

DEMOLITION LOWER G.F.

Rev P1 P2 P3 P4 A	Revision CONCEPT PLANS PRELIMINARY PLANS PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA	BC BC BC	Date 27-08-24 25-09-24 14-11-24 25-11-24 17-01-25	GENERAL NOTES: 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. All dimensions are in millimmetres 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. 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.	NORTH:	DESIGN PLUS	CLIENT: JULIE & ANDREW SHAW ADDRESS: 55 BINBURRA AVE
PRI	NTED: 23/01/2025 12:34:29 PM			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. 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.		D R A FT IN G Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	AVALON BEACH NORTHEN BEACHES C

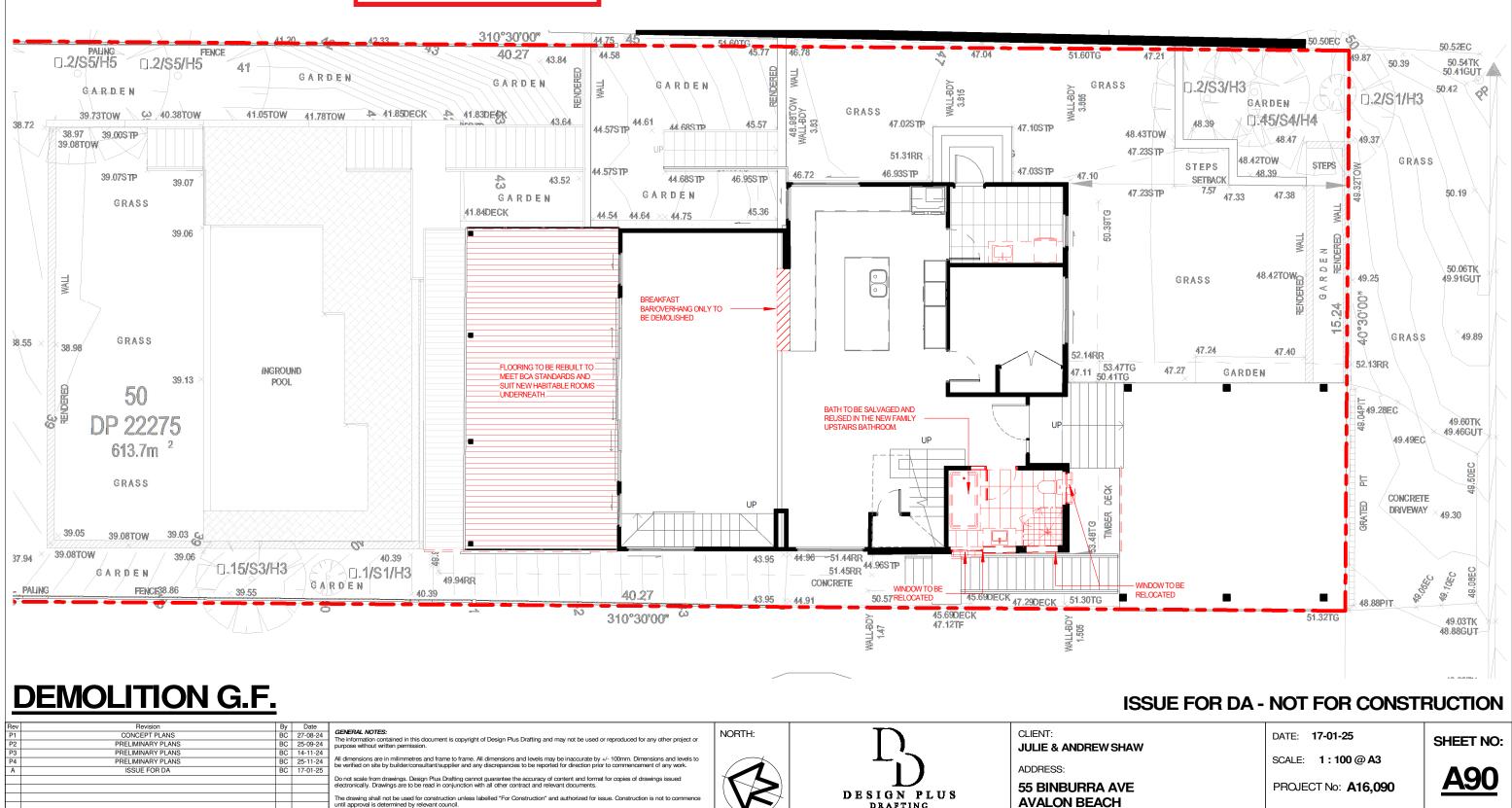
LOCATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - J s\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rv als & Do

ISSUE FOR DA - NOT FOR CONSTRUCTION

SCALE: 1:100@A3 PROJECT No: A16,090	SHEET NO:
ISSUE: A (Please discard al	ll other plans)
	PROJECT No: A16,090

