

DEVELOPMENT APPROVAL PACKAGE
77 CENTRAL ROAD, AVALON BEACH NSW 2107
FEBRUARY 2025

ARCHITECTURAL DRAWING LIST

SHT NO.	SHEET TITLE	SCALE	REV. NO.	REV. DATE
DA.00	COVER SHEET	1:1000	D	05.02.25
DA.01	SITE ANALYSIS / ROOF PLAN	1:200	E	05.02.25
DA.02	DEMOLITION PLAN	1:100	D	05.02.25
DA.03	GROUND PLAN	1:100	E	05.02.25
DA.04	LEVEL 1	1:100	E	05.02.25
DA.05	WEST & EAST ELEVATION	1:100	D	05.02.25
DA.06	NORTH & SOUTH ELEVATIONS	1:100	D	05.02.25
DA.07	SECTIONS	1:100	D	05.02.25
DA.08	SHADOW DIAGRAMS	1:250	C	05.02.25
DA.09	COMPLIANCE DIAGRAMS	1:1	C	05.02.25
DA.09	COMPLIANCE DIAGRAMS	1:250	A	05.02.25
DA.10	SEDIMENT & EROSION CONTROL PLAN	NTS	B	05.02.25
DA.11	SCHEDULE OF COLOURS & MATERIALS	NTS	C	05.02.25
DA.12	LANDSCAPE PLAN	1:100	B	05.02.25
DA.13	NOTIFICATION PLANS	1:200	B	05.02.25



Commitments Table						
Project Details		Proposed: Single Dwelling Lot Number: 19		Address: 77 Central Road, Avalon Beach NSW 2107 DP NUMBER: DP 8698		
Water	BASIX Certificate Number: 17811775_02					
	Fixtures		Specification			
	Shower head rating		4 star (> 6 but <= 7.5 L/min)			
	Toilet rating		5 star			
Thermal Comfort	Kitchen taps rating		6 star			
	Bathroom taps rating		6 star			
	Alternative water details					
	Rainwater tank size		Individual 5000L			
Energy	Connected to:		Garden and lawn areas All toilets Laundry			
			Yes Yes No			
	Accreditation Number: HERA 10056					
	NatHERS Certificate Number: 0009824731-11					
(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)						
Windows						
Aluminium frame						
Thermally broken frame, double glazed window						
Aluminium frame						
Thermally broken frame, double glazed stacking door						
Aluminium frame						
standard frame, single glazed louvre window						
External walls						
Requirements						
Cavity brick						
large cavity areas						
Medium colour						
R6.0						
Bulk + Anti-glare foil						
Cavity brick						
standard cavity areas						
Medium colour						
R1.7						
Bulk + Anti-glare foil						
Fibro cavity panel direct fix						
Medium colour						
R2.7						
Bulk + Anti-glare foil						
Weatherboard						
ground floor timber shingles						
Dark colour						
R6.0						
Bulk + Anti-glare foil						
Weatherboard						
first floor timber shingles						
Dark colour						
R6.0						
Bulk + Anti-glare foil						
Internal walls						
Cavity wall, direct fix plasterboard						
to areas as per NatHERS cert						
R2.5 Bulk insulation						
Floors						
Concrete slab on ground						
ground floor						
R2.5						
XPS (Extruded Polystyrene)						
Suspended timber						
intermediate floor/ceiling						
R2.5						
Bulk insulation						
Suspended timber - cantilevered / open below						
first floor						
R4.5						
bulk & foil insulation						
Ceiling						
External ceiling -						
Plasterboard						
R8.0 Bulk insulation						
External ceiling -						
Concrete, timber						
Living room with terrace over						
R2.5 Bulk insulation						
Internal ceiling -						
Plasterboard						
intermediate floor/ceiling						
R2.5 Bulk insulation						
Internal ceiling -						
Plasterboard						
garage intermediate floor/ceiling						
R3.5 Bulk insulation						
Roof						
Corrugated iron						
medium color						
R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)						
Waterproofing membrane						
upper concrete terrace area						
R4.5 RT max rooftop insulation or similar						
Ceiling Penetrations						
Lighting specification						
Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"						
Ceiling fans						
ceiling fans of diameter 1.4m to be installed as per NatHERS certificate						
Overshadowing details						
Adjoining units calculated into model calculations						
Site						
Orientation of nominal north elevation						
As shown on plans						
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.						
Hot water						
Specification						
Rating						
Individual system						
Gas instantaneous						
5 star						
Ventilation						
Bathroom exhaust						
Individual fan, ducted to façade or roof						
Control switch						
Manual switch on/off						
Kitchen exhaust						
Individual fan, ducted to façade or roof						
Control switch						
Manual switch on/off						
Laundry						
Individual fan, ducted to façade or roof						
Control switch						
Manual switch on/off						
Cooling						
Individual systems - living areas						
3-phase airconditioning						
EER 3.0 - 3.5						
Individual systems - bedroom areas						
3-phase airconditioning						
EER 3.0 - 3.5						
Heating						
Individual systems - living areas						
3-phase airconditioning						
EER 3.0 - 3.5						
Individual systems - bedroom areas						
3-phase airconditioning						
EER 3.0 - 3.5						
Pool						
Volume						
38kL						
Heating system						
Solar (gas boosted)						
Pool cover						
No						
Pool shaded						
No						
Timer						
Yes						
Spa						
Volume						
6.4kL						
Heating system						
Solar (gas boosted)						
Spa cover						
No						
Spa shaded						
No						
Timer						
Yes						
Lighting						
Refer to NatHERS Certificate						
Light-emitting diode (LED)						
Appliances						
Cooktop/oven						
Gas cooktop & gas oven						
Private outdoor clothes drying line						
Yes						
Private indoor or sheltered clothes drying line						
No						
Zoned Air-conditioning						
No						
Alternative Energy						
Peak kW						
Photovoltaic System (Minimum)						
7.0						

