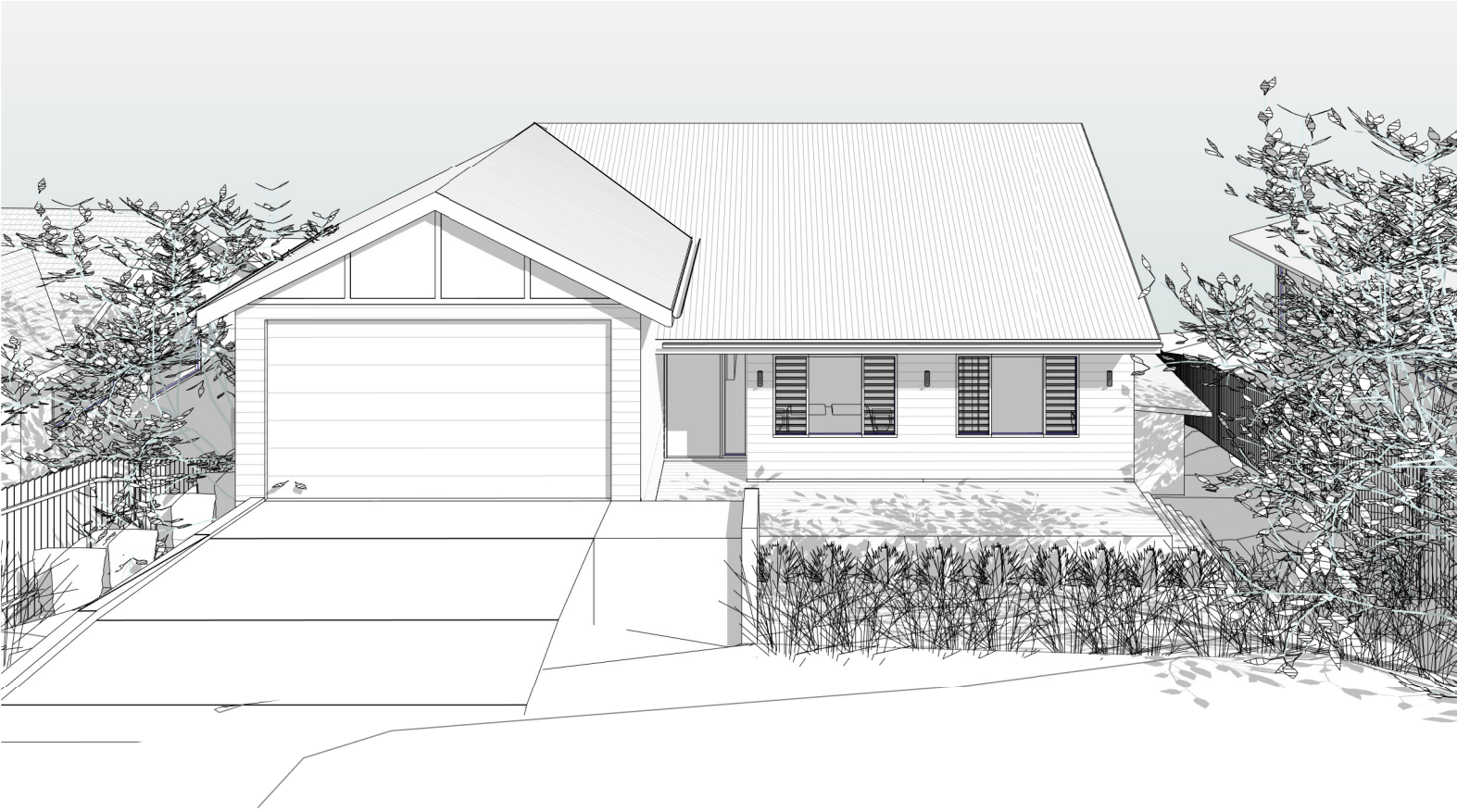


49 BINBURRA AVENUE, AVALON BEACH, NSW, 2107

SHEET LIST:

00 - COVER PAGE	100 - SITE ANALYSIS
01 - SITE PLAN	101 - SITE ANALYSIS
02 - GROUND FLOOR PLAN	102 - DRIVEWAY PROFILES
03 - STREET FLOOR PLAN	103 - DRIVEWAY PROFILES
10 - ELEVATION	104 - SHADOWS
11 - ELEVATION	105 - SHADOWS
12 - ELEVATION	106 - COLOURS AND FINISHES
13 - ELEVATION	107 - 3D VIEWS
20 - SECTION	108 - POOL DRAWINGS



BASIX NOTES

RAINWATER TANK:
INSTALL A RAINWATER TANK OF AT LEAST 1123 LITRES.
THE RAINWATER TANK MUST COLLECT RAINWATER RUNOFF FROM AT LEAST 219.56SQM OF ROOF AREA.
CONNECT RAINWATER TANK TO A TAP LOCATED WITHIN 10M OF THE EDGE OF POOL.

SWIMMING POOL:
SWIMMING POOL MUST BE OUTDOORS
SWIMMING POOL MUST NOT HAVE CAPACITY GREATER THAN 32 KILOLITRES.
INSTALL A POOL PUMP TIMBER FOR SWIMMING POOL.
MUST NOT INCORPORATE A HEATING SYSTEM FOR THE SWIMMING POOL.

LIGHTING:
ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.

FIXTURES:
ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.

CONSTRUCTION:	
CONCRETE SLAB ON GROUND	NIL
FLOOR ABOVE EXISTING DWELLING	NIL
EXTERNAL WALL (FRAMED - WEATHERBOARD)	R1.30 (OR R1.70 NOT INC. CONSTRUCTION)
EXTERNAL WALL BRICK VENEER	R1.16 (OR R1.70 NOT INC. CONSTRUCTION)
WALL SHARED WITH GARAGE: PLASTERBOARD	R0.36
FLAT CEILING, PITCHED ROOF	CEILING R1.45 UP/ ROOF FOIL BACKED 55MM MEDIUM SOLAR ABSORPTANCE (0.475 - 0.70)

GLAZING:

NUM#	SHADING	FRAME & GLASS
W01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W02	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W03	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W04	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W05	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W06	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W07	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W08	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W09	EAVE/VERANDAH/PERGOLA/BALCONY >=450MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W10	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W11	EAVE/VERANDAH/PERGOLA/BALCONY >=600MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
W12	EXTERNAL BLIND (ADJUSTABLE)	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
D01	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
D02	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
D03	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)
D04	EAVE/VERANDAH/PERGOLA/BALCONY >=900MM	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

SKYLIGHTS:
NO SHADING FOR ALL SKYLIGHTS
TIMBER, LOW - E INTERNAL/ARGON FILL/ CLEAR EXTERNAL, (OR U-VALUE 2.5, SHGC: 0.456_

