

FLOOR AREA (NOT INCL EXTERNAL WALLS)		
<u>GARAGE LEVEL</u>		
INTERNAL:	91m ²	
EXTERNAL TERRACE:	14m ²	
<u>LEVEL 3</u>		
INTERNAL:	124m ²	
EXTERNAL TERRACE:	37m ²	
<u>GYM LEVEL</u>		
INTERNAL:	79m ²	
EXTERNAL TERRACE:	8m ²	
<u>LEVEL 2</u>		
INTERNAL:	83m ²	
EXTERNAL TERRACE:	0m ²	

FLOOR AREA TOTALS BY LEVEL		
<u>GARAGE & LEVEL 3</u>		
INTERNAL:	218m²	
EXTERNAL TERRACE	52m²	
<u>LEVEL 2 GYM, KITCHEN</u>		
INTERNAL:	271m²	
EXTERNAL TERRACE:	91m²	
<u>LEVEL 1</u>		
INTERNAL:	201m²	
EXTERNAL TERRACE	26m²	
PLANT ROOM:	14m²	
<u>BEACH ACCESS</u>		
INTERNAL:	41m²	
EXTERNAL TERRACE	2m²	
<u>TOTAL:</u>		
INTERNAL:	731m²	
EXTERNAL TERRACE:	163m²	

SITE AREA	
SITE:	1022m²
LANDSCAPE AREA:	624m² / 61.05%

NOTE:
-ALL TOILET DOORS TO HAVE
LIFT OFF HINGES
-RLS ARE ASSUMED
ONLY AND SHALL BE VERIFIED
BY BUILDER PRIOR TO
COMMENCEMENT OF SITE WORKS

NOTE:
FOR ALL WET AREAS:
SET DOWN FLOOR CONSTRUCTION
TO PROVIDE TILED FLOOR FLUSH
WITH ADJOINING FINISHED FLOOR,
FALL TO WASTE, DROP SHOWER

NOTE:
POOL CAPACITY: 44.8KL
SPA CAPACITY: 3.0KL
POOL FILTRATION AND EQUIPMENT TO
BE STORED IN POOL EQUIPMENT &
PLANT ROOM ON LEVEL 1

NOTE:
ALL DOWN PIPES AND PLUMBING DUCTS
LOCATIONS ARE RECOMMENDATIONS ONLY
AND SHOULD BE REFERENCED FROM
HYDRAULIC PLANS
DRAINAGE SHOULD BE CONCEALED
WITHIN SLAB WHERE NOTED

BASIX NOTE:

NatHERS Thermal Comfort Inclusions

Floors
Concrete slab on ground with R2.3 under slab insulation
Suspended concrete floor with R2.3 insulation (insulation only
value) to open suspended areas
Concrete between levels, no insulation required where
habitable rooms are above and below

External Walls

Concrete with R1.7 insulation (insulation only value)
Note: No insulation is required to external garage/plant room
walls

External Colour:
Default colour light modelled (SA < 0.475)

Walls within dwellings
Dincol and Plasterboard, no insulation required
Dincol and Plasterboard on studs with R2.0 insulation between
garage/unconditioned zones and habitable areas

Glazing Doors/Windows

Upgrades as per NatHERS certificate:
Sliding doors/windows + fixed glazing
U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Louvers
U-value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)

Given values are AFRC total window system values (glass and
frame)

Skylights

Concrete roof, with waterproof
membrane
Plasterboard ceiling with R5.0
insulation (insulation only value)
where concrete roof or balcony above

External Colour

Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights, one every
2.5m², modelled as 150mm diameter.
Sealed externally ducted exhaust
fans, modelled as 200mm diameter,
not to exceed NatHERS certificate

Floor coverings

As per stamped plans

External Shading

Shading as per stamped plans

Ventilation
All external doors have weather seals,
all exhaust fans and chimneys have
dampers, and down lights will be
sealed.

BASIX Water Commitments

Fixtures
Install showerheads minimum rating of
4 stars-High flow (>6.0 and <= 7.5
Litres/min)
Install toilet flushing system with a
minimum rating of 4 stars in each toilet
Install tap with minimum rating of 5 stars
in the kitchen
Install taps with minimum rating of 5
stars in each bathroom

Alternative Water

Install rainwater tank, minimum 6,000L
capacity collected from min. 300m² roof
area. Tank connected to - At least one
outdoor tap, laundry cold water and
toilets

BASIX Energy Commitments

Hot water system
Gas instantaneous - 6 star

Cooling System

Ceiling fans + 1 phase air conditioning:
EER 3.0-3.5 to living rooms and
bedrooms

Heating System

1 phase air conditioning: EER 3.0-3.5 to
living rooms and bedrooms

Ventilation

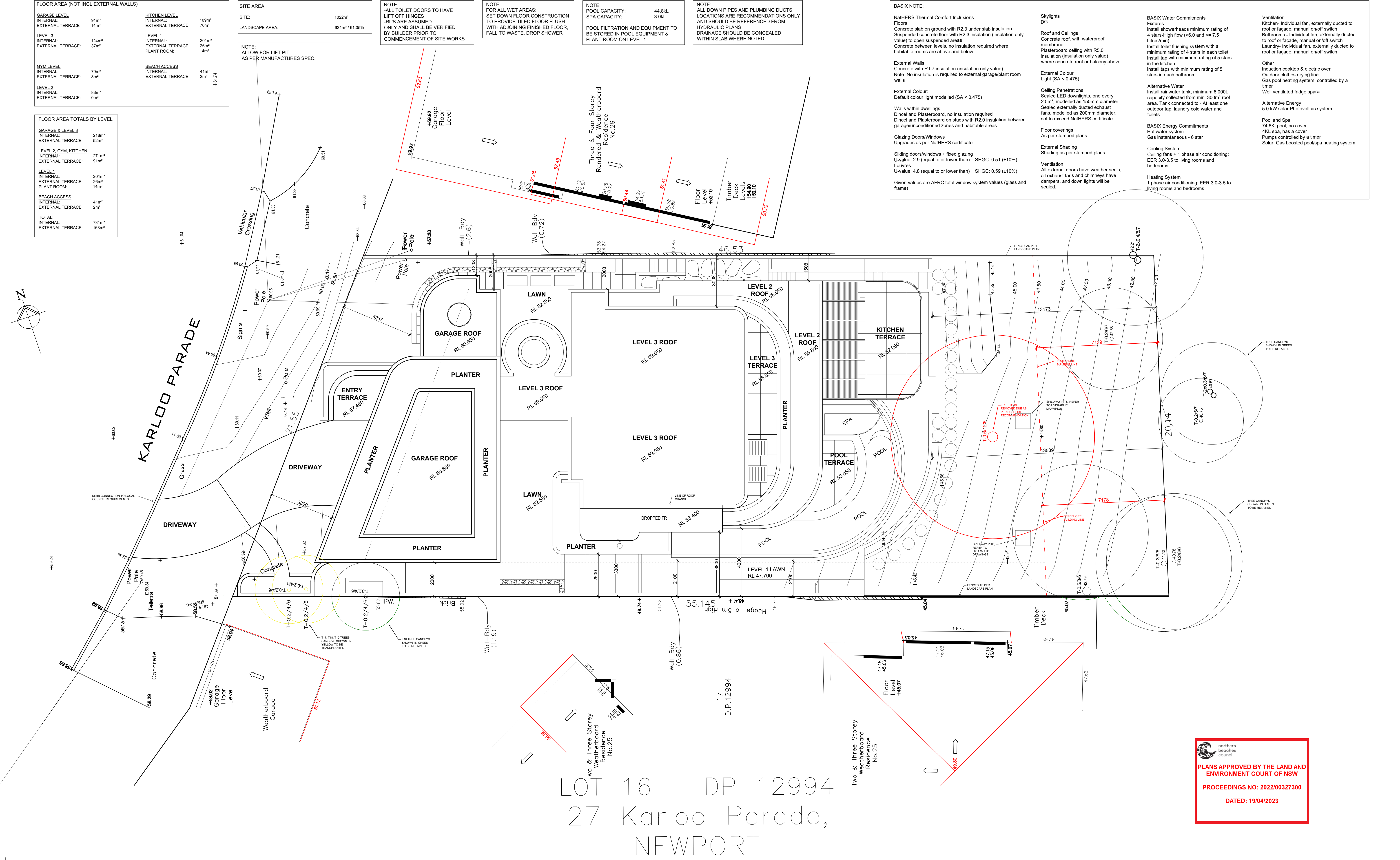
Kitchen- Individual fan, externally ducted to
roof or façade, manual on/off switch
Bathrooms- Individual fan, externally ducted to
roof or façade, manual on/off switch
Laundry- Individual fan, externally ducted to
roof or façade, manual on/off switch

Other

Induction cooktop & electric oven
Outdoor clothes drying line
Gas pool heating system, controlled by a
timer
Well ventilated fridge space

Alternative Energy

5.0 kW Solar Photovoltaic system
Pool and Spa
74.6Kl pool, no cover
4Kl spa, has a cover
Pumps controlled by a timer
Solar, Gas boosted pool/spa heating system



 northern
beaches
council
**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**
PROCEEDINGS NO: 2022/00327300
DATED: 19/04/2023

HT	HOSE TAP	⊙	GAS POINT
FG	FLOOR GULLY	F	FRIDGE
OP	DOWN PIPE	→	FALL DIRECTION
RH	RAIN HEAD	SD	SMOKE DETECTOR
PD	PLUMBING DUCT	FR	CONCRETE FLAT ROOF
D	DOOR	MFR	5 DEG KLIPLOK ROOFING
CSD	CAVITY SLIDING DOOR	RL	FINISHED LEVEL
GPD	GLASS PIVOT DOOR	NGL	NATURAL GROUND LEVEL
W	WINDOW	+FGL	FINISHED GROUND LEVEL

FLOOR AREA (NOT INCL EXTERNAL WALLS)
LEVEL 1
INTERNAL: 201m²
EXTERNAL TERRACE: 26m²
PLANT ROOM: 14m²

NOTE:
-ALL TOILET DOORS TO HAVE
LIFT OFF HINGES
-RL'S ARE ASSUMED
ONLY AND SHALL BE VERIFIED
BY BUILDER PRIOR TO
COMMENCEMENT OF SITE WORKS

NOTE:
FOR ALL WET AREAS:
SET DOWN FLOOR CONSTRUCTION
TO PROVIDE TILED FLOOR FLUSH
WITH ADJOINING FINISHED FLOOR,
FALL TO WASTE, DROP SHOWER

NOTE:
ALLOW FOR LIFT PIT
AS PER MANUFACTURES SPEC.

