

EARL HOUSE

ANDREW & VERITY EARL

PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING

7 RUSKIN ROWE, AVALON BEACH, NSW.

DA DOCUMENTATION SCHEDULE

DWG NO.	TITLE	SCALE	REV.	DATE:	DESCRIPTION:
DA_000	Cover Page & Drawing Schedule	NTS	A	13.07.2023	AMENDED DA
DA_001	Site Plan	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_100	Ground Floor General Arrangement Floor Plan	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_101	First Floor General Arrangement Floor Plan	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_300	Elevations Sheet 01	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_301	Elevations Sheet 02	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_400	Section Sheet 01	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_401	Section Sheet 02	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_500	Landscape Concept Plan	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_501	Site Analysis Plan	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_502	Waste Management, Erosion and Sediment Control Plan	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_800	Pool Details Sheet	1:50 @ A1 / 1:100 @ A3	A	13.07.2023	AMENDED DA
DA_900	Shadow Diagrams 9am	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_901	Shadow Diagrams 12pm	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA
DA_902	Shadow Diagrams 3pm	1:100 @ A1 / 1:200 @ A3	A	13.07.2023	AMENDED DA

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 1500 square metres of the site.

Fixtures

The applicant must install 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 minimum 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.

Rainwater tank

The applicant must install a rainwater tank of at least 9000 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 rain runoff from at least 350 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

- a tap that is located within 10 metres of the swimming pool in the development

Swimming pool

The swimming pool must not have a volume greater than 46 kilolitres.

The swimming pool must have a pool cover.

The swimming pool must be outdoors.

THERMAL COMFORT COMMITMENTS

- Waffle pool slab
- R2.5 insulation to floor between subfloor & house
- Minimum R2.5 insulation to all external walls(excludes garage/garden & pump room)
- R5.0 insulation to ceilings(excludes(excludes garage/garden & pump room)
- R2.5 insulation to walls(between house & garage, garden & pump room)
- R2.5 insulation to ceiling/floor between house & garage
- R2.0 insulation to the internal walls of the laundry & powder rooms
- Weatherseals to all external doors including internal access to garage
- Foil + R1.0 insulation blanket underside of roof
- Dark walls & dark roof colours
- Default floor coverings used in NatHERS rating
- Insulation must be installed in accordance with NCC and relevant Australian Standards.
- Recessed downlights have been included in the NatHERS rating(to be sealed LED downlights)
- D05, W35, W36, W32, W29, W17 & W25 to be double low-e tinted glazing with timber frame(Less than or = to U 2.30, within 10% of SHGC 0.25)
- D17, D18, W33, W08, D13, W09, D14, W10, W01, W02, W16 & W26 to be single clear glazing with timber frame(Less than or = to U 5.40, within 10% of SHGC 0.63/0.56)
- All other windows & glazed doors to be double glazed clear with timber frame (Less than or = to U 3.00, within 10% of SHGC 0.48/0.56)
- Skylights to be double glazed clear

Floor and wall construction

Floor areas

Conditioned floor area	359.3
Unconditioned floor area	19
Garage floor area	67.5
Mezzanine area	0

Construction

Concrete slab on ground	222
Suspended open subfloor	40
Suspended floor above garage	50

Loads

Heating load	39.7
Cooling load	25.8

ENERGY COMMITMENTS

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning:

Energy rating: 6 Star (old label)

The bedrooms must not incorporate any cooling systems, or any ducting which is designed to accommodate any cooling system

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning:

Energy rating: 6 Star (old label)

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning:

Energy rating: 6 Star (old label)

The heating system must provide for any day/night zoning between living areas and bedrooms

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie natural ventilation); Operational Control n/a

Kitchen: individual fan, ducted to facade or roof; Operation control: manual on / timer off

Laundry: no mechanical ventilation (ie natural ventilation); Operational Control n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

at least 5 of the bedrooms / study; dedicated

at least 3 of the living / dining rooms; dedicated

the kitchen; dedicated

all bathrooms/toilets; dedicated

the laundry; dedicated

all hallways; dedicated

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.

Swimming pool

The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): gas

The applicant must install a timer for the swimming pool pump in the development.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 1.2 peak kilowatts of electricity as part of the development.

The applicant must connect this system to the development's electrical system.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development 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.

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

LEGEND:

 DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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 B.C.

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

 DENOTES PROPOSED WALLS

 DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

 DENOTES AREA OF PROPOSED LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, 2107, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
COVER PAGE &
DRAWING SCHEDULE

SCALE:
NTS

DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-000

REVISION:
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EXTERNAL FINISHES SCHEDULE



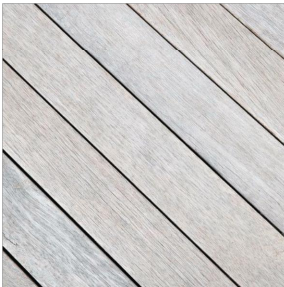
1. White External Windows, Trims & Architraves



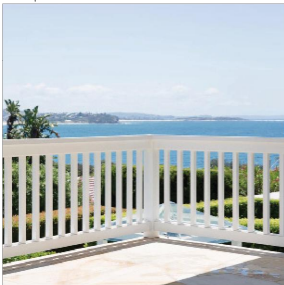
2. Weatherboard Cladding - "Dulux Western Myall" Colour



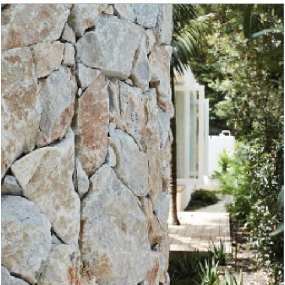
3. Metal Sheet Roof Sheetting - "Pufa Black Grey" Colour



