JULIE & ANDREW SHAW

55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES COUNCIL

DRAWING LIST

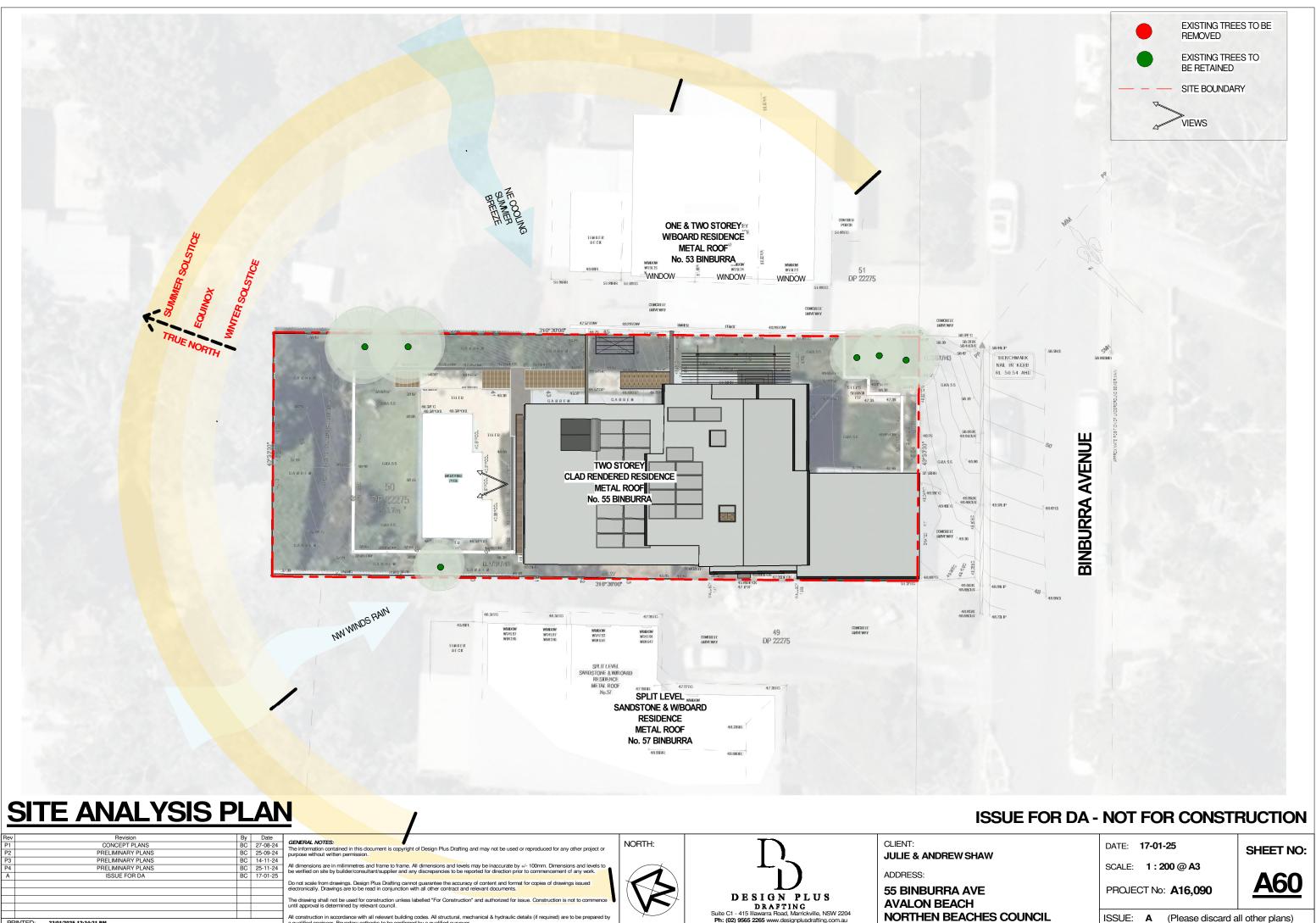
A00	TITLE	Α	17-01-25	A103
A60	SITE ANALYSIS PLAN	Α	17-01-25	A104
A80	EXISTING LOWER G. FLOOR PLAN	Α	17-01-25	A200
A81	EXISTING GROUND FLOOR PLAN	Α	17-01-25	A201
A82	EXISTING FIRST FLOOR PLAN	Α	17-01-25	A202
A89	DEMOLITION LOWER G.F.	Α	17-01-25	A300
A90	DEMOLITION G.F.	Α	17-01-25	A511
A91	DEMOLITION FIRST FLOOR	Α	17-01-25	A516
A92	DEMOLITION ROOF PLAN	Α	17-01-25	A522
A100	SITE / LANDSCAPING PLAN	Α	17-01-25	A800
A101	LOWER GROUND FLOOR PLAN	Α	17-01-25	A801
A102	GROUND FLOOR PLAN	Α	17-01-25	

DEVELOPMENT APPLICATION FOR ALTERATIONS & ADDITIONS



DRAWING LIST

FIRST FLOOR PLAN	А	17-01-25
ROOF PLAN	А	17-01-25
ELEVATIONS	А	17-01-25
ELEVATIONS	А	17-01-25
ELEVATIONS	А	17-01-25
SECTIONS/SCHEDULES	А	17-01-25
SHADOW DIAGRAM JUNE 21st 9AM	А	17-01-25
SHADOW DIAGRAM JUNE 21st 12PM	А	17-01-25
SHADOW DIAGRAM JUNE 21st 3PM	А	17-01-25
MATERIALS & FINISHES SCHEDULE	А	17-01-25
BASIX COMMITMENTS	А	17-01-25



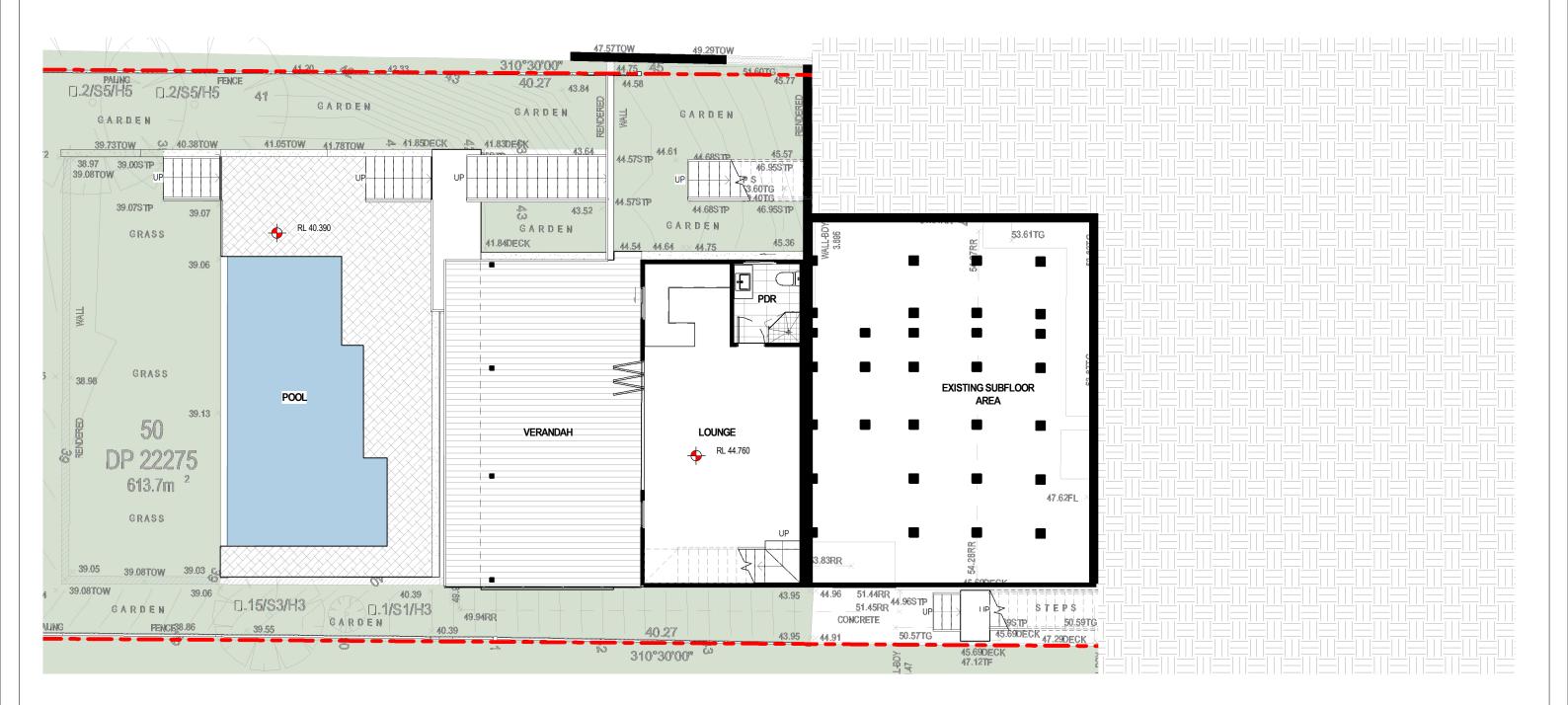
				- /			
Rev	Revision	By	Date				
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:
P2	PRELIMINARY PLANS	BC	25-09-24	The mormation contained in this documents oppright of besign rules braiting and may not be used of reproduced for any other project of purpose without written permission.			JULIE & ANDREW SHAW
P3	PRELIMINARY PLANS	BC	14-11-24	before the second se			JULIE & ANDREW JI AW
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.			
A	ISSUE FOR DA	BC	17-01-25	be venined on site by builder, consultant/supplier and any discrepancies to be reported to direction prior to continencement of any work.			ADDRESS:
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued			
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVE
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence		DESIGN PLUS	
				until approval is determined by relevant council.		DRAFTING	AVALON BEACH
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	NORTHEN BEACHES C
PR	NTED: 23/01/2025 12:34:21 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	
				•	•	•	•

LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arch rals & Docu nts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt



■/□ EXISTING STRUCTURES TO REMAIN

- BOUNDARY LINE



EXISTING LOWER G. FLOOR PLAN

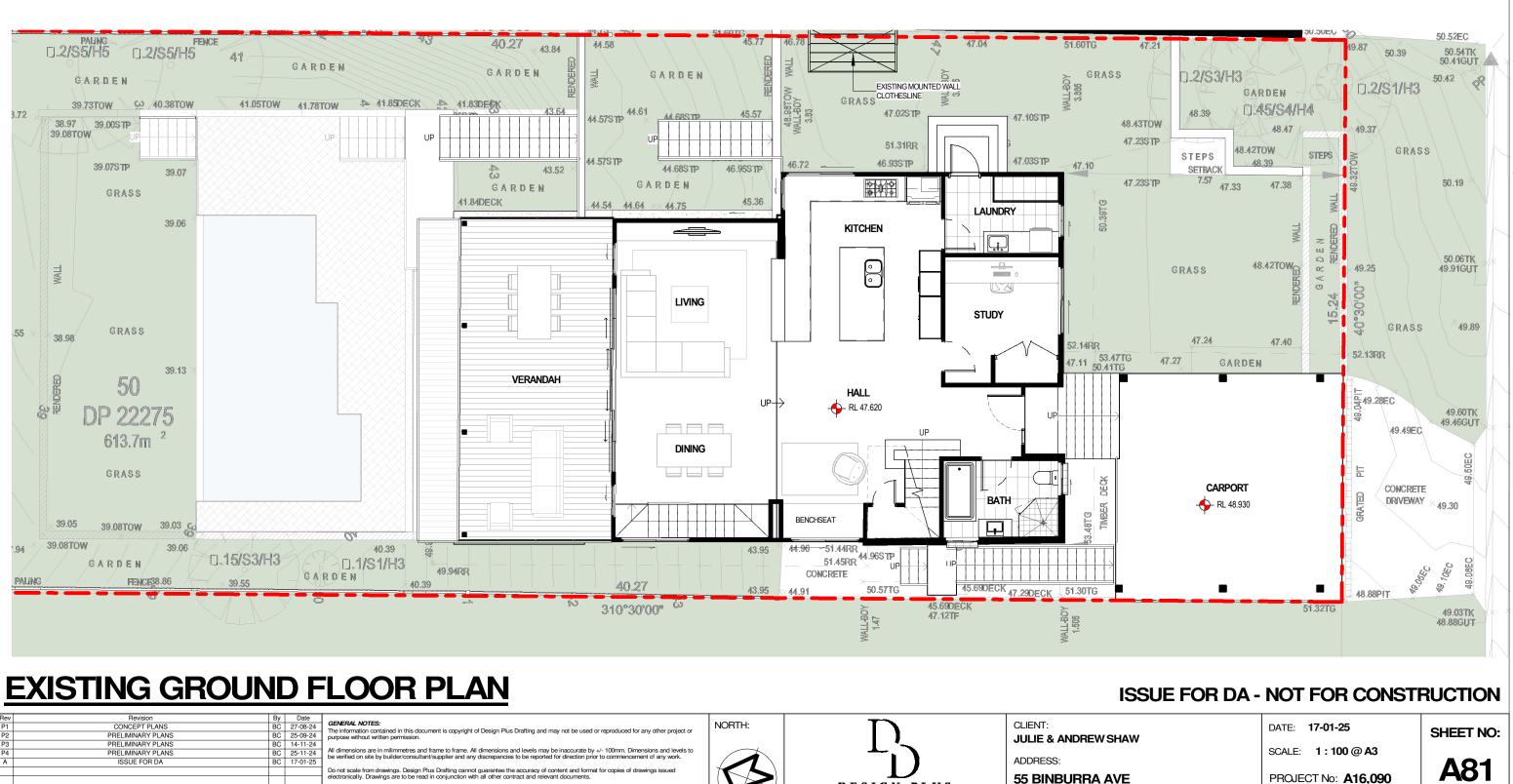
Rev	Revision	E	y Date			-			
P1	CONCEPT PLANS	В	C 27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:	DATE: 17-01-25	SHEET NO:
P2	PRELIMINARY PLANS	В	C 25-09-24	purpose without written permission.			JULIE & ANDREW SHAW		
P3	PRELIMINARY PLANS		C 14-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to					
P4	PRELIMINARY PLANS		C 25-11-24	An office solid state in minimum etcs and mane to mane. An office solid texts may be inductive by the formations and revers to be officed on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.				SCALE: 1:100@A3	
A	ISSUE FOR DA	В	C 17-01-25				ADDRESS:		
			_	Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.					A80
						DESIGN PLUS	55 BINBURRA AVE	PROJECT No: A16,090	
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence			AVALON BEACH		
				until approval is determined by relevant council.					
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACHES COUNCIL	ISSUE: A (Please discard	all other plans)
PRINTED:	23/01/2025 12:34:23 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		FIL (UZ) 9303 ZZOS WWW.designplusoralling.com.au			

L:\Client Jobs & Projects\A16,090 - 55 Binb urra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Ar als & Doo s\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.r



■ / □ EXISTING STRUCTURES TO REMAIN

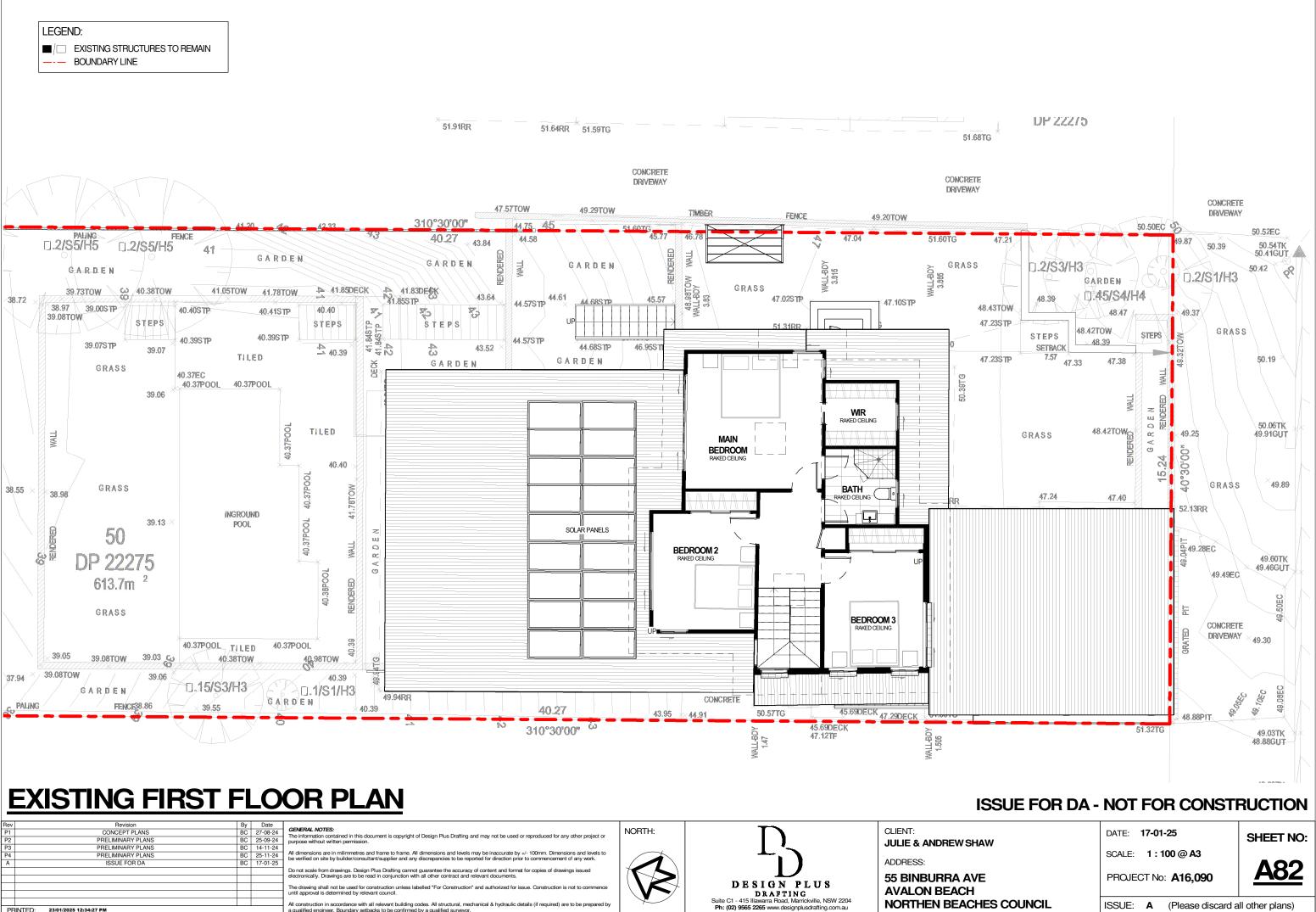
- BOUNDARY LINE



PF	NITED: 23/01/2025 12:34:25 PM			The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council. All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		DESIGN PLUS DRAFTING Suite C1 - 415 Illawara Road. Narrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	AVALON BEACH NORTHEN BEACHES C
		50		Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVE
A	ISSUE FOR DA	BC	17-01-25	be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.			ADDRESS:
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.		· · · · · · · · · · · · · · · · · · ·	
P3	PRELIMINARY PLANS	BC	14-11-24	behave a set of the set			JULIE & ANDREW SHAW
P2	PRELIMINARY PLANS	BC	25-09-24	purpose without written permission.			JULIE & ANDREW SHAW
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:
Rev	Revision	By	Date				

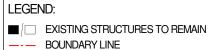
rra Ave, Avalor

COUNCIL	ISSUE:	Α	(Please discard a	ll other plans)



Rev	Revision	By	Date	GENERAL NOTES:		T	
P1 P2	CONCEPT PLANS PRELIMINARY PLANS	BC BC	27-08-24 25-09-24 14-11-24	The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission.	NORTH:		CLIENT: JULIE & ANDREW SH
P3 P4 A	PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA	BC		All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.			ADDRESS:
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVI
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.		DESIGN PLUS DRAFTING	AVALON BEACH
PRINTED:	23/01/2025 12:34:27 PM			Al construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACH

L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Are ts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.r als & Doc

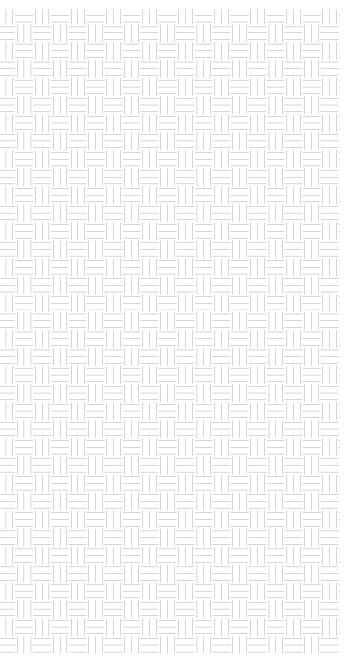


47 57TOW 49.29TOW 310°30'00" 45 44.75 D.2/S5/H5 FENCE 40.27 44.58 × 43.84 D.2/\$5/H5 41 GARDEN GARDEN WALL GARDEN GARDEN Ŕ 1 41.85DECK 1 41.83DECK 39.73TOW 40.38TOW 41.05TOW 41.78TOW 43.64 44.61 '2 45.57 44 68STP 44.57STP 38.97 39.00STP 46.95STP 39.08TOW **UP** ŰР UF 3.60TG K 44.57STP 39.07STP 43 44.68STP 46.95STP 43.52 39.07 GARDEN ALL-BD' 3.695 GRASS 53.61TG 45.36 41.84DECK 44.54 44.64 × 44.7 39.06 WALL GRASS 5 38.98 EXISTING SUBFLOOR AREA INGROUND 39.13 POOL 68 RENDERED 50 DP 22275 613.7m . 2 STEP TO BE REMOVED/EXTEND TO FLOORING TO BE REBUILT TO --MEET BCA STANDARDS AND --SUIT NEW HABITABLE ROOMS.-47.62FL SUIT NEW DESIGN GRASS IIP 3.83RR 39.03 Cu 39.05 39.08TOW 40.39 D.1/S1/H3 39.08TOW 51.44RR 51.45RR 44.96STP 39.06 ×44.96 4 41.95 2 D.15/S3/H3 STEPS GARDEN, 49.94RR BE REMOVED NEW OPENING 45.69DECK 47.29DECK UP 1 IP CONCRETE GARDEN FENCE38.86 39 55 ALING 40.39 40.27 50.57TG 43.95 ^{ىن "3}310°30'00 Ň 45.69DECK 47.12TF .L-BDY 1.47

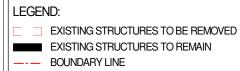
DEMOLITION LOWER G.F.

