

DRAWING SCHEDULE

DWG No.	DRAWING TITLE	DATED
DD 00	MATERIAL & DRAWING SCHEDULE	11.01.21
DD 01	SITE / ROOF PLAN	11.01.21
DD 02	PROPOSED GROUND FLOOR PLAN	11.01.21
DD 03	PROPOSED UPPER FLOOR PLAN	11.01.21
DD 04	PROPOSED FLAT GROUND FLOOR PLAN	11.01.21
DD 05	PROPOSED NORTH, SOUTH ELEVATIONS	11.01.21
DD 06	PROPOSED EAST, WEST ELEVATIONS	11.01.21

DWG No.	DRAWING TITLE	DATED
DD 07	SECTION A-A	11.01.21
DD 08	SECTION B-B	11.01.21
DD 09	PROPOSED NORTH, SOUTH FLAT ELEVATIONS	11.01.21
DD 10	PROPOSED EAST, WEST FLAT ELEVATIONS	11.01.21
DD 11	SHADOW DIAGRAMS	11.01.21
DD 12	SITE COVERAGE CALCS	11.01.21
DD 13	SEDIMENT CONTROL & WASTE MANAGEMENT	11.01.21

BASIX COMMITMENTS

(Read in conjunction with current BASIX Certificate: 1156449M (dated 5/2/2021))

WATER COMMITMENTS

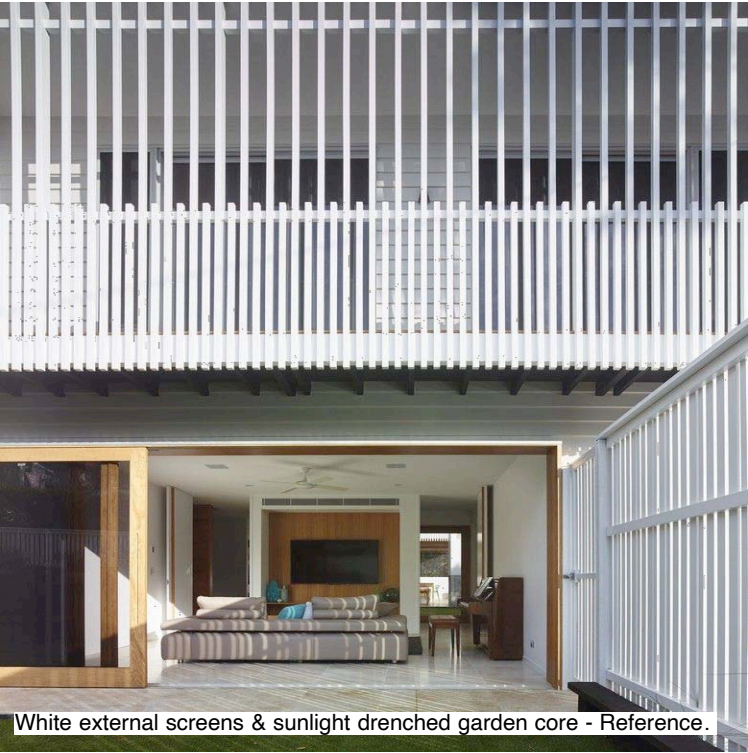
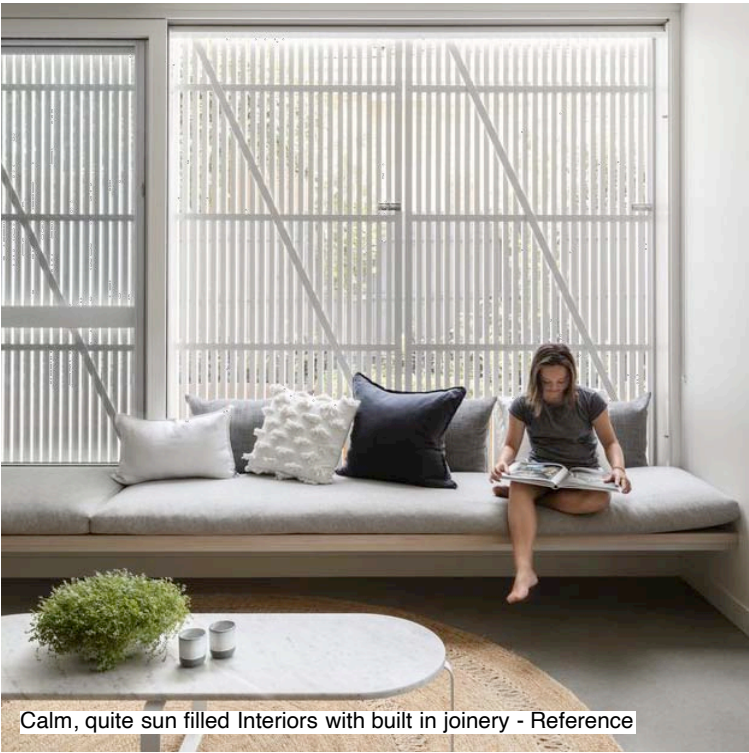
INDIVIDUAL POOL					INDIVIDUAL SPA			
	Volume (max.)	Pool cover	Pool location	Pool shading & heating	Volume (max.)	Spa cover	Spa shaded	Spa heated
House	40.0	yes	outdoors	no	4.8	yes	no	yes: gas, timer
ALTERNATIVE WATER SOURCE								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape Connection	Toilet Connection	Laundry Connection	Pool top-up	Spa top-up
House	Central water tank	10,000L	See central systems	yes	yes	yes	no	no

ENERGY / CENTRAL SYSTEM COMMITMENTS

Hot water, cooling, heating, ventilation, ceiling fans lighting & appliances as per BASIX Certificate	
Photovoltaic System (min rated output in peak kW)	3.0 (House)
10000.0 sized central water tank - rainwater or stormwater (no.1)	To collect run-off from at least 288.0 sqm of roof area of buildings in the development (excluding any area which drains to, or supplies, any other alternative water supply system)

THERMAL COMFORT COMMITMENTS

FLOOR AND WALL CONSTRUCTION			
Dwelling no.	Concrete slab on ground (m2)	Suspended floor, open subfloor (m2)	Rammed Earth or mudbrick walls
House	187	13	no
All other dwellings	48	-	no



BW - Grey sandblasted concrete blockwork.



ST - Sandstone cladding Buff colour, sparrow peck finish



LWC - weatherboard cladding paint finish



LWC - New timber weatherboard cladding: natural, weathered grey



Timber doors & windows.



TS - external: natural or white paint. Filtered views through operable timber batten screens.

LEGEND			
BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

WALL TYPE KEY (refer plans)	
---	Existing structure to be demolished
---	New structure

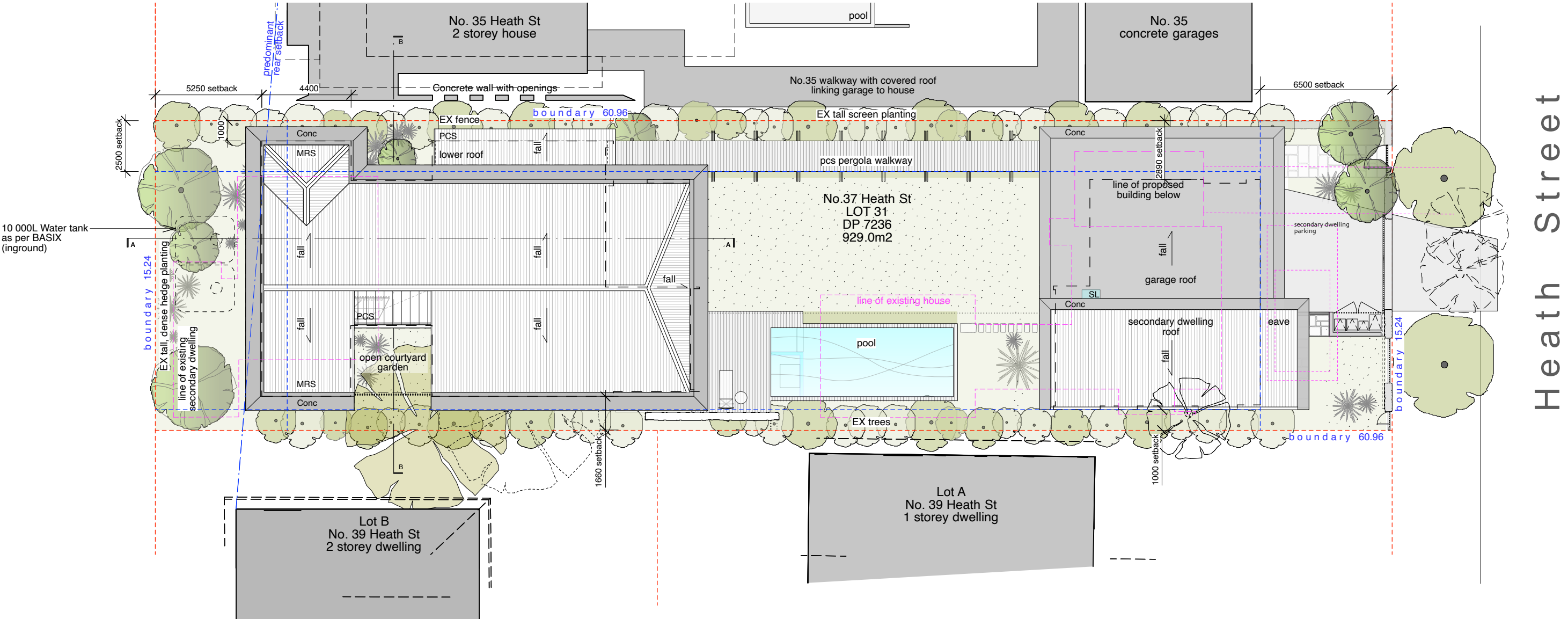


DD00 - Material and Drawing Schedule

Do not scale from drawings. Verify all dimensions and levels on site.  
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Scale: 11. O1. 21