4. External Timber Decking



5. White Painted Timber Balustrading



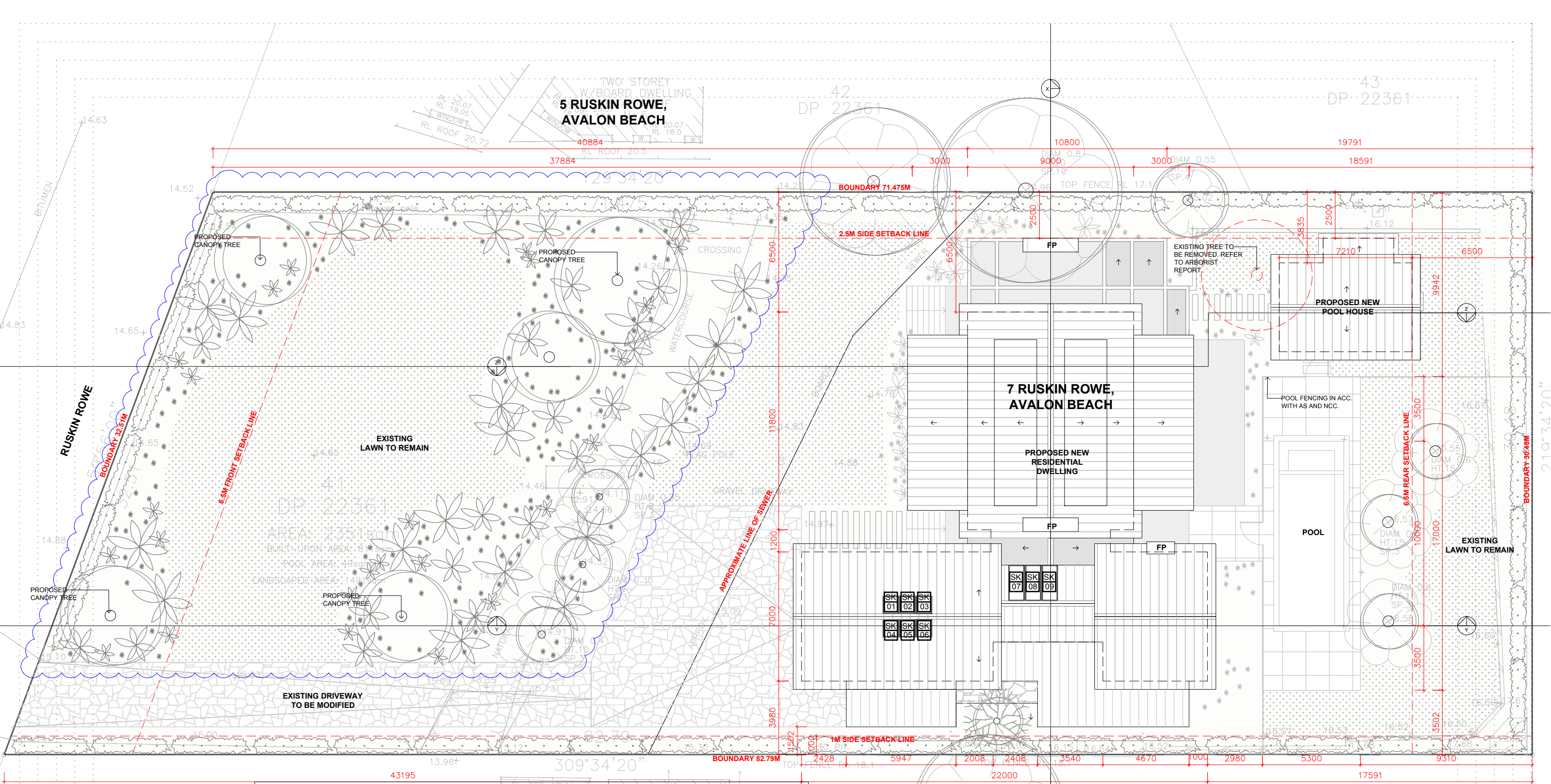
6. Feature Sandstone Cladding



7. White Painted Timber Post, Beams & Eaves over
External Areas



8. Dutch Dormer



SITE CALCULATIONS				
TOTAL SITE AREA		2351m ²		
EXISTING		PROPOSED		
GROUND FLOOR GROSS FLOOR AREA		-	GROUND FLOOR GROSS FLOOR AREA INCL. GARAGE	277.7m ²
FIRST FLOOR GROSS FLOOR AREA		-	FIRST FLOOR GROSS FLOOR AREA	130.9m ²
TOTAL GROSS FLOOR AREA		-	TOTAL GROSS FLOOR AREA INCL. GARAGE	408.77m ²
TOTAL POOL HOUSE GROSS FLOOR AREA		-	TOTAL POOL HOUSE GROSS FLOOR AREA	32m ²
TOTAL ROOF AREA		467.3m ²	TOTAL ROOF AREA	434.5m ²
POOL AREA		73m ²	POOL AREA	52m ²
TOTAL EXTERNAL DECK AREA		-	TOTAL EXTERNAL DECK AREA	179m ²
DRIVEWAY AREA		97m ²	DRIVEWAY AREA	236.6m ²
HARD SURFACE AREA		844.7m ² (36%)	HARD SURFACE AREA	812 m ² (34.5%)
SOFT LANDSCAPE AREA		1506.3m ² (64%)	SOFT LANDSCAPE AREA	1538m ² (65.5%)

SITE PLAN 1:100 @ A1 OR 1:200 @A 3

NORTH

LEGEND:

DENOTES EXISTING SPOT LEVEL

DENOTES PROPOSED LEVEL

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KEY:

DENOTES PROPOSED WALLS

DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

DENOTES AREA OF PROPOSED LANDSCAPING

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LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-001

REVISION:
A

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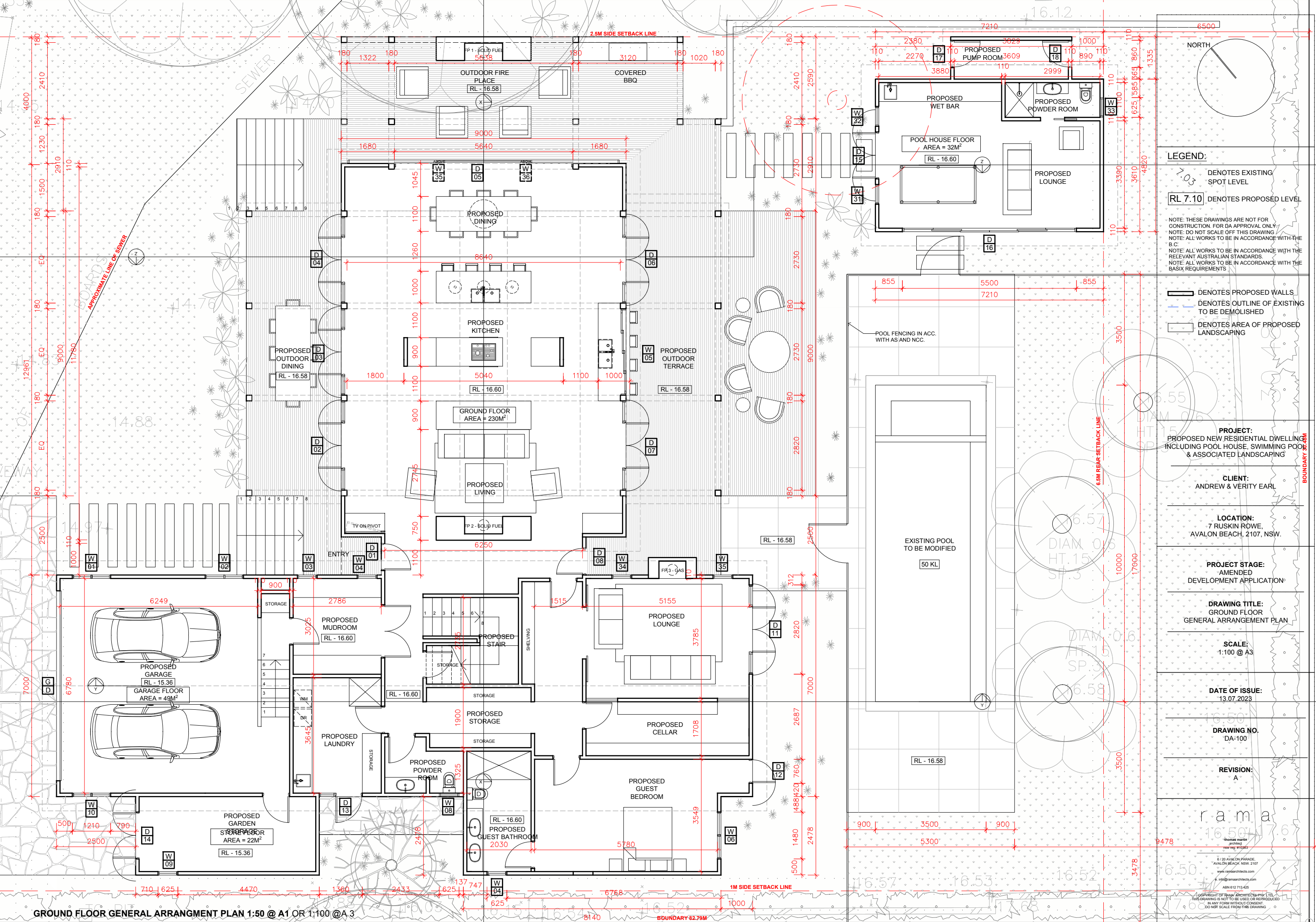
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LEGEND:

