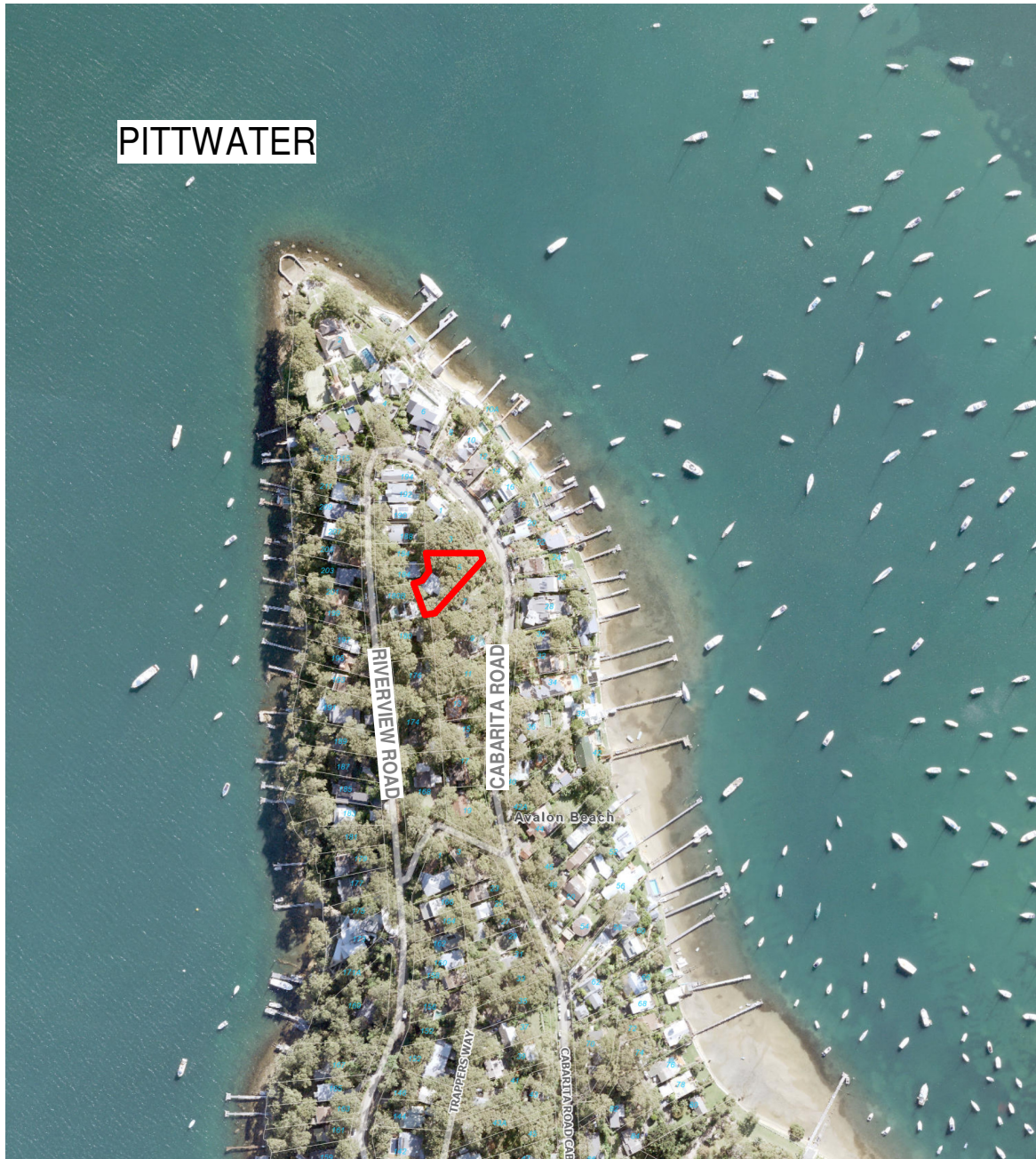


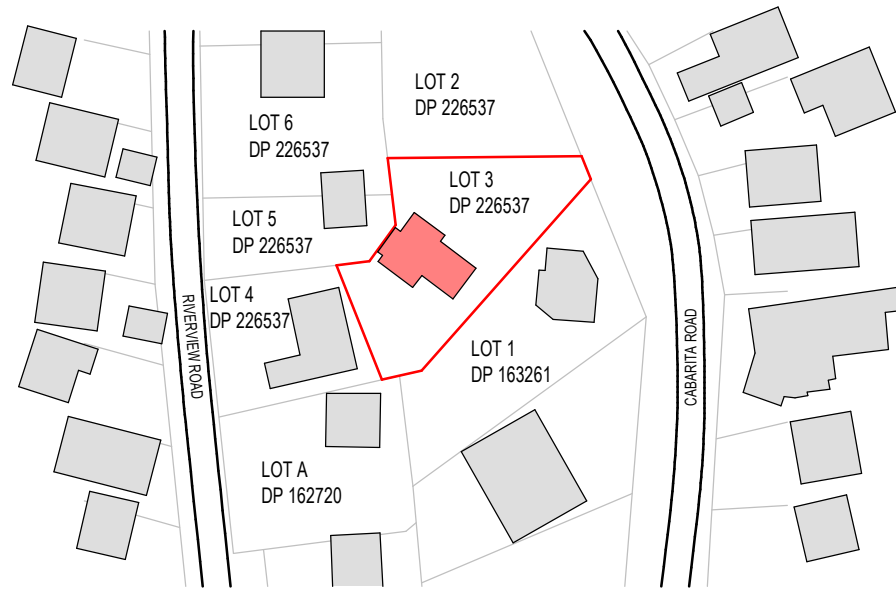
HOUSE ALTERATIONS & ADDITIONS

DEVELOPMENT APPLICATION

ADDRESS: 5 CABARITA ROAD, AVALON BEACH, NSW 2107
 LOT 3 DP 226537



1 LOCATION PLAN
 SCALE NOT TO SCALE @A3



2 SITE PLAN
 SCALE 1 : 1500 @A3

GENERAL NOTES

All new works to comply with the current Building Code of Australia, Australian Standards, Workplace Health and Safety and Environmental Protection Act.

Report any site issues or incidences which may affect the structural integrity of the building or dividing partitions to the Architect and Builder.

Notify adjoining Owners in accordance with local council ordinances regarding demolition and construction. Operate only within the identified times.

Notify all relevant authority departments for disconnection and sealing procedures for exiting services as required.

The building may contain asbestos. Builder to inspect prior to demolition and in the event of any detection report to the Architect immediately and suspend work until otherwise notified.

Security and safety of the premises is the responsibility of the builder at all times during the contract. Insurances must be maintained and evidence of the policies made available to the Builder.

DRAWING LIST

NO.	DRAWING NAME	REVISION
DA-01	COVER SHEET	6
DA-02	SURVEY PLAN	5
DA-03	EXISTING SITE PLAN	2
DA-04	EXISTING FLOOR PLAN - GROUND FLOOR	2
DA-05	EXISTING FLOOR PLAN - LEVEL 1	2
DA-06	EXISTING ROOF PLAN	2
DA-08	EXISTING AREA PLAN - GROUND FLOOR	2
DA-10	EXISTING AREA PLAN - LEVEL 1	2
DA-11	DEMOLITION SITE PLAN	6
DA-12	DEMOLITION PLAN - GROUND FLOOR	6
DA-14	DEMOLITION PLAN - LEVEL 1	6
DA-15	DEMOLITION ROOF PLAN	5
DA-16	EXCAVATION SITE PLAN	5
DA-17	PROPOSED SITE PLAN	6
DA-18	PROPOSED PLAN - GROUND FLOOR	6
DA-19	PROPOSED PLAN - LEVEL 1	6
DA-20	PROPOSED ROOF PLAN	5
DA-21	PROPOSED AREA PLAN - GROUND FLOOR	6
DA-22	PROPOSED AREA PLAN - LEVEL 1	5
DA-30	EXISTING ELEVATIONS	5
DA-32	EXISTING ELEVATIONS	5
DA-34	EXISTING SECTIONS	5
DA-36	PROPOSED ELEVATIONS	6
DA-38	PROPOSED ELEVATIONS	6
DA-40	PROPOSED SECTIONS	6
DA-42	3D VIEWS	6
DA-50	SHADOW DIAGRAM	6
DA-51	WASTE MANAGEMENT PLAN	6
DA-60	SCHEDULES	6

Grand total: 29

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 Nominated Architect Darren Woodman 7566
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 E darren@woodmanarchitects.com.au

PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

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REV	DATE	ISSUE	INITIALS
3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW
6	20240827	DA REV 6	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

DRAWN BY: HX, L.G, HD, JV
 CHECKED BY: DW

TITLE
COVER SHEET

Job No **2304** DRAWING No **DA-01** REV **6**

PLOT DATE: 21/10/2024 5:11:58 PM

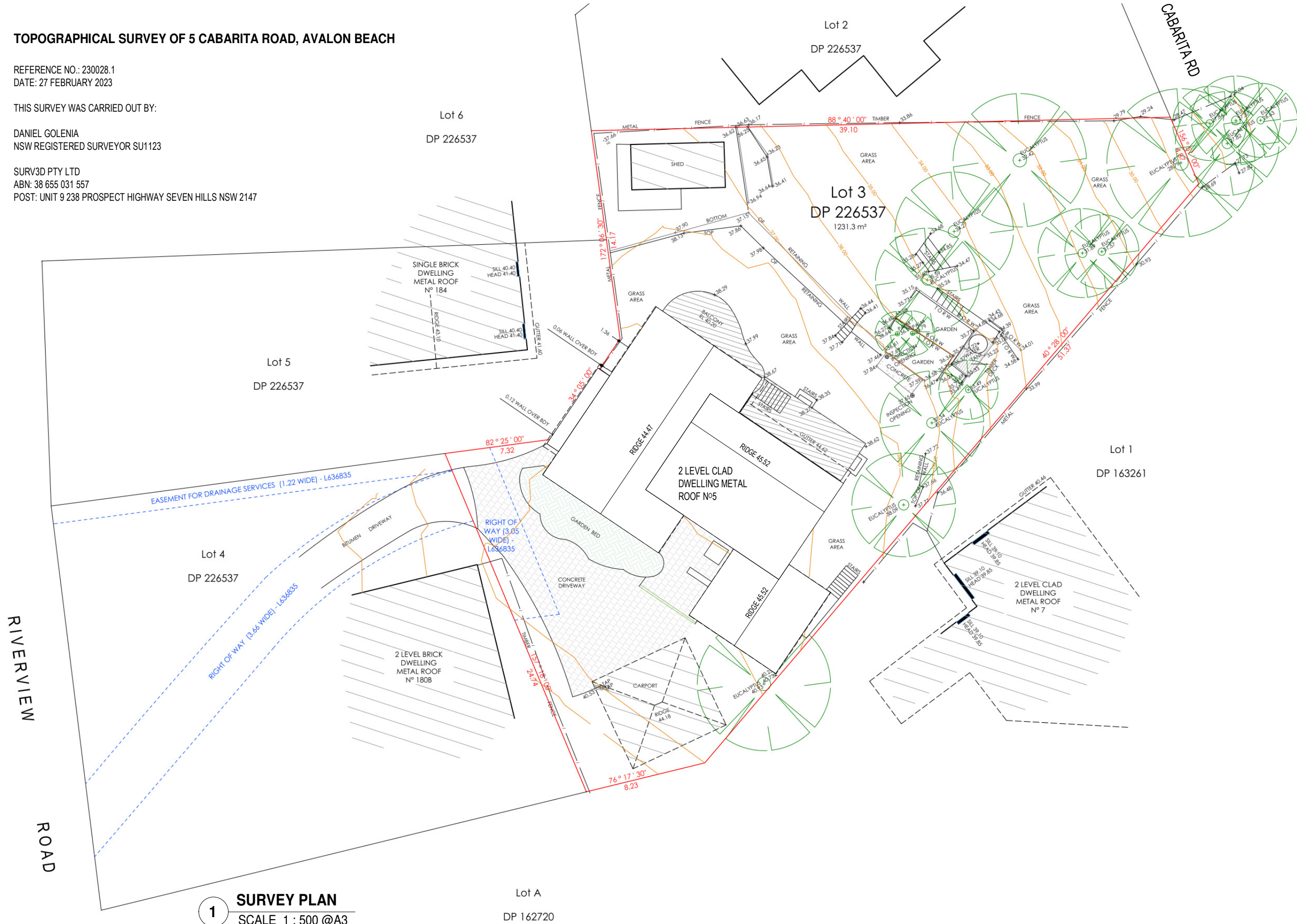
TOPOGRAPHICAL SURVEY OF 5 CABARITA ROAD, AVALON BEACH

REFERENCE NO.: 230028.1
DATE: 27 FEBRUARY 2023

THIS SURVEY WAS CARRIED OUT BY:

DANIEL GOLENIA
NSW REGISTERED SURVEYOR SU1123

SURV3D PTY LTD
ABN: 38 655 031 557
POST: UNIT 9 238 PROSPECT HIGHWAY SEVEN HILLS NSW 2147



1 SURVEY PLAN
SCALE 1 : 500 @A3

RIVERVIEW ROAD

CABARITA RD

Woodman Architects

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Nominated Architect Darren Woodman 7566
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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
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NSW 2107

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REV	DATE	ISSUE	INITIALS
2	20230713	DA REV 2	DW
3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW

CLIENT
FIONA RICHARDS &
IAN RICHARDS

STAGE	TITLE
DEVELOPMENT APPLICATION	SURVEY PLAN

SCALE
1 : 500 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

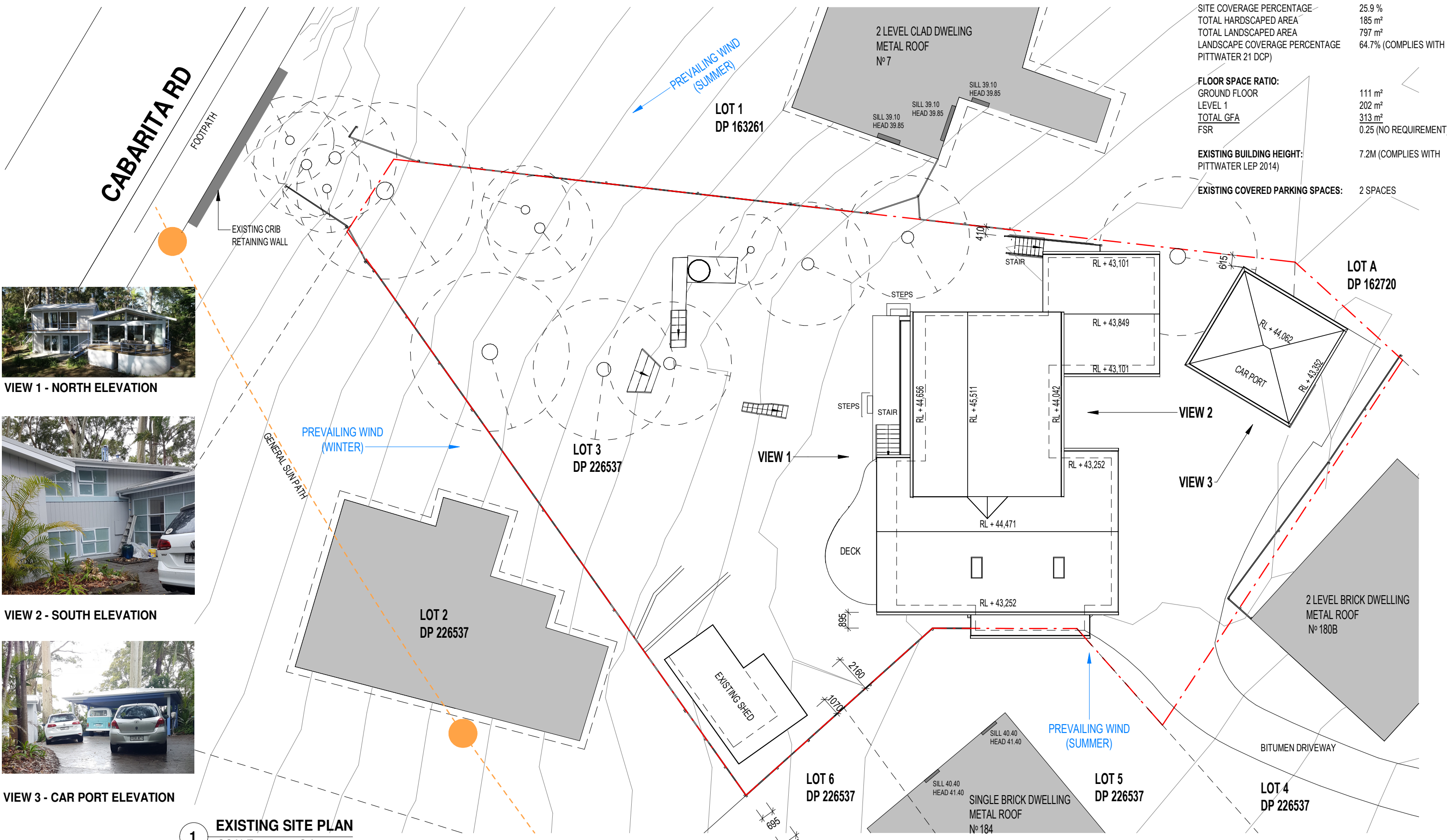
Job No	DRAWING No	REV
2304	DA-02	5

EXISTING DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	318.3 m ²
SITE COVERAGE PERCENTAGE	25.9 %
TOTAL HARDSCAPED AREA	185 m ²
TOTAL LANDSCAPED AREA	797 m ²
LANDSCAPE COVERAGE PERCENTAGE	64.7% (COMPLIES WITH PITTWATER 21 DCP)

