DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

NEW WORKS: **NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----

LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



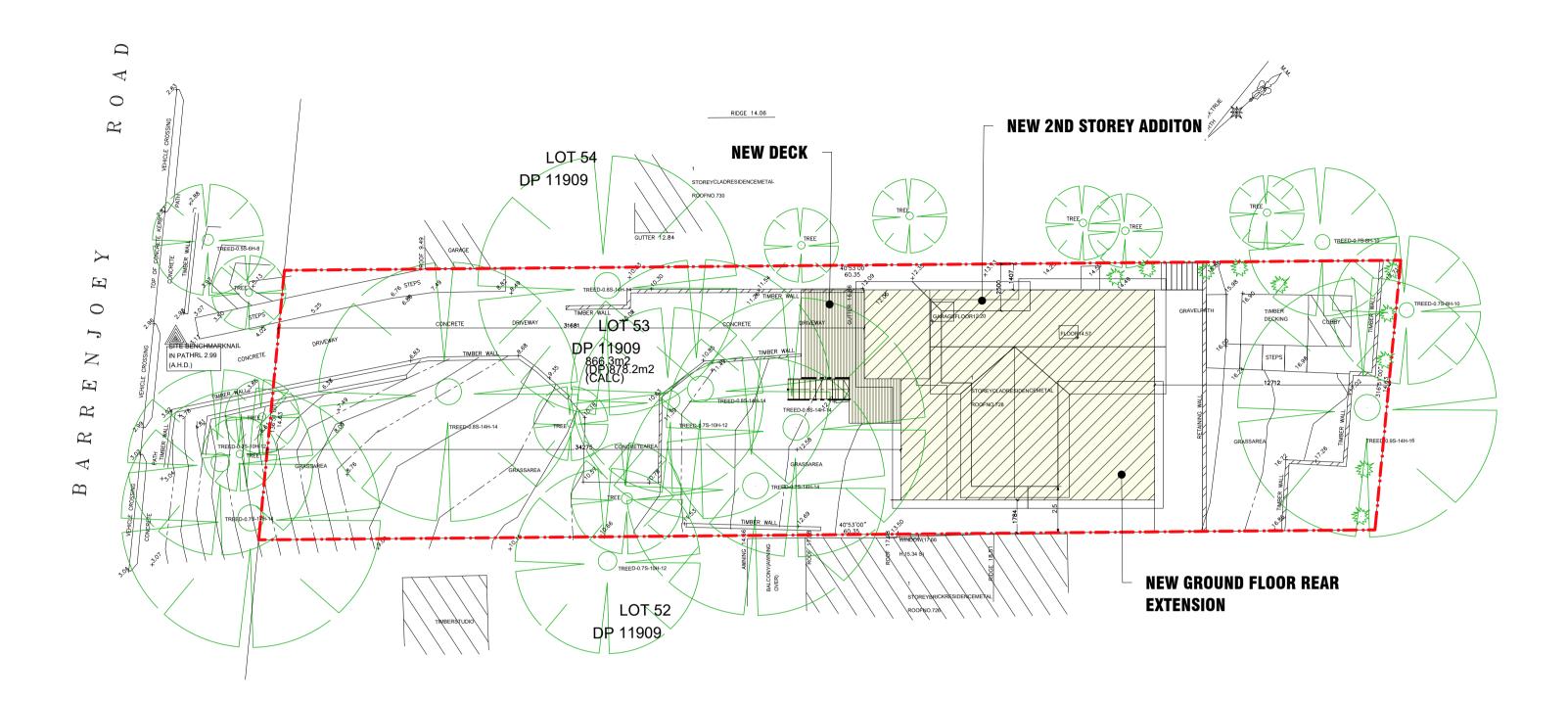






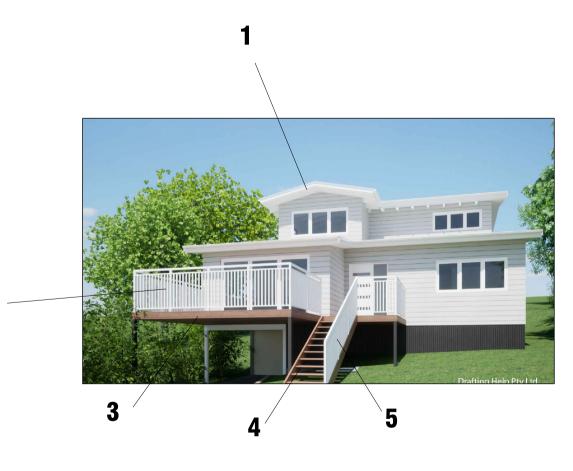
BASIX [™] Cer Building Sustainability	Index		Pro	oject address Jestname		73124, 728 B	amenjoey Rd_02		Glazing red							Show on DA Plans	Show on CC-CDC Plans & specs	Certifier Check
	w.gov.au/development	-and-assessment/bas	six Str	eel address		728 BARREN 2107	NJOEY Road AVALON	BEACH	Window/do number	or Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowin distance (m)	g Shading device	Frame and glass type			
Iterations and				al Government Area		Northern Bea			We	NW	0.84	0	0	cave/ verandah/	timber or uPVC, single			
tificate number: A1778	66_02			number ction number		-								>=450 mm	clear, (or Ú- value: 5.71, SHGC: 0.66)			
overnment's requirements	t the proposed developmen for sustainability, if it is built . Terms used in this certific	t in accordance with the		oject type eling type		Dwelling hous	se (detached)		W7	NW	4.2	0	0	eave/ verandah/	timber or uPVC, single			
ave the meaning given by	the document entitled "BAS e Department. This docume	SIX Definitions" dated		e of alteration and ad-	dition	renovation w	d development cost fo ork is \$50,000 or mon pool (and/or spa).	r my a, and does						>=450 mm	pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
ocretary			N//			N/A	,		11/8	NE	0.96	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single pyrolytic low-e,			
te of issue: Monday, 14 Ap be valid, this certificate mu	11 2025 st be lodged within 3 months o	f the date of issue.		me / Company Name:		ompleta bafore	submitting to Council or	PCA)		NE	3	0	0	>=450 mm	(U-value: 3.99, SHGC: 0.4) timber or			
ISW			AB	N (if applicable): 9589	7024384				113	NL.	5			verandah/ pergola/balcony >=450 mm	uPVC, single pyrolytic low-e, (U-value: 3.99,			
WERNMENT									W10	NE	1.2	0	0	eavel	SHGC: 0.4) timber or			
Fixtures and system	1					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						verandah/ pergola/balcony >=450 mm	uPVC, single pyrolytic low-e, (U-value: 3.99,			
Lighting	a minimum of 40% of new or	altered light fixtures are fitt	ed with fluorencer	t. compact fuoresce	nt. or light-										SHGC: 0.4)			
mitting-diode (LED) lamps					n, or egin		~	~	Glazing rec	quirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifi Gneck
	new or altered showerheads	have a flow rate no greater	than 9 litres per r	minute or a 3 starwa	er rating.		~	~	Windows and	glazed doors glazin	ng requirements							
ating.	new or altered toilets have a t						~	~	Window/do number	or Orientation	Area of glass including frame (m2)	Overshadowin height (m)	Overshadowir distance (m)	ig Shading device	Frame and glass type			
he applicant must ensure	new or altered taps have a fic	w rate no greater than 9 lit	tres per minute or	minimum 3 star wate	r rating.		~		W11	NE	3.6	0	0	eave/ verandah/	timber or uPVC, single			
onstruction						Show on	Show on CC/CC	C Cortific						pergola/balcony >=450 mm	pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
sulation requireme	Its					DA Plans	Plans & specs	C Certifier Check	W12	NE	1.2	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single pyrolytic low-e,	11		
e applicant must constructed in the table below, ex	I the new or allered construct cept that a) additional insulat	ion is not required where t	the area of new or			~	~	~						>=450 mm	(U-value: 3.99, SHGC: 0.4)			
sauton specified is not re	quired for parts of altered co	instruction where insulation	папоаду өкнеге.						10	N	7.14	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single clear, (or U-			
Construction	value)	al insulation required (R		pecifications					D2	NE	5.25	D	0	>=900 mm eave/	value: 5.71, SHGC: 0.66) timber or	.		
concrete slab on ground f external wall: brick venee	R1.16 (or	R1.70 including construct												verandah/ pergola/balcony >=450 mm	(U-value: 3.99,			
external wall: framed (we ibro, metal clad) lat ceiling, pitched roof		R1.70 including construct 2.50 (up), roof: foil/sarking	· ·	n (solar absorptance	0.475										SHGC: 0.4)	J		
an connig, prosice rear		zioo (ap), soon ionica ning	0.70)	, (contra accorptance														
azing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check										
ndows and glazed						DA Plans	Plans & specs	Check										
low. Relevant overshado	windows, glazed doors and wing specifications must be s	atisfied for each window a	nd glazed door.	ecifications listed in t	he table	~	~	¥										
	nust also be satisfied in relati			may either moteh th			~	~										
escription, or, have a U-va -values and SHGCs must	ue and a Solar Heat Gain Co be calculated in accordance	efficient (SHGC) no great with National Fenestration	er than that listed Rating Council (N	in the table below. To IFRC) conditions.	otal system		~	~										
nust have a U-value and a and SHGCs must be calculated	with improved frames, or pyr Solar Heat Gain Coefficient (red in accordance with Natio	SHGC) no greater than the nal Fenestration Rating Co	at listed in the tabl ouncil (NFRC) con	e below. Total system iditions. The descript	n U-values		~	~										
or projections described in	Alternative systems with committee with a system with a	of each eave, pergola, ve	randah, balcony o		more than	~	~	-										
ergolas with polycarbonate	roof or similar translucent m	aterial must have a shadin	g coefficient of les	is than 0.35.			~	~										
ergolas with fixed battens i lso shades a perpendicula	nust have battens parallel to window. The spacing betwe	the window or glazed door en battens must not be mo	above which the bre than 50 mm.	/ are situated, unless	the pergola		~	~										
lazing requirement	5					Sho	w on Show on		ifier									
lindows and glazed doo	rs glazing requirements					DAI	Plans Plans & s	pecs Ch	ck									
Window/deor Orier	tation Area of glass including	s Overshadowing height (m)	Overshadowing distance (m)	J Shading	Frame and glass type													
W1 SW	frame (m2) 3.24		0	none	timber or													
					uPVC, single clear, (or U- value: 5.71,													
N2 SW	1.98	0	0	eave/ verandah/	SHGC: 0.66 timber or uPVC, single													
				pergola/balcony >=450 mm	clear, (or U- value: 5.71, SHGC: 0.66													
N3 SW	1.26	0	0	eave/ verandah/	timber or uPVC, single	, ,				DISCLA	AIMER							
				pergola/balcony >=900 mm	clear, (or U- value: 5.71, SHGC: 0.66													
W4 SW	3	0	0	eave/ verandah/	timber or uPVC, single	,			ר		RAWIN	IGS PI	ROVIE	DED H	EREIN	HA	/E BEE	N (
				>=900 mm	clear, (or U- value: 5.71, SHGC: 0.66				E	BASED	ON T	HE DE	SIGN	SPEC	FICA	TION	IS AND	IN
W5 NW	1.62	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single				\	NHILE	EVER	Y EFF	ORT	HAS E		IAD	ΕΤΟΕ	NS
				>=450 mm	(U-value: 3.0 SHGC: 0.4)	-e, 99,				ASSUM		SPON	SIBILI	TY FC			SIGN'S	CC
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• ALL V	ORK TO BE IN A			AL AUTHOR	RITIES													
		3.C.A. REQUIRE	=ivi⊏iNTS.			1.	100											
REQUI	ECT DP'S TO E			EVOTEMA														

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SITE PLAN **SCALE 1:200**

MATERIALS AND FINISHES



1. ALL CLADDING IS- H3 DESIGN PINE WEATHERBOARD PROFILE 'CHAMFER' 166MM X 18MM – IN DULUX TRANQUIL RETREAT

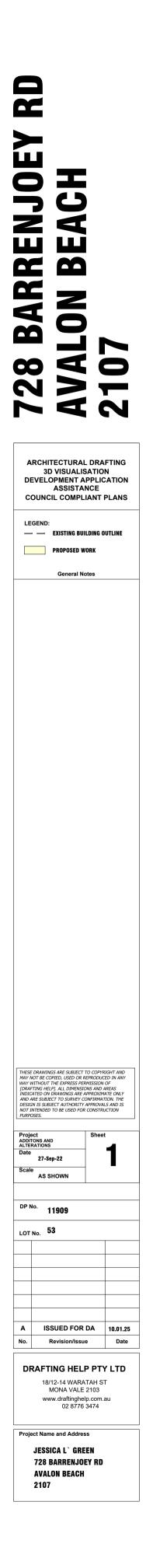
- 2. BALUSTRADE IN TIMBER PAINTED IN VIVID WHITE
- 3. ALL DECKING IS 140MM HARDWOOD DECKING BOARDS 4. ALL DECKING AND STAIRS HARDWOOD
- 5. BALUSTRADE IN TIMBER PAINTED IN VIVID WHITE
- 6. ALL ROOFING IS CORRUGATED IRON, IF LOWER THAT 5 DEGREES IN PITCH FOR LOWER FLOOR ROOFS ROOFING WILL BE TRIMDEK. ROOFING COLOURS WILL BE COLORBOND MONUMENT. ALL DOWN PIPES AND FLASHING WILL BE IN COLOUR MONUMENT
- 7. ALL WINDOWS ARE TIMBER PAINTED IN VIVID WHITE.

