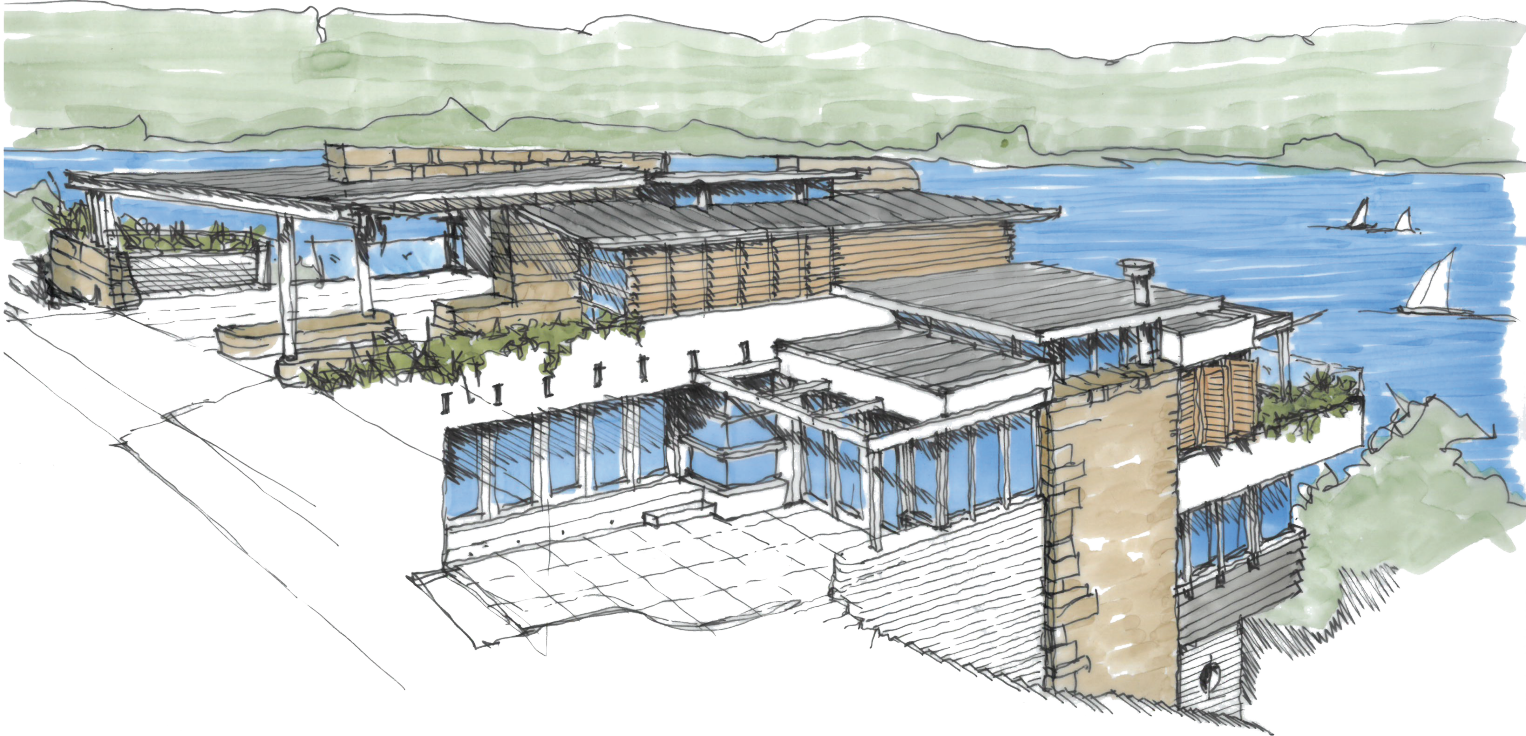


DRAWING SCHEDULE

A000	COVER SHEET
A001	SITE ANALYSIS
A010	DEMOLITION PLAN - SITE / ROOF
A011	DEMOLITION PLAN - POOL LEVEL
A012	DEMOLITION PLAN - LOWER GROUND FLOOR
A013	DEMOLITION PLAN - GROUND FLOOR
A014	DEMOLITION PLAN - FIRST FLOOR
A101	POOL LEVEL PLAN
A102	LOWER GROUND FLOOR PLAN
A103	GROUND FLOOR PLAN
A104	FIRST FLOOR PLAN
A105	ROOF PLAN
A201	NORTH ELEVATION
A202	SOUTH ELEVATION
A203	EAST ELEVATION
A204	WEST ELEVATION
A301	SECTION A-A
A302	SECTION B-B
SK12	DESIGN RESPONSE - PART 1
SK13	DESIGN RESPONSE - PART 2
SK14	PLANNING COMPLIANCE - LANDSCAPE AREA
SK15	PLANNING COMPLIANCE - BUILDING HEIGHT
SK16.1	PLANNING COMPLIANCE - SIDE BOUNDARY BUILDING ENVELOPE SW
SK16.2	PLANNING COMPLIANCE - SIDE BOUNDARY BUILDING ENVELOPE NE
SK17	SHADOW DIAGRAMS - WINTER 9AM
SK18	SHADOW DIAGRAMS - WINTER 12PM
SK19	SHADOW DIAGRAMS - WINTER 3PM
SK20	SHADOW ELEVATIONS - 203 RIVERVIEW ROAD
SK21	EXTERNAL FINISHES SCHEDULE
SK22	SEDIMENT AND EROSION CONTROL PLAN
SK23	STREET VIEW ANALYSIS - LOOKING NORTH
SK24	STREET VIEW ANALYSIS - LOOKING SOUTH
SK25	WATERFRONT - EXISTING
SK26	WATERFRONT - PROPOSED
SK27	PERSPECTIVE - STREET FRONT 1
SK28	PERSPECTIVE - STREET FRONT 2
SK29	PERSPECTIVE - AERIAL 1
SK30	PERSPECTIVE - AERIAL 2
SK31	PERSPECTIVE - AERIAL 3
SK32	PERSPECTIVE - WATERFRONT
N01	NOTIFICATION PLAN

LEGEND

AC	-	AIR CONDITIONING UNIT
BG	-	BOX GUTTER
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
BRK	-	BRICKWORK WALL TO ENG. DETAILS
BH	-	CEILING BULKHEAD DASHED OVER
CF	-	CHIMNEY FLUE
CL	-	CEILING LEVEL
COL 1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC 1	-	STEEL TROWEL FINISH R.C. SLAB TO ENG. DETAILS
CONC 2	-	BROOM FINISH R.C. SLAB TO ENG. DETAILS
CONC 3	-	WOOD FLOAT FINISH R.C. SLAB TO ENG. DETAILS
COS	-	CHECK ON SITE
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND FINISHED RAINWATER SPREADER
CSD	-	CAVITY SLIDING DOOR
CT 1	-	CERAMIC FLOOR TILES (REFER FINISHES SCHEDULE)
DP	-	COLORBOND FINISH RAINWATER CIRCULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER EXPANSION JOINT
EJ	-	EXHAUST VENT
EV	-	EXISTING
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
F1-4	-	WALL FINISH - REFER EXTERNAL FINISHES SCHEDULE
FC 1	-	FIBRE CEMENT WALL CLADDING
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	GUTTER
GD	-	GRATED DRAIN
HC	-	HOSE COCKS
HWU	-	GAS STORAGE HOT WATER UNIT WITH MIN. 4.5 STAR ENERGY RATING
MR 1	-	ZINC METAL ROOF PANS ON SARKING AND INSULATION
NTS	-	NOT TO SCALE
O	-	OBSCURE GLAZING
OF	-	OVERFLOW OUTLET
PAV 1	-	EXTERNAL PAVING
PAV 2	-	EXTERNAL PAVING
PF	-	POOL FENCE
RL	-	RELATIVE LEVEL
RWH	-	RAINWATER HEAD
RWT	-	RAINWATER TANK
SP	-	SPITTER OUTLET
SSC	-	SANDSTONE CLADDING
TB1	-	TIMBER FLOORING
TD1	-	TIMBER DECKING
WPM	-	WATERPROOF MEMBRANE



BASIX NOTES

RAINWATER TANK

- MINIMUM VOLUME OF RAINWATER TANK TO BE INSTALLED ON SITE: 3565 LITRES

OUTDOOR SWIMMING POOL / SPA

- SWIMMING POOL MUST NOT HAVE A GREATER CAPACITY THAN: 40 KILOLITRES
- SPA MUST NOT HAVE A GREATER CAPACITY THAN: 7 KILOLITRES

HOT WATER

- HOT WATER SYSTEM = ELECTRIC HEAT PUMP

GLAZING

- ALL GLAZED WINDOWS AND DOORS = STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE = 7.63, SHGC =0.75)
- GLAZED ROOF REQUIRMENTS = IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-VALUE = 4.48, SHGC =0.46)

INSULATION

- CONCRETE SLAB ON GROUND = R1.0 (SLAB EDGE) IN-SLAB HEATING SYSTEM
- SUSPENDED FLOOR WITH OPEN SUBFLOOR: CONCRETE (R0.6) = R0.9 (DOWN) (or R1.50 INCLUDING CONSTRUCTION)
- FLOOR ABOVE EXISTING DWELLING OR BUILDING = NIL
- EXTERNAL WALL: BRICK VENEER = R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
- EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) = R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
- EXTERNAL WALL: CONCRETE BLOCK/PLASTERBOARD = R1.18 (OR R1.70 INCLUDING CONSTRUCTION)
- EXTERNAL WALL: OTHER/UNDECIDED = R1.70 INCLUDING CONSTRUCTION
- FLAT CEILING, PITCHED ROOF = CEILING R3.0 (UP), ROOF: FOIL/SARKING MEDIUM (SOLAR ABSORBTANCE 0.475-0.70)
- RAKED CEILING, PITCHED / SKILLION ROOF: FRAMED = CEILING R3.0 (UP), ROOF: FOIL/SARKING MEDIUM (SOLAR ABSORBTANCE 0.475-0.70)
- FLAT CEILING, FLAT ROOF: FRAMED = CEILING R3.0 (UP), ROOF: FOIL/SARKING MEDIUM (SOLAR ABSORBTANCE 0.475-0.70)

FOR DEVELOPMENT APPLICATION

COVER SHEET

ALTERATIONS AND ADDITIONS

1824

A000

A

LEGEND

EXISTING WALLS

EXISTING WALLS
TO BE DEMOLISHED

EXISTING FEATURES
TO BE DEMOLISHED

FOR DEVELOPMENT APPLICATION

DEMOLITION PLAN - SITE / ROOF

ALTERATIONS AND ADDITIONS

1824 A010 A

205 RIVERVIEW ROAD AVALON BEACH

SCALE: 1:200
JANUARY 2019

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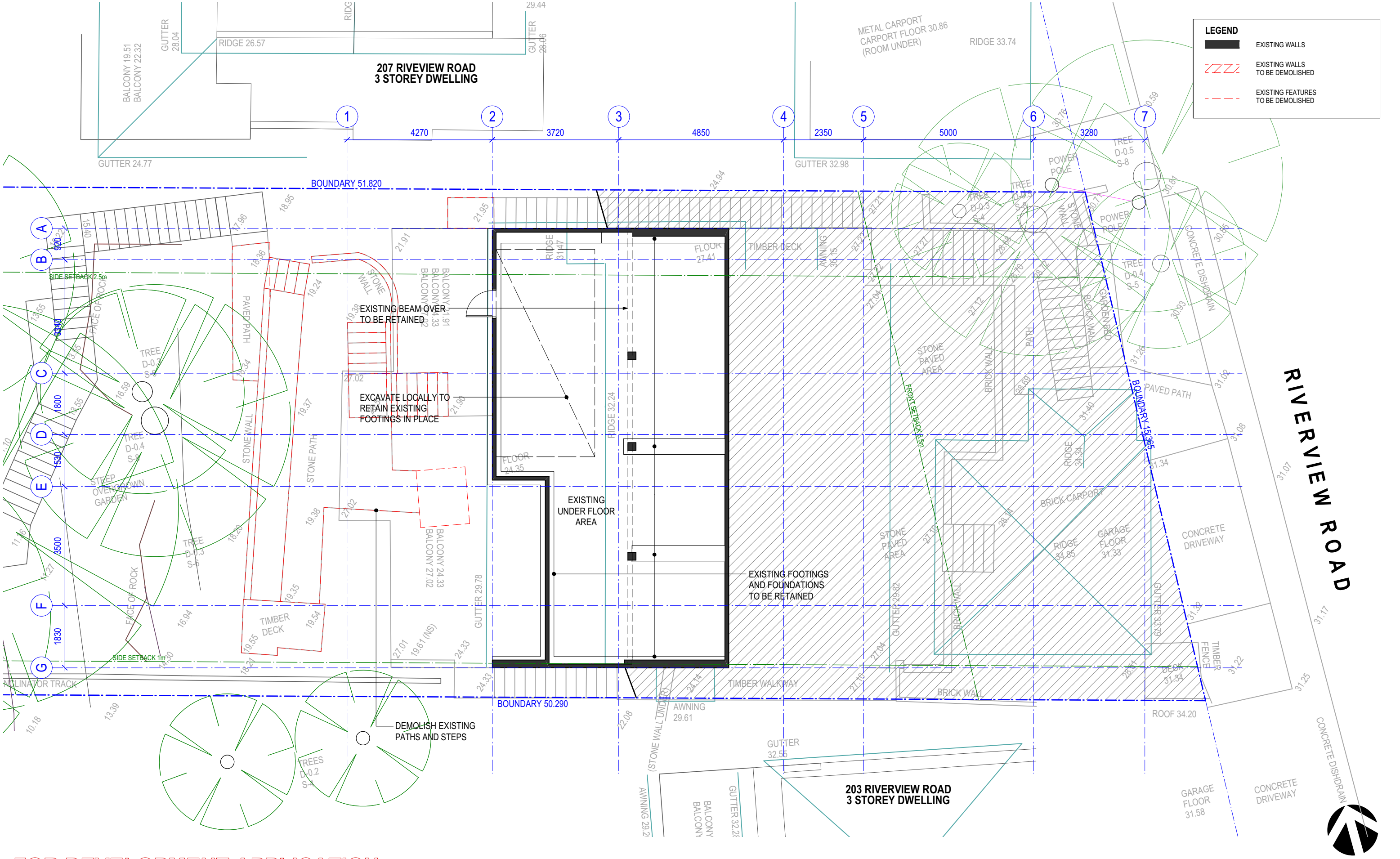
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DEMOLITION PLAN - POOL LEVEL

ALTERATIONS AND ADDITIONS

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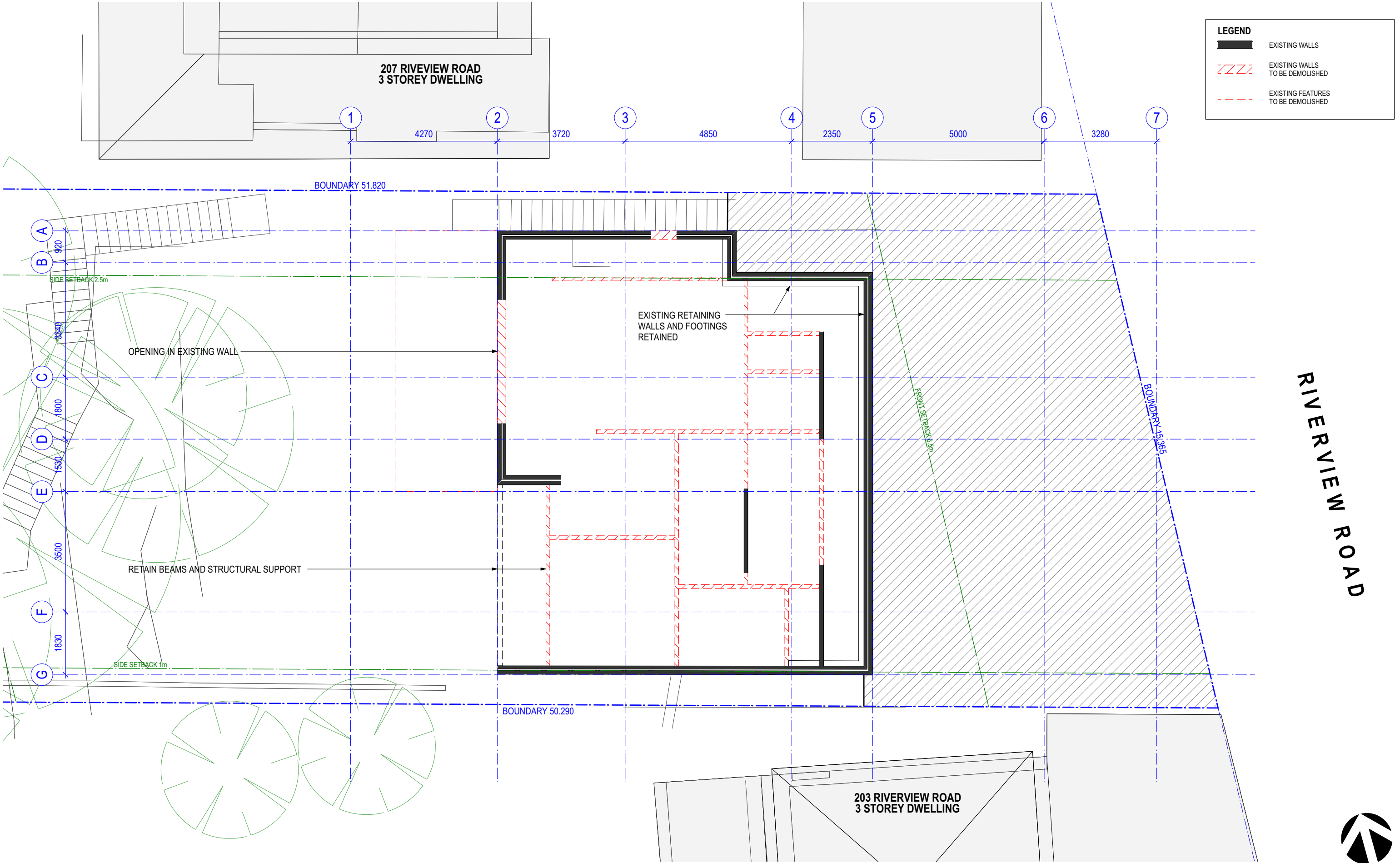
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DEMOLITION PLAN - LOWER GROUND FLOOR

