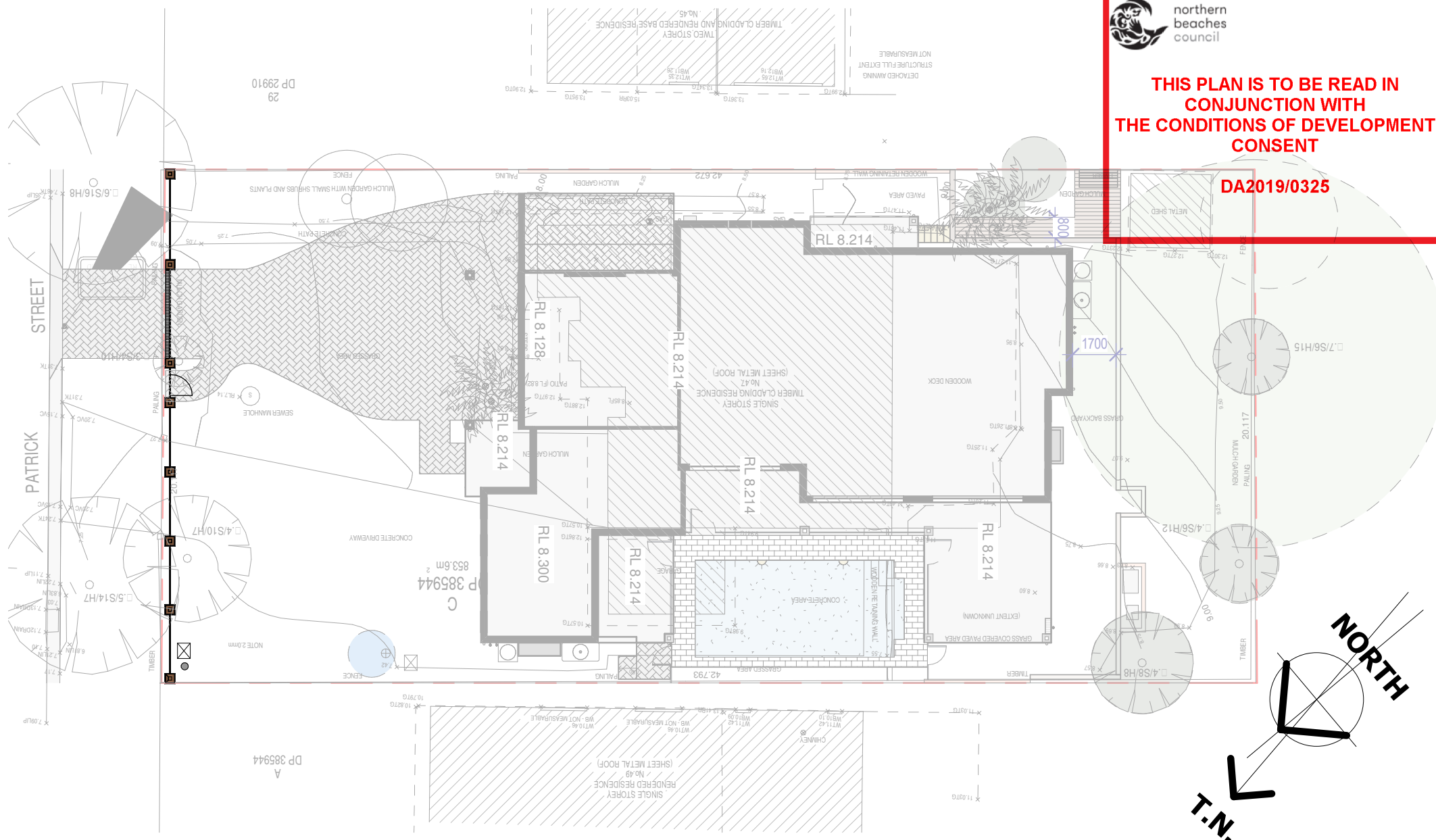
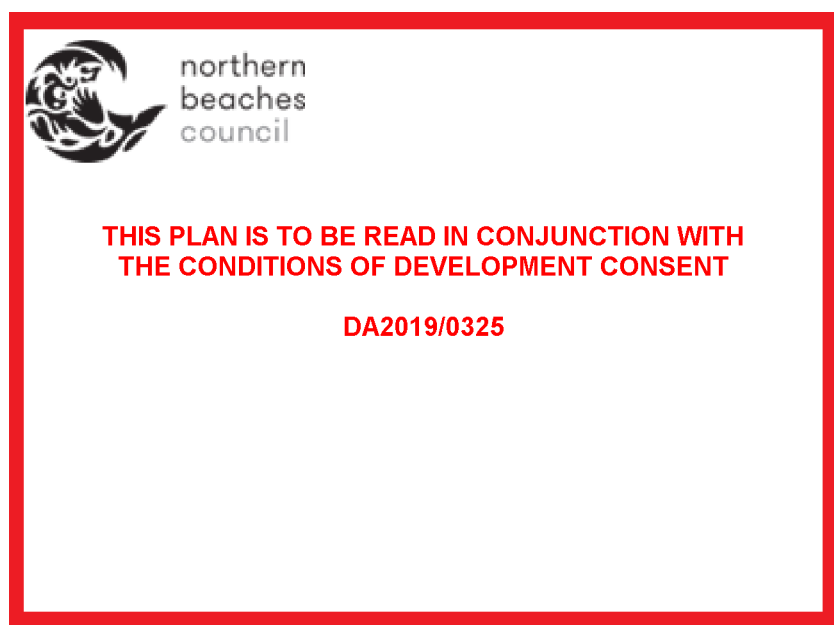
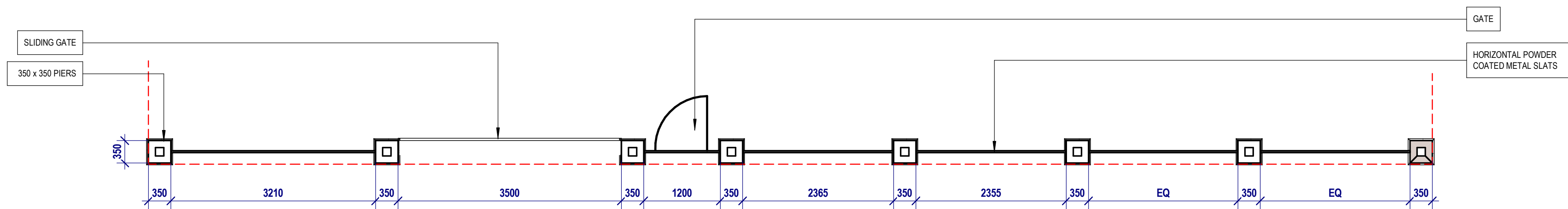


