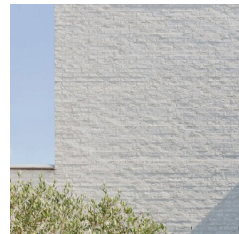


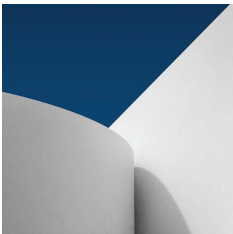
DA DOCUMENTATION SCHEDULE

DWG NO.	SUBSET	TITLE	SCALE	REV.	DATE	STATUS
DA-000	COVER & SITE INFORMATION	COVER PAGE & DRAWING SCHEDULES	1:1	01	23/11/21	DA
DA-001	COVER & SITE INFORMATION	SITE PLAN	1:200	01	23/11/21	DA
DA-100	GENERAL ARRANGEMENT PLANS	LOWER GROUND FLOOR	1:100	01	23/11/21	DA
DA-101	GENERAL ARRANGEMENT PLANS	GROUND FLOOR	1:100	01	23/11/21	DA
DA-300	ELEVATIONS	NORTH ELEVATION	1:100	01	23/11/21	DA
DA-301	ELEVATIONS	EAST ELEVATION	1:100	01	23/11/21	DA
DA-302	ELEVATIONS	SOUTH ELEVATION	1:100	01	23/11/21	DA
DA-303	ELEVATIONS	WEST ELEVATION	1:100	01	23/11/21	DA
DA-400	SECTIONS	SECTION X	1:100	01	23/11/21	DA
DA-401	SECTIONS	SECTION Y	1:100	01	23/11/21	DA
DA-402	SECTIONS	SECTION Z	1:100	01	23/11/21	DA
DA-500	SITE STRATEGY PLANS	LANDSCAPE CONCEPT PLANS	1:200	01	23/11/21	DA
DA-501	SITE STRATEGY PLANS	SITE ANALYSIS PLANS	1:200	01	23/11/21	DA
DA-502	SITE STRATEGY PLANS	WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	1:200	01	23/11/21	DA
DA-900	SHADOW DIAGRAMS	SHADOWS JUNE 21 9AM	1:250	01	23/11/21	DA
DA-901	SHADOW DIAGRAMS	SHADOWS JUNE 21 12pm	1:250	01	23/11/21	DA
DA-902	SHADOW DIAGRAMS	SHADOWS JUNE 21 3PM	1:250	01	23/11/21	DA

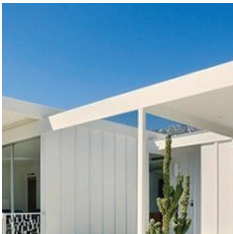
EXTERNAL FINISHES



1. Brick - White Paint Finish To Match Existing



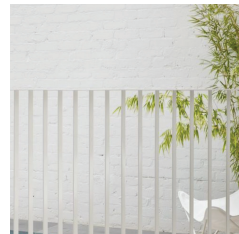
2. Concrete - Render & White Paint Finish to Match Existing



3. Expressed Timber Structure - White Paint Finish to Match Existing



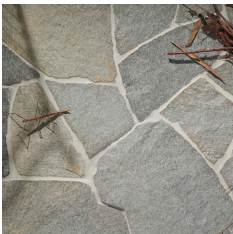
4. Metal Roof Sheetting - Flashings, Gutters - Mid Tone Grey



5. Metal Balustrading - White Powdercoated Finish



6. Timber Windows & Doors - White Paint Finish To Match Existing



7. Natural Stone Crazy Paving - Grey Tone



8. Native Gardens

EXTERNAL FINISHES SCHEDULE

THOMPSON RESIDENCE
16a Ruskin Rowe, Avalon Beach

r a m a

SCHEDULE OF BASIX COMMITMENTS

Certificate Number: A441280
Dated: 08/12/21

Pool & Spa

Rainwater Tank

The applicant must install a rainwater tank of at least 1585 litres on the 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 rainwater runoff from at least 236.14 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor Swimming Pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 51.4 kilolitres. The applicant must install a pool pump timer for the swimming pool. The applicant must not incorporate any heating system for the swimming pool that is part of this development.

Fixtures & Systems

Hot Water

The applicant must install the following hot water system in the development: gas instantaneous.

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.

Construction

Construction

Concrete slab on ground:

Suspended floor above garage: framed (R0.7)

External wall: cavity brick

External wall: framed (weatherboard, fibro, metal clad)

Internal wall shared with garage: plasterboard (R0.36)

Flat ceiling, flat roof: framed

Additional Insulation

nil

nil

nil

R1.30 (or R1.70 including construction)

nil

ceiling:R2.50 (up), roof: foil/sarking

Other Specifications

-

-

-

-

-

medium (solar absorptance)

Glazing Requirements

Window & 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 National Fenestration Rating Council (NFRC) conditions.

- 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.

- 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.

Window /

door no.

