



CHISHOLM RESIDENCE ALTERATIONS & ADDITIONS

78 CHISHOLM AVE, AVALON NSW 2107

DA ISSUE

ARCHITECTURAL DRAWING SCHEDULE

A00	COVER SHEET
A01	SITE PLAN
A02	LOWER GROUND FLOOR PLAN
A03	GROUND FLOOR PLAN
A04	ROOF PLAN
A05	NORTH ELEVATION
A06	SOUTH ELEVATION
A07	WEST ELEVATION
A08	SECTIONS
A09	SHADOW DIAGRAMS
A10	3D SHADOW STUDY
A11	EXT. DOOR SCHEDULE
A12	WINDOW SCHEDULE SHEET 01
A13	WINDOW SCHEDULE SHEET 02
A14	3D PERSPECTIVE 01
A15	3D PERSPECTIVE 02
A16	3D PERSPECTIVE 03
A17	3D PERSPECTIVE 04
A18	3D PERSPECTIVE 05
A19	3D PERSPECTIVE 06
A20	3D HEIGHT BLANKETS

REV J

EJE ARCHITECTURE

ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bernard Collins
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0 50mm 100mm ON ORIGINAL A3

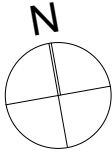




- DEMOLISHED
- EXISTING AREA
- NEW WALL
- EXISTING WALL
- LANDSCAPED AREA

LANDSCAPED AREA		
- SITE AREA	=	745.6m ²
- EXISTING LANDSCAPED AREA	=	534m ²
- % OF SITE AREA	=	72%
- PROPOSED LANDSCAPED AREA	=	479m ²
- % OF SITE AREA	=	64%

CHISHOLM AVE RESIDENCE, AVALON
SITE PLAN
A01 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:200 @A3



REV	DATE	COMMENTS
A	17/11/2021	DA ISSUE
B	1/02/2022	REVISED DA ISSUE
C	23/02/2022	REVISED DA ISSUE
D	25/02/2022	REVISED DA ISSUE
E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	26/07/2022	ADDITIONAL DA INFORMATION
H	13/12/2022	REVISED DA ISSUE

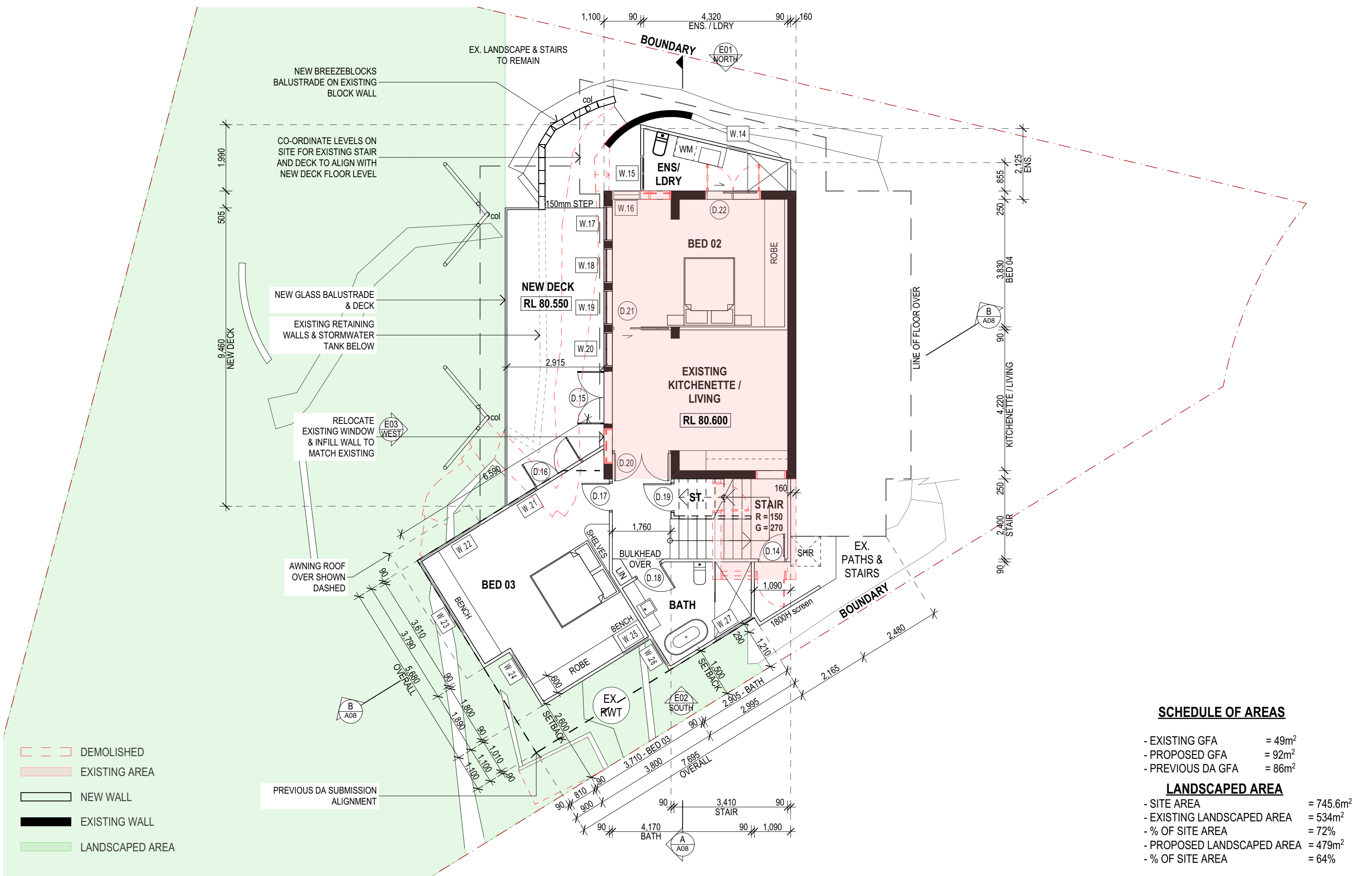
DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
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- DEMOLISHED
- EXISTING AREA
- NEW WALL
- EXISTING WALL
- LANDSCAPED AREA

SCHEDULE OF AREAS

- EXISTING GFA	= 49m ²
- PROPOSED GFA	= 92m ²
- PREVIOUS DA GFA	= 86m ²

LANDSCAPED AREA

- SITE AREA	= 745.6m ²
- EXISTING LANDSCAPED AREA	= 534m ²
- % OF SITE AREA	= 72%
- PROPOSED LANDSCAPED AREA	= 479m ²
- % OF SITE AREA	= 64%

CHISHOLM AVE RESIDENCE, AVALON
LOWER GROUND FLOOR PLAN
A02 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

REV	DATE	COMMENTS
D	25/02/2022	REVISED DA ISSUE
E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	26/07/2022	ADDITIONAL DA INFORMATION
H	24/11/2022	ISSUE FOR CLIENT REVIEW
I	7/12/2022	ISSUE FOR CLIENT REVIEW
J	7/12/2022	ISSUE FOR CLIENT REVIEW
K	8/12/2022	ISSUE FOR CLIENT REVIEW
L	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
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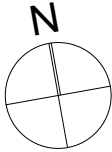
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CHISHOLM AVE RESIDENCE, AVALON
GROUND FLOOR PLAN
A03 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

