

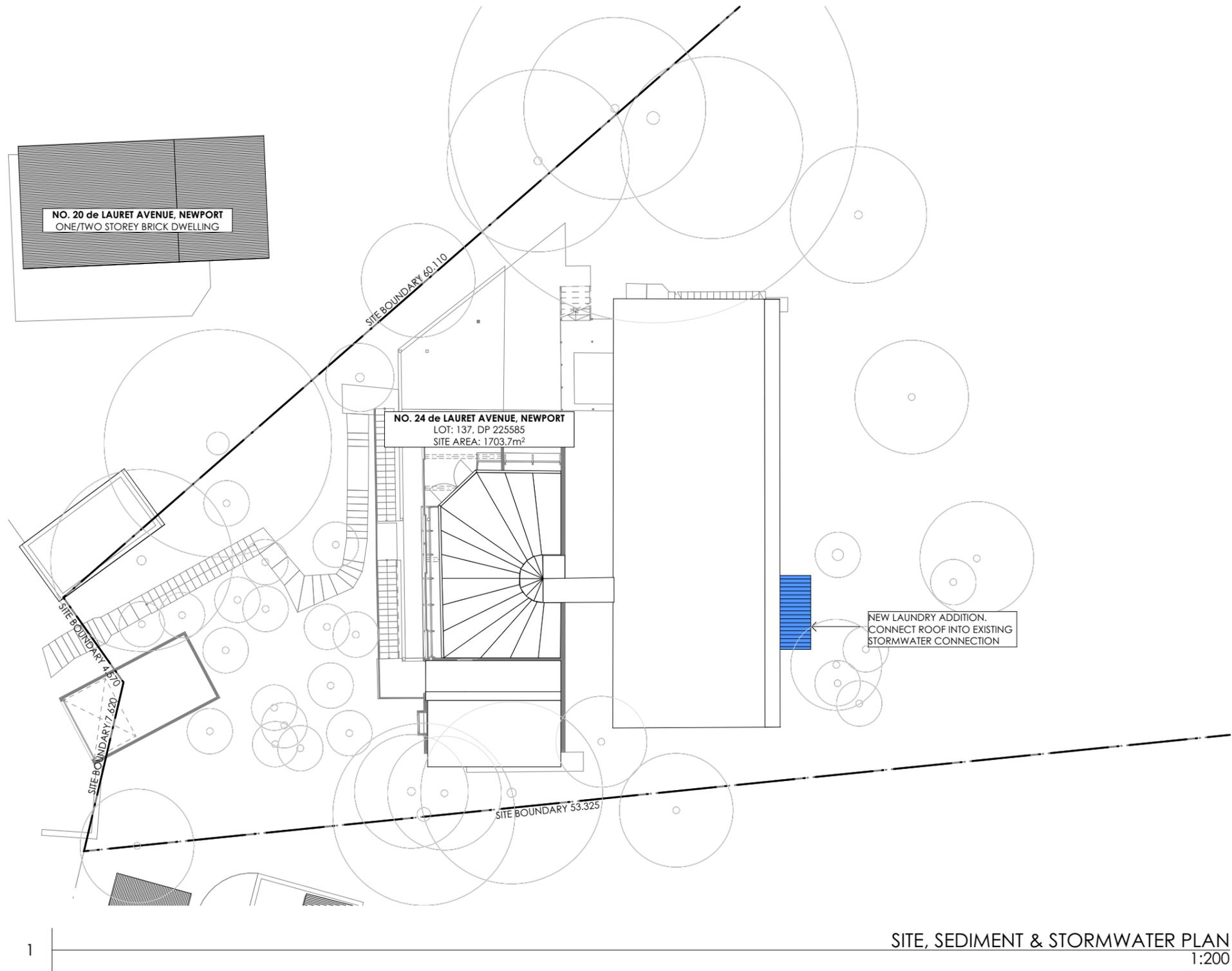
SHEET No.	SHEET NAME	REV.
DA01	COVER & SITE PLAN	A
DA02	SITE ANALYSIS & LOCATION MAP	A
DA03	PERSPECTIVES	A
DA04	SURVEY	A
DA05	EXISTING PLANS	A
DA06	EXISTING ELEVATIONS	A
DA07	LOWER GROUND FLOOR PLAN	A
DA08	GROUND FLOOR PLAN	A
DA09	LEVEL 1 PLAN	A
DA10	ROOF PLAN	A
DA11	STREET ELEVATION	A
DA12	ELEVATION 1	A
DA13	ELEVATION 2	A
DA14	ELEVATION 3	A
DA15	ELEVATION 4	A
DA16	SECTION A	A
DA17	LANDSCAPE AREAS	A

CA LEGEND ROOFS	
CODE	DESCRIPTION
R(T-E-M)	TIMBER-EXISTING-METAL. Existing timber framed roof structure with metal roof sheeting.
R(T-N-M1)	TIMBER-NEW-METAL 1. New timber framed roof structure with new metal roof sheeting, as specified.

CA LEGEND FLOORS	
CODE	DESCRIPTION
F(C-N-TL1)	CONCRETE-NEW-TILES 1. New concrete floor structure with new tiles, as specified.

CA LEGEND EXTERNAL WALLS & POSTS	
CODE	DESCRIPTION
WL(T-N-FC1)	TIMBER-NEW-FIBRE CEMENT SHEET 1. New timber wall structure with new FC sheeting, set & painted, as specified.

CA LEGEND WINDOWS & DOORS	
CODE	DESCRIPTION
D01	(D01, D02...etc) DOOR-EXTERNAL-NEW. New glass external door to BASIX requirements, as specified.
DE	DOOR-EXISTING. Existing timber door to remain, as specified.
W01	(W01, W02...etc) WINDOW-NEW. New window to BASIX requirements, as specified.



SITE, SEDIMENT & STORMWATER PLAN
1:200

CAVE-BECK HOUSE

24 de LAURET AVENUE NEWPORT NSW 2106

DEVELOPMENT APPLICATION

ISSUE A- 25/09/2023

NOTE
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REV.	ISSUE.	DATE
A	DEVELOPMENT APPLICATION	25/09/2023

Drawn | Checked | DT | CGC
Project Number: 2221
Date Printed: 25/09/2023

STATUS DEVELOPMENT APPLICATION

PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:200, 1:1

DRAWING TITLE:
CA DEVELOPMENT APPLICATION
COVER & SITE PLAN

PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A

DRAWING NO.
DA01



1 | REAR VIEW 1



2 | REAR VIEW 2

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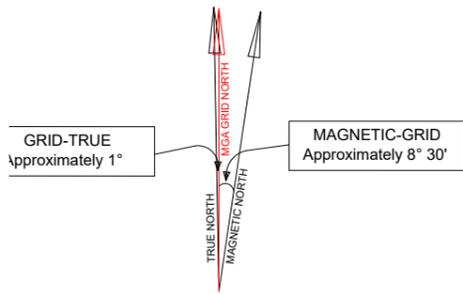
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Drawn | Checked DT | CGC
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 Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
 1:285.71

DRAWING TITLE :
 CA DEVELOPMENT APPLICATION
PERSPECTIVES
PROJECT ADDRESS:
 24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA03



Lot 135
DP 225585

Lot 136
DP 225585

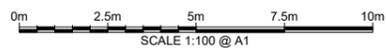
Lot 137
DP 225585
AREA 1703.7m² (BY CALC)

Lot 138
DP 225585

WINDOW SCHEDULE		
No.	HEAD	SILL
N1	51.73	50.20
N2	52.70	52.24
N3	52.70	51.70
N4	50.37	

Notes
 The plan is oriented to MGA Grid North.
 This survey is a boundary identification survey.
 If construction on or near boundaries is proposed it is a requirement that the boundaries of the subject land be physically marked on site.
 Except where shown by dimension the location of structures in relation to boundaries is indicative only.
 No subsurface utility investigation (SUI) has been undertaken. Services shown are based on visible surface indicators present at the time of survey only (i.e. pits and openings). Before any works or extensive designs are undertaken for the site, "Dig before you dig" service plans should be obtained and potholing undertaken by a qualified contractor as required. The location of these services can be plotted by Hammond Smeallie in conjunction with SUI contractors.
 Ridge, eave, roof gutter, windows have been obtained by indirect methods and are accurate for planning purposes only.
 Adjoining buildings and features have been plotted for diagrammatic purposes only.
 Tree detail is shown as Dia xx / Ht xx / Sp xx respectively for Diameter, Height and Spread of the tree. These details are estimates only. If tree details, types and condition of trees are critical a qualified arborist should be consulted.
 The location of fencing is diagrammatic only.
 Contours are approximate only and should only be used as a guide. Use spot levels for design purposes. Contour intervals are shown on the plan.

