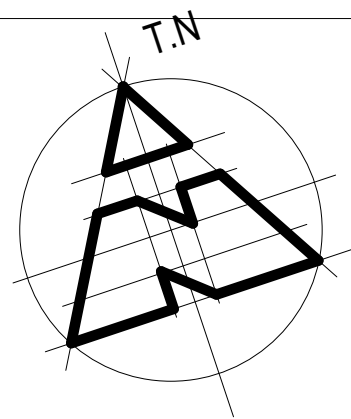
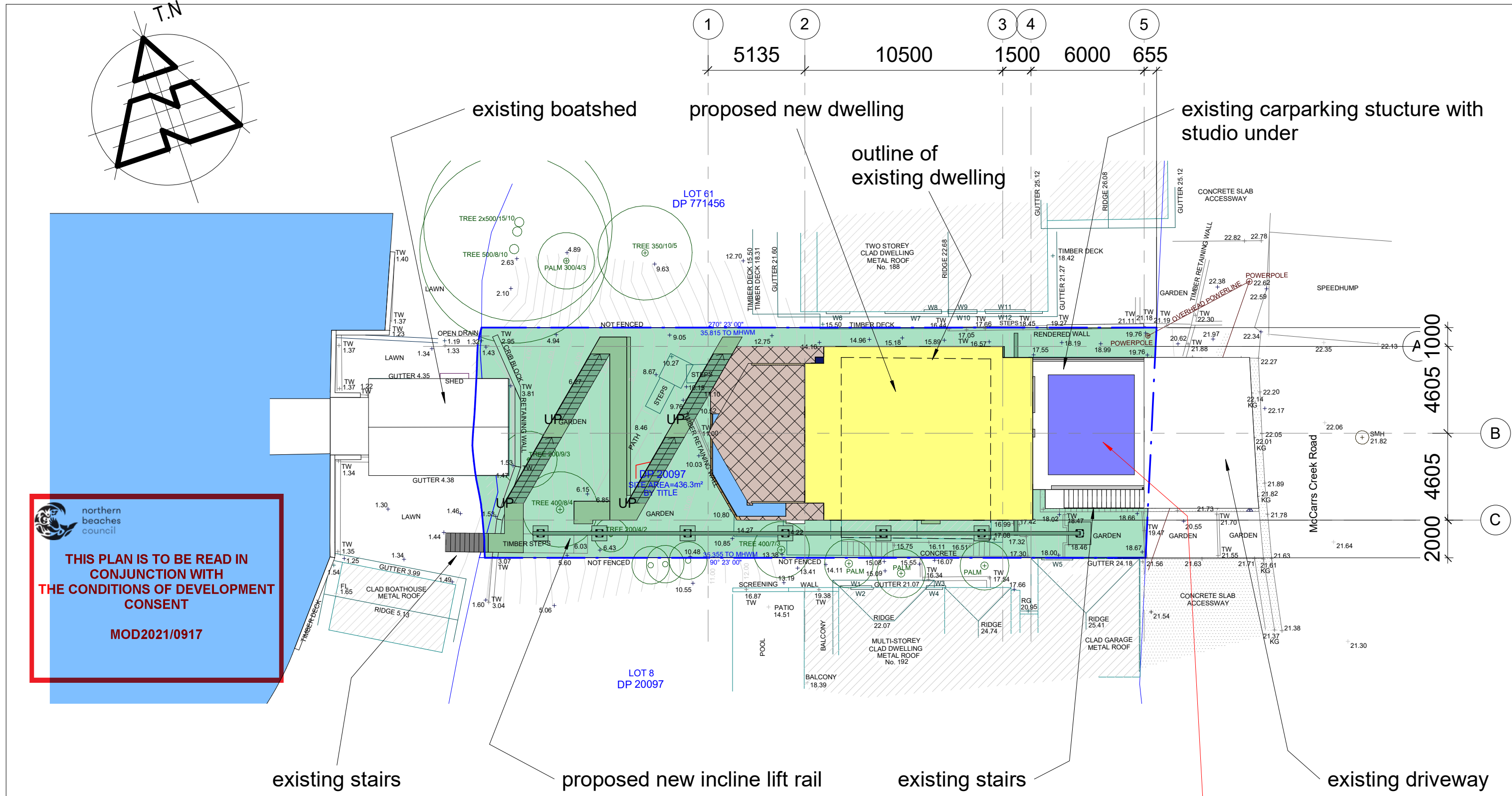




 **northern beaches council**

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

MOD2021/0917



drawing to be read in conjunction with Arborist, Geotech, Bushfire and BASIX reports, and any other supporting documentaion

REV D 20.01.22

BALCONY NORTHERN SETBACK INCREASED TO 1000

GARDEN WALWAY RETAINING WALL NOTE ADDED

waste management area to council guidelines

4.55 ISSUE

REVISION	REV A 17.08.21
	WINDOWS W9, 10, 11, 12, 17, 18, 20, 21, 24, 25, 26 AND 27 BROKEN UP INTO 3 PANELS.
	PRIVACY SCREEN ADDED TO INCLINE LIFT CARRIAGE.
	PRIVACY SCREEN ADDED NORTHERN SIDE OF LEVEL 3 BALCONY.
	INCLINE LIFT RAIL SHORTENED AND BOTTOM LANDING MOVED UP HILL. SMOKE ALARMS ADDED. STAIR TO BOATSHED ADDED.
REV B 15.11.21	ENTRANCE ALTERED. D1 ALTERED. D2 ADDED. W1 ALTERED. STORE AND MEDIA ROOM ADDED TO LEVEL 1.
REV C 26.11.21	CONNECTION TO EXISTING STAIRS TO THE BOATSHED CLARIFIED