COMPILED BY A DRAFTING HELP PTY LTD NSTRUCTIONS PROVIDED BY THE OWNER. SURE ACCURACY, THE DRAFTSMAN DOES NOT OMPLIANCE WITH APPLICABLE CODES, EMENTS. IT IS RECOMMENDED THAT ALL SSIONAL BEFORE IMPLEMENTATION. THE HE DESIGN AND ANY ASSOCIATED

SMOKE ALARMS TO COMPLY WITH AS 3786

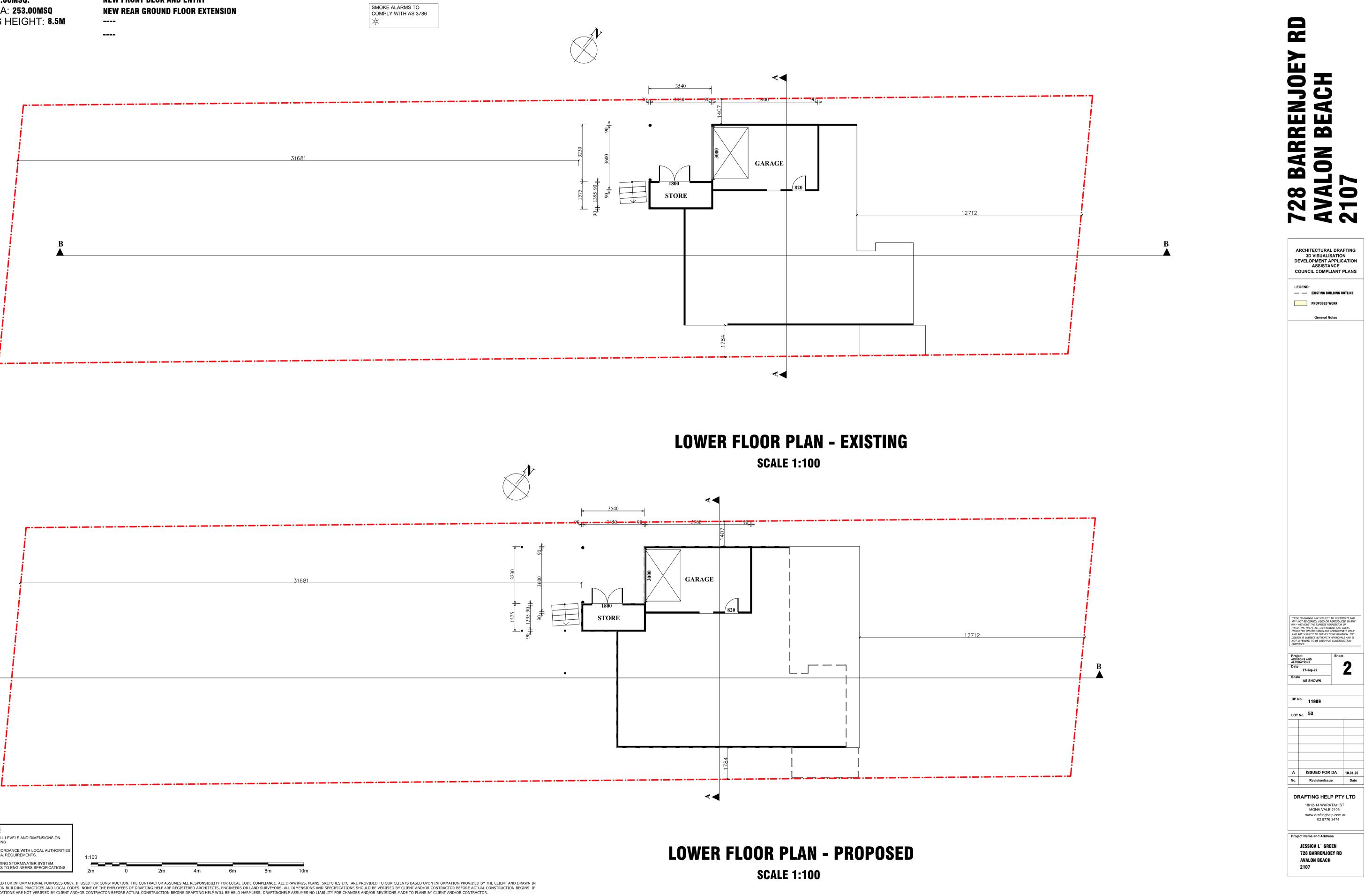
NOTE: 1ST FLOOR WINDOWS TO BE RESTRICTED

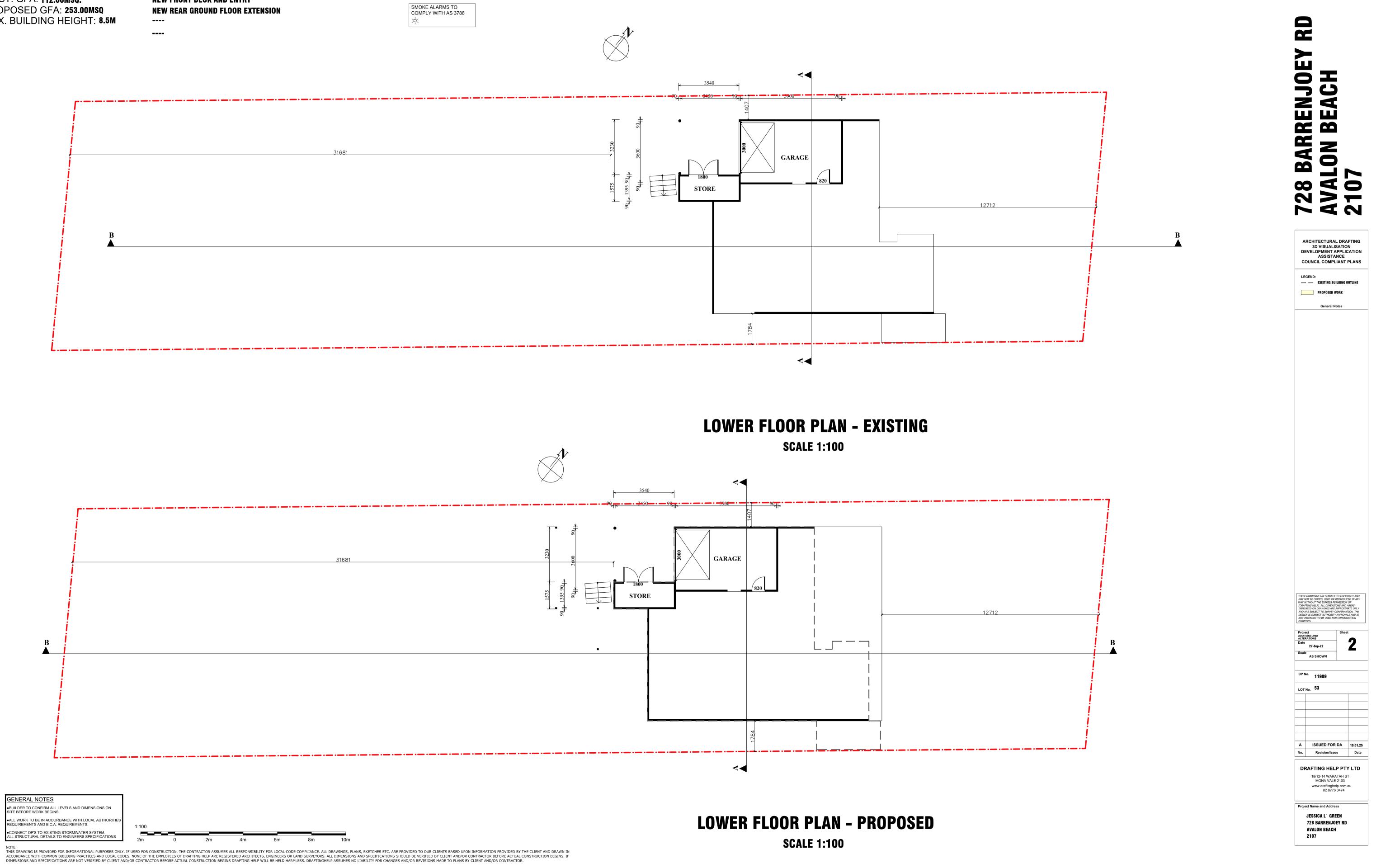
THIS DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL AUSTRALIAN STANDARDS



DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY



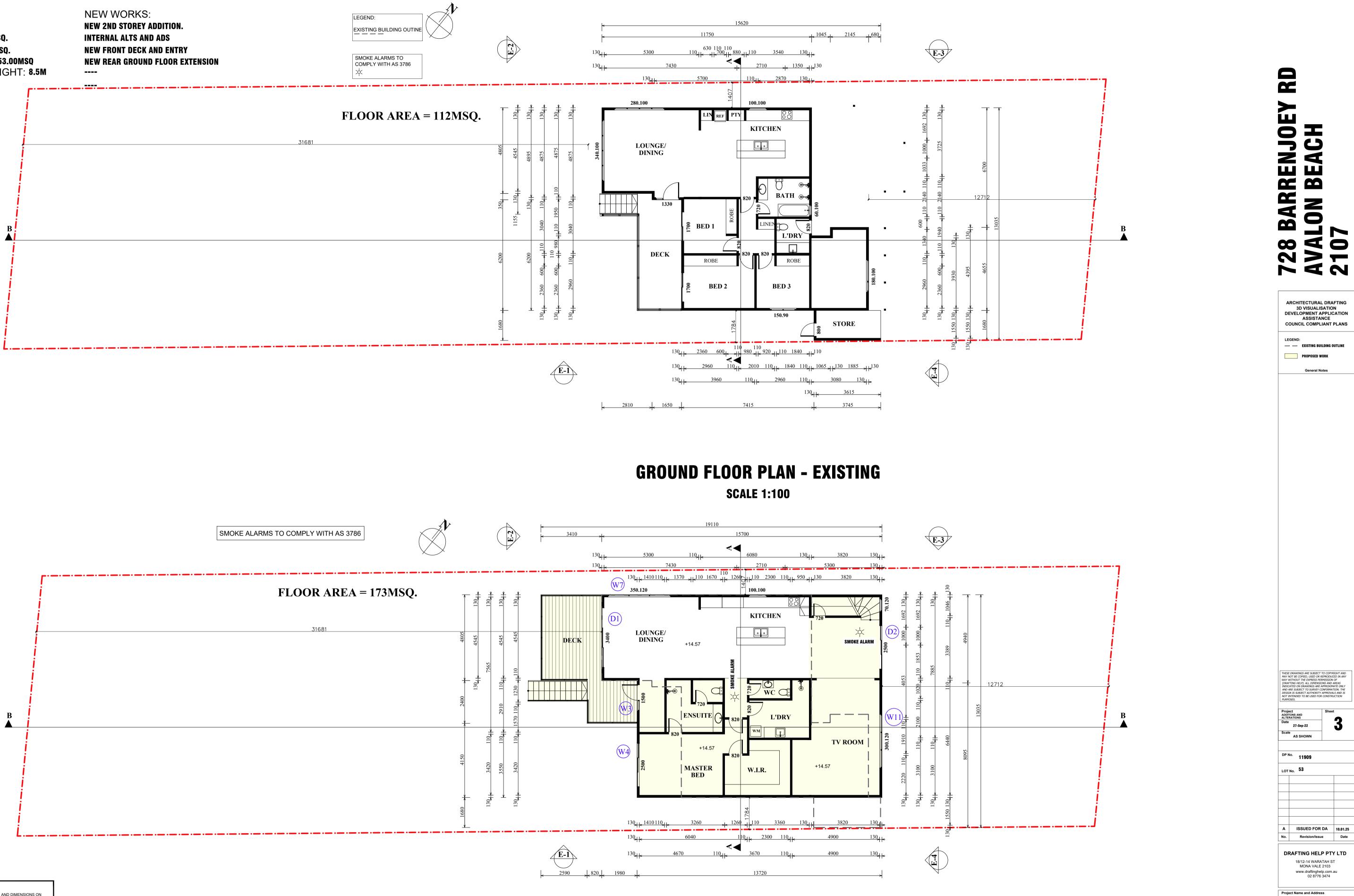




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GENERAL NOTES

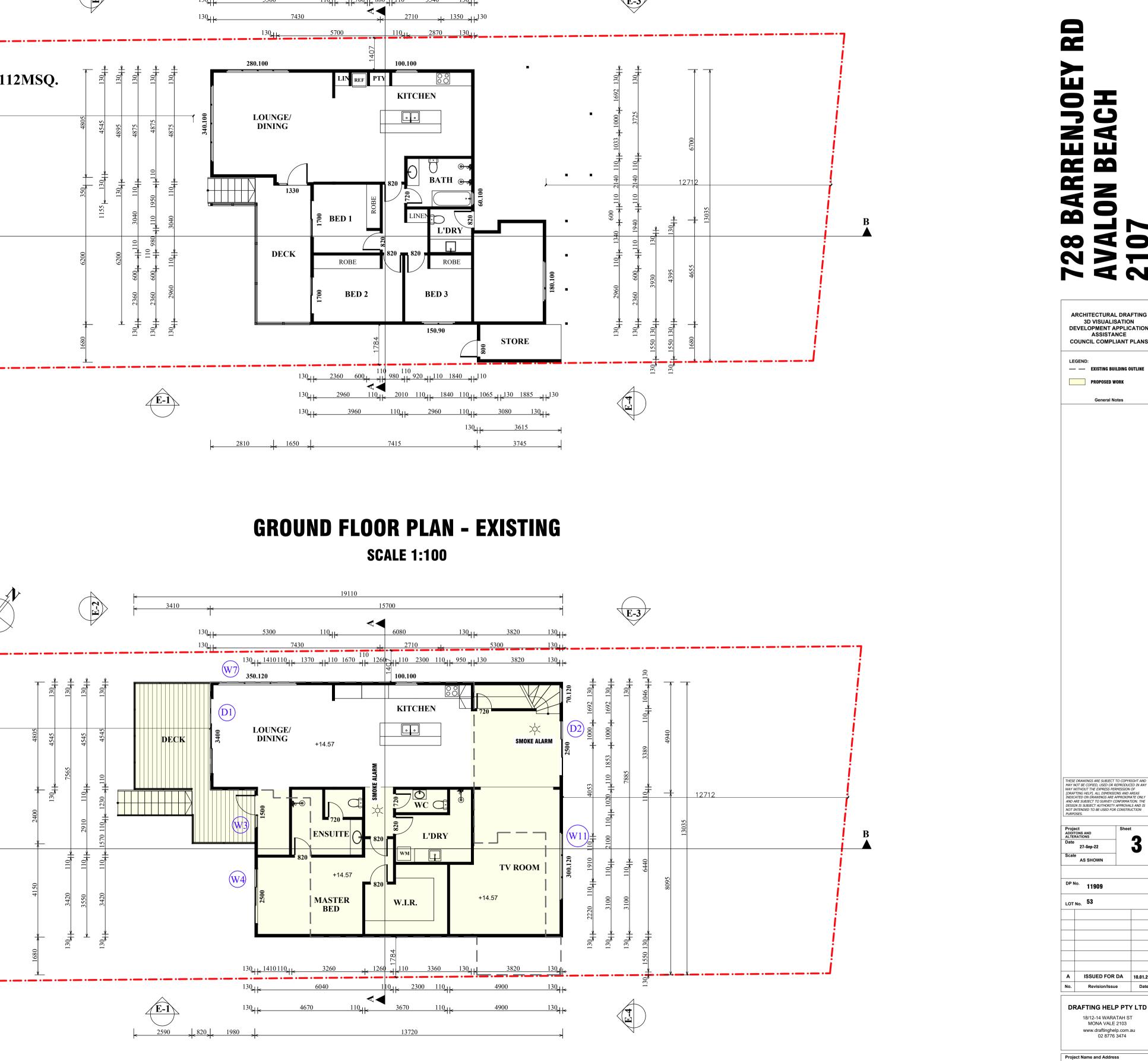
NOTE





•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. 1.100 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 4m 6m 8m 2m

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JESSICA L` GREEN

AVALON BEACH

2107

728 BARRENJOEY RD

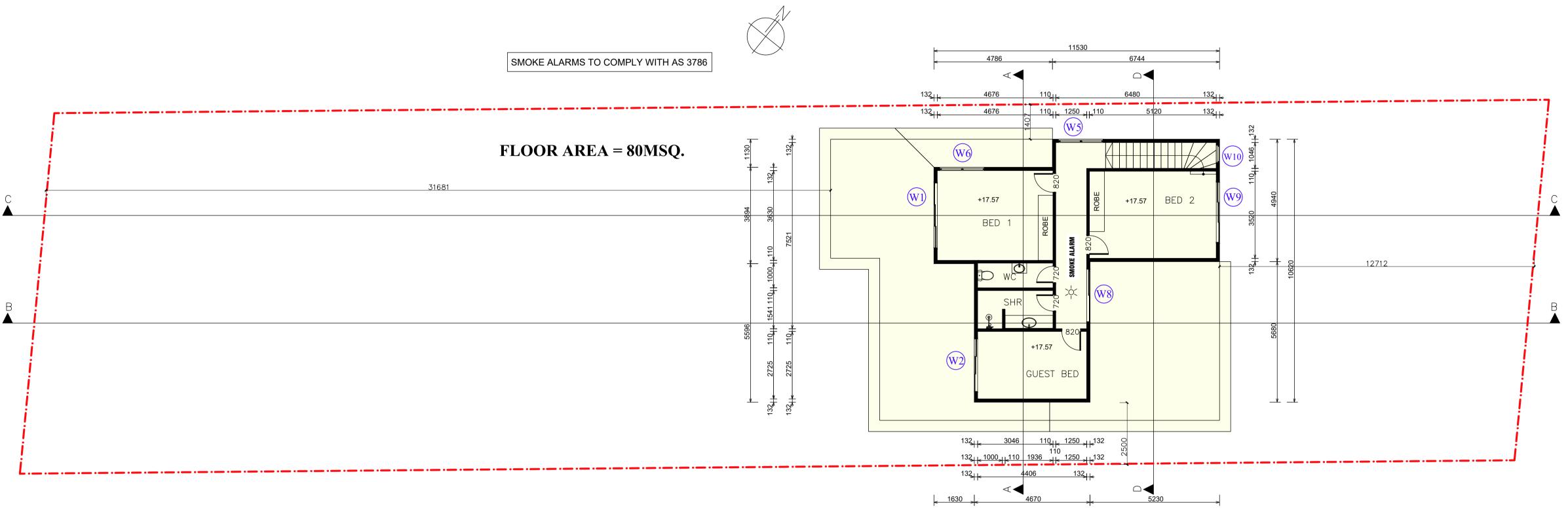
GRPUND FLOOR PLAN - PROPOSED

SCALE 1:100

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION ----

LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786



GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:100

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2m

4m

6m

8m

10m

1ST FLOOR PLAN - PROPOSED

SCALE 1:100

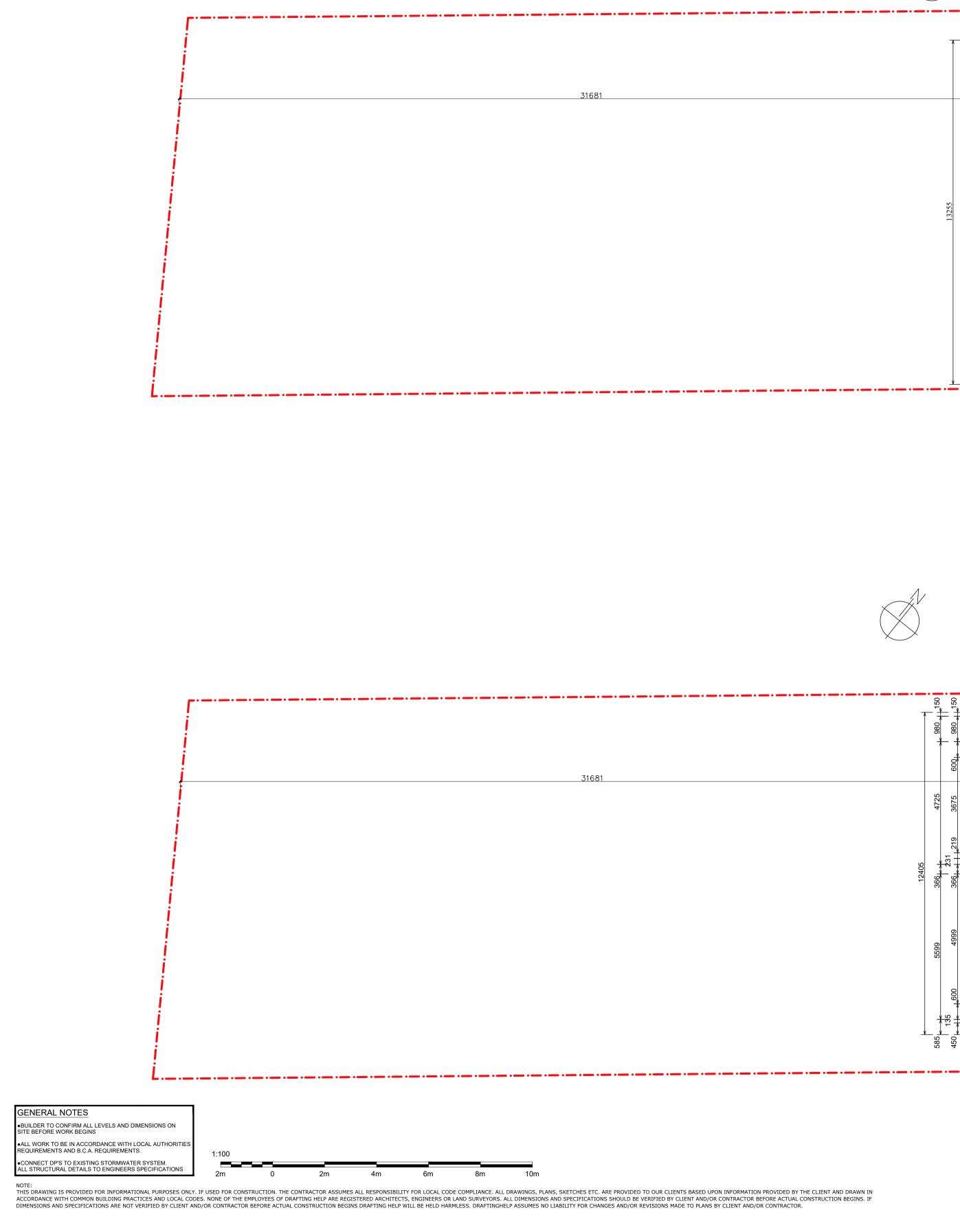
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A	ISSUED FOR		10.01.25
No.	Revision/Issu RAFTING HELI 18/12-14 WARA MONA VALE www.draftinghel 02 8776	P PT) TAH S ¹ 2103	г
Proje	ect Name and Addres JESSICA L` GRE 728 BARRENJOI AVALON BEACH 2107	EN	