- DEMOLISHED
- EXISTING AREA
- NEW WALL
- EXISTING WALL
- LANDSCAPED AREA



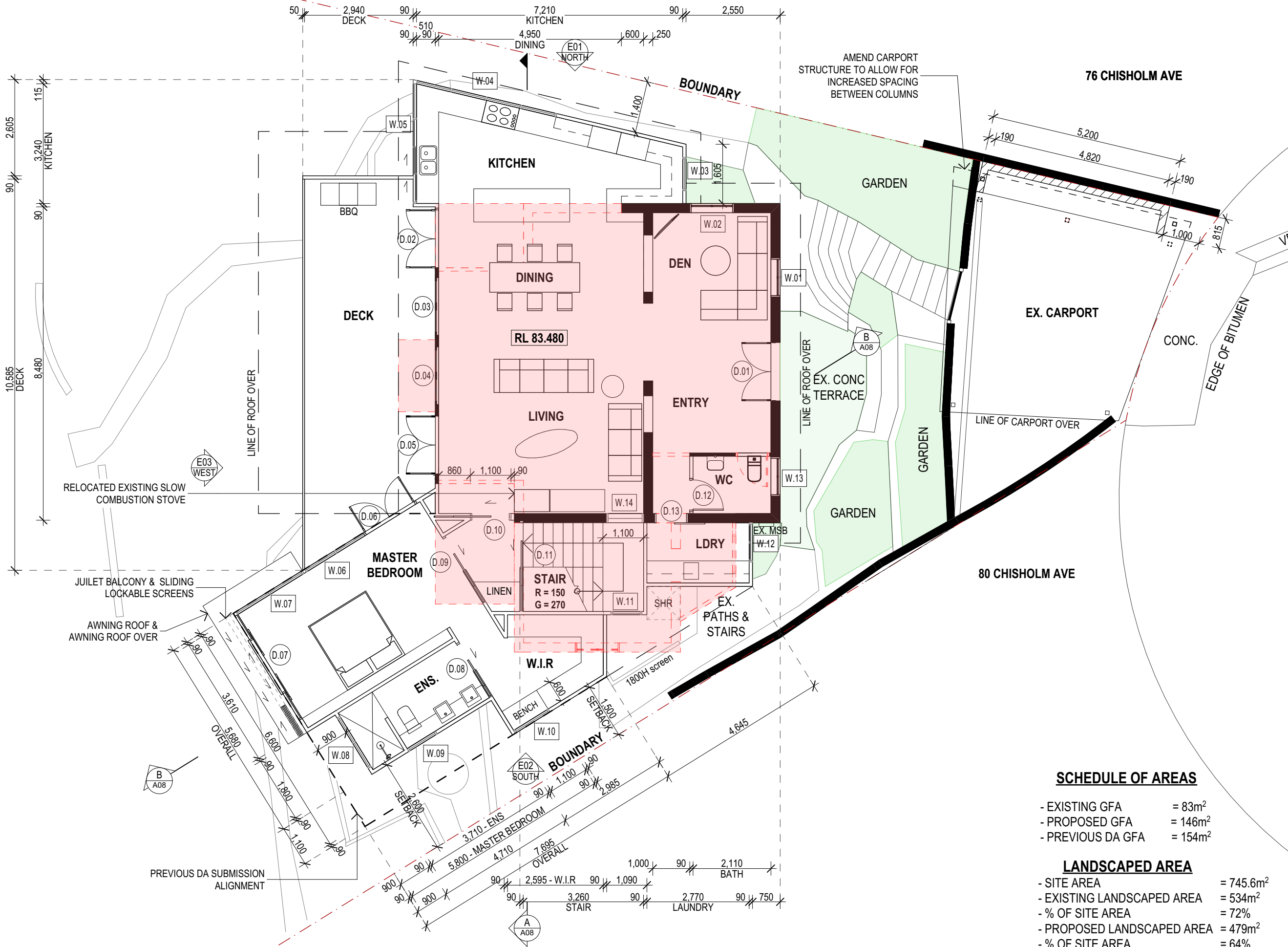
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L	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS
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CIW	JBS	JBS
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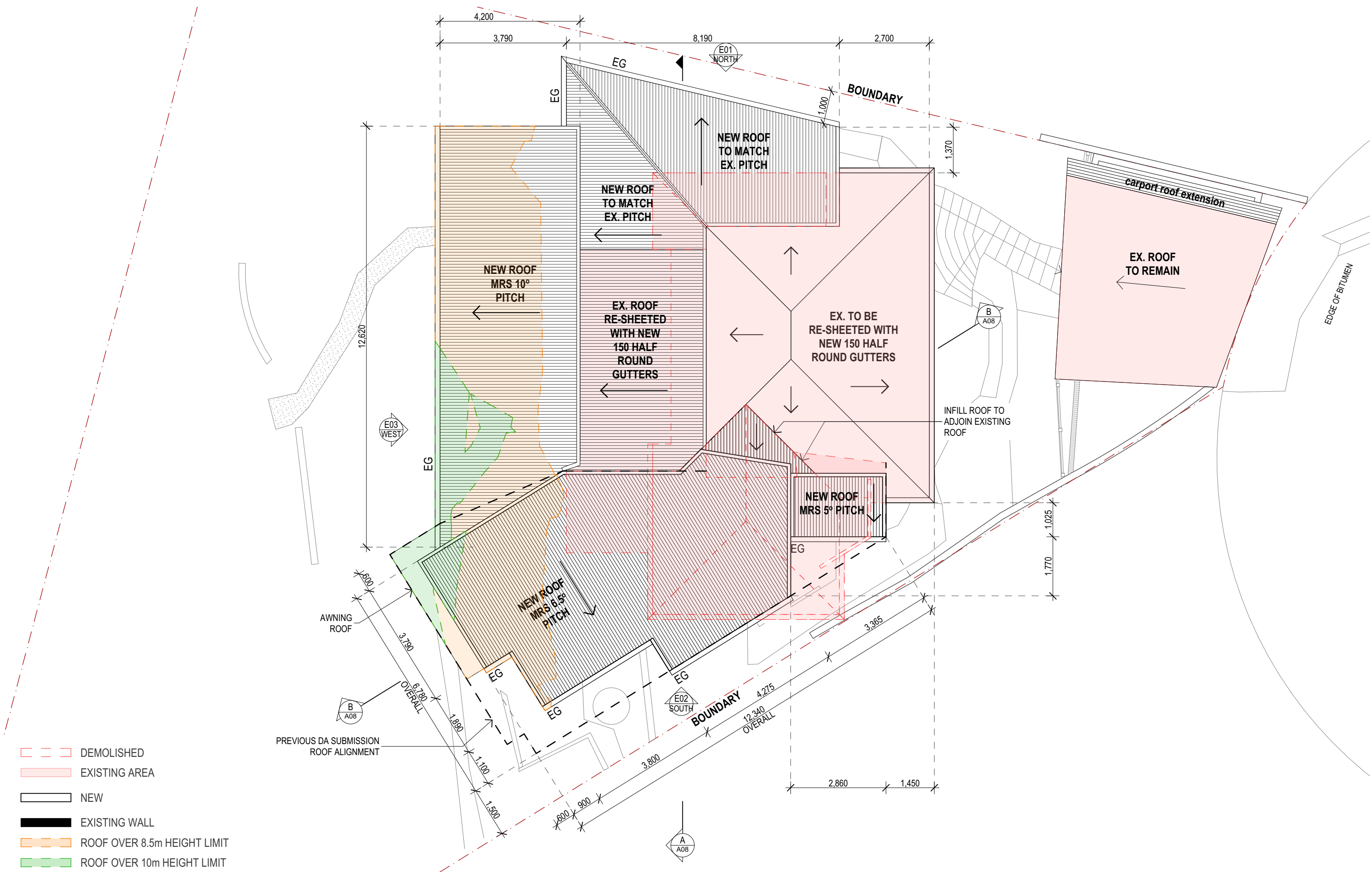


SCHEDULE OF AREAS

- EXISTING GFA = 83m²
- PROPOSED GFA = 146m²
- PREVIOUS DA GFA = 154m²

LANDSCAPED AREA

- SITE AREA = 745.6m²
- EXISTING LANDSCAPED AREA = 534m²
- % OF SITE AREA = 72%
- PROPOSED LANDSCAPED AREA = 479m²
- % OF SITE AREA = 64%



- DEMOLISHED
- EXISTING AREA
- NEW
- EXISTING WALL
- ROOF OVER 8.5m HEIGHT LIMIT
- ROOF OVER 10m HEIGHT LIMIT

CHISHOLM AVE RESIDENCE, AVALON

ROOF PLAN

A04 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

REV	DATE	COMMENTS
A	17/11/2021	DA ISSUE
B	1/02/2022	REVISED DA ISSUE
C	23/02/2022	REVISED DA ISSUE
D	25/02/2022	REVISED DA ISSUE
E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	24/11/2022	ISSUE FOR CLIENT REVIEW
H	13/12/2022	REVISED DA ISSUE

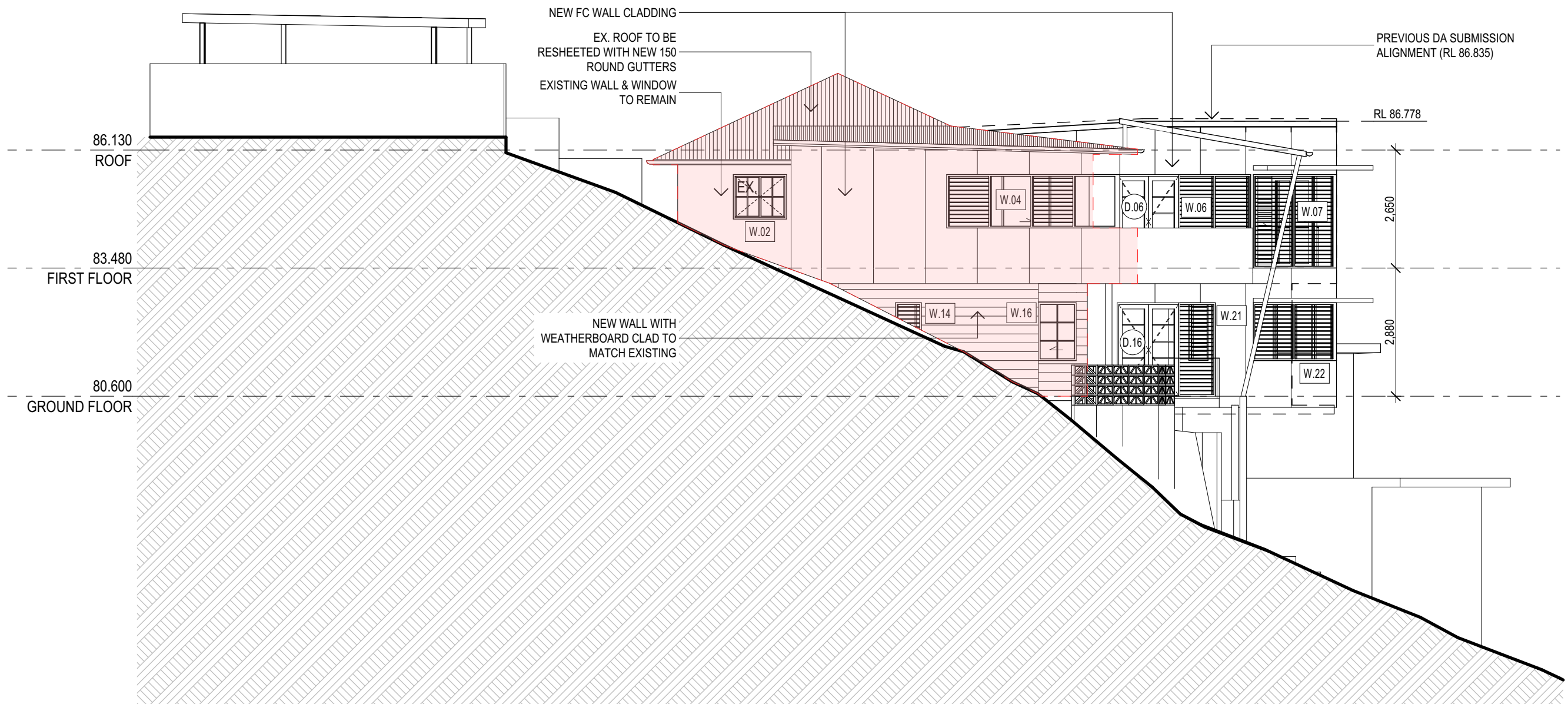
DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS

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EXISTING AREA

CHISHOLM AVE RESIDENCE, AVALON

NORTH ELEVATION

A05 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

REV	DATE	COMMENTS
A	17/11/2021	DA ISSUE
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C	23/02/2022	REVISED DA ISSUE
D	25/02/2022	REVISED DA ISSUE
E	28/02/2022	REVISED DA ISSUE
F	26/04/2022	REVISED DA ISSUE
G	28/04/2022	REVISED DA ISSUE
H	24/11/2022	ISSUE FOR CLIENT REVIEW
I	13/12/2022	REVISED DA ISSUE

