

ALTERATIONS & ADDITIONS TO
6 NET ROAD AVALON BEACH NSW 2107

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MATERIAL PALETTE



LIGHTWEIGHT CLADDING (LC) to BAL12.5 requirements
HARDWOOD TIMBER DECKING to BAL12.5 requirements
BALUSTRADE. (BAL) to BAL12.5 requirements
METAL ROOF SHEETING (MRS) colorbond "BASALT" (OR SIMILAR) to BAL12.5 requirements
RENDERED MASONRY (M)

BASIX REQUIREMENTS - Alterations & Additions - Certificate number: A498797	
Fixtures & Systems	
Lighting - the applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent or 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 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.	
Thermal Commitments	
Construction (new or altered floors, walls, roofs)	Additional Insulation Req. (R-value) (new or altered floors, walls, roofs)
floor - suspended floor above enclosed subfloor, conc.	R0.70 (down) (or R1.30 including construction)
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)
ceiling and roof , framed	ceiling: 2.08 (up), roof: foil backed blanket (55mm), medium (solar absorptance 0.475 - 0.70)
Glazing - Refer Basix Certificate & correlating window/door No.in architectural drawings.	

BASIX REQUIREMENTS - Secondary Dwelling - Certificate number: 1398068S	
Water Commitments	
Landscape - the applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	
Fixtures - the applicant must installs showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development. - the applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development. - the applicant must install taps with a minium rating of 6 star in the kitchen in the development. - the applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.	
Alternative Water Rainwater Tank - the applicant must install a rainwater tank of at least 3000 litres on site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. - the applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development. - the applicant must connect the rainwater tank to at least one outdoor tap in the development.	
Thermal Commitments	
Construction	Additional Insulation Req. (R-value)
floor - above habitable rooms, conc.	nil
external wall: framed (weatherboard, fibro, metal clad)	3.00 (or 3.40 including construction)
ceiling and roof, framed	ceiling: 4.5 (up), roof: foil backed blanket (55mm), medium (solar absorptance 0.475 - 0.70)
Glazing - Refer Basix Certificate & correlating window/door No.in architectural drawings. (Secondary Dwelling)	
Energy Commitments	
Hot Water - the applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	
Cooling System - the applicant must install a ceiling fan in the living area and the bedroom of the secondary dwelling.	
Heating System - no heating system to be installed in the secondary dwelling.	
Ventilation - the applicant must install an exhaust fan to the bathroom in the secondary dwelling which is ducted to outside, which has a manual on/off switch. - the applicant must install an exhaust fan to the kitchen in the secondary dwelling which is ducted to outside, which has a manual on/off switch. - the applicant must install an exhaust fan to the laundry in the secondary dwelling which is ducted to outside, which has a manual on/off switch.	
Lighting - the applicant must ensure the light fixtures installed throughout the secondary dwelling are fitted with fluorescent or LED lamps.	
Natural Lighting - the applicant must install a window in the bathroom and kitchen of the secondary dwelling	
Other - the applicant must install an induction cooktop & electric oven in the kitchen of the secondary dwelling. - the applicant must construct the refrigerator space so that it is well ventilated as defined in the BASIX definitions. - the applicant must install a fixed outdoor clothes drying line as part of the development.	

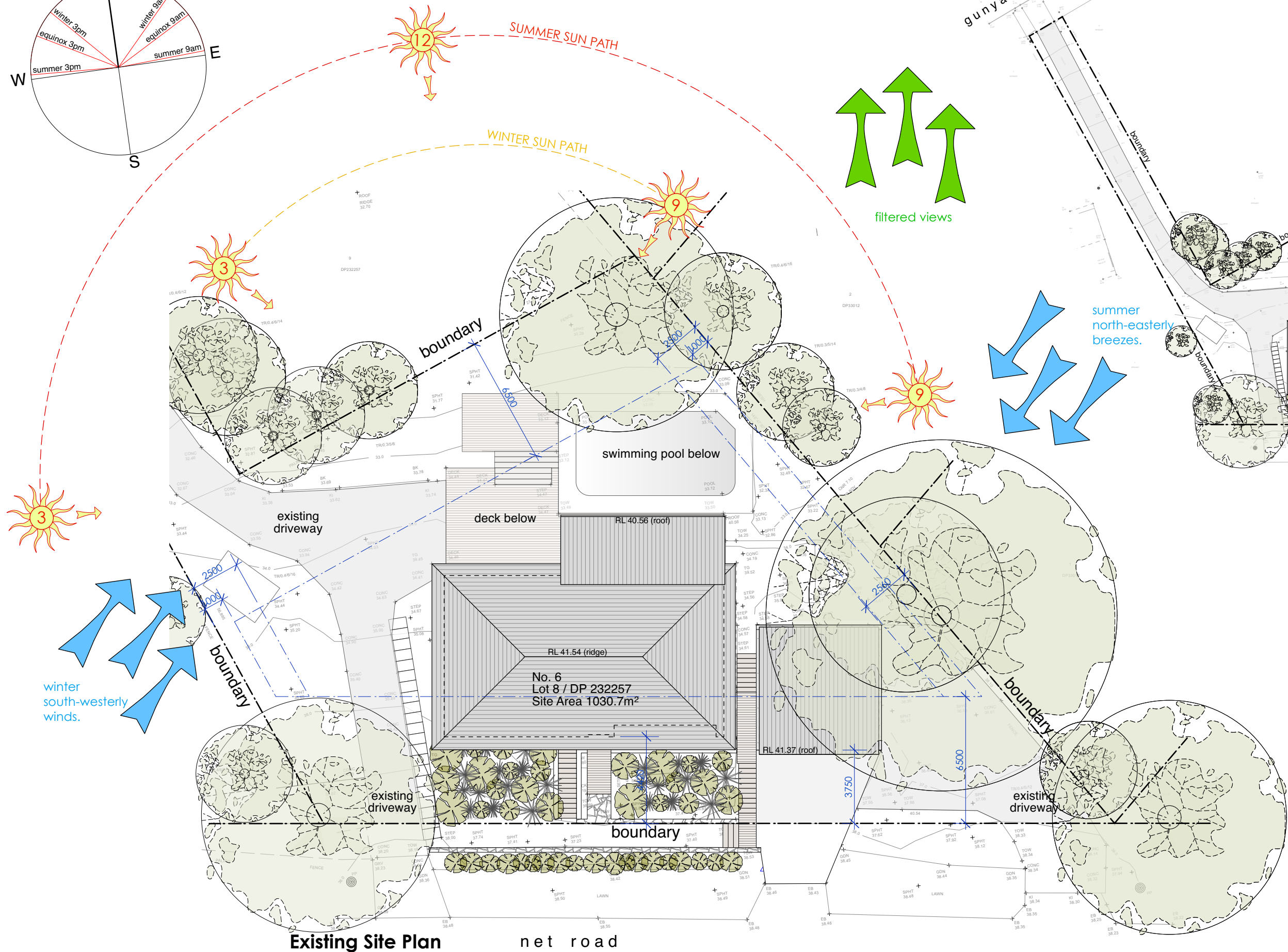
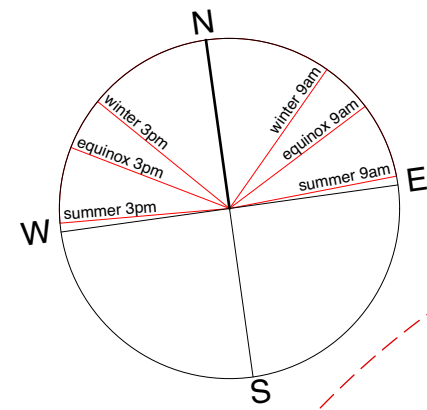
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All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.
All materials to comply with BAL12.5 requirements.
All works to comply with all relevant NCC, Building Codes + Council requirements.

MATERIALS:
BAL BALUSTRADE
CONC. CONCRETE
COS CONFIRM ON SITE
DP DOWNPIPE
FG FIXED GLAZING
HWD HARDWOOD
LC LIGHTWEIGHT CLADDING
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL

EXISTING WALL
TO BE REMOVED
NEW WALL

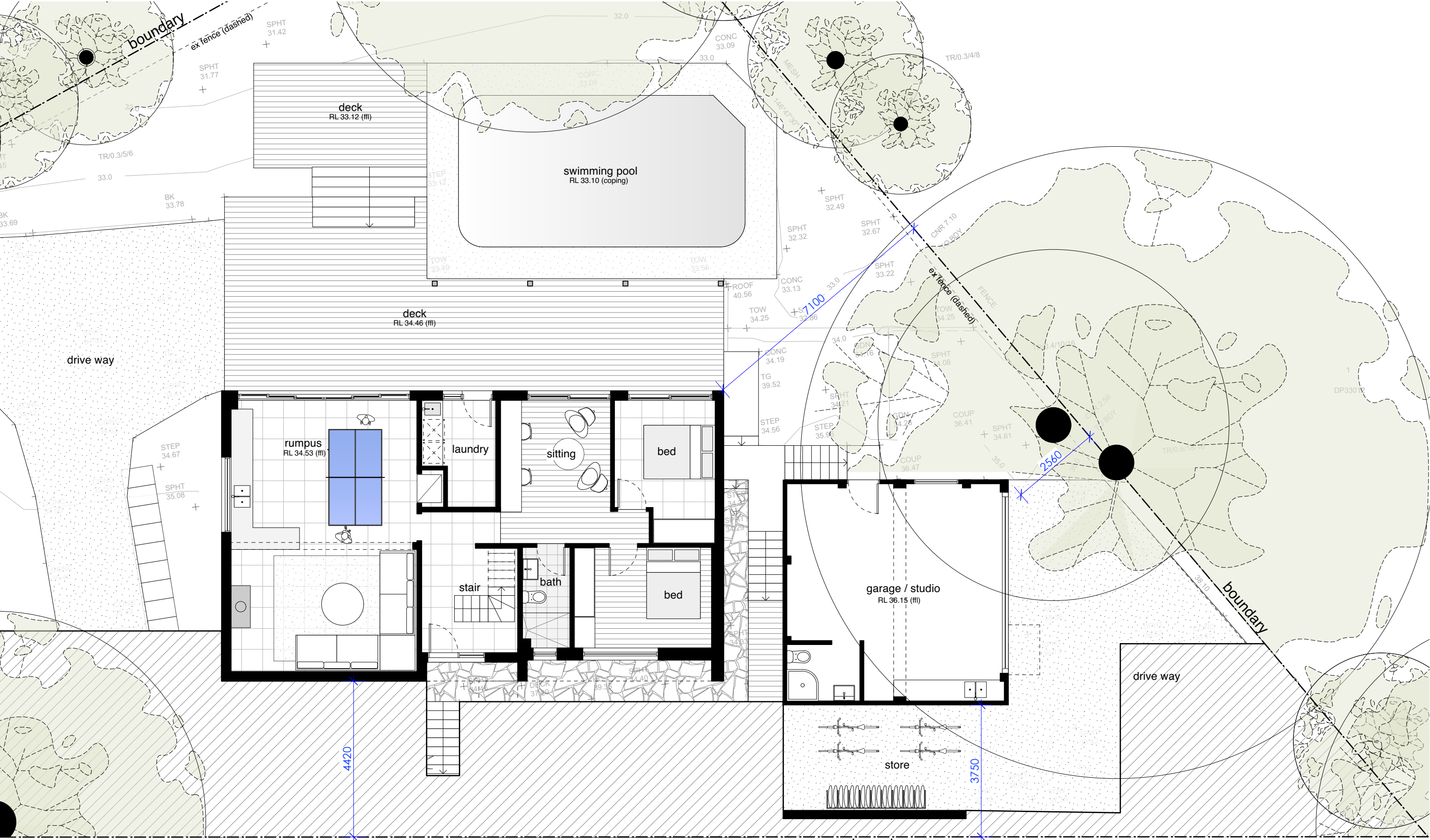
Daniel & Mel Mussett	
6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²	
PROJECT	Alterations & Additions
DRAWING	Contents & Material Schedule
NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.