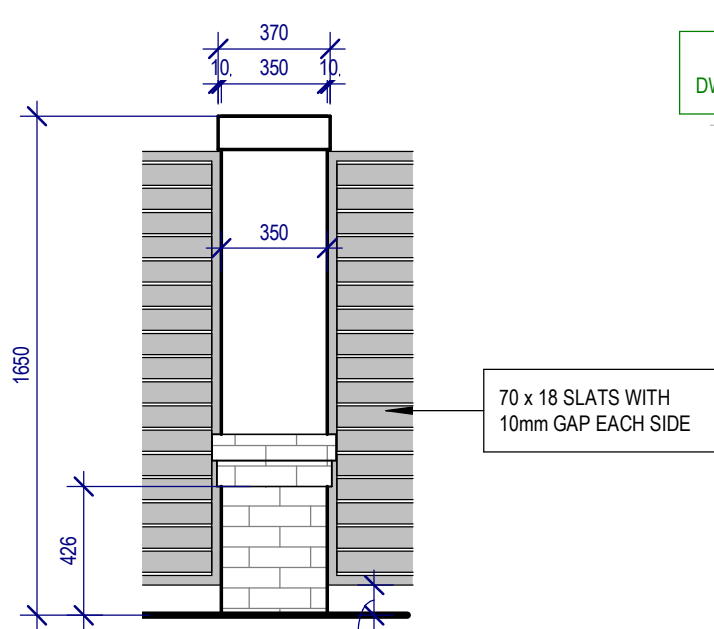
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0325