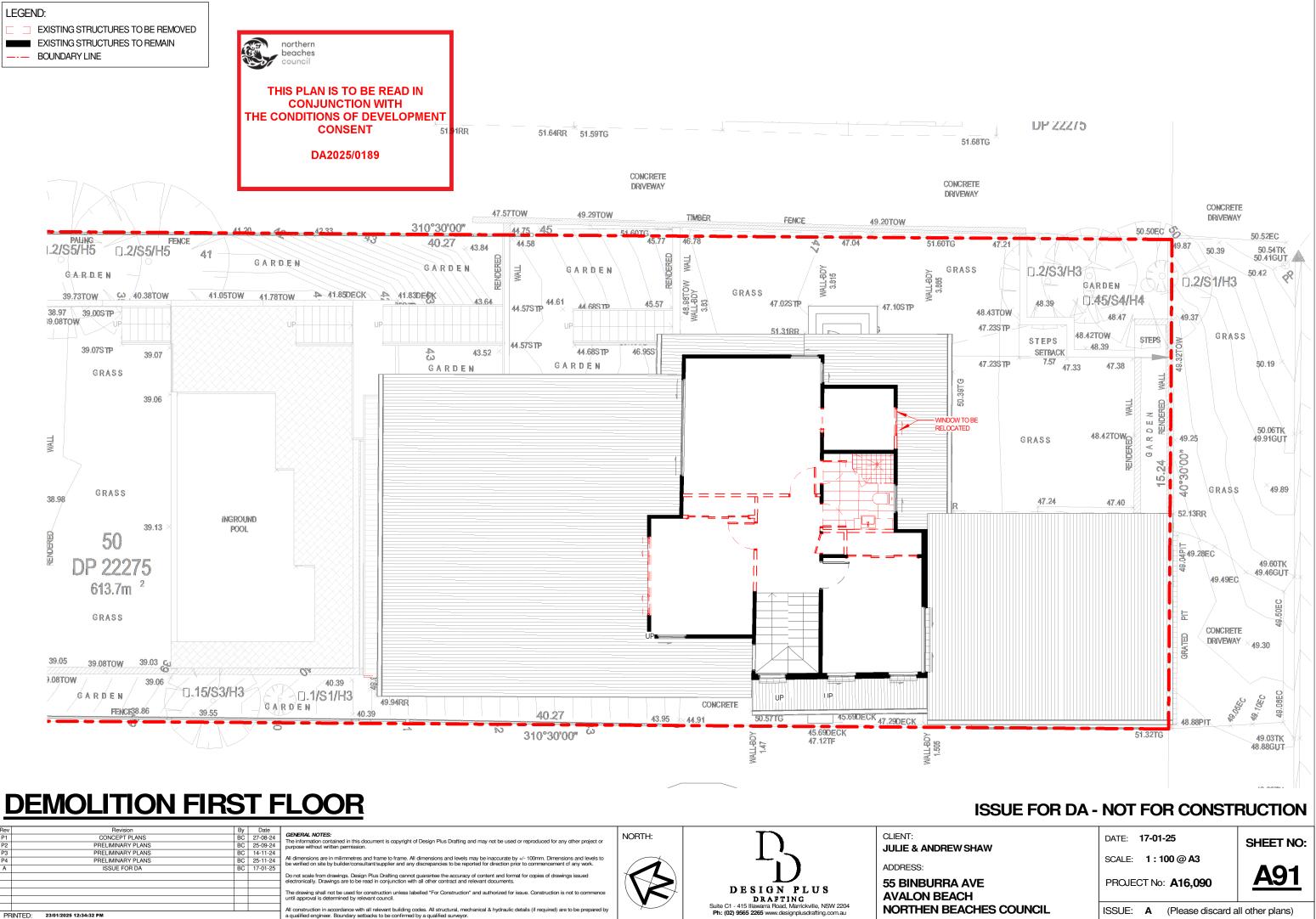
LEGEND: **EXISTING STRUCTURES TO BE REMOVED** EXISTING STRUCTURES TO REMAIN BOUNDARY LINE





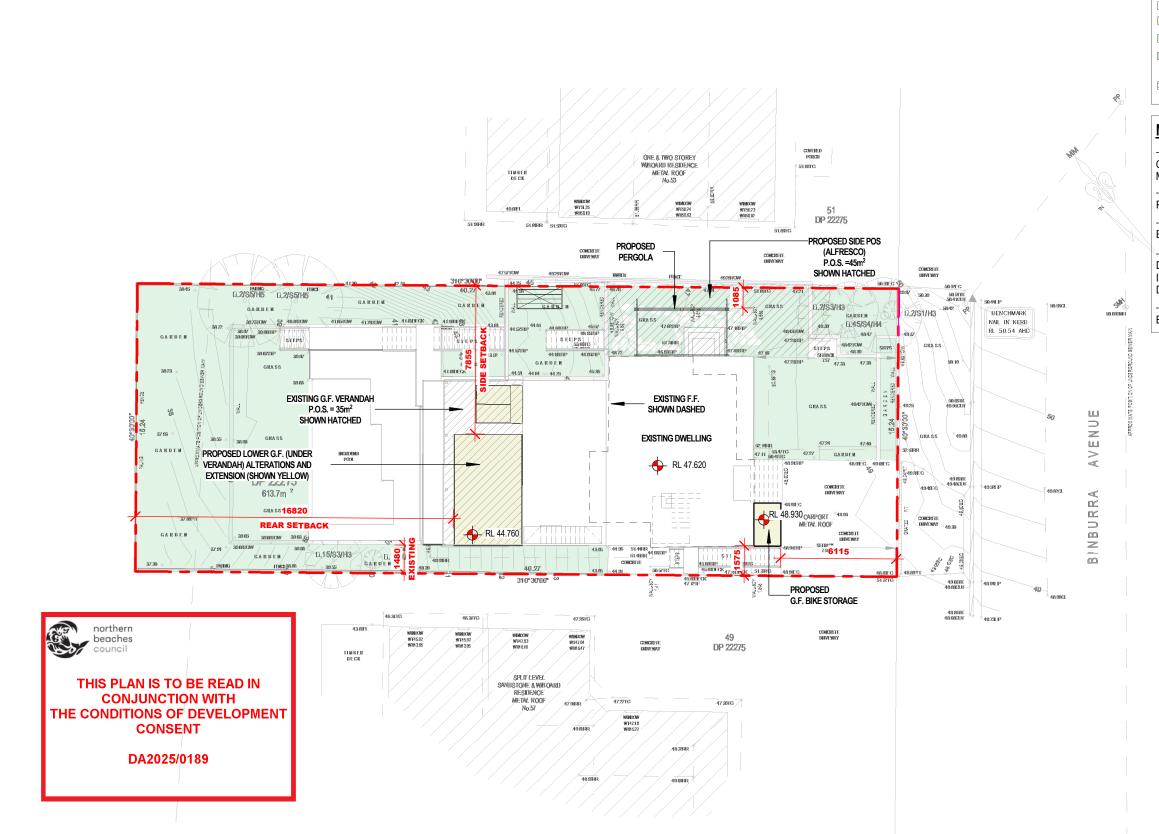
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P3	PRELIMINARY PLANS	BC	14-11-24				
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PRINTED:	23/01/2025 12:34:31 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	
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LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Architec cturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvi COUNCIL ISSUE: A (Please discard all other plans)



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SITE / LANDSCAPING PLAN

Revision CONCEPT PLANS PRELIMINARY PLANS	By Date BC 27-08-24 BC 25-09-24	GENERAL NOTES: 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.	NORTH:	D	CLIENT:	DATE: 17-01-25	SHEET
PRELIMINARY PLANS	BC 14-11-24 BC 25-11-24			L'5	JULIE & ANDREW SHAW	SCALE: 1:200@A3	
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		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.		DESIGN PLUS DRAFTING	AVALON BEACH		
): 23/01/2025 12:34:35 PM		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.		Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHEN BEACHES COUNCIL	ISSUE: A (Please discard	all other pl

CATION: L:\Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Archited cturals & Documents\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvi

LEGE	ND
	BOUNDARY LINE
	EXISTING STRUCTURES
	NEW STRUCTURES
	GREEN AREAS INCLUDED IN THE LANDSCAPING CALCULATIONS
	GREEN AREAS NOT INCLUDED IN THE LANDSCAPING CALCULATIONS
<i>[]]]</i>]	PRIVATE OPEN SPACE AREA

NOTES

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERALS 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

NORTHERN BEACHES COL	JNCIL						
SITE AREA LOT & DP		613.70m ² LOT 50 / DP 22275					
FLOOR SPACE RATIO CONTROL							
	EXISTING	PROPOSED					
LOW. GROUND FLOOR	37.56m ²	58.21m ²					
GROUND FLOOR	106.22m ²	106.22m ²					
FIRST FLOOR	62.12m ²	63.12m ²					
TOTAL	205.90m ²	227.55m ²					
SITE COVERAGE CONTRO	L						
EXISTING		152.66m ² or 24%					
PROPOSED		152.66m ² or 24%					
PRIVATE OPEN SPACE CO	NTROL	80m² (min 3m)					
EXISTING		35m ²					
PROPOSED		80m ²					
LANDSCAPED AREA							
EXISTING		290.37m ²					
PROPOSED		290.37m ²					
ALL CONSTRUCTION WO							

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

ISSUE FOR DA - NOT FOR CONSTRUCTION

NOTES

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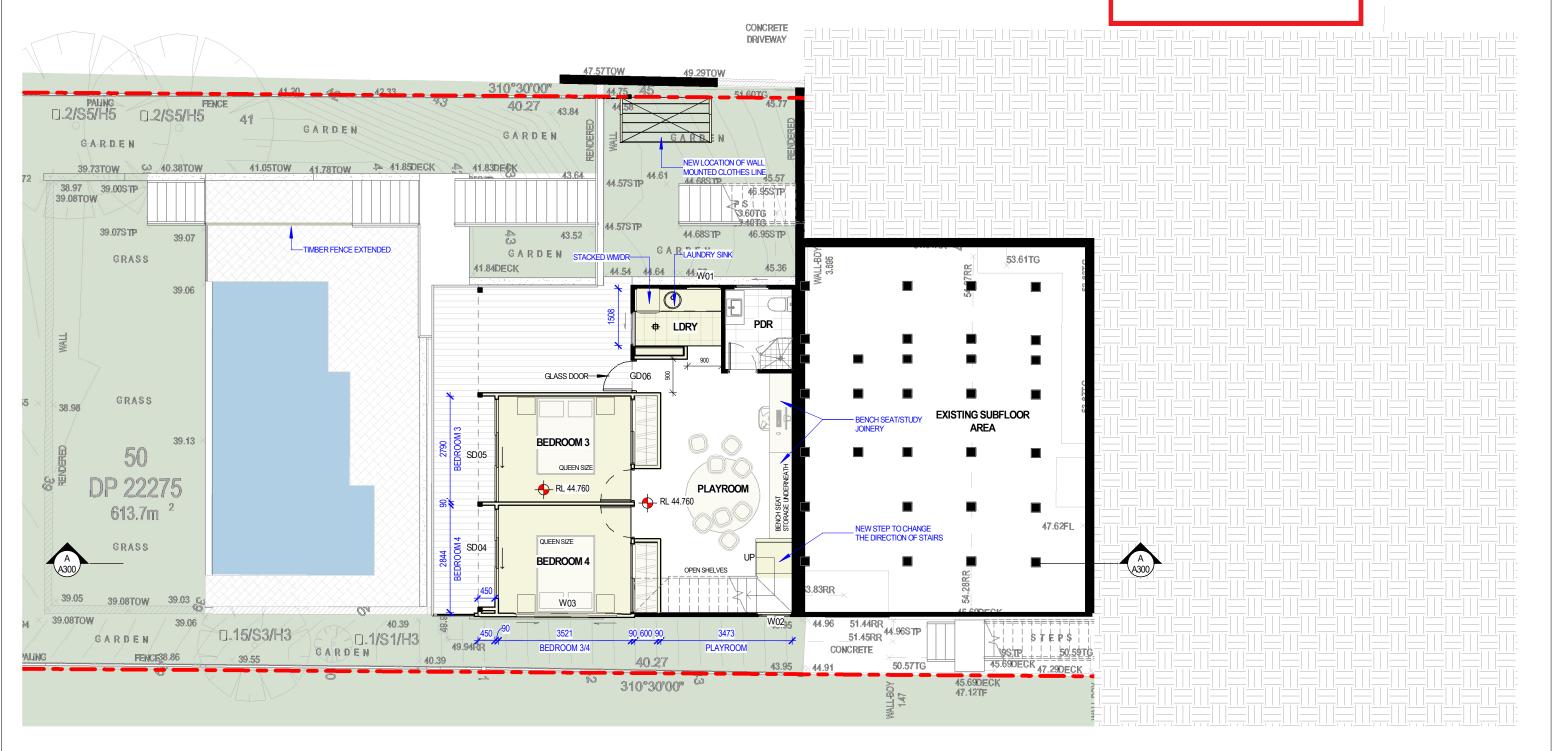
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- LOH LIFT OFF DOOR HINGE SA () SMOKE ALARM
- ODP DOWNPIPE
- +FW TIMBER POST TO ENG'S
- SPE POST TO ENG'S SPECS.
- EXISTING STRUCTURES
- NEW STRUCTURES --- BOUNDARY LINE



