

Drawing List

DA00	Development Application
DA01	Locality Plan
DA02	Precinct Plan
DA03	Site Plan
DA04	Lower Ground floor Plan
DA05	Ground Floor Plan
DA06	First Floor Plan
DA07	Roof Plan
DA08	Elevations
DA09	Sections
DA10	Site Analysis
DA11	Shadow Diagram - 900am June 21
DA12	Shadow Diagram - 1200noon June 21
DA13	Shadow Diagram - 300pm June 21
DA14	Shadow Study - No 8 Surfside Ave
DA15	Landscaped Area Plan
DA16	Sediment Control Plan
DA17	Driveway Profile
DA18	Views from No 8 Surfside Ave
DA19	Impervious Area
DA20	Finishes Board
DA21	Survey
DA22	Photomontage
DA23	Height Plane
DA24	Building Envelope
DA30	Notification Site Plan
DA31	Notification Elevations

BASIX COMMITMENTS

The following committments are to be provided in accordance with BASIX Certificate 1065918S

Landscape: The applicant must plant indigenous or low water use secies of vegetation throughout 250 square metres of the site.

Rainwater tank: The applicant must install a rainwater tank of at least 10,000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all the regulatory authorities.

Water Commitments: The spa must not have a volume greater than 5 kilolitres.

Simulation Method: The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below:

floor - concrete slab on ground	197.0 sqm
floor - suspended floor / open subfloor	66.0 sqm
floor - suspended floor above garage	All or part of floor area

Hot Water: The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 31 to 35 STCs or better.

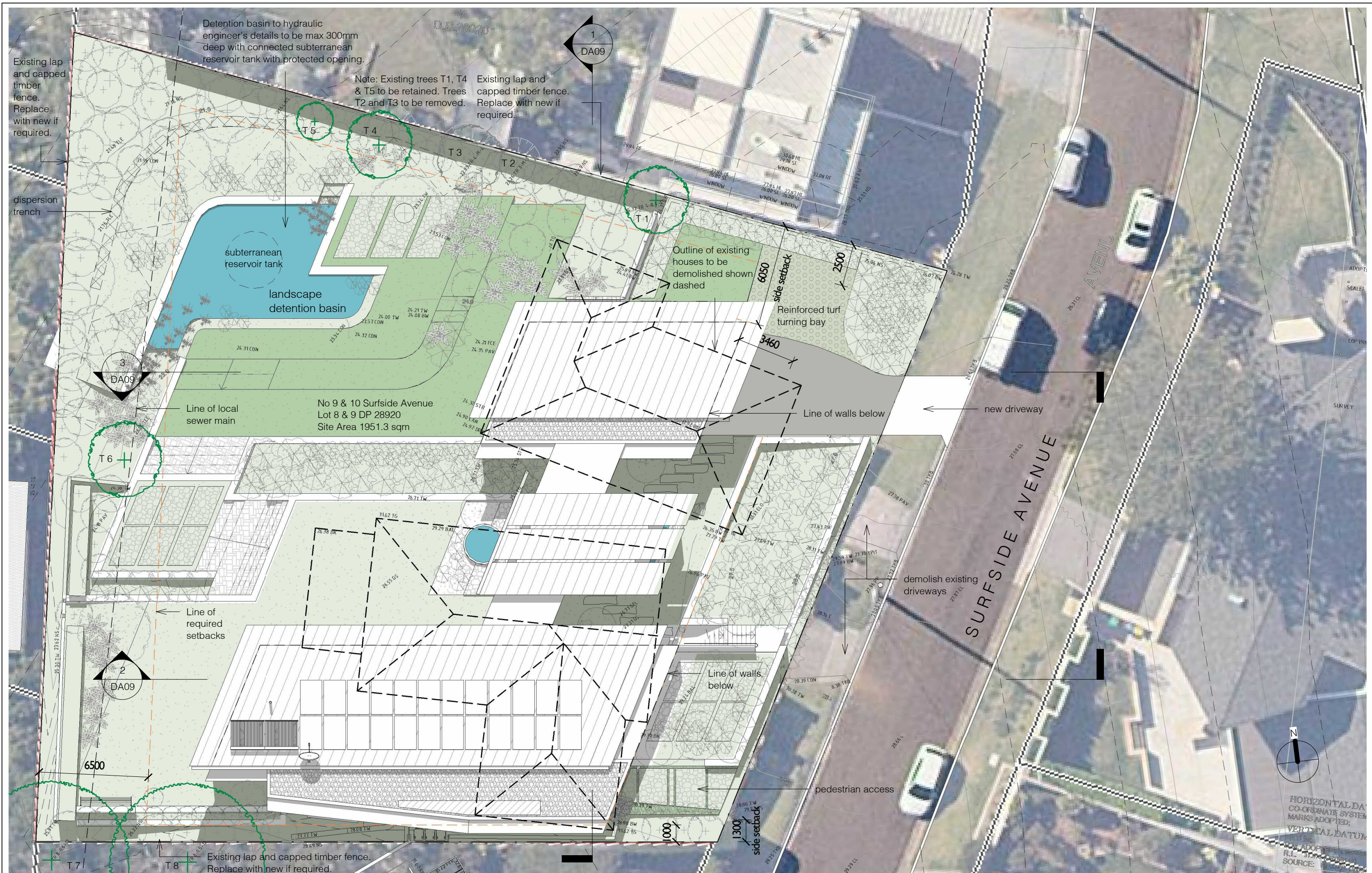
Natural Lighting: The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 2 bathrooms/toilets in the development for natural lighting.

Alternative Energy: The applicant must install a photovoltaic system with the capacity to generate at least 10 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

SURFSIDE HOUSE

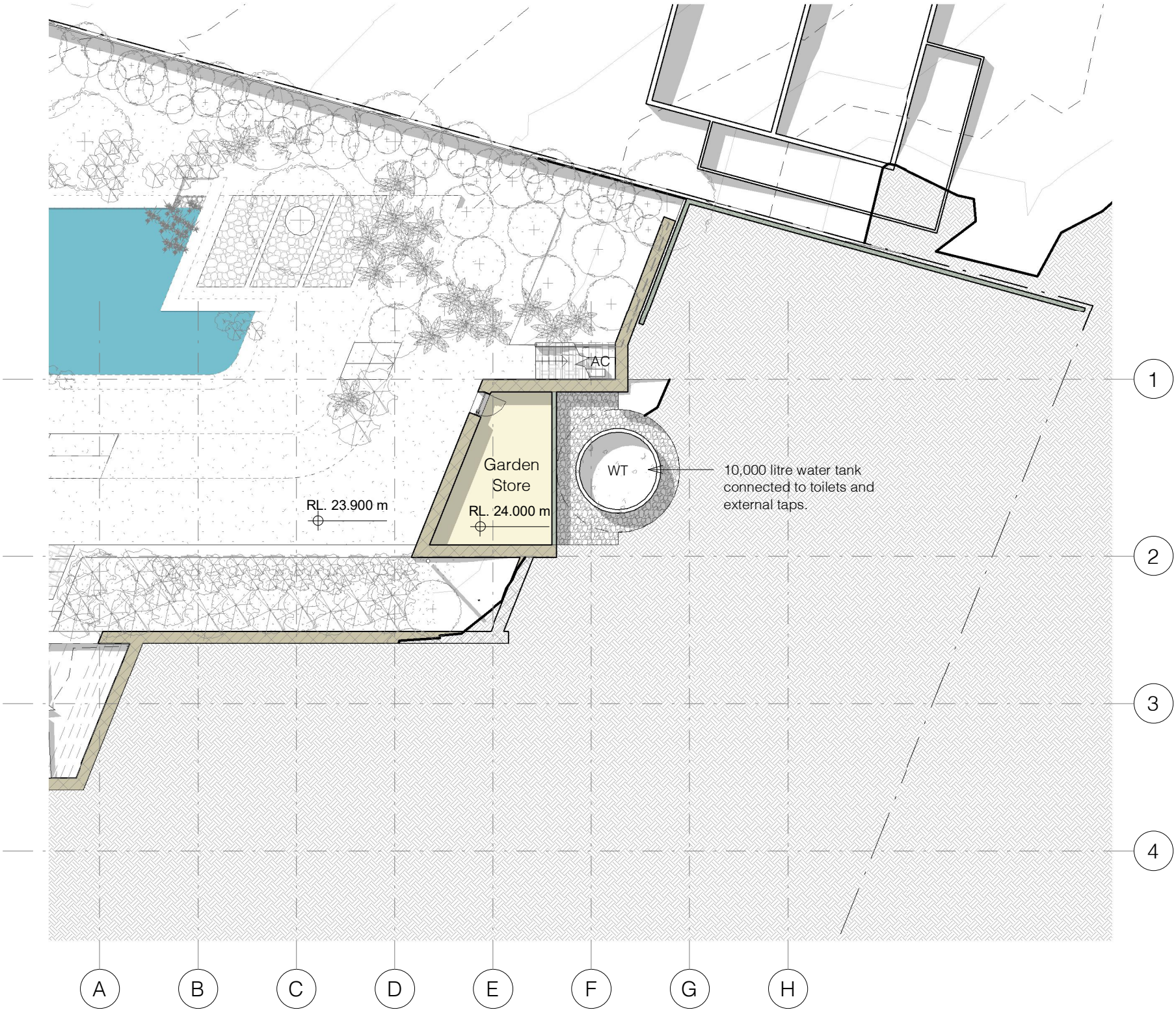


1 Precinct Plan
1 : 500



139 PALMGROVE ROAD, AVALON BEACH NSW 2107			No.		Revision Description	Date	SURFSIDE HOUSE DEVELOPMENT APPLICATION 9-10 SURFSIDE AVENUE AVALON BEACH NSW for Amanda Stabback	Site Plan	
t	02 9918 3843		E		Basic Assessment	26/11/2019		Project number	1907
m	0418 627 024		F		Preliminary DA	07/01/2020		Checked by	Checker
e	mailto:richard@richardcolearchitecture.com.au		G		Development Application	16/01/2020		Date	January 2020
w	www.richardcolearchitecture.com.au		H		Revised Development Application	01/04/2020		Scale	1 : 200
acon:093 598 415 abn:58 093 598 415 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538								Drawn by	Author
									DA03

AC AC Condenser
WT Watertank



1 Plan - Lower Ground Floor
1 : 200



139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

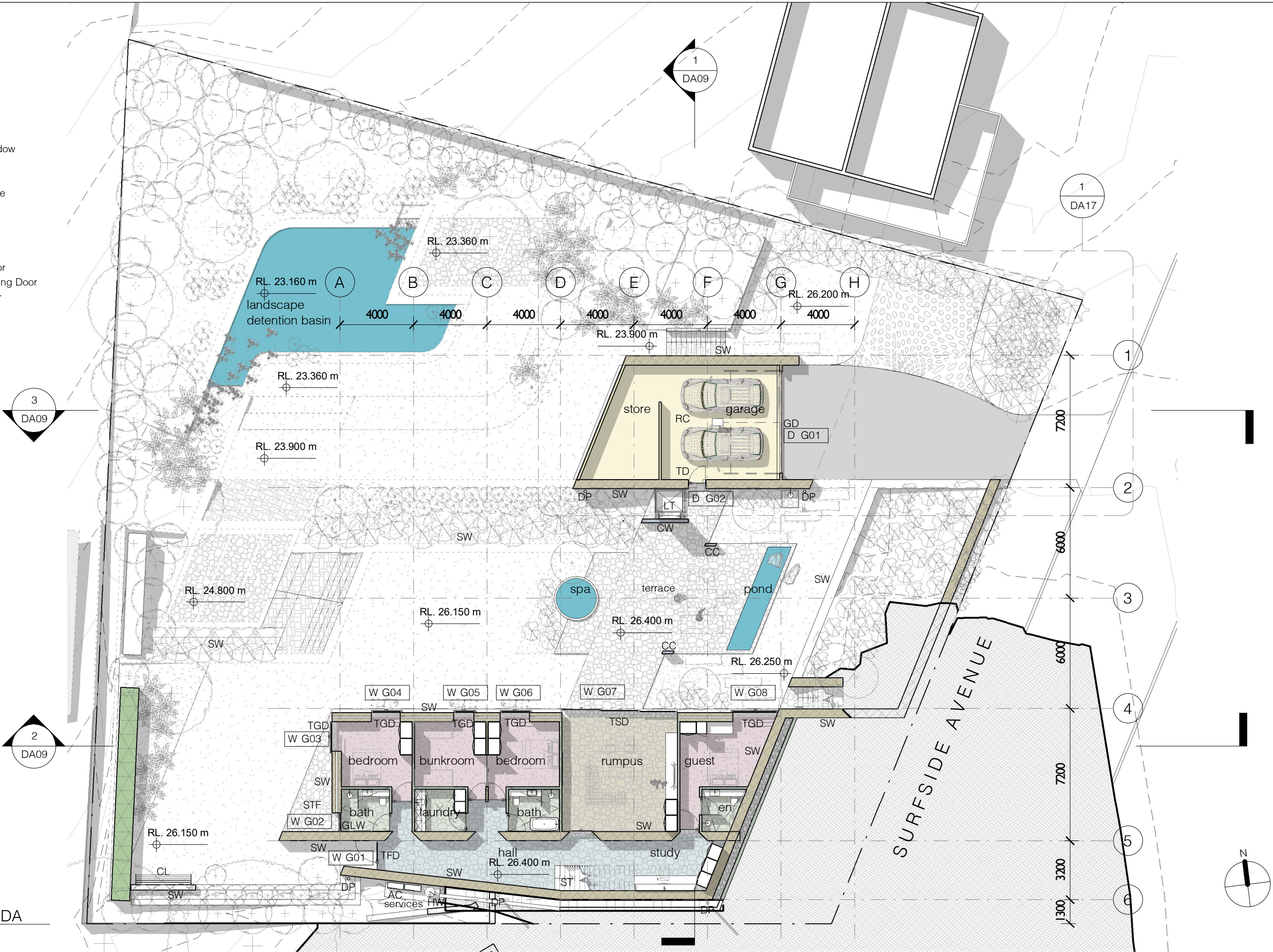
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
E	Basic Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Lower Ground floor Plan			
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 200
Drawn by	Author		DA04