FLOOR SPACE RATIO:	
GROUND FLOOR	111 m ²
LEVEL 1	202 m ²
TOTAL GFA	313 m²
FSR	0.25 (NO REQUIREMENT)

EXISTING BUILDING HEIGHT:	7.2M (COMPLIES WITH PITTWATER LEP 2014)
EXISTING COVERED PARKING SPACES:	2 SPACES



VIEW 1 - NORTH ELEVATION



VIEW 2 - SOUTH ELEVATION



VIEW 3 - CAR PORT ELEVATION

1 EXISTING SITE PLAN
SCALE 1 : 200 @A3

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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
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REV	DATE	ISSUE	INITIALS
1	20230707	DA REV 1	DW
2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, LG, HD, JV, SC
CHECKED BY: DW

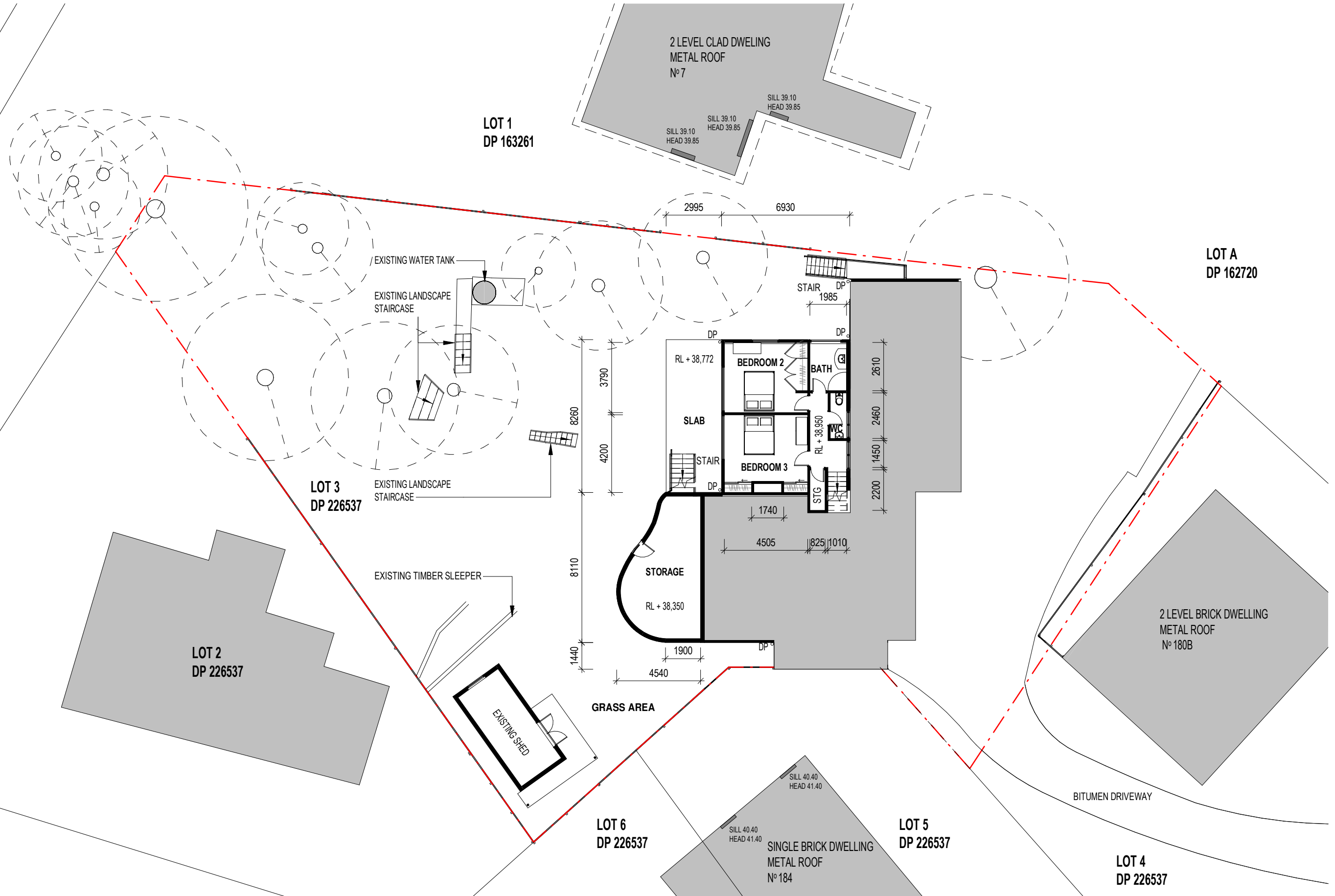
TITLE
EXISTING SITE PLAN

Job No	DRAWING No	REV
2304	DA-03	2

PLOT DATE: 21/10/2024 5:11:59 PM

CABARITA ROAD

FOOTPATH



1 EXISTING FLOOR PLAN - GROUND FLOOR

SCALE 1 : 200 @A3

Woodman Architects

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 Nominated Architect Darren Woodman 7566
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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
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2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3
 DRAWN BY: HX, L.G, HD, JV
 CHECKED BY: DW

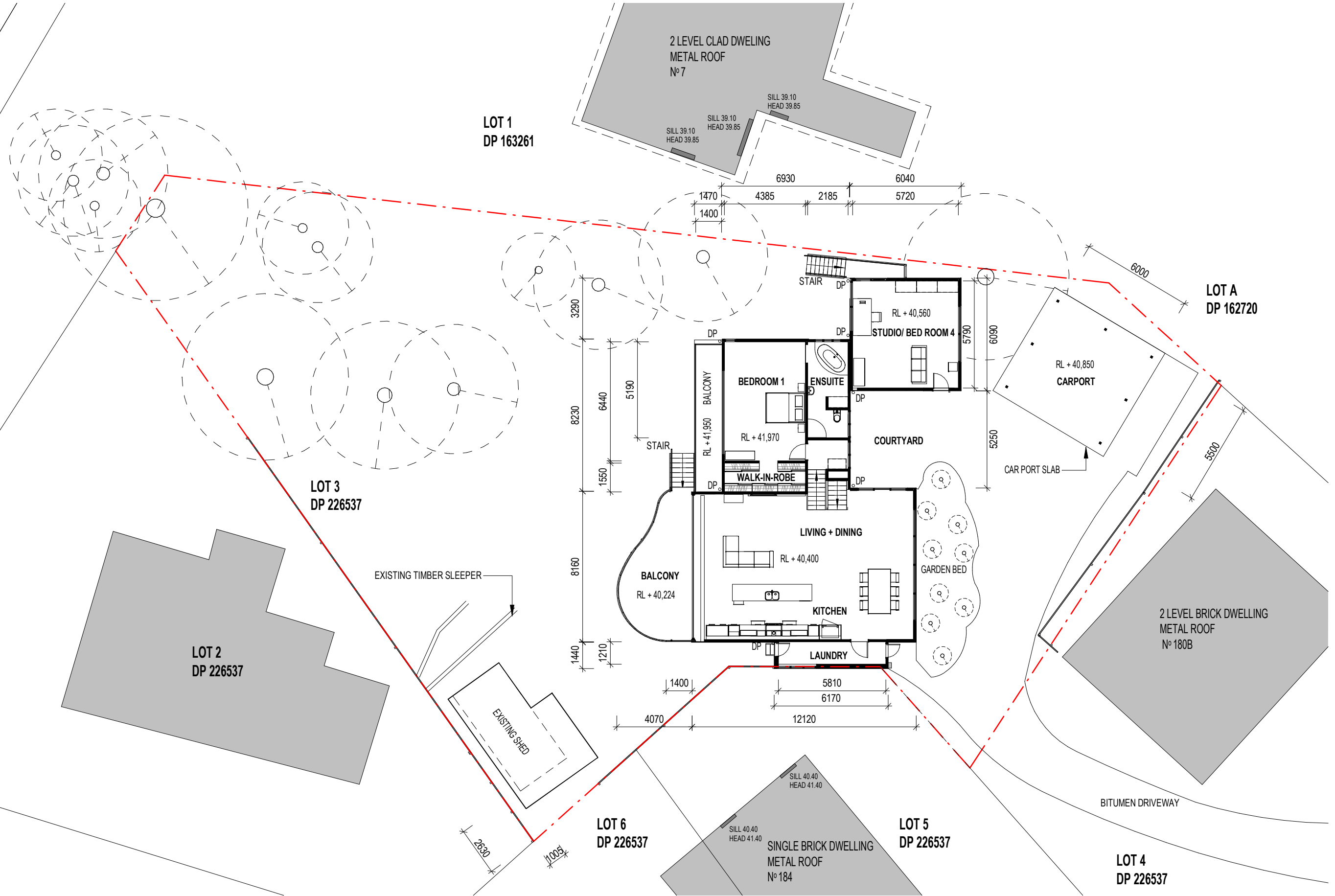
TITLE
EXISTING FLOOR PLAN - GROUND FLOOR

Job No	DRAWING No	REV
2304	DA-04	2

PLOT DATE: 21/10/2024 5:11:59 PM

CABARITA ROAD

FOOTPATH



1 EXISTING FLOOR PLAN - LEVEL 1
SCALE 1 : 200 @A3

Woodman Architects

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Nominated Architect Darren Woodman 7566
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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

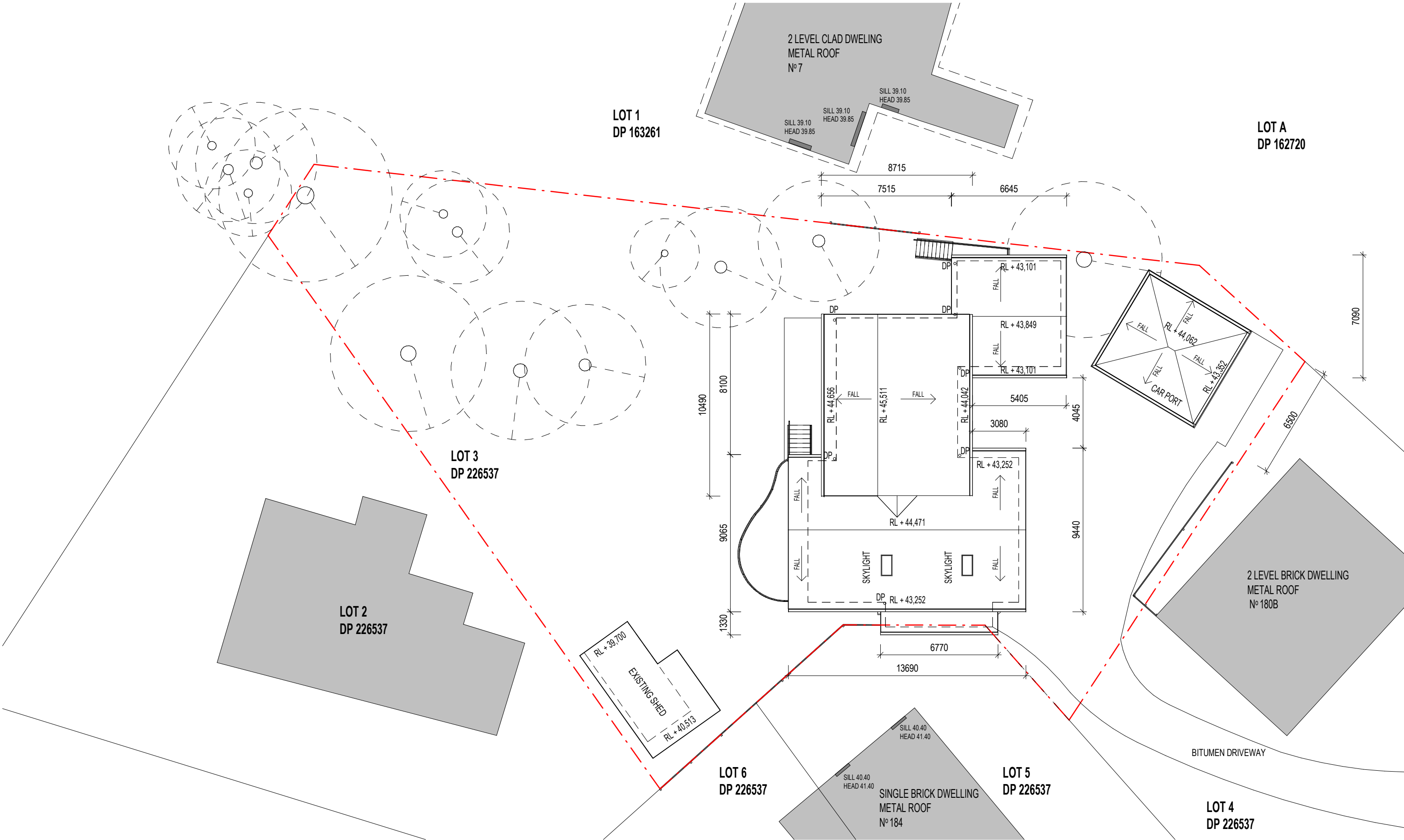
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REV	DATE	ISSUE	INITIALS
1	20230707	DA REV 1	DW
2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, JV	DW

TITLE	Job No	DRAWING No	REV
EXISTING FLOOR PLAN - LEVEL 1	2304	DA-05	2



1 EXISTING ROOF PLAN
SCALE 1 : 200 @A3

Woodman Architects

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BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

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1	20230707	DA REV 1	DW
2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, LG, HD, JV, SC
CHECKED BY: DW

TITLE
EXISTING ROOF PLAN

Job No: **2304**
DRAWING No: **DA-06**
REV: **2**

PLOT DATE: 21/10/2024 5:12:00 PM

CABARITA ROAD

FOOTPATH

EXISTING DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	318.3 m ²
SITE COVERAGE PERCENTAGE	25.9 %
TOTAL HARDSCAPED AREA	224 m ²
TOTAL LANDSCAPED AREA	797 m ²
LANDSCAPE COVERAGE PERCENTAGE	64.7% (COMPLIES WITH PITTWATER 21 DCP)
GROUND FLOOR AREA:	
GROUND FLOOR	111 m ²
GROUND FLOOR LANDSCAPE	697 m ²
EXISTING BUILDING HEIGHT: 7.2M (COMPLIES WITH PITTWATER LEP 2014)	
EXISTING COVERED PARKING SPACES: 2 SPACES	

LOT 1
DP 163261

2 LEVEL CLAD DWELLING
METAL ROOF
Nº 7

SILL 39.10 HEAD 39.85
SILL 39.10 HEAD 39.85

LOT A
DP 162720

LOT 3
DP 226537

LANDSCAPE
697 m²

GROUND FLOOR
92 m²

LEVEL 1 LANDSCAPE

LOT 2
DP 226537

2 LEVEL BRICK DWELLING
METAL ROOF
Nº 180B

GROUND FLOOR
19 m²

BITUMEN DRIVEWAY

LOT 6
DP 226537

SILL 40.40 HEAD 41.40
SILL 40.40 HEAD 41.40

SINGLE BRICK DWELLING
METAL ROOF
Nº 184

LOT 5
DP 226537

LOT 4
DP 226537

- GROUND FLOOR
- LANDSCAPE

1 EXISTING AREA PLAN - GROUND FLOOR
SCALE 1 : 200 @A3

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Nominated Architect Darren Woodman 7566
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E darren@woodmanarchitects.com.au

PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

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1	20230707	DA REV 1	DW
2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
EXISTING AREA PLAN - GROUND FLOOR

Job No	DRAWING No	REV
2304	DA-08	2

PLOT DATE: 21/10/2024 5:12:01 PM

BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

CABARITA ROAD
FOOTPATH

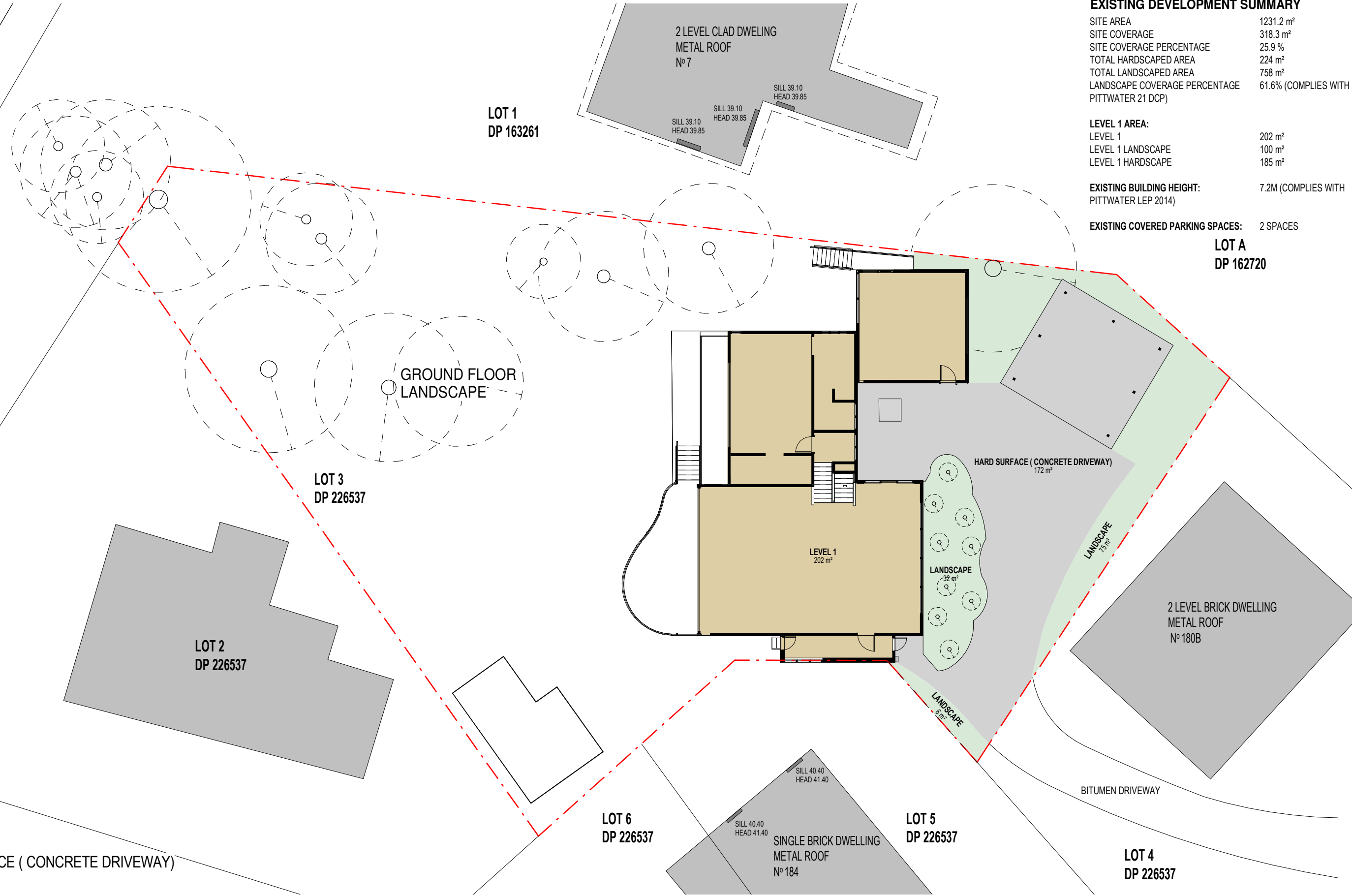
EXISTING DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	318.3 m ²
SITE COVERAGE PERCENTAGE	25.9 %
TOTAL HARDSCAPED AREA	224 m ²
TOTAL LANDSCAPED AREA	758 m ²
LANDSCAPE COVERAGE PERCENTAGE	61.6% (COMPLIES WITH PITTWATER 21 DCP)

LEVEL 1 AREA:	
LEVEL 1	202 m ²
LEVEL 1 LANDSCAPE	100 m ²
LEVEL 1 HARDSCAPE	185 m ²

EXISTING BUILDING HEIGHT:	7.2M (COMPLIES WITH PITTWATER LEP 2014)
----------------------------------	---

EXISTING COVERED PARKING SPACES:	2 SPACES
---	----------



- LEVEL 1
- LANDSCAPE
- HARD SURFACE (CONCRETE DRIVEWAY)

1 EXISTING AREA PLAN - LEVEL 1
SCALE 1 : 200 @A3

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BEACH HOUSE RENOVATION & ADDITION

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2	20230713	DA REV 2	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
EXISTING AREA PLAN - LEVEL 1

Job No	DRAWING No	REV
2304	DA-10	2

PLOT DATE: 21/10/2024 5:12:02 PM

CABARITA ROAD

FOOTPATH

**LOT 1
DP 163261**

2 LEVEL CLAD DWELING
METAL ROOF
Nº 7

SILL 39.10
HEAD 39.85

EXISTING STAIRCASE TO BE DEMOLISHED

**LOT A
DP 162720**

**LOT 3
DP 226537**

DEMO BALUSTRADE

DEMO STAIR

DEMO BALUSTRADE

**LOT 2
DP 226537**

2 LEVEL BRICK DWELING
METAL ROOF
Nº 180B

DEMO LAUNDRY

EXISTING GARDEN
BED TO BE
DEMOLISHED

BITUMEN DRIVEWAY

**LOT 6
DP 226537**

SILL 40.40
HEAD 41.40

SINGLE BRICK DWELING
METAL ROOF
Nº 184

**LOT 5
DP 226537**

**LOT 4
DP 226537**

1 DEMOLITION SITE PLAN
SCALE 1 : 200 @A3

**Woodman
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PROJECT
**BEACH HOUSE RENOVATION &
ADDITION**

ADDRESS
**5 CABARITA ROAD, AVALON BEACH,
NSW 2107**

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5	20240826	DA REV 5	DW
6	20240827	DA REV 6	DW

CLIENT
**FIONA RICHARDS &
IAN RICHARDS**

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, J.V,
SC
CHECKED BY: DW

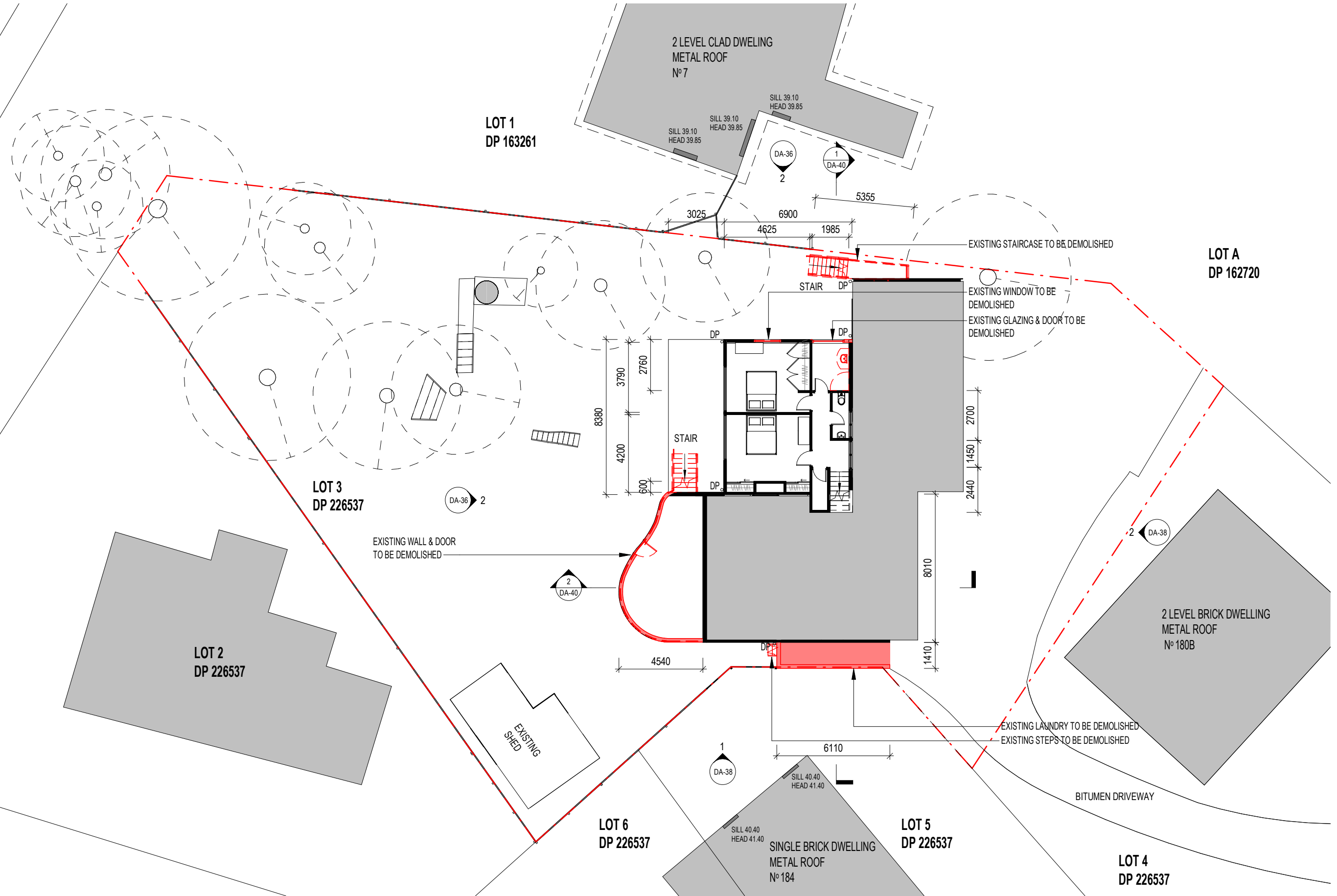
TITLE
DEMOLITION SITE PLAN

Job No DRAWING No REV
2304 DA-11 6

PLOT DATE: 21/10/2024 5:12:02 PM

BIM 360://2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

CABARITA ROAD
FOOTPATH



1 DEMOLITION PLAN - GROUND FLOOR

SCALE 1 : 200 @A3

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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
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6	20240827	DA REV 6	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

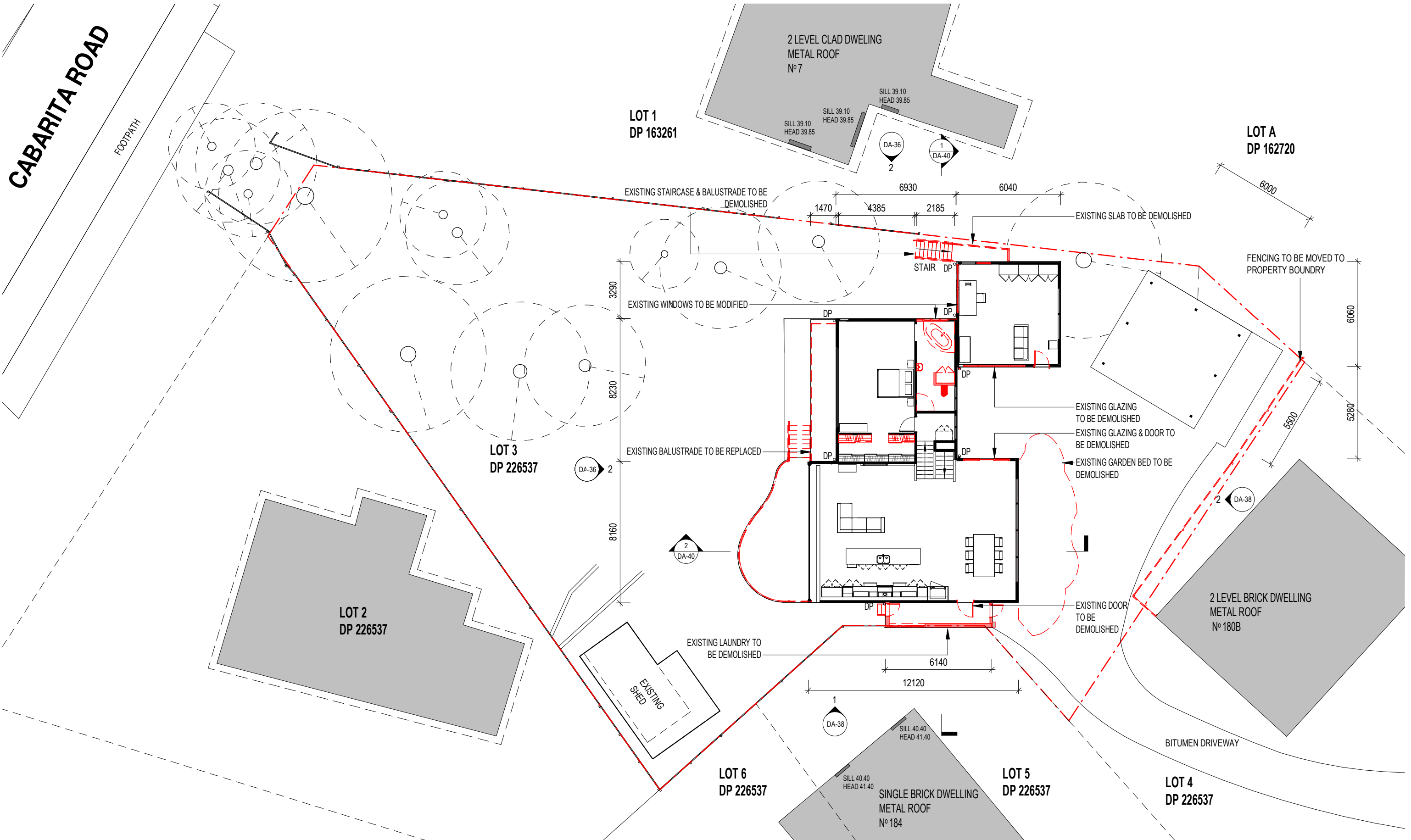
TITLE
DEMOLITION PLAN - GROUND FLOOR

Job No **2304** DRAWING No **DA-12** REV **6**

PLOT DATE: 21/10/2024 5:12:03 PM

CABARITA ROAD

FOOTPATH



1 DEMOLITION PLAN - LEVEL 1
SCALE 1 : 200 @A3

Woodman Architects

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BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

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CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, JV	DW

