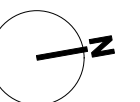




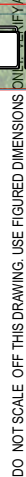
 northern
beaches
council

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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/2049

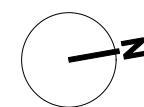


403



Notes

1. Double Brick per Finish Schedule sheet 410 / Brick veneer construction
2. Pool 25M
3. Walls Double Brick
4. Roof Colorbond Longline Colorbond "Gully"
5. Wall Exposed Brick
6. Natural Stone Court Wall
7. Concrete slabs ENVISIA® COLOR® NATURAL
8. Crackenback® Freeform® natural stone walling



studiorodneybowry

SHEET TITLE

PROJECT

SCALE

DRAWN

CREATION DATE

SHEET SIZE

PROJECT NUMBER

SHEET NUMBER REVISION

rodney bowry ba.architecture, b.industrial design (hons), e :rodneybowry@me.com m: 0400803970
5 church street (studio 2) bellingen nsw 2454

Ground Plan 1:100

12 COONANGA RD AVALON NSW 2107
LOT 194 DP 14534 956.7M2

1:100

RB

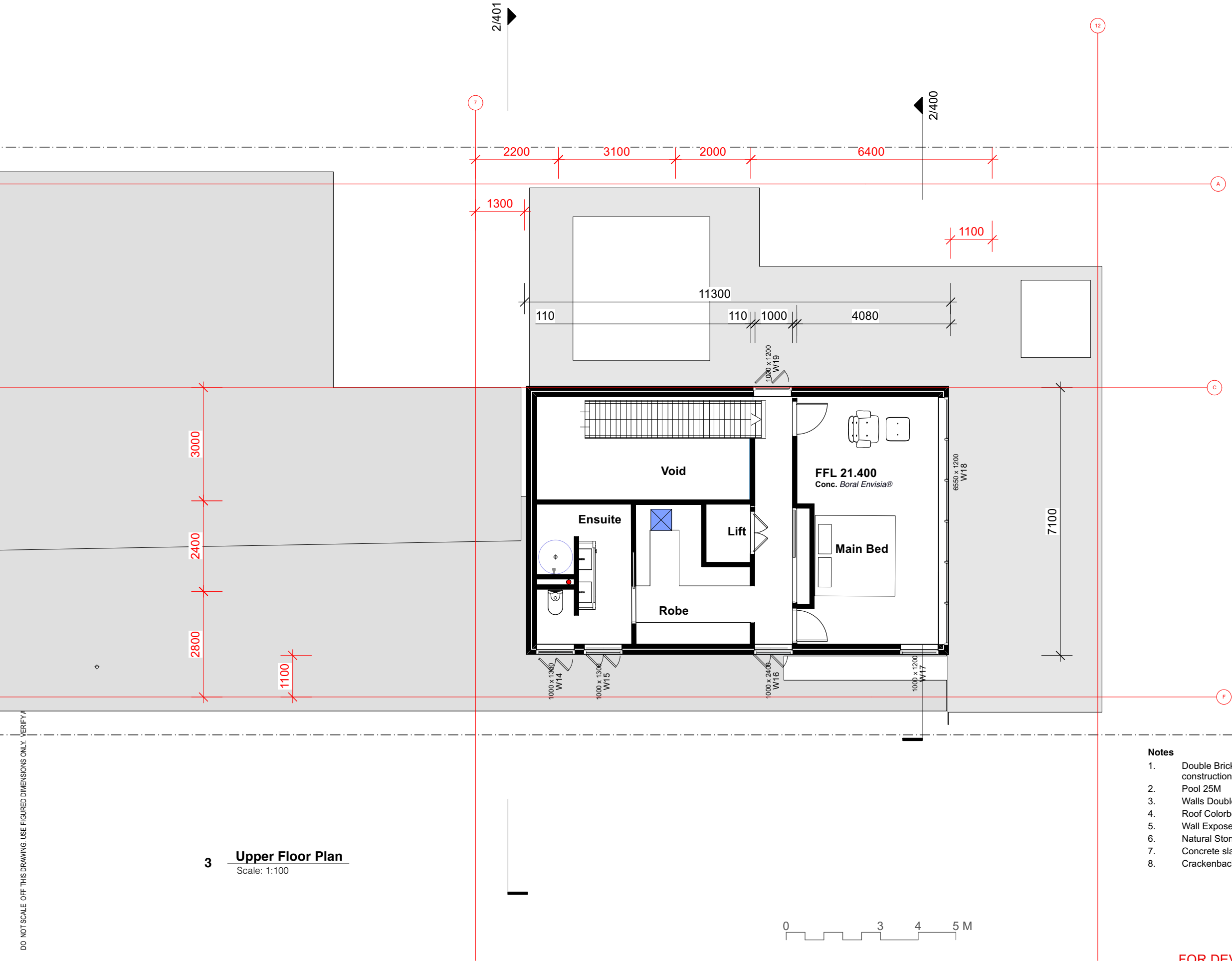
26/7/2022

A3

2210

200

200





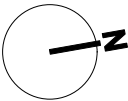
northern
beaches
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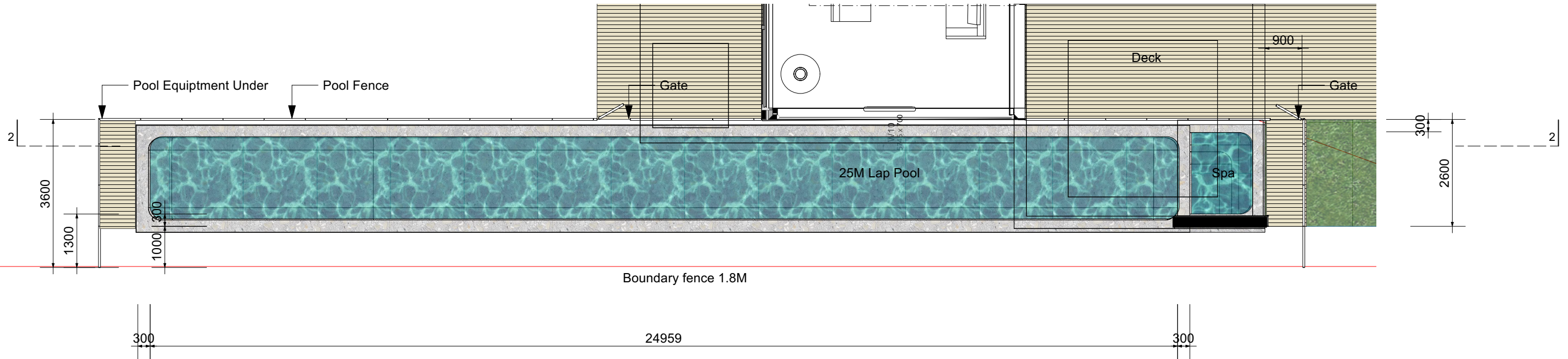
3 Upper Floor Plan
Scale: 1:100

- Notes
- Double Brick per Finish Schedule sheet 410 / Brick veener construction
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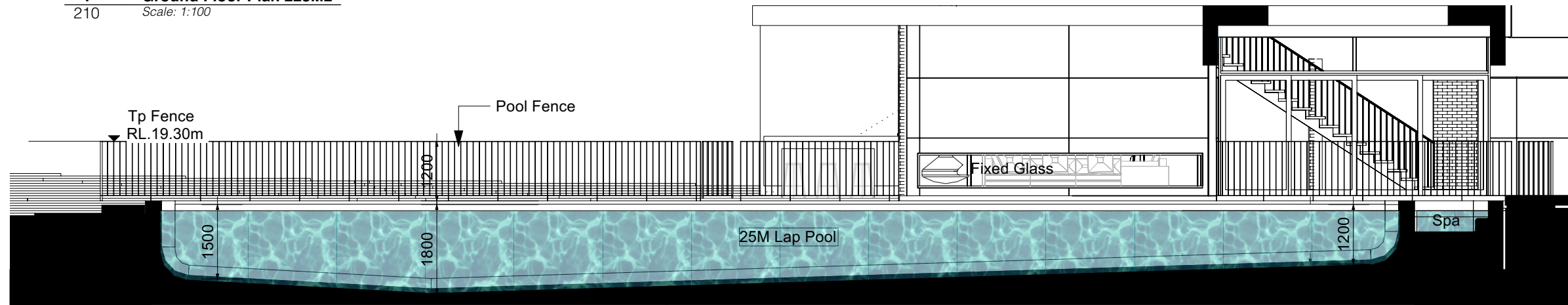