- AC AC Condenser
CC Concrete Column
CL Clothesline
CW Concrete Wall
DP Downpipe
GD Garage Door
GLW Glazed Louvre window
HW Hot Water System
LT Lift
RC Reinforced Concrete
ST Stair
STF Stone Tile Flooring
SW Stone Wall
TD Timber Door
TFD Timber Framed Door
TGD Timber Glazed Sliding Door
TSD Timber Sliding Door



1 Plan - Ground Floor DA
1 : 200

No.	Revision Description	Date
E	Basic Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

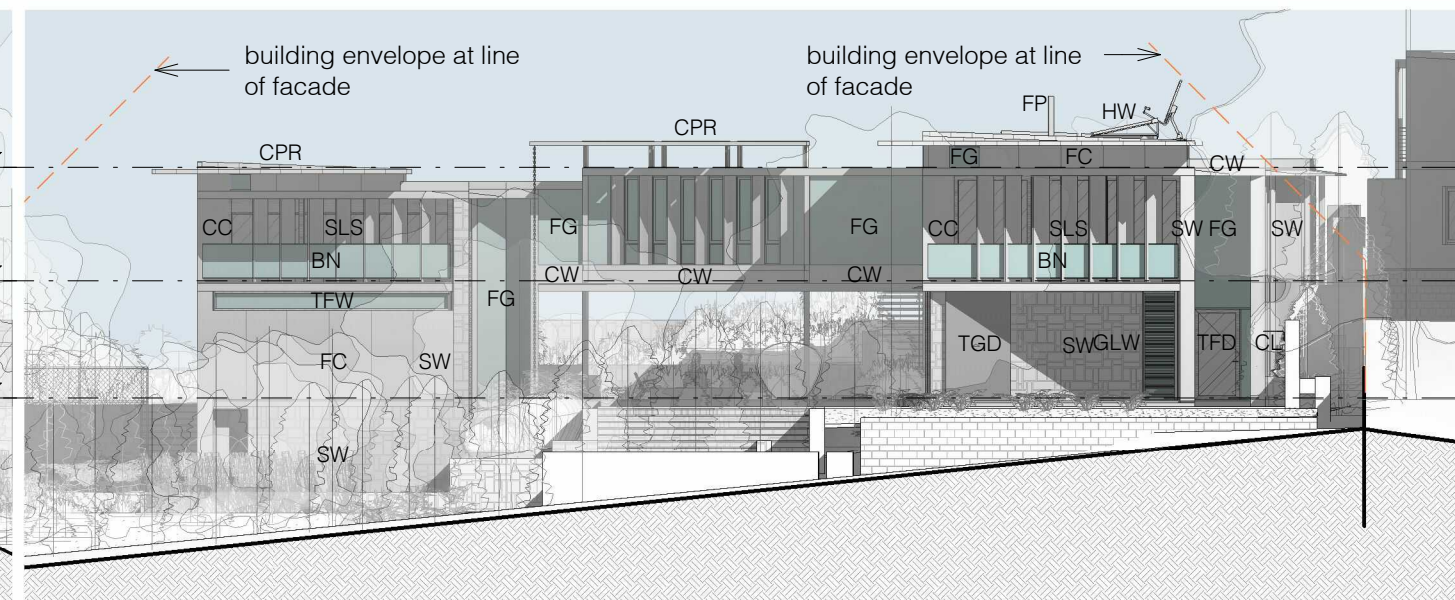
Ground Floor Plan

Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 200
Drawn by	Author		DA05

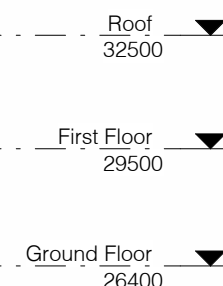
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 200
Drawn by	Author	DA06	

- CPR Copper Roofing
- CS Concrete Slab
- CW Concrete Wall
- FP Fireplace
- GU Gutter
- HW Hot Water System
- MR Membrane Roof
- SD Satellite Dish
- SK Skylight



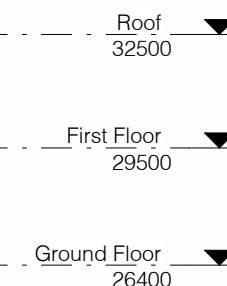


2 Elevation - West DA
1 : 200



3 Elevation - South DA
1 : 200

- | | |
|-----|----------------------------|
| BN | Steel Net Balustrade |
| CC | Concrete Column |
| CL | Clothesline |
| CPR | Copper Roofing |
| CS | Concrete Slab |
| CW | Concrete Wall |
| FC | Fibre Cement Cladding |
| FG | Fixed Frameless Glazing |
| FP | Fireplace |
| GD | Garage Door |
| GLW | Glazed Louvre window |
| HW | Hot Water System |
| SD | Satellite Dish |
| SLS | Stone Louvre Screen |
| SW | Stone Wall |
| TD | Timber Door |
| TFD | Timber Framed Door |
| TFW | Timber Framed Window |
| TGD | Timber Glazed Sliding Door |



4 Elevation - East DA
1 : 200

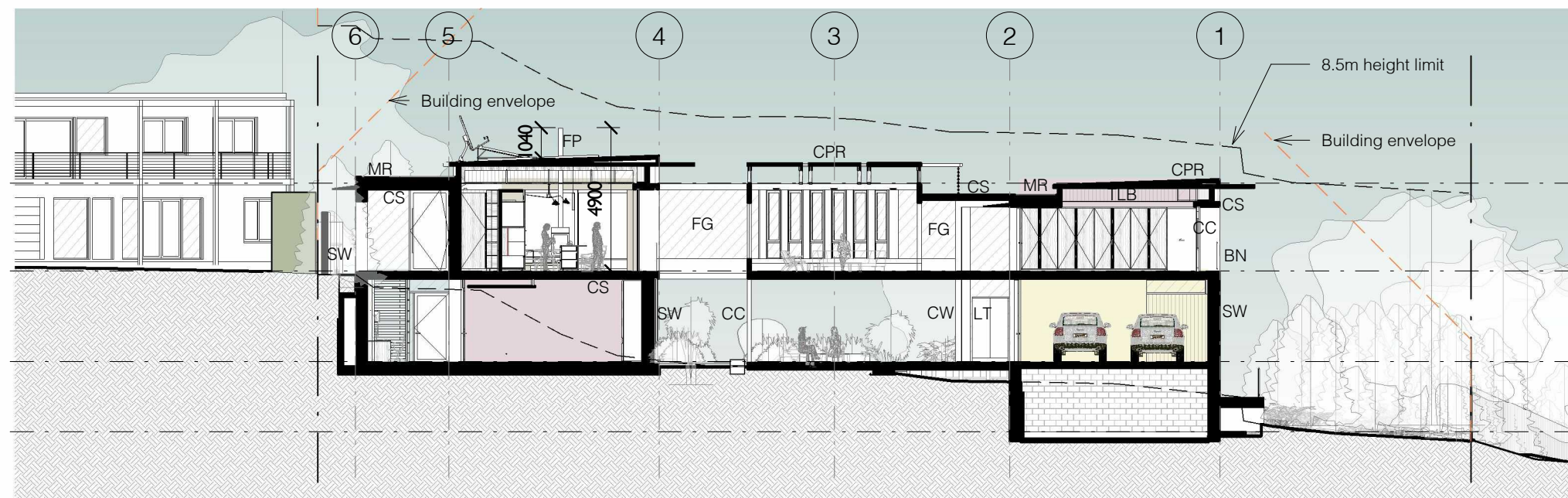
No.	Revision Description	Date
E	Basix Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020
H	Revised Development Application	01/04/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

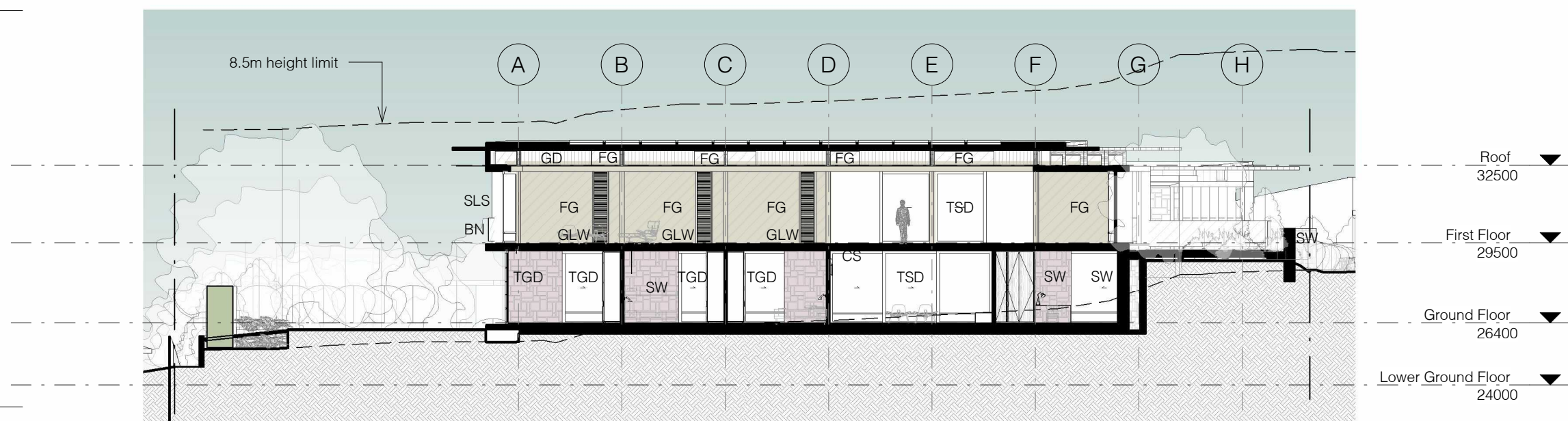
Elevations

Project number	1907	Checked by	Checked
Date	January 2020	Scale	1 : 20
Drawn by	Author		DA00

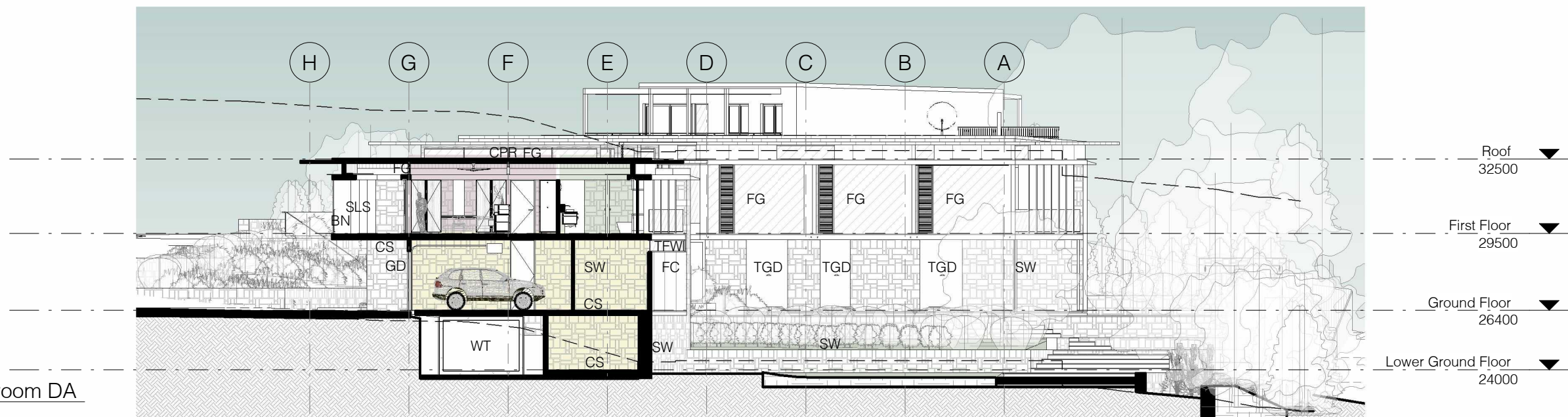
- BN Steel Net Balustrade
- CC Concrete Column
- CPR Copper Roofing
- CS Concrete Slab
- CW Concrete Wall
- FC Fibre Cement Cladding
- FG Fixed Frameless Glazing
- FP Fireplace
- GD Garage Door
- GLW Glazed Louvre window
- LT Lift
- MR Membrane Roof
- SLS Stone Louvre Screen
- SW Stone Wall
- TFW Timber Framed Window
- TGD Timber Glazed Sliding Door
- TLB Timber Lining Boards
- TSD Timber Sliding Door
- WT Watertank



