

LEGEND:

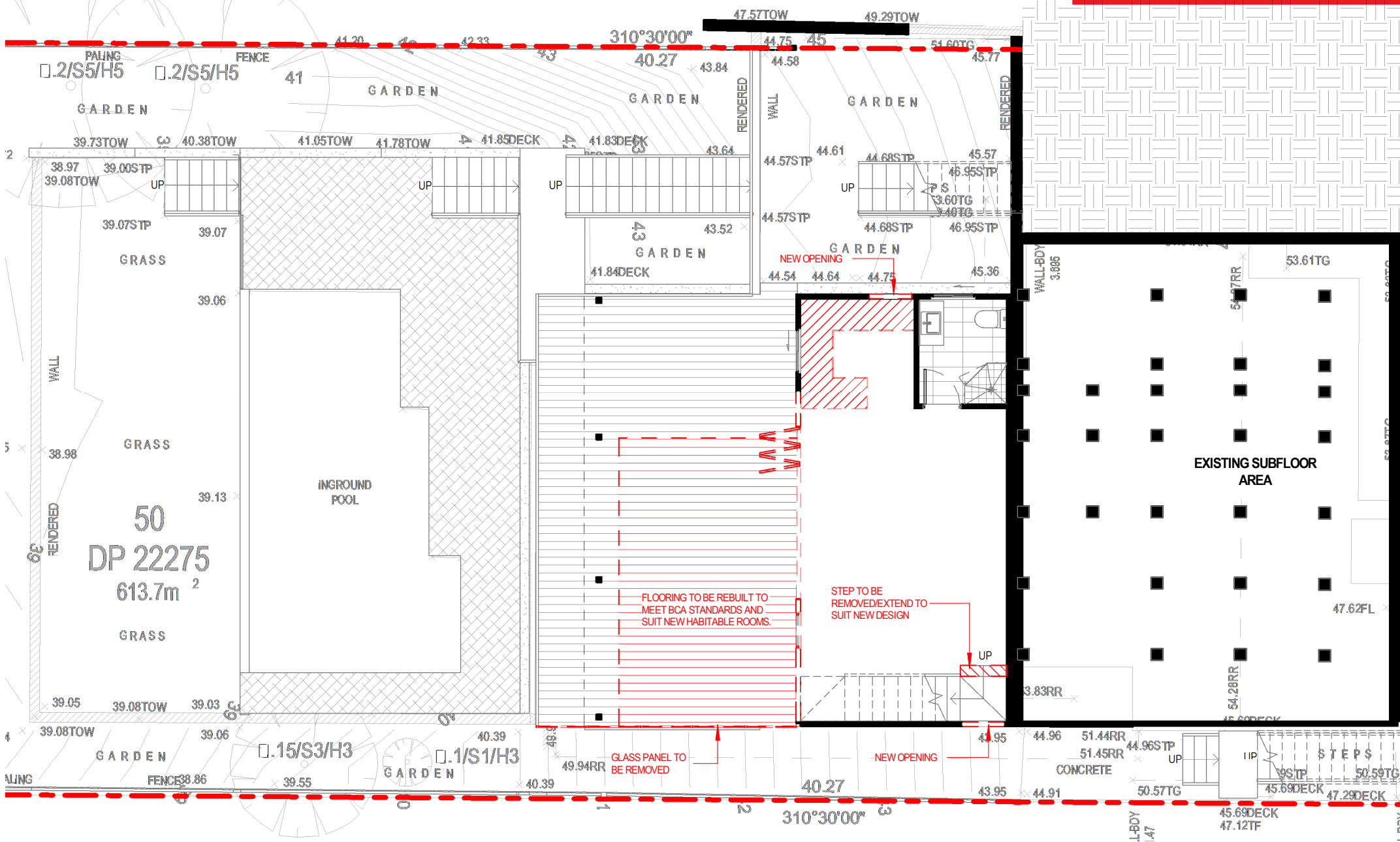
EXISTING STRUCTURES TO REMAIN

BOUNDARY LINE



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

DA2025/0189



DEMOLITION LOWER G.F.

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Architecturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

GENERAL NOTES:

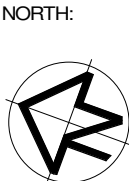
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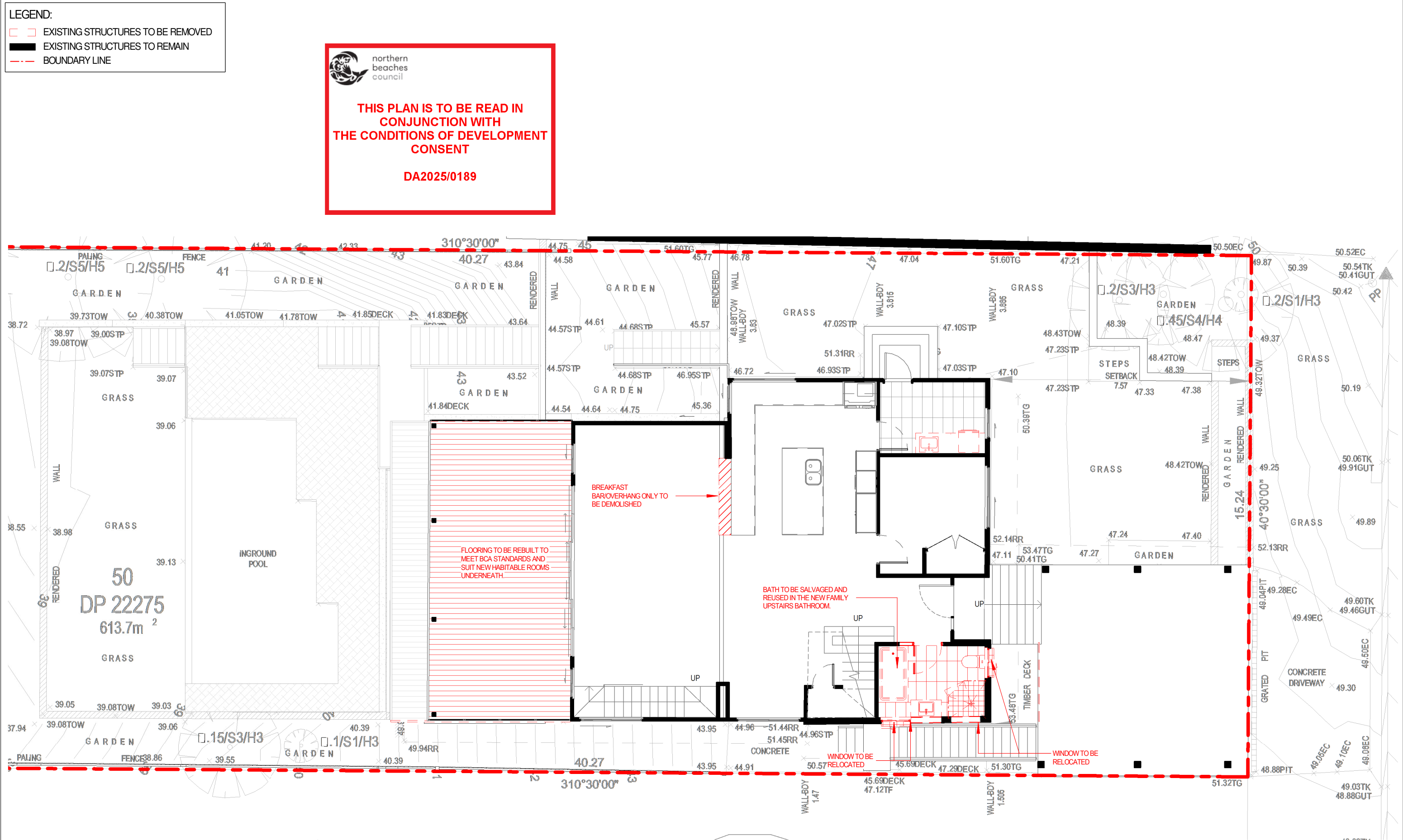
DATE: 17-01-25

