ALTERATIONS AND ADDITIONS

49 TORONTO AVENUE, CROMER

Sheet Number	Sheet Name	Current Revision
000	Cover	A
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003	Level 1 Demolition Plan	A
100	Ground Floor Plan	A
101	Level 1 Plan	A
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201	East Elevation	A
202	West Elevation	A
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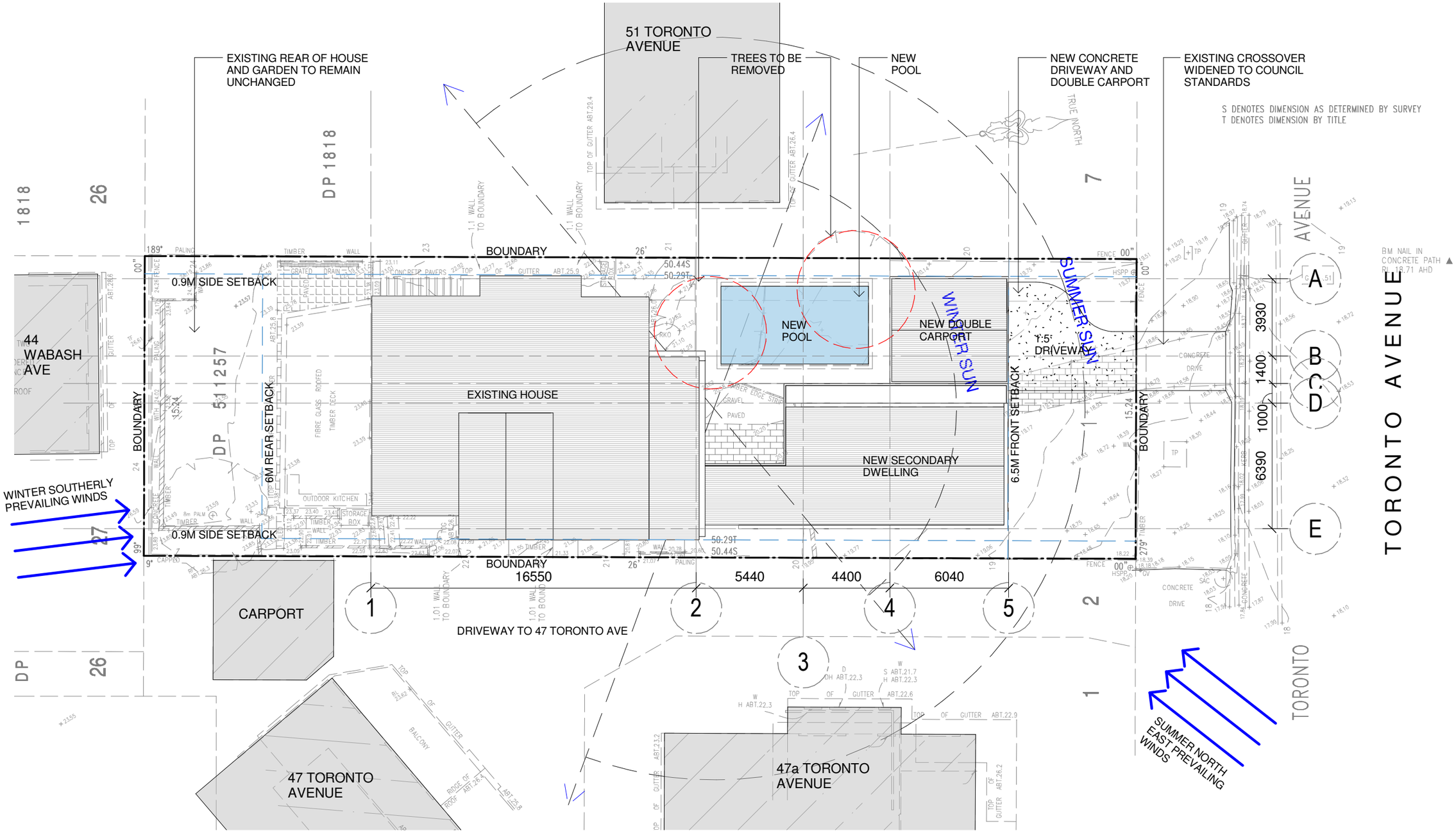
400	Shadow Analysis 1	A
401	Shadow Analysis 2	A
402	Shadow Analysis 3	A
403	Shadow Analysis 4	A
700	Landscape Area Calculation	A
701	Landscape Concept Plan	A

PDB STUDIO



1 / 200 Site Plan

1 : 200@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

BASIX

Indigenous low water species throughout 220m² of site.
3000litre rainwater tank must be provided.
Hot water: Gas instantaneous.
Swimming pool volume must not be more than 50kilolitres.
Showerheads, toilets and taps to be min. 4-star water rating.
R2.0 insulation external framed walls.R3.5 insulation to roof.
Roof to be light colour.
0.9kw photovoltaic system to be installed.
Windows to be min. U-value 6.7, SHGC 0.7.

Note

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No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

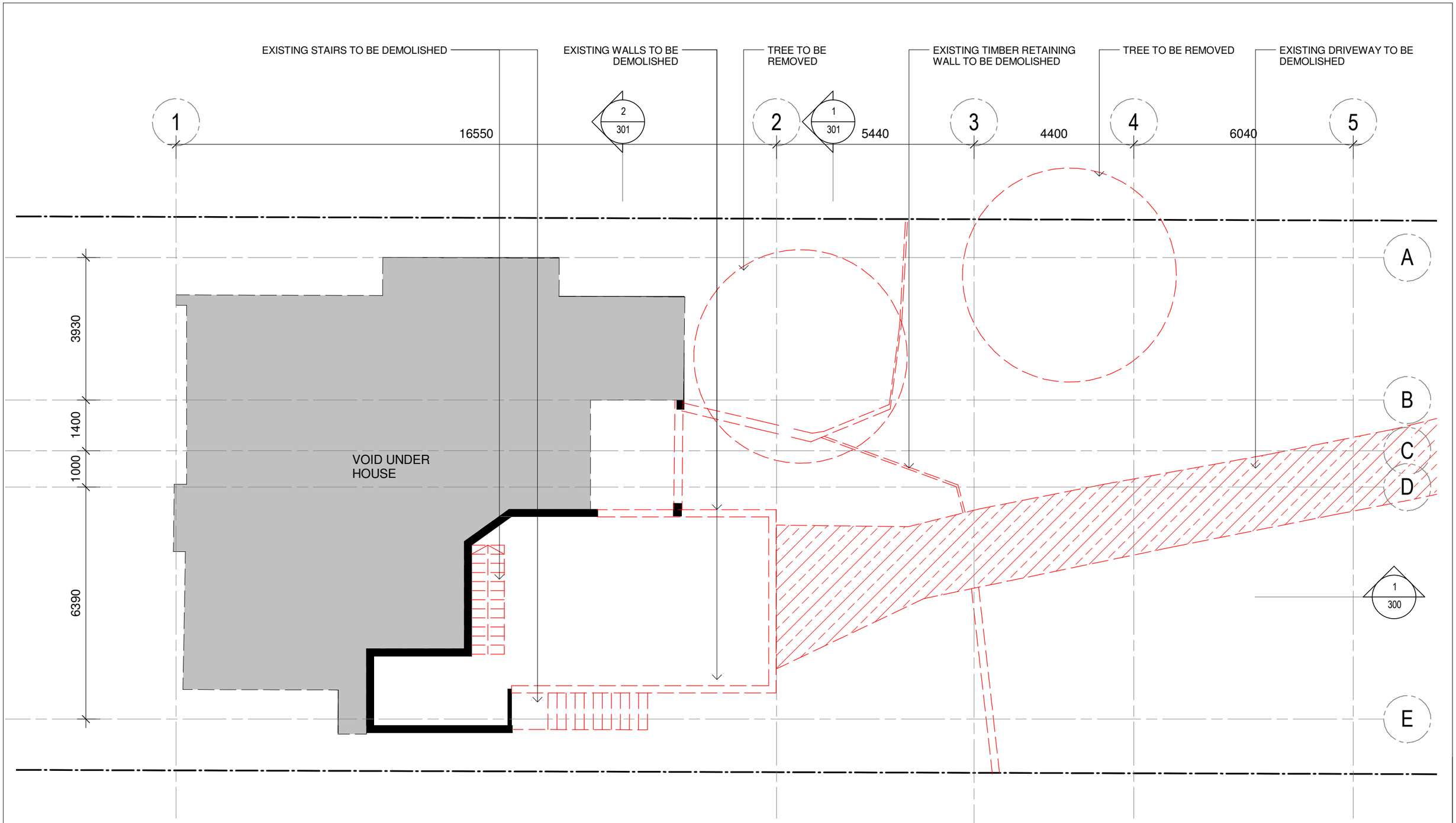
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale 1 : 200 @ A3
Date 11.08.22
Drawn PB