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PROJECT VATSELIAS SCHUBERG AVALON

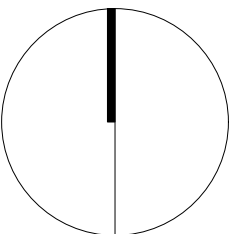
ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT DEVELOPMENT APPLICATION

DRAWING

COVER SHEET

DATE	05.02.25	SCALE	1:1000@ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.00	REV NO.	D



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DOCUMENT DEVELOPMENT APPLICATION

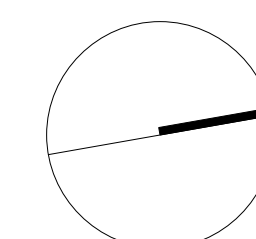
DRAWING

DEMOLITION PLAN

DATE 05.02.25 SCALE 1:100 @ A1

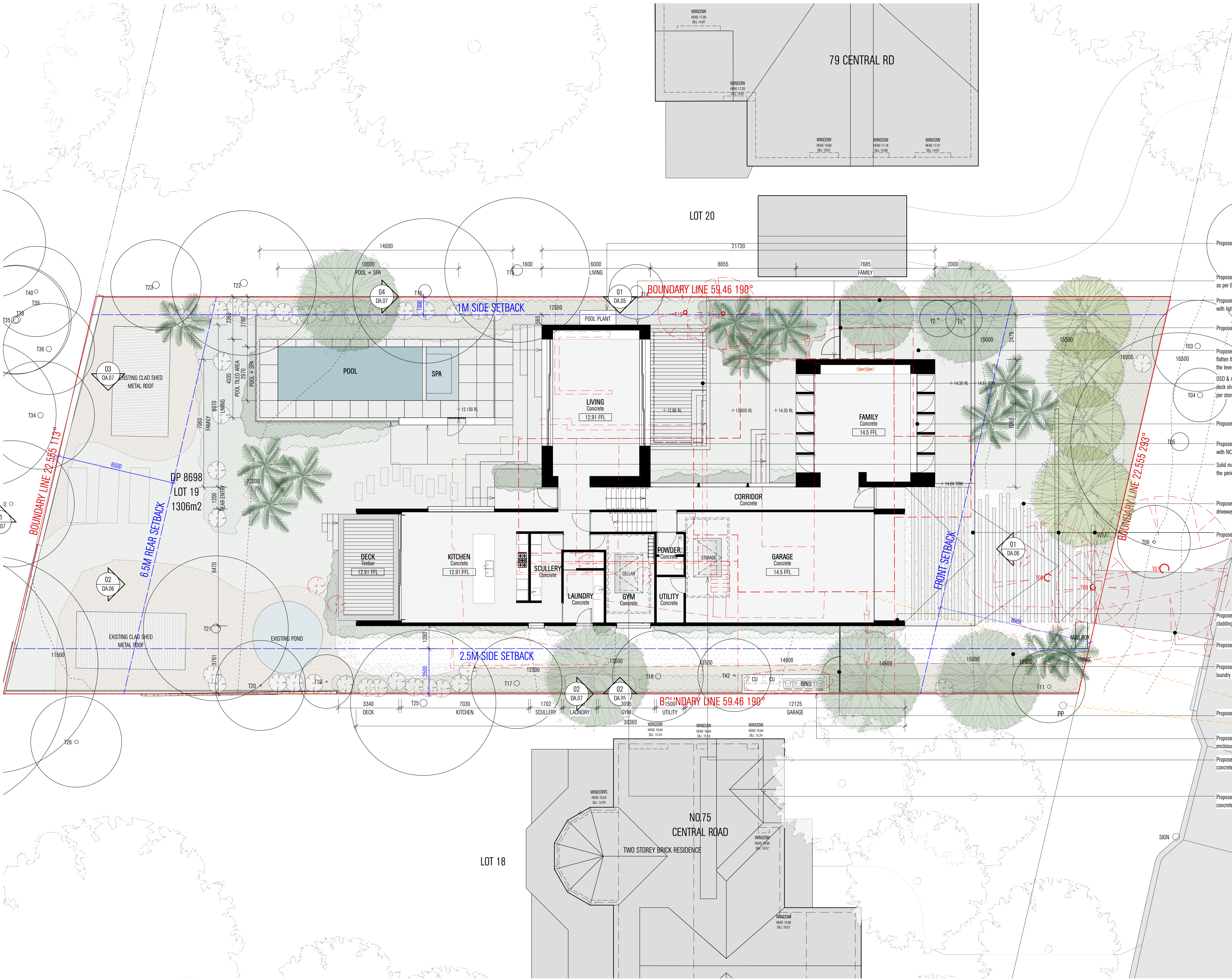
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MATHIESON ARCHITECTS
201/105 RESERVOIR ST SURRY HILLS NSW 2010 AUSTRALIA
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ABBREVIATIONS:

RL: Reduced Levels
TOP: Top of fence RL
TOW: Top of wall RL
PV: Photovoltaic
SK: Skylights
CU: Condenser Unit



0 5m

NOTES

NOTE

Proposed pool plant acoustic enclosure.
Proposed rendered masonry walls, insulated as per BASIX reqs.
Proposed low-height stepped retaining walls with lightweight stepped fencing on top.
Proposed metal side access gate.
Proposed landscape terrace levels, adjust and flatten the existing level as needed to achieve the levels noted.
OSD & rainwater tank located under timber deck shown as dashed black. Size of tank as per stormwater and BASIX reqs.
Proposed glazed doors to basix reqs.
Proposed pool gate designed in accordance with NCC & AS reqs.
Solid masonry wall and metal fencing to form the perimeter surrounding the pool enclosure.

REV NO.	DATE	REVISIONS	BY	CHK
A	13.09.24	ISSUE FOR CONSULTANT REVIEW	LA	ES
B	10.10.24	ISSUE FOR BASIX	LA	ES
C	04.12.24	ISSUE FOR DA	LA	ES
D	09.01.25	DA SUBMISSION	LA	
E	05.02.25	ISSUE FOR DA	LA	