ANDY LEHMAN DESIGN	
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EX Overall Site Plan: 1:500 @A3

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Existing Lower Floor Plan

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M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL

EXISTING WALL

TO BE REMOVED

NEW WALL

Daniel & Mel Mussett

6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²

PROJECT

Alterations & Additions

DRAWING

Existing Lower Floor Plan

NOTES

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1:100@A3

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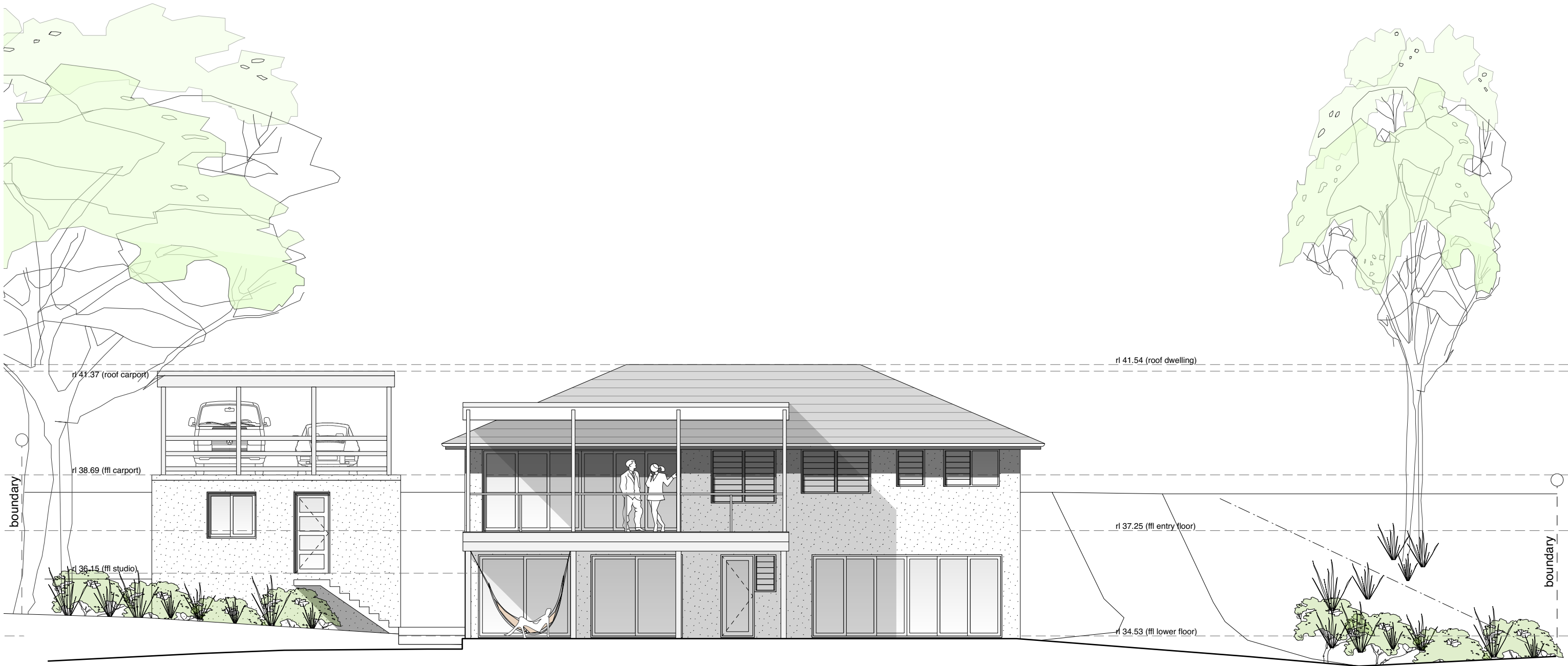
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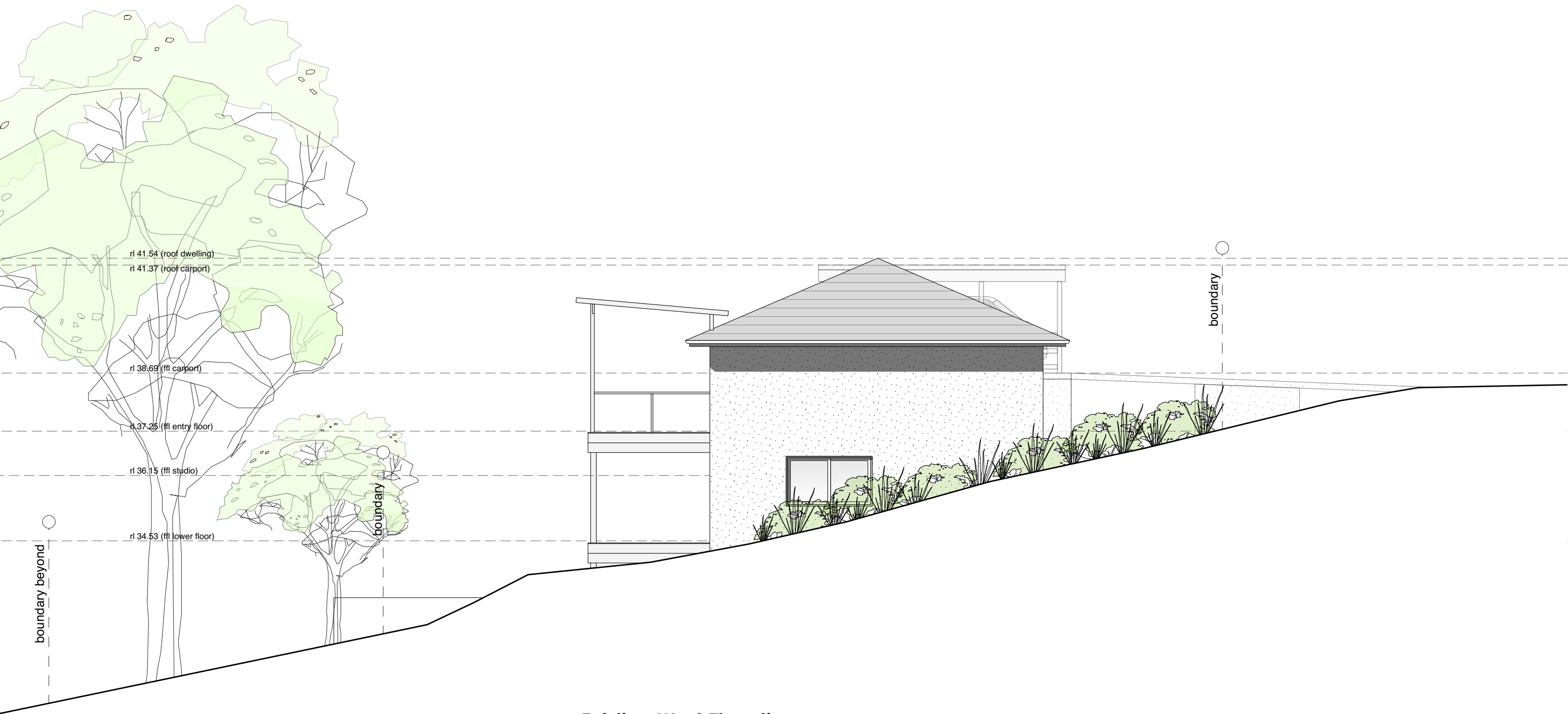
Existing Street Elevation

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				PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO. DA. 04 SCALE 1:100@A3 DATE April 2023 ISSUE
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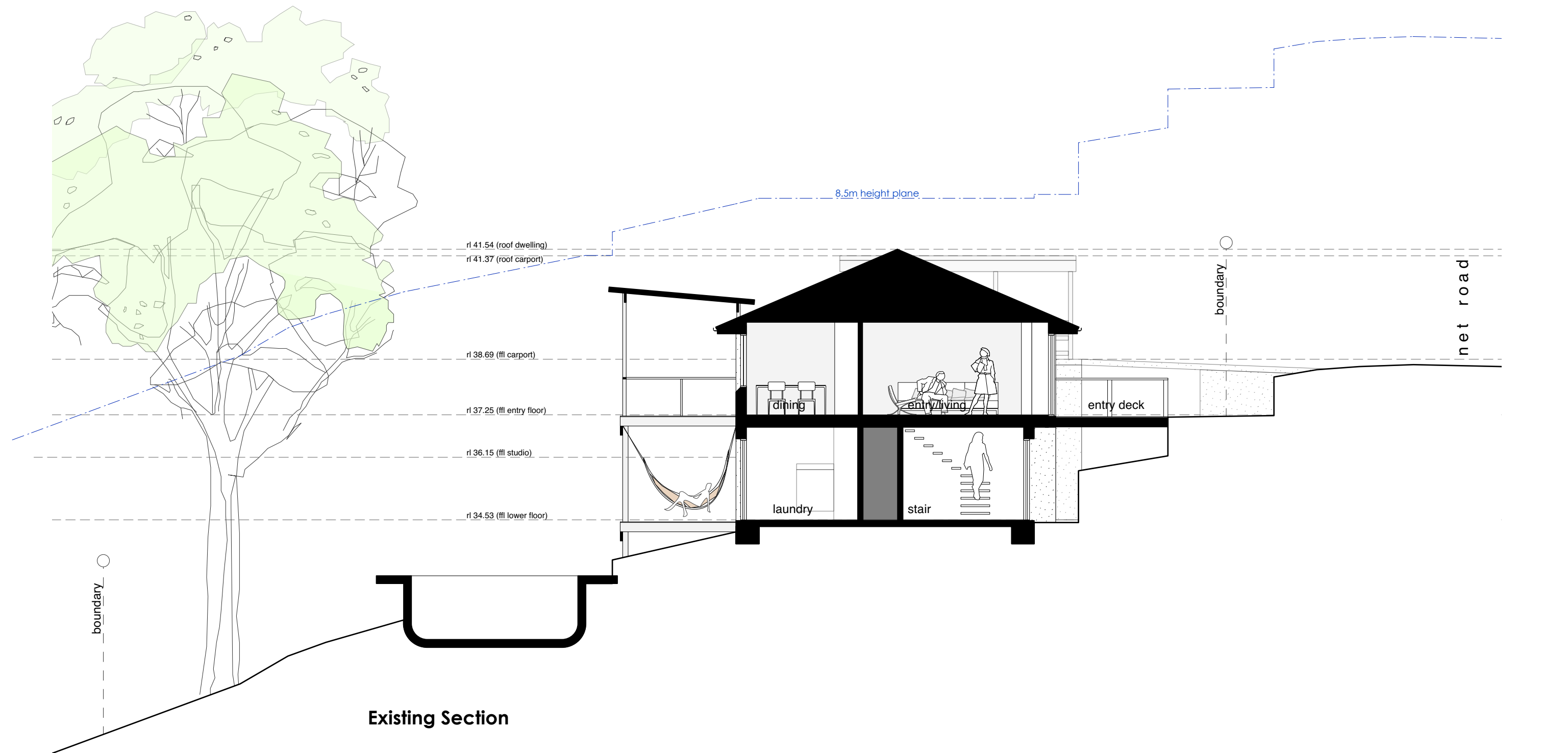
Existing North Elevation

