

MOD4.55

for New Senior's Living at:  
701-703/LOT 1 & 2 Barrenjoey Road, Avalon  
Beach, NSW, 2107

Client: B.ALAMEIN  
Address: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107

DP No. LOT 1/-/DP1252335  
SITE AREA: 1069m²

PROJECT DESCRIPTION:

New Senior's Living located at 701-703 Barenjoey Road, Avalon Beach, NSW 2107. The subject site is identified as being located within the Northern Beaches Council Area.

- The extent of the proposed modifications include:
- Remove previously approved 'popped roof' and align with lower roof.
  - Install two new skylights.
  - Install external cowlring for basement exhaust on main roof (eastern)
  - Replace the previously approved central concrete roof to a Trimdek Colorbond roof with eaves gutters and downpipes on the northern & southern sides.
  - Extend metal roof over lift shaft.
  - Replace Sliding doors (W20 & W41) to windows with concrete upturn and sill to match with sill W40b & W19b (Apartment 02 & 04)
  - Replace Window (W05) with a sliding door (Apartment 01)
  - Remove retaining wall and lower the associated garden bed to Apartment 01 courtyard.
  - Material changes including: Replace external weatherboard cladding to a rendered and painted finish (north wall); replace entry stone cladding with Aluminium 'Timber grain' cladding

The extent of the proposed works are illustrated on the Architectural Plans prepared by Hot House Architects



location plan  
701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107

source: Google Maps

00. SHEET LIST

COVER SHEET	MOD 000
SITE PLAN	MOD 001
LEVEL 1 PLAN	MOD 100
LEVEL 2 PLAN	MOD 101
LEVEL 3 PLAN	MOD 102
ROOF PLAN	MOD 103
ELEVATIONS	MOD 200
ELEVATION	MOD 201
ELEVATION & EXTERNAL FINISHES	MOD 202
SECTIONS A - A	MOD 300
SECTION B - B	MOD 301
SECTION C - C	MOD 302
SECTION D - D	MOD 303



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beaches  
council

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

MOD2022/0075

PRINT DATE: 9/03/2022 11:12:33 AM		PRINT SIZE: A3		ISSUE A	DESCRIPTION ISSUE FOR MOD4.55 Rev.1	DATE 04/03/22	CLIENT: B.ALAMIEN		COVER SHEET						
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.							PROJECT:  ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING		PROJECT NO.		21161		MOD 000		
							ADDRESS:  701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107		DATE		04/03/22				
									LOT:		3			DRAWN BY:	
DP:									28164		CHECKED BY:		WC		SCALE:
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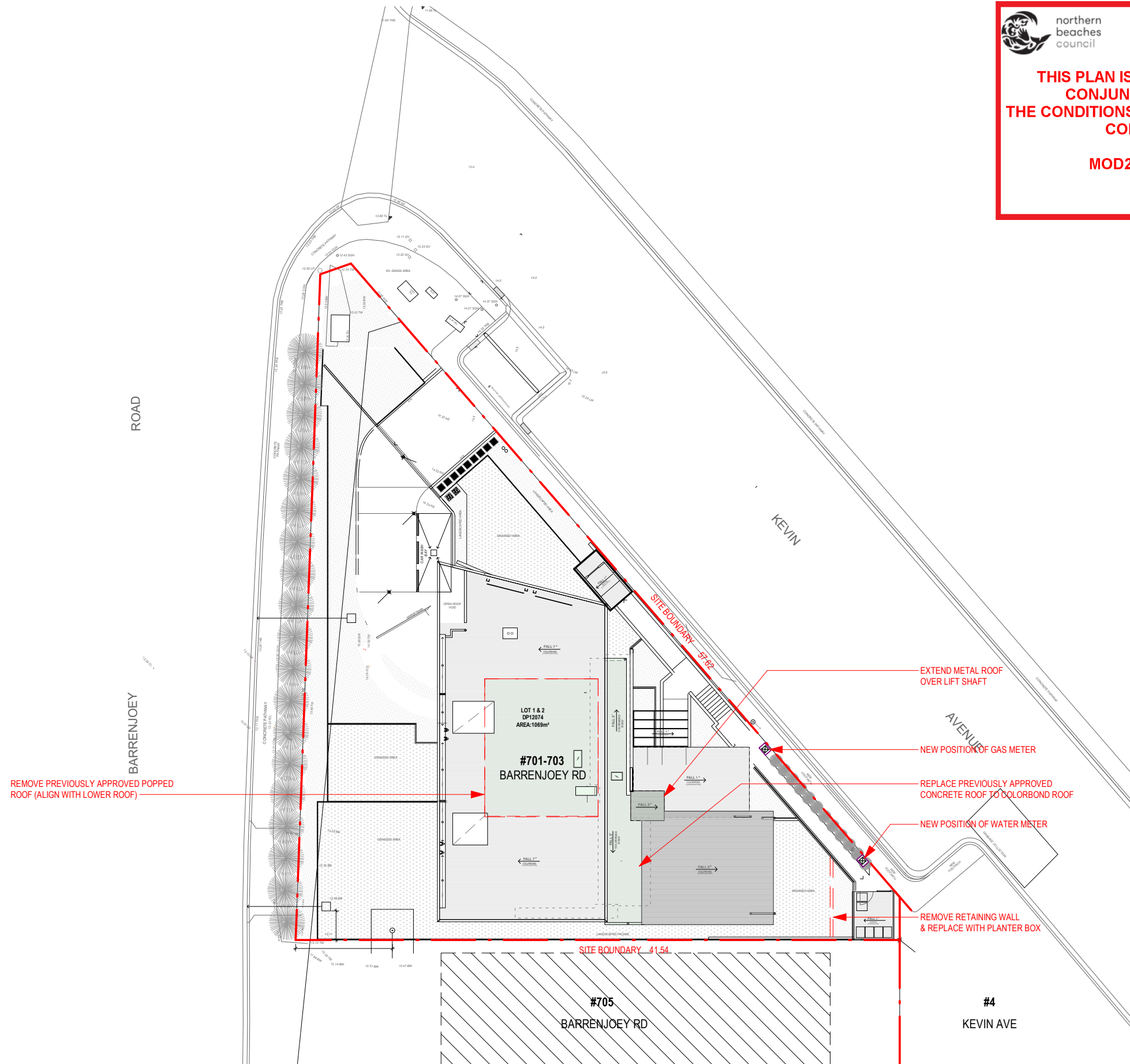
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CONSENT