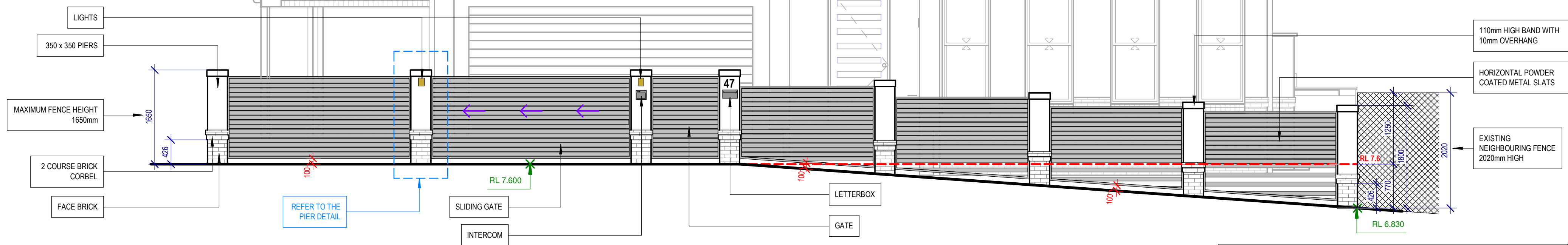




FRONT FENCE PLAN
SCALE 1:100

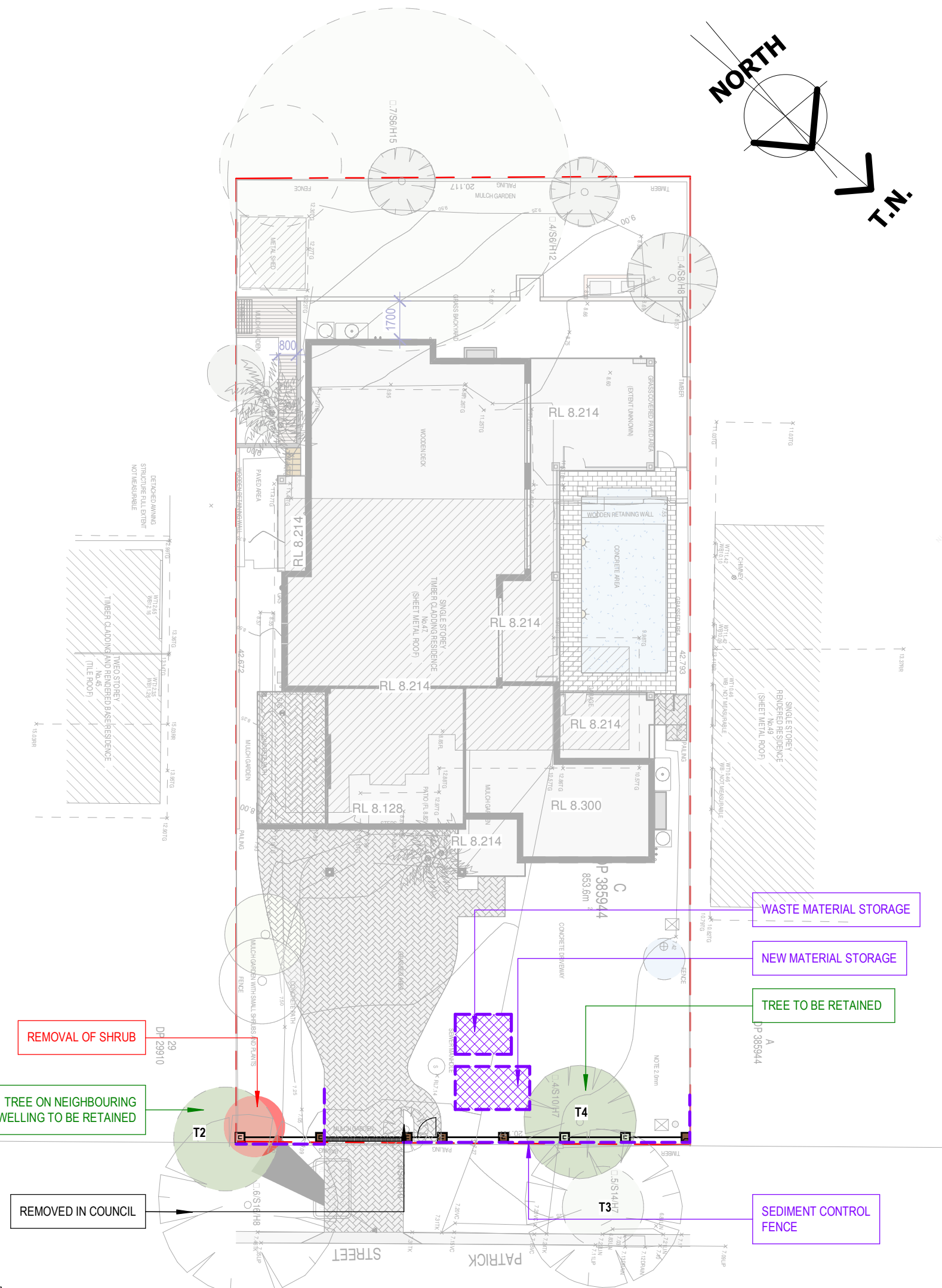


PIER DETAIL
SCALE 1:25



FRONT FENCE ELEVATION
SCALE 1:100

FLOOD PRONE LAND DESIGN STANDARD REQUIREMENT H1
FENCING (INCLUDING FENCING, BOUNDARY FENCING, BALCONY BALUSTRADES AND ACCESSWAY BALUSTRADES) SHALL BE OPEN FOR PASSAGE OF FLOOD WATERS - ALL NEW FENCING ON THE PROPERTY MUST BE FLOOD COMPATIBLE WITH 50-75% OF THE FENCE BEING OF AN OPEN DESIGN BETWEEN THE NATURAL GROUND LEVEL AND THE FLOOD PLANNING LEVEL. ONLY 25-50% OF THE PERIMETER FENCE WOULD BE PERMITTED TO BE SOLID. OPENINGS SHOULD PERMIT A 75mm SPHERE TO PASS THROUGH, AND SHOULD NOT IMPEDE THE FLOW OF WATER.