- DENOTES EXISTING SPOT LEVEL
- RL 7.10 DENOTES PROPOSED LEVEL

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DEVELOPMENT APPLICATION

DRAWING TITLE:
GROUND FLOOR
GENERAL ARRANGEMENT PLAN

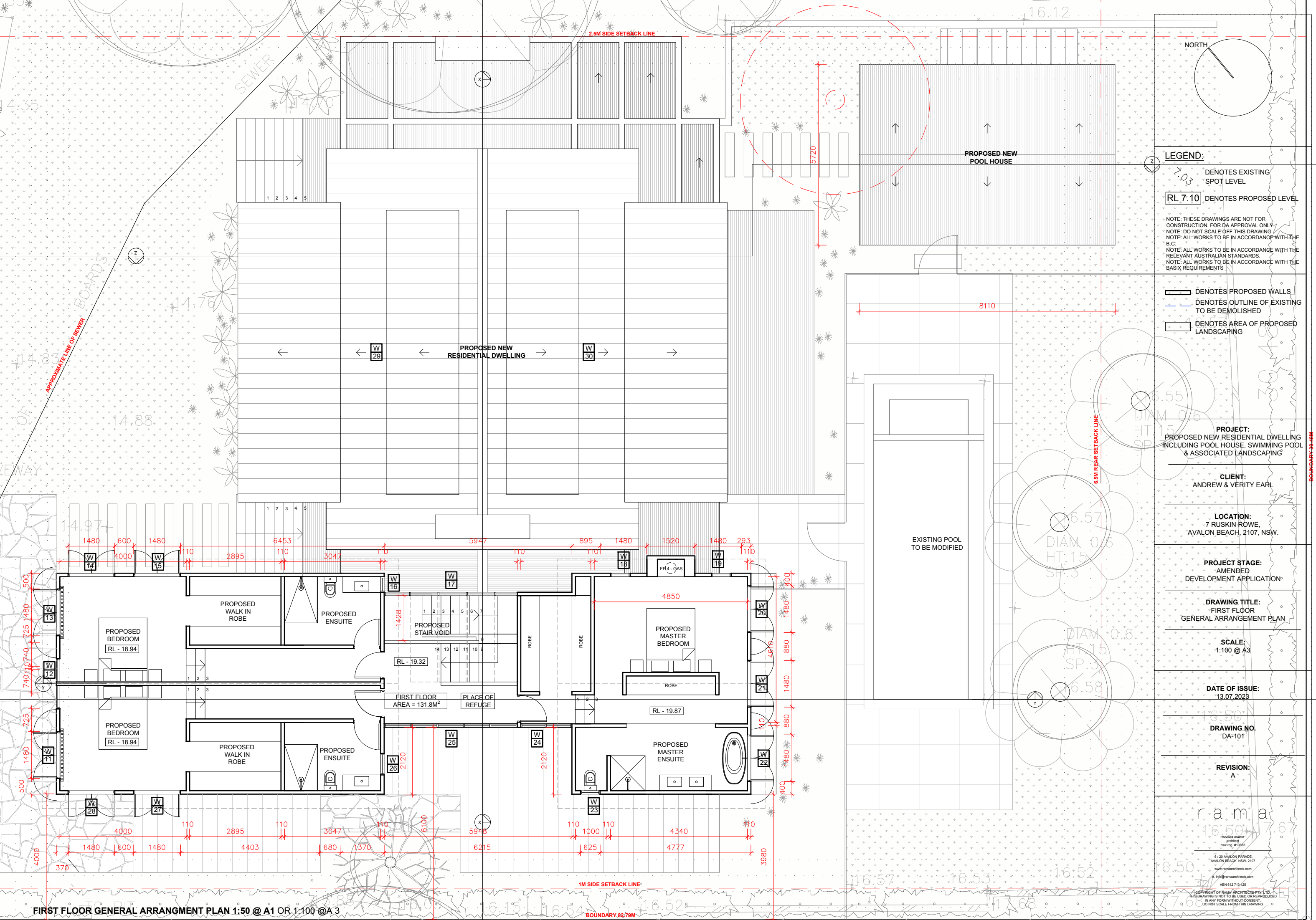
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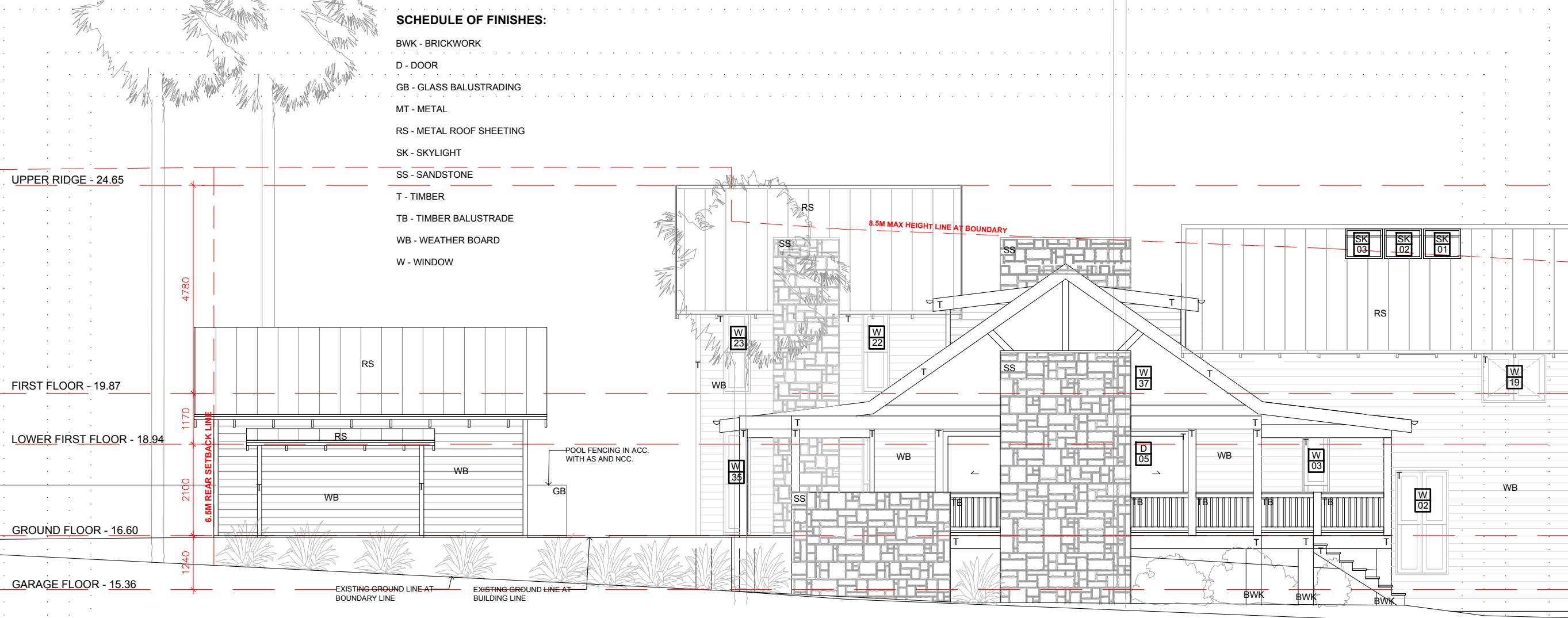
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13.07.2023

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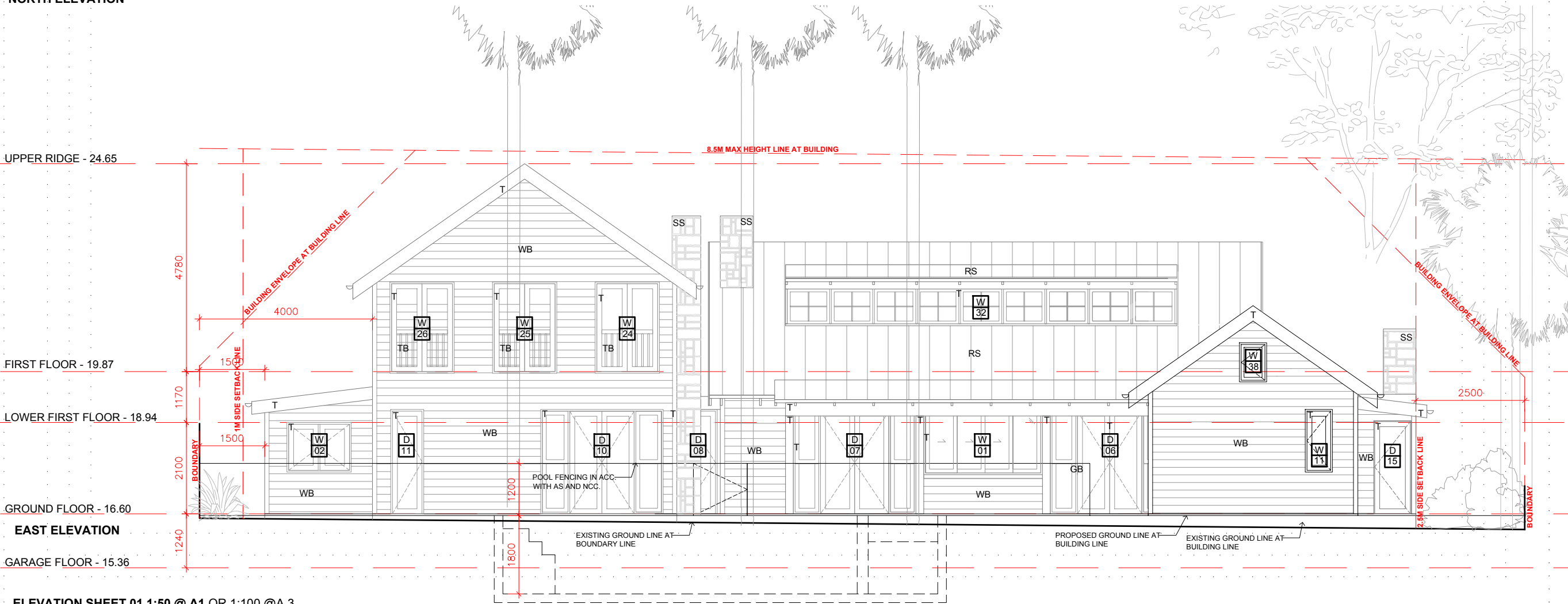
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NORTH ELEVATION



ELEVATION SHEET 01 1:50 @ A1 OR 1:100 @ A3

LEGEND:

→ DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

W 18 DENOTES PROPOSED WALLS

— DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

□ DENOTES AREA OF PROPOSED LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, 2107, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
ELEVATION
SHEET 01

