




277  
250  
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25

**LEGEND**

	EXISTING STRUCTURE TO REMAIN.
	EXISTING DECK, BALUSTRADE, RAILING AND STAIRCASE TO BE REPLACED AND UPGRADE TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
	EXISTING STONE STEPS/LANDING TO BE EXTENDED BY INSURED AND LANDSCAPER. SHOWN INDICATIVE ONLY. DESIGNED AND CERTIFIED BY OTHERS.

**ELEVATION LEGEND**

BAL	NEW POWDER COATED ALUMINUM BALUSTRADE, TO CURRENT AUSTRALIAN STANDARDS & CODES.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
EX.C1	EXISTING COLUMN.
EX.C2	EXISTING COLUMN.
EX.RB	EXISTING PAINTED RENDERED BRICK WALL.
EX.SC	EXISTING STONE CLADDING.
EX.TILE	EXISTING ROOF TILE.
EX.WB	EXISTING WEATHERBOARD CLADDING.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
COL	NEW STEEL COLUMNS, TO BAL-FZ REQUIREMENTS AND STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.

**NOTES**

- ALL LEVELS SHOWN BASED ON SURVEY. APPROXIMATE ONLY. BUILDERS TO CONFIRM ON SITE.
- INSURED AND LANDSCAPER TO COORDINATE LEVELS OF THE EXTENDED STONE STEPS. RISER/RUN OF DECKING STAIRS CALCULATED FROM EXISTING LEVELS. EXTENT SHADED IN GREEN.

