



## Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
A001	Cover Page	A3	A	28/3/22
A010	Plan-Site	A3	A	28/3/22
A011	Plan-Stormwater Management	A3	A	28/3/22
A100	Plan-Level 0 (Ground)	A3	A	28/3/22
A110	Plan-Level 1	A3	A	28/3/22
A400	Elevations-North+West	A3	A	28/3/22
A401	Elevations-South+East	A3	A	28/3/22
A402	Finishes	A3	A	28/3/22
A500	Sections	A3	A	28/3/22
A403	Notification Plan	A4	A	28/3/22

A 28/3/22 for DA

NO. DATE NOTE

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

Client

Mr A Utiger and Ms A  
Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Cover Page

Scale 1:50 @ A3

Date 10-03-22

P : 02 4862 4204  
M: 0432 471 503  
E : jgc.architect@gmail.com  
W: www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759

Job No.

Dwg No.


Rev.

A

A001

For Development Application Only



B 1/8/22 amended as clouded		
NO. DATE NOTE		
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHTED AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.		
Client		
Mr A Utiger and Ms A Panazzo		
Address		
47 Hilltop Rd Avalon		
Project		
Proposed New Garage		
Drawing		
Plan-Site		
Scale	1:50 @ A3	
Date	10-03-22	
P : 02 4862 4204 M. 0432 471 503 E : jgc.architect@gmail.com W : www.jcarchitect.com.au		
john cochrane		
ARCHITECT r.n 4759		
	Job No.	Dwg No.  <b>A010</b>
	Rev. <b>B</b>	



LANDSCAPE AREA	
SITE AREA	= 773 M.SQ.
LANDSCAPE AREA REQUIRED (35%)	= 463.8 M.SQ.
LANDSCAPE AREA PROVIDED	= 460 M.SQ.
FLOOR AREA	
EXISTING	No Change
PROPOSED	
TOTAL	= nil M.SQ.
N/A	

NOTE:  
GREEN ROOF DRAIN  
TO BE FITTED WITH  
APPROVED FILTER  
FABRIC AND  
DRAINAGE LAYER TO  
PREVENT SILTATION OF  
STROMWATER  
SYSTEM

A 28/3/22 for DA  
NO. DATE NOTE  
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

Client  
Mr A Utiger and Ms A  
Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Plan-Stormwater  
Management

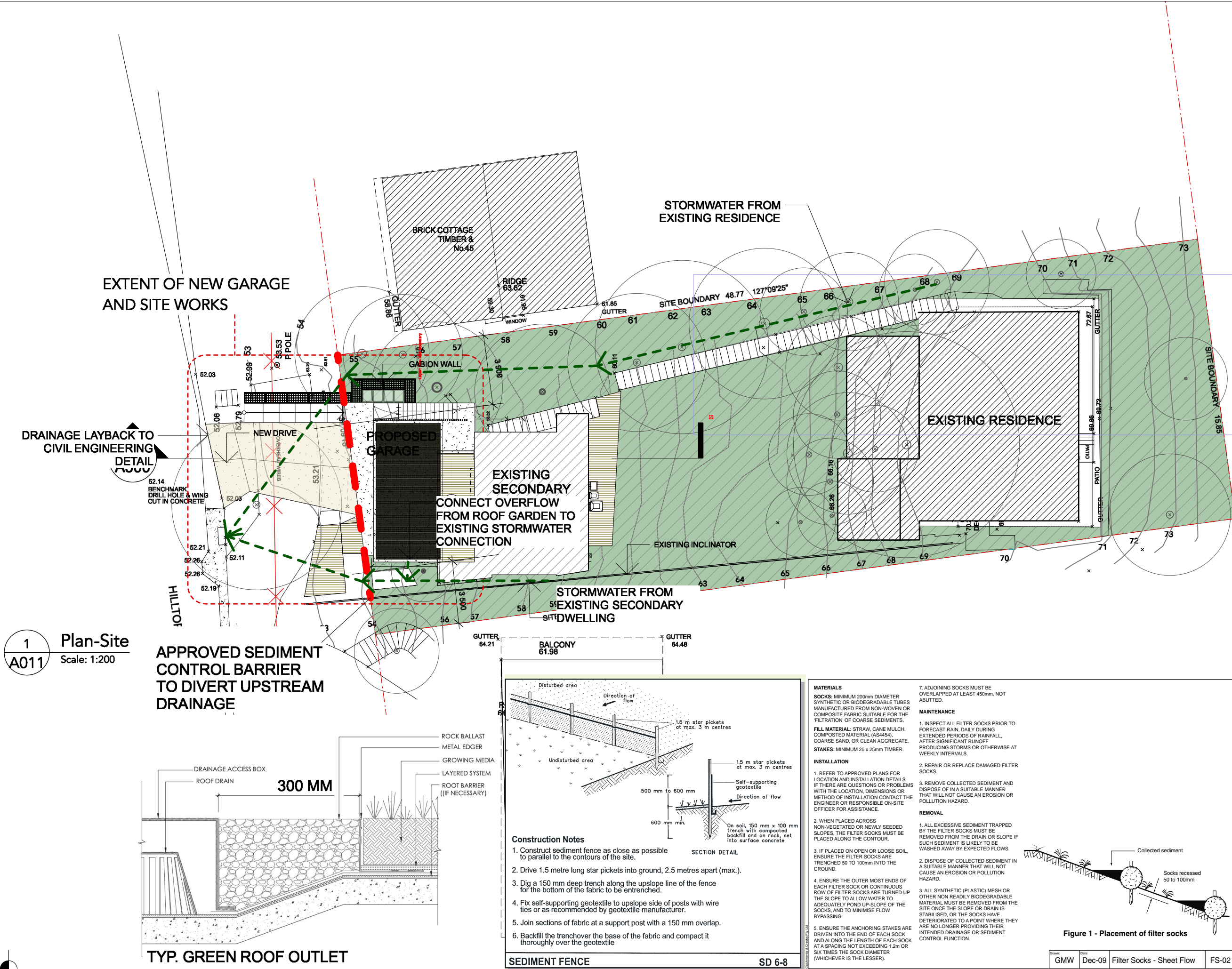
Scale as noted  
Date 10-03-22

P. 02 4862 4204  
M. 0432 471 503  
E : jgc.architect@gmail.com  
W: www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759

North	Job No.	Dwg No.
	Rev. A	A011



For Development Application Only



# FINISHES LEGEND

REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR ALL DETAILS

- MA 01** CONCRETE BLOCKWORK - FACE FINISH
- MT 01** METAL FINISH - STRUCTURAL STEELWORK - PAINT FINISH
- PF 01** PAINT FINISH
- ST 01** STONE FINISH - REFER TO FINISHES SCHEDULE
- ST 02** STONE GABION RETAINING WALL
- RC 01** OFF FORM CONCRETE FINISH
- TF 01** TIMBER BATTENS - STAIN FINISH
- TF 02** TIMBER BATTENED GARAGE DOOR

B 1/8/22 amended as clouded

NO. DATE NOTE

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.