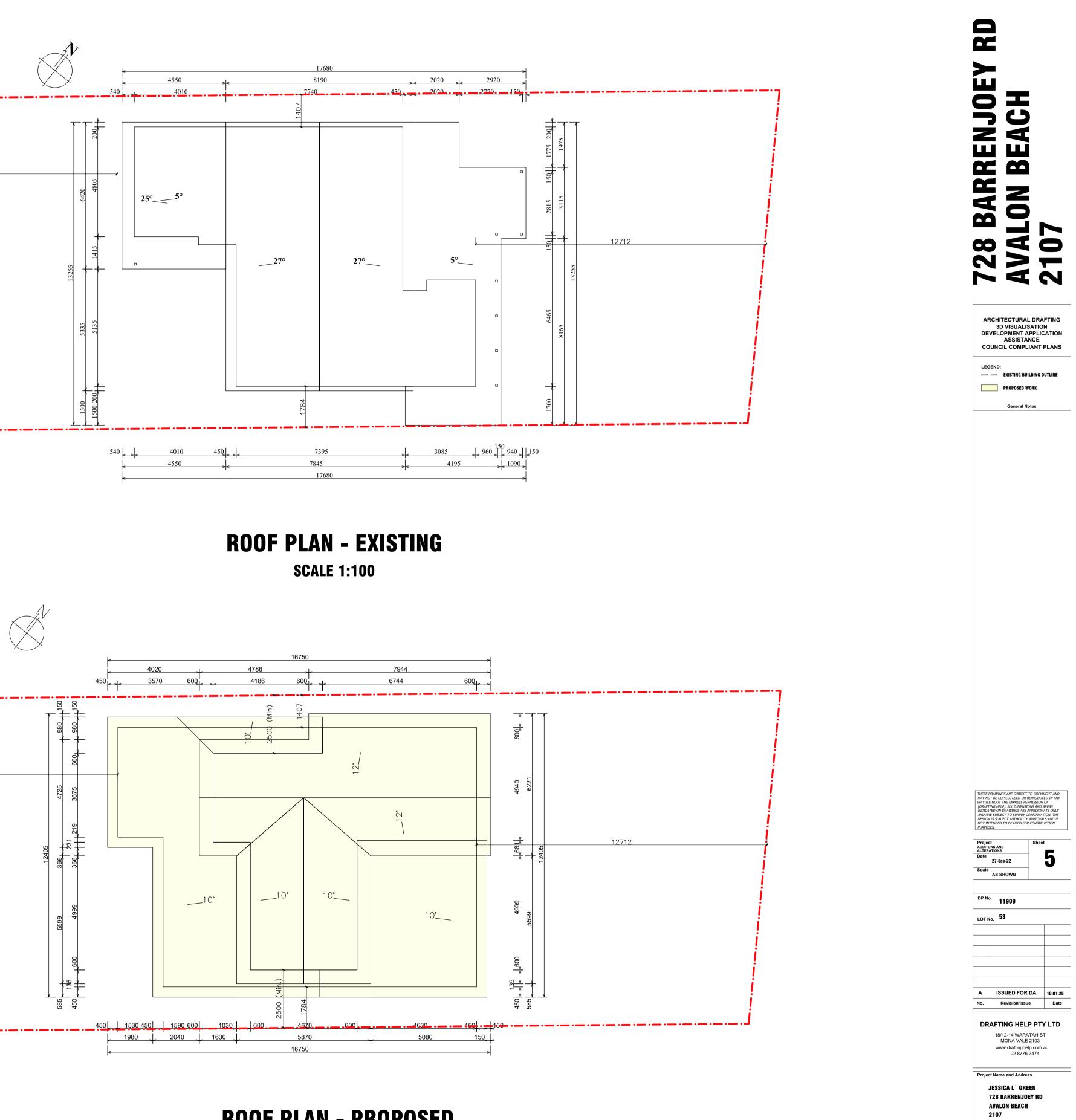
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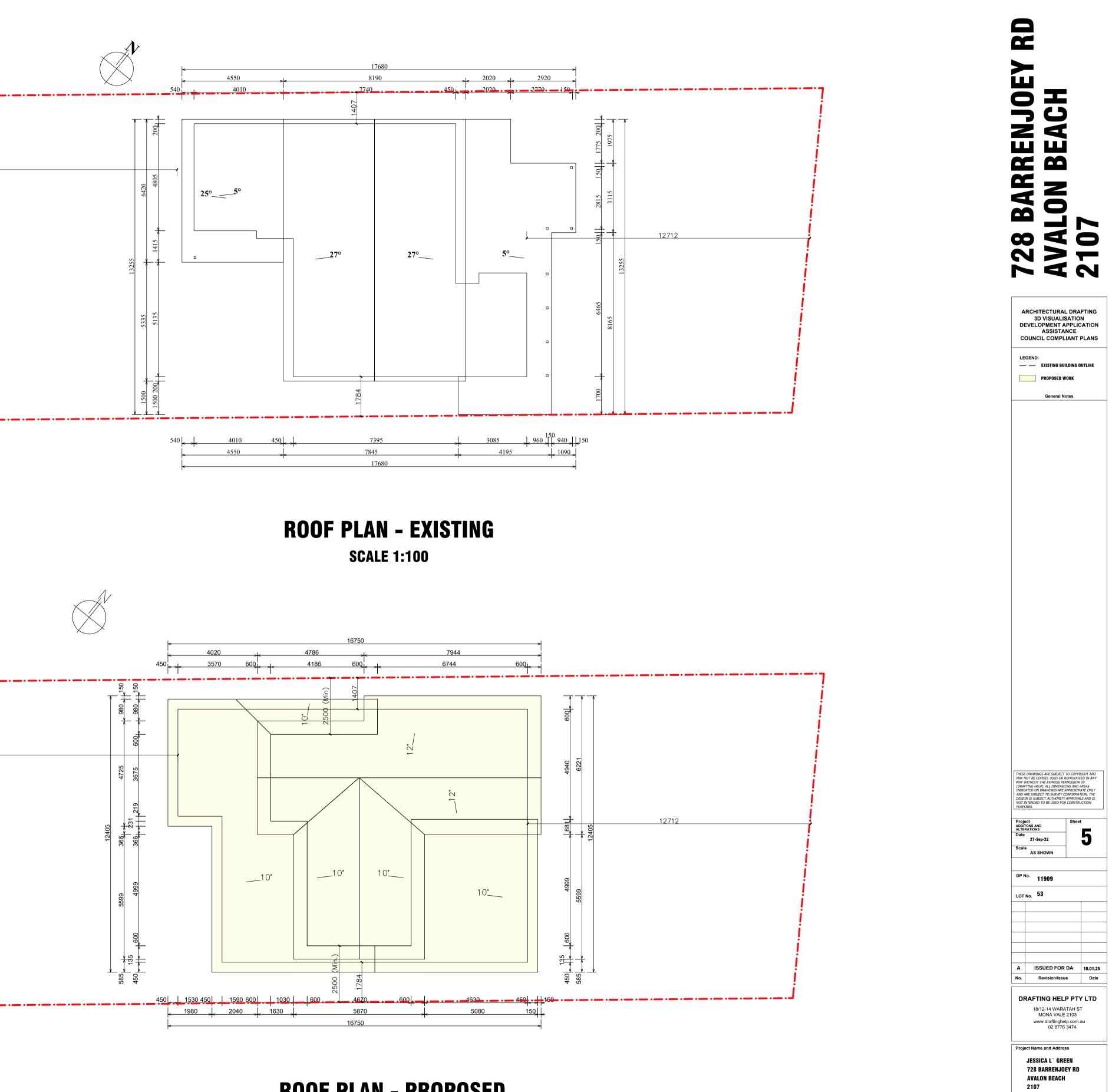
NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786





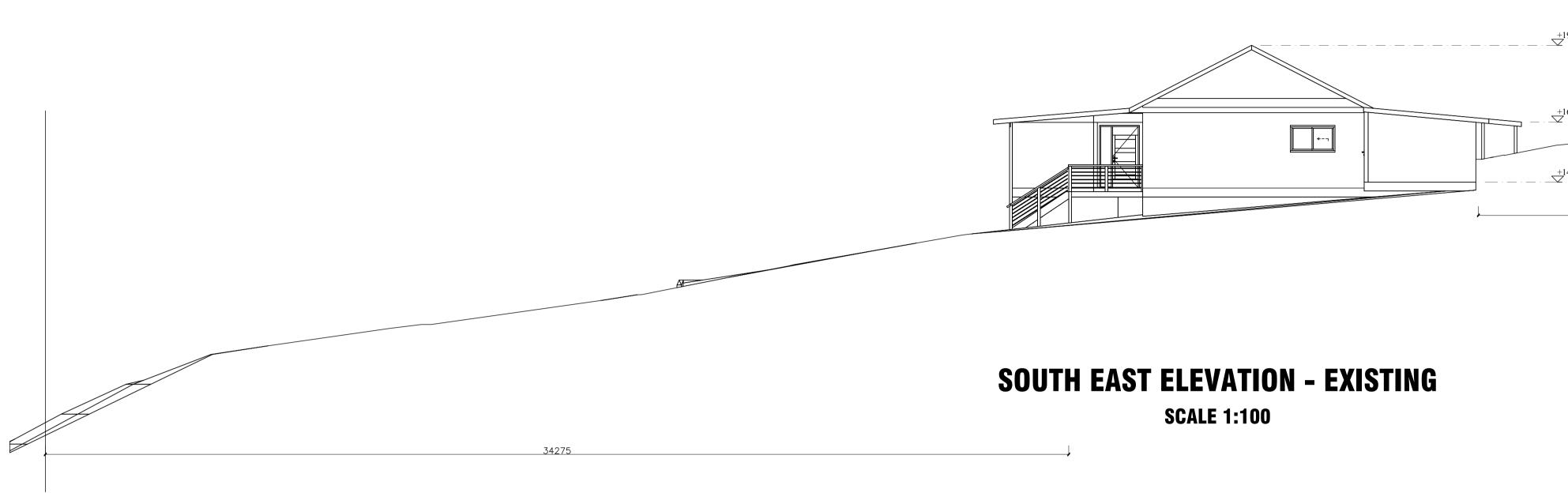


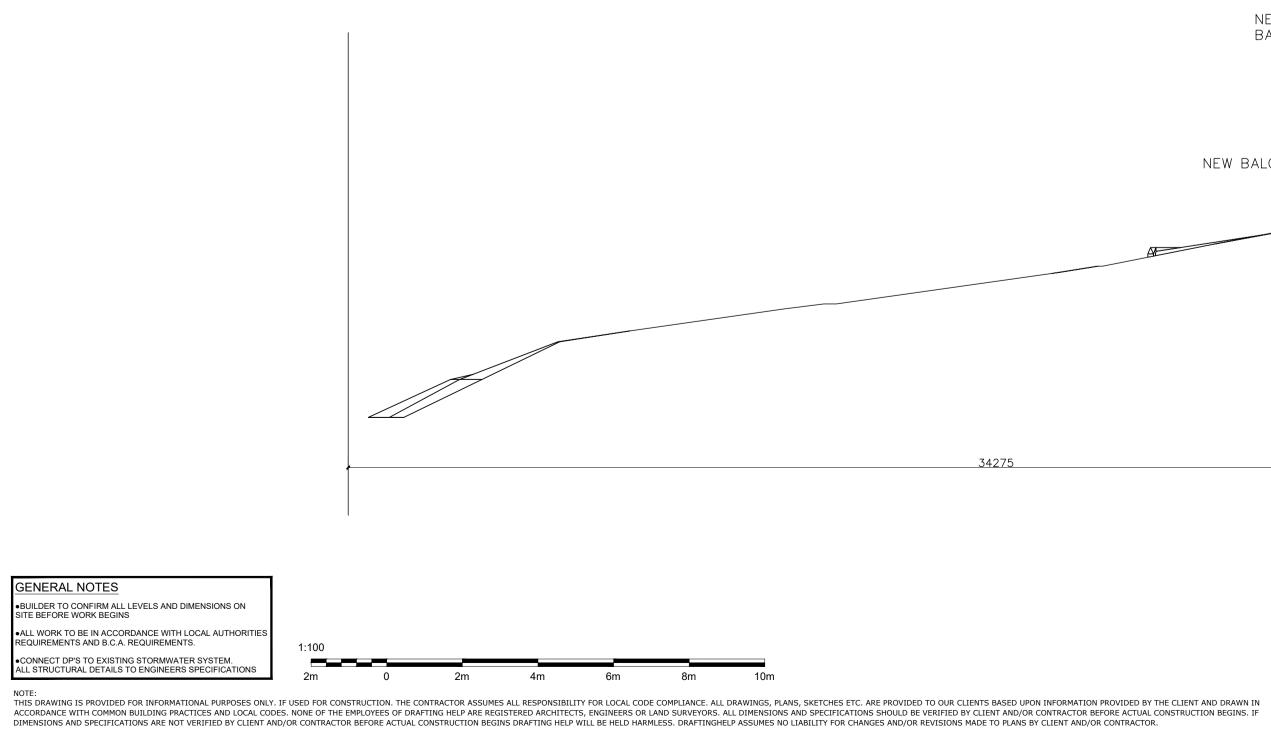
ROOF PLAN - PROPOSED SCALE 1:100

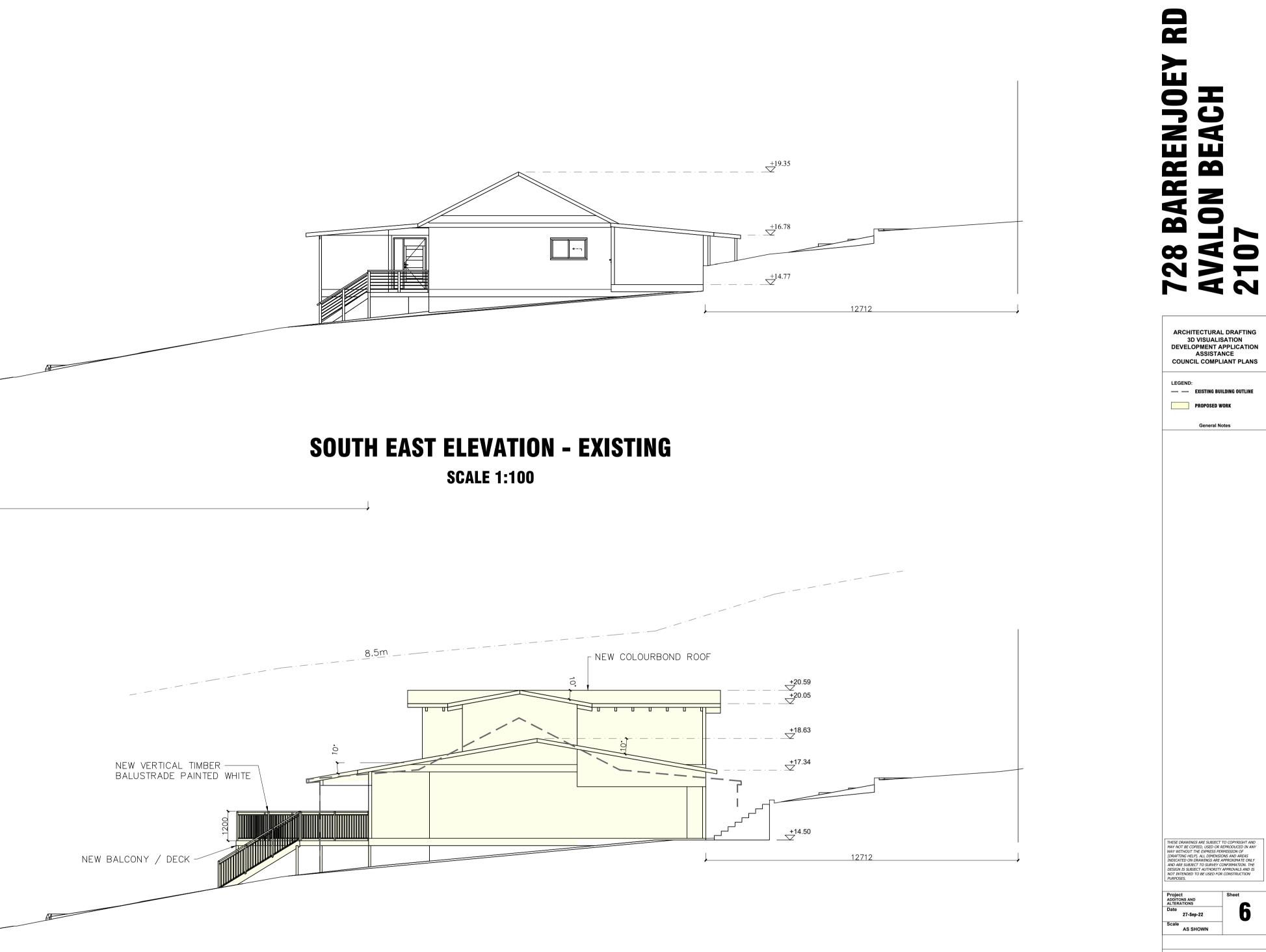
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LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786 $\dot{\mathbf{x}}$







