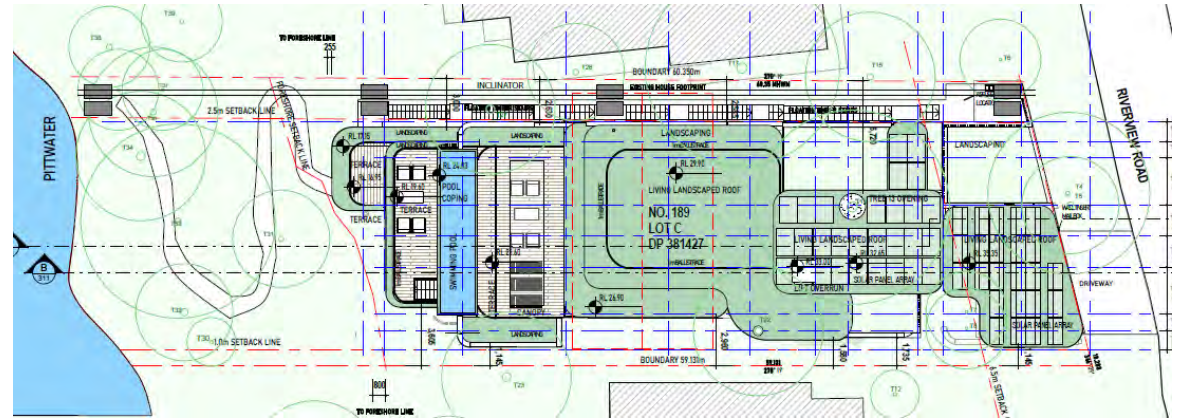


## DRAWING LIST

DRAWING NO.	DRAWING NAME	CURRENT REVISION	DRAWING SCALE
<b>NOTIFICATION PLAN</b>			
050	NOTIFICATION PLAN	K	
<b>SITE PLANS</b>			
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101	SITE PLAN	K	1:200
102	SITE ANALYSIS	K	
<b>EXISTING &amp; DEMOLITION PLANS</b>			
120	EXISTING LAND SURVEYOR'S DRAWING	K	1:200
121	EXISTING & DEMOLITION PLAN	K	1:200
<b>FLOOR PLANS</b>			
200	FLOOR PLAN : GROUND LEVEL	K	1:200
201	FLOOR PLAN : LEVEL -1	K	1:200
202	FLOOR PLAN : LEVEL -2	K	1:200
203	FLOOR PLAN : LEVEL -3	K	1:200
204	FLOOR PLAN : LEVEL -4	K	1:200
205	FLOOR PLAN : LEVEL -5	K	1:200
206	FLOOR PLAN : ROOF	K	1:200
<b>AREA DETAILS</b>			
210	FLOOR PLAN : LEVEL -2 POOL DETAIL	K	1:100
211	POOL DETAIL SECTION AND ELEVATIONS	K	
212	DRIVEWAY DETAIL	K	
<b>DIAGRAMS AND CONTROLS</b>			
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241	GROSS AREA BREAKDOWN	K	
250	PLANNING CONTROLS -10 M MAXIMUM BUILDING HEIGHT	K	
251	PLANNING CONTROLS -8.5M MAXIMUM BUILDING HEIGHT	K	
252	SHADOW DIAGRAMS @ 9AM	K	1:500
253	SHADOW DIAGRAMS 3D @ 9AM	K	
254	SHADOW DIAGRAMS @ 10AM	K	1:500
255	SHADOW DIAGRAMS 3D @ 10AM	K	
256	SHADOW DIAGRAMS @ 11AM	K	1:500
257	SHADOW DIAGRAMS 3D @ 11AM	K	
258	SHADOW DIAGRAMS @ 12PM	K	1:500
259	SHADOW DIAGRAMS 3D @ 12PM	K	
260	SHADOW DIAGRAMS @ 1PM	K	1:500
261	SHADOW DIAGRAMS 3D @ 1PM	K	
262	SHADOW DIAGRAMS @ 2PM	K	1:500
263	SHADOW DIAGRAMS 3D @ 2PM	K	
264	SHADOW DIAGRAMS @ 3PM	K	1:500
265	SHADOW DIAGRAM 3D @3PM	K	
266	LANDSCAPING AREA CALCULATIONS	K	1:200
267	TREE PROTECTION ZONE DIAGRAM	K	1:150
268	EXCAVATION DIAGRAMS	K	
269	FINANCIAL USABILITY OF SITE	K	1:200
270	3D BUILDING ENVELOPE DIAGRAMS	K	
271	HABITAT LOSS DIAGRAM	K	1:200
<b>ELEVATIONS</b>			
300	NORTH ELEVATION	K	1:200
301	SOUTH ELEVATION	K	1:200
302	WEST ELEVATION	K	1:200
303	EAST ELEVATION	K	1:50
<b>SECTIONS</b>			
310	SECTION A-A	K	1:200
311	SECTION B-B	K	1:200
<b>RENDERS</b>			
320	EXTERNAL RENDER 1	K	
321	EXTERNAL RENDER 2	K	



**DURIE RESIDENCE**  
**189 RIVERVIEW ROAD, AVALON BEACH, NSW 2107**  
**DEVELOPMENT APPLICATION**



SITE PLAN NOT TO SCALE



EAST ELEVATION



SOUTH ELEVATION

**DURIE DESIGN**

DA ISSUE

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

NOTIFICATION PLAN

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I	INCLINATION ADDED		30/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIC COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Notification Plan

SCALE:  
DRAWN: JL  
APPROVED: AC

DRAWING No. REVISION  
001 - 050 (K)

Site:  
189 Riverview Road  
Avalon Beach

Onsite foreshore  
access

Pittwater



### LOCALITY PLAN

**DURIE**DESIGN

DA ISSUE

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

LOCALITY PLAN

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Locality Plan

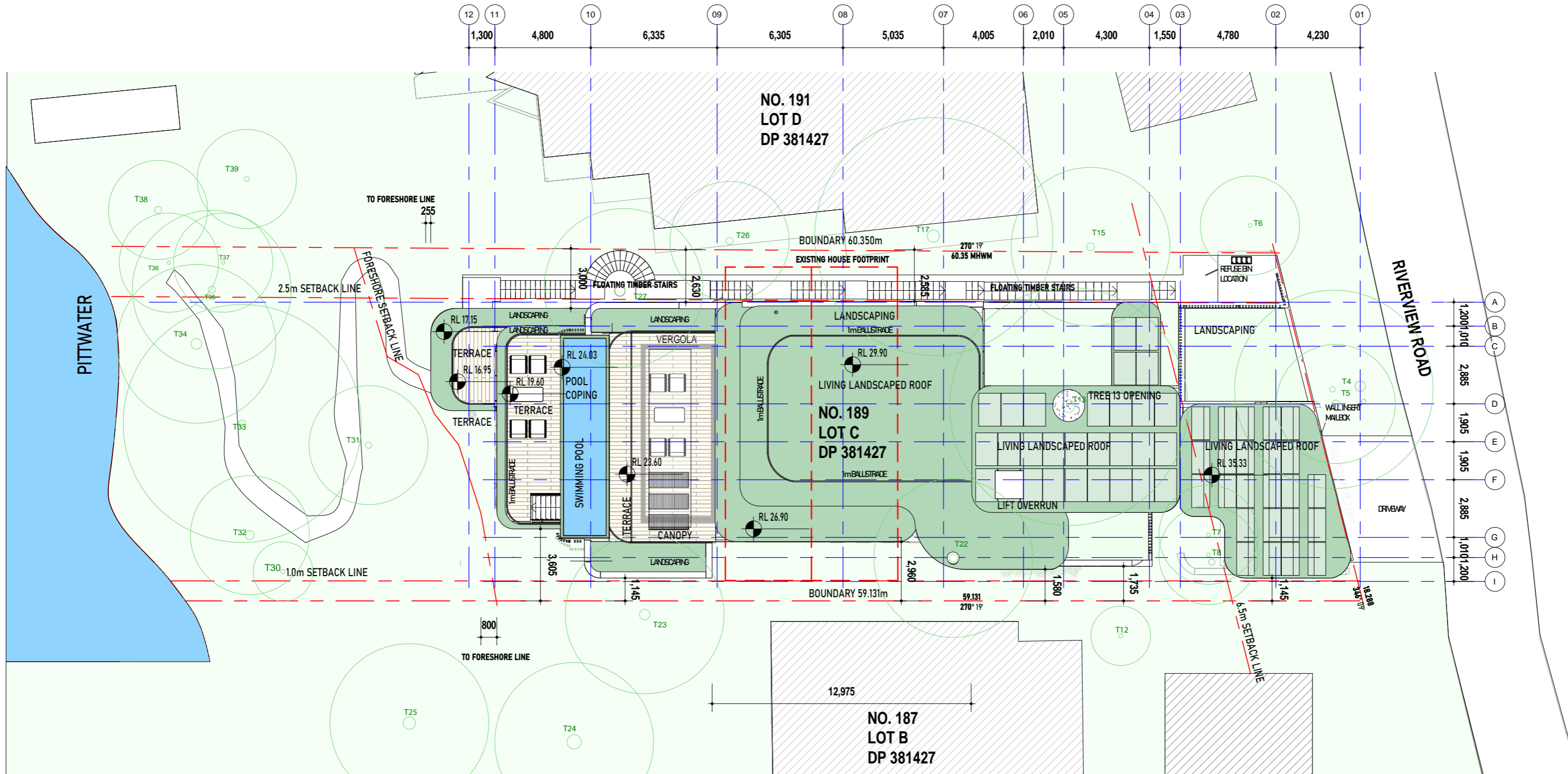
SCALE:  
DRAWN: JL  
APPROVED: AC

DRAWING No.  
001 - 100



REVISION

(K)



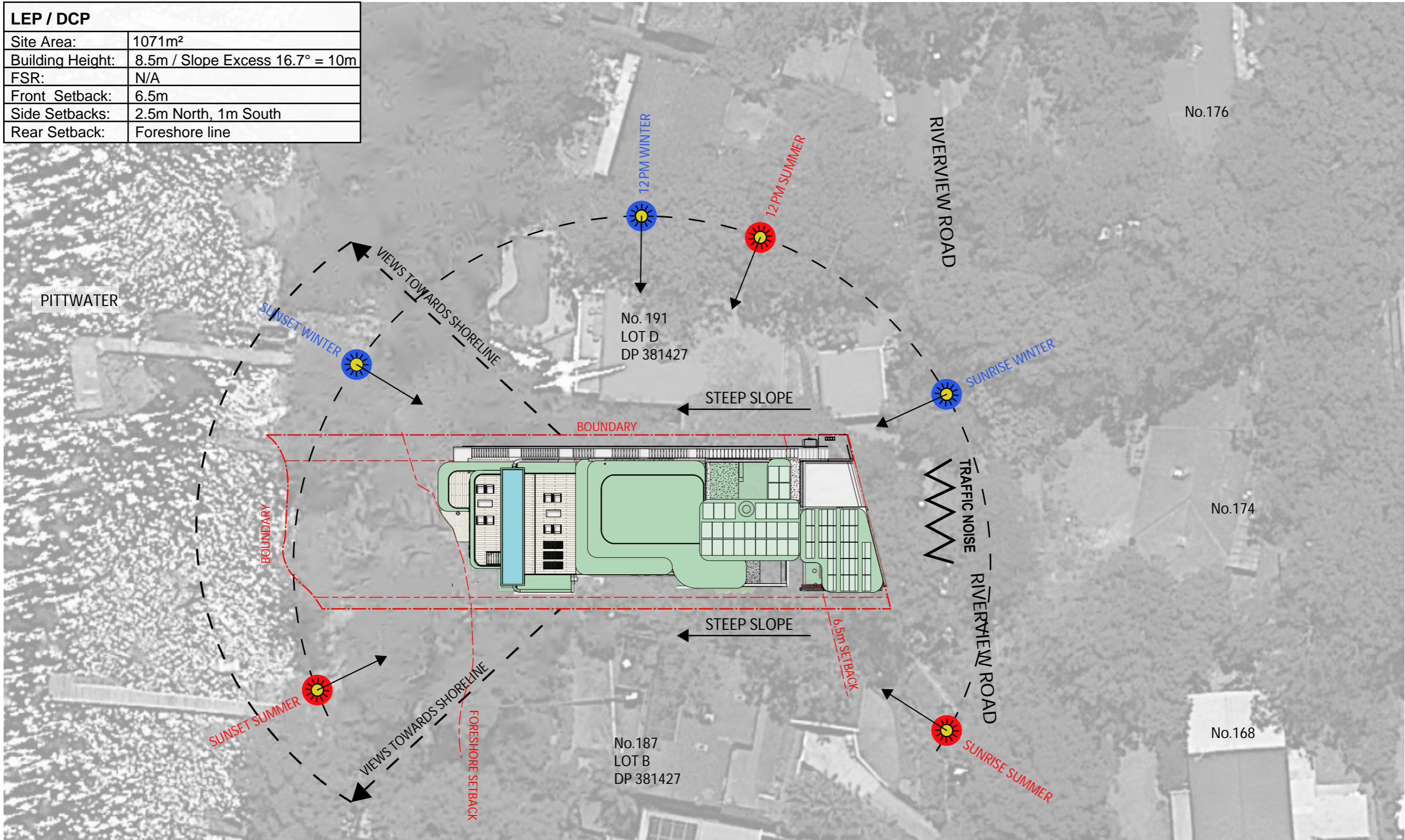
**SITE PLAN**

1 : 200



	<p><b>DA ISSUE</b></p>	<p>LOT C DP 381427 AREA 1071m<sup>2</sup></p> <p>CLIENT: Jamie Durie</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>BUILDING REDESIGN PER PRE-DA COMMENTS</td> <td></td> <td>28/06/2021</td> </tr> <tr> <td>C</td> <td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td> <td></td> <td>12/07/2021</td> </tr> <tr> <td>D</td> <td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td> <td></td> <td>16/07/2021</td> </tr> <tr> <td>E</td> <td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td> <td></td> <td>19/07/2021</td> </tr> <tr> <td>F</td> <td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td> <td></td> <td>06/08/2021</td> </tr> <tr> <td>G</td> <td>BASIX COMMENTS AND NOTES ADDED</td> <td></td> <td>10/08/2021</td> </tr> <tr> <td>H</td> <td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td> <td></td> <td>17/08/2021</td> </tr> <tr> <td>I</td> <td>INCLINATION ADDED</td> <td></td> <td>10/09/2021</td> </tr> <tr> <td>J</td> <td>BUILDING REDESIGN PER DA COMMENTS</td> <td></td> <td>11/10/2021</td> </tr> <tr> <td>K</td> <td>BASIX COMMENTS AND NOTES ADDED</td> <td></td> <td>15/11/2021</td> </tr> </tbody> </table>	No.	DESCRIPTION	AMENDMENT	DATE	B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021	C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021	D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021	E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021	F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	G	BASIX COMMENTS AND NOTES ADDED		10/08/2021	H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021	I	INCLINATION ADDED		10/09/2021	J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021	K	BASIX COMMENTS AND NOTES ADDED		15/11/2021	<p>PROJECT NAME: Durie Residence ADDRESS: 189 Riverview, Avalon Beach, NSW 2107 DRAWING TITLE: Site Plan</p>	<p>NORTH</p>
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LEP / DCP	
Site Area:	1071m <sup>2</sup>
Building Height:	8.5m / Slope Excess 16.7° = 10m
FSR:	N/A
Front Setback:	6.5m
Side Setbacks:	2.5m North, 1m South
Rear Setback:	Foreshore line

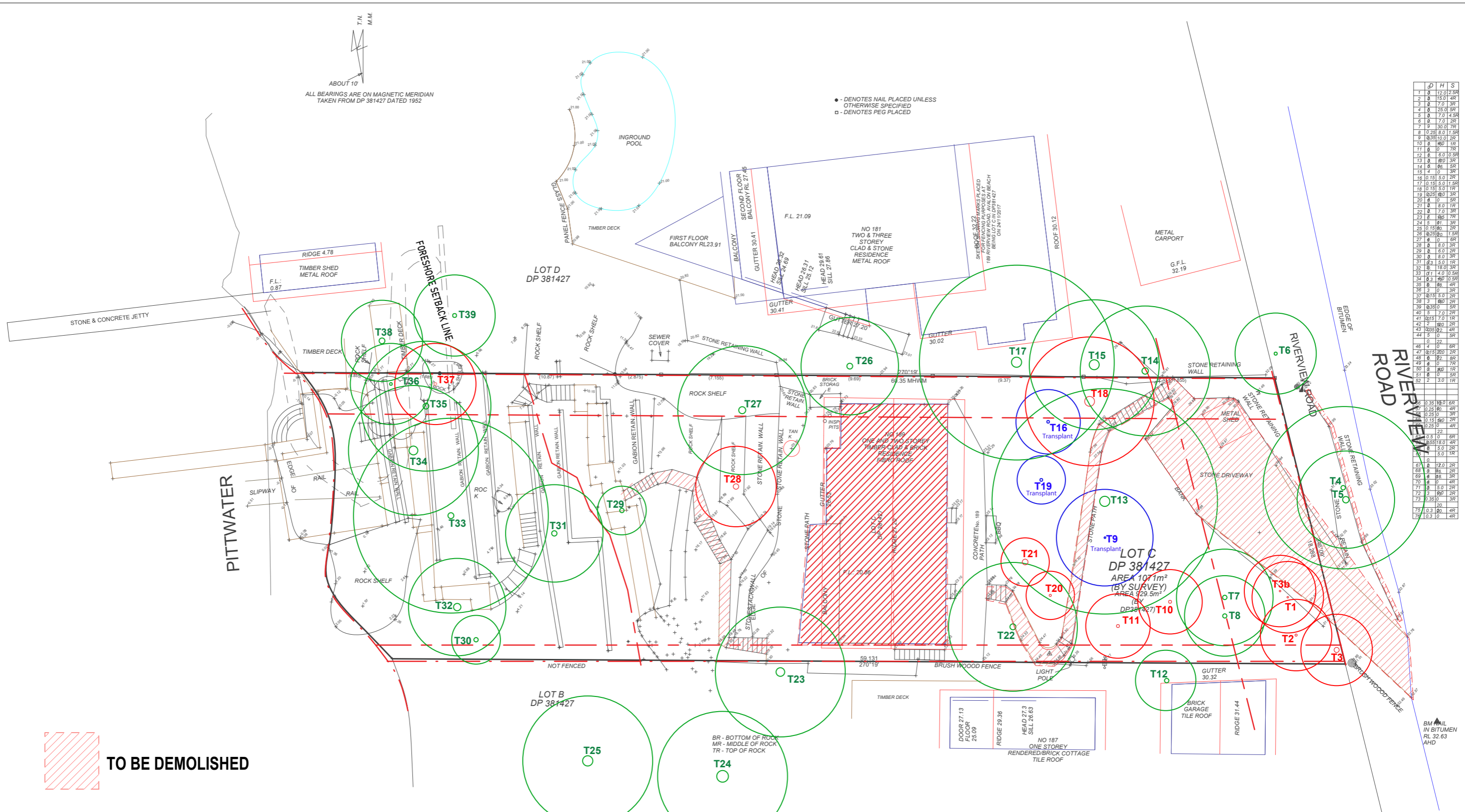


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T.N.  
M.M.  
ABOUT 10°  
ALL BEARINGS ARE ON MAGNETIC MERIDIAN  
TAKEN FROM DP 381427 DATED 1952

• - DENOTES NAIL PLACED UNLESS  
OTHERWISE SPECIFIED  
□ - DENOTES PEG PLACED



TO BE DEMOLISHED

EXISTING AND DEMOLITION PLANS  
1:200  
SUITE 7/14 FRENCH AVENUE, BANKSTOWN  
PH: 02 9708 0177 FAX: 02 9708 0255 E: info@sydneyurveyors.com.au

NOTE: BOUNDARIES HAVE BEEN DEFINED FOR PLANNING & DESIGN PURPOSES  
PROPOSED STRUCTURES ON OR NEAR BOUNDARIES OF THE LAND MUST SET OUT BY A REGISTERED SURVEYOR  
THE EXACT LOCATION OF UNDERGROUND SERVICES IS UNKNOWN  
STATE SURVEY MARK CONNECTED TO FOR AND LEVEL ON 1/3/2016, NOW GONE.

BENCH MARK	TELSTRA PIT	WATER METER	SEWER MANHOLE	STOP VALVE
TREES	HYDRANT	GAS METER	POWER POLE	DRAIN / GRATE

SHEET 01 OF 01  
REF: 14542/1E  
SCALE: 1:100 @A0  
GRID:  
DATUM: AHD (+1.34)  
DATE: 28/09/2020  
REGISTERED SURVEYOR

PLAN SHOWING DETAIL AND LEVELS AT  
189 RIVERVIEW ROAD, AVALON BEACH  
LOT C IN DP381427

STATION	D	H	S
1	0	12.0	2SR
2	0	15.0	4R
3	0	17.0	3R
4	0	20.0	5R
5	0	7.0	4SR
6	0	7.0	2R
7	0	30.0	7R
8	0	8.0	1SR
9	0	30.0	10.2R
10	0	10.0	1R
11	0	0	7R
12	0	4.0	0.5SR
13	0	0	2R
14	0	0	5R
15	0	0	3R
16	0	0	0.2R
17	0	15.0	1.5SR
18	0	15.0	5.0 1R
19	0	0	0.2R
20	0	0	5R
21	0	0	1R
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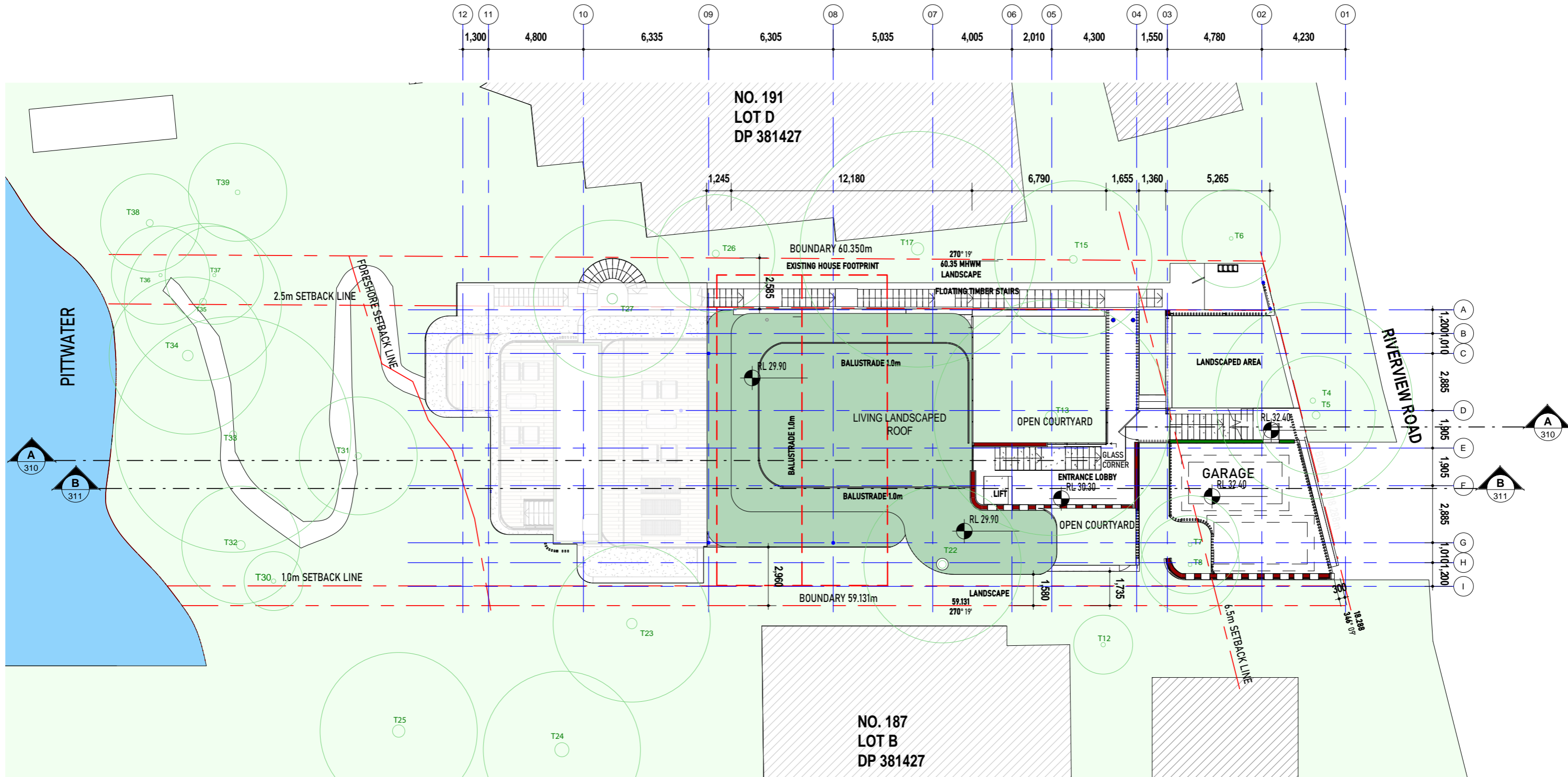
**DURIE DESIGN**

**DA ISSUE**  
EXISTING AND DEMOLITION PLANS

LOT C DP 381427  
AREA 1071m<sup>2</sup>  
CLIENT: Jamie Durie  
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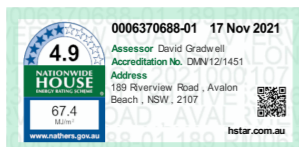
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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Existing and demolition plans  
SCALE: 1:200  
DRAWN: JL  
APPROVED: AC  
DRAWING No. 001-120  
REVISION K



**GROUND FLOOR**

1 : 200



**DURIE DESIGN**

**DA ISSUE**

**GROUND FLOOR**

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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**PROJECT NAME:** Durie Residence  
**ADDRESS:** 189 Riverview, Avalon Beach, NSW 2107  
**DRAWING TITLE:** Ground Floor

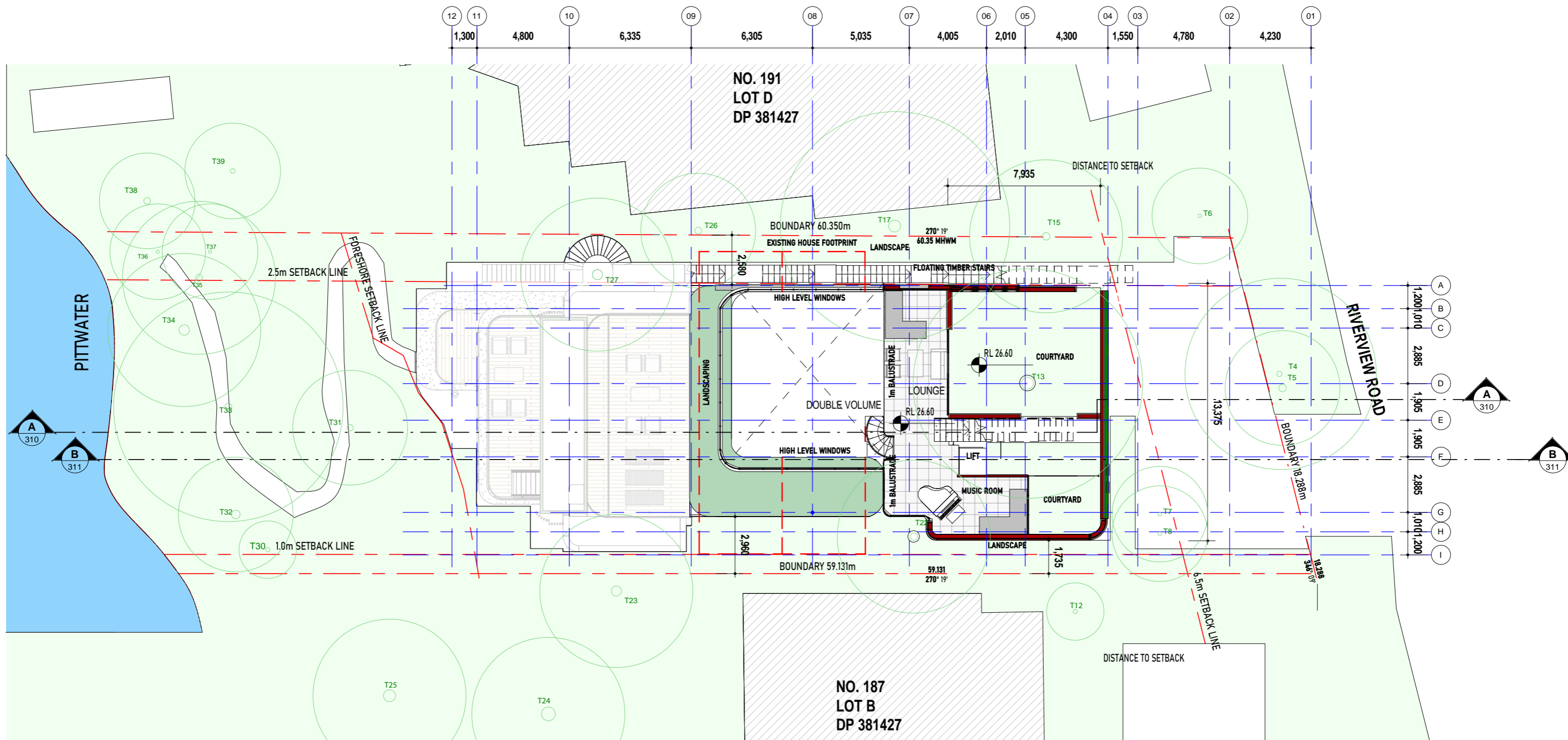
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**DRAWN:** JL  
**APPROVED:** AC

**DRAWING No.**  
**001 - 200**



REVISION

**(K)**



LEVEL -1

1 : 200



**DURIE DESIGN**

DA ISSUE

LEVEL -1

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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DRAWING TITLE: Level -1

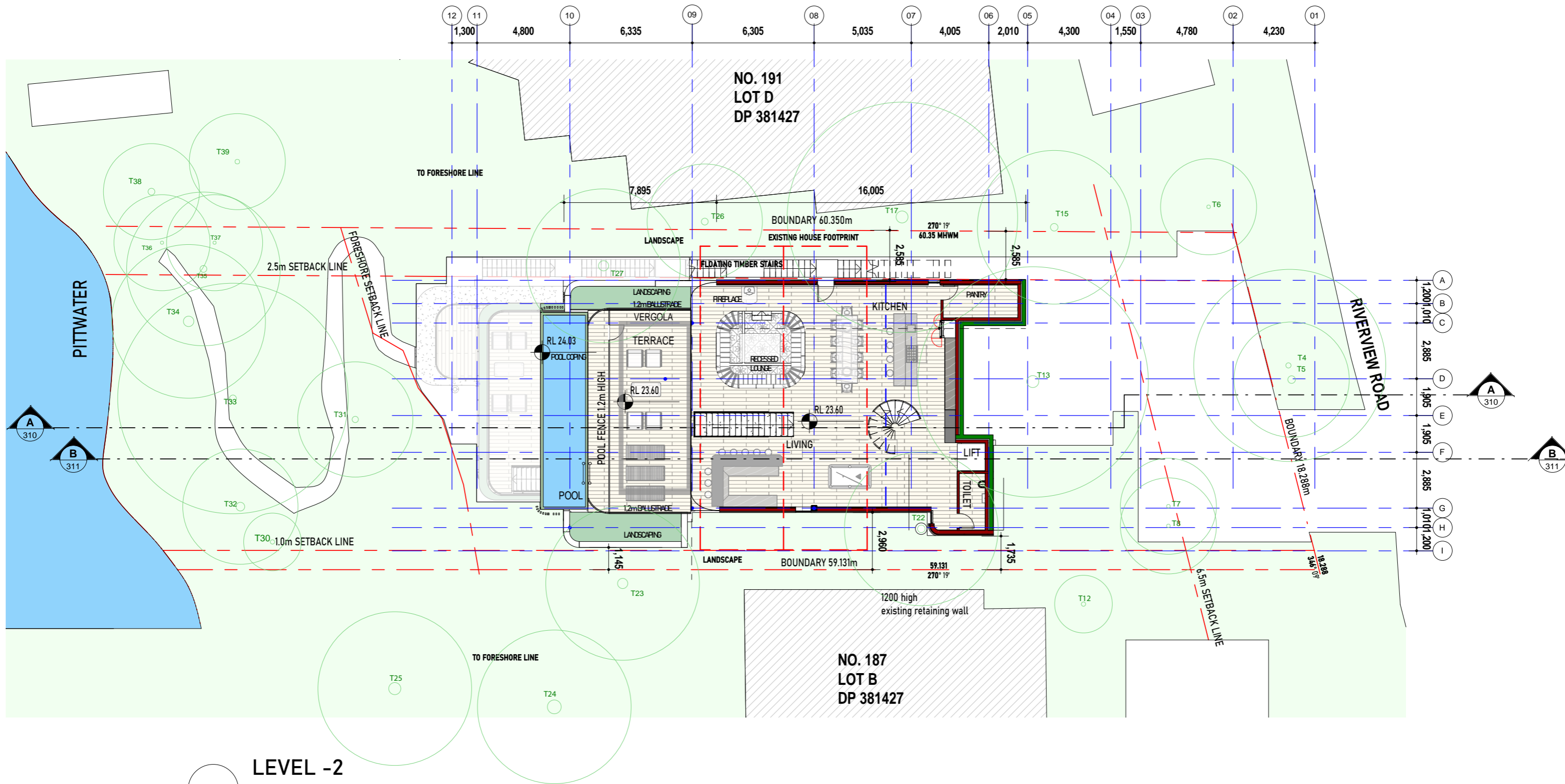
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DRAWN: JL  
APPROVED: AC

