

96 AVALON PARADE,
AVALON BEACH, NSW, 2107

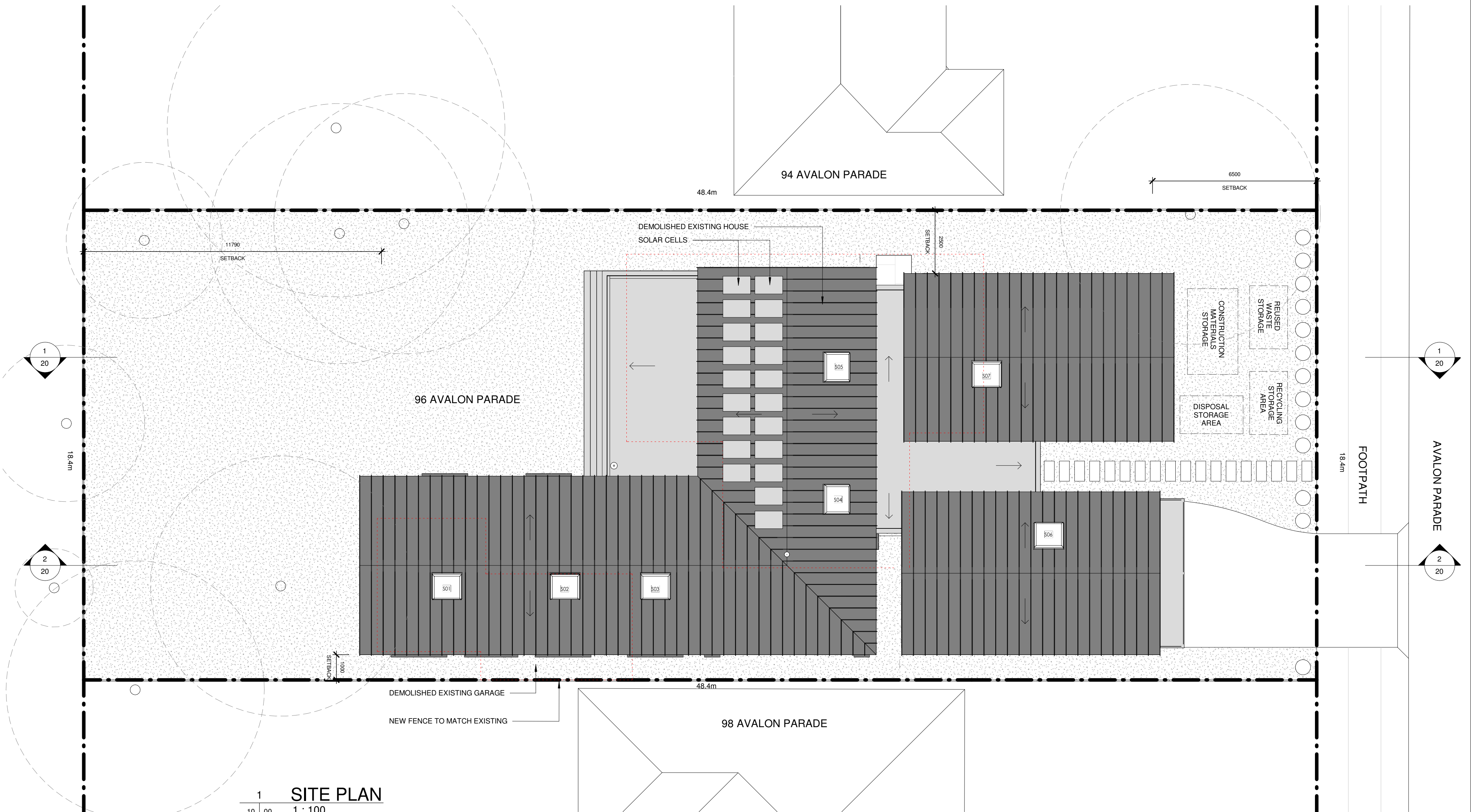


NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	Metal Cladding	Plasterboard lined	2.7 + reflective foil		Main House
	Metal Cladding	Plasterboard lined	2.5 + reflective foil		Secondary dwelling
Internal walls (within)	Plasterboard on studs		R1.5		Main house only in party walls with garage and bathroom
	Plasterboard on studs		None		All other internal walls
Windows	Alum SG Low Solar Gain Low-E: U = 5.60: SHGC = 0.36				W10, W23
	Alum SG Low Solar Gain Low-E: U = 5.60: SHGC = 0.41				W09, W01, W16, W17, W08, W07, W22, W29, W30, W31
	Alum SG Clear: U = 6.70: SHGC = 0.70				All other glazing
Roof	Metal Deck		R3.5	Medium (0.475 to 0.70)	
Ceiling	Plasterboard		None		
Floor Structure	Concrete		R1.0		Main house ground floor
	Timber		None		level 1 of both dwellings
Floor Covering	Ceramic Tiles	Wet areas			
	Timber	All other rooms			
Ceiling/Wall Penetrations	Must be sealed				
External Shading Devices	None required				
Skylight	VELUX FS - Fixed Skylight D6 3mm LoE 366 / 8.5mm Argon Gap / 5.6mm Clear L.a: U = 2.6: SHGC = 0.24				

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 ARCHITECT ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107 reg# NSW 7417 - TIM WEST				SURVEY DAW & WALTON CONSULTING SURVEYORS PO BOX 3222, REDFERN, NSW, 2016 P. (02) 8065 1156 E. survey@daw-walton.com.au	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PO BOX 49, NEWPORT BEACH, NSW, 2106 P. 99994922 E. vmdc@bigpond.net.au	LANDSCAPE SA3 LANDSCAPES PO BOX 182, AVALON, SYDNEY, NSW, 2107 E. avatnbuldingdesign@gmail.com	PROJECT 96 AVALON PARADE, AVALON BEACH, NSW, 2107 NEW BUILD	1 IS	26/07/2021 DATE	DA COMMENTS	JOB NUM# 001	DRAWN BY BH	CHK. BY TW	PAGE SIZE A2
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NEW WALLS

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96 AVALON PARADE, AVALON BEACH, NSW, 2107

NEW BUILD

CLIENT

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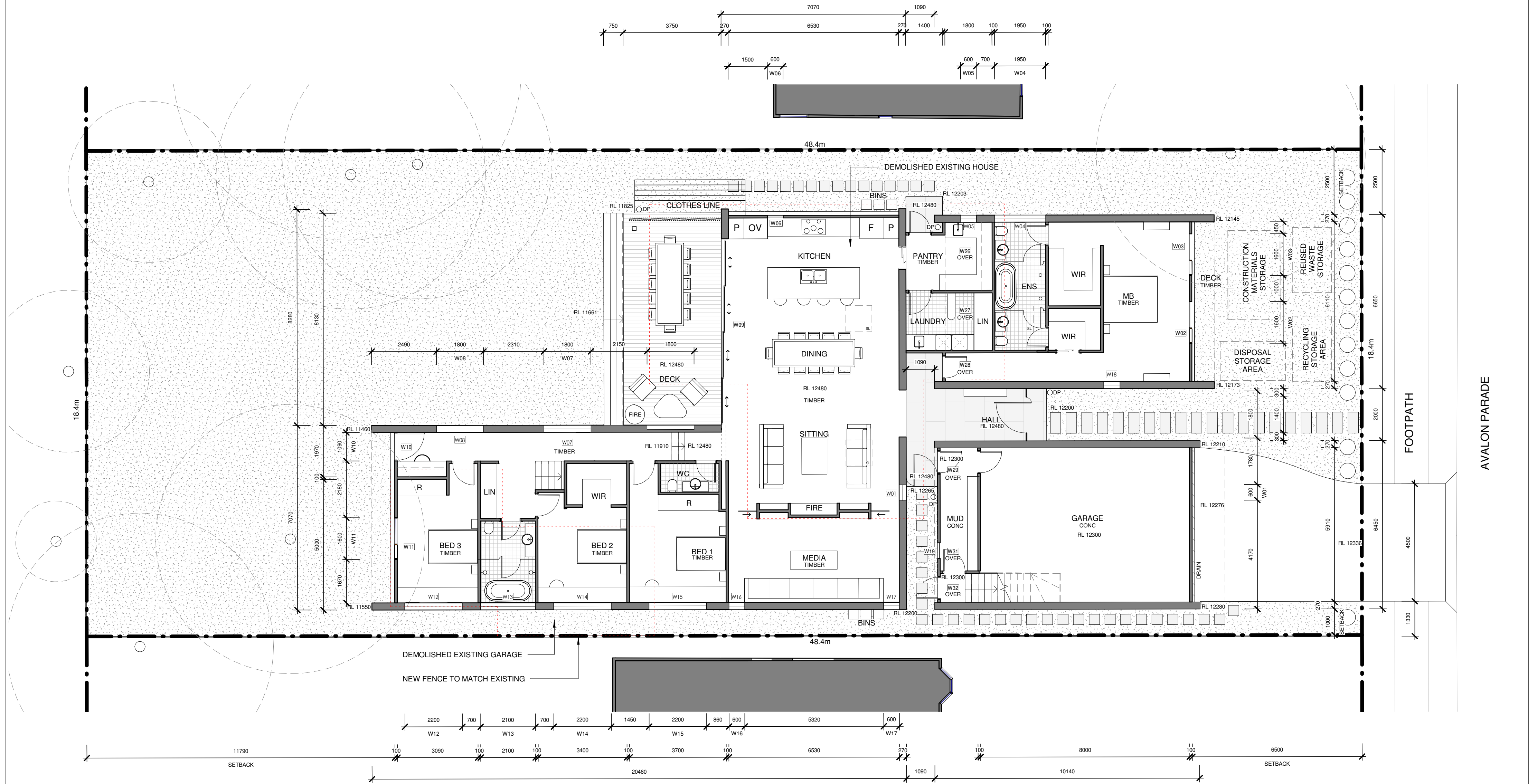
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SITE/ROOF PLAN

