

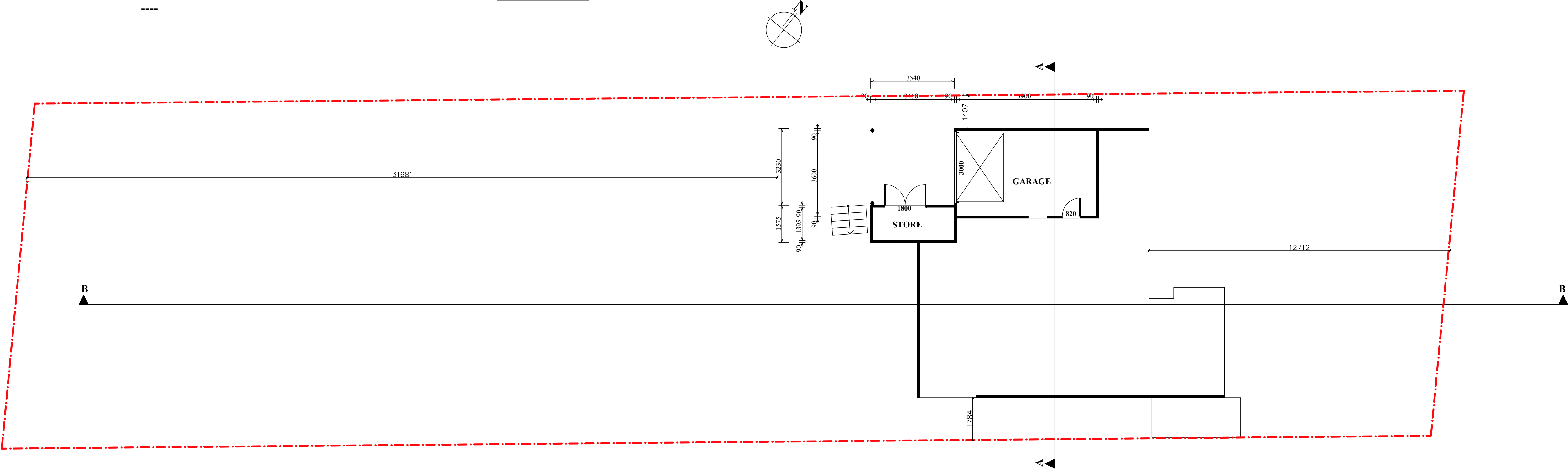
DEVELOPMENT PROPOSAL

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

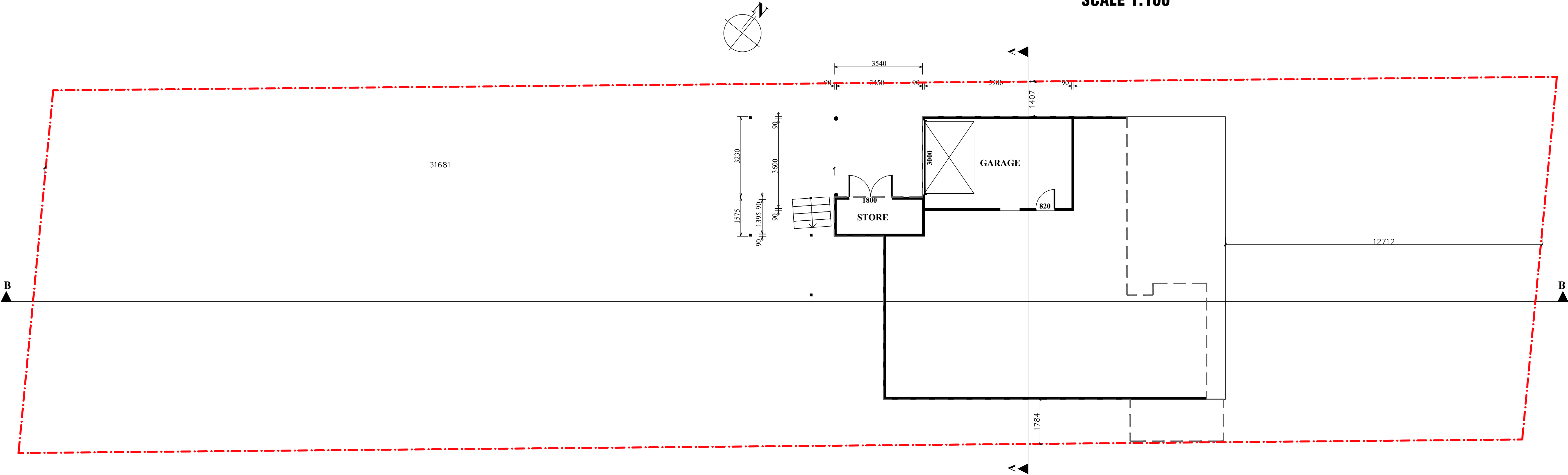
NEW WORKS:
NEW 2ND STOREY ADDITION.
INTERNAL ALTS AND ADS
NEW FRONT DECK AND ENTRY
NEW REAR GROUND FLOOR EXTENSION

LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO
COMPLY WITH AS 3786
☆



LOWER FLOOR PLAN - EXISTING
SCALE 1:100



LOWER FLOOR PLAN - PROPOSED
SCALE 1:100

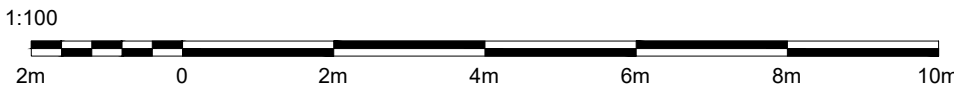
GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS

•CONNECT OPS TO EXISTING STORMWATER SYSTEM

ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:

--- EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet 2
Date 27-Sep-22	
Scale AS SHOWN	

DP No.	11909
LOT No.	53

A	ISSUED FOR DA	10.01.25			
No.	Revision/Issue	Date			

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02 8776 3474

Project Name and Address
JESSICA L' GREEN
728 BARRENJOEY RD
AVALON BEACH
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DEVELOPMENT PROPOSAL

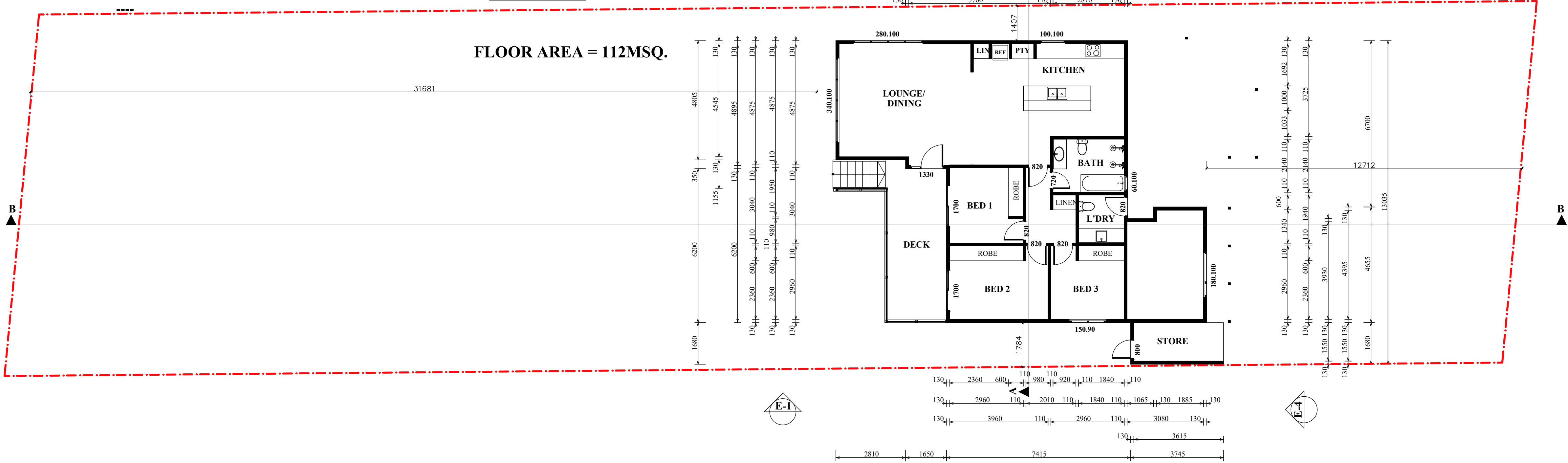
DP: 11909
LOT No. 53
SITE AREA: 866.30MSQ.
EXIST. GFA: 112.00MSQ.
PROPOSED GFA: 253.00MSQ
MAX. BUILDING HEIGHT: 8.5M

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

LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786

FLOOR AREA = 112MSQ.

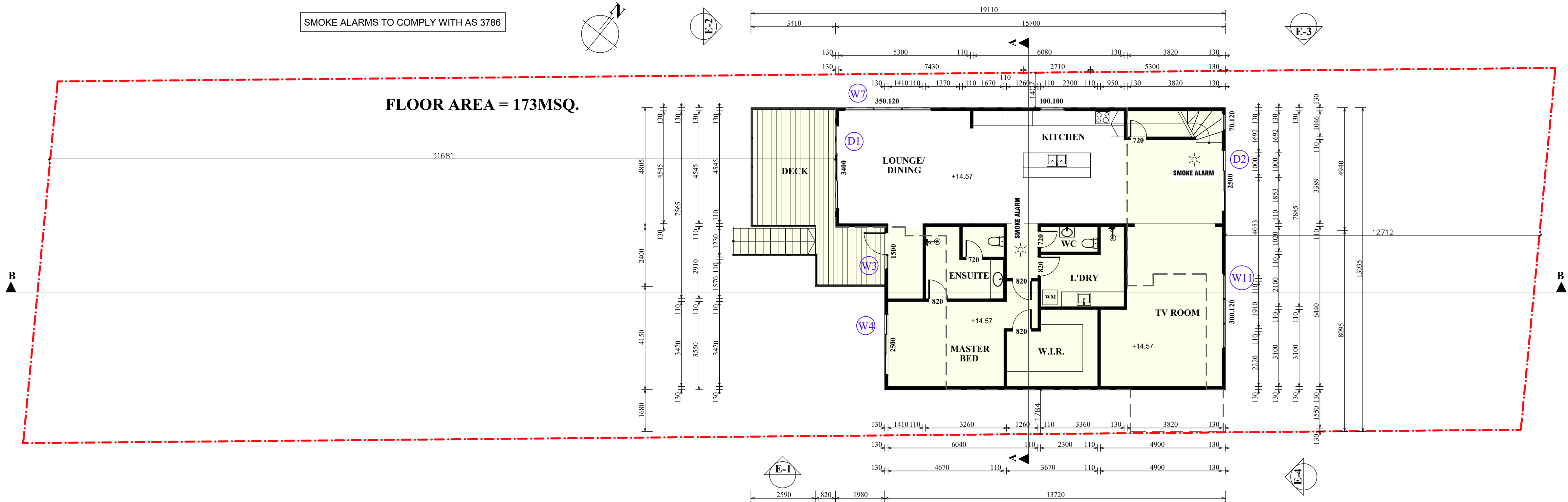


GROUND FLOOR PLAN - EXISTING

SCALE 1:100

SMOKE ALARMS TO COMPLY WITH AS 3786

FLOOR AREA = 173MSQ.