DRAWING No.  
**001 - 201**



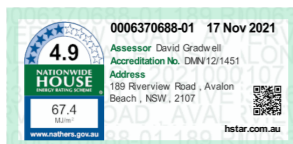
REVISION  
**(K)**





LEVEL -2

1 : 200



**DURIE DESIGN**

DA ISSUE

LEVEL -2

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Level -2

SCALE: 1 : 200

DRAWN: JL

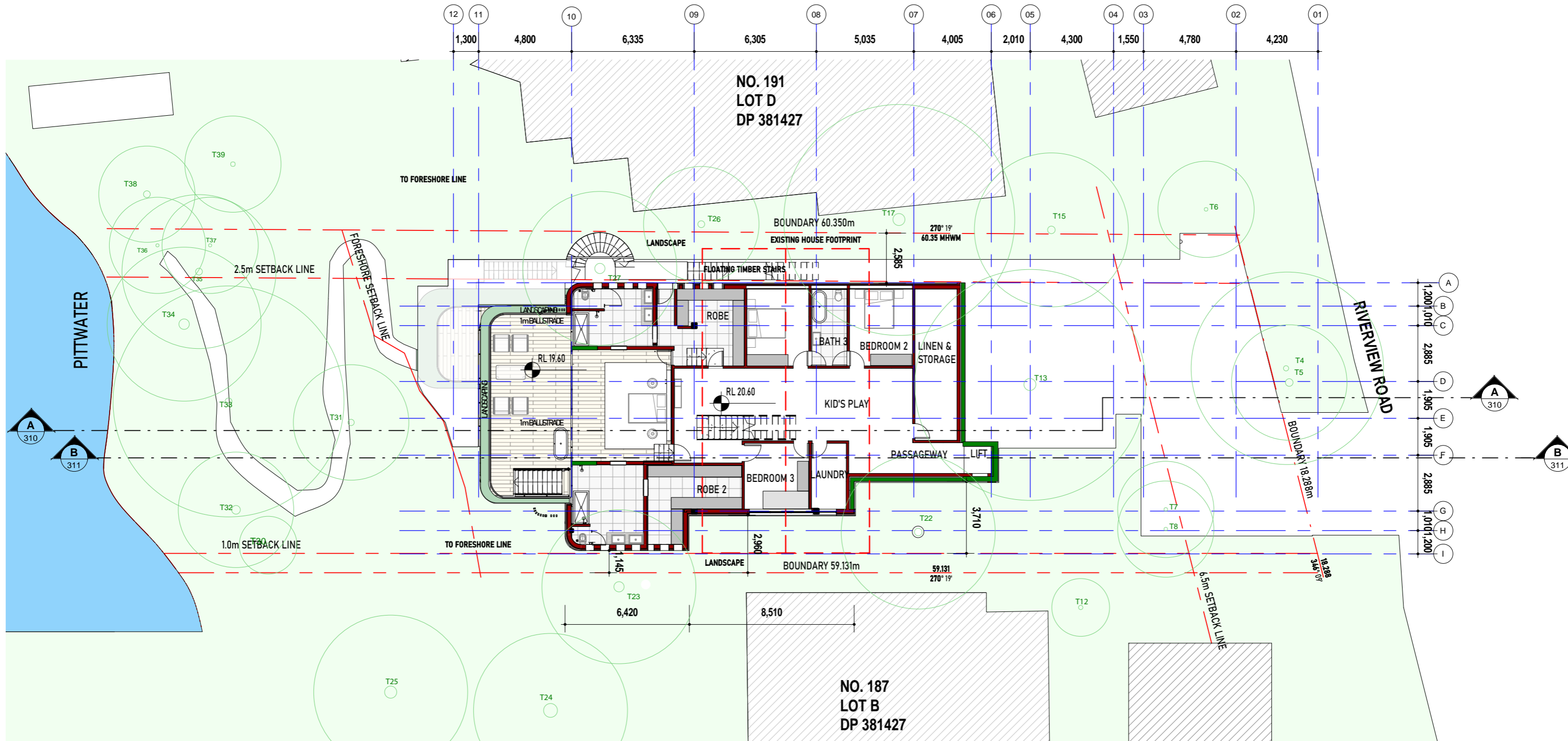
APPROVED: AC

DRAWING No.  
001 - 202



REVISION

**K**



LEVEL -3

1 : 200



**DURIE DESIGN**

DA ISSUE

LEVEL -3

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
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F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021
I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

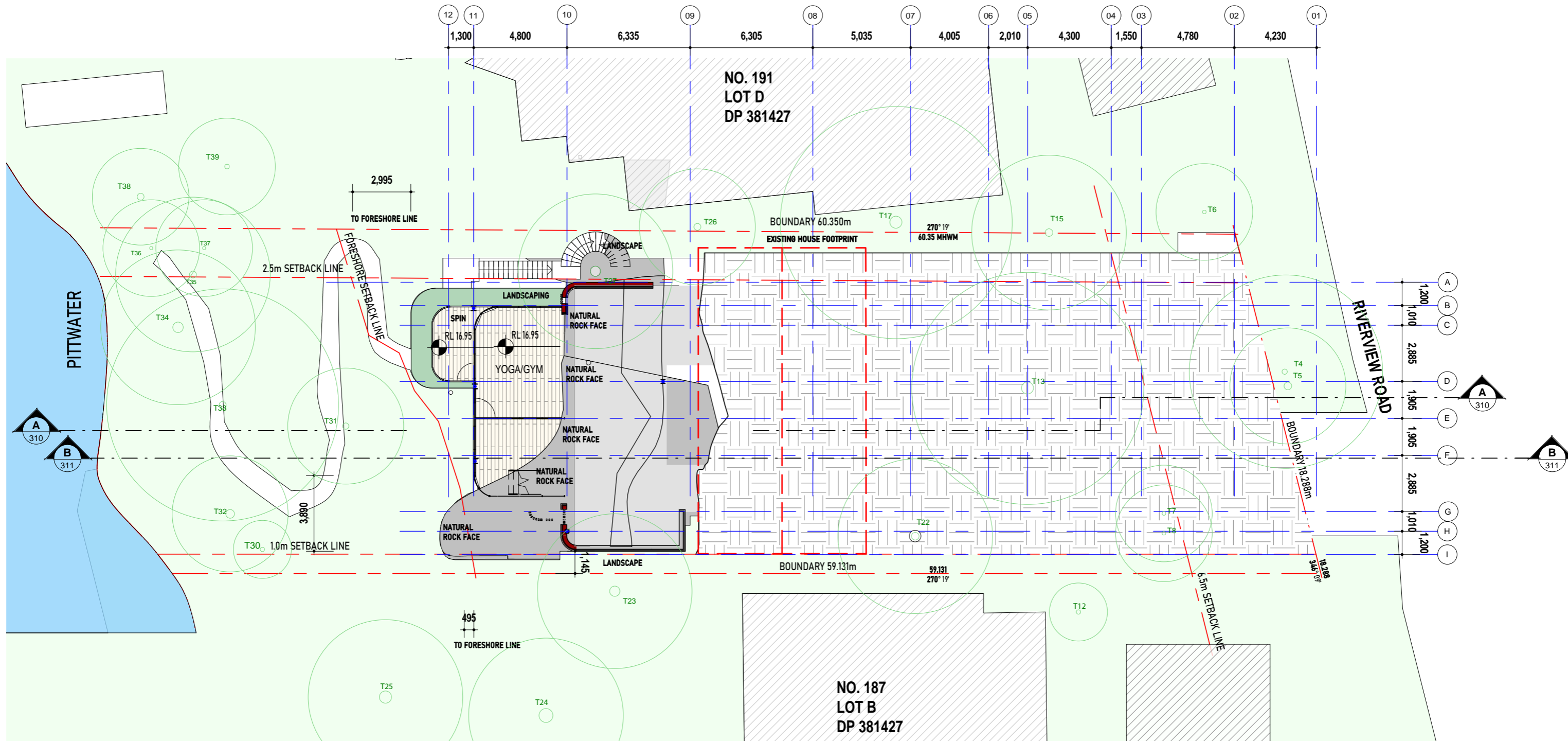
PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Level -3

SCALE: 1 : 200  
DRAWN: JL  
APPROVED: AC

DRAWING No.  
**001 - 203**

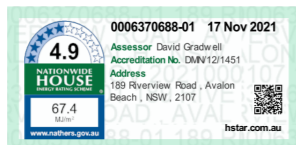


REVISION  
**(K)**



LEVEL -4

1 : 200



**DURIE DESIGN**

DA ISSUE

LEVEL -4

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Level -4

SCALE: 1 : 200

DRAWN: JL

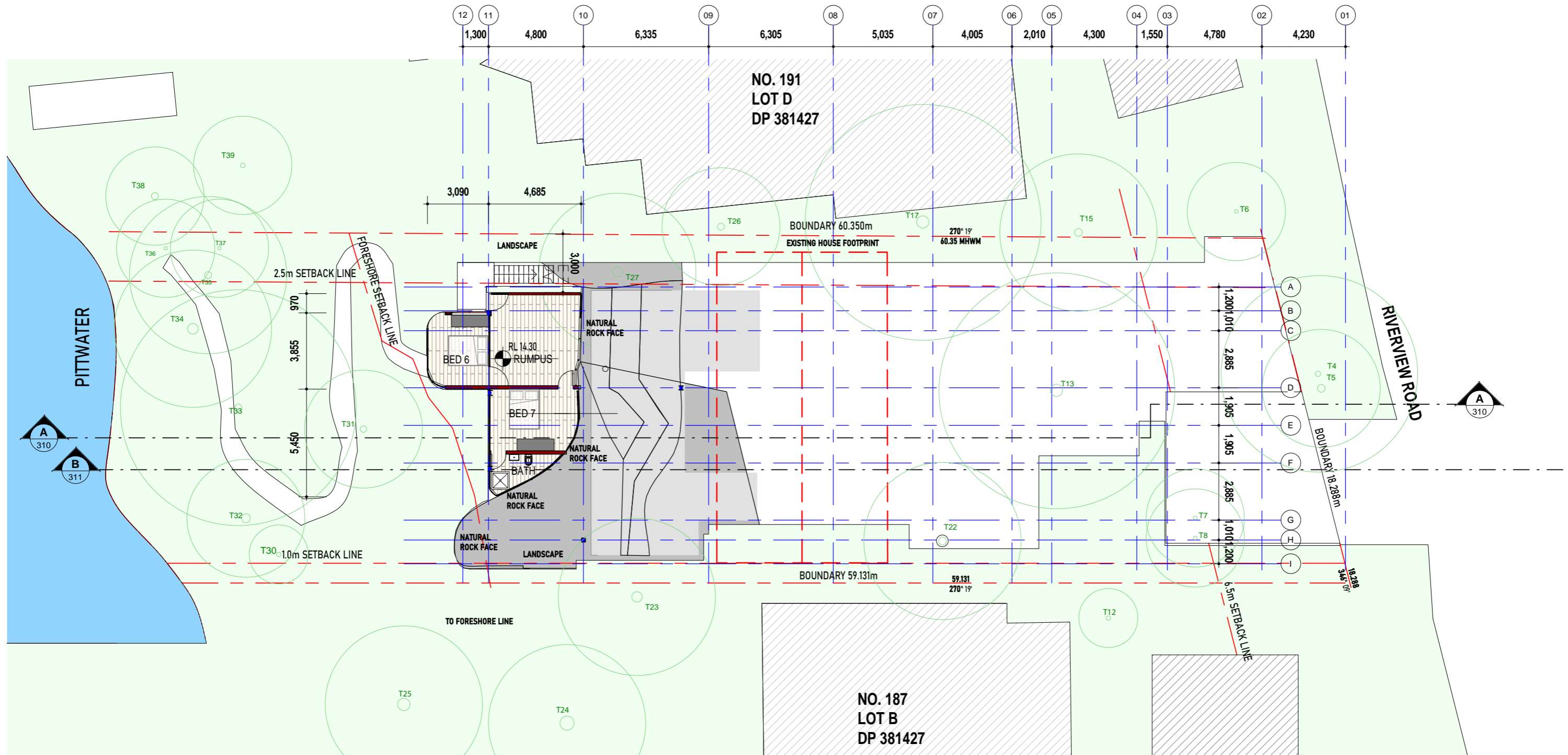
APPROVED: AC

DRAWING No.  
001 - 204

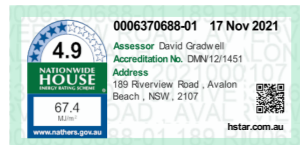


REVISION

(K)



LEVEL -5  
1 : 200



**DURIE DESIGN**

**DA ISSUE**

LEVEL -5

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Level -5

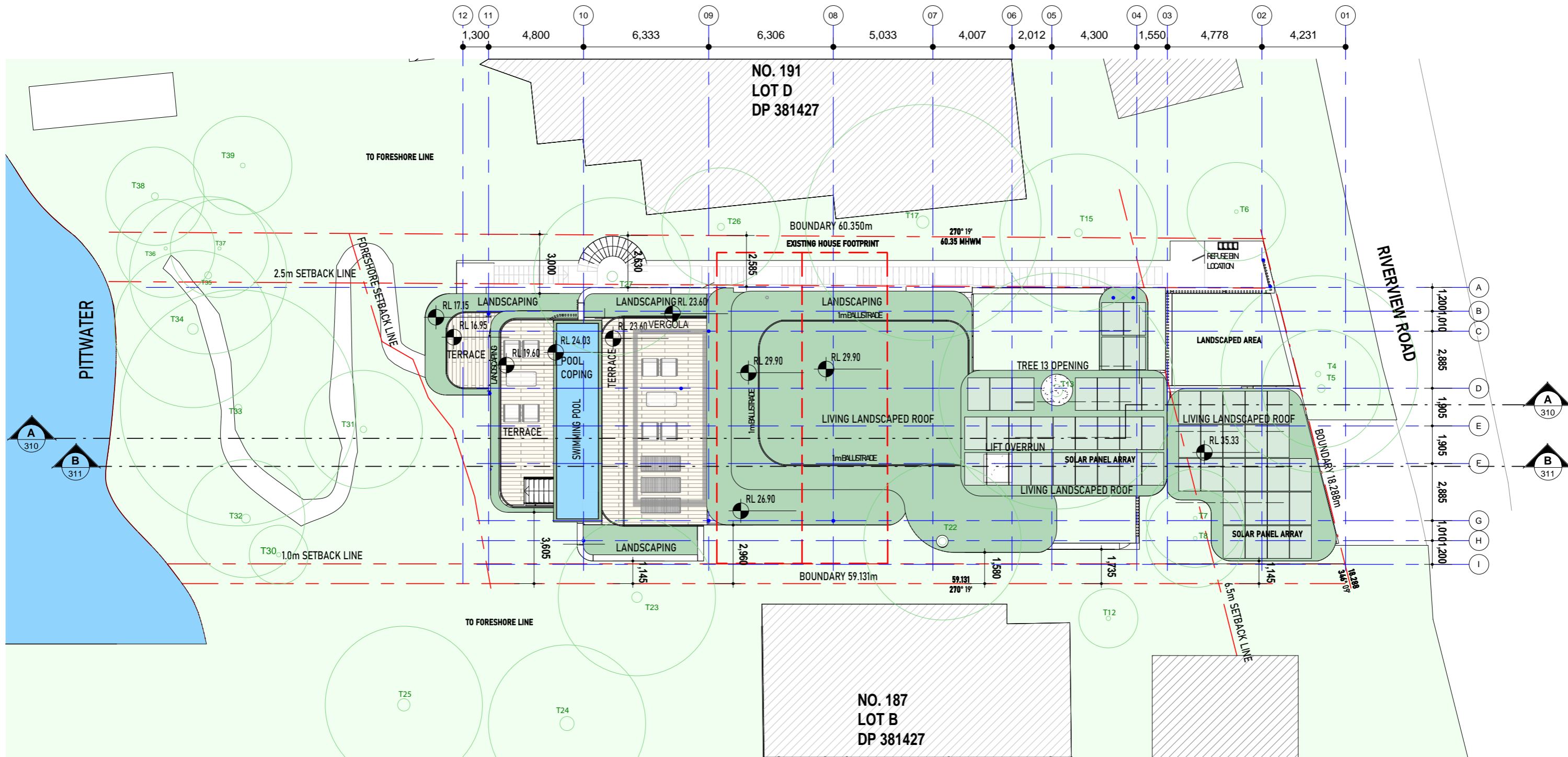
SCALE: 1 : 200  
DRAWN: JL  
APPROVED: AC

DRAWING No.  
**001 - 205**



REVISION

**(K)**



ROOF  
1:200



**DURIE DESIGN**

DA ISSUE

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

ROOF

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K	BASIX COMMENTS AND NOTES ADDED		15/11/2021

PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107

DRAWING TITLE: Roof

SCALE: 1:200

DRAWN: JL

APPROVED: AC

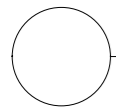
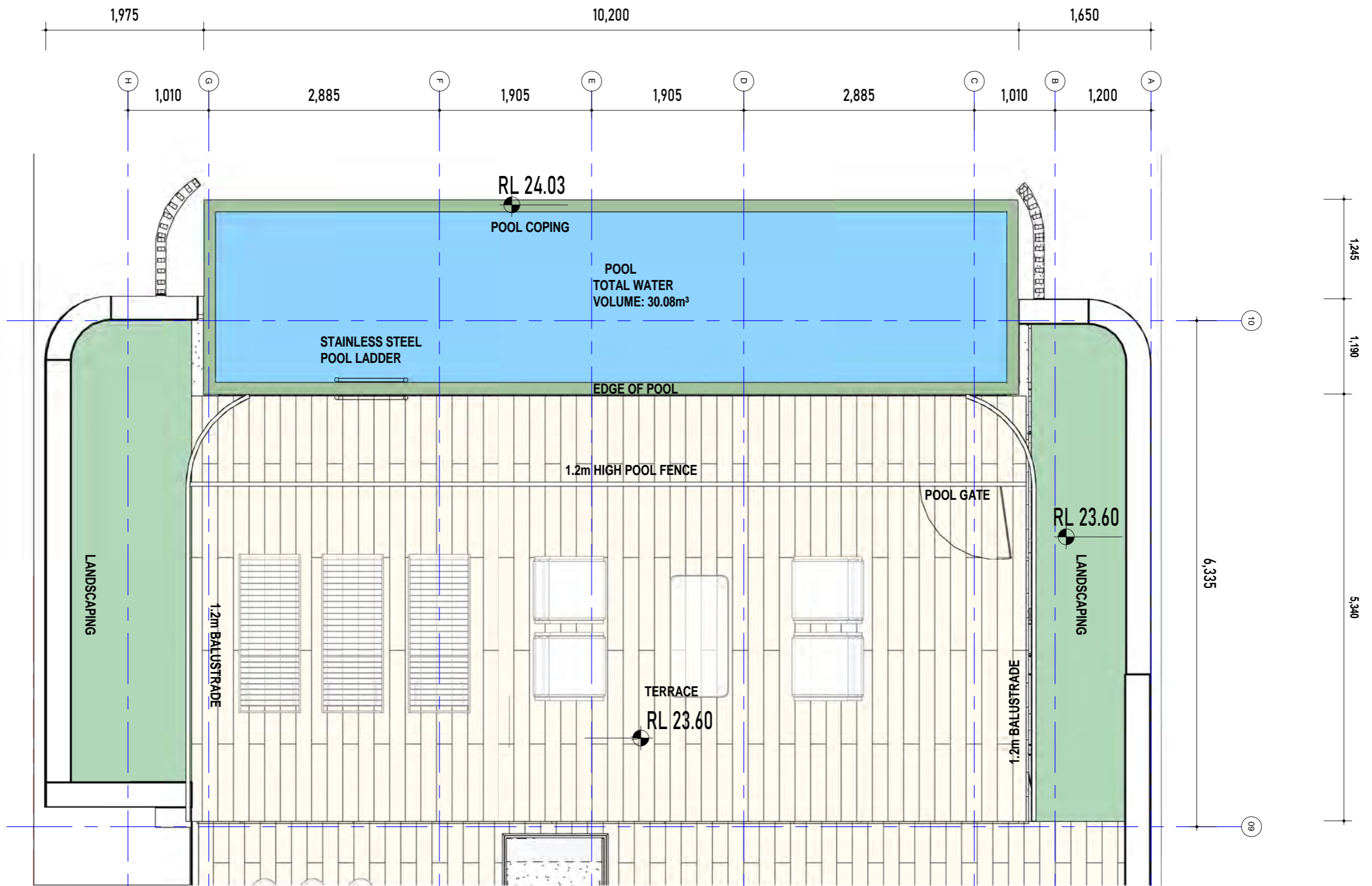
DRAWING No.

001-206

REVISION

K





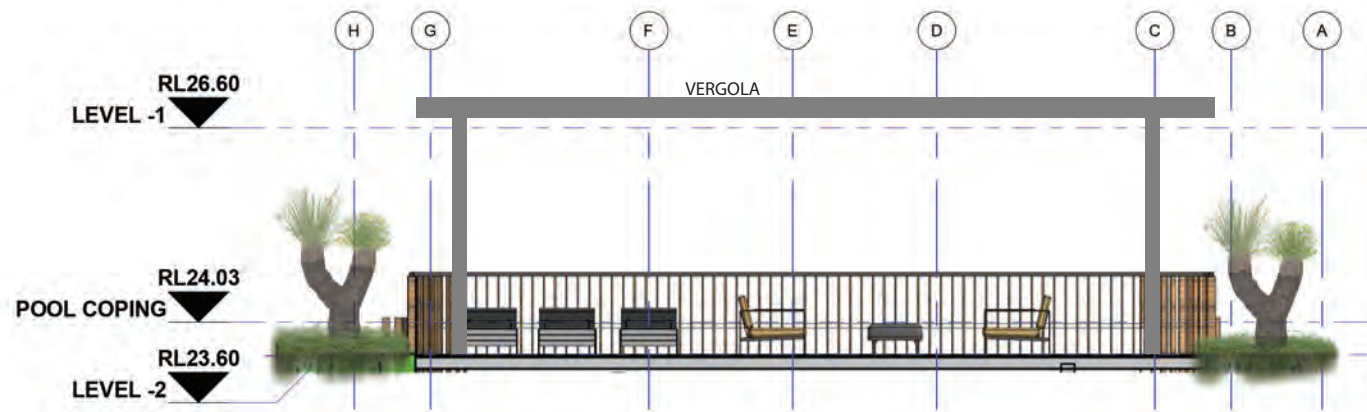
1 : 50

LEVEL -2 POOL DETAIL



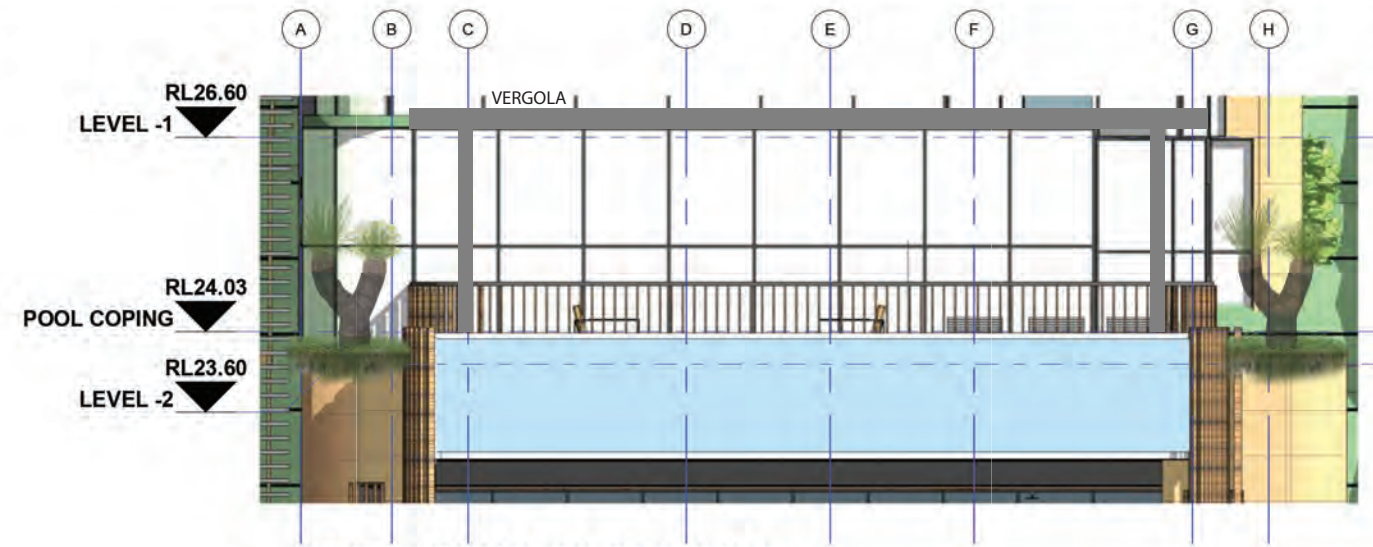
No.	DESCRIPTION	AMENDMENT	DATE
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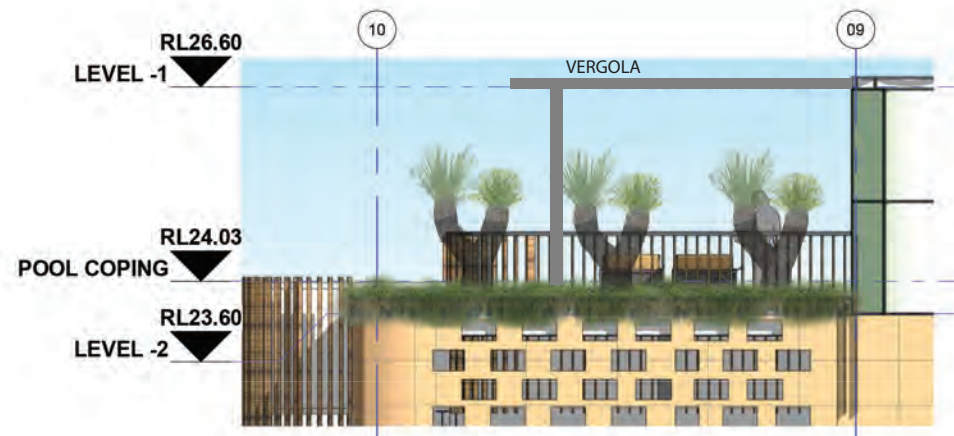
**EAST POOL ELEVATION**

