



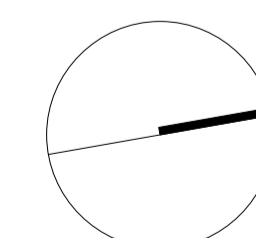
NOTES

NOTE

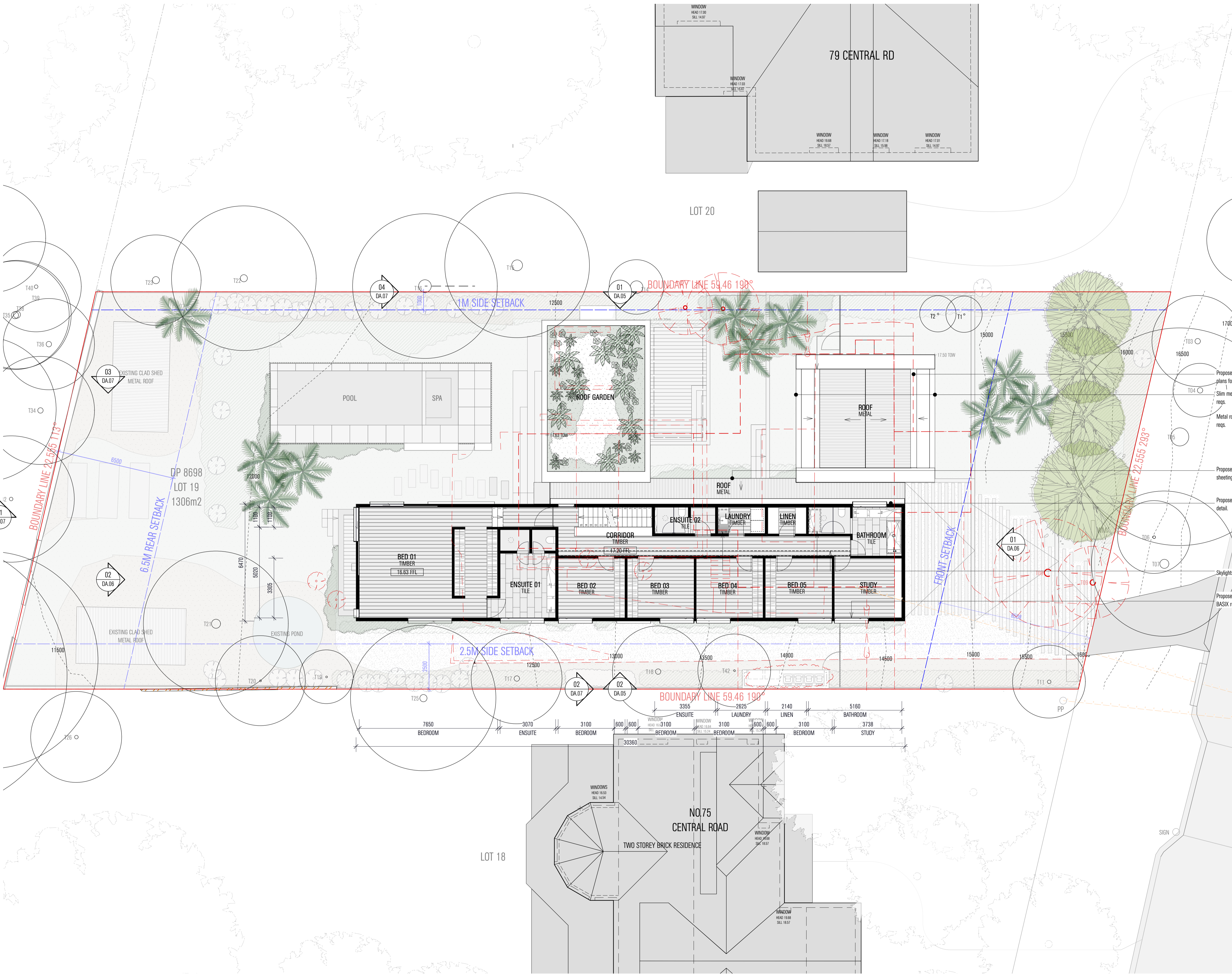
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PROJECT	VATSELIAS SCHUBERG AVALON
ADDRESS	77 CENTRAL ROAD, AVALON BEACH NSW 2101
DOCUMENT	DEVELOPMENT APPLICATION

