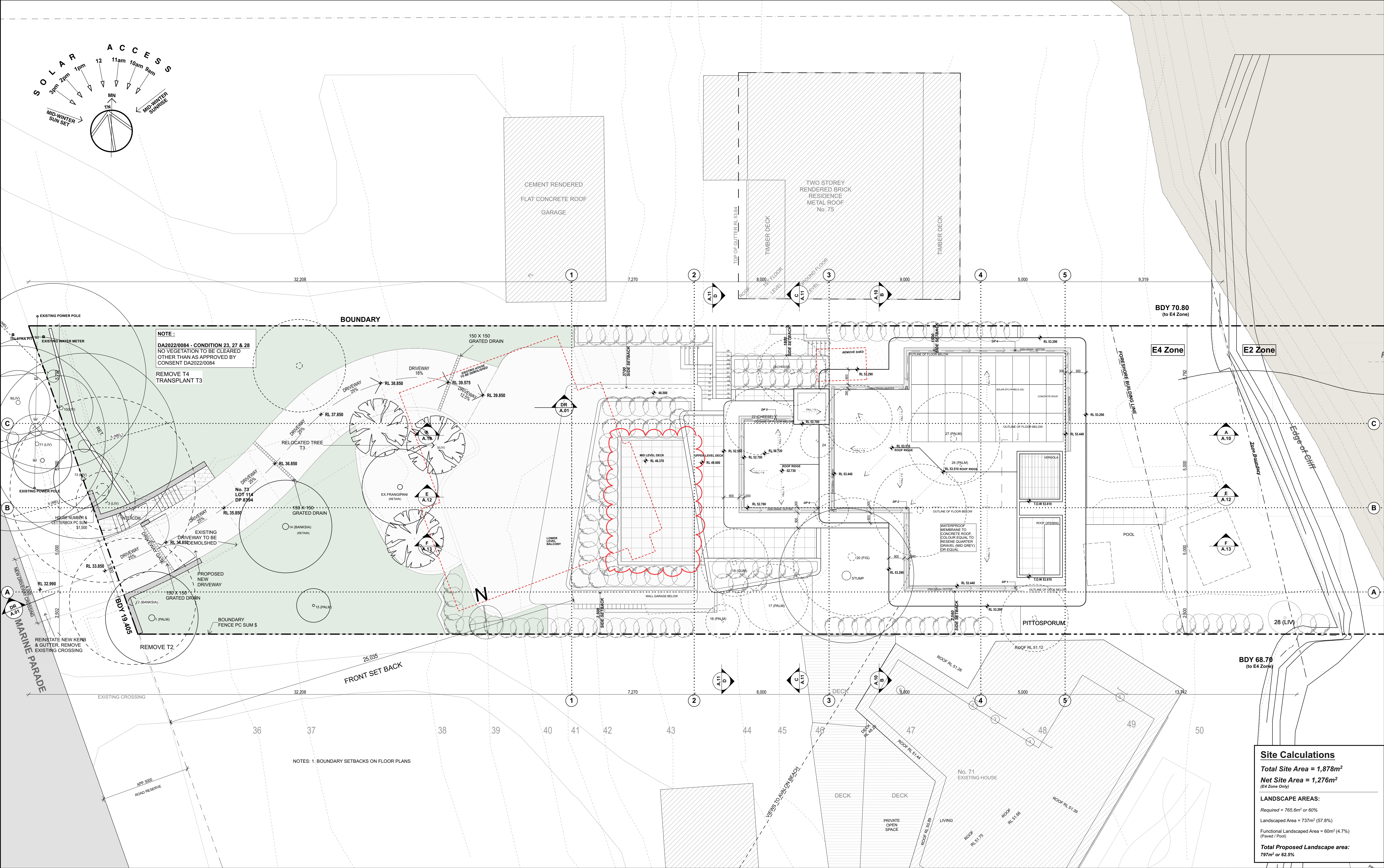




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25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/09/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					

