

 northern beaches council

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

DA2021/1522



SITE PLAN

1 : 200

DURIE DESIGN

DA ISSUE

SITE PLAN

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021
E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021
I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Site Plan

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No.
001 - 101



REVISION

K



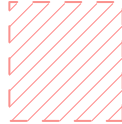
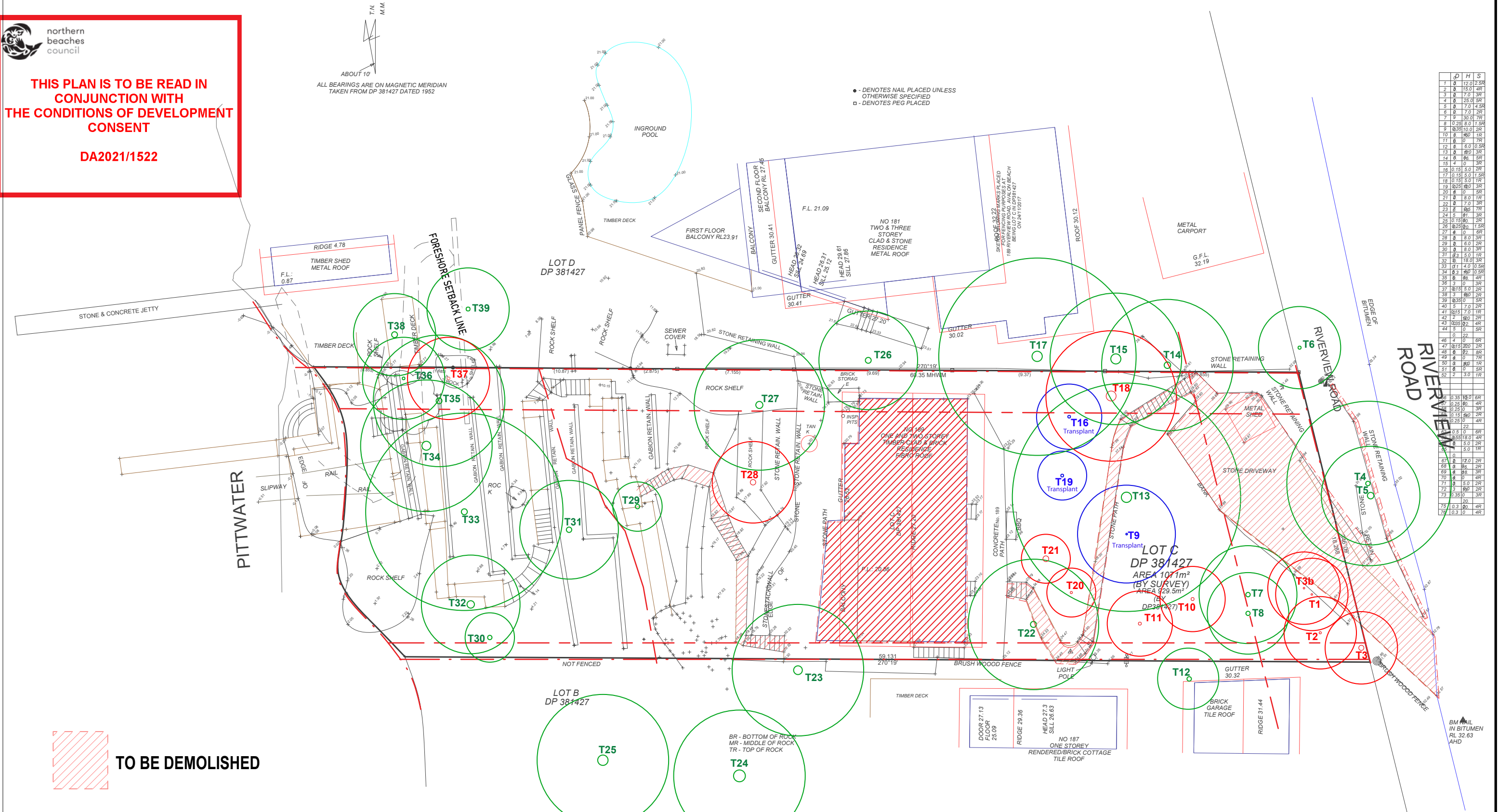
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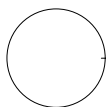
DA2021/1522

ALL BEARINGS ARE ON MAGNETIC MERIDIAN
TAKEN FROM DP 381427 DATED 1952

• - DENOTES NAIL PLACED UNLESS
OTHERWISE SPECIFIED
□ - DENOTES PEG PLACED



TO BE DEMOLISHED



EXISTING AND DEMOLITION PLANS

1 : 200

SUITE 7/14 FRENCH AVENUE, BANKSTOWN
PH: 02 9708 0177 FAX: 02 9708 0255 E: info@sydneysurveyors.com.au

NOTE: BOUNDARIES HAVE BEEN DEFINED FOR PLANNING & DESIGN PURPOSES
PROPOSED STRUCTURES ON OR NEAR BOUNDARIES OF THE LAND MUST SET OUT BY A REGISTERED SURVEYOR
THE EXACT LOCATION OF UNDERGROUND SERVICES IS UNKNOWN
STATE SURVEY MARK CONNECTED TO FOR AHD LEVEL ON 1/3/2016, NOW GONE.

- | | | | | |
|--------------|-------------|-------------|---------------|---------------|
| ▲ BENCH MARK | TELSTRA PIT | WATER METER | SEWER MANHOLE | STOP VALVE |
| TREES | HYDRANT | GAS METER | POWER POLE | DRAIN / GRATE |

SHEET 01 OF 01

REF: 14542/1E

SCALE: 1:100 @A0

GRID:

DATUM: AHD (+1.34)

DATE: 28/09/2020

REGISTERED SURVEYOR

PLAN SHOWING DETAIL AND LEVELS AT

189 RIVERVIEW ROAD, AVALON BEACH

LOT C IN DP381427

DA ISSUE

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

EXISTING AND
DEMOLITION PLANS

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J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Existing and demolition plans

SCALE: 1:200

DRAWN: JL

APPROVED: AC

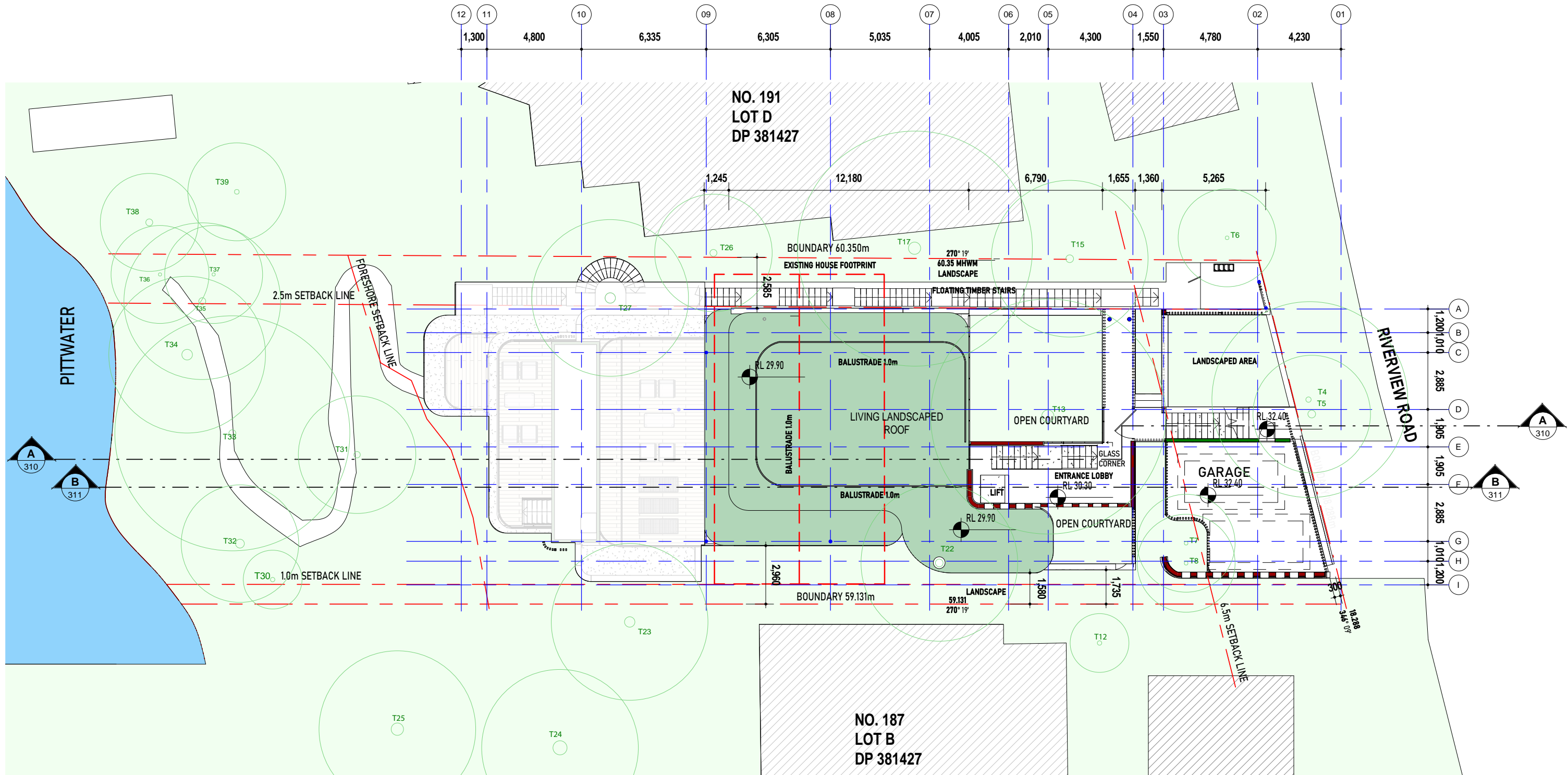
DRAWING No.

