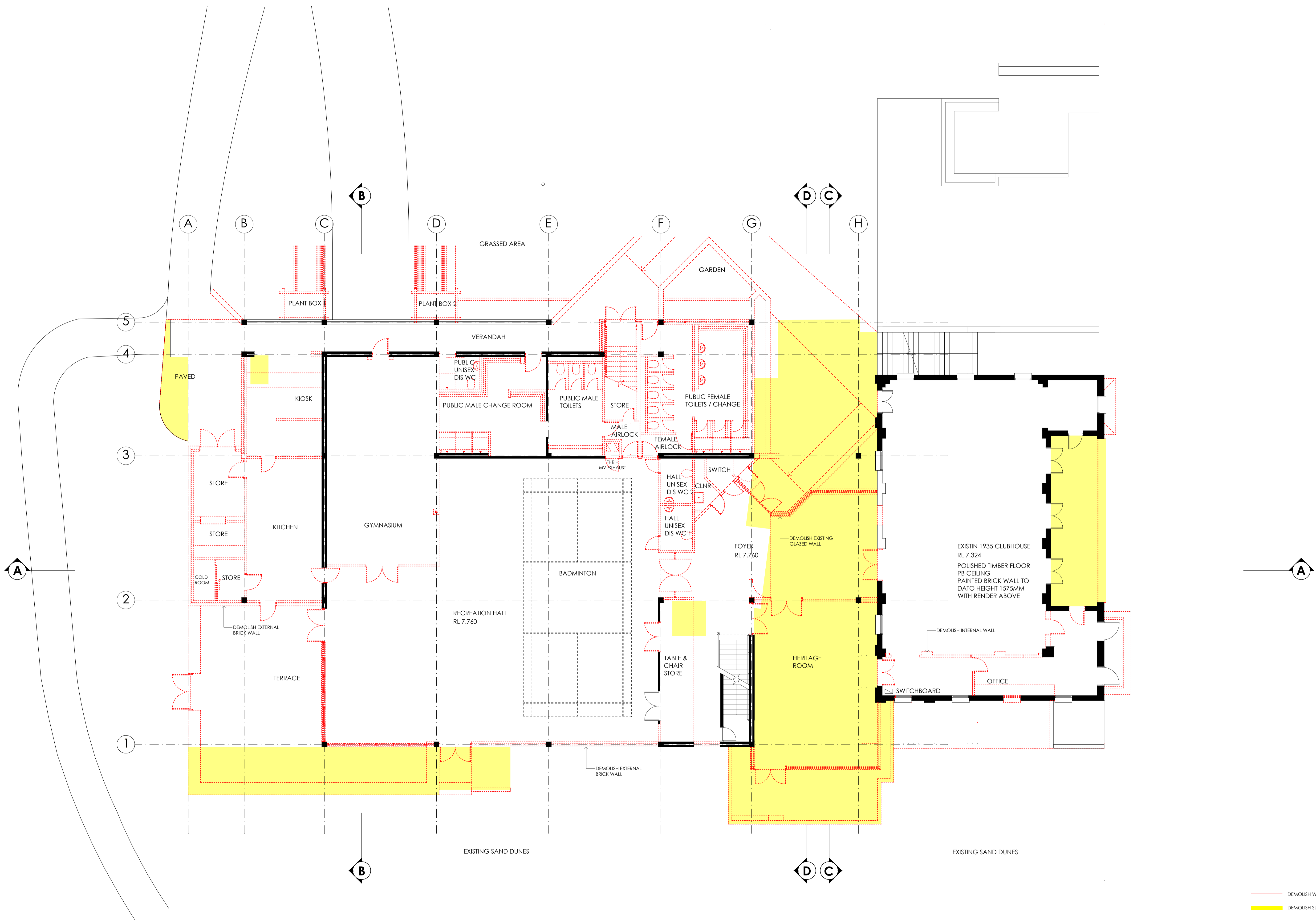
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DRAWING TITLE  
SITE PLAN