DRAWING		
DEMOLITION PLAN		
DATE	31.03.25	SCALE 1:100 @ A1
DRAWN	LA	PROJECT NO. 23009
DRAWING NO.	DA.02	REV NO. E



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MATHIESON ARCHITECTS
201/105 RESERVOIR ST SURRY HILLS NSW 2010 AUSTRALIA
T: +61 2 9280 4100 INFO@MATHIESONARCHITECTS.COM

ABBREVIATIONS:

RL: Reduced Levels
TOP: Top of fence RL
TOW: Top of wall RL
PV: Photovoltaic
SK: Skylights
CU: Condenser Unit

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2025/0150

0 5m

NOTES
NOTE

Proposed gutter locations. Refer stormwater plans for detail.
Slim metal awning. Falls as per NCC & AS reqs.
Metal roof sheeting. Falls as per NCC & AS reqs.

Proposed steel framed roof with metal roof sheeting. Falls to comply with NCC & AS reqs.
Proposed gutter. Refer stormwater plans for detail.

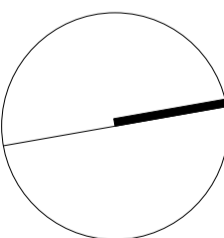
Skylights over shown as dashed.
Proposed windows designed according to BASIX reqs.

REV NO.	DATE	REVISIONS	BY	CHK
A	13.09.24	ISSUE FOR CONSULTANT REVIEW	LA	ES
B	10.10.24	ISSUE FOR BASIX	LA	ES
C	04.12.24	ISSUE FOR DA	LA	ES
D	09.01.25	DA SUBMISSION	LA	ES
E	05.02.25	ISSUE FOR DA	LA	ES
F	25.03.25	COUNCIL RFI	LA	
G	31.03.25	DA REVISION	LA	

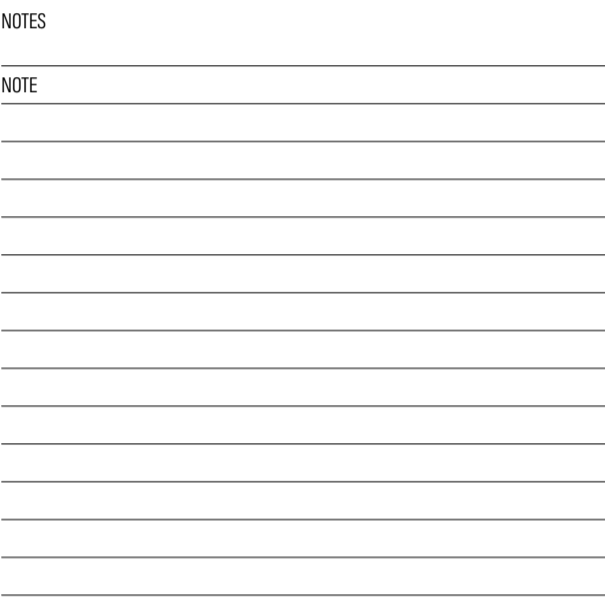
PROJECT VATESLIAS SCHUBERG AVALON
ADDRESS 77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT DEVELOPMENT APPLICATION

DRAWING			
LEVEL 1			
DATE	31.03.25	SCALE	1:100 @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.04	REV NO.	G