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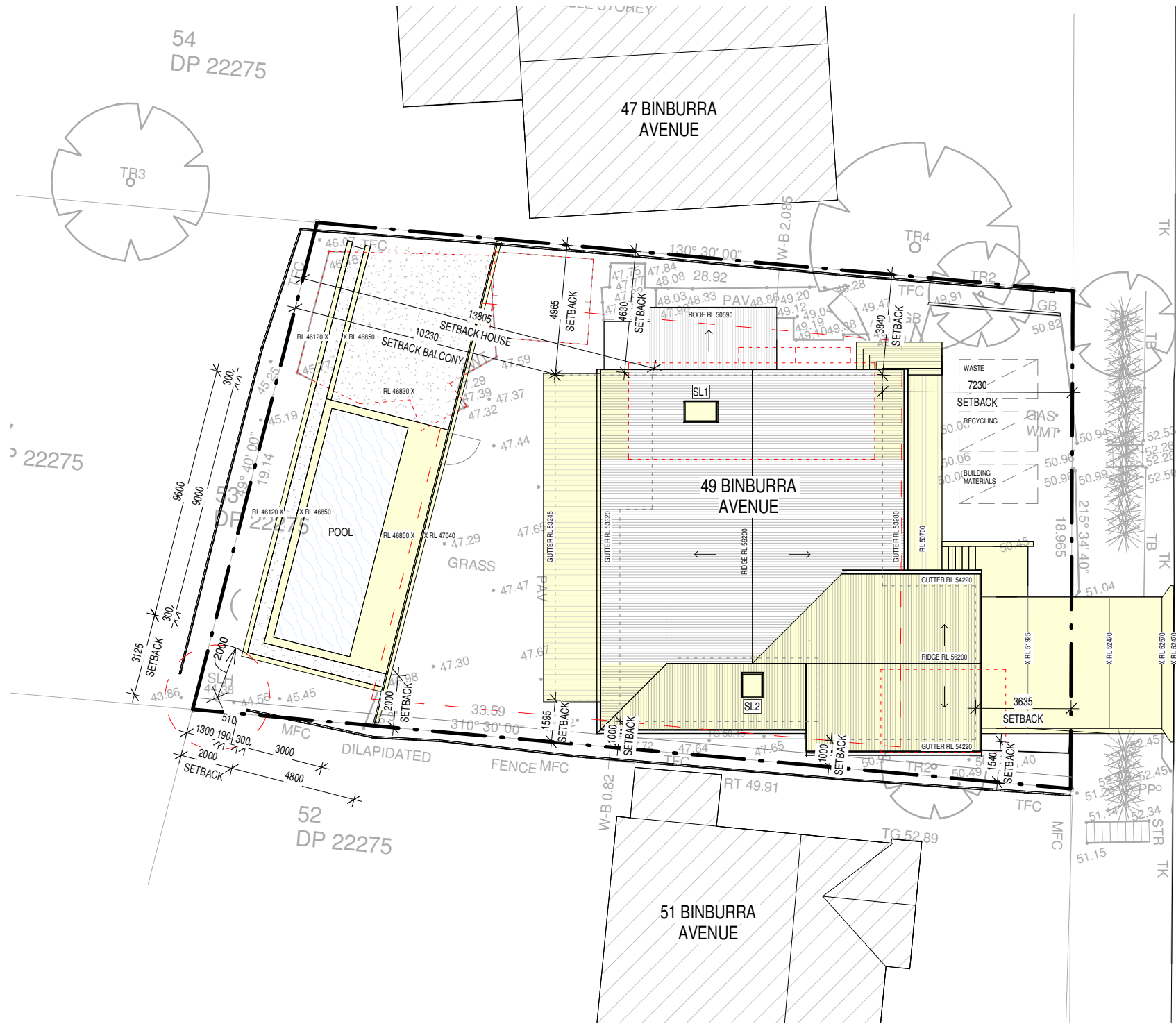
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							DRAWING NAME COVERPAGE			DRAWING NUMBER A 00 -D

BUILDING ELEVATION	CONSTRUCTION STANDARD (BUSH FIRE)
NORTH	BAL-19 AS3959
SOUTH	BAL-19
EAST	BAL-19
WEST	BAL-12.5

BAL RATING FOR THE PROPOSED ALTERATIONS AND ADDITIONS

NOTE THE STAIRS, LANDINGS AND ALL DECKING ARE RATED AS BAL-29
AS PER SECTION 7.5 OF PBP 2019

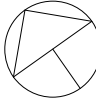
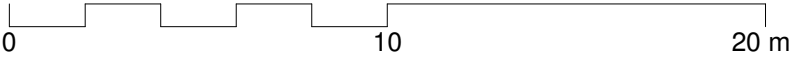


AVENUE
BINBURRA

1 SITE PLAN
01 1 : 200

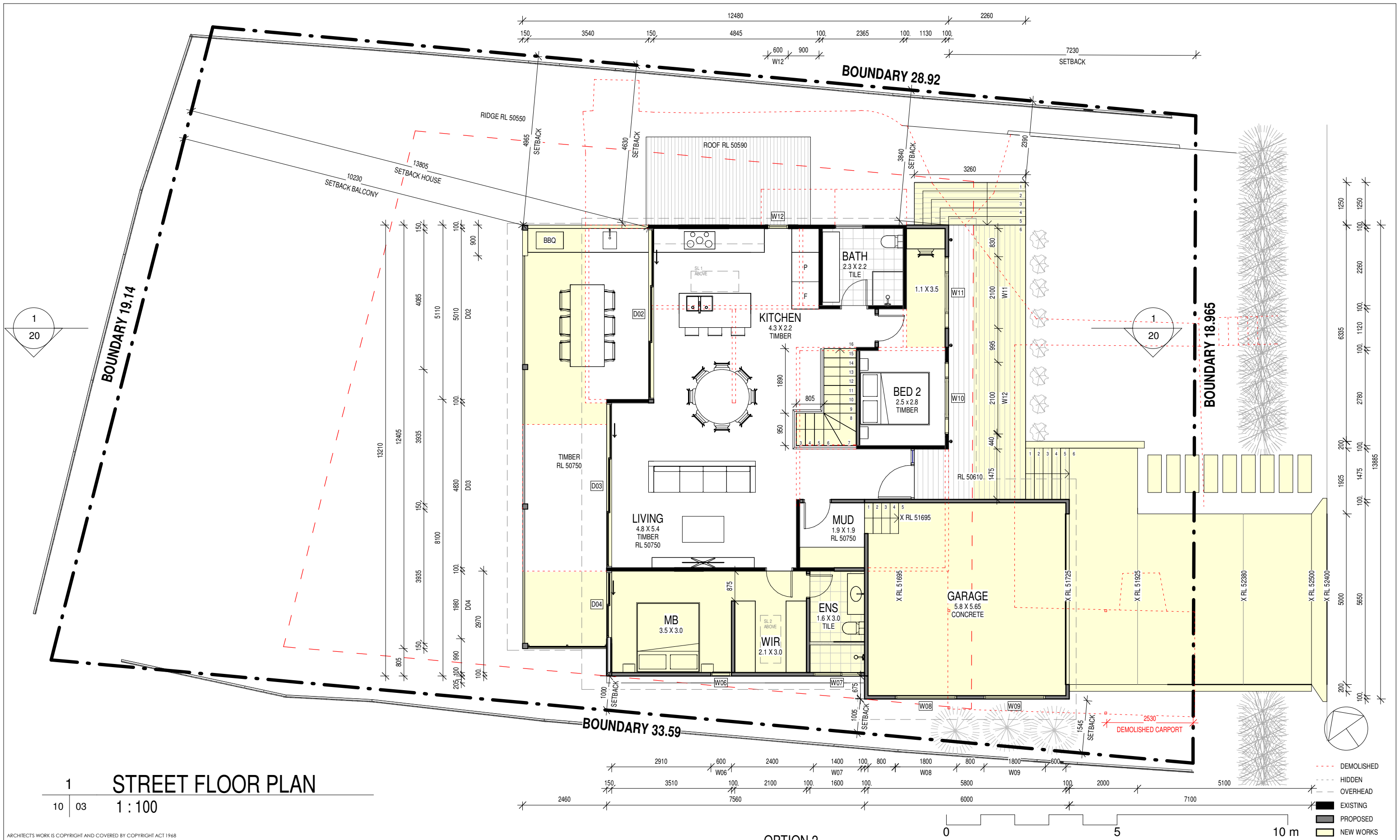
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OPTION 2



