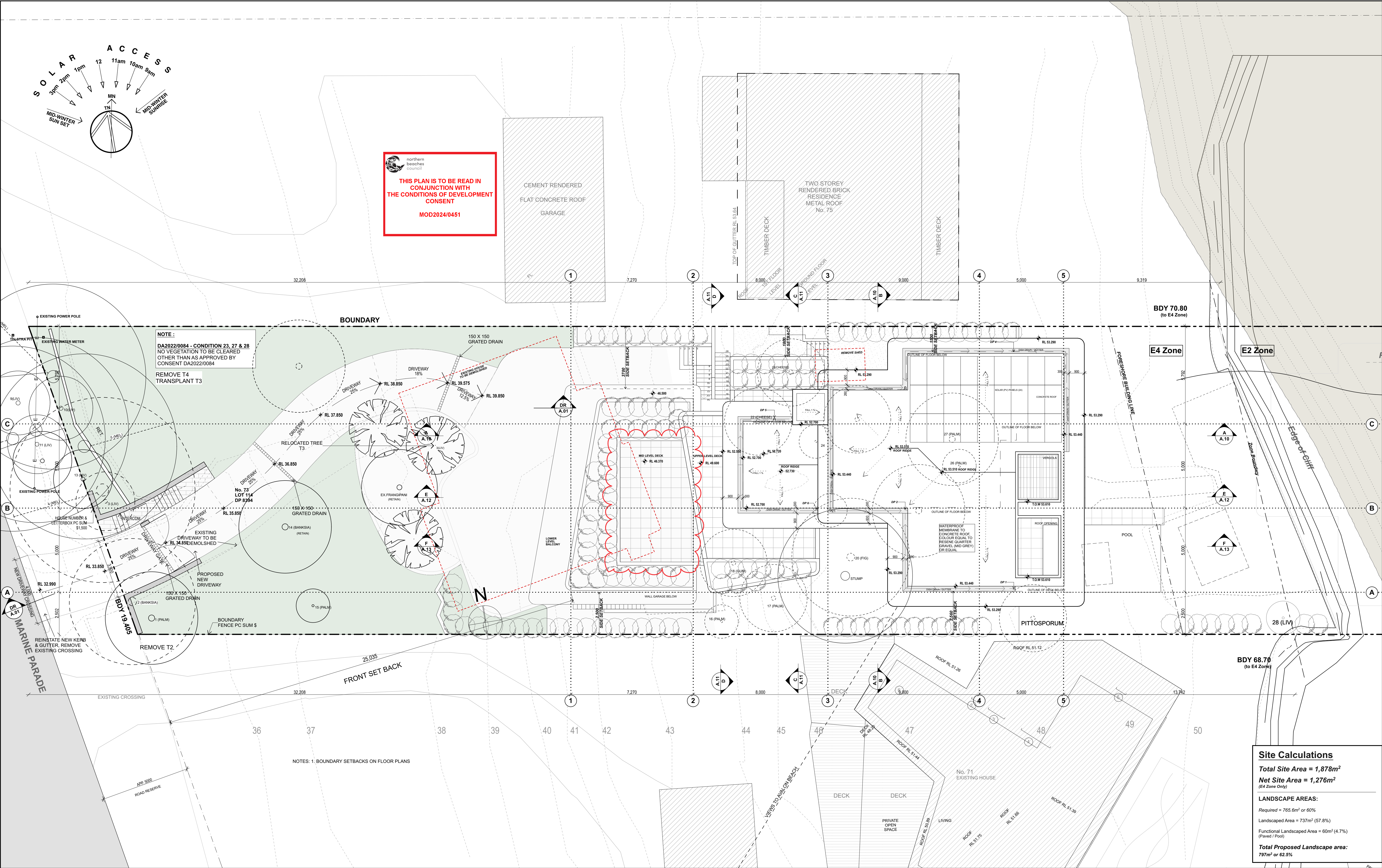




DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/09/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					

GARTNER & TROVATO
ARCHITECTS
1/11/13 110 MARK STREET
PO BOX 11102
HOBART TAS 7000
PH: 03 9479 4411
F: 03 9479 4422
41/42/43/44/45/46/47/48/49/50

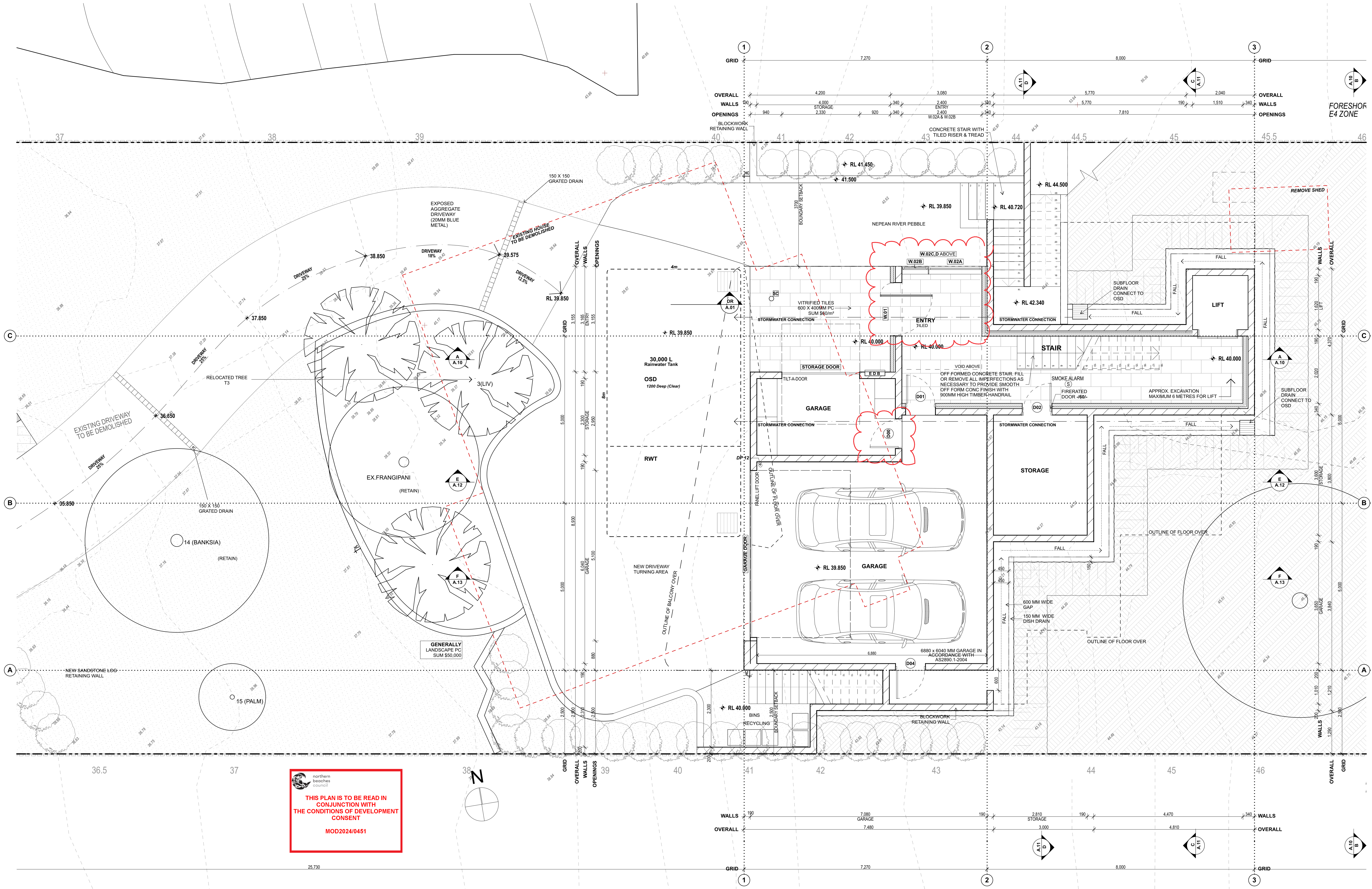
PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
FOR COURTNEY FAMILY

