



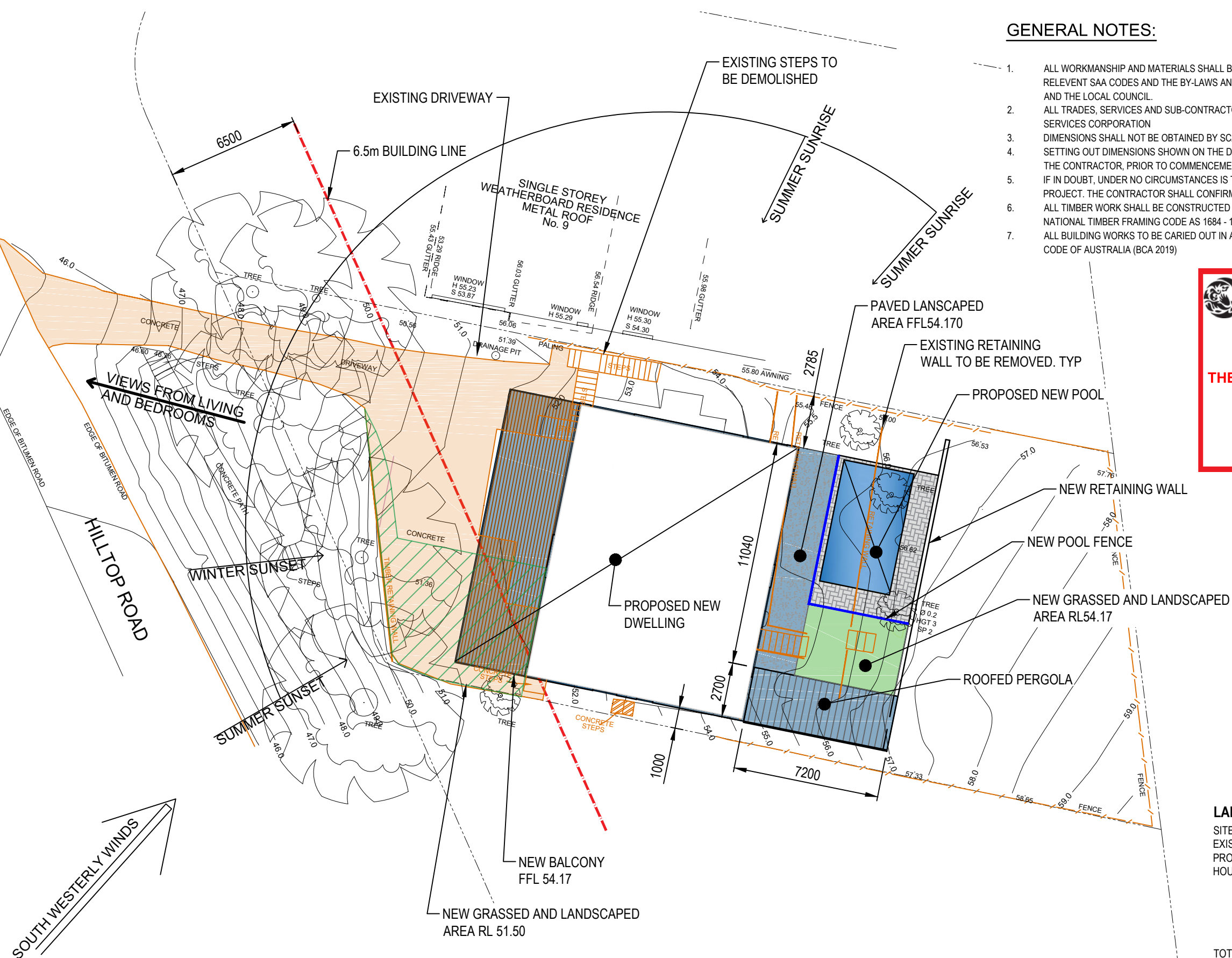
GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES AND THE LOCAL COUNCIL.
2. ALL TRADES, SERVICES AND SUB-CONTRACTORS SHALL BE LICENSED CURRENTLY WITH THE BUILDING SERVICES CORPORATION
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS
4. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED AND VERIFIED ON SITE, BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
5. IF IN DOUBT, UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO COMMENCE THAT STAGE OF THE PROJECT. THE CONTRACTOR SHALL CONFIRM THE DESIGN WITH THE OWNER OR THE DESIGNER.
6. ALL TIMBER WORK SHALL BE CONSTRUCTED AND G6. SUITABLY BRACED IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
7. ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENT OF THE BUILDING CODE OF AUSTRALIA (BCA 2019)

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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LAND USAGE

SITE AREA	733.5m ²
EXISTING HARD SURFACE AREA	333.86m ²
PROPOSED NEW HARD SURFACE	
HOUSE:	151.25m ²
FRONT BALCONY:	48.12m ²
POOL	21.27m ²
OUTDOOR POOL SURROUNDS & ROOFED PERGOLA:	57.48m ²
DRIVEWAY:	58.23m ²
TOTAL:	336.35m ²
PROPOSED NEW SITE COVERAGE:	45.85%