SCALE:
1:100 @ A3

DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-300

REVISION:
A

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raw reg. #10383

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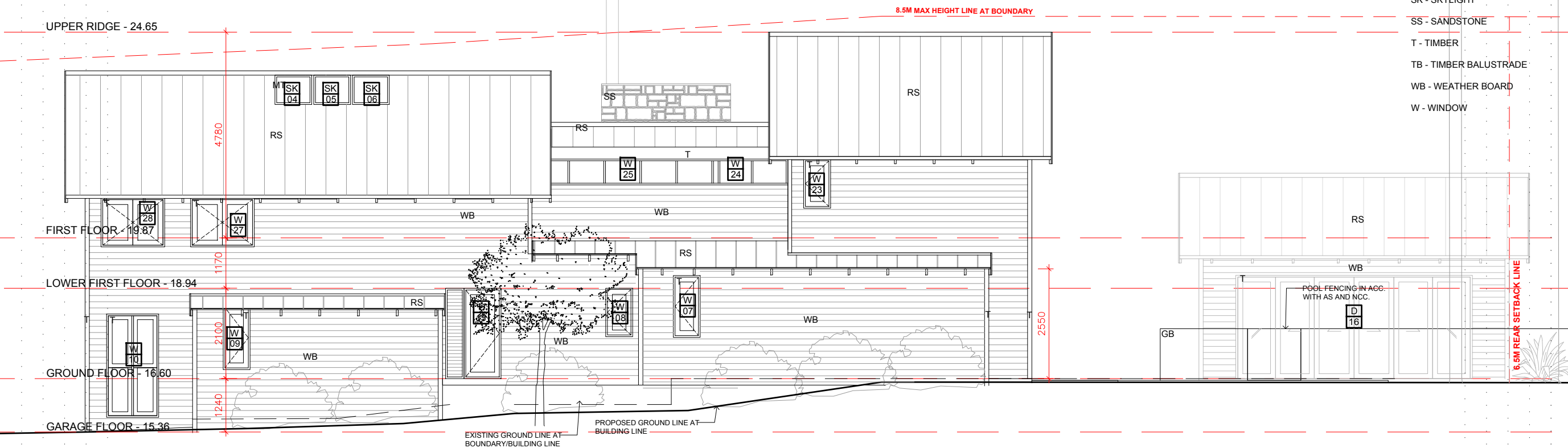
BWK - BRICKWORK
D - DOOR
GB - GLASS BALUSTRADING
MT - METAL
RS - METAL ROOF SHEETING
SK - SKYLIGHT
SS - SANDSTONE
T - TIMBER
TB - TIMBER BALUSTRADE
WB - WEATHER BOARD
W - WINDOW

>.03 DENOTES EXISTING SPOT LEVEL

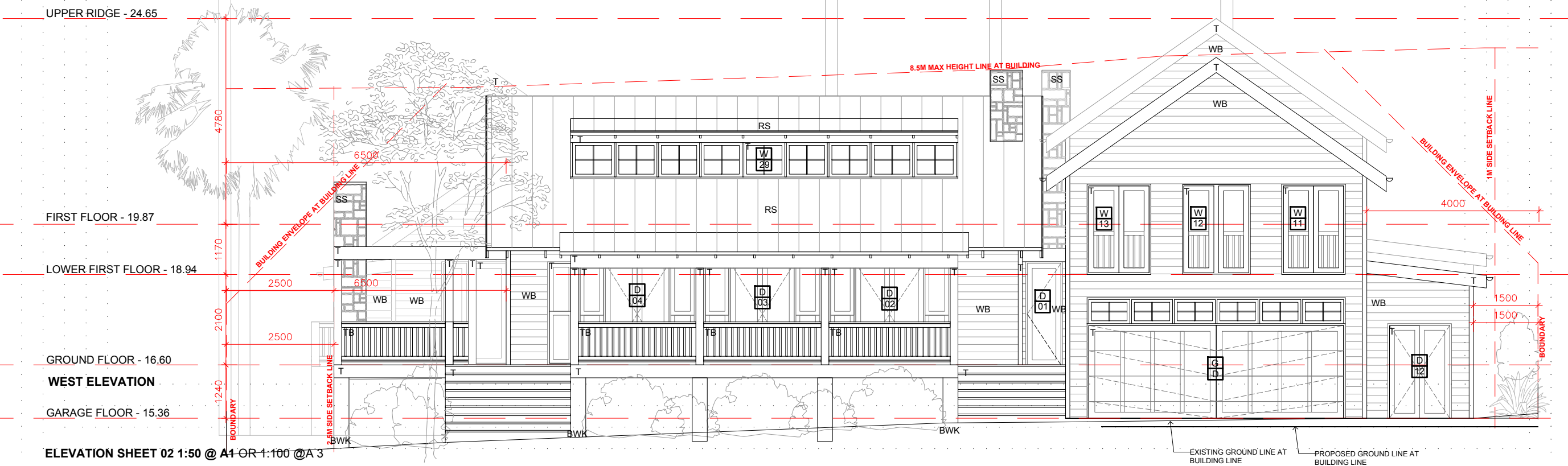
RL 7.10 DENOTES PROPOSED LEVEL

 DENOTES PROPOSED WALLS
 DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED
 DENOTES AREA OF PROPOSED LANDSCAPING

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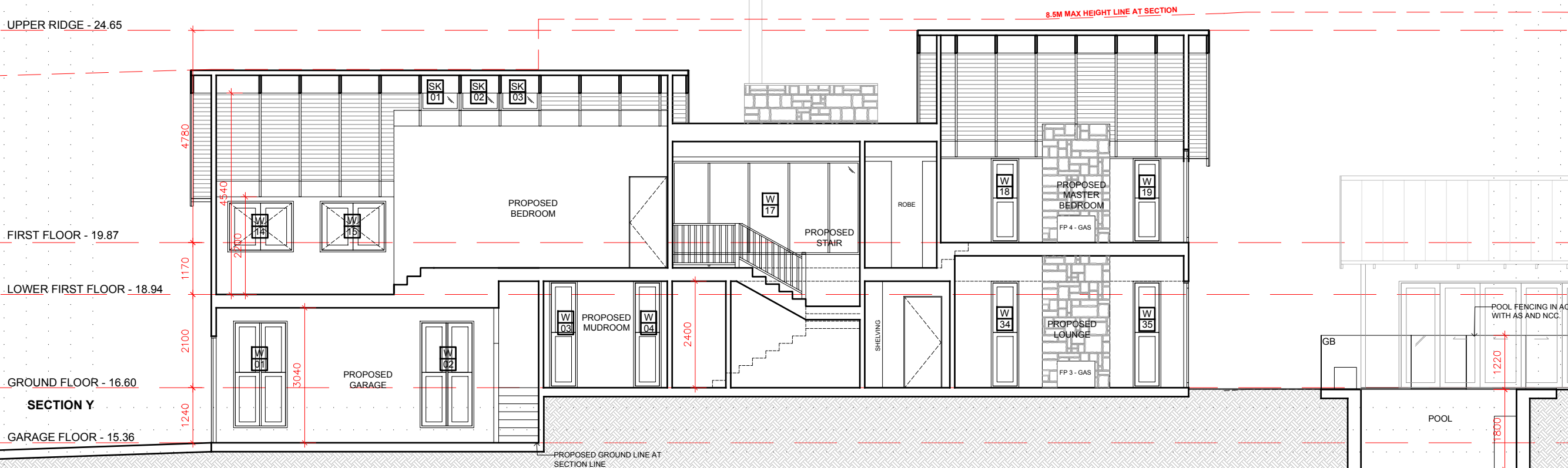
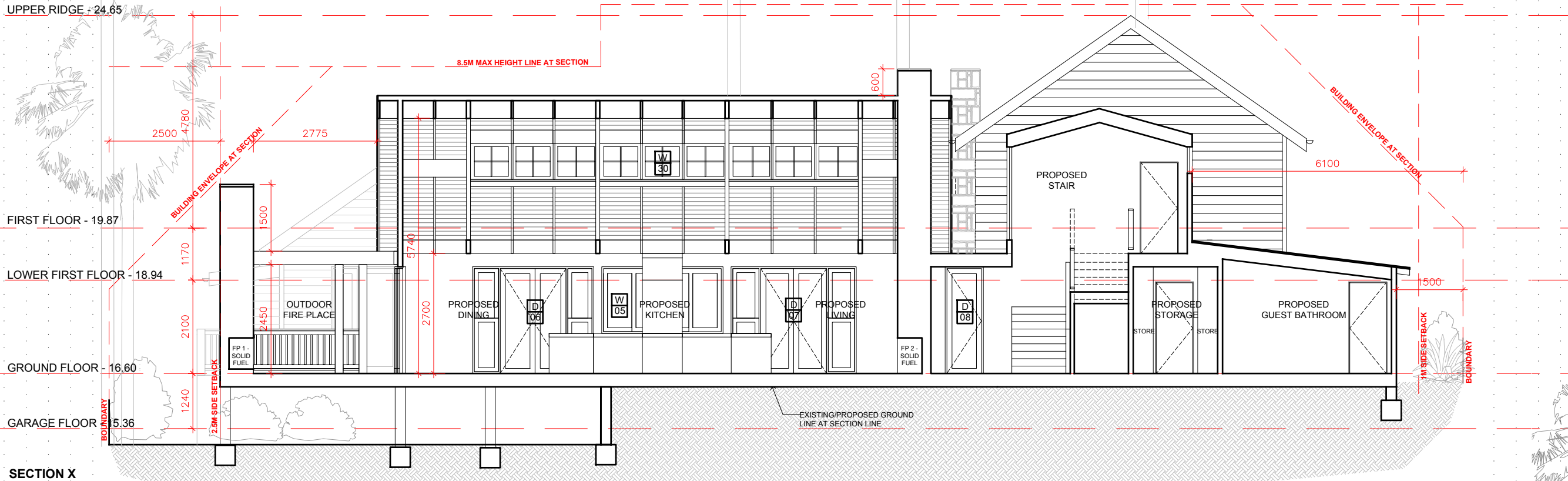