001 - 120



REVISION

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GROUND FLOOR
1 : 200



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DURIE DESIGN

DA ISSUE

GROUND FLOOR

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Ground Floor

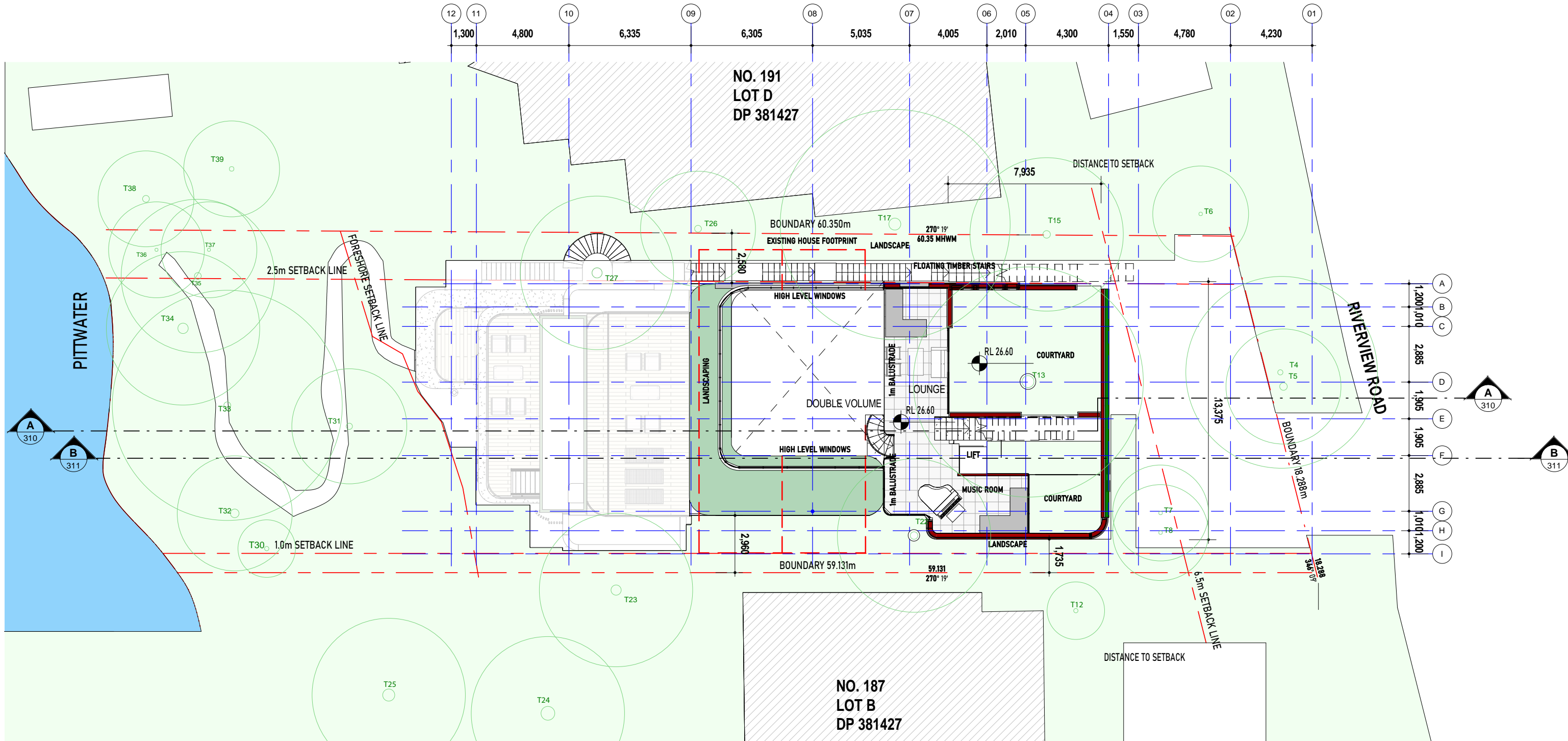
SCALE:
DRAWN: JL
APPROVED: AC

DRAWING No.
001 - 200



REVISION

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LEVEL -1

1 : 200





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DURIE DESIGN

DA ISSUE

LEVEL -1

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -1

SCALE: 1 : 200

DRAWN: JL

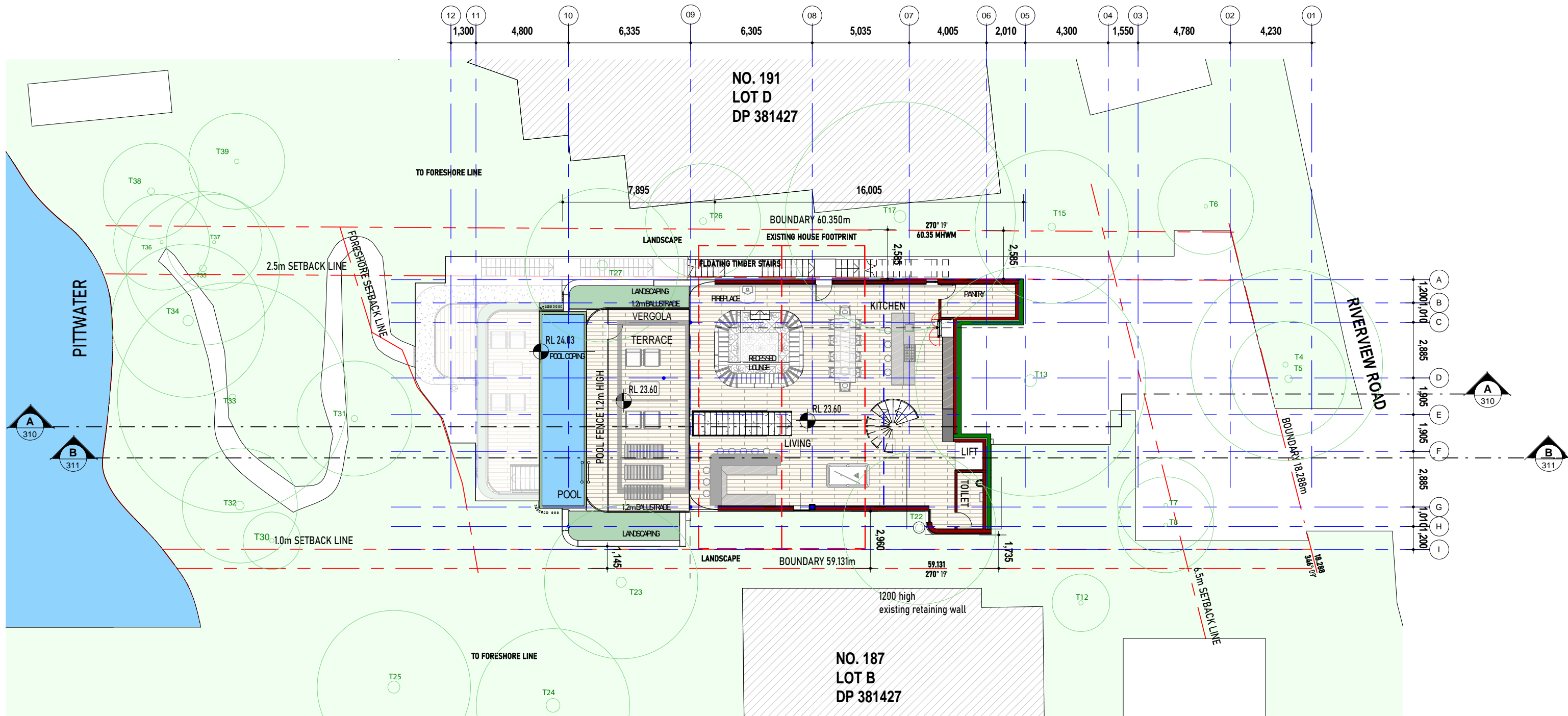
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DRAWING No.

001 - 201

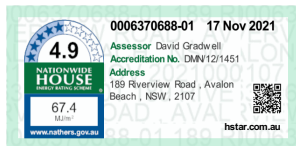
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LEVEL -2

1 : 200



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DURIE DESIGN

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LEVEL -2

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -2

SCALE: 1 : 200

DRAWN: JL

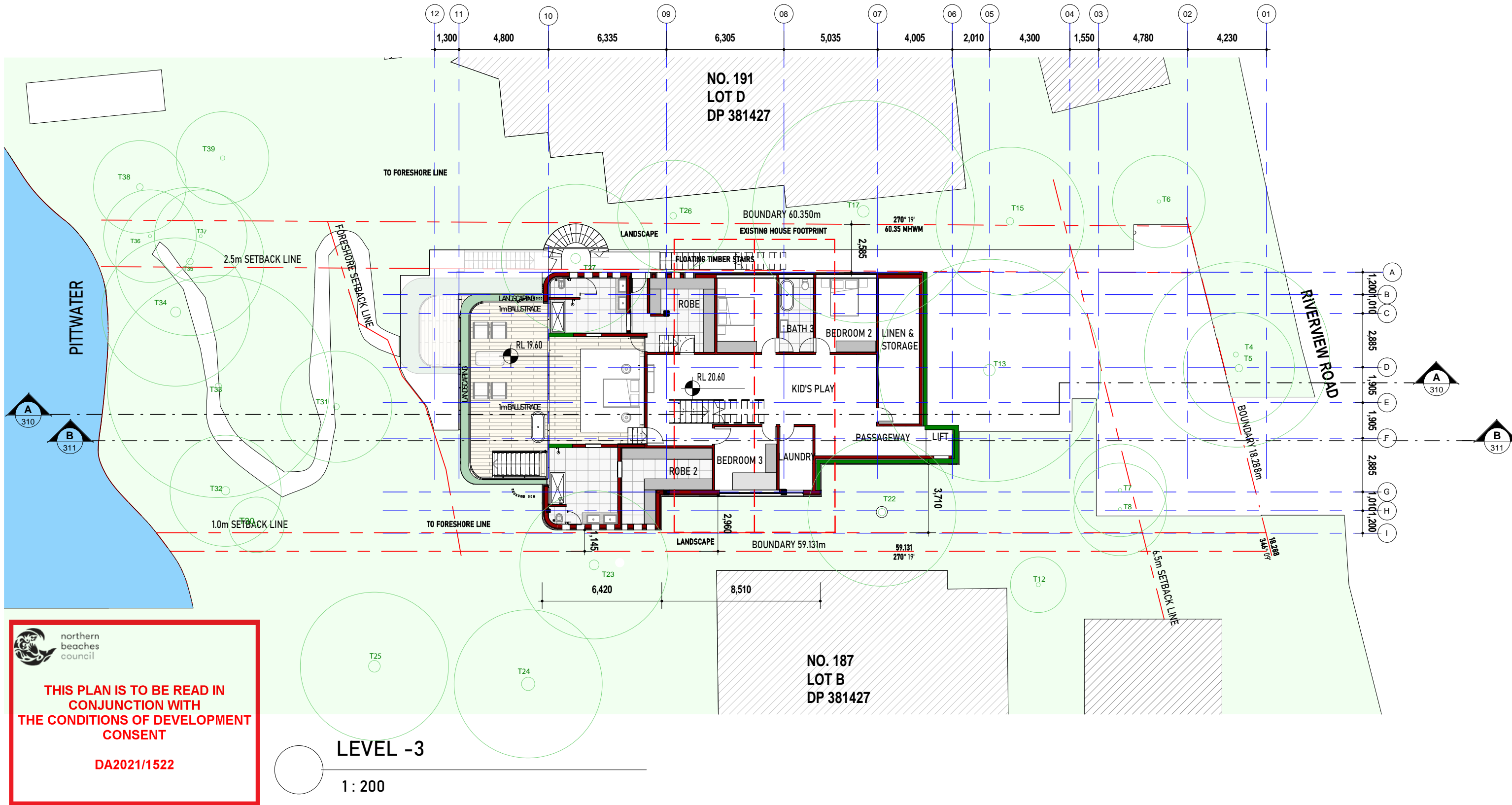
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001 - 202