Client

**Mr A Utiger and Ms A Panazzo**

Address  
**47 Hilltop Rd Avalon**

Project  
**Proposed New Garage**

Drawing  
**Plan-Level 0 (Ground)**

Scale **1:50 @ A3**

Date **10-03-22**

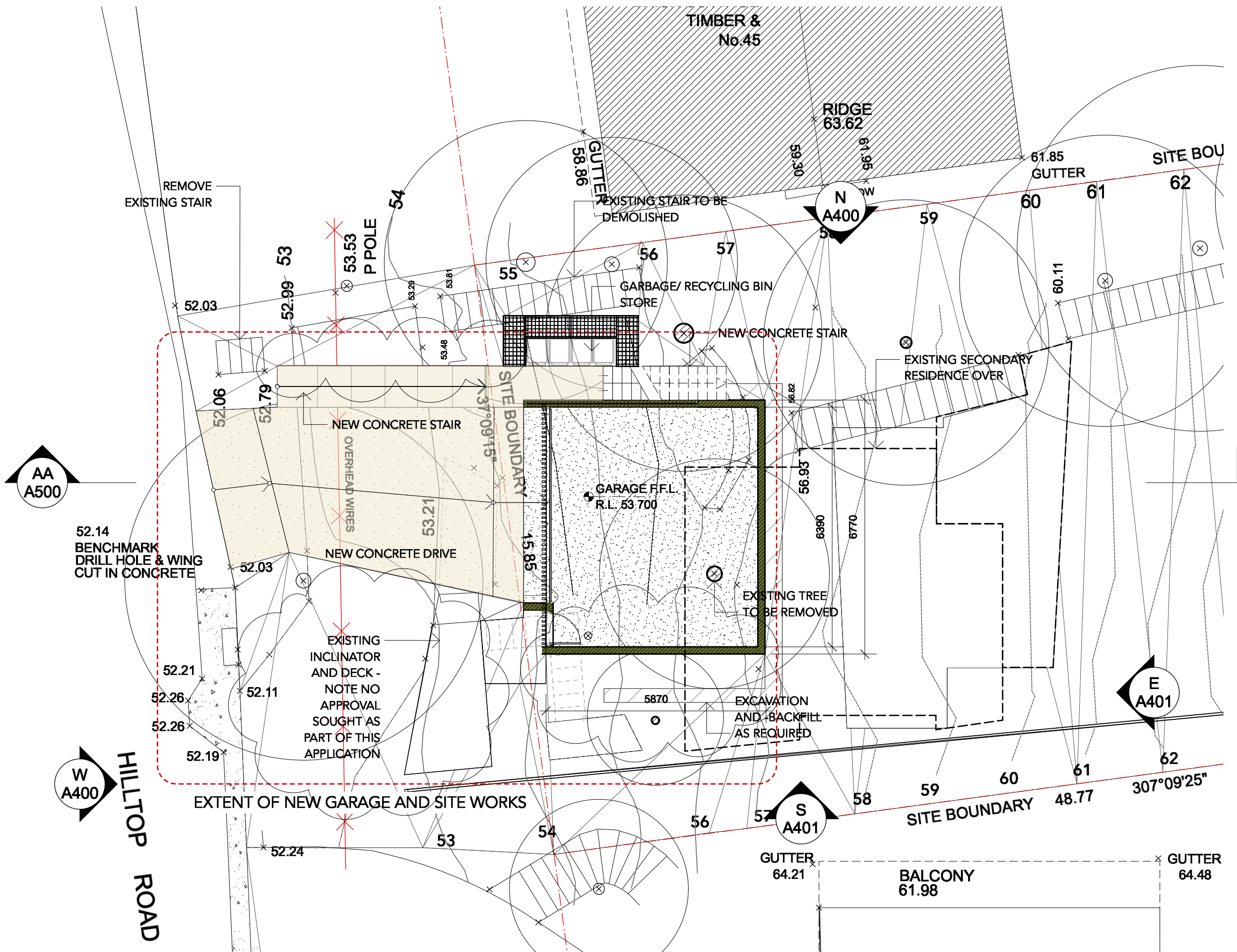
P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

**john cochrane**

ARCHITECT r.n 4759

	Job No.	Dwg No.
	Rev. B	A100

**For Development Application Only**



1 Plan-Level 0 (Ground)

Scale: 1:100

A100



REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR ALL DETAILS

- |              |   |
|--------------|---|
| <b>MA 01</b> | CONCRETE BLOCKWORK<br>- FACE FINISH                   |
| <b>MT 01</b> | METAL FINISH - STRUCTURAL<br>STEELWORK - PAINT FINISH |
| <b>PF 01</b> | PAINT FINISH  |
| <b>ST 01</b> | STONE FINISH - REFER TO<br>FINISHES SCHEDULE          |
| <b>ST 02</b> | STONE GABION<br>RETAINING WALL                        |
| <b>RC 01</b> | OFF FORM CONCRETE FINISH                              |
| <b>TF 01</b> | TIMBER BATTENS - STAIN<br>FINISH                      |
| <b>TF 02</b> | TIMBER BATTENED<br>GARAGE DOOR                        |

**A 28/3/22 for DA**

NO.	DATE	NOTE
-----	------	------

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

**Client**

**Mr A Utiger and Ms A  
Panazzo**

Address  
47 Hilltop Rd Avalon

Project  
**Proposed New Garage**

## Drawing

### Plan-Level 1

Scale 1:50 @ A3

Date 10-06-21

P. 02 4862 4204  
M. 0432 471 503  
E : [jgc.architect@gmail.com](mailto:jgc.architect@gmail.com)  
W: [www.jcarchitect.com.au](http://www.jcarchitect.com.au)