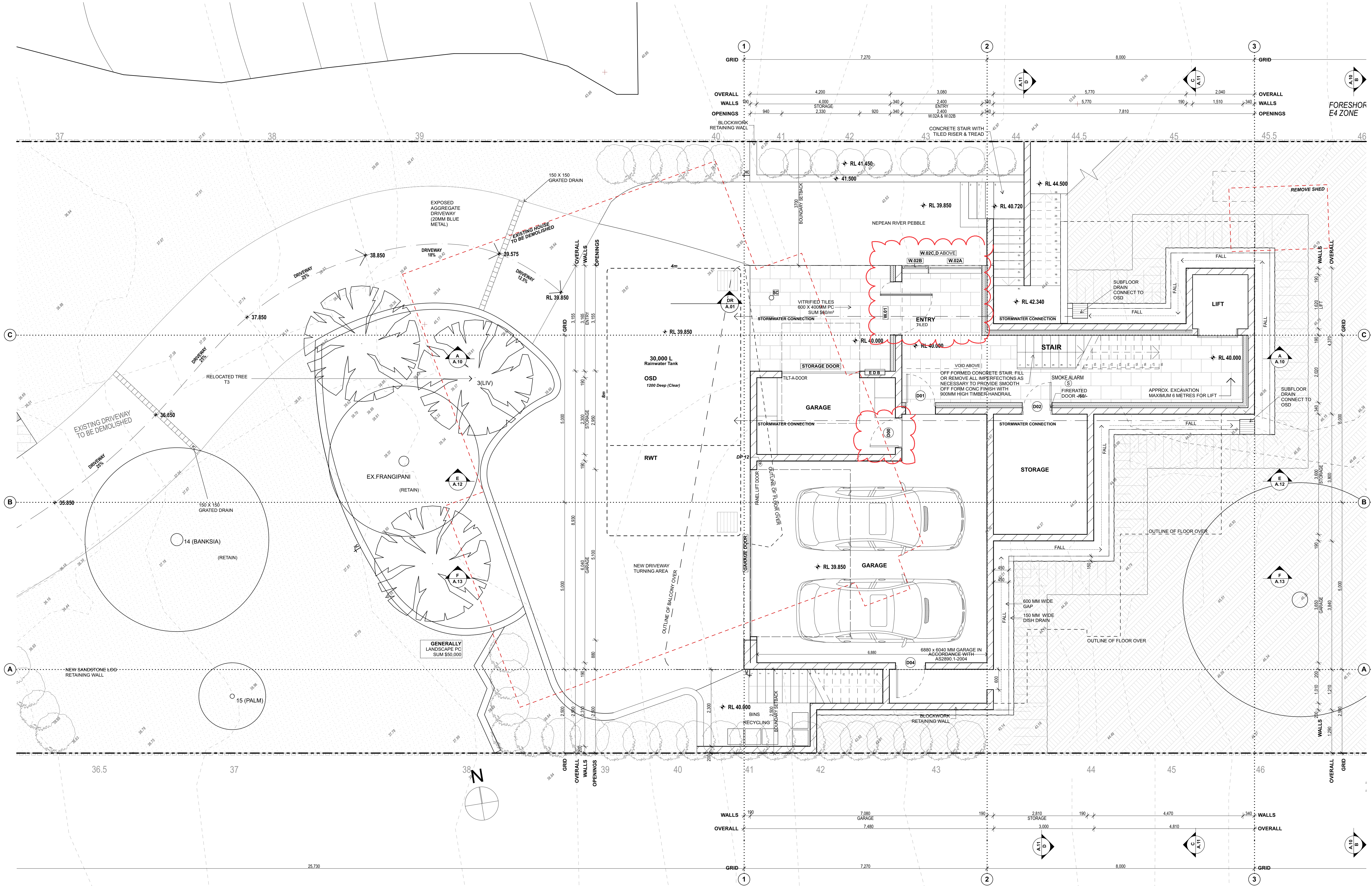


PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
FOR COURTNEY FAMILY

DRAWING TITLE:
SITE PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
DO NOT SCALE THE DRAWINGS.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

SCALE:	ARCHITECT:	DATE:
1:100 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.01	E



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
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05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					

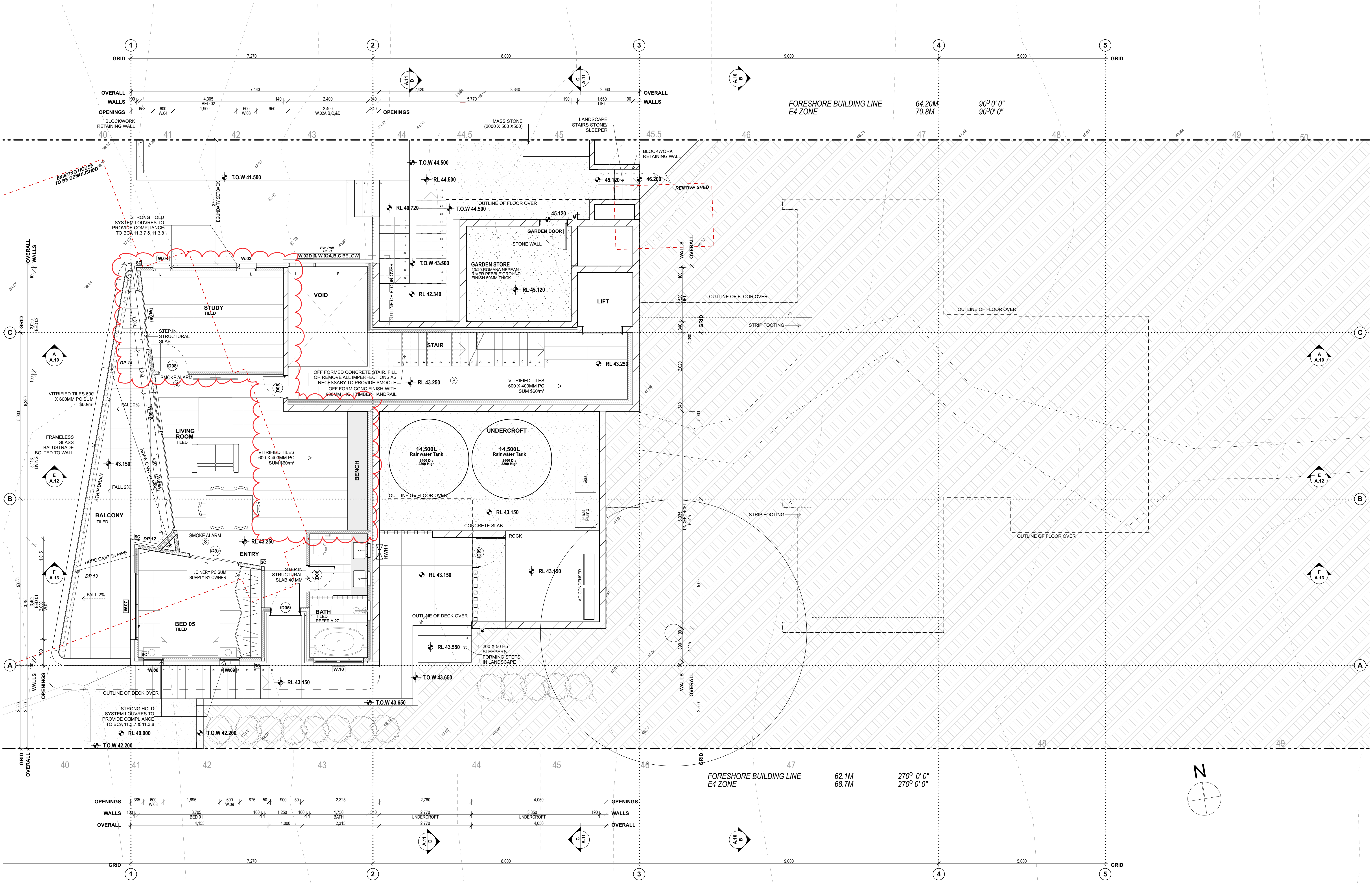


GARTNERTROVATO
HEAD QUARTERS NORTH | SUITE TROVATO 1000A
1/11/13 110 MARK STREET
HOBART TAS 7000
PH: 03 9279 4411
F: 03 9279 4422
114/105-110/101 ST

PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
GARAGE PLAN
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

SCALE: 1:50 @ A1	ARCHITECT: SG / AK	DATE: 12/7/24
PROJECT NUMBER: 2105	DRAWING NUMBER: A.02	ISSUE: E



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
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05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUSED	AB	SG										
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG										
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG										
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG										

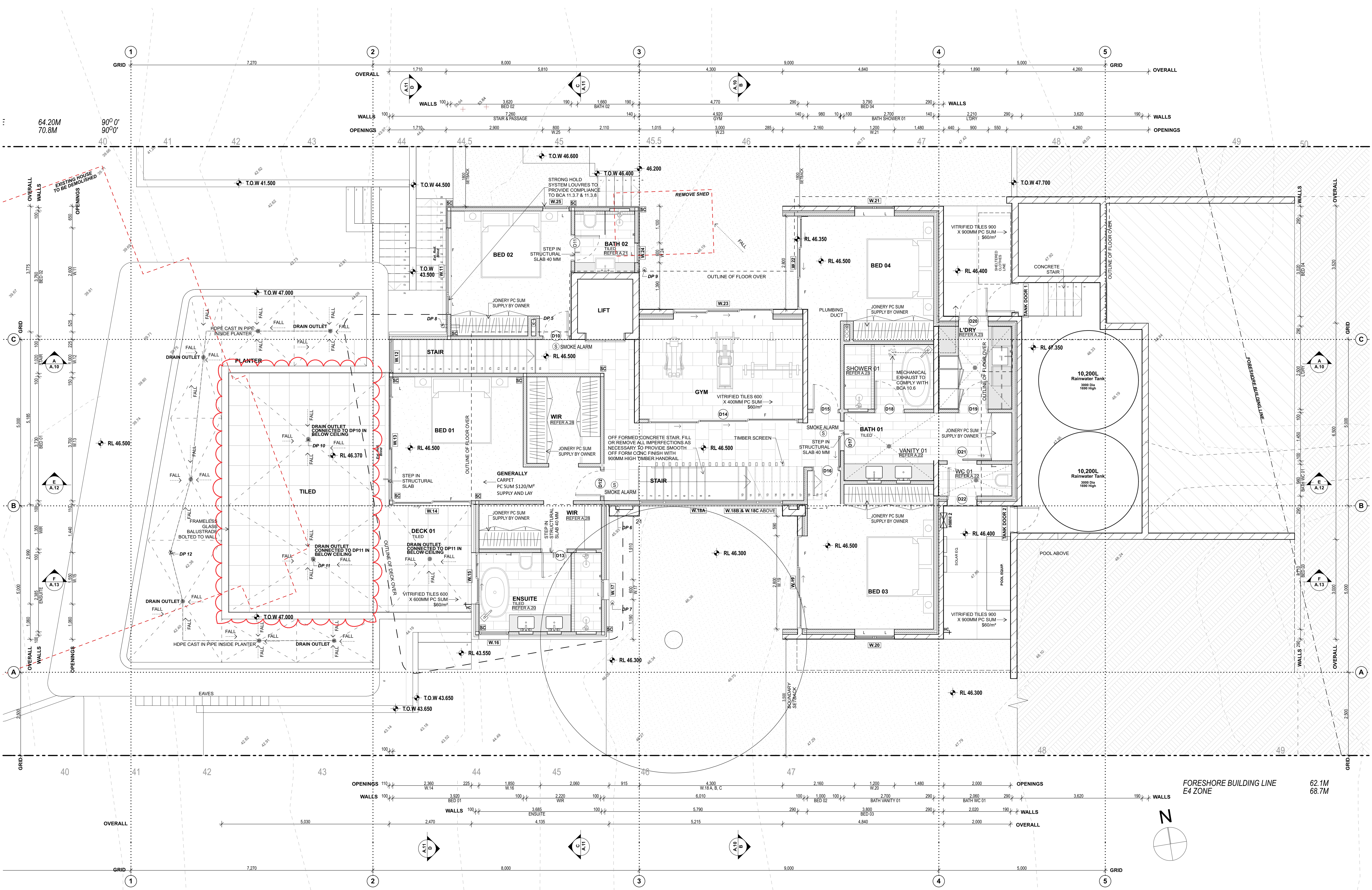


PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
LOWER LEVEL PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.03	E



