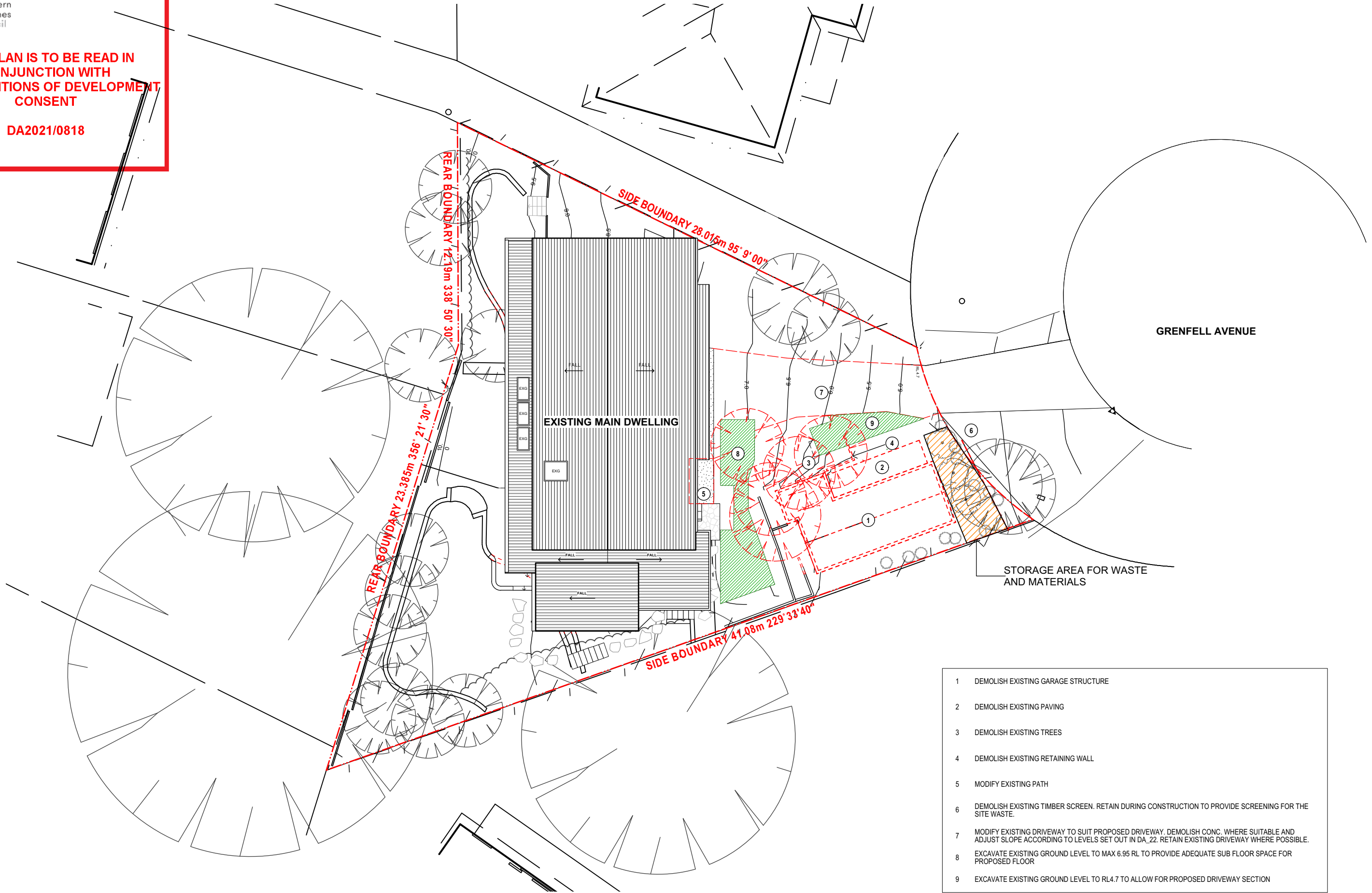


THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0818



- 1 DEMOLISH EXISTING GARAGE STRUCTURE
- 2 DEMOLISH EXISTING PAVING
- 3 DEMOLISH EXISTING TREES
- 4 DEMOLISH EXISTING RETAINING WALL
- 5 MODIFY EXISTING PATH
- 6 DEMOLISH EXISTING TIMBER SCREEN. RETAIN DURING CONSTRUCTION TO PROVIDE SCREENING FOR THE SITE WASTE.
- 7 MODIFY EXISTING DRIVEWAY TO SUIT PROPOSED DRIVEWAY. DEMOLISH CONC. WHERE SUITABLE AND ADJUST SLOPE ACCORDING TO LEVELS SET OUT IN DA\_22. RETAIN EXISTING DRIVEWAY WHERE POSSIBLE.
- 8 EXCAVATE EXISTING GROUND LEVEL TO MAX 6.95 RL TO PROVIDE ADEQUATE SUB FLOOR SPACE FOR PROPOSED FLOOR
- 9 EXCAVATE EXISTING GROUND LEVEL TO RL4.7 TO ALLOW FOR PROPOSED DRIVEWAY SECTION