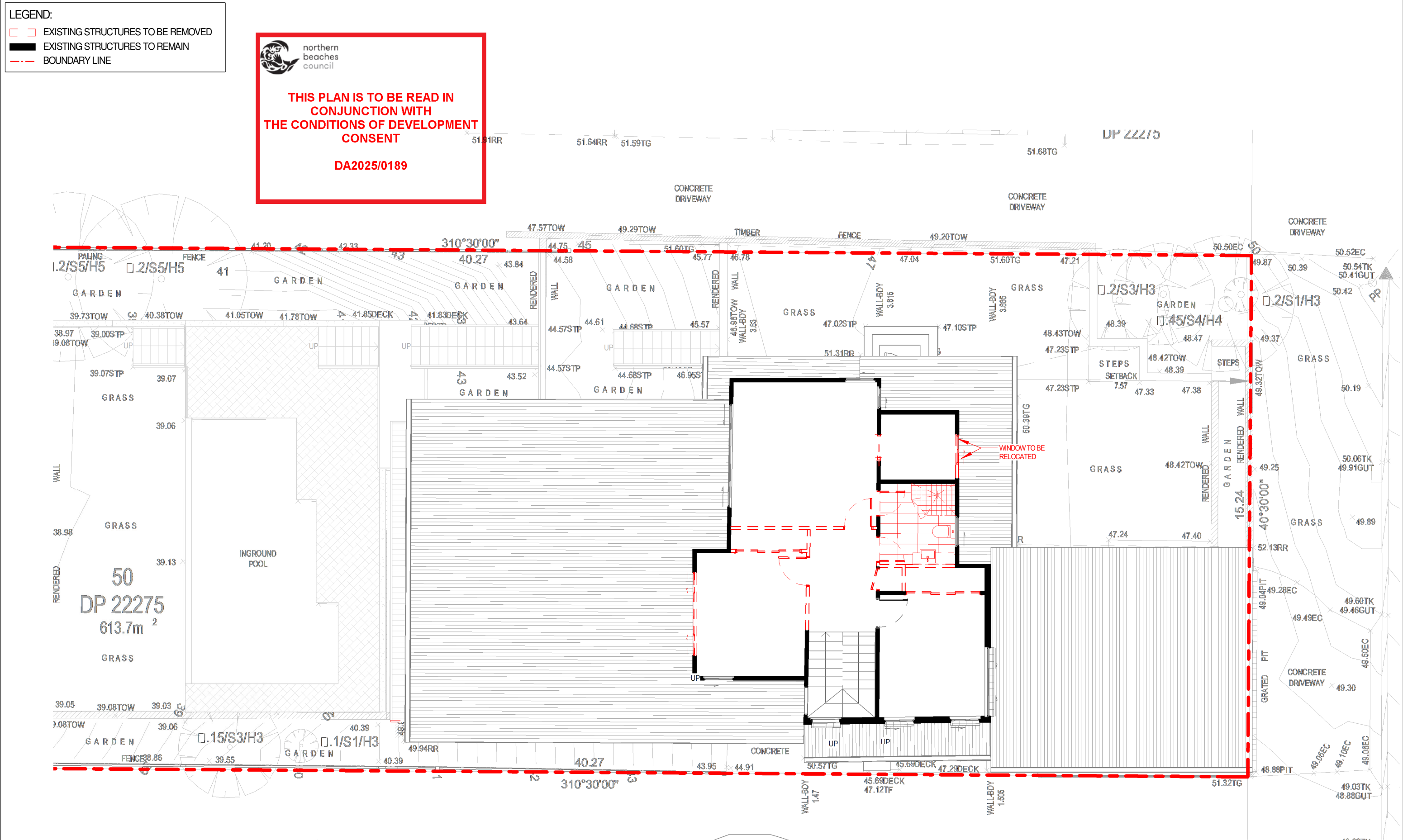
SCALE: 1 : 100 @ A3

PROJECT No: A16,090

SHEET NO:
A89

ISSUE: A (Please discard all other plans)





DEMOLITION FIRST FLOOR

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC01 - Architecturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