1 : 100



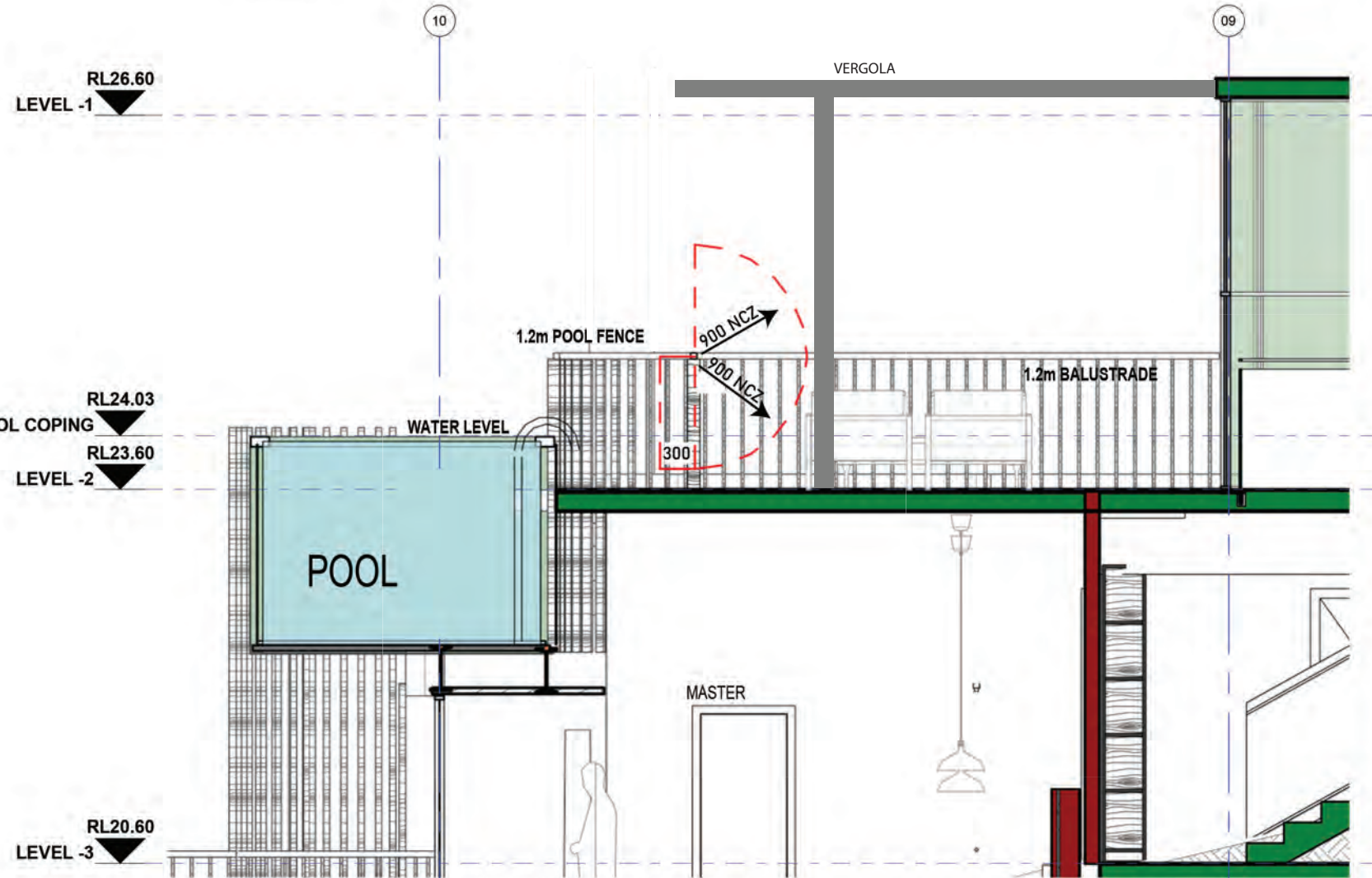
**WEST POOL ELEVATION**

1 : 100



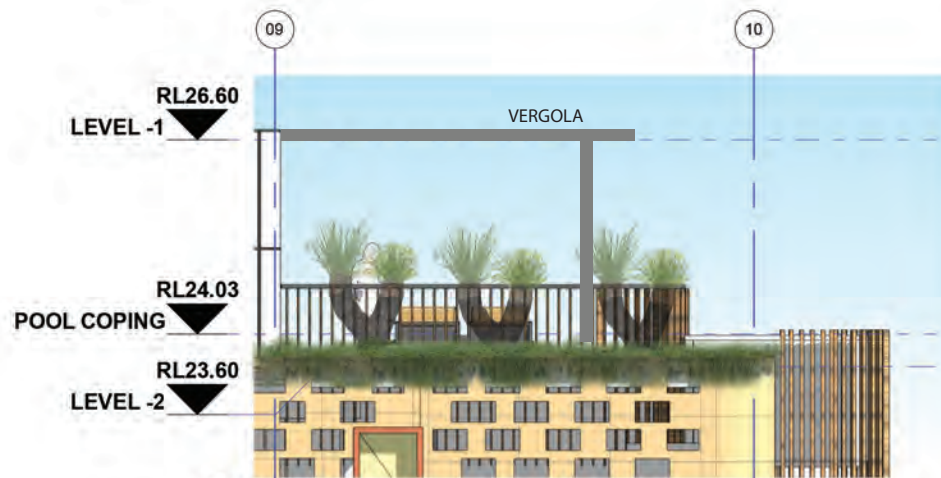
**SOUTH POOL ELEVATION**

1 : 100



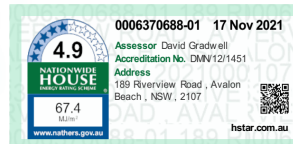
**SECTION C SWIMMING POOL**

1 : 50

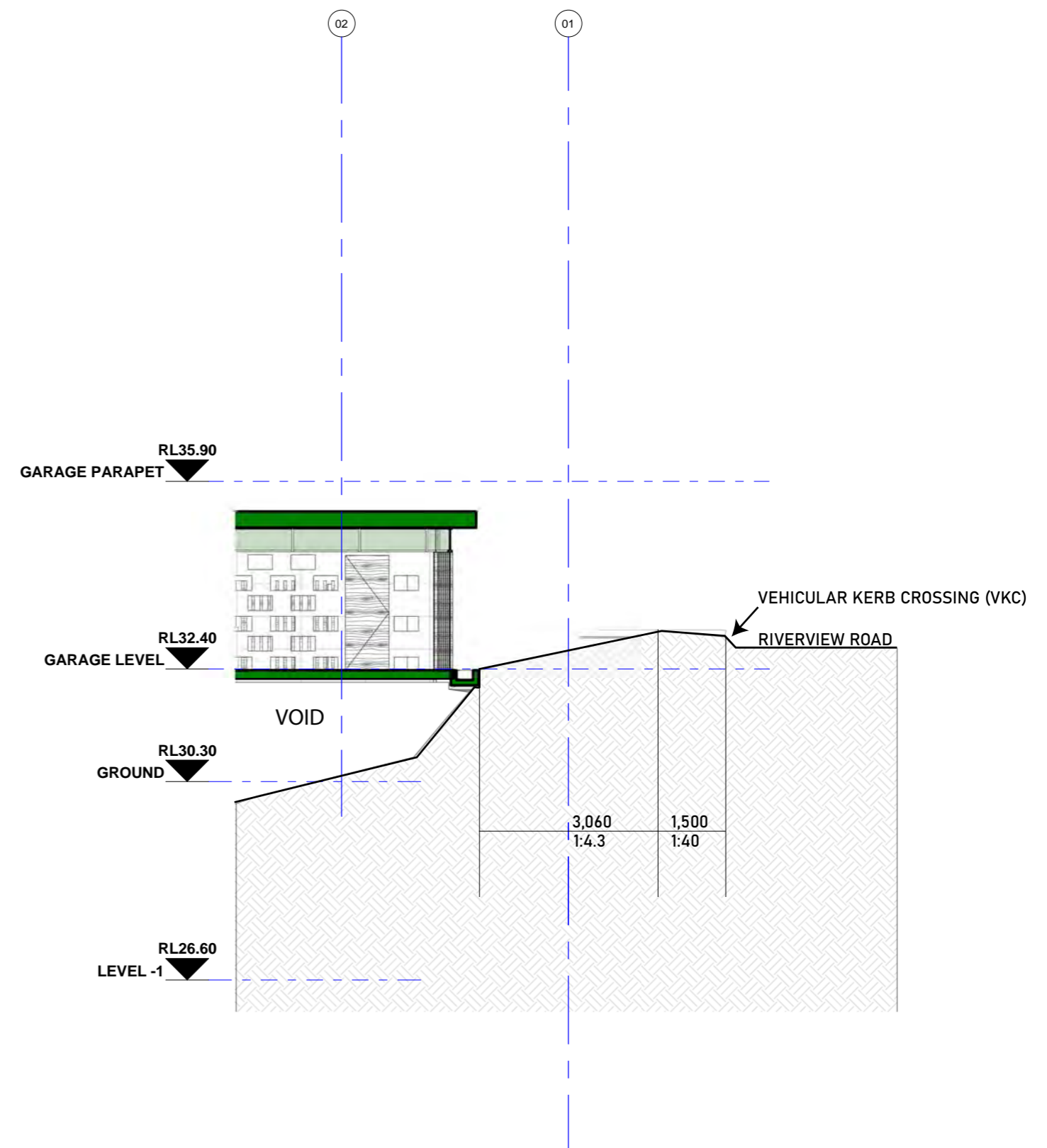
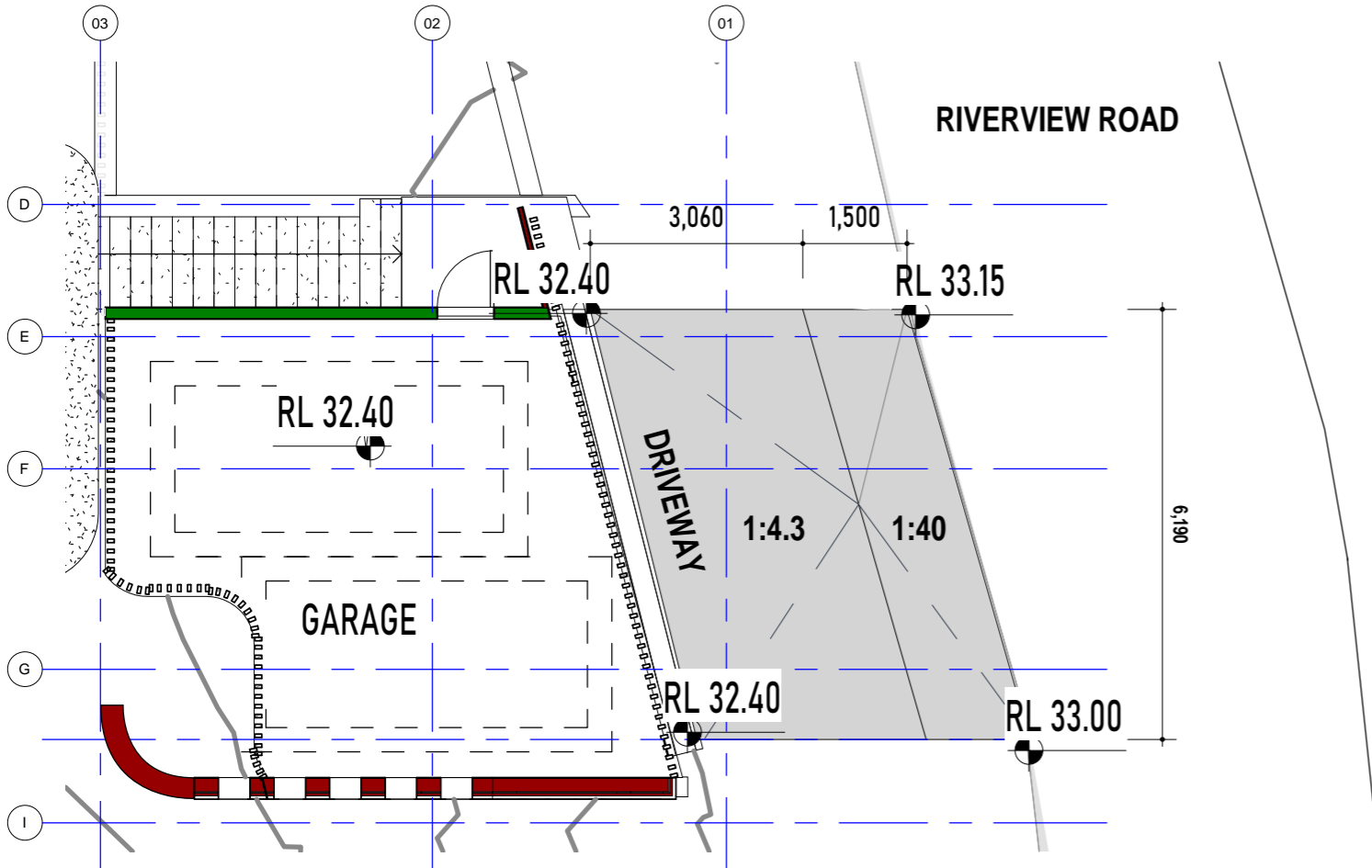


**NORTH POOL ELEVATION**

1 : 100



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I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021



**DURIE DESIGN**

**DA ISSUE**

**GARAGE DETAIL**

LOT C DP 381427  
AREA 1071m<sup>2</sup> CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Garage Detail

SCALE: 1:100  
DRAWN: JL  
APPROVED: AC

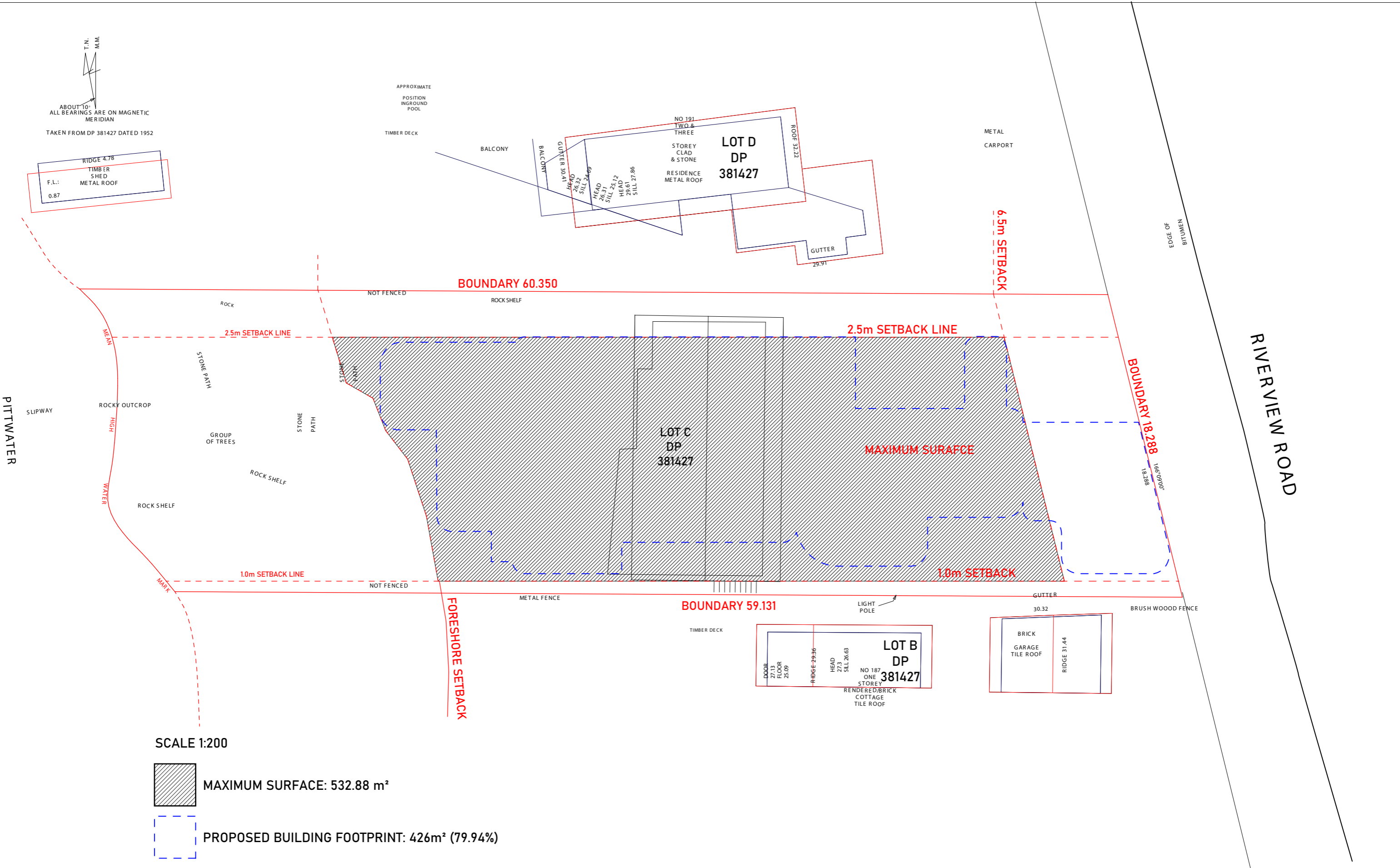
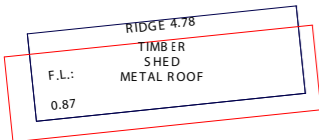
DRAWING No.  
**001 - 212**



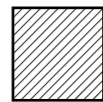
REVISION  
**K**



T.N.  
M.M.  
ABOUT 10°  
ALL BEARINGS ARE ON MAGNETIC  
MERIDIAN  
TAKEN FROM DP 381427 DATED 1952



SCALE 1:200



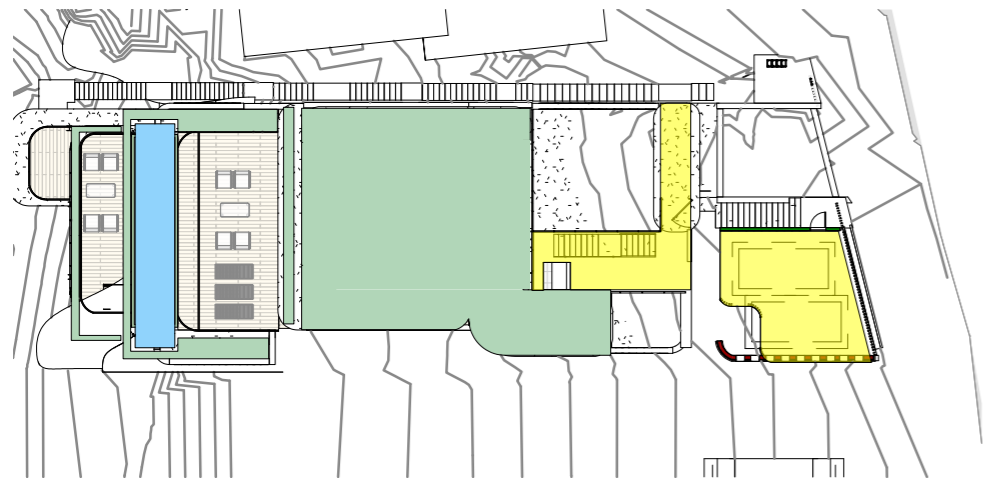
MAXIMUM SURFACE: 532.88 m<sup>2</sup>



PROPOSED BUILDING FOOTPRINT: 426m<sup>2</sup> (79.94%)

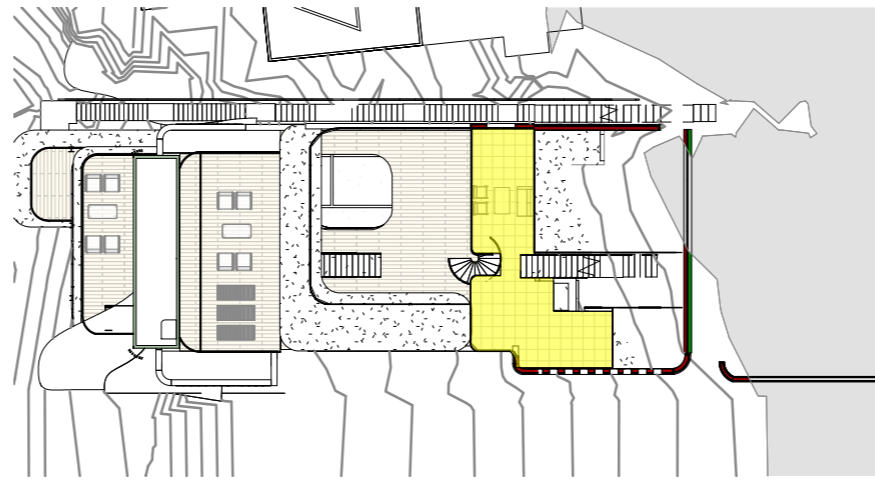
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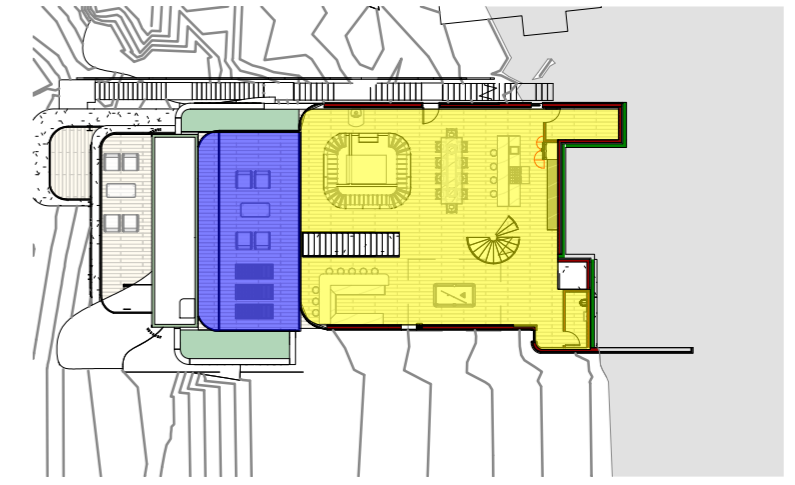
**GROUND FLOOR GFA**

1 : 400



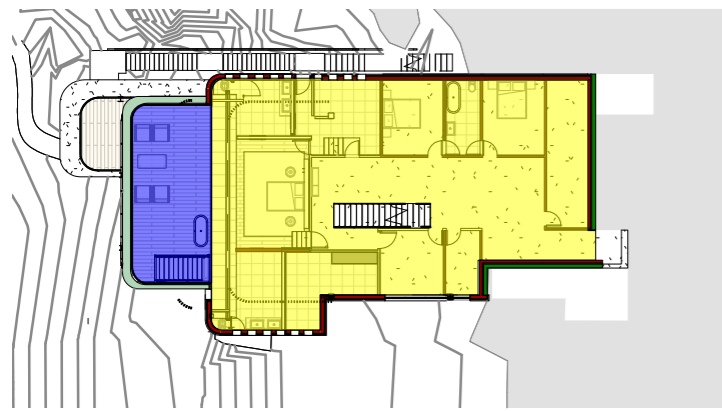
**LEVEL -1 GFA**

1 : 400



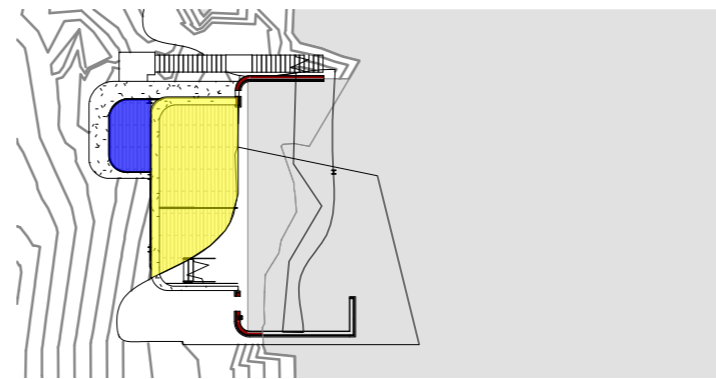
**LEVEL -2 GFA**

1 : 400



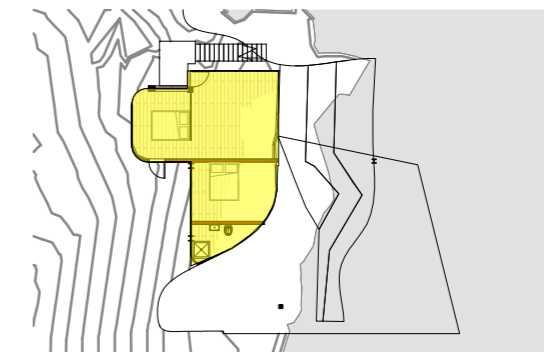
**LEVEL -3 GFA**

1 : 400



**LEVEL -4 GFA**

1 : 400



**LEVEL -5 GFA**

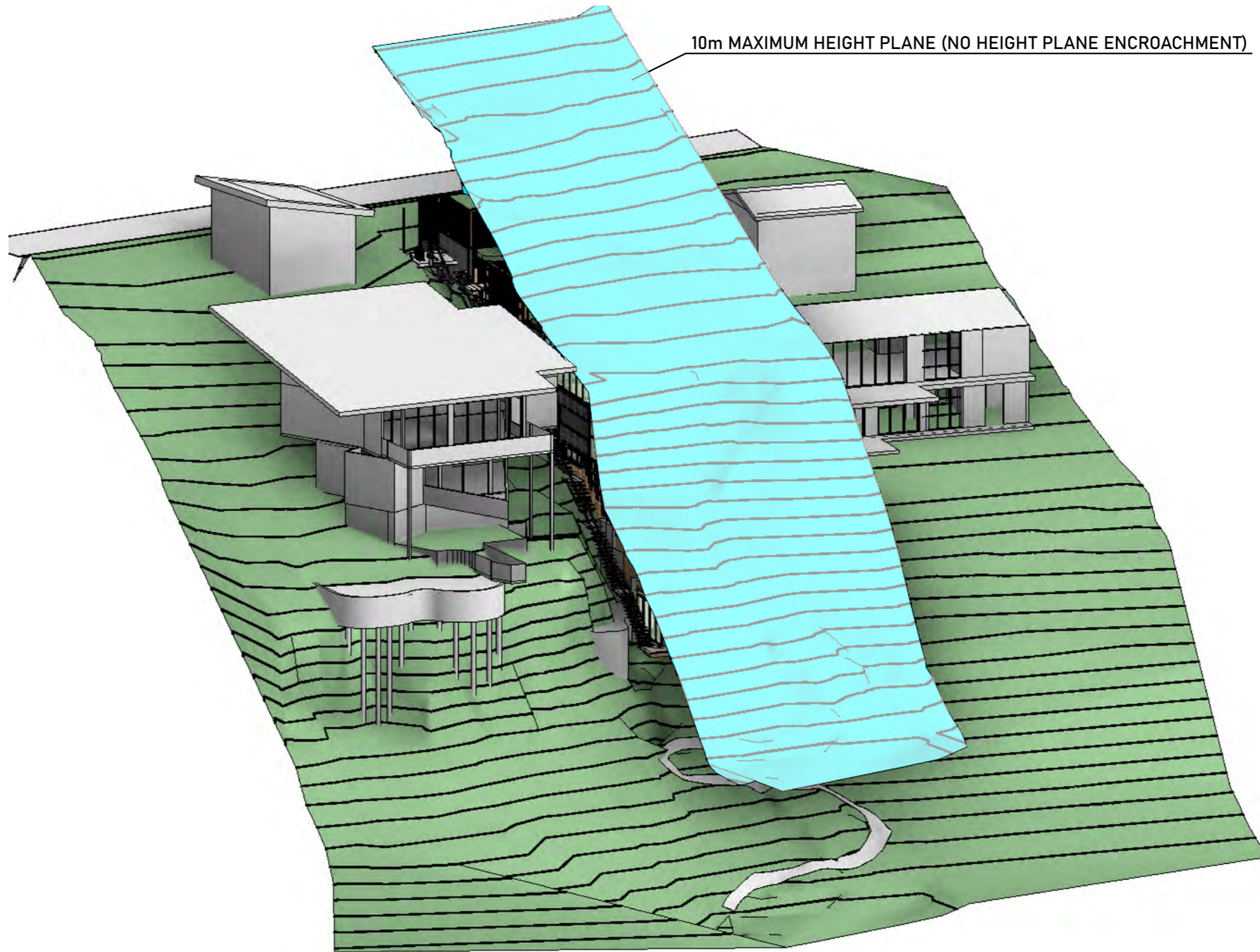
1 : 400

AREA SCHEDULE (GROSS BUILDING)	
LEVEL	AREA
GROUND LEVEL	77.6m <sup>2</sup>
LEVEL -1	52.9m <sup>2</sup>
LEVEL -2	161.5m <sup>2</sup>
LEVEL -3	222.1m <sup>2</sup>
LEVEL -4	37.96m <sup>2</sup>
LEVEL -5	53.70m <sup>2</sup>
TOTAL	605.76m <sup>2</sup>
TERRACES	AREA
LEVEL -2	58.95m <sup>2</sup>
LEVEL -3	39.23m <sup>2</sup>
LEVEL -4	7.75m <sup>2</sup>
TOTAL	105.93m <sup>2</sup>
GRAND TOTAL	711.69m <sup>2</sup>

GROSS BUILDING  
 PRIVATE OPEN SPACE

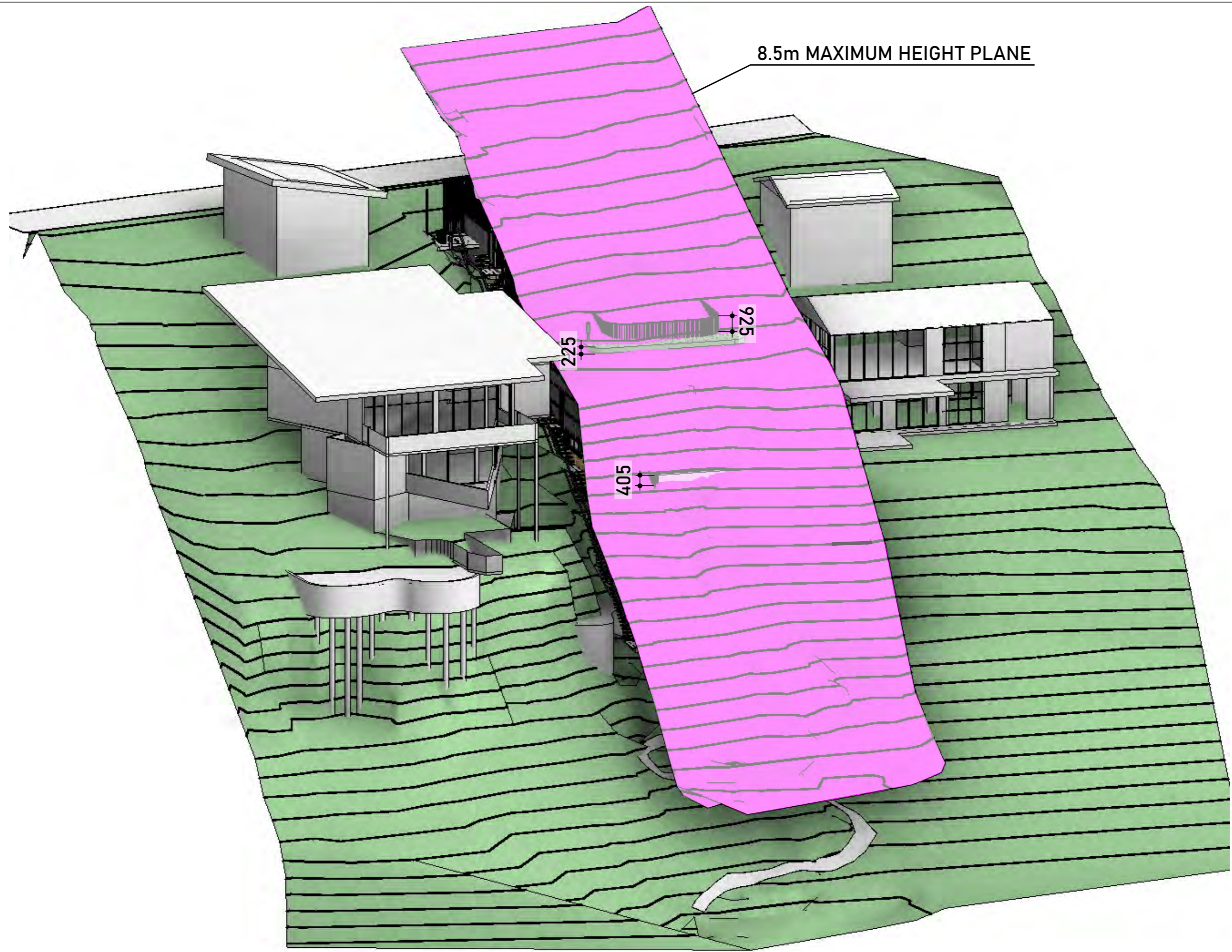
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10m MAXIMUM HEIGHT PLANE (NO HEIGHT PLANE ENCROACHMENT)

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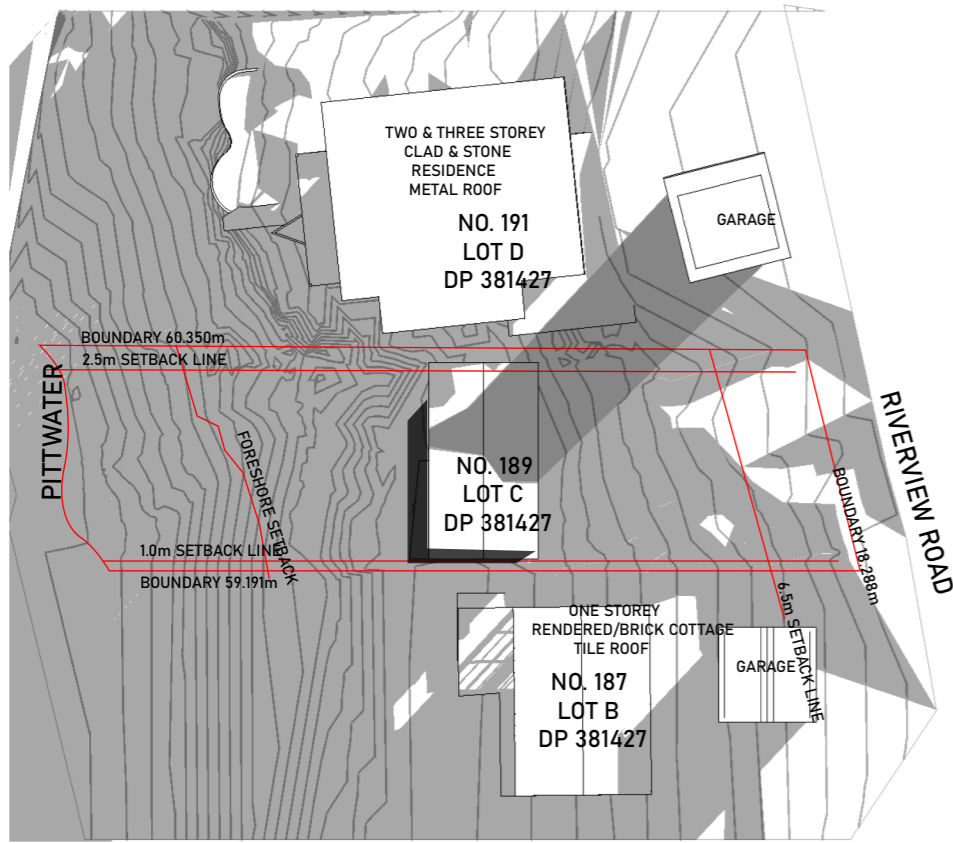
8.5m MAXIMUM HEIGHT PLANE

225

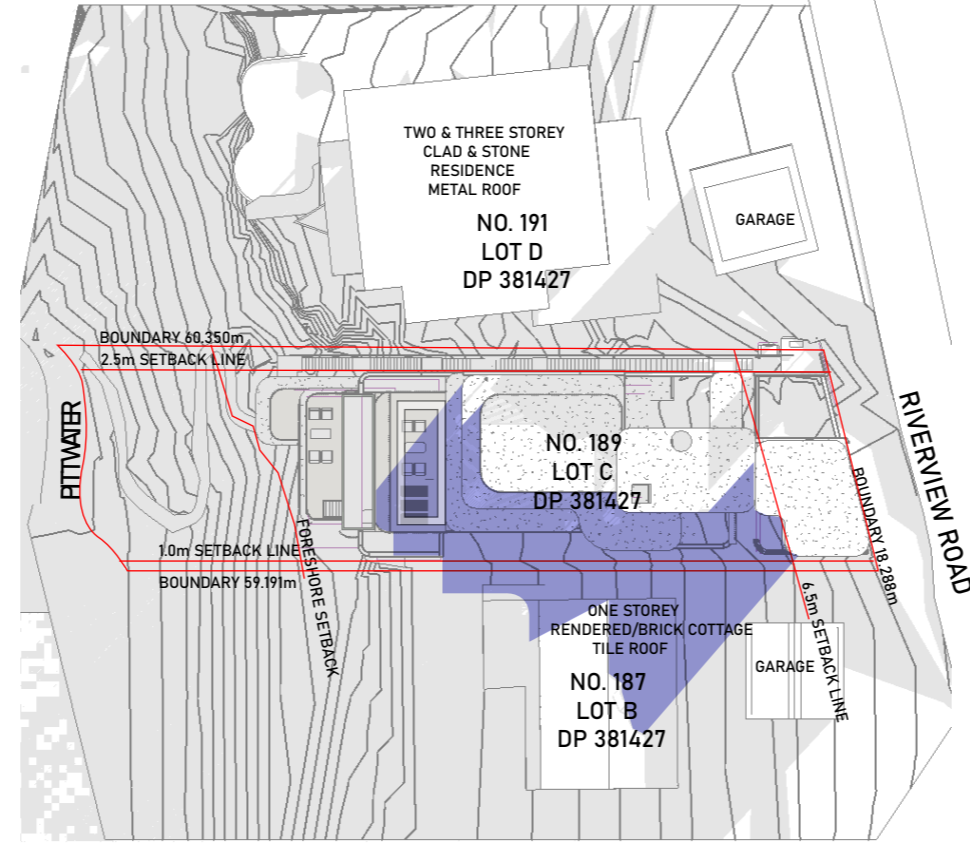
405

925

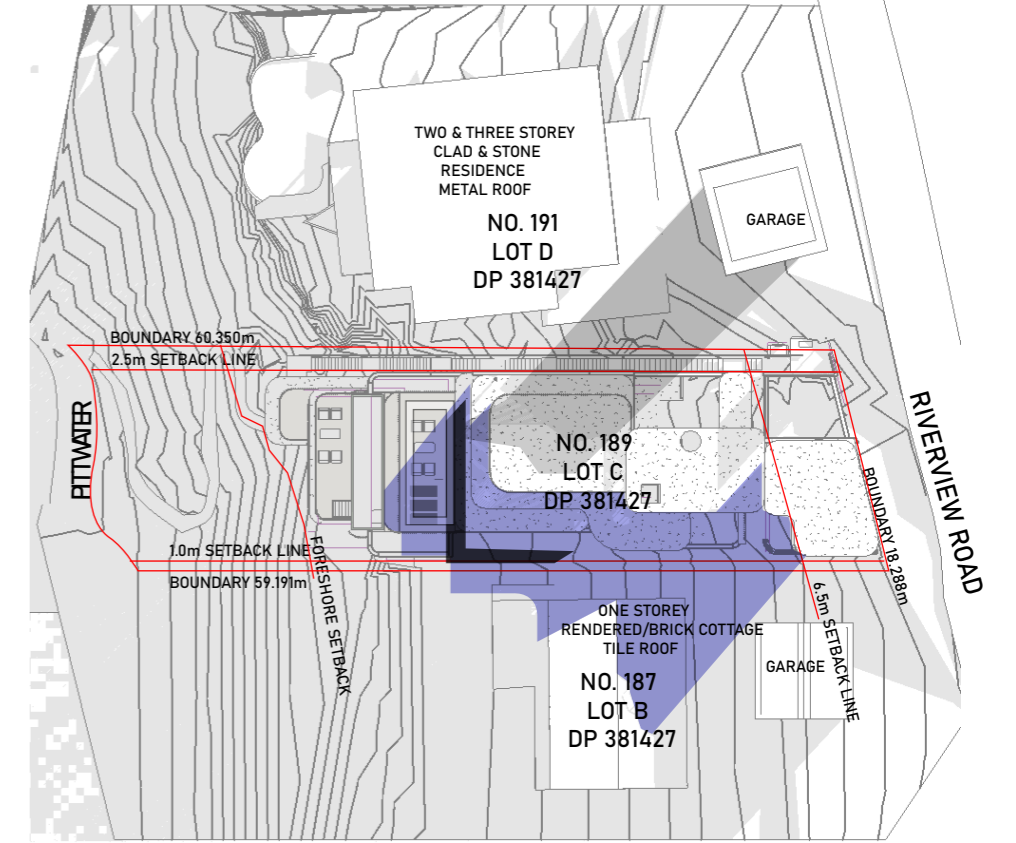
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SHADOW DIAGRAM EXISTING JUNE 21 9:00AM  
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 9:00AM  
SCALE 1:500 @A3

