

Location Plan 15 Burrendong Place, Avalon

Drawing List

- DA.01 Site Analysis Plan
- DA.02 Proposed Site and Roof Plan
- DA.03 Ground Floor Plan
- DA.04 First Floor Plan
- DA.05 Elevations
- DA.06 Elevations
- DA.07 Elevations
- DA.08 Elevations
- DA.09 Elevations
- DA.10 Elevations
- DA.11 Section
- DA.12 Shadow Diagram
- DA.13 Shadow Diagram
- DA.14 Shadow Diagram

Area Calculations

Site area	707.4sqm
Proposed site coverage	256.20sqm [36.21%]
Allowable site coverage	≤ 282.96sqm [40.00%]

Legend

- Vehicle entry
- Existing right-of-way concrete strip driveway
- Existing structures to be demolished

B	MODIFIED DEVELOPMENT APPLICATION	13.11.20
A	ISSUED FOR DEVELOPMENT APPLICATION	10.08.20
P1	PRELIMINARY DA ISSUE	06.05.20

AMENDMENTS

LAURACOOK

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RYAN-MUSACCHIO RESIDENCE
15 BURRENDONG PLACE, AVALON

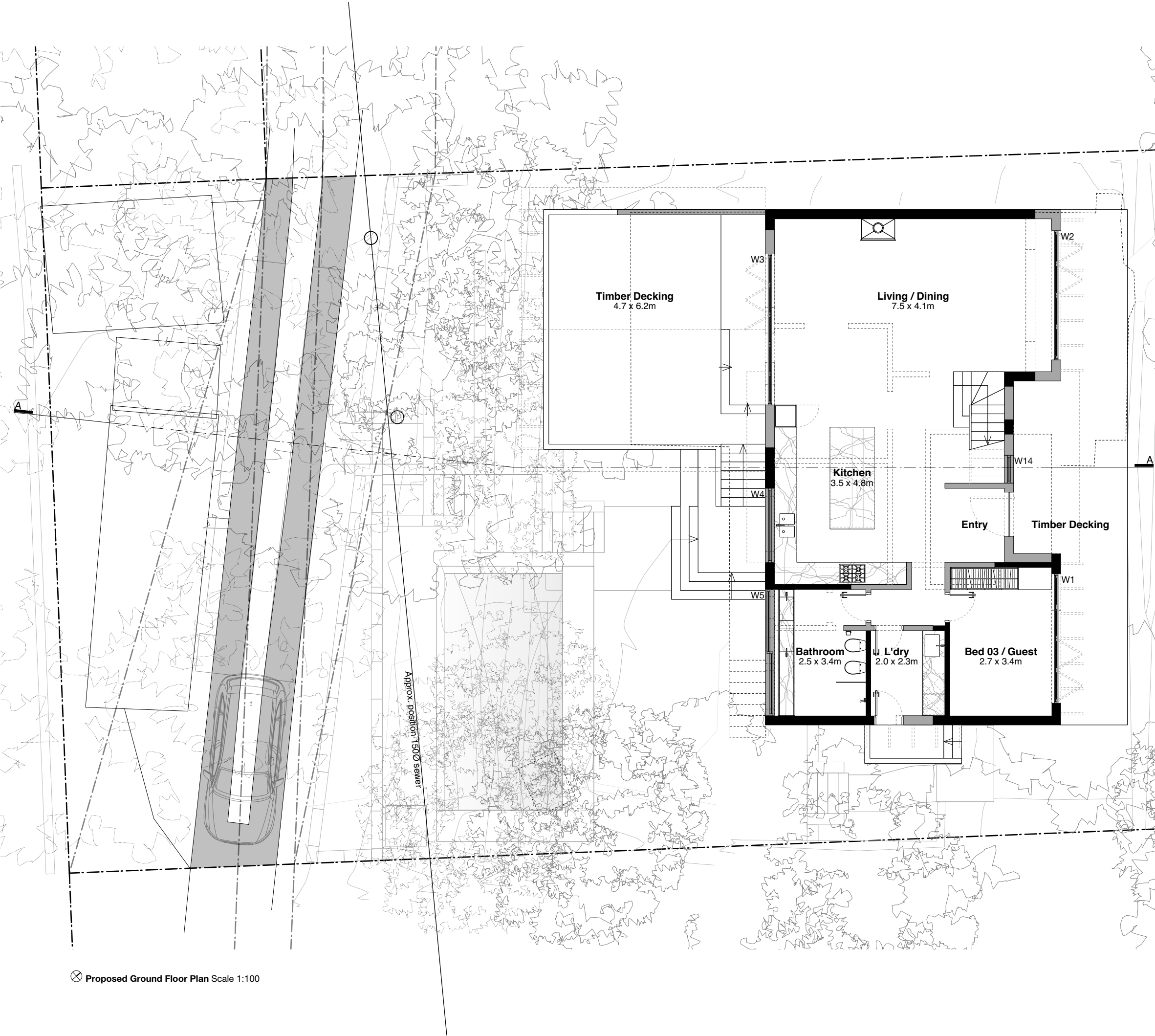
DEVELOPMENT APPLICATION ISSUE

SITE ANALYSIS PLAN
SCALE 1:200 @ A3

DRAWN
LC

DA.01(B)

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions.
Do not scale from drawings. Verify all dimensions on site prior to construction.



- Legend**
- Existing walls to be retained
 - Existing walls to be demolished
 - Proposed walls
- Basix Requirements** (certificate number A381829)
- Proposed hot water system to be gas instantaneous
- A minimum of 40% of new or altered lighting fittings to be fitted with fluorescent, compact fluorescent, or light-emitting (LED) lamps
- All new or altered taps and showerheads to have a flow rate no greater than 9litres per minute or a 3 star water rating
- All new or altered toilets to have a flow rate no greater than 4litres per average flush or a minimum 3 star water rating
- All new suspended floors with enclosed subfloor to have a minimum R-value of R0.60 (or R1.30 including construction)
- All external framed walls to have a minimum R-value of R1.30 (or R1.70 including construction)
- All new raked/pitched ceilings to have a minimum R-value of R2.26
- All new roofs to be constructed with foil/sarking and to be light in colour with a solar absorptance of <0.475
- All new windows, glazed doors and shading devices to be installed in accordance with the specifications listed in the table below

Window	Shading Device	Frame and Glass Type
W1/2/7/10/11	eave/ pergola ≥600mm	timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)
W3/8/12/13	eave/ pergola ≥600mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	external louvre/ blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	eave/ pergola ≥450mm	timber or uPVC, single clear, (or U-value: 5.67, SHGC: 0.49)
W9/14	eave/ pergola ≥900mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10/11	eave/ pergola ≥600mm	timber or uPVC, toned/air gap/clear (or U-value: 3.64, SHGC: 0.42)