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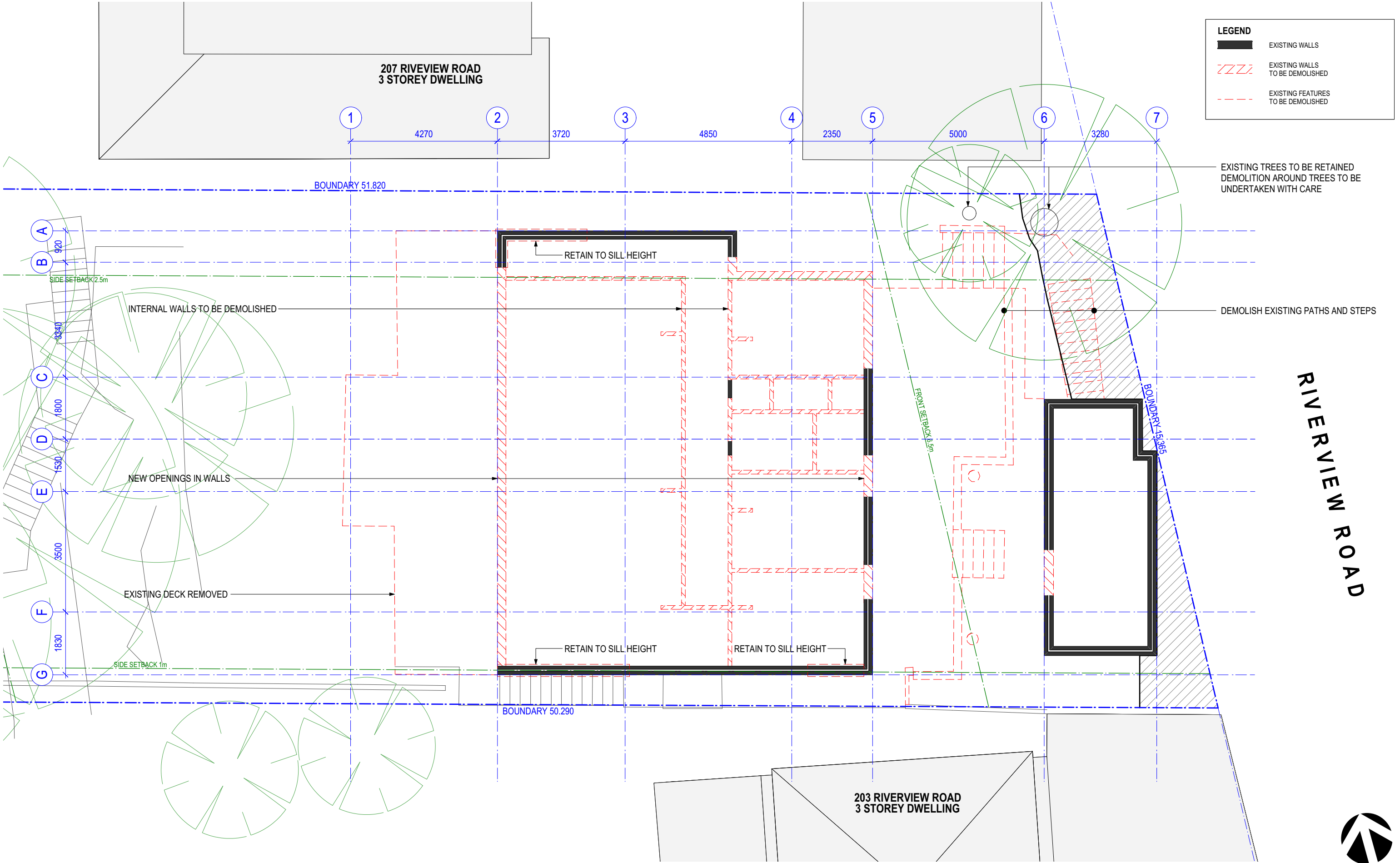
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DEMOLITION PLAN - GROUND FLOOR

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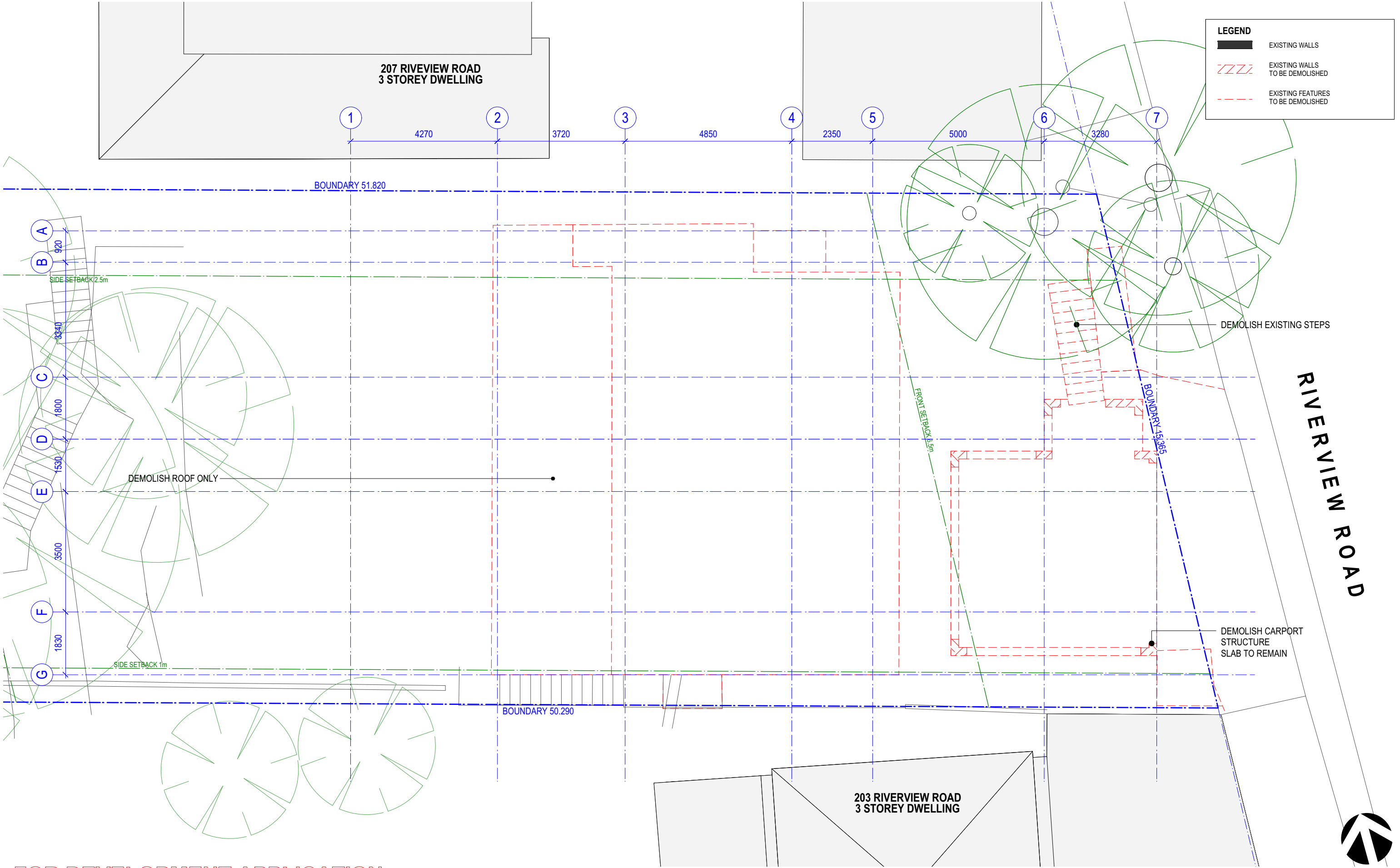
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DEMOLITION PLAN - FIRST FLOOR

ALTERATIONS AND ADDITIONS

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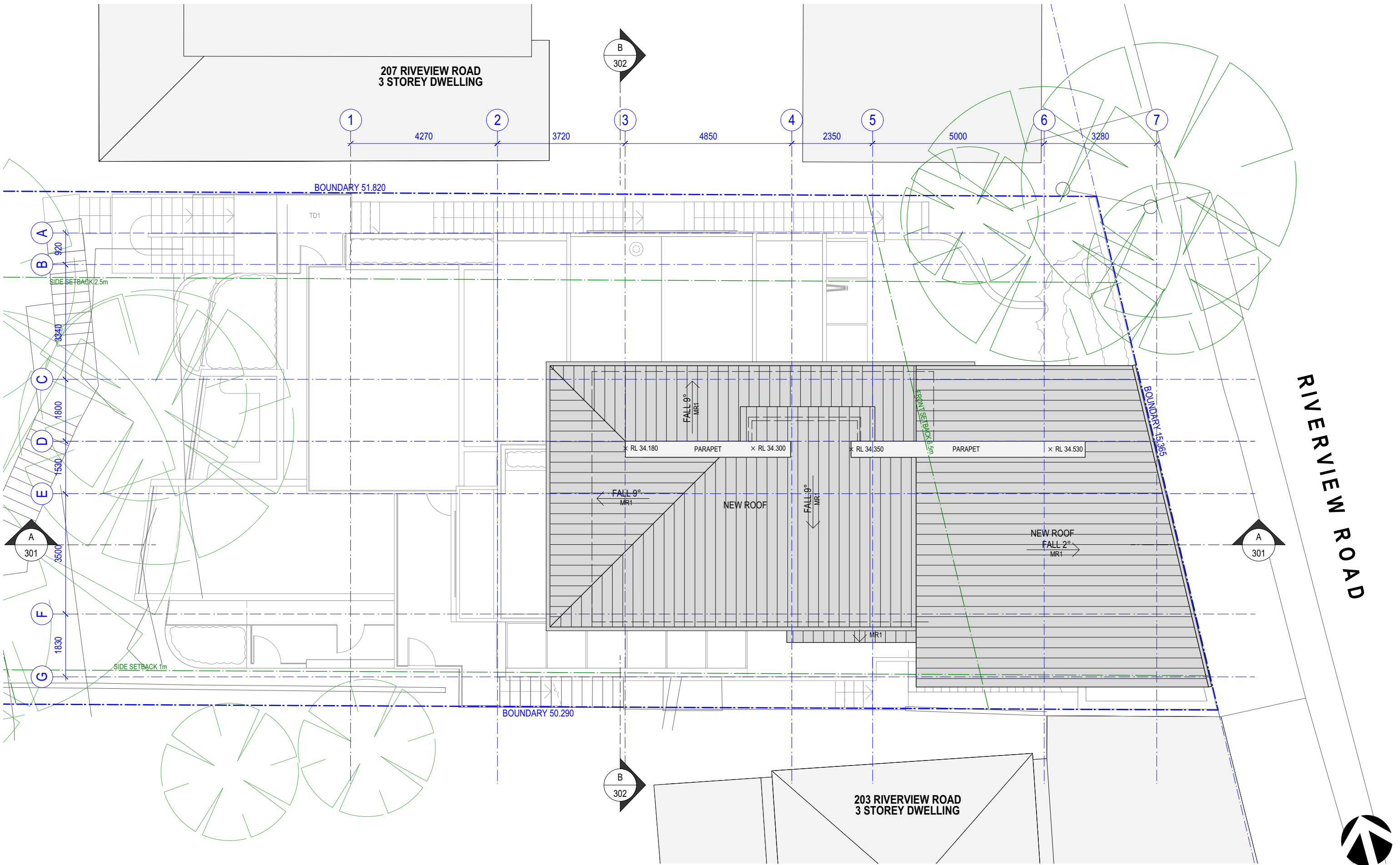
205 RIVERVIEW ROAD AVALON BEACH

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ROOF PLAN

ALTERATIONS AND ADDITIONS

1824 A105 A

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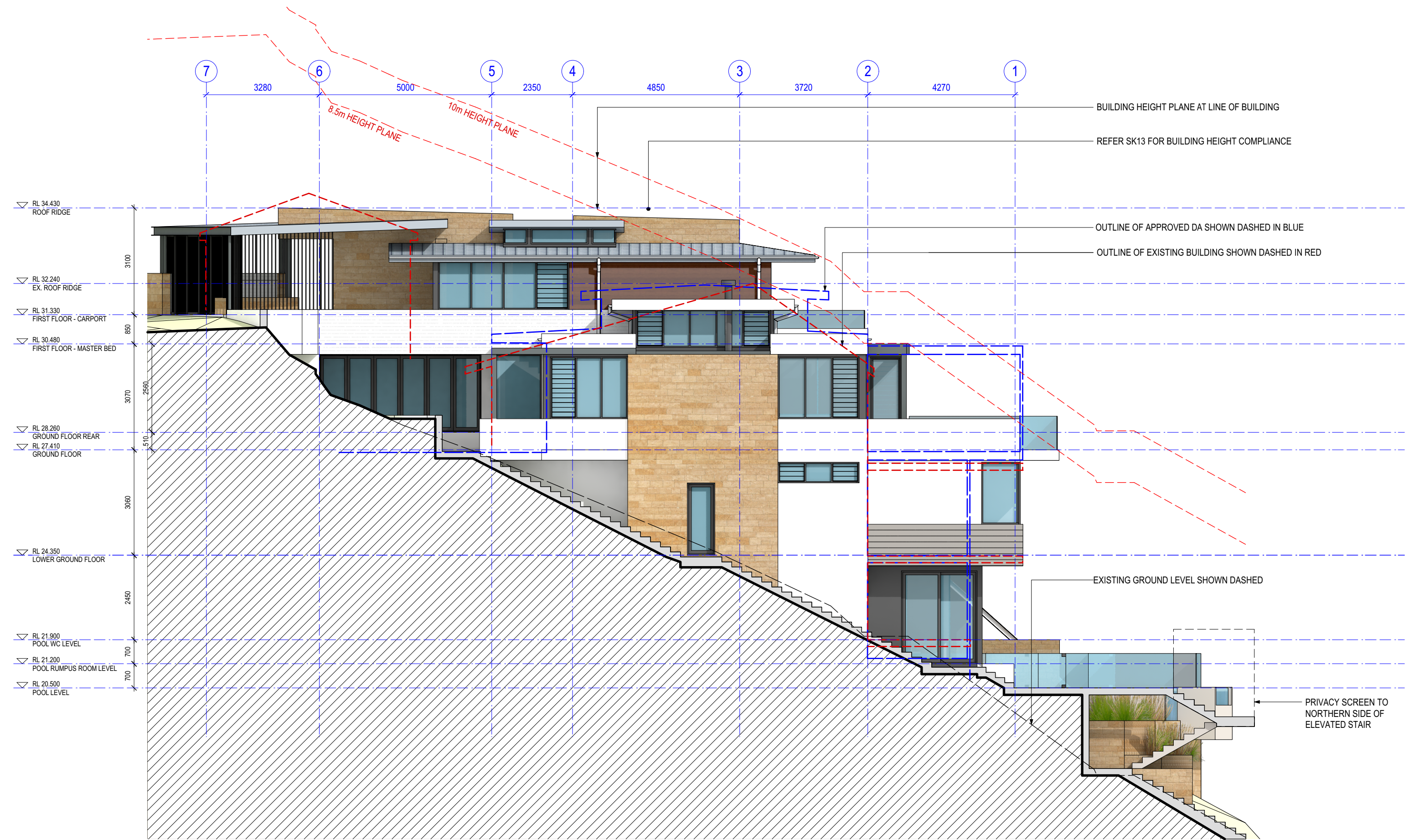
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NORTH ELEVATION