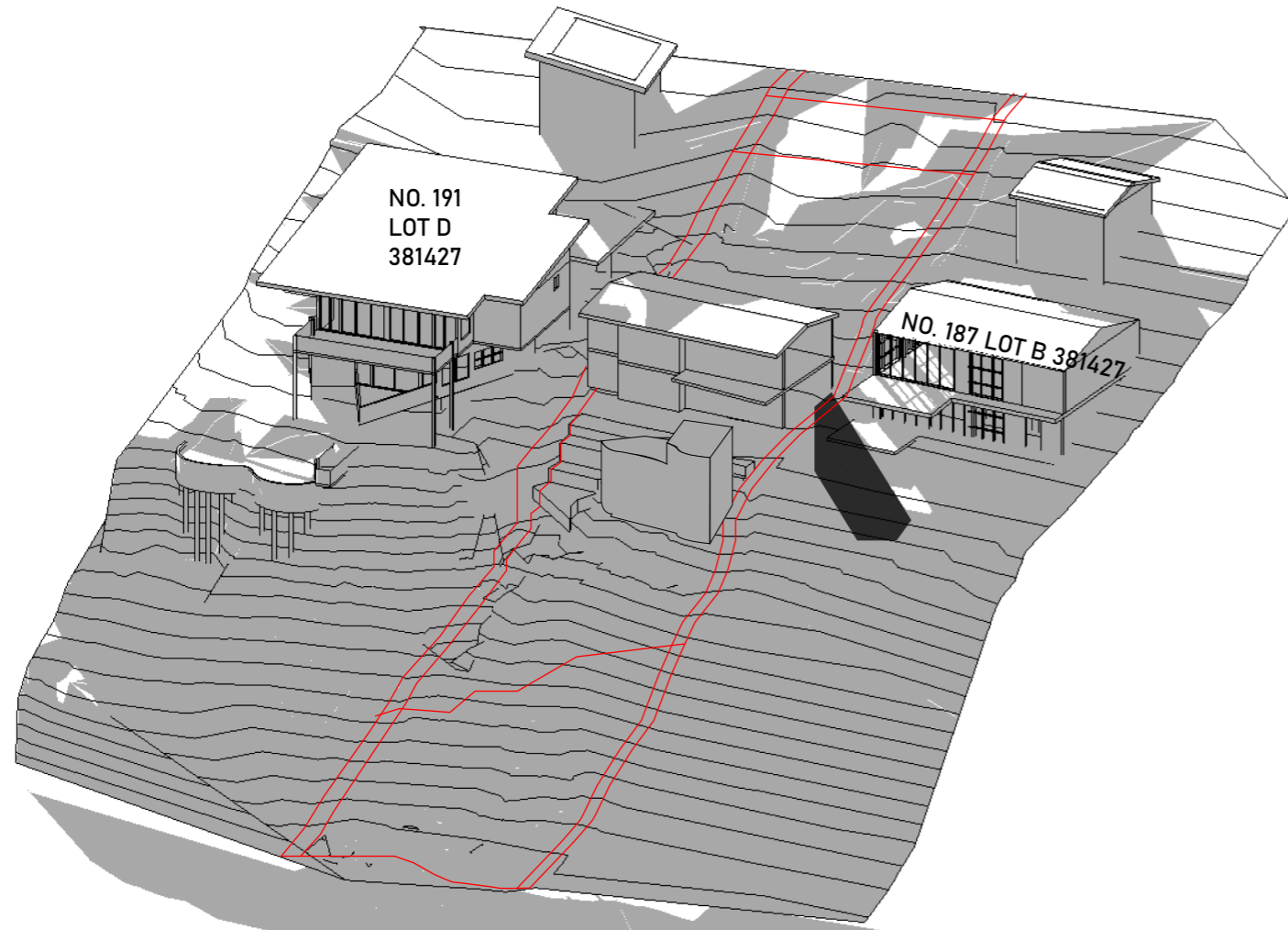


SHADOW DIAGRAM OVERLAID JUNE 21 9:00AM  
SCALE 1:500 @A3

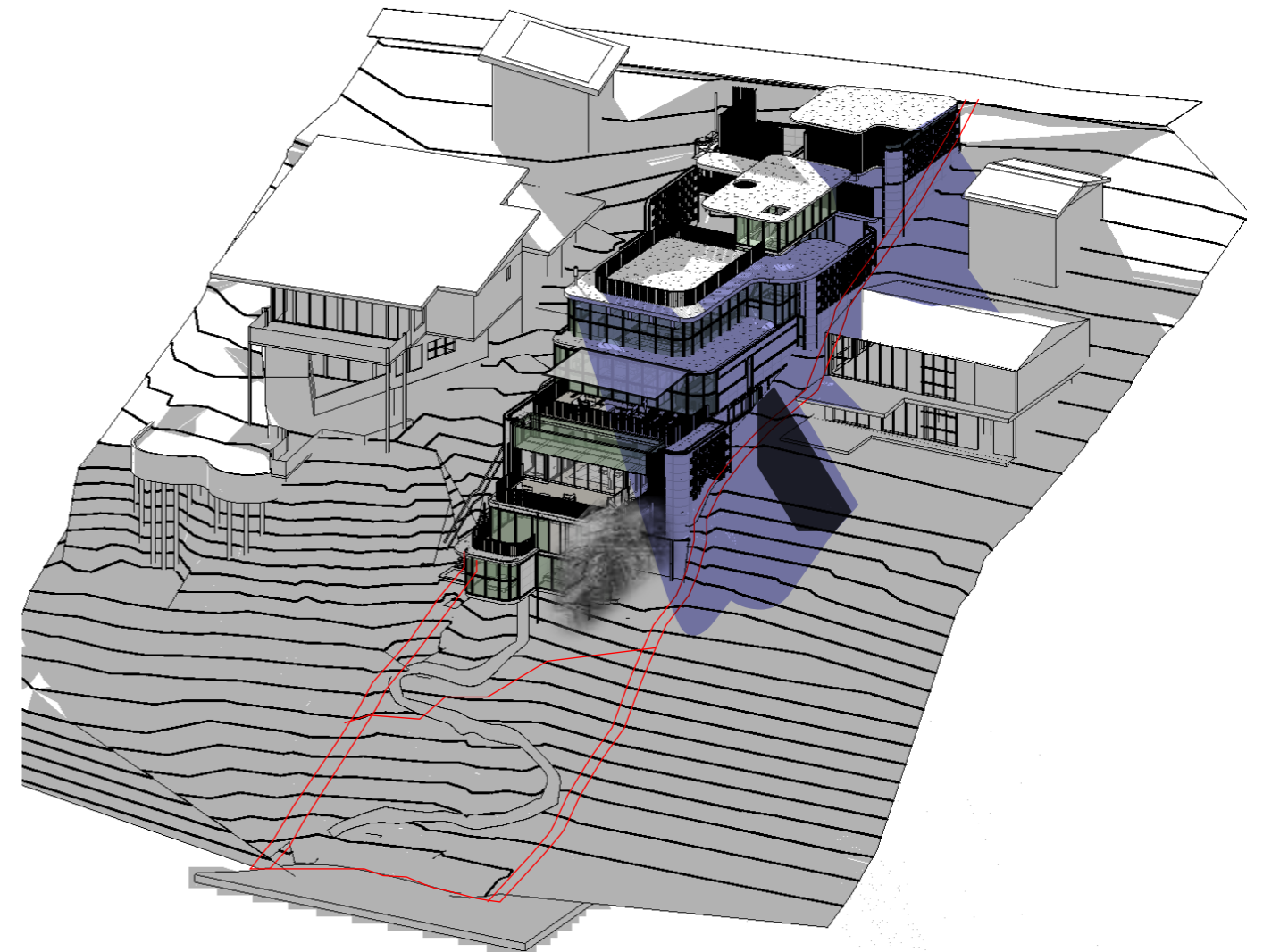
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NEIGHBOURING SHADOWS

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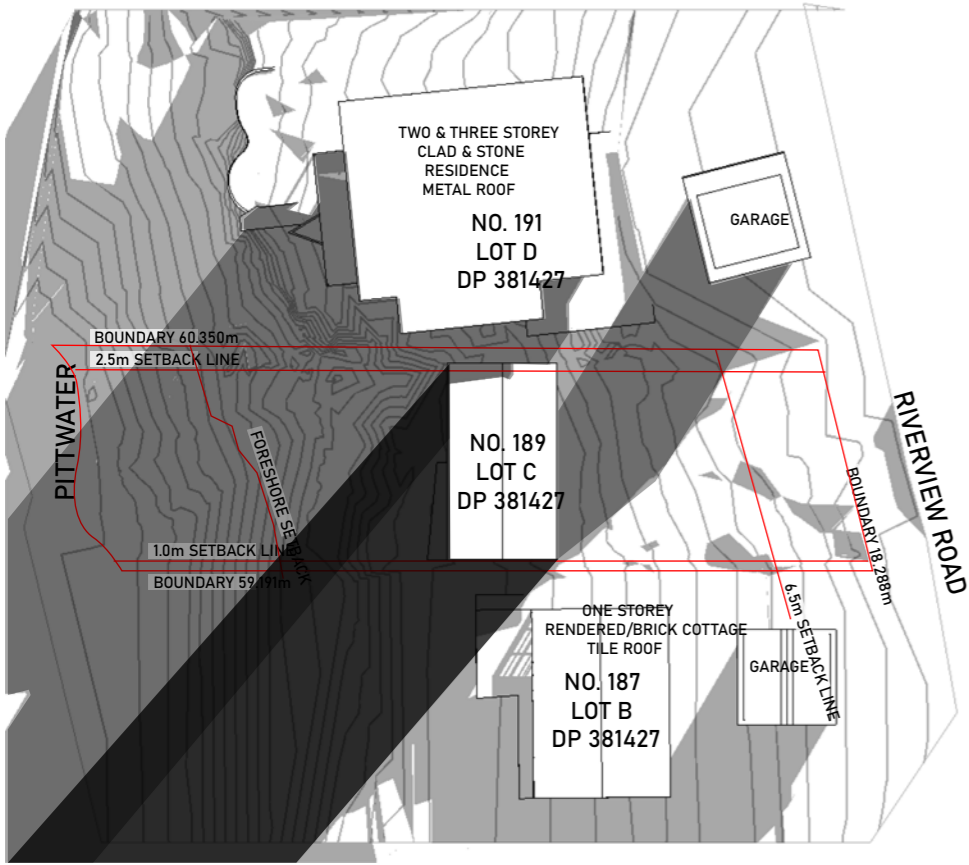
3D SHADOW DIAGRAM EXISTING JUNE 21 9:00AM



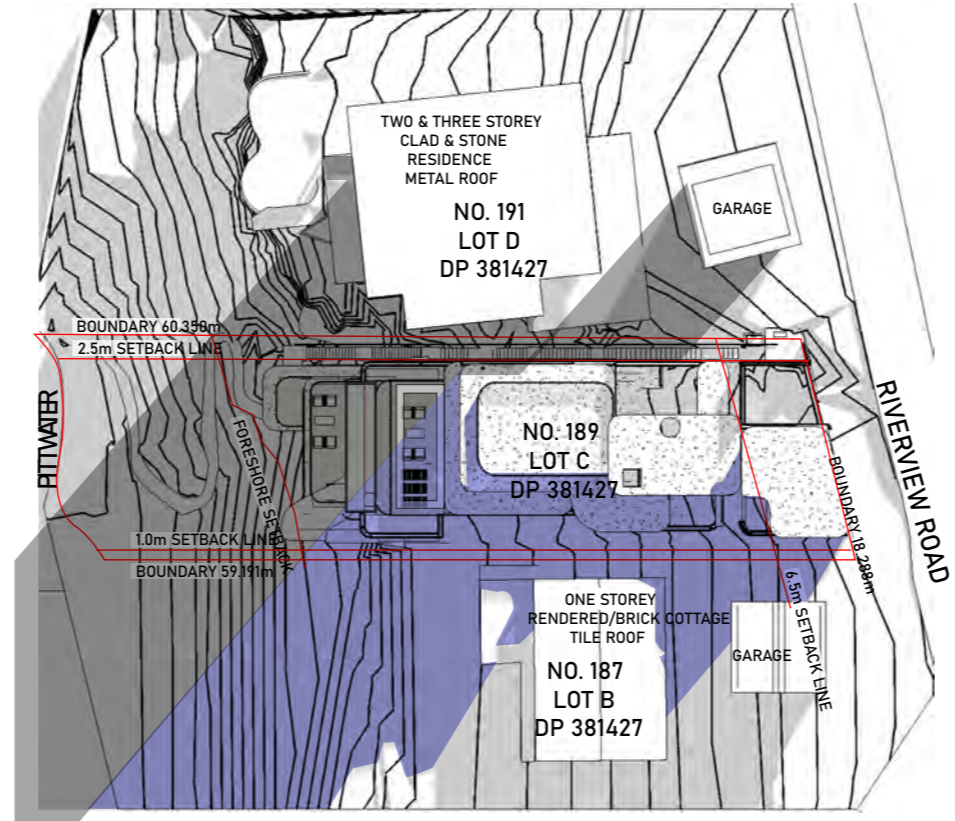
3D SHADOW DIAGRAM PROPOSED JUNE 21 9:00AM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

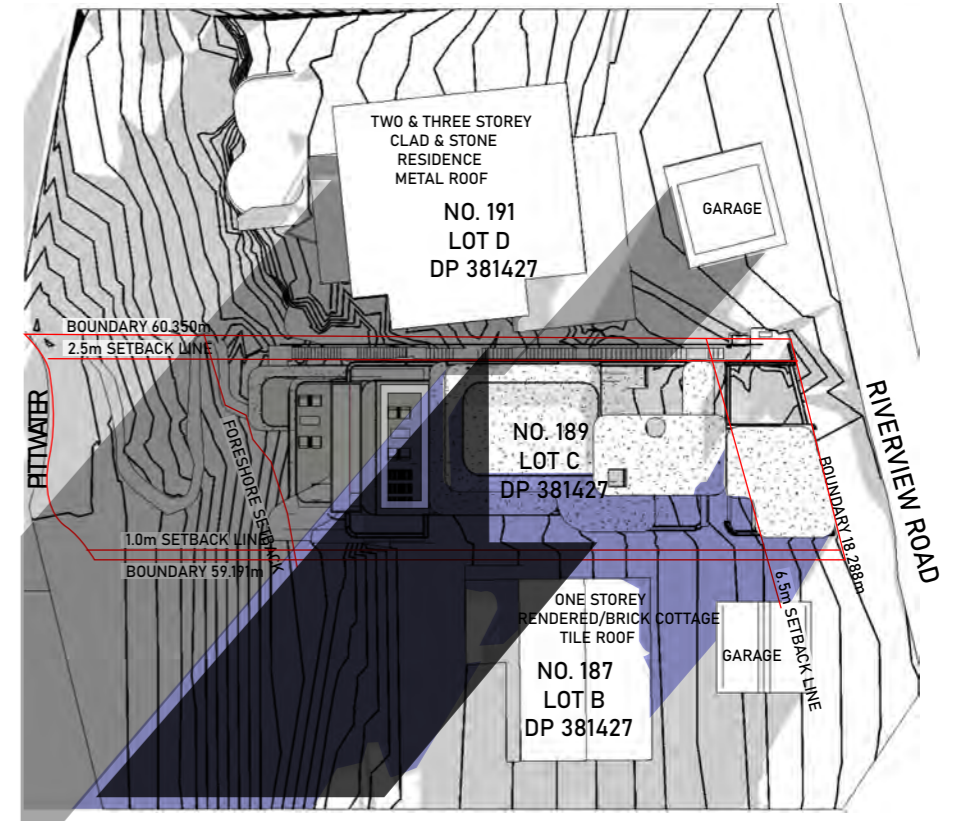
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SHADOW DIAGRAM EXISTING JUNE 21 10:00AM  
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 10:00AM  
SCALE 1:500 @A3

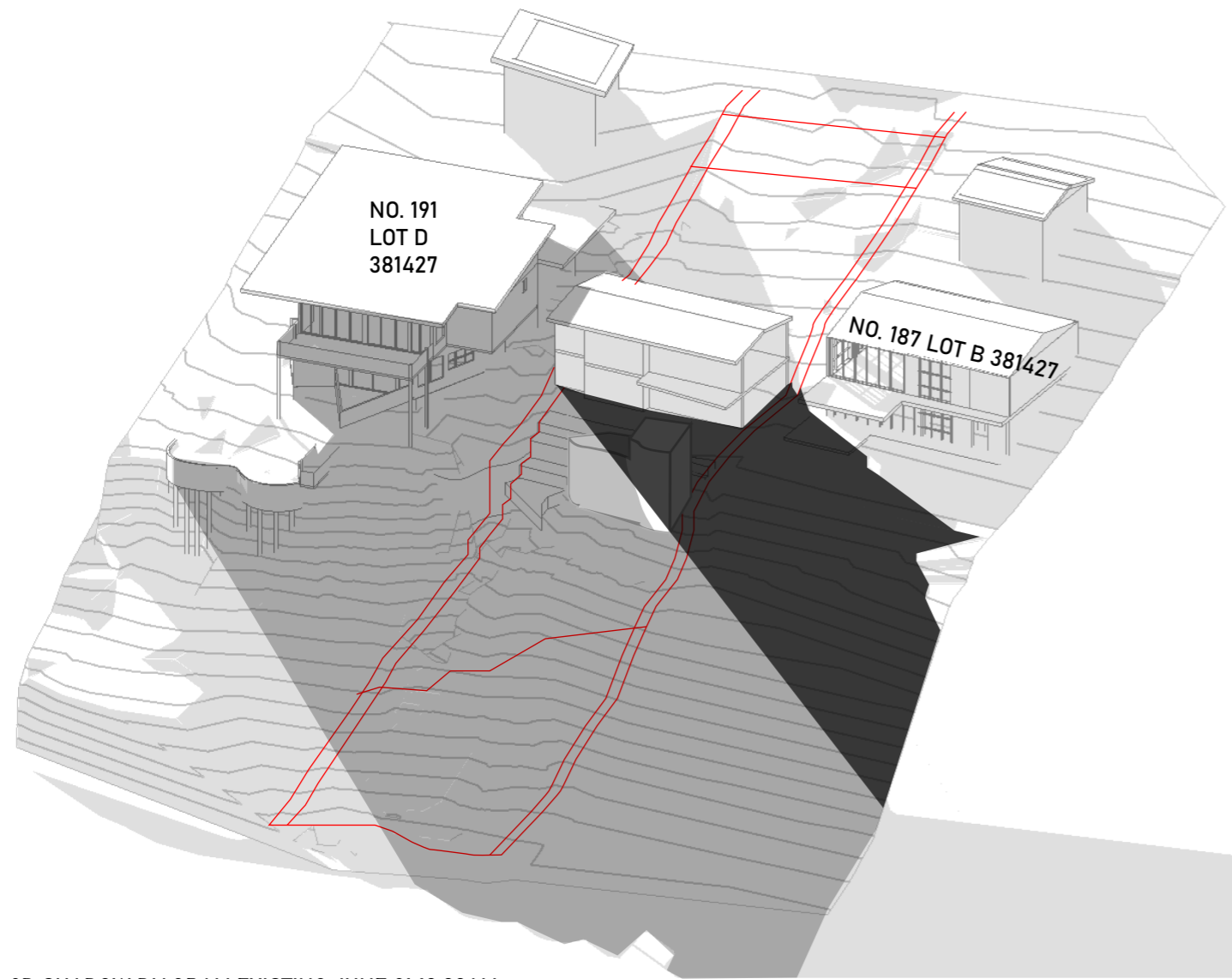


SHADOW DIAGRAM OVERLAID JUNE 21 10:00AM  
SCALE 1:500 @A3

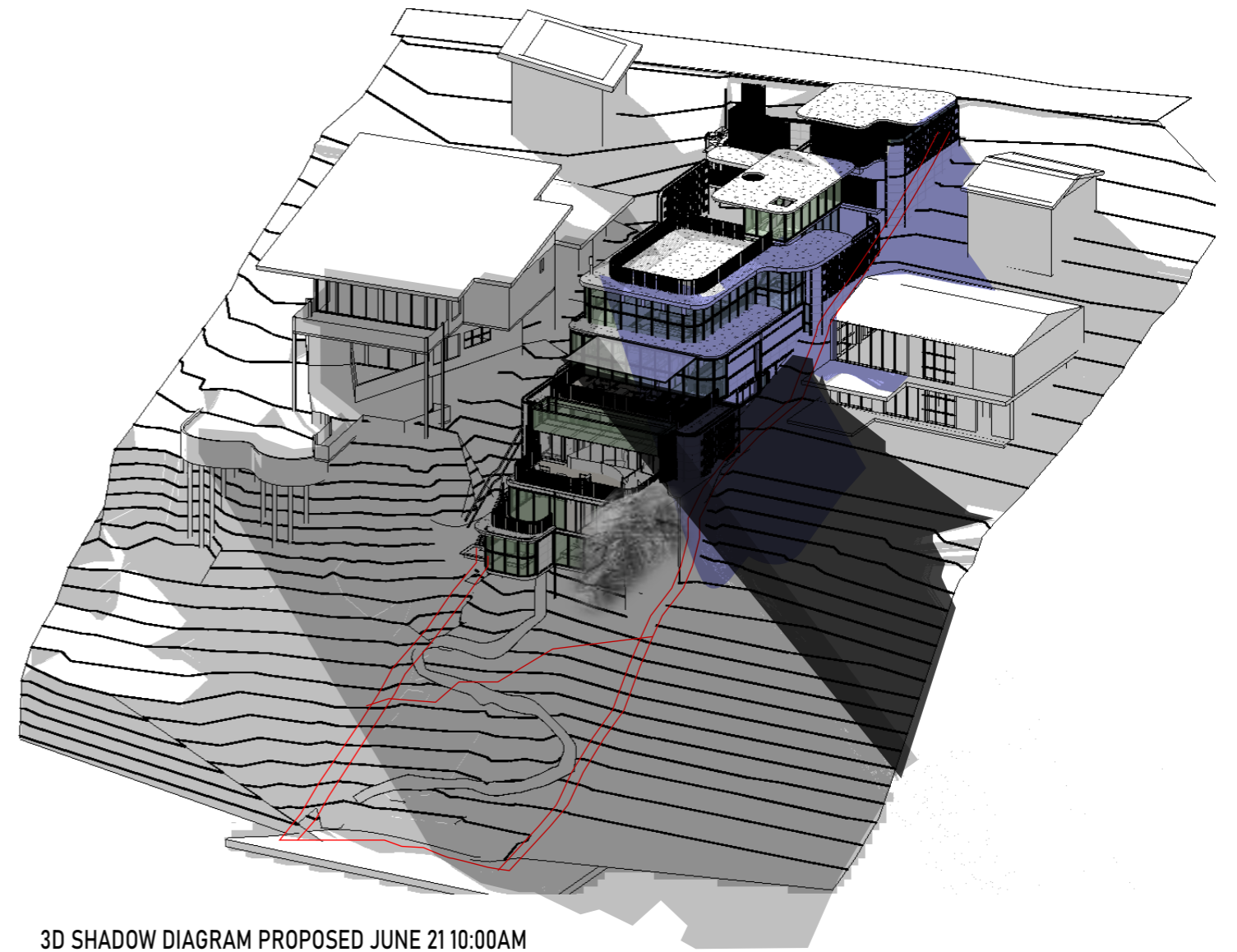
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NO. 191 SHADOWS

No.	DESCRIPTION	AMENDMENT	DATE
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E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		04/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021
I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021





3D SHADOW DIAGRAM EXISTING JUNE 21 10:00AM

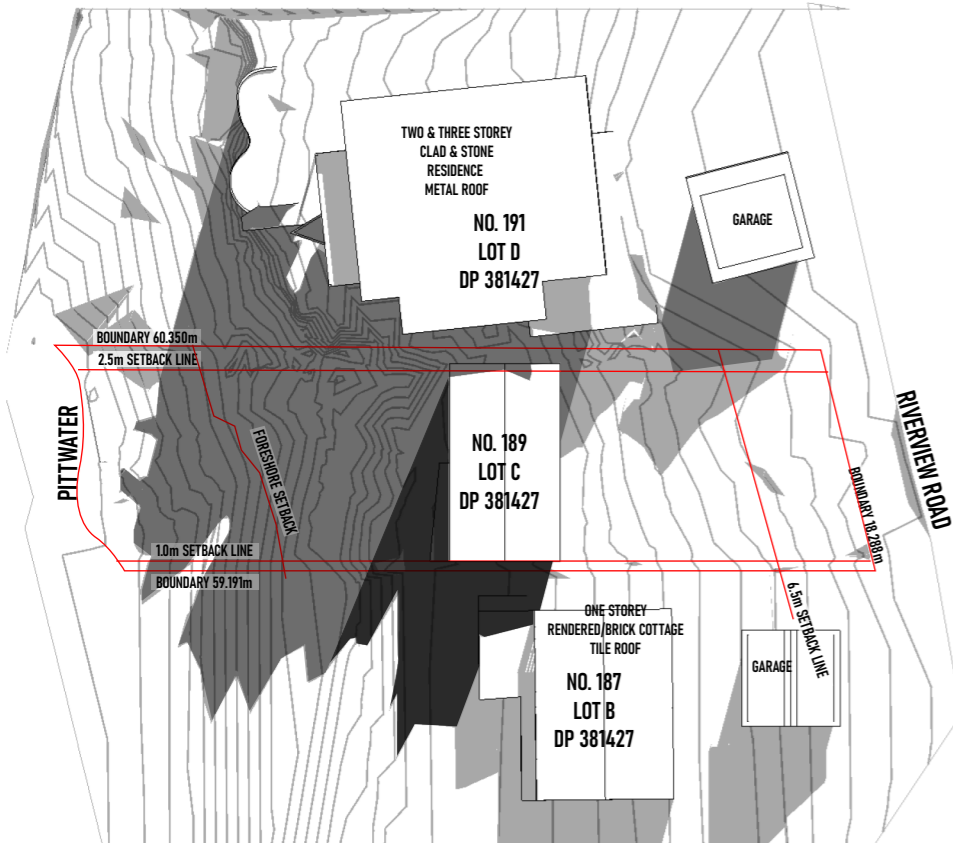


3D SHADOW DIAGRAM PROPOSED JUNE 21 10:00AM

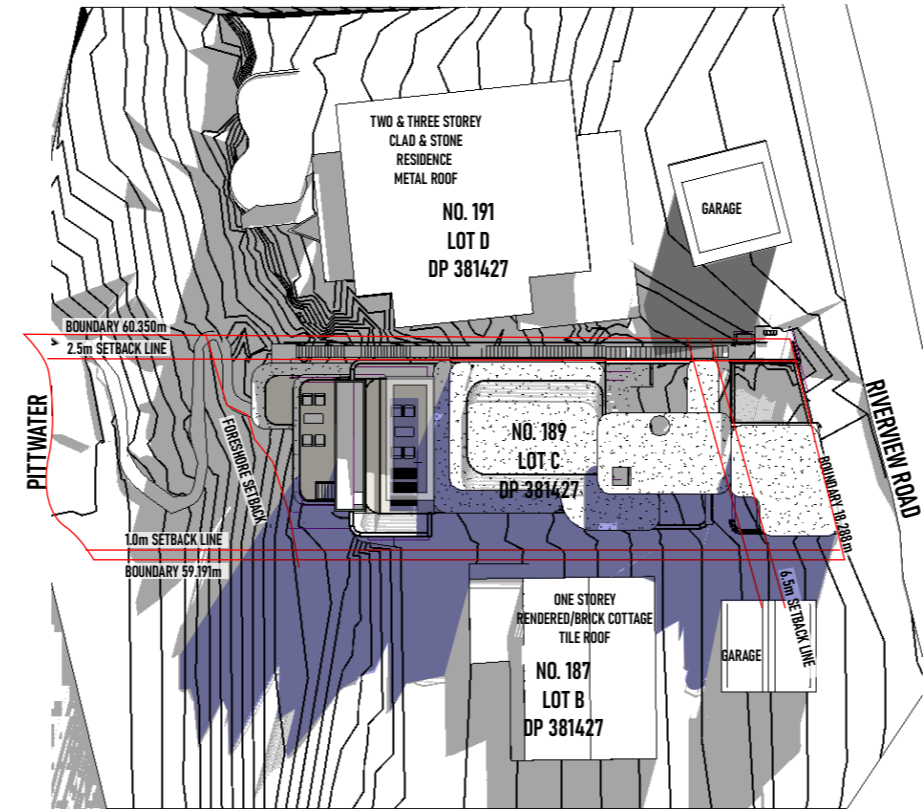
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

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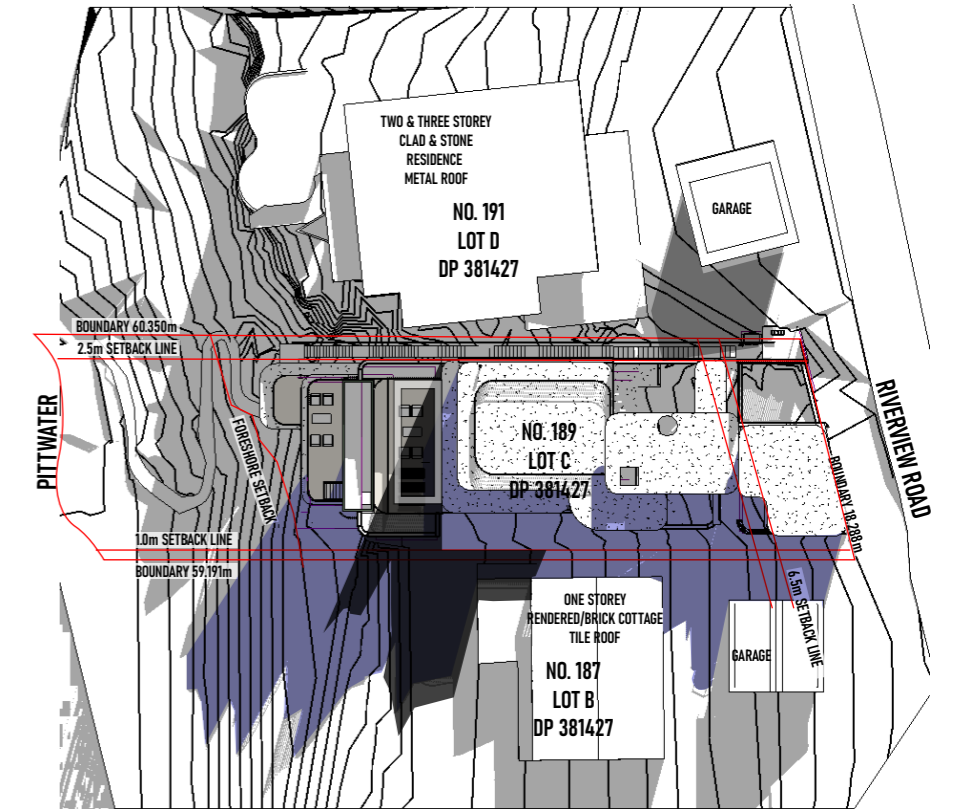




SHADOW DIAGRAM EXISTING JUNE 21 11:00AM  
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 11:00AM  
SCALE 1:500 @A3