TITLE	Job No	DRAWING No	REV
DEMOLITION PLAN - LEVEL 1	2304	DA-14	6

PLOT DATE: 21/10/2024 5:12:03 PM

CABARITA ROAD

FOOTPATH

**LOT 1
DP 163261**

2 LEVEL CLAD DWELING
METAL ROOF
Nº 7

**LOT A
DP 162720**

**LOT 3
DP 226537**

**LOT 2
DP 226537**

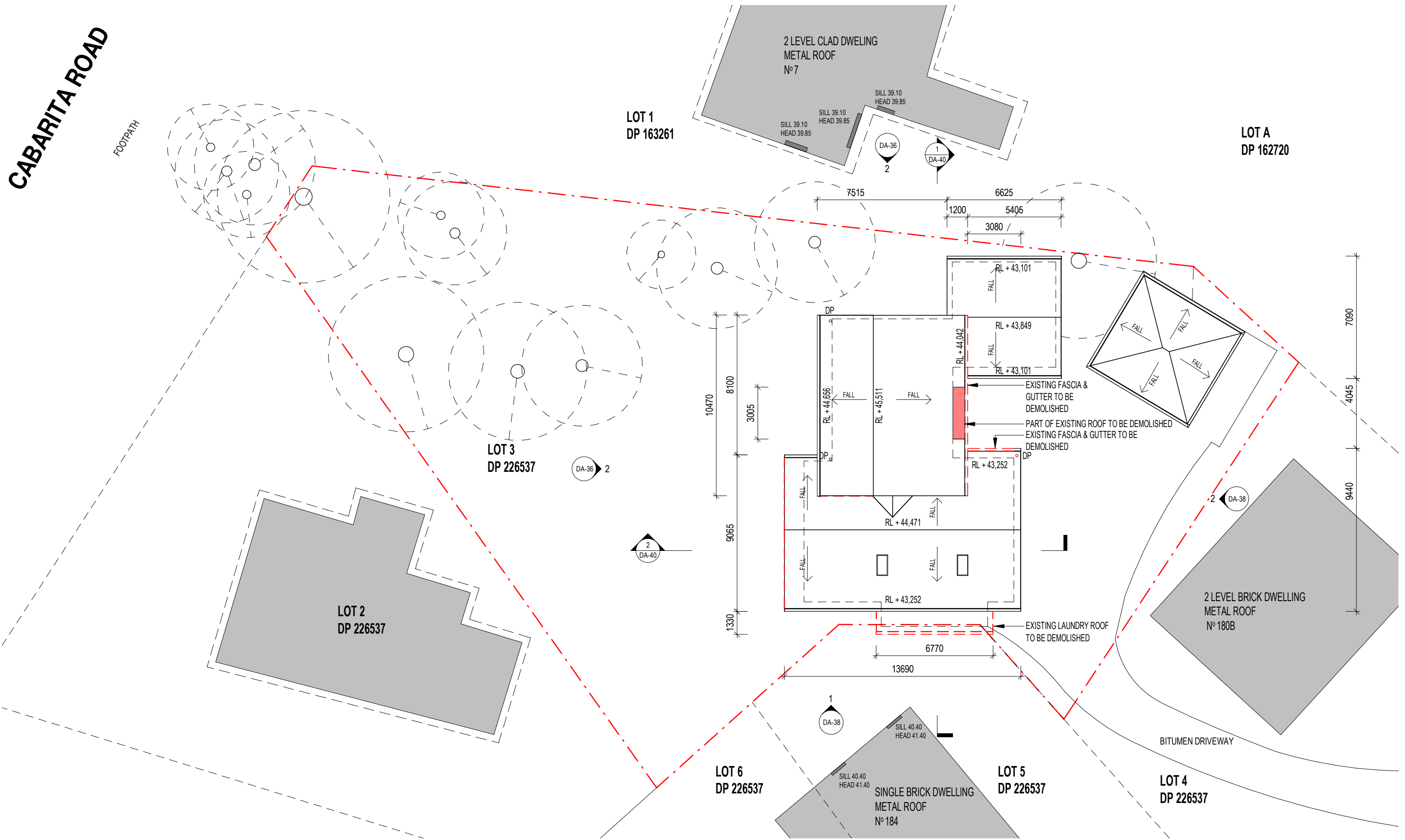
**LOT 6
DP 226537**

**LOT 5
DP 226537**

**LOT 4
DP 226537**

2 LEVEL BRICK DWELING
METAL ROOF
Nº 180B

SINGLE BRICK DWELING
METAL ROOF
Nº 184



1 DEMOLITION ROOF PLAN
SCALE 1 : 200 @A3

**Woodman
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Nominated Architect Darren Woodman 7566
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E darren@woodmanarchitects.com.au

PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

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REV	DATE	ISSUE	INITIALS
2	20230713	DA REV 2	DW
3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW

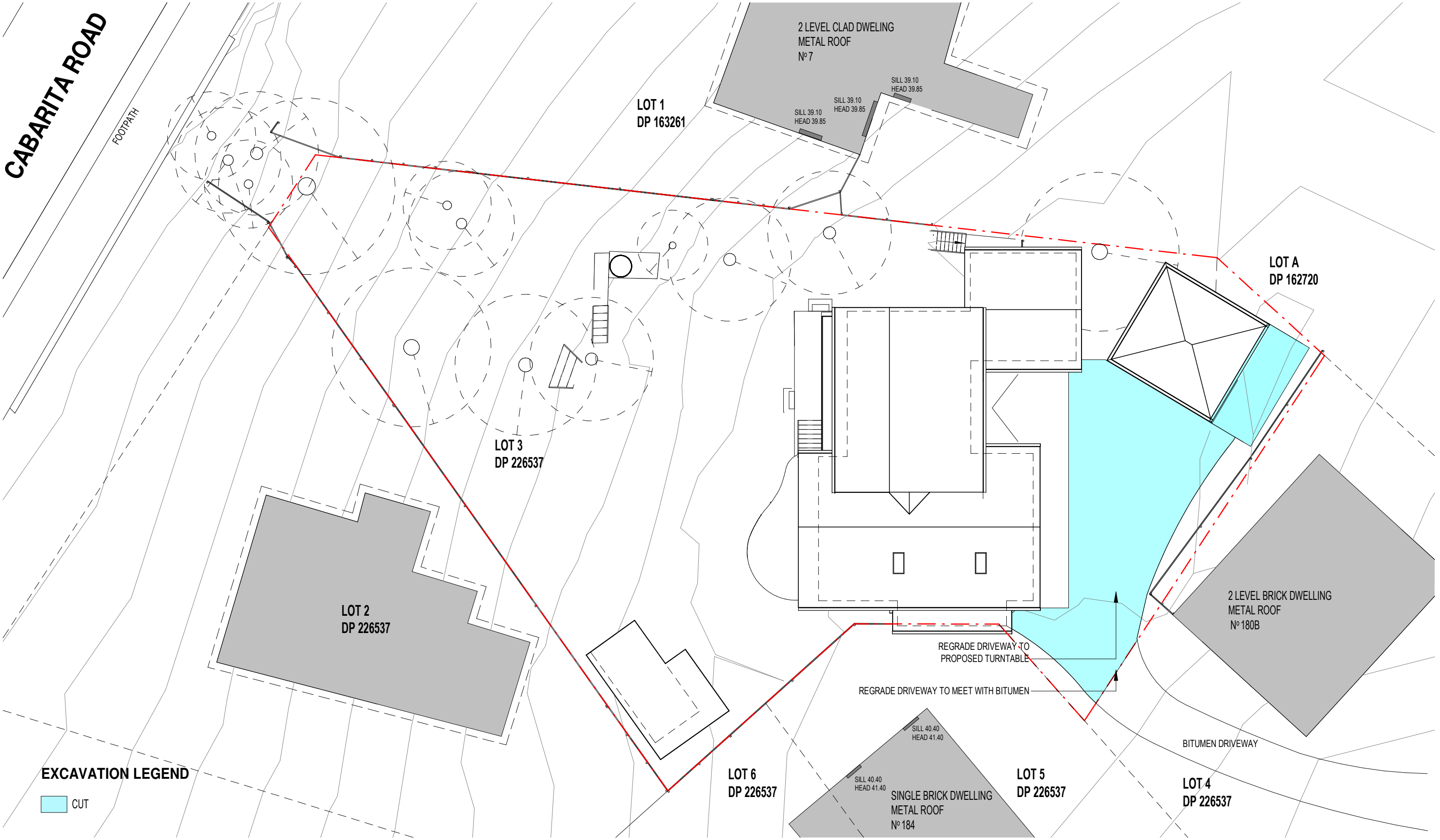
CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, J.V, SC	DW

TITLE	Job No	DRAWING No	REV
DEMOLITION ROOF PLAN	2304	DA-15	5

CABARITA ROAD

FOOTPATH



EXCAVATION LEGEND

CUT

1 EXISTING SITE PLAN
SCALE 1 : 200 @A3

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BEACH HOUSE RENOVATION & ADDITION

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3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, J.V, SC	DW

TITLE	Job No	DRAWING No	REV
EXCAVATION SITE PLAN	2304	DA-16	5

PLOT DATE: 21/10/2024 5:12:05 PM

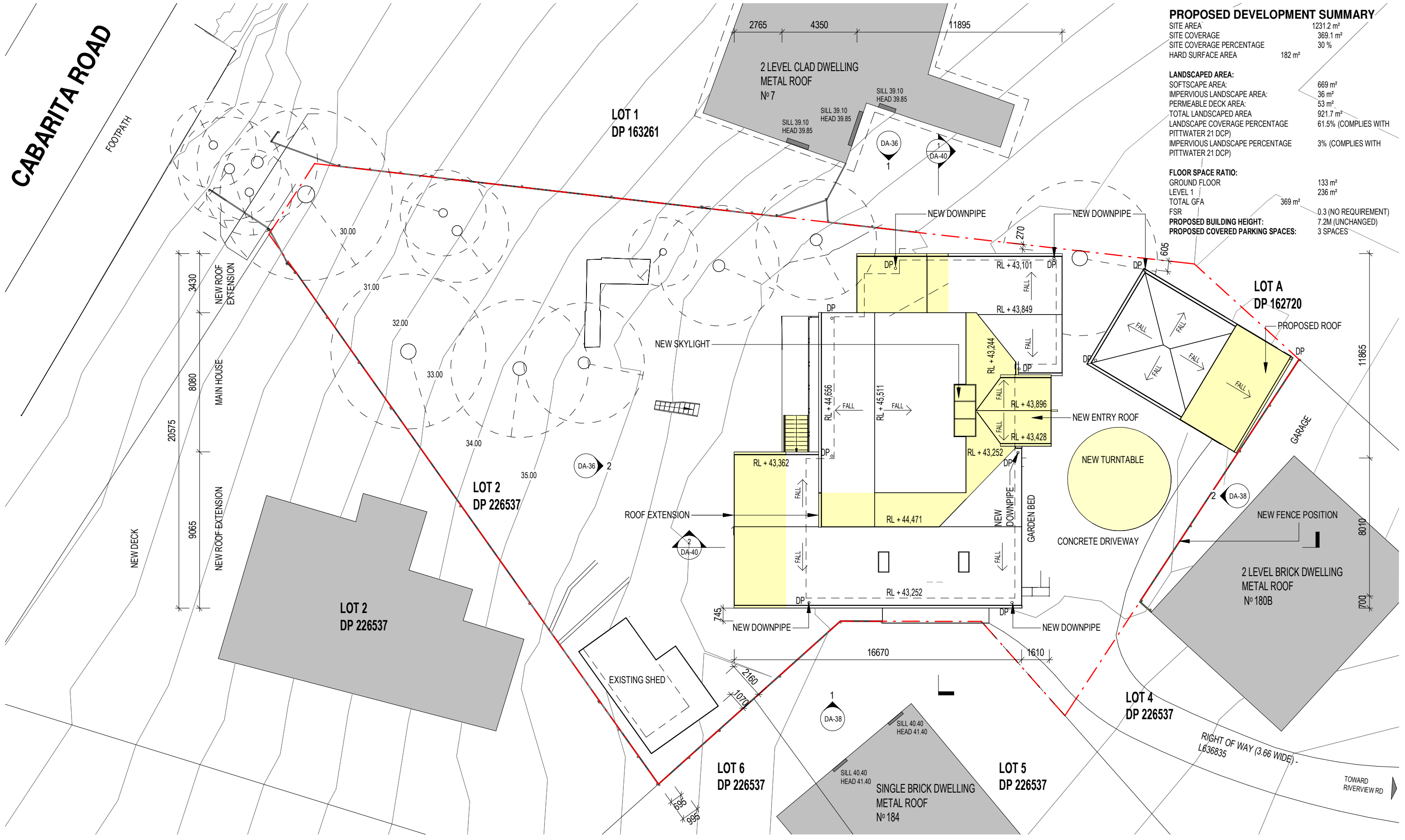
BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

CABARITA ROAD

FOOTPATH

PROPOSED DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	369.1 m ²
SITE COVERAGE PERCENTAGE	30 %
HARD SURFACE AREA	182 m ²
LANDSCAPED AREA:	
SOFTSCAPE AREA	669 m ²
IMPERVIOUS LANDSCAPE AREA:	36 m ²
PERMEABLE DECK AREA:	53 m ²
TOTAL LANDSCAPED AREA	921.7 m ²
LANDSCAPE COVERAGE PERCENTAGE	61.5% (COMPLIES WITH
PITTSWATER 21 DCP)	
IMPERVIOUS LANDSCAPE PERCENTAGE	3% (COMPLIES WITH
PITTSWATER 21 DCP)	
FLOOR SPACE RATIO:	
GROUND FLOOR	133 m ²
LEVEL 1	236 m ²
TOTAL GFA	369 m ²
FSR	0.3 (NO REQUIREMENT)
PROPOSED BUILDING HEIGHT:	7.2M (UNCHANGED)
PROPOSED COVERED PARKING SPACES:	3 SPACES



1 PROPOSED SITE PLAN
SCALE 1 : 200 @A3

Woodman Architects

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PROJECT
BEACH HOUSE RENOVATION & ADDITION

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5	20240826	DA REV 5	DW
6	20240827	DA REV 6	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

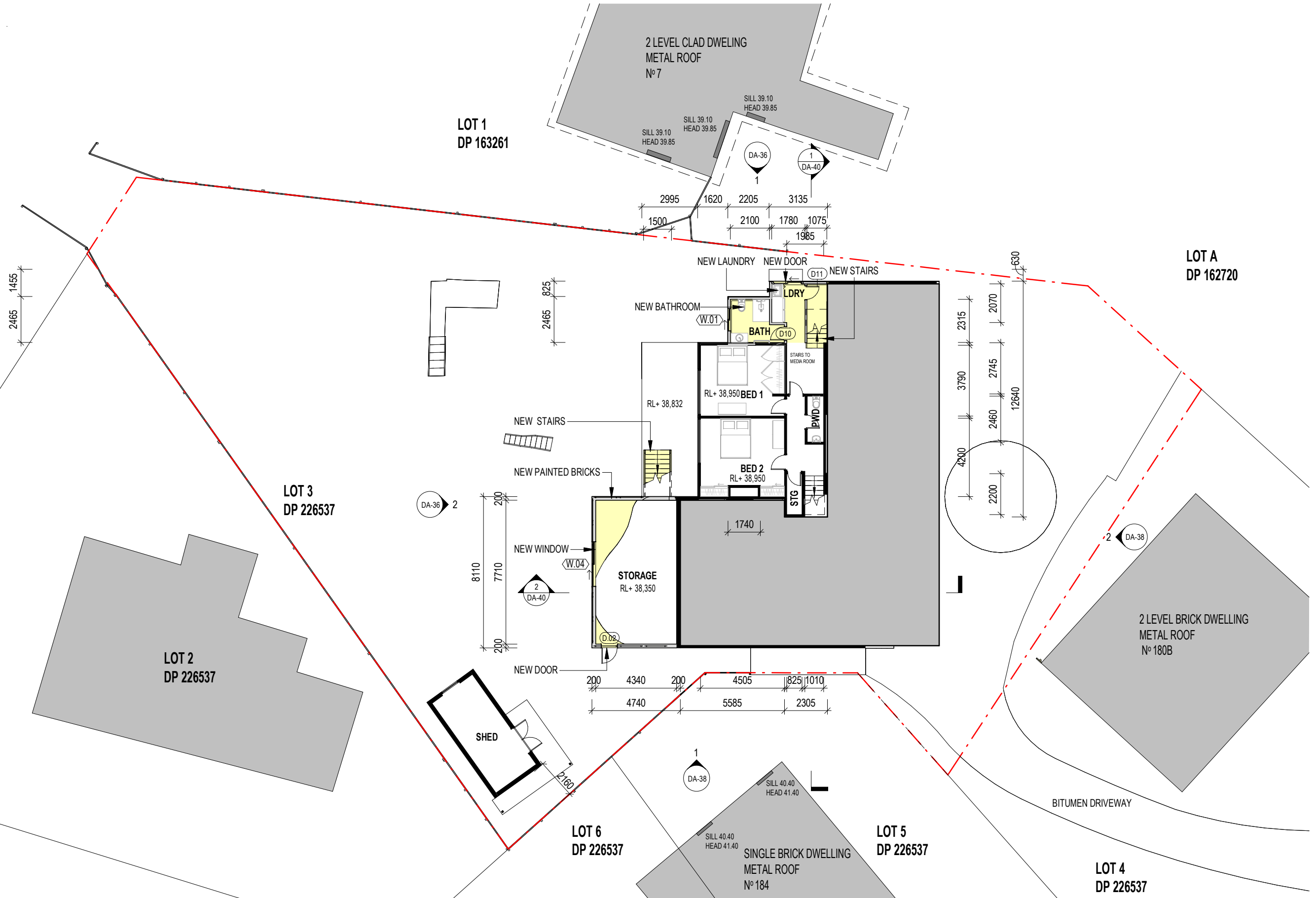
DRAWN BY: HX, LG, HD, JV, SC
CHECKED BY: DW

TITLE
PROPOSED SITE PLAN

Job No: **2304** DRAWING No: **DA-17** REV: **6**

PROPOSED ALTERATIONS

CABARITA ROAD
FOOTPATH



1 PROPOSED PLAN - GROUND FLOOR
SCALE 1 : 200 @A3

PROPOSED ALTERATIONS

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BEACH HOUSE RENOVATION & ADDITION