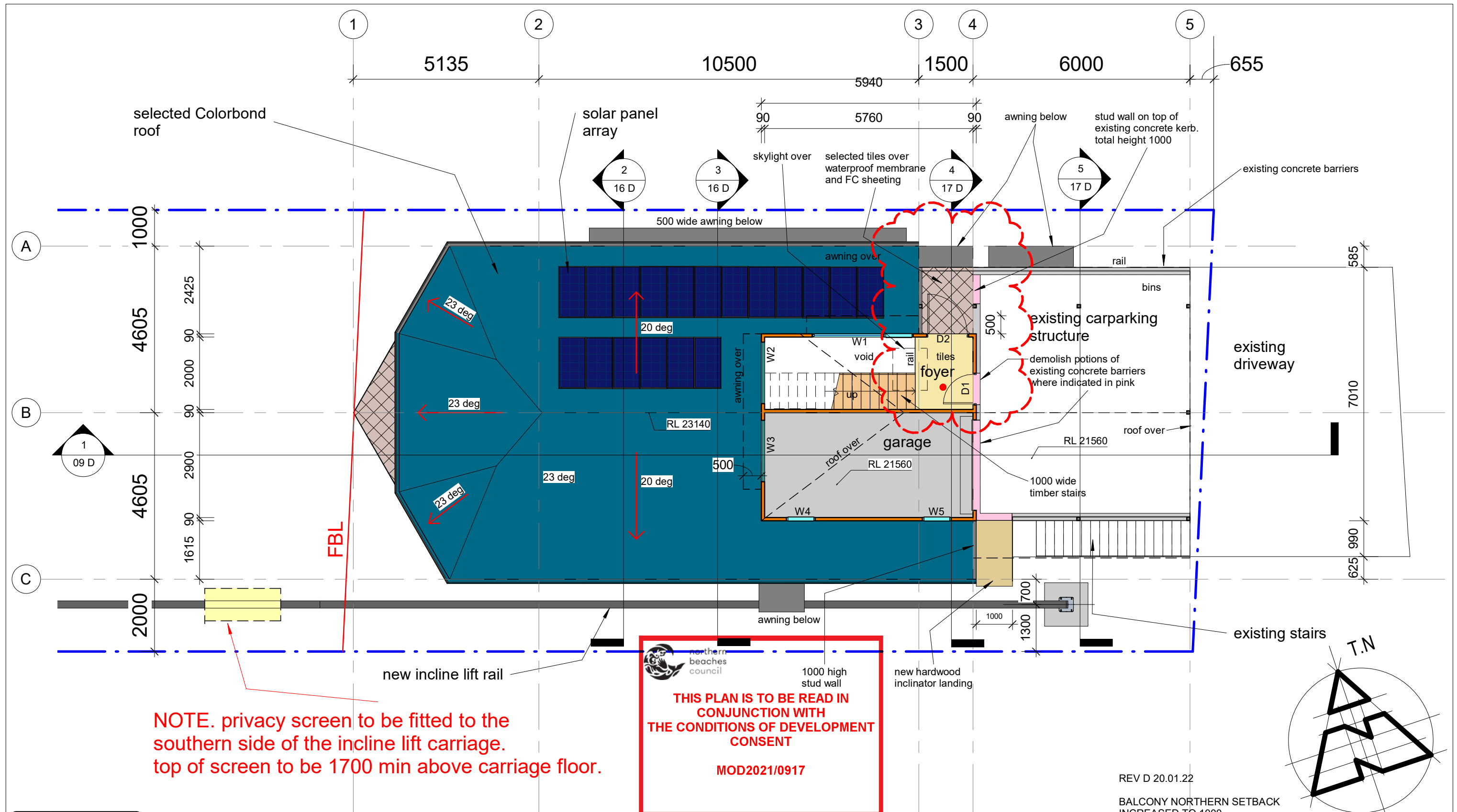


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PROJECT	new dwelling at 190 McCarrs Creek rd Church Point	
DRAWING	site plan	

DRAWN	PD	CHECKED	CD
SCALE	1 : 200	DATE	11.03.21
DRG. No.	A3	2012	01 D



drawing to be read in conjunction with Arborist, Geotech, Bushfire and BASIX reports, and any other supporting documentaion

REVISION

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

level 4

DRAWN

PD

SCALE

1 : 100

DRG. No.