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DURIEDESIGN

DA ISSUE

LEVEL -3

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -3

SCALE: 1 : 200

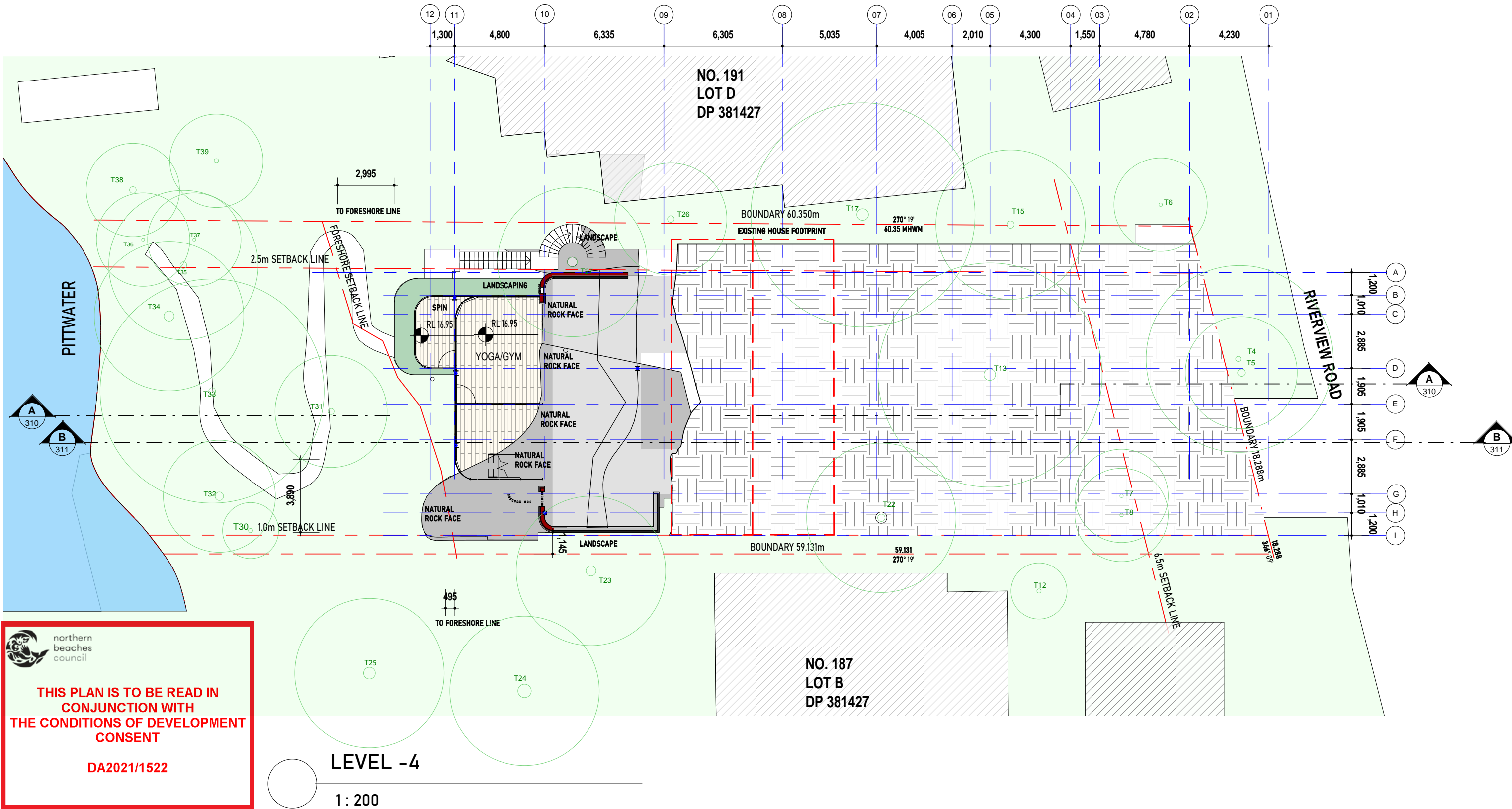
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DRAWING No.
001 - 203

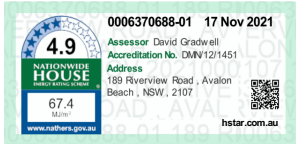
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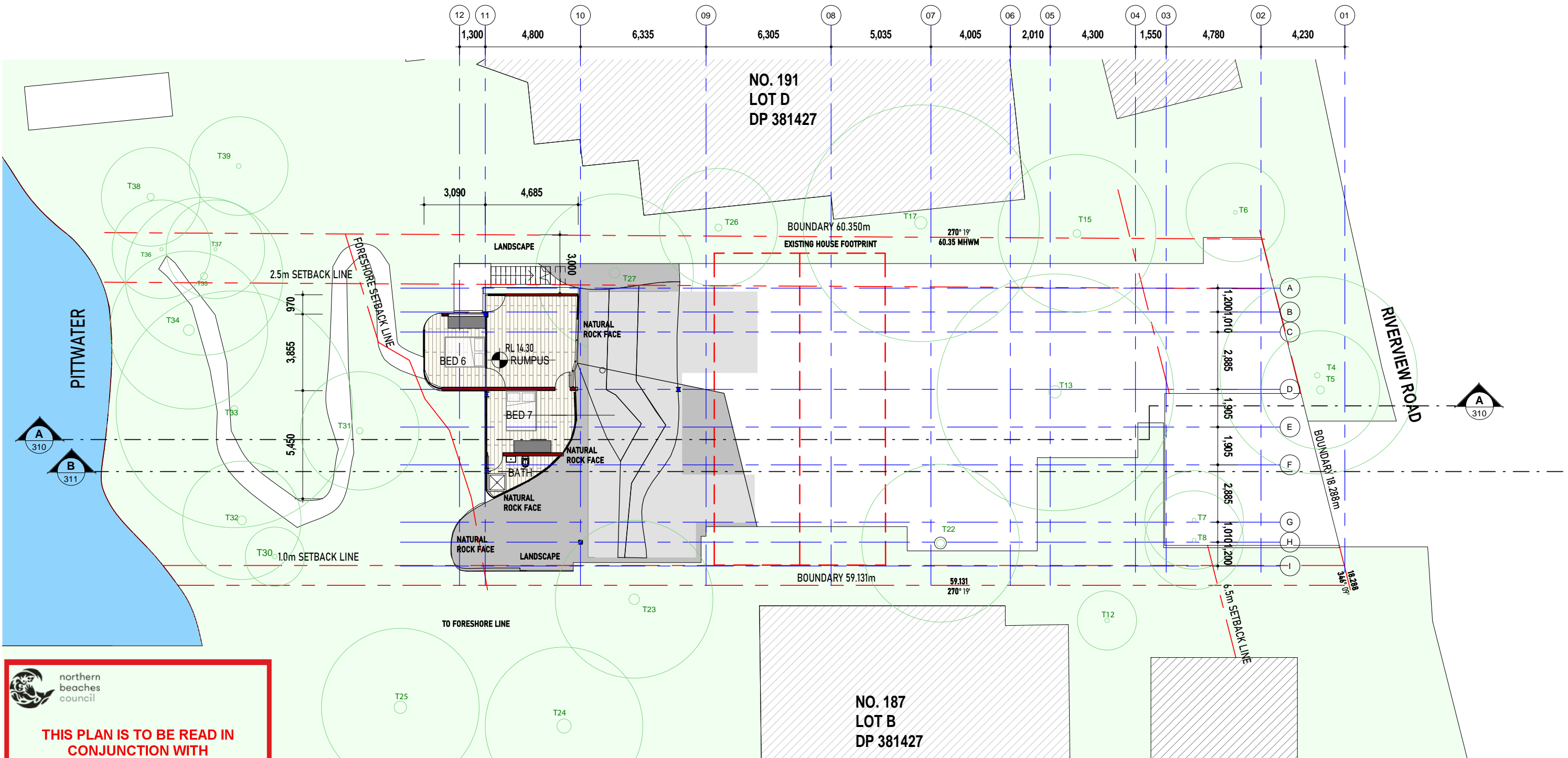


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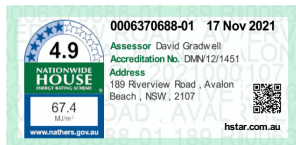
	DA ISSUE	LOT C DP 381427 AREA 1071m ²	CLIENT: Jamie Durie	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence ADDRESS: 189 Riverview, Avalon Beach, NSW 2107 DRAWING TITLE: Level -4		 NORTH		
				B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021					
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				E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021					
				F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021					
	LEVEL -4	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.			G	BASIX COMMENTS AND NOTES ADDED		10/08/2021	SCALE: 1 : 200	DRAWING No. 001 - 204	REVISION K	
					H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021	DRAWN: JL			
					I	INCLINATION ADDED		10/09/2021				
					J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021				
					K	BASIX COMMENTS AND NOTES ADDED		15/11/2021				APPROVED: AC



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DURIEDESIGN

DA ISSUE

LEVEL -5

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -5

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

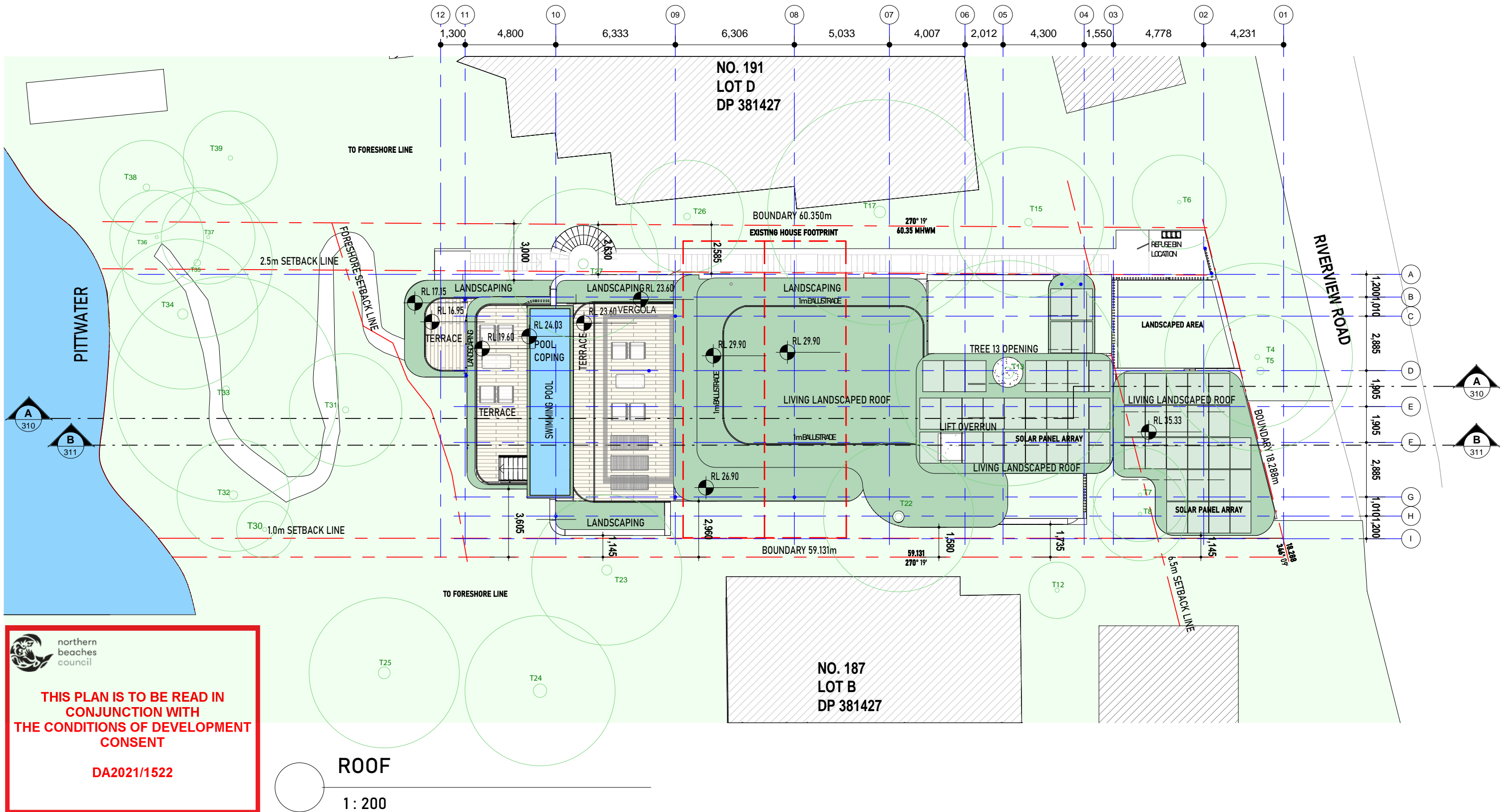
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001 - 205

