

Sheet List			
Sheet Number	Current Revision	Sheet Name	Current Revision Date

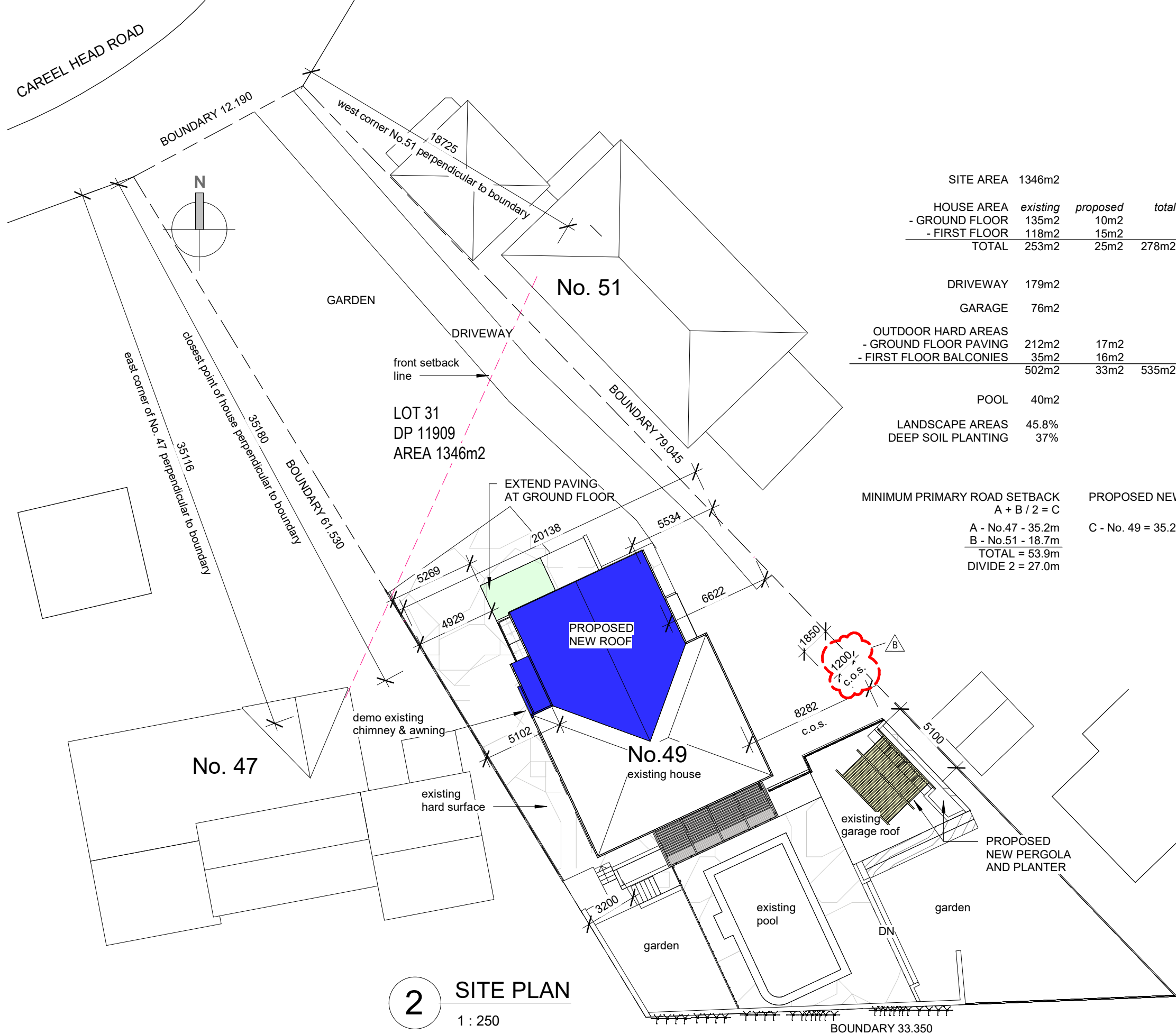
DA-001	B	COVER SHEET	18/01/2022
DA-002	B	SITE PLAN	18/01/2022
DA-003	B	SITE ANALYSIS PLAN	18/01/2022
DA-004	A	DEMOLITION PLANS	16/12/2021
DA-005	B	PLAN - LANDSCAPE AREAS	18/01/2022
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DA-601	A	FINISHES	16/12/2021

PROPOSED ALTERATIONS AND ADDITIONS
49 CAREEL HEAD ROAD AVALON BEACH
FOR DAN AND SARAH MORLEY



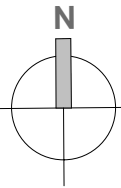
1 PROPOSED VIEW FROM DRIVEWAY

EXISTING HOUSE FROM DRIVEWAY



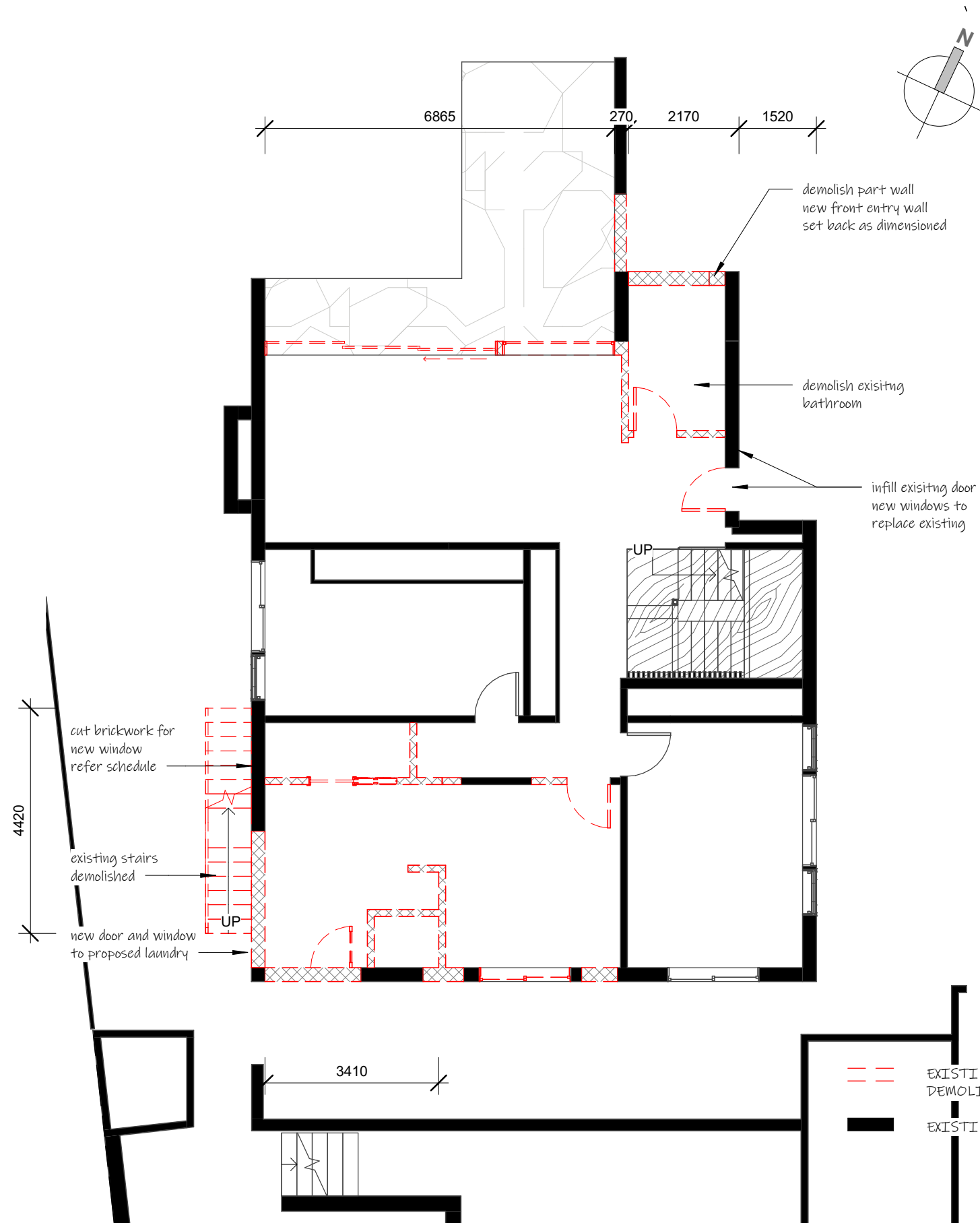
SITE AREA	1346m2		
HOUSE AREA	existing	proposed	total
- GROUND FLOOR	135m2	10m2	
- FIRST FLOOR	118m2	15m2	
TOTAL	253m2	25m2	278m2
DRIVEWAY	179m2		
GARAGE	76m2		
OUTDOOR HARD AREAS			
- GROUND FLOOR PAVING	212m2	17m2	
- FIRST FLOOR BALCONIES	35m2	16m2	
	502m2	33m2	535m2
POOL	40m2		
LANDSCAPE AREAS	45.8%		
DEEP SOIL PLANTING	37%		
MINIMUM PRIMARY ROAD SETBACK	A + B / 2 = C		
	A - No.47 - 35.2m		
	B - No.51 - 18.7m		
	TOTAL = 53.9m		
	DIVIDE 2 = 27.0m		
PROPOSED NEW SETBACK	C - No. 49 = 35.2m		

2 SITE PLAN
1 : 250

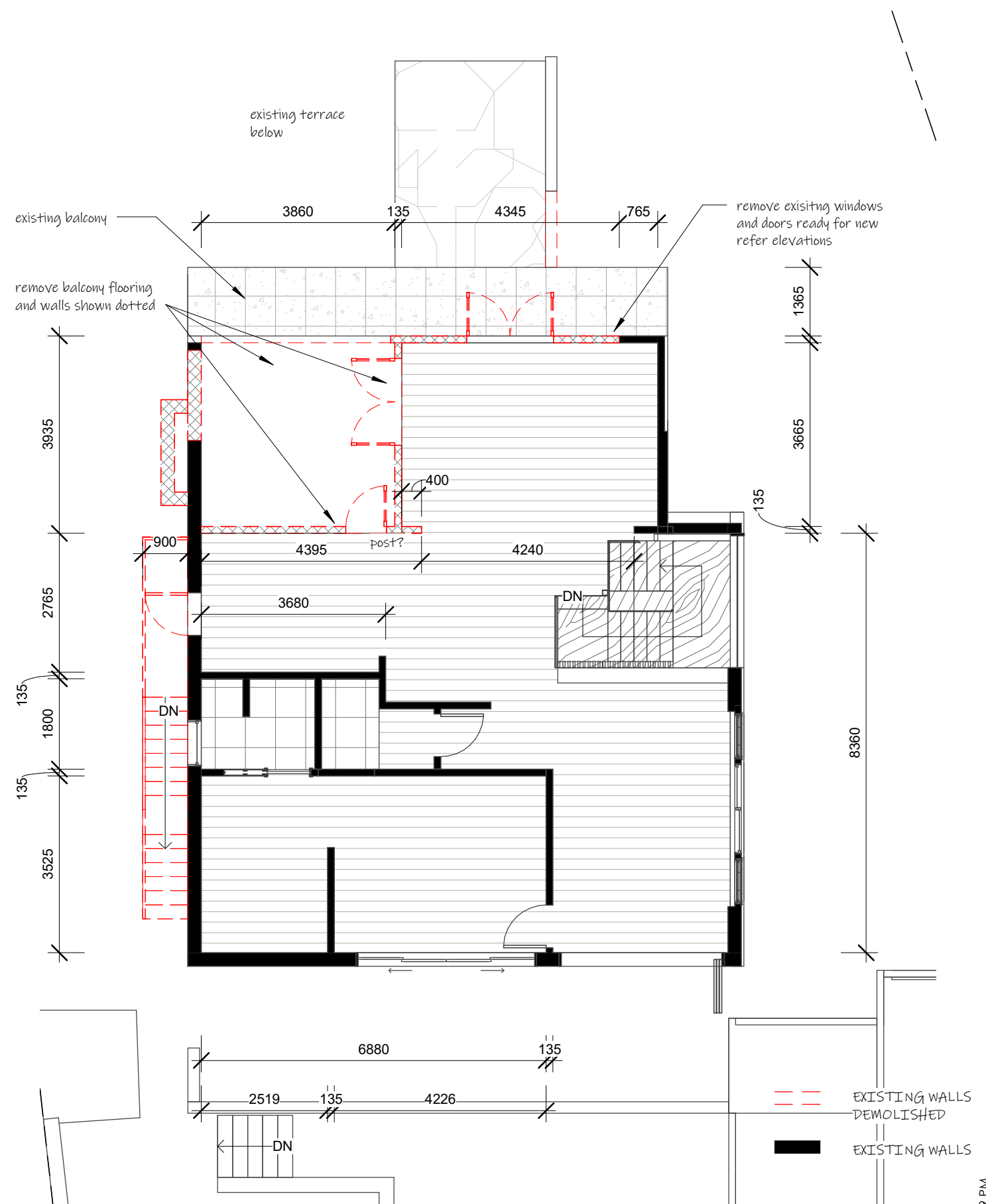


1 SITE ANALYSIS PLAN

1 : 500



1 Ground Floor - DEMOLITION PLAN
1 : 100



2 Level 1 - DEMOLITION PLAN
1 : 100

CAREEL HEAD ROAD

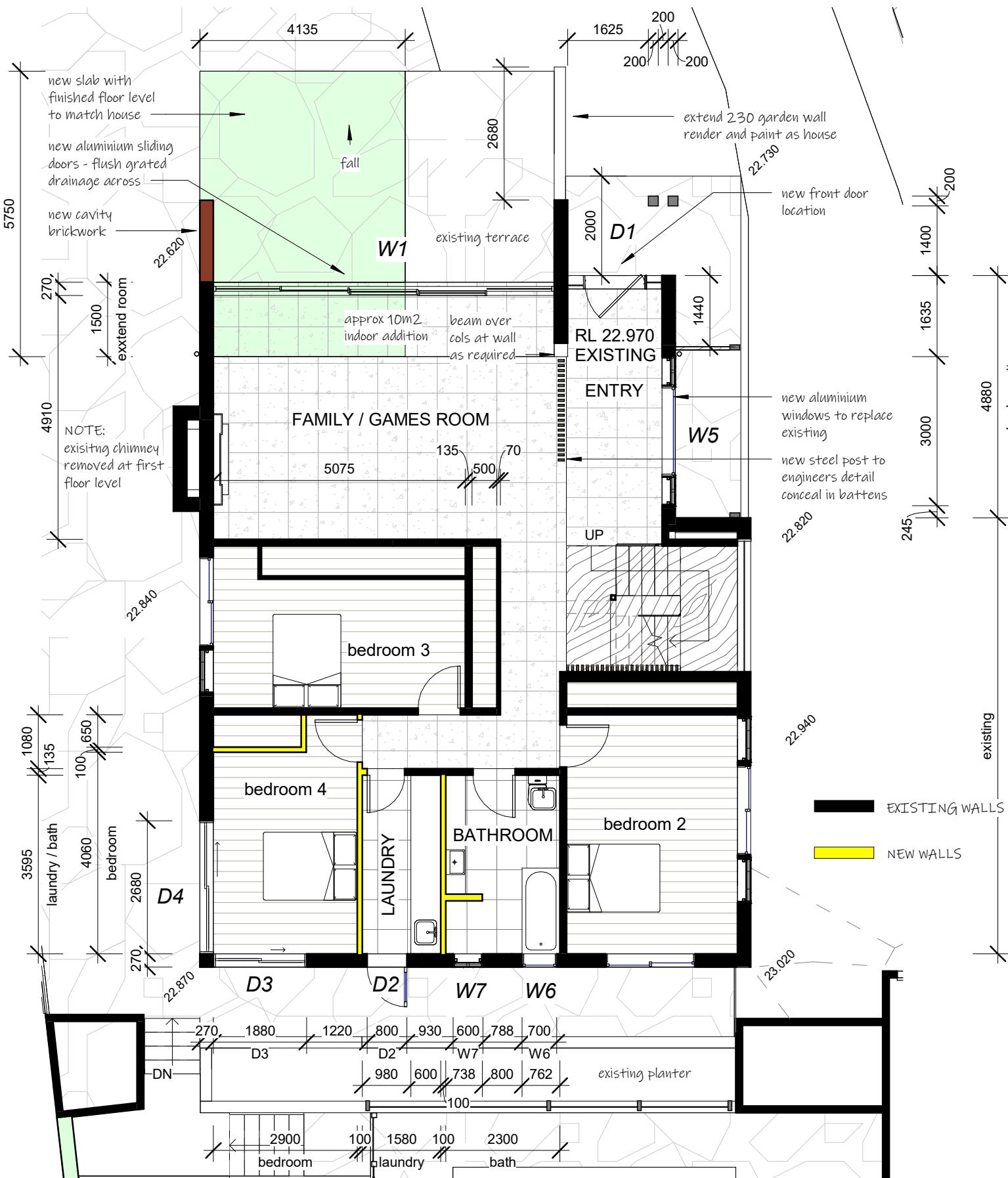


SITE AREA	1346m2	
area	m2	%
EXISTING GARDEN	560m2	
EXISTING PEEBLES	46m2	
	606m2	45%
DEEP SOIL PLANTING	500m2	37%
EXISTING DRIVEWAY	179m2	
EXISTING PAVING	196m2	
EXISTING POOL	40m2	

NOTE:
NO CHANGE TO LANDSCAPED AREAS

1 LANDSCAPE PLAN

1 : 250



1 ground floor plan

1 : 100

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LEVEL 1
255-259 PACIFIC HIGHWAY
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PROJECT

**PROPOSED HOUSE ALTERATIONS
AND ADDITIONS**

DAN AND SARAH MORLEY

DWG NO.

DA-101



DATE
SCALE

Issue Date
1 : 100

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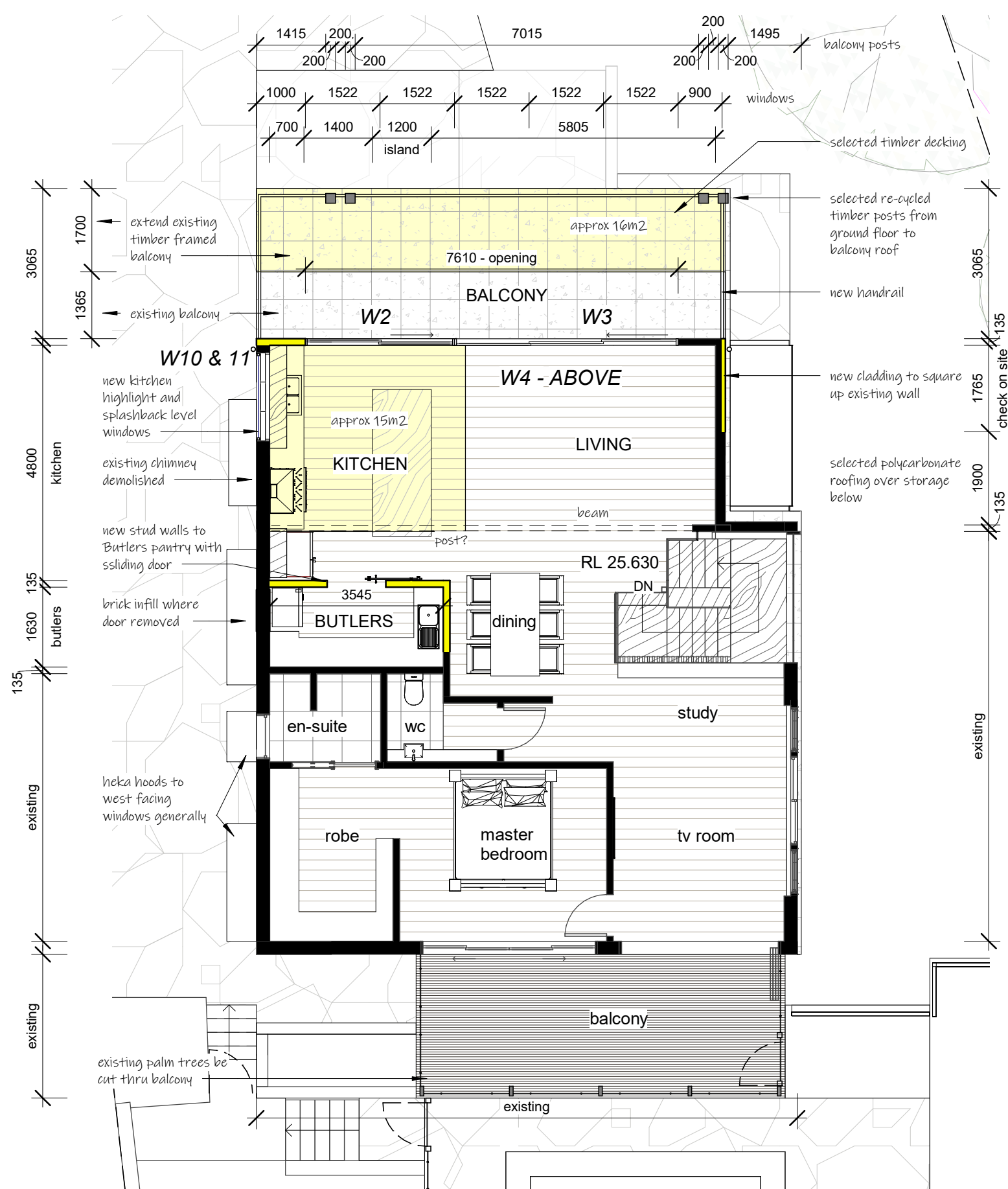
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A

ADDRESS

**49 CAREEL HEAD ROAD
AVALON BEACH**

FLOOR PLANS



2 first floor plan

1 : 100

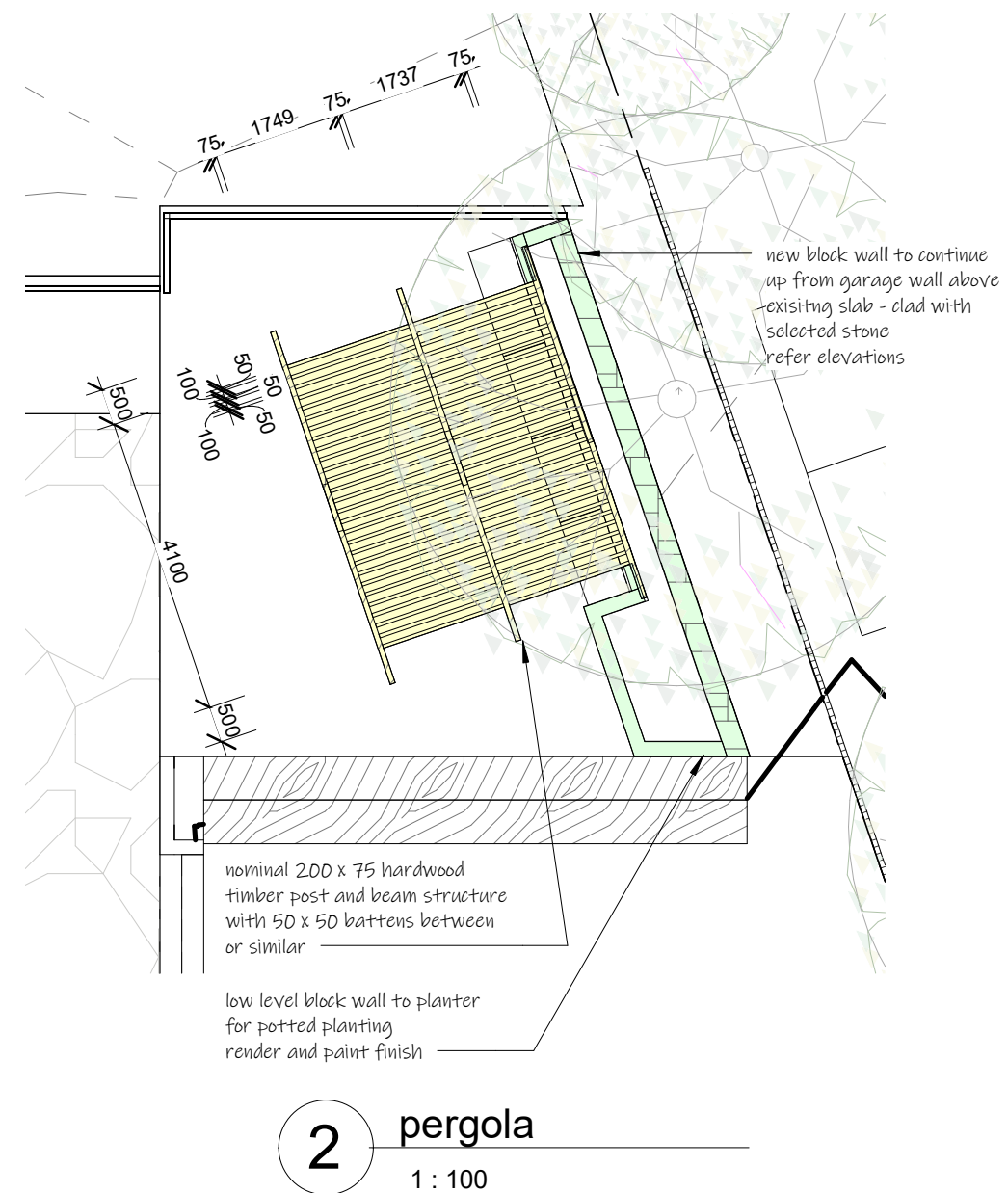
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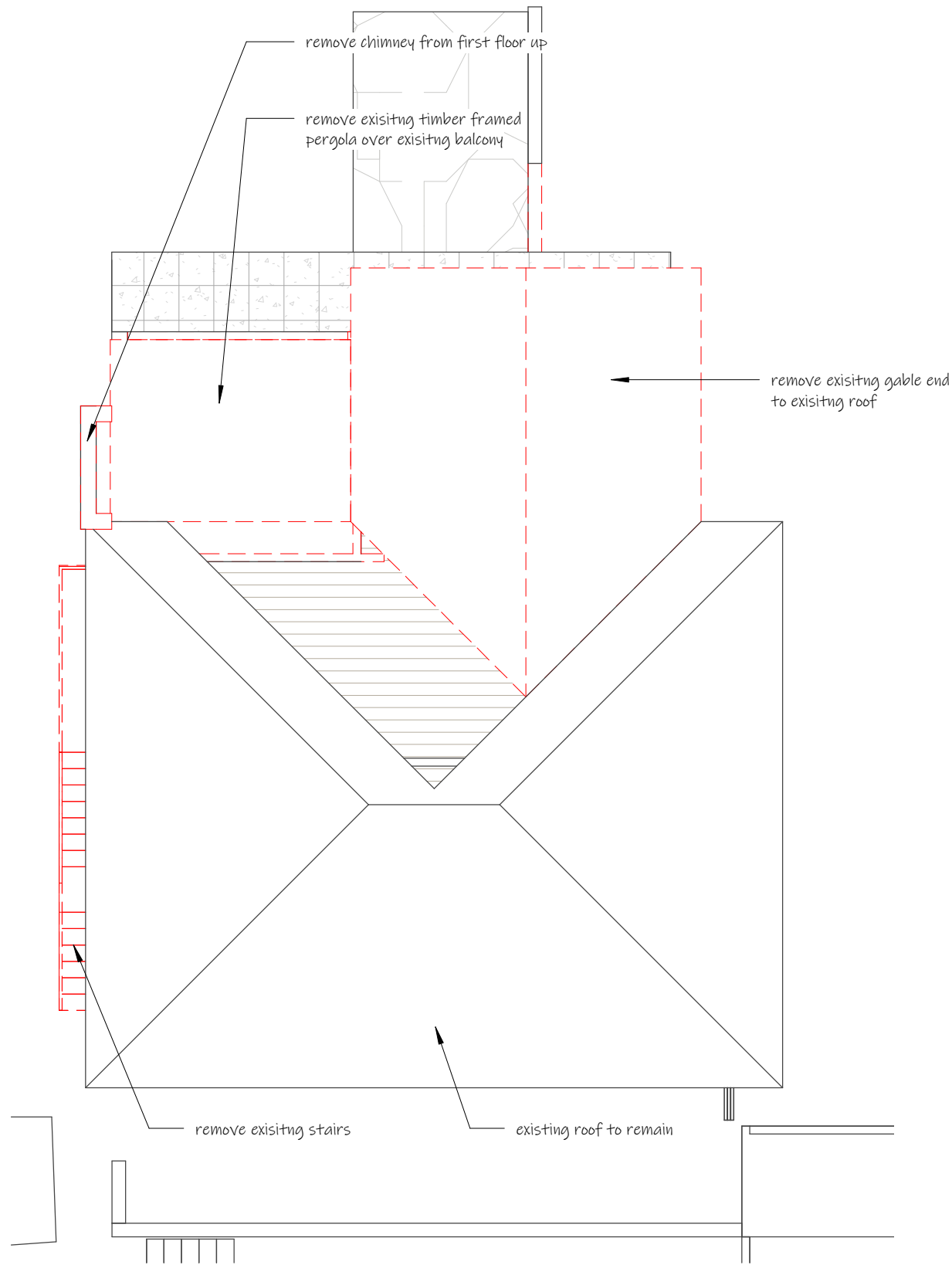
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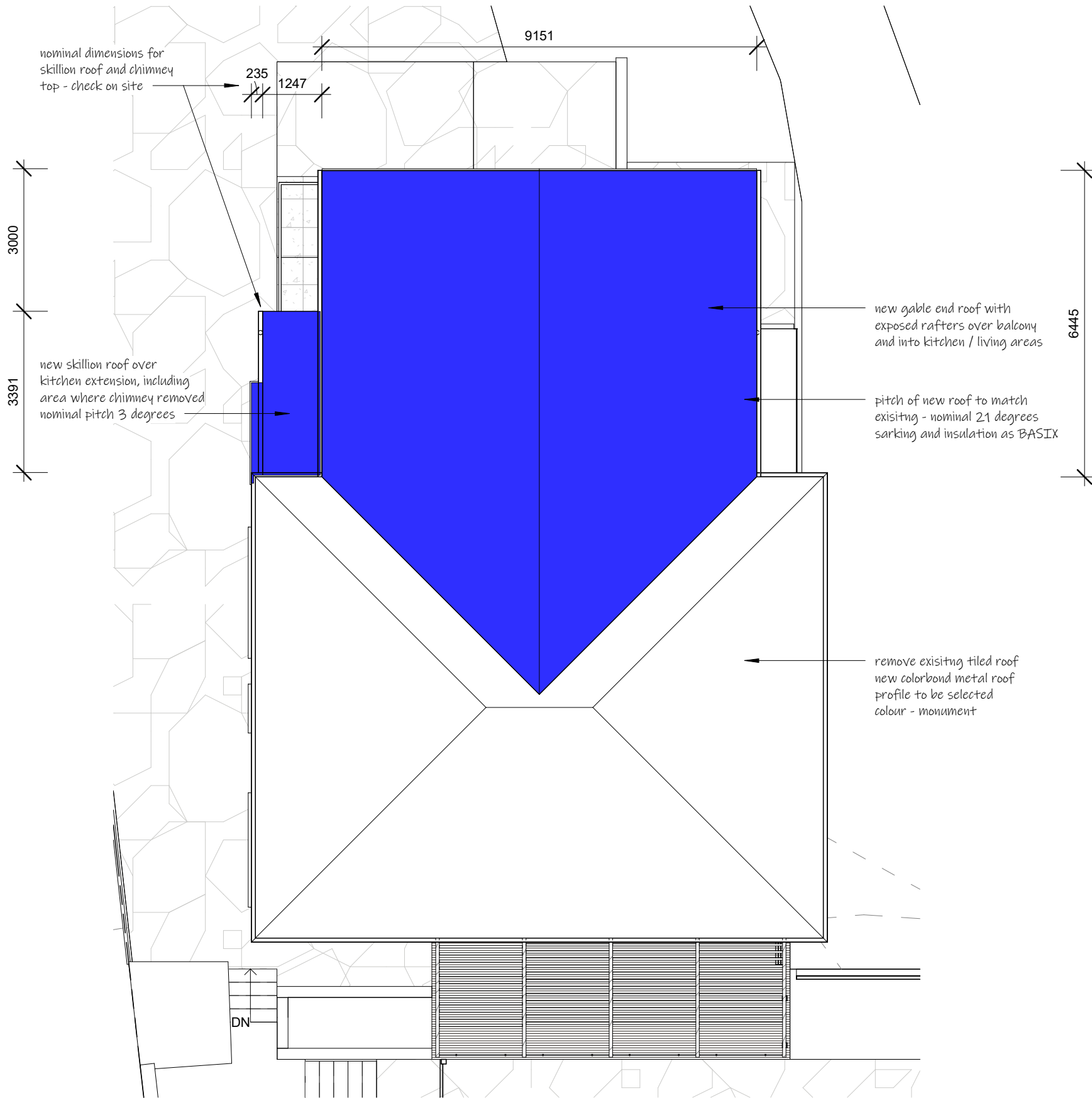




2

Roof - DEMOLITION PLAN

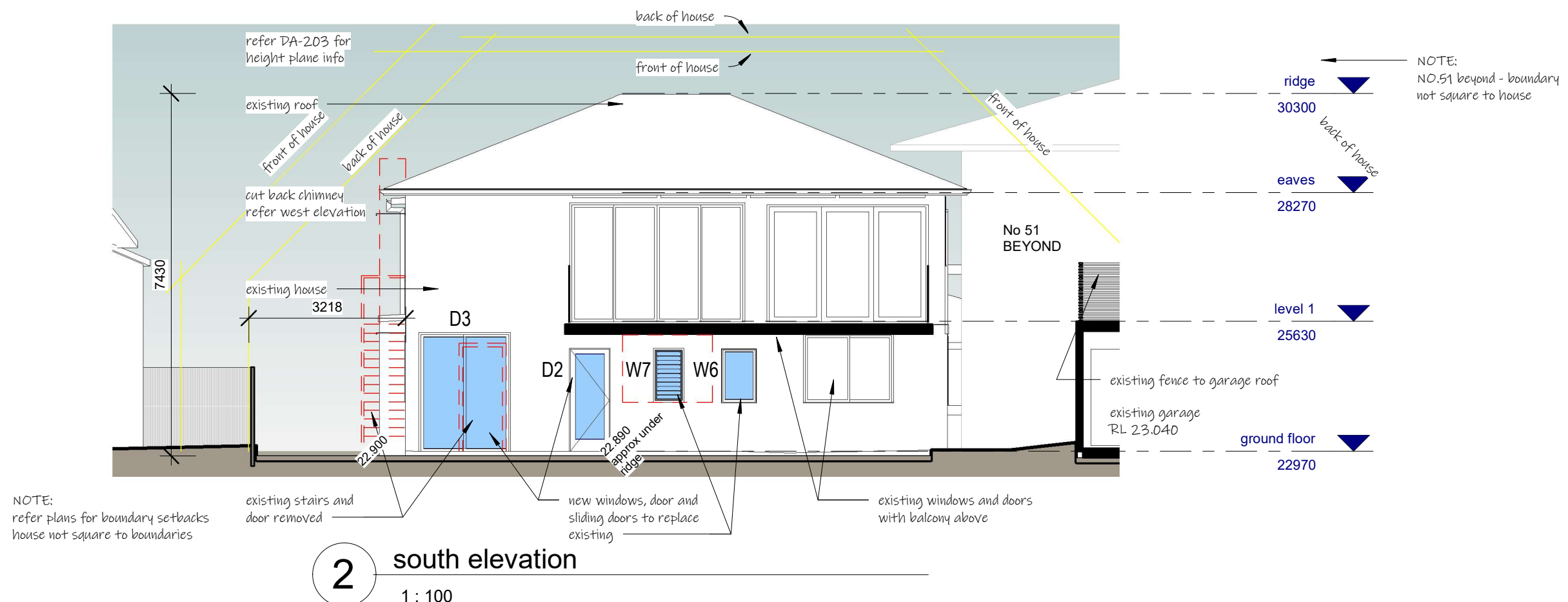
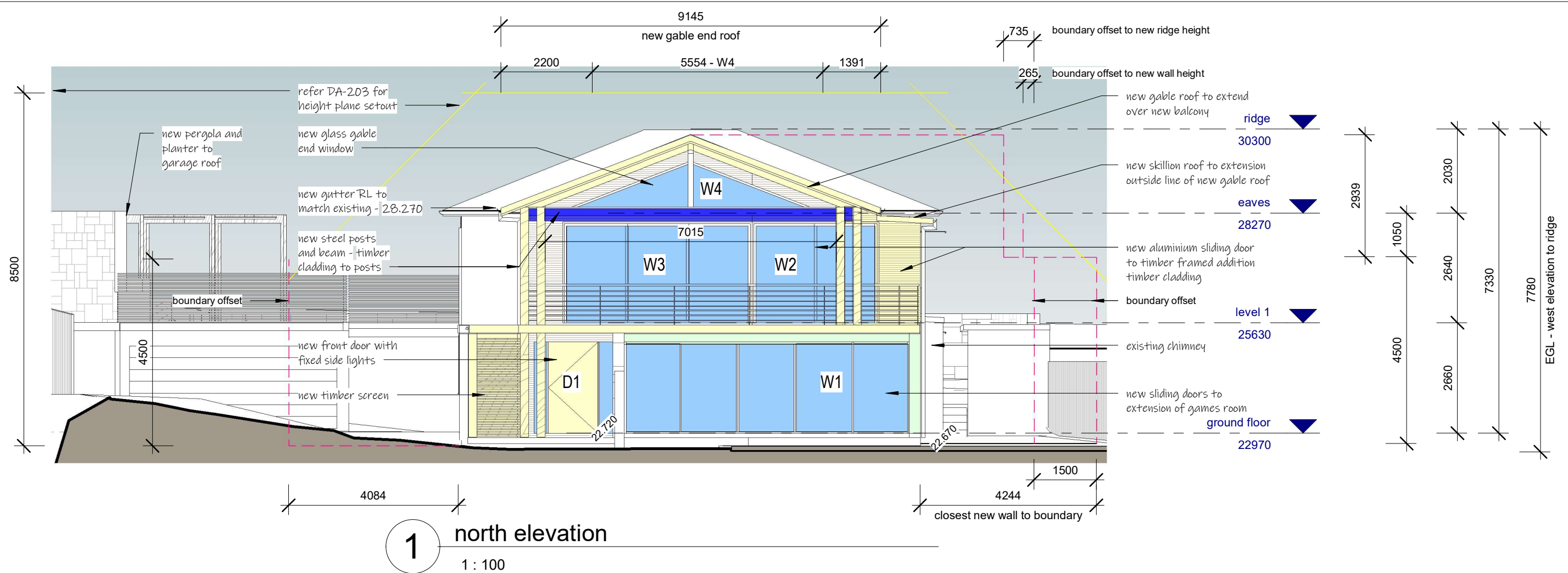
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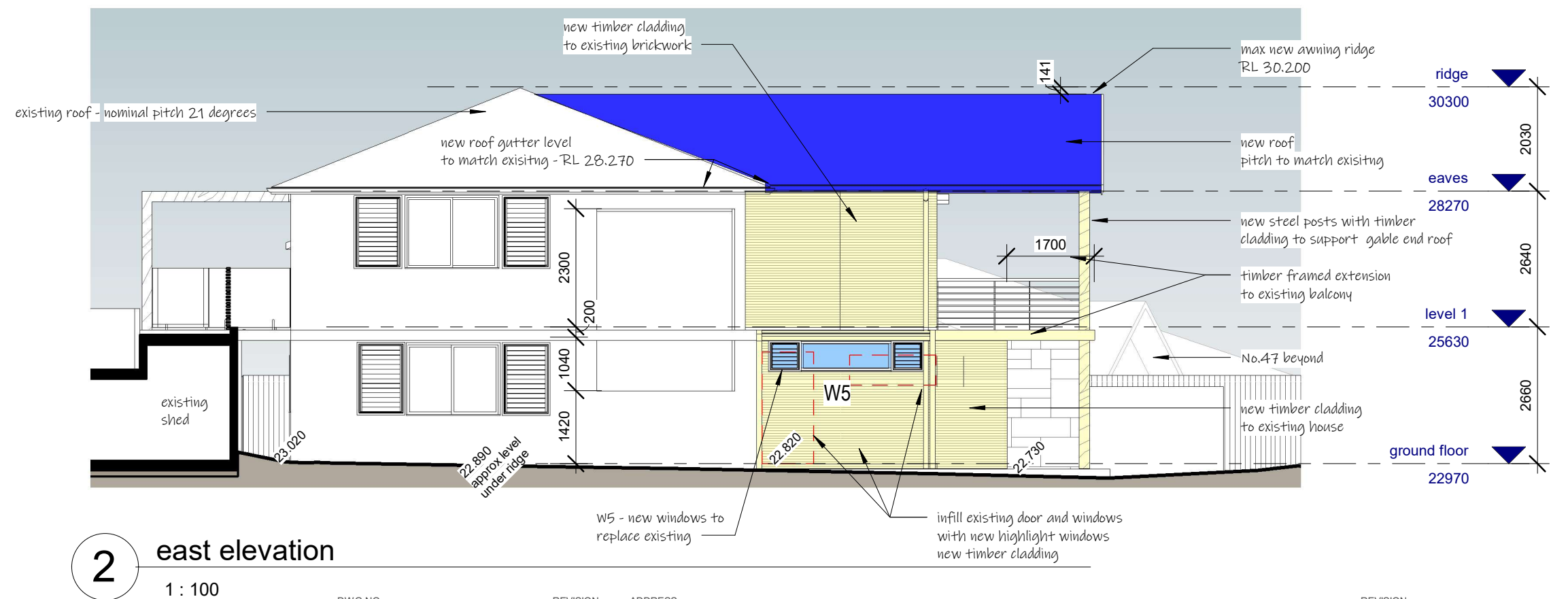
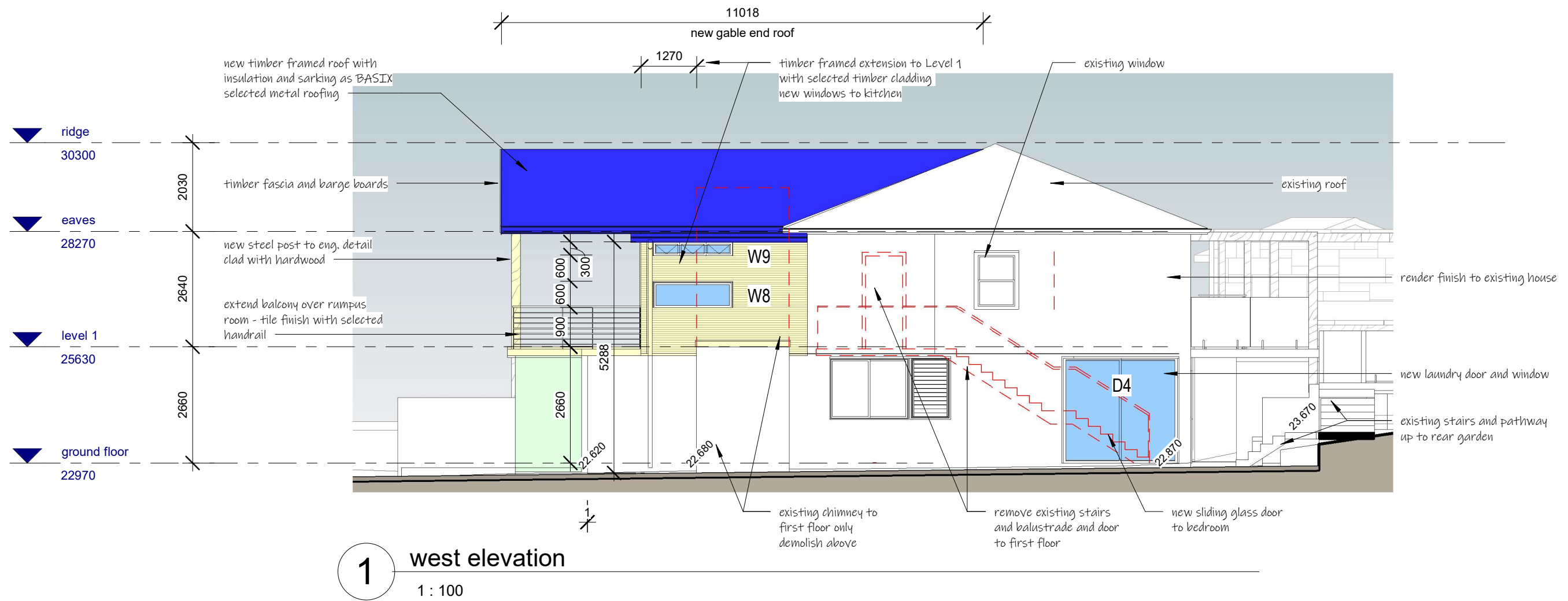


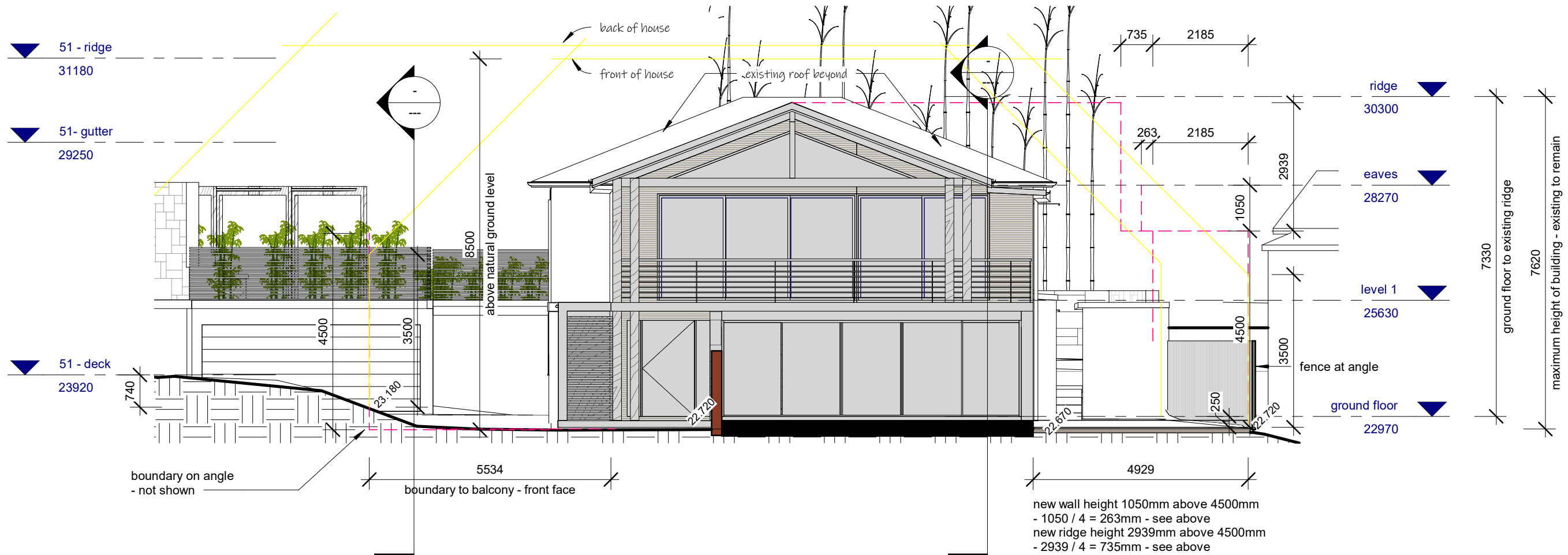
1

Roof - CONCEPT PLAN

1 : 100



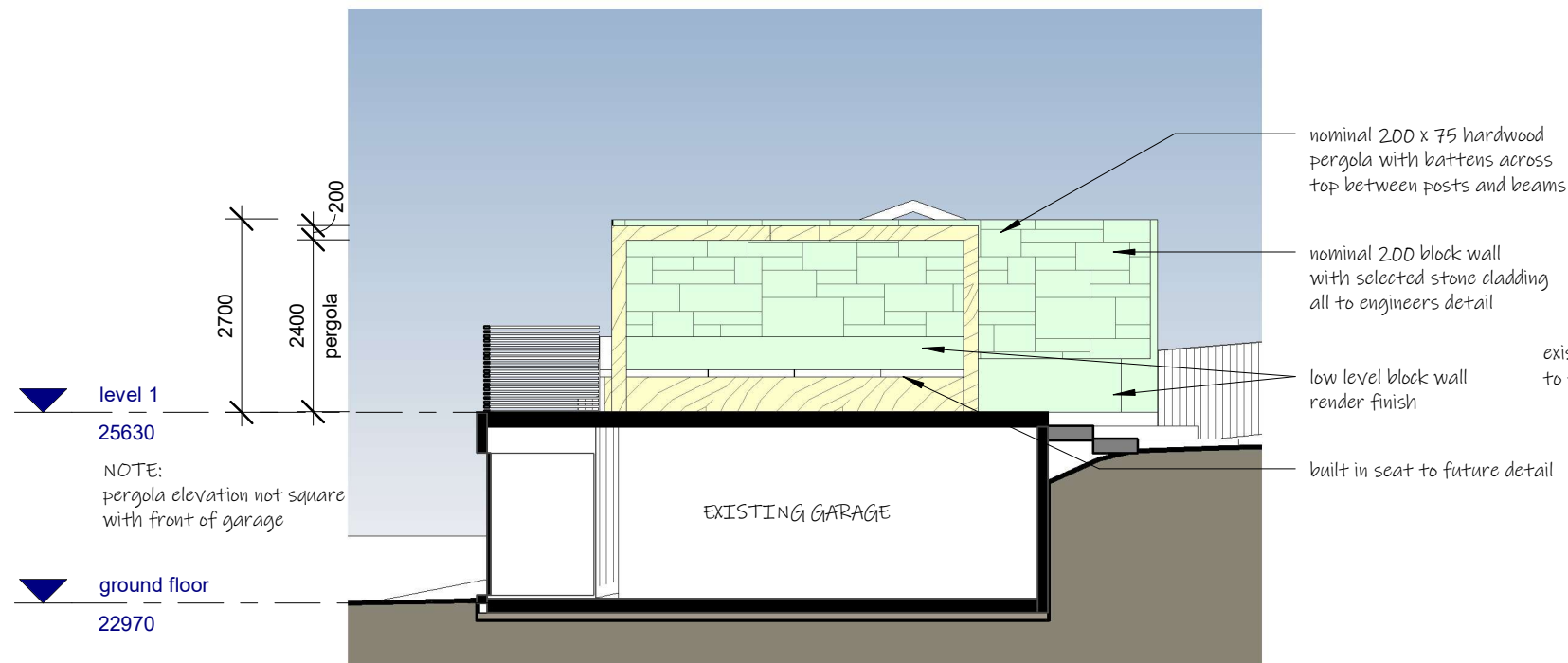




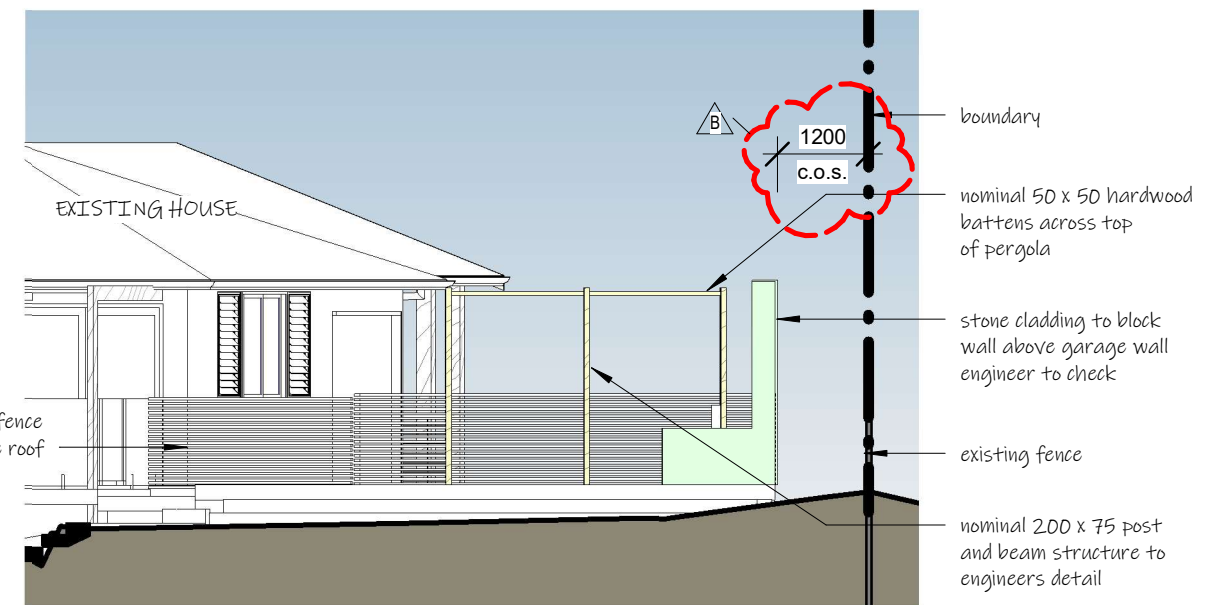
1 Section - SIDE SETBACK AND HEIGHT PLANES
1 : 100



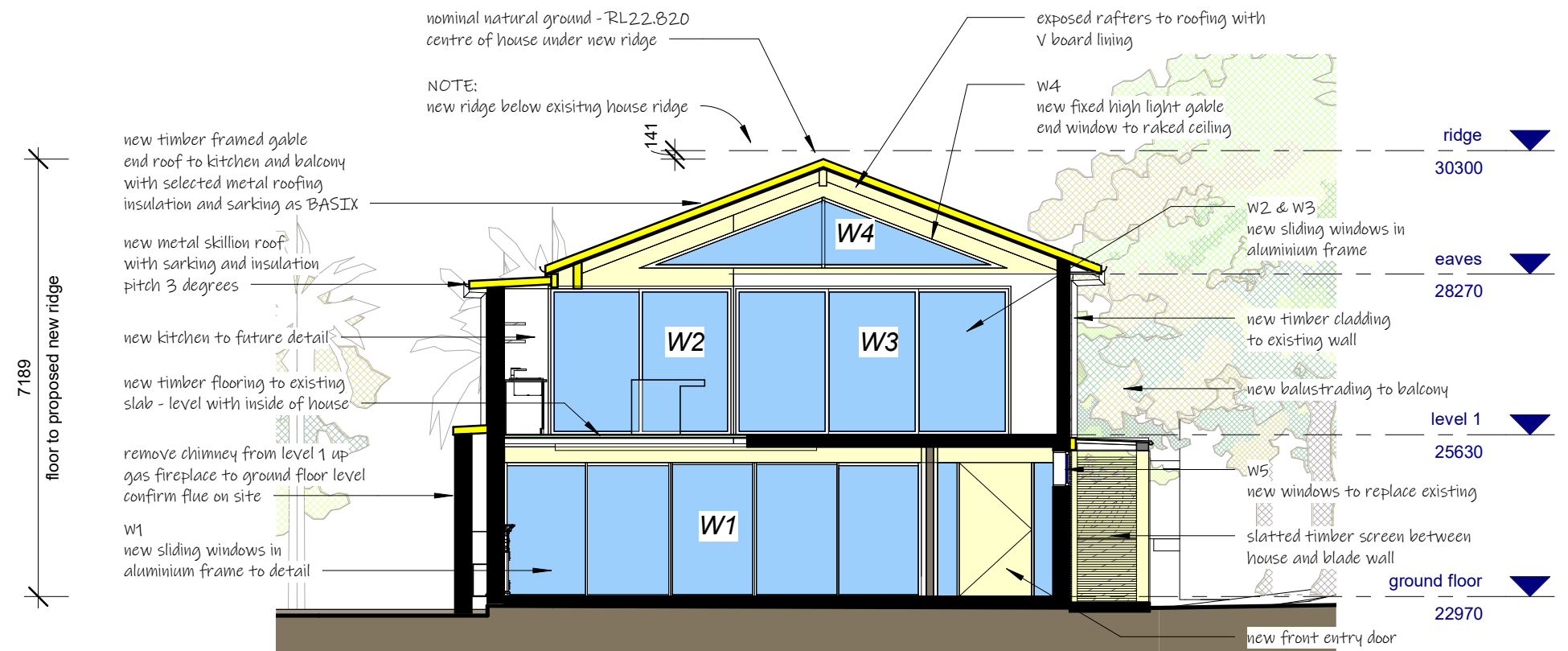
3 3D View - pergola



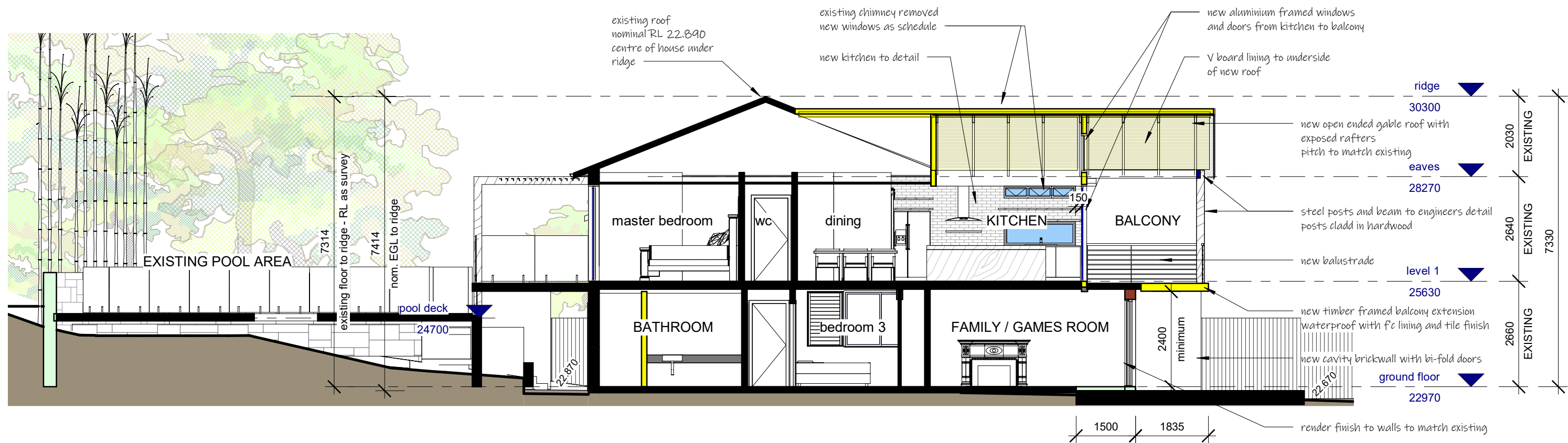
1 east elevation - pergola
1 : 100



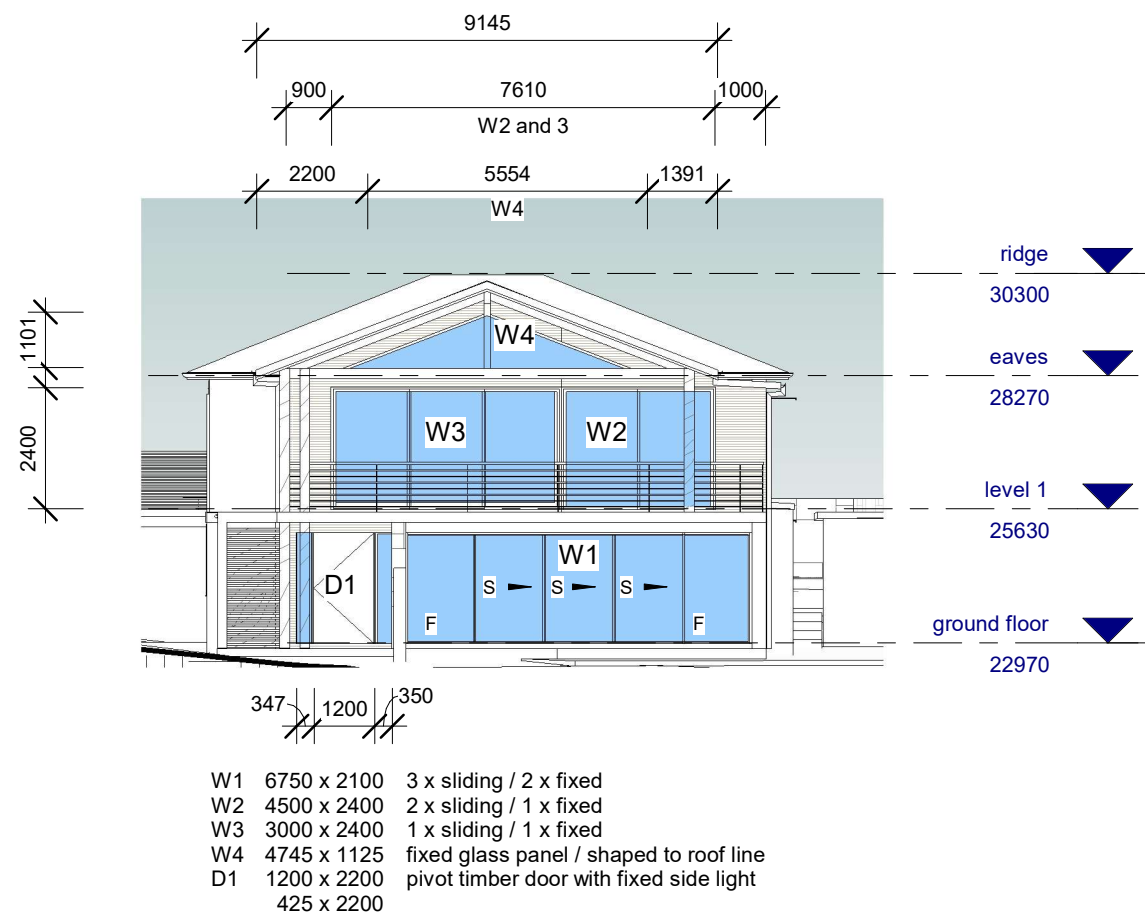
2 south elevation - pergola
1 : 100



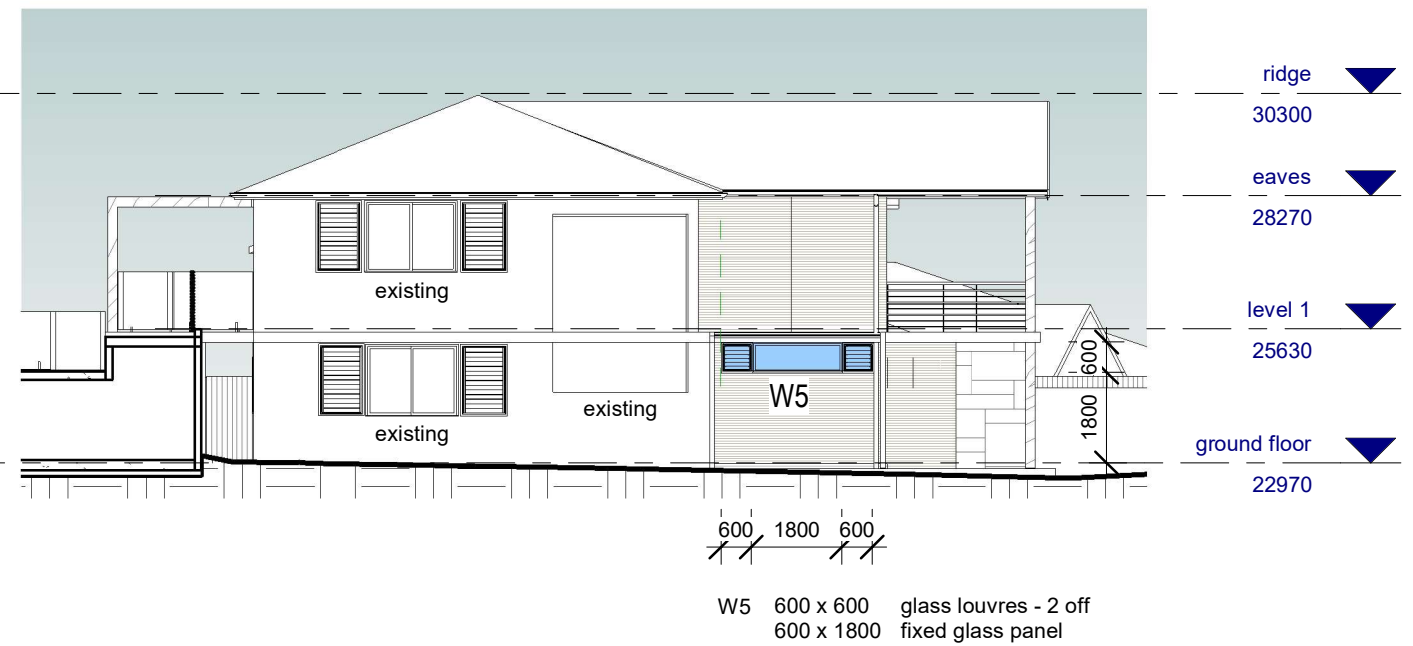
2 SECTION - EAST / WEST
1 : 100



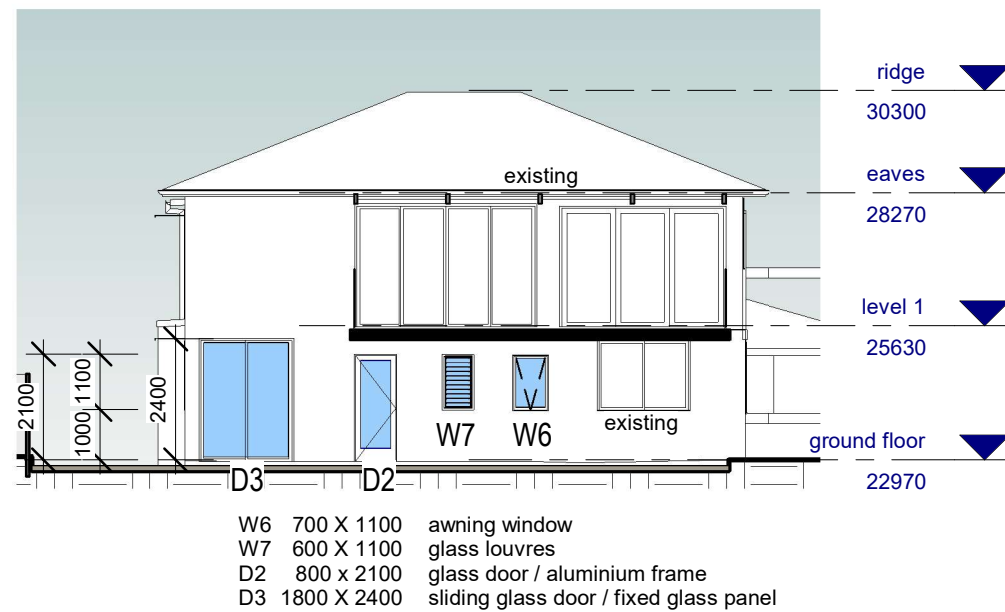
1 SECTION - NORTH / SOUTH
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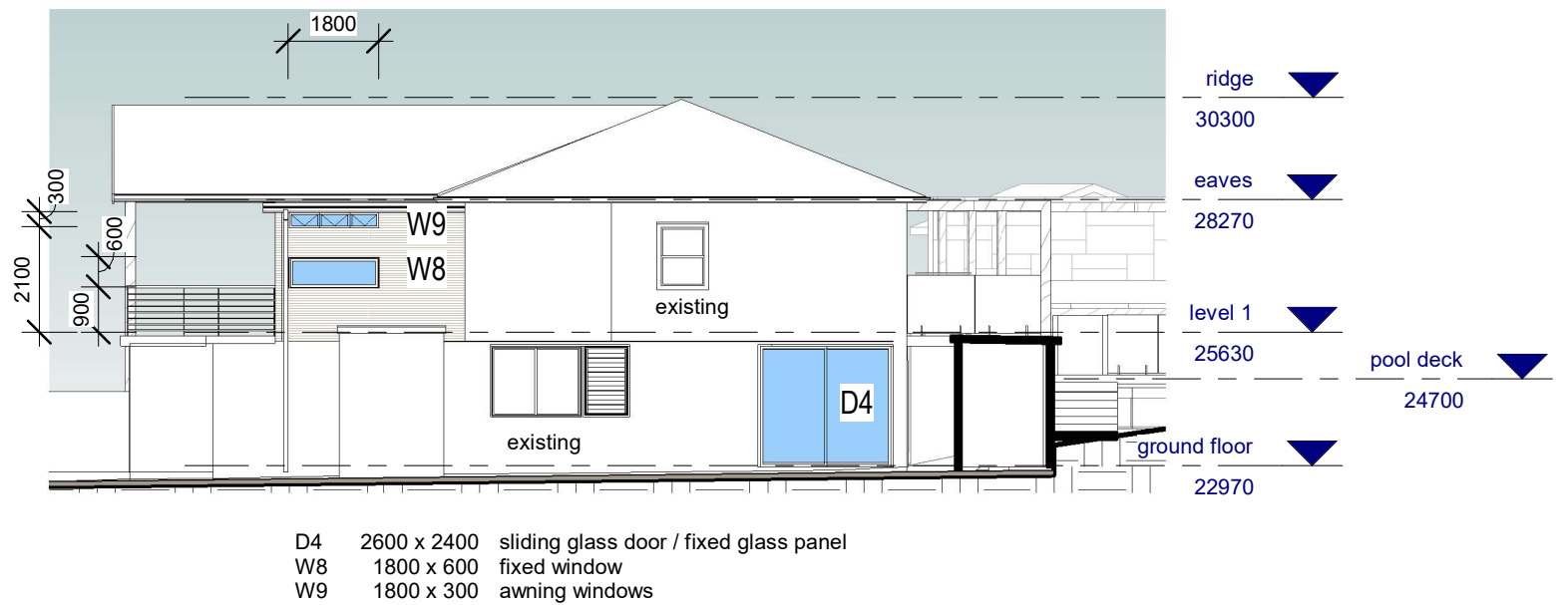
1 north elevation - windows
1 : 150



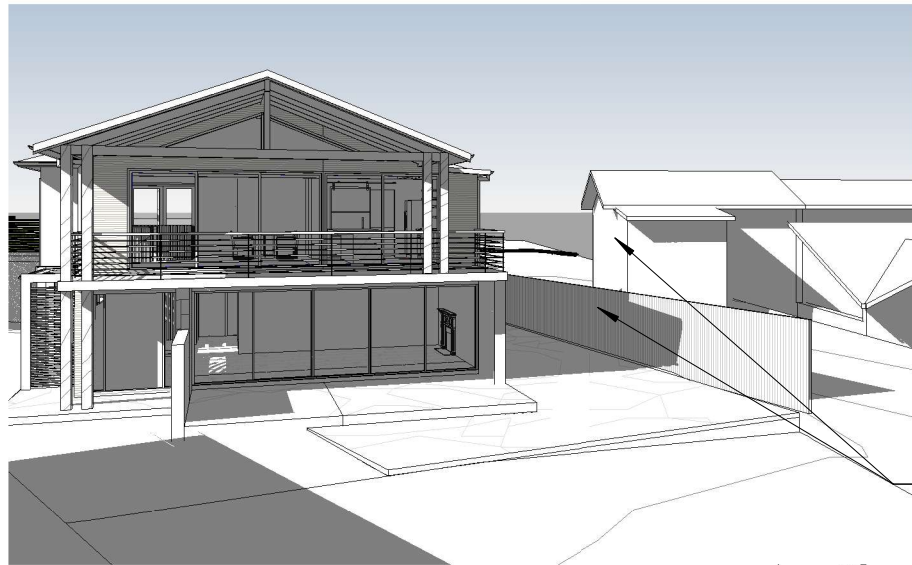
2 east elevation - windows
1 : 150



3 south elevation - windows
1 : 150

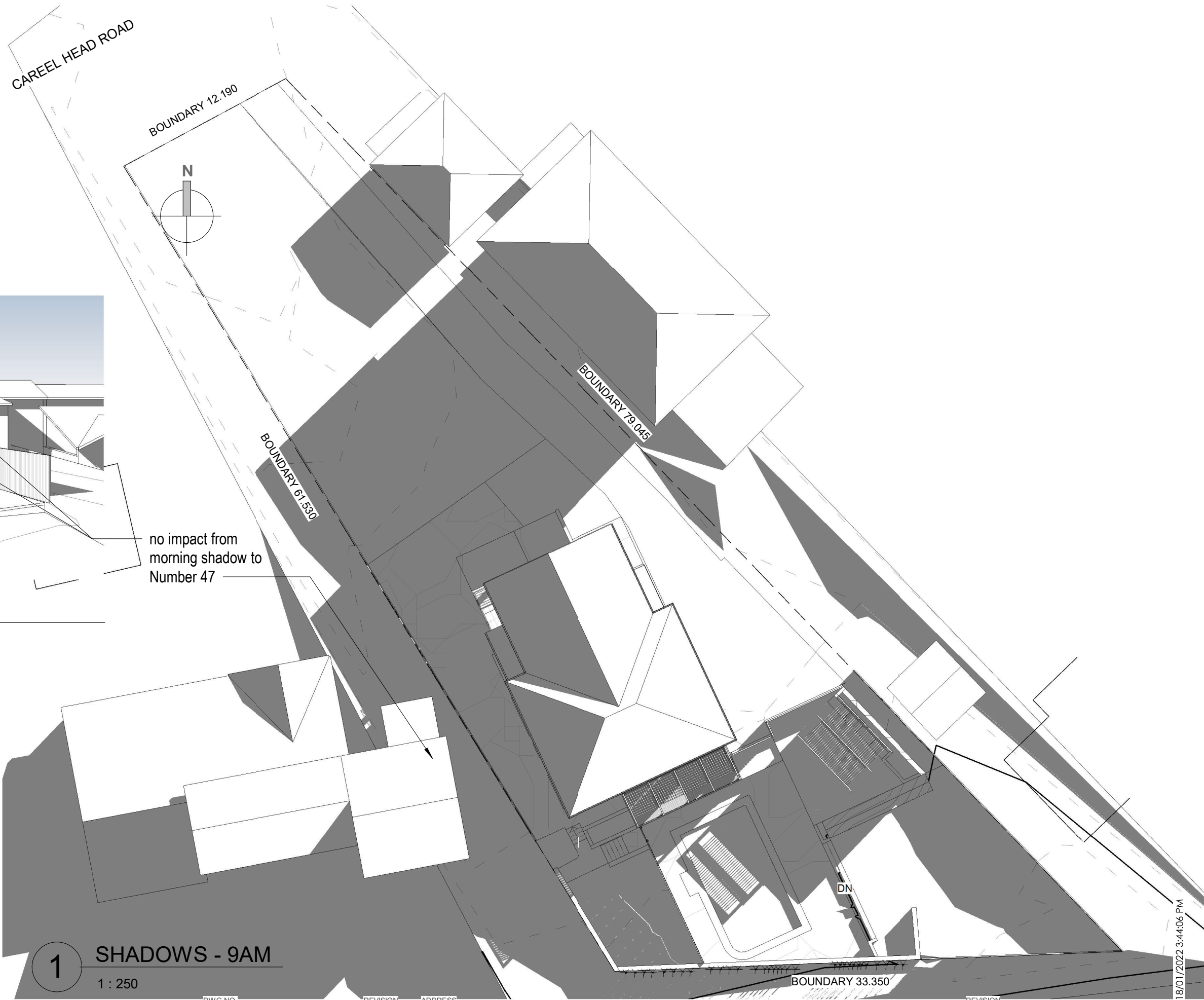


4 west elevation - windows
1 : 150



2

3D View - 9AM



1

SHADOWS - 9AM

1 : 250

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PROJECT

**PROPOSED HOUSE ALTERATIONS
AND ADDITIONS**

DAN AND SARAH MORLEY

DWG NO.

DA-501

REVISION

A

ADDRESS

**49 CAREEL HEAD ROAD
AVALON BEACH**

DATE

SCALE

Issue Date

1 : 250

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SHADOWS - 9AM JUNE 21st

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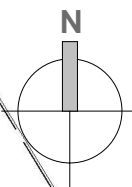
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18/01/2022 3:44:06 PM

CAREEL HEAD ROAD

BOUNDARY 12.190



BOUNDARY 61.530

BOUNDARY 79.045

BOUNDARY 33.350

1 SHADOWS - 12 NOON
1 : 250

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**PROPOSED HOUSE ALTERATIONS
AND ADDITIONS**

DAN AND SARAH MORLEY

DWG NO.

DA-502

DATE
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Issue Date
1 : 250

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ADDRESS

**49 CAREEL HEAD ROAD
AVALON BEACH**

SHADOWS - 12 NOON JUNE 21st

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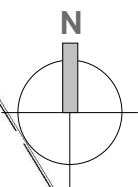
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18/01/2022 3:44:07 PM

CAREEL HEAD ROAD

BOUNDARY 12.190



BOUNDARY 61.530

BOUNDARY 79.045

BOUNDARY 33.350

1

SHADOWS - 3PM

1 : 250

PROJECT

**PROPOSED HOUSE ALTERATIONS
AND ADDITIONS**

DAN AND SARAH MORLEY

DWG NO.

DA-503

DATE
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1 : 250

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**49 CAREEL HEAD ROAD
AVALON BEACH**

SHADOWS - 3PM JUNE 21st

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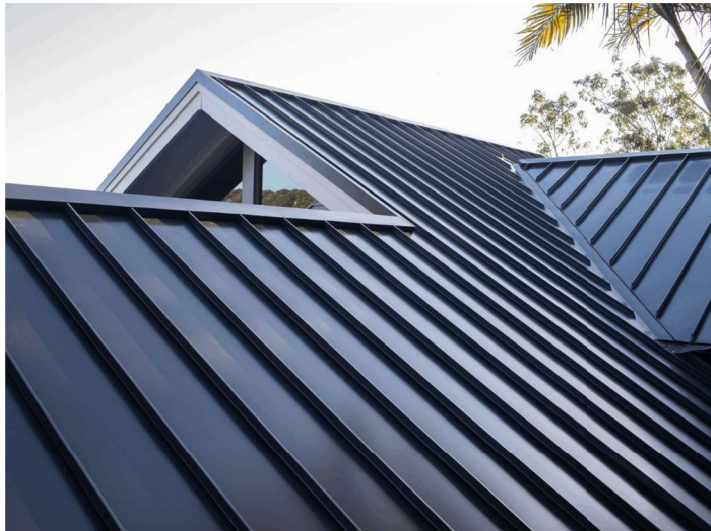
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roof colour



roof profile



black aluminium window frames



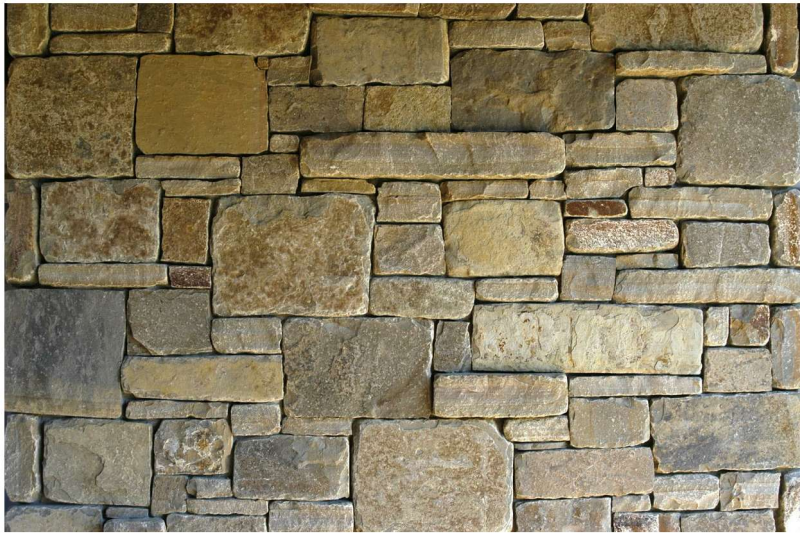
wall cladding



timber slat screen



feature door



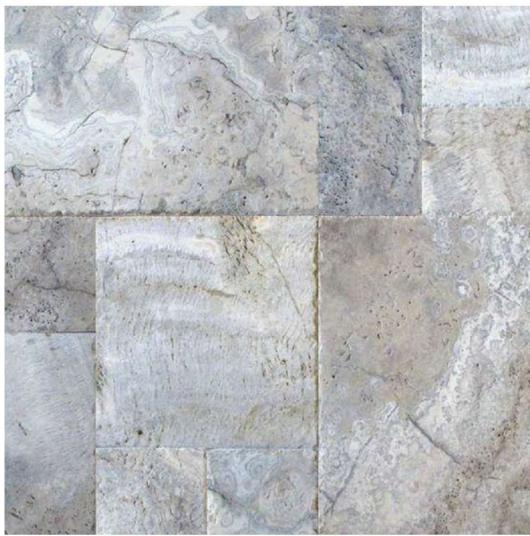
stone clad entry wall / pergola wall



render colour



steel colour



balcony tile



hardwood timber posts / pergola



1 PROPOSED ALTERATION