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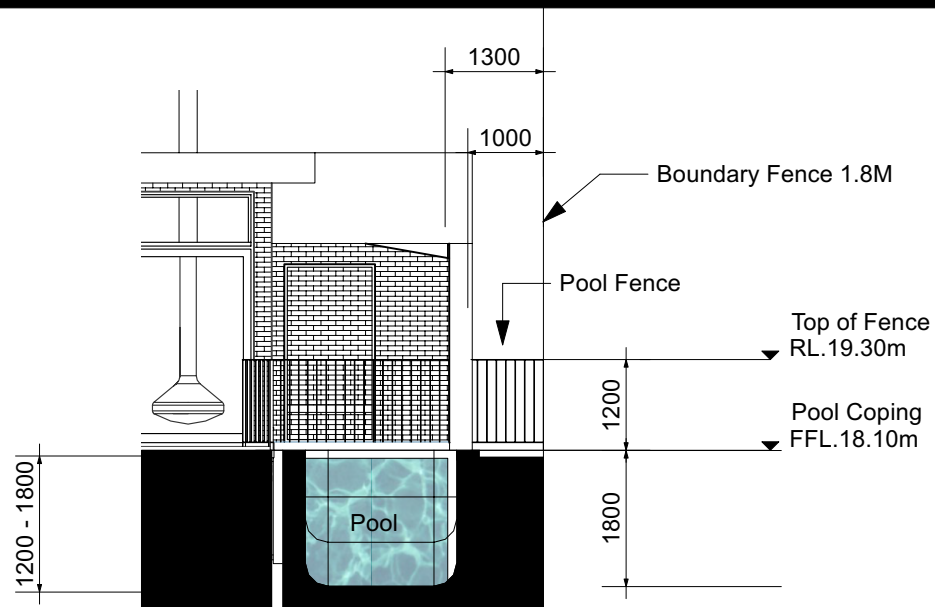
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1
210
Ground Floor Plan 228M2
Scale: 1:100



2
210
Section
Scale: 1:100



3
210
Section
Scale: 1:100

Pool Notes

- Swimming pool safety: -
 - Swimming pool safety fencing / barriers - Swimming Pools Act 1992 and • Swimming pool regulation 1998AS 1926 Swimming pool safetyAS 1926 Part 1 Safety barriers for swimming pools AS 1926 Part 2 Location of safety barriers for swimming pools
 - Pool fence to comply with The NSW Swimming Pools Act 1992
- All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).



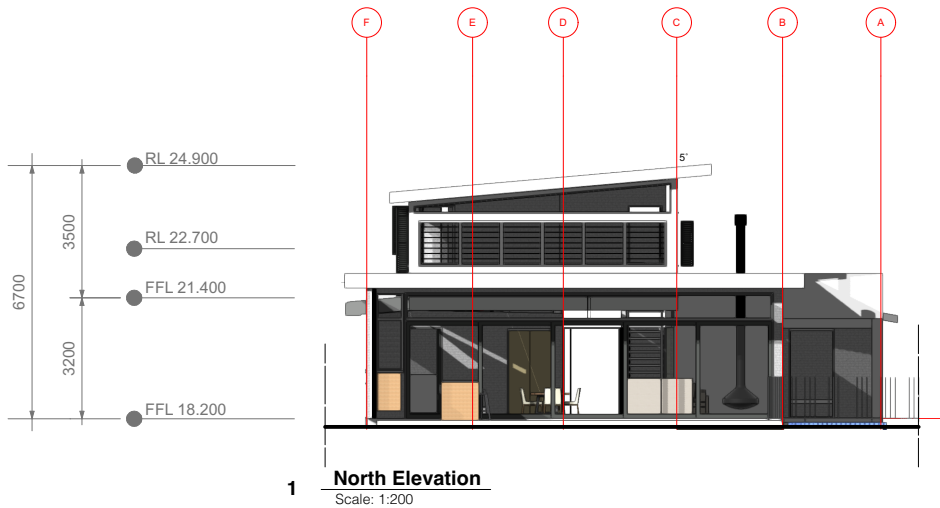
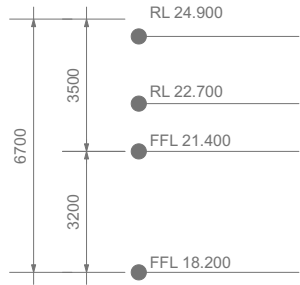
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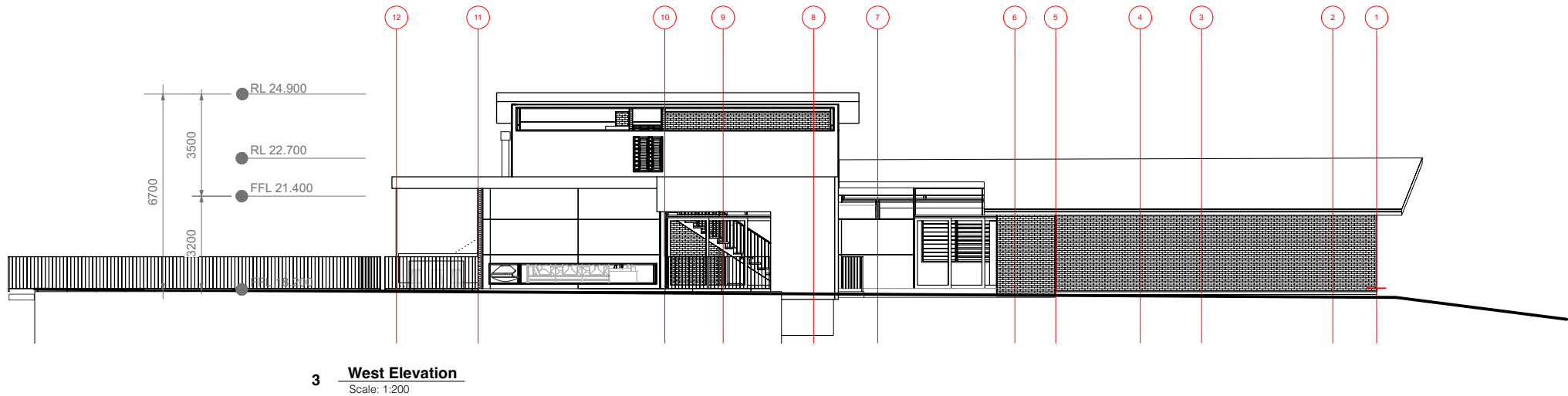