W2

W3

W4

Orientation

SW

NE

SE

Area of Glass inc. frame (m2)

1.97

1.97

1.75

Overshadowing

0.0

0.0

0.0

D01

D02

D03

SE

SE

SE

2.64

3.68

5.04

0.0

0.0

0.0

Shading Device

eave/verandah/pergola/balcony >=750 mm

awning (Adjustable) >=900mm

eave/verandah/pergola/balcony >=900 mm

eave/verandah/pergola/balcony >=900 mm

eave/verandah/pergola/balcony >=900 mm

eave/verandah/pergola/balcony >=900 mm

Frame & Glass Type

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



PROJECT:
ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING INCLUDING A NEW
POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
COVER & SITE INFORMATION: COVER PAGE
& DRAWING SCHEDULES

SCALE:
1:1 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-000

REVISION:
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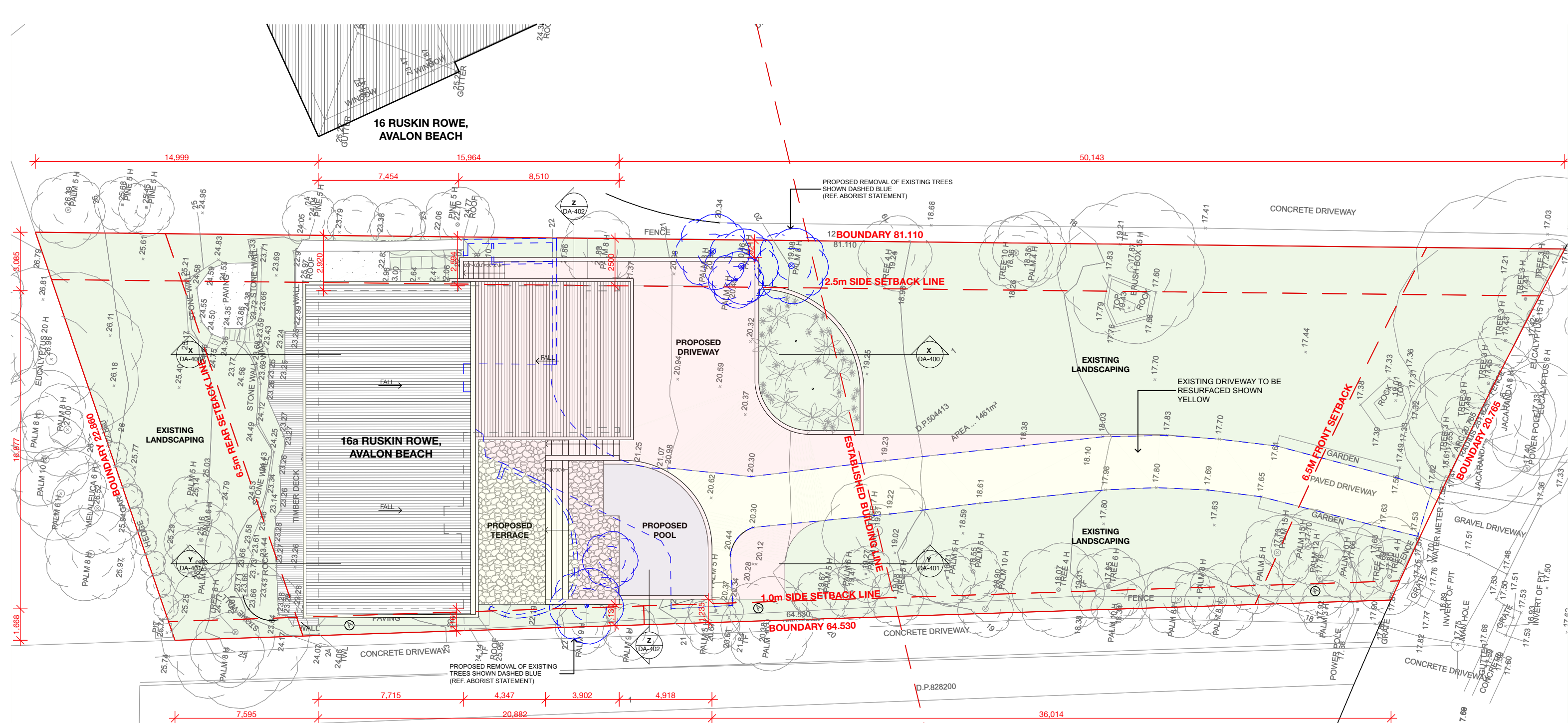
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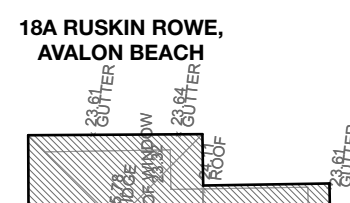
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DA2021/2625



CALCULATIONS			
TOTAL SITE AREA		1461m ²	
EXISTING		PROPOSED	
GROUND FLOOR GROSS FLOOR AREA		117.1m ²	154.53m ²
TOTAL GROSS FLOOR AREA		117.1m ²	12.10m ²
GARAGE GROSS FLOOR AREA		29.45m ²	166.63m ²
TOTAL PROPOSED GROSS FLOOR AREA (INCL. GARAGE)		146.55	46.15m ²
TOTAL DECK AREA		33.52m ²	212.78
TOTAL ROOF AREA		165.43m ²	49.39m ²
TOTAL TERRACE AREA (INCL. STAIRS)			67.52m ²
TOTAL ROOF AREA			236.14m ²
POOL VOLUME			51.4m ³
HARD SURFACE AREA (INCL. 6% PERMEABLE SURFACE)		430.85m ² (29.49%)	611.07m ² (41.83%)
SOFT LANDSCAPE AREA		1030.15m ² (70.51%)	849.93m ² (58.17%)