#### NOTES

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#### REVISION SCHEDULE

Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

- DEMOLISHED
- NEW WALLS
- EXCAVATION
- TREES TO BE REMOVED
- TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW

  
Bennett Murda Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENFELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**DEMOLITION AND EXCAVATION PLAN**

Job Number:  
**2032**

Scale:  
**1:200**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

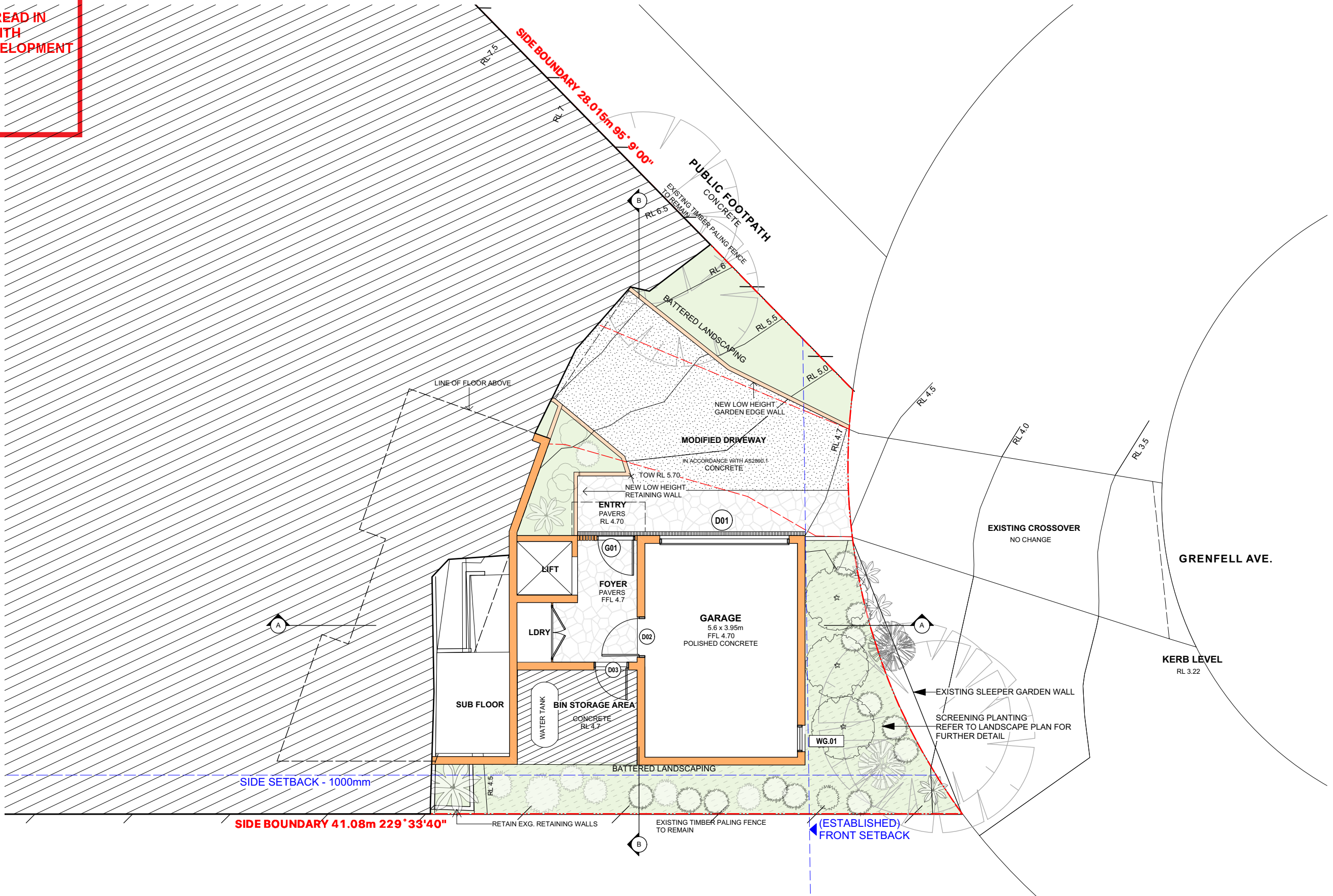
Drawing No: DA\_03  
Revision: A

nominated architect: Jacqueline Bennett 6536

Suite 4.04, 1 Chandos St, St Leonards NSW 2065 ph.(02) 9043 9968 e.info@bennettmurada.com.au