DRAWING NO.  
**DA202**  
ISSUE  
**A**

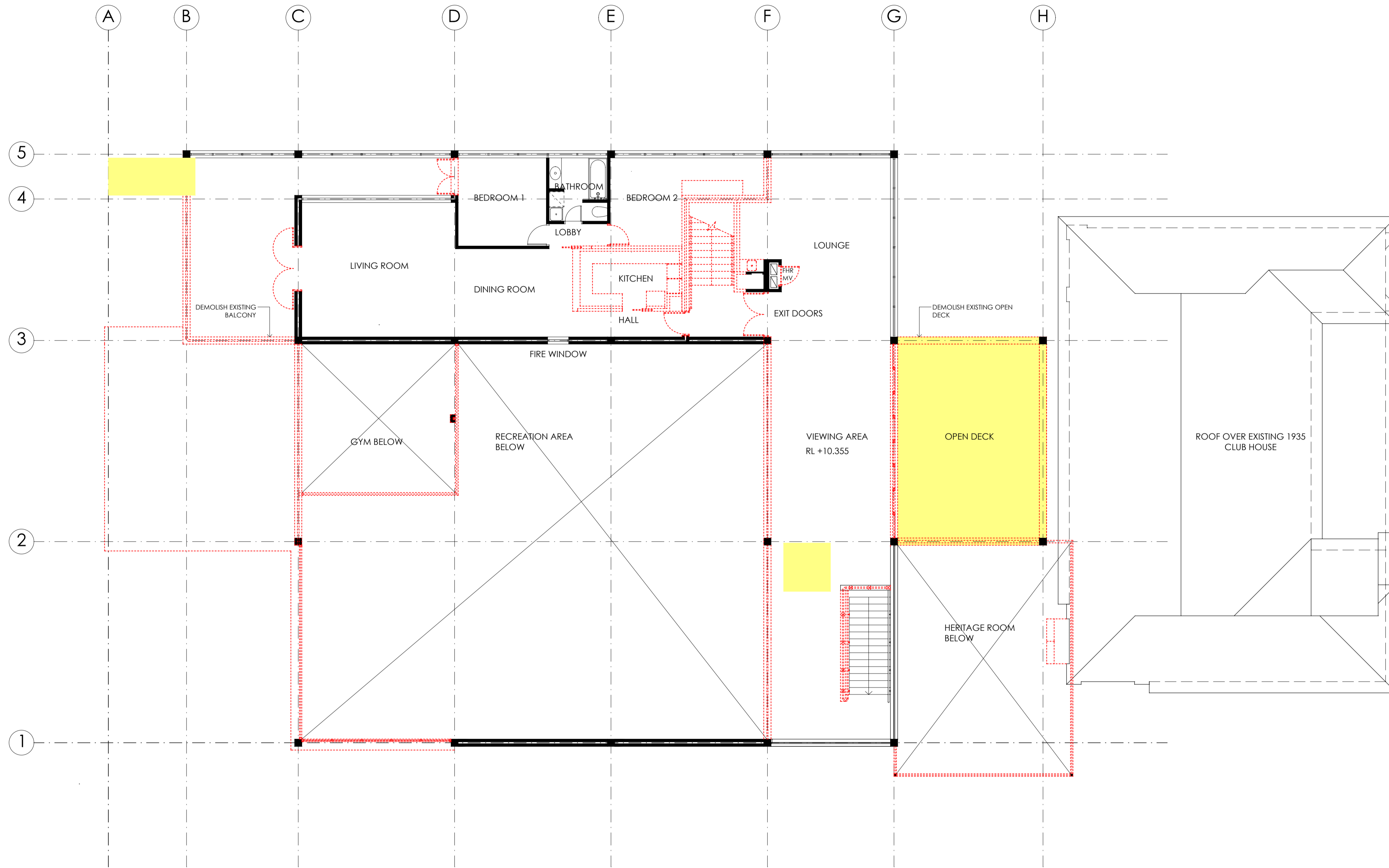


— DEMOLISH WALLS, WINDOWS & DOORS  
 — DEMOLISH SURFACES

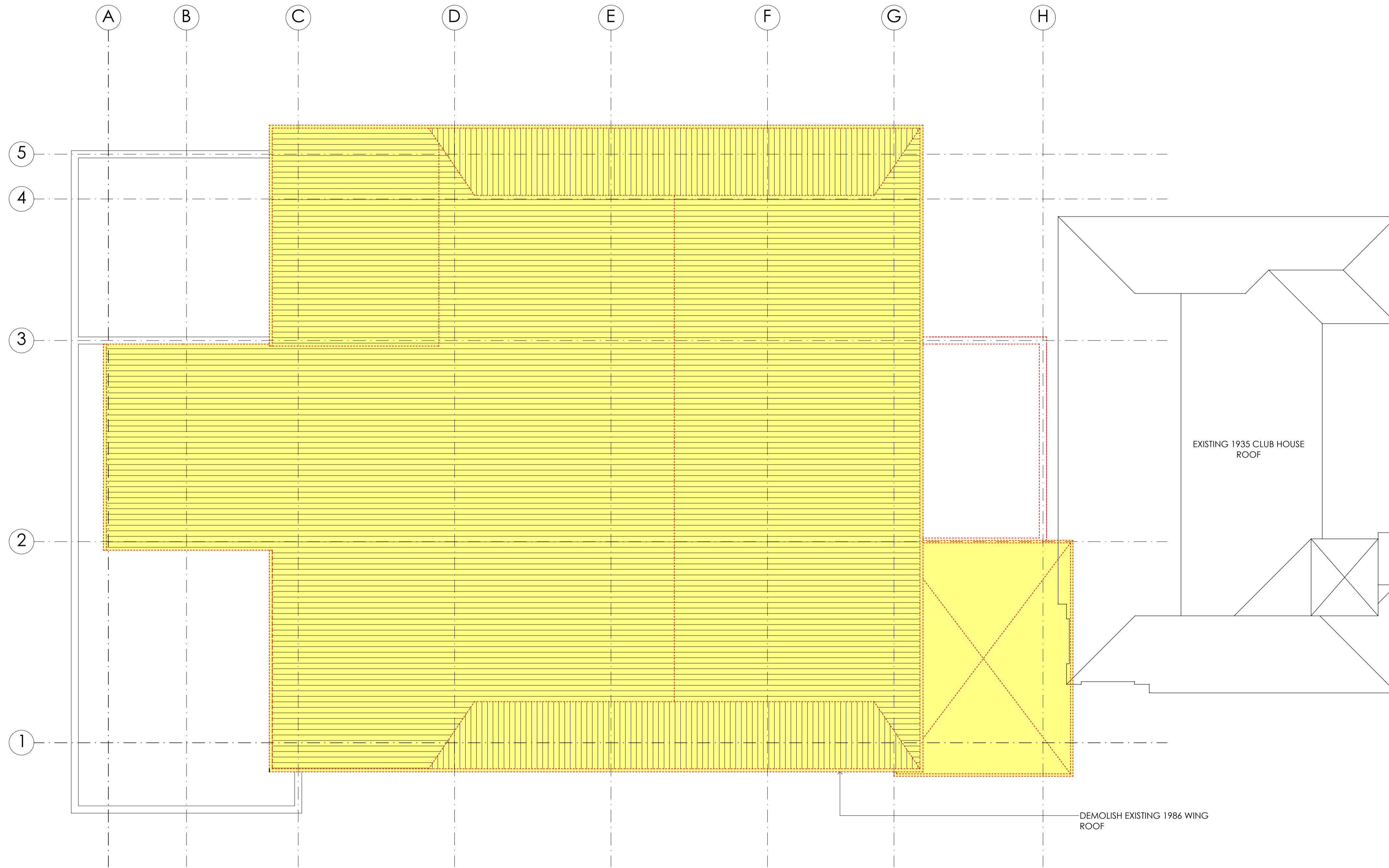


— DEMOLISH WALLS, WINDOWS & DOORS  
 — DEMOLISH SURFACES

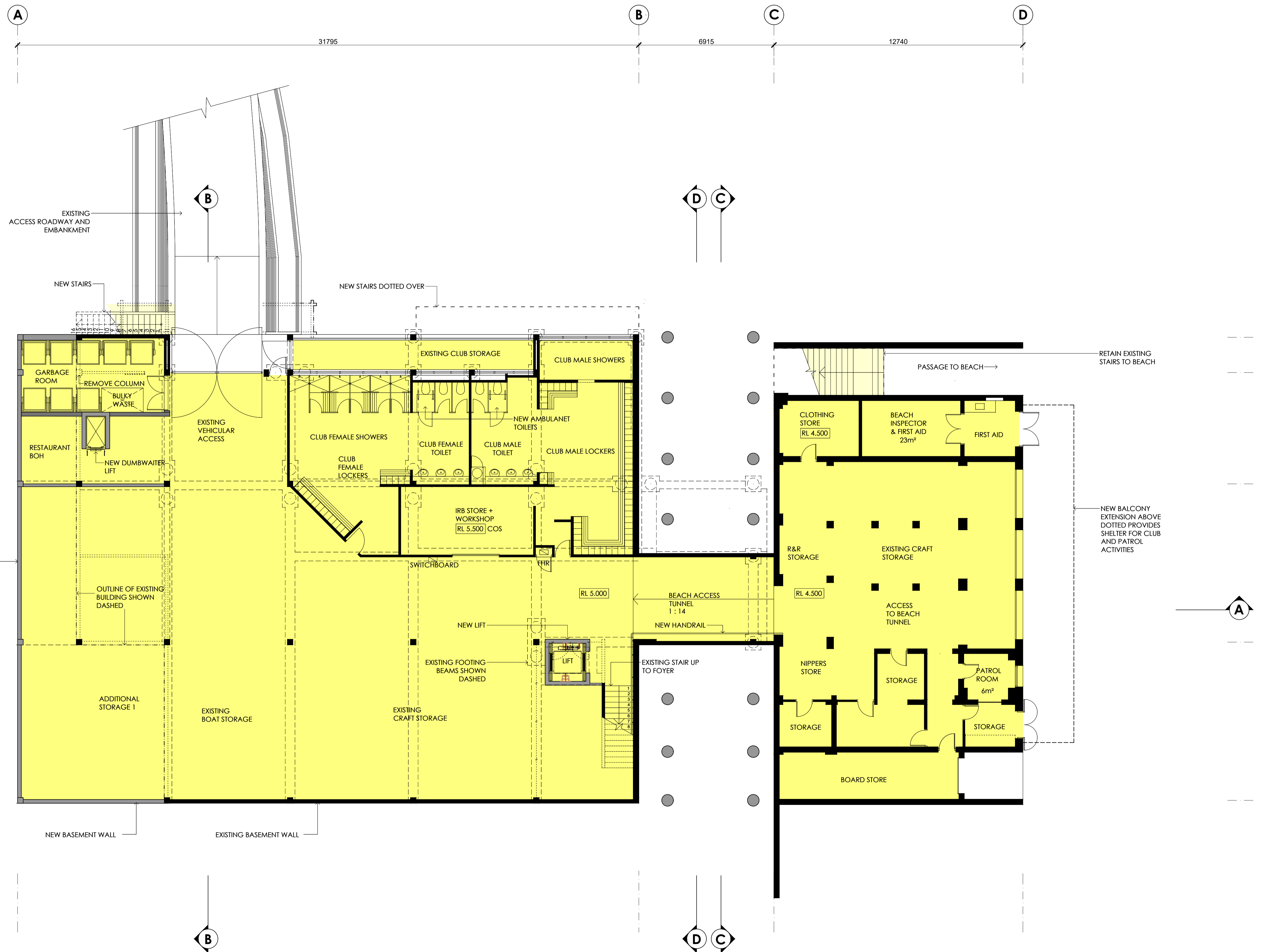




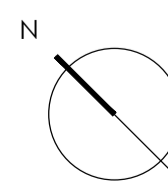
DEMOLISH WALLS, WINDOWS & DOORS  
 DEMOLISH SURFACES

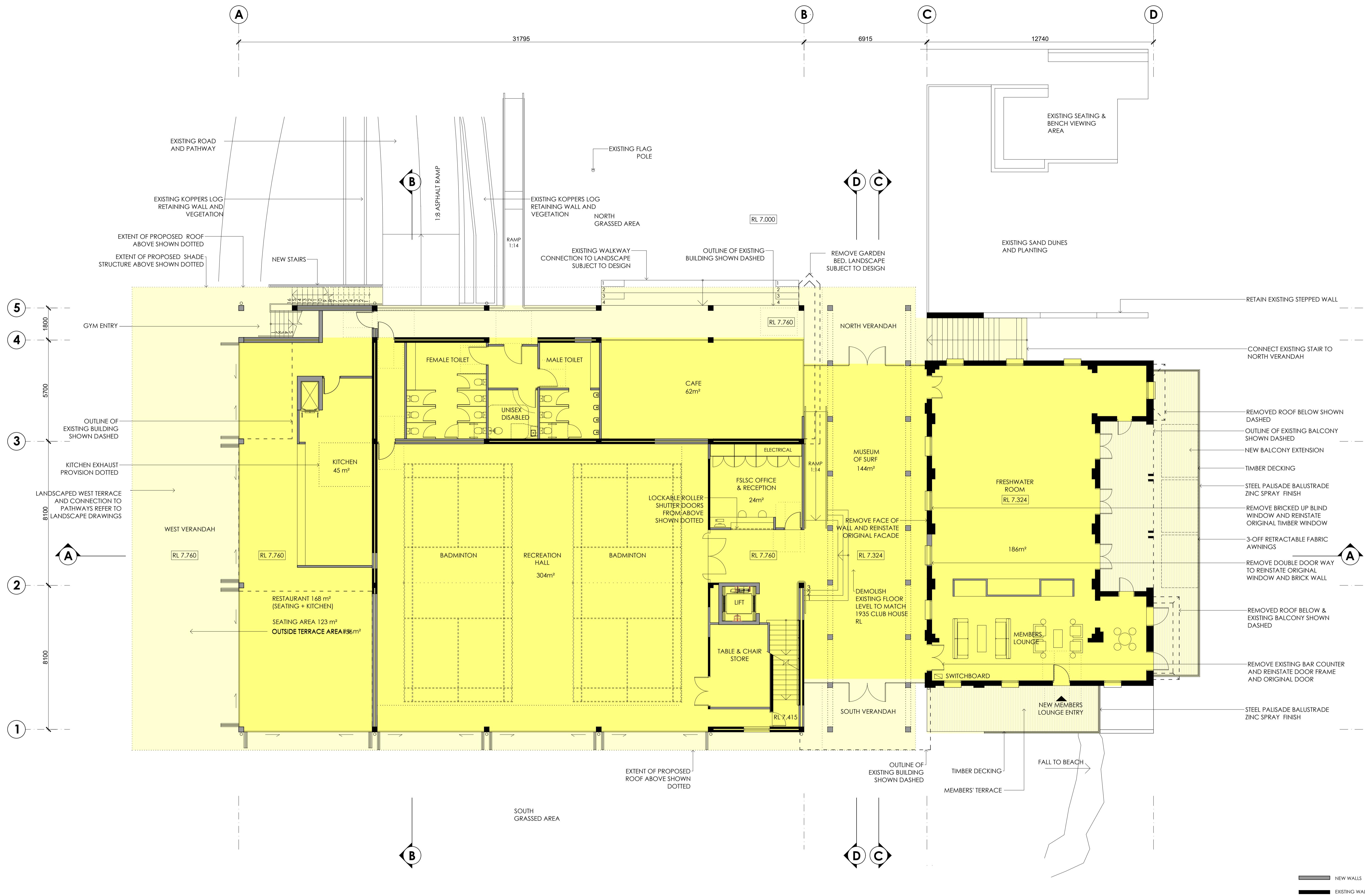


— DEMOLISH WALLS, WINDOWS & DOORS  
 ■ DEMOLISH SURFACES



— NEW WALLS  
 — EXISTING WALLS





— NEW WALLS  
 — EXISTING WALLS



BSA File Reference: 11671

Building Sustainability Assessments enquiries@buildingsustainability.net.au Ph: (02) 4962 3439  
www.buildingsustainability.net.au

**SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS**

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au

**FIXTURES AND SYSTEMS**

**Hot Water System (if applicable)**

Type n/a

**Lighting**

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

**Fixtures**

All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.

**CONSTRUCTION**

Insulation to be installed to all new or altered floors, walls, ceilings and roofs as described below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.

	Added R Value	Other Specifications
Floors		
Walls	All	R2.0
Ceilings	Adjacent to roof space	R2.5
Roofs	Metal	Foil = R1.0 Medium colour

Glazing to all new or altered windows or doors can be as described for clear or tinted glazing.  
Other glazing systems must have U and SHGC values no greater than those listed.

All values calculated to NFRC conditions.

Glazing & Frame	U Value	SHGC Value	Details
Single clear in aluminium	7.83	0.75	To all windows UNO

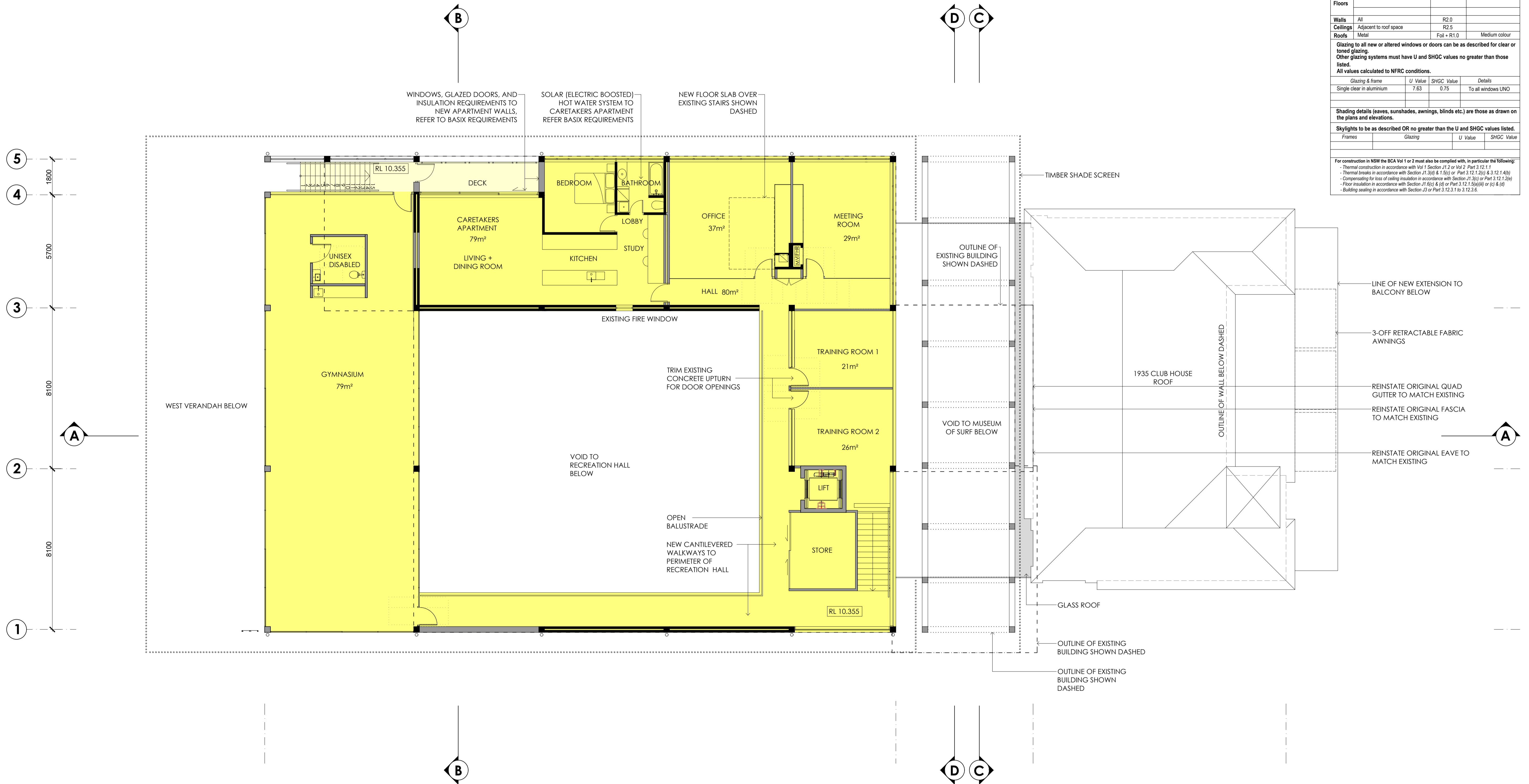
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.