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			PROJECTAlterations & Additions		ANDY LEHMAN DESIGN	
			DRAWINGExisting North Elevation		Tel. 0414 466 665	DWG. NO. DA. 05
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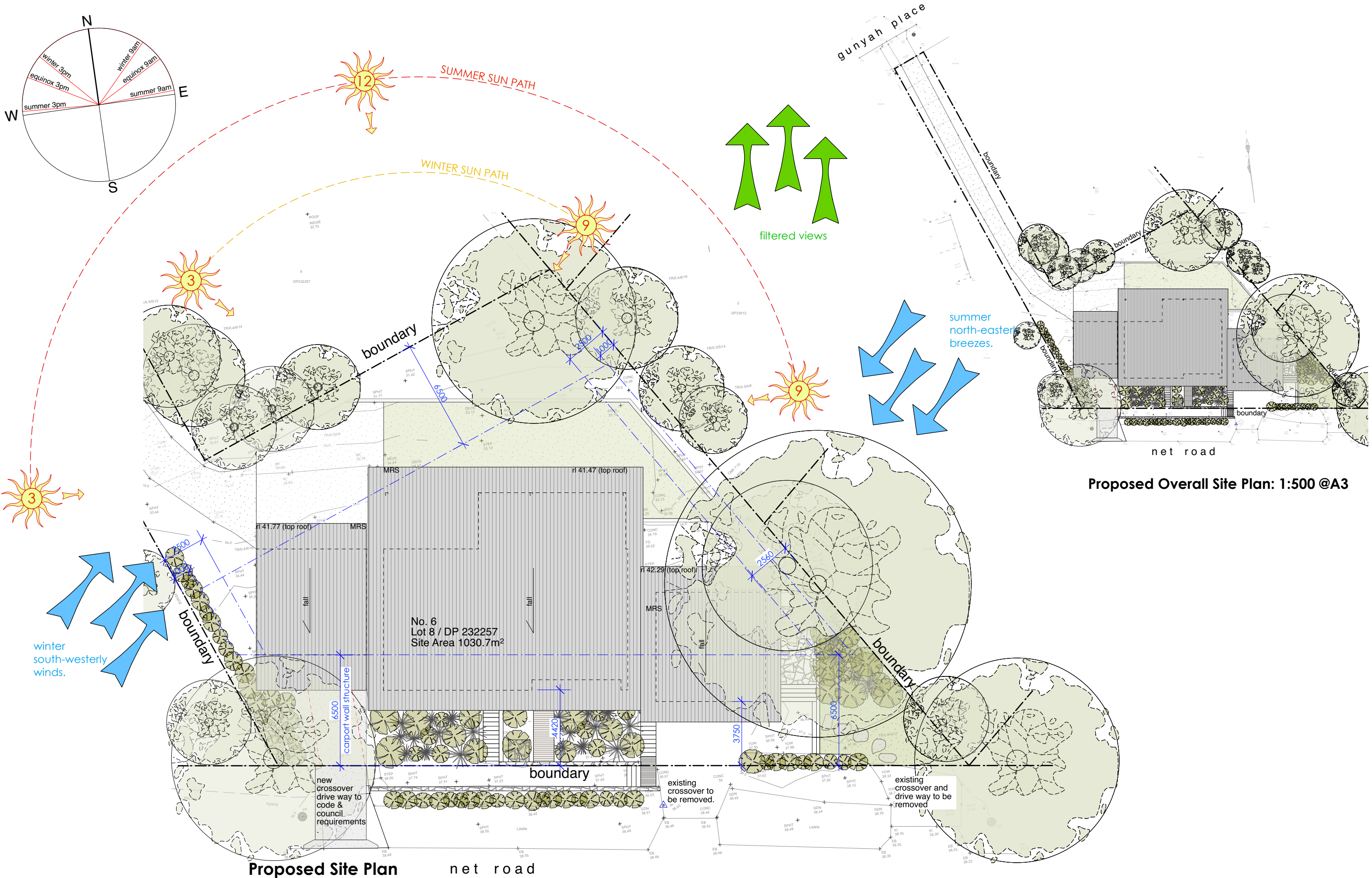
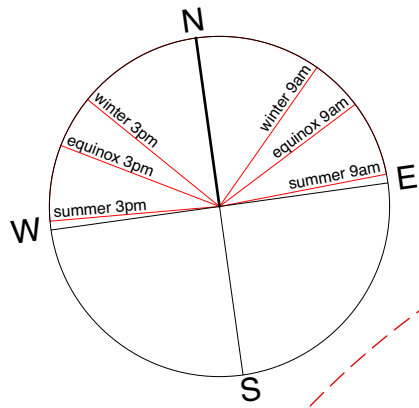
Existing West Elevation

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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN	
			DRAWING	Existing West Elevation	Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.	DWG. NO. SCALE DATE ISSUE
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Existing Section

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			PROJECT Alterations & Additions		ANDY LEHMAN DESIGN		DA. 08
			DRAWING Existing Section		Tel. 0414 466 665	DWG. NO.	
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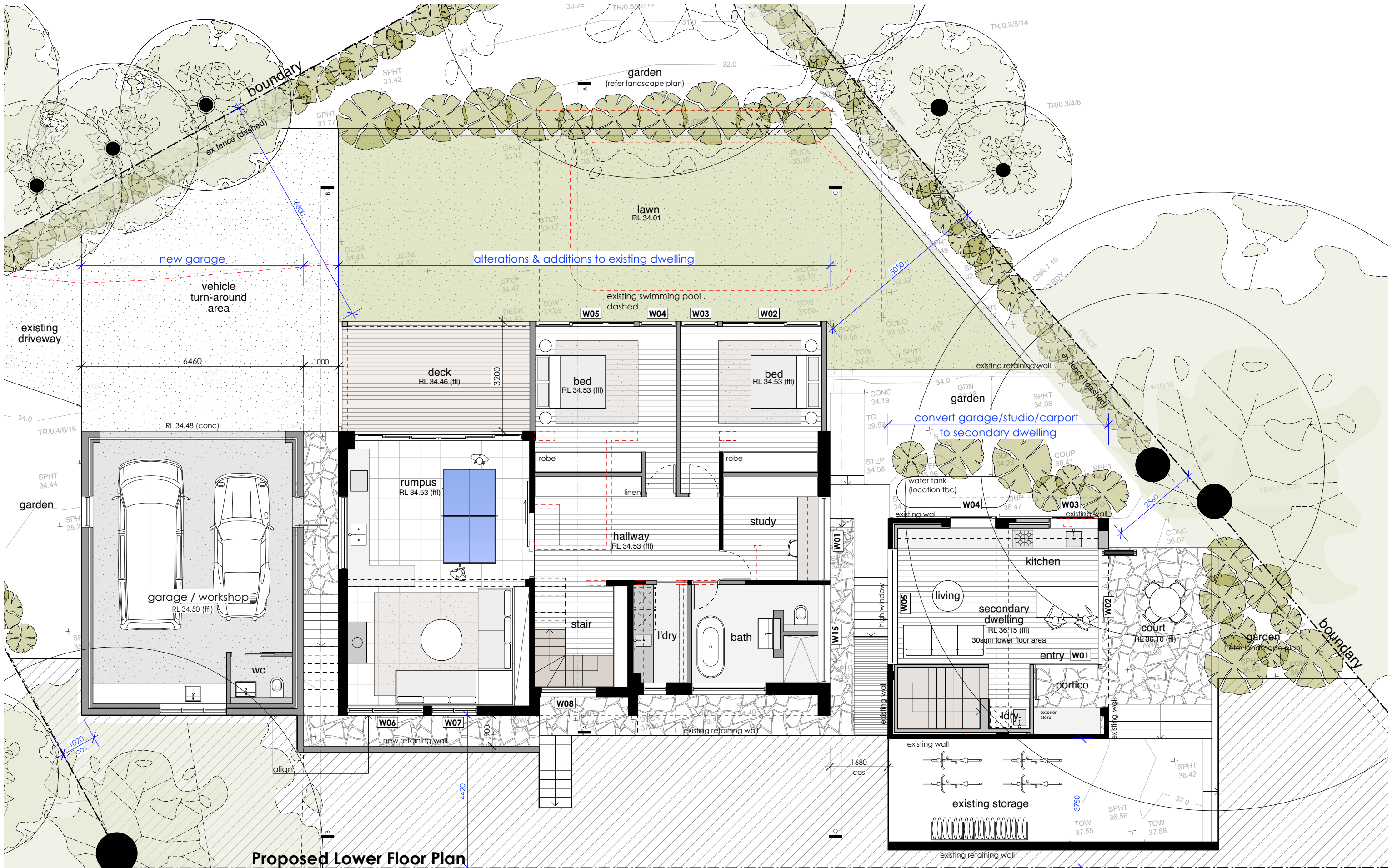


Proposed Overall Site Plan: 1:500 @A3

Proposed Site Plan

net road

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				PROJECT Alterations & Additions	ANDY LEHMAN DESIGN		
				DRAWING Proposed Site/Roof/Analysis Plan	Tel. 0414 466 665	DWG. NO. SCALE	DA. 09 1:200@A3
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Proposed Lower Floor Plan

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 M MASONRY
 MRS METAL ROOF SHEETING
 NGL NATURAL GROUND LEVEL

LEGEND:
 — EXISTING WALL
 - - - - - TO BE REMOVED
 = NEW WALL

PROJECT Alterations & Additions

DRAWING Proposed Lower Floor Plan

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Daniel & Mel Mussett
 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²