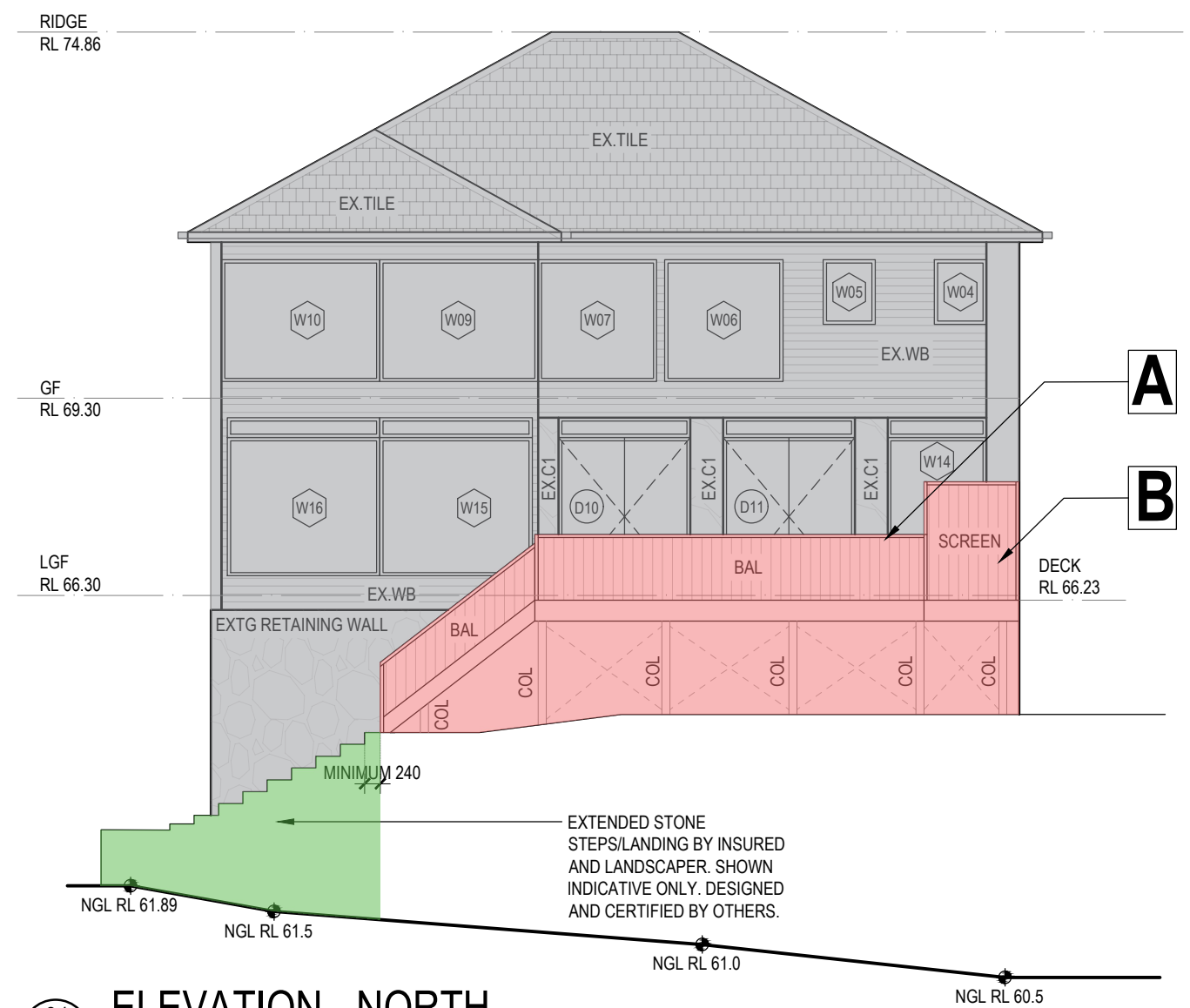
**LEGEND - COLORS & MATERIALS FINISHES**



**(A) DECK AND BALUSTRADE**  
COMPOSITE DECKING BOARDS WITH POWDER COATED ALUMINUM BALUSTRADE OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.



**(B) PRIVACY SCREEN**  
CHARRED TIMBER COLOURED POWDER COATED ALUMINUM PRIVACY SCREENS TO COMPLY WITH BAL-FZ REQUIREMENTS OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.



**01 ELEVATION - NORTH**  
SCALE 1:100

AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
A1	01.02.2024	PRELIMINARY ISSUE	ZG	DM
B1	03.06.2024	ISSUED FOR DEVELOPMENT APPLICATION	YF	DM



**SCHEDULE OF EXTERNAL FINISHES - SHEET 1**

RECTIFICATION WORKS TO TREE IMPACT DAMAGED DECK  
AT 2 PALMGROVE ROAD, AVALON BEACH NSW 2107  
MAGNA CONSTRUCTIONS #24873-13889

**DEVELOPMENT APPLICATION**

SCALE: AS NOTED	DATE: JUN. 2024
DRAWN: YF	CHECKED: DM
APPROVED: DM	SHEET: A3
PROJECT No: 202401-4181	DWG No: A501
	REV: B1




**STRUCTABILITY<sup>+</sup>**  
CONSULTING ENGINEERS

www.structability.com.au PO Box 596 KOGARAH, NSW 1485  
02 8958 3531 Level 2, 631 Princess Highway, ROCKDALE, NSW 2216