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NEW WALLS
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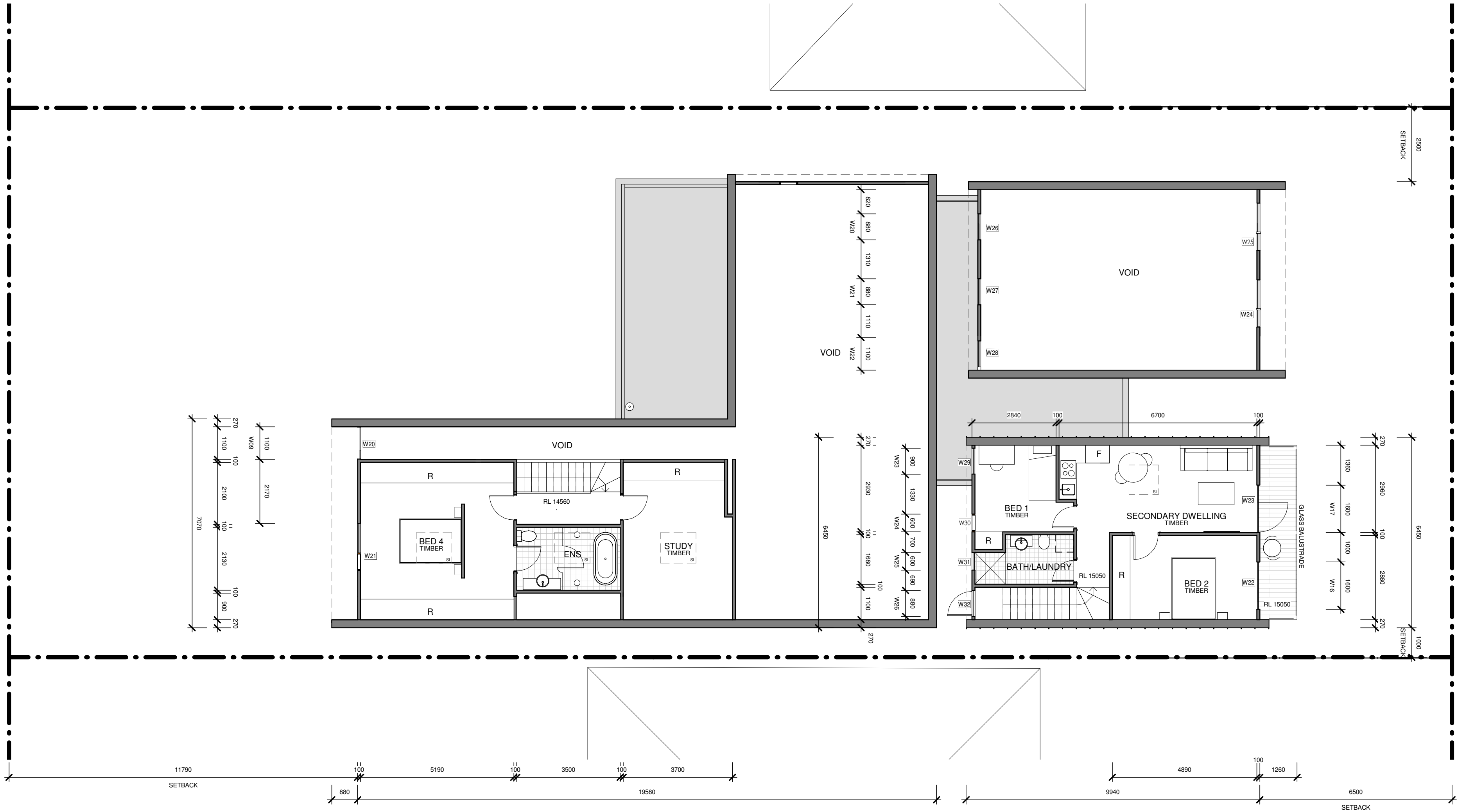
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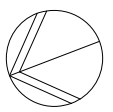
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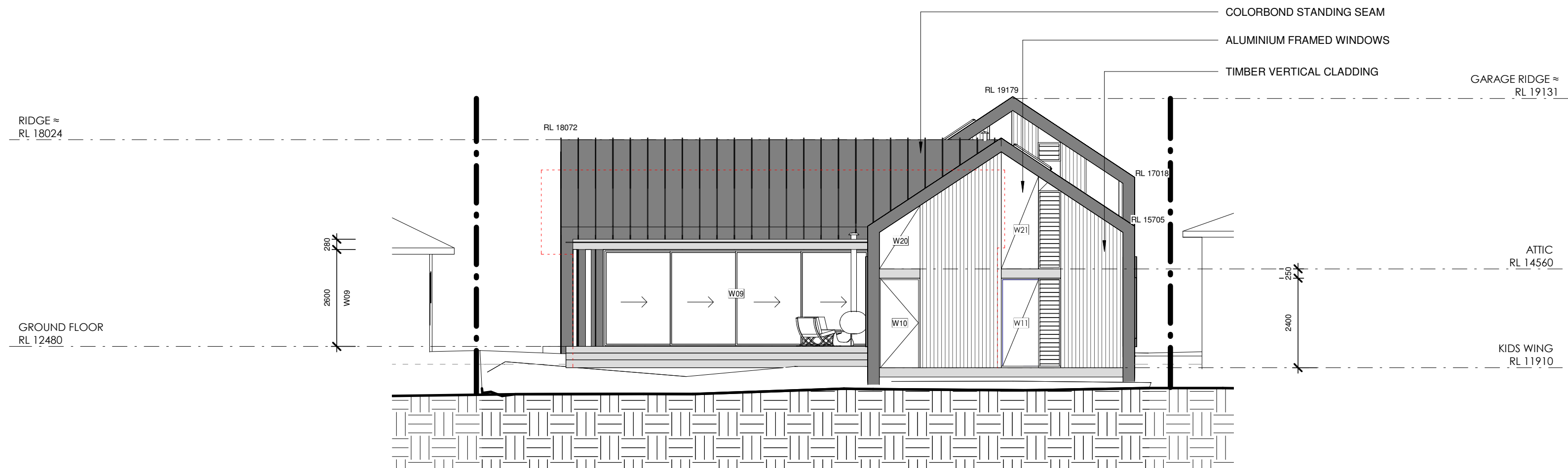
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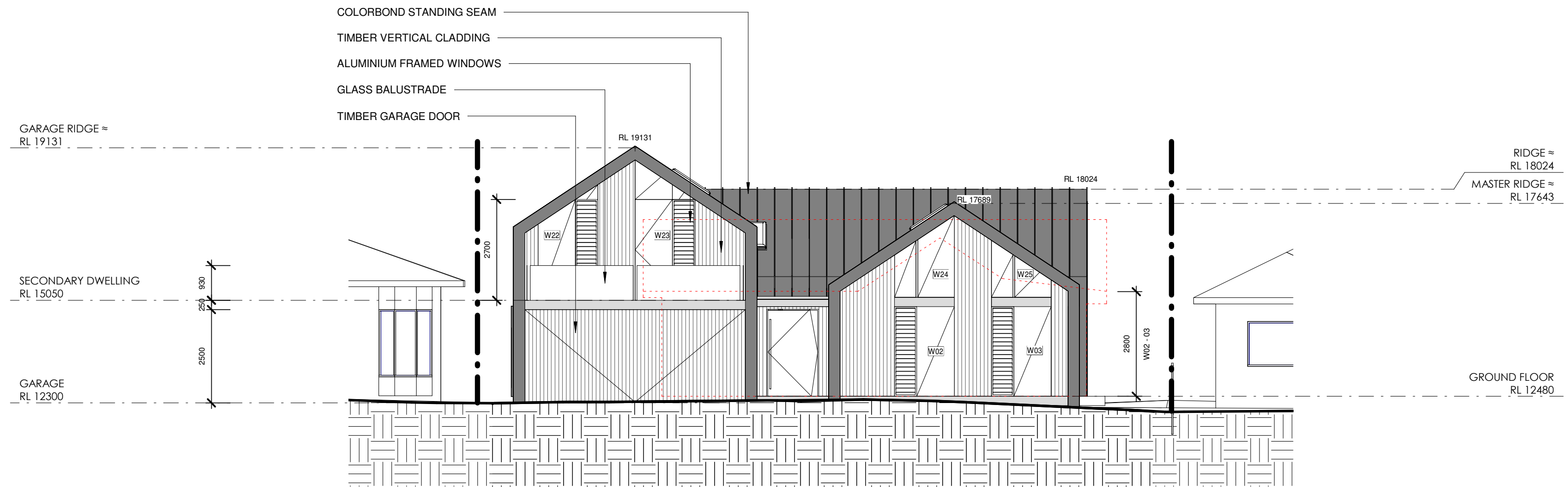
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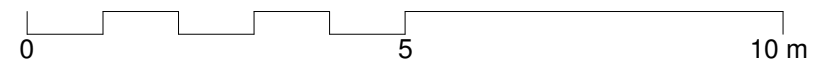


1 NORTH
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2 SOUTH
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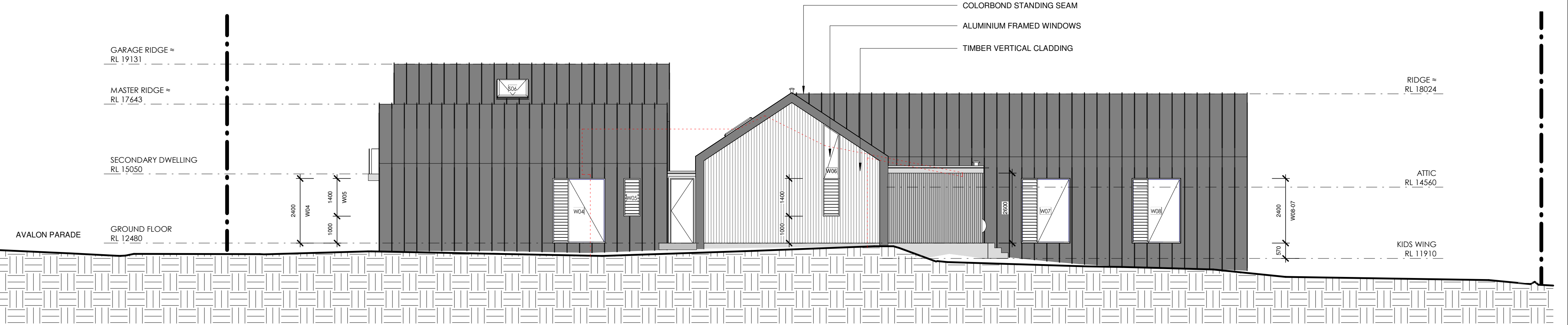
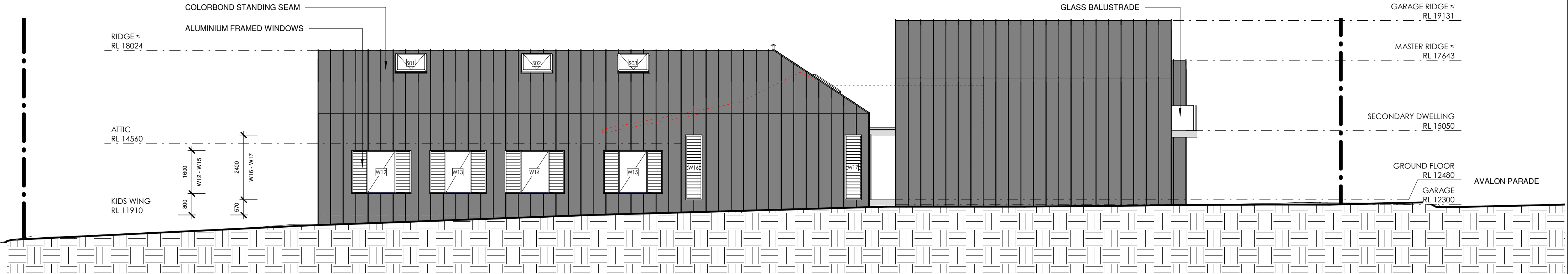
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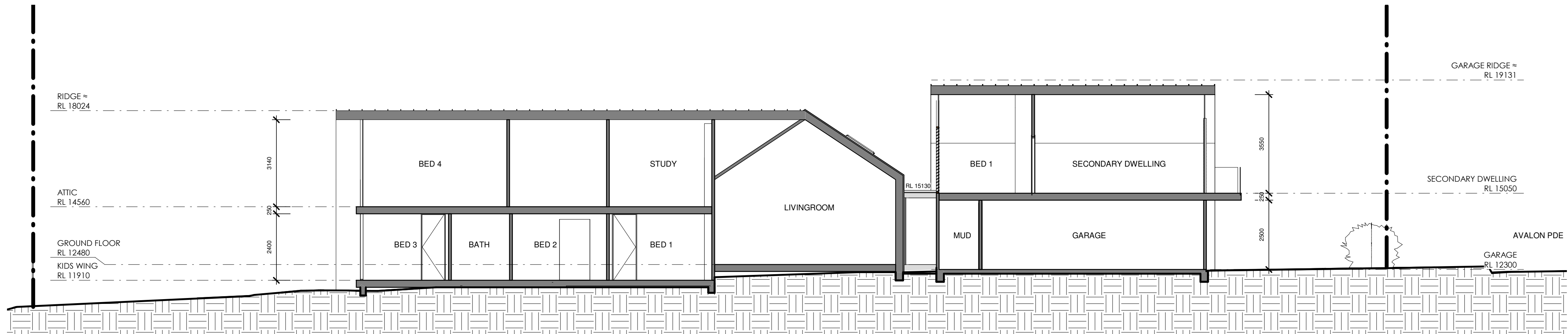
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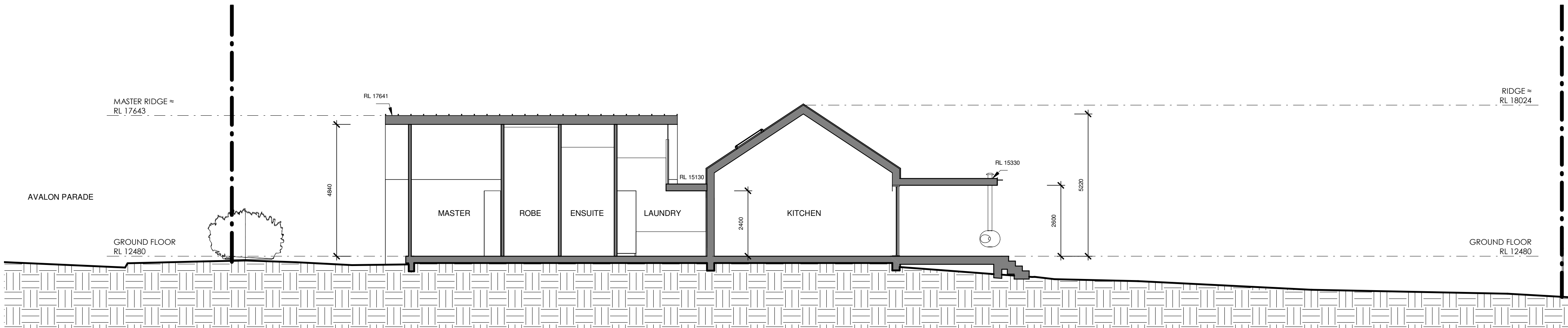
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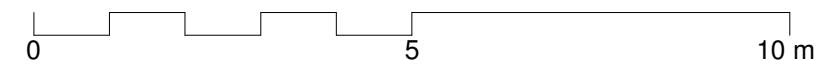


