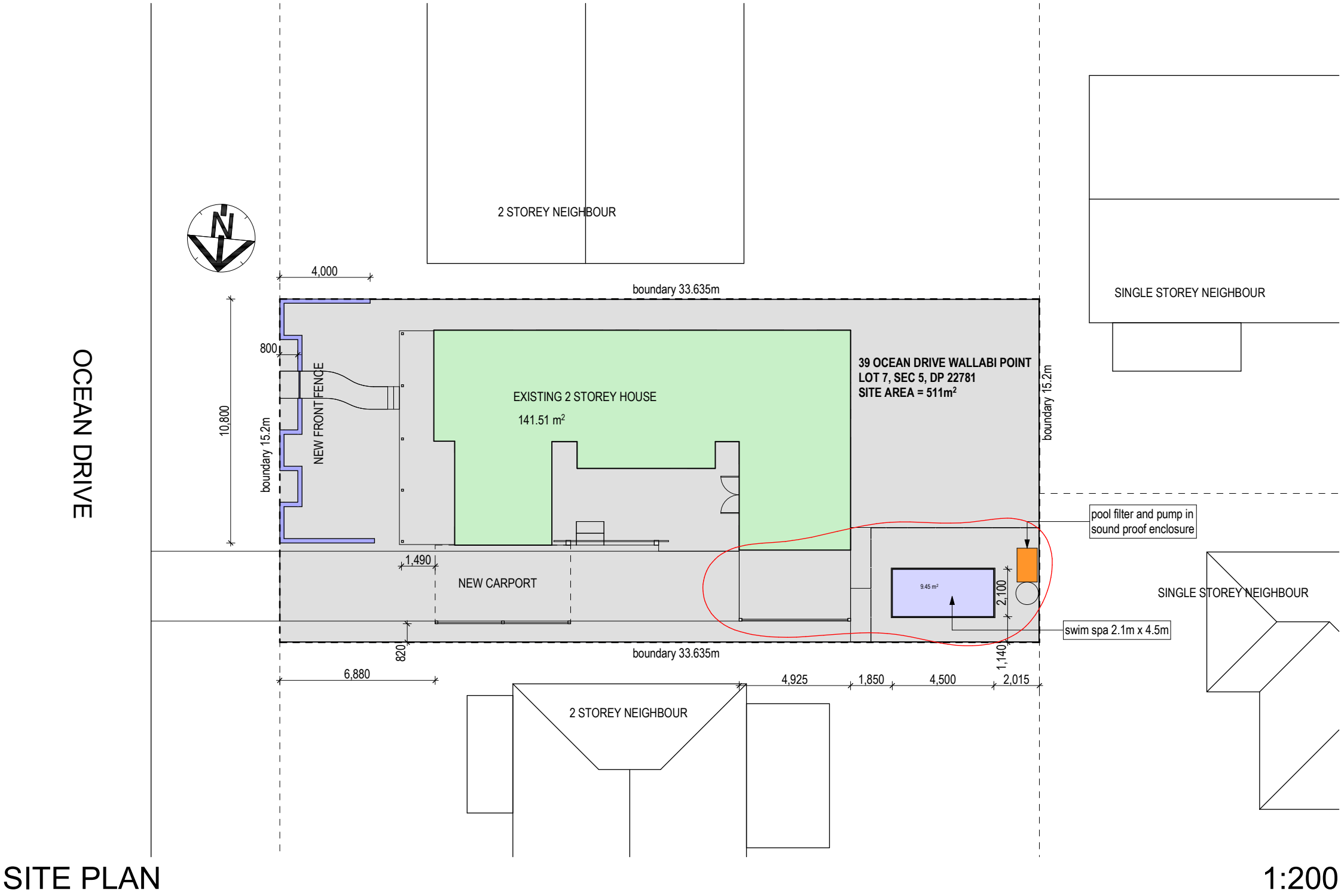


NOTE: - IF ANY MEASUREMENTS ARE NOT CLEAR OR NOT SHOWN, ASK ARCHITECT TO CONFIRM

BASIX COMMITMENTS

site address	Lot 7, DP 22781, Sec 5 39 Ocean Drive, Wallabi Point
new or altered light fittings	flourescent, compact fl. or LED to 40% of all new or altered fittings
new shower head rating	3 star
new toilet flush rating	3 star
new tap rating	3 star
insulation:	
- wall insulation	R1.3 min required, R 2.0 proposed
- ceiling insulation	R1.58 min required, R 3.0 proposed
- roof blanket	55mm foil backed blanket
windows:	
- frame & glass type	all windows to be standard aluminium frame with low e glass
swim spa:	
- capacity	max. 10kL, pump timer, heating
tank	1040L min, 1500L proposed, connect to 33sqm roof