LEGEND

BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

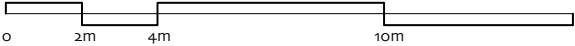
WALL TYPE KEY (refer plans)

	Existing structure to be demolished
	New structure

reef house

37 Heath St, Mona Vale - LOT 31 DP No. 7236

markham-lee architecture

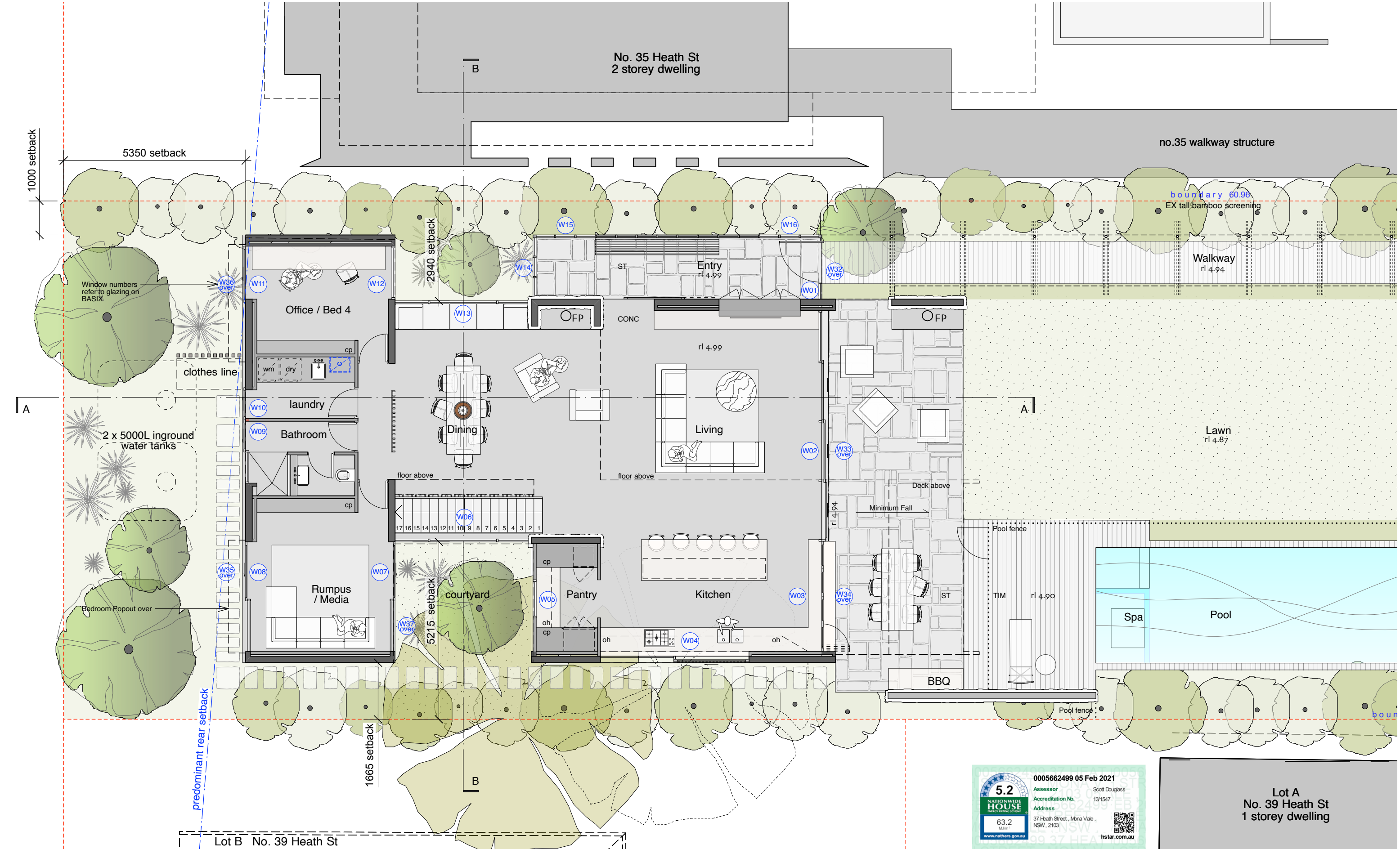


DD01 - Site / Roof Plan

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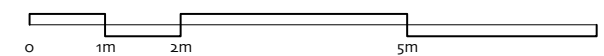
- LEGEND**
- |      |                              |     |                        |
|------|------------------------------|-----|------------------------|
| BW   | GREY BLOCKWORK (sandblasted) | PCS | POLYCARBONATE SHEETING |
| EX   | EXISTING                     | PF  | POOL FENCE             |
| FG   | FIXED GLAZING                | SL  | SKYLIGHT               |
| CONC | CONCRETE                     |     |                        |
| LWC  | LIGHTWEIGHT CLADDING         |     |                        |
| ST   | STONE                        |     |                        |
| TS   | TIMBER BATTENS (SCREEN)      |     |                        |
| TIM  | TIMBER                       |     |                        |
| MRS  | METAL ROOF SHEETING          |     |                        |
| CP   | CUPBOARD                     |     |                        |
| OH   | OVERHANG                     |     |                        |
| FP   | FIREPLACE                    |     |                        |
| OB   | OBSCURE GLASS                |     |                        |

- WALL TYPE KEY (refer plans)**
- |     |                                     |
|-----|-------------------------------------|
| --- | Existing structure to be demolished |
| --- | New structure                       |

reef house

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DD02 - Proposed Ground Floor Plan

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Scale: 1:100@A3

11. 01. 21



Lot A  
No. 39 Heath St  
1 storey dwelling





5.2

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

63.2

MJ/m<sup>2</sup>

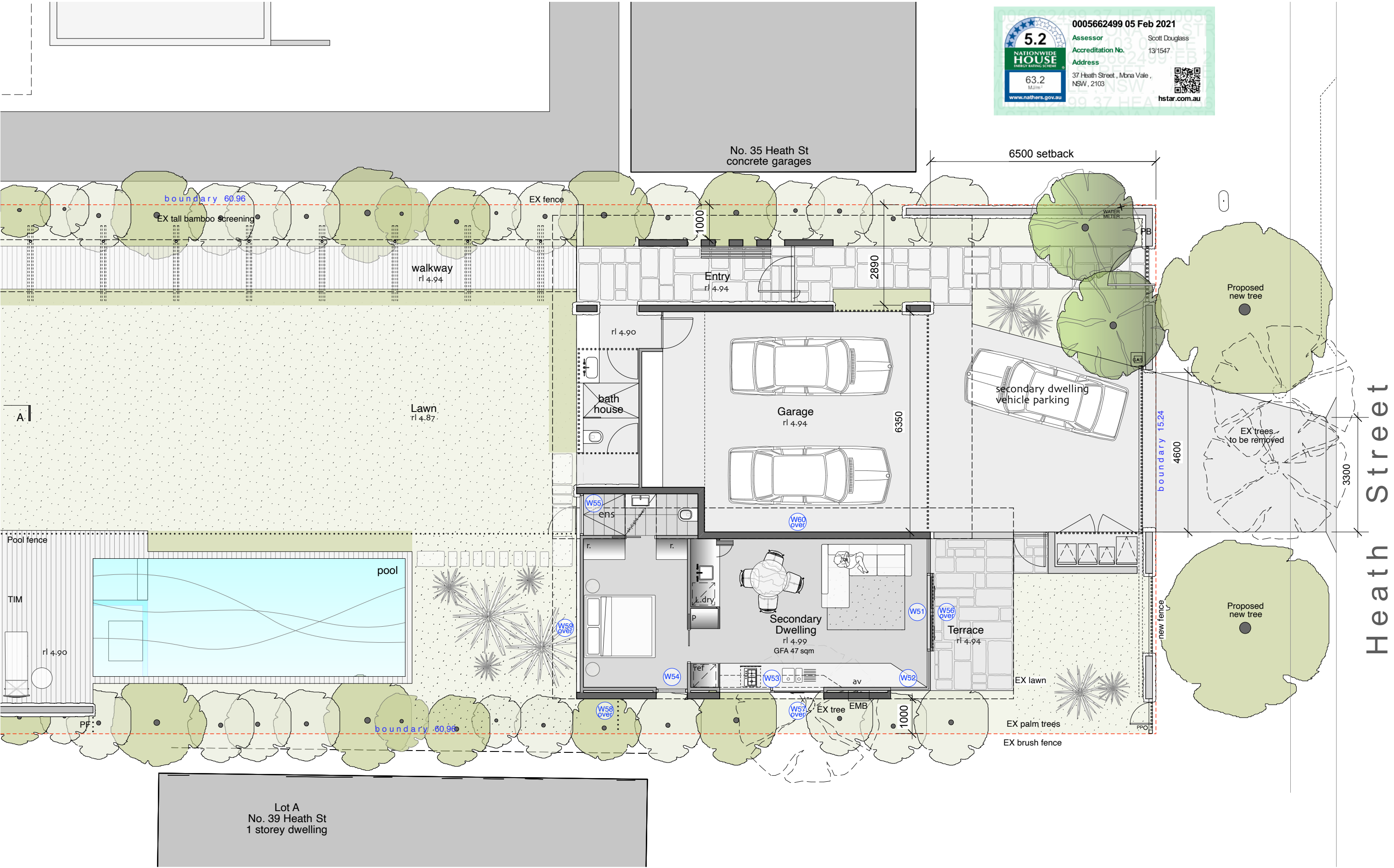
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0005662499 05 Feb 2021

