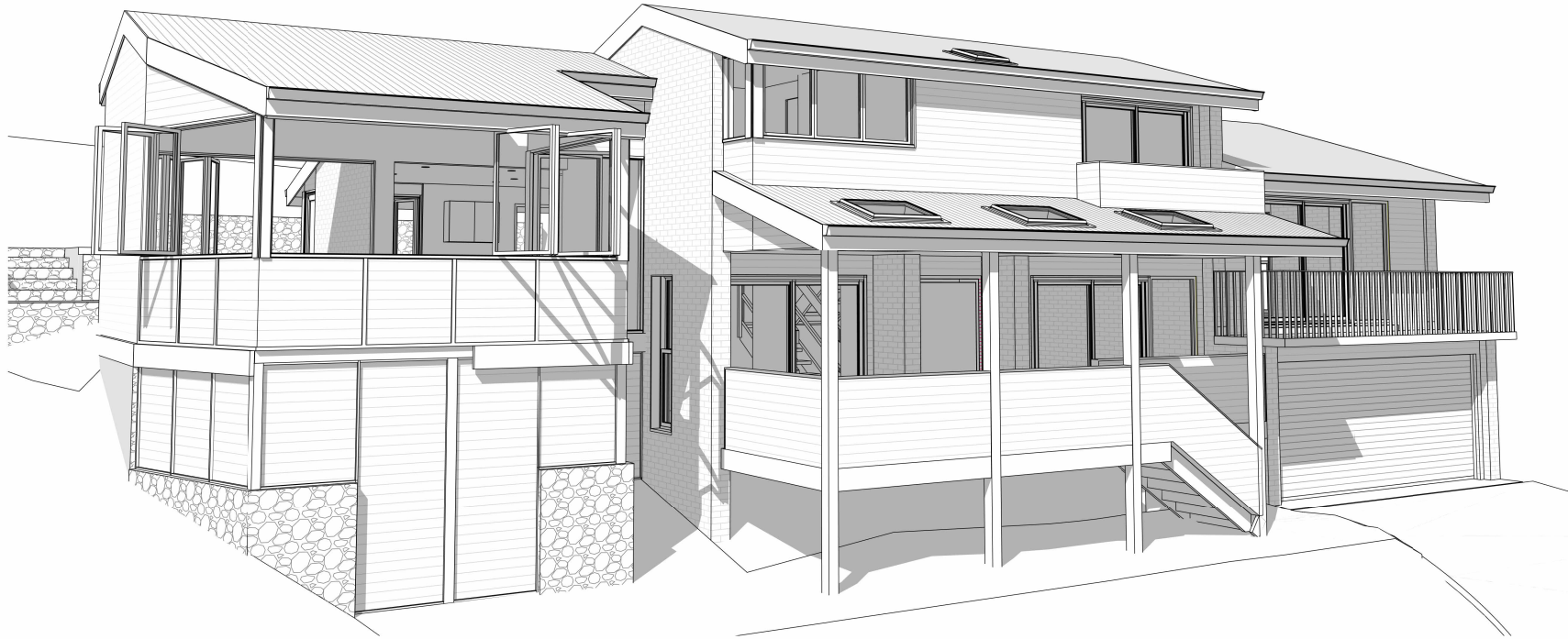




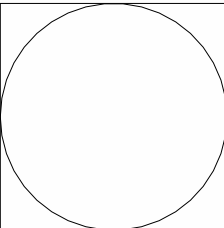
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137 WHALE BEACH ROAD, AVALON BEACH

DEVELOPMENT APPLICATION DOCUMENTATION

LIST OF DOCUMENTS

No.	Rev.	Rev. Date	Sheet Name
DA 01	C	21.02.25	TITLE PAGE
DA 02	C	21.02.25	SITE ANALYSIS PLAN
DA 03	C	21.02.25	GROUND FLOOR - UPPER FLOOR & ROOF PLAN - EXISTING + DEMO
DA 04	C	21.02.25	EXISTING ELEVATIONS + DEMO
DA 05	C	21.02.25	LOWER & MID FLOOR PLAN
DA 06	C	21.02.25	UPPER FLOOR PLAN
DA 07	C	21.02.25	GARAGE LEVEL FLOOR PLAN
DA 08	C	21.02.25	ROOF PLAN + STORMWATER CONCEPT PLAN
DA 09	C	21.02.25	DINING DETAIL - PLAN & SECTIONS
DA 10	C	21.02.25	ENTRY DETAIL - PLAN & SECTIONS
DA 11	C	21.02.25	SOUTH_WEST & NORTH_EAST ELEVATIONS - PROPOSED
DA 12	C	21.02.25	SOUTH_EAST & NORTH_WEST ELEVATION - PROPOSED
DA 13	C	21.02.25	SECTIONS 1 & 2
DA 14	C	21.02.25	ENVELOPE ANALYSIS - WINDOW & DOOR SCHEDULE
DA 15	C	21.02.25	SHADOW DIAGRAM - EXISTING
DA 16	C	21.02.25	SHADOW DIAGRAM - PROPOSED
DA 17	C	21.02.25	IMAGE 1 & 2
DA 18	C	21.02.25	NOTIFICATION
DA 19	C	21.02.25	SCHEDULE OF MATERIALS AND EXTERNAL FINISHES

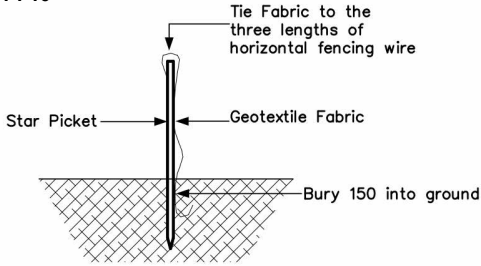
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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.°	Date	Note	0283	DA 01		
		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title TITLE PAGE		B	14.01.25	FOR COORDINATION	Scale	Sheet A 3		
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

Author

NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

SEDIMENT CONTROL FENCE
1 : 10



1.1. Requirements

Applicants must demonstrate project management that seeks to:

- a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
- c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- e) Send waste materials to a suitably licensed facility.
- f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- g) Maintain valid tipping tickets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 29 October 2016

Page 2 of 4

1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

SITE AREA CALCULATIONS

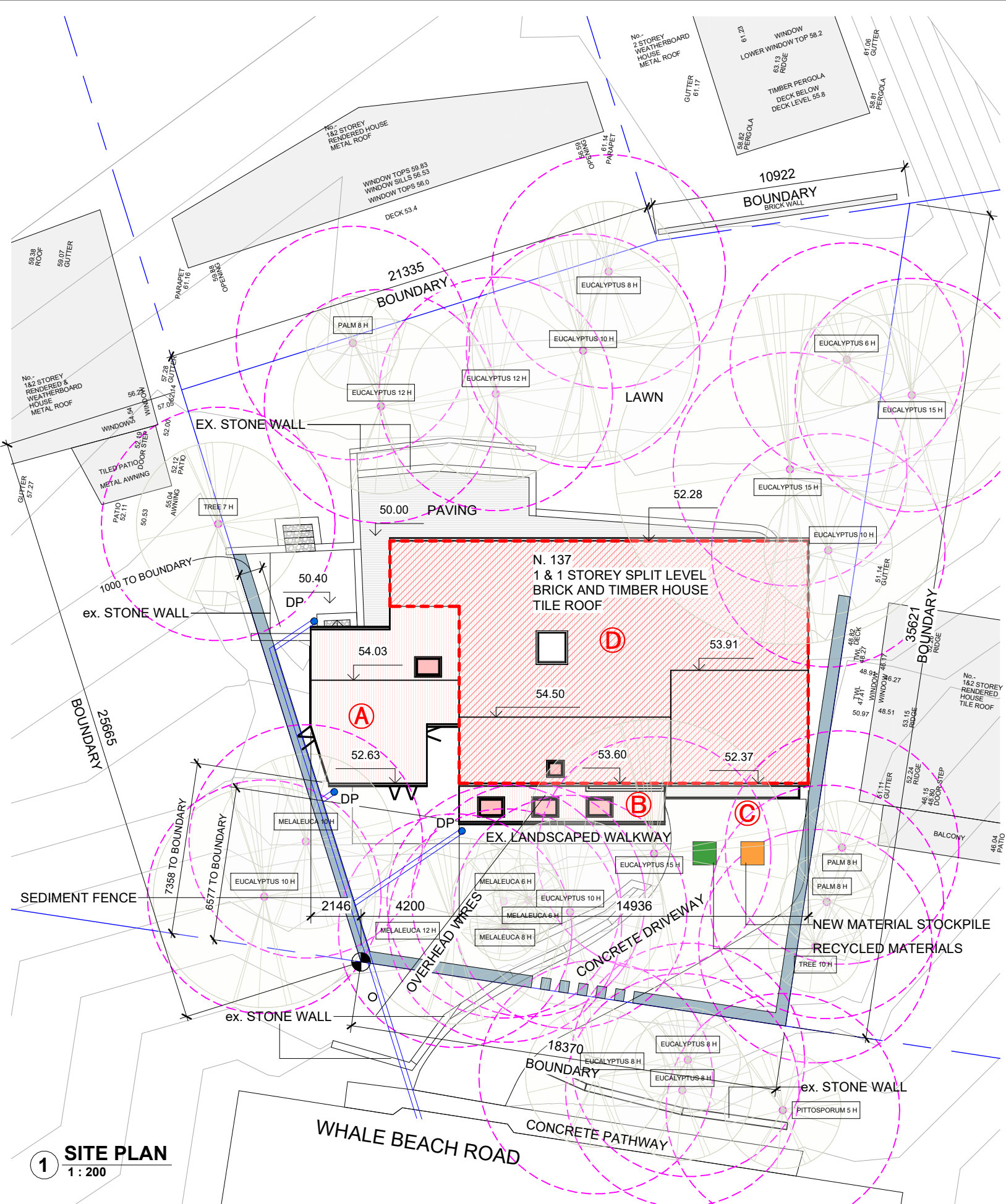
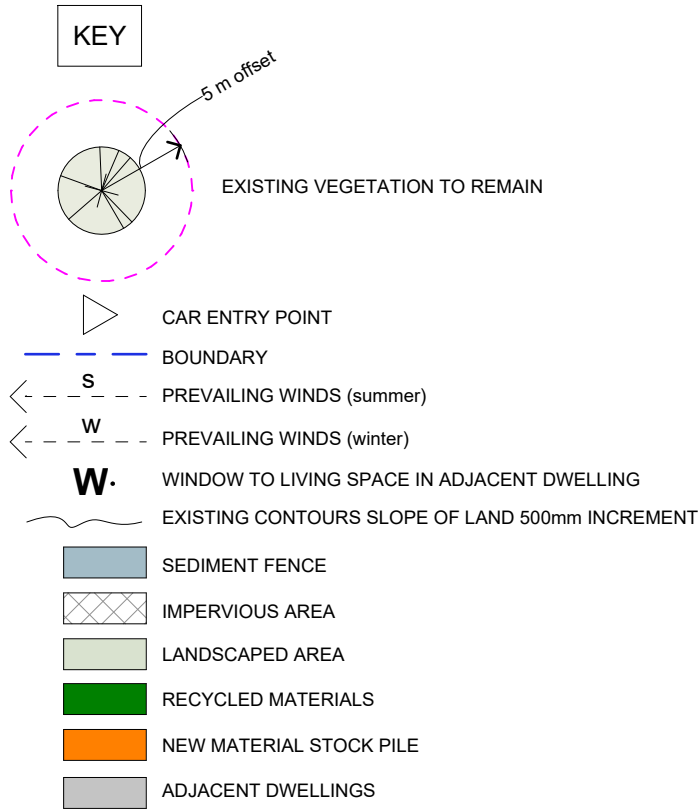
SITE AREA	757.5
EXISTING LANDSCAPE AREA	462 m ² - 60.9%
PROPOSED LANDSCAPE AREA	459 m ² - 60.5%

EXISTING GROSS FLOOR AREA	154.25 m ²
PROPOSED GROSS FLOOR AREA	184.05 m ²

SITE NOTES

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOW WATERCOURSES OR WATERWAYS ON SITE
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORIZED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

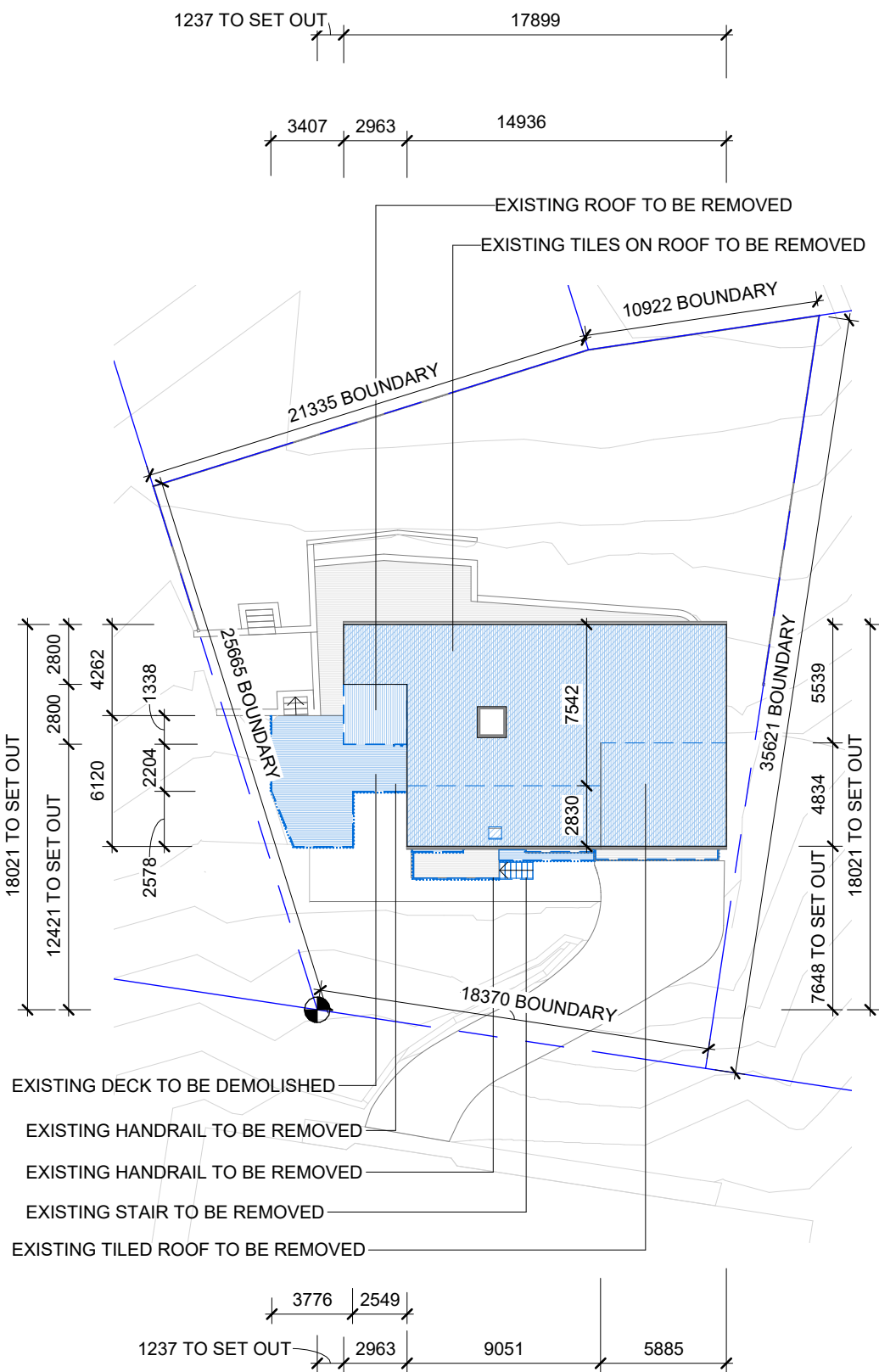
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SURVEY INFORMATION DERIVED FROM
ADAM CLERKE SURVEYORS PTY LTD
SURVEY ADDRESS 137 WHALE BEACH ROAD,
AVALON BEACH.
DATE 22.11.24. REF 20987A