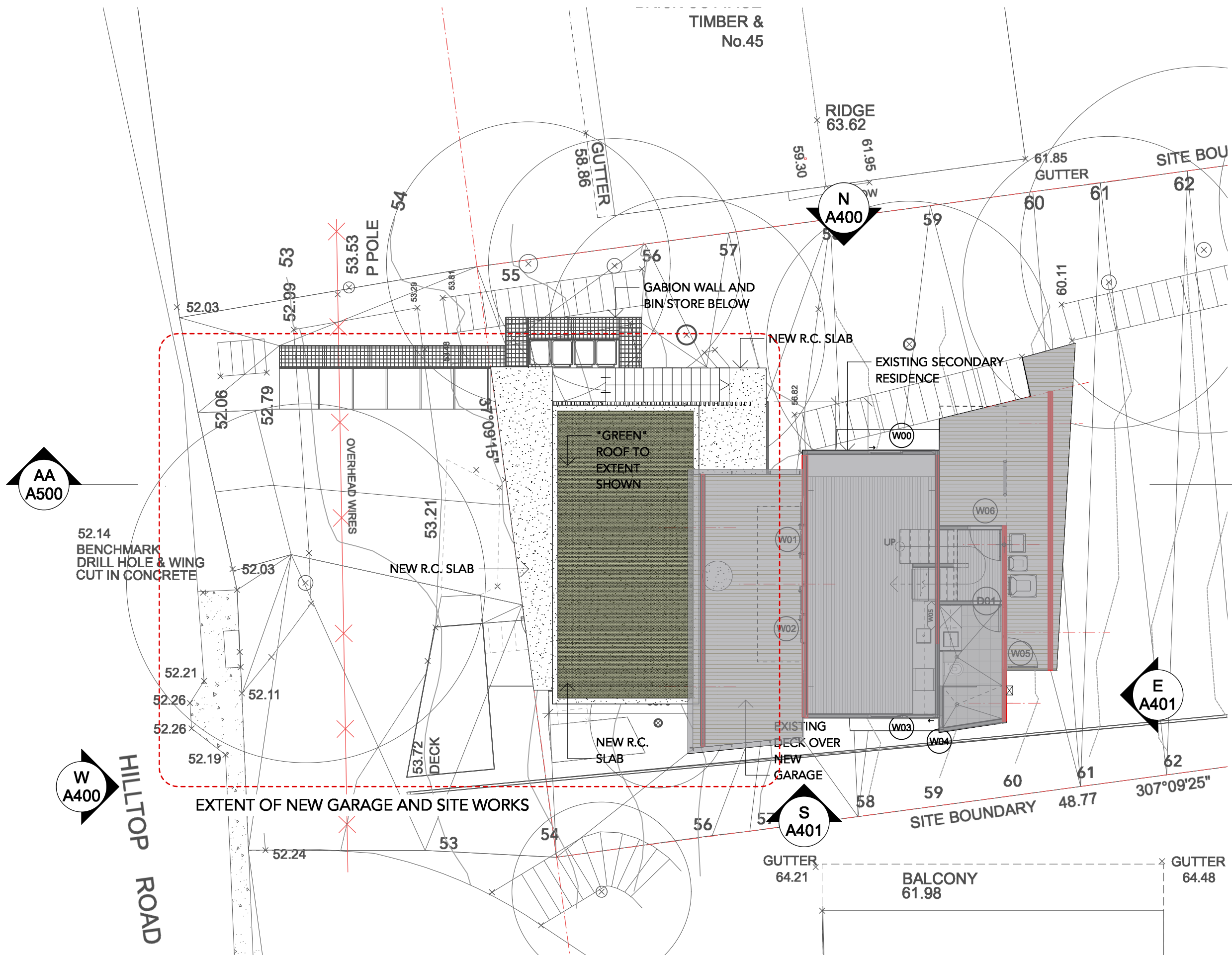
john cochrane

ARCHITECT r.n. 4759

Job No.	Dwg No.
---------	---------

Rev. **A110**

## For Development Application Only



### Plan-Level 0 (Ground)

Scale: 1:100

ARCHITECT

r.n 4759

Job No.	Dwg No.
---------	---------

Rev. **A110**



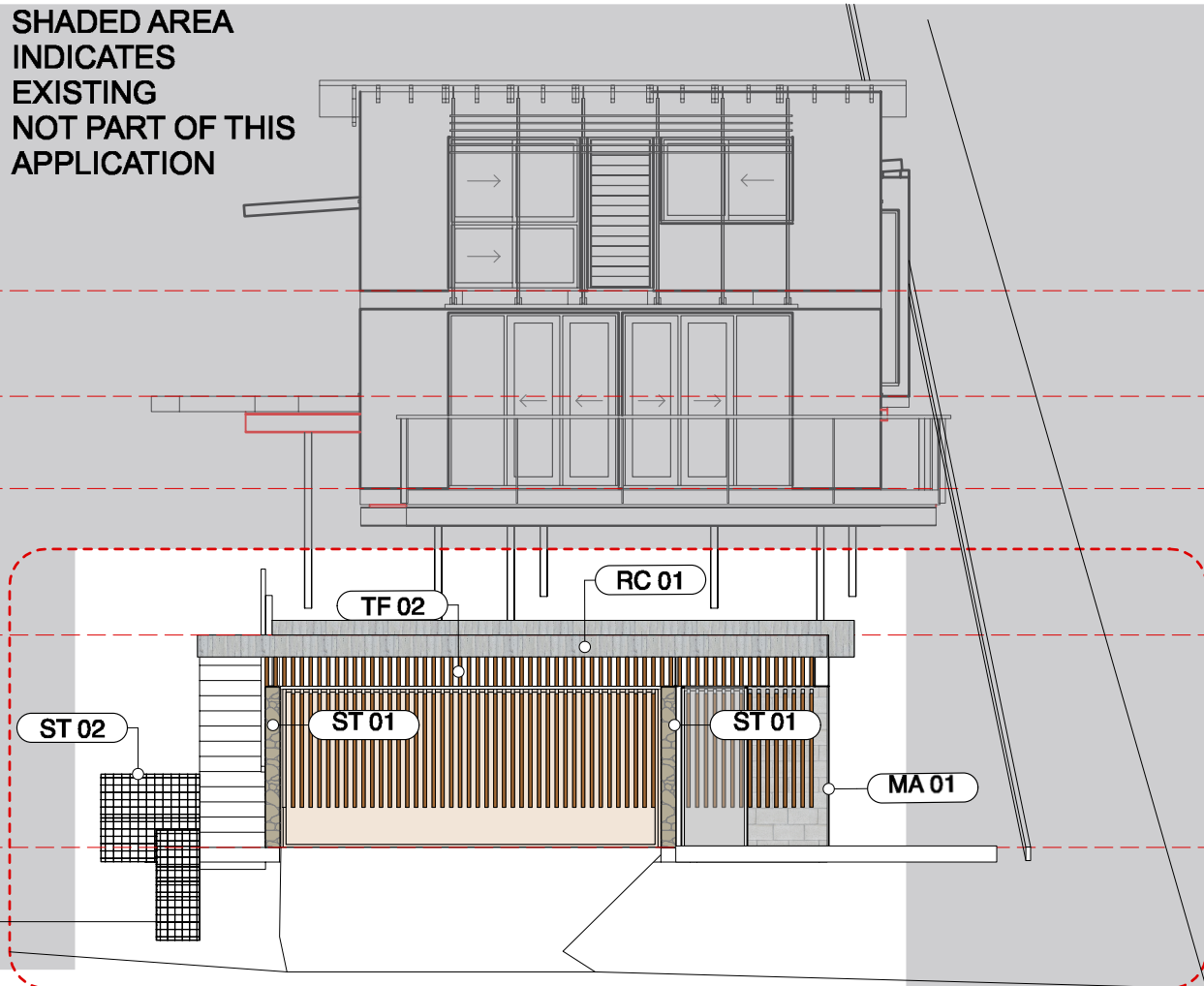
# FINISHES LEGEND

REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR ALL DETAILS

- MA 01** CONCRETE BLOCKWORK - FACE FINISH
- MT 01** METAL FINISH - STRUCTURAL STEELWORK - PAINT FINISH
- PF 01** PAINT FINISH
- ST 01** STONE FINISH - REFER TO FINISHES SCHEDULE
- ST 02** STONE GABION RETAINING WALL
- RC 01** OFF FORM CONCRETE FINISH
- TF 01** TIMBER BATTENS - STAIN FINISH
- TF 02** TIMBER BATTENED GARAGE DOOR

SHADED AREA INDICATES EXISTING NOT PART OF THIS APPLICATION

- LEVEL 4  
FFL RL 61 300
- LEVEL 3  
FFL RL 59 860
- LEVEL 2  
FFL RL 58 600
- LEVEL 1  
FFL RL 56 600
- LEVEL 0  
FFL RL 53 700