PROJECT VATESLIAS SCHUBERG AVALON

ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT DEVELOPMENT APPLICATION

DRAWING

GROUND PLAN

DATE 05.02.25 SCALE 1:100 @ A1

DRAWN LA PROJECT NO. 23009

DRAWING NO. DA.03 REV NO. E

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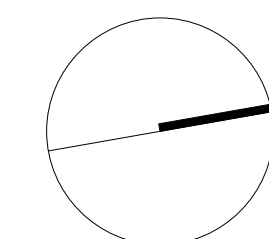
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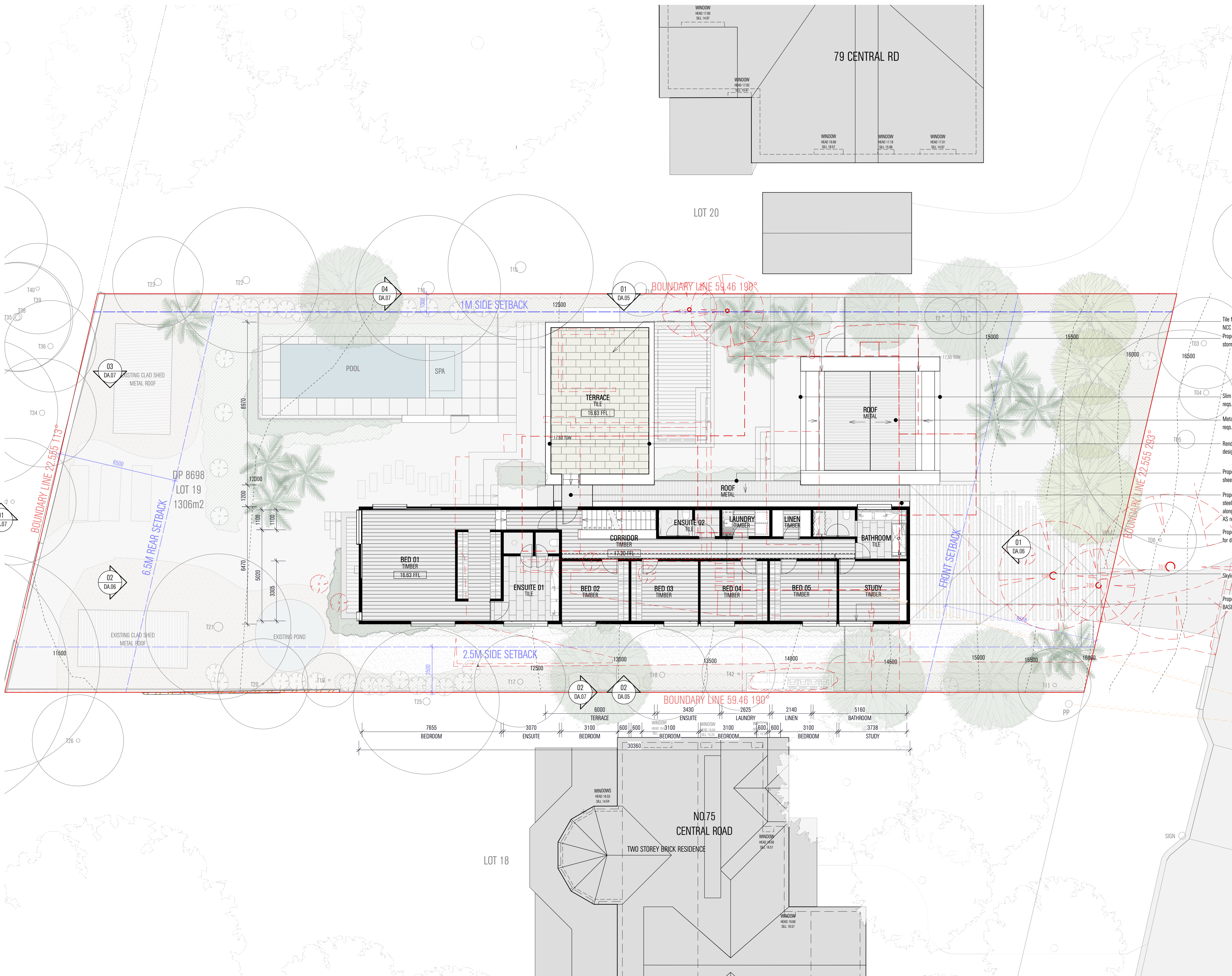
PROJECT	VATSELIAS SCHUBERG AVALON
ADDRESS	77 CENTRAL ROAD, AVALON BEACH NSW 2101

DOCUMENT DEVELOPMENT APPLICATION

DRAWING			
LEVEL 1			
DATE	05.02.25	SCALE	1:100 @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.04	REV NO.	E