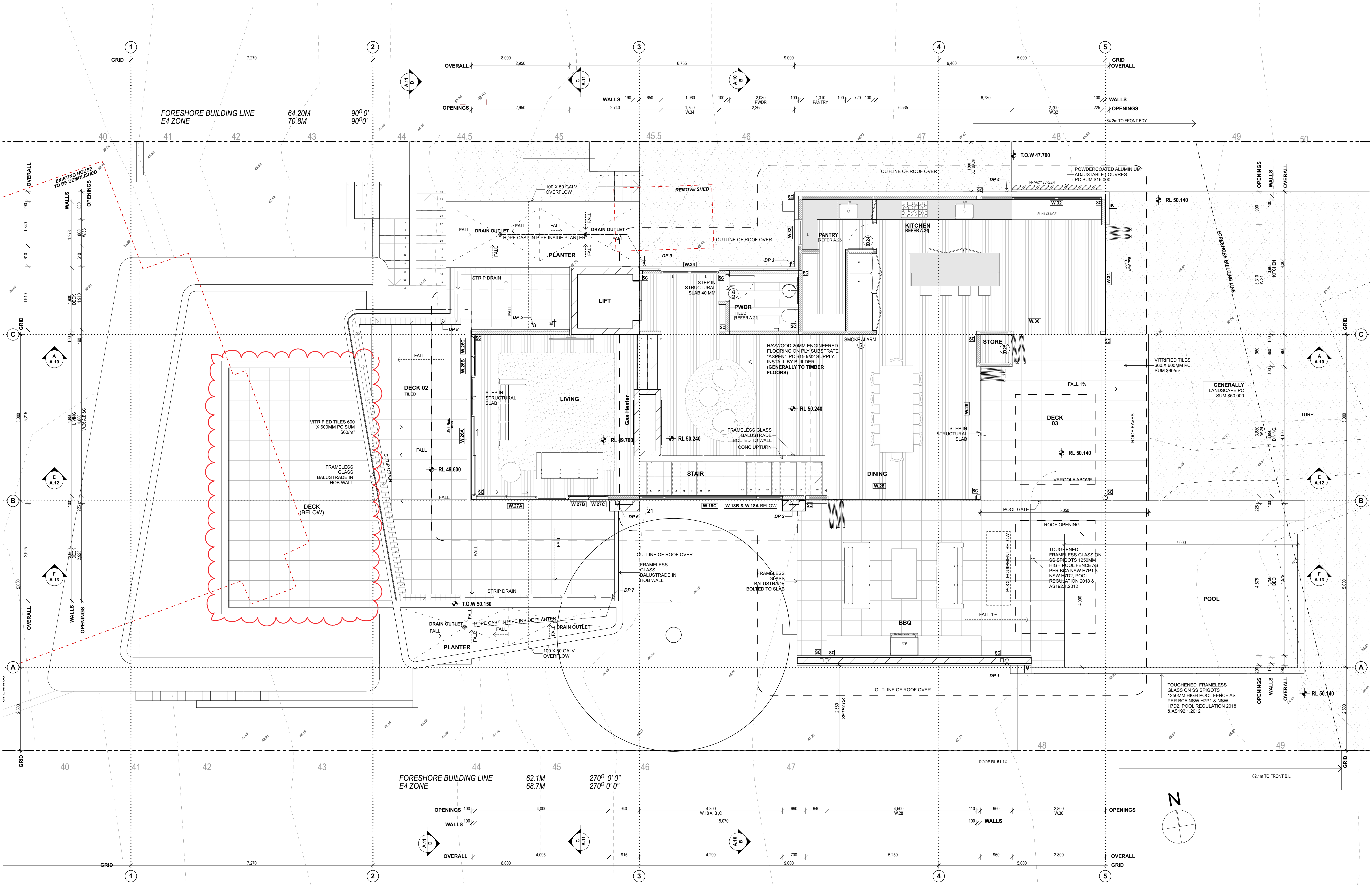
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05/06/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					



PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
FOR COURTNEY FAMILY

DRAWING TITLE:
MID LEVEL PLAN
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE: 1:50 @ A1	ARCHITECT: SG / AK	DATE: 12/7/24
PROJECT NUMBER: 2105	DRAWING NUMBER: A.04	ISSUE: E



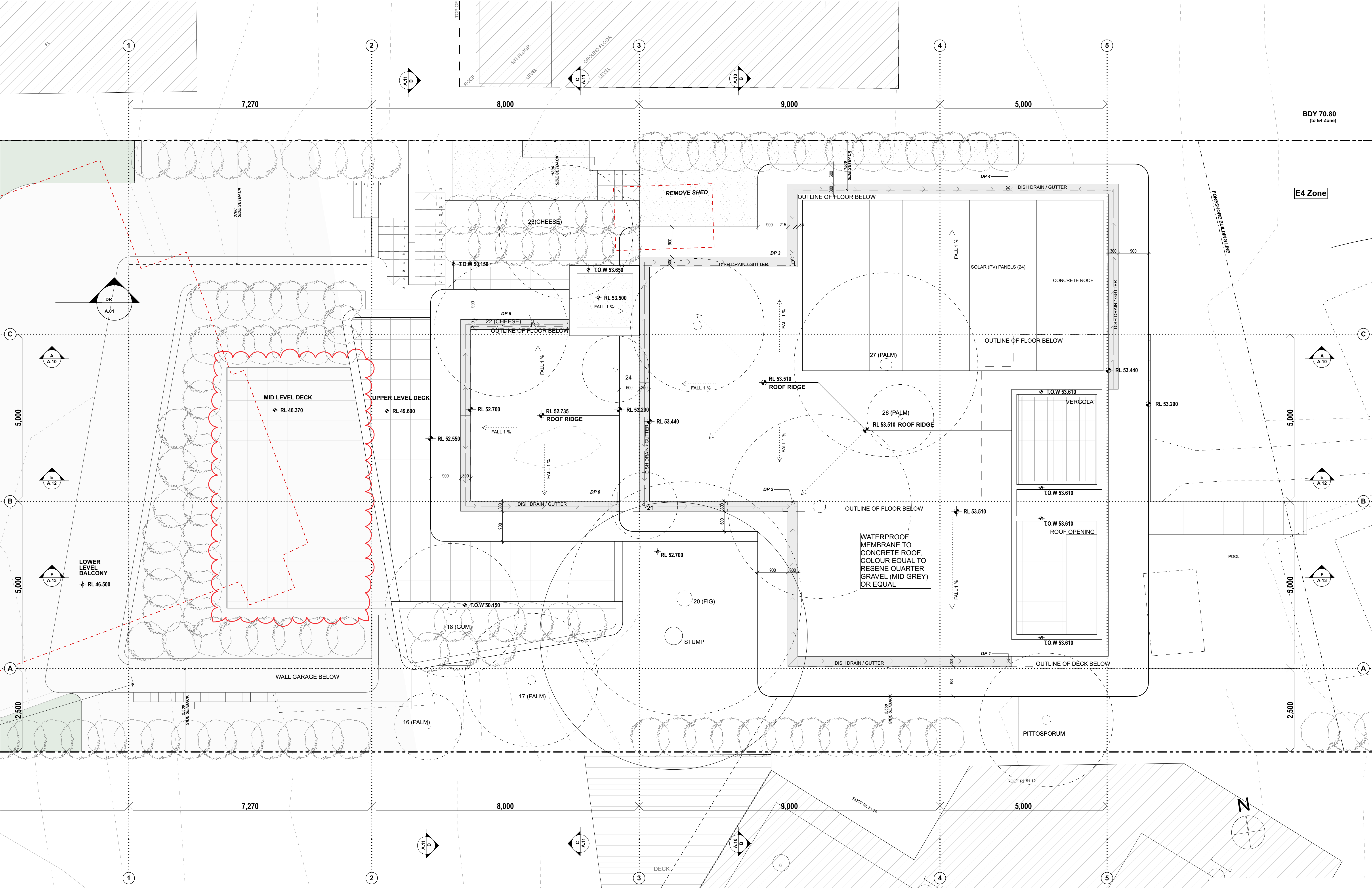
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25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					