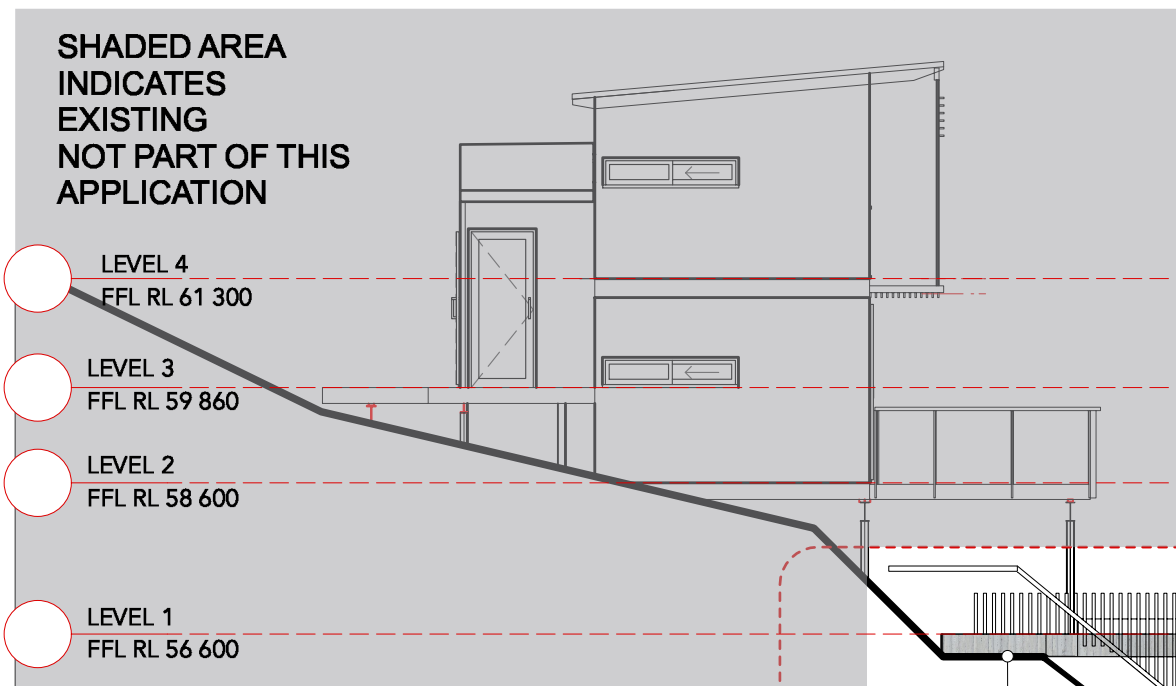


EXTENT OF NEW GARAGE AND SITE WORKS

**E** Elevation West  
A400 Scale: 1:100

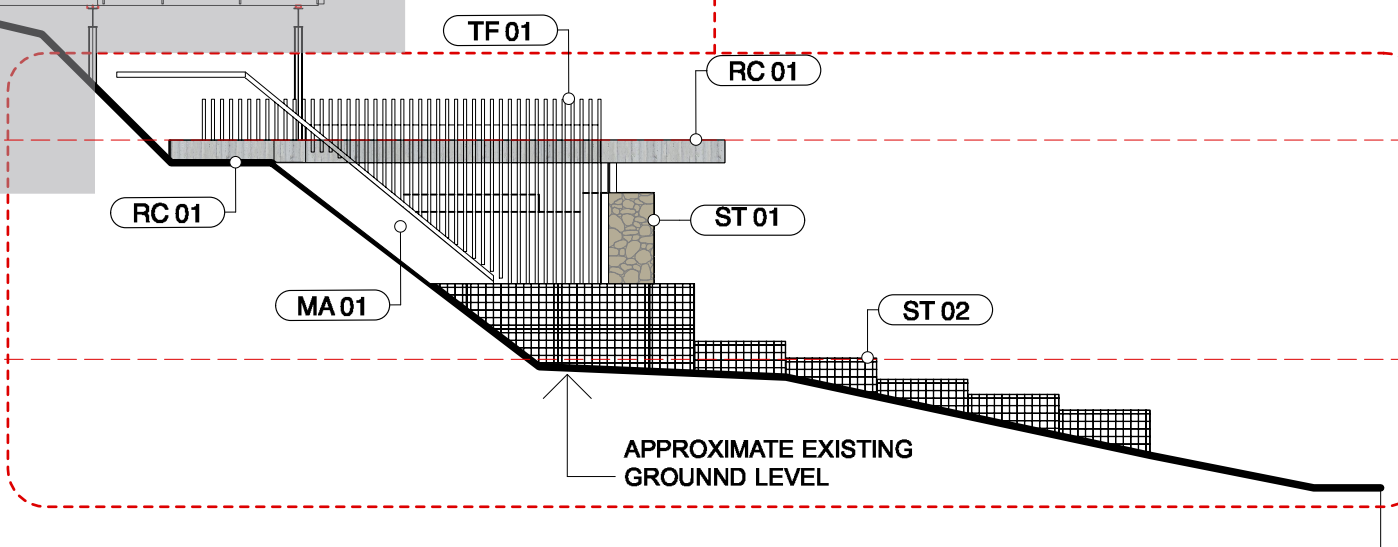
SHADED AREA INDICATES EXISTING NOT PART OF THIS APPLICATION

- LEVEL 4  
FFL RL 61 300
- LEVEL 3  
FFL RL 59 860
- LEVEL 2  
FFL RL 58 600
- LEVEL 1  
FFL RL 56 600
- LEVEL 0  
FFL RL 53 700



EXTENT OF NEW GARAGE AND SITE WORKS

**N** Elevation North  
A400 Scale: 1:100



APPROXIMATE EXISTING GROUND LEVEL

A 28/3/22 for DA

NO. DATE NOTE

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.

Client

Mr A Utiger and Ms A Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Elevations-North+West

Scale 1:50 @ A3

Date 10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759

Job No.	Dwg No.
Rev. A	A400

For Development Application Only



SHADED AREA  
INDICATES  
EXISTING  
NOT PART OF THIS  
APPLICATION

LEVEL 4  
FFL RL 61 300

LEVEL 3  
FFL RL 59 860

LEVEL 2  
FFL RL 58 600

LEVEL 1  
FFL RL 56 600

LEVEL 0  
FFL RL 53 700

EXISTING SECONDARY  
RESIDENCE BEHIND

TF 01

RC 01

ST 02

MA 01

APPROXIMA  
TE  
EXISTING  
GROUND  
LEVEL

SHADED AREA  
INDICATES  
EXISTING  
NOT PART OF THIS  
APPLICATION

EXISTING SECONDARY  
RESIDENCE

INCLINATOR IN  
FOREGROUND

E Elevation East  
A401 Scale: 1:100

LEVEL 4  
FFL RL 61 300

LEVEL 3  
FFL RL 59 860

LEVEL 2  
FFL RL 58 600

LEVEL 1  
FFL RL 56 600

LEVEL 0  
FFL RL 53 700

TF 01

RC 01

ST 01

RC 01

MA 01

APPROXIMATE EXISTING  
GROUND LEVEL

EXTENT OF NEW GARAGE AND SITE WORKS

S Elevation South  
A401 Scale: 1:100

## FINISHES LEGEND

REFER TO FINISHES SCHEDULE AND  
SPECIFICATION FOR ALL DETAILS

- MA 01 CONCRETE BLOCKWORK  
- FACE FINISH
- MT 01 METAL FINISH - STRUCTURAL  
STEELWORK - PAINT FINISH
- PF 01 PAINT FINISH
- ST 01 STONE FINISH - REFER TO  
FINISHES SCHEDULE
- ST 02 STONE GABION  
RETAINING WALL
- RC 01 OFF FORM CONCRETE FINISH
- TF 01 TIMBER BATTENS - STAIN  
FINISH
- TF 02 TIMBER BATTENED  
GARAGE DOOR

A 28/3/22 for DA

NO. DATE NOTE

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

Client

Mr A Utiger and Ms A  
Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Elevations-South+East

Scale 1:50 @ A3

Date 10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759

Job No.	Dwg No.
Rev. A	A401

For Development Application Only

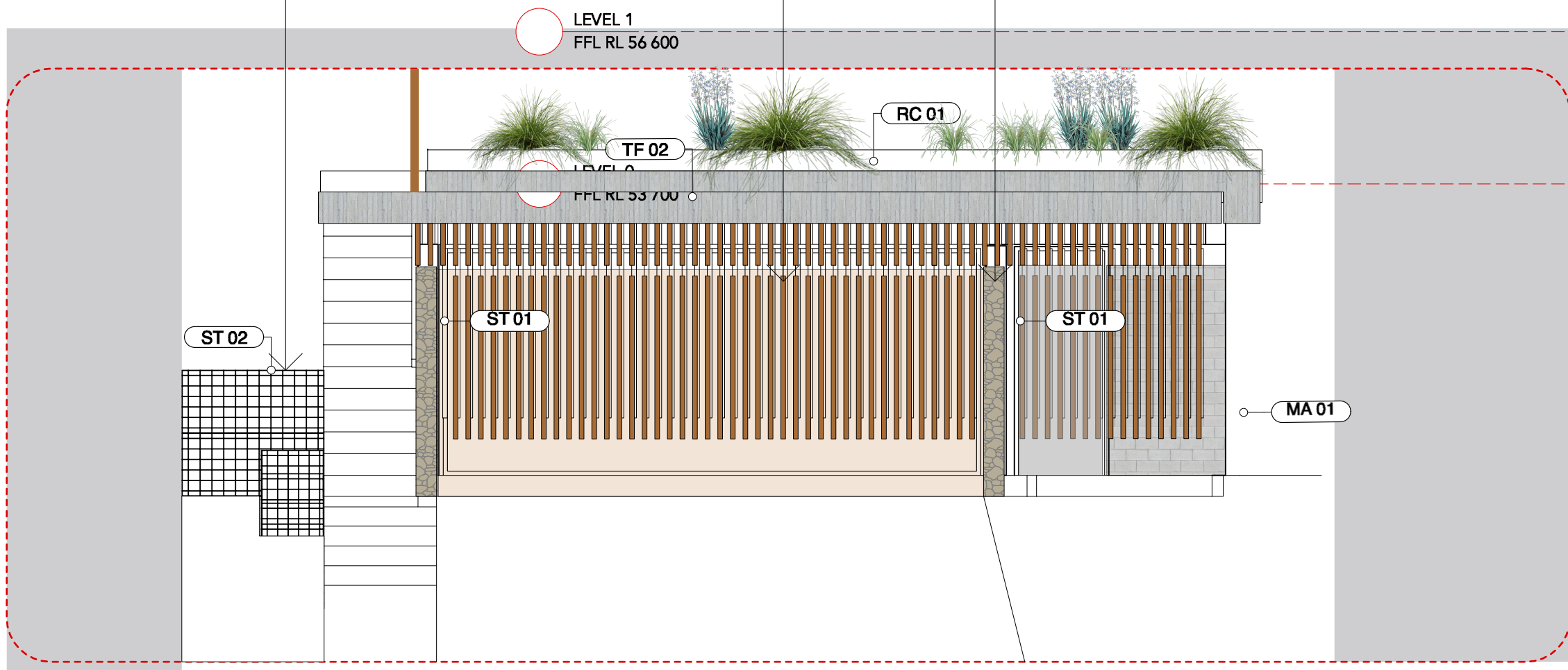




**FINISHES LEGEND**

REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR ALL DETAILS

- MA 01** CONCRETE BLOCKWORK - FACE FINISH
- MT 01** METAL FINISH - STRUCTURAL STEELWORK - PAINT FINISH
- PF 01** PAINT FINISH
- ST 01** STONE FINISH - REFER TO FINISHES SCHEDULE
- ST 02** STONE GABION RETAINING WALL
- RC 01** OFF FORM CONCRETE FINISH
- TF 01** TIMBER BATTENS - STAIN FINISH
- TF 02** TIMBER BATTENED GARAGE DOOR



EXTENT OF NEW GARAGE AND SITE WORKS

**E** Elevation West  
**A402** Scale: 1:50

A 28/3/22 for DA

NO. DATE NOTE

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.