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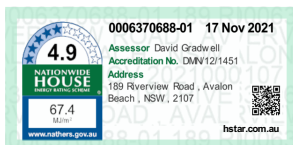




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DURIE DESIGN

DA ISSUE

ROOF

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Roof

SCALE: 1 : 200

DRAWN: JL

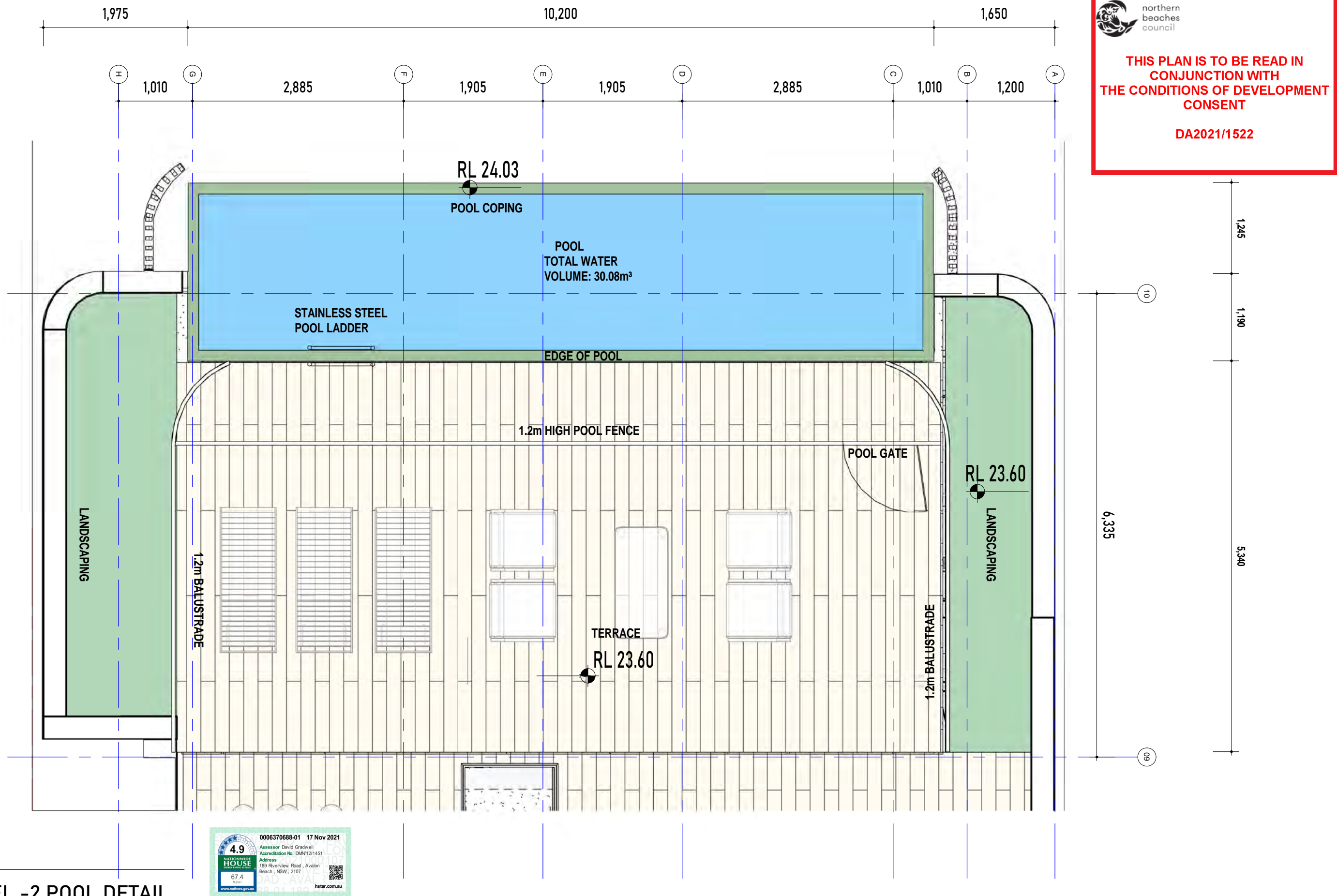
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DURIE DESIGN

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LEVEL -2 POOL DETAIL

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -2 Pool Detail

SCALE: 1 : 50

DRAWN: JL

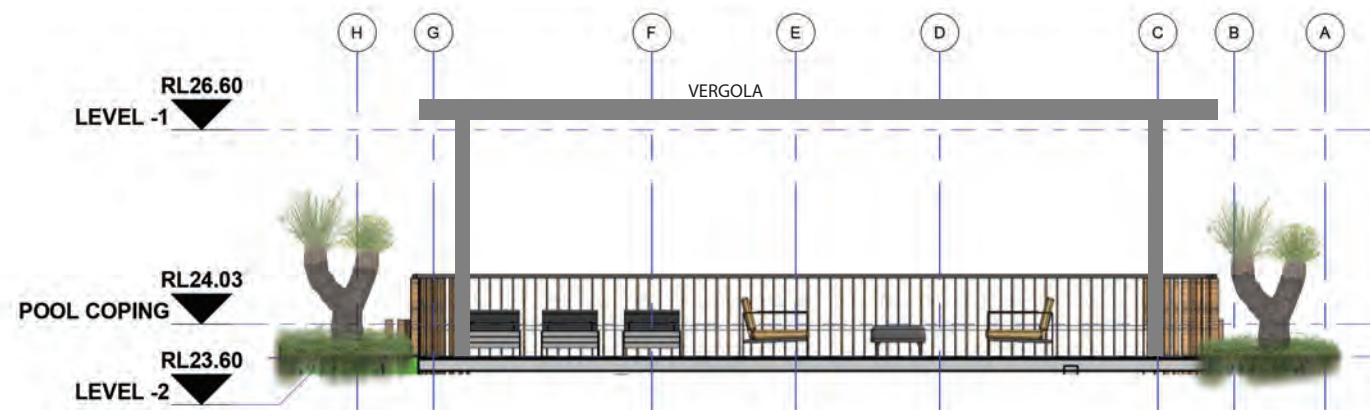
APPROVED: AC

DRAWING No.
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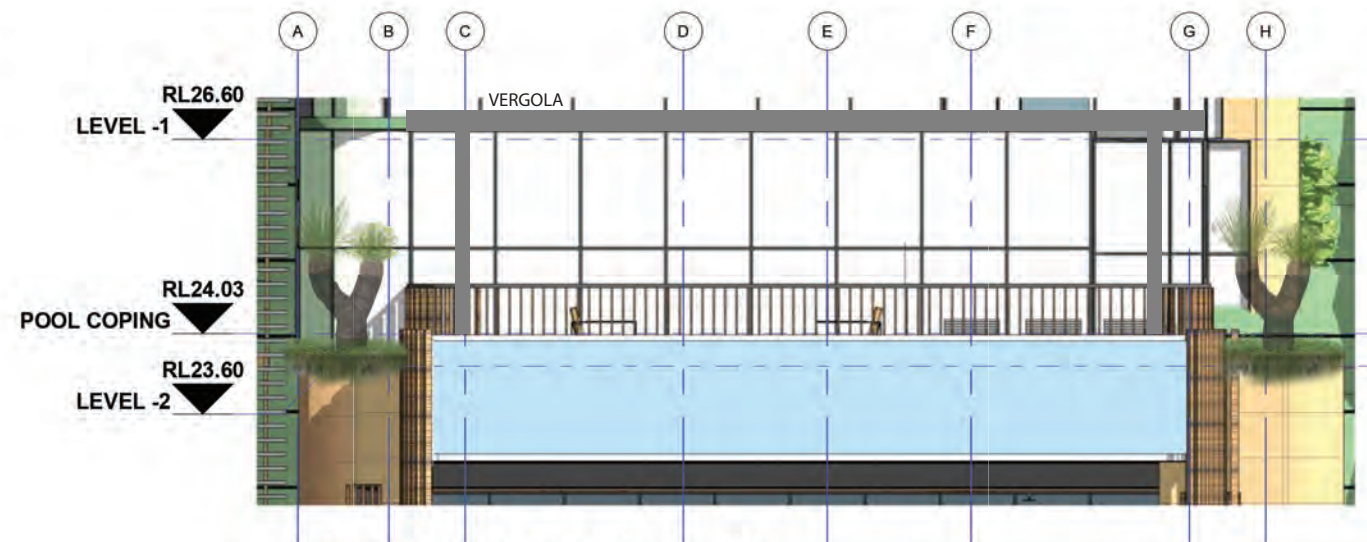
REVISION