Skylight	Shading Device	Frame and Glass Type
S1/2/3/4	no shading	timber, low-e internal/argon fill/clear external, (or U value: 2.5, SHGC: 0.456)

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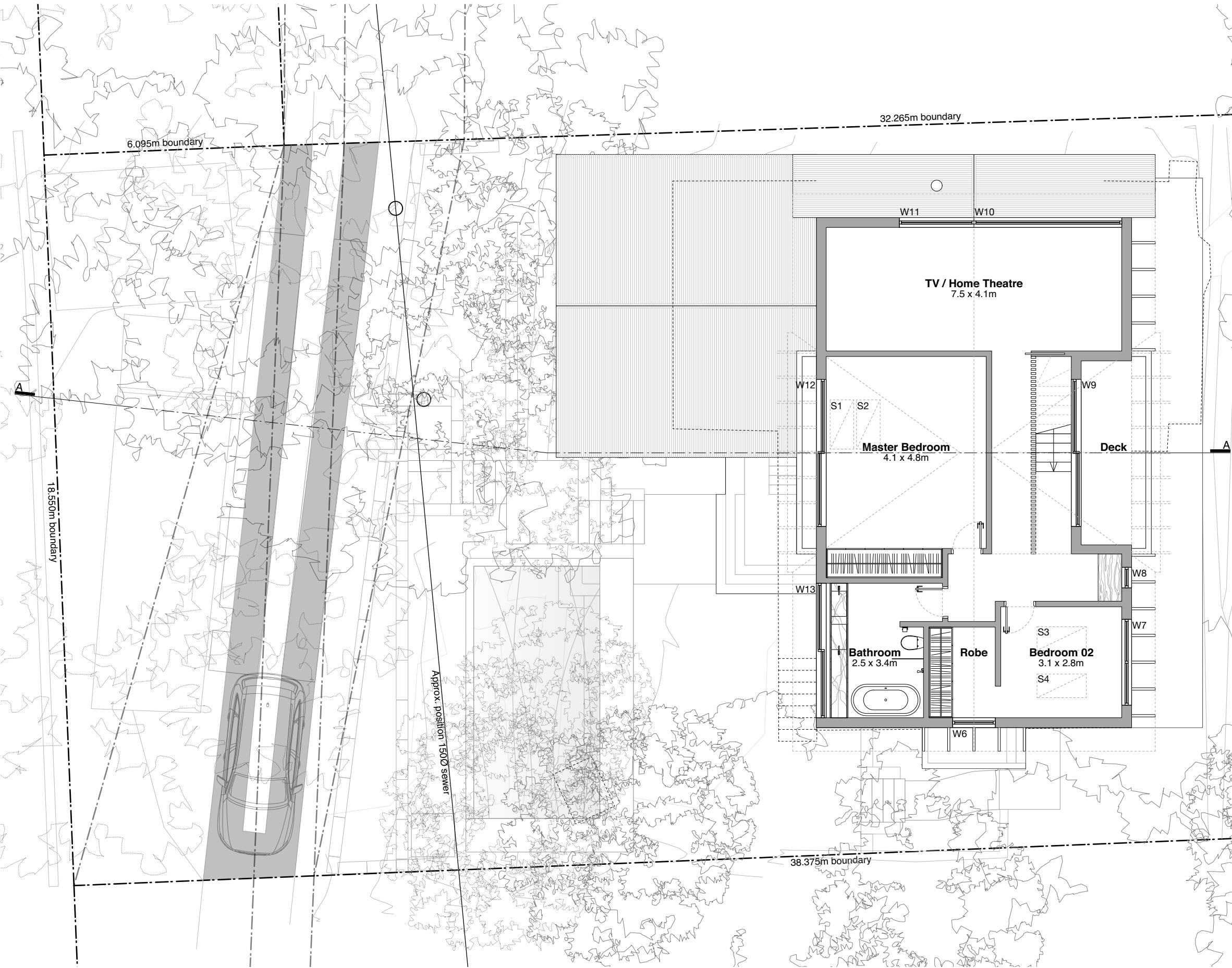
GROUND FLOOR PLAN
SCALE 1:100 @ A3

DRAWN
LC

DA.03(B)

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 - Existing walls to be demolished
 - Proposed walls

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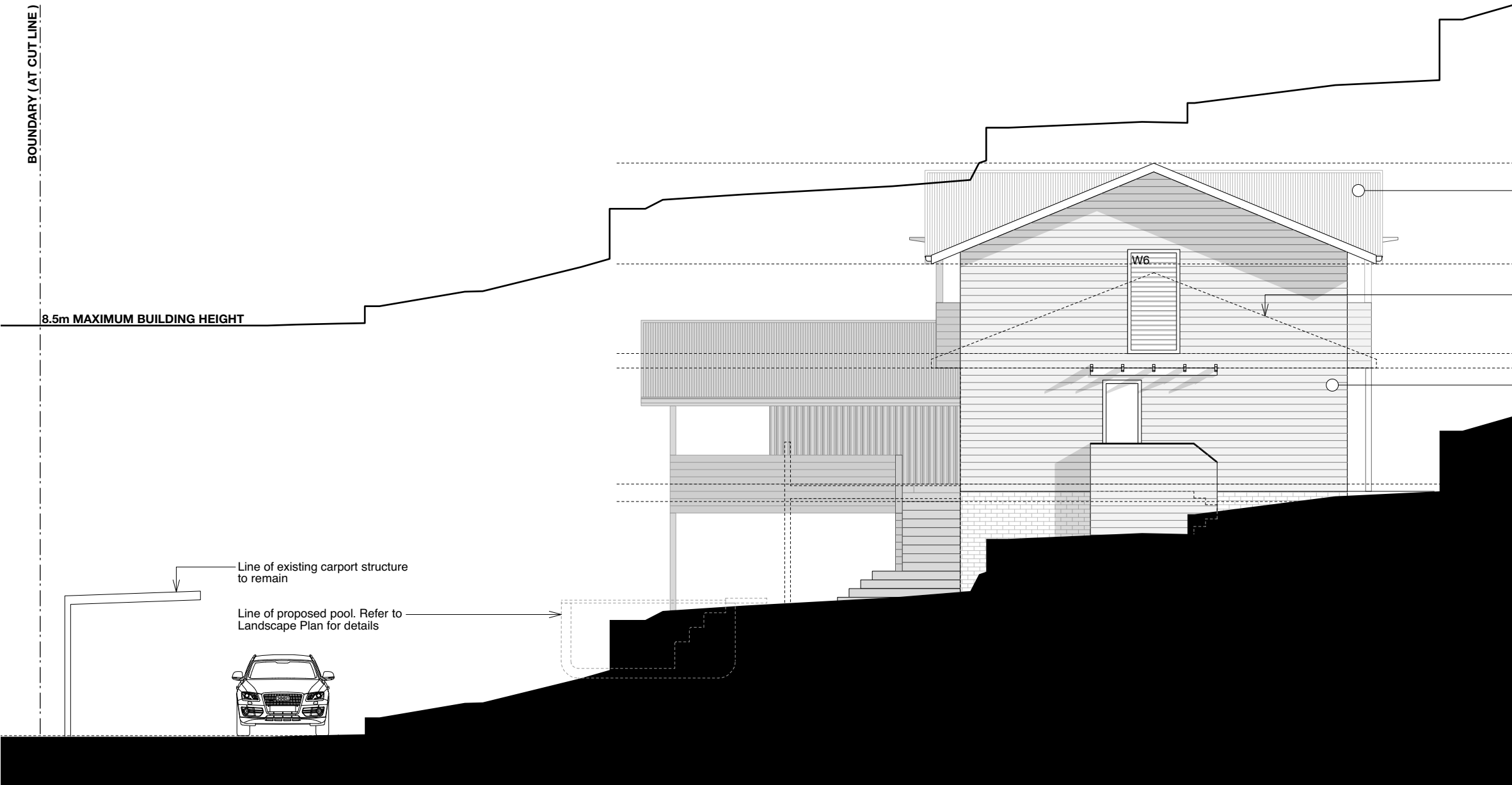
FIRST FLOOR PLAN
SCALE 1:100 @ A3