1 Cross Section DA
1 : 200



2 Long Section DA
1 : 200



3 Long Section Master Bedroom DA
1 : 200

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

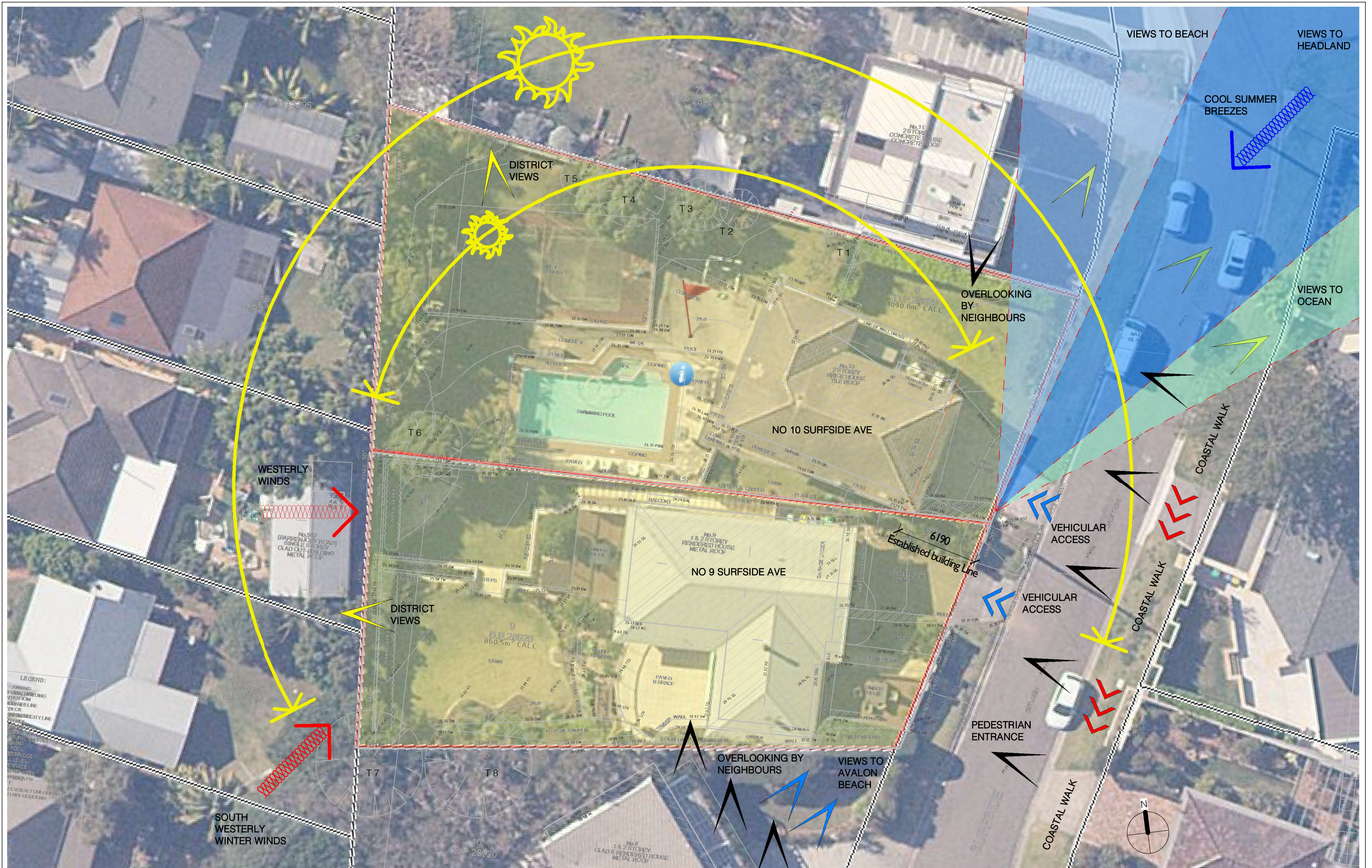
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
E	Basic Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020
H	Revised Development Application	01/04/2020

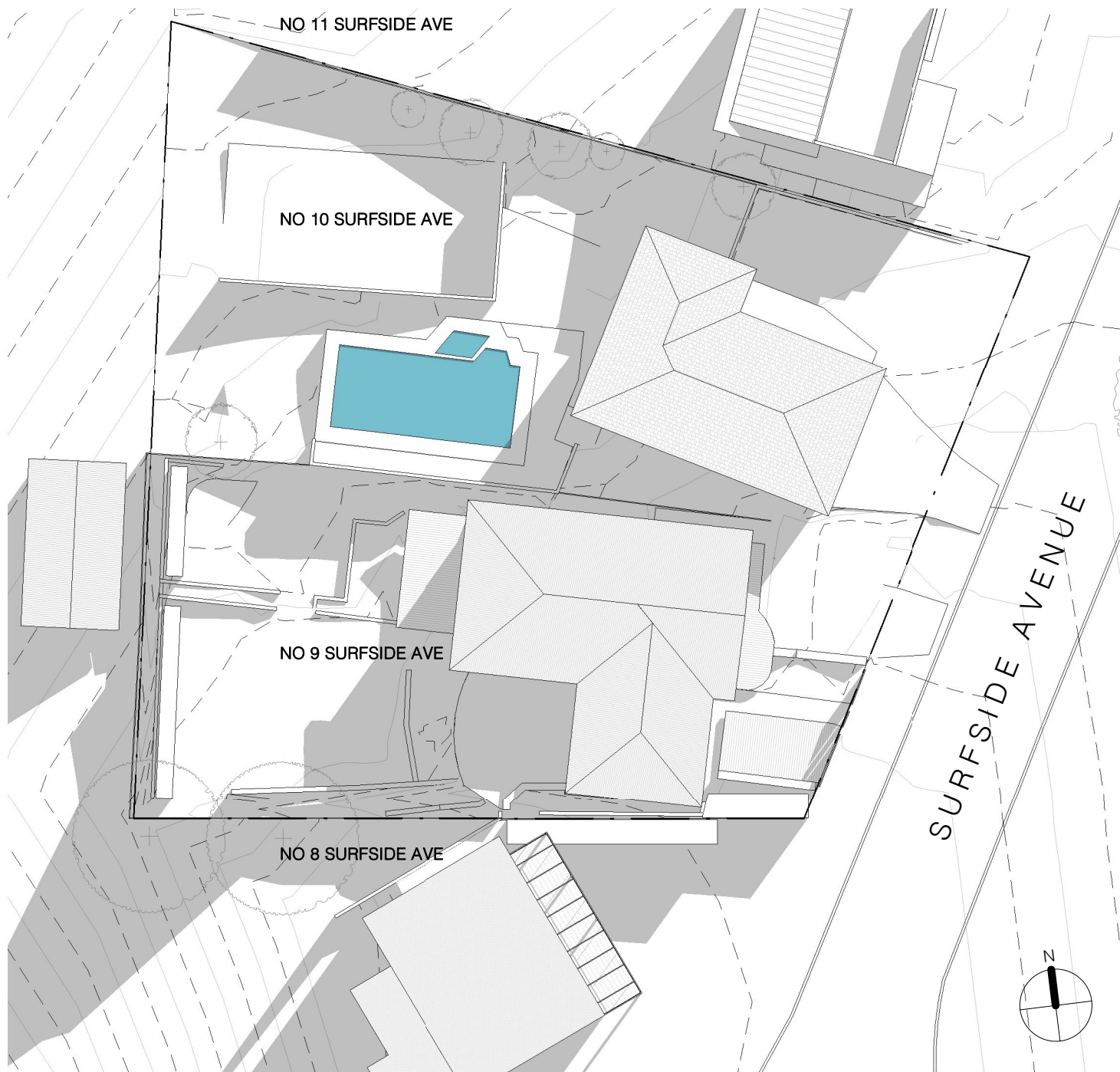
SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Sections

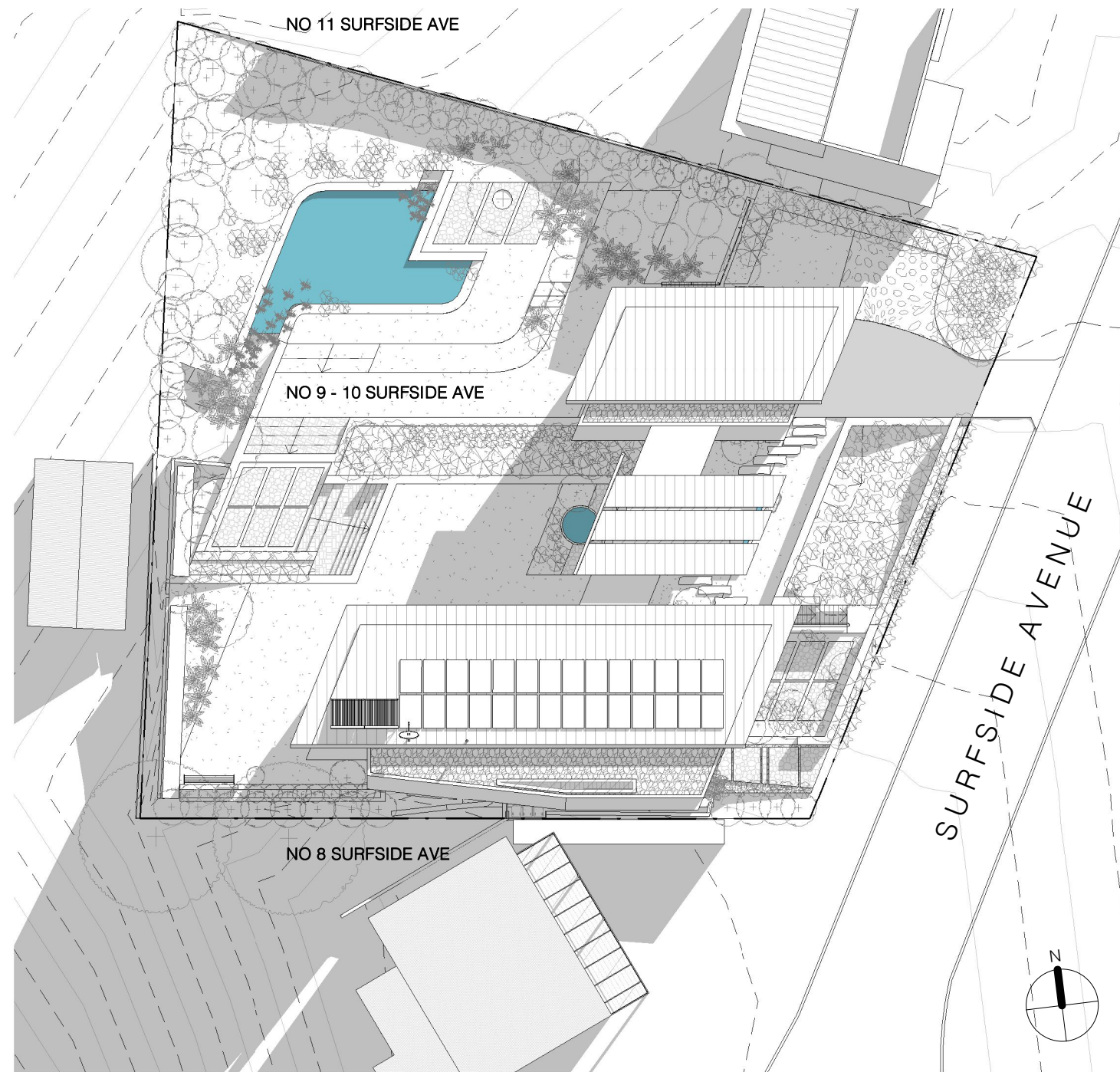
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 200
Drawn by	Author		DA09



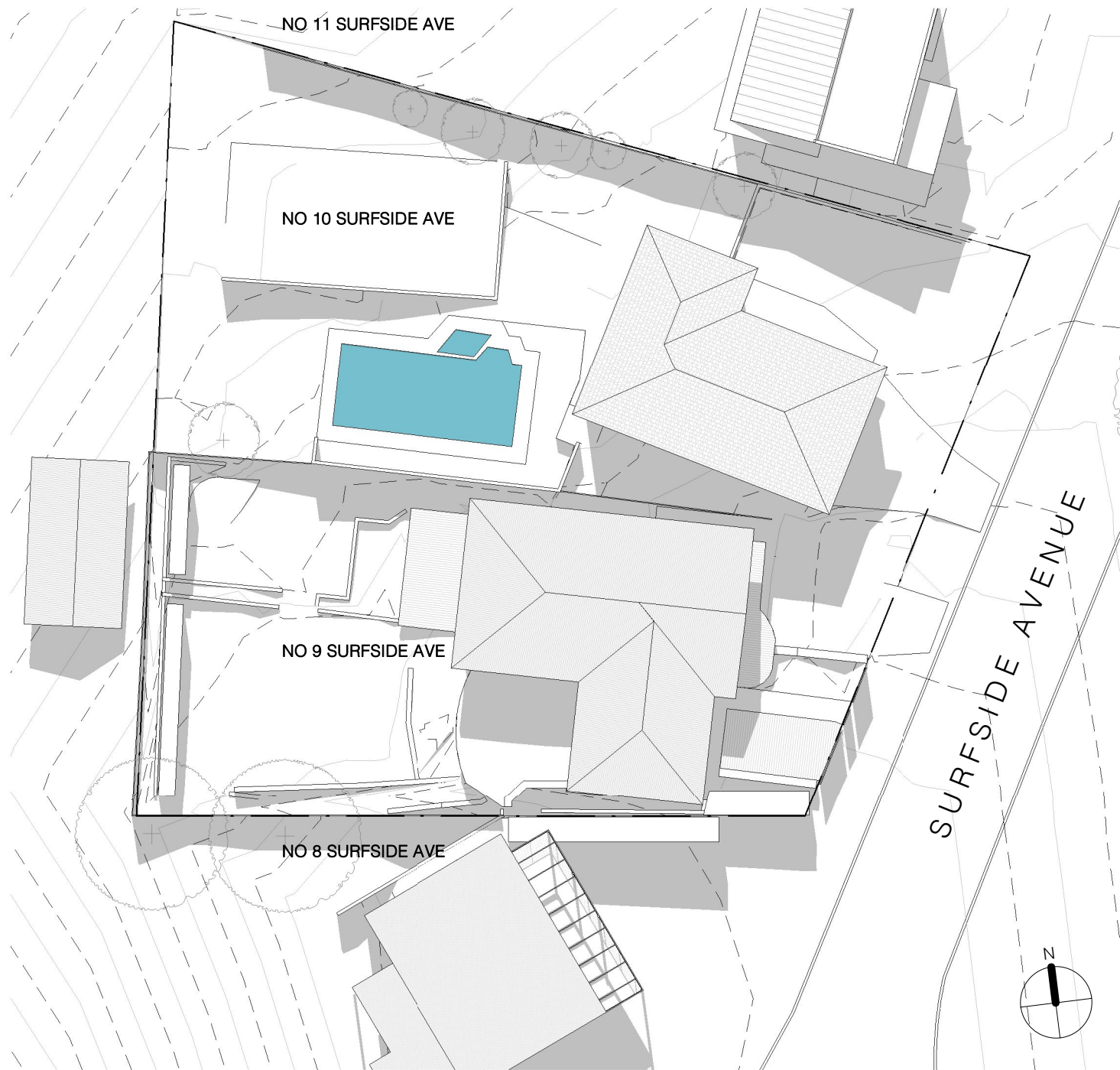
	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			No.	Revision Description	Date	SURFSIDE HOUSE DEVELOPMENT APPLICATION 9-10 SURFSIDE AVENUE AVALON BEACH NSW for Amanda Stabback	Site Analysis			
	t	02 9918 3843		E	Basic Assessment	26/11/2019					
	m	0418 627 024		F	Preliminary DA	07/01/2020					
	e	mailto:richard@richardcolearchitecture.com.au		G	Development Application	16/01/2020		Project number	1907	Checked by	Checker
	w	www.richardcolearchitecture.com.au						Date	January 2020	Scale	1 : 250
	acn:093 598 415 abn:58 093 598 415							Drawn by	Author	DA10	
	nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538										