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NORTHERN BEACHES COUNCIL**

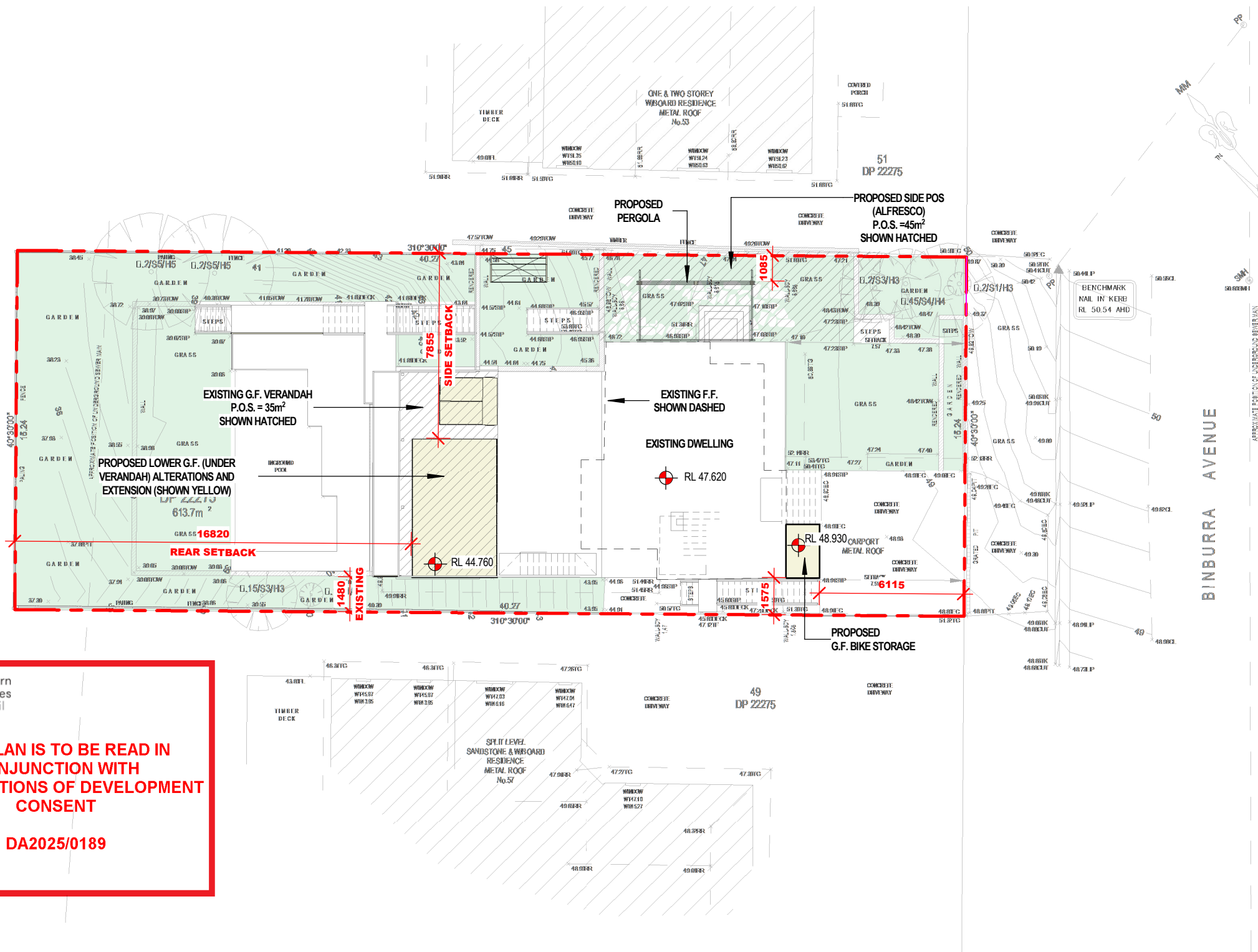
DATE: **17-01-25**

SCALE: **1 : 100 @ A3**

PROJECT No: **A16,090**

ISSUE: **A** (Please discard all other plans)

SHEET NO:
A91



LEGEND

- BOUNDARY LINE
- EXISTING STRUCTURES
- NEW STRUCTURES
- GREEN AREAS INCLUDED IN THE LANDSCAPING CALCULATIONS
- GREEN AREAS NOT INCLUDED IN THE LANDSCAPING CALCULATIONS
- PRIVATE OPEN SPACE AREA

NOTES

- ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A801).
- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS
- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION
- LOCATION OF EXTERNAL A/C UNIT TO BE IN ACCORDANCE WITH DA/CDC APPROVED PLANS. IF NOT SHOWN ON APPROVED DRAWINGS, INSTALLATION TO BE IN ACCORDANCE WITH THE EXEMPT DEVELOPMENT CONTROLS.
- INSTALLATION OF INTERNAL A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER.

SITE SUMMARY

<u>NORTHERN BEACHES COUNCIL</u>		
SITE AREA	613.70m²	
LOT & DP	LOT 50 / DP 22275	
<hr/>		
<u>FLOOR SPACE RATIO CONTROL</u>		
	EXISTING	PROPOSED
LOW. GROUND FLOOR	37.56m²	58.21m²
GROUND FLOOR	106.22m²	106.22m²
FIRST FLOOR	62.12m²	63.12m²
TOTAL	205.90m²	227.55m²
<hr/>		
<u>SITE COVERAGE CONTROL</u>		
EXISTING	152.66m² or 24%	
PROPOSED	152.66m² or 24%	
<hr/>		
<u>PRIVATE OPEN SPACE CONTROL</u>		
	80m² (min 3m)	
EXISTING	35m²	
PROPOSED	80m²	
<hr/>		
<u>LANDSCAPED AREA</u>		
EXISTING	290.37m²	
PROPOSED	290.37m²	

ALL CONSTRUCTION WORK TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

 **northern beaches council**

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

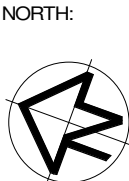
DA2025/0189

SITE / LANDSCAPING PLAN

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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JULIE & ANDREW SHAW

ADDRESS:
**55 BINBURRA AVE
AVALON BEACH
NORTHERN BEACHES COUNCIL**

DATE: **17-01-25**

SCALE: **1 : 200 @ A3**

PROJECT No: **A16,090**

SHEET NO:
A100

ISSUE: **A** (Please discard all other plans)

NOTES

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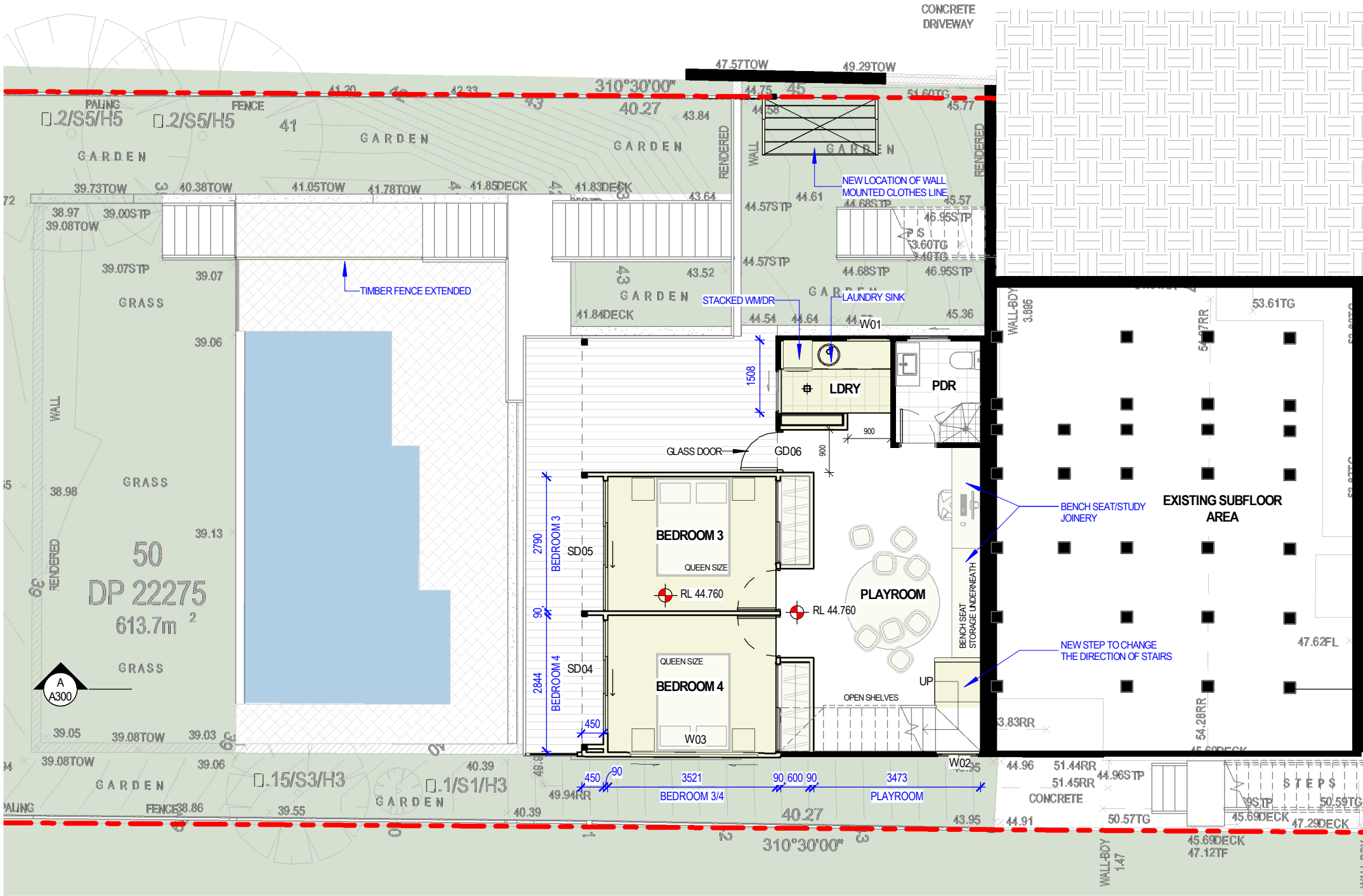
LEGEND