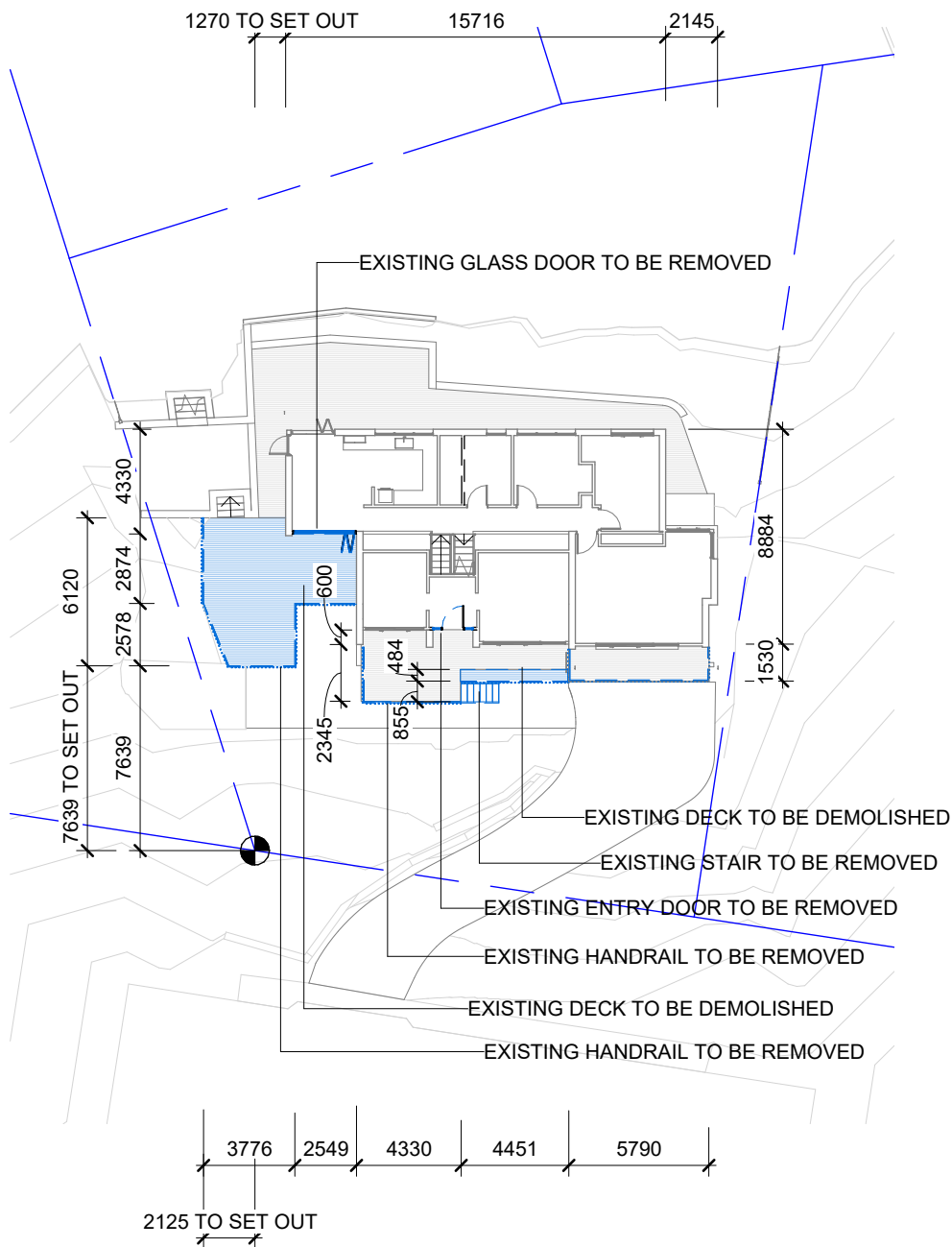
1 SITE PLAN
1 : 200

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					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19). IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

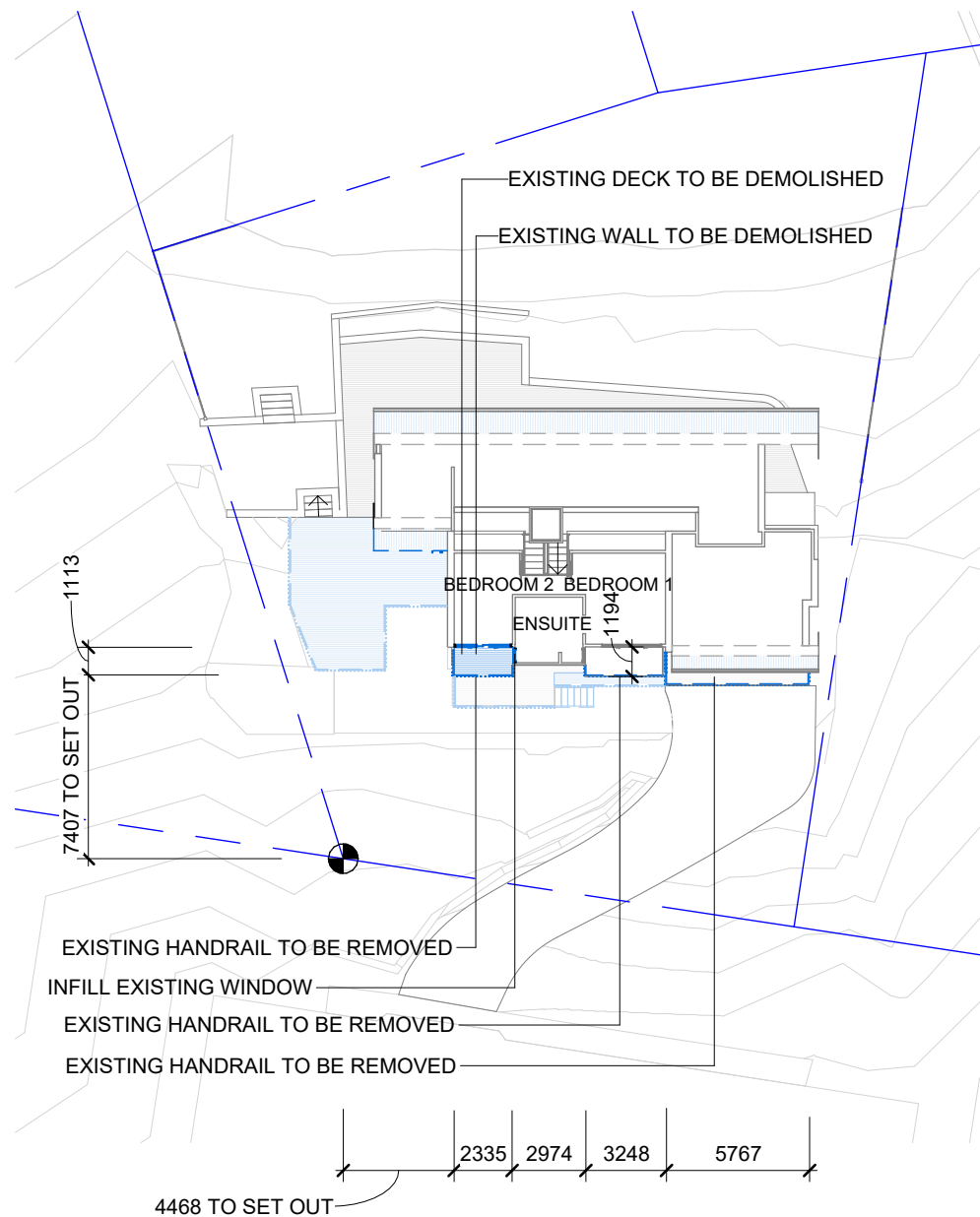
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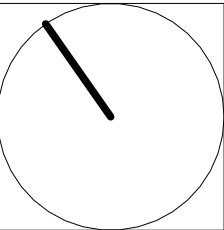
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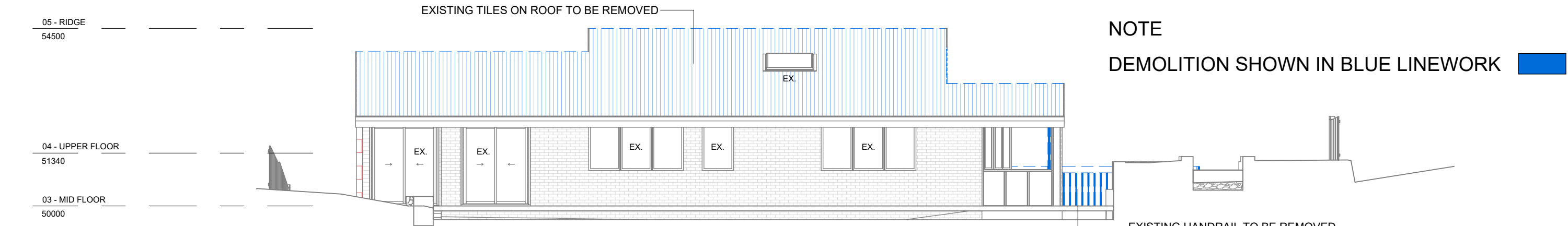


2 EXISTING GROUND FLOOR + DEMO
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3 UPPER FLOOR EXISTING + DEMO
1 : 300

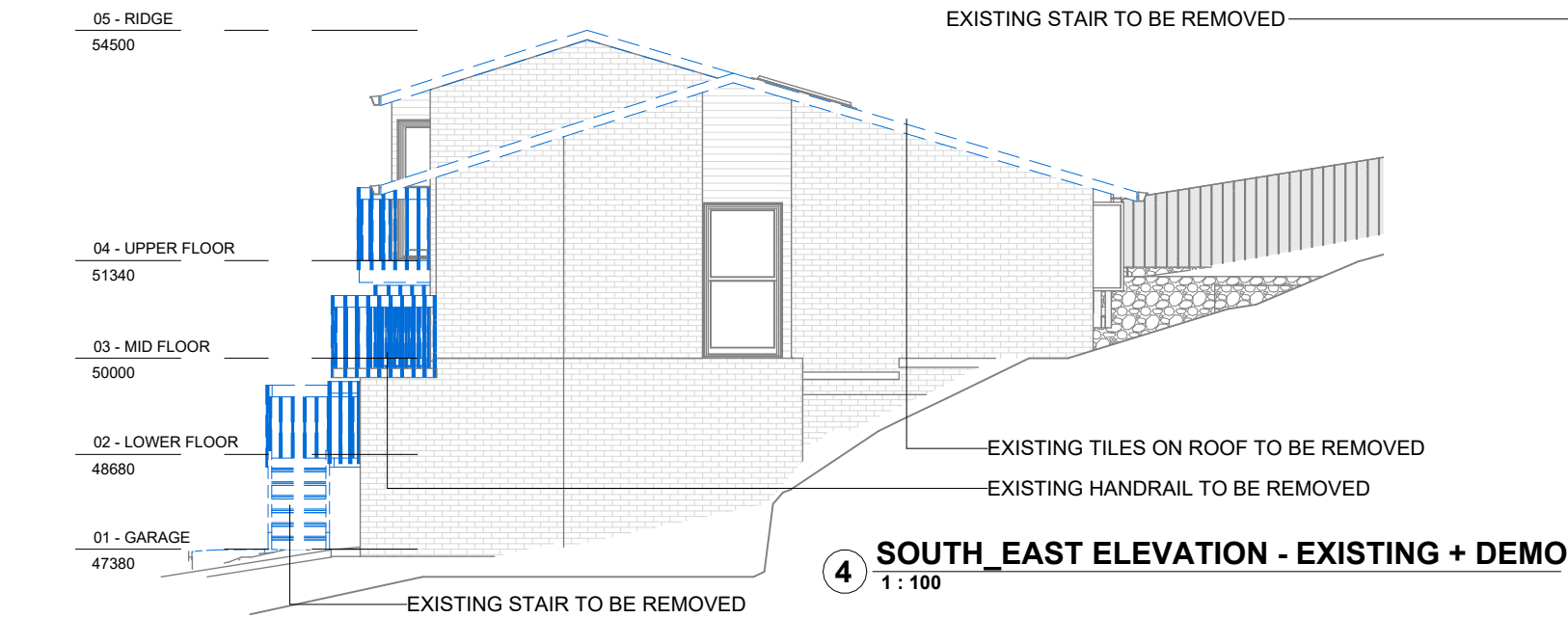
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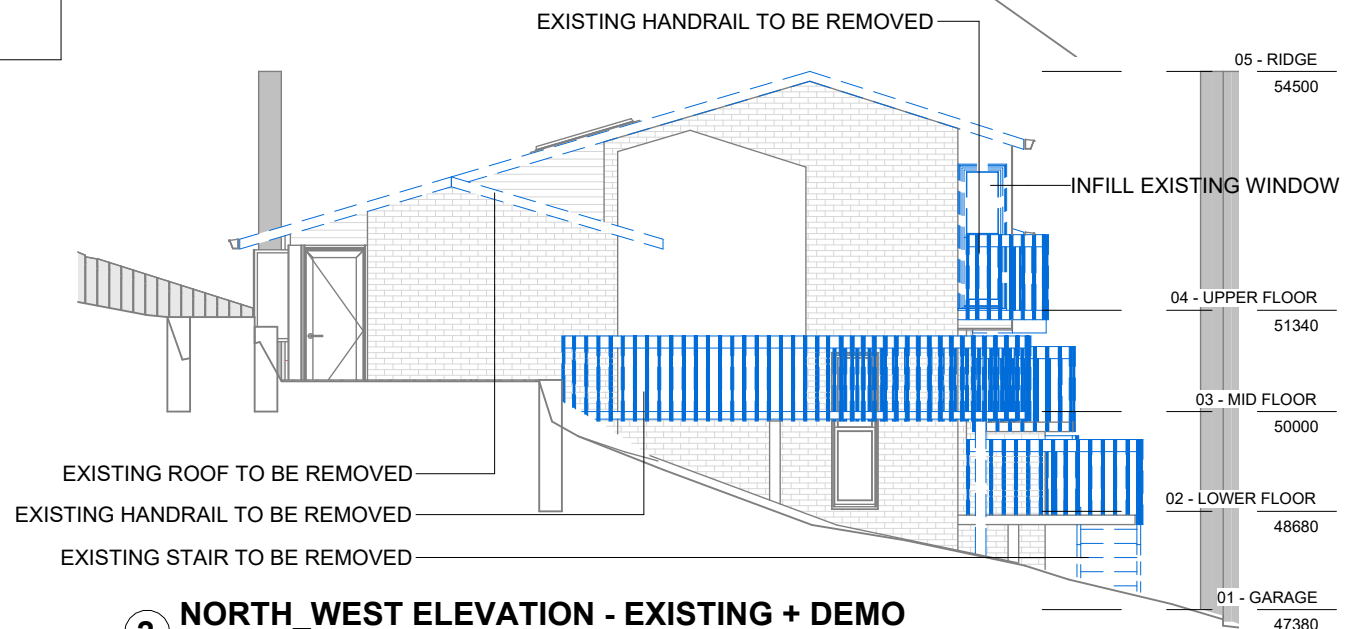
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3 SOUTH_WEAST ELEVATION - EXISTING + DEMO
1 : 100



