

the strand

Whale Beach

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

CLIENT Robert & Susie Nugan

PHASE DWG NO REV DA 000.00 B

ROJECT NO 0255

schematic design

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	700.04	sheet 4
	t impact diag	
SD	100.08	north neighbour
SD	100.09	south neighbour
Site F	lane	
DA	100.10	Landscape Plan
DA	100.10	Landscape i lan
cover	sheets	
	000.00	perspective view
DA	000.01	contents / lists / notes
refere	nce images	
DA	020.01	form & material
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DA	020.03	form & material form & material material palette - exte
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site a	nalysis	
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DA	100.07	streetscape comparise
area p	olan	
	110.01	gross floor area
DA	110.02	site cover
floor p		
DA	200.01	second floor
DA	200.02	first floor
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floor p		
DA	210.01	roof plan
eleva		
DA	300.01	north & east elevation
DA	300.02	south & west elevation
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door a	arrangements	5
DA	700.00	door schedule
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list

architectural drawing



Certificate date: **Dwelling Address:** 32 The Strand Whale Beach. NSW 2107

0004145322

22 Aug 2019

Gavin Chambers

VIC/BDAV/13/1491



1 - I	code				descrip	tion				
		ioning unit	ietrade l	to code, rebated chann	alfived					
bal02 frameless glass pool fence to code. rebated channel fixed										
	bbq01 barbeque bth01 bath - typ									
	clt01 clothes li	ne								
	con02 class 1/2 off-form concrete, refer to structural engineers drawings hcc02 hose cock type 2									
	hh01 hose hanger type 1 hsn01 house numbers									
	hwu01 hot water unit lqv01 washed gravel									
	lgv01 washed gravel llb01 letterbox									
	mbg01 metal box gutter mdp01 metal downpipe - type 1									
	mtf01 custom for	olded metal		gs						
	mts01 metal roc pgl01 pool glaz									
		nder (tyrole		0)						
	shr01 shower -	type 1								
		ry fixed skyl xed skyligh		/elux or similar) 1						
	skl03 custom fi spt01 spitter tvo	xed skyligh be 1	ts type 2	2						
		one - type tten screer		1						
	tbs02 timber ba	itten screer	n - type :	2						
	tbs03 timber ba til01 natural st		i - type :	3						
	tsh01 timber sh	iplap cladd	ing - typ	be 1						
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				itions refer to basix.nsi						
	WATER CO	MMITME	NTS							
	Fixtures	vr Used-		Vor						
	3 Star Showe 3 Star Kitche		Taps	Yes Yes	3 Star To	ilet	Yes			
	Alternative W		, ap a				103			
	Minimum Tar	nk Size (L)	22000 Collected f	rom Roof	Area	(m2)	70		
	Tank Connec	ted To:	Yes	Lounder	W/M Cold	Tan	Yes			
	All Toilets One Outdoor	Тар	Yes	Laundry	W/M Cold	ιaμ	162			
				MITMENTS - Refer t	o TPA Sp	ecifica	ation or	n plans		
	ENERGY CO									
	Hot Water		lectric E	Boost) 21 to 25 STCs			FFF (F 0.0		
	Cooling System	Living Bedroo	ms	1 Phase A/C Zoned 1 Phase A/C Zoned		-+	EER 2. EER 2.			
	Heating	Living		1 Phase A/C Zoned			EER 2	5 - 3.0		
1	System	Bedroo		1 Phase A/C Zoned			EER 2	5 - 3.0		
1	March ¹¹	1 x Bath		Fan ducted to exterio			Manual			
	Ventilation	Kitcher Laundr		Fan ducted to exterio Natural ventilation	1	+	Manual N/A			
1	Natural			ight in Kitchen		Yes				
1	Lighting	Window	v/Skyli	ight in Bathrooms/Te	-	Yes		1		
	Artificial Lighting	Number			4		cated	Yes Yes		
	(rooms to be	Kitcher		ing/Dining rooms	Yes		cated	Yes		
	primarily lit by fluorescent or	All Bath	nrms/T	oilets	Yes		cated	Yes		
	Indoreautil U	Laundr			Yes		cated	Yes		
1	LED lights)	All Hall			Yes	l negi	cated	Yes		
	LED lights)		1	Yes Ventilated	refrigerat	or spa	ice	Yes		
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COPYRIGHT: Drawings remain the Copyright of the Architect: Shaun Lockver ALL WORKS shall be carried out in accordance with the Building Code of Australia, Australian Standards, Local Council requirements, QDC guidelines and all other relevant by laws and authorities. In particular refer Australian standards: site preparation A.S. 3798 · concrete construction A.S. 2870 timber construction and details A.S. 1684.2 steelwork AS 4100, AS 1111 and A.S. 1112 termite protection BCA and A.S. 3660.1 artificial lighting & ventilation BCA parts 3.8.4/3.8.5 and A.S. 1680 fire safety BCA part 3 7 smoke alarms BCA part 3.7.2 and A.S. 3786 glazing BCA part 3.6 and A.S. 1288 and A.S. 2047 **APPROVAL:** No building work shall be undertaken prior to Building Approval by a registered Certifier **CONSULTANTS**: Drawings shall be read in conjunction with engineers drawings and computations. All structure to Engineers design. Hydraulic sizing and design to hydraulic engineers requirements. All drawings to be co-ordinated with consultant documentation prior to construction. DIMENSIONS: Do not scale off drawings - use figured dimensions only. Contractor shall verify all dimensions on site prior to construction. Any discrepancies or errors shall be referred to architect and client prior to installation / manufacture of any works. Confirm levels & RL's on site prior to commencement of work. **SETOUT**: Contractor to confirm exact siting and orientation prior to construction setout. All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. No footing, or wall to encroach the title boundary. **TERMITE PROTECTION**: Termite protection by means of termimesh s.s. mesh hysical barrier in accordance with A.S. 3660.1/2000 and installed in strict accordance with current manufacturers specifications. STRUCTURAL STEEL: Unless noted otherwise all exposed structuralsteel, anchor bolts and other attachments shall be hot dip galvanised. A cold gal painted finish shall be applied to any field welding to existing or new steelwork. All steel work cast in concrete footings or slab shall have a bitumen finish applied to full extent of cast in concrete steel. Check all dimensions on site prior to fabrication of steelwork **RETAINING WALLS:** All retaining walls to structural engineers details. Provide rubble backfill and agg drainage to all retaining walls. Builder to provide tanking where required. **SLAB & FOOTINGS**: All slabs and footings to structural engineers details. A polyethylene moisture barrier shall be lapped 200mm and fully taped under any habitable concrete slab and shall extend 100mm onto the perimeter footing. **ARTICULATION JOINTS:** Provide articulation joints to comply with "Cement and Concrete Association Construction Note TN9". **EROSION CONTROLS**: All building works to comply with local authorities Erosion and sediment control standards. WATERPROOFING: All wet areas and walls to be waterproofed in accordance with the BCA 3.8 & AS 3740. Builder to provide certificate of installation and compliance. **CONCEALMENT OF SERVICES**: All services shall be concealed in walls or ducts. Where services are exposed they must be confirmed by the Designer on site prior to installation unless noted otherwise LICENSED TRADESPERSONS: All services to be installed by licensed tradespersons in accordance with local authority and with current manufacturers specifications