NOTE:
ALL DOWN PIPES AND PLUMBING DUCTS
LOCATIONS ARE RECOMMENDATIONS ONLY
AND SHOULD BE REFERENCED FROM
HYDRAULIC PLANS
DRAINAGE SHOULD BE CONCEALED
WITHIN SLAB WHERE NOTED

BASIX NOTE:

NathERS Thermal Comfort Inclusions

Floors
Concrete slab on ground with R2.3 under slab insulation
Suspended concrete floor with R2.3 insulation (insulation only value) to open suspended areas
Concrete between levels, no insulation required where habitable rooms are above and below

External Walls
Concrete with R1.7 insulation (insulation only value)
Note: No insulation is required to external garage/plant room walls

External Colour:
Default colour light modelled (SA < 0.475)

Walls within dwellings
Dincol and Plasterboard, no insulation required
Dincol and Plasterboard on studs with R2.0 insulation between garage/unconditioned zones and habitable areas

Glazing Doors/Windows
Upgrades as per NathERS certificate:

Sliding doors/windows + fixed glazing
U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Louvers
U-value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)

Given values are AFRC total window system values (glass and frame)

Skylights

Roof and Ceilings
Concrete roof, with waterproof membrane
Plasterboard ceiling with R5.0 insulation (insulation only value) where concrete roof or balcony above

External Colour:
Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights, one every 2.5m², modelled as 150mm diameter.
Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed NathERS certificate

Floor coverings
As per stamped plans

External Shading
Shading as per stamped plans

Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights will be sealed.

BASIX Water Commitments

Fixtures
Install showerheads minimum rating of 4 stars-High flow (≤6.0 and ≤7.5 Litres/min)
Install toilet flushing system with a minimum rating of 4 stars in each toilet
Install tap with minimum rating of 5 stars in each bathroom

Alternative Water

Install rainwater tank, minimum 6,000L capacity collected from min. 300m² roof area. Tank connected to - At least one outdoor tap, laundry cold water and toilets

BASIX Energy Commitments

Hot water system

Gas instantaneous - 6 star

Cooling System

Ceiling fans + 1 phase air conditioning:

EER 3.0-3.5 to living rooms and bedrooms

Heating System

1 phase air conditioning: EER 3.0-3.5 to living rooms and bedrooms

Ventilation

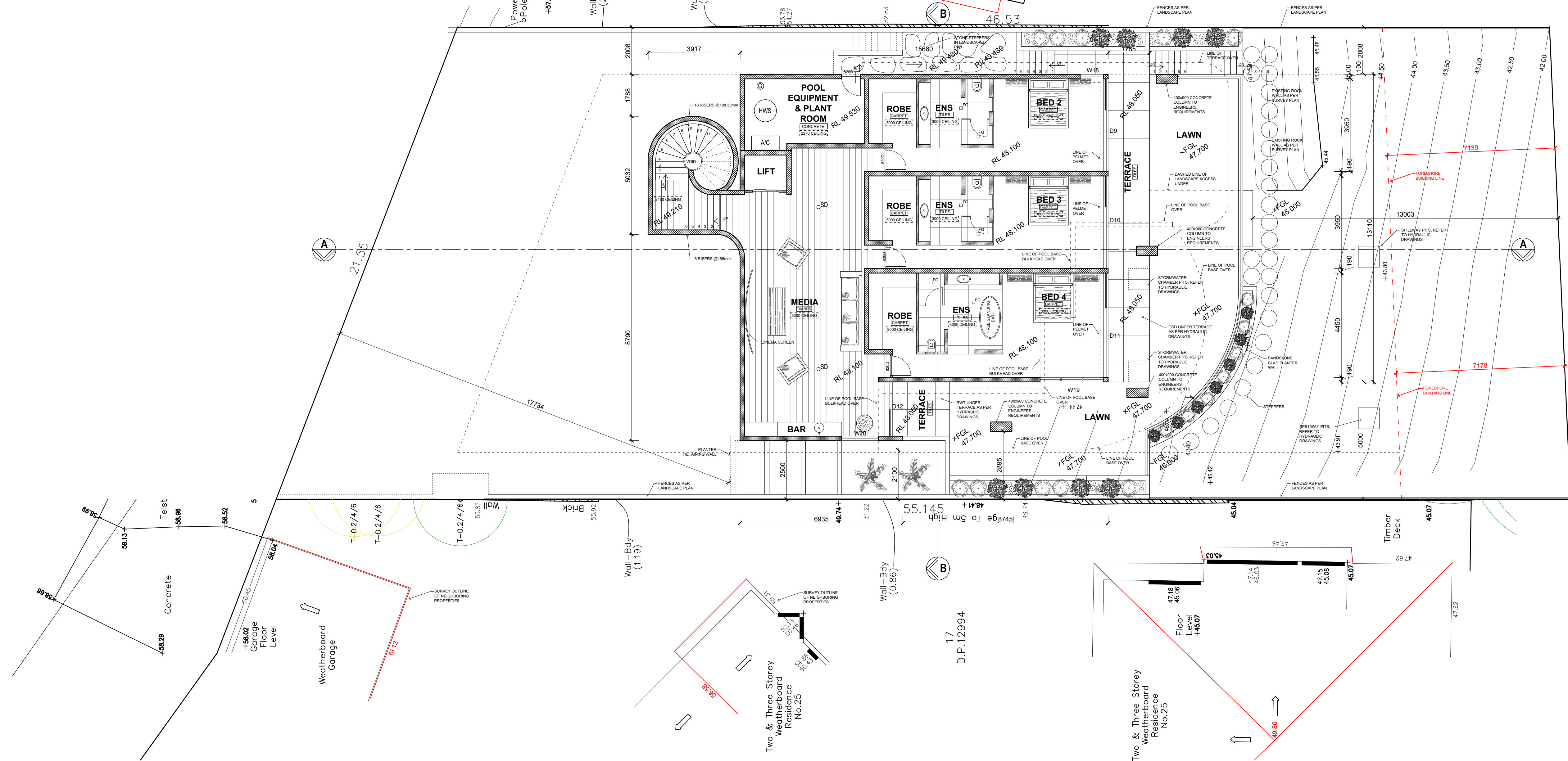
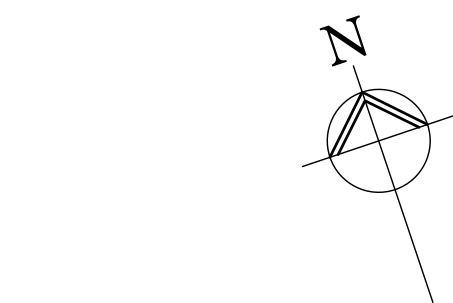
Kitchen- Individual fan, externally ducted to roof or facade, manual on/off switch
Bathrooms- Individual fan, externally ducted to roof or facade, manual on/off switch
Laundry- Individual fan, externally ducted to roof or facade, manual on/off switch

Other

Induction cooktop & electric oven
Outdoor clothes drying line
Gas pool heating system, controlled by a timer
Well ventilated fridge space

Alternative Energy

5.0 kW Solar Photovoltaic system
Pool and Spa
74.6Kl pool, no cover
4Kl spa, has a cover
Pumps controlled by a timer
Solar, Gas boosted pool/spa heating system



LEVEL 1 FLOOR PLAN



HT	HOSE TAP	⊙	GAS POINT
FG	FLOOR GULLY	F	FRIDGE
OP	DOWN PIPE	→	FALL DIRECTION
RH	RAIN HEAD	SD	SMOKE DETECTOR
PD	PLUMBING DUCT	FR	CONCRETE FLAT ROOF
D	DOOR	MFR	5 DEG KLIPLOK ROOFING
CSD	CAVITY SLIDING DOOR	RL	FINISHED LEVEL
GPD	GLASS PIVOT DOOR	NGL	NATURAL GROUND LEVEL
W	WINDOW	+FGL	FINISHED GROUND LEVEL

FLOOR AREA (NOT INCL EXTERNAL WALLS)	
KITCHEN LEVEL	
INTERNAL	109m²
EXTERNAL TERRACE	79m²
LEVEL 2	
INTERNAL	83m²
EXTERNAL TERRACE	0m²
GYM LEVEL	
INTERNAL	79m²
EXTERNAL TERRACE	8m²
TOTAL	
INTERNAL	275m²
EXTERNAL TERRACE	84m²

NOTE:
-ALL TOILET DOORS TO HAVE
LIFT OFF HINGES
-R/L'S ARE ASSUMED
ONLY AND SHALL BE VERIFIED
BY BUILDER PRIOR TO
COMMENCEMENT OF SITE WORKS

NOTE:
FOR ALL WET AREAS:
SET DOWN FLOOR CONSTRUCTION
TO PROVIDE TILED FLOOR FLUSH
WITH ADJOINING FINISHED FLOOR,
FALL TO WASTE, DROP SHOWER

NOTE:
POOL CAPACITY:
SPA CAPACITY:
44.8kL
3.0kL
POOL FILTRATION AND EQUIPMENT TO
BE STORED IN POOL EQUIPMENT &
PLANT ROOM ON LEVEL 1

NOTE:
ALLOW FOR LIFT PIT
AS PER MANUFACTURES SPEC.

NOTE:
ALL DOWN PIPES AND PLUMBING DUCTS
LOCATIONS ARE RECOMMENDATIONS ONLY
AND SHOULD BE REFERENCED FROM
HYDRAULIC PLANS
DRAINAGE SHOULD BE CONCEALED
WITHIN SLAB WHERE NOTED

BASIX NOTE:

NatHERS Thermal Comfort Inclusions

Floors
Concrete slab on ground with R2.3 under slab insulation
Suspended concrete floor with R2.3 insulation (insulation only
value) to open suspended areas
Concrete between levels, no insulation required where
habitable rooms are above and below

External Walls
Concrete with R1.7 insulation (insulation only value)
Note: No insulation is required to external garage/plant room
walls

External Colour:
Default colour light modelled (SA < 0.475)

Walls within dwellings
Dincol and Plasterboard, no insulation required
Dincol and Plasterboard on studs with R2.0 insulation between
garage/unconditioned zones and habitable areas

Glazing Doors/Windows
Upgrades as per NatHERS certificate:

Sliding doors/windows + fixed glazing
U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Louvers
U-value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)
Given values are AFRC total window system values (glass and
frame)

Skylights

Roof and Ceilings
Concrete roof, with waterproof
membrane
Plasterboard ceiling with R5.0
insulation (insulation only value)
where concrete roof or balcony above

External Colour:
Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights, one every
2.5m², modelled as 150mm diameter.
Sealed externally ducted exhaust
fans, modelled as 200mm diameter,
not to exceed NatHERS certificate

Floor coverings
As per stamped plans

External Shading
Shading as per stamped plans

Ventilation
All external doors have weather seals,
all exhaust fans and chimneys have
dampers, and down lights will be
sealed.