4 SOUTH_EAST ELEVATION - EXISTING + DEMO
1 : 100



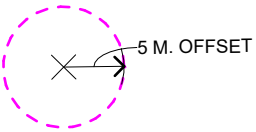
2 NORTH_WEST ELEVATION - EXISTING + DEMO
1 : 100

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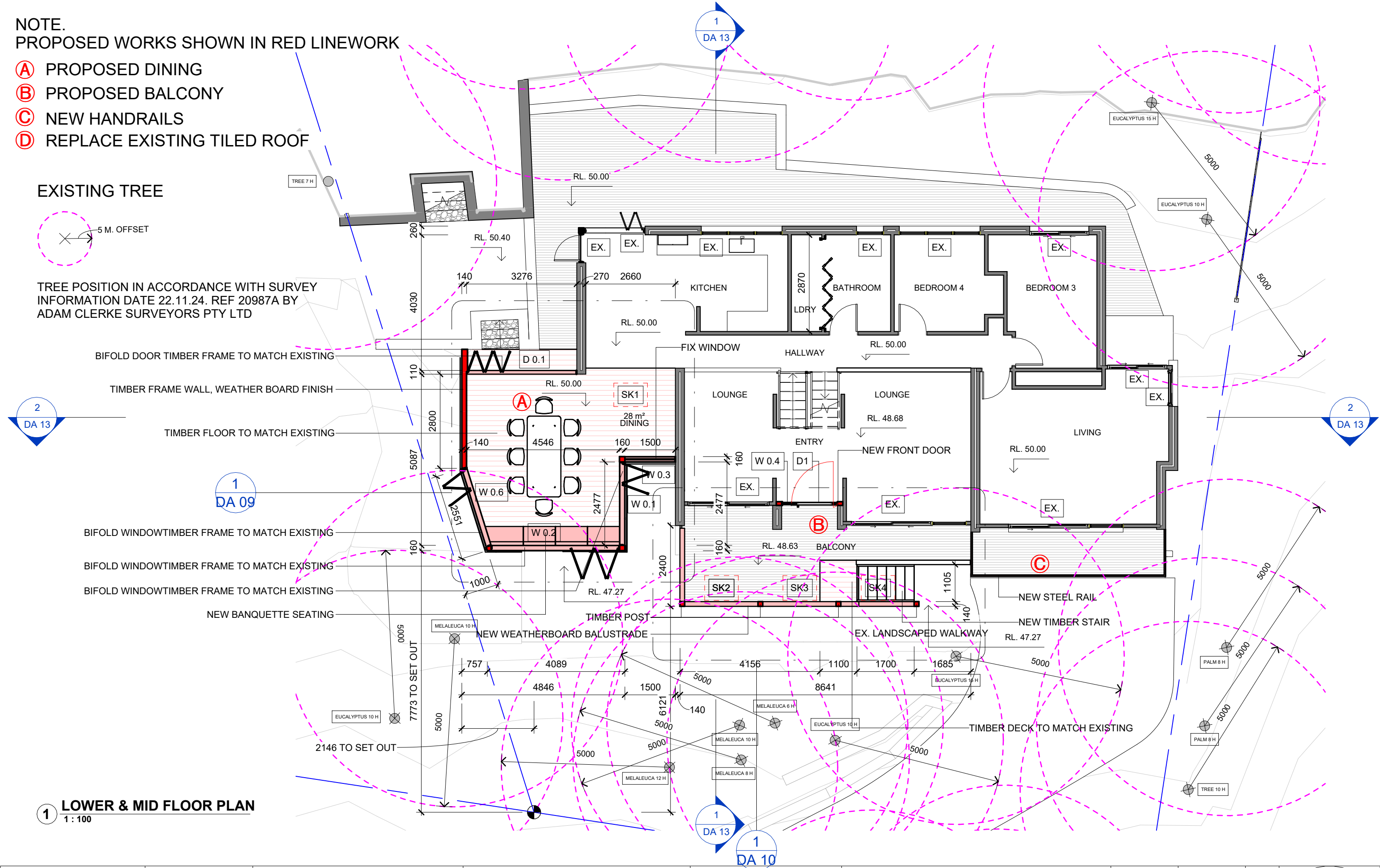
NOTE.
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- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

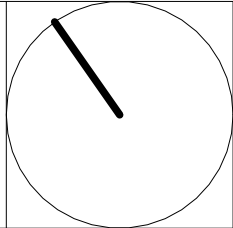
EXISTING TREE



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INFORMATION DATE 22.11.24. REF 20987A BY
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1 LOWER & MID FLOOR PLAN
1 : 100

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					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

☐ A PROPOSED DINING
☐ B PROPOSED BALCONY
☐ C NEW HANDRAILS
☐ D REPLACE EXISTING TILED ROOF

A diagram showing a dashed magenta circle. A horizontal line with an arrow at its right end extends from a central 'X' mark to the right edge of the circle. The text "5 M. OFFSET" is placed to the right of the arrow, indicating the distance from the center to the circle's edge.

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2
DA 132
DA 1

UPPER FLOOR PLAN



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email: arc@arclab.com.au
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BEACH 2107.

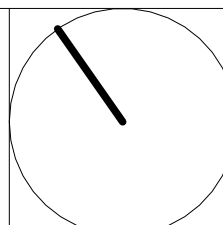
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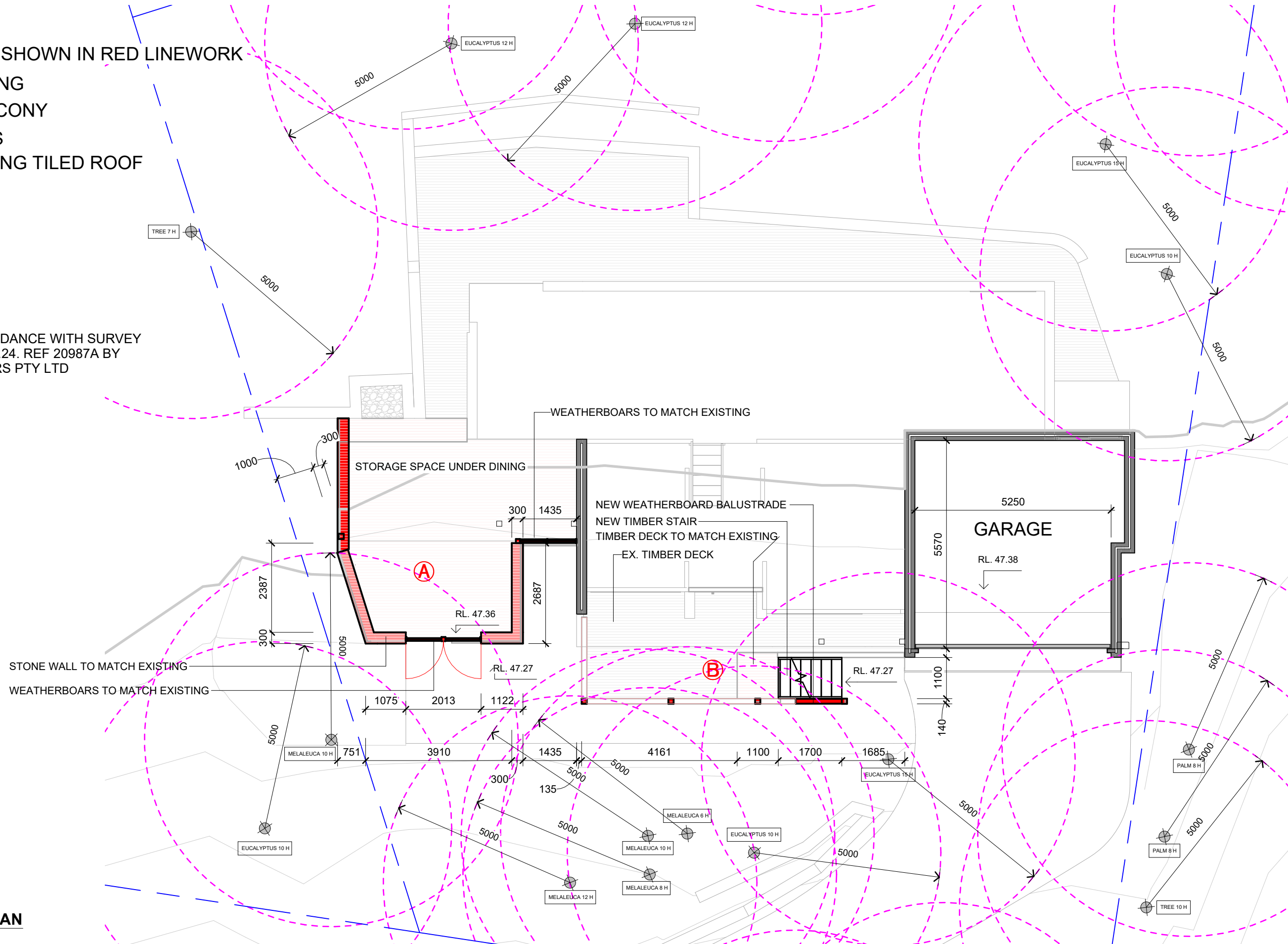
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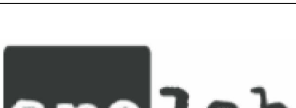
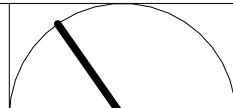
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- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

A diagram showing a dashed magenta circle. A horizontal line with an arrow at its right end extends from a central 'X' mark to the right edge of the circle. The text "5 M. OFFSET" is placed to the right of the arrow, indicating the distance from the center to the circle's boundary.

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1 GARAGE LEVEL PLAN

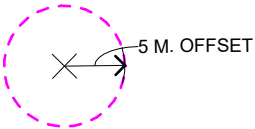
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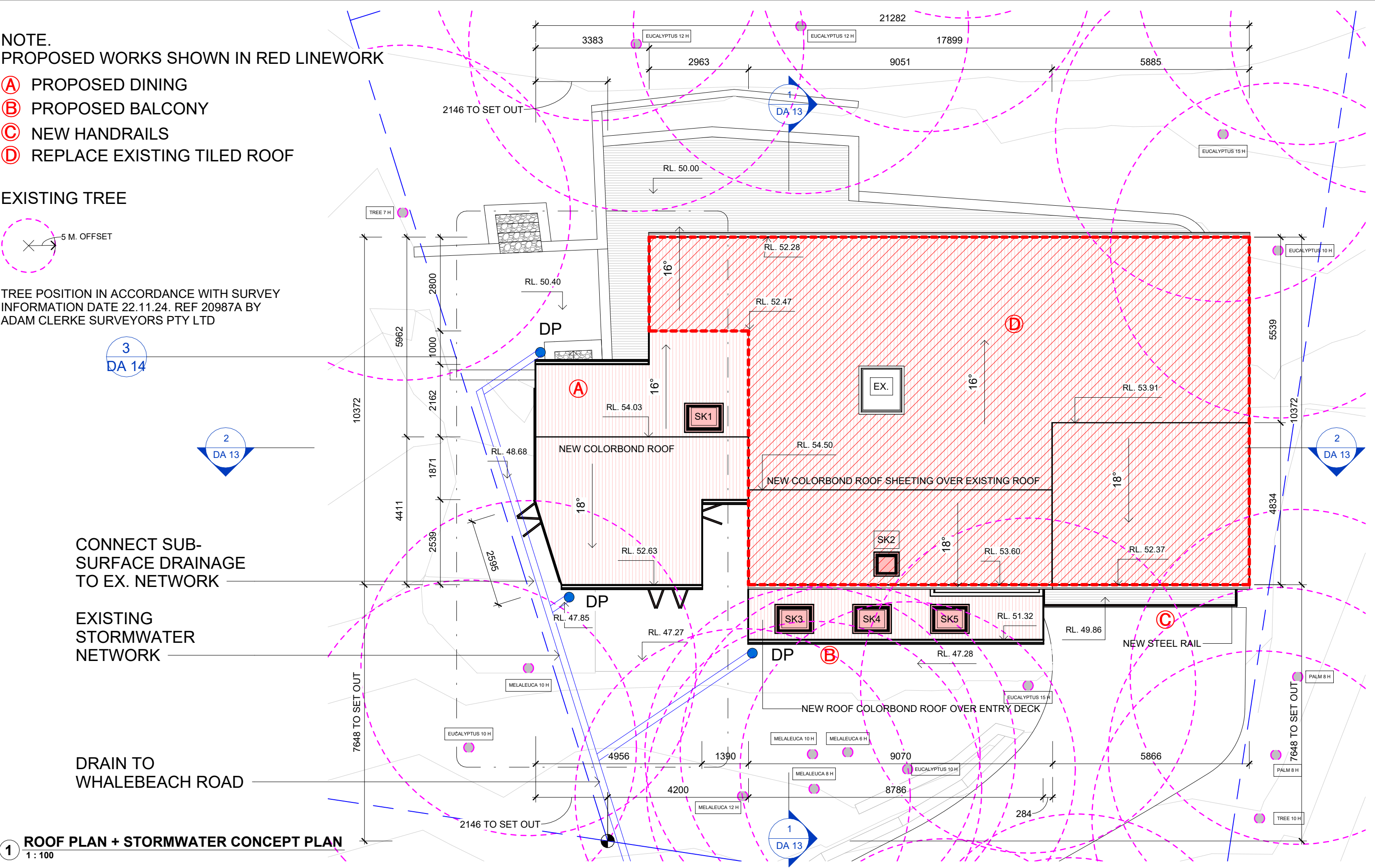
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- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

EXISTING TREE



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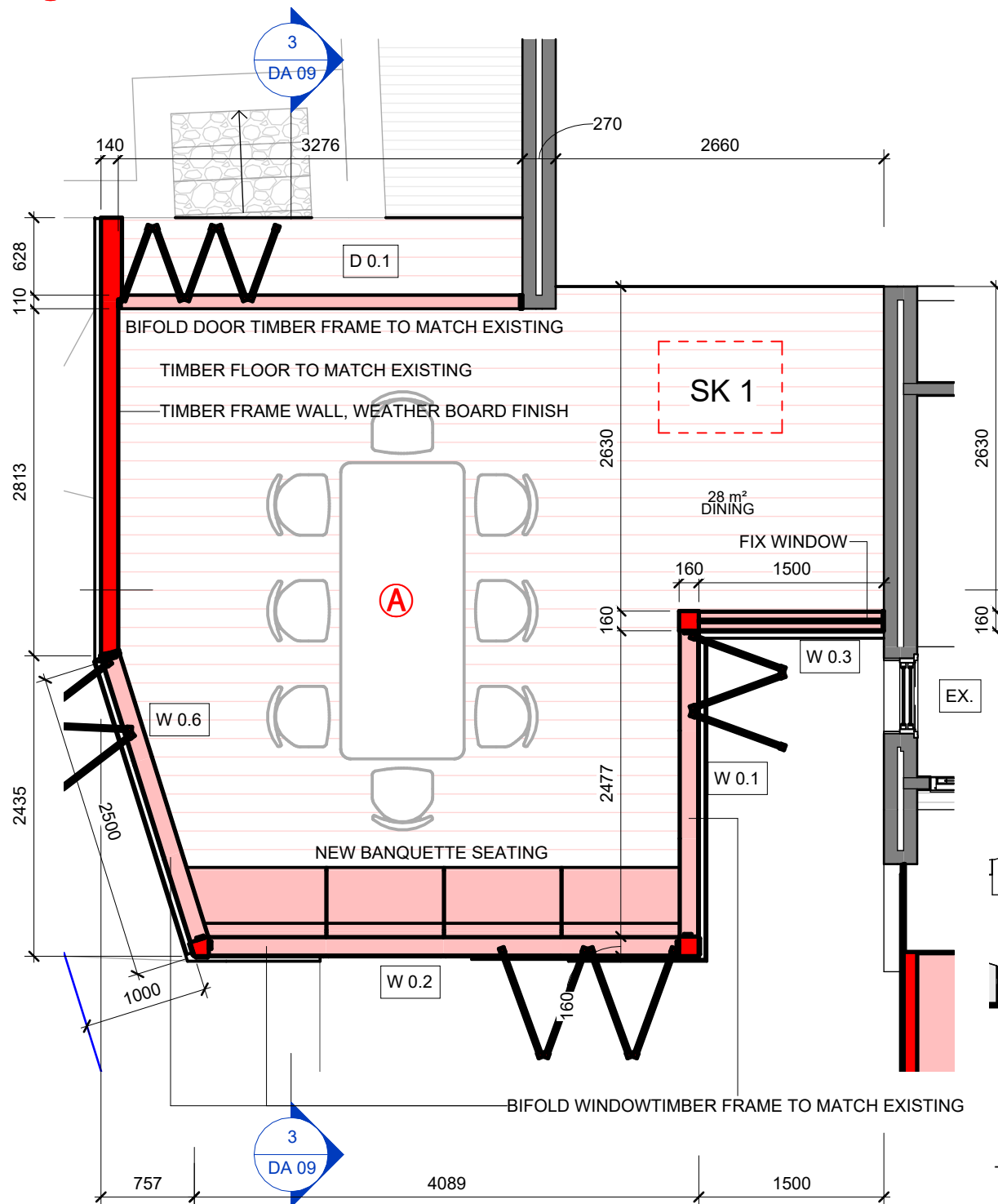