Assessor  
Accreditation No.  
Address

Scott Douglass  
13/1547  
37 Heath Street, Mona Vale,  
NSW, 2103

  
hstar.com.au



LEGEND

BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POLYCARBONATE SHEETING
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

WALL TYPE KEY (refer plans)

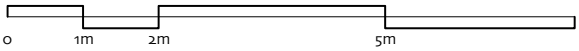
---	Existing structure to be demolished
---	New structure

reef house

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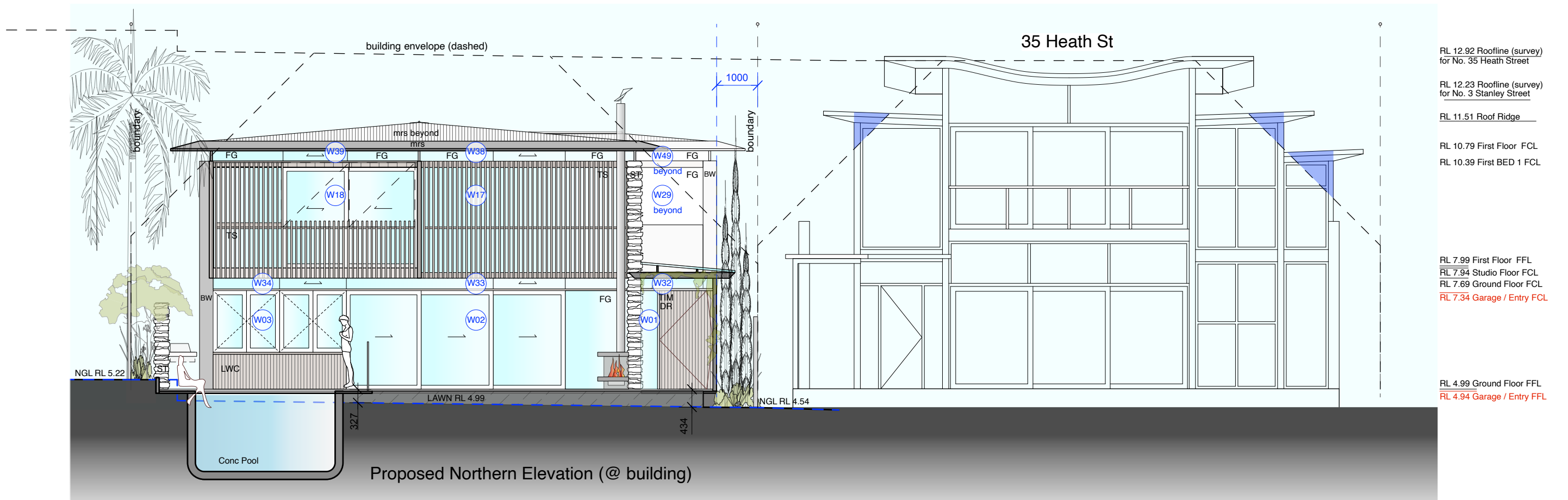
DD04 - Proposed Flat Ground Floor Plan



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11. 01. 21





RL 12.92 Roofline (survey)  
for No. 35 Heath Street

RL 12.23 Roofline (survey)  
for No. 3 Stanley Street

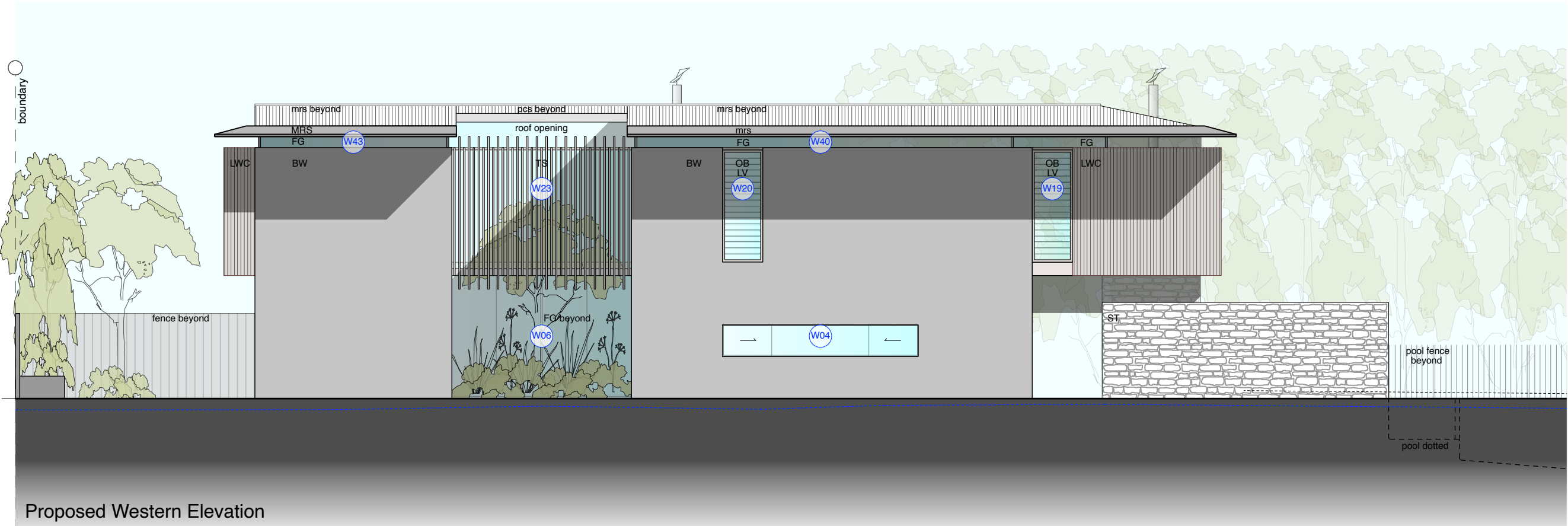
RL 11.51 Roof Ridge

RL 10.79 First Floor FCL

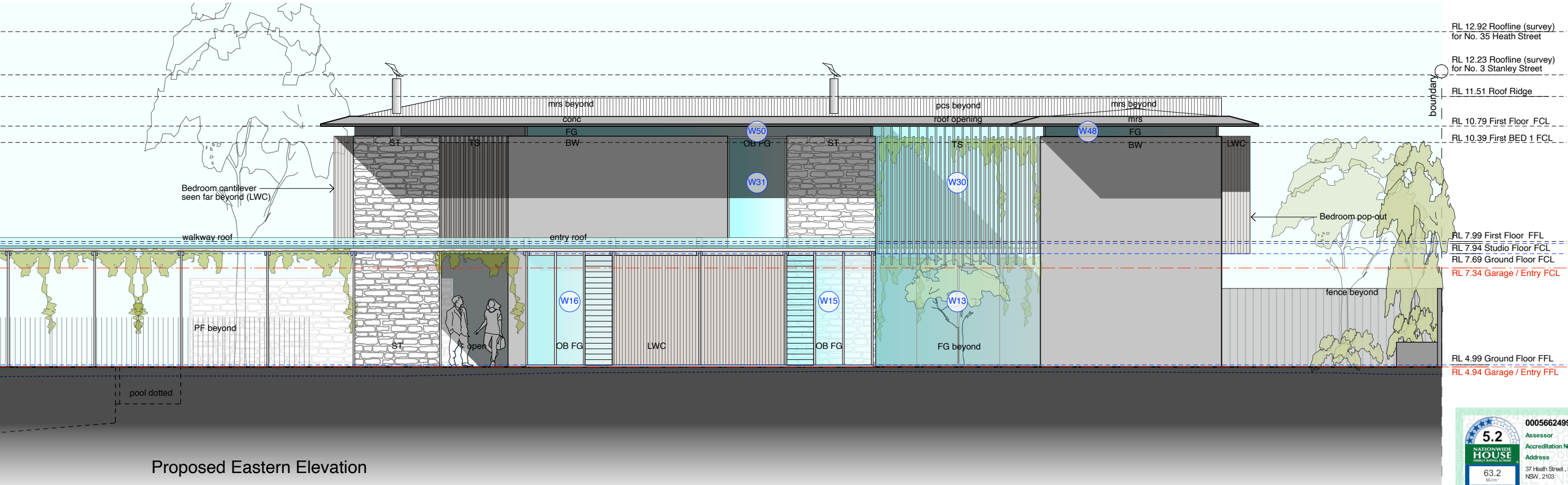
RL 10.39 First BED 1 FCL

RL 7.99 First Floor FFL  
RL 7.94 Studio Floor FCL  
RL 7.69 Ground Floor FCL  
RL 7.34 Garage / Entry FCL

