

MODIFICATION 01 - JUNE 2020
SCHEDULE OF CHANGES

- Typical to all external areas: stone floor paving substituted for conventional shaped natural stone tile
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- Driveway finish changed and widened in accordance with consent SL2020/0241
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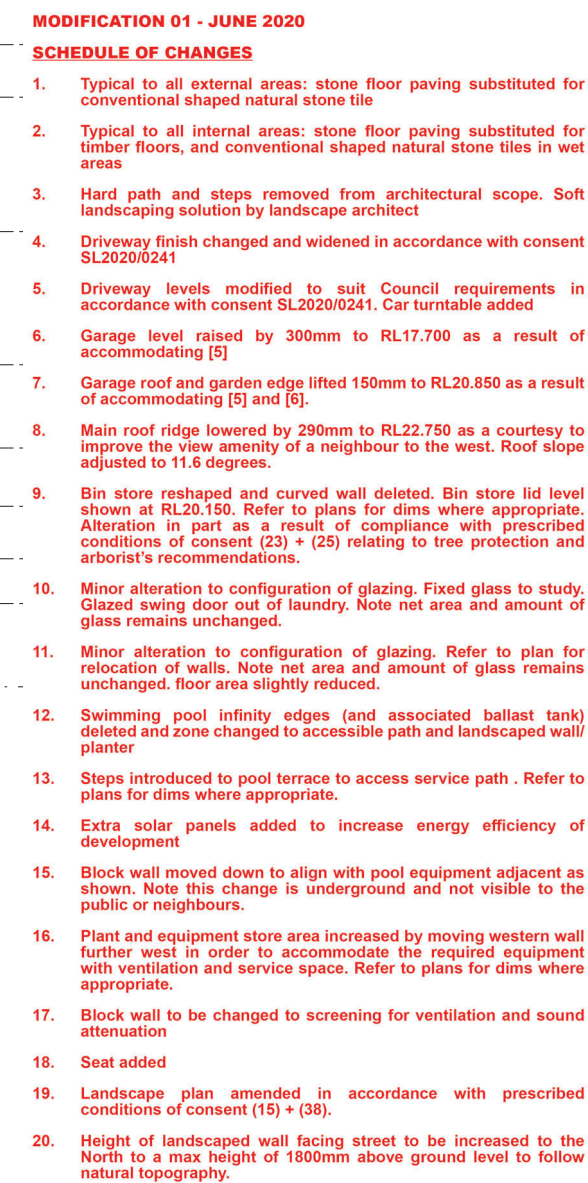
32 The Strand Whale Beach			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)		
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	70
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
Heating System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets		Yes to 1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	4	Dedicated Yes
	Number of Living/Dining rooms	3	Dedicated Yes
	Kitchen	Yes	Dedicated Yes
	All Bathrms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
All Hallways	Yes	Dedicated Yes	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Alternative Energy	Photovoltaic System: 2 kW		
Pool	Max Vol: 47 KL, electric heat pump heating, pump with timer, pool cover		

June 2019		BSA Reference: 14869	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.7	
Core Filled Blockwork		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Ceiling Construction			
Plasterboard		R3.5 to ceilings adj roof space and soffit of concrete roof above	
Roof Construction		Colour	
Metal		Any	
Concrete		Foil + R1.0 blanket	
Floor Construction		Covering	
Concrete		As drawn	
		R2.0 to floors where open below	
Windows			
Glass and frame type		U Value	SHGC Range
Performance glazing Type A		5.40	0.44 - 0.54
Performance glazing Type B		5.40	0.52 - 0.64
Performance glazing Type A		4.30	0.42 - 0.52
Performance glazing Type B		4.30	0.48 - 0.58
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights			
Glass and frame type		U Value	SHGC
Single clear in aluminium frames		As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations			
(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

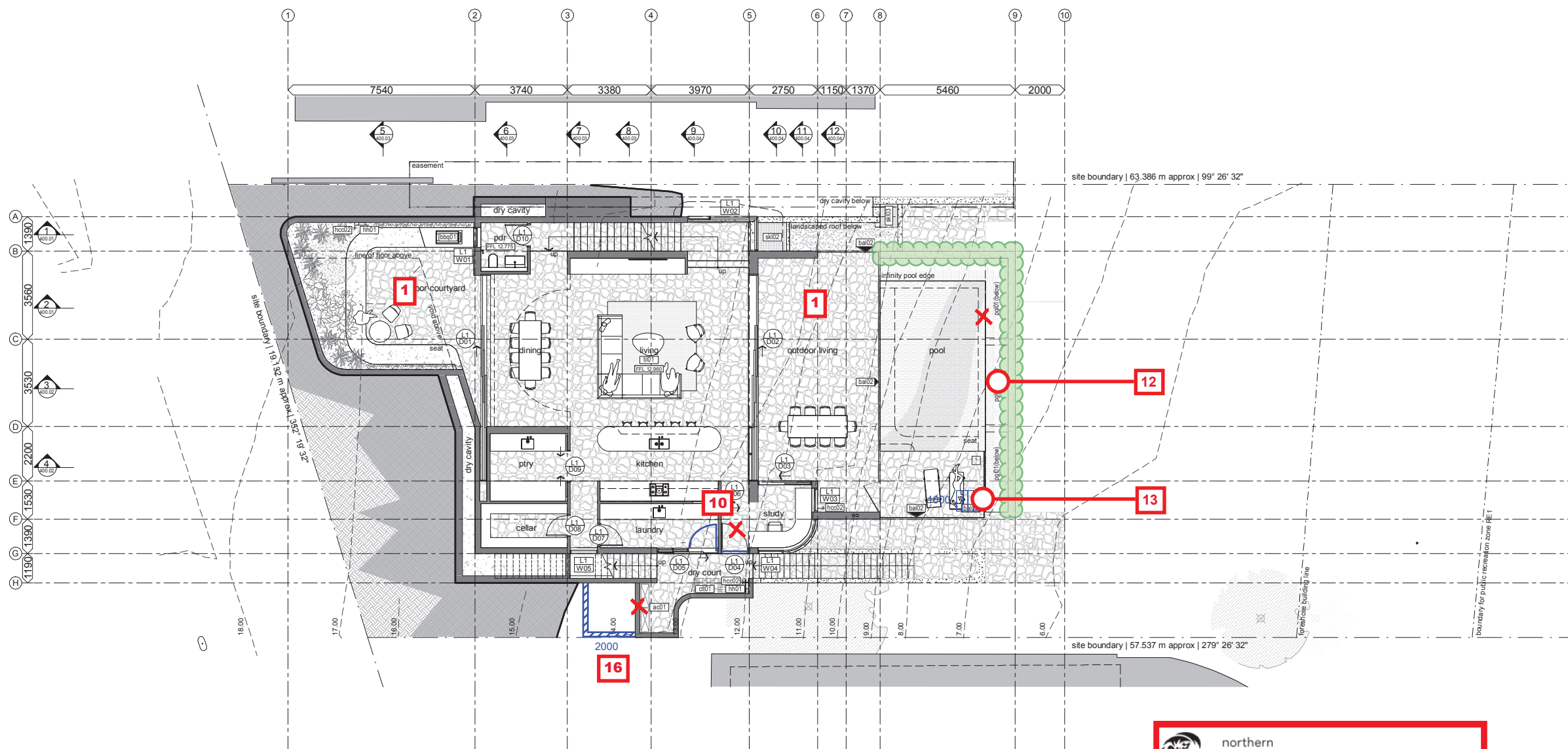
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PLANNING CONTROL COMPLIANCE TABLE			
LOT DESCRIPTION	LOT 70 DP 11067		
ADDRESS	32 THE STRAND, WHALE BEACH		
ZONING	E4 ENVIRONMENTAL LIVING & RE1 PUBLIC RECREATION		
COUNCIL CONTROL	NORTHERN BEACHES		
CONTROL	OBJECTIVE	PROPOSED	COMPLIANCE
Height	8.5m (merit based assessment for heights exceeding 8.5m but not more than 10m for sites in excess of 30% slope)	Height < 10.0m	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m. Satisfaction of the objectives of LEP clause 4.3 (2D) and all subclauses.
Front setback	The greater of 6.5m or average of adjacent dwelling setbacks	6.5m to house - 5.1m to garage outer most projection	Partly compliant. Note proposed setbacks are a minimum of 2.6m greater than existing house at the closest point of outer most projection.
Side setback	2.5m to at least one side 1.0m to other side	3.35m 1.25m	Compliant
Rear setback	6.5m	29.4m	Compliant
Building envelope	3.5m at 45° measured at side boundary (merit based assessment for sites in excess of 30% slope)	varies	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m.
Landscaped area	60% min	60.8%	Compliant. Note calculation excludes RE1 Public Recreation Zone.
Private open space	80m2 at ground level	589m2	Compliant
Solar access	3hrs min (to private open space of proposed and neighbouring properties)	varies	Compliant
Views	Provide reasonable access	NA	Compliant
Privacy	Design to minimise impacts (on the privacy of proposed and neighbouring properties)	NA	Compliant
Car parking	2 spaces per 2 or more bedrooms	2 x covered	Compliant
Driveway	1 per 30m of frontage	1 x (off west body)	Compliant
Character (as viewed from a public place)	Design elements compatible with locale	Roof forms, materials, landscaping, terracing, scale and architectural form in keeping with local character.	Compliant
Scenic protection	landscaping the dominant feature and built form the secondary component	Built form recedes from western street front behind landscaped verge and roof	Compliant
Building colours and materials	Visual prominence minimised, and colours and materials to harmonise with native vegetation and character of the area	proposed natural material (timber and stone predominately) along with deep planted terraces and roofs of scale that is minimised to the street and public appearance	Compliant