DRAWN
LC

DA.04(B)

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⊗ Proposed First Floor Plan Scale 1:100



PROPOSED RIDGE RL 41.135

Proposed first floor addition.
Metal roof sheeting as indicated

PROPOSED EAVE RL 39.050

Dashed line indicates extent of existing single storey residence

PROPOSED FL RL 37.200
EXISTING CL RL 36.900

Weatherboard cladding to external walls

EXISTING FL RL 34.500
PROPOSED DECK RL 34.140

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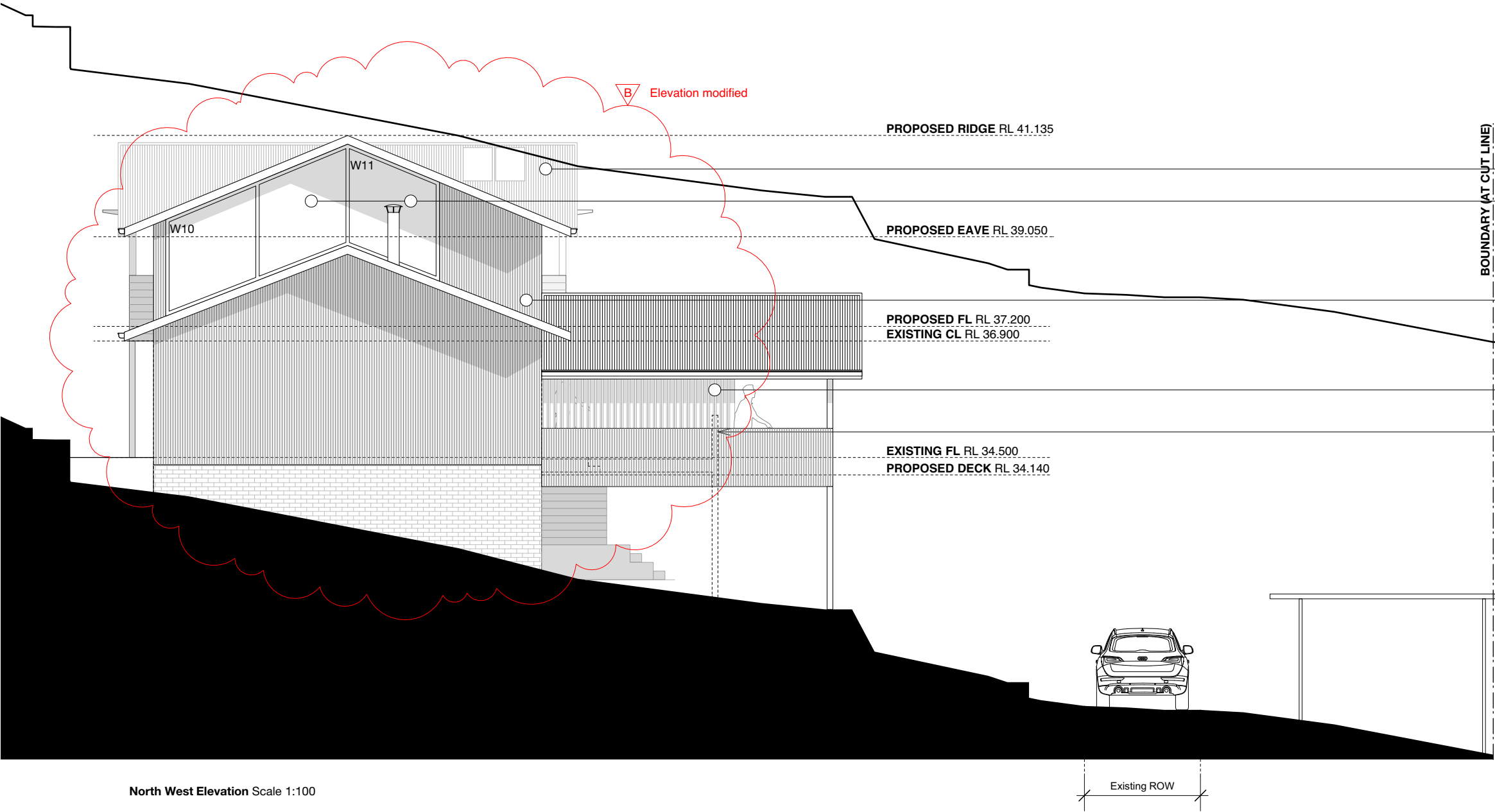
ELEVATION
SCALE 1:100 @ A3

DRAWN
LC

DA.05(B)

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North West Elevation Scale 1:100

- Proposed first floor addition. Metal roof sheeting as indicated
- Tinted glazing to provide privacy to W10 and W11
- Weatherboard cladding to external walls
- Timber privacy screen to run min. 2/3 length of deck
- Dashed line indicates extent of existing covered deck to be replaced