DE LAURET AVENUE



LEGEND

TK	TOP KERB
KG	KERB GUTTER
PP	POWERPOLE
NS	NATURAL SURFACE

ISSUE	REVISION	DATE
A	ORIGINAL	19/04/2022

Hammond Smeallie & Co Pty Ltd
 CONSULTING SURVEYORS AND TOWN PLANNERS
 7/22 Leighton Place
 HORNSBY NSW 2077
 P: 02 9477 1577
 F: 02 9476 6922
 E: info@hammondsmeallie.com.au
 W: www.hammondsmeallie.com.au

DETAIL AND LEVELS PLAN

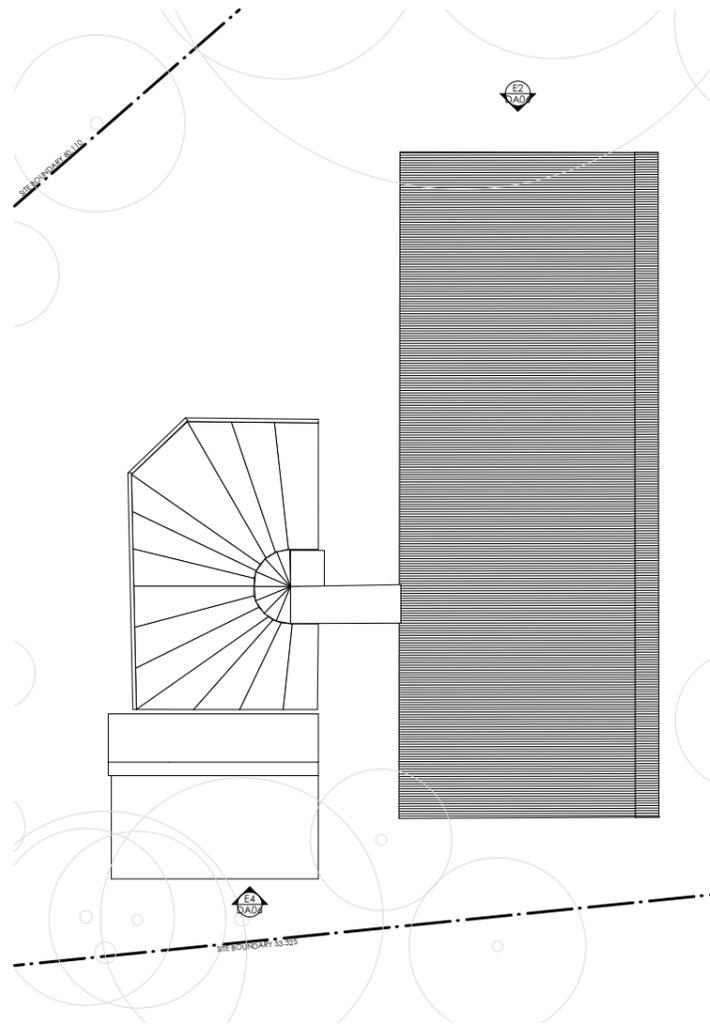
Project: 24 De Lauret Avenue NEWPORT NSW 2106
 LGA: Northern Beaches Council
 Title: Lot 137 in Deposited Plan 225585
 Client: Simon Cave

Horizontal Datum	MGA Grid North
Plan Azimuth:	MGA Grid North
Azimuth adopted from:	(SCIMS)
Vertical Datum	Australian Height Datum (AHD)
Datum:	Australian Height Datum (AHD)
Contour Interval:	0.5 Metre

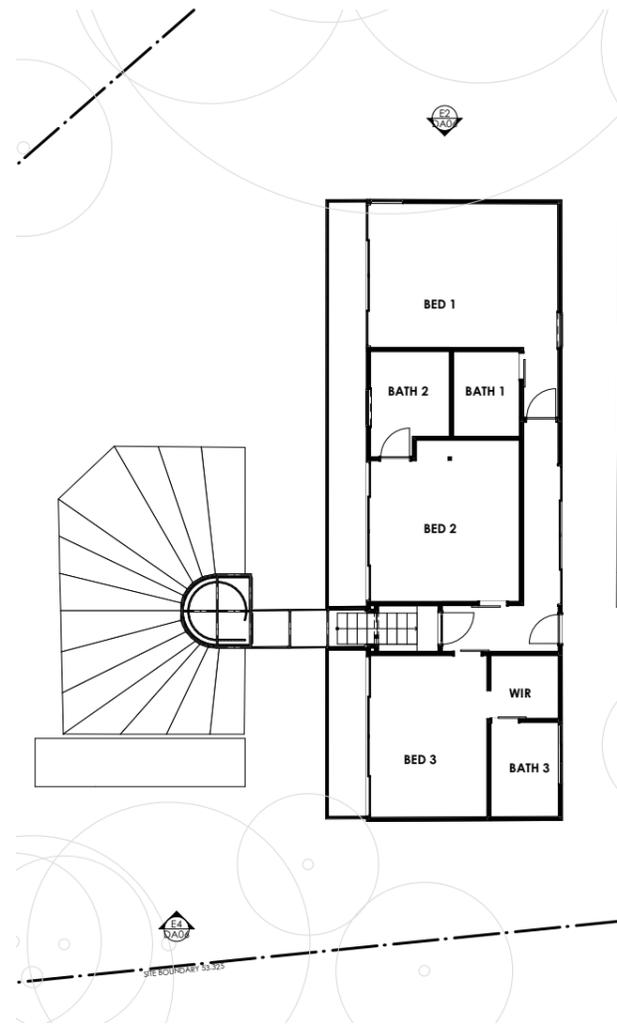
Sheet No:	1 of 1	Surveyed by:	Warren Roife	Checked by:	Gary Skow
Scale:	1:100 @ A1	Date of survey:	19/04/2022	Revision No:	A
Drawing No:					

I, Gary John Skow, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:
 The boundaries shown in this plan were surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate for the purposes of a development application and the survey was completed on 19/04/2022.
 Signature: 
 Surveyor Identification No: 1985
 Surveyor registered under the Surveying and Spatial Information Act 2002

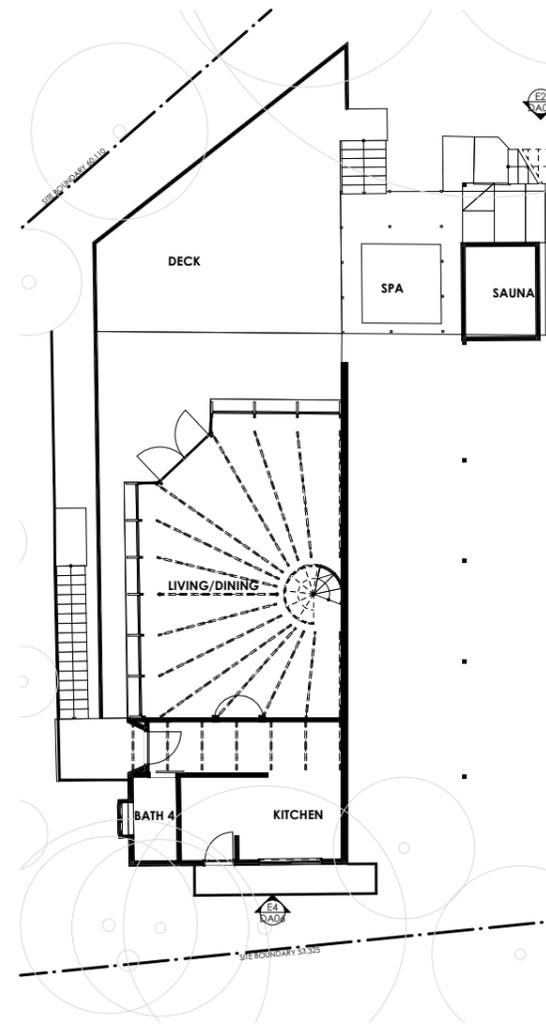
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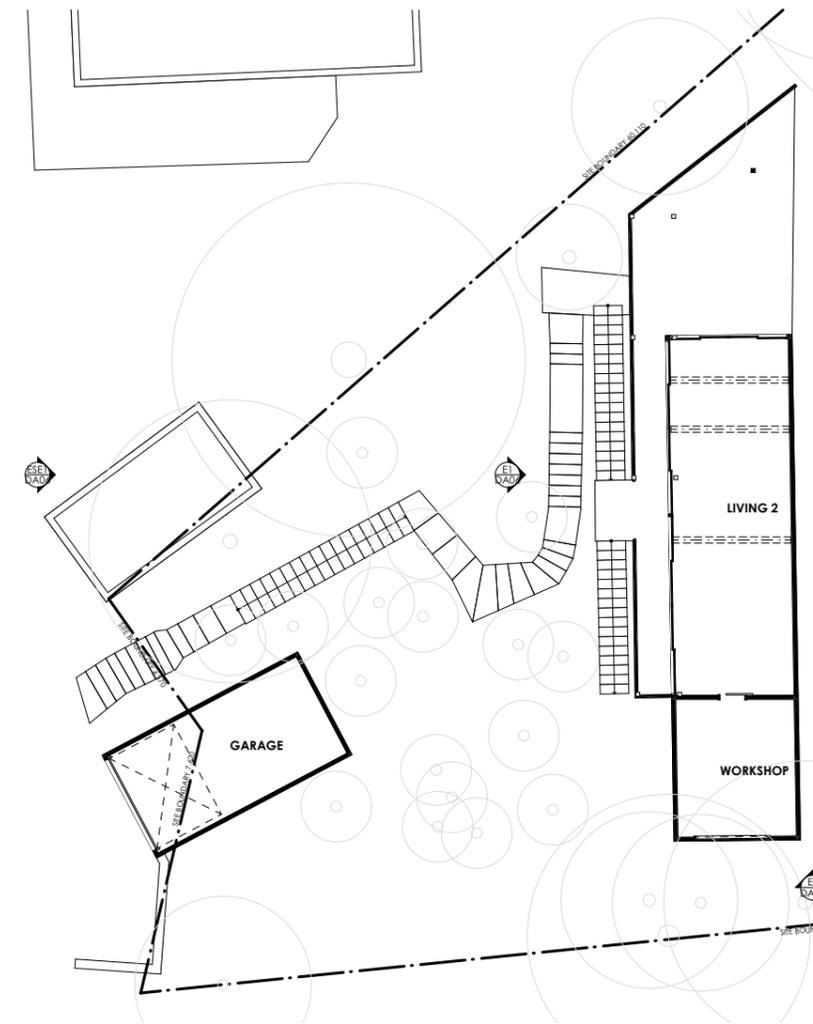
1 | EXISTING ROOF PLAN
1:200