ALTERATIONS AND ADDITIONS

1824 A201 A

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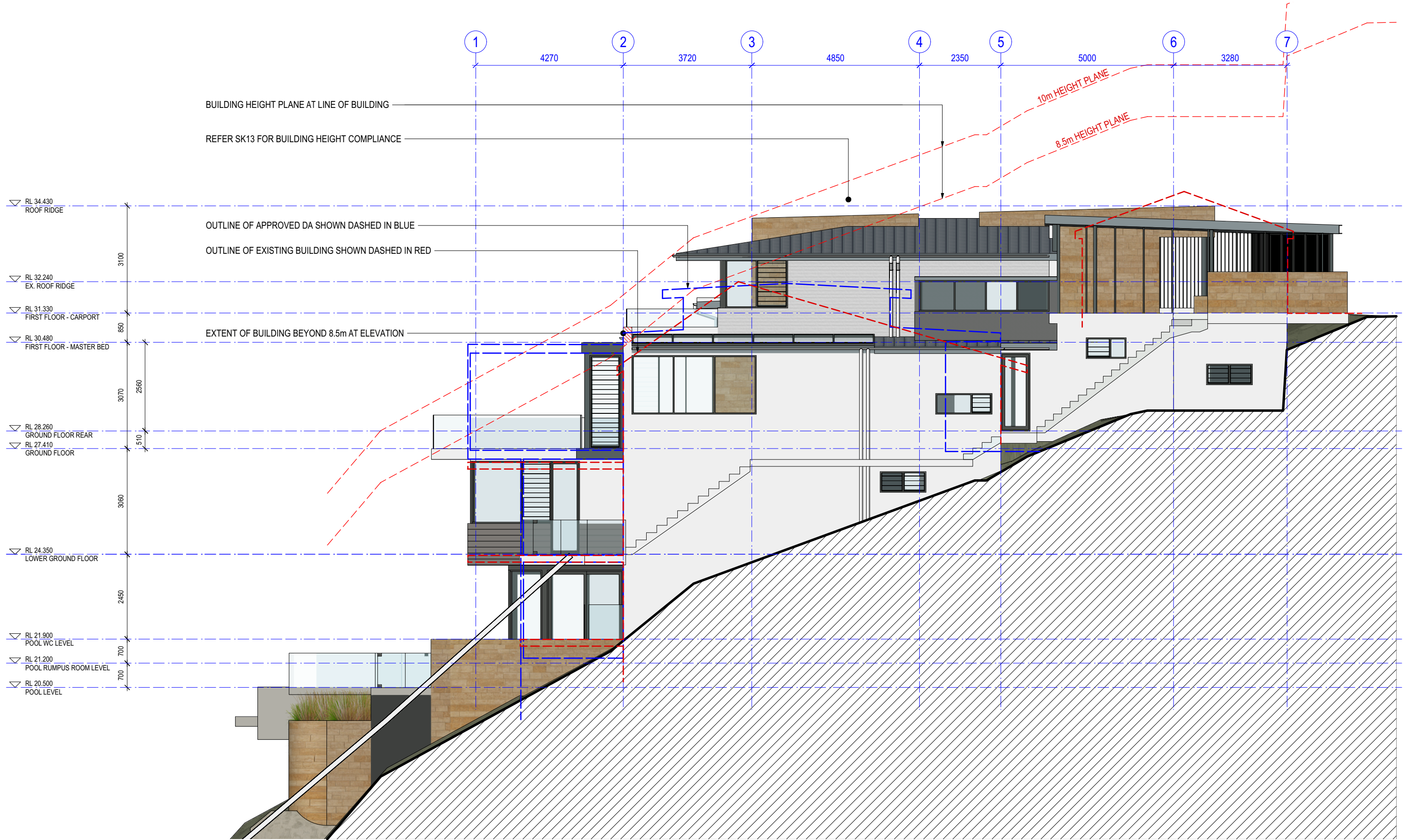
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SOUTH ELEVATION

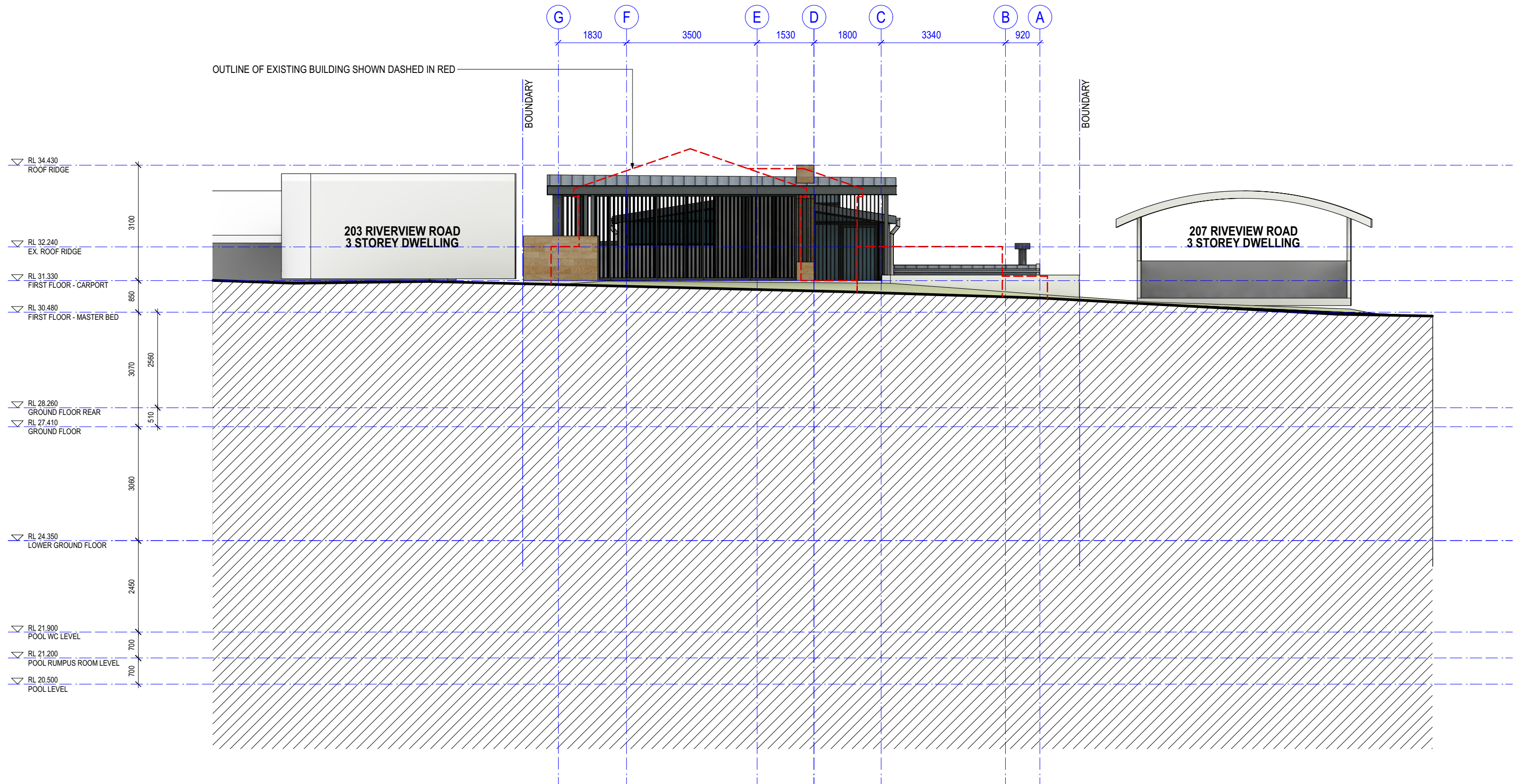
ALTERATIONS AND ADDITIONS

1824 A202 A

205 RIVERVIEW ROAD AVALON BEACH

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EAST ELEVATION

ALTERATIONS AND ADDITIONS

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1824 A203 Elevation and Section Drawings.vwx		Tuesday, 24 September 2019



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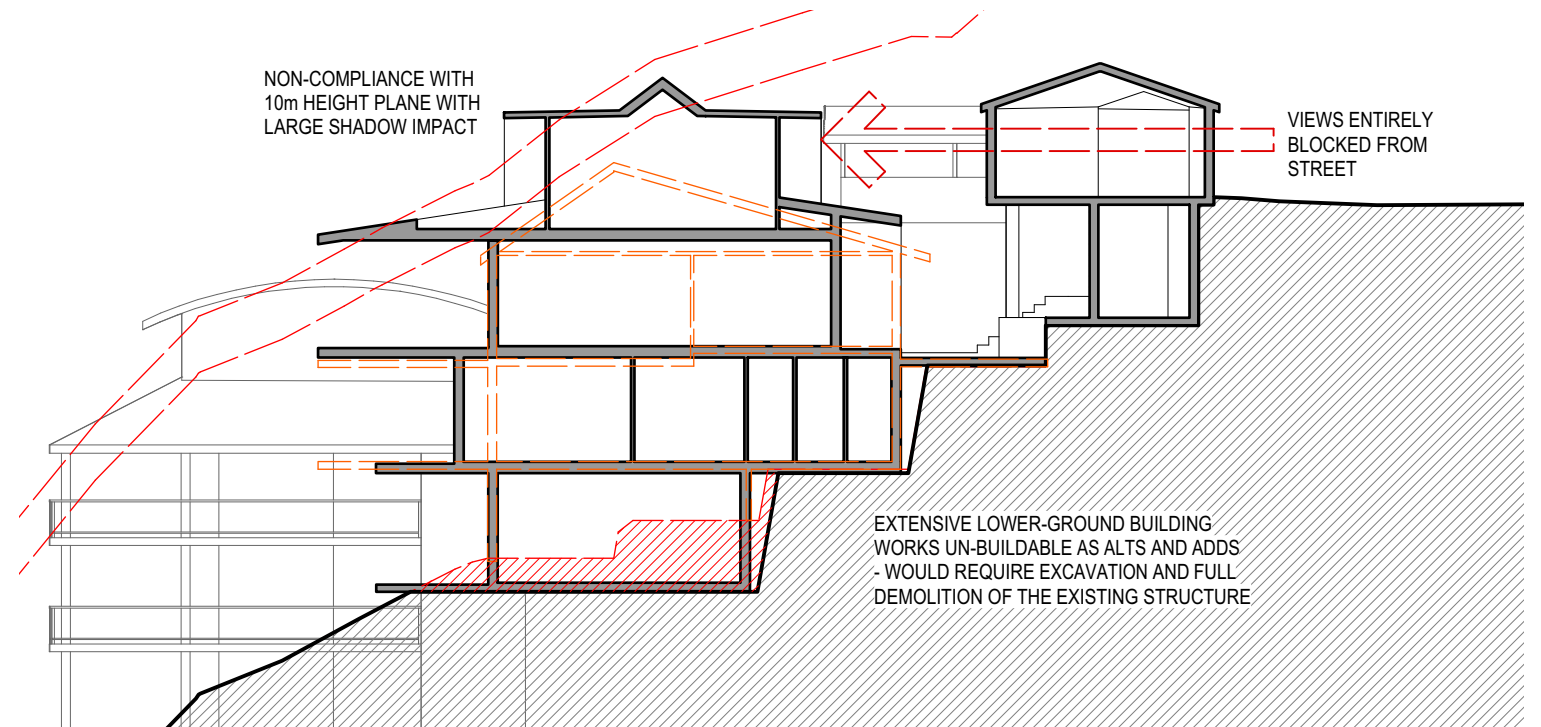
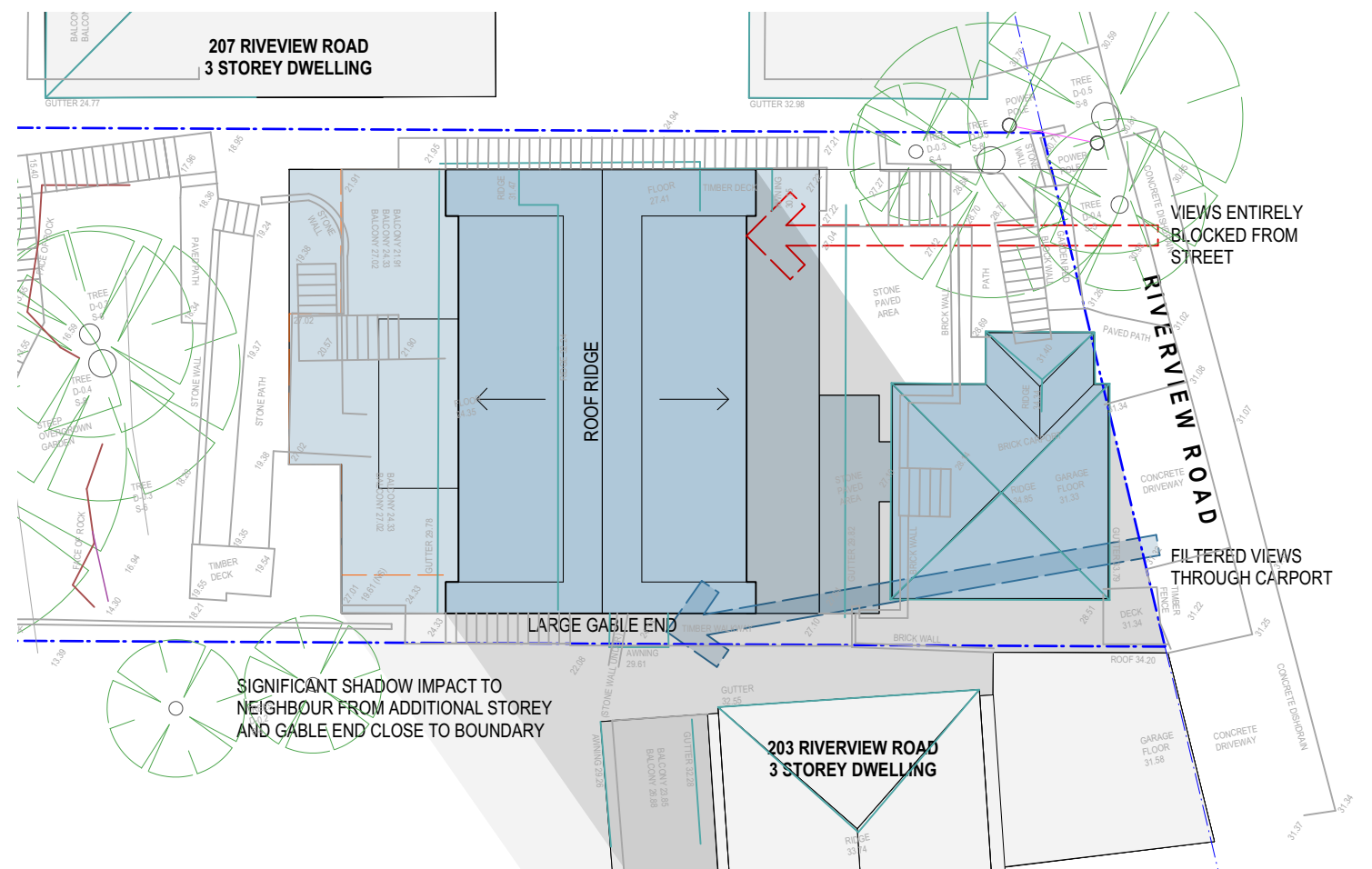
WEST ELEVATION

ALTERATIONS AND ADDITIONS

1824 A204 A

205 RIVERVIEW ROAD AVALON BEACH

SCALE: 1:100
NOVEMBER 2018



2 DA N0389/14 - REFUSED

- VIEWS FROM STREET ENTIRELY BLOCKED
- LARGE GABLE END CAUSING A LARGE SHADOW IMPACT ON NEIGHBOUR
- EXTENSIVE NON-COMPLIANCE WITH 10m HEIGHT PLANE

