

ABBREVIATIONS		
AHD - Australian Height Datum	No - Number	
Al - Aluminium	Nom - Nominal	
AC - Air Conditioning	NTS - Not To Scale	
AP - Access Panel	O - Oven	
AS - Australian Standards	OF - Overflow	
B - Basin	OFC - Off Form Concrete	
BCA - Building Code of Australia	OG - Obscure Glass	
Bhd - Bulkhead	OH - Over Head	
Bid - Bidet	OSD - On Site Detention	
BK - Brick	PB - Plasterboard	
CB - Concrete Block	PC - Precast	
CC - Construction Certificate	Pit - Stormwater Pit	
CFC - Compressed Fibre Cement	PF - Paint Finish	
CJ - Construction Joint	PFC - Parallel Flange Channel	
CL - Centre Line	PGL - Proposed Ground Line	
Col - Column	Ply - Plywood	
Conc - Concrete	Poly - Polyurethane	
CP - Chrome Plated	PP - Power Pole	
CR - Cement Render	Prefab - Prefabricated	
CT - Ceramic Tile	Prelim - Preliminary	
D - Door (with no.)	Qty - Quantity	
DA - Development Approval	R - Robe	
DG - Double Glazed	Ref - Refridgerator	
DH - Double Hung	RC - Reinforced Concrete	
Dia - Diameter	Reqd - Required	
Dist - Distance	RH - Robe Hook	
DP - Downpipe	RHd - Range Hood	
DPC - Damp Proof Course	RHS - Rectangular Hollow Section	
DS - Door Stop	RL - Reduced Level	
DW - Dishwasher	RM - Reference Mark	
Dwg - Drawing	Rose - Shower Rose	
EGL - Existing Ground Line	ROW - Right Of Way	
Eng - Engineer	RWH - Rainwater Head	
Ex - Existing	RWT - Rainwater Tank	
F - Freezer	S - Skylight (with No)	
FB - Face Brick	SC - Stop Cock	
FE - Fire Extinguisher	Sect - Section	
FCL - Finished Ceiling Level	Sew - Sewer	
FFL - Finished Floor Level	SFL - Struct Floor Level	
FG - Fixed Glazing	SK - Sketch	
FH - Fire Hydrant	Shr - Shower	
FHR - Fire Hose Reel	SHS - Square Hollow Section	
FW - Floor Waste	Spec - Specification	
G - Gate (with no.)	Spr - Sprinkler	
GA - General Arrangement	SPF - Special Paint Finish	
Gal - Galvanised	SS - Stainless Steel	
Gas - Gas Cock	Std - Standard	
GD - Grated Drain	SVP - Sewer Vent Pipe	
GM - Gas Meter	TBS - To Be Selected	
Gnd - Ground	Tol - Tolerance	
Ht - Height	TPH - Toilet Paper Holder	
Heat - Heater	TR - Towel Rail	
HWU - Hot Water Unit	Tub - Laundry Tub	
Hyd - Hydraulic	Typ - Typical	
IP - Inspection Point	UB - Universal Beam	
Incl - Include	UC - Universal Column	
Inv - Invert	UNO - Unless Noted Otherwise	
Lin - Linen Cupboard	VOS - Verify On Site	
Lam - Laminated	Vac - Vacuum	
Lvr - Louvre	WB - Weatherboard	
Ldry - Laundry	WC - Water Closet	
MB - Meter Box	WD - Working Drawing	
MDF - Medium Density Fibreboard	W / D - Washer Dryer	
Min - Minimum	WI - Wrought Iron	
Misc - Miscellaneous	WPM - Waterproof Membrane	
Mix - Mixer	WIR - Walk in Robe	
MW - Microwave		

DRAWING LIST:		
TITLE PAGE		DA.00
SITE ANALYSIS PLAN		DA.01
SITE / ROOF PLAN		DA.02
LOWER GROUND PLAN		DA.03
GROUND FLOOR PLAN		DA.04
LEVEL 1 FLOOR PLAN		DA.05
NORTH & SOUTH ELEVATION		DA.06
EAST & WEST ELEVATION		DA.07
SECTIONS		DA.08
DRIVEWAY SECTION		DA.09
LANDSCAPED OPEN SPACE CALCULATION PLAN		DA.10
DEMOLITION PLAN		DA.11
SCHEDULE OF COLOURS & MATERIALS		DA.12 / DA.13

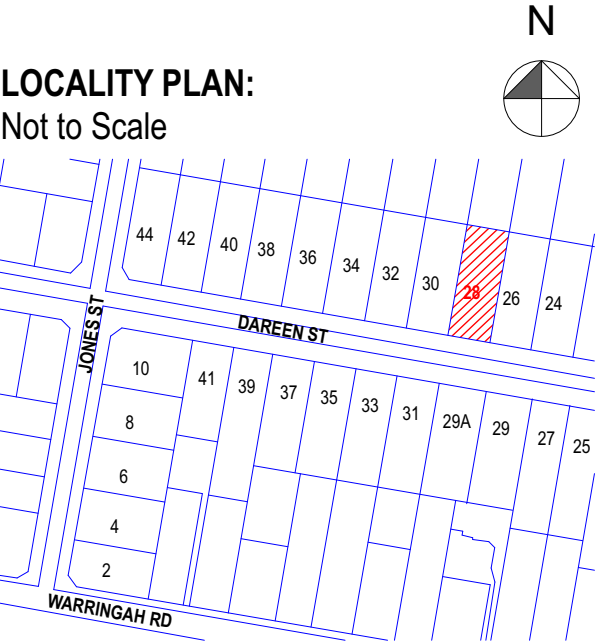
AS 1100.301 - 1985 - PRESENTATION OF MATERIALS LIST		
	BRICK	 METAL
	CEMENT RENDER	 TIMBER - SAWN / STUD WALL
	CONCRETE	 TIMBER - DRESSED
	CONCRETE BLOCK	 SANITARY FITTINGS
	CUT STONE MASONRY / ROCK	 WALL / FLOOR TILES
	EARTH / HARDCORE	 WOOD FLOOR
	FILL	 FIBROUS CEMENT (FC) SHEET
	GLASS	 HARD PLASTER / PLASTER BOARD

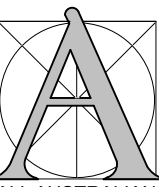
DRAWING LEGEND:	
ALL LEVELS	ALL LEVELS SHOWN ARE TO FINISHED SURFACE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING & PROPOSED LEVELS ONSITE PRIOR TO ORDERING, FABRICATION OR CONSTRUCTION.
+ 26.810	EXISTING LEVEL: AS SURVEYED TO AHD AT SPECIFIC LOCATION AS SHOWN BY EITHER PLAN OR ELEVATION MARKER (m)
+ 26.810	PROPOSED FINISHED LEVEL: TO AHD AT SPECIFIC LOCATION AS SHOWN BY EITHER PLAN OR ELEVATION MARKER (m)
FFL 26.810	EXISTING: FINISHED FLOOR LEVEL TO AHD AT LOCATION GENERALLY (m)
FFL 26.750	PROPOSED: FINISHED FLOOR LEVEL TO AHD AT LOCATION GENERALLY (m)
	SET-OUT POINT FOR PROPOSED WORKS
	BOUNDARY, GRID OR SET-OUT LINE
	CENTRE LINE
	PROPOSED ITEM IS BLACK
	EXISTING ITEM IS BLUE / BLUE
	DEMOLISHED ITEM IS RED

ALSO REFER TO:	
STATEMENT OF ENVIRONMENTAL EFFECTS	November 2020
STORMWATER / EROSION AND SEDIMENT PLAN	20-0616 H.01-04_P1
WASTE MANAGEMENT PLAN	20-0616 H.04_P1
SITE / LEVELS SURVEY	191128_B
GEOTECHINCAL REPORT	J2834, 27th October, 2020

COUNCIL CONTROLS SUMMARY:

Summary of Areas	Required	Existing	Proposed	Complies
Site Area		792.7 sqm	792.7 sqm	✓
Landscaped Open Space	317.08 sqm (40%) min. dimension 2m	356.95 sqm (45%)	332.32 sqm (42%)	✓
Private Open Space	60m² min. dimension 5m	127.5 sqm	existing	✓
Side Boundary Envelope	4m @ BDY & 45 degree	within the envelope	within the envelope	✓
Building Height	8.5m max.	9.15m max.	House - existing New garage - 4.5m	✓
Wall Height	7.2m max.	7.98m max.	existing	✓
Front Setback	6.5m	11.8m (carport)	9.67m (garage)	✓
Side Setbacks (east)	0.9m min	0.794m (carport)	0.09m (garage)	refer SEE
Side Setbacks (west)	1.2m min	1.543m	existing	✓
Rear Setback	6m	16.194m	existing	✓