Skylights to be as described OR no greater than the U and SHGC values listed.

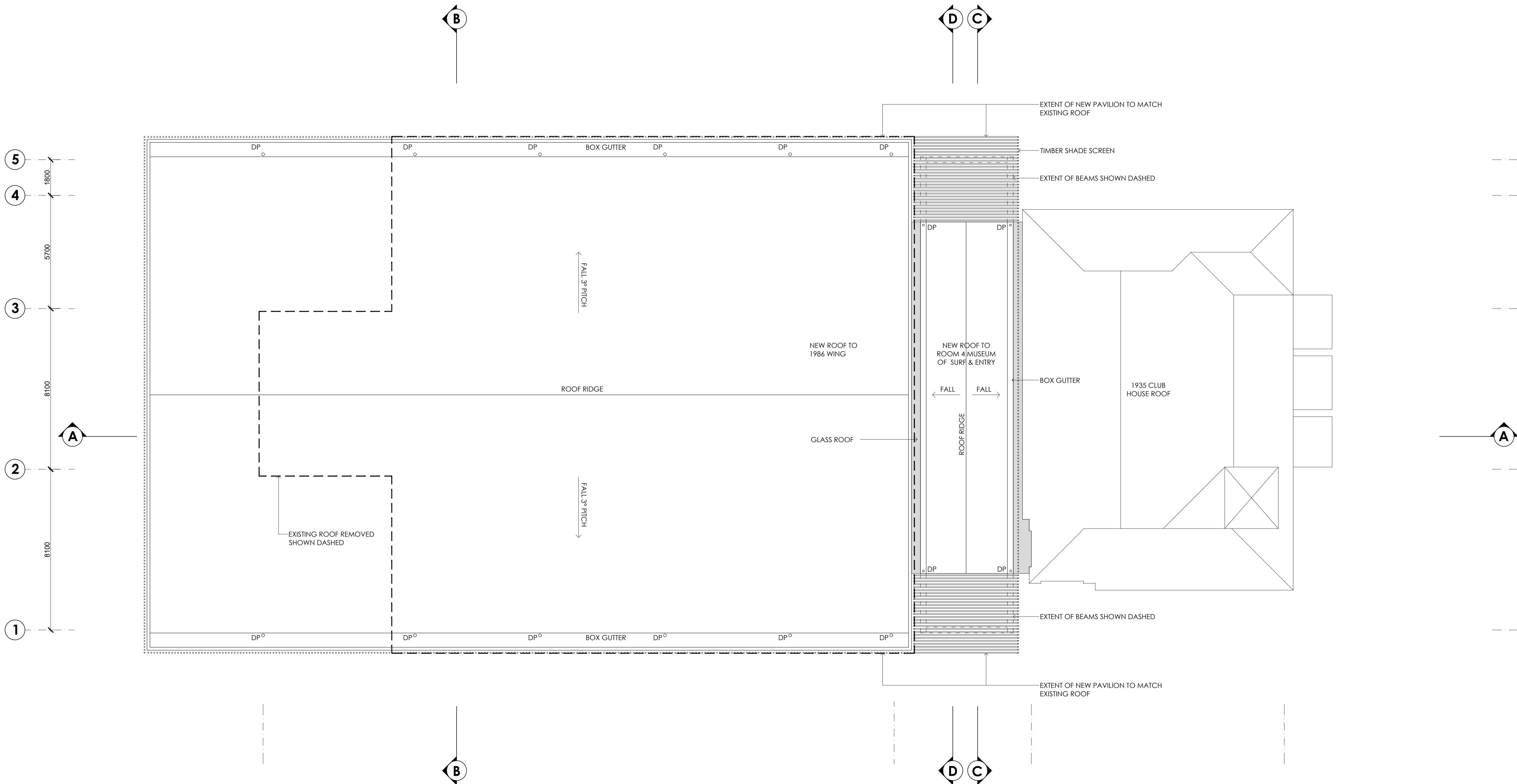
Frames	Glazing	U Value	SHGC Value

For construction in NSW the BCA Vol 1 or 2 must also be complied with. In particular the following:

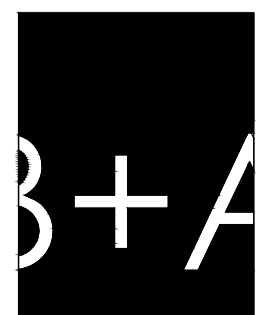
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section J1.3(c) & 1.3(c) or Part 3.12.1.2(c) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.



NEW WALLS  
EXISTING WALLS



NEW WALLS  
 EXISTING WALLS



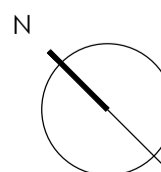
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 FOR  
 FRESHWATER SLSC & NORTHERN BEACHES COUNCIL

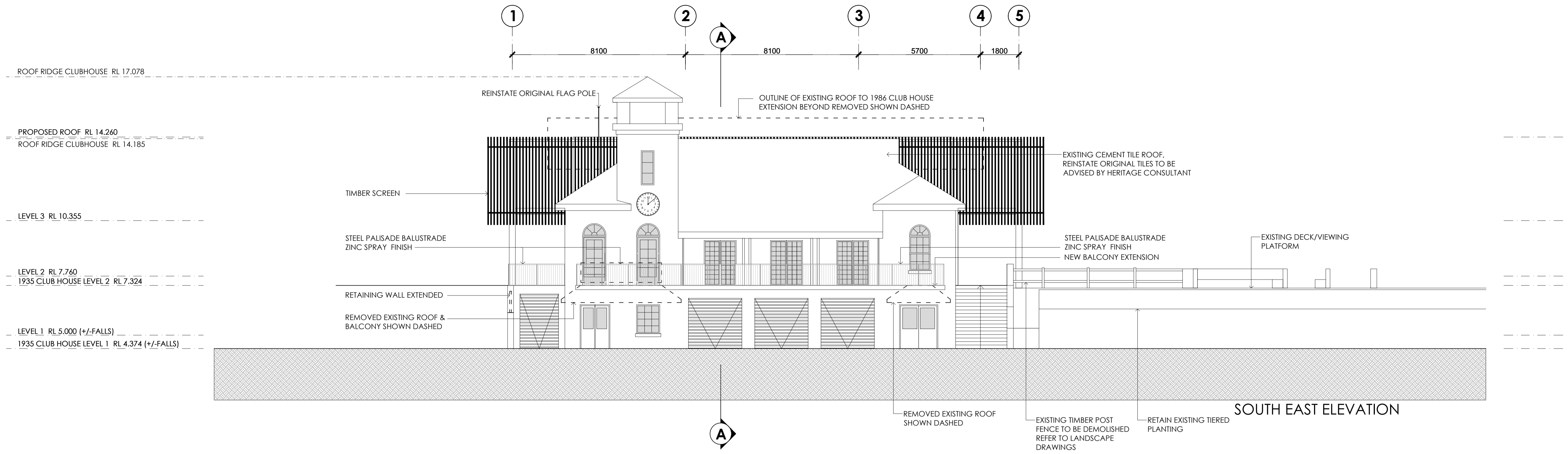


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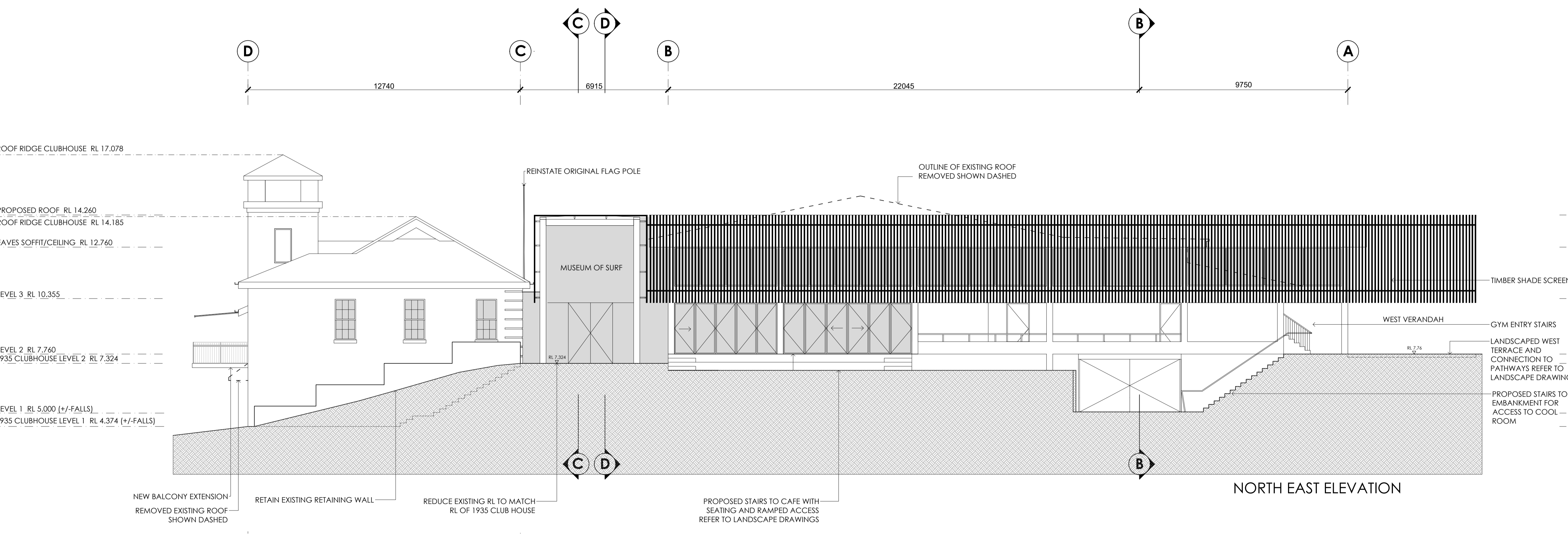
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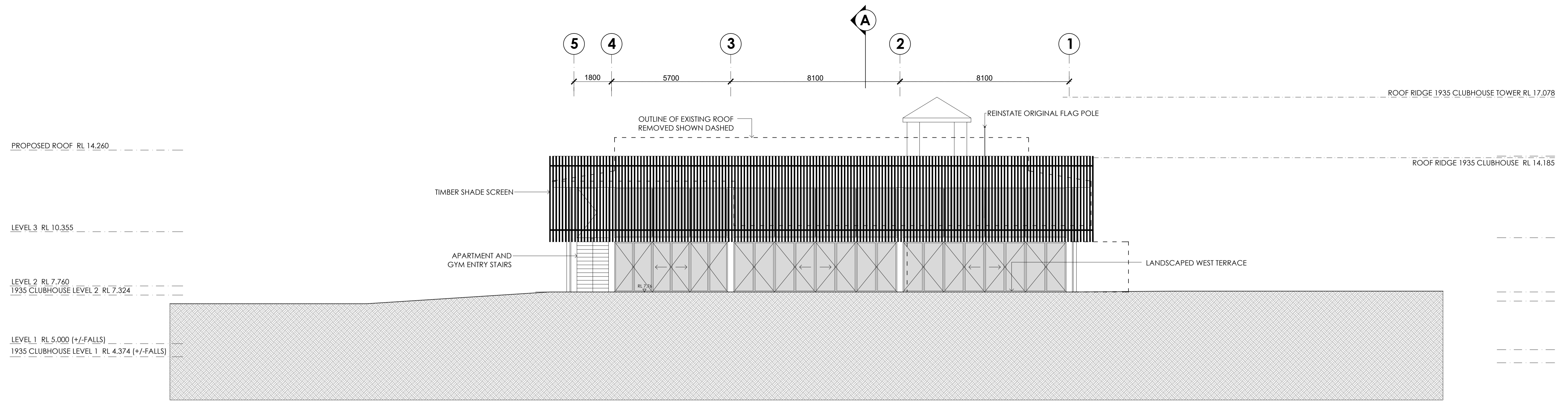
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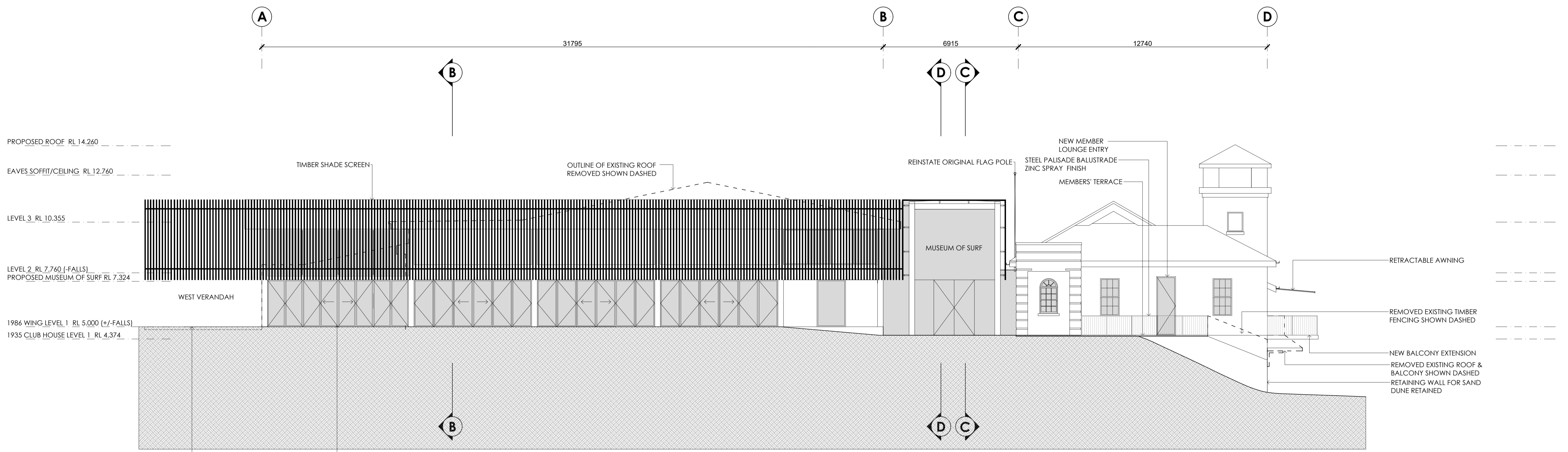
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