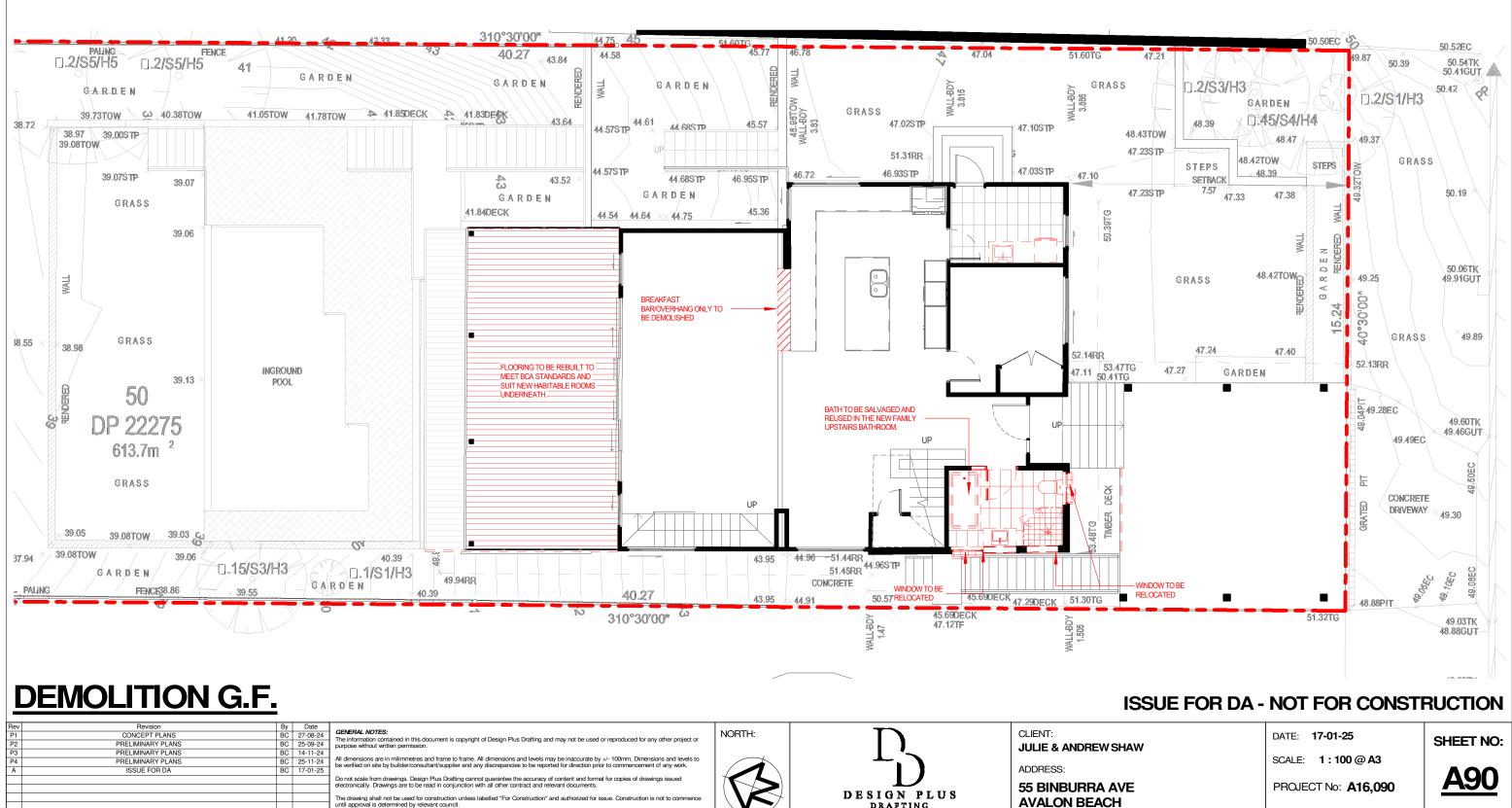
Rev P1 P2 P3 P4 A A	Revision CONCEPT PLANS PRELIMINARY PLANS PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA	BC BC BC	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work. Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.	NORTH:	DESIGN PLUS DRAFTING Suite C1 - 415 Warrickville, NSW 2204	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH
PRINTED: 23	01/2025 12:34:29 PM		All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.	,	Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACHES C

OCATION: L:Client Jobs & Projects/a16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.vt



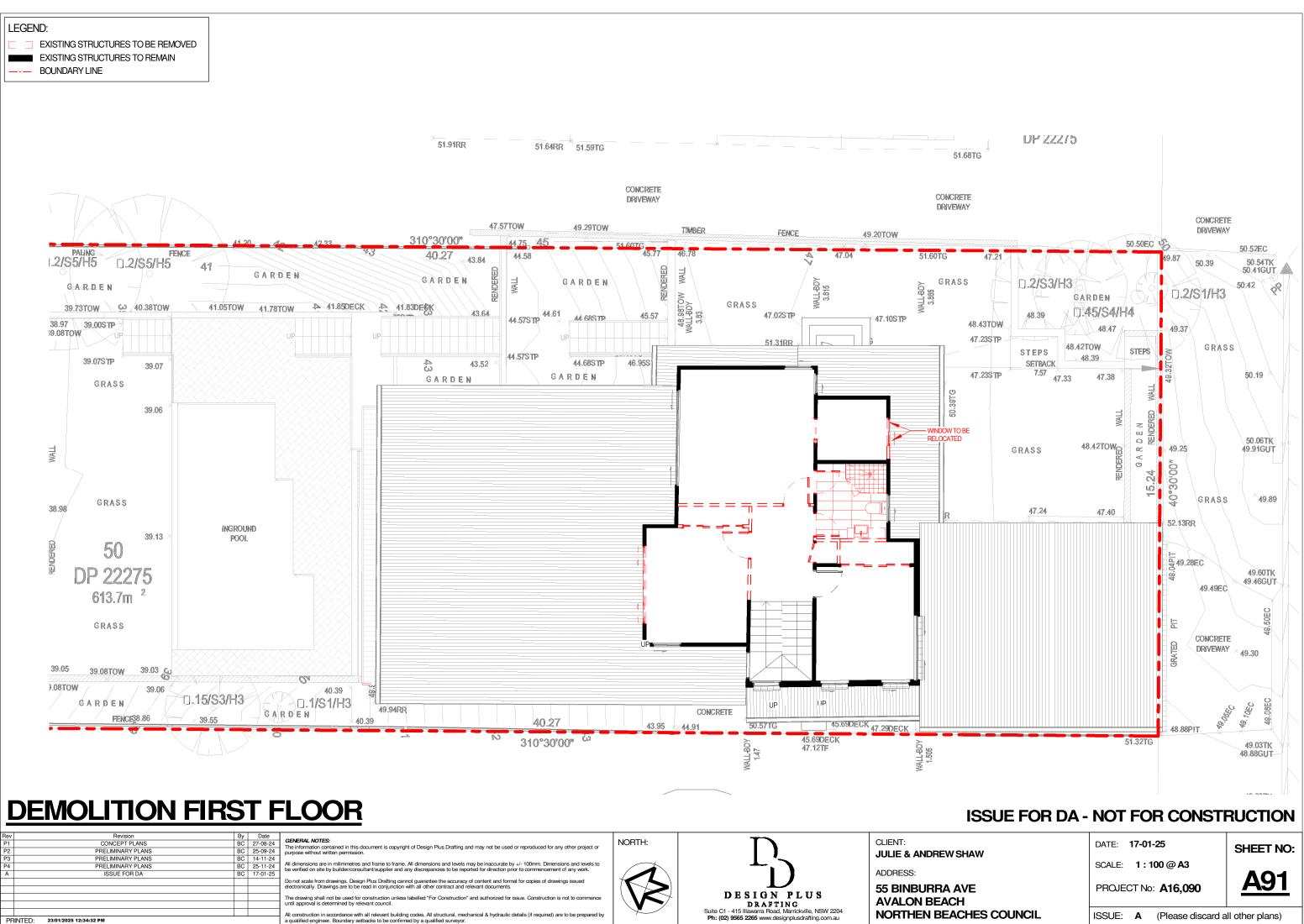
SCALE: 1:100@A3 PROJECT No: A16,090	SHEET NO:
ISSUE: A (Please discard al	ll other plans)
	PROJECT No: A16,090





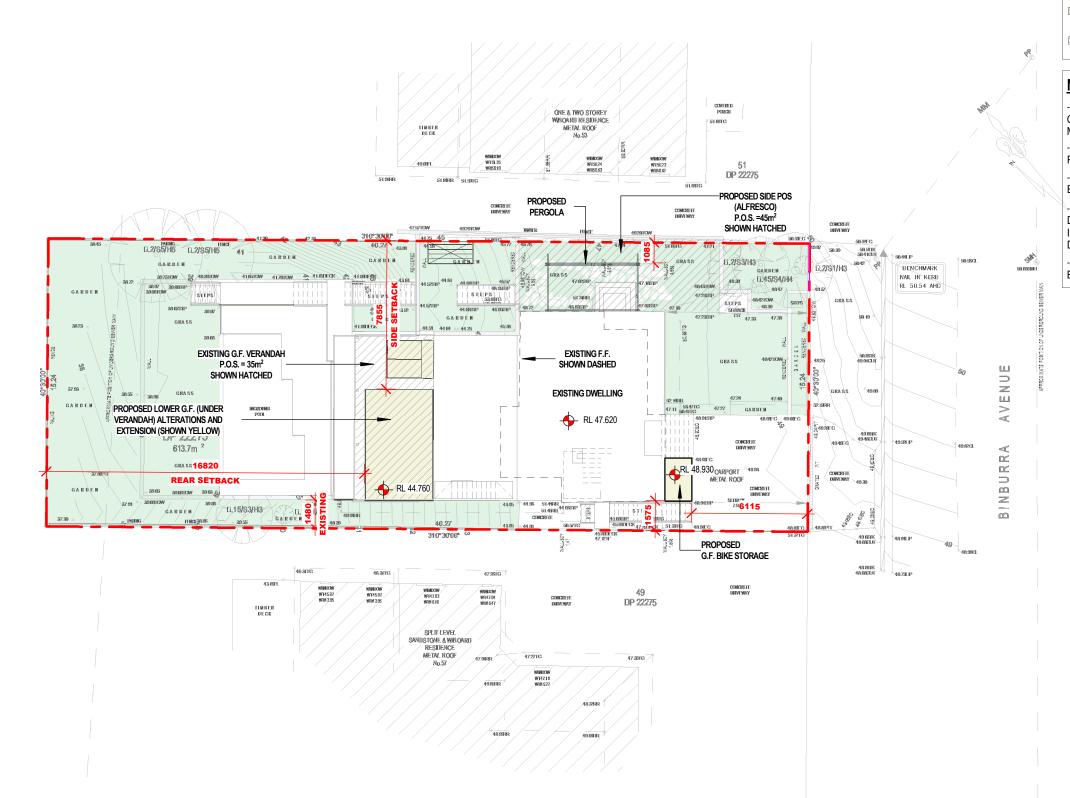
					1000
Rev Revision P1 CONCEPT PLANS P2 PRELIMINARY PLANS P3 PRELIMINARY PLANS P4 PRELIMINARY PLANS A ISSUE FOR DA	By Date BC 27-08-24 BC 25-09-24 BC 14-11-24 BC 25-11-24 BC 17-01-25	The information contained in this document is copyright of Design Plus Dratting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.	NORTH:	D D	CLIENT: JULIE & ANDREW SHAW ADDRESS:
PRINTED: 23/01/2025 12:34:31 PM		Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council. All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		DESIGN PLUS DRAFTING Suite C1 - 415 Illuwarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES C
PRINTED: 23/01/2025 12:34:31 PM		until approval is determined by relevant council. All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		DRAFTING Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	AVALON

LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Architec cturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt COUNCIL ISSUE: A (Please discard all other plans)



	be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any
1-25	
	Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings iss
	electronically. Drawings are to be read in conjunction with all other contract and relevant documents.

LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Ard



SITE / LANDSCAPING PLAN

ev	Revision	By Date						
	CONCEPT PLANS	BC 27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:	DATE: 17-01-25	
	PRELIMINARY PLANS	BC 25-09-24	 The montained contained in this document is dopying to besign rules braining and may not be used or reproduced for any other project or purpose without writen permission. 			JULIE & ANDREW SHAW		SHEET NO
	PRELIMINARY PLANS	BC 14-11-24			I '~			
	PRELIMINARY PLANS	BC 25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.		, \		SCALE: 1:200@A3	
	ISSUE FOR DA	BC 17-01-25				ADDRESS:		
			Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVE	PROJECT No: A16,090	A100
			The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.		DESIGN PLUS DRAFTING	AVALON BEACH	-,	
			All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	NORTHEN BEACHES COUNCIL	ISSUE: A (Please discard	l all other plans)
RINTED:	23/01/2025 12:34:35 PM		a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHER BEACHED OCONOLE	ISSUE. A (I lease discard	

CATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arch irals & Docu nts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rv

LEGE	ND
	BOUNDARY LINE
	EXISTING STRUCTURES
	NEW STRUCTURES
	GREEN AREAS INCLUDED IN THE LANDSCAPING CALCULATIONS
	GREEN AREAS NOT INCLUDED IN THE LANDSCAPING CALCULATIONS
<i>[]]]]</i>]	PRIVATE OPEN SPACE AREA

NOTES

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERALS TO COMPLY WITH BASIX (REFER TO PAGE A801).

- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION

- LOCATION OF EXTERNAL A/C UNIT TO BE IN ACCORDANCE WITH DA/CDC APPROVED PLANS. IF NOT SHOWN ON APPROVED DRAWINGS, INSTALLATION TO BE IN ACCORDANCE WITH THE EXEMPT DEVELOPMENT CONTROLS.

- INSTALLATION OF INTERNAL A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER.

SITE SUMMARY

NORTHERN BEACHES COL	JNCIL	
SITE AREA LOT & DP		613.70m ² LOT 50 / DP 22275
FLOOR SPACE RATIO CON	TROL	
	EXISTING	PROPOSED
LOW. GROUND FLOOR	37.56m ²	58.21m ²
GROUND FLOOR	106.22m ²	106.22m ²
FIRST FLOOR	62.12m ²	63.12m ²
TOTAL	205.90m ²	227.55m ²
SITE COVERAGE CONTRO	L	
EXISTING		152.66m ² or 24%
PROPOSED		152.66m ² or 24%
PRIVATE OPEN SPACE CO	NTROL	80m² (min 3m)
EXISTING		35m ²
PROPOSED		80m ²
LANDSCAPED AREA		
EXISTING		290.37m ²
PROPOSED		290.37m ²
ALL CONSTRUCTION WO		

ALL CONSTRUCTION WORK TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

NOTES

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A801).

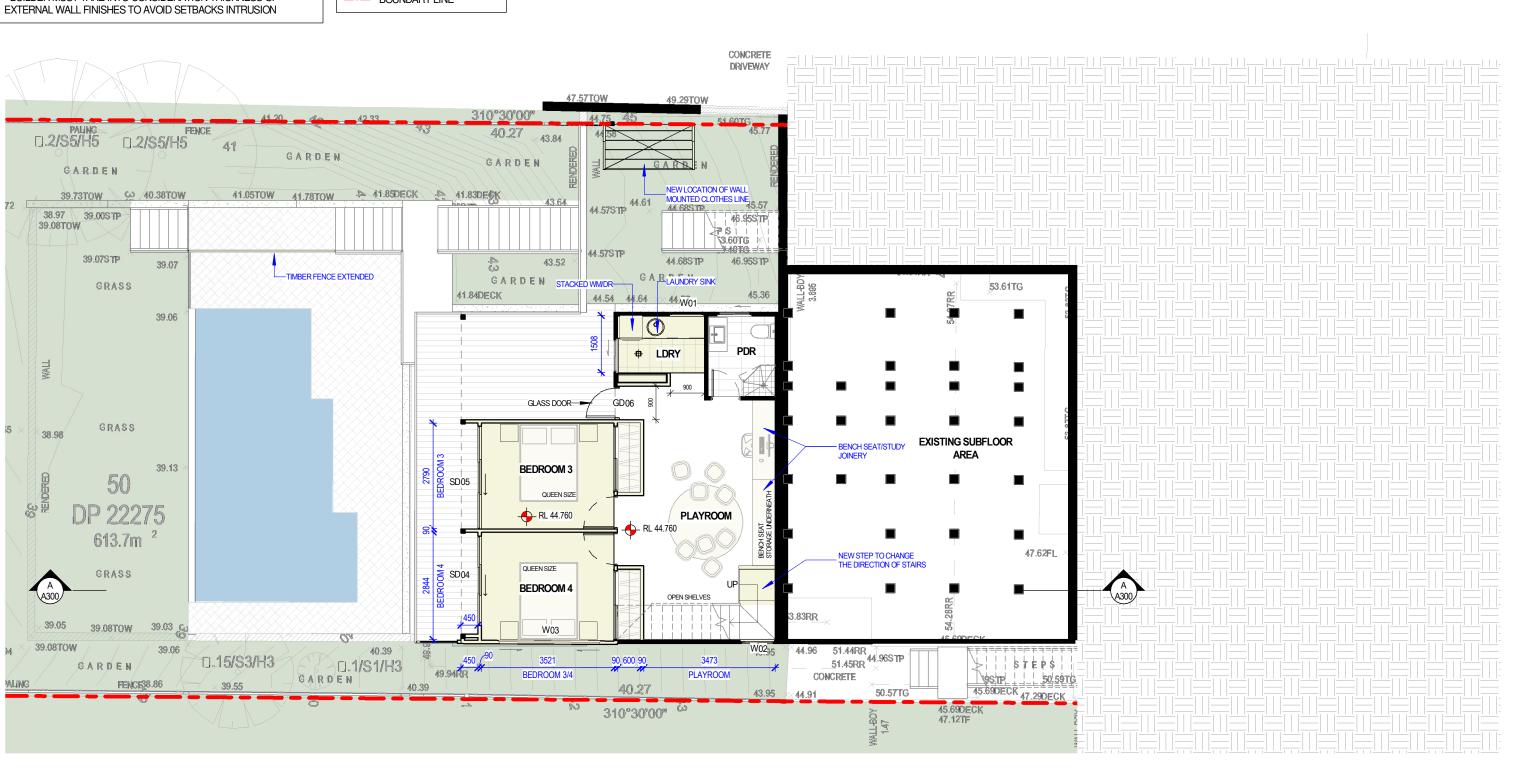
- EXTERNAL A/C UNIT AND OTHER A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER. IF NOT APPROVED BY DA, INSTALLATION IN ACCORDANCE WITH EXEMPT DEVELOPMENT

- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF

_	

- LOH LIFT OFF DOOR HINGE
- SA ③ SMOKE ALARM
- ODP DOWNPIPE
- +FW TIMBER POST TO ENG'S SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES
- --- BOUNDARY LINE

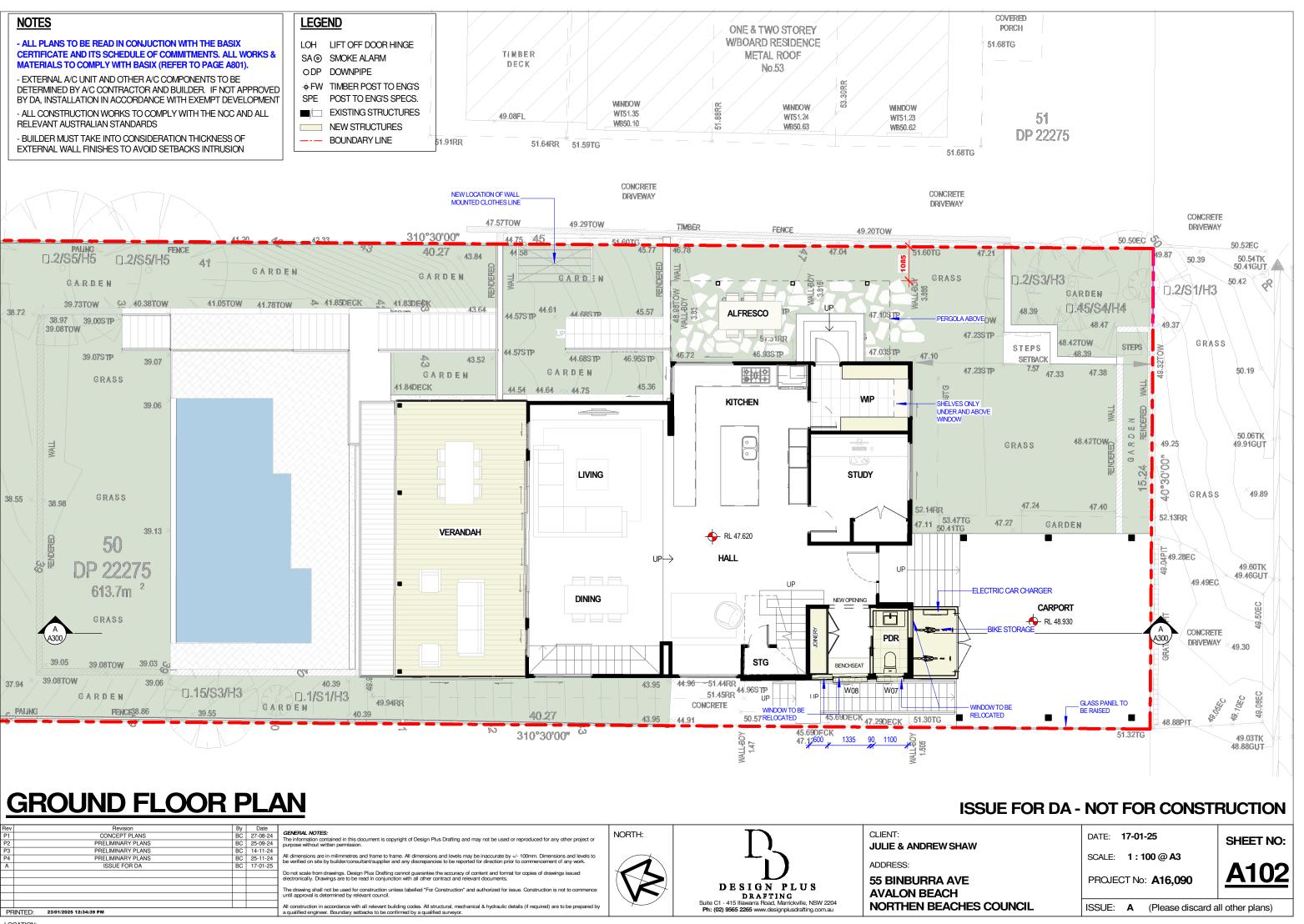


LOWER GROUND FLOOR PLAN

Item Revision P1 CONCEPT PLANS P2 PRELIMINARY PLANS P3 PRELIMINARY PLANS P4 PRELIMINARY PLANS A ISSUE FOR DA ISSUE FOR DA ISSUE FOR DA	BC 22 BC 24 BC 14 BC 24 BC 24	27-08-24 25-09-24 14-11-24 25-11-24 17-01-25	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work. Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified enniere. Boundary setbacks to be confirmed by a qualified surveyor.	NORTH:	DESIGN PLUS DRAFTING Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9665 2265 www.designolus/arting.com.au	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES C
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------	-------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Ar als & Doo s\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and And

	DATE: 17-01-25 SCALE: 1:100@A3 PROJECT No: A16,090	SHEET NO: <u>A101</u>
COUNCIL	ISSUE: A (Please discard a	ll other plans)



P3	Revision CONCEPT PLANS PRELIMINARY PLANS PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA	BC BC	Date 27-08-24 25-09-24 14-11-24 25-11-24 17-01-25	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work. Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council. All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified surveyor.	NORTH:	DESIGN PLUS DRAFTING Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Phile (20) 9565 2265 www.designolus/artifica.com.au	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES (

LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arc ts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rv rals & Doc

NOTES

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A801).

