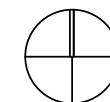


1 SITE
1 : 200

FOR DEVELOPMENT
APPLICATION ONLY



demolish
new work
boundary
overhead
hidden

basix commitments:
1. all new or altered construction (floor, walls,
ceiling and roof) to be in accordance with basix certificate
2. all windows, skylights and doors to be installed as per
basix glazing requirements

notes:
all design and construction works to be in accordance
with applicable Australian standards and building code
of Australia drawings to be read in conjunction with
basix certificate and the survey



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

DA2020/1014

m: 0433 775 490
p.o. box 26 Newport NSW 2106
info@hthousestudio.com
abn: 355 0579 1074
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

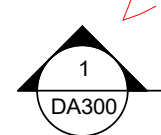
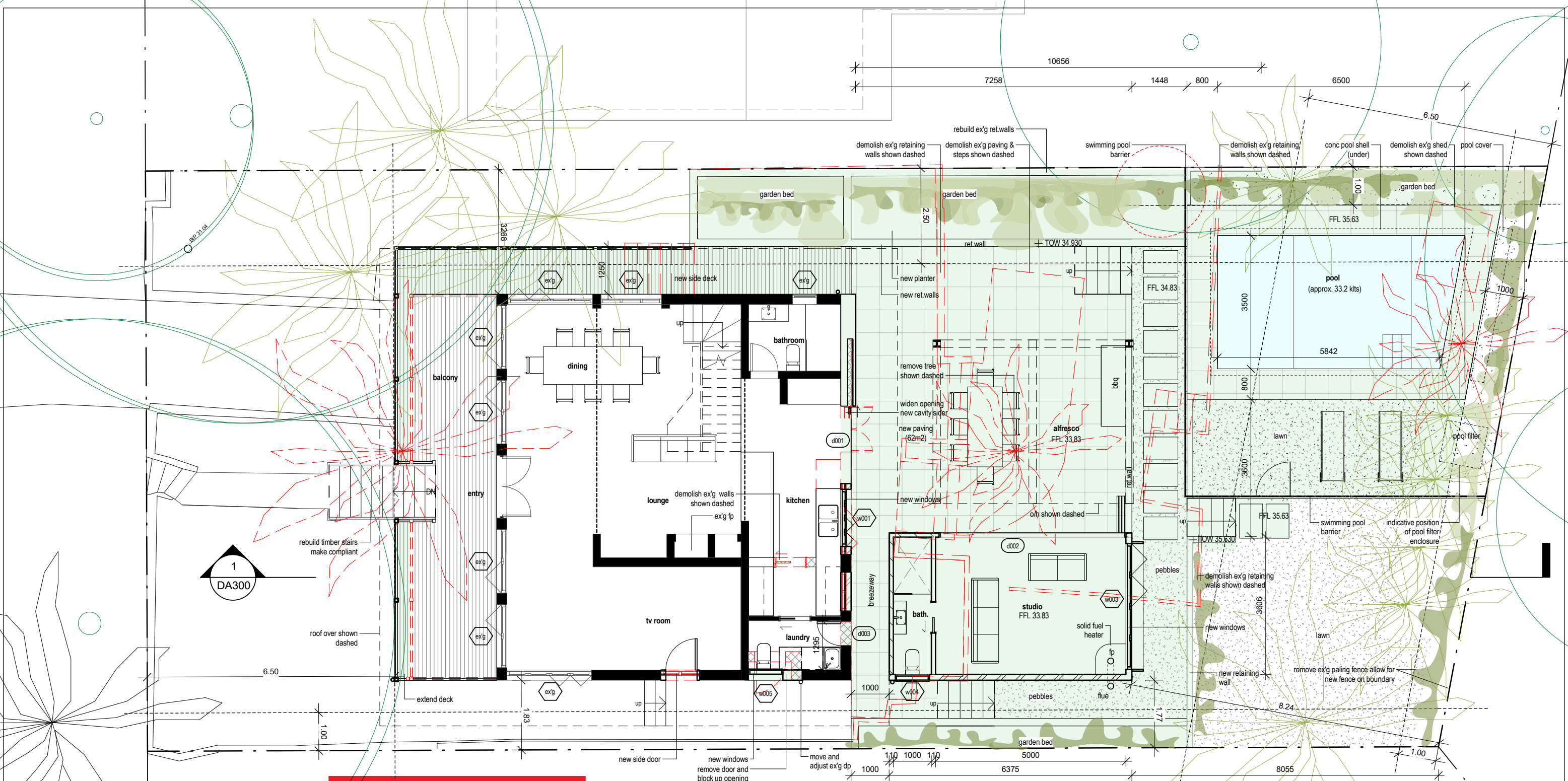
Hot House Studio

NOTES:
Builder is to examine the site and verify conditions and dimensions.
Any discrepancies must be brought to the architect's attention.
Use figured dimensions only. Do not scale drawings.
All work shall comply with the Building Code of Australia and
relevant Australian standards.
This drawing is copyright and remains the property of
Hot House Studio
HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO


ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn	SITE ANALYSIS PLAN	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DP:	16902
		DRAWN BY:	ms
		CHECKED BY:	wc
		SCALE:	As indicated

DA010



1 GROUND FLOOR
1 : 100

 northern beaches council

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

DA2020/1014

PRINT DATE: 25/11/2020 9:53:45 AM PRINT SIZE: A3

Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards.