A3

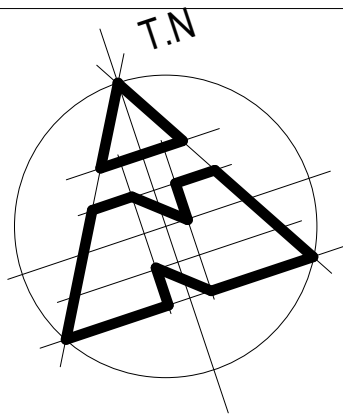
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PD

DATE

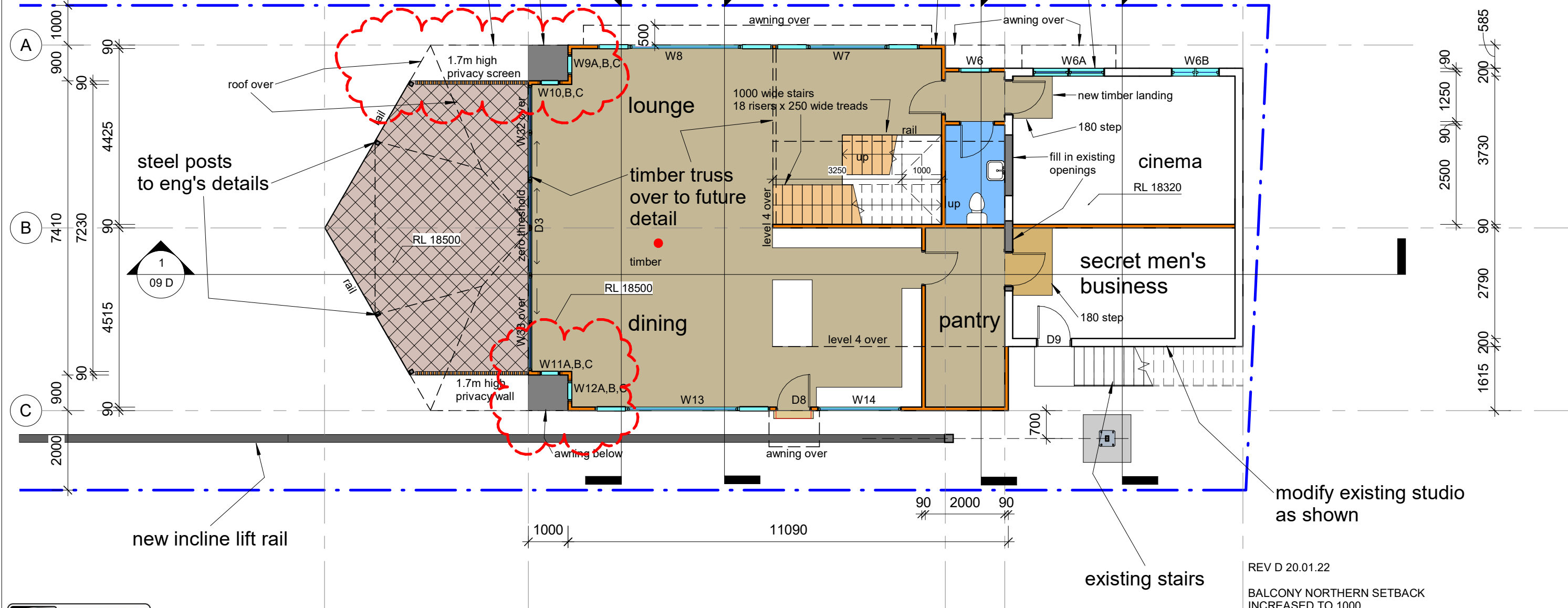
11.03.21

2012 02 D



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

MOD2021/0917



drawing to be read in conjunction with Arborist, Geotech, Bushfire and BASIX reports, and any other supporting documentation

• smoke alarm complying with AS3786 installed to BCA Vol 2 Part 3.7.5 req's for NSW

REV D 20.01.22

BALCONY NORTHERN SETBACK INCREASED TO 1000

GARDEN WALWAY RETAINING WALL NOTE ADDED

4.55 ISSUE

REVISION

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

level 3

DRAWN

PD

SCALE

1 : 100

DRG. No.