SOUTH ELEVATION



WEST ELEVATION

ELEVATION SHEET 02 1:50 @ A1 OR 1:100 @ A3



LEGEND:

$\triangleright 03$ DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

— DENOTES PROPOSED WALLS
— DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED
— DENOTES AREA OF PROPOSED LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, 2107, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
SECTION
SHEET 01

SCALE:
1:100 @ A3

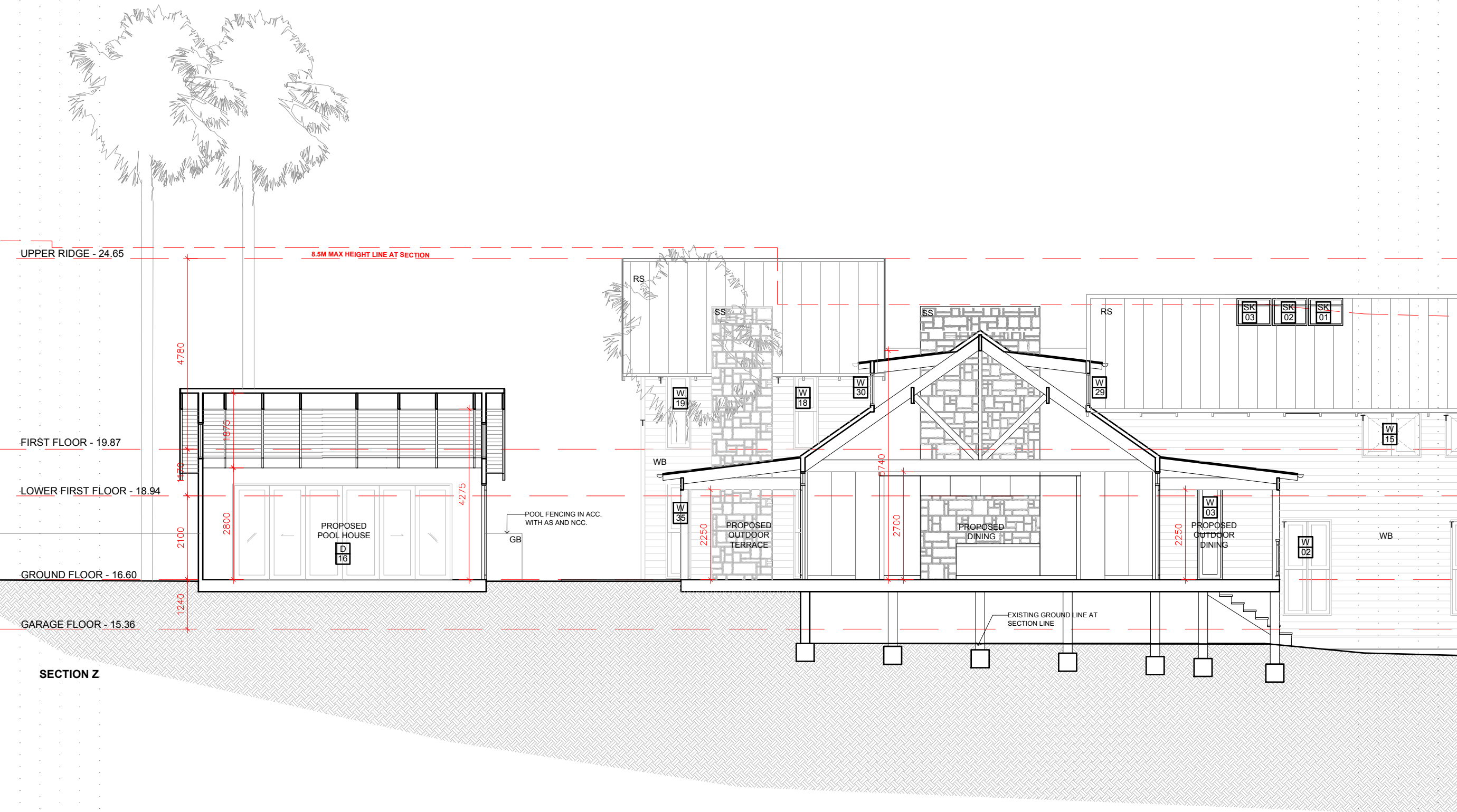
DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-400

REVISION:
A

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LEGEND:

$\triangleright 03$ DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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DENOTES PROPOSED WALLS
 DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED
 DENOTES AREA OF PROPOSED LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, 2107, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
SECTION
SHEET 02

SCALE:
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DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-401

REVISION:
A

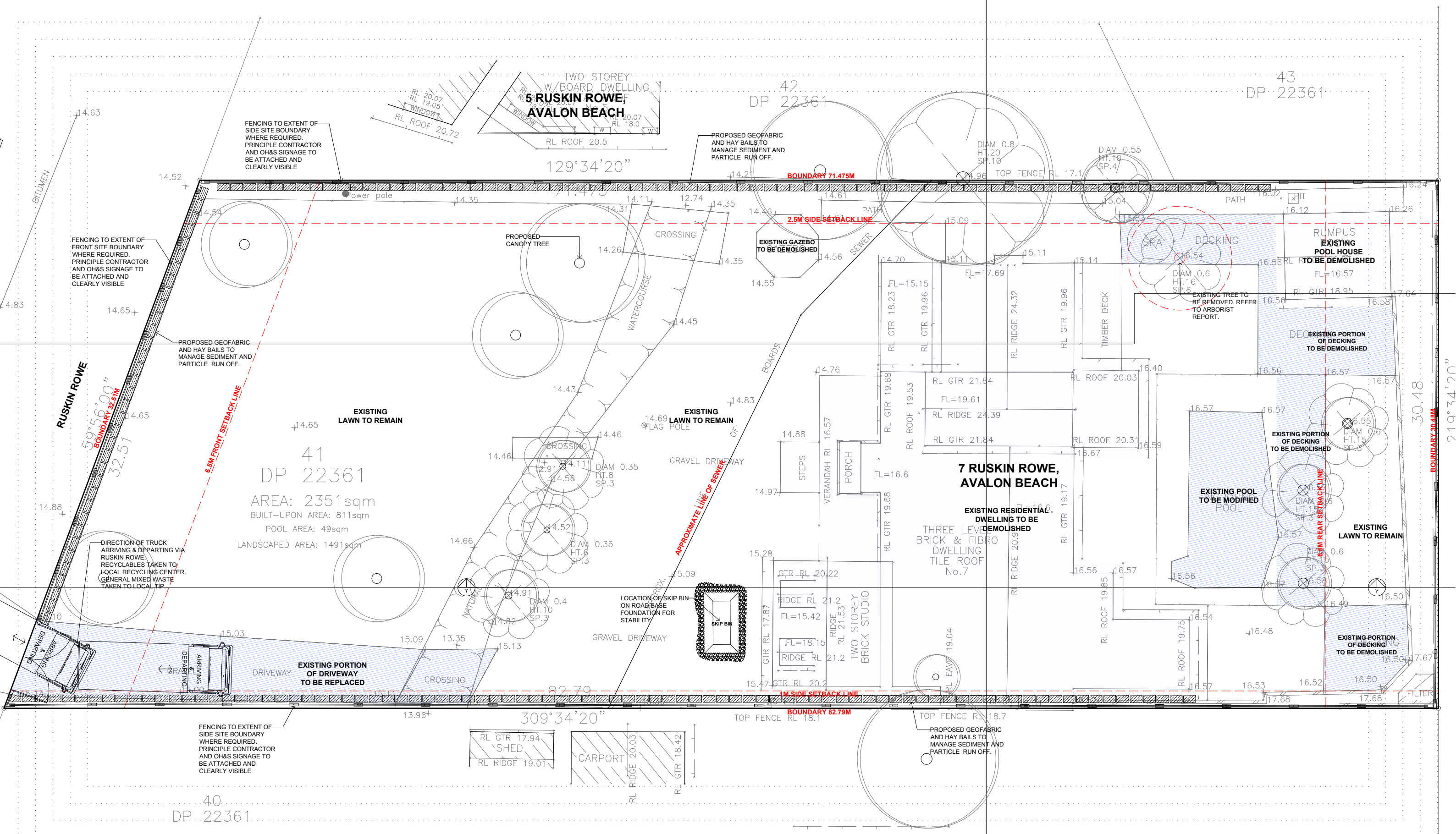
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thomas martin
architect
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SEDIMENT CONTROL & EROSION PLAN 1:100 @ A1 OR 1:200 @A 3

	LEGEND: 7.03 DENOTES EXISTING SPOT LEVEL RL 7.10 DENOTES PROPOSED LEVEL 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 B.C. 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 PROPOSED WALLS DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED DENOTES AREA OF PROPOSED LANDSCAPING	PROJECT: PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING CLIENT: ANDREW & VERITY EARL LOCATION: 7 RUSKIN ROWE, AVALON BEACH, NSW.	PROJECT STAGE: AMENDED DEVELOPMENT APPLICATION DRAWING TITLE: SITE ANALYSIS PLAN SCALE: 1:200 @ A3	DATE OF ISSUE: 13.07.2023 DRAWING NO. DA-501 REVISION: A	rama thomas martin architect nsw reg. #10383 6/120 AVALON PARADE, AVALON BEACH, NSW. 2107 www.ramaarchitects.com e. info@ramaarchitects.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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LEGEND:

^{>.03} DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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 DENOTES PROPOSED WALLS
 DENOTES OUTLINE OF EXISTING
 TO BE DEMOLISHED
 DENOTES AREA OF PROPOSED
 LANDSCAPING

PROJECT:
PROPOSED NEW RESIDENTIAL DWELLING
INCLUDING POOL HOUSE, SWIMMING POOL
& ASSOCIATED LANDSCAPING

CLIENT:
ANDREW & VERITY EARL

LOCATION:
7 RUSKIN ROWE,
AVALON BEACH, 2107, NSW.