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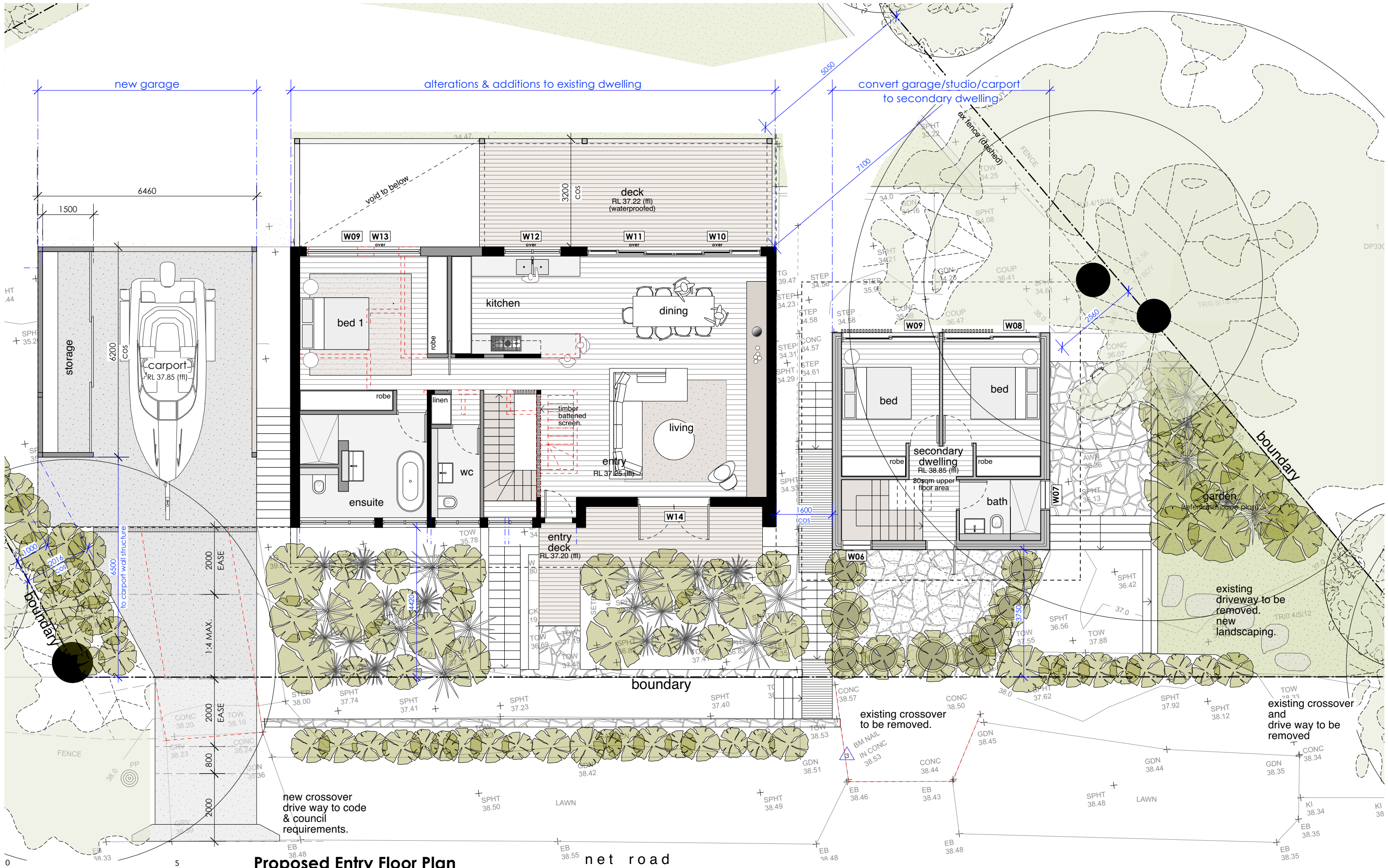
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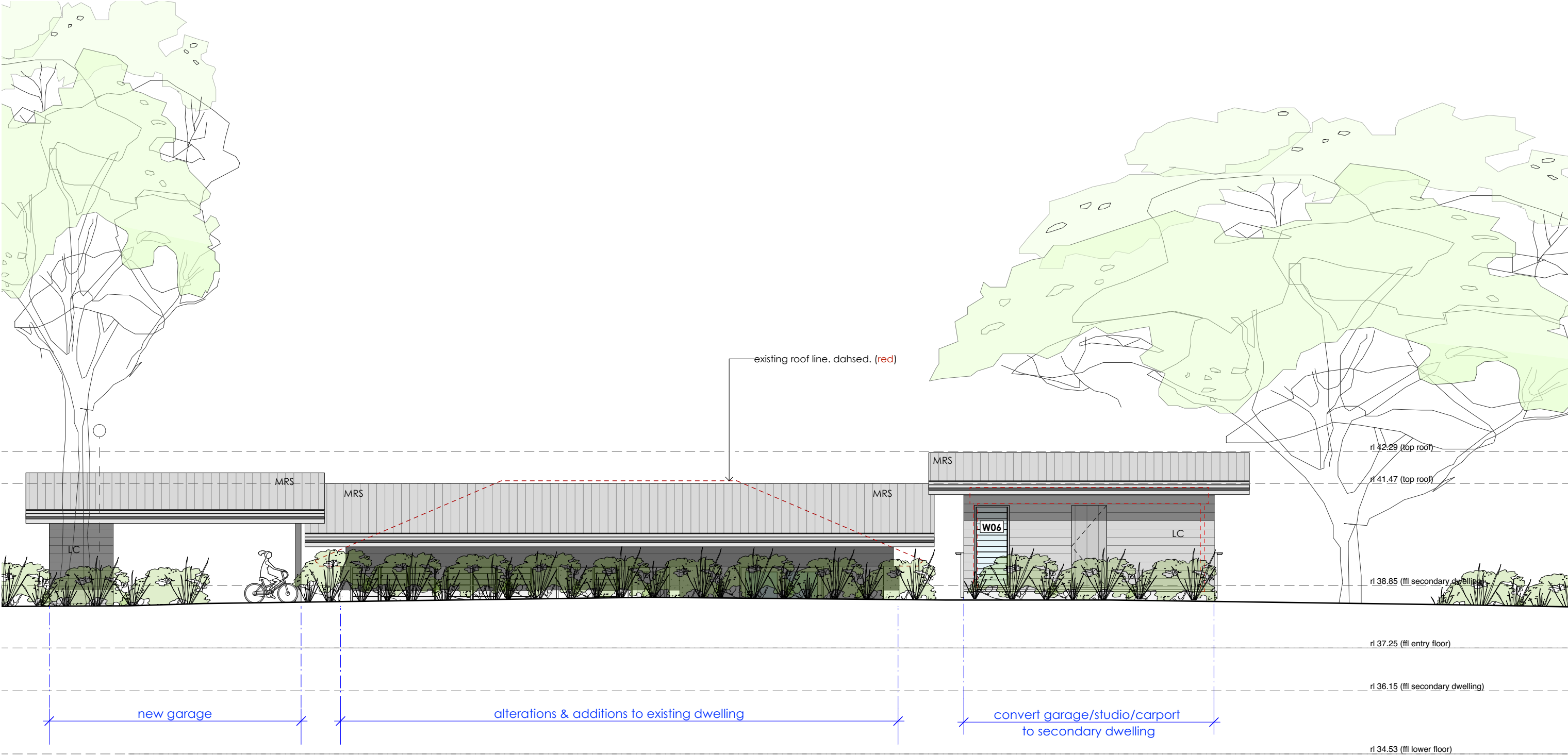
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PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN		DA. 11					
DRAWING		Proposed Entry Floor Plan		Tel. 0414 466 665		SCALE		1:100@A3			
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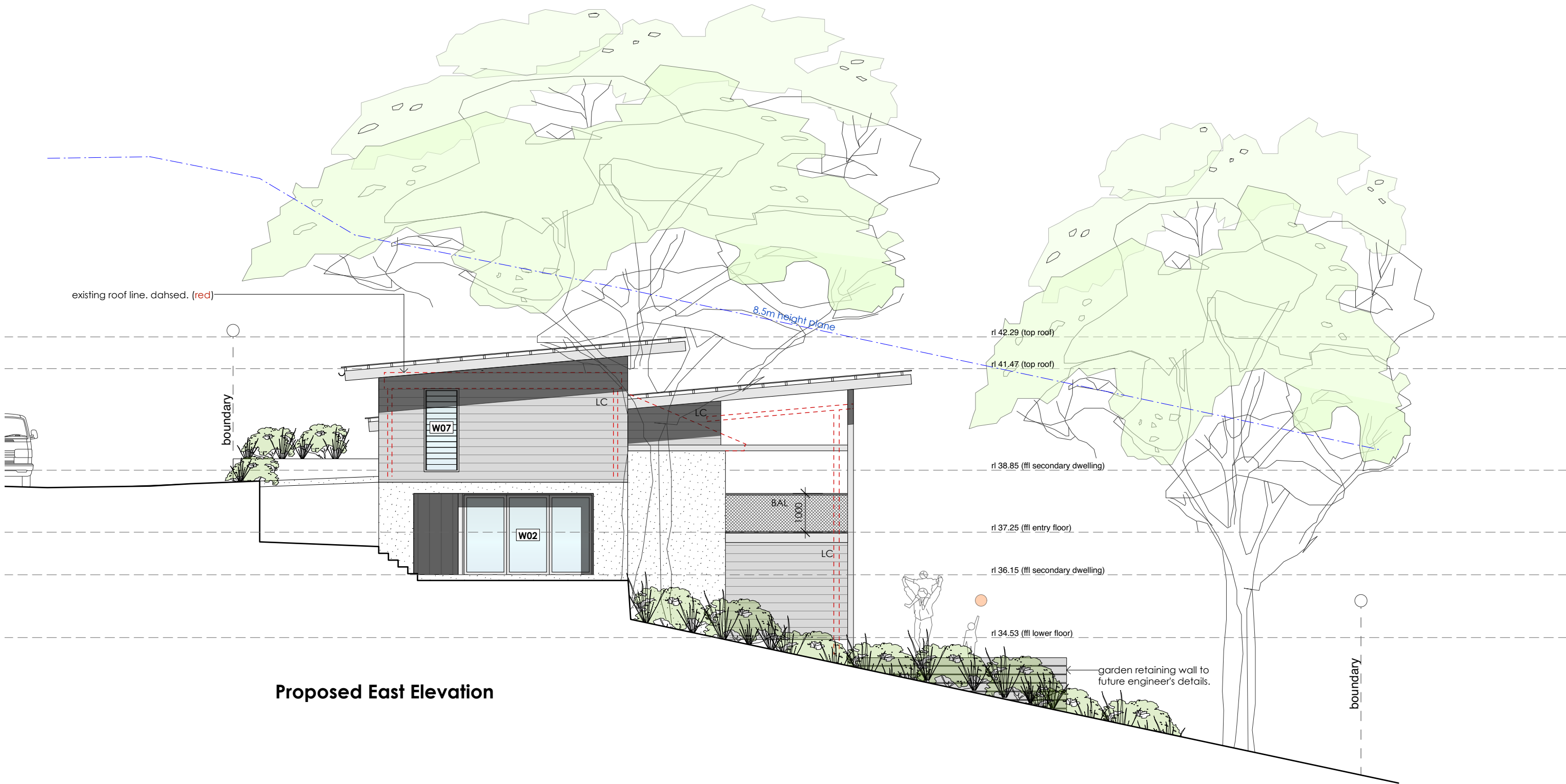
Proposed Street Elevation

