

PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION



PLANNING CONTROLS SUMMARY

Address: 101 GEORGE STREET AVALON BEACH 2107
Lot/Section/Plan No: 1/-/DP558869
Council: NORTHERN BEACHES COUNCIL
Local Environmental Plans: Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning E4 - Environmental Living: (pub. 30-5-2014)
Height Of Building 8.5 m
Floor Space Ratio N/A
Minimum Lot Size 700 m²
Heritage NA
Land Reservation Acquisition NA
Foreshore Building Line NA
Acid Sulfate Soils: Class 5
Local Provisions: W
Terrestrial Biodiversity: Biodiversity

DRAWING LIST

ID	DRAWING NAME	SCALE	REV ID
DA 001	Coverpage & Drawing List	N.T.S	C
DA 002	External Finishes Schedule	N.T.S	C
DA 003	Site Analysis	1:200	C
DA 004	Site Plan	1:200	D
DA 005	BASIX Commitments	N.T.S	C
DA 006	GFA	1:250	C
DA 007	Landscape Calculation	1:250	D
DA 008	Door & Window Schedule	N.T.S	C
DA 100	Ground Floor	1:100	D
DA 101	First Floor	1:100	D
DA 102	Roof Plan	1:100	D
DA 200	Sections	1:100	C
DA 300	Elevations	1:100	C
DA 301	Elevations	1:100	D

C	DEVELOPMENT APPLICATION	2/09/2021
B	DA DRAFT	2/07/2021
A	DA DRAFT	3/06/2021
revision		date



project
101 GEORGE ST,
AVALON
lot/dp
1/558869

client
Mr Conrad Groenewald
drawing title
Coverpage & Drawing
List

project status
DEVELOPMENT APPLICATION
drawn
LR
scale
date
30.11.2021
drawing Number
DA 001
revision
C



A

Roof
existing roof tiles



B

C

Fascia, Garage Door
Selected Dark Grey

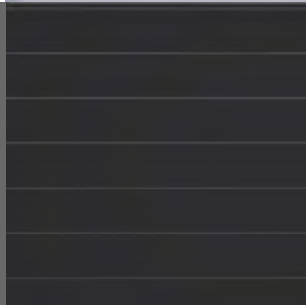


D

Render
Selected Dark Grey

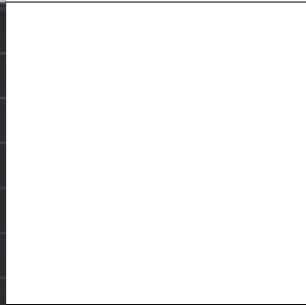
E

Horizontal Timber Cladding
James Hardie 'Linea Weatherboard'
180mm, painted dark grey



F

Window, Glazed Door Frames,
Fence, operable screen/roof
Painted Natural White



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revision		date



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client
Mr Conrad Groenewald
drawing title
External Finishes
Schedule

project status
DEVELOPMENT APPLICATION
drawn
LR
scale
date
30.11.2021
drawing Number
DA 002
revision
C