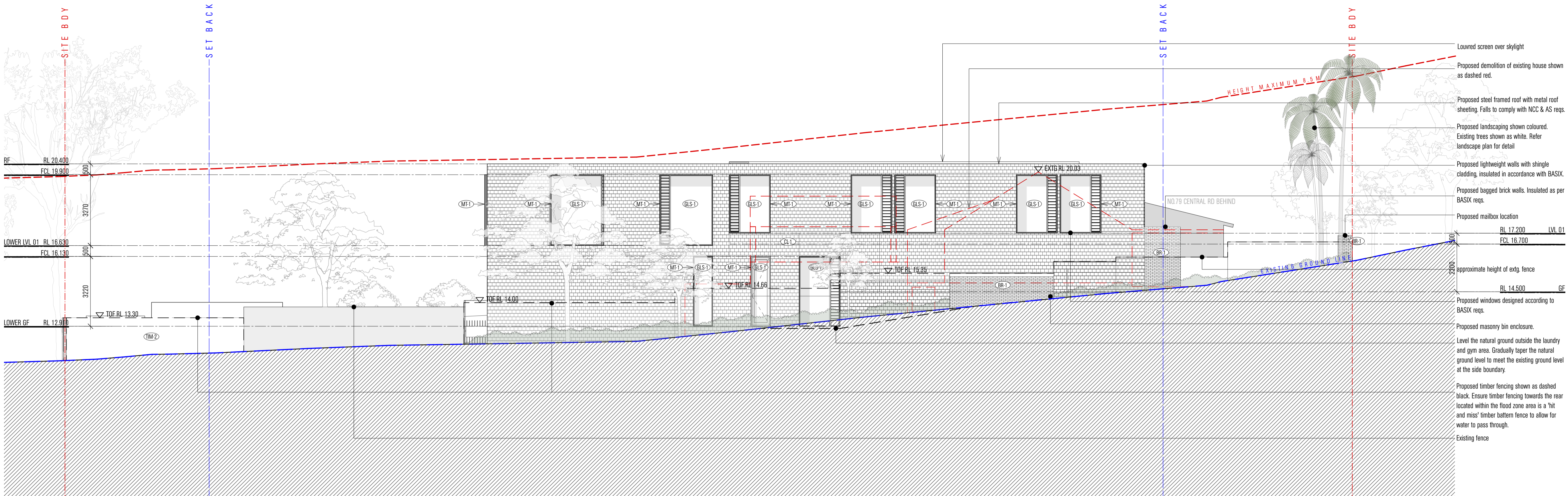


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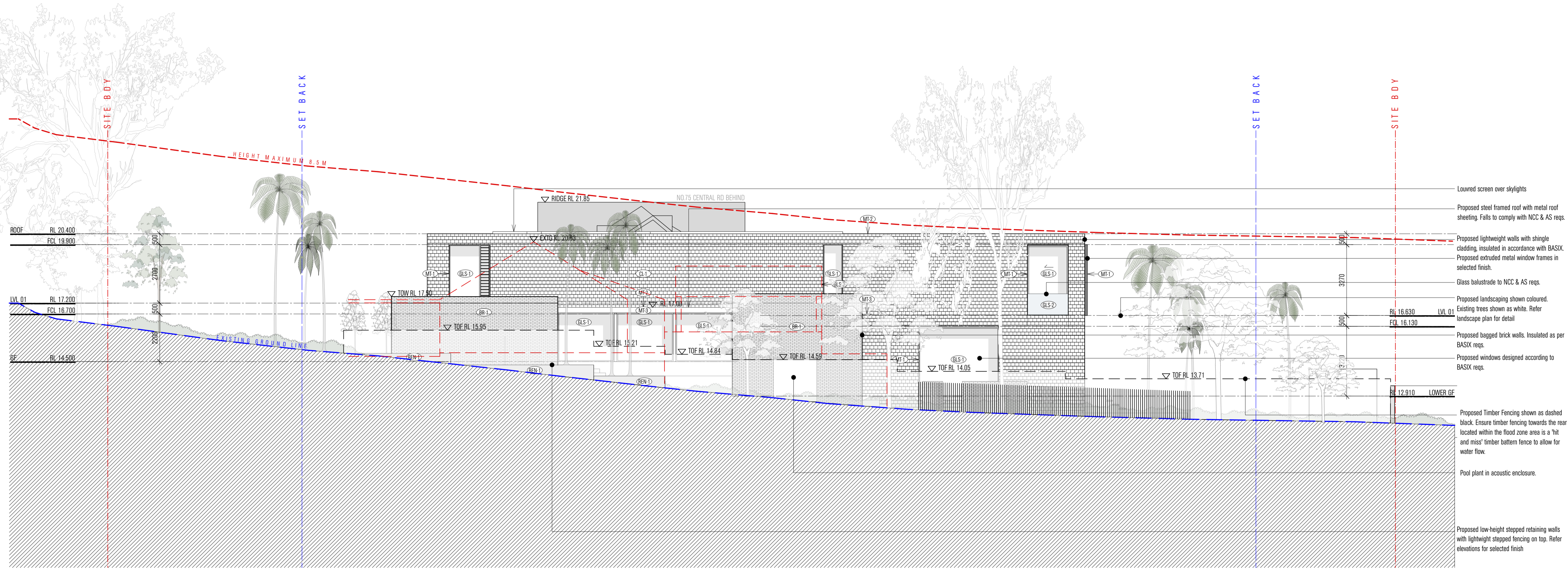
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DRAWING		
WEST & EAST ELEVATION		
DATE	31.03.25	SCALE 1:100 @ A1
DRAWN	LA	PROJECT NO. 23009
DRAWING NO.	DA.05	REV NO. E