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

DA2021/0818



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REVISION SCHEDULE			
Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

--- DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW

**BENNETT MURADA**  
Bennett Murada Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**PROPOSED GARAGE PLAN**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

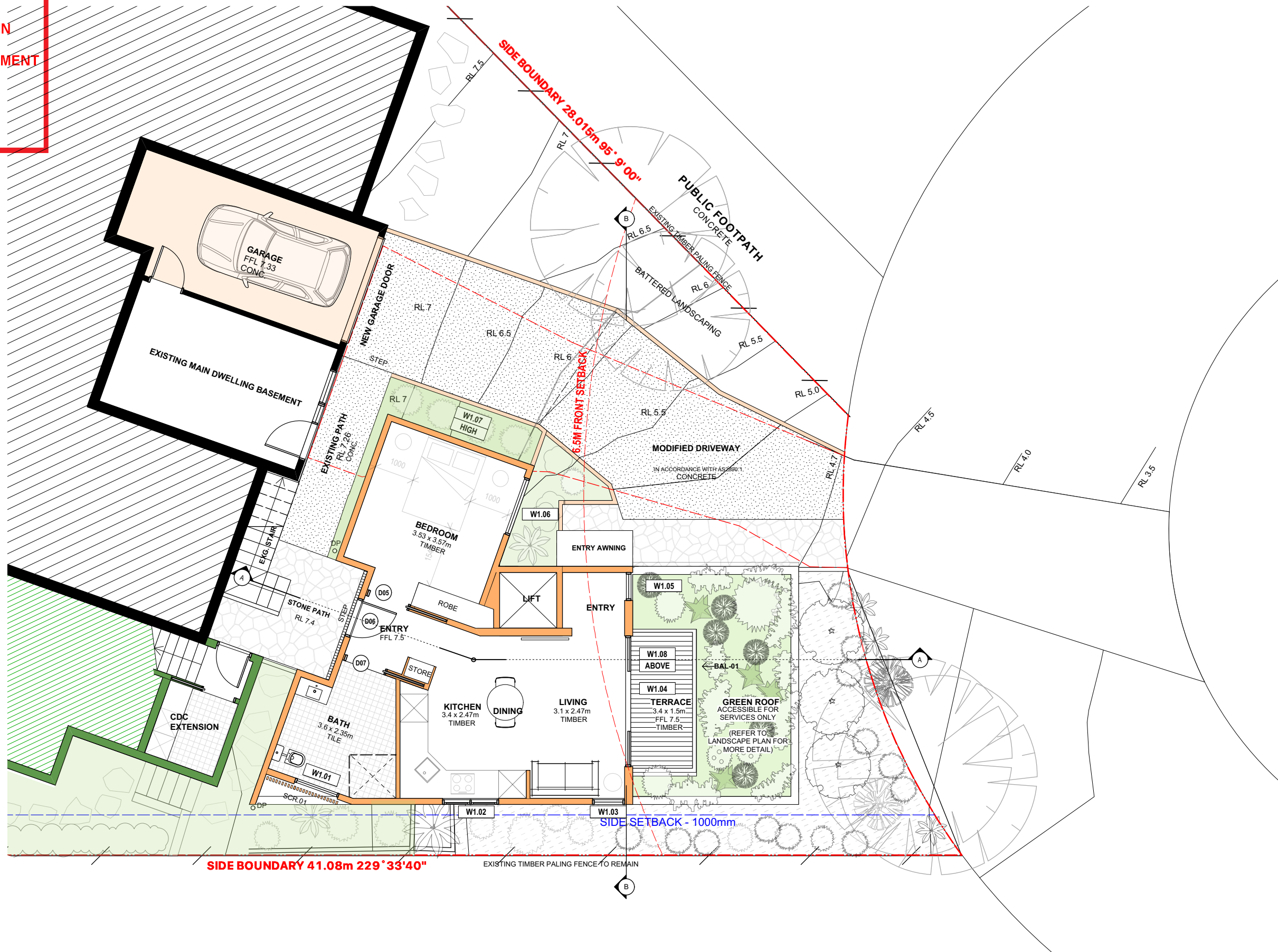
Drawing No: **DA\_04**  
Revision: **A**

nominated architect: Jacqueline Bennett 6536



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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0818



#### NOTES

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REVISION SCHEDULE			
Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

--- DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNSPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW

**BENNETT  
MURADA**  
Bennett Murada Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**PROPOSED GRANNY FLAT PLAN**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: **DA\_05**  
Revision: **A**

nominated architect: Jacqueline Bennett 6536

Suite 4.04, 1 Chandos St, St Leonards NSW 2065 ph.(02) 9043 9968 e.info@bennettmurada.com.au

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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0818



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#### REVISION SCHEDULE

Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

--- DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW

**BENNETT  
MURADA**  
Bennett Murada Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**PROPOSED ROOF PLAN**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: **DA\_06**  
Revision: **A**

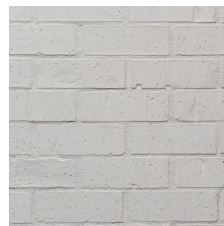
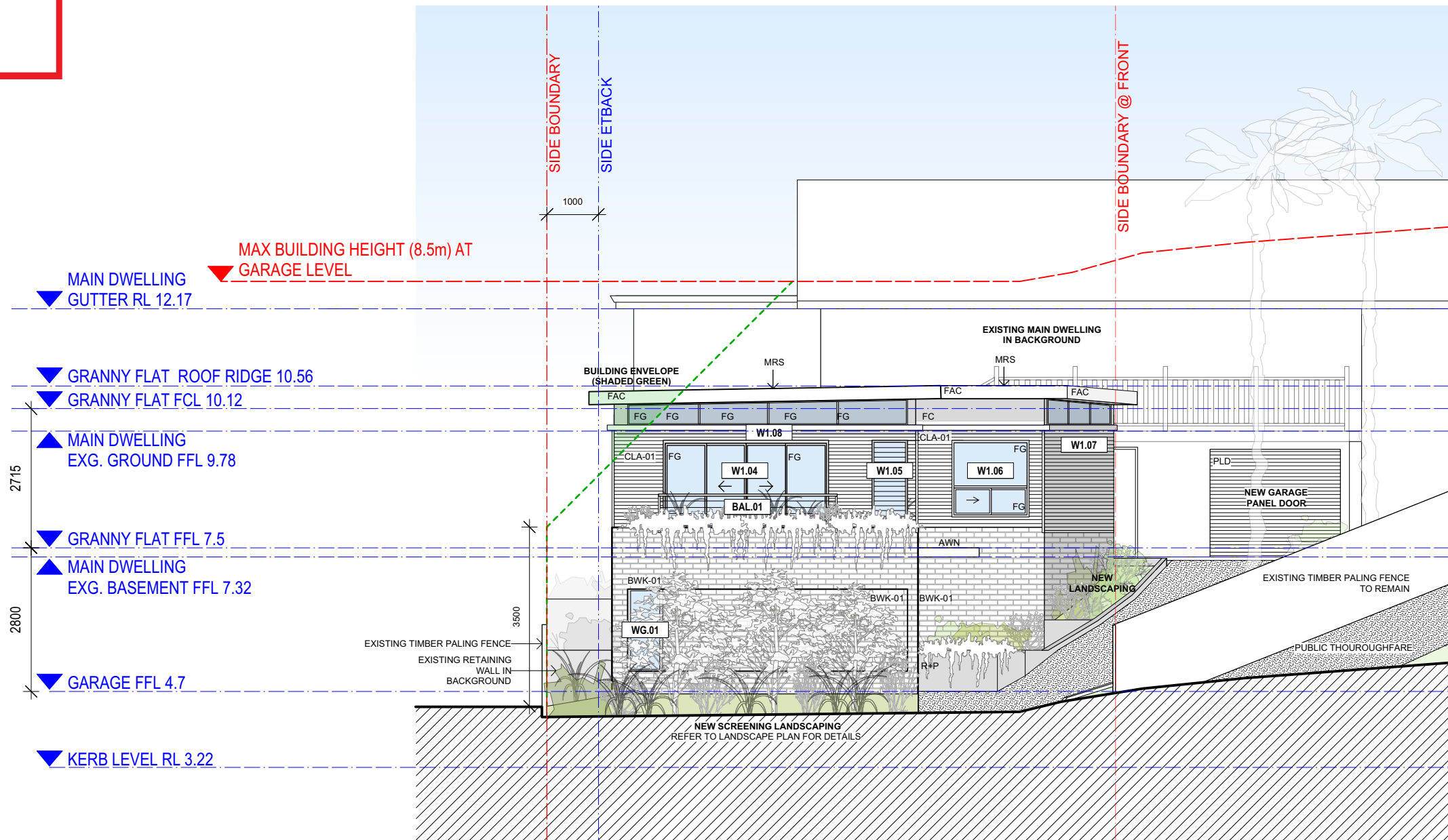
nominated architect: Jacqueline Bennett 6536