K



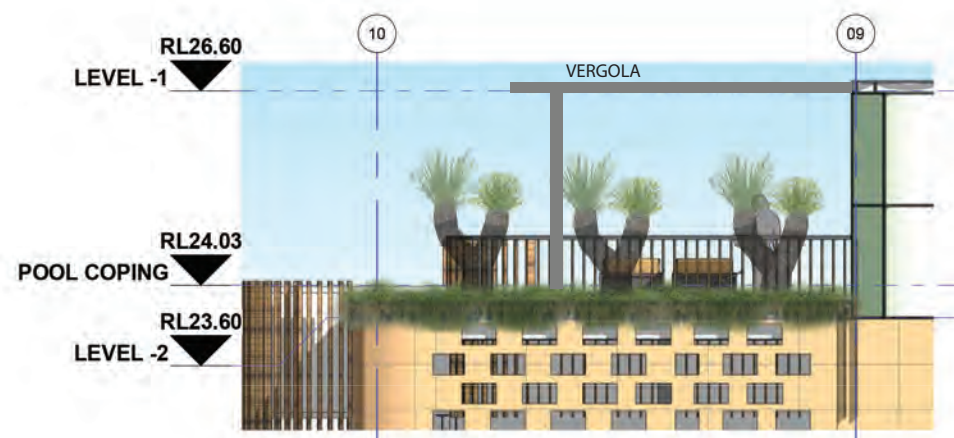
EAST POOL ELEVATION

1 : 100



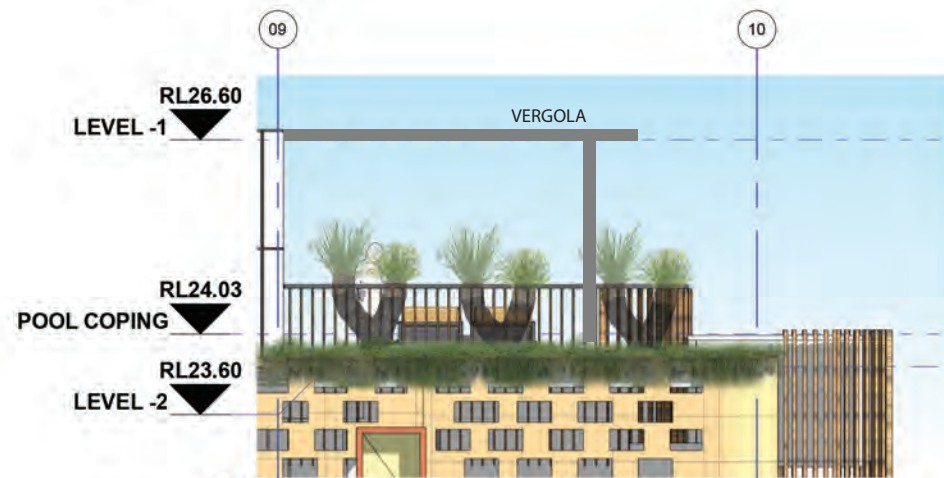
WEST POOL ELEVATION

1 : 100



SOUTH POOL ELEVATION

1 : 100



NORTH POOL ELEVATION

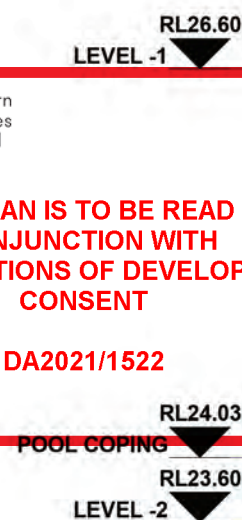
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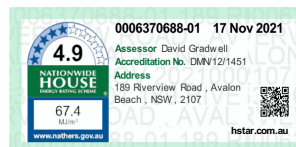
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DA2021/1522



SECTION C SWIMMING POOL

1 : 50



LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Pool Detail Section and Elevations

SCALE: As indicated

DRAWN: JL

APPROVED: AC

DRAWING No.

001 - 211

REVISION

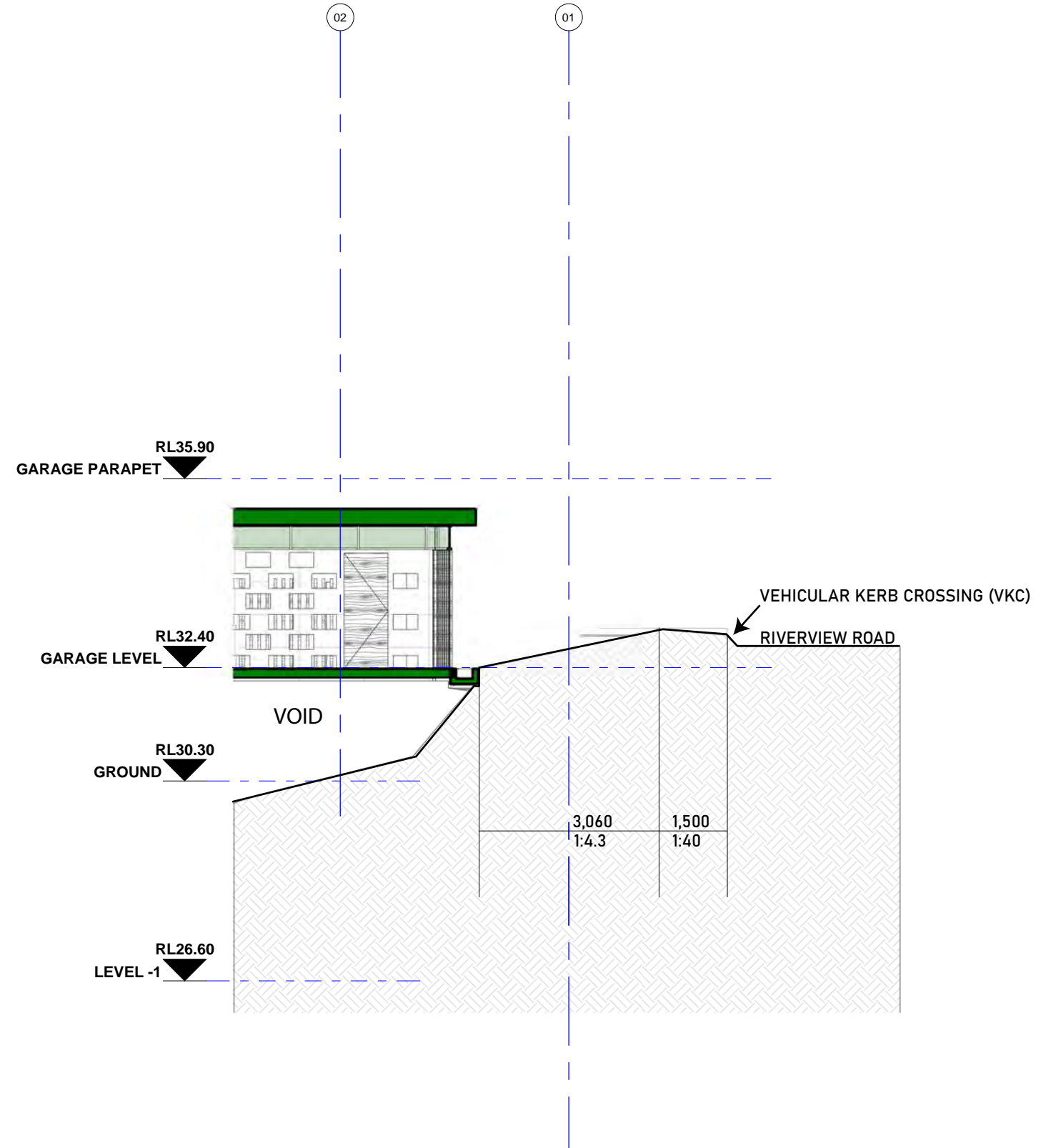
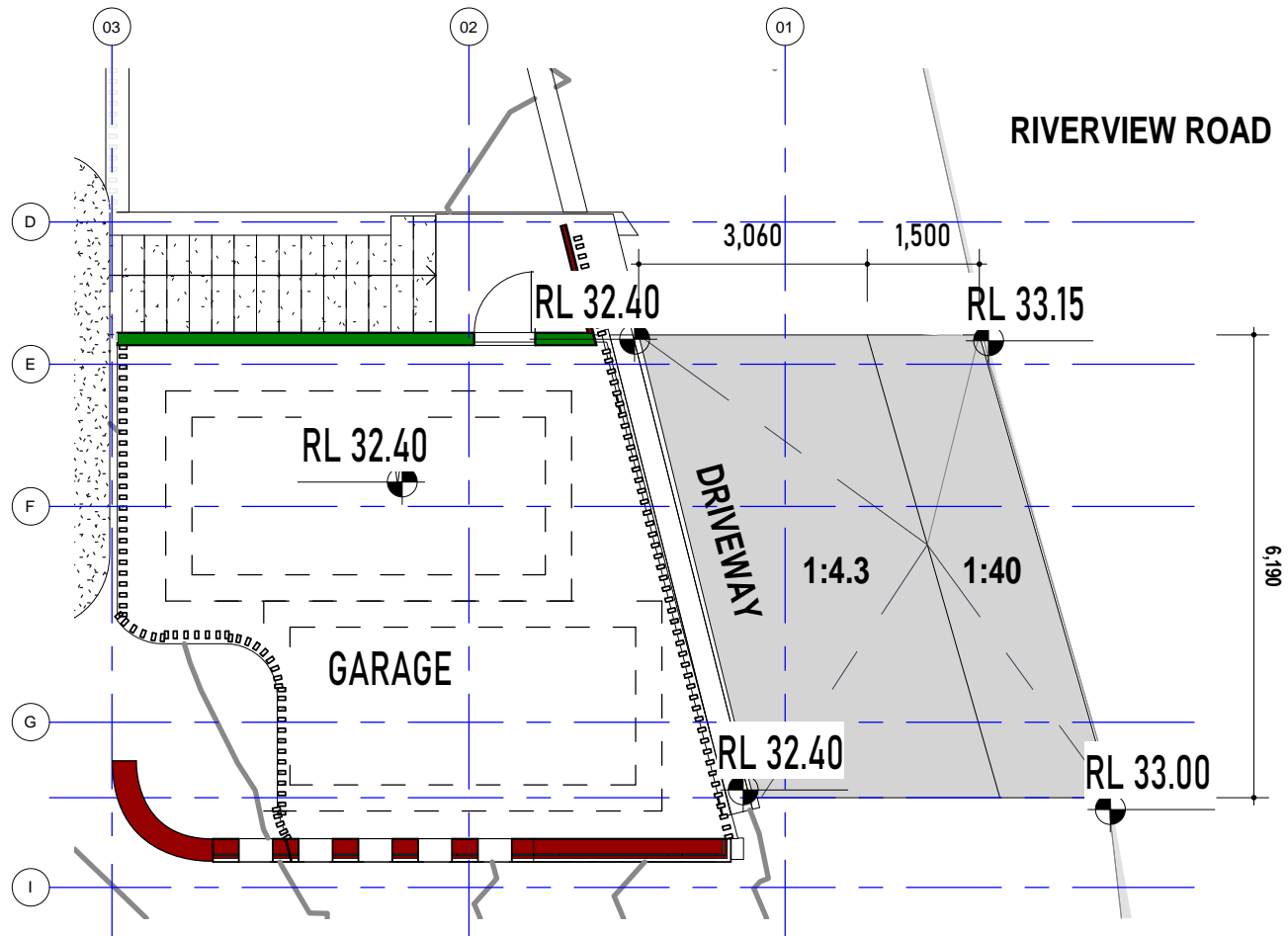
K



