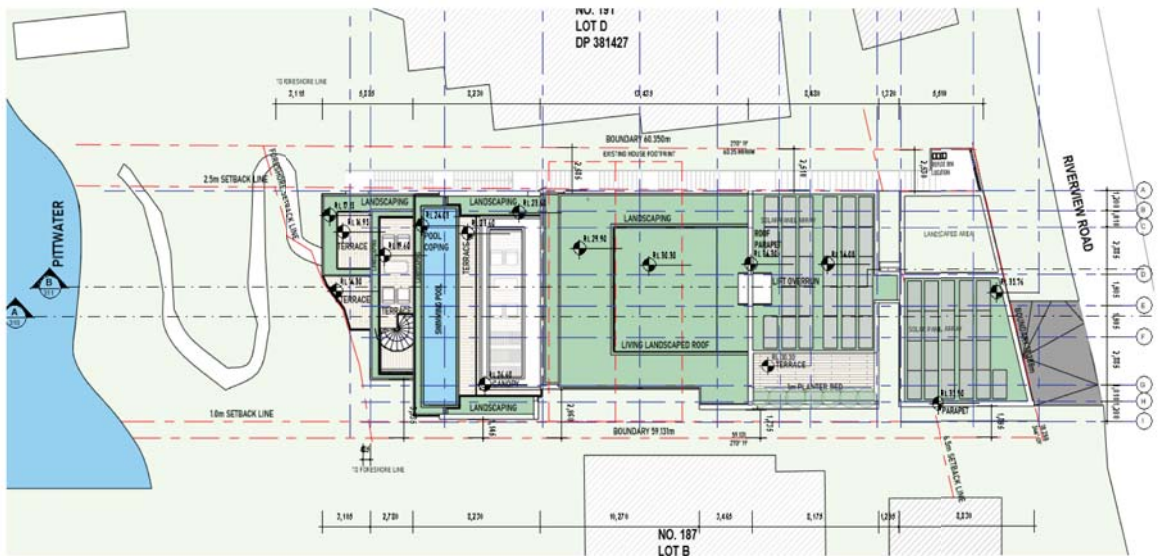


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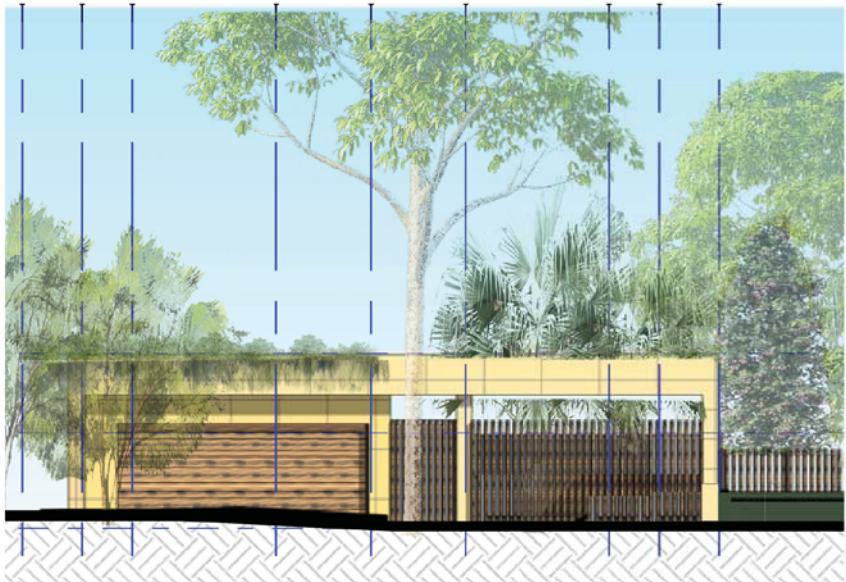
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NOTIFICATION PLAN			
050	NOTIFICATION PLAN	H	
SITE PLANS			
100	LOCALITY PLAN	H	
101	SITE PLAN	H	1:200
102	SITE ANALYSIS	H	
EXISTING & DEMOLITION PLANS			
120	EXISTING LAND SURVEYOR'S DRAWING	H	1:200
121	EXISTING & DEMOLITION PLAN	H	1:200
FLOOR PLANS			
200	FLOOR PLAN : GROUND LEVEL	H	1:200
201	FLOOR PLAN : LEVEL -1	H	1:200
202	FLOOR PLAN : LEVEL -2	H	1:200
203	FLOOR PLAN : LEVEL -3	H	1:200
204	FLOOR PLAN : LEVEL -4	H	1:200
205	FLOOR PLAN : LEVEL -5	H	1:200
206	FLOOR PLAN : ROOF	H	1:200
AREA DETAILS			
210	FLOOR PLAN : LEVEL -2 POOL DETAIL	H	1:100
211	POOL DETAIL SECTION AND ELEVATIONS	H	
212	DRIVEWAY DETAIL	H	
DIAGRAMS AND CONTROLS			
240	MAXIMUM SURFACES DIAGRAM	H	1:200
241	GROSS AREA BREAKDOWN	H	
250	PLANNING CONTROLS -10 M MAXIMUM BUILDING HEIGHT	H	
251	PLANNING CONTROLS -8.5M MAXIMUM BUILDING HEIGHT	H	
252	SHADOW DIAGRAMS @ 9AM	H	1:500
253	SHADOW DIAGRAMS 3D @ 9AM	H	
254	SHADOW DIAGRAMS @ 10AM	H	1:500
255	SHADOW DIAGRAMS 3D @ 10AM	H	
256	SHADOW DIAGRAMS @ 11AM	H	1:500
257	SHADOW DIAGRAMS 3D @ 11AM	H	
258	SHADOW DIAGRAMS @ 12PM	H	1:500
259	SHADOW DIAGRAMS 3D @ 12PM	H	
260	SHADOW DIAGRAMS @ 1PM	H	1:500
261	SHADOW DIAGRAMS 3D @ 1PM	H	
262	SHADOW DIAGRAMS @ 2PM	H	1:500
263	SHADOW DIAGRAMS 3D @ 2PM	H	
264	SHADOW DIAGRAMS @ 3PM	H	1:500
265	SHADOW DIAGRAM 3D @3PM	H	
266	LANDSCAPING AREA CALCULATIONS	H	1:200
267	TREE PROTECTION ZONE DIAGRAM	H	1:150
268	EXCAVATION DIAGRAMS	H	
269	FINANCIAL USABILITY OF SITE	H	1:200
270	3D BUILDING ENVELOPE DIAGRAMS	H	
271	HABITAT LOSS DIAGRAM	H	1:200
ELEVATIONS			
300	NORTH ELEVATION	H	1:200
301	SOUTH ELEVATION	H	1:200
302	WEST ELEVATION	H	1:200
303	EAST ELEVATION	H	1:50
SECTIONS			
310	SECTION A-A	H	1:200
311	SECTION B-B	H	1:200



DURIE RESIDENCE
189 RIVERVIEW ROAD, AVALON BEACH, NSW 2107
DEVELOPMENT APPLICATION




SITE PLAN NOT TO SCALE



EAST ELEVATION



SOUTH ELEVATION

	DA ISSUE	LOT C DP 381427 AREA 1071m ²	CLIENT: Jamie Durie	<table><tr><th>No.</th><th>DESCRIPTION</th><th>AMENDMENT</th><th>DATE</th></tr><tr><td>A</td><td>FIRST SUBMISSION FOR DA APPROVAL</td><td></td><td>01/04/2021</td></tr><tr><td>B</td><td>BUILDING REDESIGN PER PRE-DA COMMENTS</td><td></td><td>28/04/2021</td></tr><tr><td>C</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>12/07/2021</td></tr><tr><td>D</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>16/07/2021</td></tr><tr><td>E</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>19/07/2021</td></tr><tr><td>F</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>06/08/2021</td></tr><tr><td>G</td><td>BASIC COMMENTS AND NOTES ADDED</td><td></td><td>10/08/2021</td></tr><tr><td>H</td><td>BUILDING REDESIGN PER CLIENT'S INSTRUCTION</td><td></td><td>17/08/2021</td></tr></table>	No.	DESCRIPTION	AMENDMENT	DATE	A	FIRST SUBMISSION FOR DA APPROVAL		01/04/2021	B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/04/2021	C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021	D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021	E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021	F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	G	BASIC COMMENTS AND NOTES ADDED		10/08/2021	H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021	PROJECT NAME: Durie Residence ADDRESS: 189 Riverview, Avalon Beach, NSW 2107 DRAWING TITLE: Notification Plan	
	No.	DESCRIPTION	AMENDMENT	DATE																																						
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NOTIFICATION PLAN	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.			SCALE: DRAWN: JL APPROVED: AC	DRAWING No. 001 - 050	REVISION (H)																																				




Site:
189 Riverview Road
Avalon Beach

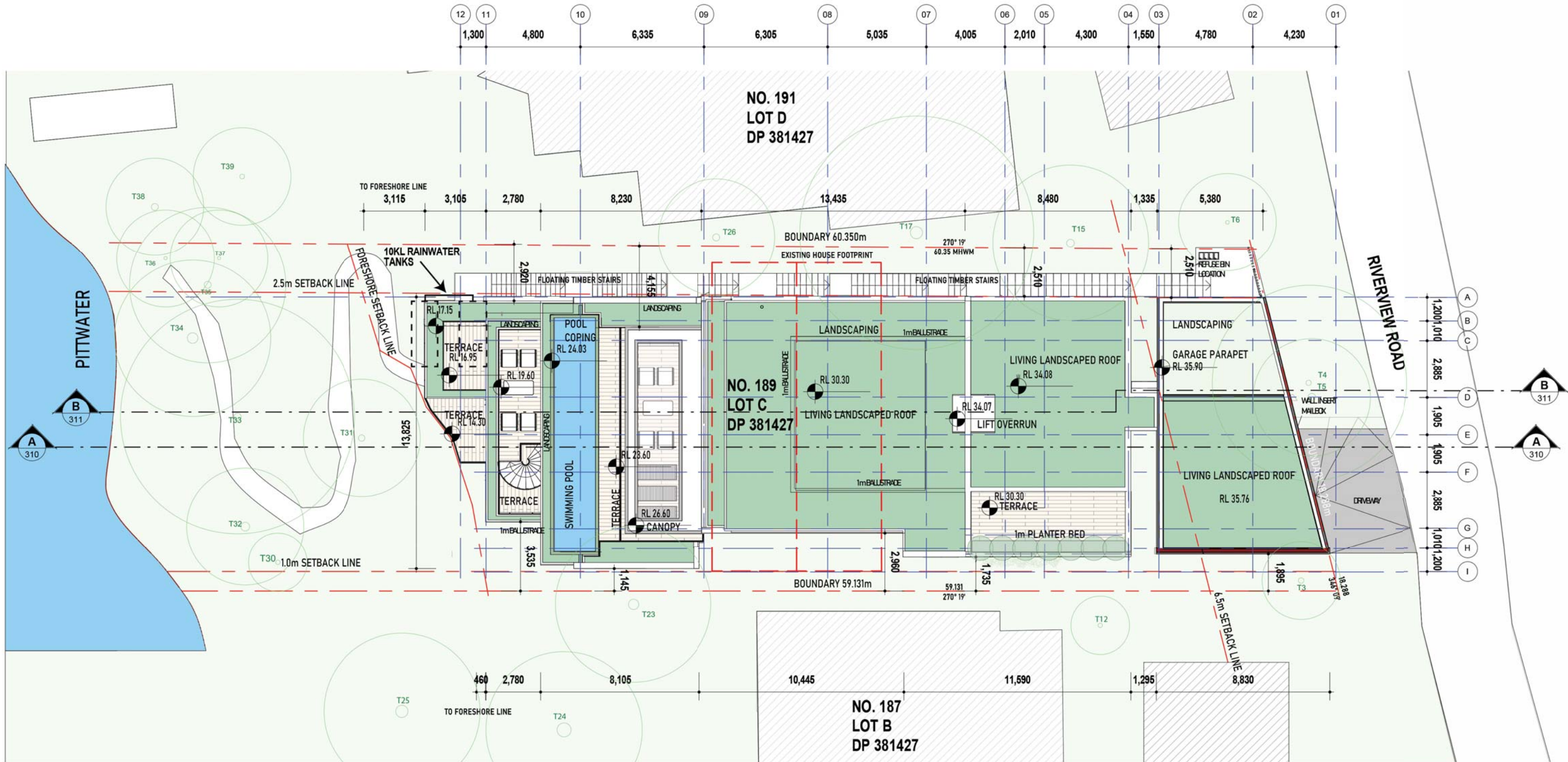
Onsite foreshore
access

Pittwater



LOCALITY PLAN

	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	AMENDMENT			PROJECT NAME: Durie Residence			 NORTH
	LOCALITY PLAN	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.		No.	DESCRIPTION	DATE	ADDRESS: 189 Riverview, Avalon Beach, NSW 2107			
				A	FIRST SUBMISSION FOR DA APPROVAL	01/06/2021	DRAWING TITLE: Locality Plan			
				B	BUILDING REDESIGN PER PRE-DA COMMENTS	28/06/2021	SCALE:			
				C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	12/07/2021	DRAWN: JL			
				D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	16/07/2021	APPROVED: AC			
				E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	19/07/2021	DRAWING No.			
				F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	06/08/2021	001 - 100			
				G	BASIX COMMENTS AND NOTES ADDED	10/08/2021	REVISION			
				H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	17/08/2021				



SITE PLAN
1 : 200

No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
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G	BASIC COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Site Plan

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

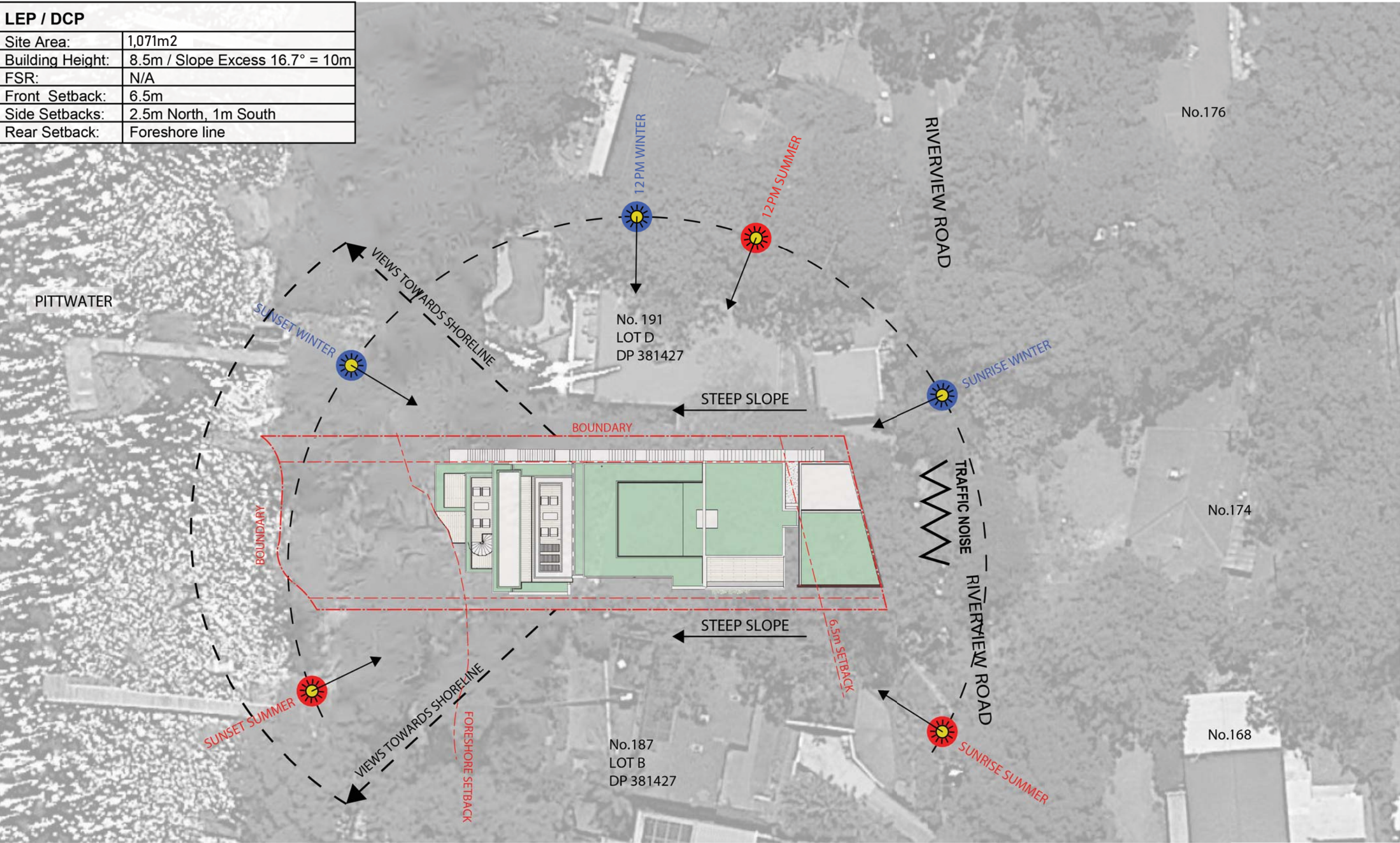
DRAWING No.
001 - 101

REVISION

H



LEP / DCP	
Site Area:	1,071m2
Building Height:	8.5m / Slope Excess 16.7° = 10m
FSR:	N/A
Front Setback:	6.5m
Side Setbacks:	2.5m North, 1m South
Rear Setback:	Foreshore line



No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Site Analysis

SCALE:
DRAWN: JL
APPROVED: AC



D	H	S
1	0.3	15.0 2.5R
2	0.3	15.0 4R
3	0.2	7.0 3R
4	0.3	15.0 3R
5	0.3	7.0 4.5R
6	0.2	7.0 3R
7	0.3	15.0 3R
8	0.25	8.0 1.5R
9	0.25	10.0 2R
10	0.1	14.0 1R
11	0.6	15.0 7R
12	0.1	8.0 5.5R
13	0.3	8.0 5R
14	0.5	17.0 5R
15	0.4	16.0 3R
16	0.15	5.0 2R
17	0.15	5.0 1.5R
18	0.15	5.0 1.1R
19	0.25	8.0 3R
20	0.4	12.0 5R
21	0.2	8.0 1R
22	0.2	7.0 3R
23	0.7	2.5 7R
24	0.5	18.0 3R
25	0.15	11.0 2R
26	0.25	10.0 1.5R
27	0.4	20.0 4R
28	0.3	8.0 3R
29	0.2	8.0 3R
30	0.3	8.0 3R
31	0.2	5.0 1R
32	0.35	18.0 3R
33	0.1	4.0 0.5R
34	0.15	4.0 0.5R
35	0.35	15.0 4R
36	0.3	18.0 3R
37	0.15	5.0 2R
38	0.3	8.0 3R
39	0.35	18.0 5R
40	0.5	7.0 2R
41	0.15	7.0 1R
42	0.2	9.0 2R
43	0.35	12.0 4R
44	0.5	22.0 5R
45	0.4	22.0 5R
46	0.15	7.0 2R
47	0.15	7.0 2R
48	0.6	22.0 5R
49	0.4	22.0 7R
50	0.3	4.0 1R
51	0.6	20.0 5R
52	0.2	3.0 1R
53	0.35	15.0 6R
54	0.25	12.0 4R
55	0.25	10.0 3R
56	0.15	5.0 2R
57	0.25	14.0 4R
58	0.5	22.0 6R
59	0.55	18.0 4R
60	0.8	5.0 2R
61	0.1	5.0 1R
62	0.2	7.0 2R
63	0.3	22.0 5R
64	0.4	18.0 4R
65	0.4	18.0 4R
66	0.3	5.0 2R
67	0.3	9.0 2R
68	0.35	13.0 3R
69	0.3	20.0 4R
70	0.3	20.0 4R



NOTE: BOUNDARIES HAVE BEEN DEFINED FOR PLANNING & DESIGN PURPOSES. PROPOSED STRUCTURES ON OR NEAR BOUNDARIES OF THE LAND MUST SET OUT BY A REGISTERED SURVEYOR. THE EXACT LOCATION OF UNDERGROUND SERVICES IS UNKNOWN. STATE SURVEY MARK CONNECTED TO FOR AHD LEVEL ON 1/3/2016, NOW GONE.					
	TELSTRA PIT				

SHEET 01 OF 01		REF: 14542/1E
REGISTERED SURVEYOR		SCALE: 1:100 @A0
		GRID:
		DATUM: AHD (+1.34)
		DATE: 28/09/2020

PLAN SHOWING DETAIL AND LEVELS AT
189 RIVERVIEW ROAD, AVALON BEACH
LOT C IN DP381427

DURIEDESIGN

DA ISSUE

EXISTING LAND SURVEYOR'S DRAWING

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

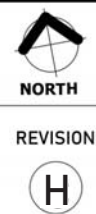
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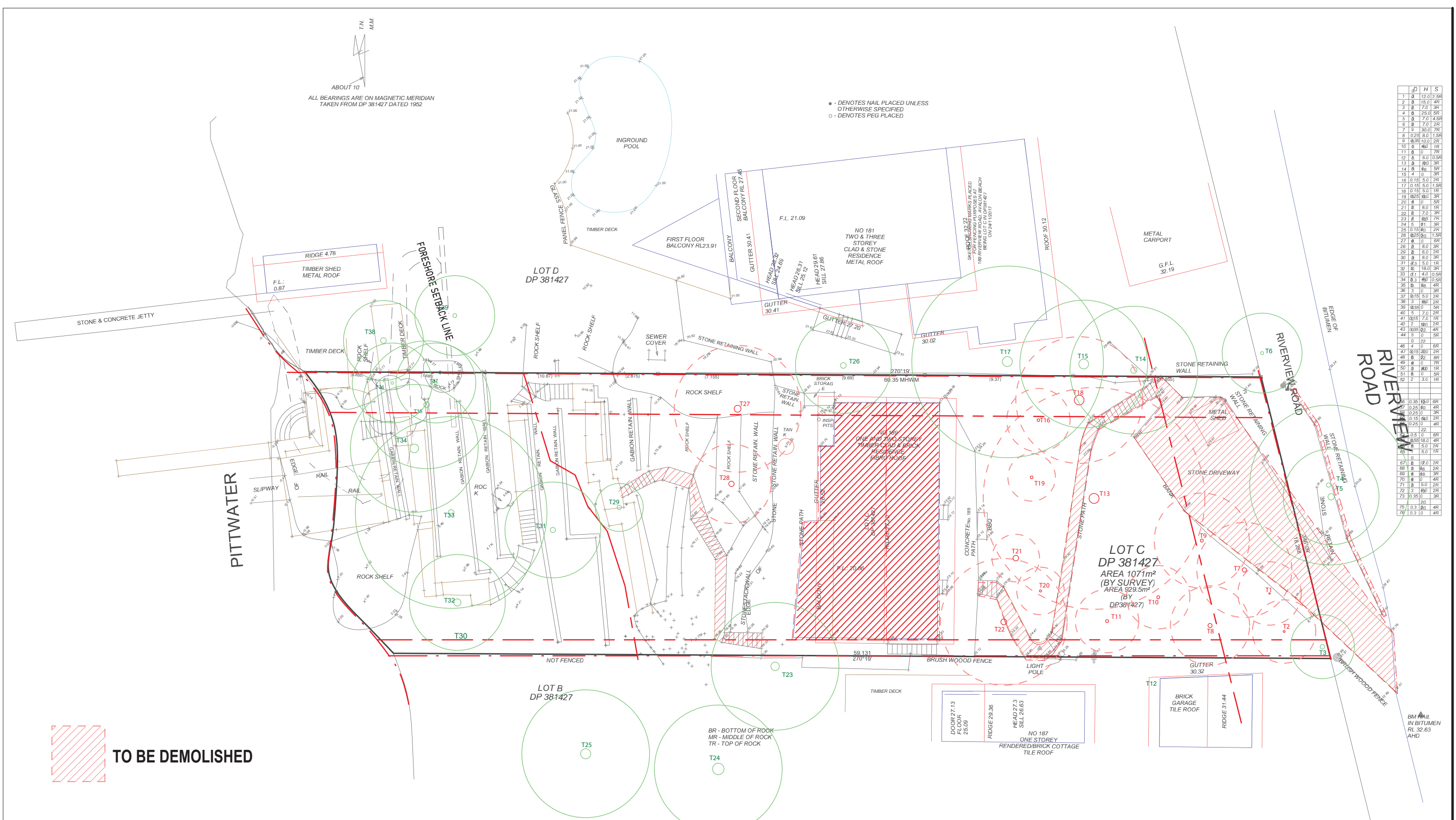
No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Existing Land Surveyor's Drawing