2 Section 1
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1 Section 2
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NEW WALLS
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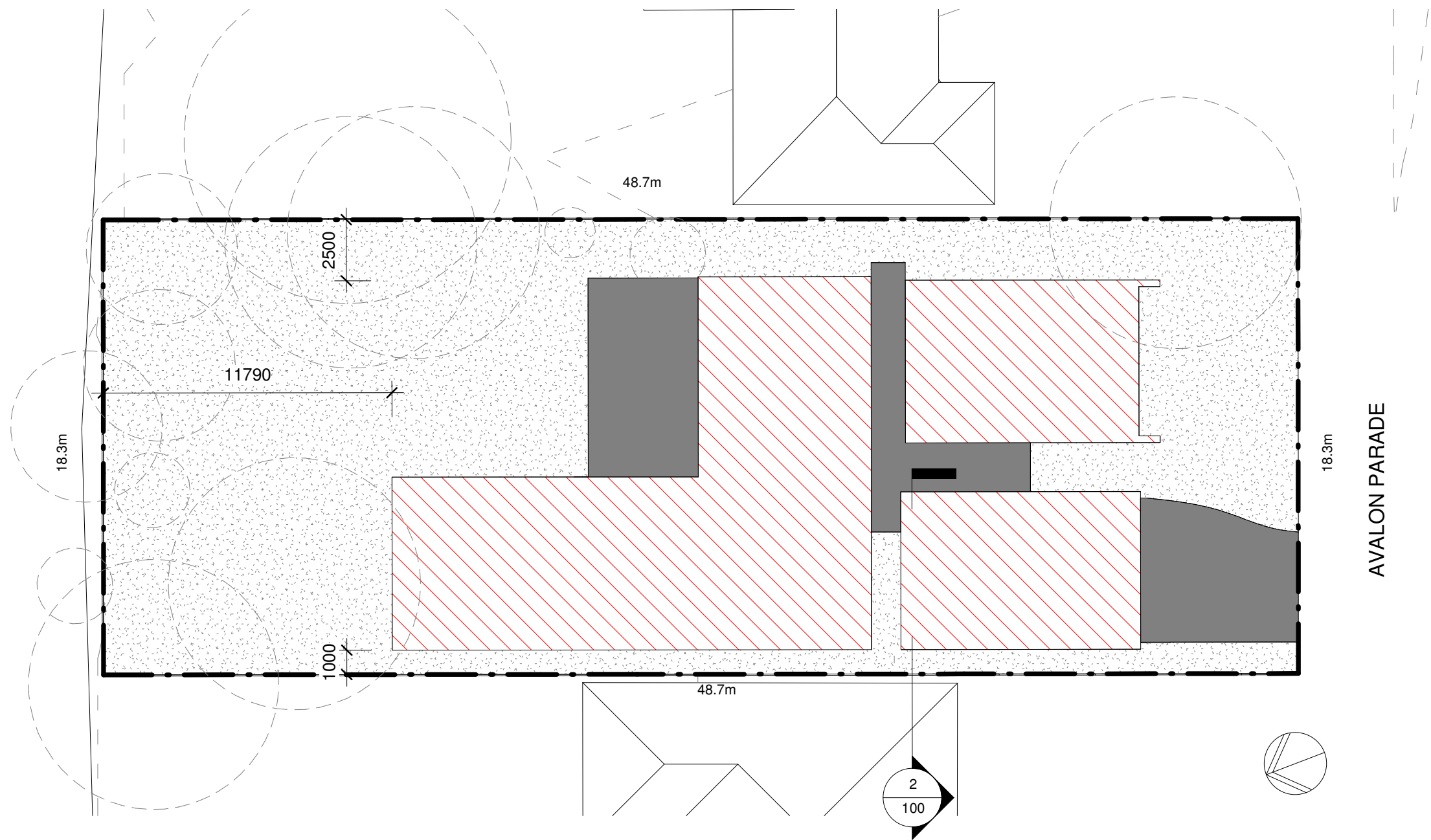
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STORMWATER / FLOOD ENGINEER BARRENJOEY CONSULTANT ENGINEERS 34 GEORGE ST, AVALON, SYDNEY, NSW, 2107 P. 0418 630 330 E. lucasbce@bigpond.com	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS BRUCE CARR P. 0420312721 E. BCARR378@bigpond.com	ARBORIST SAS LANDSCAPES P. 0438 182 455 E. avalonbuildingdesign@gmail.com	CLIENT TIM & FIONA WEST 96 AVALON PARADE, AVALON, NSW, 2107		PROJECT NAME96 AVALON PDE SCALE1:100
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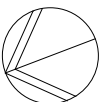
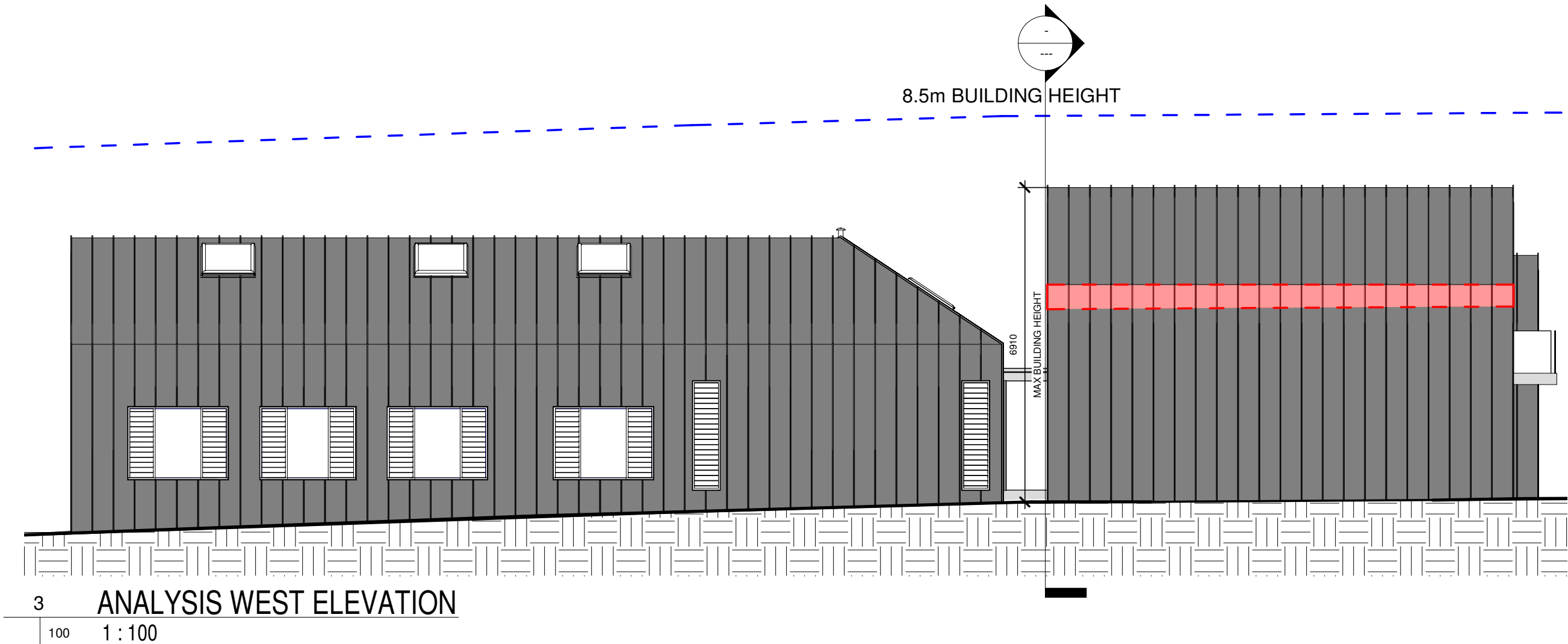
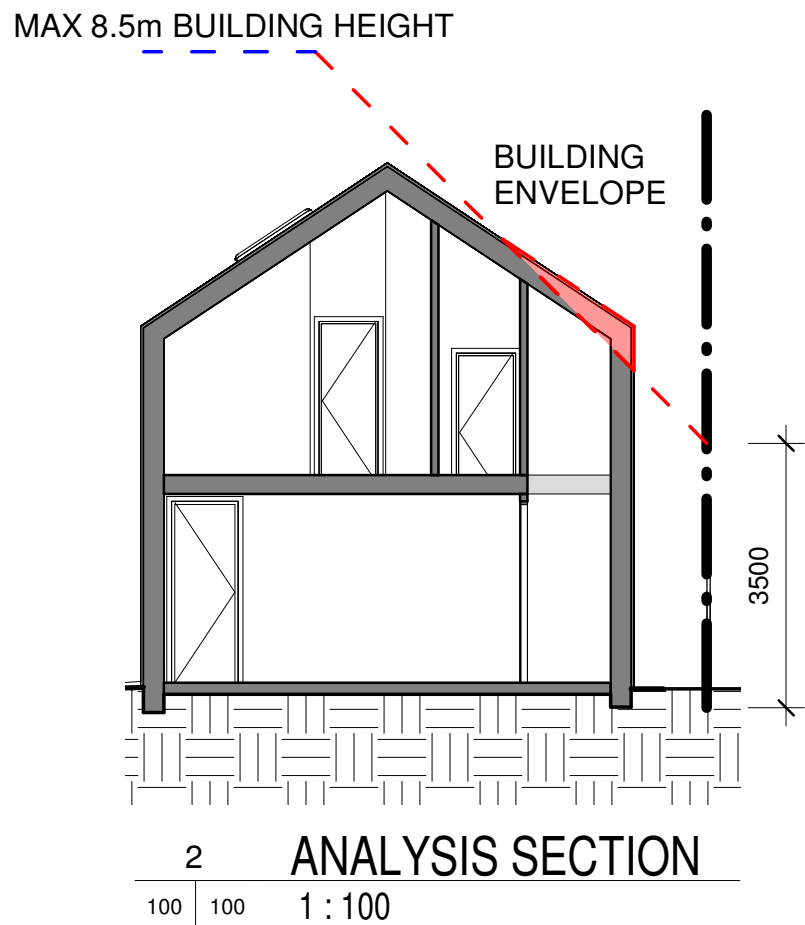