SOUTH EAST ELEVATION - PROPOSED

SCALE 1:100

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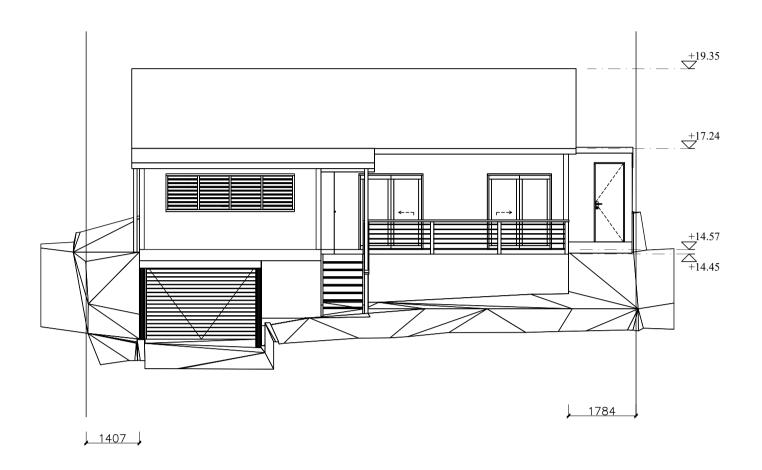
JESSICA L` GREEN 728 BARRENJOEY RD **AVALON BEACH** 2107

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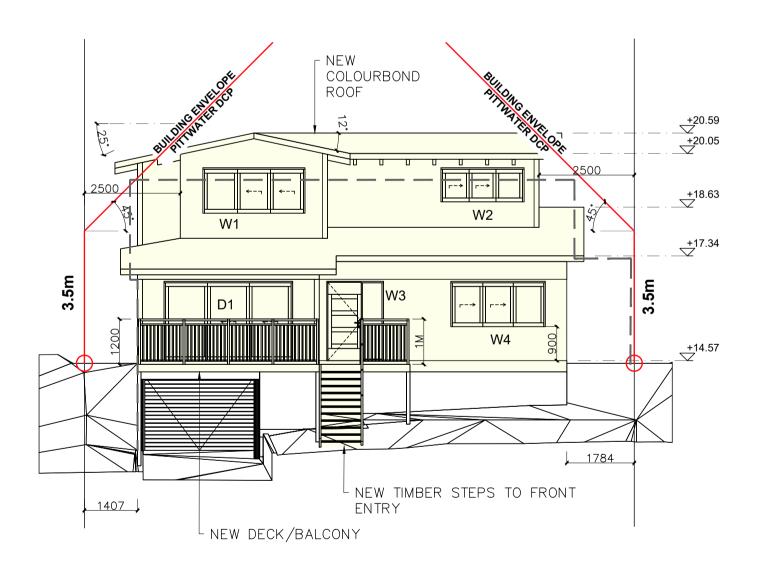
NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS **NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----

LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



SOUTH WEST ELEVATION - EXISTING SCALE 1:100



SOUTH WEST ELEVATION - PROPOSED SCALE 1:100

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE

1.100

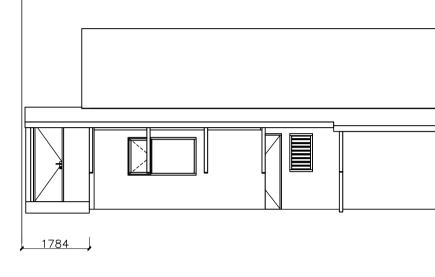
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4m

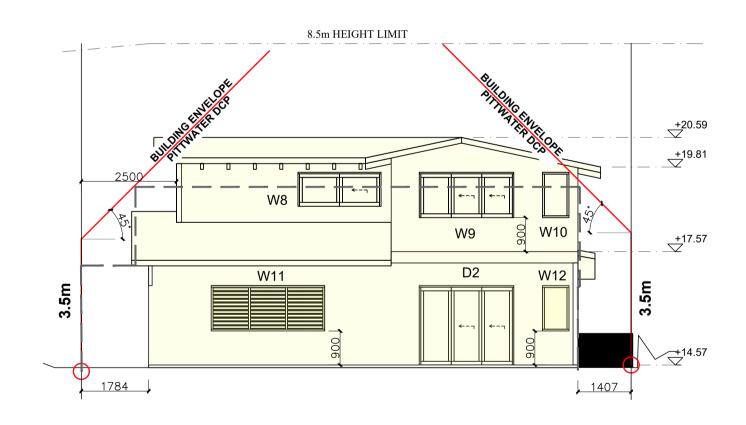
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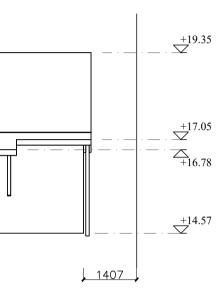
2m







NORTH EAST ELEVATION - PROPOSED SCALE 1:100

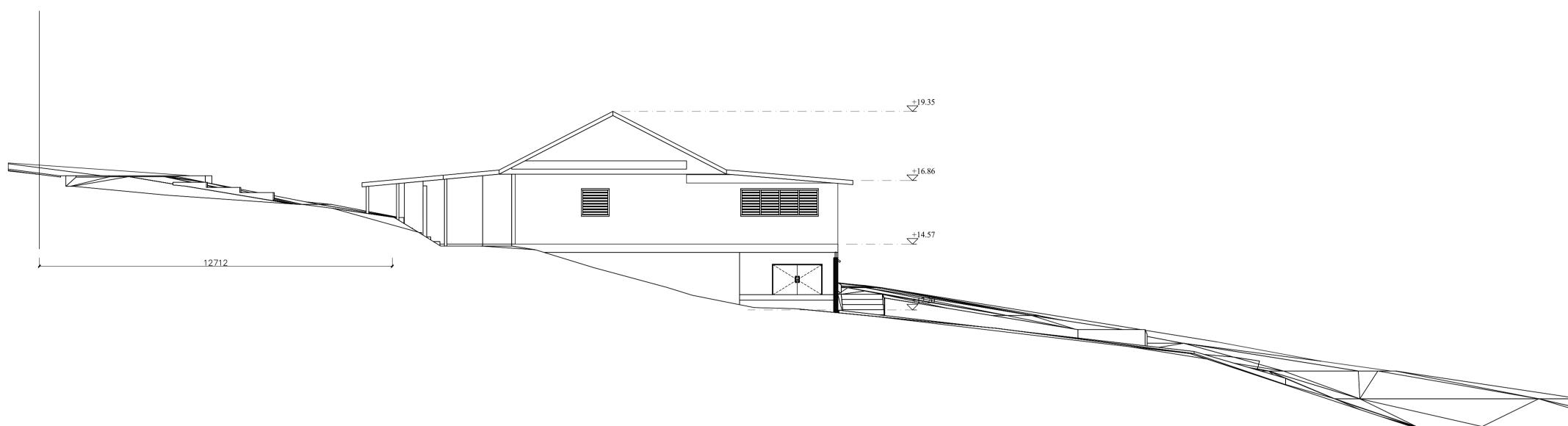


RD BARRENJOEY BEACH LON A 0 28 N A A ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS LEGEND: ---- EXISTING BUILDING OUTLINE PROPOSED WORK General Notes TENDED TO BE USED FOR Project ADDITONS AND ALTERATIONS Date 7 27-Sep-22 Scale AS SHOWN DP No. 11909 LOT No. 53 ISSUED FOR DA 10.01.25 A No. **Revision/Issue** Date DRAFTING HELP PTY LTD 18/12-14 WARATAH ST MONA VALE 2103 www.draftinghelp.com.au 02 8776 3474 Project Name and Address JESSICA L` GREEN 728 BARRENJOEY RD AVALON BEACH 2107

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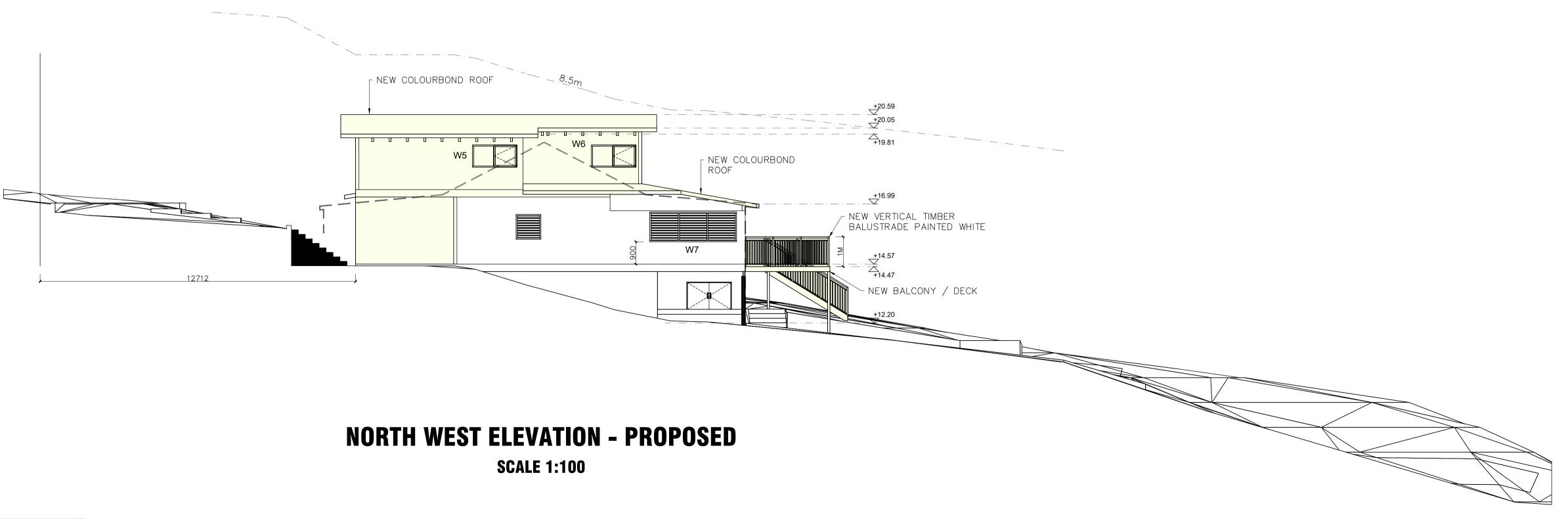


SMOKE ALARMS TO COMPLY WITH AS 3786 $\dot{\mathbf{x}}$



NORTH WEST ELEVATION - EXISTING

SCALE 1:100



GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. 1.100 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

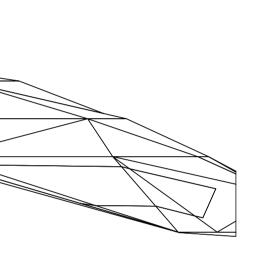
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4m

6m

2m

34275



34275



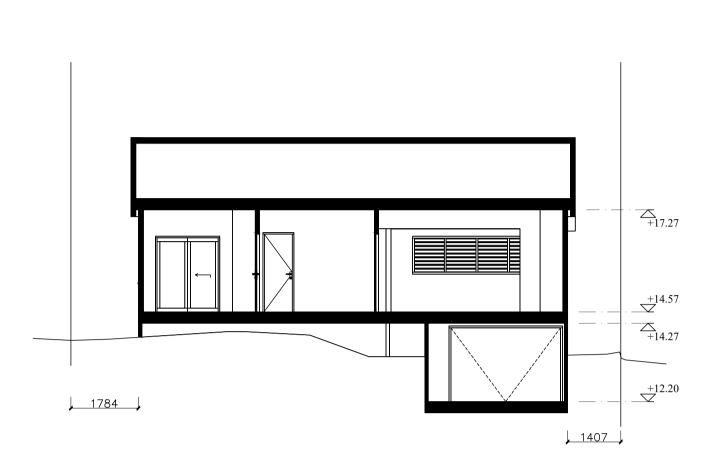
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	www.draftinghel 02 8776	p.com.a	au
Proje	ect Name and Addres	s	
	JESSICA L` GRE	EN	
	728 BARRENJO	EY RD	
	AVALON BEACH 2107		