Dwg Title
Site Plan

Dwg No
DA 001

Rev / A



1
200

Ground Demolition

1 : 100@A1

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

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LEGEND

WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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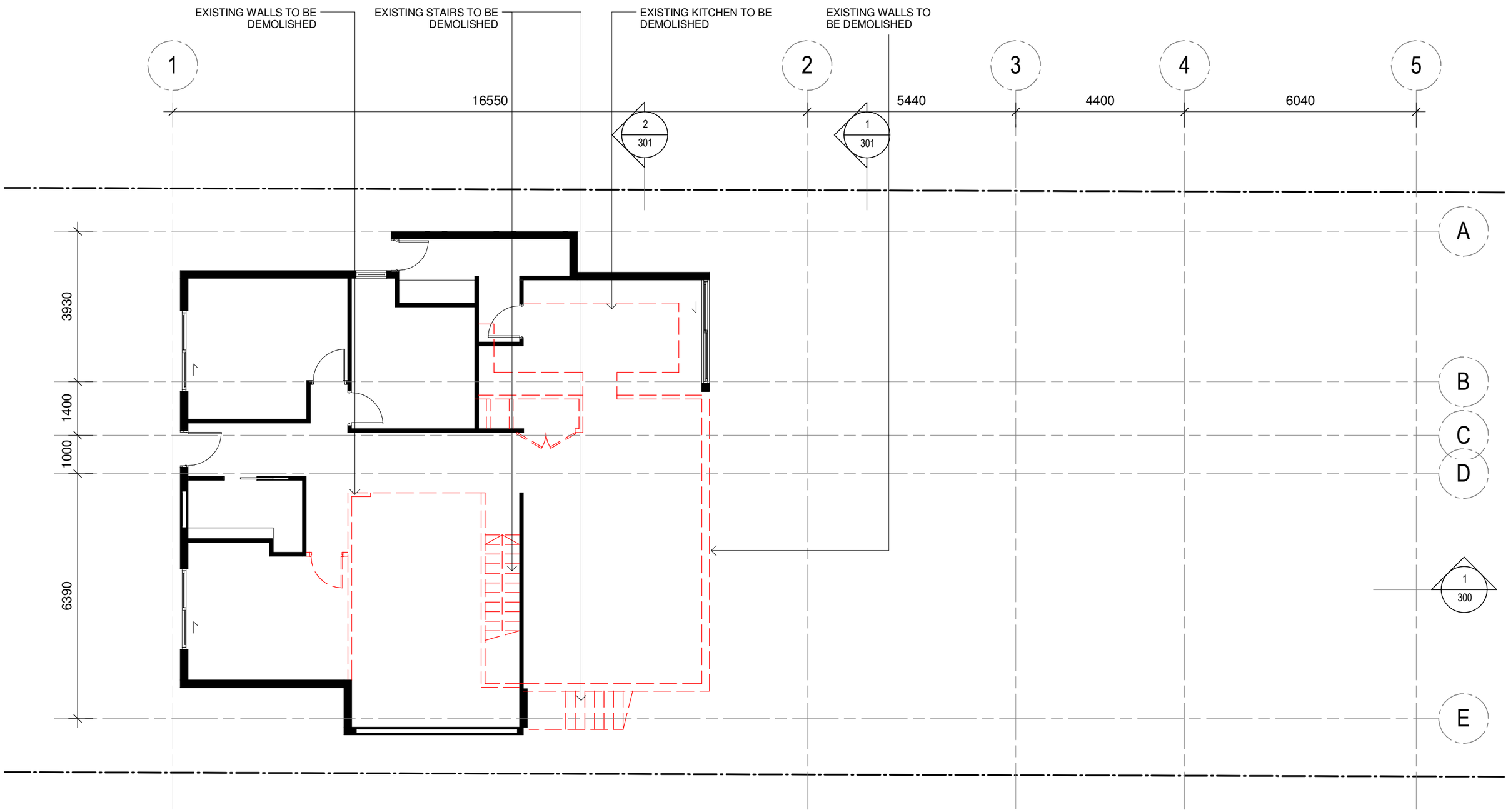
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Demolition Plan Ground

Dwg No
DA 002

Rev / A



1 / 200 Level 1 Demolition

1 : 100@A1

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

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LEGEND

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NEW CONSTRUCTION

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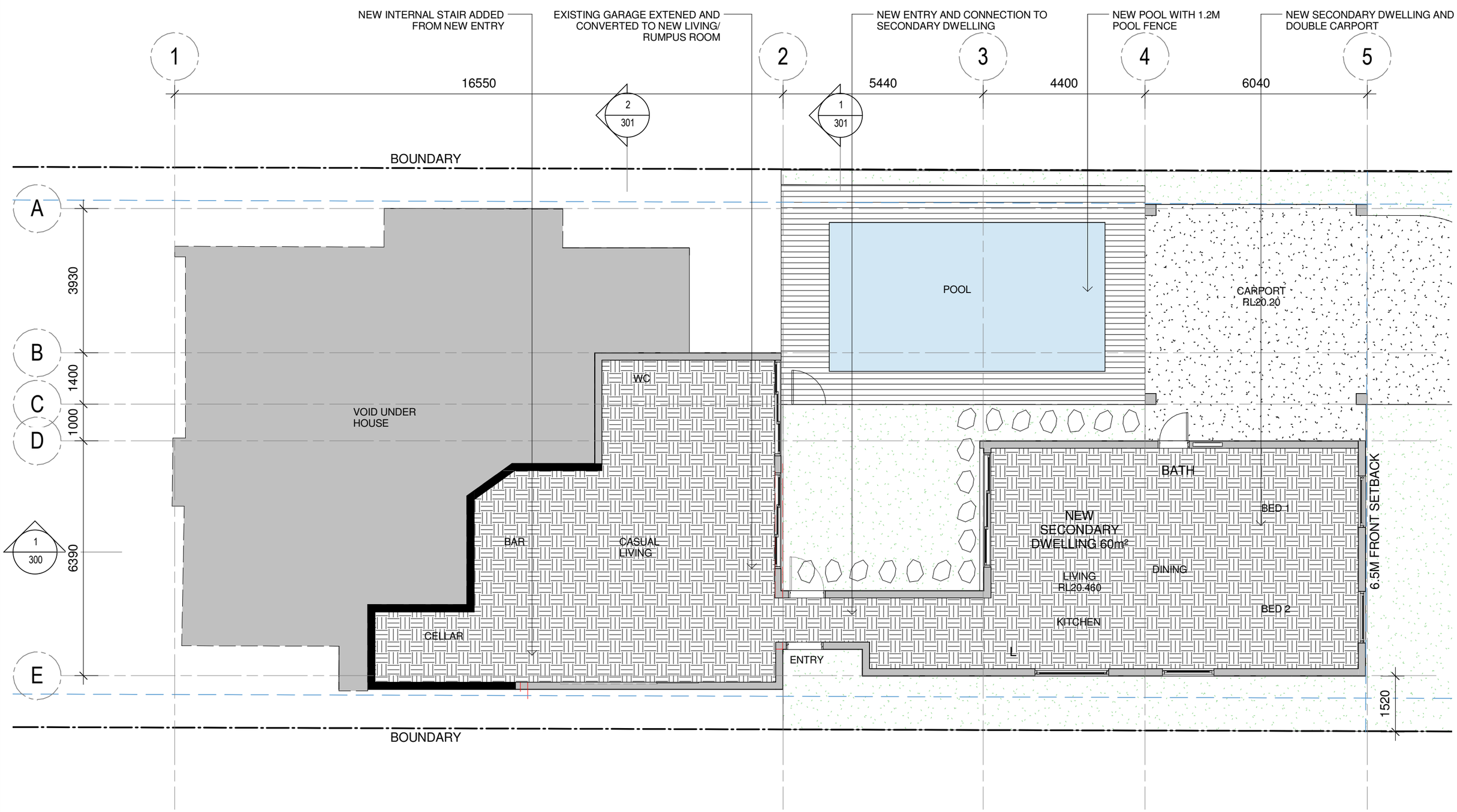
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Level 1 Demolition Plan

Dwg No
DA 003

Rev / A



1
200

Ground Floor

1 : 100@A1

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

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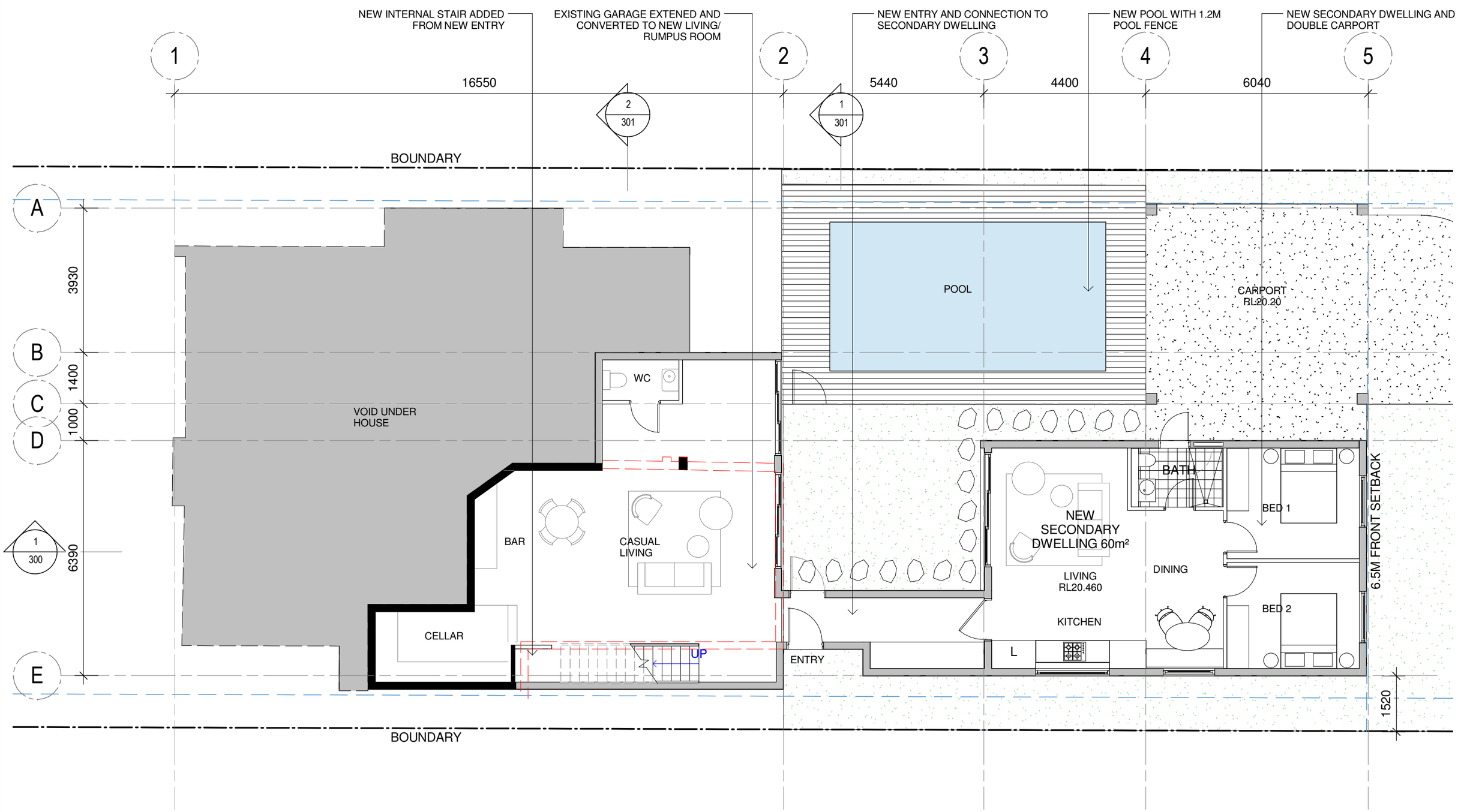
Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Ground Floor Plan

