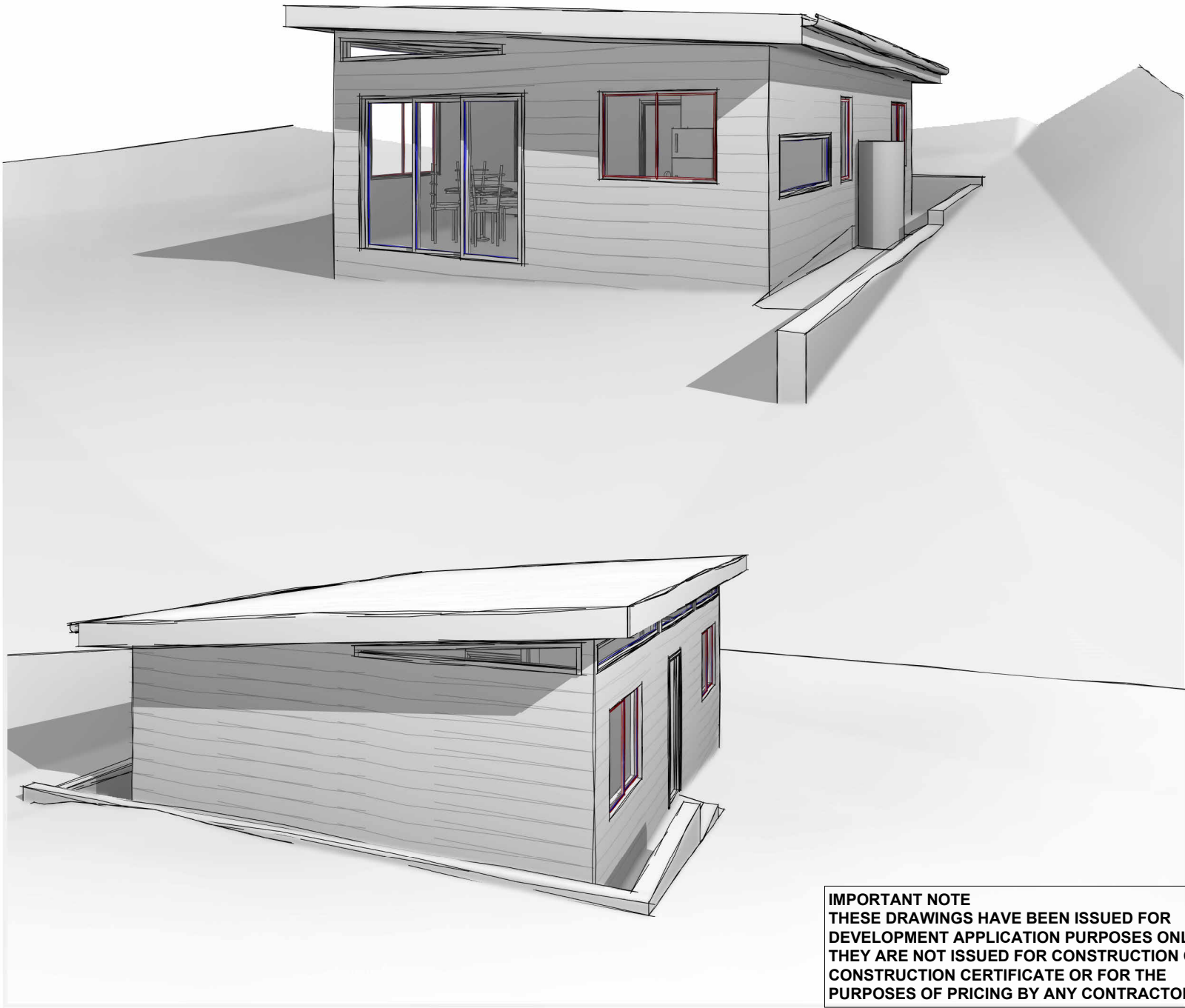


ADDRESS 14 HUDSON PARADE AVALON BEACH

RESIDENCE

SHEET LIST (A)