MATHIESON



02 ELEVATION
East Elevation
Scale 1:100



01 ELEVATION
West Elevation
Scale 1:100

ABBREVIATIONS:

ALU-1: ALUMINIUM WINDOW FRAMES - DARK ANODIZED FINISH
BR-1: BAGGED BRICK
CL-1: DARK SHINGLE CLADDING
CL-2: METAL CLADDING - LIGHT POWDER COAT FINISH
CON-1: CONCRETE SLABS
CON-2: CONCRETE PAVERS
GLS-1: WINDOW GLAZING - CLEAR
GLS-2: GLASS BALUSTRADE - CLEAR
MT-1: METAL SHEET - DARK POWDER COAT FINISH
MT-2: KLIP LOK ROOF SHEETING (LIGHT)
MT-3: METAL SHEETING (LIGHT)
MT-4: METAL GARAGE DOOR (DARK)
REN-1: RENDER - PAINTED - LIGHT
ST-1: METAL POWDER COATED (DARK)
TIM-1: HARDWOOD TIMBER DECKING
TIL-1: EXTERNAL STONE TILES (LIGHT)



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CONSENT

DA2025/0150

0 5m

NOTES

NOTE

Proposed steel framed roof with metal roof sheeting. Falls to comply with NCC & AS reqs.
Proposed slim metal awning
Proposed metal window box in selected finish.
Proposed lightweight walls with shingle cladding, insulated in accordance with BASIX.
Proposed window to comply with BASIX reqs. Frameless glass balustrade to window opening to comply with NCC & AS reqs.
Proposed side gates & fence in selected finish.
Proposed glazed doors to basix reqs.
Metal fencing forming the perimeter of the pool fencing

REV NO.	DATE	REVISIONS	BY	CHK
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D	05.02.25	ISSUE FOR DA	LA	ES
E	31.03.25	DA REVISION	LA	