- Notes
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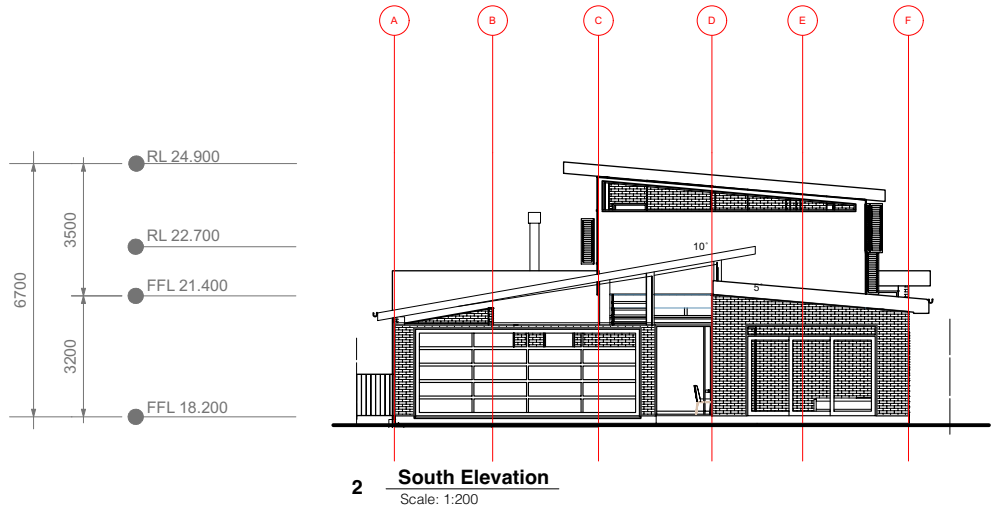


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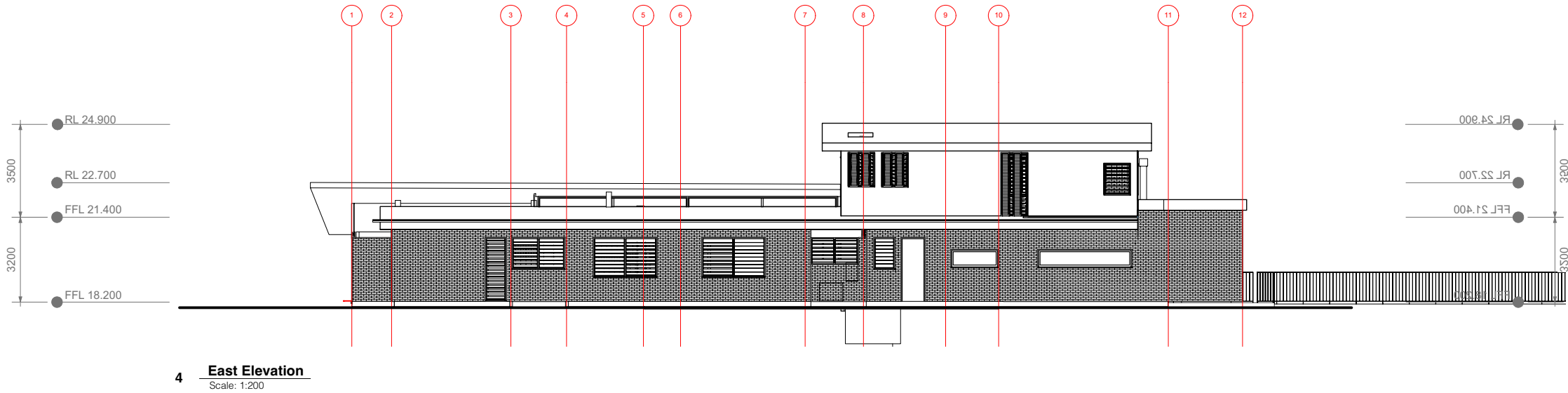
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SHEET TITLE