GRPUND FLOOR PLAN - PROPOSED

SCALE 1:100

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DEVELOPMENT APPLICATION
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COUNCIL COMPLIANT PLANS

LEGEND:
--- EXISTING BUILDING OUTLINE
--- PROPOSED WORK

General Notes

Project Annotations and Alterations
Date: 27-Sep-22
Scale: AS SHOWN

DP No. 11909
LOT No. 53

Sheet 3

Revisions

Revised By: JESSICA L' GREEN
Date: 10.01.25

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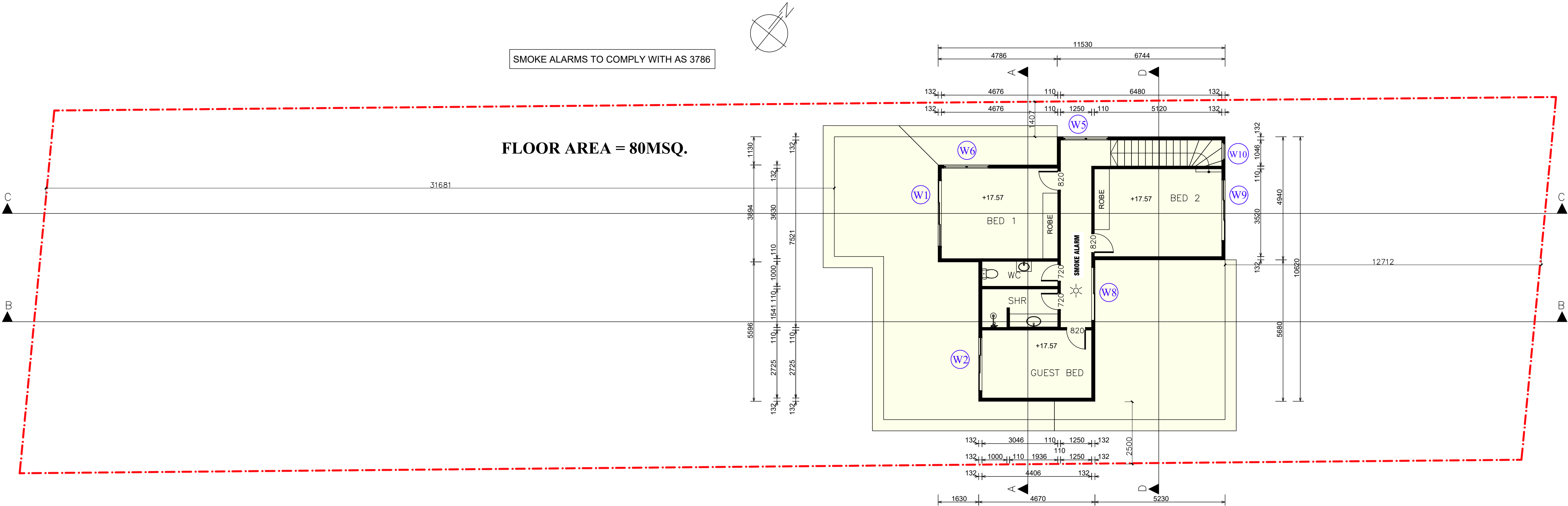
DEVELOPMENT PROPOSAL

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

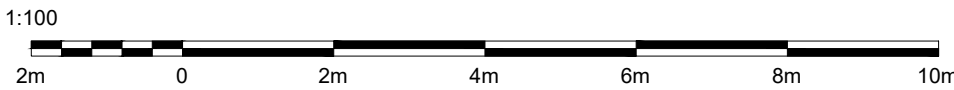
LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
⚡



1ST FLOOR PLAN - PROPOSED
SCALE 1:100

GENERAL NOTES
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LEGEND:
--- EXISTING BUILDING OUTLINE
--- PROPOSED WORK

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Project Additions and Alterations	Sheet 4
Date 27-Sep-22	
Scale AS SHOWN	

DP No. 11909
LOT No. 53

A	ISSUED FOR DA	10.01.25
No.	Revision/Issue	Date

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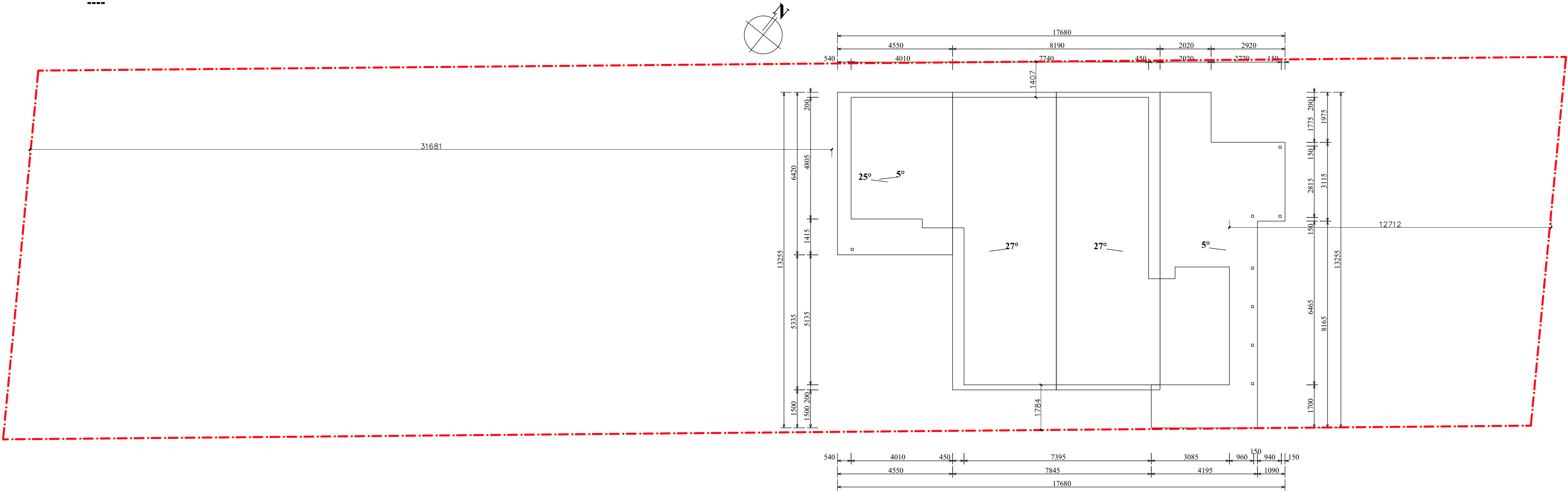
DEVELOPMENT PROPOSAL

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

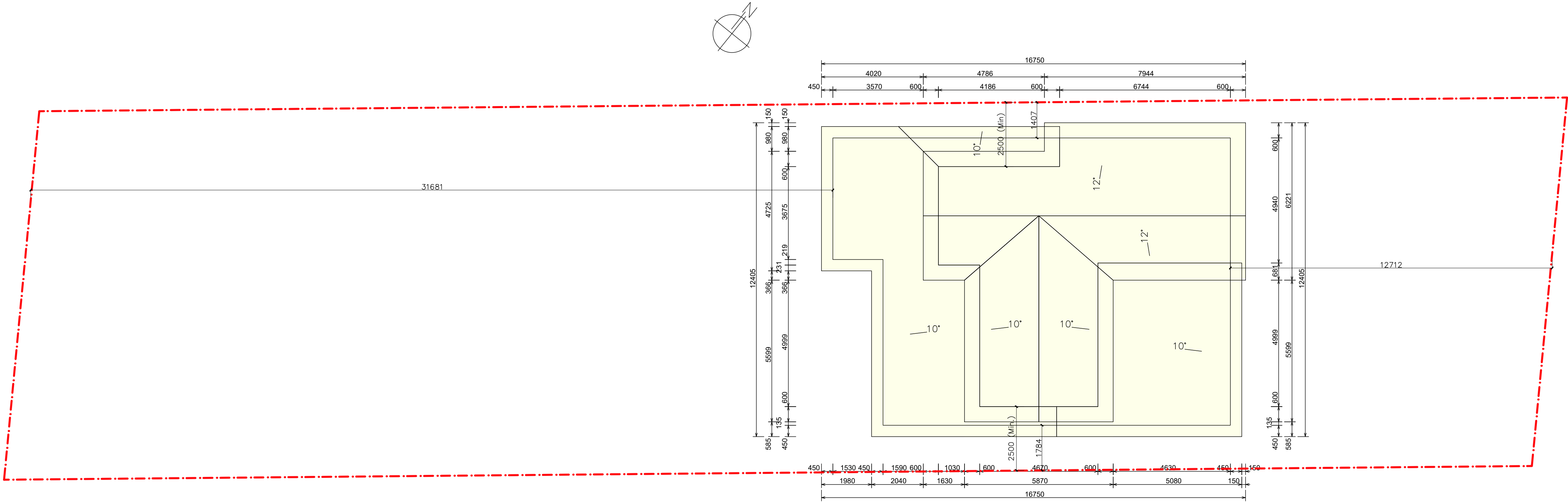
NEW WORKS:
NEW 2ND STOREY ADDITION.
INTERNAL ALTS AND ADS
NEW FRONT DECK AND ENTRY
NEW REAR GROUND FLOOR EXTENSION

LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
★

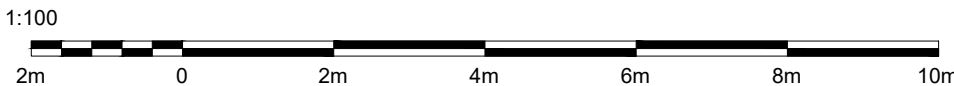


ROOF PLAN - EXISTING
SCALE 1:100



ROOF PLAN - PROPOSED
SCALE 1:100

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DEVELOPMENT APPLICATION
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LEGEND:
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--- PROPOSED WORK

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Project APPROVALS AND ALTERATIONS	Sheet
Date 27-Sep-22	5
Scale AS SHOWN	

DP No. 11909
LOT No. 53

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AVALON BEACH
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DEVELOPMENT PROPOSAL