notes

construction

general

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

CLIENT Robert & Susie Nugan

ROOF DRAINAGE: All downpipes to be located as noted on the drawings and sizes as scheduled. Allow to connect to in-ground storm water drains with 90mmØ UPVC at 1:100 minimum grade. Allow for I.O.'s at each change of direction and at 6000mm centres.

SITE DISCHARGE: All stormwater and sanitary plumbing to be connected to existing council system in accordance with the requirements of the relevant local authority.

WATER LINES: All hot water lines shall be fully insulated. All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and install tempering valves where required, as nominated in the BCA and relevant standards.

STAIR AND BALUSTRADES: All stair and balustrades shall comply with part 3.9 of the BCA. Steps to be provided where fall from dwelling exceeds 190mm

ALL PRODUCTS: To be installed to manufacturers requirements and to be in accordance with manufacturers requirements for suitable exposure levels

PROPRIETARY ITEMS: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item. If alternatives are proposed, submit proposed alternatives and include samples, available technical information, reasons for proposed substitutions and cost.

TILES: Expansion joints, walls: 5mm. Floors: 8mm. Fill both with silicone rubber. Grout for wall: Epoxy based mildew resistant. Grout for floors: prepared grout to be acid resistant, all wall tiles to have fcsubstrate

INTERNAL PAINTING: Unless noted otherwise paint system to be Dulux approved 3 coat system - low sheen finish. Colours to be supplied by Architect during contract and applied as per Dulux's recommendations and guidelines.

JOINERY ITEMS SHALL INCLUDE: Manufactured casework items, including: kitchen cabinets and cupboards; bathroom cabinets; robes.