Elevations

PROJECT

12 COONANGA RD AVALON NSW 2107
LOT 194 DP 14534 956.7M2

SCALE

1:100

DRAWN

RB

CREATION DATE

26/7/2022

SHEET SIZE

A3

PROJECT NUMBER

2210

SHEET NUMBER REVISION

301

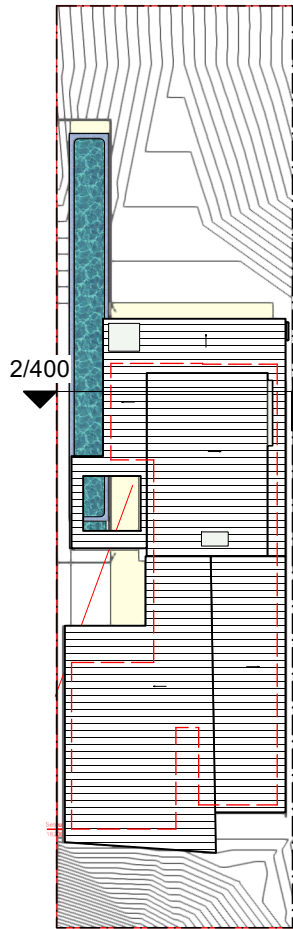
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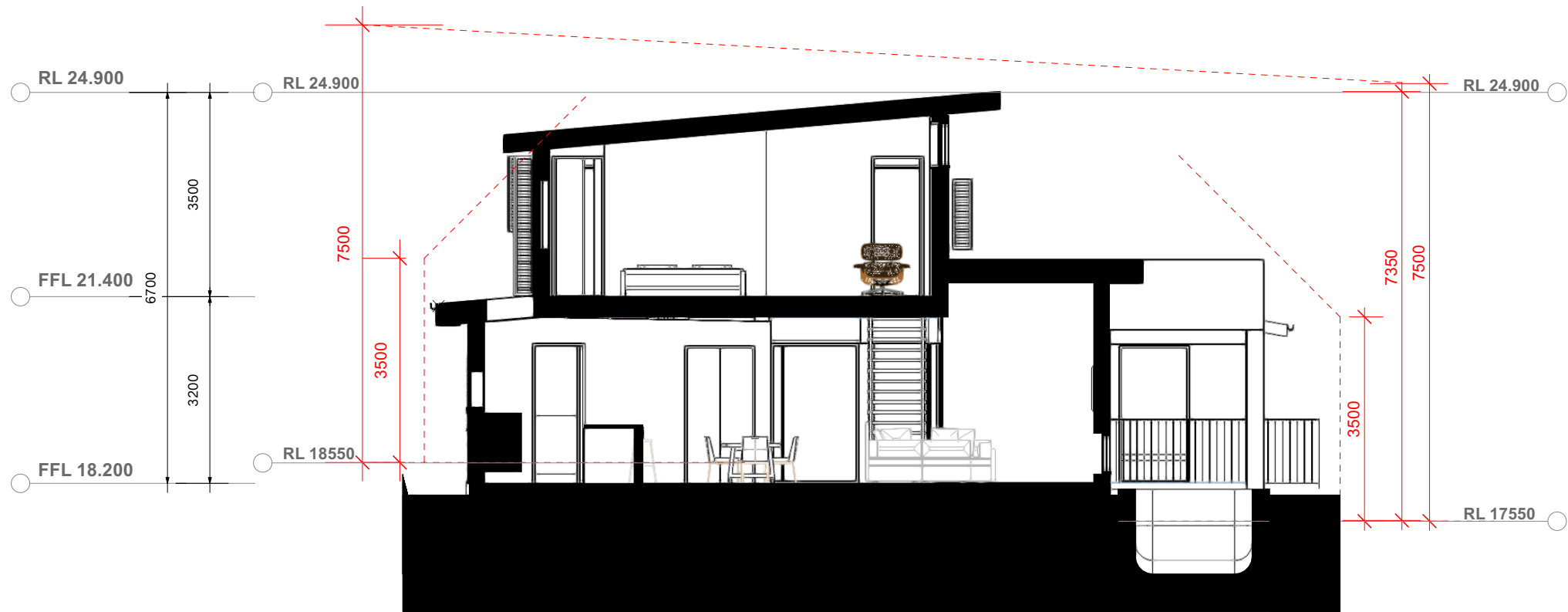
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beaches
council