2 | EXISTING LEVEL 1 PLAN
1:200



3 | EXISTING GROUND FLOOR PLAN
1:200



4 | EXISTING LOWER LEVEL
1:200

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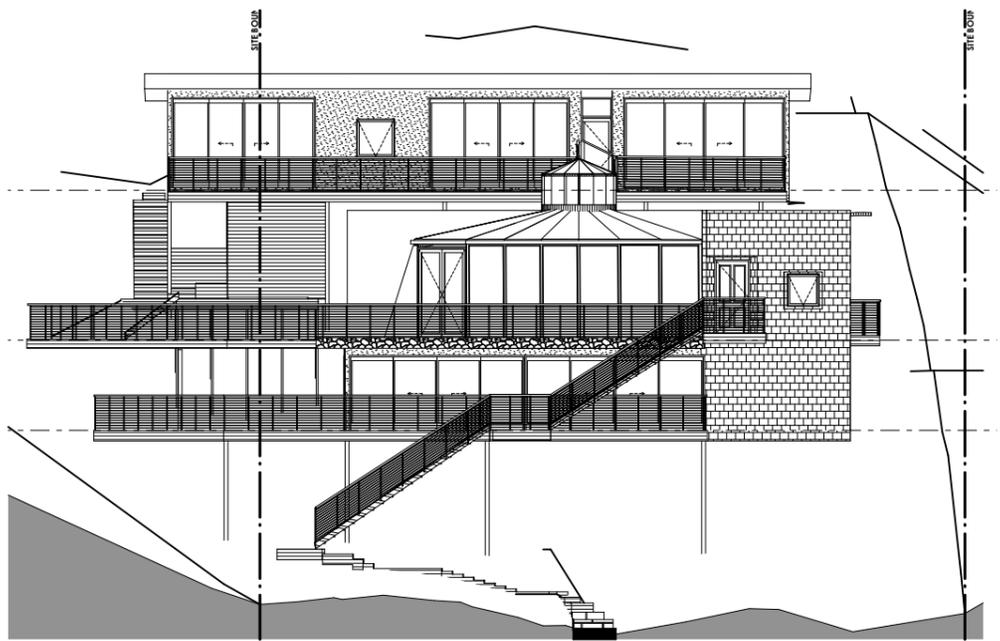
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Project Number: 2221
Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:200

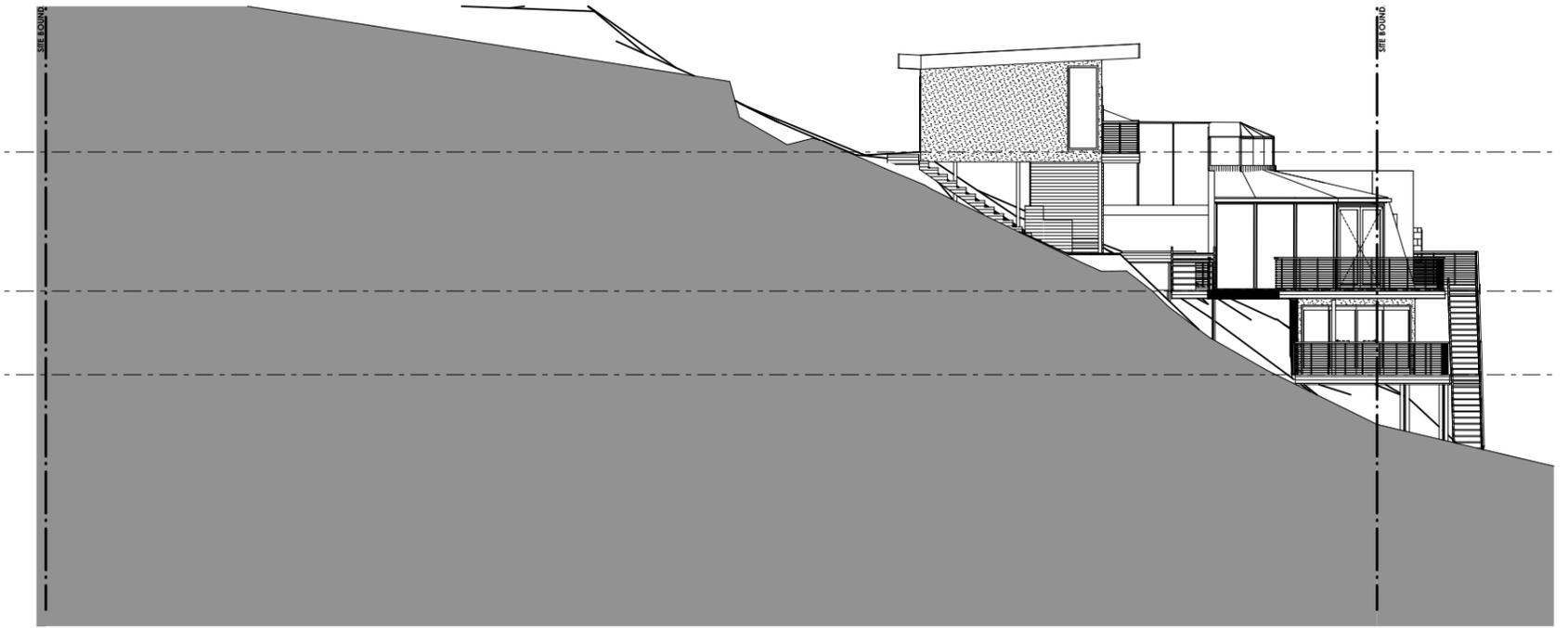


DRAWING TITLE :
CA DEVELOPMENT APPLICATION
EXISTING PLANS
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

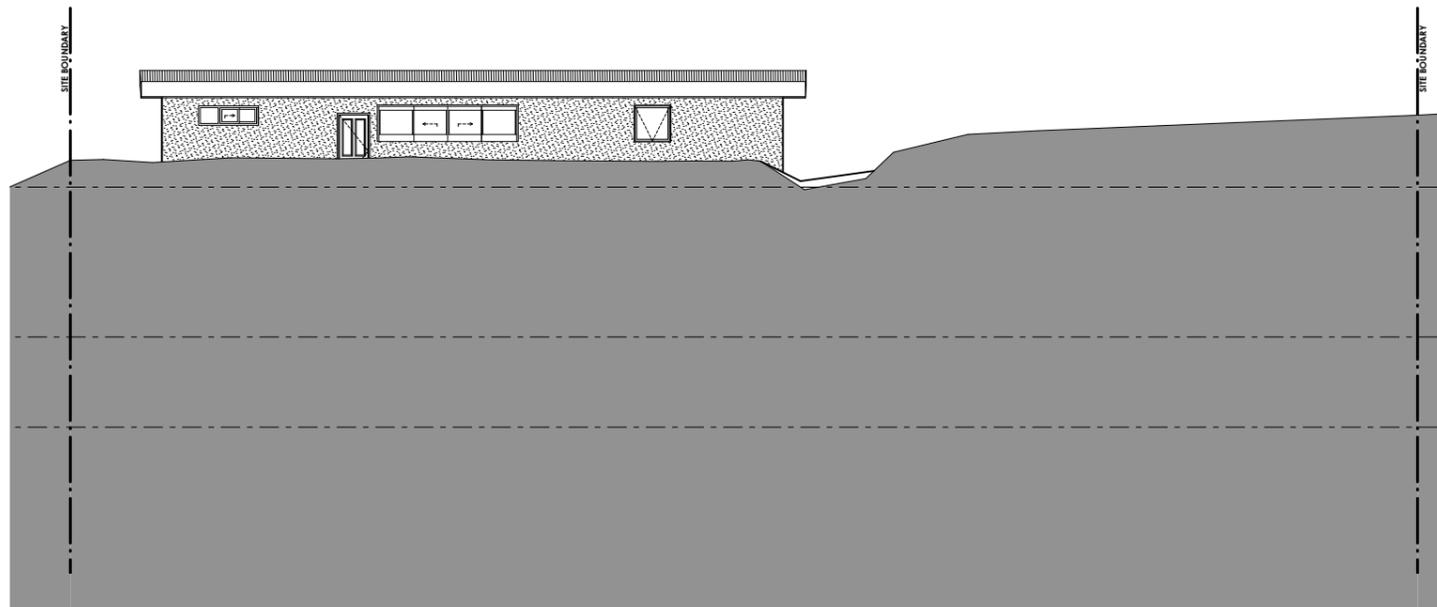
REVISION NO.
A
DRAWING NO.
DA05



EXISTING ELEVATION 1
1:200



EXISTING ELEVATION 2
1:200



EXISTING ELEVATION 3
1:200



EXISTING ELEVATION 4
1:200

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STATUS: DEVELOPMENT APPLICATION