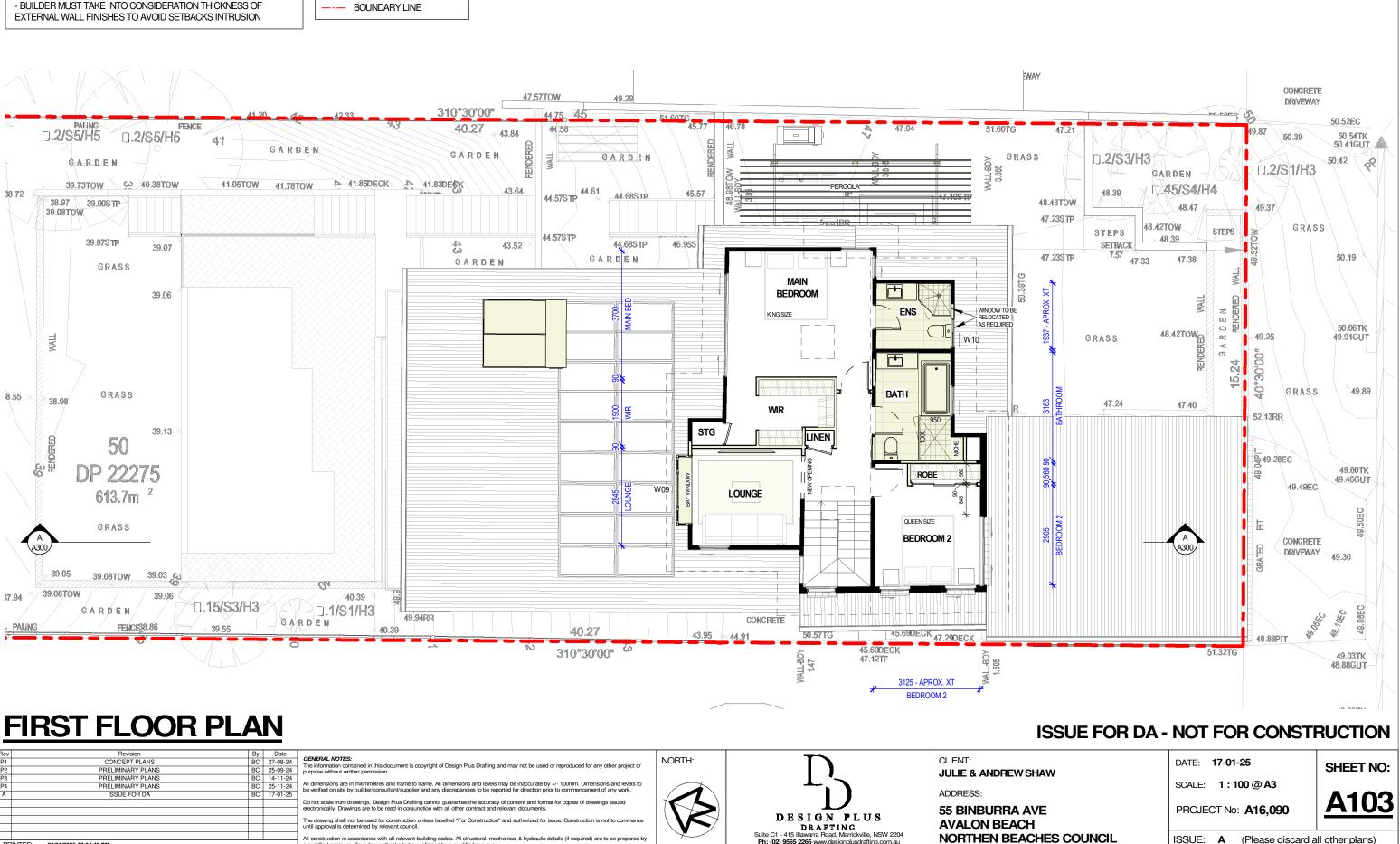
- EXTERNAL A/C UNIT AND OTHER A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER. IF NOT APPROVED BY DA, INSTALLATION IN ACCORDANCE WITH EXEMPT DEVELOPMENT

- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF

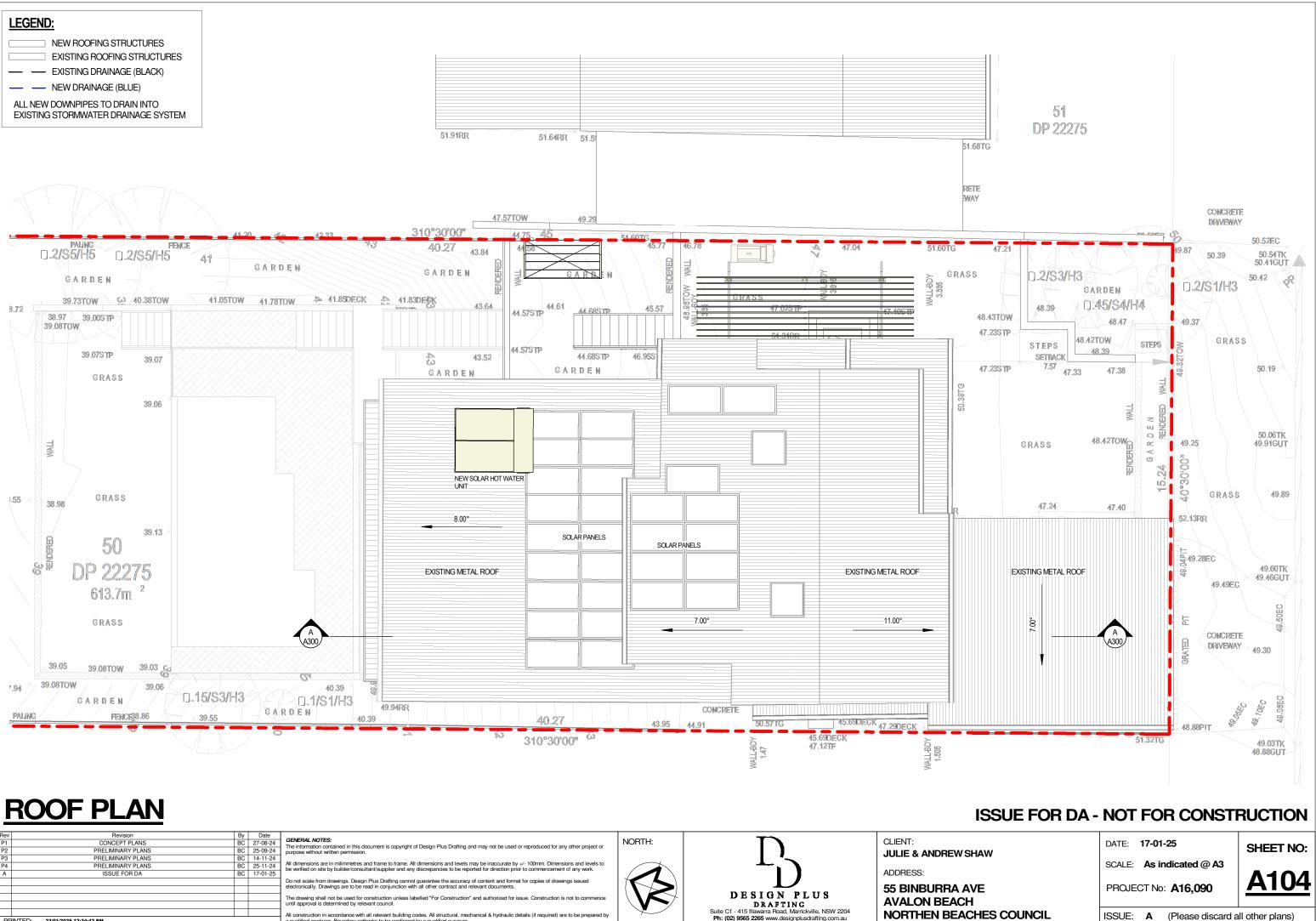
I EGEND	
LLOLIND	

- LOH LIFT OFF DOOR HINGE
- SA () SMOKE ALARM ODP DOWNPIPE
- +FW TIMBER POST TO ENG'S
- SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES



						193
Rev P1 P2 P3 P4 A P3 P4 P3 P4 P3 P4 P3 P4 P3 P4 P4 P5 P7 P8 P8 P9 P8 P9 P1 P4 P1 P1 P1 P1 P2 P3 P4 P4	Revision CONCEPT PLANS PRELIMINARY PLANS PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA 3001/2025 12:34:40 PM	By BC BC BC BC BC	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work. Do not scale from drawings. Design Plus Drafting cannot quarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council. All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.	NORTH:	DESIGN PLUS DRAFTING Suite C1 - 415 linewarra Poad, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES

LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arct ts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rv als & Doc



P1 CONCEPT PLANS BC 27:08-24 P2 PRELIMINARY PLANS BC 25:09-24 P3 PRELIMINARY PLANS BC 25:09-24 P4 PRELIMINARY PLANS BC 25:11-24 A ISSUE FOR DA BC 17:01-25 A ISSUE FOR DA BC 17:01-25 Dent scale from drawings are to be yould cronstruction with all dreve contract and in the securacy of construction with all dreve contract and increasing and there is the output of the contract and increasing and there is the output of the contract and increasing	NORTH:	DESIGN PLUS DRAFTING Suite C1 - 415 Illawarra Foad, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------	--------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Archi irals & Docu ents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

NOTES

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A801).