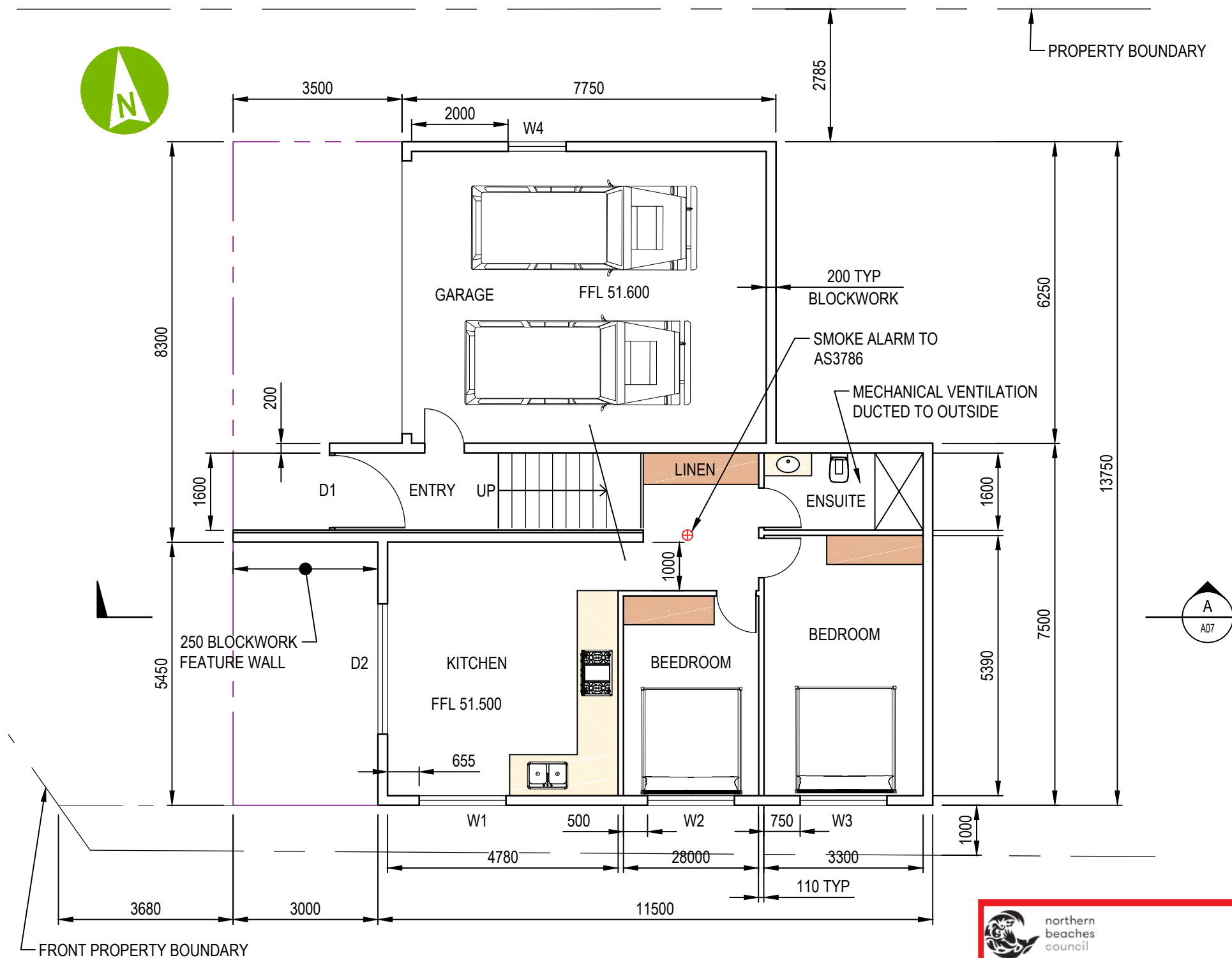


CLIENT	REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	FINAL DESIGN	PROJECT
P.A.BYRNE CONSTRUCTIONS	A	10.11.2020	FINAL DESIGN		AS SHOWN	A3		
SIOBHAN & SHAWN TRANTER	B	25.04.2021	REVISED PLAN					
	C	22.05.2021	ISSUED FOR DA					
					DRAWN		APPROVED	
					ARTS		DATE	TITLE
					DESIGNED			
					CHECKED			

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SITE PLAN
AND NOTES

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A01	- C

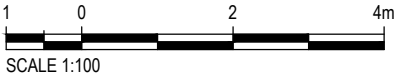
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GROUND FLOOR PLAN (GRANNY FLAT LEVEL)
1:100

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WINDOW & DOOR SCHEDULE		
TAG	WIDTHxHEIGHT	COMMENTS
D1	1600x2200	ENTRANCE, TIMBER
D2	2700x2200	SLIDING, ALUMINIUM
D3	GARAGE DOOR	
D4	6000x2400	BIFOLD, ALUMINIUM
D5	4800x2400	BIFOLD, ALUMINIUM
W1	1800x1000	SLIDING, ALUMINIUM
W2	1800x1000	SLIDING, ALUMINIUM
W3	1800x1000	SLIDING, ALUMINIUM
W4	1200x600	SLIDING, ALUMINIUM
W5	800x600	LOUVRE
W6	4500x1000	SLIDING, ALUMINIUM
W7	2200x600	600 LOUVRE, FIXED, 600 LOUVRE
W8	2200x600	600 LOUVRE, FIXED, 600 LOUVRE
W9	1800x600	600 LOUVRE, FIXED, 600 LOUVRE
W10	1800x600	600 LOUVRE, FIXED, 600 LOUVRE
D6	3300x2400	SLIDING, ALUMINIUM
W12	1800x1400	FIXED +600 LOUVRE RHS, OPAQUE
D7	3600x2400	SLIDING, ALUMINIUM
W14	2200x1000	SLIDING, ALUMINIUM
W15	2200x1000	SLIDING, ALUMINIUM
W16	2200x1000	SLIDING, ALUMINIUM
W17	1800x600	600 LOUVRE, FIXED, 600 LOUVRE
W18	900x600	LOUVRE, OPAQUE
W19	1800x600	600 LOUVRE, FIXED, 600 LOUVRE
W20	1200x800	SLIDING, ALUMINIUM
W21	4500x1600	BIFOLD, ALUMINIUM



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CONSTRUCTIONS

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TRANTER

CLIENT

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A	14.12.2020	FINAL DESIGN
B	25.04.2021	REVISED PLAN
C	22.05.2021	ISSUED FOR DA

APPROVED

SCALE
AS SHOWN

SIZE
A3

FINAL DESIGN

PROJECT

DRAWN

ARTS

DESIGNED

CHECKED

APPROVED

DATE

TITLE

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
GROUND FLOOR PLAN

DRAWING No.

HT

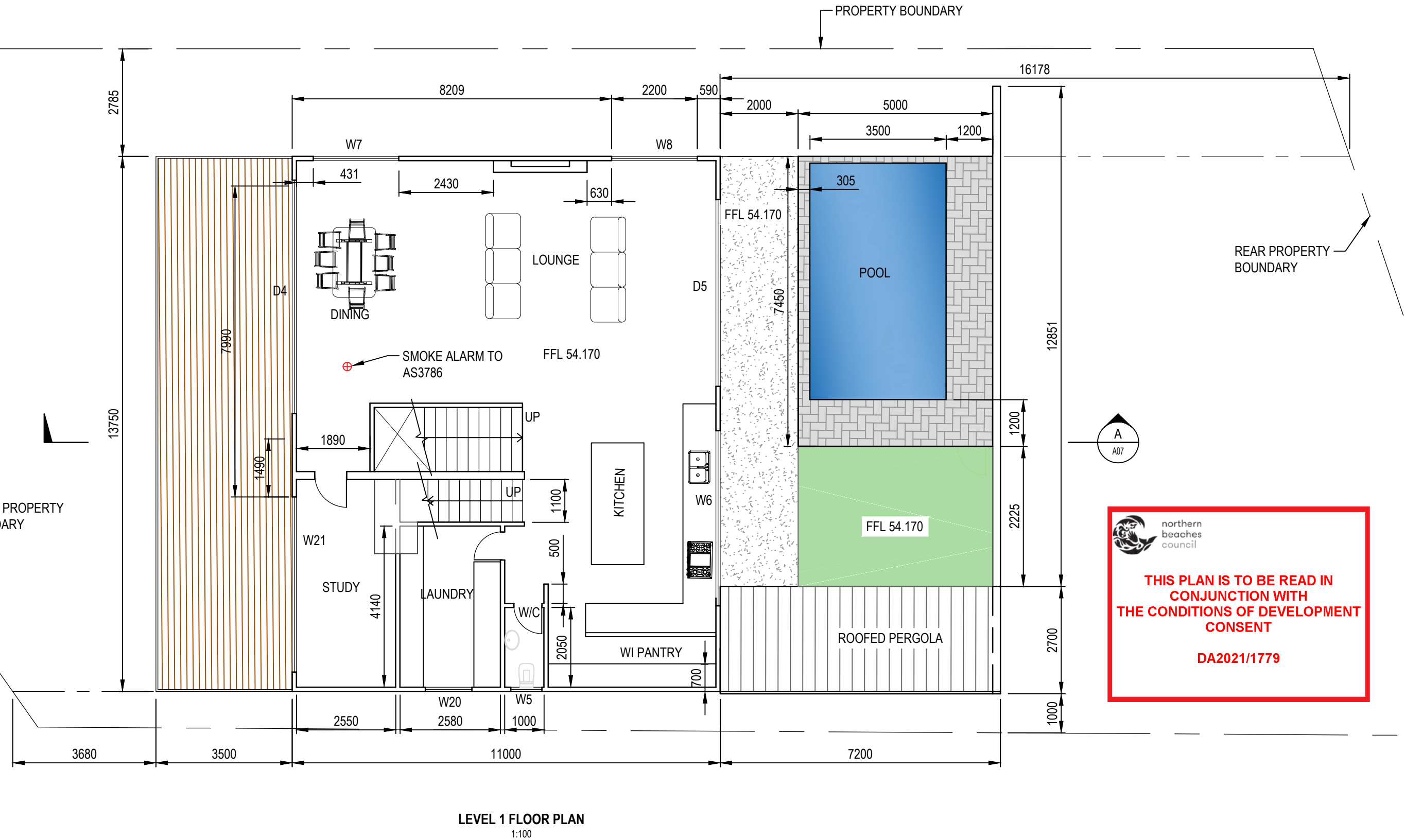
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NUMBER