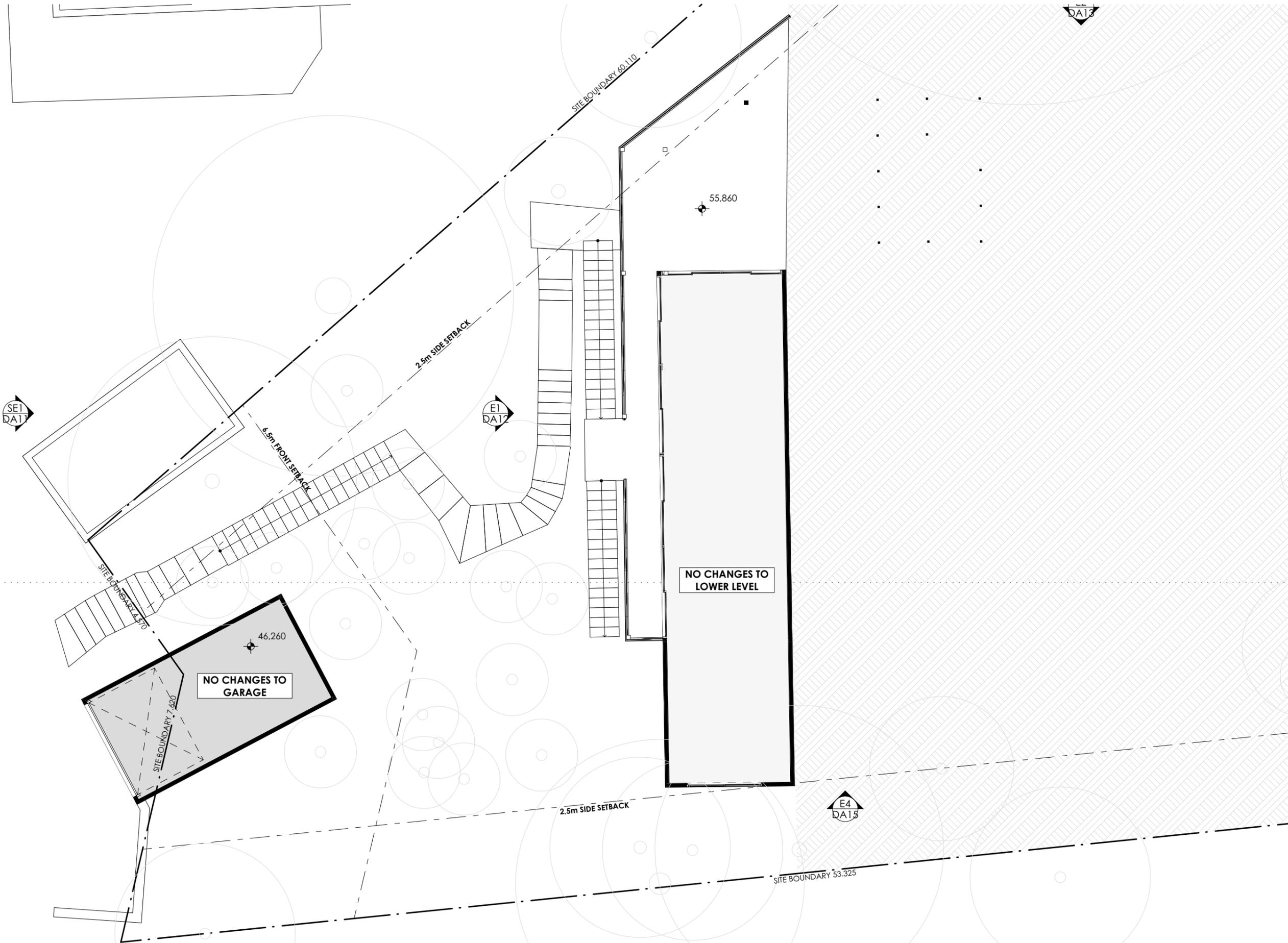
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:200

DRAWING TITLE:
CA DEVELOPMENT APPLICATION
EXISTING ELEVATIONS

PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA06



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PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
 1:100