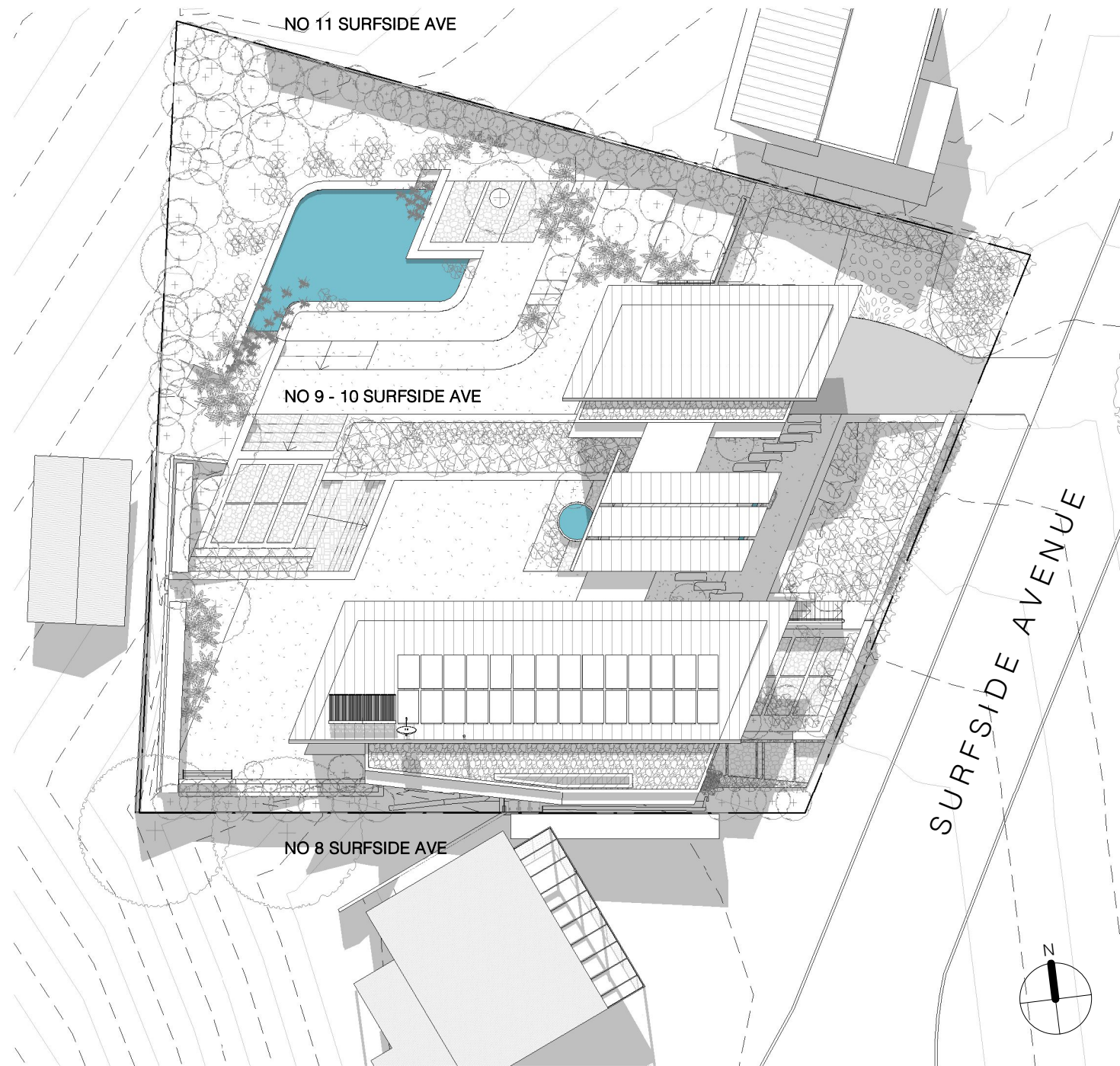
1 Shadow diagram June 22 9am - Existing
1 : 350



2 Shadow diagram June 22 9am - Proposed
1 : 350



1 Shadow diagram June 22 12noon - Existing
1 : 350



2 Shadow diagram June 22 12noon - Proposed
1 : 350



139 PALMGROVE ROAD, AVALON BEACH NSW 2107
 t 02 9918 3843
 m 0418 627 024
 e <mailto:richard@richardcolearchitecture.com.au>
 w www.richardcolearchitecture.com.au
 acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
E	Basic Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

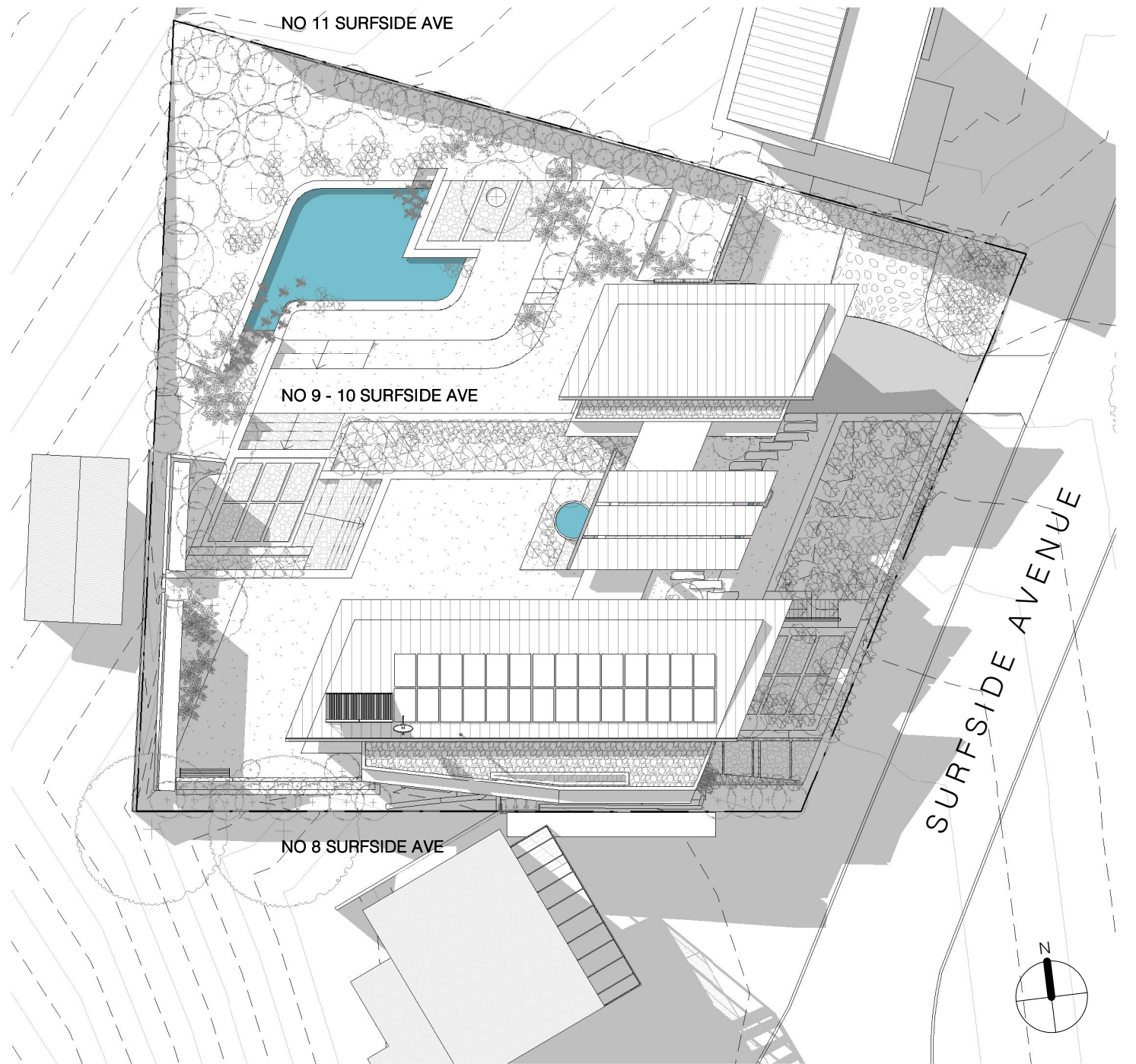
SURFSIDE HOUSE
 DEVELOPMENT APPLICATION
 9-10 SURFSIDE AVENUE
 AVALON BEACH NSW
 for
 Amanda Stabback

Shadow Diagram - 1200noon June 21

Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 350
Drawn by	Author	DA12	



1 Shadow diagram June 22 3pm- Existing
1 : 350



2 Shadow diagram June 22 3pm - Proposed
1 : 350



① Shadow Diagram - 22 June 9am Existing



③ Shadow Diagram - 22 June 12noon Existing



⑤ Shadow Diagram - 22 June 3pm Existing



② Shadow Diagram - 22 June 9am Proposed

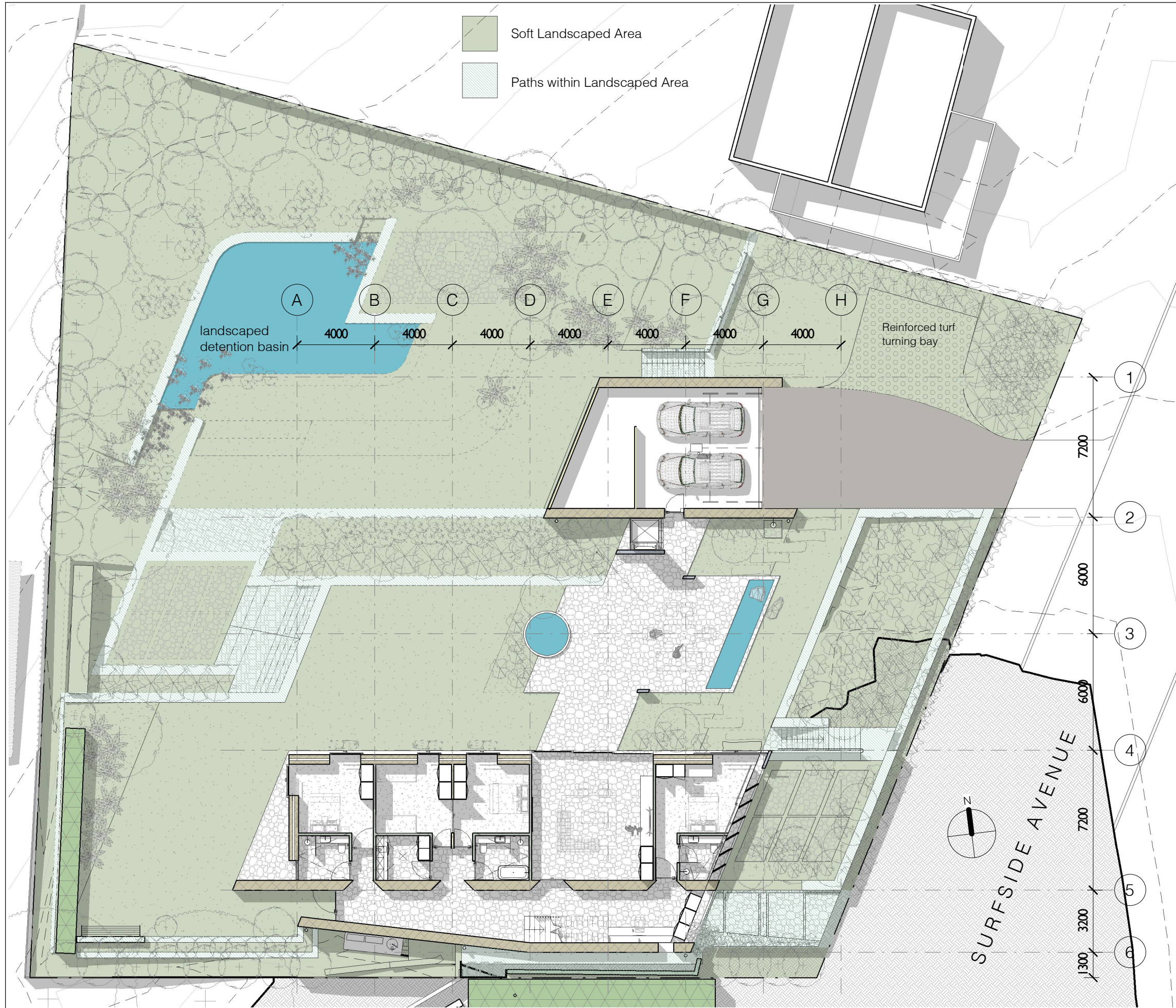


④ Shadow Diagram - 22 June 12noon Proposed



⑥ Shadow Diagram - 22 June 3pm Proposed

No.	Revision Description	Date
E	Basic Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020