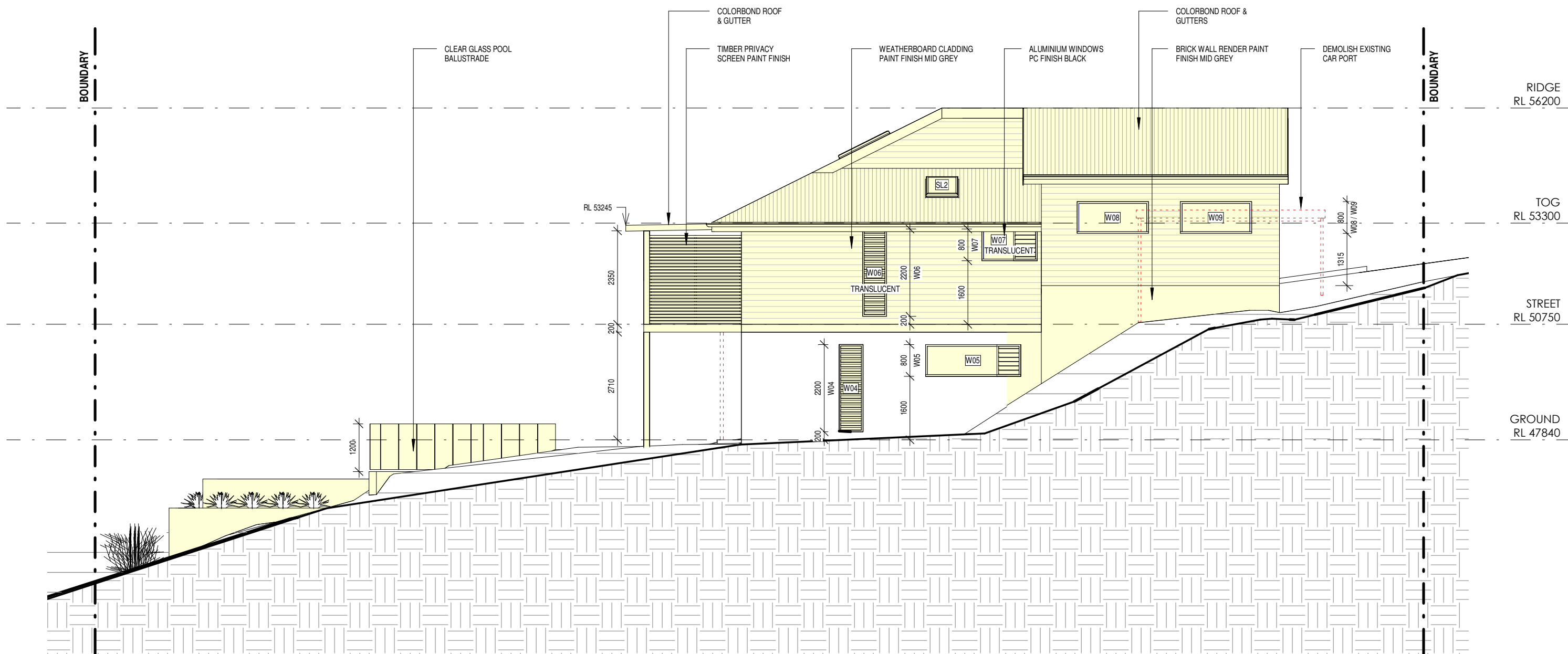
- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

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	DRAWING NAME SITE & ROOF PLAN						DRAWING NUMBER A 01 -D						



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	PROJECT NAME 49 BINBURRA AVE							SCALE 1 : 100			
	DRAWING NAME STREET FLOOR PLAN							DRAWING NUMBER A 03 -D			
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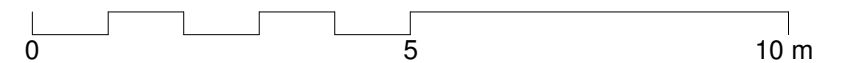
1 SOUTH ELEVATION
11 1 : 100