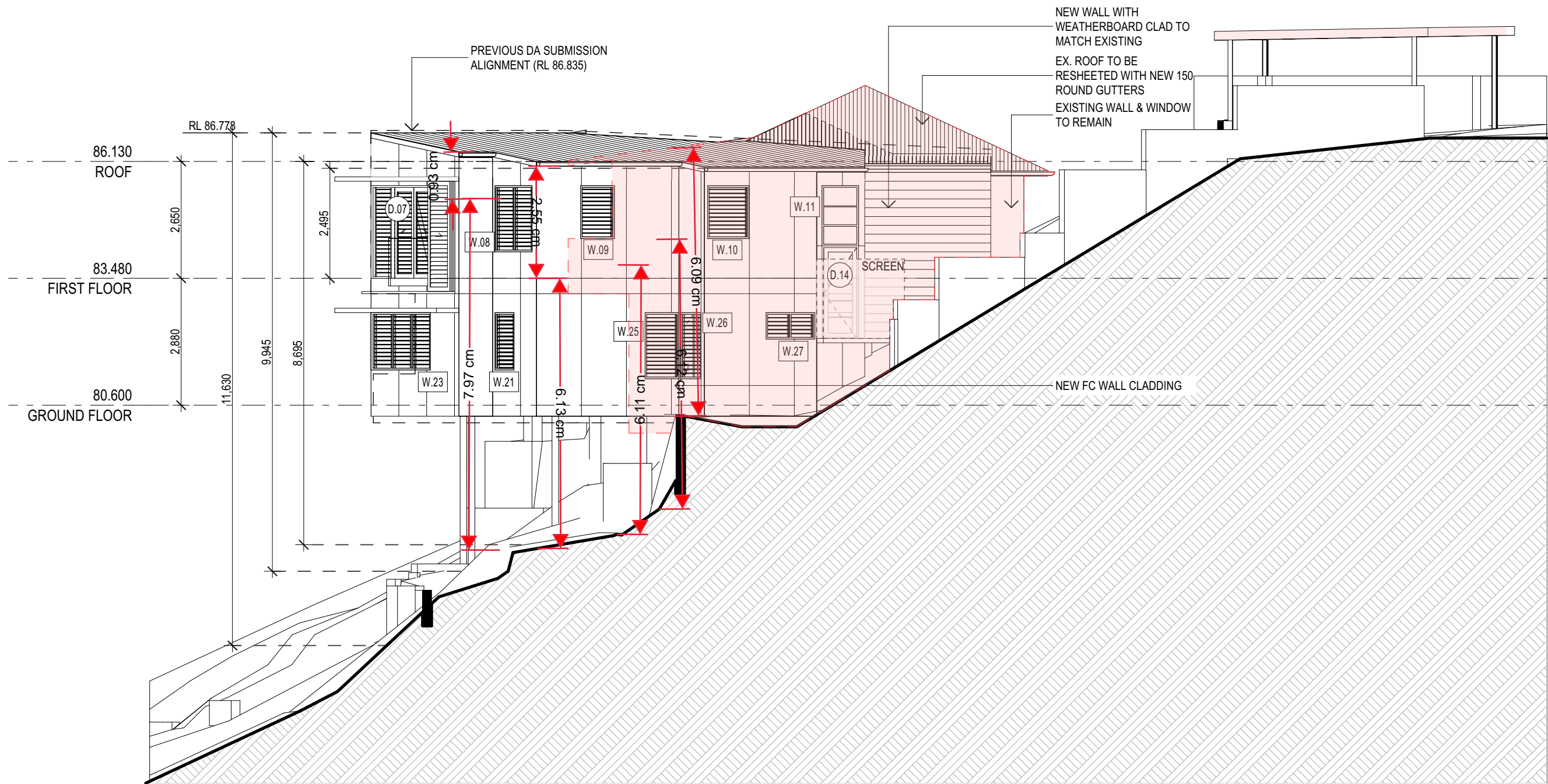
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CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS

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EXISTING AREA

CHISHOLM AVE RESIDENCE, AVALON
SOUTH ELEVATION
A06 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

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DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
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CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS

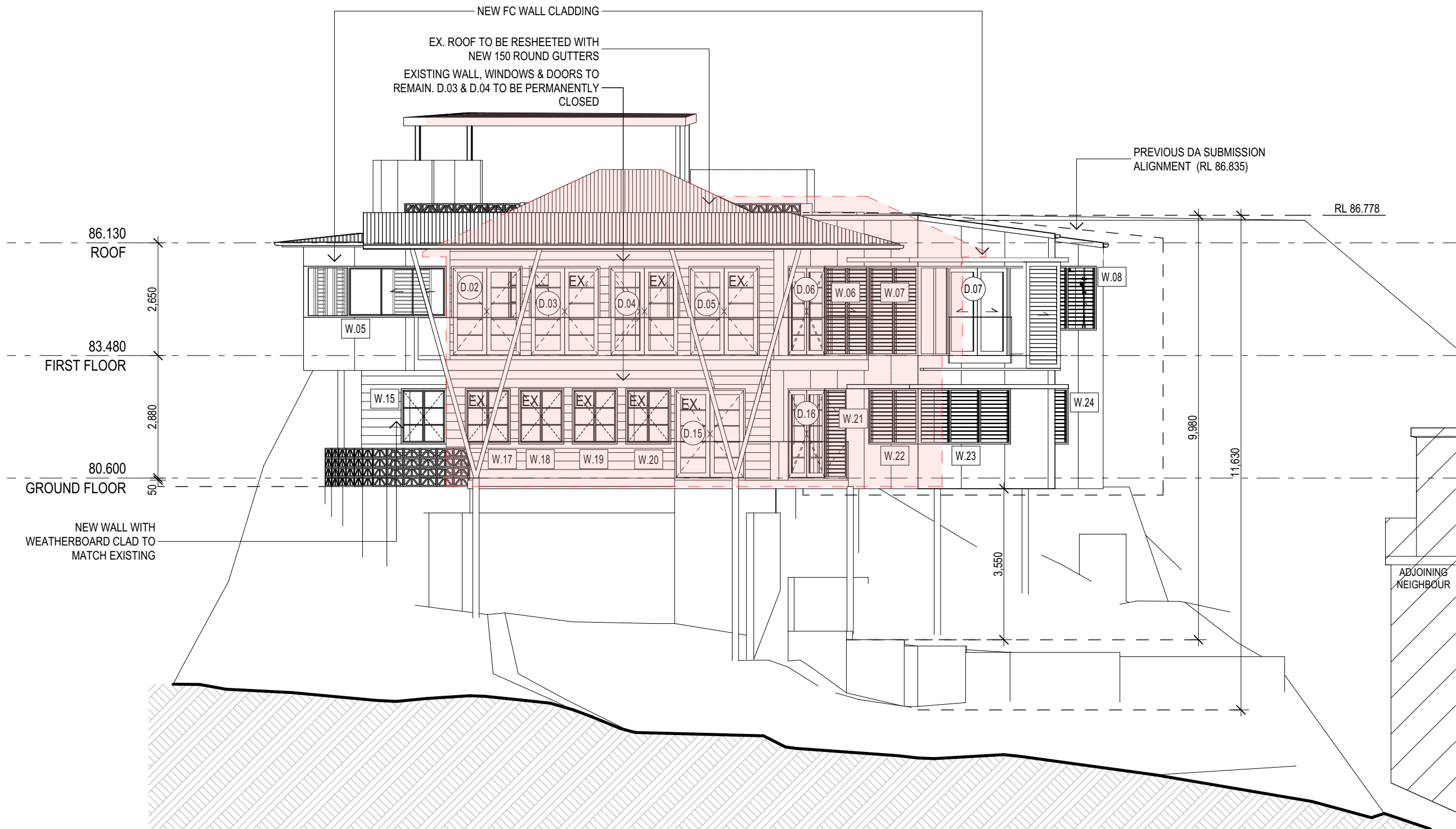


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EXISTING AREA

CHISHOLM AVE RESIDENCE, AVALON
WEST ELEVATION
A07 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

REV	DATE	COMMENTS
A	17/11/2021	DA ISSUE
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C	23/02/2022	REVISED DA ISSUE
D	25/02/2022	REVISED DA ISSUE
E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	24/11/2022	ISSUE FOR CLIENT REVIEW
H	13/12/2022	REVISED DA ISSUE

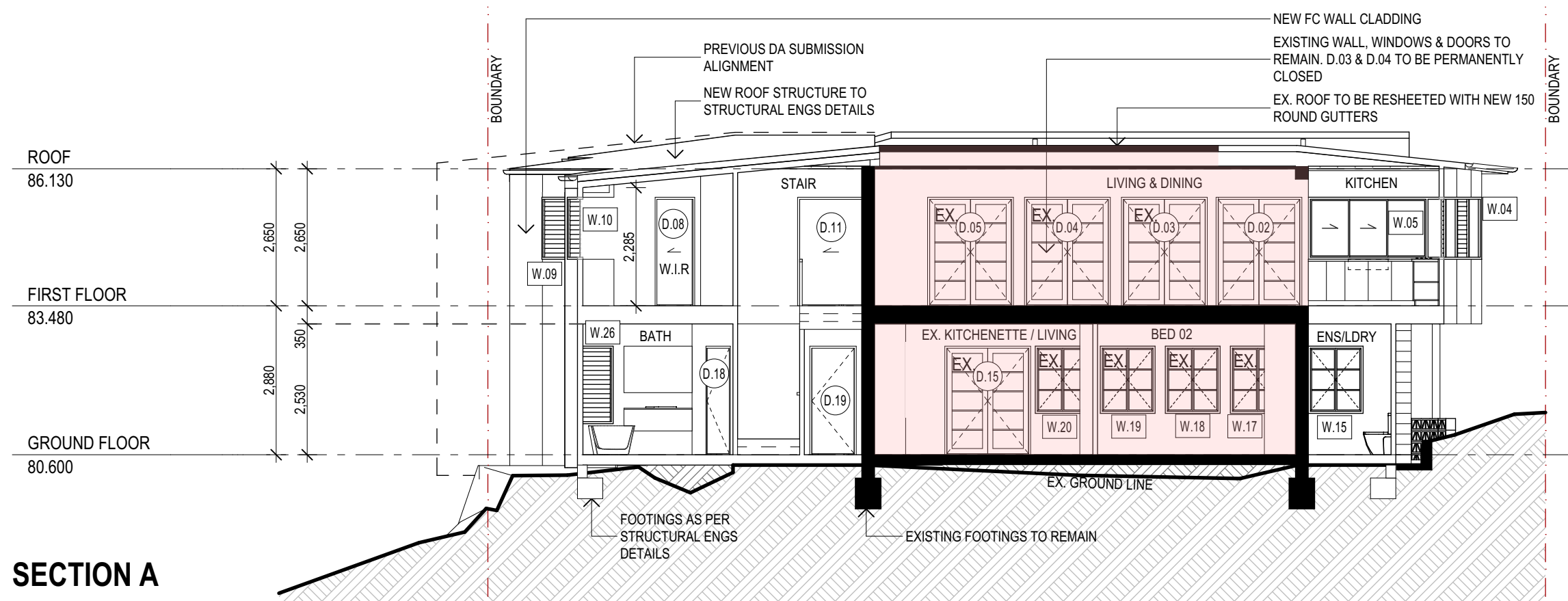
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CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS
CIW	JBS	JBS