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



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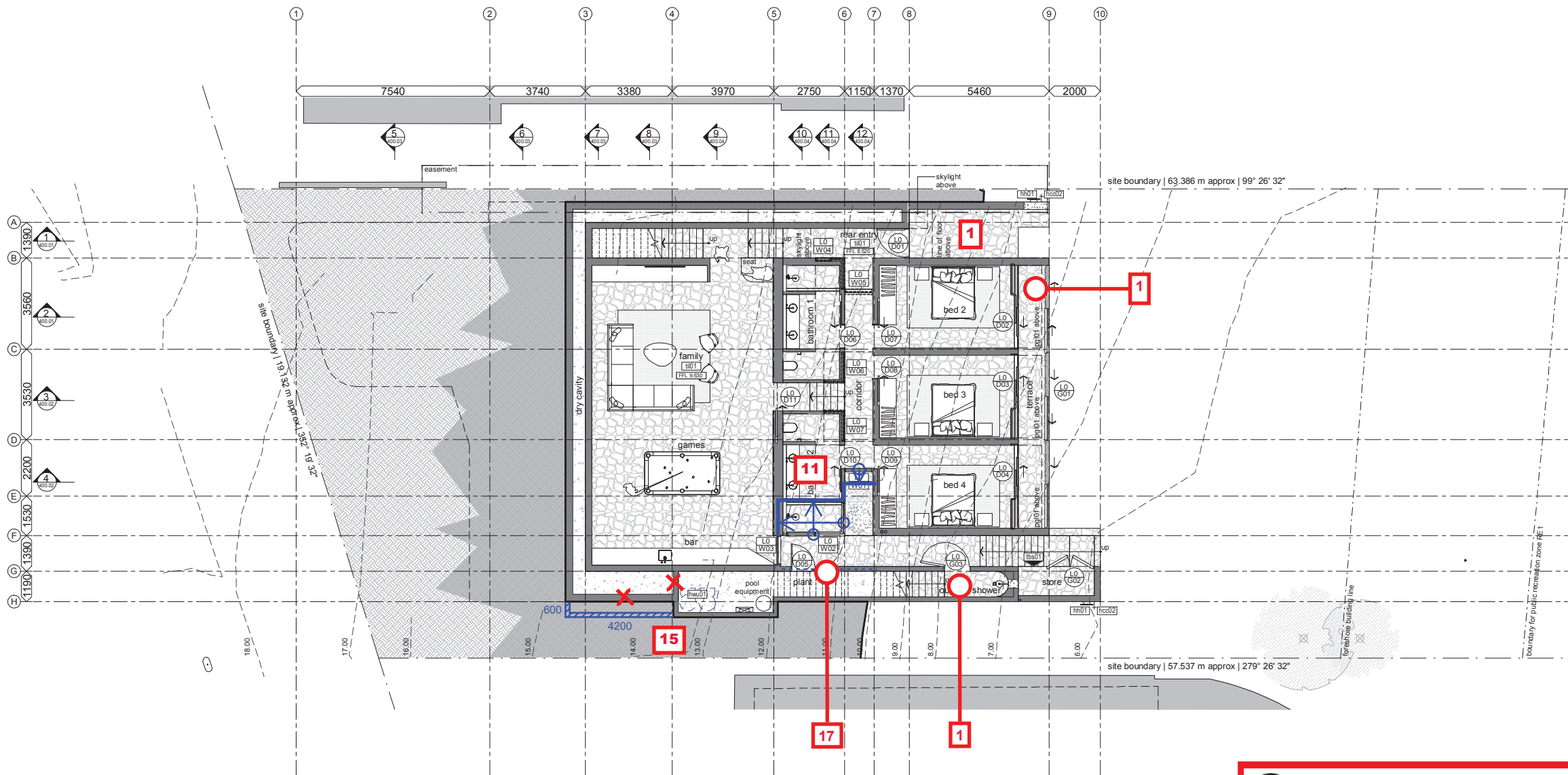
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 (level) W01 (ref)		 (level) W01 (ref)		 finish 2700 height		 step up code. note step line occurs on low side of level change	
spot level tos = top of step bos = bottom of step RL = lvi at point (AHD typ)		(cos) (mir) (sim) (part)		scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)		hose cock, refer services schedule, client to confirm locations	
TOW xx.xxx		SSS xx.xxx		FFL xx.xxx		RL xx.xxx	
top of wall (surface) level		structural slab level		finished floor level		reduced level	



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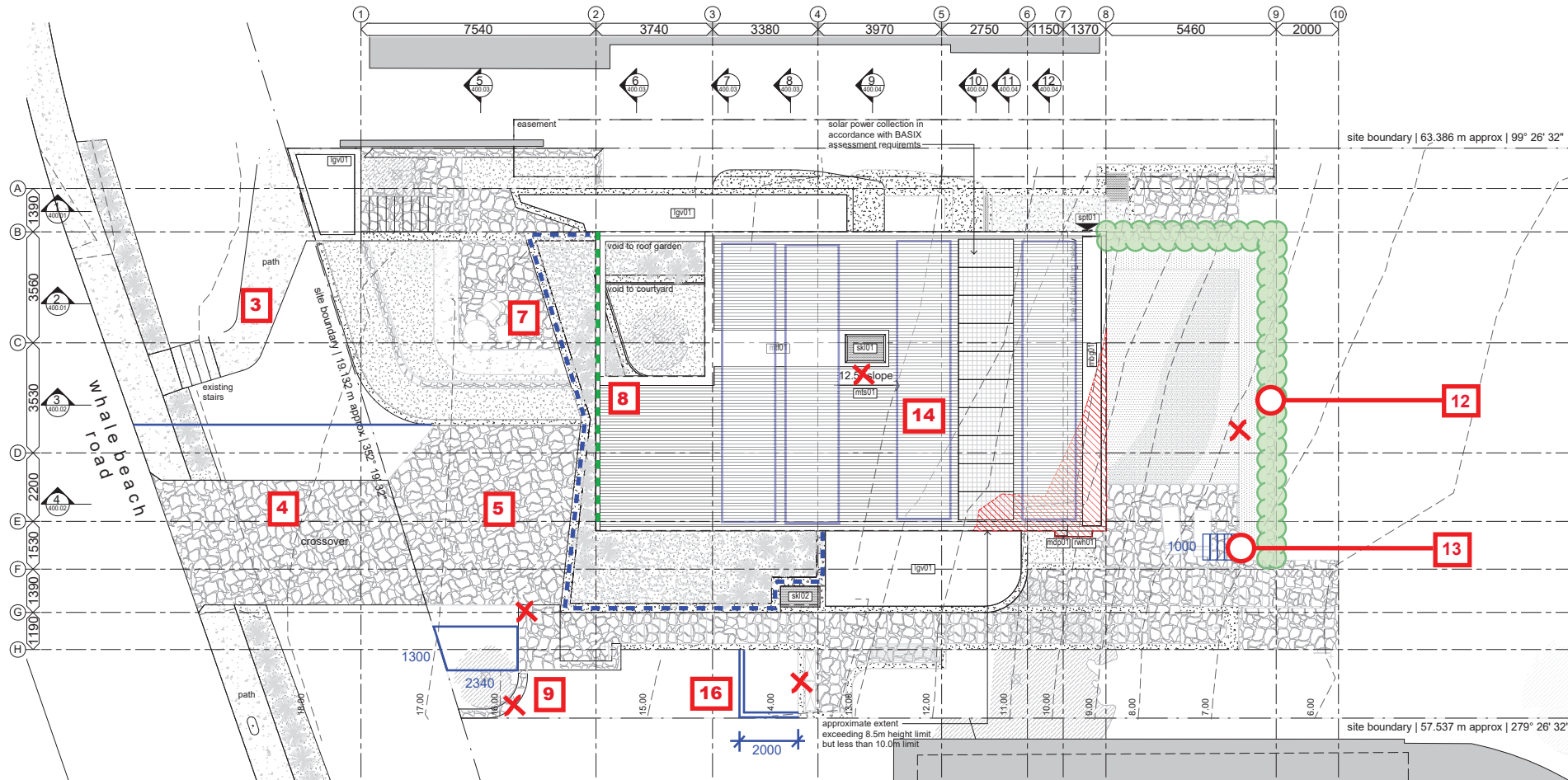