PROJECT STAGE:
AMENDED
DEVELOPMENT APPLICATION

DRAWING TITLE:
POOL
DETAILS SHEET

SCALE:
1:100 @ A

DATE OF ISSUE:
13.07.2023

DRAWING NO.
DA-800

REVISION:
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architect
nsw reg. #10383

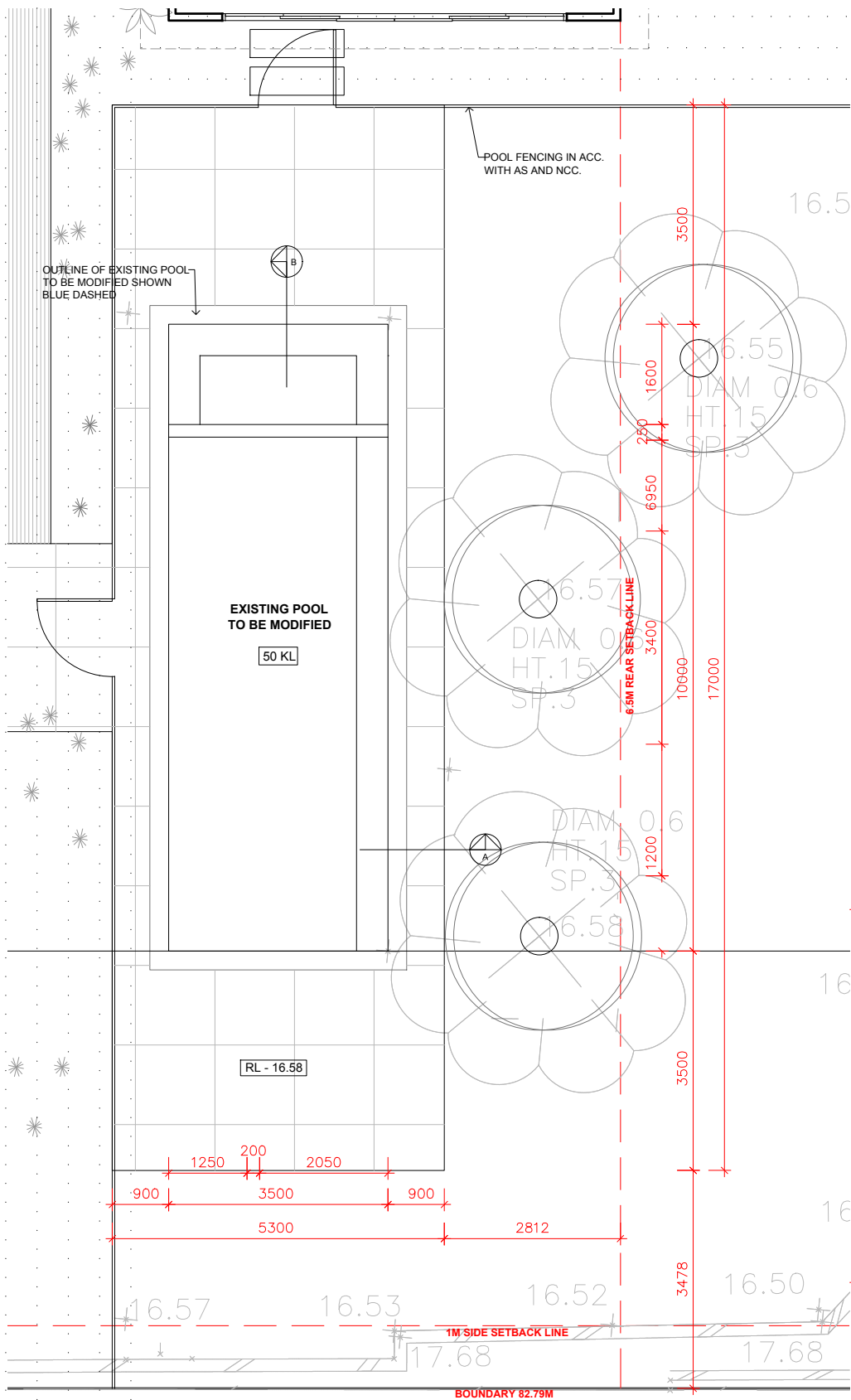
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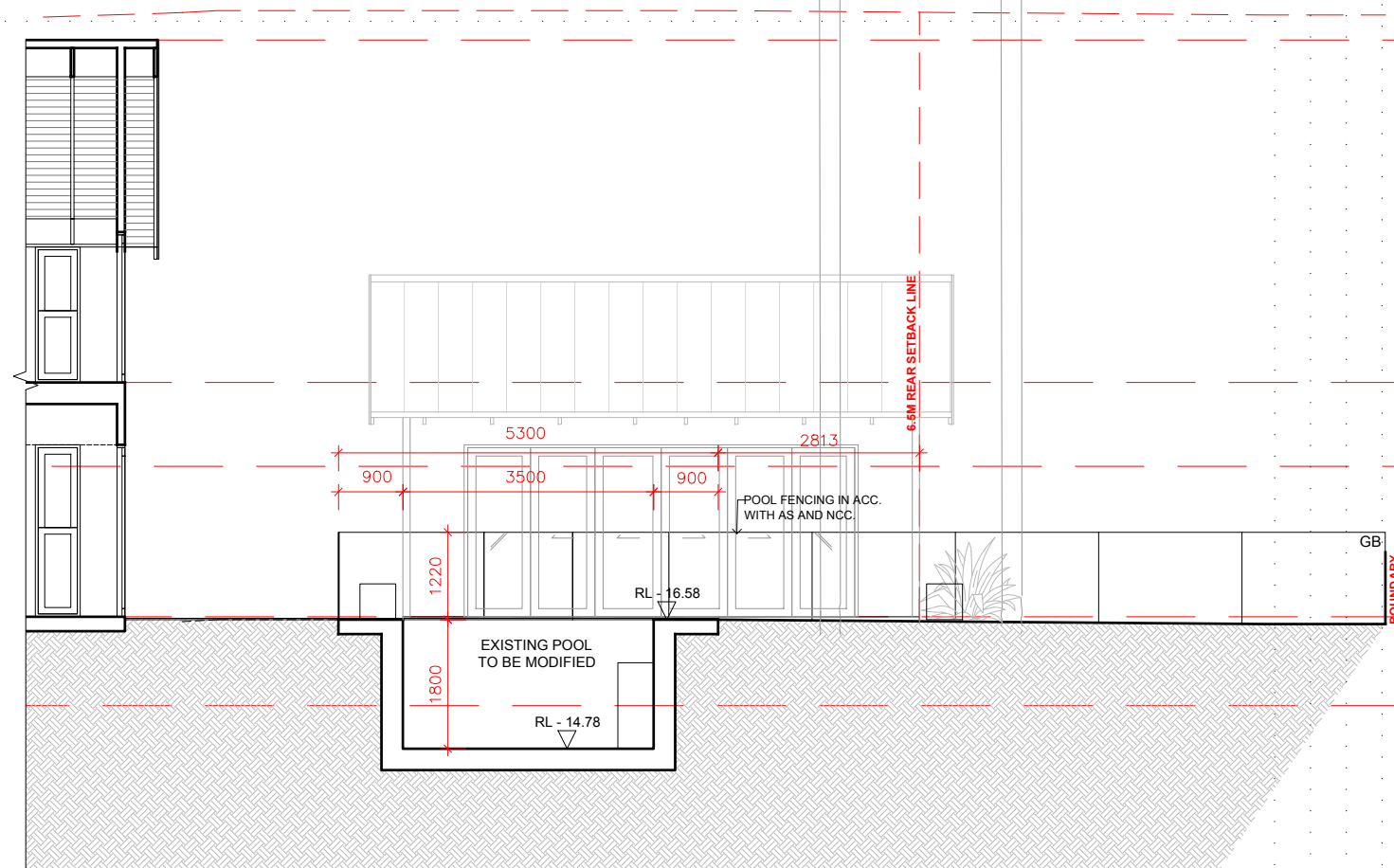
e. info@ramaarchitects.com

