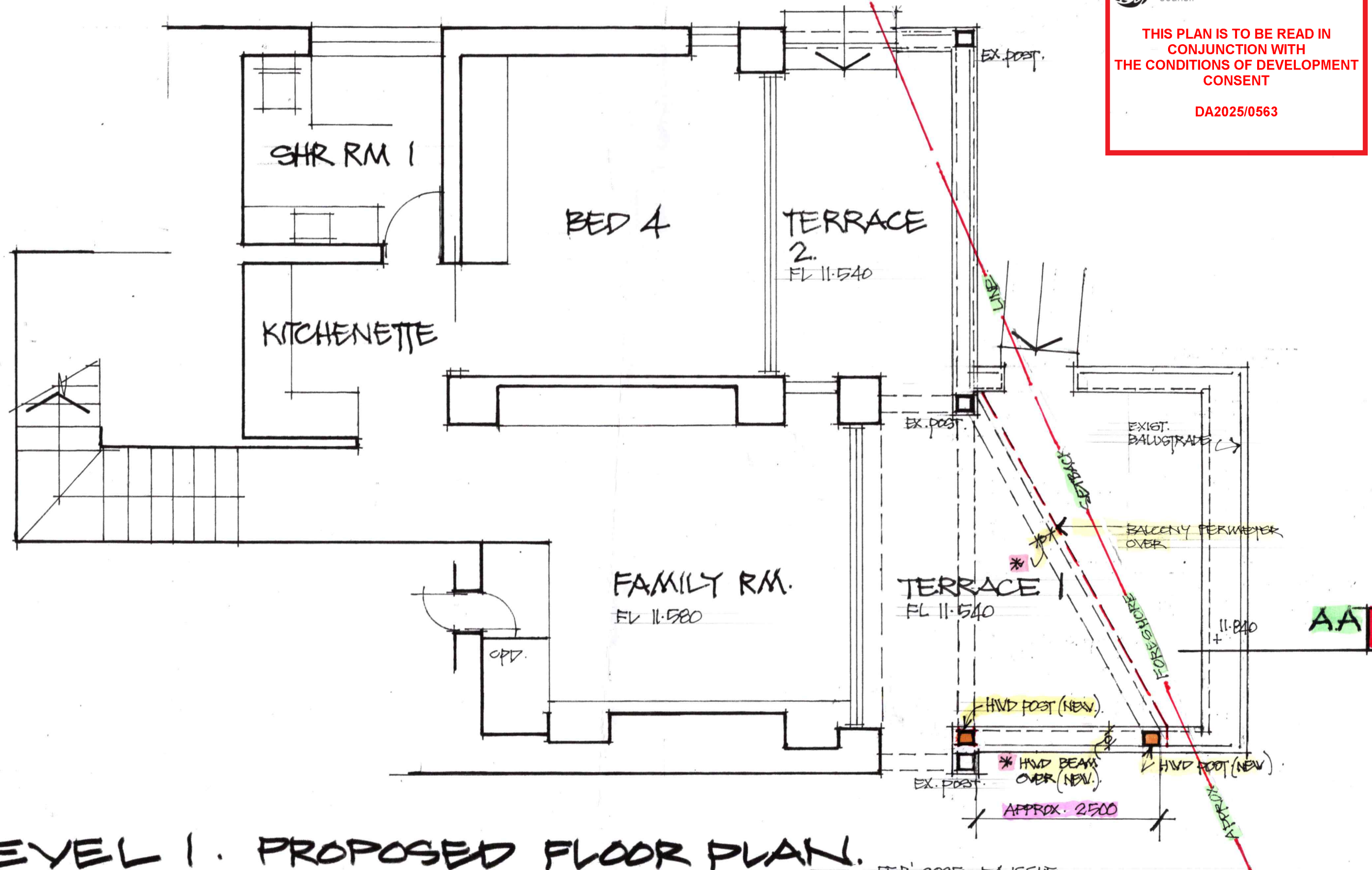




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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

DA2025/0563



LEVEL 1. PROPOSED FLOOR PLAN.