Soft Landscaped Area

Paths within Landscaped Area

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- Impervious areas less than 1 metre in width (e.g. pathways and the like);
- For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

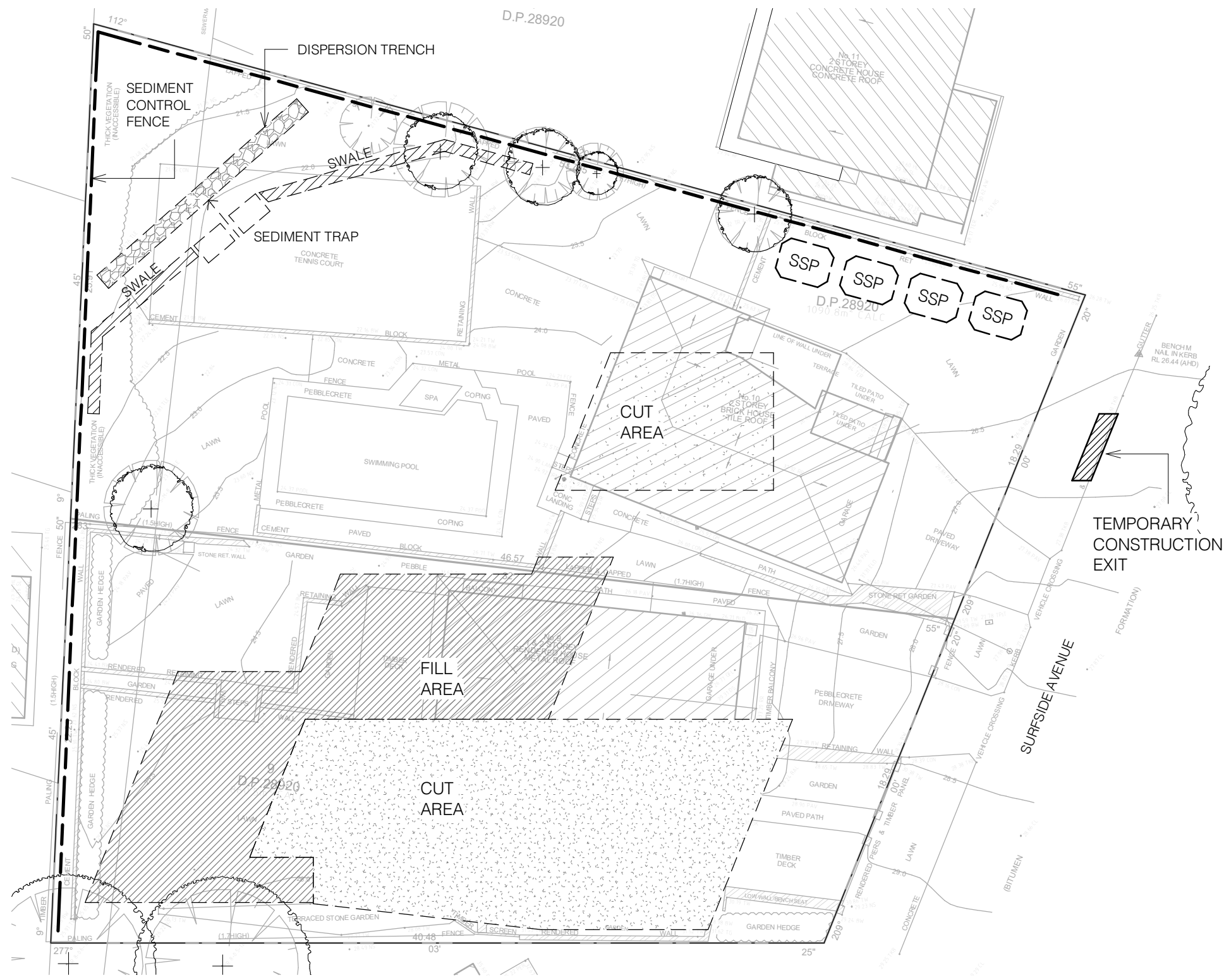
Site Coverage Calculations

Total Site Area	1951.3 sqm
Minimum Permissible Landscaped Area (60%)	1170.78 sqm

Proposed Landscape Calculations

Total Proposed Soft Landscape Area	1274.5 sqm (65.3%)
Total Proposed Paths and Impervious Landscape Treatment up to 6% sqm (%)	117.1 sqm (6%)
Total Proposed Landscaped Area	1391.6sqm (71.3%)

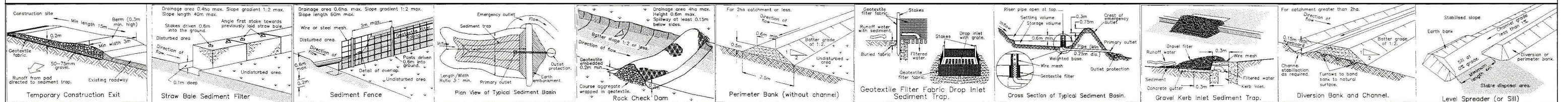
1 Plan - Landscaped Area
1 : 200



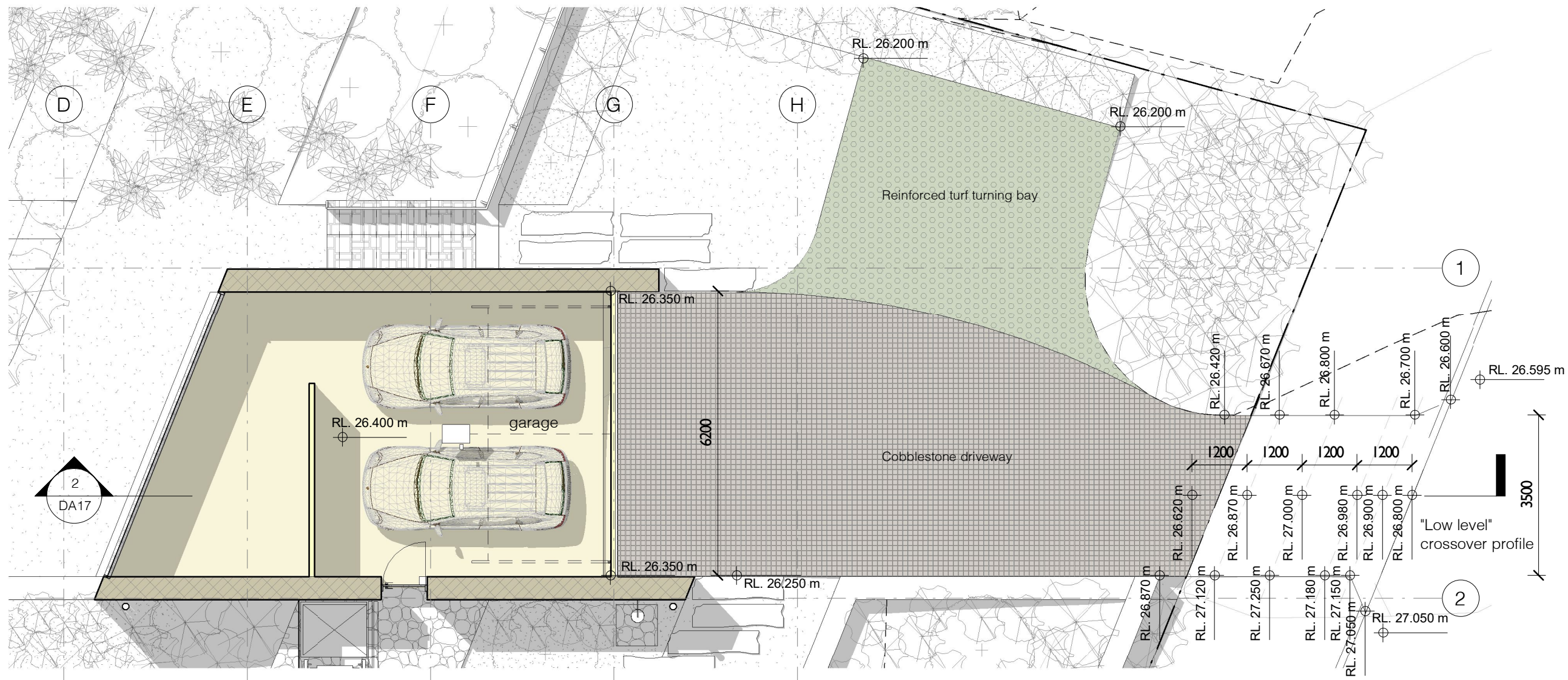
LEGEND

- Perimeter Bank.....
- Diversion Bank
- Level Spreader
- Waterway – natural grassed
- constructed grassed
- constructed grass with check dam.
- Sediment Basin
- Sediment Trap
- Sediment Fence.....
- Straw Bale Sediment Filter
- Catchment Boundary
- Vegetative Filter Strip
- Cut Area
- Fill Area
- Soil Stock Pile
- Temporary Construction Exit
- Limit of Clearing and Grading

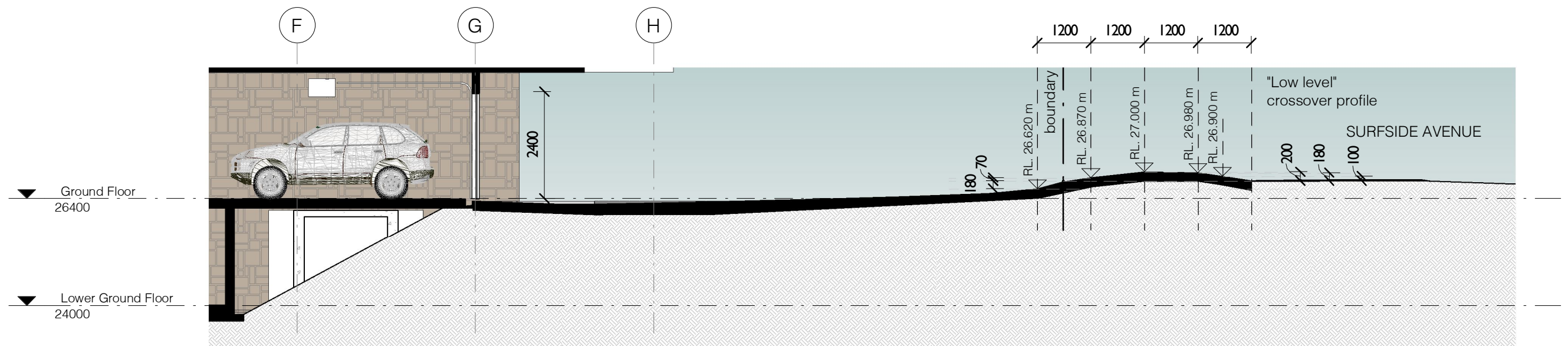
1 Sediment Control Plan
1 : 250



 139 PALMGROVE ROAD, AVALON BEACH NSW 2107 t 02 9918 3843 m 0418 627 024 e mailto:richard@richardcolearchitecture.com.au w www.richardcolearchitecture.com.au acn:093 598 415 abn:58 093 598 415 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538	No.	Revision Description	Date	SURFSIDE HOUSE DEVELOPMENT APPLICATION 9-10 SURFSIDE AVENUE AVALON BEACH NSW for Amanda Stabback	Sediment Control Plan		
	F	Preliminary DA	07/01/2020				
	G	Development Application	16/01/2020				
				Project number	1907	Checked by	Checker
				Date	January 2020	Scale	1 : 250
				Drawn by	Author	DA16	



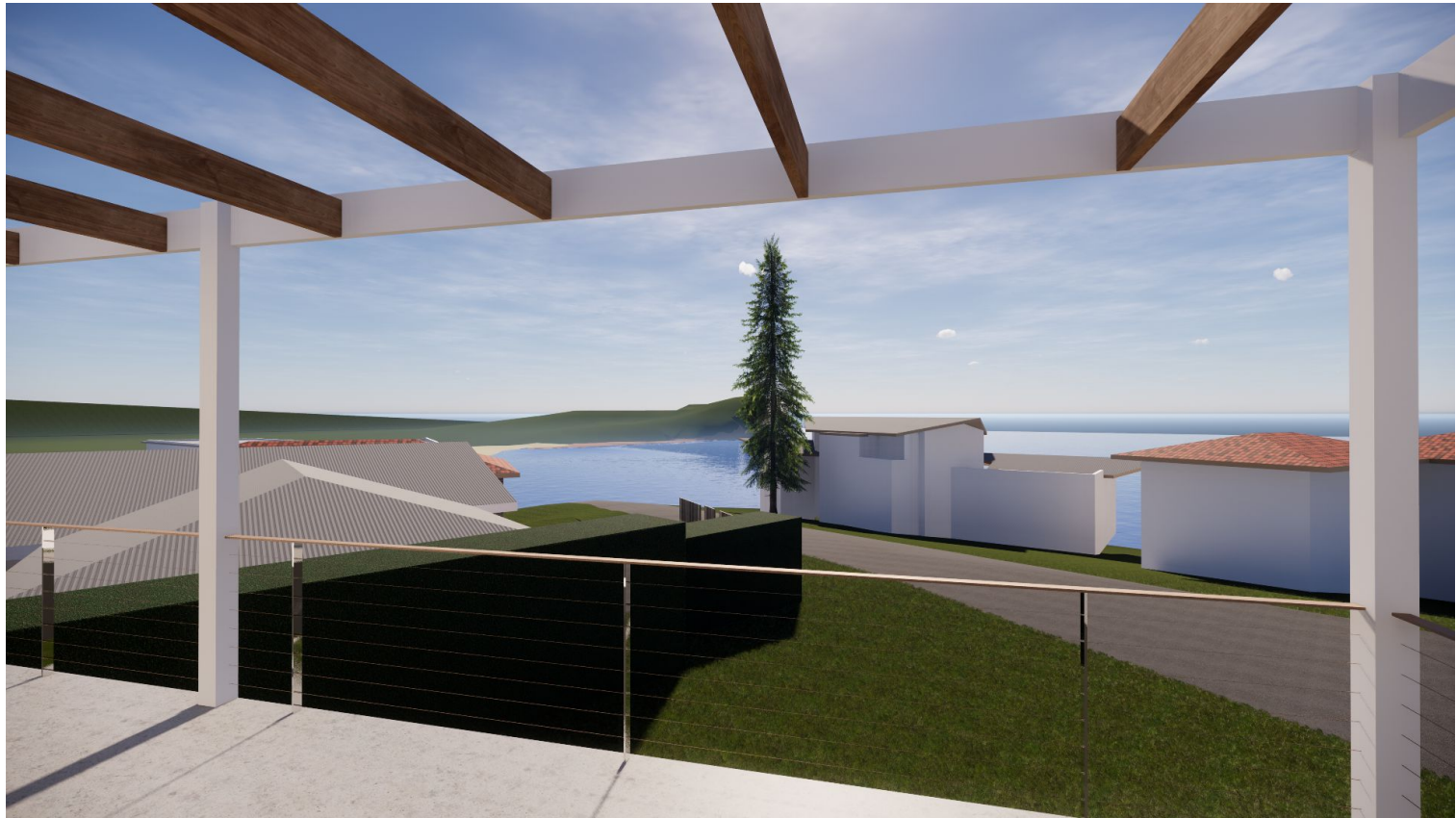
1 Plan - Driveway
1 : 100



2 Driveway Section
1 : 100

No.	Revision Description	Date
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE DEVELOPMENT APPLICATION 9-10 SURFSIDE AVENUE AVALON BEACH NSW for Amanda Stabback		Driveway Profile	
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 100
Drawn by	Author		DA17