SCALE: 1:200
DRAWN: JL
APPROVED: AC

DRAWING No.
001 - 120





TO BE DEMOLISHED




EXISTING AND DEMOLITION PLANS
1 : 200

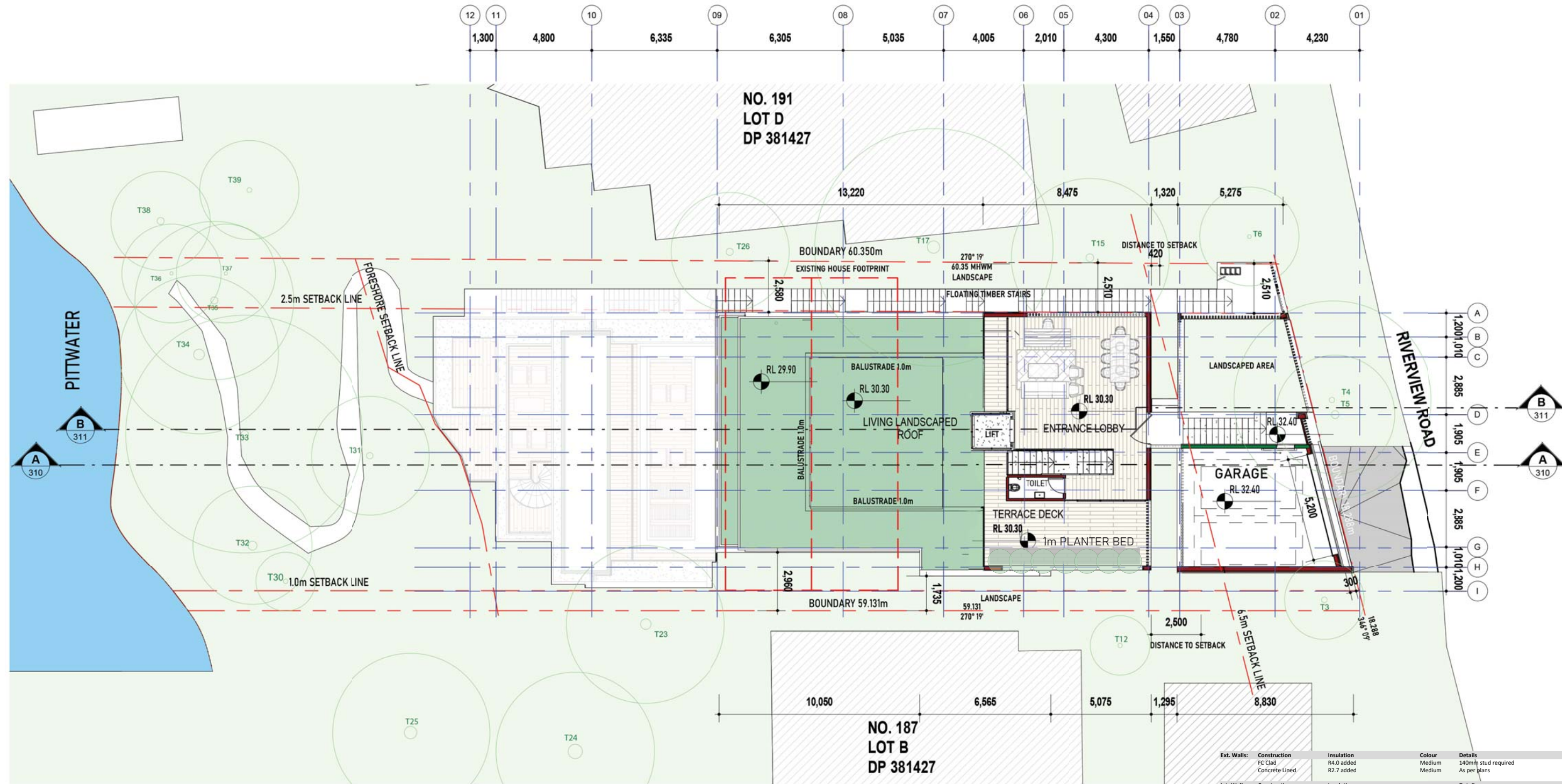
SUITE 7/14 FRENCH AVENUE, BANKSTOWN
PH: 02 9708 0177 FAX: 02 9708 0255 E: info@sydneysurveyors.com.au

NOTE: BOUNDARIES HAVE BEEN DEFINED FOR PLANNING & DESIGN PURPOSES PROPOSED STRUCTURES ON OR NEAR BOUNDARIES OF THE LAND MUST SET OUT BY A REGISTERED SURVEYOR THE EXACT LOCATION OF UNDERGROUND SERVICES IS UNKNOWN STATE SURVEY MARK CONNECTED TO FOR AHD LEVEL ON 1/3/2016, NOW GONE.					
	BENCH MARK		TELSTRA PIT		WATER METER
	TREES		HYDRANT		GAS METER
	SEWER MANHOLE		STOP VALVE		POWER POLE
	DRAIN / GRATE				

SHEET 01 OF 01	REF: 14542/1E
	SCALE: 1:100 @A0
	GRID:
	DATUM: AHD (+1.34)
REGISTERED SURVEYOR	DATE: 28/09/2020

PLAN SHOWING DETAIL AND LEVELS AT
189 RIVERVIEW ROAD, AVALON BEACH
LOT C IN DP381427

	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	AMENDMENT		PROJECT NAME: Durie Residence			 NORTH
				No.	DESCRIPTION	DATE	ADDRESS: 189 Riverview, Avalon Beach, NSW 2107		
				DRAWING TITLE: Existing and demolition plans					
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			E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	28/06/2021	DRAWN: JL			
			F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	12/07/2021	APPROVED: AC			
			G	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	16/07/2021				
			H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION	19/07/2021				
					06/08/2021				
		10/08/2021							
		17/08/2021							



GROUND FLOOR

1: 200



Ext. Walls:		Construction	Insulation	Colour	Details
		FC Clad	R4.0 added	Medium	140mm stud required
		Concrete Lined	R2.7 added	Medium	As per plans
Int. Walls:		Construction	Insulation	Details	
		Concrete with Plasterboard	R1.0 added	To stairs/lift	
		Plasterboard on Stud	None	As per plans	
Floors:		Construction	Insulation	Details	
		Concrete	R1.0 added	To ground slab of level-3	
		Concrete	R2.0 added	Where open below	
Ceilings:		Construction	Insulation	Details	
		Plasterboard	None	As per plans	
Roof:		Construction	Insulation	Colour	Details
		Concrete	90mm PIR or equiv (R4.5)	Medium	As per plans
Windows:		Product ID	Glass	Frame	Uw/SHGCw
		Group A	DOW-021-04 B	Double Clear	TB Aluminium
		Group A	DOW-025-03 B	Double Clear	TB Aluminium
		Group B	ALM-002-03 A	Single Low E	Aluminium
Skylights:		Product ID	Glass	Type	Uw/SHGCw
Other:		Orientation	Terrain	Rangehood	Recessed Downlights
		15	Exposed	Ducted	Sealed LED - 1 per 2.5m²
					Software Version
					Bers Pro 4.4

Notes:
1 x 1200 mm fan added to each of living, media, yoga, kitchen, bedroom 6, rumpus and bedroom 7

DURIE DESIGN

DA ISSUE

GROUND FLOOR

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Ground Floor

SCALE: 1: 200

DRAWN: JL

APPROVED: AC

DRAWING No.

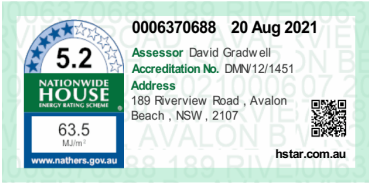
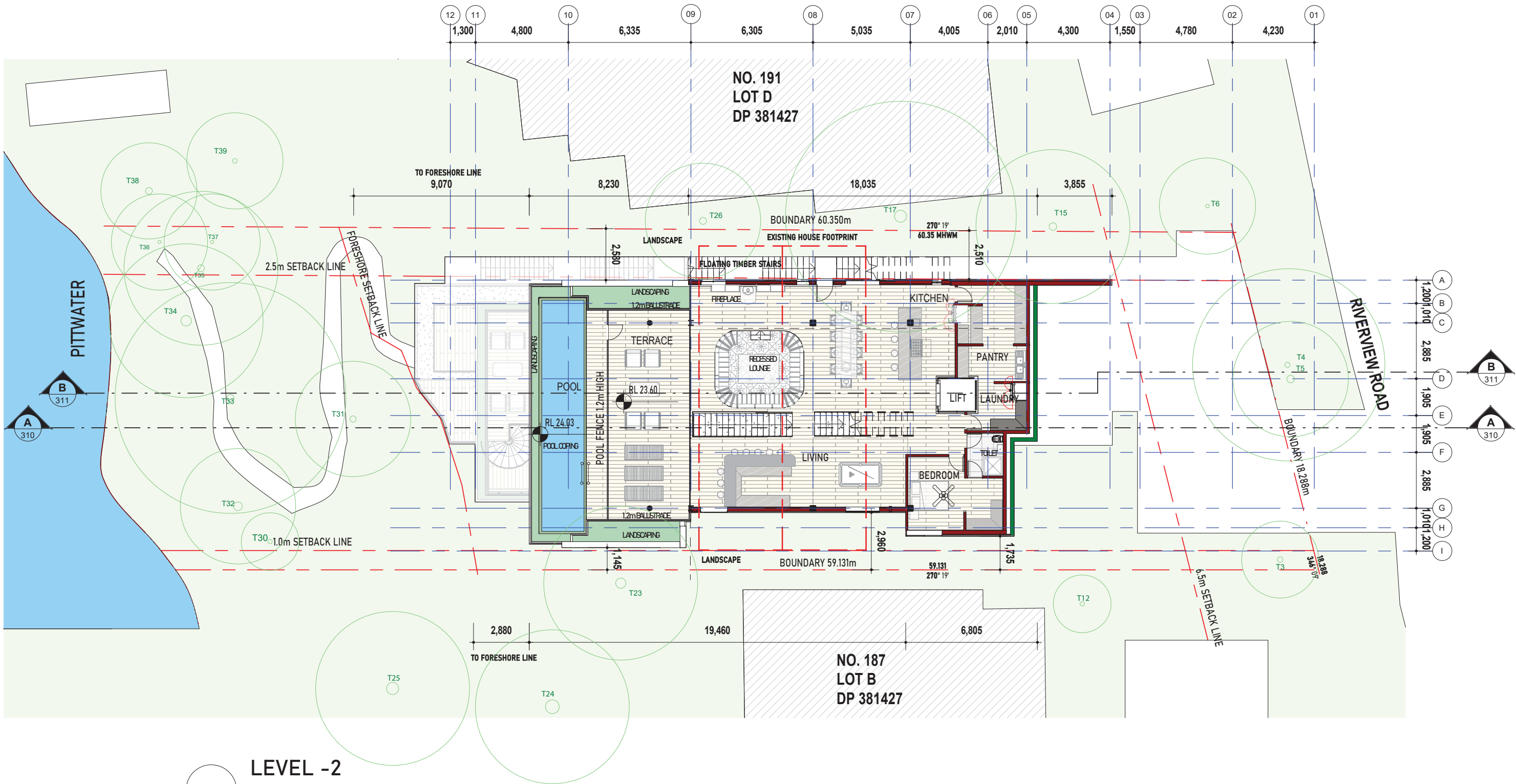
001 - 200

REVISION

H







DURIEDESIGN

DA ISSUE

LEVEL -2

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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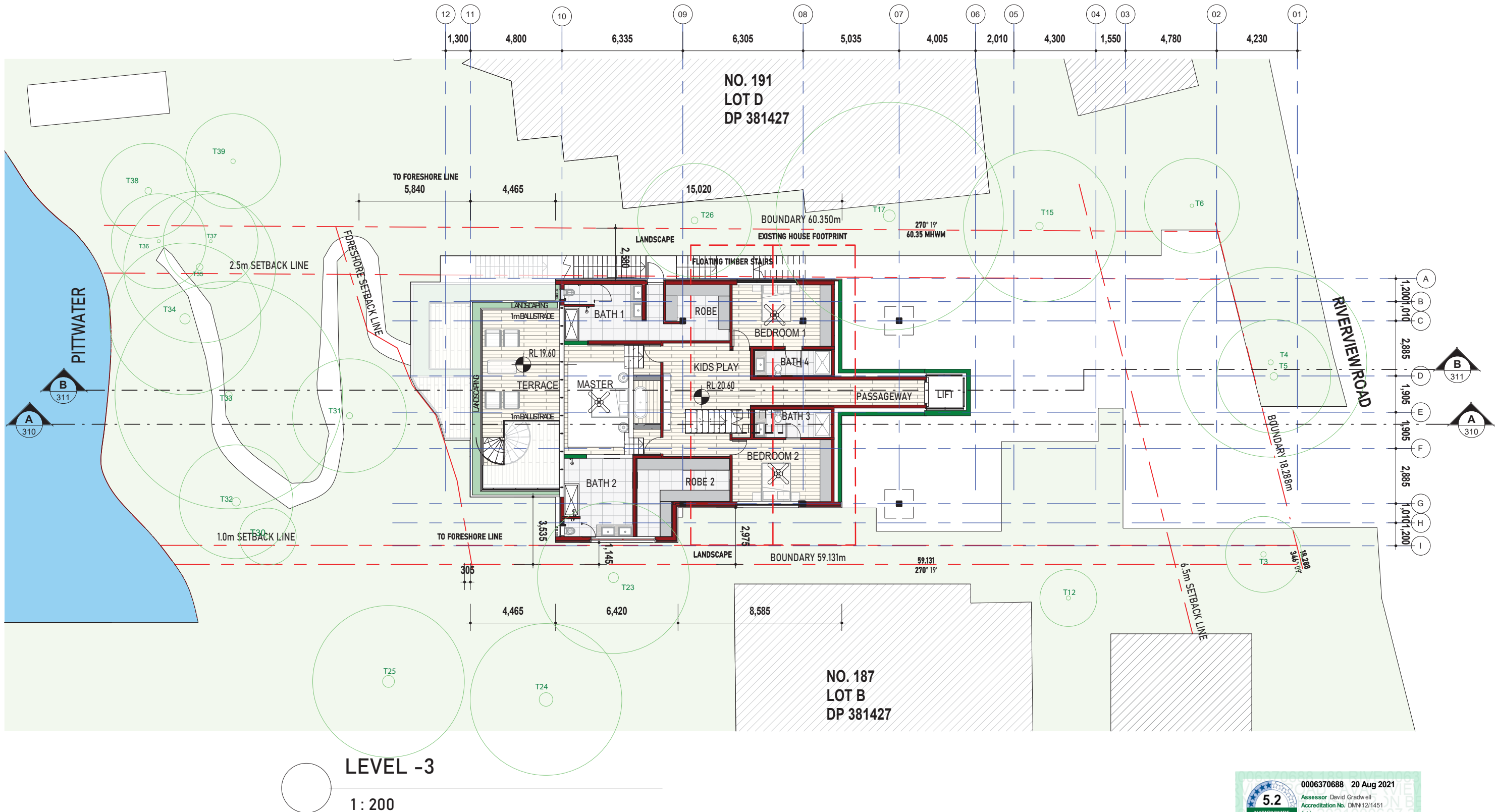
PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -2
SCALE: 1 : 200
DRAWN: JL
APPROVED: AC

DRAWING No.
001 - 202



REVISION

H



DURIEDESIGN

DA ISSUE

LEVEL -3

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -3

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

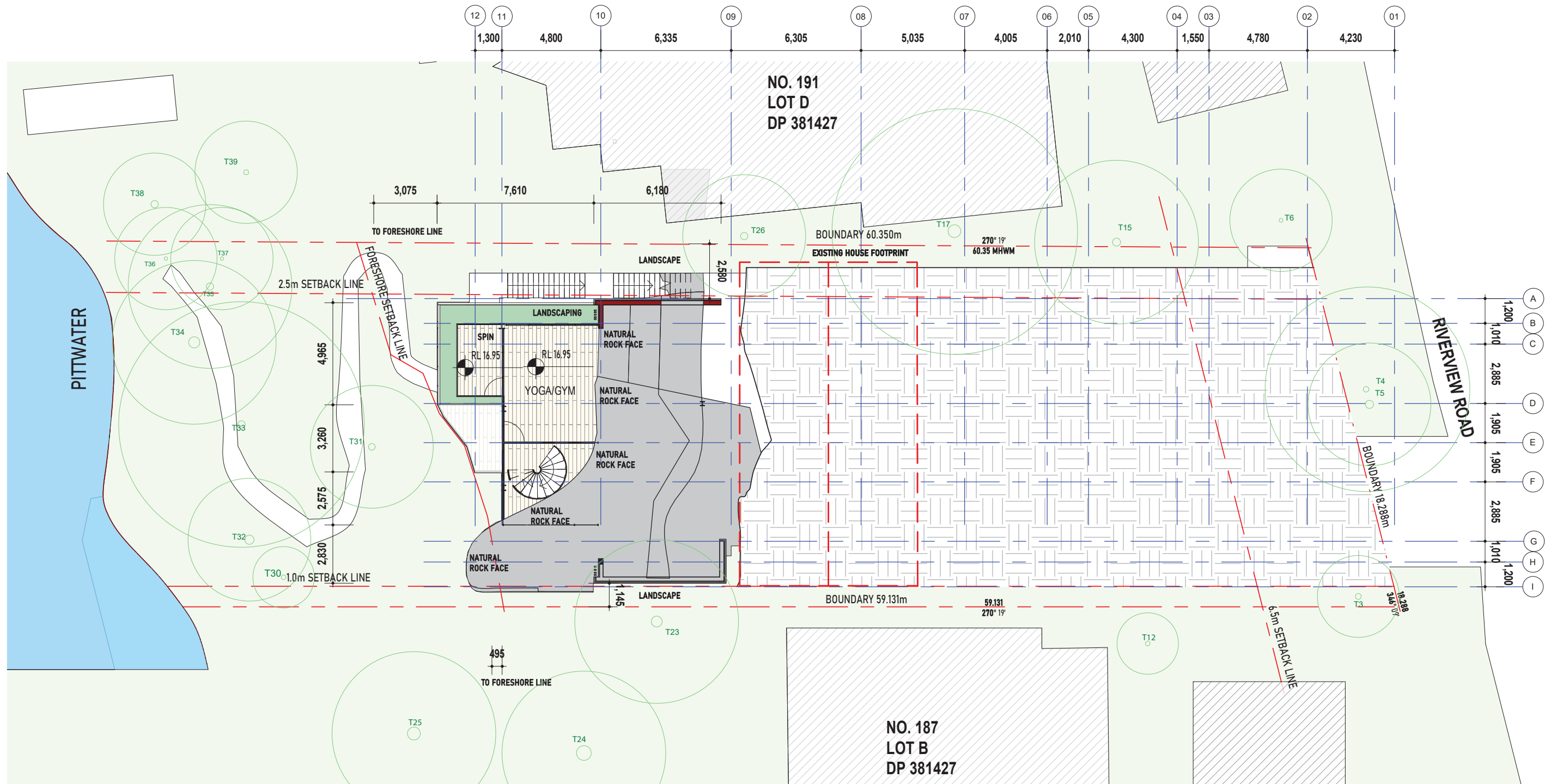
DRAWING No.

001 - 203

REVISION

H





LEVEL -4
1 : 200



DURIE DESIGN

DA ISSUE

LEVEL -4

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
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G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

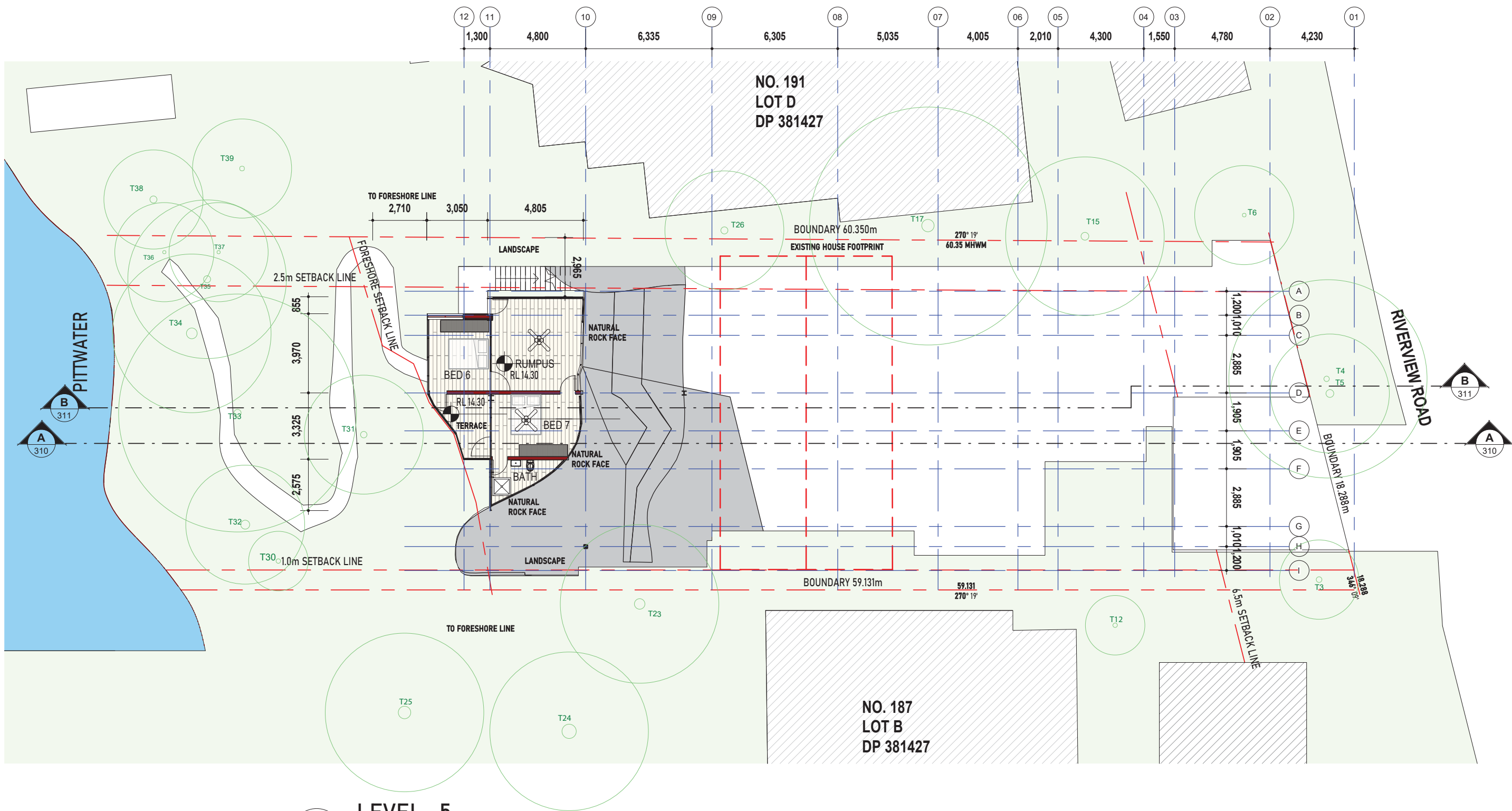
PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Level -4
SCALE: 1 : 200
DRAWN: JL
APPROVED: AC

DRAWING No.
001 - 204



REVISION

H



LEVEL -5
1 : 200



DURIE DESIGN

DA ISSUE

LEVEL -5

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107

DRAWING TITLE: Level -5

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

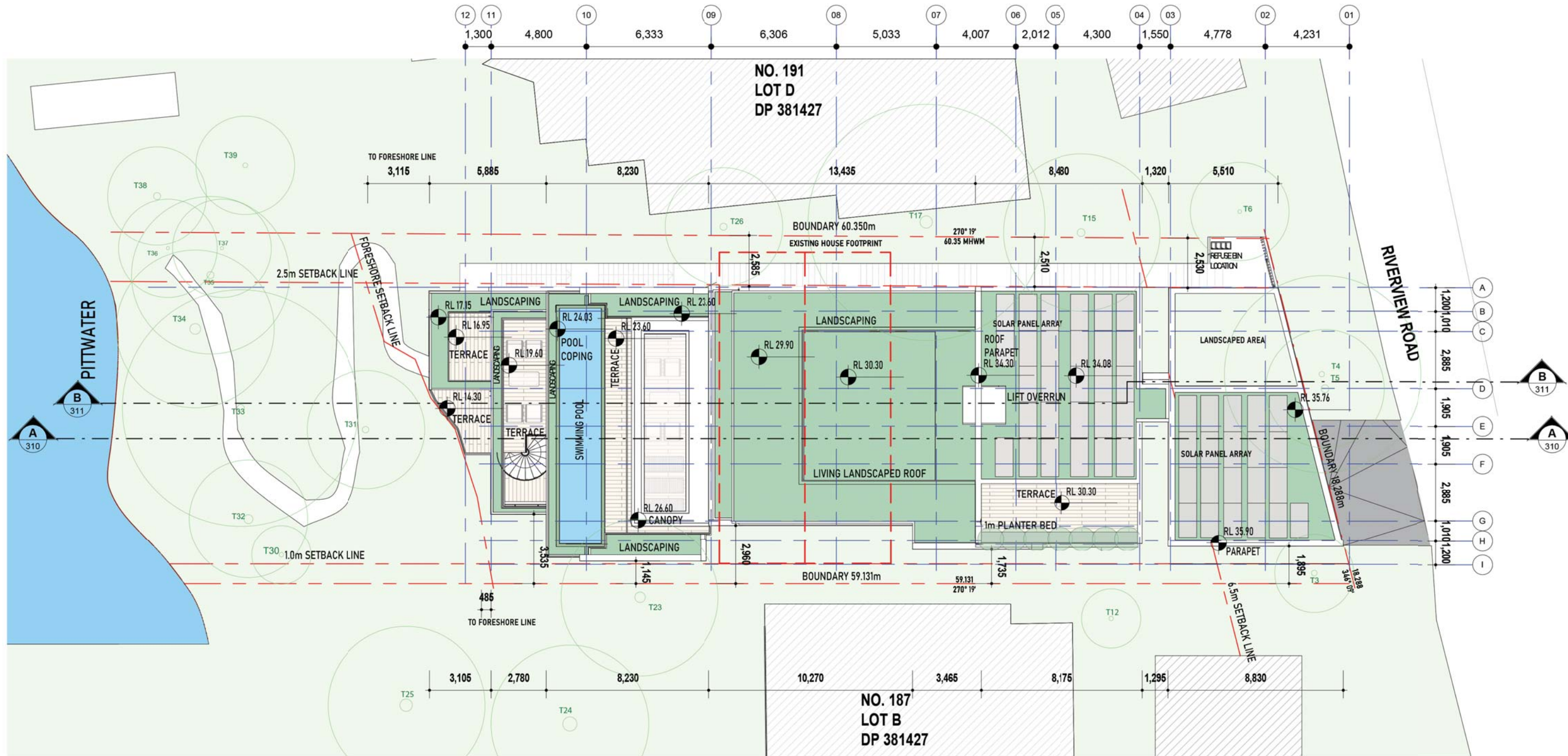
DRAWING No.