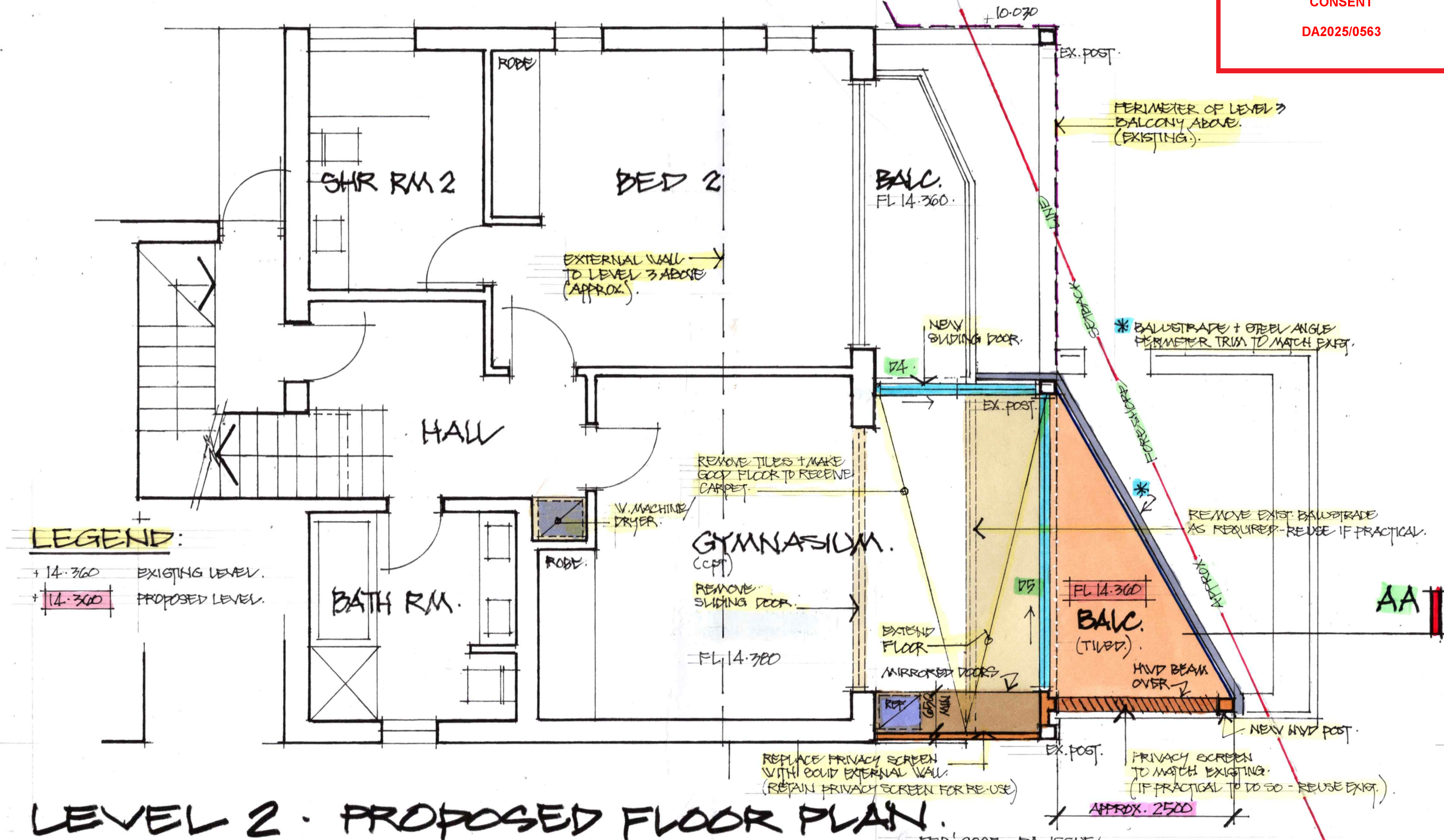
FEB' 2025 DA ISSUE



GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwn drafting@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
CLIENT: DR NATASHA COOK
SCHEME: 4A DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
DRAWING No.
05