ANALYSIS CALCULATIONS

SITE AREA:	892m ²	DCP/LEP	PROPOSED
LANDSCAPE	MAX 60% = 535m ²		54% = 488m ² 6% = 54m ² OUTDOOR RECREATION PURPOSES
SETBACKS	MAX		
FRONT	6.5m		6.5m
SIDE	2.5m, 1.0m		2.5m, 1.0m
REAR	6.5m		11.8m
BUILDING HEIGHT	MAX		
	8.5m		6.9m

BUILDING AREA	
LANDSCAPE AREA	
DECKS/DRIVEWAY	
BUILDING ENVELOPE NON-COMPLIANCE	
BUILDING ENVELOPE 8.5m BUILDING HEIGHT	

1 SITE ANALYSIS PLAN
10 100 1 : 200



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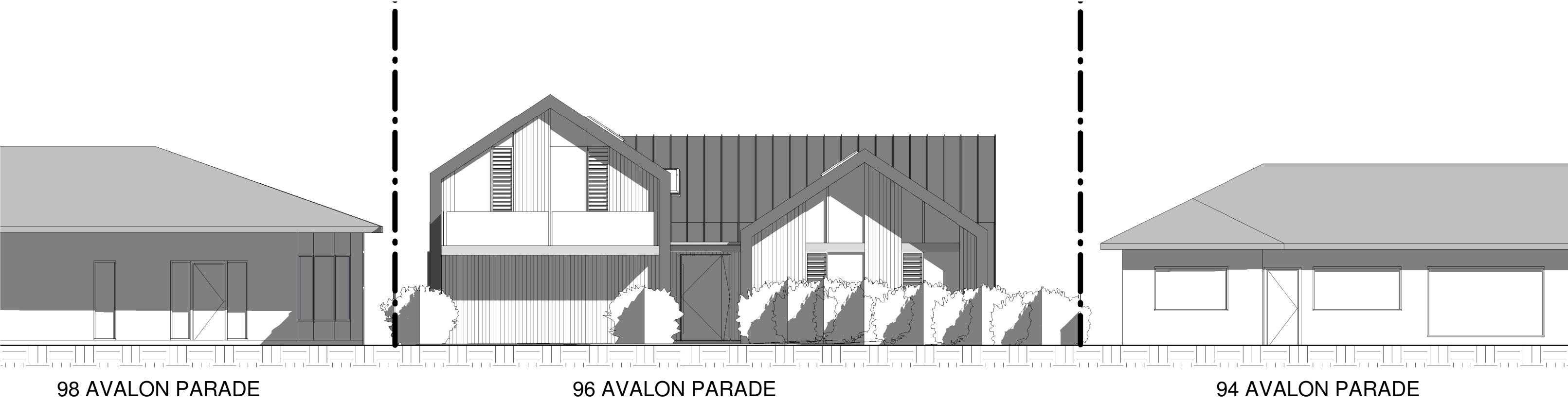
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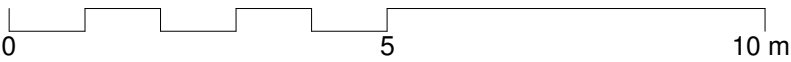
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1 **STREETSCAPE AVALON PARADE**
200 1 : 100



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BLACK ALUMINIUM FRAMED WINDOWS



GLASS BALUSTRADE



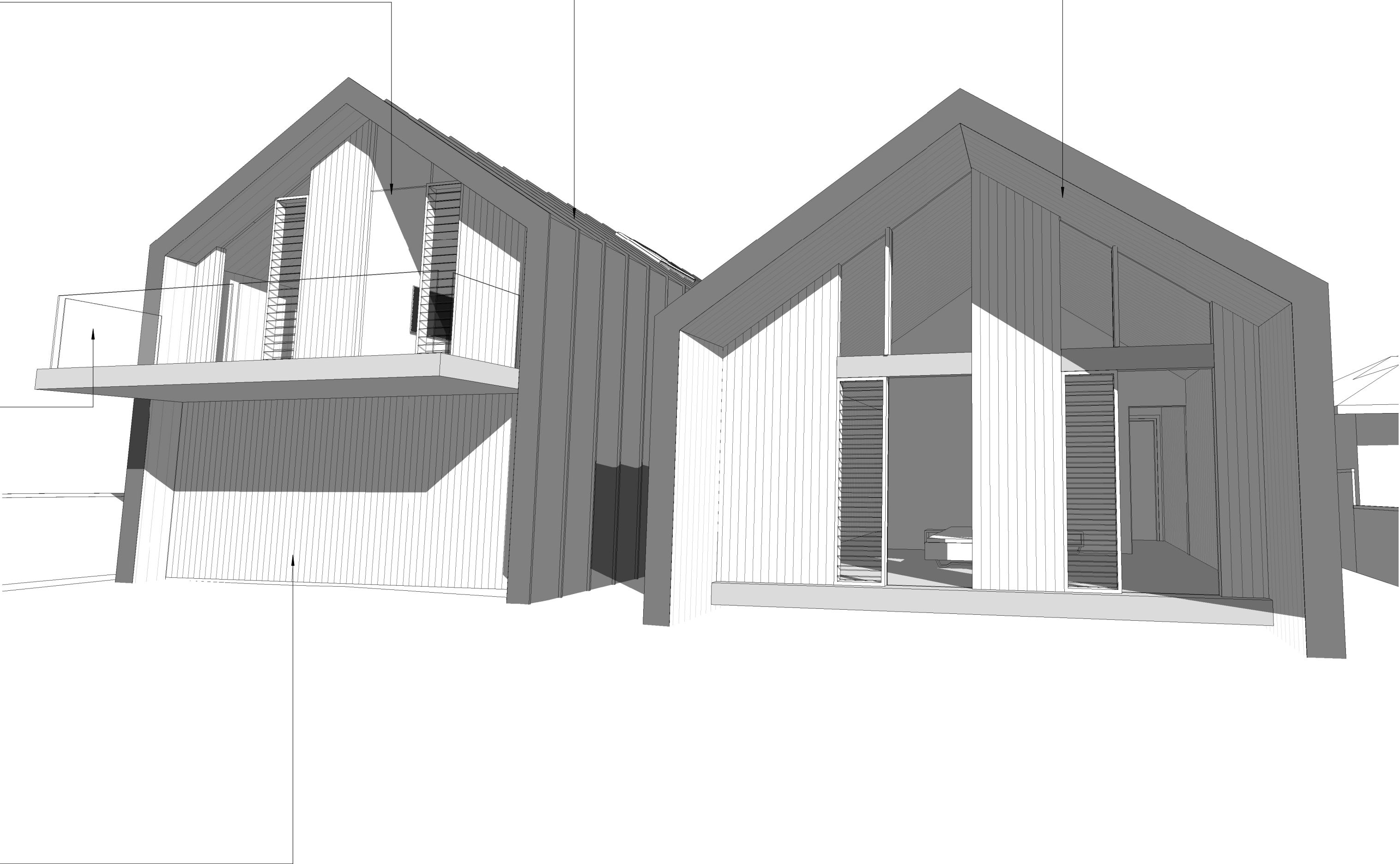
VERTICAL TIMBER CLADDING



GREY COLORBOND STANDING SEAM



VERTICAL TIMBER CLADDING



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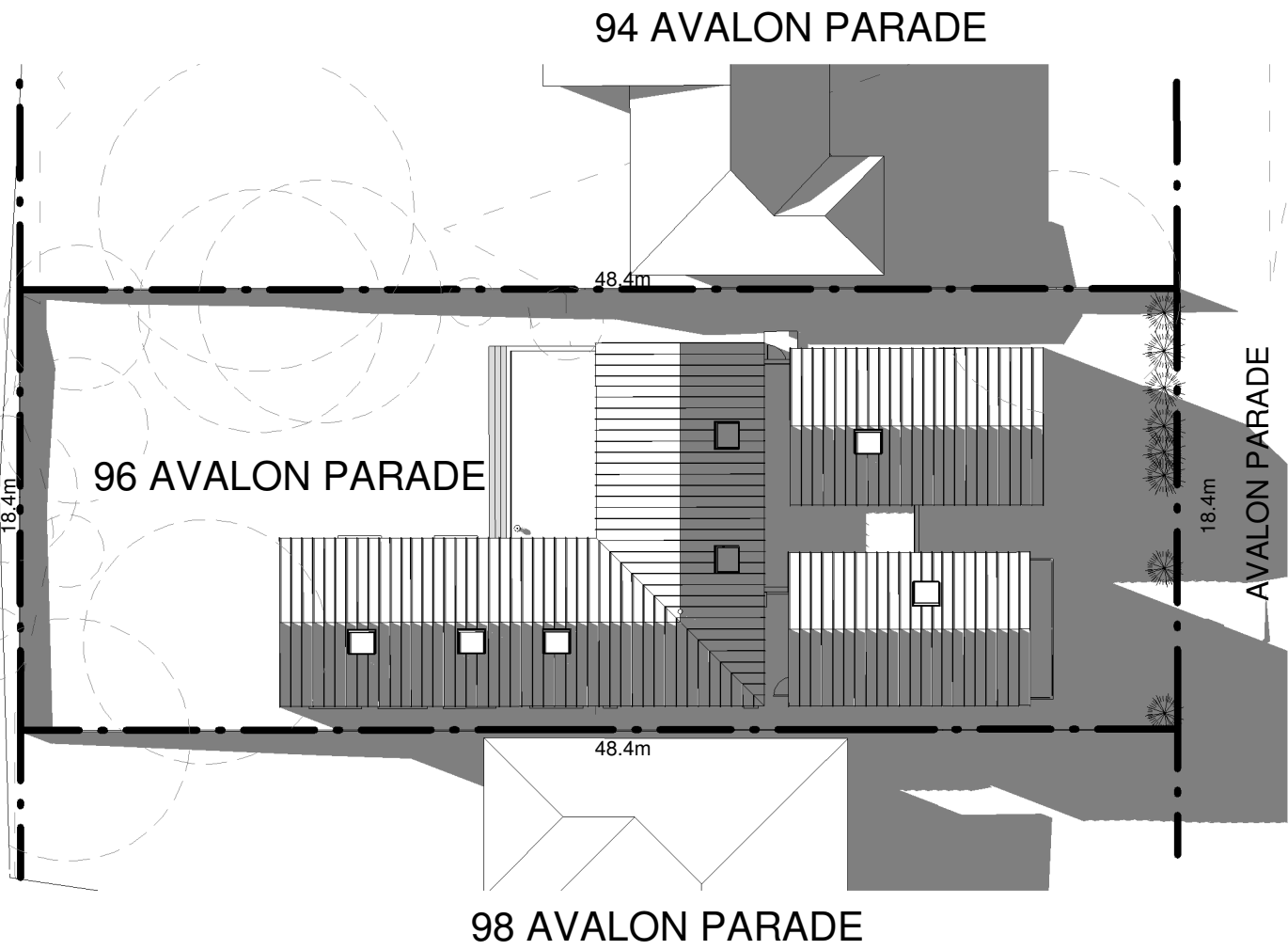
CLIENT
TIM & RONA WEST
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1 26/07/2021 DA
IS DATE COMMENTS