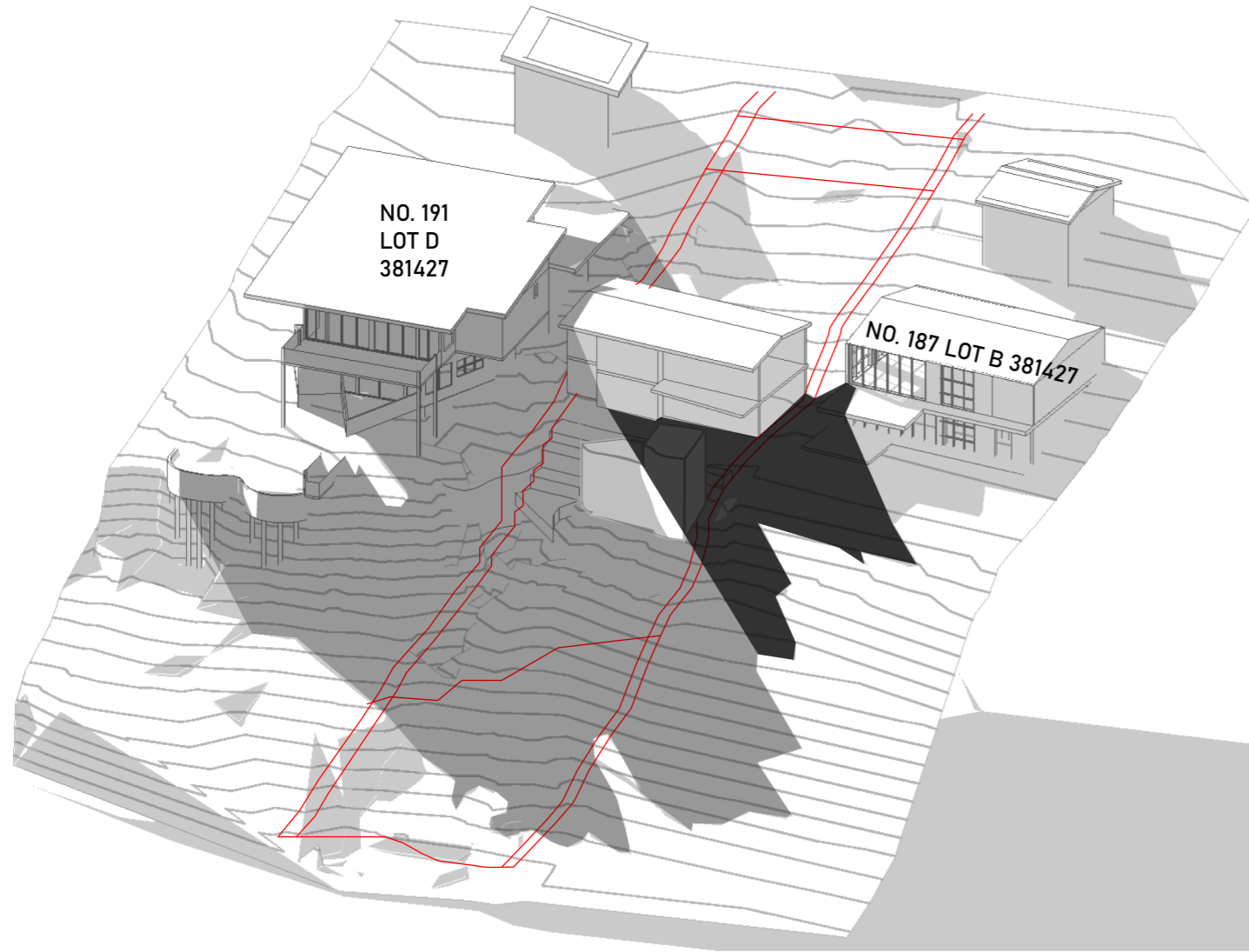


SHADOW DIAGRAM OVERLAID JUNE 21 11:00AM  
SCALE 1:500 @A3

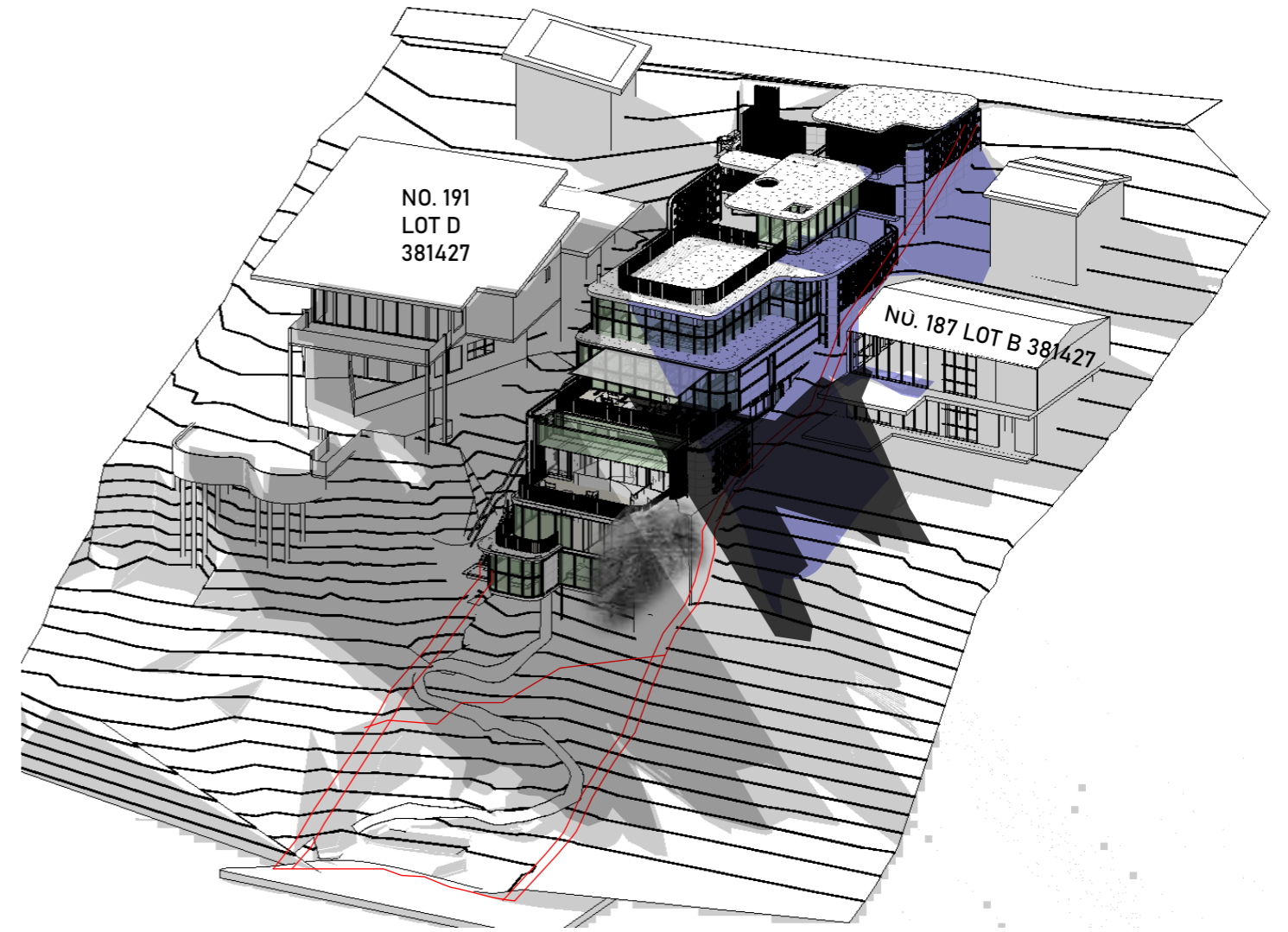
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NO. 191 SHADOWS

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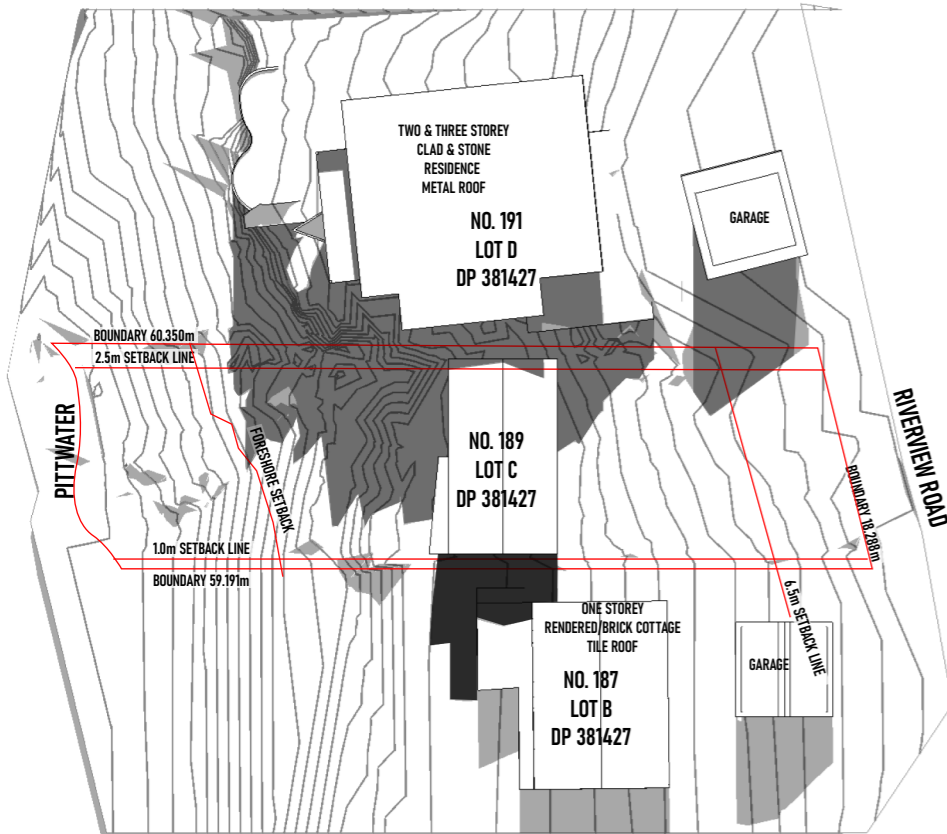
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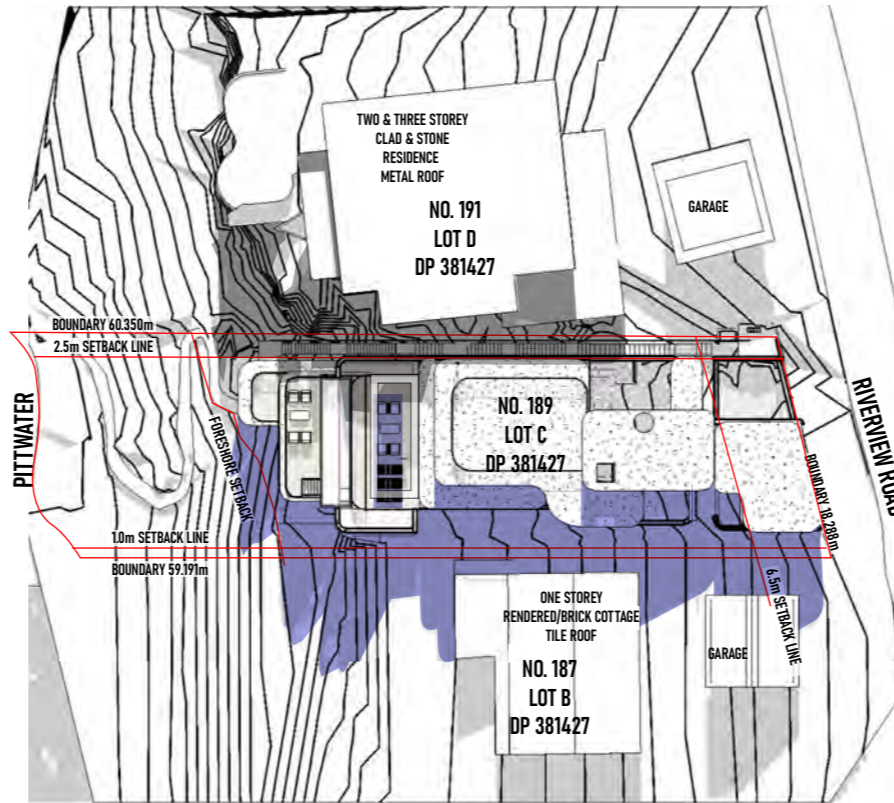
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- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

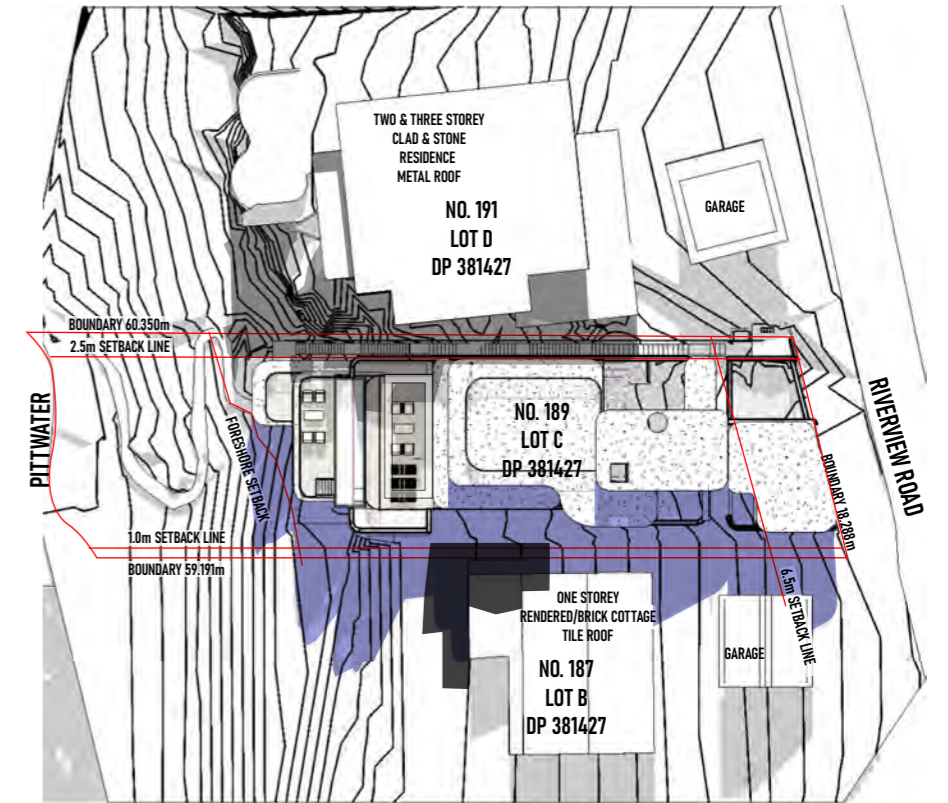
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SHADOW DIAGRAM EXISTING JUNE 21 12:00PM  
SCALE 1:500 @A3



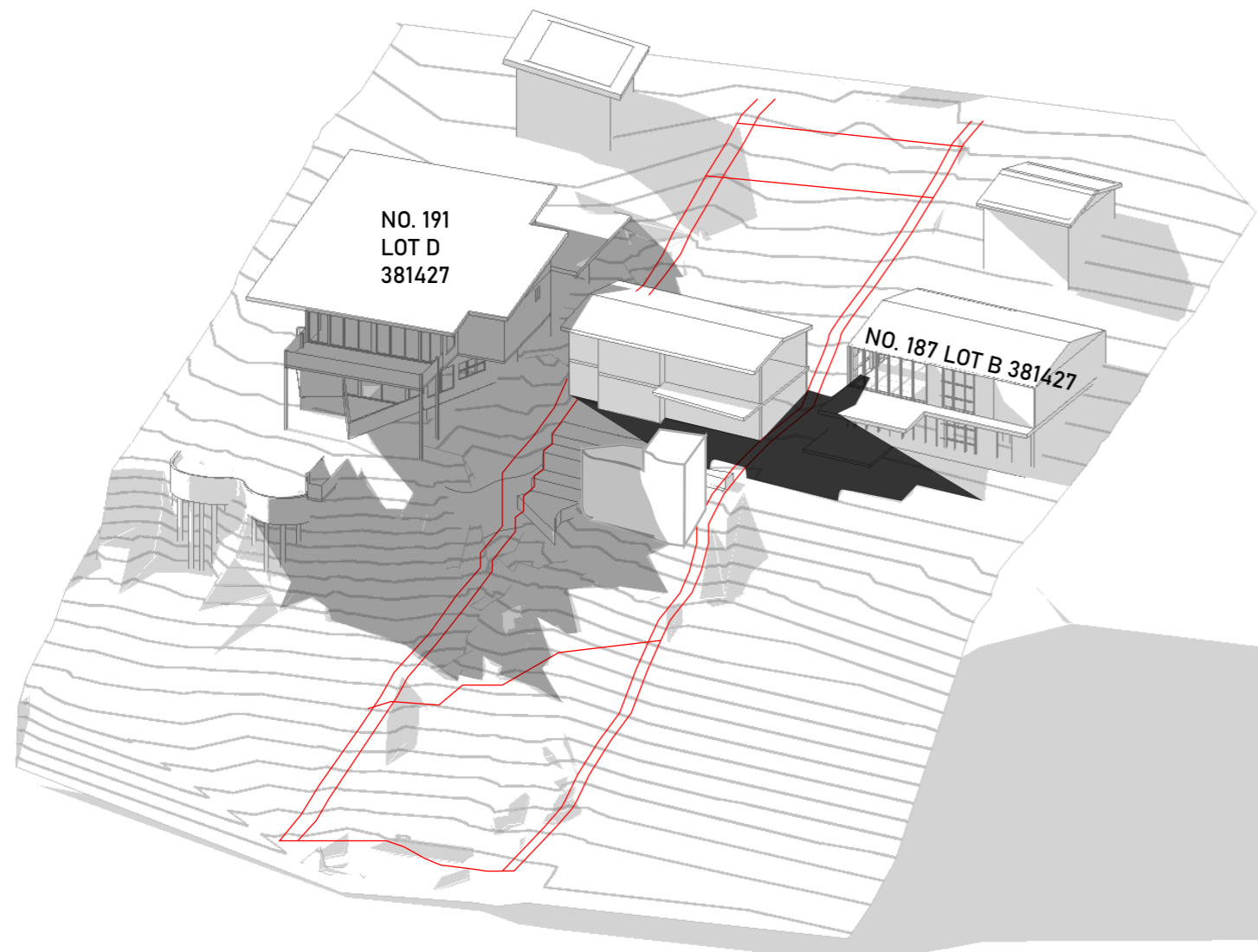
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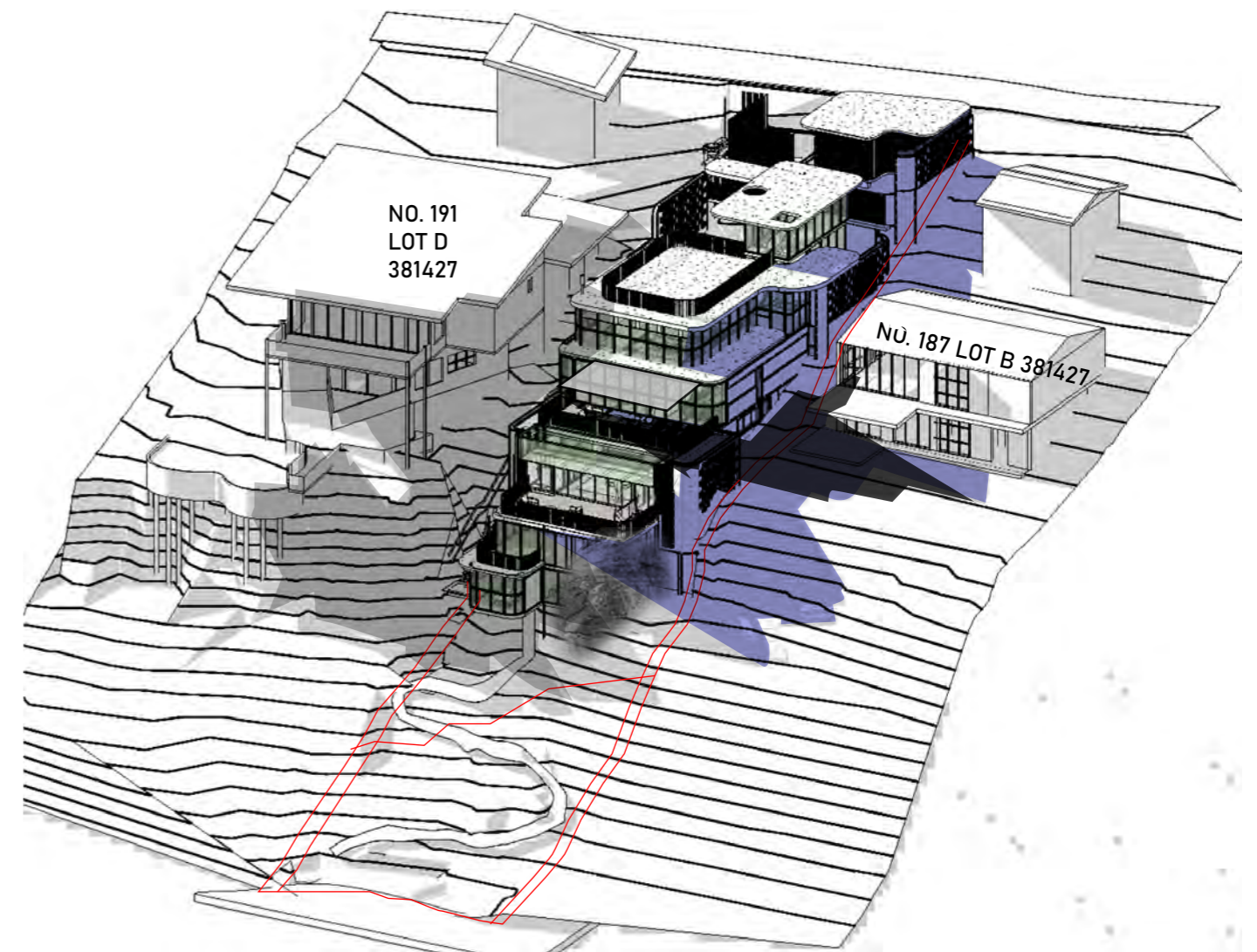
SHADOW DIAGRAM OVERLAID JUNE 21 12:00PM  
SCALE 1:500 @A3

- PROPOSED BUILDING SHADOW
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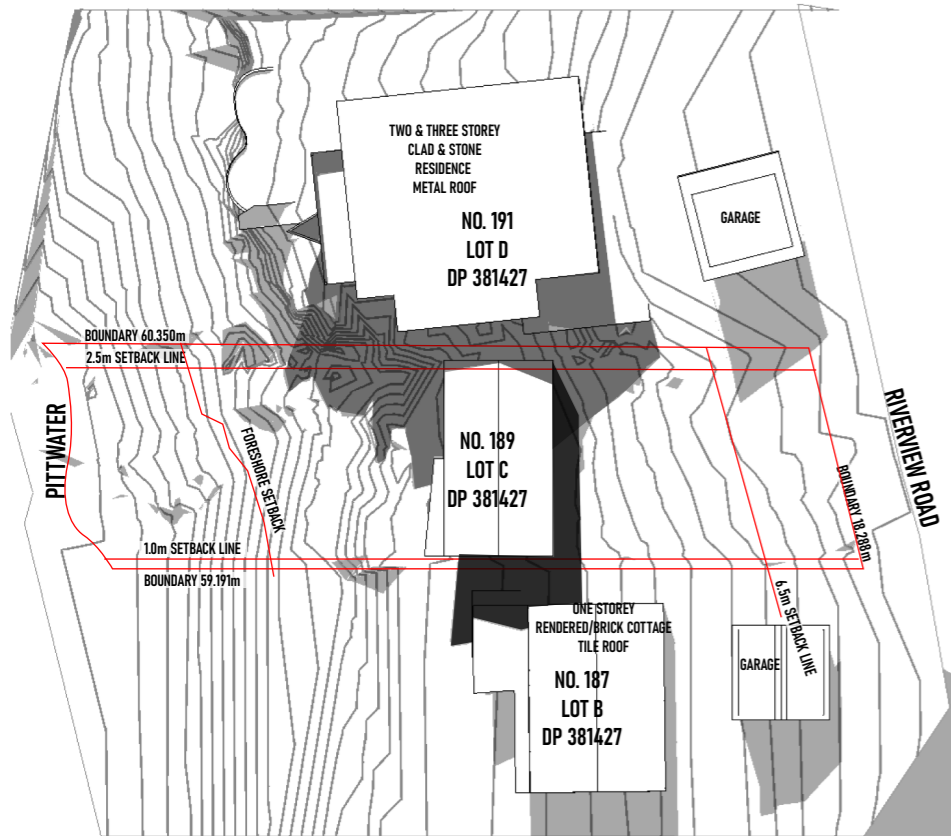
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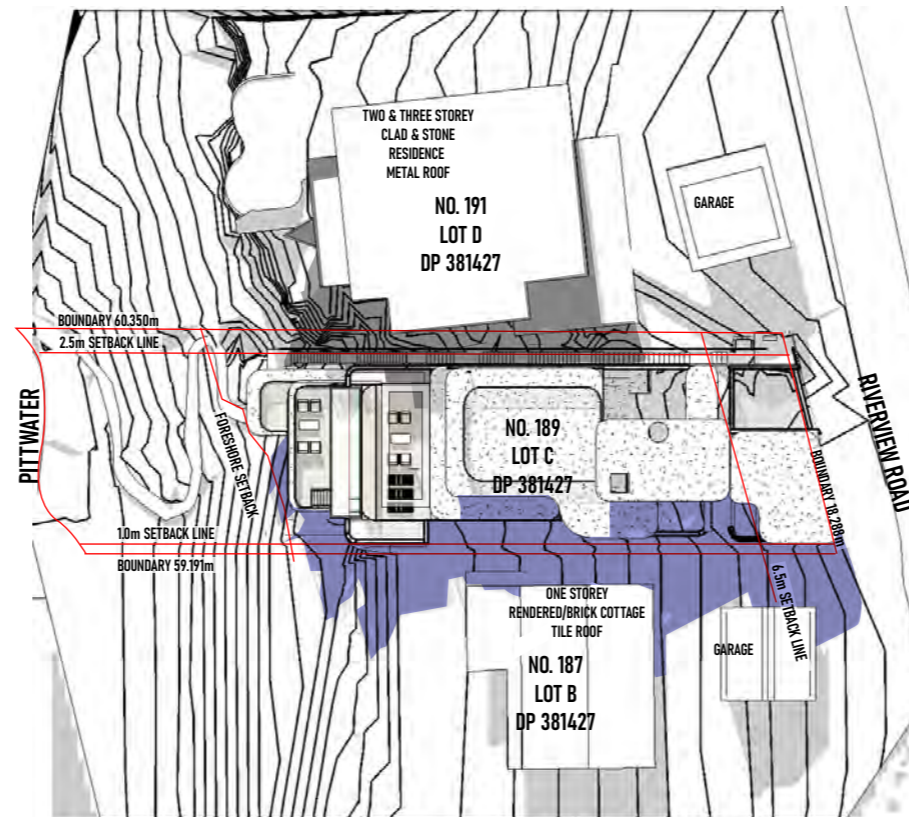
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- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

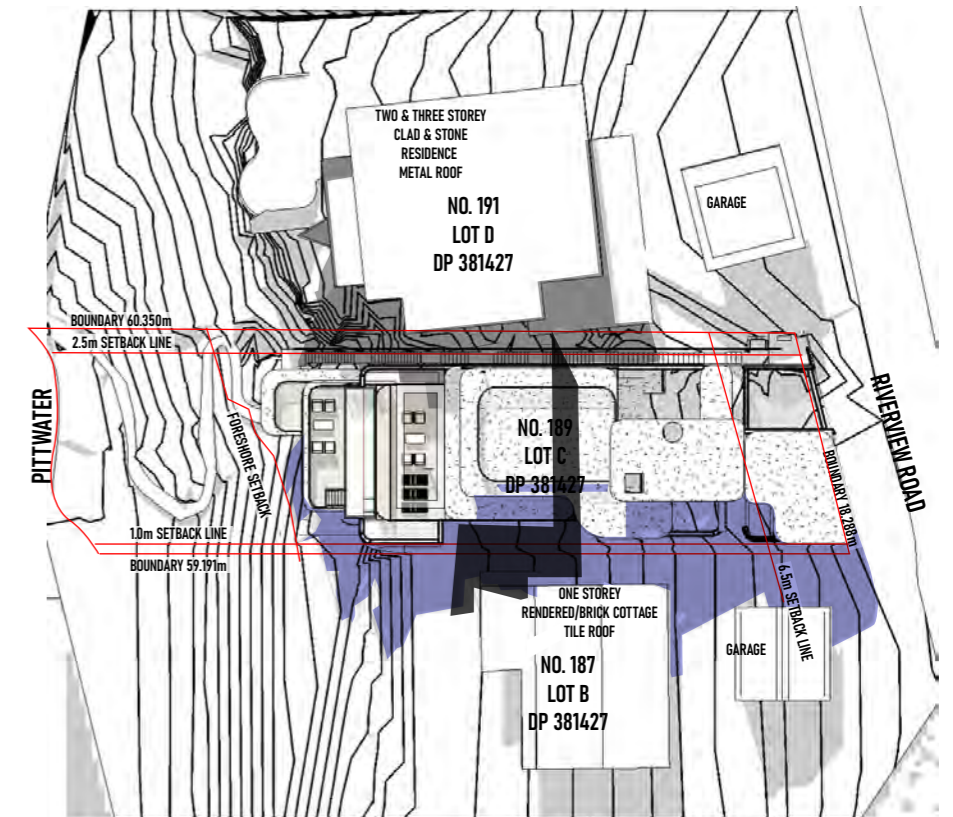
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SHADOW DIAGRAM EXISTING JUNE 21 1:00PM  
SCALE 1:500 @A3



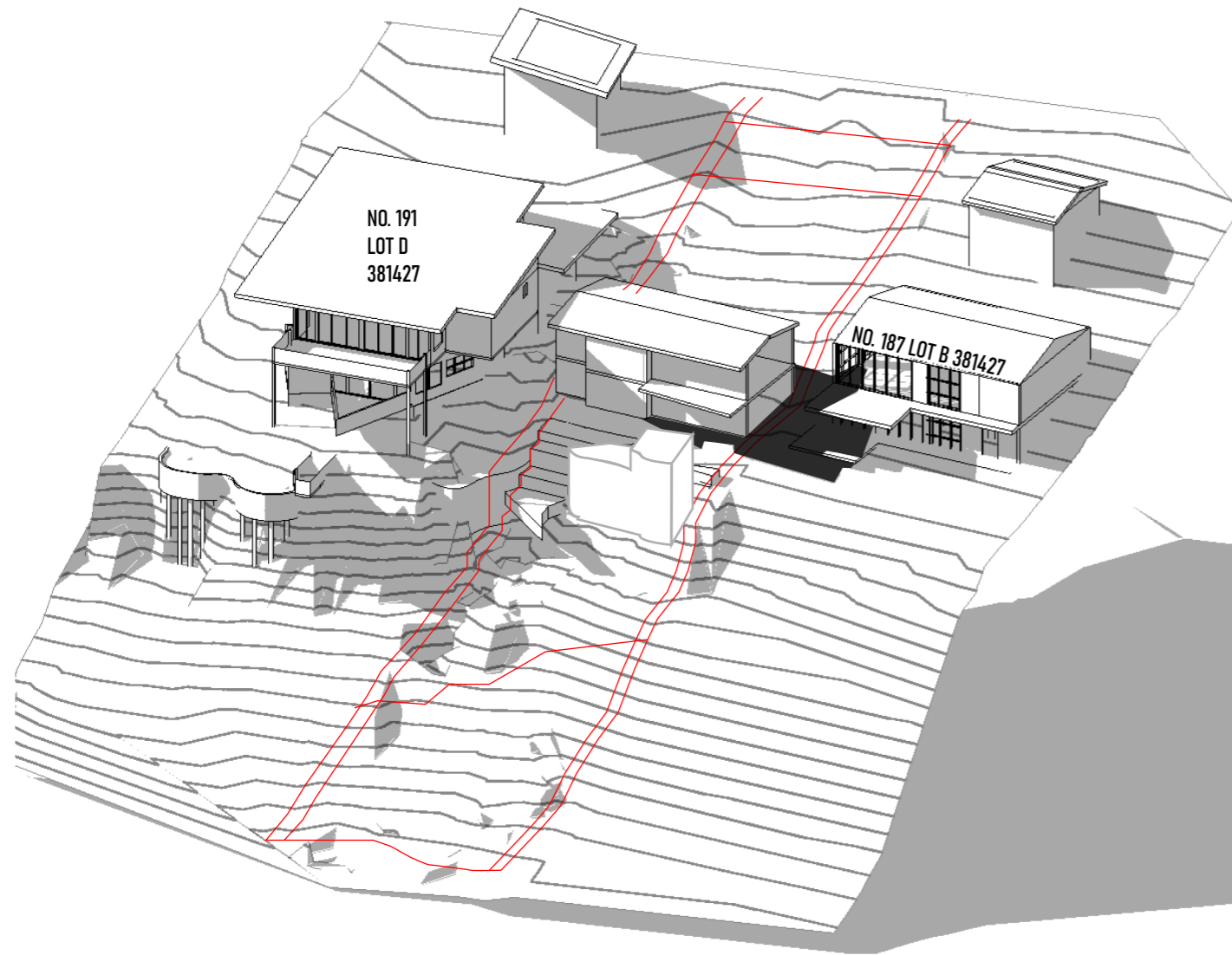
SHADOW DIAGRAM PROPOSED JUNE 21 1:00PM  
SCALE 1:500 @A3



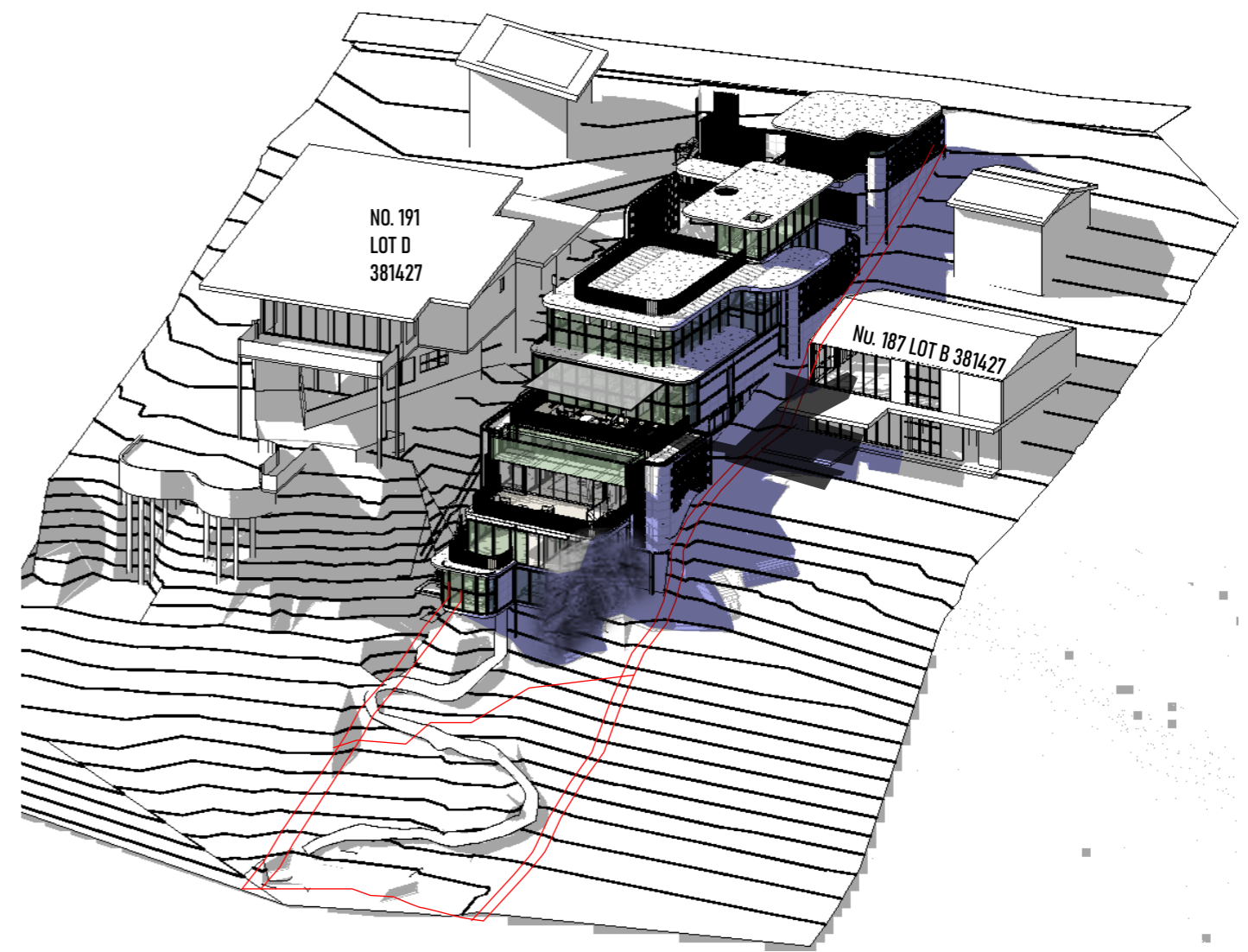
SHADOW DIAGRAM OVERLAID JUNE 21 1:00PM  
SCALE 1:500 @A3

- PROPOSED BUILDING SHADOW
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- NO. 191 SHADOWS