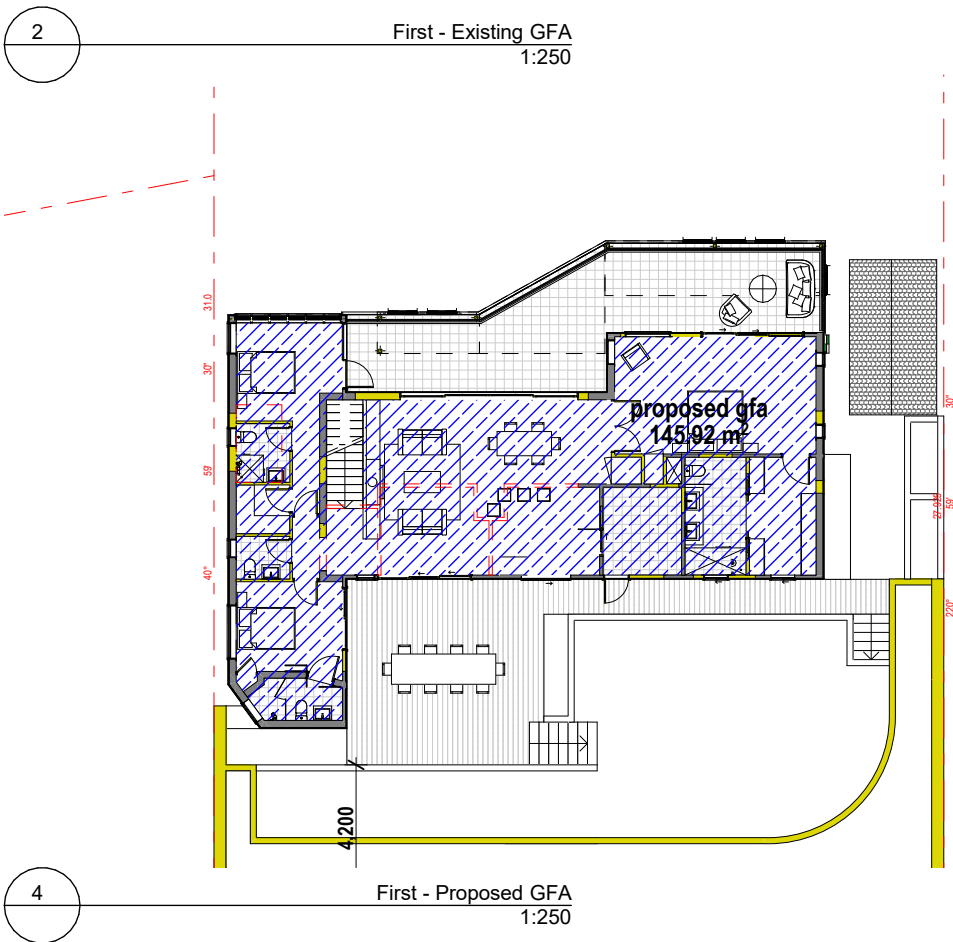
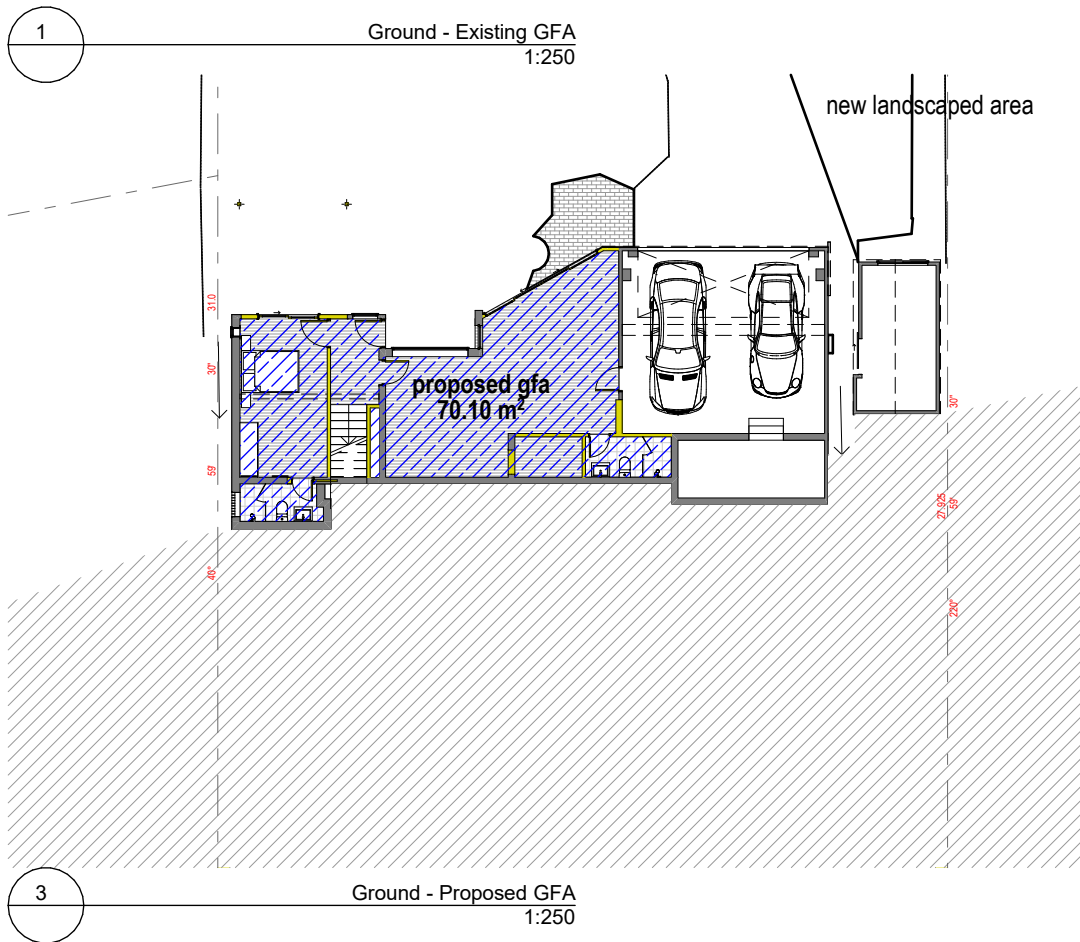
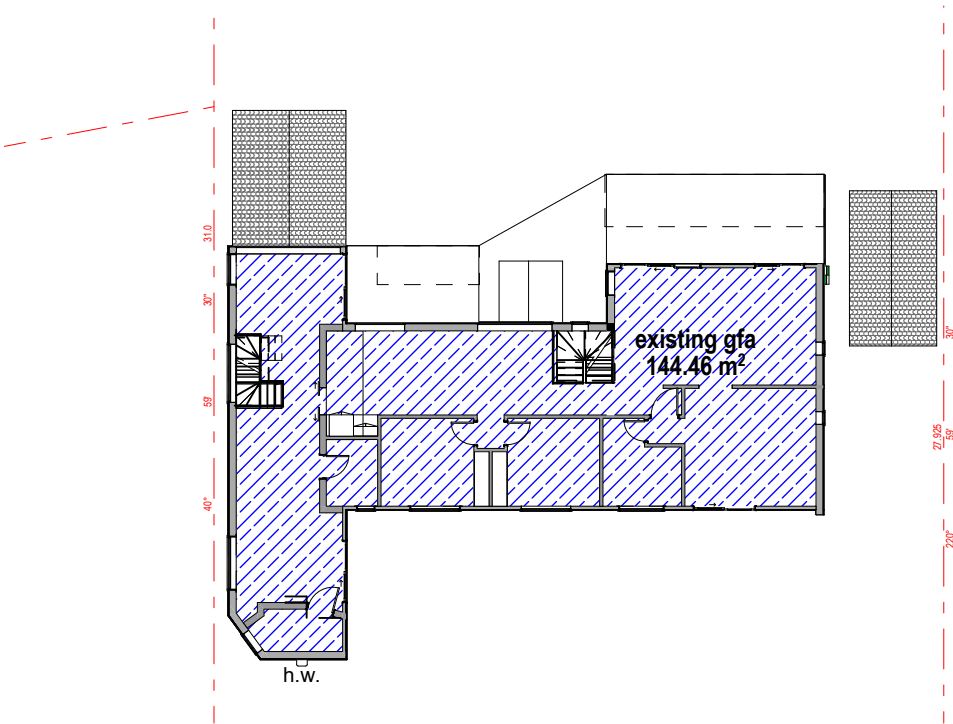
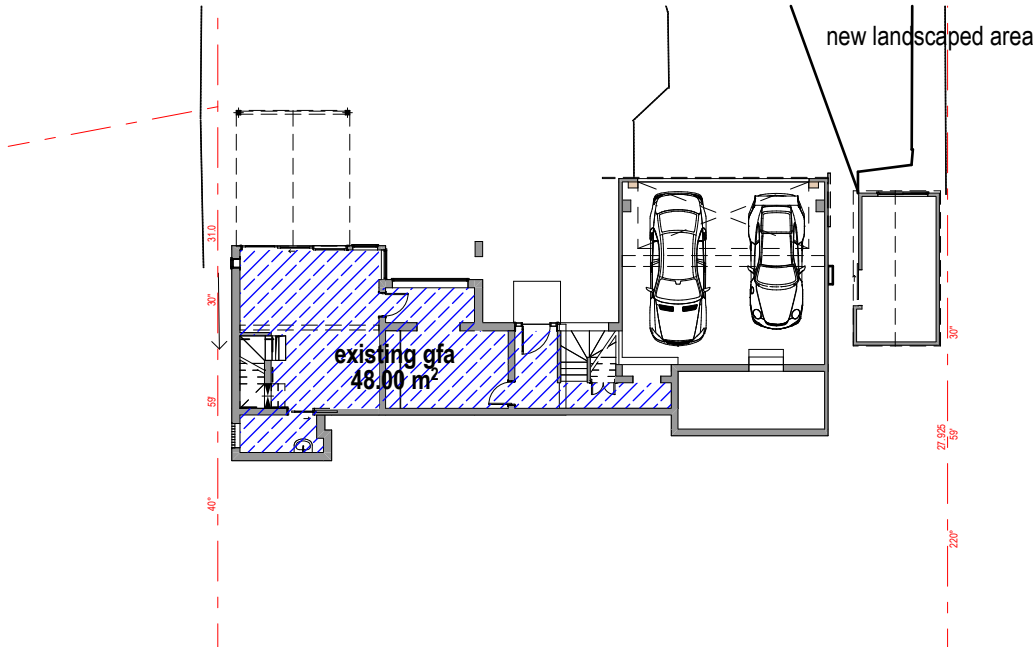
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JEFFKARSKENSDIGNER

jeff@jkdesigner.com.au
m. 0408 557 957

project status
DEVELOPMENT APPLICATION

drawn	date	
LR	30.11.2021	
scale	drawing Number	revision
1:200	DA 004	D



Area Summary	
existing gfa	192m ²
ground	48m ²
first	144m ²
proposed gfa	216m ²
ground	70m ²
first	146m ²