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**LEGEND**

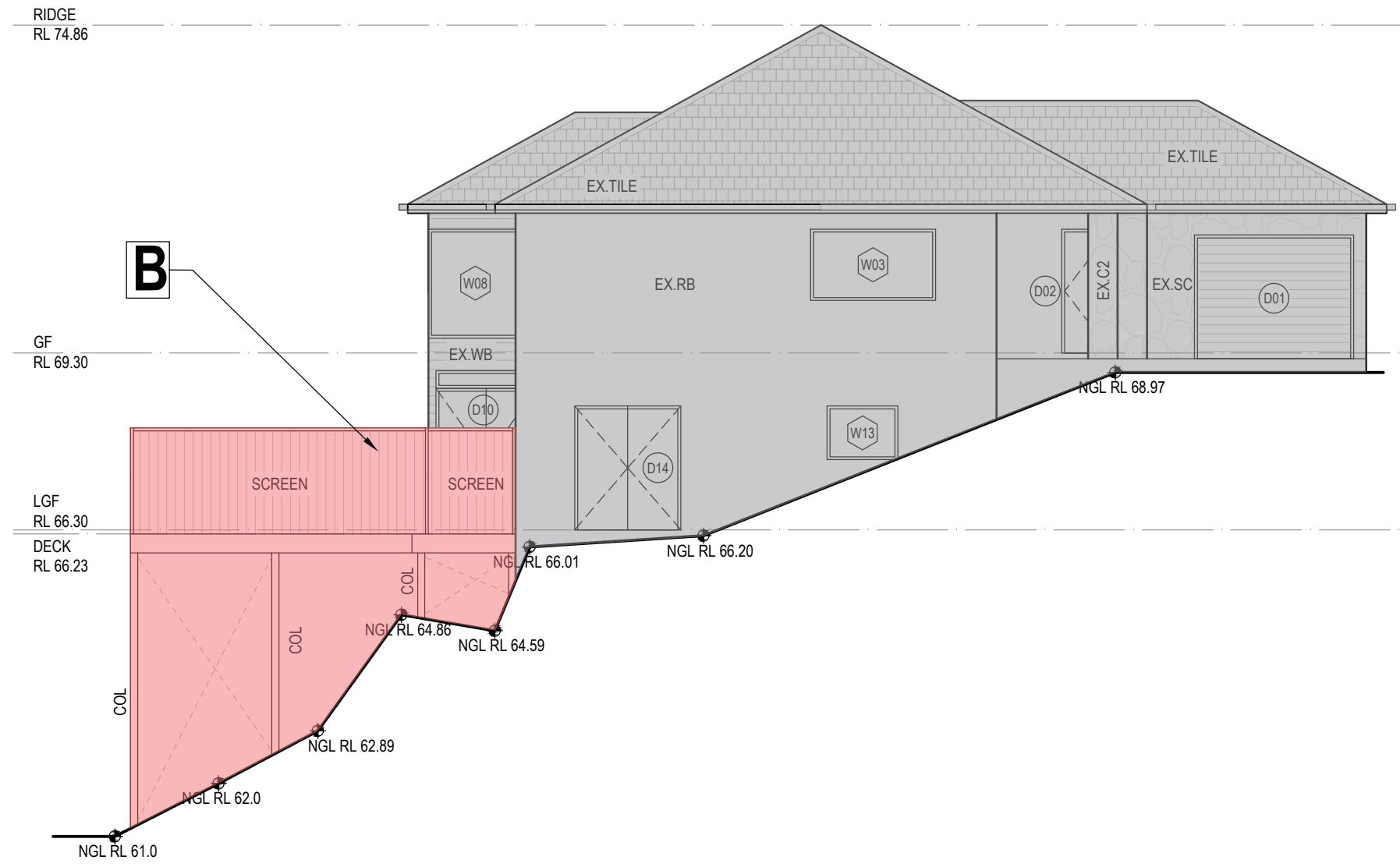
	EXISTING STRUCTURE TO REMAIN.
	EXISTING DECK, BALUSTRADE, RAILING AND STAIRCASE TO BE REPLACED AND UPGRADE TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
	EXISTING STONE STEPS/LANDING TO BE EXTENDED BY INSURED AND LANDSCAPER. SHOWN INDICATIVE ONLY. DESIGNED AND CERTIFIED BY OTHERS.

**ELEVATION LEGEND**

BAL	NEW POWDER COATED ALUMINUM BALUSTRADE, TO CURRENT AUSTRALIAN STANDARDS & CODES.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
EX.C1	EXISTING COLUMN.
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EX.WB	EXISTING WEATHERBOARD CLADDING.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
COL	NEW STEEL COLUMNS, TO BAL-FZ REQUIREMENTS AND STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.

**NOTES**

- ALL LEVELS SHOWN BASED ON SURVEY. APPROXIMATE ONLY. BUILDERS TO CONFIRM ON SITE.
- INSURED AND LANDSCAPER TO COORDINATE LEVELS OF THE EXTENDED STONE STEPS. RISER/RUN OF DECKING STAIRS CALCULATED FROM EXISTING LEVELS. EXTENT SHADED IN GREEN.