ADDRESS
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5	20240826	DA REV 5	DW
6	20240827	DA REV 6	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
PROPOSED PLAN - GROUND FLOOR

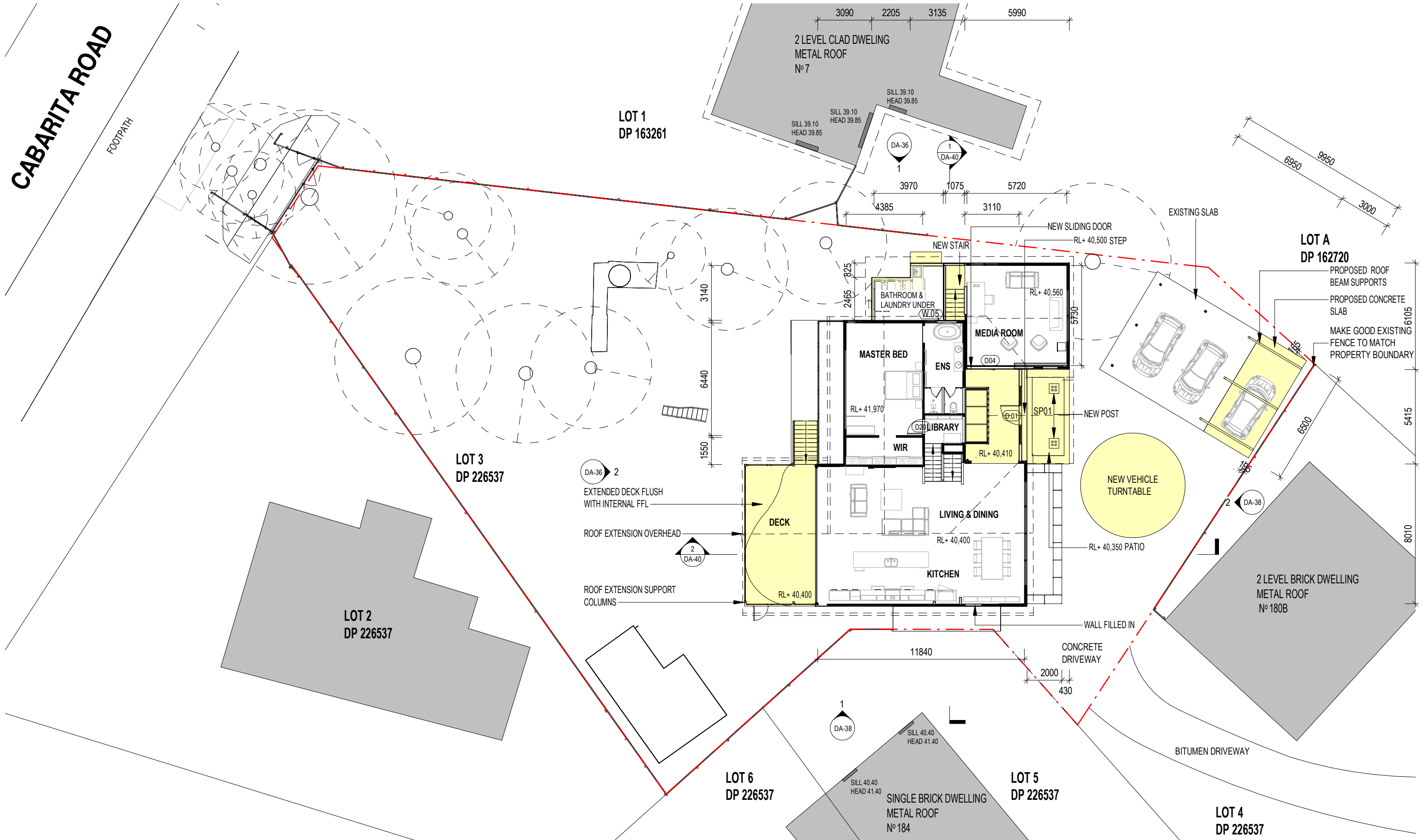
Job No: **2304**
DRAWING No: **DA-18**
REV: **6**

PLOT DATE: 21/10/2024 5:12:06 PM

BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

CABARITA ROAD

FOOTPATH



1 PROPOSED PLAN - LEVEL 1
SCALE 1 : 200 @A3

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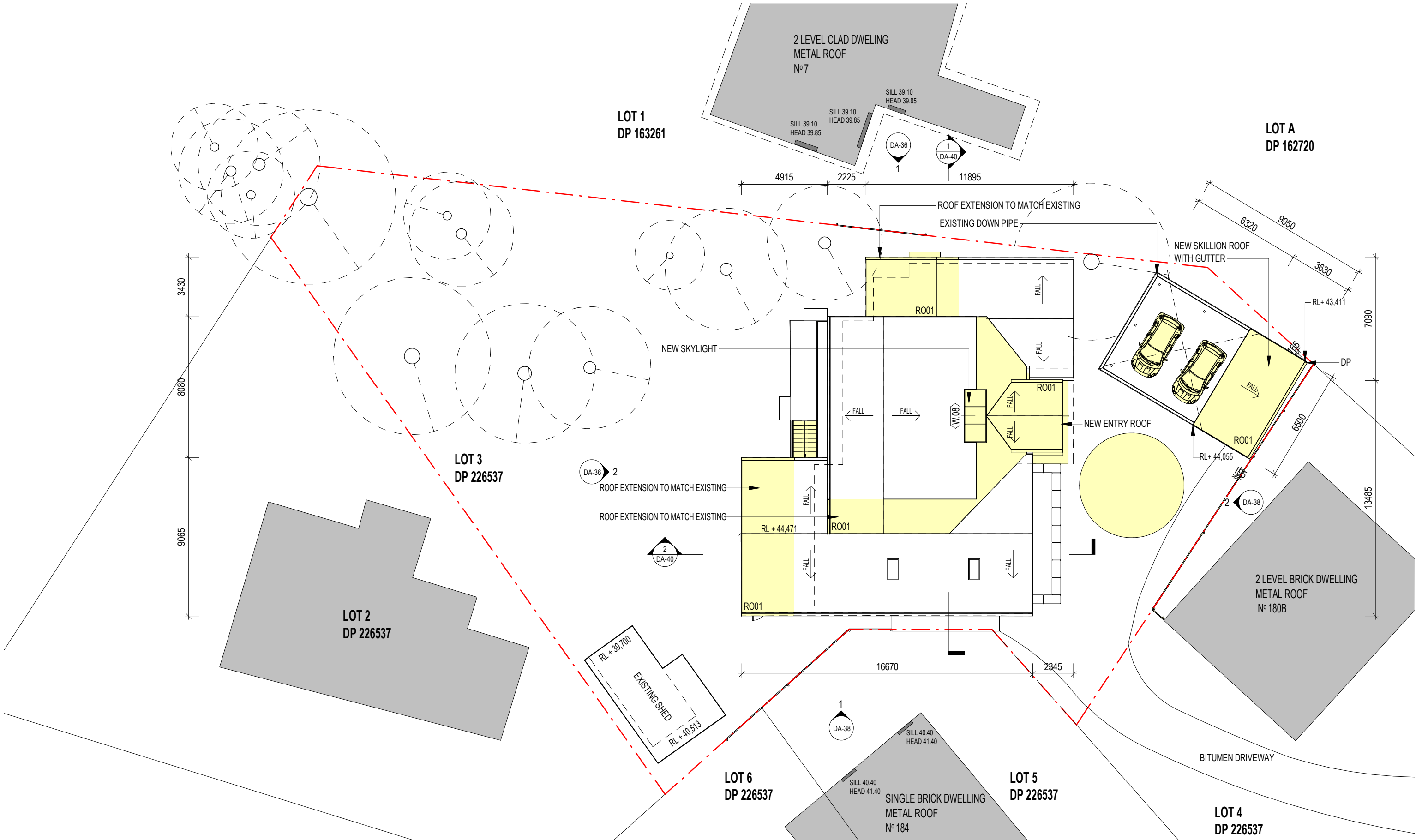
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5	20240826	DA REV 5	DW
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CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, JV	DW

TITLE	Job No	DRAWING No	REV
PROPOSED PLAN - LEVEL 1	2304	DA-19	6

PROPOSED ALTERATIONS



1 PROPOSED ROOF PLAN
SCALE 1 : 200 @A3

PROPOSED ALTERATIONS

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PROJECT
BEACH HOUSE RENOVATION & ADDITION

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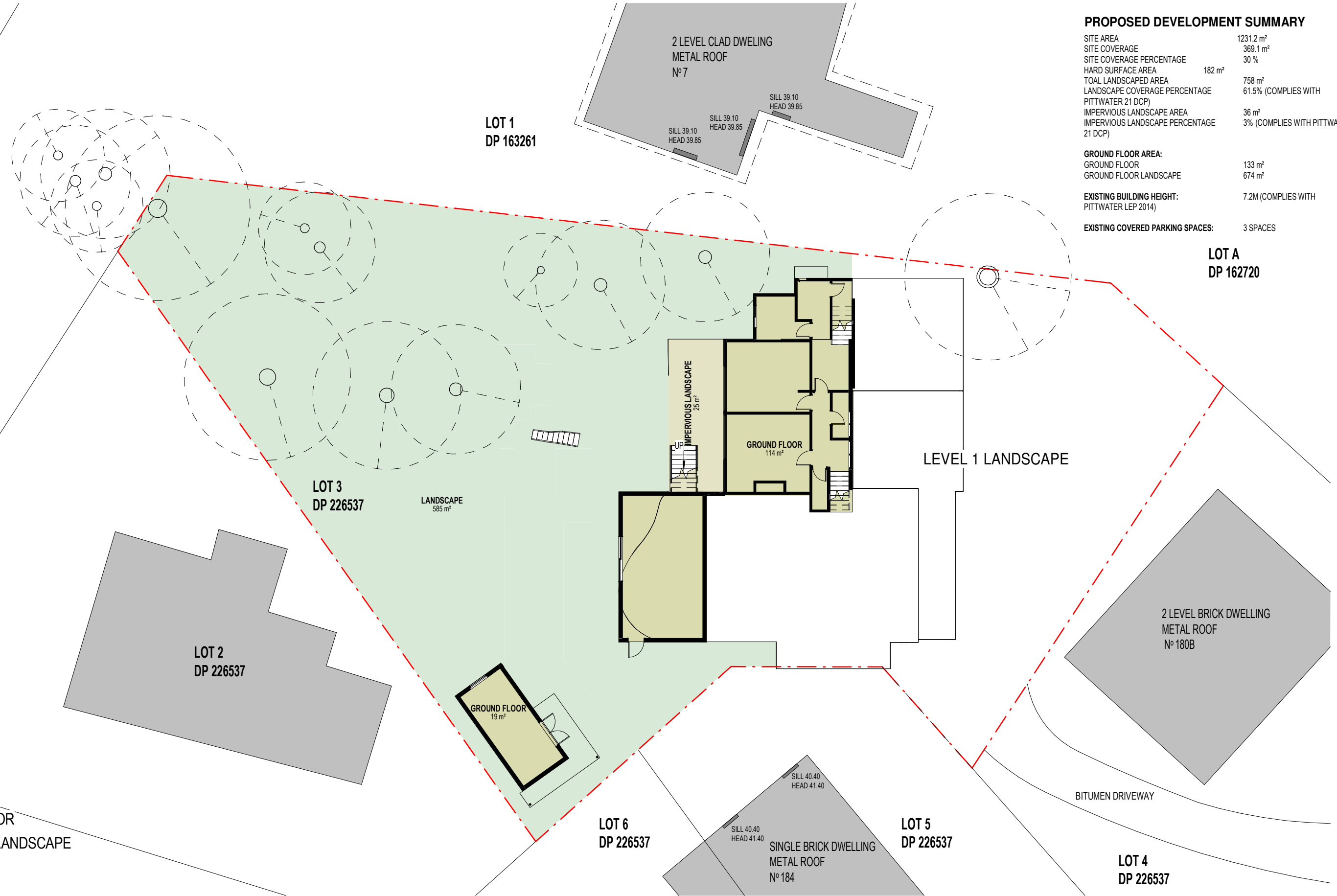
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3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW

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FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 200 @ A3	HX, L.G, HD, J.V, SC	DW

TITLE	Job No	DRAWING No	REV
PROPOSED ROOF PLAN	2304	DA-20	5

CABARITA ROAD
FOOTPATH



PROPOSED DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	369.1 m ²
SITE COVERAGE PERCENTAGE	30 %
HARD SURFACE AREA	182 m ²
TOAL LANDSCAPED AREA	758 m ²
LANDSCAPE COVERAGE PERCENTAGE	61.5% (COMPLIES WITH PITTWATER 21 DCP)
IMPERVIOUS LANDSCAPE AREA	36 m ²
IMPERVIOUS LANDSCAPE PERCENTAGE	3% (COMPLIES WITH PITTWATER 21 DCP)
GROUND FLOOR AREA:	
GROUND FLOOR	133 m ²
GROUND FLOOR LANDSCAPE	674 m ²
EXISTING BUILDING HEIGHT:	
PITTWATER LEP 2014)	7.2M (COMPLIES WITH PITTWATER 21 DCP)
EXISTING COVERED PARKING SPACES:	
	3 SPACES

- LANDSCAPE
- GROUND FLOOR
- IMPERVIOUS LANDSCAPE

1 PROPOSED AREA PLAN - GROUND FLOOR
SCALE 1 : 200 @A3

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CLIENT
FIONA RICHARDS & IAN RICHARDS

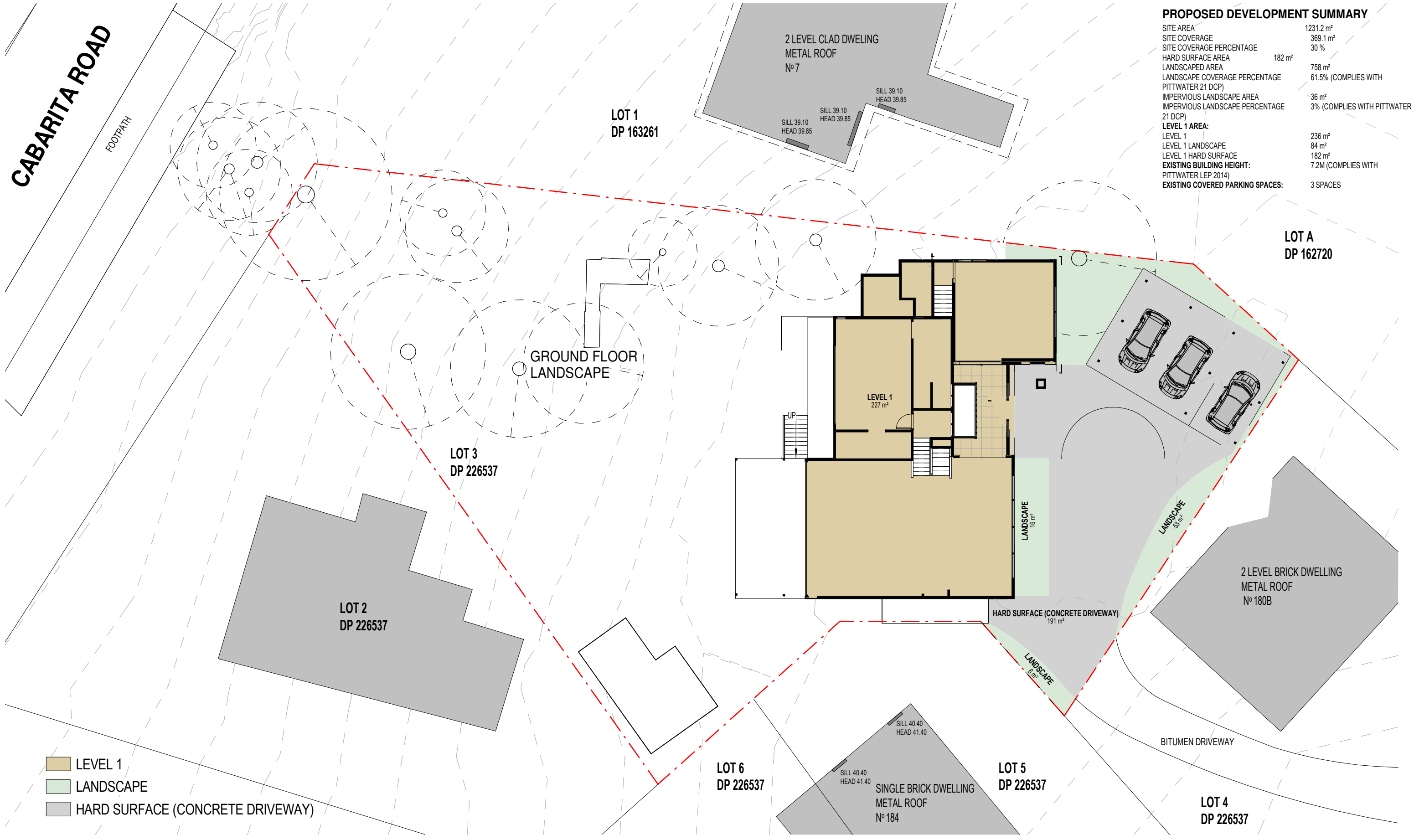
STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
PROPOSED AREA PLAN - GROUND FLOOR