1 ROOF PLAN + STORMWATER CONCEPT PLAN
1 : 100

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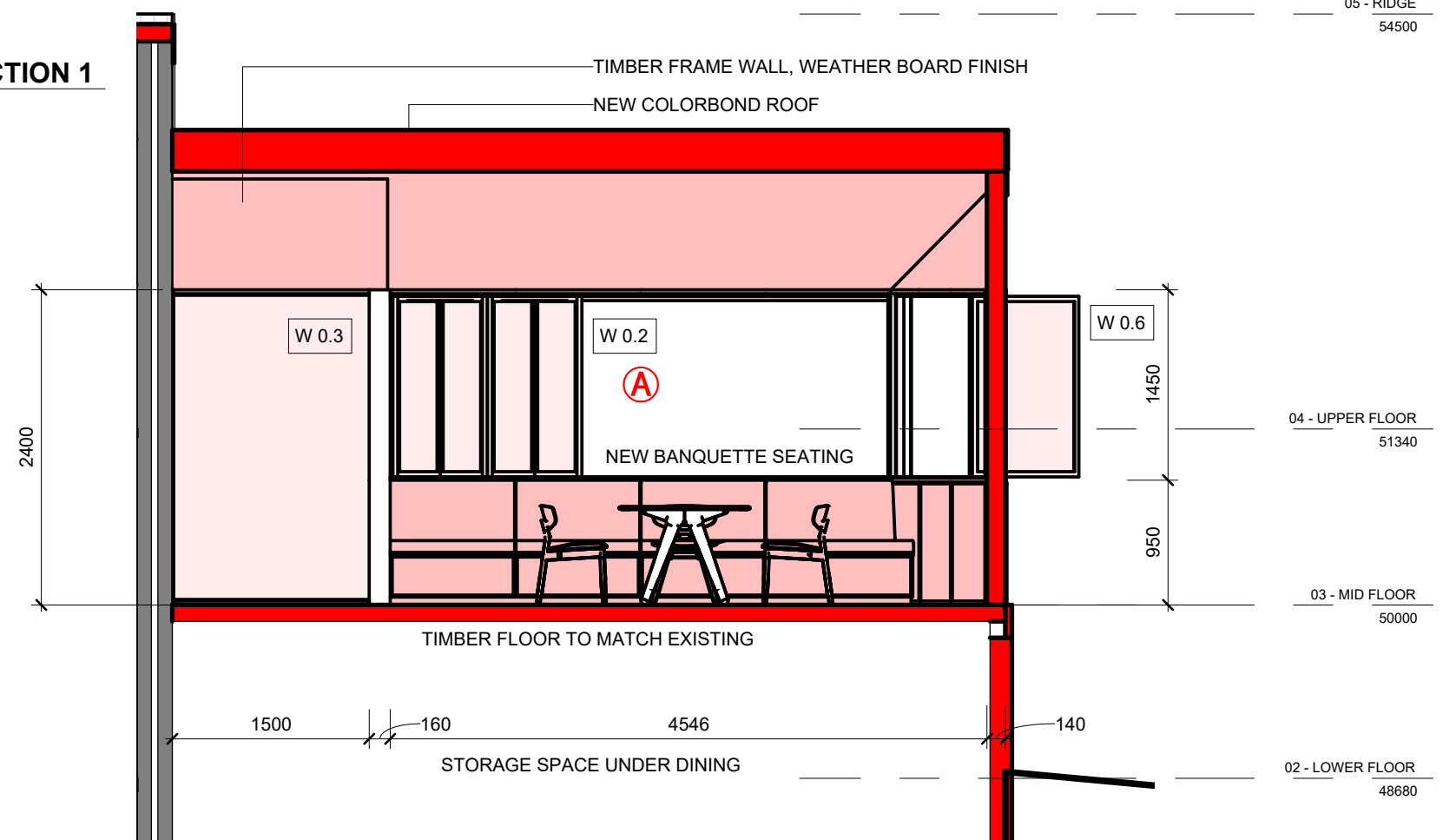
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(C) NEW HANDRAILS
(D) REPLACE EXISTING TILED ROOF

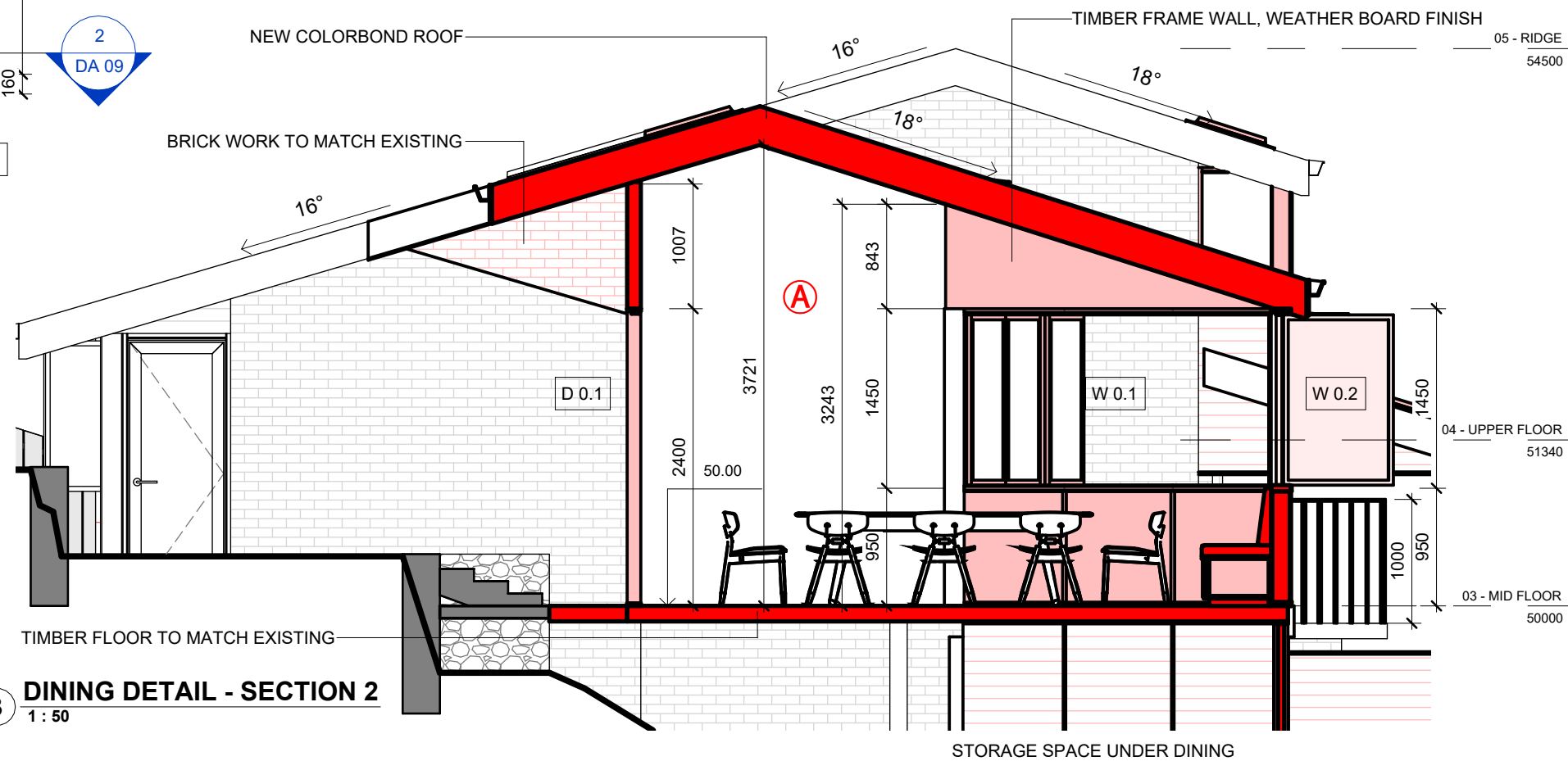


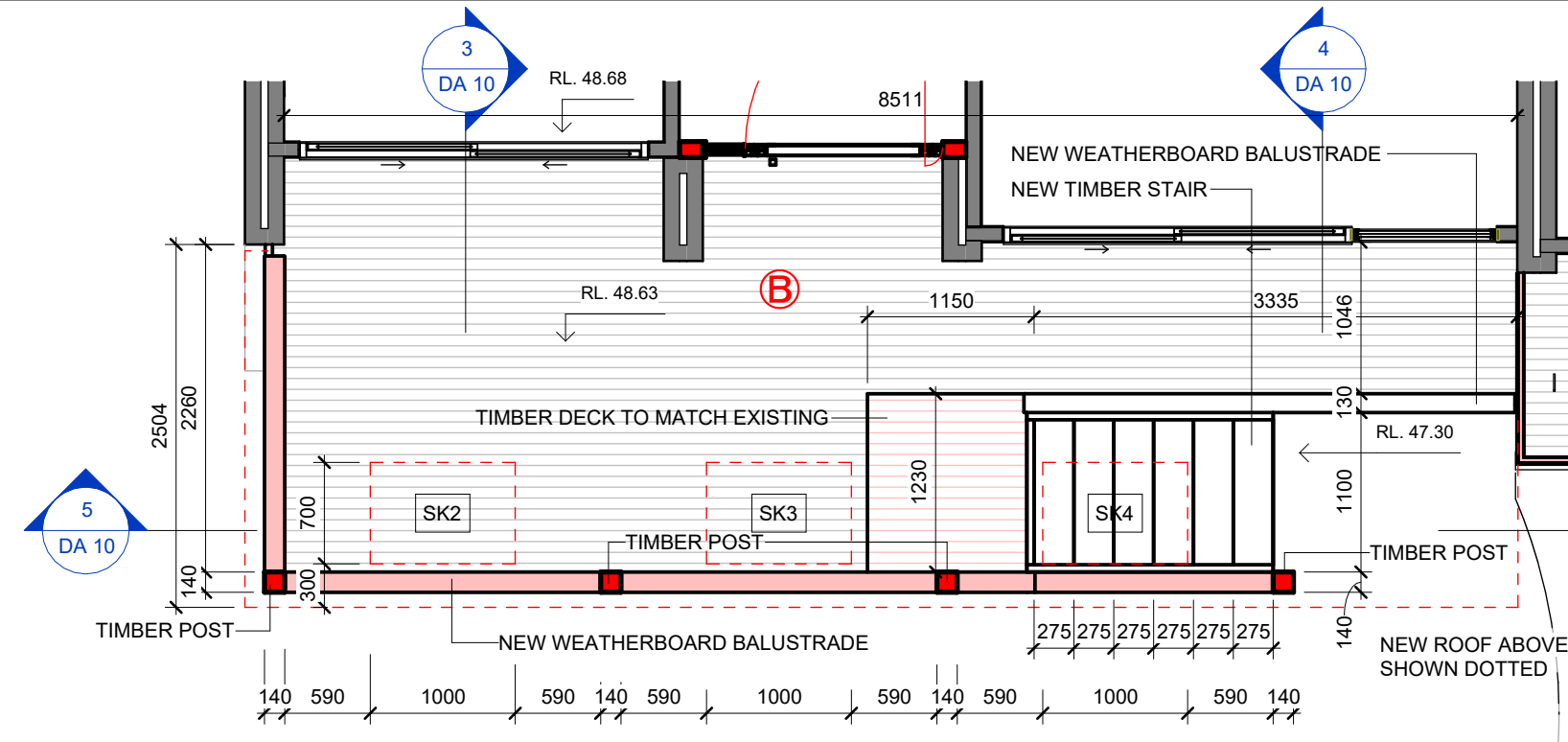
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2 DINING DETAIL - SECTION 1
1 : 50



3 DINING DETAIL - SECTION 2
1 : 50

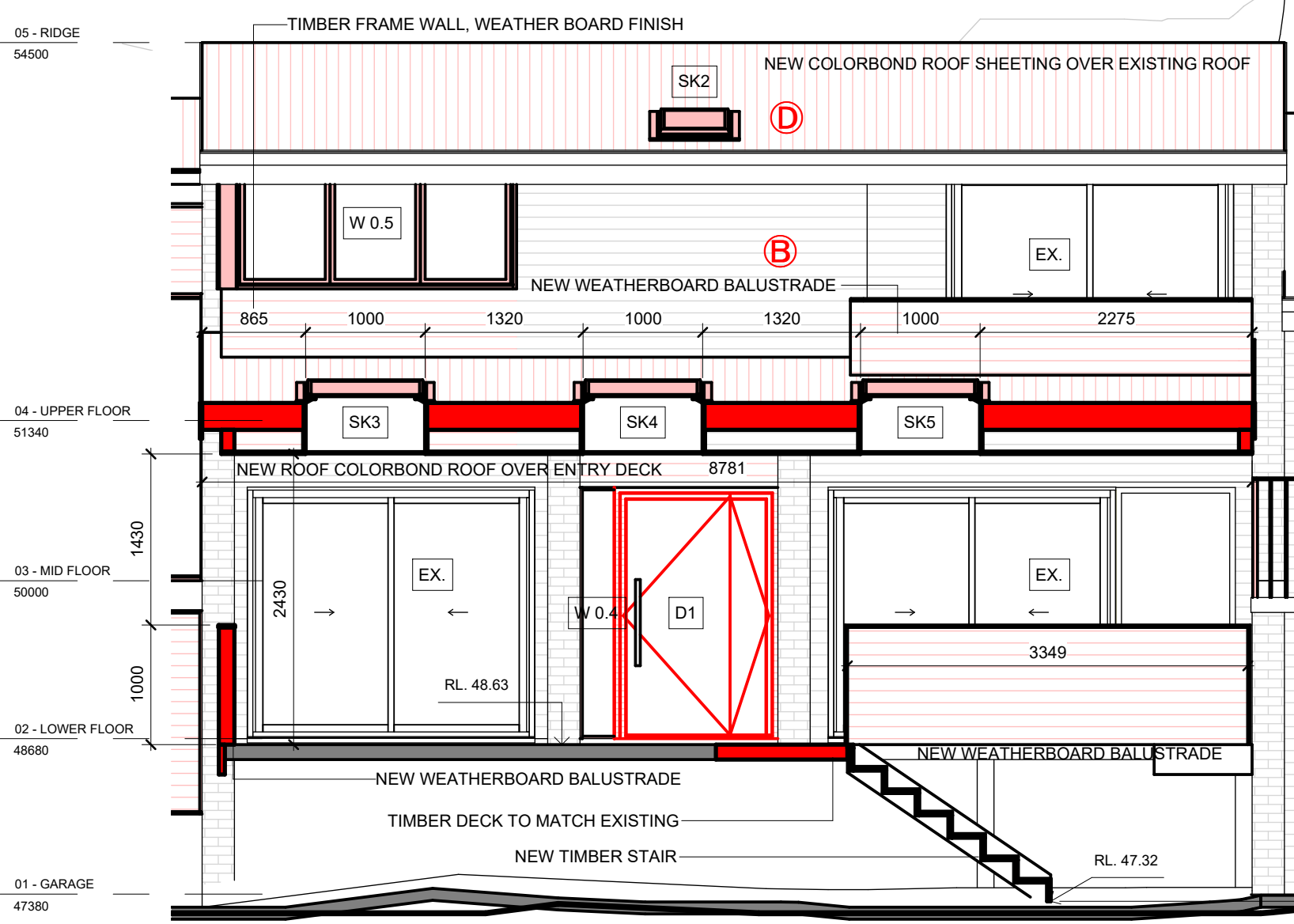




1 FLOOR PLAN - ENTRY
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NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