1 View from No 8 Surfside Balcony 2 - Existing
1 : 1



2 View from No 8 Surfside Balcony 2 - Proposed
1 : 1

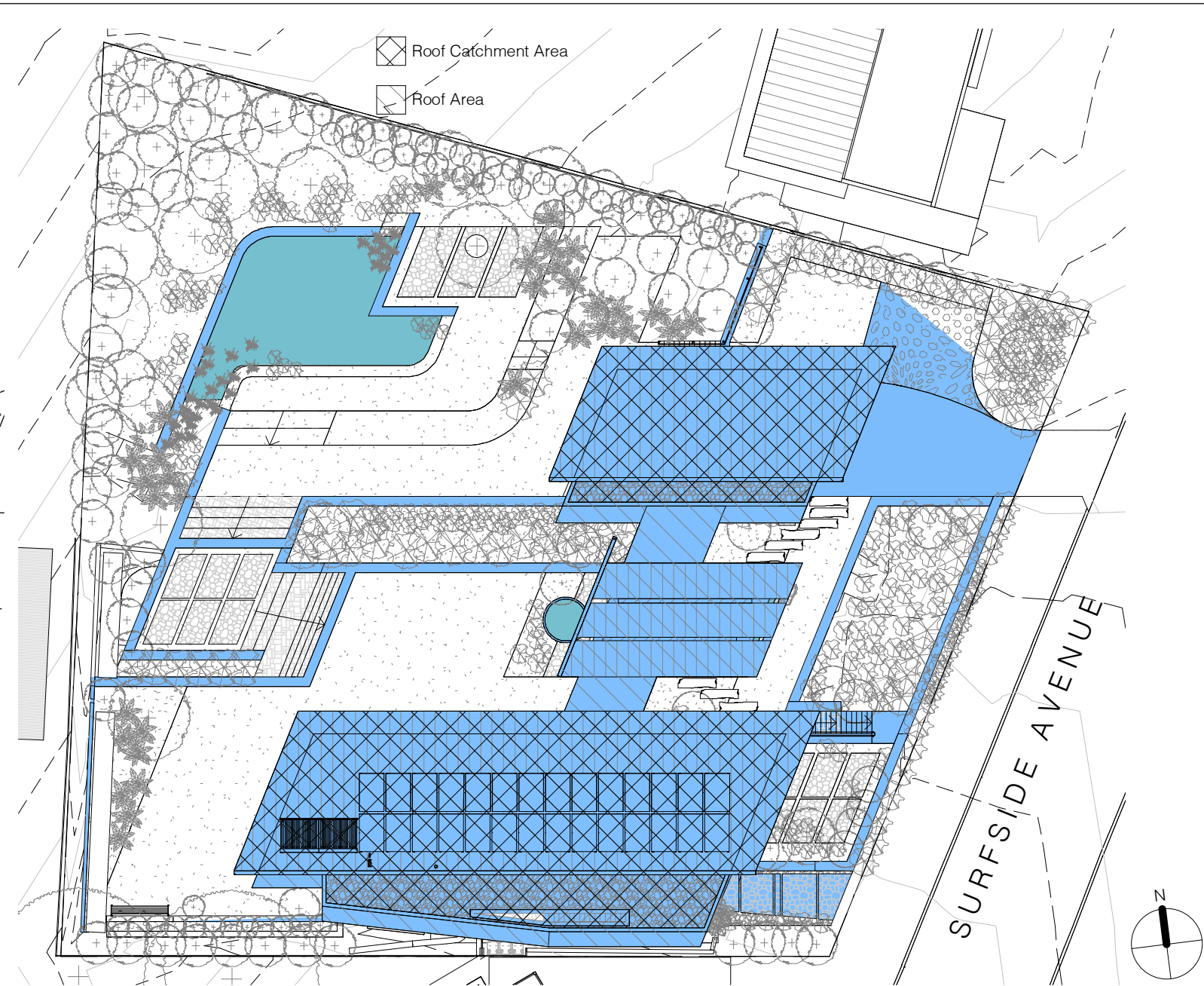
No.	Revision Description	Date
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Views from No 8 Surfside Ave			
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 1
Drawn by	Author		DA18



1 Impervious Area - Existing
1 : 300



2 Impervious Area - Proposed
1 : 300

IMPERVIOUS AREA SCHEDULE

Existing impervious area	979.3 sqm
Proposed Impervious area	747.8 sqm
Difference between Existing and proposed	-231.5 sqm

No.	Revision Description	Date
E	Basix Assessment	26/11/2019
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Impervious Area

Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 300
Drawn by	Author		DA19



OFF FORM CONCRETE
STRUCTURE



TIMBER FRAMED
WINDOWS AND DOORS



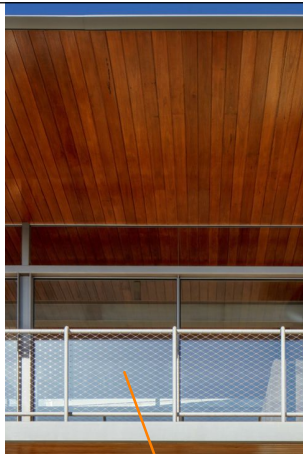
STONE SUNSHADE
LOUVRES



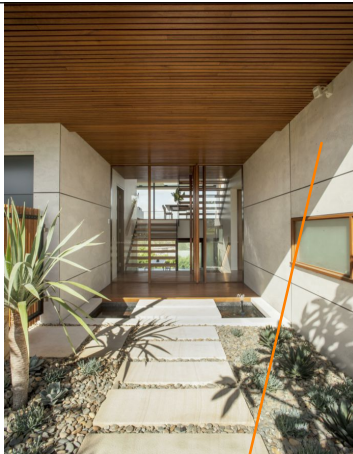
PAINTED TIMBER LINING
BOARD EAVES



SANDSTONE BLOCK
WALLS



WIRE NETTING
BALUSTRADES



FIBRE CEMENT SHEET
CLADDING



COPPER ROOF



139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Preliminary DA	07/01/2020
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Finishes Board

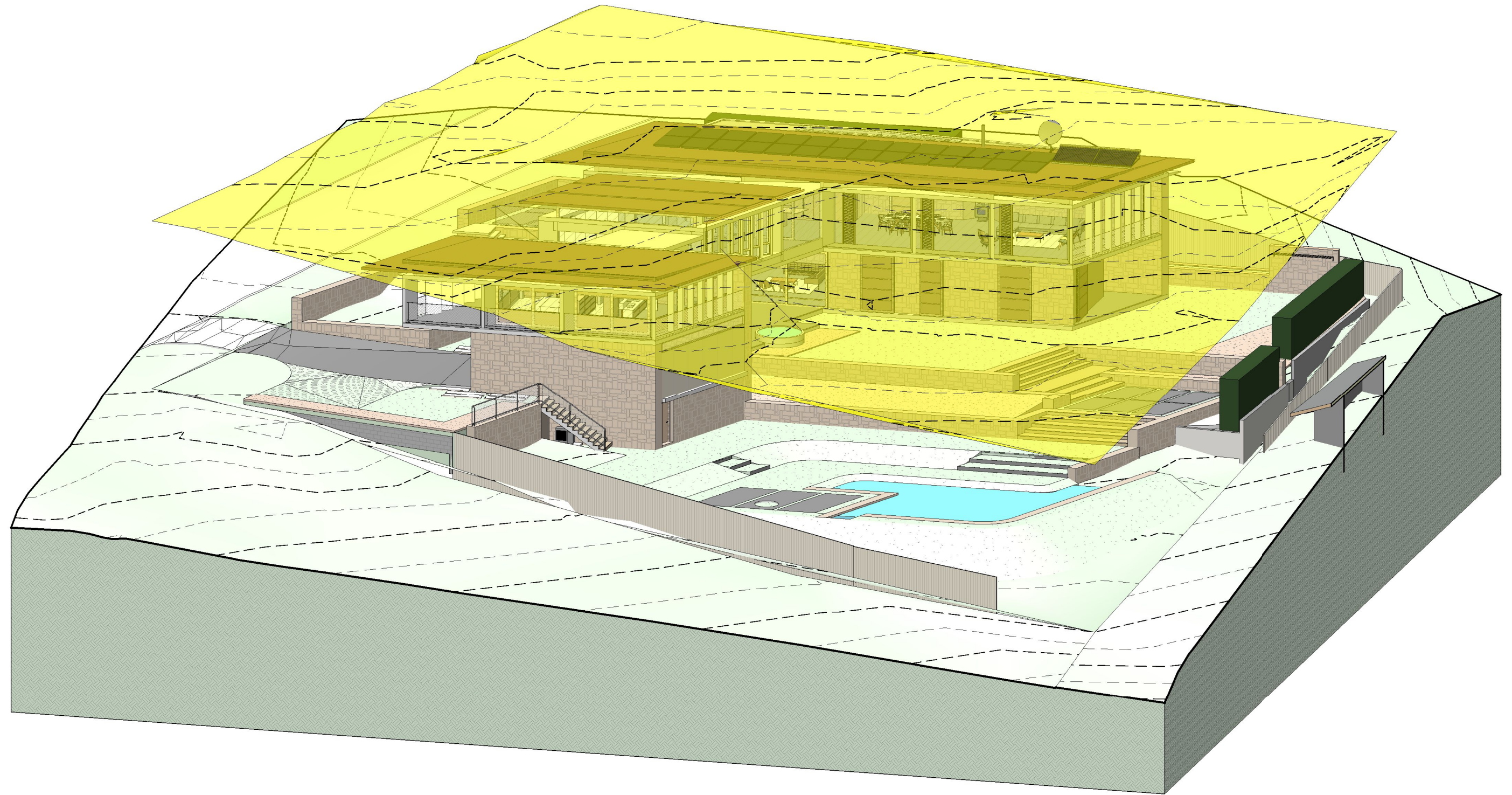
Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 1
Drawn by	Author		DA20