RL 4.99 Ground Floor FFL  
RL 4.94 Garage / Entry FFL



Proposed Western Elevation



Proposed Eastern Elevation

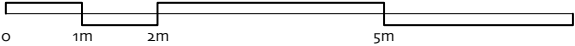
LEGEND			
BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

WALL TYPE KEY (refer plans)	
	Existing structure to be demolished
	New structure

reef house

37 Heath St, Mona Vale - LOT 31 DP No. 7236

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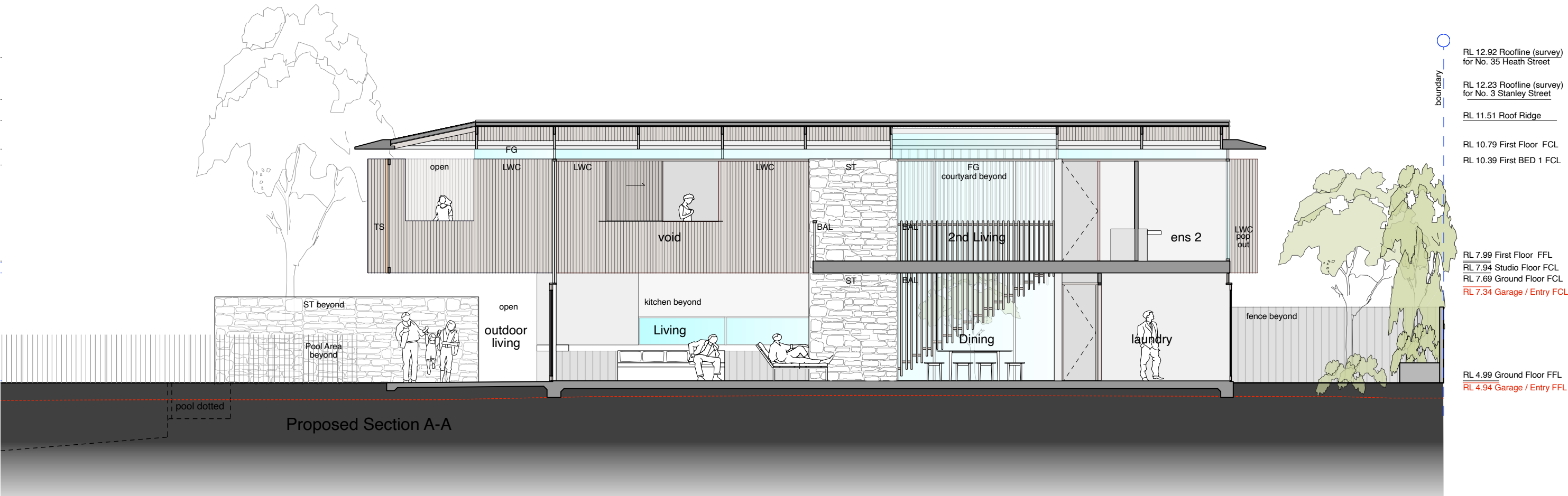
DD06 - Proposed East, West Elevations

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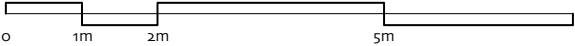
LEGEND			
BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

WALL TYPE KEY (refer plans)	
	Existing structure to be demolished
	New structure

reef house

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DD07 - Section A-A

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5.2

NATIONWIDE  
HOUSE

ENERGY RATING SCALE

63.2

MJ/m<sup>2</sup>

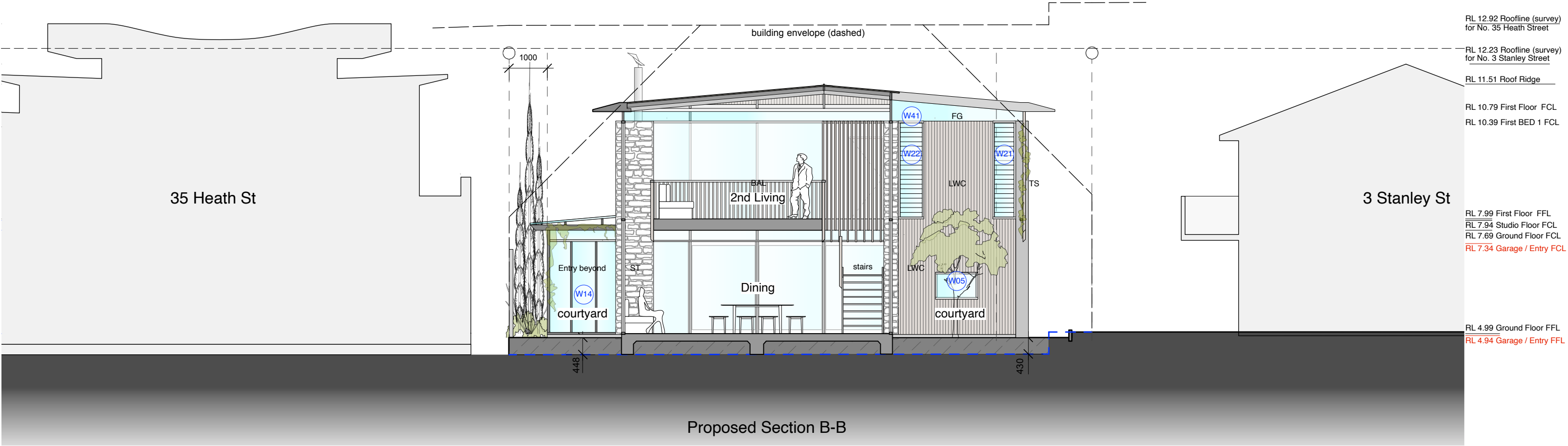
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Accreditation No.  
Address

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NSW, 2103

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LEGEND			
BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSOLETE GLASS		

