

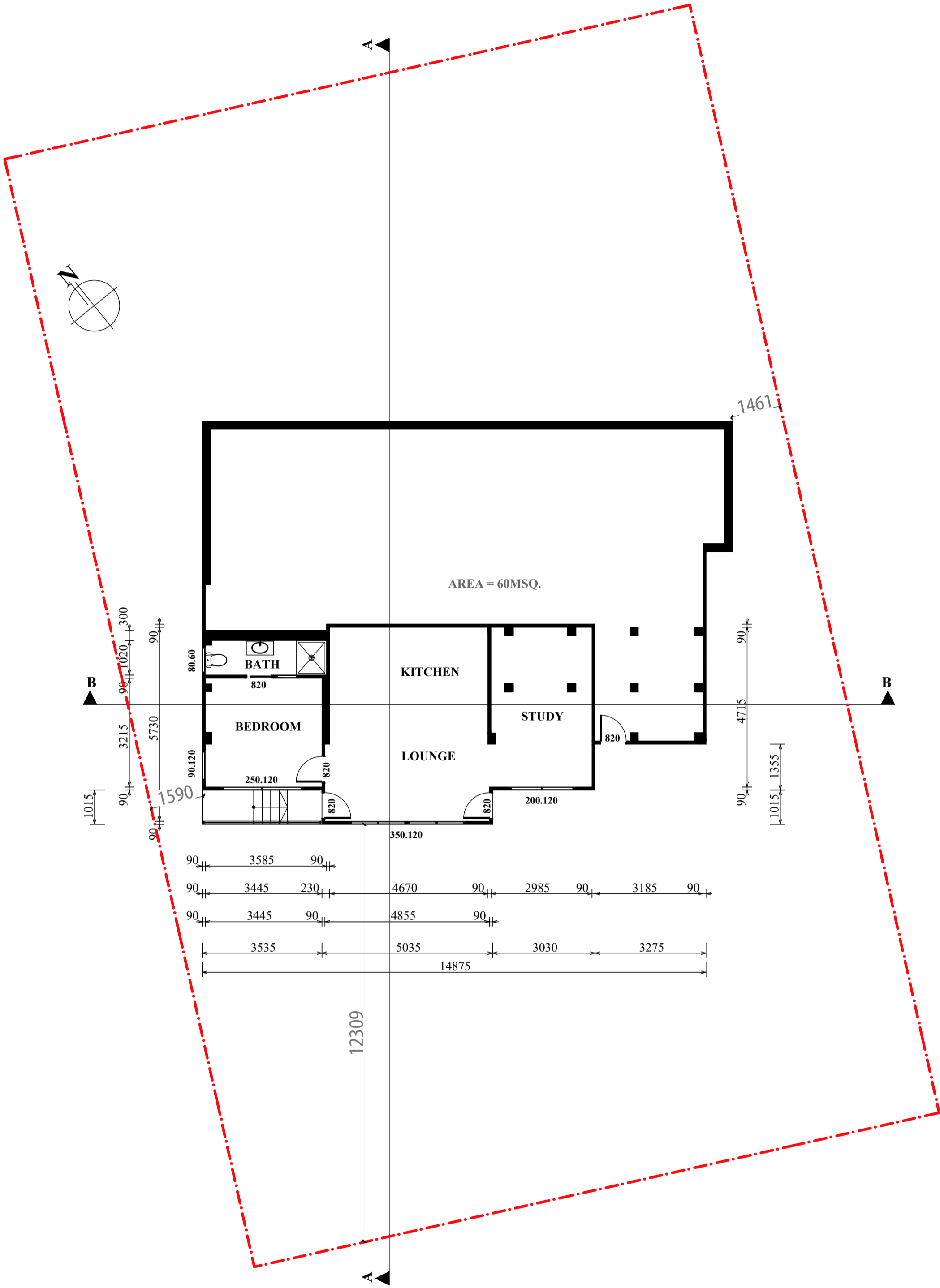
DEVELOPMENT PROPOSAL

DP: 28663
LOT No. 22
SITE AREA: 694.90MSQ.
EXIST. GFA: 205.00MSQ.
PROPOSED GFA: 67.00MSQ
MAX. BUILDING HEIGHT: 8.5M

NEW WORKS:
NEW 3RD STOREY ADDITION AT REAR OF DWELLING

LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
⚡

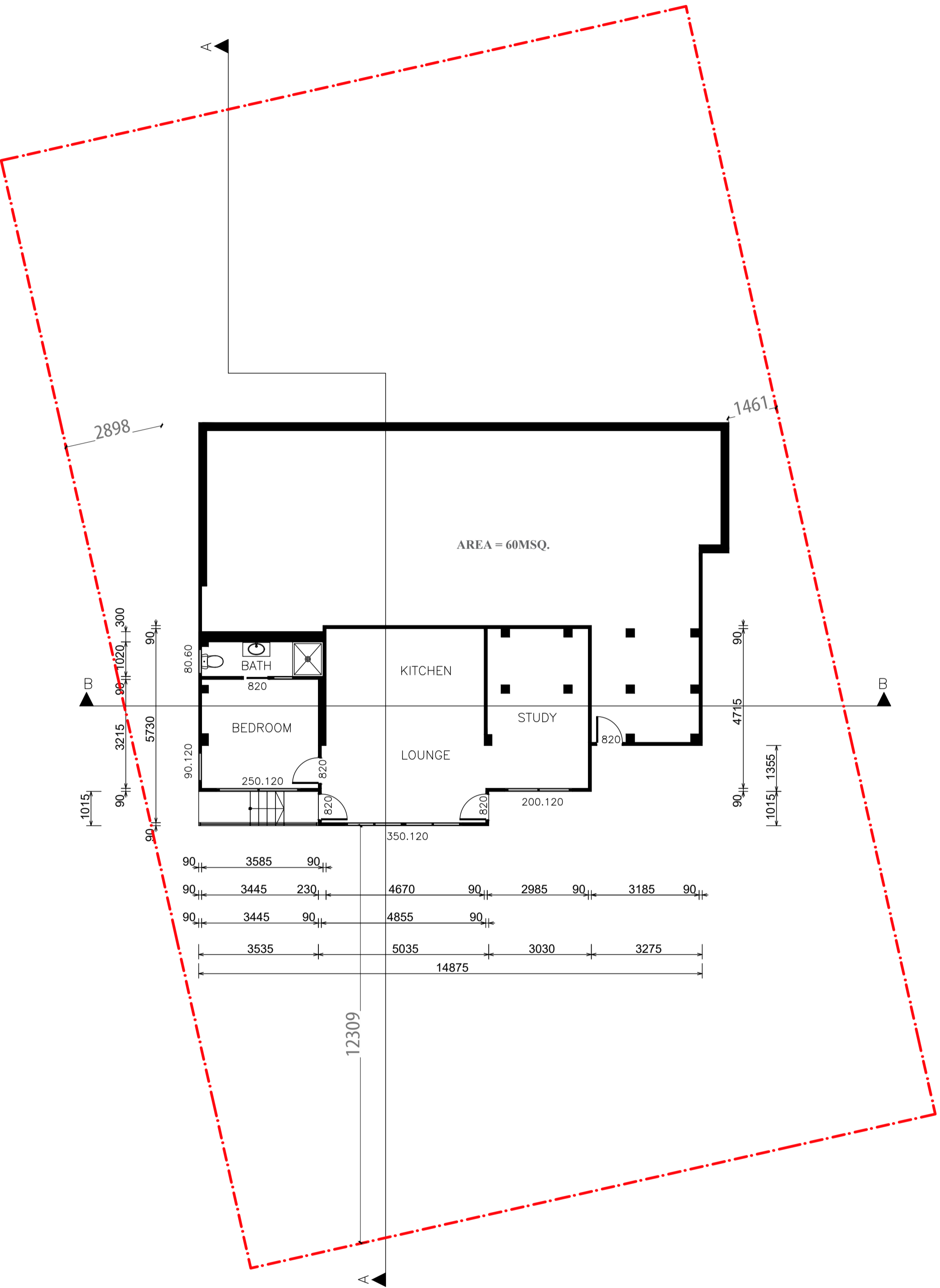


LOWER FLOOR PLAN - EXISTING
SCALE 1:100

GENERAL NOTES
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•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
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•ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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LOWER FLOOR PLAN - PROPOSED
SCALE 1:100

61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

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Project Name and Address
MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107

DP: **28663**
 LOT No. **22**
 SITE AREA: **694.90MSQ.**
 EXIST. GFA: **205.00MSQ.**
 PROPOSED GFA: **67.00MSQ**
 MAX. BUILDING HEIGHT: **8.5M**

LEGEND:

EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786





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**61 DOLPHON CRES.
AVALON BEACH
2107**

**ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS**

LEGEND:
 EXISTING BUILDING OUTLINE
 PROPOSED WORK

General Notes

proudly supporting

bear cottage

an initiative of
the children's hospital & museum

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Project ADDITONS AND ALTERATIONS	Sheet
Date 27-Sep-22	3
Scale AS SHOWN	

DP No. 28662

LOT No. 22

A	ISSUED FOR DA	Sep. 27, 2011
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address

**MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107**

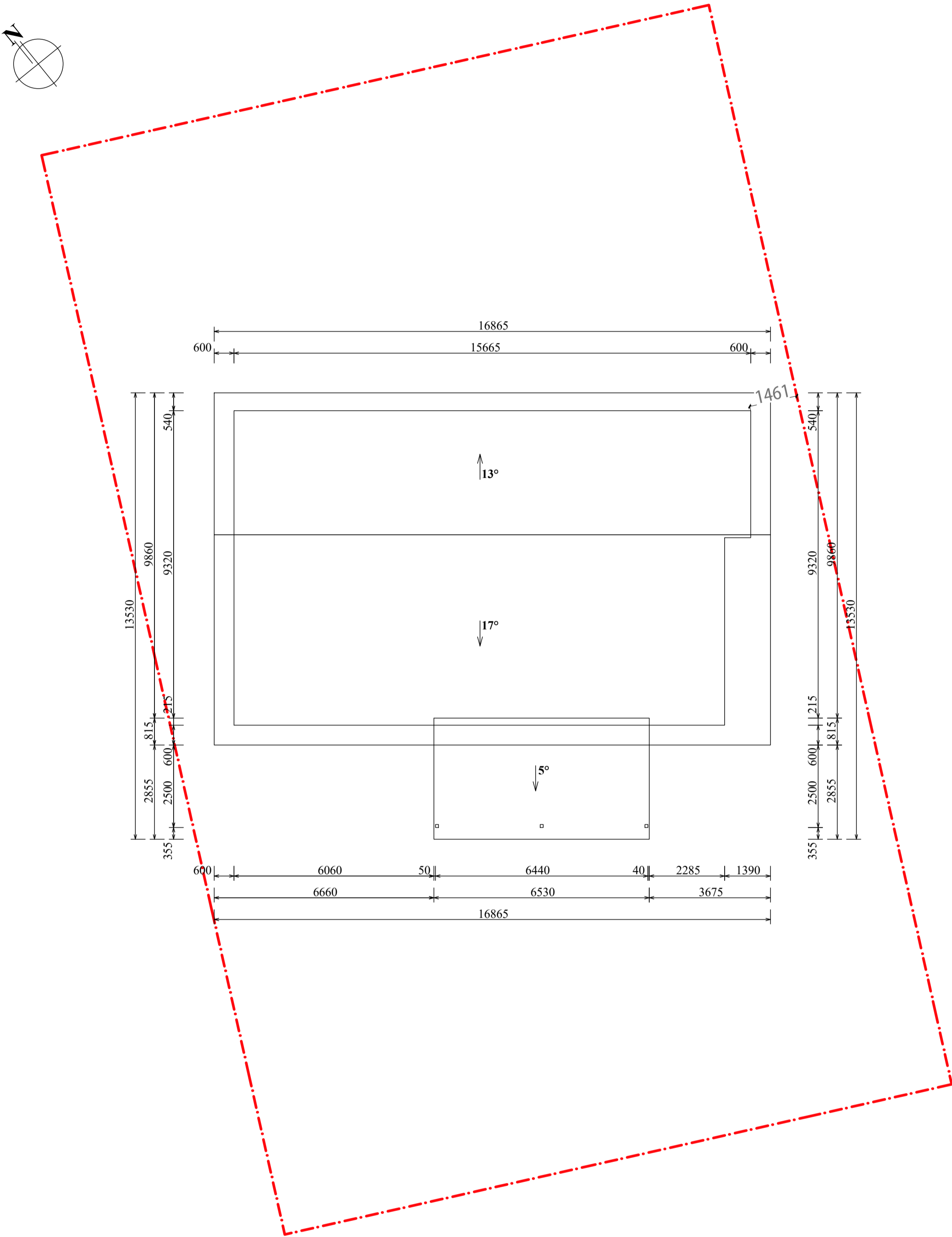
DEVELOPMENT PROPOSAL

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NEW 3RD STOREY ADDITION AT REAR OF DWELLING

LEGEND:
EXISTING BUILDING OUTLINE

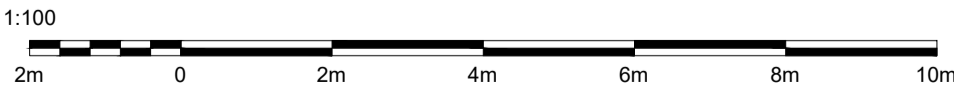
SMOKE ALARMS TO COMPLY WITH AS 3786
⚡



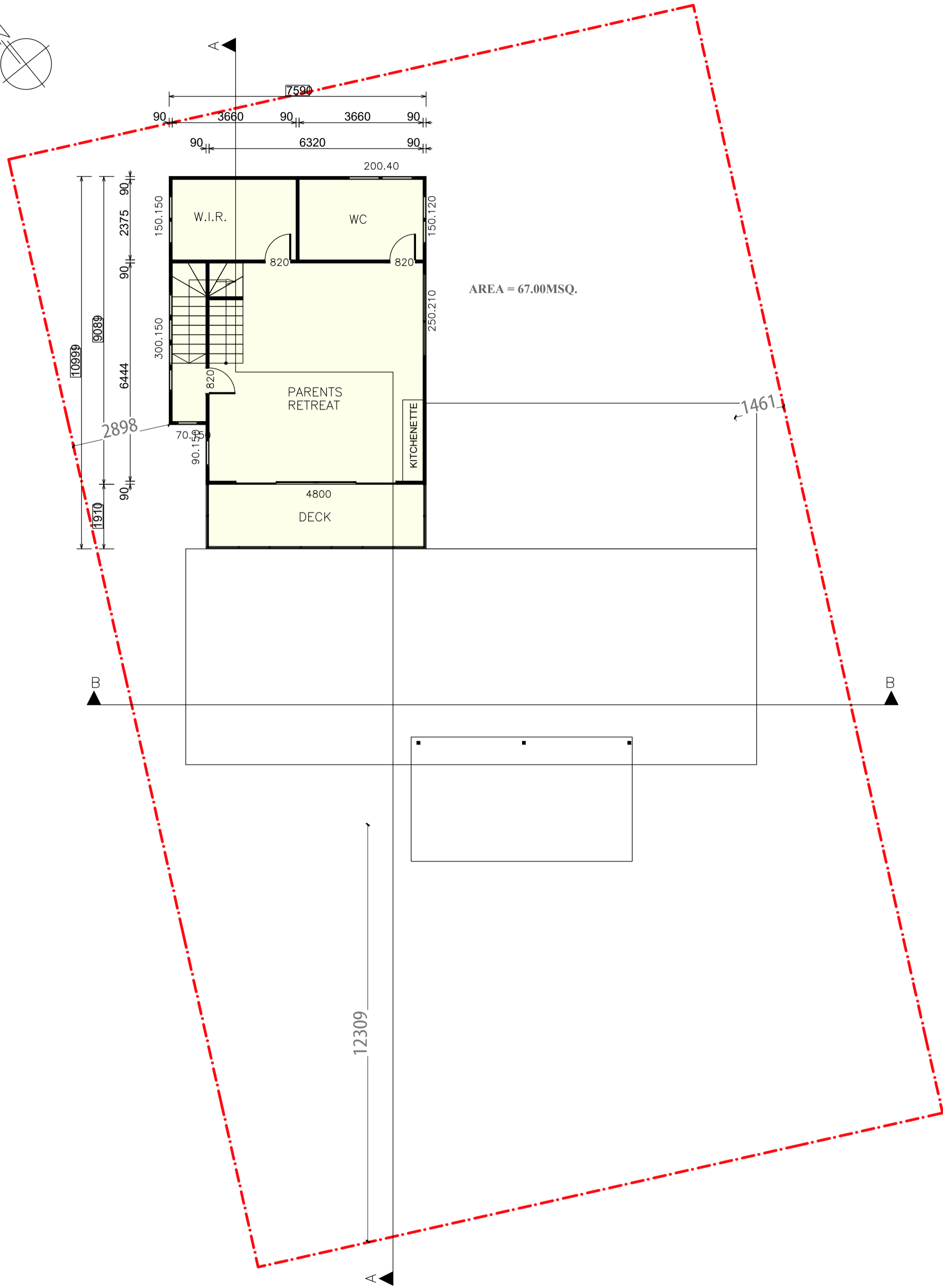
LOWER FLOOR PLAN - EXISTING
SCALE 1:100

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LOWER FLOOR PLAN - PROPOSED
SCALE 1:100