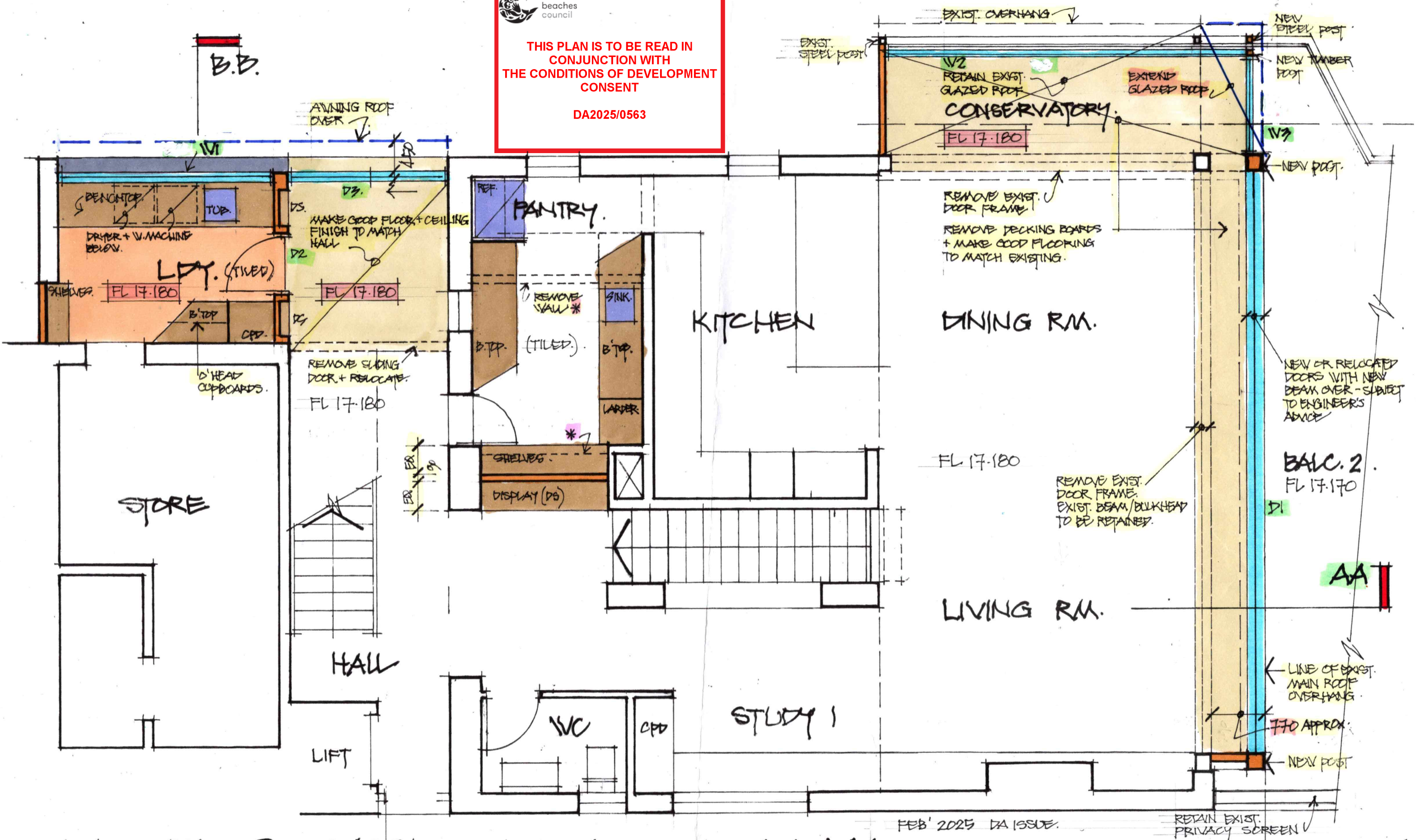


GWN DRAFTING
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29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwndraft@bigpond.net.au

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SCHEME: 4A DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
DRAWING No.
06

FEB' 2025 DA ISSUE.



LEVEL 3 - PROPOSED FLOOR PLAN.



GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
CLIENT: DR NATASHA COOK
SCHEME: 4A DATE: FEB' 2025 SCALE: 1:50 @ A3

PROJECT No.
3070

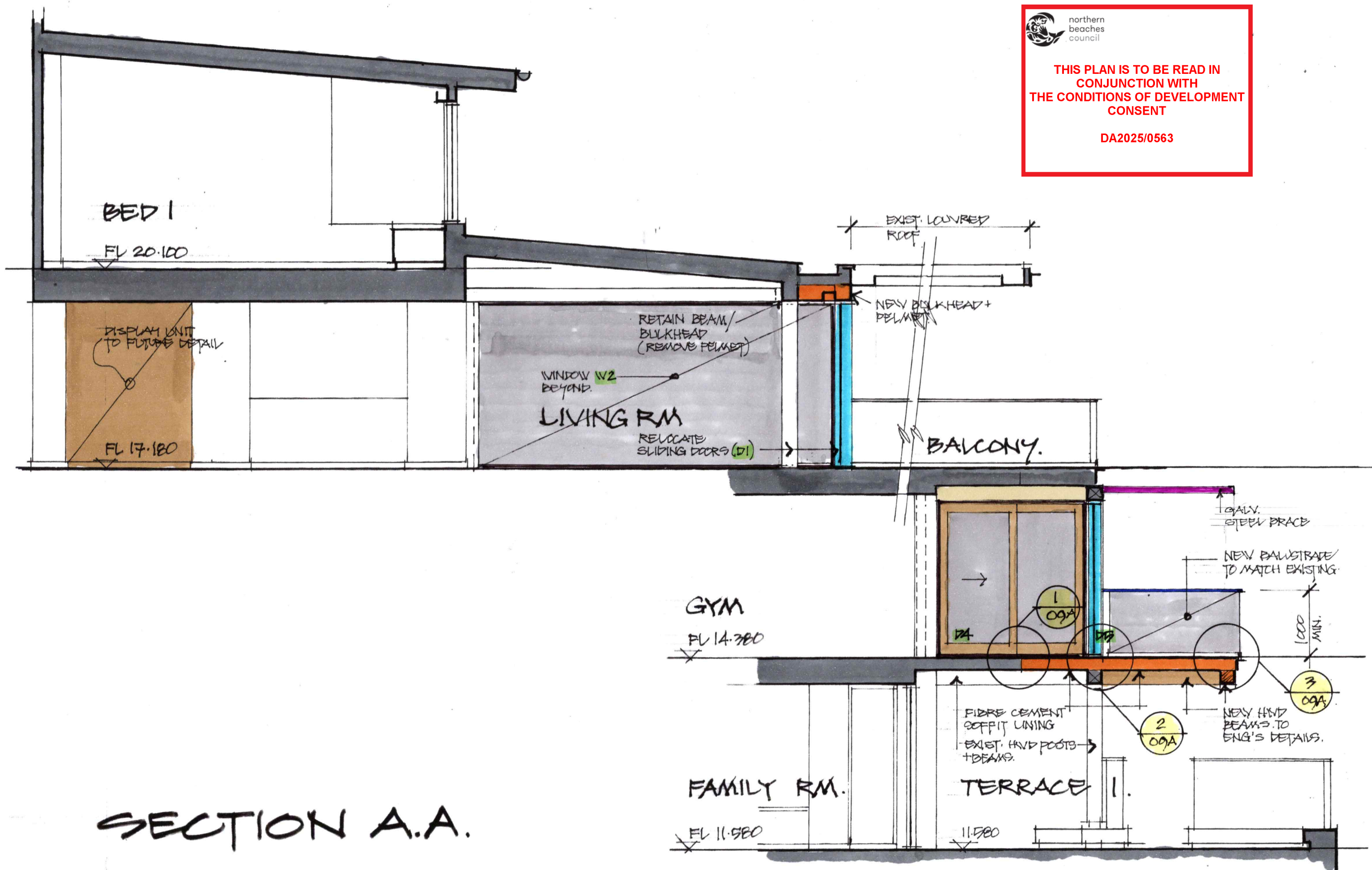
DRAWING No.
07



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SECTION A.A.

GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
CLIENT: DR NATASHA COOK
SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:50 @ A3

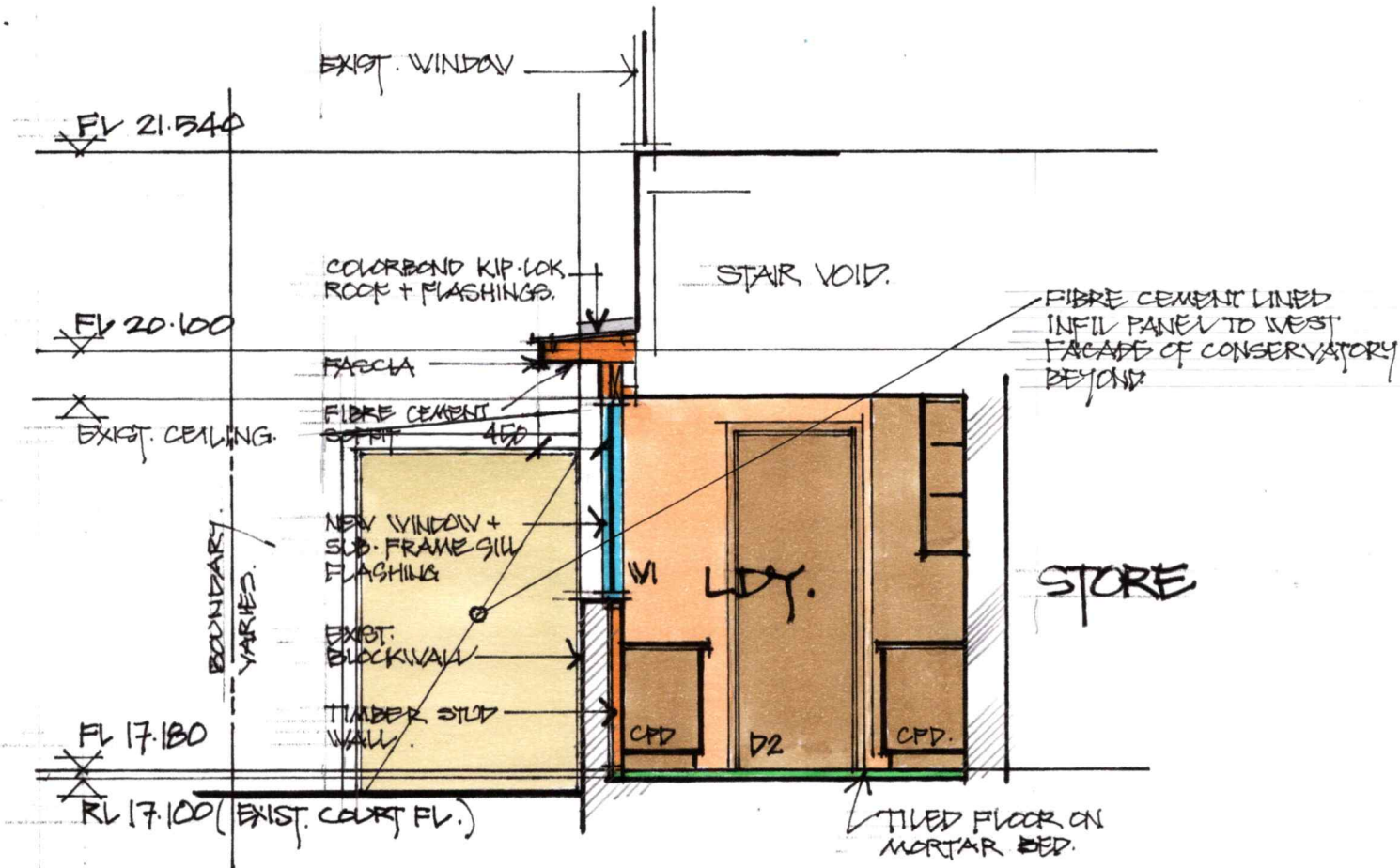
PROJECT No.
3070
DRAWING No.
08



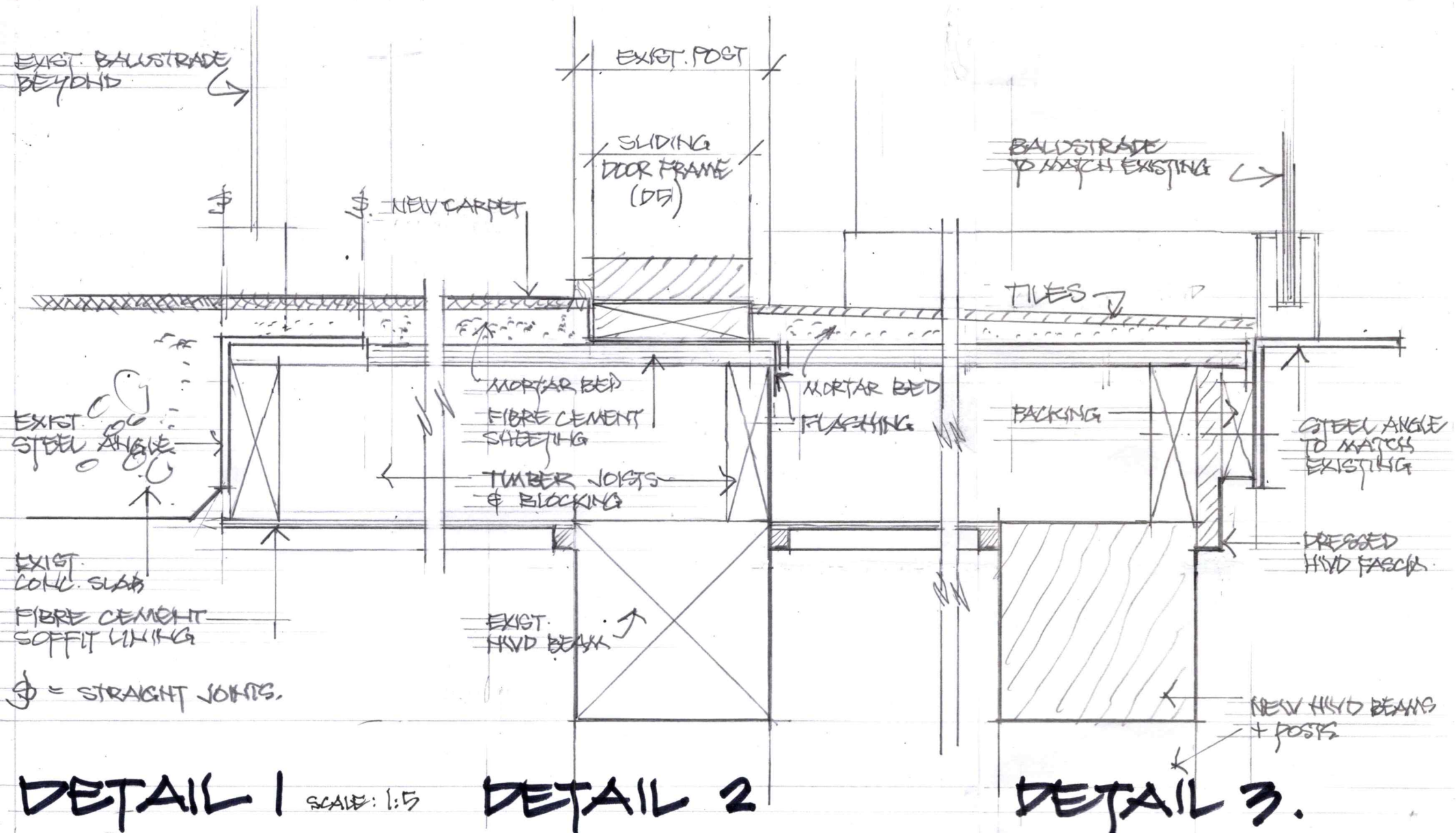
