

# 1 SITE PLAN

A101 1 : 200

**Shale Grey™**

Shale Grey™ is evocative of Gulf coast mud plains, pale grey pebbles reflecting the sun, the ethereal grey mist rising from a surf beach, the silver grey leaves of native flora and the shimmering outcrops of rocks on the Great Dividing Range.

ROOF COLOUR TO MATCH EXISTING

## BASIX COMMITMENTS

FIXTURES AND SYSTEMS	
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
FIXTURES	SHOWERHEADS MIN 3 STAR RATING
	TOILET FLUSHING SYSTEM MIN 3 STAR RATING
	TAPS MIN 3 STAR RATING
CONSTRUCTION	
INSULATION	CONCRETE SLAB ON GROUND NIL
	SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR R0.6 (DOWN) OR R1.3 INCL. CONSTRUCTION
	EXTERNAL WALL - FRAMED R1.3 OR R1.7 INCL. CONSTRUCTION
	INTERNAL WALL SHARED WITH GARAGE NIL
	FLAT CEILING, PITCHED ROOF CEILING R2.25 (UP), ROOF: FOIL / SARKING
	RAKED CEILING, PITCHED ROOF. FRAMED CEILING R2.26 (UP), ROOF: FOIL / SARKING
NOTE: ROOF LIGHT (SOLAR ABSORPTANCE >0.475)	

**GLAZING**  
AS PER BASIX CERTIFICATE

## WINDOW SCHEDULE

Mark	Width	Height	Area	Comments
W0.1	1750	950	1.7 m <sup>2</sup>	BASIX EXEMPT
W0.2	1750	950	1.7 m <sup>2</sup>	BASIX EXEMPT
W1	2400	1050	2.5 m <sup>2</sup>	SOUTH
W2	1600	600	1.0 m <sup>2</sup>	WEST
W6	500	2000	1.0 m <sup>2</sup>	NORTH
W7	1600	600	1.0 m <sup>2</sup>	NORTH
W9	1500	1200	1.8 m <sup>2</sup>	NORTH
W10	730	1400	1.0 m <sup>2</sup>	SOUTH (RE-USED)

## DOOR SCHEDULE

Mark	Width	Height	Area	Comments
D3	3620	2100	7.6 m <sup>2</sup>	EAST (RE-USED DOORS)
D4	820	2100	1.7 m <sup>2</sup>	EAST
D5	2400	2050	4.9 m <sup>2</sup>	EAST
D8	3600	2100	7.6 m <sup>2</sup>	NORTH

WINDOWS AND DOORS SIZES ARE FOR BASIX PURPOSES ONLY

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	31.10.2024	CONCEPT 1	KM	
3	20.11.2024	DA ISSUE	KM	



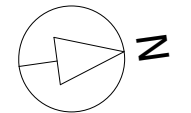
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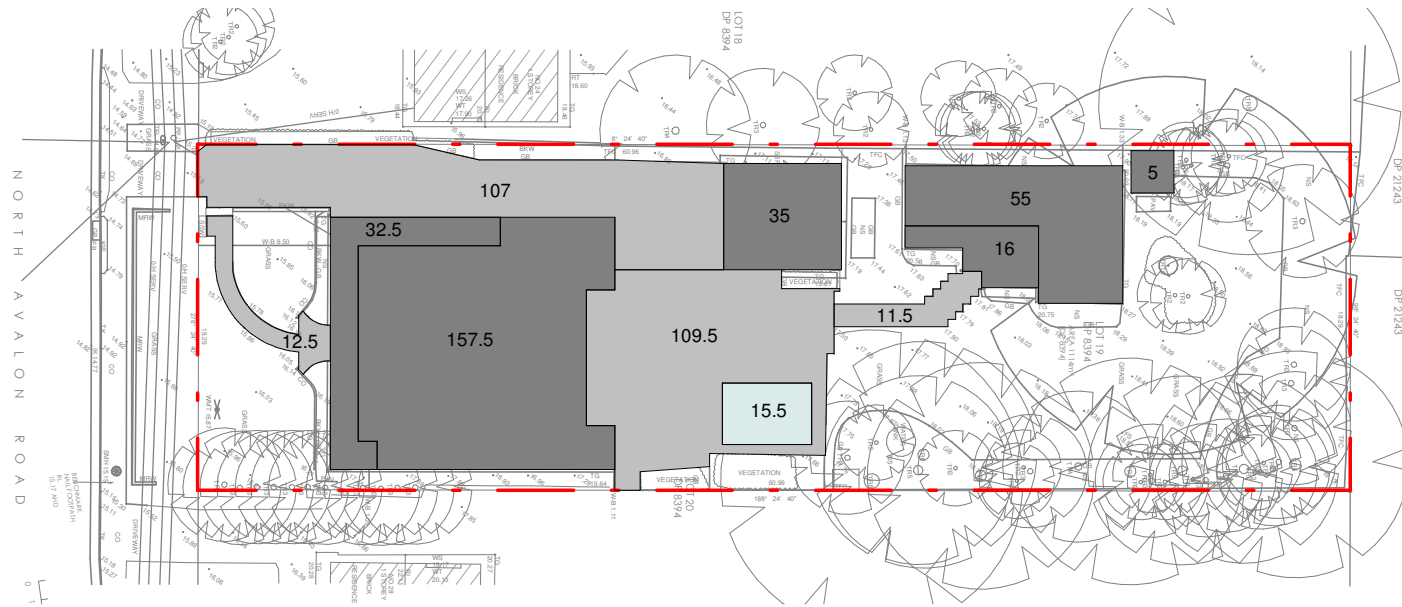
**PROJECT TITLE:** Project Status  
**PROJECT NO.:** Project Number  
**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** SITE PLAN & BASIX

**SHEET NO:** A101

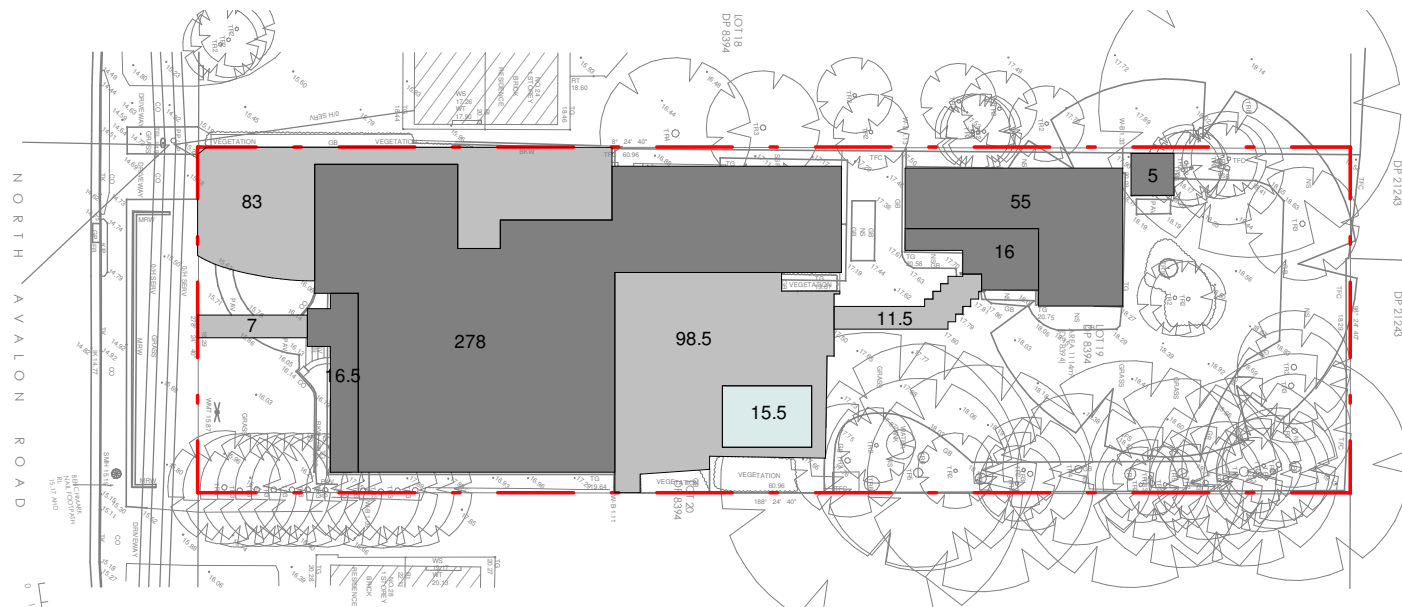
**SCALE A3:** As indicated





### 1 | SITE CALCS - EXISTING

A101.1 | 1 : 400



### 2 | SITE CALCS - PROPOSED

A101.1 | 1 : 400

CALCULATION TABLE			
TITLE:	LOT 19 DP 8394		
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	FLOOD RISK - LOW RISK		
SITE AREA	1114 m <sup>2</sup>		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
	EXISTING	PROPOSED	REQUIRED
GROSS FLOOR AREA	144+58=202m <sup>2</sup>	211+58=269m <sup>2</sup>	
GARAGE	32m <sup>2</sup>	48m <sup>2</sup>	
STUDIO	55m <sup>2</sup>	NO CHANGES	
SITE COVERAGE	301m <sup>2</sup> /27%	360.5m <sup>2</sup> /33%	
HARD SURFACE	240.5m <sup>2</sup> /22%	200m <sup>2</sup> /18%	
POOL WATER SURFACE	15.5m <sup>2</sup> /1%	15.5m <sup>2</sup> /1%	
LANDSCAPED AREA	557m <sup>2</sup> / 50%	538m <sup>2</sup> / 48% <small>4% VARIATION</small>	MIN 50%

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

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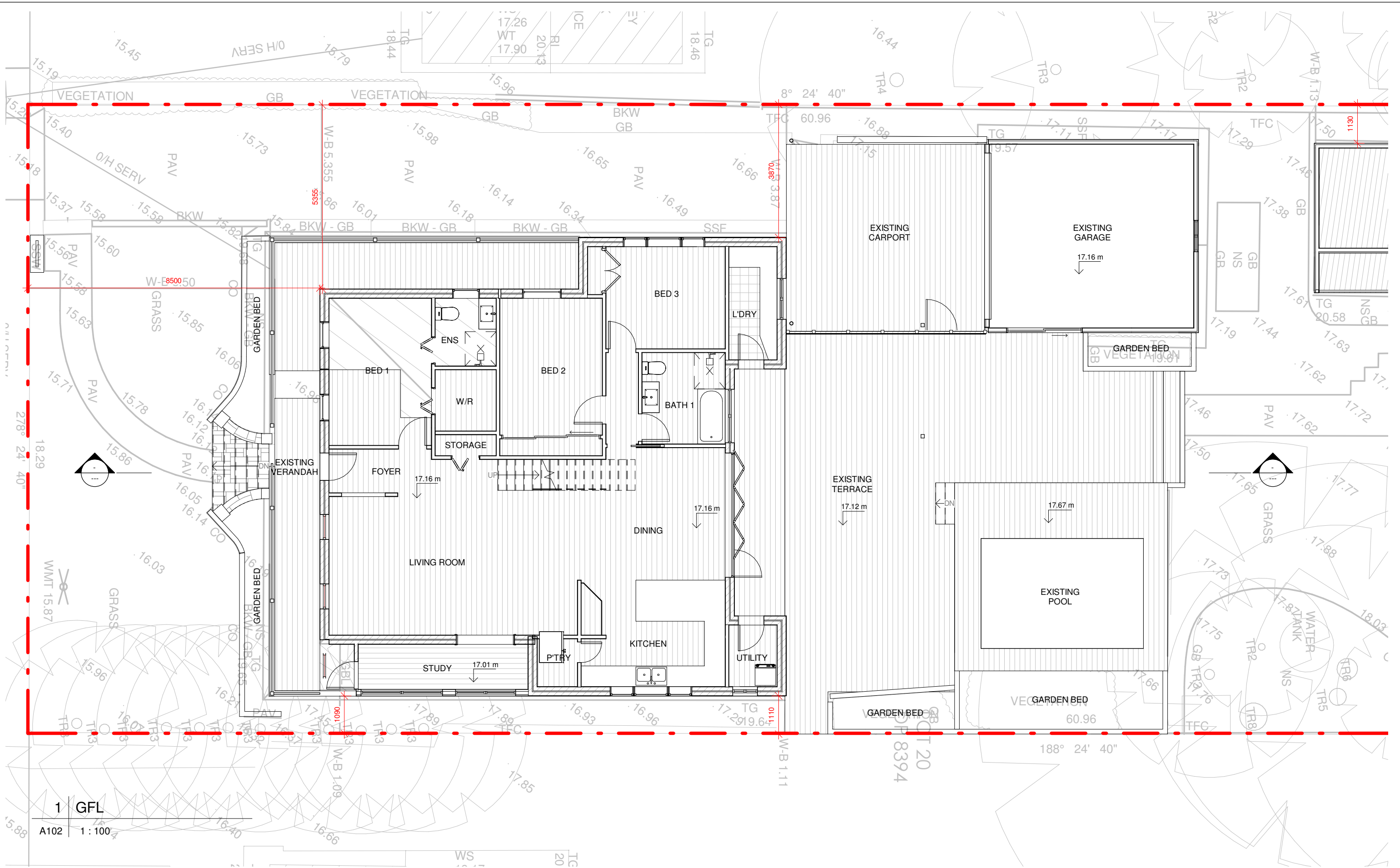
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PROJECT TITLE:	Project Status
PROJECT NO.:	Project Number
AT:	26 North Avalon Rd, Avalon Beach
FOR:	S. & V. Ellis