LOWER GROUND FLOOR PLAN

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PF	INTED: 23/01/2025 12:34:36 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		Ph: (02) 9565 2265 www.designplusdrafting.com.au	NORTHER DEADIES O
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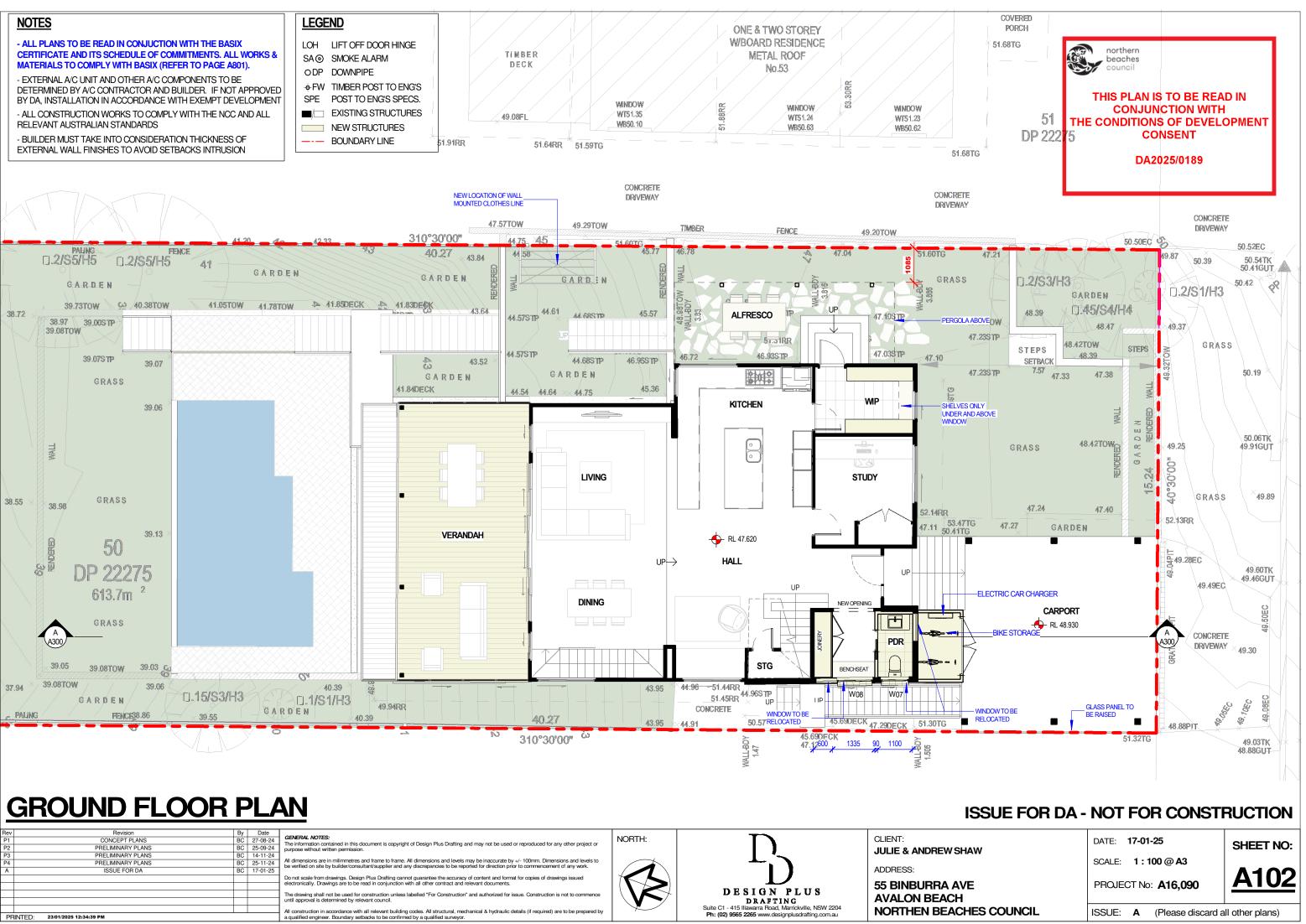
northern beaches council