GARTNERTROVATO
ARCHITECTS
HEAD QUARTERS: 10/113 113 MARK STREET
11/113 113 MARK STREET
HOBART TAS 7000
PH: 03 9479 4411
F: 03 9479 4422
11/113 113 MARK STREET

COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE: UPPER LEVEL PLAN	SCALE: 1:50 @ A1	ARCHITECT: SG / AK	DATE: 12/7/24
PROJECT NUMBER: 2105	DRAWING NUMBER: A.05	ISSUE: E	



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					

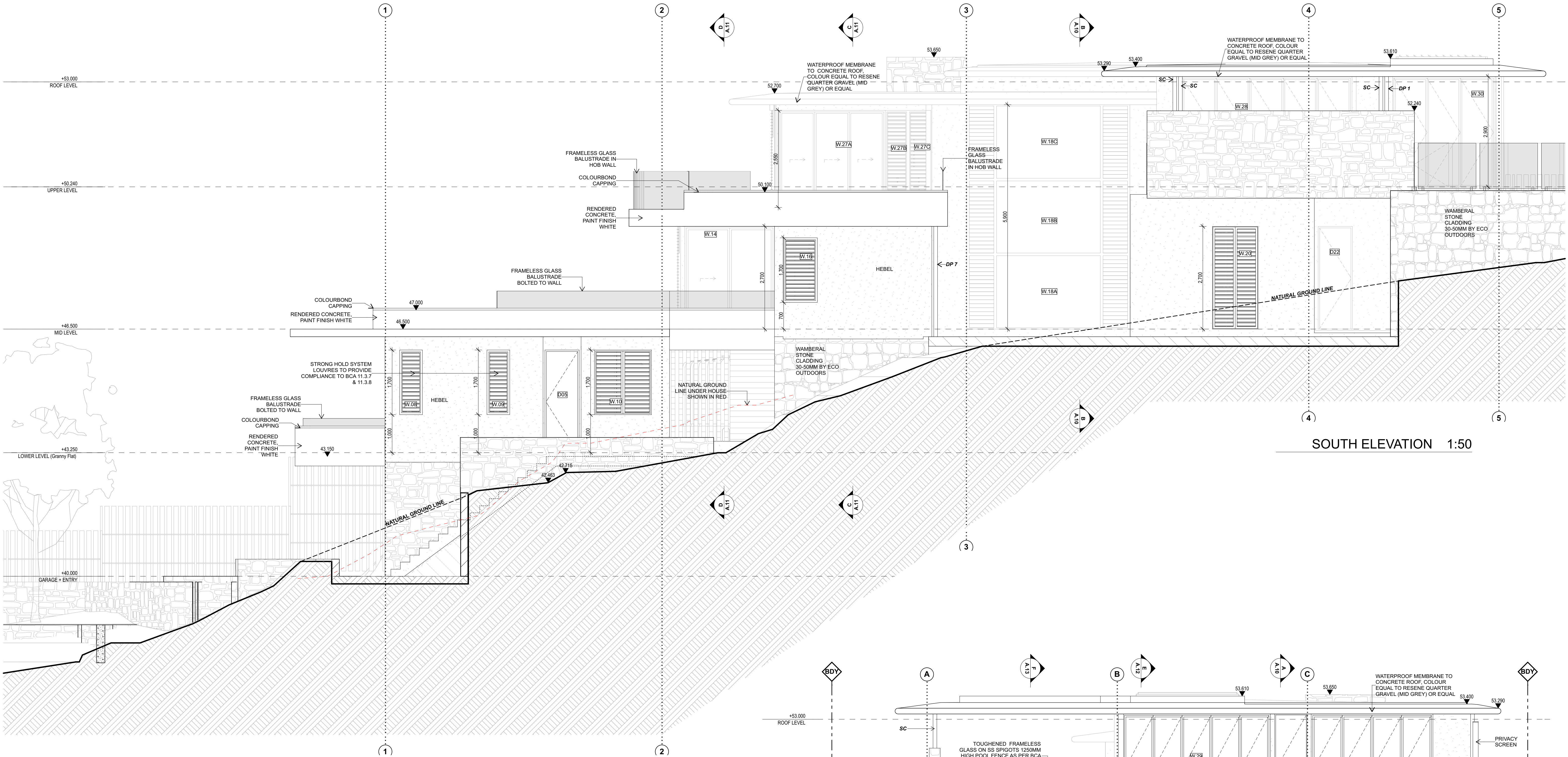


PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

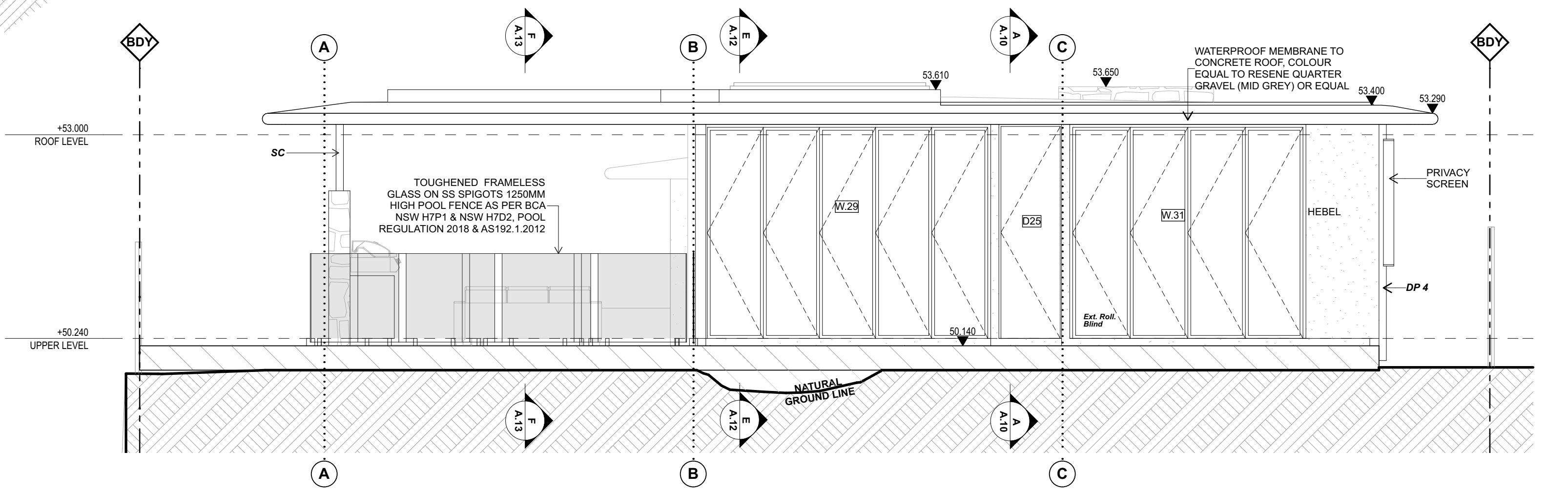
DRAWING TITLE:
ROOF PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.06	E

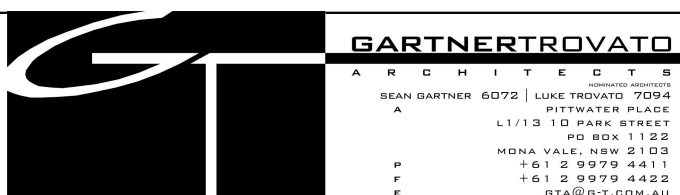