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spot level tos = top of step bos = bottom of step RL = lvi at point (AHD typ)		confirm on site mirrored detail similar detail partial detail		scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)		SSL xx.xxx	
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window code. refer to window arrangements + door/window hardware schedules

spot level
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door/gate code. refer to door arrangements + door/window hardware schedules

confirm on site
mirrored detail
similar detail
partial detail

ceiling code
* refer finishes schedule
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scheduled item
(refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)

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structural slab level

finished floor level

reduced level

DRAWN
MF
MF
MF

REV
A
B
C

DATE
13.11.18
18.04.19
26.06.19

ISSUE
Pre DA set reissued for information
preliminary issue
revised for DA

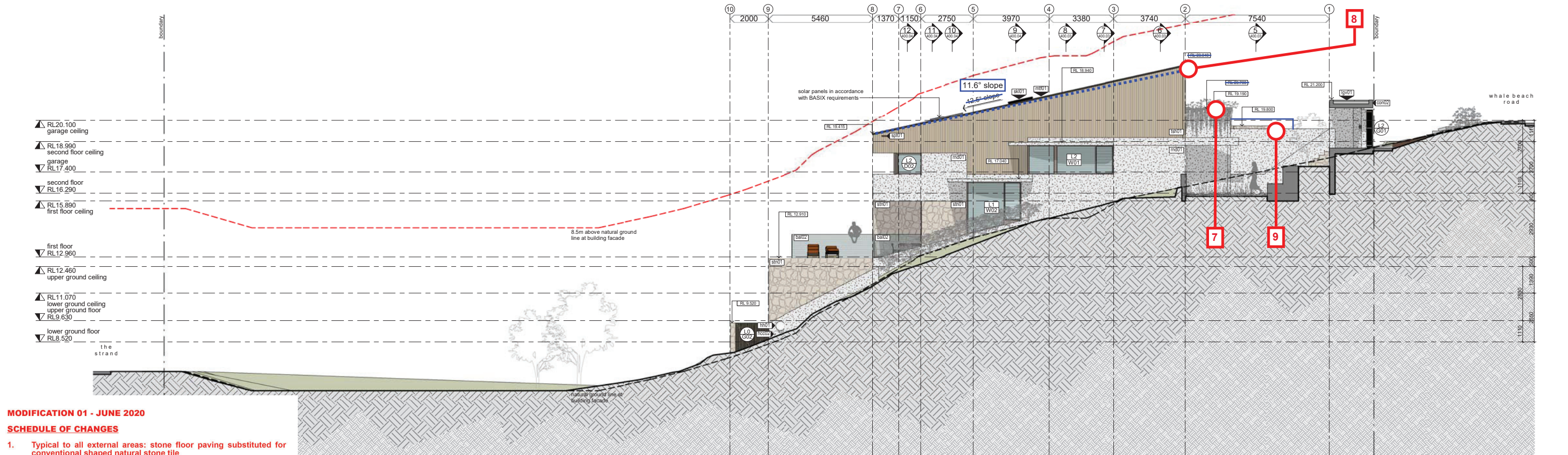
PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
floor plans
roof plan

PHASE
DA
DWG NO
210.01
REV
C
schematic design

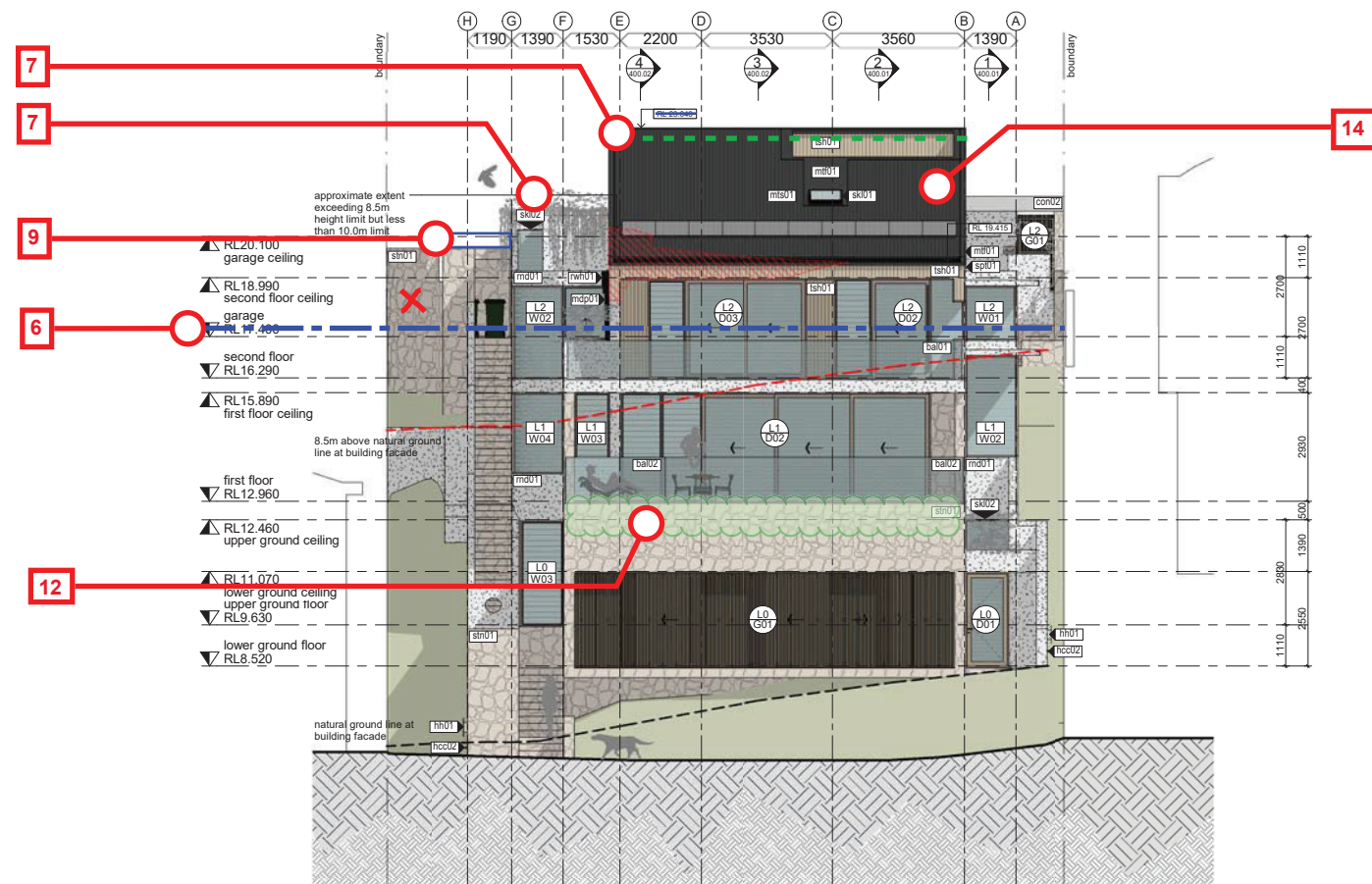
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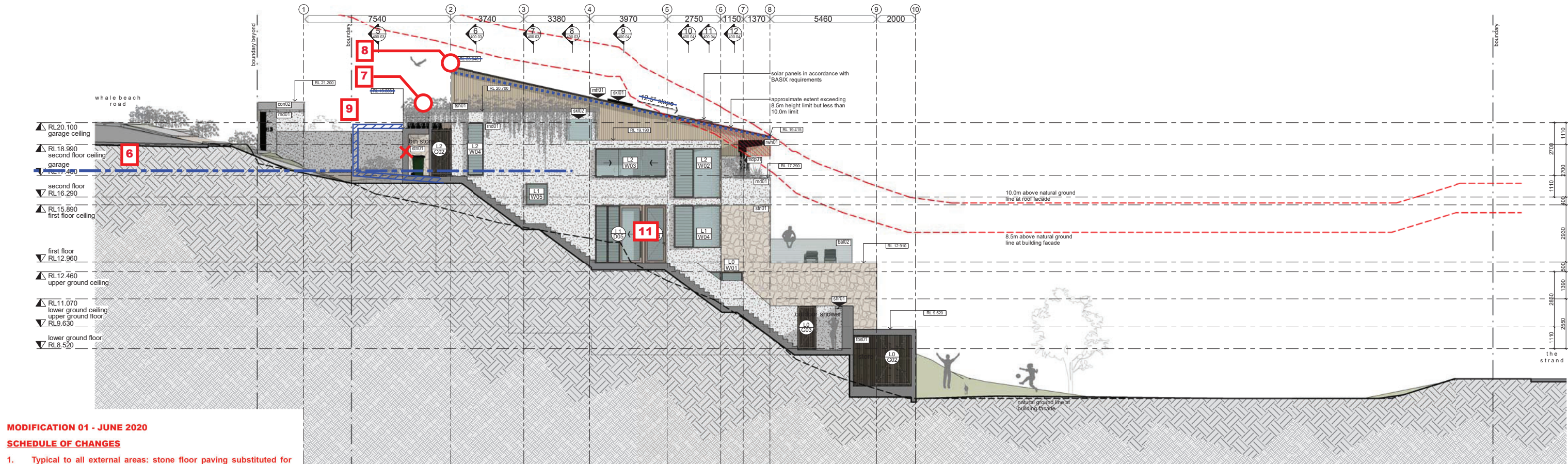