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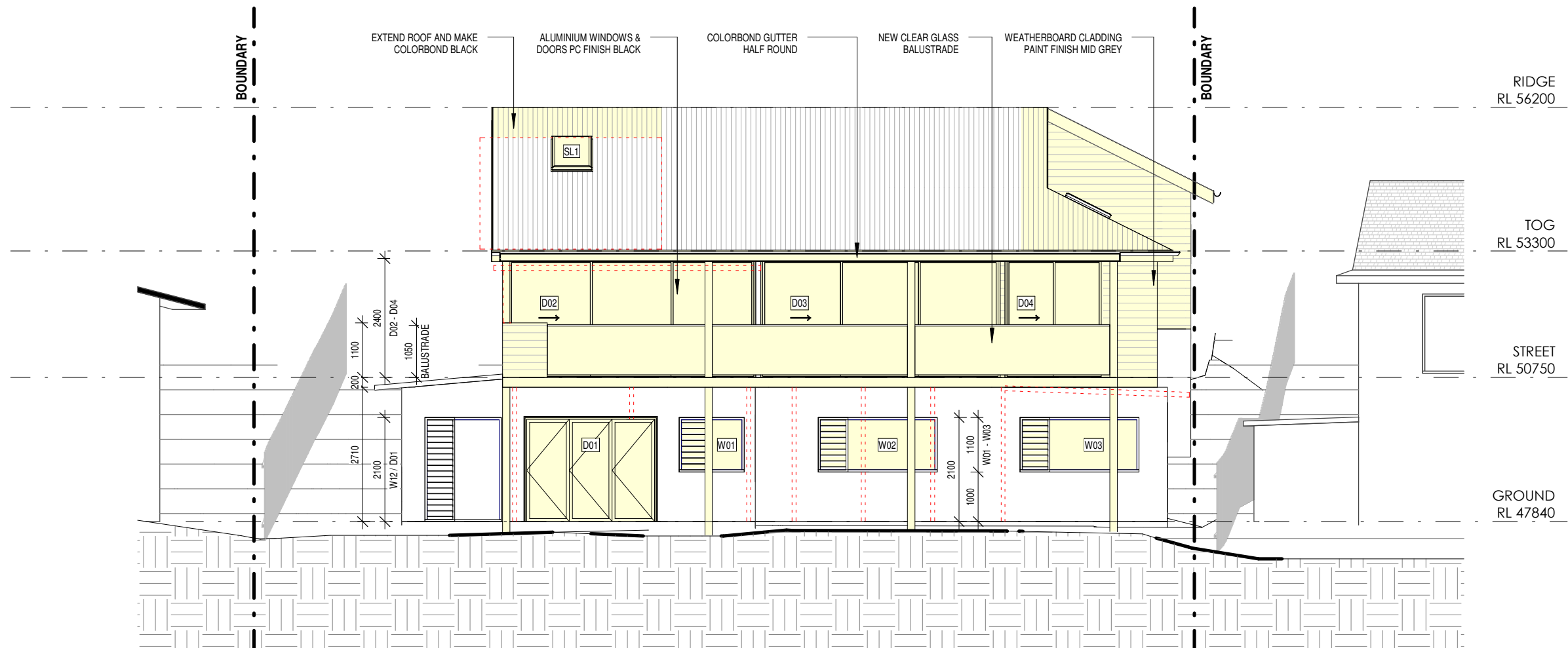


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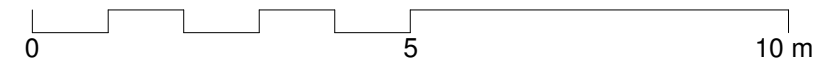


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					A	19/02/2021	PRELIMINARY DA				
IS	DATE	COMMENTS	DRAWING NAME ELEVATION	DRAWING NUMBER A 12 -D							