NOTES:

This drawing is copyright and remains the property of **Hot House Studio**
HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn
PROJECT:	Alterations & Additions
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH

GROUND FLOOR	
PROJECT NO.	200520
DATE	23-11-20
LOT:	432
DP:	16902
DRAWN BY:	ms
CHECKED BY:	wc
SCALE:	As indicated

FOR DEVELOPMENT APPLICATION ONLY

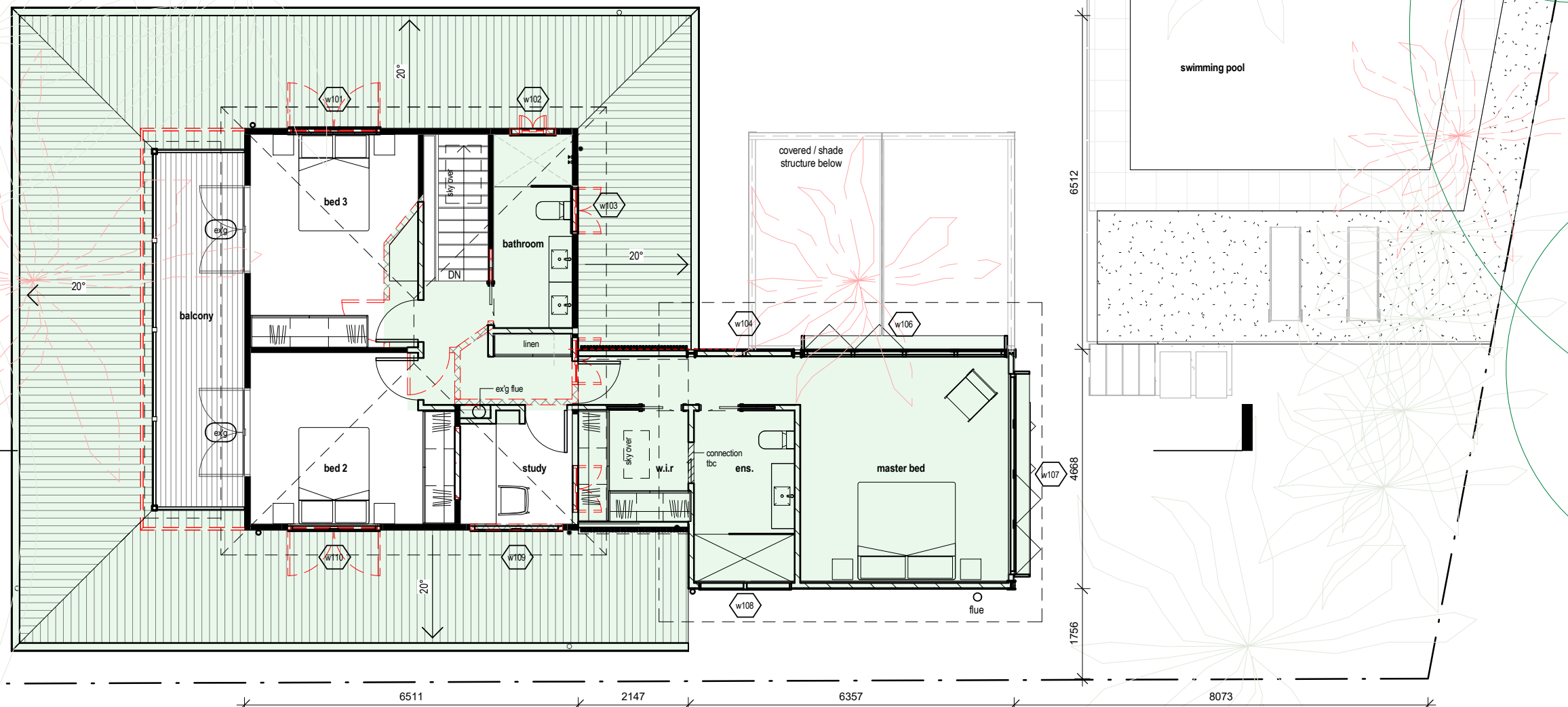
Legend:	basix commitments:	notes:
bal balustrade bd boundary cb concrete block cof concrete off-form conc concrete dp down pipe	ex'g existing fbk face brick fc fiber cement sheet fg fixed glass fz flame zone fp fireplace	1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate 2. all windows, skylights and doors to be installed as per basix glazing requirements
demolish new work boundary overhead hidden	fw floor waste gd grated drain gl glass balustrade hw hardwood mr metal roof og operable glass	all design and construction works to be in accordance with applicable Australian standards and building code of Australia drawings to be read in conjunction with basix certificate and the survey
	oh over hang sh sun hood sb steel beam sc steel column tbc to be confirm tf timber floor	
	ts timber screen wir walk in robe wb weatherboard	