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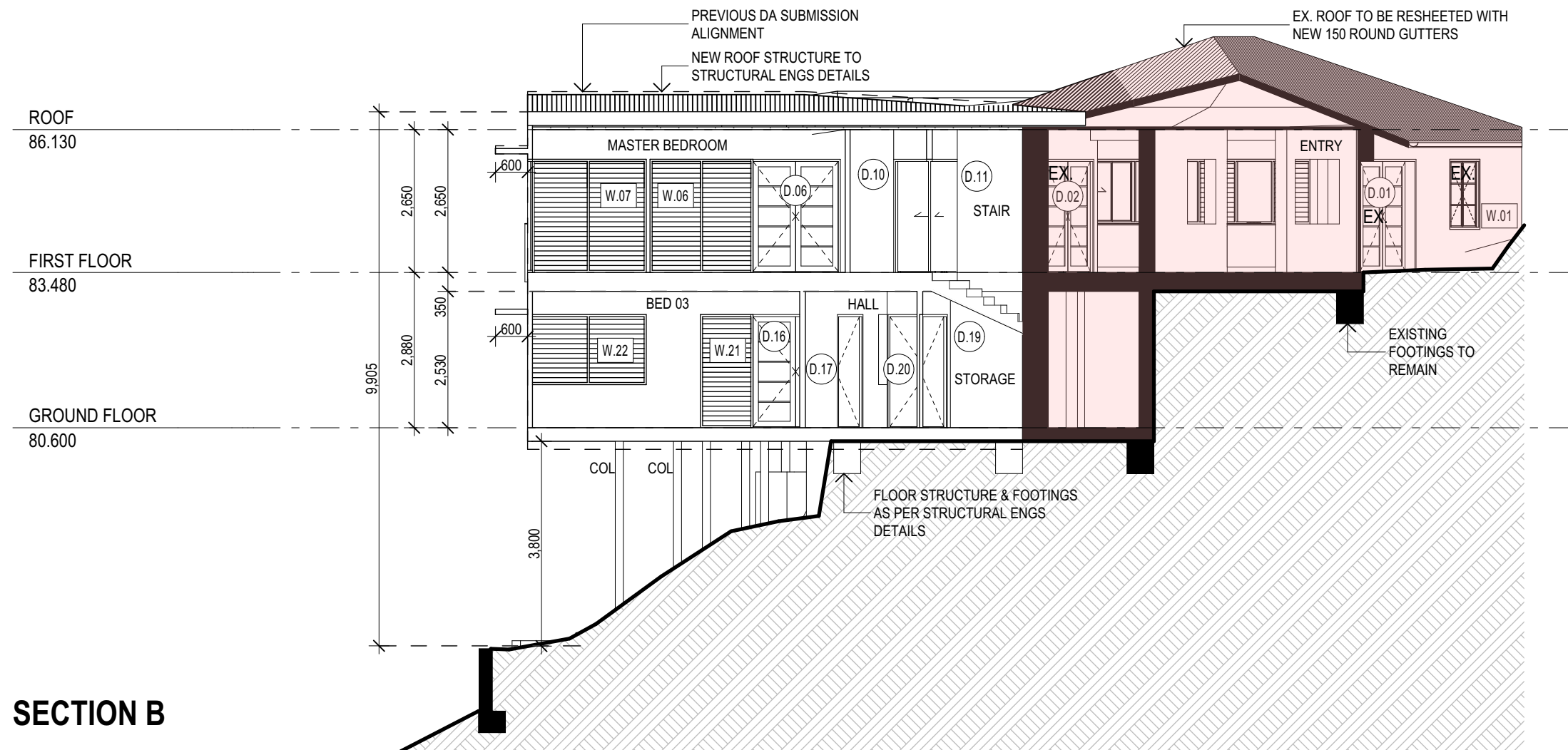
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SECTION A



SECTION B

- EXISTING AREA
- NEW WALL
- EXISTING WALL

CHISHOLM AVE RESIDENCE, AVALON

SECTIONS

A08 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:100 @A3

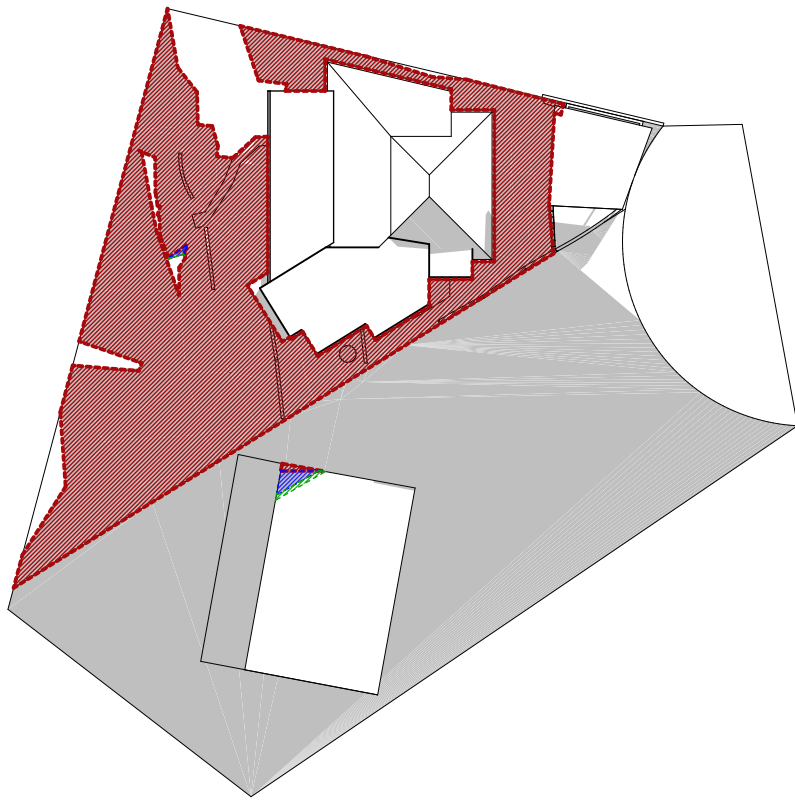
REV	DATE	COMMENTS
A	26/04/2022	REVISED DA ISSUE
B	28/04/2022	REVISED DA ISSUE
C	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS

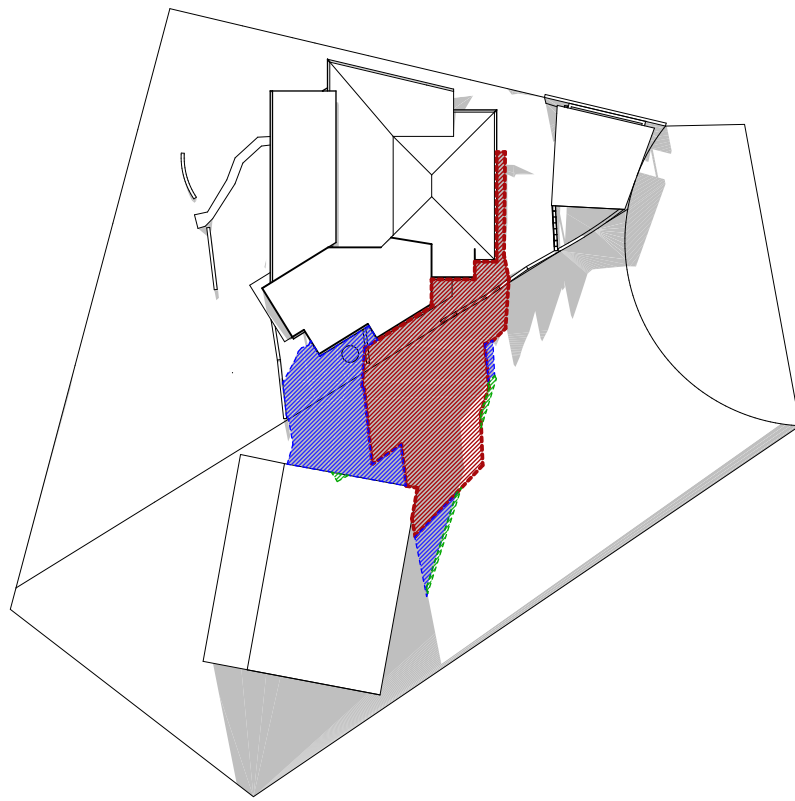
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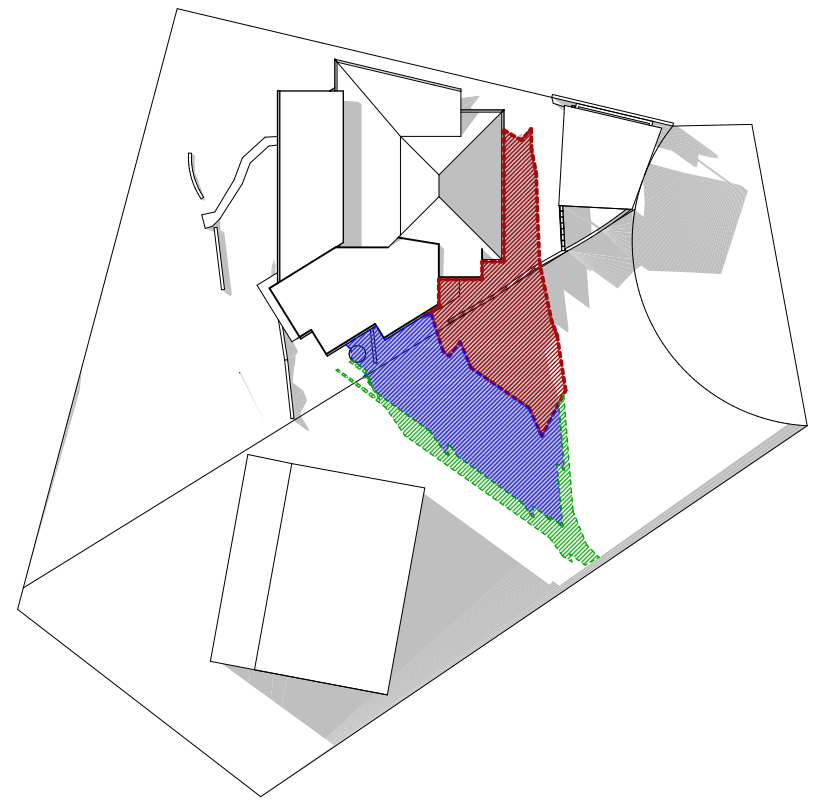