- EXTERNAL A/C UNIT AND OTHER A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER. IF NOT APPROVED BY DA, INSTALLATION IN ACCORDANCE WITH EXEMPT DEVELOPMENT

- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

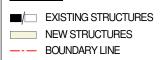
FINISHES LEGEND

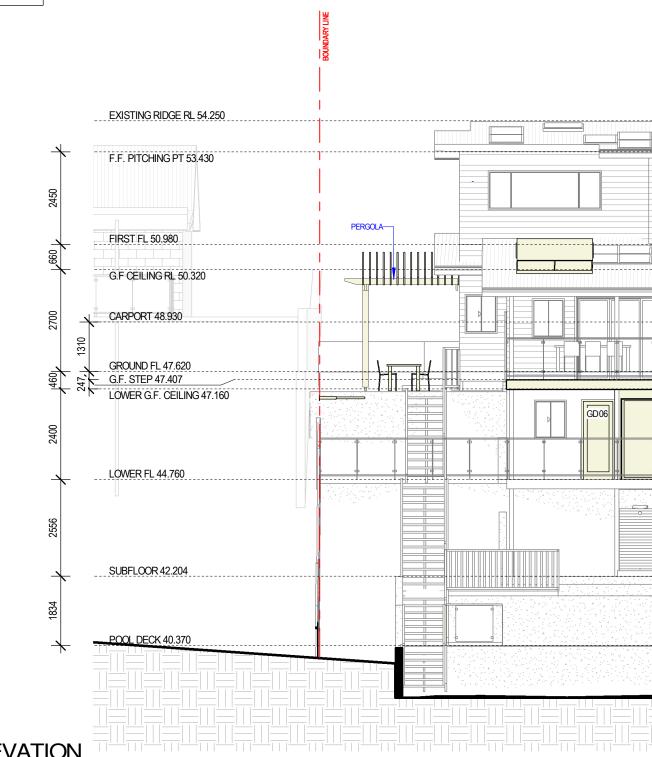
BW	EXPOSED BRICKWORK
BWR	RENDERED BRICKWORK
BWP	PAINTED BRICKWORK
CM	METAL CLADDING
CFC	FIBRE CEMENTITIOUS CLADDING
PT	PAINTED FINISH
TB	TIMBER FINISH
RM	METAL ROOF



AW&D ALUMINIUM FRAME WINDOWS

LEGEND:





NORTHWEST ELEVATION

1:100 SOUTH ELEVATION

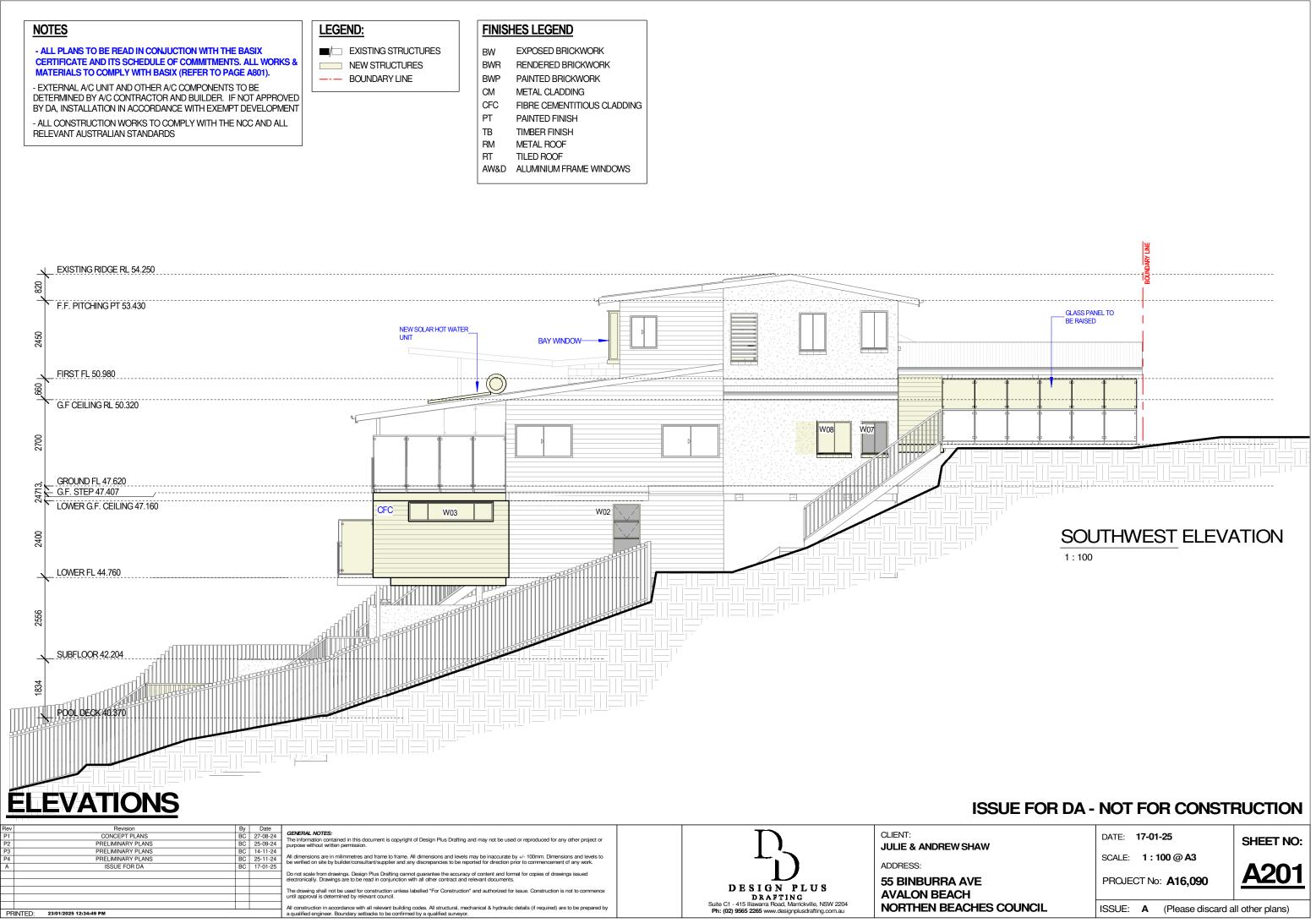
ELEVATIONS

_						
Rev	Revision	By	Date			
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or		CLIENT:
P2	PRELIMINARY PLANS	BC	25-09-24	 The information contained in this document is dopying to besign this braining and may not be used or reproduced for any other project or purpose without written permission. 		JULIE & ANDREW SHAW
P3	PRELIMINARY PLANS	BC	14-11-24			
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetrees and frame to frame. All dimensions and levels may be inaccurate by +/ 100mm. Dimensions and levels to be verified on site by builder/consultant/supoiler and any discrepondes to be reported for direction prior to commencement of any work.	· · · · · · · ·	
A	ISSUE FOR DA	BC	17-01-25	be verified of site by builder/consultant/supplier and any disciplances to be reported for direction prior to commencement of any work.		ADDRESS:
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued		
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.		55 BINBURRA AVE
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence	DESIGN PLUS	
				until approval is determined by relevant council.	DRAFTING	AVALON BEACH
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by	Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	NORTHEN BEACHES
PRINT	ED: 23/01/2025 12:34:44 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.	Ph: (02) 9565 2265 www.designplusdrafting.com.au	

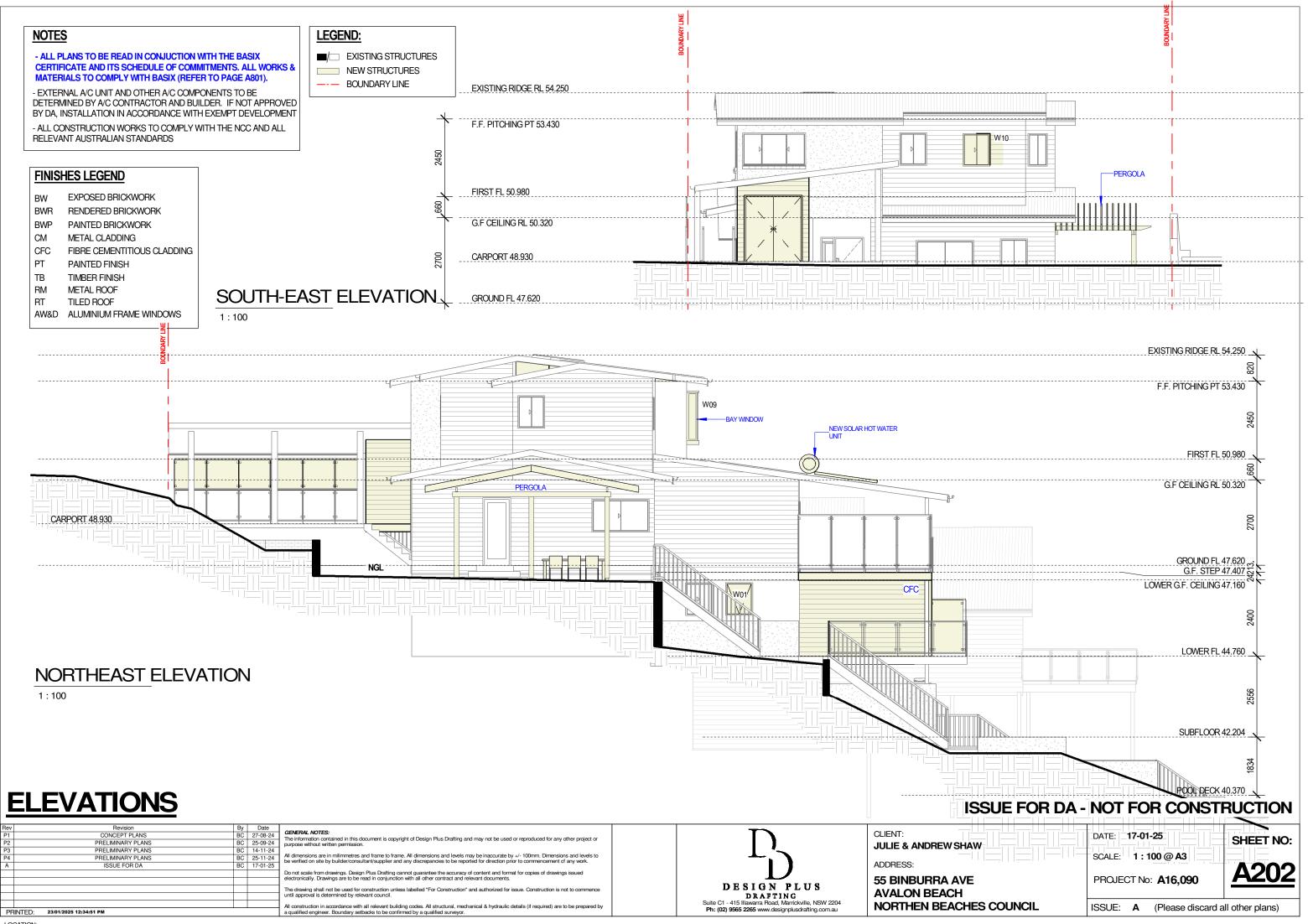
LOCATION: L:Client Jobs & Projects:A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC:01 - Arch urals & Docu nents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvi



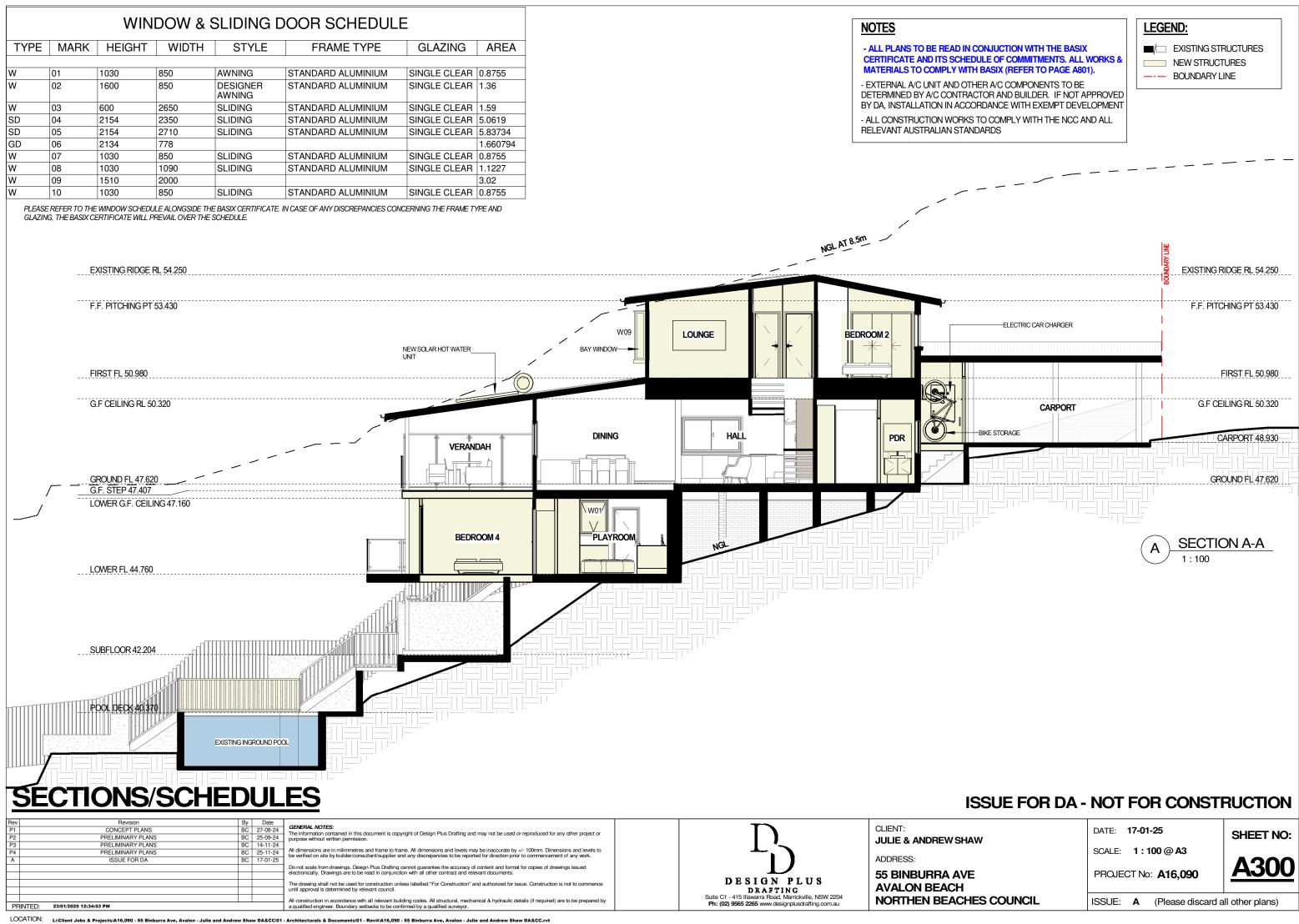
S COUNCIL ISSUE: A (Please discard all other plans)