northern
beaches
council

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

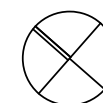
DA2020/1014



1

LEVEL 1

1 : 100



FOR DEVELOPMENT
APPLICATION ONLY

legend:

bal	balustrade	ex'g	existing	fw	floor waste	oh	over hang	ts	timber screen
bdy	boundary	flk	face brick	gd	grated drain	sh	sun hood	tw	walk in robe
cb	concrete block	fc	fiber cement sheet	gl	glass balustrade	sb	steel beam	wb	weatherboard
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tbc	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		

demolish

new work
boundary
overhead
hidden

basix commitments:

1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate
2. all windows, skylights and doors to be installed as per basix glazing requirements

notes:

all design and construction works to be in accordance with applicable australian standards and building code of australia drawings to be read in conjunction with basix certificate and the survey

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

NOTES:

Builder is to examine the site and verify conditions and dimensions.
Any discrepancies must be brought to the architect's attention.
Use figured dimensions only. Do not scale drawings.
All work shall comply with the Building Code of Australia and relevant australian standards.

This drawing is copyright and remains the property of
Hot House Studio

HOT HOUSE PROJECTS PTY LTD TA& HOT HOUSE STUDIO

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn	FIRST FLOOR
PROJECT:	Alterations & Additions	PROJECT NO. 200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE 23-11-20
		LOT: 432 DRAWN BY: ms
		DP: 16902 CHECKED BY: wc
		SCALE: As indicated

DA101



ROOF PLAN

1 : 100



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

DA2020/1014

FOR DEVELOPMENT
APPLICATION ONLY

legend:

bal	balustrade	ex'g	existing	fw	floor waste	oh	over hang	wir	walk in robe
bdy	boundary	fbk	face brick	gd	grated drain	sh	sun hood	wb	weatherboard
cb	concrete block	fc	fiber cement sheet	gl	glass balustrade	sb	steel beam		
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tbc	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		

demolish

new work boundary overhead hidden	<div style="background-color: #d9ead3; width: 60px; height: 15px; margin-bottom: 5px;"></div> <hr style="border-top: 1px dashed black;"/> <hr style="border-top: 1px solid black;"/> <hr style="border-top: 1px dashed black;"/>	<ol style="list-style-type: none"> 1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate 2. all windows, skylights and doors to be installed as per basix glazing requirements
--	--	---

notes:
all design and construction works to be in accordance
with applicable australian standards and building code
of australia drawings to be read in conjunction with
basix certificate and the survey

ROOF & CONCEPT DRAINAGE PLAN

PROJECT NO.		200520	
DATE		23-11-20	
LOT:	432	DRAWN BY:	ms
DP:	16902	CHECKED BY:	wc

DA110

SCALE:	As indicated
--------	--------------

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hothousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

NOTES:

PRINT DATE: 25/11/2020 9:53:48 AM PRINT SIZE: A3

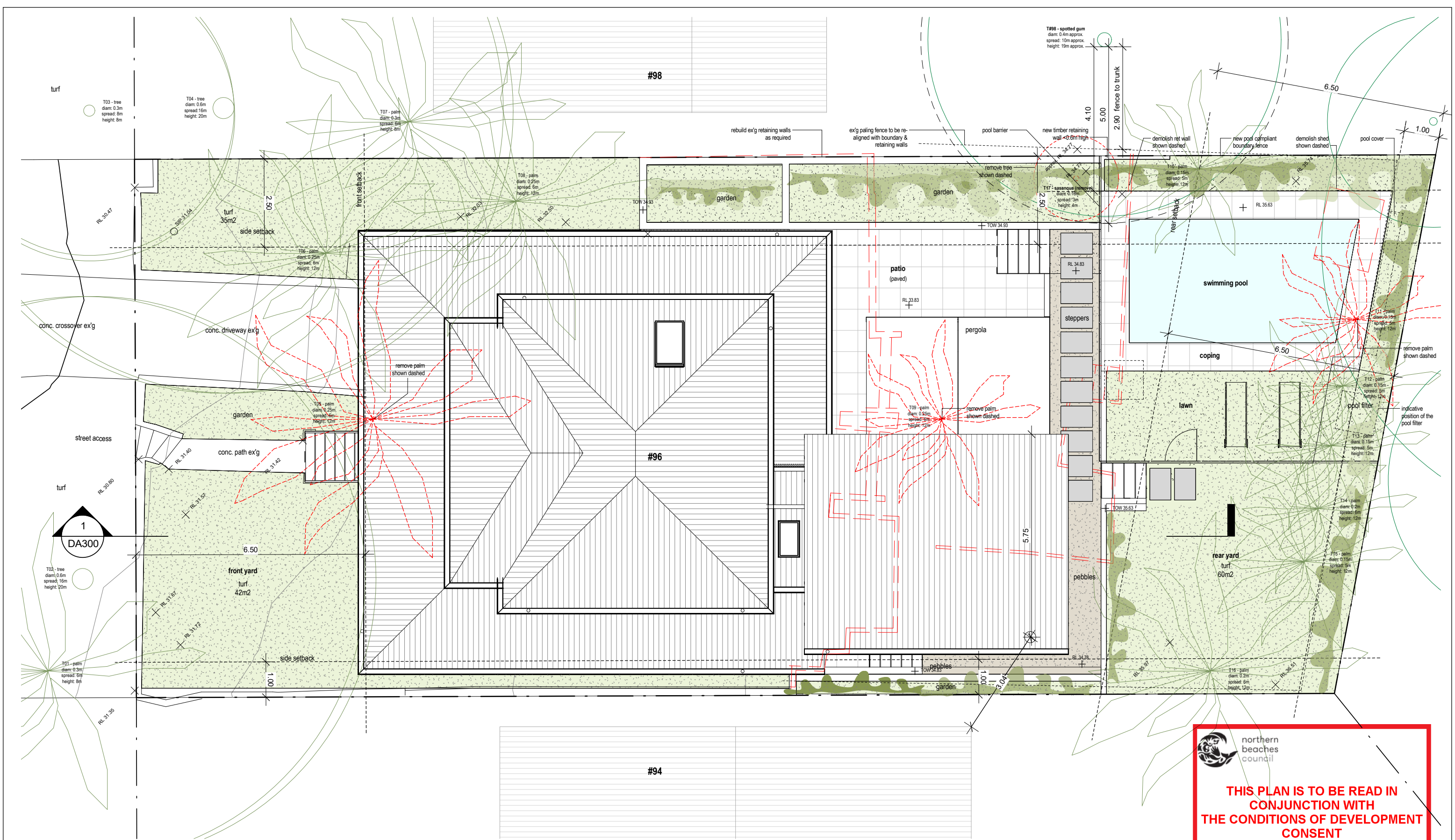
Builder is to examine the site and verify conditions and dimensions.
Any discrepancies must be brought to the architect's attention.
Use figured dimensions only. Do not scale drawings.
All work shall comply with the Building Code of Australia and
relevant Australian standards.

This drawing is copyright and remains the property of
Hot House Studio
HOT HOUSE PROJECTS PTY LTD TAs HOT HOUSE STUDIO

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn
PROJECT:	Alterations & Additions
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH

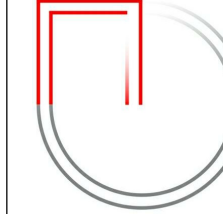
PROJECT NO.		200520	
DATE		23-11-20	
LOT:	432	DRAWN BY:	ms
DP:	16902	CHECKED BY:	wc



1 LANDSCAPE PLAN
1 : 100

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

DA2020/1014



Hot House Studio

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@houshousstudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

PRINT DATE: 25/11/2020 9:53:53 AM PRINT SIZE: A3

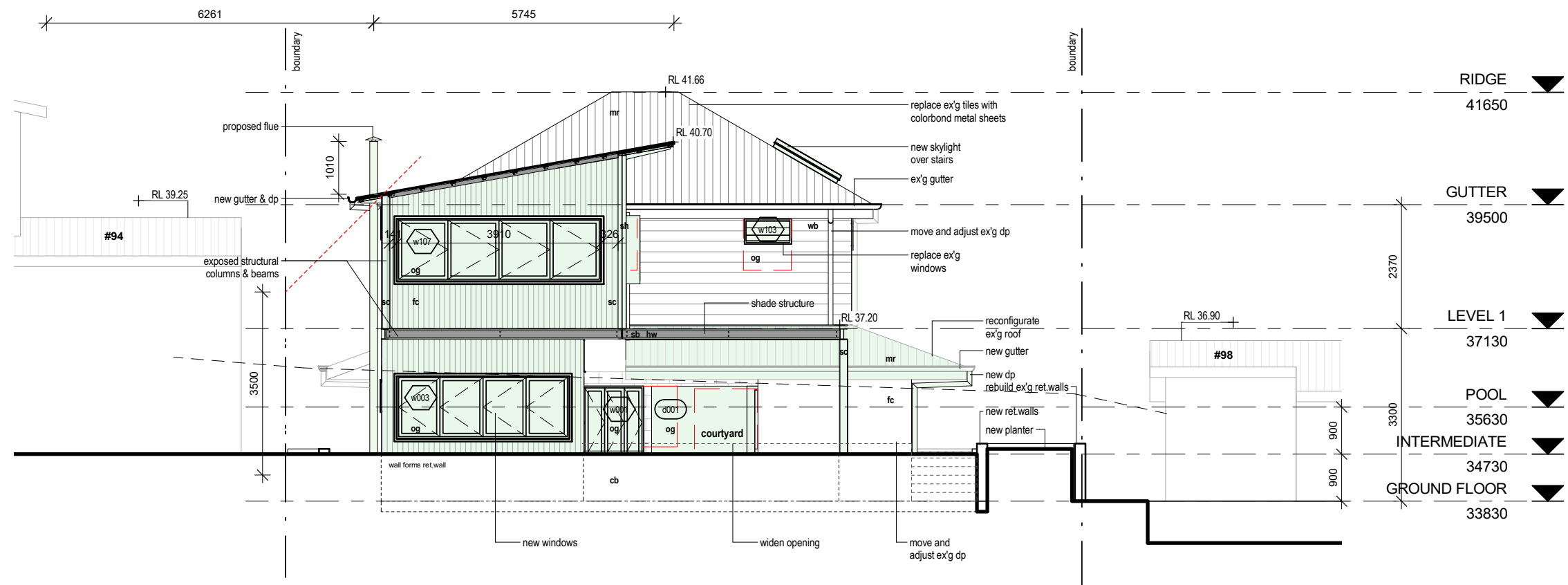
Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards.