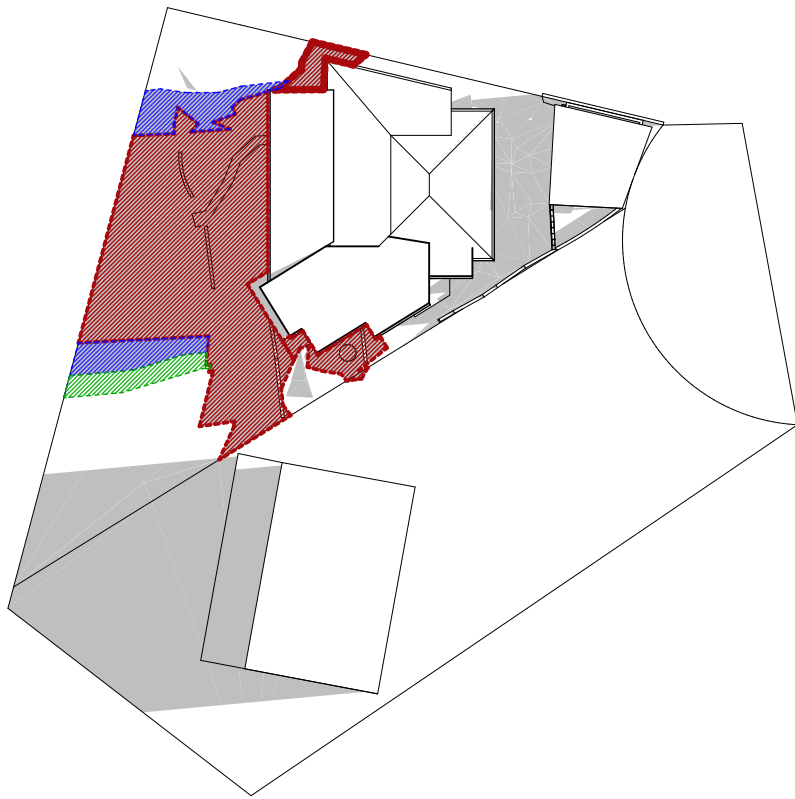
Jun-21-9am



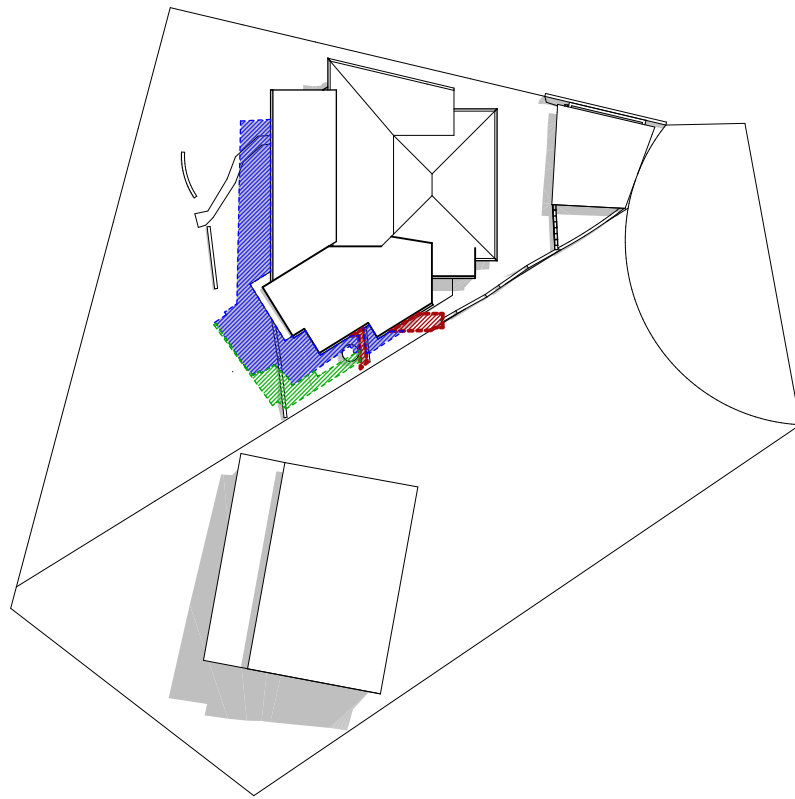
Jun-21-12pm



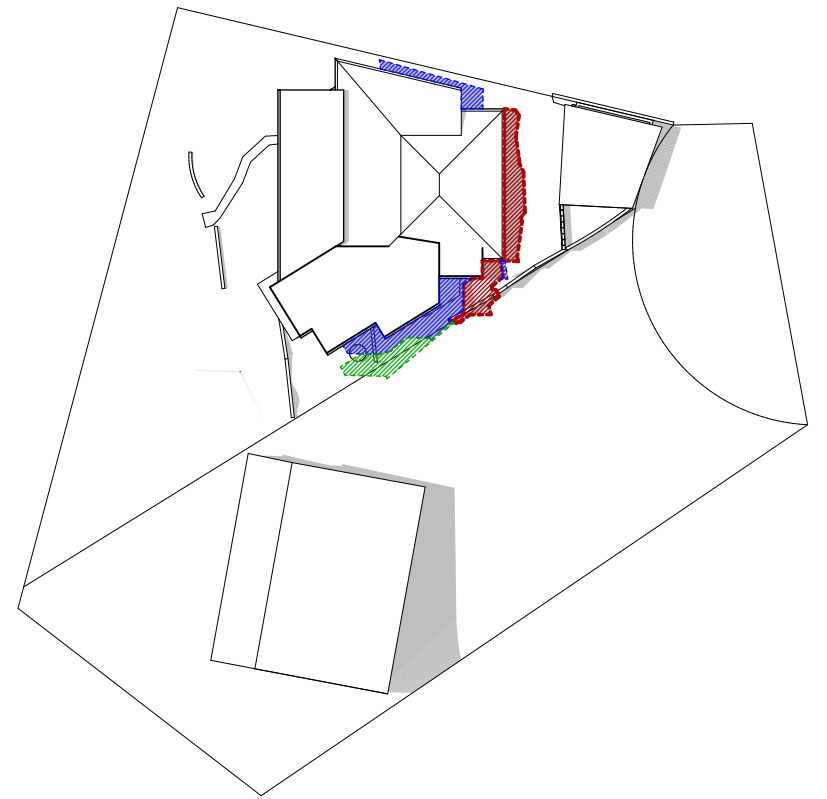
Jun-21-3pm





Dec-22-9am



Dec-22-12pm



Dec-22-3pm

 EXISTING OVERSHADOW  PROPOSED ADDITIONAL OVERSHADOW  PREVIOUS DA SUBMISSION OVERSHADOW

CHISHOLM AVE RESIDENCE, AVALON

SHADOW DIAGRAMS

A09 PROJ NO: 12321 DATE: 13/12/2022 SCALE: NTS @A3

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DRN	CHKD	VRFD
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CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS

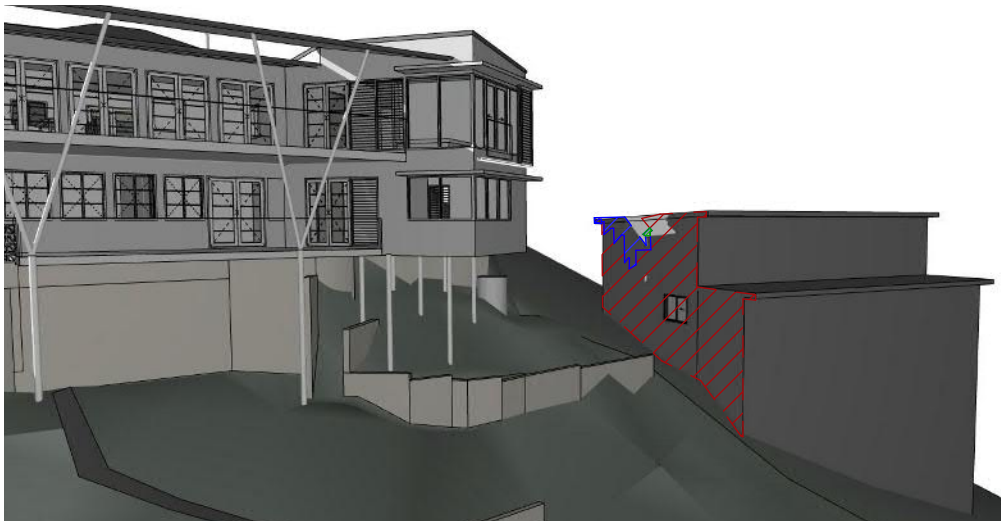
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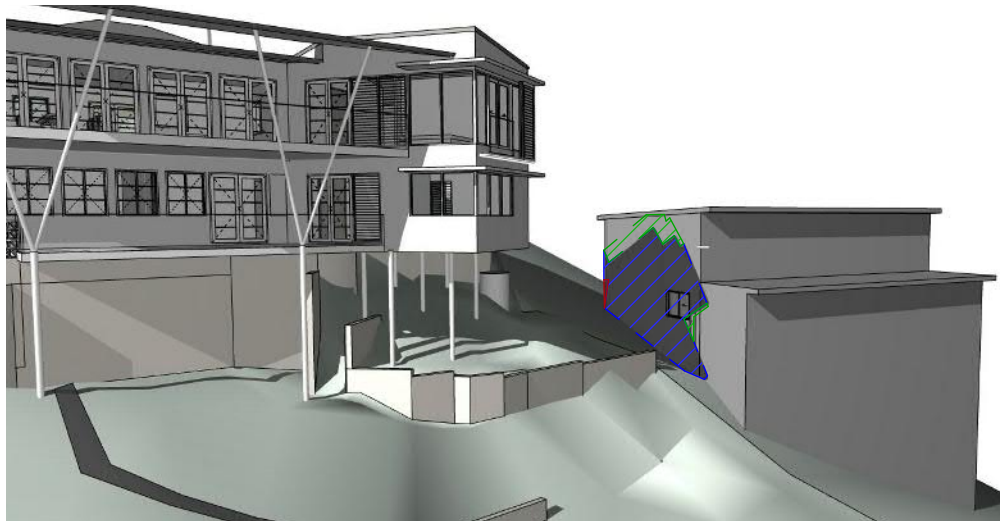
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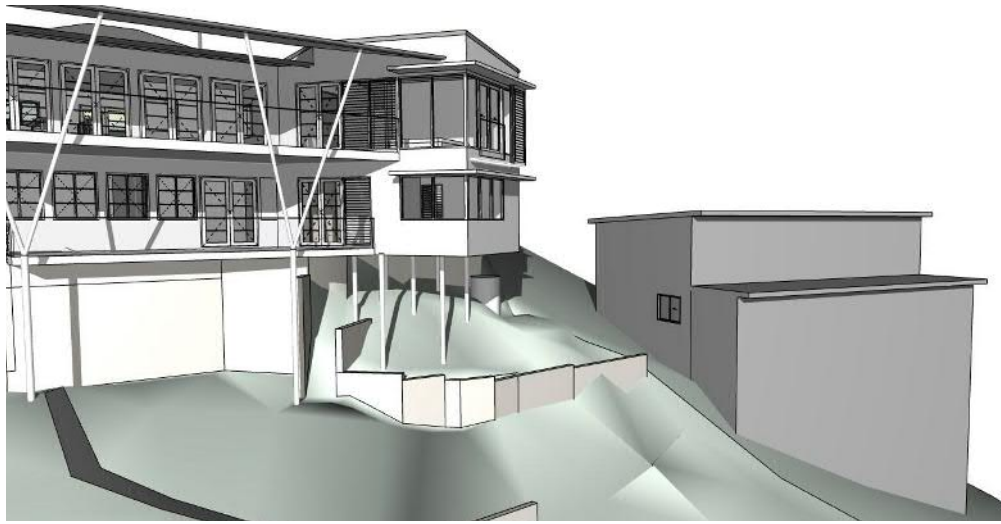
0 50mm 100mm ON ORIGINAL A3