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SECTION B.B. SCALE: 1:50 (PART WEST ELEVATION).



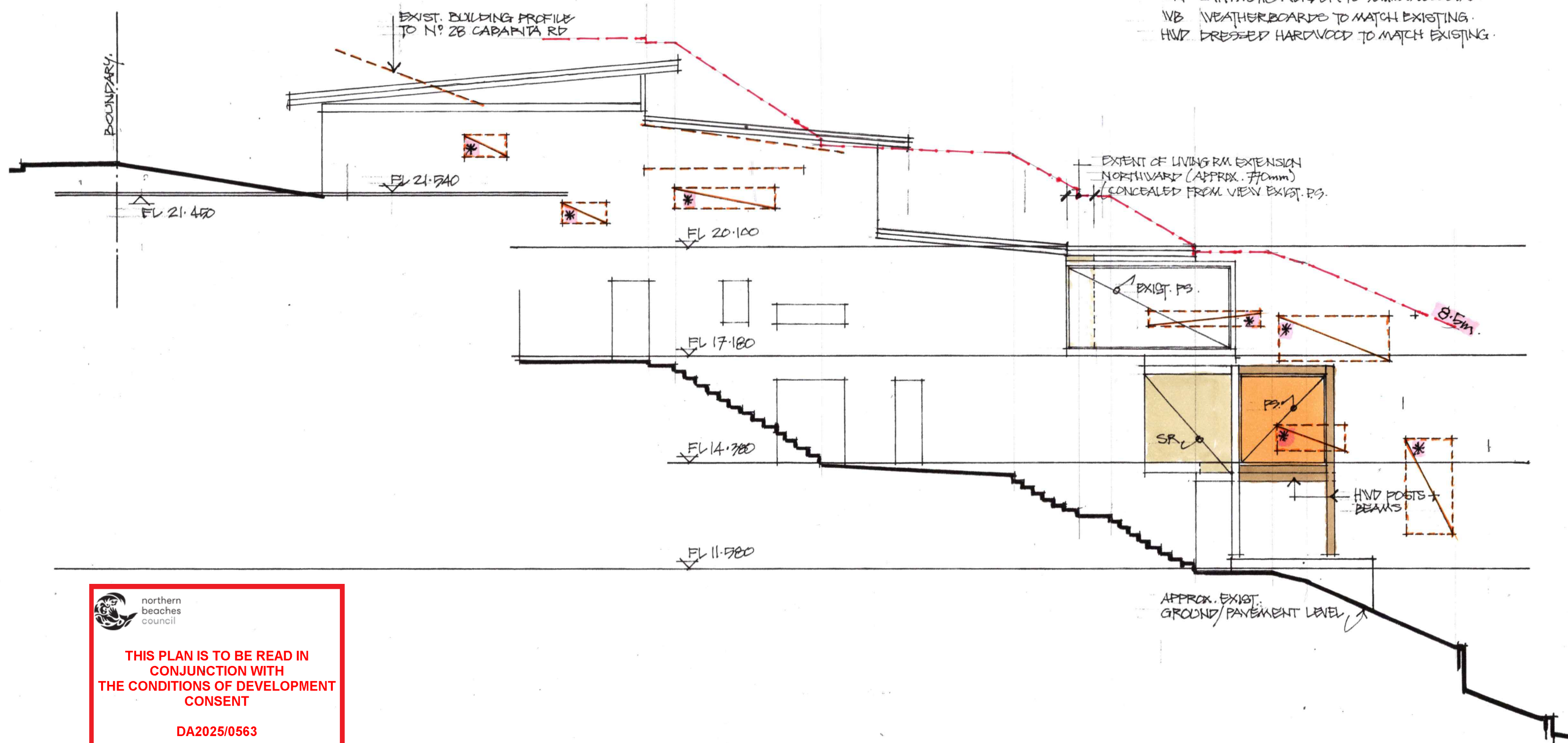
GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
CLIENT: DR NATASHA COOK
SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:50 @ A3