Client

Mr A Utiger and Ms A Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Finishes

Scale 1:50 @ A3

Date 10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759

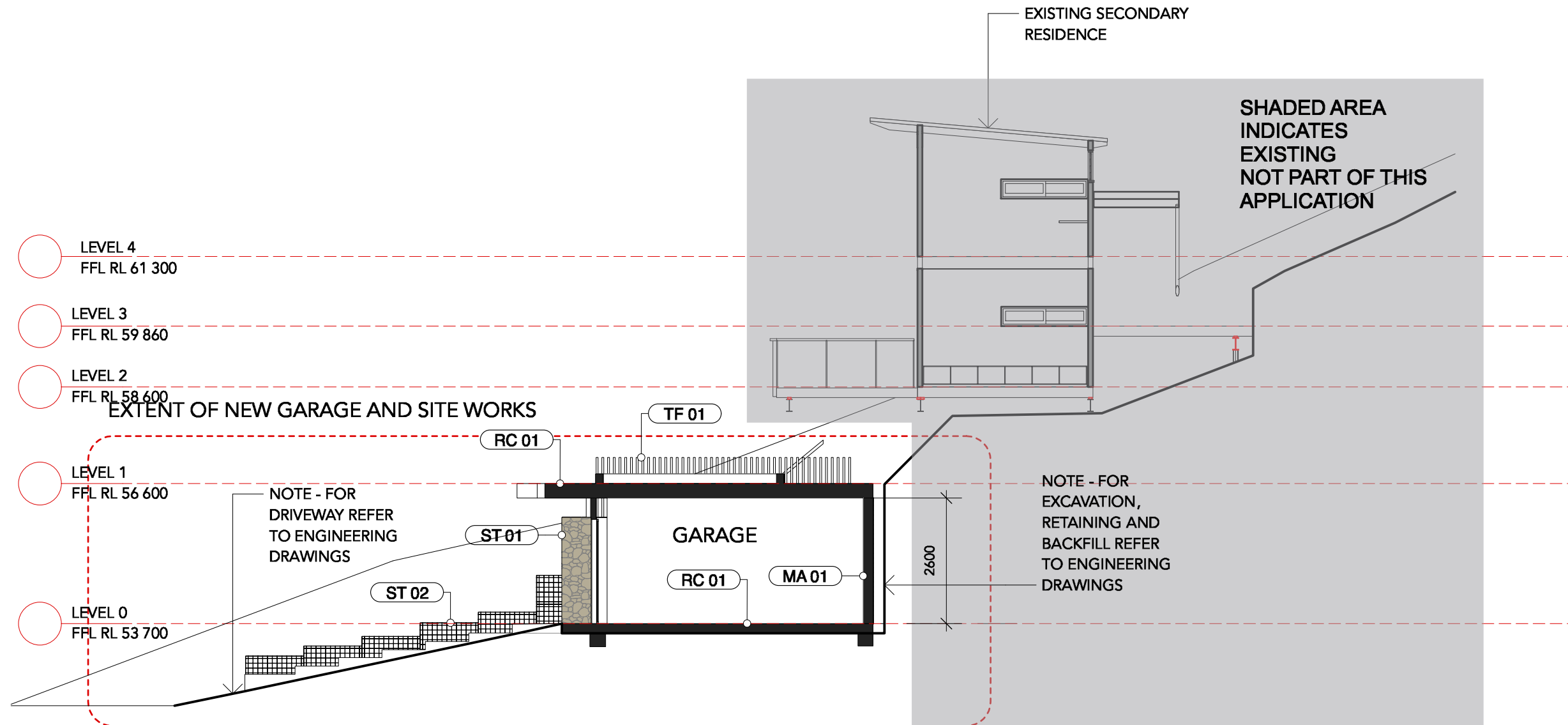
Job No.	Dwg No.
Rev. A	A402

For Development Application Only



REFER TO FINISHES SCHEDULE AND SPECIFICATION FOR ALL DETAILS

<b>MA 01</b>	CONCRETE BLOCKWORK - FACE FINISH
<b>MT 01</b>	METAL FINISH -STRUCTURAL STEELWORK - PAINT FINISH
<b>PF 01</b>	PAINT FINISH
<b>ST 01</b>	STONE FINISH - REFER TO FINISHES SCHEDULE
<b>ST 02</b>	STONE GABION RETAINING WALL
<b>RC 01</b>	OFF FORM CONCRETE FINISH
<b>TF 01</b>	TIMBER BATTENS - STAIN FINISH
<b>TF 02</b>	TIMBER BATTERED GARAGE DOOR



AA Section A  
A500 Scale: 1:100

**A 28/3/22 for DA**

NO.	DATE	NOTE
-----	------	------

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

**Client**

**Mr A Utiger and Ms A  
Panazzo**

Address  
47 Hilltop Rd Avalon

Project  
**Proposed New Garage**

## Drawing Sections

Scale 1:100 @ A3

Date 10-12-21

P. 02 4862 4204  
M. 0432 471 503  
E : [jgc.architect@gmail.com](mailto:jgc.architect@gmail.com)  
W: [www.jcarchitect.com.au](http://www.jcarchitect.com.au)