SANITARY COMPARTMENTS: Provide removable hinges to doors of sanitary compartments to comply with BCA 3.8.3.3 and be readily removable from outside unless there is a clear space of at least 1200mm b/w closet pan within the sanitary compartment and the nearest part of the doorway

APPLIANCES & EQUIPMENT: Builder to co-ordinate all appliance and equipment locations on site and with joiner. installation and final connection by the contractor.

WEATHERSTRIPS: All external doors to contain weather stripping (type to be confirmed by Architect prior to manufacture)

DOCUMENTATION: The contractor shall carry out works in accordance with the signed drawings and schedules and anything reasonable inferred, and with the Conditions of Contract, and in accordance with the directions and to the satisfaction of the Architect, whose interpretation of the contract documents shall be final. The drawings and specifications/schedules shall be considered complementary, and any

work and/or materials absent from one but present or implied in the other shall be furnished as if they were present in both.

FINAL CERTIFICATE: At completion of work, Builder to obtain and supply a Certificate of Classification from a Building Certifier.

POOL: Contractor to confirm heights/depths/steps and plumbing/electrical requirements and locations prior to construction





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CLIENT Robert & Susie Nugan PHASE DWG NO REV DA 020.01 B

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CLIENT Robert & Susie Nugan PHASE DWG NO REV DA 020.02 B

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PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067 ^{CLIENT} Robert & Susie Nugan DRAWING NAME external perspective 3D view 1 PHASE DWG NO REV DA 050.01 B PROJECT NO 0255







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^{CLIENT} Robert & Susie Nugan

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ISSUE Pre DA set reissued for information preliminary issue PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067 CLIENT Robert & Susie Nugan DRAWING NAME external perspective 3D view 7 PHASE DWG NO REV DA 050.07 B

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primary access road		existing trees	6
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PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067

Character (as viewed from a public place

Building colours and materials

PLANNING CONTROL COMPLIANCE TABLE

OBJECTIVE

2.5m to at least one side 1.0m to other side

80m2 at ground level

rovide reasonable access

2 spaces per 2 or more bedroom

Design elements compatible with locale

Visual prominence minimised, and colours vegetation and character of the area

1 per 30m of frontage

6.5m

60% min

LOT 70 DP 11067 32 THE STRAND, WHALE BEACH E4 ENVIRONMENTAL LIVING & RE1 PUBLIC RECREATION NORTHERN BEACHES PITTWATER LEP & PALM BEACH LOCALITY DCP

The greater of 6.5m or average of adjacent dwelling setbacks

3.5m at 45° measured at side boundary (merit based assessment for sites in excess of 30% slope

3hrs min (to private open space of proposed and neighbouring properties)

landscaping the dominant feature and built form the secondary comp

Design to minimise impacts (on the privacy of proposed and neighbouring propertie:

8.5m (merit based assessment for heights exceeding 8.5m but not more than 10m for sites in excess of 30% slope)

LOT DESCRIPTION ADDRESS ZONING COUNCIL CONTROL

CONTROL

Front setback

Side setback

Rear setback

Building envelope

Landscaped area

Solar access

Car parking

Scenic protection

Driveway

Views Privacy

Private open space

Height

CLIENT Robert & Susie Nugan

nise with native

PROPOSED Height < 10.0m

3.35m 1.25m

29.4m

varies

60.8%

589m2

/aries

2 x covered

1 x (off west body) Roof forms, materials, lands keeping with local character

Built form recedes from we

proposed natural material (ti terraces and roofs of scale t

6.5m to house - 5.1m to gara

scł	nem	natic	design	

DRAWING NAME site analysis site & locality plans PHASE DWG NO REV DA 100.01 C

	COMPLIANCE
	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.
rage outter most projection	Partly complianty. Note proposed setbacks are a minimum of 2.6m greater than existing house at the closest point of outter most projection.
	Compliant Compliant
	Compliant
	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m.
	Compliant. Note calculation excludes RE1 Public Recreation Zone.
	Compliant
scaping, terracing, scale and architectural form in r.	Compliant
stern street front behind landscaped verge and roof	Compliant
imber and stone predominatly) along with deep planted that is minised to the street and public appearance	Compliant



schematic design

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

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existing streetscape



proposed streetscape





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REV A PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067 CLIENT Robert & Susie Nugan DRAWING NAME site analysis streetscape comparison PHASE DWG NO REV DA 100.07 A PROJECT NO 0255