- LOH LIFT OFF DOOR HINGE
- SA SMOKE ALARM
- DP DOWNPIPE
- FW TIMBER POST TO ENG'S
- SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE



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

DA2025/0189



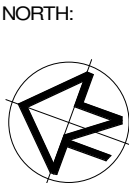
LOWER GROUND FLOOR PLAN

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Architectural & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

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AVALON BEACH
NORTHERN BEACHES COUNCIL

DATE: 17-01-25
SCALE: 1 : 100 @ A3
PROJECT No: A16,090

SHEET NO:
A101

ISSUE: A (Please discard all other plans)

NOTES

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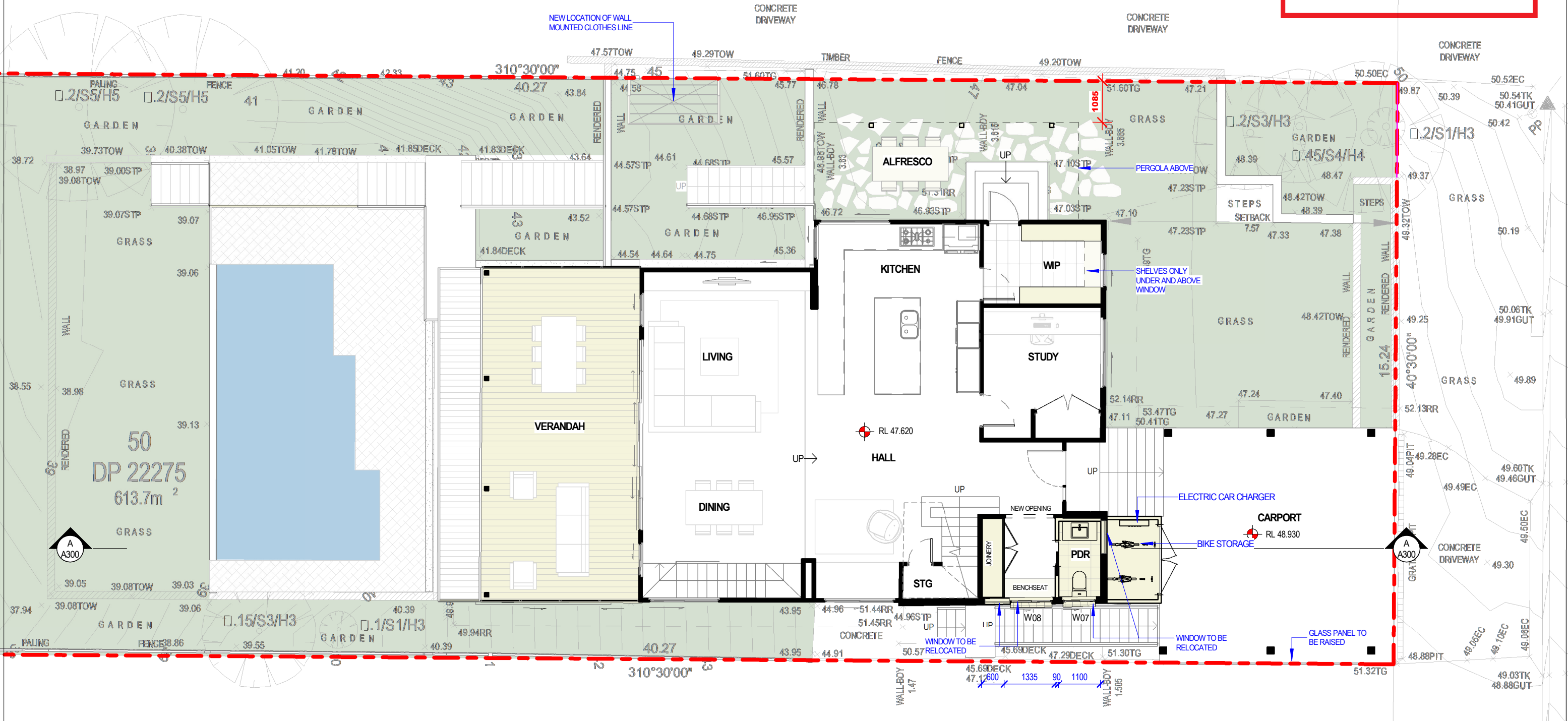
LEGEND

- LOH LIFT OFF DOOR HINGE
- SA⊙ SMOKE ALARM
- DP DOWNPIPE
- ⊕FW TIMBER POST TO ENG'S
- SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE



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

DA2025/0189



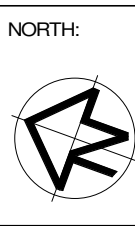
GROUND FLOOR PLAN

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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LOCATION:	L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC01 - Architecturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt

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DATE:	17-01-25	SHEET NO: A102
SCALE:	1 : 100 @ A3	
PROJECT No:	A16,090	
ISSUE:	A (Please discard all other plans)	