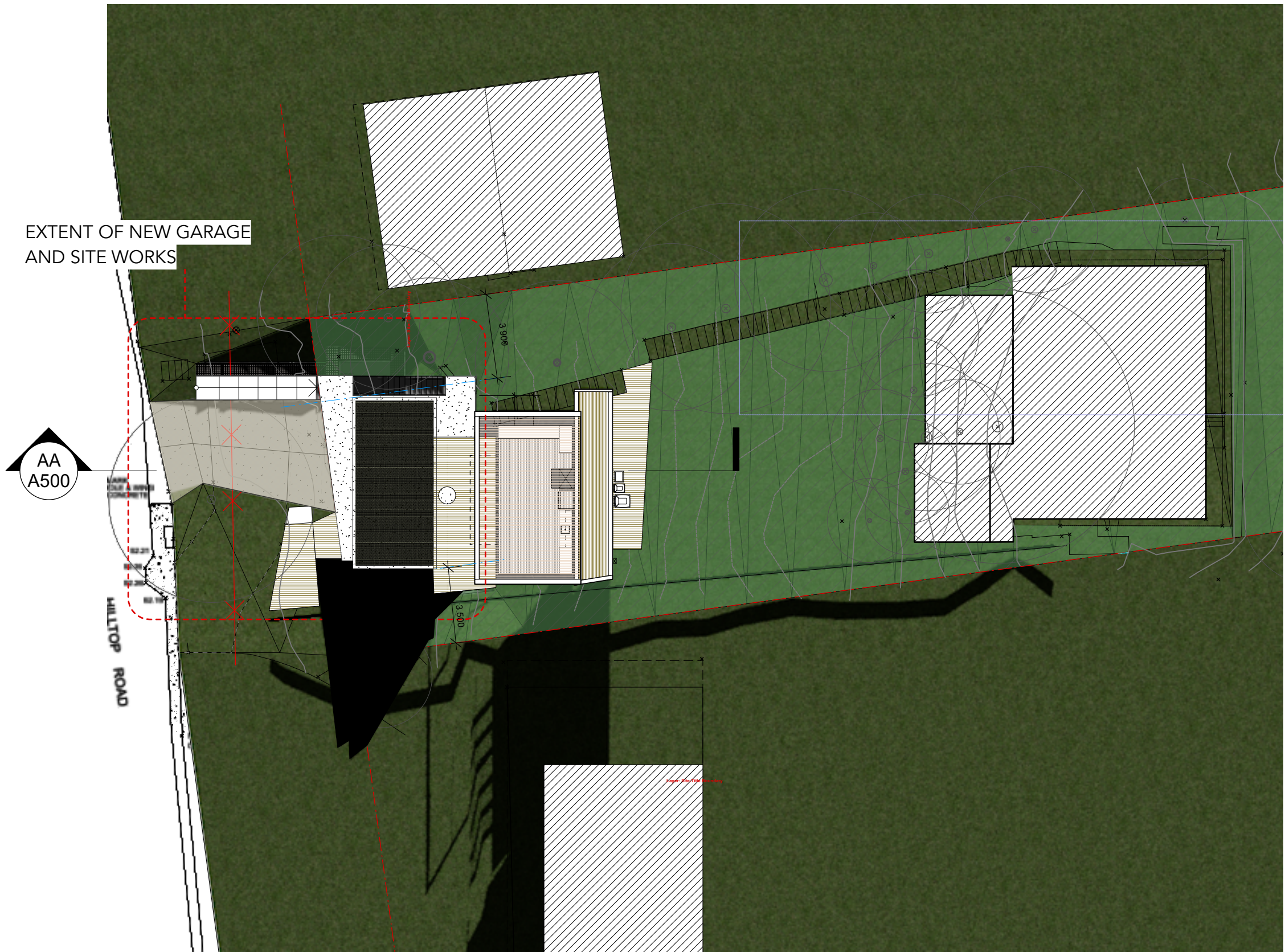
john cochrane

**ARCHITECT** r.n 4759

Job No.	Dwg No.
---------	---------

Rev **A500**

## For Development Application Only



1 Plan-Site  
SD01 Scale: 1:200

SHADOW DIAGRAM 9.00 AM 21ST JUNE

A28/3/22 for DA

NO.	DATE	NOTE
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.		

Client

Mr A Utiger and Ms A Panazzo

Address

47 Hilltop Rd Avalon

Project

Proposed New Garage

Drawing

Shadow Diagram 9am

Scale

1:200 @ A3

Date

10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

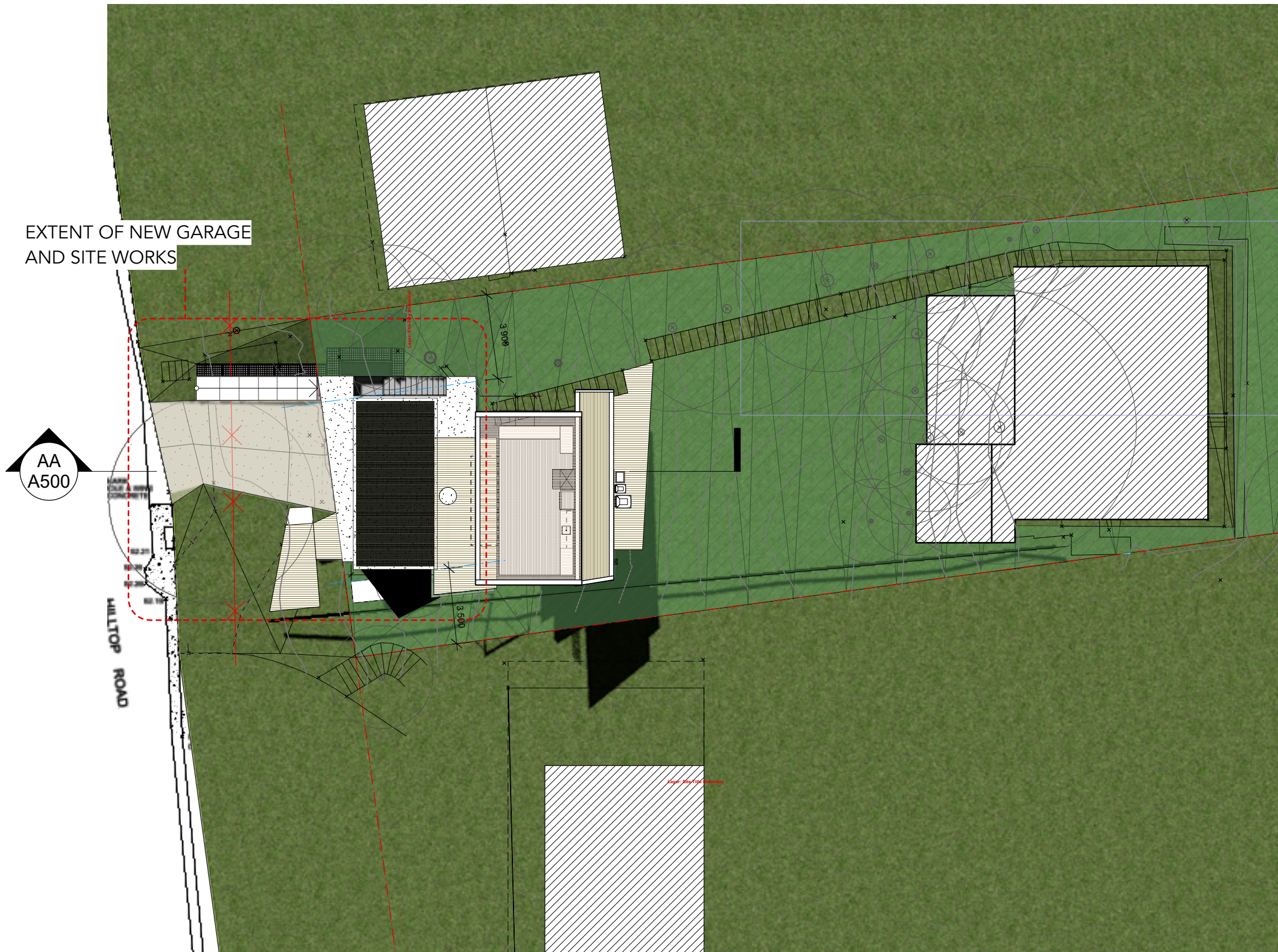
john cochrane

ARCHITECTr.n 4759

	Job No.	Dwg No.
	Rev. A	SD01

For Development Application Only





1 Plan-Site  
SD02 Scale: 1:200

SHADOW DIAGRAM 12.00 NOON 21ST JUNE

A 28/3/22 for DA

NO.	DATE	NOTE
-----	------	------

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT THE CONSENT OF THE COPYRIGHT OWNER.

Client

Mr A Utiger and Ms A Panazzo

Address

47 Hilltop Rd Avalon

Project

Proposed New Garage

Drawing

Shadow Diagram 12 noon

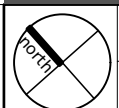
Scale 1:200 @ A3

Date 10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W : www.jcarchitect.com.au

john cochrane

ARCHITECT r.n 4759



Job No.

Rev.