ALL AUSTRALIAN ARCHITECTURE

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Project:
Garage Addition

Printed: Tuesday, 17 November 2020
/Projects/AAA/28Dar/02 Models/28Dar_Model.pln

Client:
Matthew & Kim Holst

28 Dareen Street Beacon Hill NSW 2100
Lot 1 & DP 208815

Title:
Title Page

28Dar
DA.00

Issue:
B



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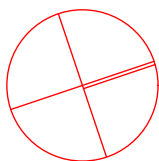
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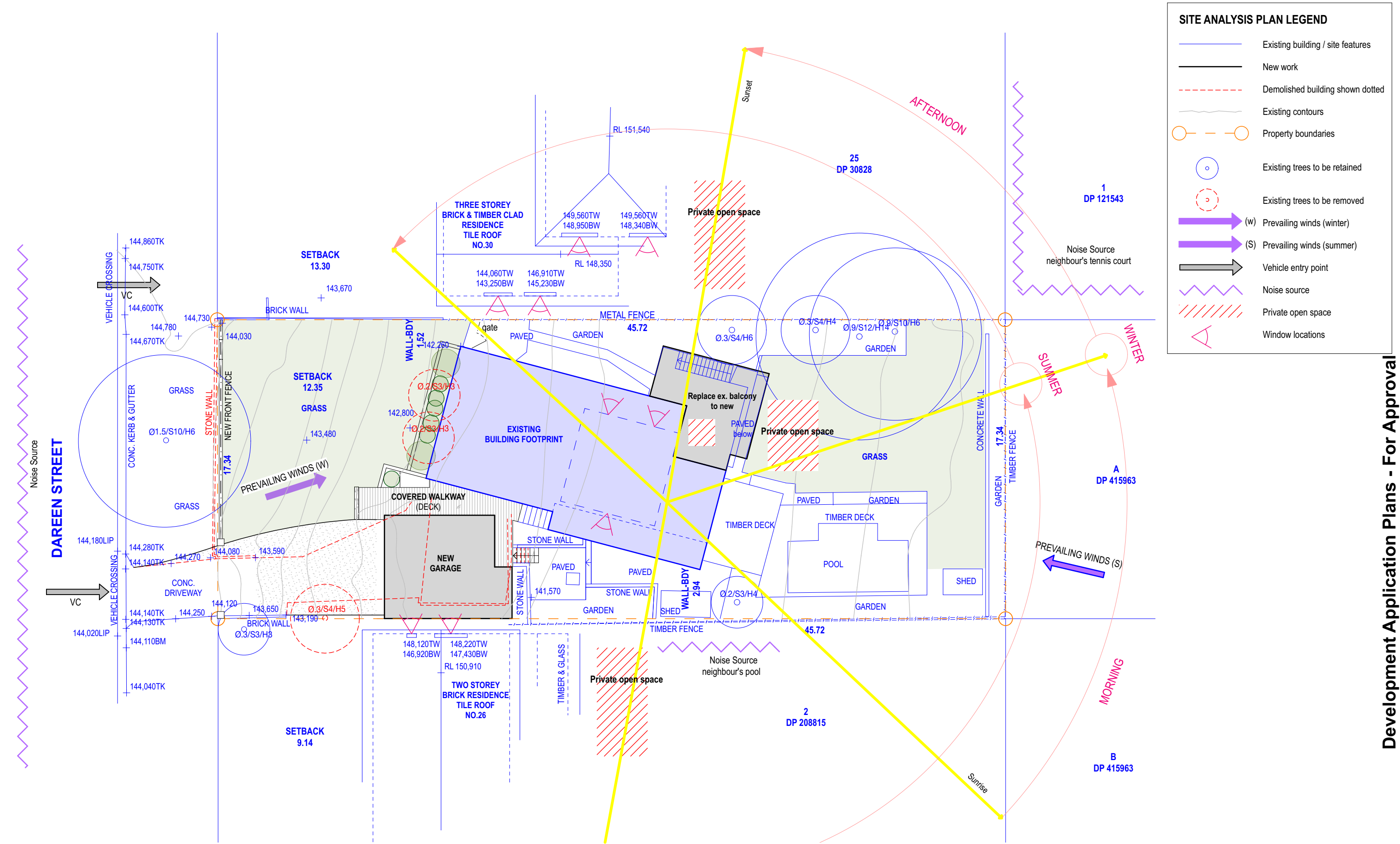
Client:
Matthew & Kim Holst

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Title:
Site Analysis Plan
Scale 1:200 @ A3
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28Dar
DA.01
Issue:
B



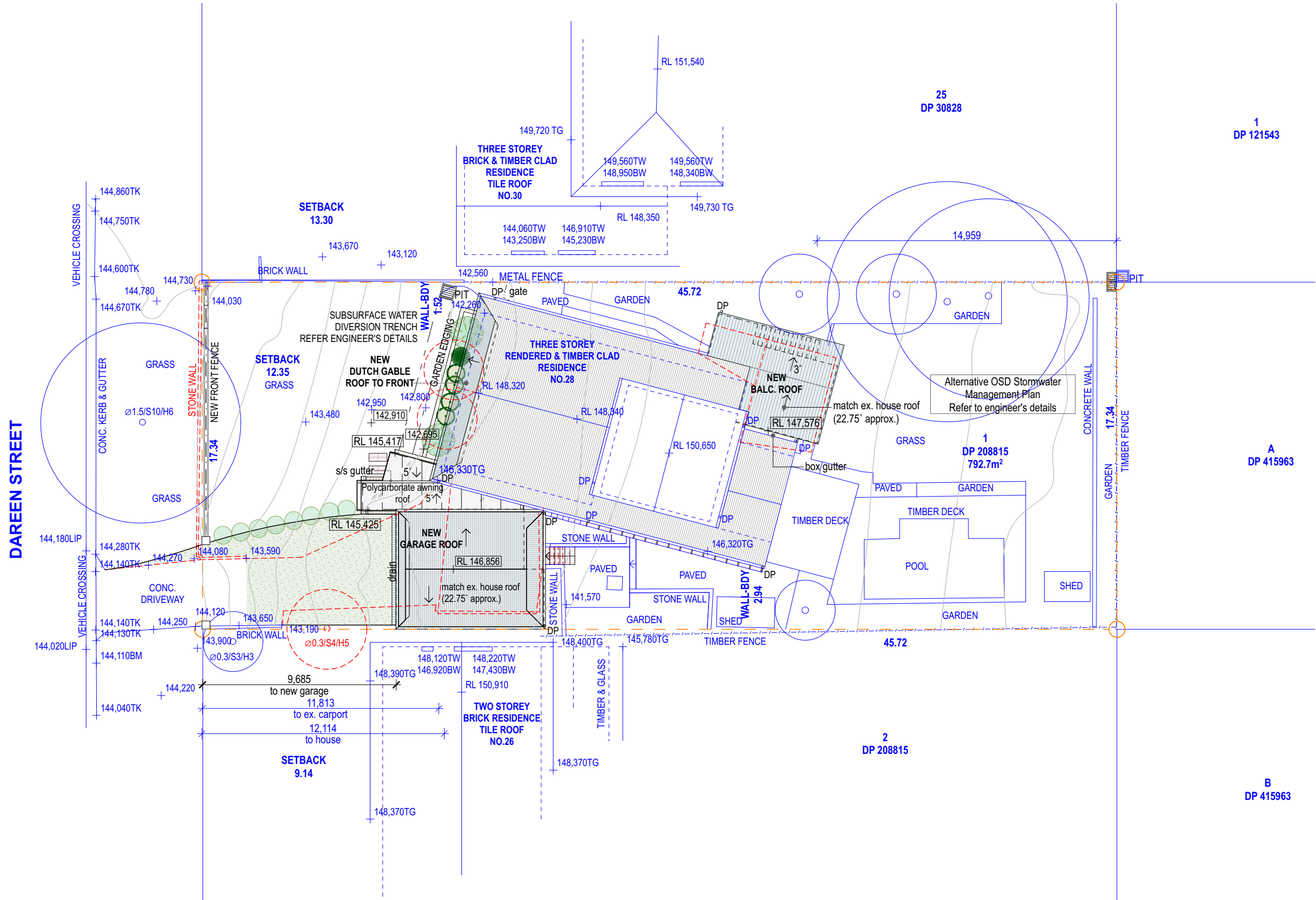
COLOURS:

PROPOSED ITEM IS BLACK

EXISTING ITEM IS BLUE / BLUE

DEMOLISHED ITEM IS RED

DA COLOURS TO:
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Development Application Plans - For Approval



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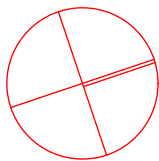
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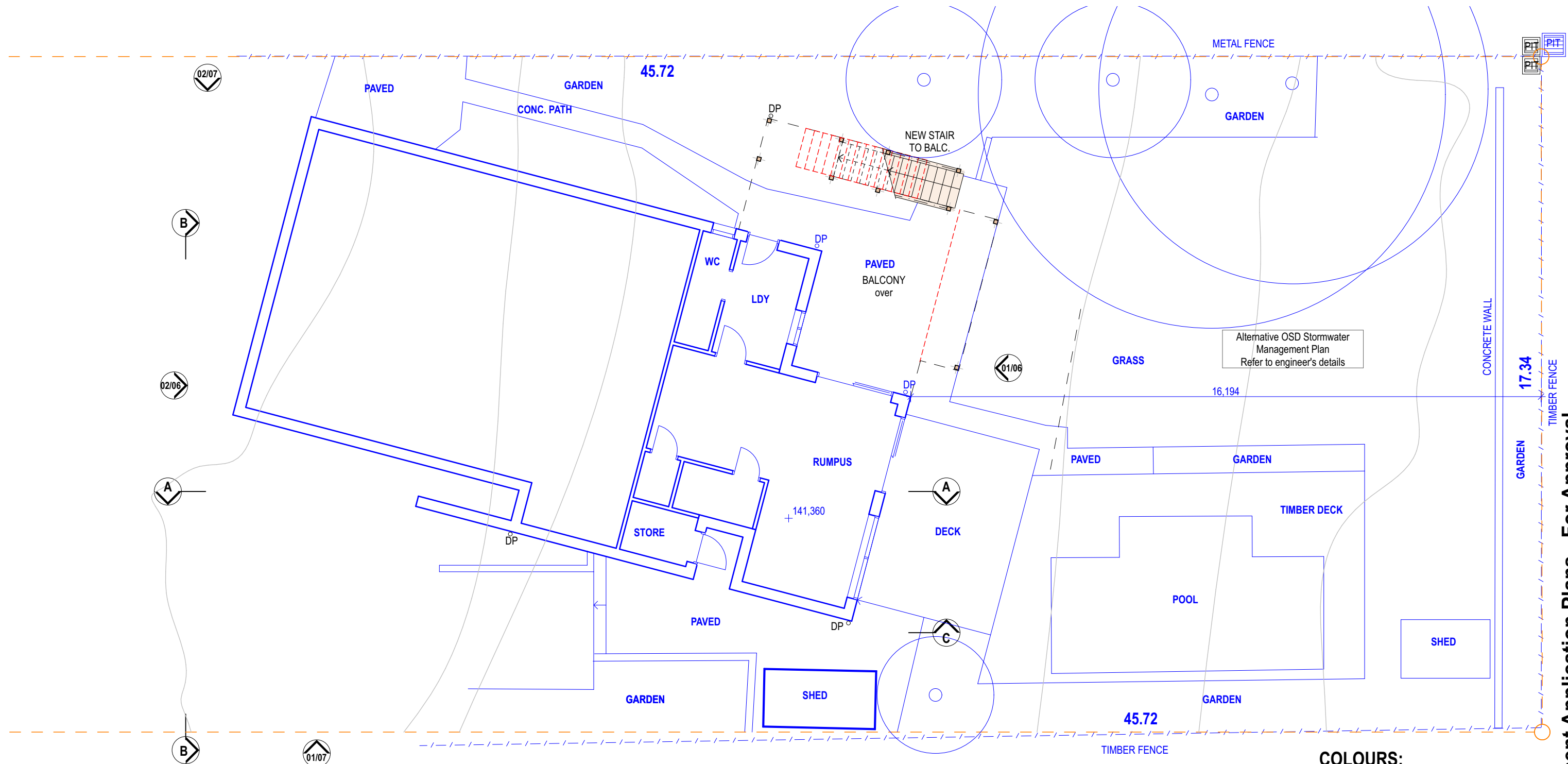
Client:
Matthew & Kim Holst

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Title:
Site Roof Plan
Scale 1:200 @ A3
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DA.02
Issue:
B



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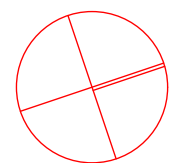
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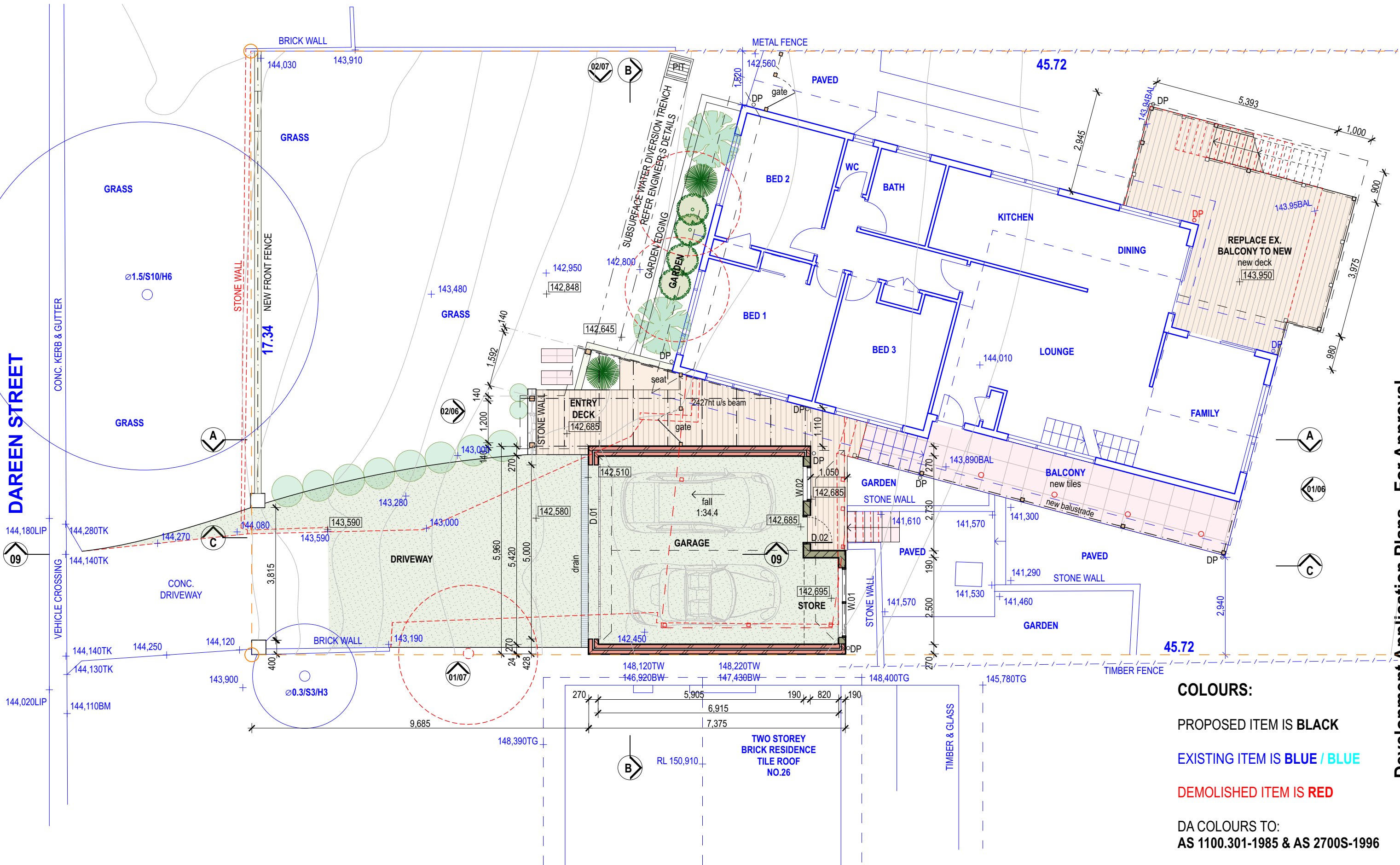
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Client:
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Title:
Lower Ground Plan
Scale 1:100 @ A3
0 1 2 3 4 5