SOUTH ELEVATION 1:50



EAST ELEVATION 1:50

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK.55- REMOVE STUDIO	TG	SG					

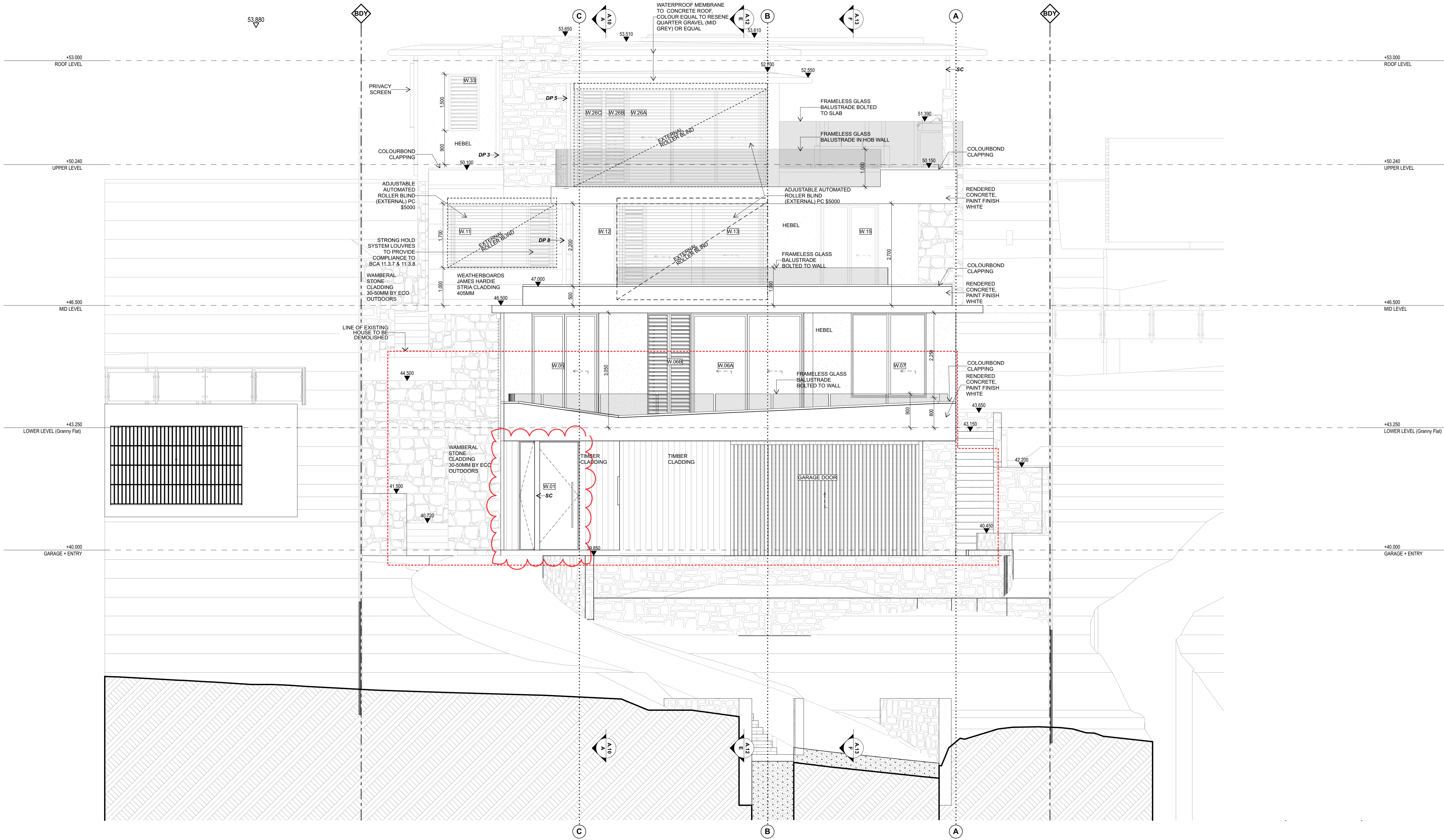


PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
SOUTH + EAST ELEVATIONS

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.07	E



WEST ELEVATION 1:50

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG										
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG										
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG										
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG										
12/07/2024	E	54.55- REMOVE STUDIO	TG	SG										