DRAWING TITLE:	SCALE:	ARCHITECT:	DATE:
SITE PLAN	1:100 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:	
2105	A.01	E	

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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Site Calculations
Total Site Area = 1,878m²
Net Site Area = 1,276m²
(E4 Zone Only)

LANDSCAPE AREAS:
Required = 765.6m² or 60%
Landscape Area = 737m² (57.8%)
Functional Landscaped Area = 60m² (4.7%)
(Paved / Pool)
Total Proposed Landscape area:
797m² or 62.5%



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
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12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					

GARTNERTROVATO

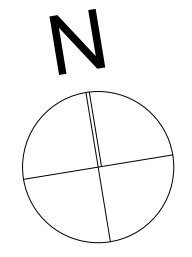
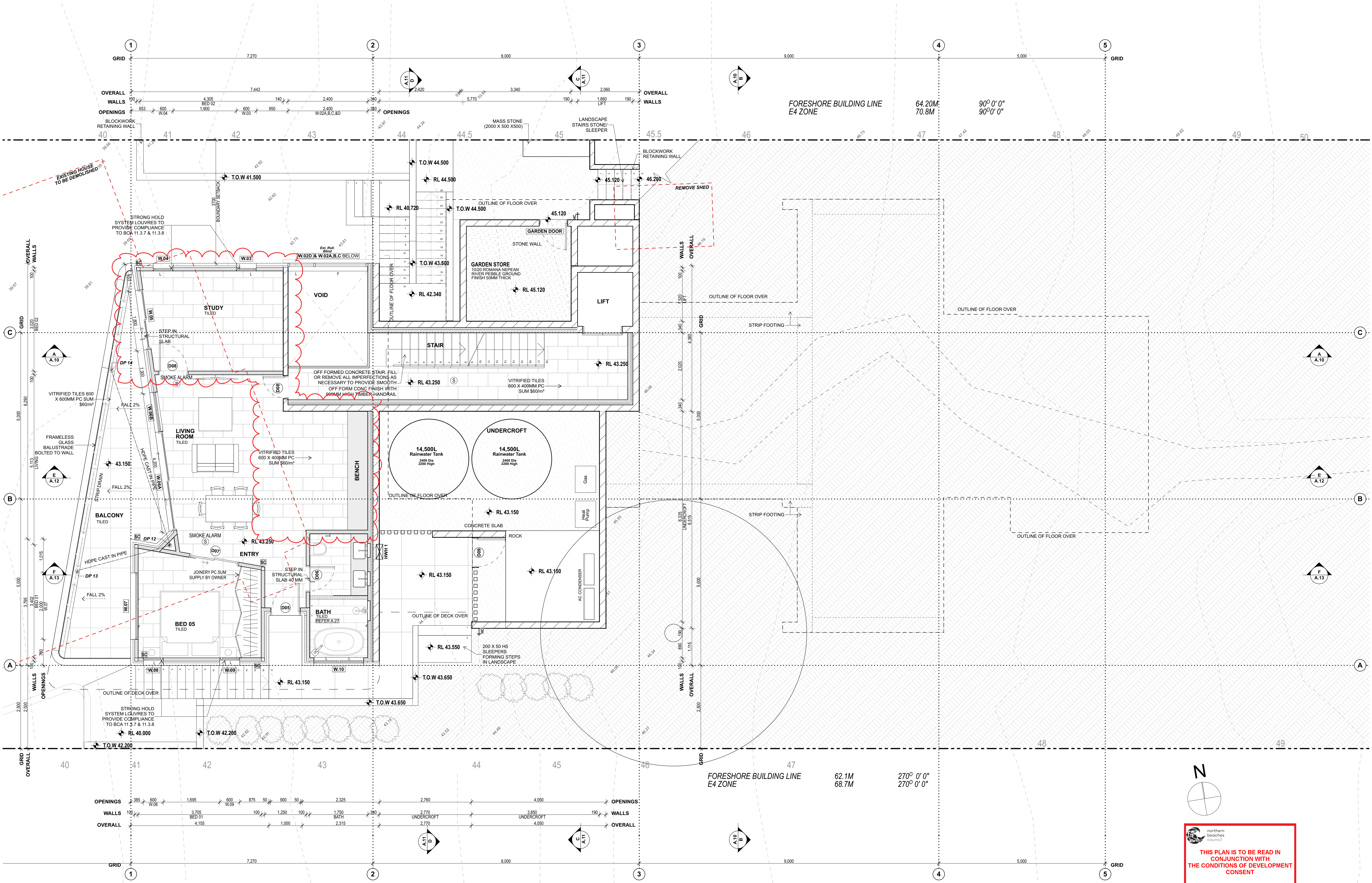
HEAD GARDNER NORTH | LUXE TROVATO | 7000A
1/1/13 10 MARK STREET
HONDA VALLEY 000 2100
P.O. BOX 9079 A411
P.O. BOX 9079 A412
P.O. BOX 9079 A413

PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
GARAGE PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
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SCALE: 1:50 @ A1	ARCHITECT: SG / AK	DATE: 12/7/24
PROJECT NUMBER: 2105	DRAWING NUMBER: A.02	ISSUE: E



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

MOD2024/0451

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
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12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					

GARTNERTROVATO

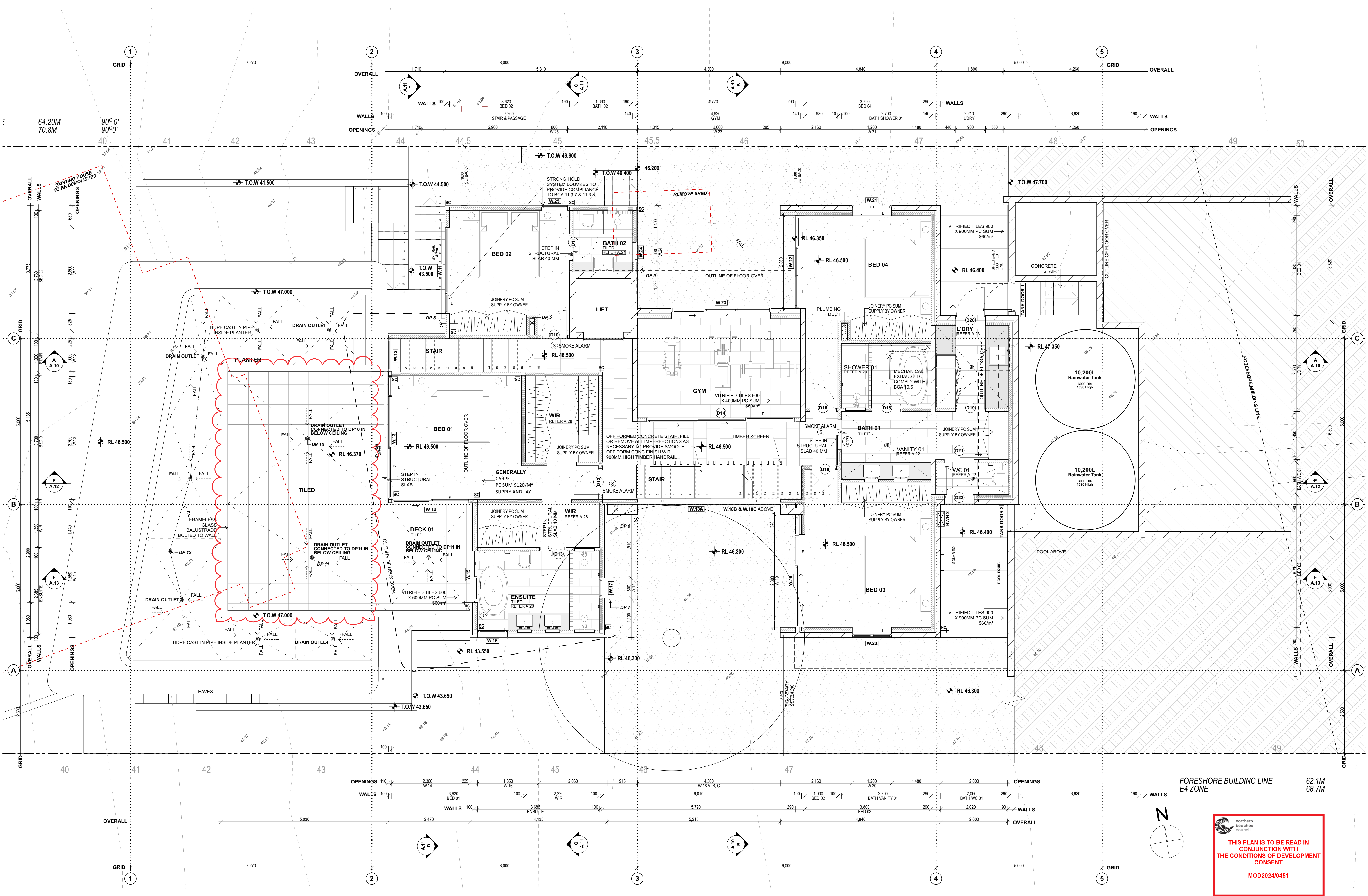
HEAD QUARTERS: 10/113, 113 MARK STREET, HUNTER VALLEY NSW 2109
PH: 02 9979 4411
F: 02 9979 4412
E: info@gartnertrovato.com.au

PROJECT: **COURTNEY**
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE: **LOWER LEVEL PLAN**

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION. IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.03	E



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
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05/06/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
24/06/2024	C	CONSTRUCTION CERTIFICATE	AB	SG					
12/07/2024	D	STAGE 1- POOL CONSTRUCTION CERTIFICATE	TG	SG					
12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					