BASIX Water Commitments

Fixtures
Install showerheads minimum rating of
4 stars-High flow (≤6.0 and ≤7.5
Litres/min)
Install toilet flushing system with a
minimum rating of 4 stars in each toilet
Install tap with minimum rating of 5 stars
in the kitchen
Install taps with minimum rating of 5
stars in each bathroom

Alternative Water
Install rainwater tank, minimum 6,000L
capacity collected from min. 300m² roof
area. Tank connected to - At least one
outdoor tap, laundry cold water and
toilets

BASIX Energy Commitments
Hot water system
Gas instantaneous - 6 star

Cooling System
Ceiling fans + 1 phase air conditioning:
EER 3.0-3.5 to living rooms and
bedrooms

Heating System
1 phase air conditioning: EER 3.0-3.5 to
living rooms and bedrooms

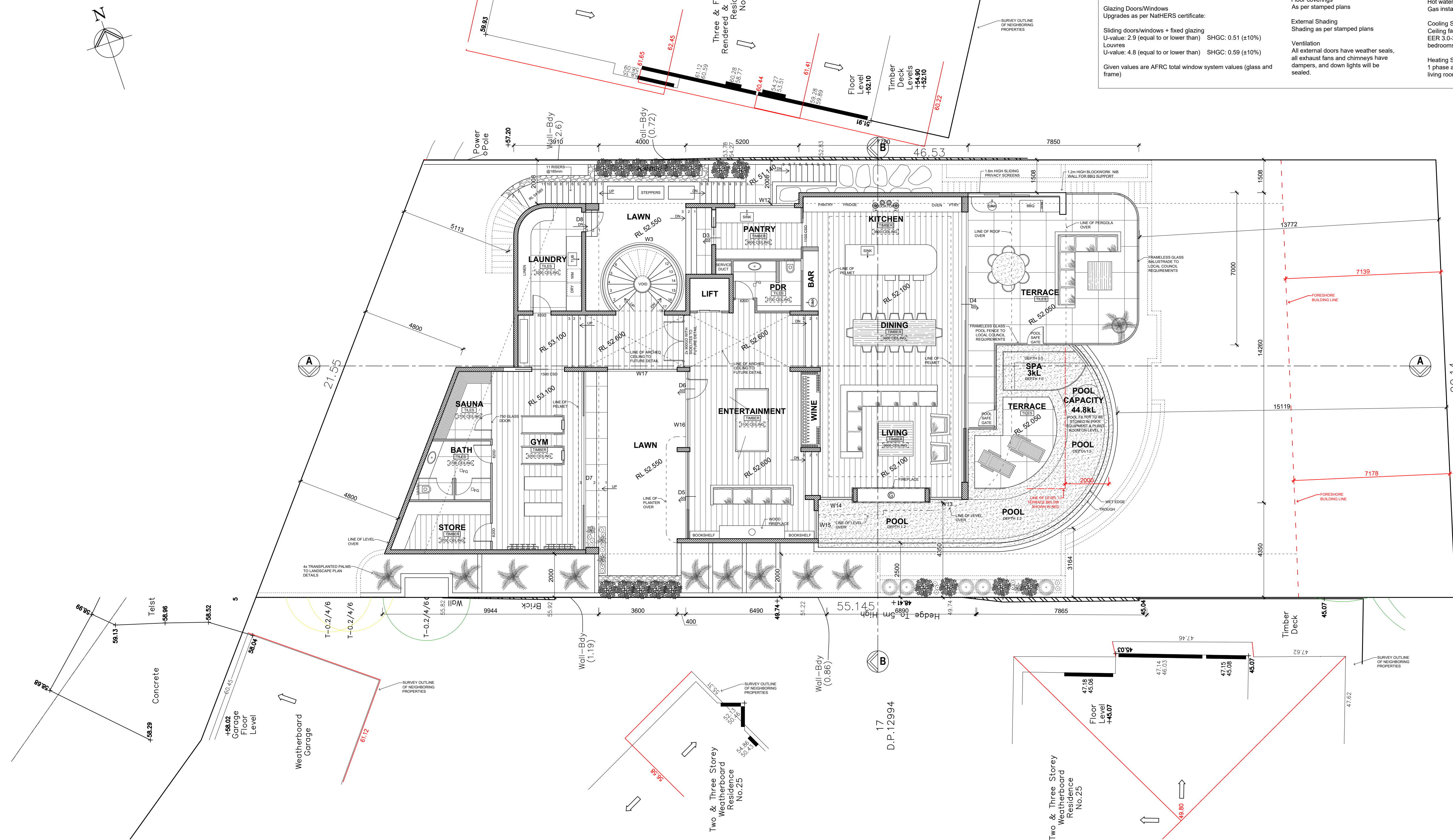
Ventilation

Kitchen- Individual fan, externally ducted to
roof or façade, manual on/off switch
Bathrooms- Individual fan, externally ducted
to roof or façade, manual on/off switch
Laundry- Individual fan, externally ducted to
roof or façade, manual on/off switch

Other
Induction cooktop & electric oven
Outdoor clothes drying line
Gas pool heating system, controlled by a
timer
Well ventilated fridge space

Alternative Energy
5.0 kW solar Photovoltaic system
toilets

Pool and Spa
74.6kL pool, no cover
4kL spa, has a cover
Pumps controlled by a timer
Solar, Gas boosted pool/spa heating system



LEVEL 2 FLOOR PLAN

 northern
beaches
council
**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**
PROCEEDINGS NO: 2022/00327300
DATED: 19/04/2023

HT	HOSE TAP	⊙	GAS POINT
FG	FLOOR GULLY	F	FRIDGE
OP	DOWN PIPE	→	FALL DIRECTION
RH	RAIN HEAD	SD	SMOKE DETECTOR
PD	PLUMBING DUCT	FR	CONCRETE FLAT ROOF
D	DOOR	MFR	5 DEG KLIPLOK ROOFING
CSD	CAVITY SLIDING DOOR	RL	FINISHED LEVEL
GPD	GLASS PIVOT DOOR	NGL	NATURAL GROUND LEVEL
W	WINDOW	+FG	FINISHED GROUND LEVEL

FLOOR AREA (NOT INCL EXTERNAL WALLS)	
GARAGE LEVEL	
INTERNAL TERRACE:	88m ²
EXTERNAL TERRACE:	13m ²
LEVEL 3	
INTERNAL:	127m ²
EXTERNAL TERRACE:	38m ²
TOTAL	
INTERNAL:	218m ²
EXTERNAL TERRACE:	52m ²

NOTE:
ALL TOILET DOORS TO HAVE
LIFT OFF HINGES
-RL'S ARE ASSUMED
ONLY AND SHALL BE VERIFIED
BY BUILDER PRIOR TO
COMMENCEMENT OF SITE WORKS

NOTE:
FOR ALL WET AREAS:
SET DOWN FLOOR CONSTRUCTION
TO PROVIDE TILED FLOOR FLUSH
WITH ADJOINING FINISHED FLOOR,
FALL TO WASTE, DROP SHOWER

NOTE:
ALLOW FOR LIFT PIT
AS PER MANUFACTURES SPEC.

NOTE:
ALL DOWN PIPES AND PLUMBING DUCTS
LOCATIONS ARE RECOMMENDATIONS ONLY
AND SHOULD BE REFERENCED FROM
HYDRAULIC PLANS
DRAINAGE SHOULD BE CONCEALED
WITHIN SLAB WHERE NOTED

BASIX NOTE:

NatHERS Thermal Comfort Inclusions

Floors
Concrete slab on ground with R2.3 under slab insulation
Suspended concrete floor with R2.3 insulation (insulation only value) to open suspended areas
Concrete between levels, no insulation required where habitable rooms are above and below

External Walls
Concrete with R1.7 insulation (insulation only value)
Note: No insulation is required to external garage/plant room walls

External Colour:
Default colour light modelled (SA < 0.475)

Walls within dwellings
Dincol and Plasterboard, no insulation required
Dincol and Plasterboard on studs with R2.0 insulation between garage/unconditioned zones and habitable areas

Glazing Doors/Windows
Upgrades as per NatHERS certificate:

Sliding doors/windows + fixed glazing
U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)
Louvers
U-value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)

Given values are AFRC total window system values (glass and frame)

Skylights

DG
Roof and Ceilings
Concrete roof, with waterproof membrane
Plasterboard ceiling with R5.0 insulation (insulation only value) where concrete roof or balcony above

External Colour
Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights, one every 2.5m², modelled as 150mm diameter.
Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed NatHERS certificate

Floor coverings
As per stamped plans
External Shading
Shading as per stamped plans

Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights will be sealed.

BASIX Water Commitments

Fixtures
Install showerheads minimum rating of 4 stars-High flow (<6.0 and <= 7.5 Litres/min)
Install toilet flushing system with a minimum rating of 4 stars in each toilet
Install tap with minimum rating of 5 stars in the kitchen

Install taps with minimum rating of 5 stars in each bathroom

Alternative Water
Install rainwater tank, minimum 6,000L capacity collected from min. 300m² roof area. Tank connected to - At least one outdoor tap, laundry cold water and toilets

BASIX Energy Commitments
Hot water system
Gas instantaneous - 6 star

Cooling System
Ceiling fans + 1 phase air conditioning:
EER 3.0-3.5 to living rooms and bedrooms

Heating System
1 phase air conditioning: EER 3.0-3.5 to living rooms and bedrooms

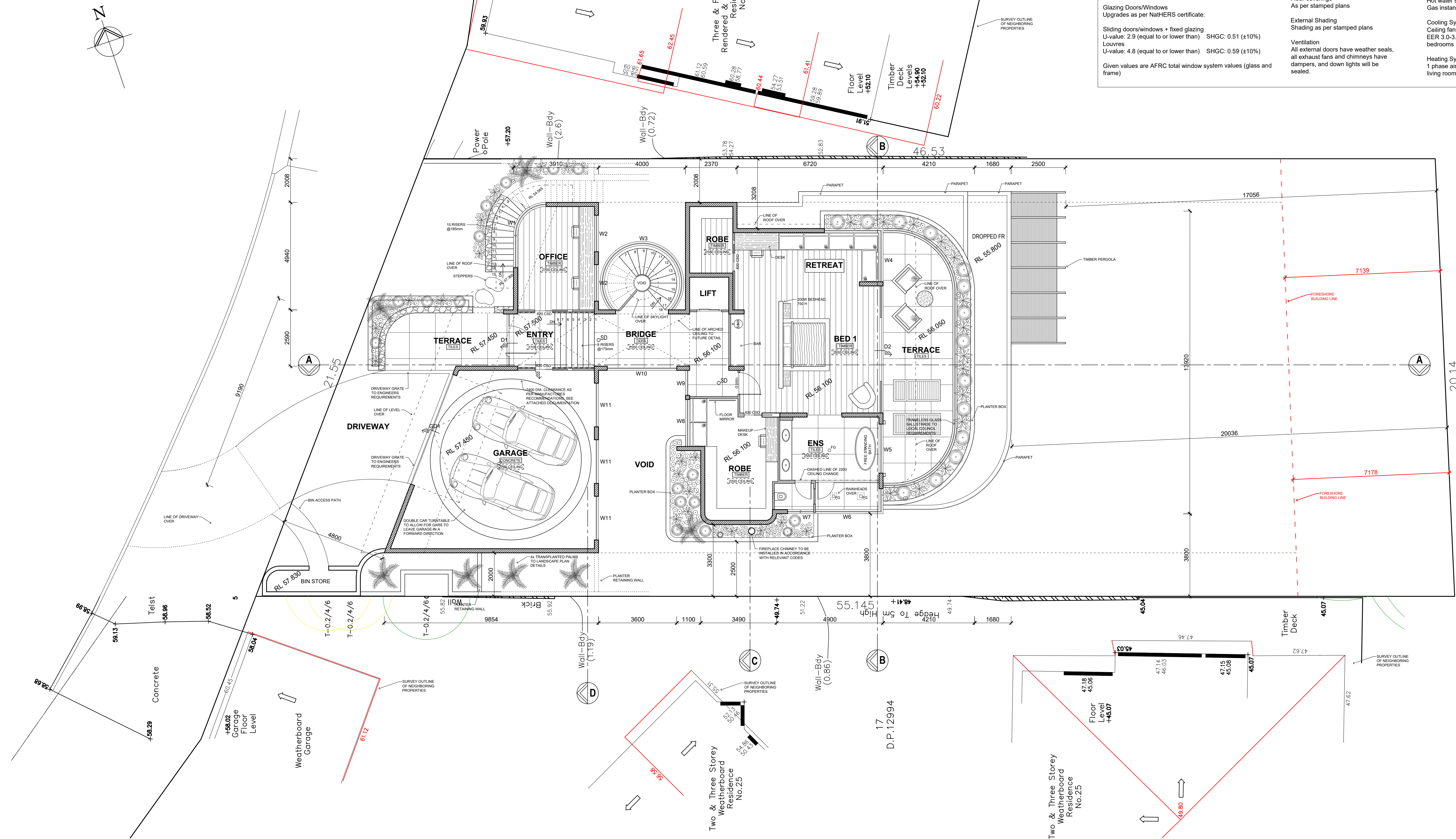
Ventilation

Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch
Bathrooms- Individual fan, externally ducted to roof or façade, manual on/off switch
Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch

Other
Induction cooktop & electric oven
Outdoor clothes drying line
Gas pool heating system, controlled by a timer
Well ventilated fridge space

Alternative Energy
5.0 kW solar Photovoltaic system

Pool and Spa
74.6Kl pool, no cover
4Kl spa, has a cover
Pumps controlled by a timer
Solar, Gas boosted pool/spa heating system



LEVEL 3 FLOOR PLAN



KEY	RH	RAIN HEAD
S	SPITTER	
DP	DOWN PIPE	
CSR	COLORBOND SHEET ROOF	
MFR	5 deg KLIPLOK ROOFING	
SW	STORM WATER	
FR	CONCRETE FLAT ROOF	
PD	PLUMBING DUCT	
→	FALL DIRECTION	
ACU	AIR-CON UNIT	

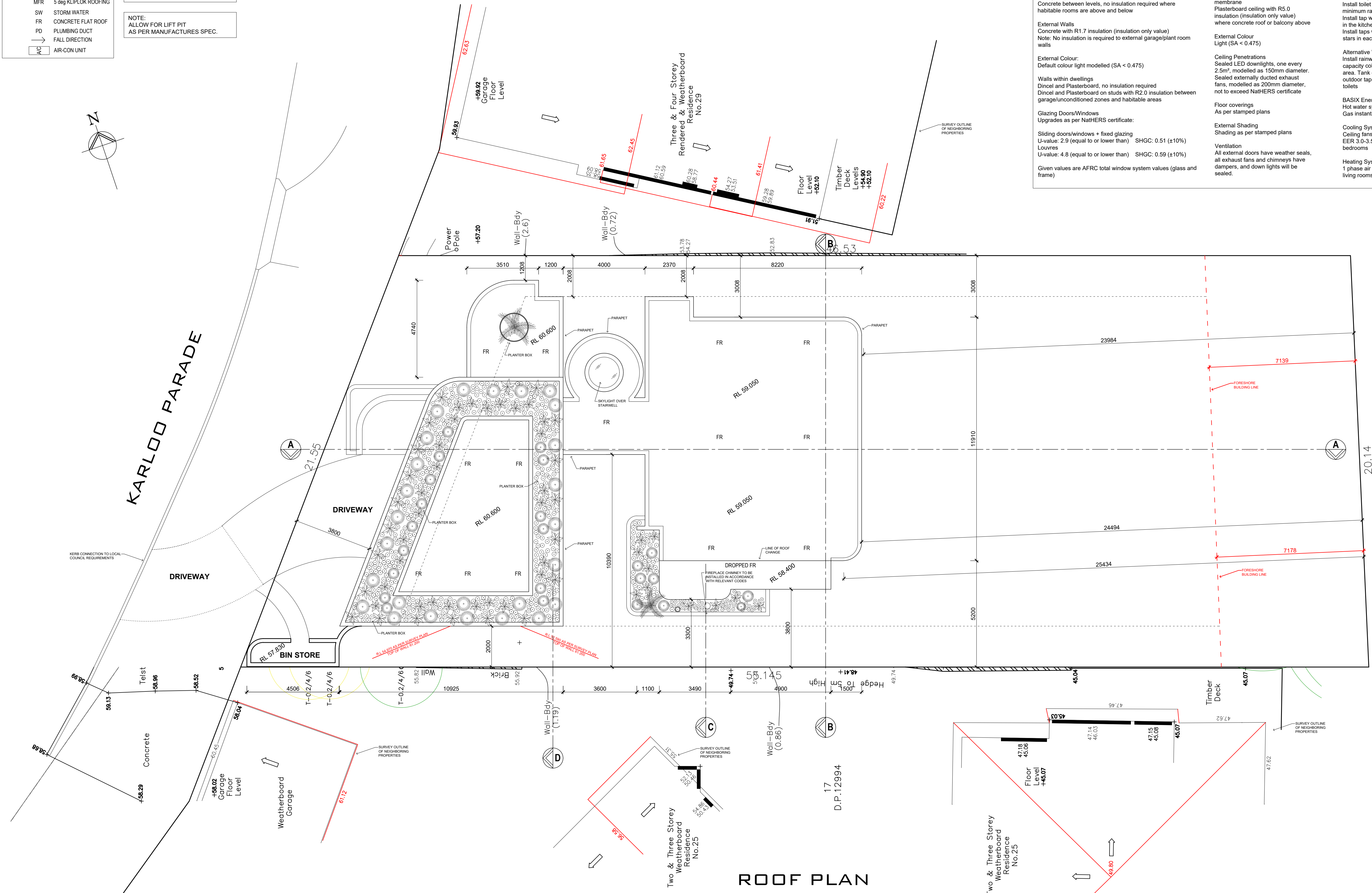
NOTE:
-ALL TOILET DOORS TO HAVE LIFT OFF HINGES
-RLS ARE ASSUMED ONLY AND SHALL BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF SITE WORKS

NOTE:
ALLOW FOR LIFT PIT AS PER MANUFACTURES SPEC.

NOTE:
FOR ALL WET AREAS:
SET DOWN FLOOR CONSTRUCTION TO PROVIDE TILED FLOOR FLUSH WITH ADJOINING FINISHED FLOOR.
FALL TO WASTE, DROP SHOWER

NOTE:
ALL DOWN PIPES AND PLUMBING DUCTS LOCATIONS ARE RECOMMENDATIONS ONLY AND SHOULD BE REFERENCED FROM HYDRAULIC PLANS.
DRAINAGE SHOULD BE CONCEALED WITHIN SLAB WHERE NOTED

NathHERS Thermal Comfort Inclusions	Skylights	BASIX Water Commitments	Ventilation
Floors	DG	Fixtures	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch
Concrete slab on ground with R2.3 under slab insulation	Roof and Ceilings	Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)	Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch
Suspended concrete floor with R2.3 insulation (insulation only value) to open suspended areas	Concrete roof, with waterproof membrane	Install toilet flushing system with a minimum rating of 4 stars in each toilet	Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Concrete between levels, no insulation required where habitable rooms are above and below	Plasterboard ceiling with R5.0 insulation (insulation only value) where concrete roof or balcony above	Install tap with minimum rating of 5 stars in the kitchen	Other
External Walls	External Colour	Install taps with minimum rating of 5 stars in each bathroom	Induction cooktop & electric oven
Concrete with R1.7 insulation (insulation only value)	Light (SA < 0.475)	Alternative Water	Outdoor clothes drying line
Note: No insulation is required to external garage/plant room walls	Ceiling Penetrations	Install rainwater tank, minimum 6,000L capacity collected from min. 300m² roof area. Tank connected to - At least one outdoor tap, laundry cold water and toilets	Gas pool heating system, controlled by a timer
External Colour:	Sealed LED downlights, one every 2.5m², modelled as 150mm diameter.	BASIX Energy Commitments	Well ventilated fridge space
Default colour light modelled (SA < 0.475)	Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed NathHERS certificate	Hot water system	
Walls within dwellings	Dincol and Plasterboard, no insulation required	Gas instantaneous - 6 star	
Dincol and Plasterboard, no insulation required	Dincol and Plasterboard on studs with R2.0 insulation between garage/unconditioned zones and habitable areas	Cooling System	
Glazing Doors/Windows	Upgrades as per NathHERS certificate:	Ceiling fans + 1 phase air conditioning: EER 3.0-3.5 to living rooms and bedrooms	
Sliding doors/windows + fixed glazing	SHGC: 0.51 (±10%)	Heating System	
Upgrades as per NathHERS certificate:	SHGC: 0.59 (±10%)	1 phase air conditioning: EER 3.0-3.5 to living rooms and bedrooms	
Given values are AFRC total window system values (glass and frame)			



ROOF PLAN

VERIFY SIZE OF ALL ROOFS ON SITE

DOWN PIPES AND ROOF DRAINAGE LOCATIONS AS PER HYDRAULIC DRAWINGS

 **PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**
PROCEEDINGS NO: 2022/00327300
DATED: 19/04/2023

KEY			
HT	HOSE TAP	Ⓒ	GAS POINT
FG	FLOOR GULLY	F	FRIDGE
OP	DOWN PIPE	→	FALL DIRECTION
RH	RAIN HEAD	SD	SMOKE DETECTOR
PD	PLUMBING DUCT	FR	CONCRETE FLAT ROOF
D	DOOR	MFR	5 DEG KLIPLOK ROOFING
CSD	CAVITY SLIDING DOOR	RL	FINISHED LEVEL
GPD	GLASS PIVOT DOOR	NGL	NATURAL GROUND LEVEL
W	WINDOW	+FGL	FINISHED GROUND LEVEL

FLOOR AREA (NOT INCL EXTERNAL WALLS)	
LANDSCAPE ACCESS	48m²
INTERNAL:	2m²
EXTERNAL:	

NOTE:
ALLOW FOR LIFT PIT
AS PER MANUFACTURES SPEC.

BASIX NOTE:

NatHERS Thermal Comfort Inclusions

Floors

Concrete slab on ground with R2.3 under slab insulation
Suspended concrete floor with R2.3 insulation (insulation only value) to open suspended areas
Concrete between levels, no insulation required where habitable rooms are above and below

External Walls

Concrete with R1.7 insulation (insulation only value)
Note: No insulation is required to external garage/plant room walls

External Colour

Default colour light modelled (SA < 0.475)

Walls within dwellings

Dintel and Plasterboard, no insulation required
Dintel and Plasterboard on studs with R2.0 insulation between garage/unconditioned zones and habitable areas

Glazing Doors/Windows

Upgrades as per NatHERS certificate:

Sliding doors/windows + fixed glazing

U-value: 2.9 (equal to or lower than) SHGC: 0.51 (±10%)

Louvers

U-value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)

Given values are AFRC total window system values (glass and frame)

Skylights

DG

Roof and Ceilings

Concrete roof, with waterproof membrane
Plasterboard ceiling with R5.0 insulation (insulation only value) where concrete roof or balcony above

External Colour

Light (SA < 0.475)

Ceiling Penetrations

Sealed LED downlights, one every 2.5m², modelled as 150mm diameter.
Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed NatHERS certificate

Floor coverings

As per stamped plans

External Shading

Shading as per stamped plans

Ventilation

All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights will be sealed.