SHEET TITLE:	SITE CALCULATIONS
SHEET NO:	A101.1
SCALE A3:	As indicated



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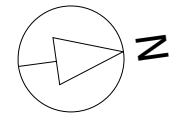
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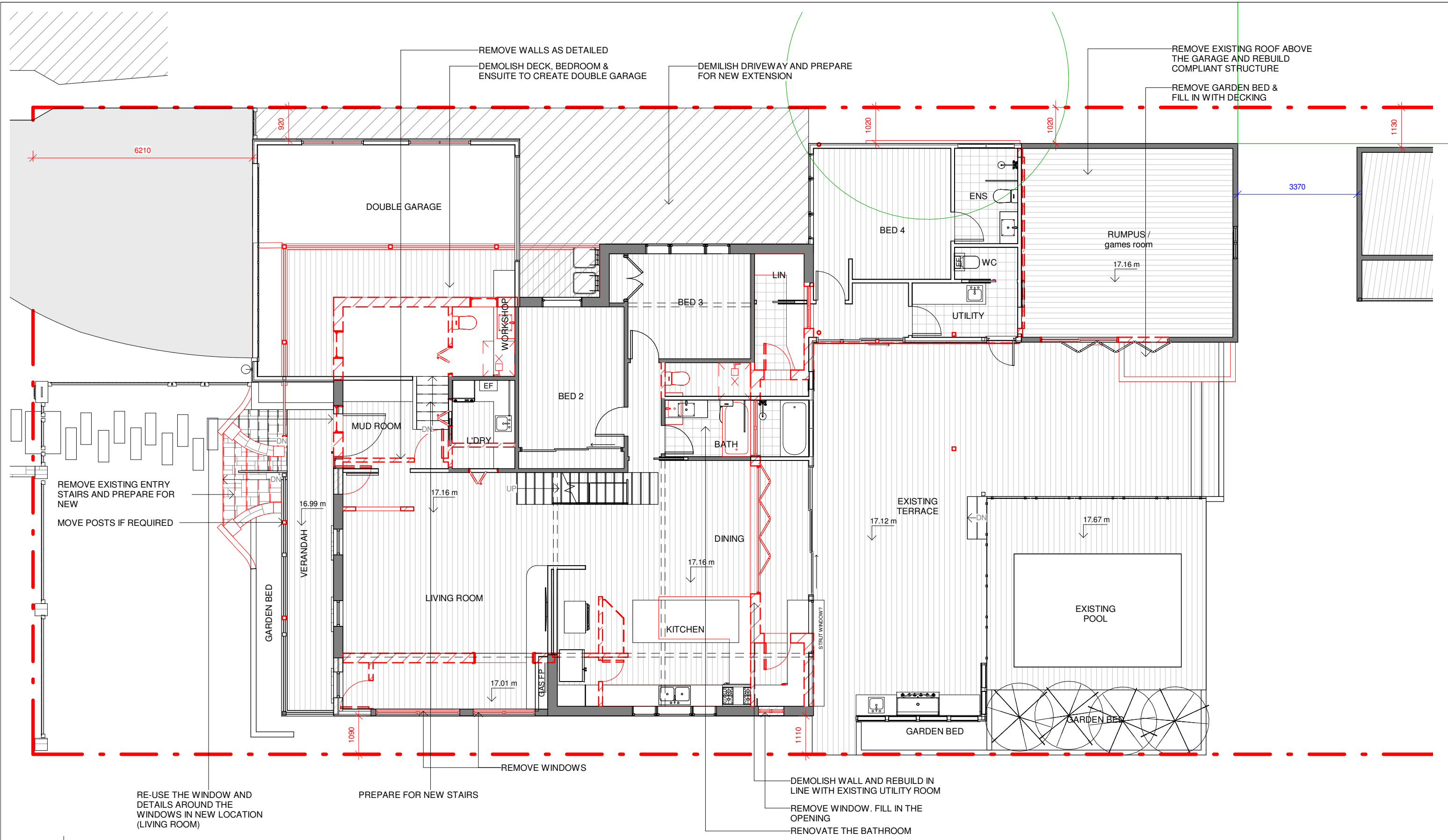


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**PROJECT NO.:** Project Number  
**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** GFL - EXISTING  
**SHEET NO.:** A102  
**SCALE A3:** 1 : 100





1 | GFL - DEMOLITION

A103 | 1 : 100

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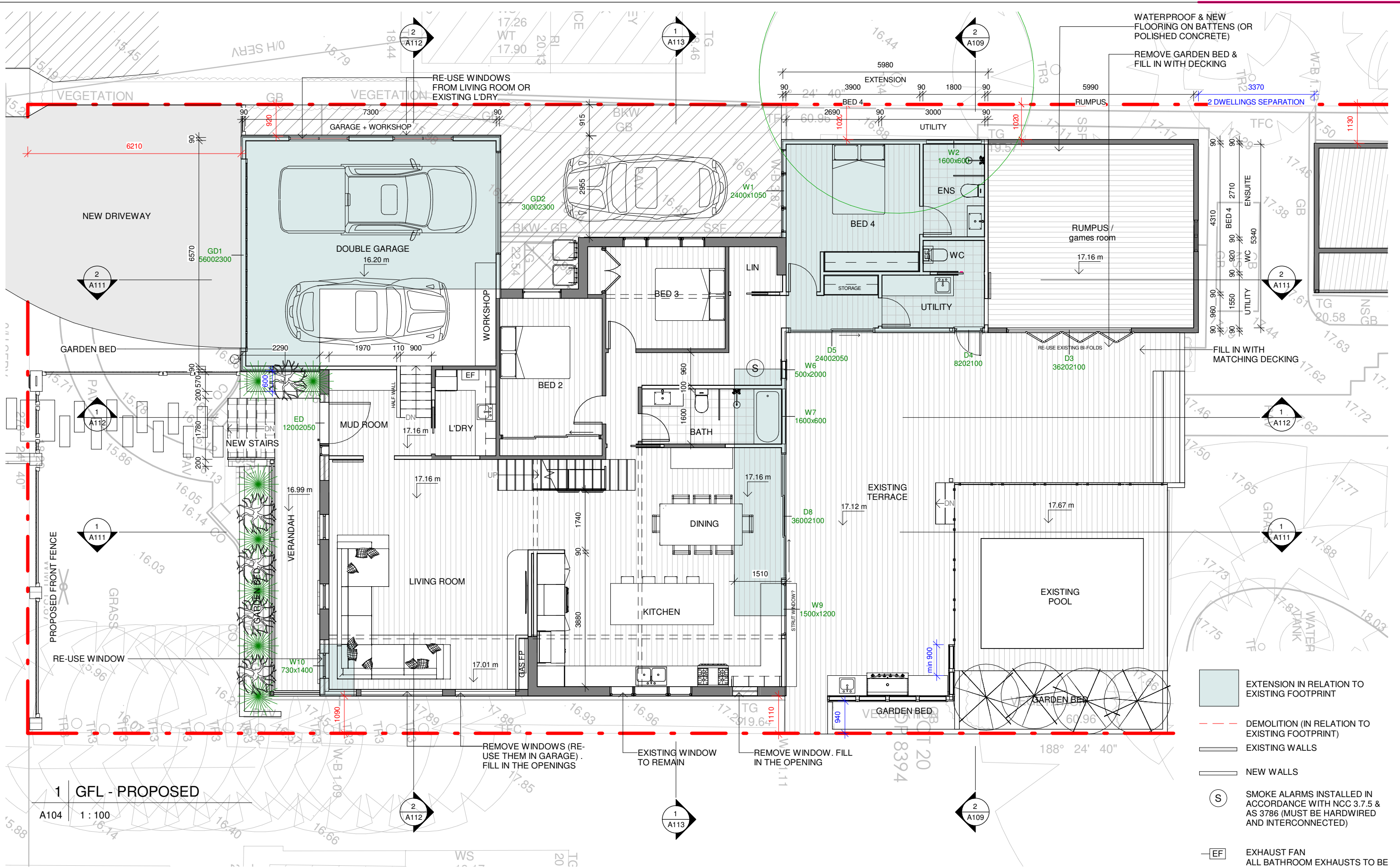
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3	20.11.2024	DA ISSUE	KM	



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 PROJECT NO.: Project Number  
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 FOR: S. & V. Ellis