2 east elevation
1:100

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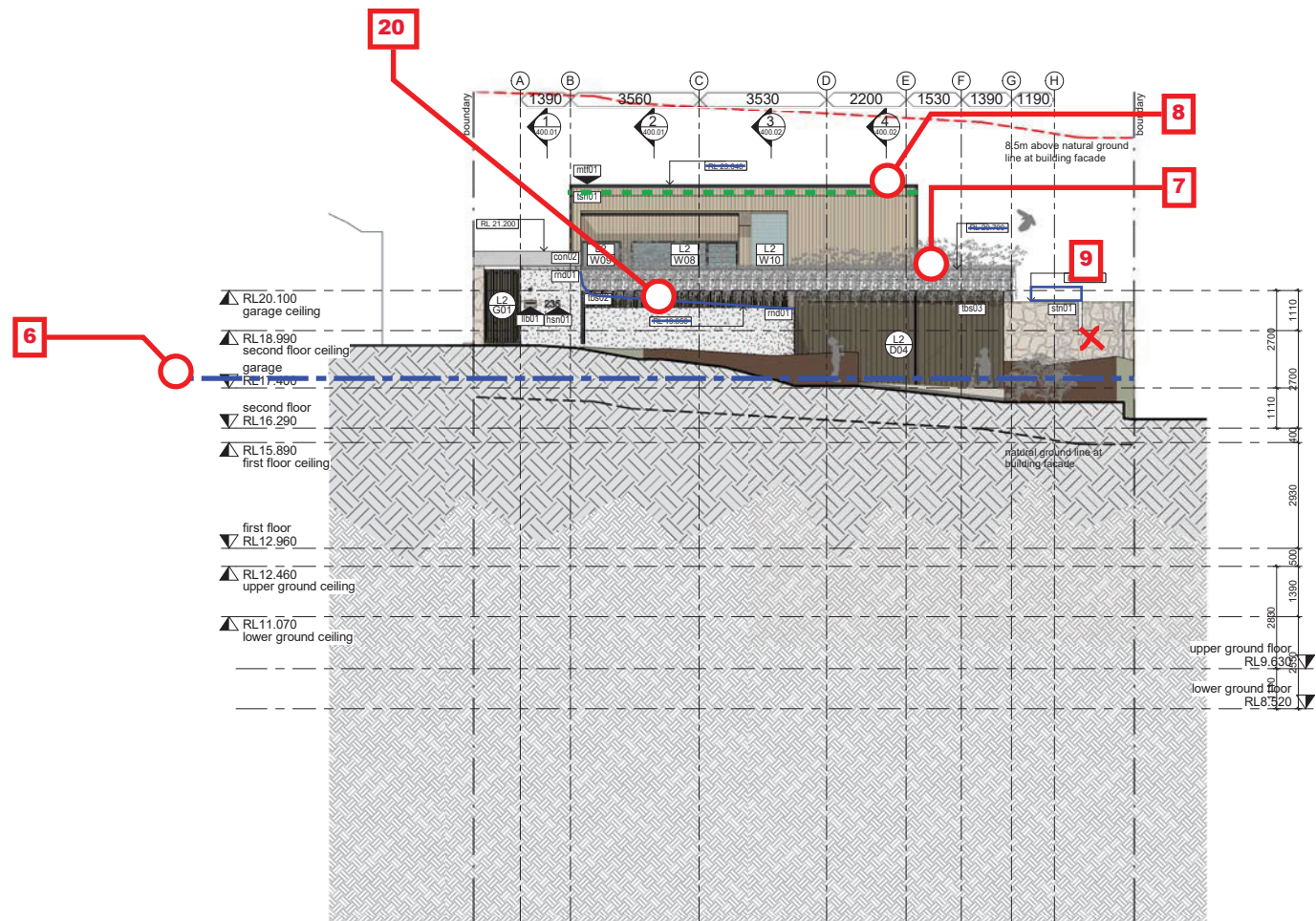
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2 west elevation
1:100