SHEET NUMBER	SHEET NAME	ISSUE
A 0	COVER PAGE	B
A 1	NOTES	B
A 2	SITE AND ROOF PLAN	B
A 3	GROUND FLOOR PLAN	B
A 4	ELEVATIONS AND SECTION	B
A 5	AREA CALCULATIONS	B
A 6	BASIX COMMITMENTS	B



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drawn	date	issue	description	
LS	17/12/24	A	ISSUE FOR DA	
LS	13/01/25	B	ISSUE FOR DA	

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 14 HUDSON PARADE AVALON BEACH NSW 2107 LOT 8 DP24003

client

MR CARLO VIENI MRS NINA VIENI

true north

drawing

COVER PAGE

project no

24-85

date

17/12/24

sheet no.

A 0

scale @ A3

issue

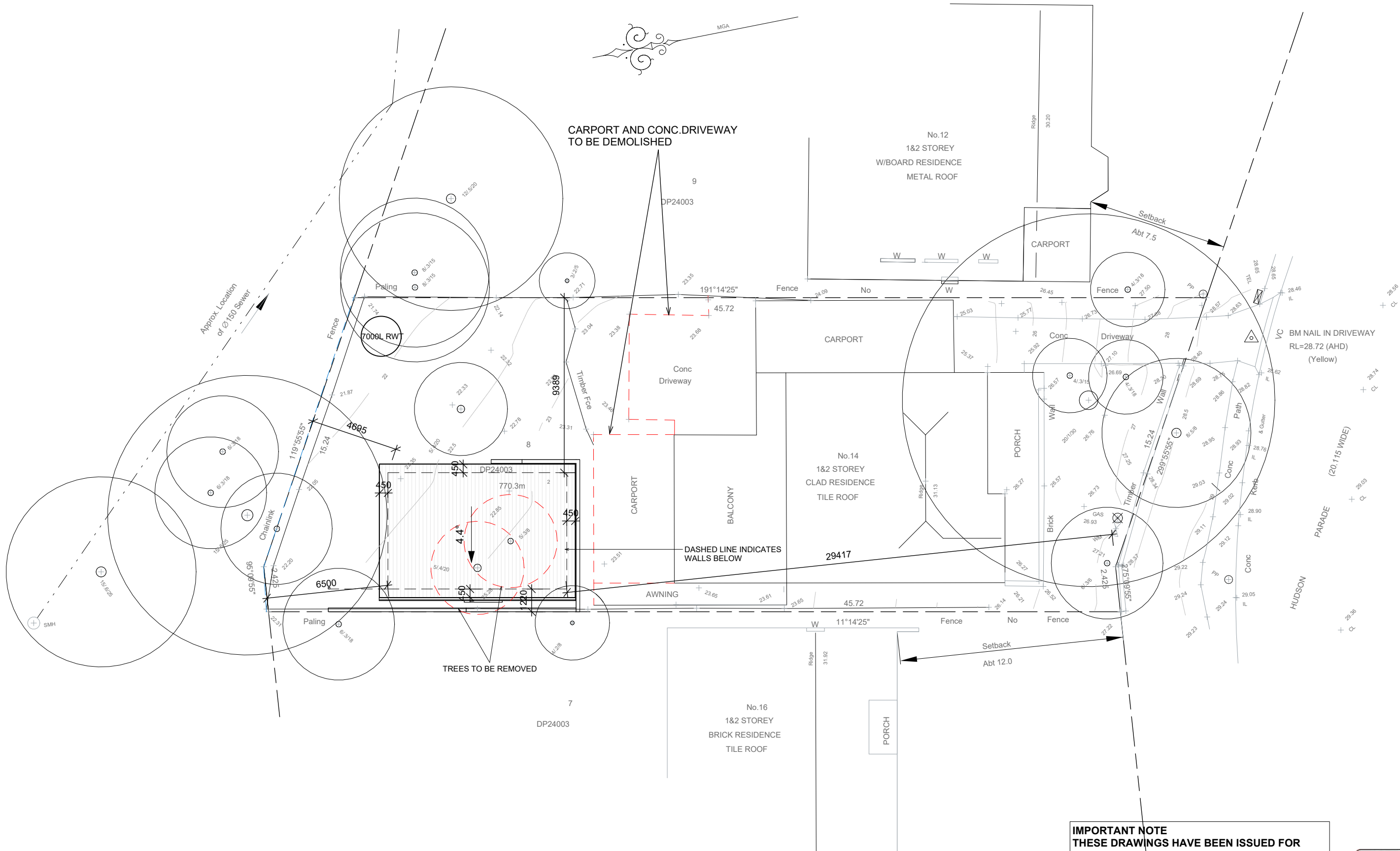
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PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1