Suite 4.04, 1 Chandos St, St Leonards NSW 2065 ph.(02) 9043 9968 e.info@bennettmurada.com.au

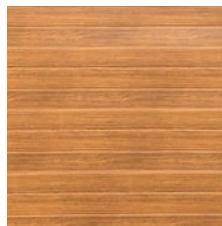


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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0818



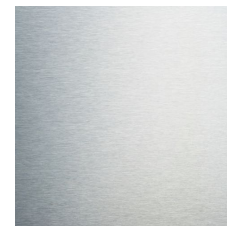
BWK\_01- BAGGED BRICK



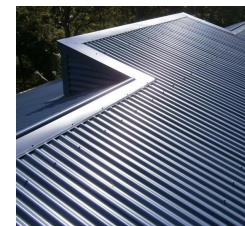
PLD - TIMBER PANEL LIFT GARAGE DOOR



CLA\_01 - HORIZONTAL WEATHERBOARD CLADDING



WINDOWS - ALUMINIUM CLEAR ANODISED



MRS - SPANDEK METAL ROOF SHEETTING



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#### REVISION SCHEDULE

Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

--- DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW



Bennett Murada Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**EAST ELEVATION + MATERIAL PALETTE**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

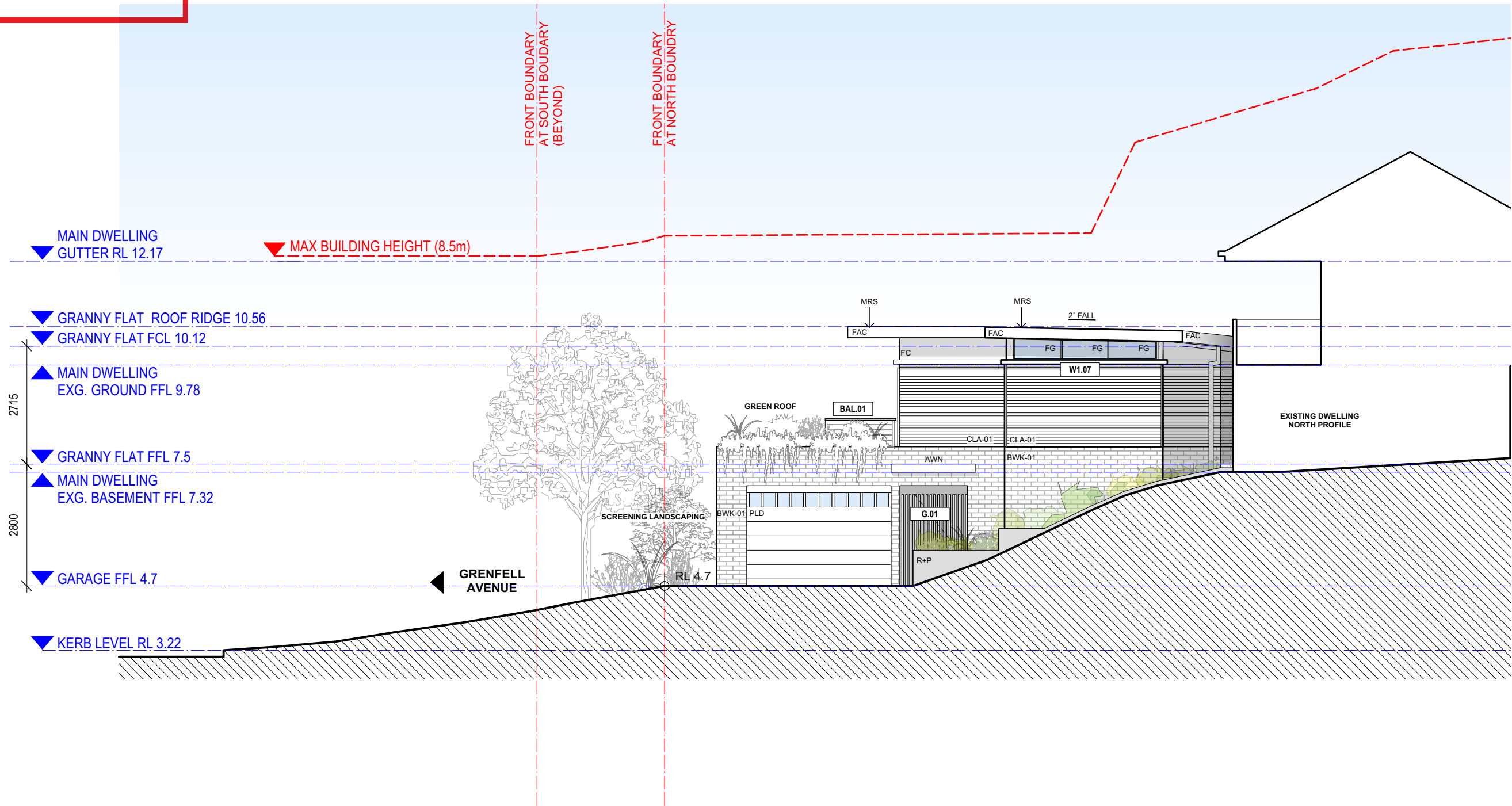
Drawing No: **DA\_10**  
Revision: **A**



northern  
beaches  
council

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

DA2021/0818



NOTES

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REVISION SCHEDULE			
Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