SITE PLAN A3 @1:200

KEY:

- DENOTES AREA OF PROPOSED ALTERATIONS
- DENOTES AREA OF PROPOSED ADDITIONS
- DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
- DENOTES EXISTING STRUCTURE TO BE RETAINED
- DENOTES PROPOSED NEW STRUCTURE

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PROJECT:
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING INCLUDING A NEW POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
COVER & SITE INFORMATION: SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-001

REVISION:
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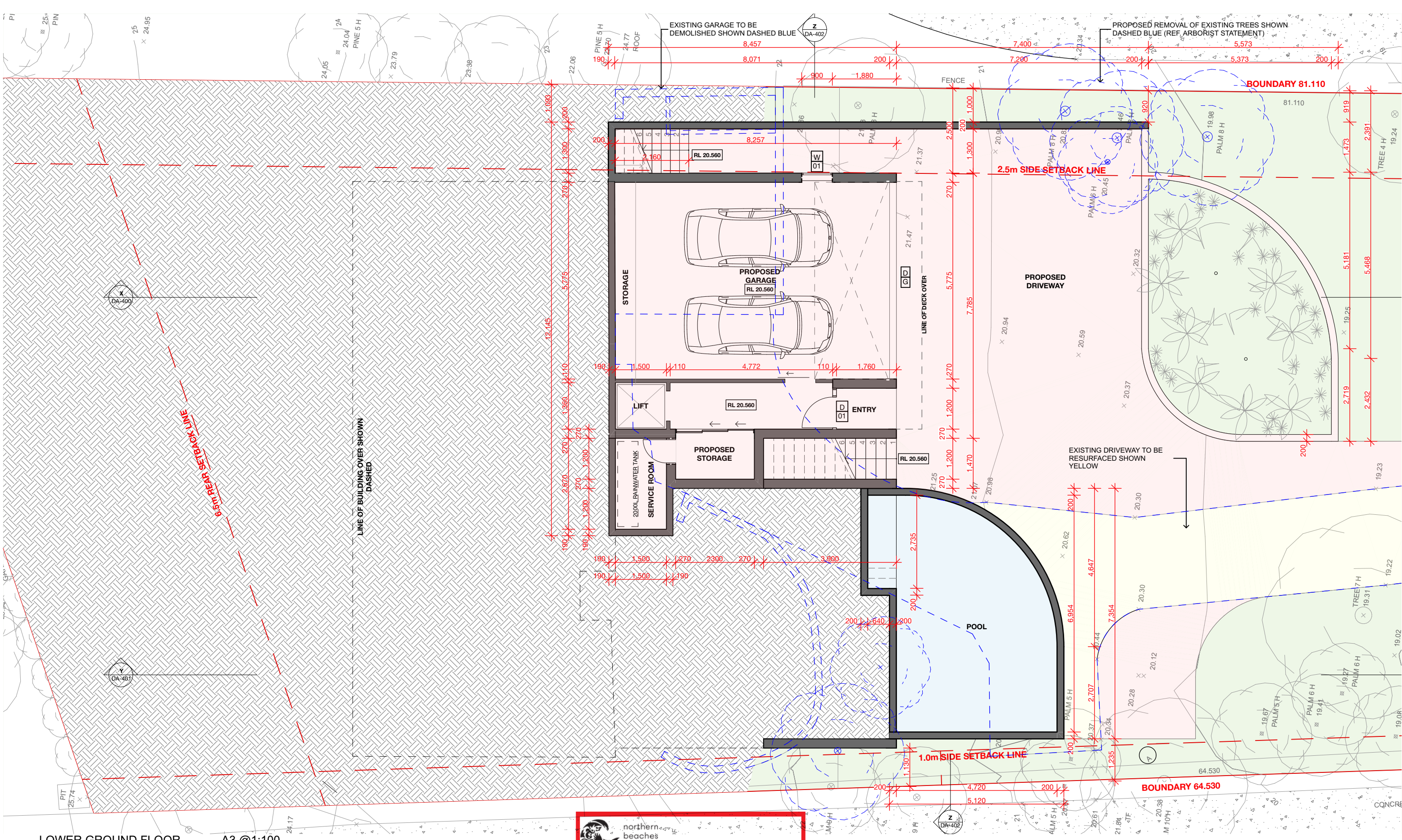
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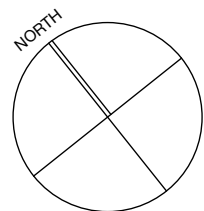
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LOWER GROUND FLOOR A3 @1:100



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PROJECT:
ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING INCLUDING A NEW
POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: LOWER
GROUND FLOOR

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-100

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CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: GROUND
FLOOR

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-101

REVISION:
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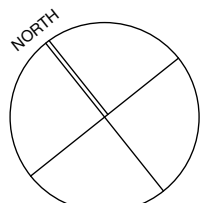
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GROUND FLOOR

A3 @1:100

KEY:



DENOTES AREA OF PROPOSED ALTERATIONS



DENOTES AREA OF PROPOSED ADDITIONS



DENOTES EXISTING STRUCTURE TO BE DEMOLISHED



DENOTES EXISTING STRUCTURE TO BE RETAINED

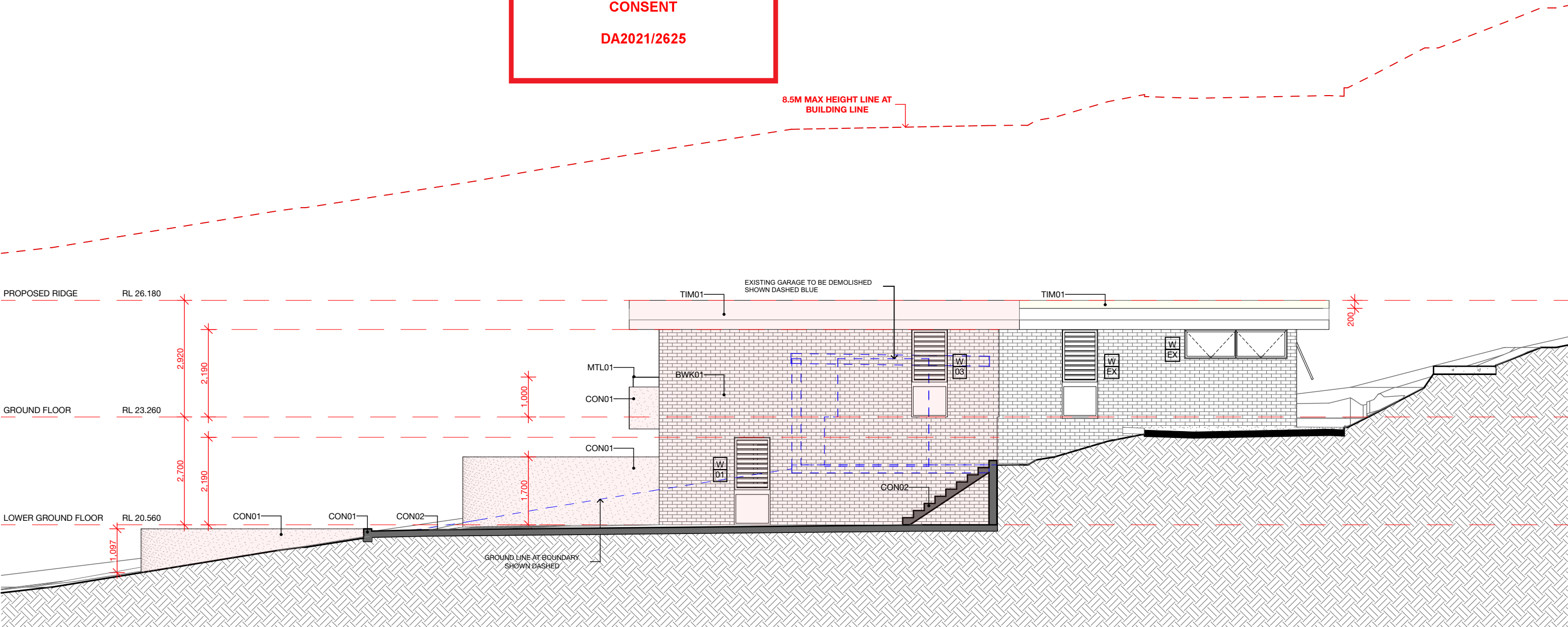
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NORTH ELEVATION A3 @1:100

MATERIALS SCHEDULE	
ID	DESCRIPTION
D	TIMBER FRAMED DOOR - WHITE PAINT FINISH TO MATCH EXISTING
W	TIMBER FRAMED WINDOW - WHITE PAINT FINISH TO MATCH EXISTING
BWK01	BRICKWORK - WHITE PAINT FINISH TO MATCH EXISTING
CFC01	FIBER CEMENT SHEET - WHITE PAINT FINISH TO MATCH EXISTING
CON01	CONCRETE - RENDER & WHITE PAINT FINISH TO MATCH EXISTING
CON02	CONCRETE - NATURAL FINISH
TIM01	TIMBER - WHITE PAINT FINISH TO MATCH EXISTING
MTL01	METAL RAILING - WHITE POWDERCOAT FINISH TO MATCH EXSTING
MRF01	METAL ROOF SHEETING - MID-TONE FINISH
GLZ01	GLASS POOL BALUSTRADING

KEY:

DENOTES AREA OF PROPOSED ALTERATIONS

DENOTES AREA OF PROPOSED ADDITIONS

DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

DENOTES EXISTING STRUCTURE TO BE RETAINED

DENOTES PROPOSED NEW STRUCTURE

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PROJECT:
ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING INCLUDING A NEW
POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
ELEVATIONS: NORTH ELEVATION