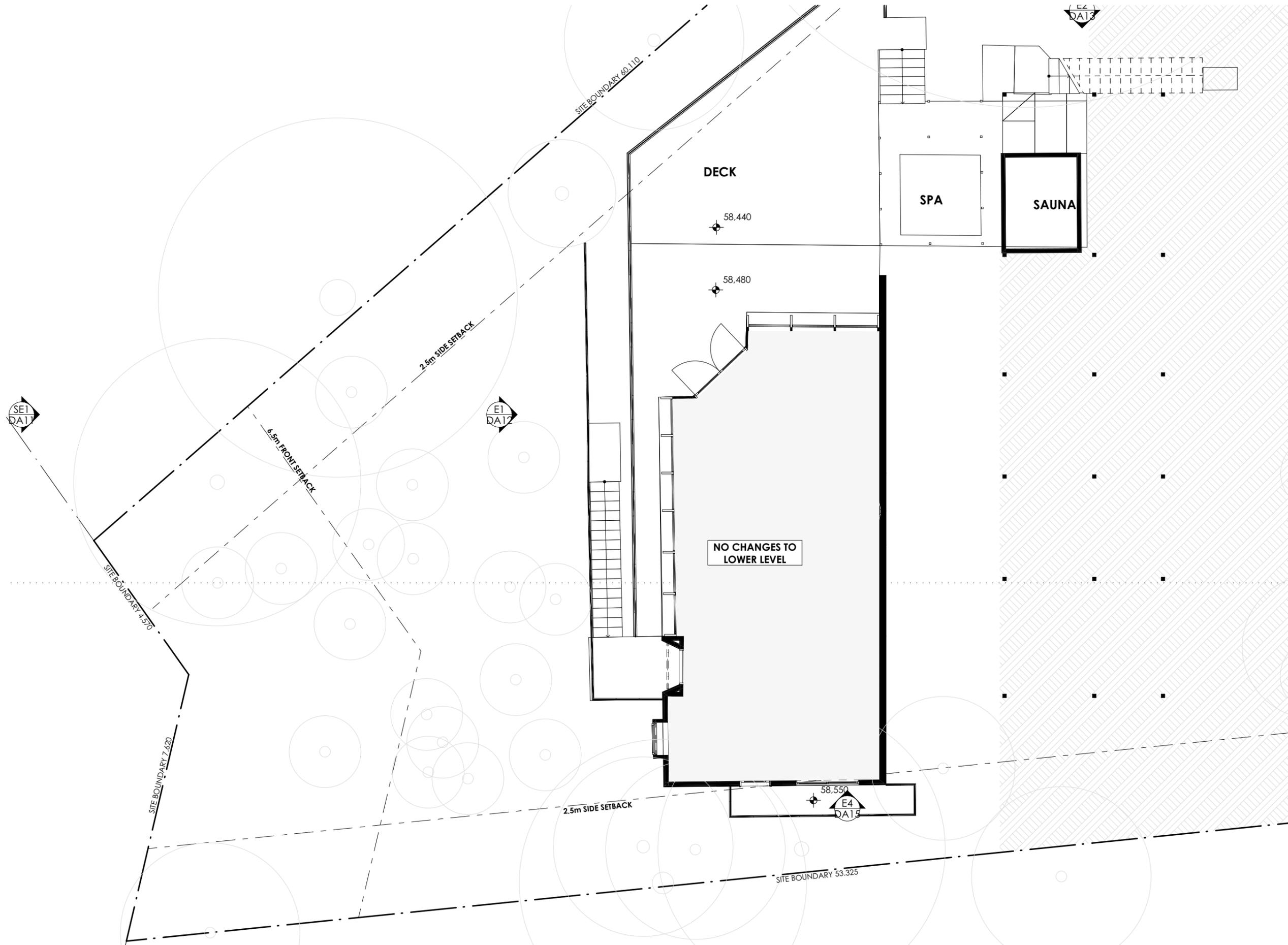


DRAWING TITLE :
 CA DEVELOPMENT APPLICATION
LOWER GROUND FLOOR PLAN

PROJECT ADDRESS:
 24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A

DRAWING NO.
DA07



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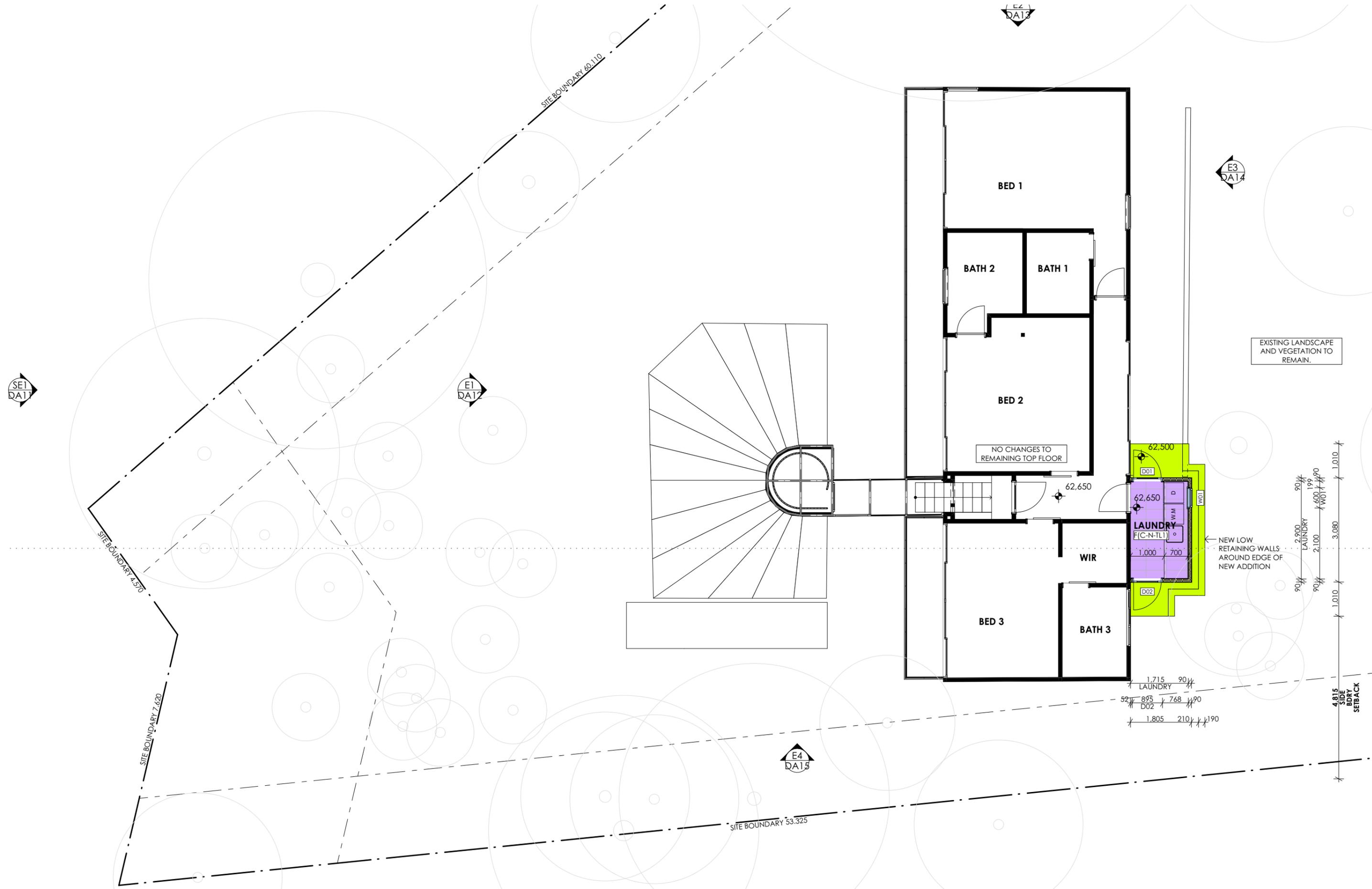
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 Project Number: 2221
 Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
 1:100



DRAWING TITLE :
 CA DEVELOPMENT APPLICATION
GROUND FLOOR PLAN
PROJECT ADDRESS:
 24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
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DRAWING NO.
DA08



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STATUS DEVELOPMENT APPLICATION

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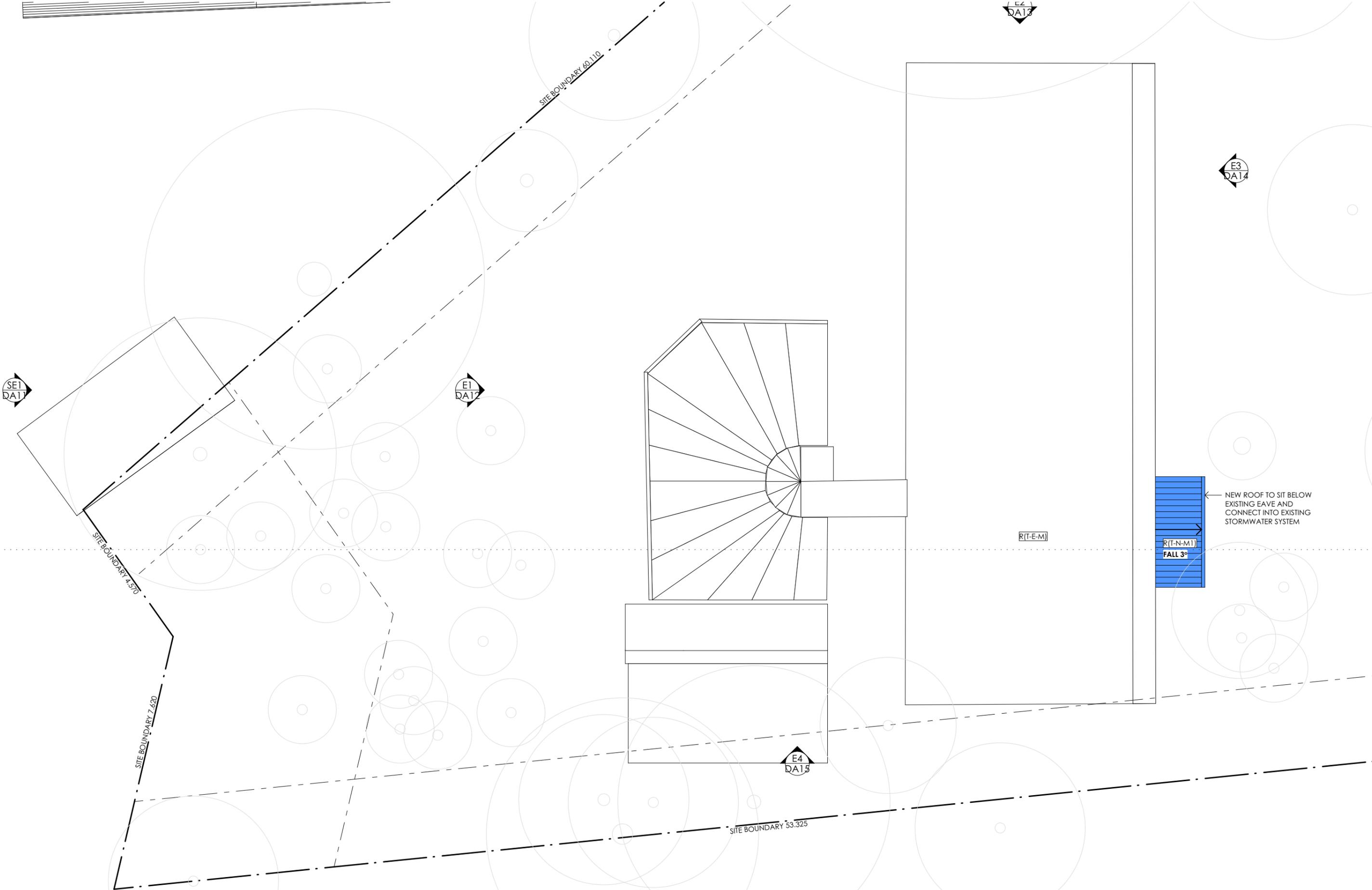
SCALE @ A3:
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DRAWING TITLE :
 CA DEVELOPMENT APPLICATION
LEVEL 1 PLAN

PROJECT ADDRESS:
 24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A

DRAWING NO.
DA09



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PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
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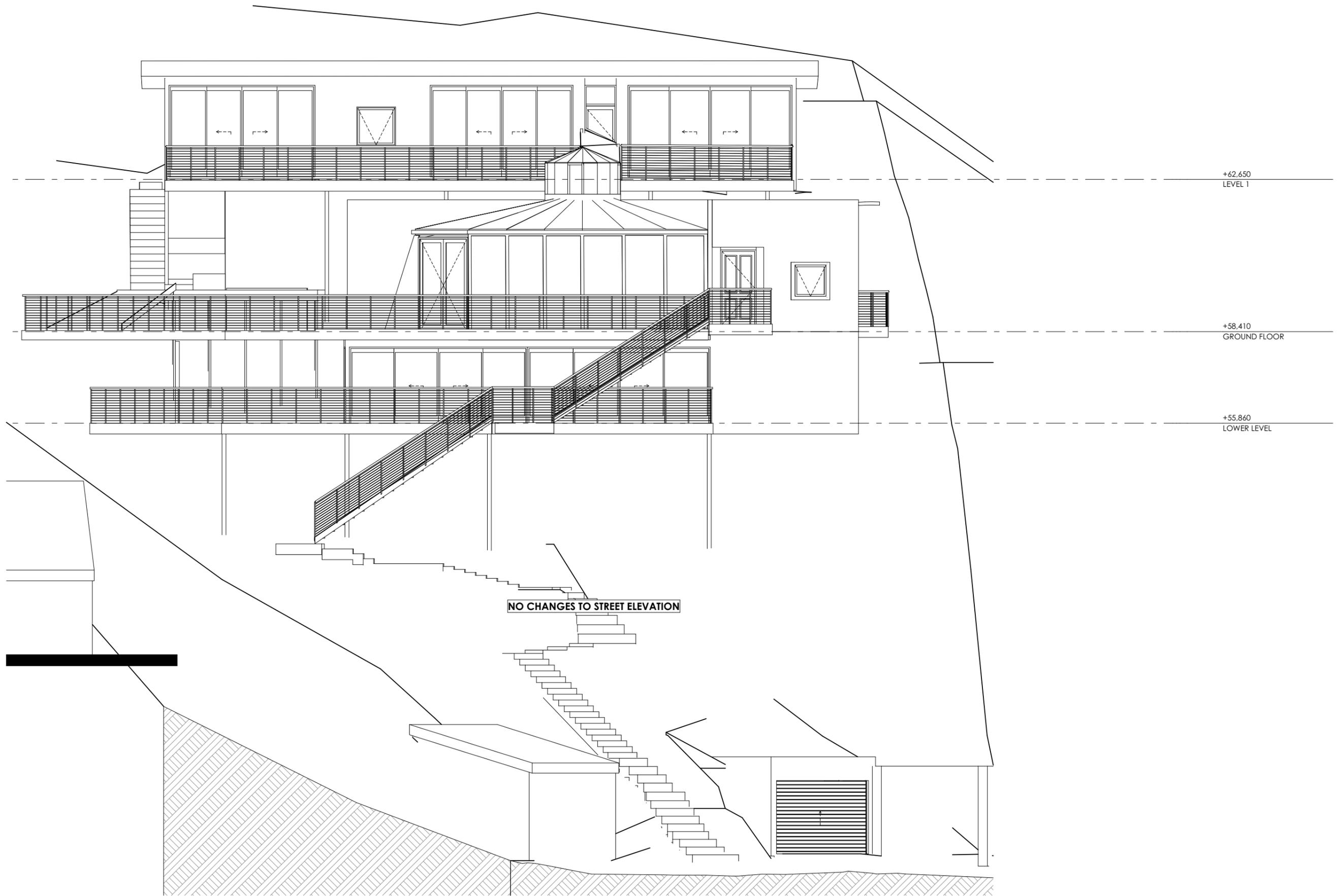