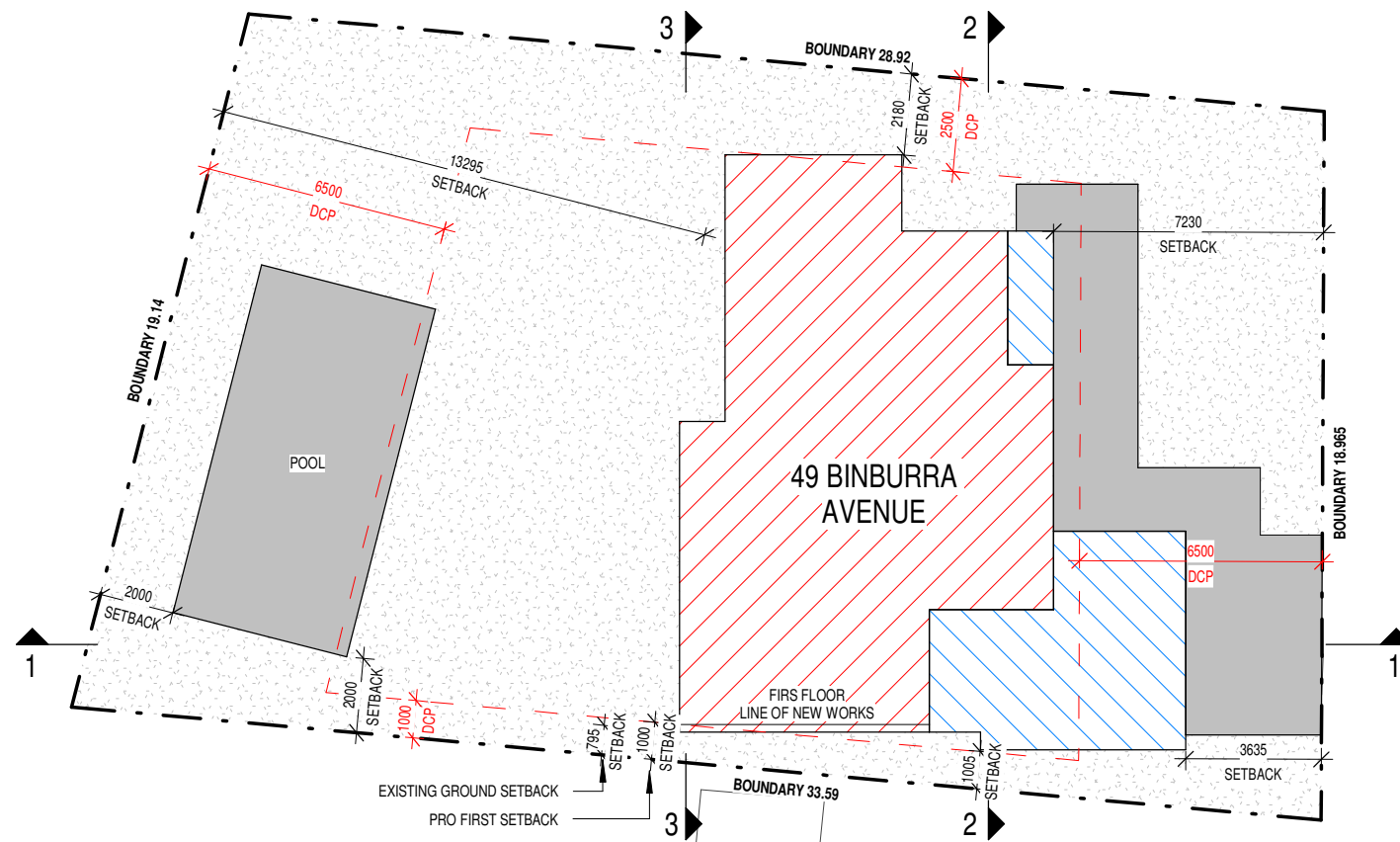
1 WEST ELEVATION
13 1 : 100

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PRO SITE ANALYSIS PLAN

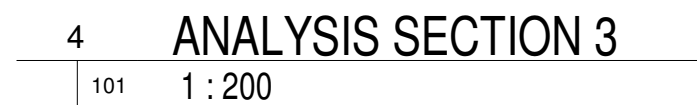
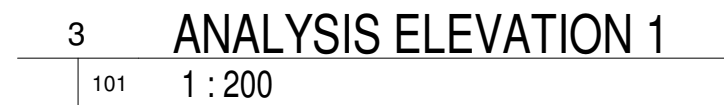
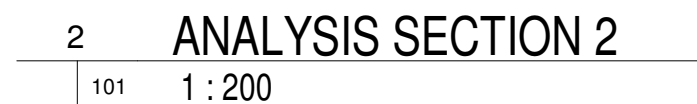
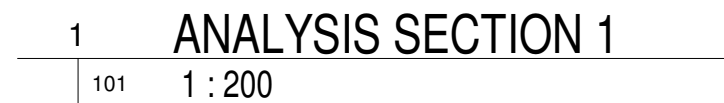
10	100	1 : 200
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- | | | | |
|---------------------|------------------|--------------------------|-----------------------|
| ZONE | E4 | MIN FRONT SETBACK | 6.5m |
| SITE AREA | 588.1m² | EX FRONT SETBACK HOUSE | 7.18m |
| | | PRO FRONT SETBACK HOUSE | UNCHANGED |
| | | EX FRONT SETBACK CARPORT | 2.53m |
| MIN LANDSCAPE | 352.86m² = 60% | PRO FRONT SETBACK GARAGE | 3.63m |
| EX LANDSCAPE | 330.52m² = 56.2% | | |
| PRO LANDSCAPE | 335.06m² = 56.9% | | |
| | (6% VAR = 63.9%) | MIN REAR SETBACK | 6.0m |
| | | EX REAR SETBACK | 12.24m |
| MAX BUILDING HEIGHT | 8.5m | PRO REAR SETBACK | UNCHANGED |
| EX BUILDING HEIGHT | 7.54m | | |
| PRO BUILDING HEIGHT | UNCHANGED | MIN SIDE SETBACK | 1.0m / 2.5m |
| | | EX SIDE SETBACK | 0.79m / 2.18m |
| | | PRO SIDE SETBACK | UNCHANGED / UNCHANGED |

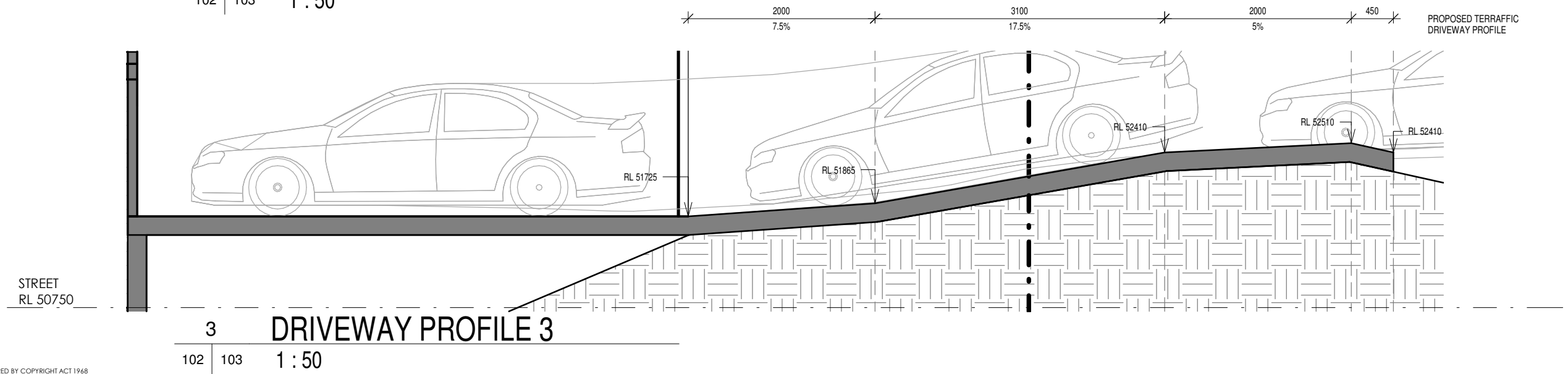
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						DRAWING NAME SITE ANALYSIS	DRAWING NUMBER A 100 -D		



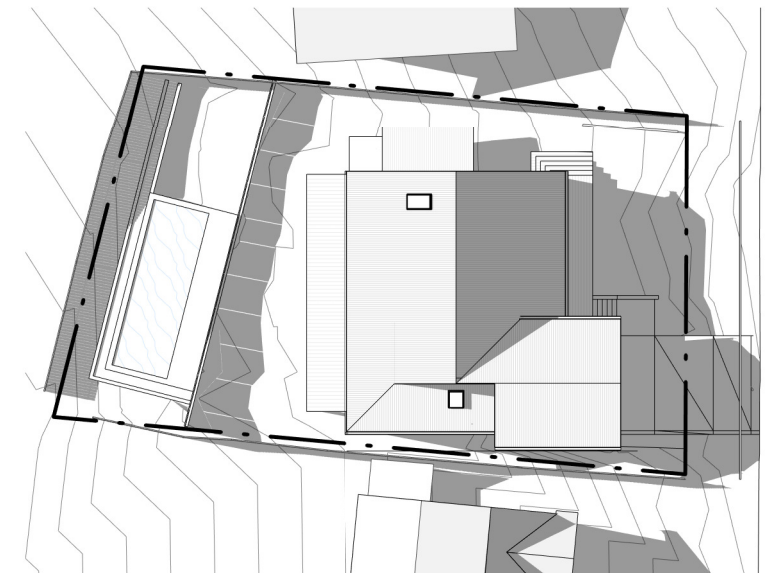
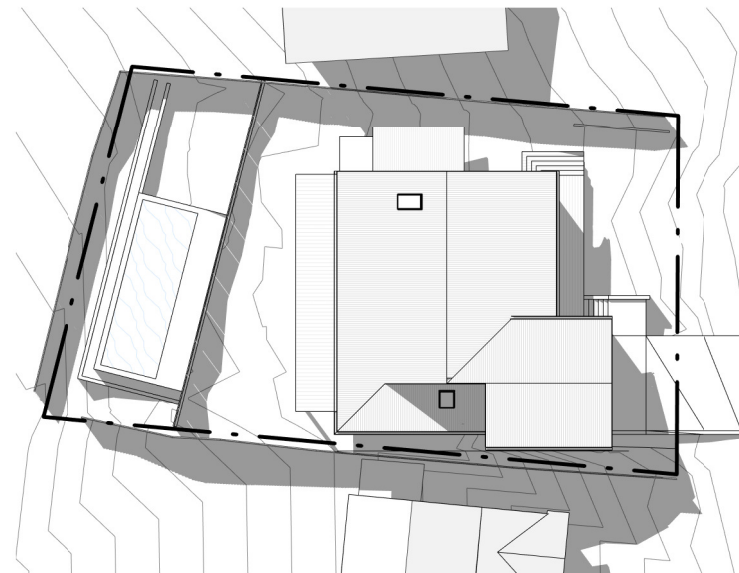
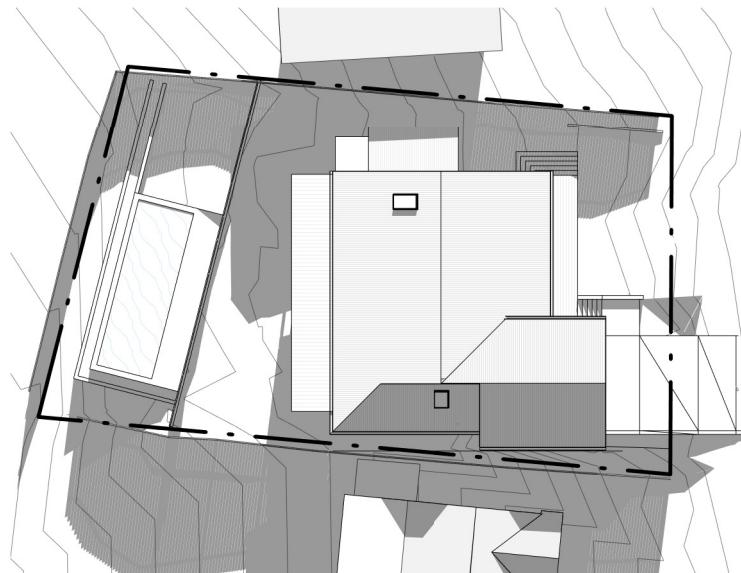
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								DRAWING NAME DRIVEWAY PROFILES		DRAWING NUMBER A 103 -D	