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

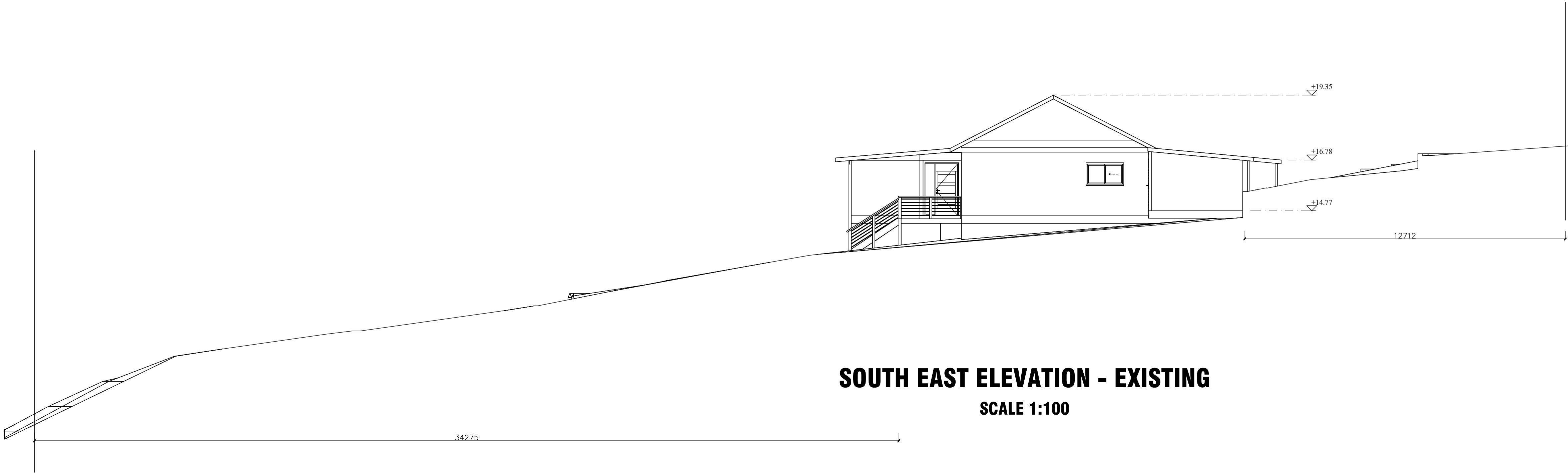
NEW WORKS:
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INTERNAL ALTS AND ADS
NEW FRONT DECK AND ENTRY
NEW REAR GROUND FLOOR EXTENSION

LEGEND:

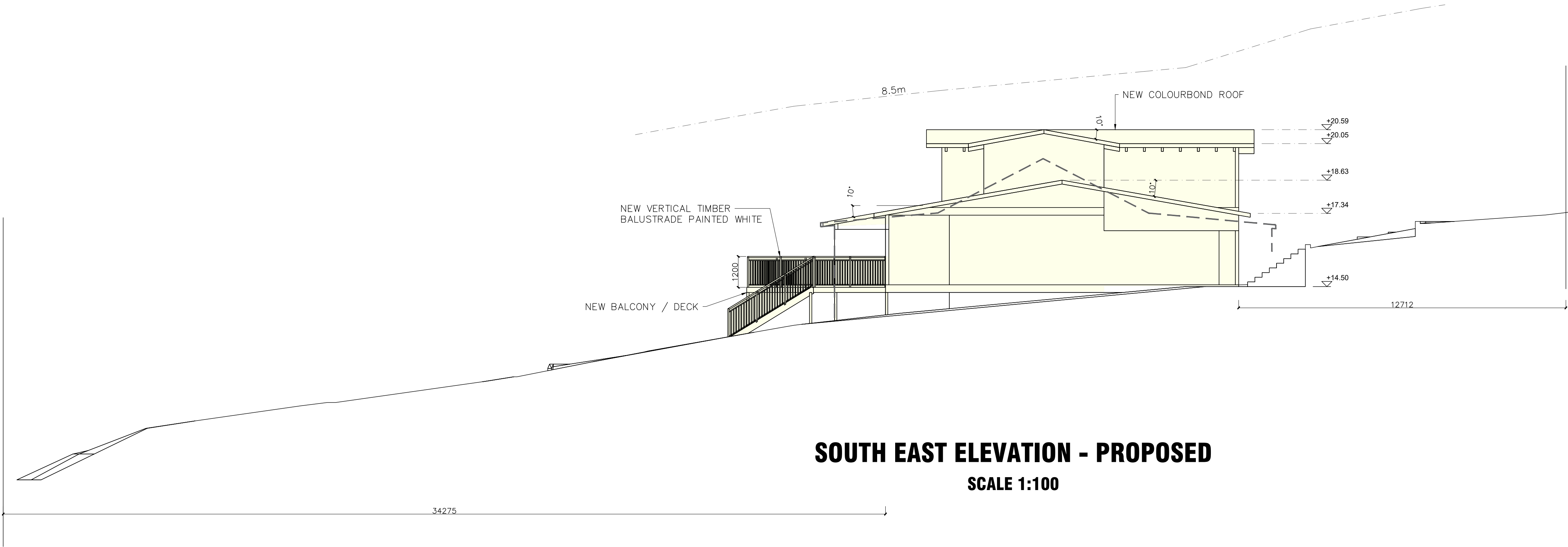
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786

☆



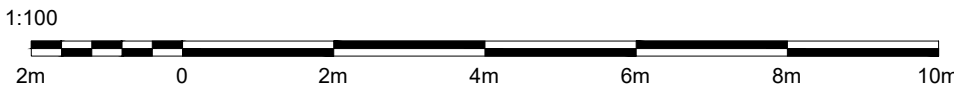
SOUTH EAST ELEVATION - EXISTING
SCALE 1:100



SOUTH EAST ELEVATION - PROPOSED
SCALE 1:100

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LEGEND:

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Project Additions and Alterations	Sheet
Date 27-Sep-22	6
Scale AS SHOWN	

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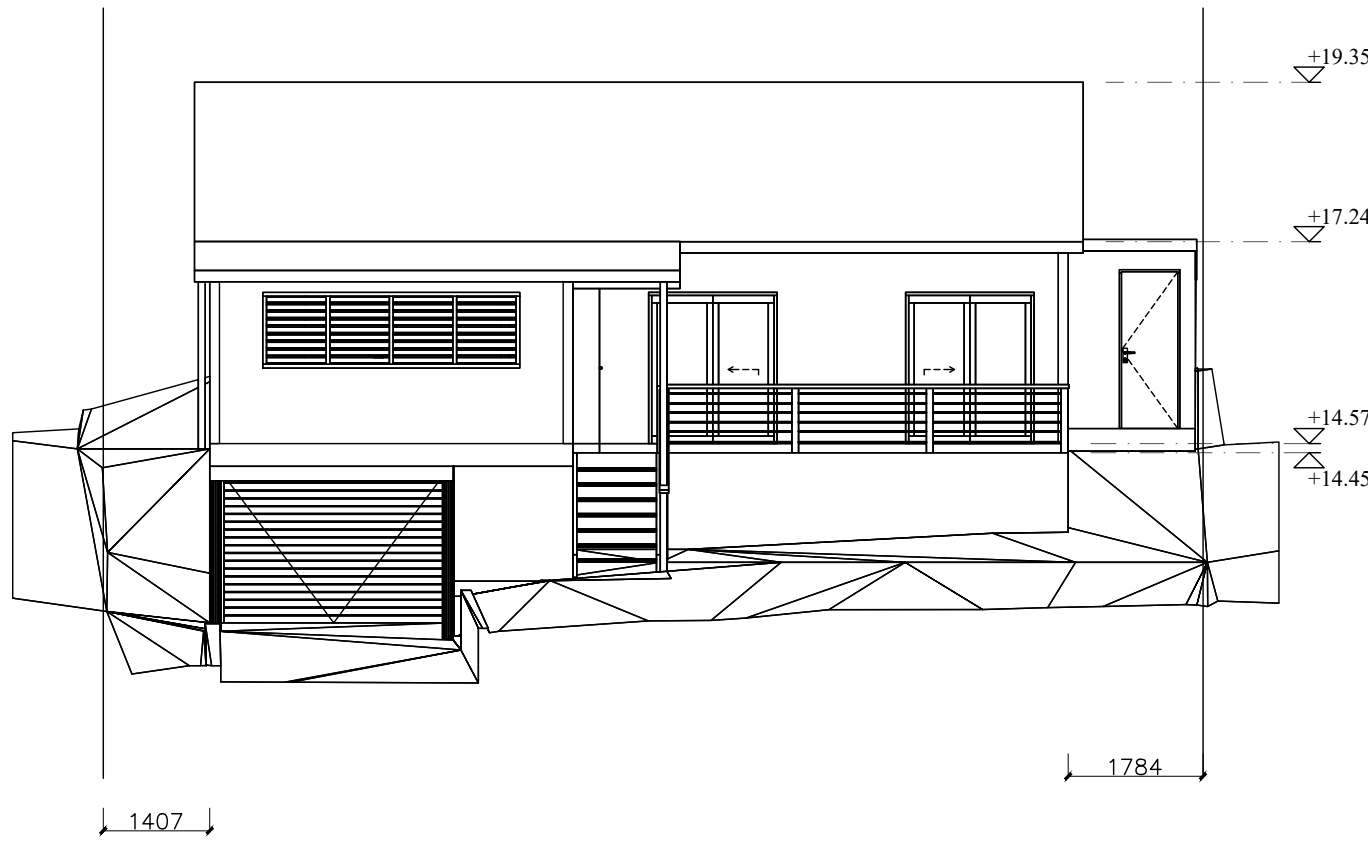
DEVELOPMENT PROPOSAL

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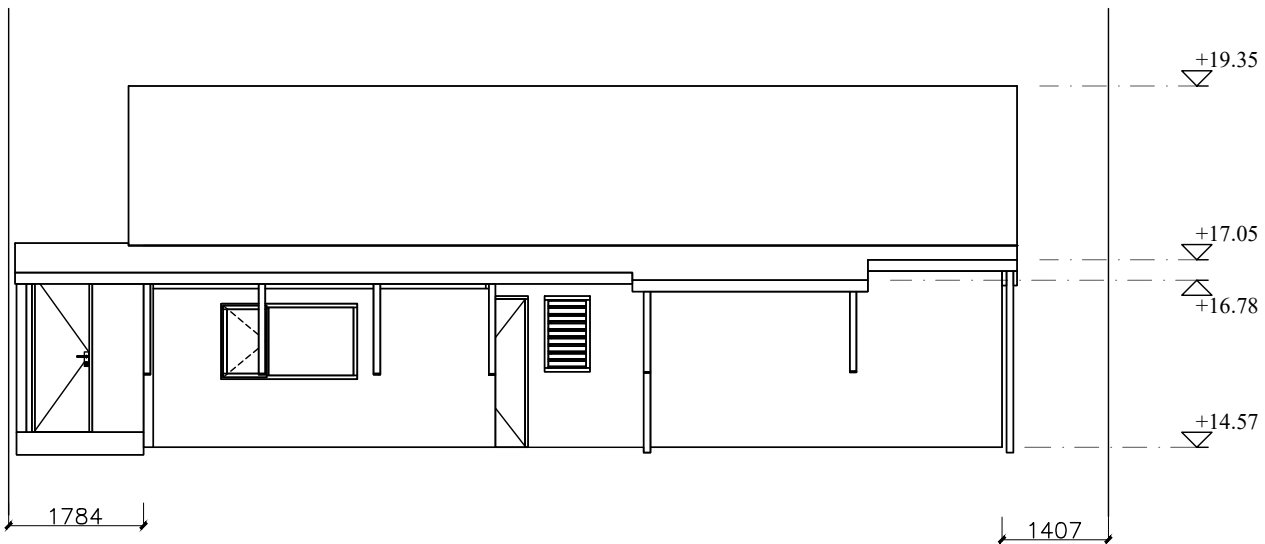
NEW WORKS:
NEW 2ND STOREY ADDITION.
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LEGEND:
EXISTING BUILDING OUTLINE