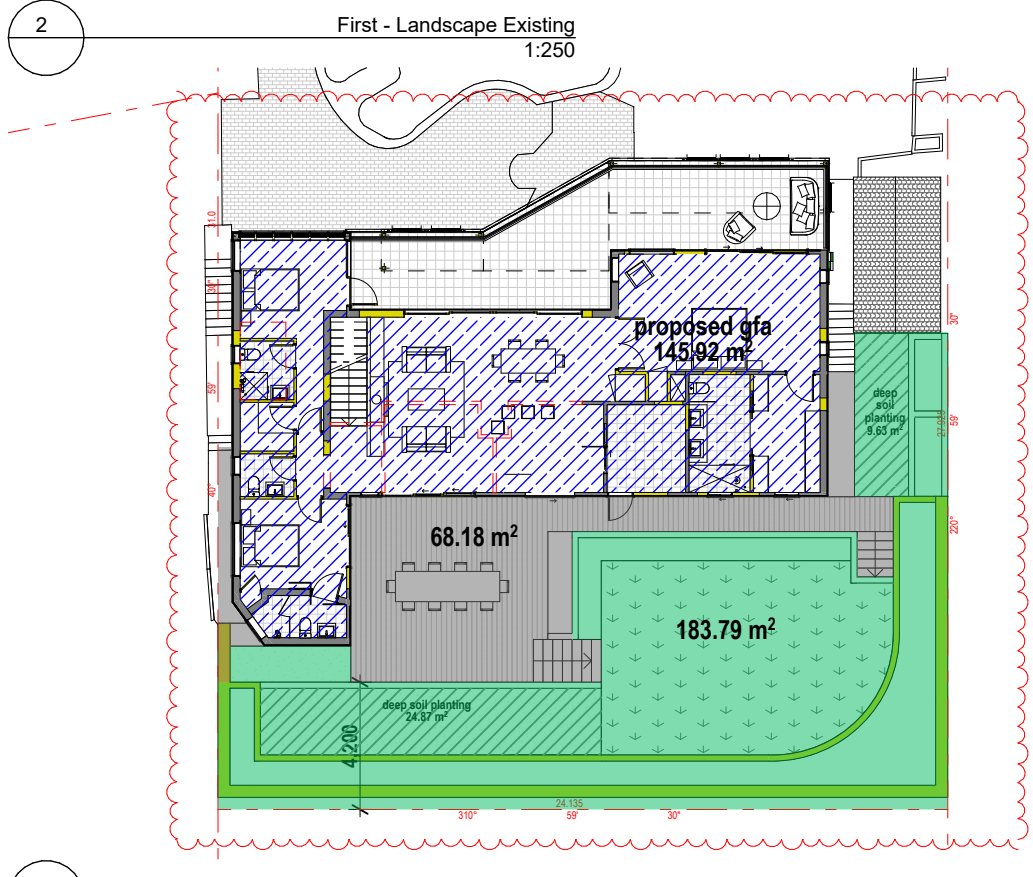
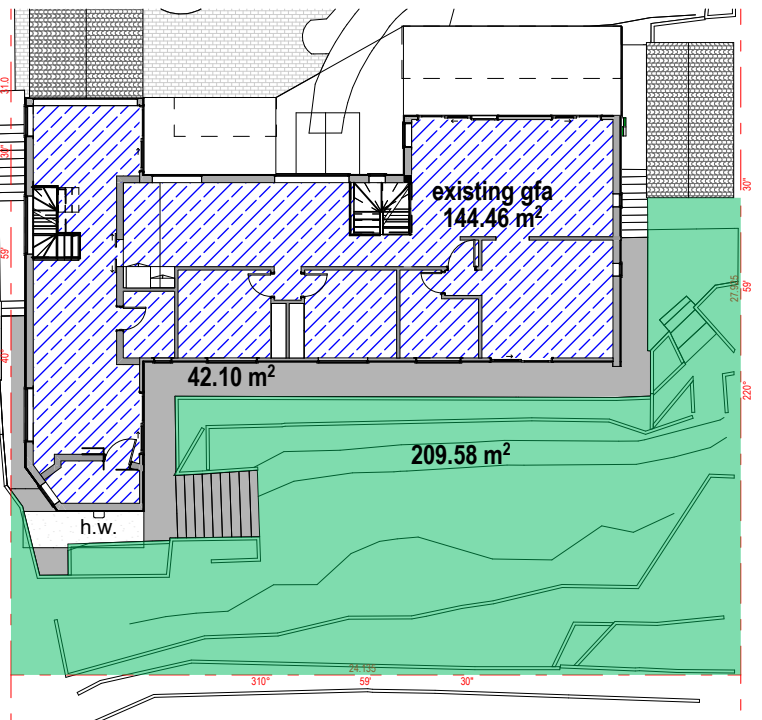
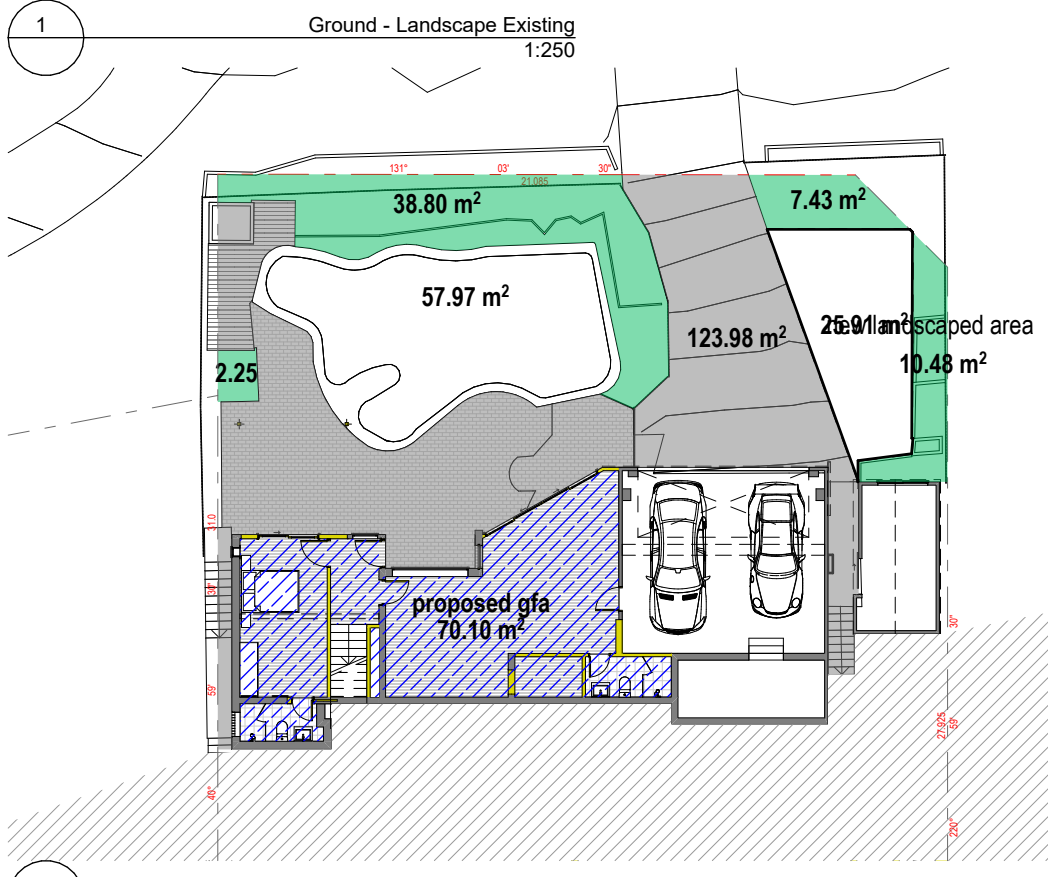
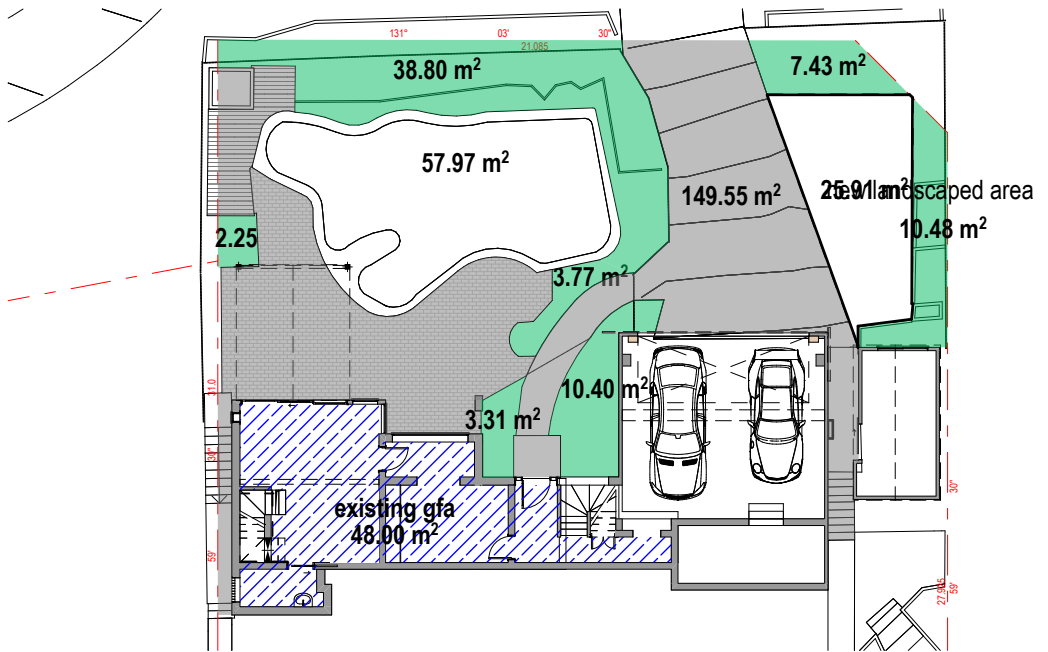
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project
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client
Mr Conrad Groenewald
drawing title
GFA

project status
DEVELOPMENT APPLICATION
drawn
LR
scale
1:250
date
30.11.2021
drawing Number
DA 006
revision
C



Legend

- landscaped area
- hardstand area

Landscape Area Summary

existing hard surface area
149.55
42.1

191.65m²

proposed hard surface area
123.98
68.18

192.16m²

total site area: 743.2m²

existing landscaped area:
ground

2.25
38.8
3.77
10.4
3.31
7.43
10.48

76.44m²

first
209.58m²

total existing landscaped area:
286.02m² (38%)

proposed landscaped area
ground

2.25
38.8
7.43
10.48
25.91

84.87m²

first
176.51m²

total proposed landscaped area:
268.66m² (36.15%)

Area Summary

existing gfa 192m²
ground 48m²
first 144m²

proposed gfa 216m²
ground 70m²
first 146m²



jeff@jkdesigner.com.au
m. 0408 557 957

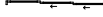
project
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client
Mr Conrad Groenewald
drawing title
Landscape Calculation

project status
DEVELOPMENT APPLICATION
drawn LR
date 30.11.2021
scale 1:250
drawing Number DA 007
revision D

D	DEVELOPMENT APPLICATION	30/11/2021
C	DEVELOPMENT APPLICATION	2/09/2021
revision	date	

DO NOT SCALE FROM DRAWINGS

Door Schedule								
Element ID	AD1	AD2	AD3	AD4	AD5	AD6	AD7	AD8
Type								
W x H Size	2,000×2,100	4,250×2,100	2,180×2,085	2,050×2,085	3,100×2,085	850×2,085	3,350×2,085	5,900×2,100
Plan View								
Elevation View								
Area	4.20	8.93	4.55	4.27	6.46	1.77	6.98	12.39

1 Door Schedule

Window Schedule								
Element ID	AW1	AW2	AW3	AW4	AW5	AW6	AW7	AW8
Type								
W x H Size	760×2,020	600×700	600×700	1,650×975	800×940	800×940	440×1,815	450×1,815
Plan View								
Elevation View								
Area	1.54	0.42	0.42	1.61	0.75	0.75	0.80	0.82

Area Summary	
existing gfa	192m ²
ground	48m ²
first	144m ²
proposed gfa	216m ²
ground	70m ²
first	146m ²

C	DEVELOPMENT APPLICATION	2/09/2021
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Door & Window
Schedule

project status

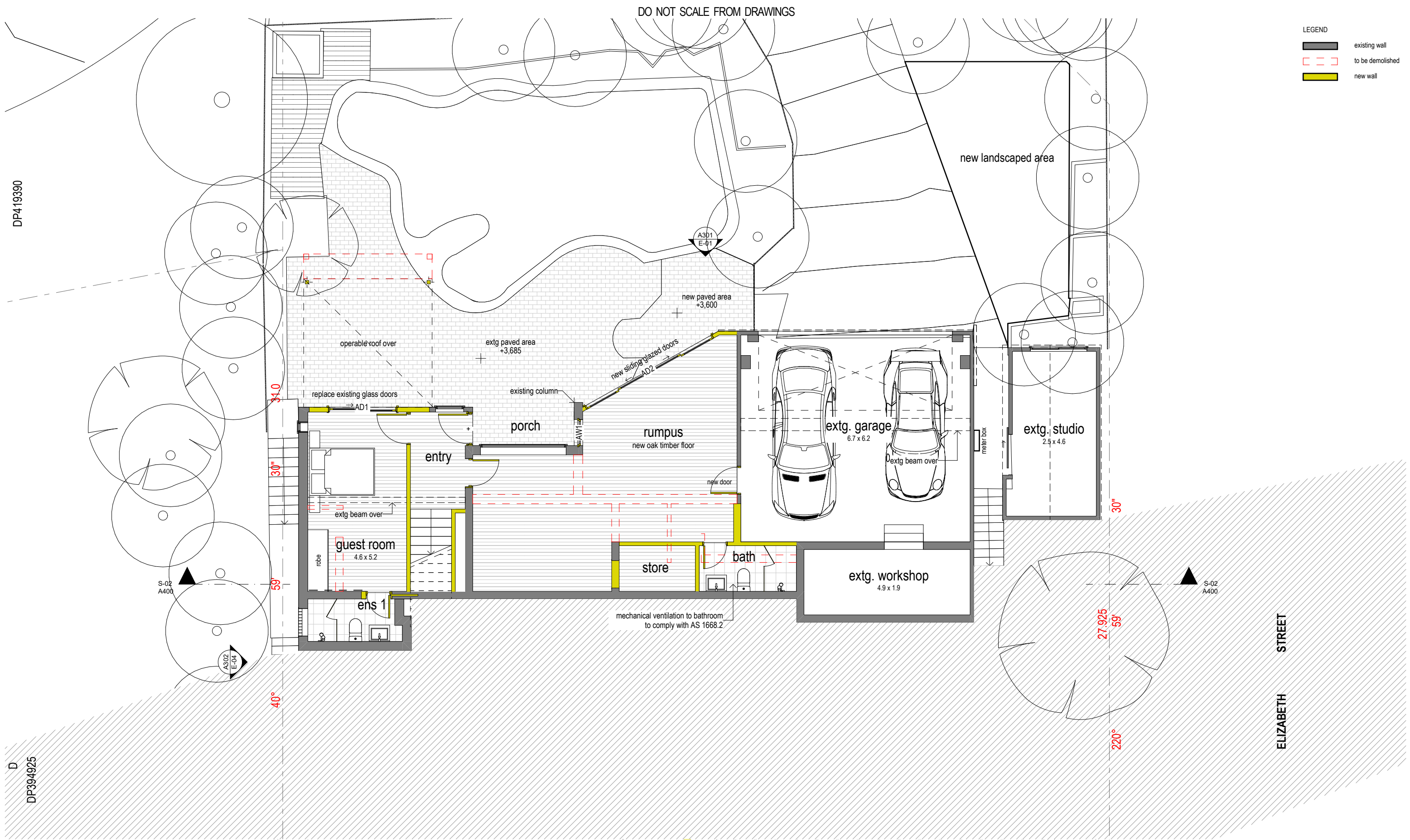
DEVELOPMENT APPLICATION

drawn date

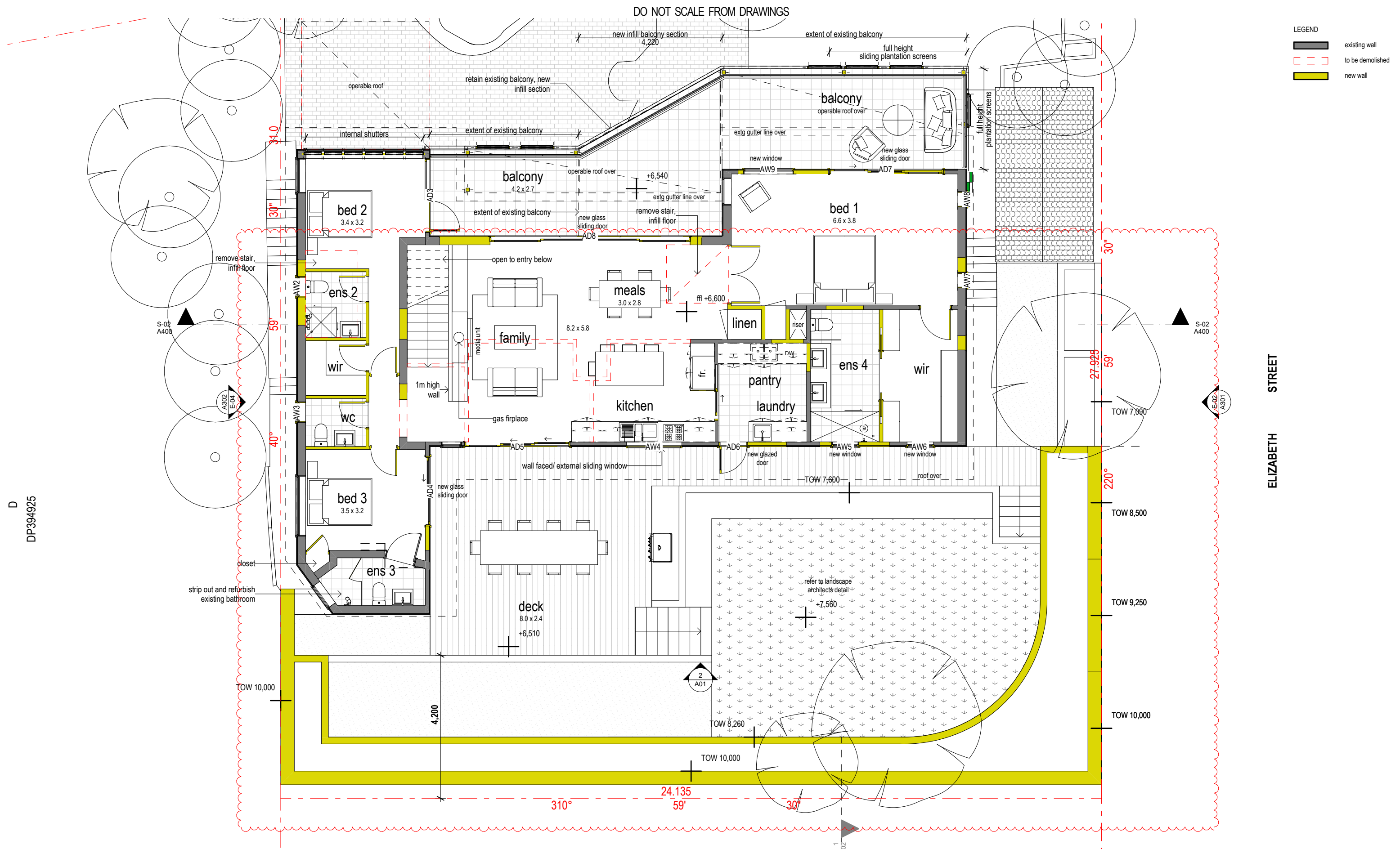
LR 30.11.2021

scale drawing Number revision

DA 008 **C**

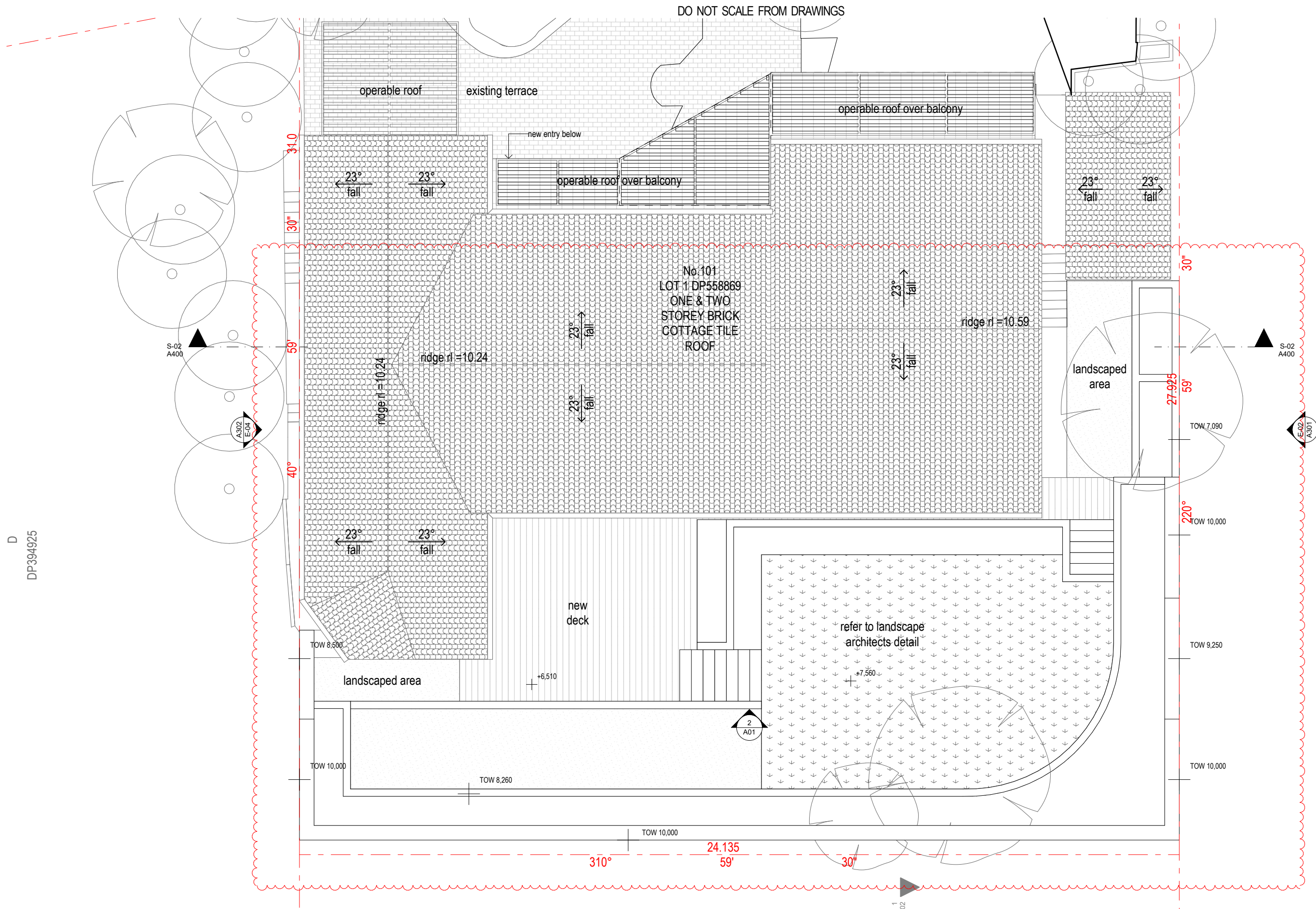


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revision	date																				
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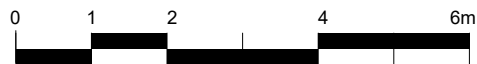


LEGEND

	existing wall
	to be demolished
	new wall



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jeff@jkdesigner.com.au
m. 0408 557 957

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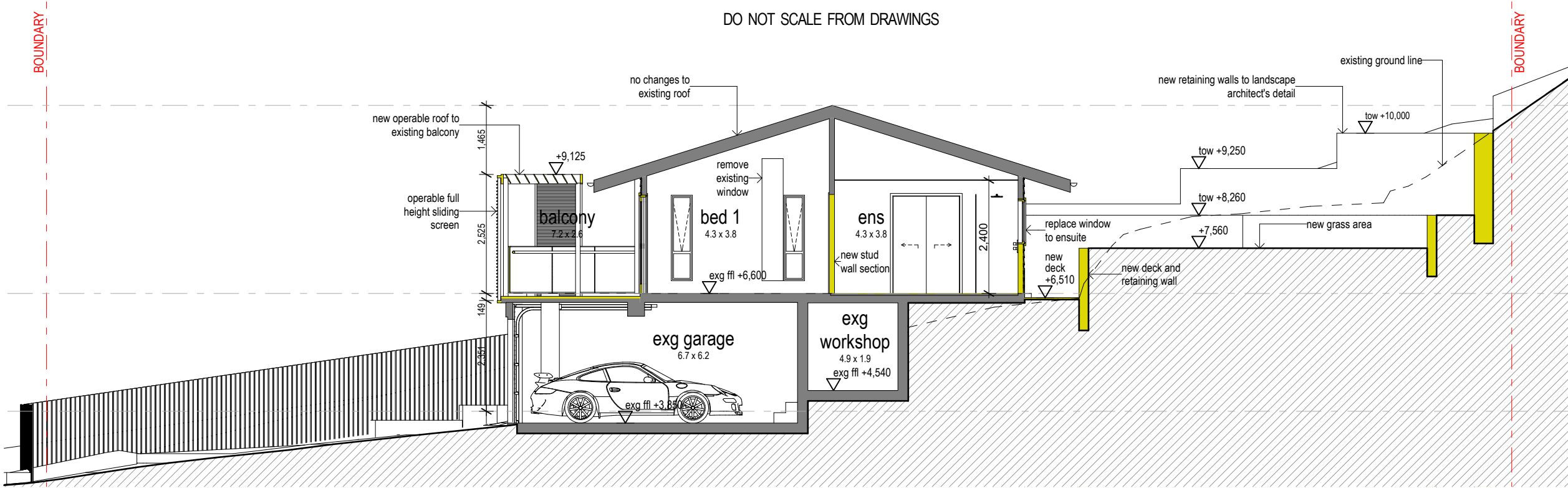
client
Mr Conrad Groenewald

drawing title
Roof Plan

project status
DEVELOPMENT APPLICATION

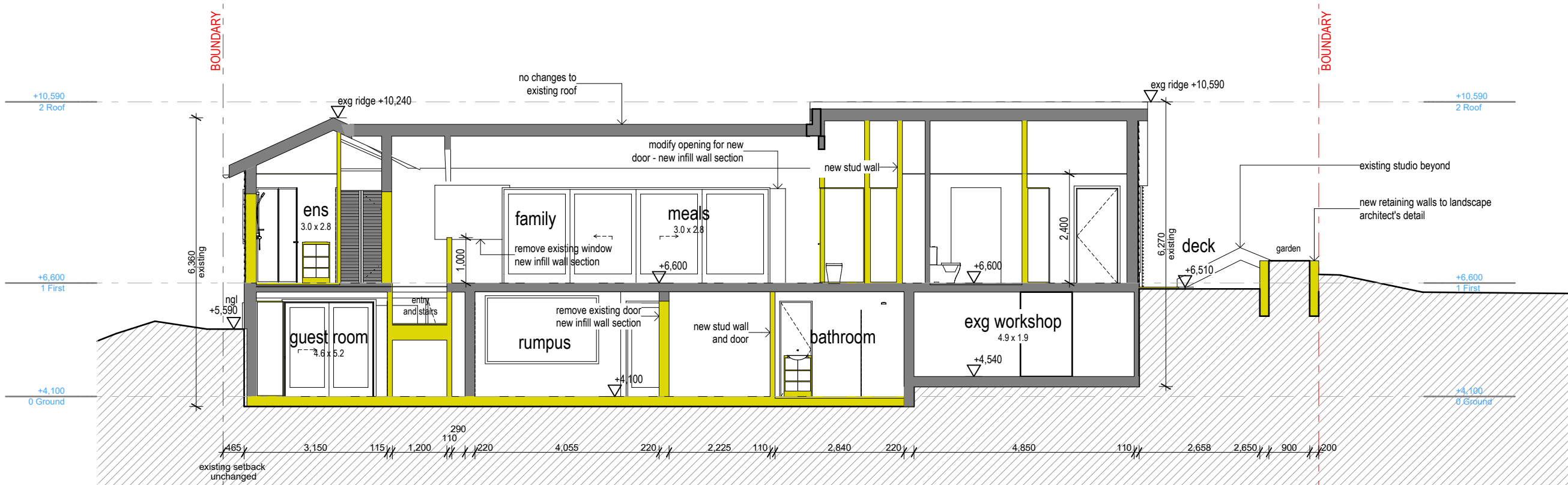
drawn	date	
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1

Section
1:100



2

Section
1:100



jeff@jkd designer.com.au
m. 0408 557 957

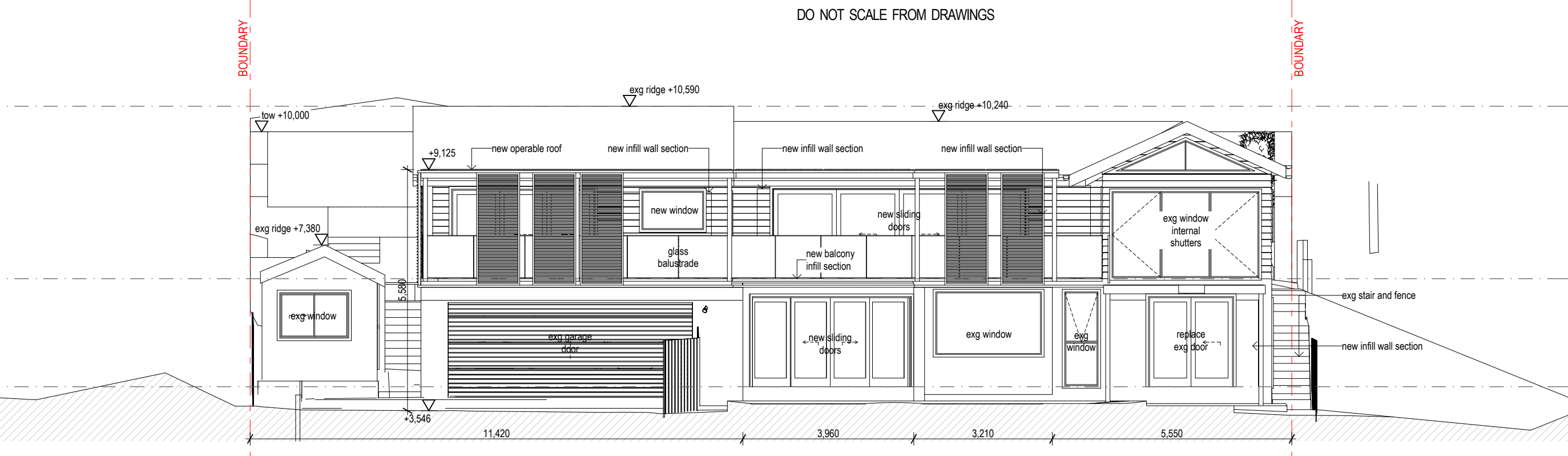
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drawing title
Sections

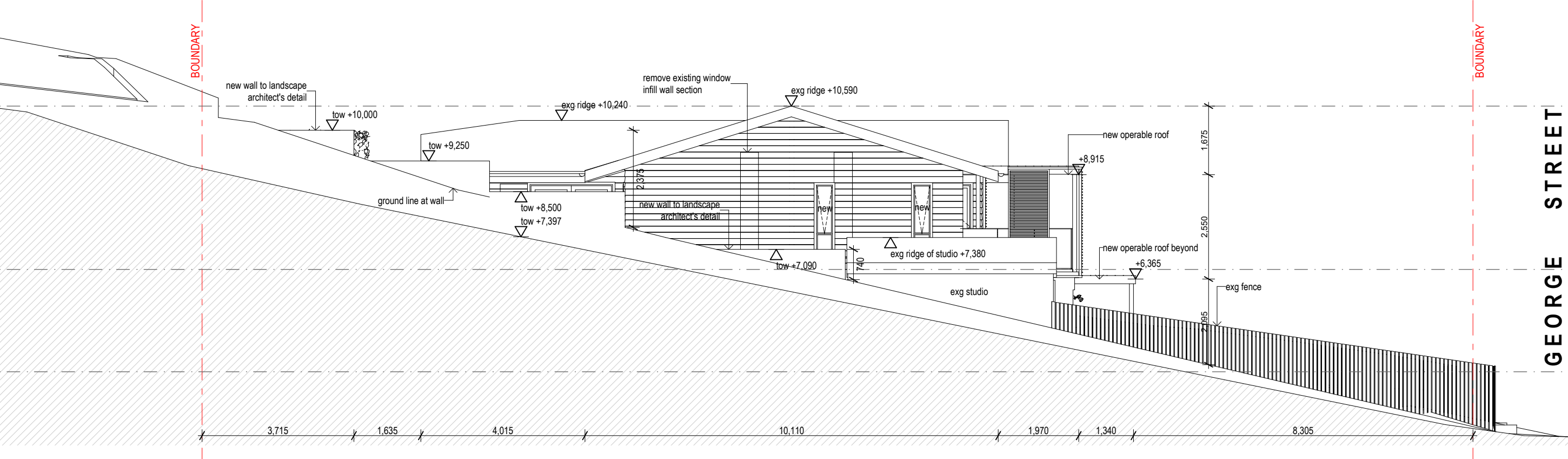
project status
DEVELOPMENT APPLICATION
drawn LR
date 30.11.2021
scale 1:100
drawing Number
DA 200
revision
C