SITE AND ROOF PLAN

1 : 200

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LS	17/12/24	A	ISSUE FOR DA
LS	13/01/25	B	ISSUE FOR DA

project
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 14
HUDSON PARADE AVALON BEACH NSW 2107 LOT 8
DP24003**

client
MR CARLO VIENI MRS NINA VIENI



true north



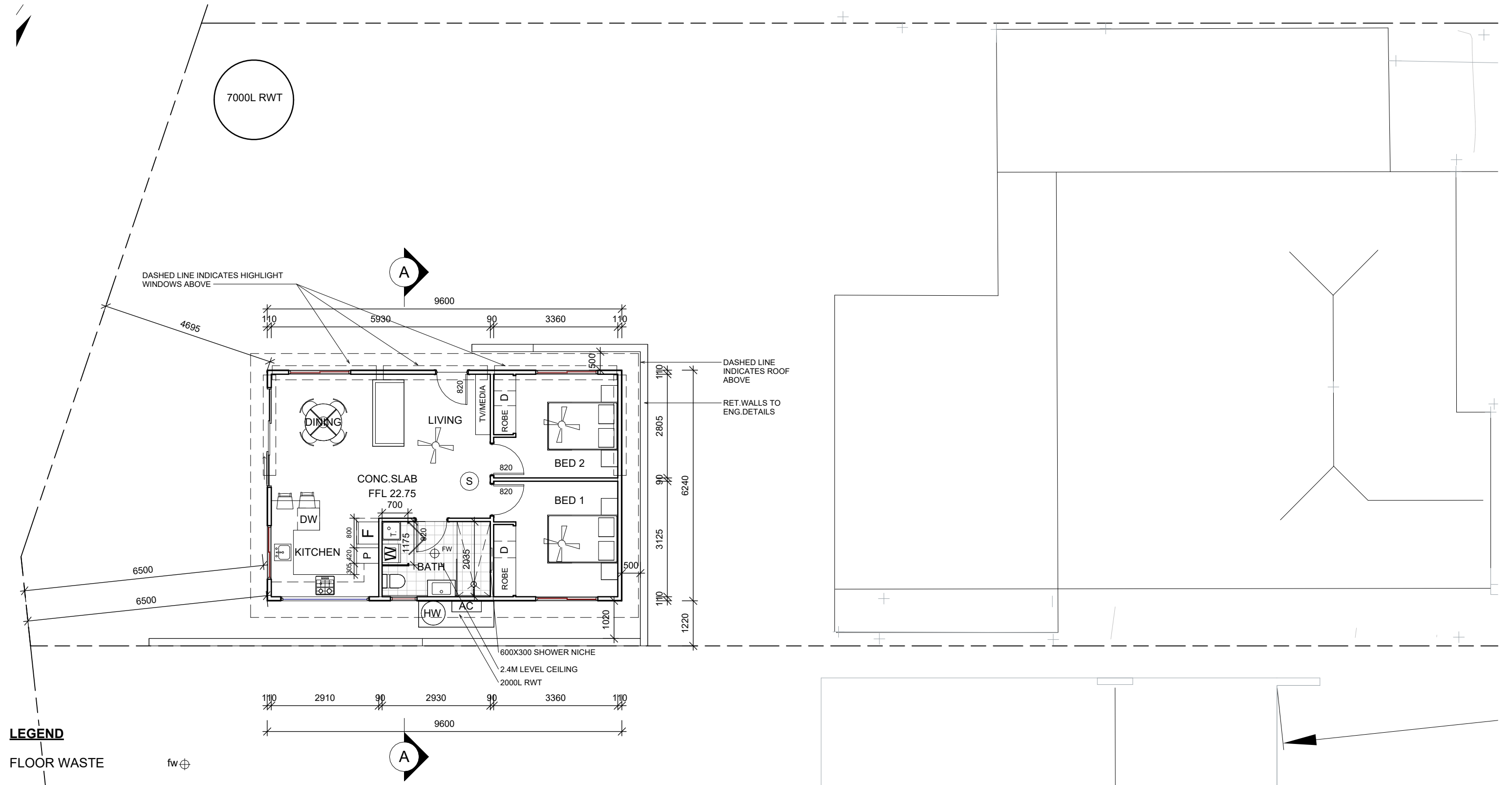
drawing
SITE AND ROOF PLAN

project no	date	sheet no.	scale @ A3	issue	checked
24-85	17/12/24	A 2	1 : 200	B	?



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LEGEND

FLOOR WASTE

SMOKE ALARM
(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022 & AS 3786)