BASIX Water Commitments

Fixtures

Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)
Install toilet flushing system with a minimum rating of 4 stars in each toilet
Install tap with minimum rating of 5 stars in the kitchen
Install taps with minimum rating of 5 stars in each bathroom

Alternative Water

Install rainwater tank, minimum 6,000L capacity collected from min. 300m² roof area. Tank connected to - At least one outdoor tap, laundry cold water and toilets

BASIX Energy Commitments

Hot water system

Gas instantaneous - 6 star

Cooling System

Ceiling fans + 1 phase air conditioning:

EER 3.0-3.5 to living rooms and bedrooms

Heating System

1 phase air conditioning: EER 3.0-3.5 to living rooms and bedrooms

Ventilation

Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch
Bathrooms- Individual fan, externally ducted to roof or façade, manual on/off switch
Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch

Other

Induction cooktop & electric oven
Outdoor clothes drying line
Gas pool heating system, controlled by a timer
Well ventilated fridge space

Alternative Energy

5.0 kW solar Photovoltaic system

Pool and Spa

74.6KL pool, no cover
4KL spa, has a cover
Pumps controlled by a timer
Solar, Gas boosted pool/spa heating system

WINDOW & DOOR SCHEDULE

Window & Door Schedule

All doors and window sizes are approximate and are to be checked on site.

All doors and windows in commercial grade aluminium unless noted otherwise.

Use 100 x 40 box frames, unless otherwise stated or as required to suit.

Allow for aluminium fly screens to all louvred and sashless double hung windows, inset to outside

All doors and windows to be double glazed where possible.

Use safety glass to bathroom and other areas as required.

All doors and windows to engineer's wind load requirements.

Aluminium framed Insect screens VOS where shown

** All measurements are height x width.

LEVEL 3 DOORS

GD1 2400 x 5400, tilt panel garage door lined with timber battens over black background

D1 2700 x 2400, feature framed glass pivot door with integrated sidelights either side, refer to detail

D2 2650 x 5850, OXXO glass sliding doors, set at 2650

LEVEL 3 WINDOWS

W1 1600 x 1500, sliding glass window, + 2180 curved fixed glass window

W2 2800 x 1680, fixed glass window, center mullion, set at 2800

W3 6300 x 8500, fixed glass window, steel supports to future detail, set at 2800 from level 3

W4 2250 x 2620 + 2370, glass silicone butt corner window set at 2650

W5 2700 x 2260, 3 panels of arched fixed glass windows set at 2700

W6 700 x 1070 + 3030, satina glass silicone butt corner window set at 2200

W7 700 x 1200, 2 panels of satina glass louvres set at 2200

W8 2200 x 2160, fixed glass window, center mullion, set above bench seat

W9 2650 x 1150, fixed glass window, centre mullion, set at 2650

W10 2650 x 3200, 3 panels of arched fixed glass windows, set at 2650

W11 2800 x 2340, fixed glass window, centre mullion, set at 2800

LEVEL 2 DOORS

D3 2700 x 800, glass cavity sliding door, set at 2700

D4 3450 x 12930, 6 panels sliding glass doors, OXXXXX, set at 3700

D5 3200 x 4510, 3 panels sliding glass doors XXO, set at 3200

D6 3200 x 900, hinged door, mullions to future detail, integrated with W15

D7 3300 x 8200, 4 panels sliding glass doors, OXXO, set at 3300

D8 2800 x 900, hinged door, 1 lite, open out, set at 2800

LEVEL 2 WINDOWS

W12 700 x 2745, sashless glass sliding window set above bench

W13 3165 x 1700, fixed glass window, set above fireplace step to future detail

W14 3165 x 1700, fixed glass window, set above fireplace step to future detail

W15 2800 x 1400, arched fixed glass window, centre mullion, set at 2800

W16 3200 x 2200, fixed glass window, mullions to future detail, integrated with D6

W17 3200 x 3200, 3 panels of arched fixed glass windows, set at 3200

LEVEL 1 WINDOWS

W18 2450 x 1000, glass louvre, set at 2450

W19 2450 x 2710, 3 panels satina glass louvres, set to underside of pool shell

W20 1500 x 1560, fixed glass window, set at 3100

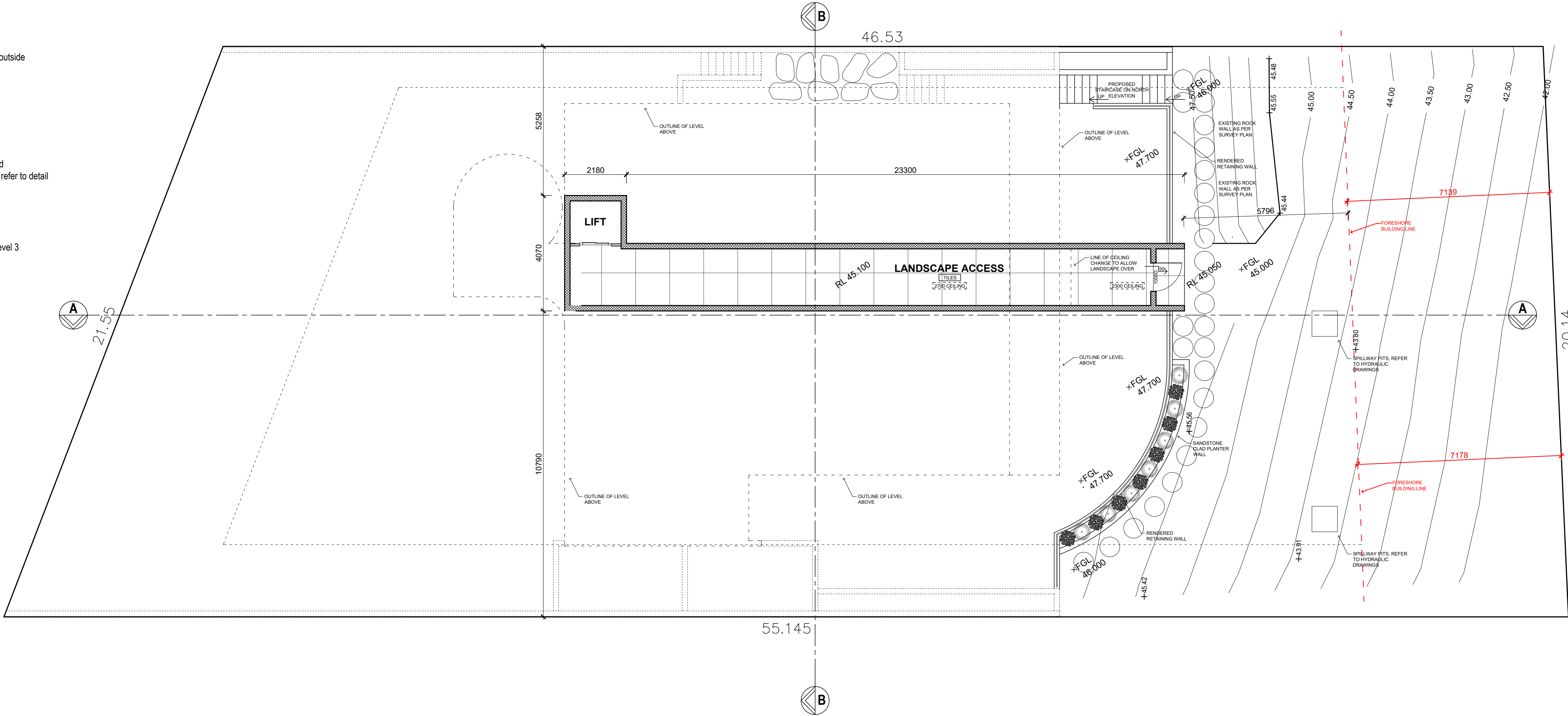
LEVEL 1 DOORS

D9 2450 x 3950, 3 panels glass sliding doors, XXO, set to underside of pool shell

D10 2450 x 3950, 3 panels glass sliding doors XXO, set to underside of pool shell

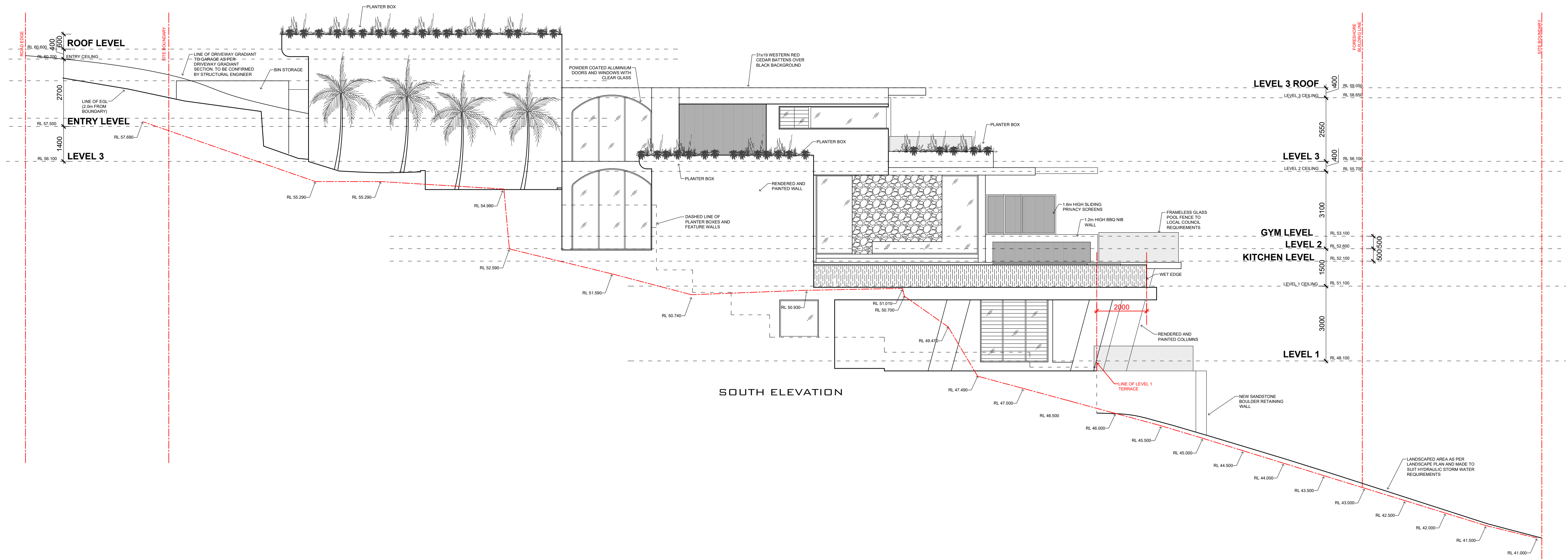
D11 2450 x 4450, 3 panels glass sliding doors XXO, set to underside of pool shell