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DA.03
Issue:
B



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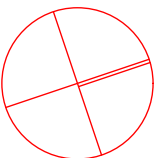
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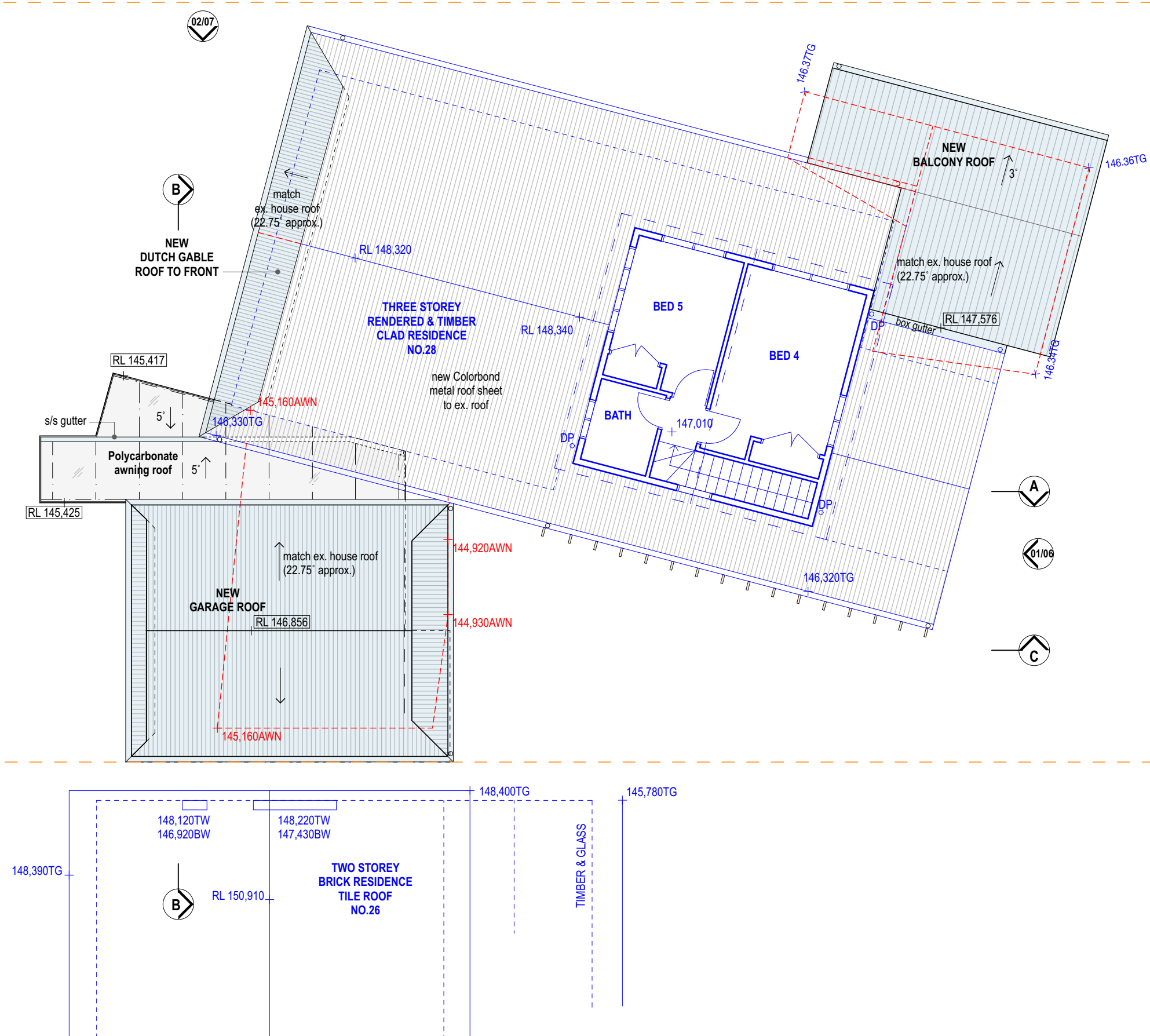
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Title:
Ground Plan
Scale 1:100 @ A3
0 1 2 3 4 5



28Dar
DA.04
Issue:
B



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EXISTING ITEM IS **BLUE / BLUE**

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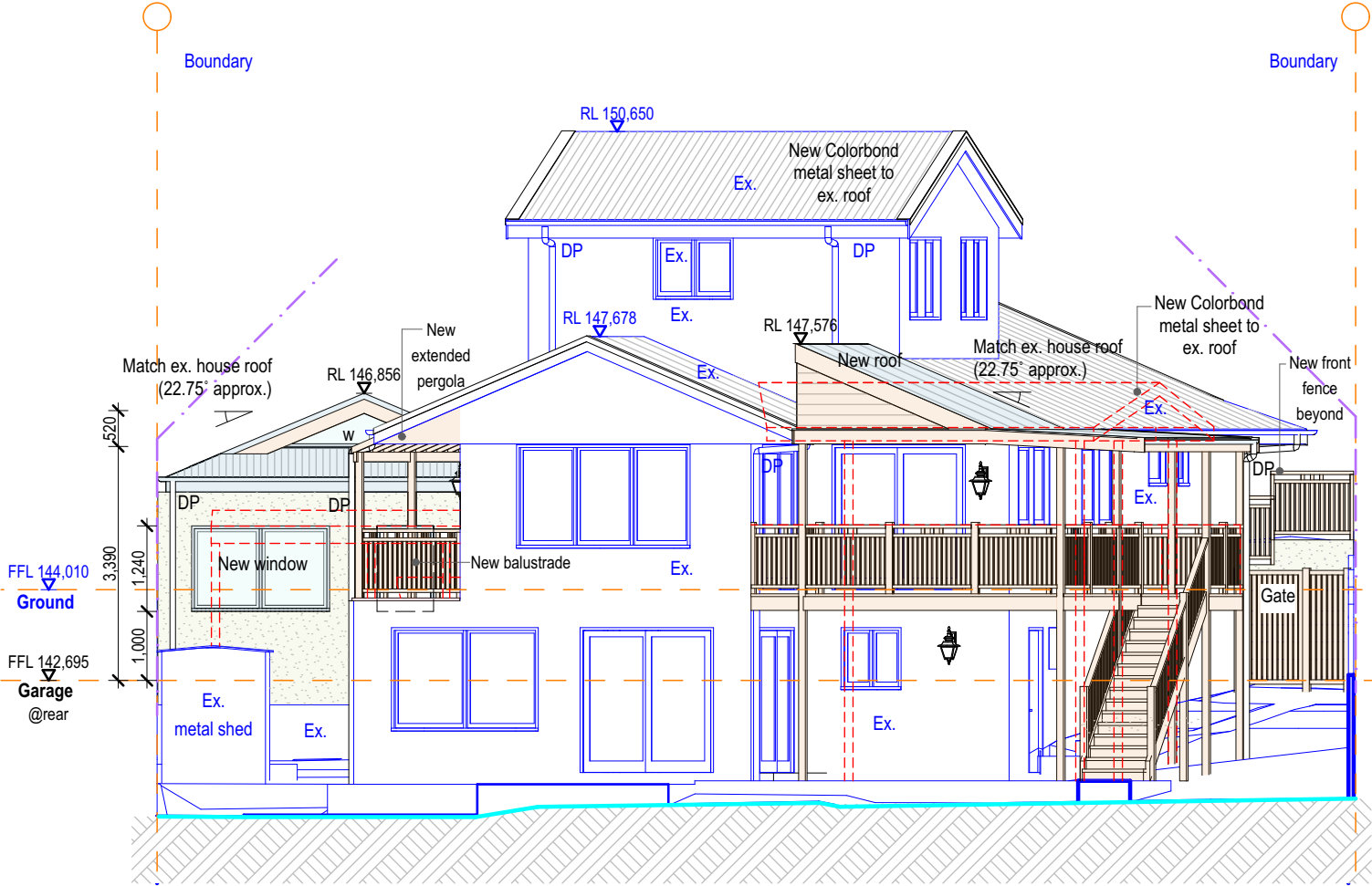
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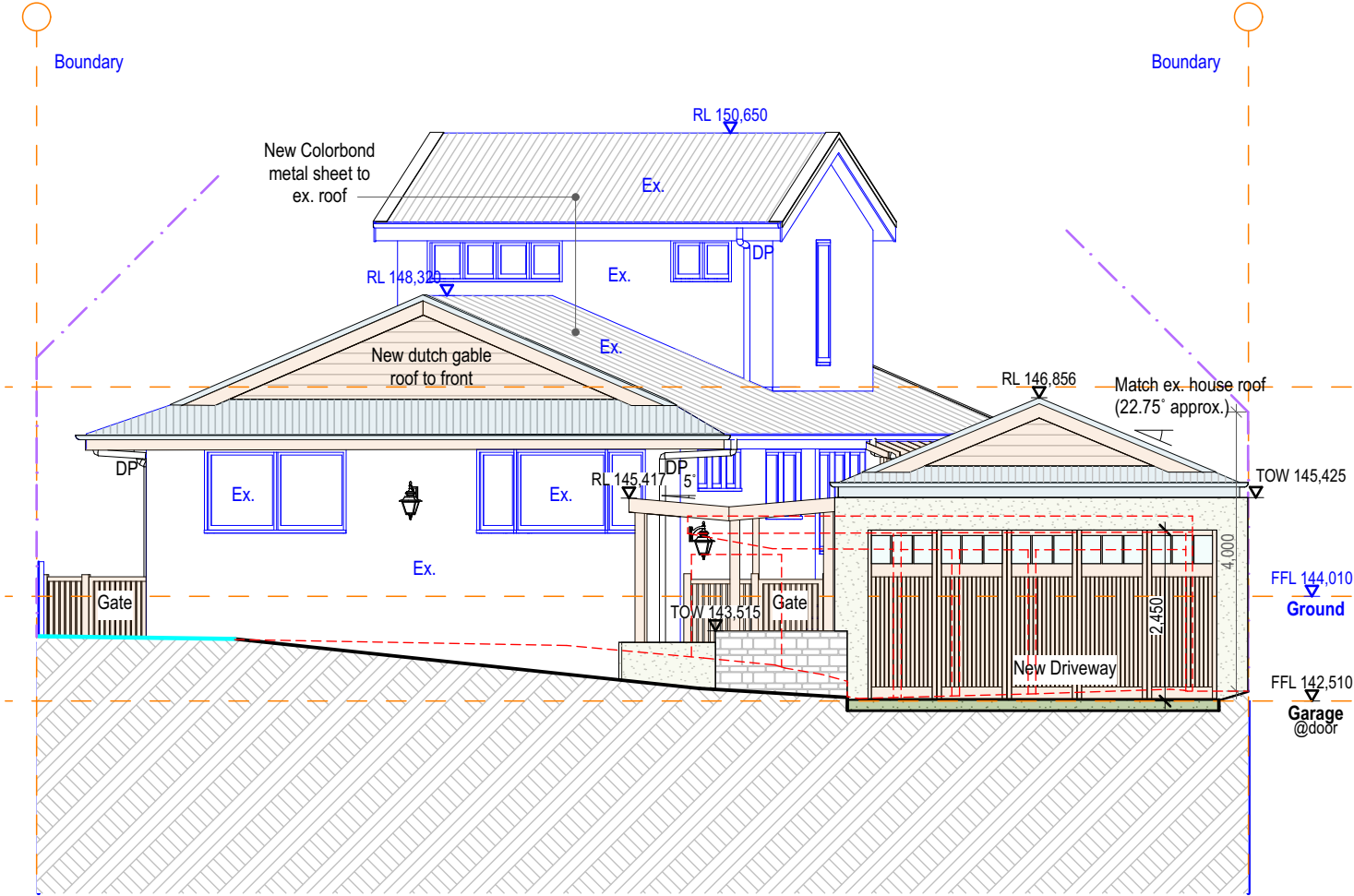
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DA COLOURS TO:
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1. NORTH ELEVATION