This drawing is copyright and remains the property of Hot House Studio

HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.1	16-10-20
C	DA Rev.2	23-11-20

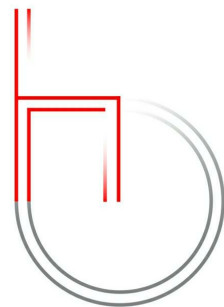
CLIENT:	J. Kennedy & J. Horn	LANDSCAPING PLAN	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DP:	16902
		DRAWN BY:	ms
		CHECKED BY:	wc
		SCALE:	1 : 100



1

SOUTH-EAST ELEVATION

1 : 100



m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

NOTES:	PRINT DATE: 25/11/2020 9:53:57 AM	PRINT SIZE: A3
	Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards.	
	This drawing is copyright and remains the property of Hot House Studio HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO	

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn	SOUTH-EAST ELEVATION	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DRAWN BY:	ms
		DP:	16902
		CHECKED BY:	wc
		SCALE:	As indicated
		DA201	



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

DA2026/1014

Legend:

bal	balustrade	ex'g	existing	fw	floor waste	oh	over hang	ts	timber screen
bdy	boundary	flk	face brick	gd	grated drain	ch	sun hood	wir	walk in robe
cb	concrete block	fc	fiber cement sheet	gl	glass block	sh	slab beam	wb	weatherboard
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tbc	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		

Demolish

new work	-----
boundary	-----
overhead	-----
hidden	-----

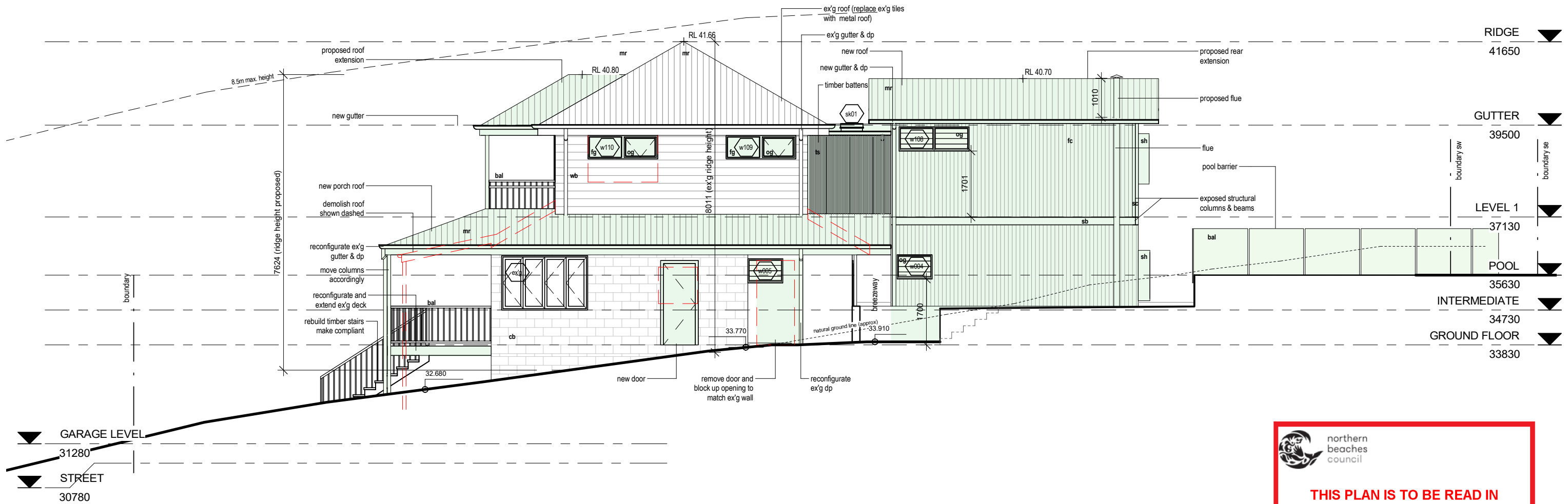
Basic commitments:

1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basic certificate
2. all windows, skylights and doors to be installed as per basic glazing requirements

Notes:

all design and construction works to be in accordance with applicable Australian standards and building code of Australia drawings to be read in conjunction with basic certificate and the survey

**FOR DEVELOPMENT
APPLICATION ONLY**



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

DA2020/1014

1

SOUTH-WEST ELEVATION

1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

Legend:

bal	balustrade	ex'g	existing	fw	floor waste	ch	over hang	ts	timber screen
bdy	boundary	fbk	face brick	gd	grated drain	sh	sun hood	wir	walk in robe
cb	concrete block	fc	fiber cement sheet	gl	glass balustrade	sb	steel beam	wb	weatherboard
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tb	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		

basix commitments:

1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate
2. all windows, skylights and doors to be installed as per basix glazing requirements

notes:

all design and construction works to be in accordance with applicable Australian standards and building code of Australia drawings to be read in conjunction with basix certificate and the survey

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

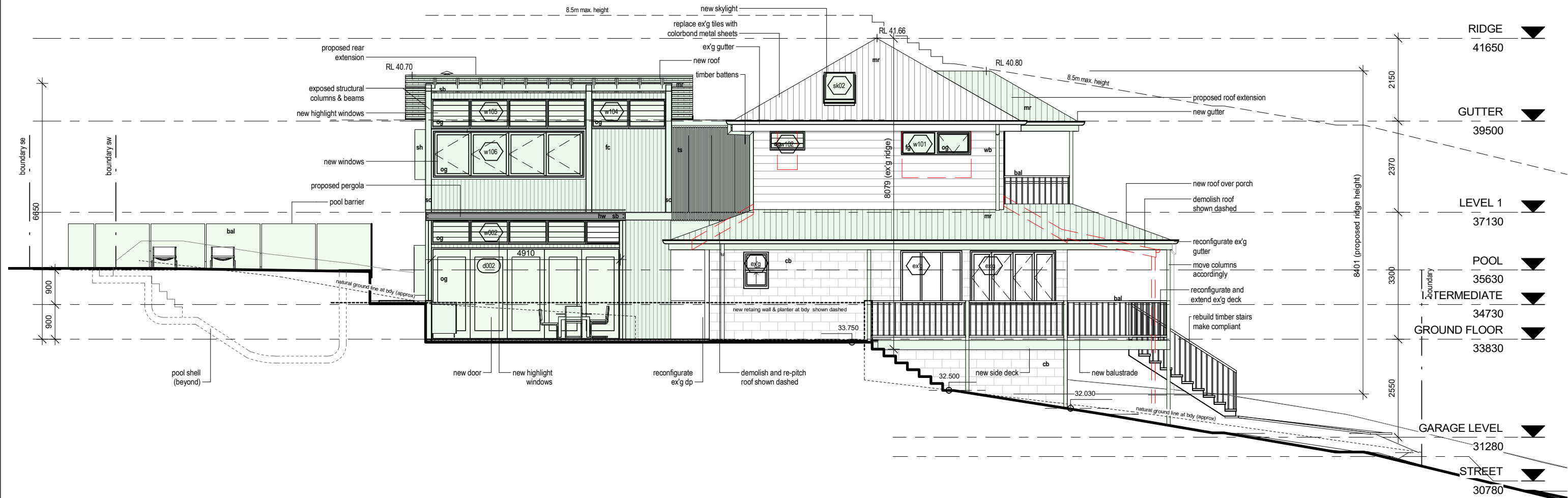
Hot House Studio

PRINT DATE:	25/11/2020 9:53:58 AM	PRINT SIZE:	A3
Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards.			
This drawing is copyright and remains the property of Hot House Studio HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO			

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn	SOUTH-WEST ELEVATION	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DRAWN BY:	ms
		DP:	16902
		CHECKED BY:	wc
		SCALE:	As indicated

DA202



1

NORTH-EAST ELEVATION

1 : 100

Legend:

bal	balustrade	ex'g	existing	fw	floor waste	oh	over hang	ts	timber screen
bdy	boundary	fbk	face brick	gd	grated drain	sh	sun hood	wir	walk in robe
cb	concrete block	fc	fiber cement sheet	gl	glass balustrade	sb	steel beam	wb	weatherboard
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tbc	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		

Legend:

demolish	new work	boundary	overhead	hidden
----------	----------	----------	----------	--------

basix commitments:

1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate
2. all windows, skylights and doors to be installed as per basix glazing requirements

notes:

all design and construction works to be in accordance with applicable Australian standards and building code of Australia drawings to be read in conjunction with basix certificate and the survey