**02**  
A101 **ELEVATION - WEST**  
SCALE 1:100

**LEGEND - COLORS & MATERIALS FINISHES**



**(A) DECK AND BALUSTRADE**  
COMPOSITE DECKING BOARDS WITH POWDER COATED ALUMINUM BALUSTRADE OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.



**(B) PRIVACY SCREEN**  
CHARRED TIMBER COLOURED POWDER COATED ALUMINUM PRIVACY SCREENS TO COMPLY WITH BAL-FZ REQUIREMENTS OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.

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CONSULTING ENGINEERS

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02 8958 3531 Level 2, 631 Princess Highway, ROCKDALE, NSW 2216

**AMENDMENTS**

REV	DATE	DESCRIPTION	BY	CHK
A1	01.02.2024	PRELIMINARY ISSUE	ZG	DM
B1	03.06.2024	ISSUED FOR DEVELOPMENT APPLICATION	YF	DM

**ENGINEERS AUSTRALIA**  
CHARTERED

**SCHEDULE OF EXTERNAL FINISHES - SHEET 2**

RECTIFICATION WORKS TO TREE IMPACT DAMAGED DECK  
AT 2 PALMGROVE ROAD, AVALON BEACH NSW 2107  
MAGNA CONSTRUCTIONS #24873-13889




**DEVELOPMENT APPLICATION**

SCALE: AS NOTED	DATE: JUN. 2024
DRAWN: YF	CHECKED: DM
APPROVED: DM	SHEET: A3
PROJECT No: 202401-4181	DWG No: A502
REV: B1	

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**LEGEND**

	EXISTING STRUCTURE TO REMAIN.
	EXISTING DECK, BALUSTRADE, RAILING AND STAIRCASE TO BE REPLACED AND UPGRADE TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
	EXISTING STONE STEPS/LANDING TO BE EXTENDED BY INSURED AND LANDSCAPER. SHOWN INDICATIVE ONLY. DESIGNED AND CERTIFIED BY OTHERS.

**ELEVATION LEGEND**

BAL	NEW POWDER COATED ALUMINUM BALUSTRADE, TO CURRENT AUSTRALIAN STANDARDS & CODES.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
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EX.C2	EXISTING COLUMN.
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EX.TILE	EXISTING ROOF TILE.
EX.WB	EXISTING WEATHERBOARD CLADDING.
SCREEN	NEW POWDER COATED ALUMINUM PRIVACY SCREEN TO COMPLY WITH AUSTRALIAN STANDARDS & BAL-FZ REQUIREMENTS.
COL	NEW STEEL COLUMNS, TO BAL-FZ REQUIREMENTS AND STRUCTURAL ENGINEER'S SPECIFICATIONS AND DETAILS.