SHEET TITLE: GFL - DEMOLITION  
 SHEET NO: A103  
 SCALE A3: 1 : 100



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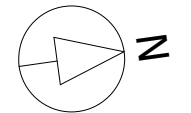
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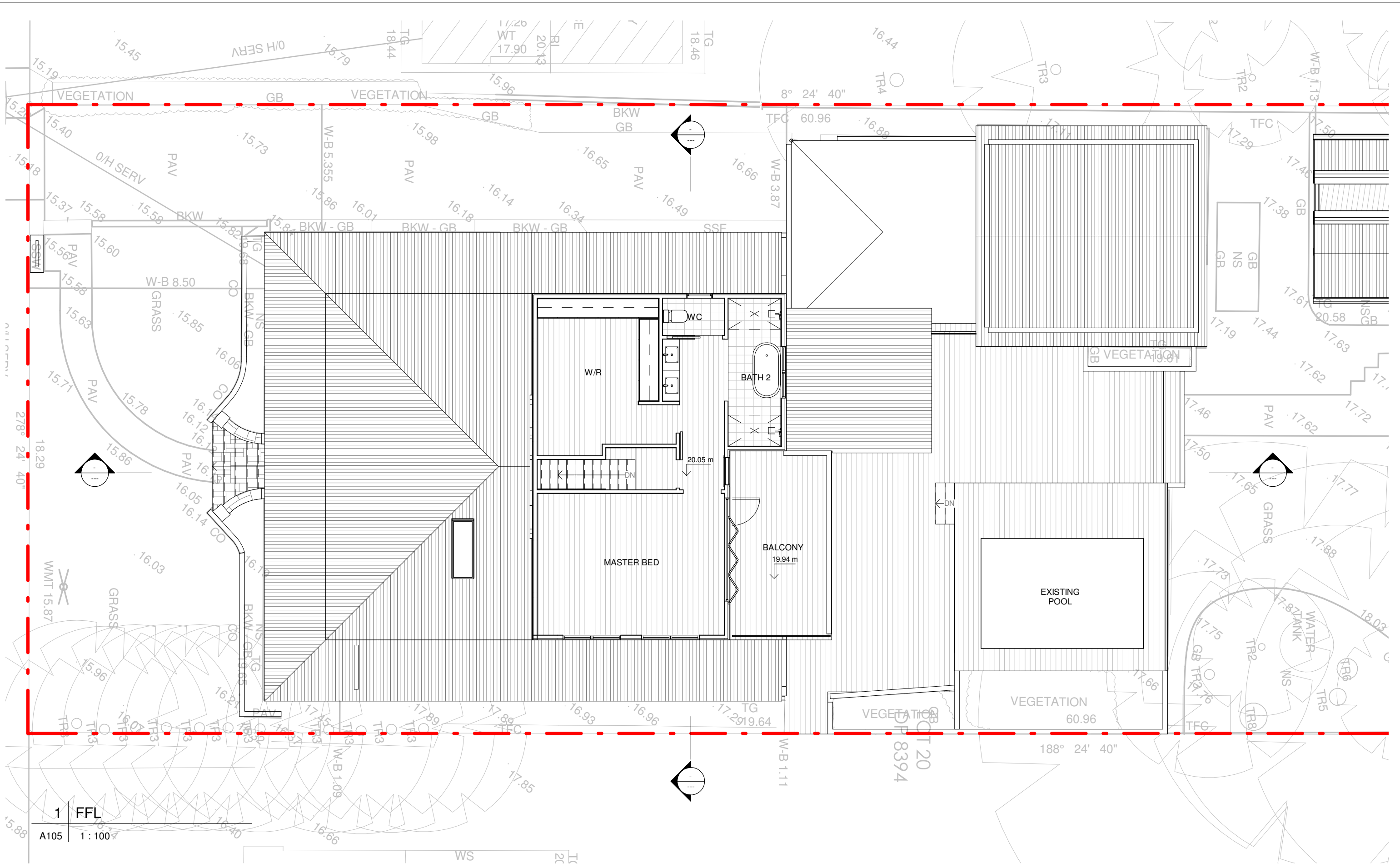


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**PROJECT TITLE:** Project Status  
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**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** GFL - PROPOSED  
**SHEET NO.:** A104  
**SCALE A3:** 1 : 100





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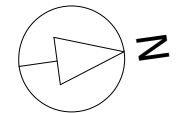
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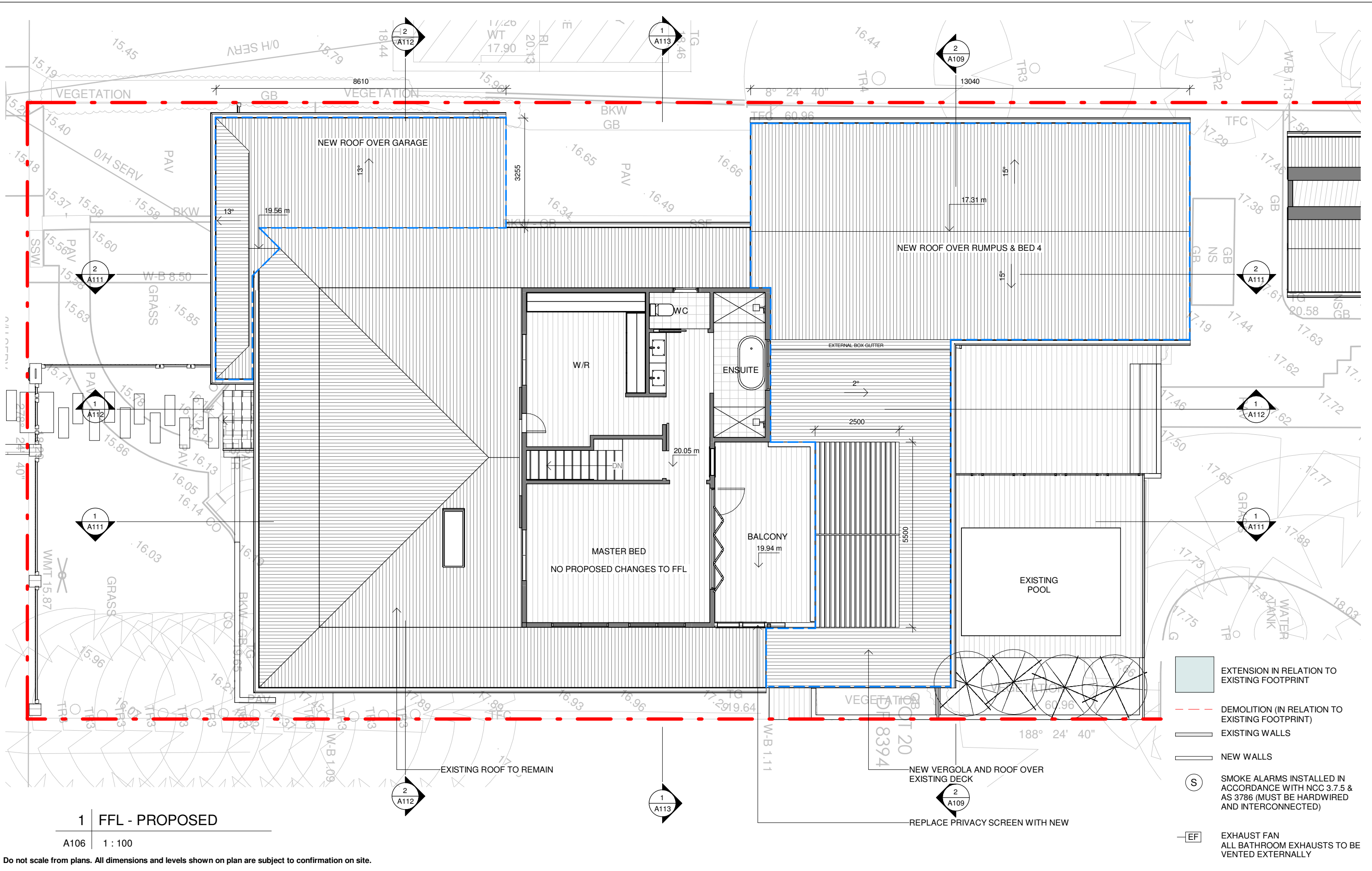
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**PROJECT NO.:** Project Number  
**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** FFL - EXISTING

**SHEET NO:** A105

**SCALE A3:** 1 : 100





1 | FFL - PROPOSED

A106 | 1 : 100

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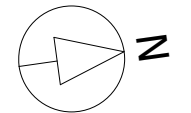
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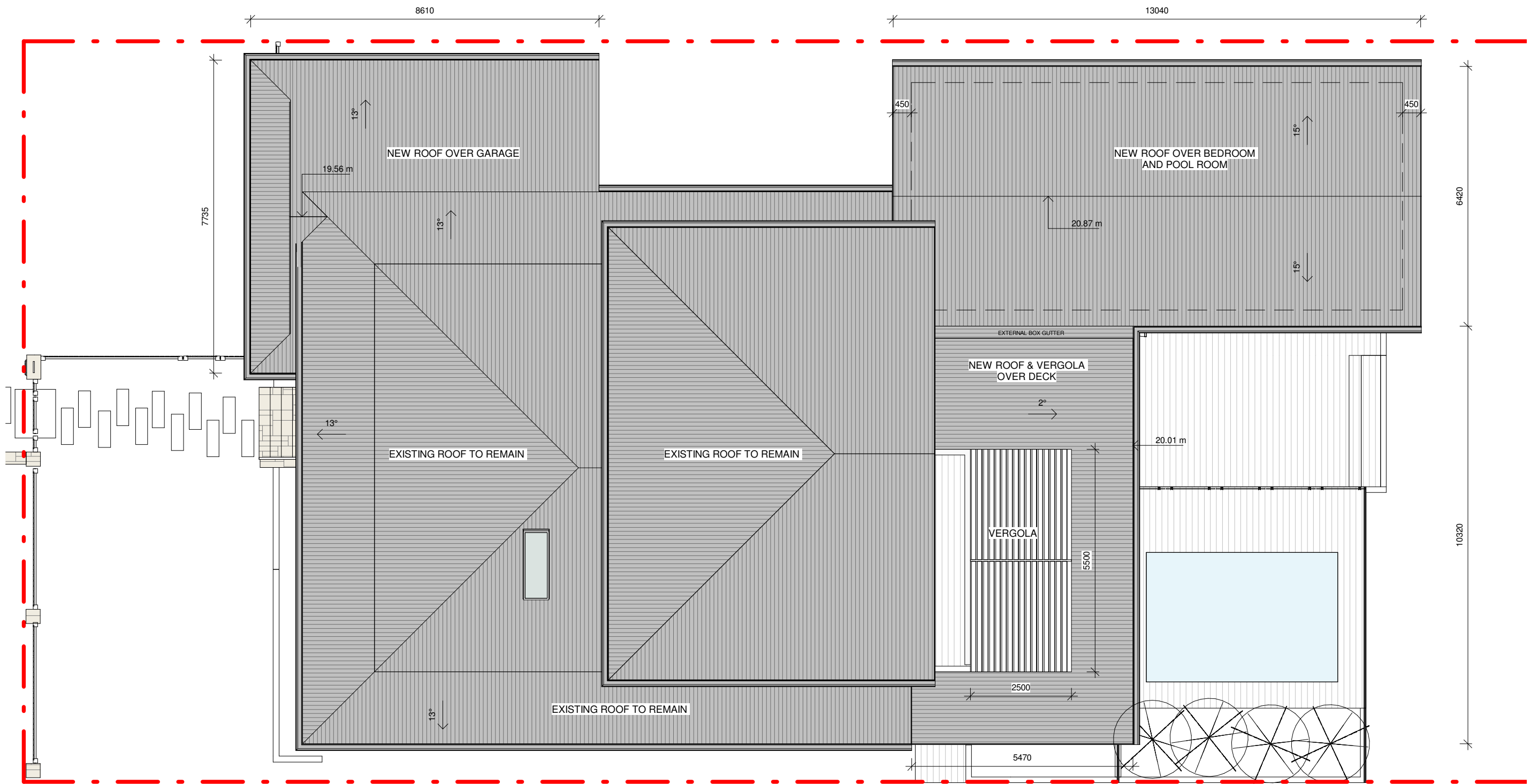
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**PROJECT NO.:** Project Number  
**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** FFL - PROPOSED