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SECTION A-A - Callout 1

1 : 100



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DA ISSUE

GARAGE DETAIL

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021
E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021
I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Garage Detail

SCALE: 1 : 100

DRAWN: JL

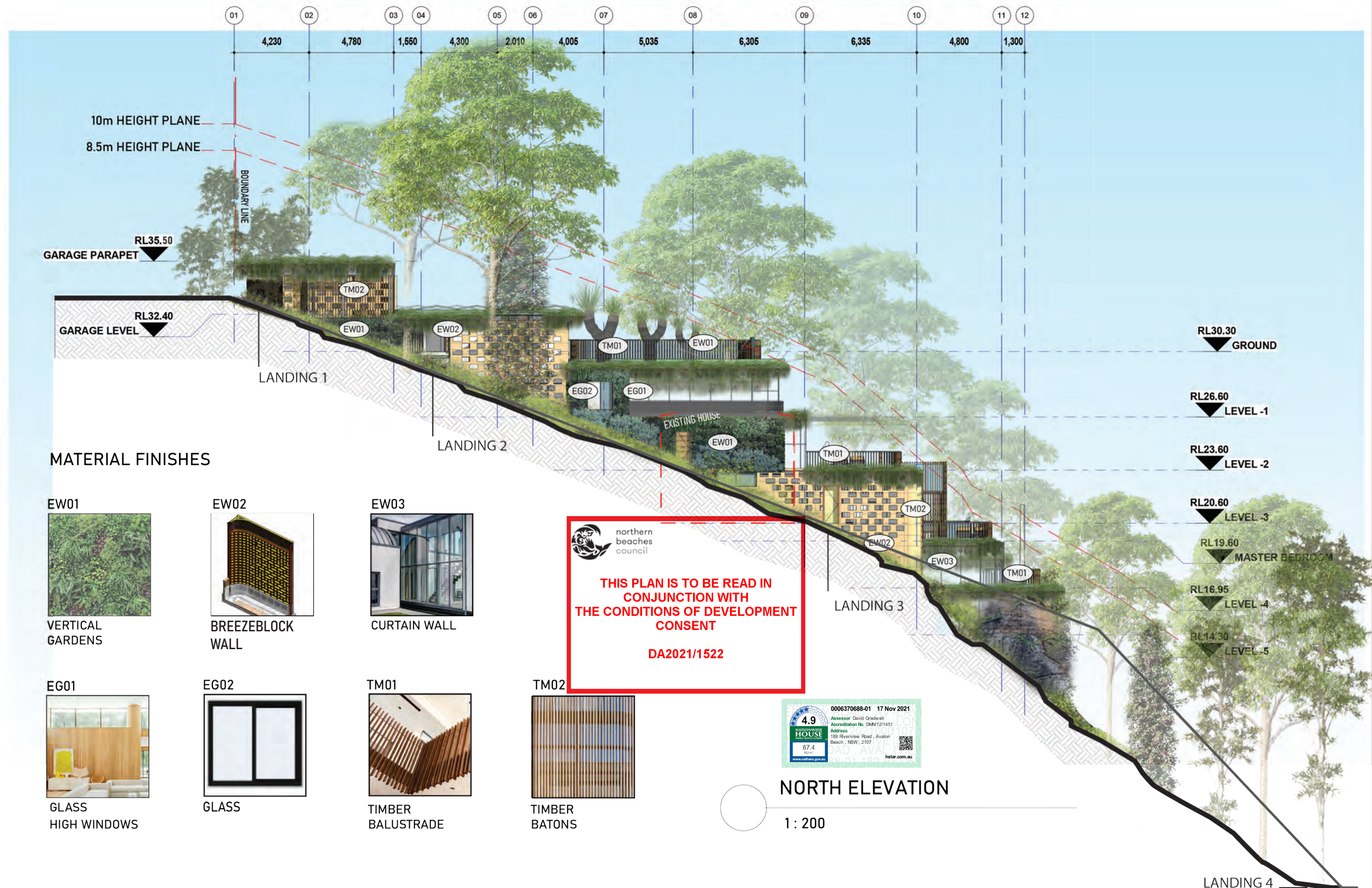
APPROVED: AC

DRAWING No.
001 - 212



REVISION

K



DURIE DESIGN

DA ISSUE

NORTH ELEVATION

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
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I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: North Elevation

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No.

001 - 300

REVISION

K



MATERIAL FINISHES

EW01

VERTICAL GARDENS

EW02

BREEZEBLOCK WALL

EW03

CURTAIN WALL

EG01

GLASS

EG02

GLASS

TM01

TIMBER BALUSTRADE

TM02

TIMBER BATONS

High Windows


HIGH WINDOWS

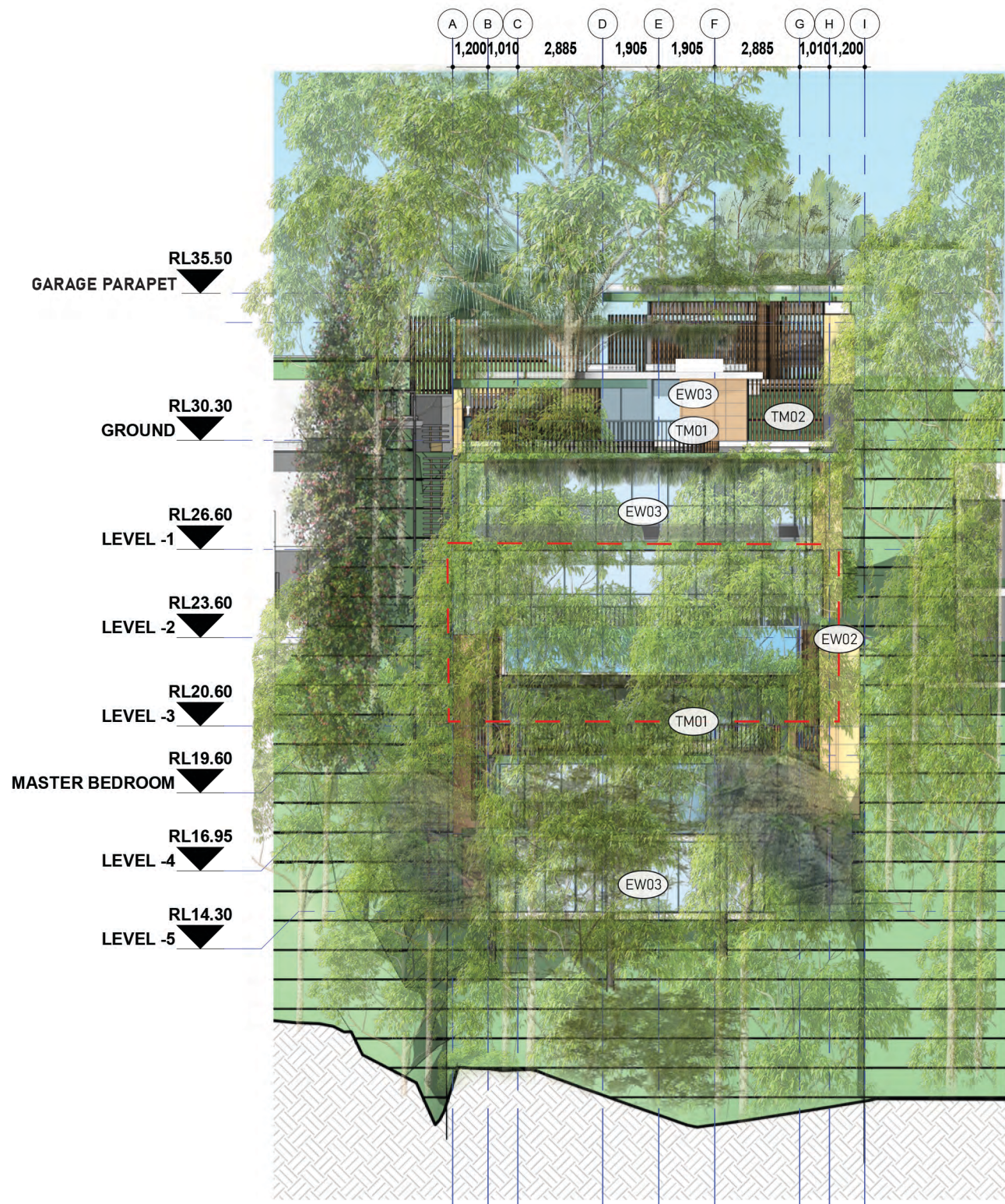


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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/1522

	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence ADDRESS: 189 Riverview, Avalon Beach, NSW 2107 DRAWING TITLE: South Elevation			
				B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021				
				C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021				
				D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021				
				E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021				
	SOUTH ELEVATION	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.			F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	SCALE: 1 : 200	DRAWING No. 001 - 301	REVISION K
					G	BASIX COMMENTS AND NOTES ADDED		10/08/2021			
					H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021			
					I	INCLINATION ADDED		10/09/2021	DRAWN: JL		
					J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021		APPROVED: AC	
					K	BASIX COMMENTS AND NOTES ADDED		15/11/2021			



WEST ELEVATION

1 : 200

Ext. Walls:	Construction	Insulation	Colour	Details	
	FC Clad Concrete Lined	R4.0 added R2.7 added	Medium Medium	140mm stud required As per plans	
Int. Walls:	Construction	Insulation	Details		
	Concrete with Plasterboard Plasterboard on Stud	R1.0 added None	To stairs/lift As per plans		
Floors:	Construction	Insulation	Details		
	Concrete Concrete	R1.0 added R1.4 added	To ground slab of level-3 Where open below		
Ceilings:	Construction	Insulation	Details		
	Plasterboard	None	As per plans		
Roof:	Construction	Insulation	Colour	Details	
	Concrete	90mm PIR or equiv (R4.5)	Medium	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	Group A Group B	DOW-021-04 B DOW-022-09 B	Double Clear Double Clear	TB Aluminium TB Aluminium	2.6/0.55 2.1/0.47
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	15	Exposed	Ducted	Sealed LED - 1 per 2.5m ²	Bers Pro 4.4

Notes:
1 x 1200 mm fan added to kitchen, living, music, yoga, bedrooms, rumpus, lounge