MOD2022/0075

**LEGEND:**  
DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN

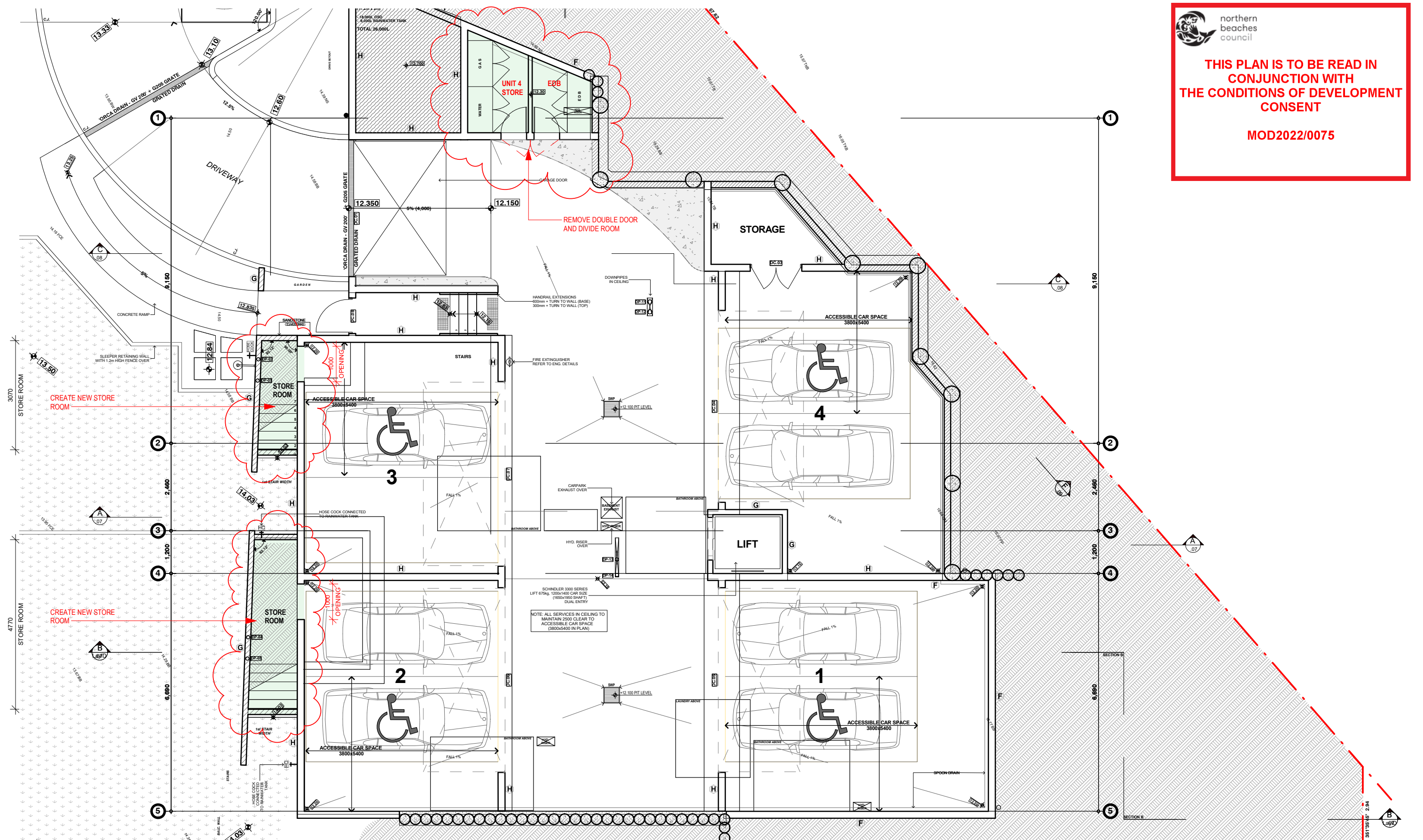
**BASIX COMMITMENTS:**  
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE  
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

**NOTES:**  
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY



1 SITE PLAN  
1 : 300

PRINT DATE: 9/03/2022 11:12:38 AM		PRINT SIZE: A3		ISSUE A		DESCRIPTION ISSUE FOR MOD4.55 Rev.1		DATE 04/03/22		CLIENT: B.ALAMIE		SITE PLAN							
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	BUILDING ADDRESS: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107											DATE 04/03/22							
												LOT: 3				DRAWN BY: JN			
												DP: 28164		CHECKED BY: WC		SCALE: As indicated			
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**1** Level 1 plan  
1 : 100

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												DATE		04/03/22							
												LOT:		3				DRAWN BY:		Author	
												DP:		28164				CHECKED BY:		Checker	
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REPLACE PREVIOUSLY APPROVED SLIDING DOOR TO A GLAZED WINDOW (W20) WITH CONCRETE UP TURN AND SILL TO MATCH WITH SILL 'W19b'

REMOVE WALLS, BOTH SIDES OF COLUMN



**northern  
beaches  
council**

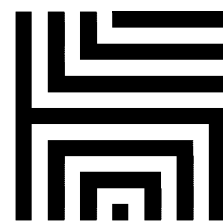
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**MOD2022/0075**

KEVIN

- LEGEND:**
- DEMOLISH
  - NEW WORK
  - BOUNDARY
  - OVERHEAD
  - HIDDEN
- BASIC COMMITMENTS:**
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1 Level 2 plan  
1:100  
1500H FENCE