D12 2450 x 2310, sliding glass doors OX, set to underside of pool shell

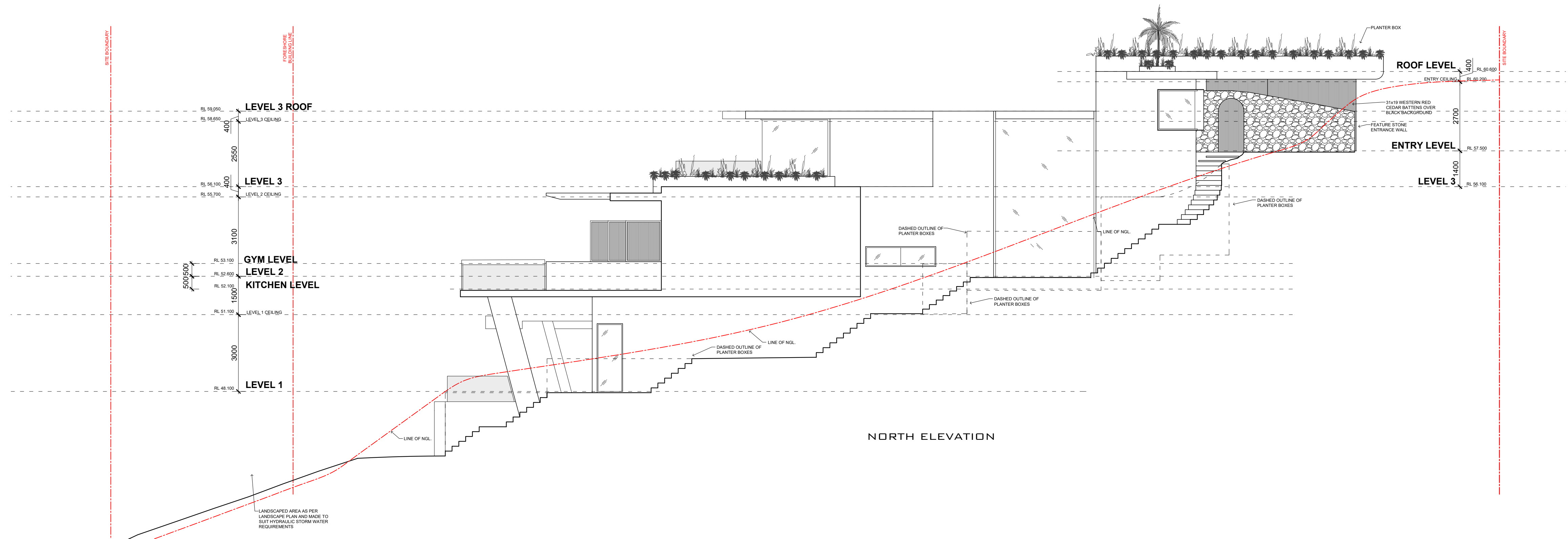


LANDSCAPE ACCESS PLAN



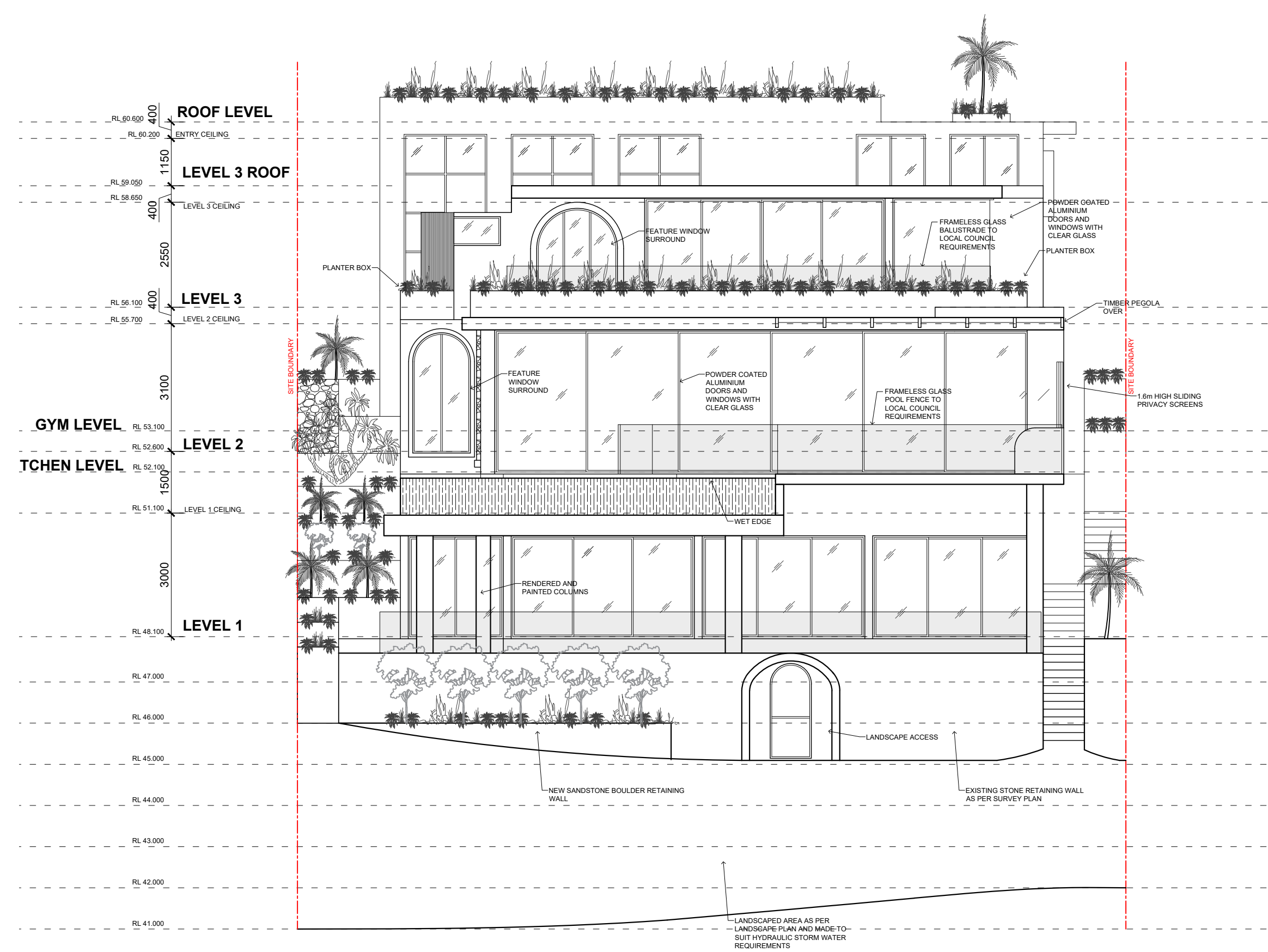
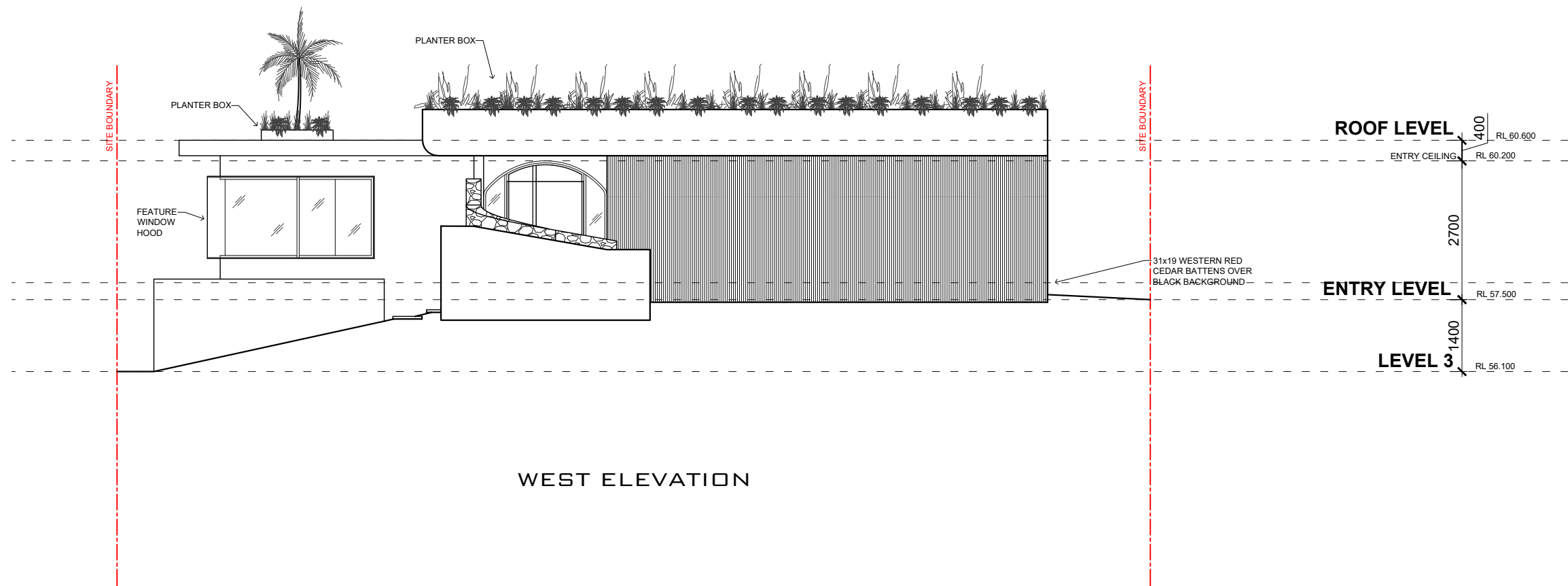