**PRELIMINARY
DO NOT USE FOR CONSTRUCTION**

1 GROUND FLOOR PLAN

1 : 100

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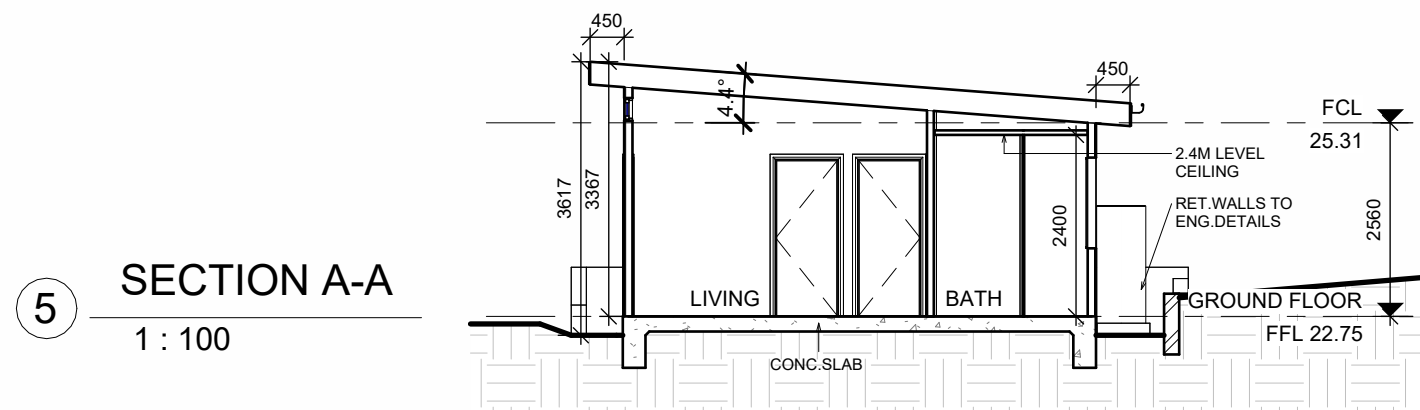
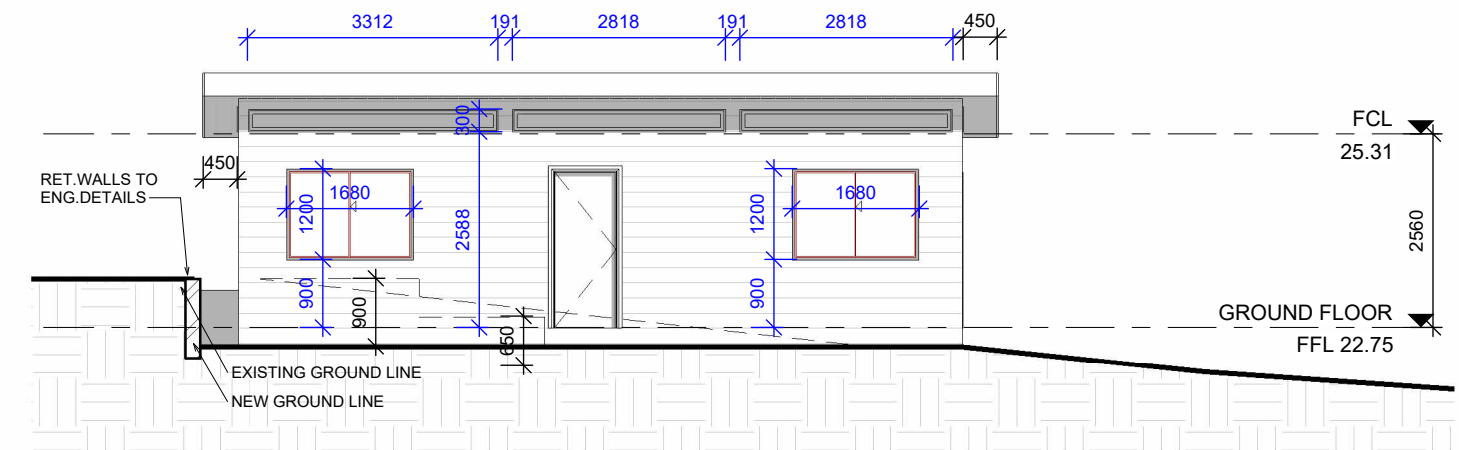