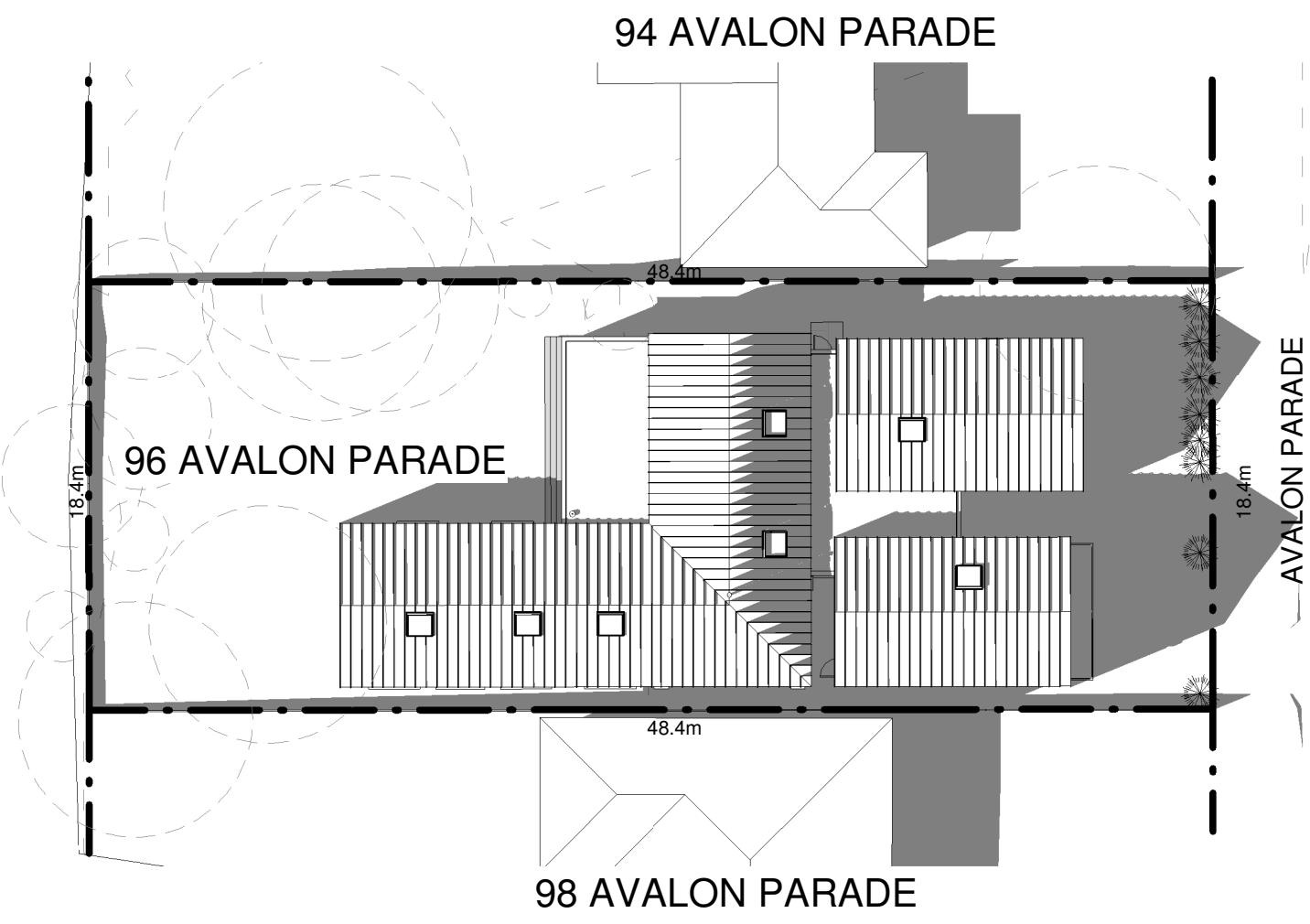
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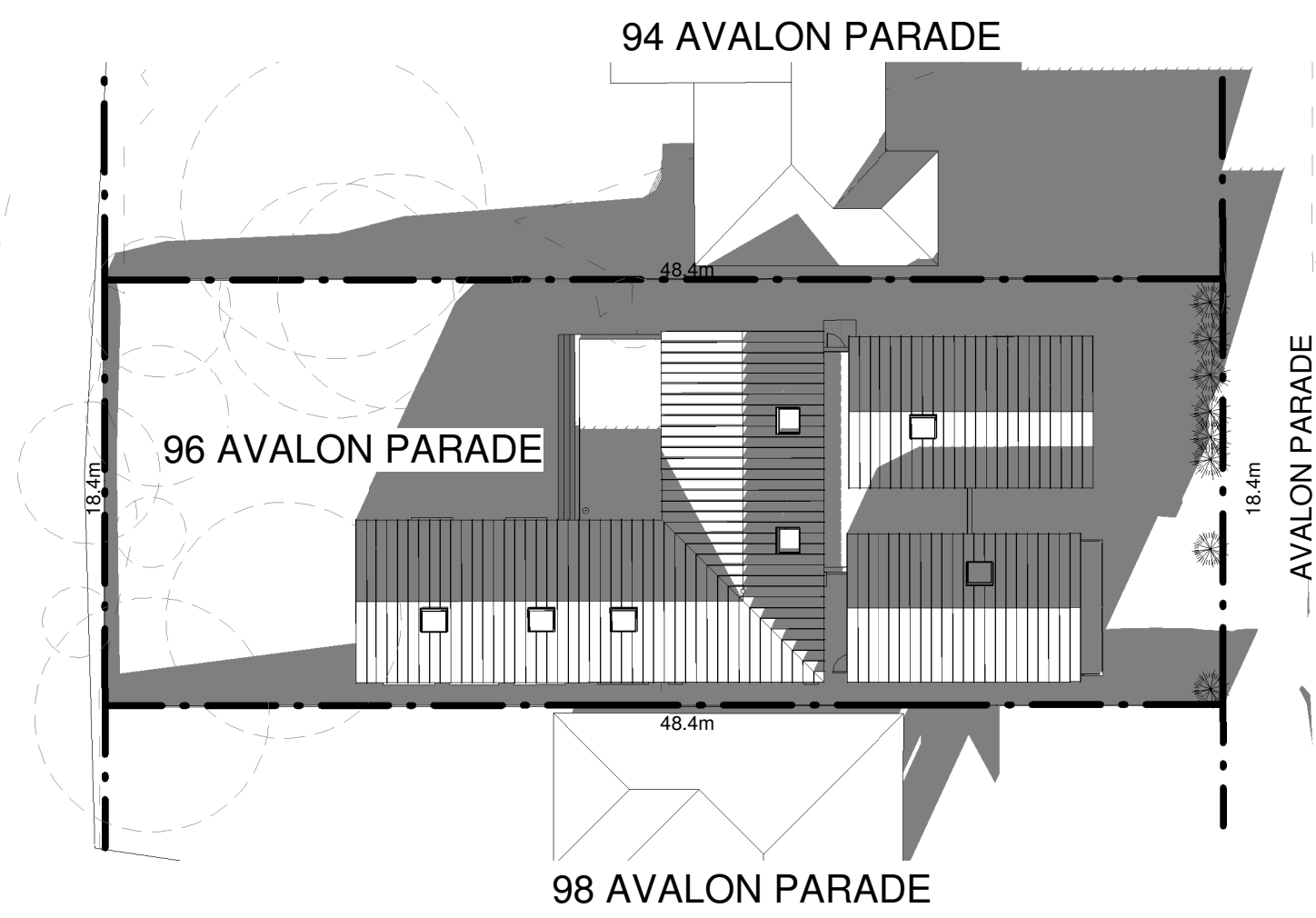
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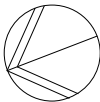
1 PROPOSED SHADOWS 9AM
10 204 1 : 300



2 PROPOSED SHADOWS 12PM
10 204 1 : 300



3 PROPOSED SHADOWS 3PM
10 204 1 : 300



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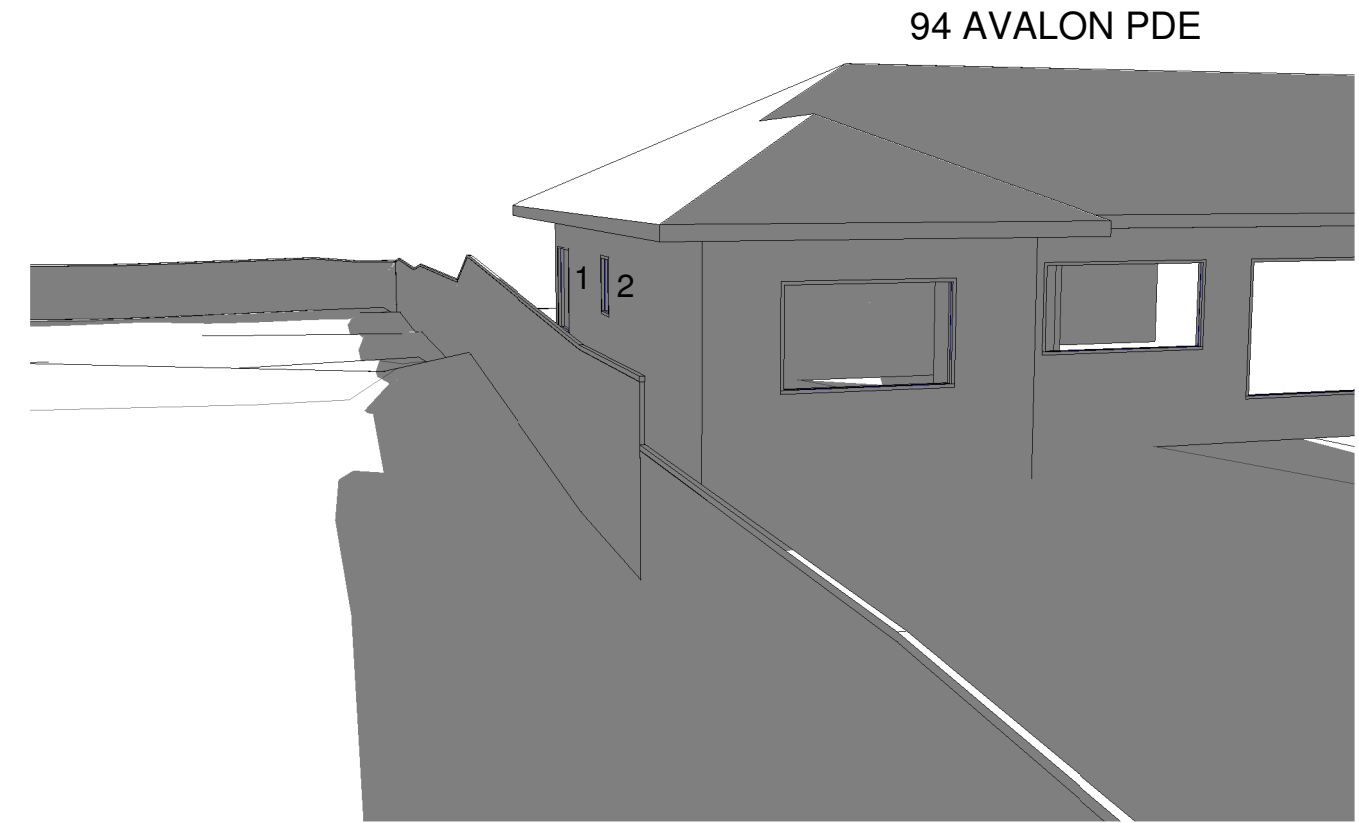
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PROJECT
96 AVALON PARADE, AVALON BEACH, NSW, 2107
NEW BUILD