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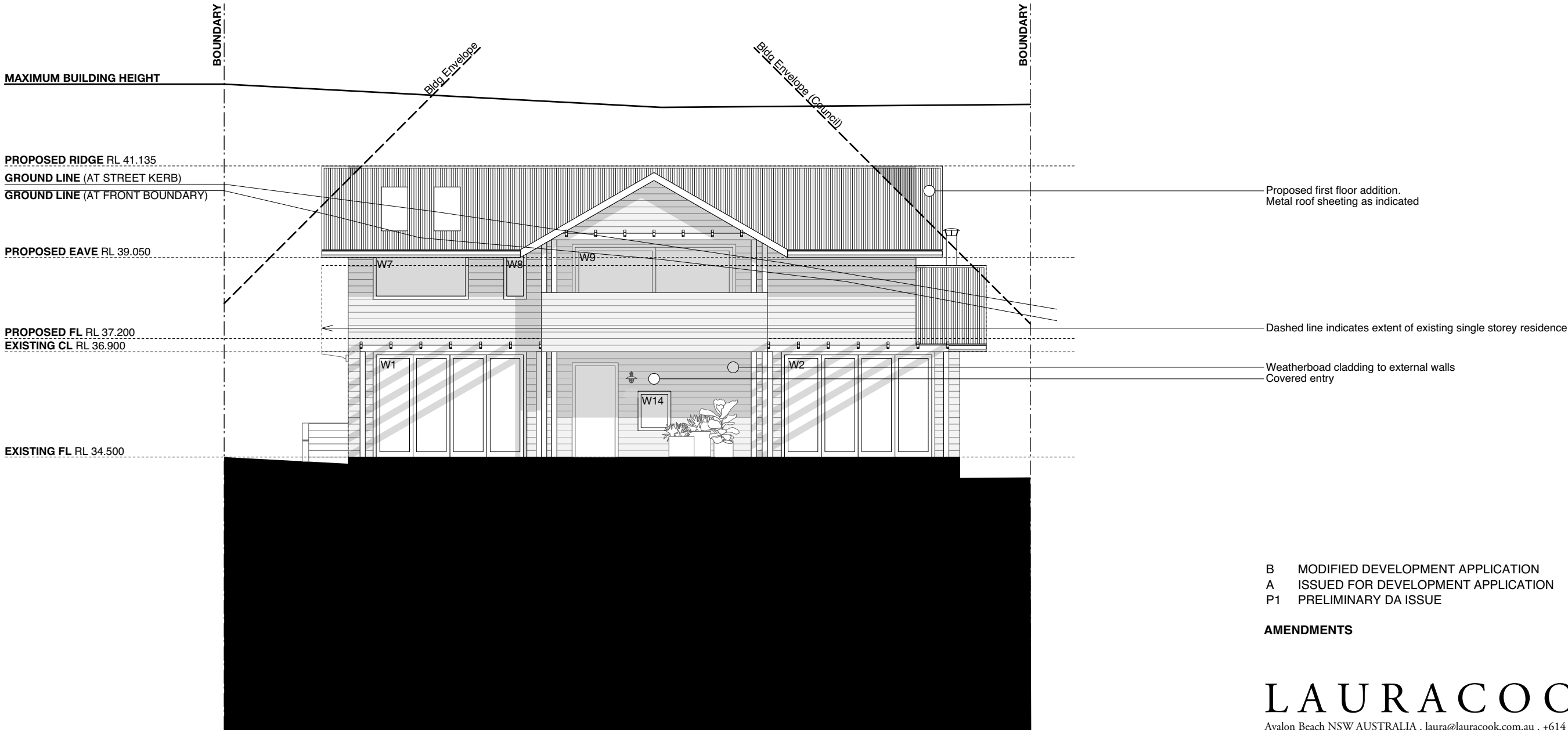
DEVELOPMENT APPLICATION ISSUE

ELEVATION SCALE 1:100 @ A3	DRAWN LC	DA.06(B)
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Legend

Extent of proposal encroaching on building envelope



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ELEVATION SCALE 1:100 @ A3	DRAWN LC	DA.07(B)
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South West (rear) Elevation Scale 1:100

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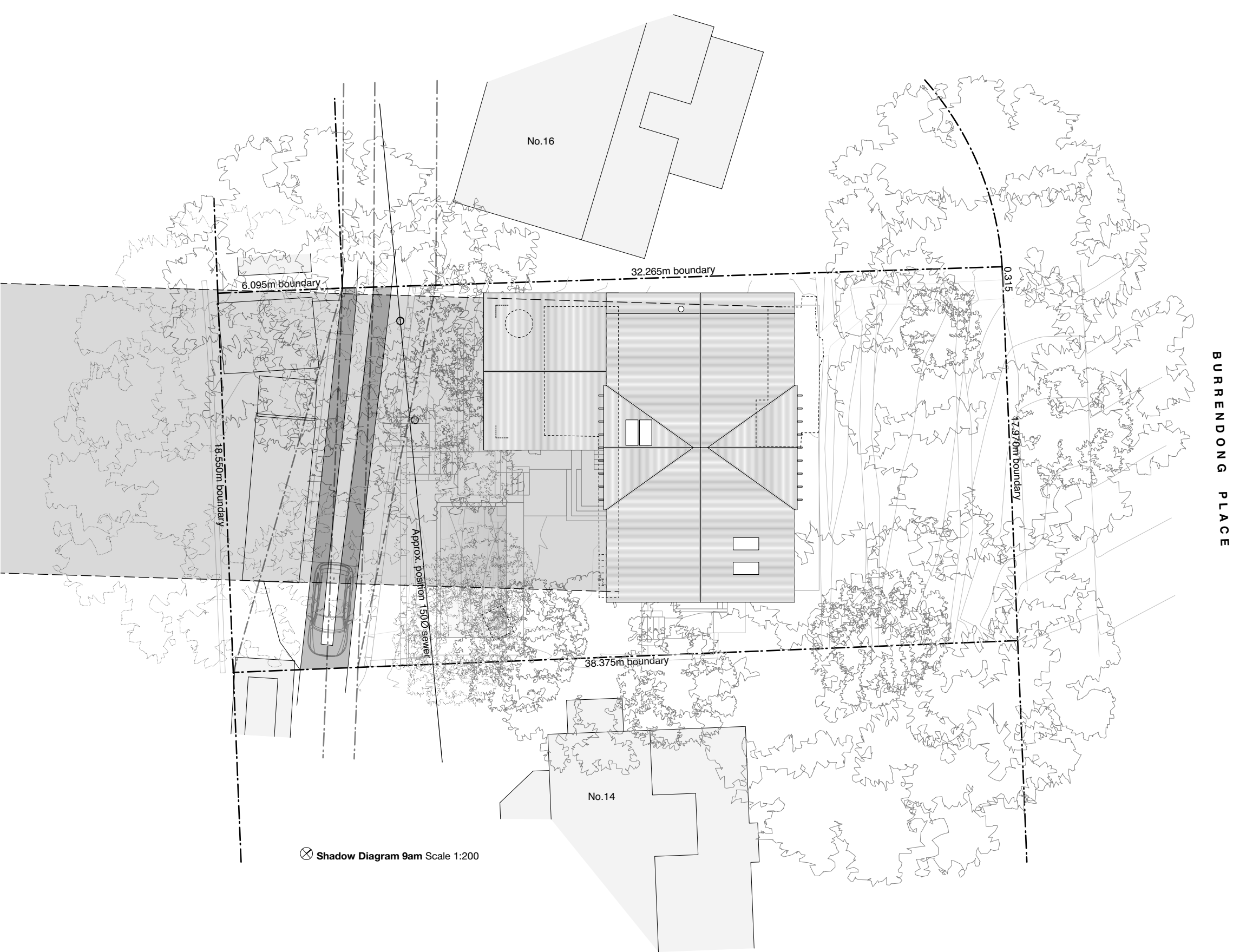
ELEVATION SCALE 1:100 @ A3	DRAWN LC	DA.08(B)
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Site Section Scale 1:100