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

DA2025/0189

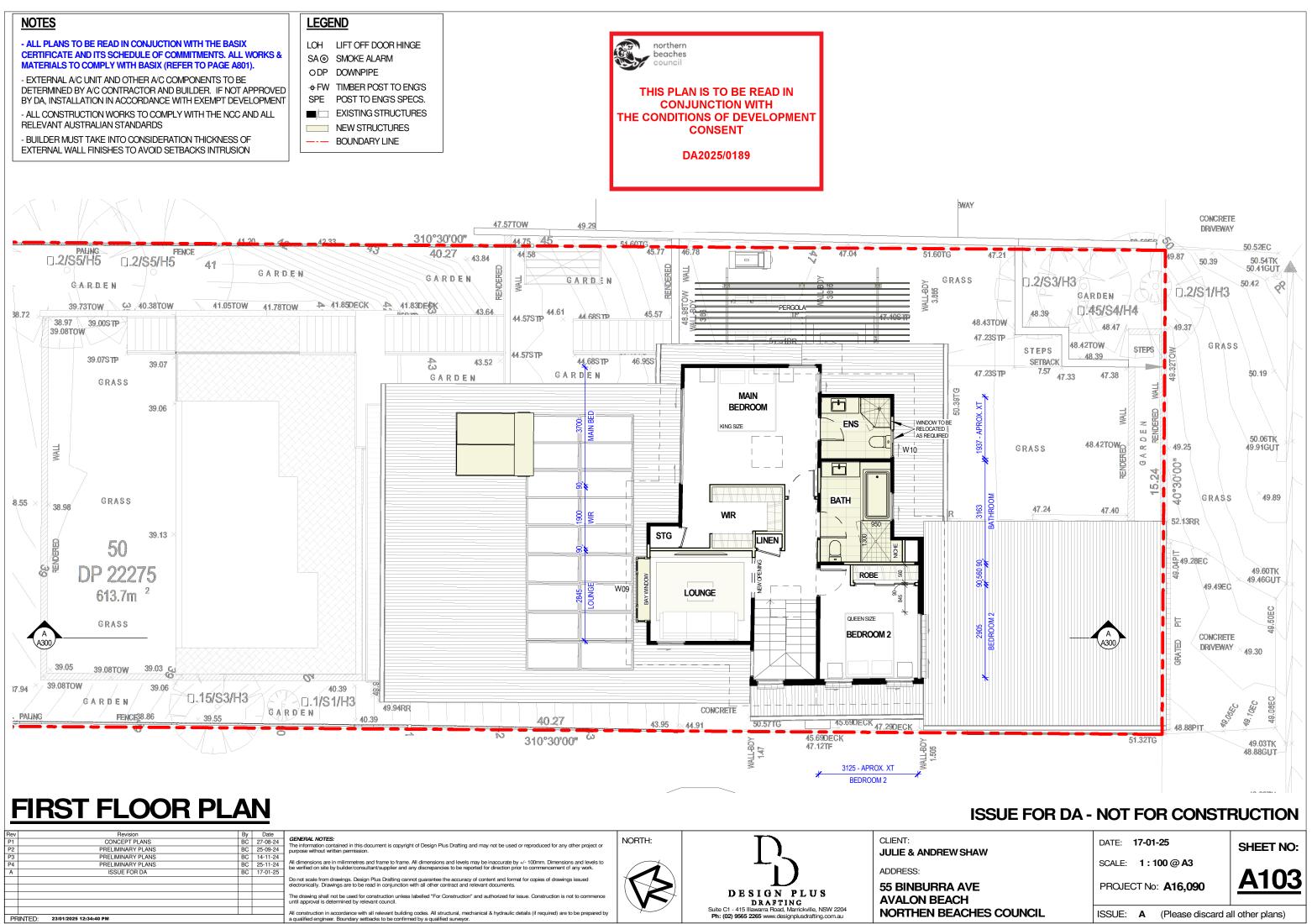
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DATE: 17-01-25	SHEET NO:		
SCALE: 1:100@A3			
PROJECT No: A16,090	<u>A101</u>		
ISSUE: A (Please discard a	ll other plans)		
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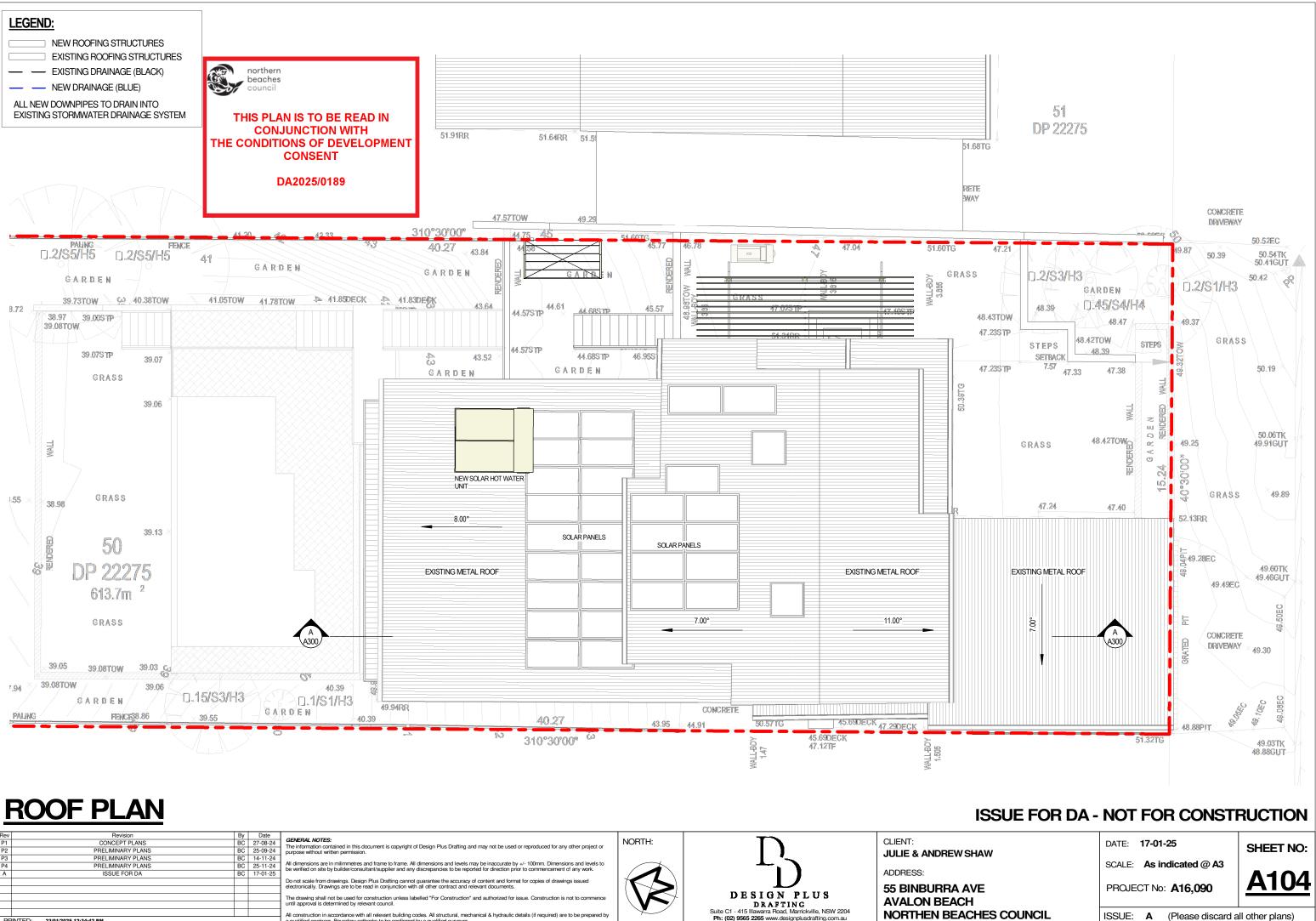


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LOCATION: L:Client Jobs & Projects\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC\01 - Arct ts\01 - Revit\A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rv rals & Doc