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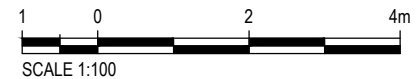
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TRANTER**

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DATE

TITLE

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ARTS

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
LEVEL 1 FLOOR PLAN

DRAWING No. HT PROJECT No. HT NUMBER A03 REV - C



PROPERTY BOUNDARY

BALCONY ROOF

REAR PROPERTY BOUNDARY

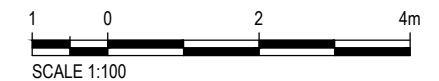
FRONT PROPERTY BOUNDARY



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LEVEL 2 FLOOR PLAN
1:100



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DATE

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
LEVEL 2 FLOOR PLAN

DRAWING No. HT PROJECT No. HT NUMBER A04 REV - C

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CLIENT

REV DATE REVISION DETAILS

A 14.12.2020 FINAL DESIGN
B 25.04.2021 REVISED PLAN
C 22.05.2021 ISSUED FOR DA

APPROVED

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SIZE

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FINAL DESIGN

PROJECT

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DESIGNED

CHECKED

APPROVED

DATE

TITLE

1 0 2 4m
SCALE 1:100

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
ELEVATIONS
SHEET 1

DRAWING No. HT

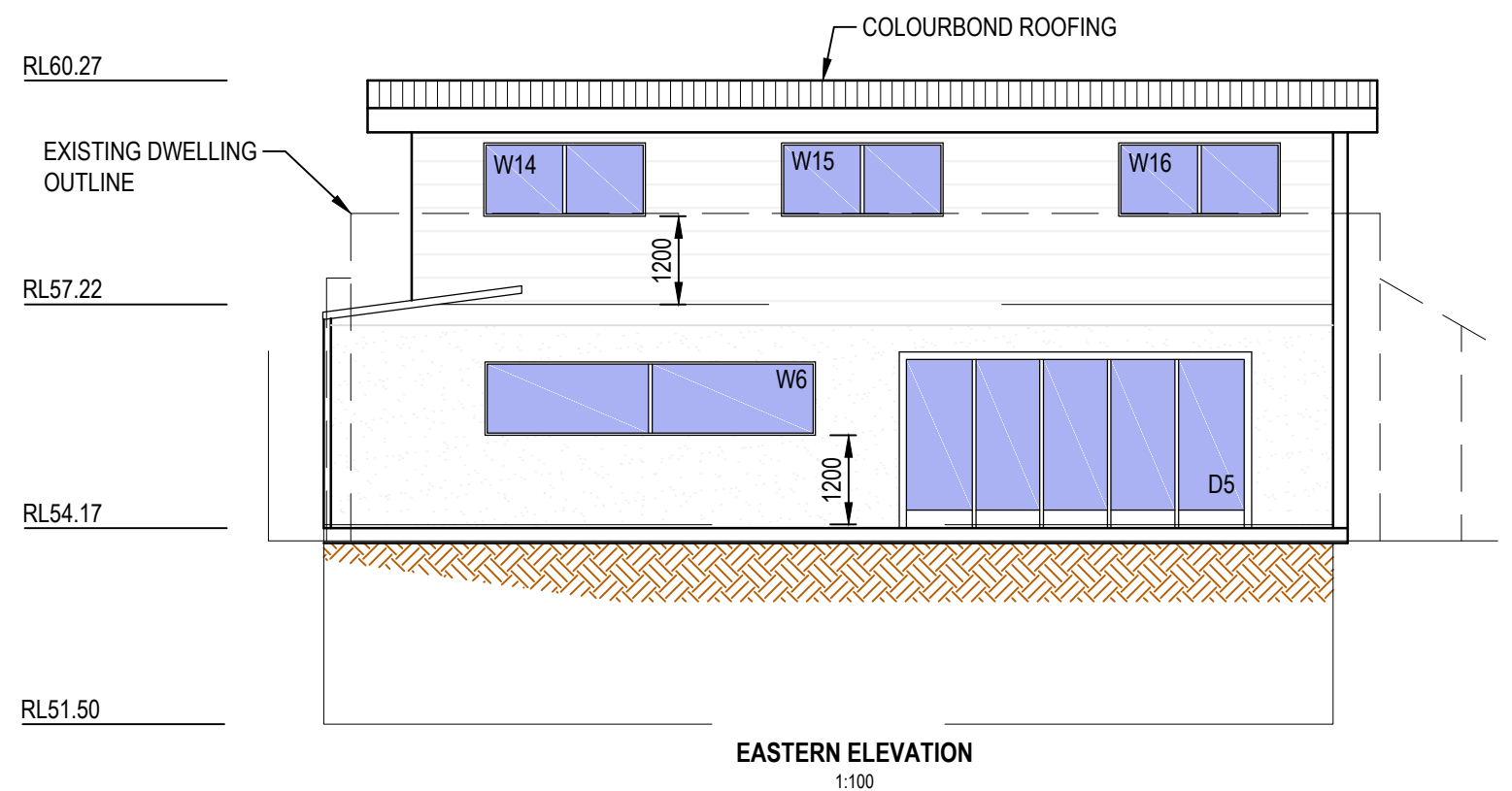
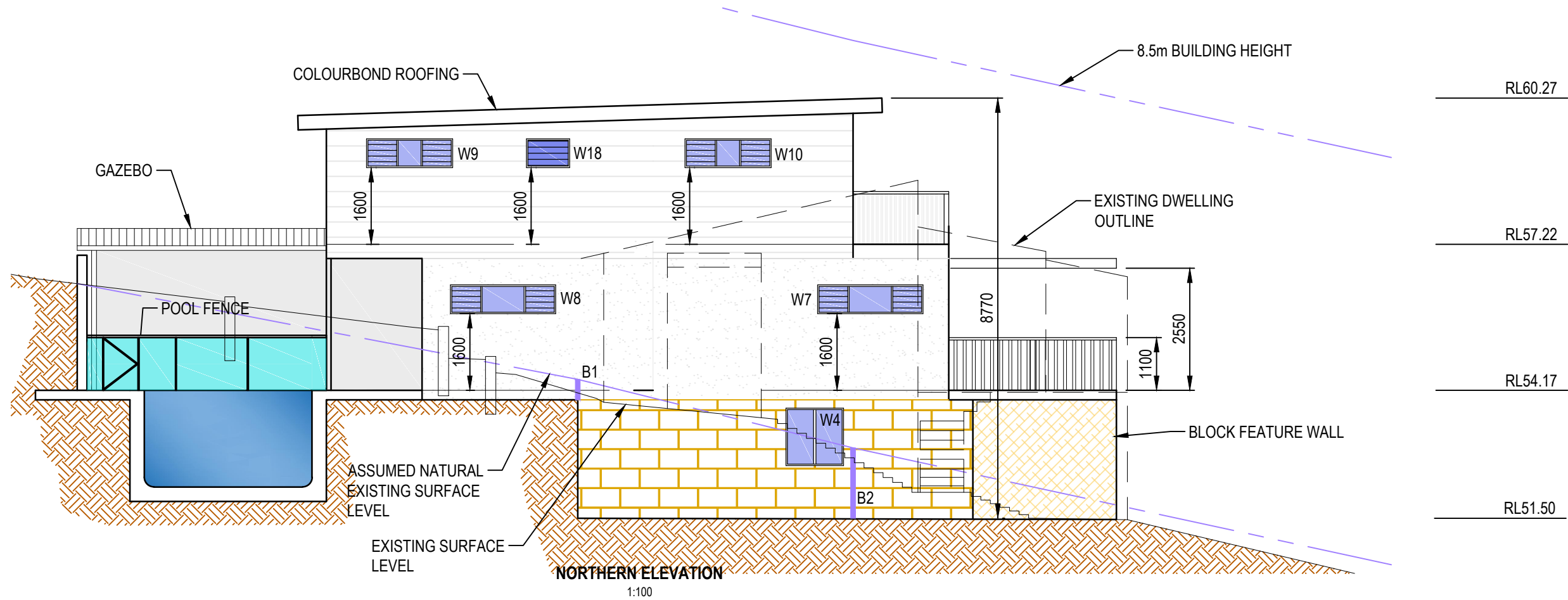
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NUMBER