Dwg No
DA 100
Rev / A



1/200 Ground Floor

1 : 100@A1

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

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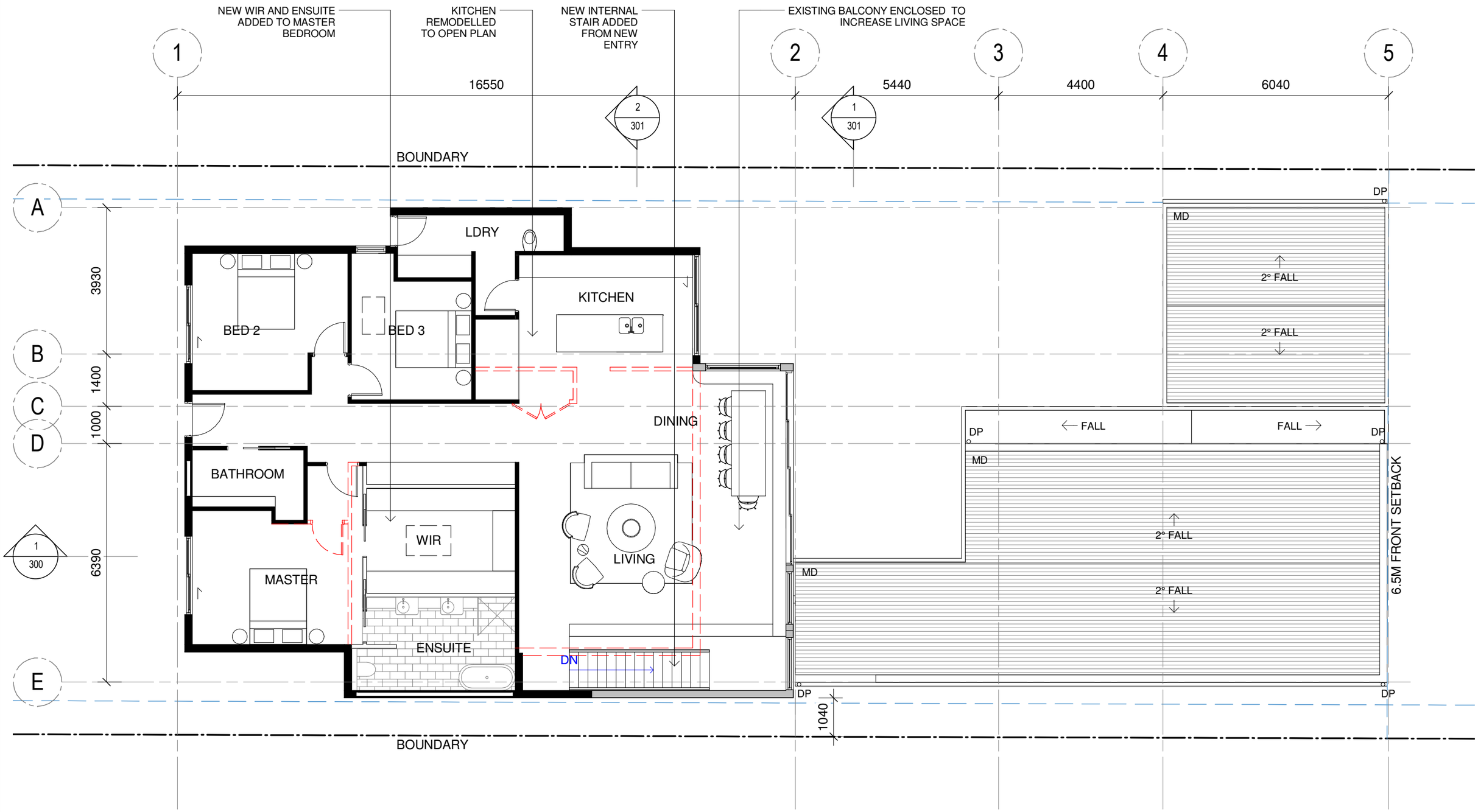
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Ground Floor Plan

Dwg No
DA 100
Rev / A



1
200

Level 1

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

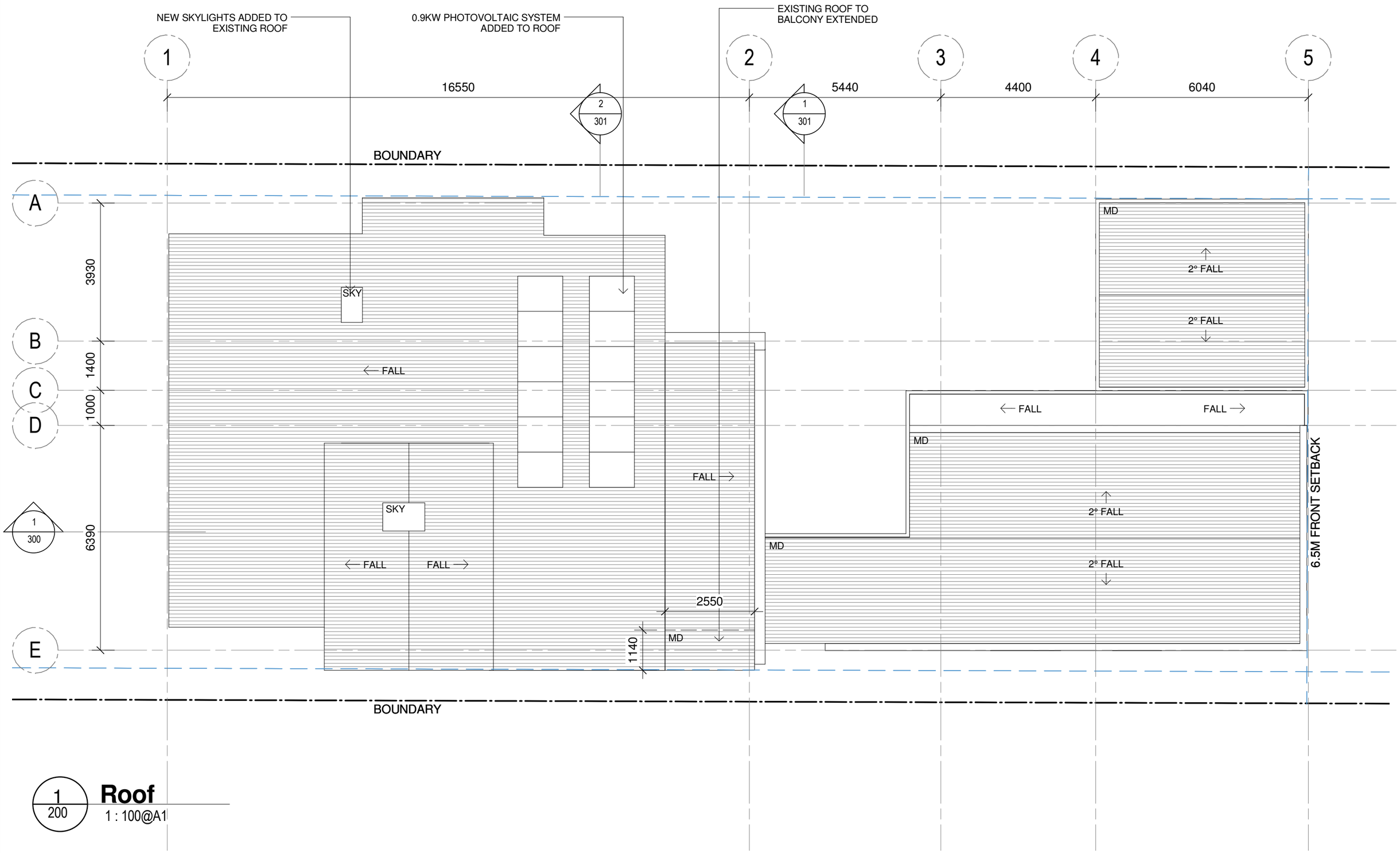
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Level 1 Plan

Dwg No
DA 101

Rev / A



1
200

Roof

1 : 100@A1

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

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LEGEND

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NEW CONSTRUCTION

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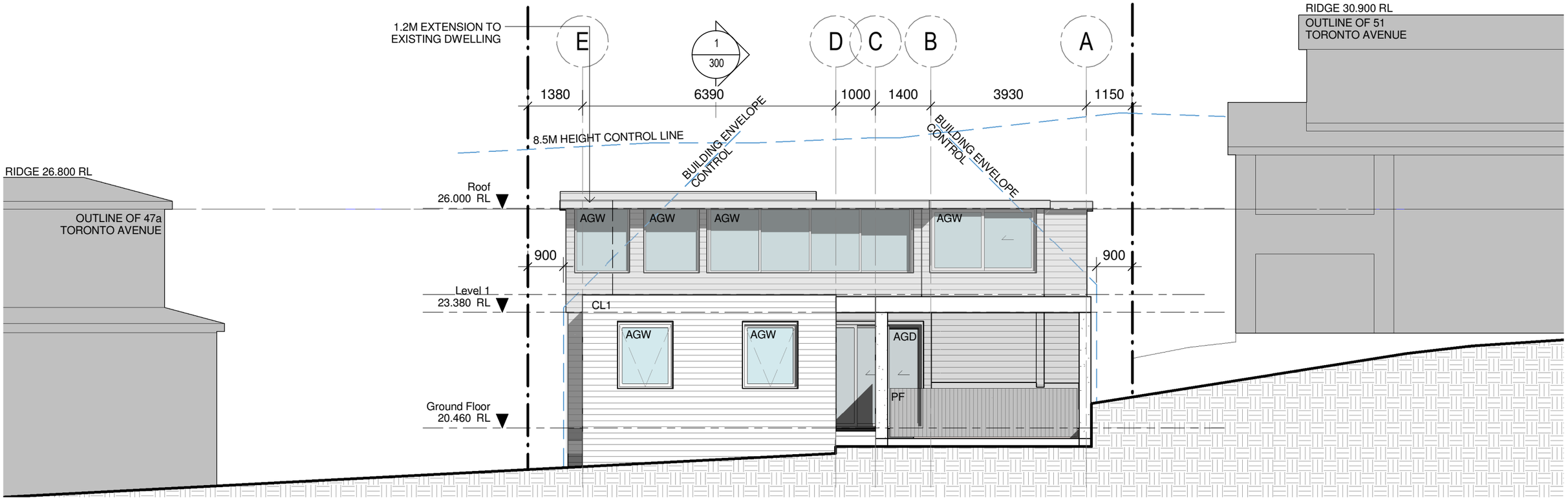
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn Author