PROPOSED JUNE 21ST 9AM



PROPOSED JUNE 21ST 12PM



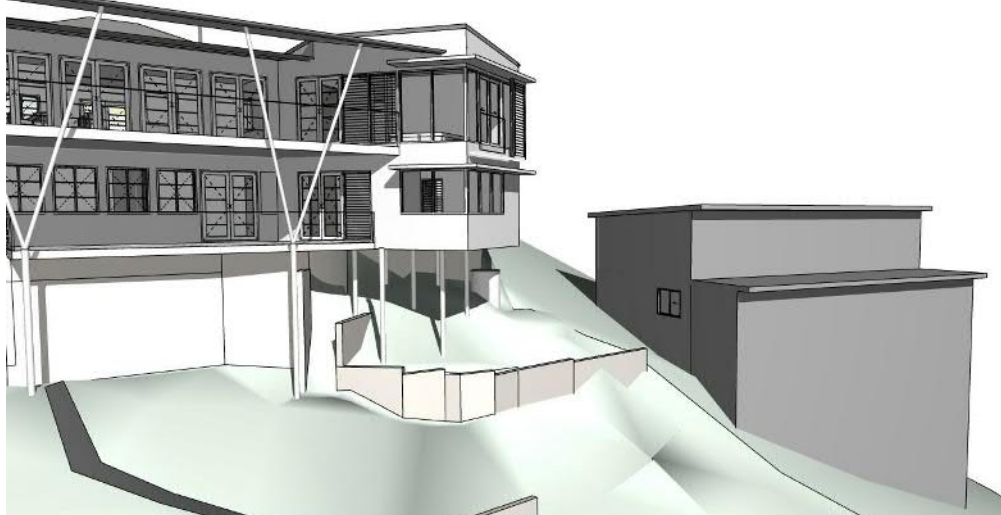
PROPOSED JUNE 21ST 3PM



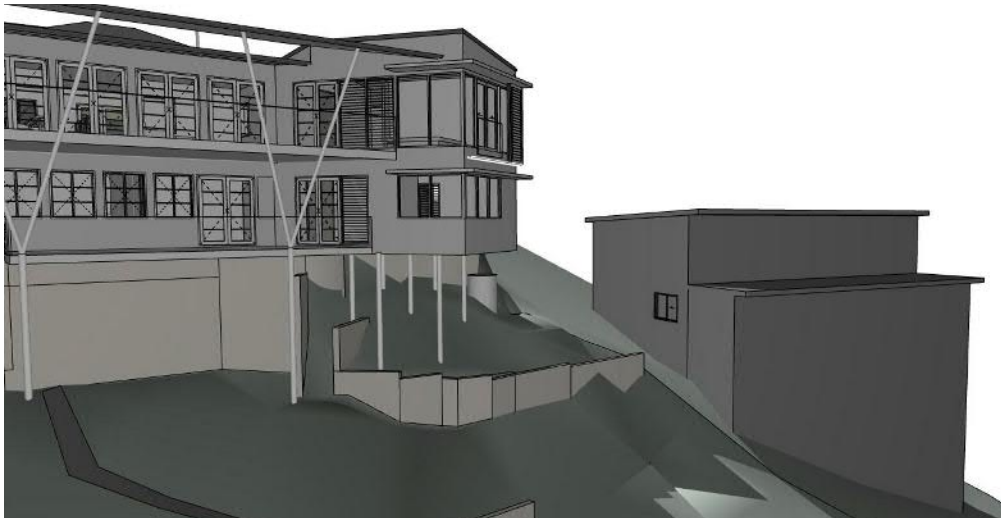
PROPOSED SEPT 23RD 9AM



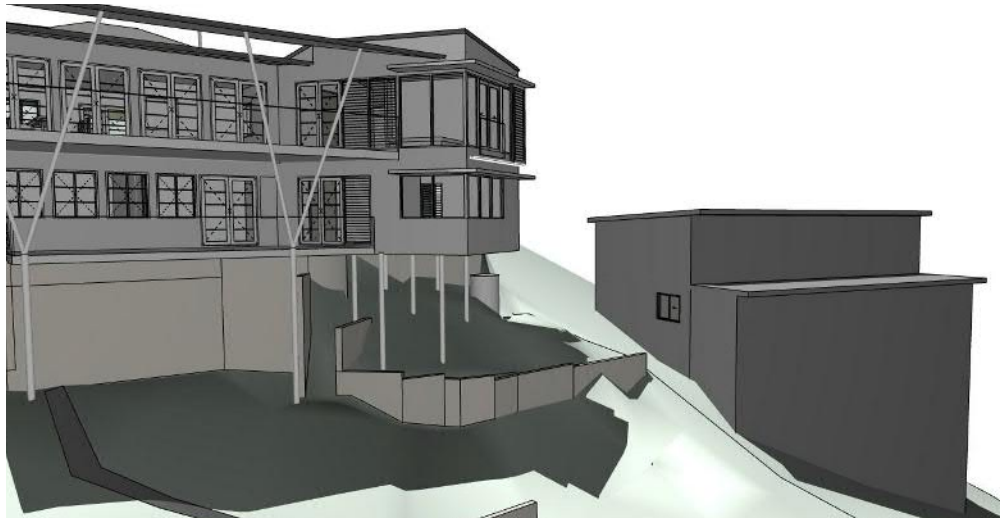
PROPOSED SEPT 23RD 12PM



PROPOSED SEPT 23RD 3PM



PROPOSED DEC 22ND 9AM



PROPOSED DEC 22ND 12PM



PROPOSED DEC 22ND 3PM

EXISTING
OVERSHADOW

PROPOSED ADDITIONAL
OVERSHADOW

PREVIOUS DA SUBMISSION
OVERSHADOW

CHISHOLM AVE RESIDENCE, AVALON

3D SHADOW STUDY

A10 PROJ NO: 12321 DATE: 13/12/2022 SCALE: NTS @A3

REV	DATE	COMMENTS
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E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS

EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bernard Collins
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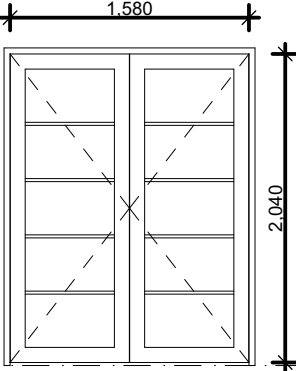
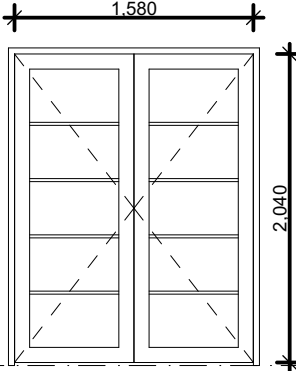
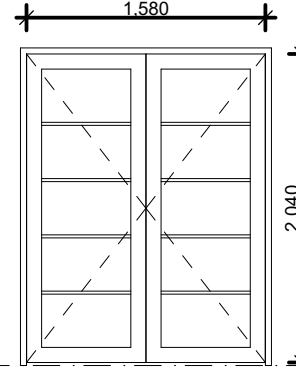
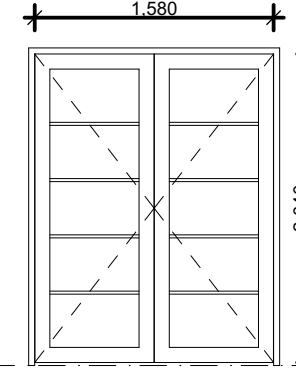
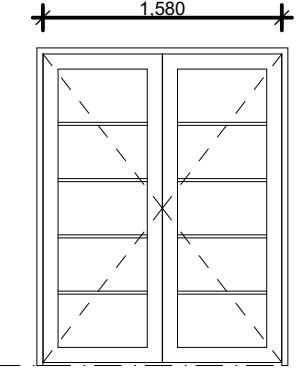
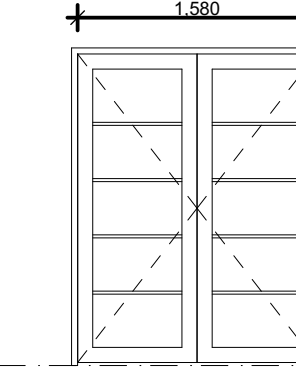
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EJE architecture

CHISHOLM AVE RESIDENCE, AVALON

EXT. DOOR SCHEDULE

A11 PROJ NO: 12321 DATE: 13/12/2022 SCALE: 1:50 @A3

VIEW FROM OPENING SIDE FFL							
	NUMBER	D.01	D.02	D.03	D.04	D.05	D.06
	NOM. LEAF	1,580×2,040	1,580×2,040	1,580×2,040	1,580×2,040	1,580×2,040	1,580×2,040
	LOCATION	ENTRY	DINING	DINING	LIVING	LIVING	MASTER BEDROOM
	FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
	LEAF	FIXED GLASS	FIXED GLASS	FIXED GLASS	FIXED GLASS	FIXED GLASS	FIXED GLASS
	NOTES	EXISTING DOOR TO REMAIN	RELOCATED EXISTING DOOR WITH SLIDING FLYSCREEN DOOR.	EXISTING DOOR TO REMAIN & PERMANENTLY LOCKED.	EXISTING DOOR TO REMAIN & PERMANENTLY LOCKED.	EXISTING DOOR TO REMAIN WITH SLIDING FLYSCREEN DOOR.	RELOCATED EXISTING DOOR

VIEW FROM OPENING SIDE					
	FFL				
	NUMBER	D.07	D.14	D.15	D.16
	NOM. LEAF	1,640×2,060	750×2,040	1,580×2,040	1,580×2,040
	LOCATION	MASTER BEDROOM	STAIR	EX. KITCHENETTE/LIVING	BED 03
FRAME	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	
LEAF	SLIDING GLASS	FIXED GLASS	FIXED GLASS	FIXED GLASS	
NOTES	REFER TO BASIX REPORT	REFER TO BASIX REPORT.	EXISTING DOOR TO REMAIN	TO MATCH EXISTING DOORS	

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CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS

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100mm ON ORIGINAL A3

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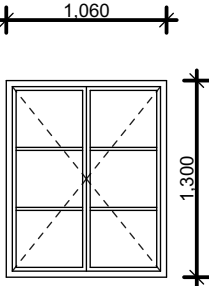
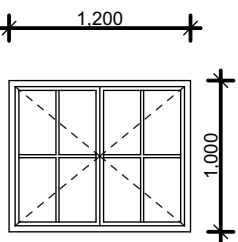
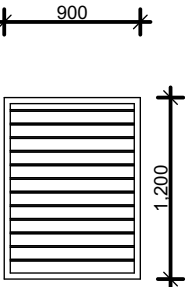
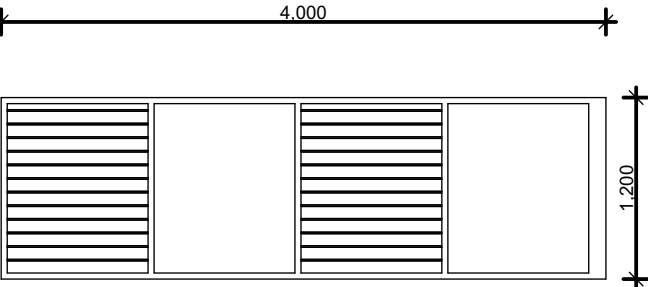

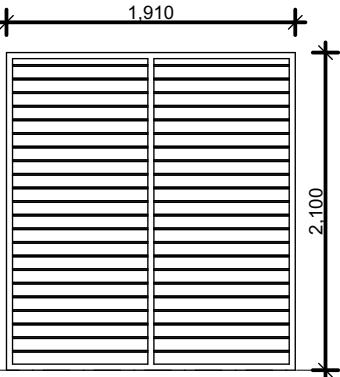
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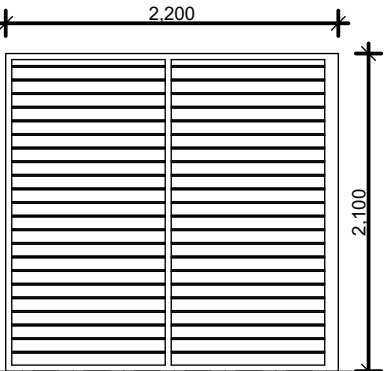
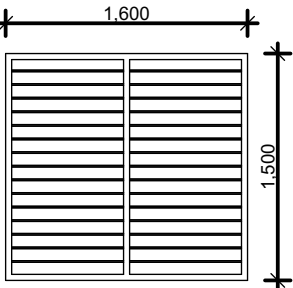
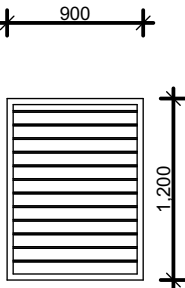
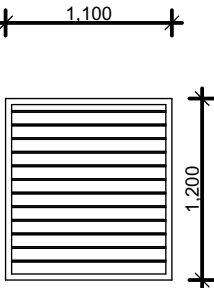
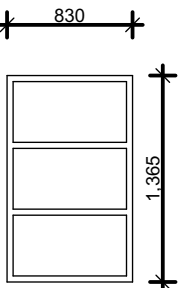
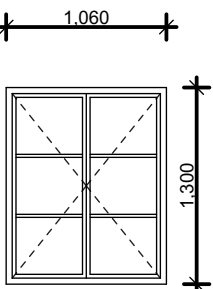
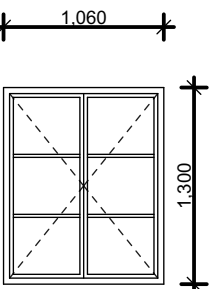
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100mm ON ORIGINAL A3