WALL TYPE KEY (refer plans)	
	Existing structure to be demolished
	New structure

reef house

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DD08 - Section B-B

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11. 01. 21

BASIX REQUIREMENTS

WATER

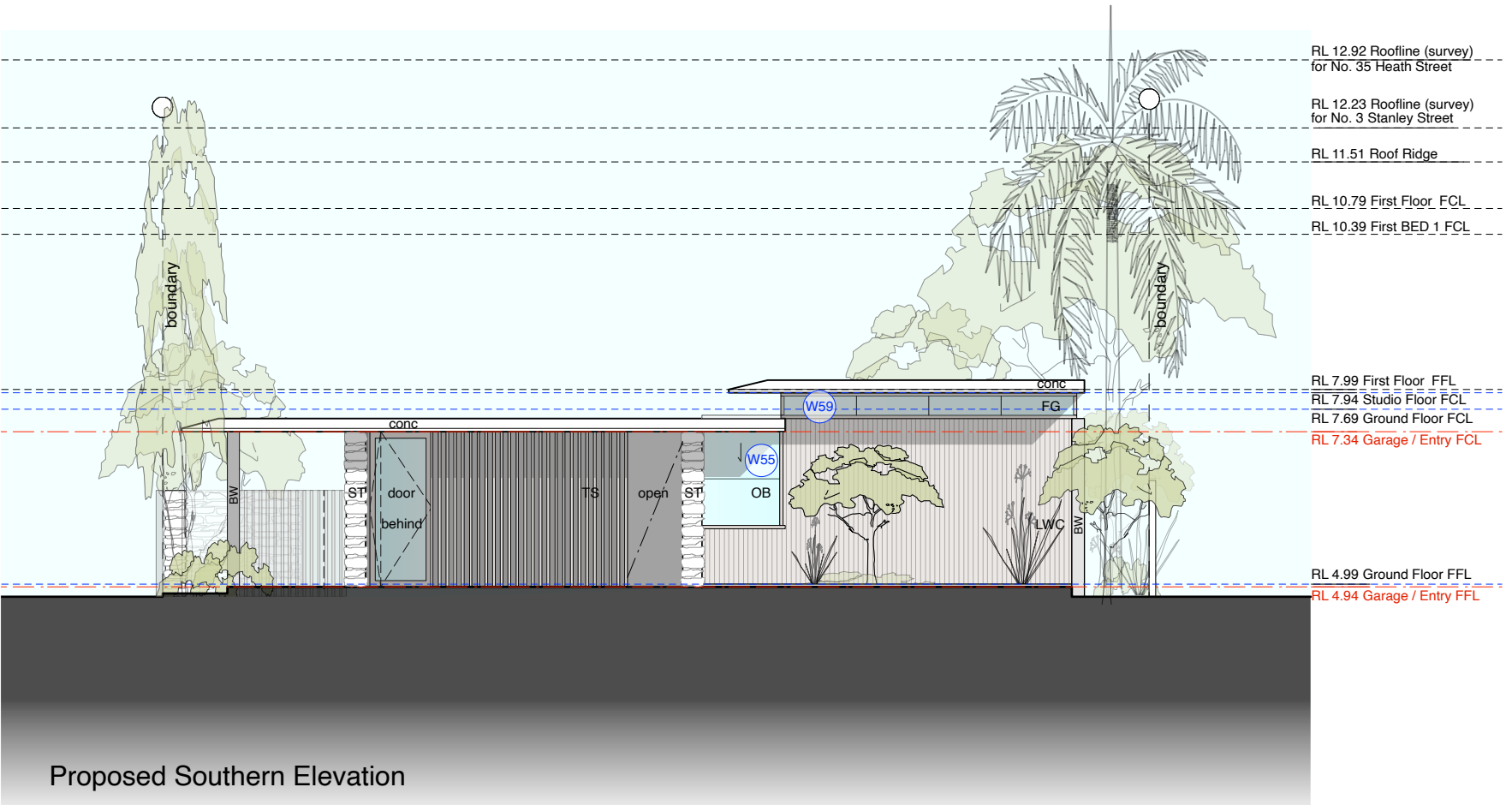
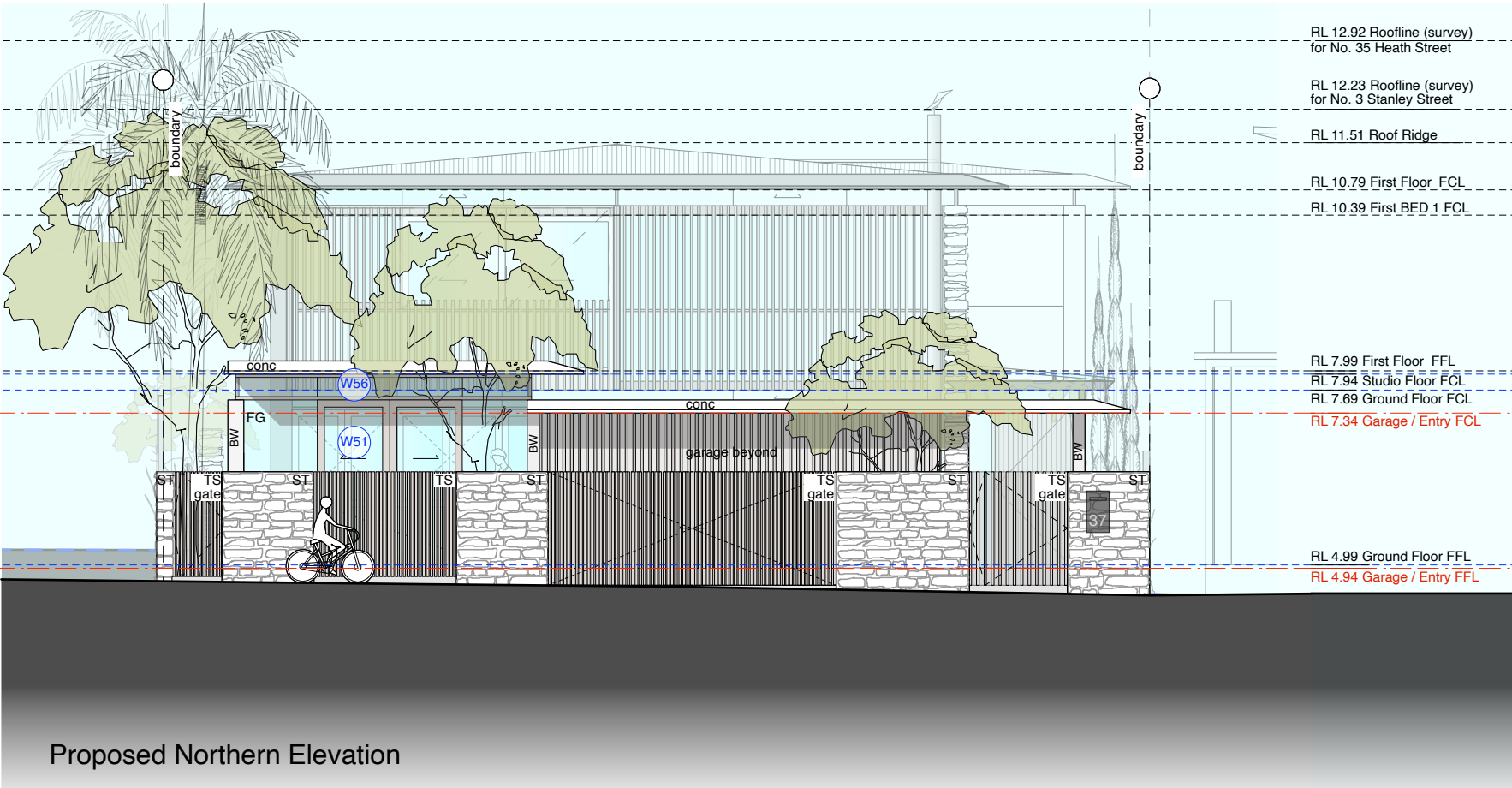
- 1. Minimum 10,000 litre rainwater tank collecting 100% of roof water with connections to gardens, toilets & Laundry(house)
- 2. 3 star rated showerheads.
- 3. 4 star rated toilets.
- 4. 5 star rated taps.
- 5. Maximum 40 kilolitre pool to have timber & cover fitted & to be unheated.
- 6. Maximum 4.8 kilolitre spar to have timer & cover fitted & to be heated by gas.

THERMAL COMFORT

- 7. Waffle pod slab (studio)
- 8. R1.0 slab edge insulation to ground floor slab(house)
- 9. Minimum R2.5 insulation to all external walls (excludes garage)
- 10. R5.0 insulation to ceilings
- 11. R2.5 Insulation to the internal walls of the bath & laundry (house)
- 12. R2.5 insulation to the wall between house & entry(house)
- 13. Foil + R1.5 insulation to underside of roof (house)
- 14. Medium roof colours
- 15. Weatherseals to all external doors & windows
- 16. Polish concrete flooring to Kitchen, living, dining & rumpus & bed 4(house)
- 17. Timber flooring to all upper floor (excluding wet areas) (house)
- 18. Insulation must be installed in accordance with NCC and relevant Australian Standards.
- 19. Recessed downlights have been included in the NatHERS rating (to be sealed LED downlights)
- 20. All louver windows to have a U value less than or = to 4.30 & with 10% of SHGC 0.53(house)
- 21. W06, W13, W23, W30, W31 & W17 to have a U value less than or = to 3.40 & with 10% of SHGC 0.53
- 22. All other windows & glazed doors to have a U value less than or = to 3.60 & with 10% of SHGC 0.54/0.47(house)
- 23. All other windows & glazed doors to have a U value less than or = to 5.10 & with 10% of SHGC 0.36(Studio)
- 24. Ceiling fans to dining, rumpus, office, 2<sup>nd</sup> living, master, bed 2 & bed 3(house)
- 25. Ceiling fans to Kitchen/kitchen & bed (studio)
- 26. Skylight to be single glazed clear(studio)

ENERGY

- 27. Gas instantaneous 5-star HWS
- 28. Single phase reverse cycle split system air-conditioning 5 star to a living & bedroom area(house)
- 29. Single phase reverse cycle split system air-conditioning 5 star to a living area(studio)
- 30. Gas hydronic floor heating to living area(house)
- 31. Ducted rangehood to kitchen with manual on/off switch
- 32. Ducted exhaust fan to bathroom/ laundry & ensuites with manual on/off switches
- 33. Gas cooktop & electric oven
- 34. Well ventilated fridge space
- 35. Permanent outdoors clothesline
- 36. Compact fluorescent, fluorescent or LED lights throughout (excluding bathrooms & toilets)
- 37. Minimum 3.0 peak kilowatt photovoltaic system to be installed.