001 - 205

REVISION

H





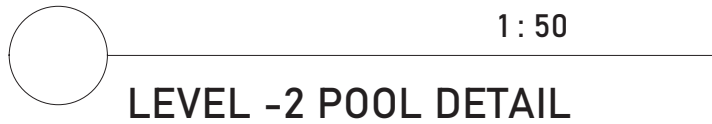
ROOF
1 : 200

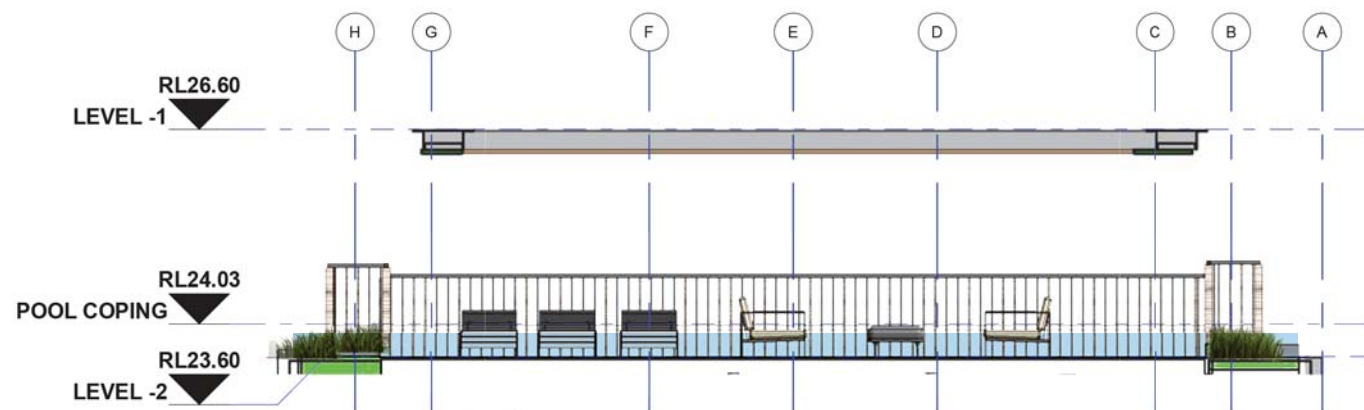


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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Roof

SCALE: 1 : 200
DRAWN: JL
APPROVED: AC





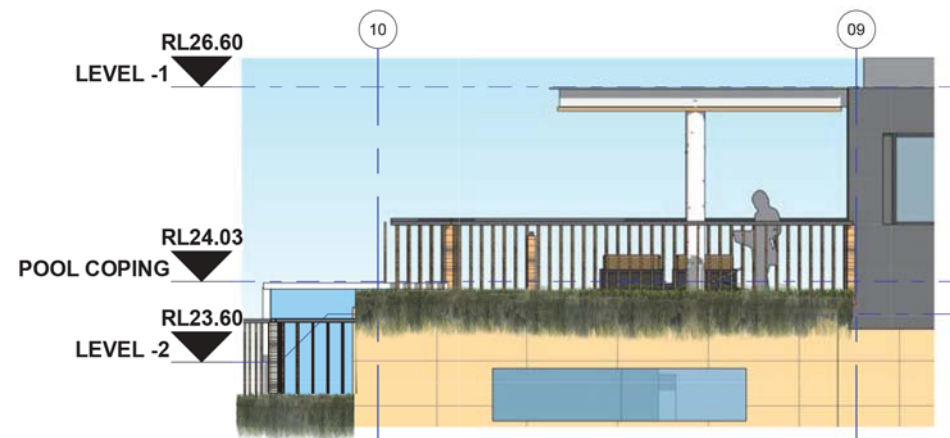
EAST POOL ELEVATION

1 : 100



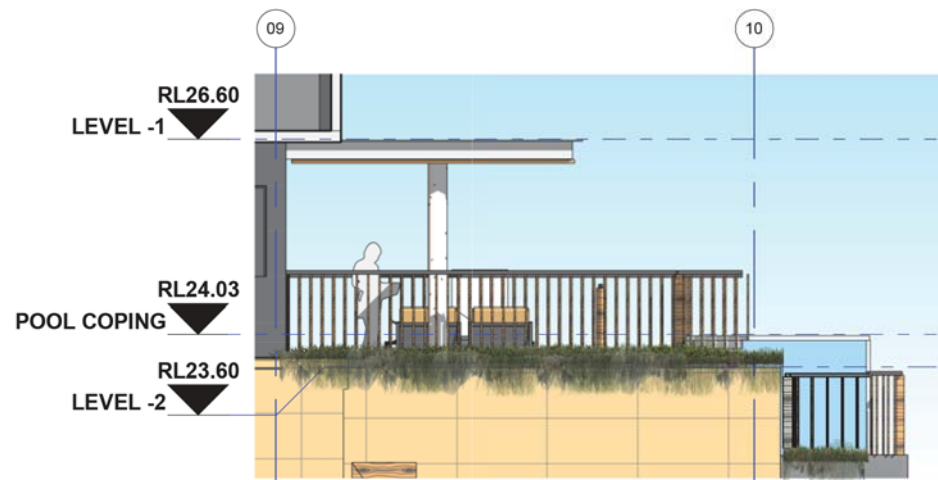
WEST POOL ELEVATION

1 : 100



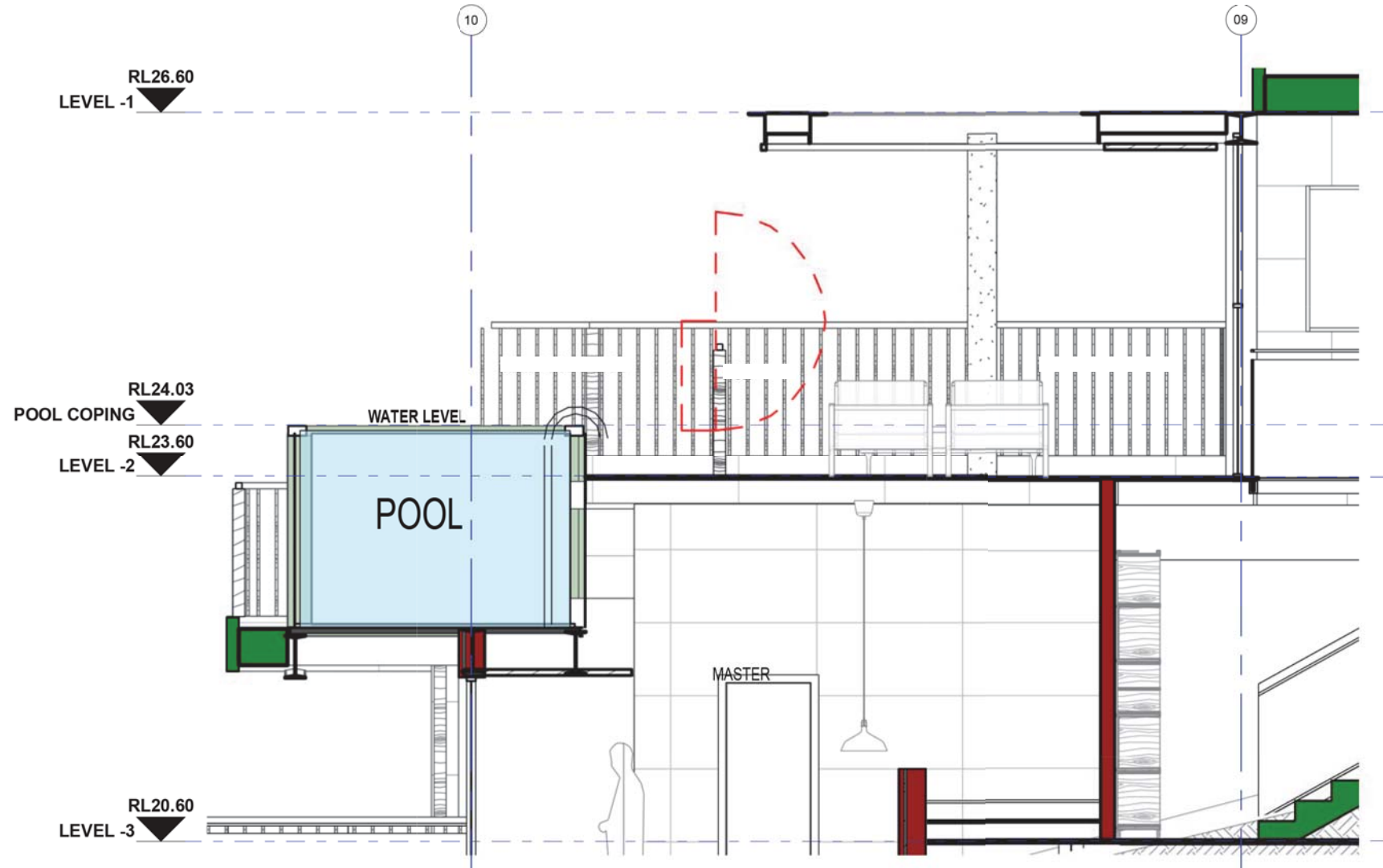
SOUTH POOL ELEVATION

1 : 100



NORTH POOL ELEVATION

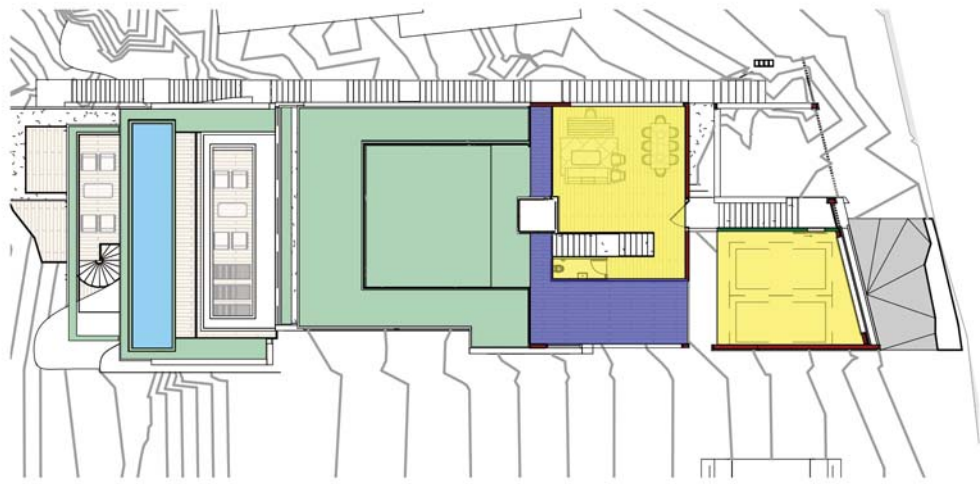
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SECTION C SWIMMING POOL

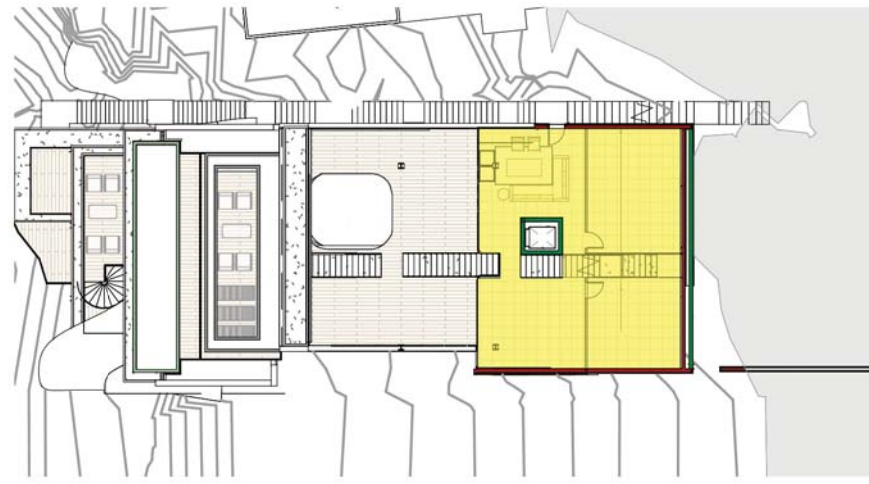
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No.	DESCRIPTION	AMENDMENT	DATE
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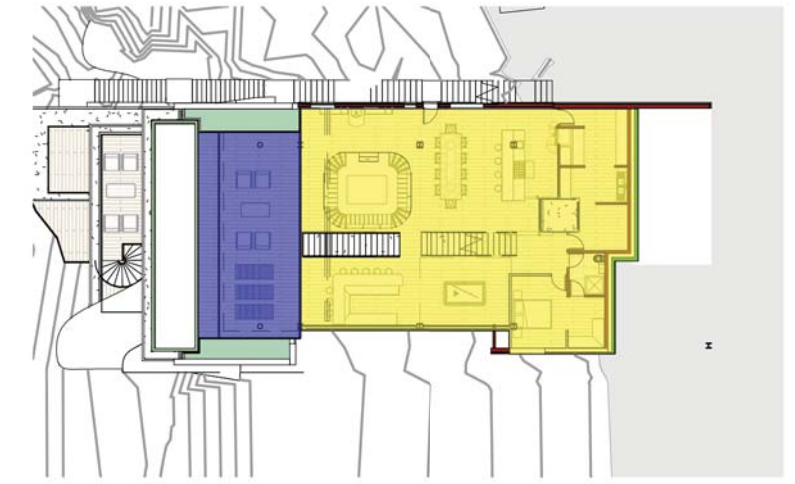
GROUND FLOOR GFA

1 : 400



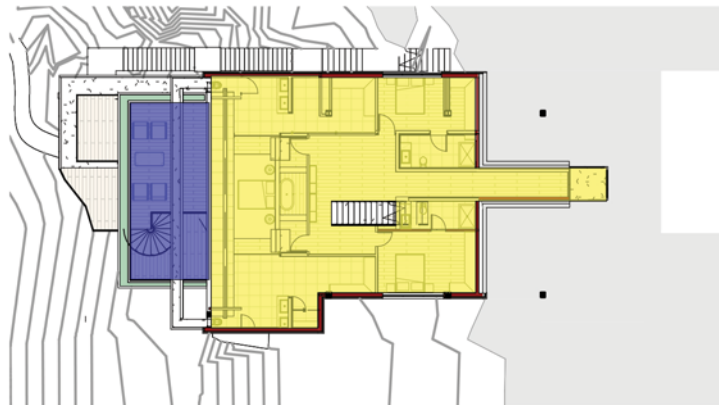
LEVEL -1 GFA

1 : 400



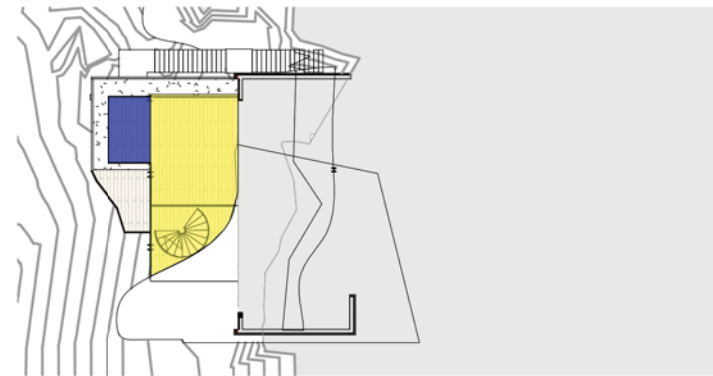
LEVEL -2 GFA

1 : 400



LEVEL -3 GFA

1 : 400



LEVEL -4 GFA

1 : 400



LEVEL -5 GFA

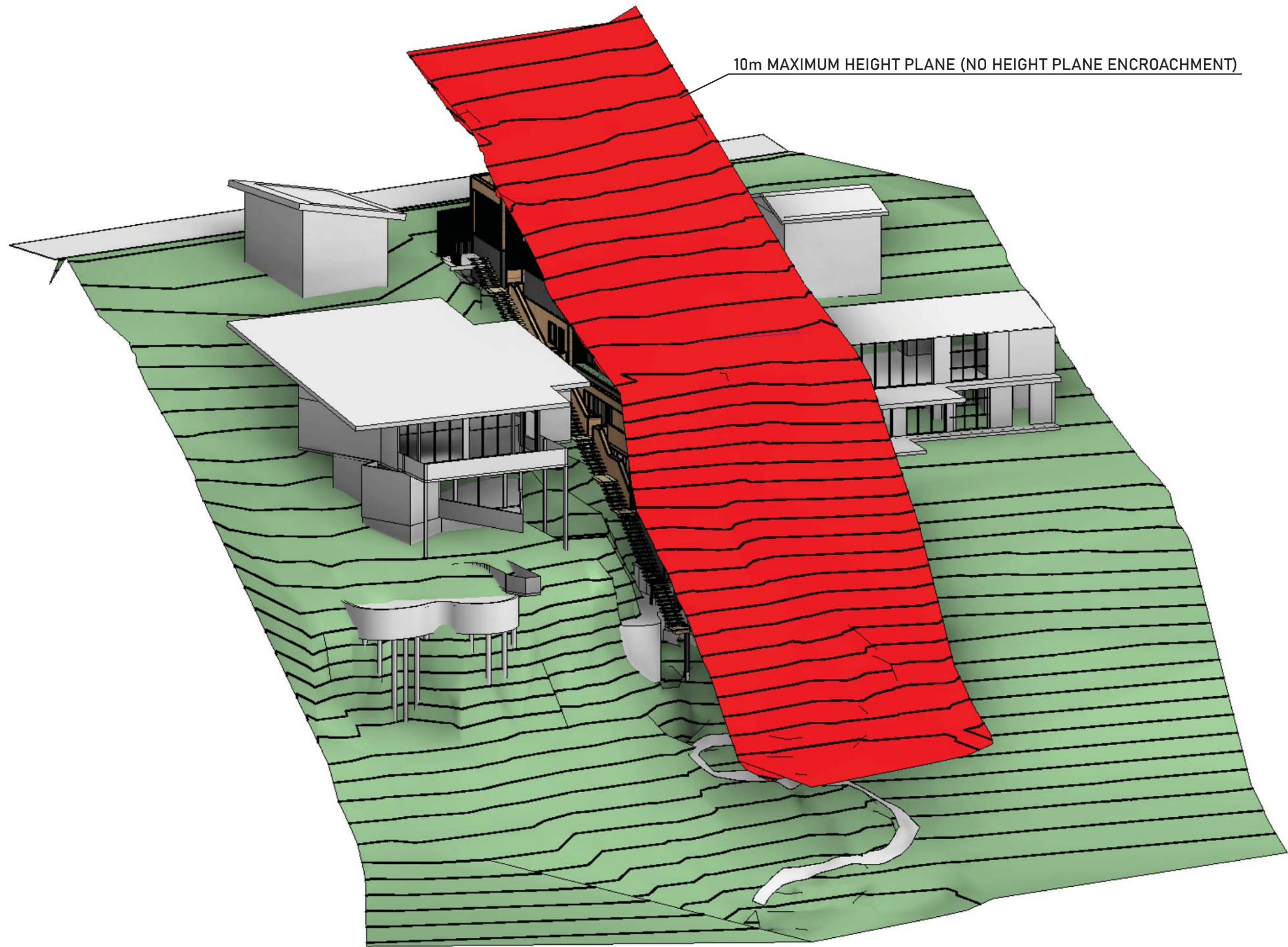
1 : 400

AREA SCHEDULE (GROSS BUILDING)	
LEVEL	AREA
GROUND LEVEL	97.93m ²
LEVEL -1	126.94m ²
LEVEL -2	204.80m ²
LEVEL -3	178.06m ²
LEVEL -4	37.96m ²
LEVEL -5	53.70m ²
TOTAL	699.39m ²
TERRACES	AREA
GROUND LEVEL	37.32m ²
LEVEL -2	58.95m ²
LEVEL -3	39.23m ²
LEVEL -4	7.75m ²
LEVEL -5	6.97m ²
TOTAL	150.22m ²
GRAND TOTAL	849.61m ²

 GROSS BUILDING
 PRIVATE OPEN SPACE

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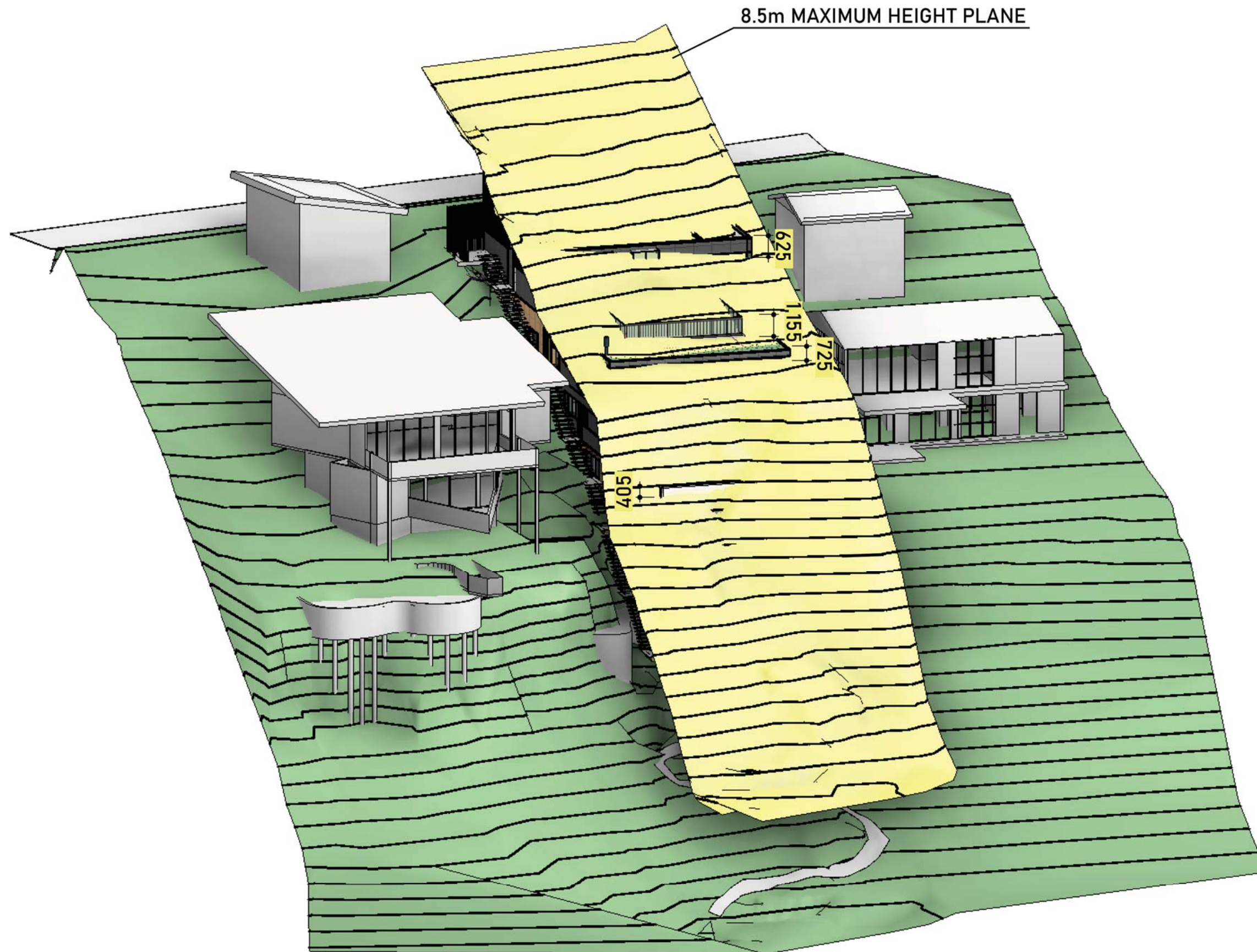
PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Gross Area Breakdown
SCALE: 1 : 400
DRAWN: JL
APPROVED: AC



No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Planning Controls 10m Height Plane

SCALE:
DRAWN: JL
APPROVED: AC



DURIEDESIGN

DA ISSUE

**PLANNING CONTROLS
8.5m HEIGHT PLANE**

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence

ADDRESS: 189 Riverview, Avalon Beach, NSW 2107

DRAWING TITLE: Planning Controls 8.5m Height Plane

SCALE:

DRAWN: JL

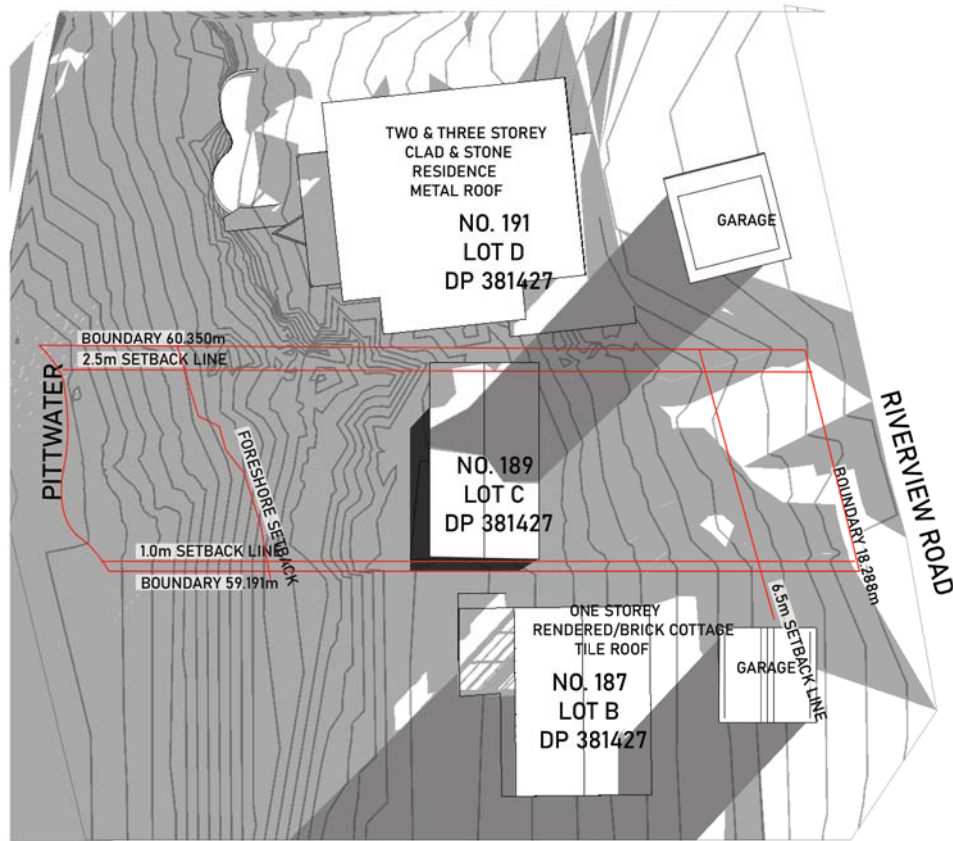
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DRAWING No.

