# ISSUE FOR DA APPROVAL

# 272 WHALE BEACH ROAD WHALE BEACH, NSW

## DRAWING SCHEDULE

SHEET NO.	DRAWING NAME	SHEET NO.	DRAWING NAME
A000	Title Sheet	A302	Eastern Elevation: Proposed
A100	Erosion and Sediment Control Plan	A303	Northern Elevation: Proposed
A101	Site Analysis Plan	A400	Longitudinal Section: Proposed
A200	Ground Floor: Demolition Plan	A401	Cross Sections: Proposed
A201	Basement: Proposed Plan	A501	Overshadowing: 9am Winter Solstice
A202	Lower Ground Floor: Proposed Plan	A502	Overshadowing: 9am Winter Solstice
A203	Ground Floor: Proposed Plan	A503	Overshadowing: 12pm Winter Solstice
A204	First Floor: Proposed Plan	A504	Overshadowing: 12pm Winter Solstice
A205	Second Floor: Proposed Plan	A505	Overshadowing: 3pm Winter Solstice
A206	Roof: Proposed Plan	A506	Overshadowing: 3pm Winter Solstice
A207	Basement: Area Calculation	A507	Overshadowing: 9am Equnox
A208	Lower Ground Floor: Area Calculation	A508	Overshadowing: 9am Equnox
A209	Ground Floor: Area Calculation	A509	Overshadowing: 12pm Equnox
A210	First Floor: Area Calculation	A510	Overshadowing: 12pm Equnox
A211	Second Floor: Area Calculation	A511	Overshadowing: 3pm Equnox
A300	Southern Elevation: Proposed	A512	Overshadowing: 3pm Equnox
A301	Western Elevation: Proposed		

# **BASIX NOTES**

THE APPLICANT MUST INSTALL SHOWER HEADS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TOILETS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL BASIN TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL A RAIN WATER TANK OF AT LEAST 3,000L, WHICH MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AUTHORITIES TO COLLECT RAIN RUNOFF FROM AT LEAST 265 M2 OF THE ROOF AREA OF THE DEVELOPMENT & CONNECTED TO ALL TOILETS & 1 OUTDOOR TAP

THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER UNIT WITH A MINIMUM 6 STAR RATING

THE APPLICANT MUST INSTALL A COOLING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING THE APPLICANT MUST INSTALL A HEATING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING

ALL HEATING & COOLING SYSTEMS MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING ROOMS & BEDROOMS THE APPLICANT MUST INSTALL EXHAUST SYSTEMS TO THE KITCHEN, LAUNDRY & AT LEAST 1 BATHROOM WITH OPERATION

CONTROL & A MANUAL ON/OFF SWITCH DUCTED TO THE FACADE OR ROOF

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING

THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN THE KITCHEN FOR NATURAL LIGHTING THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN 4 BATHROOMS FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN

THE APPLICANT MUST CONSTRUCT EACH FRIDGE SPACE IN THE DEVELOPMENT SO THAT IS WELL VENTILATED

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

EXTERNAL WALL: OFF FORMED CONCRETE - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) INTERNAL WALL: THROUGHOUT - REQUIRES ADDITIONAL INSULATION R2.5

FLOOR: SUSPENDED CONCRETE SLAB / CONCRETE SLAB ON GROUND - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) + R1.0 TO EDGE OF SUSPENDED CONCRETE SLABS

GLAZING GENERALLY TO HAVE COMBINED FRAME & GLASS VALUES OF U-VALUE: 2.23, SHGC: 0.39

FASTERN & WESTERN WINDOWS TO HARITARI F ROOMS MUST HAVE ADJUSTARI F EXTERNAL SHADING DEVICES INSTALLED

SKYLIGHTS THROUGHOUT MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED

2 X 1200MM CEILING FANS MUST BE INSTALLED TO THE KITCHEN / LIVING ROOM

#### CALCULATIONS

SITE AREA 708 M2

PROPOSED AREAS BASEMENT / GARAGE GROUND FLOOR

SECOND FLOOR

TOTAL AREA

TOTAL AREA (EXCLUDING GARAGE) PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014 MAXIMUM F.S.R. (EXCLUDING GARAGE) = 0.5:1

MINIMUM LANDSCAPED AREA = 60% OF TOTAL SITE AREA

TOTAL LANDSCAPED AREA (INCLUDING GREEN ROOFS) PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014

- SURRY HILLS, NSW : +612 9054 1234 : TOBY@AVENUEONEDESIGN.COM.AU

## EXTERNAL FINISHES & MATERIALS SELECTION

AREA	FINISH	IMAGE
EXTERNAL MASONRY WALLS OFF-FORMED CONCRETE	OFF-FORMED CONCRETE COLOUR: NATURAL CONCRETE	
EXTERNAL LIGHT WEIGHT CLADDING TIMBER CLADDING: HARDWOOD	NATURAL HARDWOOD CLADDING COLOUR: NATURAL	
EXTERNAL MASONRY WALLS DRY STACKED STONE	SANDSTONE BLOCK, DRY STACKED COLOUR: NATURAL	
EXTERNAL DOORS & WINDOWS	ALUMINIUM FRAMED, PRE-FINSHED COLOUR: MONUMENT	
TIMBER SCREENING	TIMBER BATTENS CONCEAL FIXED TO POWDER-COATED STEEL FRAME BATTEN COLOUR: NATURAL FRAME COLOUR: MONUMENT	
FLASHING, GUTTERS & DOWNPIPES	ALUMINIUM, PRE-FINSHED COLOUR: MONUMENT	

INAAOE



**AVENUE ONE DESIGN** 

23.12.2022 PROJECT NO AO242

SCALE

NTS

20 M2 / 50 M3

JASON & TANYA PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING ISSUE DATE ISSUED ISSUE FOR PRE. CONCEPT ISSUE FOR PRE. CONCEPT 29.08.2022 19.09.2022 ISSUE FOR CONCEPT ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL 21.09.2022 04.11.2022 20.12.2022 ISSUE FOR DA APPROVAL

PROJECT Whale Beach House

COVER PAGE

NEW BUILD

PROJECT STATUS DA APPROVAL Title Sheet

> DRAWING ID A000

REVISION G

## SITE NOTES

#### **EROSION & SEDIMENT CONTROL NOTES**

SLOPING SITE FROM NORTH TO SOUTH

RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS

RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE

DOWNSTREAM EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION

BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE

REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)

ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS

THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT & OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS

ALL EROSION & SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT

CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS

ALL DISTURBED AREAS ARE RENDERED FROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR

ALL WATER PLIMPED OR OTHERWISE REMOVED FROM ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH & MARINE WATERS

PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (& UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)

ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION

ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED, INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOLIRS, IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED & A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.

IN THE EVENT OF A STORM, ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSTREAM SEDIMENTATION

#### **EROSION & SEDIMENT CONTROL LEGEND**

PROVISION AREA FOR STOCKPILING OF MATERIALS AREA FOR STORING EXCAVATED MATERIAL

TRADE WASTE RECEPTABLE LOCATION

2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL

IMPERVIOUS AREA CALCULATIONS

NOTE: UNCOVERED DECK IS NOT INCLUDED AS IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA NEW IMPERVIOUS AREA

**AVENUE ONE DESIGN** 

- SURRY HILLS, NSW +612 9054 1234
- TOBY@AVENUEONEDESIGN.COM.AU

PROJECT NO AO242 1:200@A3

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

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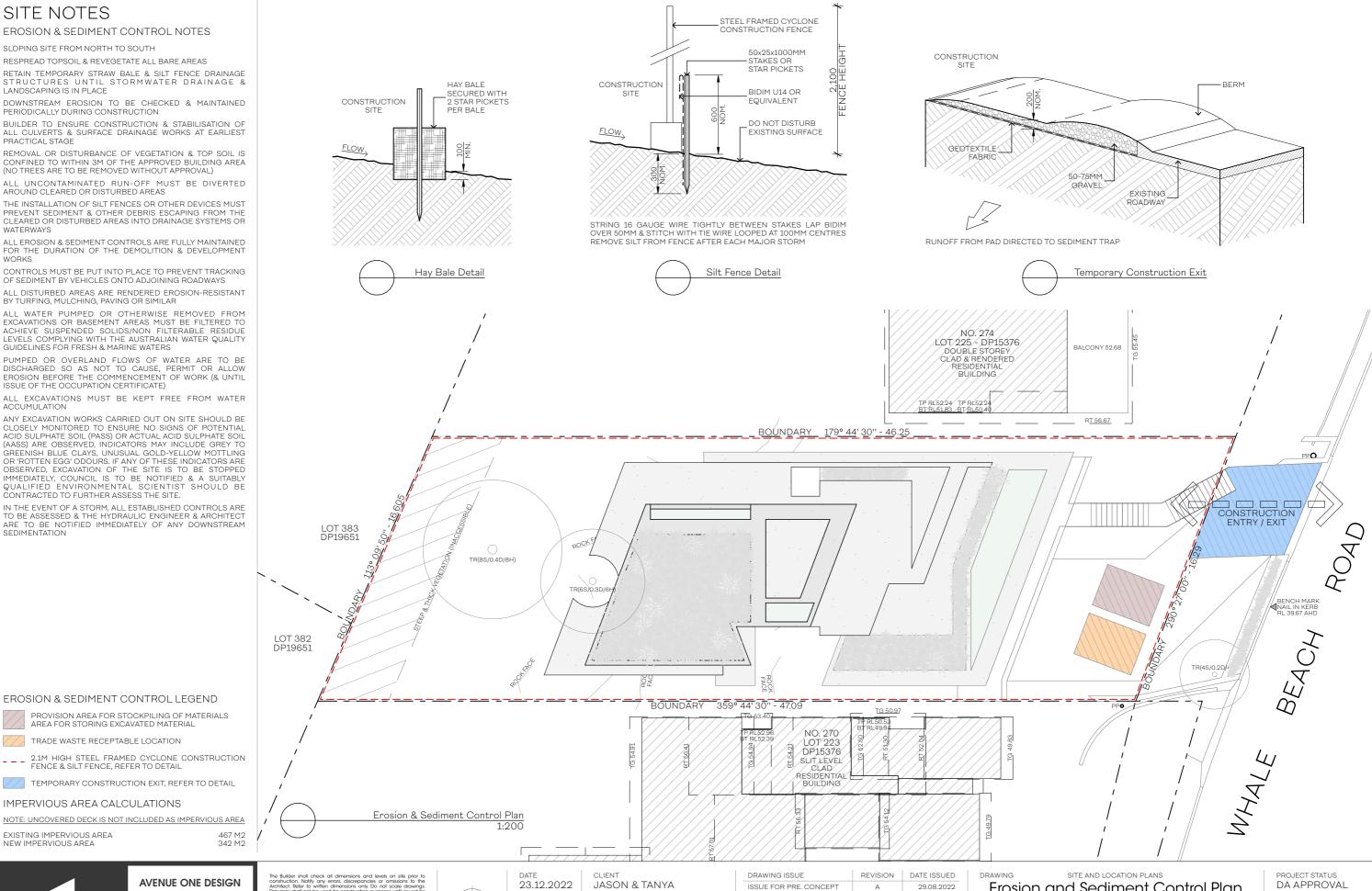
**Erosion and Sediment Control Plan** 