Existing ROW



Legend

[] Existing shadow at 9.00am on 21st June

[] Proposed shadow at 9.00am on 21st June

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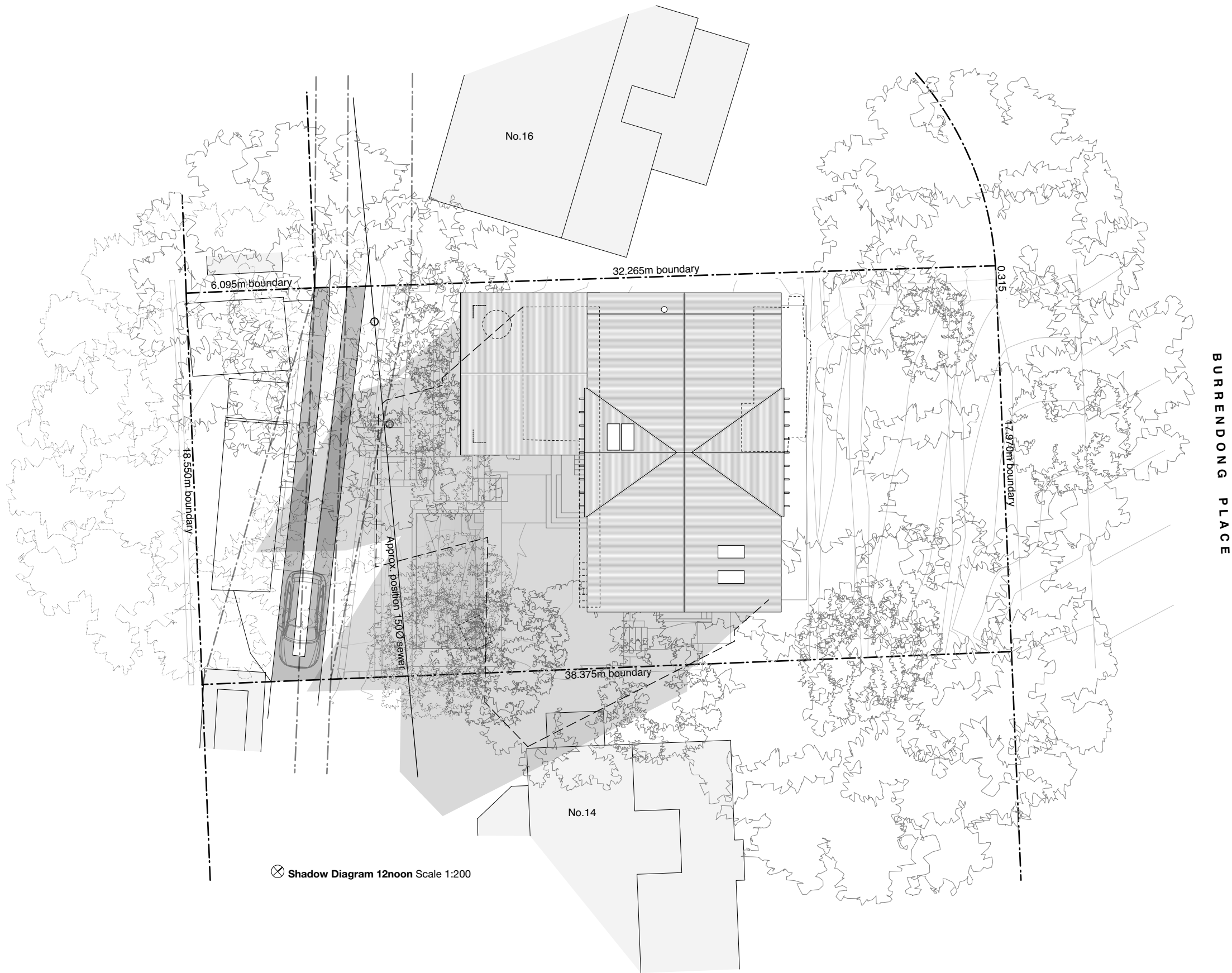
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SHADOW DIAGRAM SCALE 1:200 @ A3 DRAWN LC **DA.12(B)**

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- Legend**
- Existing shadow at 12noon on 21st June
 - Proposed shadow at 12noon on 21st June