1824 SK12 A

205 RIVERVIEW ROAD AVALON BEACH

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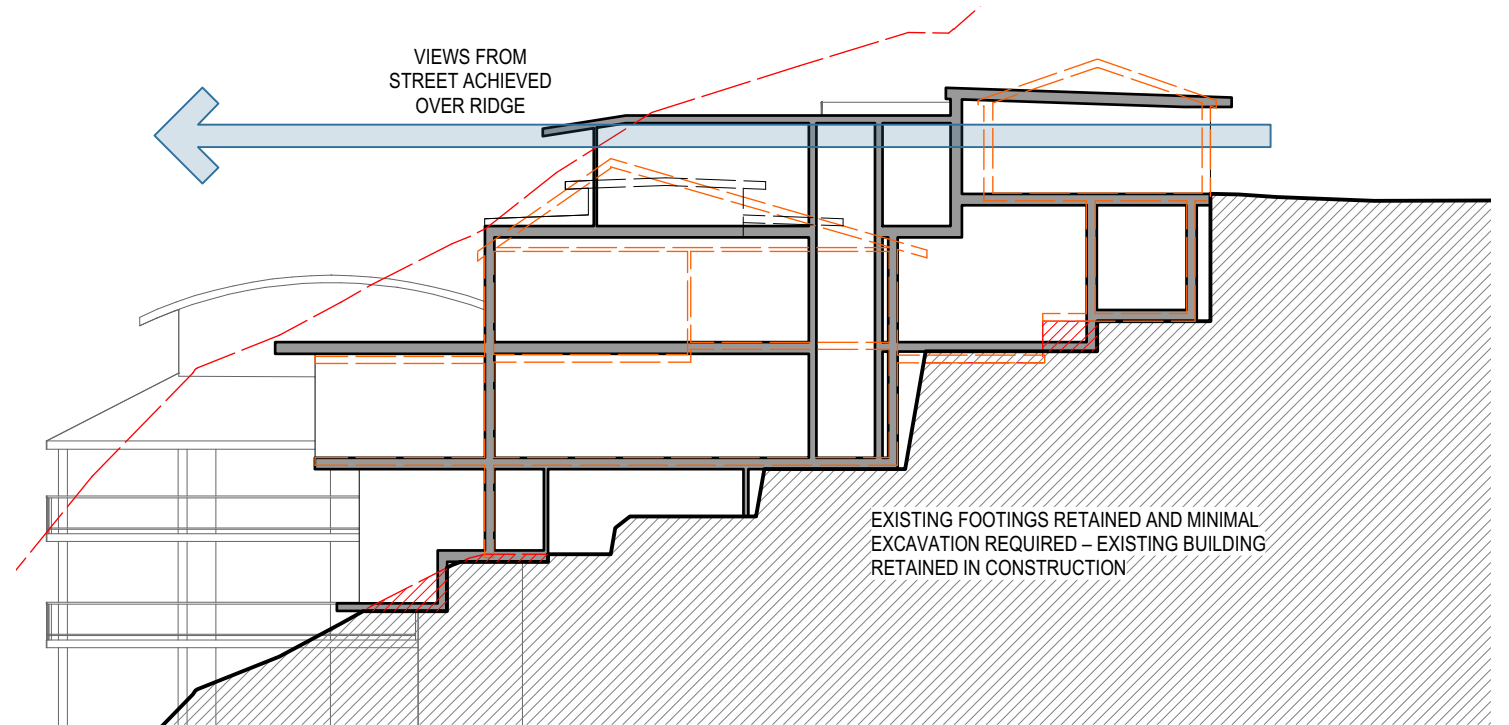
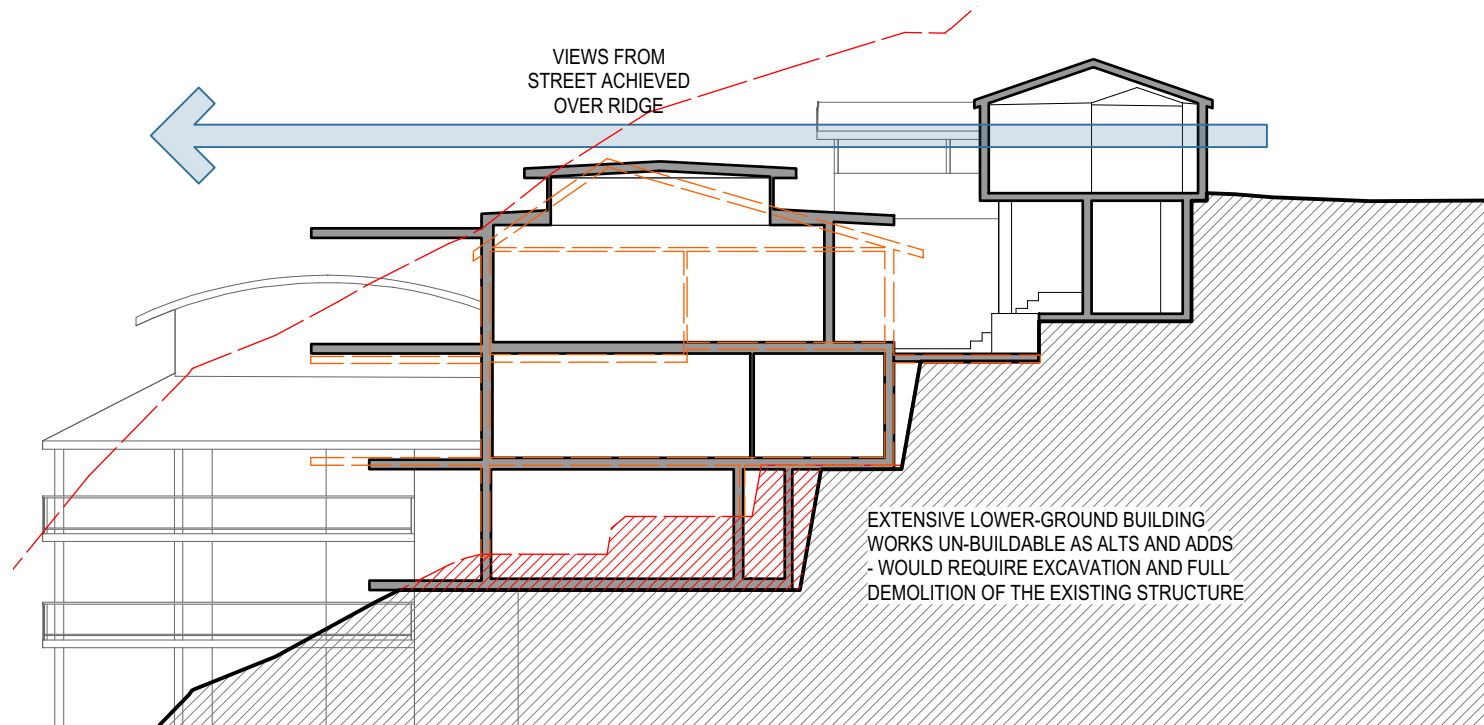
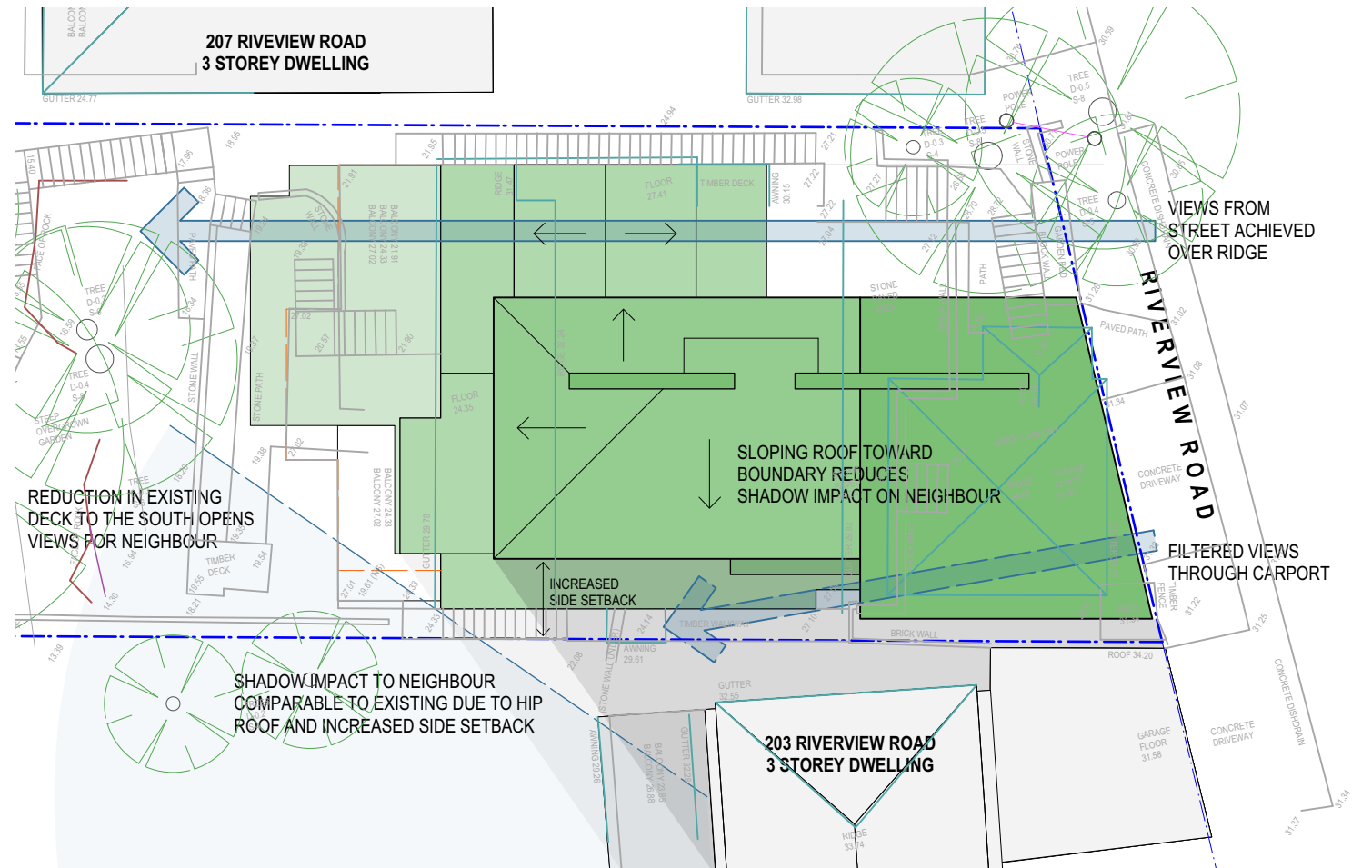
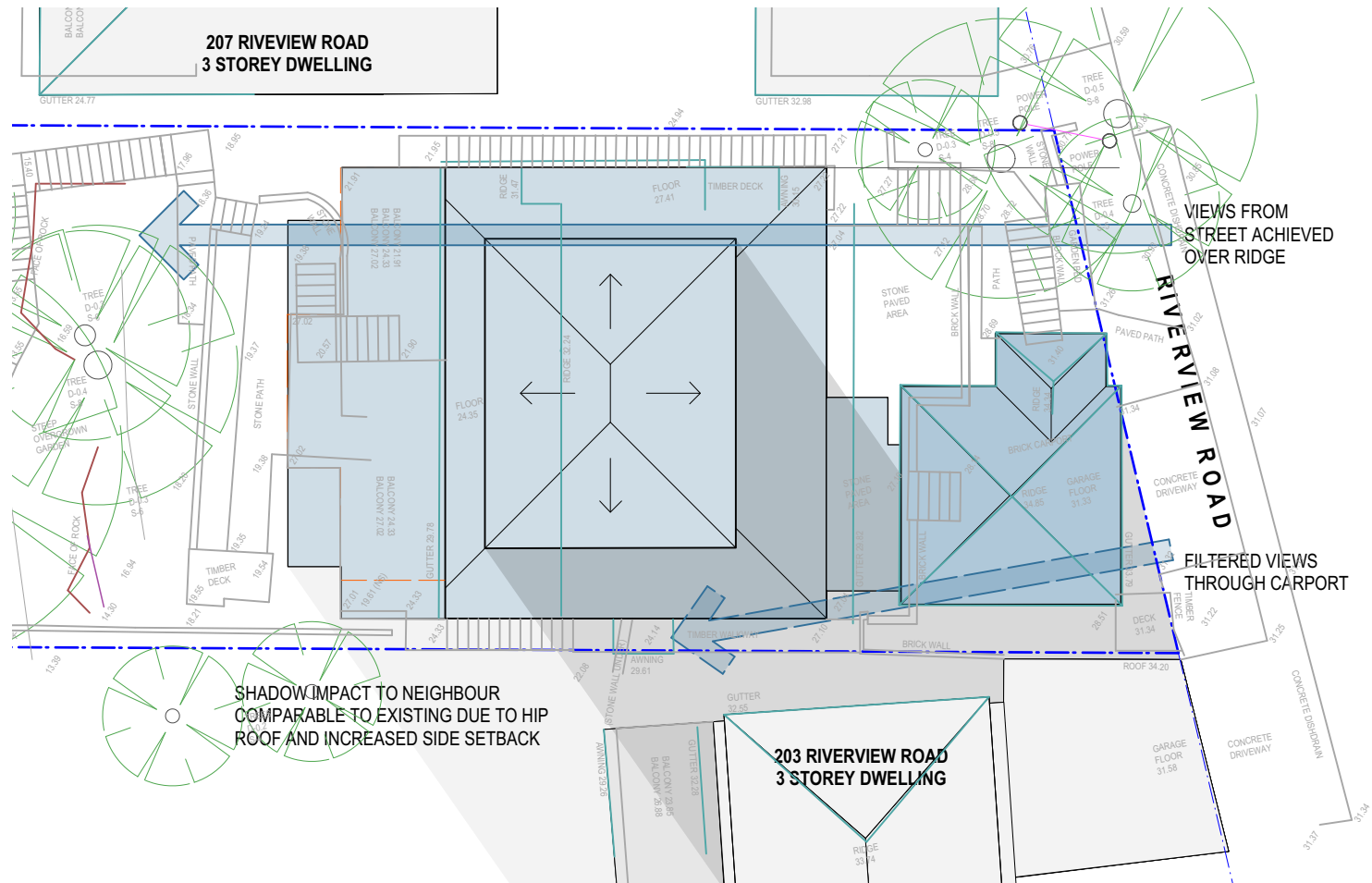
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- 3 DA N0334/15 - APPROVED
- VIEWS ACHIEVED FROM STREET
 - SHADOW IMPACT COMPARABLE WITH EXISTING
 - AMOUNT OF EXCAVATION MAKES SCHEME ENTIRELY UN-BUILDABLE

- 4 PROPOSED DA
- VIEWS ACHIEVED FROM STREET
 - CONSIDERED SHADOW IMPACT WITH SLOPED ROOF
 - BUILDABLE SCHEME RETAINING EXISTING FOOTINGS

FOR DEVELOPMENT APPLICATION

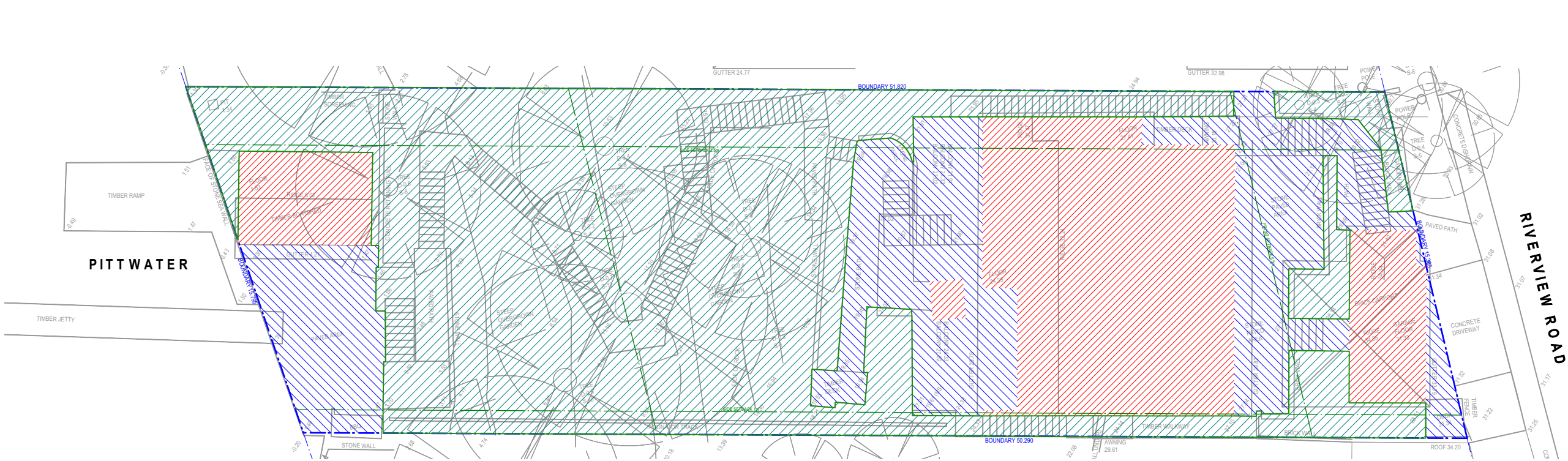
DESIGN RESPONSE - PART 2

ALTERATIONS AND ADDITIONS

1824 SK13 A

205 RIVERVIEW ROAD AVALON BEACH

SCALE: 1:200
JANUARY 2019



LEGEND

- LANDSCAPED AREA
- HARD PAVED AREA
- BUILT-UPON AREA

SITE AREA = 762.4m²

REQUIRED LANDSCAPED AREA (DCP D1.14)
60% OF SITE AREA = 457.4m²

VARIATIONS
Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:
impervious areas less than 1 metre in width (e.g. pathways and the like);
for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