NOTES

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LEGEND

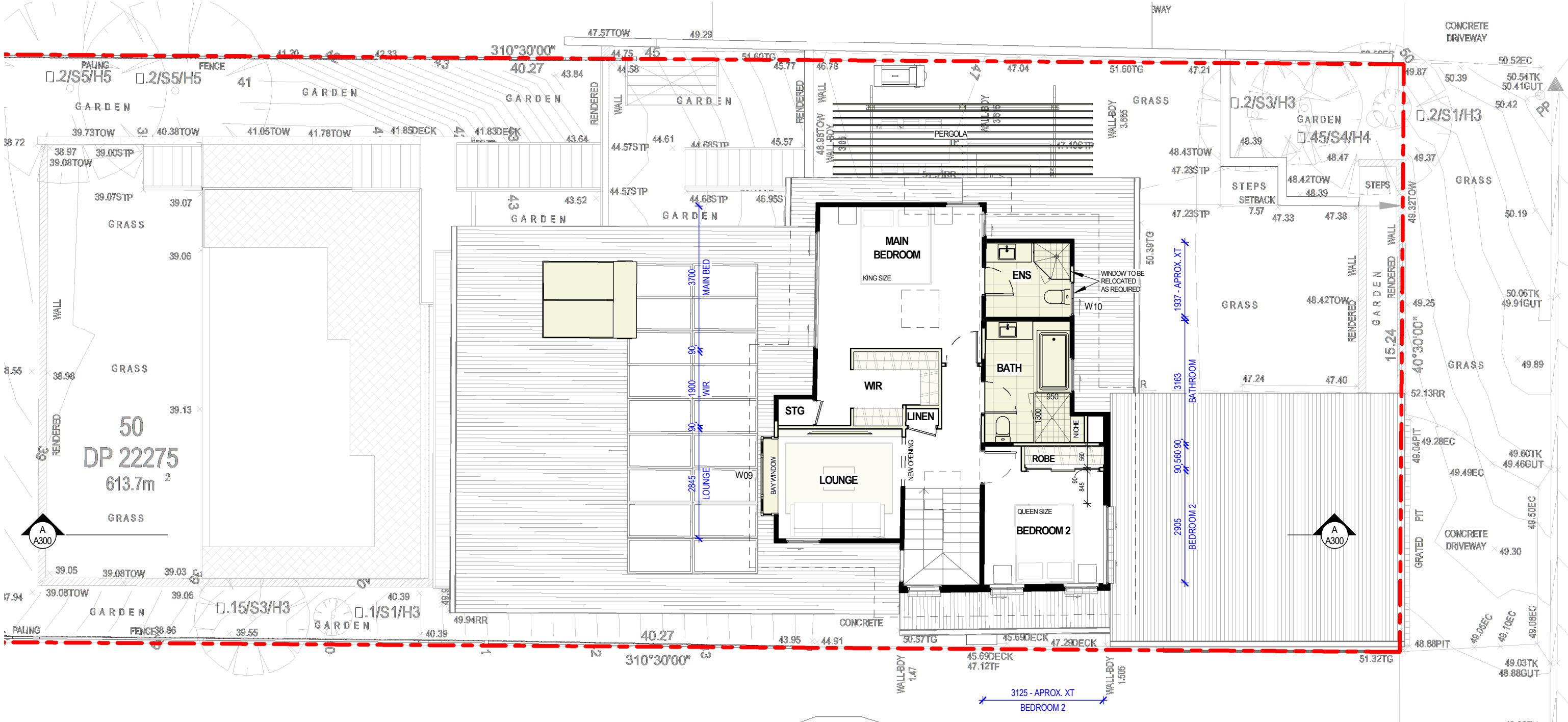
- LOH LIFT OFF DOOR HINGE
- SA☉ SMOKE ALARM
- DP DOWNPIPE
- ⬢FW TIMBER POST TO ENG'S
- SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE



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beaches
council

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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0189



FIRST FLOOR PLAN

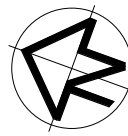
ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
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P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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NORTH:



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DATE: 17-01-25
SCALE: 1 : 100 @ A3
PROJECT No: A16,090

SHEET NO:

A103

ISSUE: A (Please discard all other plans)

LEGEND:

- NEW ROOFING STRUCTURES
- EXISTING ROOFING STRUCTURES
- EXISTING DRAINAGE (BLACK)
- NEW DRAINAGE (BLUE)