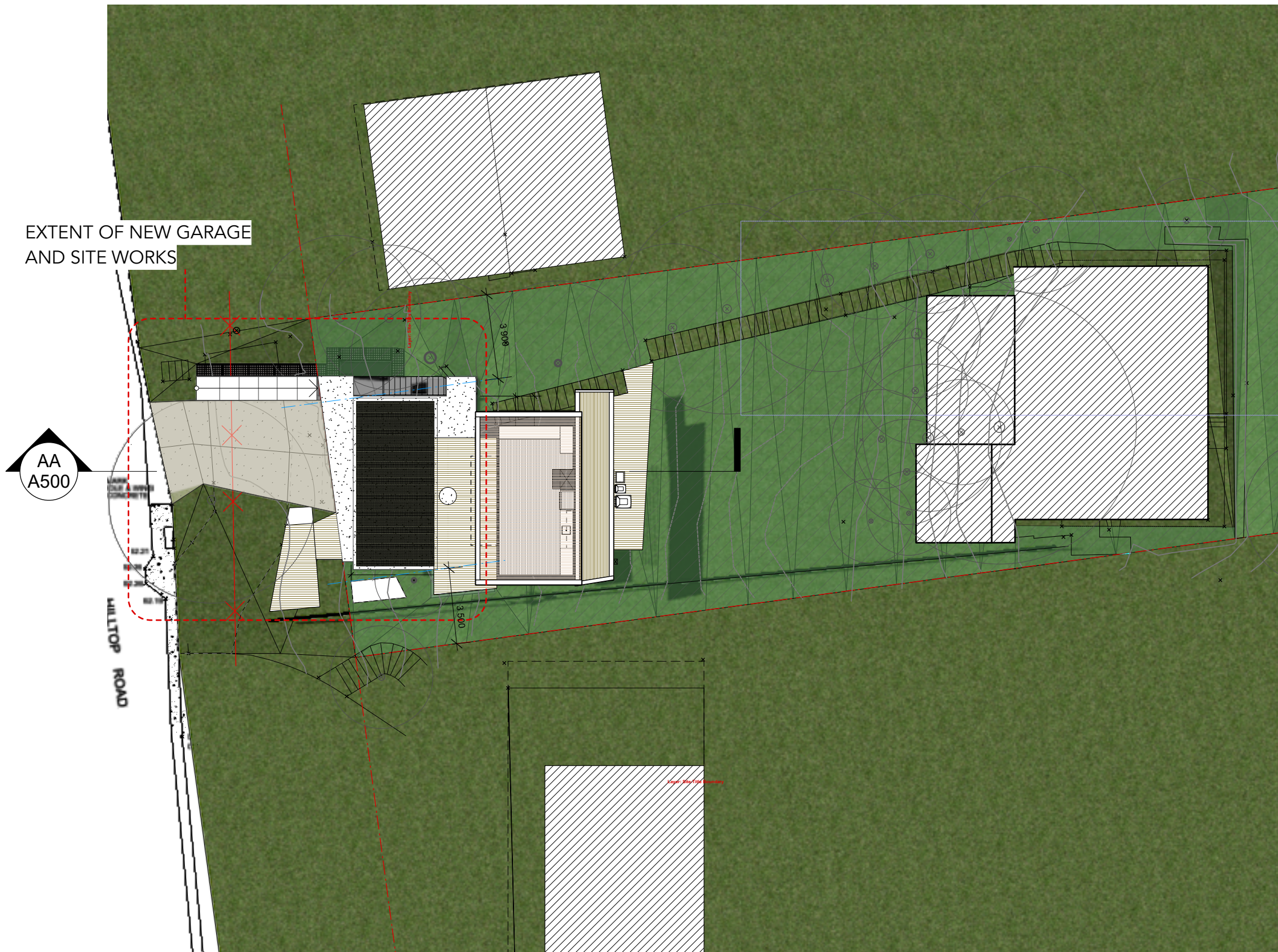
A

Dwg No.

SD02

For Development Application Only





1 Plan-Site  
SD03 Scale: 1:200

SHADOW DIAGRAM 3.00 PM 21ST JUNE

A 28/3/22 for DA  
NO. DATE NOTE  
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED  
DIMENSIONS ONLY. CONFIRM ALL DIMENSIONS ON SITE PRIOR  
TO CONSTRUCTION.  
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT  
THE CONSENT OF THE COPYRIGHT OWNER.

Client  
Mr A Utiger and Ms A  
Panazzo

Address  
47 Hilltop Rd Avalon

Project  
Proposed New Garage

Drawing  
Shadow Diagram 3pm

Scale 1:200 @ A3

Date 10-03-22

P : 02 4862 4204  
M : 0432 471 503  
E : jgc.architect@gmail.com  
W: www.jcarchitect.com.au

john cochrane

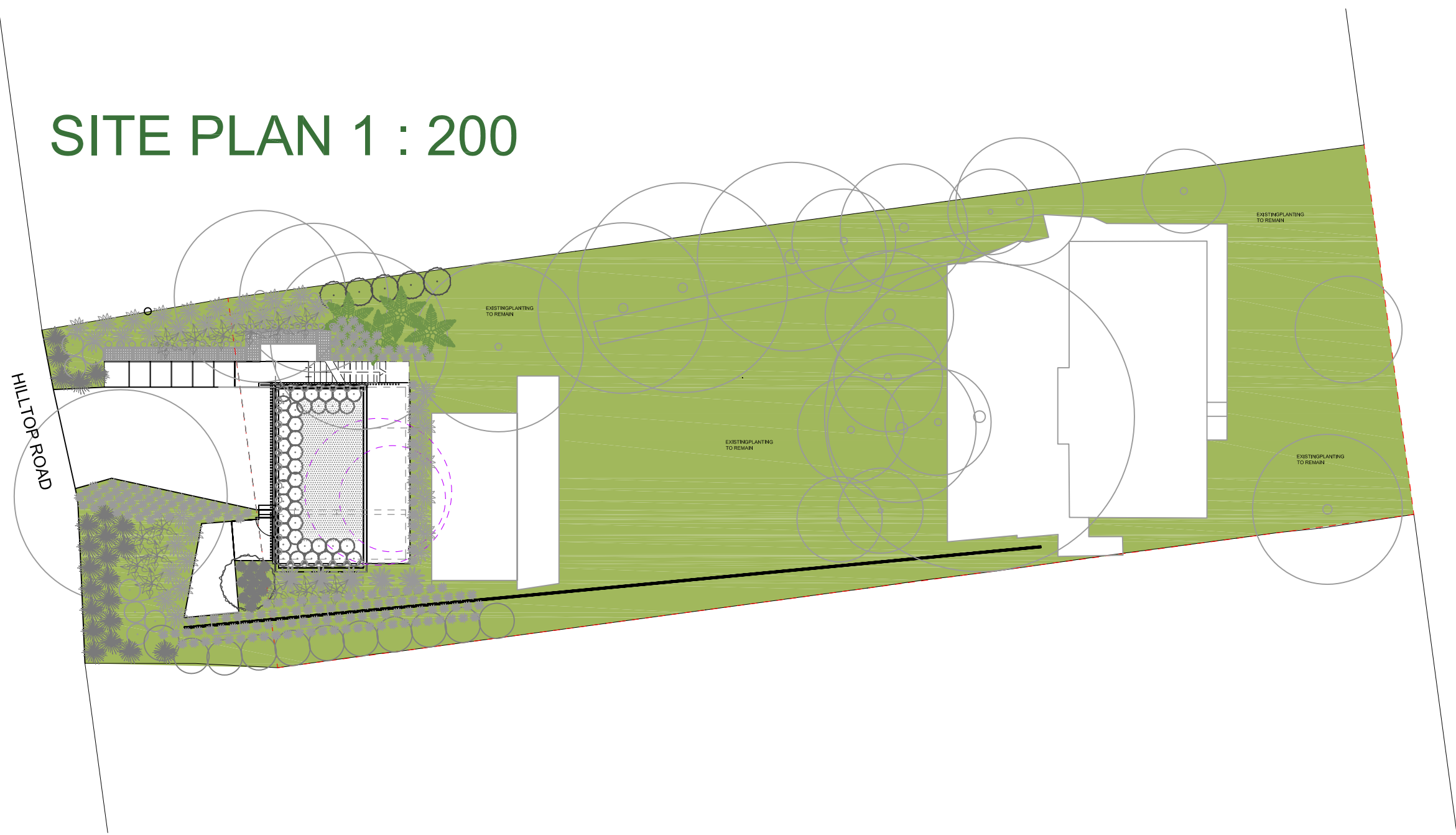
ARCHITECT r.n 4759

	Job No.	Dwg No.
	Rev. A	SD03

For Development Application Only



SITE PLAN 1 : 200



PLANT LIST

botanical name	common name	quantity	pot size
TREES			
Eleocarpus eumundii	eumundii quandong	5	25l
Tristaniopsis laurina	water gum	1	25l
SHRUBS			
Banksia robur	swamp banksia	7	200mm
Correa alba	white correa	41	150mm
FERNS			
Cyathea cooperi	australian tree fern	4	25l
GRASSES			
Juncus usitatus	common rush	13	150mm
Lomandra longifolia	spiny headed mat rush	23	150mm
PERENNIALS			
Alocasia brisbanensis	elephant's ear	14	25l
Cordylina stricta	narrow leaf palm lily	36	200mm
Dianella caerulea	blue flax lily	186	150mm
Doryanthes palmeri	giant spear lily	5	25l
GROUNDCOVERS			
Dichondra repens	native kidney weed	135	100mm
Viola hederacea	australian native violet		150mm
CLIMBERS			
Hardenbergia violacea	happy wanderer	24	150mm
Hibbertia scandens	guinea gold vine	22	150mm

NOTE  
100% OF SUGGESTED PLANT SPECIES ARE AUSTRALIAN NATIVE

NOTES

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT & ENGINEER DRAWINGS.