MATERIAL FINISHES

EW02



SANDSTONE
CLADDING

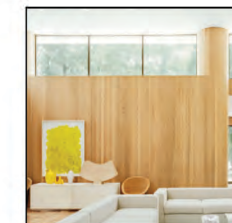
EW03



CURTAIN WALL

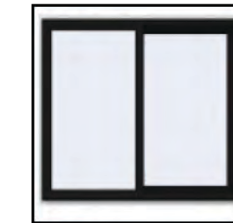
HIGH WINDOWS

EG01



GLASS

EG02



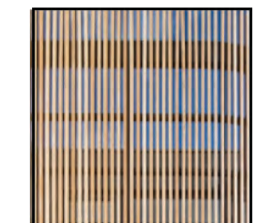
GLASS

TM01



TIMBER
BALUSTRADE

TM02



TIMBER
BATONS

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DA2021/1522

DURIE DESIGN

DA ISSUE

WEST ELEVATION

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: West Elevation

SCALE: 1 : 200

DRAWN: JL

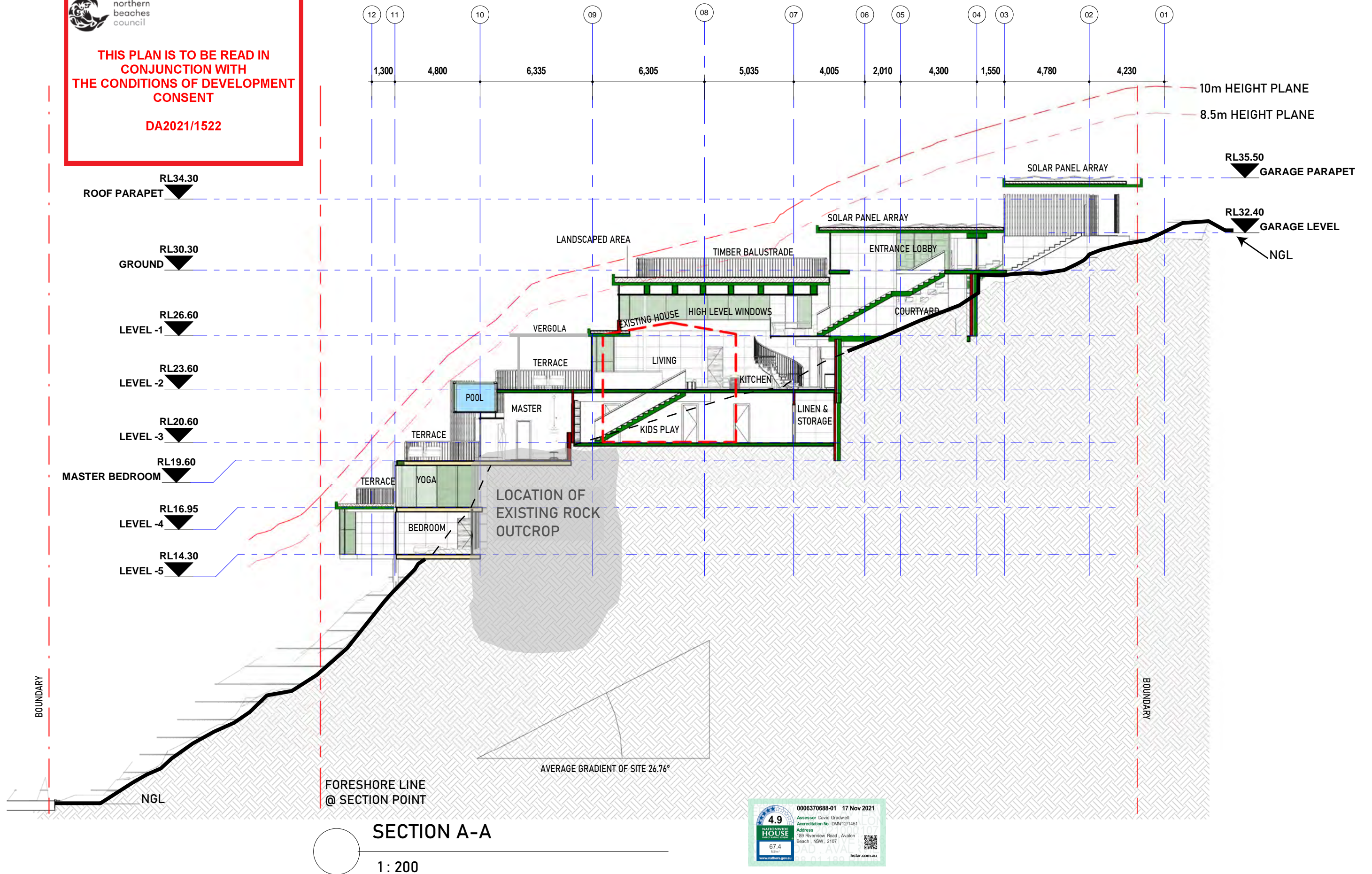
APPROVED: AC

DRAWING No. REVISION
001 - 302 K



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DURIE DESIGN

DA ISSUE

SECTION A-A

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Section A-A

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No.
001 - 310



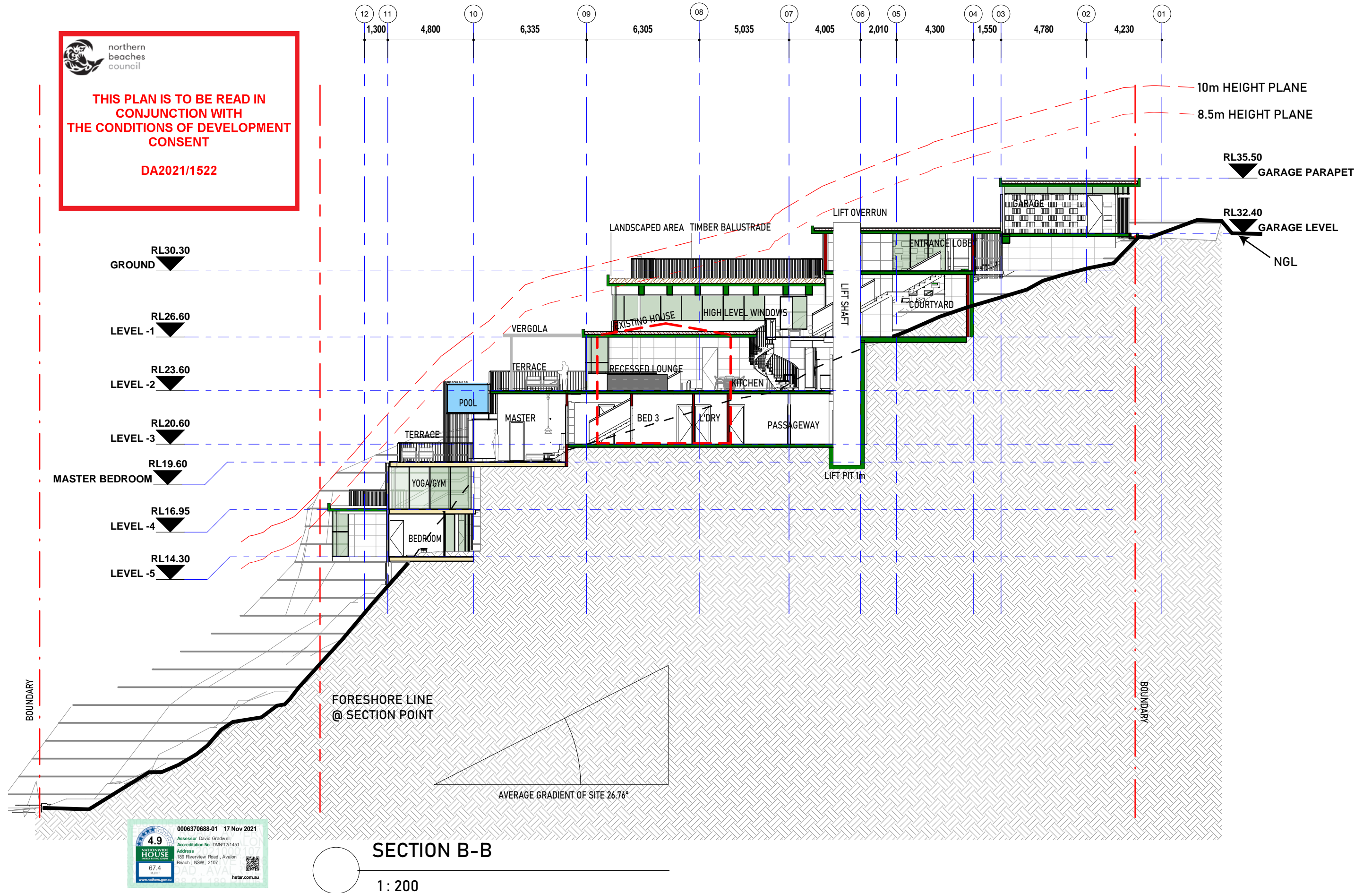
REVISION

K

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beaches
council

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DURIEDESIGN

DA ISSUE

SECTION B-B

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Section B-B

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No.
001 - 311

REVISION

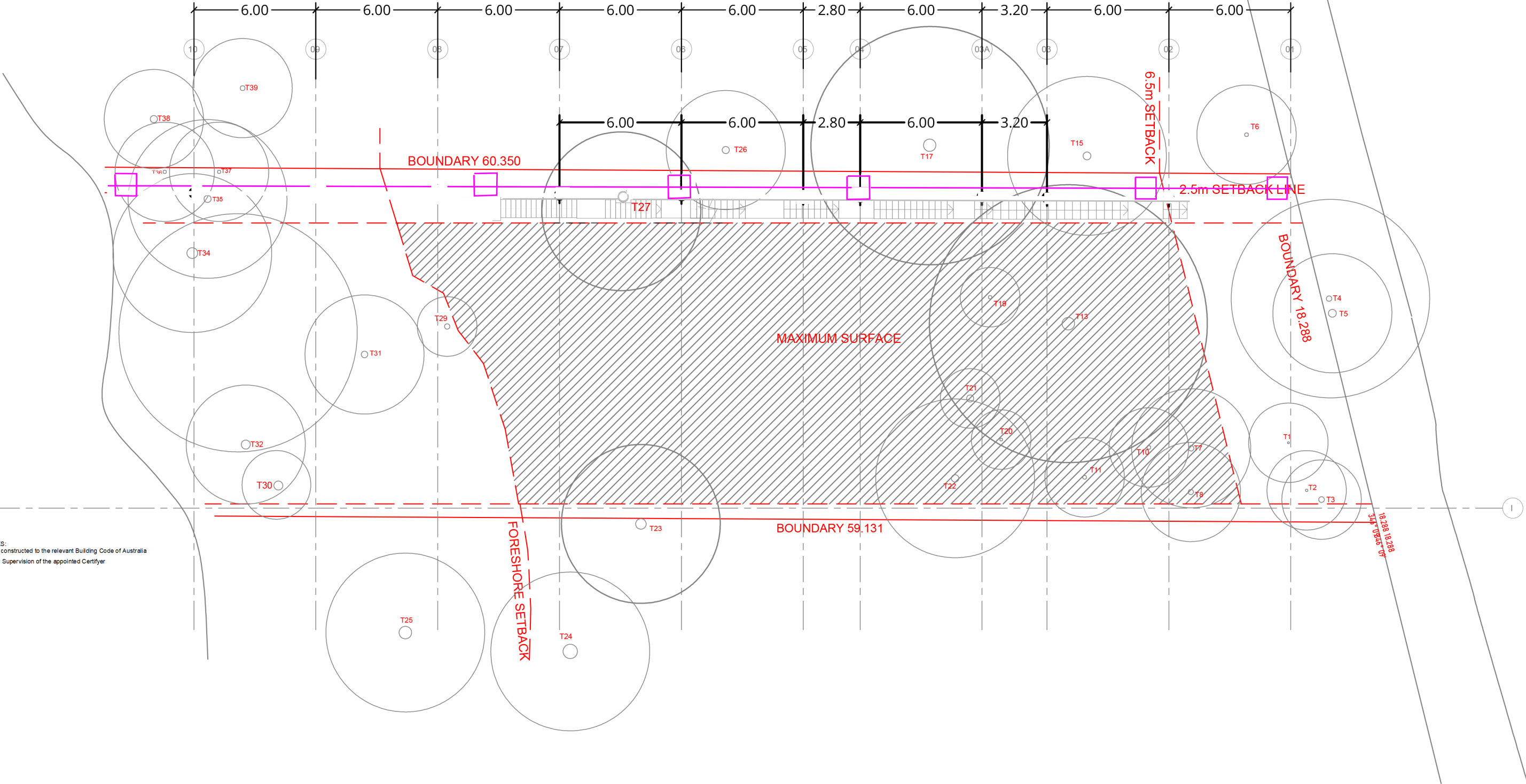
K



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LANDING 6 LANDING 5
BEDROOM 6
RL14.30 LANDING 4
LIVING ROOMS
RL19.60 LANDING 3
LIVING ROOMS
RL23.60 LANDING 2
ENTRANCE
RL26.60 LANDING 1
GARAGE
RL32.40