LEGEND / KEY

DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW



Project:  
**ALTERATION AND ADDITIONS  
27 GRENFELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**NORTH ELEVATION**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: **DA\_11**  
Revision: **A**

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

DA2021/0818

▼ MAX BUILDING HEIGHT (8.5m)

REAR BOUNDARY

FRONT BOUNDARY  
AT NORTH BOUNDARY  
(BEYOND)

FRONT BOUNDARY  
AT SOUTH BOUNDARY

MAIN DWELLING  
▼ GUTTER RL 12.17

▼ GRANNY FLAT ROOF RIDGE 10.56  
▼ GRANNY FLAT FCL 10.12

▲ MAIN DWELLING  
EXG. GROUND FFL 9.78

▼ GRANNY FLAT FFL 7.5

▲ MAIN DWELLING  
EXG. BASEMENT FFL 7.32

▼ GARAGE FFL 4.7

▼ KERB LEVEL RL 3.22

EXISTING DWELLING  
SOUTH PROFILE

MRS

2' FALL

MRS

FAC

FC

FAC

DP

SCR.01

W1.01

BEHIND

CLA-01

FG

W1.02

W1.03

BAL.01

BWK-01

GREEN ROOF

BWK-01

BEYOND

SCREENING LANDSCAPING

GRENFELL  
AVENUE

RL 3.8



#### NOTES

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#### REVISION SCHEDULE

Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

--- DEMOLISHED

NEW WALLS

TREES TO BE REMOVED

TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW

**BENNETT  
MURADA**  
Bennett Murada Architects

Project:  
**ALTERATION AND ADDITIONS  
27 GRENFELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**SOUTH ELEVATION**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: **DA\_12**  
Revision: **A**

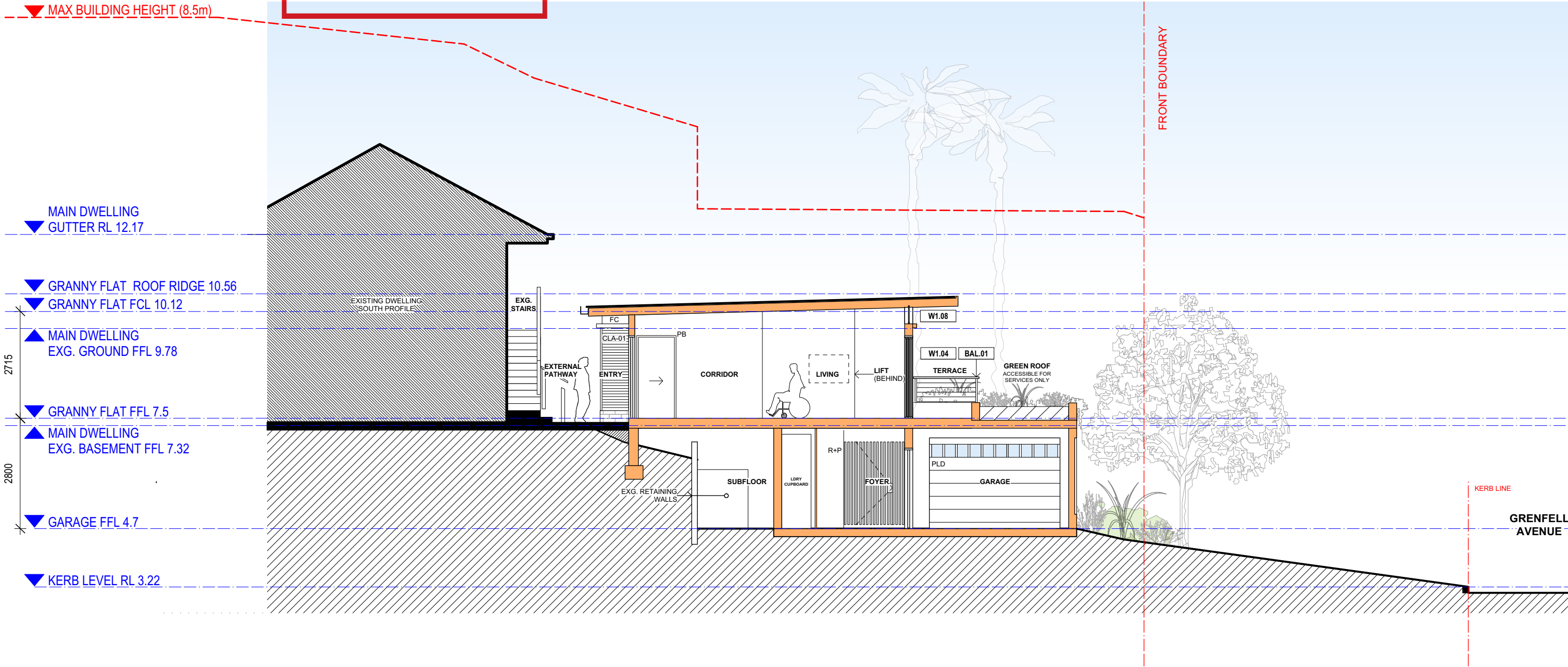
nominated architect: Jacqueline Bennett 6536