BEFORE FILLING WITH PLANTER BOX MIX, ALL PLANTER BOXES ARE TO BE PAINTED WITH WATER PROOFING MEMBRANE AND BE LINED WITH 30MM THICK DRAINAGE CELL COVERED WITH GEOTECH FILTER FABRIC.

ALL PLANTERBOXES ARE TO HAVE DRAINAGE CONNECTED TO STORM WATER SYSTEMS.

ALL GARDEN AREAS ARE TO BE CLEARED OF WEEDS & UNWANTED VEGETATION

ALL EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN & BE PROTECTED.

ALL GARDEN & LAWN AREAS ARE TO HAVE 50MM COMPOST INSTALLED AND BE CULTIVATED TO A DEPTH OF 250MM .

ALL GARDEN AREAS ARE TO BE EVENLY GRADED AND RAKED AFTER PLANTING

ALL GARDEN AREAS ARE TO BE MULCHED AFTER PLANTING WITH 70MM OF COMPOSTED HORTICULTURAL FINE MULCH.

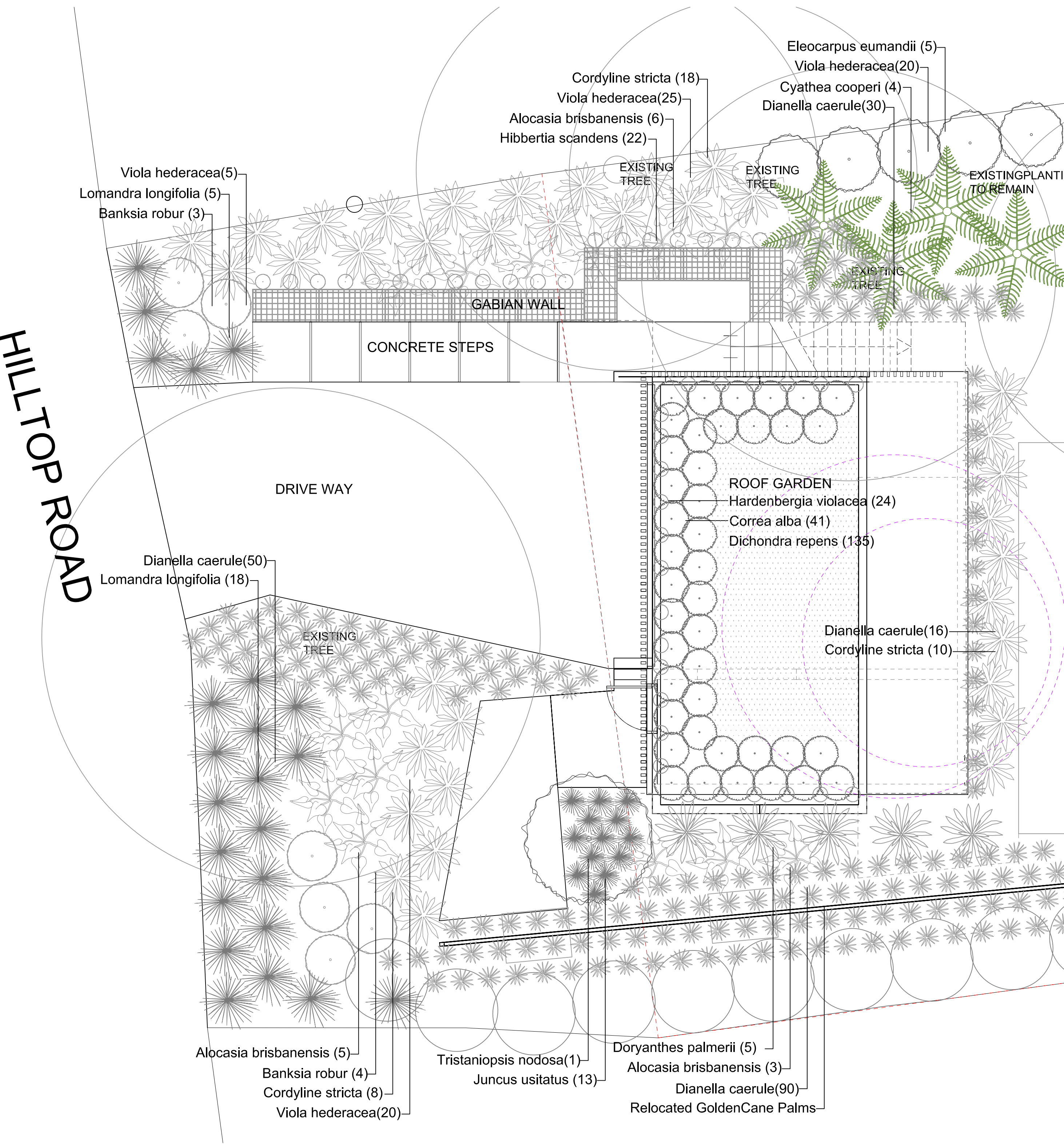
ALL PLANTS ARE TO BE SUPPLIED AS PER PLANTLIST AND INSPECTED BY LANDSCAPE DESIGNER AFTER SET OUT, PRIOR TO PLANTING.

ALL LAWN AREAS ARE TO BE CULTIVATED,RAKED & SCREEDED TO AN EVEN GRADE.

TURF IS TO BE ROLLED AND THOROUGHLY WATERED AFTER LAYING

PAVING- GROUT COLOUR TO MATCH PAVER COLOUR. GROUT JOINTS MAXIMUM 5MM WIDTH.

IT IS EXPECTED THAT ALL WORKS WILL BE EXECUTED AS PER BEST INDUSTRY PRACTICE.



PLANTING PLAN



BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

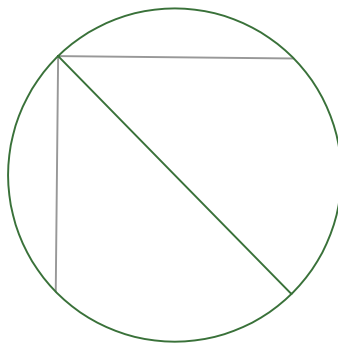
Notes:  
This Drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards. Verify all dimensions on site and with detailed site survey prior to off site fabrication

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

project

47 HILLTOP ROAD  
AVALON



drawn

VK

Scale

DA LANDSCAPE

Scale

1 : 50 @ A1

date

03/22

Drawing No

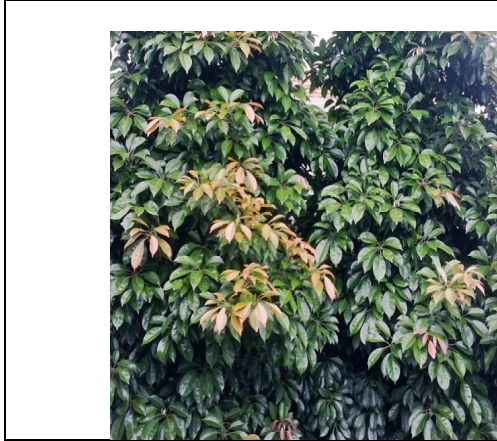
DA 01

Revision

A



47 Hilltop Road  
Avalon Beach



**Eleocarpus eumandii**



**Tristaniopsis laurina**



**Banksia robur**



**Correa alba**



**Cyathea cooperi**

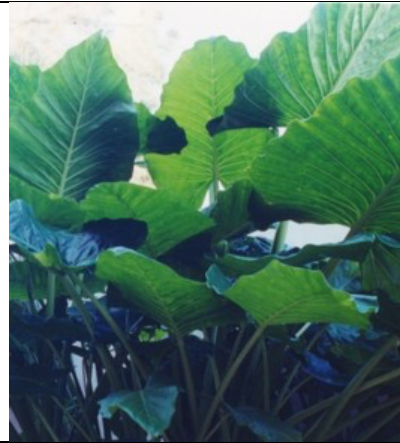


**Juncus usitatus**





**Lomandra longifolia**



**Alocasia brisbanensis**



**Cordyline stricta**



**Dianella caerulea**



**Doryanthes palmeri**



**Dichondra repens**



**Viola hederacea**



**Hardenbergia violacea**



**Hibbertia scandens**