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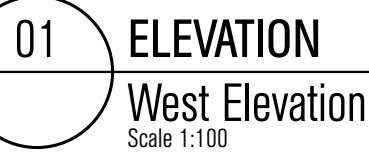
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PROJECT	VATSELIAS SCHUBERG AVALON
ADDRESS	77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT	DEVELOPMENT APPLICATION
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DRAWING			
WEST & EAST ELEVATION			
DATE	05.02.25	SCALE	1:100 @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.05	REV NO.	D

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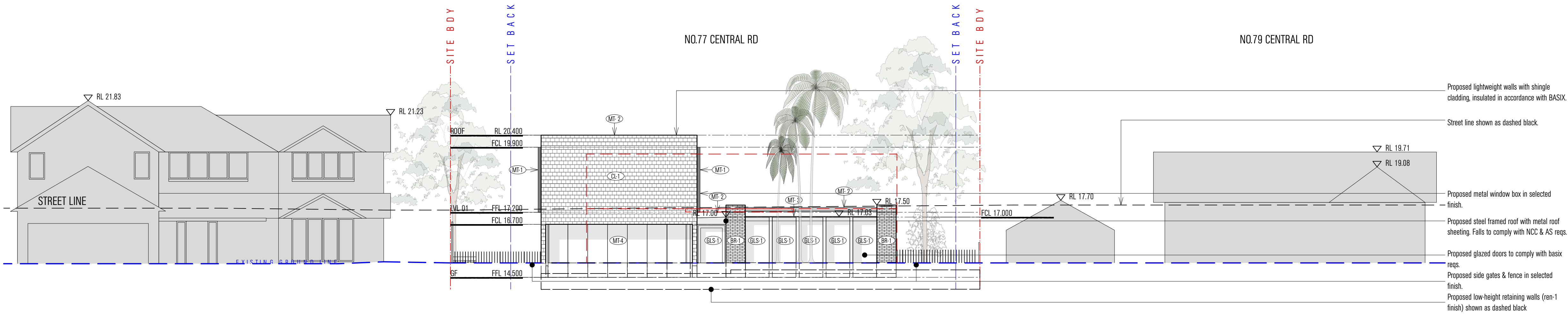
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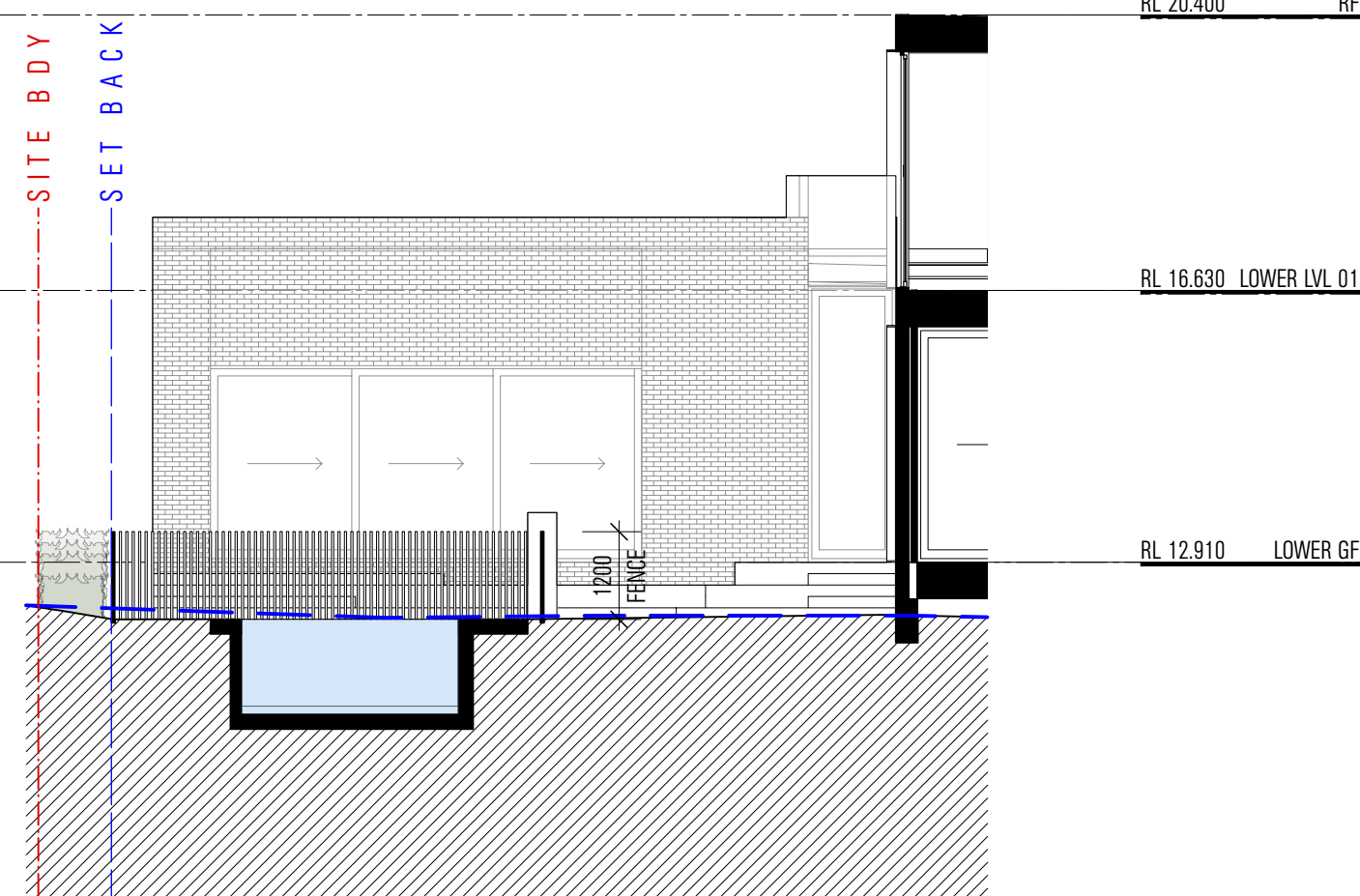
DRAWING