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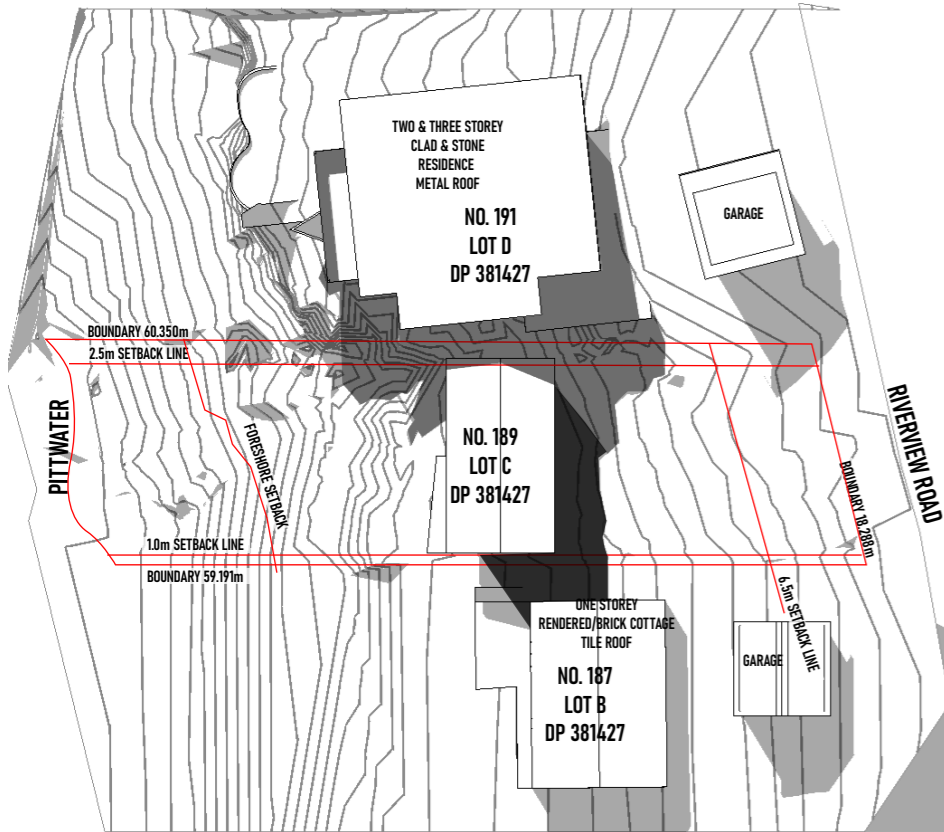
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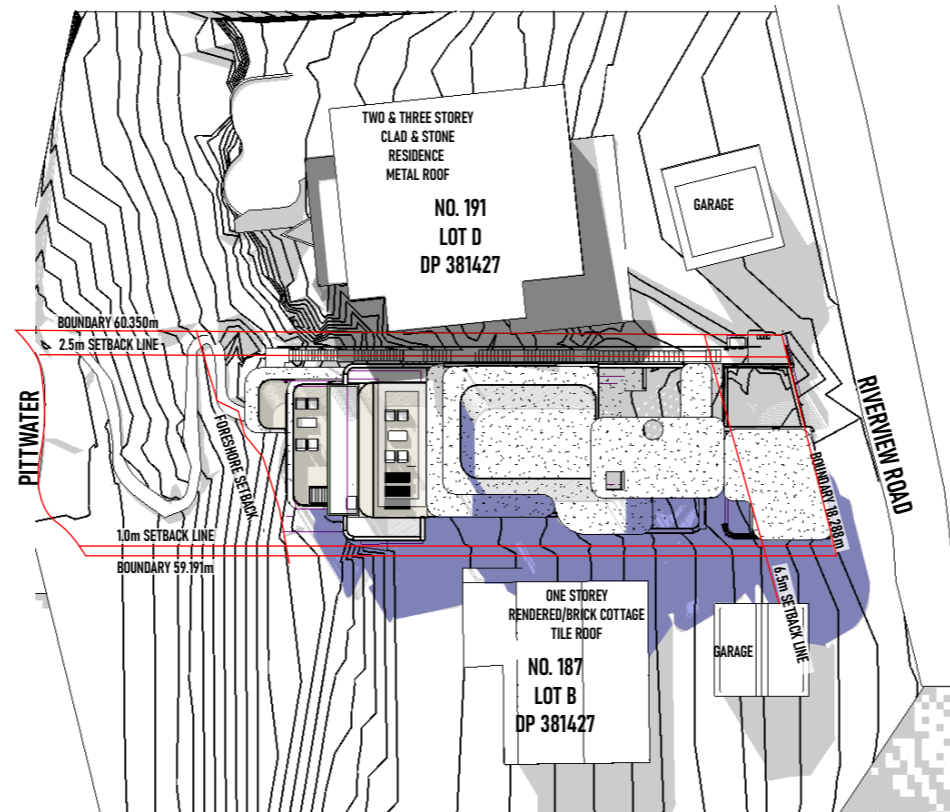
3D SHADOW DIAGRAM PROPOSED JUNE 21 1:00PM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

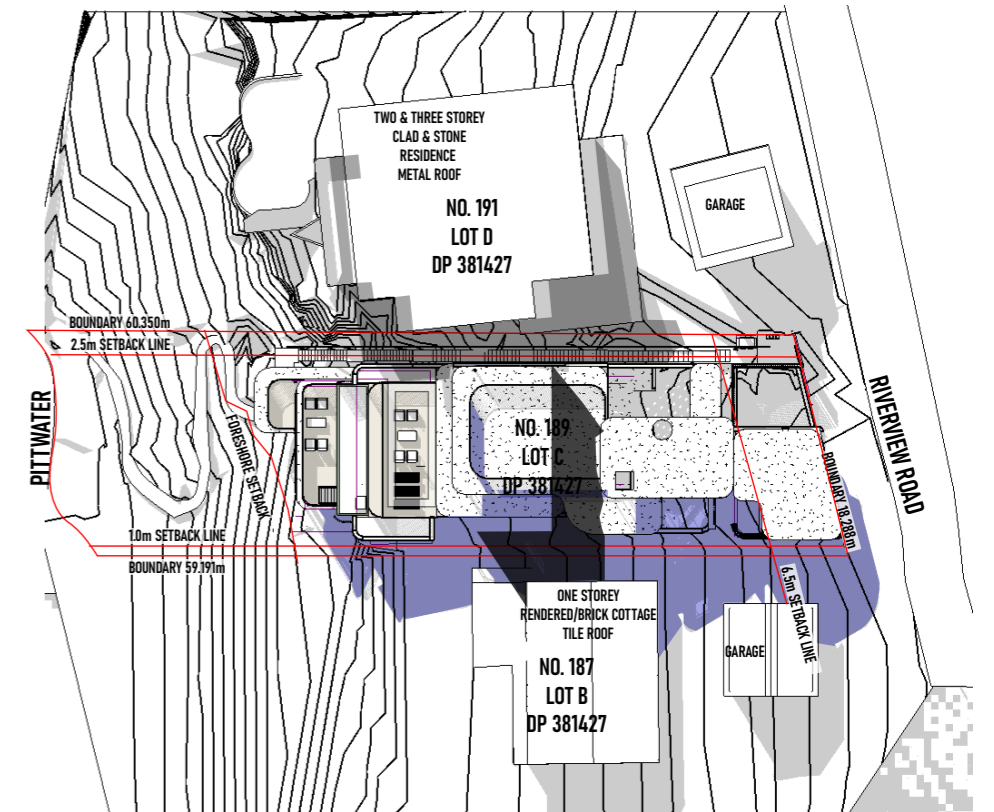
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SHADOW DIAGRAM EXISTING JUNE 21 2:00PM  
SCALE 1:500 @A3



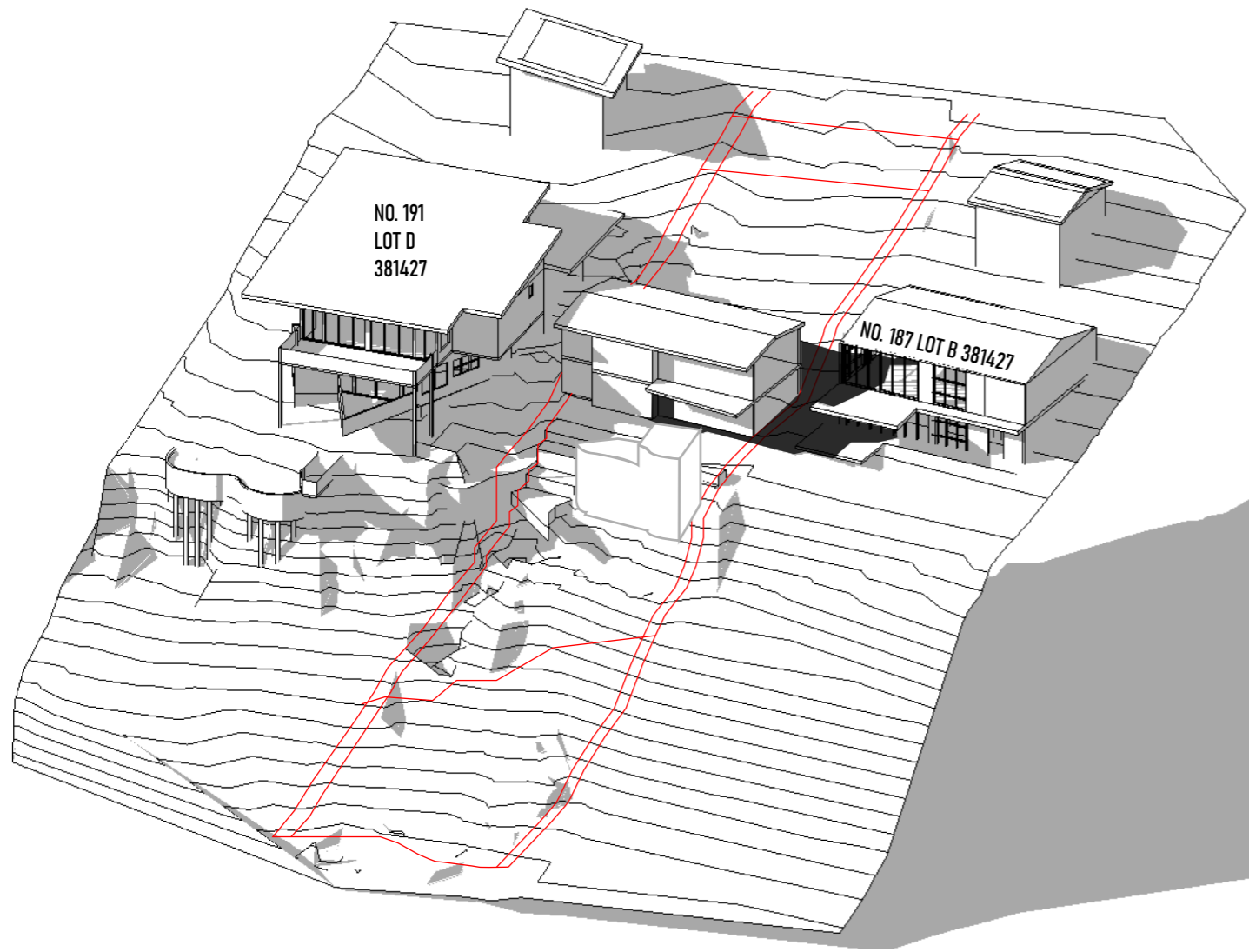
SHADOW DIAGRAM PROPOSED JUNE 21 2:00PM  
SCALE 1:500 @A3



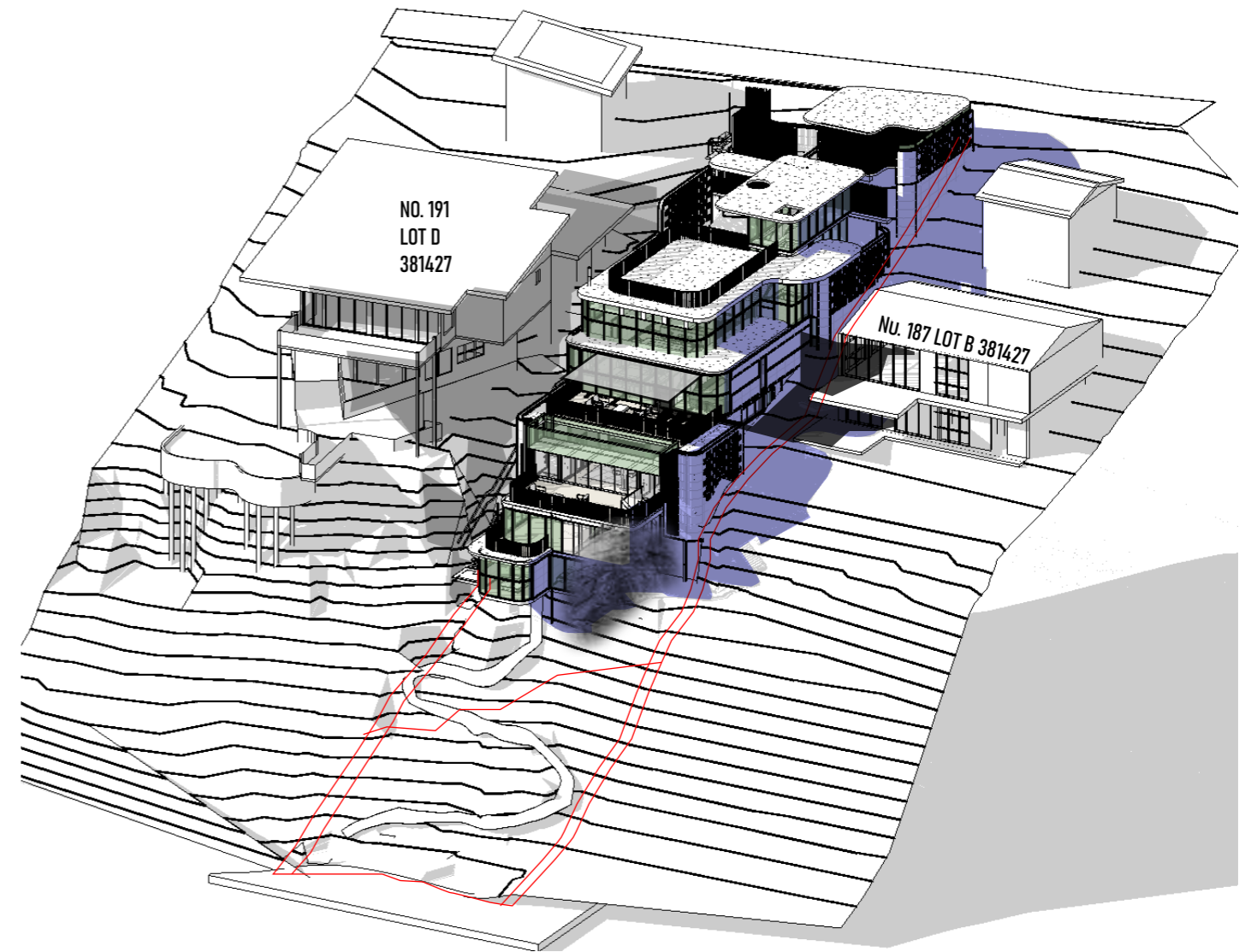
SHADOW DIAGRAM OVERLAID JUNE 21 2:00PM  
SCALE 1:500 @A3

- PROPOSED BUILDING SHADOW
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3D SHADOW DIAGRAM EXISTING JUNE 21 2:00PM

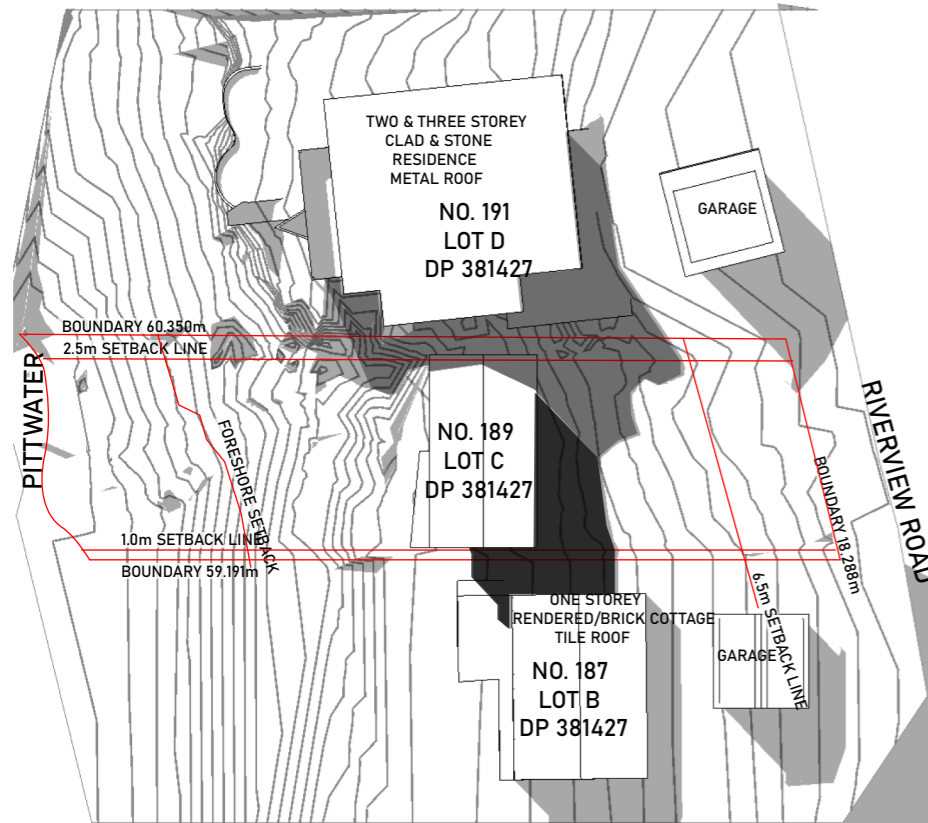


3D SHADOW DIAGRAM PROPOSED JUNE 21 2:00PM

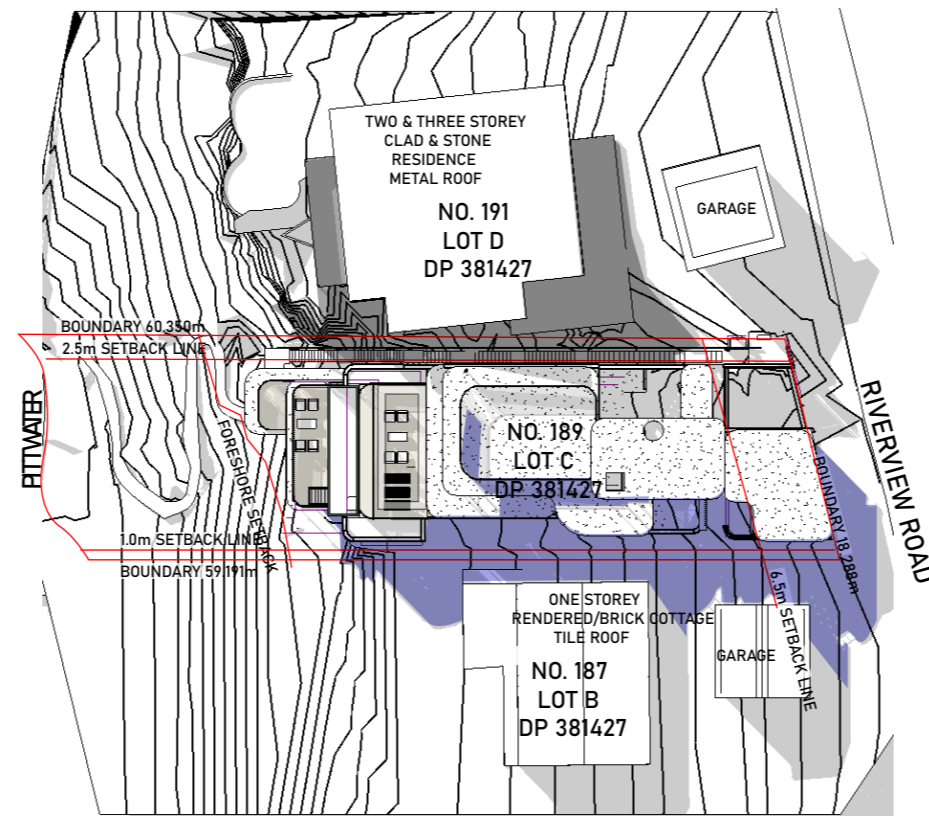
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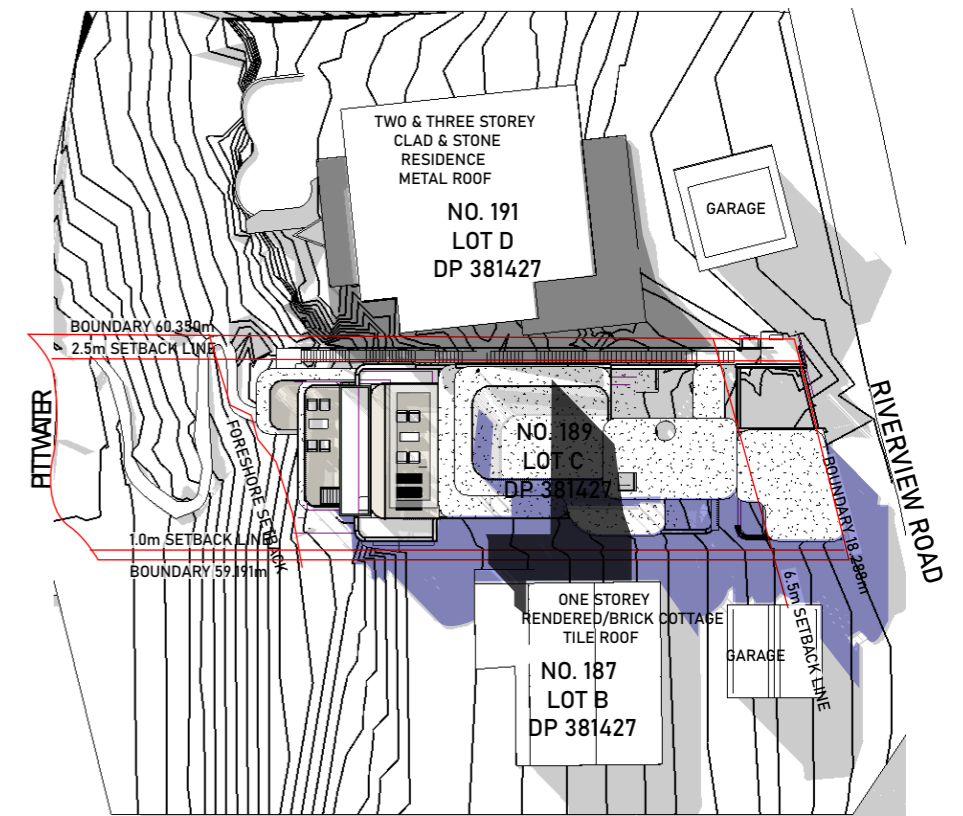




SHADOW DIAGRAM EXISTING JUNE 21 3:00PM  
SCALE 1:500 @A3



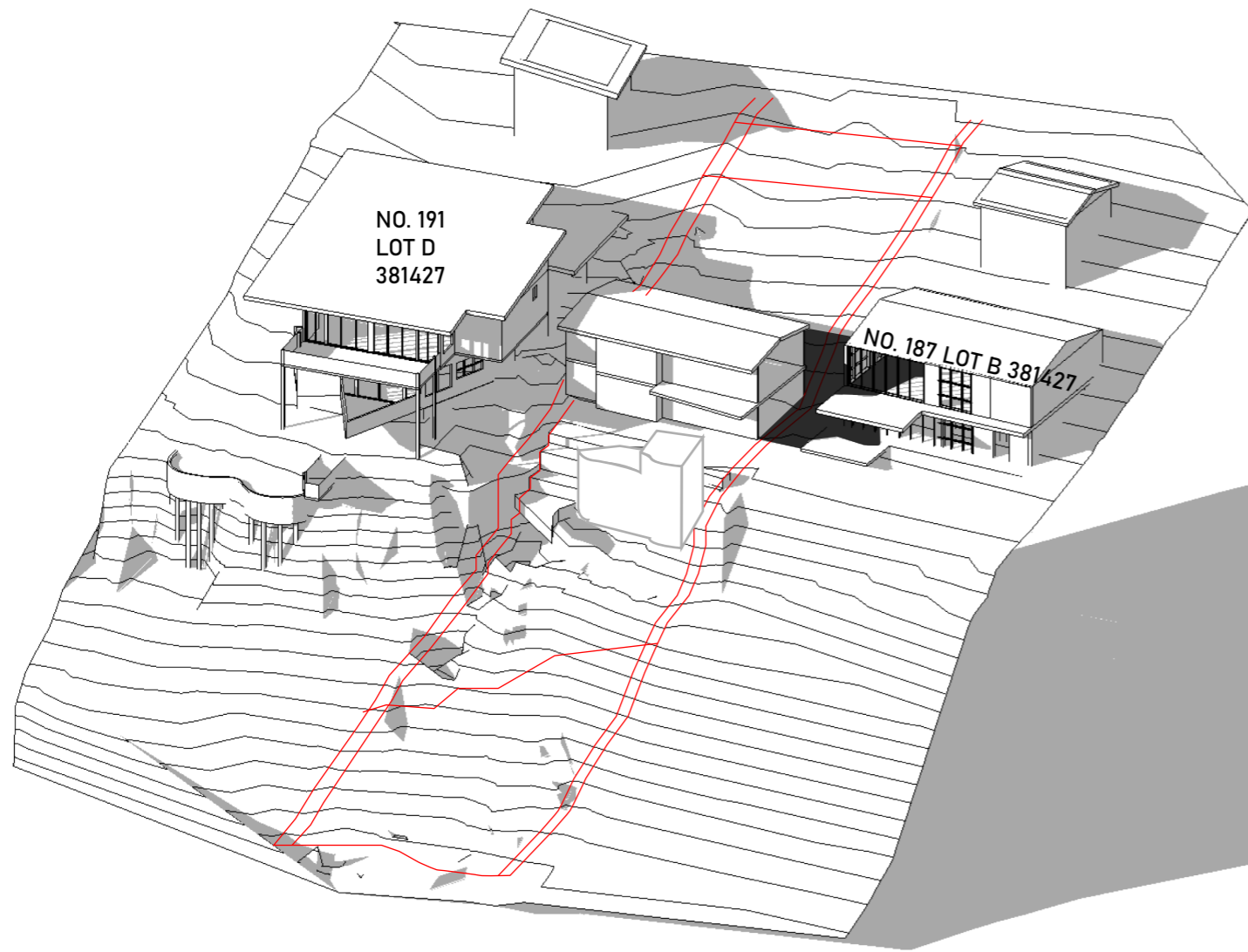
SHADOW DIAGRAM PROPOSED JUNE 21 3:00PM  
SCALE 1:500 @A3



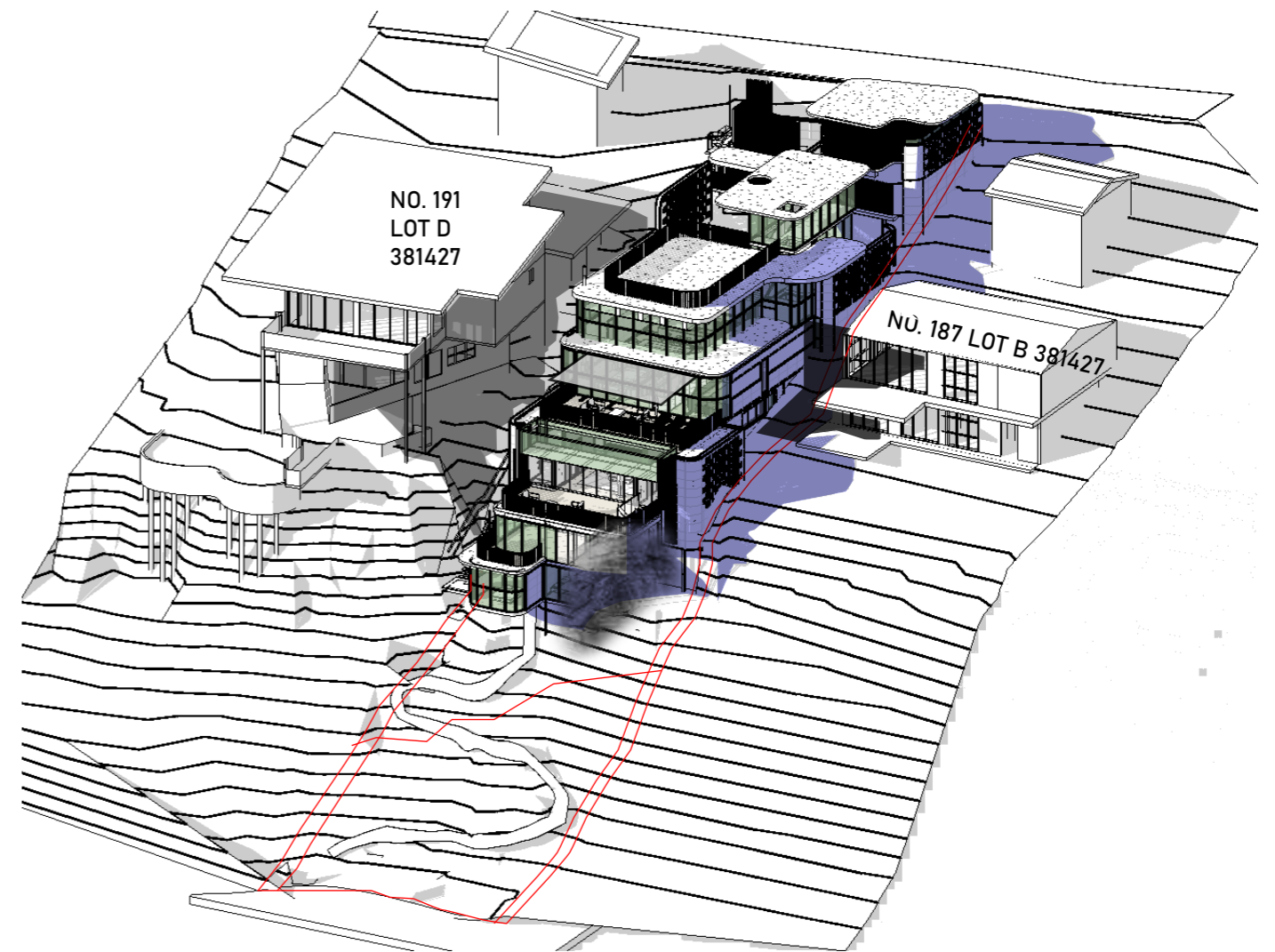
SHADOW DIAGRAM OVERLAID JUNE 21 3:00PM  
SCALE 1:500 @A3

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3D SHADOW DIAGRAM EXISTING JUNE 21 3:00PM