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1 **Section location plan**
Scale: 1:500



2 **Height Section at Northern**
Scale: 1:100

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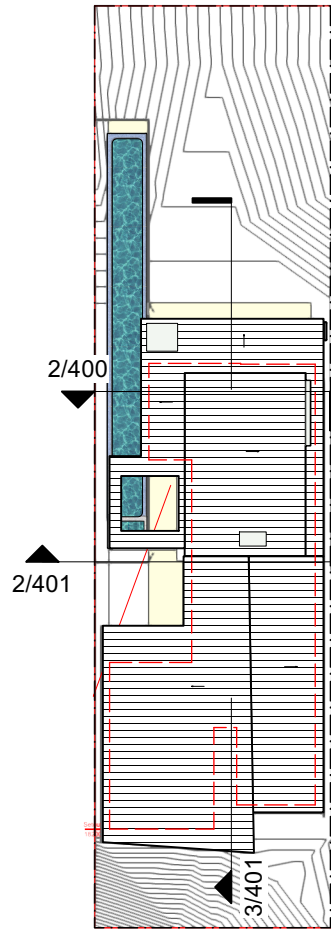


northern
beaches
council

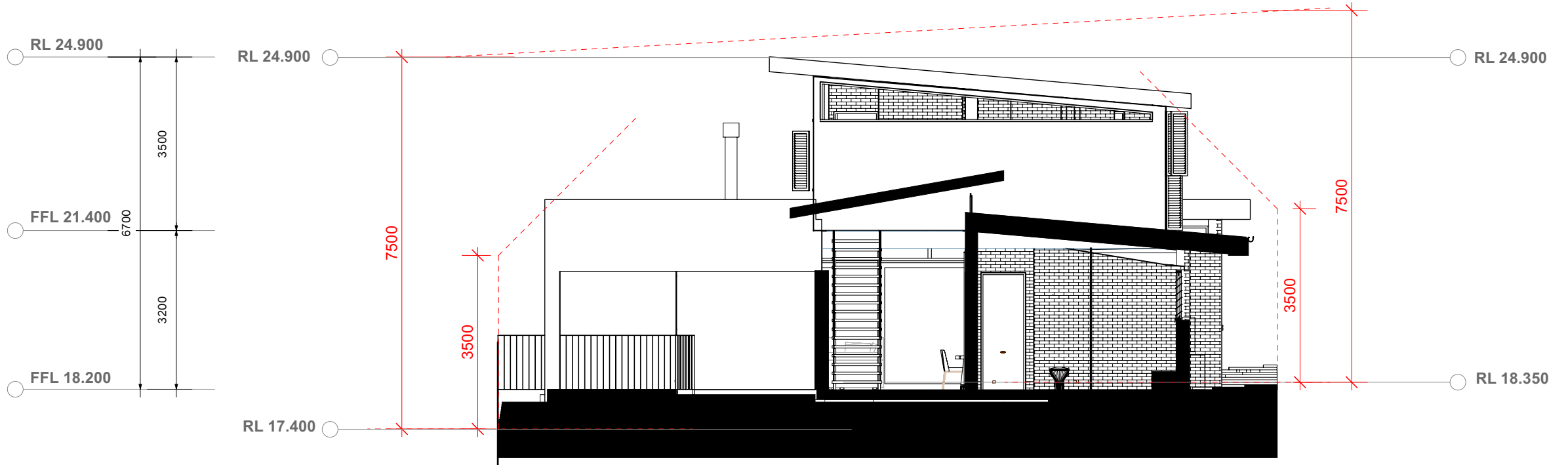
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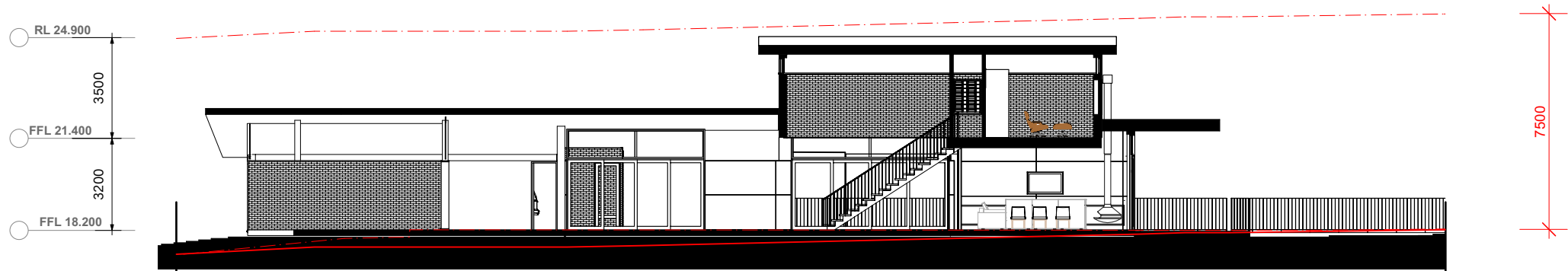
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1 **Section location plan**
Scale: 1:500