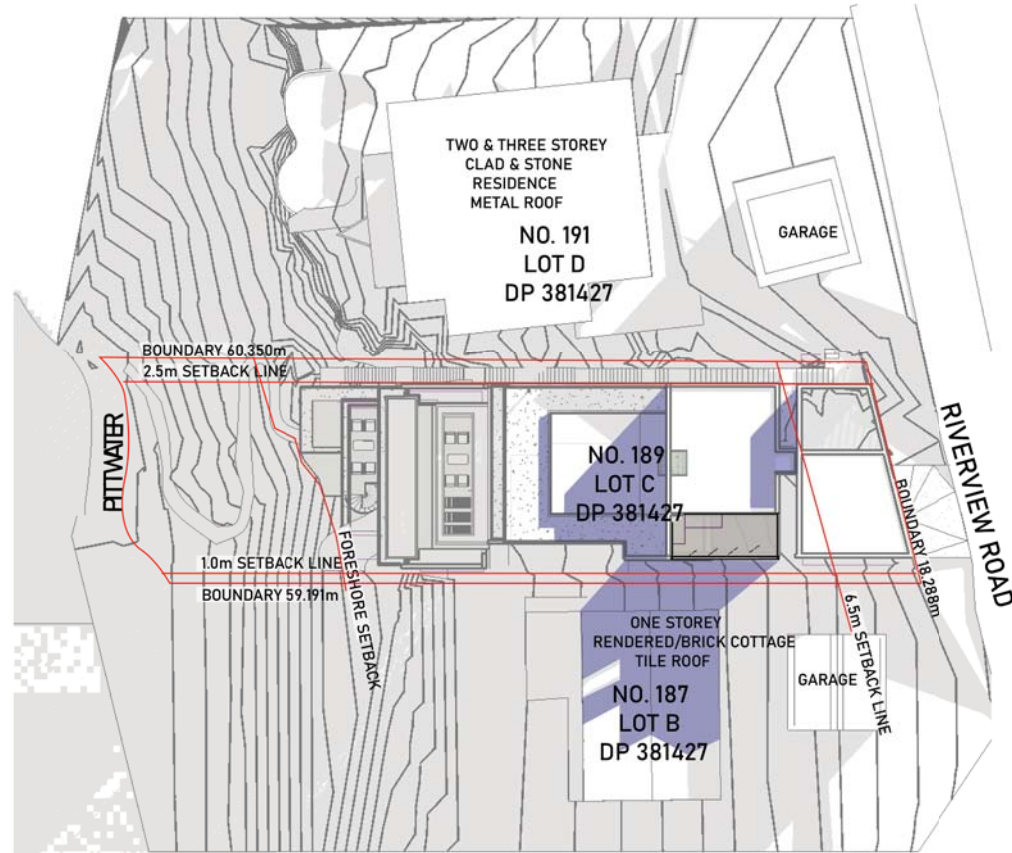
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REVISION

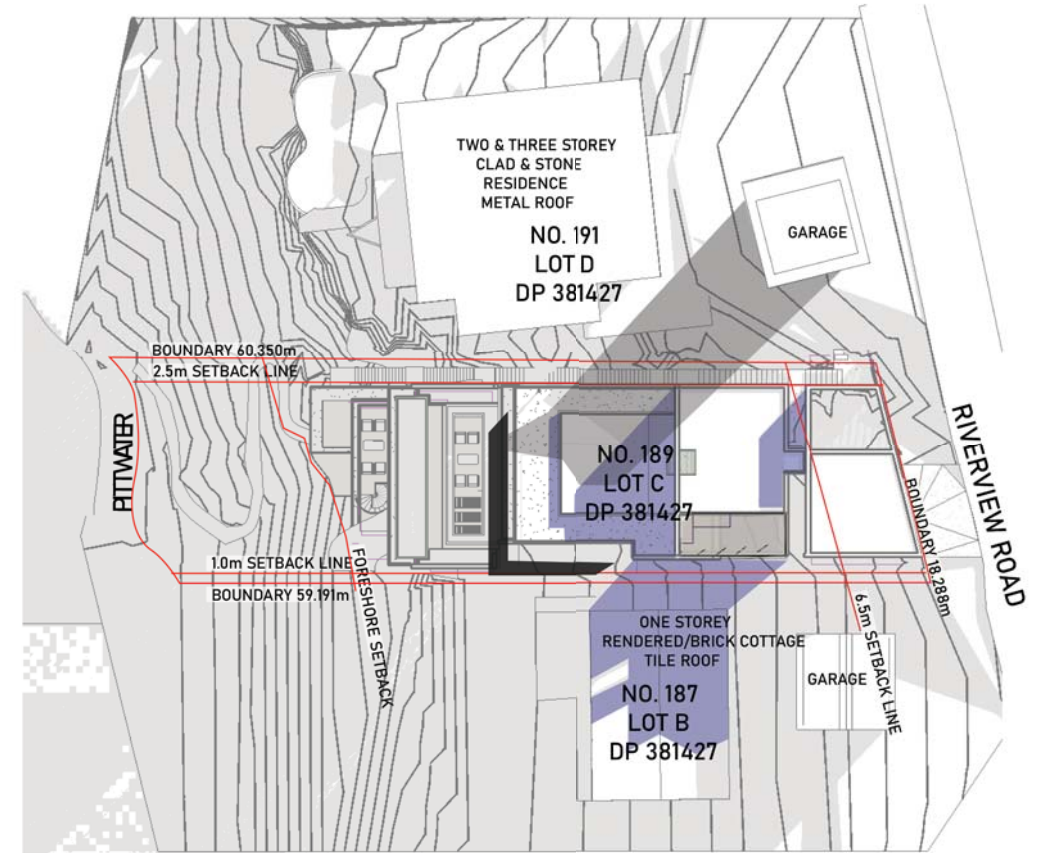
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SHADOW DIAGRAM EXISTING JUNE 21 9:00AM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 9:00AM
SCALE 1:500 @A3

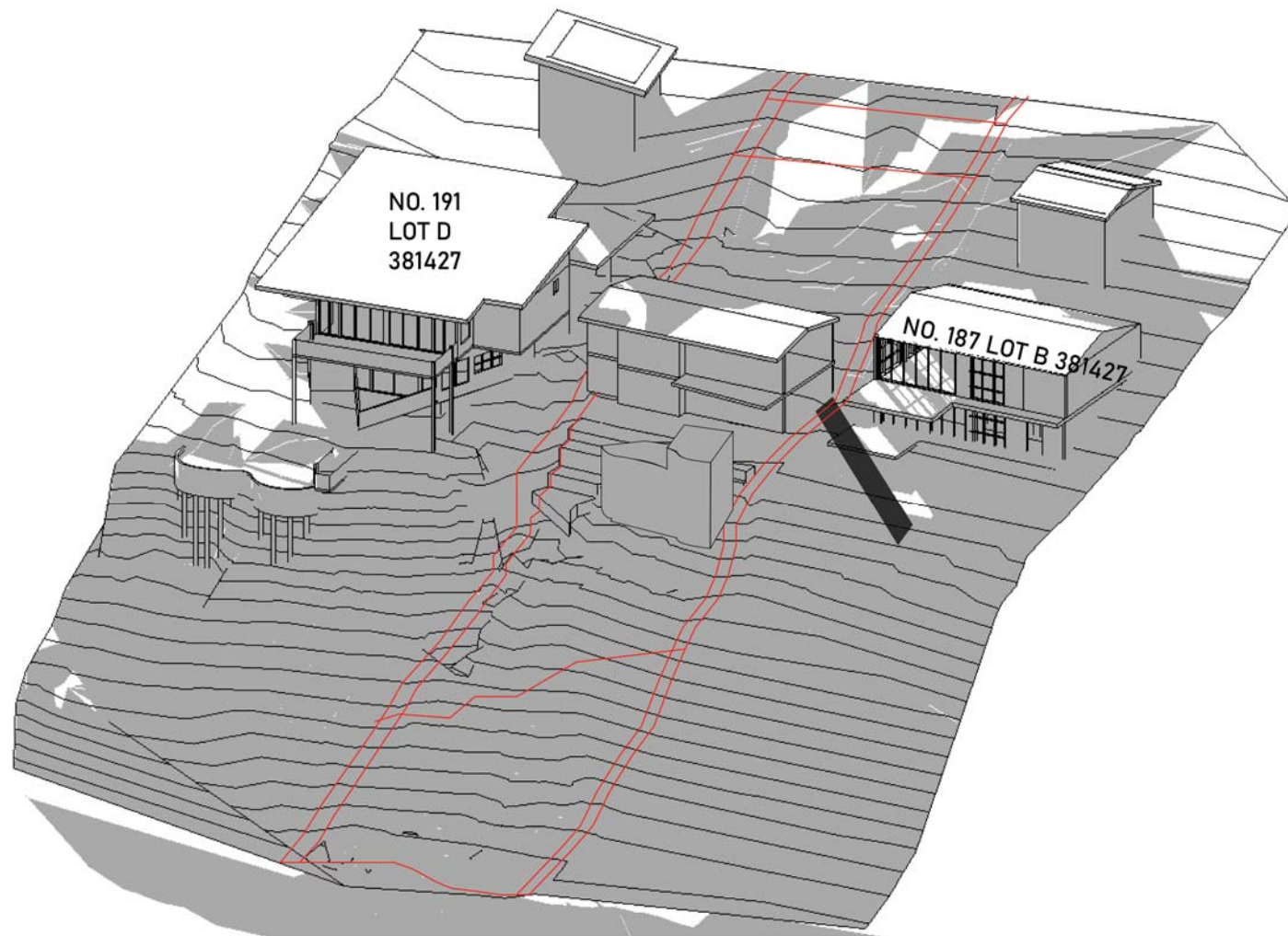


SHADOW DIAGRAM OVERLAID JUNE 21 9:00AM
SCALE 1:500 @A3

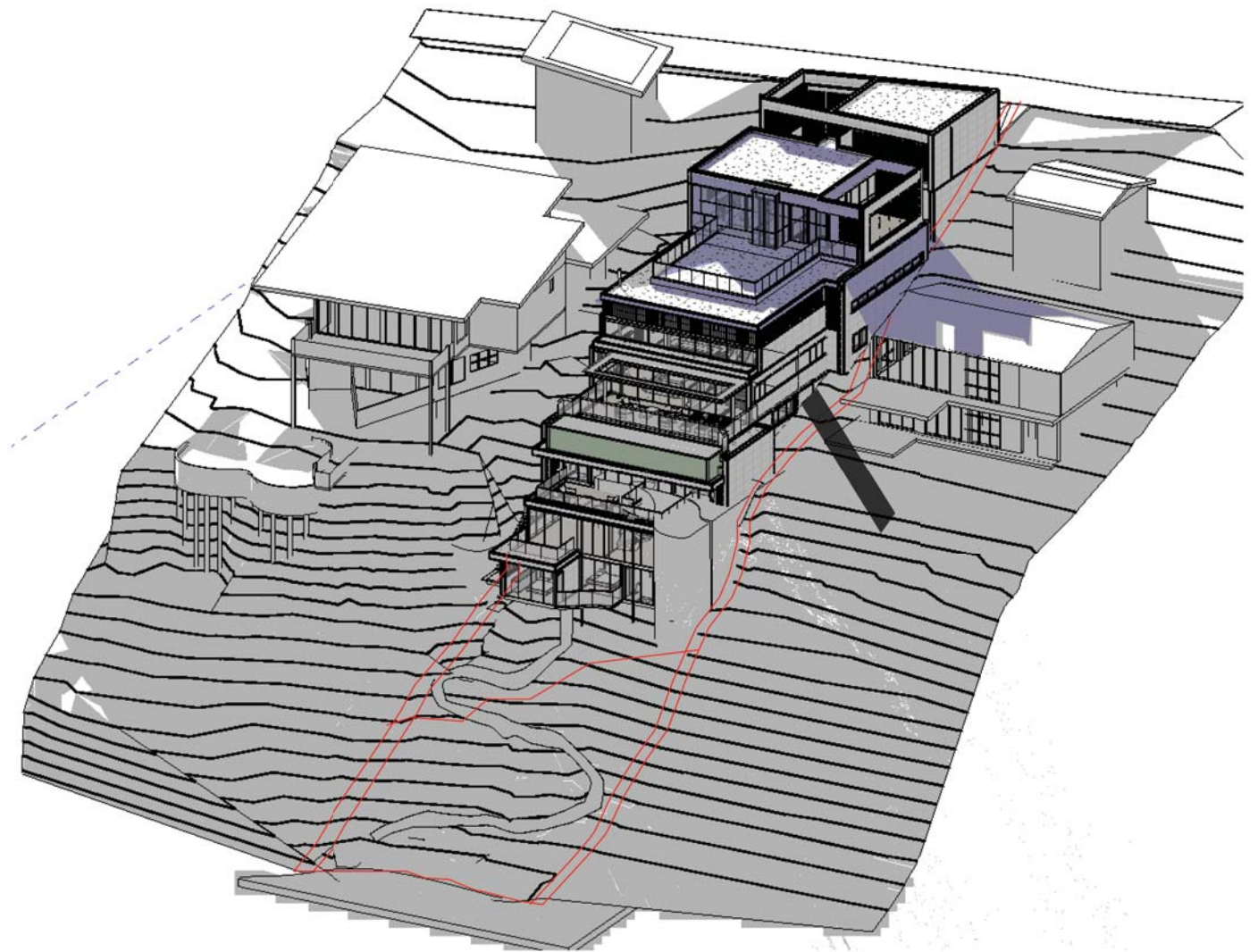


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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 9AM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 9:00AM



3D SHADOW DIAGRAM PROPOSED JUNE 21 9:00AM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

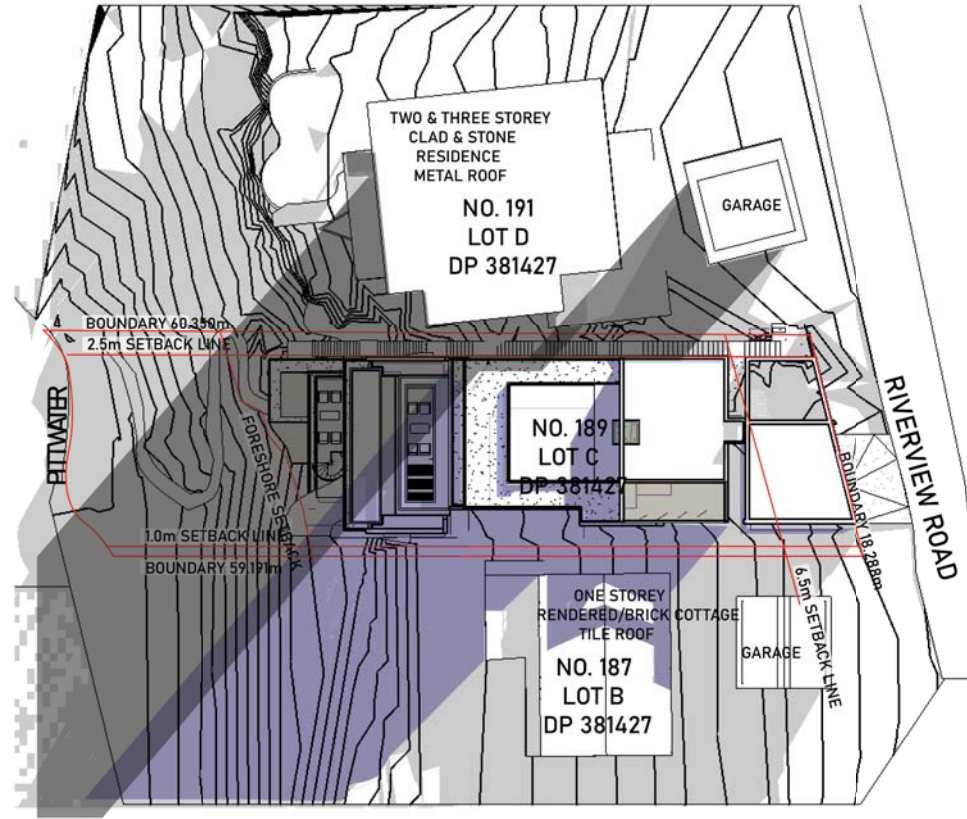
No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 9AM

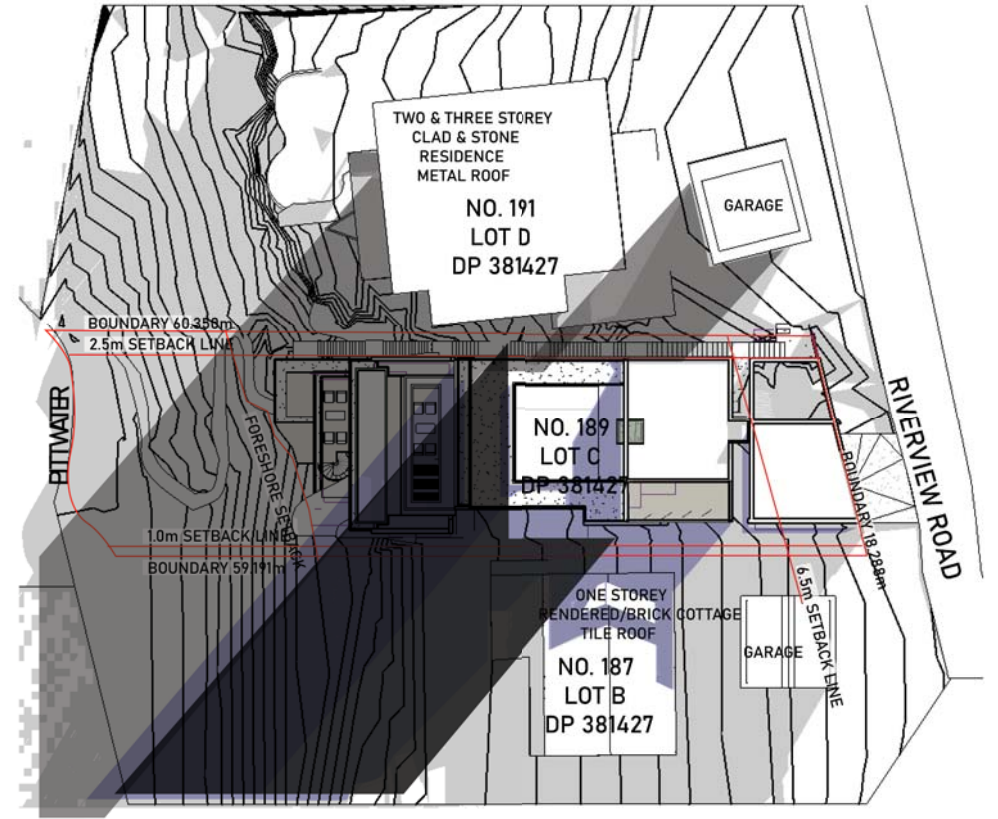
SCALE:
DRAWN: JL
APPROVED: AC



SHADOW DIAGRAM EXISTING JUNE 21 10:00AM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 10:00AM
SCALE 1:500 @A3



SHADOW DIAGRAM OVERLAID JUNE 21 10:00AM
SCALE 1:500 @A3

PROPOSED BUILDING SHADOW

EXISTING BUILDING SHADOW

NO. 191 SHADOWS

DURIE DESIGN

DA ISSUE

SHADOW DIAGRAMS
@ 10AM

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 10AM

SCALE: 1:500

DRAWN: JL

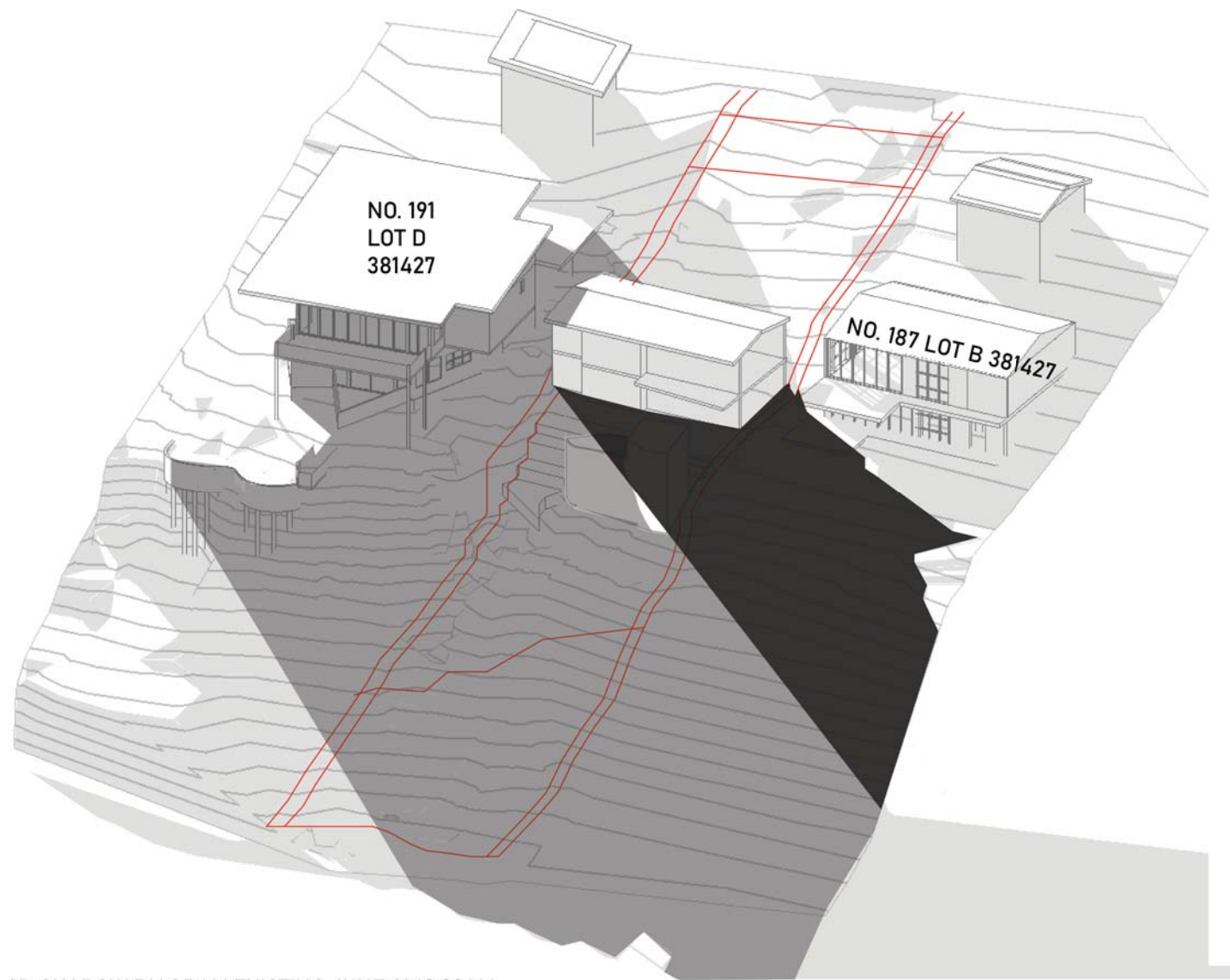
APPROVED: AC

DRAWING No.
001 - 254

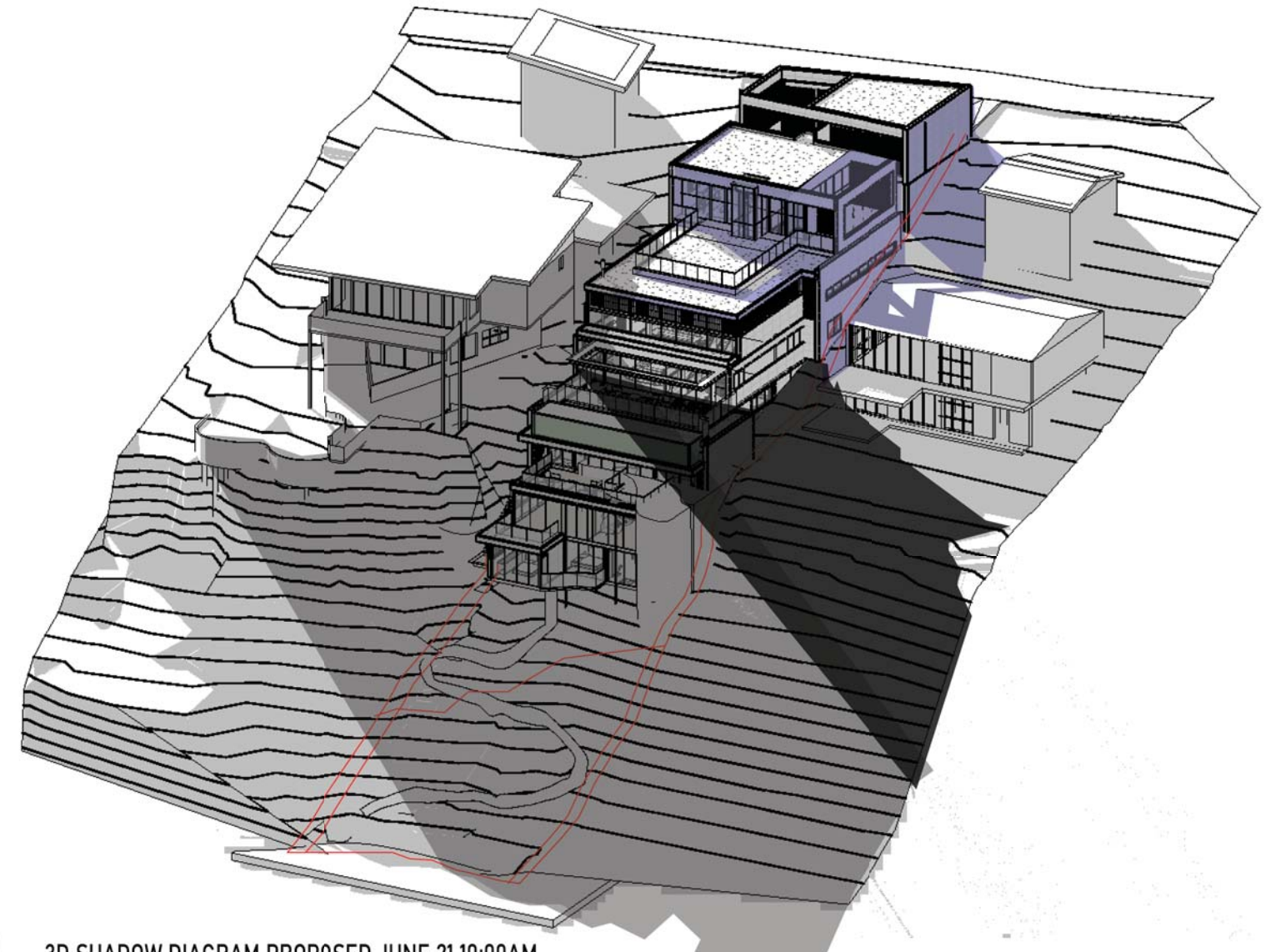


REVISION

H



3D SHADOW DIAGRAM EXISTING JUNE 21 10:00AM



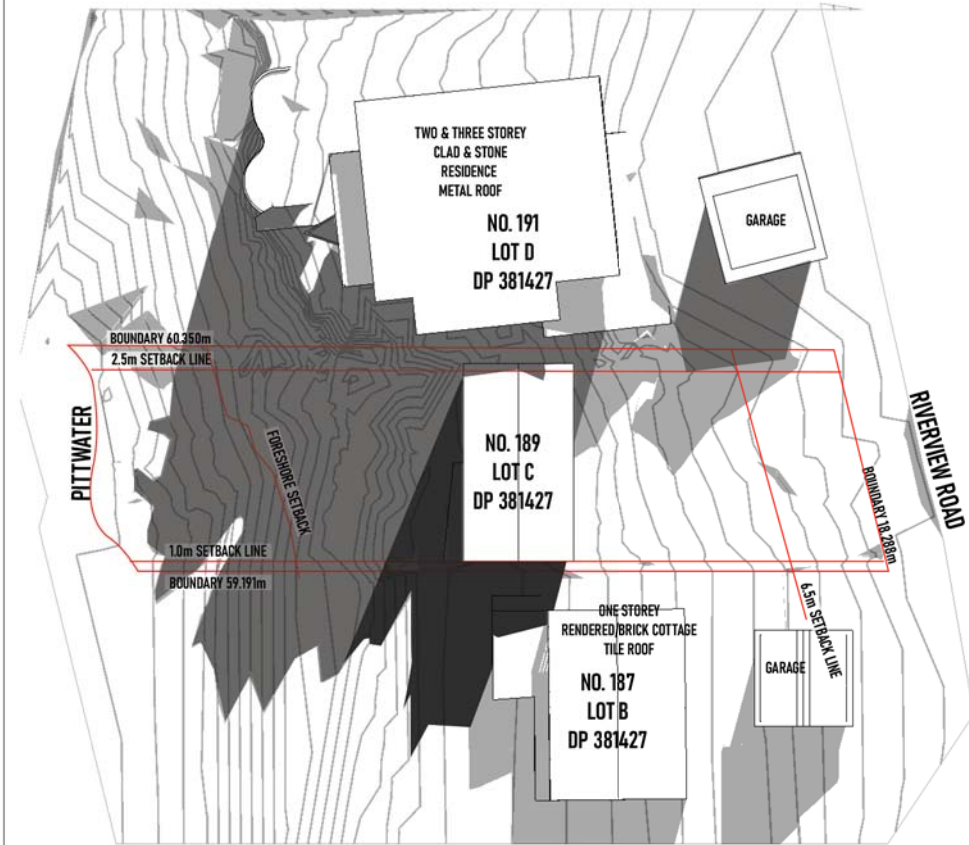
3D SHADOW DIAGRAM PROPOSED JUNE 21 10:00AM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