LEGEND			
BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSCURE GLASS		

WALL TYPE KEY (refer plans)	
	Existing structure to be demolished
	New structure

reef house

37 Heath St, Mona Vale - LOT 31 DP No. 7236

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DD09 - Proposed North, South Flat Elevations

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Scale: 1:100@A3

11. 01. 21

**5.2**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME

63.2  
Main  
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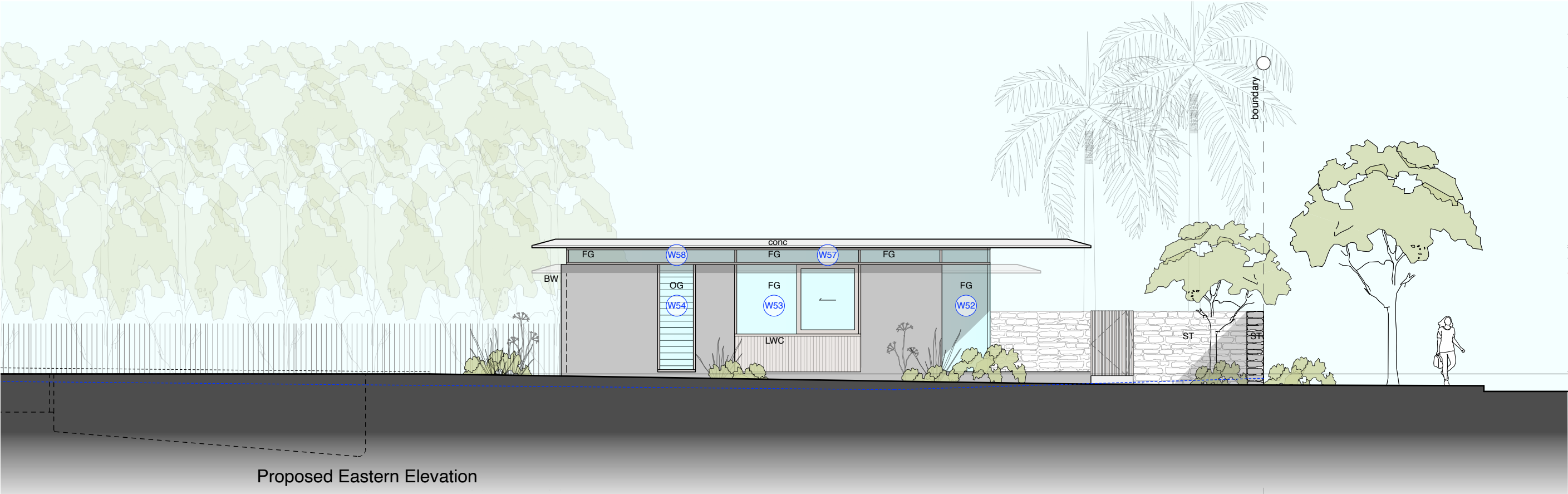
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Proposed Eastern Elevation

RL 12.92 Roofline (survey)  
for No. 35 Heath Street

RL 12.23 Roofline (survey)  
for No. 3 Stanley Street

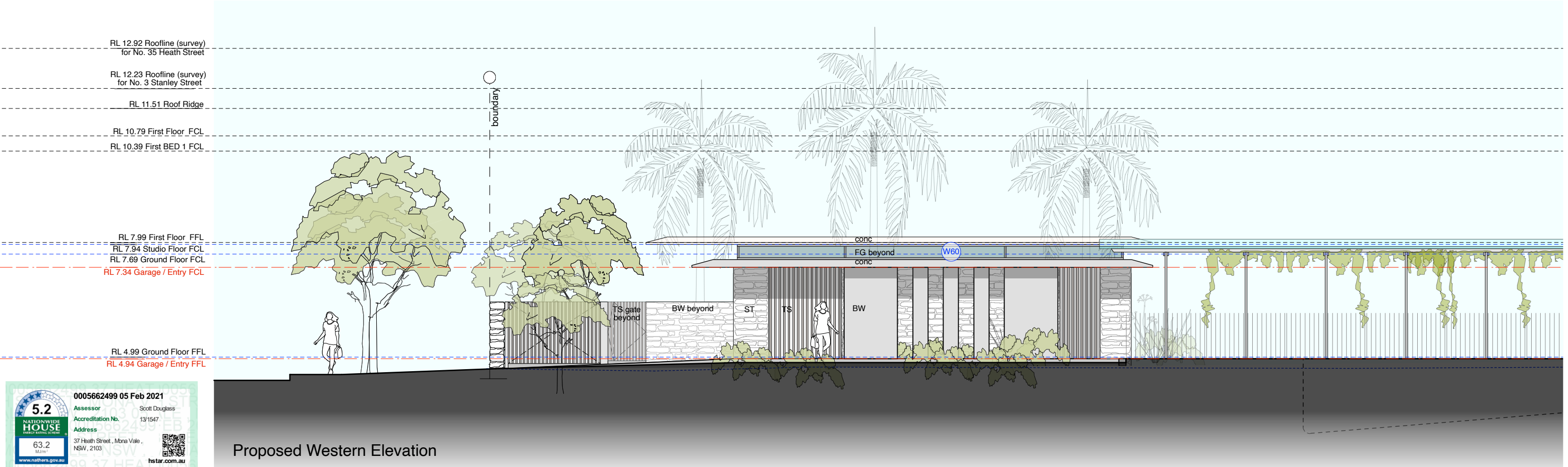
RL 11.51 Roof Ridge

RL 10.79 First Floor FCL

RL 10.39 First BED 1 FCL

RL 7.99 First Floor FFL  
RL 7.94 Studio Floor FCL  
RL 7.69 Ground Floor FCL  
RL 7.34 Garage / Entry FCL

RL 4.99 Ground Floor FFL  
RL 4.94 Garage / Entry FFL



Proposed Western Elevation



LEGEND

BW GREY BLOCKWORK (sandblasted)  
EX EXISTING  
FG FIXED GLAZING  
CONC CONCRETE  
LWC LIGHTWEIGHT CLADDING  
ST STONE  
TS TIMBER BATTENS (SCREEN)  
TIM TIMBER  
MRS METAL ROOF SHEETING  
CP CUPBOARD  
OH OVERHANG  
FP FIREPLACE  
OB OBSCURE GLASS

PCS POLYCARBONATE SHEETING  
PF POOL FENCE  
SL SKYLIGHT

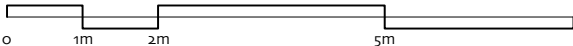
WALL TYPE KEY (refer plans)

Existing structure to be demolished  
New structure

reef house

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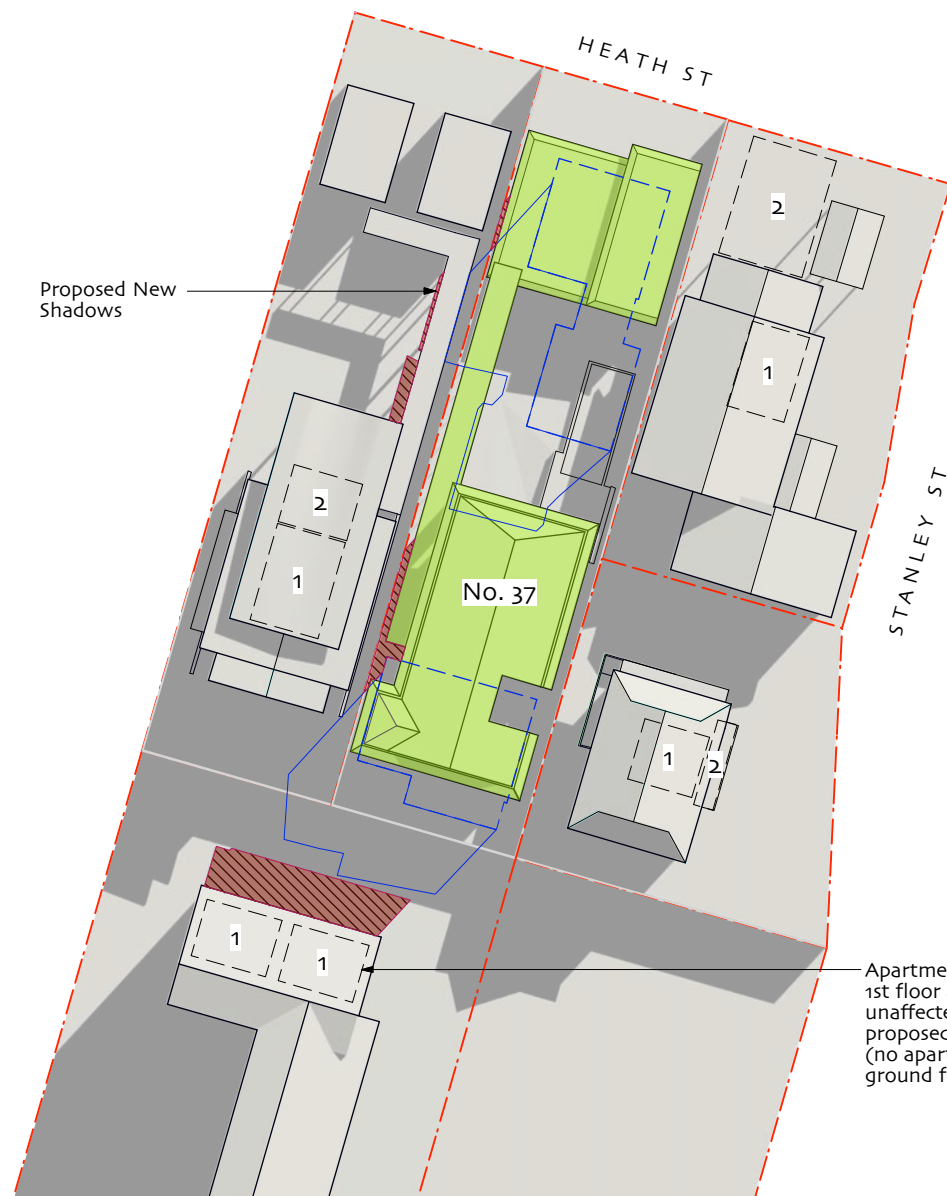