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-300

REVISION:
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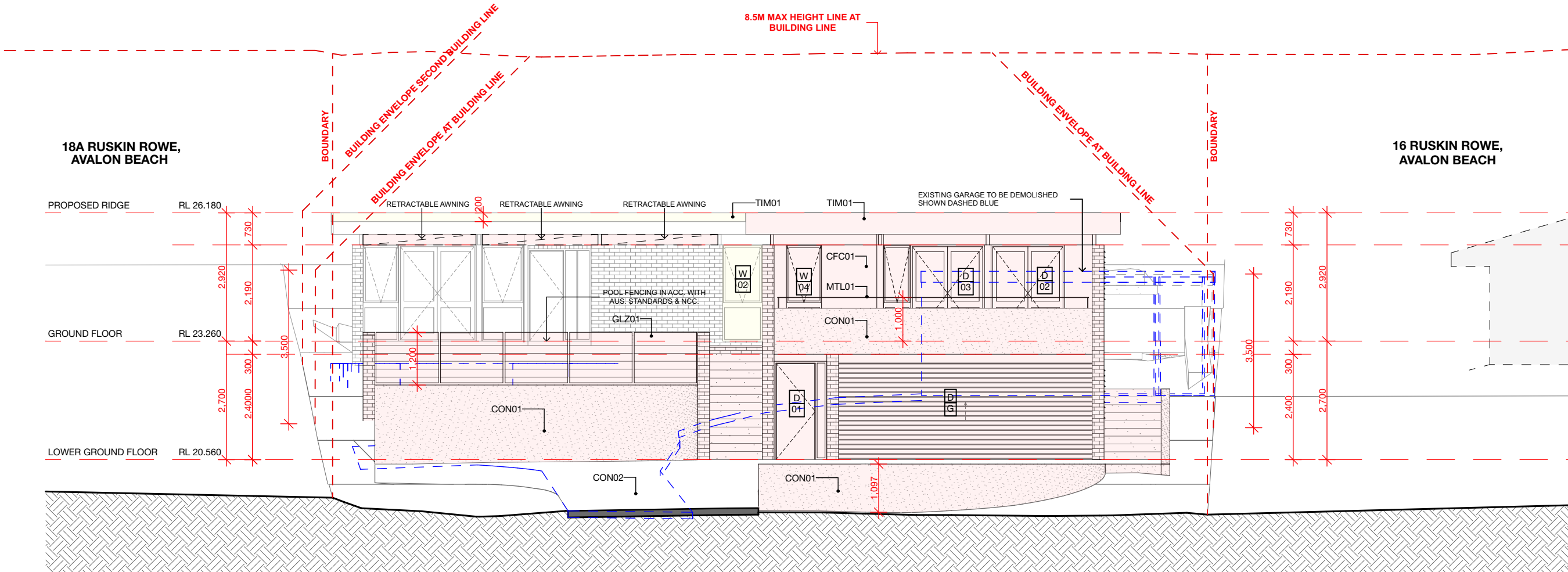
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DA2021/2625



EAST ELEVATION

A3 @1:100

MATERIALS SCHEDULE	
ID	DESCRIPTION
D	TIMBER FRAMED DOOR - WHITE PAINT FINISH TO MATCH EXISTING
W	TIMBER FRAMED WINDOW - WHITE PAINT FINISH TO MATCH EXISTING
BWK01	BRICKWORK - WHITE PAINT FINISH TO MATCH EXISTING
CFC01	FIBER CEMENT SHEET - WHITE PAINT FINISH TO MATCH EXISTING
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MTL01	METAL RAILING - WHITE POWDERCOAT FINISH TO MATCH EXSTING
MRF01	METAL ROOF SHEETING - MID-TONE FINISH
GLZ01	GLASS POOL BALUSTRADING

KEY:	
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CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
ELEVATIONS: EAST ELEVATION

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-301

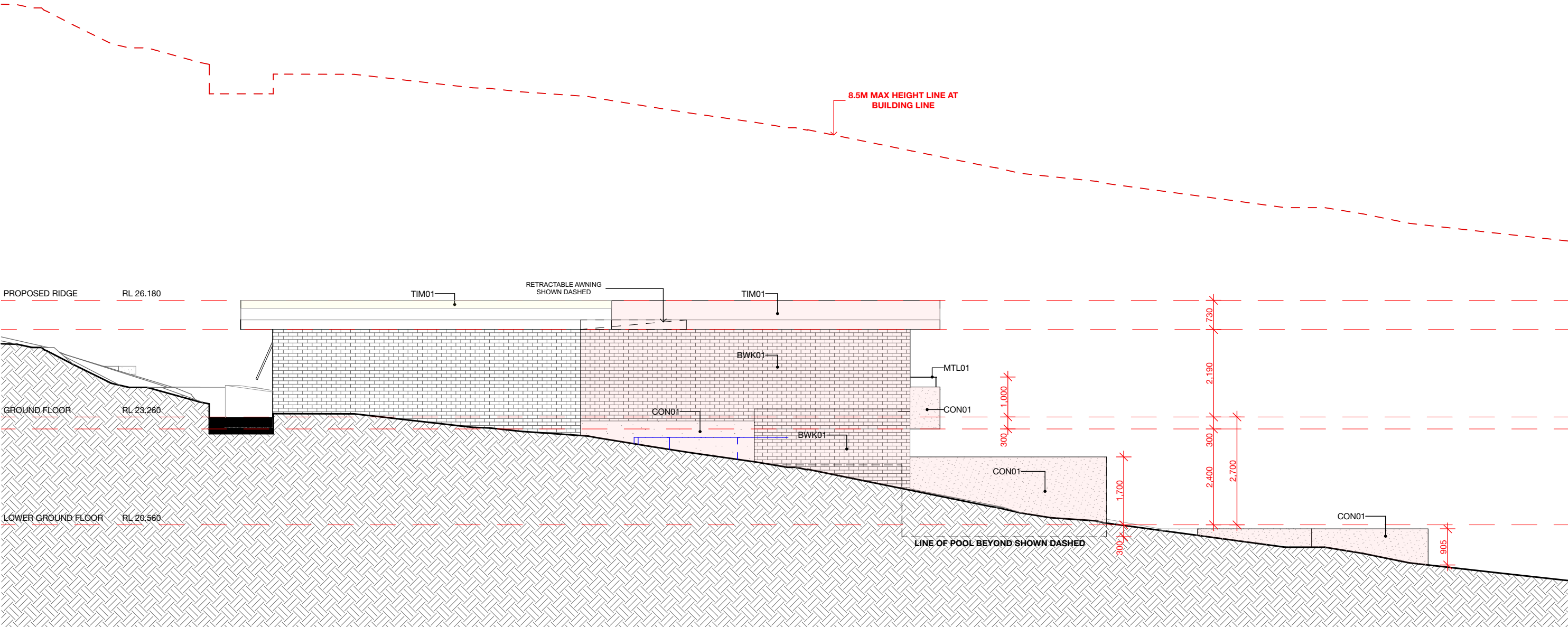
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SOUTH ELEVATION A3 @1:100