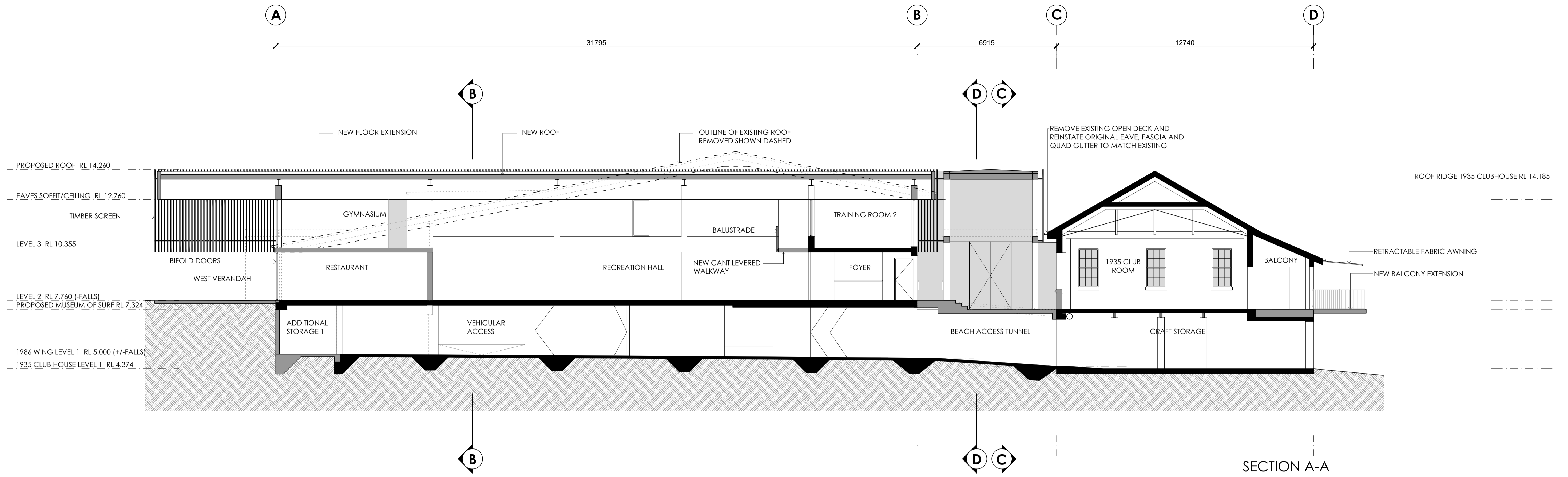


NORTH WEST ELEVATION

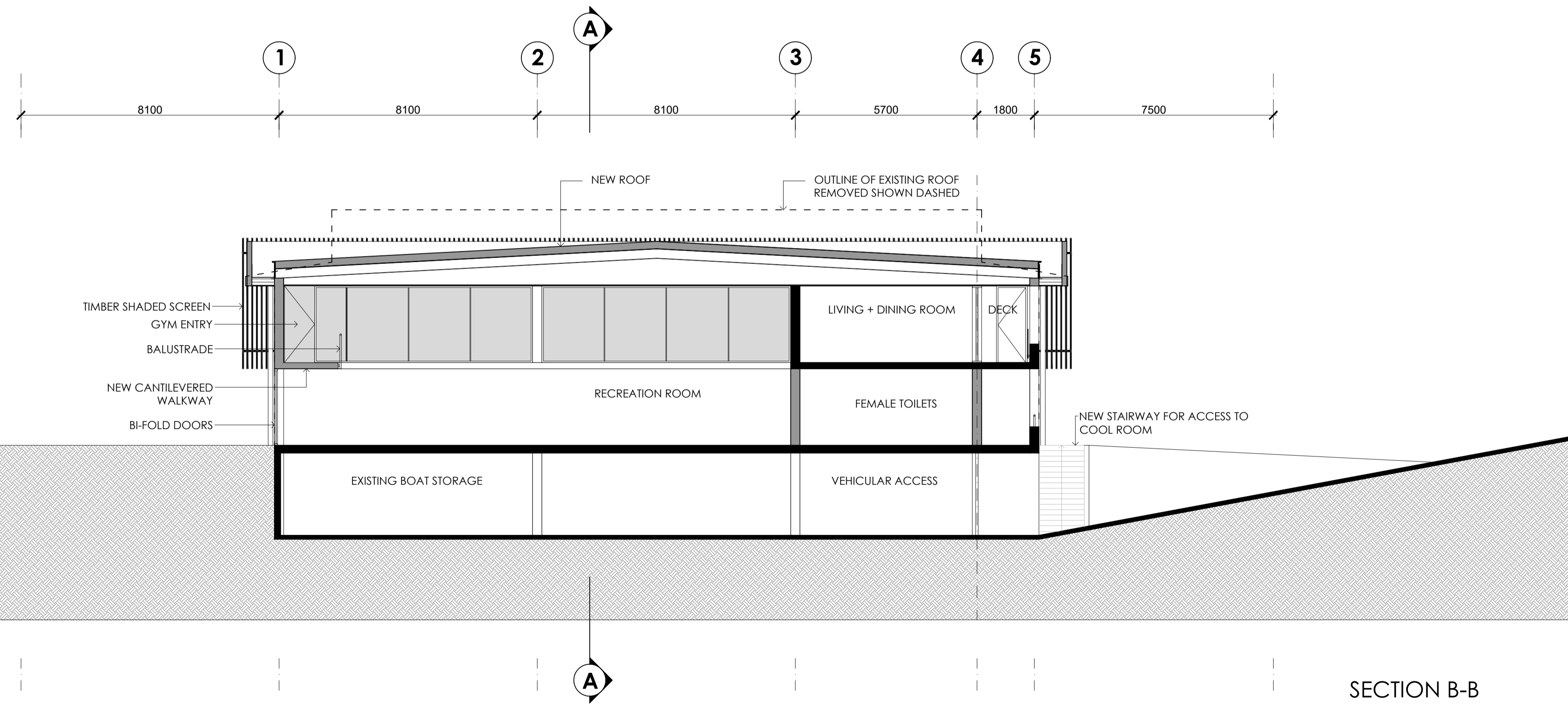


SOUTH WEST ELEVATION

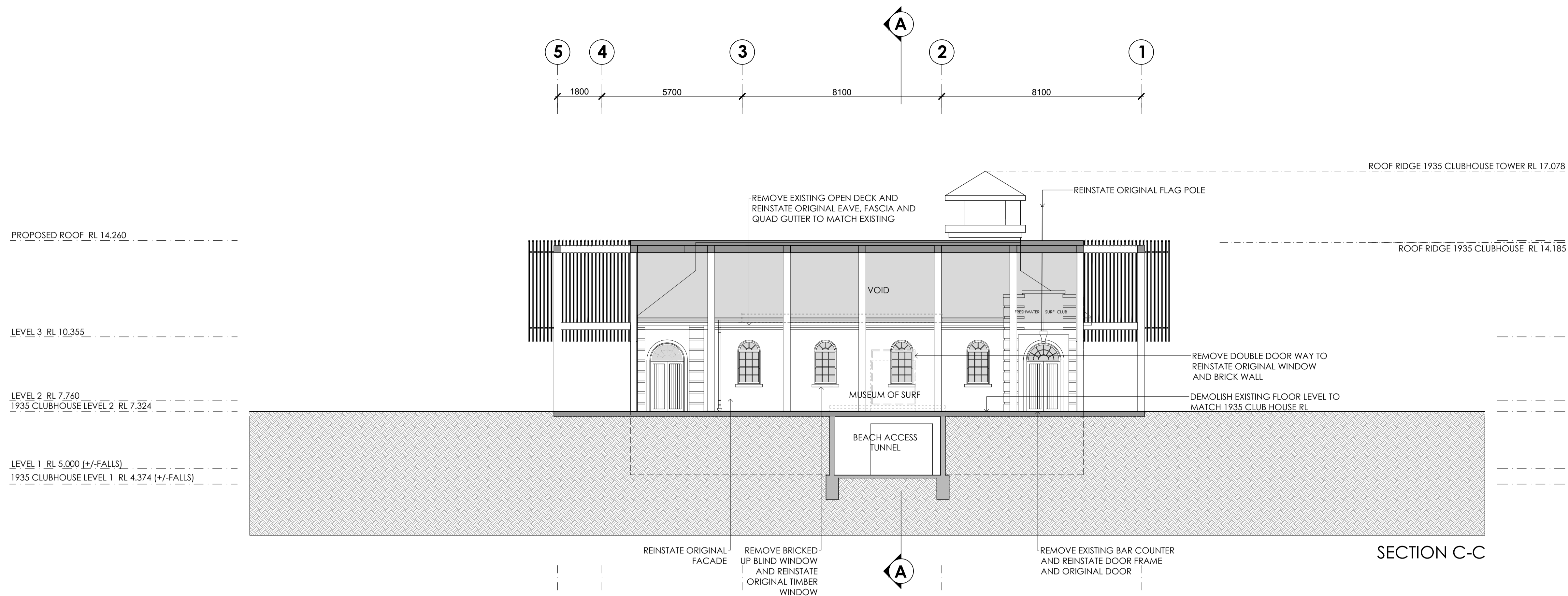




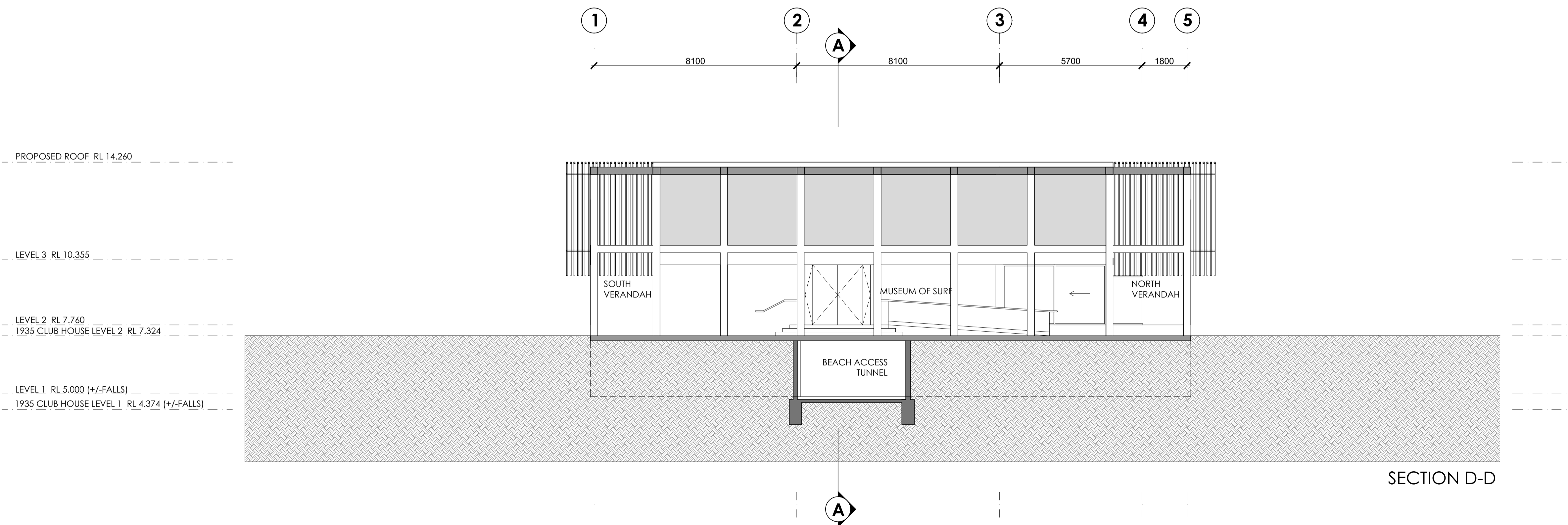
SECTION A-A



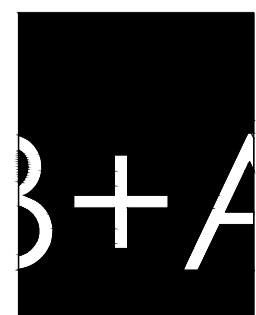
SECTION B-B



SECTION C-C



SECTION D-D



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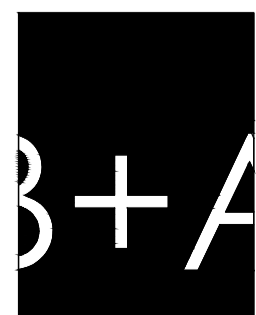
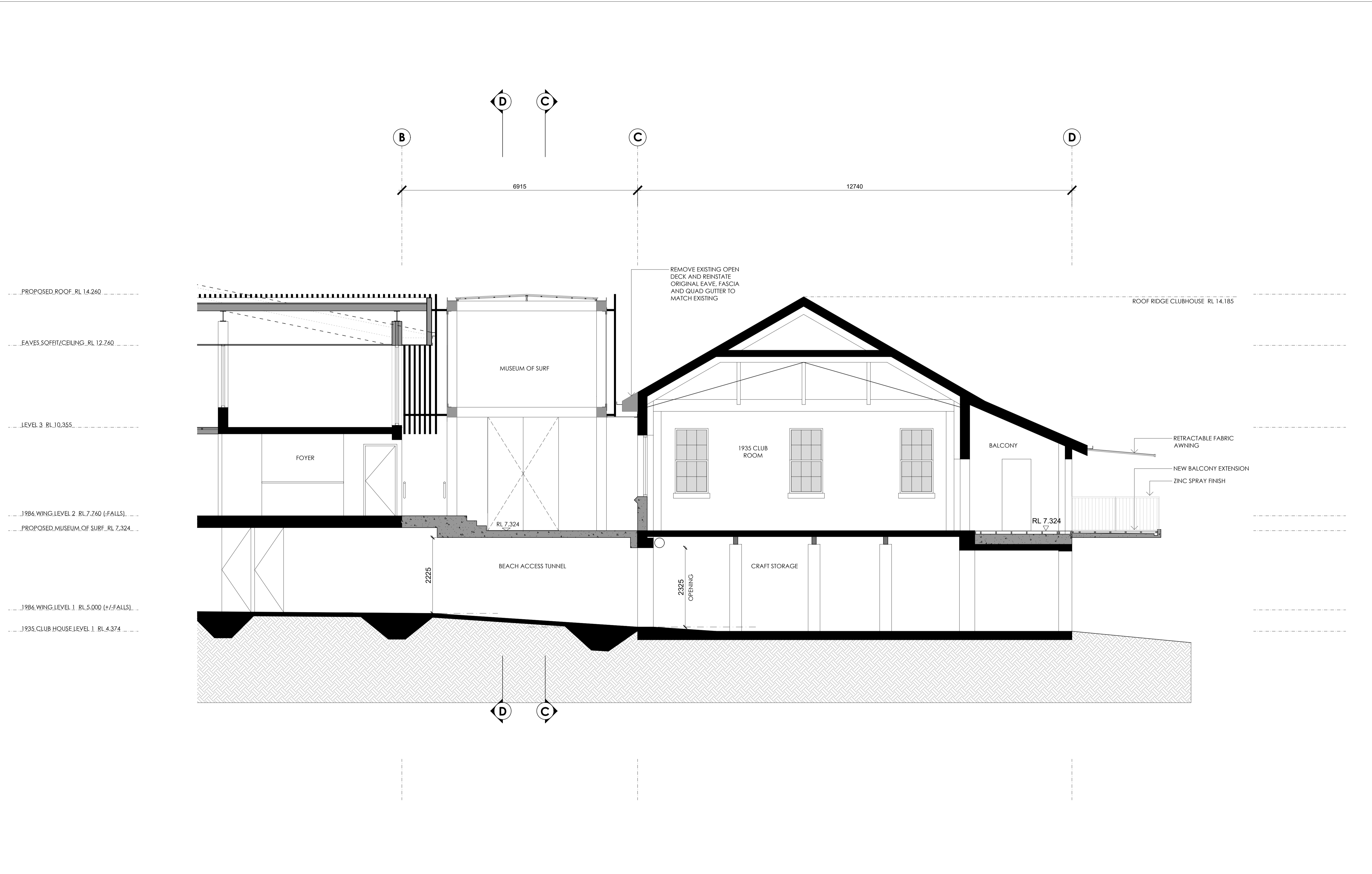
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DRAWING TITLE  
 SECTION C-C AND D-D



DRAWING NO.  
**DA214**  
 ISSUE  
**A**



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DRAWING TITLE  
**DETAILED SECTION A-A**




DRAWING NO.  
**DA215**  
 ISSUE  
**A**

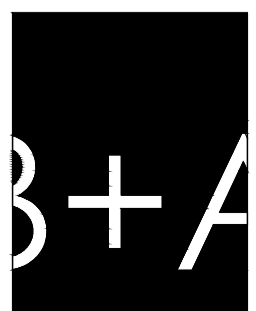


[EXISTING] 9AM 21st JUNE



[PROPOSED] 9AM 21st JUNE

-  SHADOWS CAST BY EXISTING
-  SHADOWS CAST BY PROPOSAL
-  SHADOWS REMOVED



**ARCHITECT**  
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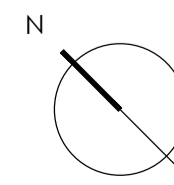
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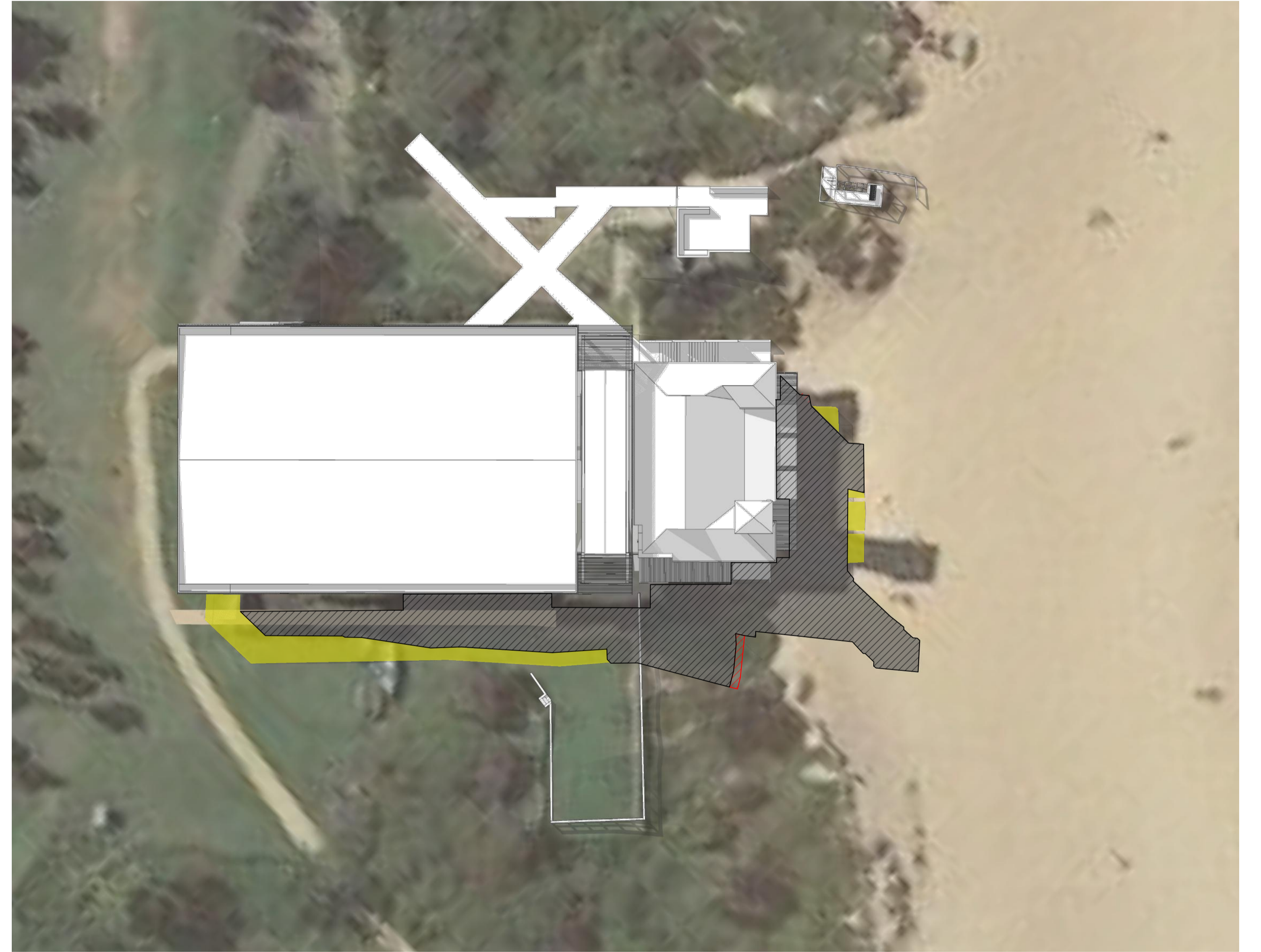
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DRAWING TITLE  
 SHADOW DIAGRAMS 9AM



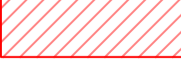
DRAWING NO.  
**DA216**  
 ISSUE  
**A**