A3

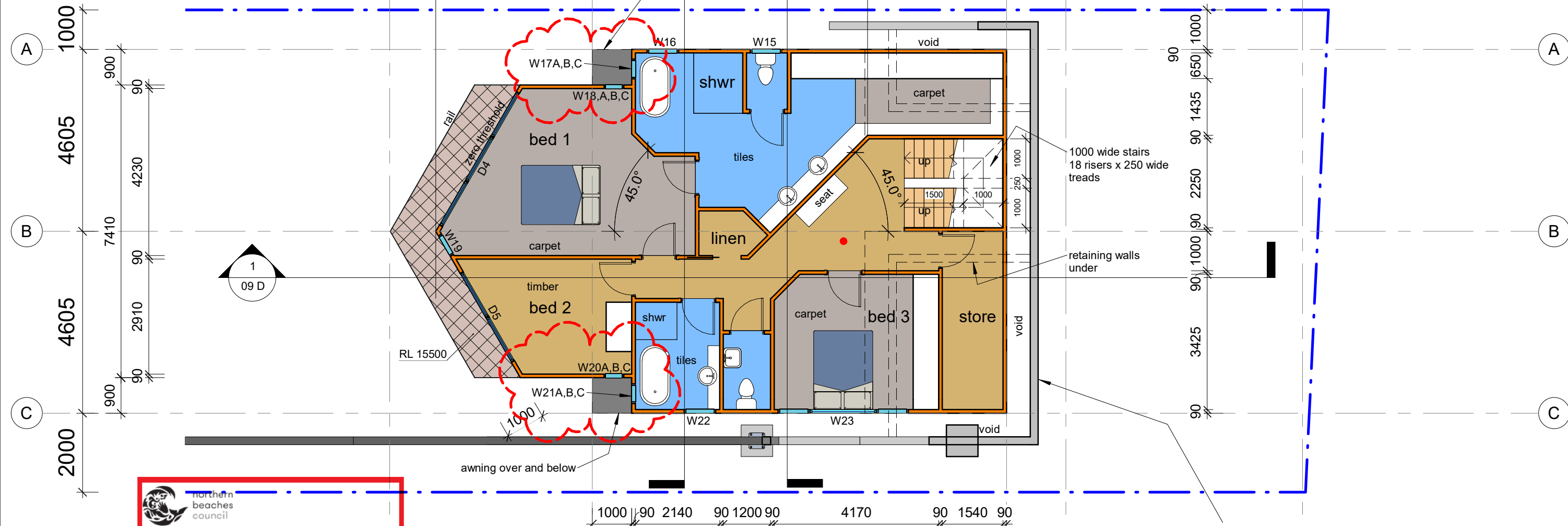
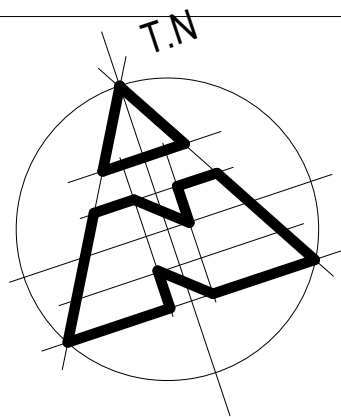
CHECKED

PD

DATE

11.03.21

2012 03 D



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

MOD2021/0917



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• smoke alarm complying with AS3786 installed
to BCA Vol 2 Part 3.7.5 req's for NSW

REV D 20.01.22

BALCONY NORTHERN SETBACK
INCREASED TO 1000

GARDEN WALWAY RETAINING WALL
NOTE ADDED

4.55 ISSUE

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

level 2

DRAWN

PD

SCALE

1 : 100

DRG. No.