SOUTH ELEVATION



NORTH ELEVATION

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DATED: 19/04/2023

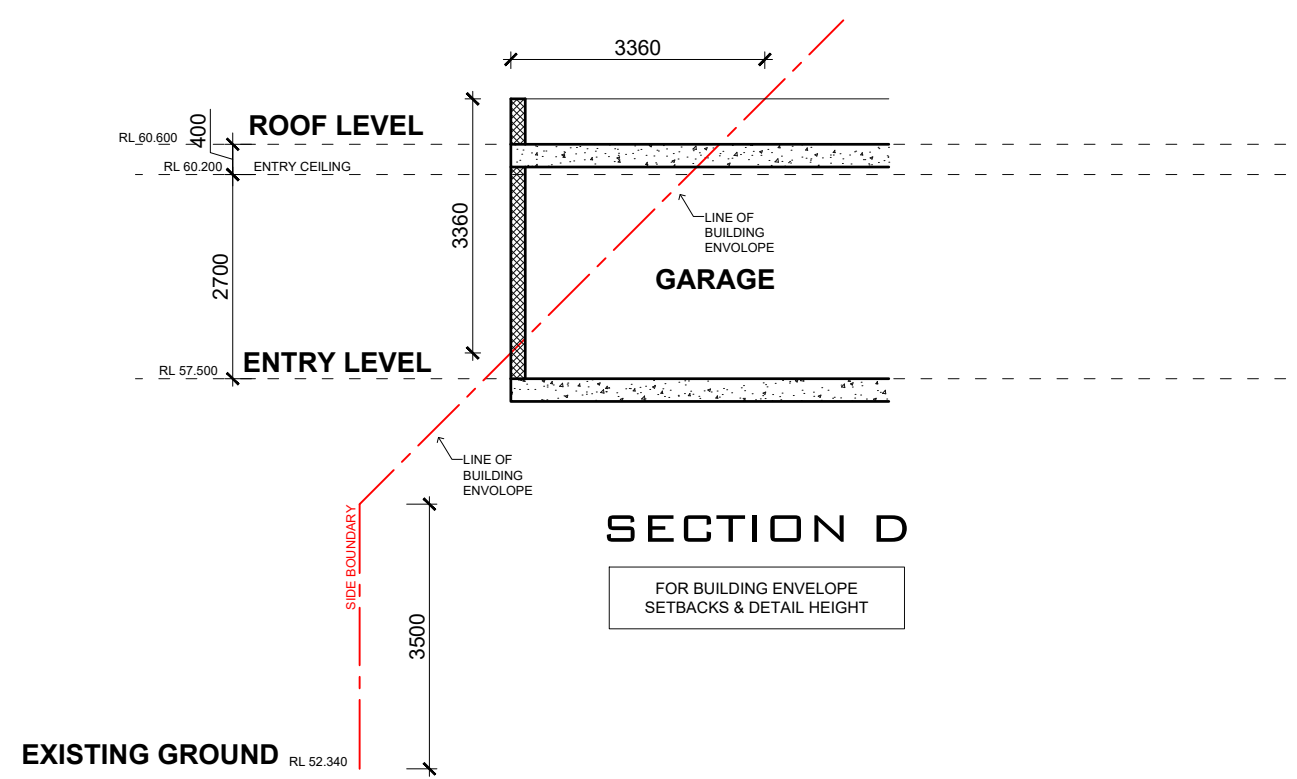
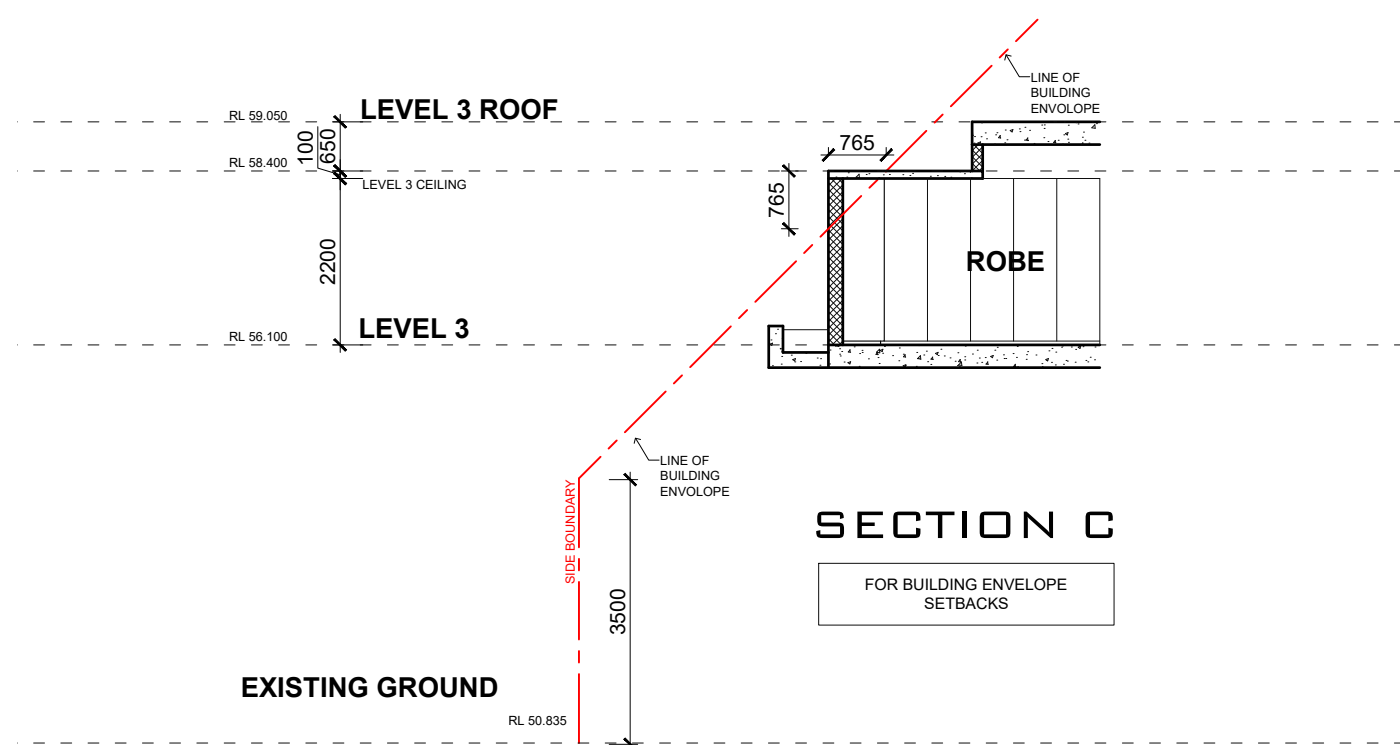
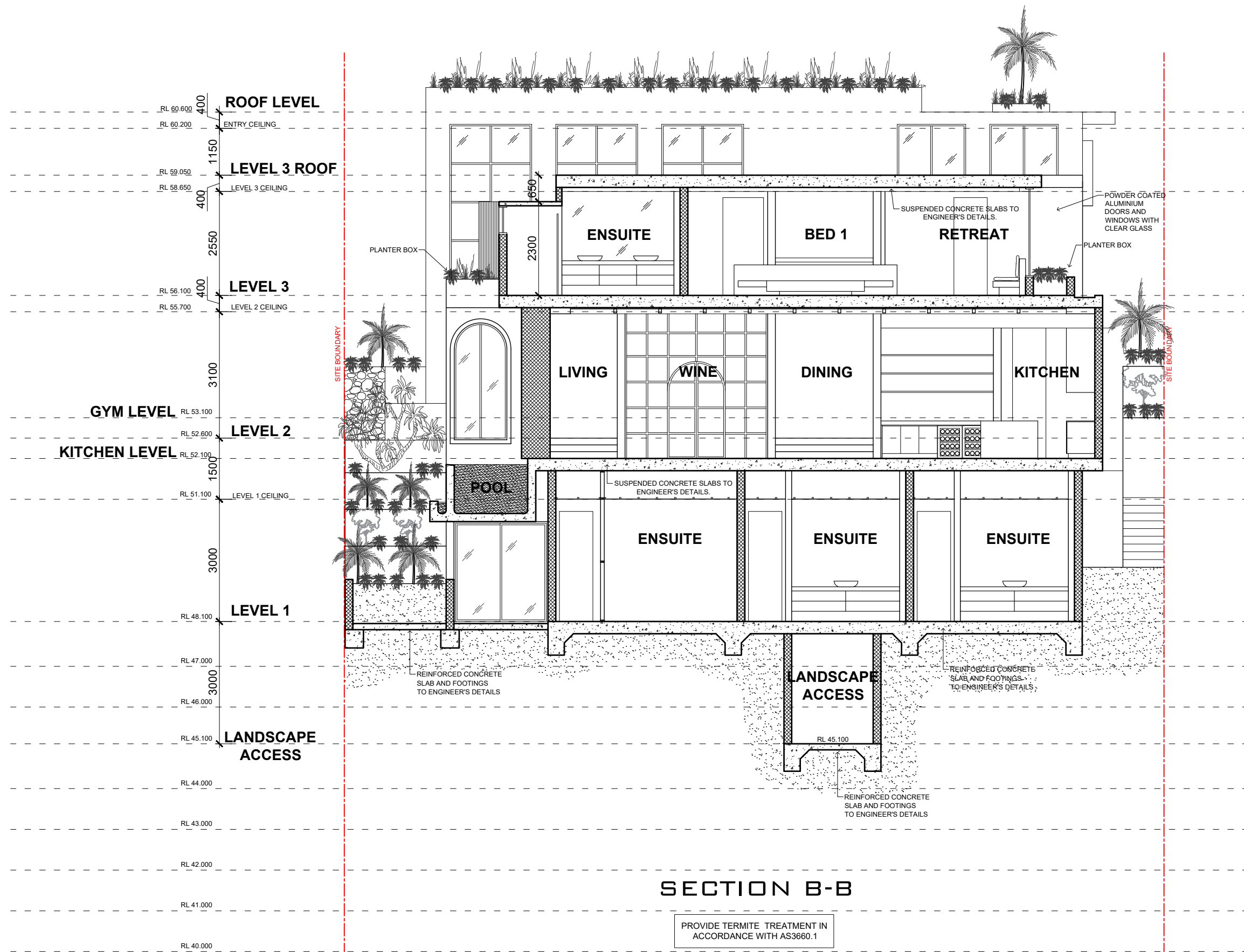
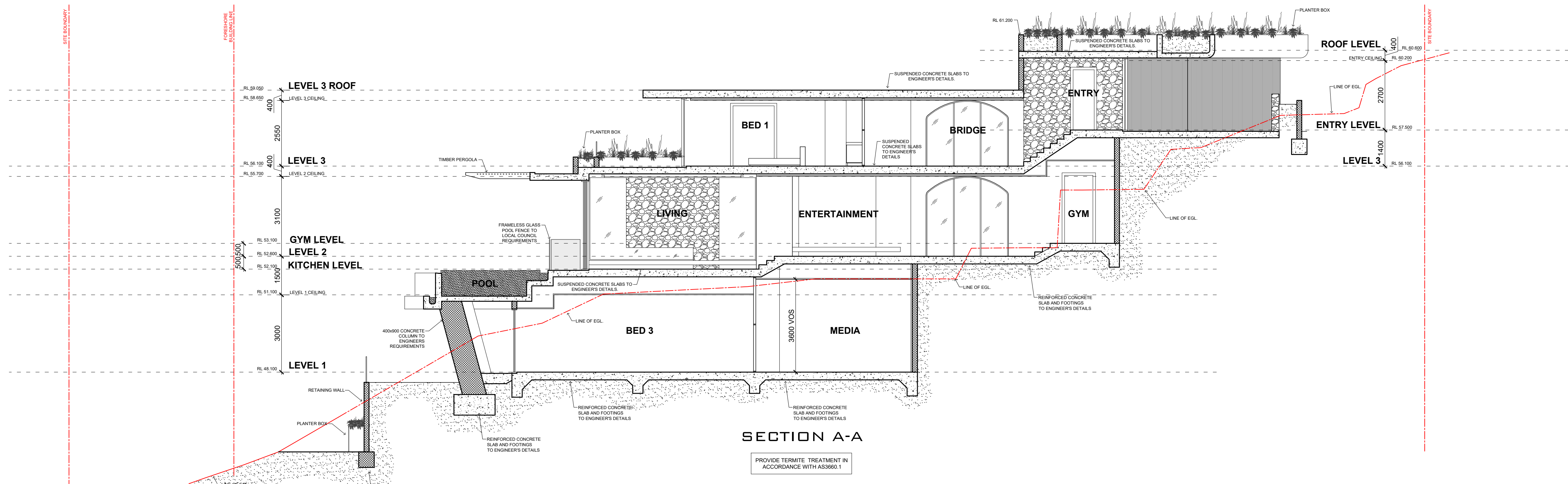