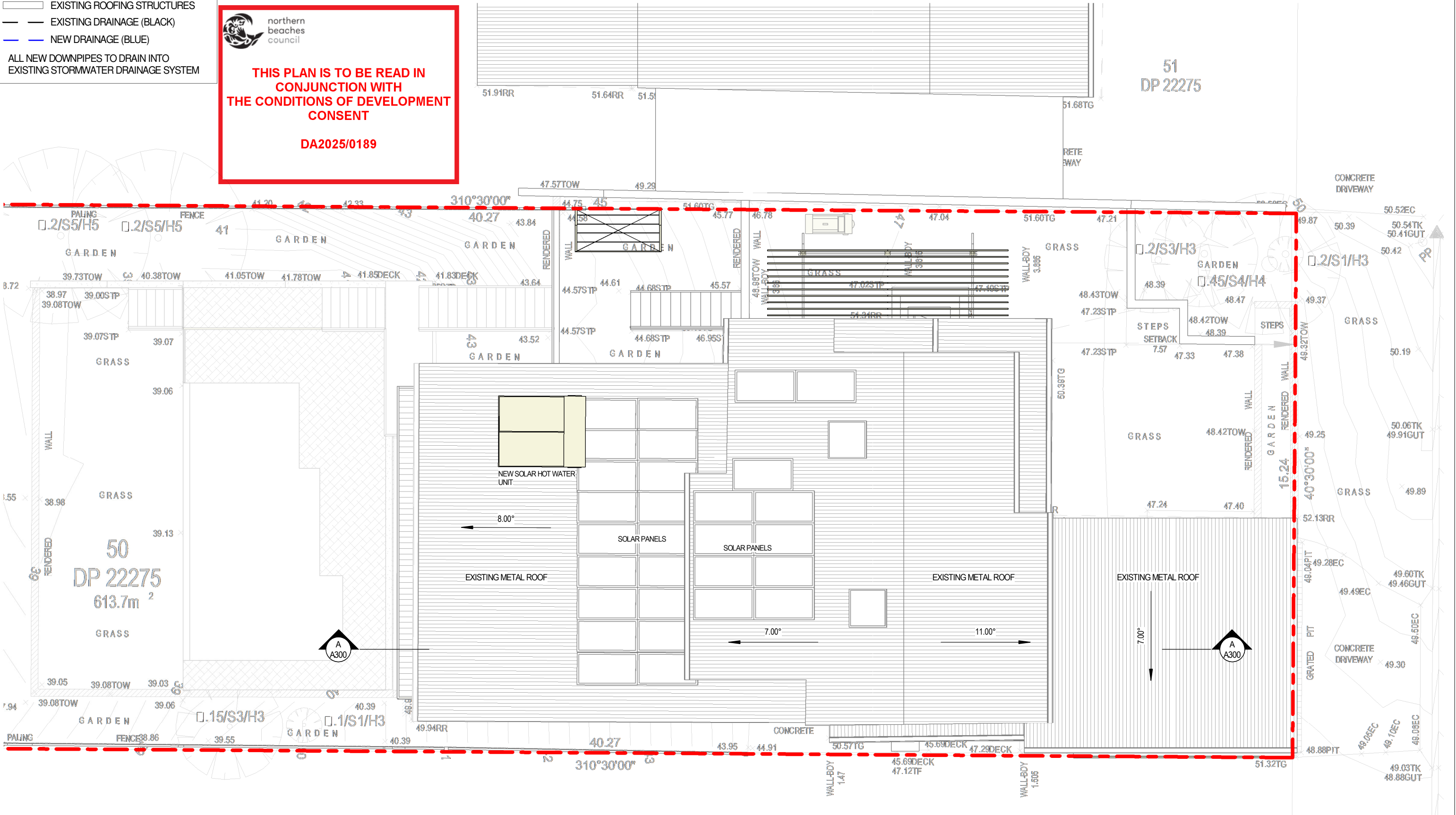
ALL NEW DOWNPIPES TO DRAIN INTO
EXISTING STORMWATER DRAINAGE SYSTEM



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beaches
council

THIS PLAN IS TO BE READ IN
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CONSENT

DA2025/0189



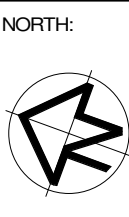
ROOF PLAN

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
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DATE: 17-01-25	SHEET NO: A104
SCALE: As indicated @ A3	
PROJECT No: A16,090	
ISSUE: A (Please discard all other plans)	

NOTES

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LEGEND:

- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE

FINISHES LEGEND

- BW EXPOSED BRICKWORK
- BWR RENDERED BRICKWORK
- BWP PAINTED BRICKWORK
- CM METAL CLADDING
- CFC FIBRE CEMENTITIOUS CLADDING
- PT PAINTED FINISH
- TB TIMBER FINISH
- RM METAL ROOF
- RT TILED ROOF
- AW&D ALUMINIUM FRAME WINDOWS



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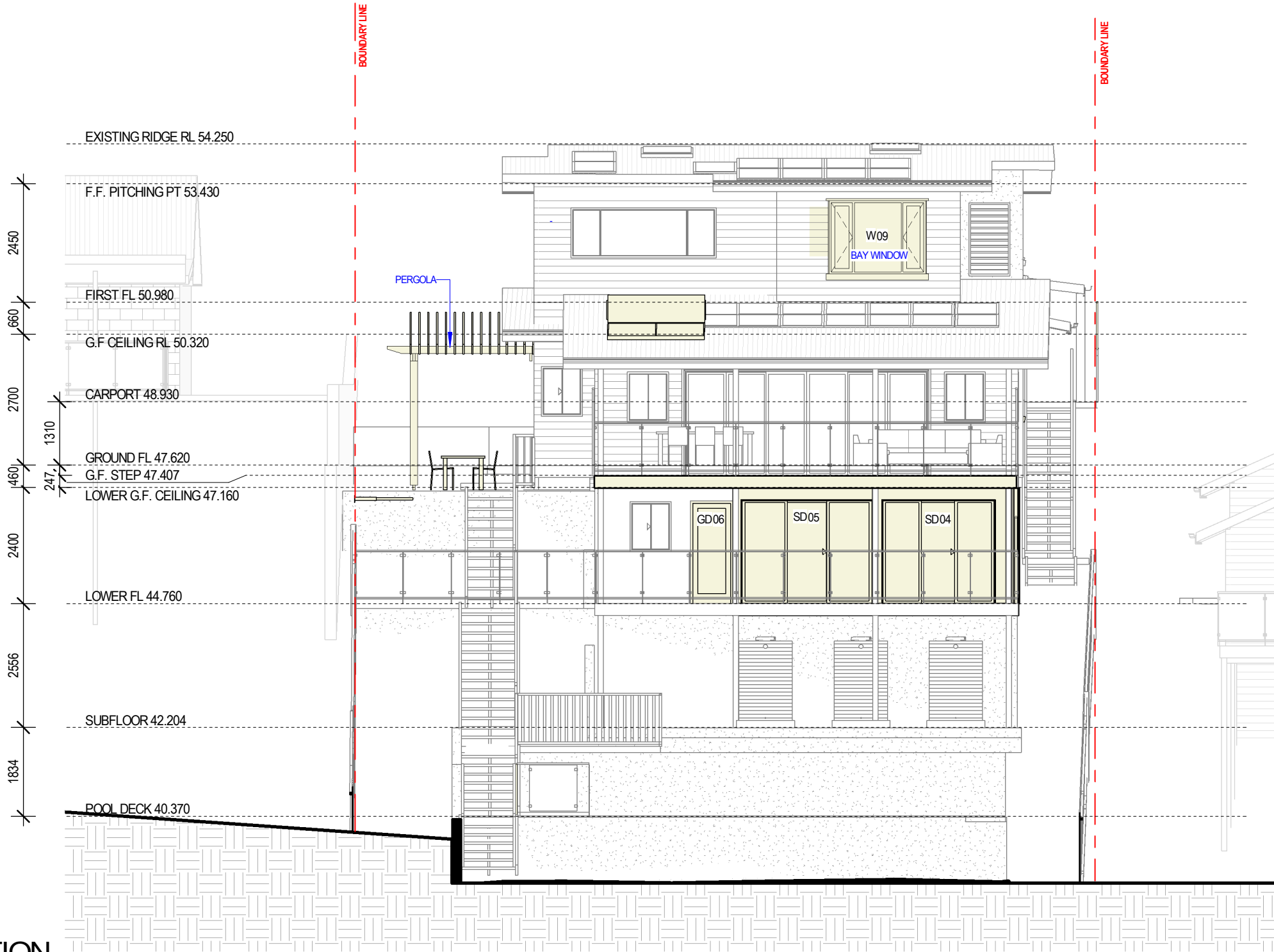
THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0189

NORTHWEST ELEVATION

1 : 100

SOUTH ELEVATION



ELEVATIONS

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
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NORTHERN BEACHES COUNCIL

DATE: 17-01-25

SCALE: 1 : 100 @ A3

PROJECT No: A16,090

ISSUE: A (Please discard all other plans)

SHEET NO:

A200

NOTES

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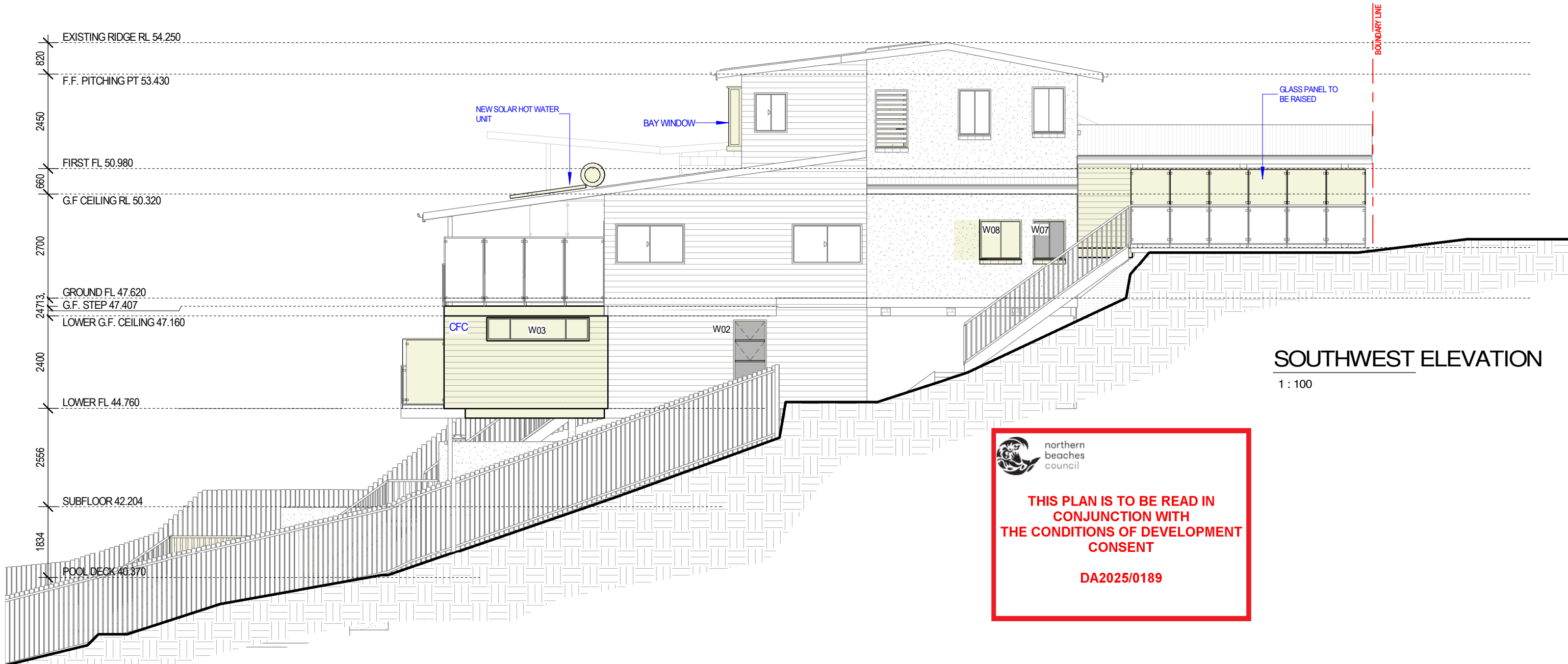
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LEGEND:

- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE

FINISHES LEGEND

- BW EXPOSED BRICKWORK
- BWR RENDERED BRICKWORK
- BWP PAINTED BRICKWORK
- CM METAL CLADDING
- CFC FIBRE CEMENTITIOUS CLADDING
- PT PAINTED FINISH
- TB TIMBER FINISH
- RM METAL ROOF
- RT TILED ROOF
- AW&D ALUMINIUM FRAME WINDOWS



ELEVATIONS

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev	Revision	By	Date
P1	CONCEPT PLANS	BC	27-08-24
P2	PRELIMINARY PLANS	BC	25-09-24
P3	PRELIMINARY PLANS	BC	14-11-24
P4	PRELIMINARY PLANS	BC	25-11-24
A	ISSUE FOR DA	BC	17-01-25

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DB

DESIGN PLUS DRAFTING

Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204
Ph: (02) 9565 2265 www.designplusedrafting.com.au

CLIENT:
JULIE & ANDREW SHAW

ADDRESS:
**55 BINBURRA AVE
AVALON BEACH
NORTHERN BEACHES COUNCIL**

DATE: **17-01-25**

SCALE: **1 : 100 @ A3**

PROJECT No: **A16,090**

SHEET NO:
A201

ISSUE: **A** (Please discard all other plans)

NOTES

- ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (REFER TO PAGE A801).

- EXTERNAL A/C UNIT AND OTHER A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER. IF NOT APPROVED BY DA, INSTALLATION IN ACCORDANCE WITH EXEMPT DEVELOPMENT

- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

FINISHES LEGEND

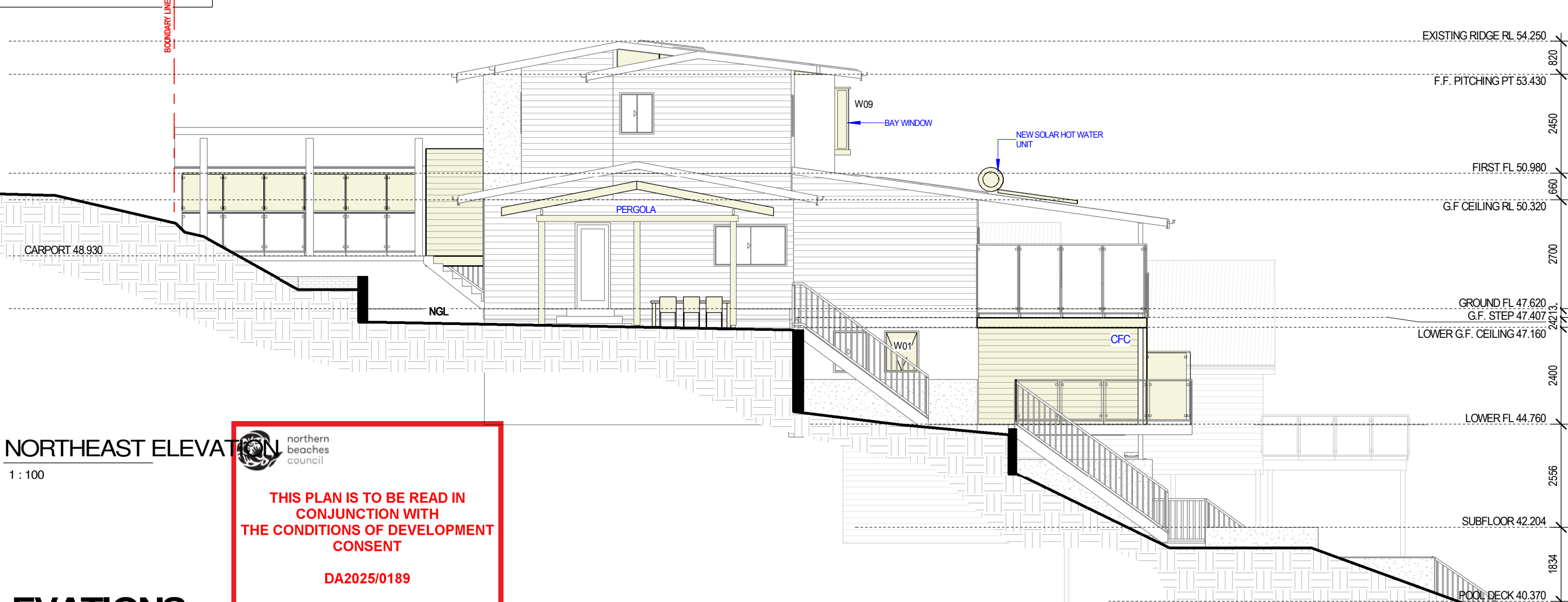
- BW EXPOSED BRICKWORK
BWR RENDERED BRICKWORK
BWP PAINTED BRICKWORK
CM METAL CLADDING
CFC FIBRE CEMENTITIOUS CLADDING
PT PAINTED FINISH
TB TIMBER FINISH
RM METAL ROOF
RT TILED ROOF
AW&D ALUMINIUM FRAME WINDOWS