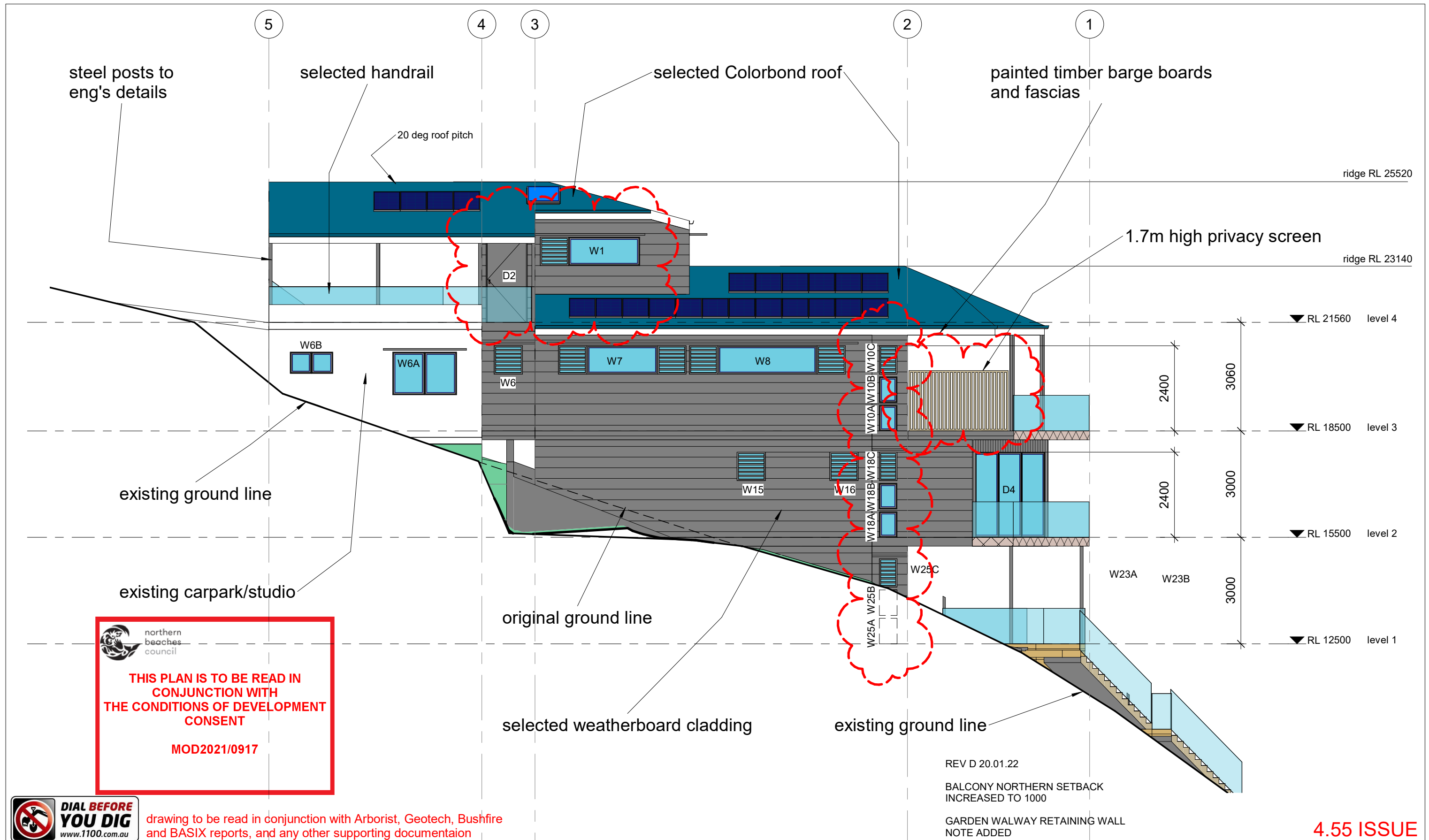
A3 2012 04 D

CHECKED

PD

DATE

11.03.21



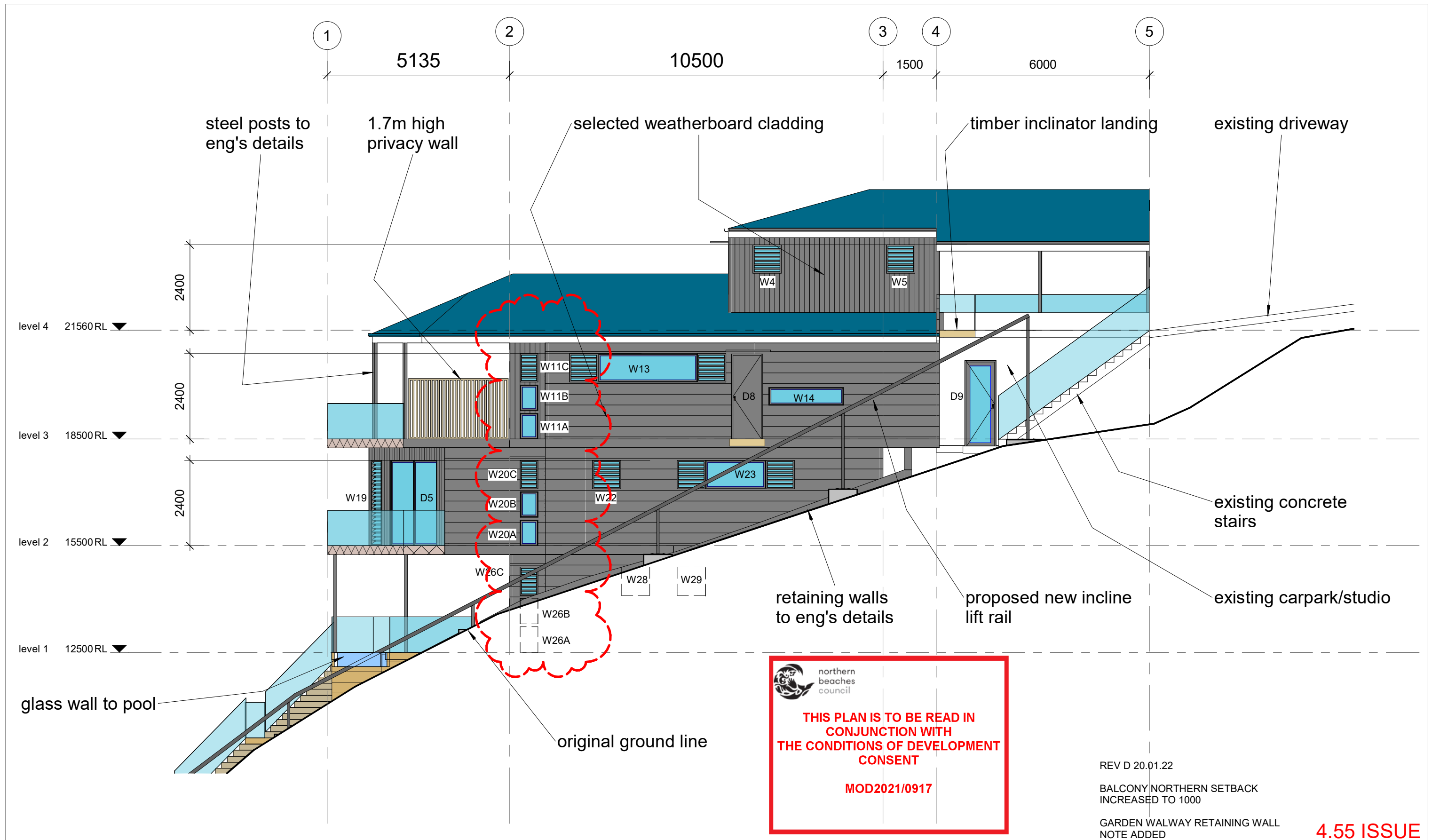
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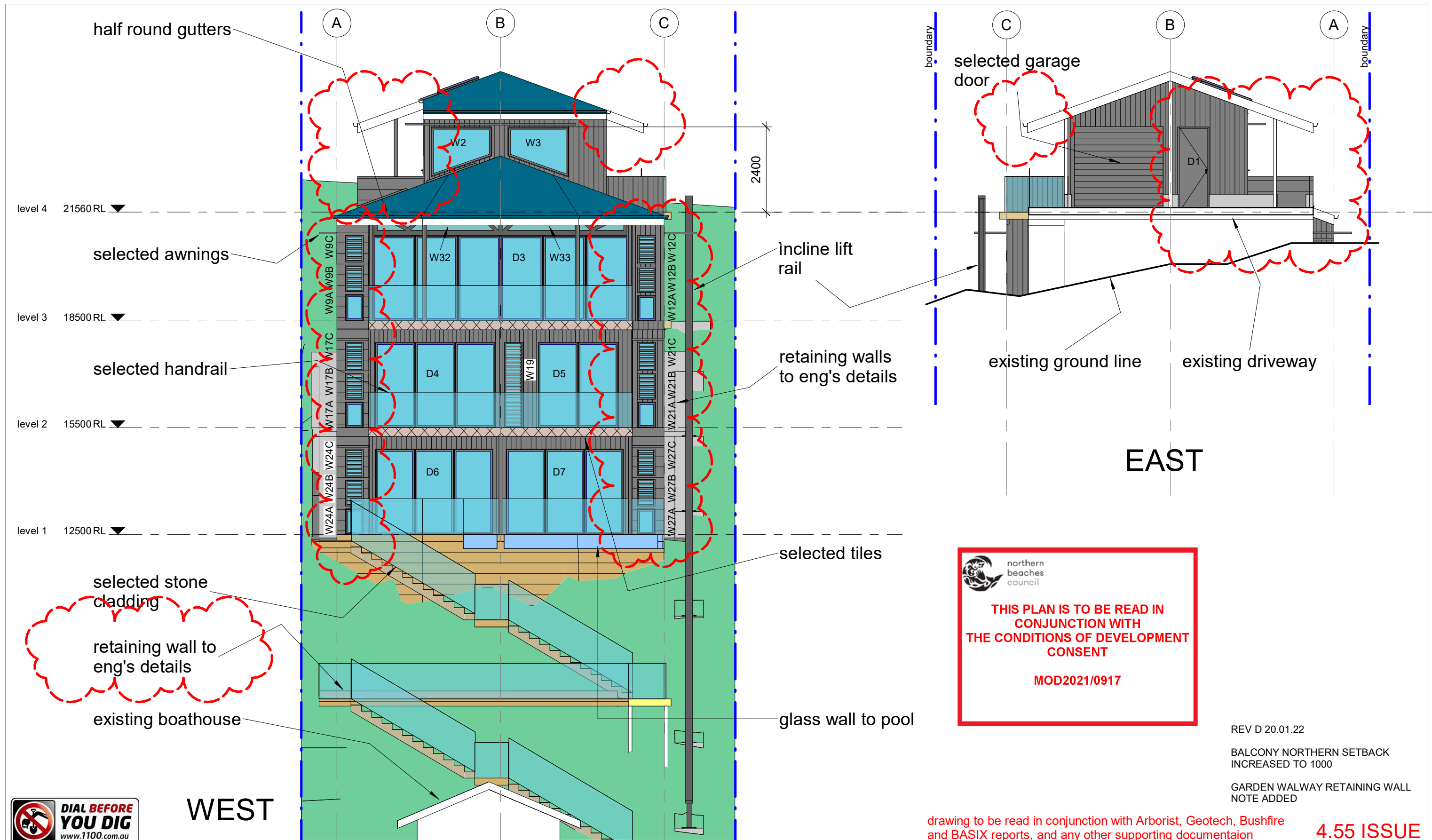