SITE PLAN
SCALE 1:100



METAL SLATS
COLOUR: ANODIC NATURAL MATT

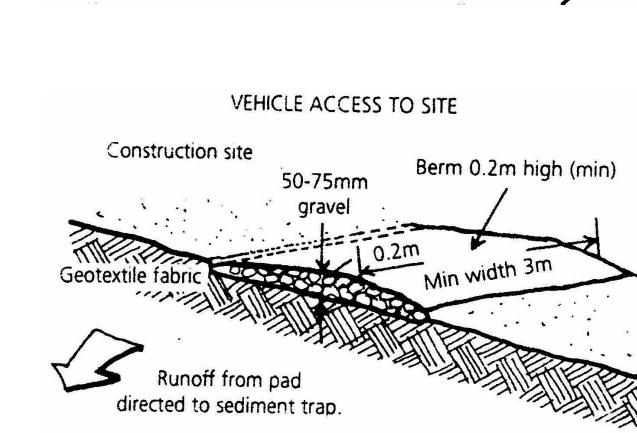
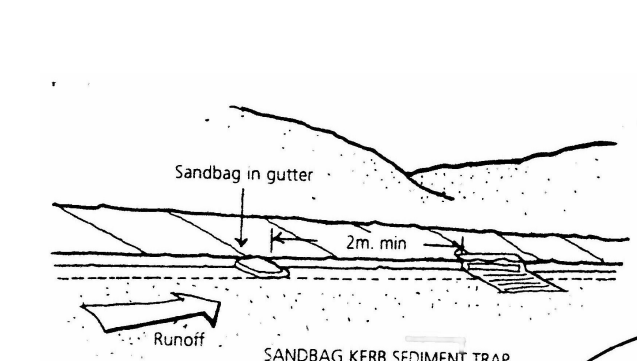
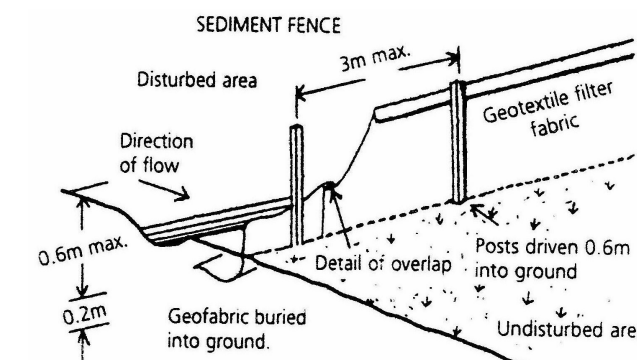


RENDER & PAINT
COLOUR: TAUBMANS 'STONE PATINO'



BRICK BASE BY PGH
COLOUR: BLUE STEEL FLASH

SCHEDULE OF FINISHES



DESIGNED & CONSTRUCTED BY:
P.G. BINET PTY LTD
ACN 26 000 507 719
3 CARLINGFORD ROAD
EPPING NSW 2121
PO Box 519 Epping NSW 2121
TELEPHONE: (02) 9868 3222
FACSIMILE: (02) 9868 5246
BUILDERS LICENCE No. 4443

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NOTE: AIR CONDITIONING REGISTER LOCATIONS SHOWN ON PLAN ARE INDICATIVE ONLY AND MAY VARY WHEN HOME IS BUILT.
ALL BRICK CORBELLS TO CORBELLED 15MM UNLESS NOTED OTHERWISE

PLAN
FRONT FENCE

DATE	ISSUE	AMENDMENTS	I	DATE	ISSUE	AMENDMENTS	I
07.03.19	E	CLIENT REQUESTS	CM				
28.02.19	D	ADJUSTMENTS AS PER MEETING	CM				
18.02.19	C	CLIENT CHANGE 2	CM				
18.01.19	B	CLIENT CHANGE 1	CM				
14.12.18	A	PLANS PREPARED FOR COUNCIL	CM				

PROPOSED RESIDENCE FOR:
CLIENT: **MR. & MRS. ROZIER**

ADDRESS: **LOT C DP 385944
47 PATRICK STREET
AVALON BEACH 2107**

FRONT FENCE APPLICATION

DATE: **AUG 2017** JOB NO: **1007**
DRAWN: Author CHECKED: checker
SCALE: As indicated SHEET NO: **1**
DO NOT SCALE THE DRAWING
20/03/2019 10:43:54 AM