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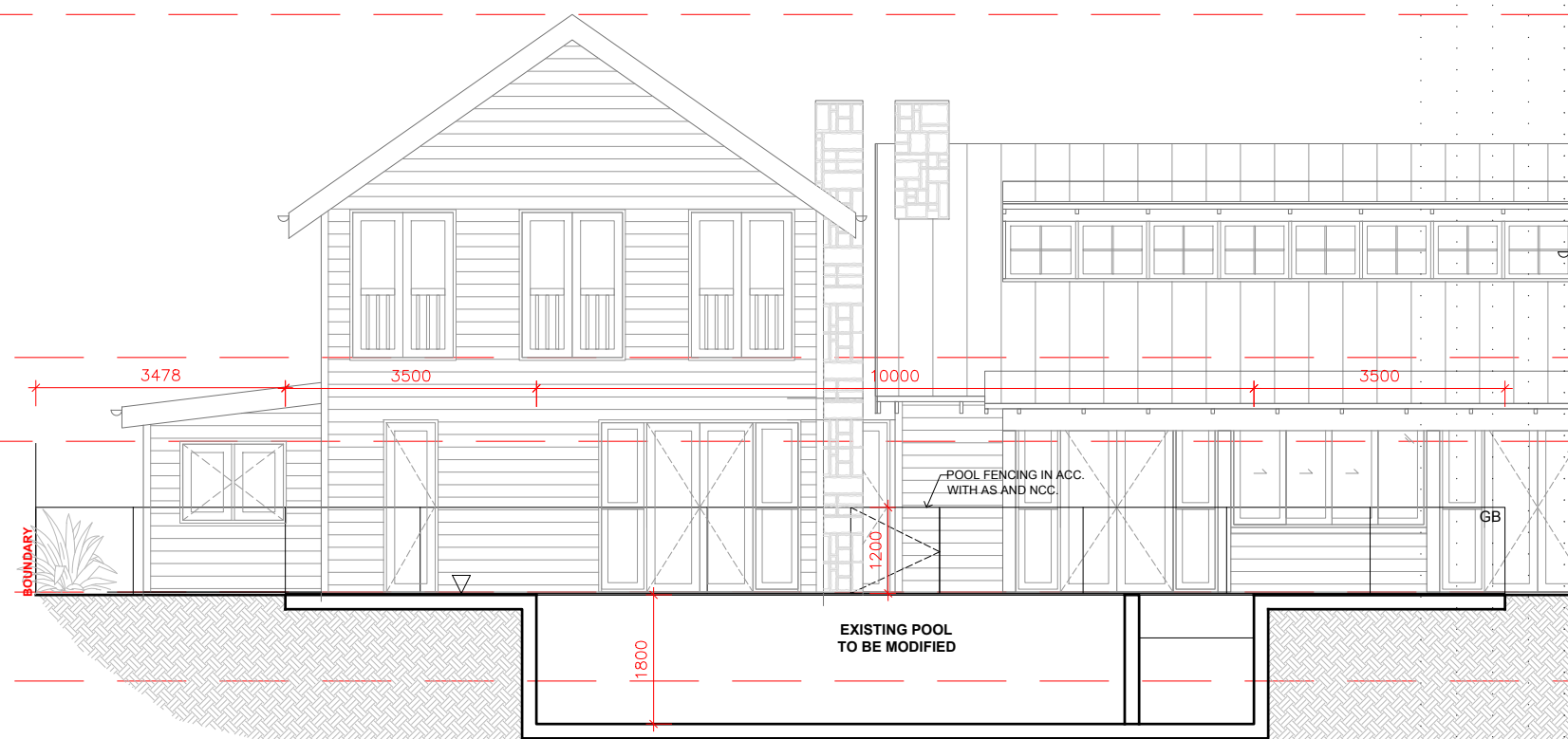
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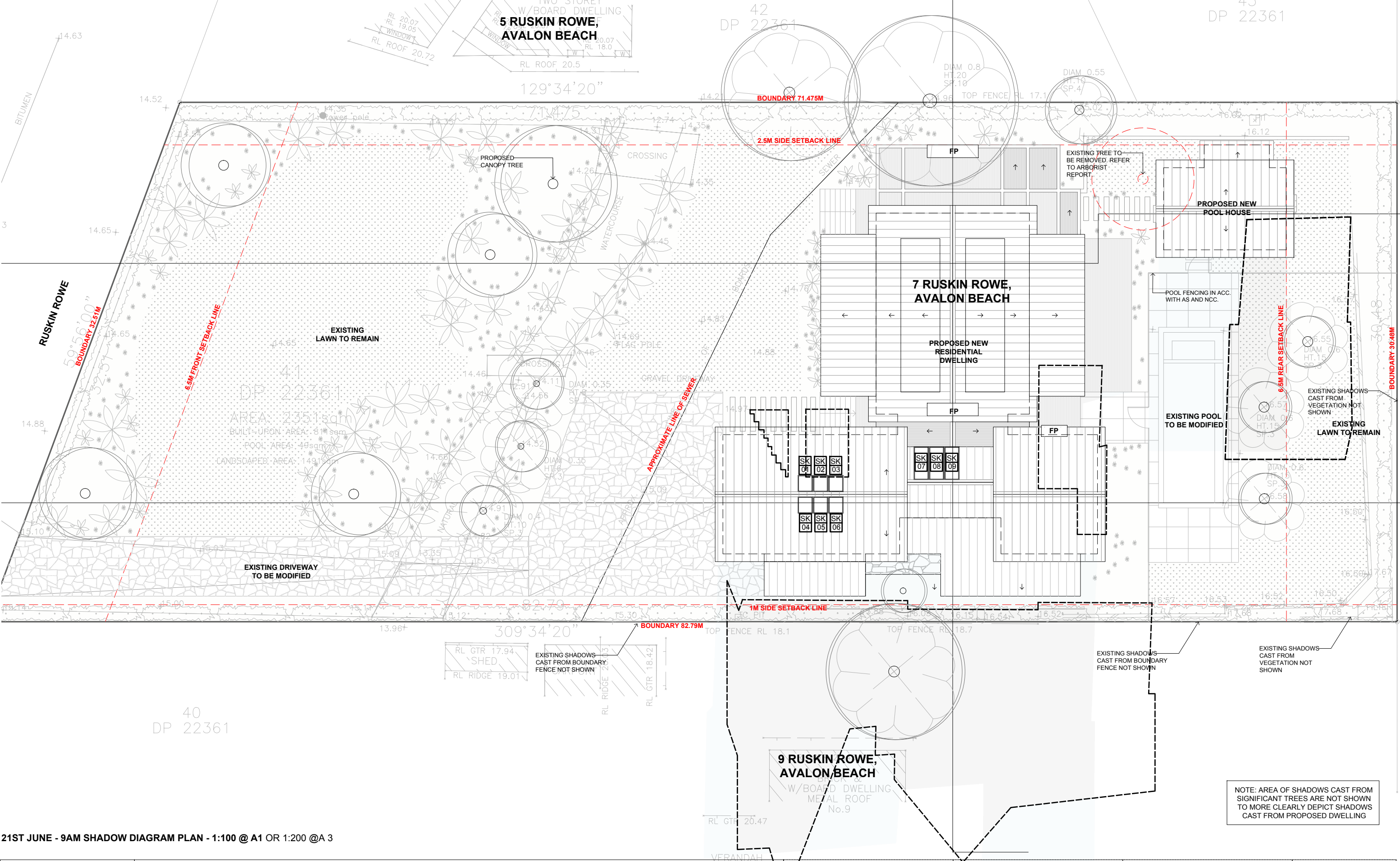
POOL PLAN