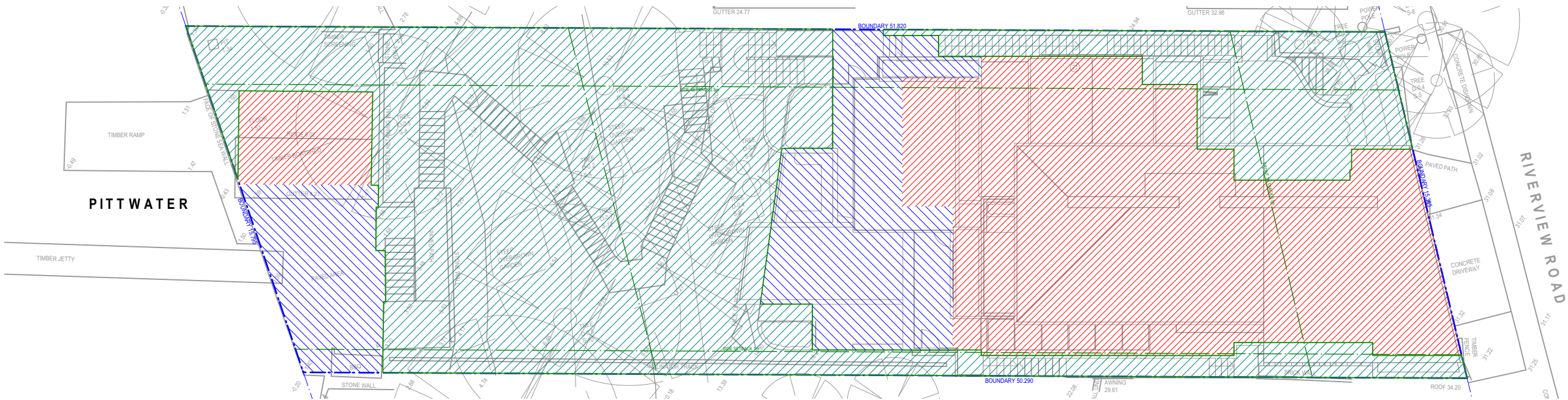
EXISTING

SOFT LANDSCAPED AREA = 406.8m²
VARIATION 6% IMPERVIOUS = 45.7m²
TOTAL LANDSCAPE OPEN SPACE = 452.5m² (59%)
MINOR NON-COMPLIANCE

PROPOSED

SOFT LANDSCAPED AREA = 394.9m²
VARIATION 6% IMPERVIOUS = 45.7m²
TOTAL LANDSCAPE OPEN SPACE = 440.6m² (58%)
MINOR NON-COMPLIANCE

1 LANDSCAPED AREA - EXISTING



2 LANDSCAPED AREA - PROPOSED

FOR DEVELOPMENT APPLICATION

PLANNING COMPLIANCE
LANDSCAPE AREA

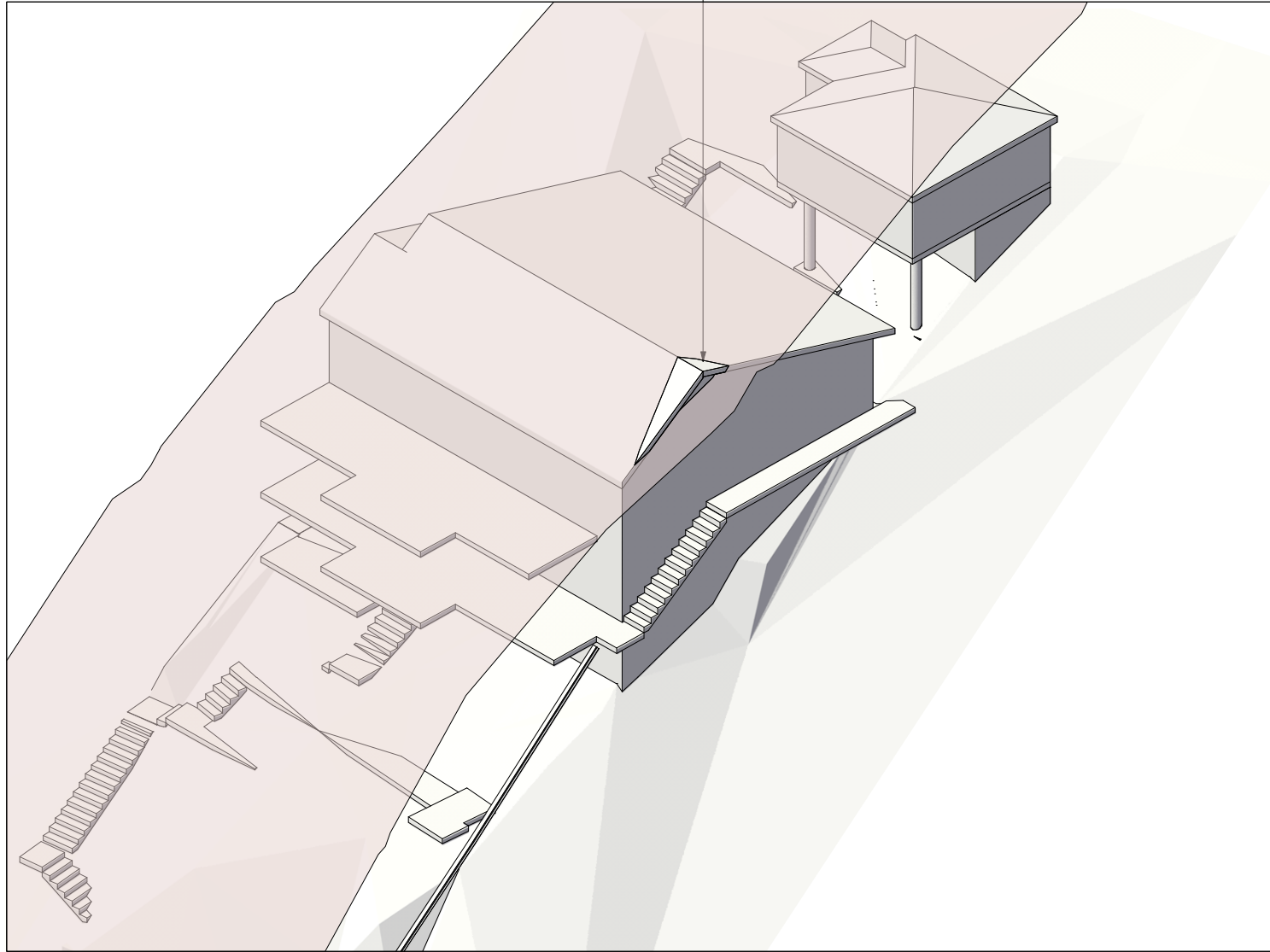
ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK14 A

SCALE: 1:200
JANUARY 2019

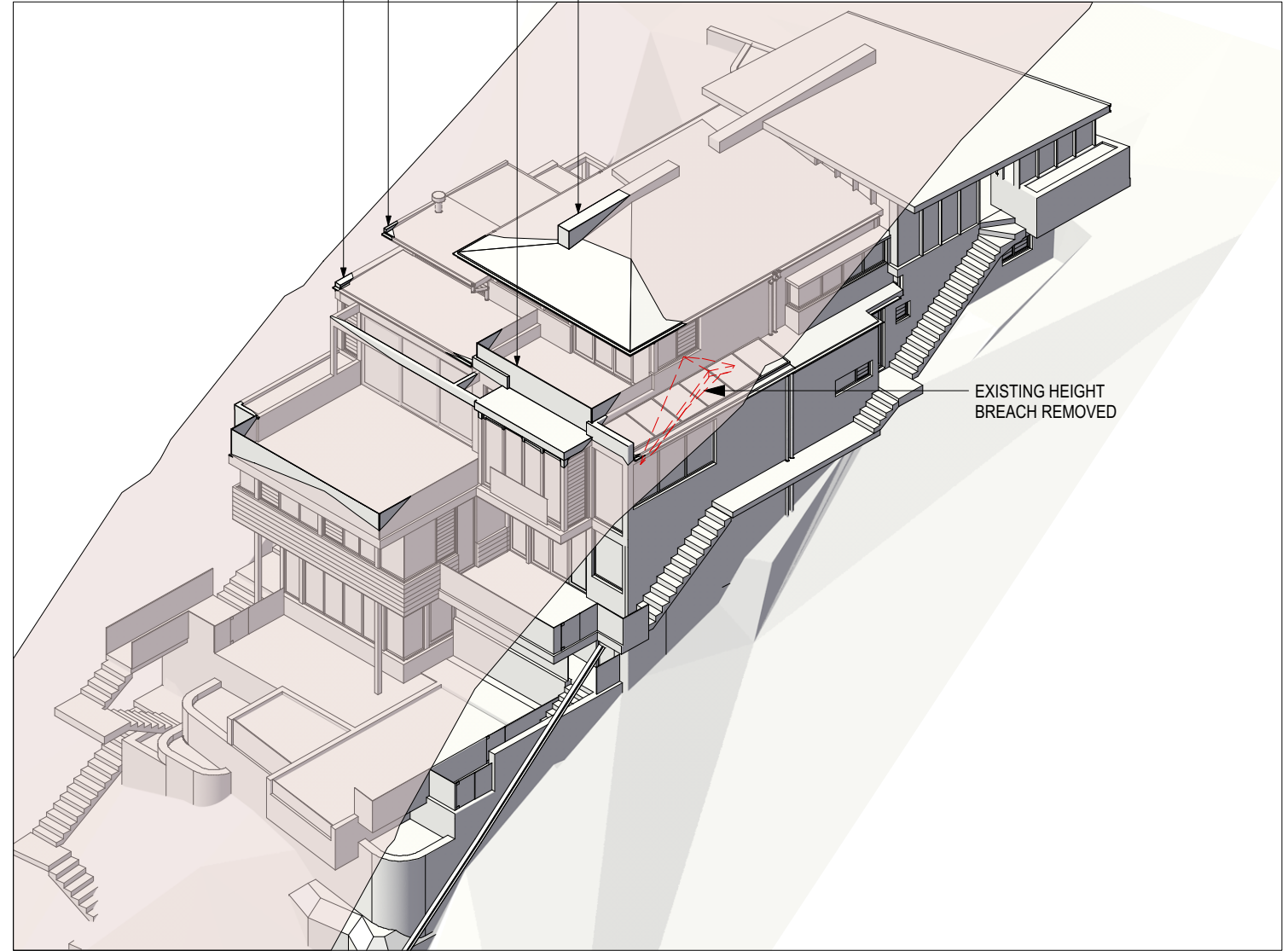
EXTENT OF EXISTING BUILDING
BEYOND 8.5m HEIGHT PLANE



1

ORTHOGONAL VIEW FROM SOUTH-WEST
EXISTING

EXTENT OF PROPOSED BUILDING
BEYOND 8.5m HEIGHT PLANE



2

ORTHOGONAL VIEW FROM SOUTH-WEST
PROPOSED

FOR DEVELOPMENT APPLICATION

PLANNING COMPLIANCE
BUILDING HEIGHT

ALTERATIONS AND ADDITIONS

1824 SK15 A

205 RIVERVIEW ROAD AVALON BEACH

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TELEPHONE 02) 9955 5608

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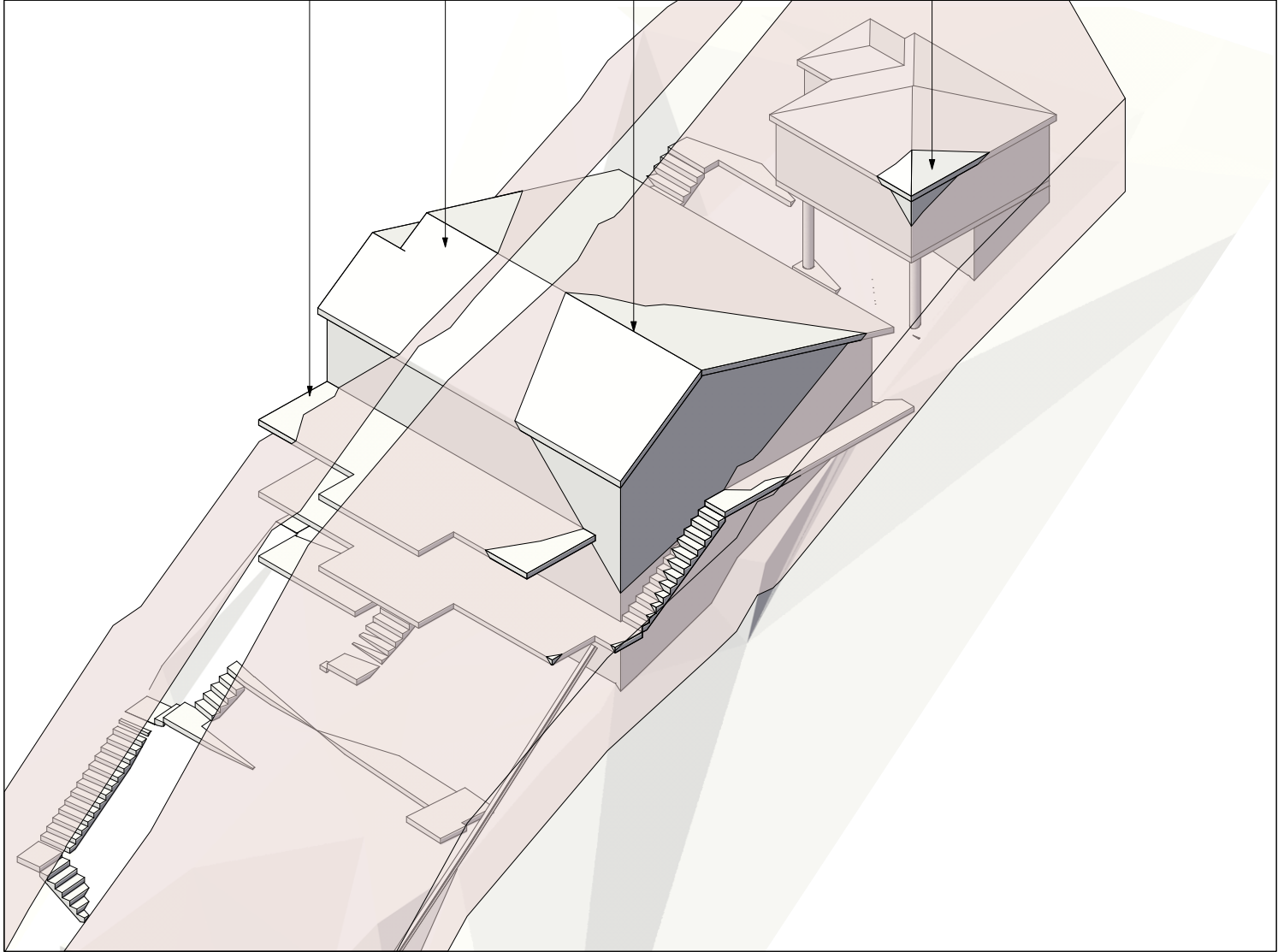
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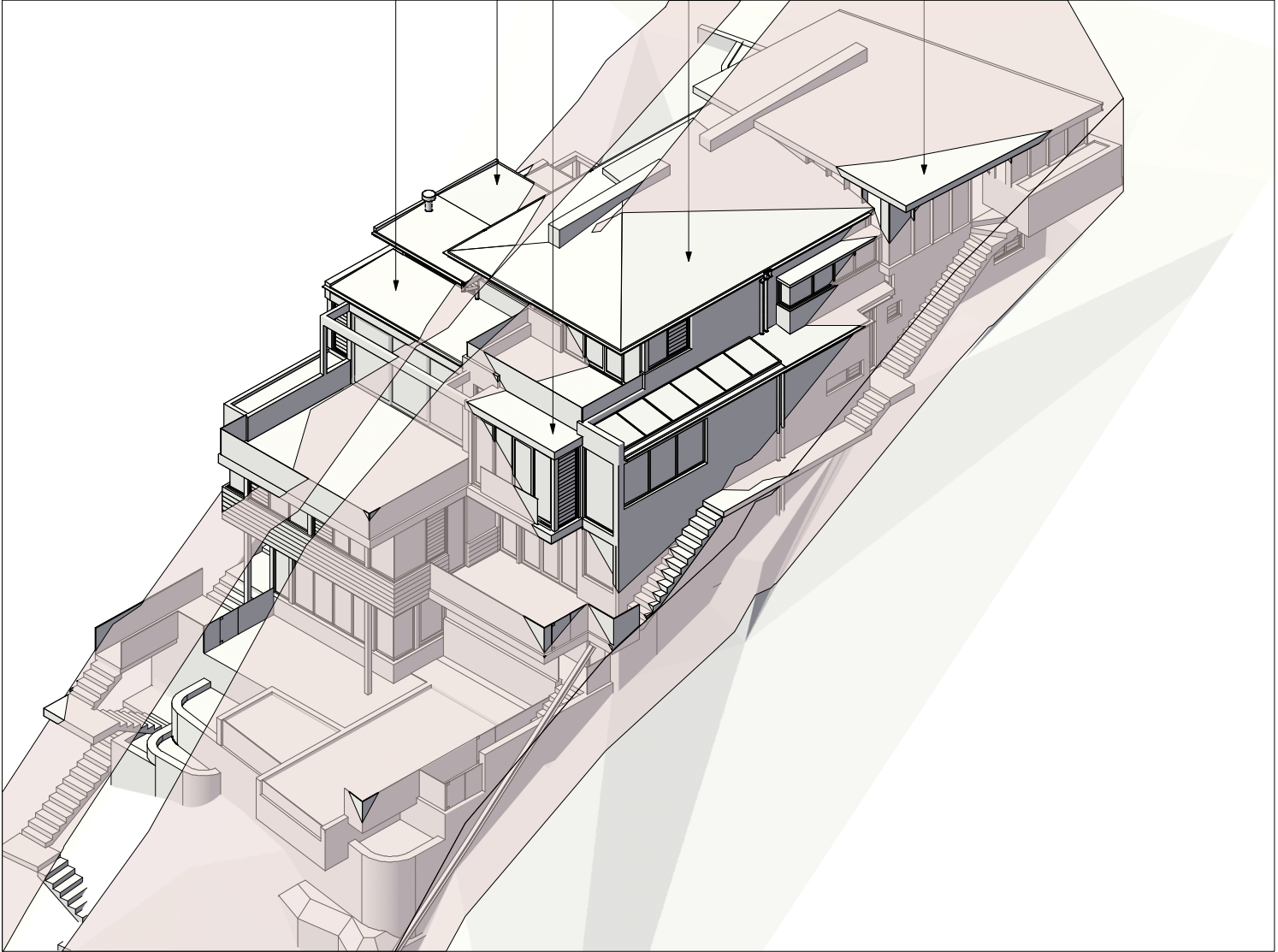
Tuesday, 17 September 2019