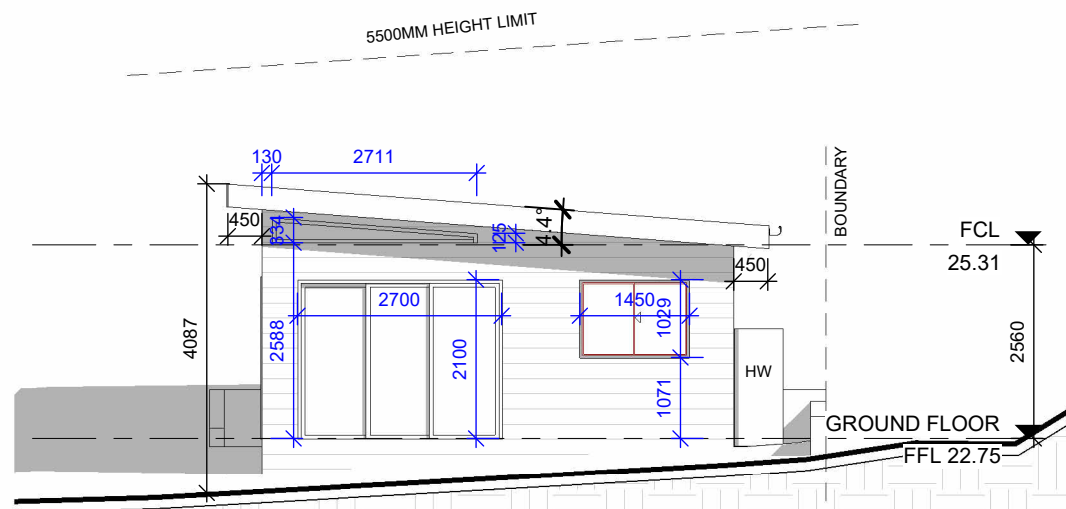
drawn	date	issue	description
LS	17/12/24	A	ISSUE FOR DA
LS	13/01/25	B	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 14 HUDSON PARADE AVALON BEACH NSW 2107 LOT 8 DP24003