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MATERIALS SCHEDULE	
ID	DESCRIPTION
D	TIMBER FRAMED DOOR - WHITE PAINT FINISH TO MATCH EXISTING
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MRF01	METAL ROOF SHEETING - MID-TONE FINISH
GLZ01	GLASS POOL BALUSTRADING

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PROJECT:
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POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
ELEVATIONS: SOUTH ELEVATION

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-302

REVISION:
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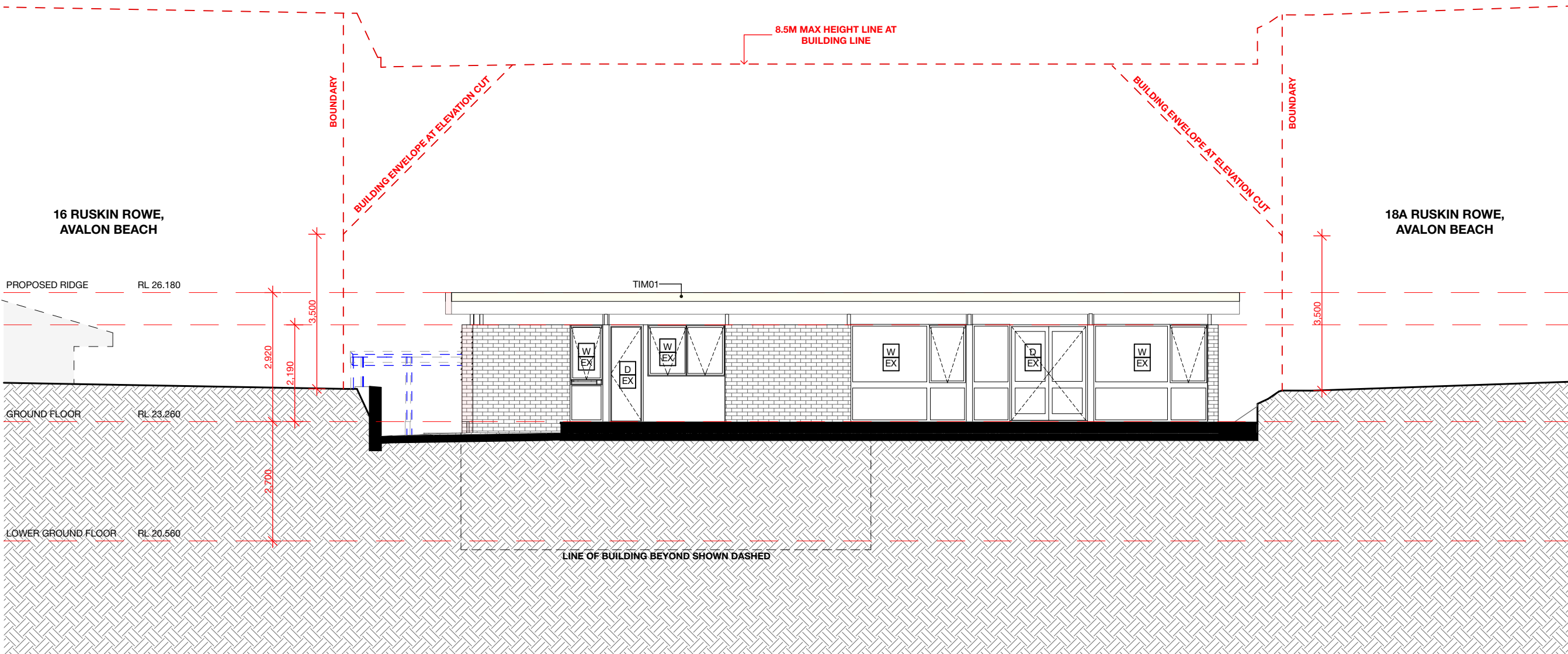
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WEST ELEVATION

A3 @1:100



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MATERIALS SCHEDULE	
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MRF01	METAL ROOF SHEETING - MID-TONE FINISH
GLZ01	GLASS POOL BALUSTRADING

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NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

- KEY:**
-  DENOTES AREA OF PROPOSED ALTERATIONS
 -  DENOTES AREA OF PROPOSED ADDITIONS
 -  DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
 -  DENOTES EXISTING STRUCTURE TO BE RETAINED
 -  DENOTES PROPOSED NEW STRUCTURE