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1 site section north



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PHASE DWG NO REV SD 100.08 A



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PHASE DWG NO REV SD 100.09 A

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landsc	ape legend						note: species s	uitability and number of plants	tbc by horticulturalist. schedu	led species and locations are	ndicative of design intent only
code	name	code name	code name	code name	code name	code name	code name	code name	code name	code name	code name
[1]	philodendron 'Xanadu'	[2] succulent groundcover	[3] matilda buffalo lawn	[4] howea forsteriana	[5] bambusa guangxiensis	[6] furcraea foetida	[7] trachelospermum jasminoides	[8] ficus macrocarpa hillii flash	[9] banksia integrifolia	[10] rhapis excelsa	[11] cissus 'ellen danica'
Do not scale from d		shaunlocky	andrastreet (w22).newste m 0409541462 w www.lockyer / e rarchitects	ptyltd	REV DATE ISSUE A 26.06.19 revised for cl. Use or copying of the document in whole or in part without the written permission of the		PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067	^{CLIENT} Robert & Susie Nugan	DRAWING NAME Site Plans Landscape Plan	PHASE DWG NO DA 100.10	A SCALE 1:100



site detai	ls
32 The Strand Whale Beach, NSW, 2	2107
Lot Number 70 on DP11067	
Site Area: 1105.5 m2	
legend	
gross floor area	
pool area	
hard landscape a	area
soft landscape a	rea
site cover	
open space	
areas	
second floor	
gross floor area hard landscape area soft landscape area	182m2 72m2 53m2
total built second floor	254m2
first floor	
gross floor area pool floor area hard landscape area soft landscape area	142m2 59m2 90m2 49m2
total built first floor	291m2
ground floor	
gross floor area hard landscape area soft landscape area	190m2 53m2 589m2
total built ground floor	243m2
totals	
total GFA percentage site	513m2 46.4%
total soft landscape percentage site	691m2 62.5%
<u>site cover</u>	
site excluding RE1	882m2
site cover area percentage site	346m2 39.2%
open space percentage site	536m2 60.8%

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

CLIENT Robert & Susie Nugan

site detai	ls
32 The Strand Whale Beach, NSW, 2	2107
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legend	
gross floor area	
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soft landscape a	rea
site cover	
open space	
areas	
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<u>site cover</u>	
site excluding RE1	882m2
site cover area percentage site	346m2 39.2%
open space percentage site	536m2 60.8%



general notes		general ite	ims							
1. all works to be carried out in accordance with the general construction notes in coversheets of this package 2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions. 3. handralis are required to all stainways where a change of level of 57mm or greater occurs as per BCA 2013 Part 3.9.2.4. . where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and	 5. contours shown are existing and do not represent finished levels. 6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction. 7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout. licensed surveyor to estabilish grids. Where discrepancies occur the 220 series drawings are to take precedent. 				L1 (level) D01 (ref)	(L1) (level) (refer to door arrangements +		ceiling code * refer finishes schedule * heights are relative to assocaited finished floor	20 low lvl + 20 mm	
complete an identification survey prior to setting out the new work.			spot level xx tos = top of step bos = bottom of step RL = IvI at point (AHD typ)		(cos) (mir) (sim) (part)	confirm on site		scheduled item (refer to finishes/ sanitary/ applicances/ lighting/ services as appropriate)	thcc	
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shaunlock	yerarchitects pty ltd MF	С	26.06.19	revised for DA		Lot 70 on DP11067	07			
Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author. A	ny dimensions not nominated must be referred to the Architect for confirmation. The concepts and information contained in this document are the copyright of Architect	itect. Use or copying o	of the document in whole or in part without the	rritten permission of the Architect constitutes an ir	nfringement of copyrigh	ht.				

mm hose cock. refer services schedule. client to confirm locations	ITOW VEX.XXX top of wall (surface) level SSL XX.XXX structural slab level FFL XX.XXX finished floor level RL XX.XXX reduced level	
DRAWING NAME	PHASE DWG NO REV	PROJECT NO 0255
floor plans	DA 210.01 C	SCALE 1:100
roof plan	schematic design	1:1@ A1



1 north elevation



2 east elevation

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PROJECT 32 The Strand Whale Beach, NSW, 2107 Lot 70 on DP11067 CLIENT Robert & Susie Nugan





 $\underbrace{1}_{\frac{1}{2}} \underbrace{\text{south elevation}}_{1:100}$





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RL's added per DA RFI

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