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

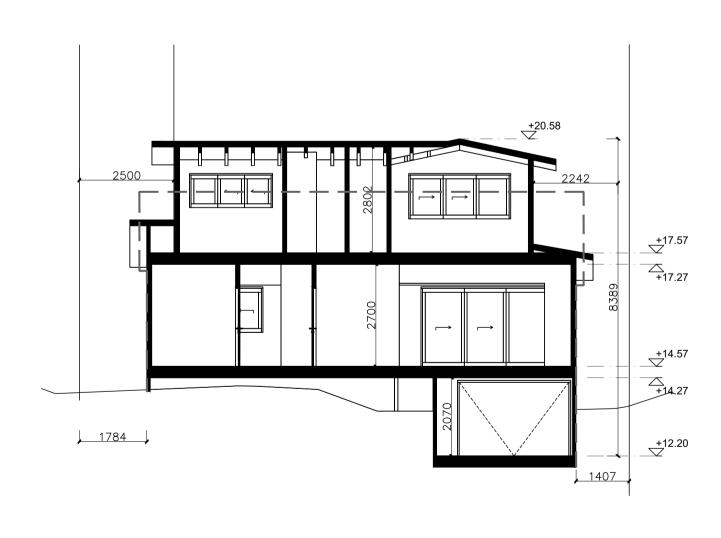
LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786 ×¢<