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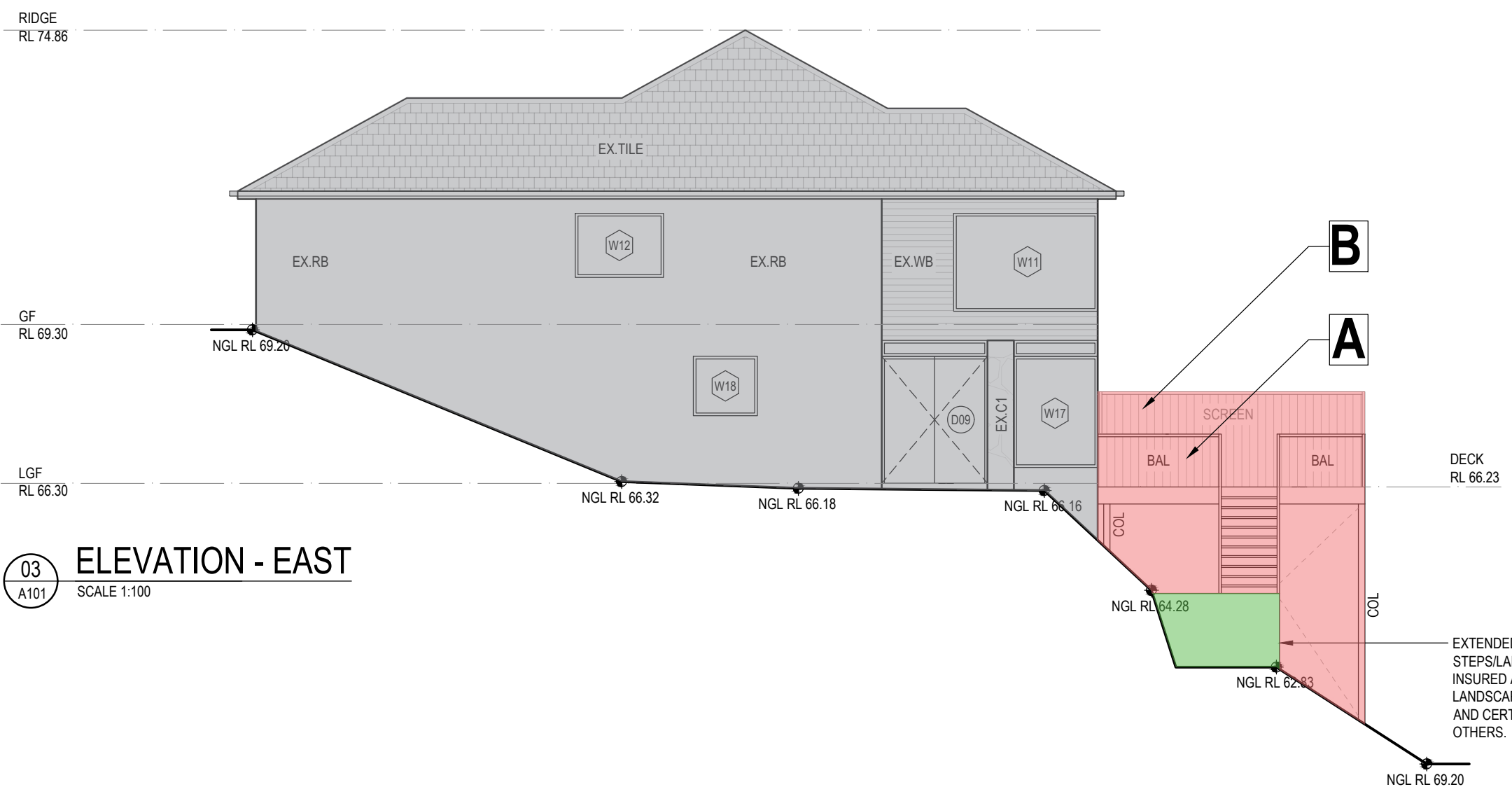
**LEGEND - COLORS & MATERIALS FINISHES**



**(A) DECK AND BALUSTRADE**  
COMPOSITE DECKING BOARDS WITH POWDER COATED ALUMINUM BALUSTRADE OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.



**(B) PRIVACY SCREEN**  
CHARRED TIMBER COLOURED POWDER COATED ALUMINUM PRIVACY SCREENS TO COMPLY WITH BAL-FZ REQUIREMENTS OR SIMILAR TO MATCH EXISTING. COLOUR TO BE DARK AND EARTHY TONED AS PER DCP REQUIREMENTS.



**03 ELEVATION - EAST**  
A101 SCALE 1:100

**AMENDMENTS**

REV	DATE	DESCRIPTION	BY	CHK
A1	01.02.2024	PRELIMINARY ISSUE	ZG	DM
B1	03.06.2024	ISSUED FOR DEVELOPMENT APPLICATION	YF	DM



**SCHEDULE OF EXTERNAL FINISHES - SHEET 3**

PROJECT INFO: RECTIFICATION WORKS TO TREE IMPACT DAMAGED DECK AT 2 PALMGROVE ROAD, AVALON BEACH NSW 2107 MAGNA CONSTRUCTIONS #24873-13889

**DEVELOPMENT APPLICATION**

SCALE: AS NOTED	DATE: JUN. 2024
DRAWN: YF	CHECKED: DM
APPROVED: DM	SHEET: A3
PROJECT No: 202401-4181	DWG No: A503
	REV: B1

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