61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

PROUDLY SUPPORTING
bear cottage
ARCHITECTS

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

Sheet
4

DP No. 28663

LOT No. 22

A	ISSUED FOR DA	Sep. 27, 22
No.	Revision/Issue	Date

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02 87763474

Project Name and Address

MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107

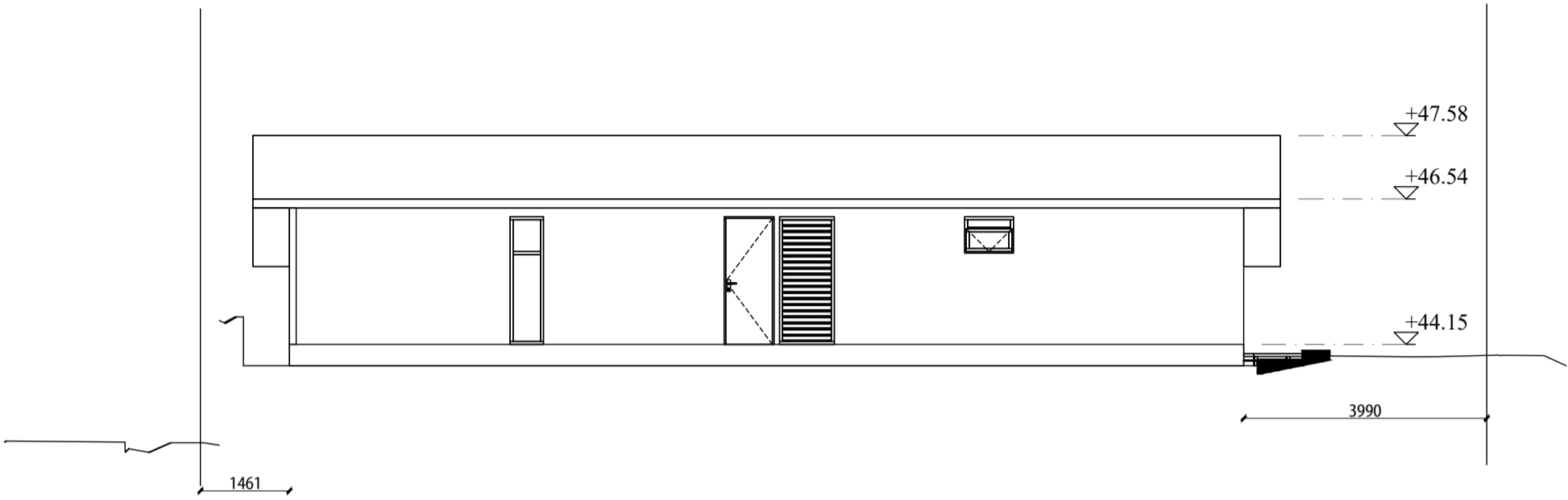
DEVELOPMENT PROPOSAL

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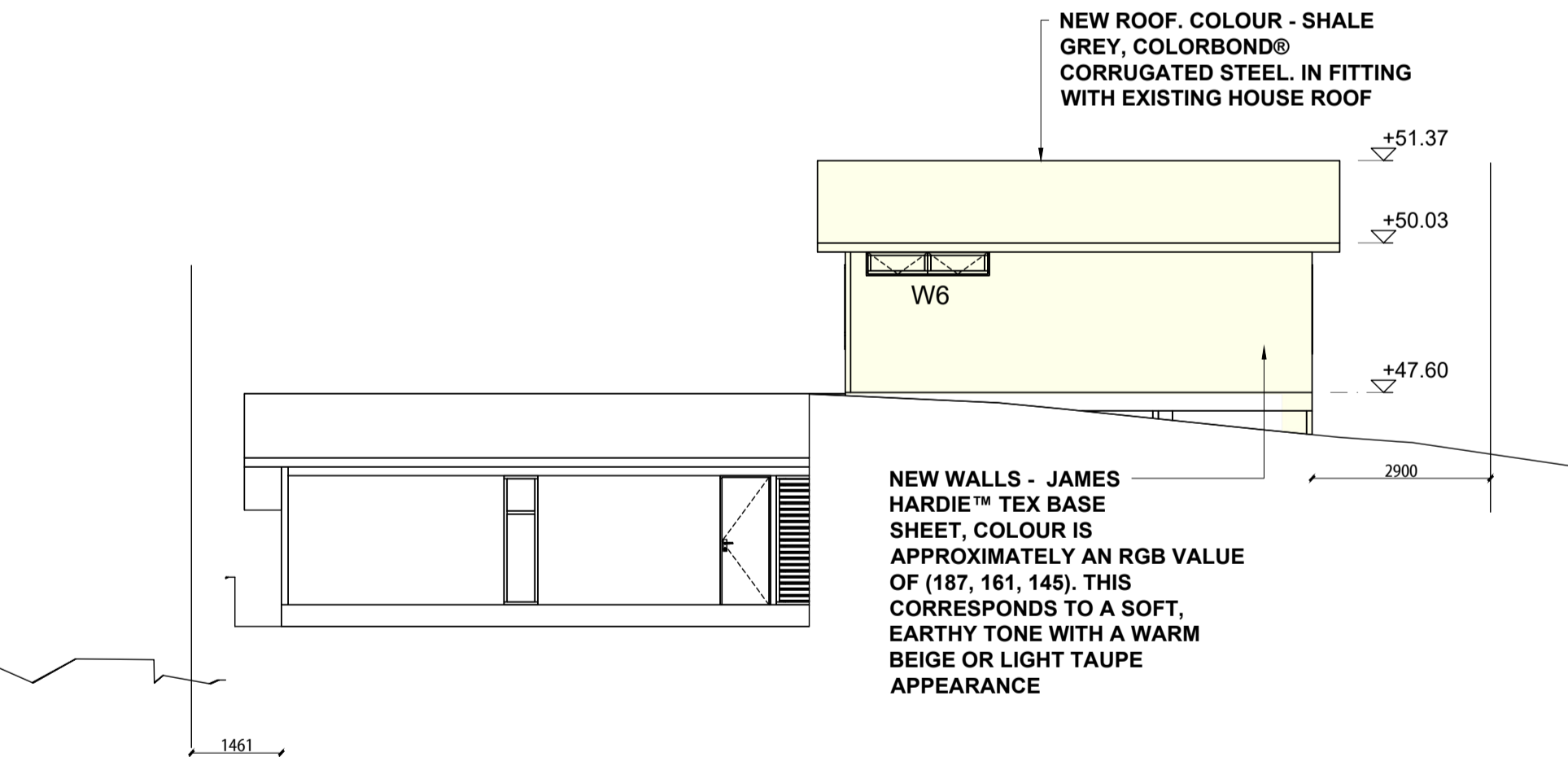
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NEW 3RD STOREY ADDITION AT REAR OF DWELLING

LEGEND:
EXISTING BUILDING OUTLINE

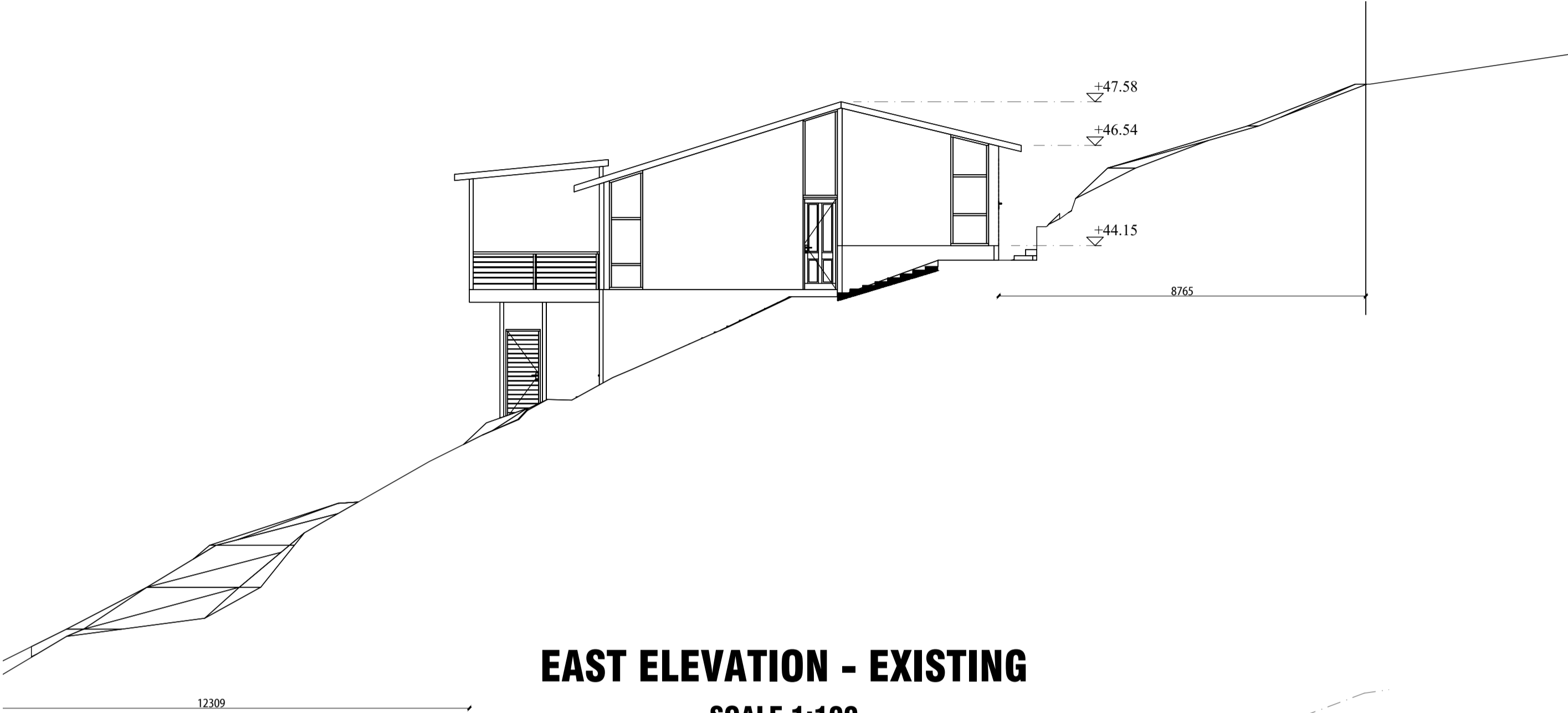
SMOKE ALARMS TO COMPLY WITH AS 3786
⚡



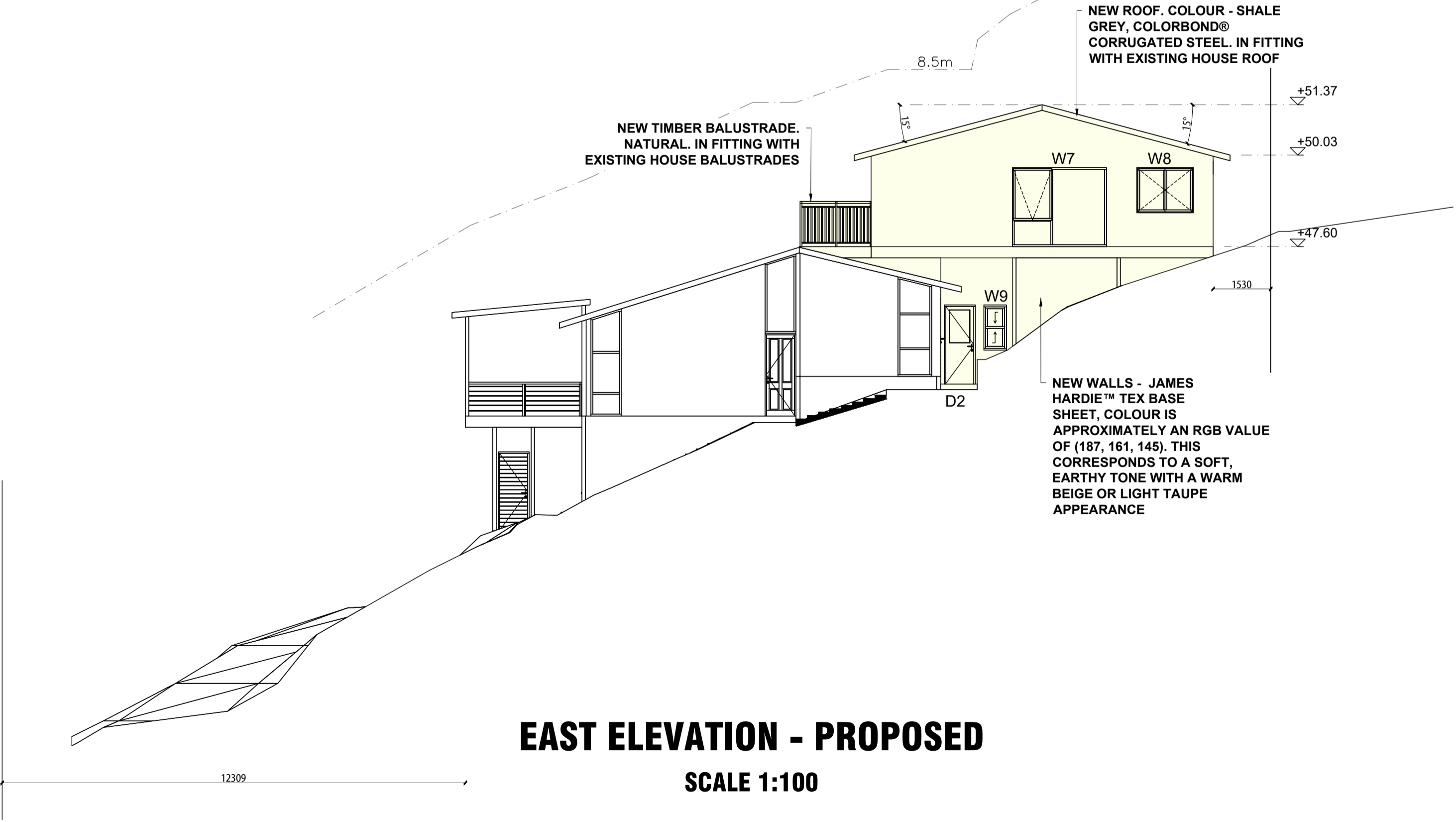
NORTH ELEVATION - EXISTING
SCALE 1:100



NORTH ELEVATION - PROPOSED
SCALE 1:100

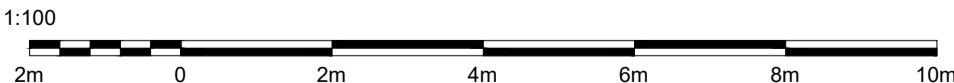


EAST ELEVATION - EXISTING
SCALE 1:100



EAST ELEVATION - PROPOSED
SCALE 1:100

GENERAL NOTES
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61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