NORTH & SOUTH ELEVATIONS

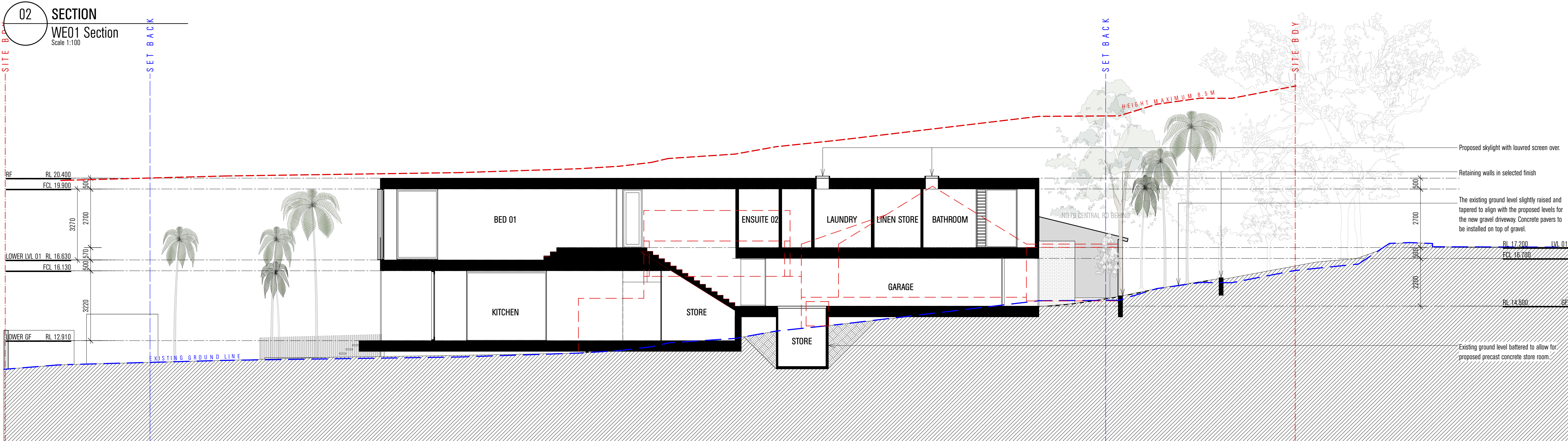
DATE	05.02.25	SCALE	1:100 @ A1
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DRAWING NO. **DA.06** REV NO. **D**