3D SHADOW DIAGRAM PROPOSED JUNE 21 3:00PM

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NO. 191  
LOT B  
DP 381427

BOUNDARY 60.350m

PITTWATER

2.5m SETBACK LINE

FORESHORE SETBACK LINE

A

B

C

D

E

RIVERVIEW ROAD

BOUNDARY 18.288m

1.0m SETBACK LINE









BOUNDARY 59.131m

6.5m SETBACK LINE

NO. 187  
LOT D  
DP 381427

LANDSCAPING AREA CALCULATIONS

1 : 200

	ALLOWED/ REQUIRED AREA	PROVIDED
SITE AREA		1071m <sup>2</sup>
LANDSCAPE REQUIRED (LEP) LANDSCAPE 60% OF AREA	642.6m <sup>2</sup>	
 DEEP SOIL LANDSCAPE AREA		645m <sup>2</sup> (60.20%) <sup>1</sup>
 AREA A 300mm SOIL DEPTH		17.66m <sup>2</sup>
 AREA B 300mm SOIL DEPTH		15.9m <sup>2</sup>
 AREA C 600mm SOIL DEPTH		124.5m <sup>2</sup>
 AREA D 300mm SOIL DEPTH		115.7m <sup>2</sup>
 AREA E 600mm SOIL DEPTH		59.86m <sup>2</sup>
 TOTAL LANDSCAPE OVER STRUCTURES		304.34m <sup>2</sup> (32.74%) <sup>2</sup>
 TOTAL LANDSCAPING PROVIDED (1+2)		949.34m <sup>2</sup> (88.64%)

**DURIE**DESIGN

DA ISSUE

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

LANDSCAPING AREA  
CALCULATIONS

ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Landscaping Area Calculations

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

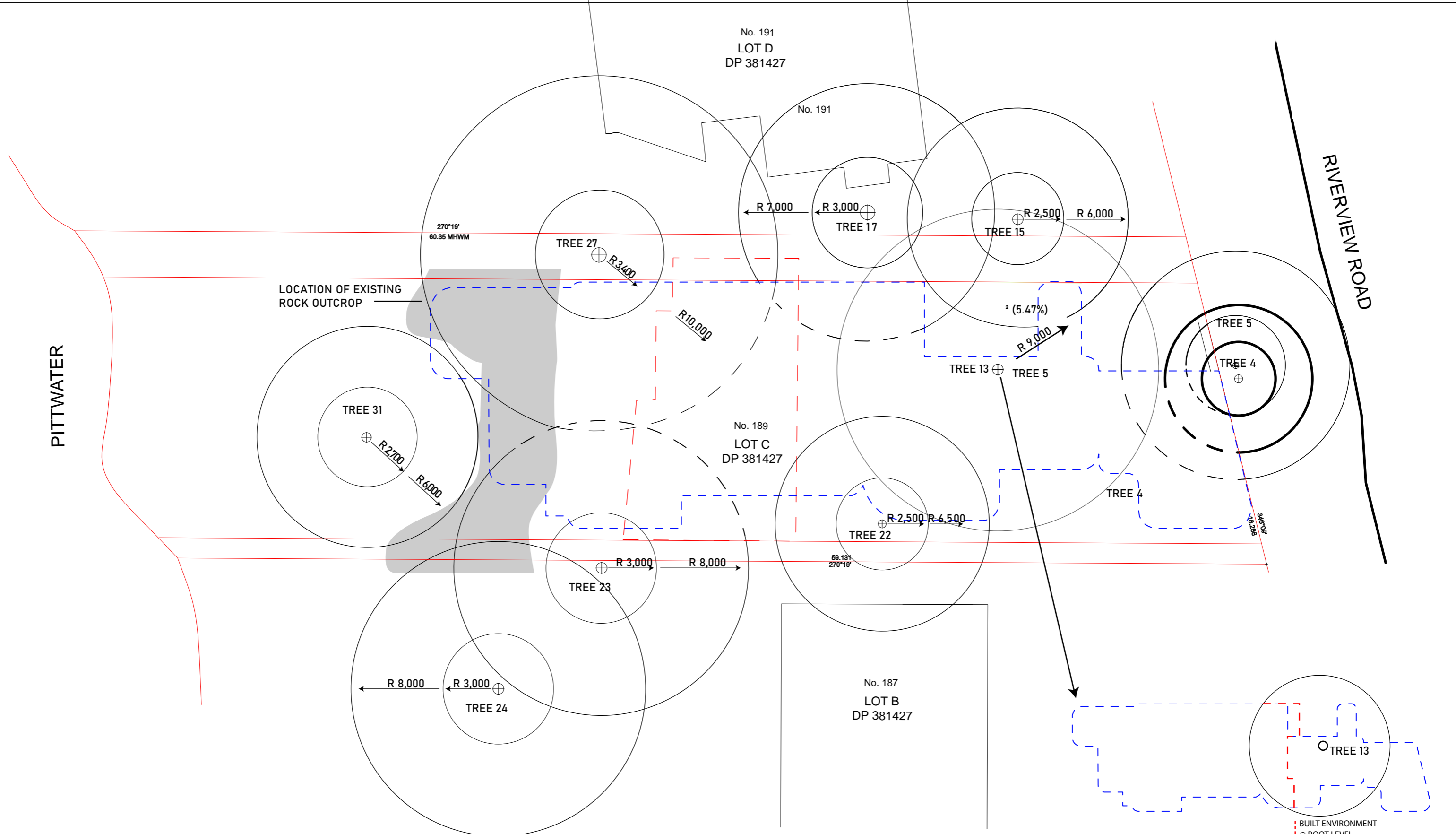


NORTH

DRAWING No.  
001 - 266

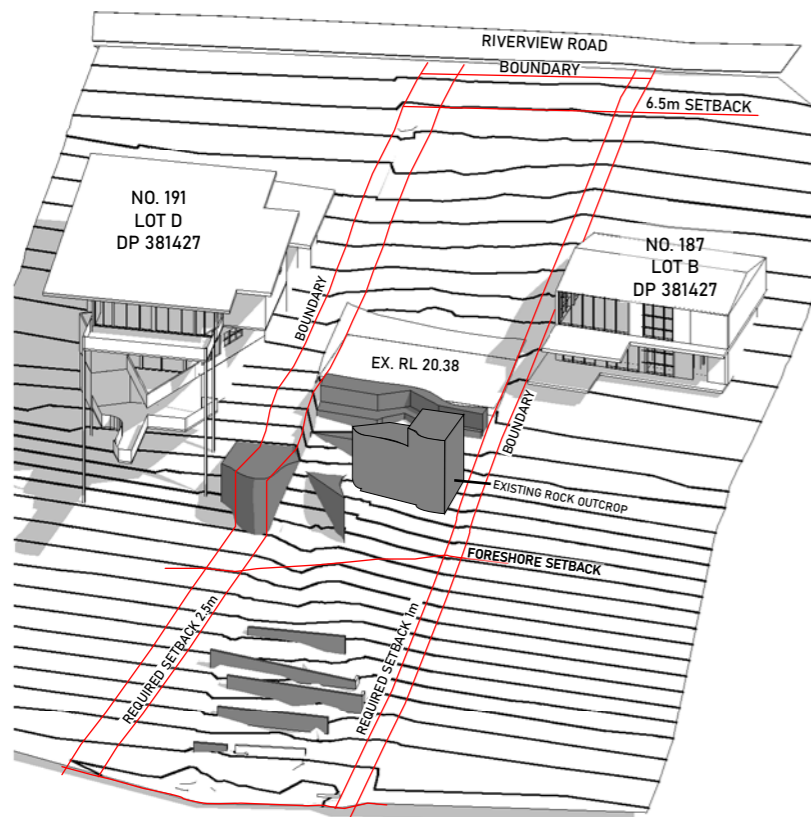
REVISION

**K**

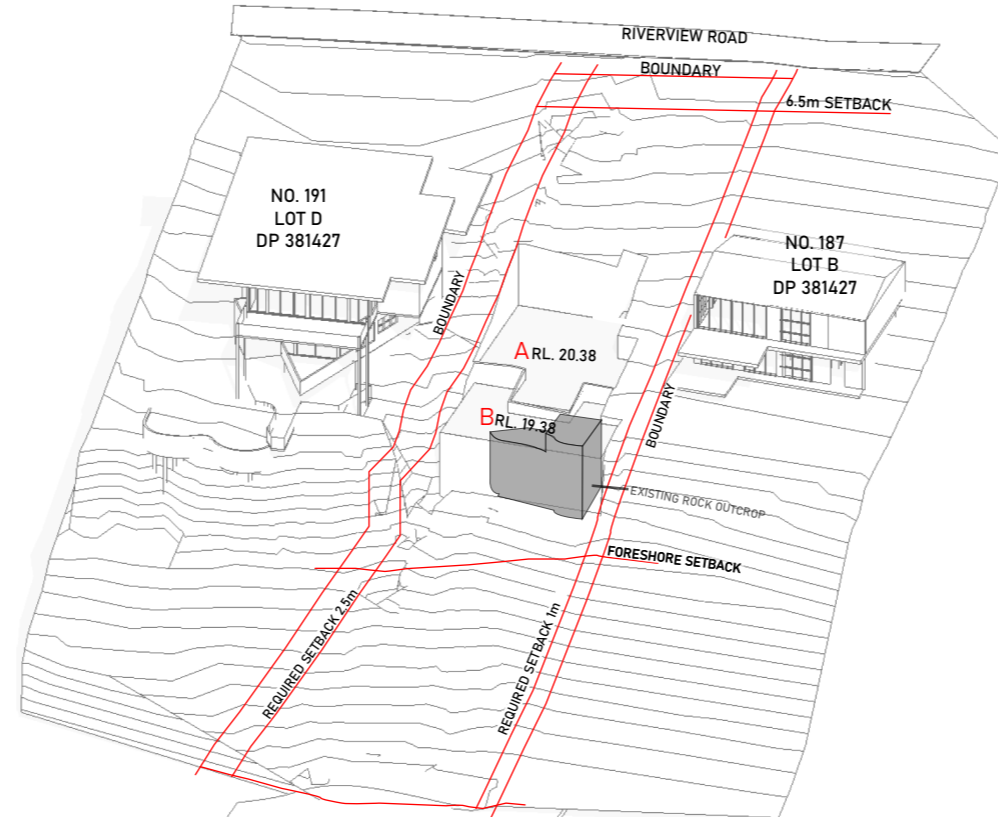


**TREE PROTECTION ZONE DIAGRAM**  
1 : 200

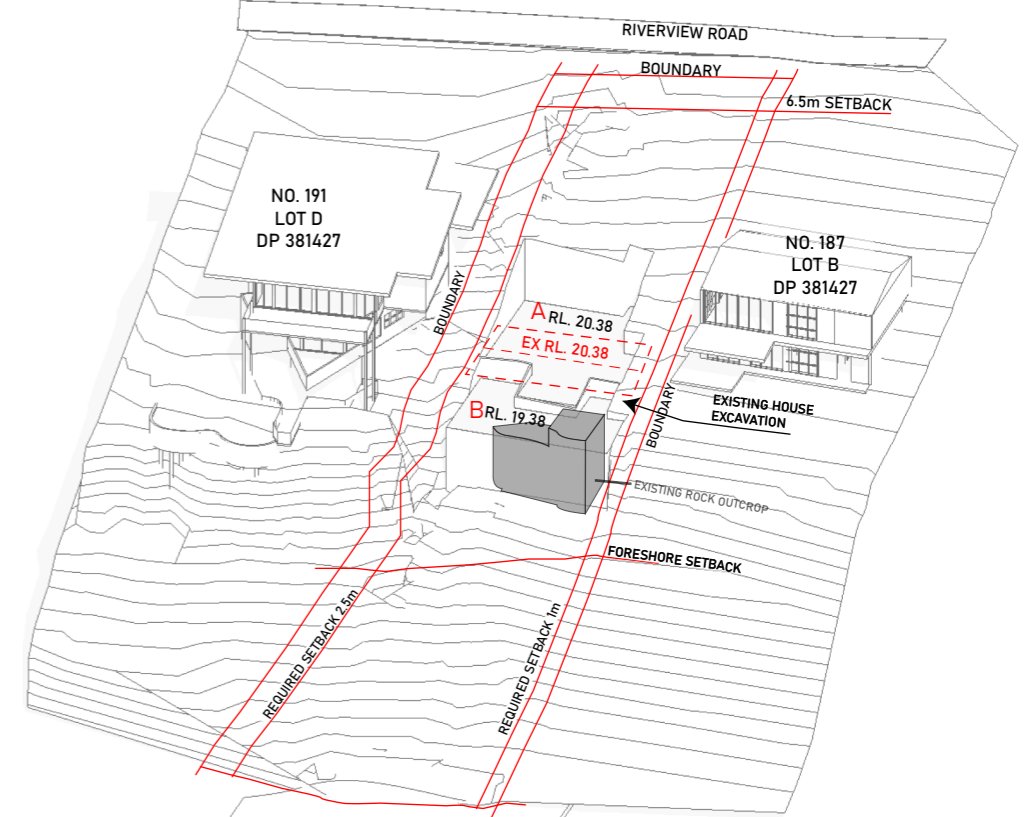
	<b>DA ISSUE</b>	LOT C DP 381427 AREA 1071m <sup>2</sup>	CLIENT: Jamie Durie	<table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>B</td><td>BUILDING REDESIGN PER PRE-DA COMMENTS</td><td></td><td>28/06/2021</td></tr> <tr><td>C</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>12/07/2021</td></tr> <tr><td>D</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>16/07/2021</td></tr> <tr><td>E</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>19/07/2021</td></tr> <tr><td>F</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>06/08/2021</td></tr> <tr><td>G</td><td>BASIX COMMENTS AND NOTES ADDED</td><td></td><td>10/08/2021</td></tr> <tr><td>H</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>17/08/2021</td></tr> <tr><td>I</td><td>INCLINATION ADDED</td><td></td><td>10/09/2021</td></tr> <tr><td>J</td><td>BUILDING REDESIGN PER DA COMMENTS</td><td></td><td>11/10/2021</td></tr> <tr><td>K</td><td>BASIX COMMENTS AND NOTES ADDED</td><td></td><td>15/11/2021</td></tr> </tbody> </table>	No.	DESCRIPTION	AMENDMENT	DATE	B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021	C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021	D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021	E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021	F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	G	BASIX COMMENTS AND NOTES ADDED		10/08/2021	H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021	I	INCLINATION ADDED		10/09/2021	J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021	K	BASIX COMMENTS AND NOTES ADDED		15/11/2021	PROJECT NAME: Durie Residence ADDRESS: 189 Riverview, Avalon Beach, NSW 2107 DRAWING TITLE: Tree Protection Zone Diagram	
	No.	DESCRIPTION	AMENDMENT	DATE																																														
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<b>TREE PROTECTION ZONE DIAGRAM</b>	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.	SCALE: 1 : 200 DRAWN: JL APPROVED: AC	DRAWING No. <b>001 - 267</b>																																															



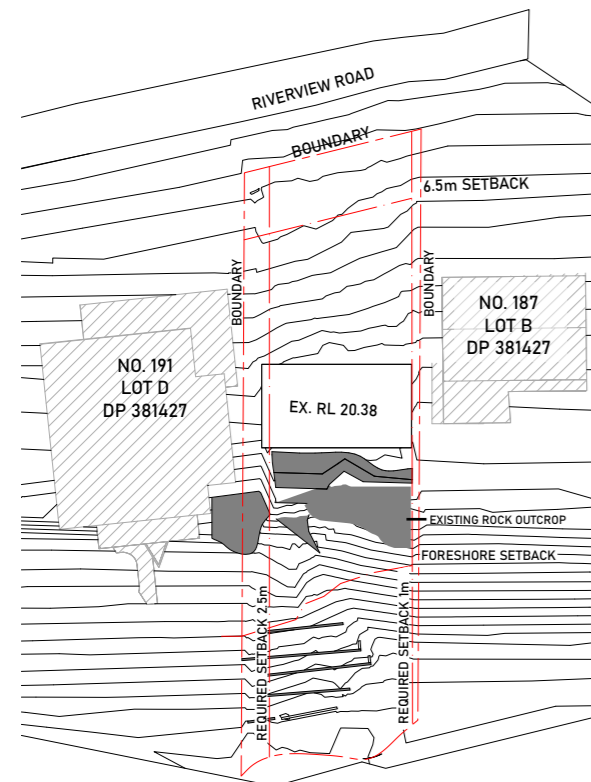
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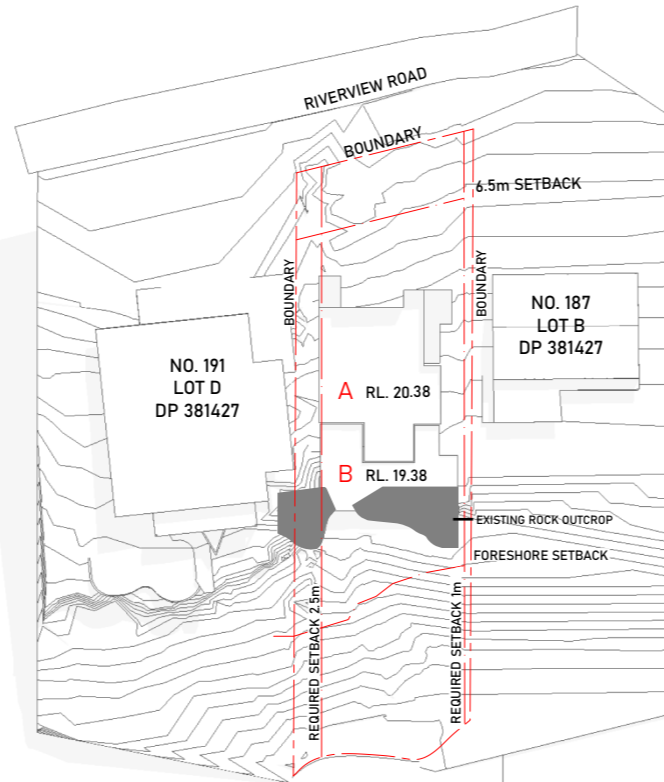
3D PROPOSED EXCAVATION



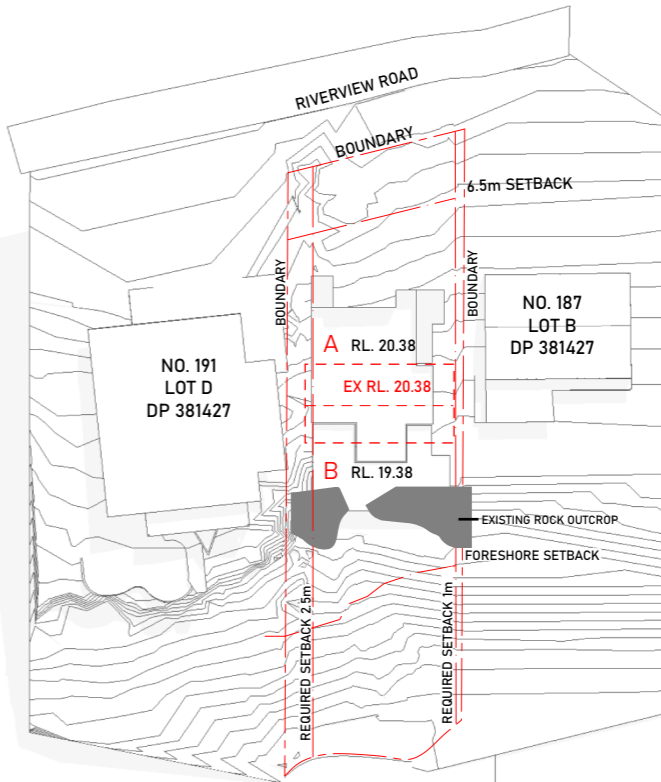
3D SUPERIMPOSED EXCAVATION



EXISTING EXCAVATION PLAN  
SCALE 1:750 @A3



PROPOSED EXCAVATION PLAN  
SCALE 1:750 @A3

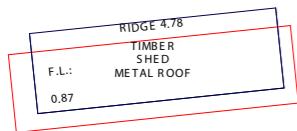


SUPERIMPOSED EXCAVATION PLAN  
SCALE 1:750 @A3

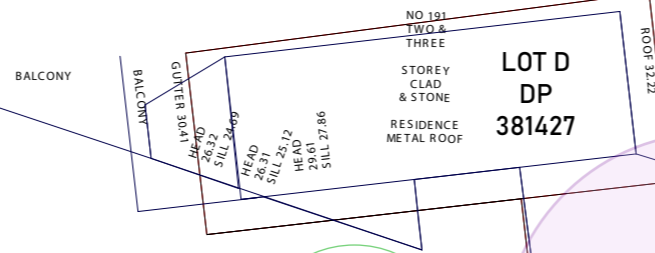
VOLUME BREAKDOWN	
PLATFORM A	453.70m <sup>3</sup>
PLATFORM B	34.84m <sup>3</sup>
EXISTING EXCAVATION VOLUME	
TOTAL PROPOSED EXCAVATION VOLUME:	-106m <sup>3</sup> 382.54m <sup>3</sup>

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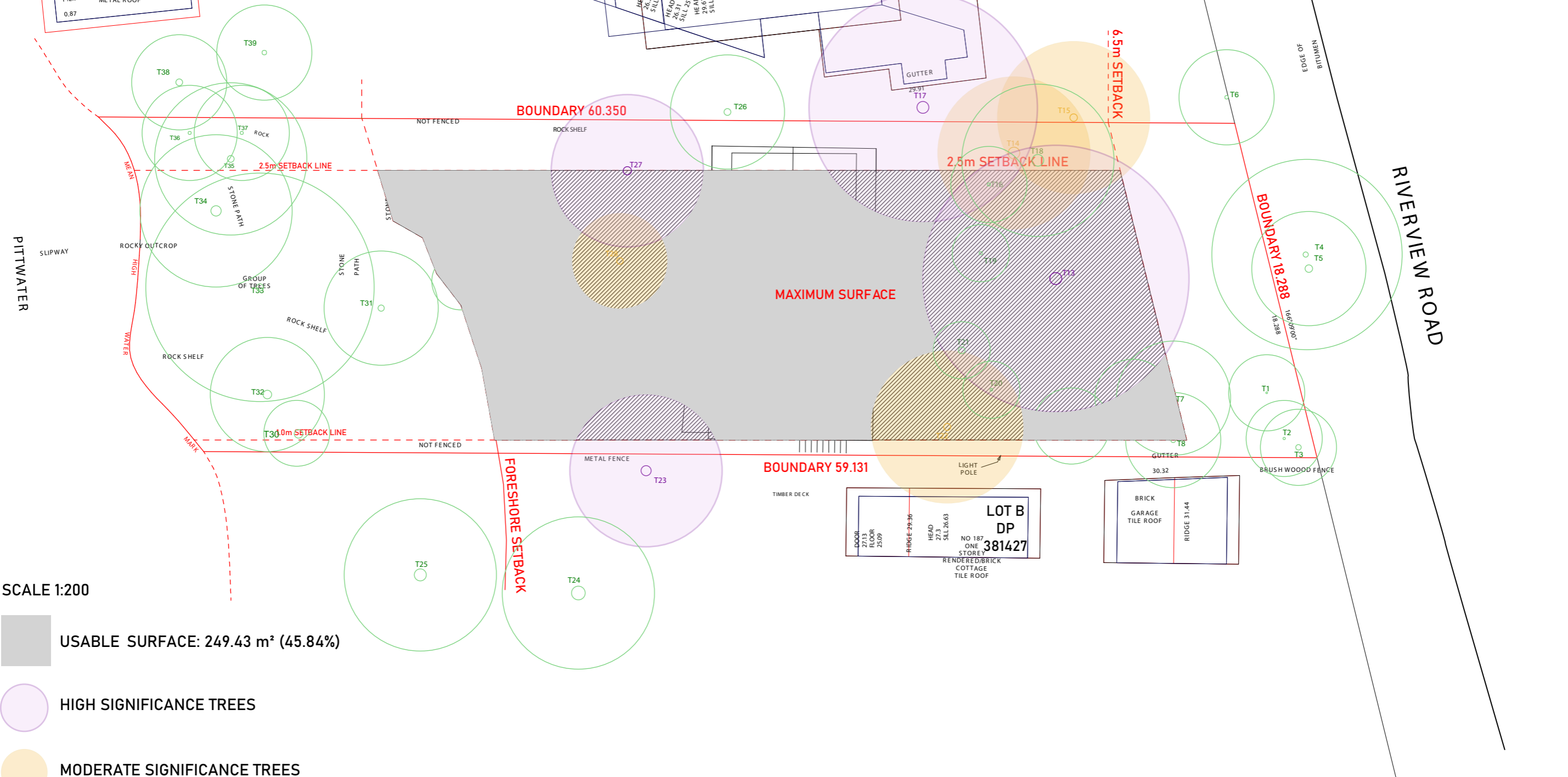
T.N.  
M.M.  
ABOUT 10'  
ALL BEARINGS ARE ON MAGNETIC  
MERIDIAN  
TAKEN FROM DP 381427 DATED 1952



APPROXIMATE  
POSITION  
INGROUND  
POOL



METAL  
CARPORT



SCALE 1:200

USABLE SURFACE: 249.43 m<sup>2</sup> (45.84%)

HIGH SIGNIFICANCE TREES

MODERATE SIGNIFICANCE TREES

**DURIE DESIGN**

DA ISSUE

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

FINANCIAL USABILITY  
OF SITE

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: Financial Usability of Site

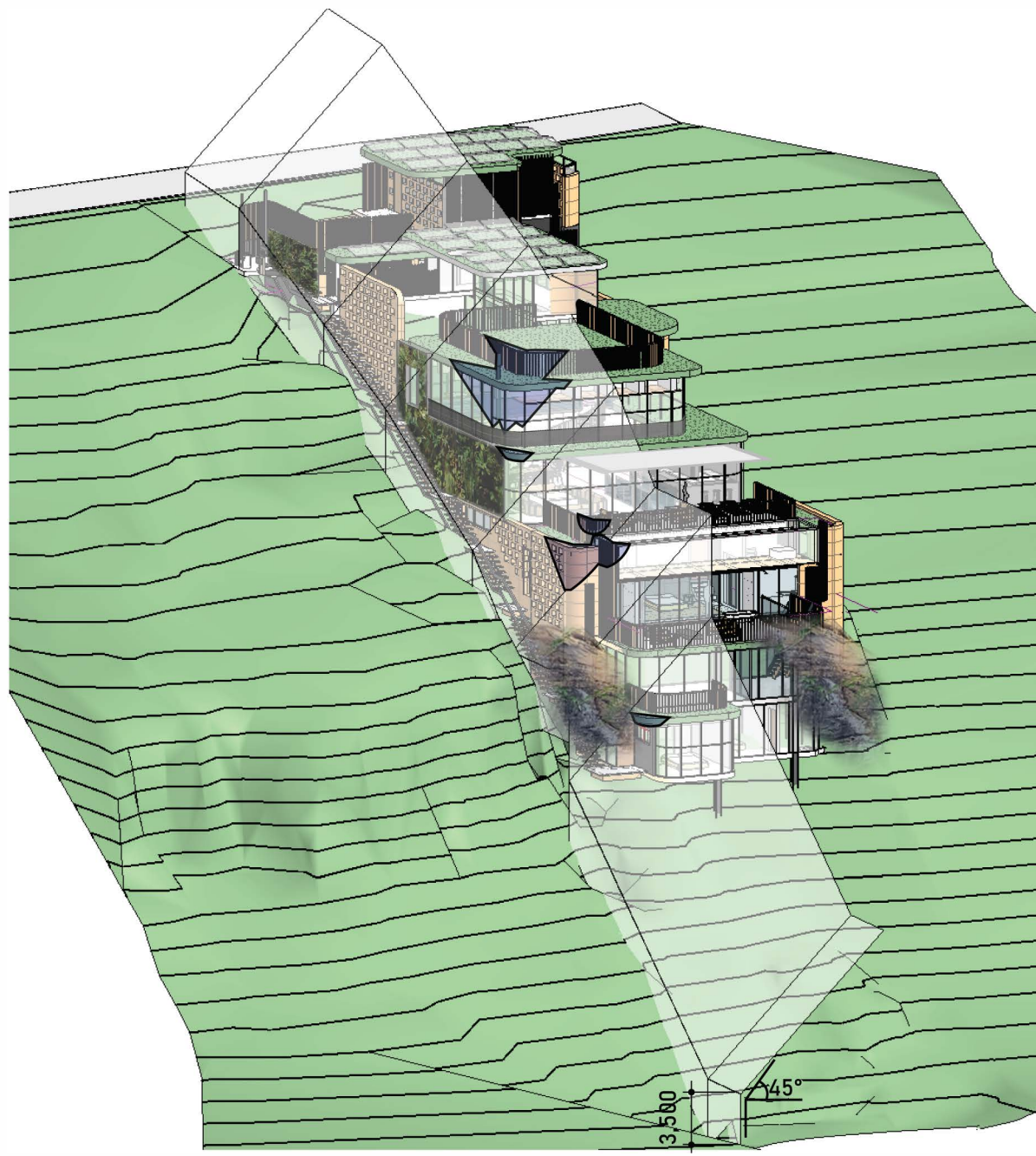
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DRAWN: JL  
APPROVED: AC