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

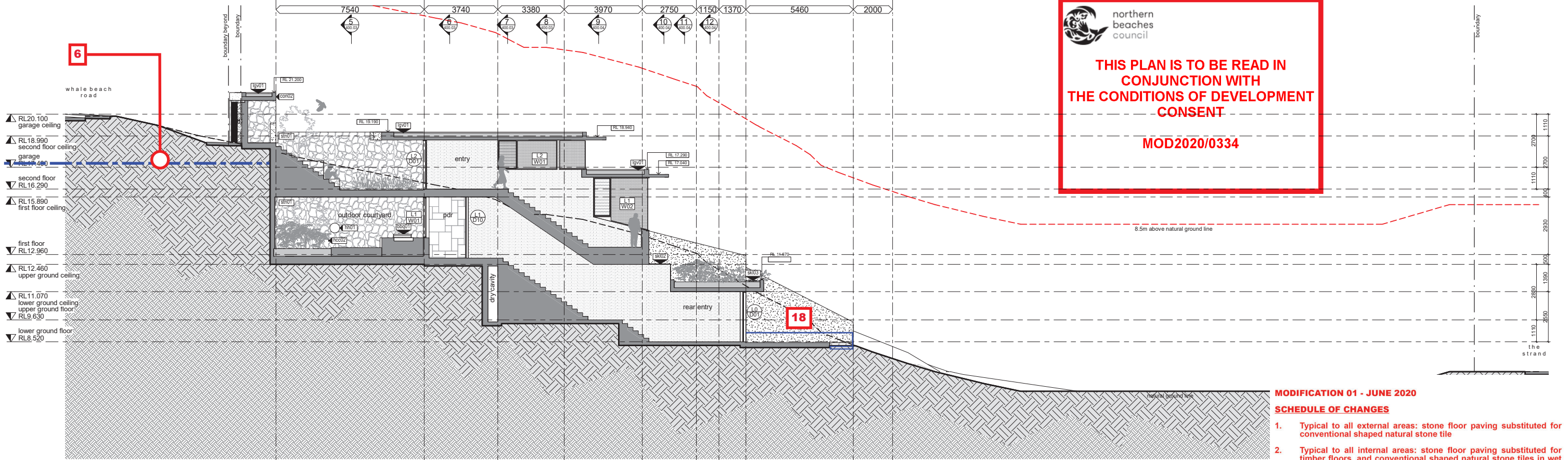
MOD2020/0334



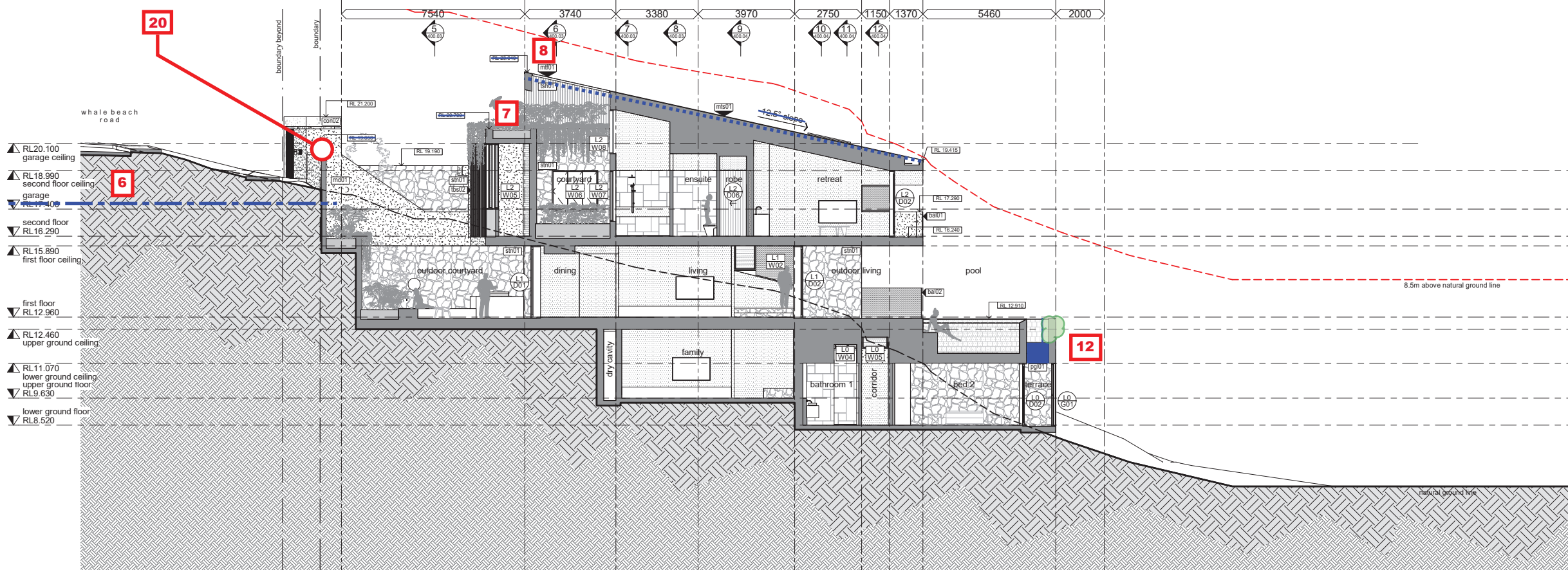
northern
beaches
council

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CONSENT

MOD2020/0334



1 section
200.01 1:100



2 section
200.01 1:100

MODIFICATION 01 - JUNE 2020

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SL

studio 2 . 22 wyandra street (w22) . newstead . qld . 4006
p 07 3257 7288 | m 0409541462 | w www.lockyerarchitects.com.au
shaunlockyerarchitects pty ltd

DRAWN
MF
MF
MF

REV
A
B
C

DATE
13.11.18
18.04.19
04.09.19

ISSUE
Pre DA set reissued for information
preliminary issue
RL's added per DA RFI


PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
sections
sheet 1

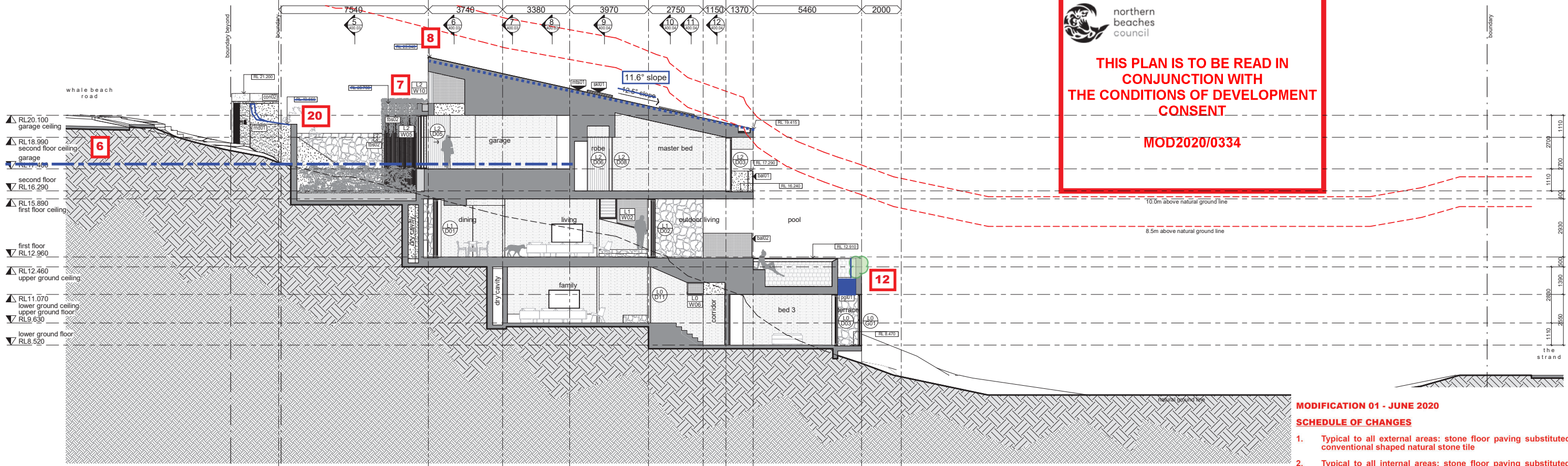
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schematic design