2. SOUTH ELEVATION

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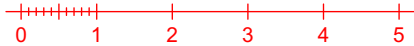
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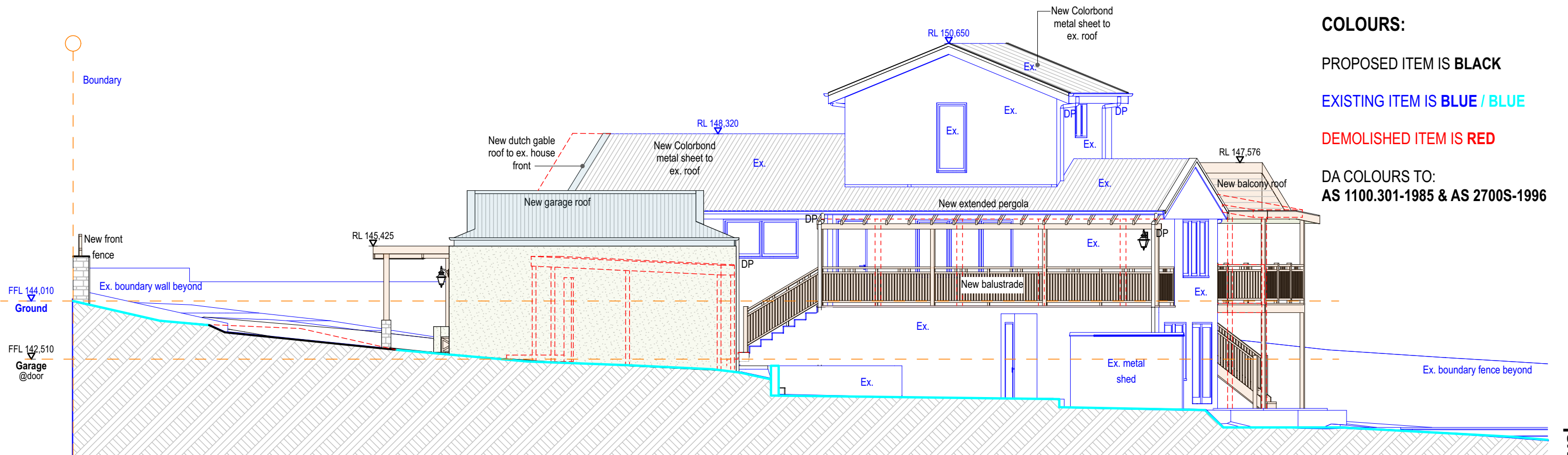
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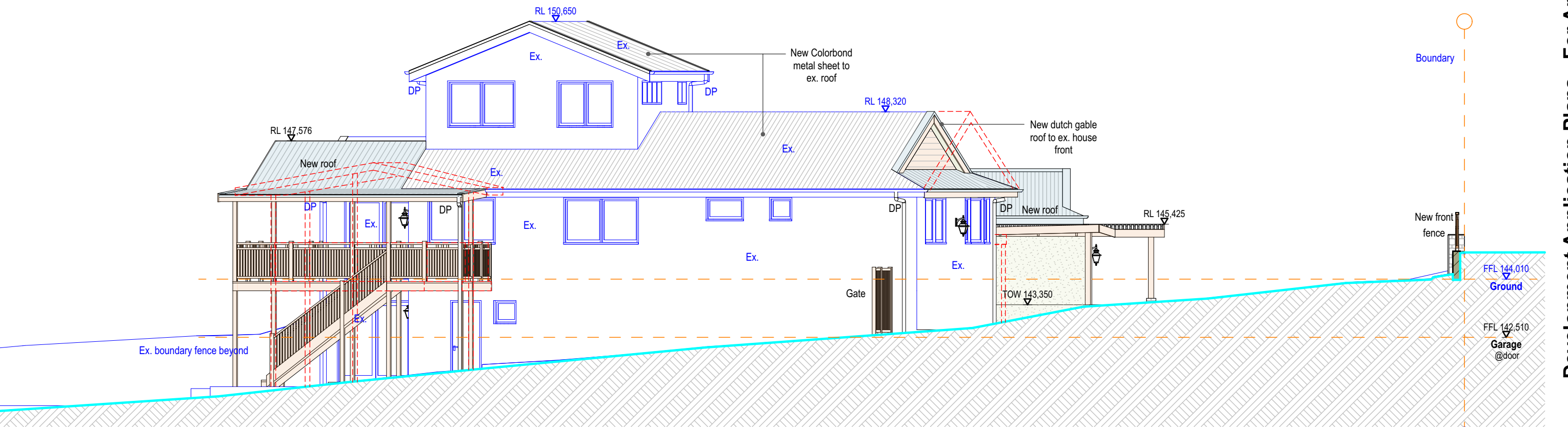
Title:
North & South Elevation
Scale 1:100 @ A3



28Dar
DA.06
Issue:
B



1. EAST ELEVATION



2. WEST ELEVATION

COLOURS:

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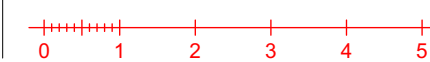
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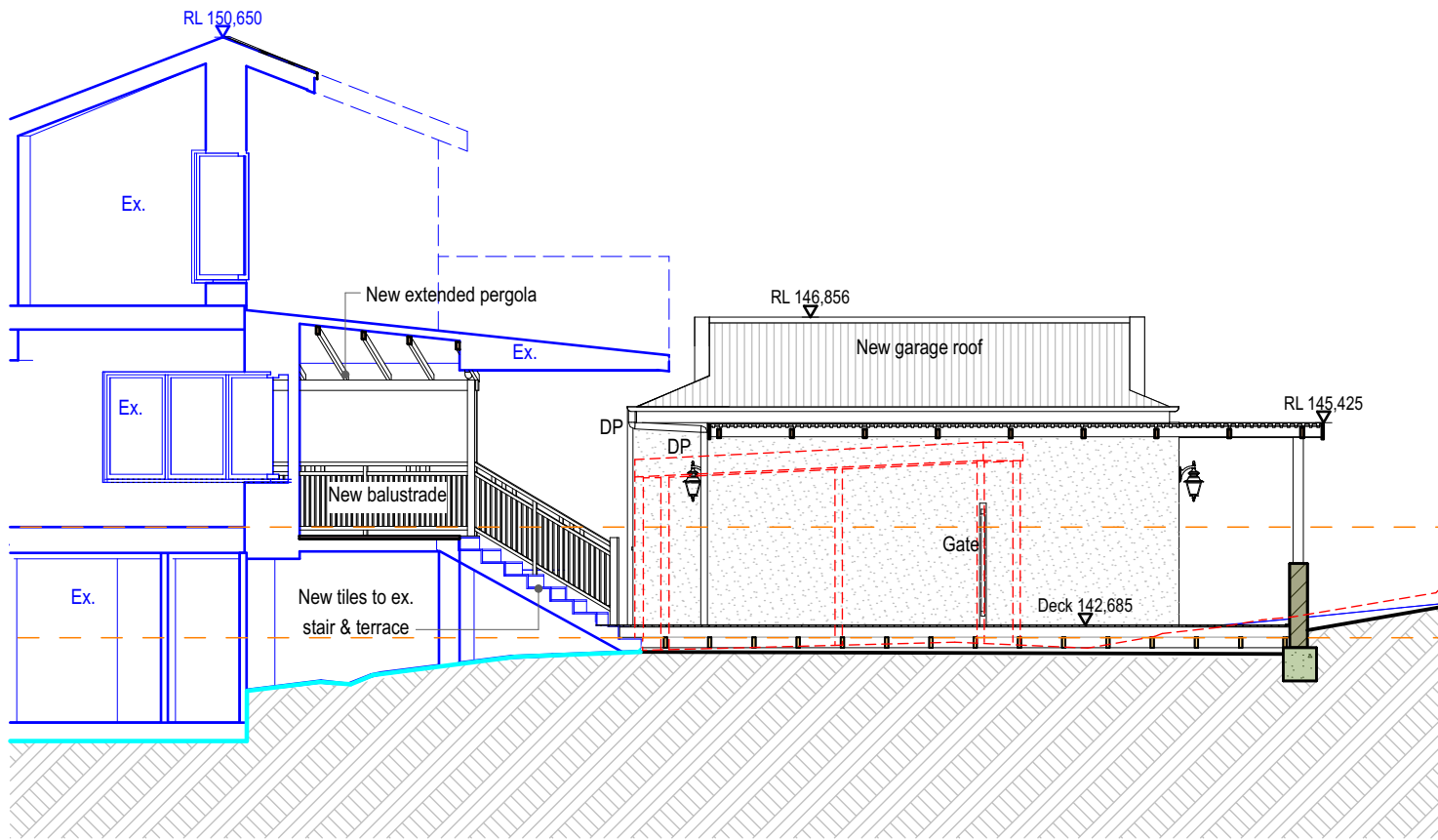
Title:
East & West Elevation

Scale 1:100 @ A3

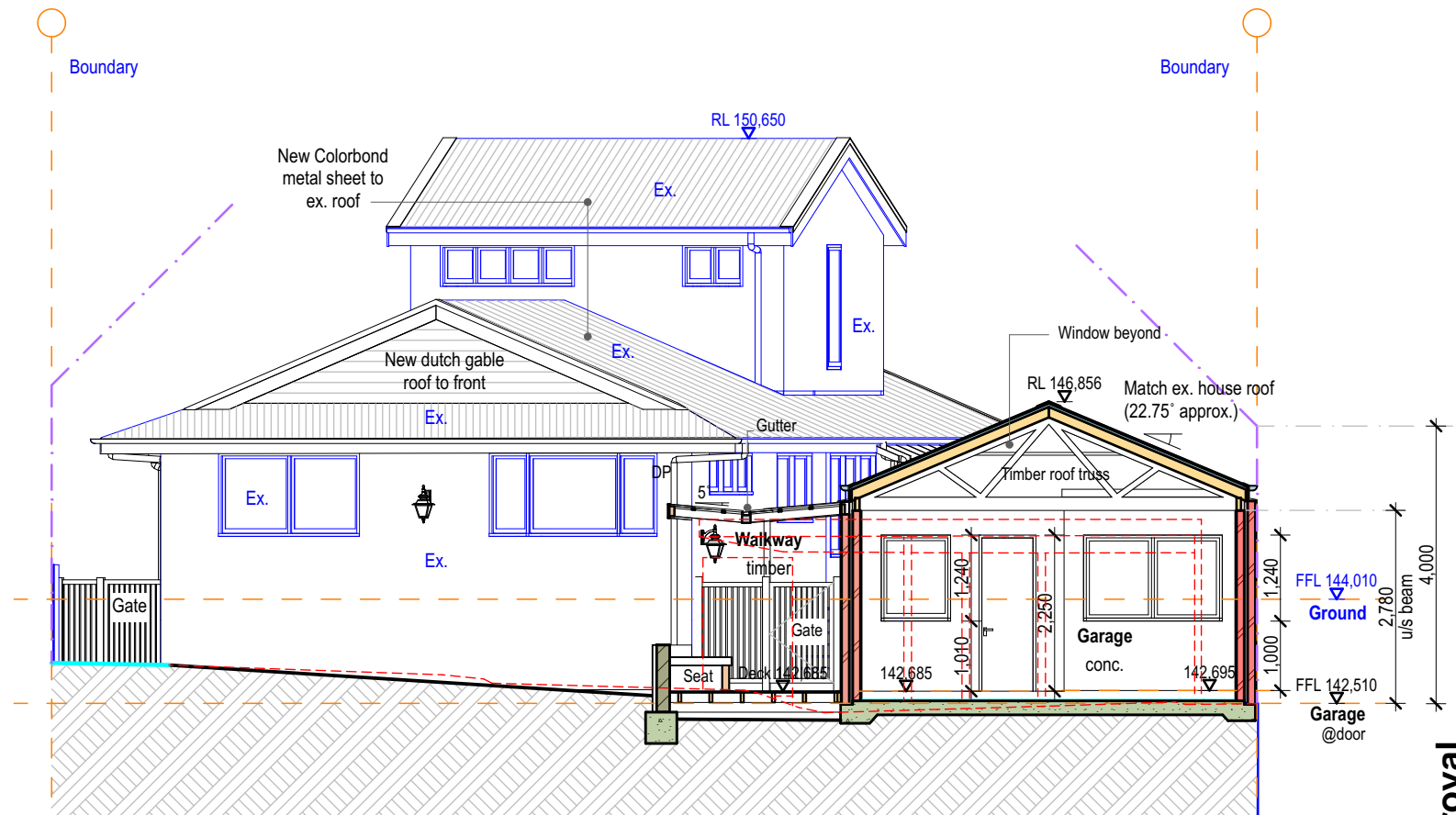


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DA.07

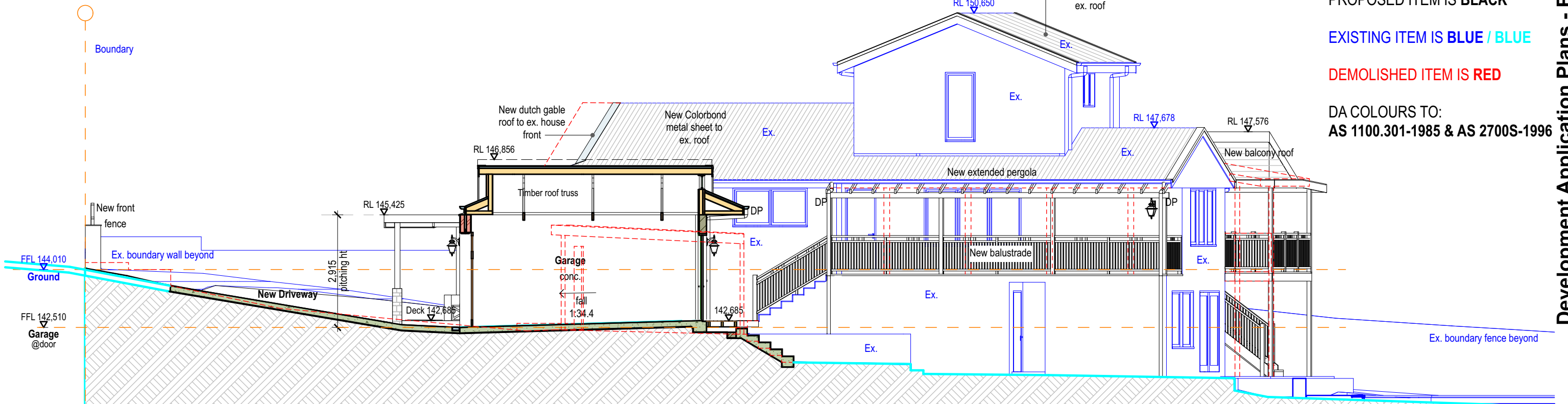
Issue:
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1. SECTION AA