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PROJECT new dwelling at 190 McCarrs Creek rd Church Point	DRAWN PD	CHECKED PD
	SCALE 1 : 100	DATE 11.03.21
	DRG. No. A3 2012 06 D	
DRAWING north elevation		



REVISION REV A 17.08.21 WINDOWS W9, 10, 11, 12, 17, 18, 20, 21, 24, 25, 26 AND 27 BROKEN UP INTO 3 PANELS. PRIVACY SCREEN ADDED TO INCLINE LIFT CARRIAGE. PRIVACY SCREEN ADDED NORTHERN SIDE OF LEVEL 3 BALCONY. INCLINE LIFT RAIL SHORTENED AND BOTTOM LANDING MOVED UP HILL. SMOKE ALARMS ADDED. STAIR TO BOATSHED ADDED. REV B 15.11.21 ENTRANCE ALTERED. D1 ALTERED. D2 ADDED. W1 ALTERED. STORE AND MEDIA ROOM ADDED TO LEVEL 1. REV C 26.11.21 CONNECTION TO EXISTING STAIRS TO THE BOATSHED CLARIFIED		 77 Riviera Ave, Avalon Beach 2107 0488 662 445 www.peterdownes.com.au	PROJECT new dwelling at 190 McCarrs Creek rd Church Point		DRAWN PD	CHECKED PD
			DRAWING south elevation		SCALE 1 : 100	DATE 11.03.21
					REV D 20.01.22 BALCONY NORTHERN SETBACK INCREASED TO 1000 GARDEN WALWAY RETAINING WALL NOTE ADDED	
					DRG. No. A3 2012 07 D	