DRAWING No.  
001-269

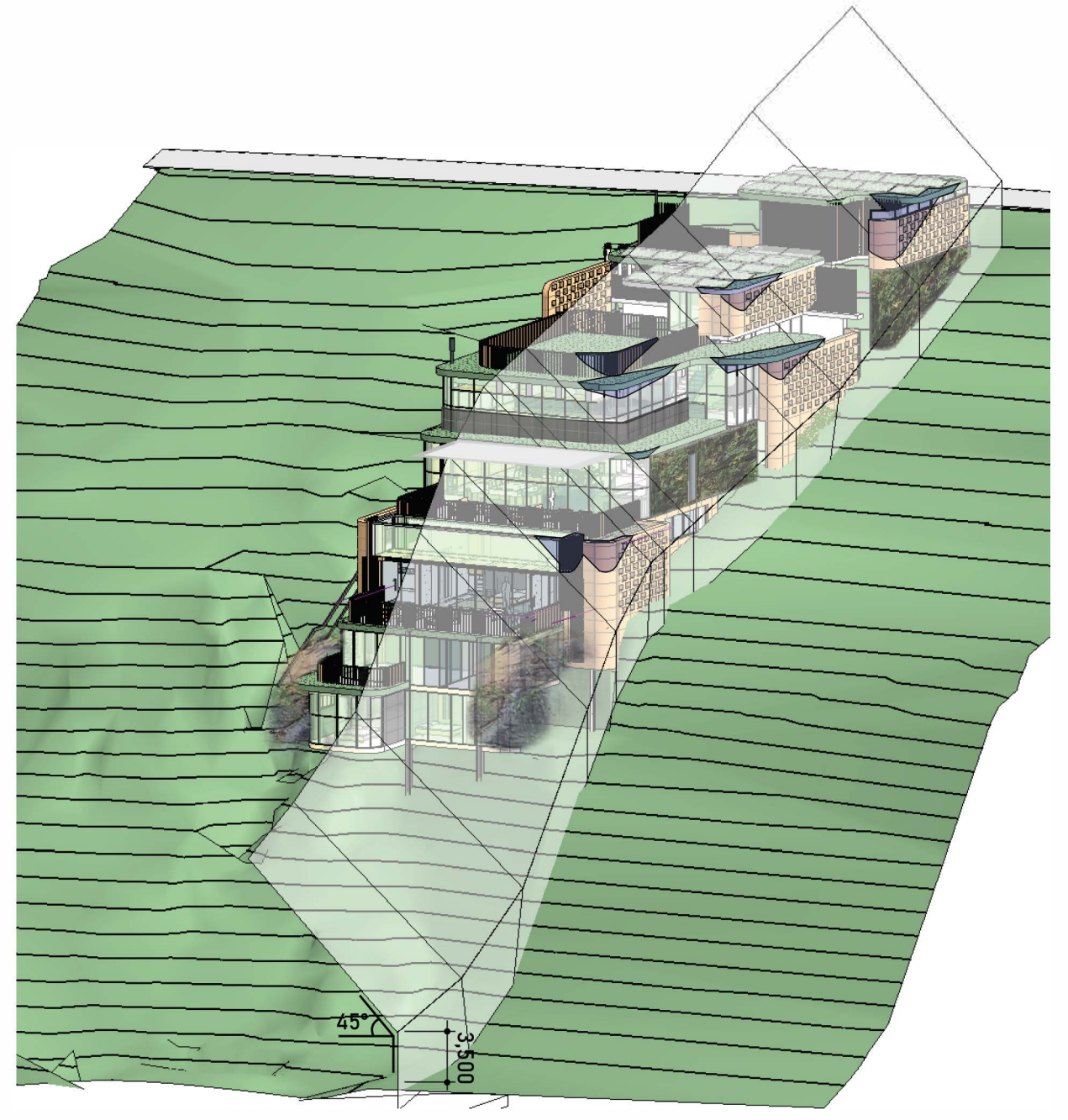


REVISION

K



NORTHERN ENVELOPE SETBACK SHOWN AT 3.5m HEIGHT AT 45°







SOUTHERN ENVELOPE SETBACK SHOWN AT 3.5m HEIGHT AT 45°

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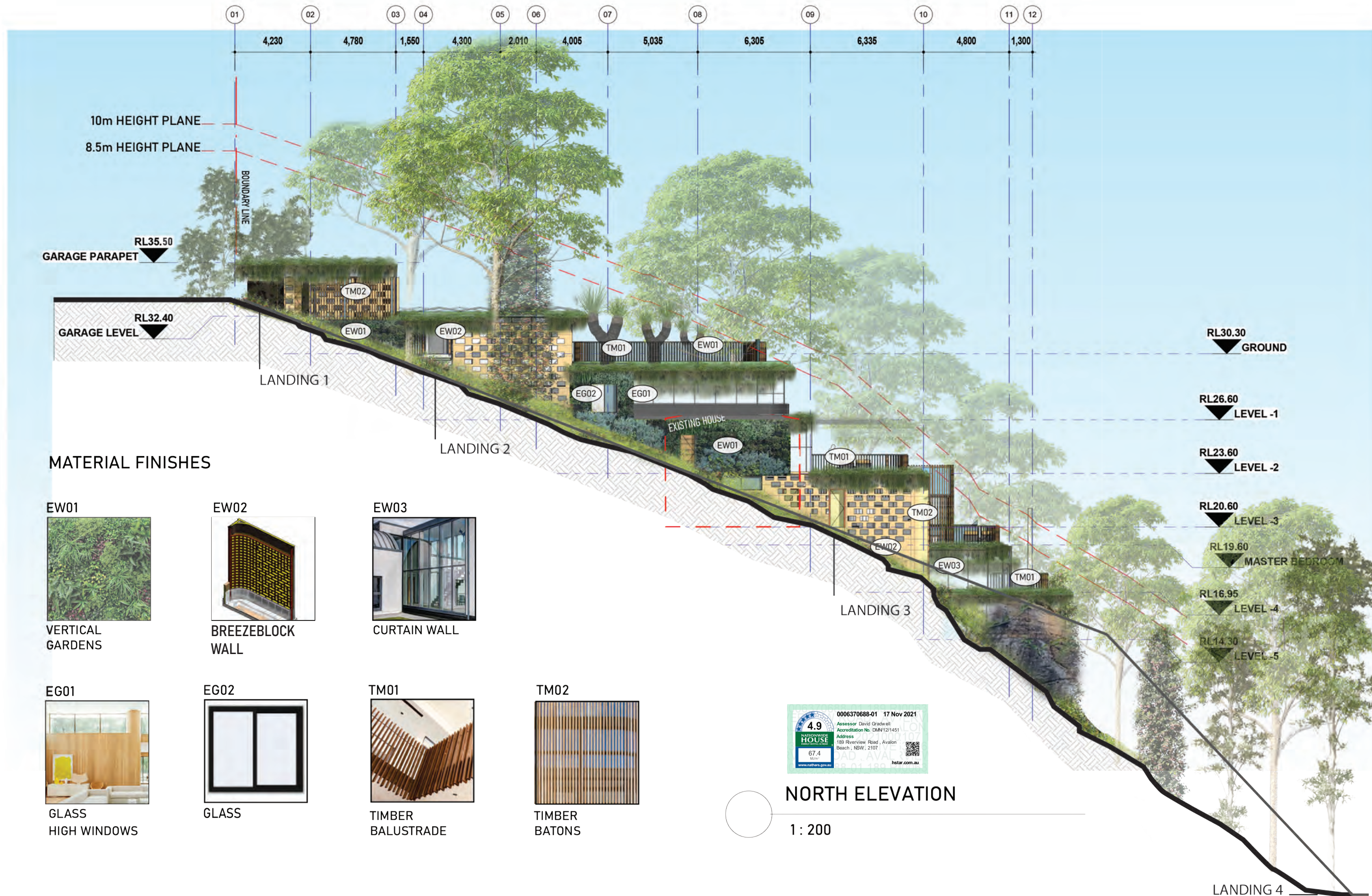


 **HABITAT LOSS DIAGRAM**  
1 : 200

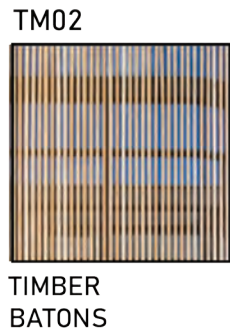
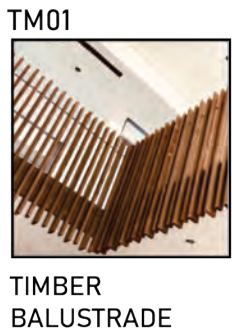
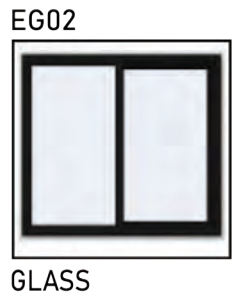
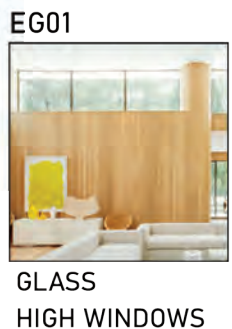
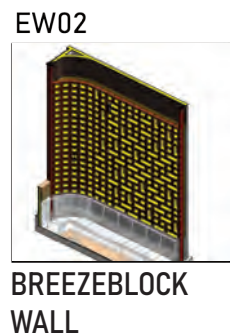
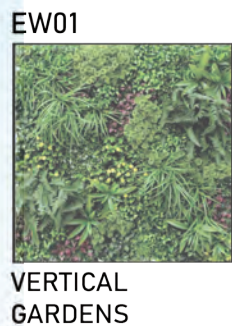
-  **EXISTING HABITAT/POTENTIAL LOSS (377.45m<sup>2</sup>)**
-  **PROPOSED BUILDING FOOTPRINT**
-  **EXISTING BUILT IMPERMEABLE SURFACES**
-  **ROCK OUTCROP**

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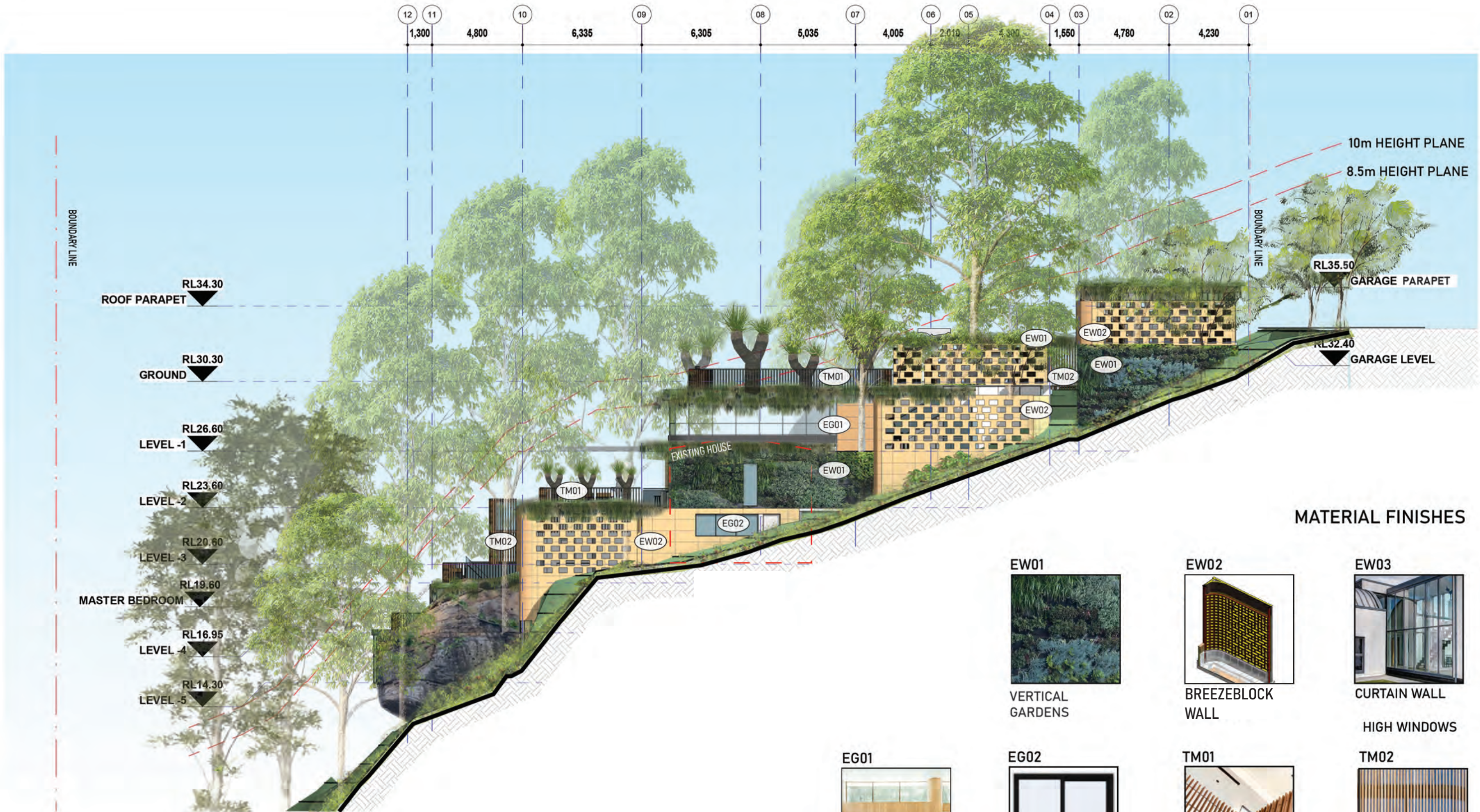
**MATERIAL FINISHES**



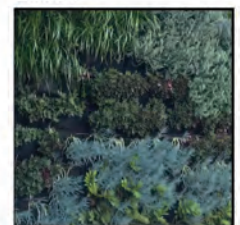
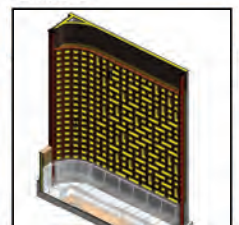

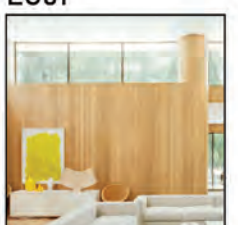

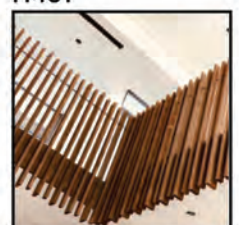
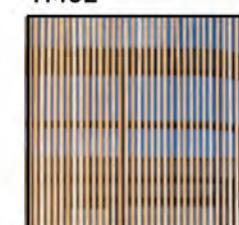
**NORTH ELEVATION**

1 : 200

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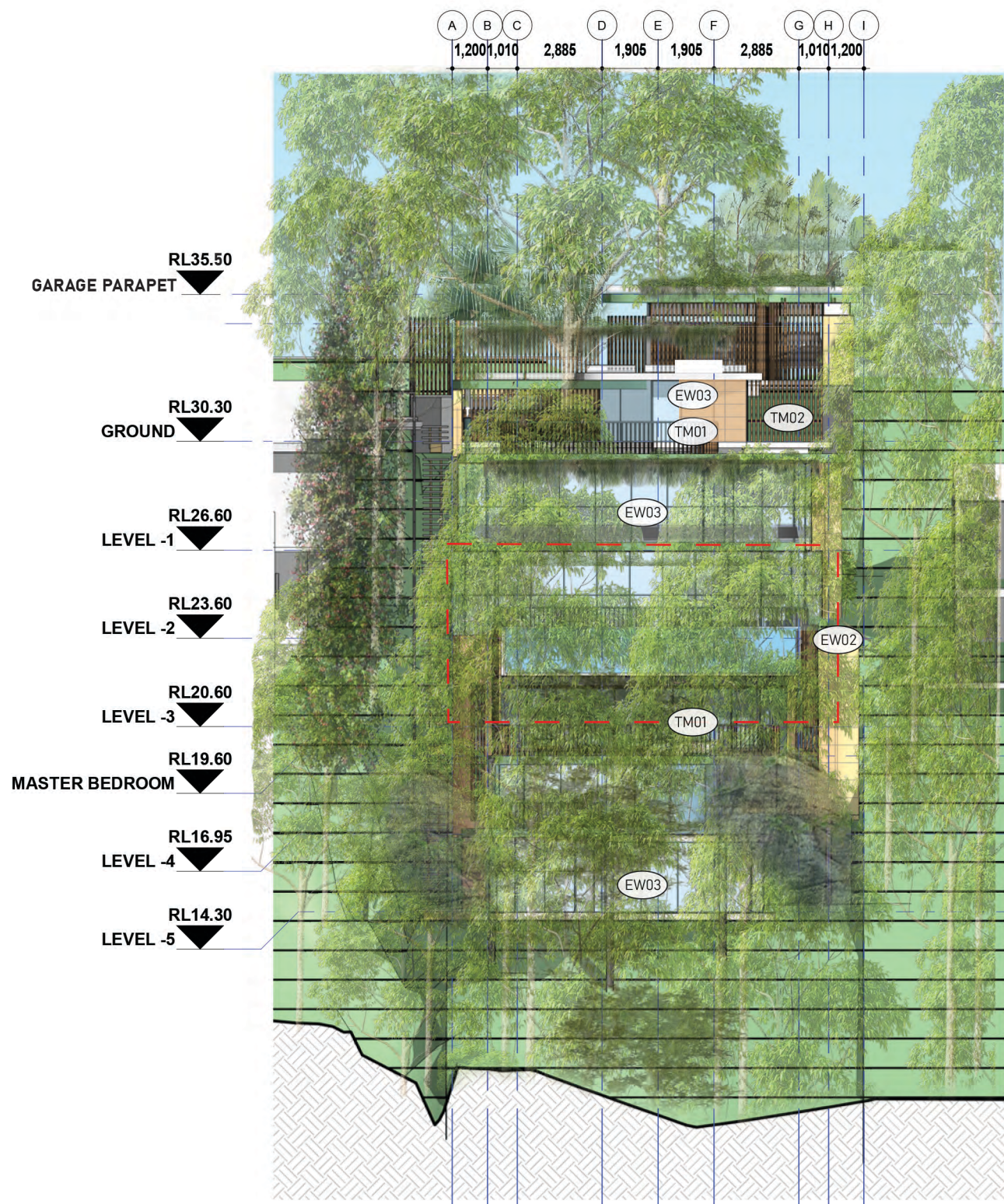


**MATERIAL FINISHES**

 <b>EW01</b> VERTICAL GARDENS	 <b>EW02</b> BREEZBLOCK WALL	 <b>EW03</b> CURTAIN WALL  HIGH WINDOWS
 <b>EG01</b> GLASS	 <b>EG02</b> GLASS	 <b>TM01</b> TIMBER BALUSTRADE
		 <b>TM02</b> TIMBER BATONS



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WEST ELEVATION  
1 : 200

Ext. Walls:	Construction	Insulation	Colour	Details	
	FC Clad Concrete Lined	R4.0 added R2.7 added	Medium Medium	140mm stud required As per plans	
Int. Walls:	Construction	Insulation	Details		
	Concrete with Plasterboard Plasterboard on Stud	R1.0 added None	To stairs/lift As per plans		
Floors:	Construction	Insulation	Details		
	Concrete Concrete	R1.0 added R1.4 added	To ground slab of level-3 Where open below		
Ceilings:	Construction	Insulation	Details		
	Plasterboard	None	As per plans		
Roof:	Construction	Insulation	Colour	Details	
	Concrete	90mm PIR or equiv (R4.5)	Medium	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group A	DOW-021-04 B	Double Clear	TB Aluminium	2.6/0.55	Casement, Entry Door
Group B	DOW-022-09 B	Double Clear	TB Aluminium	2.1/0.47	Fixed, Sliding, Double Hung
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	15	Exposed	Ducted	Sealed LED - 1 per 2.5m <sup>2</sup>	Bers Pro 4.4

Notes:  
1 x 1200 mm fan added to kitchen, living, music, yoga, bedrooms, rumpus, lounge



MATERIAL FINISHES

EW02		EW03	
SANDSTONE CLADDING		CURTAIN WALL	
		HIGH WINDOWS	
EG01		EG02	
GLASS		GLASS	
TM01		TM02	
TIMBER BALUSTRADE		TIMBER BATONS	

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1:50  
EAST ELEVATION

MATERIALS



EW01  
SANDSTONE  
CLADDING



EG01  
GLASS



TM01  
TIMBER  
BATONS



**DURIE DESIGN**

DA ISSUE

EAST ELEVATION

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: East Elevation

SCALE: 1 : 200

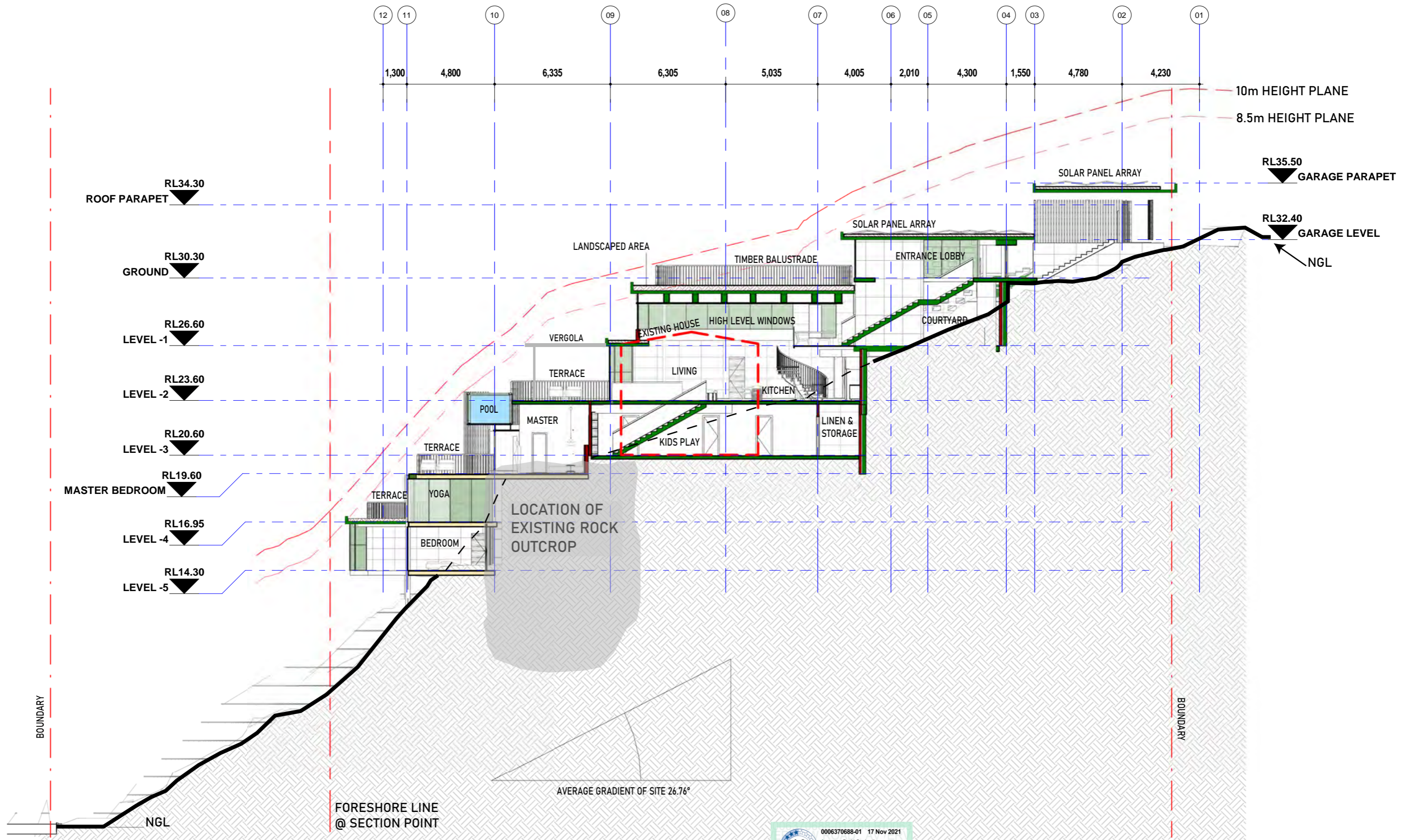
DRAWN: JL

APPROVED: AC

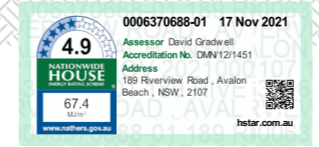
DRAWING No.  
001 - 303

REVISION

(K)

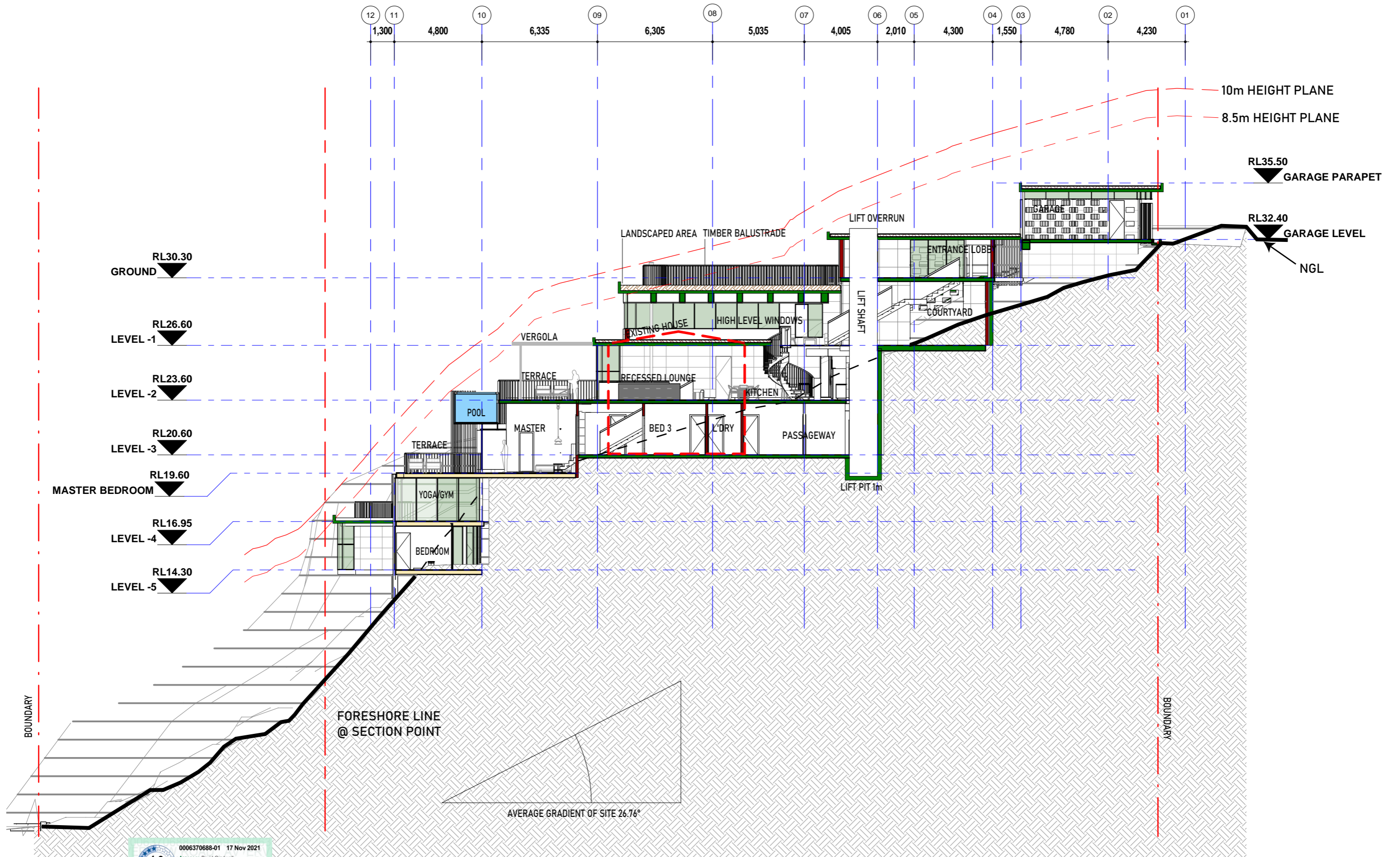


SECTION A-A  
1:200



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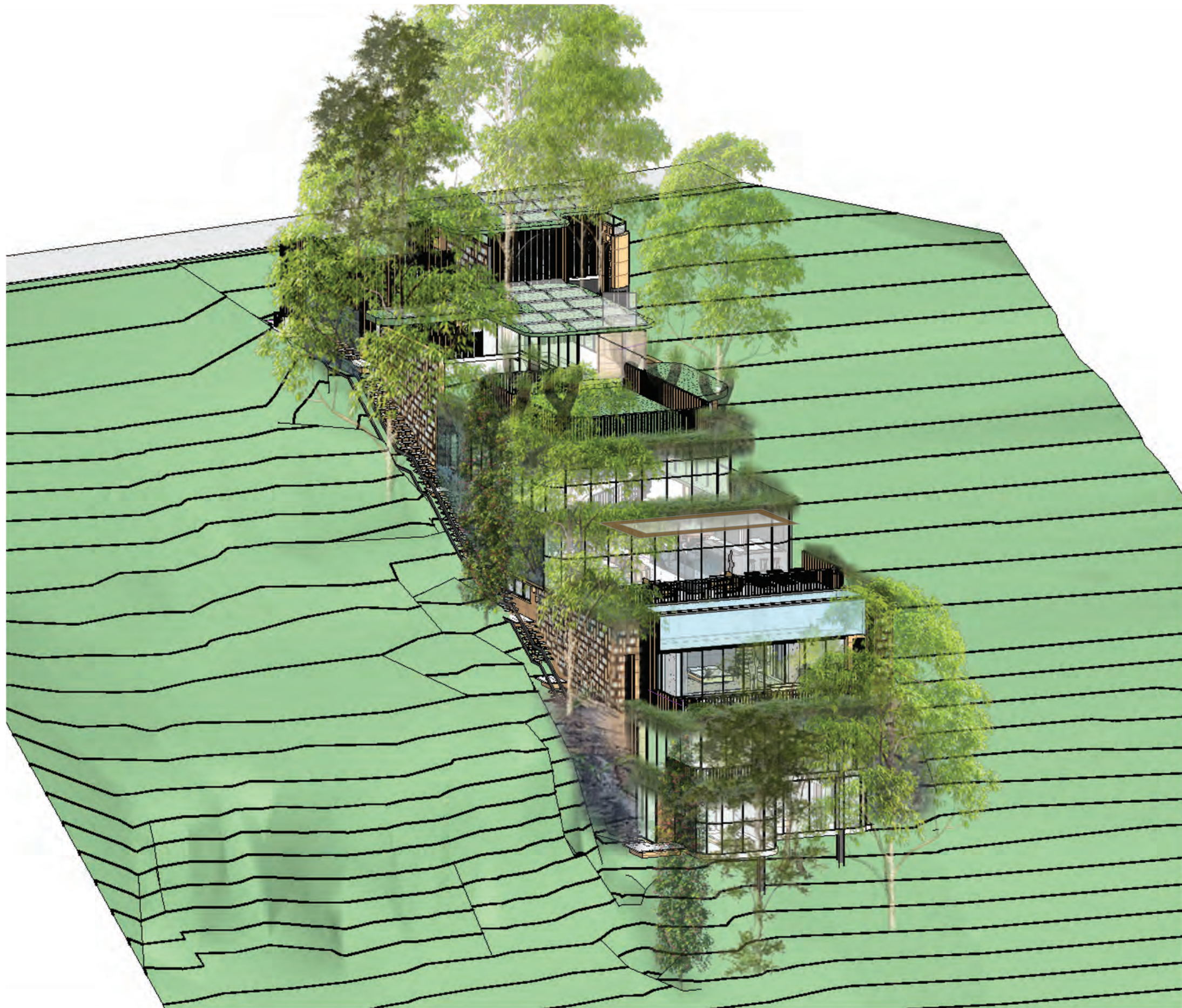


**SECTION B-B**

1 : 200



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**DURIE DESIGN**

**DA ISSUE**

LOT C DP 381427  
AREA 1071m<sup>2</sup>

CLIENT: Jamie Durie

EXTERNAL RENDER 1

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PROJECT NAME: Durie Residence  
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107  
DRAWING TITLE: External Render 1

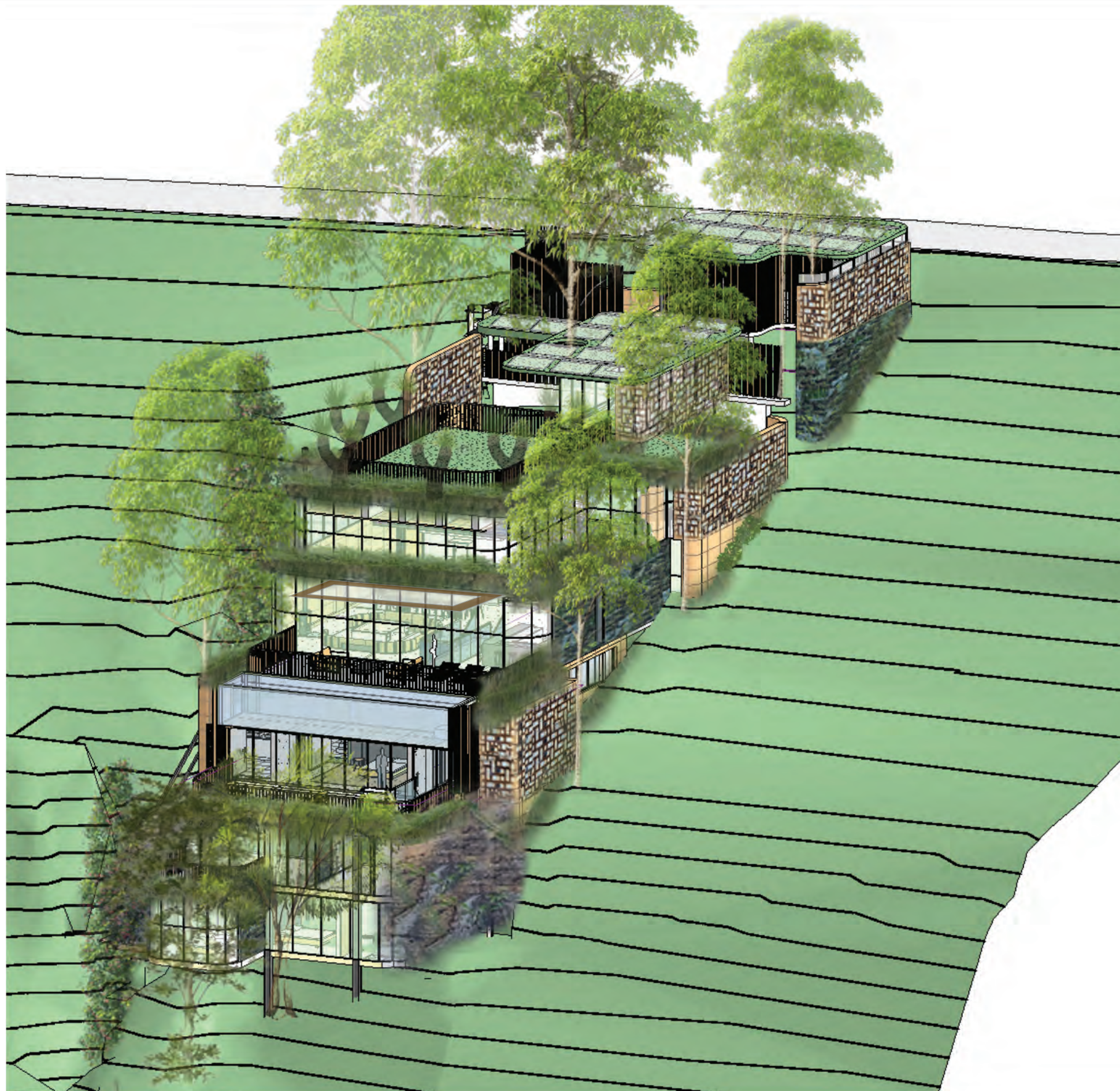
SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No.  
001 - 320

REVISION  
K



No.	DESCRIPTION	AMENDMENT	DATE
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021
E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021
I	INCLINATION ADDED		10/09/2021
J	BUILDING REDESIGN PER DA COMMENTS		11/10/2021
K	BASIX COMMENTS AND NOTES ADDED		15/11/2021