A05

REV

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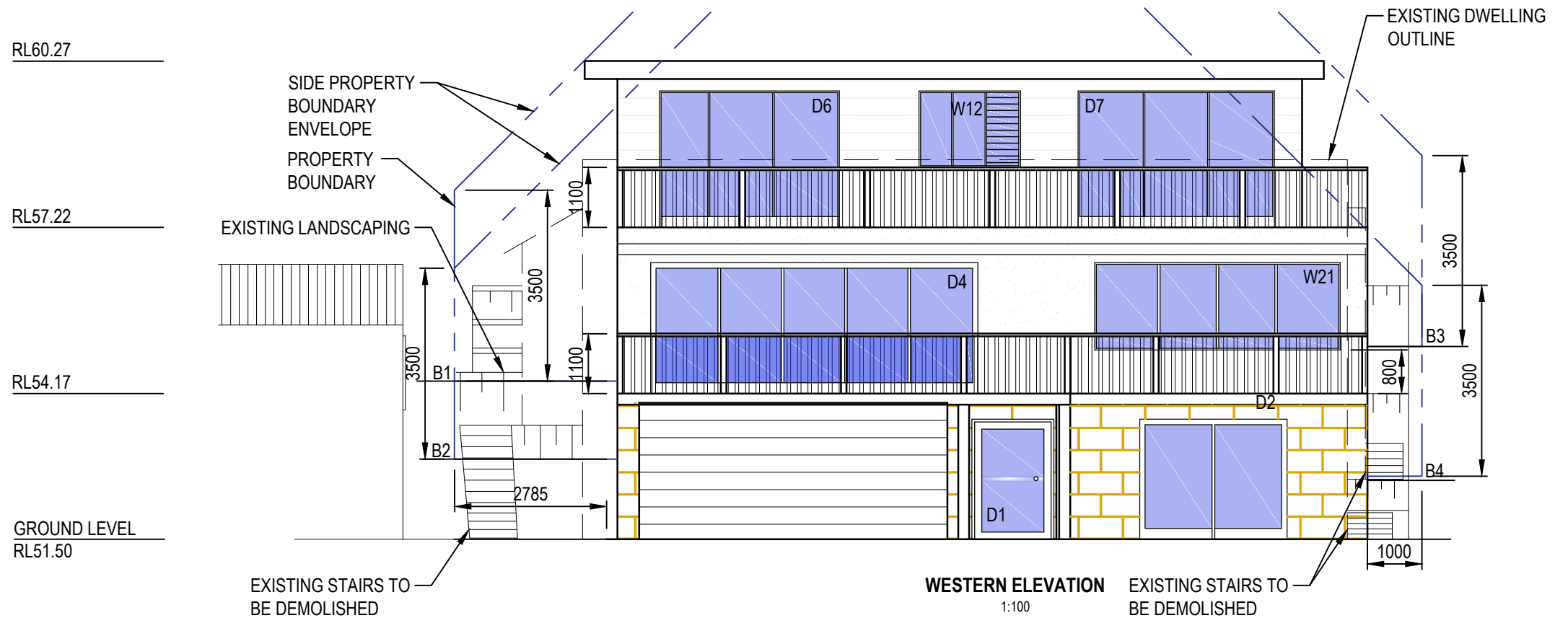
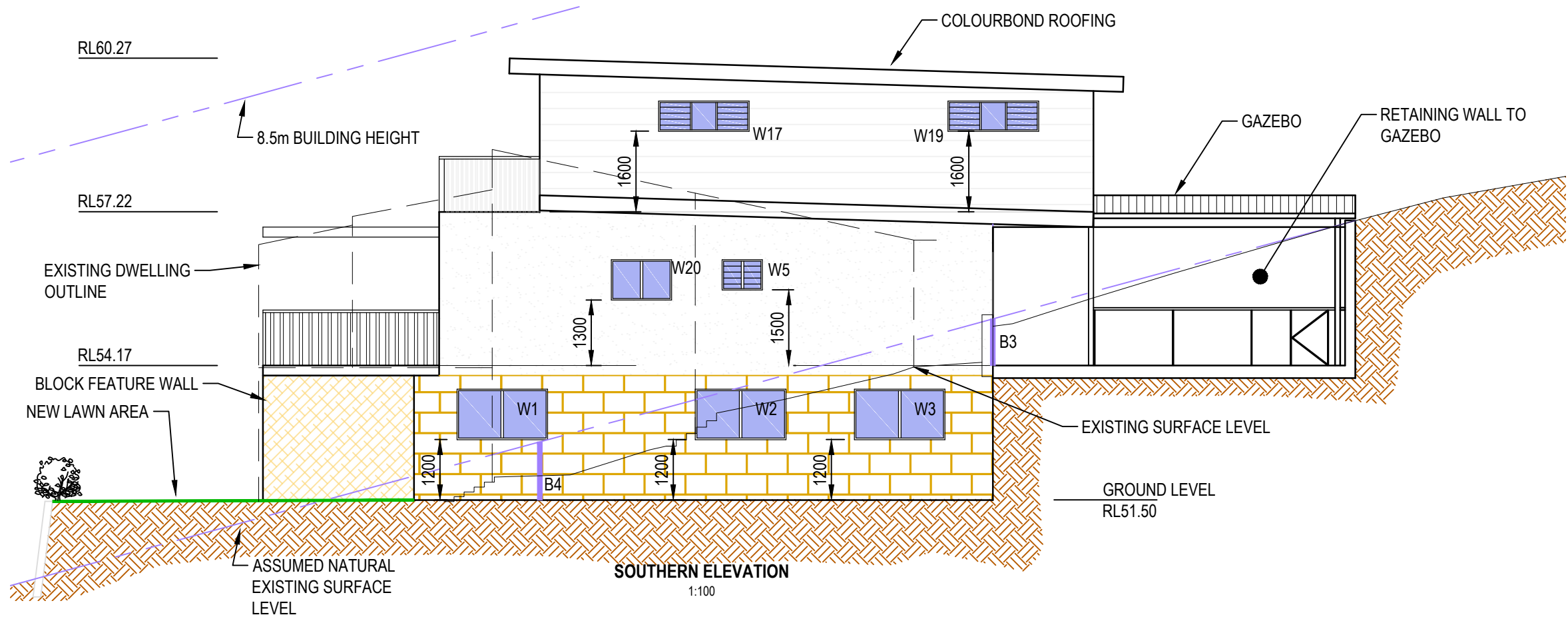