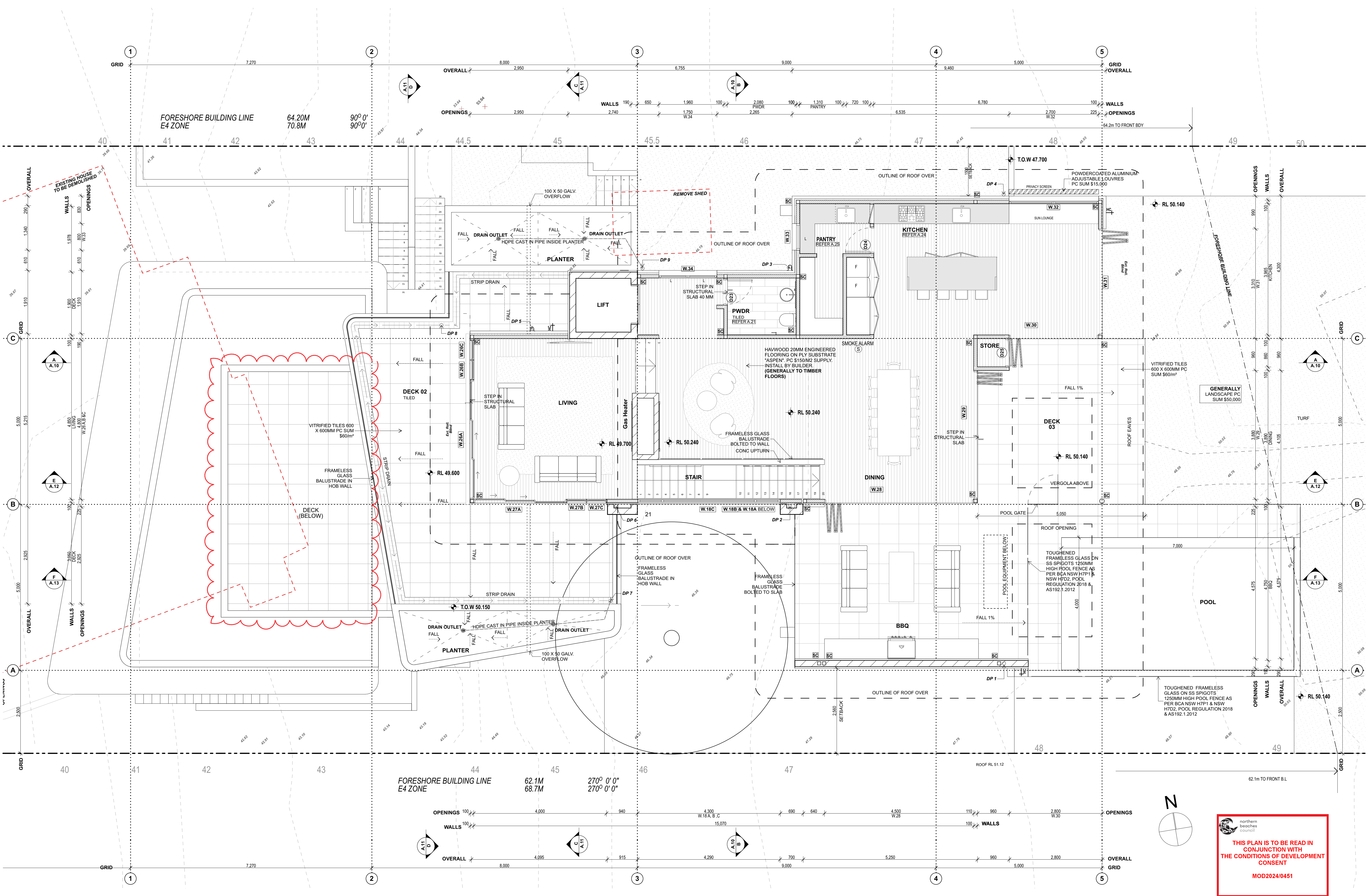
PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
FOR COURTNEY FAMILY

DRAWING TITLE:
MID LEVEL PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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 northern
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**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**
MOD2024/0451

SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.04	E



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
05/05/2022	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG					
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12/07/2024	E	SK-55- REMOVE STUDIO	TG	SG					



PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
UPPER LEVEL PLAN

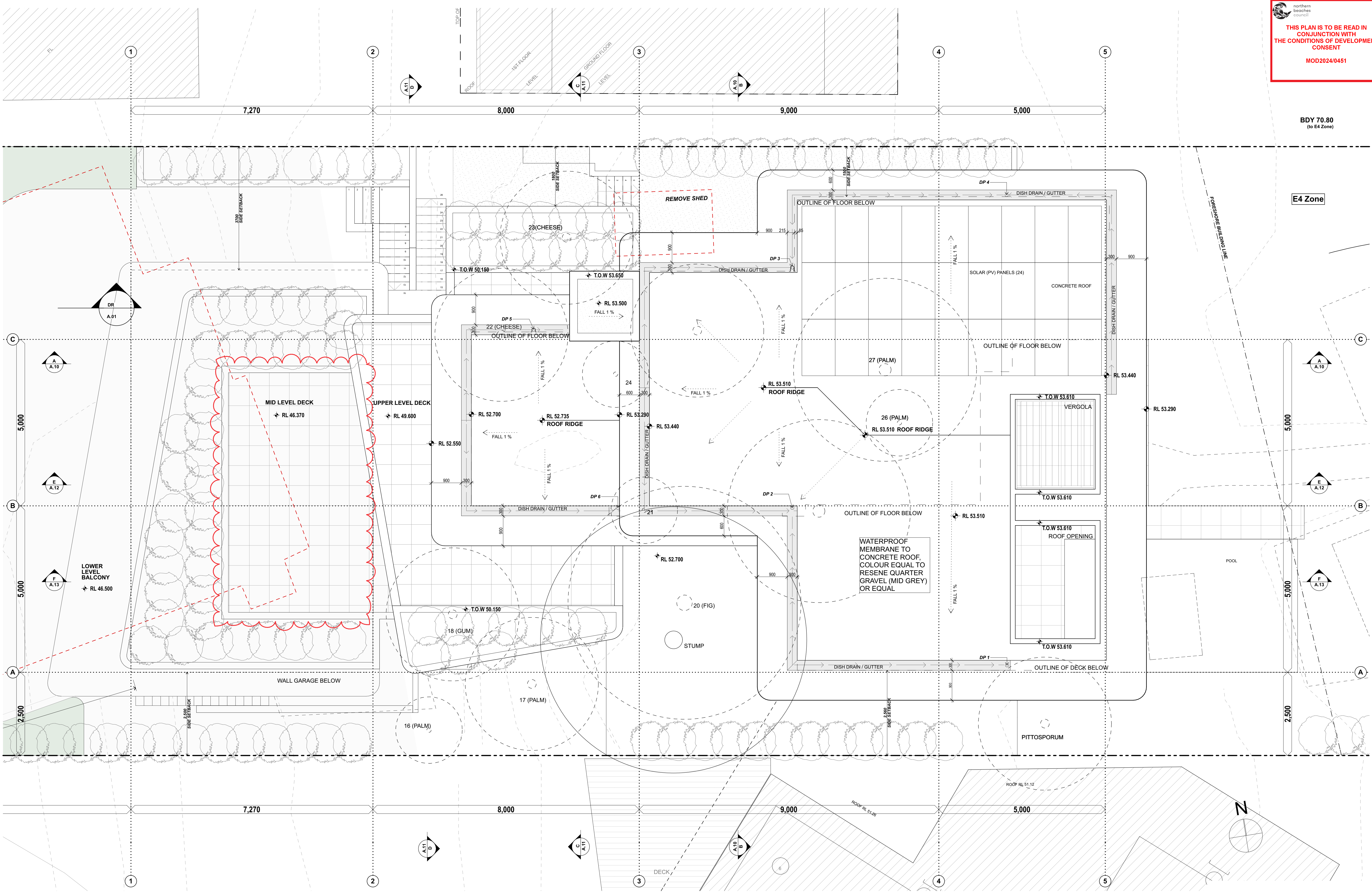
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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MOD2024/0451

SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.05	E

BDY 70.80
(to E4 Zone)

E4 Zone



DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG					
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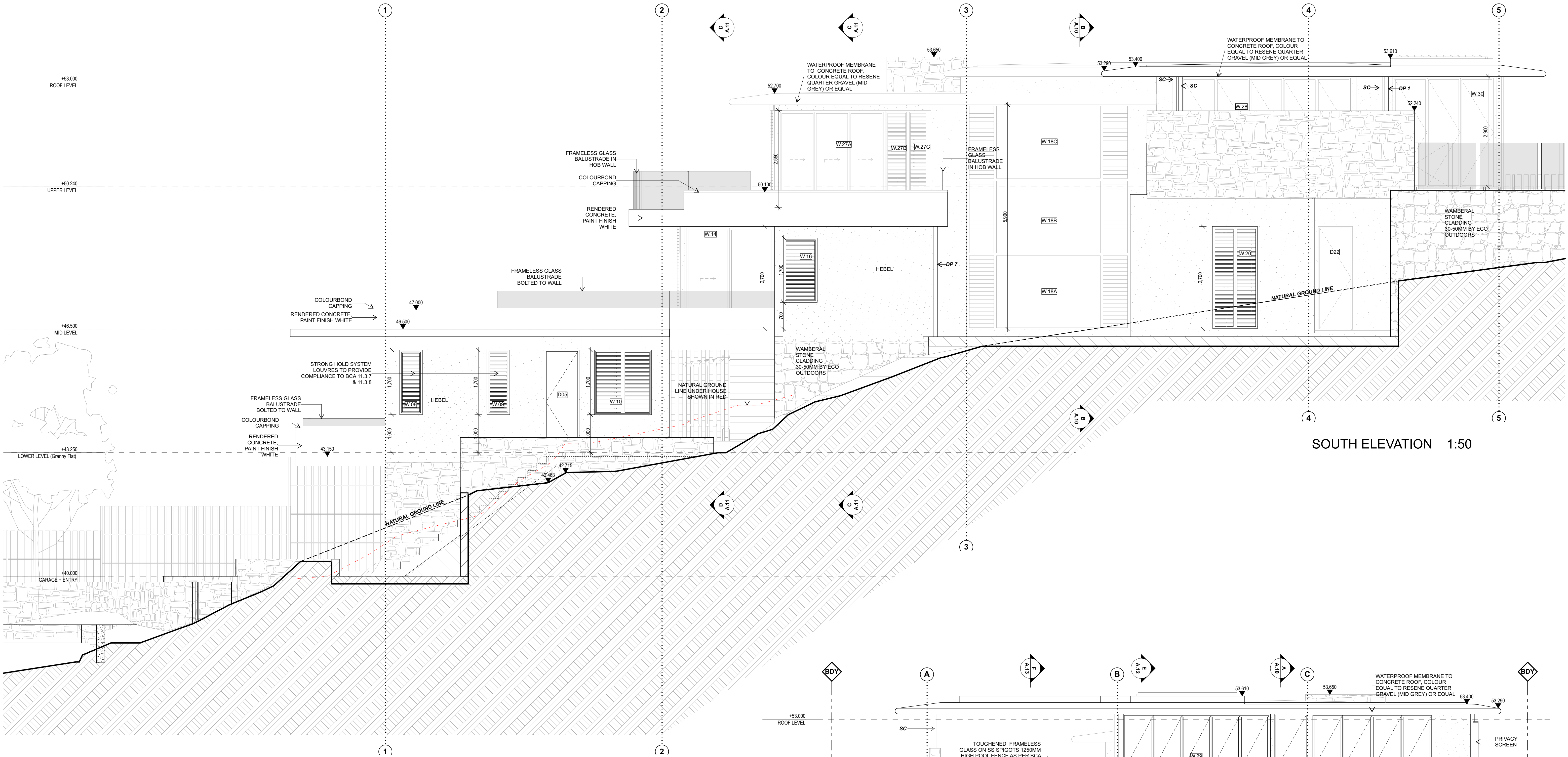


PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

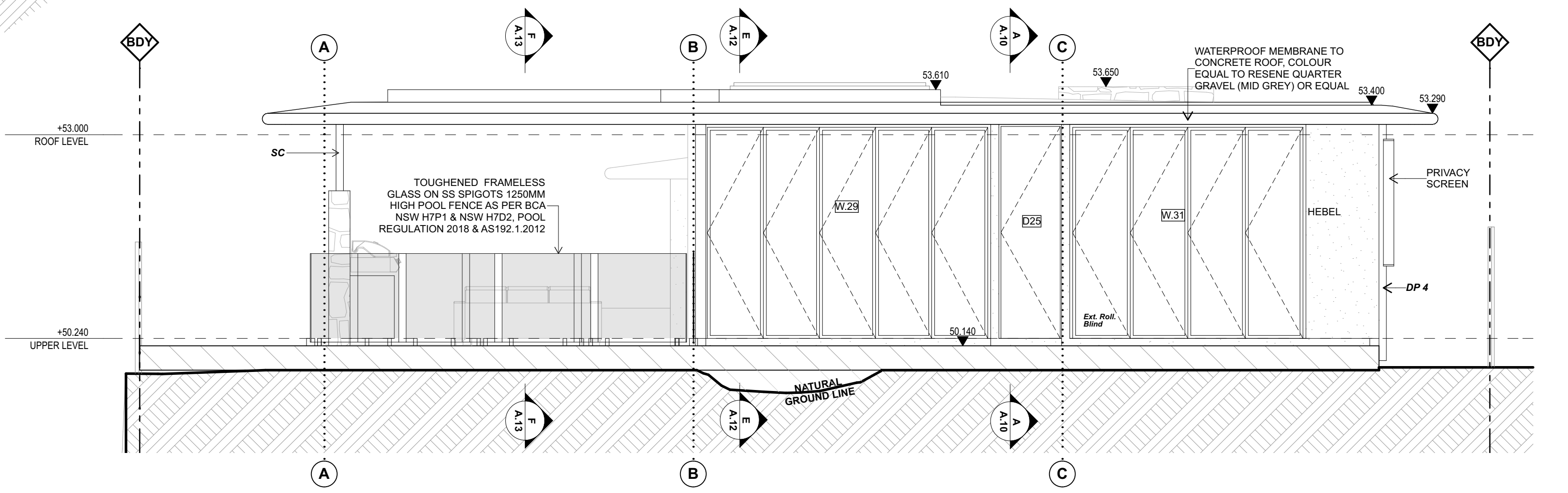
DRAWING TITLE:
ROOF PLAN

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.06	E



SOUTH ELEVATION 1:50



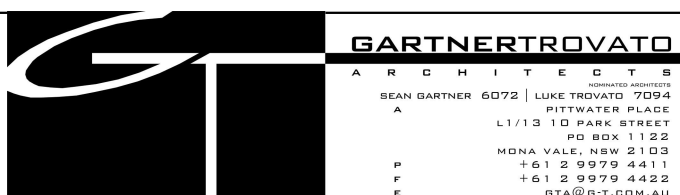
EAST ELEVATION 1:50

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council**

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MOD2024/0451

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG										
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12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG										



PROJECT:
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
SOUTH + EAST ELEVATIONS

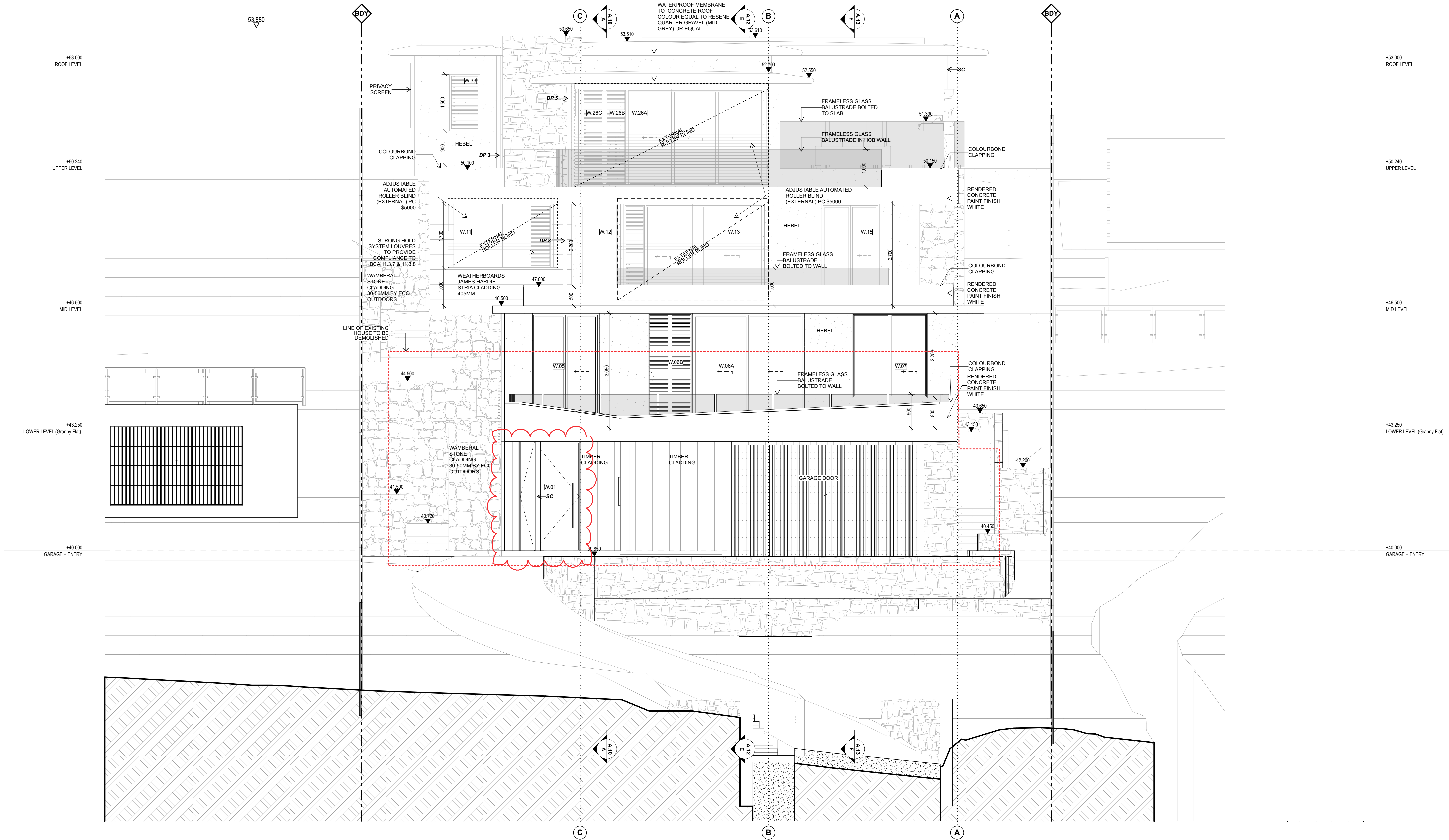
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION.
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1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.07	E

northern beaches council

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MOD2024/0451



WEST ELEVATION 1:50

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE	REV	DESCRIPTION	DRAWN	CHECK
25/01/2022	A	DEVELOPMENT APPLICATION	AB	SG										
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12/07/2024	E	SK.55- REMOVE STUDIO	TG	SG										