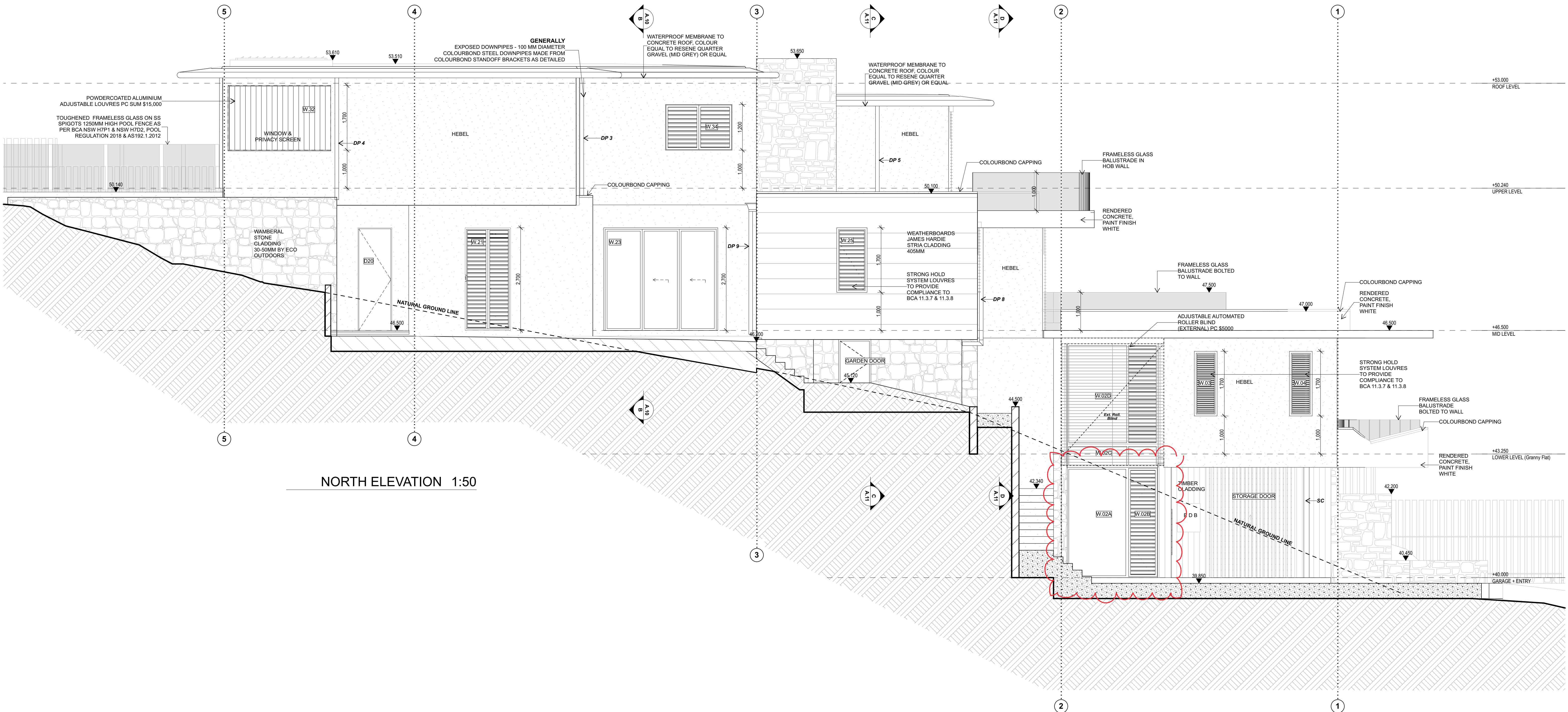


PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
WEST ELEVATION

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.08	E



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
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05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUED	AB	SG										
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG										
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG										
12/07/2024	E	SK.55- REMOVE STUDIO	TG	SG										