Dwg Title
Roof Plan

Dwg No
DA 102

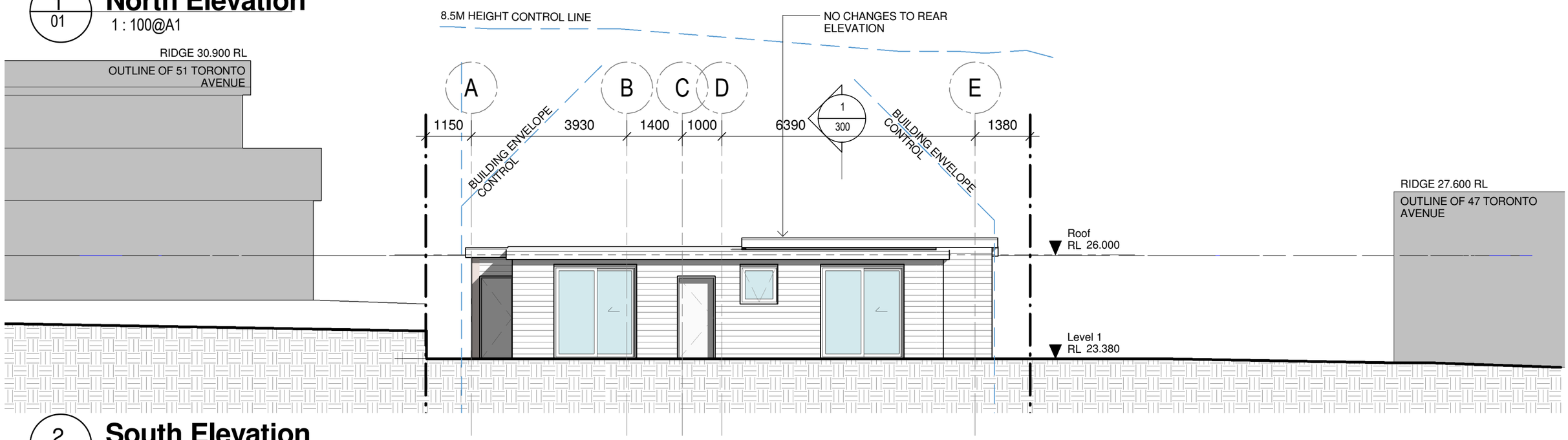
Rev / A



1
01

North Elevation

1 : 100@A1



2
01

South Elevation

1 : 100@A1

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A	FOR DA	PB	11.08.22

ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

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Architect
PDB Studio

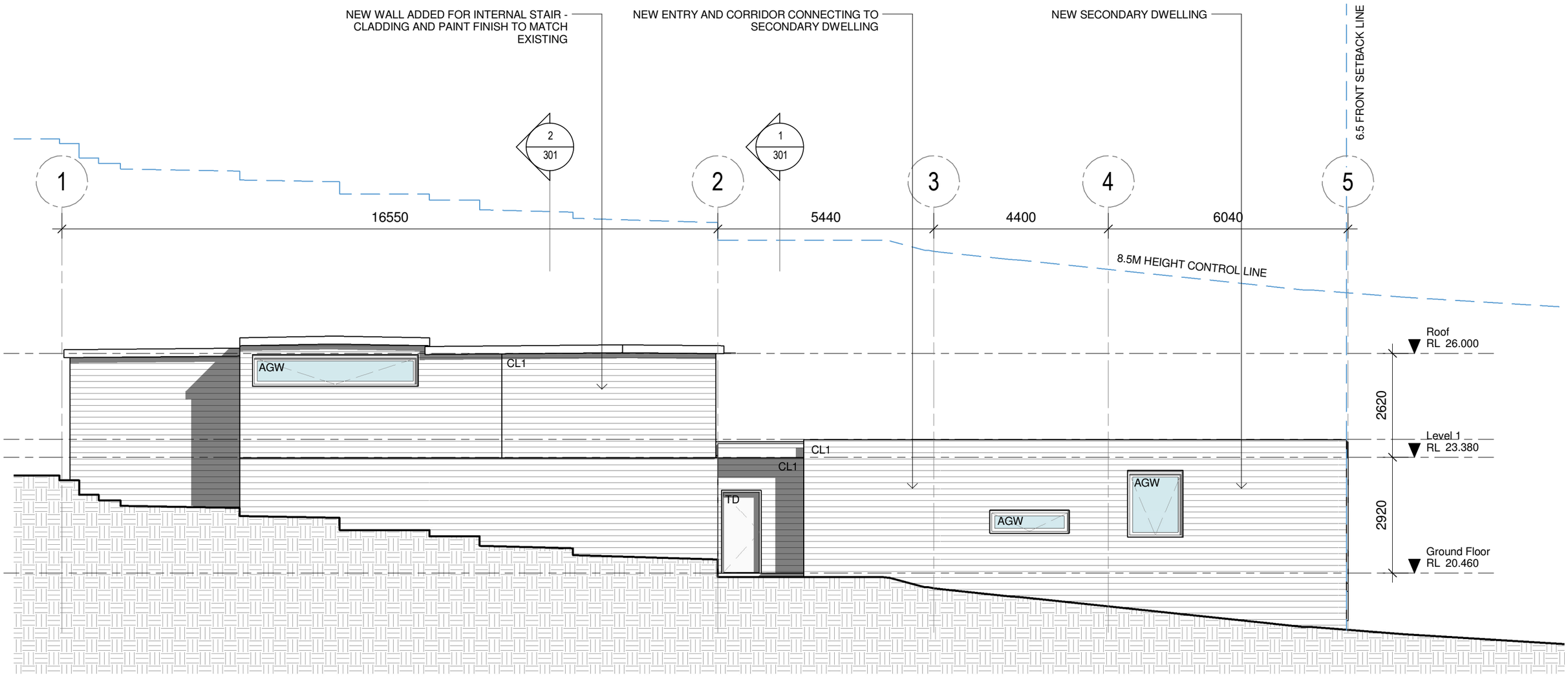
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
North and South Elevations

Dwg No
DA 200

Rev / A



1
01

East Elevation

1 : 100@A1

PF - Powdercoated metal slat
pool fence

MD - Metal Roofing
Colorbond matte Surfmist

AL1 - Powdercoated aluminium windows and
doors

CL1 - Horizontal cladding
White paint finish

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
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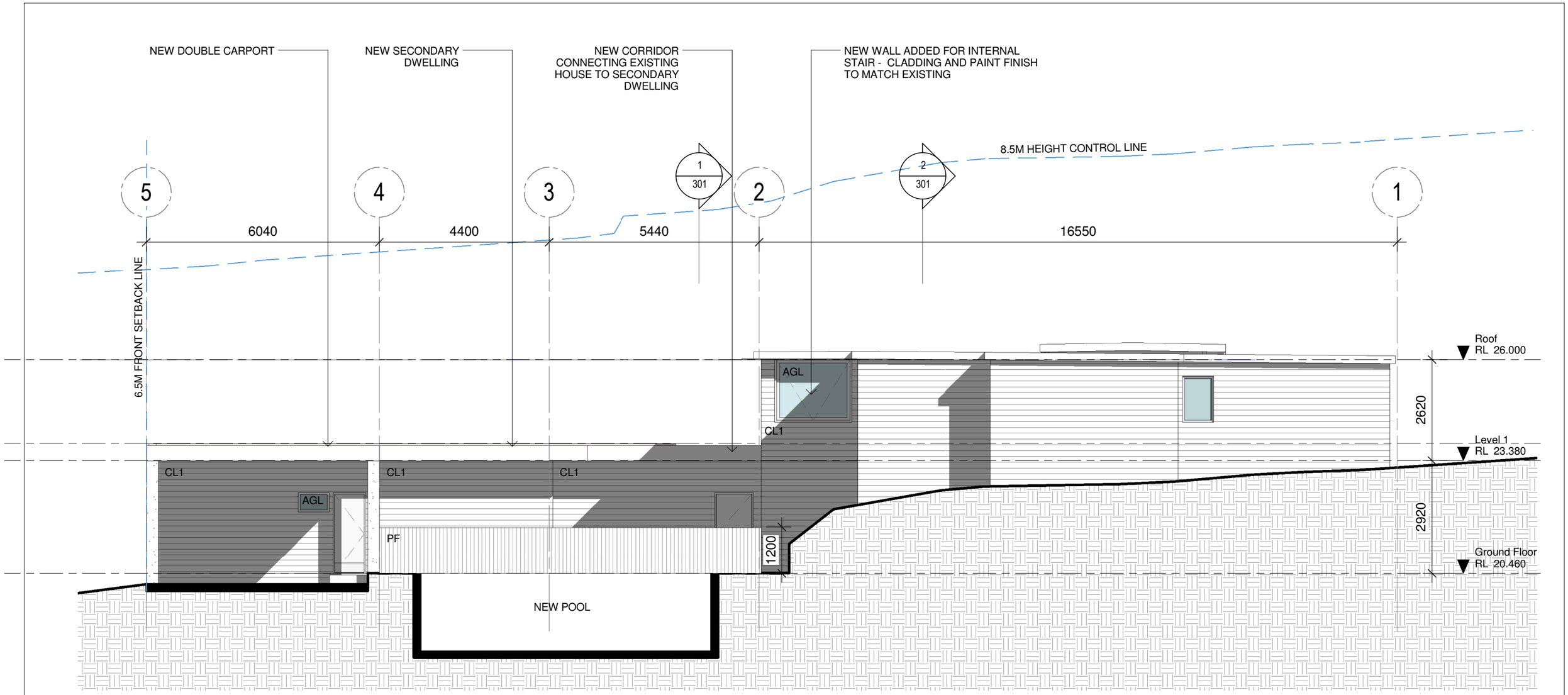
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
East Elevation

Dwg No
DA 201

Rev / A



1
01

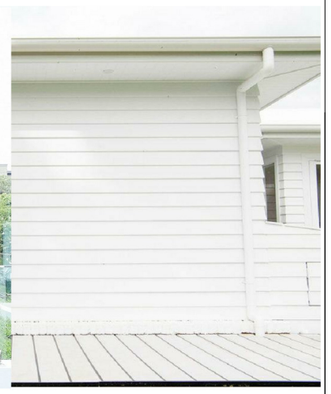
West Elevation

1 : 100@A1

PF - Powdercoated metal slat
pool fence

MD - Metal Roofing
Colorbond matte Surfmist

AL1 - Powdercoated aluminium windows and doors



CL1 - Horizontal cladding
White paint finish

KEY (SEE ELEVATIONS FOR DETAILS)