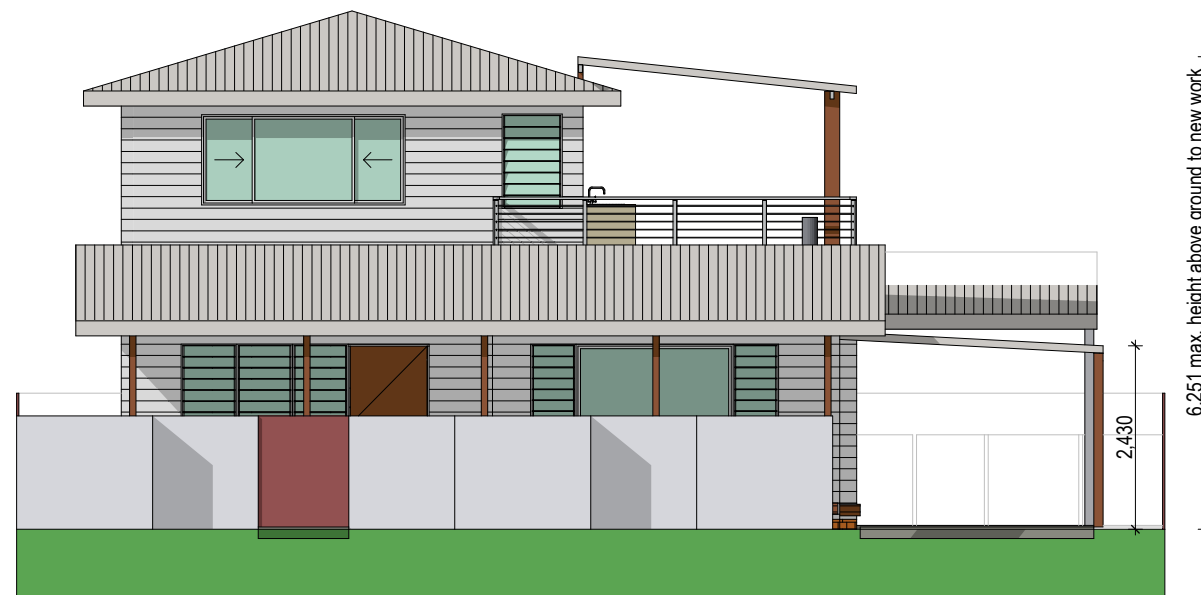
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site address: 39 OCEAN DRIVE, WALLABY POINT
client name: LOLA BROWN

drawing no.:
DA 01

scale: 1:200 @ A3
date: 23/06/2025
revision: H

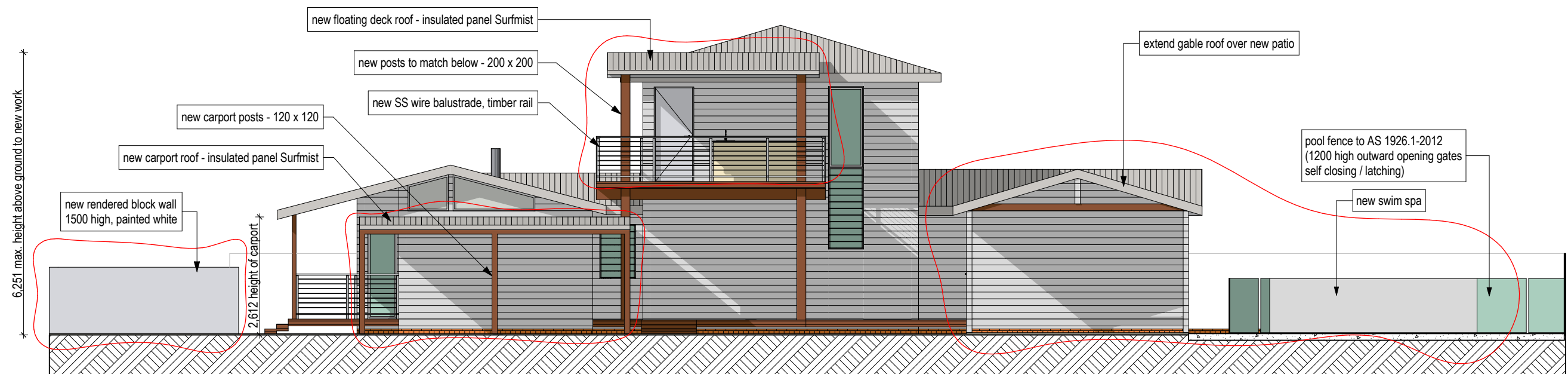
PO Box 283, Sawtell NSW, 2452
[e] joe@elementsofdesign.com.au
[m] 0413 990 846
[w] www.elementsofdesign.com.au