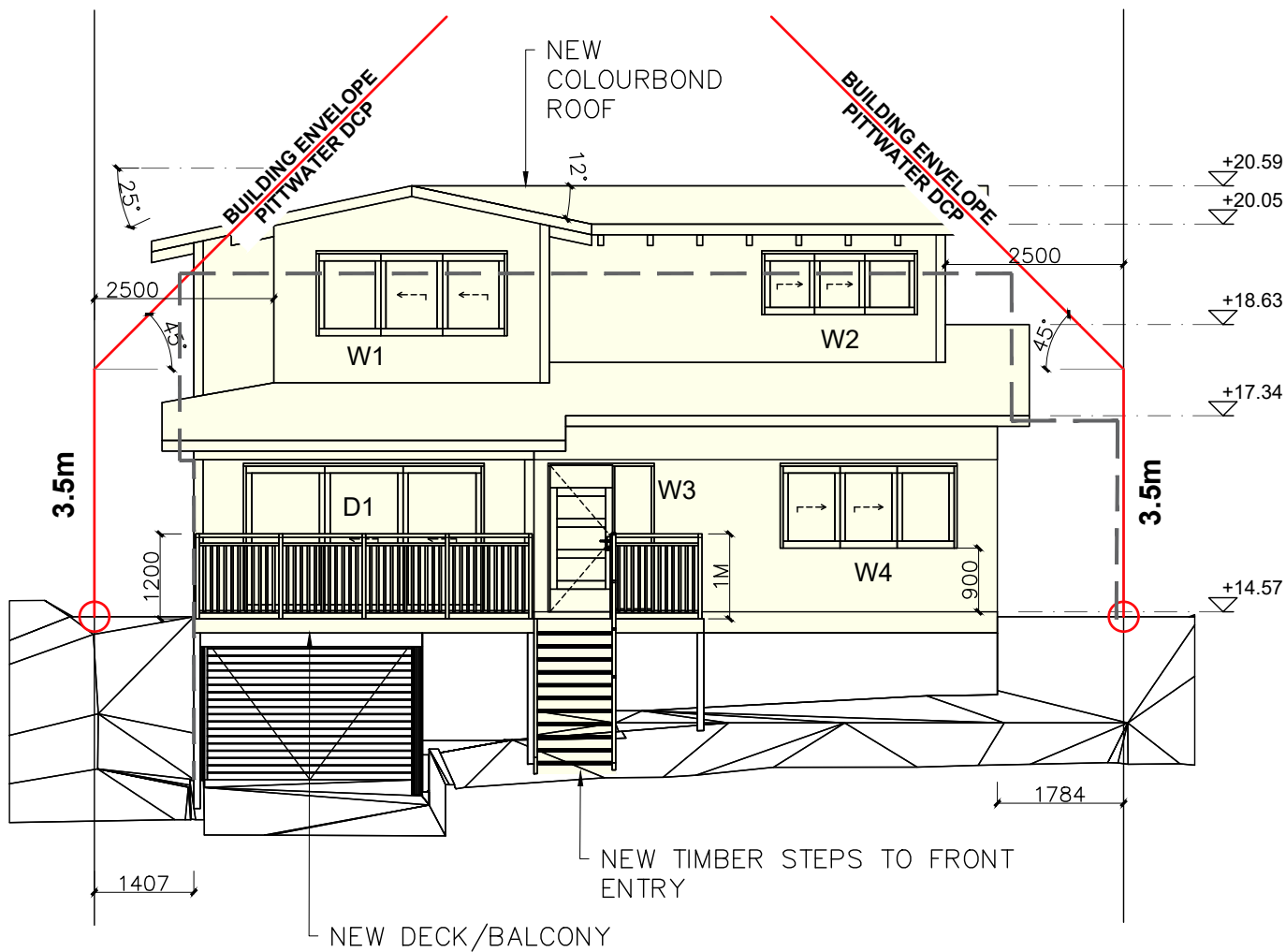
SMOKE ALARMS TO COMPLY WITH AS 3786
★



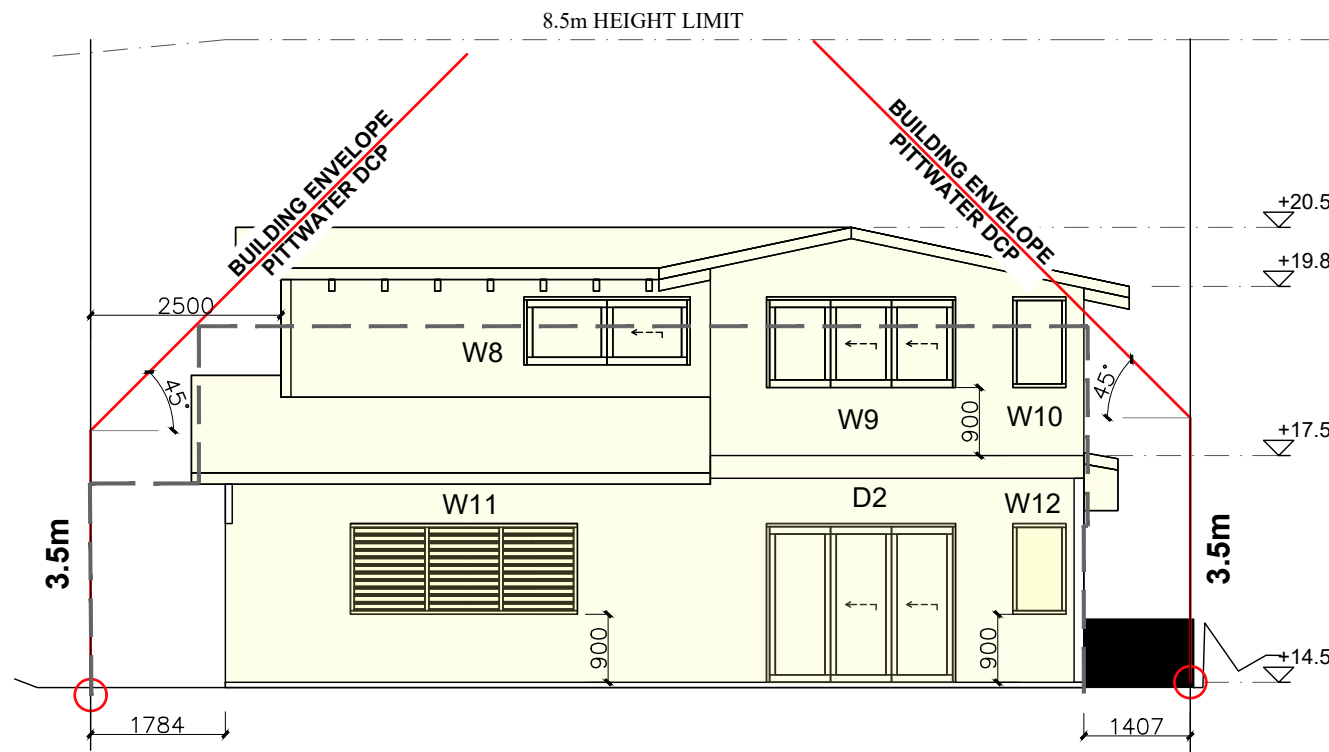
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SCALE 1:100



NORTH EAST ELEVATION - EXISTING
SCALE 1:100



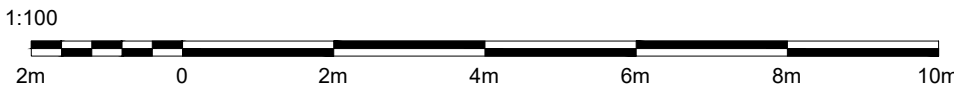
SOUTH WEST ELEVATION - PROPOSED
SCALE 1:100



NORTH EAST ELEVATION - PROPOSED
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LEGEND:
--- EXISTING BUILDING OUTLINE
--- PROPOSED WORK
General Notes

Project
Additions and
Alterations
Date 27-Sep-22
Scale AS SHOWN

Sheet
7

DP No. 11909
LOT No. 53

A ISSUED FOR DA 10.01.25
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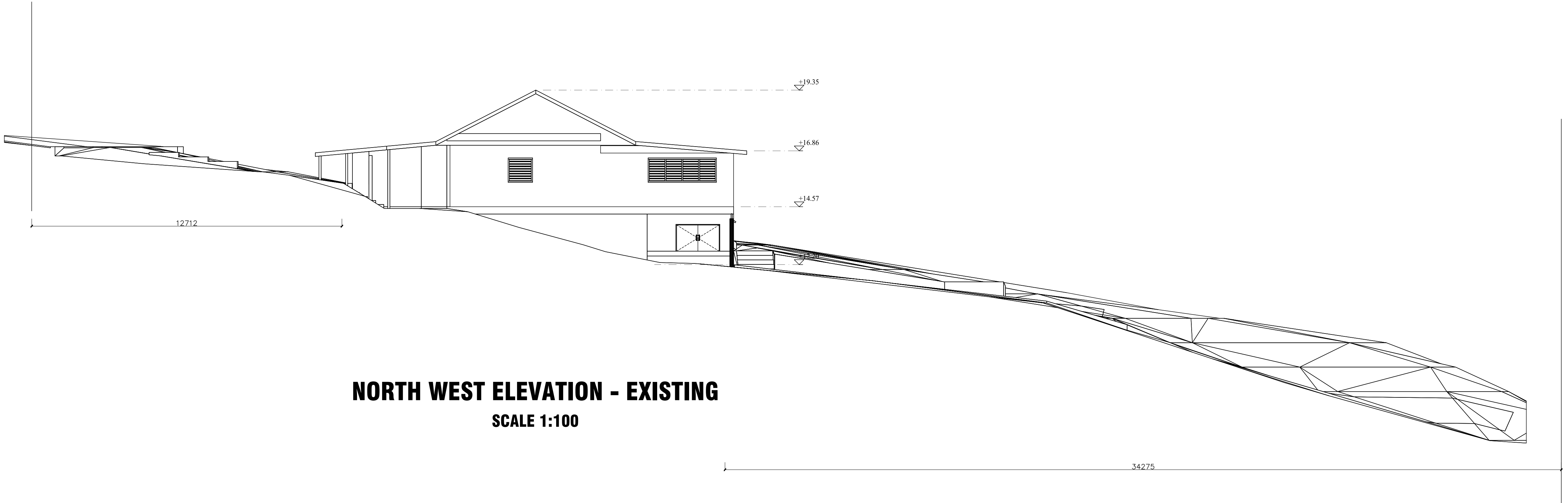
DEVELOPMENT PROPOSAL