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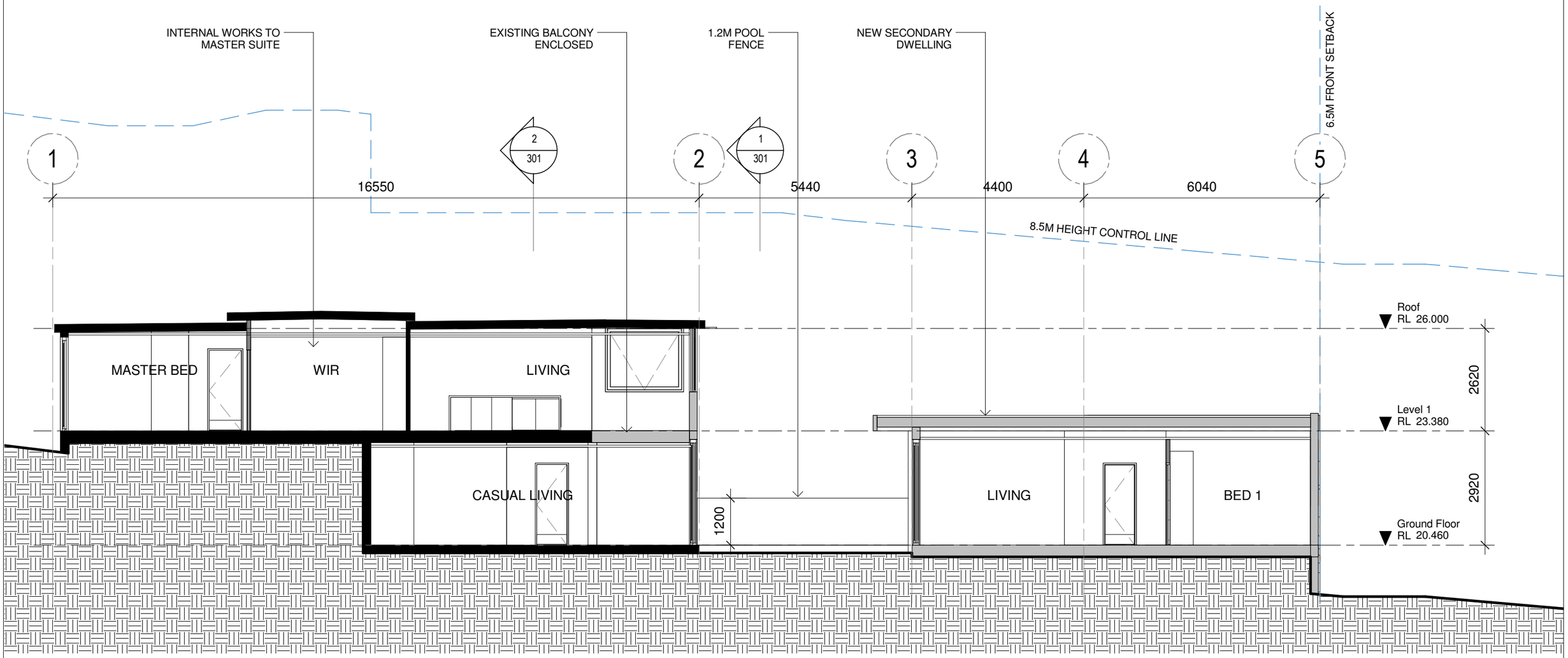
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
West Elevation

Dwg No
DA 202

Rev / A



1
01

Section A-A

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

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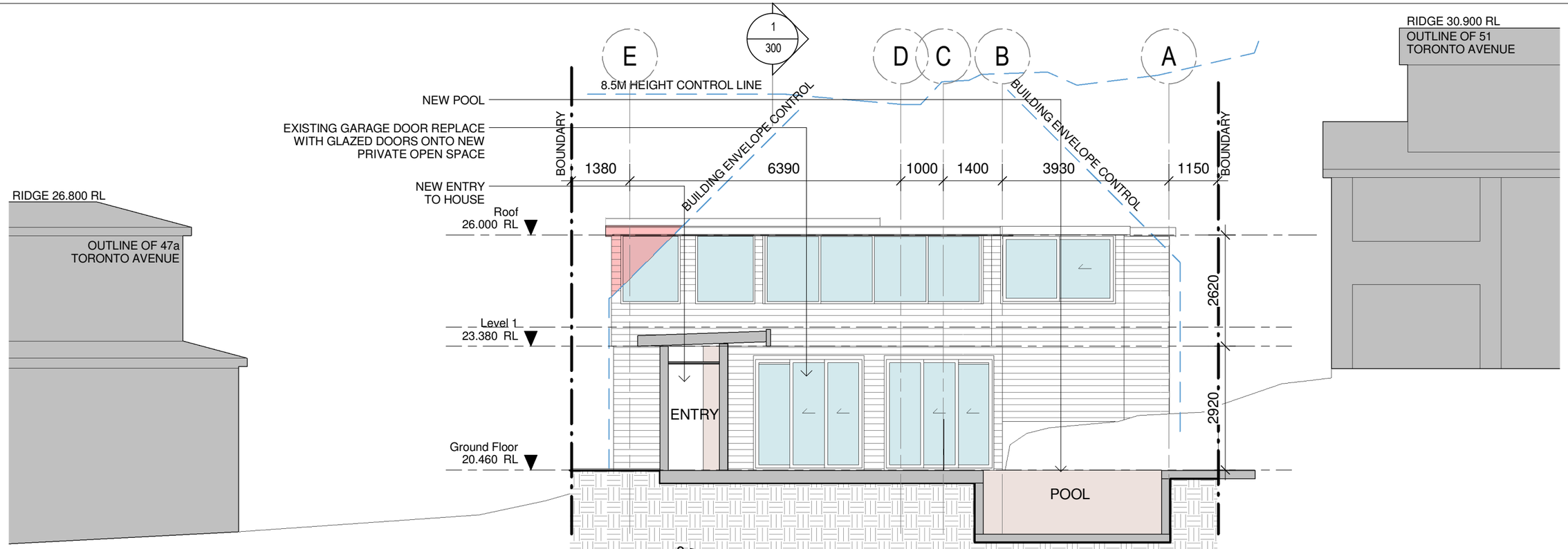
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Sections 1

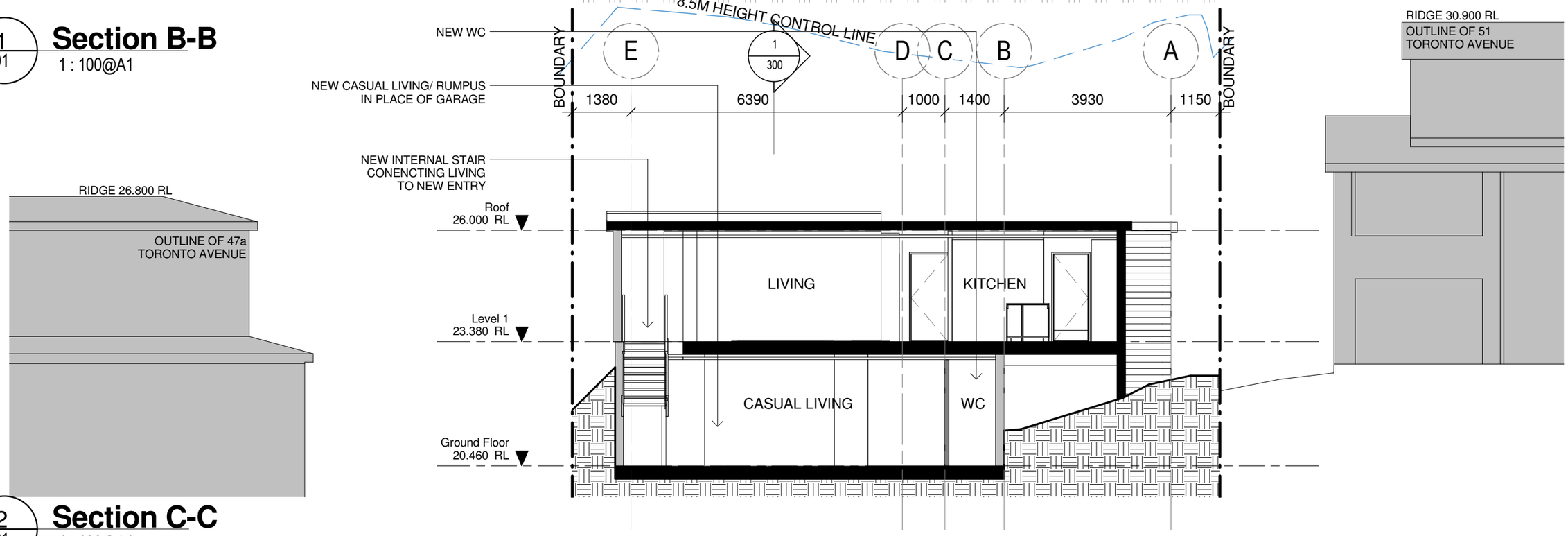
Dwg No
DA 300

Rev / A



1 / 01 **Section B-B**

1 : 100@A1



2 / 01 **Section C-C**

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
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PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

BASIX

Indigenous low water species throughout 220m² of site.
3000litre rainwater tank must be provided.
Hot water: Gas instantaneous.
Swimming pool volume must not be more than 50kilolitres.
Showerheads, toilets and taps to be min. 4-star water rating.
R2.0 insulation external framed walls.R3.5 insulation to roof.
Roof to be light colour.
0.9kw photovoltaic system to be installed.
Windows to be min. U-value 6.7, SHGC 0.7.

LEGEND

WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

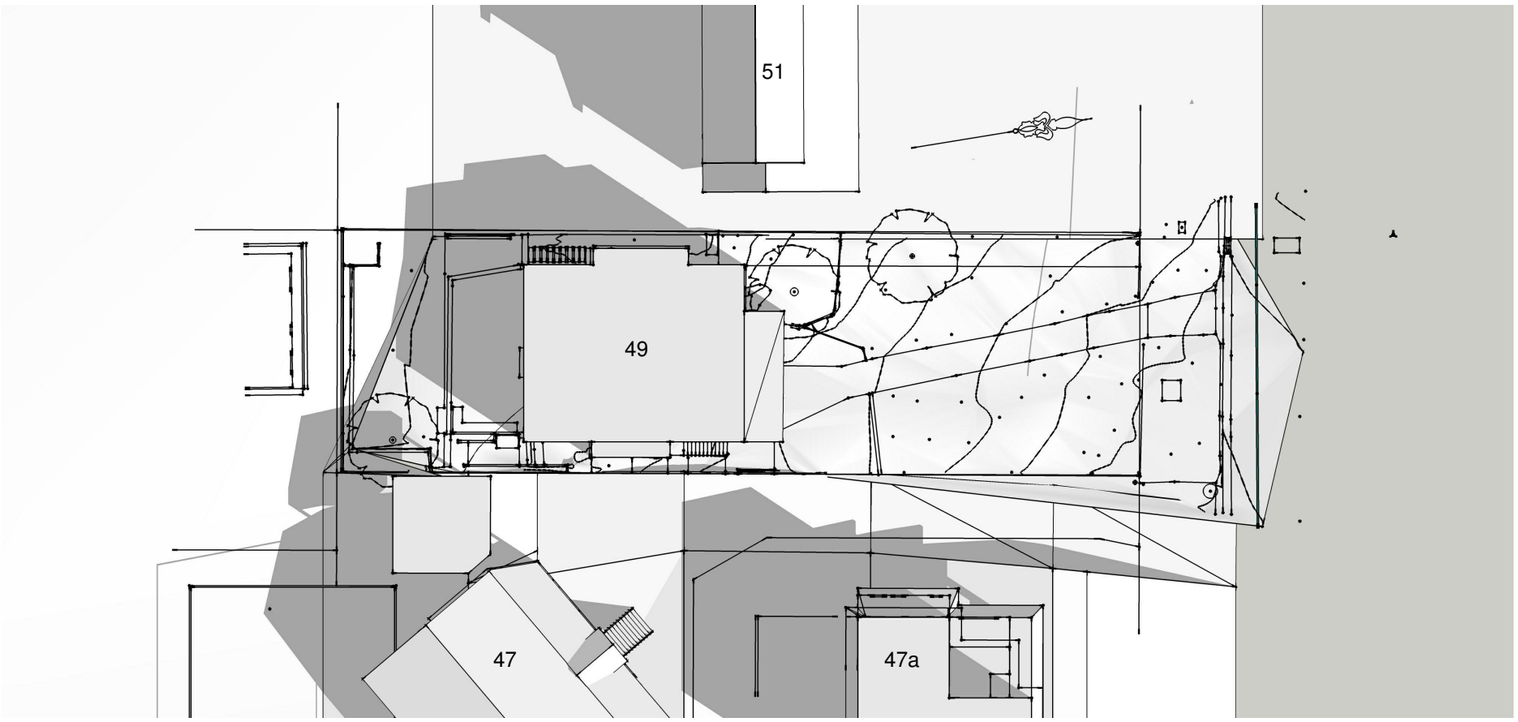
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