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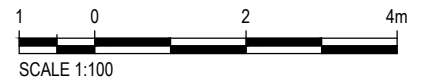


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NOTE:
B2 & B4 DENOTES ASSUMED EXISTING NATURAL SURFACE LEVEL AT FRONT OF DWELLING
B1 & B3 DENOTES ASSUMED EXISTING NATURAL SURFACE LEVEL AT REAR OF PROPOSED DWELLING



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CONSTRUCTIONS

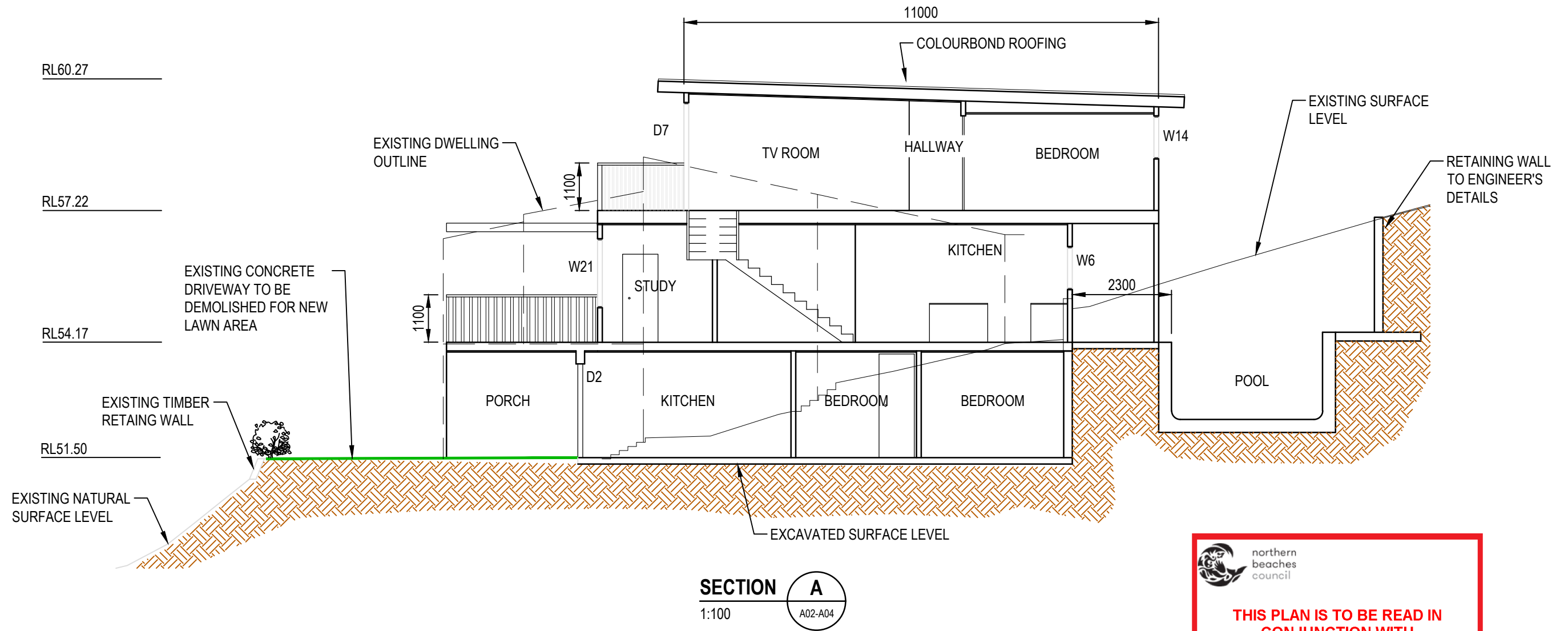
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								CHECKED	
								APPROVED	DATE
									TITLE

PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
ELEVATIONS
SHEET 2

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A06	- C

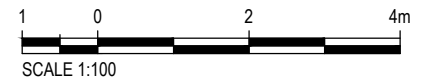
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DATE

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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SECTIONS
SHEET 1