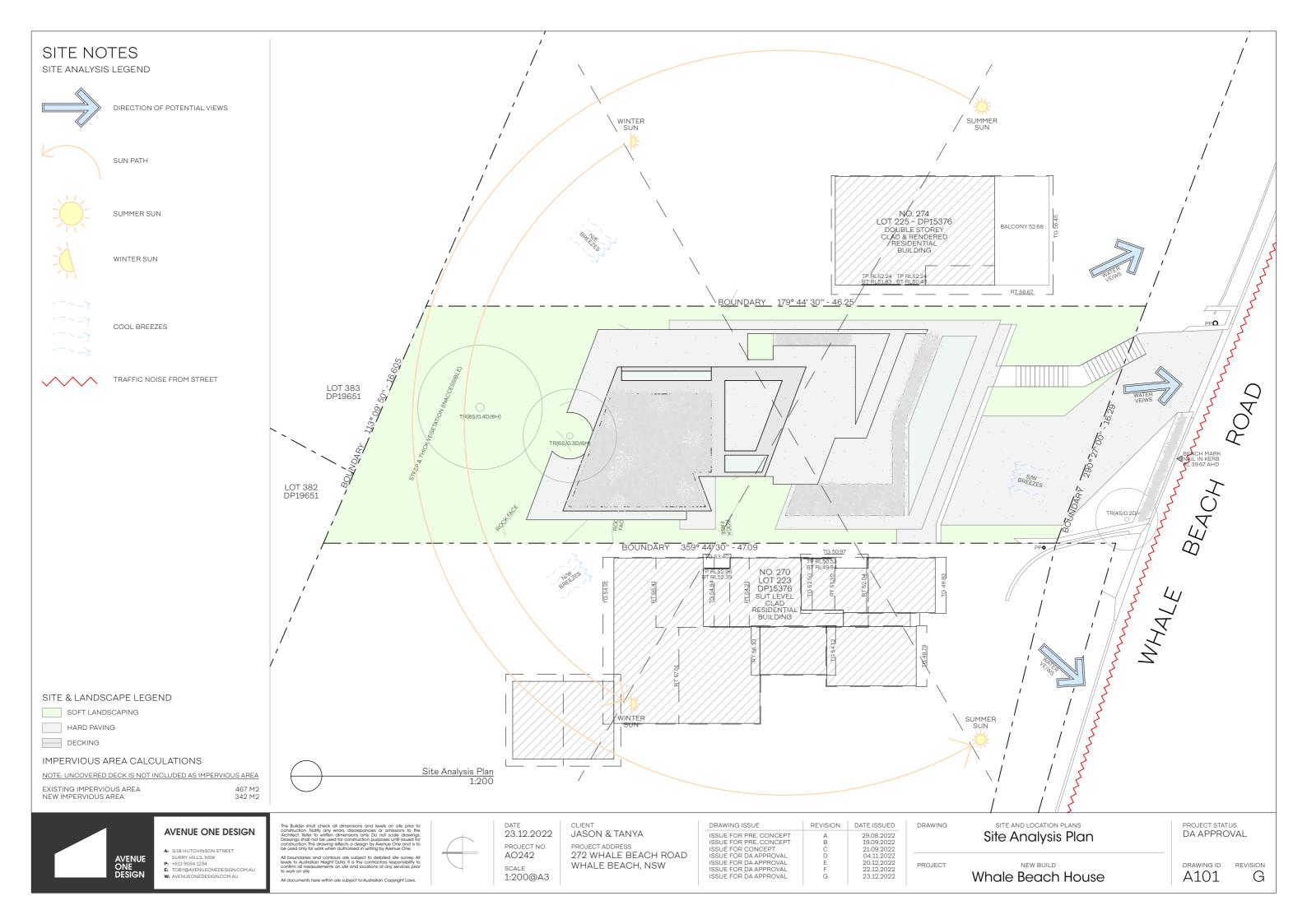
PROJECT NEW BUILD Whale Beach House

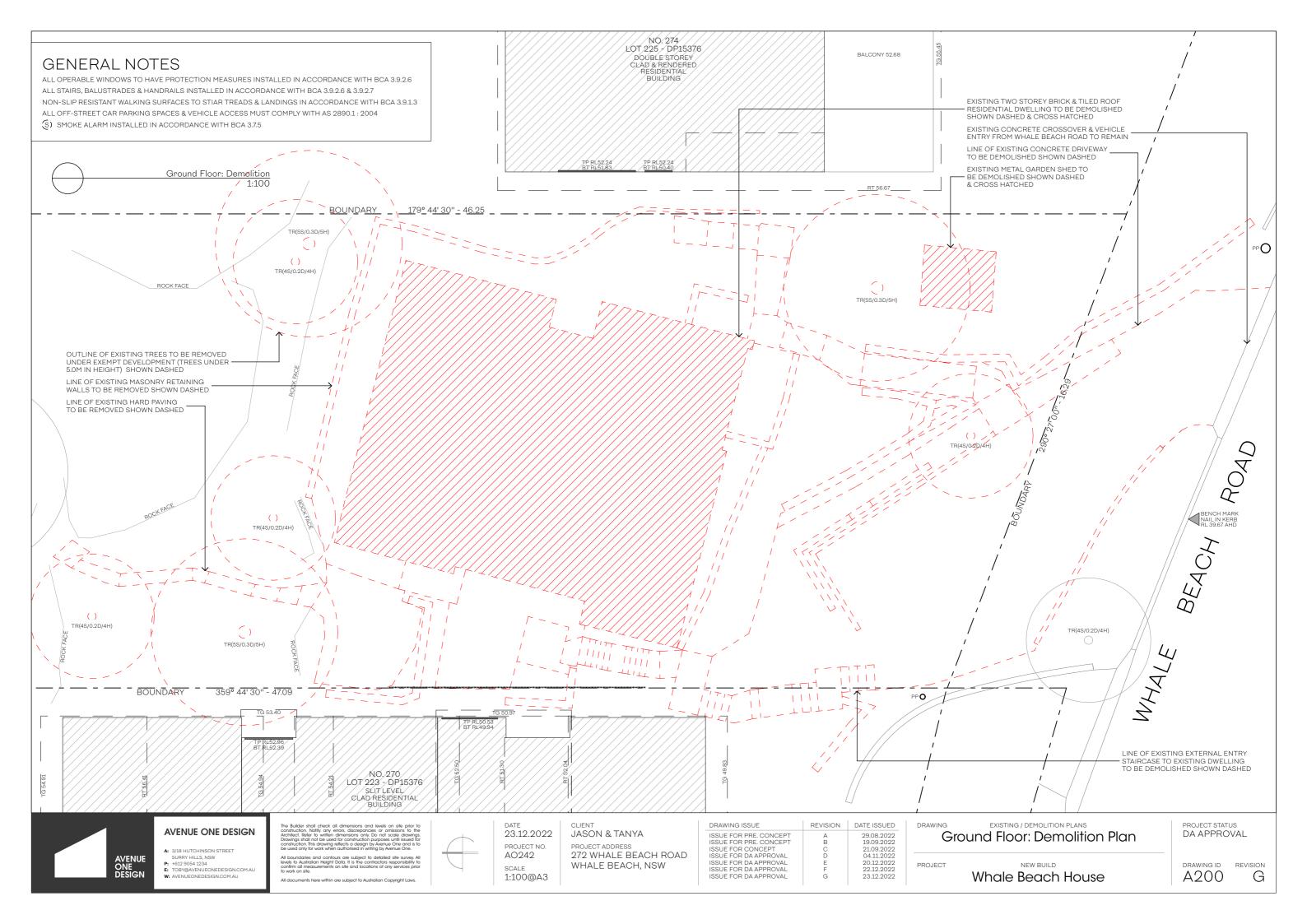
PROJECT STATUS DA APPROVAL

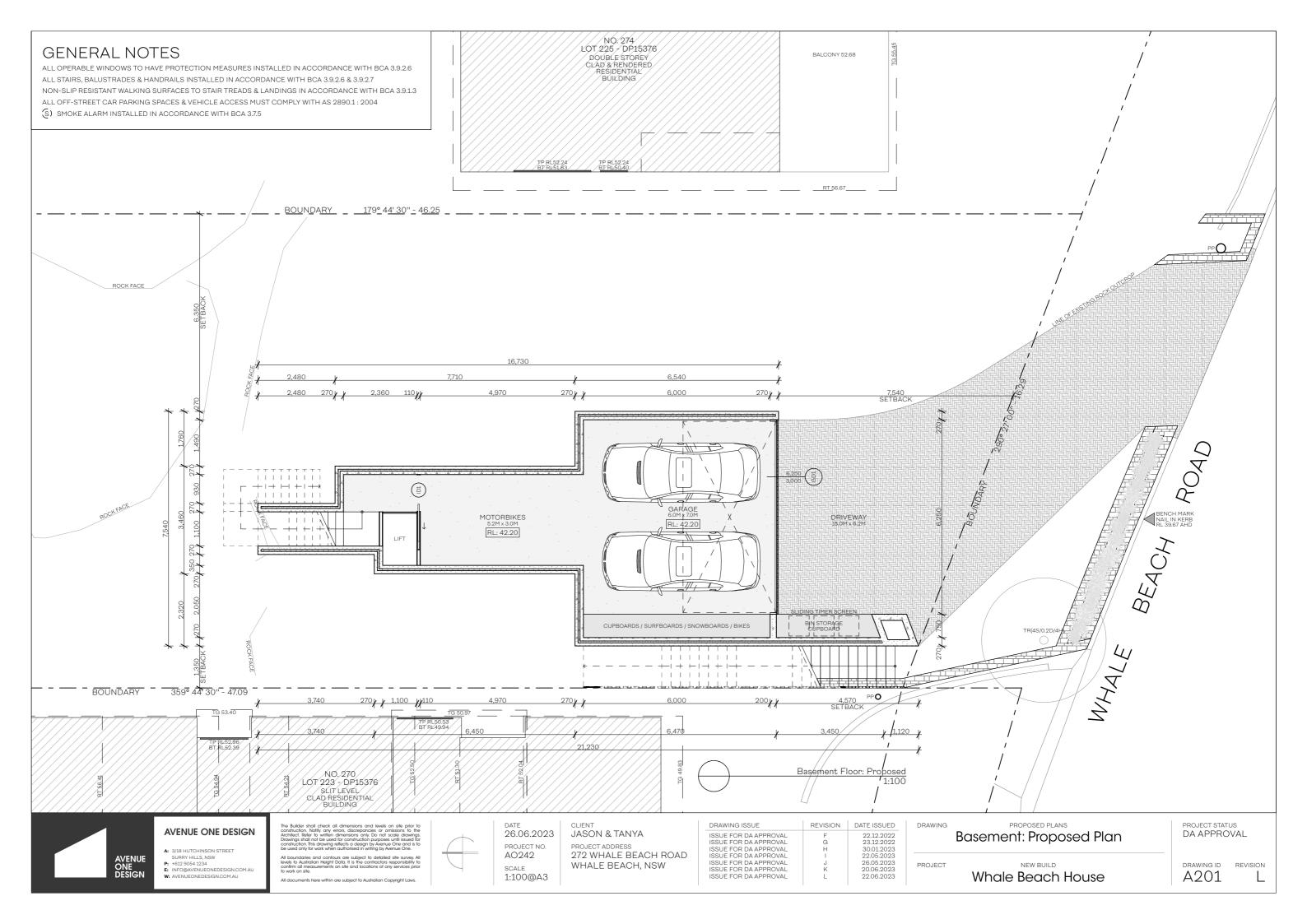
DRAWING ID A100

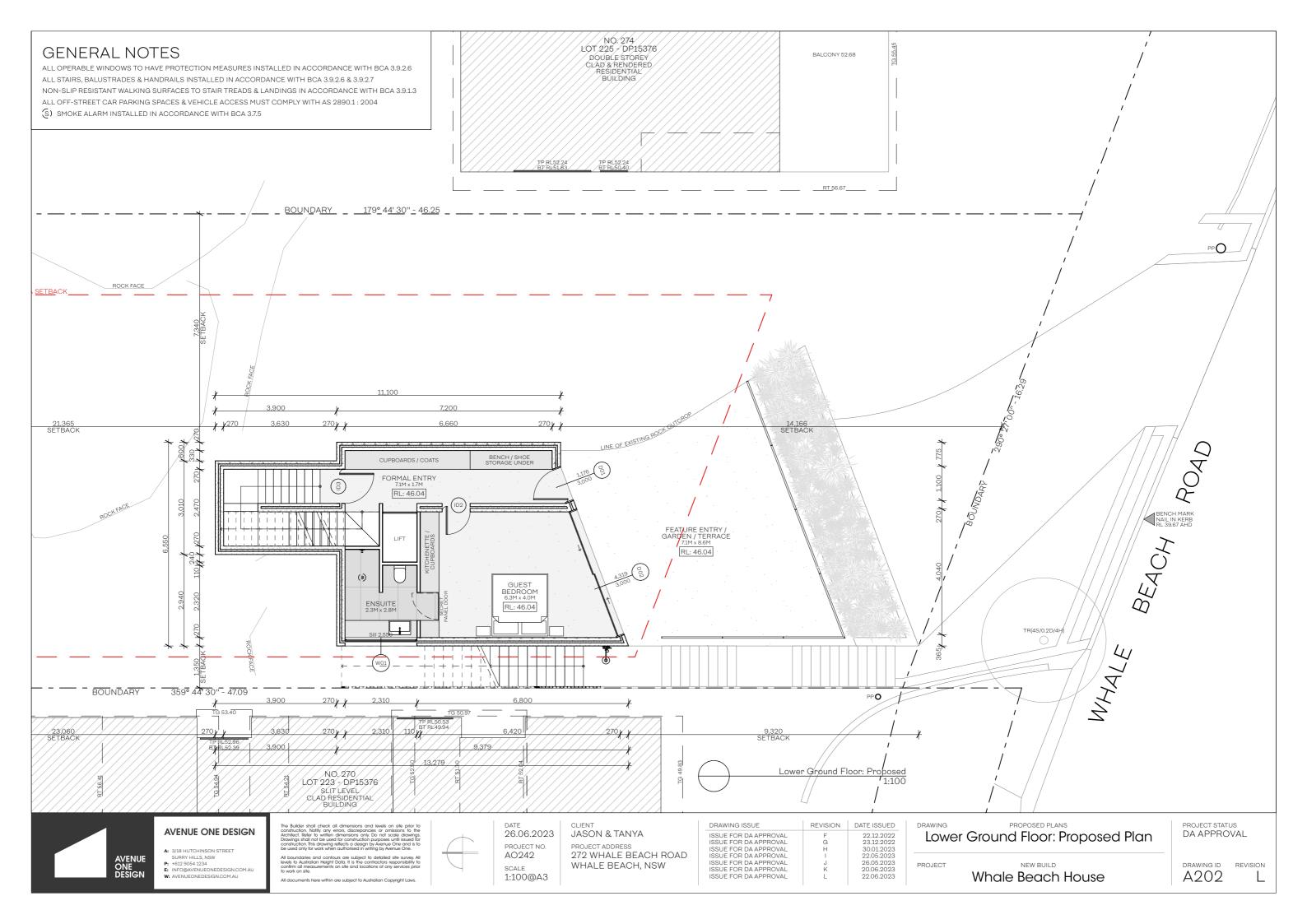