04 SECTION
Pool Section 02
Scale 1:100



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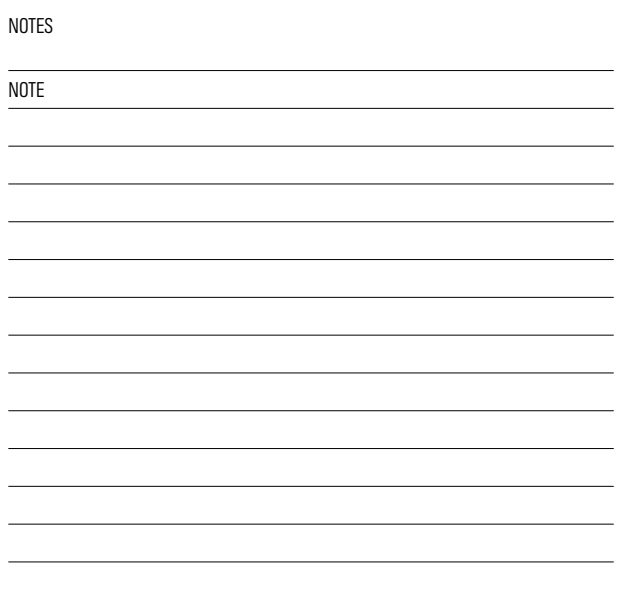
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DRAWING		
SECTIONS		
DATE	05.02.25	SCALE 1:100 @ A1
DRAWN	LA	PROJECT NO. 23009
DRAWING NO.	DA.07	REV NO. D



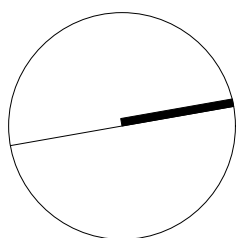
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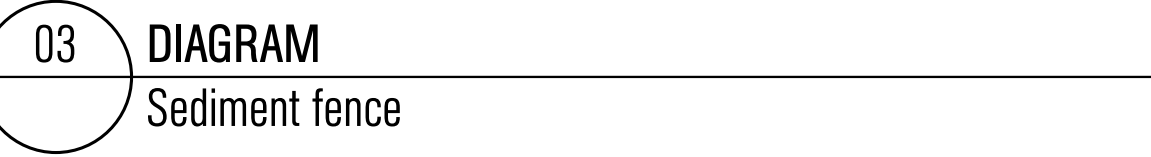
DOCUMENT DEVELOPMENT APPLICATION

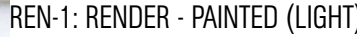
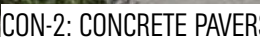
DRAWING			
SEDIMENT & EROSION CONTROL PLAN			
DATE	05.02.25	SCALE	NTS @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.10	REV NO.	B



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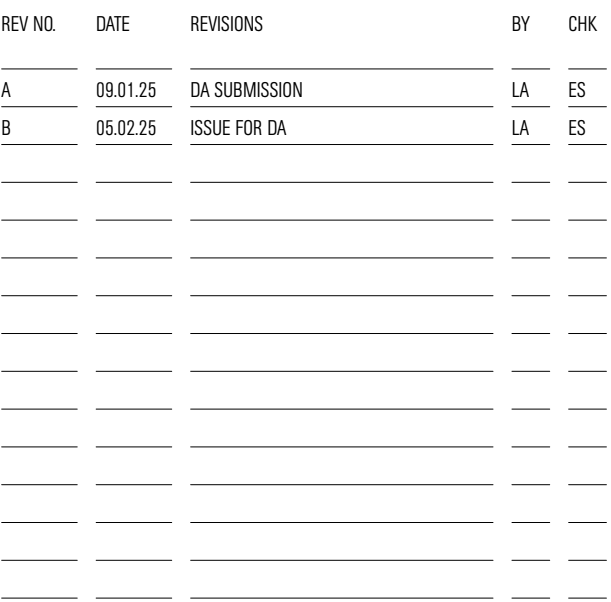
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PROJECT	VATSELIAS SCHUBERG AVALON
ADDRESS	77 CENTRAL ROAD, AVALON BEACH NSW 2107
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING			
SCHEDULE OF COLOURS & MATERIALS			
DATE	05.02.25	SCALE	NTS @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.11	REV NO.	C

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