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

DA2021/0818



NOTES

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REVISION SCHEDULE			
Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

LEGEND / KEY	
	DEMOLISHED
	NEW WALLS
	TREES TO BE REMOVED
	TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1,2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET, PAINT FINISH  
GATE TYPE 1,2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD, PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT FINISH  
ROBE  
VERTICAL BATTEN SCREEN  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINDOW  
GROUND FLOOR WINDOW



Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**LONG SECTION A-A**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**FOR DEVELOPMENT APPLICATION**

Drawing No: **DA\_20**  
Revision: **A**

nominated architect: Jacqueline Bennett 6536

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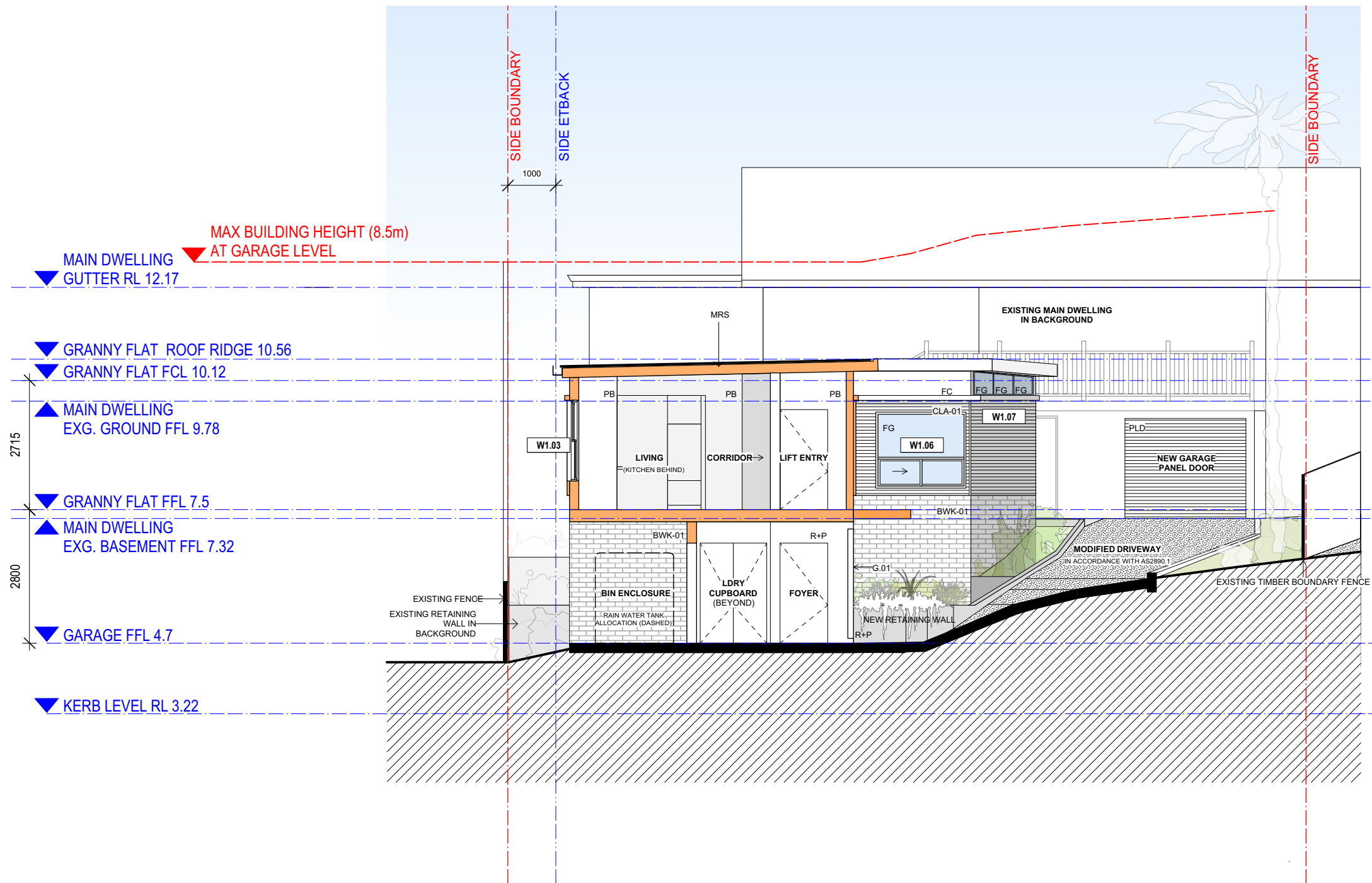