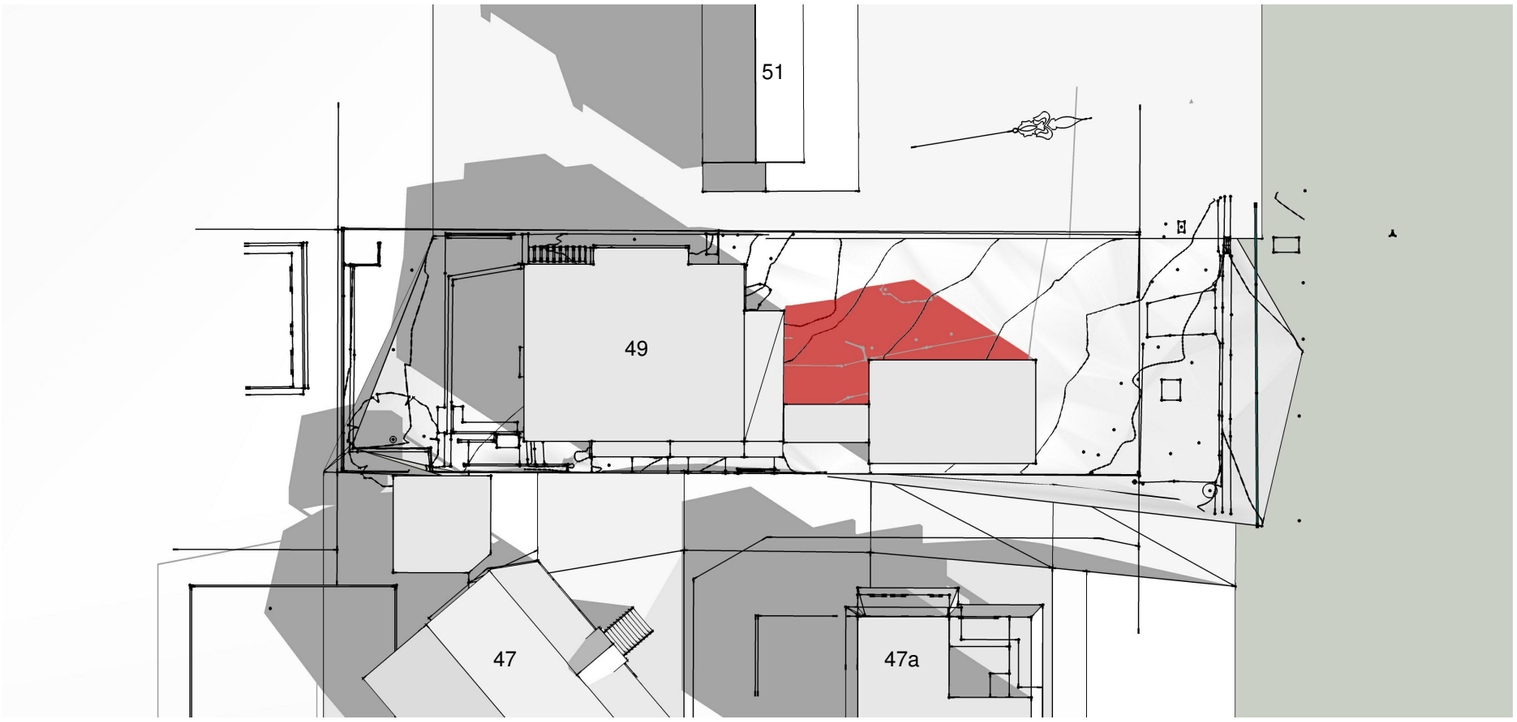
Dwg Title
Sections 2

Dwg No
DA 301

Rev / A



9AM 21 JUNE - EXISTING SHADOWS



9AM 21 JUNE - PROPOSED SHADOWS

COMMENT

ALL ADDITIONAL SHADOWING IS ON THE SUBJECT SITE.
DUE TO THE SITE ORIENTATION THERE ARE NO IMPACTS
TO NEIGHBOURING PROPERTIES.

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

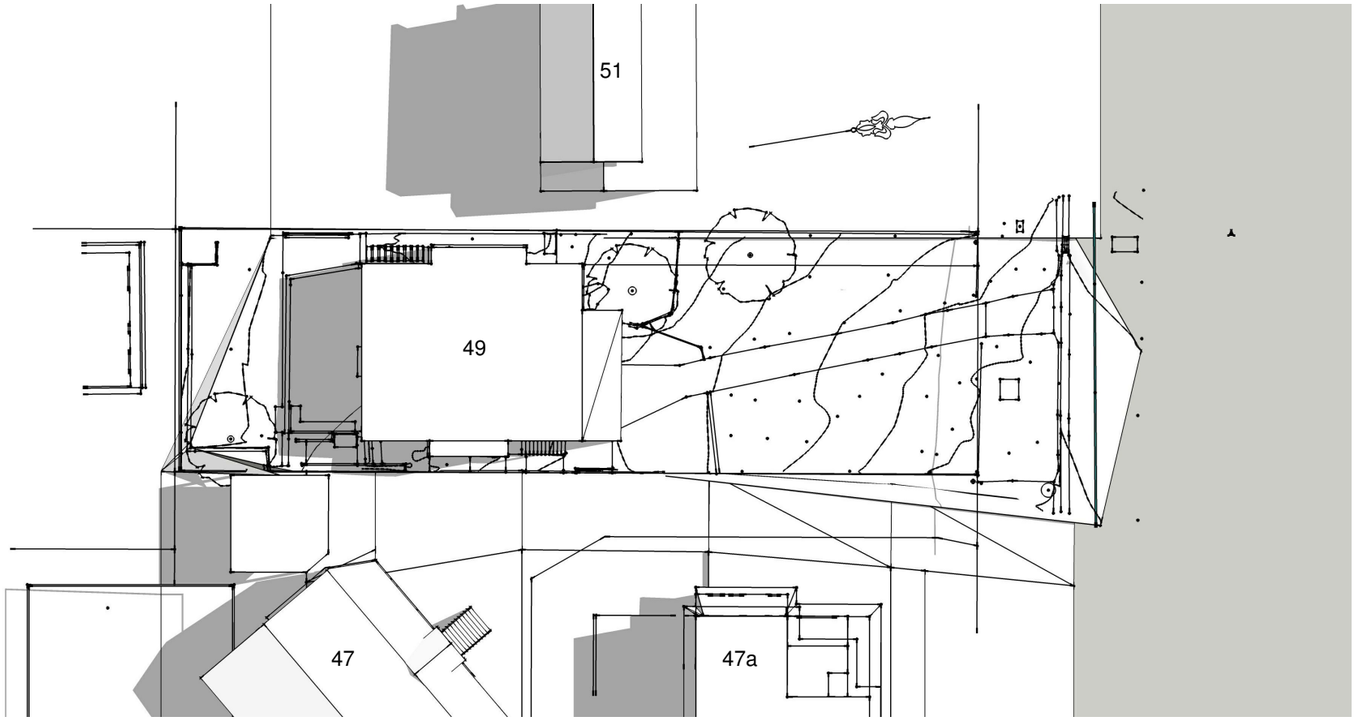
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale @ A3
Date 11.08.22
Drawn PB

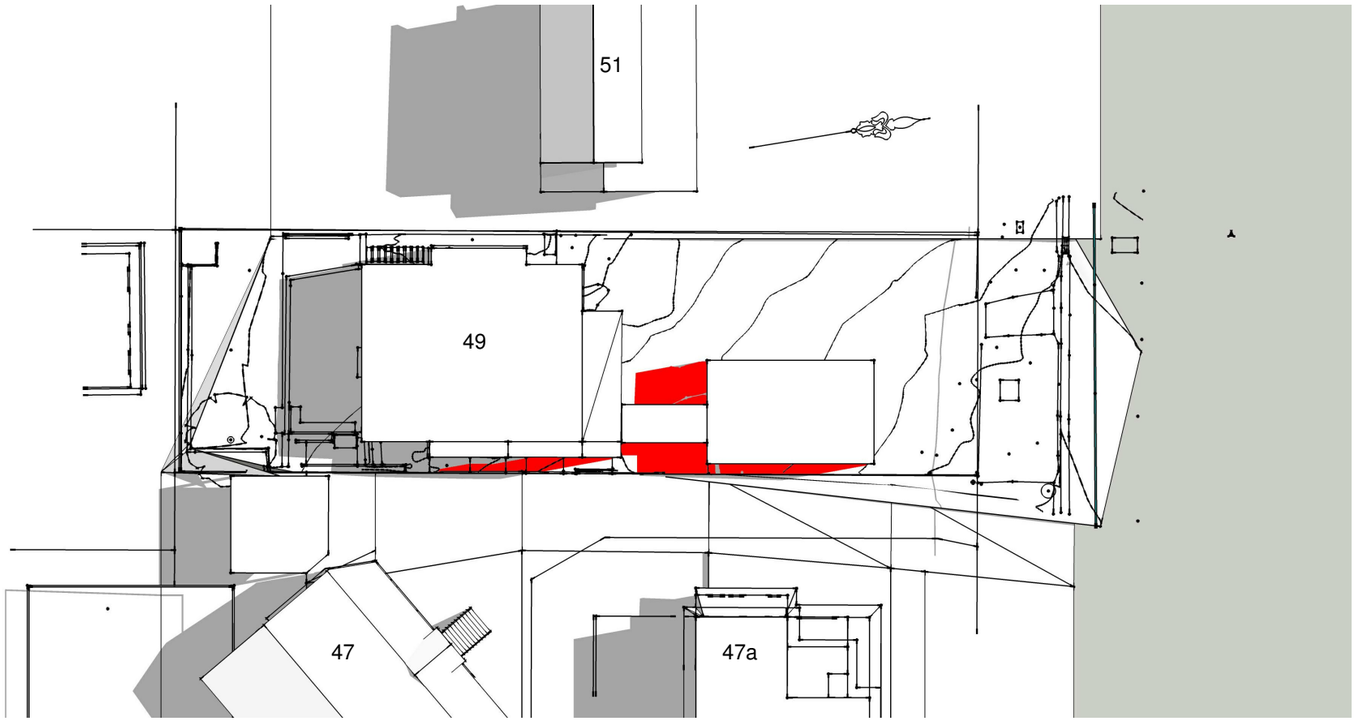
Dwg Title
Shadow Analysis 1

Dwg No
DA 400

Rev / A



12PM 21 JUNE - EXISTING SHADOWS



12PM 21 JUNE - PROPOSED SHADOWS

COMMENT

ALL ADDITIONAL SHADOWING IS ON THE SUBJECT SITE. DUE TO THE SITE ORIENTATION THERE ARE STILL NO IMPACTS TO NEIGHBOURING PROPERTIES.