2 **Height Section at Southern highest point**
Scale: 1:100



3 **Longitudinal Section**
Scale: 1:200

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SHEET TITLE

Sections Building Envelope

PROJECT

**12 COONANGA RD AVALON NSW 2107
LOT 194 DP 14534 956.7M2**

SCALE
1:100

DRAWN
RB

CREATION DATE
26/7/2022

SHEET SIZE
A3

PROJECT NUMBER
2210

SHEET NUMBER REVISION
401

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Off Form
Concrete -
Textured
roughsawn
formwork.
External and
internal

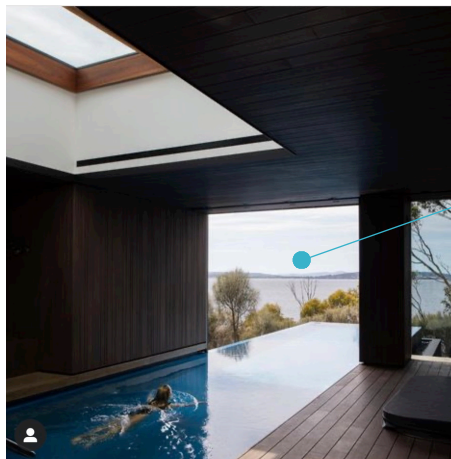


"Santiago" Face
Brickwork,
natural earth
tone external
and internal



Face Brickwork,
natural earth tone
<https://www.creativebricks.com.au/product/santiago-2/>

Semi indoor
pool section
skylight over



Garage Door
Dark accents



Driveway
Granite Cobblestone/Concrete

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5 church street (studio 2) bellingen nsw 2454