**HOT HOUSE  
ARCHITECTS**

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

PRINT DATE: 9/03/2022 11:12:47 AM PRINT SIZE: A3 ISSUE A DESCRIPTION ISSUE FOR MOD4.55 Rev.1 DATE 04/03/22	CLIENT: B.ALAMIAN PROJECT: ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING ADDRESS: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107	LEVEL 2 PLAN PROJECT NO. 21161 DATE 04/03/22 LOT: 3 DRAWN BY: JN DP: 28164 CHECKED BY: WC SCALE: As indicated	MOD 101
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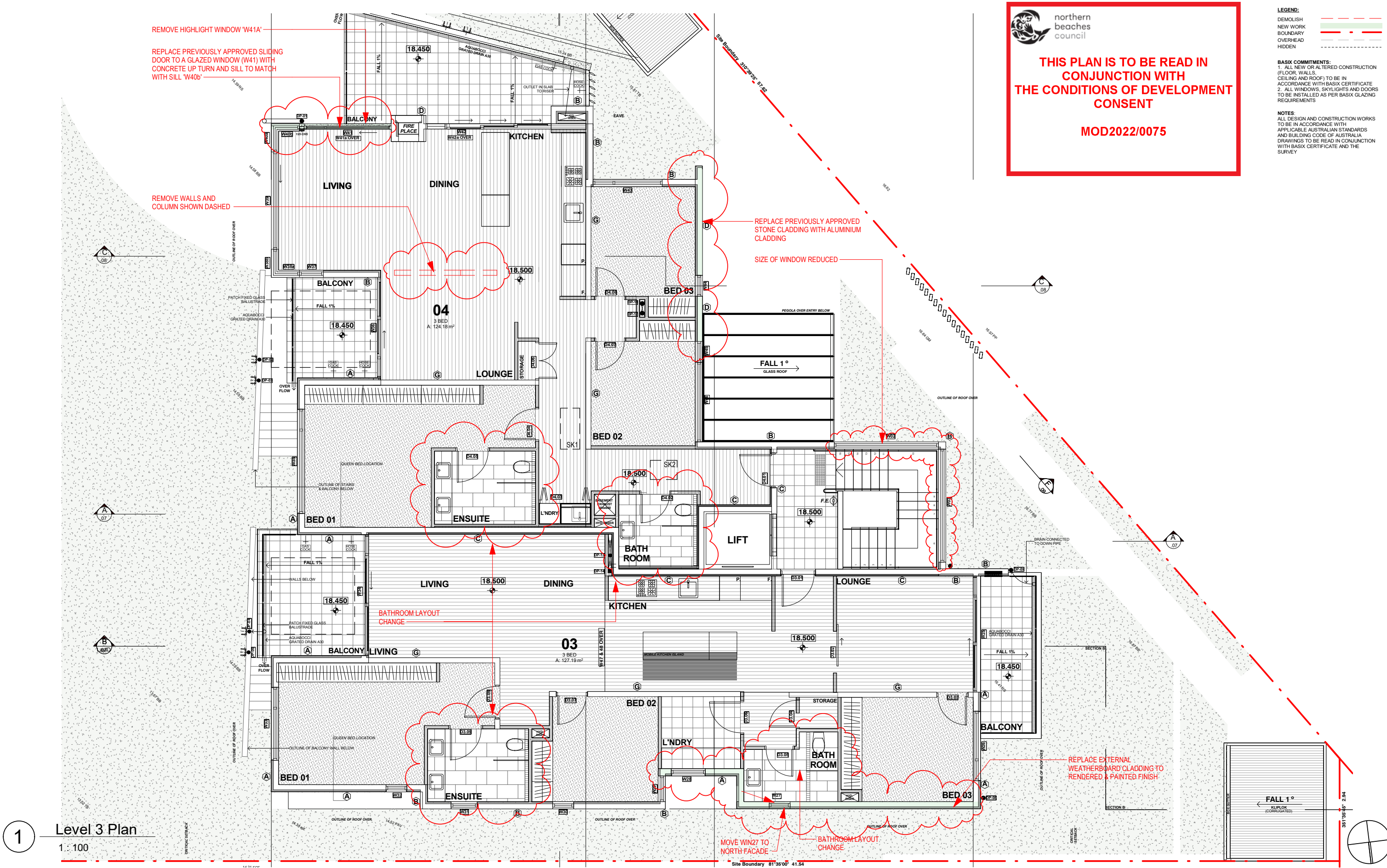


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council**

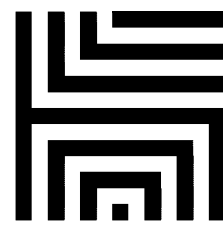
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**MOD2022/0075**

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  - BOUNDARY
  - OVERHEAD
  - HIDDEN
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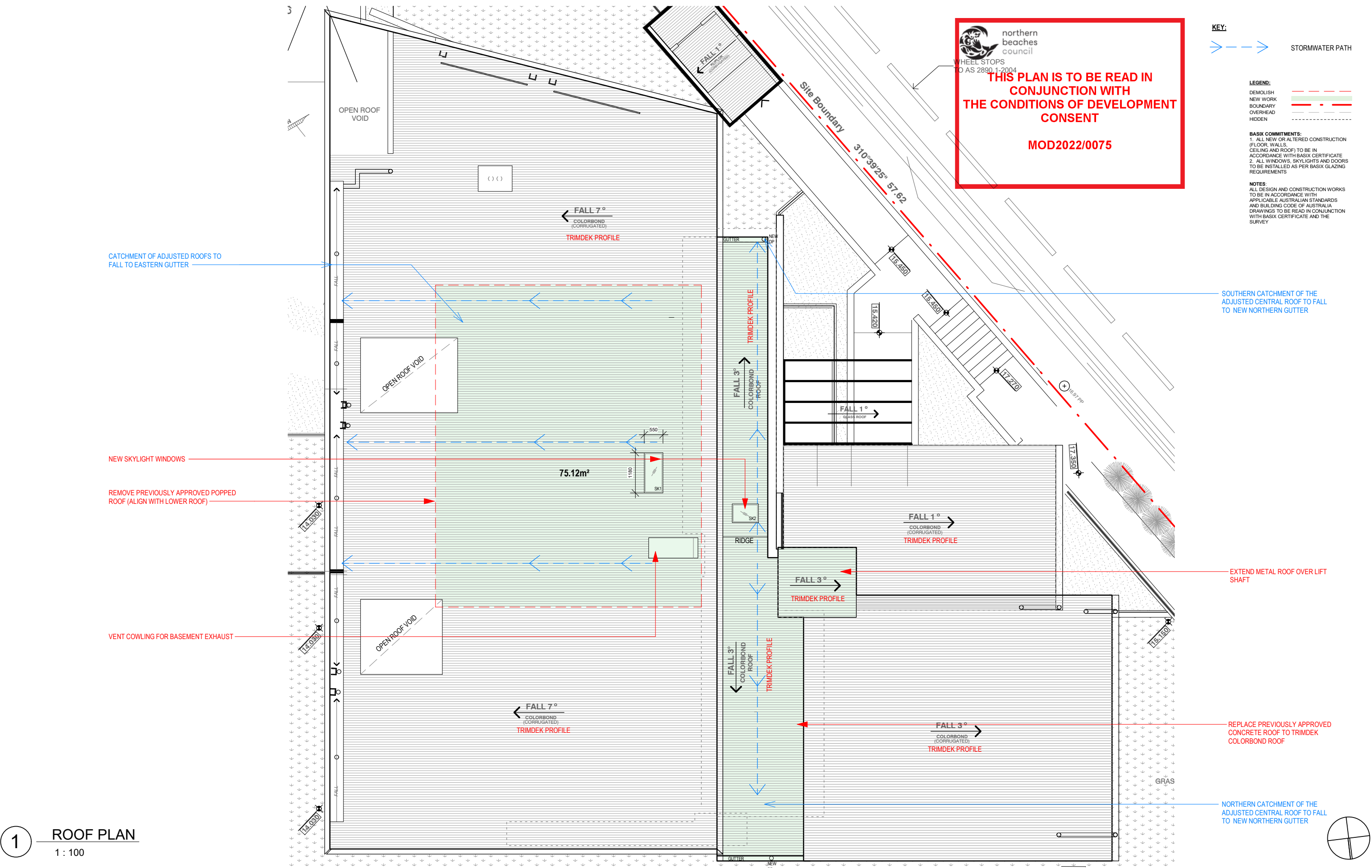
1 Level 3 Plan  
1:100