FOR DEVELOPMENT
APPLICATION ONLY

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

PRINT DATE:	25/11/2020 9:54:00 AM	PRINT SIZE:	A3
Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian standards.			
This drawing is copyright and remains the property of Hot House Studio HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE STUDIO			

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

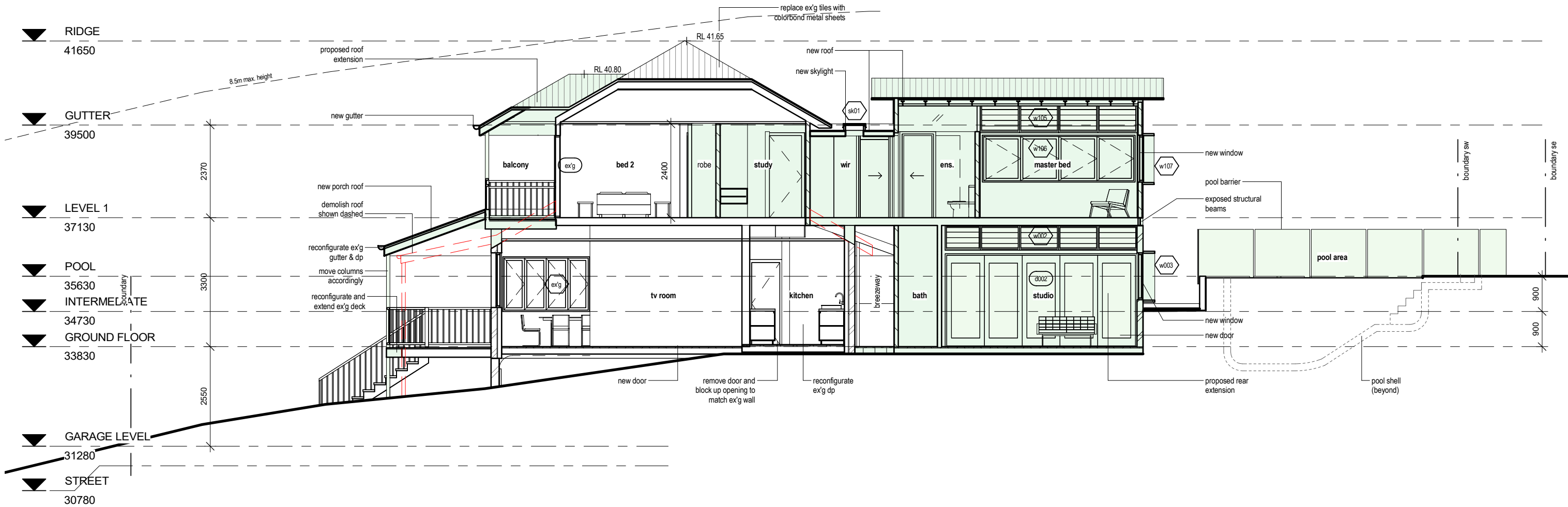
CLIENT:	J. Kennedy & J. Horn	NORTH-EAST ELEVATION	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DRAWN BY:	ms
		DP:	16902
		CHECKED BY:	wc
		SCALE:	As indicated
		DA203	



northern
beaches
council

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

DA2020/1014



1

SECTION
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

Legend:									
bal	balustrade	ex'g	existing	fw	floor waste	oh	over hang	ts	timber screen
bdy	boundary	fbk	face brick	gd	grated drain	sh	sun hood	wir	walk in robe
cb	concrete block	fc	fiber cement sheet	gl	glass balustrade	sb	steel beam	wb	weatherboard
cof	concrete off-form	fg	fixed glass	hw	hardwood	sc	steel column		
conc	concrete	fz	flame zone	mr	metal roof	tbc	to be confirm		
dp	down pipe	fp	fireplace	og	operable glass	tf	timber floor		
basix commitments:					notes:				
1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate					all design and construction works to be in accordance with applicable australian standards and building code of australia drawings to be read in conjunction with basix certificate and the survey				
2. all windows, skylights and doors to be installed as per basix glazing requirements									

m: 0433 775 490
p.o. box 26 newport nsw 2106
info@hthousestudio.com
abn: 355 0579 1074