SHEET TITLE

Finishes Schedule

PROJECT

12 COONANGA RD AVALON NSW 2107
LOT 194 DP 14534 956.7M2

SCALE

1:100

DRAWN

RB

CREATION DATE

26/7/2022

SHEET SIZE

A3

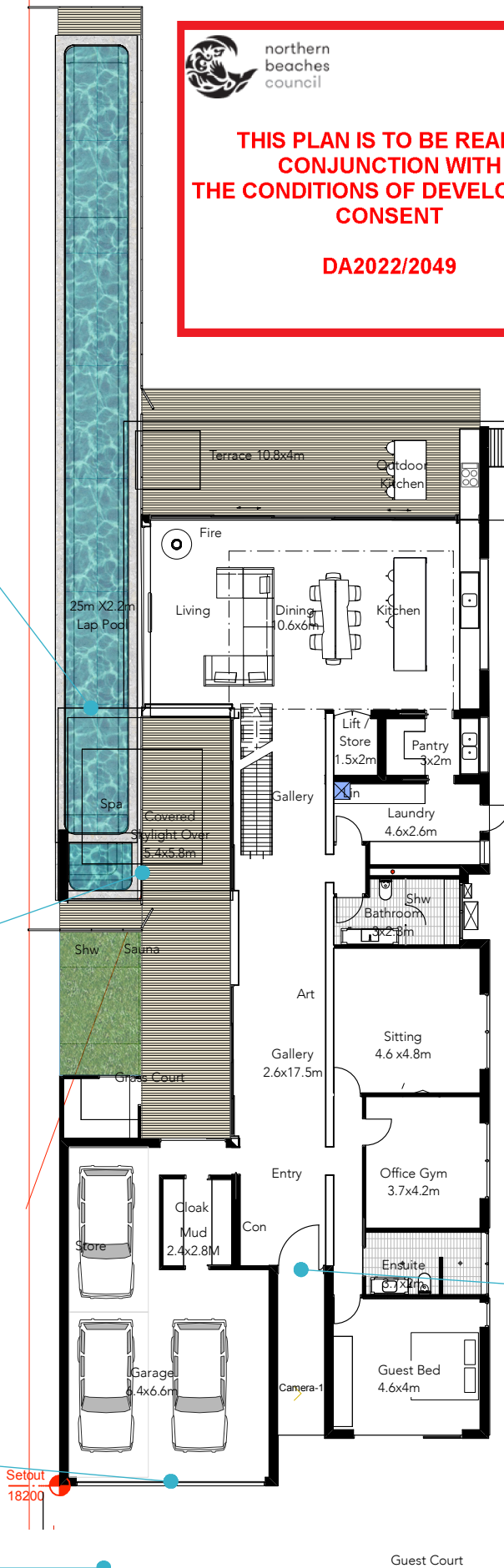
PROJECT NUMBER

2210

SHEET NUMBER REVISION

410

ISSUE DATE DESCRIPTION



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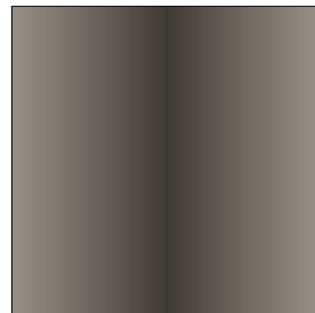
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Palette of Materials

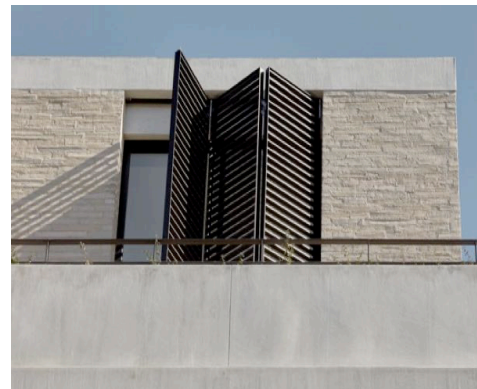
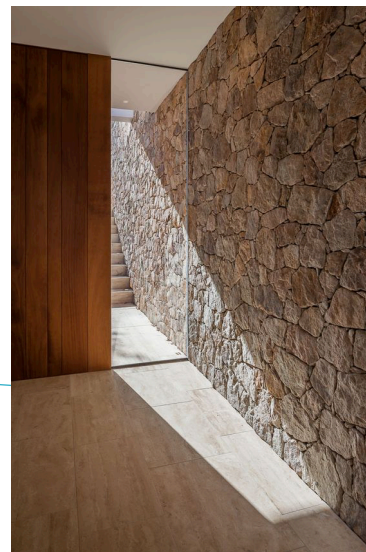
The Gallery House
The proposed palette of materials
comprises a neutral scheme of
materials in their natural state of greys
with dark accents and natural timbers.

Timber Details
Garage Door Ironbark Hardwood
Decks / Weathered Hardwood
Walls Face Double Brickwork
Natural Long Brick finish,
Walls - Pool Court Off Form
wood grain textured pattern
Roof - Corrugated
"Colourbond Gully" Upaer
Level - Lower level rear off
form concrete

Roof - Corrugated
"Colourbond Gully"

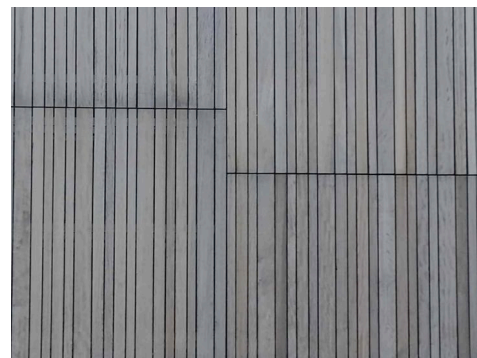


Bark - Stone feature
Wall



Shutters dark bronze anodized

Weathered Ironbark Decking



Dark accents of Timber Ironbark /
Dark bronze anodized aluminium
window frames.



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