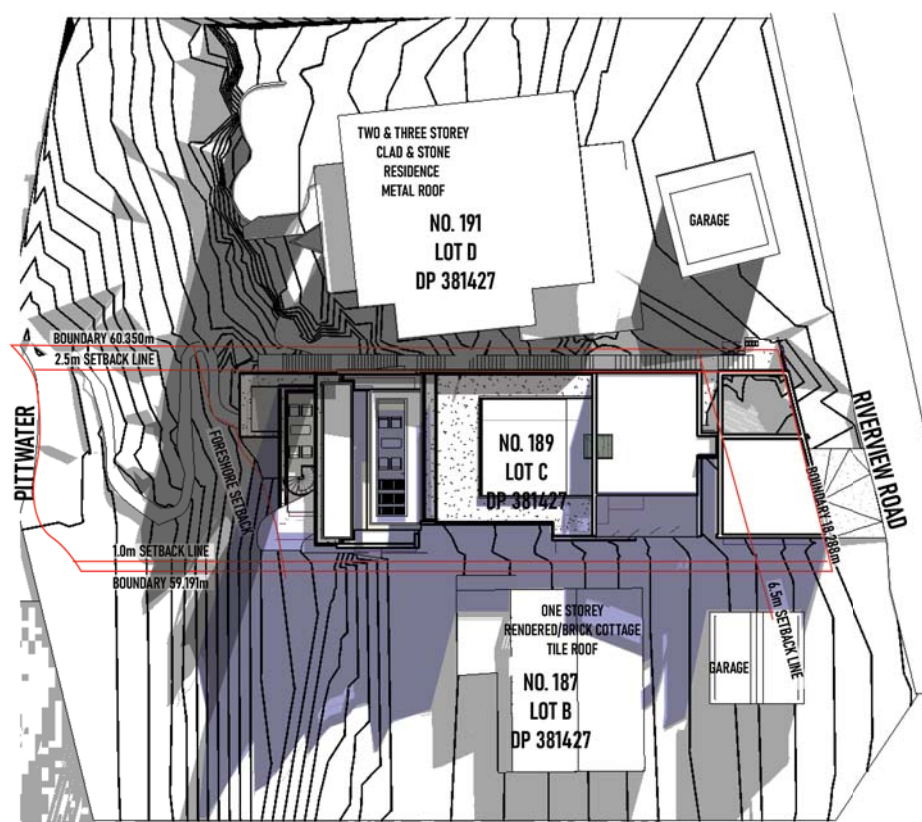
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 10AM

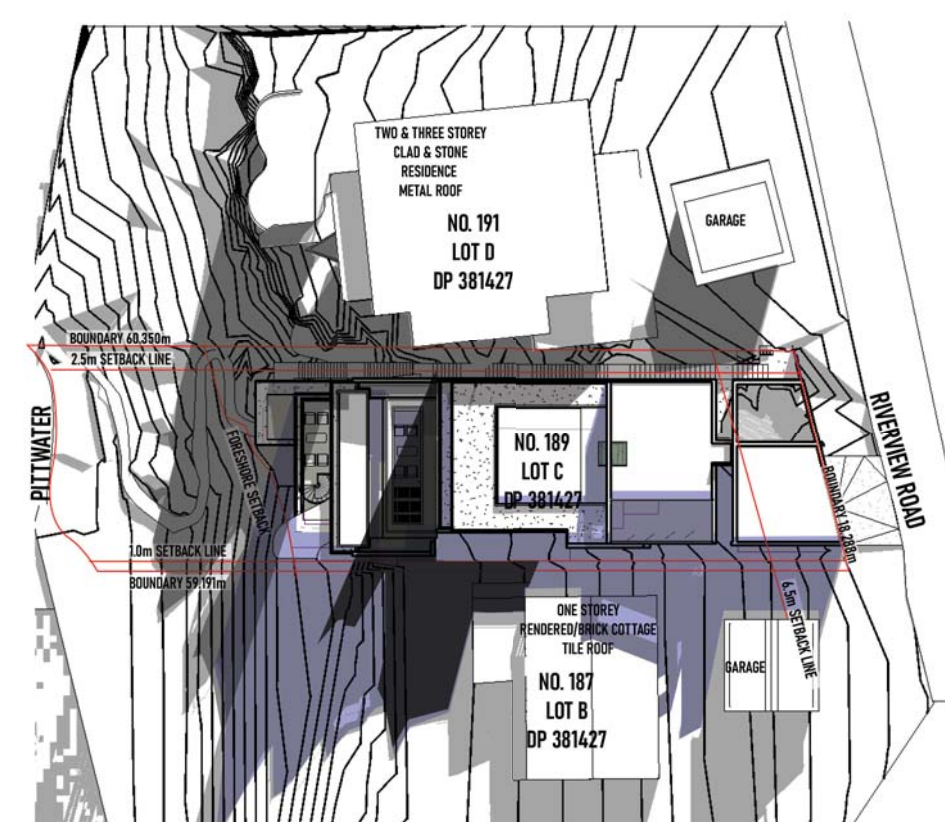
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APPROVED: AC



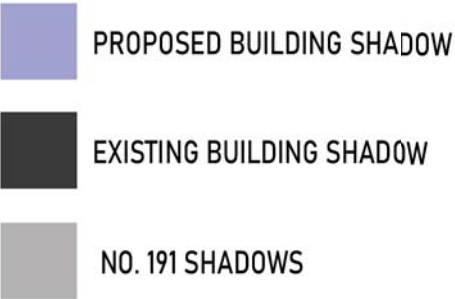
SHADOW DIAGRAM EXISTING JUNE 21 11:00AM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 11:00AM
SCALE 1:500 @A3

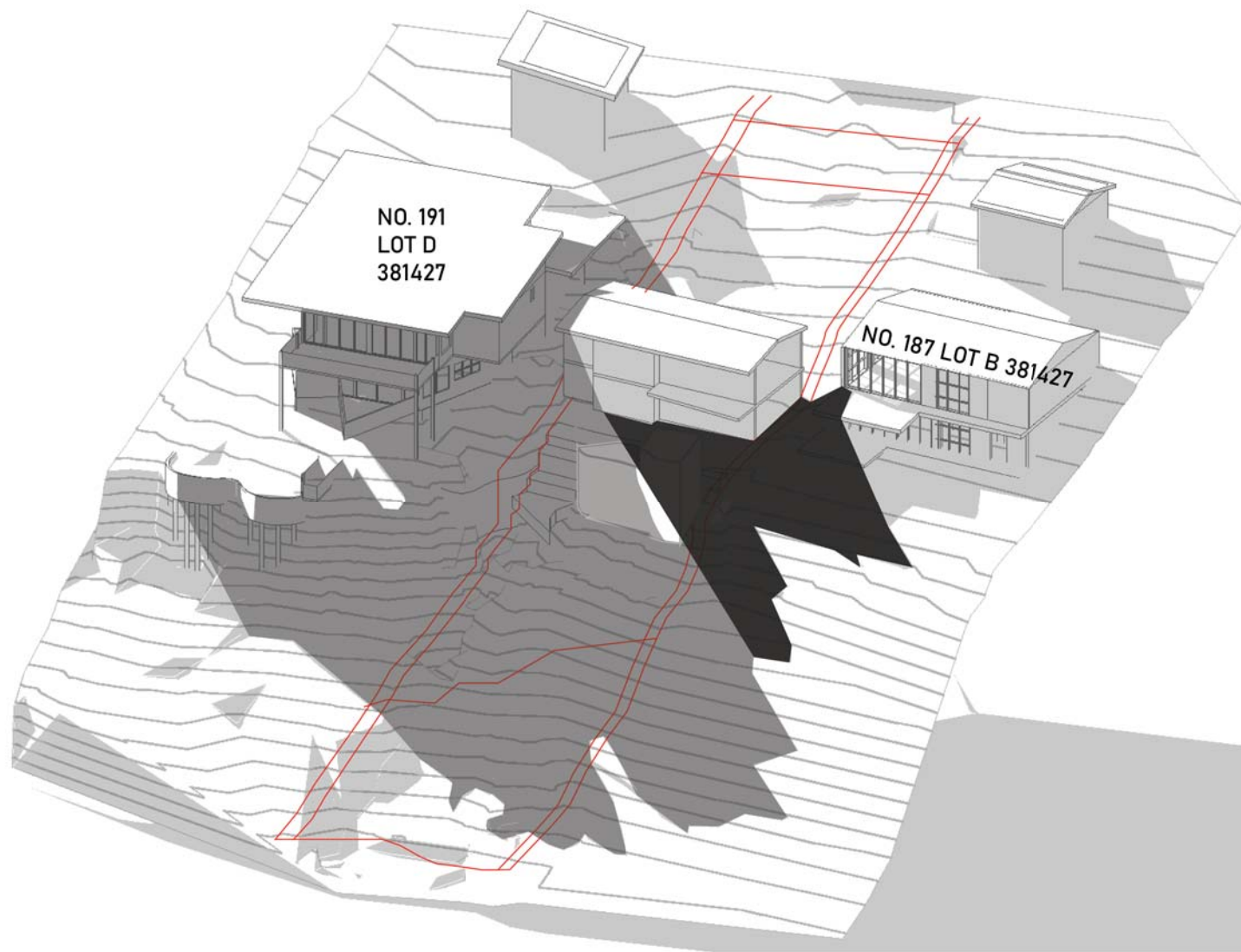


SHADOW DIAGRAM OVERLAID JUNE 21 11:00AM
SCALE 1:500 @A3

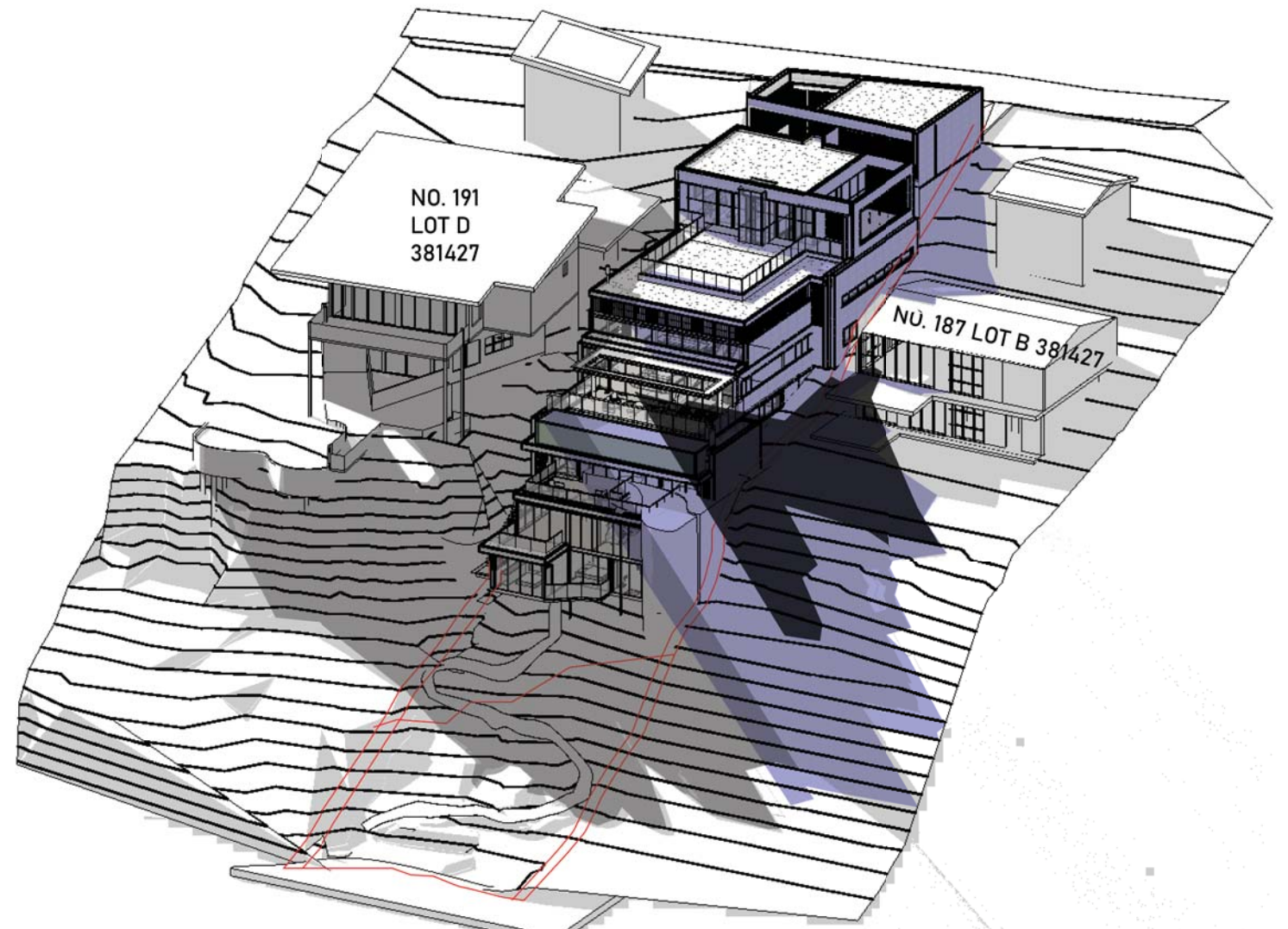


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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 11AM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 11:00AM



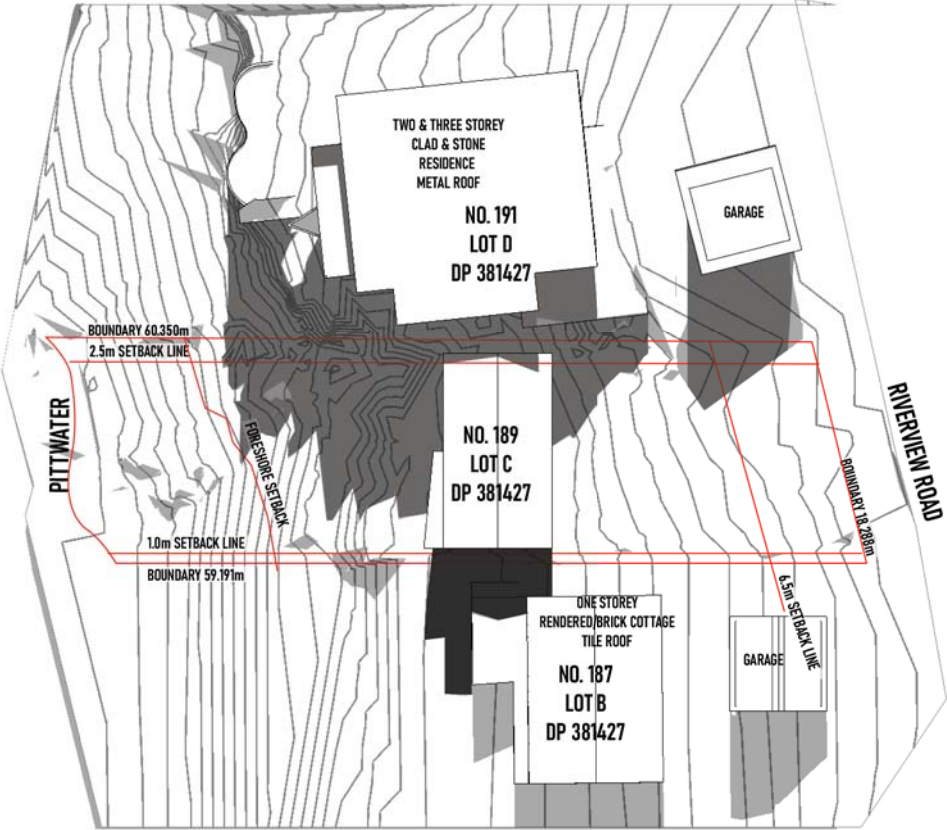
3D SHADOW DIAGRAM PROPOSED JUNE 21 11:00AM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

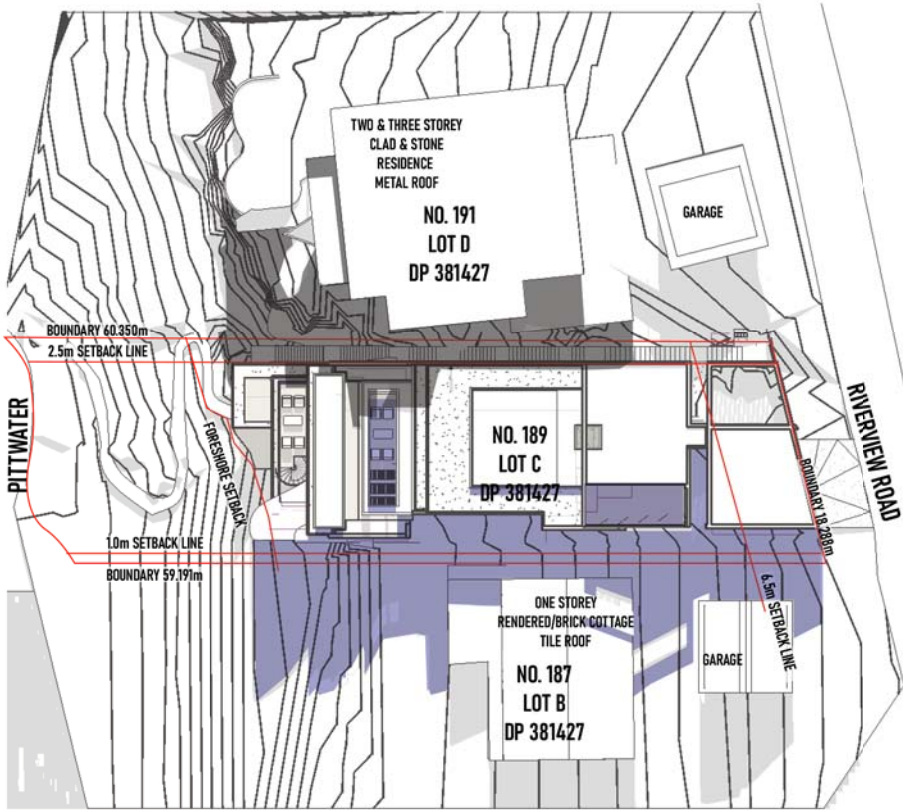
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 11AM

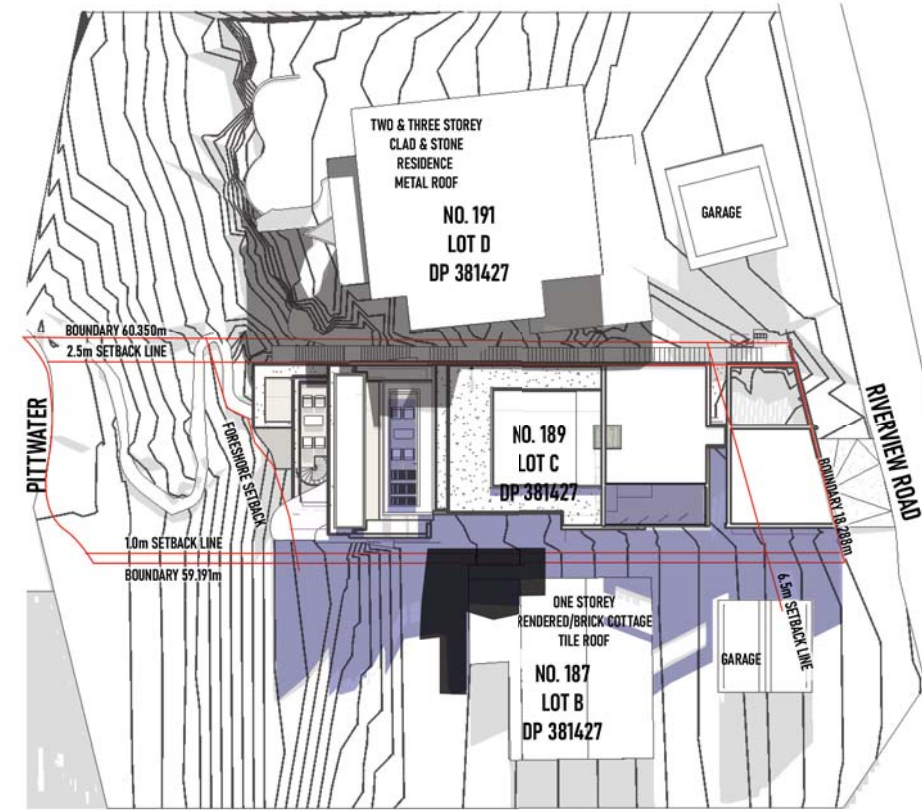
SCALE:
DRAWN: JL
APPROVED: AC



SHADOW DIAGRAM EXISTING JUNE 21 12:00PM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 12:00PM
SCALE 1:500 @A3

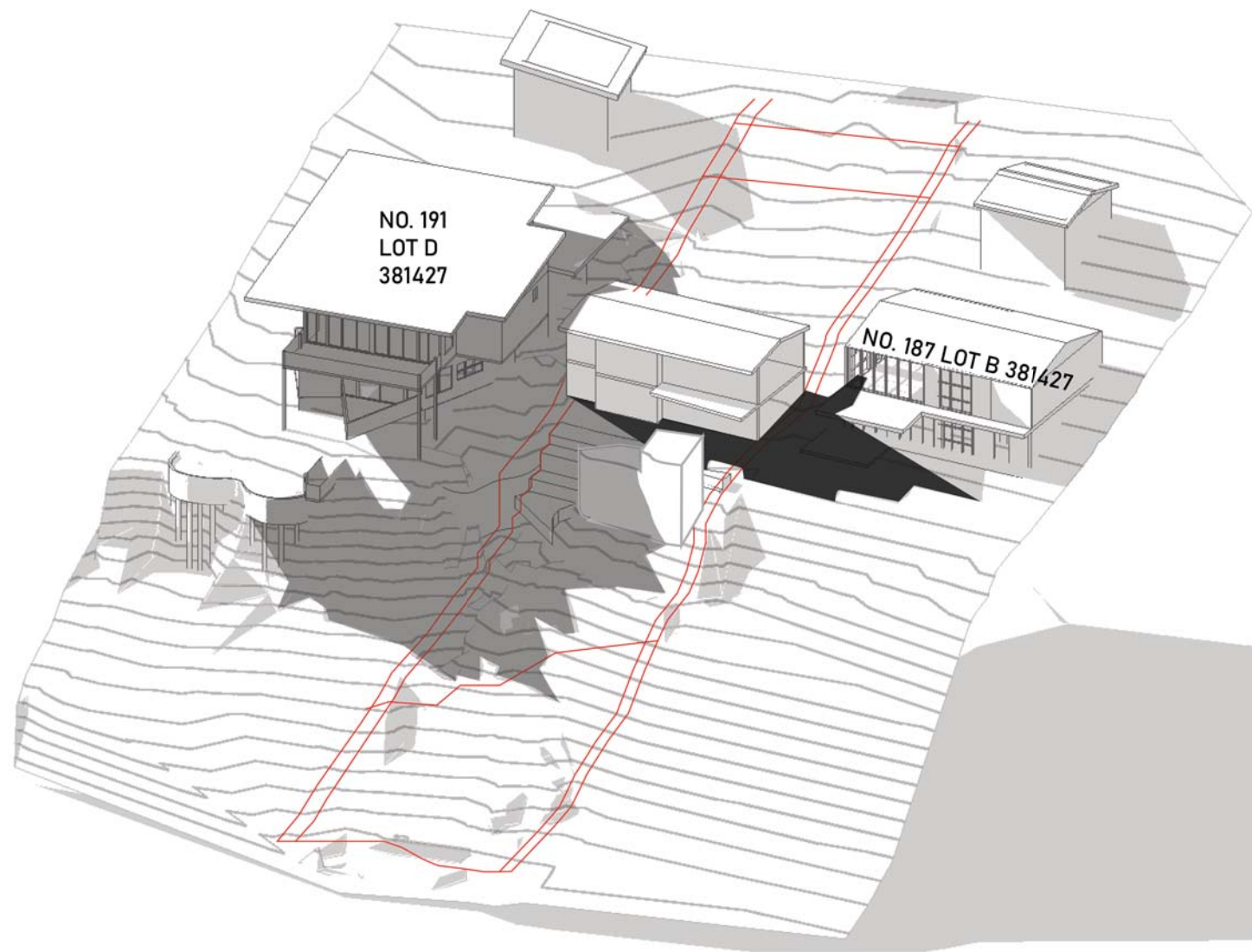


SHADOW DIAGRAM OVERLAID JUNE 21 12:00PM
SCALE 1:500 @A3

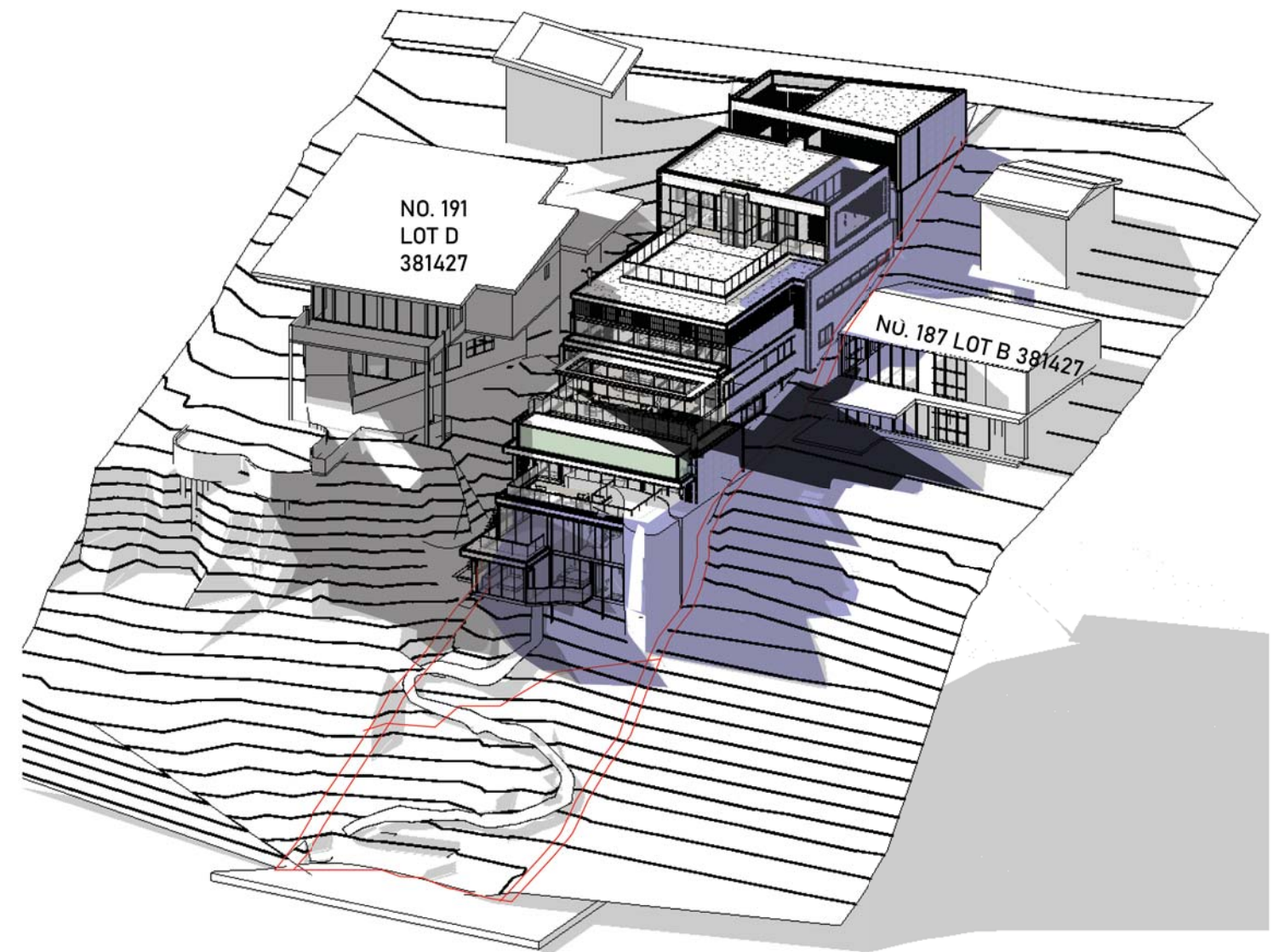
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NO. 191 SHADOWS