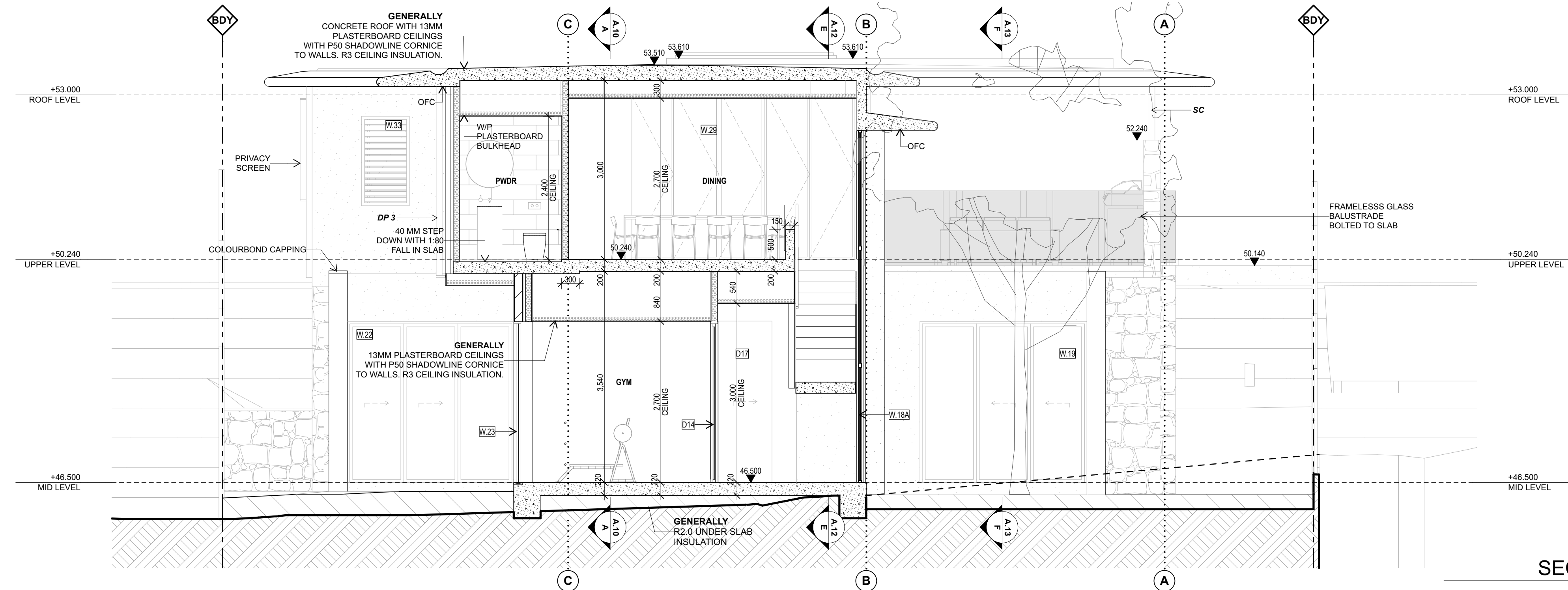
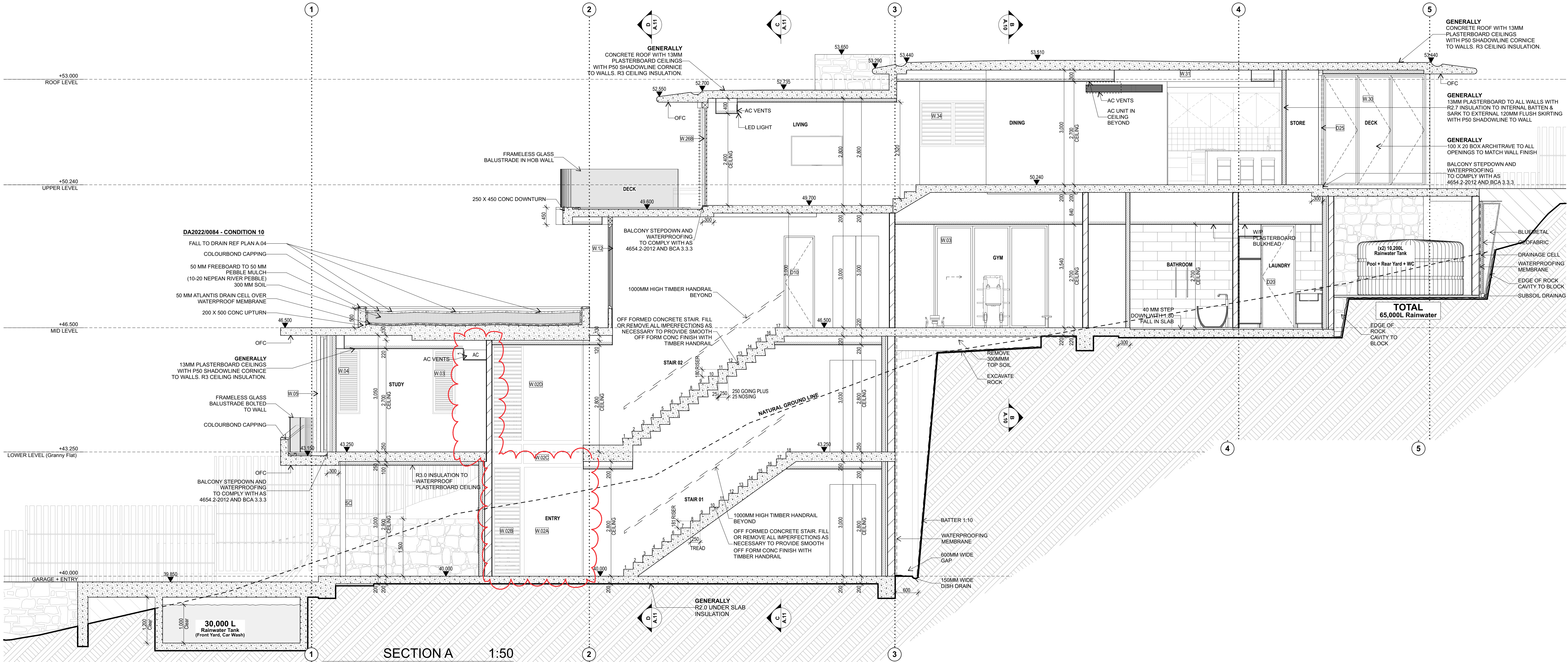


PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
NORTH ELEVATION

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.09	E



Basix Notes

- Metal roof with 70mm foil lined blanket (roof a medium colour)
- R3.0 insulation batts to all ceilings adjacent to metal & concrete roof
- 250mm concrete slabs all levels
- R3.0 insulation under concrete slabs adjacent to outdoor air and subfloor
- R2.0 insulation under slabs adjacent to ground (except garage)
- R3.0 insulation to garage ceiling
- Garage/subfloor external walls concrete block/stone clad
- R2.5 insulation to all internal walls
- All louvre windows aluminium framed/SG U=5.4 SHGC=0.58 (+/-10%)
- All other windows & glass doors double glazed U=3.6 SHGC=0.54 (+/-10%)
- External blinds to W03, W13, W27, W32 & W38
- All windows/doors are weather sealed
- All exhaust fans sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- Ceiling fans to all bedrooms (minimum 1200mm diameter)

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUSED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					



PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
SECTIONS A + B

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
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PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.10	E