PROJECT NO 0255
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A1

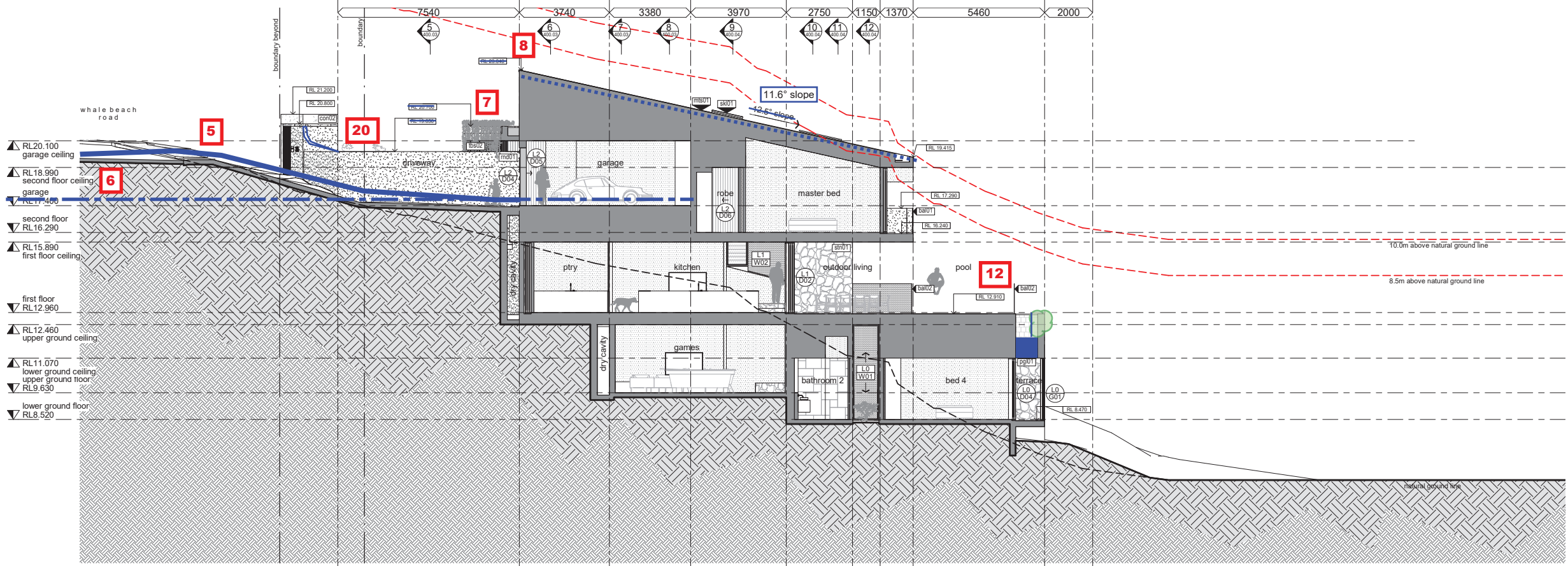
 northern
beaches
council

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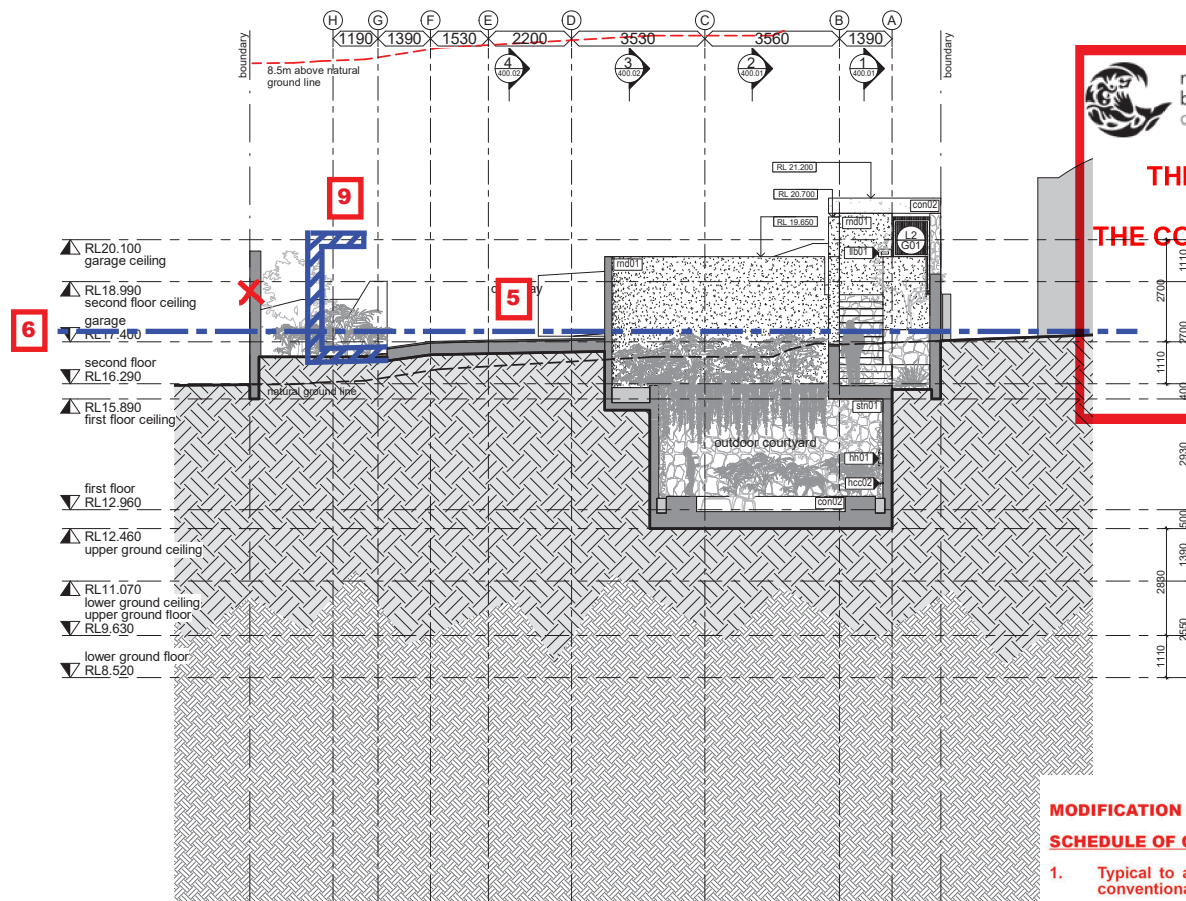


3 section
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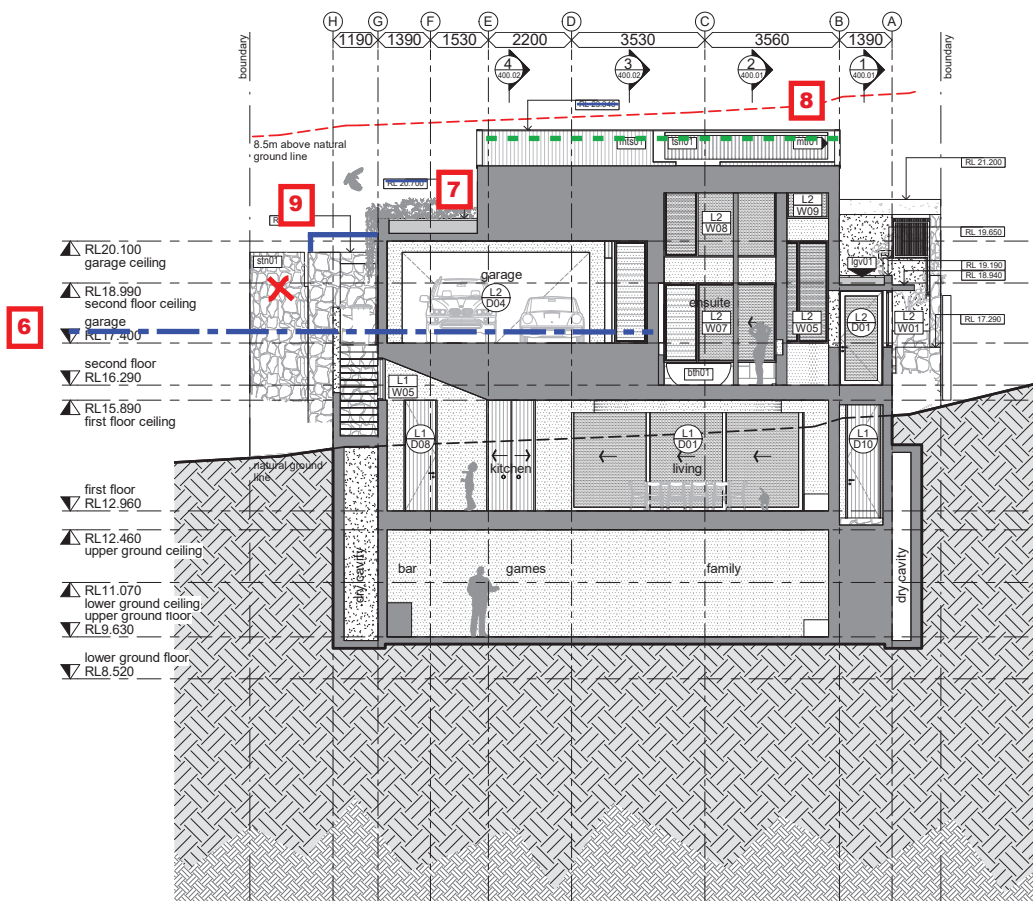