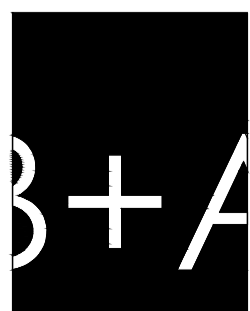


[EXISTING] 12PM 21st JUNE



[PROPOSED] 12PM 21st JUNE

-  SHADOWS CAST BY EXISTING
-  SHADOWS CAST BY PROPOSAL
-  SHADOWS REMOVED



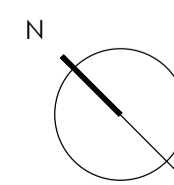
**ARCHITECT**  
**BONUS + ASSOCIATES**  
 LEVEL 1  
 597 DARLING STREET  
 ROZELLE NSW 2039  
 T 02 9818 6188  
 F 02 9818 6288  
 E info@bonusarch.com  
 B PLUS A PTY. LTD. ABN 40 615 655 420

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JOB NO  
 1104  
 NOMINATED ARCHITECT  
 G BONUS  
 ARCH REG. 4034  
 DRAWN  
 CX/PF/SK

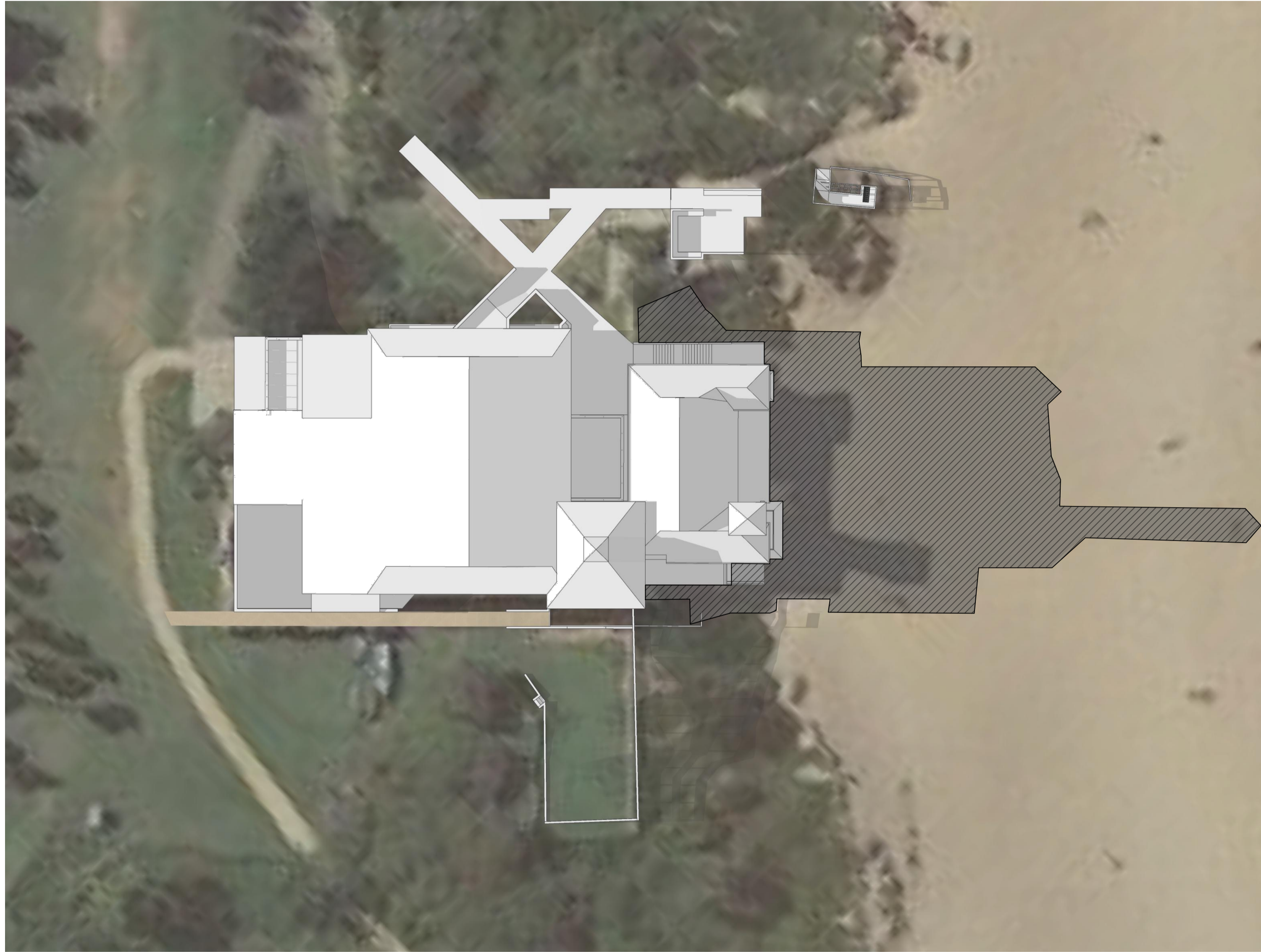
**museum of surf**  
 ALTERATIONS & ADDITIONS TO  
 FRESHWATER SLSC  
 FOR  
 FRESHWATER SLSC & NORTHERN BEACHES COUNCIL



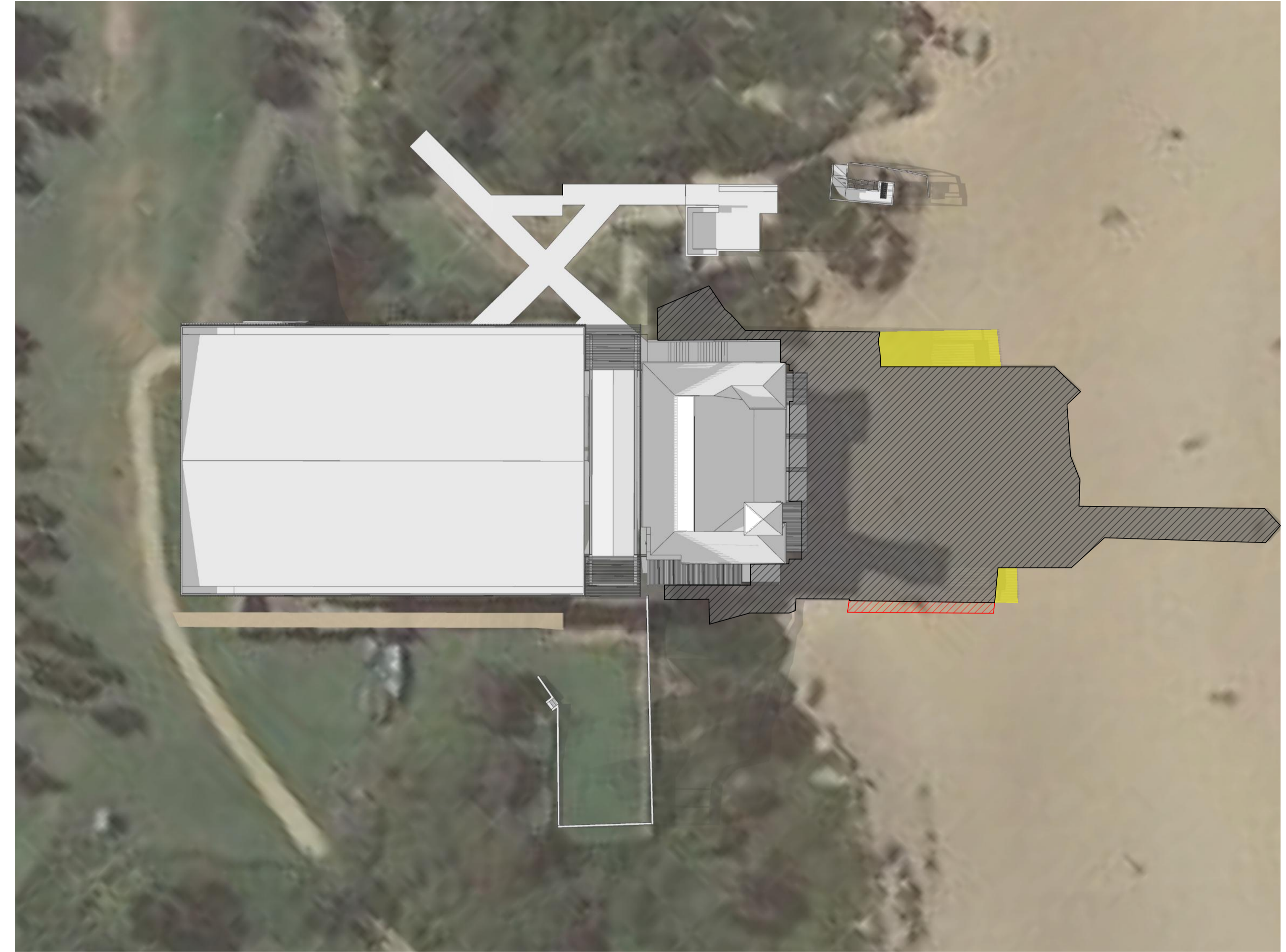
REV	DATE	AMENDMENT
A	08.05.23	DA ISSUE

DRAWING TITLE  
 SHADOW DIAGRAMS 12PM




DRAWING NO.  
**DA217**  
 ISSUE  
**A**

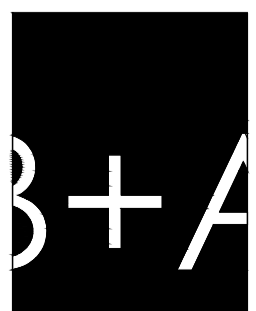


[EXISTING] 3PM 21st JUNE



[PROPOSED] 3PM 21st JUNE

-  SHADOWS CAST BY EXISTING
-  SHADOWS CAST BY PROPOSAL
-  SHADOWS REMOVED

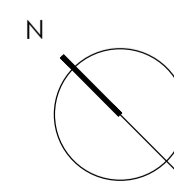


**ARCHITECT**  
**BONUS + ASSOCIATES**  
 LEVEL 1  
 597 DARLING STREET  
 ROZELLE NSW 2039  
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JOB NO  
 1104  
 NOMINATED ARCHITECT  
 G BONUS  
 ARCH REG. 4034  
 DRAWN  
 CX/PF/SK