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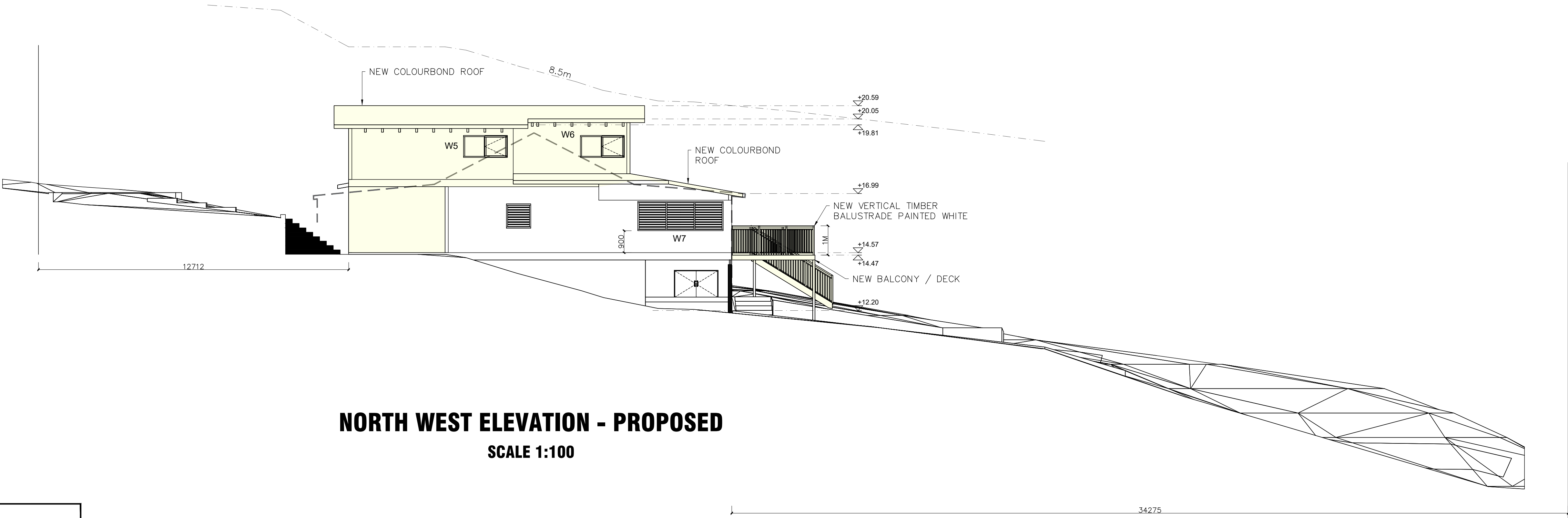
NEW WORKS:
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LEGEND:
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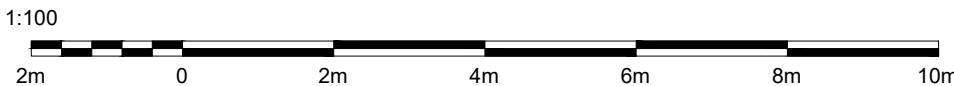
NORTH WEST ELEVATION - EXISTING
SCALE 1:100



NORTH WEST ELEVATION - PROPOSED
SCALE 1:100

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COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project Additions and Alterations	Sheet
Date 27-Sep-22	8
Scale AS SHOWN	

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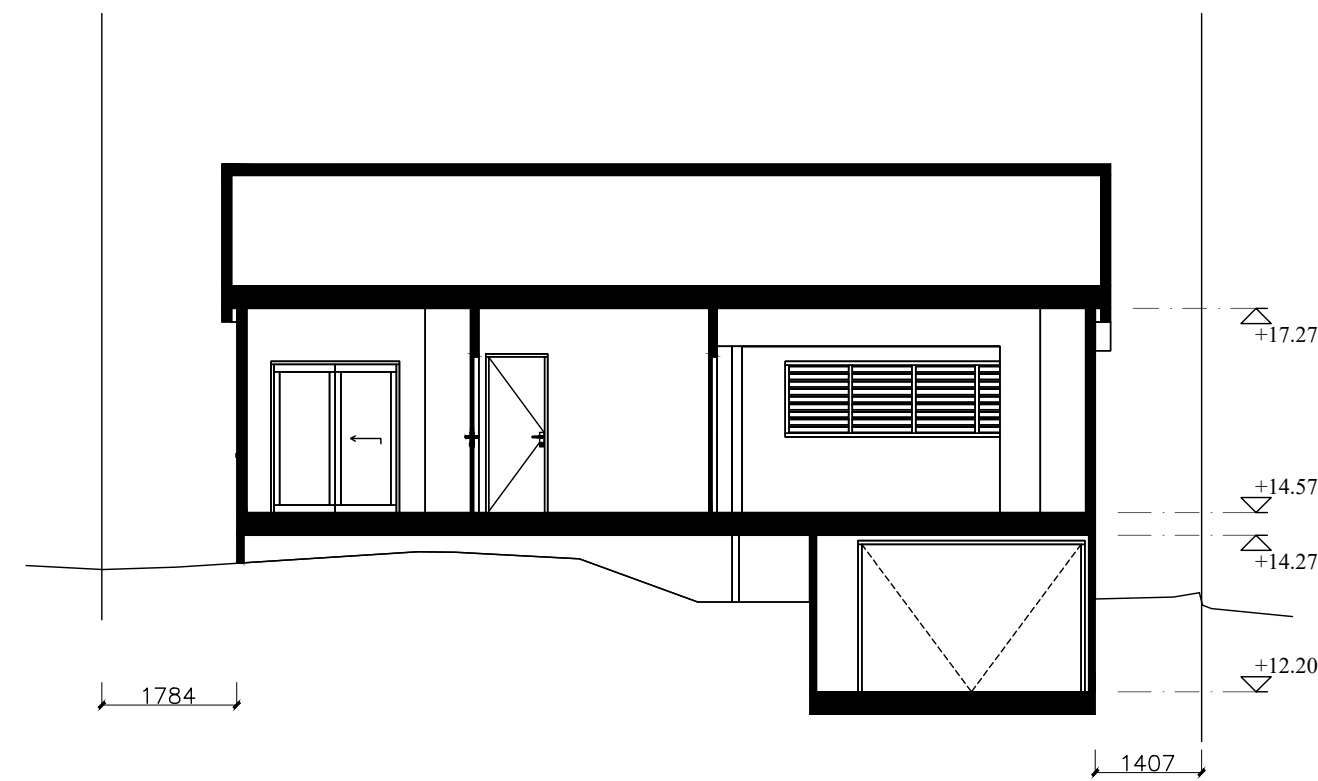
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LOT No. **53**
SITE AREA: **866.30MSQ.**
EXIST. GFA: **112.00MSQ.**
PROPOSED GFA: **253.00MSQ**
MAX. BUILDING HEIGHT: **8.5M**

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

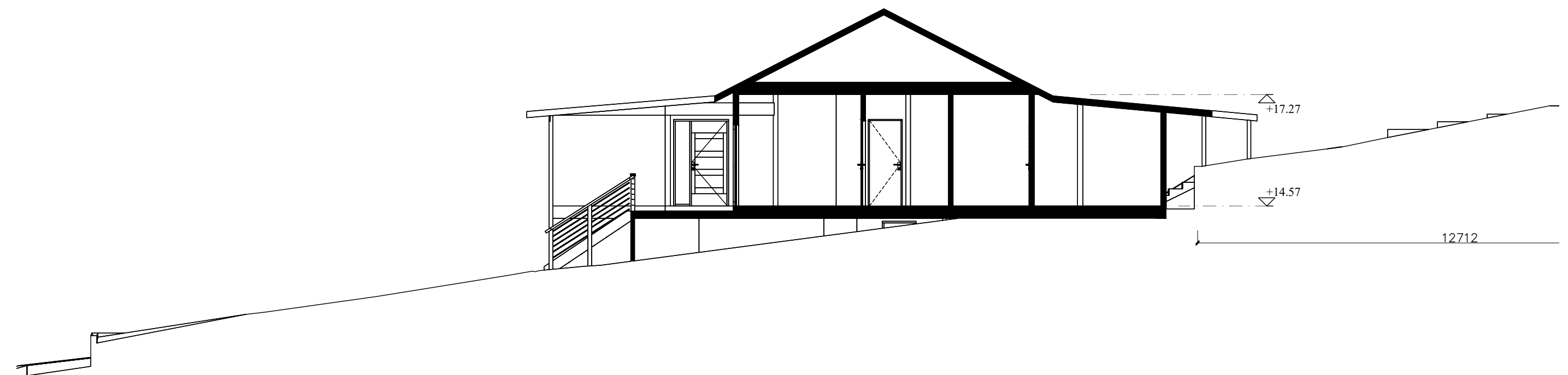
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EXISTING BUILDING OUTLINE
— — — — —