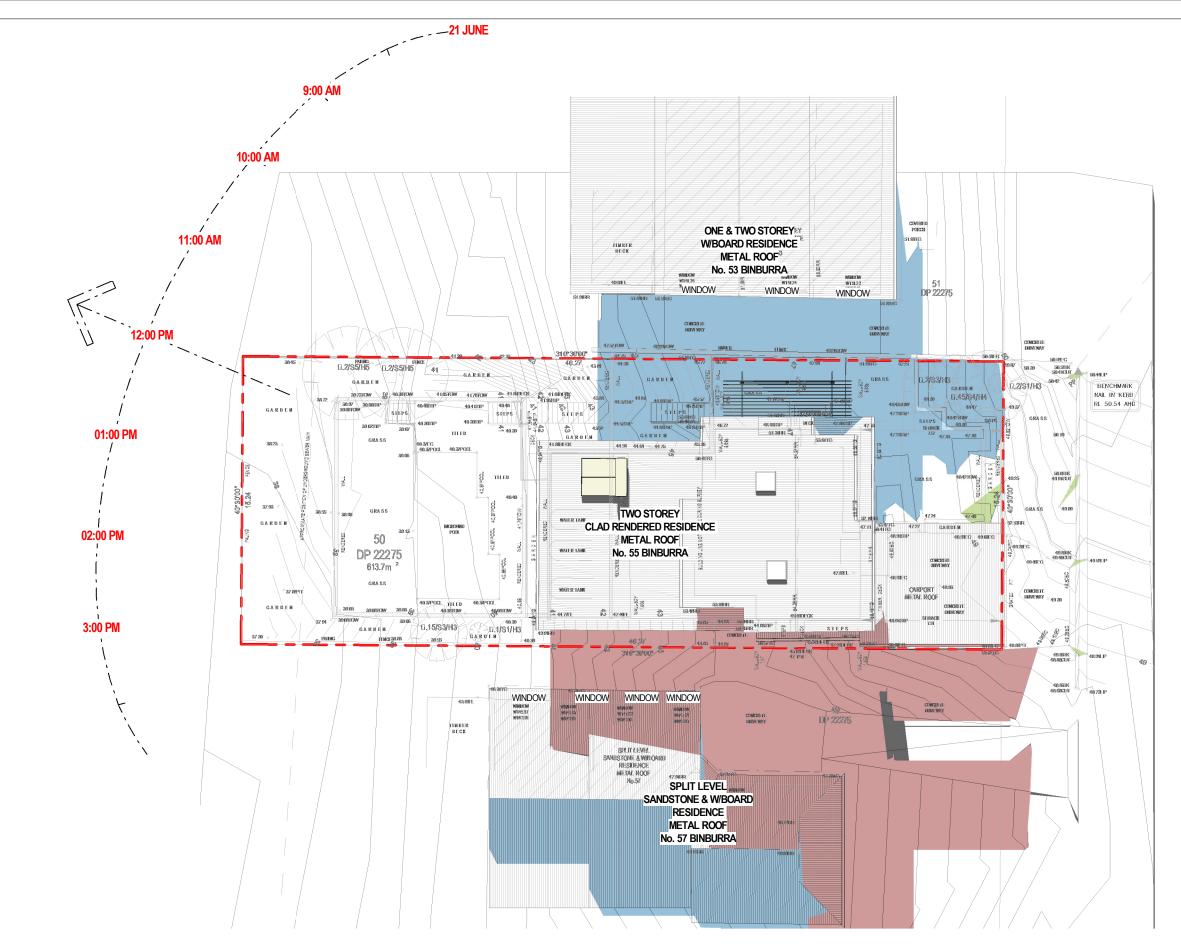


LOCATION: L:Client Jobs & Projects A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals &



LOCATION: LtClient Jobs & Projects/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

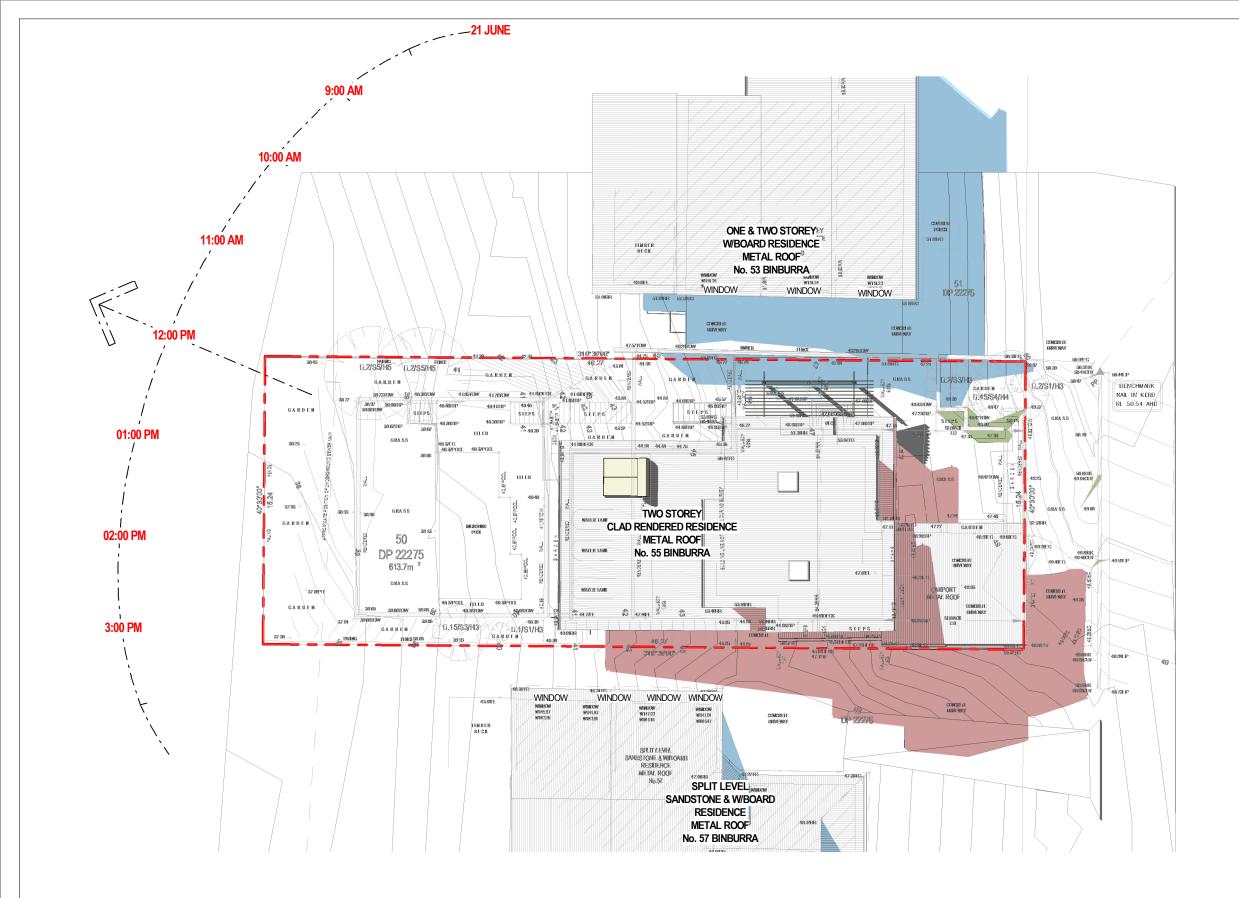




SHADOW DIAGRAM JUNE 21st 9AM

Rev Revision P1 CONCEPT PLANS P2 PRELIMINARY PLANS P3 PRELIMINARY PLANS P4 PRELIMINARY PLANS A ISSUE FOR DA	By Date BC 27-08-24 BC 25-09-24 BC 14-11-24 BC 25-11-24 BC 17-01-25	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission. All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work. Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.	NORTH:	DESIGN PLUS DRAFTING	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE AVALON BEACH	DATE: 17-01-25 SCALE: As indicated @ A3 PROJECT No: A16,090	SHEET NO:	
PRINTED: 23/01/2025 12:34:55 PM		All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACHES COUNCIL	ISSUE: A (Please discard all other plans)		

LEGEN	<u>D:</u>
	SHADOWS PROPOSED
	EXISTING SHADOWS OF 55 BINBURRA AVENUE
	EXISTING SHADOWS OF ADJOINING PROPERTIES
	EXISTING SLOPE LAND SHADOWS