DRAWING TITLE :
 CA DEVELOPMENT APPLICATION
ROOF PLAN

PROJECT ADDRESS:
 24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A

DRAWING NO.
DA10



+62.650
LEVEL 1

+58.410
GROUND FLOOR

+55.860
LOWER LEVEL

NO CHANGES TO STREET ELEVATION

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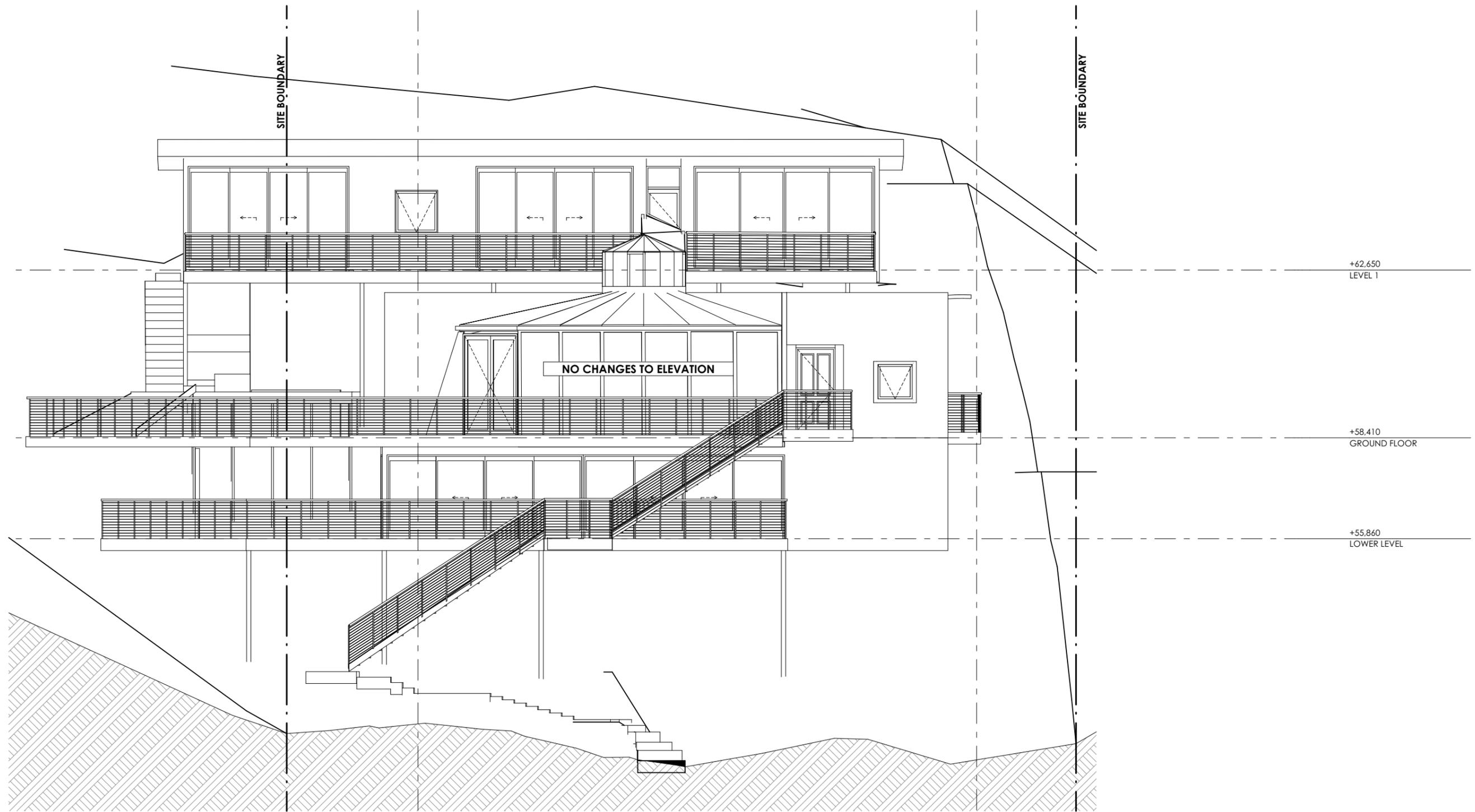
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Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
STREET ELEVATION
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA11



ELEVATION 1
1:100

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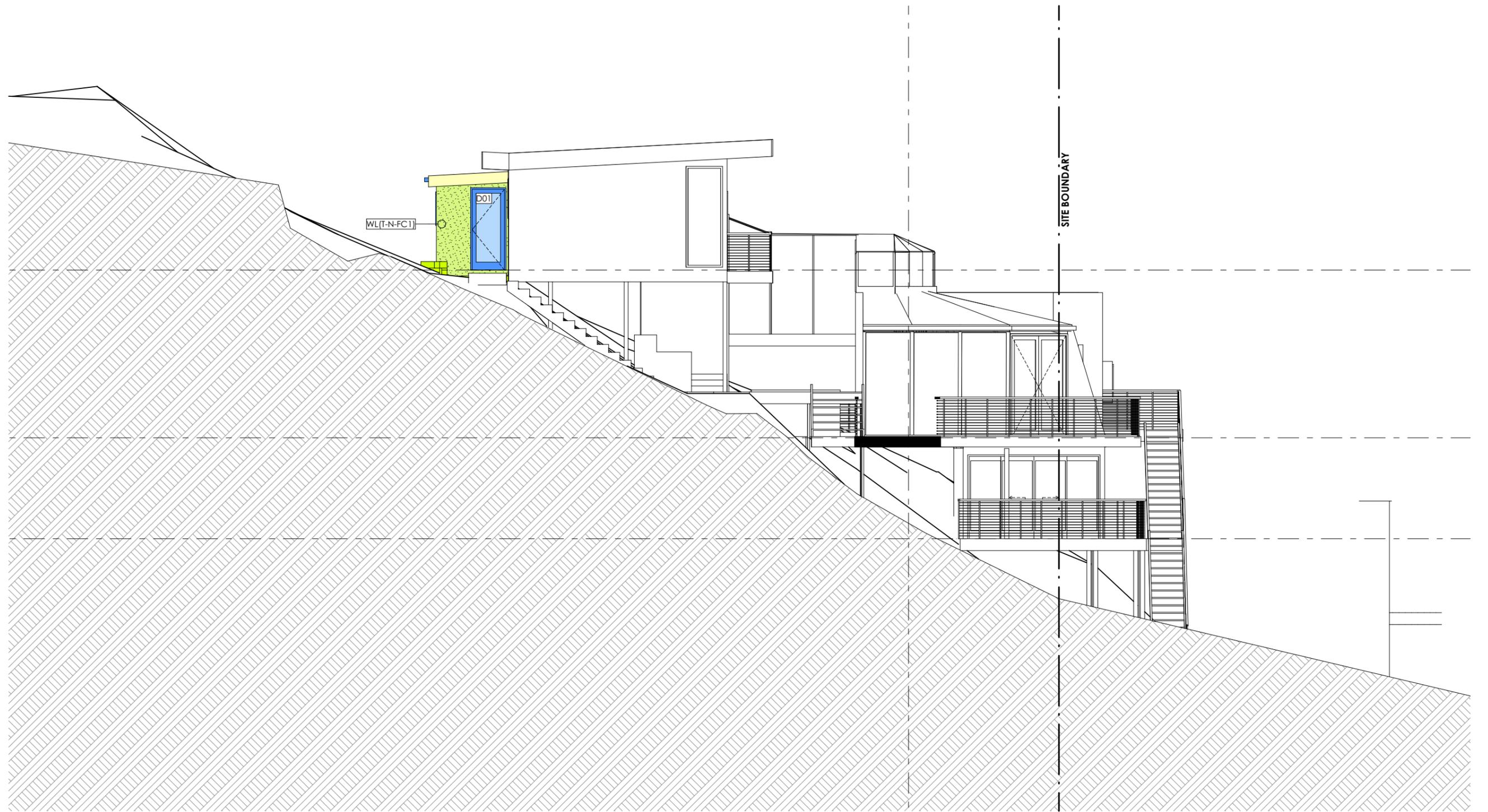
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Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
ELEVATION 1
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA12