EXTENT OF EXISTING BUILDING
BEYOND BUILDING ENVELOPE



1 ORTHOGONAL VIEW FROM SOUTH-WEST
EXISTING

EXTENT OF PROPOSED BUILDING
BEYOND BUILDING ENVELOPE



2 ORTHOGONAL VIEW FROM SOUTH-WEST
PROPOSED

FOR DEVELOPMENT APPLICATION

PLANNING COMPLIANCE
SIDE BOUNDARY BUILDING ENVELOPE SW

ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK16.1 A

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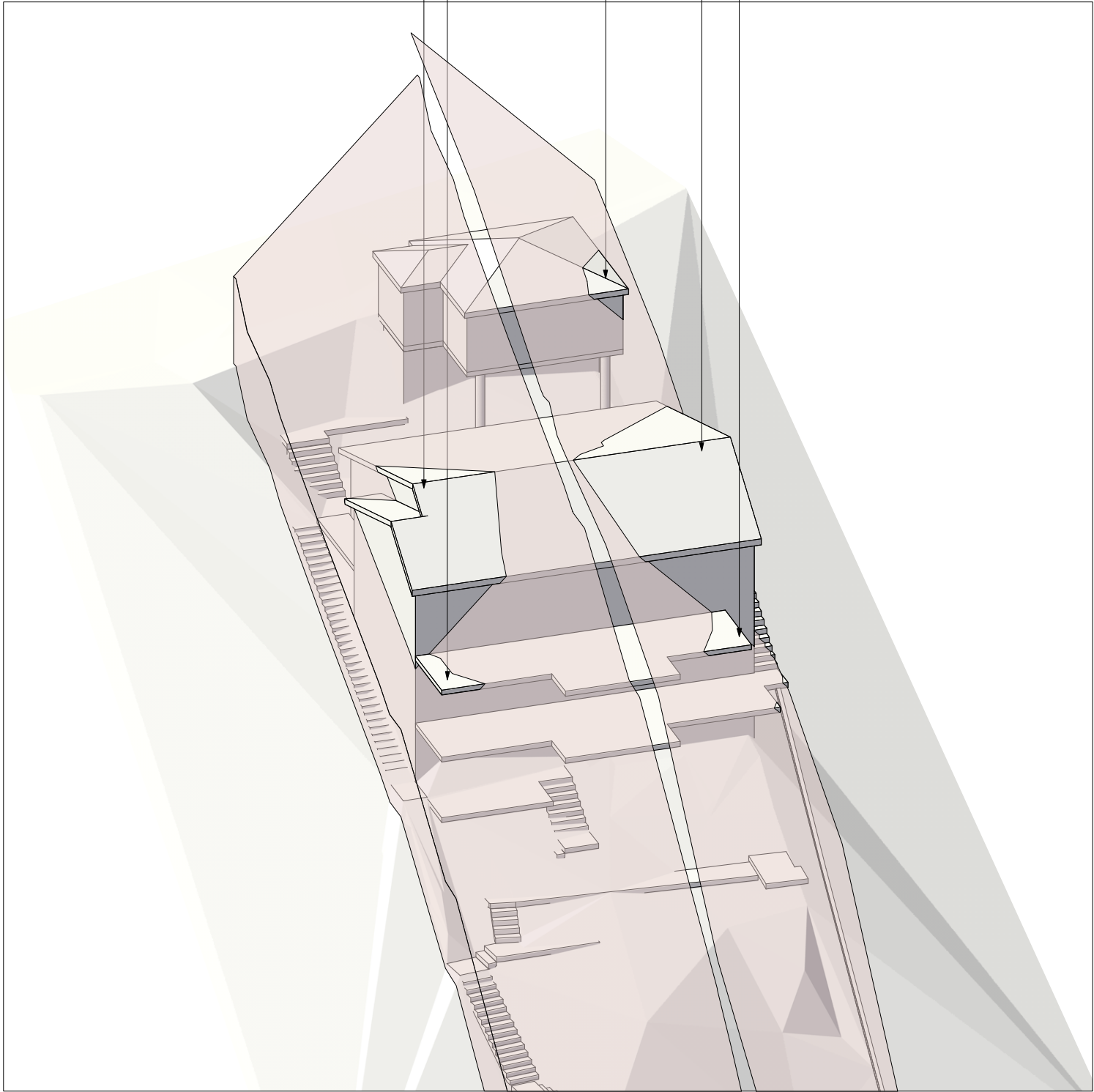
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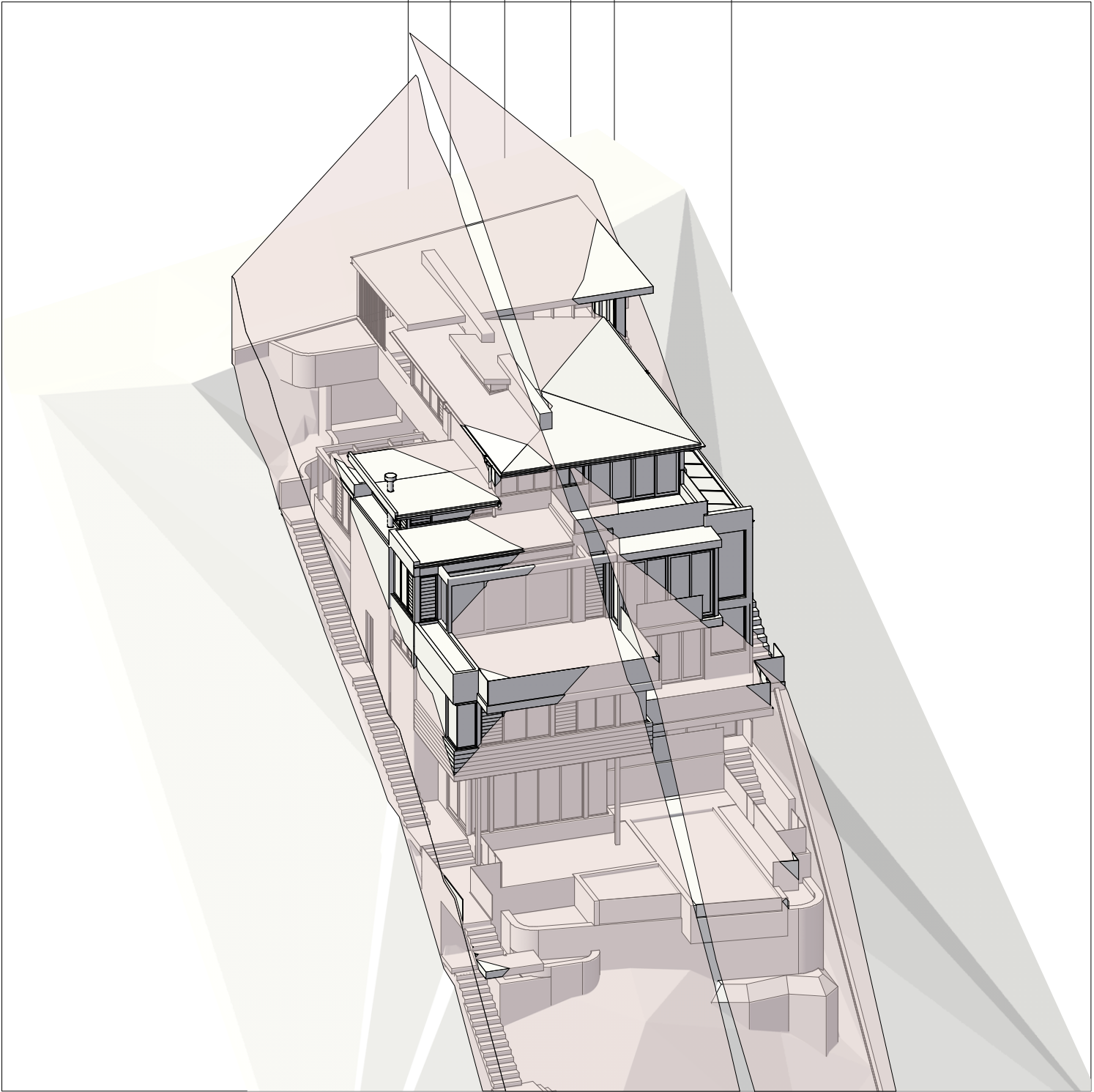
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EXTENT OF EXISTING BUILDING
BEYOND BUILDING ENVELOPE



1 ORTHOGONAL VIEW FROM NORTH-EAST
EXISTING

EXTENT OF PROPOSED BUILDING
BEYOND BUILDING ENVELOPE



2 ORTHOGONAL VIEW FROM NORTH-EAST
PROPOSED

FOR DEVELOPMENT APPLICATION

PLANNING COMPLIANCE
SIDE BOUNDARY BUILDING ENVELOPE NE

ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK16.2 A

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JANUARY 2019

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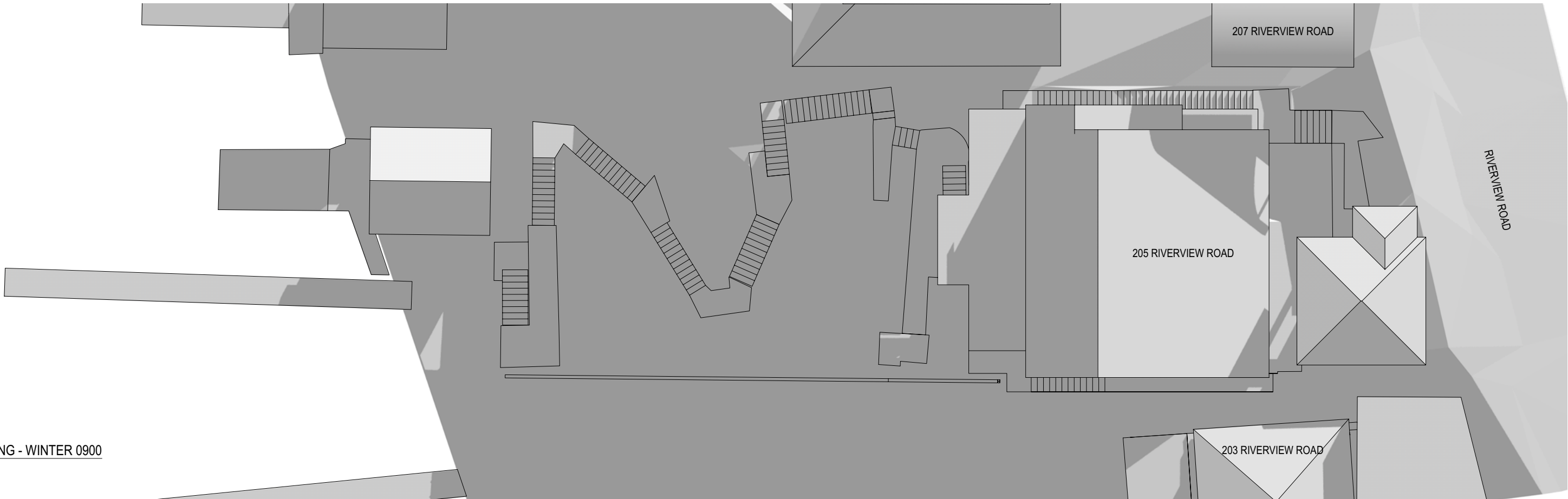
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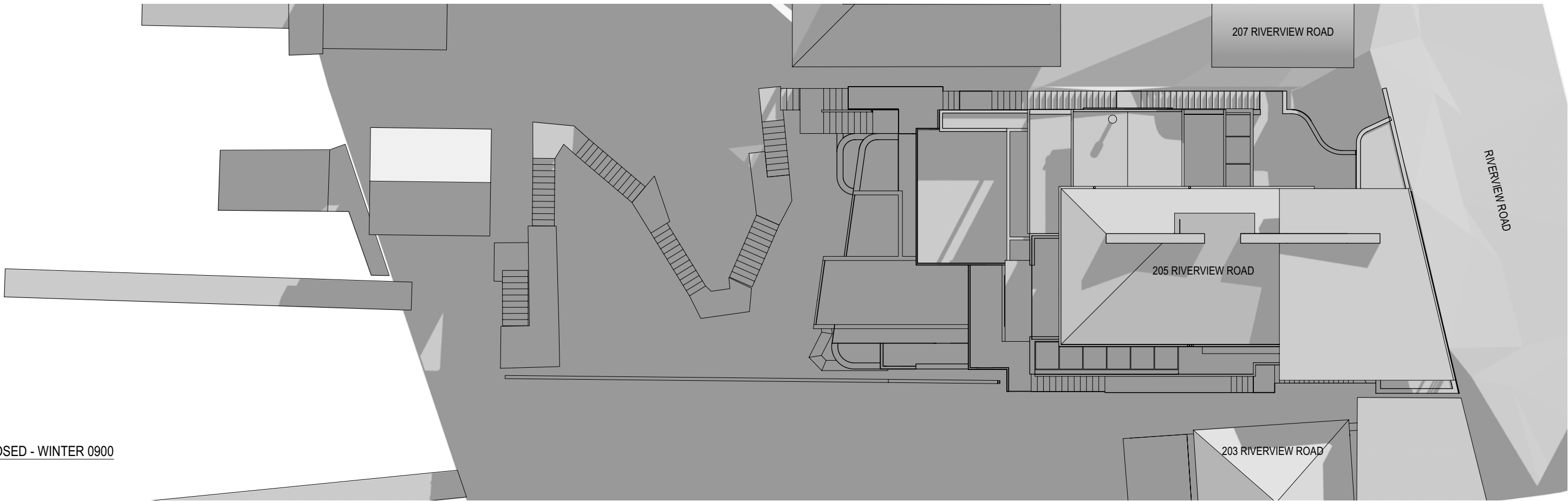
1824 A000 Current Drawings.vwx