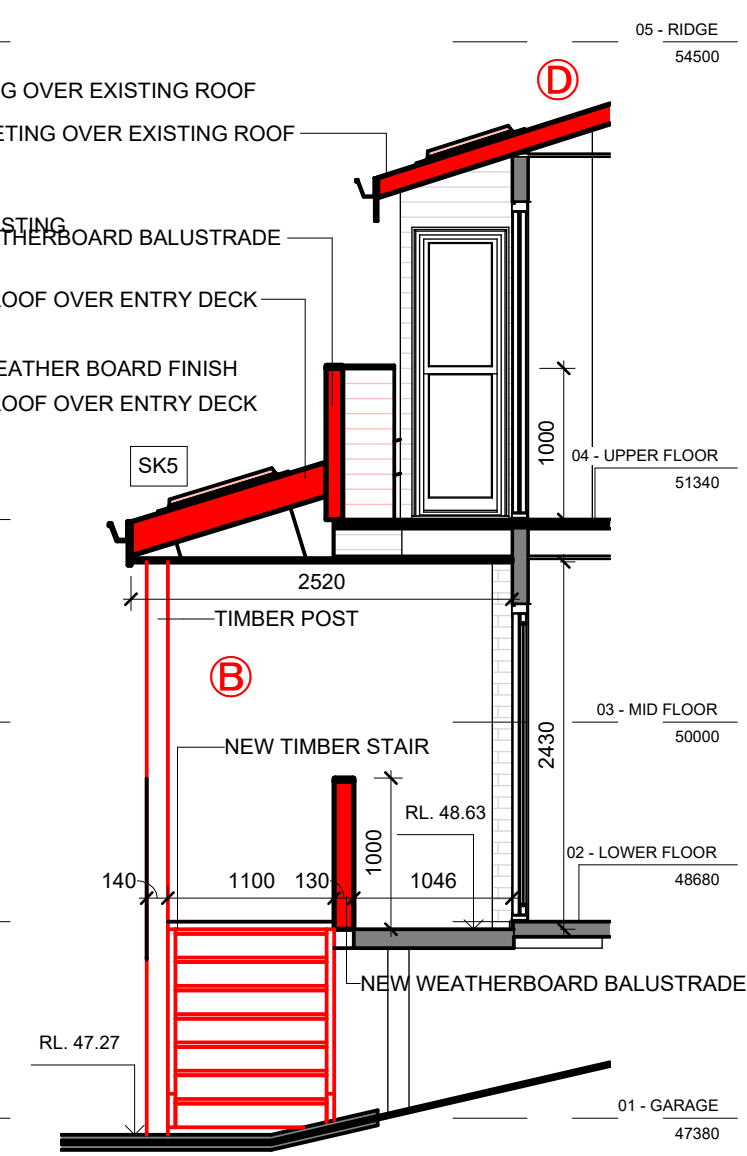
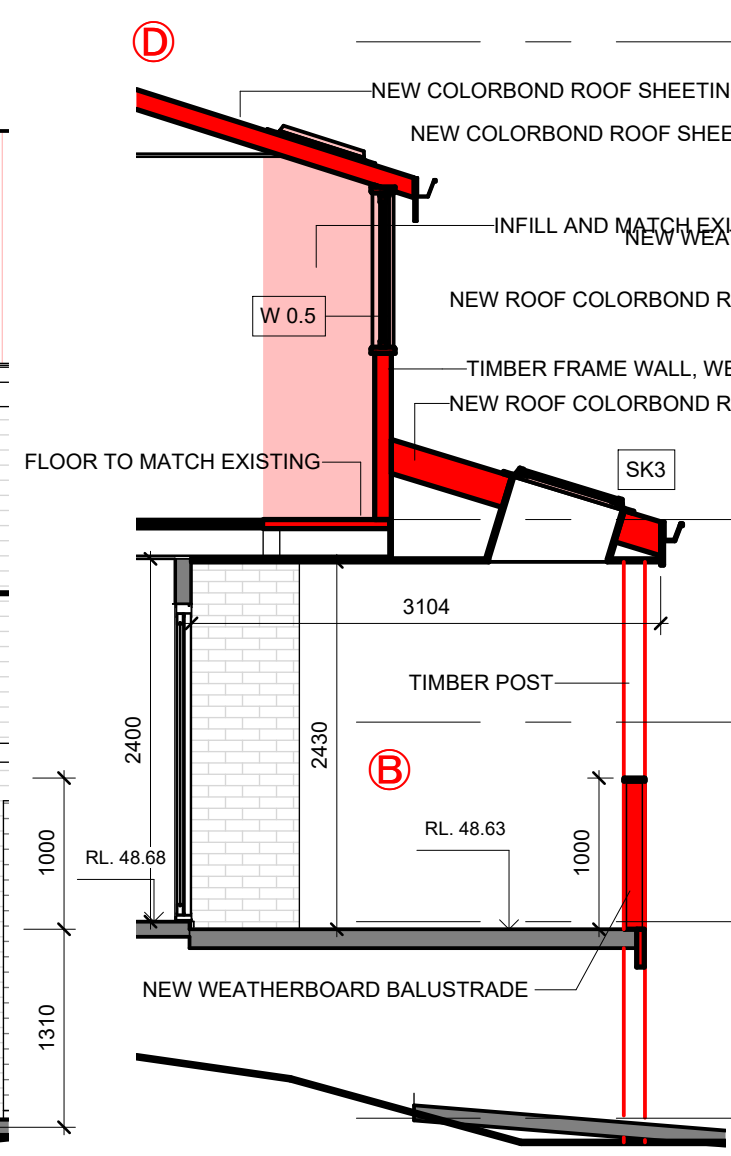
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- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF



5 Section 5
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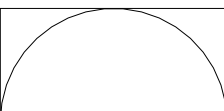
3 Section 3
1 : 50

4 Section 4
1 : 50



- ☒ A PROPOSED DINING
- ☒ B PROPOSED BALCONY
- ☒ C NEW HANDRAILS
- ☒ D REPLACE EXISTING TILED ROOF



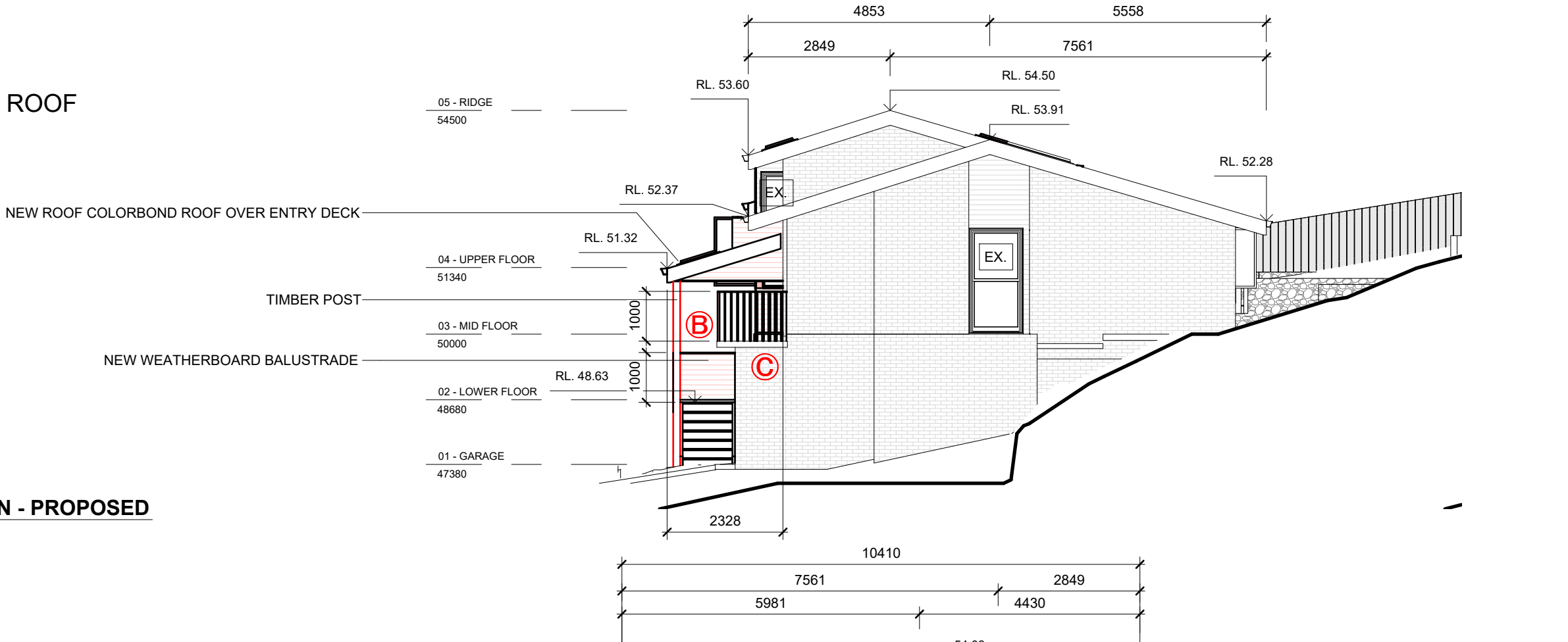
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			B		14.01.25	FOR COORDINATION				
		C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)						

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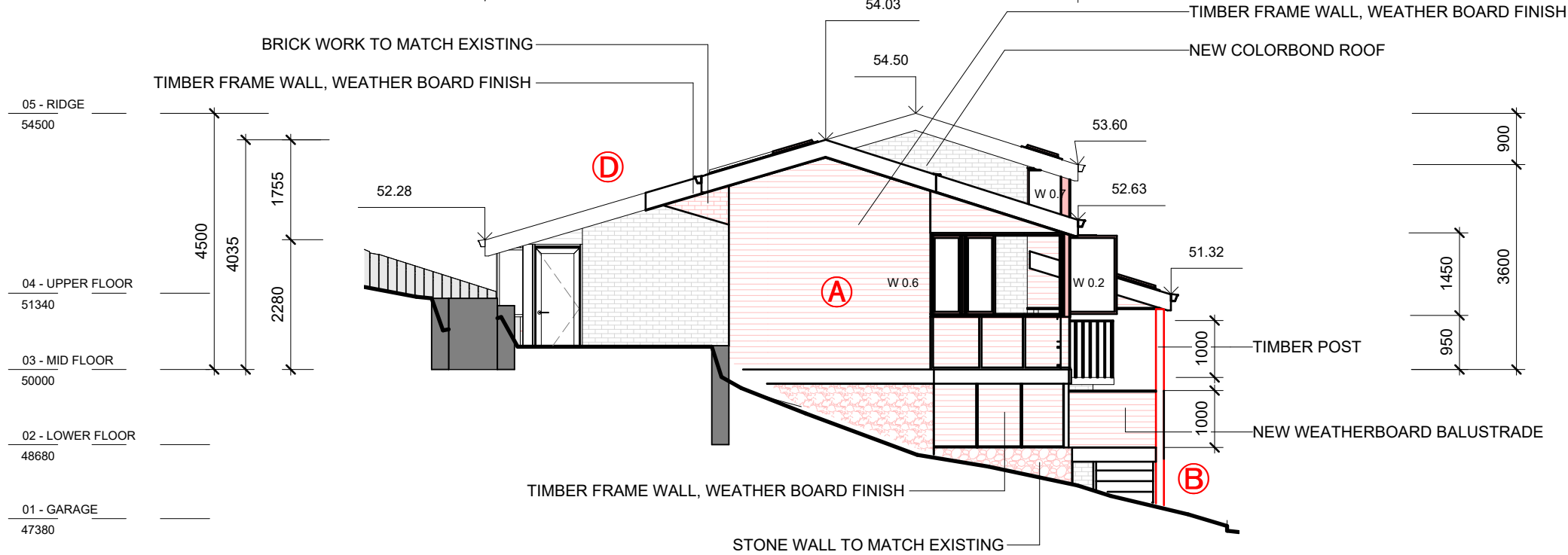
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PROPOSED WORKS SHOWN IN RED LINEWORK

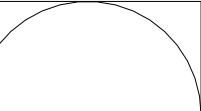
- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