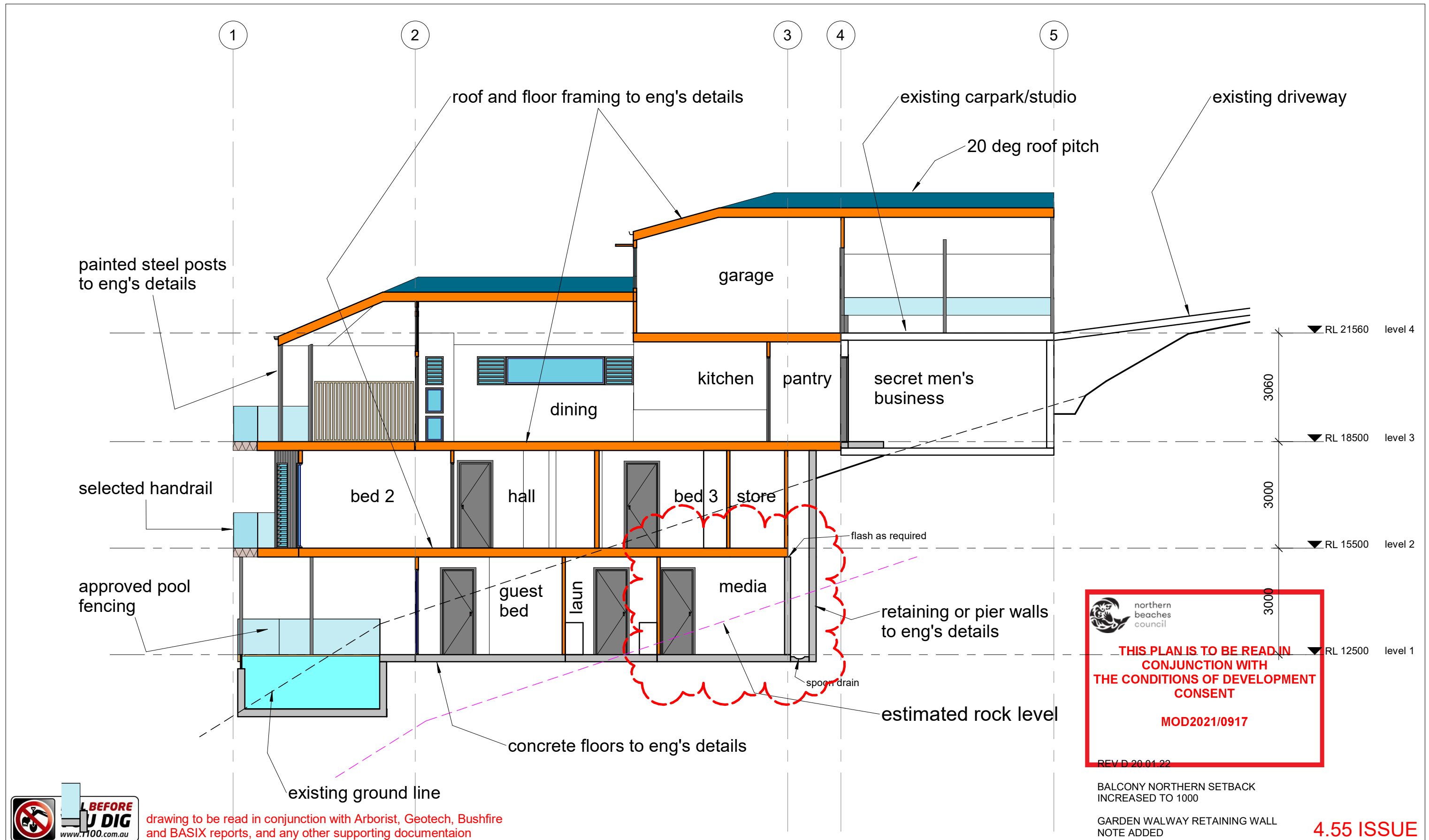
REVISION	
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PROJECT new dwelling at 190 McCarrs Creek rd Church Point	DRAWN PD	CHECKED PD
	SCALE 1 : 100	DATE 11.03.21
	DWG. No. A3	2012 08 D
DRAWING east and west elevations		



drawing to be read in conjunction with Arborist, Geotech, Bushfire and BASIX reports, and any other supporting documentaion

REVISION

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

section 1

DRAWN

PD

SCALE

1 : 100

DRG. No.