PROJECT:
ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING INCLUDING A NEW
POOL & ASSOCIATED LANDSCAPING

CLIENT:
NICK AND JENNY THOMPSON

LOCATION:
16a RUSKIN ROWE,
AVALON BEACH, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
ELEVATIONS: WEST ELEVATION

SCALE:
1:100 @ A3

DATE OF ISSUE:
23/11/21

DRAWING NO.
DA-303

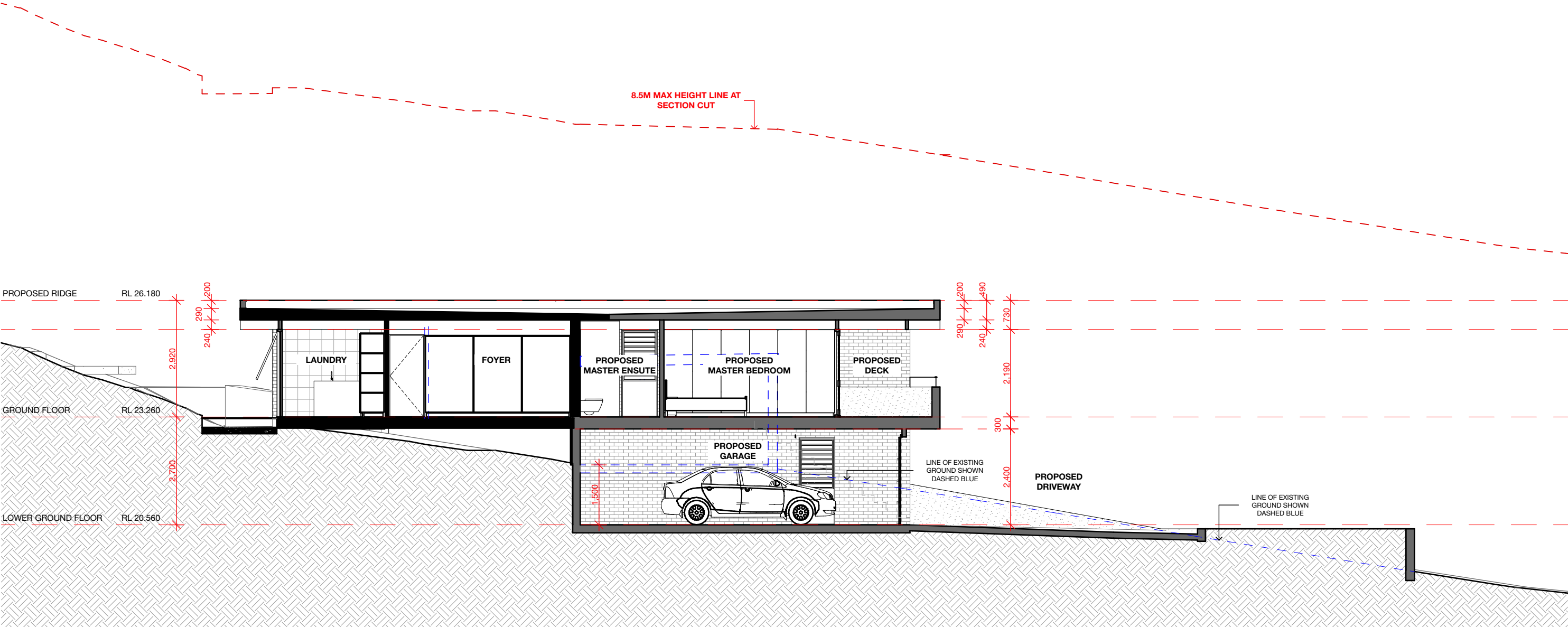
REVISION:
01

r a m a

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architect
nsw reg. #5788
thomas martin
architect
nsw reg. #10383

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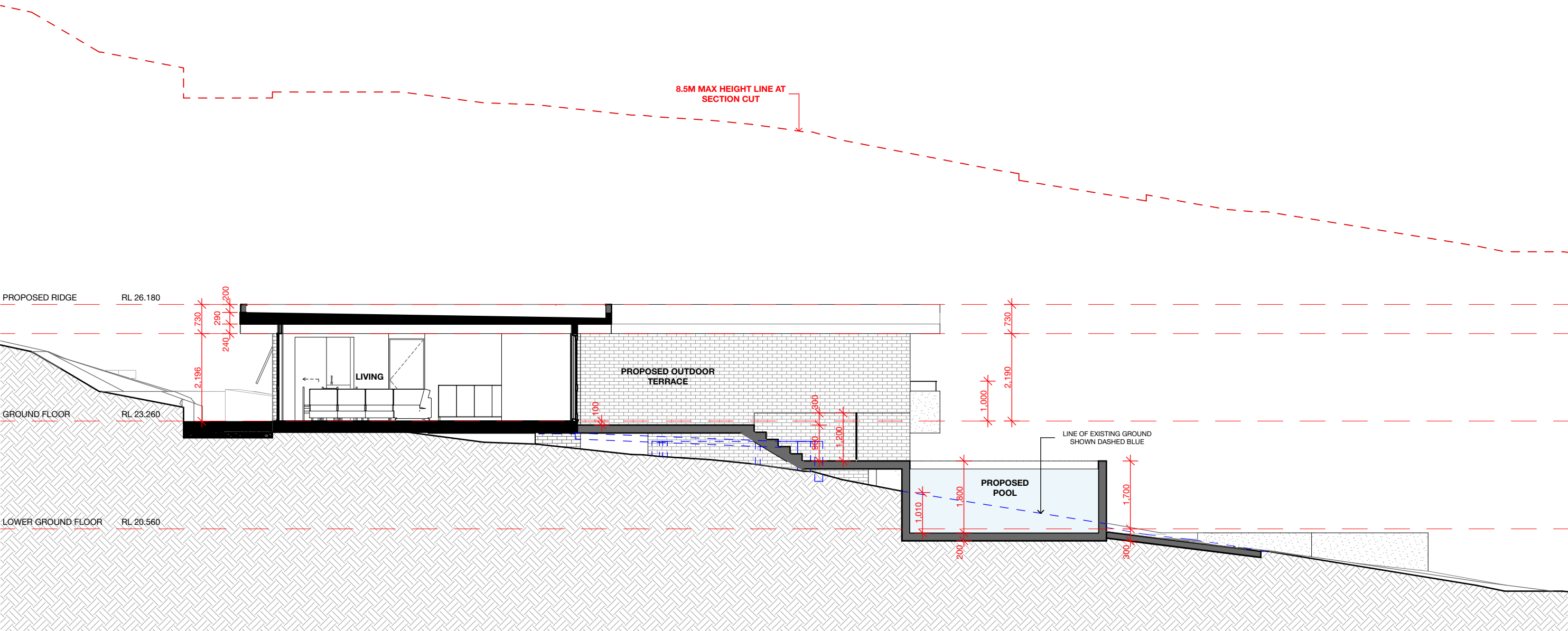