PROJECT: COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

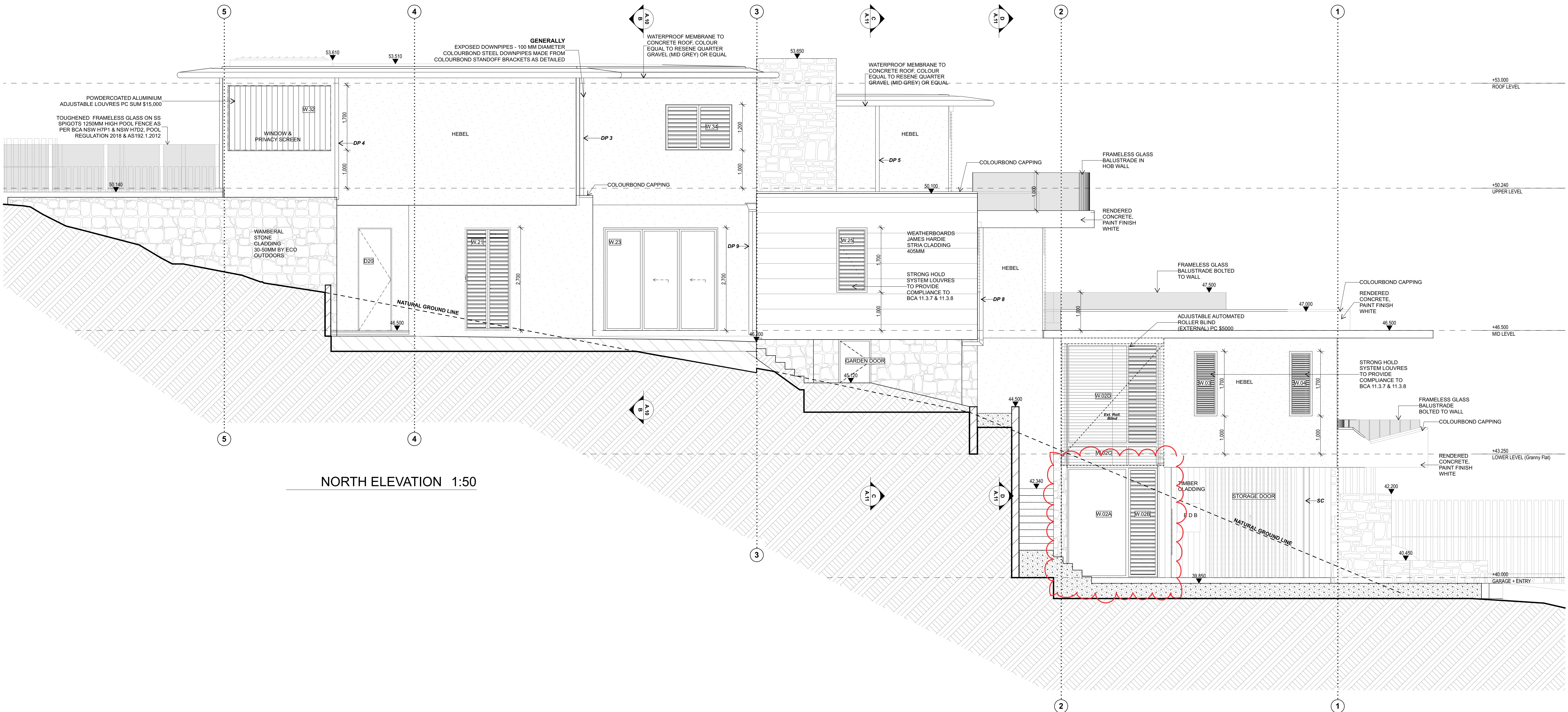
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THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS DURING CONSTRUCTION. IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