2. SECTION BB



3. SECTION CC

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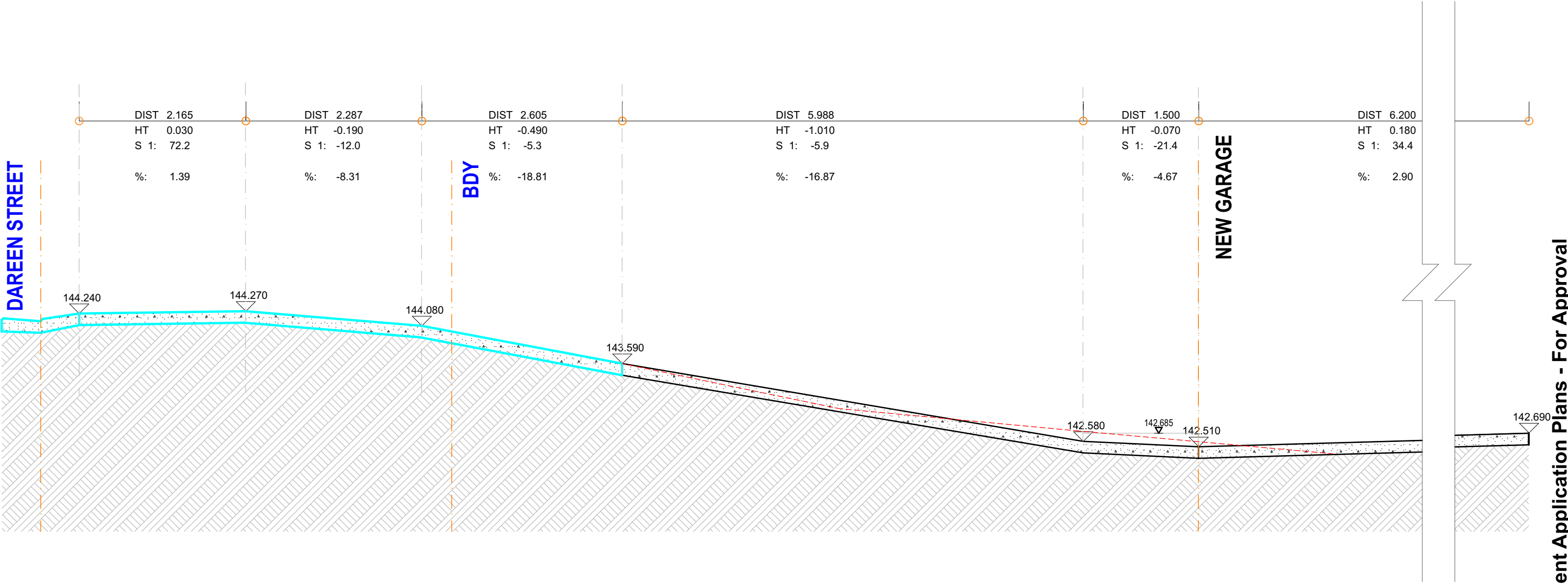
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Title:
Sections
Scale 1:100 @ A3



28Dar
DA.08

Issue:
B



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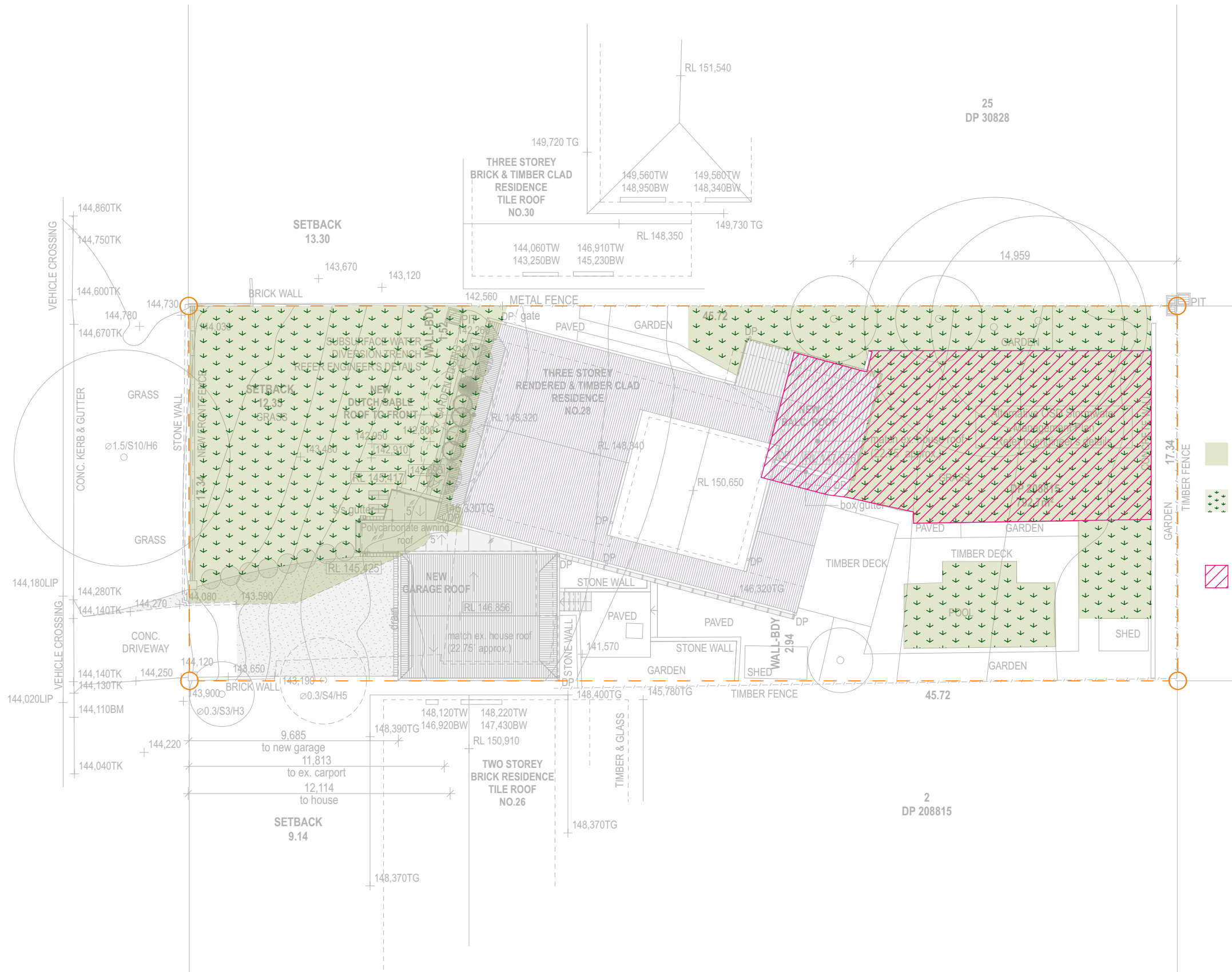
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Driveway Section
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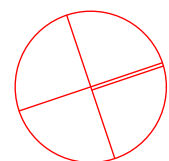
28Dar
DA.09