4 section
200.01 1:100

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5 section
200.01 1:100



7 section
200.01 1:100

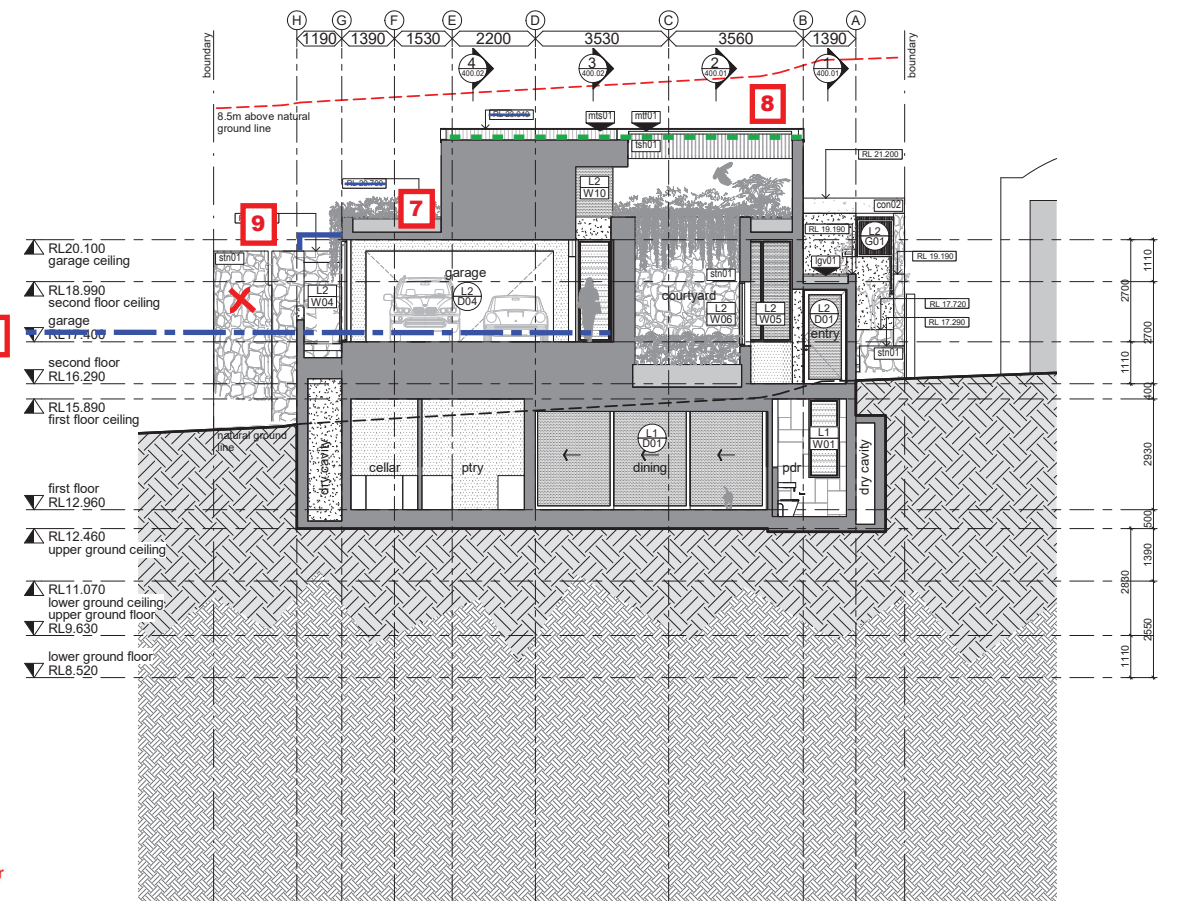
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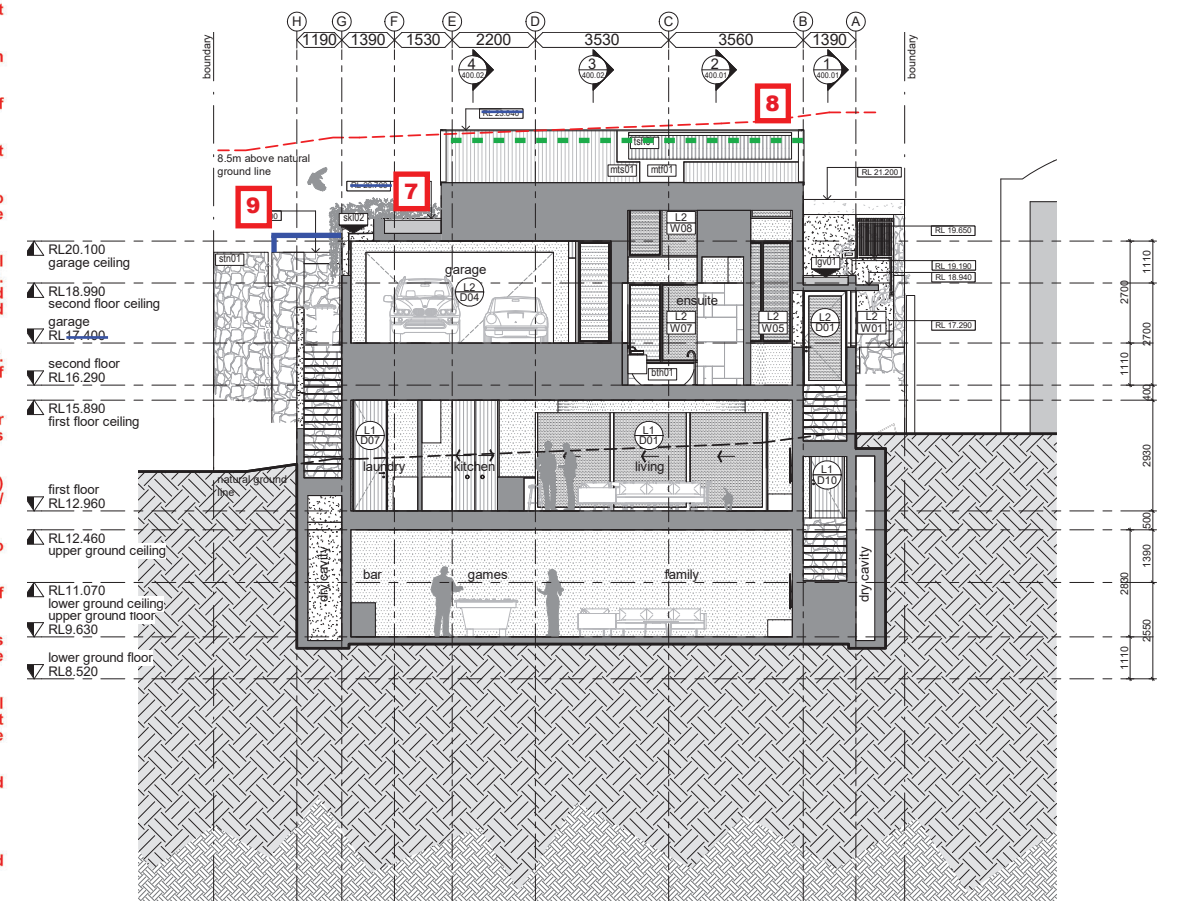
MODIFICATION 01 - JUNE 2020

SCHEDULE OF CHANGES

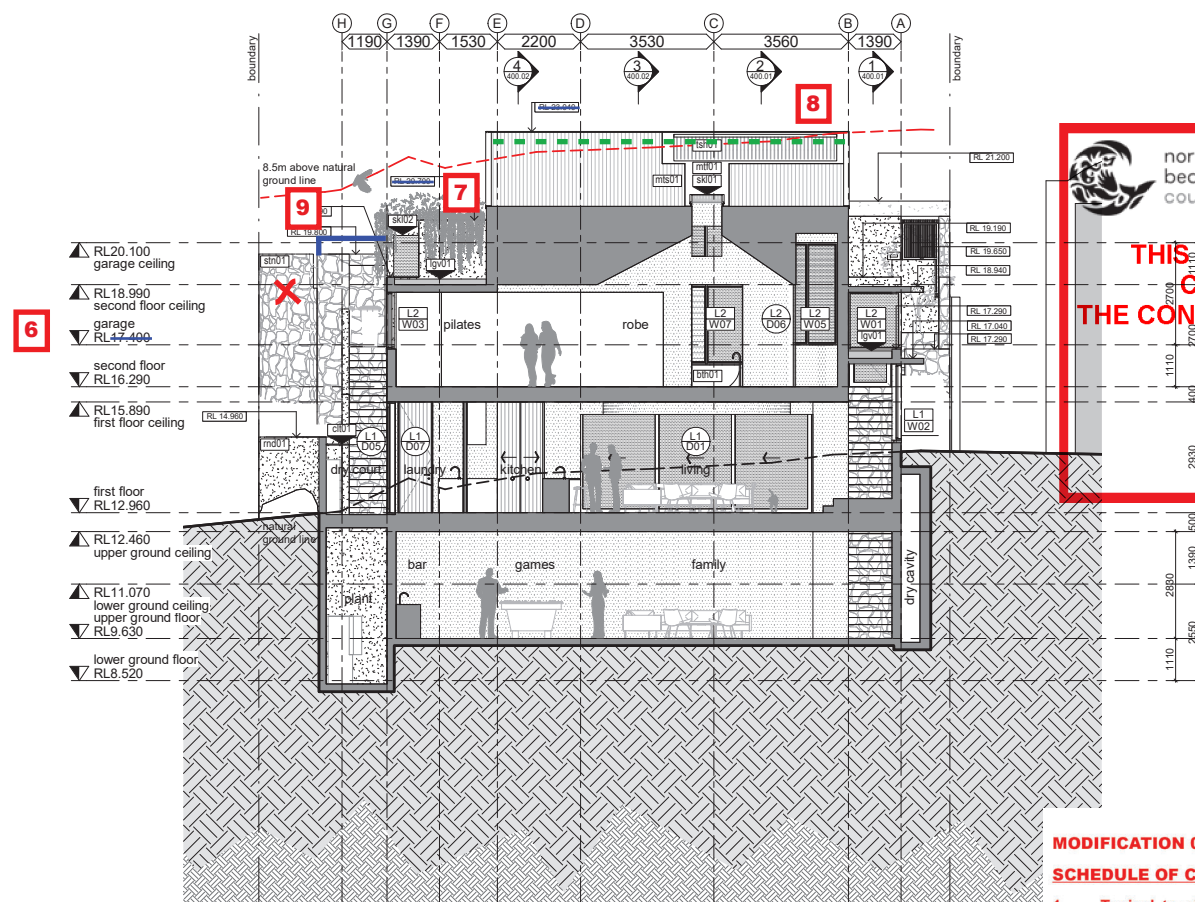
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6 section
200.01 1:100