Job No	DRAWING No	REV
2304	DA-21	6



PROPOSED DEVELOPMENT SUMMARY

SITE AREA	1231.2 m ²
SITE COVERAGE	369.1 m ²
SITE COVERAGE PERCENTAGE	30 %
HARD SURFACE AREA	182 m ²
LANDSCAPED AREA	758 m ²
LANDSCAPE COVERAGE PERCENTAGE	61.5% (COMPLIES WITH PITTWATER 21 DCP)
IMPERVIOUS LANDSCAPE AREA	36 m ²
IMPERVIOUS LANDSCAPE PERCENTAGE	3% (COMPLIES WITH PITTWATER 21 DCP)
LEVEL 1 AREA:	
LEVEL 1	236 m ²
LEVEL 1 LANDSCAPE	84 m ²
LEVEL 1 HARD SURFACE	182 m ²
EXISTING BUILDING HEIGHT:	7.2M (COMPLIES WITH PITTWATER LEP 2014)
EXISTING COVERED PARKING SPACES:	3 SPACES

- LEVEL 1
- LANDSCAPE
- HARD SURFACE (CONCRETE DRIVEWAY)

1 PROPOSED AREA PLAN - LEVEL 1
SCALE 1 : 200 @A3

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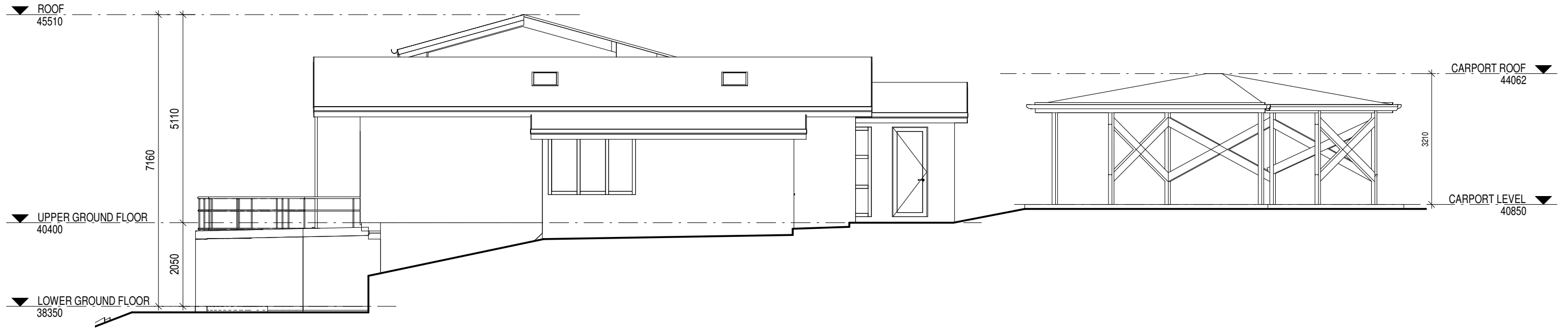
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DEVELOPMENT APPLICATION

SCALE
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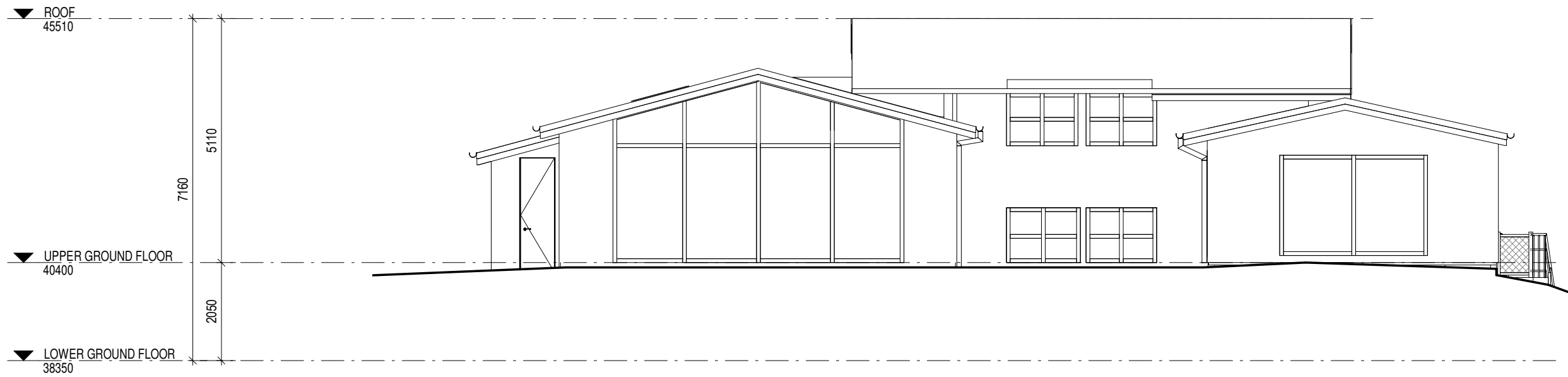
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 CHECKED BY: DW

TITLE
PROPOSED AREA PLAN - LEVEL 1

Job No **2304** DRAWING No **DA-22** REV **5**



1 EXISTING SOUTH WEST ELEVATION
SCALE 1 : 100 @A3



2 EXISTING SOUTH EAST ELEVATION
SCALE 1 : 100 @A3

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BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

PROJECT
**BEACH HOUSE RENOVATION &
ADDITION**

ADDRESS
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5	20240826	DA REV 5	DW

CLIENT
**FIONA RICHARDS &
IAN RICHARDS**

STAGE
DEVELOPMENT APPLICATION

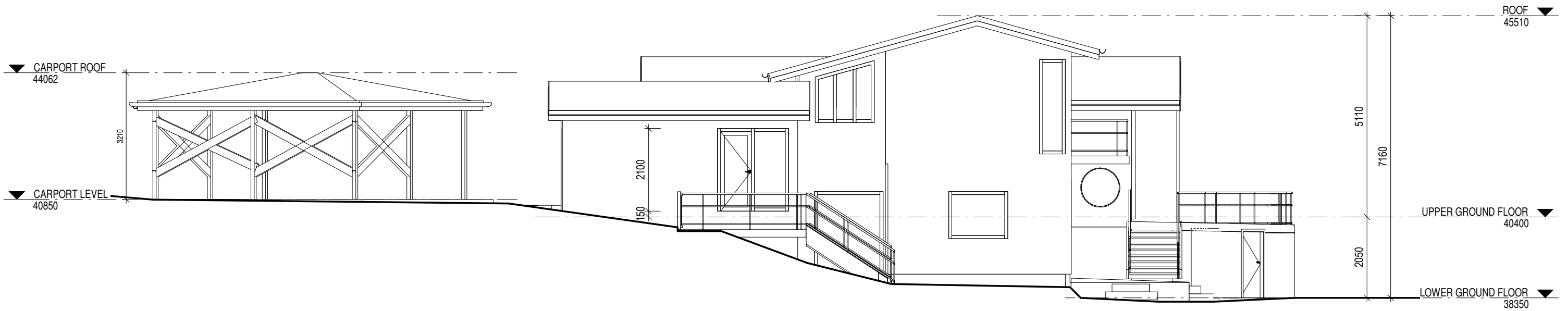
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DRAWN BY: HX, LG, HD, JV
CHECKED BY: DW

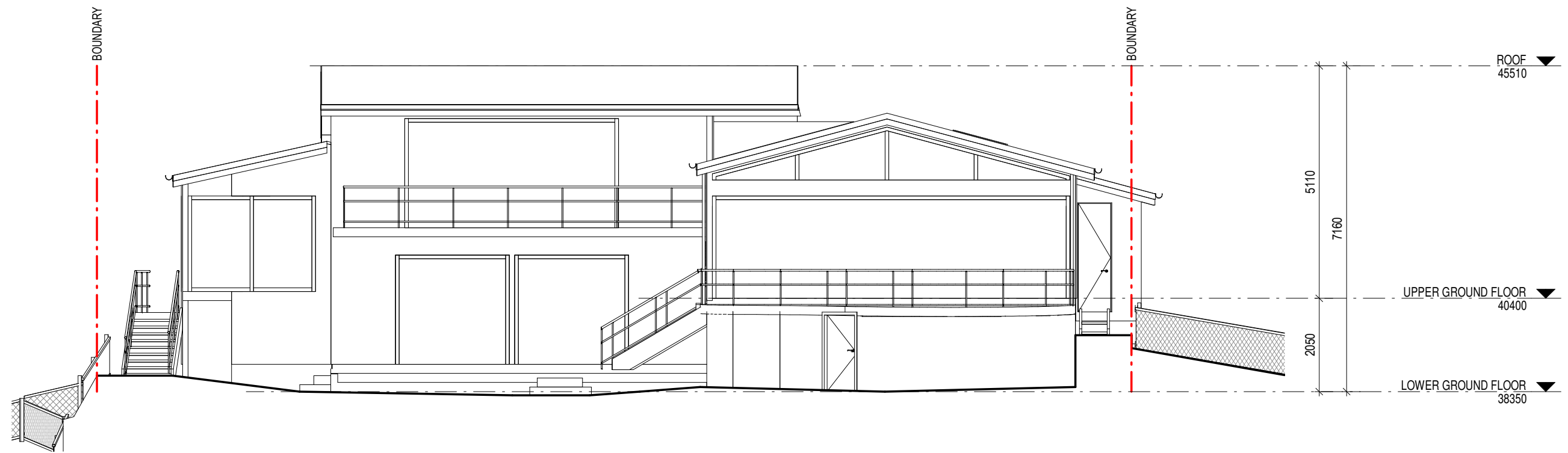
TITLE
EXISTING ELEVATIONS

Job No: **2304**
DRAWING No: **DA-30**
REV: **5**

PLOT DATE: 21/10/2024 5:12:09 PM



1 EXISTING NORTH EAST ELEVATION
SCALE 1 : 100 @A3



2 EXISTING NORTH WEST ELEVATION
SCALE 1 : 100 @A3

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PROJECT
**BEACH HOUSE RENOVATION &
ADDITION**

ADDRESS
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CLIENT
**FIONA RICHARDS &
IAN RICHARDS**

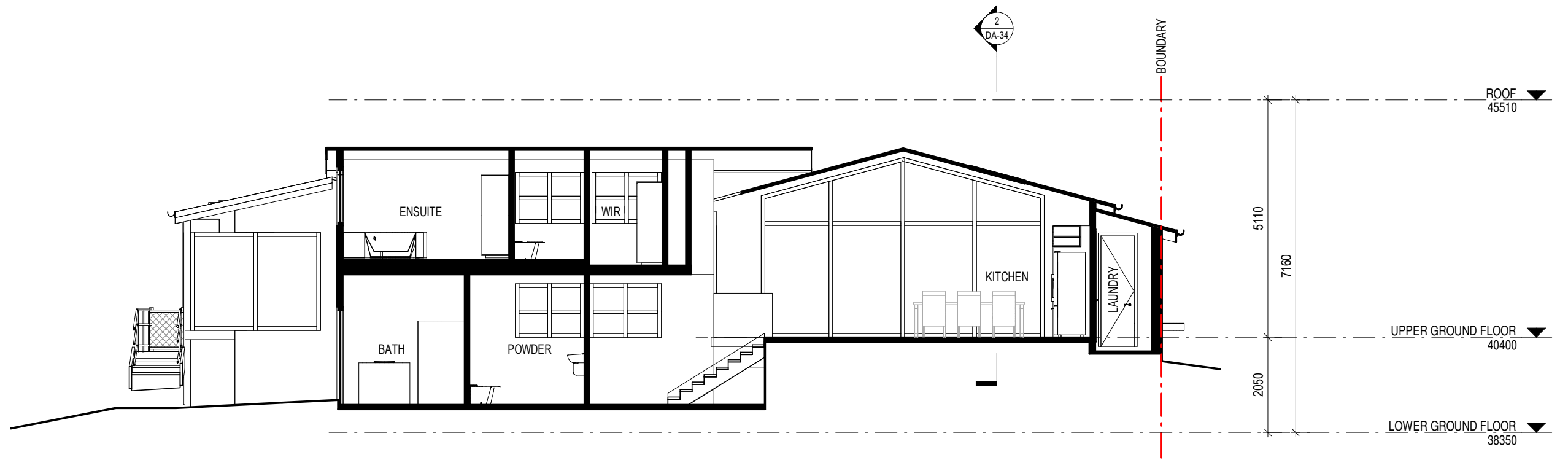
STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 100 @ A3

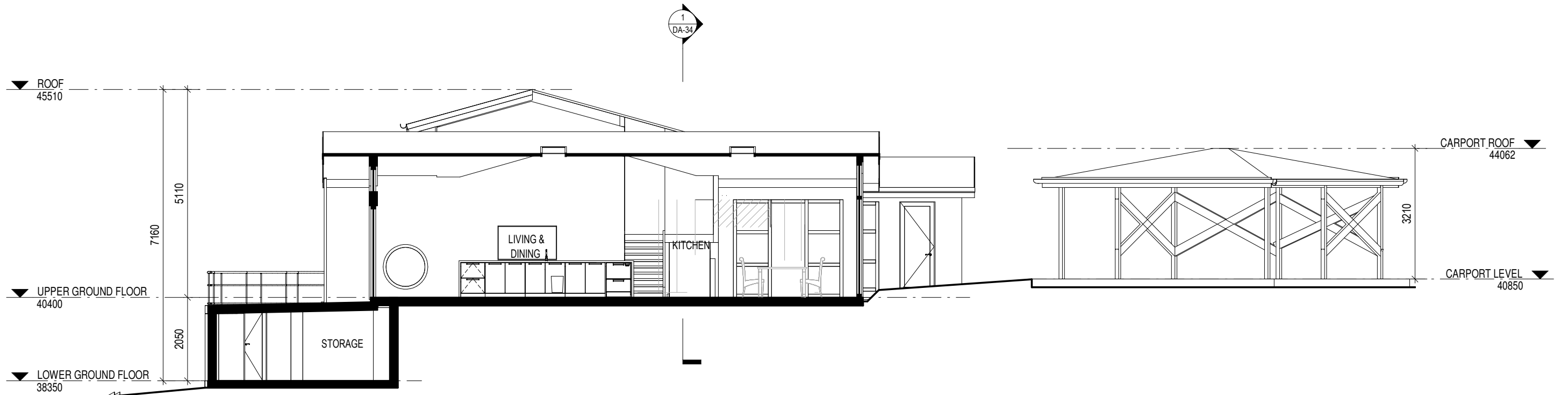
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CHECKED BY: DW

TITLE
EXISTING ELEVATIONS

Job No	DRAWING No	REV
2304	DA-32	5



1 EXISTING SECTION
SCALE 1 : 100 @A3



2 EXISTING SECTION
SCALE 1 : 100 @A3

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PROJECT
**BEACH HOUSE RENOVATION &
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5	20240826	DA REV 5	DW