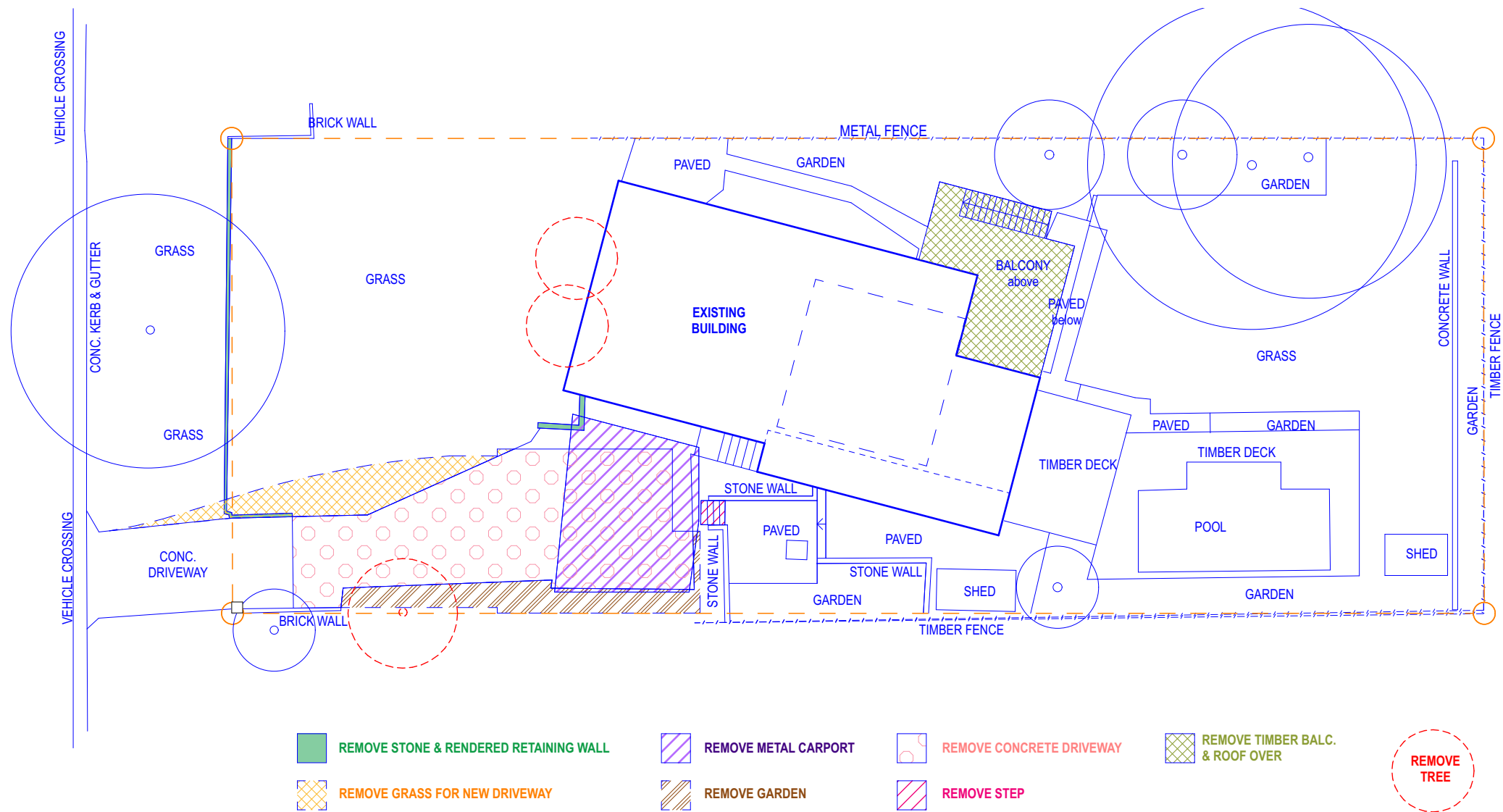
Issue:
B

Development Application Plans - For Approval

SITE AREA = 792.7m²MIN. LANDSCAPED OPEN SPACE = 40% OF SITE (317.08m²)EX. LANDSCAPED AREA = 356.95m² (45%)PROPOSED LANDSCAPED AREA = 332.32m² (41.9%)PRIVATE OPEN SPACE = 127.5m²

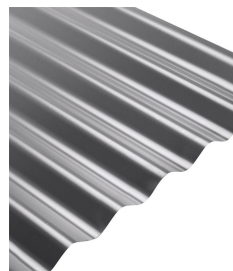
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POLYCARBONATE ROOFING PANEL



COLORBOND BASALT ROOFING SHEET



STONE CLADDING



TIMBER DECKING



COLOUR SELECTION



COLORBOND SHALE GREY (OR SIMILAR)
RENDERED EXTERNAL WALLS & DP TO MATCH
REAR DECK ROOF



COLORBOND SURFMIST (OR SIMILAR)
WEATHERBOARD WALLS, GARAGE DOOR, WINDOW / DOOR
FRAME, TIMBER BALUSTRADE, TIMBER FENCE, WALKWAY
BEAMS & RAFTERS, REAR DECK FASCIA, & GUTTER



COLORBOND BASALT (OR SIMILAR)
ROOF SHEETING, FASCIA, GUTTER



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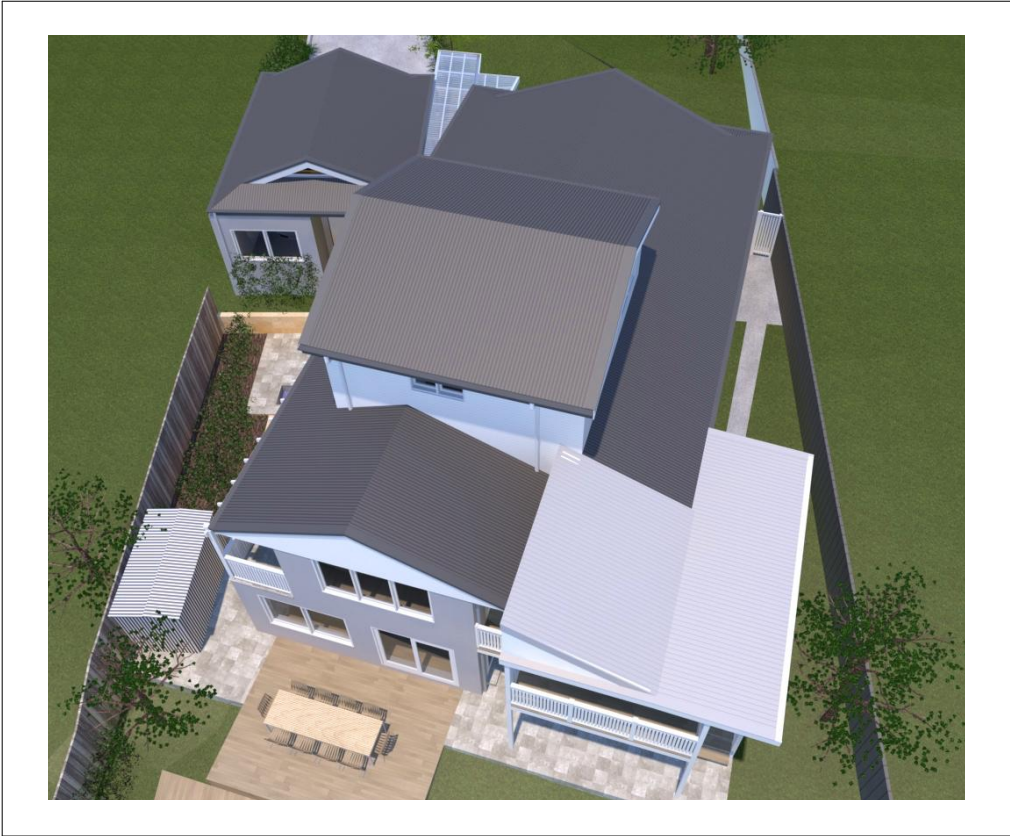
Schedule of Colours & Materials -
Front
NTS

28Dar

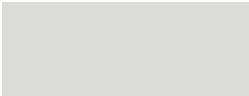
DA.12

Issue:

B



COLOUR SELECTION

	COLORBOND SHALE GREY (OR SIMILAR) RENDERED EXTERNAL WALLS & DP TO MATCH REAR DECK ROOF
	COLORBOND SURFMIST (OR SIMILAR) WEATHERBOARD WALLS, GARAGE DOOR, WINDOW / DOOR FRAME, TIMBER BALUSTRADE, TIMBER FENCE, WALKWAY BEAMS & RAFTERS, REAR DECK FASCIA, & GUTTER
	COLORBOND BASALT (OR SIMILAR) ROOF SHEETING, FASCIA, GUTTER



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Matthew & Nick Frost

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Title:

**Schedule of Colours & Materials -
Rear**

28Dar

DA.13

Issue:

B