PROUDLY SUPPORTING
bear cottage
AUSTRALIAN BUILT HOMES

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

Sheet 6

DP No. 28663
LOT No. 22

Table with 3 columns: A, Issued for DA, Sep. 27, 22
No., Revision/Issue, Date

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www.draftinghelp.com.au
02 87763474

Project Name and Address
MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107

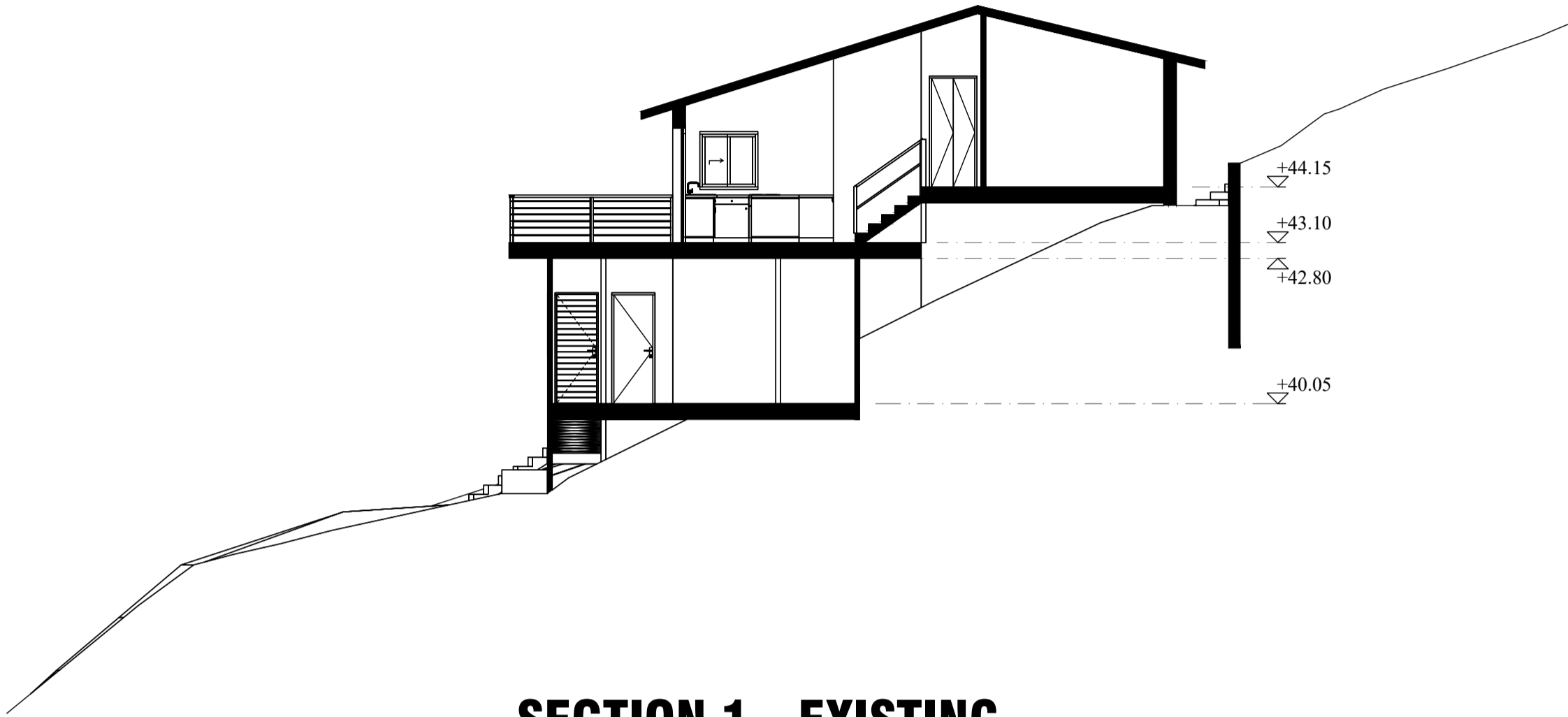
DEVELOPMENT PROPOSAL

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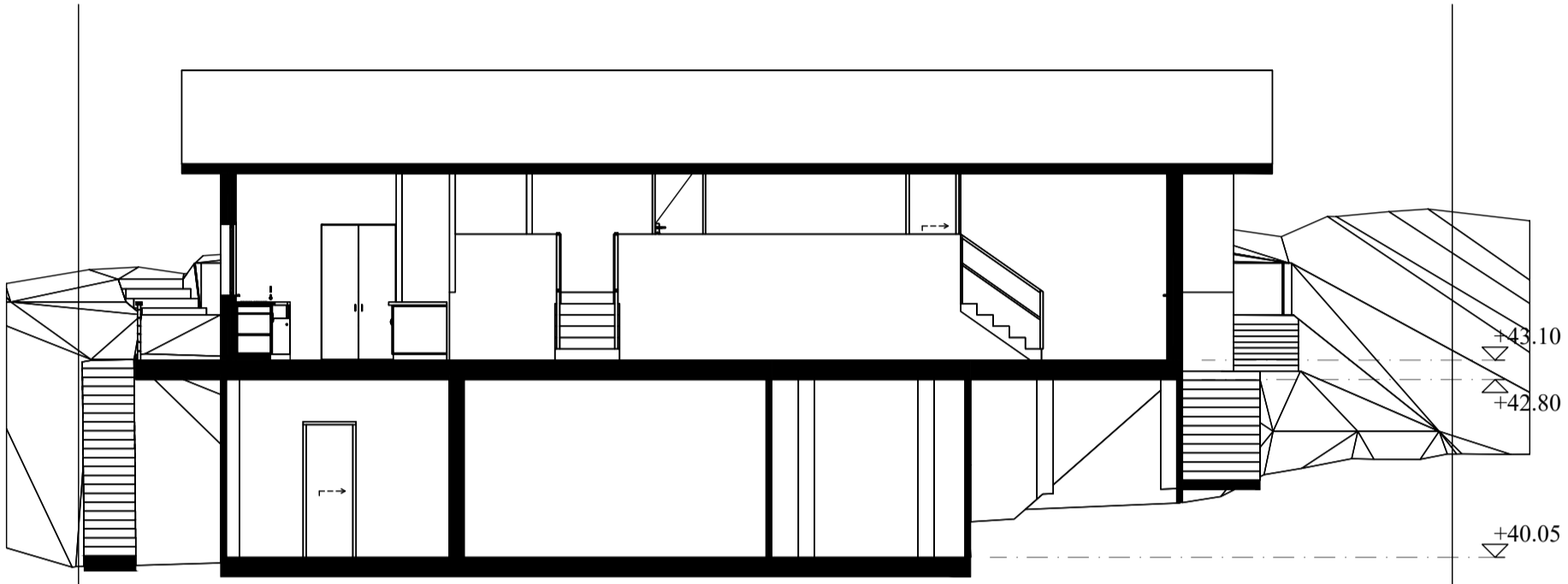
NEW WORKS:
NEW 3RD STOREY ADDITION AT REAR OF DWELLING