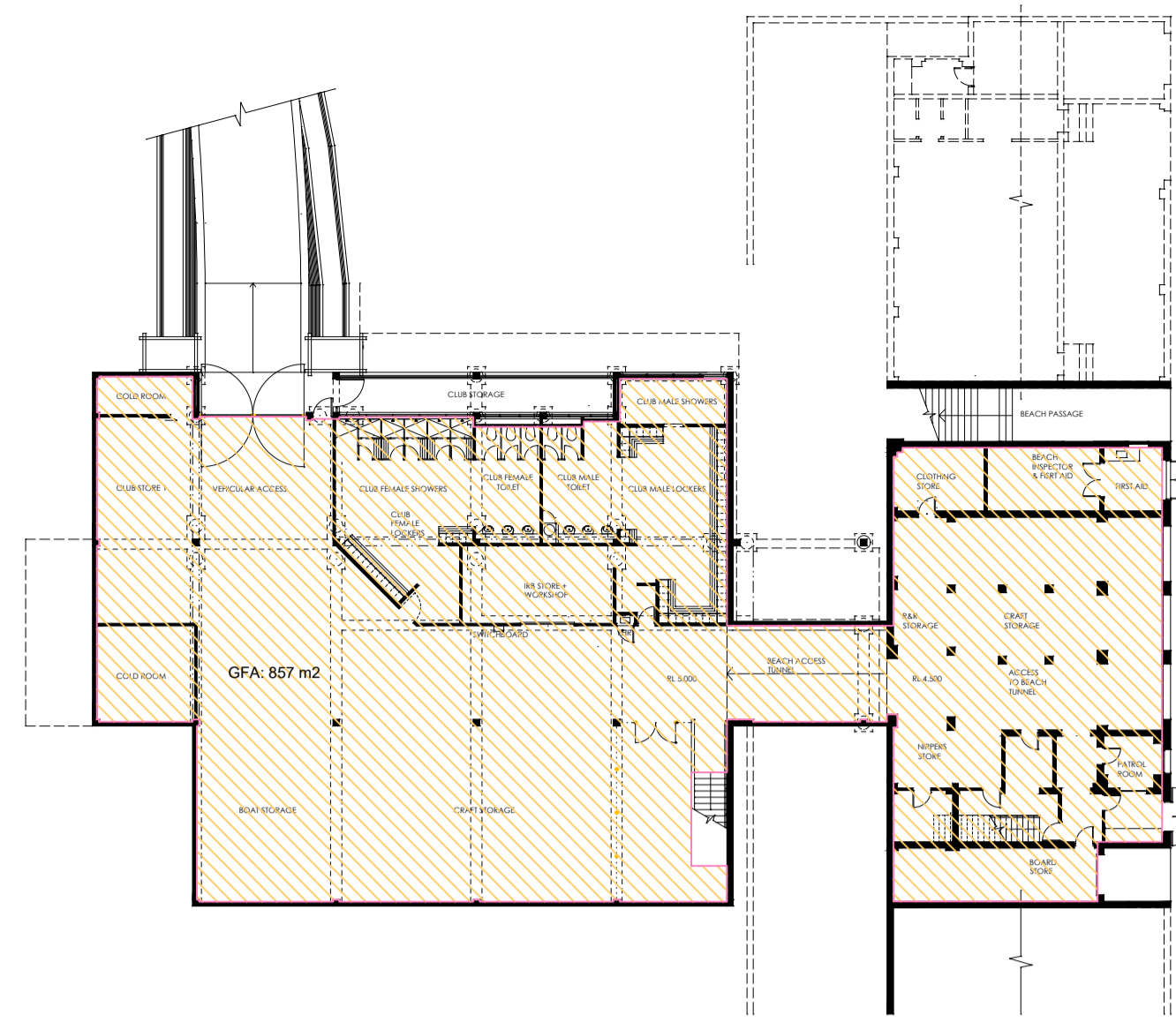
**museum of surf**  
 ALTERATIONS & ADDITIONS TO  
 FRESHWATER SLSC  
 FOR  
 FRESHWATER SLSC & NORTHERN BEACHES COUNCIL