**SHEET NO.:** A106

**SCALE A3:** 1 : 100





1 | ROOF RIDGE

A107 | 1 : 100

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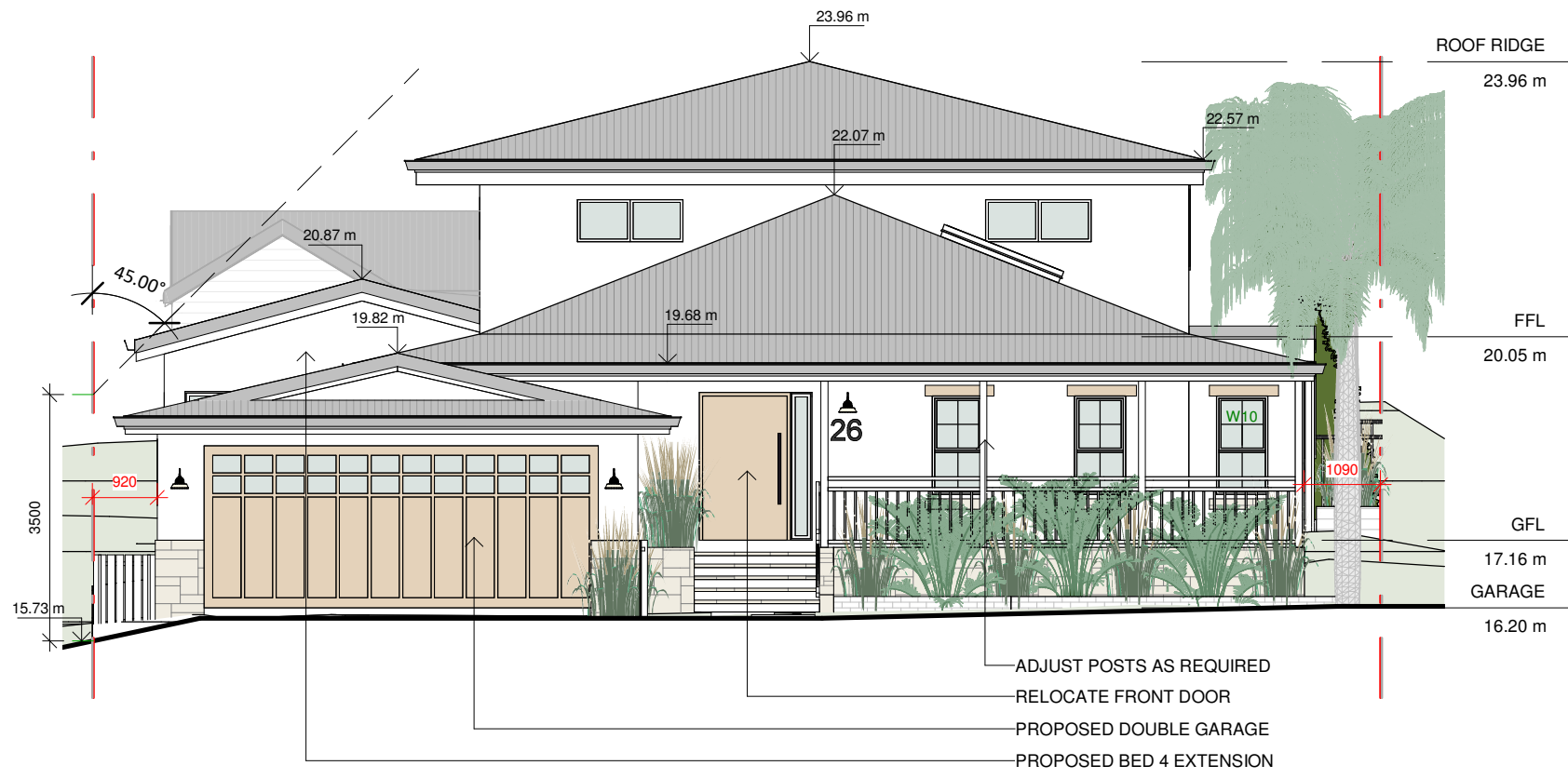


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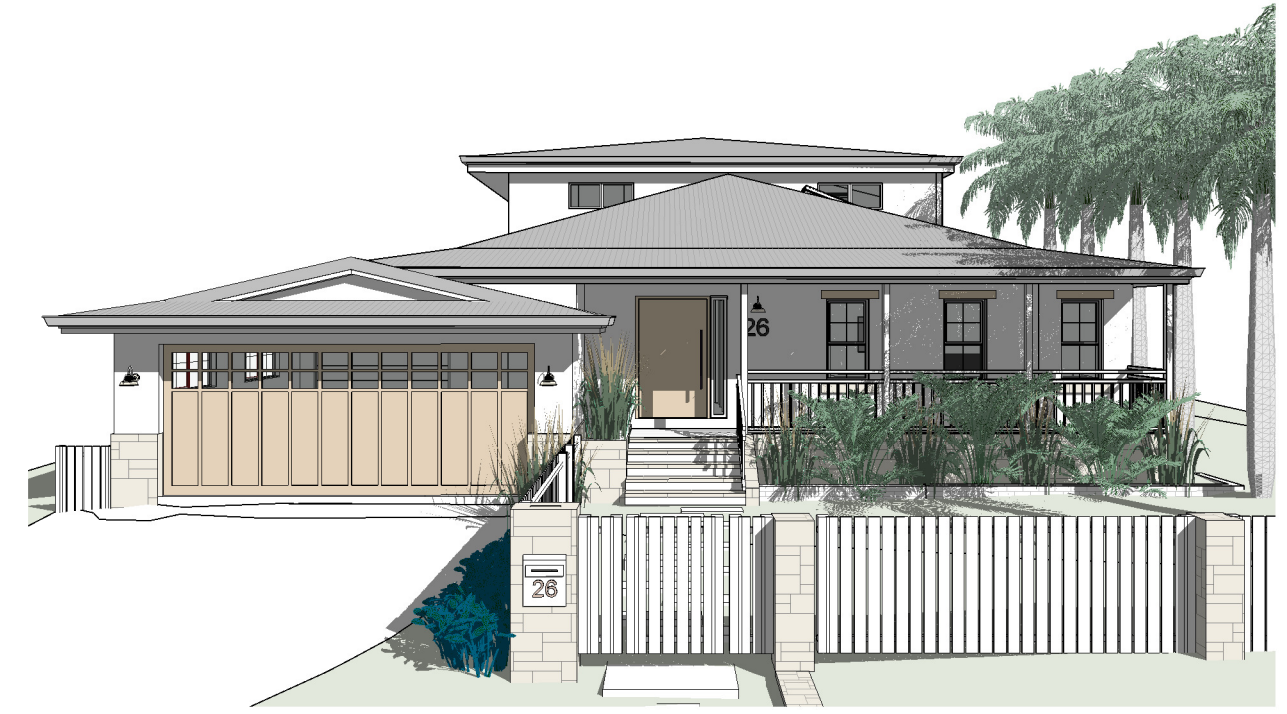
**SHEET TITLE:** ROOF PLAN  
**SHEET NO:** A107  
**SCALE A3:** 1 : 100