No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 12PM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 12:00PM



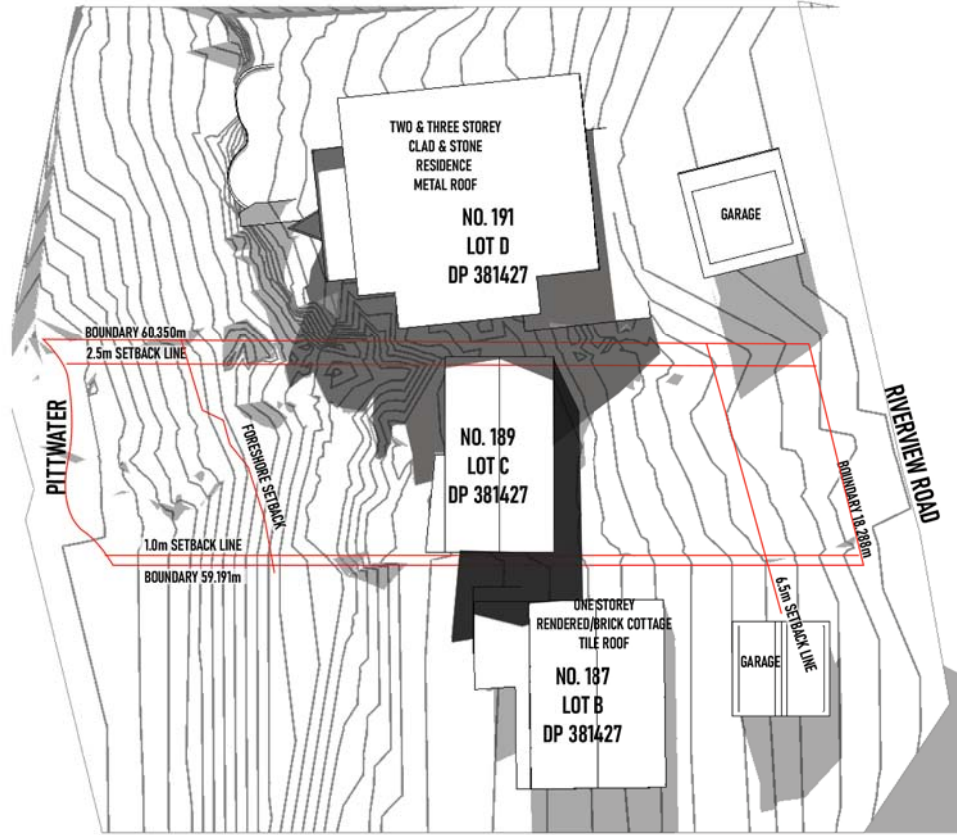
3D SHADOW DIAGRAM PROPOSED JUNE 21 12:00PM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

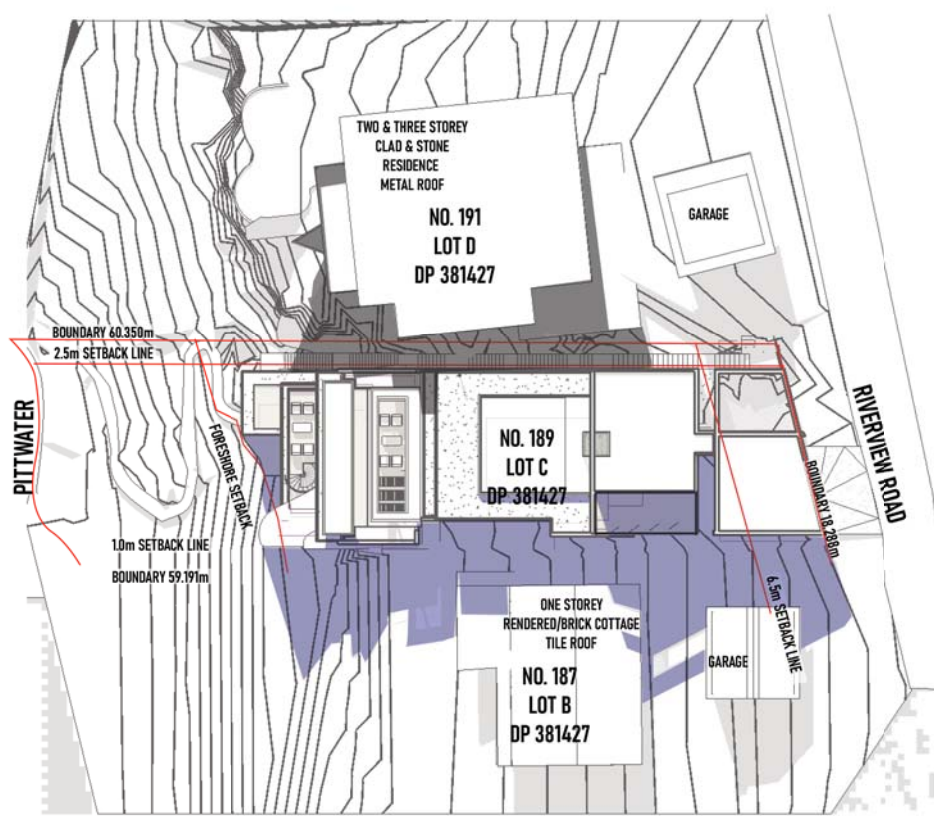
No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021
E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 12PM

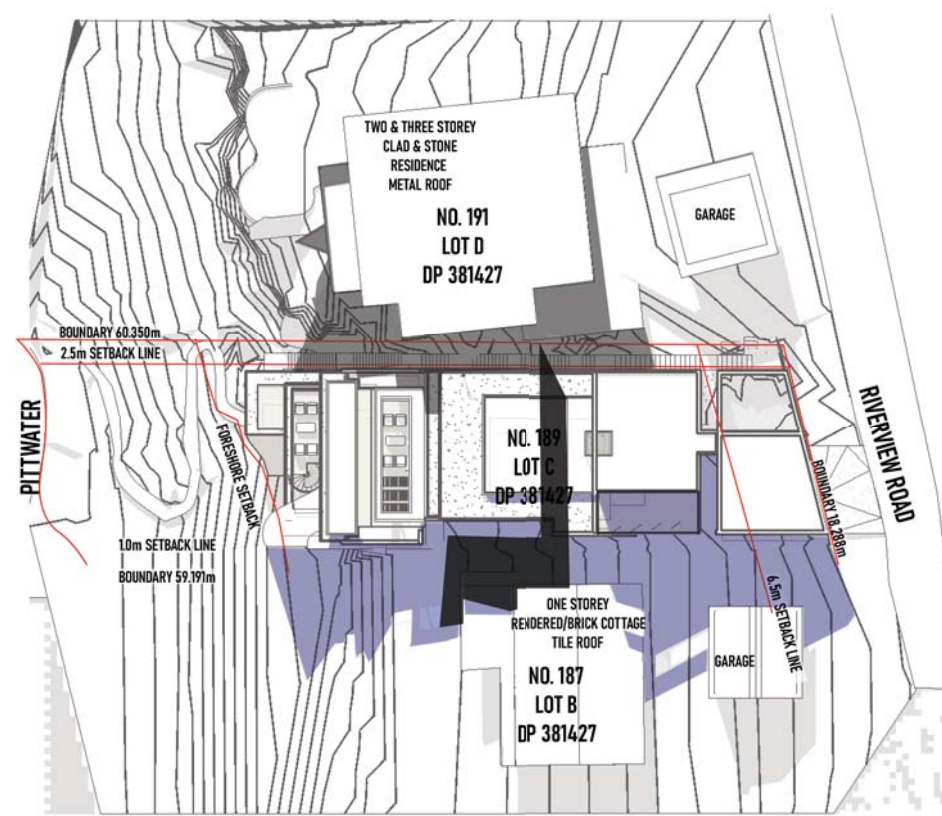
SCALE:
DRAWN: JL
APPROVED: AC



SHADOW DIAGRAM EXISTING JUNE 21 1:00PM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 1:00PM
SCALE 1:500 @A3

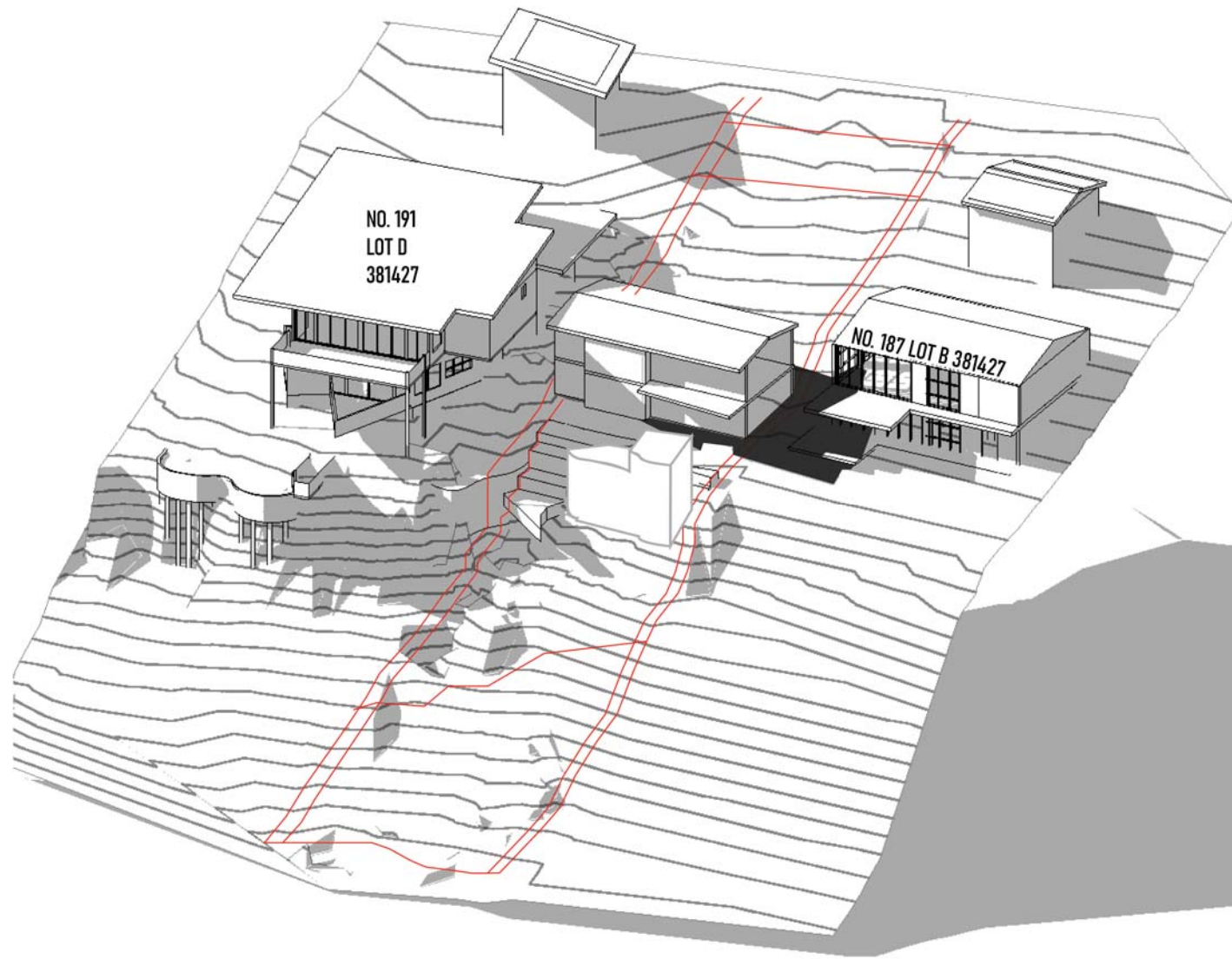


SHADOW DIAGRAM OVERLAID JUNE 21 1:00PM
SCALE 1:500 @A3

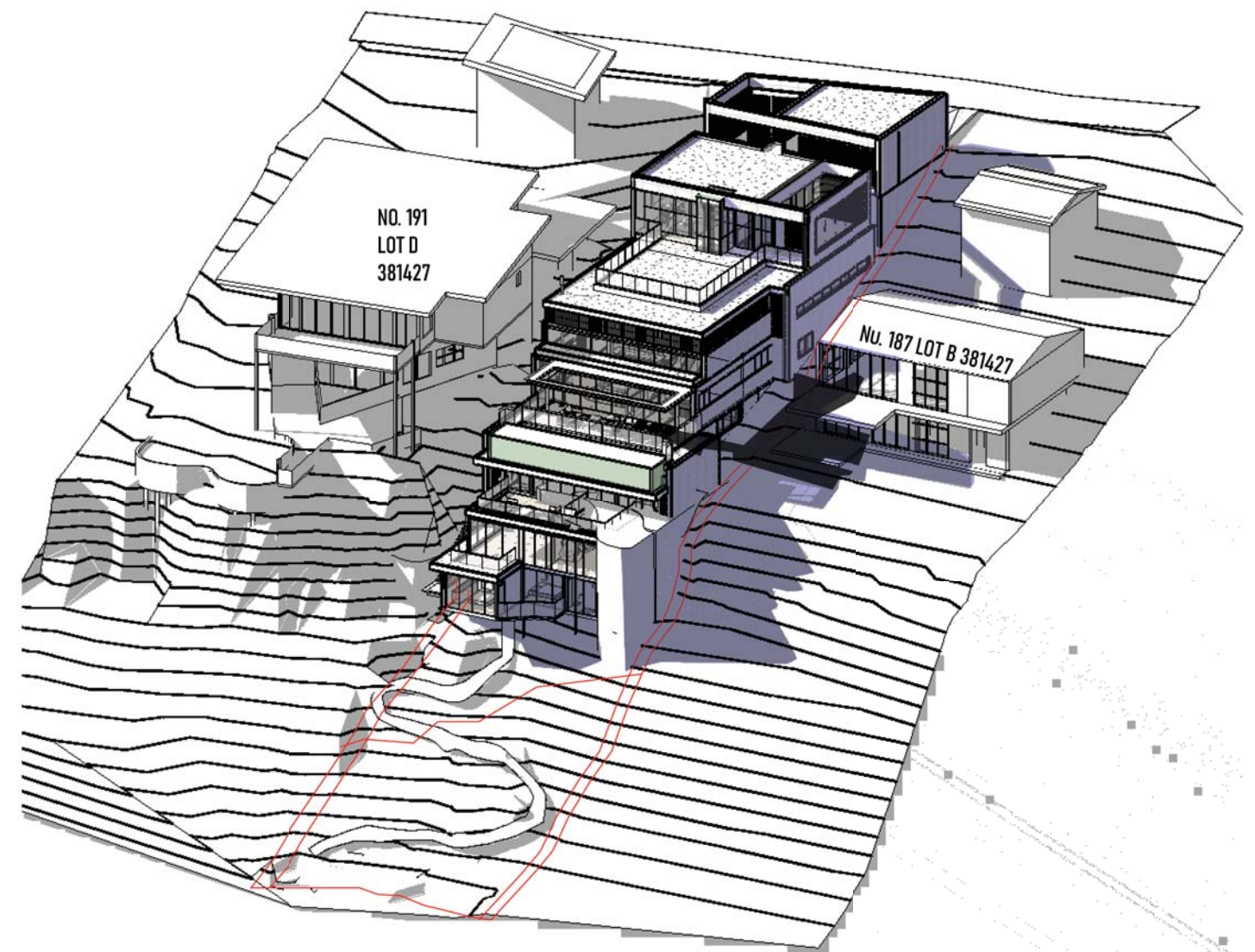
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NO. 191 SHADOWS

No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 1PM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 1:00PM



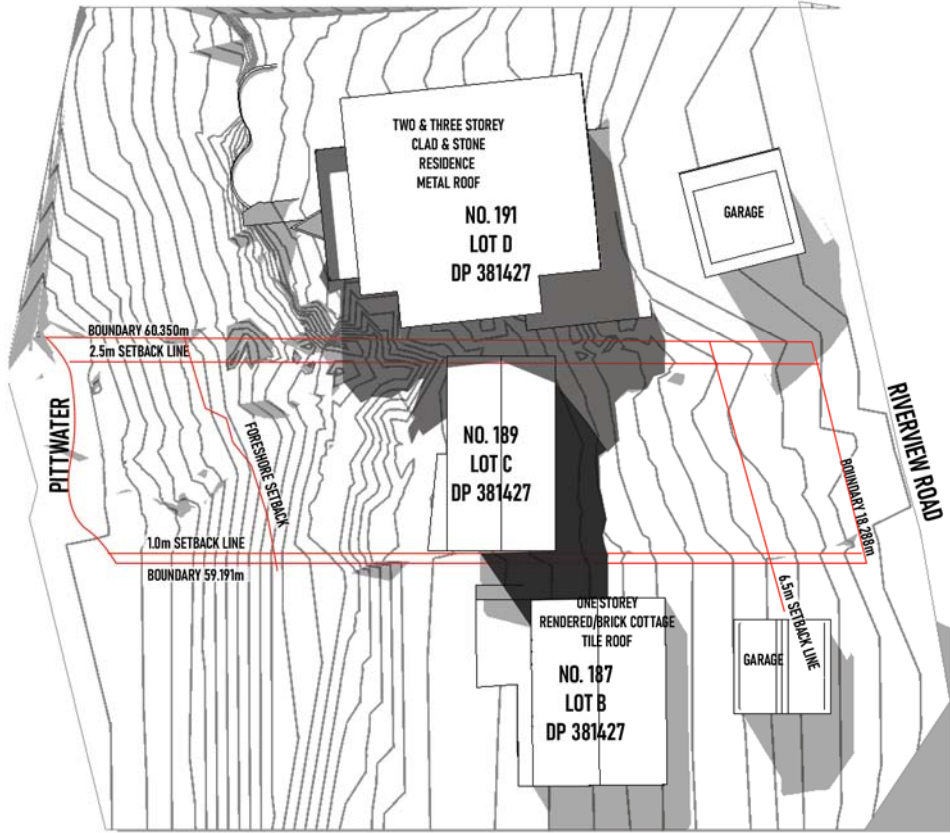
3D SHADOW DIAGRAM PROPOSED JUNE 21 1:00PM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

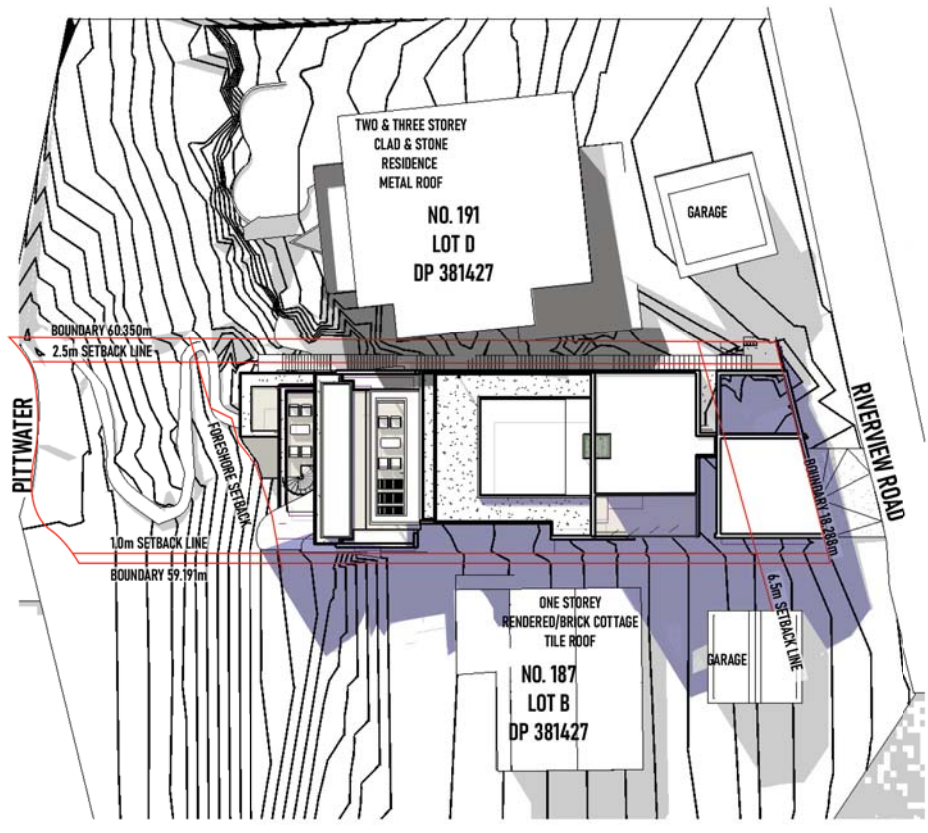
No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 1PM

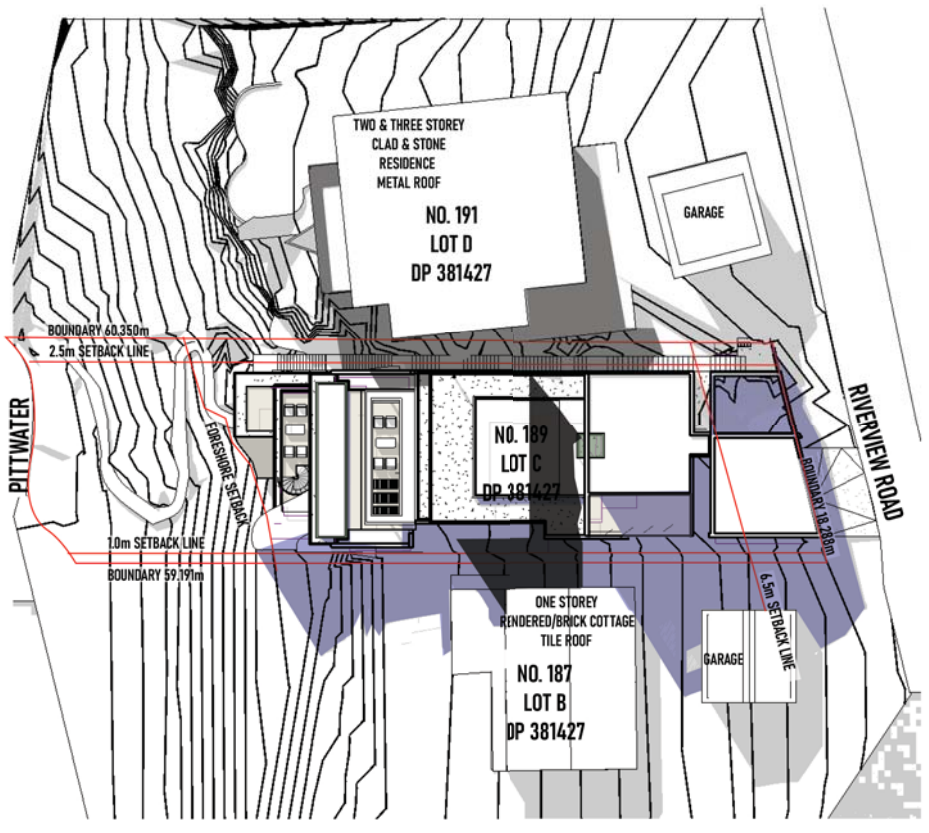
SCALE:
DRAWN: JL
APPROVED: AC



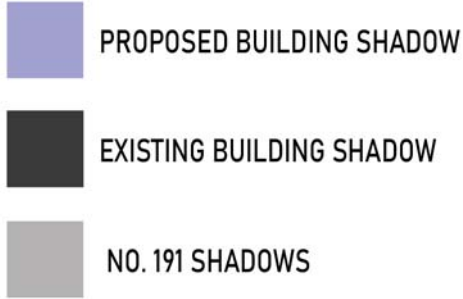
SHADOW DIAGRAM EXISTING JUNE 21 2:00PM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 2:00PM
SCALE 1:500 @A3