# HOT HOUSE ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: 10971 info@hothousestudio.com abn: 355 0579 1074

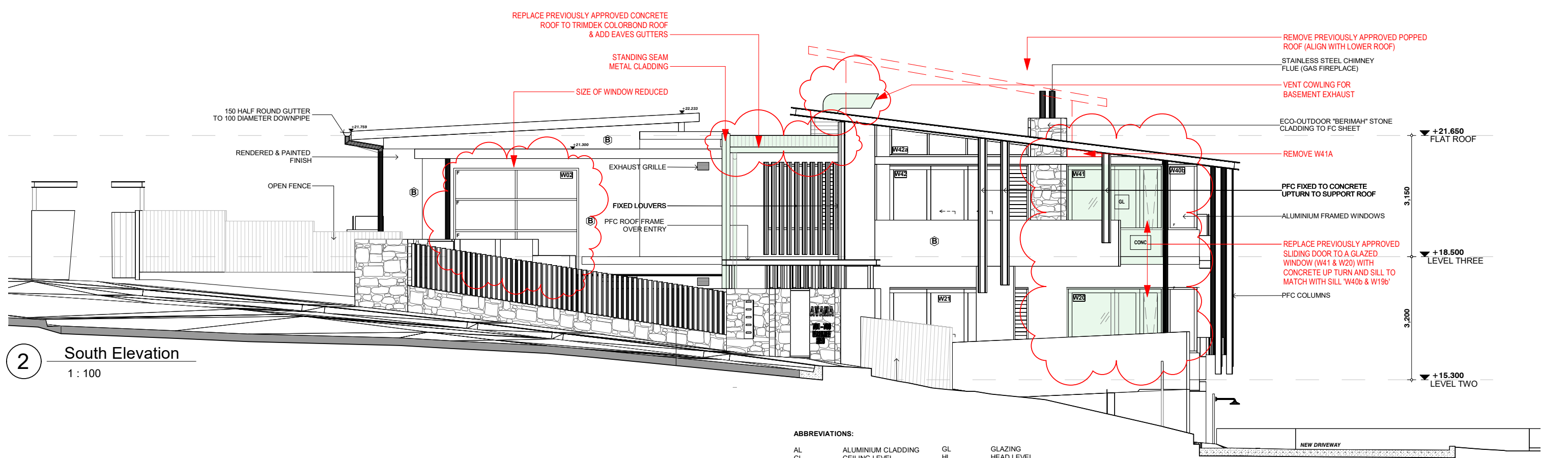
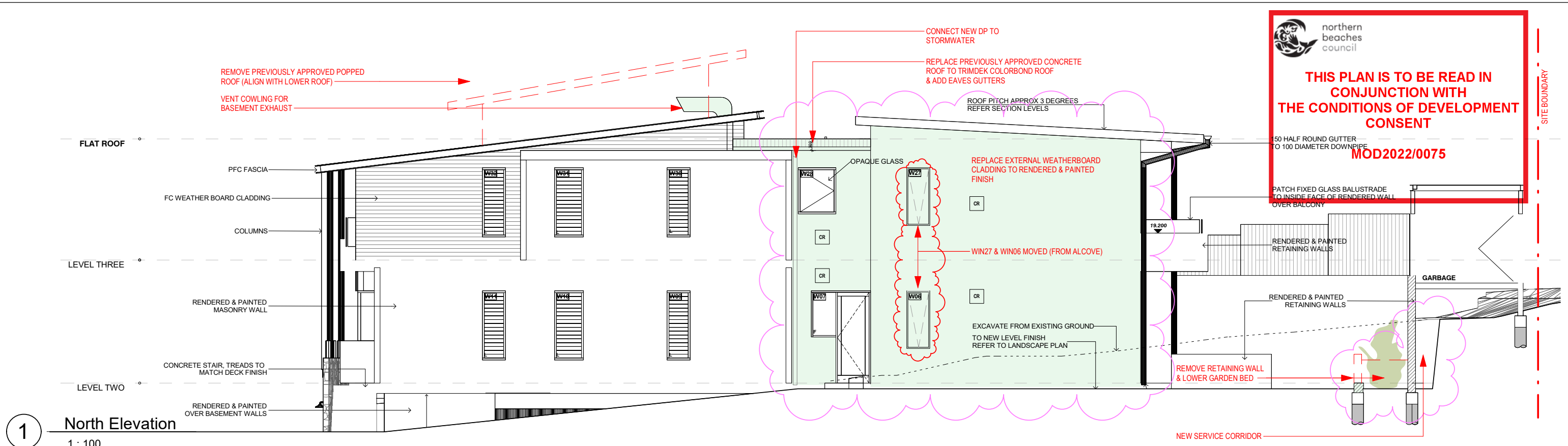
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			PROJECT NO.	21161	
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards. This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS			DATE	04/03/22	
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			DP:	28164	
			DRAWN BY:	JN	
			CHECKED BY:	WC	
			SCALE:	As indicated	