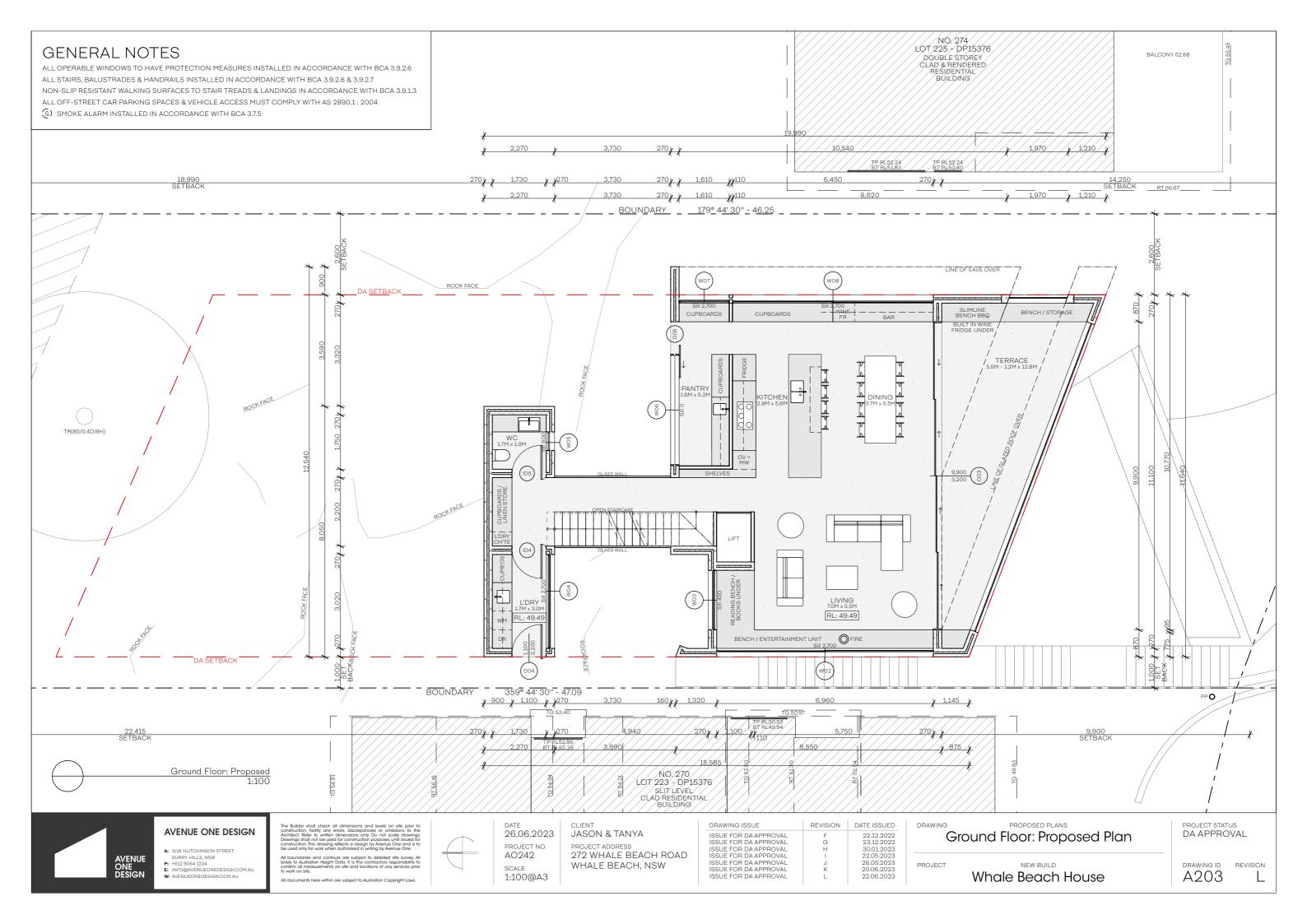


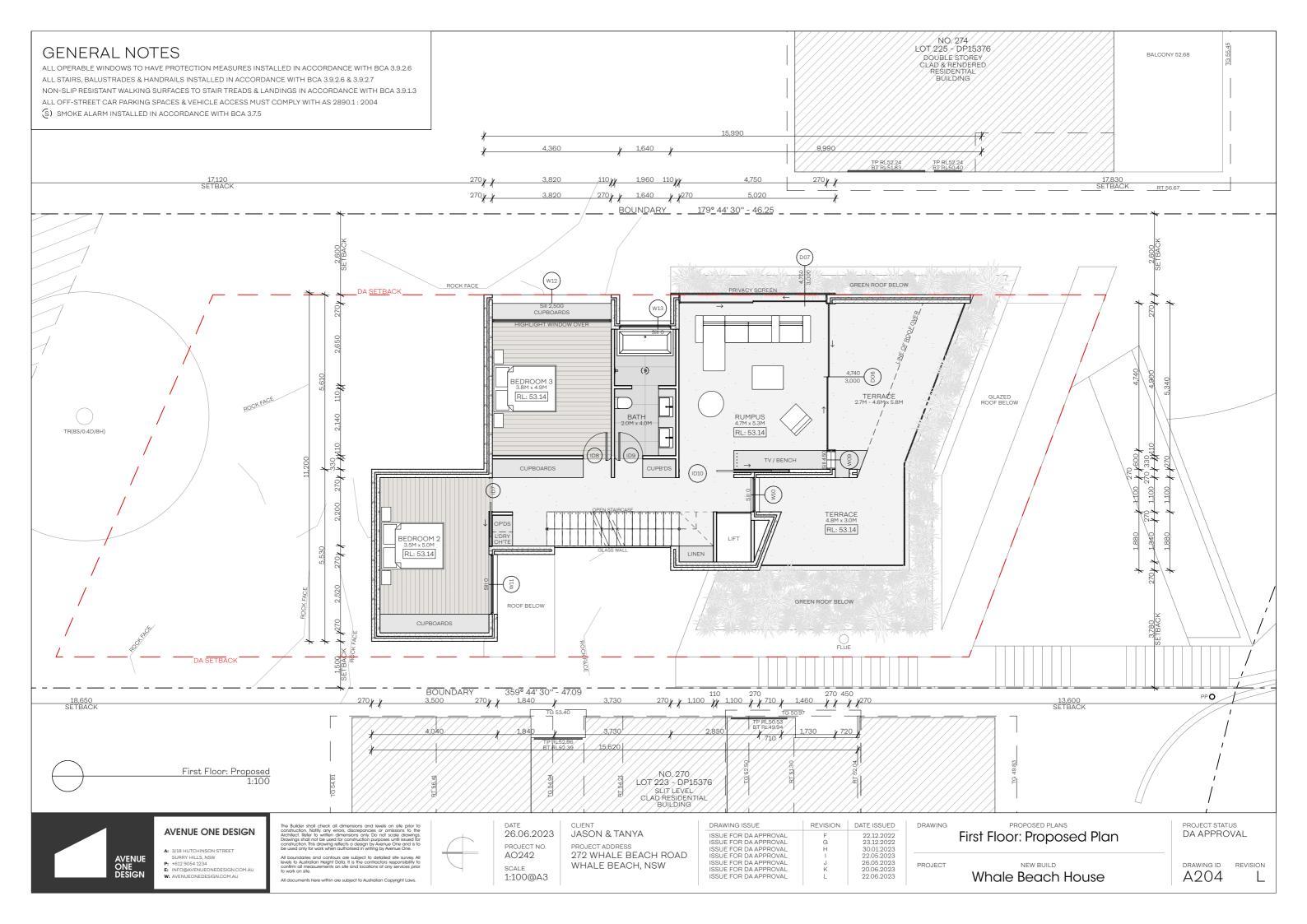


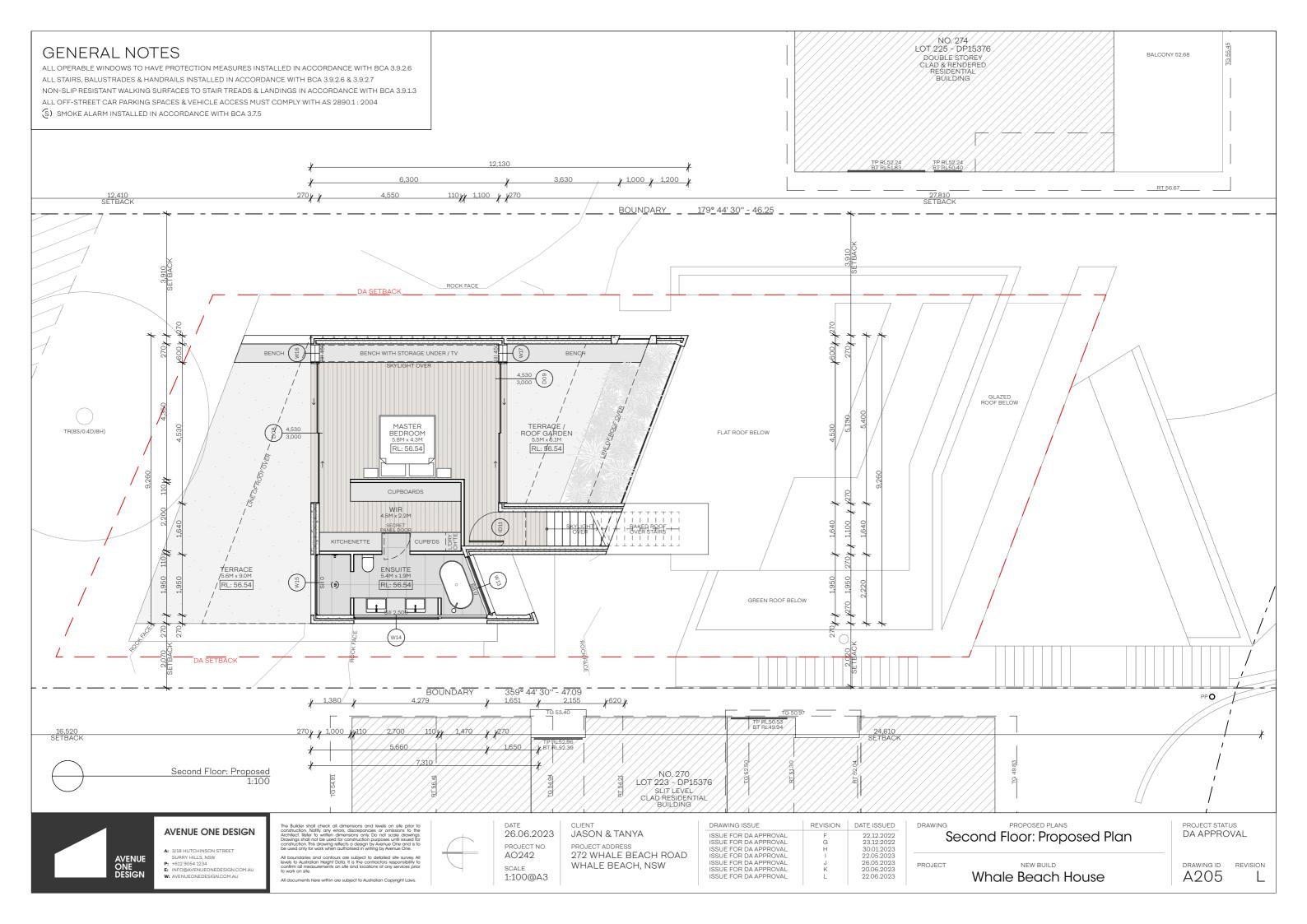


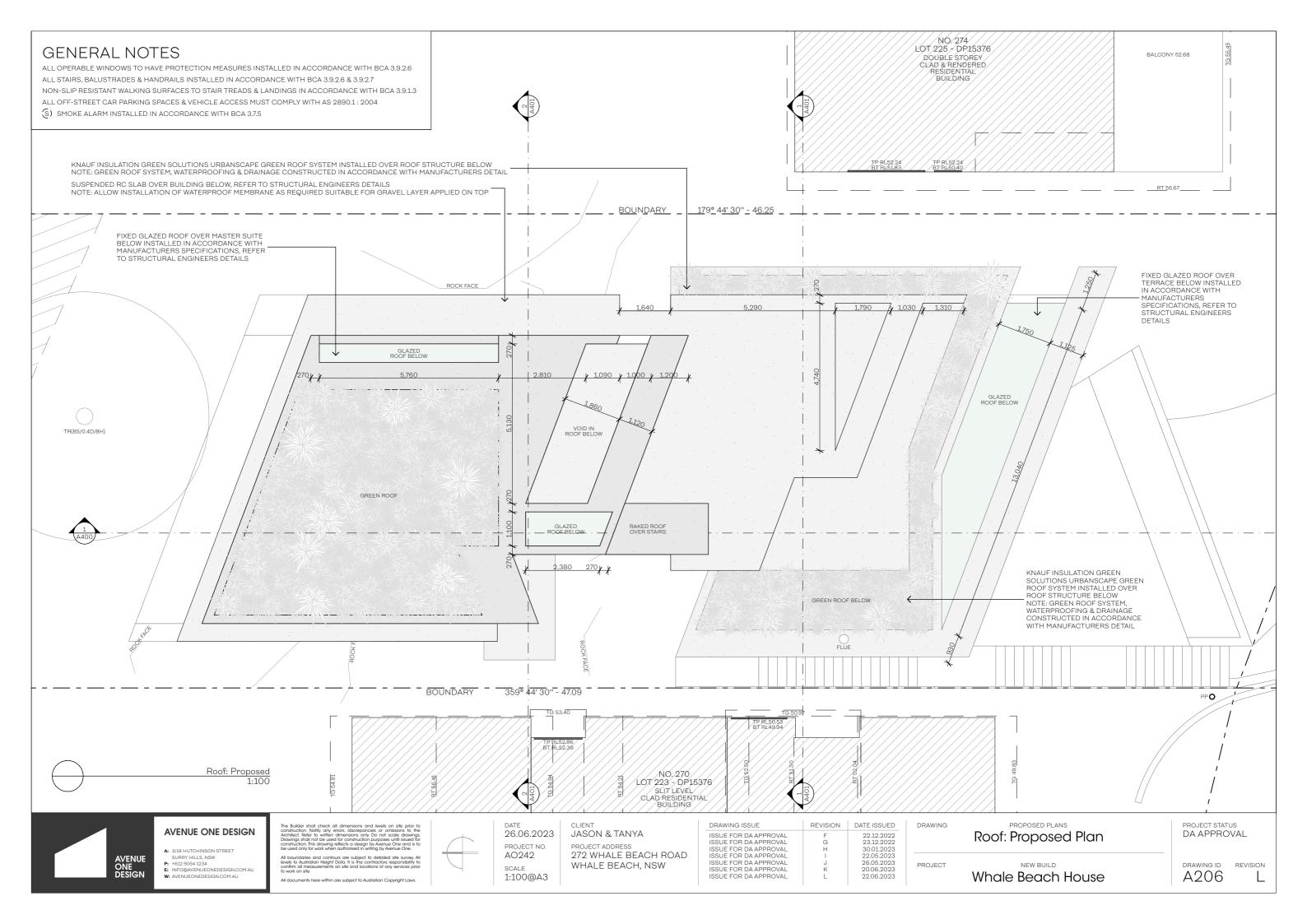


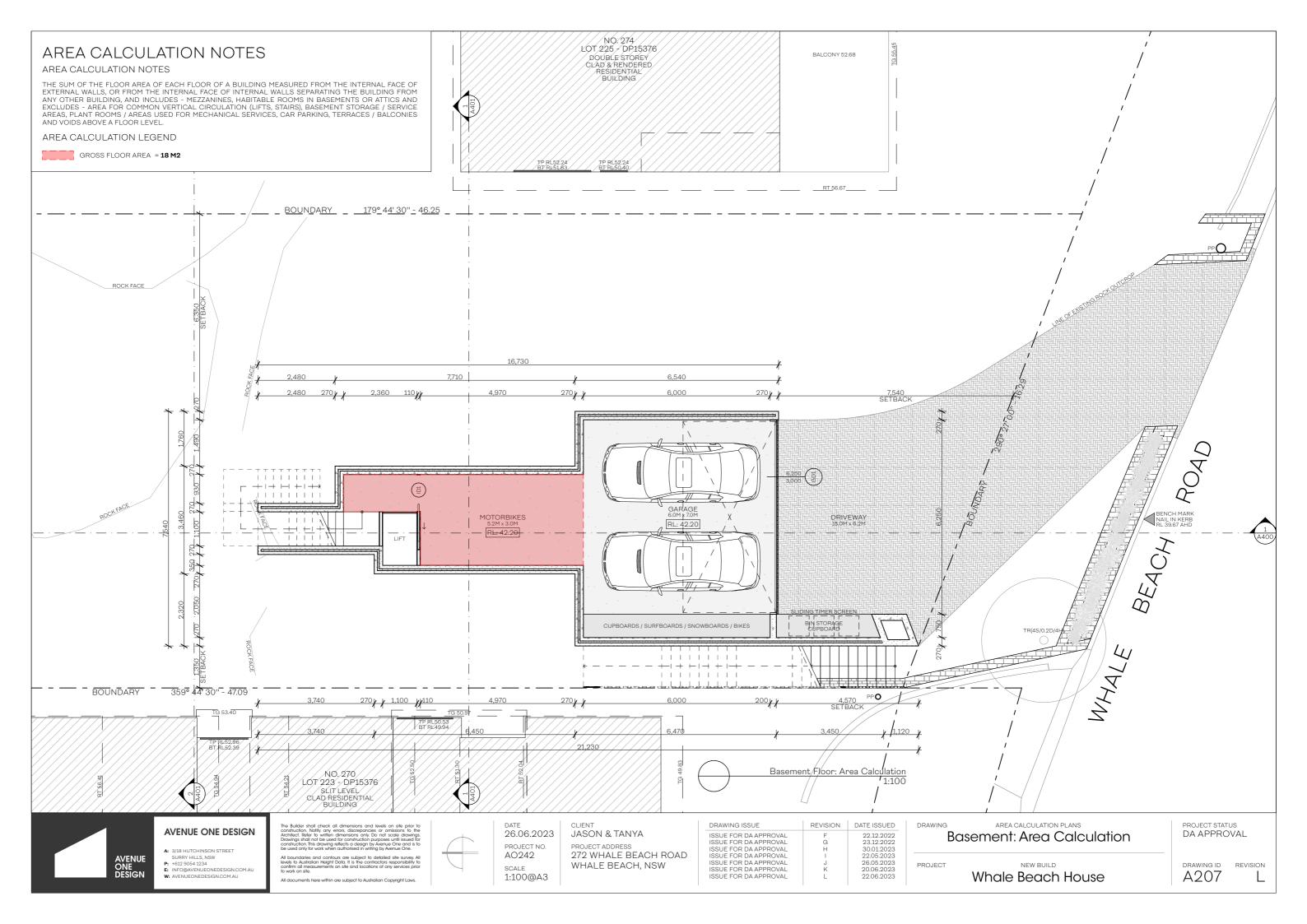