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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 12
			DRAWING	Proposed Street Elevation		Tel. 0414 466 665	SCALE 1:100@A3	
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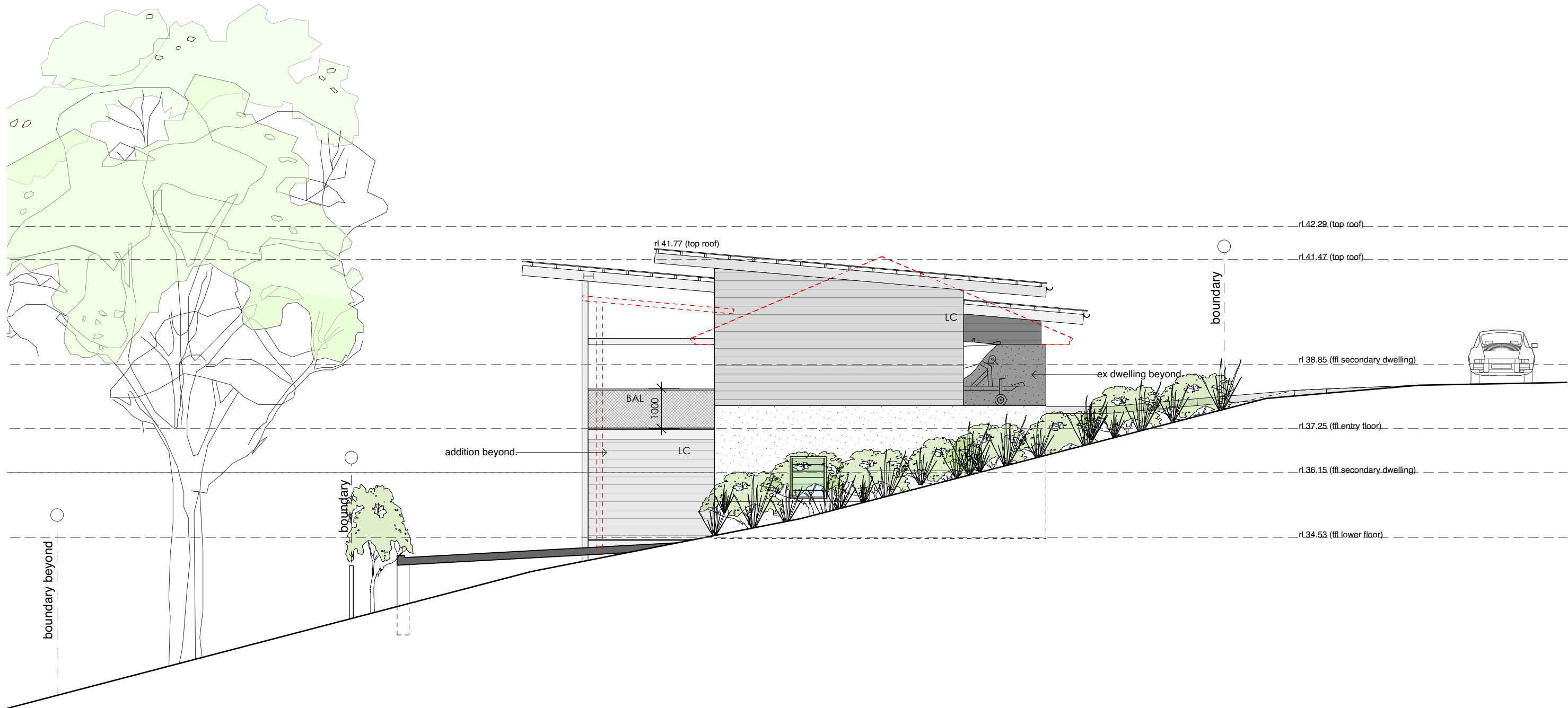
Proposed North Elevation

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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Proposed North Elevation	DWG. NO. DA. 13
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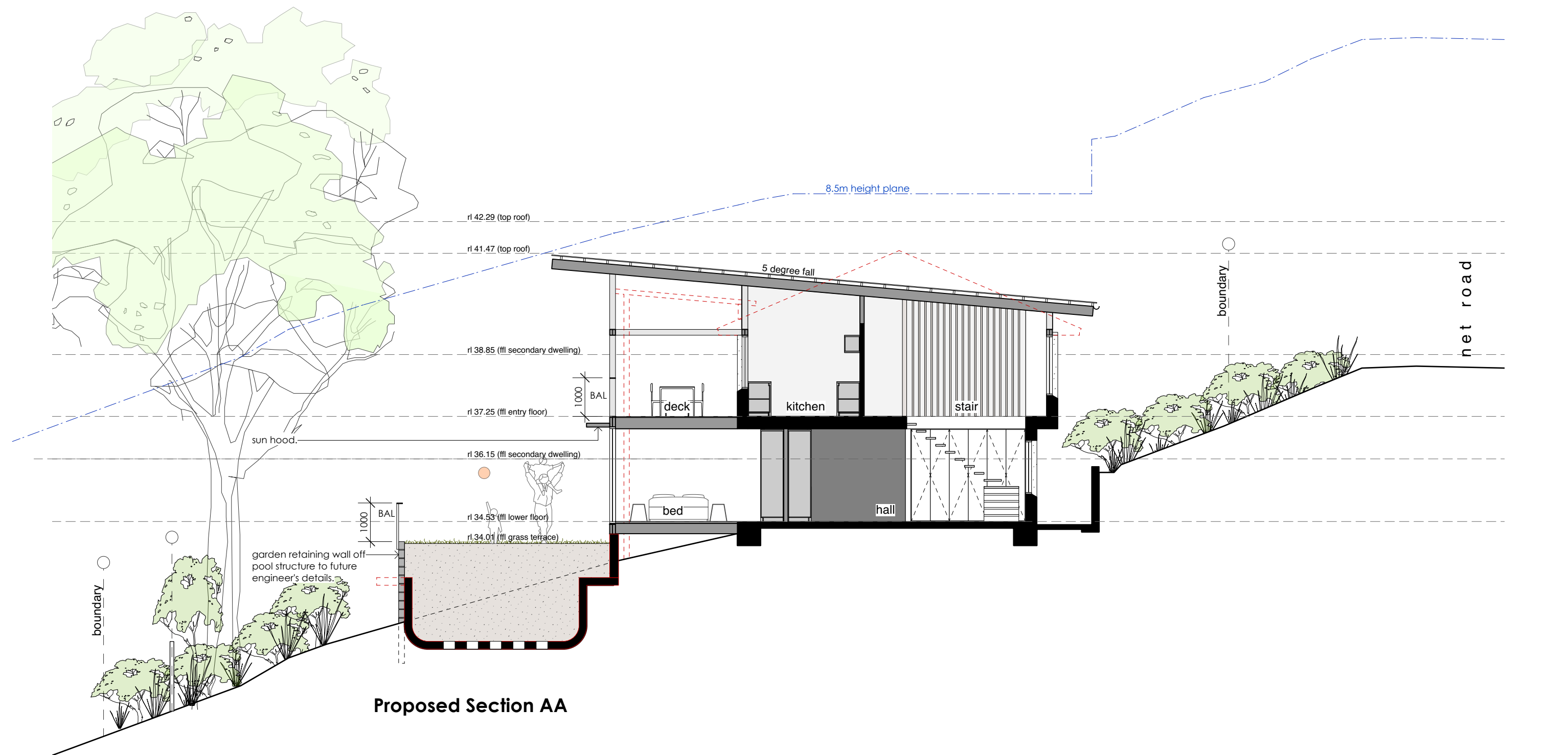
Proposed East Elevation

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			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN	
			DRAWING	Proposed East Elevation		Tel. 0414 466 665	DWG. NO. DA. 14
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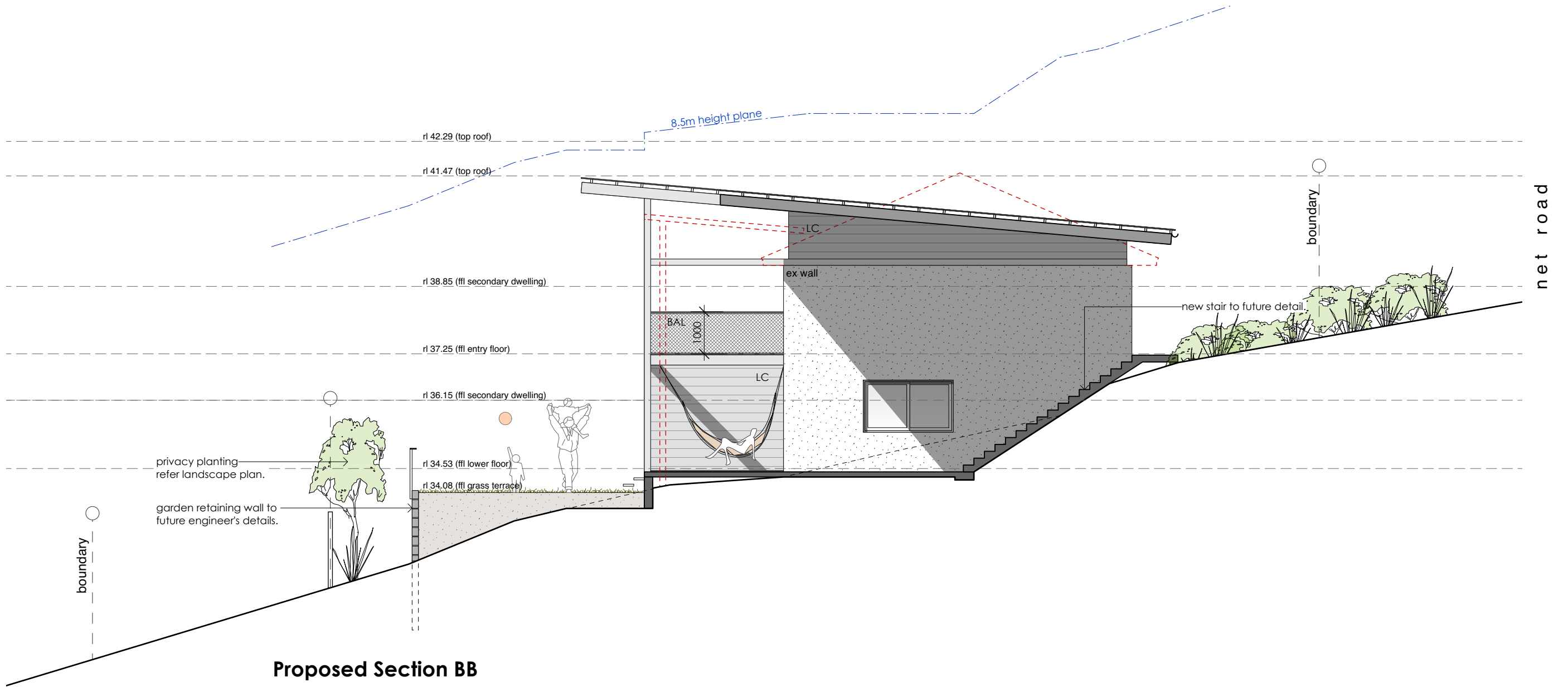
Proposed West Elevation