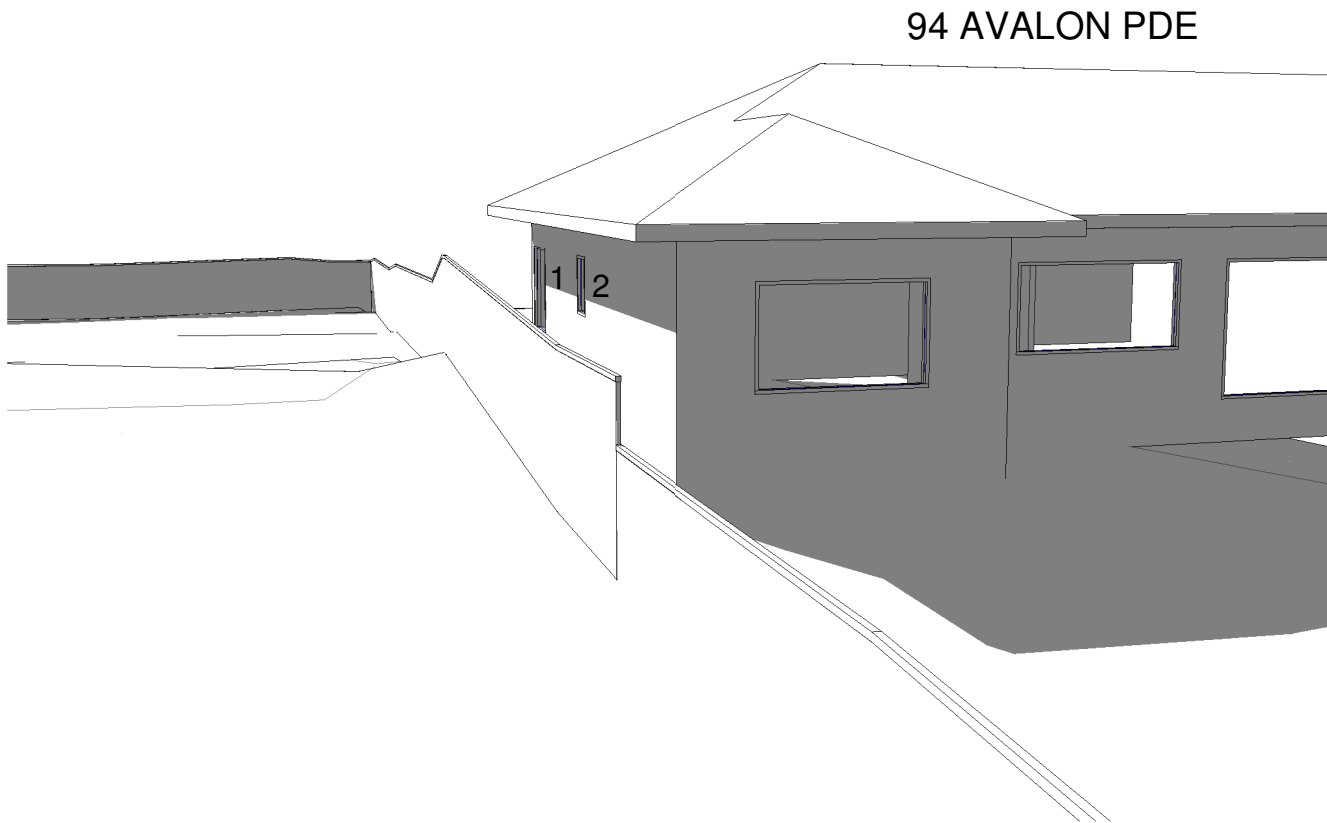
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IS	DATE	COMMENTS

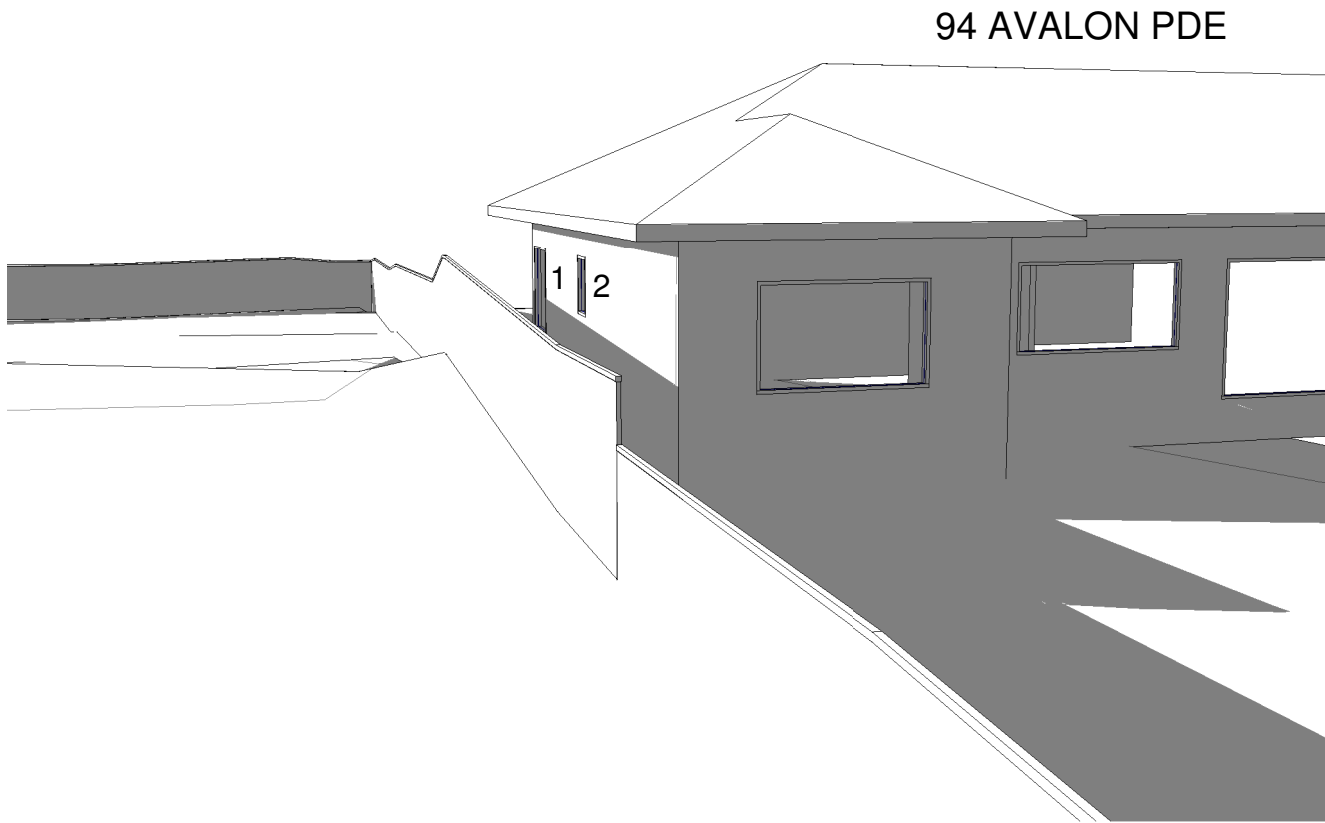
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SHADOWS 9AM - 94 AVALON PDE - EXISTING (HOUSE DEMOLISHED)