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.rv



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FINISHES LEGEND

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

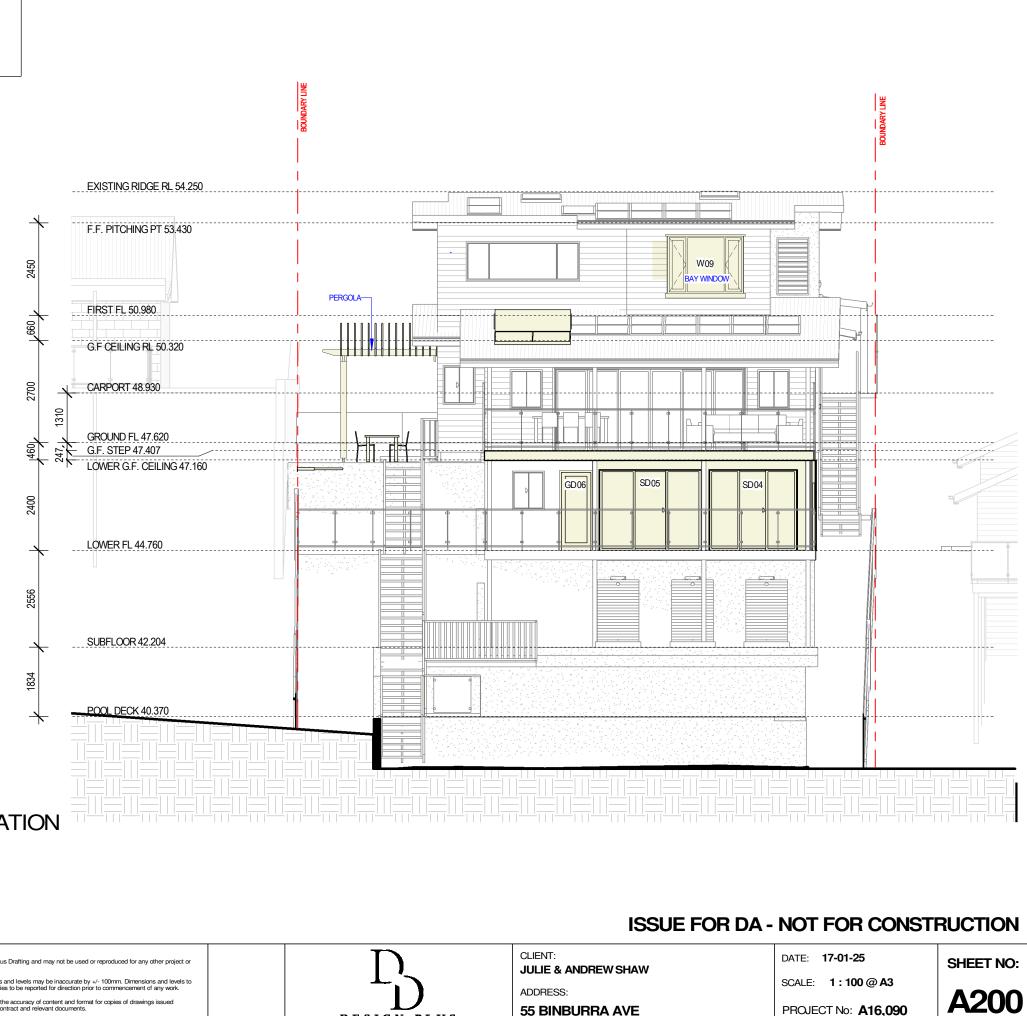


CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0189



EXISTING STRUCTURES
NEW STRUCTURES