LEGEND:
EXISTING BUILDING OUTLINE

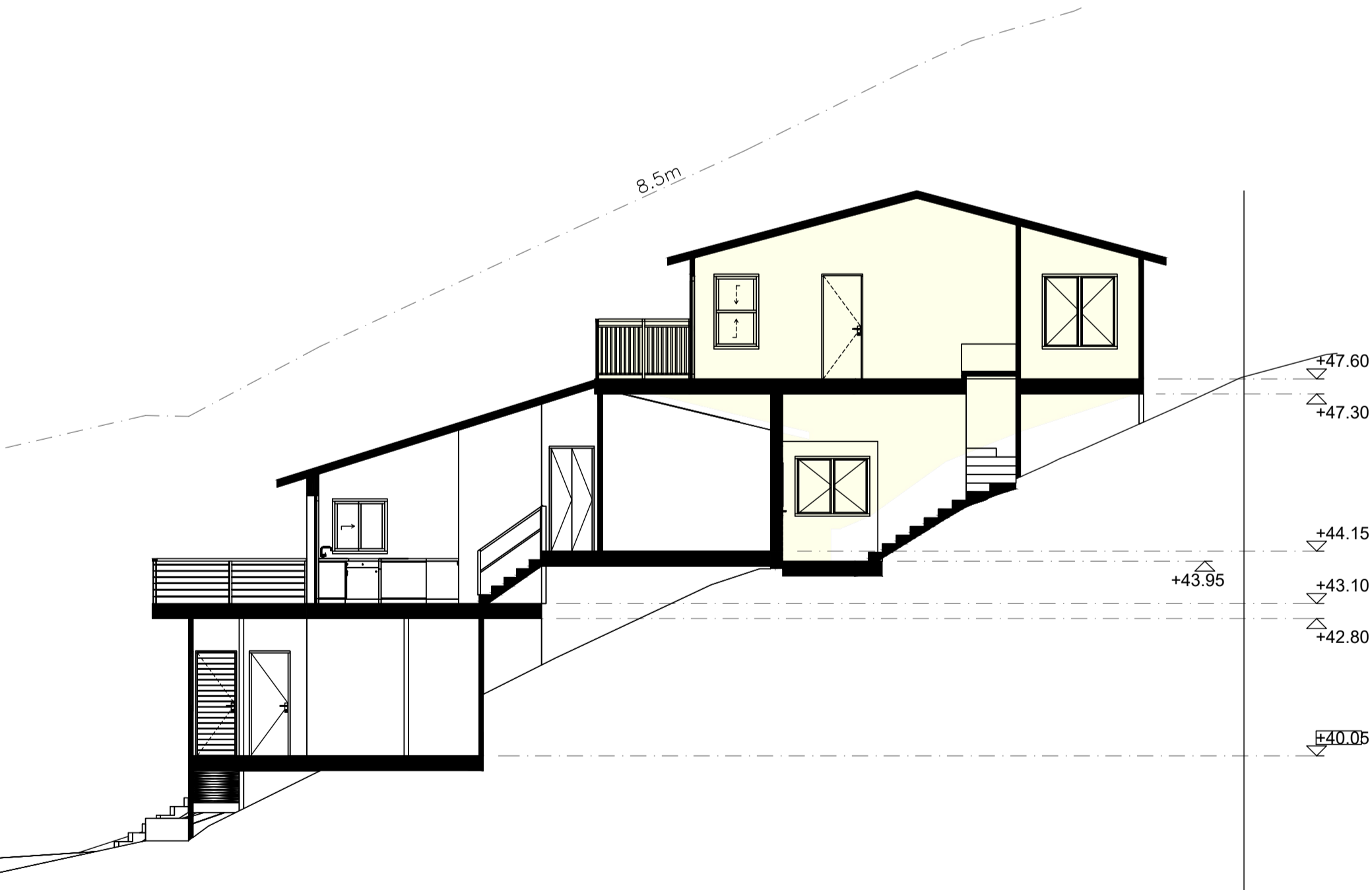
SMOKE ALARMS TO COMPLY WITH AS 3786
⚡



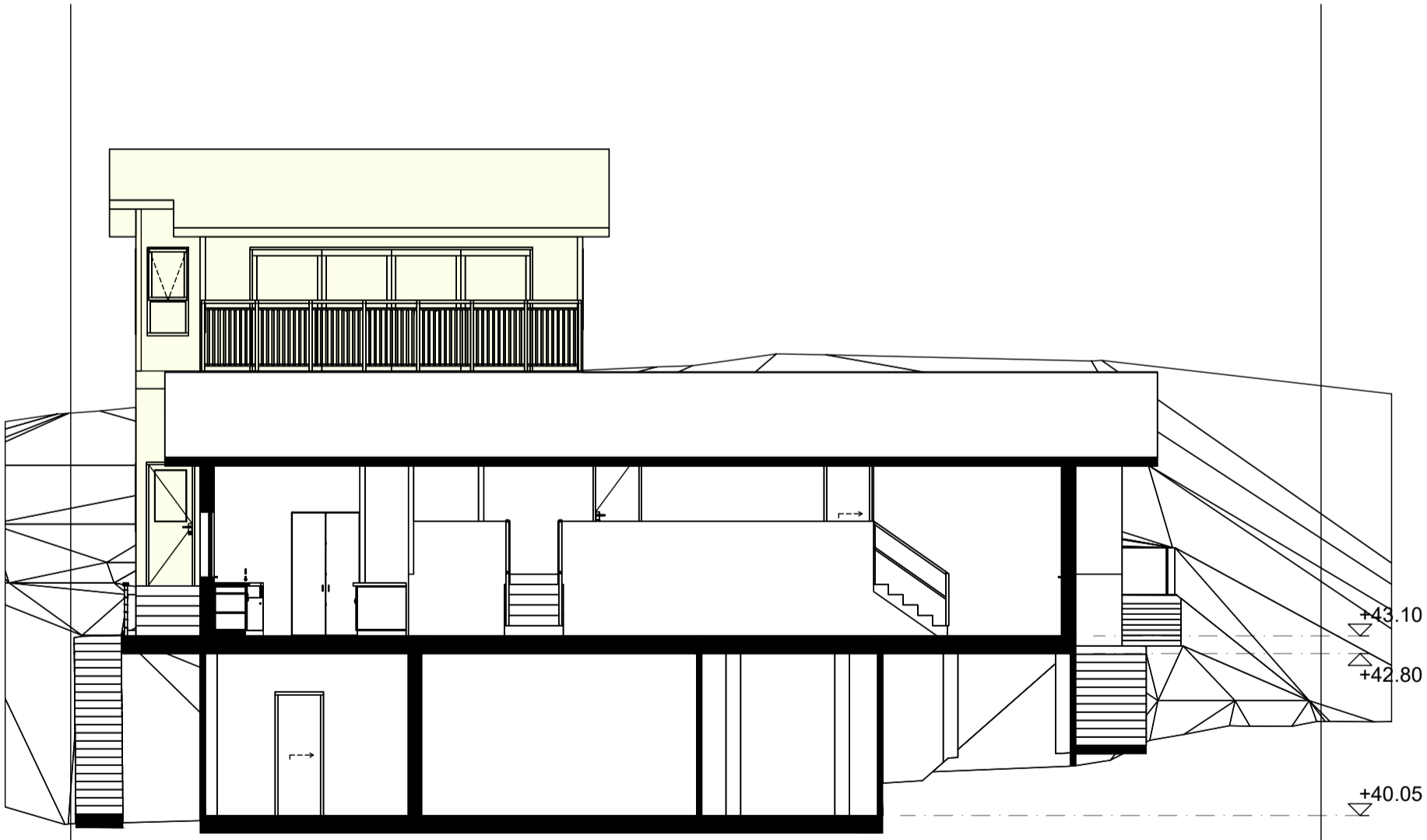
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SCALE 1:100



SECTION 2 - EXISTING
SCALE 1:100

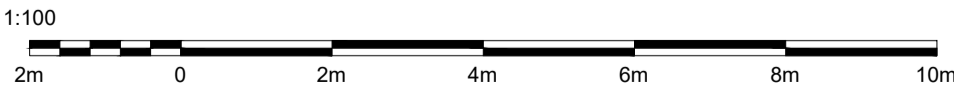


SECTION 1 - PROPOSED
SCALE 1:100



SECTION 2 - PROPOSED
SCALE 1:100

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61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

proudly supporting
bear cottage

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Project Additions and Alterations
Date 27-Sep-22
Scale AS SHOWN
Sheet 7

DP No. 28663
LOT No. 22

A ISSUED FOR DA Sep. 27, 22
No. Revision/Issue Date

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Project Name and Address
MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107

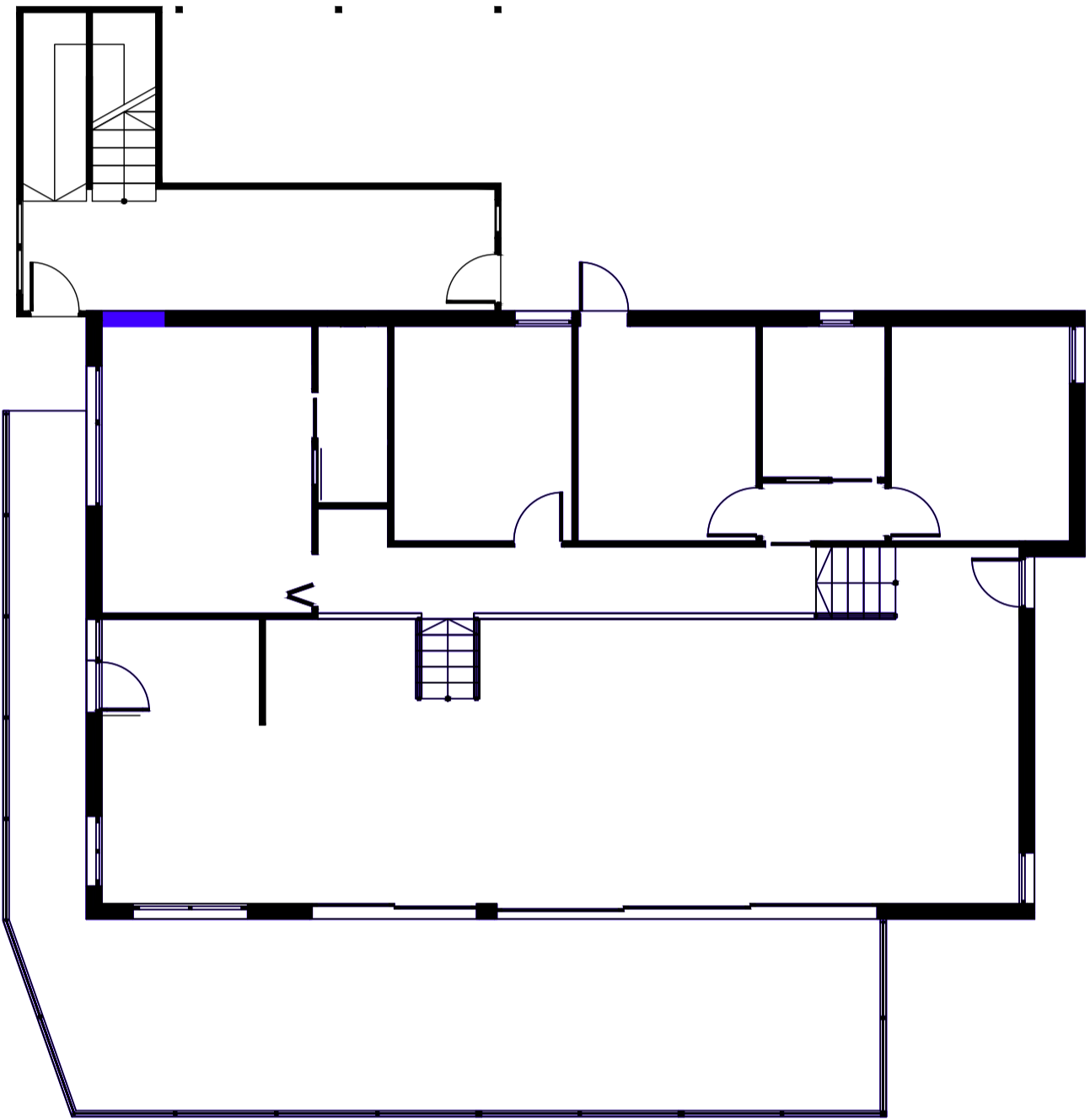
DEVELOPMENT PROPOSAL

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LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
⚡



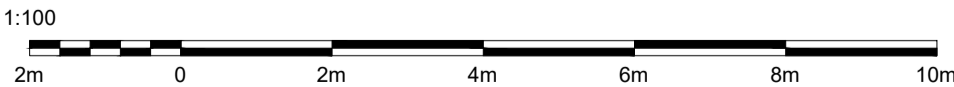
DEMO PLAN - GROUND FLOOR
SCALE 1:100

LEGEND:

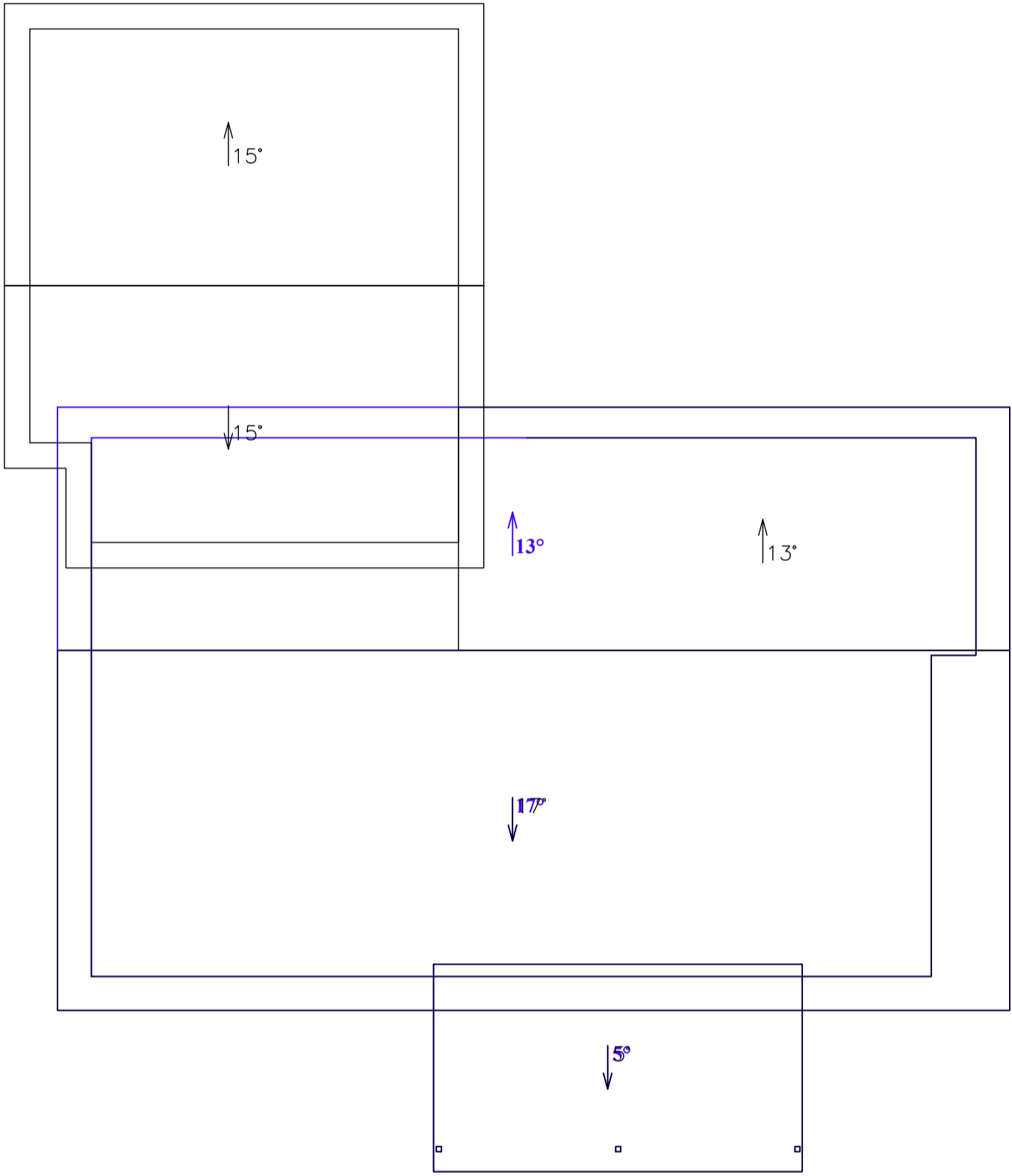
EXISTING WORKS TO BE REMOVED

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DEMO PLAN - ROOF
SCALE 1:100

LEGEND:

EXISTING WORKS TO BE REMOVED

61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

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

Sheet 8

DP No. 28663
LOT No. 22

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Project Name and Address
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AVALON BEACH
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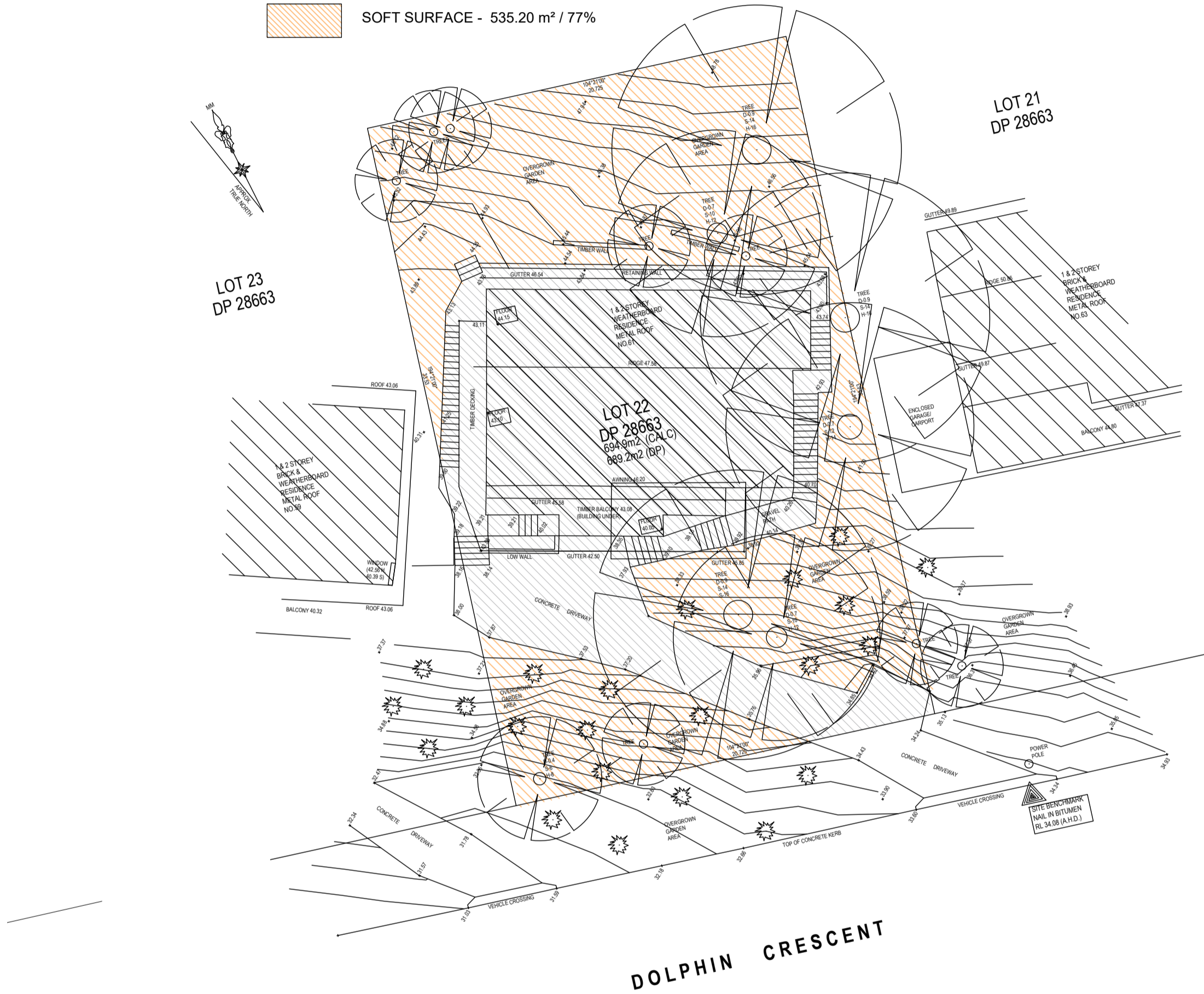
LEGEND:
EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786
⚡