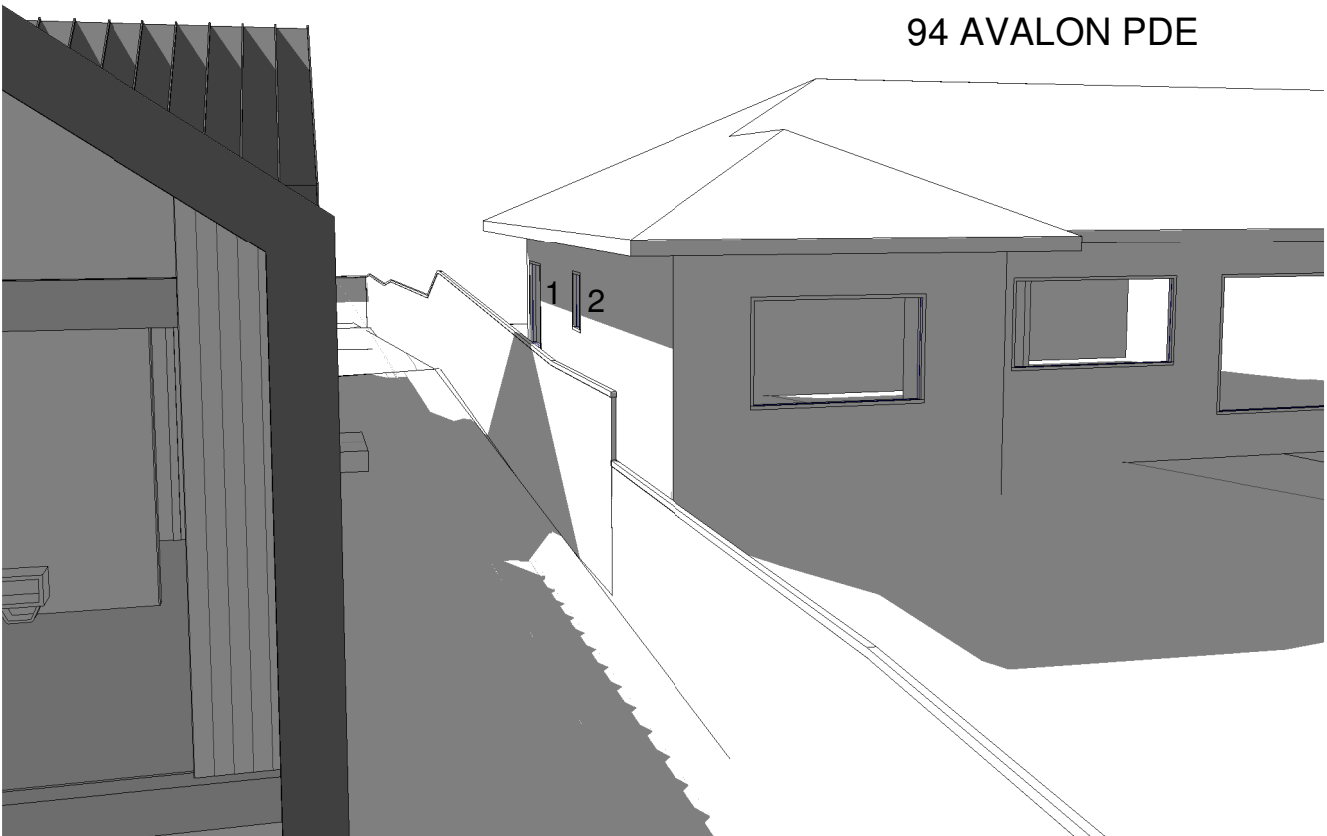
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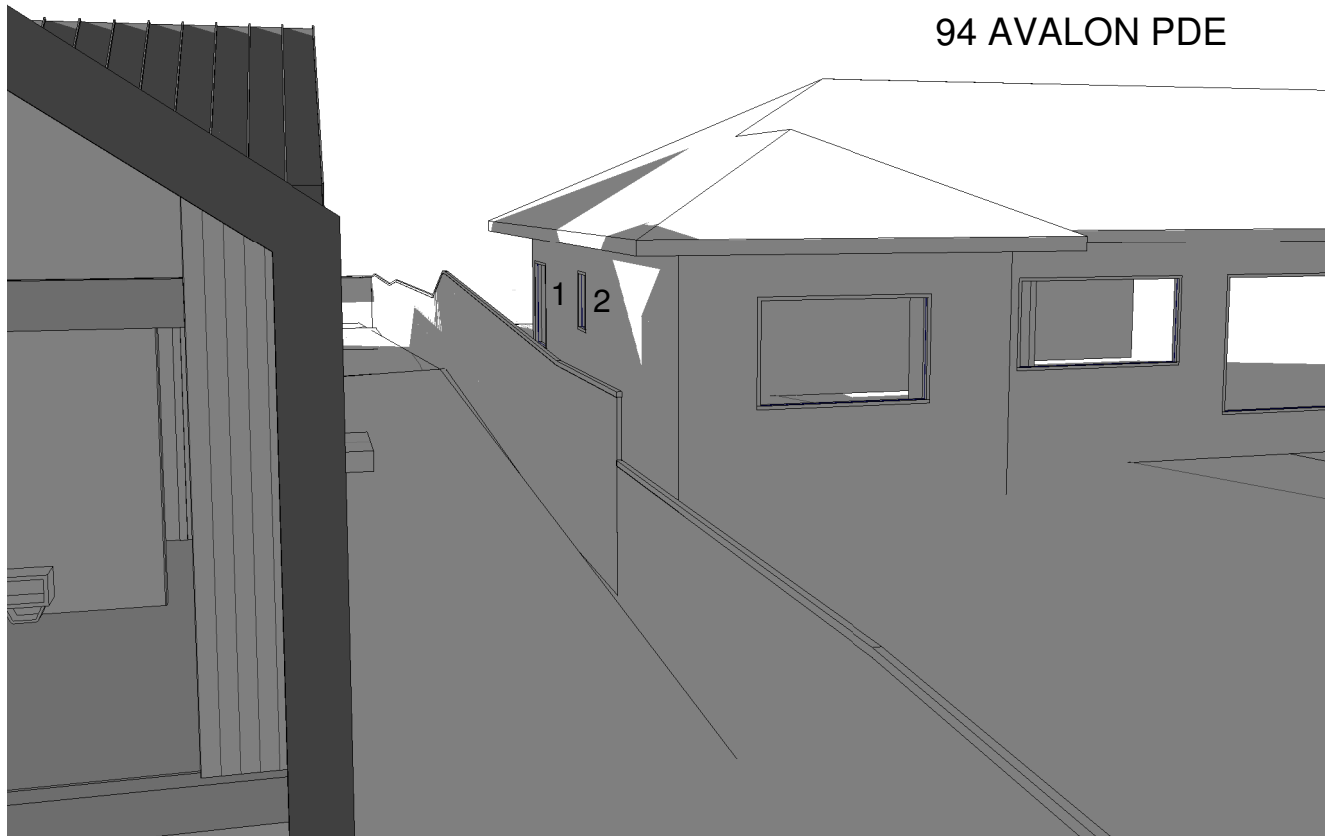
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PROPOSED SHADOWS 9AM



PROPOSED SHADOWS 12PM



PROPOSED SHADOWS 3PM

1 - SIDE LIVING ROOM WINDOW
2 - BATHJROOM WINDOW

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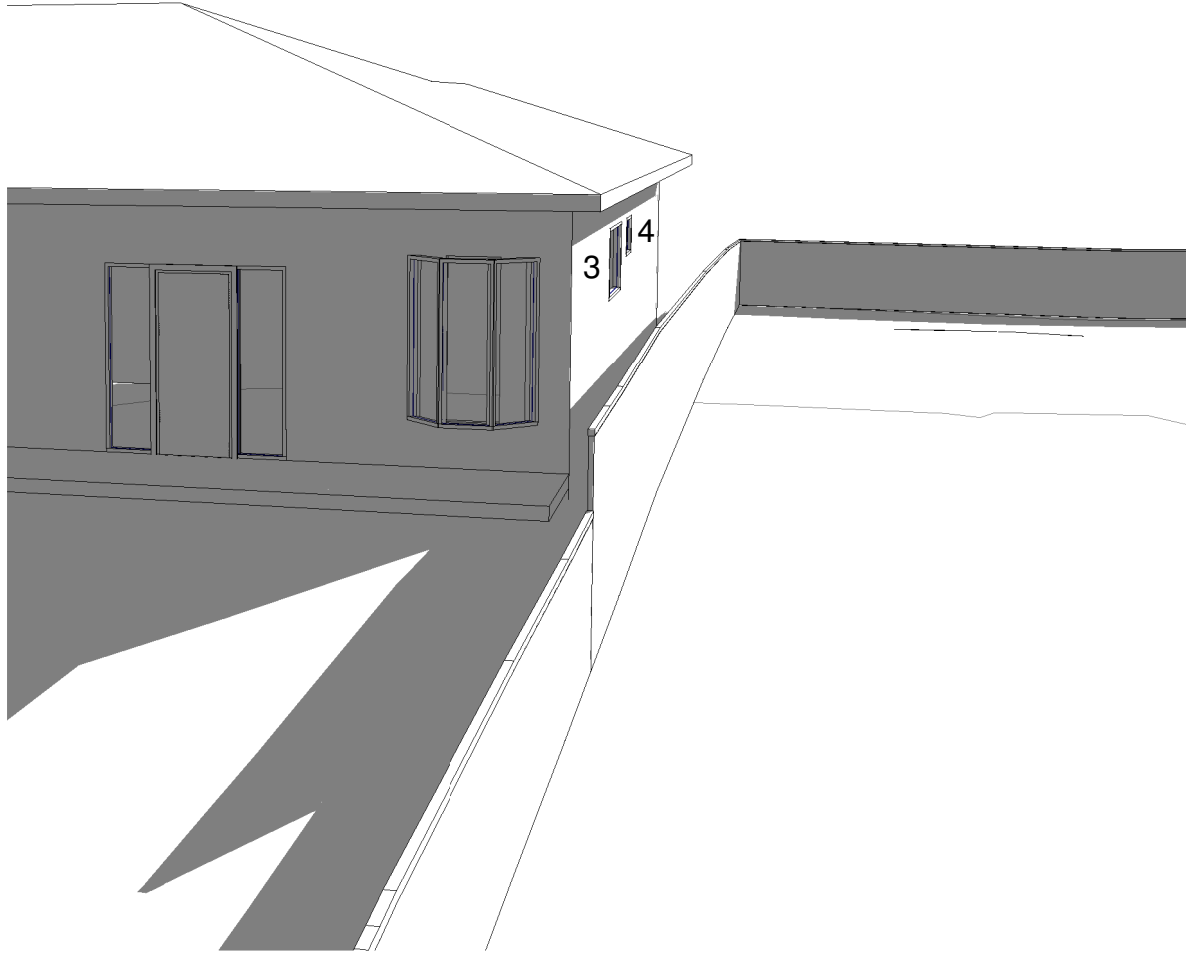
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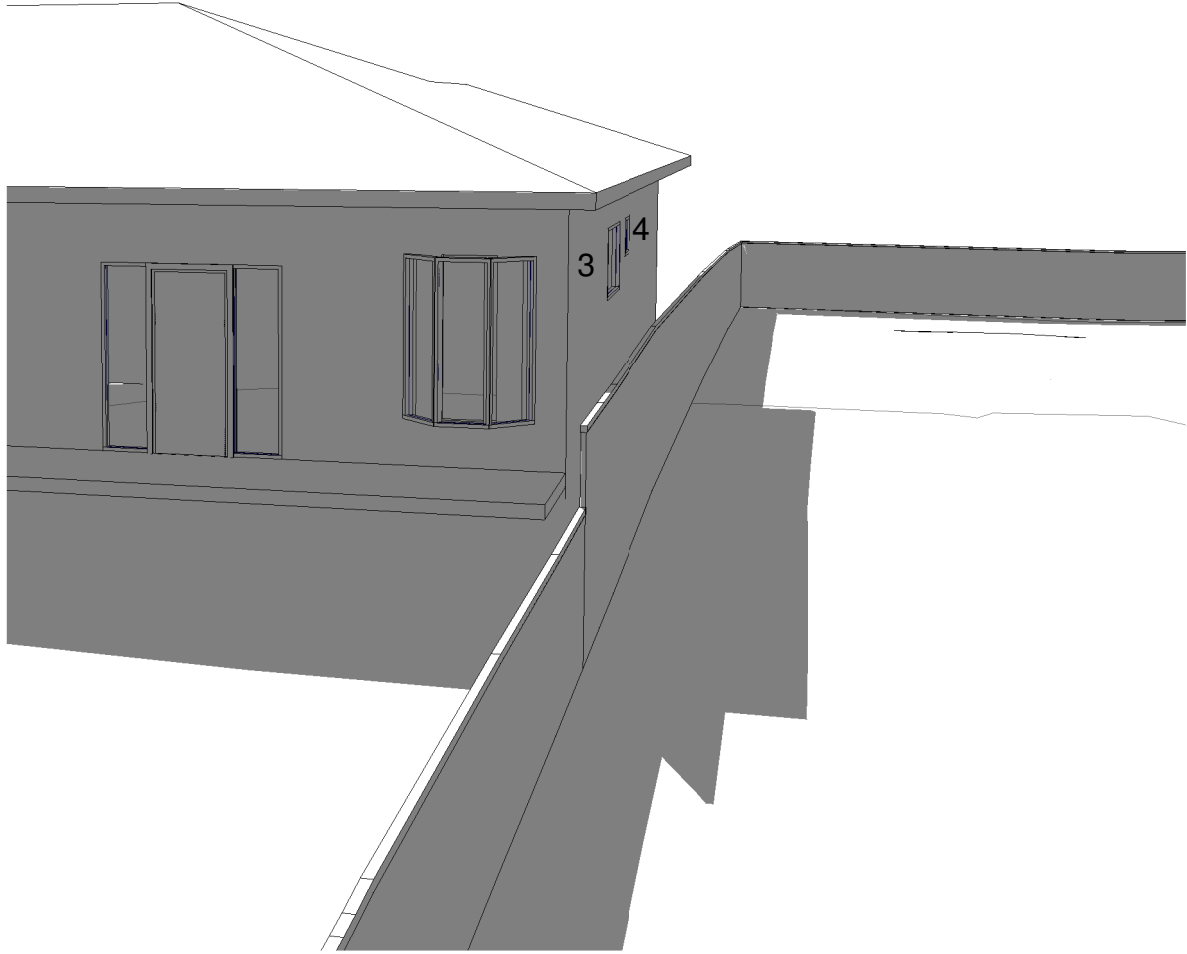
98 AVALON PDE



SHADOWS 9AM - 98 AVALON PDE - EXISTING (HOUSE DEMOLISHED)