A3 2012 09 D

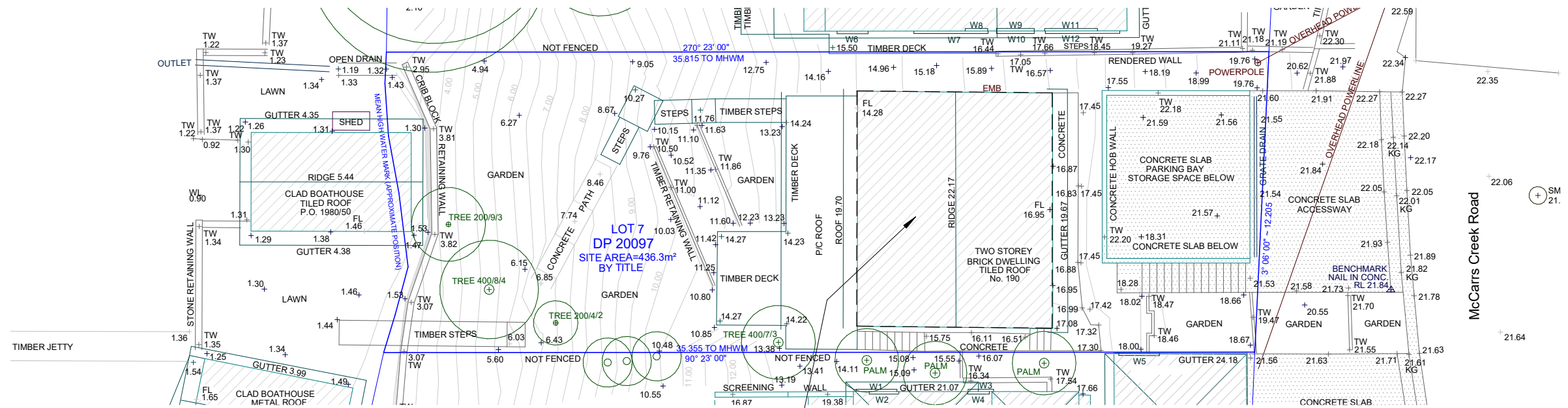
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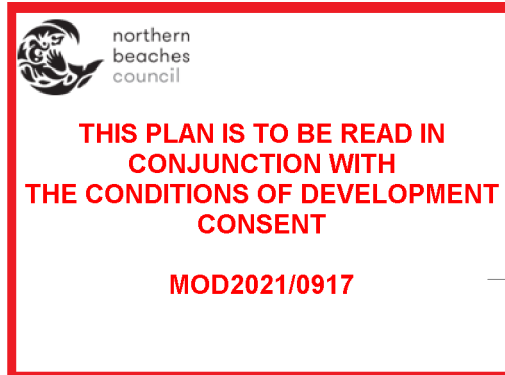
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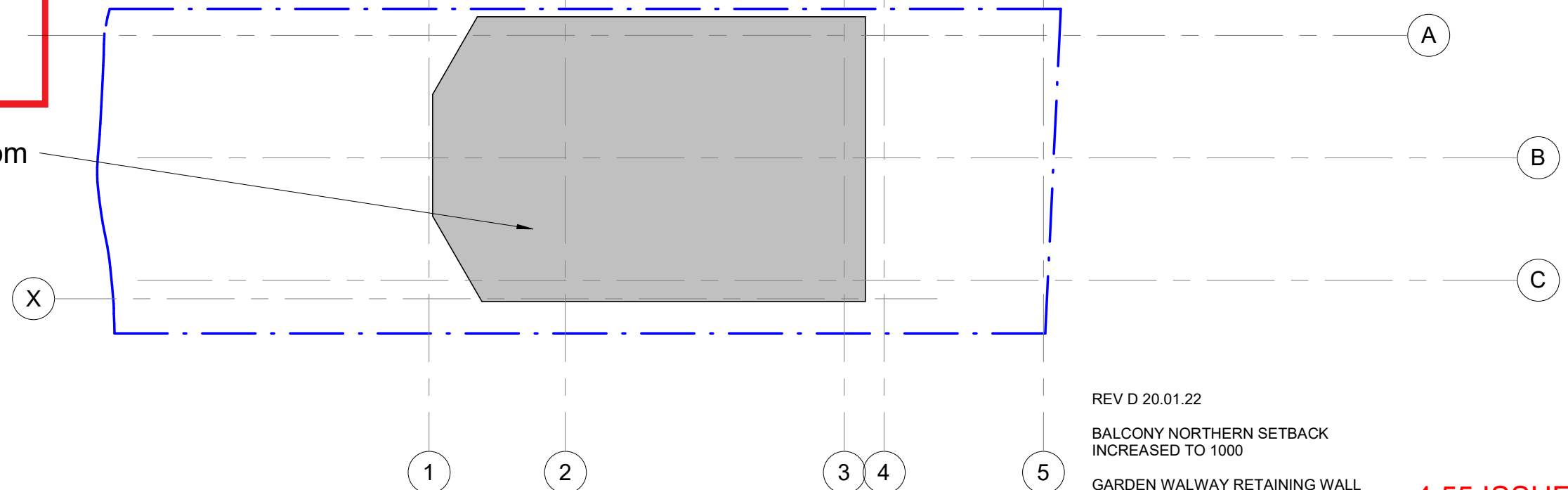
4.55 ISSUE



DEMOLITION PLAN



area to be excavated.
excavation depth varies from zero to 4.0m



EXCAVATION PLAN

REV D 20.01.22

BALCONY NORTHERN SETBACK
INCREASED TO 1000

GARDEN WALWAY RETAINING WALL
NOTE ADDED

4.55 ISSUE

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PROJECT

new dwelling at 190 McCarrs Creek rd
Church Point

DRAWING

demolition and excavation plans

DRAWN

PD

SCALE

1 : 200

DRG. No.

A3 2012 15 D

CHECKED

PD

DATE

03/19/21