LEGEND:

- EXISTING STRUCTURES
NEW STRUCTURES
BOUNDARY LINE

SOUTH-EAST ELEVATION

1 : 100



NORTHEAST ELEVATION

1 : 100

ELEVATIONS

ISSUE FOR DA - NOT FOR CONSTRUCTION

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SCALE: **1 : 100 @ A3**

PROJECT No: **A16,090**

ISSUE: **A** (Please discard all other plans)

SHEET NO:
A202

WINDOW & SLIDING DOOR SCHEDULE							
TYPE	MARK	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING	AREA
W	01	1030	850	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	0.8755
W	02	1600	850	DESIGNER AWNING	STANDARD ALUMINIUM	SINGLE CLEAR	1.36
W	03	600	2650	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	1.59
SD	04	2154	2350	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	5.0619
SD	05	2154	2710	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	5.83734
GD	06	2134	778				1.660794
W	07	1030	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	0.8755
W	08	1030	1090	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	1.1227
W	09	1510	2000				3.02
W	10	1030	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	0.8755

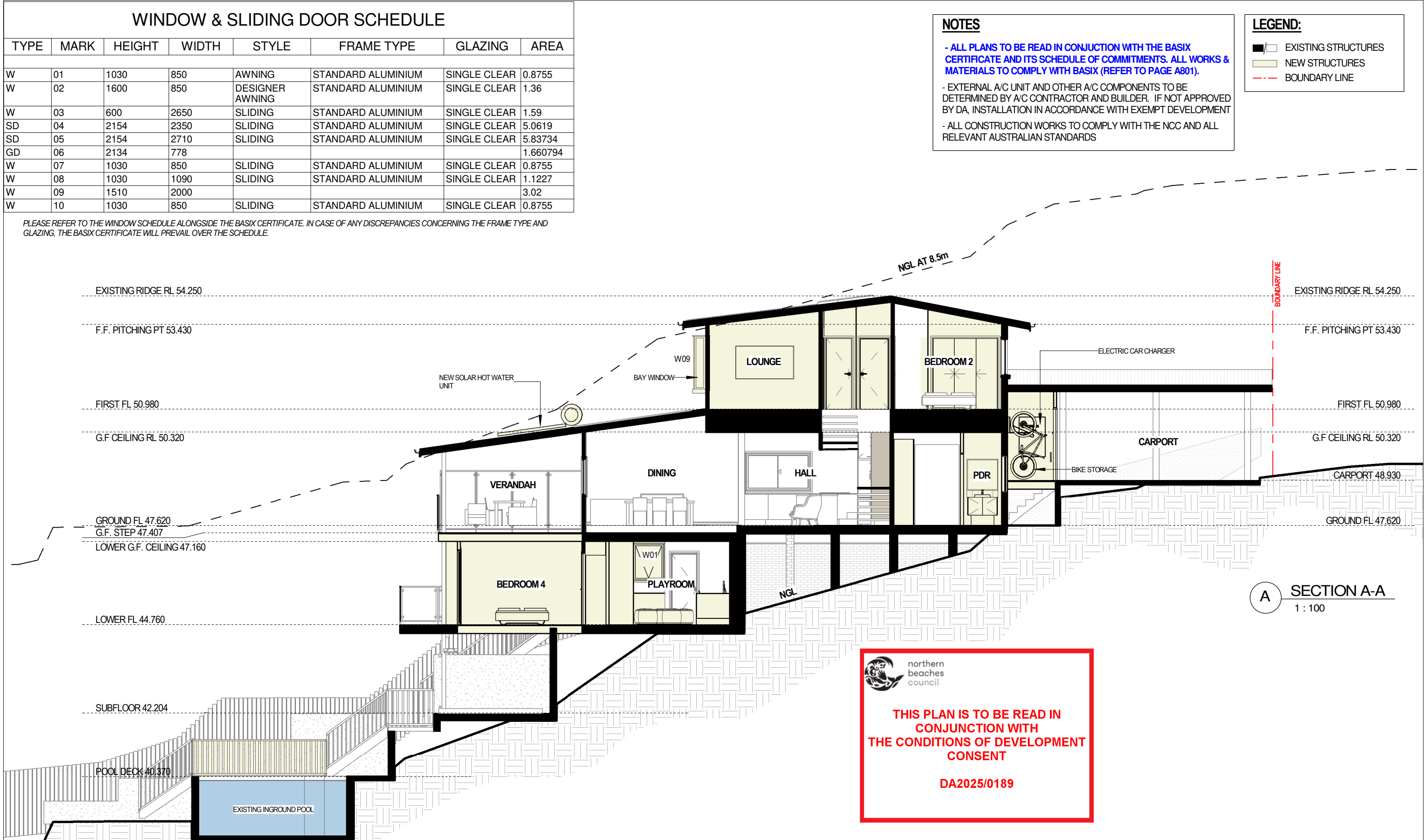
PLEASE REFER TO THE WINDOW SCHEDULE ALONGSIDE THE BASIX CERTIFICATE. IN CASE OF ANY DISCREPANCIES CONCERNING THE FRAME TYPE AND GLAZING, THE BASIX CERTIFICATE WILL PREVAIL OVER THE SCHEDULE.

NOTES

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- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

LEGEND:

- EXISTING STRUCTURES
- NEW STRUCTURES
- BOUNDARY LINE



A SECTION A-A
1 : 100

SECTIONS/SCHEDULES

ISSUE FOR DA - NOT FOR CONSTRUCTION

Rev		Revision		By	Date	<p>GENERAL NOTES:</p> <p>The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or purpose without written permission.</p> <p>All dimensions are in millimetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.</p> <p>Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.</p> <p>The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.</p> <p>All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.</p>	<div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>DESIGN PLUS</div><div>DRAFTING</div></div><div>Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusedrafting.com.au</div></div>	CLIENT: JULIE & ANDREW SHAW	DATE: 17-01-25	SHEET NO: <u>A300</u>
P1	CONCEPT PLANS		BC	27-08-24	ADDRESS: 55 BINBURRA AVE AVALON BEACH NORTHERN BEACHES COUNCIL			SCALE: 1 : 100 @ A3	ISSUE: A (Please discard all other plans)	
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