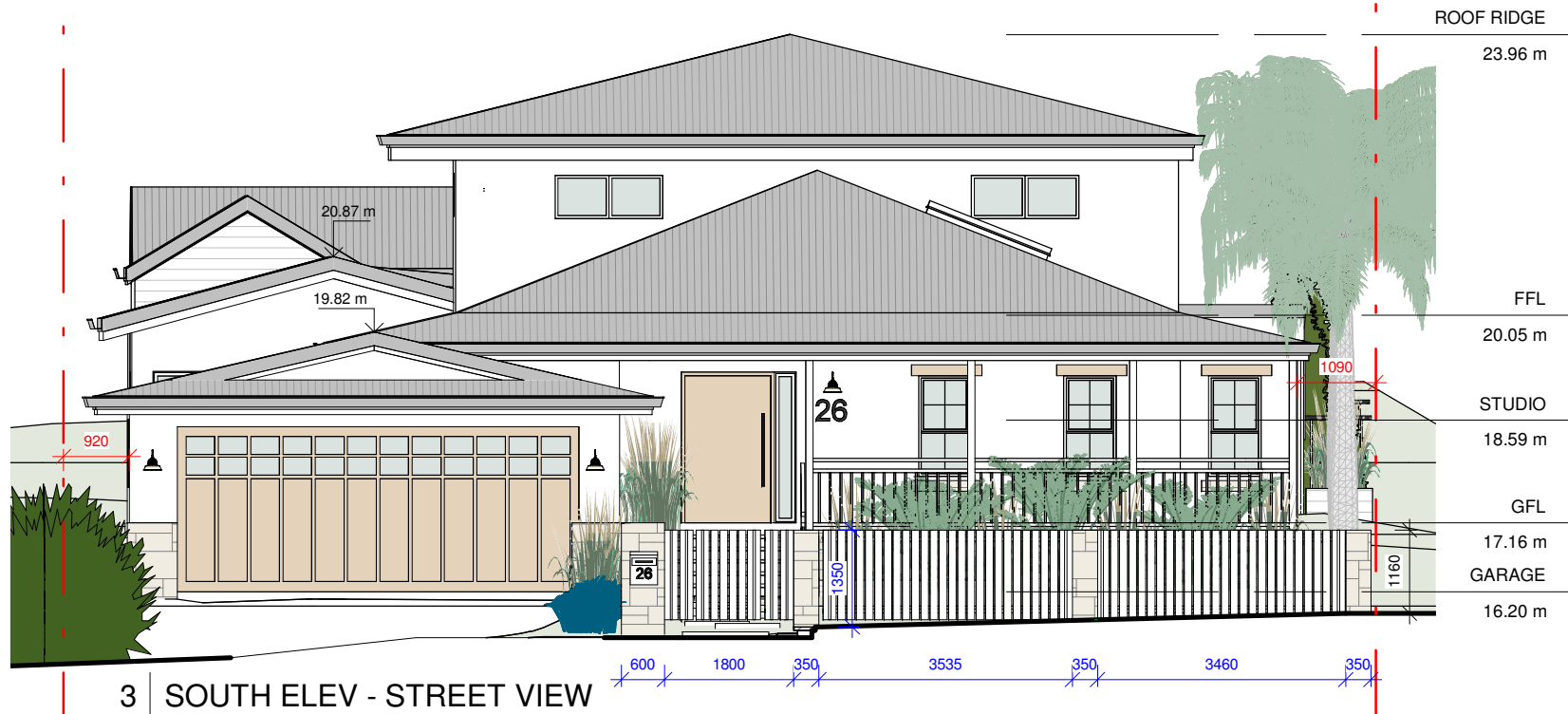
1 SOUTH ELEVATION

A108 1 : 100



2 FRONT VIEW

A108



3 SOUTH ELEV - STREET VIEW

A108 1 : 100



4 FRONT VIEW 2

A108

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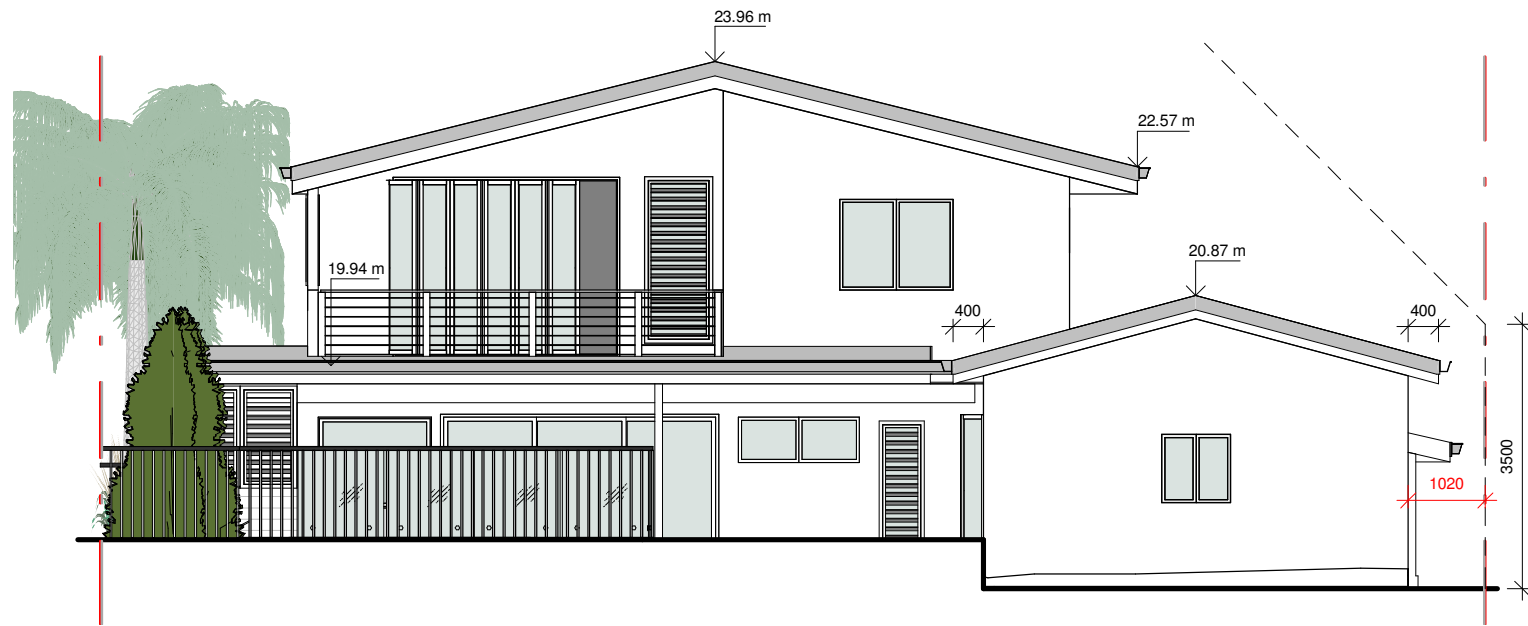
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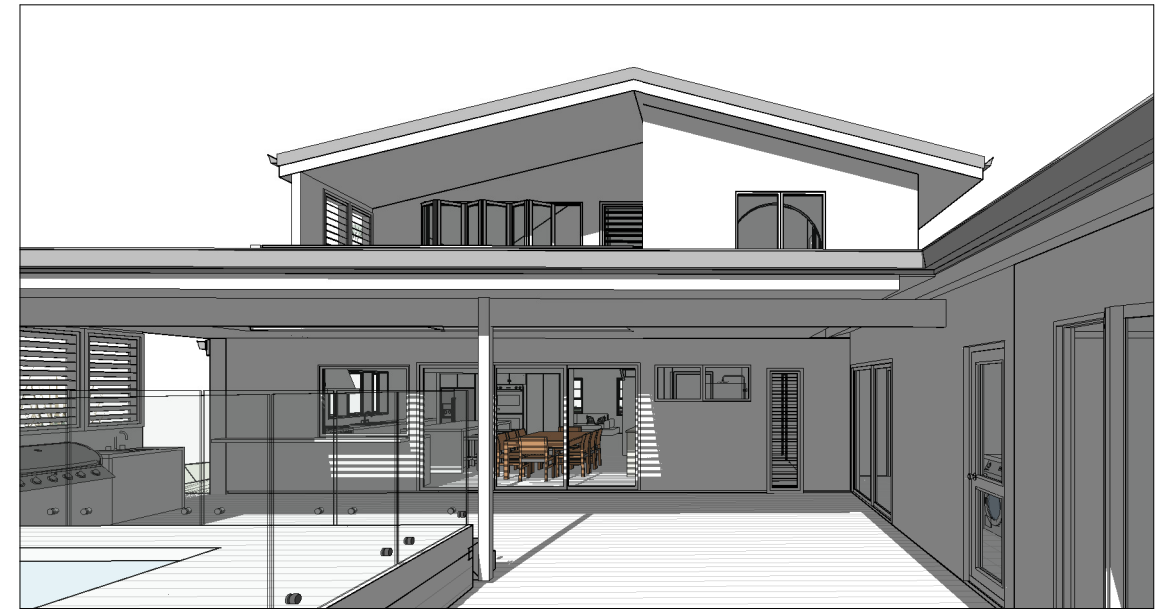
PROJECT TITLE:	Project Status
PROJECT NO.:	Project Number
AT:	26 North Avalon Rd, Avalon Beach
FOR:	S. & V. Ellis

SHEET TITLE:	FRONT ELEVATIONS
SHEET NO:	A108
SCALE A3:	1 : 100



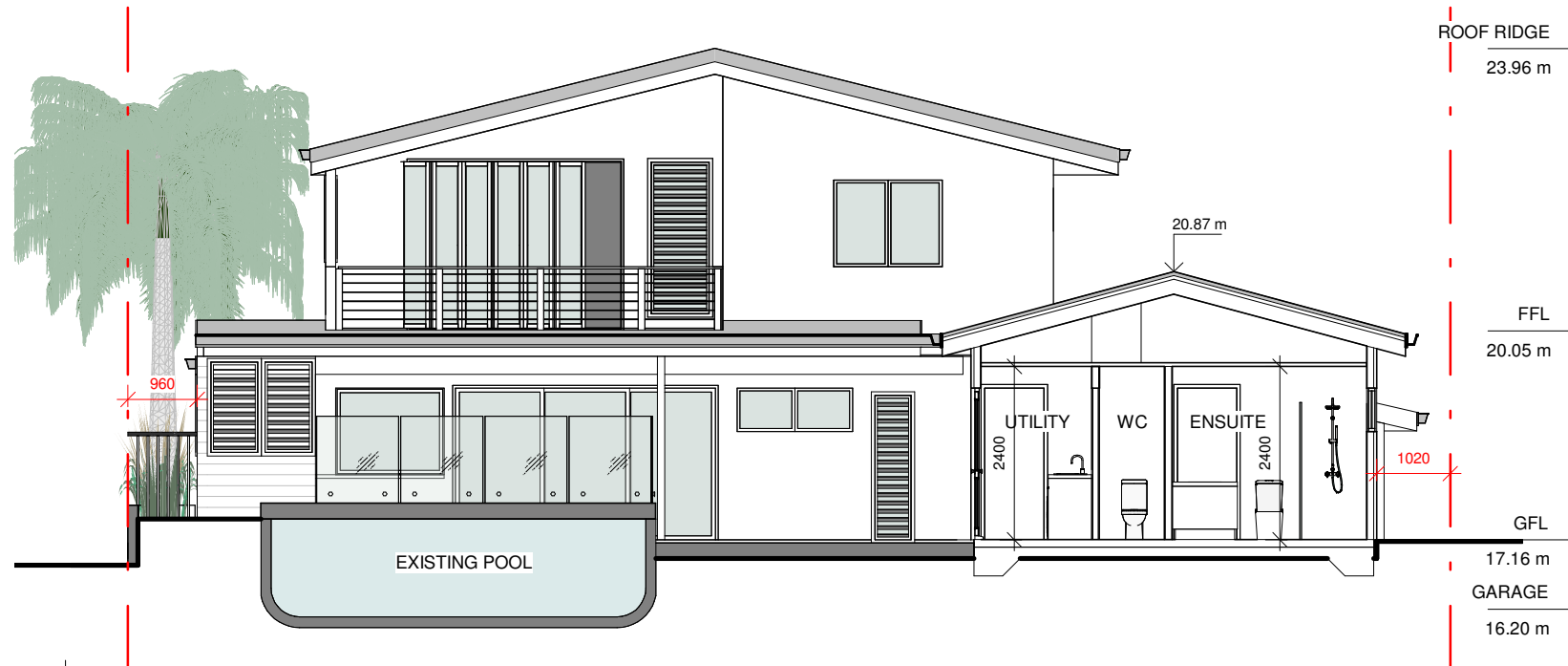
1 | NORTH ELEVATION

A109 | 1 : 100



3 | BACK VIEW

A109



2 | NORTH ELEVATION / SECTION

A109 | 1 : 100



4 | BBQ

A109

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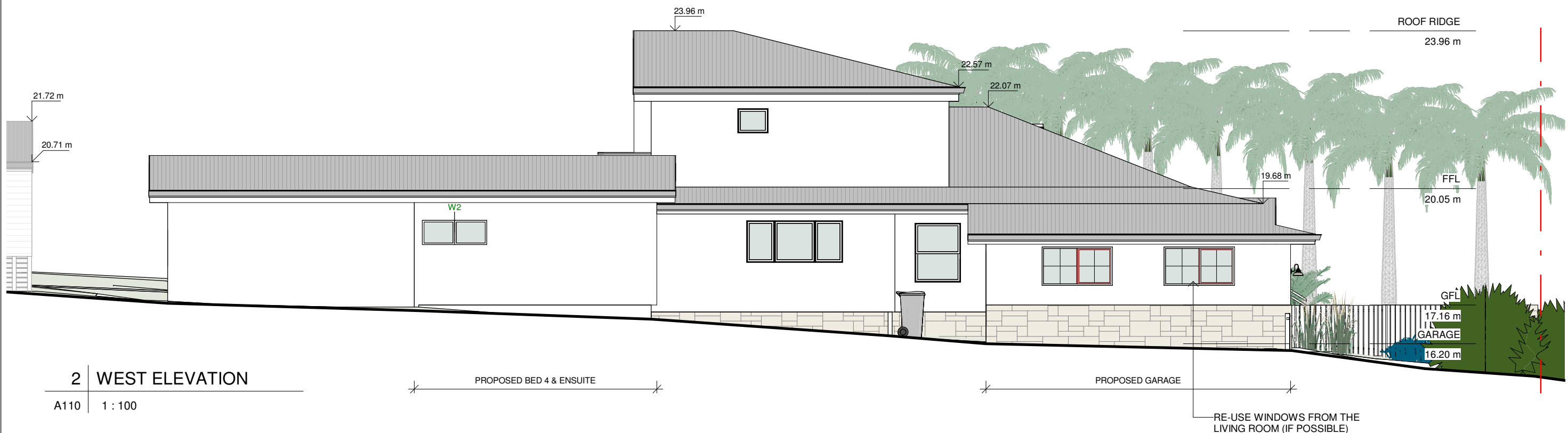
**SHEET TITLE:** BACK ELEVATION  
**SHEET NO:** A109  
**SCALE A3:** 1 : 100

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1 EAST ELEVATION

A110 1 : 100



2 WEST ELEVATION

A110 1 : 100

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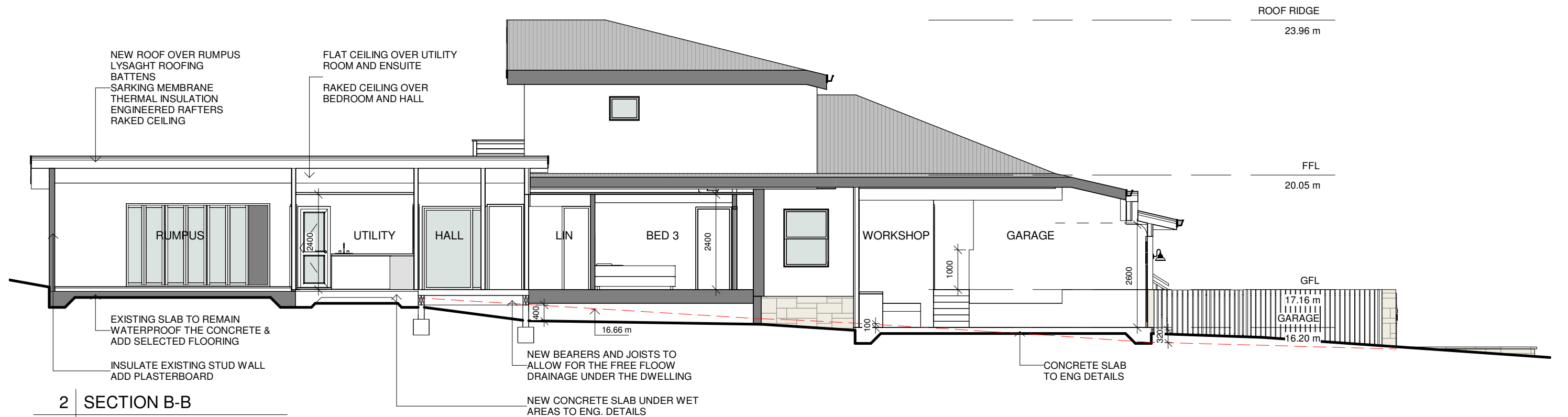
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 PROJECT NO.: Project Number  
 AT: 26 North Avalon Rd, Avalon Beach  
 FOR: S. & V. Ellis