EXISTING



PROPOSED

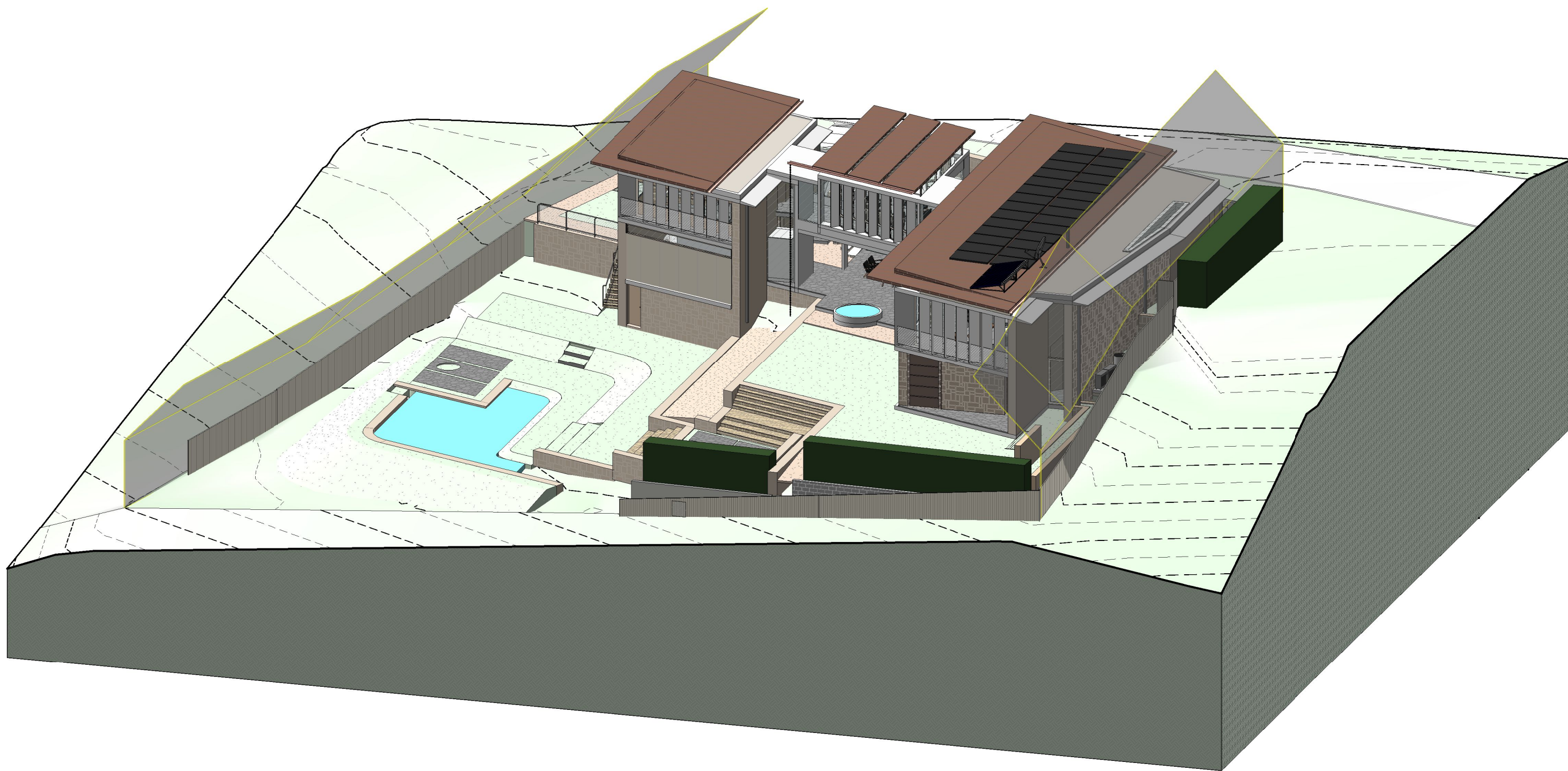


1 3D Height Plane - 8.5m

No.	Revision Description	Date
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Height Plane		
Project number	1907	Checked by Checker
Date	January 2020	Scale
Drawn by	Author	DA23



1 3D Building Envelope



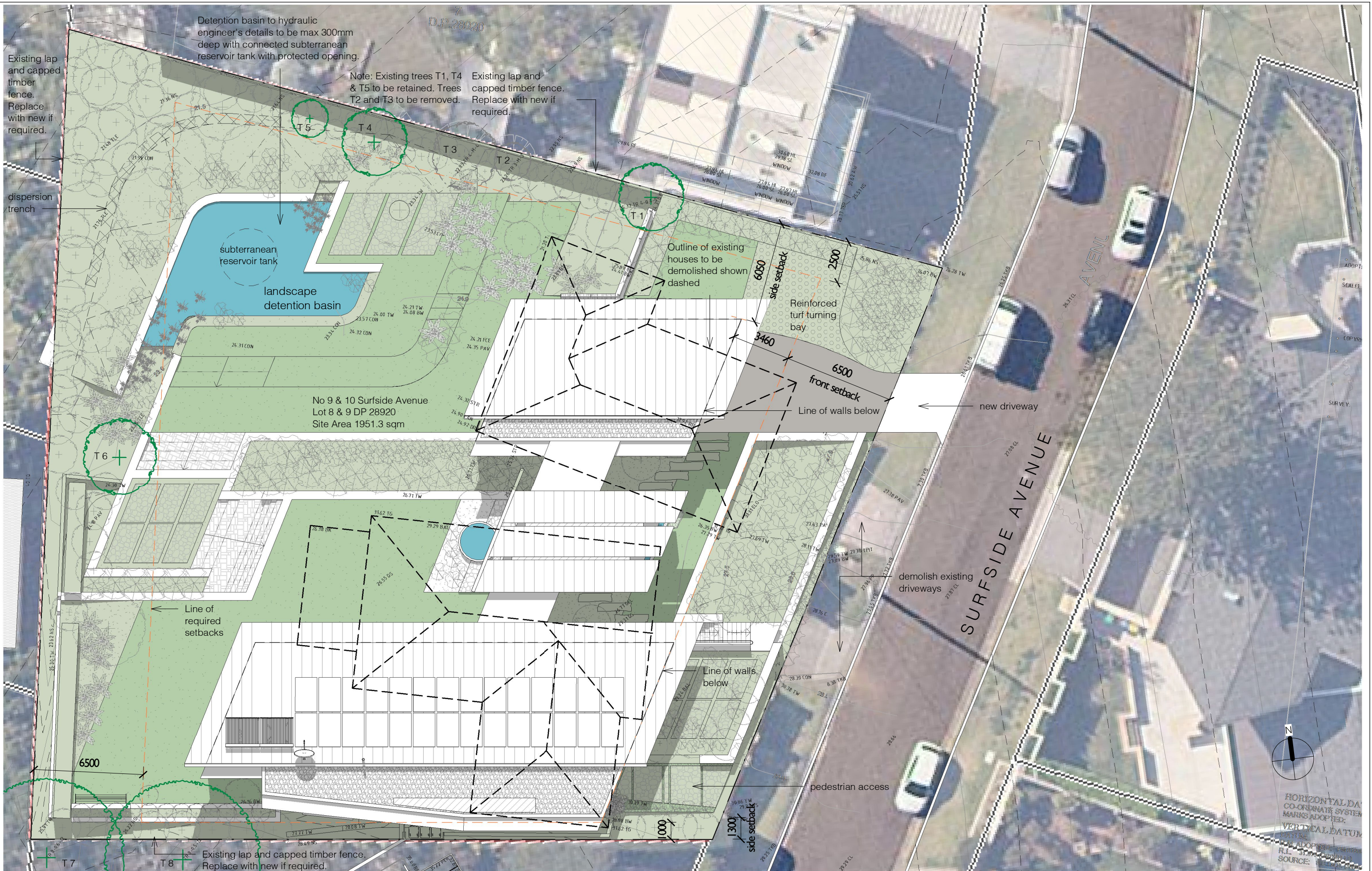
139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
G	Development Application	16/01/2020

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

Building Envelope			
Project number	1907	Checked by	Checker
Date	January 2020	Scale	
Drawn by	Author		DA24





139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au

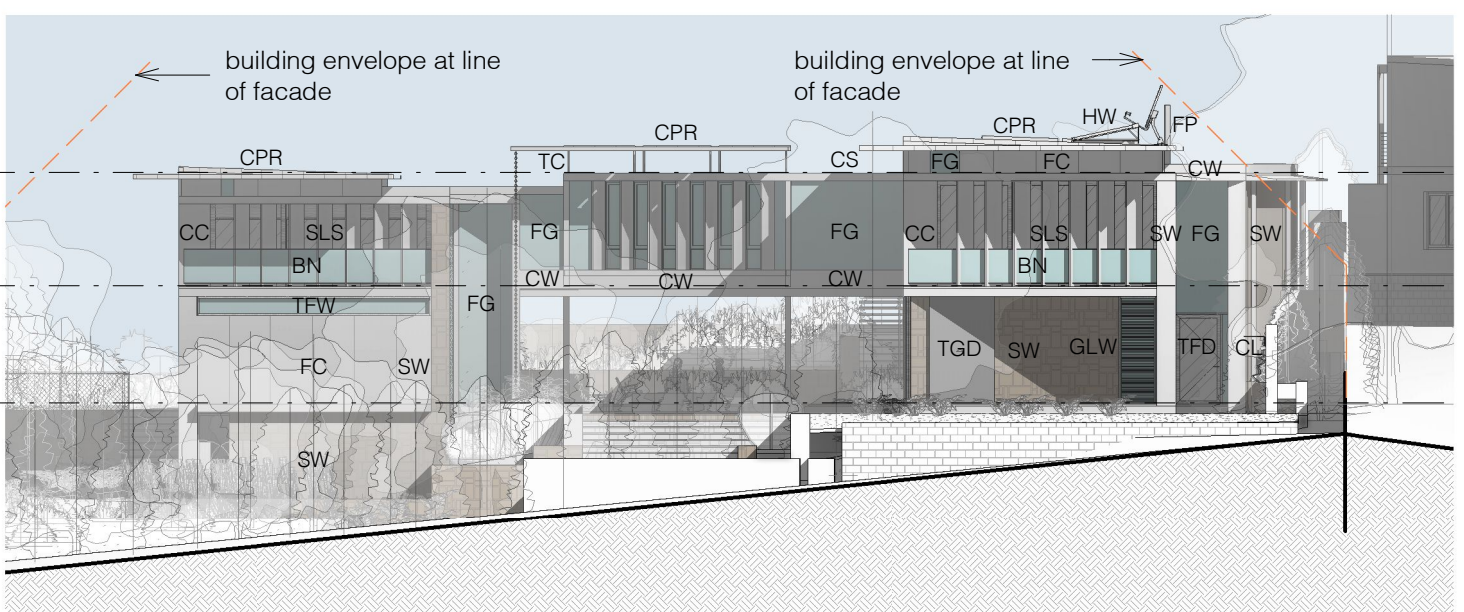
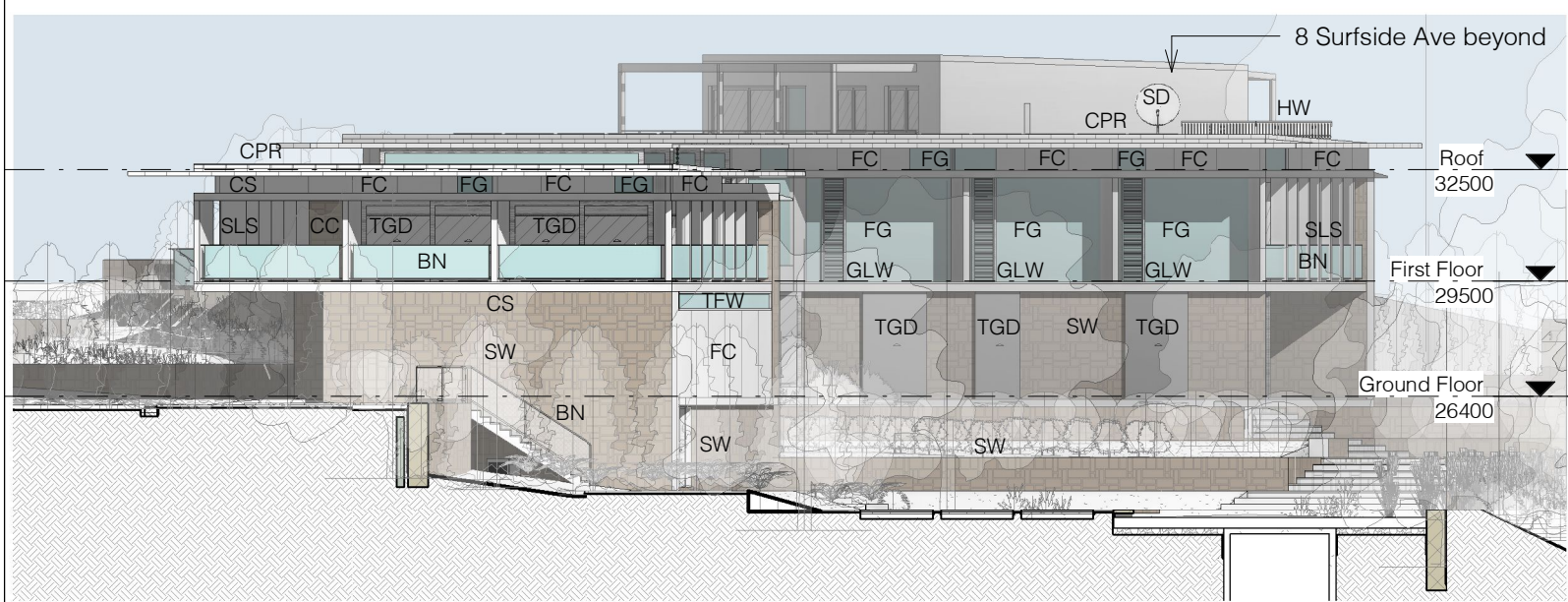
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date

SURFSIDE HOUSE
DEVELOPMENT APPLICATION
9-10 SURFSIDE AVENUE
AVALON BEACH NSW
for
Amanda Stabback

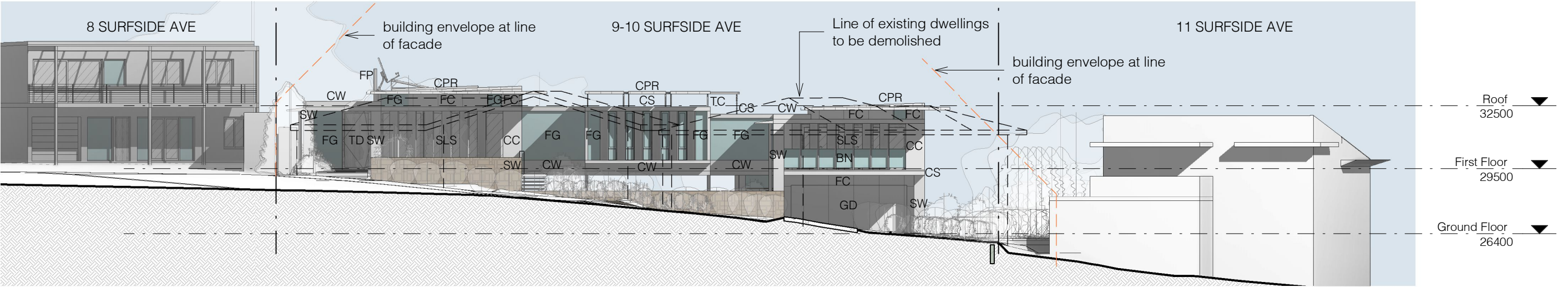
Notification Site Plan

Project number	1907	Checked by	Checker
Date	January 2020	Scale	1 : 200
Drawn by	Author	DA30	