EAST ELEVATION

1:100



NORTH ELEVATION

1:100

job name: ALTERATIONS TO BEACH HOUSE
 site address: 39 OCEAN DRIVE, WALLABY POINT
 client name: LOLA BROWN

drawing no.:
DA 05

scale: 1:100 @ A3
 date: 23/06/2025
 revision: H

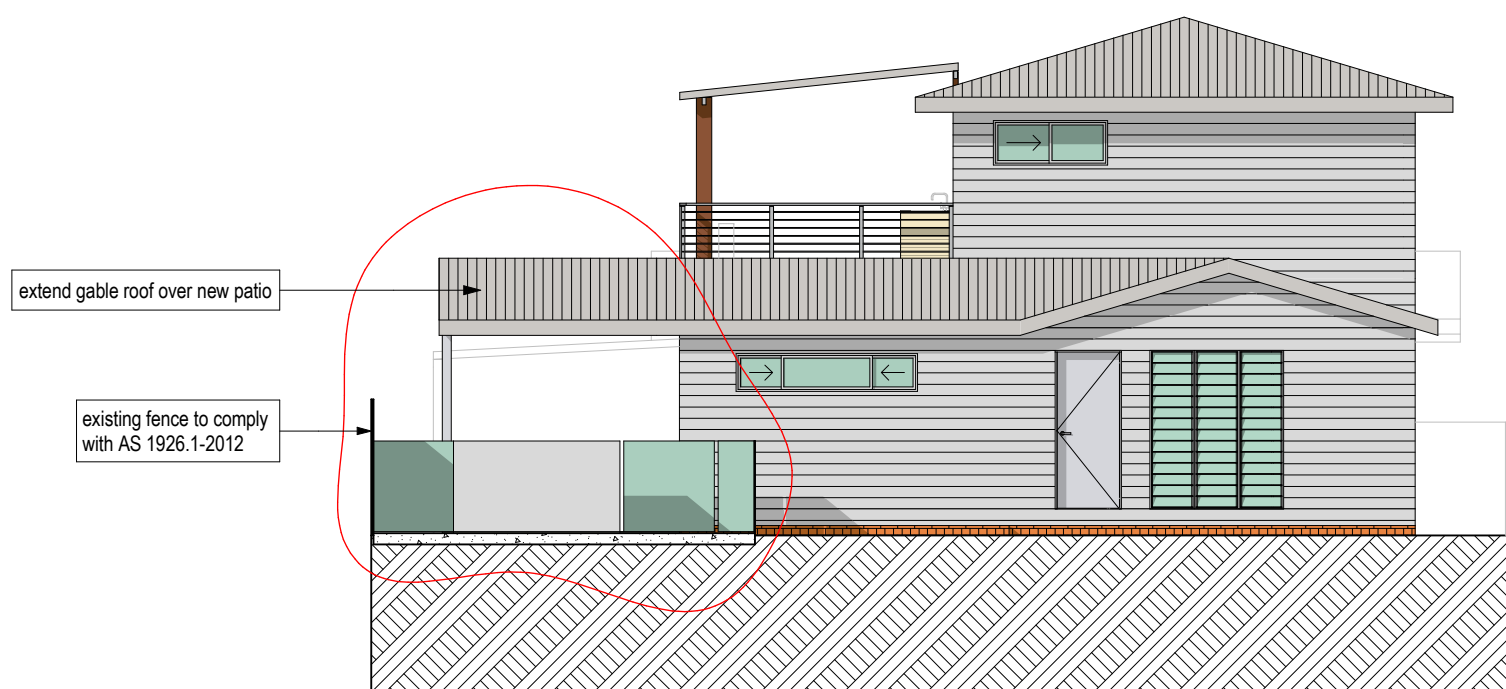
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 [m] 0413 990 846
 [w] www.elementsofdesign.com.au





SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

job name: ALTERATIONS TO BEACH HOUSE
 site address: 39 OCEAN DRIVE, WALLABY POINT
 client name: LOLA BROWN

drawing no.:
DA 06

scale: 1:100 @ A3
 date: 23/06/2025
 revision: H

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