SHEET TITLE: SIDE ELEVATIONS  
 SHEET NO: A110  
 SCALE A3: 1 : 100



1 SECTION A-A

A111 1 : 100



2 SECTION B-B

A111 1 : 100

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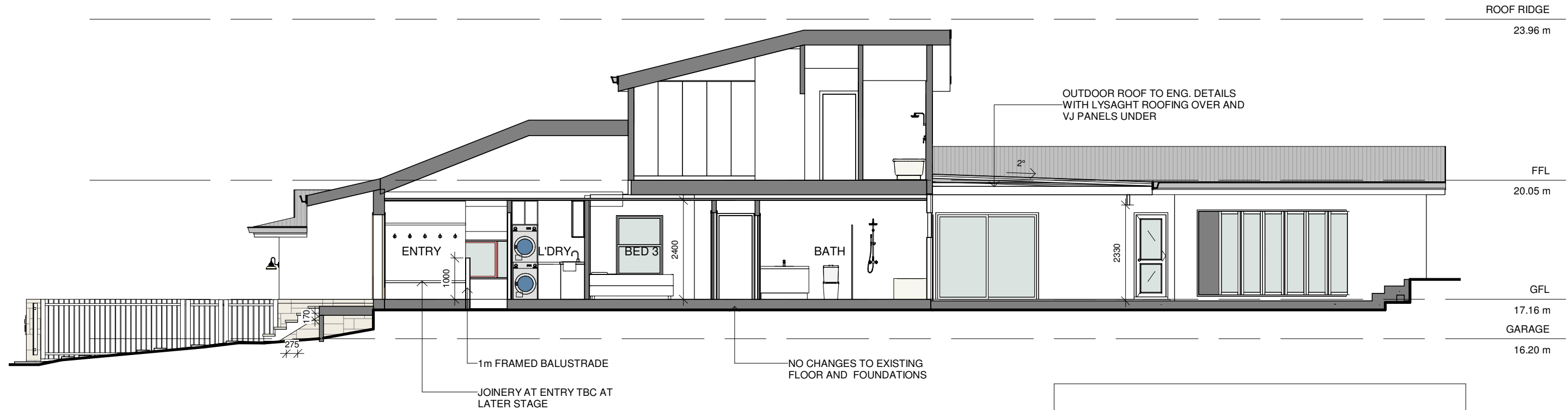
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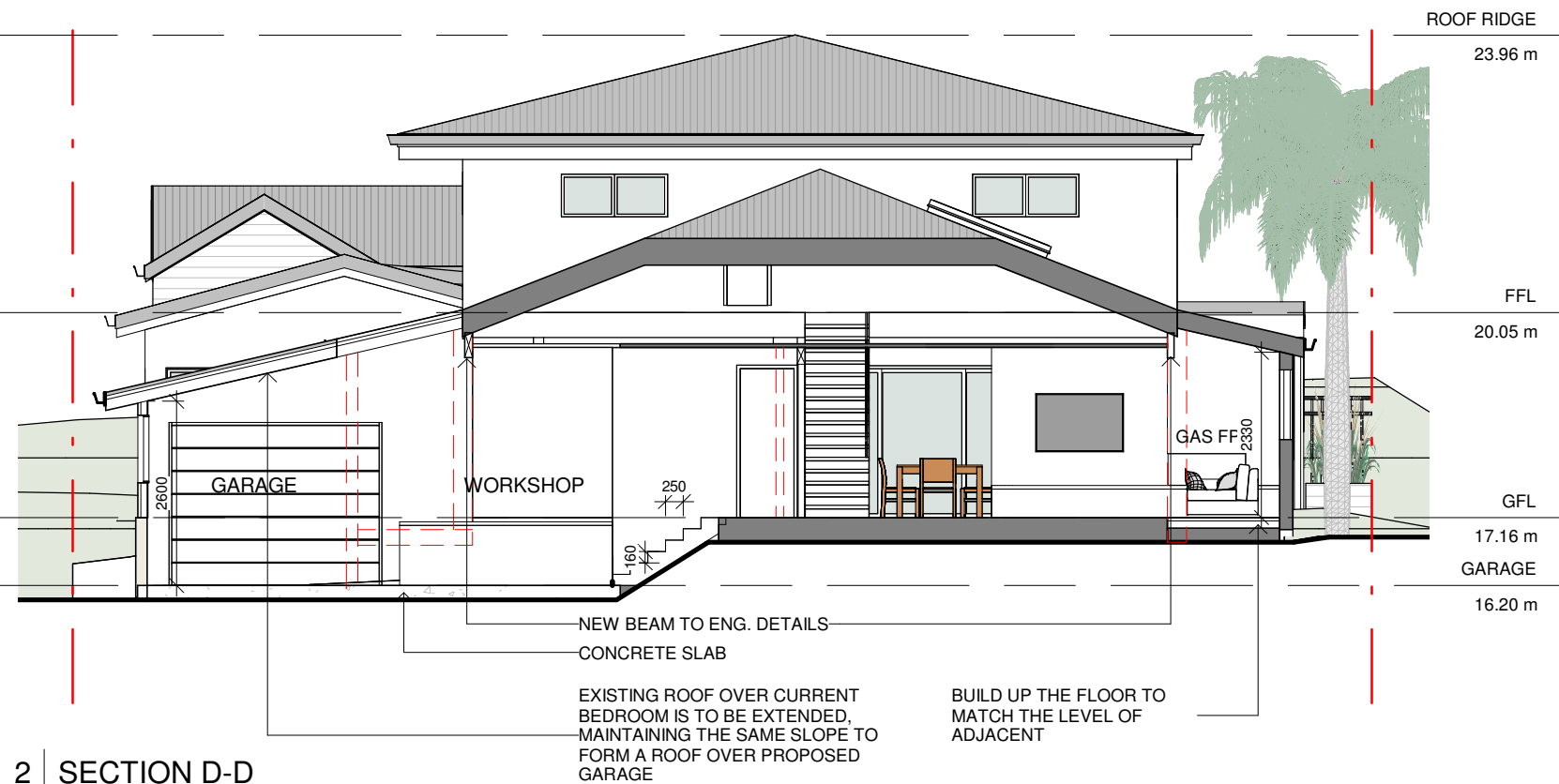
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 PROJECT NO.: Project Number  
 AT: 26 North Avalon Rd, Avalon Beach  
 FOR: S. & V. Ellis

SHEET TITLE: SECTIONS  
 SHEET NO: A111  
 SCALE A3: 1 : 100



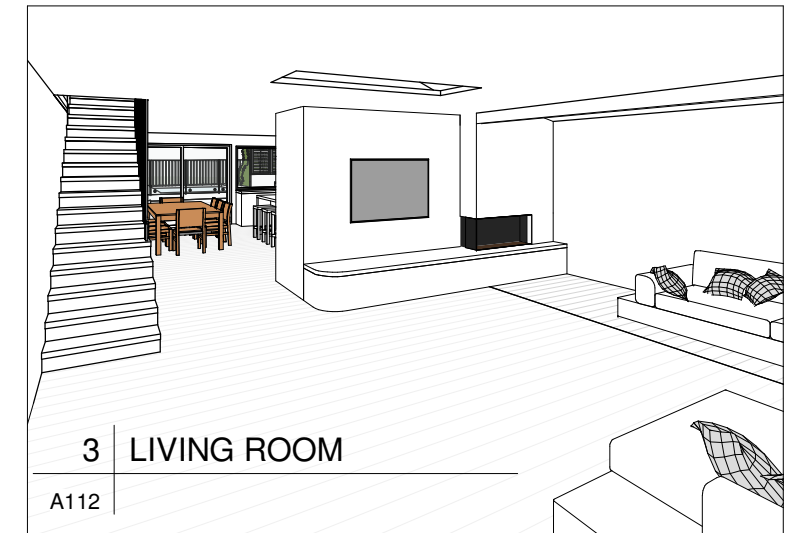
1 SECTION C-C

A112 1 : 100



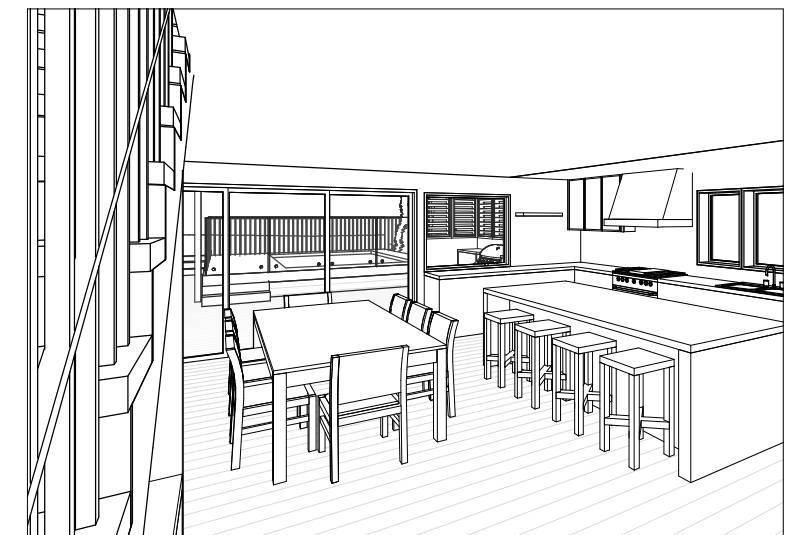
2 SECTION D-D

A112 1 : 100



3 LIVING ROOM

A112



4 KITCHEN & DINING

A112

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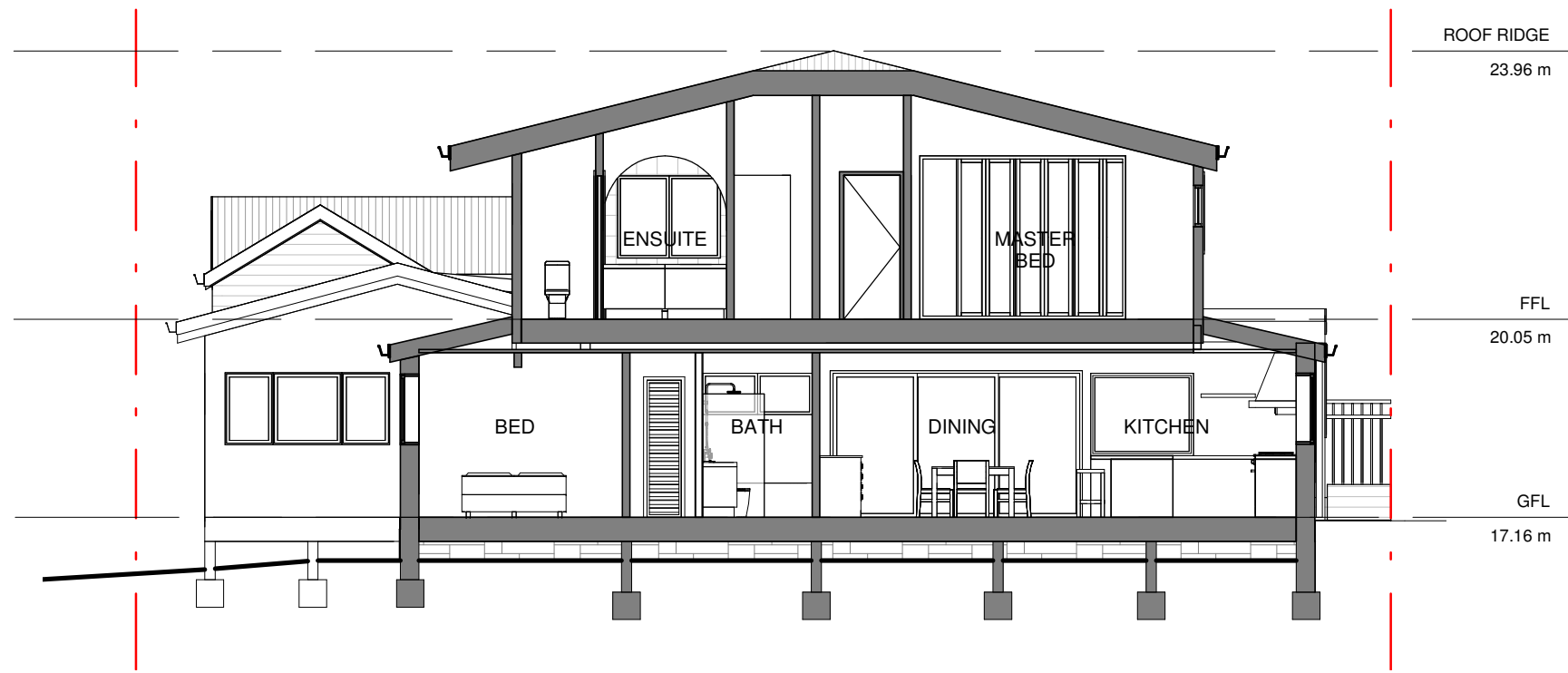
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**SHEET TITLE:** SECTIONS  
**SHEET NO:** A112  
**SCALE A3:** 1 : 100