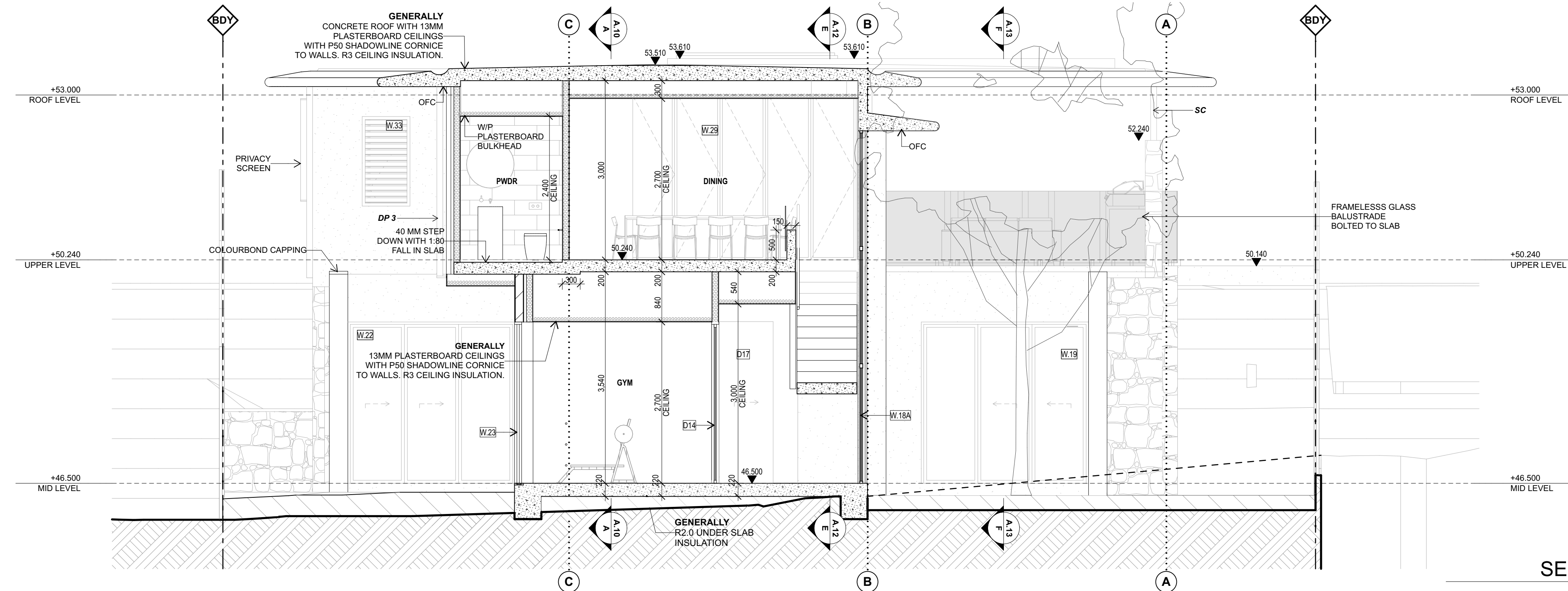
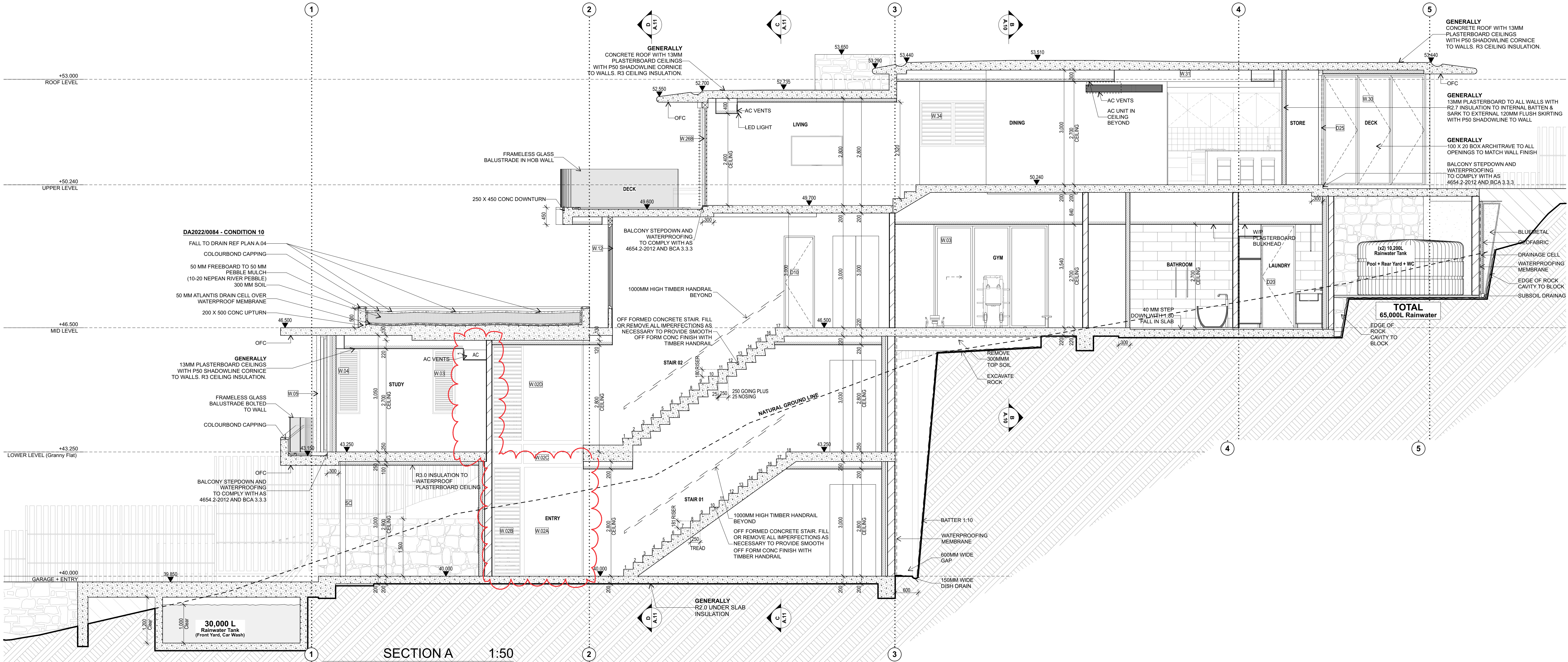
SCALE:	ARCHITECT:	DATE:
1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.08	E

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**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2024/0451





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

MOD2024/0451

- Basix Notes**
- Metal roof with 70mm foil lined blanket (roof a medium colour)
 - R3.0 insulation batts to all ceilings adjacent to metal & concrete roof
 - 25mm concrete slabs all levels
 - R3.0 insulation under concrete slabs adjacent to outdoor air and subfloor
 - R2.0 insulation under slabs adjacent to ground (except garage)
 - R3.0 insulation to garage ceiling
 - Garage/subfloor external walls concrete block/stone clad
 - R2.5 insulation to all internal walls
 - All louvre windows aluminium framed/SG U=5.4 SHGC=0.58 (+/-10%)
 - All other windows & glass doors double glazed U=3.6 SHGC=0.54 (+/-10%)
 - External blinds to W03, W13, W27, W32 & W38
 - All windows/doors are weather sealed
 - All exhaust fans sealed
 - All recessed downlights sealed and to allow for uninterrupted ceiling insulation
 - Ceiling fans to all bedrooms (minimum 1200mm diameter)

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12/07/2024	E	\$4.55- REMOVE STUDIO	TG	SG					



PROJECT
COURTNEY
73 Marine Parade, Avalon Beach, Sydney NSW
LOT 114 D.P. 8304
FOR COURTNEY FAMILY

DRAWING TITLE:
SECTIONS A + B

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1:50 @ A1	SG / AK	12/7/24
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
2105	A.10	E