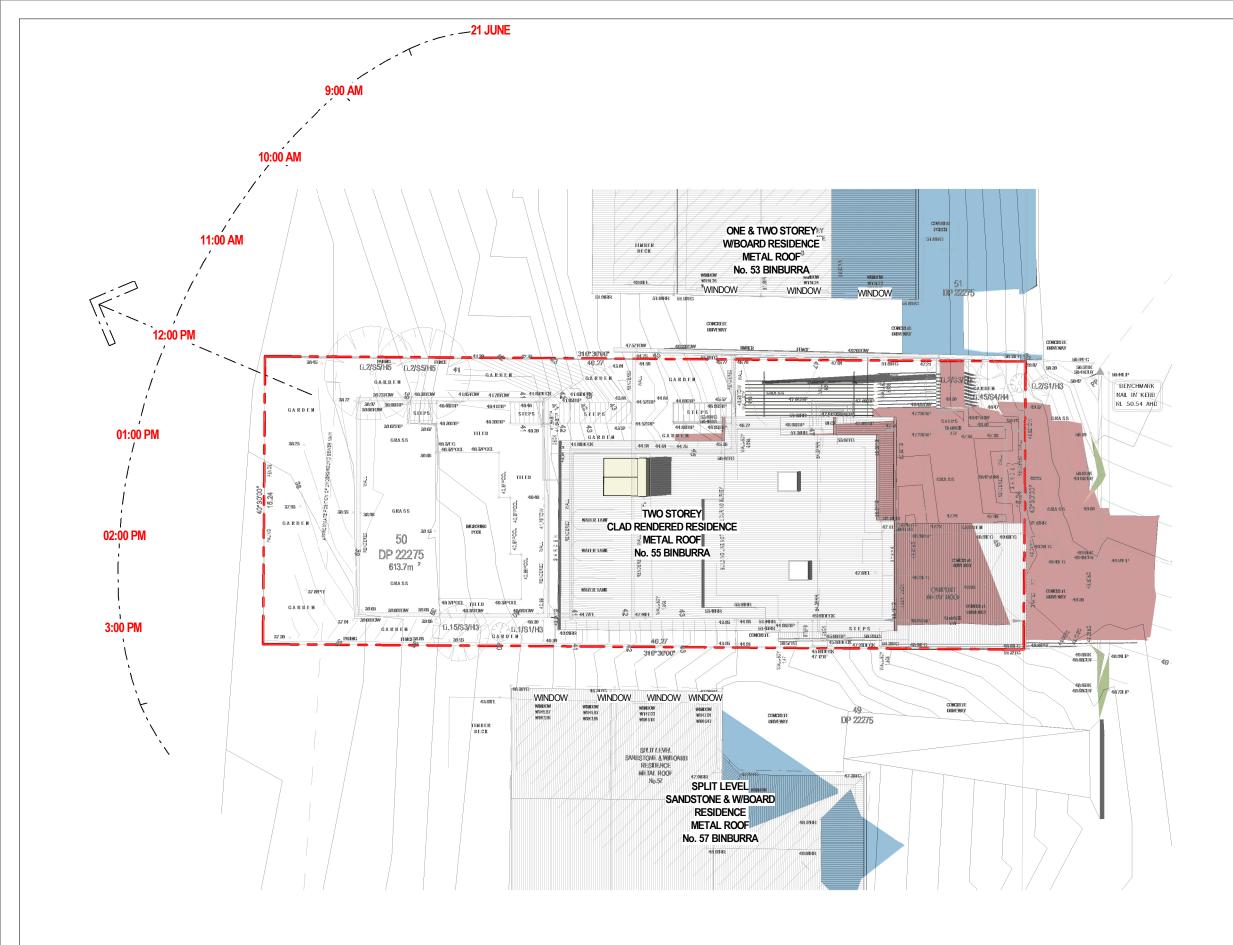


SHADOW DIAGRAM JUNE 21st 12PM

PRINTED	23/01/2025 12:34:57 PM	•		a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACHES C
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	NORTHEN BEACHES CO
				until approval is determined by relevant council.		DRAFTING	AVALON BEACH
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence		DESIGN PLUS	
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVE
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued	🌾 🤊		
A	ISSUE FOR DA	BC	17-01-25				ADDRESS:
P4	PRELIMINARY PLANS		25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.		· · · · · ·	
P3	PRELIMINARY PLANS	BC	14-11-24		- 1		
P2	PRELIMINARY PLANS		25-09-24	purpose without written permission.			JULIE & ANDREW SHAW
P1	CONCEPT PLANS		27-08-24	GENERAL IVO IES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:
Rev	Revision	By	Date	GENERAL NOTES:	NORTH	T	

LEGEN	<u>D:</u>
	SHADOWS PROPOSED
	EXISTING SHADOWS OF 55 BINBURRA AVENUE
	EXISTING SHADOWS OF ADJOINING PROPERTIES
	EXISTING SLOPE LAND SHADOWS

	DATE: 17-01-25	SHEET NO:
	SCALE: As indicated @ A3	AE16
	PROJECT No: A16,090	<u>A516</u>
COUNCIL	ISSUE: A (Please discard a	ll other plans)

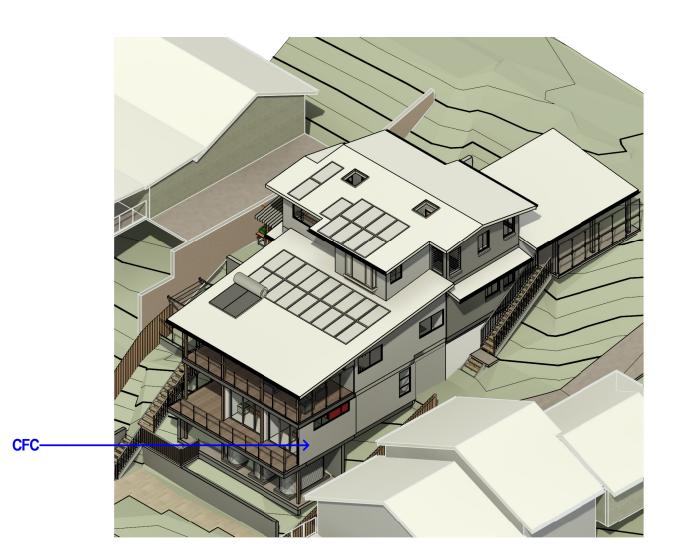


SHADOW DIAGRAM JUNE 21st 3PM

PR	RINTED: 23/01/2025 12:34:59 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204	NORTHEN BEACHES C
				until approval is determined by relevant council.		DRAFTING	AVALON BEACH
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence		DESIGN PLUS	
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.			55 BINBURRA AVE
<u> </u>	1000210112/		17 01 25	Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued			, 1881 1200.
Α	ISSUE FOR DA	BC	17-01-25	be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.			ADDRESS:
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to		· · · · · · · · · · · · · · · · · · ·	
P3	PRELIMINARY PLANS	BC	14-11-24	behave a set of the set			JULIE & ANDREW SHAW
P2	PRELIMINARY PLANS	BC	25-09-24	ne mornation concerned in this document is oppying the besign Plus brancing and may house used on reproduced for any other project of purpose without written permission.			JULIE & ANDREW SHAW
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:		CLIENT:
Rev	Revision	By	Date				

LEGEN	<u>D:</u>
	SHADOWS PROPOSED
	EXISTING SHADOWS OF 55 BINBURRA AVENUE
	EXISTING SHADOWS OF ADJOINING PROPERTIES
	EXISTING SLOPE LAND SHADOWS

	DATE: 17-01-25	SHEET NO:
	SCALE: As indicated @ A3	A = 00
	PROJECT No: A16,090	<u>A522</u>
COUNCIL	ISSUE: A (Please discard a	ll other plans)





CFC= <u>FIBRE CEMENTITIOUS</u> <u>CLADDING</u>

HORIZONTAL CLADDING TO MATCH EXISTING.



REFERENCE IMAGE ONLY

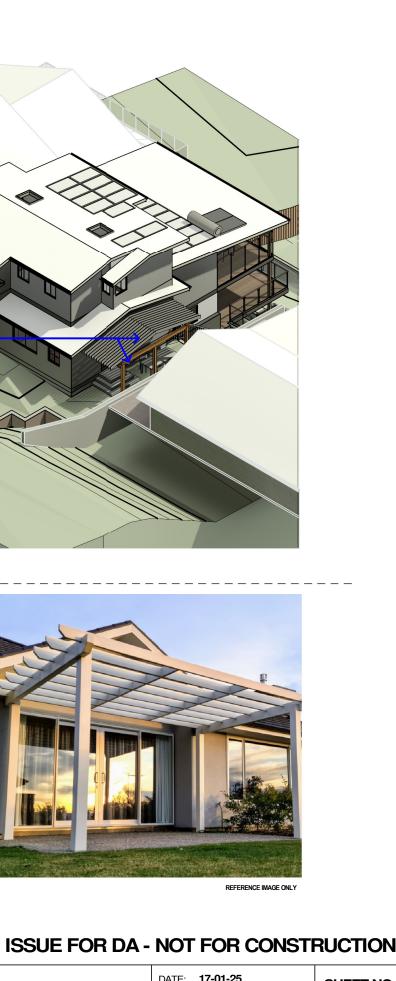
MATERIALS & FINISHES SCHEDULE

Rev	Revision	By	Date	
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
P2	PRELIMINARY PLANS	BC	25-09-24	purpose without written permission.
P3	PRELIMINARY PLANS	BC	14-11-24	
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
Α	ISSUE FOR DA	BC	17-01-25	be verified on site by buildeneoristication supplier and any disciplancies to be reported for direction prior to commencement or any work.
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by
PR	RINTED: 23/01/2025 12:35:18 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.

LOCATION: L:Client Jobs & Projects:A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arch ts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt als & Doc

CFC

TF



D_{2}	CLIENT: JULIE & ANDREW SHAW
	ADDRESS:
DESIGN PLUS DRAFTING Suite C1 - 415 Illawara Road, Mariokville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES (



PROJECT No: A16,090

COUNCIL

ISSUE: **A** (Please discard all other plans)

A800

BASI Certificate Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1780583

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary Date of issue: Tuesday, 21 January 2025 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project name	55 Binburra Avenue, Avalon Beach
Street address	55 BINBURRA Avenue AVALON BEACH 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP22275
Lot number	50
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (pl	ease complete before submitting to Council or PCA)
Name / Company Name: DRAWABL	

page 1/7

BASIX Certificate number:A1780583

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light- emitting-diode (LED) lamps.		~	~
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		~	~
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		~	~
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		~	

BASIX Certificate number:A1780583

page 3/7

Building Sustainability Index www.basix.nsw.gov.au

page 2/7

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
nsulation requirements					
isted in the table below, except that a) addi	ered construction (floor(s), walls, and ceilings/ tional insulation is not required where the are of altered construction where insulation alrea	a of new construction is less than 2m2, b)	~	~	~
Construction	Additional insulation required (R- value)	Other specifications			
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
external wall: framed (weatherboard,	R1.30 (or R1.70 including construction)				

BASIX Certificate number:A1780583

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	~	~	~			
The following requirements must also be satisfied in relation to each window and glazed door:		~	~			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with vational Fenestration Rating Council (INFRC) conditions.		~	~			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		~	~			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	~	~	~			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	~	~	~			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		~	~			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		~	~			
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	~	~	~			

BAS

IX Certificate number:	A1780583								page 5/7
Glazing requir	ements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and gla	zed doors glazing								
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	NE	0.87	5.6	8.2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	SW	1.36	3.7	1.7	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	sw	1.59	3.7	1.7	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
SD04	NW	5	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			
SD05	NW	5.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)			

BASIX	Certificate	number:A1780583	

Slazing requirements D								Show on CC/CDC Plans & specs	Certifier Check	
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type				
GD06	NW	1.66	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)				
W07	sw	0.87	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)				
W08	sw	1.12	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)				
W09	NW	3.02	0	0	projection/ height above sill ratio >=0.23	aluminium, single Lo- Tsol low-e, (U-value: 5.6, SHGC: 0.36)				
W10	SE	0.87	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)				

BASIX COMMITMENTS

Rev	Revision	By	Date	
P1	CONCEPT PLANS	BC	27-08-24	GENERAL NOTES: The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
P2	PRELIMINARY PLANS	BC	25-09-24	ne incination contained in this document is copyright of besign hus braning and may not be used of reproduced for any other project of purpose without written permission.
P3	PRELIMINARY PLANS	BC	14-11-24	
P4	PRELIMINARY PLANS	BC	25-11-24	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
Α	ISSUE FOR DA	BC	17-01-25	
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by
PF	NTED: 23/01/2025 12:35:20 PM			a qualified on the decision of the watch and the watch and the control of the decision of the

LOCATION: L:Client Jobs & Projects A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC/01



COUNCIL	ISSUE: A (Please discard a	ll other plans)
	PROJECT No: A16,090	<u>A801</u>
	SCALE: @ A3	
Building Sustainability Index www.t	DATE: 17-01-25	SHEET NO: