

DEVELOPMENT APPLICATION (DA) FOR ALTERATIONS AND ADDITIONS TO AN EXISITING DWELLING

23 PARK AVENUE, AVALON BEACH NSW 2107

ARCHITECTURAL DRAWING LIST for DA - by Sobi WIng Slingsby Architect (SWS)

Drawings no:	Drawing title:	Scale:	Issue:
DA 000	cover	nts	C
DA 010	basix	nts	B
DA 100	site plan + site analysis plan	1.200	C
DA 101	landscape plan	1.200/1.500	A
DA 102	demolition plan	1.200	A
DA 103	solid fuel heater	1.200	A
DA 110	ground floor plan	1.100	C
DA 120	first floor and roof plan	1.100	C
DA 200	east elevation	1.100	B
DA 210	south elevation and section b	1.100	B
DA 220	west elevation	1.100	B
DA 300	section a	1.100	B
DA 310	section b	1.100	A
DA 400	waste management, cut and fill, erosion and sediment control plans	1.200	A
DA 500	schedule of colours and finishes	nts	A
DA 600	notification plan	1.200	A



LOCATION PLAN - not to scale
ref. google maps

ADDITIONAL REPORTS:

Name:

Statement of Environmental Effects
Waste Management Report
BASIX
Notification Plan

Arborist Report
Shadow Diagrams
Survey
Geotechnical Report
Hydraulic / Stormwater Plan

Author:

SWS Architect
SWS Architect
SWS Architect
SWS Architect

The Ents Tree Consultancy
Deneb Design
Detailed Surveys
White Geotechnical
Amuna Civel Engineering



PLOT DATE : 2/5/25	
DRAWING ISSUE	
C	RFI SUBMISSION
1/5/2025	
NOTES	
LEGEND	
conc bw-r	concrete block work- rendered/ bagged
hw dp	hardwood timber down pipe
	demolition
	boundary
	setback
Project Garden Extension	
Client Helen Owens	
Address 23 Park Avenue Avalon Beach NSW 2107	
SOBI WING SLINGSBY ARCHITECT nsw reg. 11690 37 Richard Road, Scotland Island Sydney, NSW 2105 0413 459 015 sobi.slingsby@icloud.com	
Drawn By:SS Scale:NTS at A3	
Dwg No. DA 000	
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note: please see DA101 Landscape Plan for site area calculations

BASIX
NTS

Project address			
Project name	Garden Extension		
Street address	23 PARK Avenue AVALON BEACH 2107		
Local Government Area	Northern Beaches Council		
Plan type and number	Deposited Plan DP13325		
Lot number	43		
Section number	-		
Project type			
Dwelling type	Dwelling house (detached)		
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).		
N/A	N/A		
Certificate Prepared by (please complete before submitting to Council or PCA)			
Name / Company Name: SOBI SLINGSBY			
ABN (if applicable): 13200751034			
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)	in-slab heating system	
external wall: concrete block/ plasterboard	R1.18 (or R1.70 including construction)		
flat ceiling, flat roof: concrete/bare internal	ceiling: R0.43 (up), roof: 50 mm foil backed polystyrene board	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							✓	✓	✓
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			
W19	N	1	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W18	N	1	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W17	N	0.6	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W16	N	1	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W15	N	1.2	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W14	N	1.2	3.25	1.2	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W27	E	2.2	8	4.5	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W8	E	0.18	4.5	2.1	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W9	E	0.62	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W1	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W18	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W5	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

W7	S	3	6.5	8.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W20	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W21	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W22	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W23	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W24	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W25	S	2.4	3.25	1.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W10	S	2.88	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W11	W	1.5	4.5	5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	W	0.81	6	3	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W26	W	2.25	8	6	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W13	W	1.5	4.5	5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
Legend									
In these commitments, "applicant" means the person carrying out the development.									
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).									
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.									
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.									

PLOT DATE : 2/5/25

DRAWING ISSUE

B RFI SUBMISSION

1/5/25

NOTES

Project
Garden Extension

Client
Helen Owens

Address
23 Park Avenue
Avalon Beach
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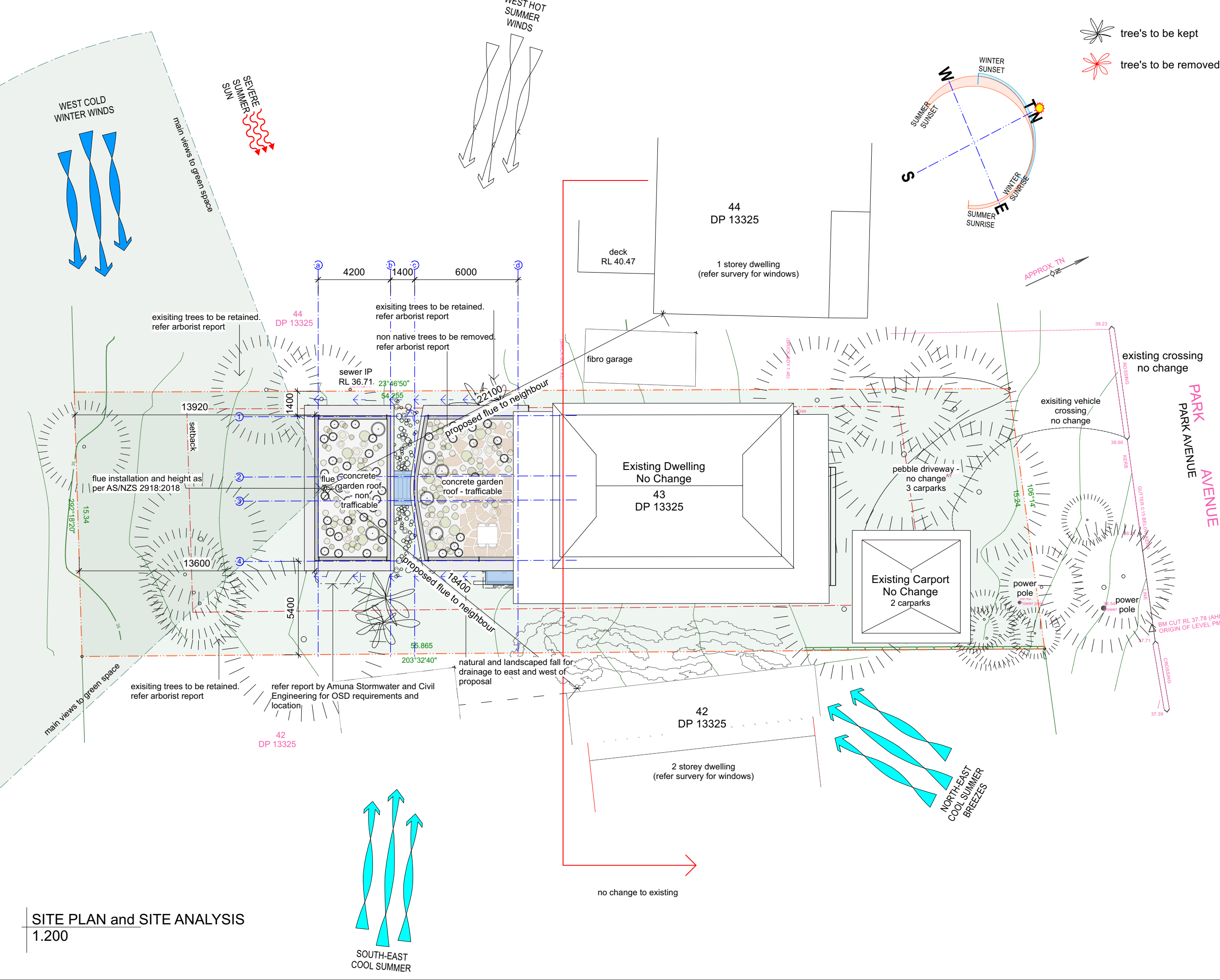
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Drawing
basix

Rev.
B

Dwg No.
DA 010

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PLOT DATE : 2/5/25

DRAWING ISSUE

C RFI SUBMISSION 1/5/25

NOTES

LEGEND

LANDSCAPED AREA

Project
Garden Extension

Client
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Drawn By:SS
Scale:1:200 at A3

Rev.
C

Dwg No.
DA 100

tree's to be kept

tree's to be removed

conc
bw-r
hw
dp

concrete
block work-
rendered/ bagged
hardwood timber
down pipe

demolition

boundary

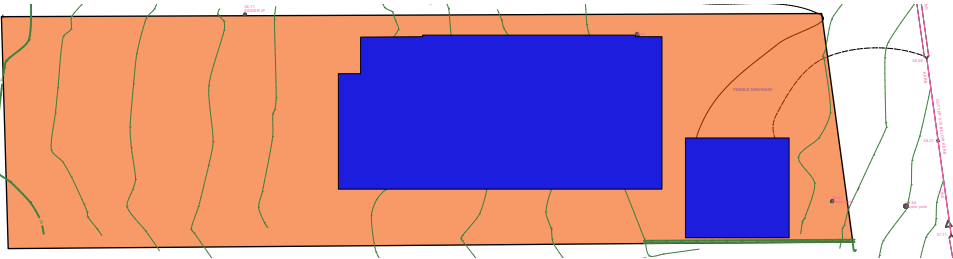
setback

site area:
838.3 sqm (as per survey)

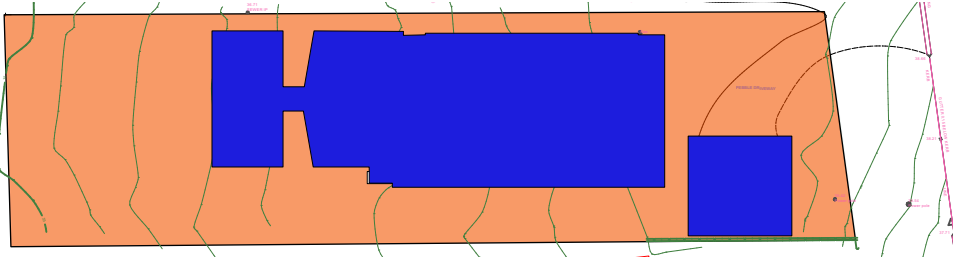
existing impervious area:
258.85 sqm 31% - 69% pervious
existing

existing + proposed impervious
area:
324 sqm 38% - 61% pervious
proposed

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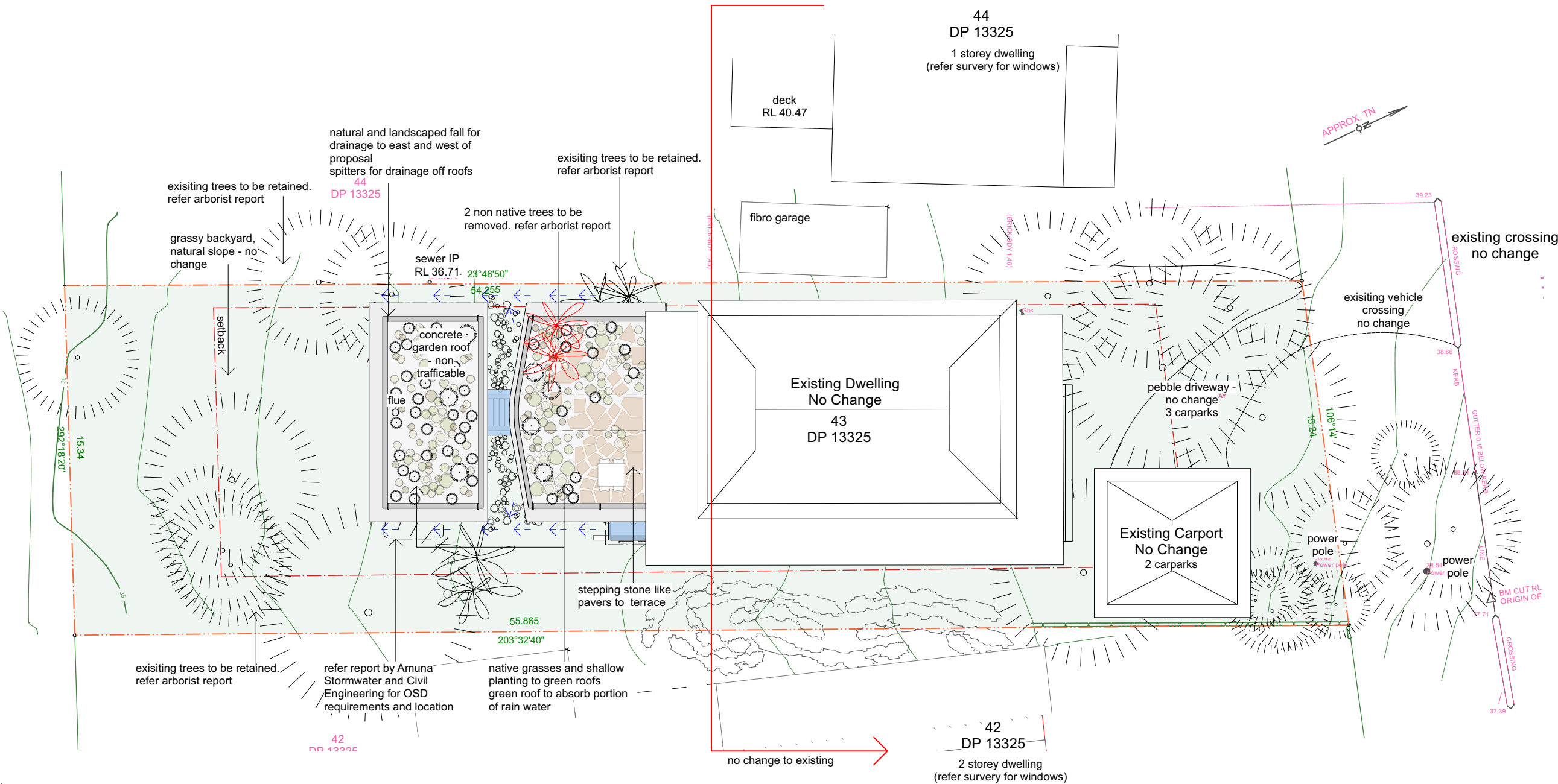
SITE AREA - EXISTING
1.500



SITE AREA - PROPOSED
1.500

LANDSCAPED AREA

site area: 838.3 sqm (as per survey)
existing impervious area: 258.85 sqm 31% - 69% pervious existing
existing + proposed impervious area: 324 sqm 39% - 61% pervious proposed



LANDSCAPE PLAN
1.200

PLOT DATE : 2/5/25

DRAWING ISSUE

A RFI SUBMISSION 1/5/25

NOTES

LEGEND

conc concrete
bw-r block work-rendered/
hw bagged
dp hardwood timber
down pipe

demolition
boundary
setback

tree's to be kept
tree's to be removed

Project
Garden Extension
Client
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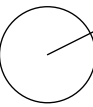
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Drawing
landscape plan

Rev.
A
Dwg No.
DA 101

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NOTES



LEGEND

conc	concrete
bw-r	block work-rendered/ bagged
hw	hardwood timber
dp	down pipe

 demolition

boundary

setback

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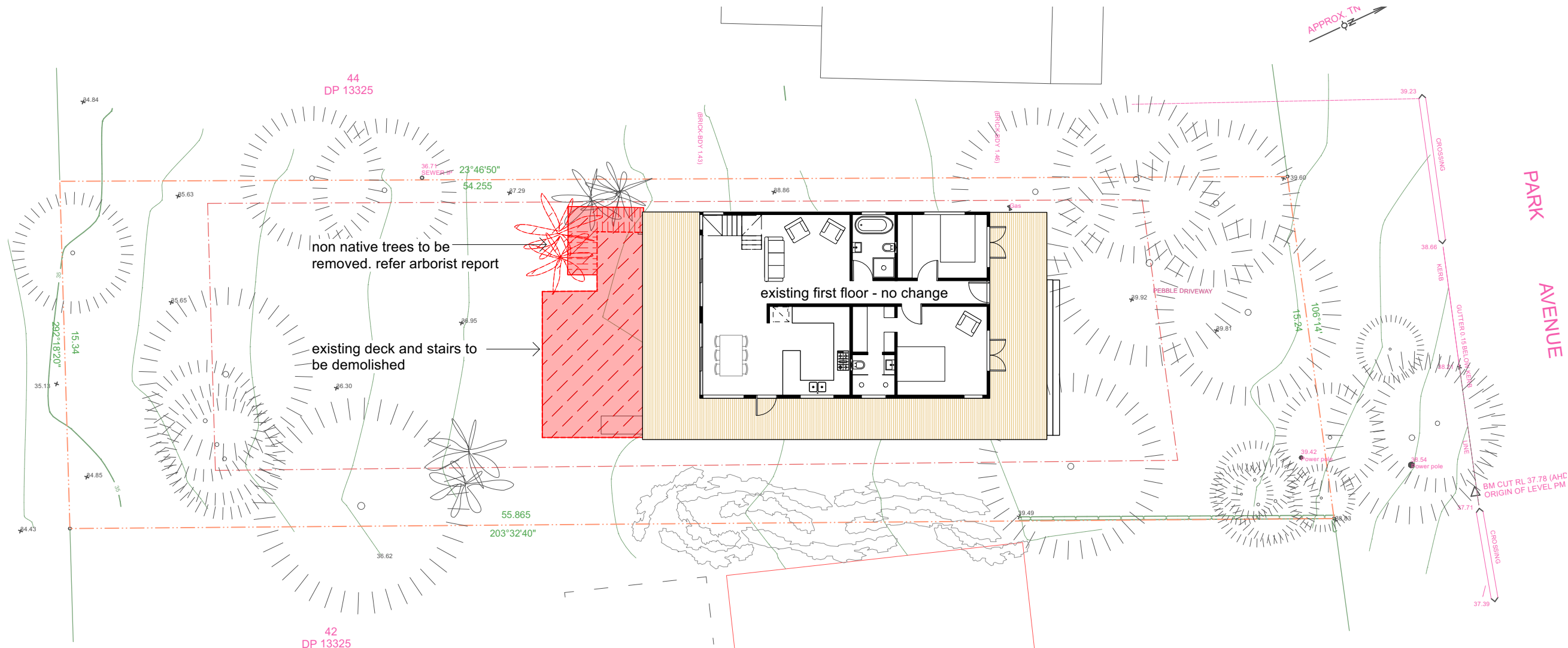
Drawing

demolition plan

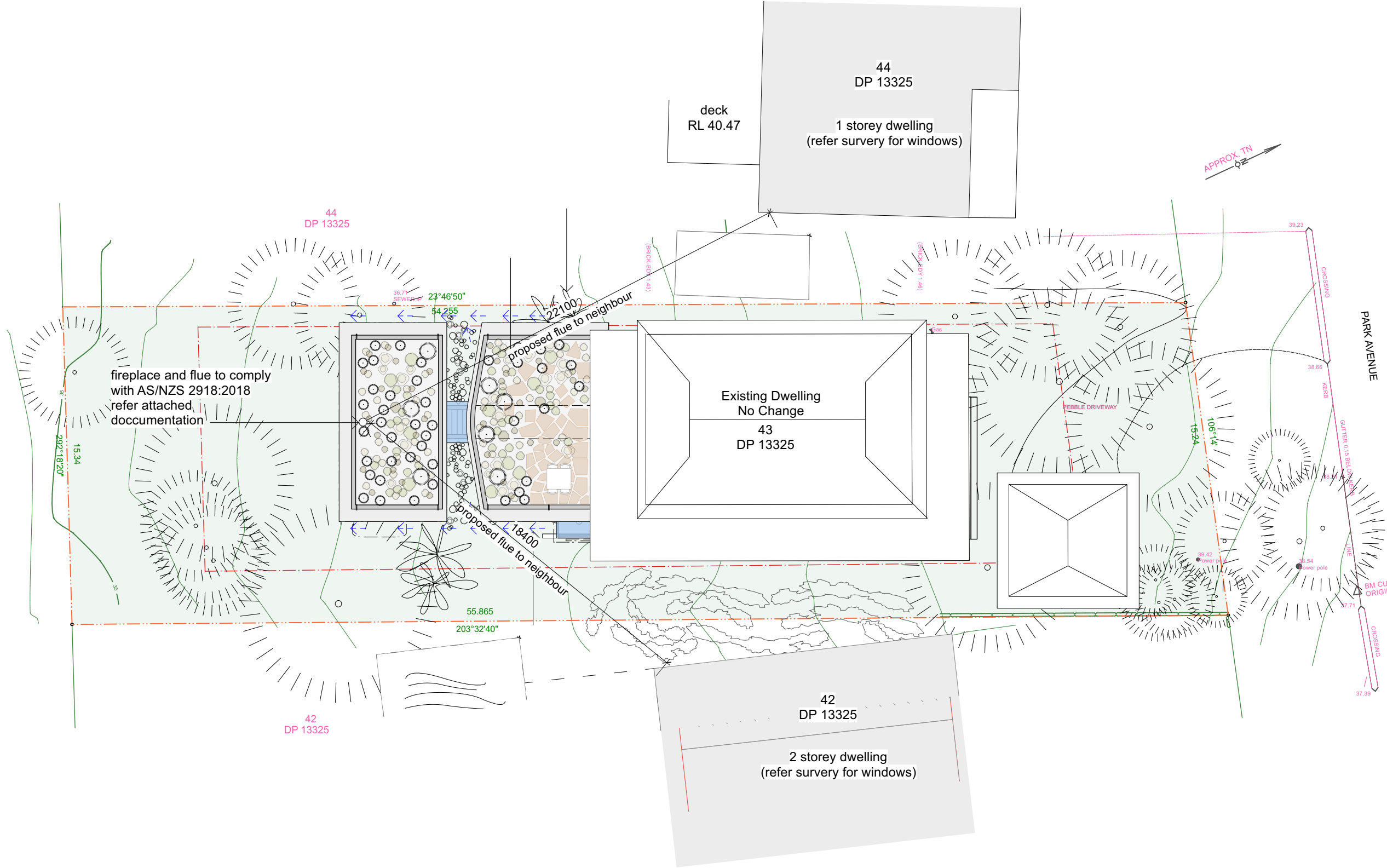
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DA 102

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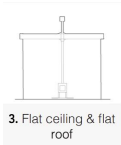


DEMOLITION PLAN
1.200



SOLID FUEL HEATER
Make: Chiminées Philippe Australia
Model: Radiante 692
Supplier: Chiminee Sydney
Installer: Sam Anthony Armano - Armano Building Services - 0418410449 armannobuilding@gmail.com
To be installed with AS/NZS 2918:2018
Materials: Firebox construction all cast iron with ceramic glass door heat resistant to 800 deg c.
EPA approved and Australian standards AS/NZS 4012/4013 (1999)

please refer attached documentation to this application.



SITE PLAN - SOLID FUEL HEATER
1.200

PLOT DATE : 2/5/25

DRAWING ISSUE

A

RFI SUBMISSION

1/5/25

NOTES

concrete

block work-

rendered/ bagged

hardwood timber

down pipe

demolition

boundary

setback

LEGEND

concrete

block work-

rendered/ bagged

hardwood timber

down pipe

demolition

boundary

setback

Project

Garden Extension

Client

Helen Owens

Address

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Drawing

solid fuel heater

Rev.

A

Dwg No.

DA 103

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NOTES

LEGEND

conc	concrete
bw-r	block work- rendered/ bagged
hw	hardwood timber
dp	down pipe

 demolition

boundary

setback

Project
Garden Extension

Client
Helen Owens

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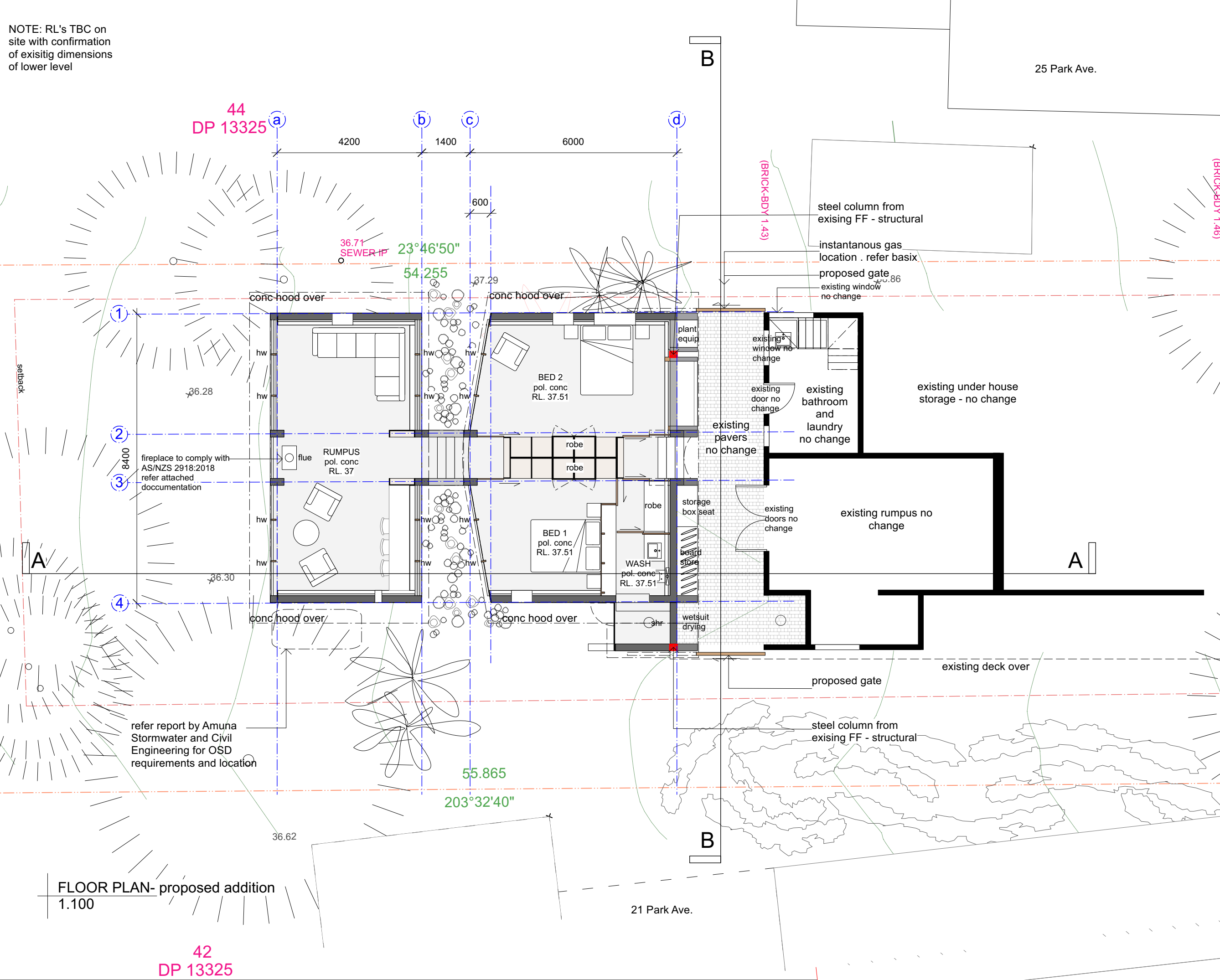
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Drawing
ground floor plan

Rev. C Dwg No. DA 110

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NOTE: RL's TBC on site with confirmation of existing dimensions of lower level



FLOOR PLAN- proposed addition
1.100

42
DP 13325

1/5/25

demolition

boundary

setback

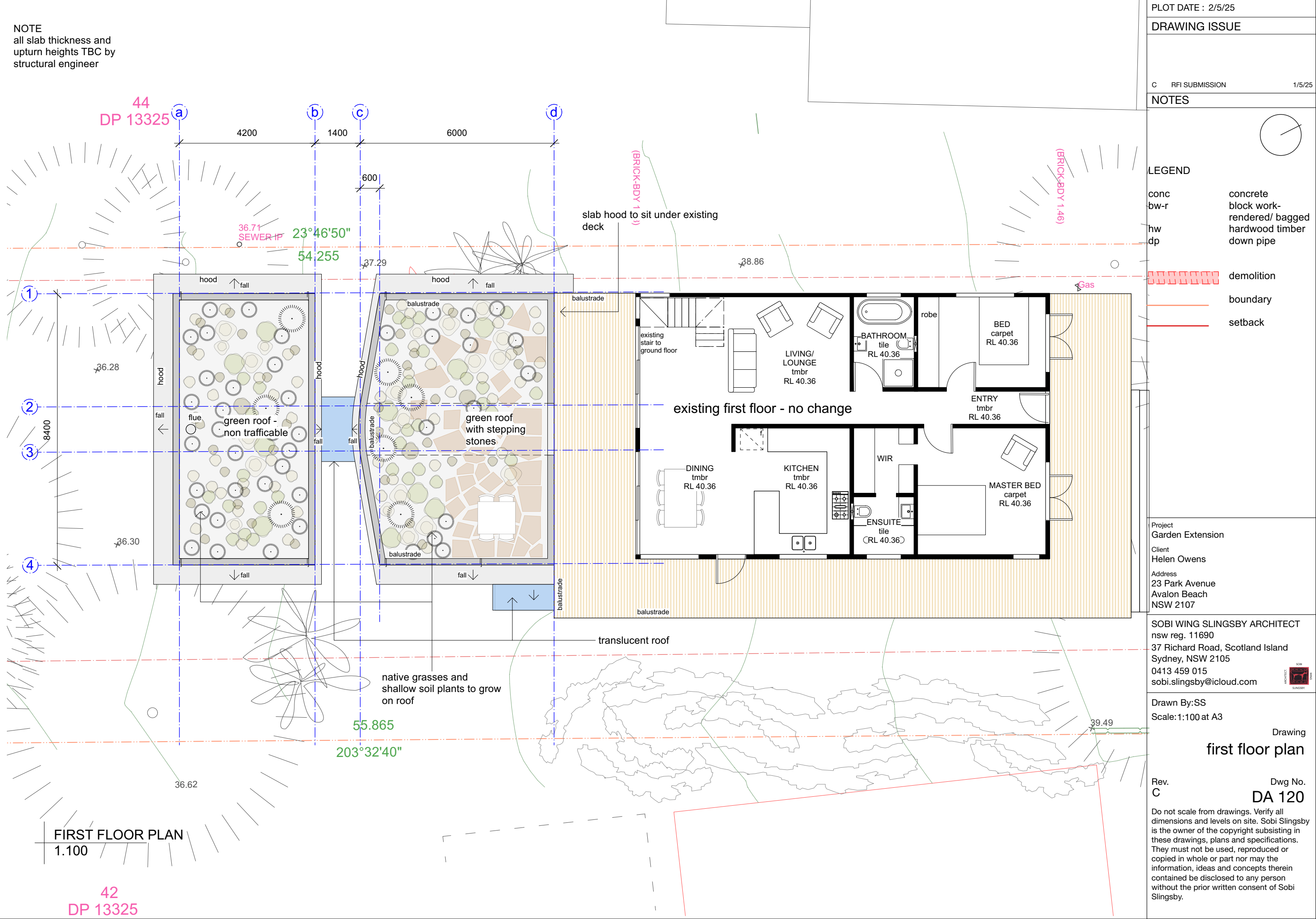
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first floor plan

Dwg No.
DA 120

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42
DP 13325

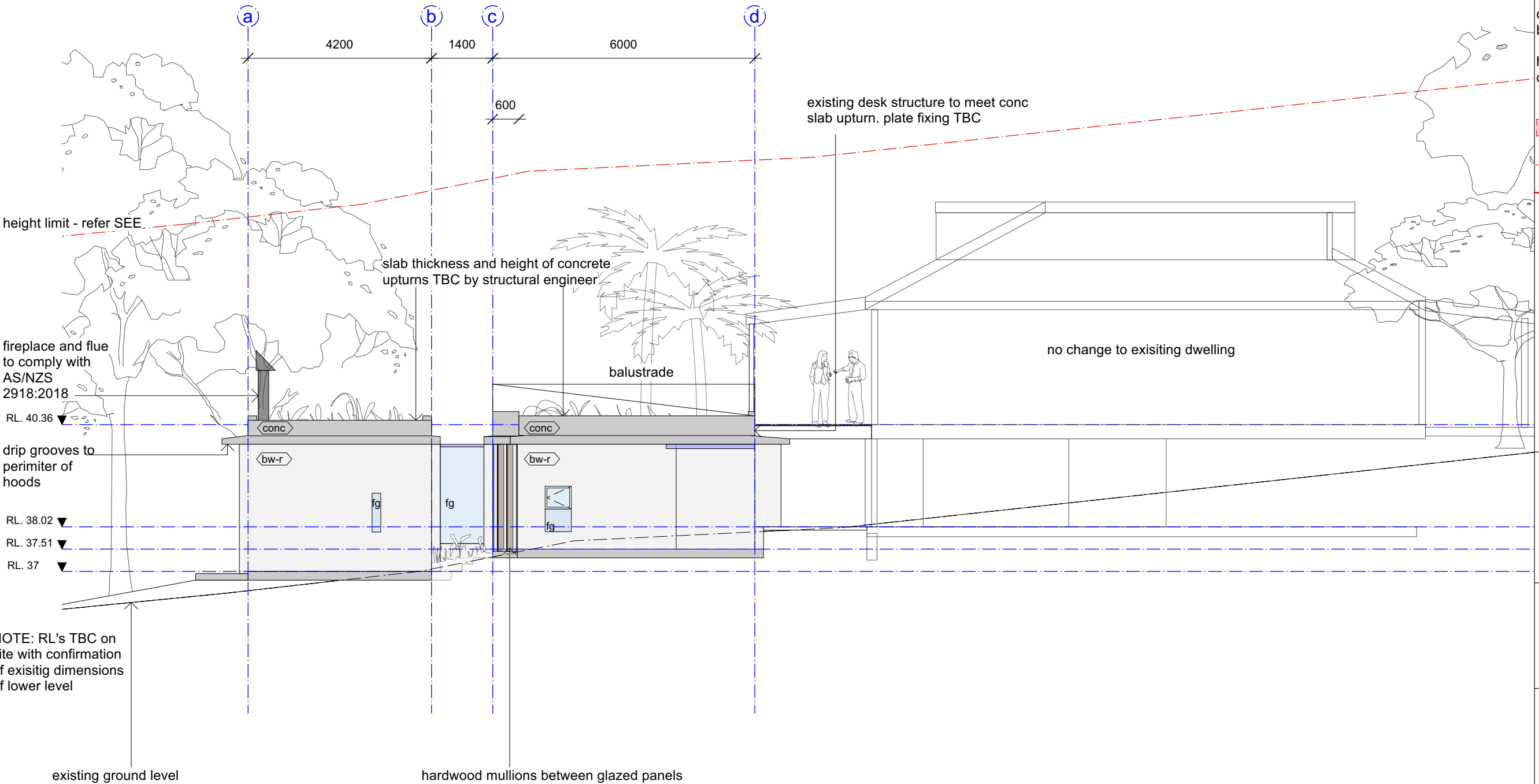


NOTE
all slab thickness and
upturn heights TBC by
structural engineer

PLOT DATE : 2/5/25		
DRAWING ISSUE		
B	DA SUBMISSION	28/1/2025
NOTES		

LEGEND

conc	concrete
bw-r	block work- rendered/ bagged
hw	hardwood timber
dp	down pipe
	demolition
	boundary
	setback



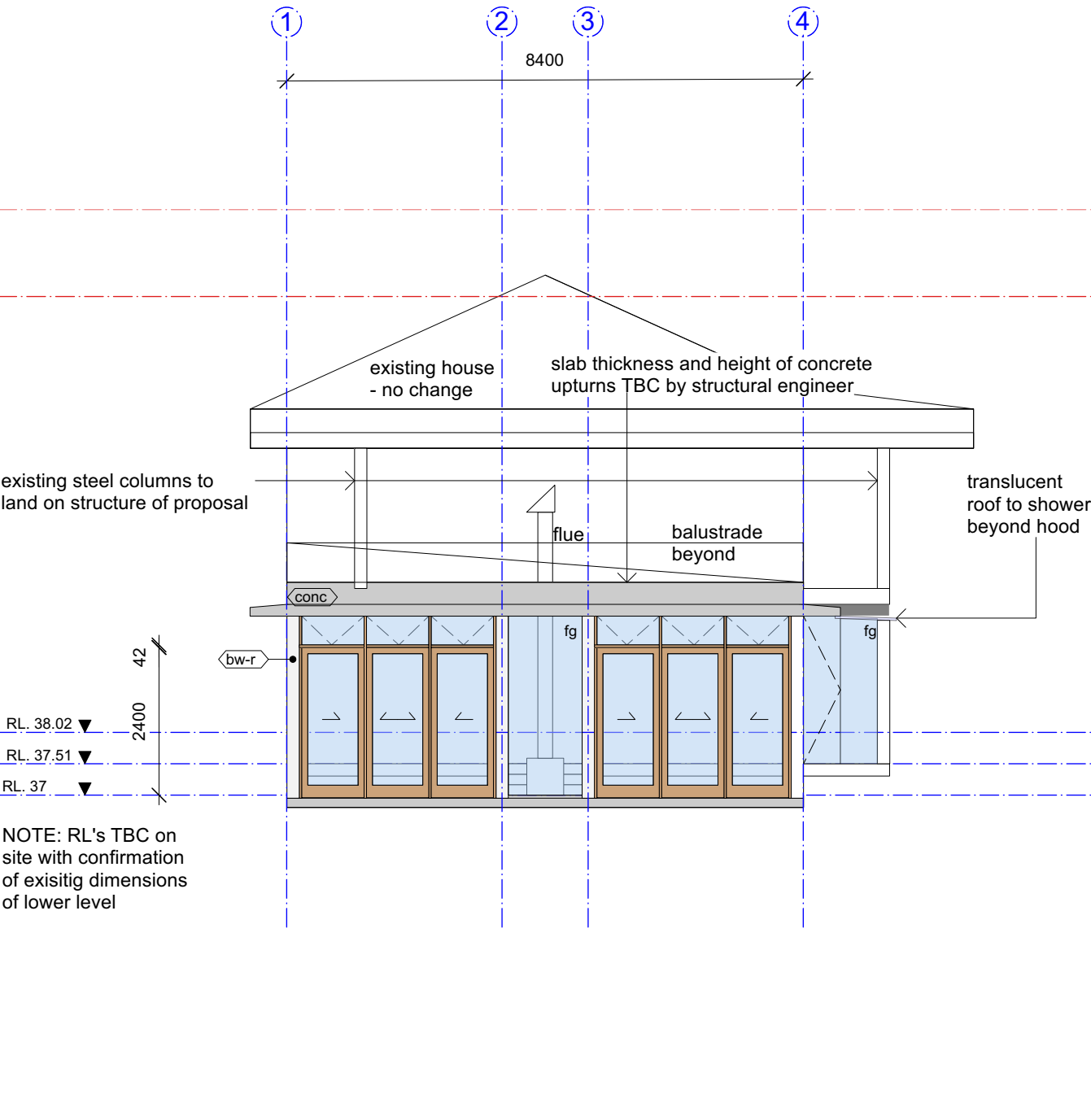
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Drawn By:SS	Drawing
Scale:1:100 at A3	east elevation
Rev. B	Dwg No. DA 200

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EAST ELEVATION
1.100

NOTE
all slab thickness and
upturn heights TBC by
structural engineer



SOUTH ELEVATION
1.100

PLOT DATE : 2/5/25	
DRAWING ISSUE	
B	DA SUBMISSION
	28/1/25

NOTES

LEGEND

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demolition
boundary
setback

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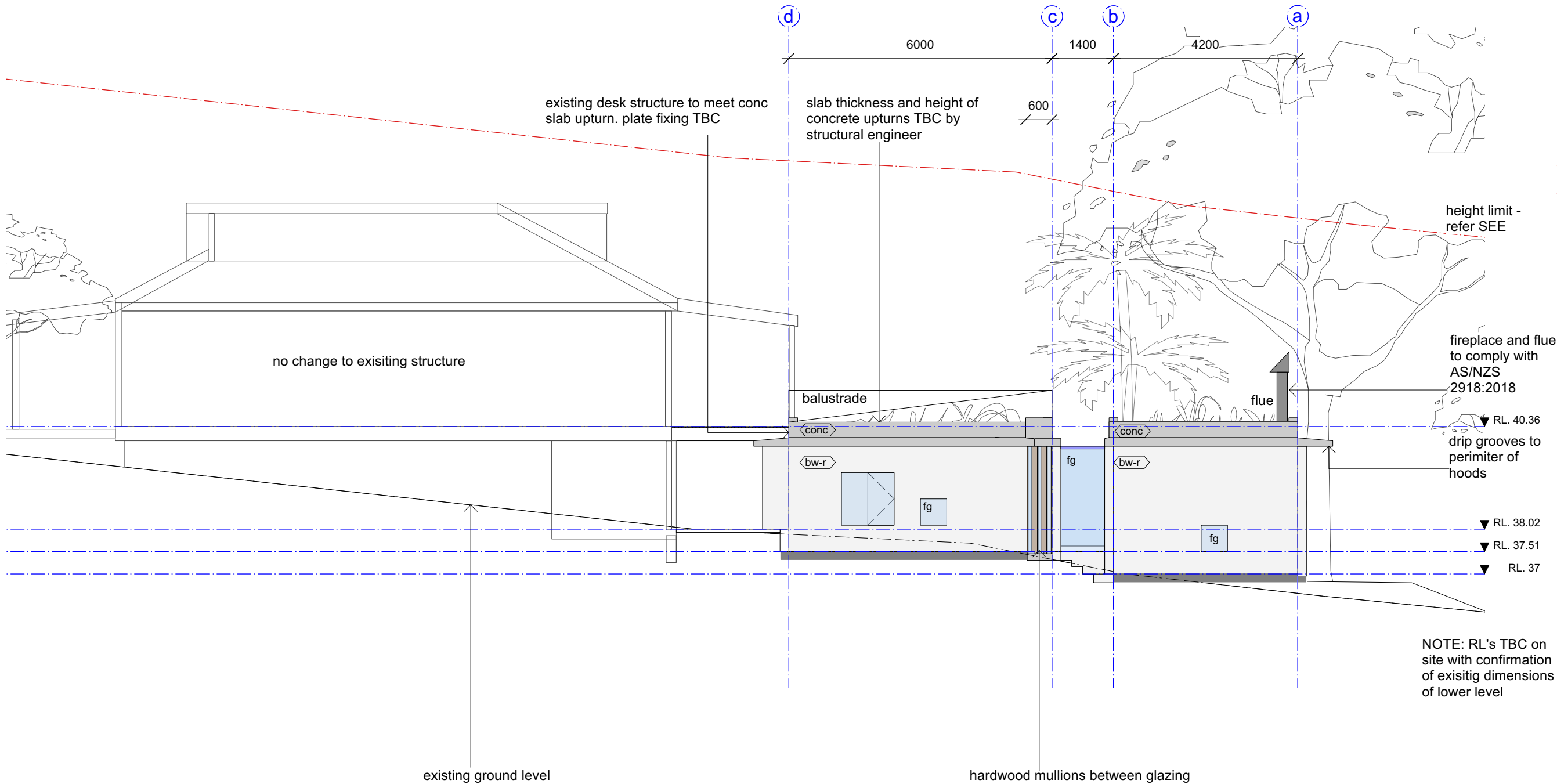
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Drawing
south elevation

Rev. B Dwg No. DA 210

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NOTE
all slab thickness and
upturn heights TBC by
structural engineer



PLOT DATE : 2/5/25

DRAWING ISSUE

B

DA SUBMISSION

28/1/25

NOTES

LEGEND

conc

bw-r

hw

dp

concrete

block work-
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SOBI

ARCHITECT

SLINGSBY

ESTD 1984

Drawn By:SS

Scale:1:100 at A3

Drawing

west elevation

Rev.

B

Dwg No.

DA 220

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all slab thickness and
upturn heights TBC by
structural engineer

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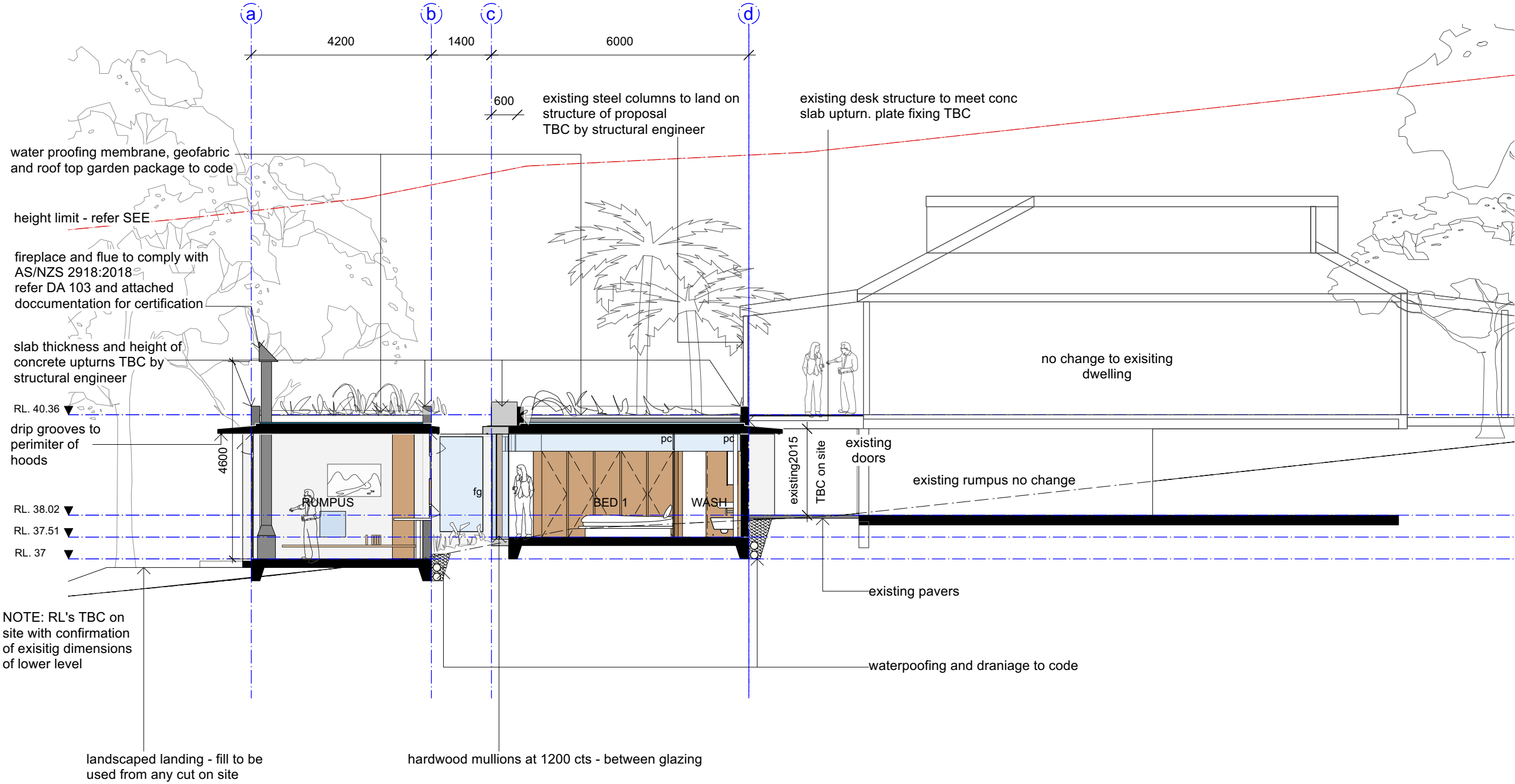
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Drawing
section a

Rev.
B

Dwg No.
DA 300

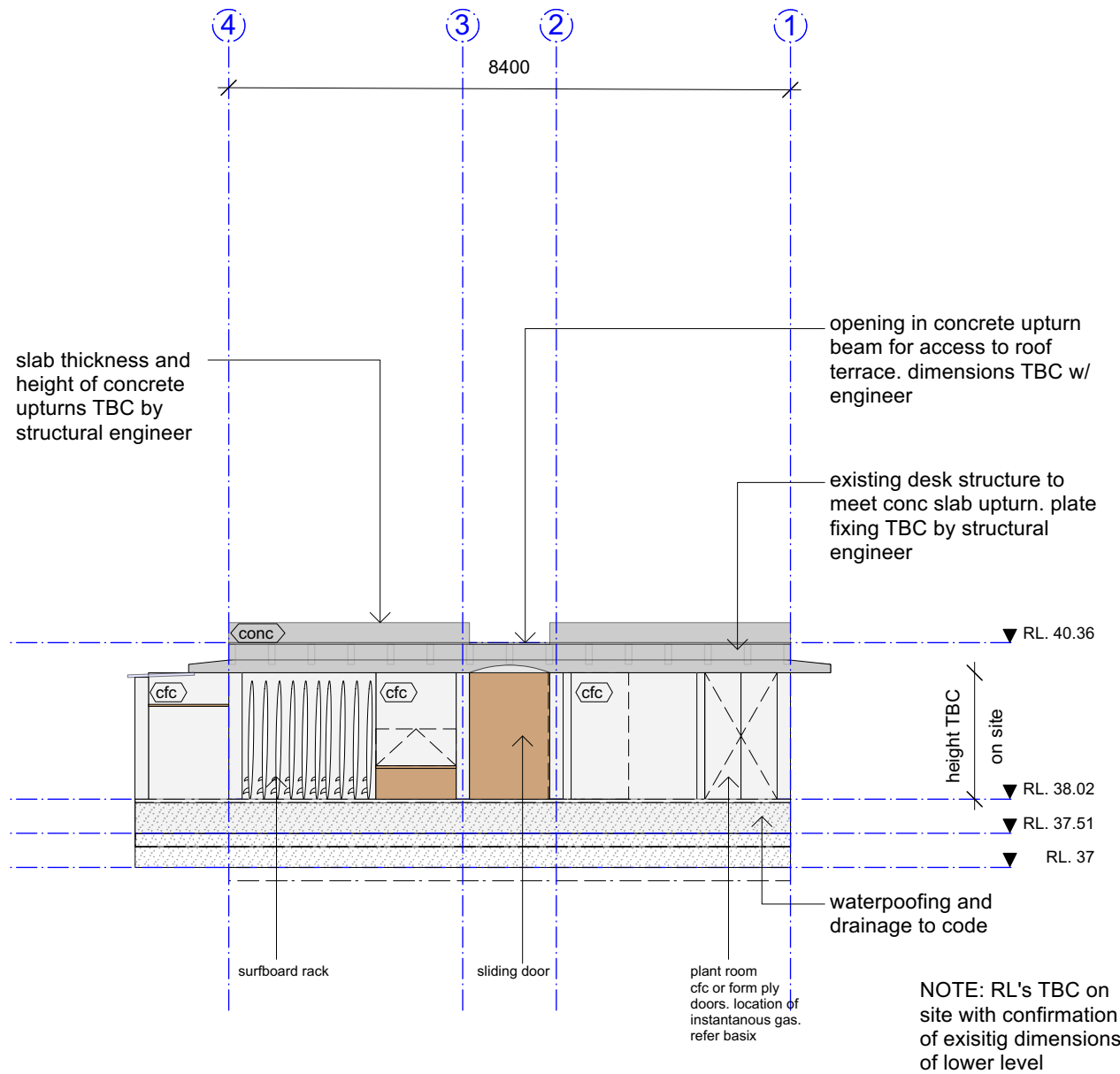
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SECTION A
1.100

SECTION B
1.100

note: last revision referred to as 'north elevation'



PLOT DATE : 2/5/25

DRAWING ISSUE

C

RFI SUBMISSION

1/5/25

NOTES

LEGEND

conc

bw-r

hw

dp

concrete

block work-

rendered/ bagged

hardwood timber

down pipe

demolition

boundary

setback

Project

Garden Extension

Client

Helen Owens

Address

23 Park Avenue,

Avalon Beach

NSW 2107

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Drawing

section b

Rev.

C

Dwg No.

DA 310

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Erosion & Sediment Control Plan

All Erosion and Sediment Control measures detailed herein are to be confirmed by the Contractor to be fully functional after any rainfall exceeding 6mm (in a 24 hour Period) and on a weekly basis. This confirmation shall be provided as a condition for undertaking any further work under the Construction Contract.

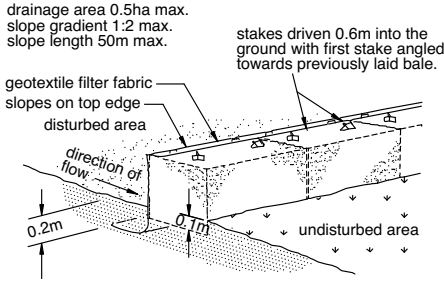
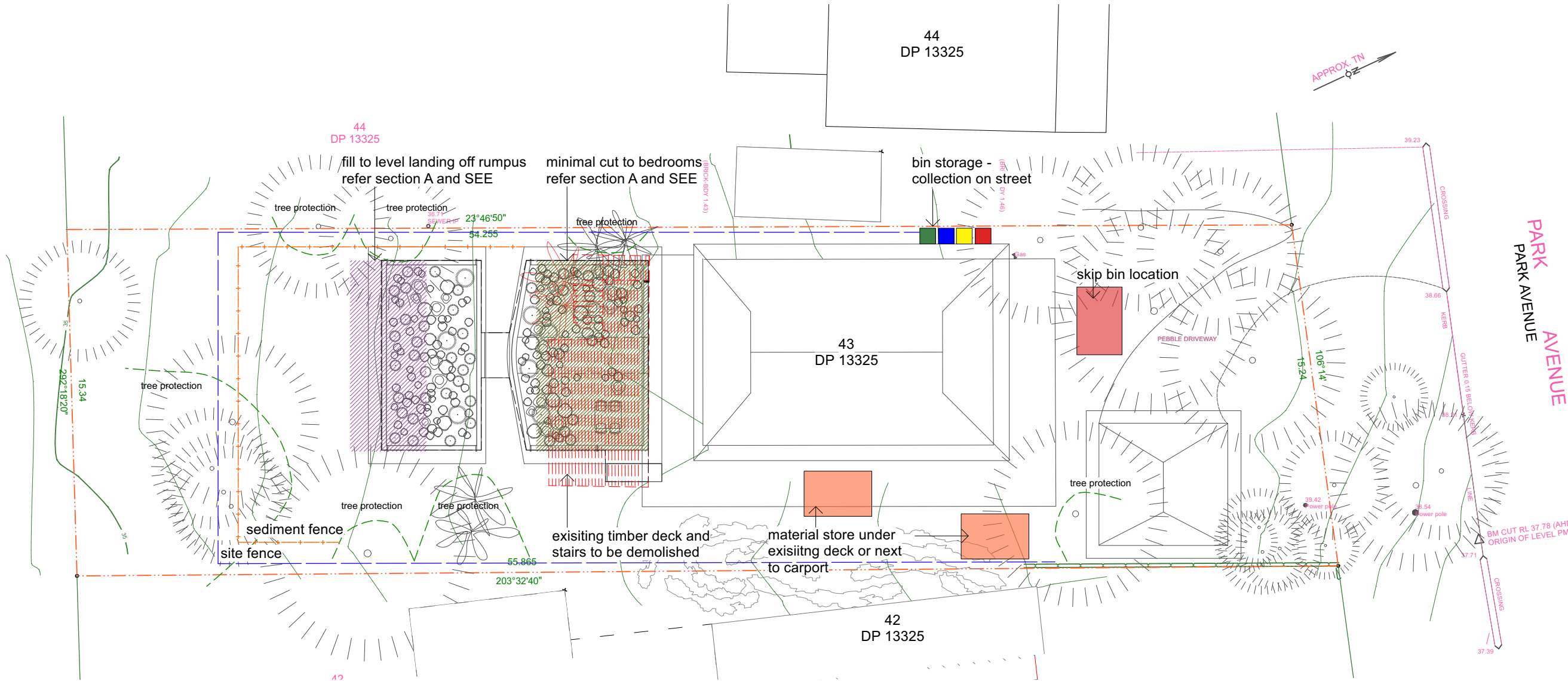
All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

Any road vehicle leaving the site which has been in contact with clay soil shall be washed or brushed down on the Site Entry Platform.

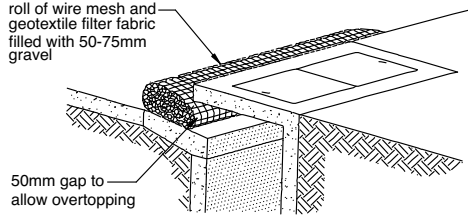
The public road in the vicinity of the site is to be swept at regular intervals to prevent sediment buildup at the Site Entry.

1. Site works are not to be commenced until all erosion and sedimentation works as outlined on these documents has been completed.
2. Entry and exit to the site is to be via a single means of access/egress - the Site Entry Platform - use site fencing to ensure that all site access and egress is by way of this Platform. Either the existing, concrete driveway; a new, temporary driveway or new Site Entry Platform (as per detail on these drawings) shall be used as the sole site access point.
3. Sediment Control fences are to be installed as indicated on these drawings and are to include provision for site water ingress by means of mounded banks at the outboard edge of the Site Entry Platform or other overland flow paths which may be evident on site.
4. Geotextile 'sausages' filled with aggregate are to be provided to protect Council's Street Stormwater system from sediment pollution from the site.
5. All existing topsoil that is disturbed to facilitate excavation is to be stockpiled on site for landscaping purposes. Where any material (topsoil or excavated) is stockpiled on the site, stockpiles are to be covered with a water repellent covering and located outside any area of concentrated Stormwater flow, away from the street and at a distance greater than 2.4m clear of any boundary of the site. Where possible, stockpiles are to be located on a local high point or are to be protected with diversion channels and swales around the stockpile.
6. Areas towards the boundaries of the site are not to be disturbed during the works except where these works are essential for the completion of the project. Where disturbance is essential, work shall be carried out in a manner that minimizes the erosion hazard for as short a time as practicable and includes suitable erosion protection, reinstatement or rehabilitation as part of the disturbance process.
7. The Contractor shall provide approved bins for all site waste to be accumulated and stored for collection and disposal.

Site waste includes:-
 - Litter
 - All packaging
 - mortar, cement and concrete slurries, acid wash down water, paint and any contaminated water
8. Site Stormwater drainage is to be connected and commissioned as soon as practicable.



STRAW BALE AND GEOTEXTILE SEDIMENT FILTER



PORTABLE GRAVEL KERB SEDIMENT TRAP

PLOT DATE : 2/5/25

DRAWING ISSUE

B DA SUBMISSION 28/1/25

NOTES

LEGEND

conc	concrete
bw-r	block work-rendered/ bagged
hw	hardwood timber
dp	down pipe

demolition

boundary

setback

proposed dwelling

temporary fence

sediment fence

excavation

fill

tree protection

Project
Garden Extension

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Drawing
WM, C&F, E&SC
plan
Dwg No.
DA 400

Rev.
B

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WASTE MANAGEMENT, CUT and FILL and EROSION and SEDIMENT CONTROL PLAN

1.200

Project
Garden Extension
Client
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Drawn By:SS
Scale:NTS at A3