CLIENT
**FIONA RICHARDS &
IAN RICHARDS**

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 100 @ A3

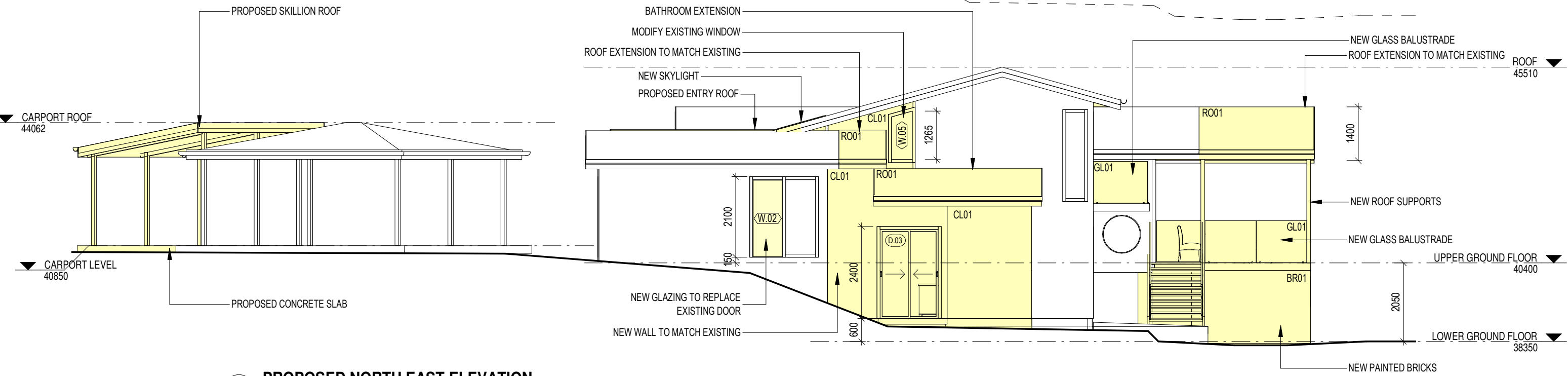
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CHECKED BY: DW

TITLE
EXISTING SECTIONS

Job No	DRAWING No	REV
2304	DA-34	5

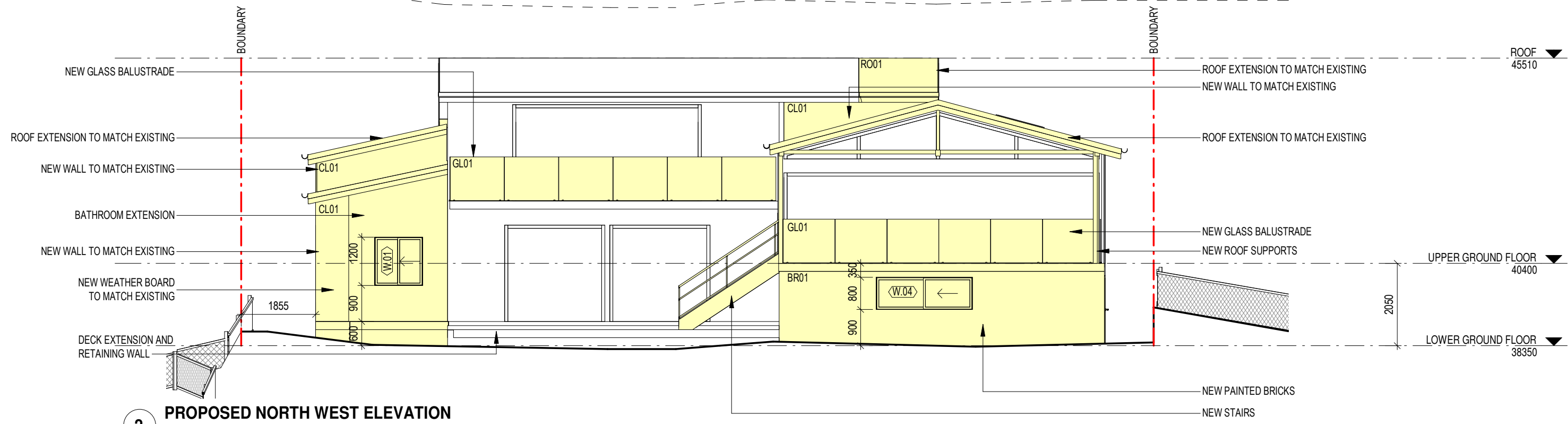
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HEIGHT LIMIT 8.5M



1 PROPOSED NORTH EAST ELEVATION
SCALE 1 : 100 @A3

HEIGHT LIMIT 8.5M



2 PROPOSED NORTH WEST ELEVATION
SCALE 1 : 100 @A3

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ADDRESS
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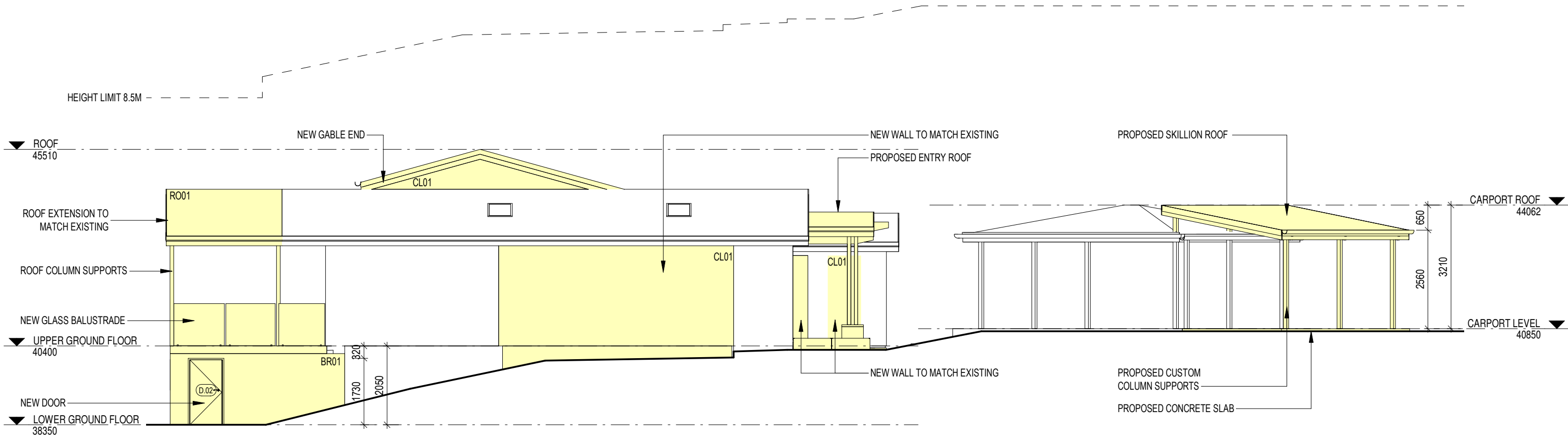
REV	DATE	ISSUE	INITIALS
3	20230814	DA REV 3	DW
4	20231113	DA REV 4	DW
5	20240826	DA REV 5	DW
6	20240827	DA REV 6	DW

CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 100 @ A3	HX, L.G, HD, JV, SC	DW

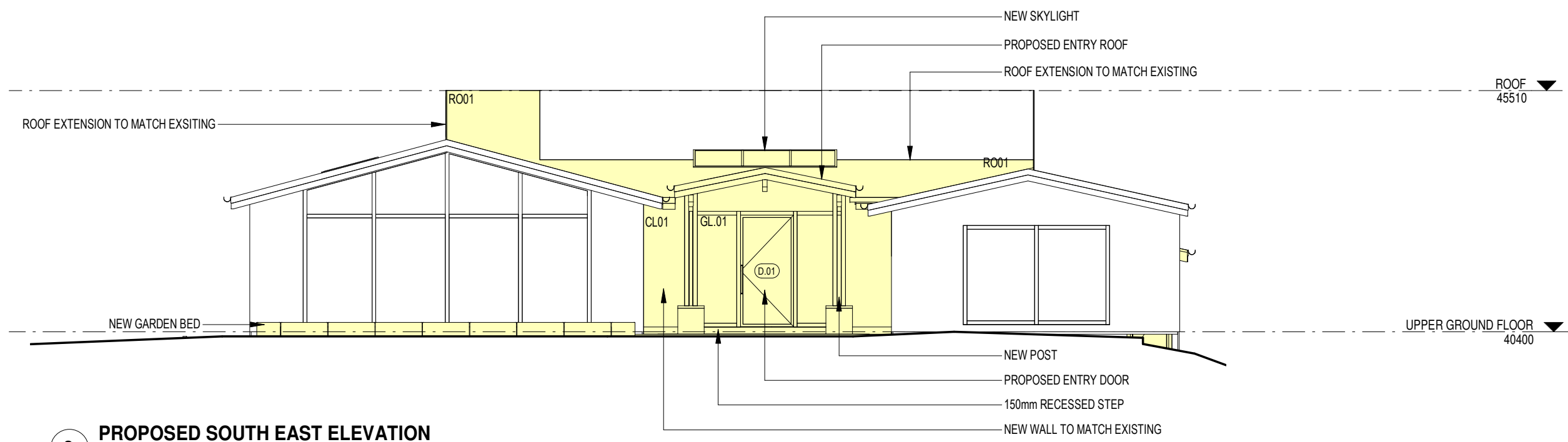
TITLE	Job No	DRAWING No	REV
PROPOSED ELEVATIONS	2304	DA-36	6

PLOT DATE: 21/10/2024 5:12:11 PM



1 PROPOSED SOUTH WEST ELEVATION
SCALE 1 : 100 @A3

HEIGHT LIMIT 8.5M



2 PROPOSED SOUTH EAST ELEVATION
SCALE 1 : 100 @A3

Woodman Architects

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Nominated Architect Darren Woodman 7566
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PROJECT
BEACH HOUSE RENOVATION & ADDITION

ADDRESS
5 CABARITA ROAD, AVALON BEACH, NSW 2107

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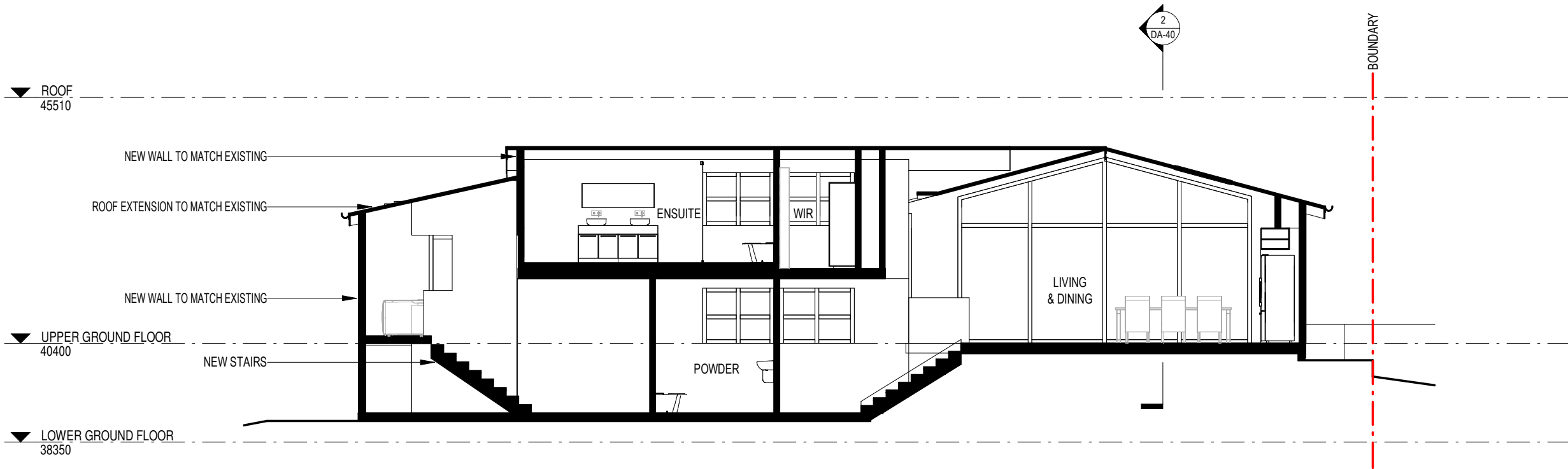
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FIONA RICHARDS & IAN RICHARDS

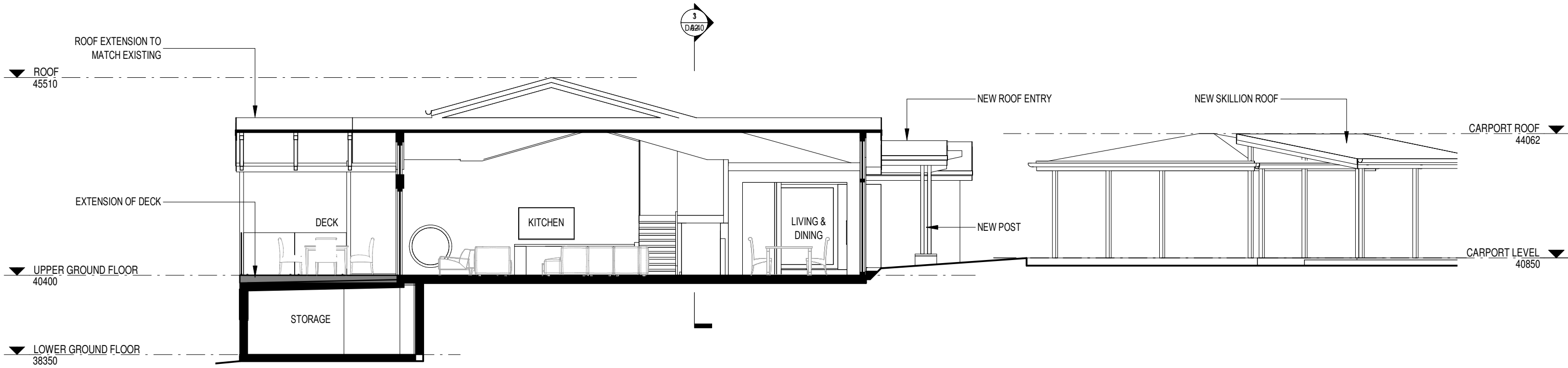
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DEVELOPMENT APPLICATION	1 : 100 @ A3	HX, L.G, HD, JV, SC	DW

TITLE	Job No	DRAWING No	REV
PROPOSED ELEVATIONS	2304	DA-38	6

PLOT DATE: 21/10/2024 5:12:12 PM



1 PROPOSED SECTION
SCALE 1 : 100 @A3



2 PROPOSED SECTION
SCALE 1 : 100 @A3

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BEACH HOUSE RENOVATION & ADDITION
ADDRESS
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CLIENT
FIONA RICHARDS & IAN RICHARDS

STAGE	SCALE	DRAWN BY:	CHECKED BY:
DEVELOPMENT APPLICATION	1 : 100 @ A3	HX, L.G, HD, JV, SC	DW

TITLE	Job No	DRAWING No	REV
PROPOSED SECTIONS	2304	DA-40	6



1. 3D VIEW 01



2. 3D VIEW 02

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BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

PROJECT

BEACH HOUSE RENOVATION & ADDITION

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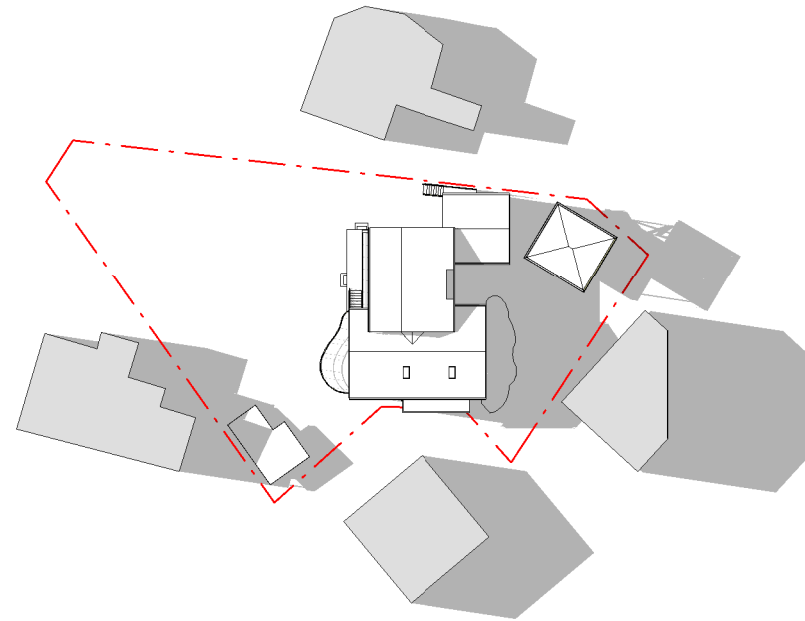
STAGE	TITLE
DEVELOPMENT APPLICATION	3D VIEWS