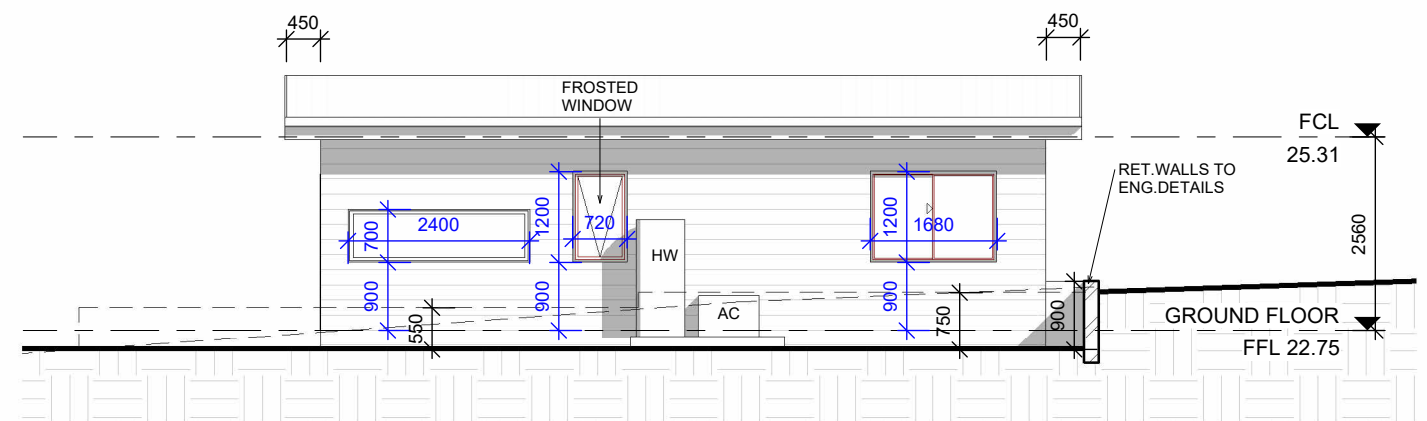
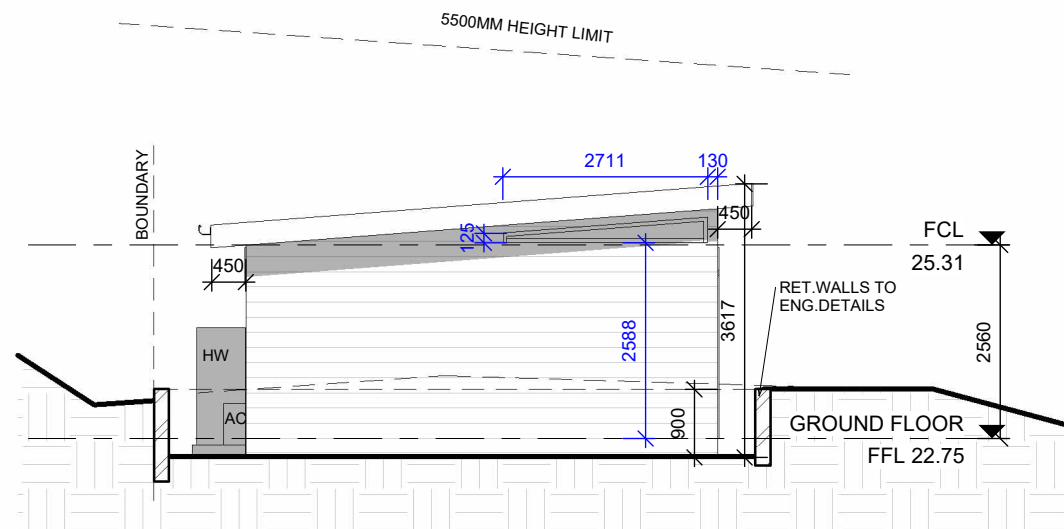
client
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ACCREDITED BUILDING DESIGNER		true north	
drawing		GROUND FLOOR PLAN	
project no	date	sheet no.	scale @ A3
24-85	17/12/24	A 3	1 : 100
issue	checked		
B	?		





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[illegible]

project

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HUDSON PARADE AVALON BEACH NSW 2107 LOT 8
DP24003

client

MR CARLO VIENI MRS NINA VIENI

true north

h	drawing
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ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	checked
24-85	17/12/24	A 4	1 : 100	B	?