PROJECT No.
3070
DRAWING No.
09

LEGEND:

- * EXIST. WINDOW TO ADJ. BUILDING.
- PS PRIVACY SCREEN TO MATCH EXISTING.
- SR SYNTHETIC RENDER TO 50mm INSULCLAD.
- WB WEATHERBOARDS TO MATCH EXISTING.
- HWD DRESSED HARDWOOD TO MATCH EXISTING.



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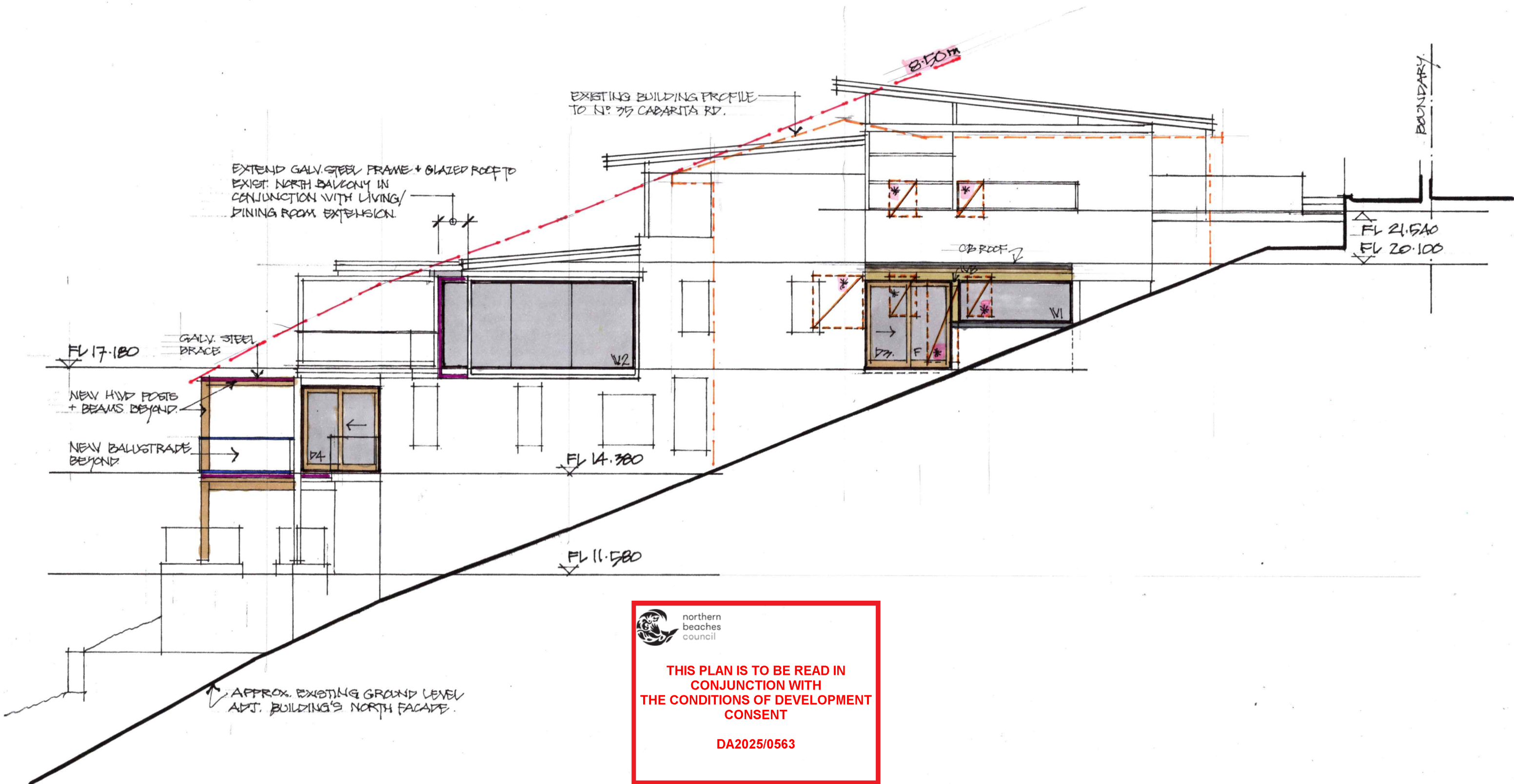
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SOUTH ELEVATION.

GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
CLIENT: DR NATASHA COOK
SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:100 @ A3

PROJECT No.
3070
DRAWING No.
10



NORTH ELEVATION.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwn drafting@bigpond.net.au

PROJECT: PROPOSED RENOVATIONS TO RESIDENCE
 ADDRESS: 26 CABARITA ROAD, AVALON BEACH 2107
 CLIENT: DR NATASHA COOK
 SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:100 @ A3

PROJECT No.
3070
 DRAWING No.
11

REQUIREMENTS OF BASIX CERTIFICATE N° A1785342 DATED: 27-02-2025

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

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.

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	4.27	4.8	3.5	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	12.6	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W3	N	5.62	6	3.5	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	N	5.26	0	0	eave/verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	E	3.36	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	E	20.38	0	0	eave/verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	E	9.25	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

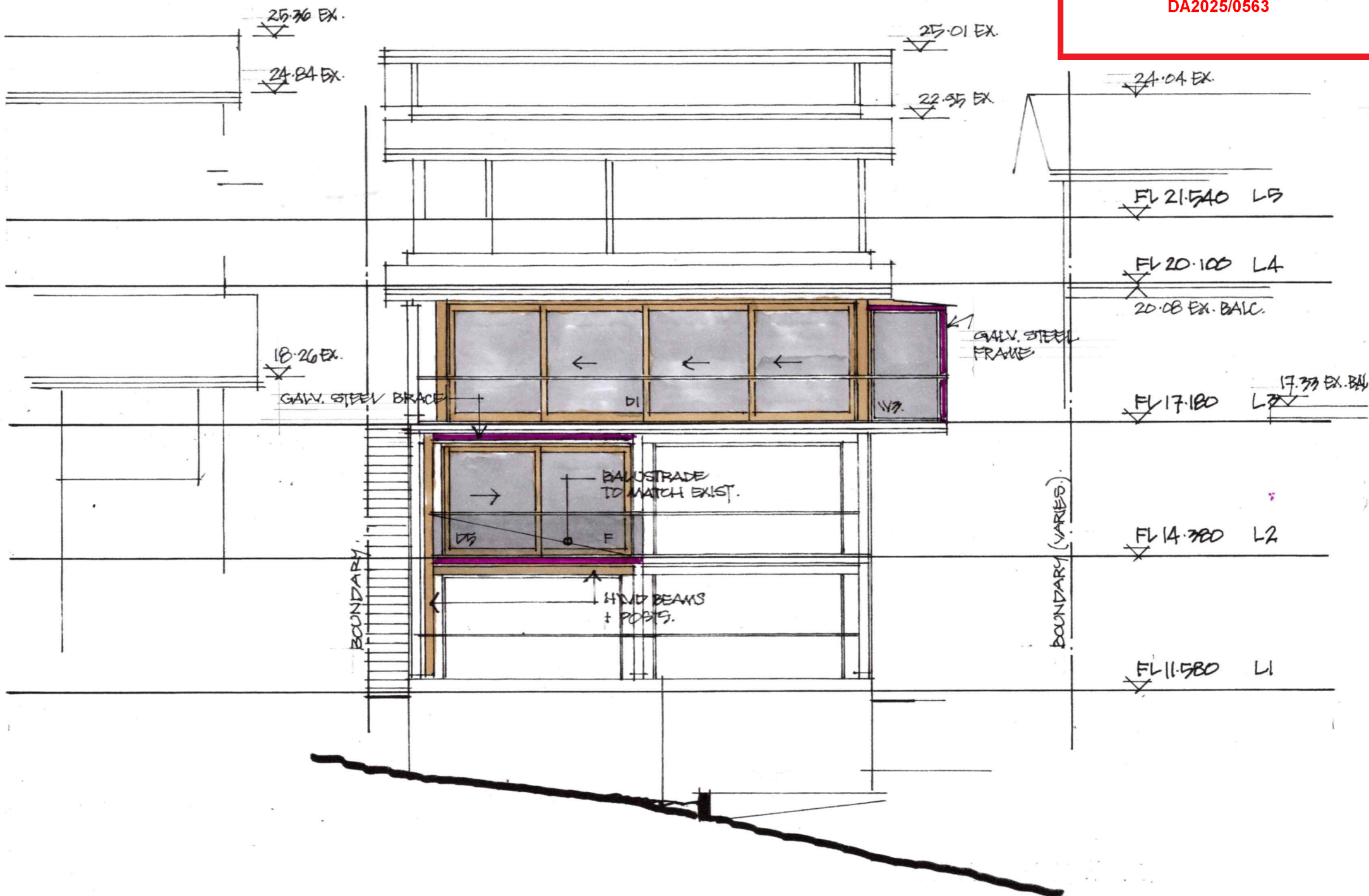
Glazed roofs glazing requirements

Glazed roof number	Area of glazing (m2)	Shading device	Glass type
G1	1.8	no shading	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



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EAST ELEVATION.