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	GEOTECH WHITE GEOTECHNICAL GROUP INFO@WHITEGEO.COM.AU 02 7900 3214	BIODIVERSITY ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	BUSHFIRE THE FIRE CONSULTANTS 0418 460 517	CLIENT WILL KILOH PHONE WILLKILOH1984@GMAIL.COM				PROJECT NAME 49 BINBURRA AVE		SCALE 1 : 400	
								DRAWING NAME SHADOWS		DRAWING NUMBER A 104 -D	

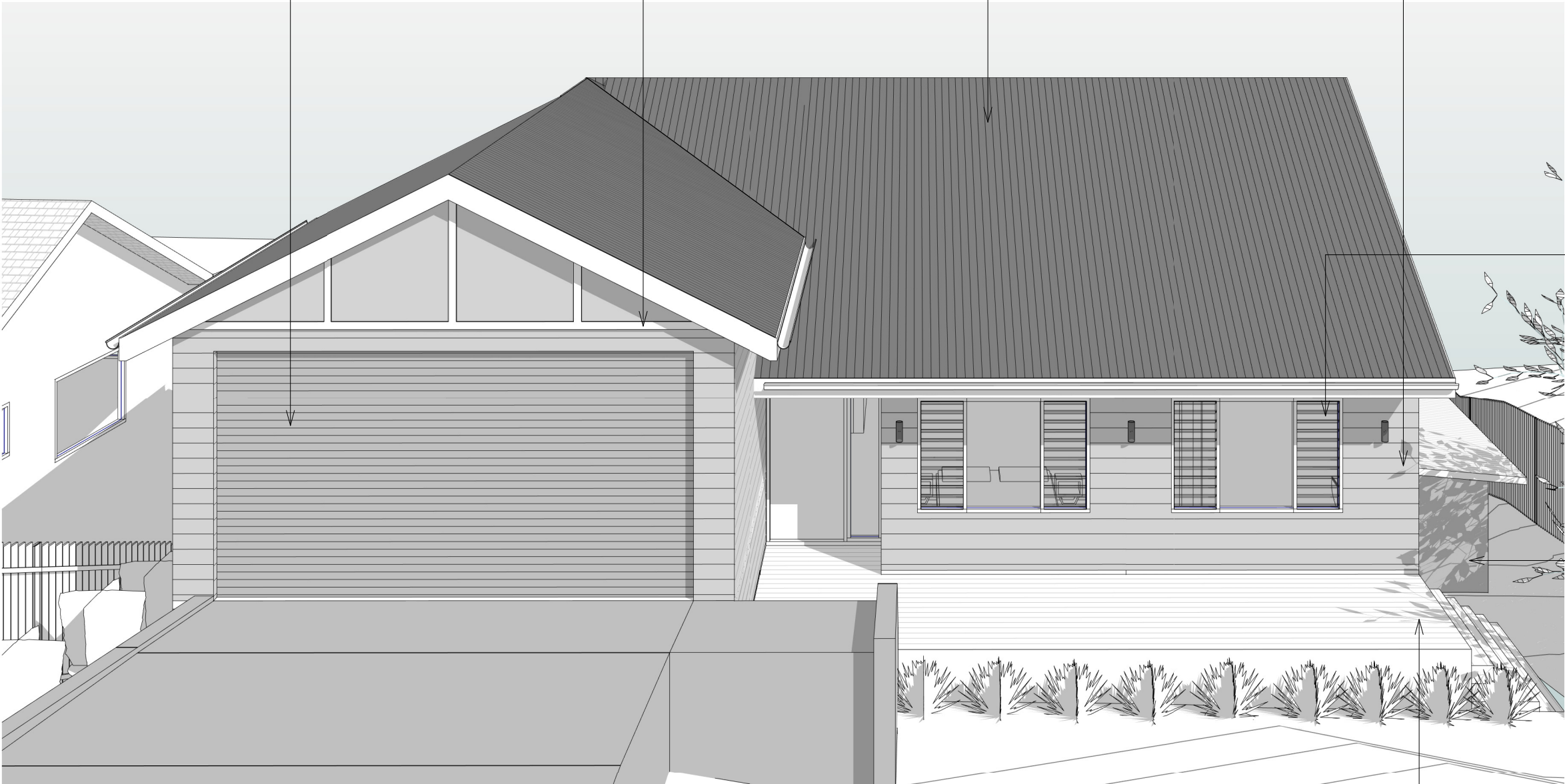


GARAGE DOOR MID GREY
LIGHTEST "WINDSPRAY"

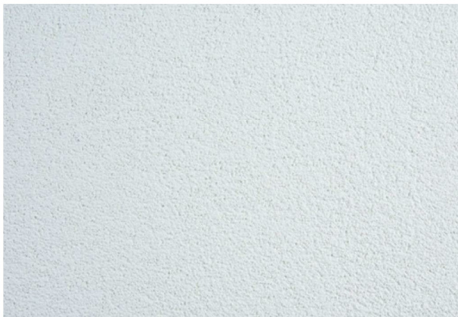
GABLE TRIM & FACIA TIMBER
PAINT FINISH WHITE

COLORBOND ROOF
BLACK (MONUMENT)