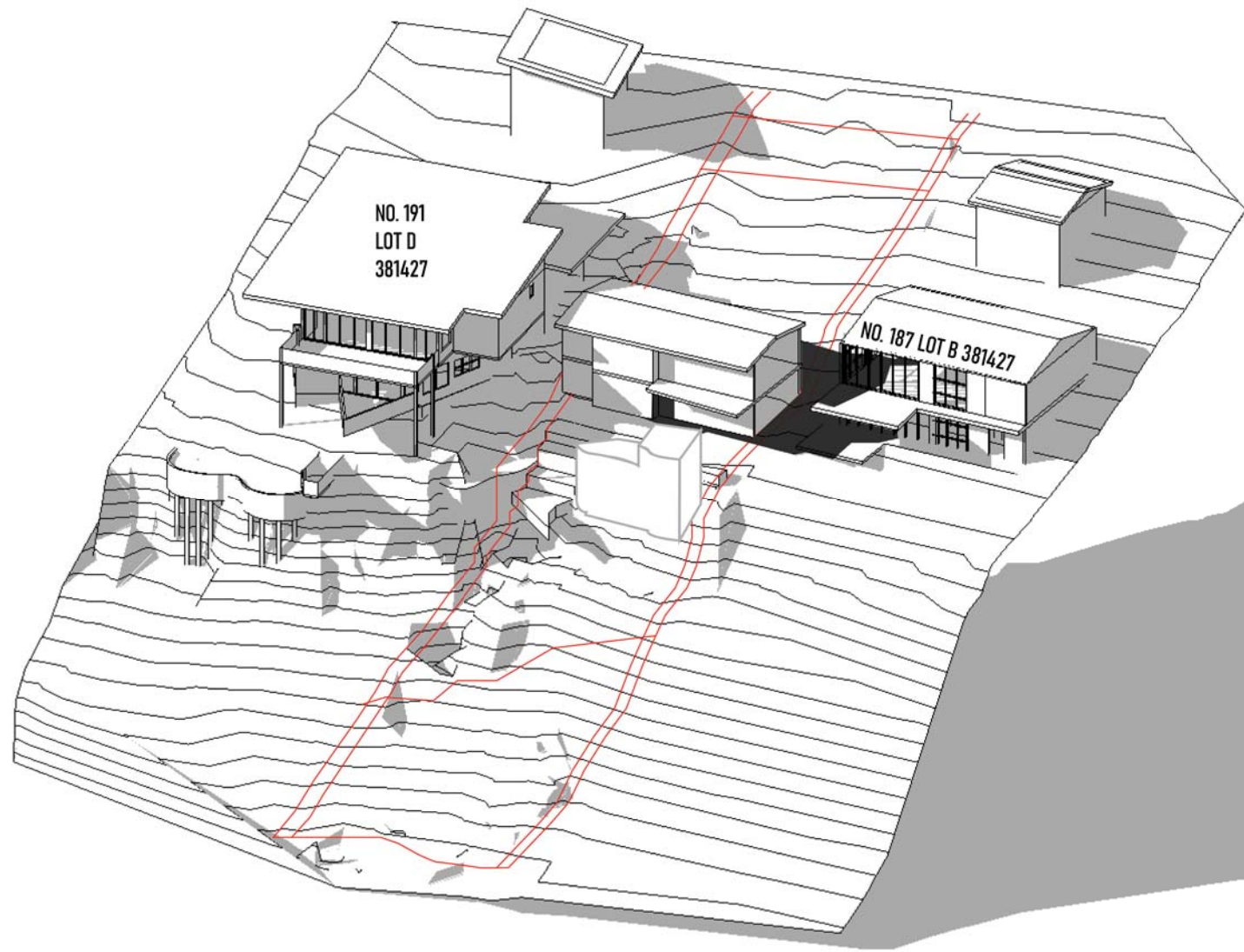


SHADOW DIAGRAM OVERLAID JUNE 21 2:00PM
SCALE 1:500 @A3

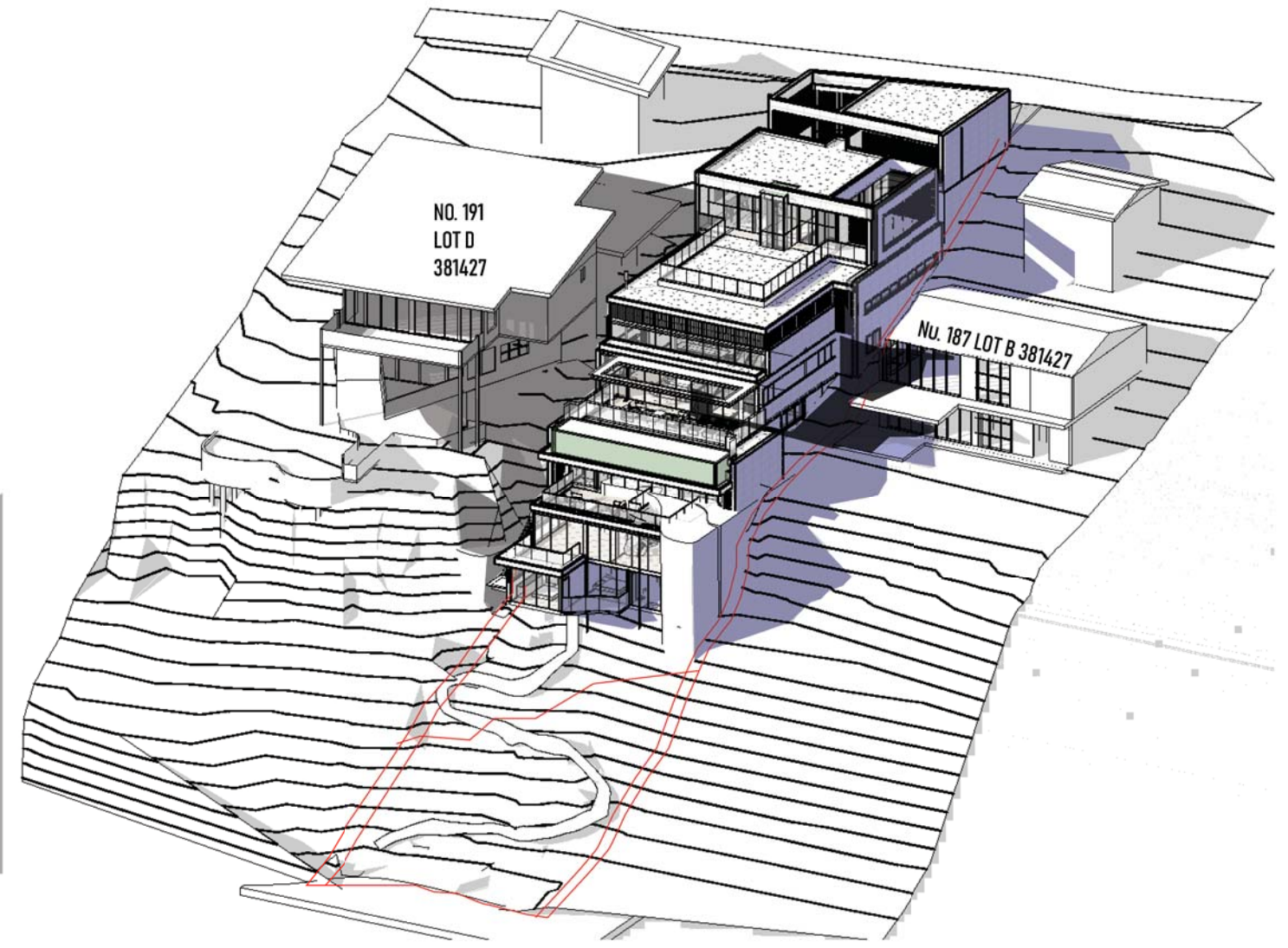


No.	DESCRIPTION	AMENDMENT	DATE
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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 2PM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 2:00PM



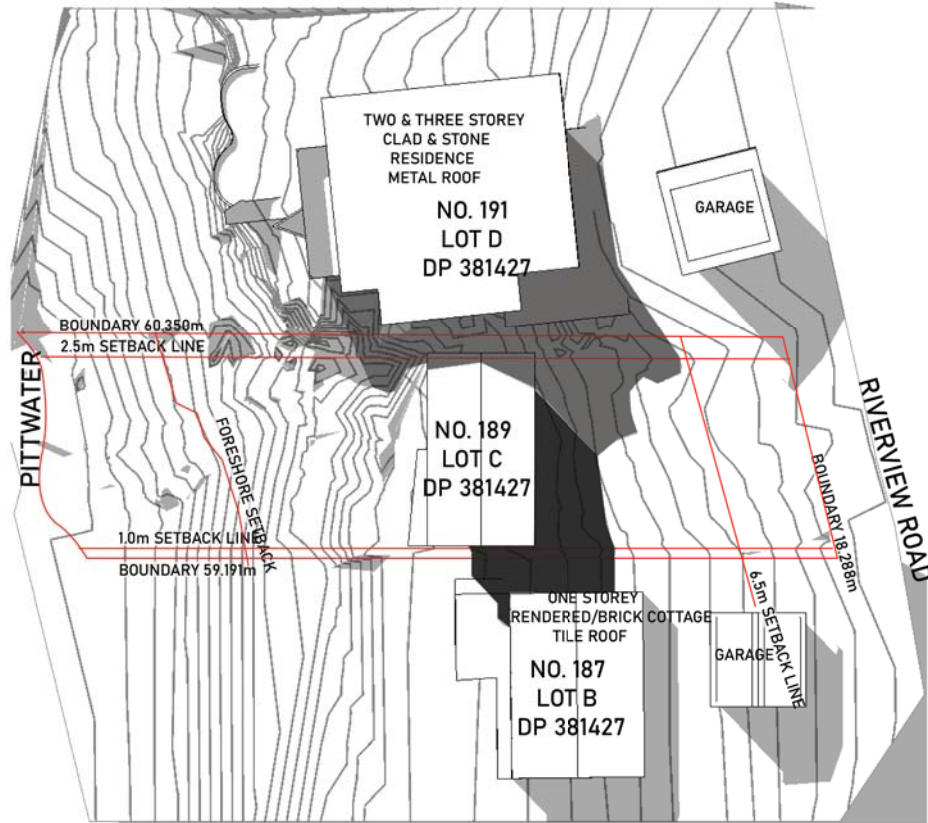
3D SHADOW DIAGRAM PROPOSED JUNE 21 2:00PM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

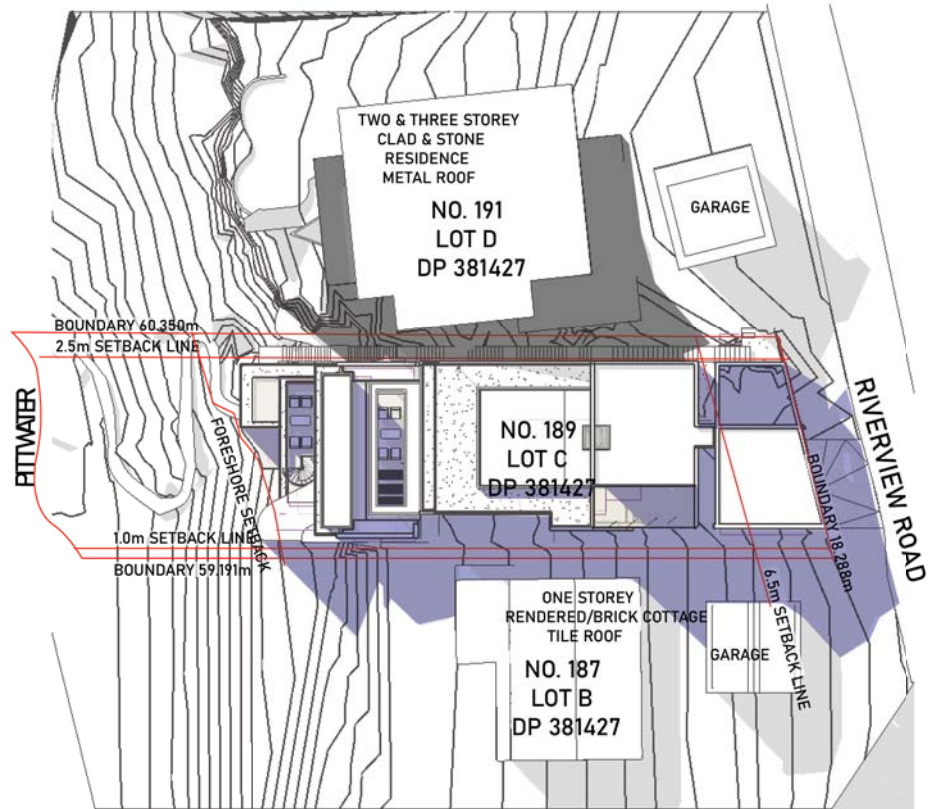
No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 2PM

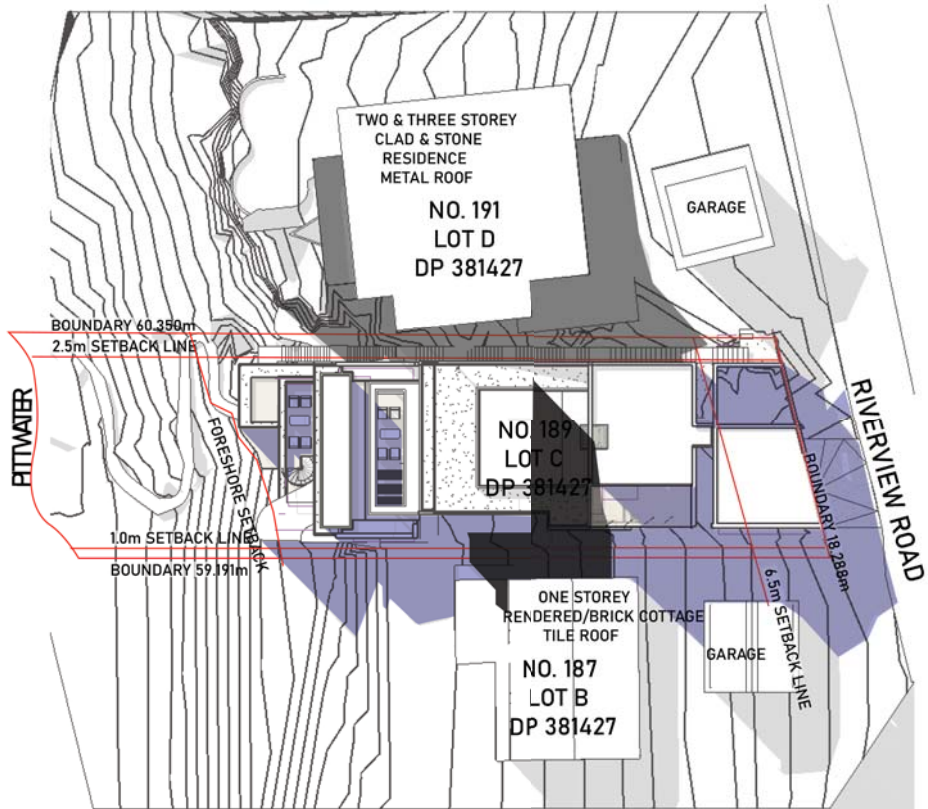
SCALE:
DRAWN: JL
APPROVED: AC



SHADOW DIAGRAM EXISTING JUNE 21 3:00PM
SCALE 1:500 @A3



SHADOW DIAGRAM PROPOSED JUNE 21 3:00PM
SCALE 1:500 @A3

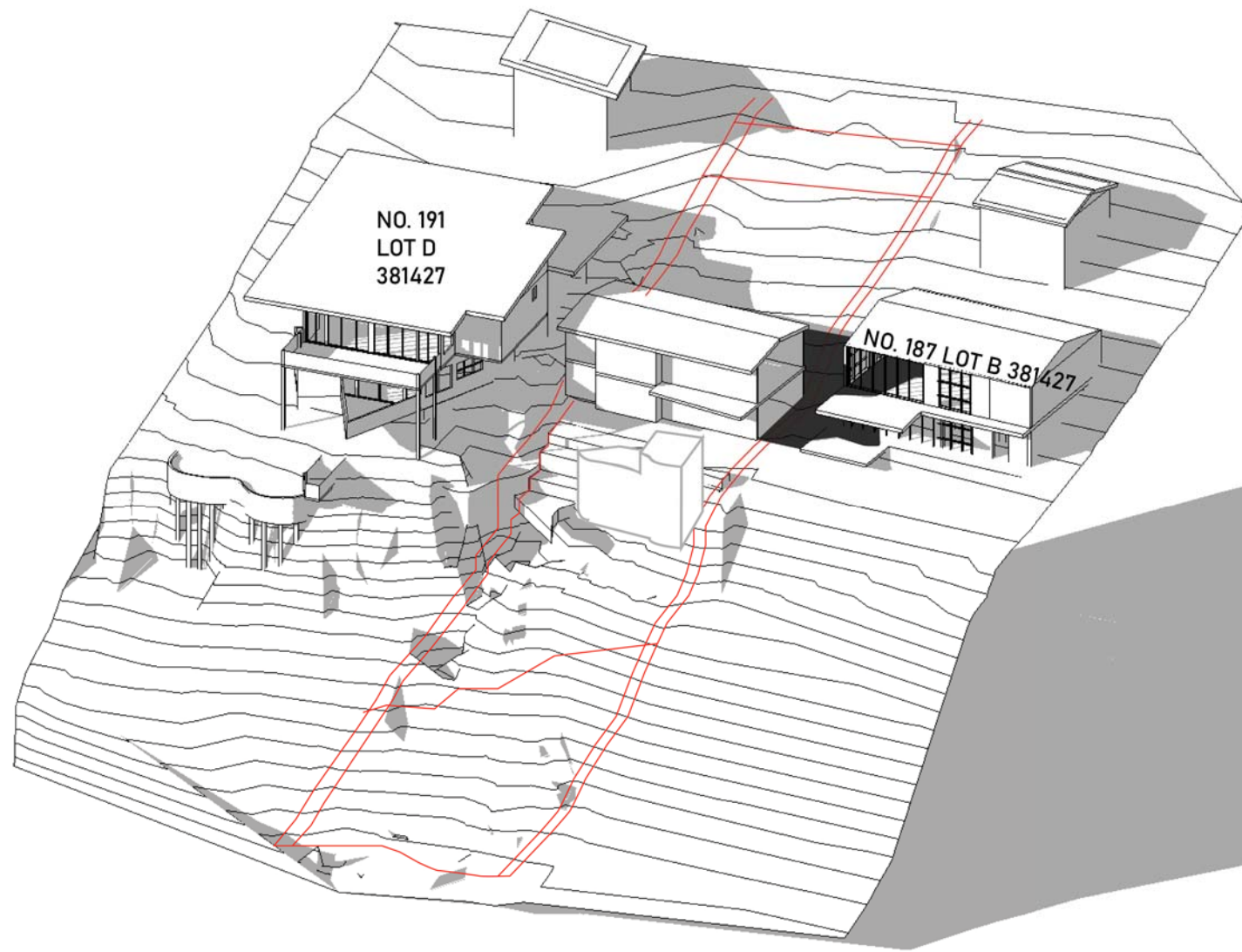


SHADOW DIAGRAM OVERLAID JUNE 21 3:00PM
SCALE 1:500 @A3

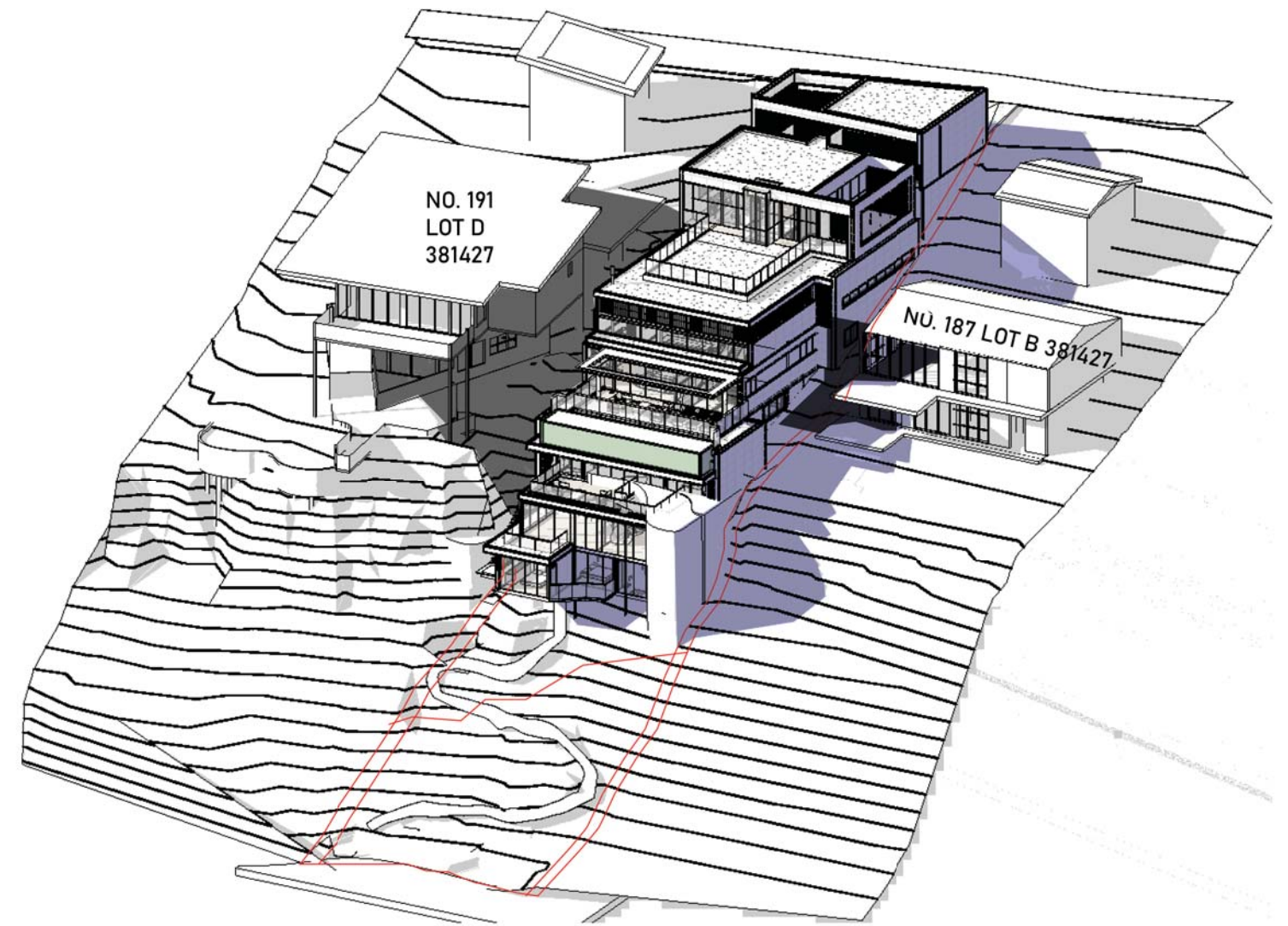
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW
- NO. 191 SHADOWS

No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams @ 3PM
SCALE: 1:500
DRAWN: JL
APPROVED: AC



3D SHADOW DIAGRAM EXISTING JUNE 21 3:00PM



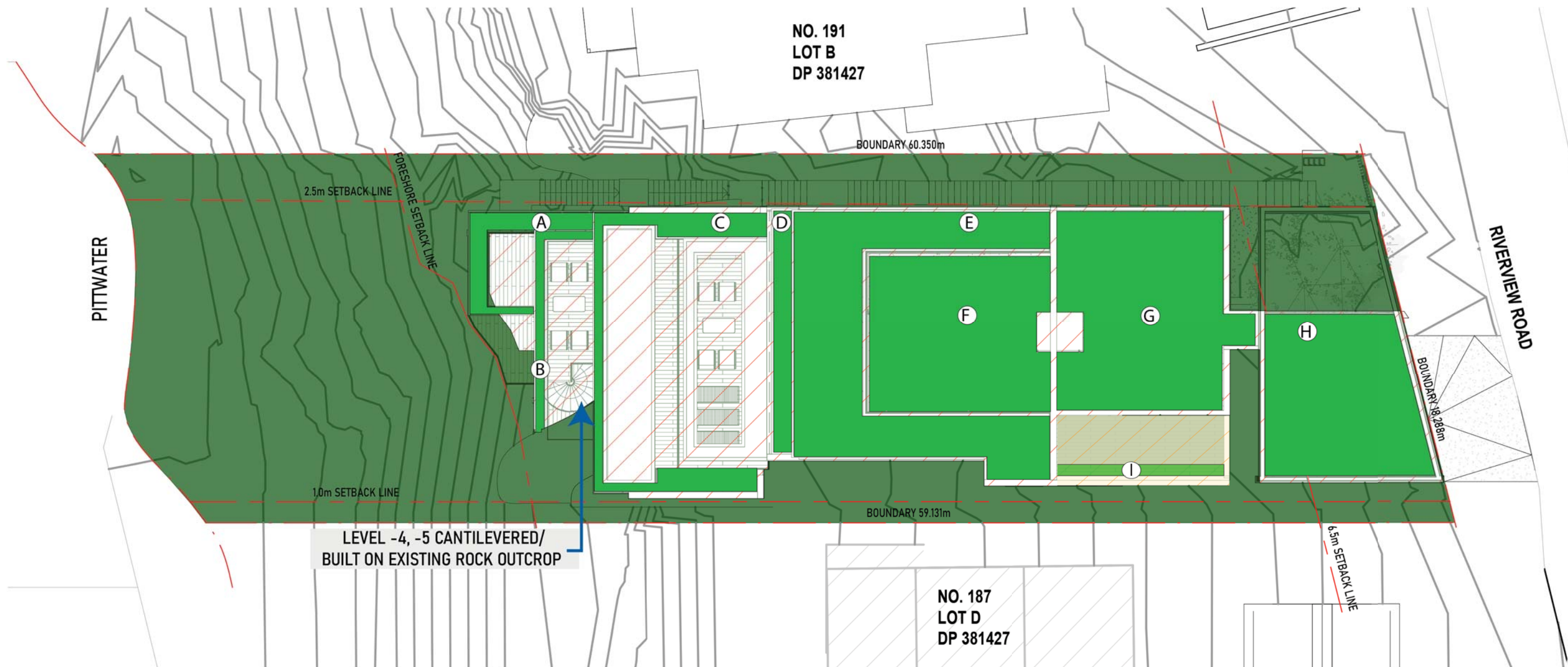
3D SHADOW DIAGRAM PROPOSED JUNE 21 3:00PM

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOWS
- NO. 191 SHADOWS

No.	DESCRIPTION	AMENDMENT	DATE
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H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Shadow Diagrams 3D @ 3PM