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CONSENT

DA2021/2625

	KEY: DENOTES AREA OF PROPOSED ALTERATIONS DENOTES AREA OF PROPOSED ADDITIONS DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DENOTES EXISTING STRUCTURE TO BE RETAINED DENOTES PROPOSED NEW STRUCTURE NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS	PROJECT: ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING INCLUDING A NEW POOL & ASSOCIATED LANDSCAPING CLIENT: NICK AND JENNY THOMPSON LOCATION: 16a RUSKIN ROWE, AVALON BEACH, NSW	PROJECT STAGE: DA DRAWING TITLE: SECTIONS: SECTION X SCALE: 1:100 @ A3	DATE OF ISSUE: 23/11/21 DRAWING NO. DA-400 REVISION: 01	r a m a daniel raymond architect nsw reg. #5788 thomas martin architect nsw reg. #10383 6 / 20 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com e. info@ramarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING
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SECTION Y A3 @1:100

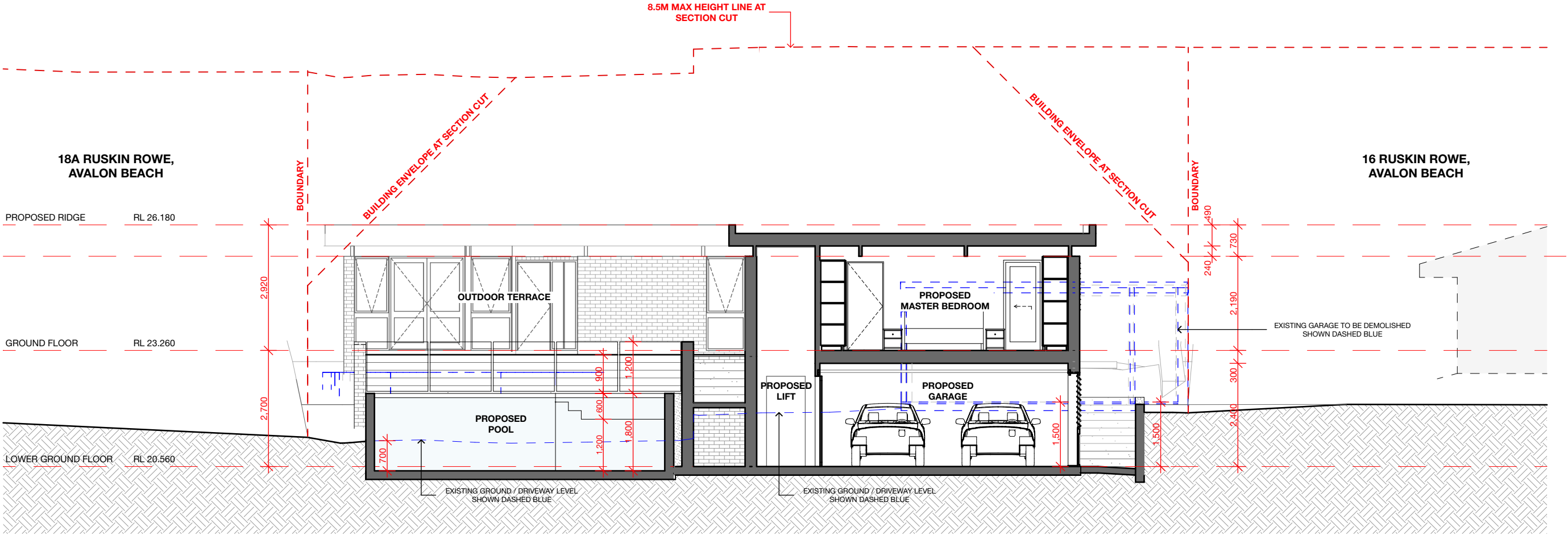


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