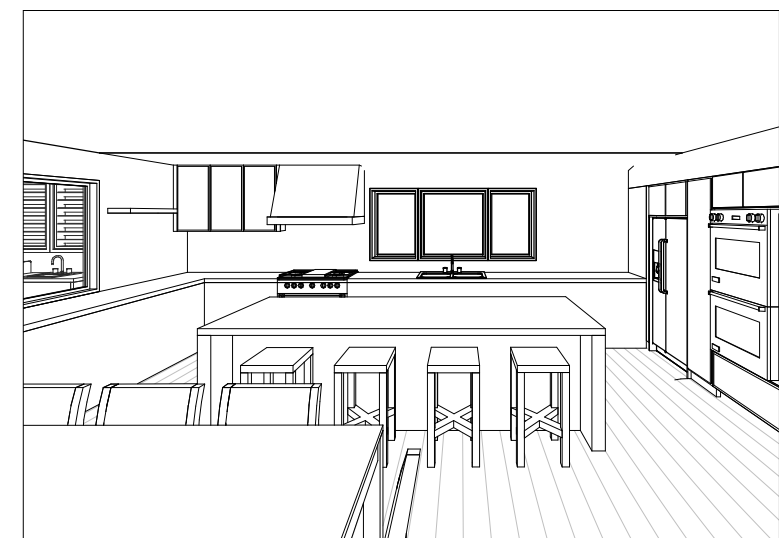
1 SECTION E-E

A113 1 : 100



2 DINING

A113



3 KITCHEN

A113

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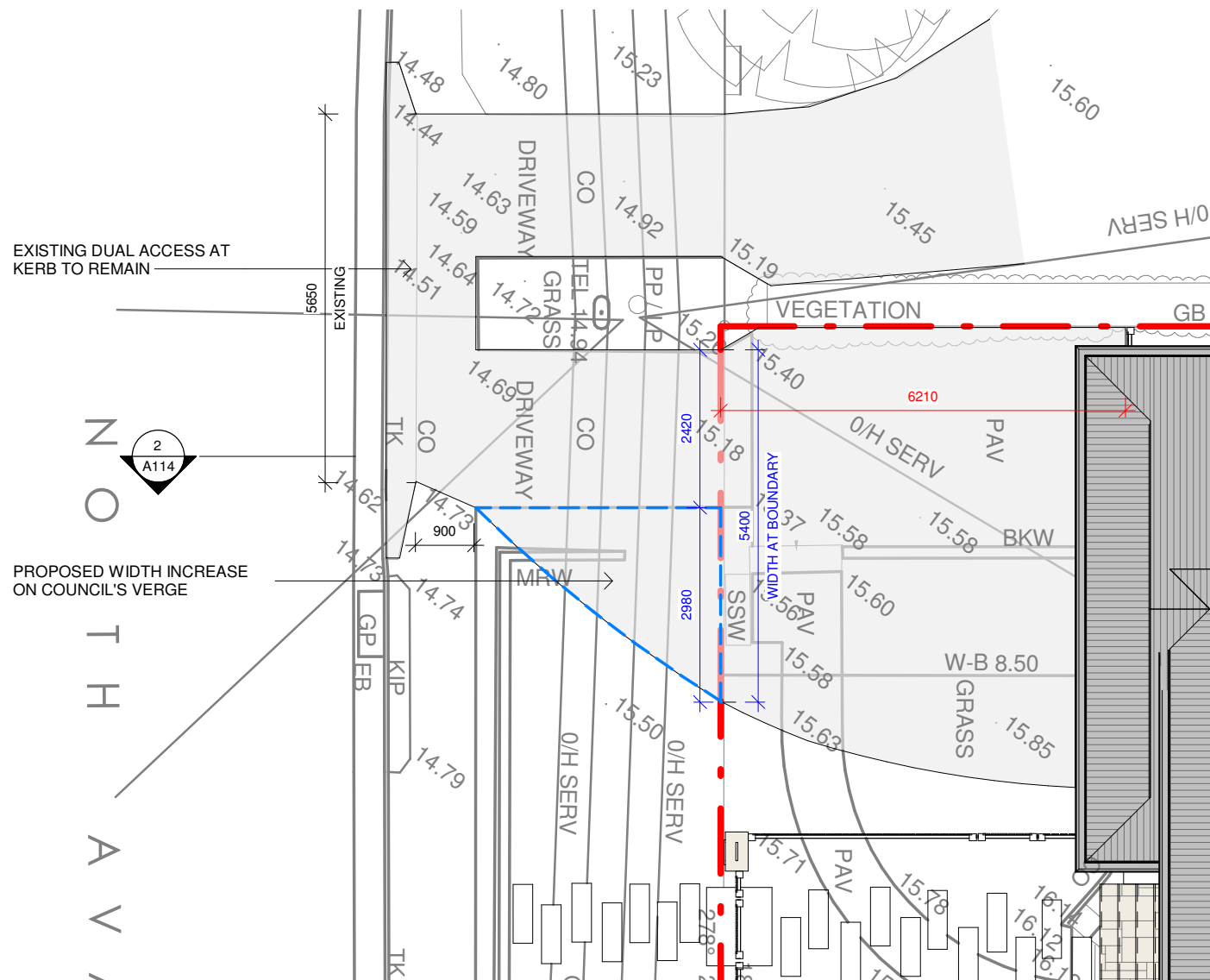


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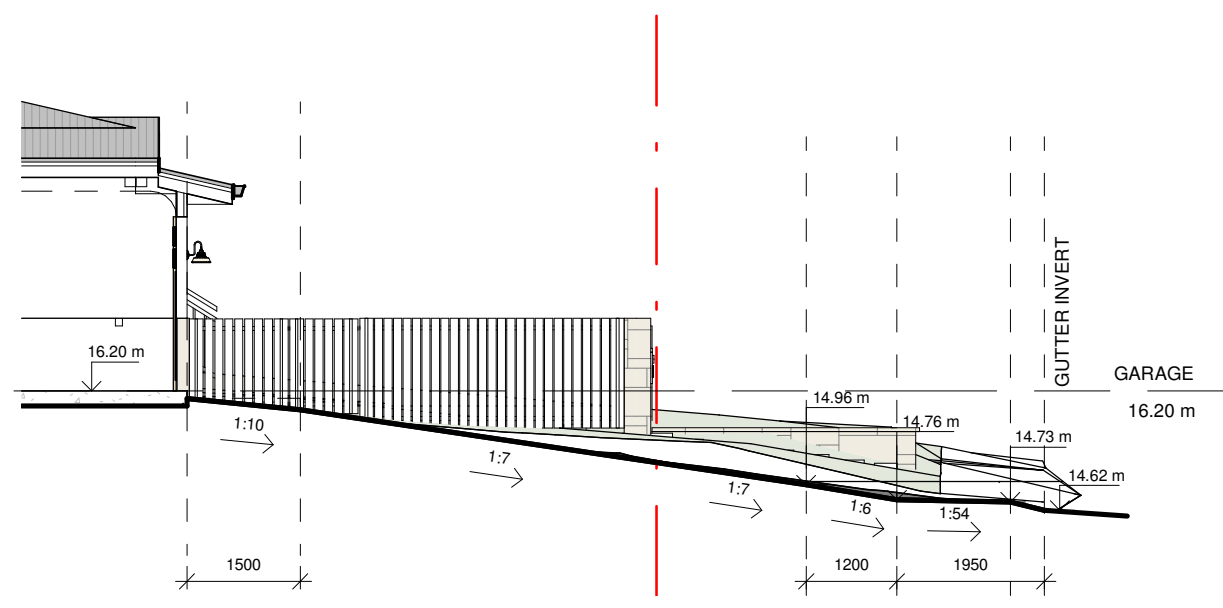
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<b>PROJECT NO.:</b>	Project Number
<b>AT:</b>	26 North Avalon Rd, Avalon Beach
<b>FOR:</b>	S. & V. Ellis

<b>SHEET TITLE:</b>	SECTIONS
<b>SHEET NO:</b>	A113
<b>SCALE A3:</b>	1 : 100



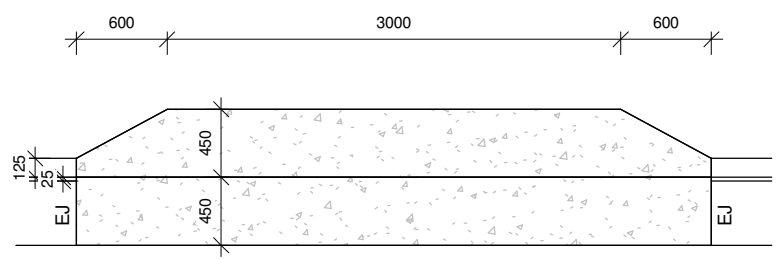
**1 | DRIVEWAY**

A114 | 1 : 100



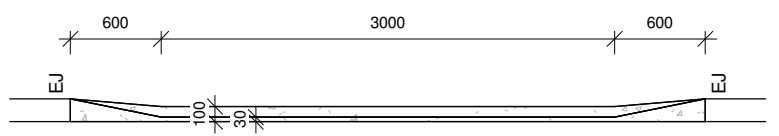
**2 | DRIVEWAY PROFILE**

A114 | 1 : 100



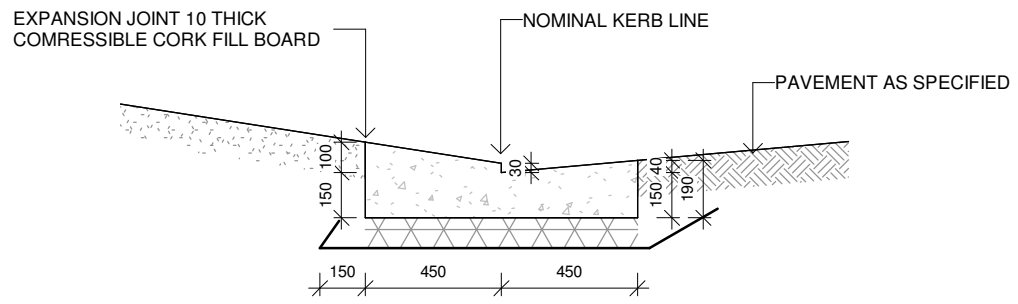
**3 | Concrete Layback - Plan**

A114 | 1 : 50



**4 | Concrete Layback - Front Elevation**

A114 | 1 : 50



**5 | Standard Concrete Layback Detail**

A114 | 1 : 25

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**PROJECT NO.:** Project Number