DD10 - Proposed East, West Flat Elevations

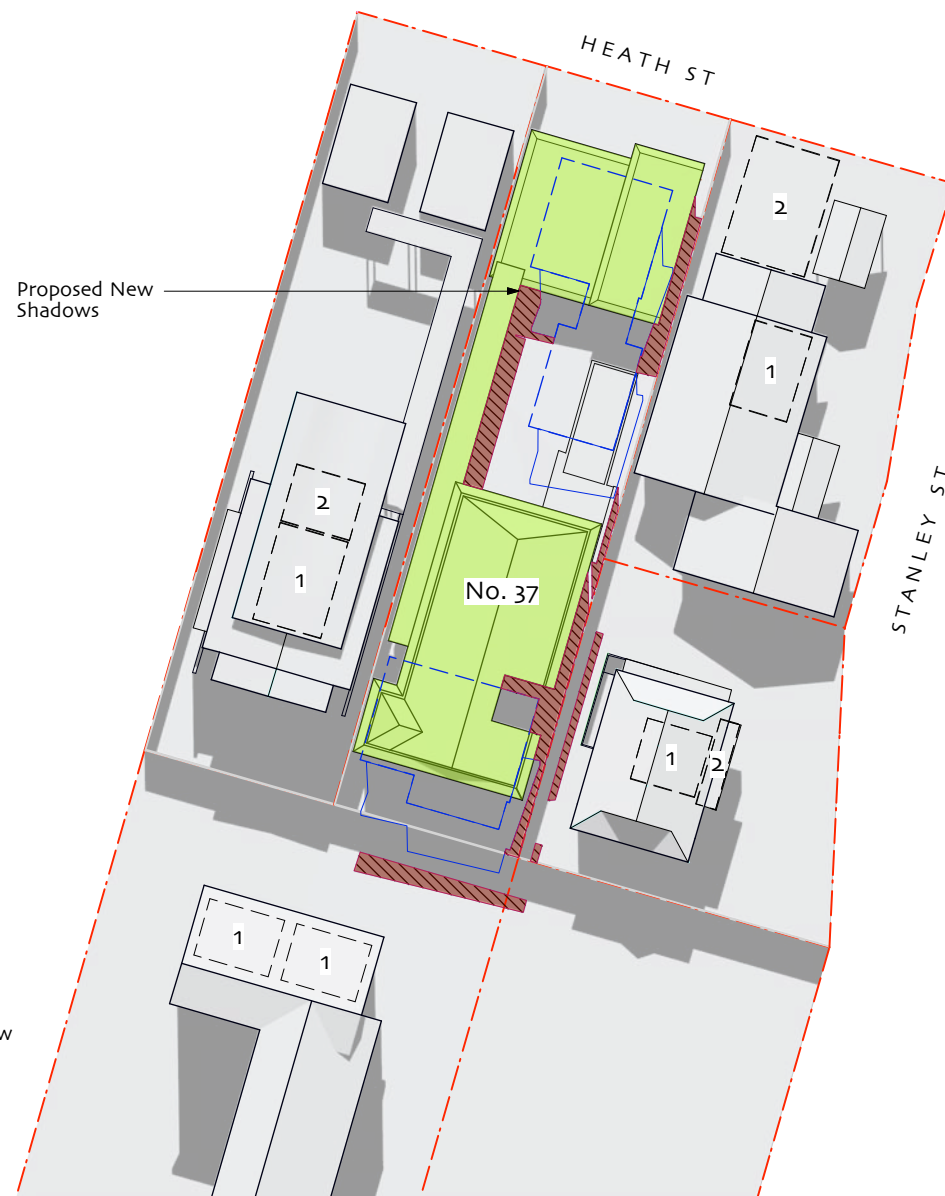
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Scale: 1:100@A3

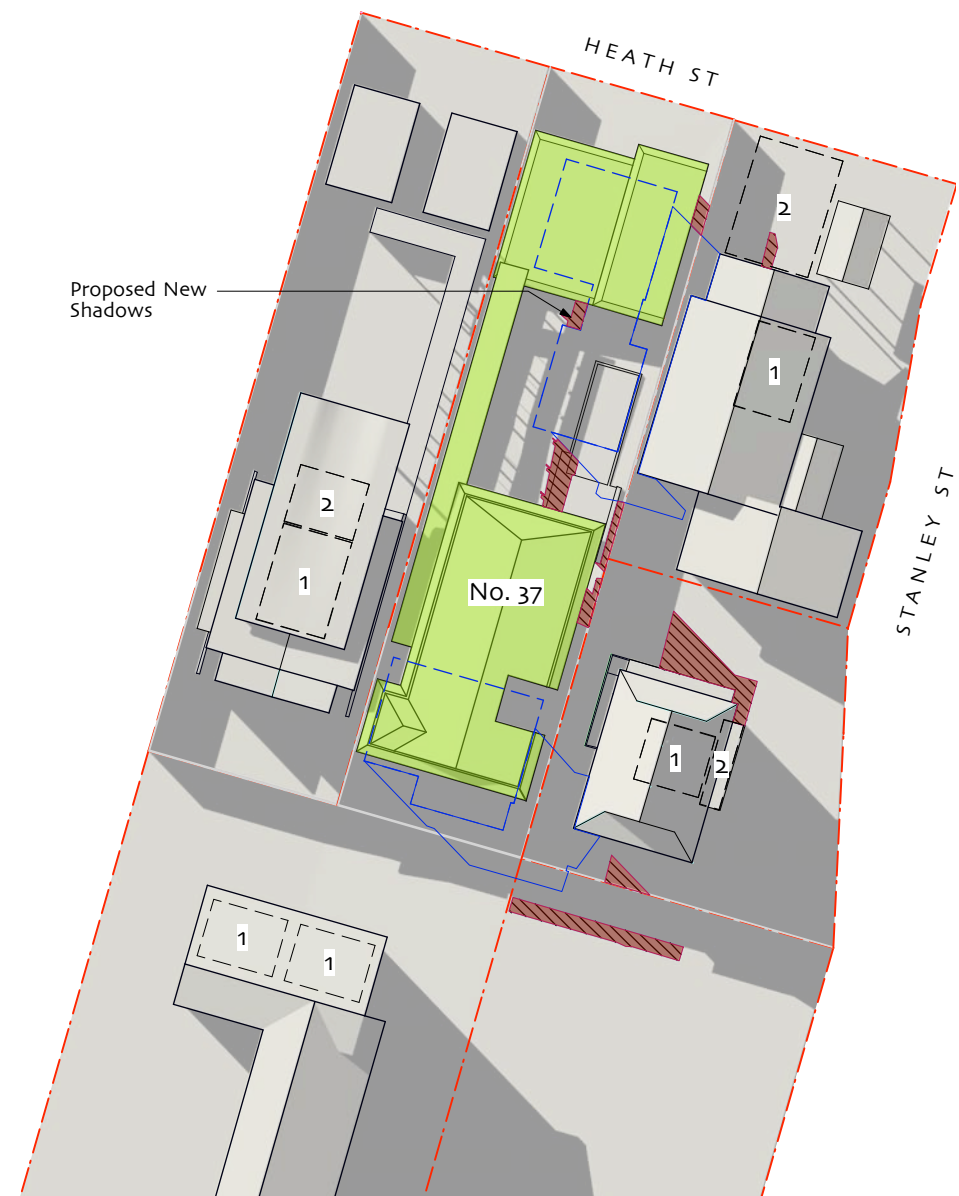
11. 01. 21



9am Winter Solstice



12pm Winter Solstice



3pm Winter Solstice

- Shadows from existing neighbouring structures and existing boundary fences
- Proposed new buildings
- Proposed new Shadows
- Outline of reduced shadows (from proposed buildings to be demolished)
- Proposed buildings to be demolished
- Site Boundaries
- 1 Neighbouring primary internal living area
- 2 Neighbouring primary external living area

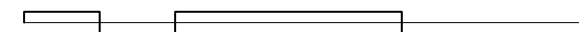
LEGEND		
BW	GREY BLOCKWORK (sandblasted)	PCS
EX	EXISTING	PF
FG	FIXED GLAZING	SL
CONC	CONCRETE	
LWC	LIGHTWEIGHT CLADDING	
ST	STONE	
TS	TIMBER BATTENS (SCREEN)	
TIM	TIMBER	
MRS	METAL ROOF SHEETING	
CP	CUPBOARD	
OH	OVERHANG	
FP	FIREPLACE	
	POLYCARBONATE SHEETING	
	POOL FENCE	
	SKYLIGHT	