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			DRAWING	Proposed West Elevation	Tel. 0414 466 665	DWG. NO. DA. 15
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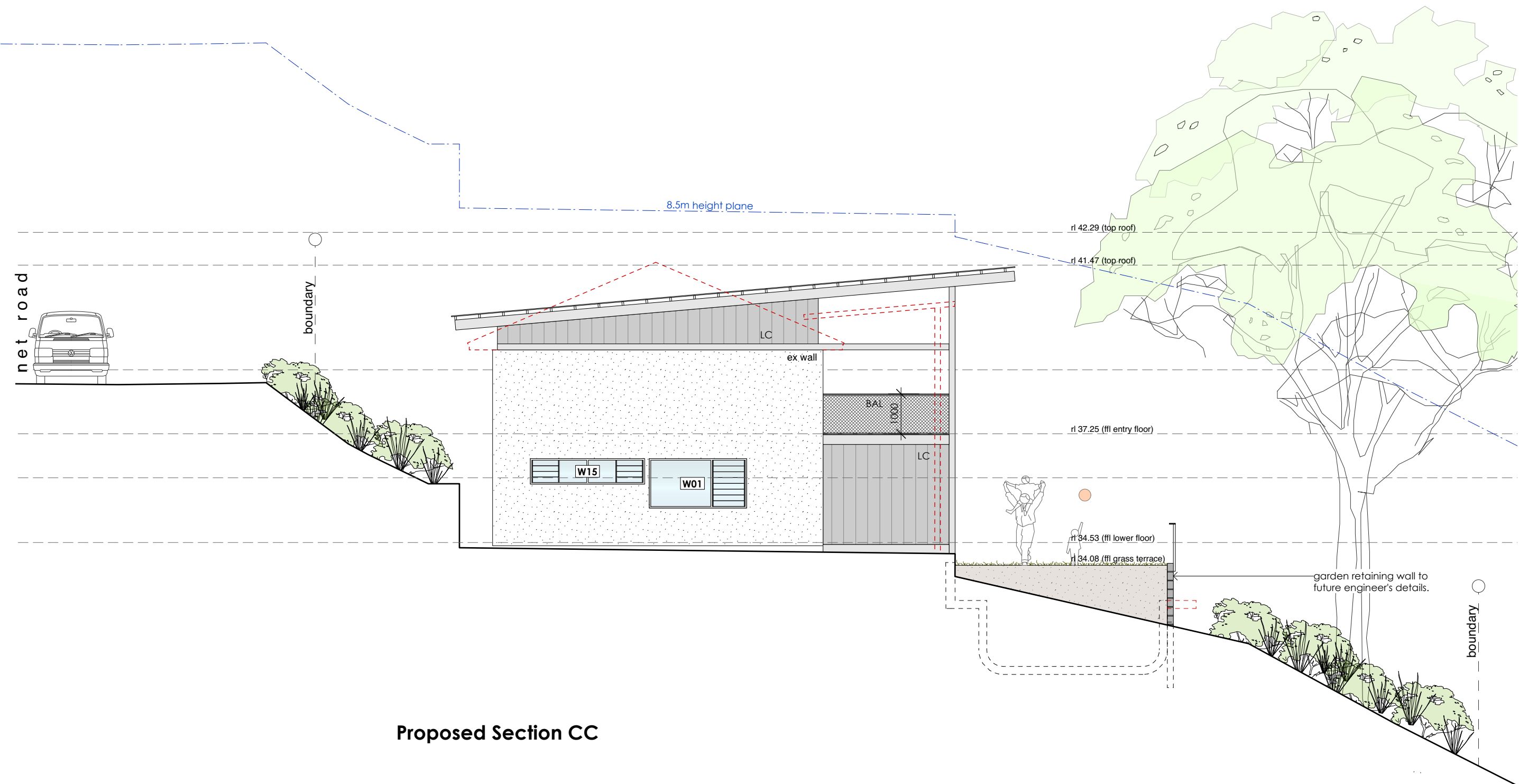


Proposed Section AA

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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DWG. NO.	DA. 16
			DRAWING	Proposed Section AA			SCALE	1:100@A3
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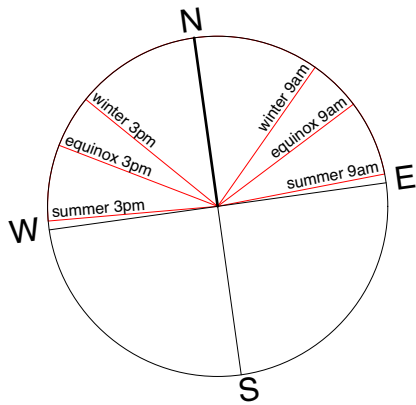


Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 17
			DRAWING	Proposed Section BB	Tel. 0414 466 665	SCALE	1:100@A3
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	Email: andy@andylehman.com.au	DATE	April 2023
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Proposed Section CC

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT Alterations & Additions		ANDY LEHMAN DESIGN			DWG. NO. DA. 18
			DRAWING Proposed Section CC		Tel. 0414 466 665		SCALE 1:100@A3	
			NOTES Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Email: andy@andylehman.com.au		DATE April 2023	ISSUE
					If in doubt ask.			



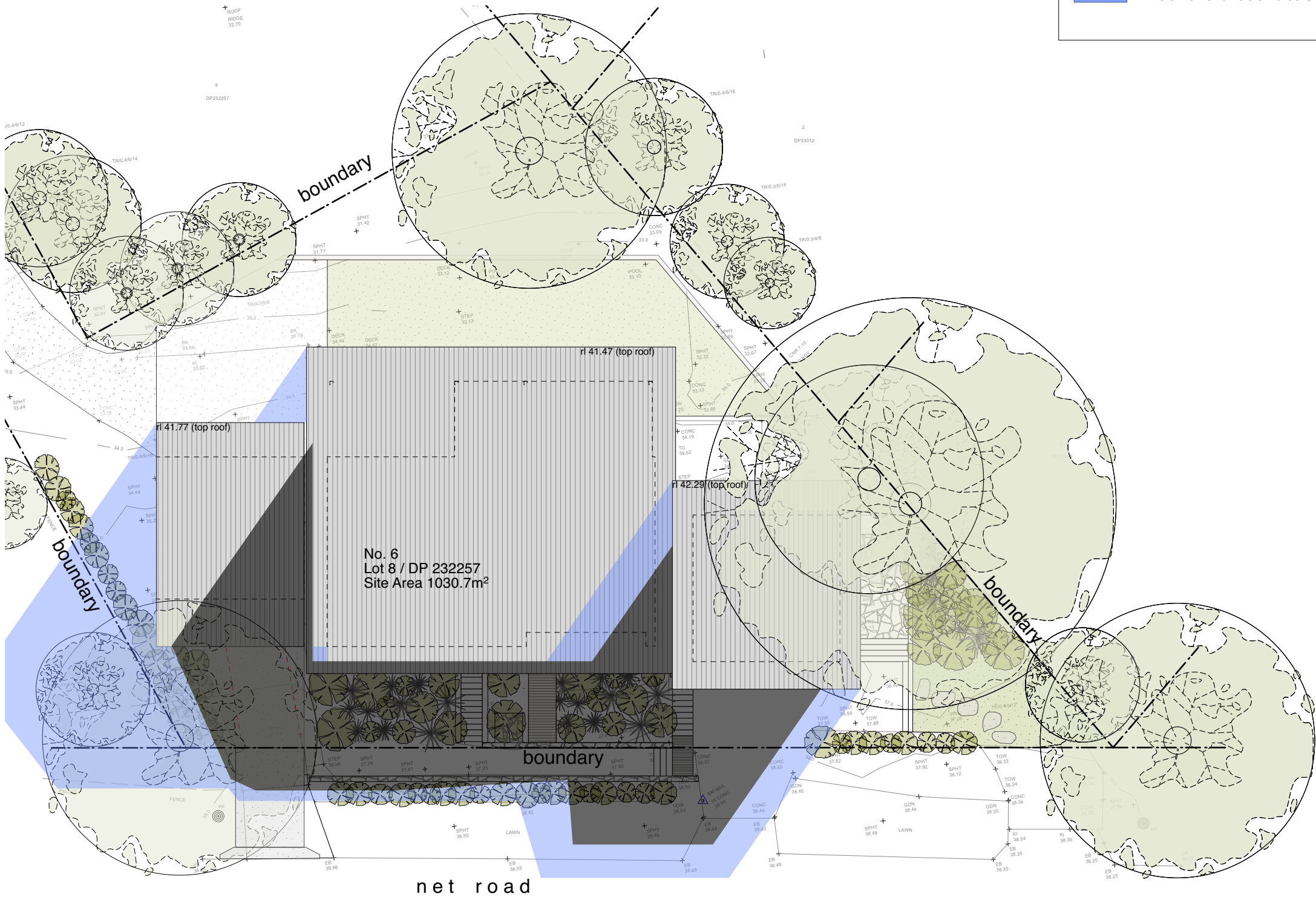
Shadows - 9am Winter Solstice



Existing Shadows as cast by alterations & additions



Additional Shadows as cast by alterations & additions



Shadow Diagram - 9am



Note:
All footings, slabs, structural beams, etc. to future engineers details.
All wall/roof connections + member sizes to NCC & future engineers details.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.
All materials to comply with BAL12.5 requirements.
All works to comply with all relevant NCC, Building Codes + Council requirements.

MATERIALS:
BAL BALUSTRADE
CONC. CONCRETE
COS CONFIRM ON SITE
DP DOWNPIPE
FG FIXED GLAZING
HWD HARDWOOD
LC LIGHTWEIGHT CLADDING
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL

EXISTING WALL
 TO BE REMOVED
 NEW WALL

Daniel & Mel Mussett

6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²

PROJECT Alterations & Additions

DRAWING Shadow Diagram 9am

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ANDY LEHMAN DESIGN

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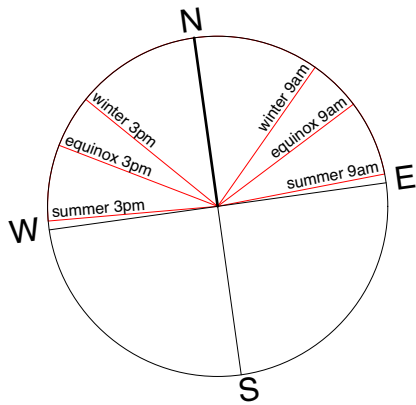
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DA. 19