1 SOUTH_EAST ELEVATION - PROPOSED
1 : 100



2 NORTH_WEST ELEVATION - PROPOSED
1 : 100



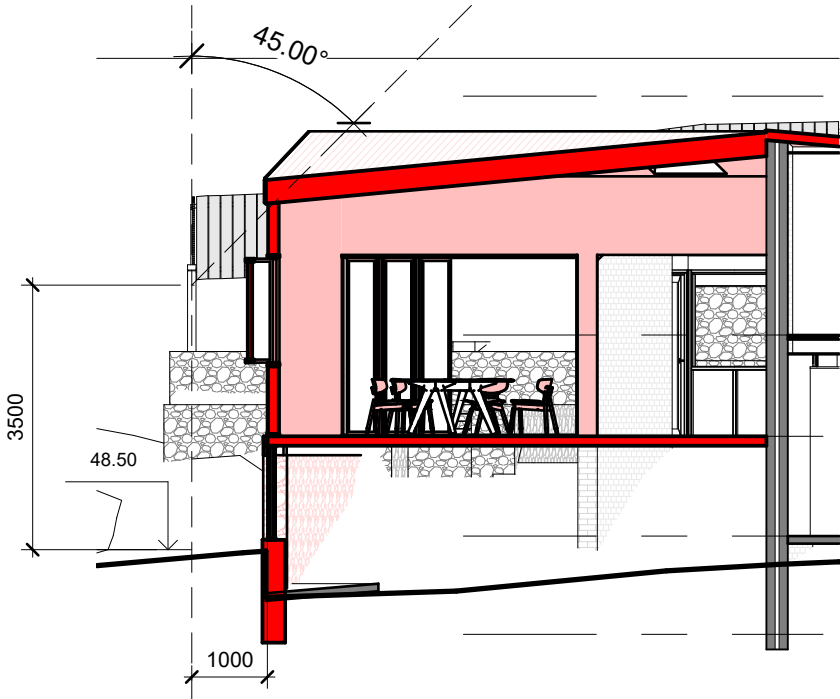
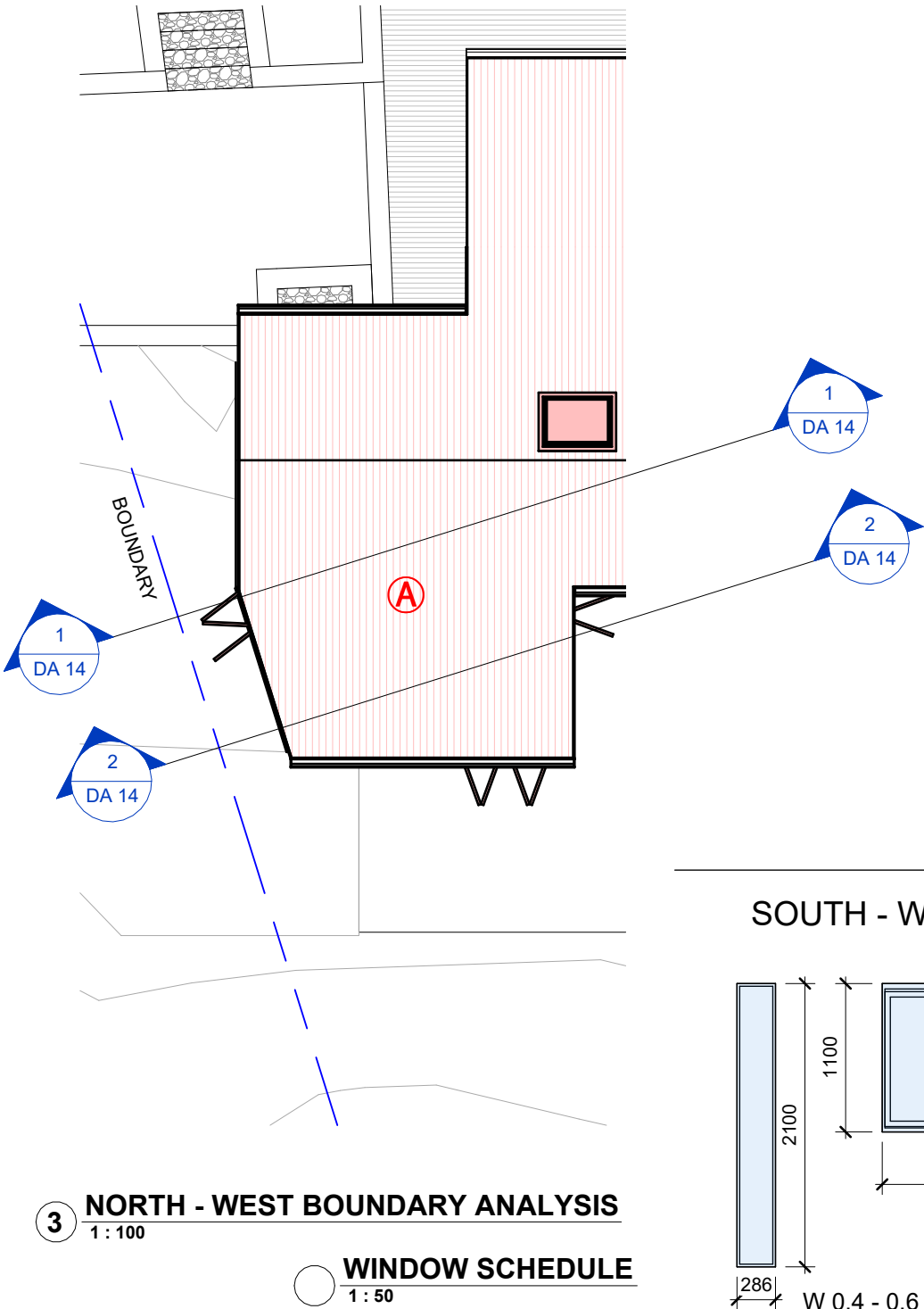
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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.°	Date	Note	0283	DA 12		
		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title SOUTH EAST & NORTH WEST ELEVATION - PROPOSED		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3		
					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

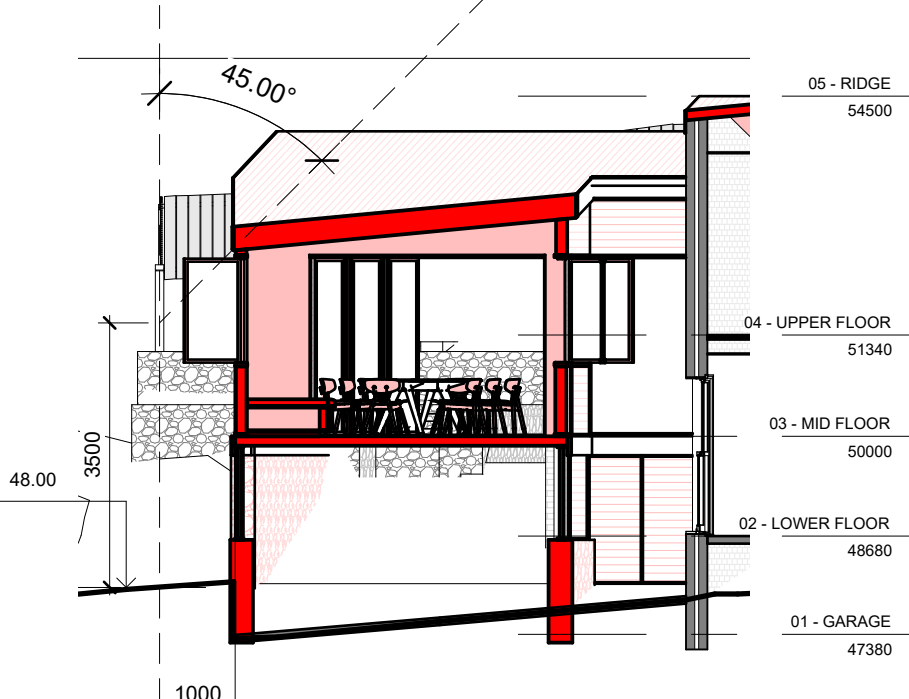
21/02/2025 12:54:04 PM

NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

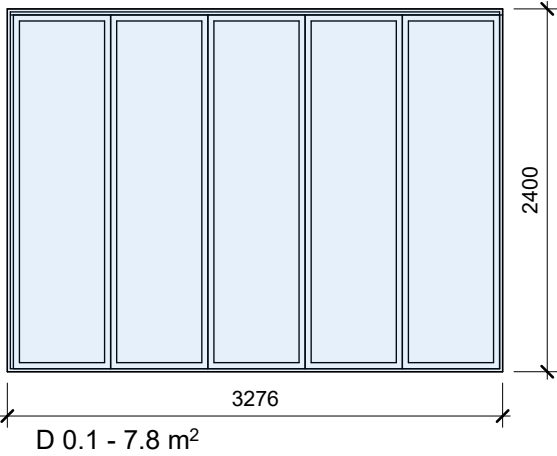


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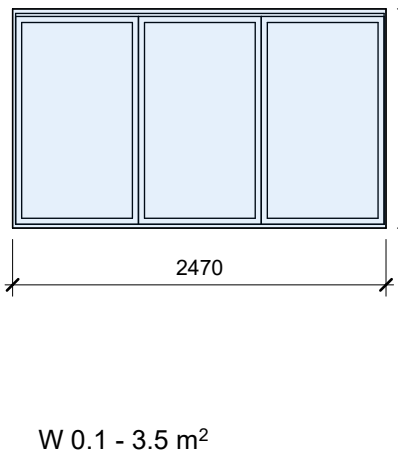


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1:100

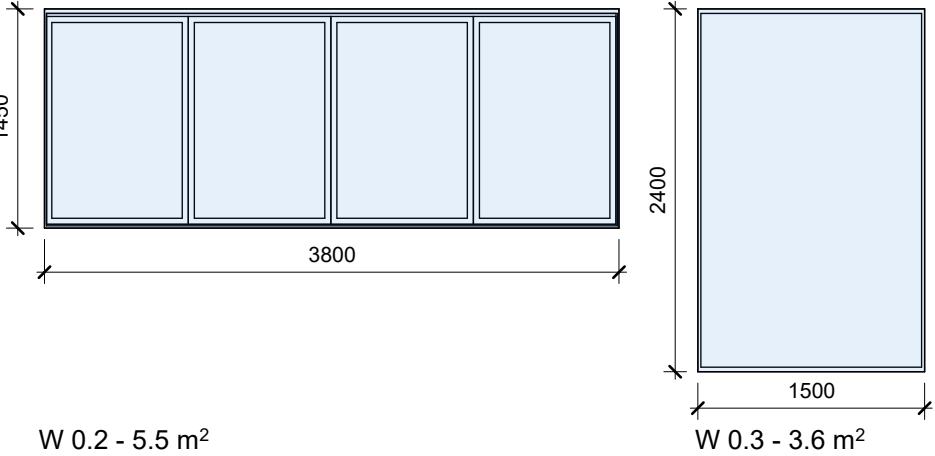
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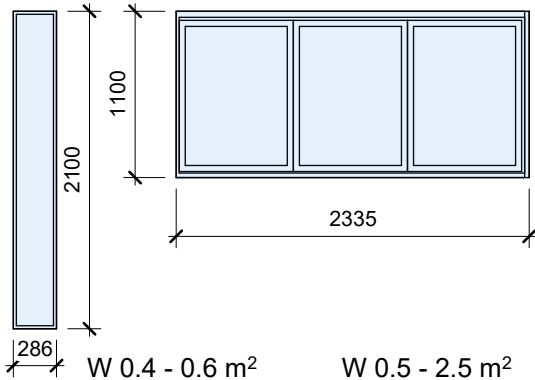
SOUTH EAST



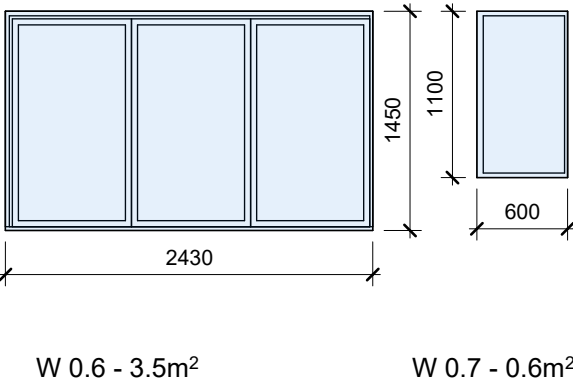
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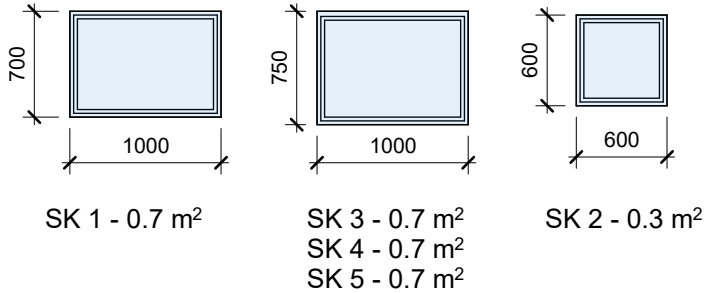
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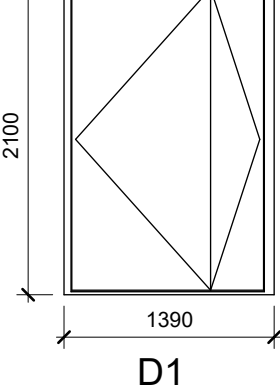
NORTH WEST