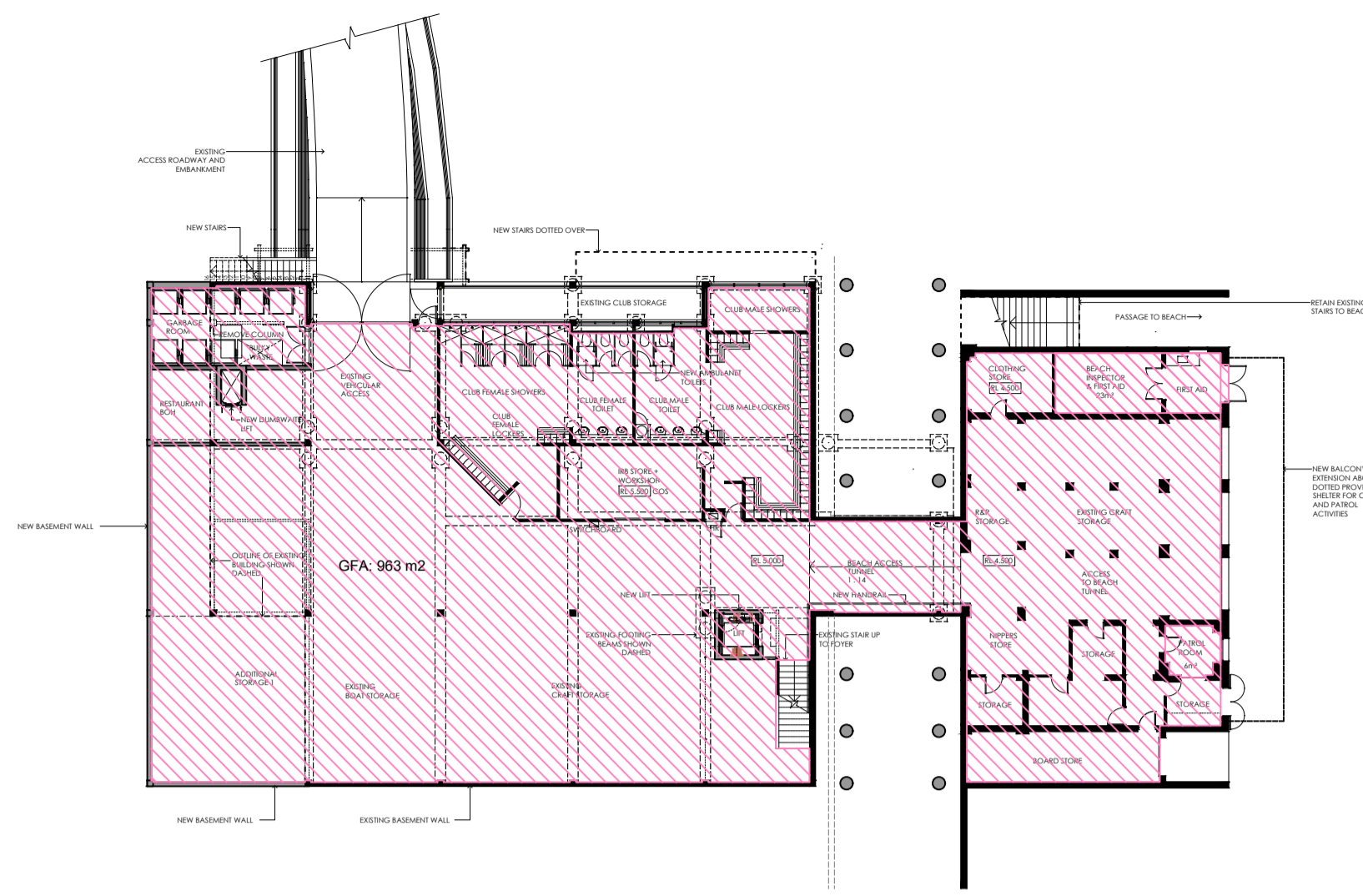
REV DATE AMENDMENT  
 A 08.05.23 DA ISSUE

DRAWING TITLE  
 SHADOW DIAGRAMS 3PM

DRAWING NO.  
**DA218**  
 ISSUE  
**A**



EXISTING LEVEL 1



PROPOSED LEVEL 1

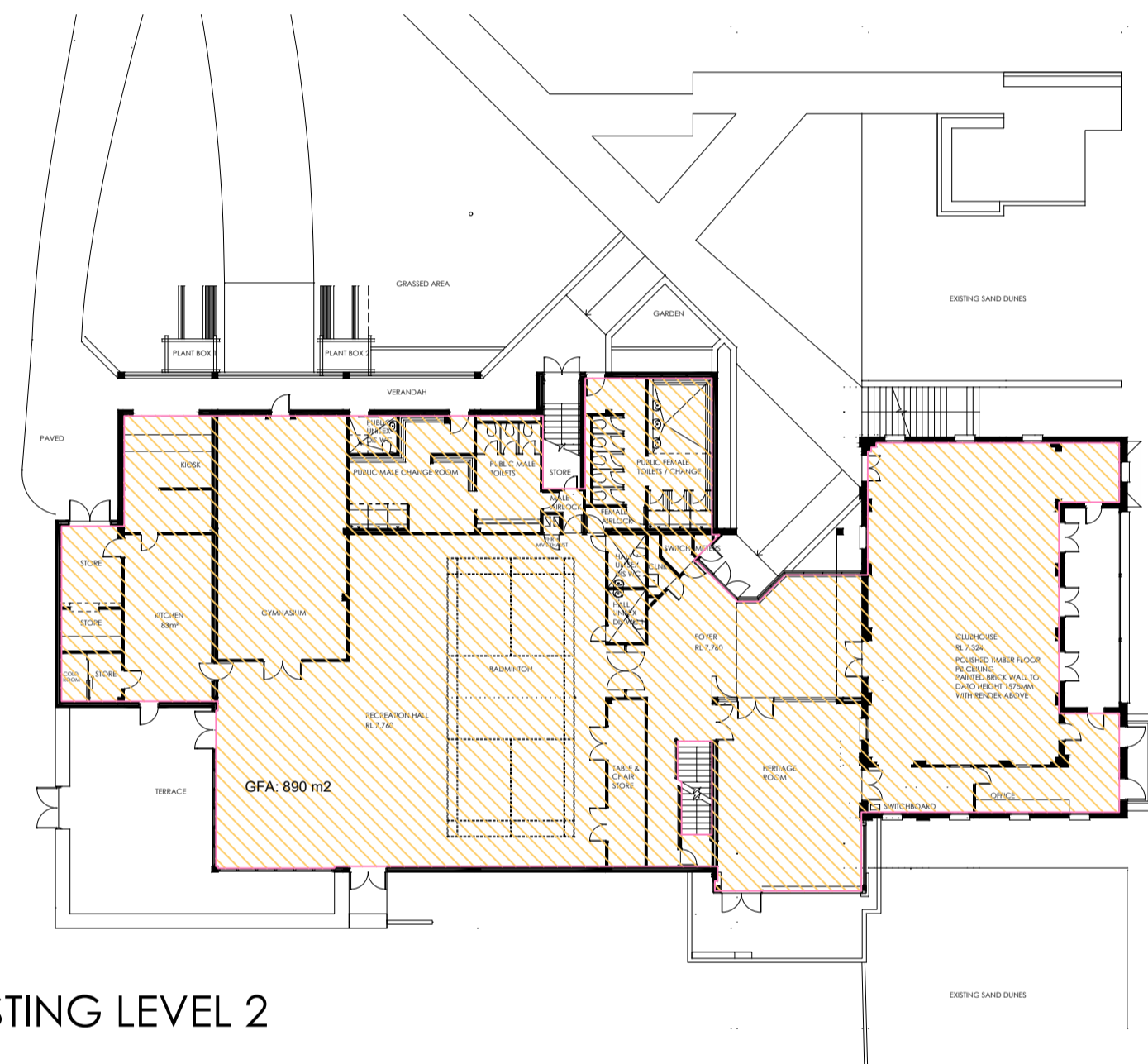
**LEVEL 1 GFA SCHEDULE**

EXISTING	GFA
STORAGE	
CLUB LOCKERS & FACILITIES	
RESTAURANT BOH	
FIRST AID & PATROL	
<b>TOTAL GFA</b>	<b>857</b>

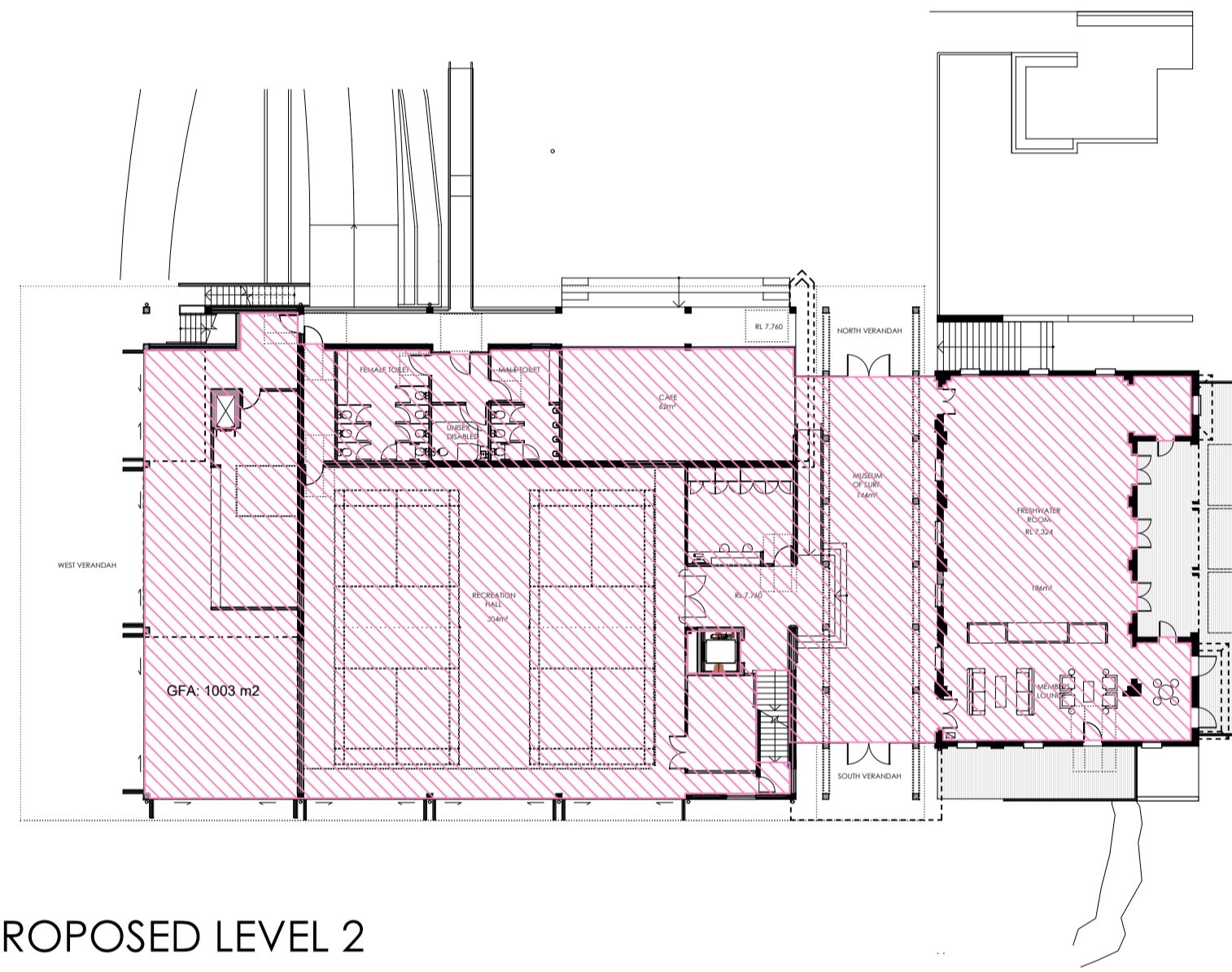
**LEVEL 1 GFA SCHEDULE**

PROPOSED	GFA
STORAGE	
CLUB LOCKERS & FACILITIES	
RESTAURANT BOH	
FIRST AID & PATROL	
<b>TOTAL GFA PROPOSED</b>	<b>963</b>

LEVEL 1 USES DON'T CHANGE, WITH AN INCREASE IN STORAGE



EXISTING LEVEL 2



PROPOSED LEVEL 2

**LEVEL 2 GFA SCHEDULE**

EXISTING	GFA
MUSEUM OF SURF & ENTRANCE	
OFFICE & RECEPTION	
GYMNASIUM	78
RECREATION HALL	
CLUB ROOM & LOUNGE	
RESTAURANT	0
CAFE	83
TOILETS	
STORAGE	
<b>TOTAL GFA</b>	<b>890</b>

**LEVEL 2 GFA SCHEDULE**

PROPOSED	GFA
MUSEUM OF SURF & ENTRANCE	
OFFICE & RECEPTION	
GYMNASIUM	
RECREATION HALL	
CLUB ROOM & LOUNGE	
RESTAURANT	168
CAFE	62
TOILETS	
STORAGE	
<b>TOTAL GFA PROPOSED</b>	<b>1003</b>

NEW FACILITIES ARE PROVIDED TO LEVEL 2

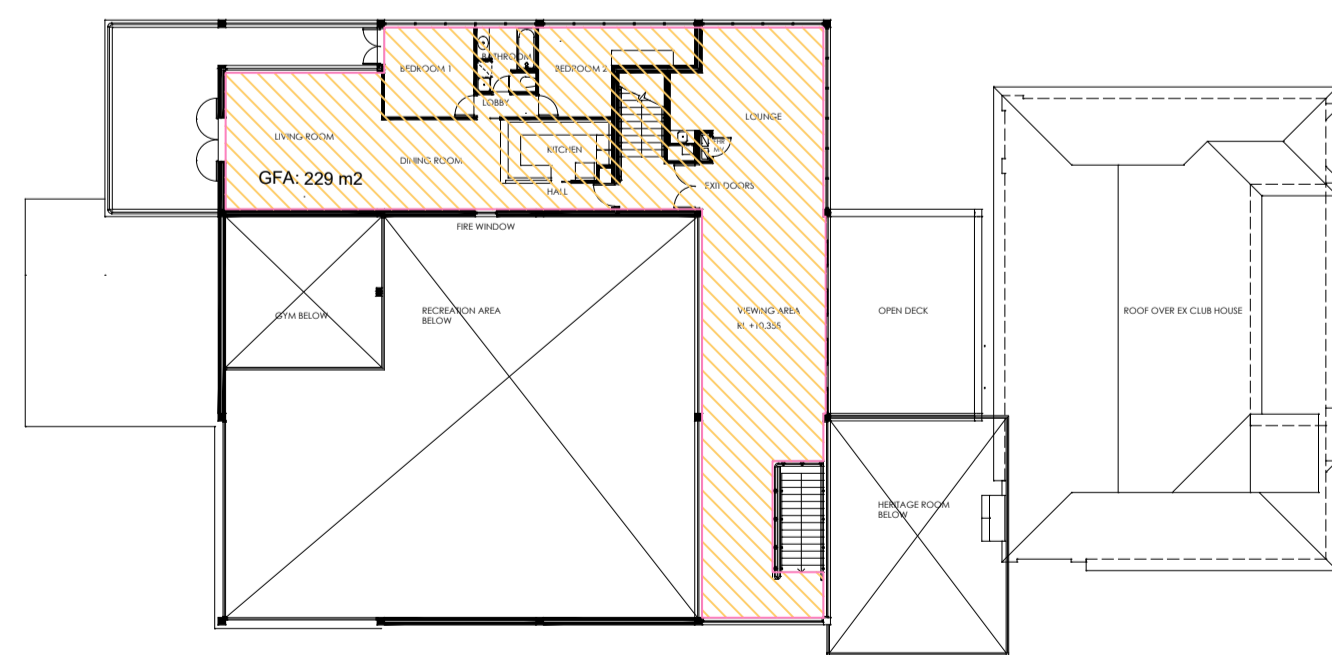