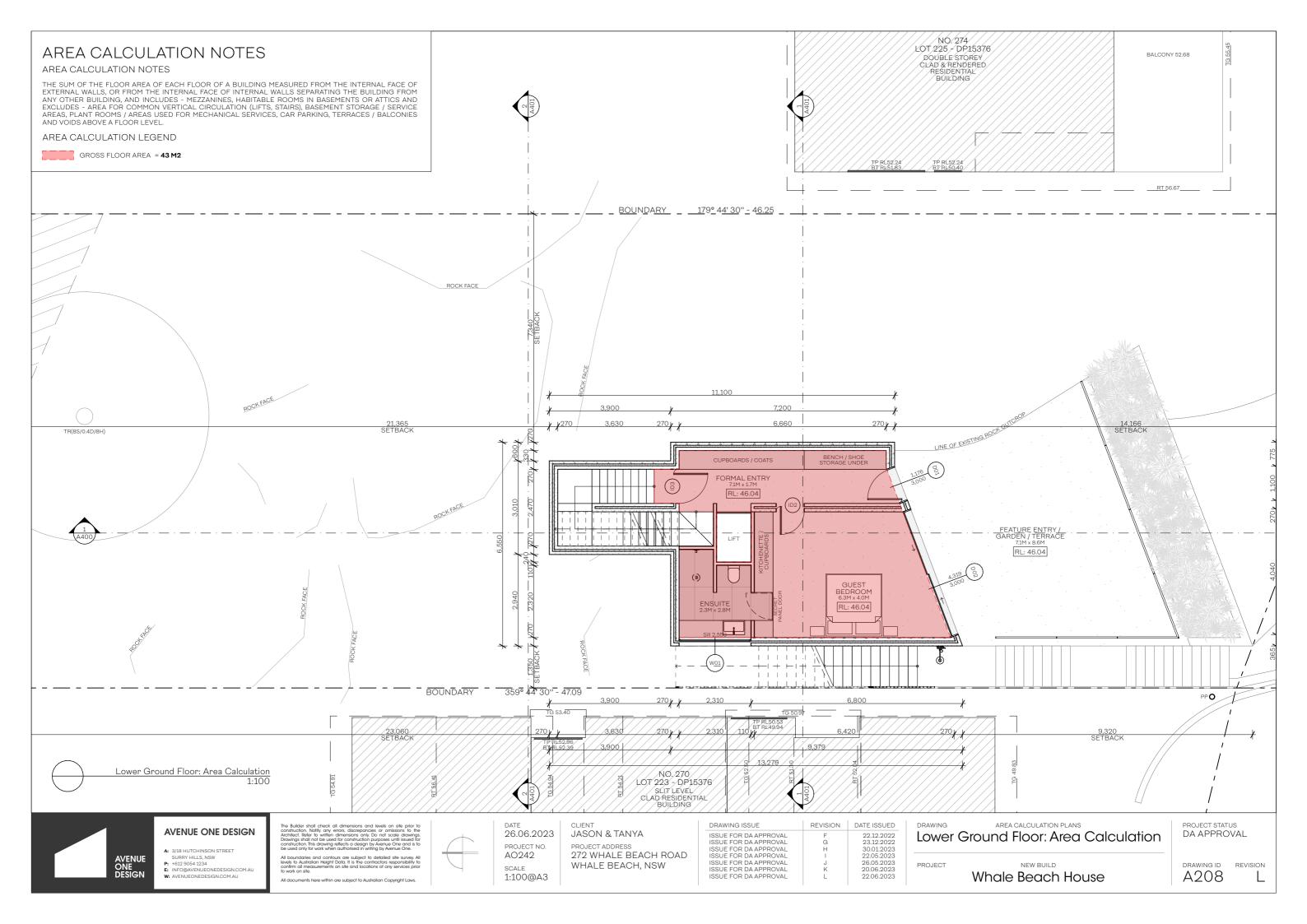


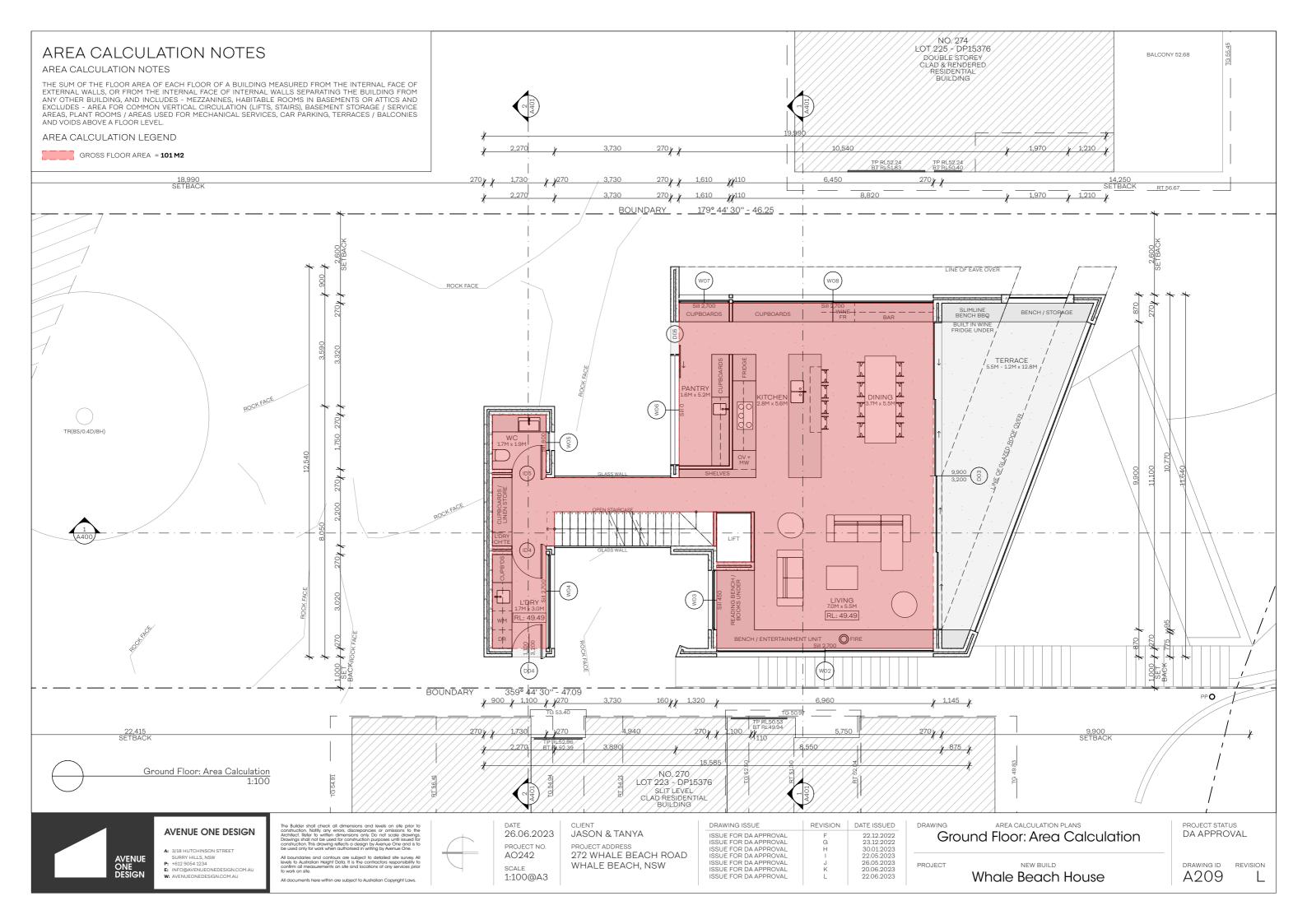


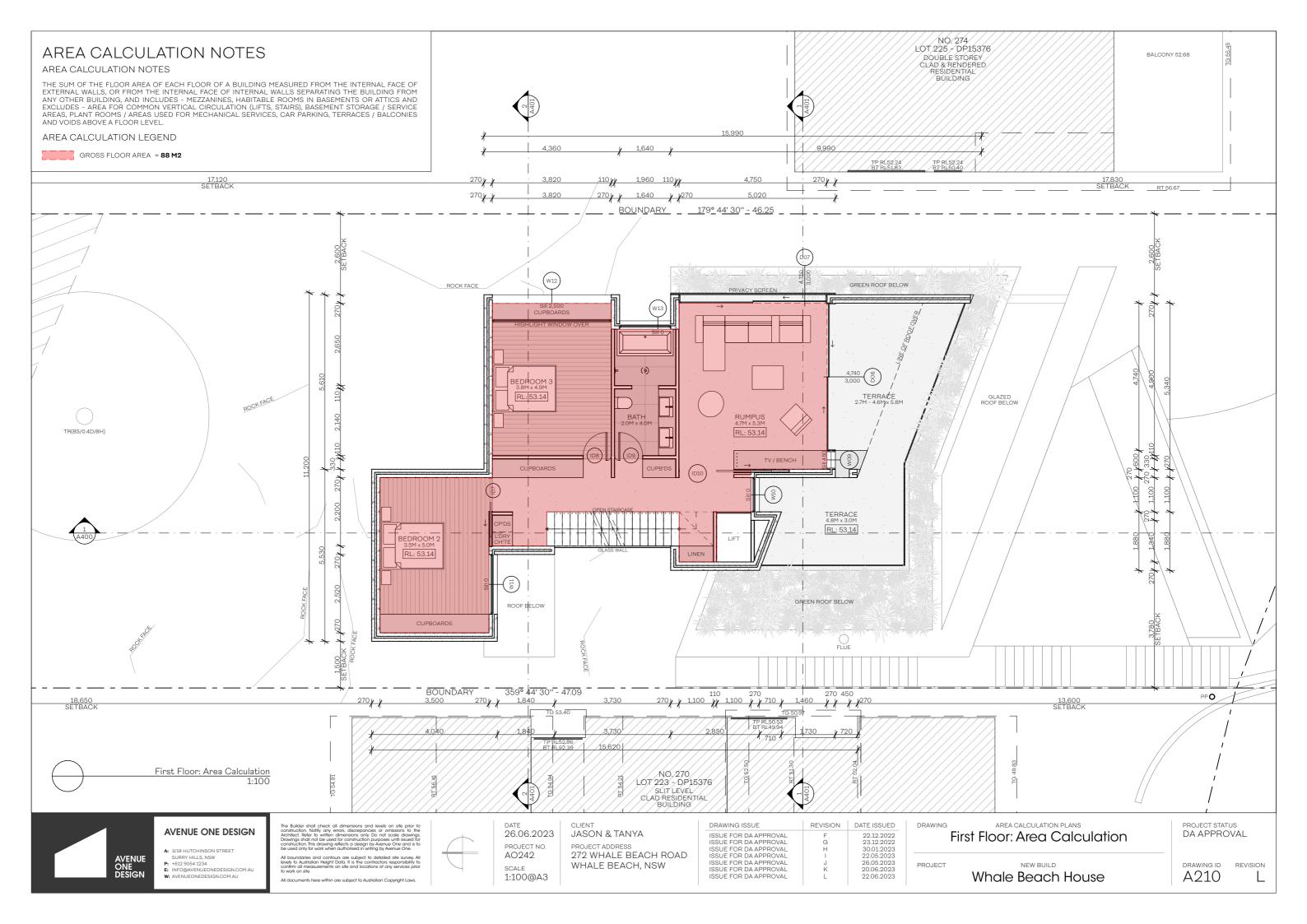


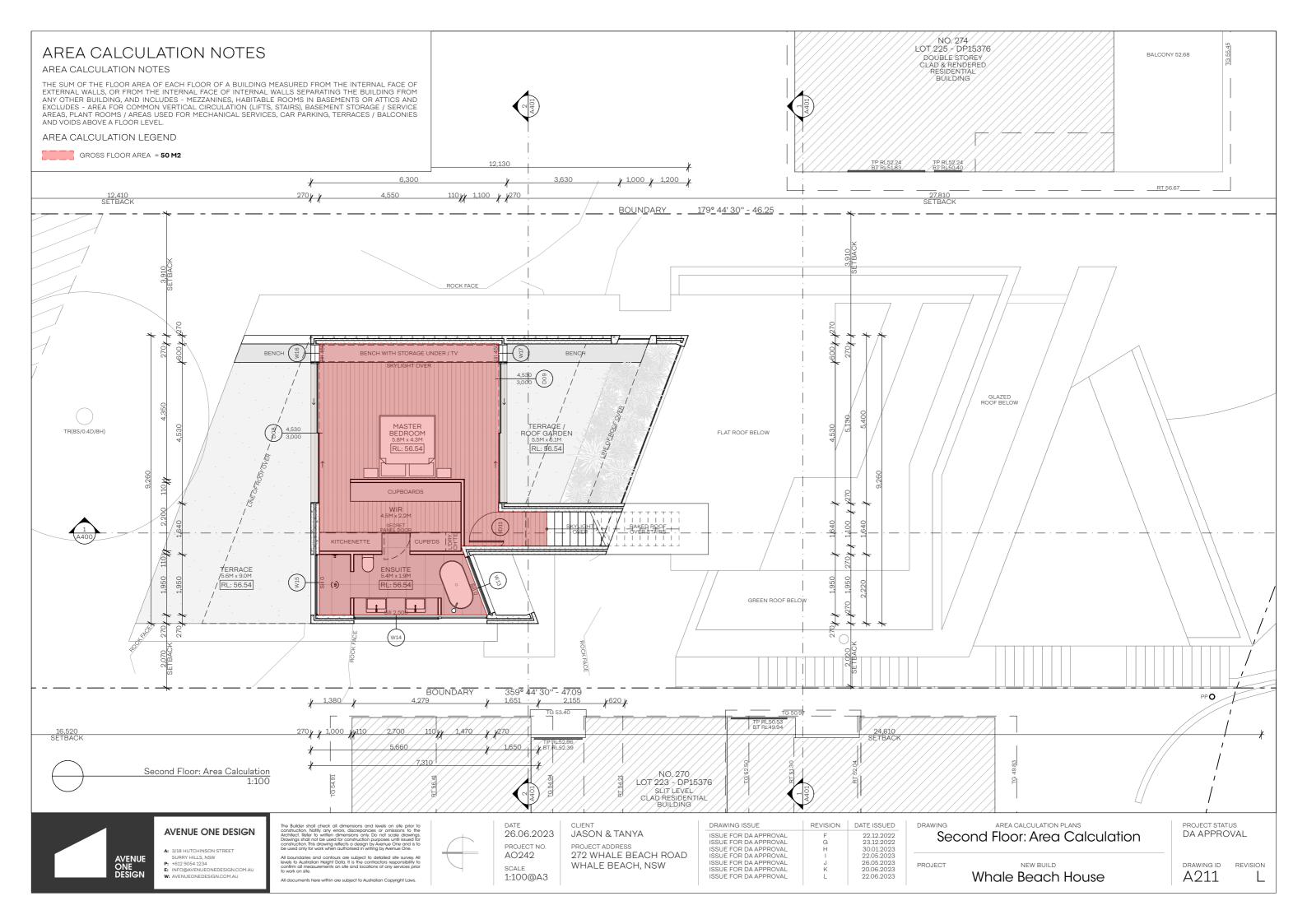


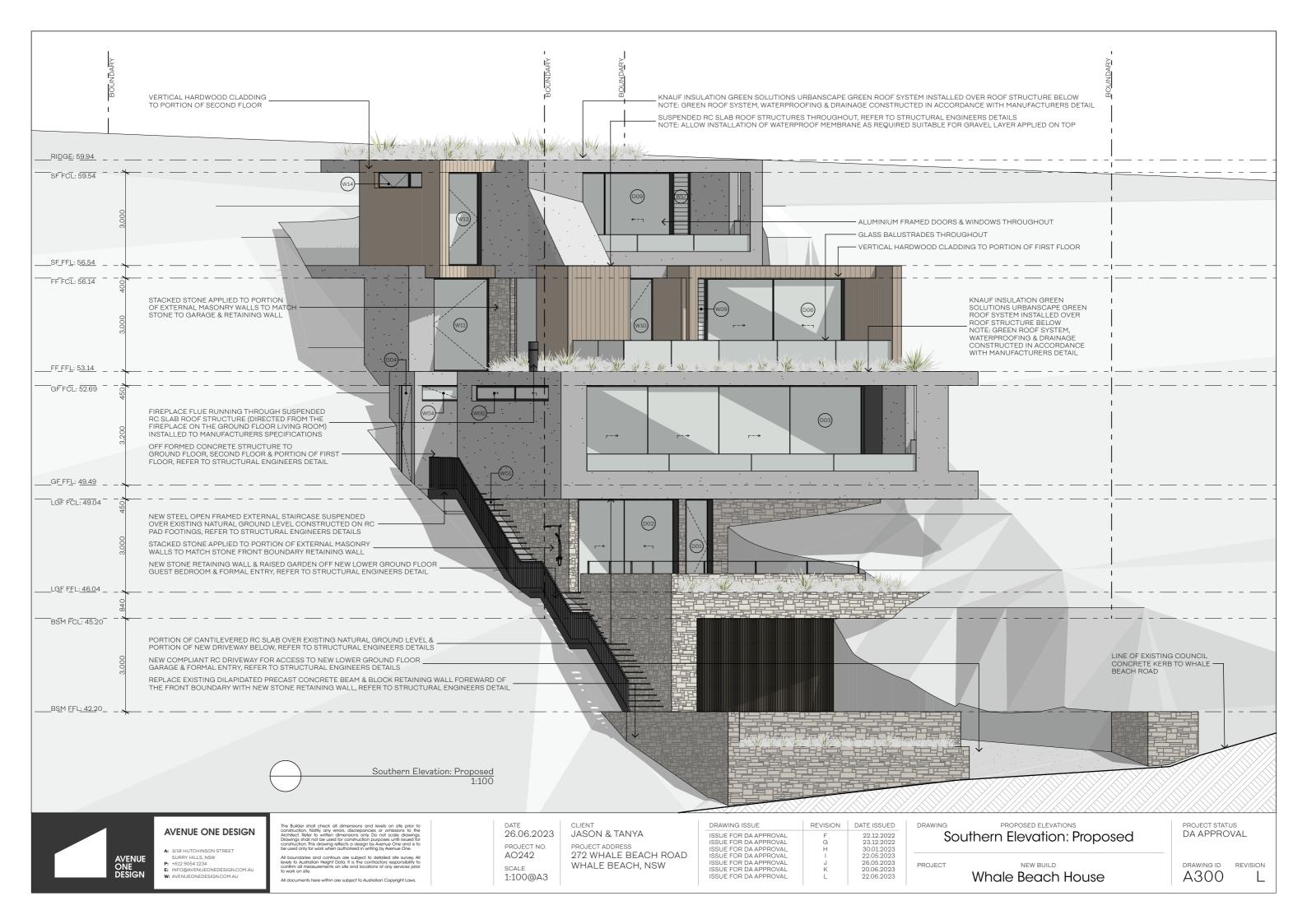


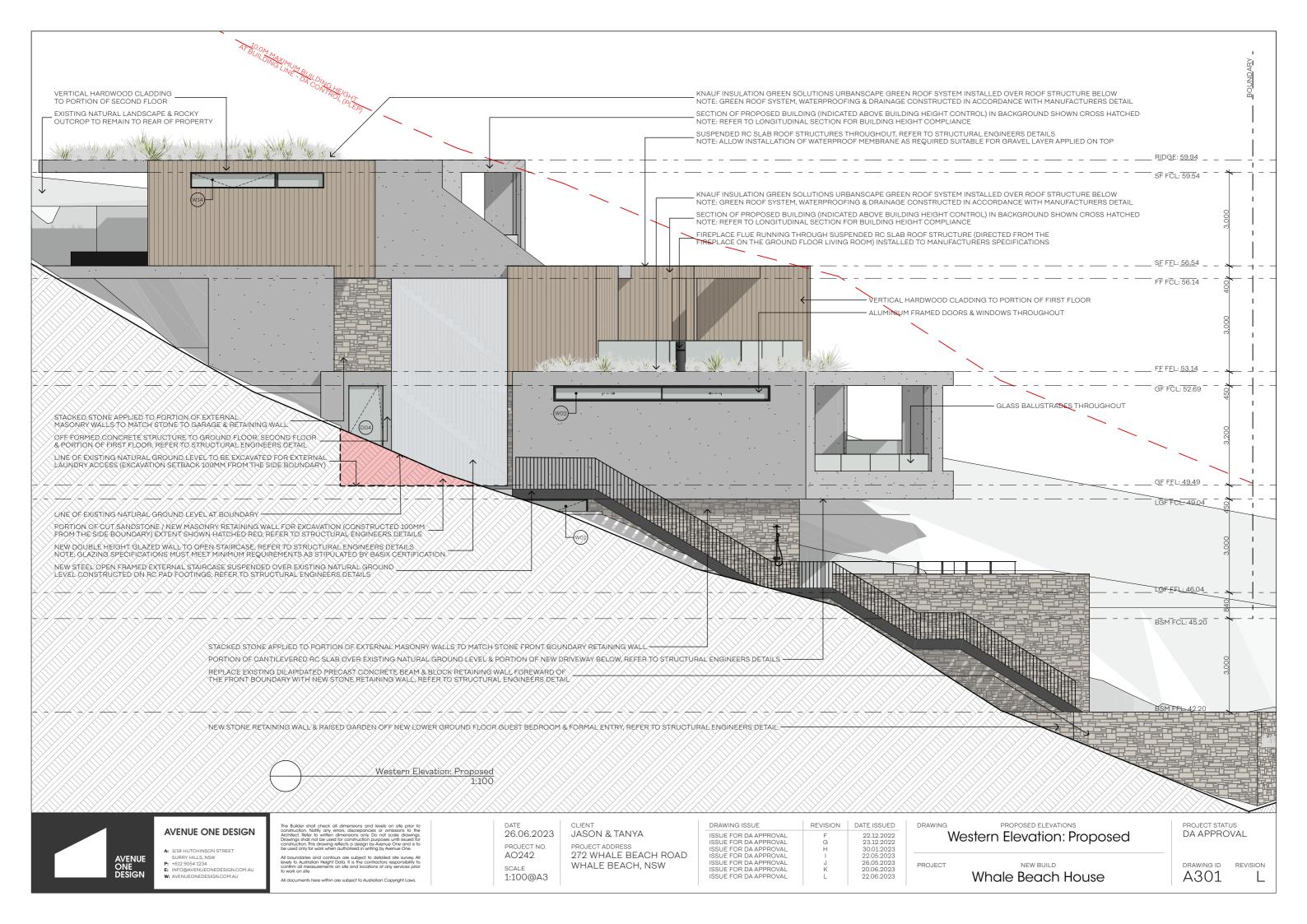