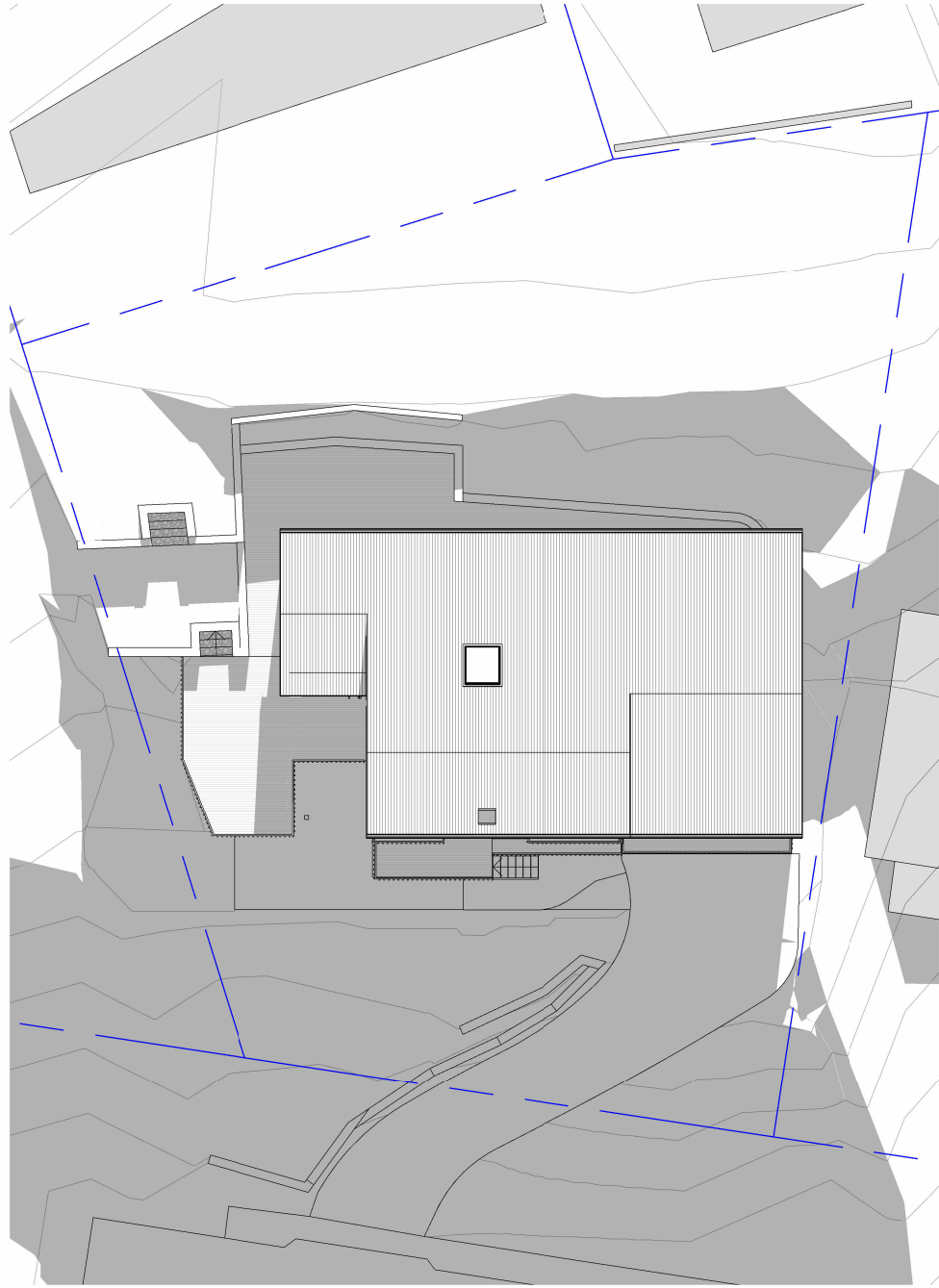
SKYLIGHT



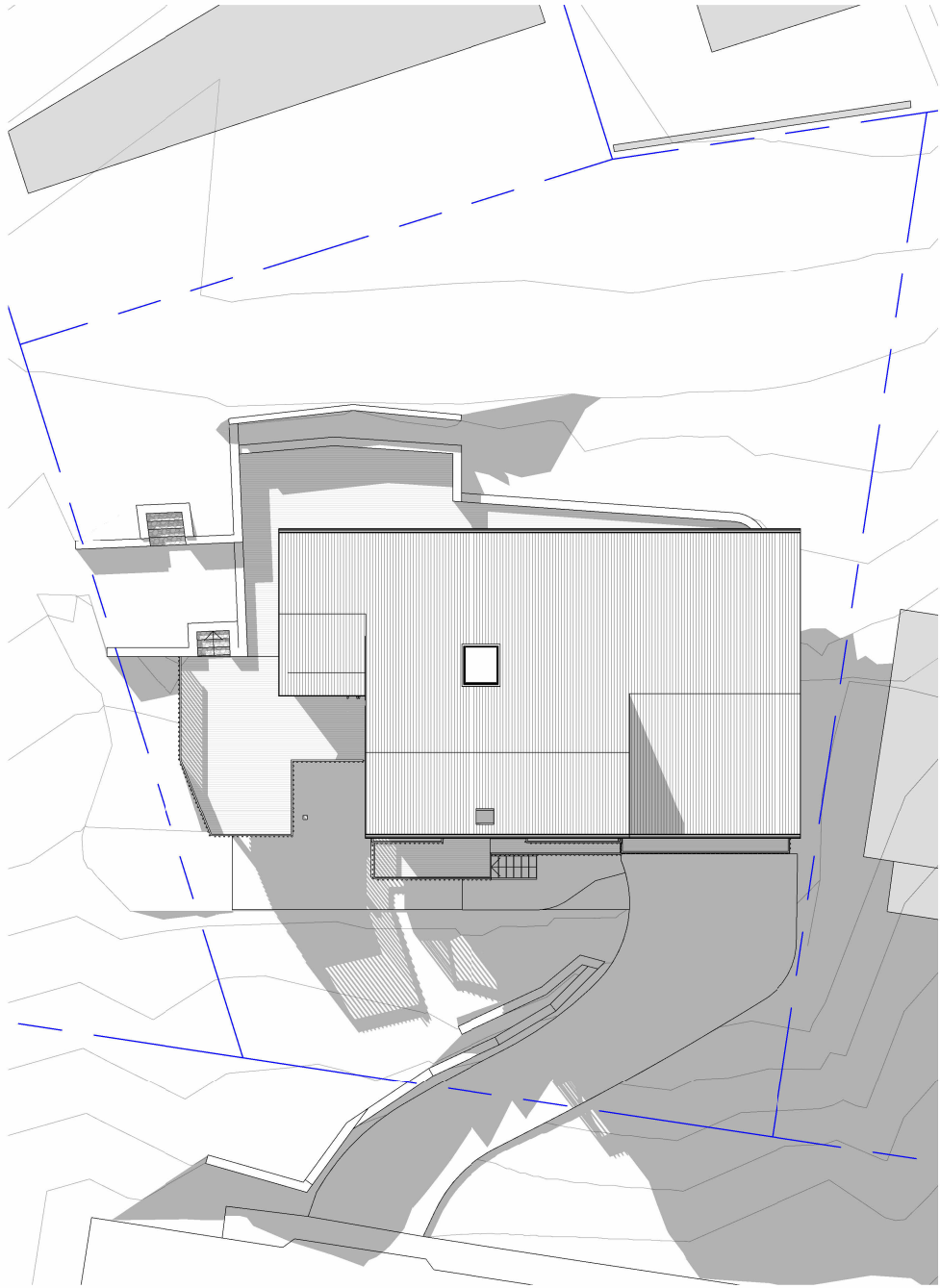
DOOR



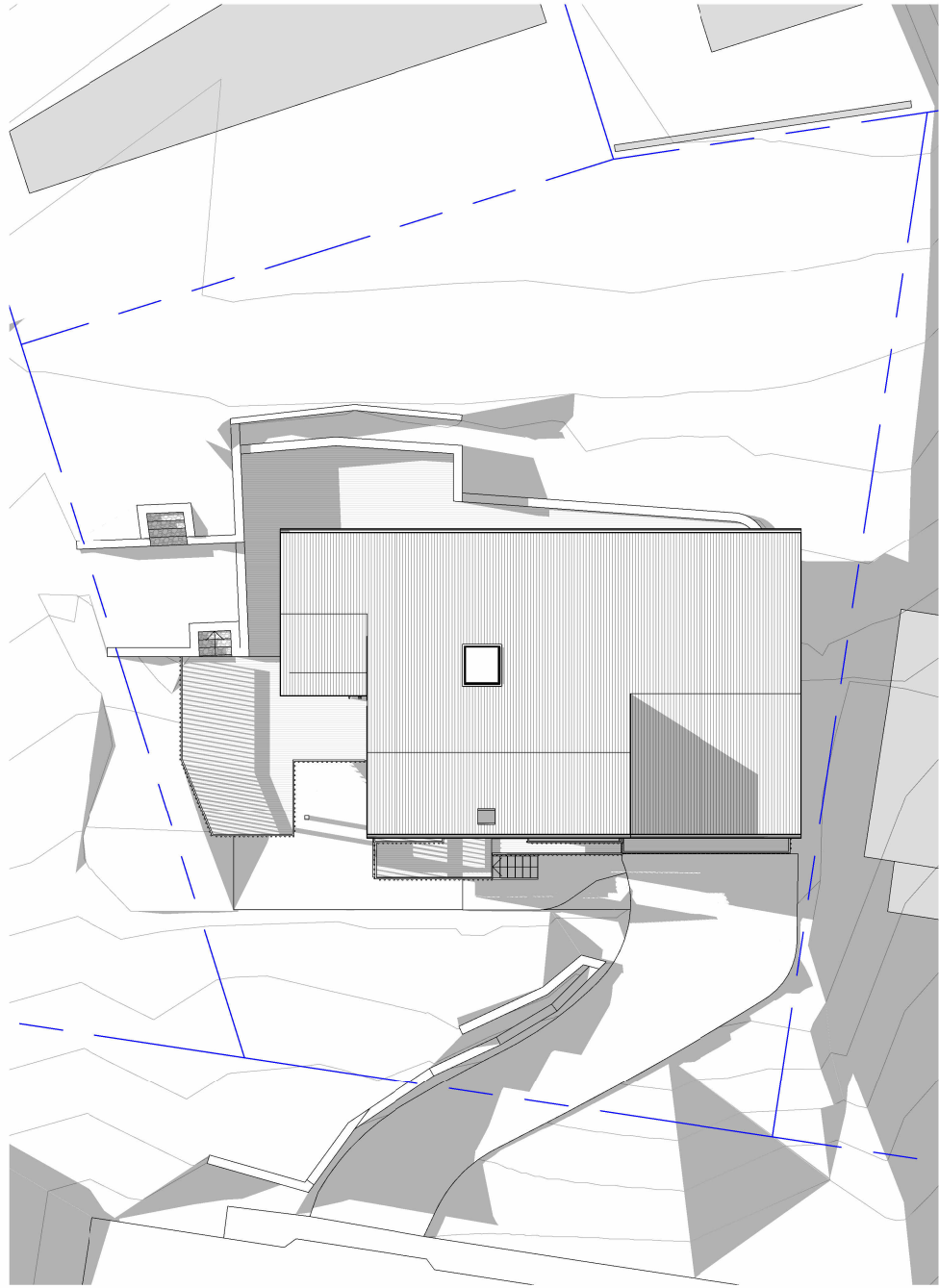
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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.°	Date	Note	0283	DA 14	
		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title ENVELOPE ANALYSIS - WINDOW & DOOR SCHEDULE		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3	
					B	14.01.25	FOR COORDINATION			
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)			