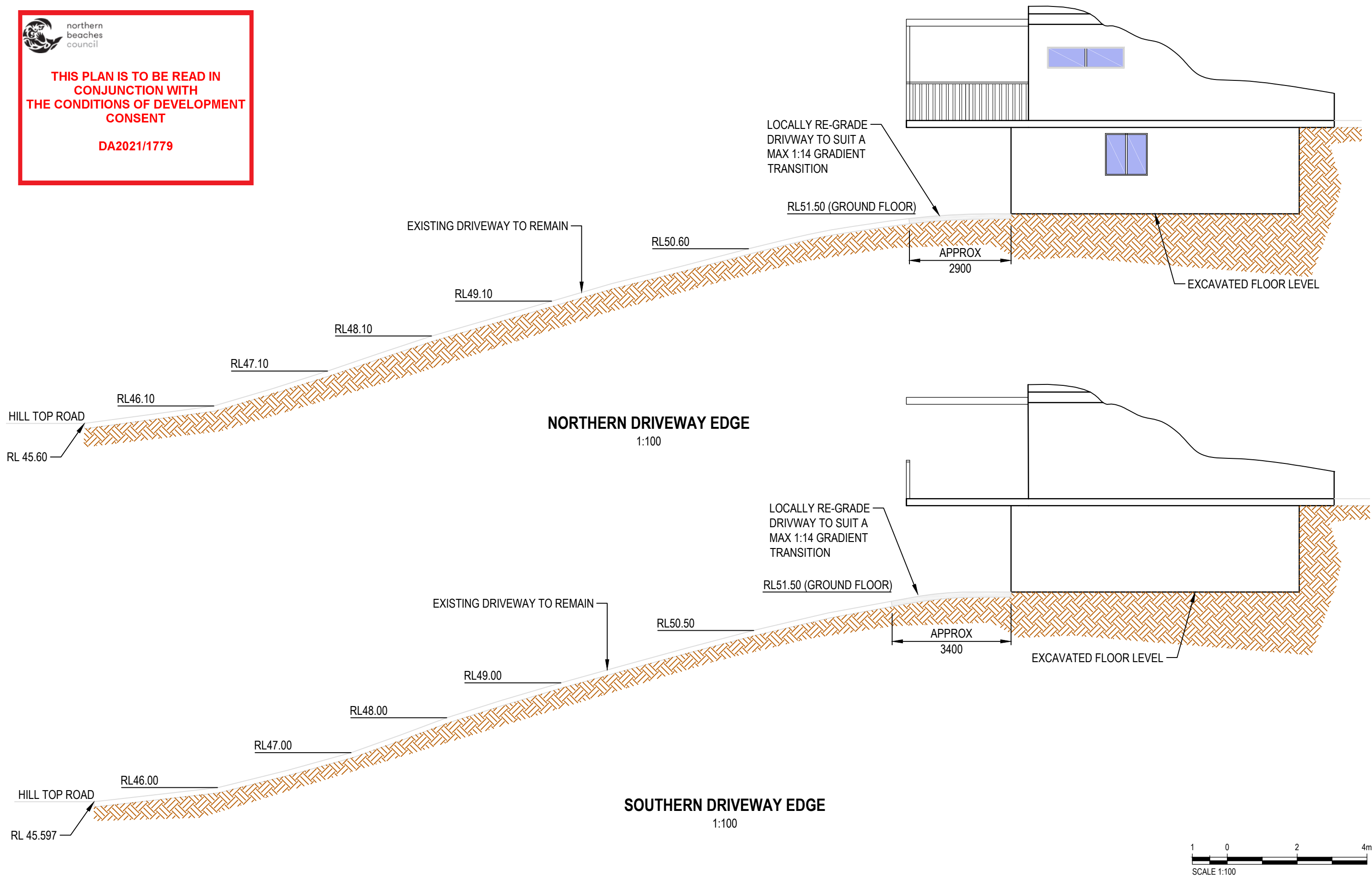
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HT		A07	- C



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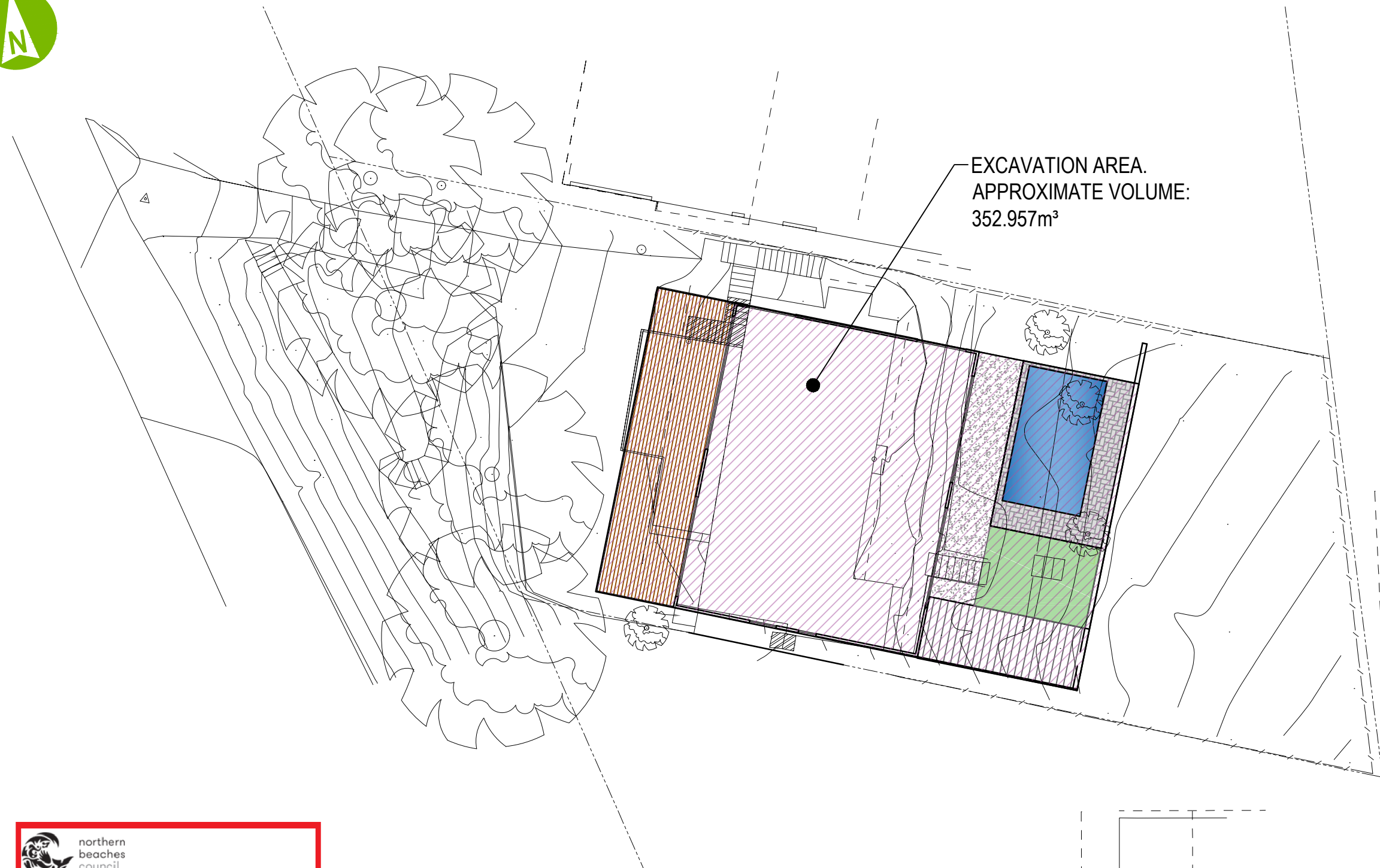
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DATE