HARD SURFACE - 694.20 m²

HARD SURFACE - 159.00 m² / 23%

SOFT SURFACE - 535.20 m² / 77%

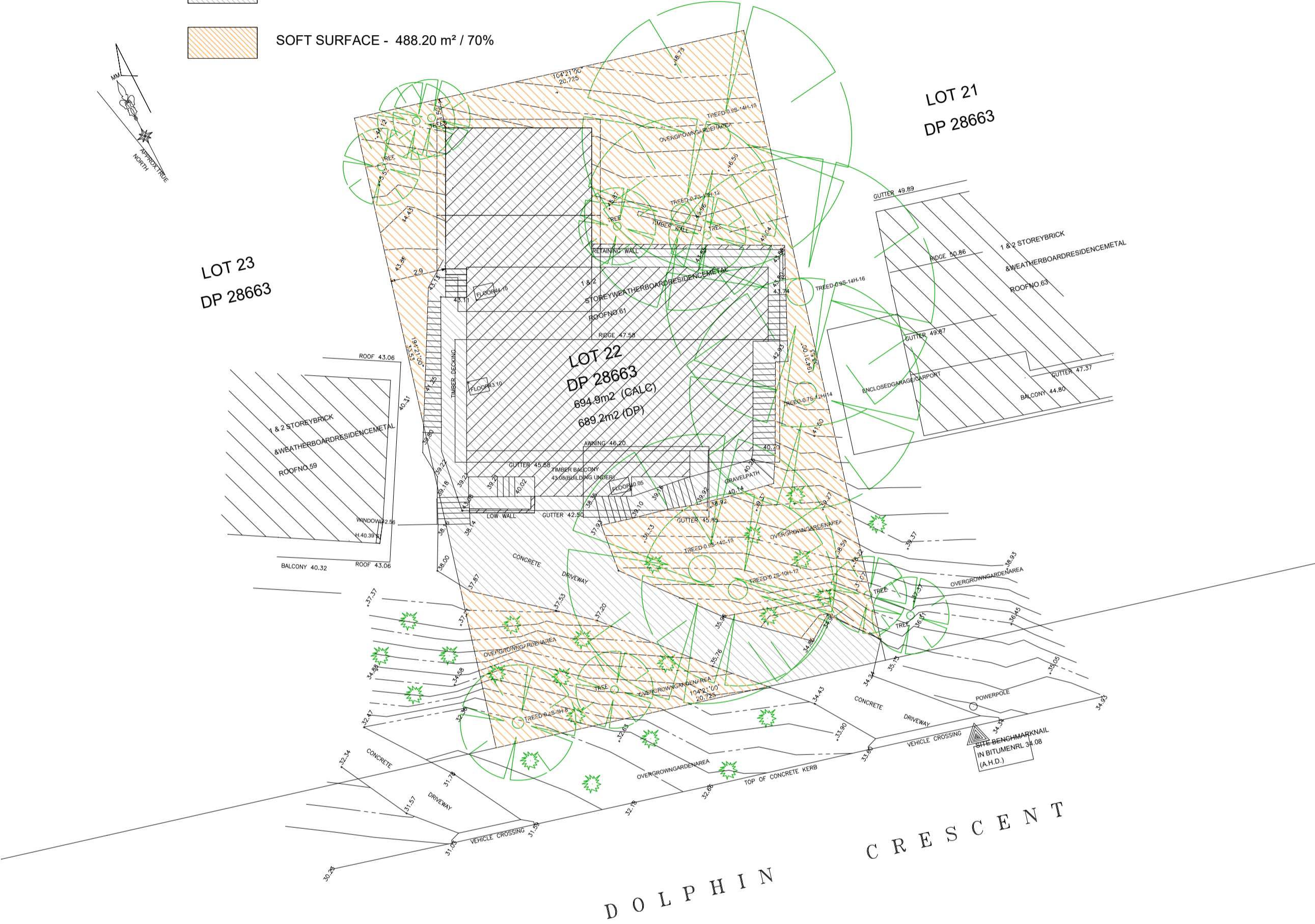


LANDUSE DIAGRAM - EXISTING
SCALE 1:200

HARD SURFACE - 694.20 m²

HARD SURFACE - 206.00 m² / 30%

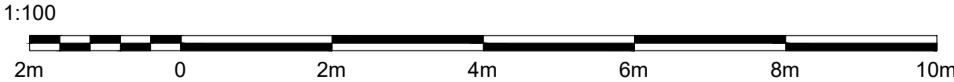
SOFT SURFACE - 488.20 m² / 70%



LANDUSE DIAGRAM - PROPOSED
SCALE 1:200

GENERAL NOTES

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61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

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Project Address and Alterations	Sheet
Date 27-Sep-22	9
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DP No. 28663

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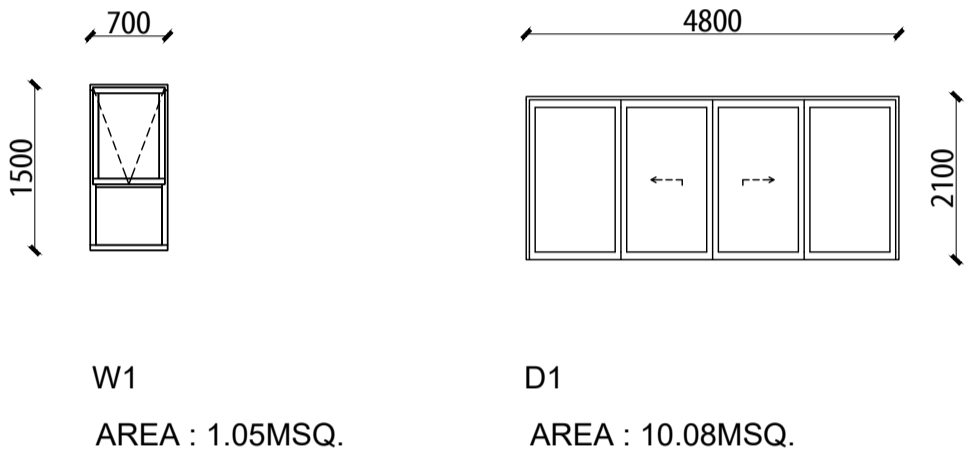
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EXISTING BUILDING OUTLINE

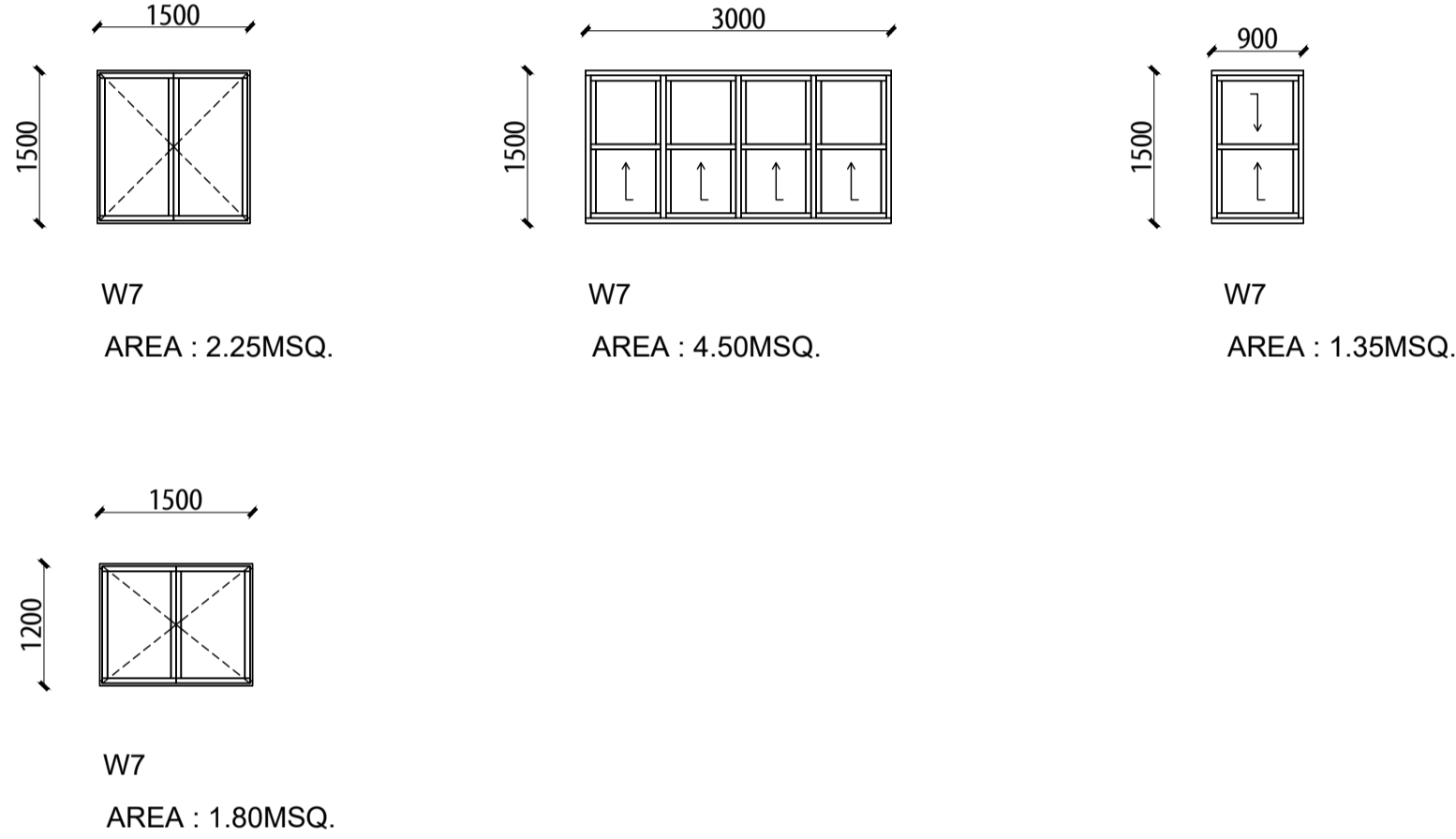
SMOKE ALARMS TO COMPLY WITH AS 3786
⚡

NEW WINDOWS AND DOORS FOR BASIX CERT.

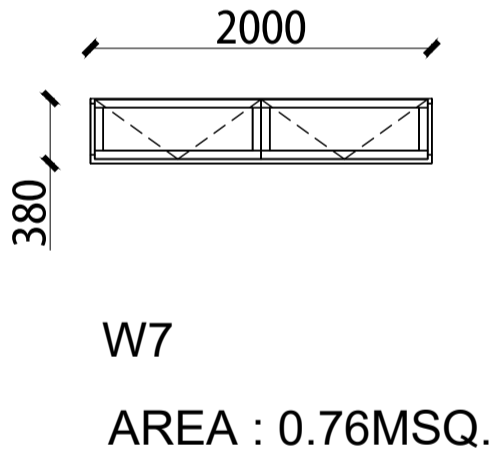
SOUTH ELEVATION



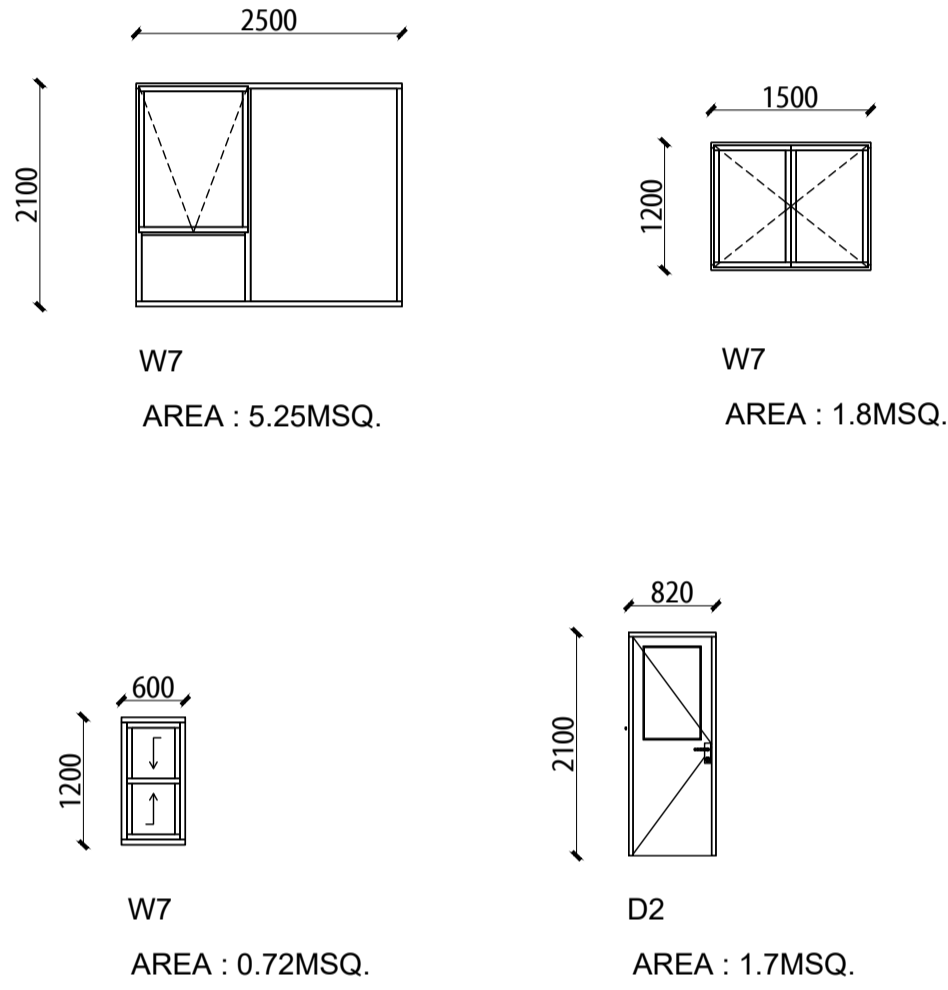
WEST ELEVATION



NORTH ELEVATION



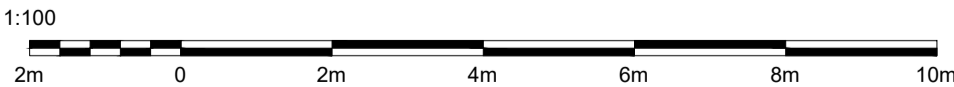
EAST ELEVATION



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

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 S.C.A. REQUIREMENTS.
- CONNECT DPS TO EXISTING STORMWATER SYSTEM.
- ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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61 DOLPHON CRES.
AVALON BEACH
2107