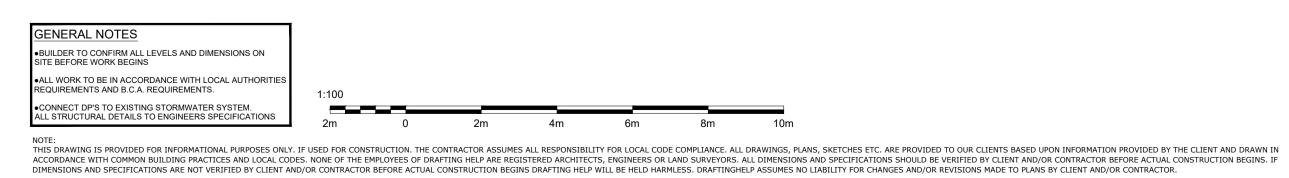


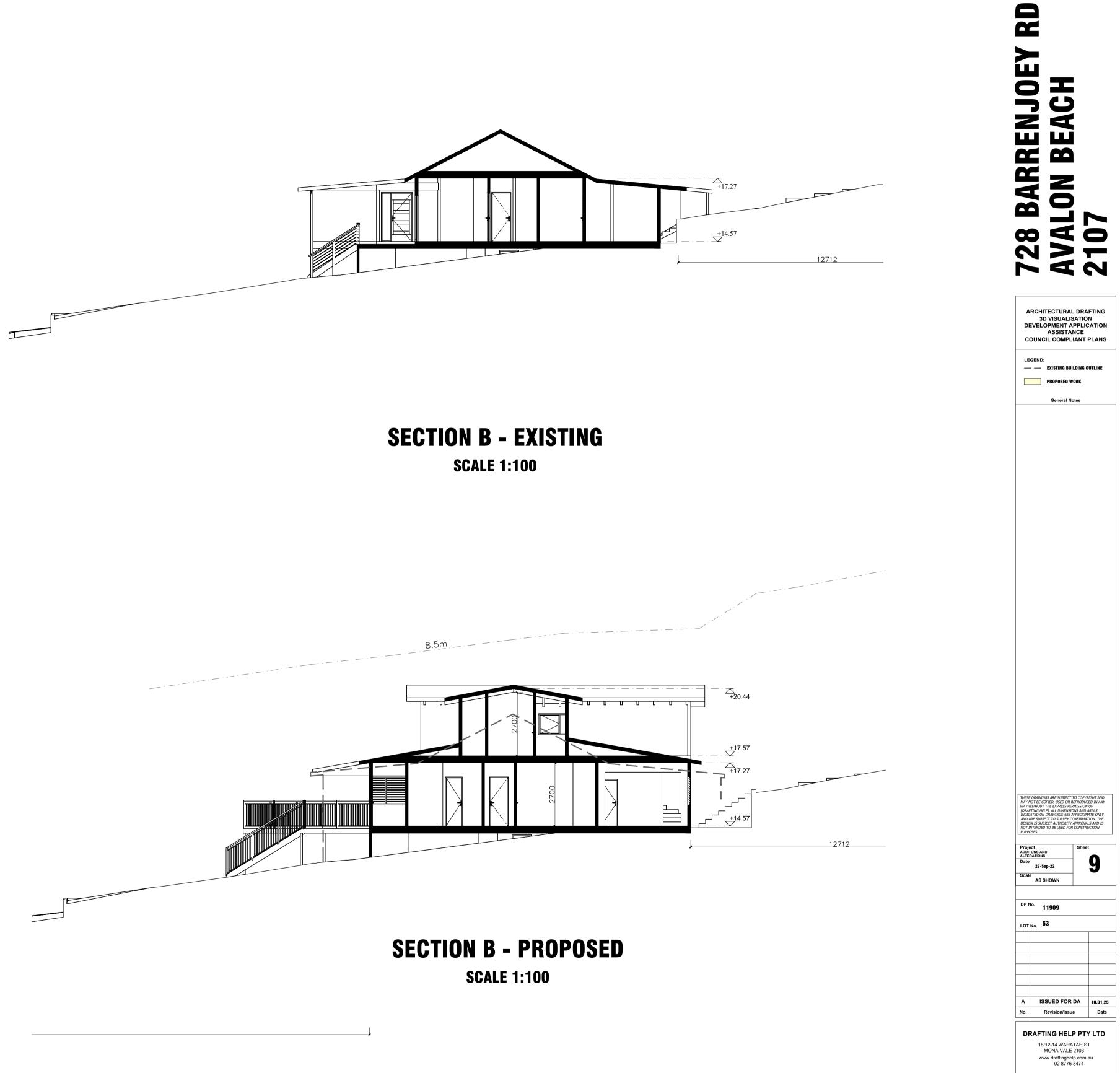
SECTION A - EXISTING

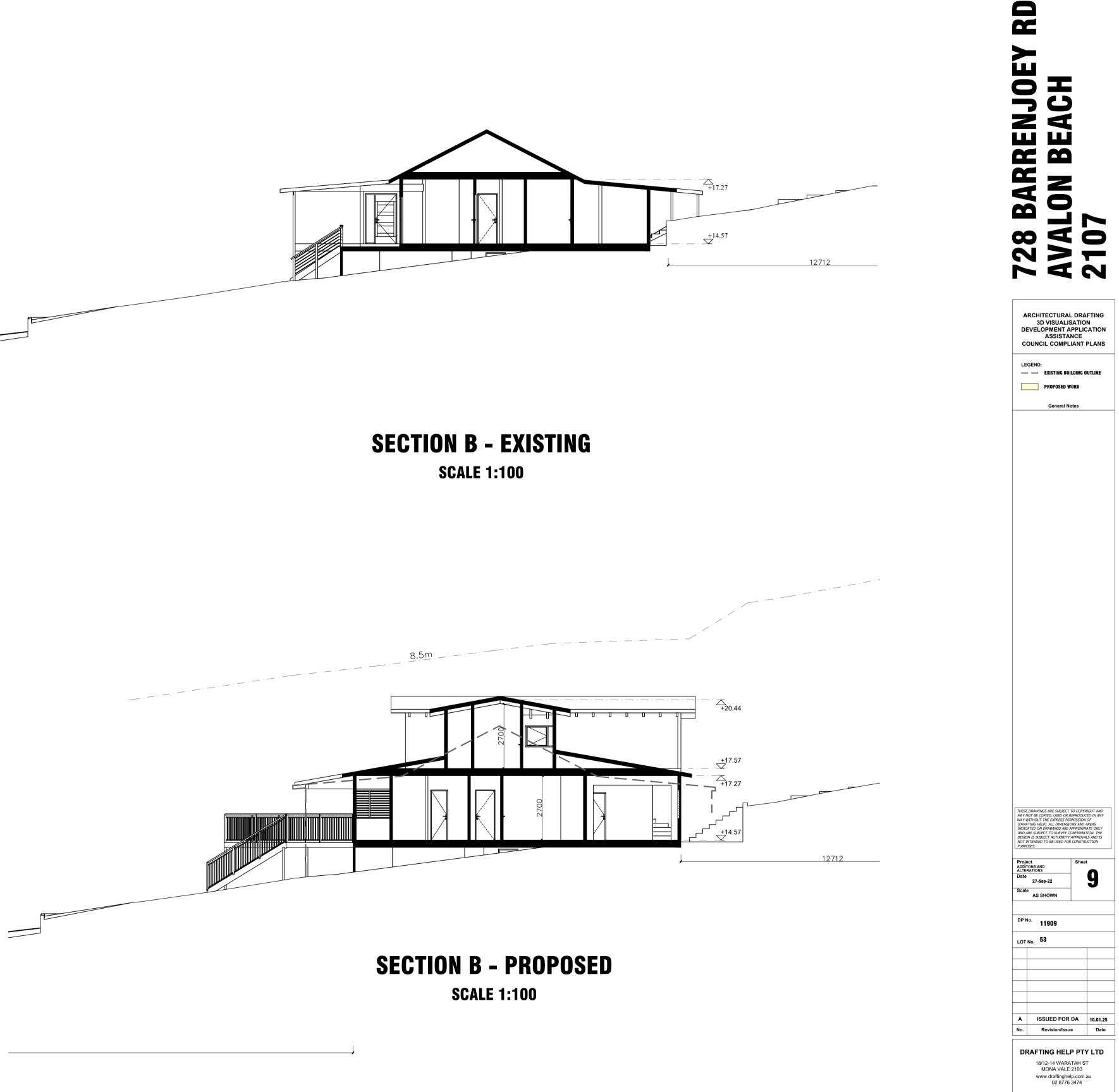
SCALE 1:100



SECTION A - PROPOSED SCALE 1:100







Project Name and Address JESSICA L` GREEN

728 BARRENJOEY RD

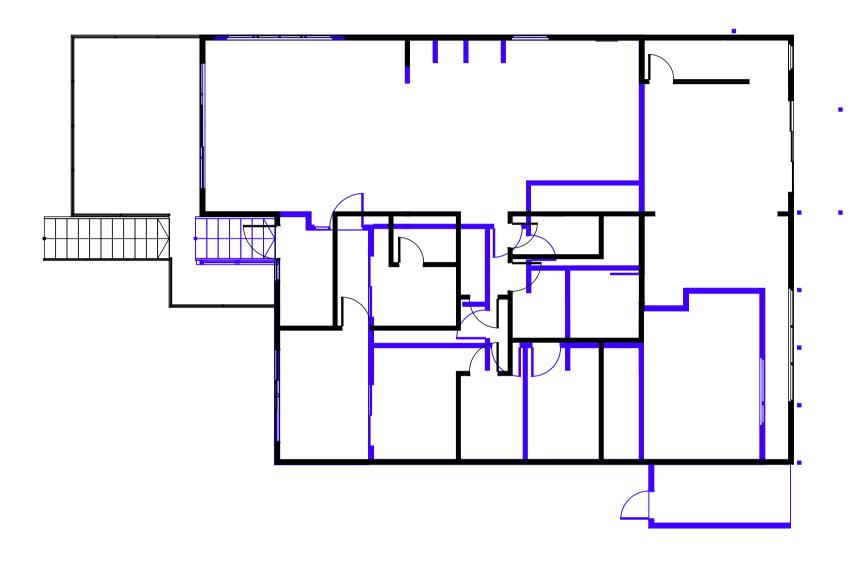
AVALON BEACH

2107

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----



SMOKE ALARMS TO COMPLY WITH AS 3786

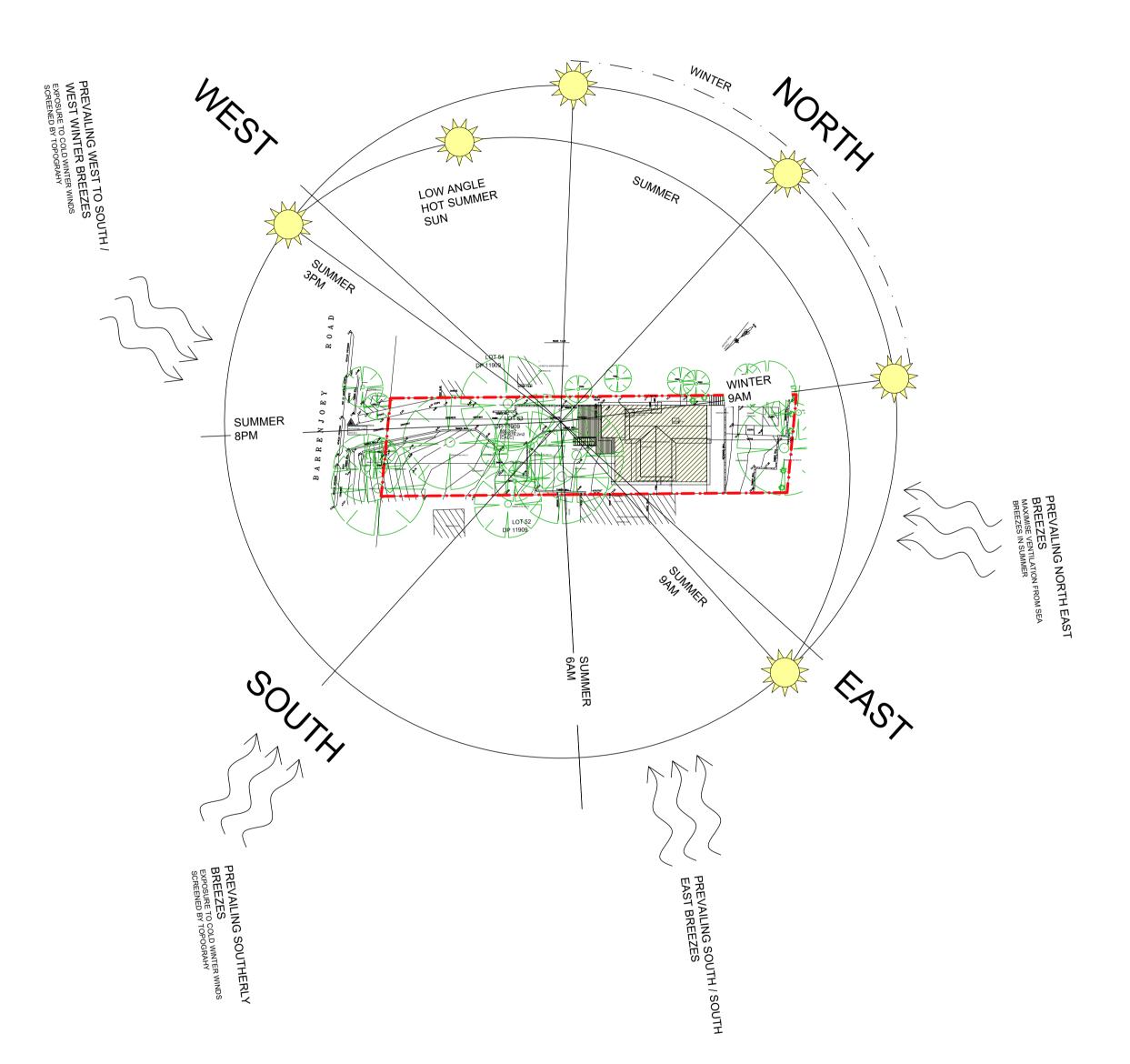


GROUND FLOOR DEMO PLAN

SCALE 1:100

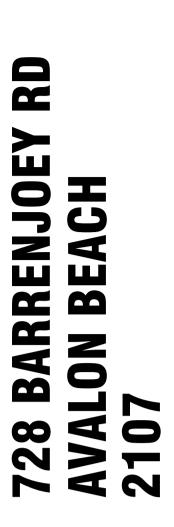
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SITE ANALYSIS PLAN **SCALE NTS**

LEGEND: EXISTING WORKS TO BE REMOVED



ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

---- EXISTING BUILDING OUTLINE

General Notes

PROPOSED WORK

LEGEND:

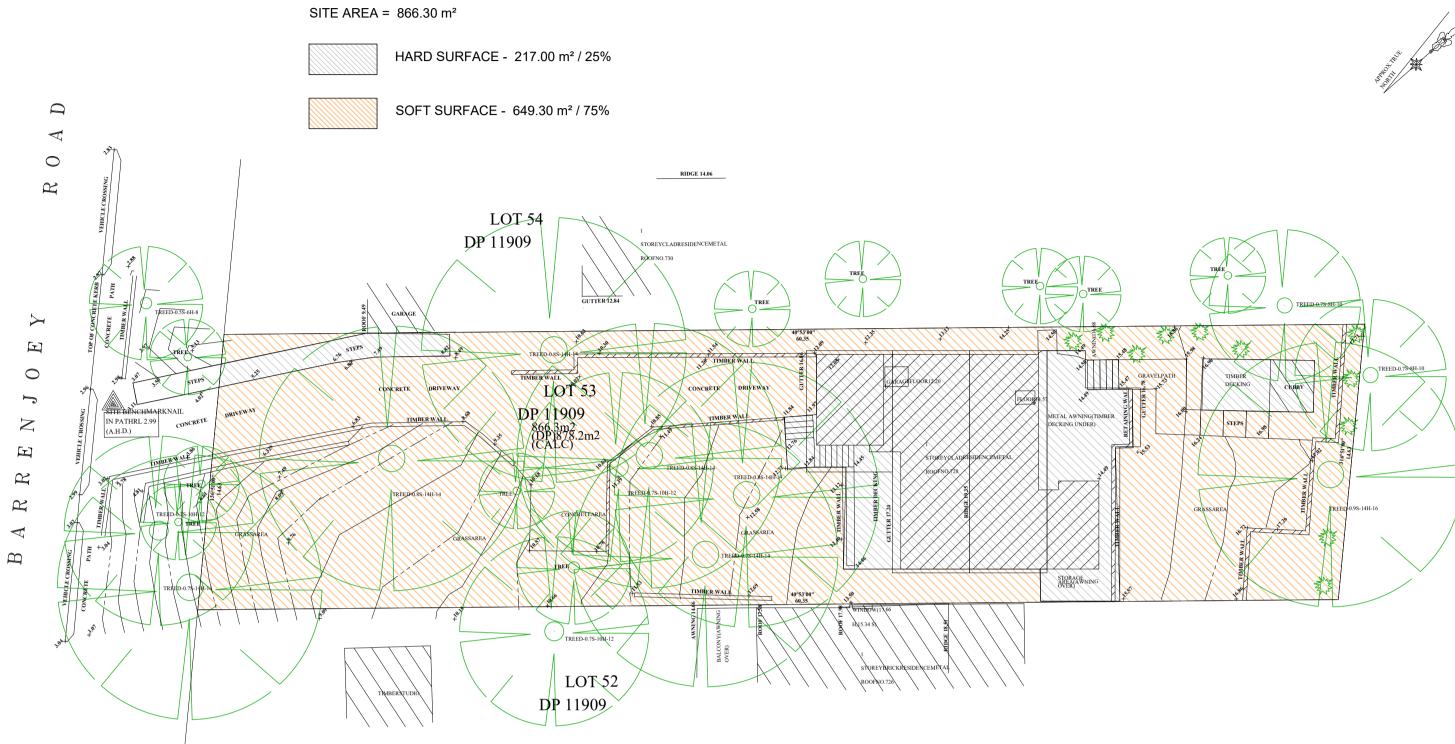
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Proje	ect Name and Addres JESSICA L` GRE 728 BARRENJOI AVALON BEACH 2107	EN	

DP: **11909** LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

SMOKE ALARMS TO COMPLY WITH AS 3786 20 SITE AREA = 866.30 m²

LEGEND:



SITE AREA = 866.30 m² HARD SURFACE - 229.00 m² / 26% Q $\overline{\nabla}$ SOFT SURFACE - 637.30 m² / 74% 0 R LOT 54 DP 11909 \geq E \circ TIMBER WALL 31681 LOT 53 5 DP 11909 866 3m² (DP)878.2m2 (CALC) ZIN PATHRL 2.99 田 R \mathbb{R} ∇ B

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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6m

8m

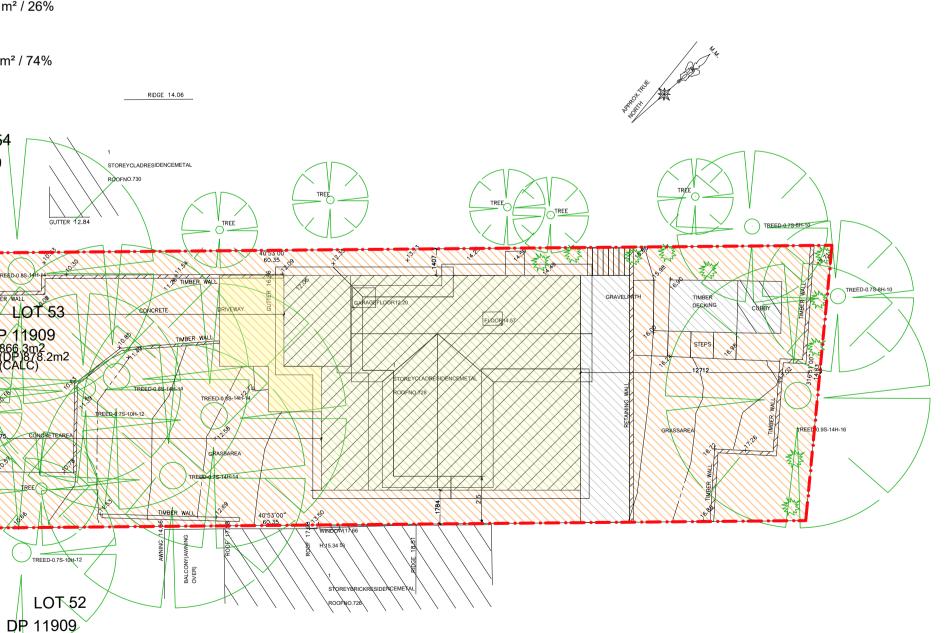
10m

4m

2m

LANDUSE DIAGRAM - EXISTING

SCALE 1:200



LANDUSE DIAGRAM - PROPOSED SCALE 1:200

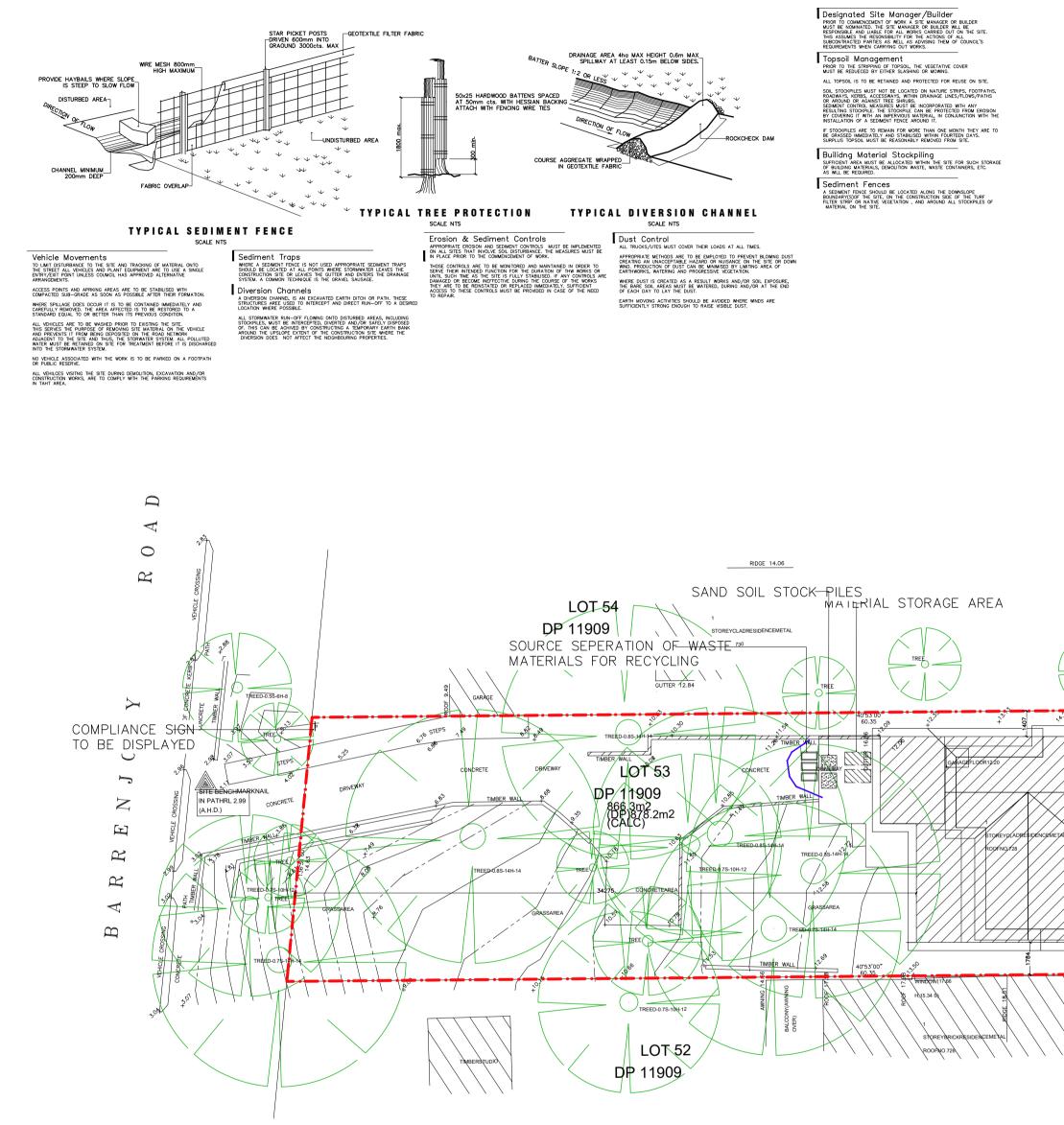
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DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: **NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----