PROJECT

VATSELIAS SCHUBERG AVALON

ADDRESS

77 CENTRAL ROAD, AVALON BEACH NSW 2107

DOCUMENT

DEVELOPMENT APPLICATION

DRAWING

NORTH & SOUTH ELEVATIONS

DATE 31.03.25 SCALE 1:100 @ A1

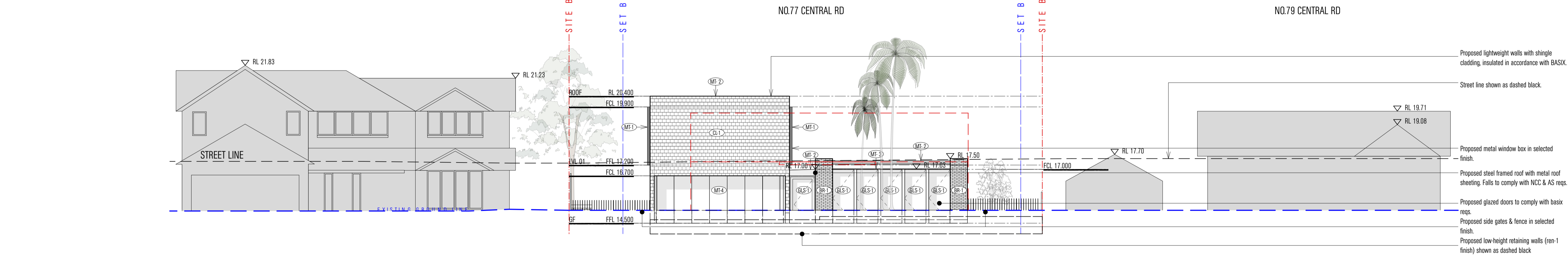
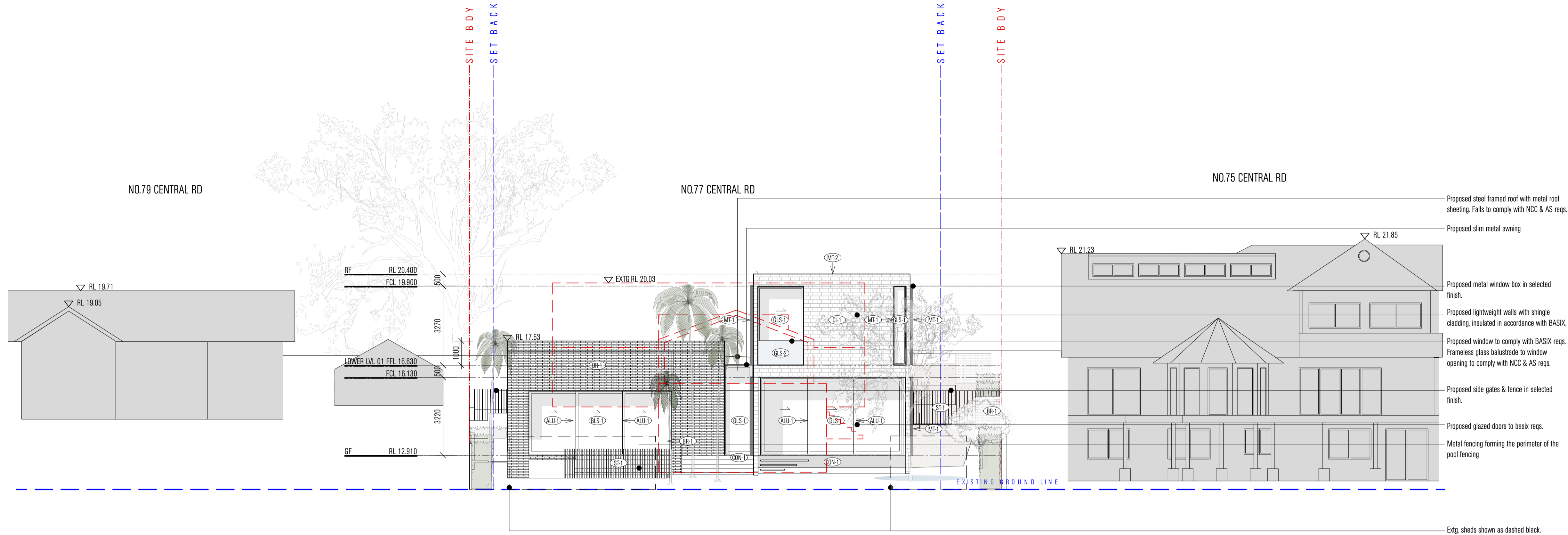
DRAWN LA PROJECT NO. 23009

DRAWING NO. DA.06 REV NO. E

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02 ELEVATION
South Elevation (Rear)
Scale 1:100



01 ELEVATION
North Elevation (Front)
Scale 1:100



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CONSENT**

DA2025/0150

[illegible]DOCUMENT DEVELOPMENT APPLICATION

DRAWING			
SECTIONS			
DATE	31.03.25	SCALE	1:100 @ A1
DRAWN	LA	PROJECT NO.	23009
DRAWING NO.	DA.07	REV NO.	E

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