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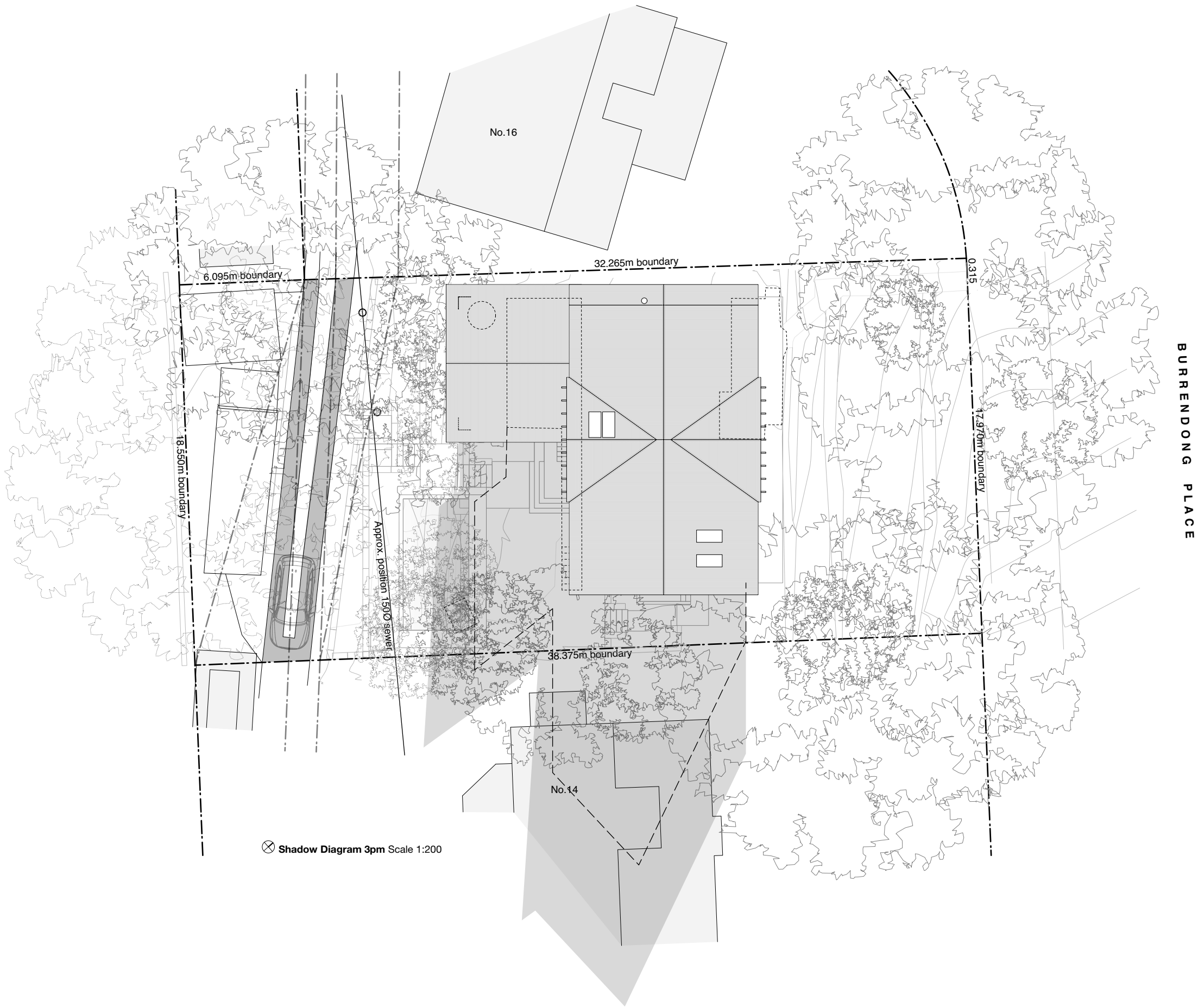
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SHADOW DIAGRAM SCALE 1:200 @ A3	DRAWN LC	DA.13(B)
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Legend

[] Existing shadow at 3.00pm on 21st June

[] Proposed shadow at 3.00pm on 21st June

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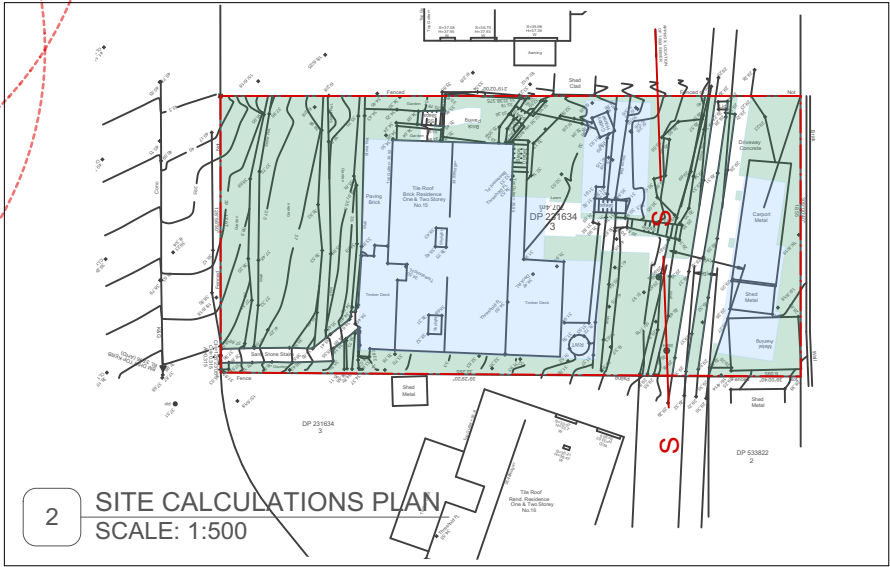
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SHADOW DIAGRAM SCALE 1:200 @ A3 DRAWN LC **DA.14(B)**

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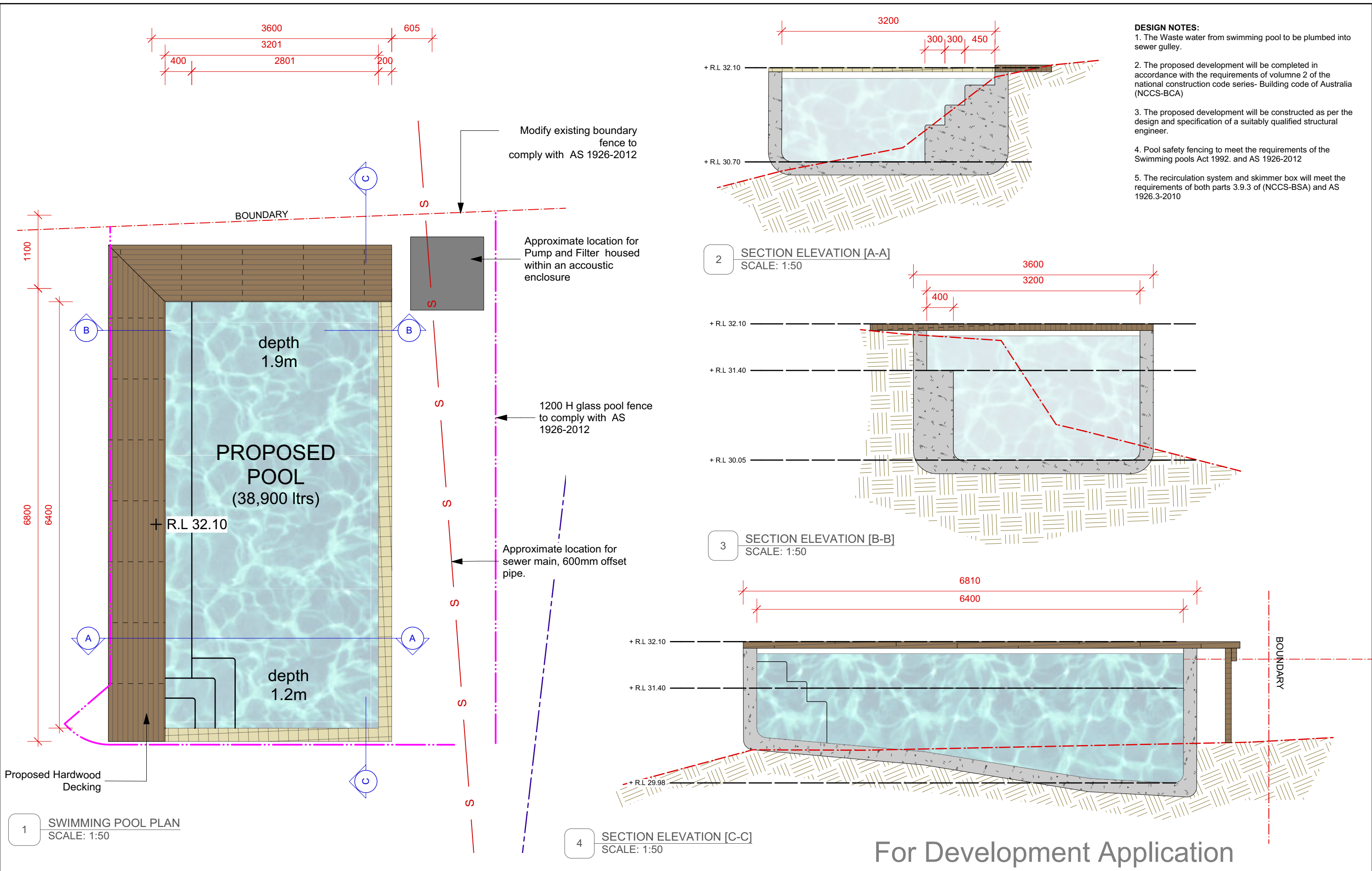