Tuesday, 17 September 2019

1 EXISTING - WINTER 0900

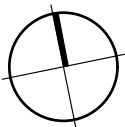


2 PROPOSED - WINTER 0900



FOR DEVELOPMENT APPLICATION

SHADOW DIAGRAMS - WINTER 9AM



ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK17 A

Scale 1:400 @ A3
JANUARY 2019

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT
DATE
A
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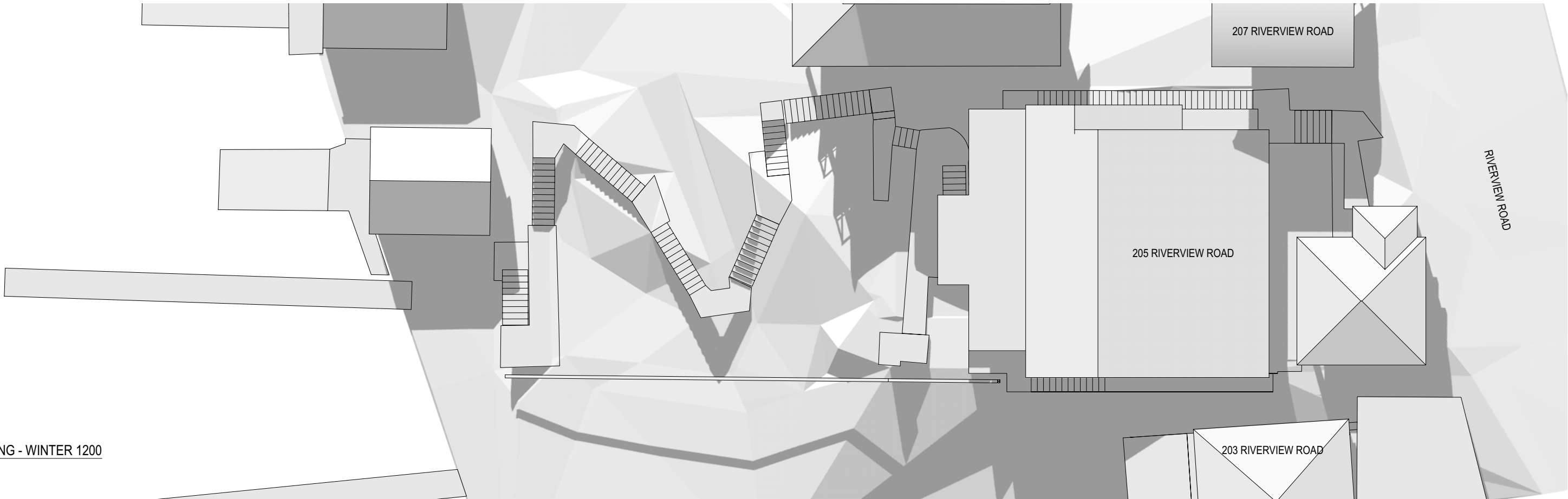
LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
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TELEPHONE 02) 9955 5608

Mr S and Mrs K Rooney

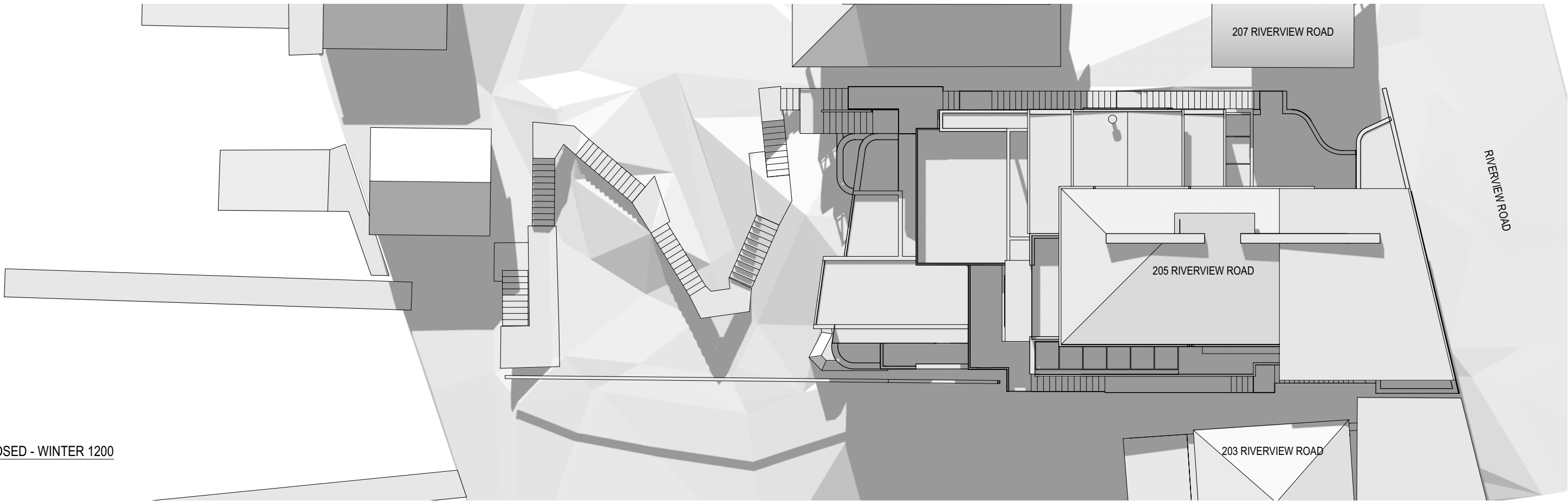
1824 SK Shadows & Sketch Drawings.vwx

Mon, 16 Sep 2019

1 EXISTING - WINTER 1200

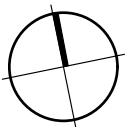


2 PROPOSED - WINTER 1200



FOR DEVELOPMENT APPLICATION

SHADOW DIAGRAMS - WINTER 12PM



ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

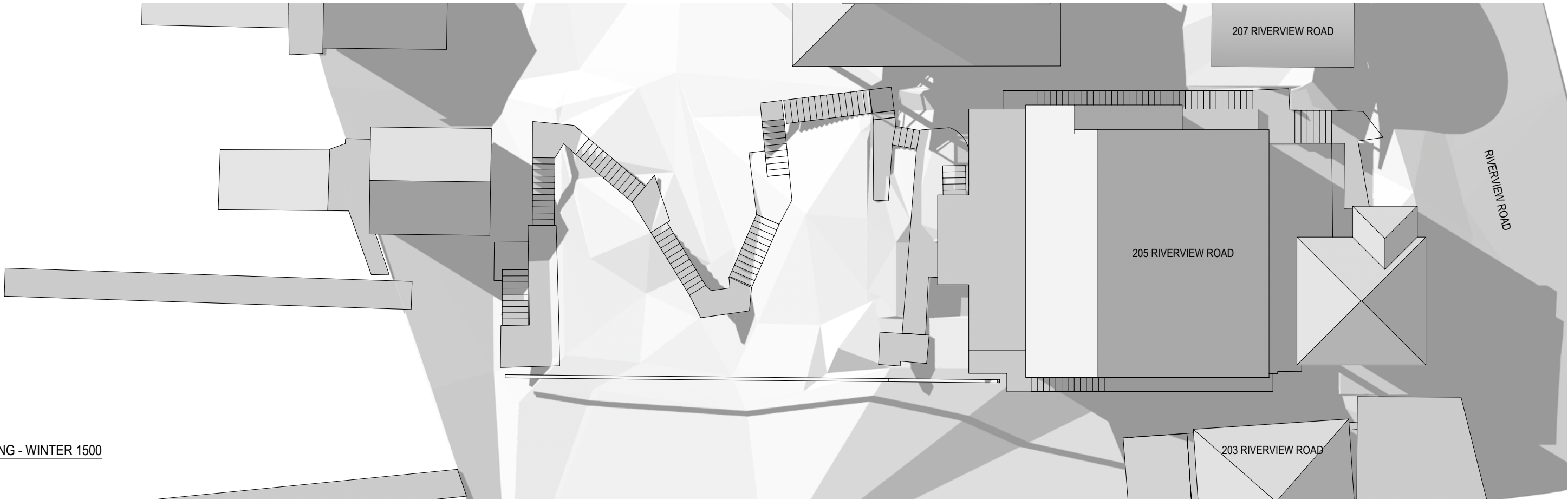
1824 SK18 A

Scale 1:400 @ A3
JANUARY 2019

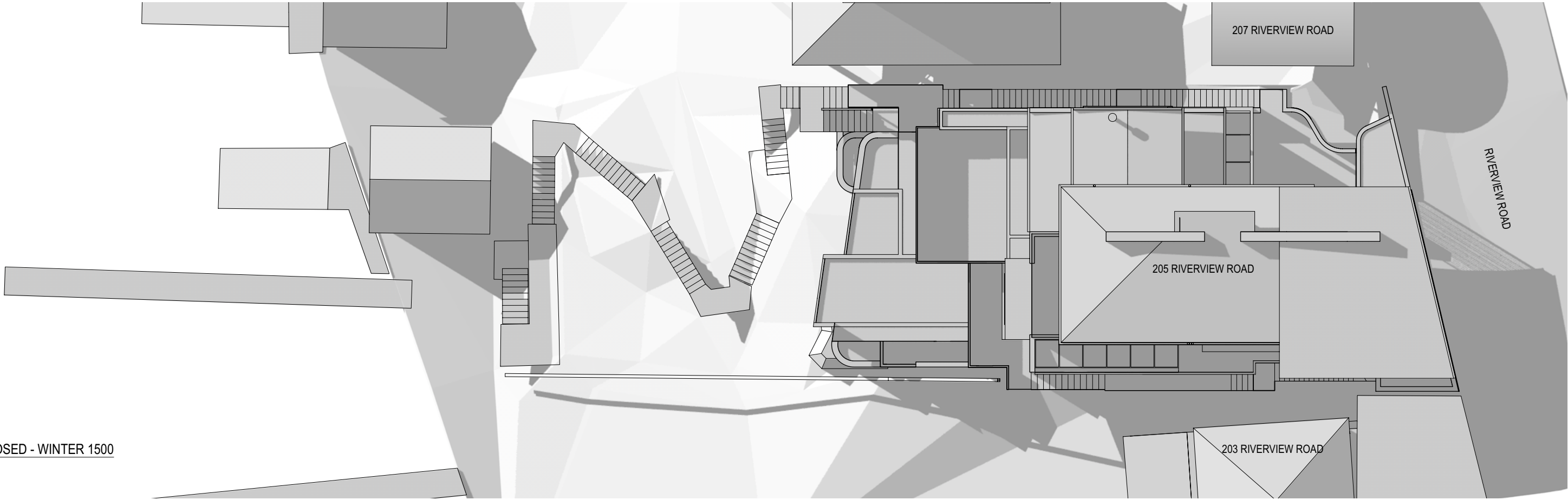
ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT	SEPTEMBER 2019 DATE	A ISSUE
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Mr S and Mrs K Rooney		1824 SK Shadows & Sketch Drawings.vwx