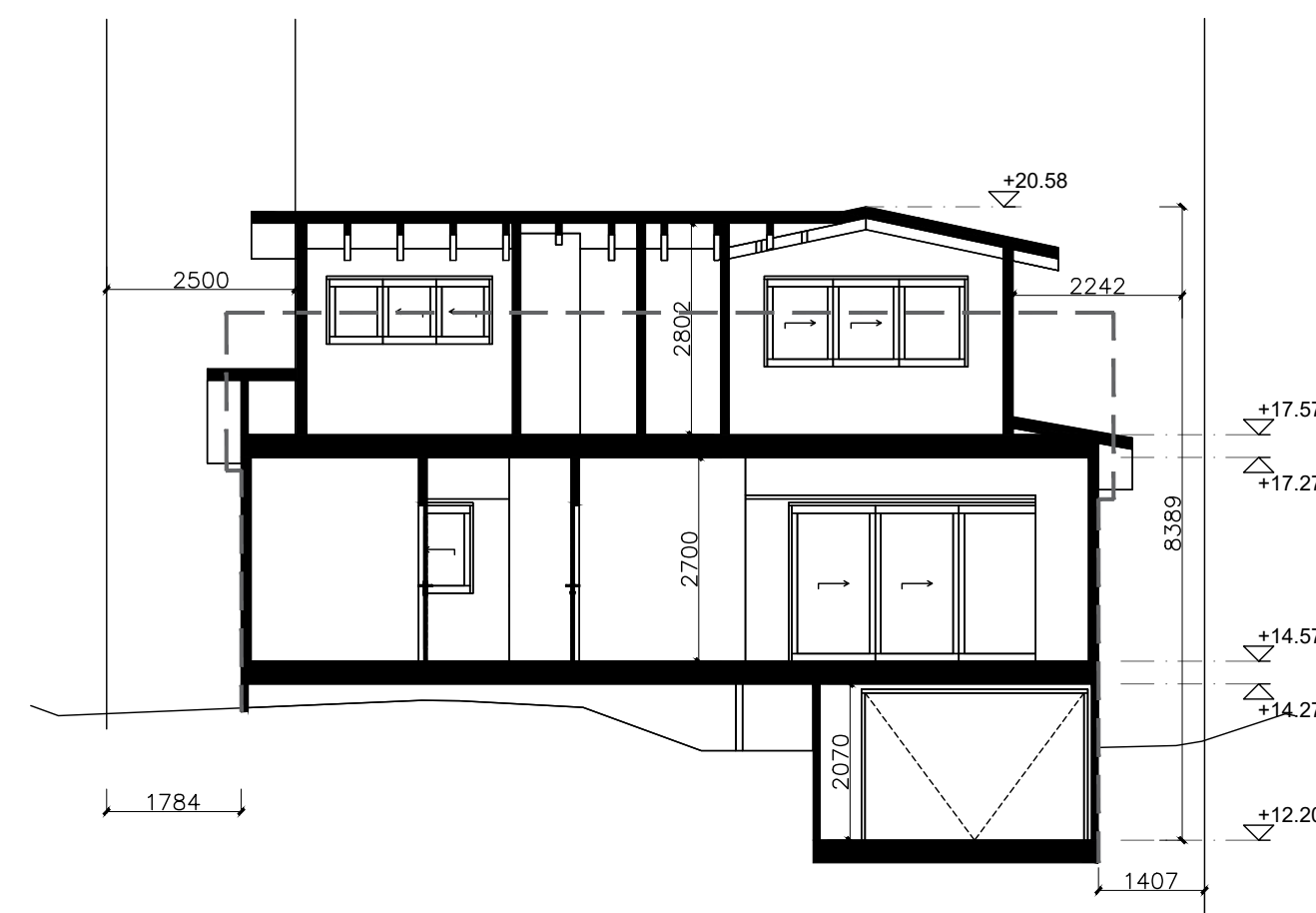
SMOKE ALARMS TO
COMPLY WITH AS 3786




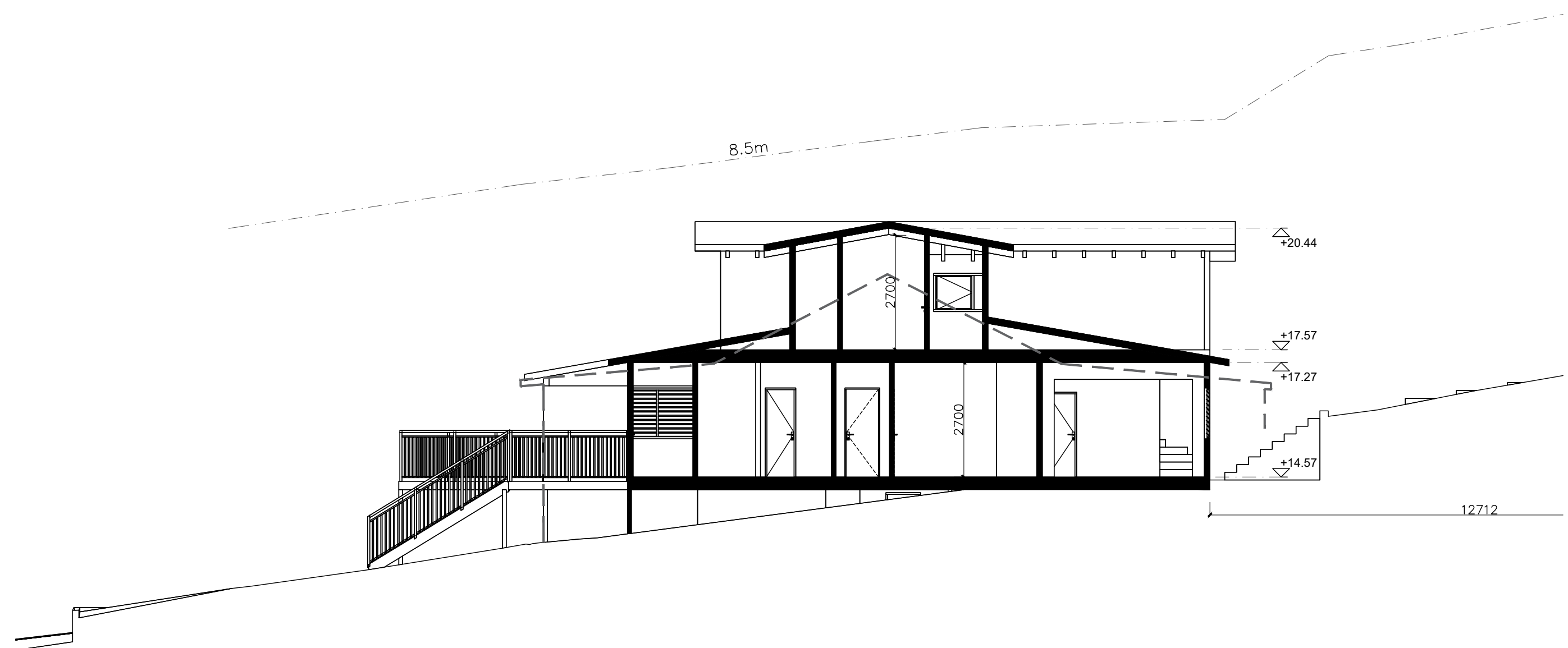
SECTION A - EXISTING
SCALE 1:100



SECTION B - EXISTING
SCALE 1:100



SECTION A - PROPOSED
SCALE 1:100



SECTION B - 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 AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTES:

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1:100



2m 0 2m 4m 6m 8m 10m

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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS**

LEGEND:
 EXISTING BUILDING OUTLINE
 PROPOSED WORK

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Project ADDITONS AND ALTERATIONS	Sheet 9
Date 27-Sep-22	
Scale AS SHOWN	

DP No.	11909
LOT No.	53

A	ISSUED FOR DA	10.01.25
No.	Revision/Issue	Date

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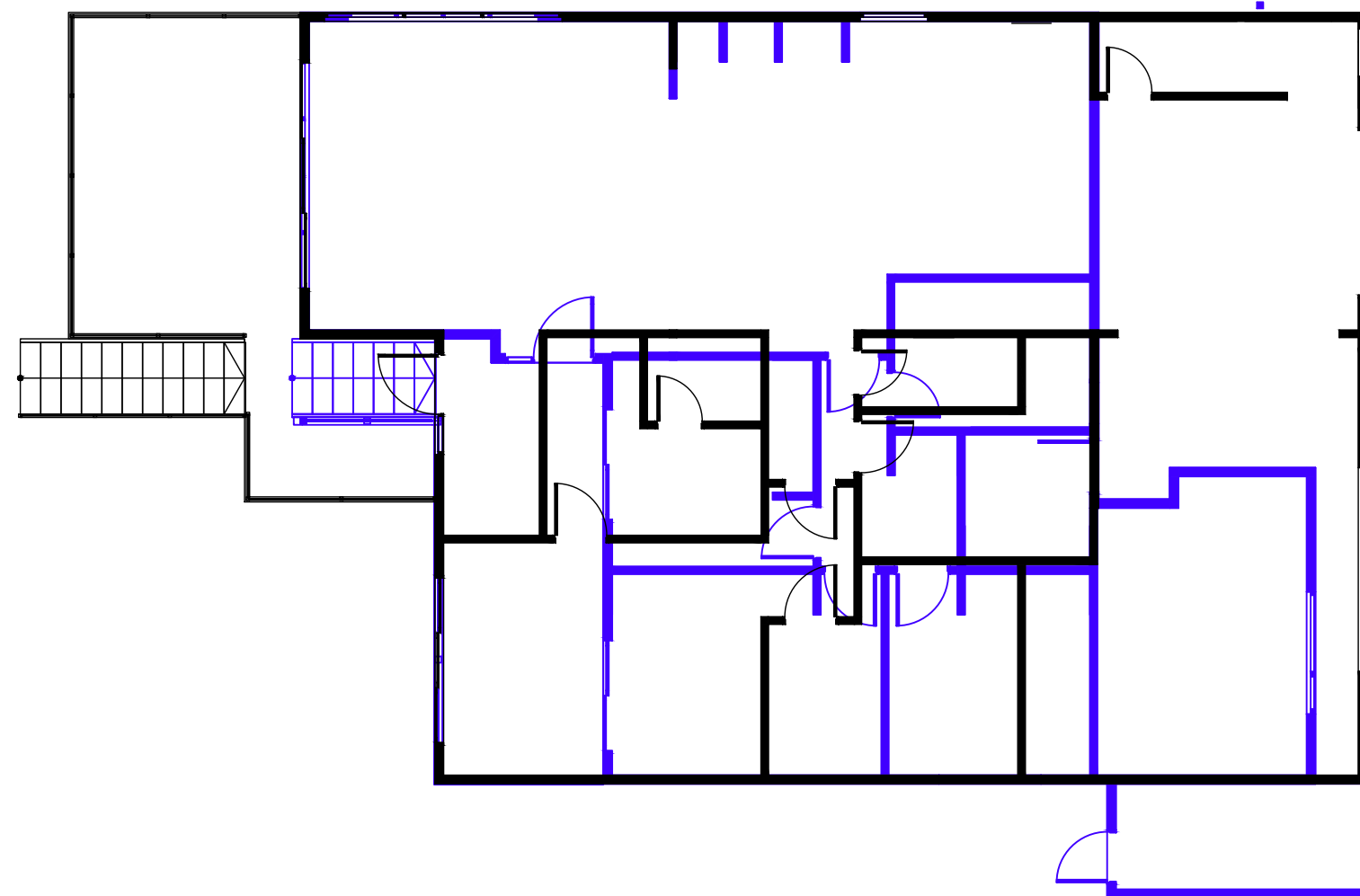
DP: **11909**
LOT No. **53**
SITE AREA: **866.30MSQ.**
EXIST. GFA: **112.00MSQ.**
PROPOSED GFA: **253.00MSQ**
MAX. BUILDING HEIGHT: **8.5M**

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

LEGEND:

EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786



GROUND FLOOR DEMO PLAN

SCALE 1:100

LEGEND:

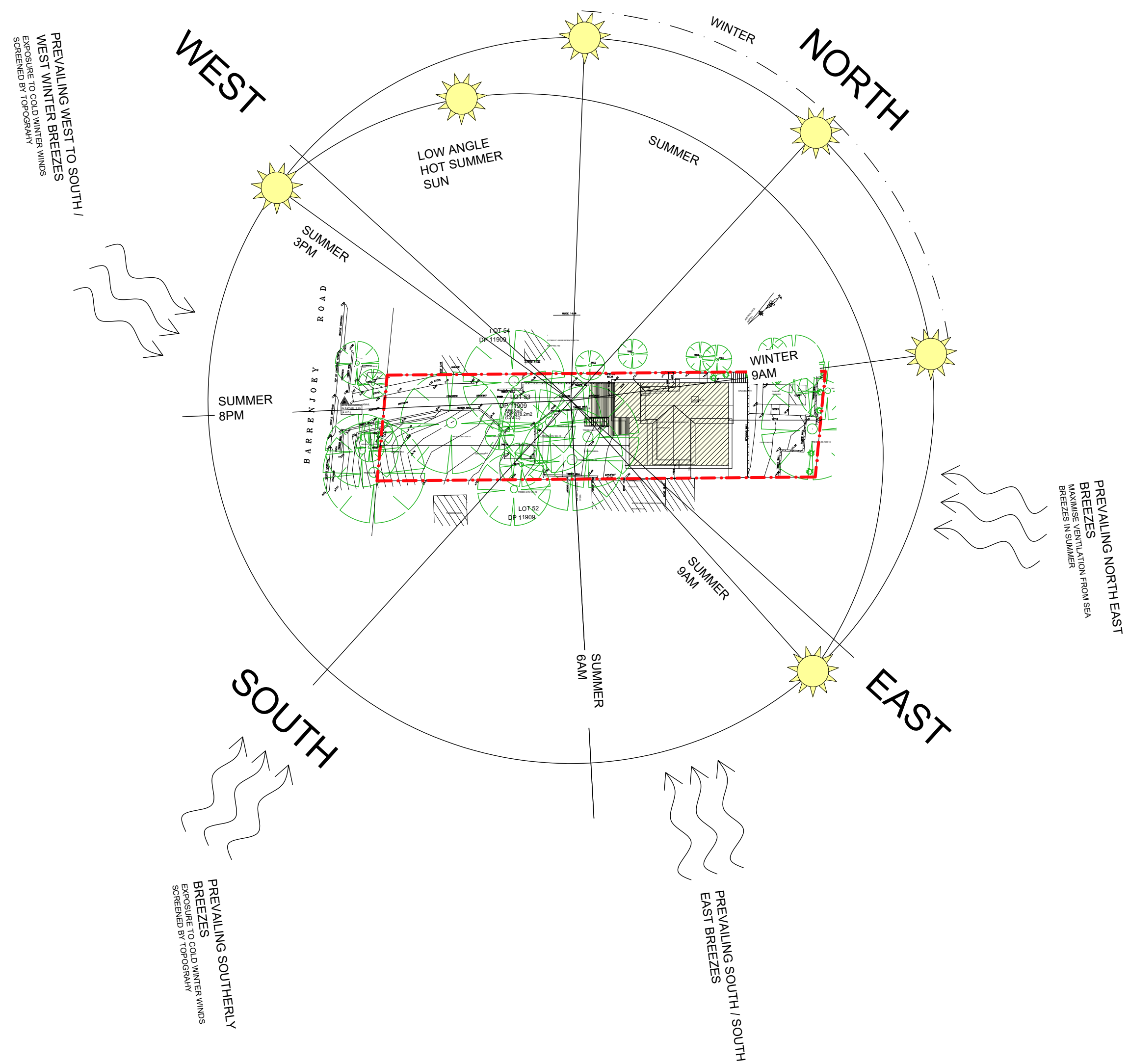
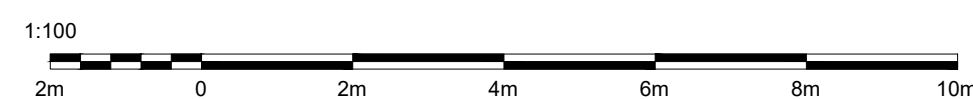
 EXISTING WORKS TO BE REMOVED

GENERAL NOTES

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SITE ANALYSIS PLAN

SCALE NTS

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LEGEND:

— — EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 27-Sep-22	10
Scale AS SHOWN	

DP No.	11909
LOT No.	53

A	ISSUED FOR DA	10.01.25
No.	Revision/Issue	Date

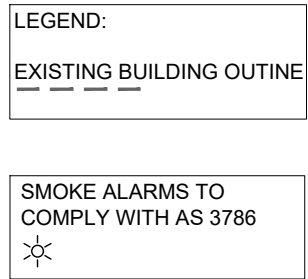
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Project Name and Address

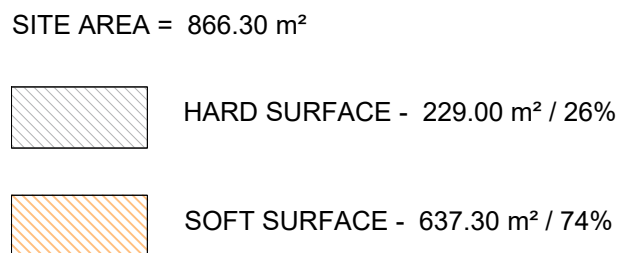
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2107

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



LANDUSE DIAGRAM - EXISTING
SCALE 1:200



LANDUSE DIAGRAM - PROPOSED
SCALE 1:200

GENERAL NOTES

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COUNCIL COMPLIANT PLANS**

LEGEND:

— — — EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet 11
Date 27-Sep-22	
Scale AS SHOWN	

DP No.	11909
LOT No.	53

A	ISSUED FOR DA	10.01.25
No.	Revision/Issue	Date

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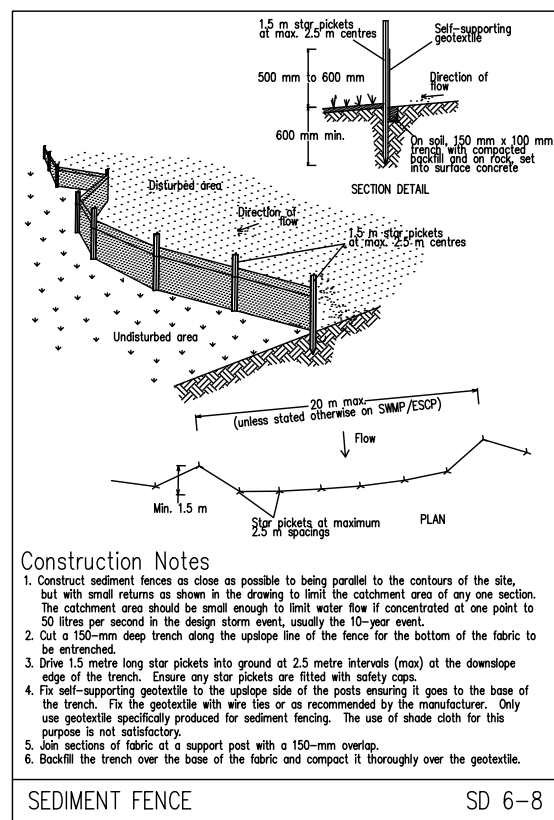
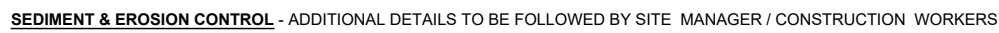
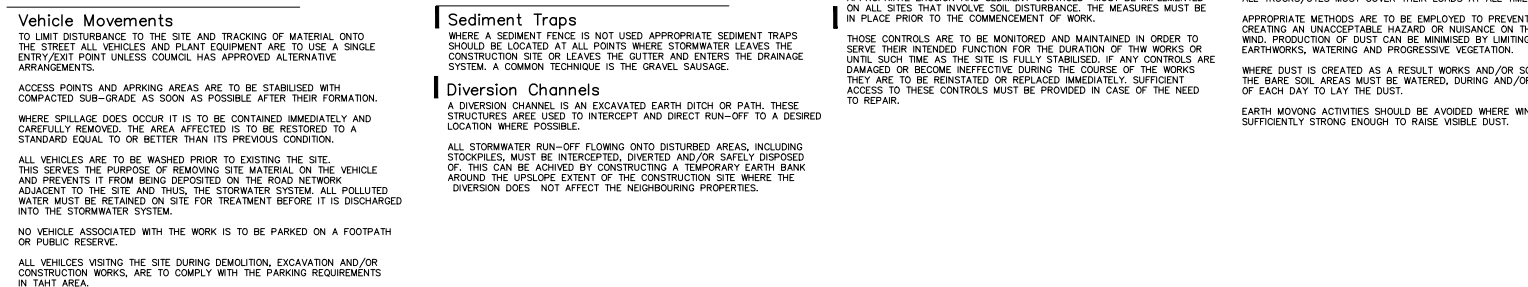
**728 BARRENJOEY RD
AVALON BEACH
2107**

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

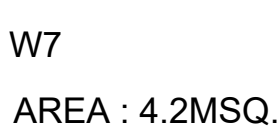
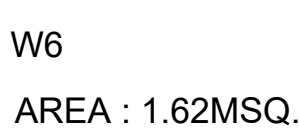
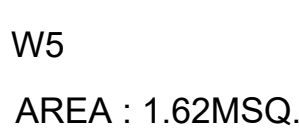
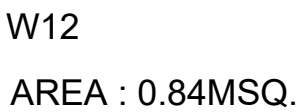
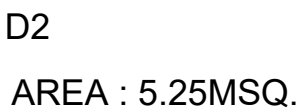
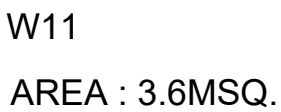
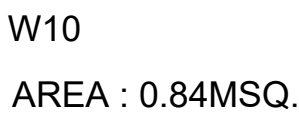
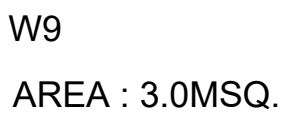
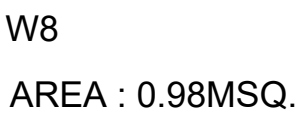
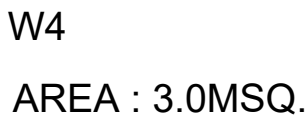
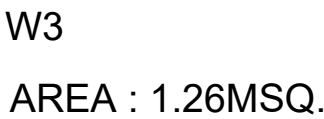
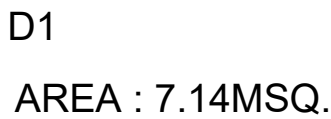
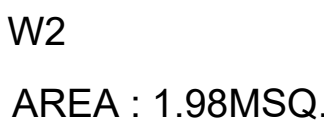
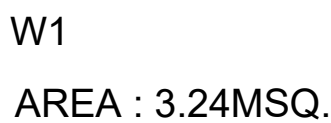
LEGEND:

EXISTING BUILDING OUTLINE
— — — — —

SMOKE ALARMS TO
COMPLY WITH AS 3786




SOUTH WEST ELEVATION



1:100

2m 0 2m 4m 6m 8m 10m

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.
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NOTE: ALL WINDOWS AND DOORS MUST BE CHECKED AND MEASURED BY THE WINDOW / DOOR MANUFACTURER BEFORE ORDERING

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LEGEND:

— — — EXISTING BUILDING OUTLINE

 PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 27-Sep-22	12
Scale AS SHOWN	