**LEVEL 3 GFA SCHEDULE**

EXISTING	GFA
CLUB STAFF FACILITIES	
CARETAKER'S APARTMENT	
GYMNASIUM	0
HALL & WALKWAY	0
<b>TOTAL GFA</b>	<b>229</b>

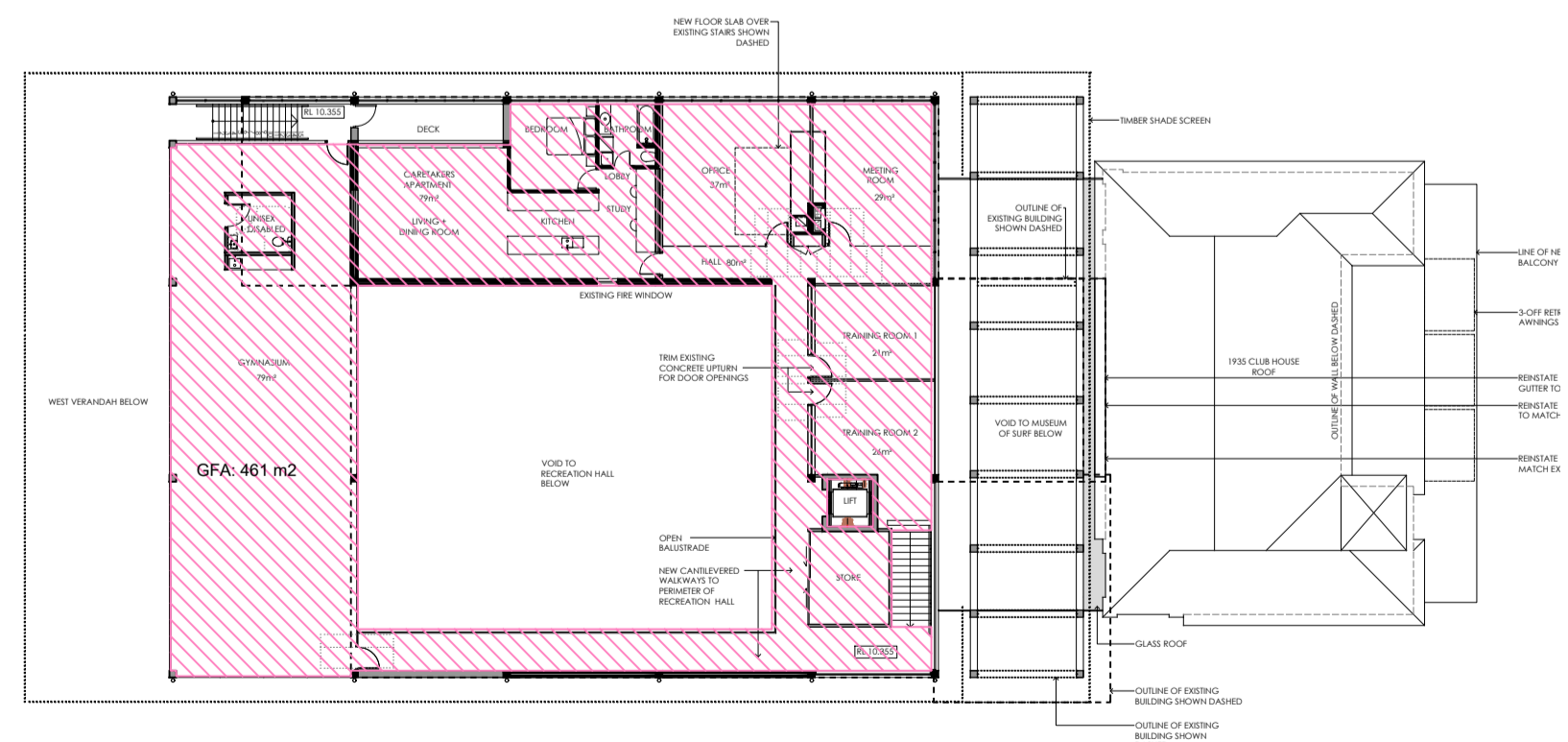
**LEVEL 3 GFA SCHEDULE**

PROPOSED	GFA
CLUB STAFF FACILITIES	
CARETAKER'S APARTMENT	
GYMNASIUM	79
HALL & WALKWAY	80
<b>TOTAL GFA PROPOSED</b>	<b>441</b>

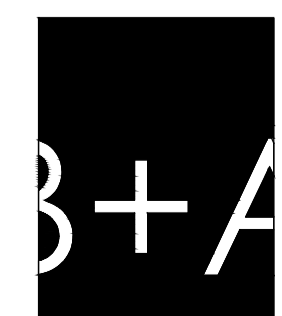
NEW FACILITIES ARE PROVIDED TO LEVEL 3



EXISTING LEVEL 3



PROPOSED LEVEL 3



**ARCHITECT**  
**BONUS + ASSOCIATES**  
 LEVEL 1  
 597 DARLING STREET  
 ROZELLE NSW 2039  
 T 02 9818 6188  
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 E info@bonusarch.com  
 B PLUS A PVT. LTD. ABN 40 615 655 420

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JOB NO  
 1104  
 NOMINATED ARCHITECT  
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 ARCH REG. 4034  
 DRAWN  
 CX/PF/SK

**museum of surf**

ALTERATIONS & ADDITIONS TO  
 FRESHWATER SLSC  
 FOR  
 FRESHWATER SLSC & NORTHERN BEACHES COUNCIL

REV DATE AMENDMENT  
 A 08.05.23 DA ISSUE

DRAWING TITLE  
 GFA PLANS & SCHEDULE  
 EXISTING & PROPOSED

DRAWING NO.  
**DA219**  
 ISSUE  
**A**