SITE PLAN
SCALE: 1:200

SITE CALCULATIONS			
		%	m2
Site Total Area by Survey	-	100%	707.4
Hard Landscape Area	-	9.45%	66.8
Soft Landscape Area	-	54.34%	384.4
Proposed dwelling	-	26.22 %	185.5
Pool	-	4.52%	32.0
Garage & store	-	5.47%	38.7

For Development Application

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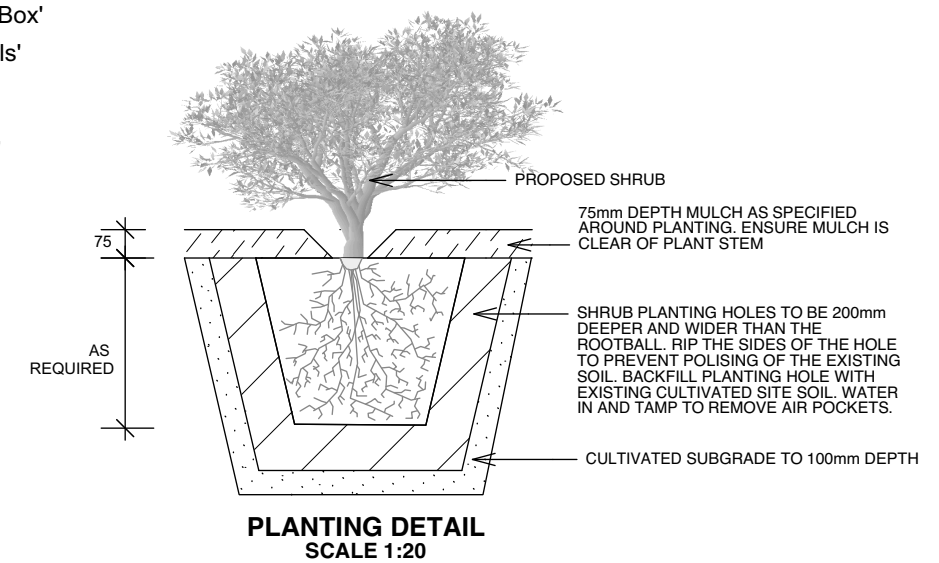
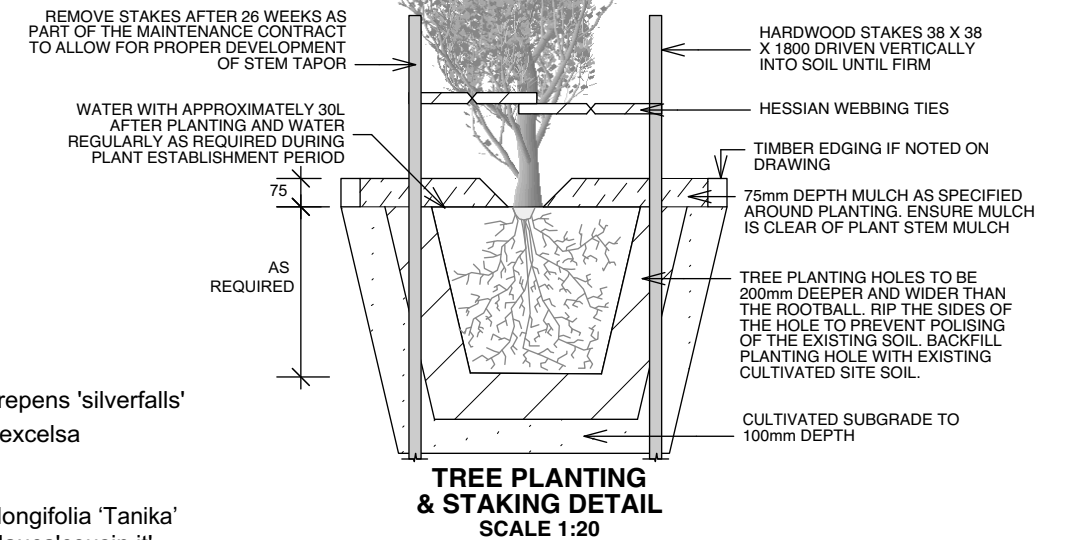
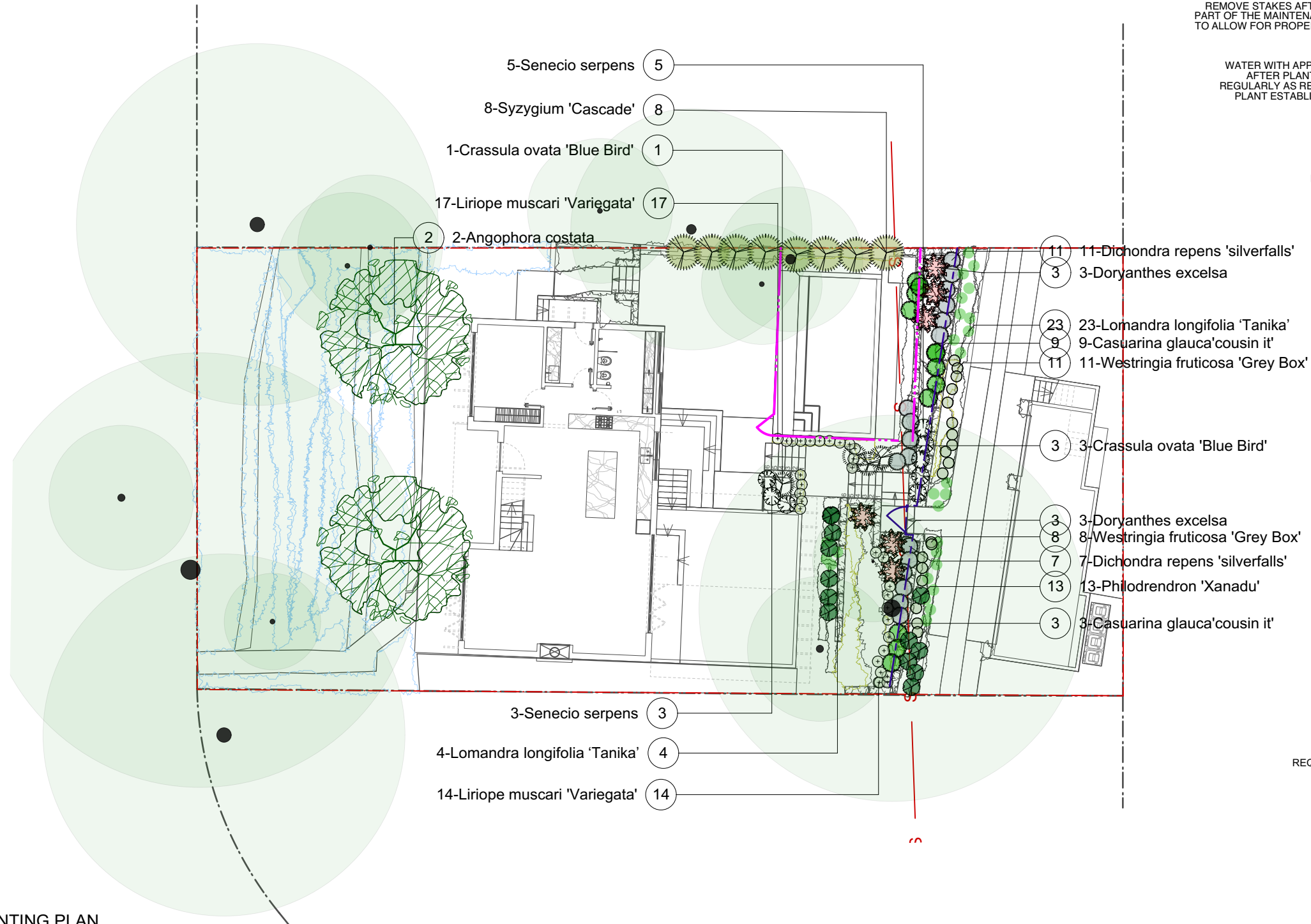