WEATHERBOARD CLADDING
PAINT FINISH MID GREY



ALUMINIUM FRAME WINDOW
PC FINISH BLACK



BRICK WALL RENDER PAINT
MID GREY



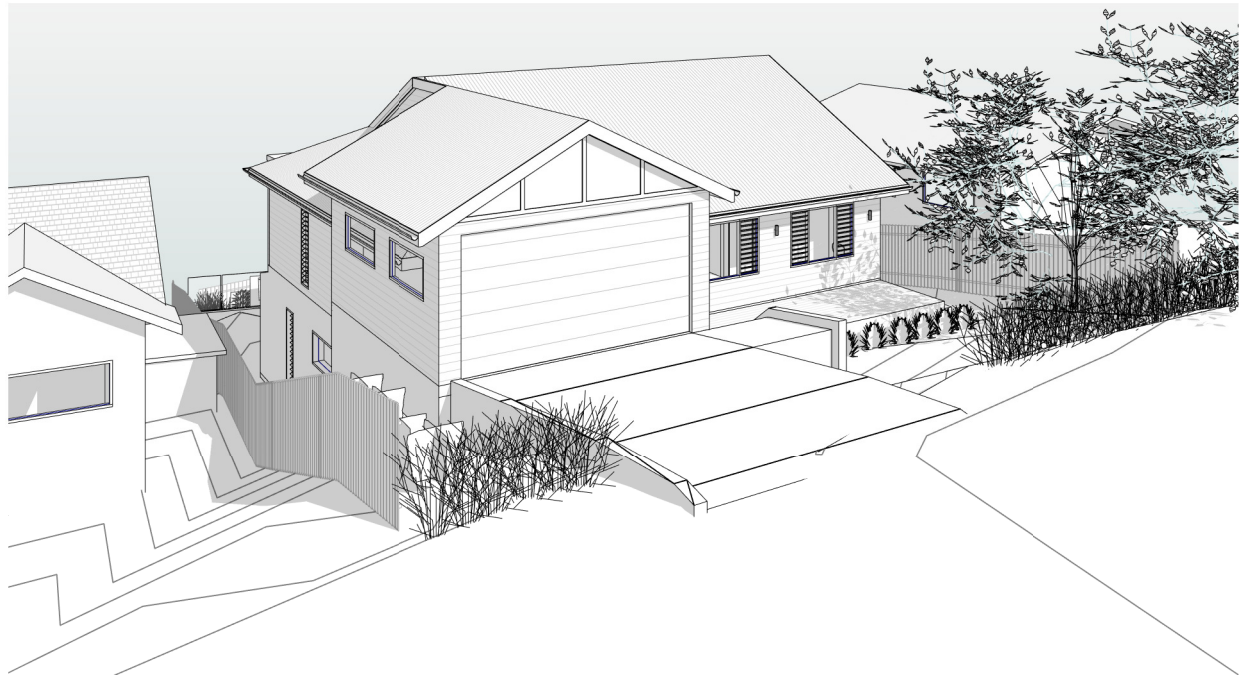
HARDWOOD TIMBER DECKING
NATURAL FINISH

1 COLOURS & FINISHES

106

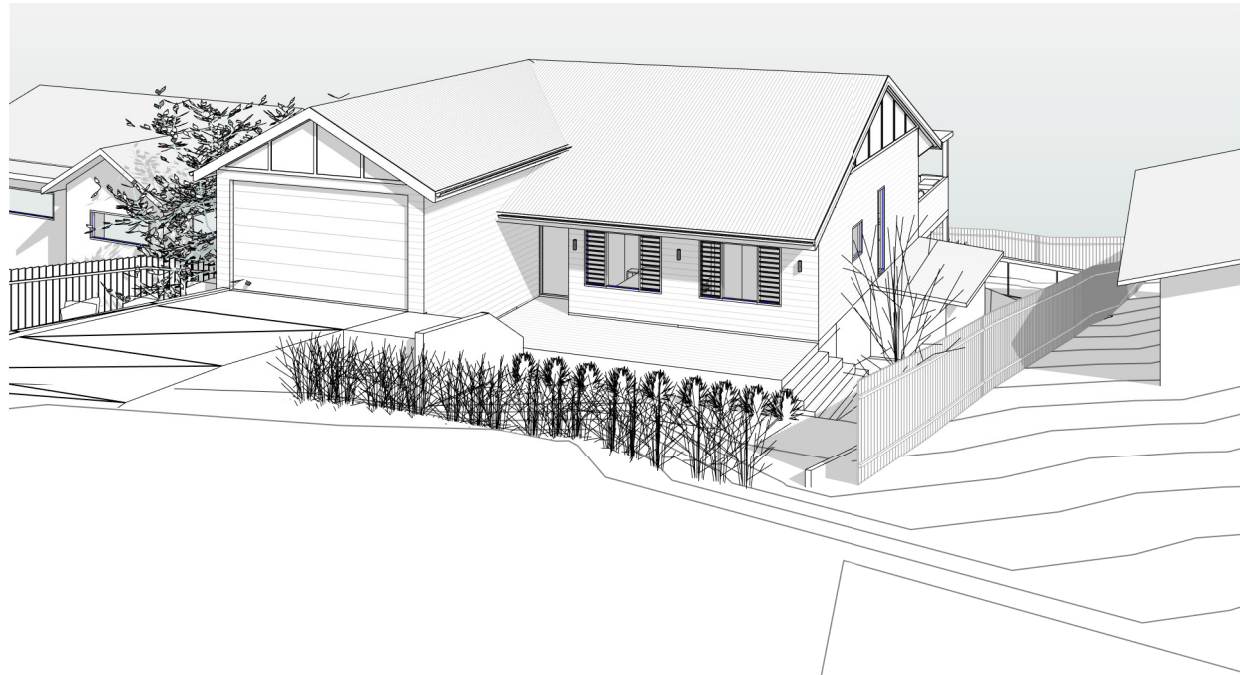
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							DRAWING NAME COLOURS & FINISHES		DRAWING NUMBER A 106 -D		