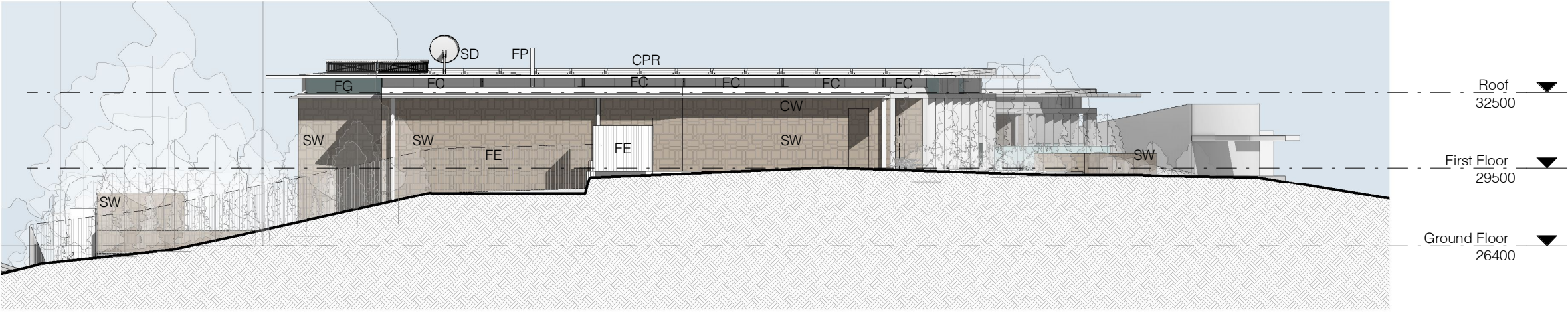


1 Elevation - North Notification
1 : 200

2 Elevation - West Notification
1 : 200

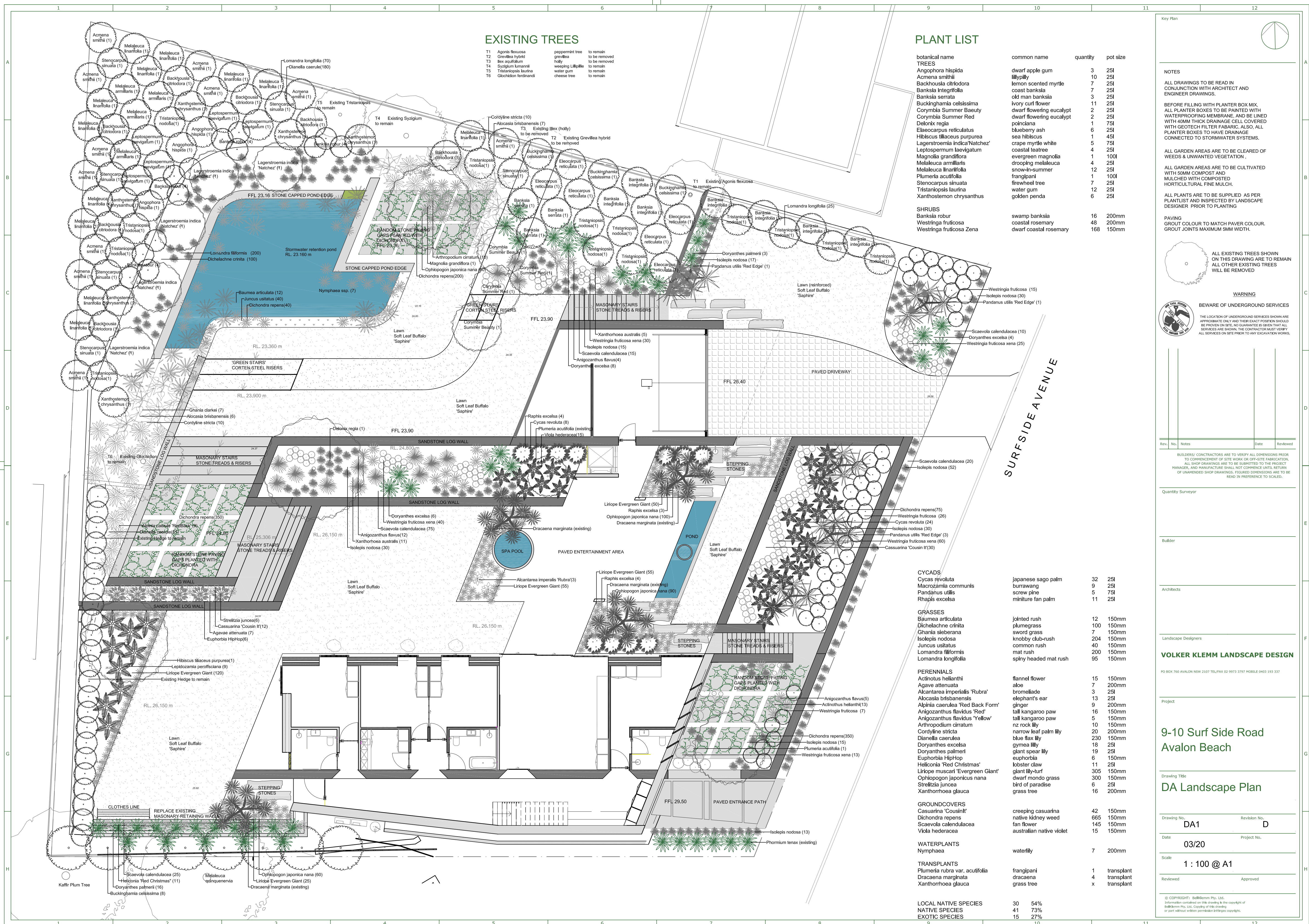


3 Elevation - East Notification
1 : 200



4 Elevation - South Notification
1 : 200

- BN Steel Net Balustrade
- CC Concrete Column
- CL Clothesline
- CPR Copper Roofing
- CS Concrete Slab
- CW Concrete Wall
- FC Fibre Cement Cladding
- FE Paling Fence
- FG Fixed Frameless Glazing
- FP Fireplace
- GD Garage Door
- GLW Glazed Louvre window
- HW Hot Water System
- SD Satellite Dish
- SLS Stone Louvre Screen
- SW Stone Wall
- TC Timber Column
- TD Timber Door
- TFD Timber Framed Door
- TFW Timber Framed Window
- TGD Timber Glazed Sliding Door



ALL DRAWINGS TO BE READ IN
CONJUNCTION WITH ARCHITECT AND
ENGINEER DRAWINGS.

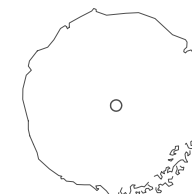
BEFORE FILLING WITH PLANTER BOX MIX, ALL PLANTER BOXES TO BE PAINTED WITH WATERPROOFING MEMBRANE, AND BE LINED WITH 40MM THICK DRAINAGE CELL COVERED WITH GEOTECH FILTER FABRIC. ALSO, ALL PLANTER BOXES TO HAVE DRAINAGE CONNECTED TO STORMWATER SYSTEMS.

ALL GARDEN AREAS ARE TO BE CLEARED OF WEEDS & UNWANTED VEGETATION ,

ALL GARDEN AREAS ARE TO BE CULTIVATED
WITH 50MM COMPOST AND
MULCHED WITH COMPOSTED
HORTICULTURAL FINE MULCH.

ALL PLANTS ARE TO BE SUPPLIED AS PER
PLANTLIST AND INSPECTED BY LANDSCAPE
DESIGNER PRIOR TO PLANTING

PAVING
GROUT COLOUR TO MATCH PAVER COLOUR.
GROUT JOINTS MAXIMUM 5MM WIDTH.



ALL EXISTING TREES SHOWN
ON THIS DRAWING ARE TO REMAIN
ALL OTHER EXISTING TREES
WILL BE REMOVED

BEWARE OF UNDERGROUND SERVICES



THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF UNAMENDED SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALED.

Quantity Surveyor

Build

Architects

Landscape Designers

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

Project

9-10 Surf Side Road
Avalon Beach

Drawing Title

DA Landscape Plan

Drawing No.	DA1	Revision No.	D
Date	03/20	Project No.	
Scale	1 : 100 @ A1		
Reviewed		Approved	

© COPYRIGHT: Belklemm Pty. Ltd.
Information contained on this drawing is the copyright of
Belklemm Pty. Ltd. Copying of this drawing
or part without written permission infringes copyright.

REAR & FRONT GARDEN



Buckinghamia celsissima



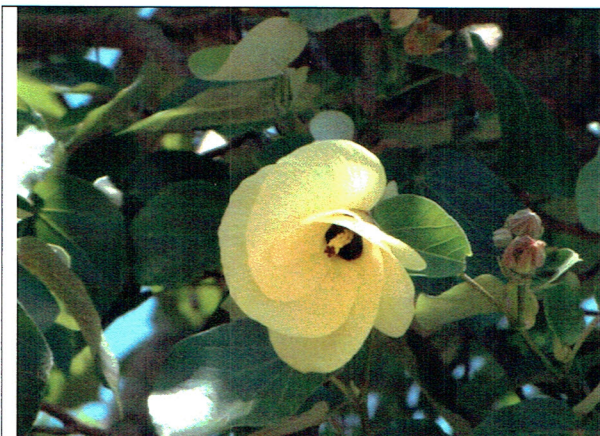
Corymbia Summer Beauty



Corymbia Summer Red



Delonix regia



Hibiscus tiliaceus



Lagerstroemia indica 'Natchez'



Magnolia grandiflora



Plumeria acutifolia



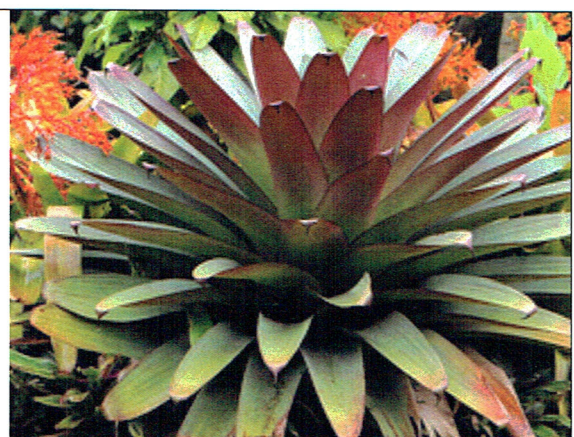
Dracaena marginata



Pandanus utilis



Rapis excelsa



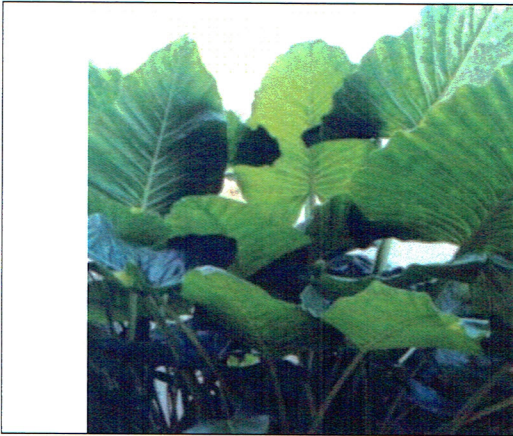
Alcantarea imperialis Rubra'



Cycas revoluta



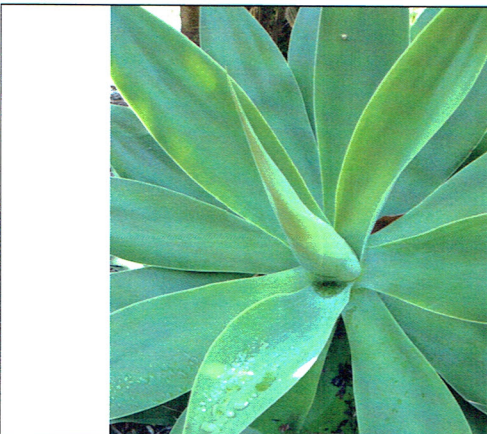
Westringia fruticosa Zena



Allocasia brisbanensis



Alpinia caerulea RedBack



Agave attenuata



Anigozanthus flavus



Arthropodium cirratum



Cordyline stricta



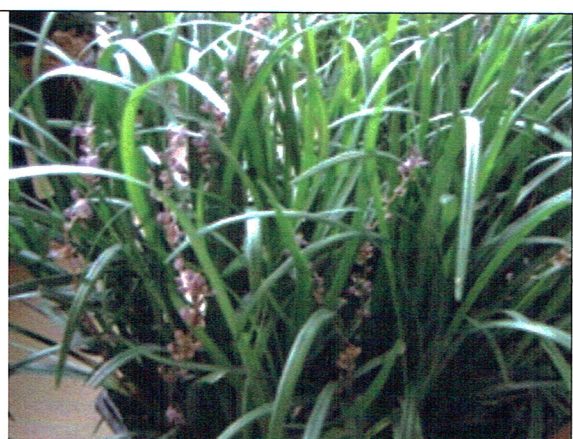
Doryanthes excelsa



Doryanthes palmerii



Hemerocallis 'RedChristmas'



Liriope Evergreen Giant



Strelitzia juncea



Xanthorrhoea glauca



Dichondra repens



Ophiopogon japonica nana



Cassuarina Cousin It



Viola hederacea

LAKE GARDEN



Isolepis nodosa



Juncus kraussii



Water poppy



Nymphaea ssp



Baumea articulata



Lomandra filiformis Tanika

NATIVE SCREENPLANTING



Angophora hispida



ACMENA SMITHII



Backhousia citriodora



Banksia integrifolia



Banksia serrata



Elaeocarpus reticulata



Leptospermum laevigatum



Melaleuca armillaris



Stenocarpus sinuata



Tristaniopsis laurina



Xanthostemon chrysanthus



Banksia robur