BOUNDARY LINE



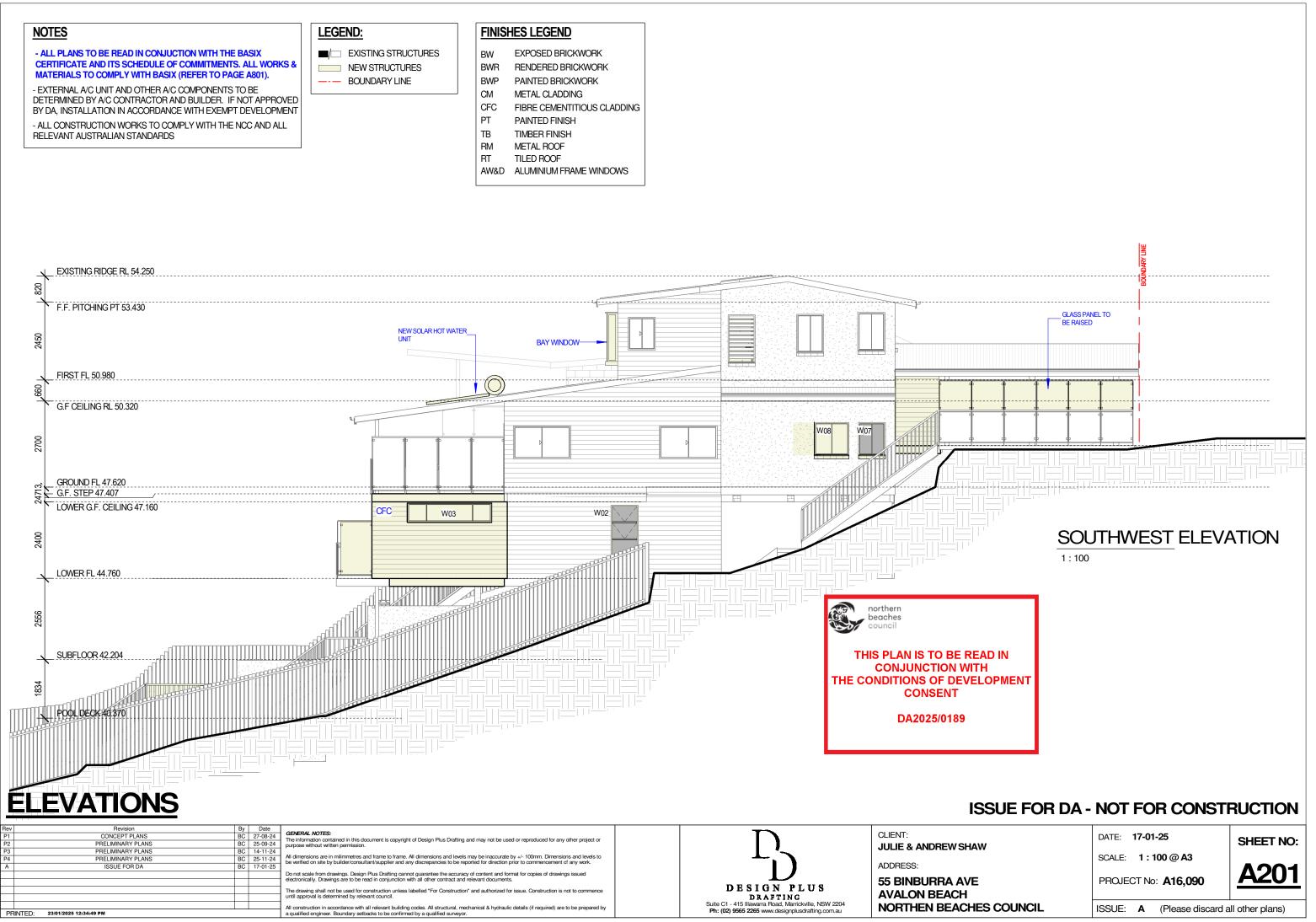
NORTHWEST ELEVATION

ELEVATIONS

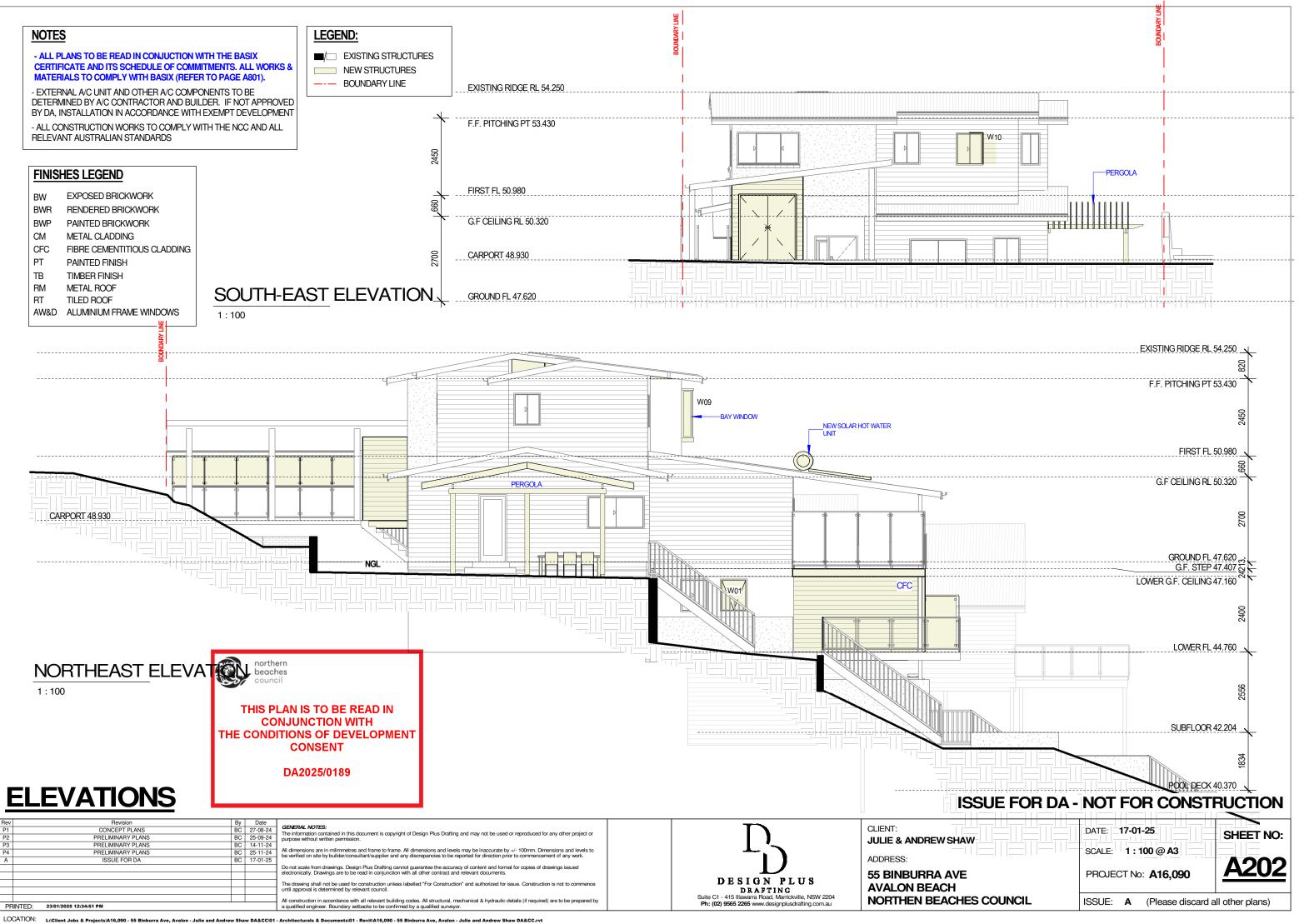
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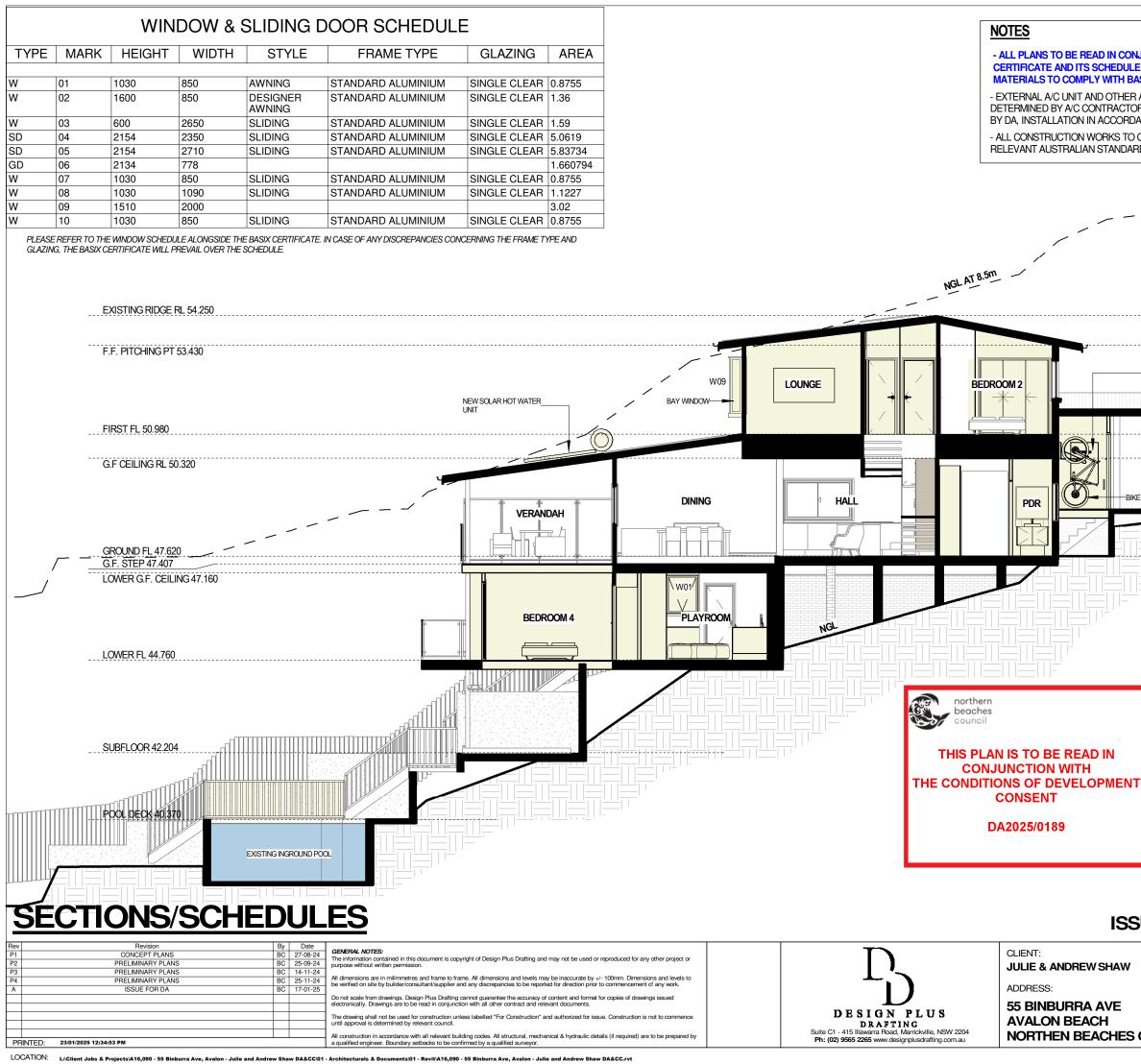
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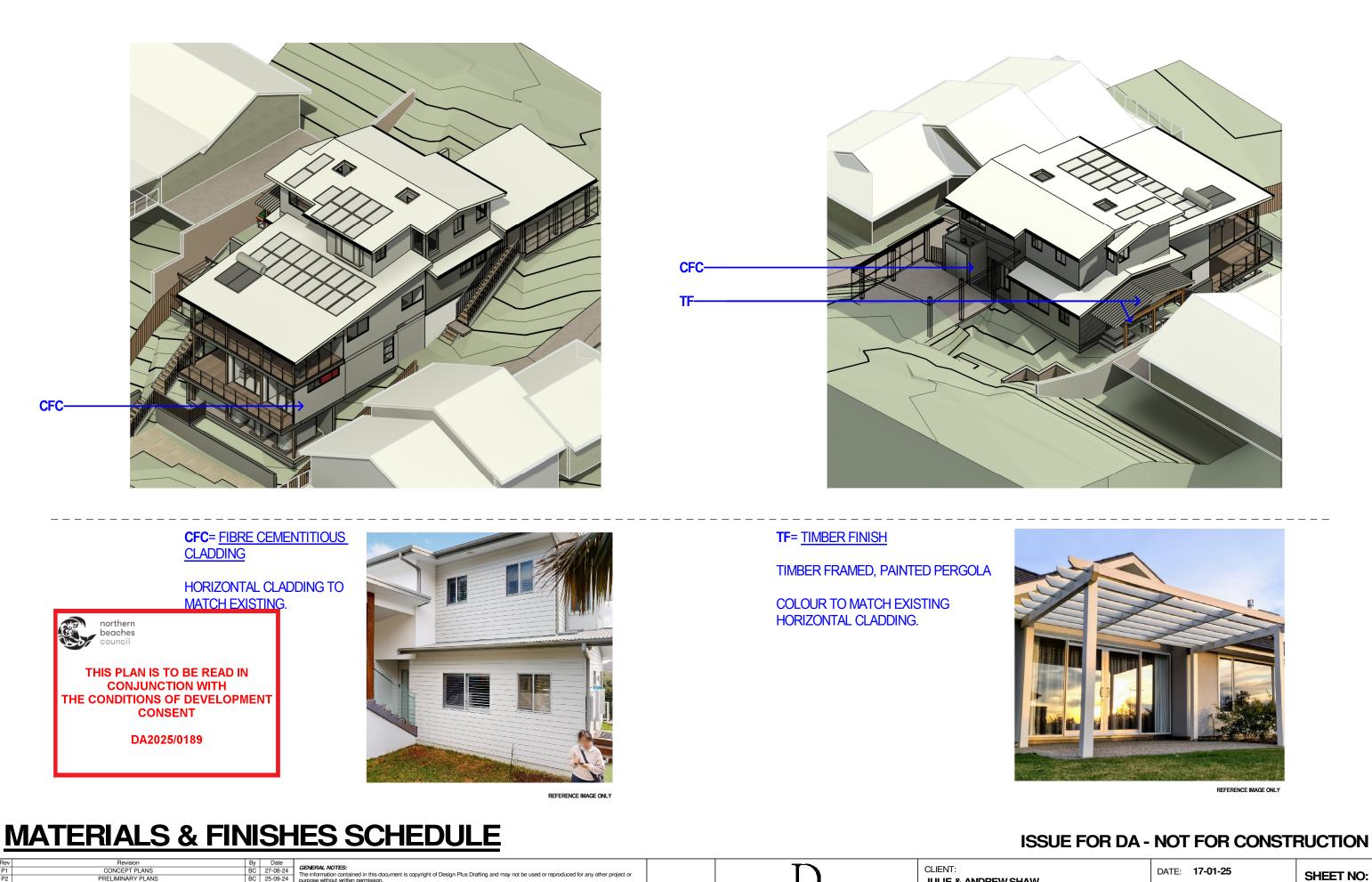