NOTES:
To be constructed to the relevant Building Code of Australia
Under Supervision of the appointed Certifier

DURIE DESIGN

DA ISSUE

PLAN INCLINATOR

LOT C DP 381427
AREA 929.5m²

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
D	Inclinor Plan Issued for Information		22-02-22
E	Inclinor landings Indicated		25-03-22

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview Road, Avalon Beach
DRAWING TITLE: Inclinor Plan - Option 1

SCALE: 1:200

DRAWN: JR

APPROVED: AC

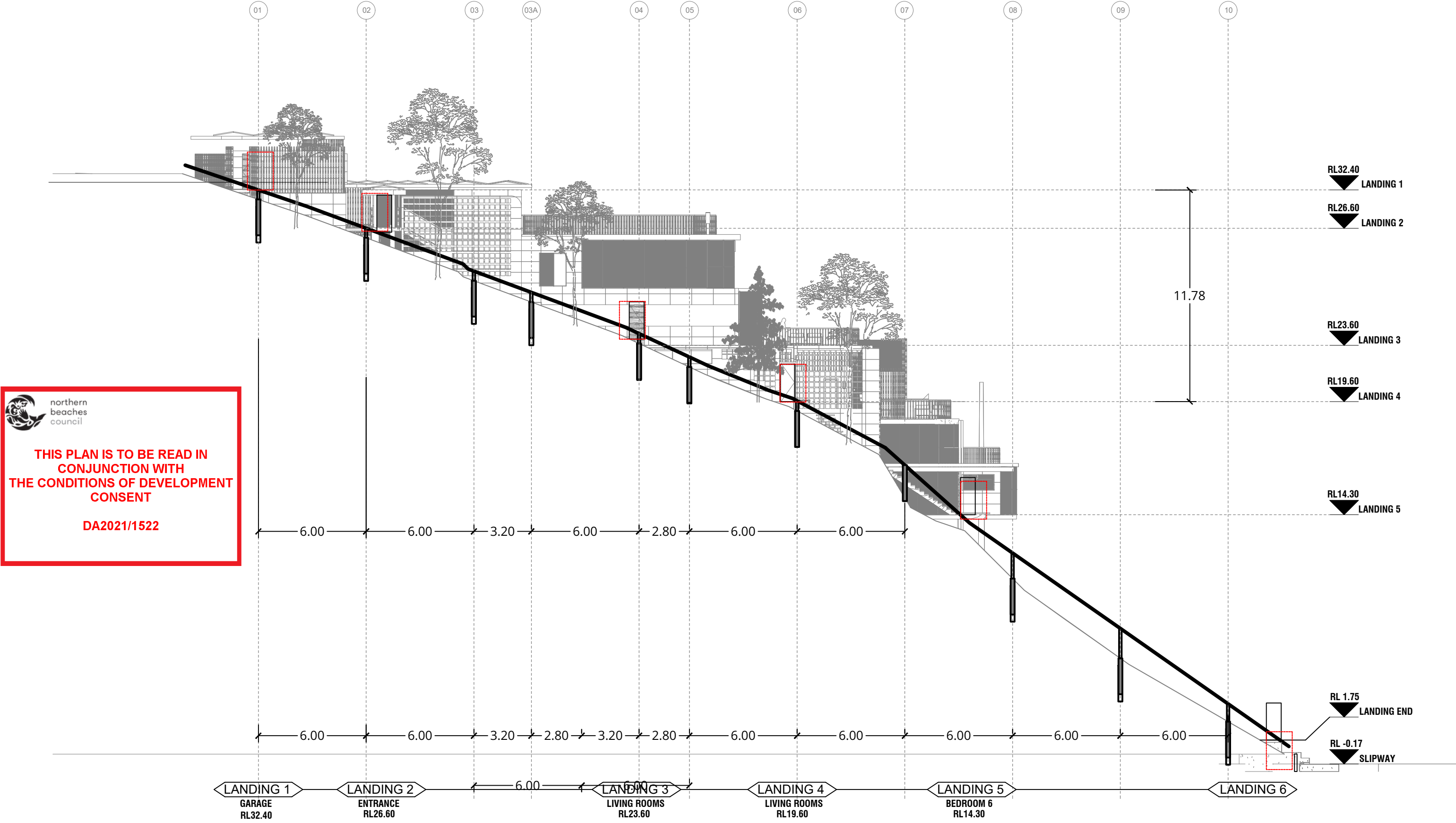
DRAWING No.

- L009



REVISION


E



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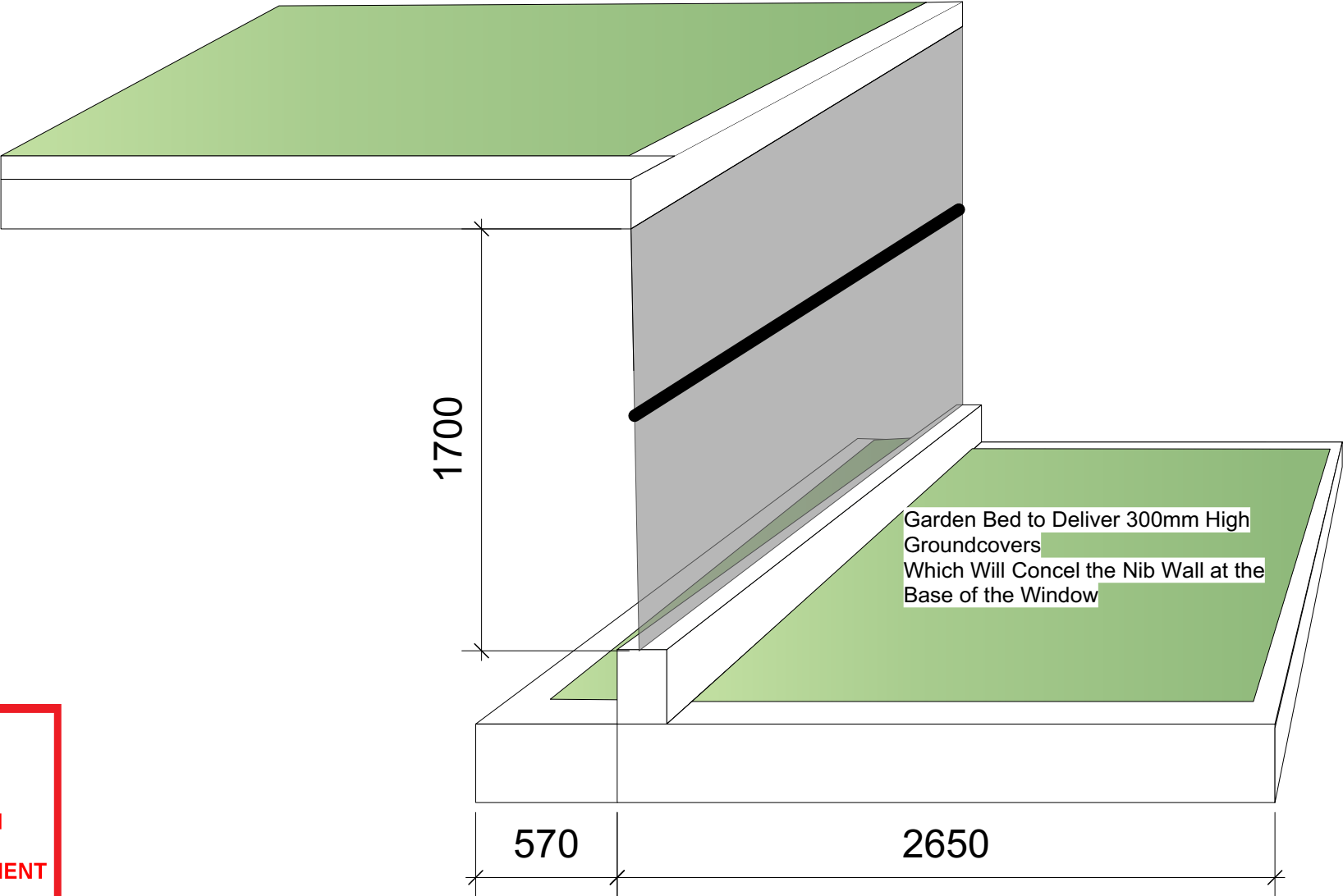
<div>DURIE</div> <div>DESIGN</div>	DA ISSUE	LOT C DP 381427 AREA 929.5m ²	CLIENT: DURIE	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence	<div></div> <div>NORTH</div>
	NORTH ELEVATION	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.		REVISION 02		25/03/2022	ADDRESS: 189 Riverview Rd AVALON NSW 2107	DRAWING TITLE: Nth Elevation Inclinator	
						SCALE: 1:250			
						DRAWN: DS			
							APPROVED: AC	DRAWING No. LO12	REVISION 02



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DA2021/1522



DRAWING TITLE

ROOF GARDEN DETAIL

	<div>  </div>	<div> CLIENT Jamie Durie </div>	<div> SCALE [A3 1:25 </div>	<div> DATE 24.02.22 </div>	<div> DRAWN JD </div>	<div> CHECKED JD </div>
	<div> Sydney 117 Old Pittwater Road, NSW 2100 T +61 2 9313 3200 Los Angeles 8033 Sunset Boulevard #427 CA 90046 USA T +1 323 654 2206 www.jamieduriedesign.com </div>	<div> PROJECT Durie Residence 189 Riverside Road Avalon, NSW </div>	<div> JOB: DD </div>	<div> DRAWING: L013 </div>		<div> REVISION: A </div>