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1 EXISTING - WINTER 1500

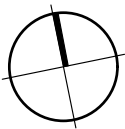


2 PROPOSED - WINTER 1500



FOR DEVELOPMENT APPLICATION

SHADOW DIAGRAMS - WINTER 3PM

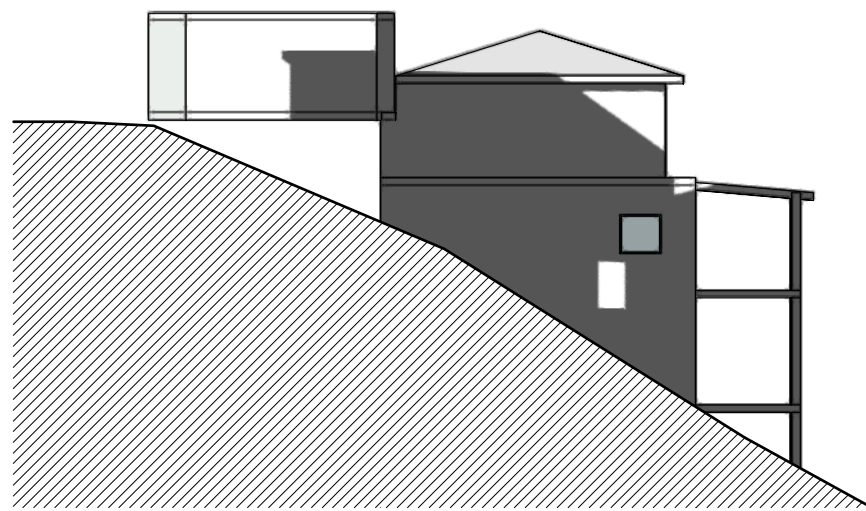


ALTERATIONS AND ADDITIONS

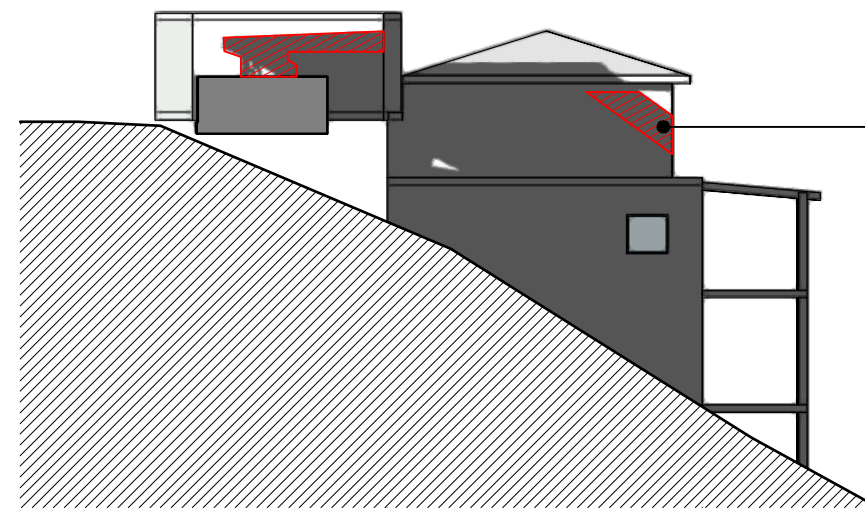
205 RIVERVIEW ROAD AVALON BEACH

1824 SK19 A

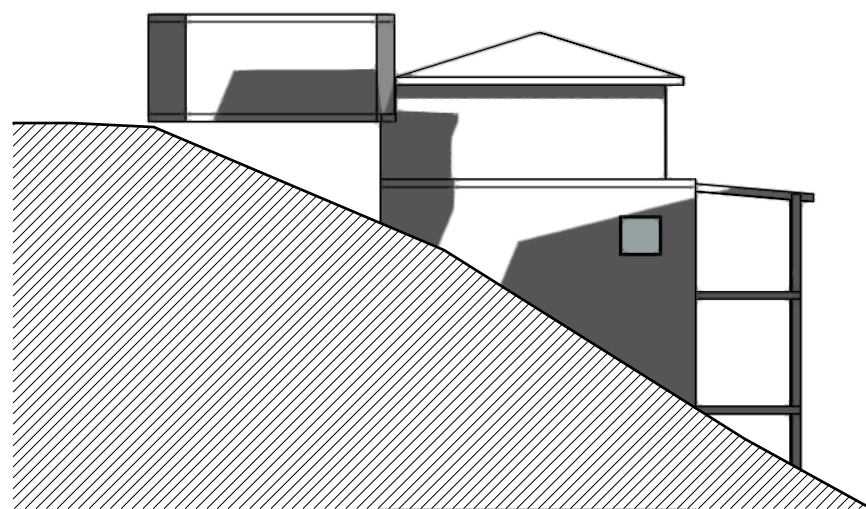
Scale 1:400 @ A3
JANUARY 2019



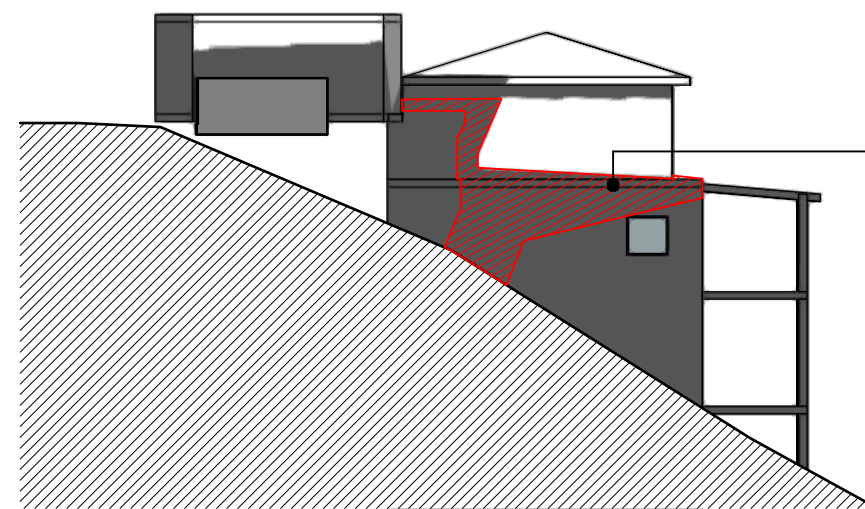
1 EXISTING - JUNE 21 - 9AM
No. 203 RIVERVIEW ROAD



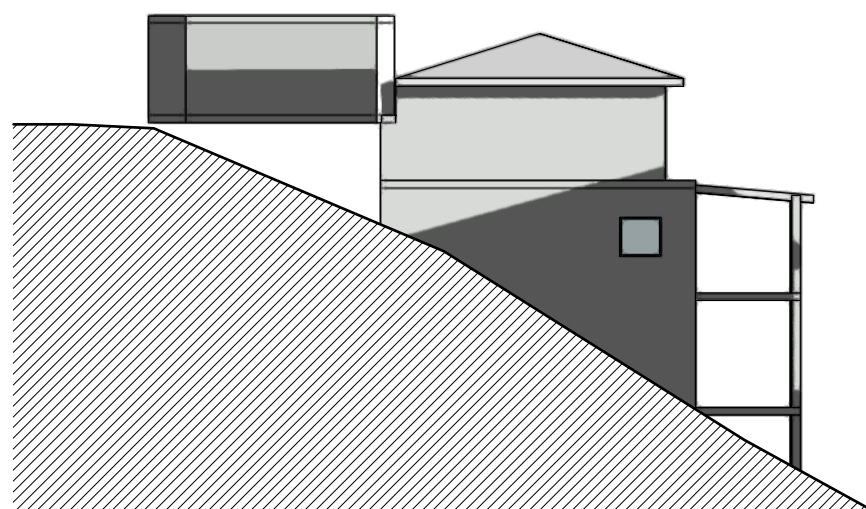
2 PROPOSED - JUNE - 9AM
No. 203 RIVERVIEW ROAD



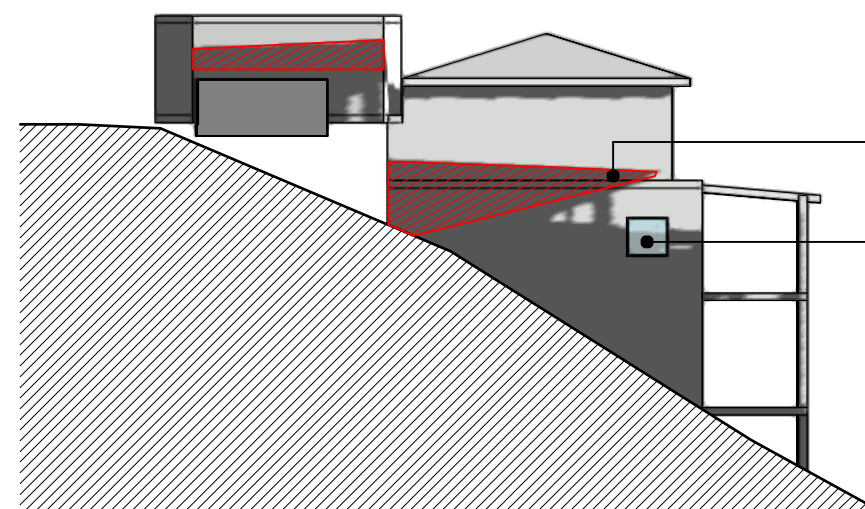
3 EXISTING - JUNE 21 - 12PM
No. 203 RIVERVIEW ROAD



4 PROPOSED - JUNE - 12PM
No. 203 RIVERVIEW ROAD



5 EXISTING - JUNE 21 - 3PM
No. 203 RIVERVIEW ROAD



6 PROPOSED - JUNE - 3PM
No. 203 RIVERVIEW ROAD

FOR DEVELOPMENT APPLICATION

SHADOW ELEVATIONS - 203 RIVERVIEW ROAD

ALTERATIONS AND ADDITIONS

1824 SK20 A

205 RIVERVIEW ROAD AVALON BEACH

Scale 1:400 @ A3
JANUARY 2019



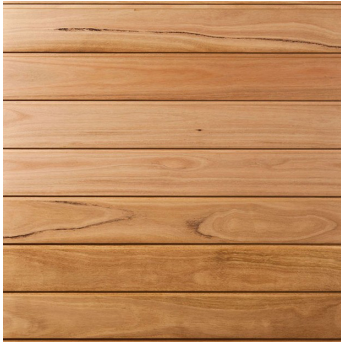
SANDSTONE CLADDING
SSC



RENDERED MASONRY
COLOUR : MID GREY 1
EP2



PAINTED BRICKWORK
COLOUR : LIGHT GREY
BRK1



TIMBER CLADDING - NATURAL
FINISH
TC1



TIMBER CLADDING - PAINTED
COLOUR: GREY
TC2



METAL ROOF SHEETING
GUTTERS & DOWNPIPES TO
MATCH
MR1



ALUMINIUM FRAMED
WINDOWS/DOORS
GL1

FOR DEVELOPMENT APPLICATION

EXTERNAL FINISHES SCHEDULE

ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK21 A

Scale 1:100 @ A3
JANUARY 2019



1 EXISTING STREETFRONT



2 PROPOSED STREETFRONT

STREET VIEW ANALYSIS - LOOKING NORTH

ALTERATIONS AND ADDITIONS FOR DEVELOPMENT APPLICATION 205 RIVERVIEW ROAD AVALON BEACH

1824 SK23 A

NTS
JUNE 2019



1 EXISTING STREETFRONT



2 PROPOSED STREETFRONT

FOR DEVELOPMENT APPLICATION

STREET VIEW ANALYSIS - LOOKING SOUTH

ALTERATIONS AND ADDITIONS

205 RIVERVIEW ROAD AVALON BEACH

1824 SK24 A

NTS
JUNE 2019



FOR DEVELOPMENT APPLICATION

WATERFRONT - EXISTING

ALTERATIONS AND ADDITIONS

1824 SK25 A

205 RIVERVIEW ROAD AVALON BEACH

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT
DATE

SEPTEMBER 2019
A
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FACSIMILE 02) 9955 5063
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Mon, 16 Sep 2019

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WATERFRONT - PROPOSED

ALTERATIONS AND ADDITIONS

1824 SK26 A

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FACSIMILE 02) 9955 5063
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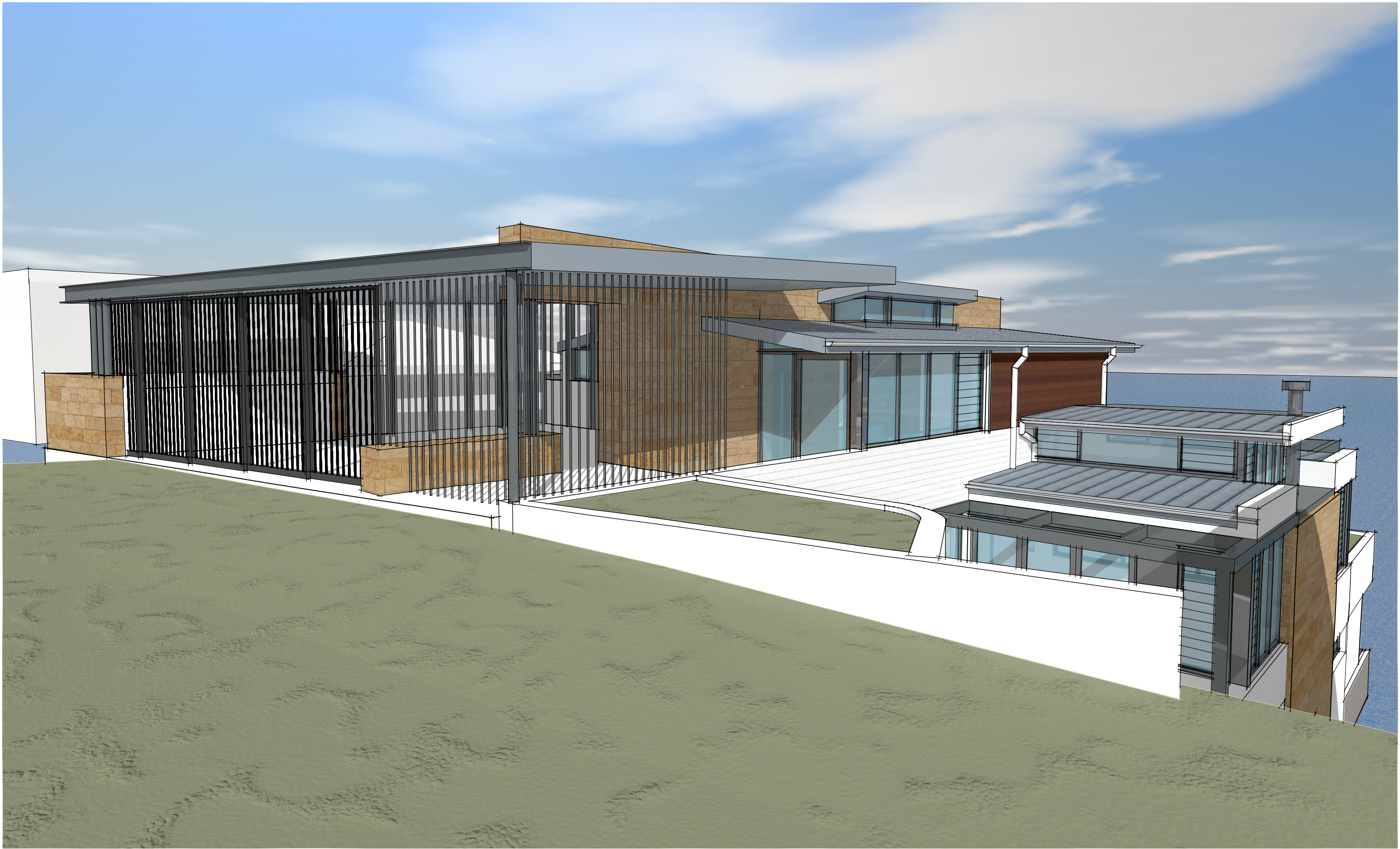
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PERSPECTIVE - STREET FRONT 1

ALTERATIONS AND ADDITIONS

1824 SK27 A

205 RIVERVIEW ROAD AVALON BEACH

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NORTH SYDNEY NSW 2060
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TELEPHONE 02) 9955 5608

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Monday, 23 September 2019



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PERSPECTIVE - STREET FRONT 2

ALTERATIONS AND ADDITIONS

1824 SK28 A

205 RIVERVIEW ROAD AVALON BEACH

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1824 A000 Current Drawings.vwx		Monday, 23 September 2019



FOR DEVELOPMENT APPLICATION

NOTE: SIDE FENCES, LANDSCAPING, TREES, NEIGHBOURING BUILDINGS AND OTHER TYPES OF SCREENING NOT SHOWN FOR CLARITY

PERSPECTIVE - AERIAL 1

ALTERATIONS AND ADDITIONS

1824 SK29 A

205 RIVERVIEW ROAD AVALON BEACH

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LEVEL 2 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608

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PERSPECTIVE - AERIAL 2

ALTERATIONS AND ADDITIONS

1824 SK30 A

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FACSIMILE 02) 9955 5063
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PERSPECTIVE - AERIAL 3

ALTERATIONS AND ADDITIONS

1824 SK31 A

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FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608

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PERSPECTIVE - WATERFRONT

ALTERATIONS AND ADDITIONS

1824 SK32 A

205 RIVERVIEW ROAD AVALON BEACH

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SEPTEMBER 2019
DATE

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NORTH SYDNEY NSW 2060
FACSIMILE 02) 9955 5063
TELEPHONE 02) 9955 5608

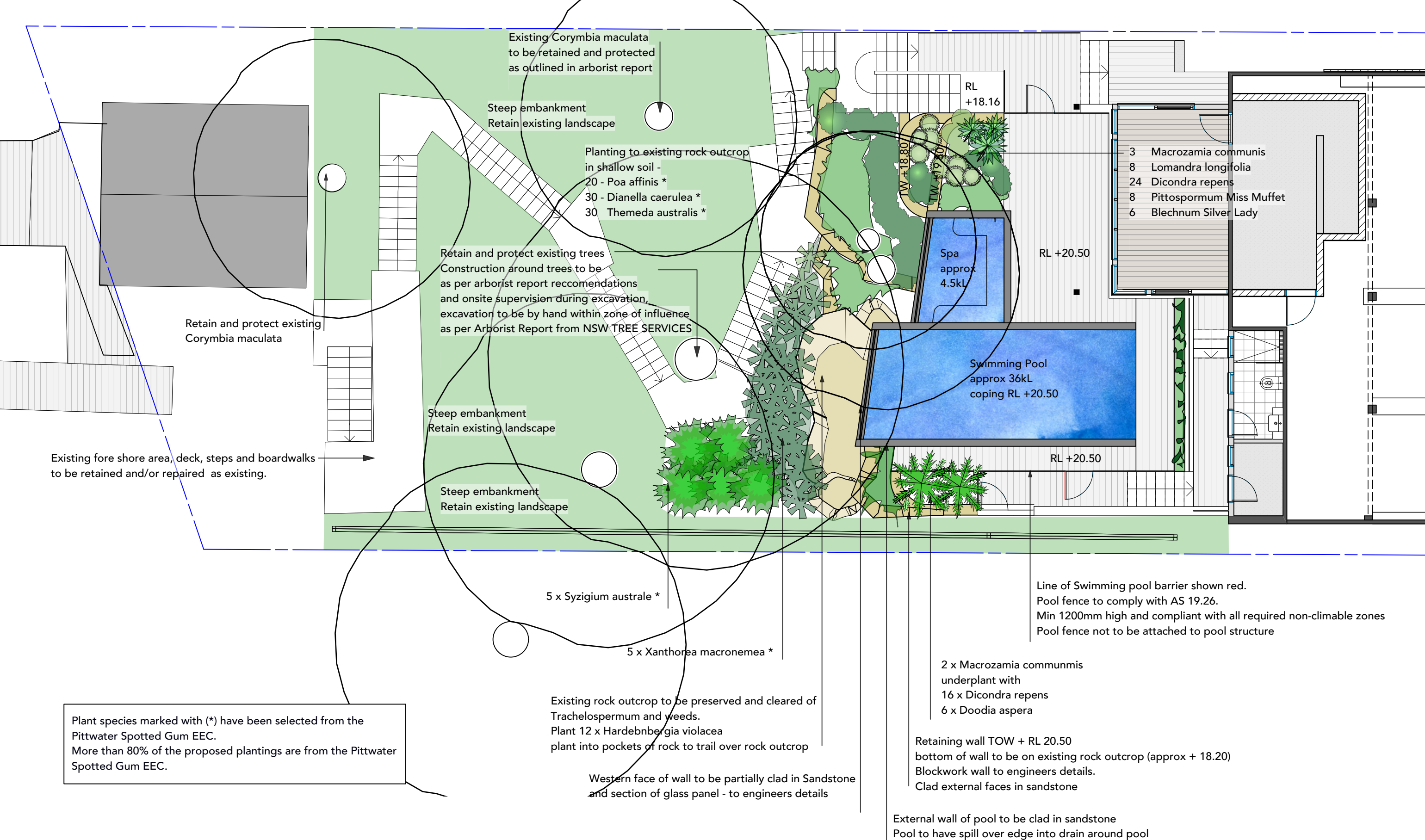
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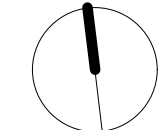
NTS
MAY 2019
Mr S and Mrs K Rooney

1824 A000 Current Drawings.vwx



POOL LEVEL LANDSCAPE PLAN

Project Number 2106-19
date 18.09.2019
council. Northern Beaches
revision. DA / 1.C
Drawing Number 2 of 2



scale. 1:100 @ A3

ISSUE FOR DA SUBMISSION

Plans are **NOT FOR CONSTRUCTION**
All measurements and levels to be confirmed on site
Figured dimensions take precedence over scaled
All discrepancies to be made known to Land Forms before commencing any construction work onsite
Refer to Architectural / Engineering/ Hydraulic and all other relevant documents relating to project.
Council conditions, By-Laws and Australian Standards are to be checked by contractor and certifier and adeared to.

client:
Simon and Kristen Rooney

address:
205 Riverview Road, Newport

LANDFORMS.
Level 1 / 680 Pacific Hwy Killara NSW 2071 Australia
m 0400 935 535 f 02 9489 2400
e design@landforms.com.au w landforms.com.au