Nominated Architect: Wade Stewart Cogle
NSW ARB Registration # 10971

Hot House Studio

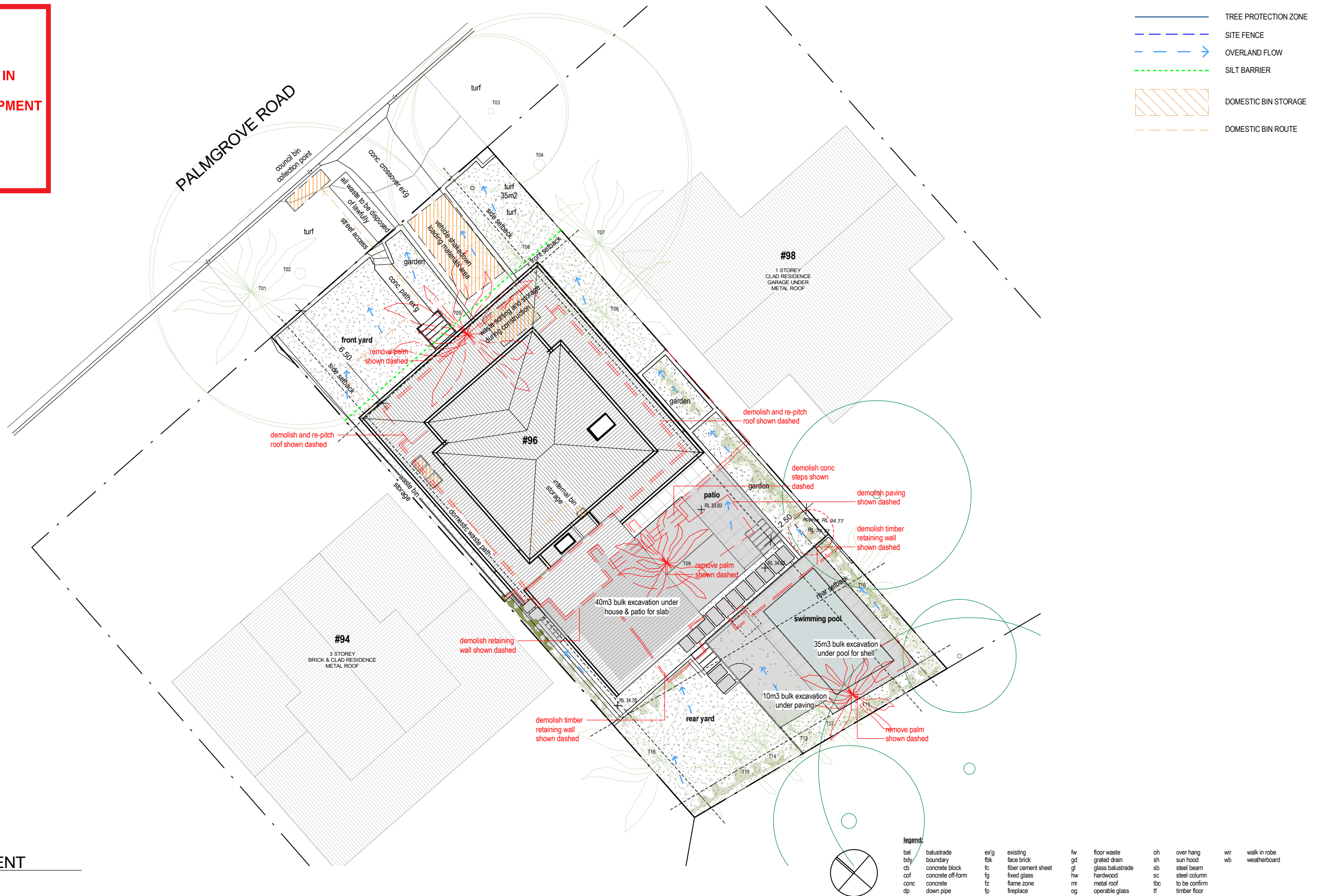
NOTES:	PRINT DATE: 25/11/2020 9:54:01 AM	PRINT SIZE: A3
	Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant australian standards.	
	This drawing is copyright and remains the property of Hot House Studio	

HOT HOUSE PROJECTS PTY LTD TA& HOT HOUSE STUDIO

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn	SECTION	
PROJECT:	Alterations & Additions	PROJECT NO.	200520
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH	DATE	23-11-20
		LOT:	432
		DRAWN BY:	ms
		DP:	16902
		CHECKED BY:	wc
		SCALE:	@A3 As indicated
		DA300	

DA2020/1014



FOR DEVELOPMENT
APPLICATION ONLY

1

1 : 200

Hot House Studio

NOTES:

PRINT SIZE: A3

This drawing is copyright and remains the property of

HOT HOUSE PROJECTS PTY LTD TAs HOT HOUSE STUDIO

ISSUE	DESCRIPTION	DATE
A	Development Application	14-08-20
B	DA Rev.2	23-11-20

CLIENT:	J. Kennedy & J. Horn
PROJECT:	Alterations & Additions
ADDRESS:	96 PALMGROVE ROAD, AVALON BEACH

SITE MANAGEMENT, DEMOLITION & EXCAVATION PLAN			
PROJECT NO.	200520	DA500	
DATE	23-11-20		
LOT: 432	DRAWN BY: ms		
DP: 16902	CHECKED BY: wc	SCALE:	As indicated

basix commitments:

1. all new or altered construction (floor, walls, ceiling and roof) to be in accordance with basix certificate
2. all windows, skylights and doors to be installed as per basix glazing requirements

notes:
all design and construction works to be in accordance
with applicable australian standards and building code
of australia drawings to be read in conjunction with
basix certificate and the survey