EJE

architecture

VIEW FROM OPENING SIZE						
NUMBER	W.01	W.02	W.03	W.04	W.05	W.06
NOM. OVERALL	1,060×1,300	1,200×1,000	900×1,200	4,000×1,200	3,355×1,200	1,910×2,100
NOM. SILL HEIGHT	800	1,100	900	900	900	0
LOCATION	DEN	DEN	KITCHEN	KITCHEN	KITCHEN	MASTER BEDROOM
FRAME	TIMBER	TIMBER	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEAF	GLAZED CASEMENT	GLAZED CASEMENT	GLAZED LOUVRES	FIXED GLAZED PANELS & GLAZED LOUVRES	2 X SLIDING WINDOW & FIXED GLAZED PANELS	GLAZED LOUVRES
NOTES	EXISTING WINDOW TO REMAIN	EXISTING WINDOW TO REMAIN	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING

VIEW FROM OPENING SIZE							
NUMBER	W.07	W.08	W.09	W.10	W.11	W.12	W.13
NOM. OVERALL	2,200×2,100	1,600×1,500	900×1,200	1,100×1,200	830×1,365	1,060×1,300	1,060×1,300
NOM. SILL HEIGHT	0	600	900	900	0	800	800
LOCATION	MASTER BEDROOM	ENSUITE	ENSUITE	W.I.R	STAIR	LAUNDRY	WC
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER
LEAF	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES	FIXED GLAZED PANELS	GLAZED CASEMENT	GLAZED CASEMENT
NOTES	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	RELOCATED EXISTING WINDOW	EXISTING WINDOW TO REMAIN

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CIW	JBS	JBS
CIW	JBS	JBS
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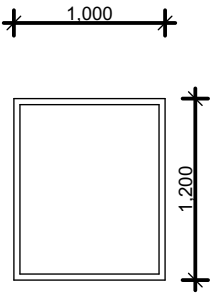
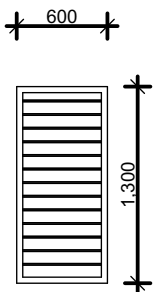
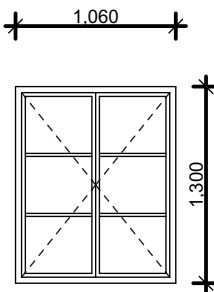
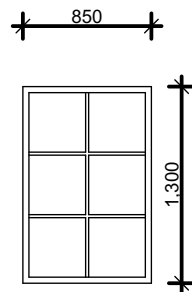
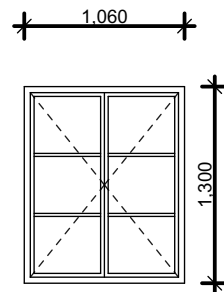
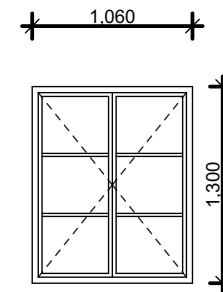
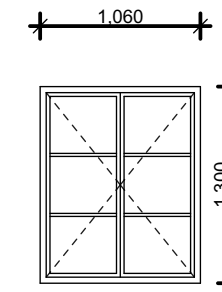
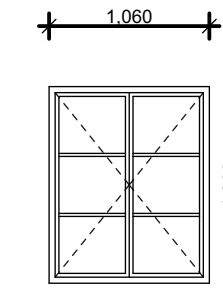
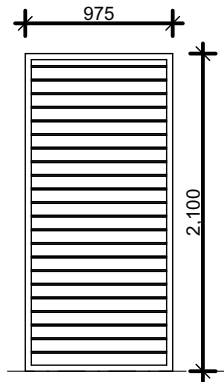
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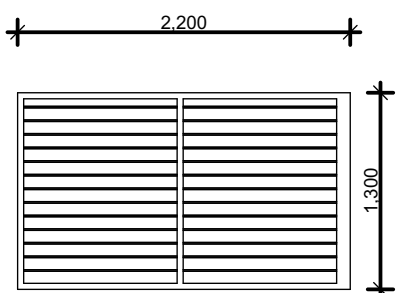
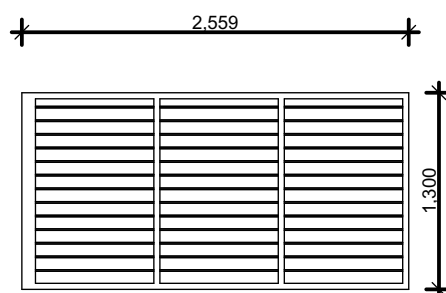
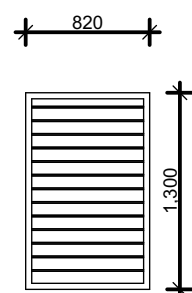
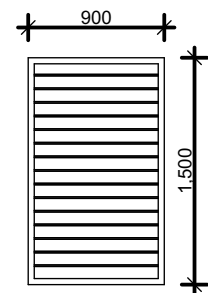
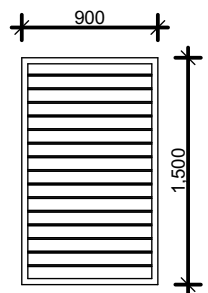
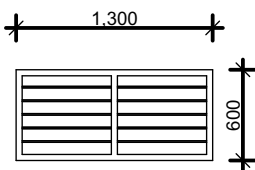
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VIEW FROM OPENING SIZE									
NUMBER	W.14	W.14	W.15	W.16	W.17	W.18	W.19	W.20	W.21
NOM. OVERALL	1,000×1,200	600×1,300	1,060×1,300	850×1,300	1,060×1,300	1,060×1,300	1,060×1,300	1,060×1,300	975×2,100
NOM. SILL HEIGHT	900	800	800	800	800	800	800	800	0
LOCATION	LIVING	ENS/LDRY	ENS/LDRY	BED 02	BED 02	BED 02	BED 02	EX. KITCHENETTE/LIVING	BED 03
FRAME	ALUMINIUM	ALUMINIUM	TIMBER	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER	ALUMINIUM
LEAF	FIXED GLAZED PANEL	GLAZED LOUVRES	GLAZED CASEMENT	FIXED GLAZED PANEL	GLAZED CASEMENT	GLAZED CASEMENT	GLAZED CASEMENT	GLAZED CASEMENT	GLAZED LOUVRES
NOTES	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	RELOCATED EXISTING WINDOW	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	EXISTING WINDOW TO REMAIN	EXISTING WINDOW TO REMAIN	EXISTING WINDOW TO REMAIN	EXISTING WINDOW TO REMAIN	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING

VIEW FROM OPENING SIZE						
NUMBER	W.22	W.23	W.24	W.25	W.26	W.27
NOM. OVERALL	2,200×1,300	2,559×1,300	820×1,300	900×1,500	900×1,500	1,300×600
NOM. SILL HEIGHT	800	800	800	600	600	1,500
LOCATION	BED 03	BED 03	BED 03	BED 03	BATH	BATH
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEAF	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES	GLAZED LOUVRES
NOTES	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING	REFER TO BASIX REPORT. FINISH TO MATCH EXISTING

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CIW	JBS	JBS
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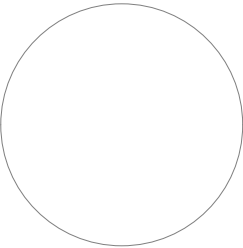
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architecture



VIEW FROM REAR OF PROPERTY

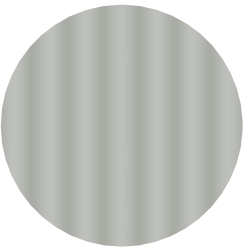
EXTERNAL COLOUR & MATERIAL SELECTIONS



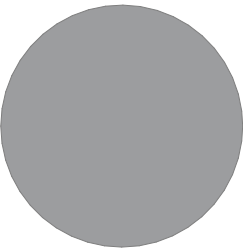
EXISTING WHITE RENDER WALL TO REMAIN



EXISTING WHITE WEATHERBOARD TO REMAIN



NEW SHALE GREY ROOF SHEETING



NEW MID GREY FC WALL CLADDING

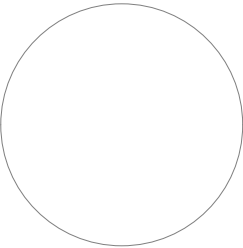
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CIW	JBS	JBS



VIEW FROM REAR OF PROPERTY

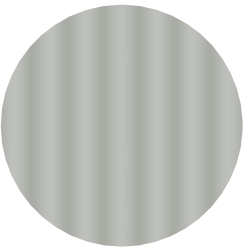
EXTERNAL COLOUR & MATERIAL SELECTIONS



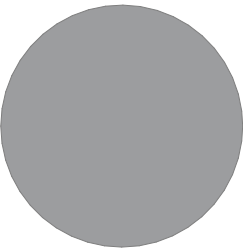
EXISTING WHITE RENDER WALL TO REMAIN



EXISTING WHITE WEATHERBOARD TO REMAIN



NEW SHALE GREY ROOF SHEETING



NEW MID GREY FC WALL CLADDING

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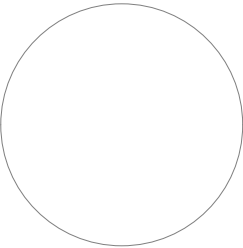
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CIW	JBS	JBS
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CIW	JBS	JBS





VIEW FROM REAR OF PROPERTY

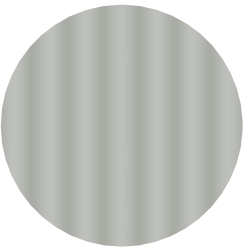
EXTERNAL COLOUR & MATERIAL SELECTIONS



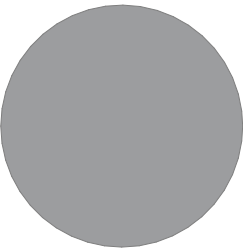
EXISTING WHITE RENDER WALL TO REMAIN



EXISTING WHITE WEATHERBOARD TO REMAIN



NEW SHALE GREY ROOF SHEETING



NEW MID GREY FC WALL CLADDING

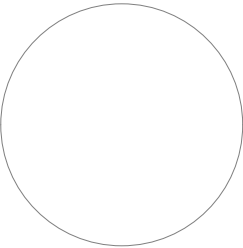
REV	DATE	COMMENTS
A	17/11/2021	DA ISSUE
B	1/02/2022	REVISED DA ISSUE
C	23/02/2022	REVISED DA ISSUE
D	25/02/2022	REVISED DA ISSUE
E	26/04/2022	REVISED DA ISSUE
F	28/04/2022	REVISED DA ISSUE
G	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS



VIEW FROM SIDE OF PROPERTY

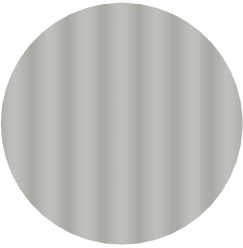
EXTERNAL COLOUR & MATERIAL SELECTIONS



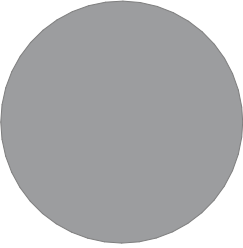
EXISTING WHITE RENDER WALL TO REMAIN



EXISTING WHITE WEATHERBOARD TO REMAIN



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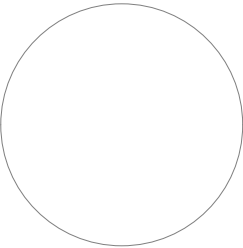
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CIW	JBS	JBS
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CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS





VIEW FROM SIDE OF PROPERTY

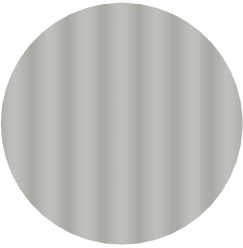
EXTERNAL COLOUR & MATERIAL SELECTIONS



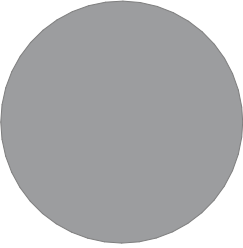
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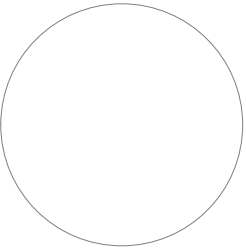
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CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	JBS	JBS
CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS





VIEW FROM STREET

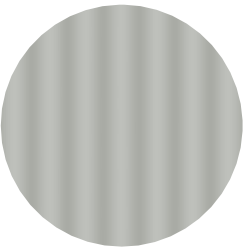
EXTERNAL COLOUR & MATERIAL SELECTIONS



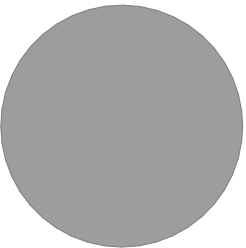
EXISTING WHITE RENDER WALL TO REMAIN



EXISTING WHITE WEATHERBOARD TO REMAIN



NEW SHALE GREY ROOF SHEETING



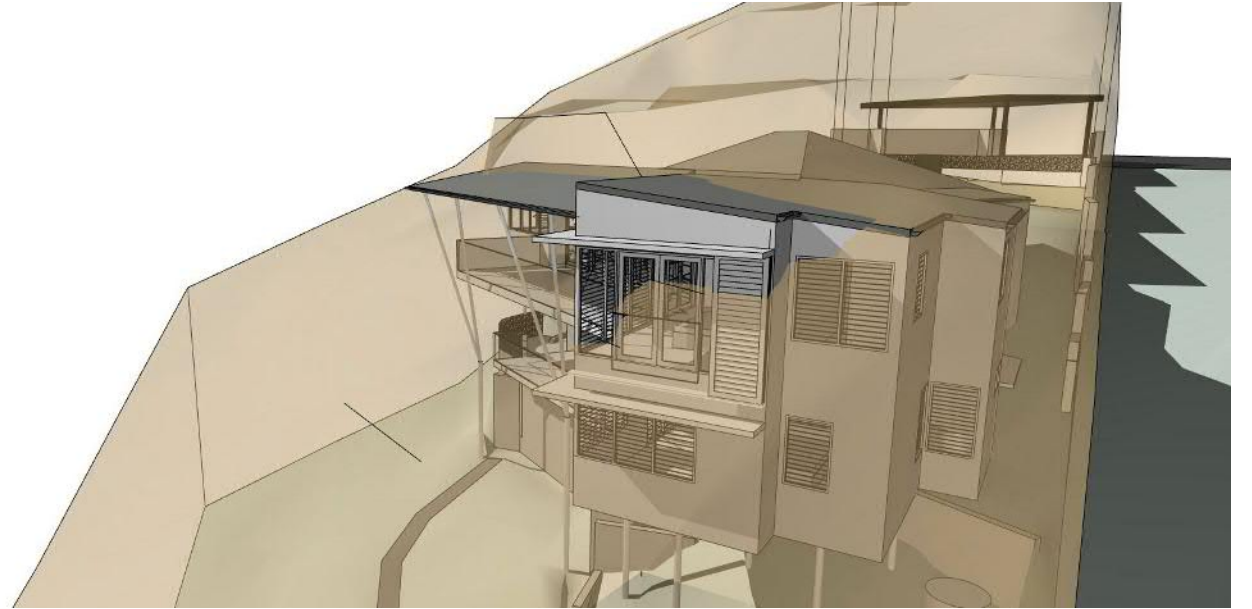
NEW MID GREY FC WALL CLADDING

REV	DATE	COMMENTS
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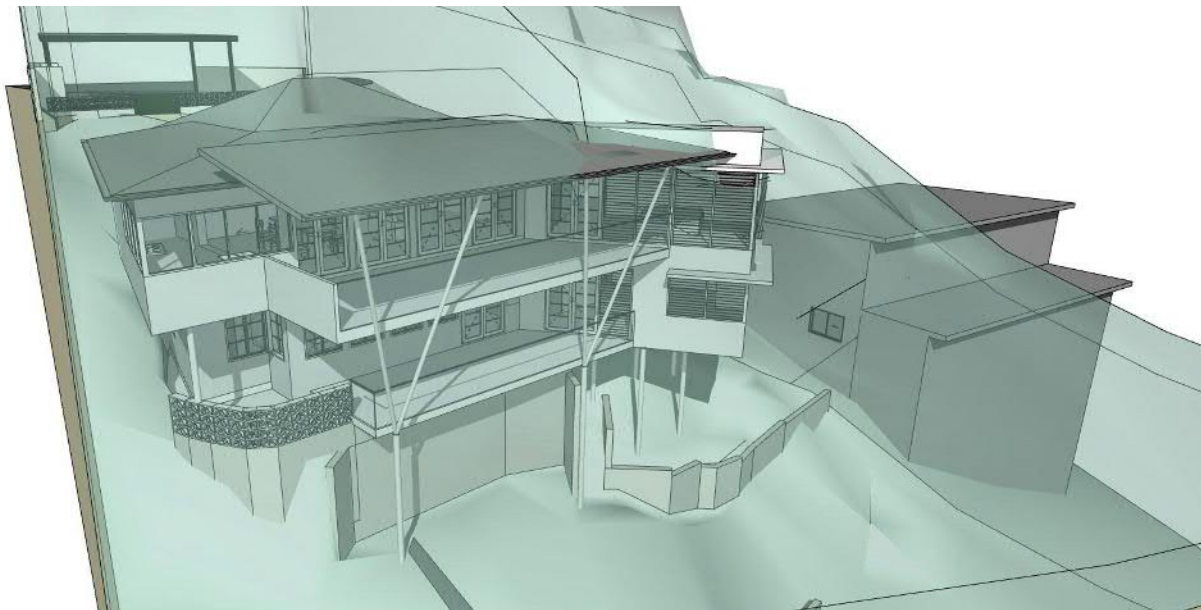
DRN	CHKD	VRFD
CIW	JBS	JBS
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CIW	CIW	JBS
CIW	CIW	JBS
CIW	JBS	JBS



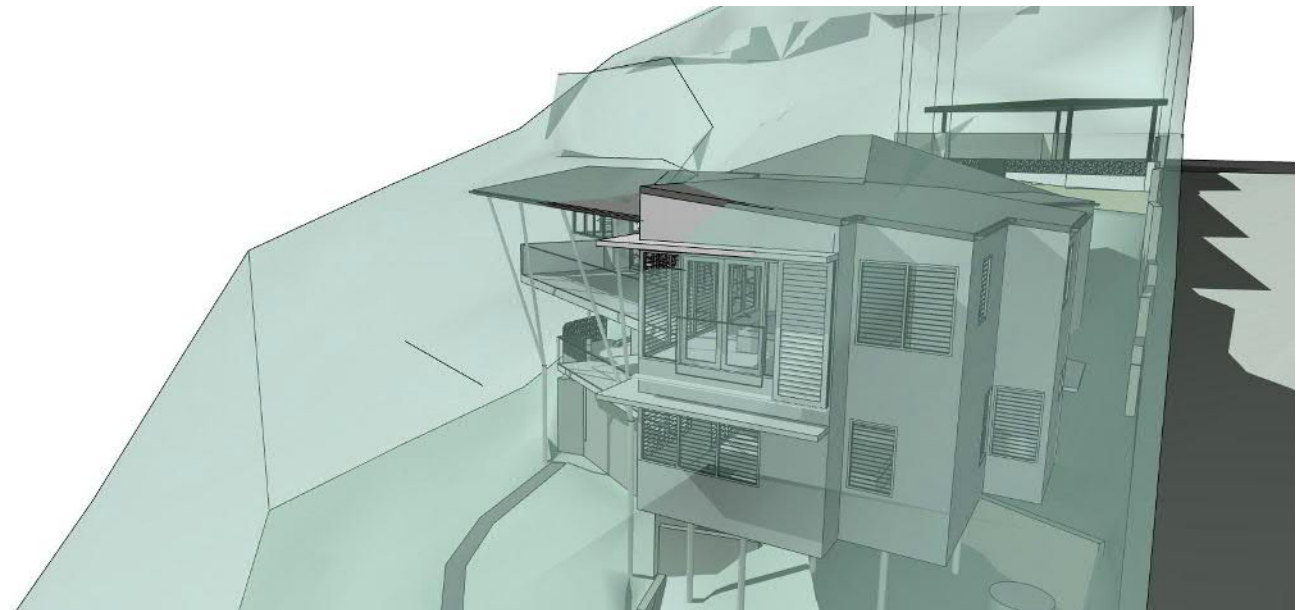
○ 8.5m HEIGHT BLANKET



○ 8.5m HEIGHT BLANKET



○ 10m HEIGHT BLANKET



○ 10m HEIGHT BLANKET

CHISHOLM AVE RESIDENCE, AVALON

3D HEIGHT BLANKETS

A20 PROJ NO: 12321 DATE: 13/12/2022 SCALE: NTS @A3

REV	DATE	COMMENTS
A	26/07/2022	ADDITIONAL DA INFORMATION
B	13/12/2022	REVISED DA ISSUE

DRN	CHKD	VRFD
CIW	JBS	JBS
CIW	JBS	JBS

EJE ARCHITECTURE

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NSW Architects Registration No 4438
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P +61 2 4920 2353 | F +61 2 4920 3093 | E mail@eje.com.au | W www.eje.com.au

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0 50mm 100mm ON ORIGINAL A3