PROJECT
TITLE



PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
SECTIONS
SHEET 2

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A08	- C



EXCAVATION AREA.
APPROXIMATE VOLUME:
352.957m³

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EXCAVATION PLAN
1:200



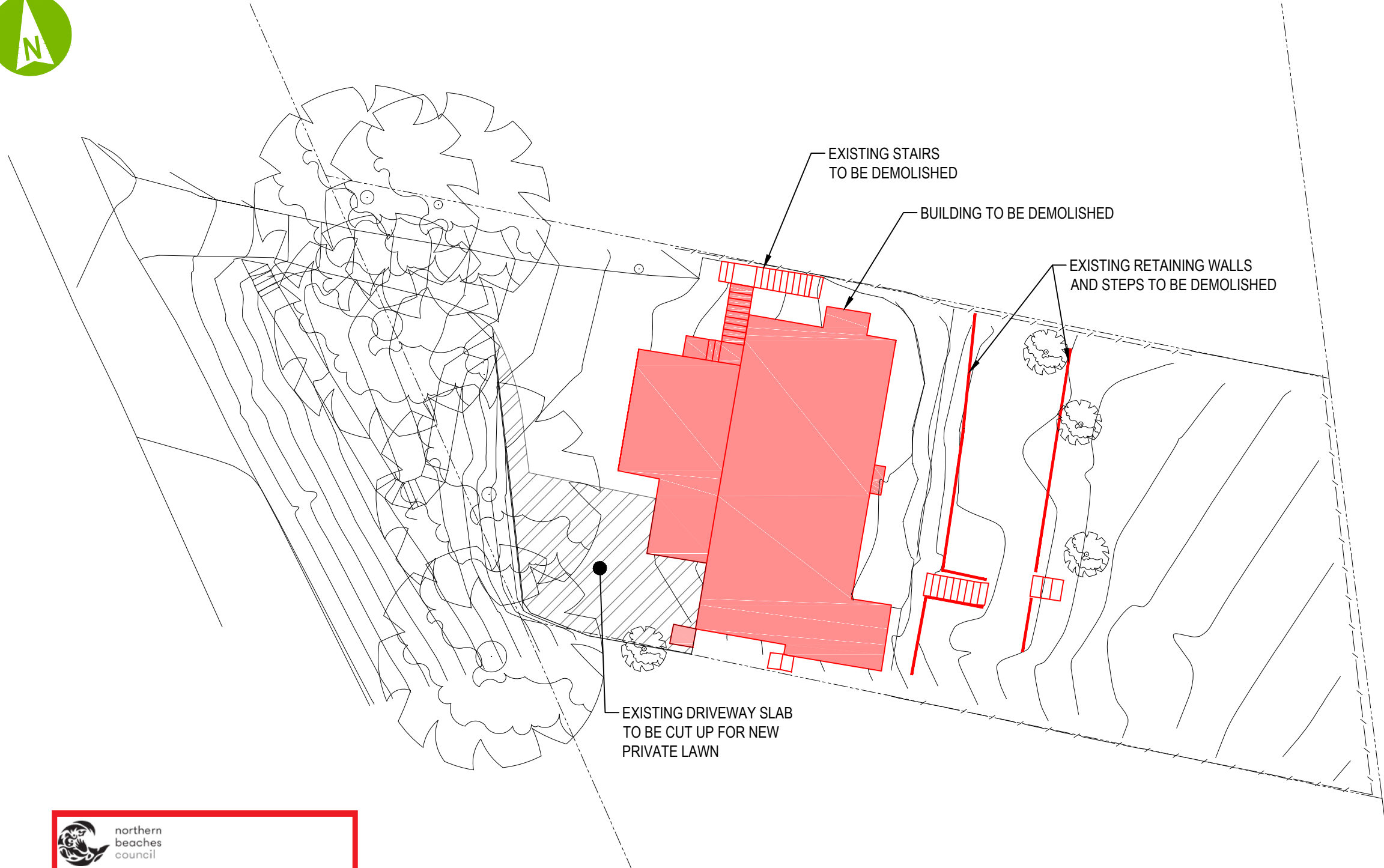
**P.A.BYRNE
CONSTRUCTIONS**

**SIOBHAN & SHAWN
TRANTER**

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					DRAWN		APPROVED	TITLE
					ARTS		DATE	
					DESIGNED			
					CHECKED			

**PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
EXCAVATION & FILL
PLAN**

DRAWING No. HT PROJECT No. HT NUMBER A13 REV A



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DEMOLITION PLAN
1:200



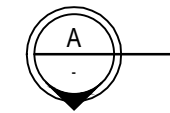
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CONSTRUCTIONS**