8 section
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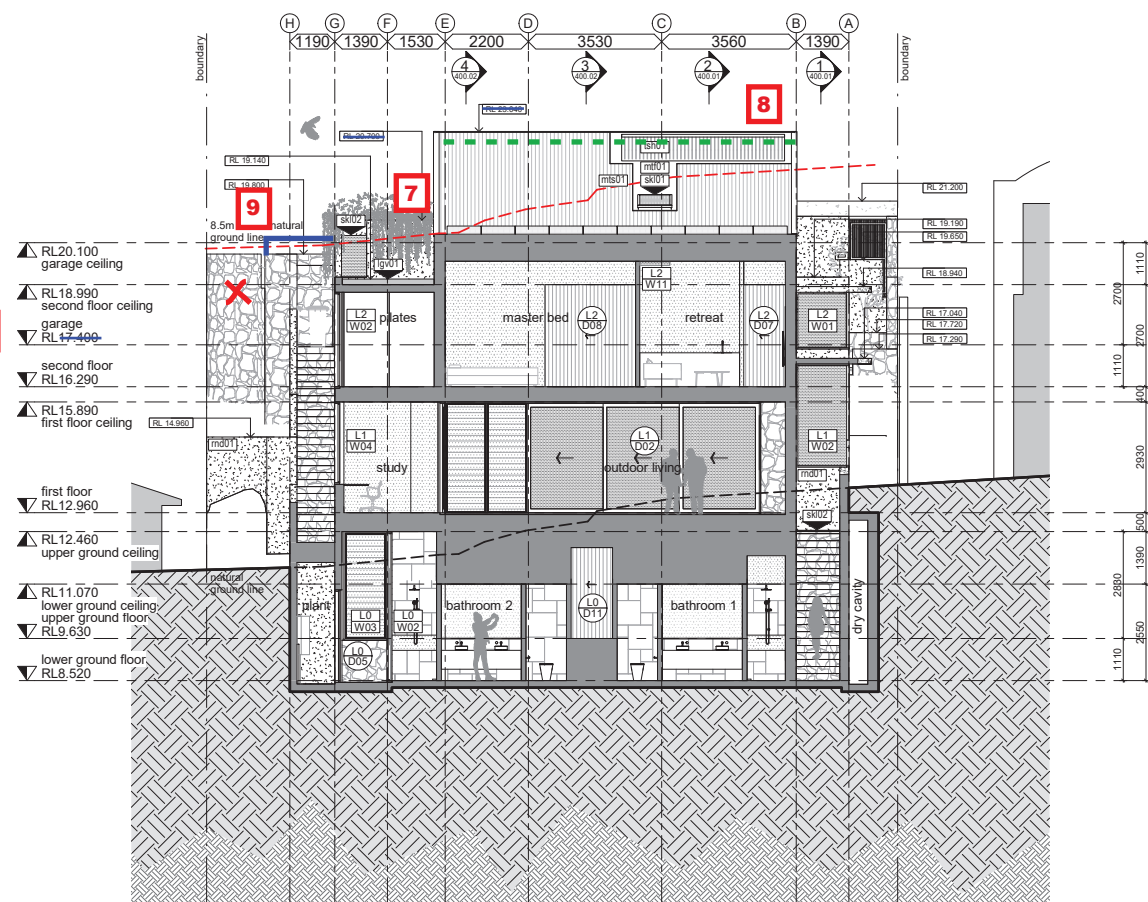


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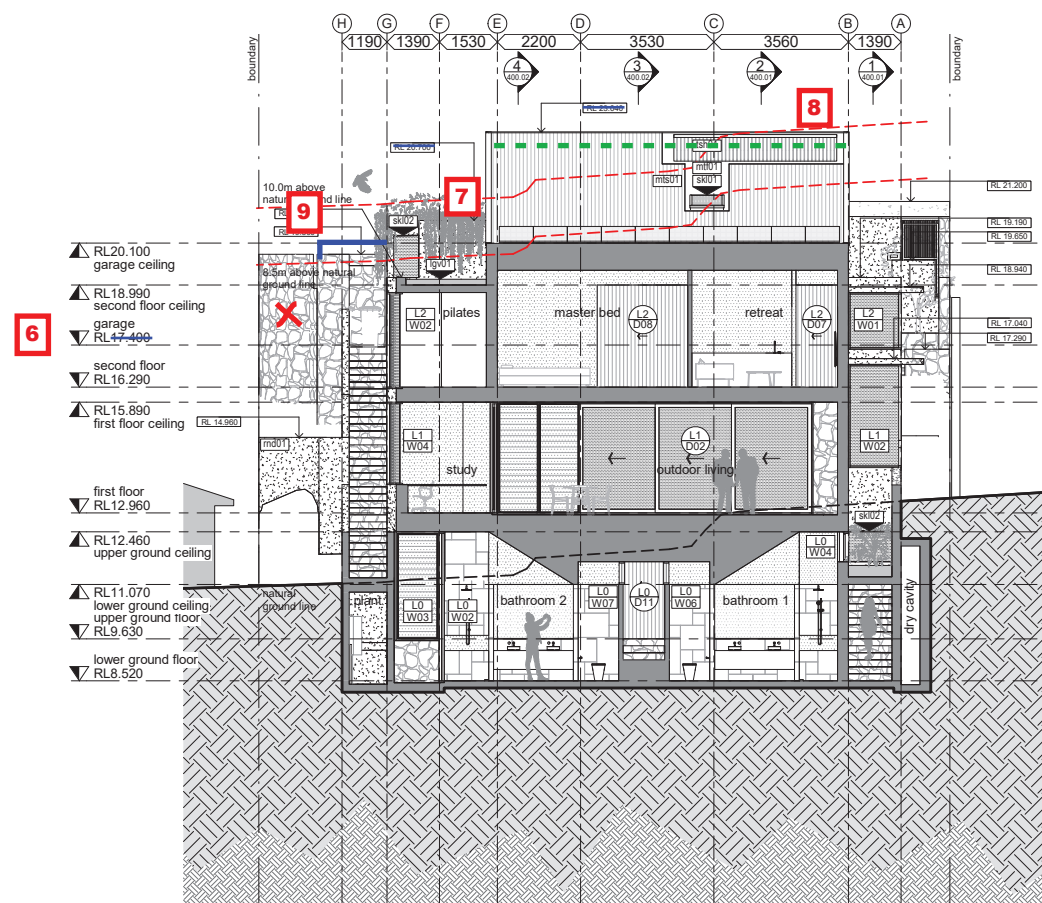
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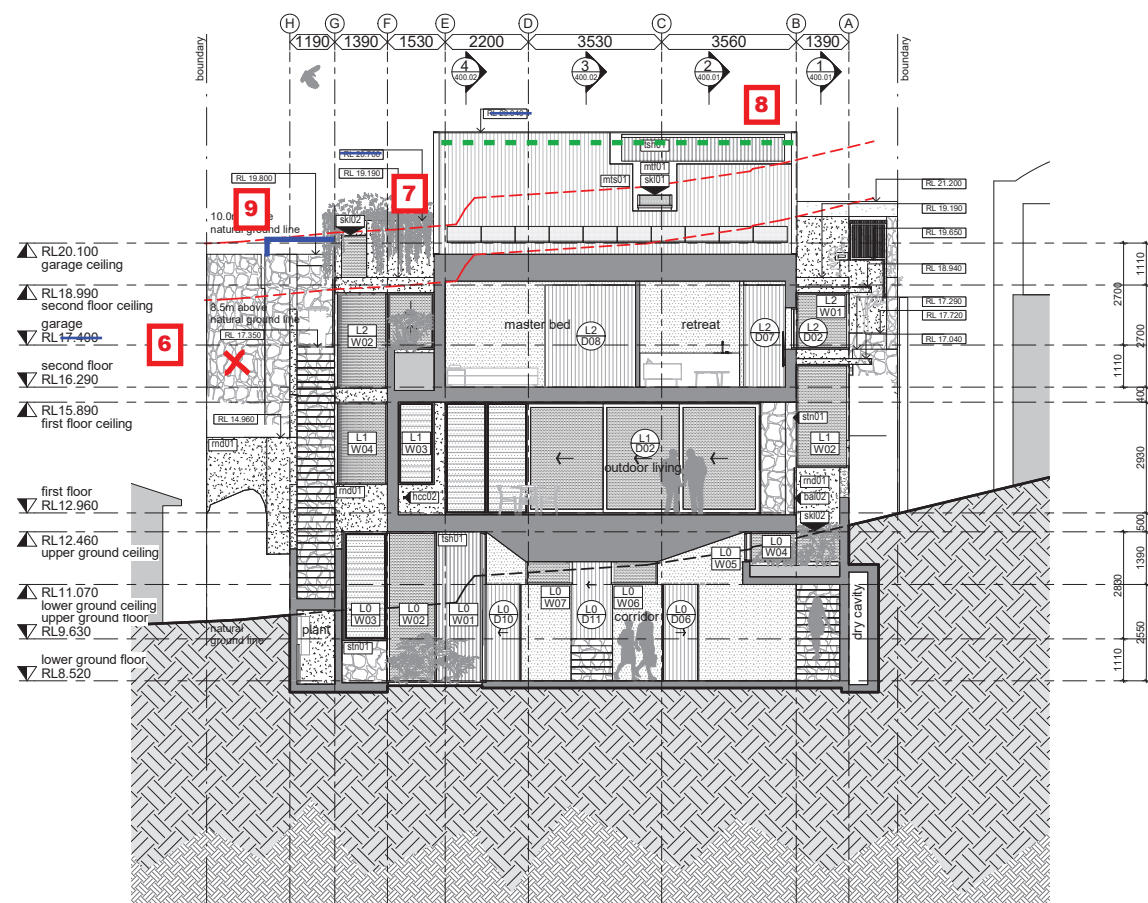


9 section
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10 section
200.01 1:100



11 section
200.01 1:100



12 section
200.01 1:100