ELEVATION 2
1:100

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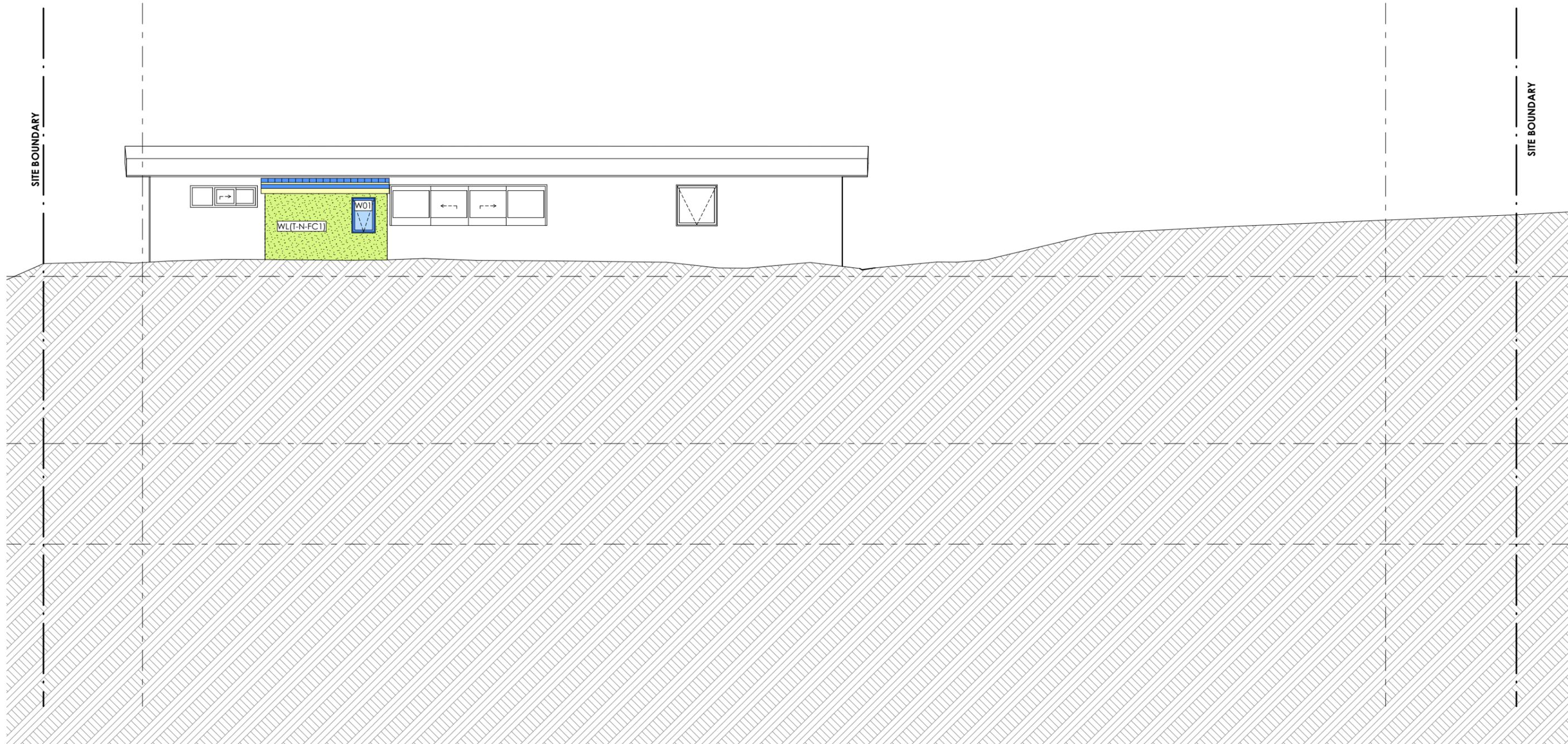
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SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
ELEVATION 2
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA13



1

ELEVATION 3
1:100

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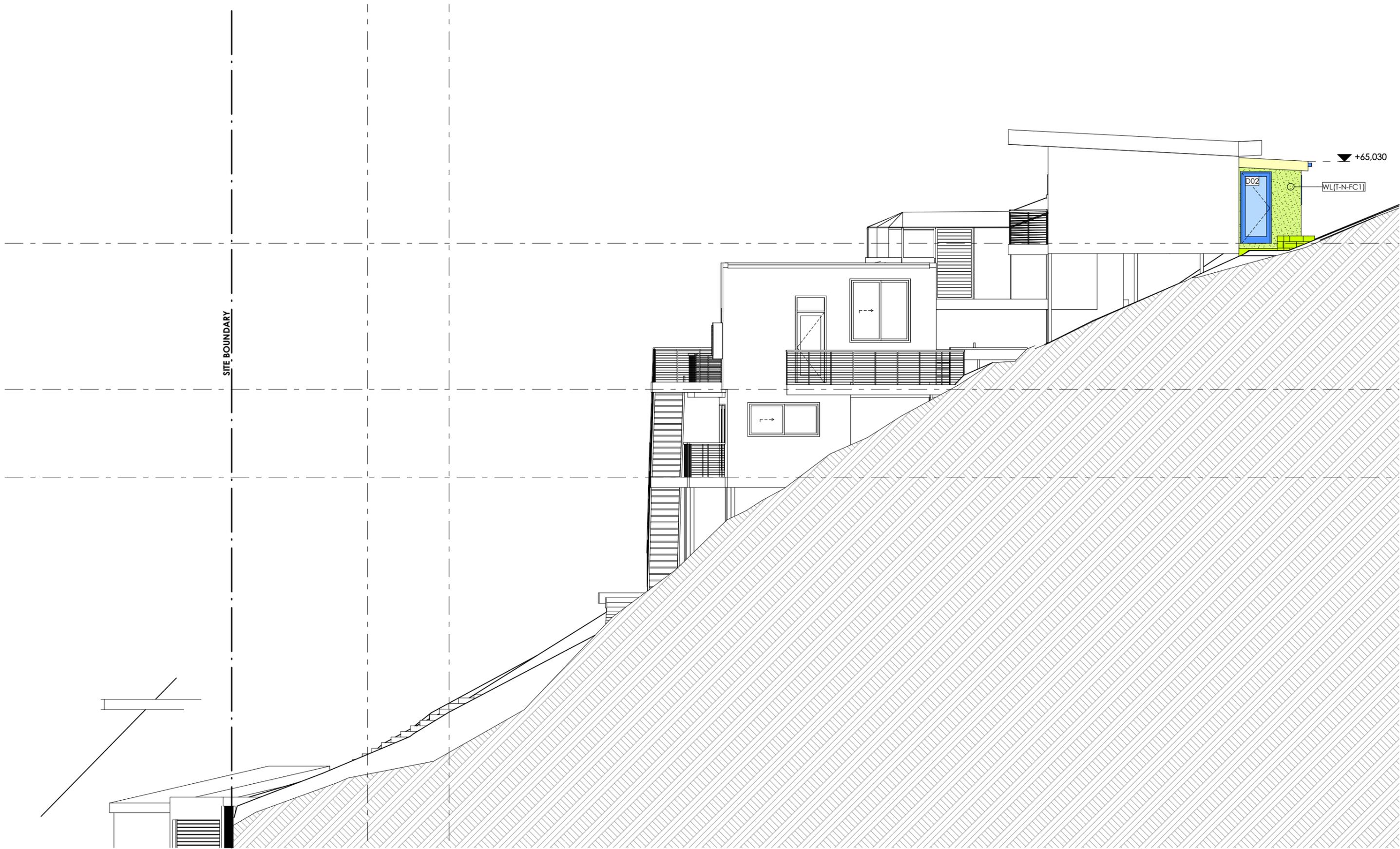
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SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
ELEVATION 3
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA14



1

ELEVATION 4
1:100

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Dimensions are not rounded up or down. Notify any errors, discrepancies or omissions to the architect. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by CONTEMPORARY ARCHITECTURE PTY LTD and is to be used only for work when authorised in writing by CONTEMPORARY ARCHITECTURE PTY LTD.
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CA CONTEMPORARY ARCHITECTURE
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203/10-12 Clarke St, Crows Nest NSW 2065

REV.	ISSUE.	DATE
A	DEVELOPMENT APPLICATION	25/09/2023

Drawn | Checked DT | CGC
Project Number: 2221
Date Printed: 25/09/2023

STATUS DEVELOPMENT APPLICATION

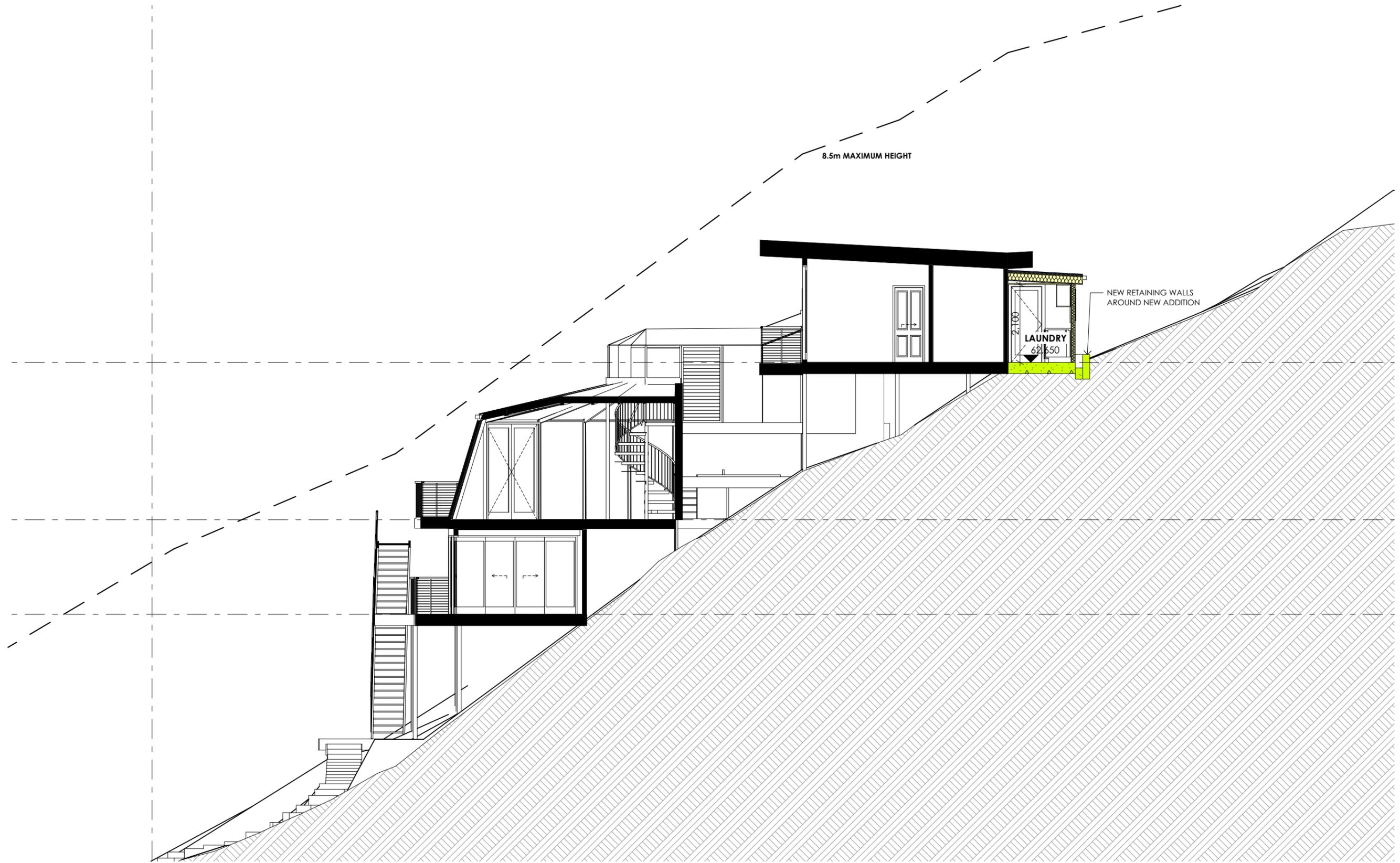
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
ELEVATION 4

PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA15



8.5m MAXIMUM HEIGHT

NEW RETAINING WALLS
AROUND NEW ADDITION

LAUNDRY
621650

SECTION A
1:100

1

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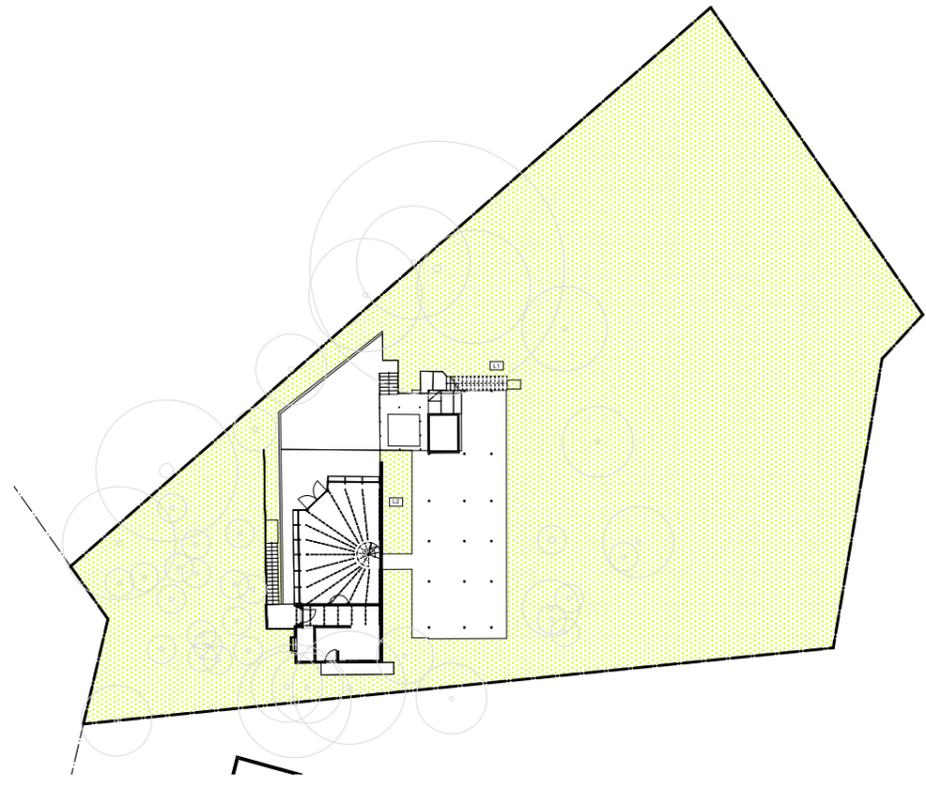
REV.	ISSUE.	DATE
A	DEVELOPMENT APPLICATION	25/09/2023

Drawn | Checked DT | CGC
Project Number: 2221
Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

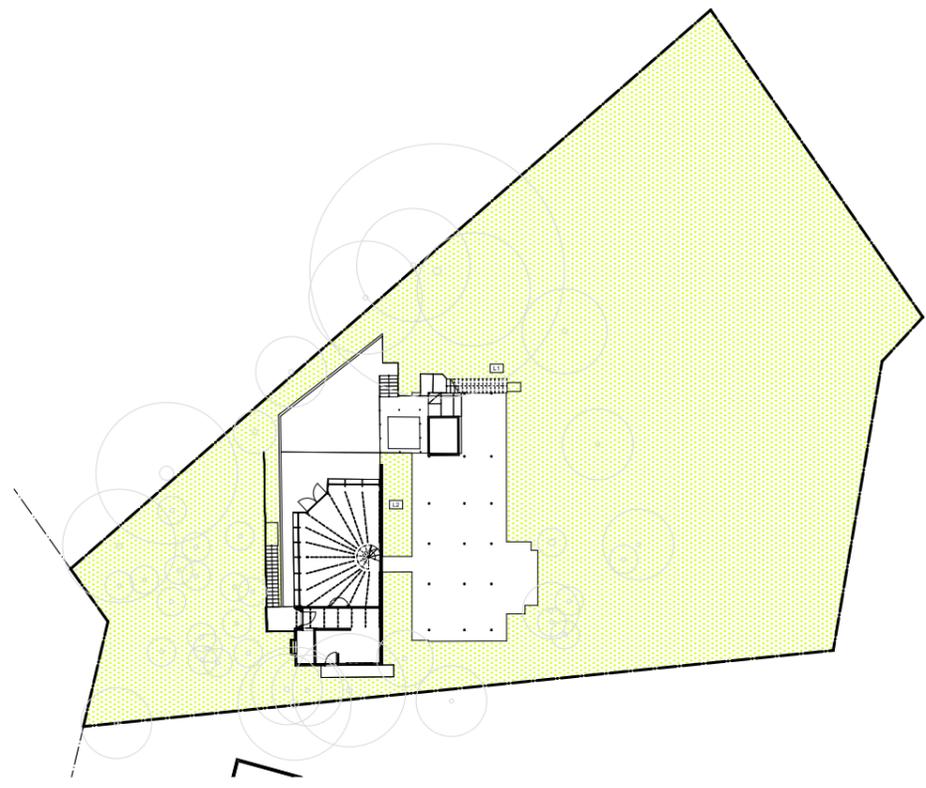
SCALE @ A3:
1:100

DRAWING TITLE :
CA DEVELOPMENT APPLICATION
SECTION A
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA16



2 | EXISTING DA LANDSCAPING
1:500



1 | PROPOSED DA LANDSCAPING
1:500

LANDSCAPED AREAS AS PER NORTHERN BEACHES DCP, PART D, D10.13
MIN. LANDSCAPED AREA SHALL BE 60% OF THE SITE.

SITE AREA= 1703.7m²
MIN. LANDSCAPED AREA = **1,0222.22m²**

CA AREA EXISTING LANDSCAPE		
STORY	NAME	AREA
GROUND FLOOR	L1	1,402.0
GROUND FLOOR	L2	15.5
		1,417.5 m ²

COMPLIES - 83%

CA AREA PROPOSED LANDSCAPE		
STORY	NAME	AREA
GROUND FLOOR	L1	1,391.6
GROUND FLOOR	L2	15.5
		1,407.1 m ²

COMPLIES - 82%

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REV.	ISSUE.	DATE
A	DEVELOPMENT APPLICATION	25/09/2023

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Project Number: 2221
Date Printed: 25/09/2023
STATUS DEVELOPMENT APPLICATION
PROJECT NAME: CAVE-BECK HOUSE

SCALE @ A3:
1:500, 1:1

DRAWING TITLE :
CA DEVELOPMENT APPLICATION LANDSCAPE AREAS
PROJECT ADDRESS:
24 de LAURET AVENUE NEWPORT NSW 2106

REVISION NO.
A
DRAWING NO.
DA17