Drawing
schedule of colours
and finishes
Rev. A
Dwg No. DA 500

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australian hardwoods



stone



concrete



masonry



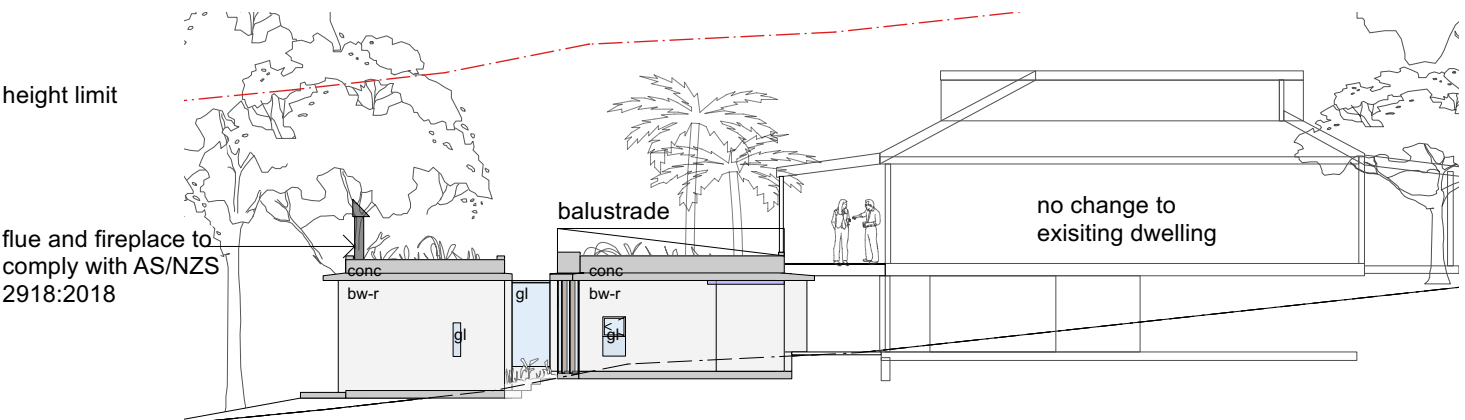
bagged/ rendered
masonry



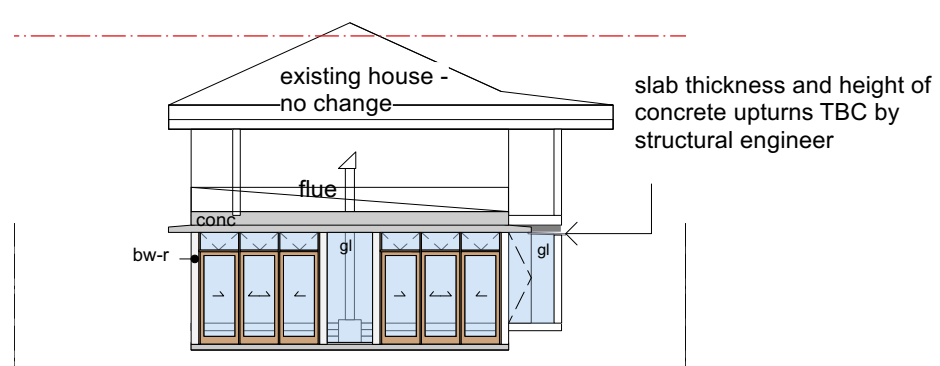
clear glazing



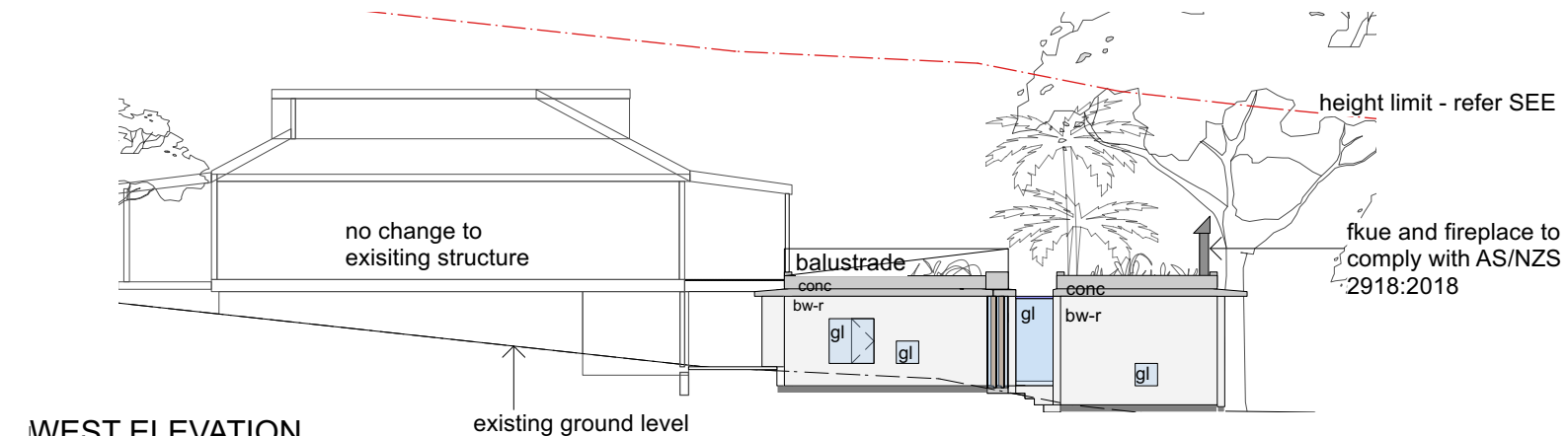
SCHEDULE OF COLOURS AND FINISHES
NTS



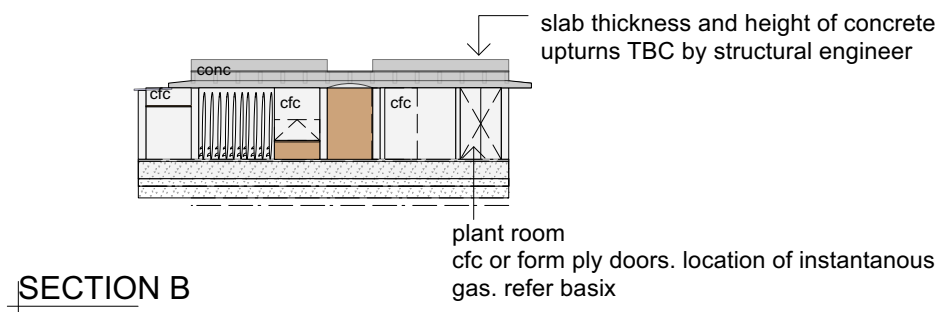
EAST ELEVATION
1.200



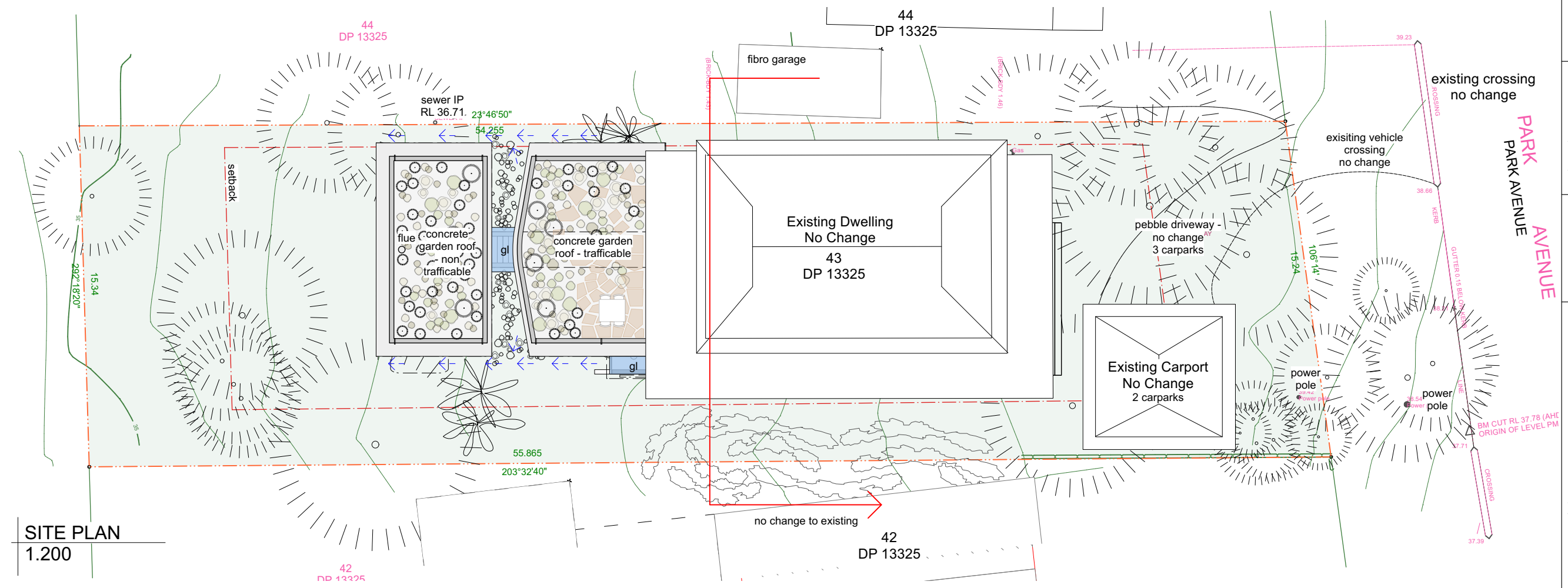
SOUTH ELEVATION
1.200



WEST ELEVATION
1.200



SECTION B
1.200



SITE PLAN
1.200

PLOT DATE : 2/5/25

DRAWING ISSUE

A DA SUBMISSION 28/1/24

NOTES

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Drawing
notification plan

Rev.
A

Dwg No.
DA 600

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