KEY (SEE ELEVATIONS FOR DETAILS)

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No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

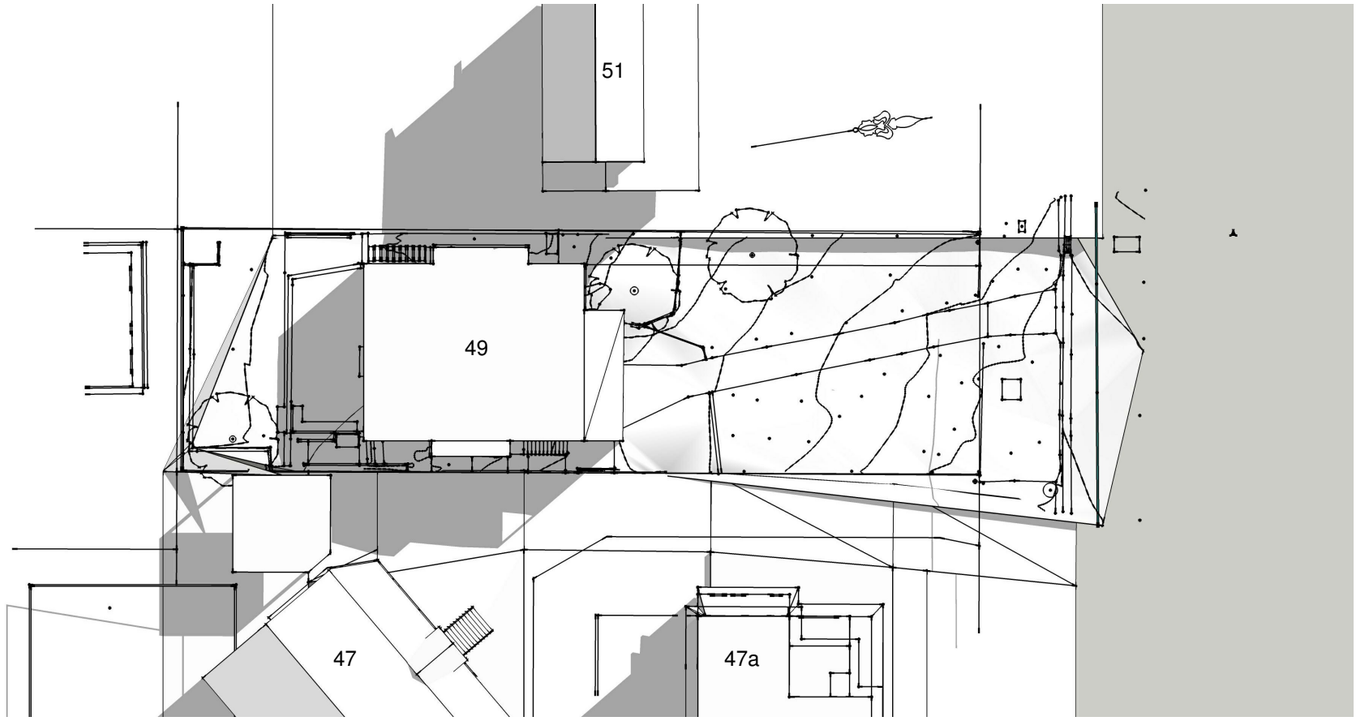
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale @ A3
Date 11.08.22
Drawn PB

Dwg Title
Shadow Analysis 2

Dwg No
DA 401

Rev / A



2PM 21 JUNE - EXISTING SHADOWS

2PM 21 JUNE - PROPOSED SHADOWS

COMMENT

SOME ADDITIONAL SHADOWING IS BEGINNING TO EFFECT NEIGHBOURING PROPERTY AT 47 TORONTO AVENUE ACCESS DRIVEWAY, NO IMPACT TO WINDOWS OR PRIVATE OPEN SPACE.

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

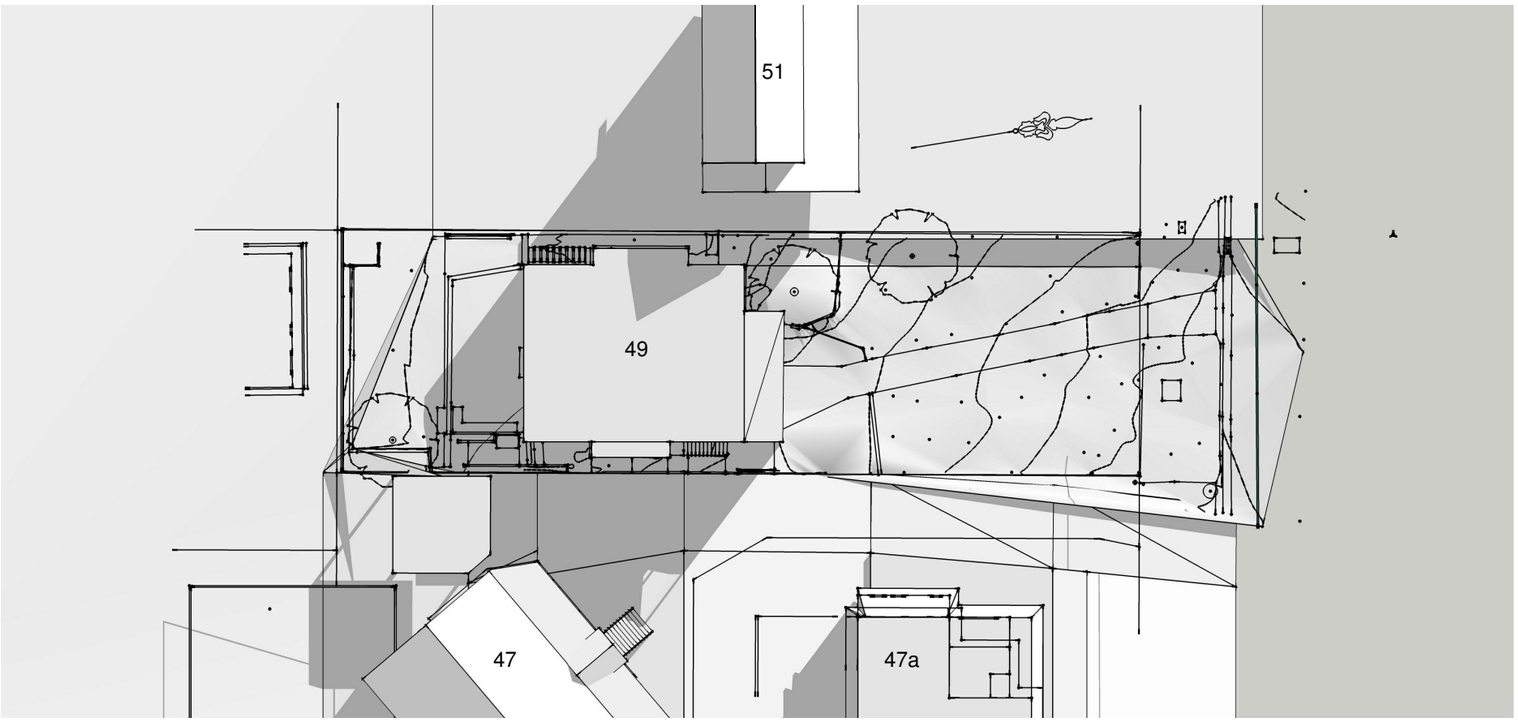
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale @ A3
Date 11.08.22
Drawn PB