- DESIGN NOTES:**
1. The Waste water from swimming pool to be plumbed into sewer gully.
 2. The proposed development will be completed in accordance with the requirements of volume 2 of the national construction code series- Building code of Australia (NCCS-BCA)
 3. The proposed development will be constructed as per the design and specification of a suitably qualified structural engineer.
 4. Pool safety fencing to meet the requirements of the Swimming pools Act 1992. and AS 1926-2012
 5. The recirculation system and skimmer box will meet the requirements of both parts 3.9.3 of (NCCS-BSA) and AS 1926.3-2010

For Development Application

C 2/7/20 DA submission			GC			Notes:			Legend:			Drawing: POOL PLAN			Status Draft			Project No. 100		
B 29/5/20 Amended levels			GC			1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.			Proposed Concrete			Address: 15 BURRENDONG PL, AVALON BEACH			SCALE - 1:100 @ A3			Drawing No. L 300 C		
A 24/5/20 Preliminary			GC			2. Do not scale from drawings.			Quality Stone Paving (Type-A)			Project: MUSACCHIO RESIDENCE			Drawn By GC			Rev # 1		
No. Date REVISION			By			3. If in doubt contact Landscape Architect.			Gravel/Stone Mulch			Client: Mr & Mrs A & M Musacchio			Checked By JS			OF 1		
						4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of Grant Clement Landscape Architects.			Proposed Hardwood Decking			153 McCarrs Creek Rd, Church Point NSW 2105			Dwg Date: 30.01.18					
						5. This plan has been prepared for Concept purposes only.			Existing landscape retained			T: 0451 545 769 E: grant.clement@outlook.com			Plot Date:					
						6. All Building Works shall be installed to Structural Engineers detail									CAD File Name MONIQUE_VER_E.vwx					

Plant List - Simple					
ID	Qty	Latin Name	Common Name	Meduled S	Remarks
AF-1	2	Angophora costata	Sydney Red Gum, Smooth-barked Apple	75 LT	
Cg	12	Casuarina glauca 'cousin it'	Cousin It	150mm	
COV	4	Crassula ovata 'Blue Bird'	Crassula	5LT	
DoryExc	6	Dorothy's excelsa	Gynea Lily, Giant Lily	25lt	
DrSf	18	Dichondra repens 'silverfalls'	Kidney Weed	150mm	
LM	31	Liriope muscari 'Variegata'	Variegated Lillyturf	2.5lt	«comments»
Lomandra tan	27	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	150mm	
PX	13	Philodendron 'Xanadu'	Dwarf Philodendron	5lt	«comments»
SCS	8	Syzygium 'Cascade'	Dwarf Weeping Lillypilly	25lt	
SSP	8	Senecio serpens	Chalk Sticks	5lt	
Westringia fruticosa	19	Westringia fruticosa 'Grey Box'	Coastal Rosemary	75mm	



For Development Application

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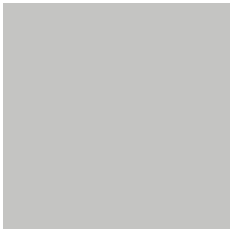
Northern Beaches Council
1 Park Street
Mona Vale NSW 2103
Phone 9970 1111

Schedule of Finishes

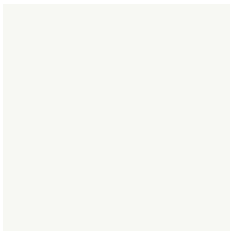
Alterations and additions to existing residence at 15 Burrendong Place, Avalon August 2020



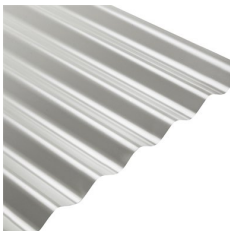
Proposed external cladding



Proposed external paint colour



Proposed Door/Window/Timber paint colour



Proposed roof sheeting