PH: 0411 028 928 E: gwndraft@bigpond.net.au

SCHEME: 4A DATE: FEBRUARY 2025 SCALE: 1:250 @ A3

14

SITE PLAN. PROPOSED WORKS.

PROPOSED LEVEL 3
RENOVATIONS.

PROPOSED CONSERVATORY
TO EXIST. BALCONY - LEVEL 3.
FL 17.180

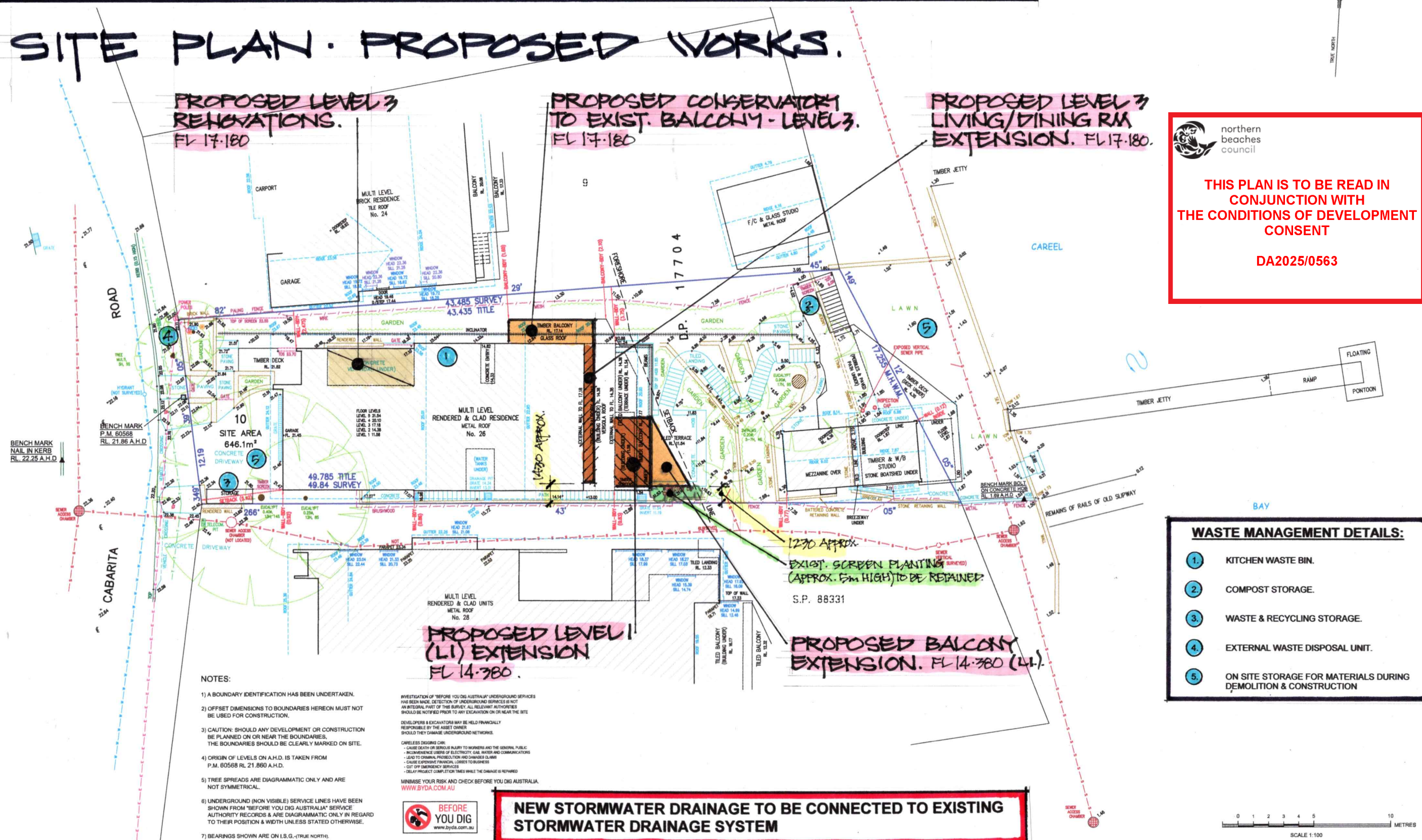
PROPOSED LEVEL 3
LIVING/DINING RM
EXTENSION. FL17.180.



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DA2025/0563




Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeeth.com.au
ABN: 13 003 194 447
www.beeeth.com.au

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

LEGEND

 TREE
0.10M,
5M, 45

 GUTTER

 TOW

NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING STORMWATER DRAINAGE SYSTEM

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS &
PHYSICAL FEATURES OVER LOT 10 IN D.P. 17704
KNOWN AS No. 26 CABARITA ROAD, AVALON.

L.G.A.: NORTHERN BEACHES

CLIENT			Dr N. COOK		REF No.
PROPERTY			No. 26 CABARITA ROAD, AVALON		17650
DATE	A.H.D.	SCALE	1:100 @ B1	DATE	28/11/2024
SURVEYED	C.L.C.C.	DRAWN	C.C.	DWG No.	47650A
				REV No.	00