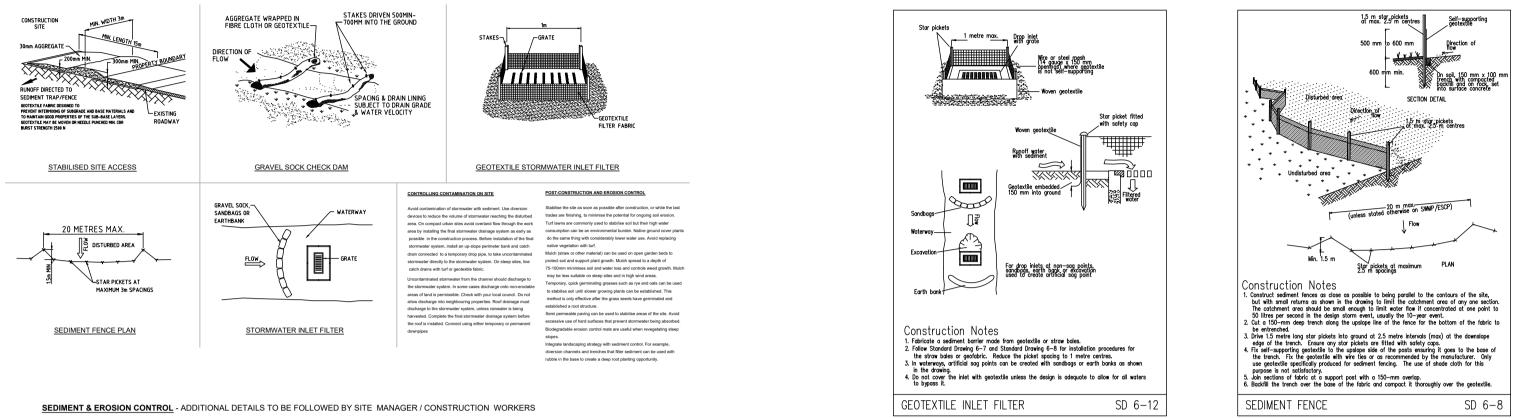
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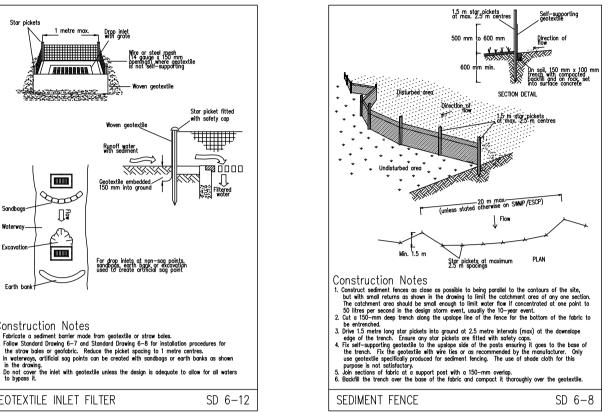


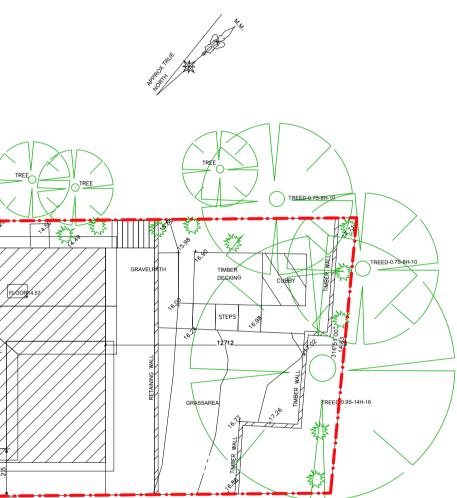
SEDIMENT & EROSION PLAN SCALE 1:200

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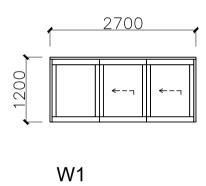
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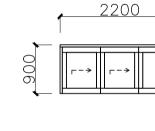




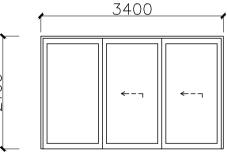


SOUTH WEST ELEVATION

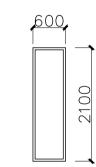




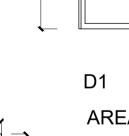
W2



AREA: 3.24MSQ.



D1

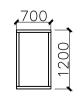


AREA : 7.14MSQ.

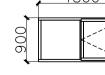
W3

,700,

W10 AREA : 0.84MSQ.



NORTH WEST ELEVATION



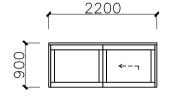
W12 AREA : 0.84MSQ.

W5 AREA : 1.62MSQ.

W6



NORTH EAST ELEVATION

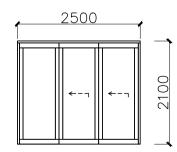


W8 AREA : 0.98MSQ.

W11 AREA: 3.6MSQ.

W9 AREA: 3.0MSQ.

2500

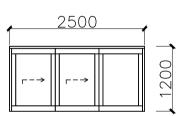


D2 AREA : 5.25MSQ.

NEW WINDOWS AND DOORS FOR BASIX



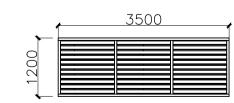
AREA: 1.98MSQ



AREA : 1.26MSQ.

W4 AREA : 3.0MSQ.







W7 AREA : 4.2MSQ.

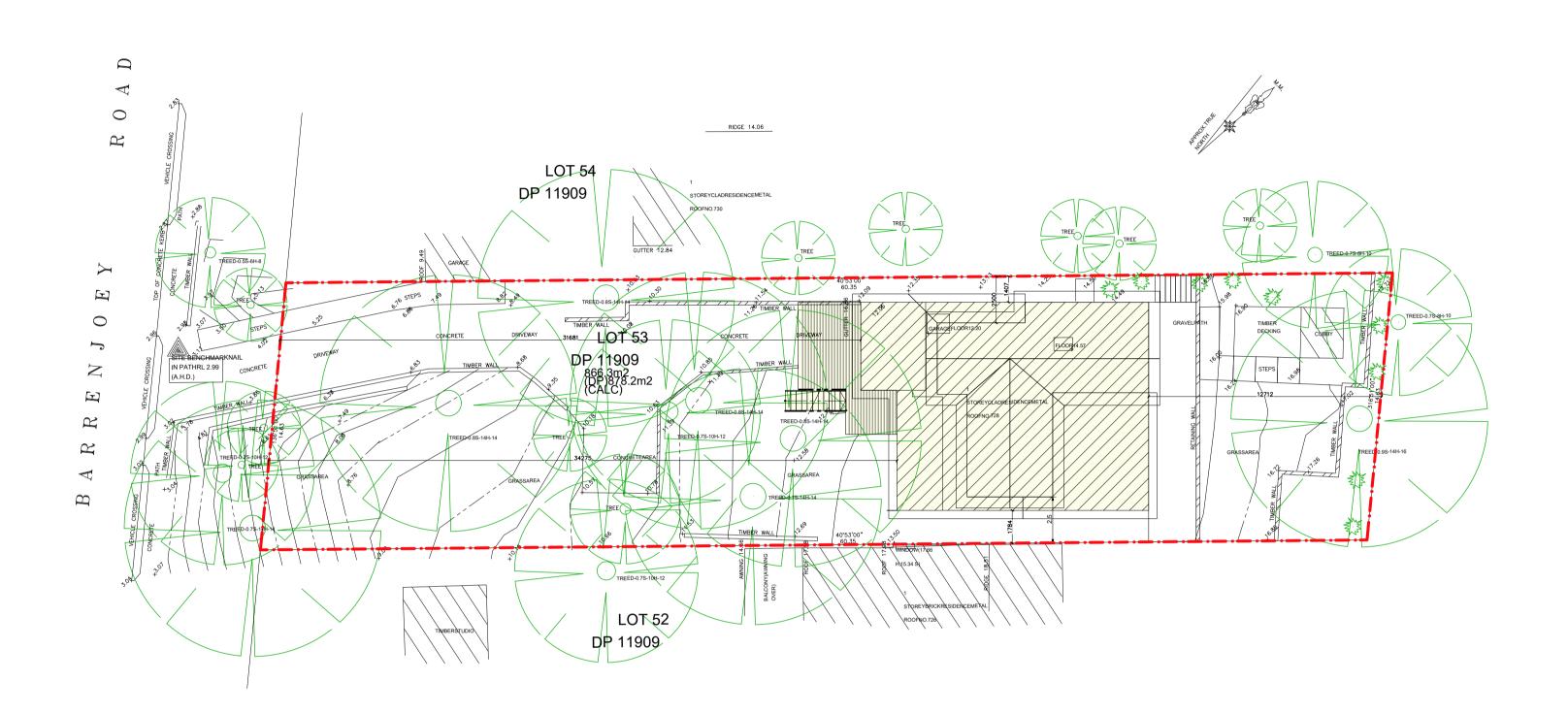
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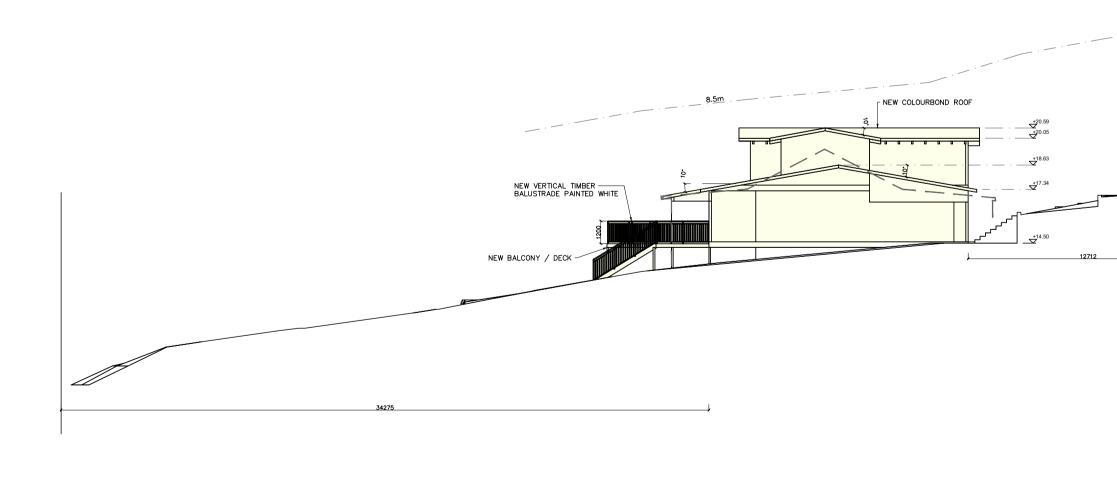
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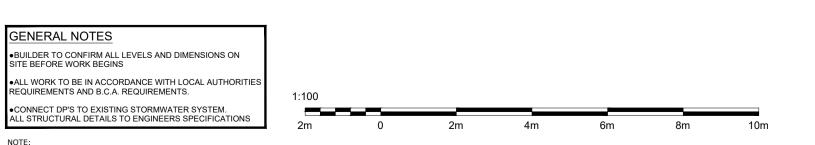
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LEGEND:

SMOKE ALARMS TO COMPLY WITH AS 3786 20

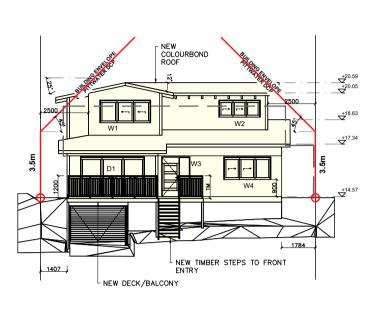


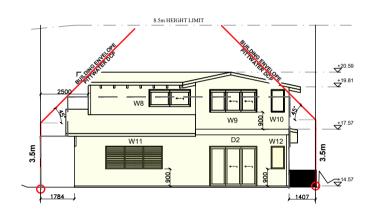


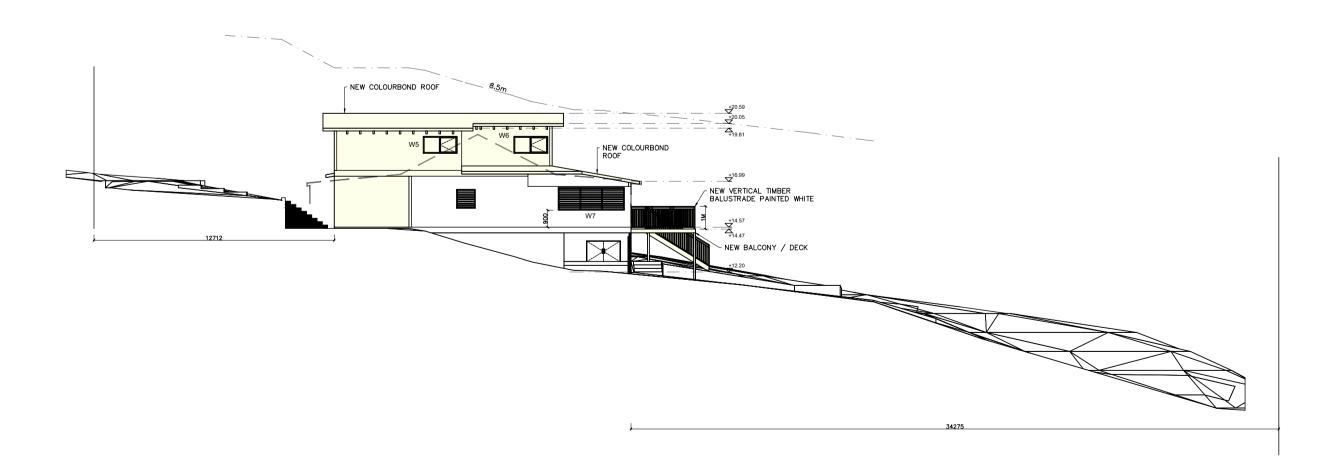


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NOTIFICATION PLAN









RD ENJOEY BEACH ARRI LON $\mathbf{\Omega}$ 0 28 NA