DP No. **11909**

53

DA	ISSUED FOR DA	10.01.25
io.	Revision/Issue	Date

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DEVELOPMENT PROPOSAL

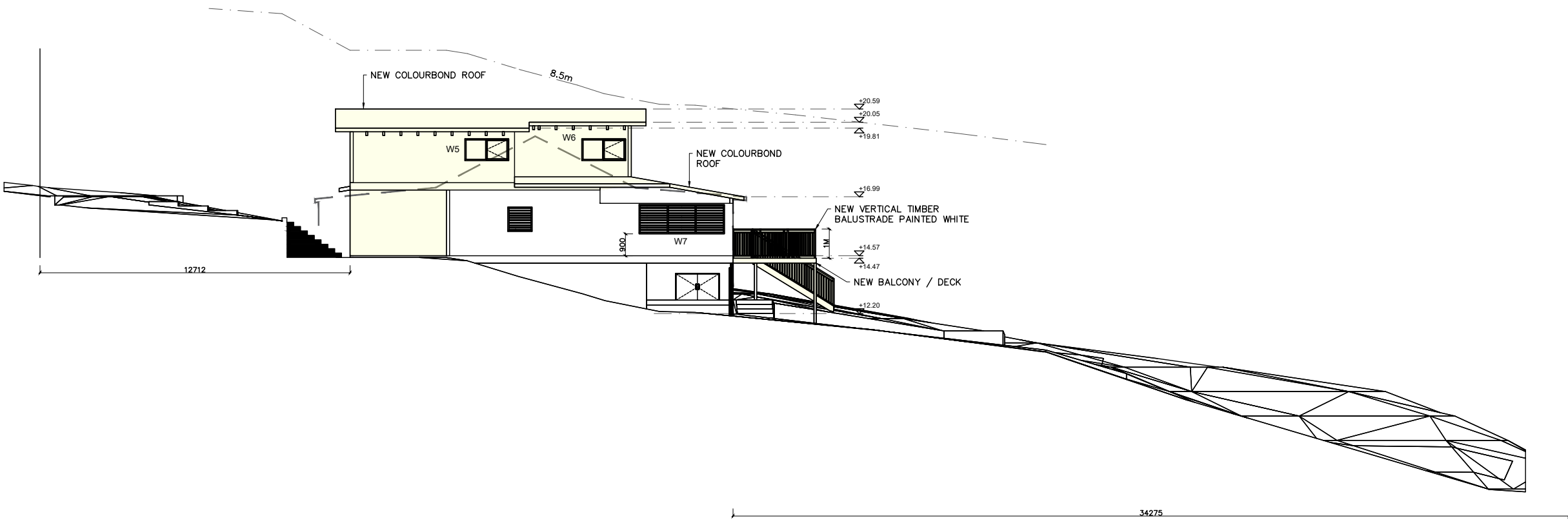
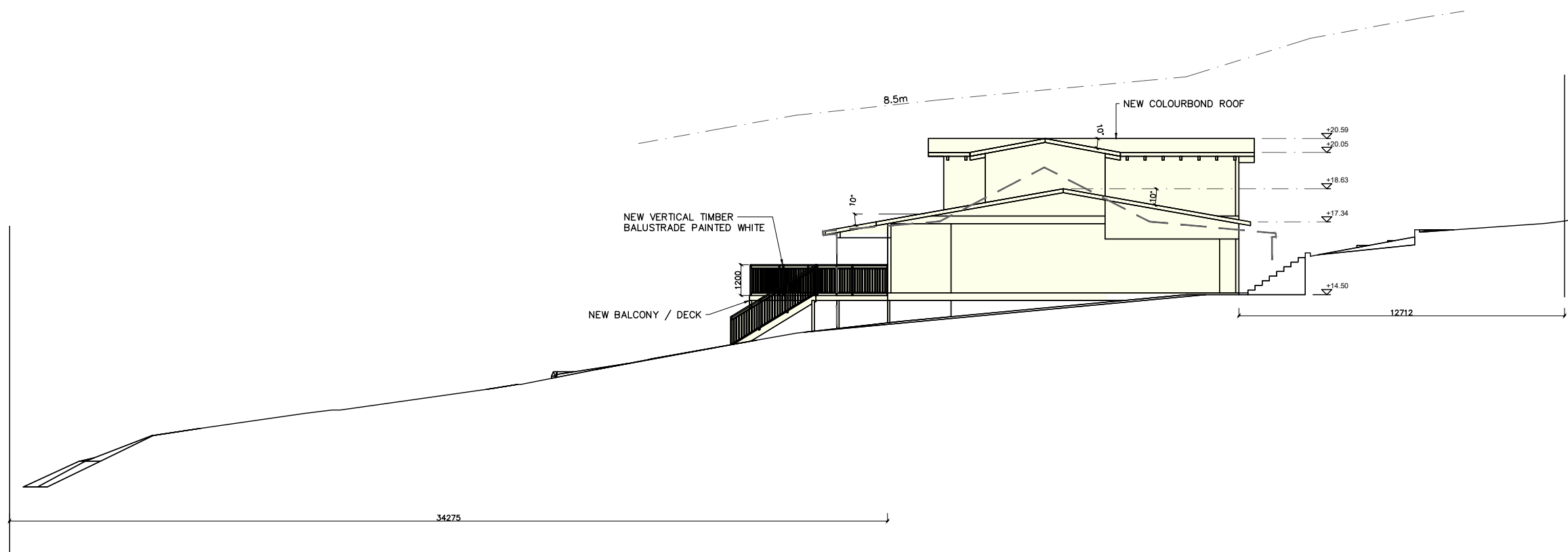
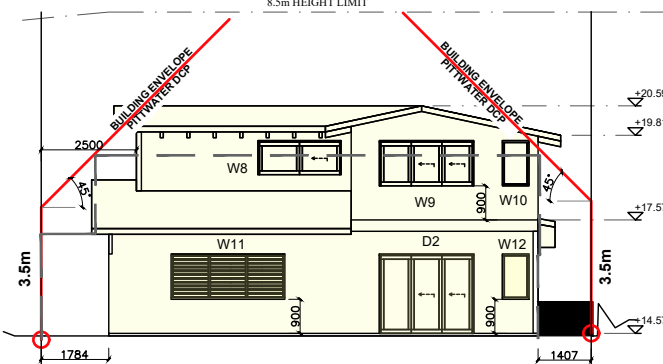
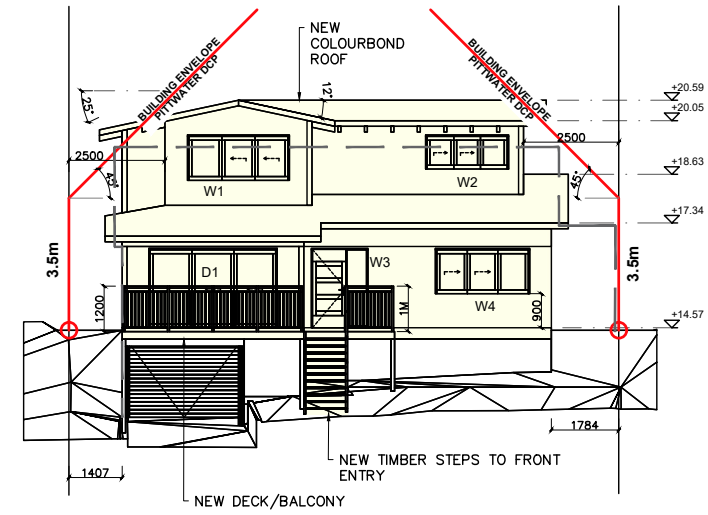
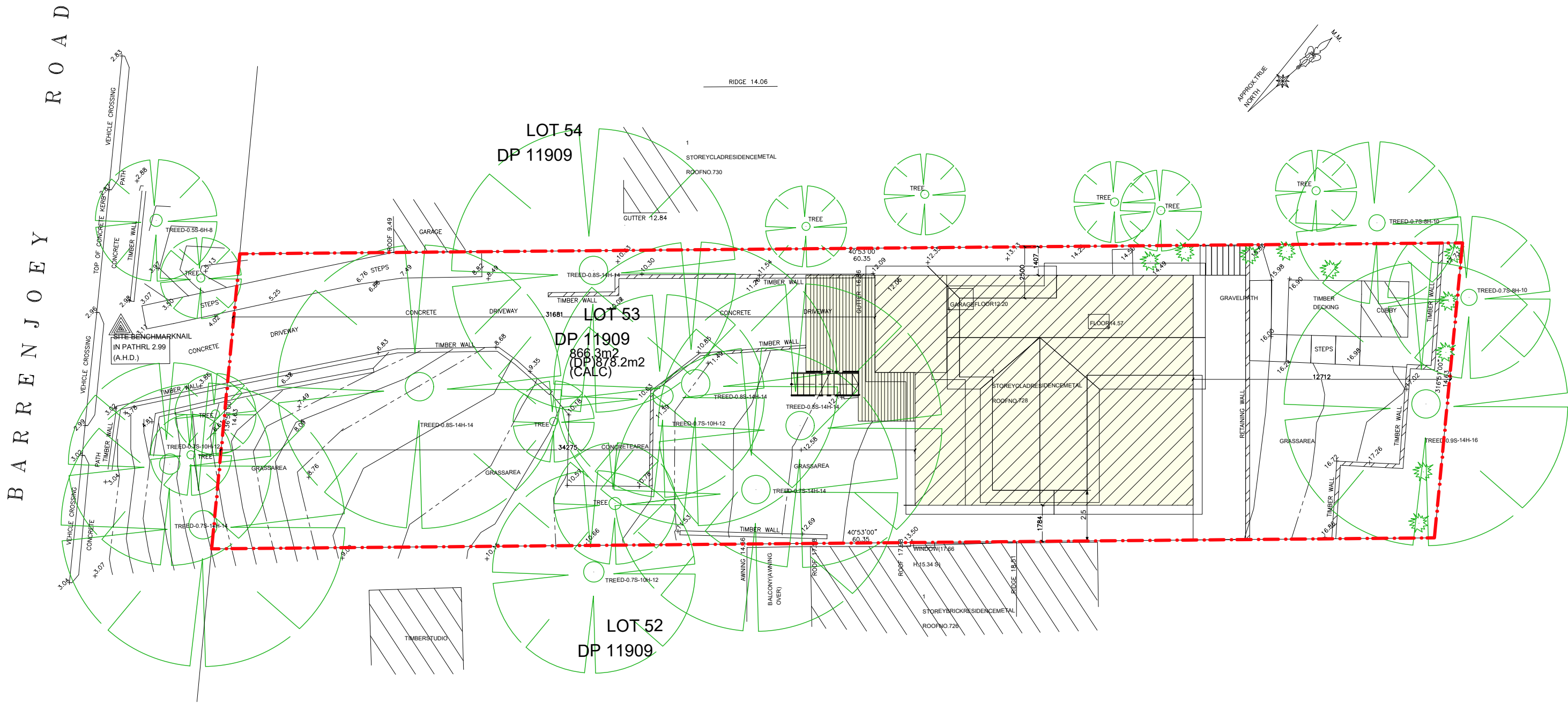
DP: 11909
LOT No. 53
SITE AREA: 866.30MSQ.
EXIST. GFA: 112.00MSQ.
PROPOSED GFA: 253.00MSQ
MAX. BUILDING HEIGHT: 8.5M

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

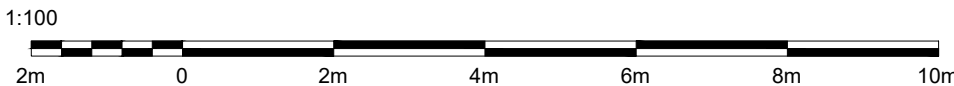
LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
★

NOTIFICATION PLAN



GENERAL NOTES
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
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LEGEND:
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--- PROPOSED WORK
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Project
Additions and
Alterations
Date
27-Sep-22
Scale
AS SHOWN
Sheet
13

DP No. 11909
LOT No. 53

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