POOL SECTION A

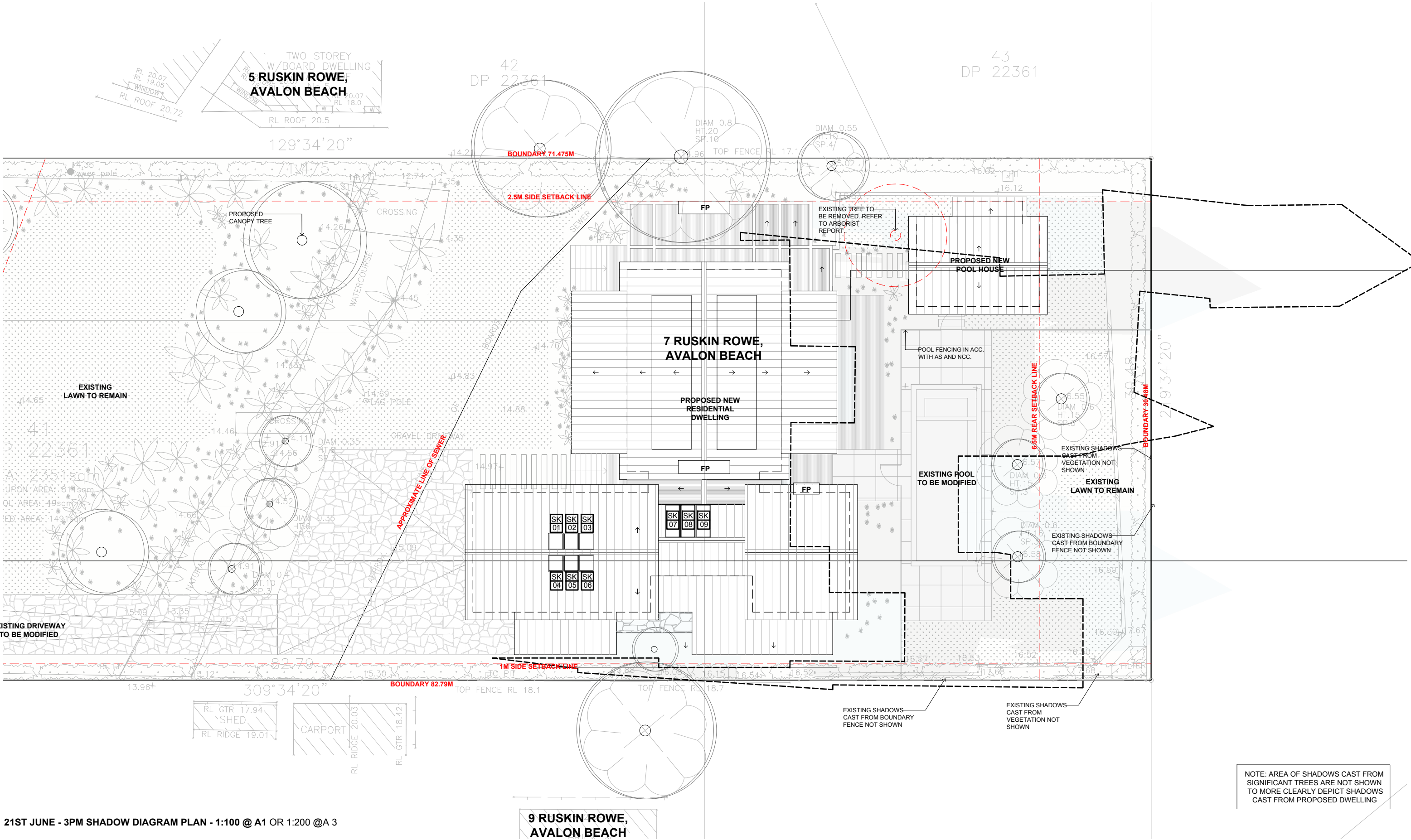


POOL SECTION B



21ST JUNE - 9AM SHADOW DIAGRAM PLAN - 1:100 @ A1 OR 1:200 @A 3

	LEGEND: 7.03 DENOTES EXISTING SPOT LEVEL RL 7.10 DENOTES PROPOSED LEVEL	KEY: — DENOTES PROPOSED WALLS --- DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED DENOTES AREA OF PROPOSED LANDSCAPING	PROJECT: PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING	PROJECT STAGE: AMENDED DEVELOPMENT APPLICATION	DATE OF ISSUE: 13.07.2023	
	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 B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS		CLIENT: ANDREW & VERITY EARL	DRAWING TITLE: SHADOWS - 9AM	DRAWING NO. DA-900	
		LOCATION: 7 RUSKIN ROWE, AVALON BEACH, NSW.	SCALE: 1:200 @ A3	REVISION: A		

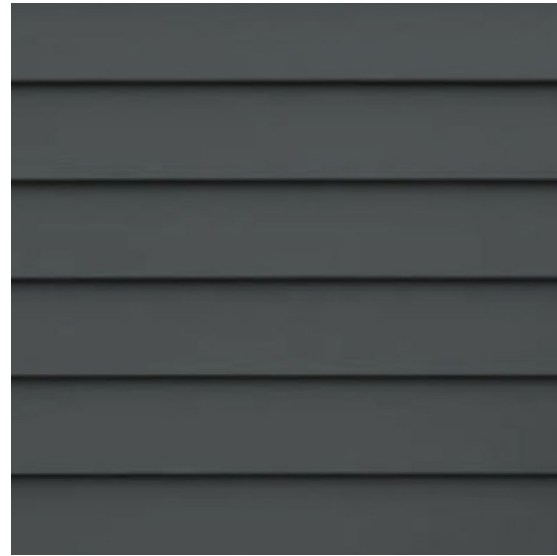


21ST JUNE - 3PM SHADOW DIAGRAM PLAN - 1:100 @ A1 OR 1:200 @A 3

	LEGEND: DENOTES EXISTING SPOT LEVEL DENOTES PROPOSED LEVEL 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 B.C. 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 PROPOSED WALLS DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED DENOTES AREA OF PROPOSED LANDSCAPING	PROJECT: PROPOSED NEW RESIDENTIAL DWELLING INCLUDING POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING CLIENT: ANDREW & VERITY EARL LOCATION: 7 RUSKIN ROWE, AVALON BEACH, NSW.	PROJECT STAGE: AMENDED DEVELOPMENT APPLICATION DRAWING TITLE: SHADOWS - 3PM SCALE: 1:200 @ A3	DATE OF ISSUE: 13.07.2023 DRAWING NO. DA-902 REVISION: A	rama thomas martin architect nsw reg. #10383 6/120 AVALON PARADE, AVALON BEACH, NSW. 2107 www.ramaarchitects.com e. info@ramaarchitects.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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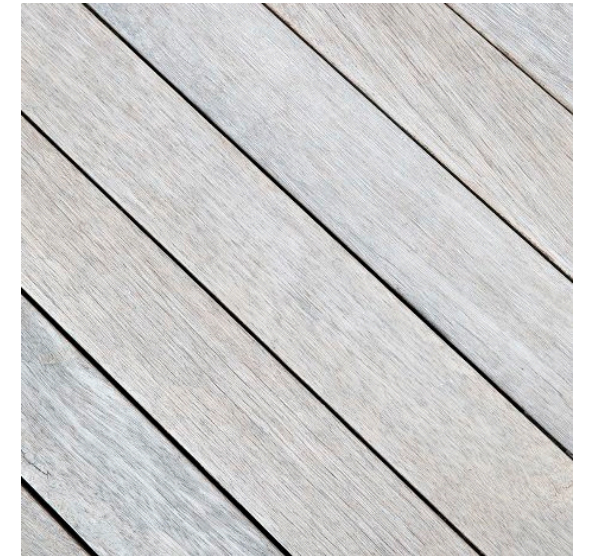
1. White External Windows, Trims & Architraves



2. Weatherboard Cladding - 'Dulux Western Myall' Colour



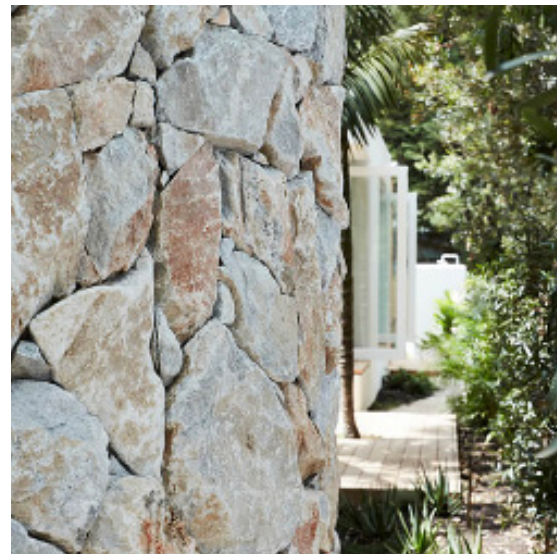
3. Metal Sheet Roof Sheetting - 'Prefa Black Grey' Colour



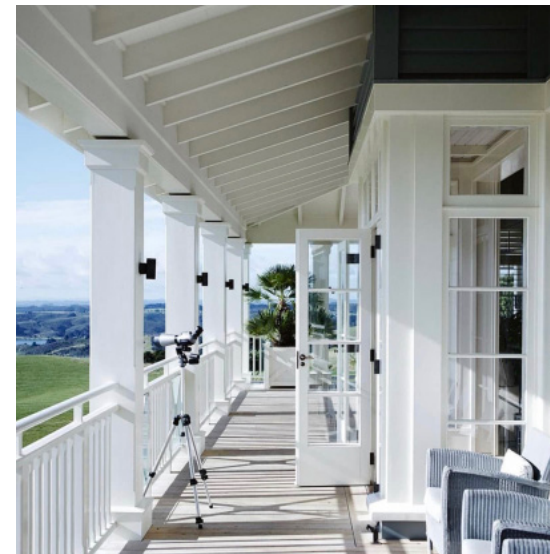
4. External Timber Decking



5. White Painted Timber Balustrading



6. Feature Sandstone Cladding



7. White Painted Timber Post, Beams & Eaves over External Areas



8. Dutch Dormer

EXTERNAL FINISHES

Proposed New Residential Dwelling Including
Swimming Pool & Associated Landscaping
7 Ruskin Rowe, Avalon, NSW.

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