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Elevation
1:100



Elevation
1:100

GEORGE STREET

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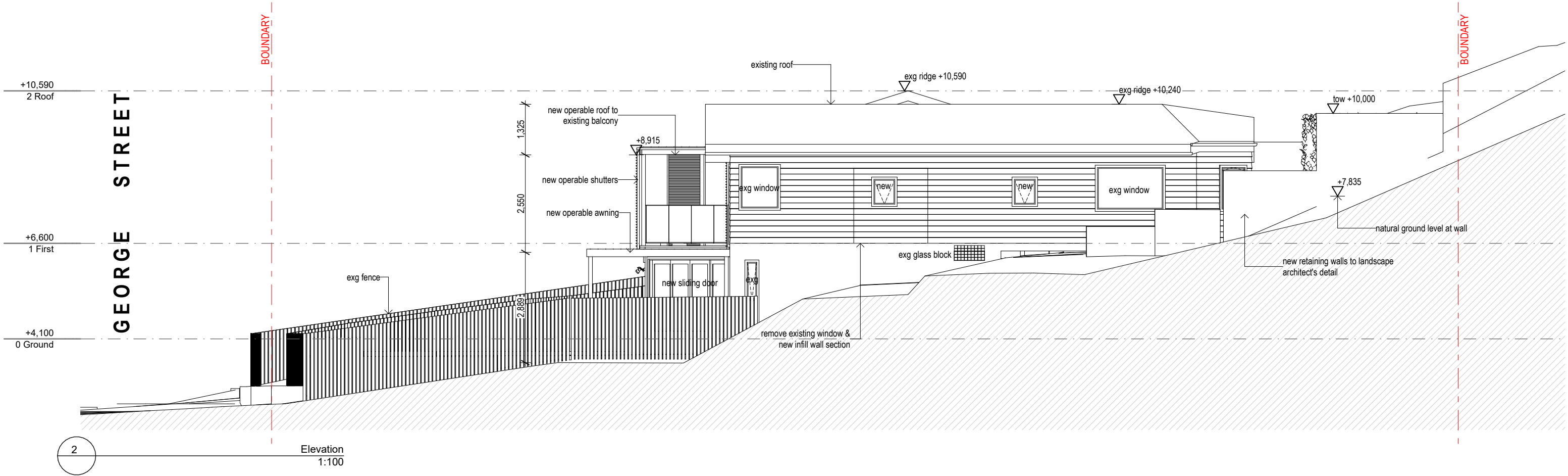
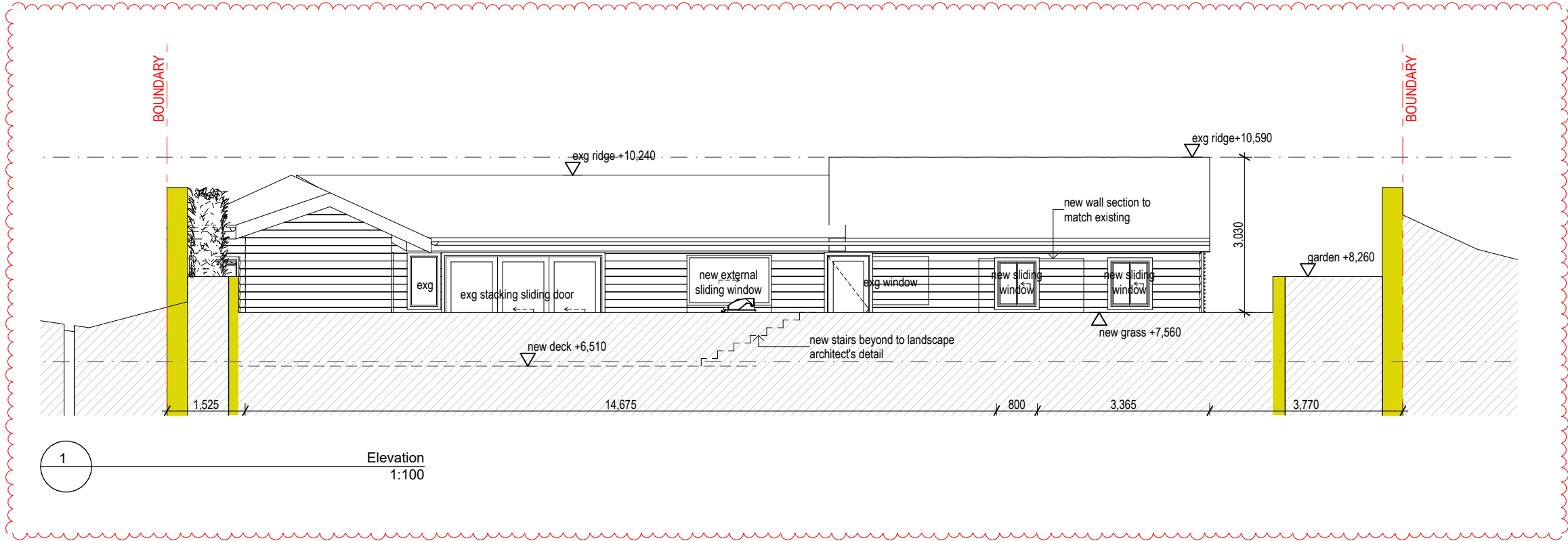


jeff@jkdesigner.com.au
m. 0408 557 957

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client
Mr Conrad Groenewald
drawing title
Elevations

project status
DEVELOPMENT APPLICATION
drawn
LR
scale
1:100
date
30.11.2021
drawing Number
DA 300
revision
C



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jeff@jkd designer.com.au
m. 0408 557 957

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client
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drawing title
Elevations

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DEVELOPMENT APPLICATION
drawn
LR
scale
1:100
date
30.11.2021
drawing Number
DA 301
revision
D