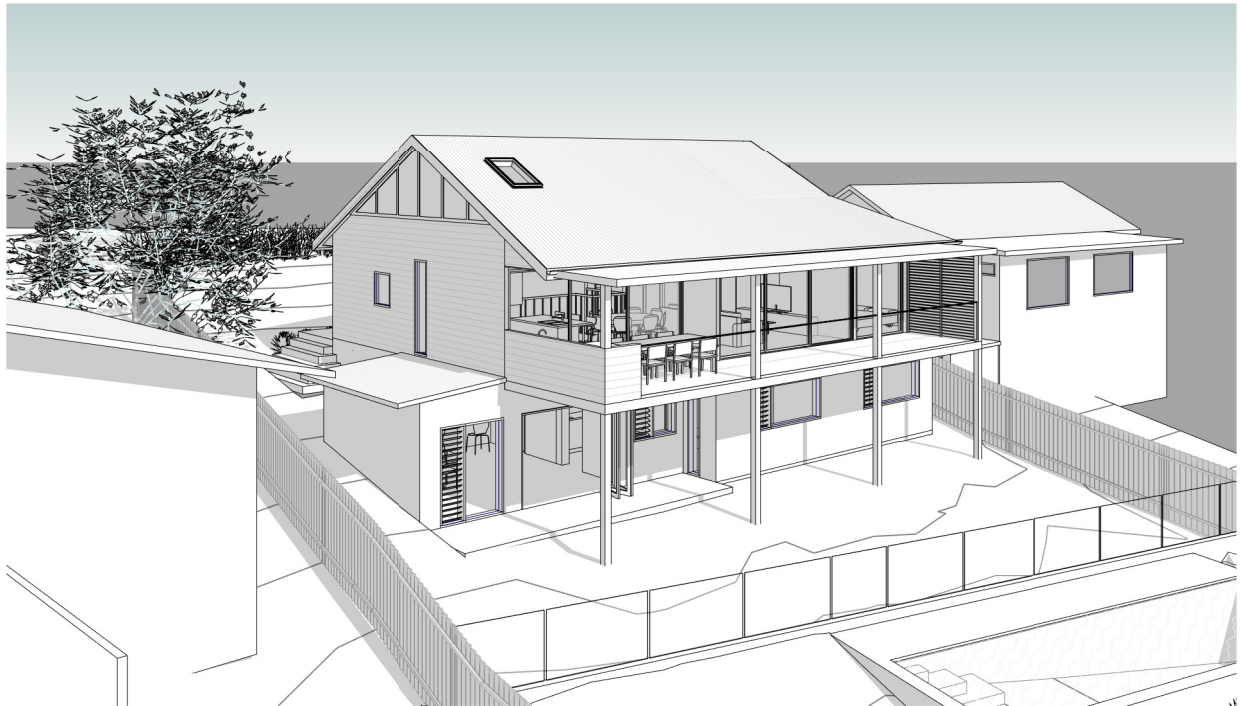
1 3D VIEW 1

107



2 3D VIEW 2

107



3 3D VIEW 3

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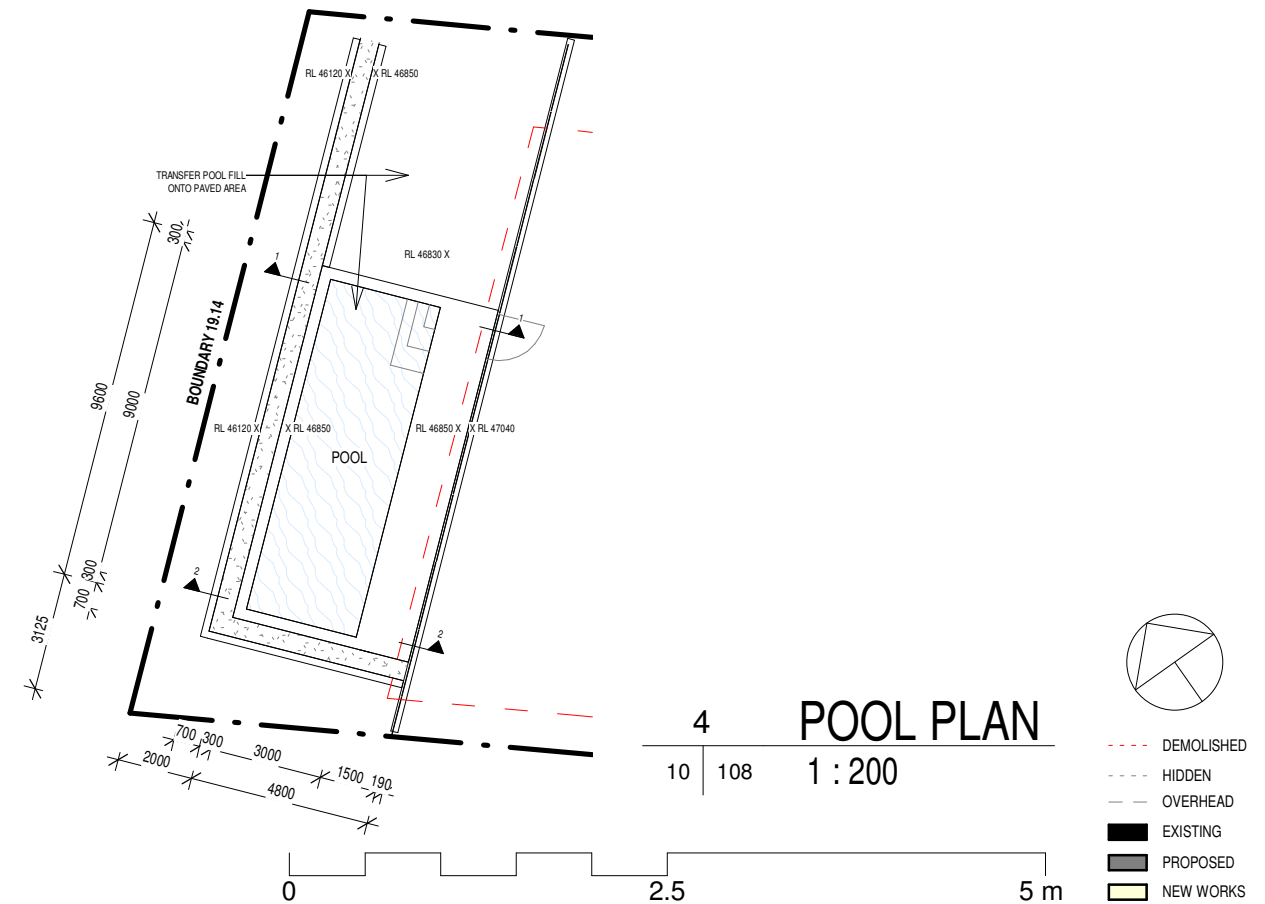
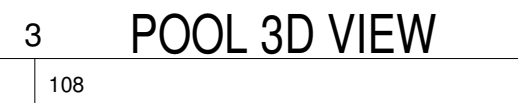


4 3D VIEW 4

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	PROJECT NAME 49 BINBURRA AVE			SCALE							
	DRAWING NAME 3D VIEWS			DRAWING NUMBER A 107 -D							



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							DRAWING NAME POOL DRAWINGS			DRAWING NUMBER A 108 -D