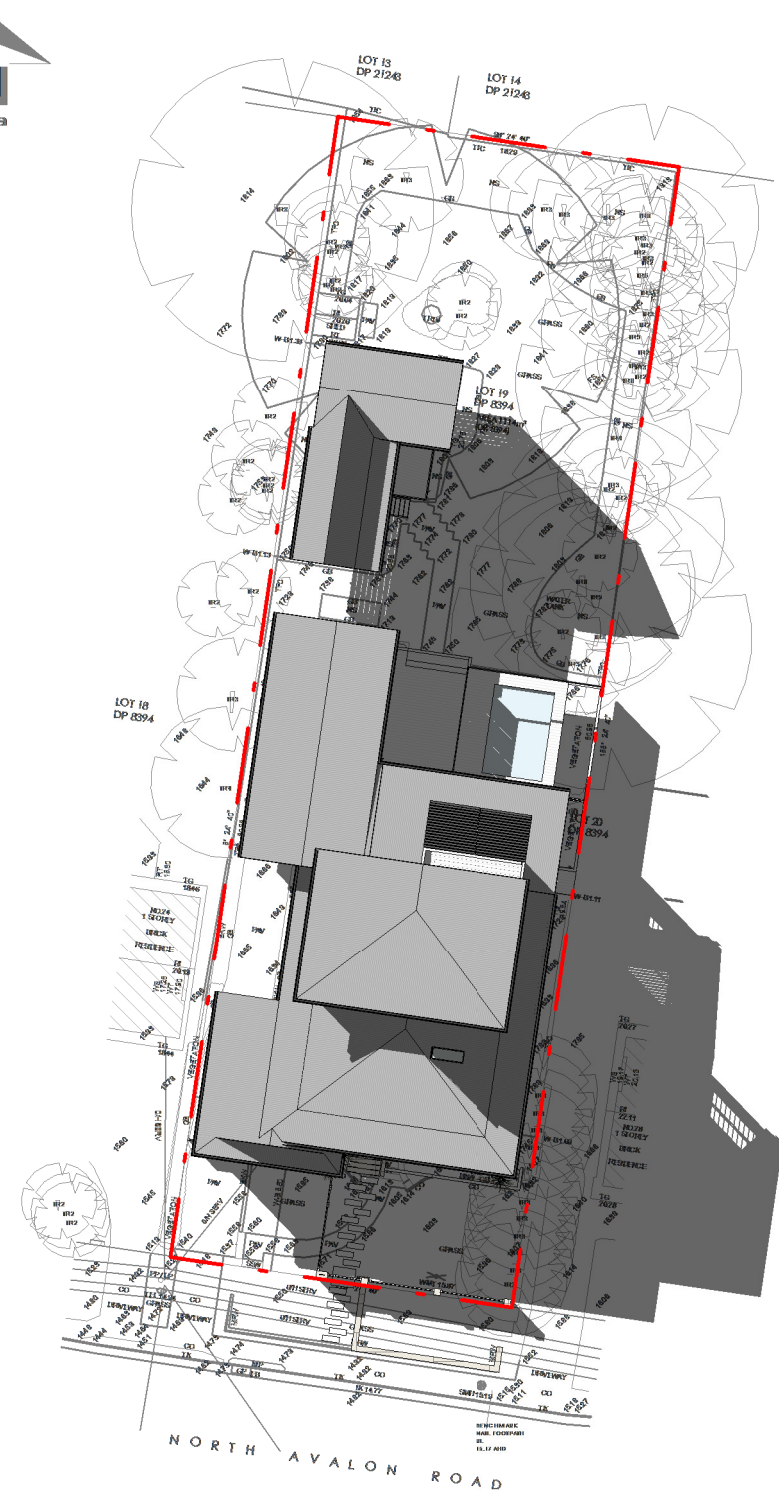
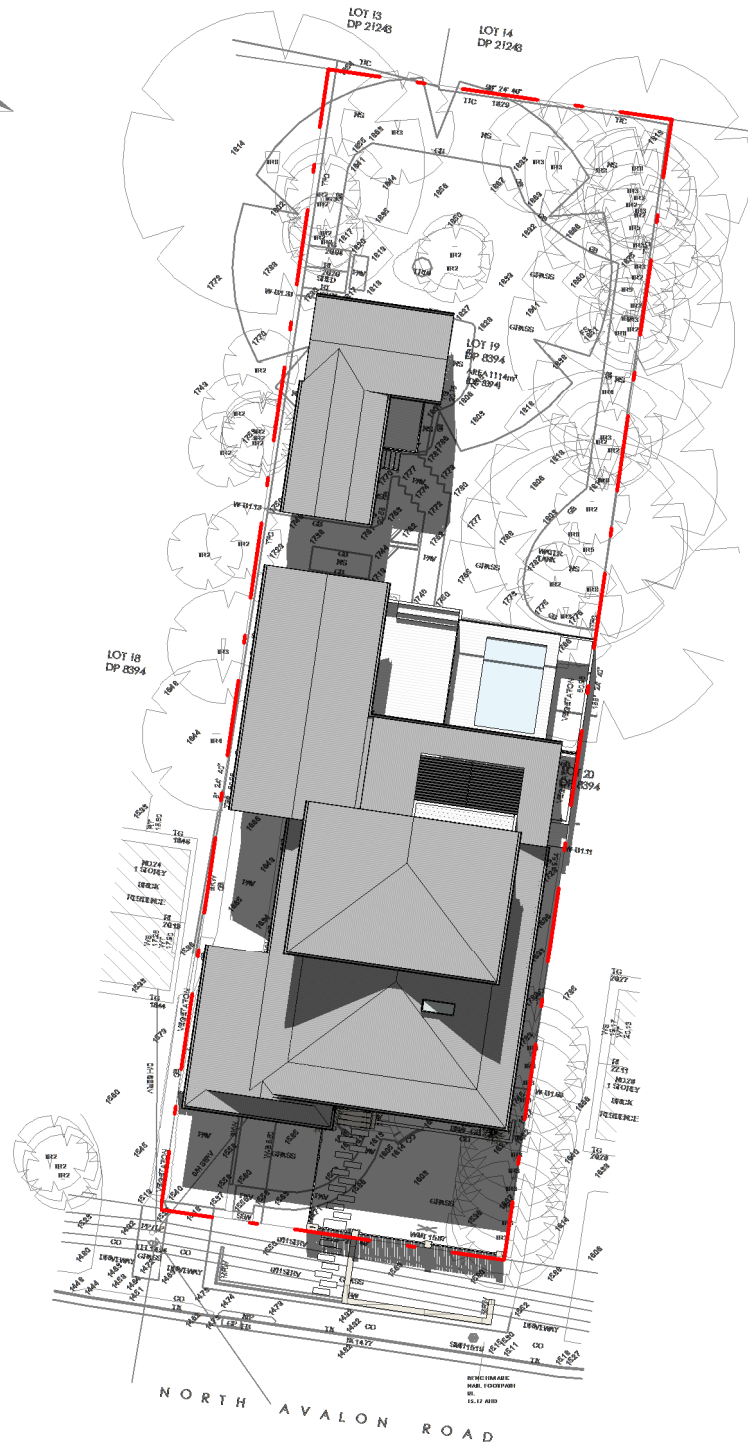
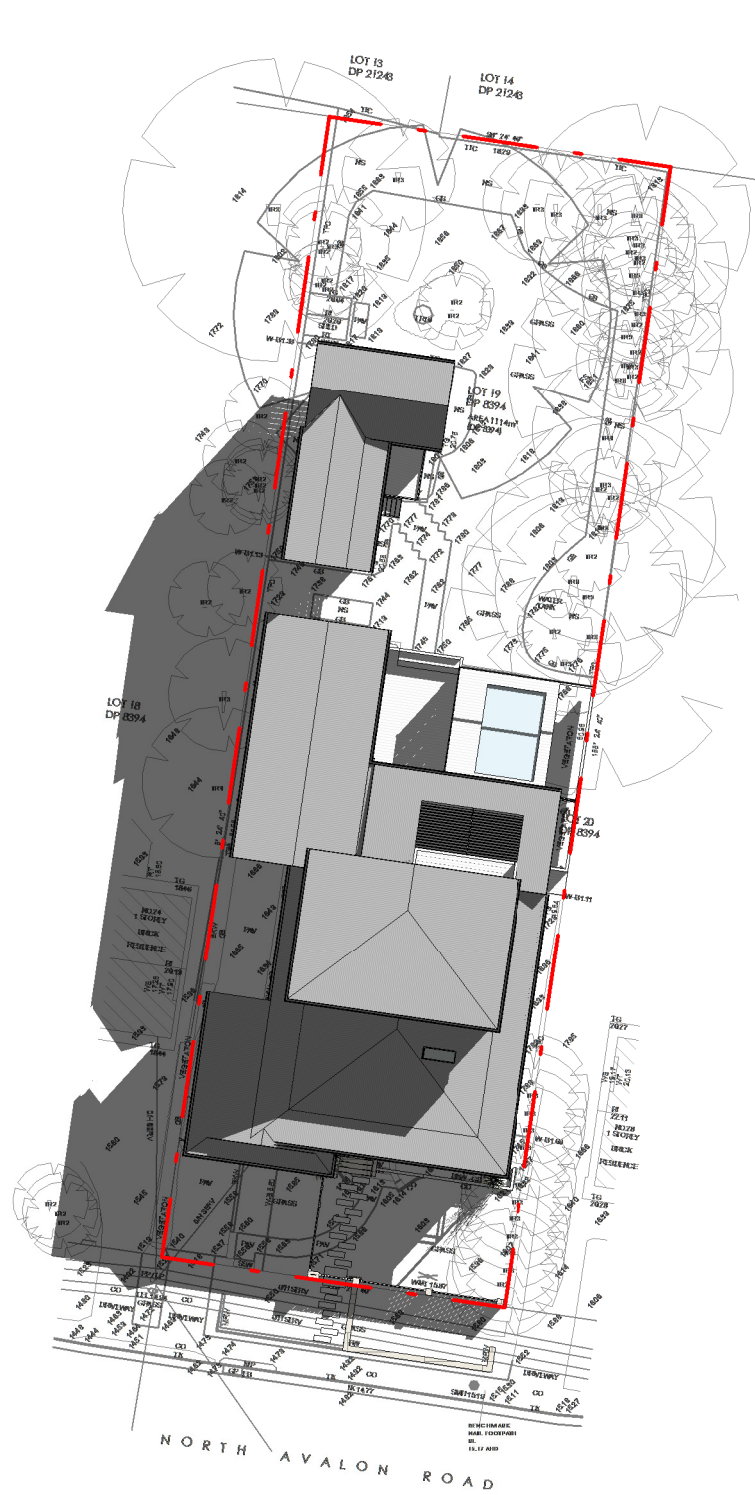
**AT:** 26 North Avalon Rd, Avalon Beach

**FOR:** S. & V. Ellis

**SHEET TITLE:** DRIVEWAY

**SHEET NO:** A114

**SCALE A3:** As indicated



1 SHADOW DIA - 21 JUNE 9AM

A115 1 : 400

2 SHADOW DIA - 21 JUNE 12PM

A115 1 : 400

3 SHADOW DIA - 21 JUNE 3PM

A115 1 : 400

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**PROJECT NO.:** Project Number  
**AT:** 26 North Avalon Rd, Avalon Beach  
**FOR:** S. & V. Ellis

**SHEET TITLE:** SHADOW DIAGRAM  
**SHEET NO:** A115  
**SCALE A3:** 1 : 400