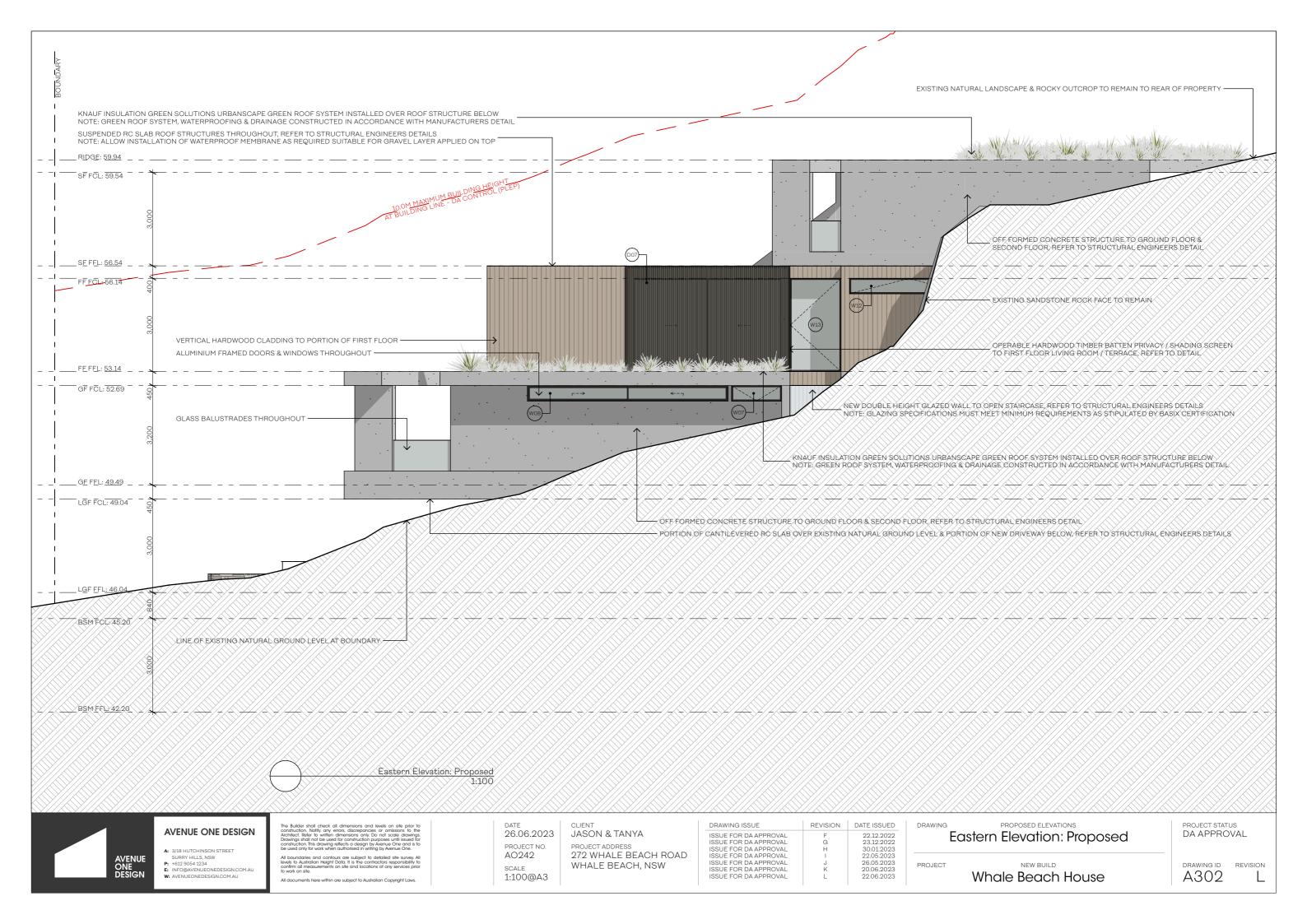


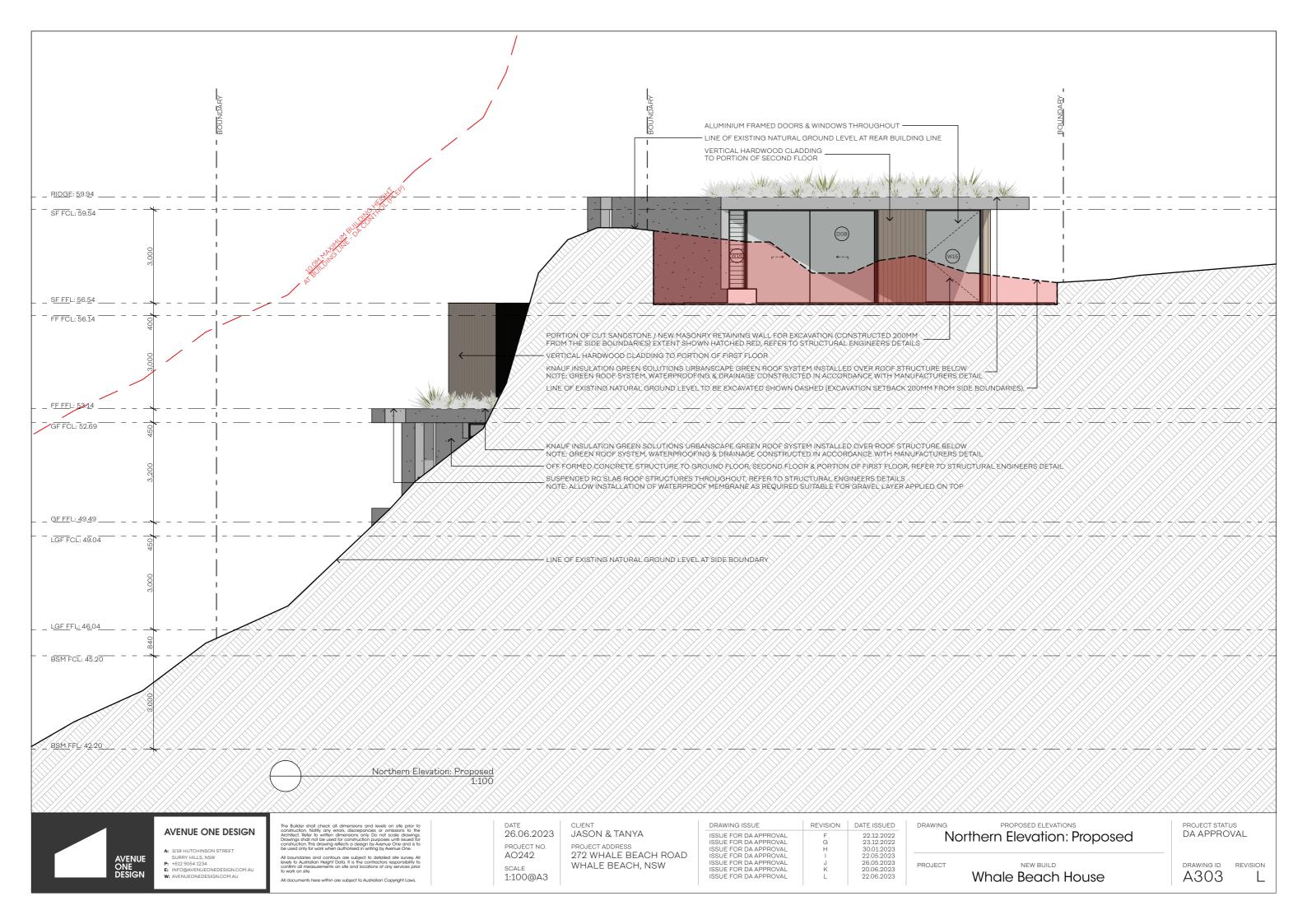


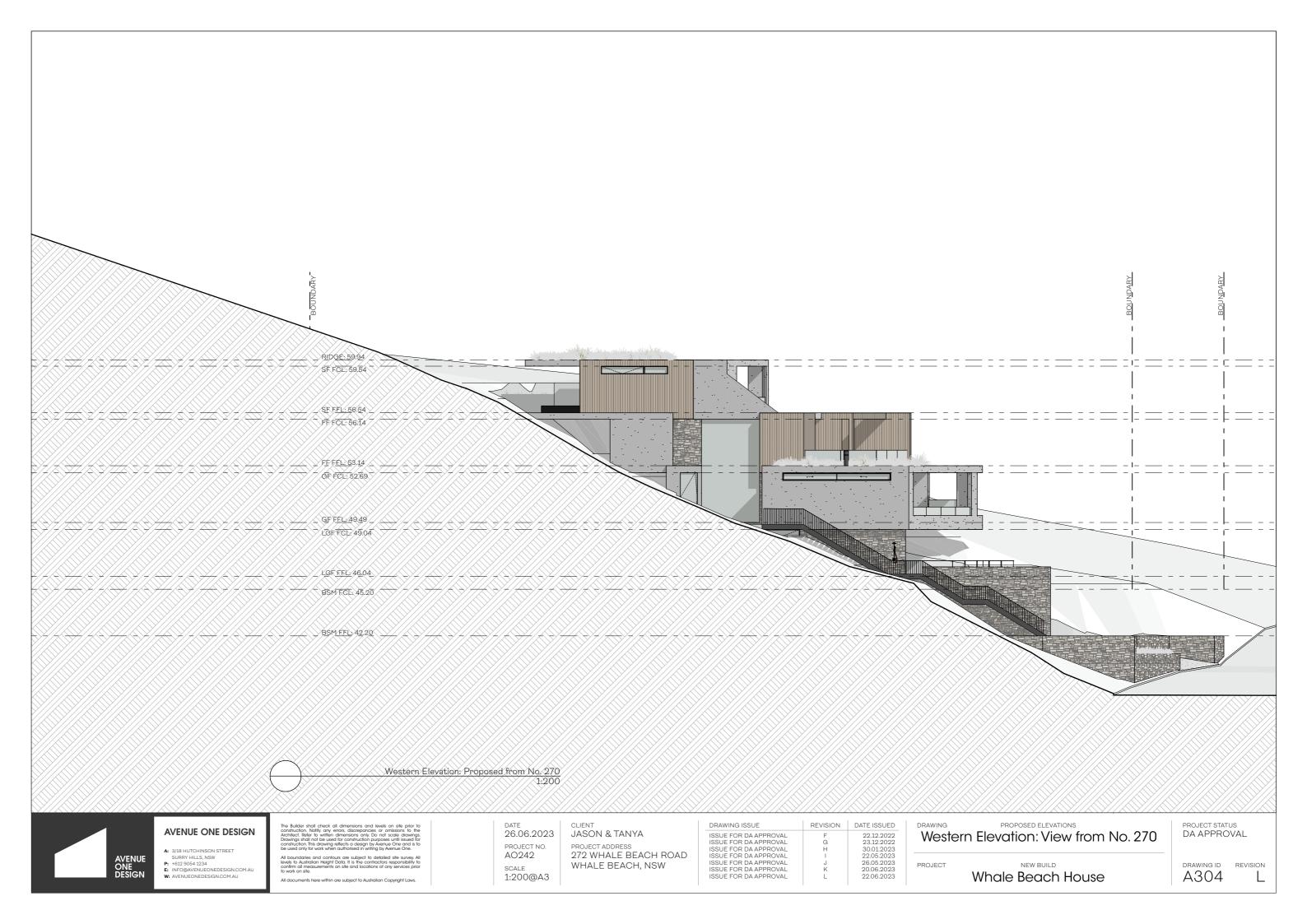


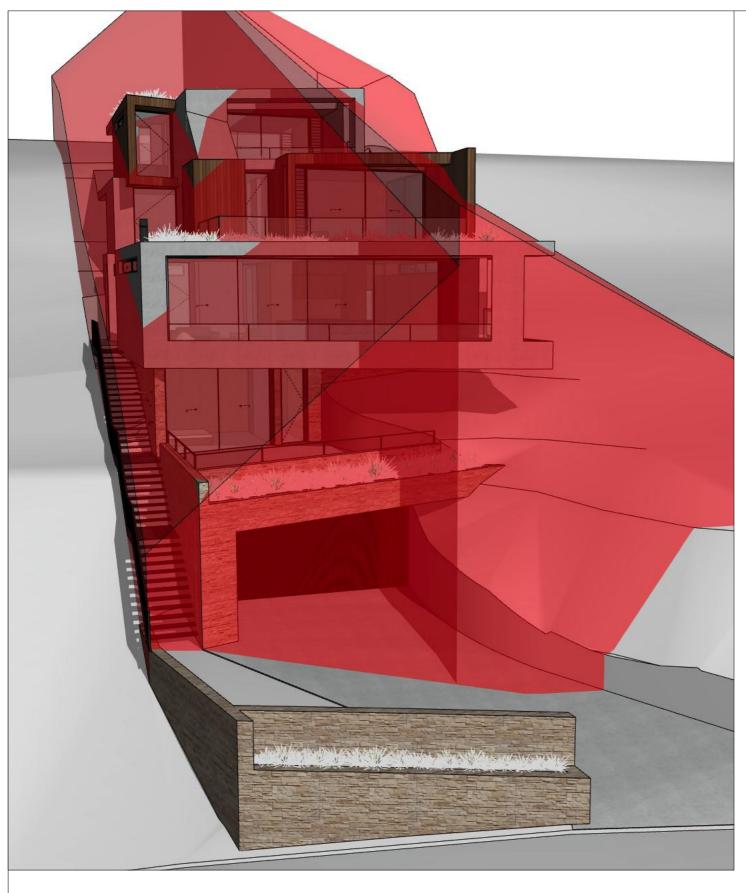


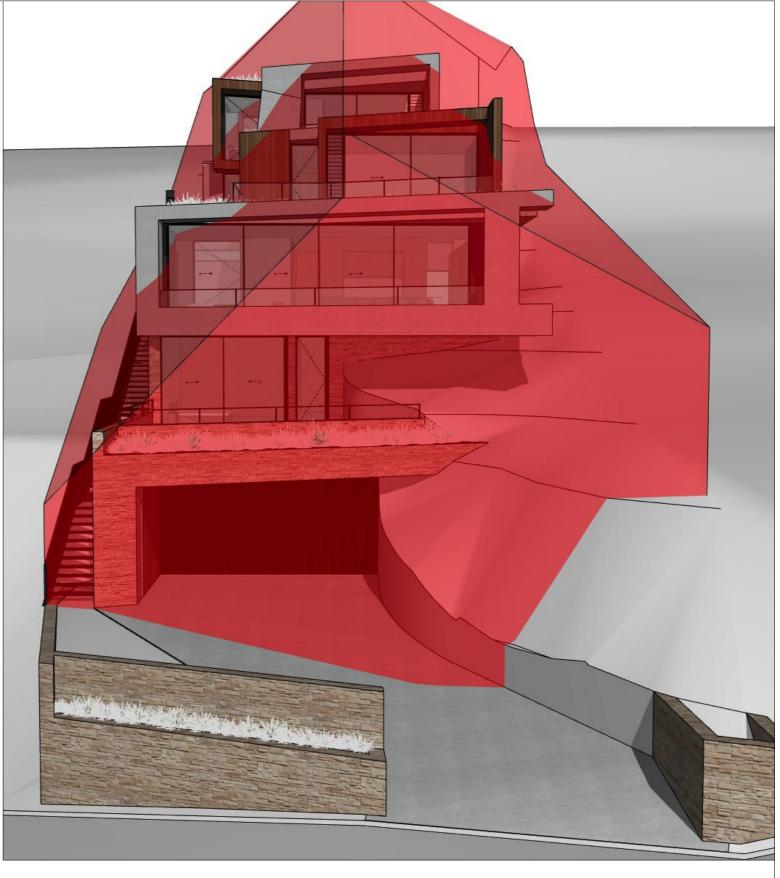














Building Envelope A

Building Envelope B

PROJECT



#### **AVENUE ONE DESIGN**

- A: 3/18 HUTCHINSON STREET SURRY HILLS, NSW P: +612 9054 1234 E: INFO@AVENUEONEDESIGN.COM.AU W: AVENUEONEDESIGN.COM.AU

DATE 26.06.2023 PROJECT NO. AO242

CLIENT JASON & TANYA

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING ISSUE	REVISION	DATE ISSUED
ISSUE FOR DA APPROVAL	F	22.12.2022
ISSUE FOR DA APPROVAL	G	23.12.2022
ISSUE FOR DA APPROVAL	Н	30.01.2023
ISSUE FOR DA APPROVAL	1	22.05.2023
ISSUE FOR DA APPROVAL	J	26.05.2023
ISSUE FOR DA APPROVAL	K	20.06.2023
ISSUE FOR DA APPROVAL	L	22.06.2023

# Building Envelope Diagram

NEW BUILD Whale Beach House PROJECT STATUS
DA APPROVAL

A305 REVISION L