northern  
beaches  
council

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

DA2021/0818







**NOTES**

THIS DRAWING IS PART OF A SET, AND SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION OR FABRICATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR VERIFICATION.

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REVISION SCHEDULE			
Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

LEGEND / KEY	
	DEMOLISHED
	NEW WALLS
	TREES TO BE REMOVED
	TREES TO BE RETAINED

AWN	AWNING	EXG	EXISTING	PLD	PANEL LIFT DOOR
BG	BOX GUTTER	FAC	FASCIA	R+P	RENDER AND PAINT FINISH
BAL1	HORIZONTAL BALUSTRADE	FG	FIXED GLASS	R	ROBE
BATH	BATHROOM	FC	FIBRE CEMENT SHEET. PAINT FINISH	SCR 01	VERTICAL BATTEN SCREEN
BWK01.02...	BRICKWORK TYPE 1,2...	GT01.02...	GATE TYPE 1,2...	SD	SLIDING DOOR
CLA01	HORIZONTAL WEATHERBOARD	LDY	LAUNDRY	SP	SLIDING PANEL
COL	COLUMN	MRS	METAL ROOF SHEETING	WG	GARAGE FLOOR WINDOW
CONC	CONCRETE FINISH	PER	PERGOLA	W1	GROUND FLOOR WINDOW
DP	DOWNPIPE	PB	PLASTERBOARD. PAINT FINISH.		



Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**CROSS SECTION B-B**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: DA\_21  
Revision: A

nominated architect: Jacqueline Bennett 6536



northern  
beaches  
council

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

DA2021/0818



1 DRIVEWAY SECTION  
1:100 @A3



2 DRIVEWAY PLAN  
1:100 @A3



#### NOTES

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#### REVISION SCHEDULE

Rev.	Date	Issued By	Revision Notes
A	10/6/21	PB	FOR DEVELOPMENT APPLICATION

#### LEGEND / KEY

- DEMOLISHED
- NEW WALLS
- TREES TO BE REMOVED
- TREES TO BE RETAINED

AWN  
BG  
BAL1  
BATH  
BWK01.02...  
CLA01  
COL  
CONC  
DP

AWNING  
BOX GUTTER  
HORIZONTAL BALUSTRADE  
BATHROOM  
BRICKWORK TYPE 1.2.  
HORIZONTAL WEATHERBOARD  
COLUMN  
CONCRETE FINISH  
DOWNSPIPE

EXG  
FAC  
FG  
FC  
GT01.02...  
LDY  
MRS  
PER  
PB

EXISTING  
FASCIA  
FIXED GLASS  
FIBRE CEMENT SHEET. PAINT FINISH  
GATE TYPE 1.2...  
LAUNDRY  
METAL ROOF SHEETING  
PERGOLA  
PLASTERBOARD. PAINT FINISH.

PLD  
R+P  
R  
SCR 01  
SD  
SP  
WG  
W1

PANEL LIFT DOOR  
RENDER AND PAINT F  
ROBE  
VERTICAL BATTEN SC  
SLIDING DOOR  
SLIDING PANEL  
GARAGE FLOOR WINI  
GROUND FLOOR WIN



Project:  
**ALTERATION AND ADDITIONS  
27 GRENELL AVENUE, NORTH NARRABEEN**

Client:  
**JO-ANNE BENNETT**

Drawing Name:  
**MODIFIED DRIVEWAY CALCULATIONS**

Job Number:  
**2032**

Scale:  
**1:100**

Plot Date: 10/6/21  
Drawn By: PB

Drawing Status:  
**DEVELOPMENT APPLICATION**

Drawing No: DA\_22  
Revision: A

nominated architect: Jacqueline Bennett 6536

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