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

proudly supporting **bear cottage** Architectural Drafting & Design

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Project Additions and Alterations	Sheet																		
Date: 27-Sep-22	11																		
Scale: AS SHOWN																			
DP No. 28663																			
LOT No. 22																			
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A	ISSUED FOR DA	Sep. 27, 22																	
No.	Revision/Issue	Date																	

dh DRAFTING HELP

5/470 Sydney Rd
Balgownie 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MATTHEW DENT
61 DOLPHON CRES.
AVALON BEACH
2107

DEVELOPMENT PROPOSAL

DP: 28663
LOT No. 22
SITE AREA: 694.90MSQ.
EXIST. GFA: 205.00MSQ.
PROPOSED GFA: 67.00MSQ
MAX. BUILDING HEIGHT: 8.5M

NEW WORKS:
NEW 3RD STOREY ADDITION AT REAR OF DWELLING

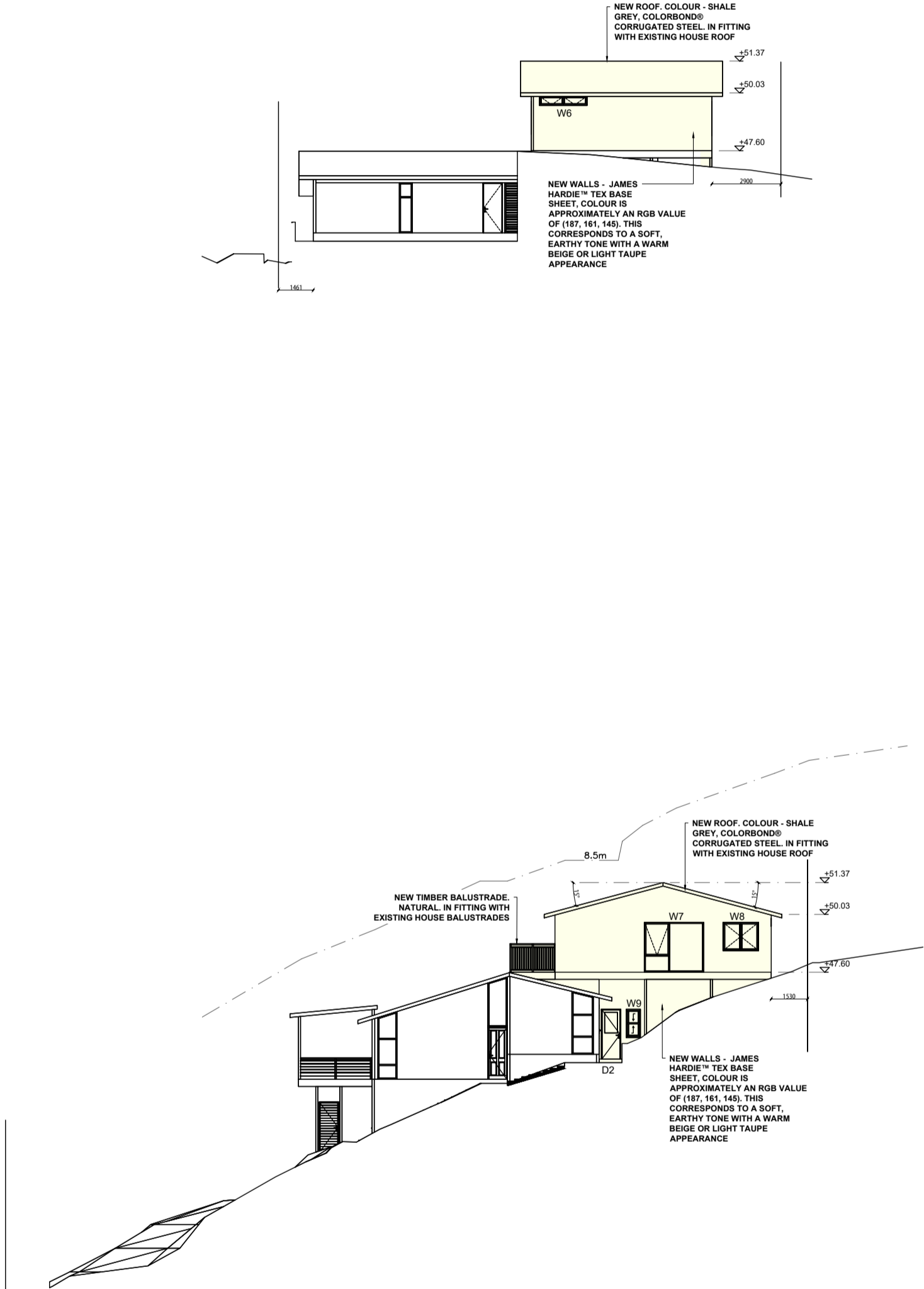
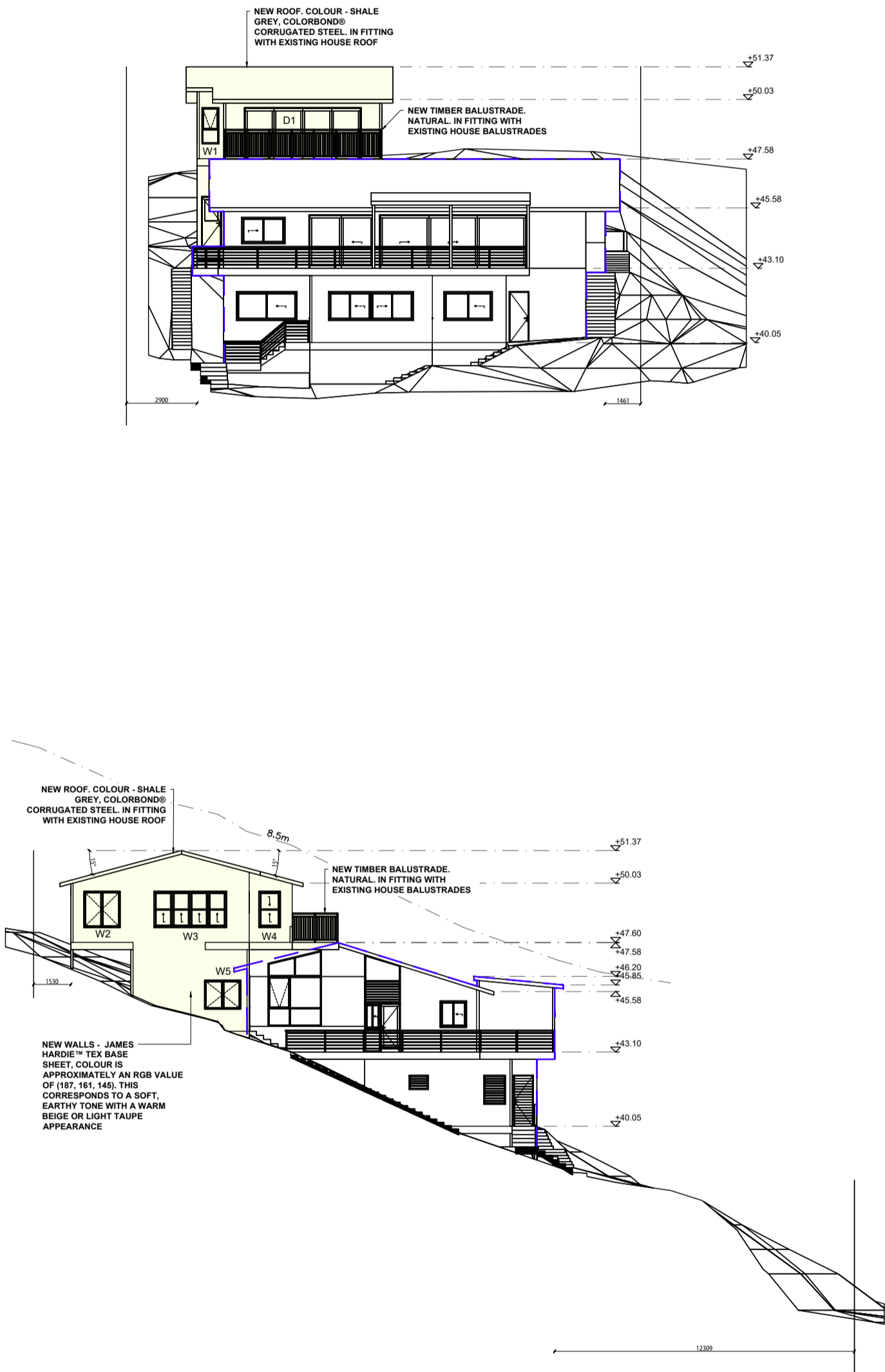
LEGEND:

EXISTING BUILDING OUTLINE

SMOKE ALARMS TO COMPLY WITH AS 3786

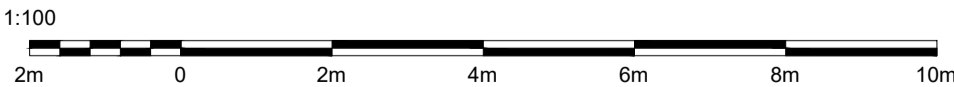
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NOTIFICATION PLAN



GENERAL NOTES

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Project Additions and Alterations
Date 27-Sep-22
Scale AS SHOWN
Sheet 12

DP No. 28663

LOT No. 22

A ISSUED FOR DA Sep. 27, 22
No. Revision/Issue Date

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