April 2023



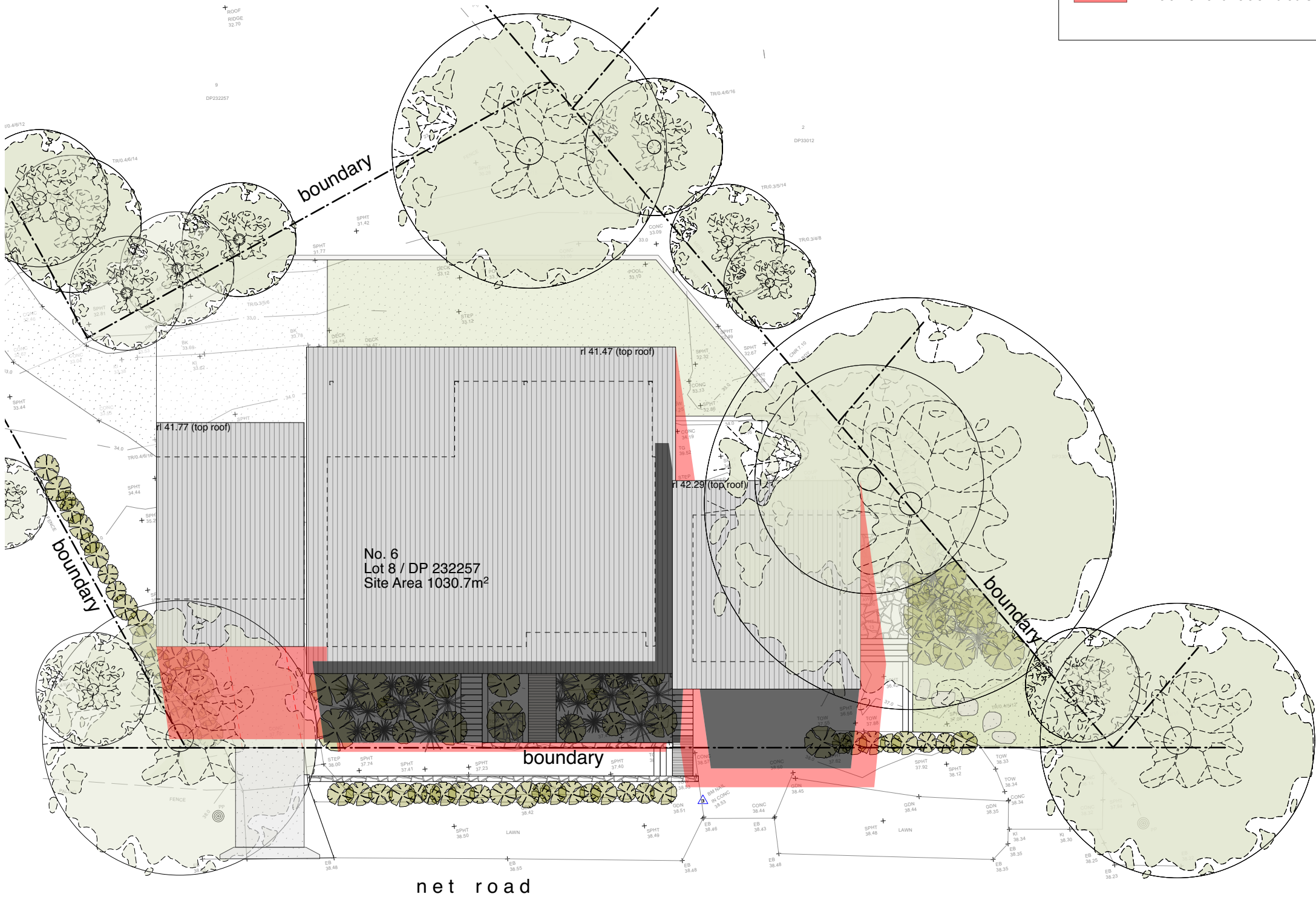
Shadows - 12noon Winter Solstice



Existing Shadows as cast by alterations & additions



Additional Shadows as cast by alterations & additions



Shadow Diagram - 12noon



Note:
All footings, slabs, structural beams, etc. to future engineers details.
All wall/roof connections + member sizes to NCC & future engineers details.
Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements.
All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements.
All materials to comply with BAL12.5 requirements.
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MATERIALS:
BAL BALUSTRADE
CONC. CONCRETE
COS CONFIRM ON SITE
DP DOWNPIPE
FG FIXED GLAZING
HWD HARDWOOD
LC LIGHTWEIGHT CLADDING
M MASONRY
MRS METAL ROOF SHEETING
NGL NATURAL GROUND LEVEL

EXISTING WALL
 TO BE REMOVED
 NEW WALL

Daniel & Mel Mussett

6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²

PROJECT Alterations & Additions

DRAWING Shadow Diagram 12noon

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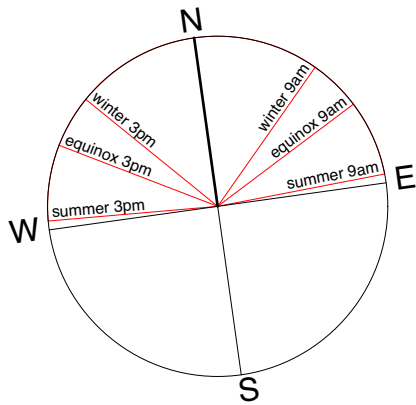
DATE

ISSUE

DA. 20

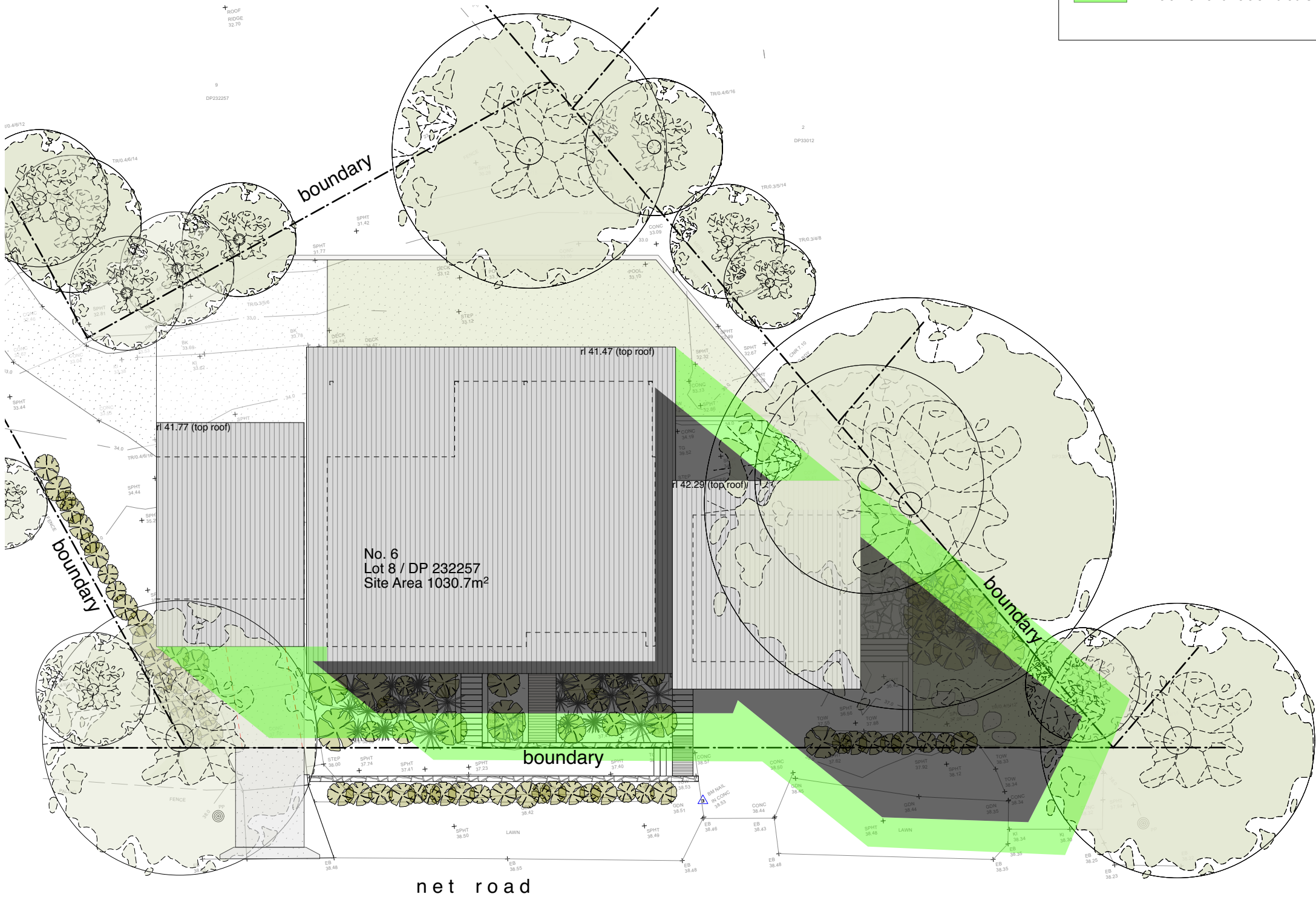
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April 2023



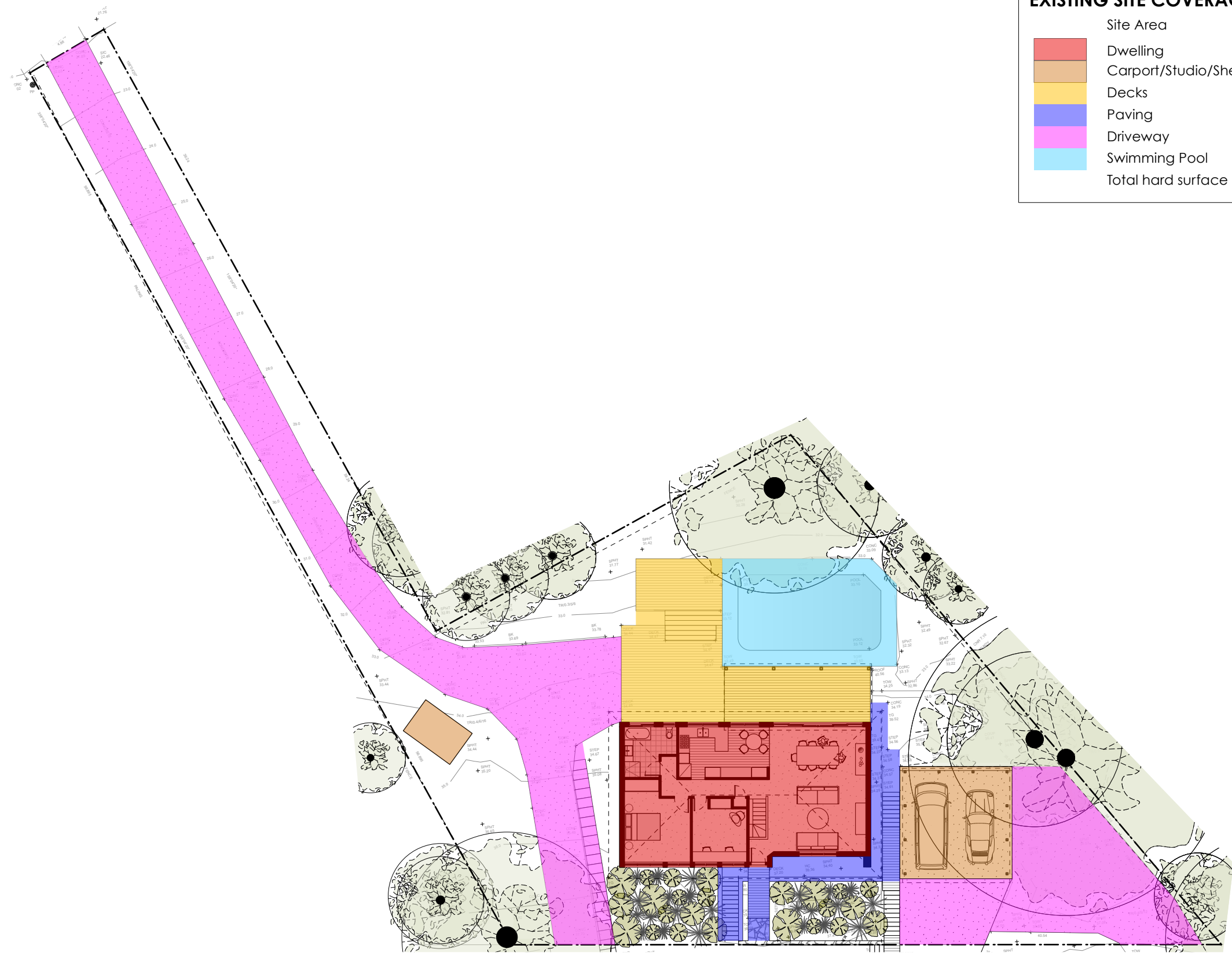
Shadows - 3pm Winter Solstice

- Existing Shadows as cast by alterations & additions
- Additional Shadows as cast by alterations & additions