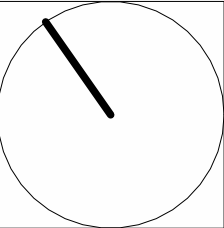
1 **EXISTING - JUNE 21 - 9 AM**
1 : 250

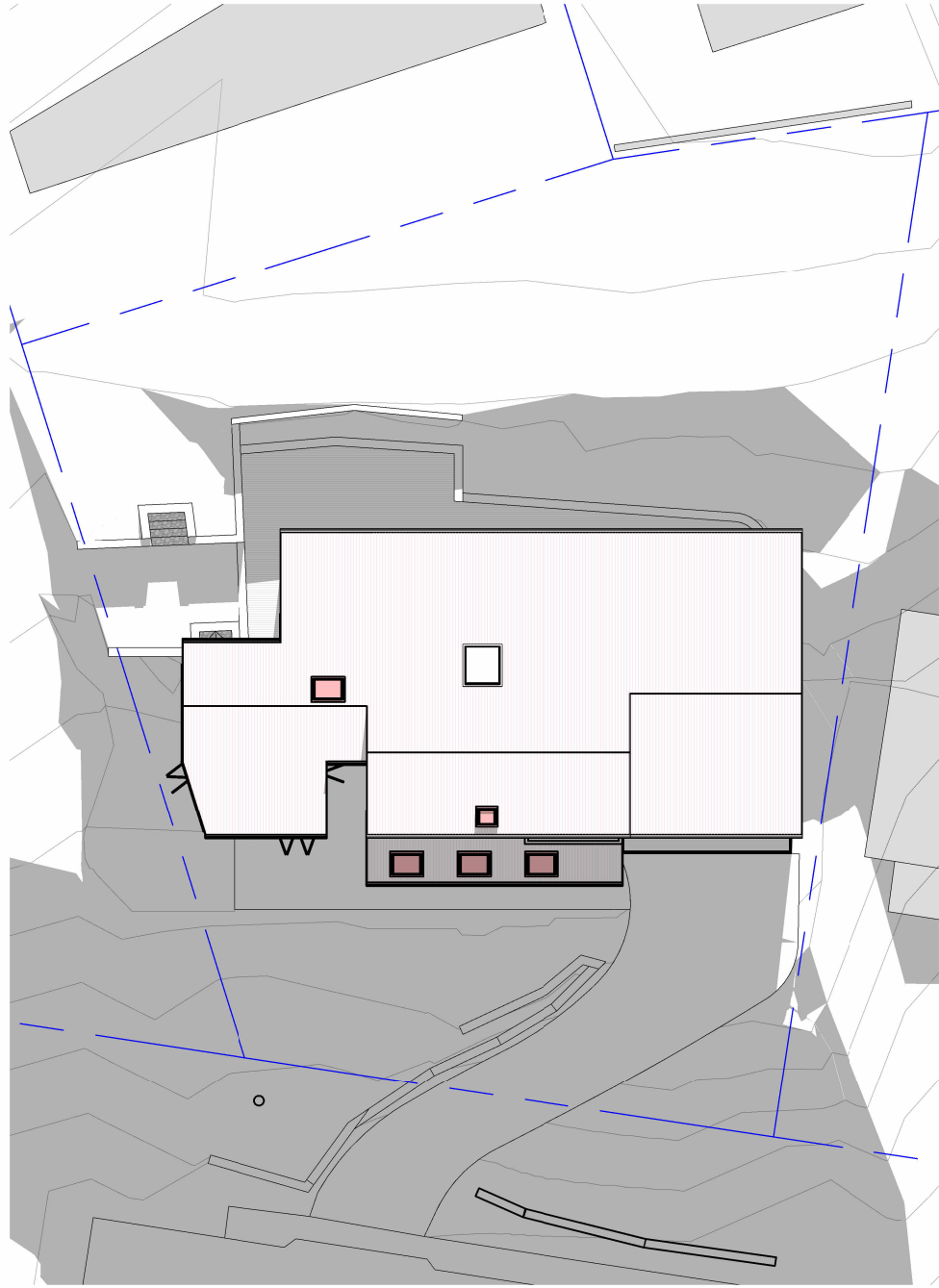


2 **EXISTING - JUNE 21 - 12 PM**
1 : 250

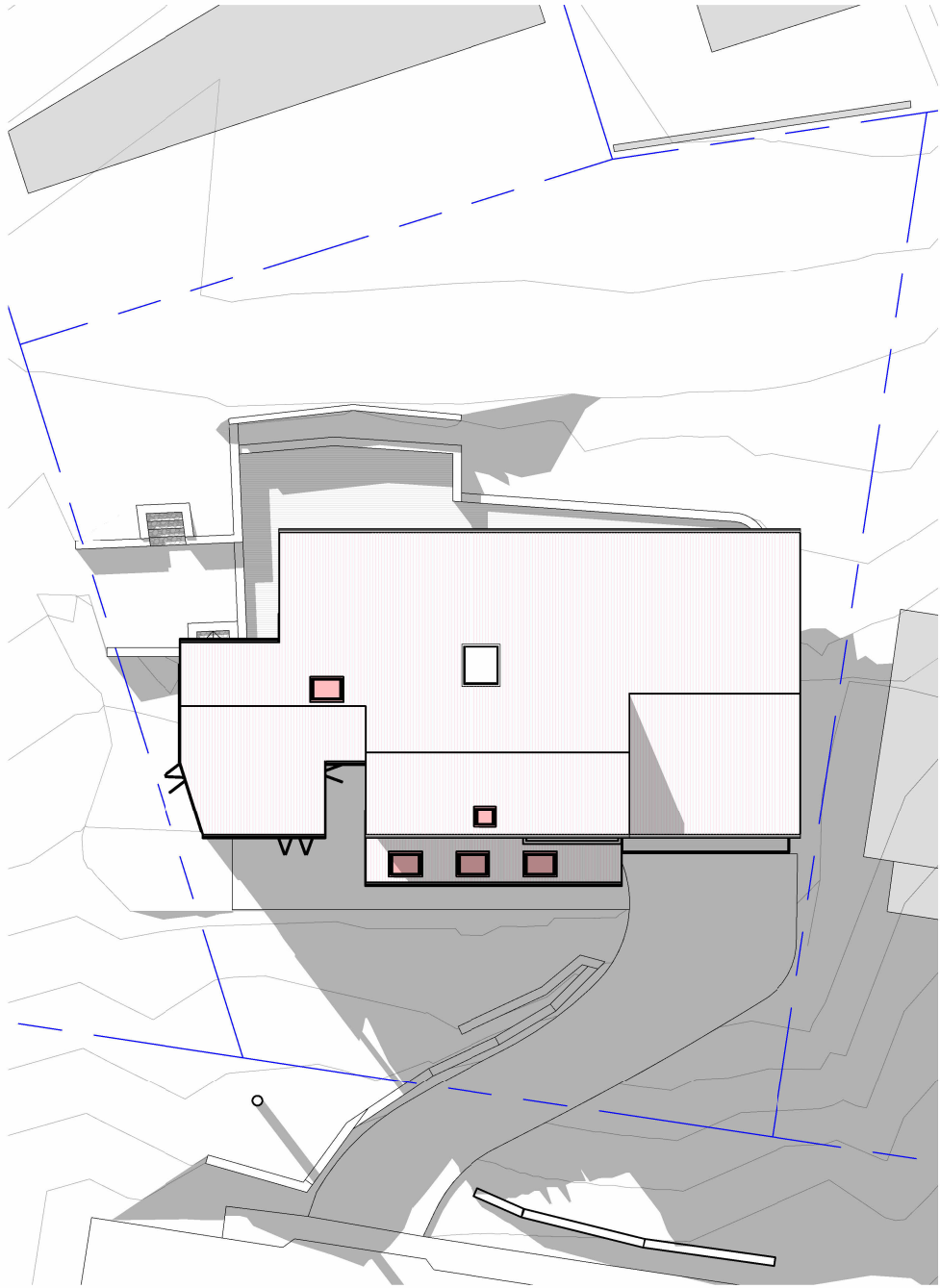


3 **EXISTING - JUNE 21 - 3 PM**
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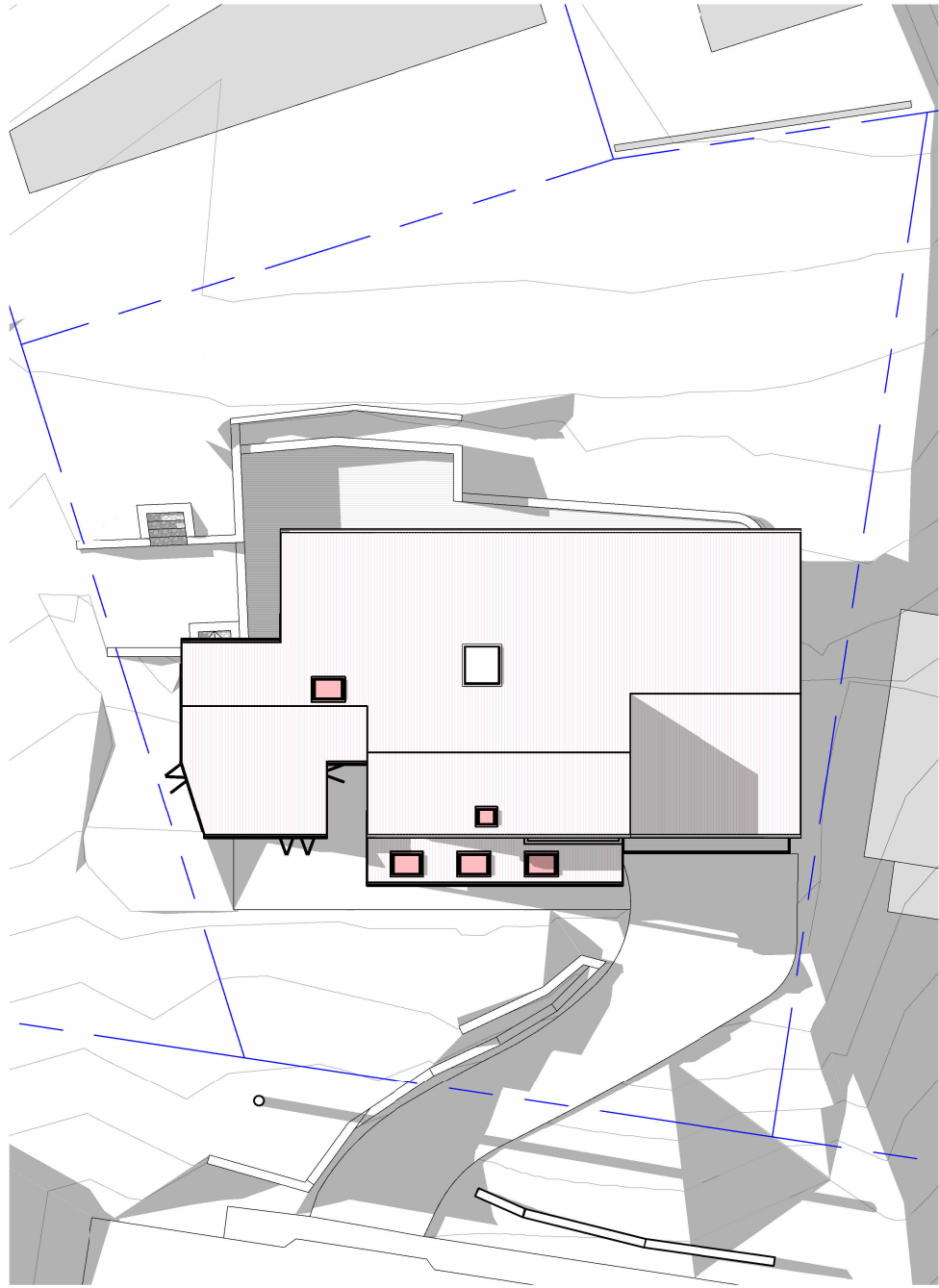
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					N.°	Date	Note				
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					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				



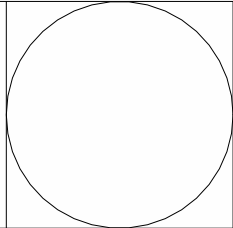
2 PROPOSED - JUNE 21 - 9 AM
1 : 250



3 PROPOSED - JUNE 21 - 12 PM
1 : 250



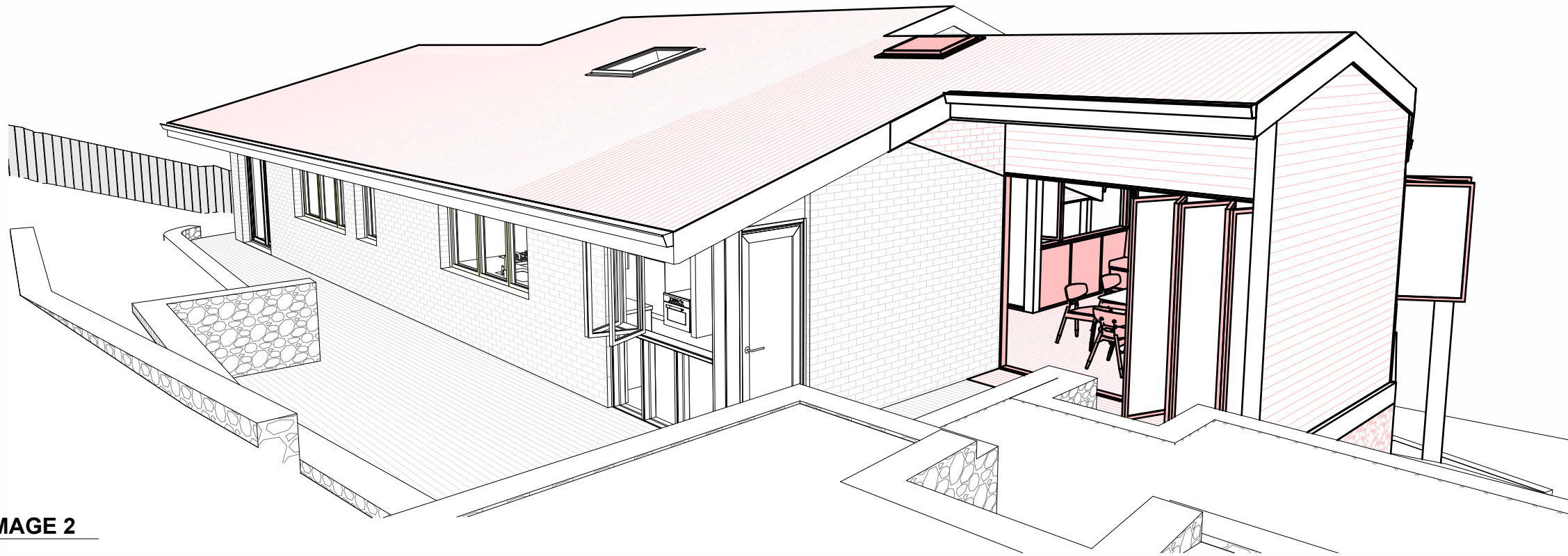
1 PROPOSED - JUNE 21 - 3 PM
1 : 250

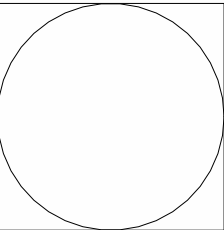
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					N.°	Date	Note				
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					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

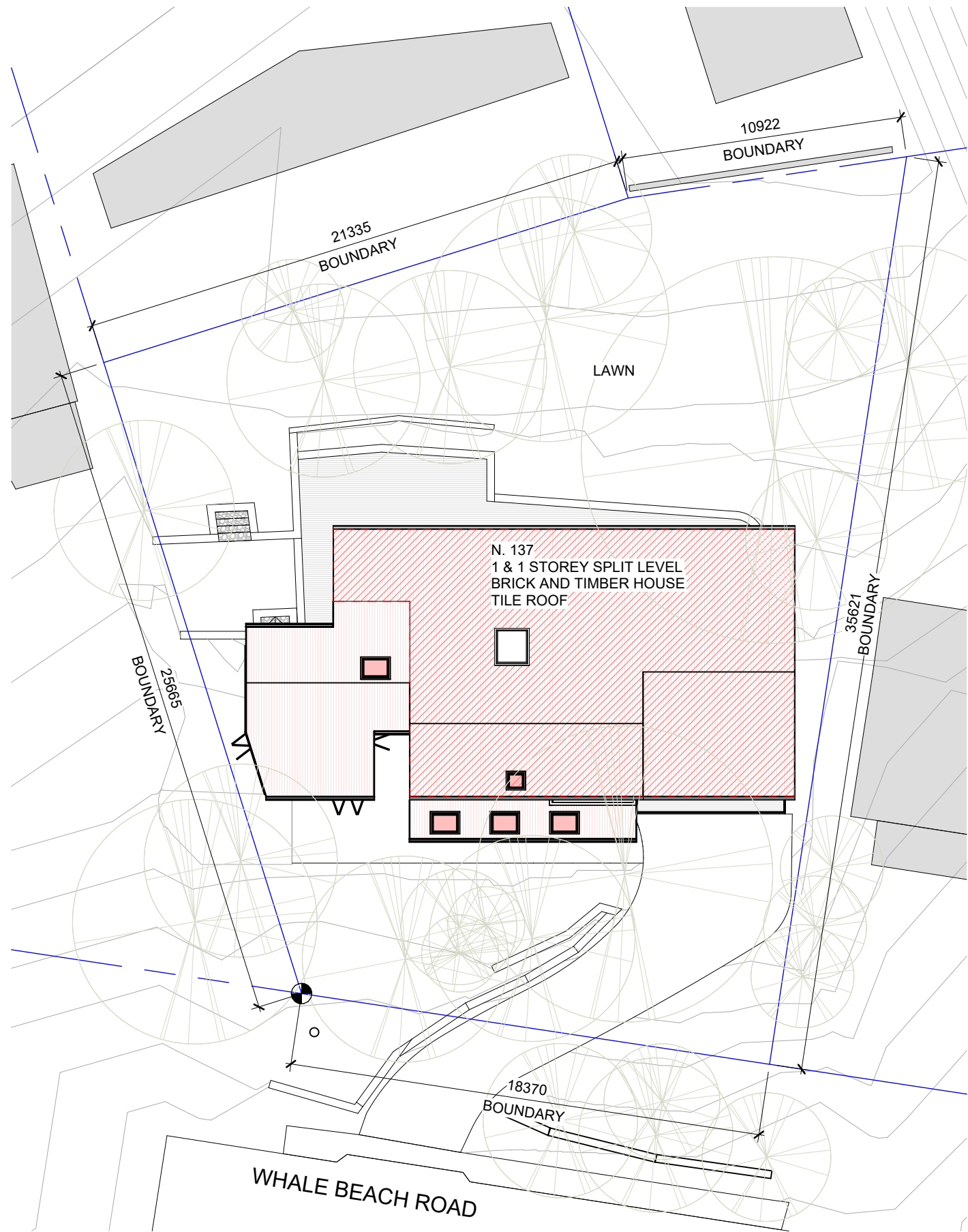
1 IMAGE 1



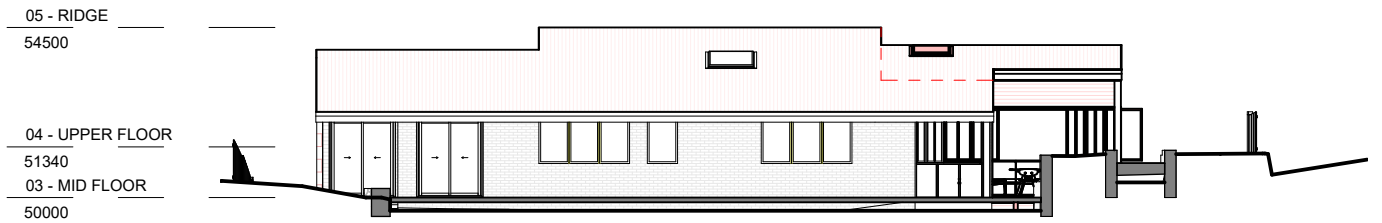
2 IMAGE 2



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					N.°	Date	Note				
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					B	14.01.25	FOR COORDINATION				
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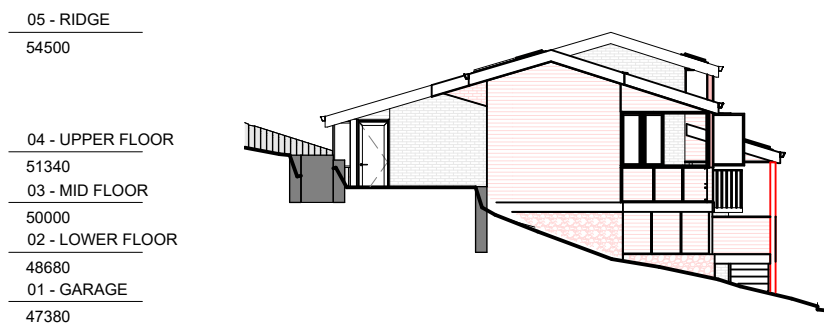
1 SITE PLAN - NOTIFICATION
1 : 200



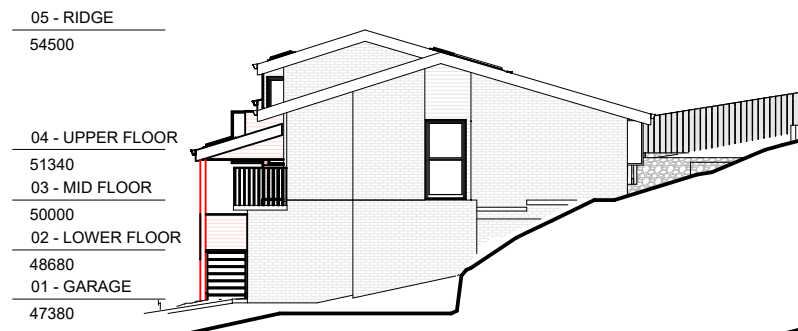
2 NORTH_EAST ELEVATION - PROPOSED.
1 : 200



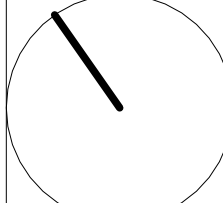
3 SOUTH_WEST ELEVATION - PROPOSED.
1 : 200



4 NORTH_WEST ELEVATION - PROPOSED.
1 : 200



5 SOUTH_EAST ELEVATION - PROPOSED.
1 : 200

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					N.°	Date	Note				
					A	03.12.24	FOR SUBMISSION				
					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				



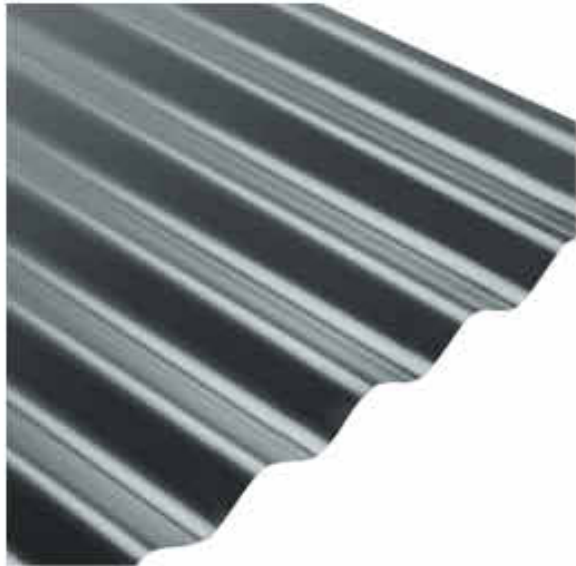
New brickwork to match existing



New cladding to match existing in both profile and colour



Timber framed Bi-fold doors and windows with oiled natural finish



Basalt*

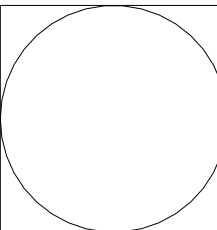
Colorbond Custom Orb roof sheeting in BASALT



Steel balustrading with black painted finish



Visualisation

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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.º	Date	Note	0283	DA 19		
		Project Address	Sheet Title		C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)	Scale	Sheet A 3		
137 WHALE BEACH RD, AVALON BEACH 2107.		SCHEDULE OF MATERIALS AND EXTERNAL FINISHES									