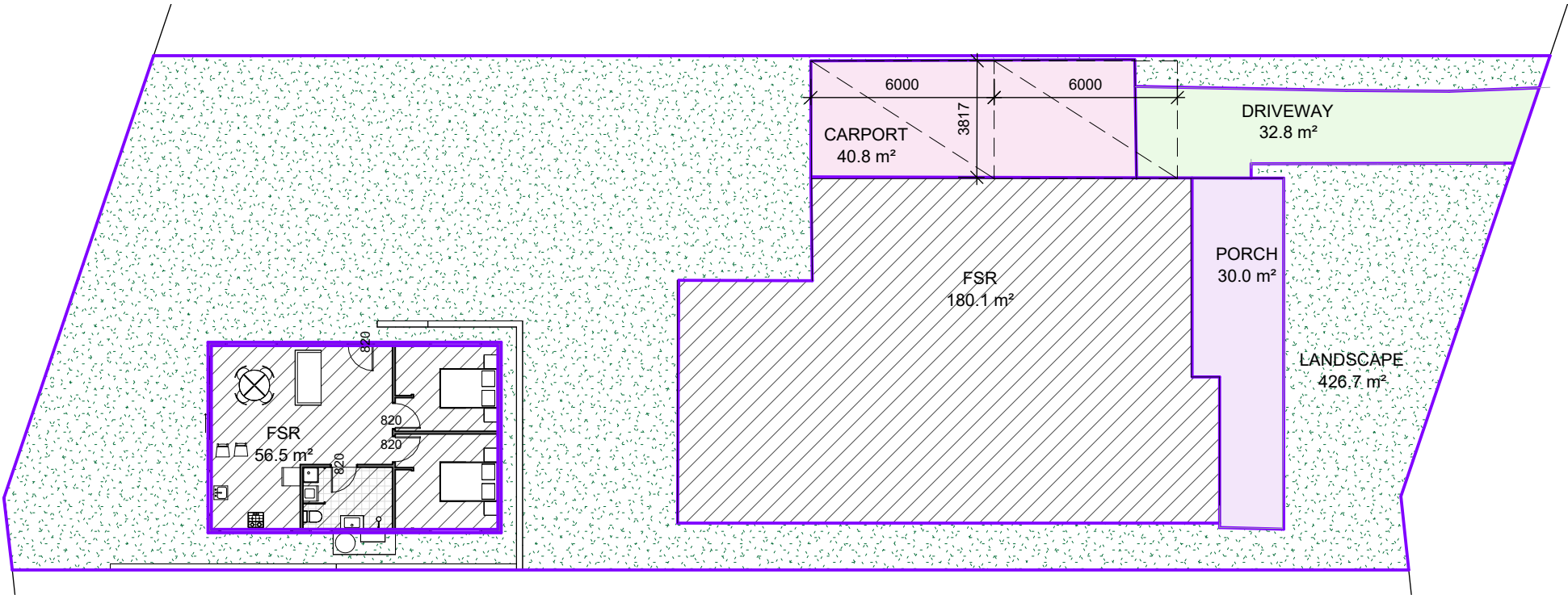
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AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
CARPORT	GROUND FLOOR	1	40.8 m ²
CARPORT: 1			40.8 m ²
DRIVEWAY	GROUND FLOOR	1	32.8 m ²
DRIVEWAY: 1			32.8 m ²
FSR	GROUND FLOOR	2	236.6 m ²
FSR: 2			236.6 m ²
LANDSCAPE	GROUND FLOOR	1	426.7 m ²
LANDSCAPE: 1			426.7 m ²
PORCH	GROUND FLOOR	1	30.0 m ²
PORCH: 1			30.0 m ²