- WALL TYPE KEY (refer plans)**
- Existing structure to be demolished
  - New structure

reef house

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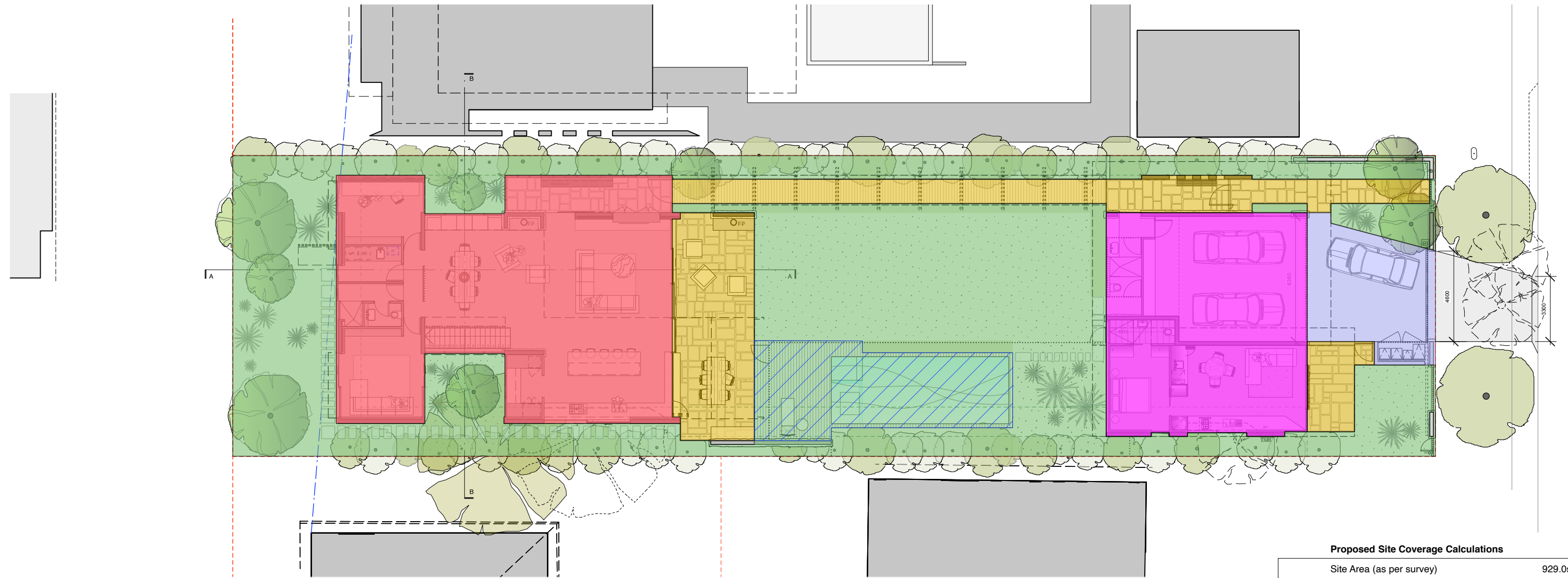
## DD11 - Shadow Diagrams

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Scale: N / A

11. 01. 21





Proposed Site Coverage Calculations

Site Area (as per survey)	929.0sqm
proposed dwelling	191.2 sqm
Proposed secondary dwelling, Garage & Entry	114.6 sqm
Covered walkway & Hard Surface terraces	112.1 sqm
hardstand areas (driveway)	39.6 sqm
<b>Proposed Site Coverage (excl. Pool) (49.3%)</b>	<b>457.5 sqm</b>
Allowable Site Coverage (50.0%)	464.5 sqm
Pool Area	55.70 sqm
6% of site area concession for recreational purposes (6.0%)	55.74 sqm
Landscape area (50.3 %) Includes pool area as a concession	467.1 sqm
DCP required Landscape Area (50%)	464.5 sqm
<b>Existing site coverage (48.1%)</b>	<b>446.7 sqm</b>

LEGEND

BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		

WALL TYPE KEY (refer plans)

Existing structure to be demolished	
New structure	

reef house

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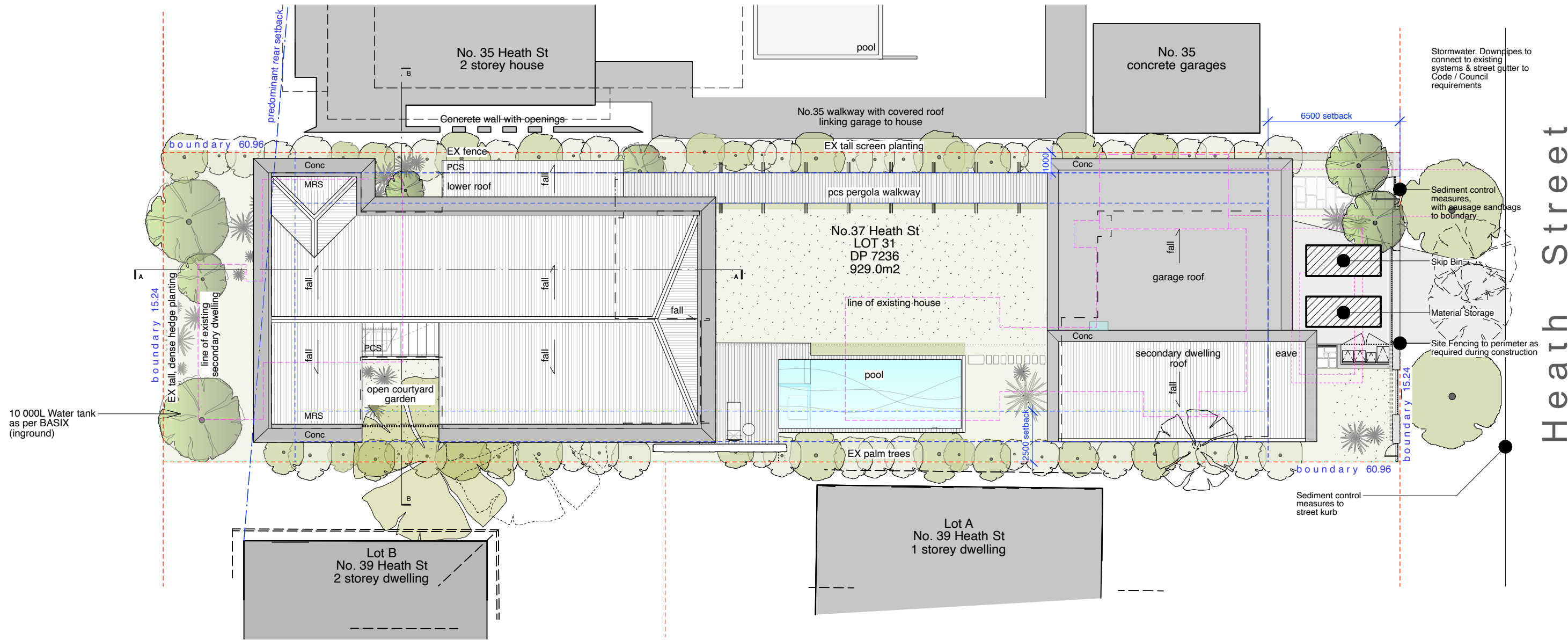


DD12 - Site Coverage Calcs

Do not scale from drawings. Verify all dimensions and levels on site.  
All drawings must be verified by the structural engineer's documents.  
All drawings to be verified by the Survey Plan.  
The architect retains the copyright subsisting in these documents.  
NOT for Construction or Tender

Scale: 1:200@A3

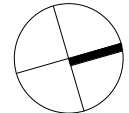
11. 01. 21



10 000L Water tank  
as per BASIX  
(inground)

**LEGEND**

BW	GREY BLOCKWORK (sandblasted)	PCS	POLYCARBONATE SHEETING
EX	EXISTING	PF	POOL FENCE
FG	FIXED GLAZING	SL	SKYLIGHT
CONC	CONCRETE		
LWC	LIGHTWEIGHT CLADDING		
ST	STONE		
TS	TIMBER BATTENS (SCREEN)		
TIM	TIMBER		
MRS	METAL ROOF SHEETING		
CP	CUPBOARD		
OH	OVERHANG		
FP	FIREPLACE		
OB	OBSOLETE GLASS		



**WALL TYPE KEY (refer plans)**  
Existing structure to be demolished

**sediment control measures**

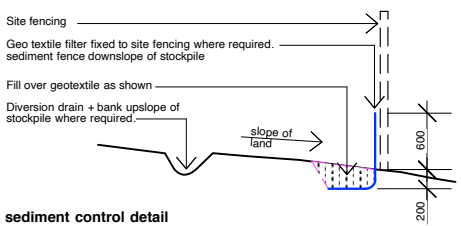
sediment fences to be installed to contain construction debris and onsite sediment where required;

all stock piles to be located away from any hazard areas, public/private thoroughfares and roadways;

locate material stockpiles upslope and away from drainage lines;

stockpiles to be protected from erosion by covering with impervious material, drainage diversion on upside of pile and sediment fence on downside of pile (see sediment control detail);

existing natural vegetation to be retained as much as possible on site to prevent excess top soil erosion.



**sediment control detail**