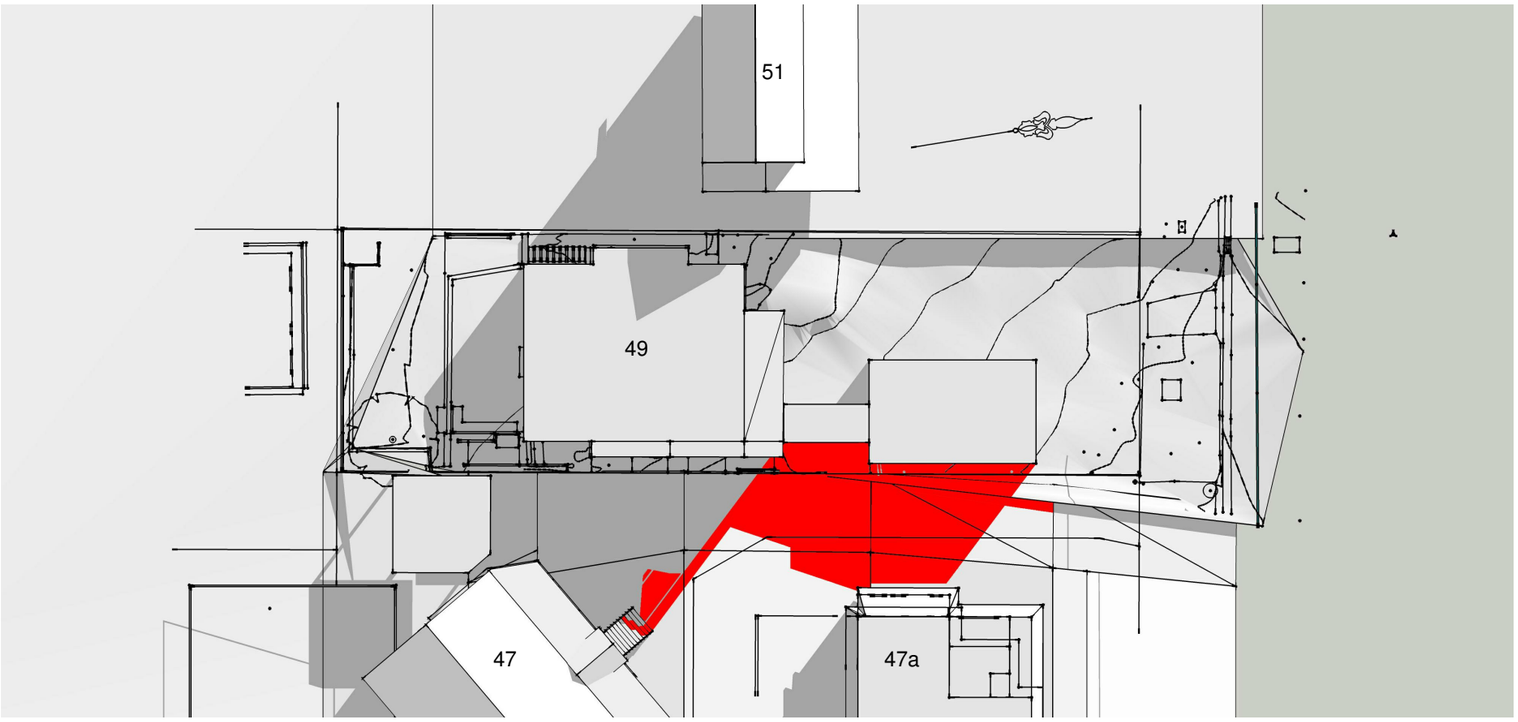
Dwg Title
Shadow Analysis 3

Dwg No
DA 402

Rev / A



3PM 21 JUNE - EXISTING SHADOWS



3PM 21 JUNE - PROPOSED SHADOWS

COMMENT

ADDITIONAL SHADOWING IS BEGINNING TO EFFECT NEIGHBOURING PROPERTY AT 47 TORONTO AVENUE ACCESS DRIVEWAY AND THE SIDE SETBACK TO 47a TORONTO AVENUE. GIVEN THIS ONLY STARTS TO OCCUR AT 3PM, THERE IS LITTLE TO NO IMPACT TO NEIGHBOURING PROPERTIES ON 21 JUNE AND THE SHADOW IMPACTS ARE DEEMED ACCEPTABLE.

No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

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PDB Studio

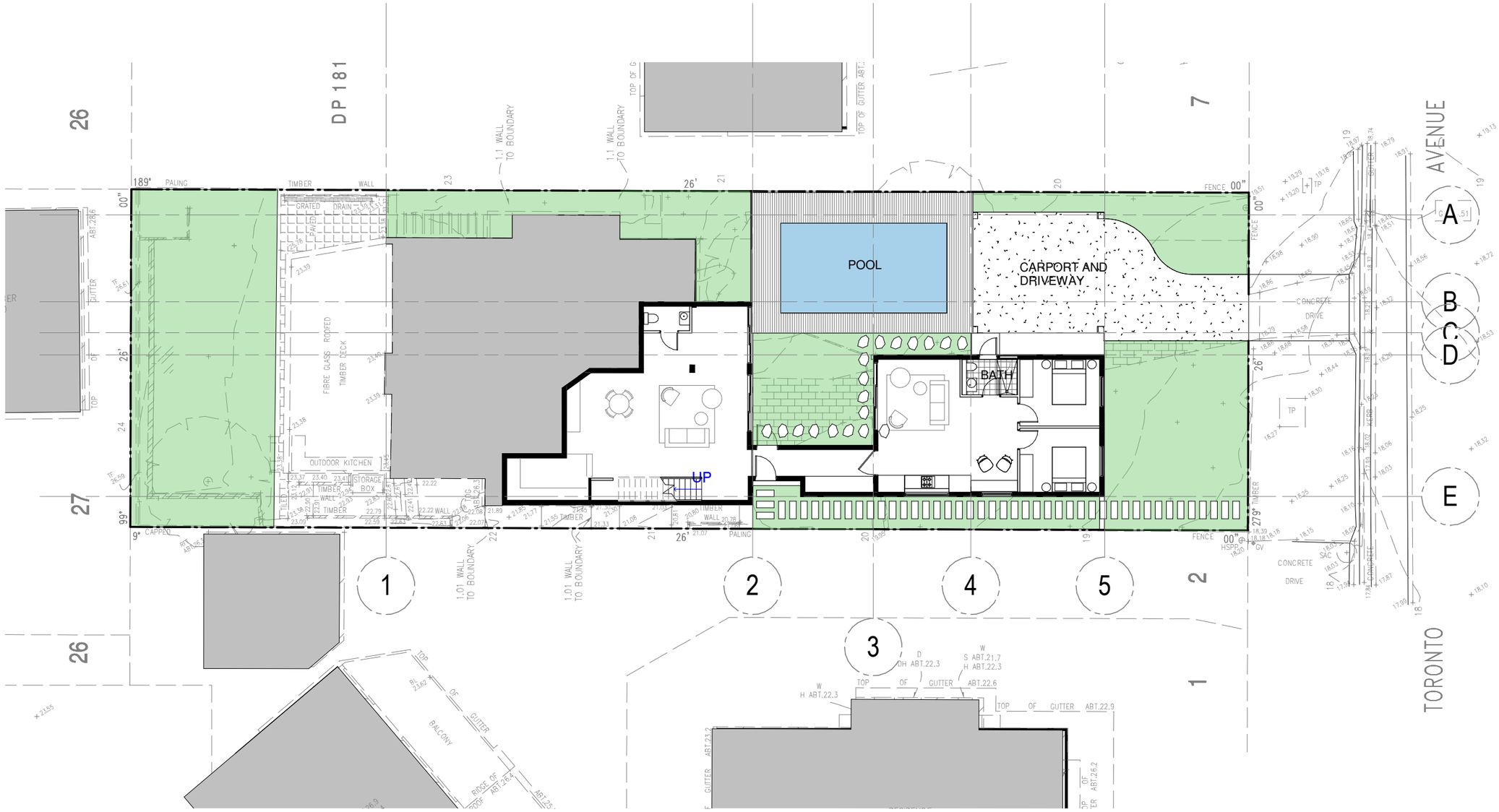
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale @ A3
Date 11.08.22
Drawn PB

Dwg Title
Shadow Analysis 4

Dwg No
DA 403

Rev / A



LANDSCAPE CALCULATION

SITE AREA = 768.7M²
LANDSCAPE AREA REQUIRED (40%) = 307.5M²
LANDSCAPE AREAS = 272.9M²
POOL AREA = 30.4M²

TOTAL AREA = 303.4M² (39.5%)

KEY (SEE ELEVATIONS FOR DETAILS)

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No.	Revisions	By	Date
A	FOR DA	PB	11.08.22

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

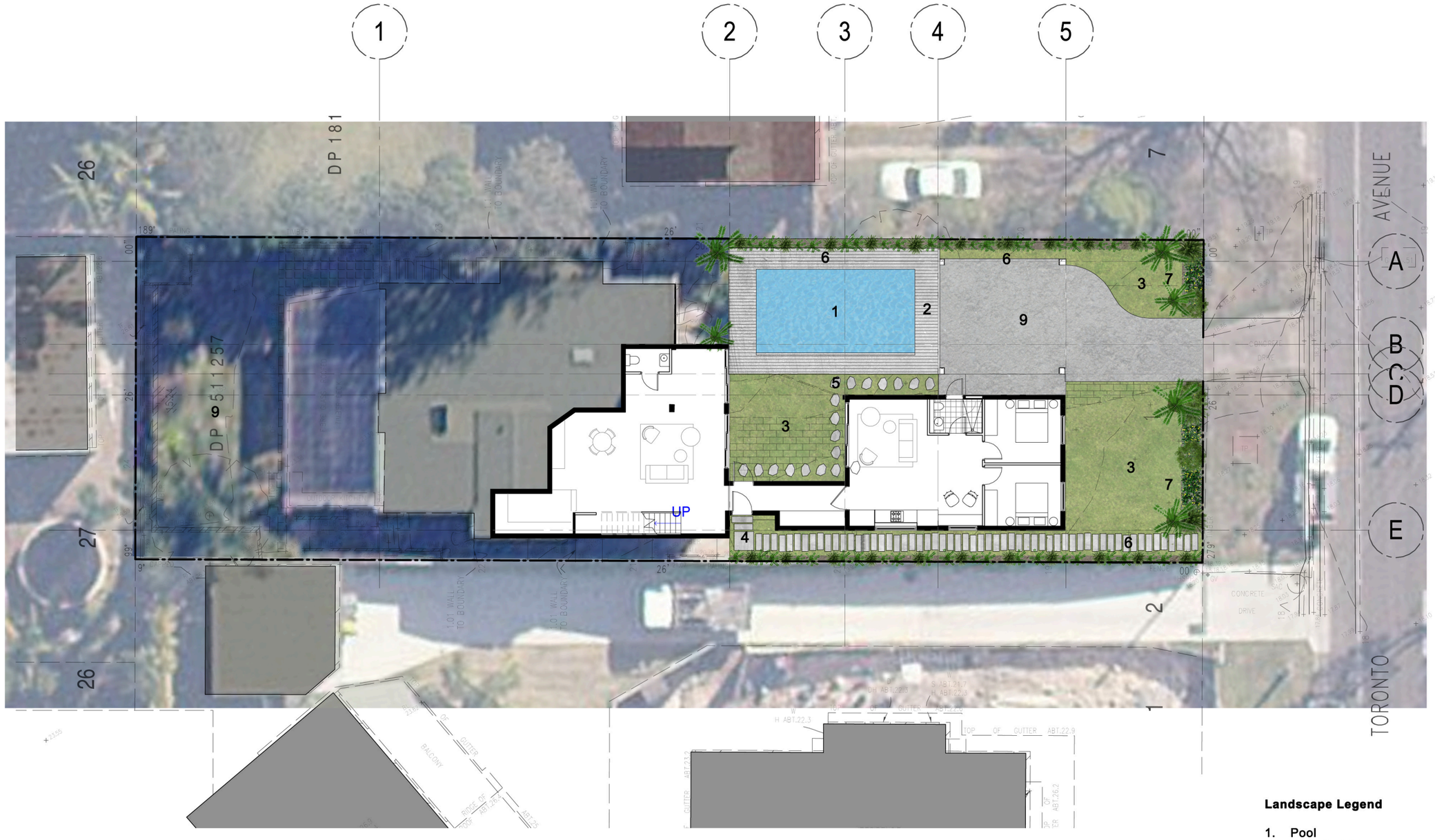
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale 1 : 200 @ A3
Date 11.08.22
Drawn PB

Dwg Title
Landscape Area Calculation

Dwg No
DA 700

Rev / A



Landscape Legend

1. Pool
2. Pool deck/ terrace
3. Grass/ lawn
4. Concrete pavers to entry
5. Stepping stones
6. Cimbers to boundary fence
7. Screening planting to front fence
8. Concrete driveway/ carport
9. Existing rear garden

KEY (SEE ELEVATIONS FOR DETAILS)

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Sydney, Australia, 2092
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Project No. 2103
Scale 1 : 200 @ A3
Date 11.08.22
Drawn PB

Dwg Title
Landscape Concept Plan

Dwg No
DA 701

Rev / A