SCALE
1 : 1 @ A3

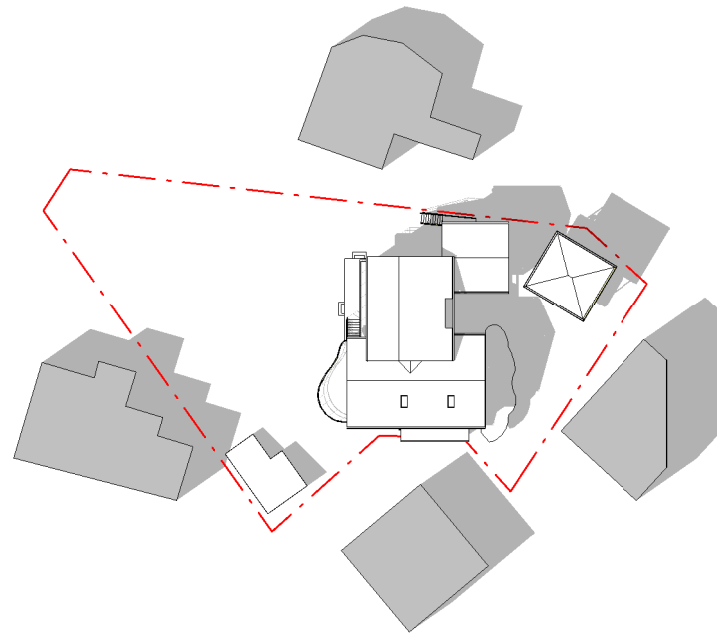
DRAWN BY: HX, LG, HD, JV, SC
 CHECKED BY: DW

Job No	DRAWING No	REV
2304	DA-42	6

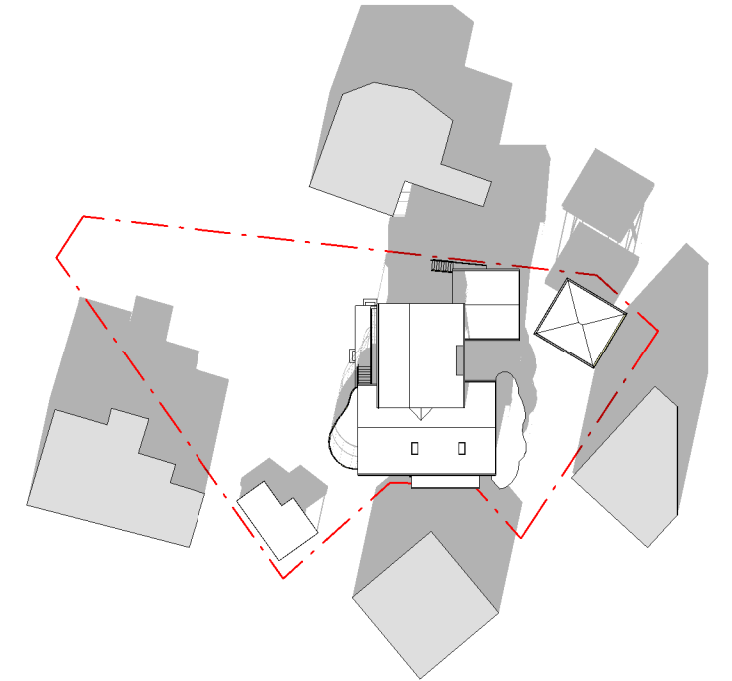
PLOT DATE: 21/10/2024 5:12:13 PM



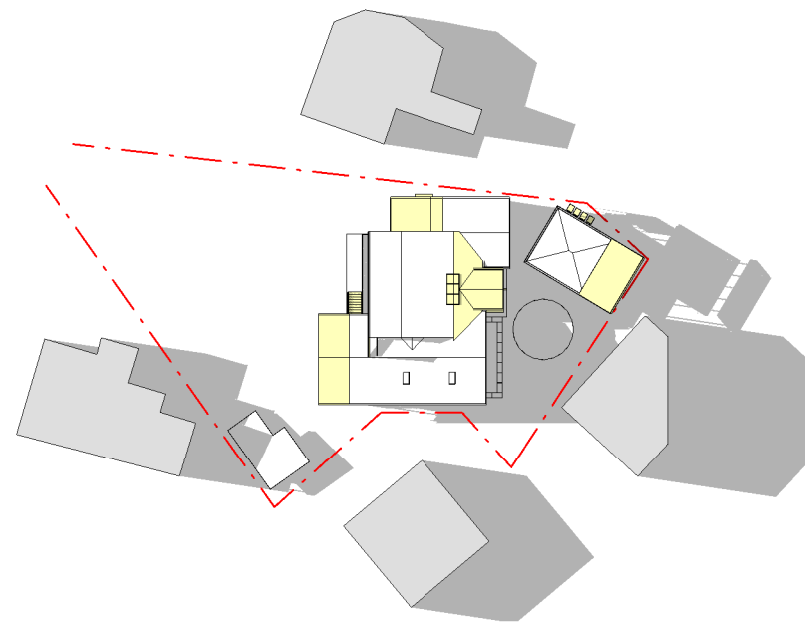
1. EX shadow 21 June 9am



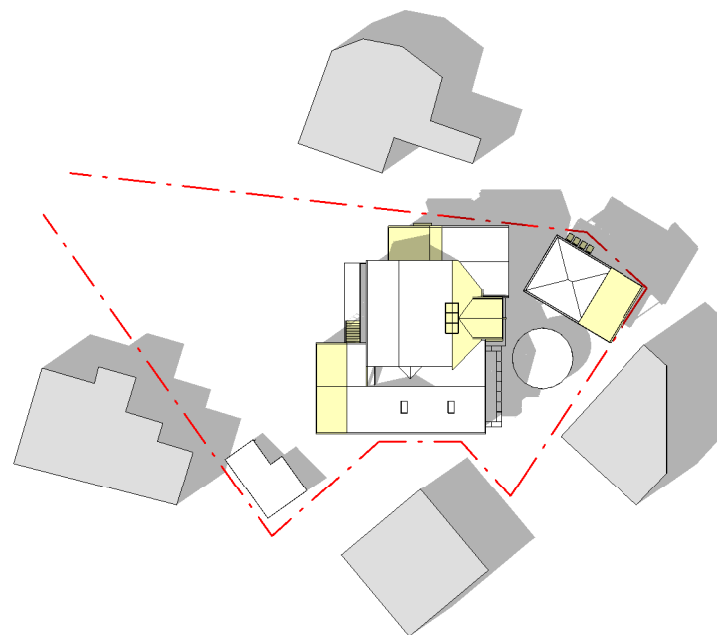
2. EX shadow 21 June 12pm



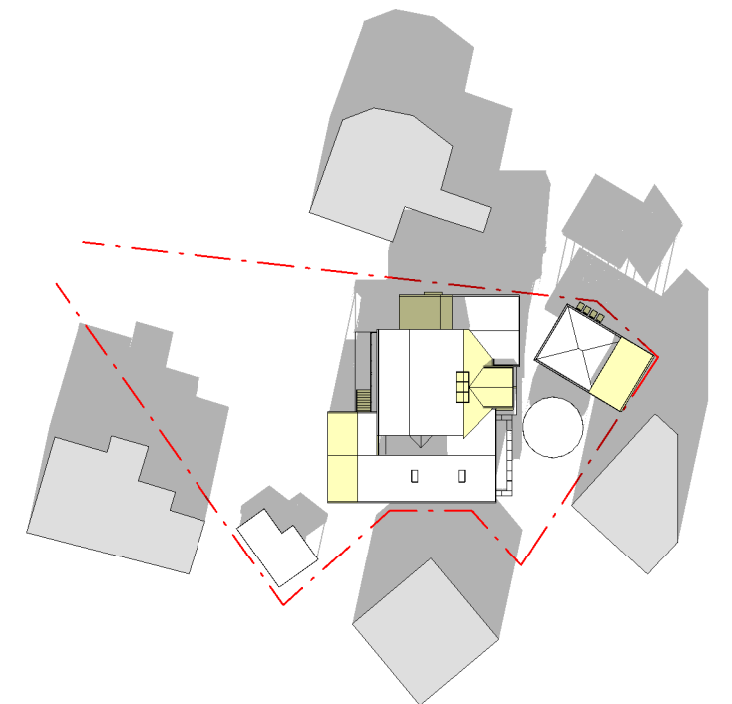
3. EX shadow 21 June 3pm



4. NEW shadow 21 June 9am



5. NEW shadow 21 June 12pm



6. NEW shadow 21 June 3pm

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BIM 360/2304 Avalon Beach House/2304 Cabarita Rd.rvt V3.rvt

PROJECT
**BEACH HOUSE RENOVATION &
ADDITION**

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CLIENT
**FIONA RICHARDS &
IAN RICHARDS**

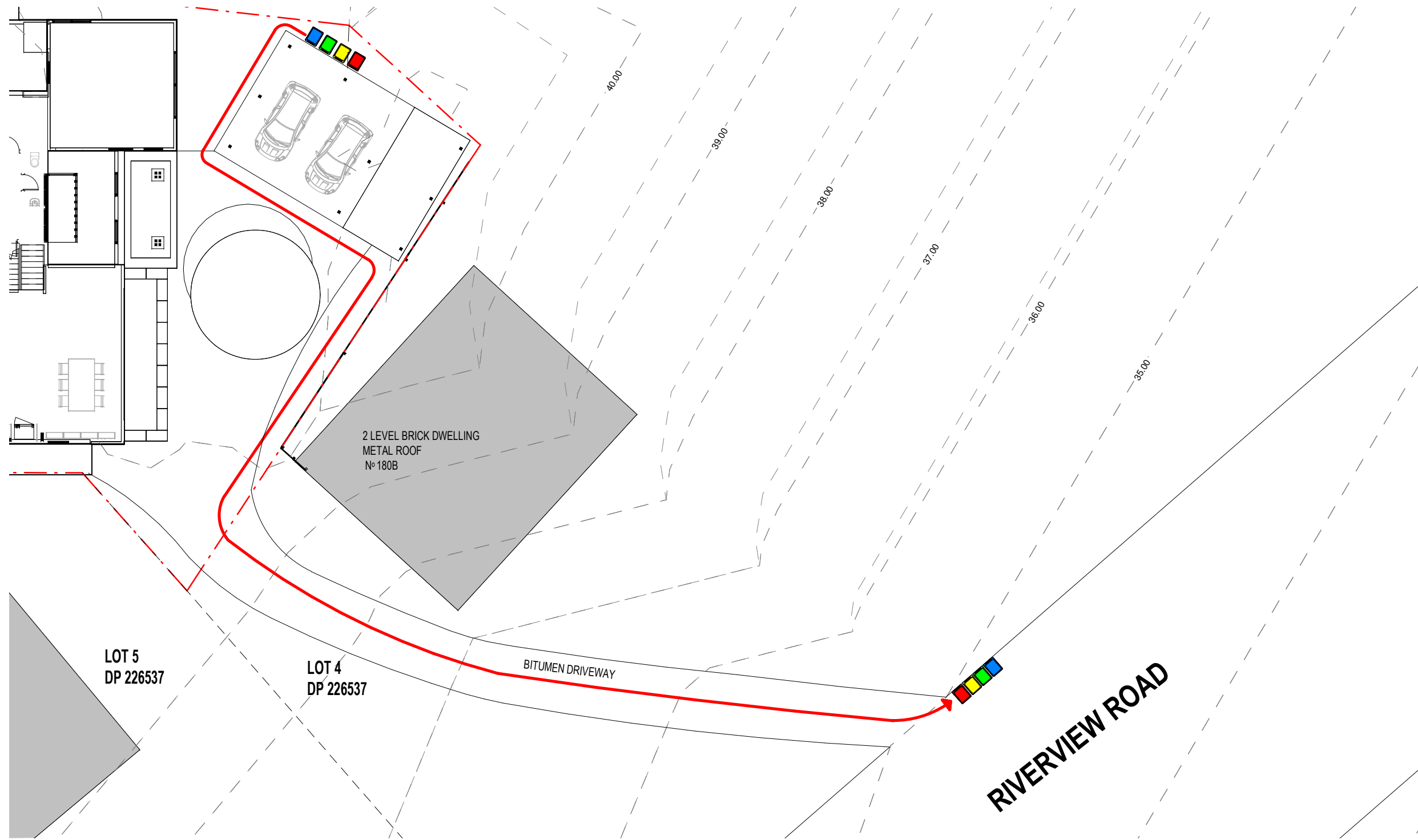
STAGE
DEVELOPMENT APPLICATION

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
SHADOW DIAGRAM

Job No	DRAWING No	REV
2304	DA-50	6

PLOT DATE: 21/10/2024 5:12:17 PM



1 WASTE MANAGEMENT PLAN
SCALE 1 : 200 @A3

NOTE

- 140 LITRE RED-LIDDED BIN FOR GARBAGE - FOOD WASTE
(COLLECTED FORTNIGHTLY BY COUNCIL)

■ UP TO 240 LITRE GREEN-LIDDED BIN FOR VEGETATION
(GREEN WASTE , COLLECTED FORTNIGHTLY BY COUNCIL)

■ 140 LITRE YELLOW-LIDDED BIN FOR MIXED CONTAINER RECYCLING
(COLLECTED EITHER WEEKLY OR FORTNIGHTLY BY COUNCIL)
- 140 LITRE BLUE-LIDDED BIN FOR PAPER & CARDBOARD RECYCLING
(COLLECTED EITHER WEEKLY OR FORTNIGHTLY BY COUNCIL)

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FIONA RICHARDS & IAN RICHARDS

STAGE
DEVELOPMENT APPLICATION

SCALE
1 : 200 @ A3

DRAWN BY: HX, L.G, HD, JV
CHECKED BY: DW

TITLE
WASTE MANAGEMENT PLAN

Job No	DRAWING No	REV
2304	DA-51	6

Door Schedule					
Description	Mark	Width	Height	Level	Comments
ENTRY	.01	1120	2370	UPPER GROUND FLOOR	NEW ENTRY DOOR
STORAGE	.02	870	1700	LOWER GROUND FLOOR	NEW STORAGE DOOR
LAUNDRY	.03	1520	2320	EXISTING AREA PLAN - GROUND FLOOR	NEW SLIDING DOOR

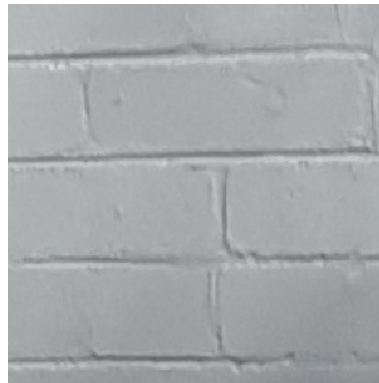
Window Schedule						
Description	Mark	Width	Height	Sill Height	Level	Comments
LAUNDRY	W.01	1200	1800	1500	LOWER GROUND FLOOR	NEW WINDOW
MEDIA ROOM	W.02	2000	780		UPPER GROUND FLOOR	FULL HEIGHT WINDOW TO REPLACE EXISTING DOOR OPENING
STORAGE	W.04	2400	1400	900	LOWER GROUND FLOOR	NEW WINDOW
ENSUITE	W.05	560	1115 - 1265	150	EXISTING ROOF LEVEL	ANGLED NEW WINDOW
SKYLIGHT	W.08	3040	1280		EXISTING ROOF LEVEL	NEW SKYLIGHT

CL01



CLADDING TO MATCH EXISTING
LOCATION: EXTERNAL CLADDING

BR01



PAINTED BRICKS TO MATCH EXISTING
LOCATION: EXISTING EXTERNALS

RO01



LYSAGHT COLORBOND TO MATCH EXISTING
LOCATION: ROOF, GARAGE

GL01



GLASS
LOCATION: BALUSTRADES, ENTRY, WINDOW GLAZINGS, DOORS

1. MATERIAL SCHEDULE

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CLIENT

**FIONA RICHARDS &
IAN RICHARDS**

STAGE

DEVELOPMENT APPLICATION

SCALE

NTS @ A3

DRAWN BY:
CHECKED BY:

HX, LG, HD, JV,
SC
DW

TITLE

SCHEDULES

Job No

2304

DRAWING No

DA-60

REV

6

PLOT DATE: 21/10/2024 5:12:17 PM