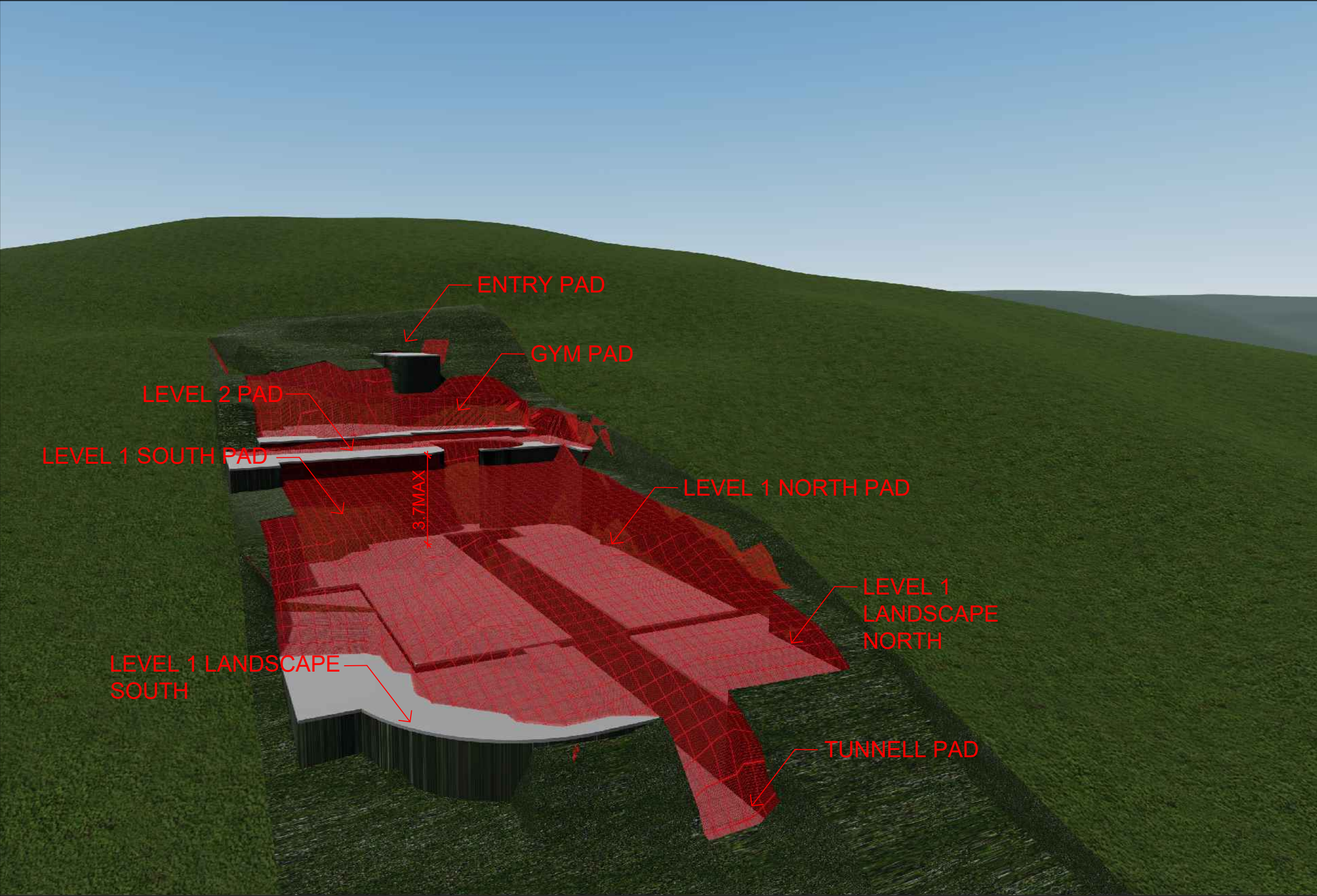
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Topography Schedule			
Cut	Fill	Net cut/fill	Name
			Existing Site
1.41 m³	0.64 m³	-0.76 m³	Cut & Fill
240.67 m³	0.00 m³	-240.67 m³	Level 1 North Pad
22.66 m³	22.97 m³	0.31 m³	Level 2 Pad
191.78 m³	1.93 m³	-189.85 m³	Gym Pad
404.01 m³	0.00 m³	-404.01 m³	Level 1 South Pad
322.63 m³	0.00 m³	-322.63 m³	Tunnel Pad
0.05 m³	14.76 m³	14.70 m³	Entry Pad
102.66 m³	15.24 m³	-87.41 m³	Level 1 Landscape South
48.26 m³	0.00 m³	-48.26 m³	Level 1 Landscape North
0.00 m³	0.00 m³	0.00 m³	Existing Site

Grand total: 11 -1278.58 m³

CUT / FILL CALCULATIONS

ORIGINAL ESTIMATE	1736m3
AMENDED PLANS ESTIMATE	1252m3
NEW ESTIMATE	1279m3
REDUCTION	457m3 / 26.3%

NOTE:
FINAL CUT AND FILL AMOUNTS TO BE
CONFIRMED BY ENGINEER PRIOR TO
CONSTRUCTION AND IN ACCORDANCE
WITH ENGINEERING DRAWINGS

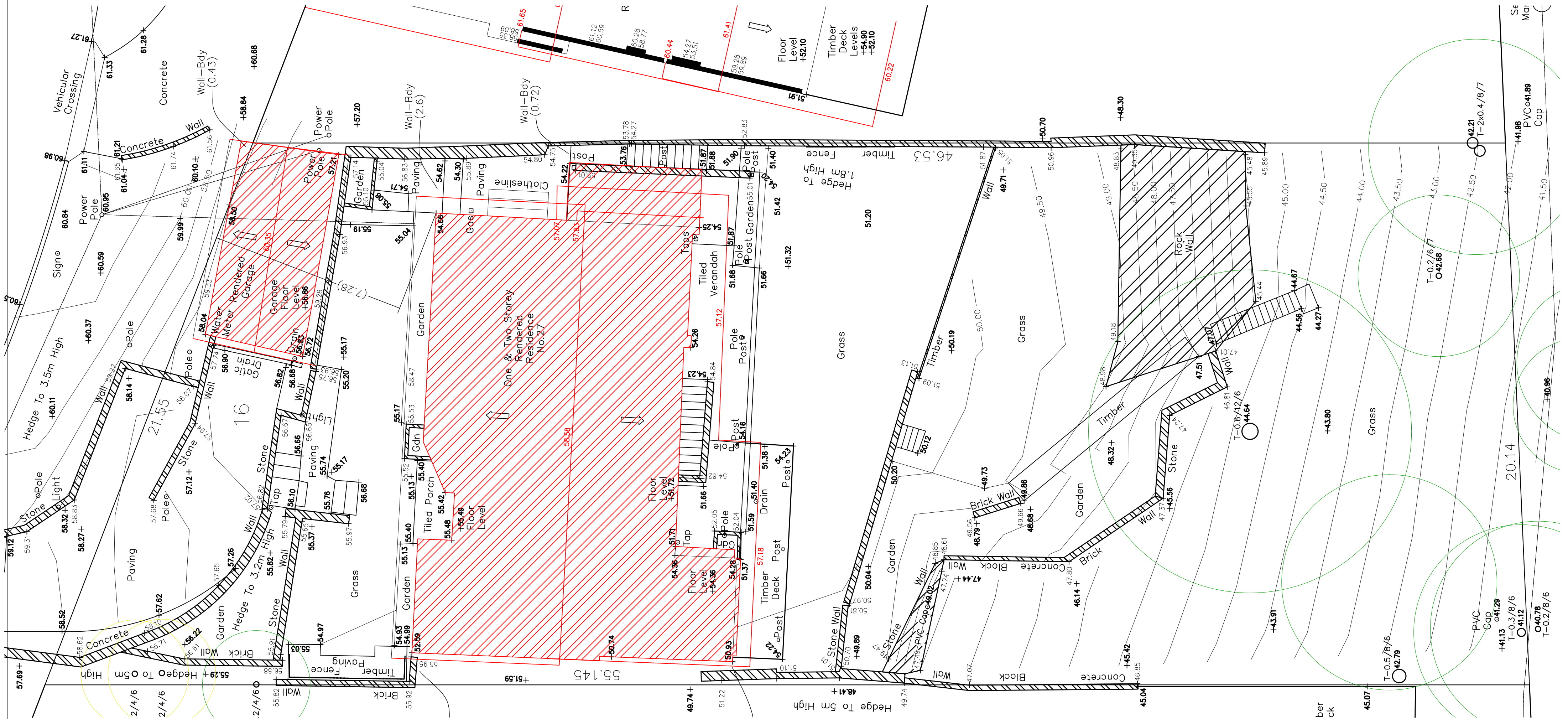
NOTE:
CUT AREAS SHOWN RED



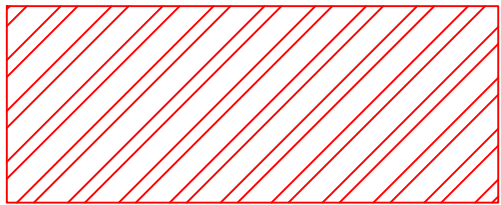
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DATED: 19/04/2023



DEMOLITION OF EXISTING RESIDENCE AND GARAGE AT 27 KARLOO PARADE

LOT 16 DP 12994
27 Karloo Parade,
NEWPORT

 **PAUL CLOUT**
DESIGN

PAUL CLOUT DESIGN
Suite 3, 44 MARY STREET, NOOSAVILLE
PO BOX 152, NOOSAVILLE, QLD 4566.
BSA LICENCE: 1066417

PH: (07) 5440 5388
info@paulclout.com

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GENERAL NOTES:
Use written dimensions only. **DO NOT** scale drawings. Contractors to verify all dimensions on site prior to commencing works. Site location to engineer's requirements. These drawings are to be read in conjunction with engineer's design and details, the accompanying building specification and schedule of finishes. If in doubt, please request clarification. **DO NOT ASSUME.**

CLIENT NAME: **Dynamic Project Solutions Pty Ltd**
SITE ADDRESS: 27 Karloo Parade, Newport, NSW

DRAWING TITLE: **DEMOLITION PLAN**

DRAWING DATE: 03/04/2023

SCALE: **1:100** on A2

DRAWING No:

STAGE: **COUNCIL APPLICATION R3.0**

15.0



Materials Specified



Oak Timber Flooring



Travertine Slab
External Cladding



Eco Outdoor Crackenback
Stone Walling

Notes

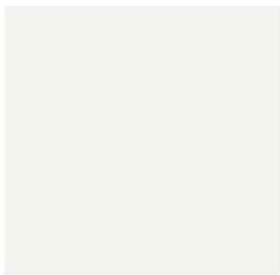
All external walls are constructed with concrete blocks

All external walls are finished with baige render unless otherwise listed.

Stone cladding over concrete block walls where noted on plans



Sukabumi Pool Tile



Bedrooms on level 1
Colour Resene
Double Alabaster



Light Oak Timber
Pergola



Light Oak Timber
batten strips



Beige Render



Exposed Concrete
Suspended Slab



Window Awnings
Brass Finish



Travertine Tiles
External Terrace Flooring

27 Karloo Parade, Newport, NSW





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DATED: 19/04/2023



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CLIENT NAME: **Dynamic Project Solutions Pty Ltd**
SITE ADDRESS: 27 Karloo Parade, Newport, NSW

DRAWING TITLE: **COLOUR SCHEDULE**

DRAWING DATE: 03/04/2023

SCALE: **1:100** on A2

DRAWING No:

STAGE: **COUNCIL APPLICATION R3.0**

20.0