**SIOBHAN & SHAWN
TRANTER**

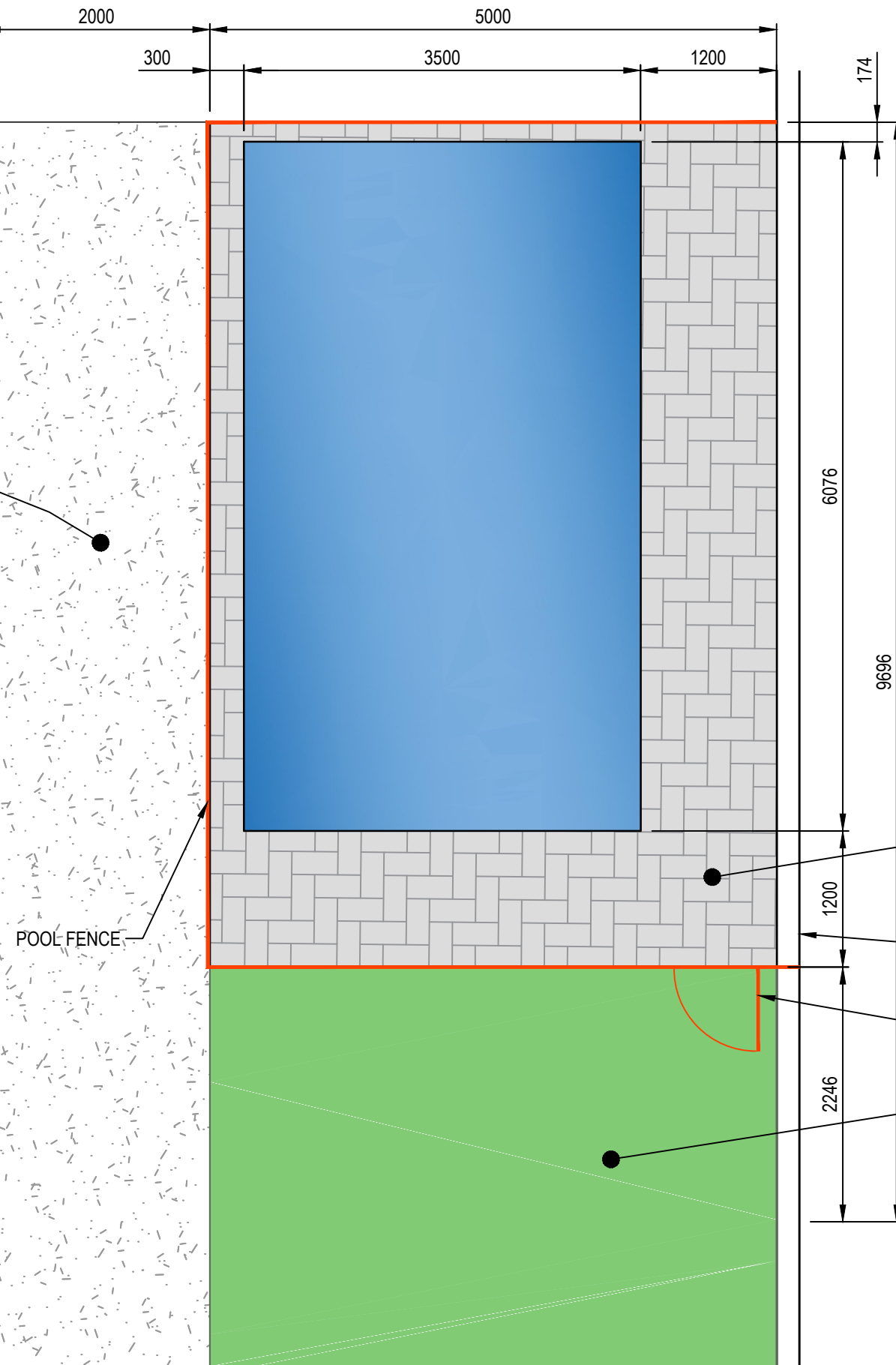
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					ARTS		DATE	
					DESIGNED			
					CHECKED			

**PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
DEMOLITION PLAN**

DRAWING No.	PROJECT No.	NUMBER	REV
HT		A14	- A

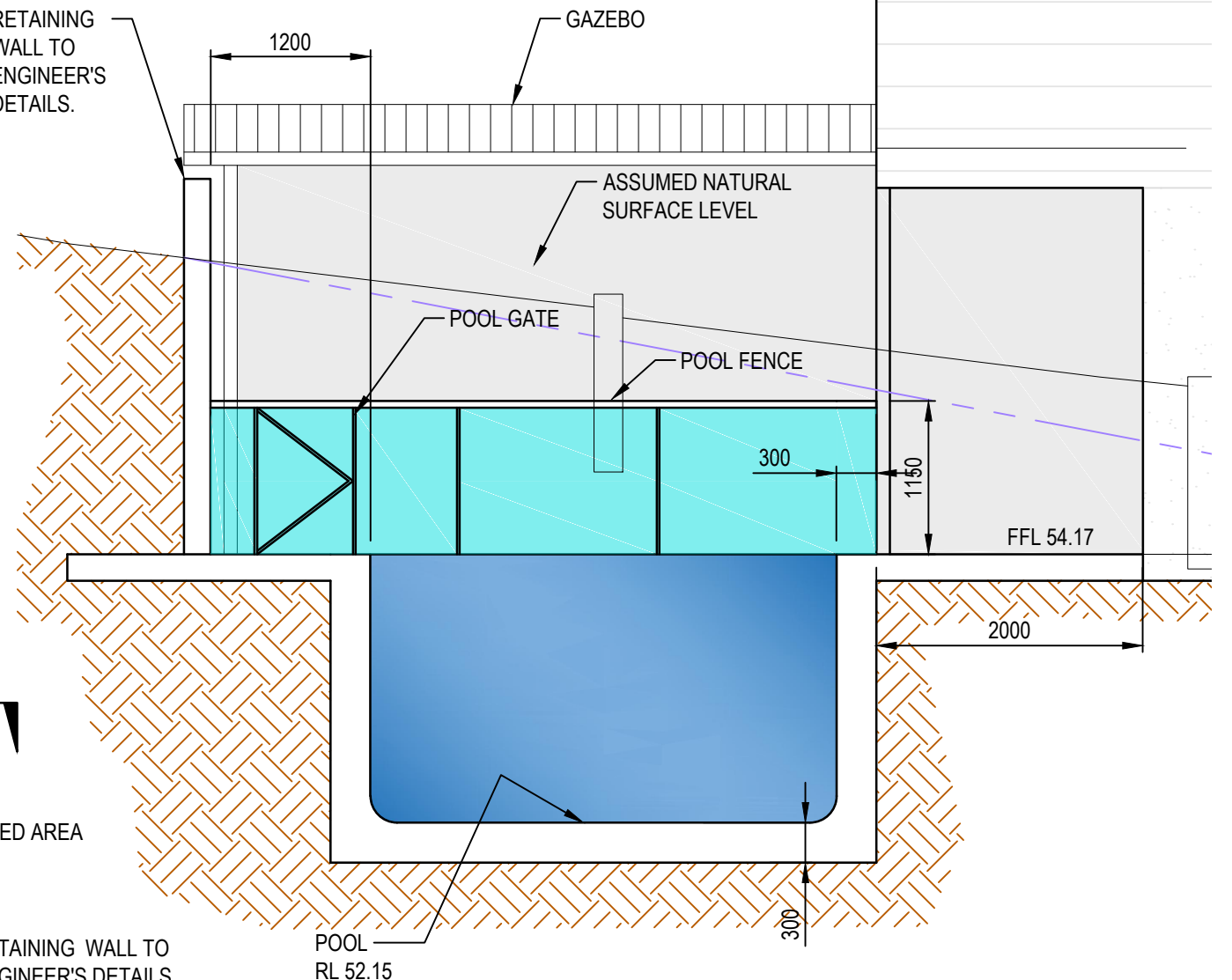


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POOL PLAN
1:50

RETAINING
WALL TO
ENGINEER'S
DETAILS.



SECTION A
1:50

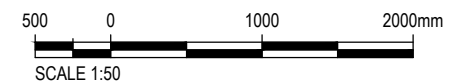


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DA2021/1779

NOTES:

1. REFER DRG A01 FOR GENERAL NOTES
2. POOL FENCING TO COMPLY WITH AUSTRALIAN STANDARDS 1926.1 - 2012.
3. GLASS BALUSTRADING TO COMPLY WITH AUSTRALIAN STANDARDS 1288-2006 SECTION 7.
4. POOL FILTER TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS 1926 (2012) & SWIMMING POOLS ACT 1992.



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PROPOSED DWELLING
11 HILL TOP ROAD, AVALON
POOL PLAN & SECTION