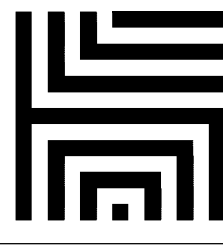
1 ROOF PLAN  
1 : 100

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<b>ABBREVIATIONS:</b>		<b>LEGEND:</b>		<b>BASIX COMMITMENTS:</b>		<b>NOTES:</b>	
AL	ALUMINIUM CLADDING	GL	GLAZING	1.	ALL NEW OR ALTERED CONSTRUCTION	1.	ALL DESIGN AND CONSTRUCTION WORKS
CL	CEILING LEVEL	HL	HEAD LEVEL	2.	(FLOOR, WALLS, CEILING AND ROOF) TO BE IN	2.	TO BE IN ACCORDANCE WITH
CONC	CONCRETE	MR	METAL ROOF		ACCORDANCE WITH BASIX CERTIFICATE		APPLICABLE AUSTRALIAN STANDARDS
COS	CHECK ON SITE	MC	METAL SEAM CLADDING		AND BUILDING CODE OF AUSTRALIA		DRAWINGS TO BE READ IN CONJUNCTION
CR	CEMENT RENDER	PB	PLASTERBOARD		TO BE INSTALLED AS PER BASIX GLAZING		WITH BASIX CERTIFICATE AND THE
CTS	CENTRES	RL	REDUCED LEVE		REQUIREMENTS		SURVEY
DM	DEMOLISH	SC	STEEL COLUMN				
FFL	FINISHED FLOOR LEVEL	SSC	SANDSTONE CLADDING				
FG	FIXED GLAZING	SL	SILL LEVEL				
G	GUTTER	TBA	TO BE ADVISED				



# HOT HOUSE ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

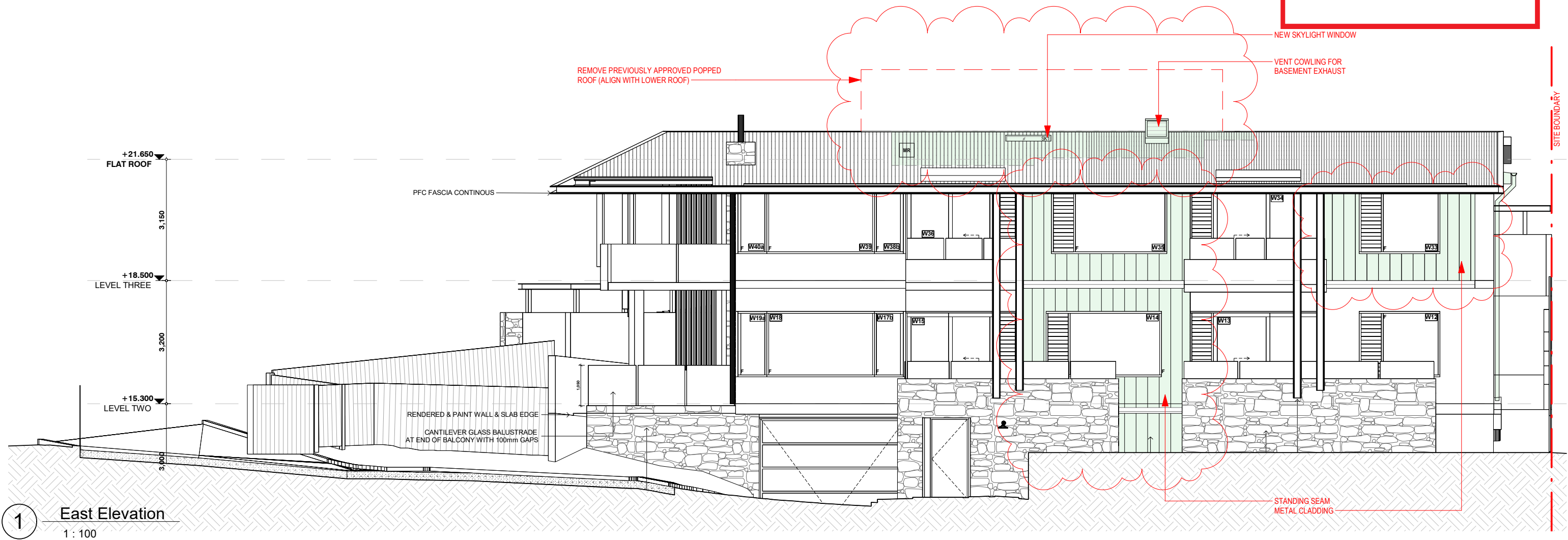
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PROJECT: ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING ADDRESS: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107						PROJECT NO. 21161	MOD 200
						DATE 04/03/22	
LOT: 3 DRAWN BY: JN						DP: 28164	SCALE: As indicated
						CHECKED BY: WC	



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beaches  
council

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CONSENT

MOD2022/0075



ABBREVIATIONS:

AL	ALUMINIUM CLADDING	GL	GLAZING
CL	CEILING LEVEL	HL	HEAD LEVEL
CONC	CONCRETE	MR	METAL ROOF
COS	CHECK ON SITE	MC	METAL SEAM CLADDING
CR	CEMENT RENDER	PB	PLASTERBOARD
CTS	CENTRES	RL	REDUCED LEVE
DM	DEMOLISH	SC	STEEL COLUMN
FFL	FINISHED FLOOR LEVEL	SSC	SANDSTONE CLADDING
FG	FIXED GLAZING	SL	SILL LEVEL
G	GUTTER	TBA	TO BE ADVISED

LEGEND:

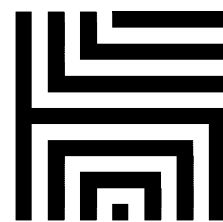
DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---

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NOTES:

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HOT HOUSE

ARCHITECTS

Nominated Architect: Wade Stewart Cogle

m: 0433 775 490

p.o. box 26 newport nsw 2106

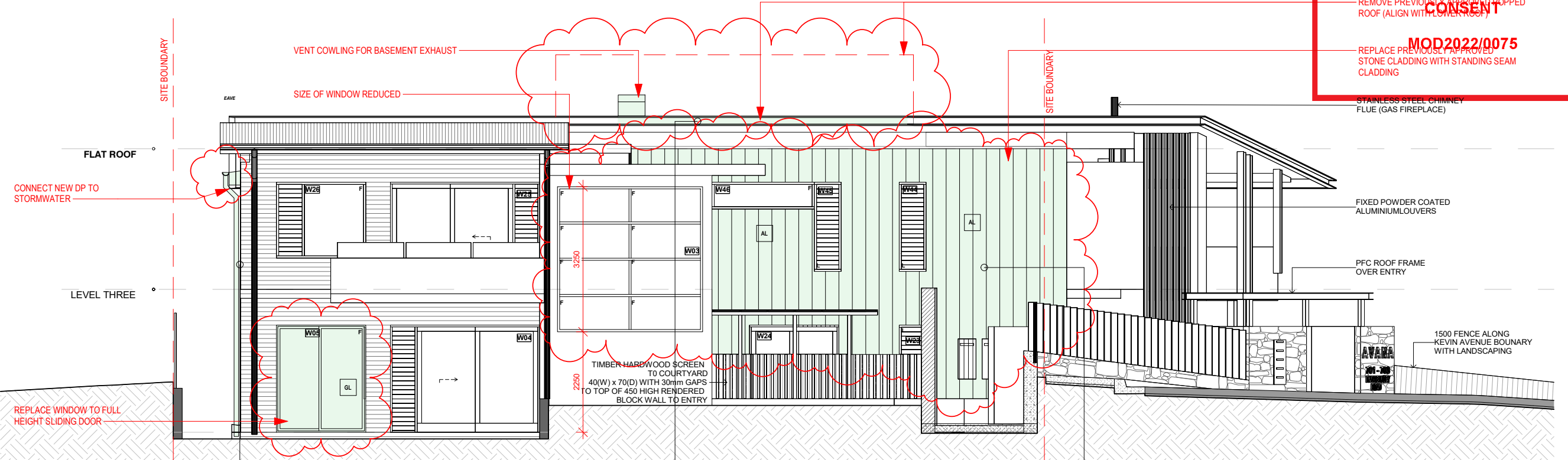
NSW ARB Registration #: 10971

info@hthousestudio.com

abn: 355 0579 1074

PRINT DATE: 9/03/2022 11:12:59 AM		PRINT SIZE: A3		ISSUE A		DESCRIPTION ISSUE FOR MOD4.55 Rev.1		DATE 04/03/22		CLIENT: B.ALAMIEN		ELEVATION			
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												DATE 04/03/22			
												LOT: 3      DRAWN BY: JN			
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1 West Elevation  
1 : 100

STANDING SEAM METAL CLADDING -  
'MONUMENT' (EAST ELEVATION)

EXTERNAL RENDER - RESENE  
DOUBLE GRAVEL

METAL ROOF - TRIMDEK -  
'MONUMENT' MATTE

STANDING SEAM METAL CLADDING -  
'MONUMENT' MATTE



ABBREVIATIONS:

AL	ALUMINIUM CLADDING	GL	GLAZING
CL	CEILING LEVEL	HL	HEAD LEVEL
CL	CEILING LEVEL	MR	METAL ROOF
CONC	CONCRETE	MC	METAL SEAM CLADDING
COS	CHECK ON SITE	PB	PLASTERBOARD
CR	CEMENT RENDER	RL	REDUCED LEVE
CTS	CENTRES	SC	STEEL COLUMN
DM	DEMOLISH	SSC	SANDSTONE CLADDING
FFL	FINISHED FLOOR LEVEL	SL	SILL LEVEL
FG	FIXED GLAZING	TBA	TO BE ADVISED
G	GUTTER		

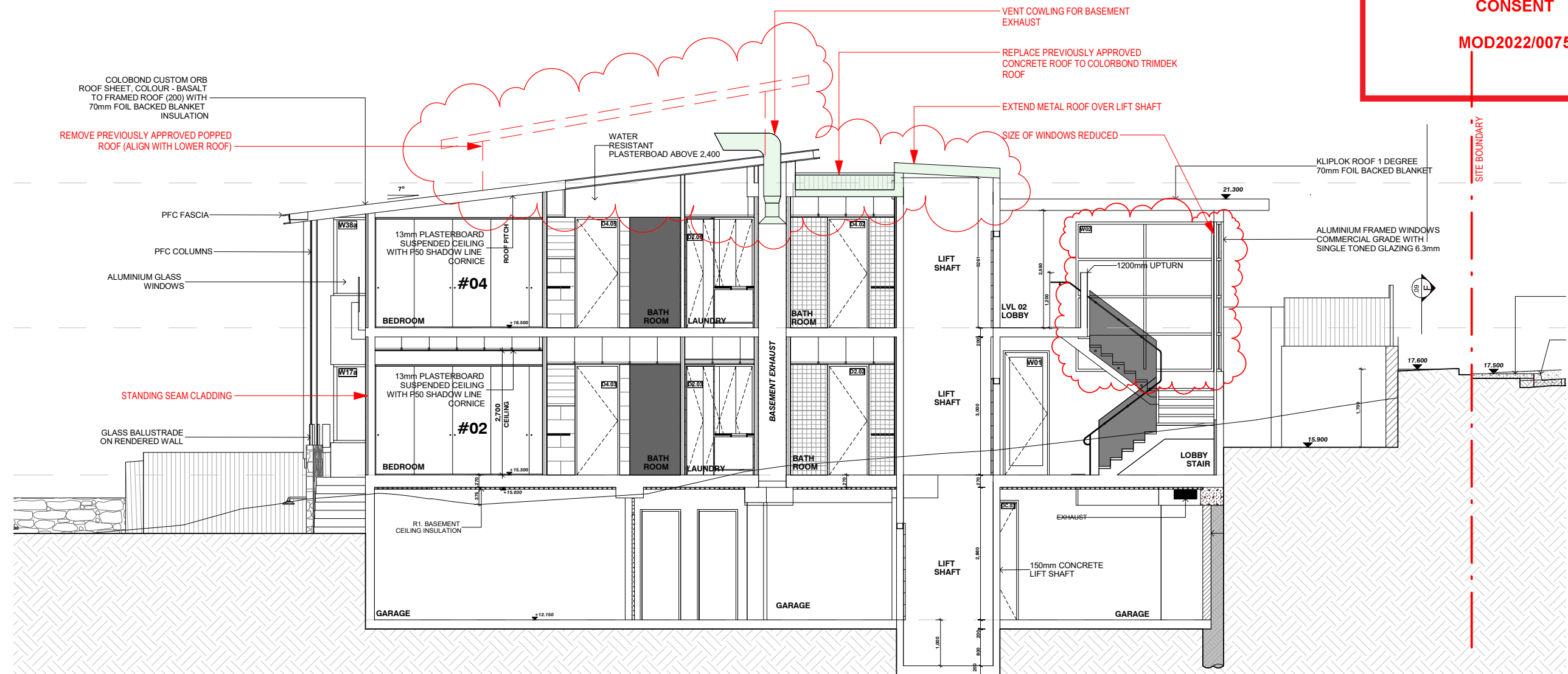
LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---