1 GROUND FLOOR
1 : 200

SITE AREA = 770.3SQM

FLOOR AREA OF THE EXISTING DWELLING = 360.2 SQM

25% OF THE TOTAL FLOOR AREA = 90.05 SQM

TOTAL FLOOR AREA OF THE SECONDARY DWELLING = 56.5 SQM

MINIMUM REQUIRED LANDSCAPED AREA = 60% = 462.18 SQM

PROPOSED LANDSCAPED AREA = 426.7 SQM

THEREFORE THE PROPOSAL DOES NOT COMPLY WITH PDCP

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true north



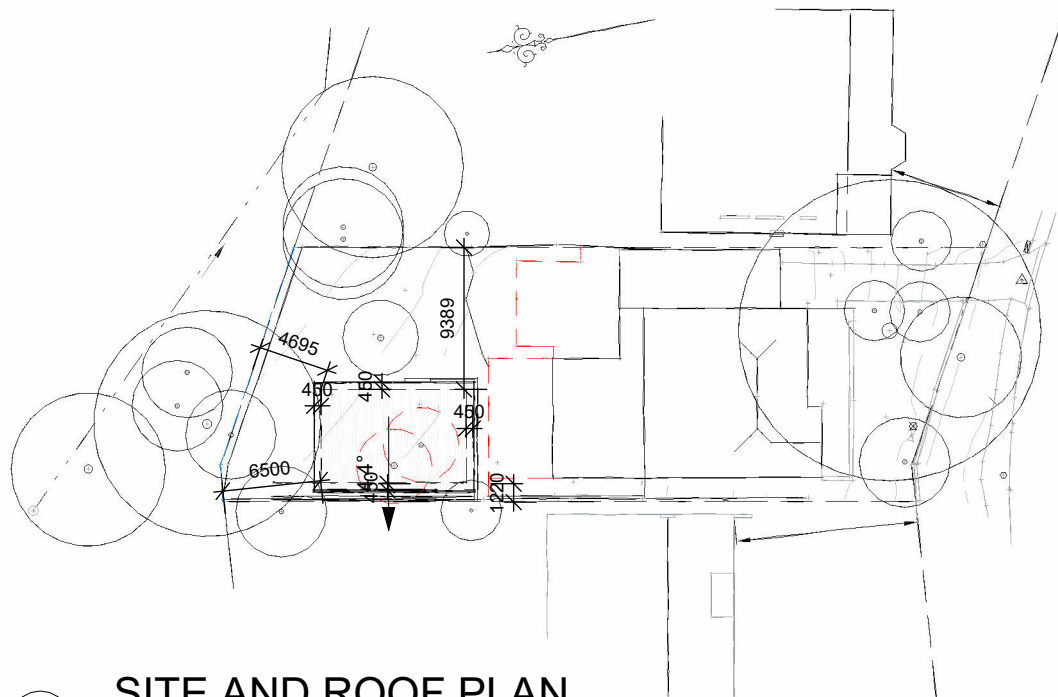
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AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	checked
24-85	17/12/24	A 5	1 : 200	B	?

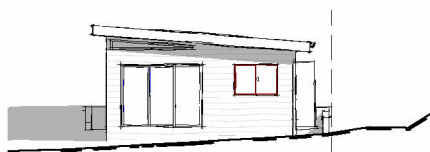


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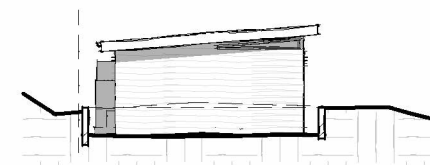
1 SITE AND ROOF PLAN .
1 : 500



2 NORTH ELEVATION .
1 : 250



3 EAST ELEVATION .
1 : 250



4 SOUTH ELEVATION .
1 : 250



5 WEST ELEVATION .
1 : 250

project

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HUDSON PARADE AVALON BEACH NSW 2107 LOT 8
DP24003

client

MR CARLO VIENI MRS NINA VIENI



true north



drawing

NOTIFICATION PLAN

project no

24-85

date

17/12/24

sheet no.

3

scale @ A4

As
indicated

issue

B

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12/05/2025

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A GRANNY FLAT AT 14 HUDSON PARADE AVALON BEACH**

EXTERNAL WALLS

Finish	Cladding	
Manufacturer	Dulux	
Colour	Pale Tendril quarter	

ROOF FASCIA AND GUTTER

Finish	Metal	
Manufacturer	Colorbond	
Colour	Woodland Grey	

WINDOW TRIMS

Finish	Paint Finish	
Manufacturer	Dulux	
Colour	Vivid White	