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ASX (REFER TO PAGE A801). IAC COMPONENTS TO BE BAND BUILDER IF NOT APPROVED ANCE WITH EXEMPT DEVELOPMENT COMPLY WITH THE NCC AND ALL BOUNDARY LINE EXISTING RIDGE RE. 54.250. F.F. PITCHING PT 53.430 ELECTRIC CAROMIRGER ELECTRIC CAROMIRGER ESTONACE CARPORT CARPORT CARPORT CARPORT CARPORT CARPORT CARPORT CARPORT CARPORT CARPORT SUE FOR DA - NOT FOR CONSTRUCTION DATE: 17-01-25 SCALE: 1:100 @ A3 PROJECT No: A16,090 SHEET NO: A3000				
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SCALE: 1:100@A3 PROJECT No: A16,090	SUE FOR DA -	NOT FOF	CONST	RUCTION
PROJECT No: A16,090 A300				SHEET NO:
COUNCIL ISSUE: A (Please discard all other plans)				<u>A300</u>
	COUNCIL	ISSUE: A (Please discard a	l Il other plans)



Rev P1 P2 P3 P4 A	Revision CONCEPT PLANS PRELIMINARY PLANS PRELIMINARY PLANS PRELIMINARY PLANS ISSUE FOR DA	BC BC BC	Date 27-08-24 25-09-24 14-11-24 25-11-24 17-01-25	GENERAL NOTES: 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. All dimensions are in milimmetres 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. Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued dectronically. Drawings are to be read in conjunction with all other contract and relevant documents. The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence unit approvals is determined by relevant council.	DESIGN PLUS DRAFTING
PRIN LOC/		w Sha	w DA&CC\01	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. Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw DA&CC.rvt	Suite C1 - 415 lilawarra Road, Marrickville, NSW 2204 Ph: (02) 9565 2265 www.designplusdratting.com.au

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AVALON BEACH

ADDRESS:



PROJECT No: A16,090

NORTHEN BEACHES COUNCIL

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

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