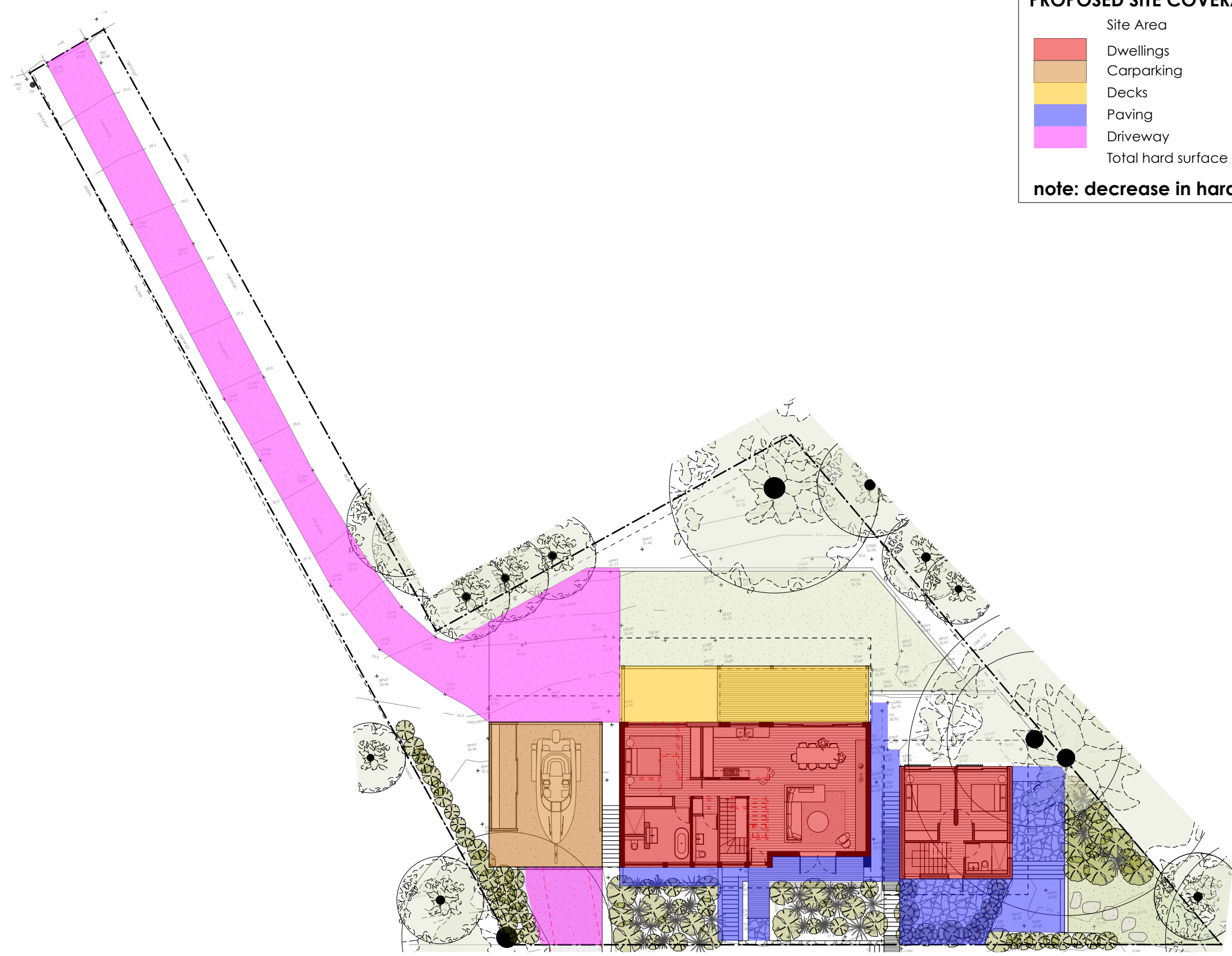
Shadow Diagram - 3pm

	Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m²		
	PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN			DA. 21		
	DRAWING	Shadow Diagram 3pm			DWG. NO.	SCALE 1:200@A3		
	NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.		Tel. 0414 466 665 Email: andy@andylehman.com.au If in doubt ask.		DATE	April 2023	
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EXISTING SITE COVERAGE		
	Site Area	1030.7m ²
	Dwelling	115.4m ²
	Carport/Studio/Shed	48.3m ²
	Decks	77.6m ²
	Paving	34.5m ²
	Driveway	284.2m ²
	Swimming Pool	60.1m ²
	Total hard surface	(60.2%) 620.1m ²

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			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT	Alterations & Additions		ANDY LEHMAN DESIGN		DA. 22.1
			DRAWING	Site Coverage - Existing		Tel. 0414 466 665	DWG. NO. 1:250@A3	
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PROPOSED SITE COVERAGE		
	Site Area	1030.7m ²
	Dwellings	156.5m ²
	Carparking	53.4m ²
	Decks	45.4m ²
	Paving	91.1m ²
	Driveway	190.9m ²
	Total hard surface	(52.1%) 537.3m ²
note: decrease in hard surface area by 8.1%		

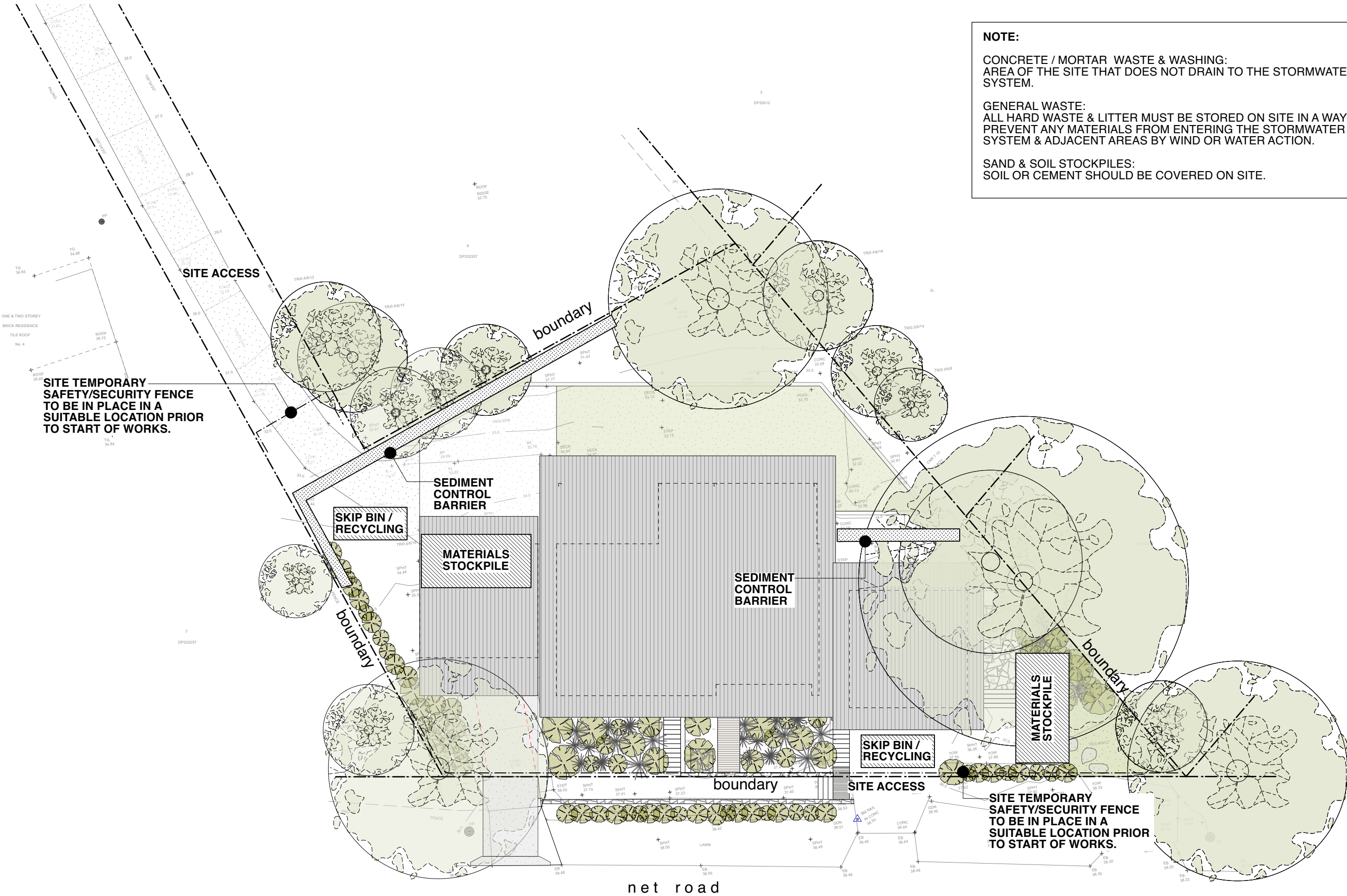
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			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Site Coverage - Proposed	DWG. NO. DA.22.2
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NOTE:

CONCRETE / MORTAR WASTE & WASHING:
AREA OF THE SITE THAT DOES NOT DRAIN TO THE STORMWATER SYSTEM.

GENERAL WASTE:
ALL HARD WASTE & LITTER MUST BE STORED ON SITE IN A WAY TO PREVENT ANY MATERIALS FROM ENTERING THE STORMWATER SYSTEM & ADJACENT AREAS BY WIND OR WATER ACTION.

SAND & SOIL STOCKPILES:
SOIL OR CEMENT SHOULD BE COVERED ON SITE.



Sediment & Waste Control Plan

	Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.		MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL		EXISTING WALL TO BE REMOVED NEW WALL		Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²			
	PROJECT		Alterations & Additions		ANDY LEHMAN DESIGN			DA. 24		
	DRAWING		Sediment & Waste Control Plan		Tel. 0414 466 665		DWG. NO. 1:200@A3		SCALE	
	NOTES		Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.		Email: andy@andylehman.com.au		DATE April 2023		ISSUE	