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REQUIREMENTS

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SURVEY

PRINT DATE: 9/03/2022 11:13:01 AM	PRINT SIZE: A3	ISSUE A	DESCRIPTION ISSUE FOR MOD4.55 Rev.1	DATE 04/03/22	CLIENT: B.ALAMIE	ELEVATION & EXTERNAL FINISHES			
<p>NOTES:</p> <p>Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</p> <p>This drawing is copyright and remains the property of <b>Hot House Architects</b> HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</p>						PROJECT NO.	21161	MOD 202	
						DATE	04/03/22		
						LOT:	3	DRAWN BY:	JN
						DP:	28164	CHECKED BY:	WC
ADDRESS: <b>701-703/LOT 1 &amp; 2 Barrenjoey Road, Avalon Beach, NSW, 2107</b>						SCALE:	As indicated		



**1** Section A - A  
1 : 100

PRINT DATE: 9/03/2022 11:13:01 AM	PRINT SIZE: A3	ISSUE A	DESCRIPTION ISSUE FOR MOD4.55 Rev.1	DATE 04/03/22	CLIENT: B.ALAMIEN	SECTIONS A - A		
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						DATE	04/03/22	
						LOT:	3	
						DP:	28164	
PROJECT: ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING ADDRESS: <b>701-703/LOT 1 &amp; 2 Barrenjoey Road, Avalon Beach, NSW, 2107</b>						DRAWN BY:	JN	SCALE: As indicated
						CHECKED BY:	WC	

**LEGEND:**

DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN

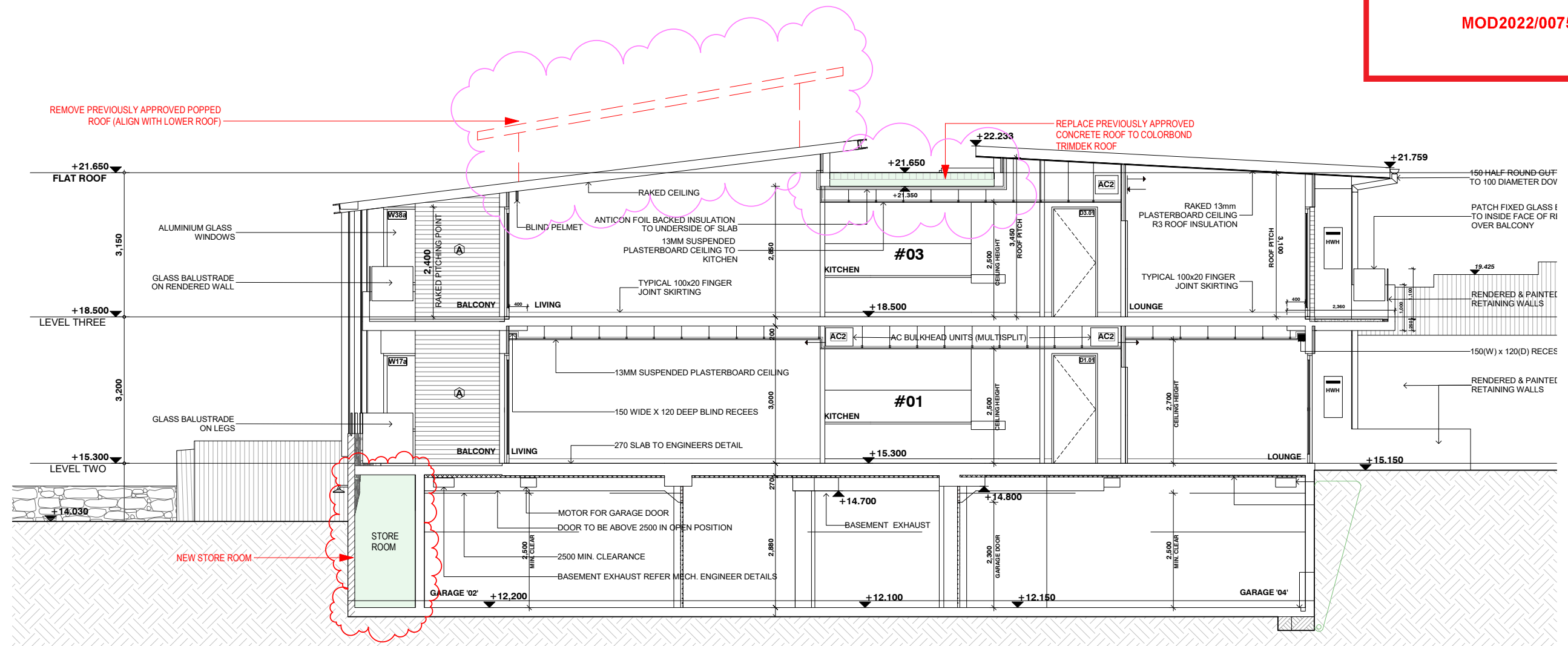
**BASIX COMMITMENTS:**

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1

Section B - B

1 : 100

PRINT DATE: 9/03/2022 11:13:02 AM		PRINT SIZE: A3		ISSUE A	DESCRIPTION ISSUE FOR MOD4.55 Rev.1	DATE 04/03/22	CLIENT: B.ALAMIEN		SECTION B - B					
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT:  ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING ADDRESS: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107						PROJECT NO.		21161		MOD 301			
							DATE		04/03/22					
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							DP: 28164		CHECKED BY: WC			SCALE:		As indicated
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**LEGEND:**

DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN

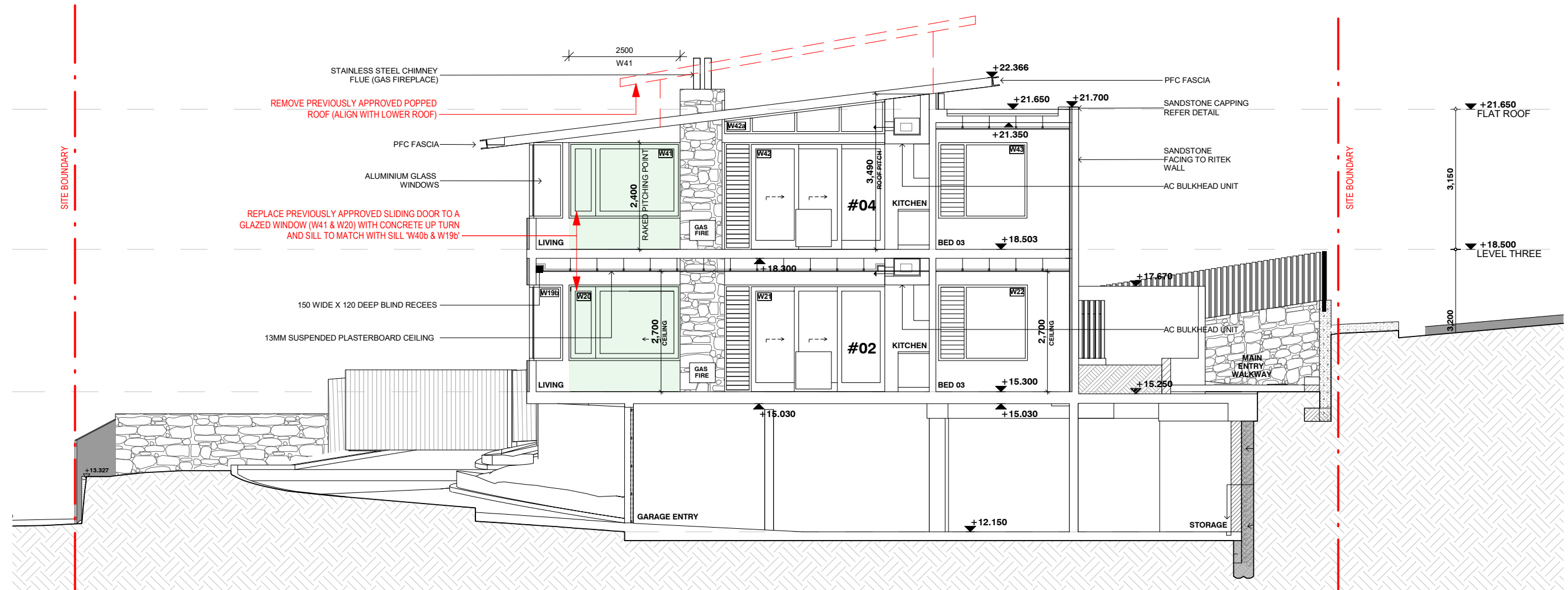


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1

Section C - C

1 : 100

PRINT DATE: 9/03/2022 11:13:03 AM		PRINT SIZE: A3		ISSUE A	DESCRIPTION ISSUE FOR MOD4.55 Rev.1	DATE 04/03/22	CLIENT: B.ALAMIEN		SECTION C - C				
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING						PROJECT NO. 21161		MOD 302				
	ADDRESS: 701-703/LOT 1 & 2 Barrenjoey Road, Avalon Beach, NSW, 2107						DATE 04/03/22						
							LOT: 3 DRAWN BY: JN						
							DP: 28164 CHECKED BY: W/C						
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**LEGEND:**

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NEW WORK  
BOUNDARY  
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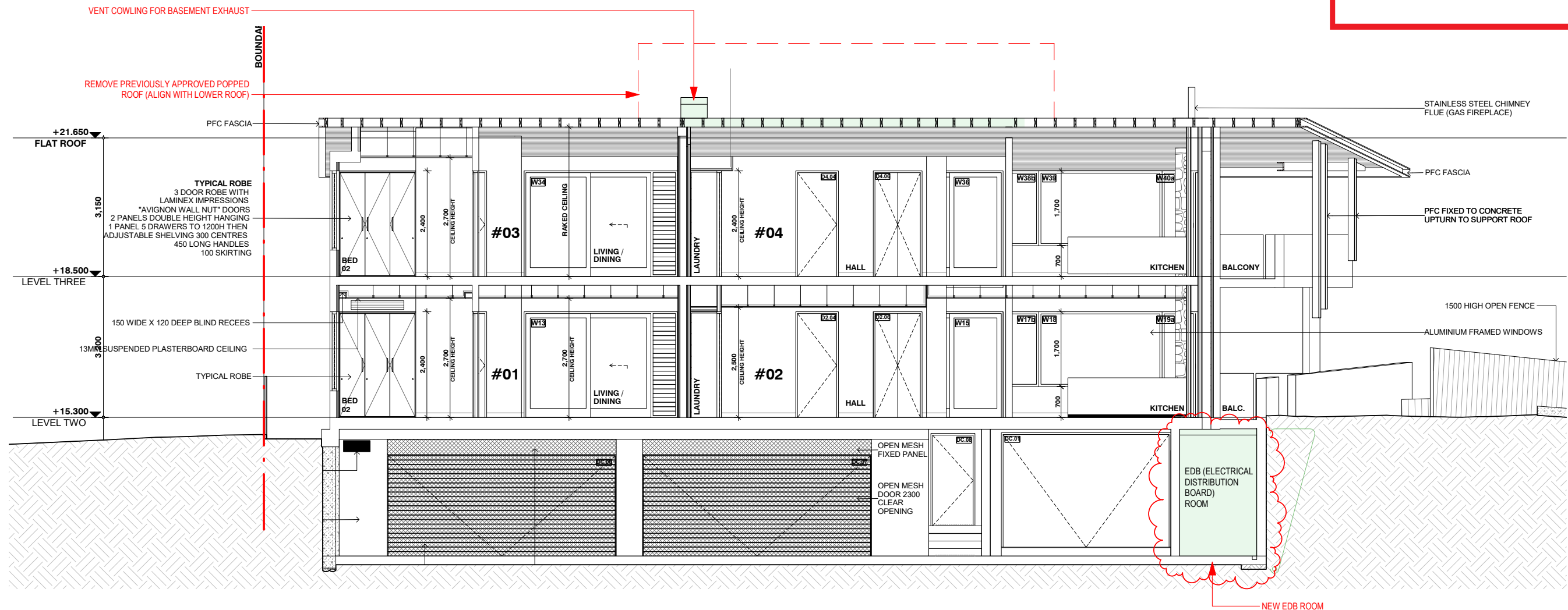




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THE CONDITIONS OF DEVELOPMENT  
CONSENT

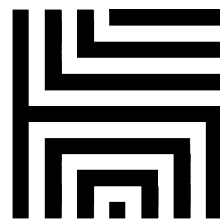
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Section D - D

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# HOT HOUSE ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: **10971** info@hthousestudio.com abn: 355 0579 1074

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<div>NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</div> <div>This drawing is copyright and remains the property of <b>Hot House Architects</b> HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</div>						PROJECT NO.	21161	MOD 303
						DATE	04/03/22	
						LOT:	3	
						DP:	28164	
ALTERATIONS & ADDITIONS TO RESIDENTIAL BUILDING ADDRESS: <b>701-703/LOT 1 &amp; 2 Barrenjoey Road, Avalon Beach, NSW, 2107</b>						DRAWN BY:	JN	SCALE: As indicated
						CHECKED BY:	WC	