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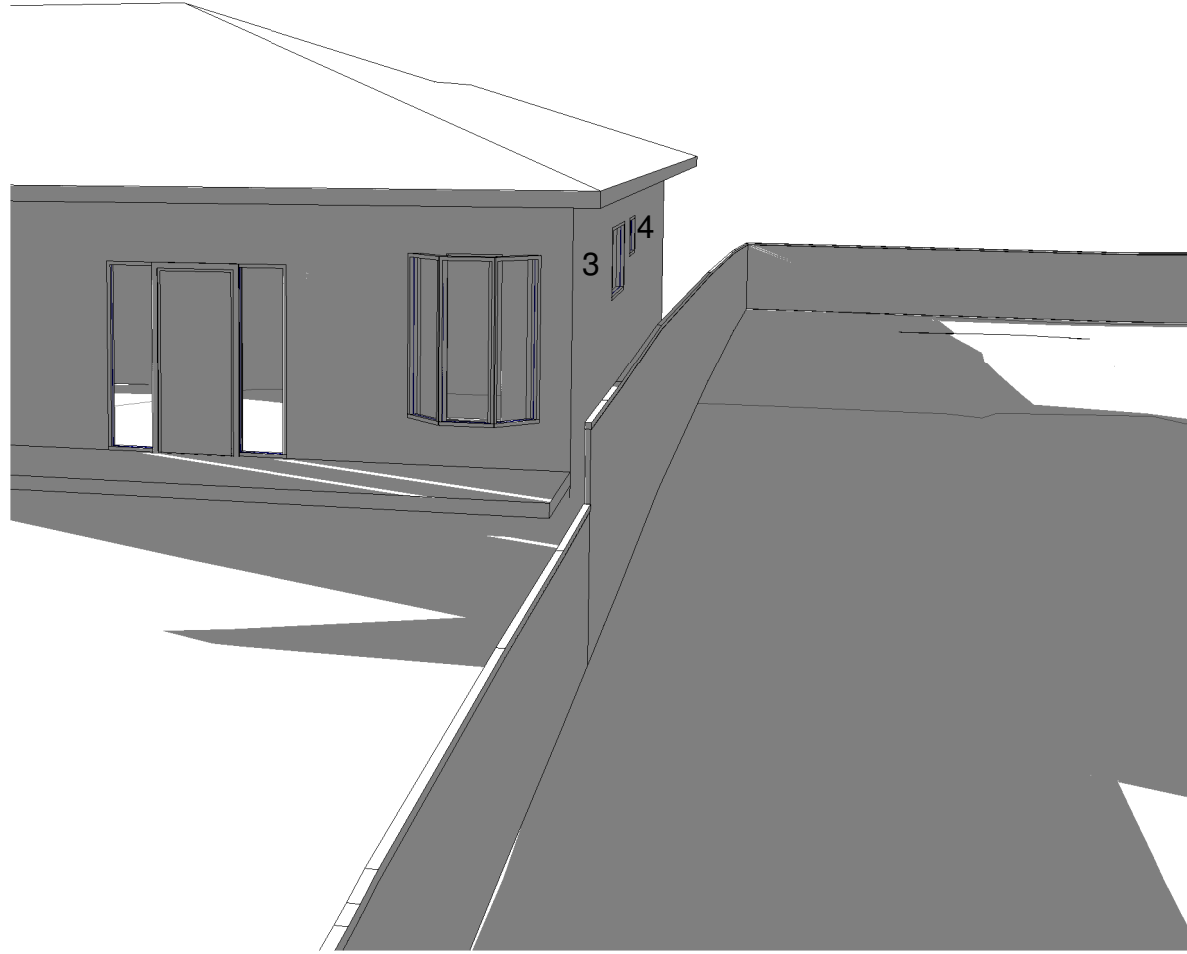
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SHADOWS 12PM - 98 AVALON PDE - EXISTING (HOUSE DEMOLISHED)

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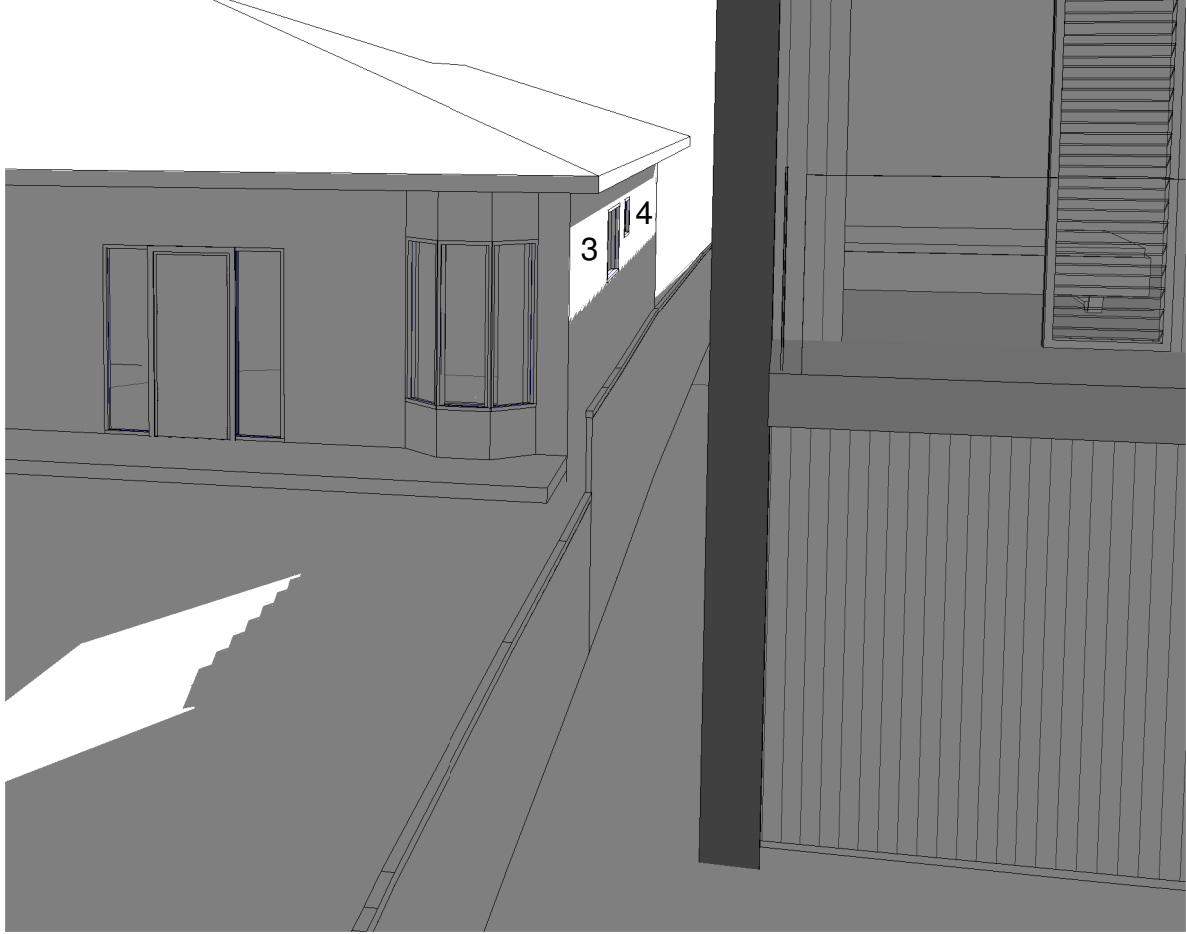
98 AVALON PDE



SHADOWS 3PM - 98 AVALON PDE - EXISTING (HOUSE DEMOLISHED)

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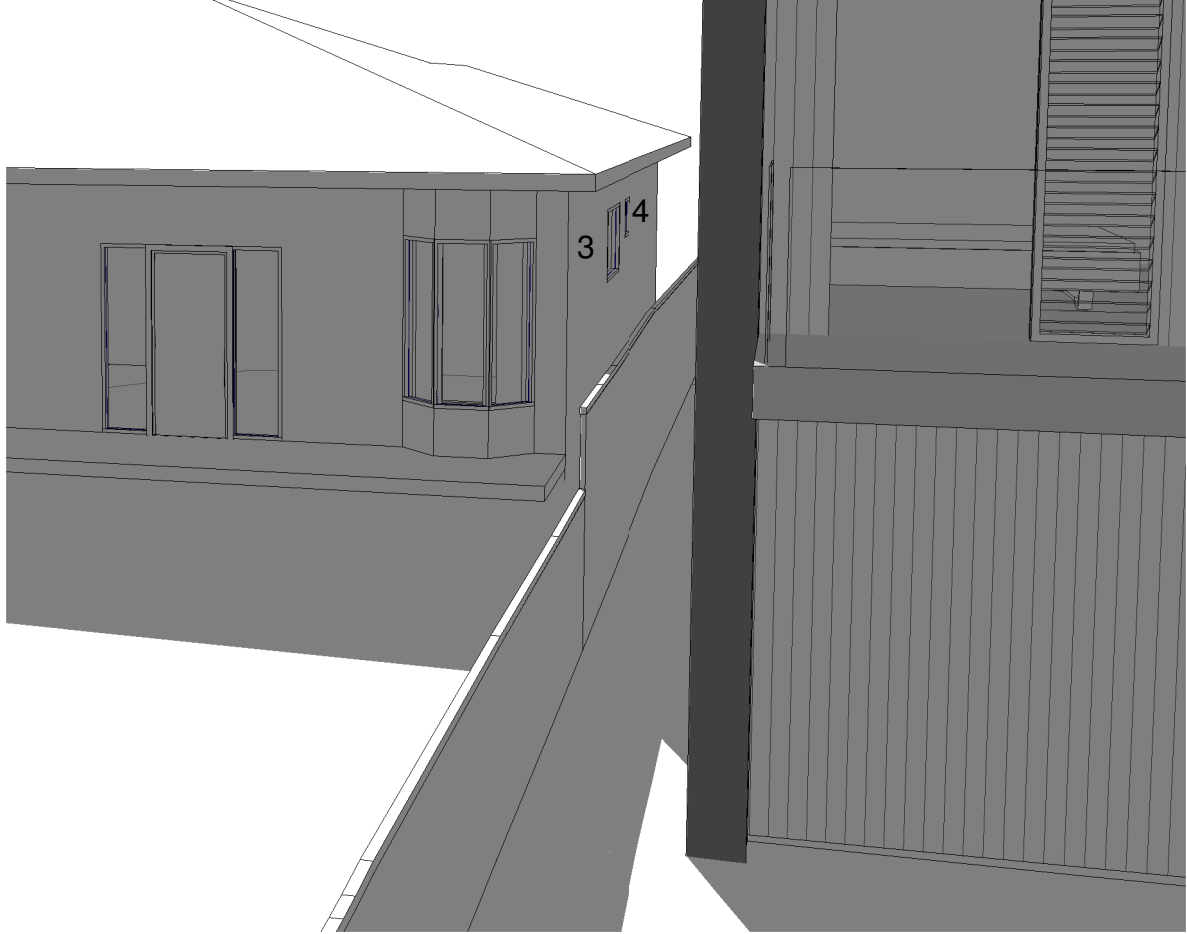
98 AVALON PDE



SHADOWS 9AM - PROPOSED

1
206

98 AVALON PDE



SHADOWS 12PM - PROPOSED

2
206

98 AVALON PDE



SHADOWS 3PM - PROPOSED

3
206

3 - BATHROOM WINDOW
4 - BATHROOM WINDOW

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JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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