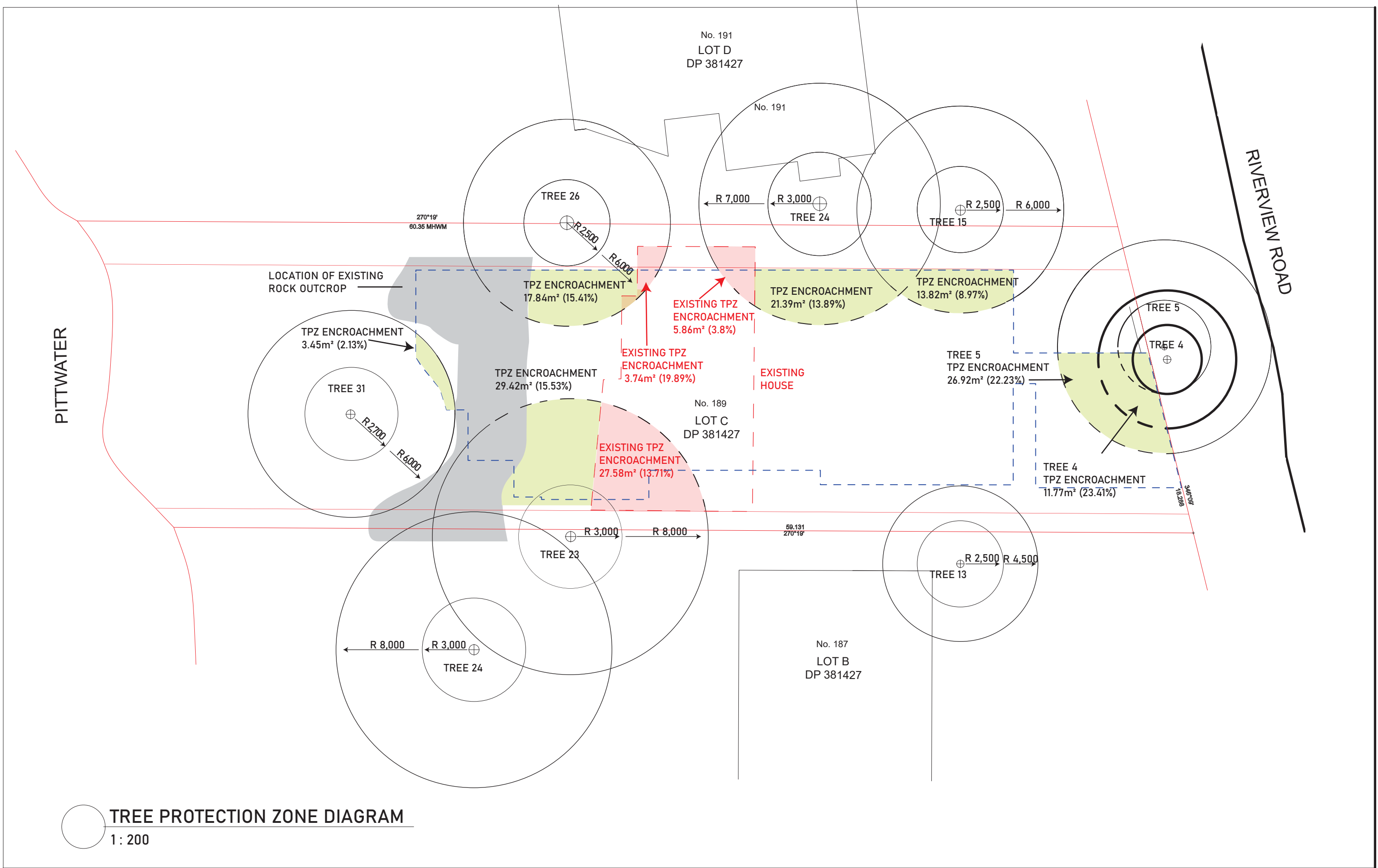
SCALE:
DRAWN: JL
APPROVED: AC

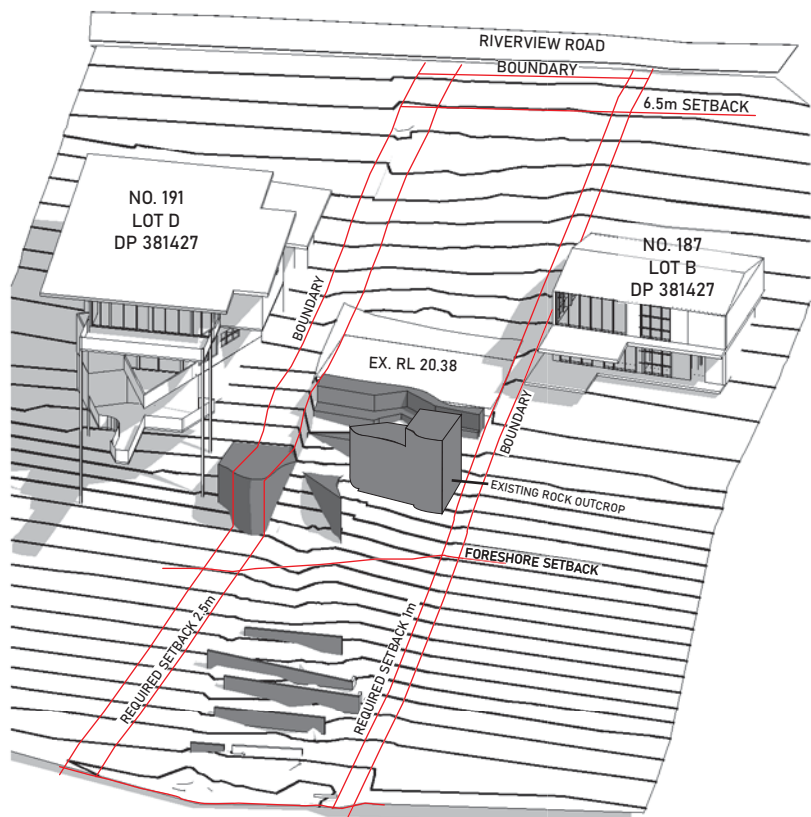


LANDSCAPING AREA CALCULATIONS

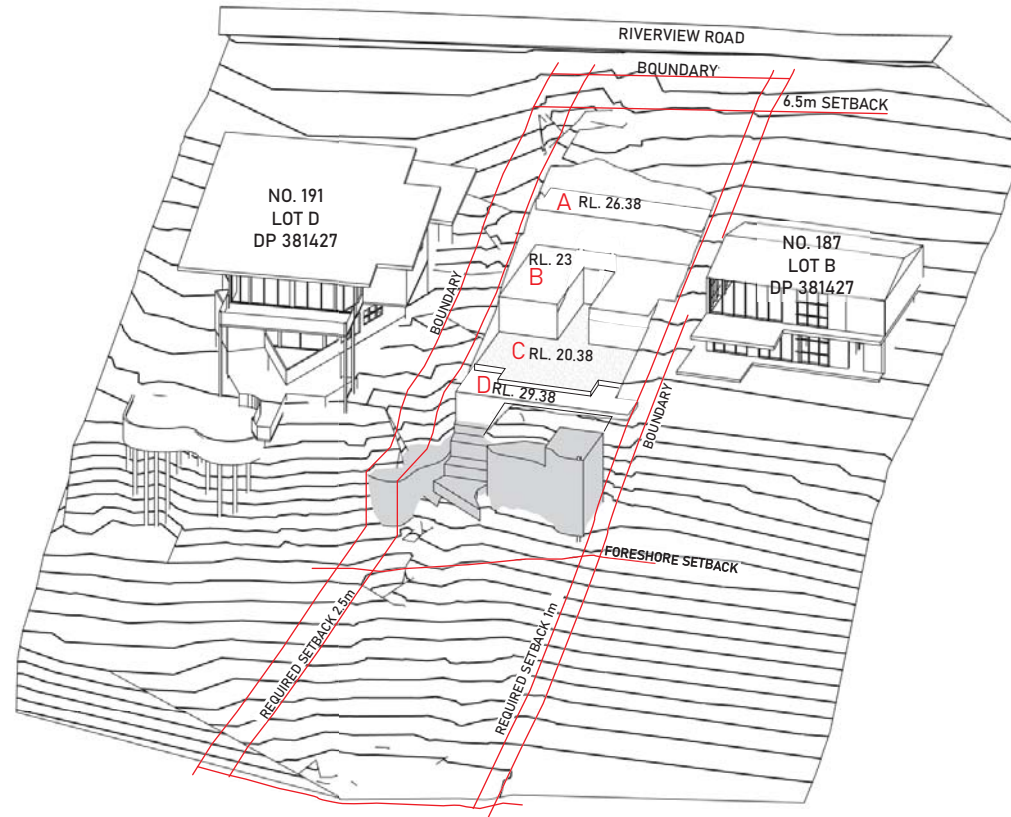
1 : 200

	ALLOWED/ REQUIRED AREA	PROVIDED
SITE AREA		1071m ²
LANDSCAPE REQUIRED (LEP)		
LANDSCAPE 60% OF AREA	642.6m ²	
DEEP SOIL LANDSCAPE AREA		579.65m ² (54.12%) 1
AREA A 300mm SOIL DEPTH		8.61m ²
AREA B 300mm SOIL DEPTH		4.70m ²
AREA C 300mm SOIL DEPTH		18.78m ²
AREA D 300mm SOIL DEPTH		9.68m ²
AREA E 600mm SOIL DEPTH		72.94m ²
AREA F 300mm SOIL DEPTH		61.90m ²
AREA G 300mm SOIL DEPTH		73.51m ²
AREA H 300mm SOIL DEPTH		54.22m ²
AREA I 1m SOIL DEPTH		4.31m ²
TOTAL LANDSCAPE OVER STRUCTURES		308.65m ² (28.81%) 2
TOTAL LANDSCAPING PROVIDED (1+2)		888.3m ² (82.94%)

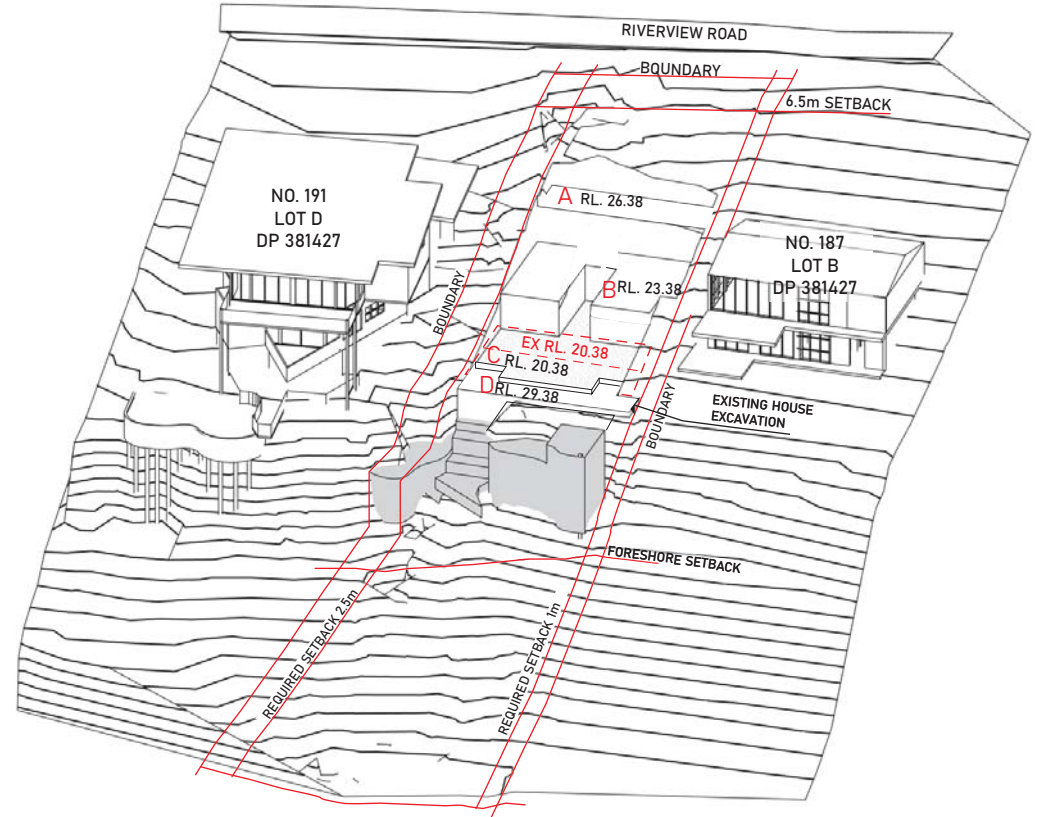




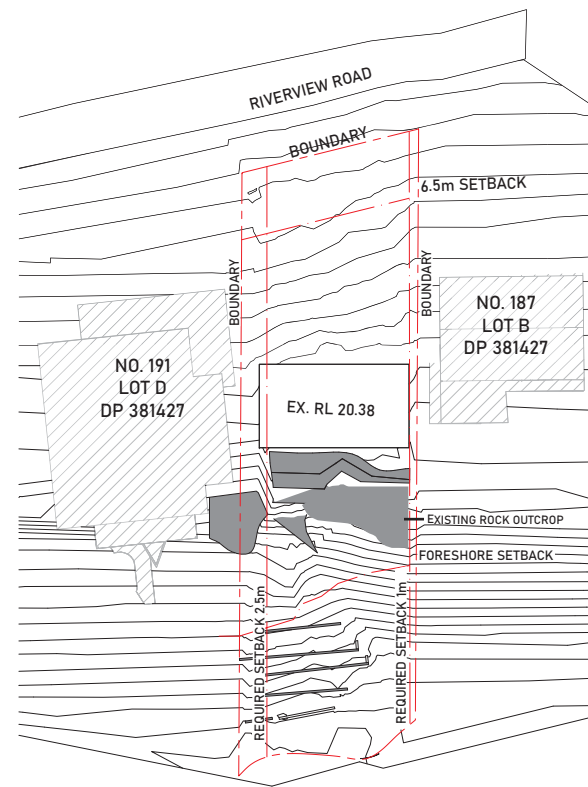
3D EXISTING EXCAVATION



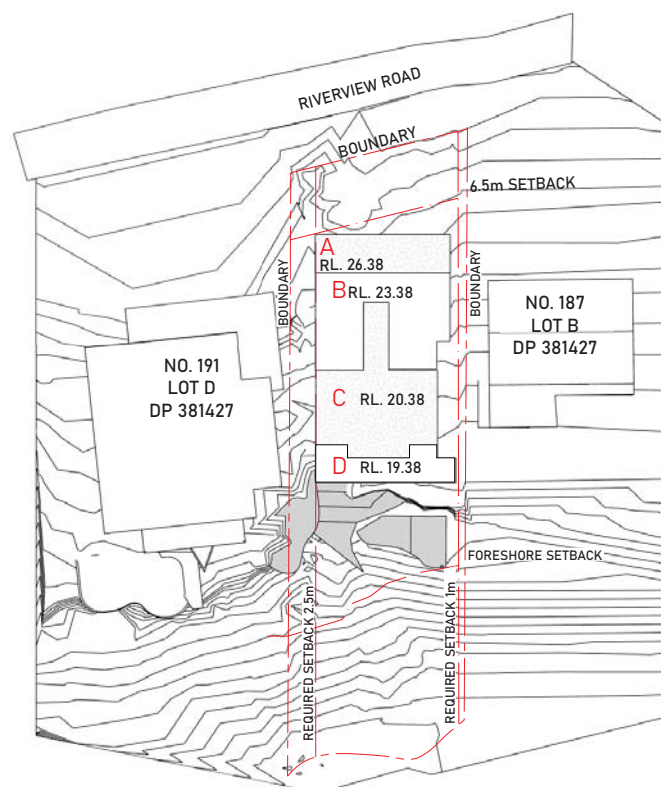
3D PROPOSED EXCAVATION



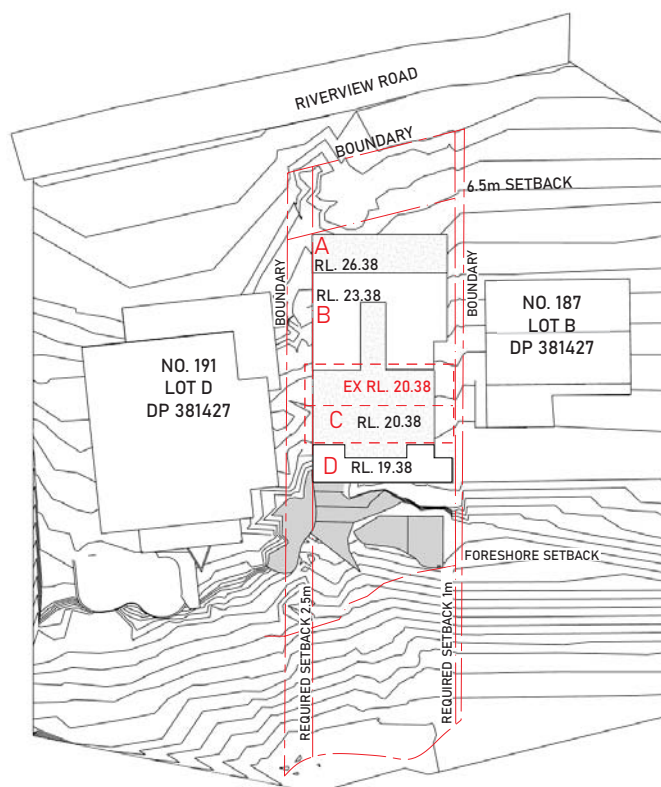
3D SUPERIMPOSED EXCAVATION



EXISTING EXCAVATION PLAN
SCALE 1:750 @A3



PROPOSED EXCAVATION PLAN
SCALE 1:750 @A3



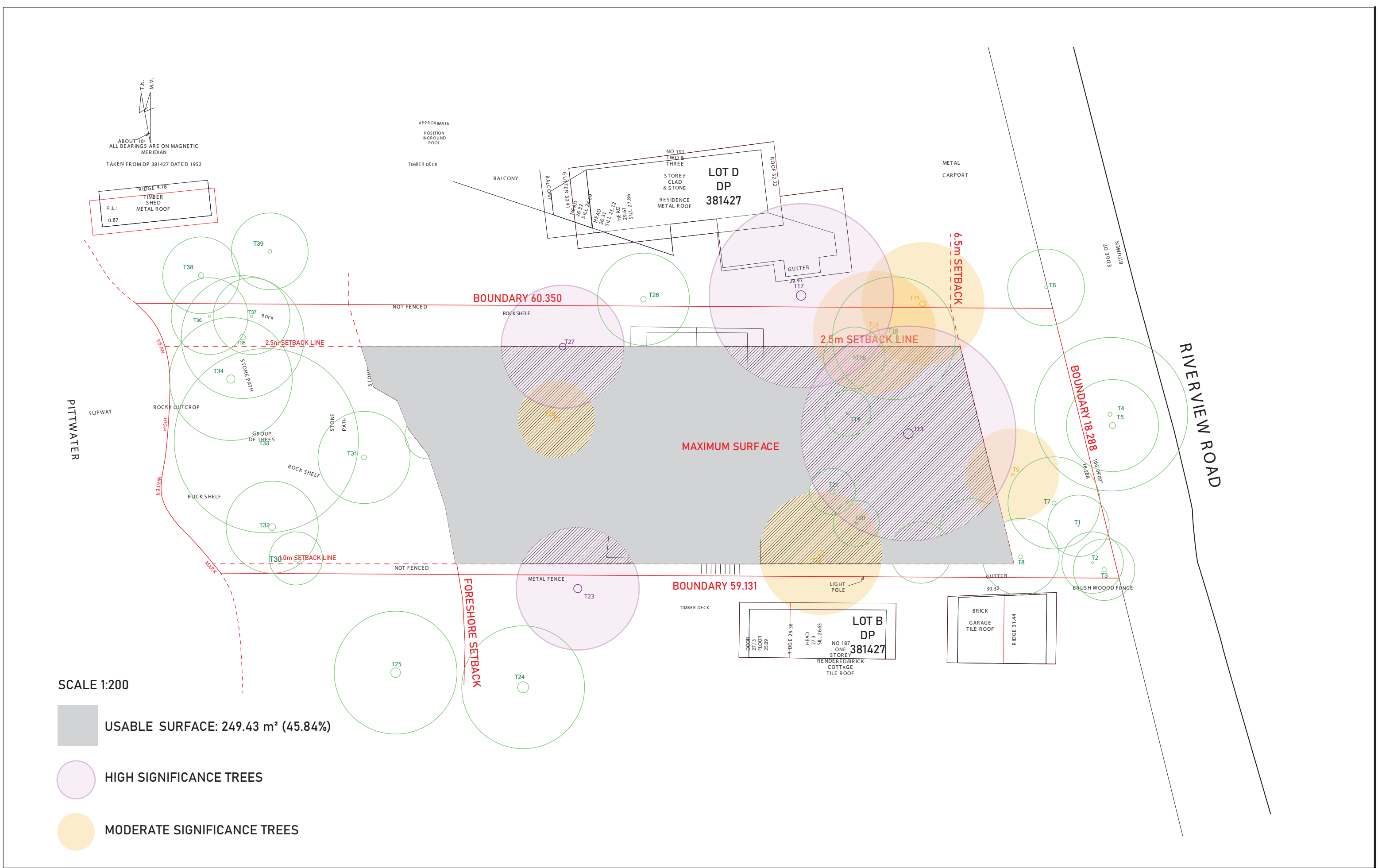
SUPERIMPOSED EXCAVATION PLAN
SCALE 1:750 @A3



VOLUME BREAKDOWN	
PLATFORM A	73.75m ³
PLATFORM B	181.06m ³
PLATFORM C	121.43m ³
PLATFORM D	34.84m ³
EXISTING EXCAVATION VOLUME	-106m ³
TOTAL PROPOSED EXCAVATION VOLUME:	305.08m ³

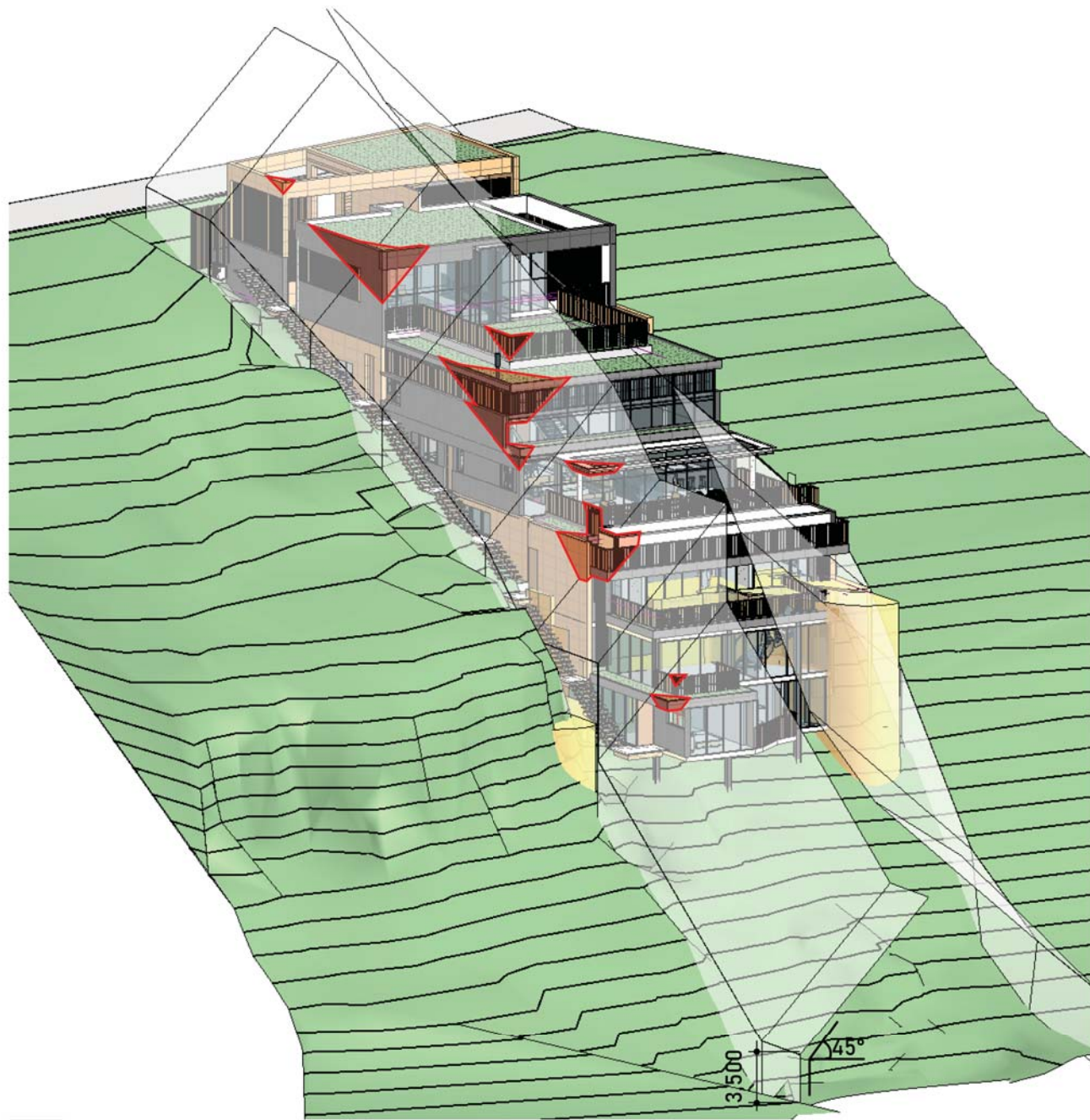
No.	DESCRIPTION	AMENDMENT	DATE
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G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

PROJECT NAME: DURIE RESIDENCE
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Excavation Diagrams

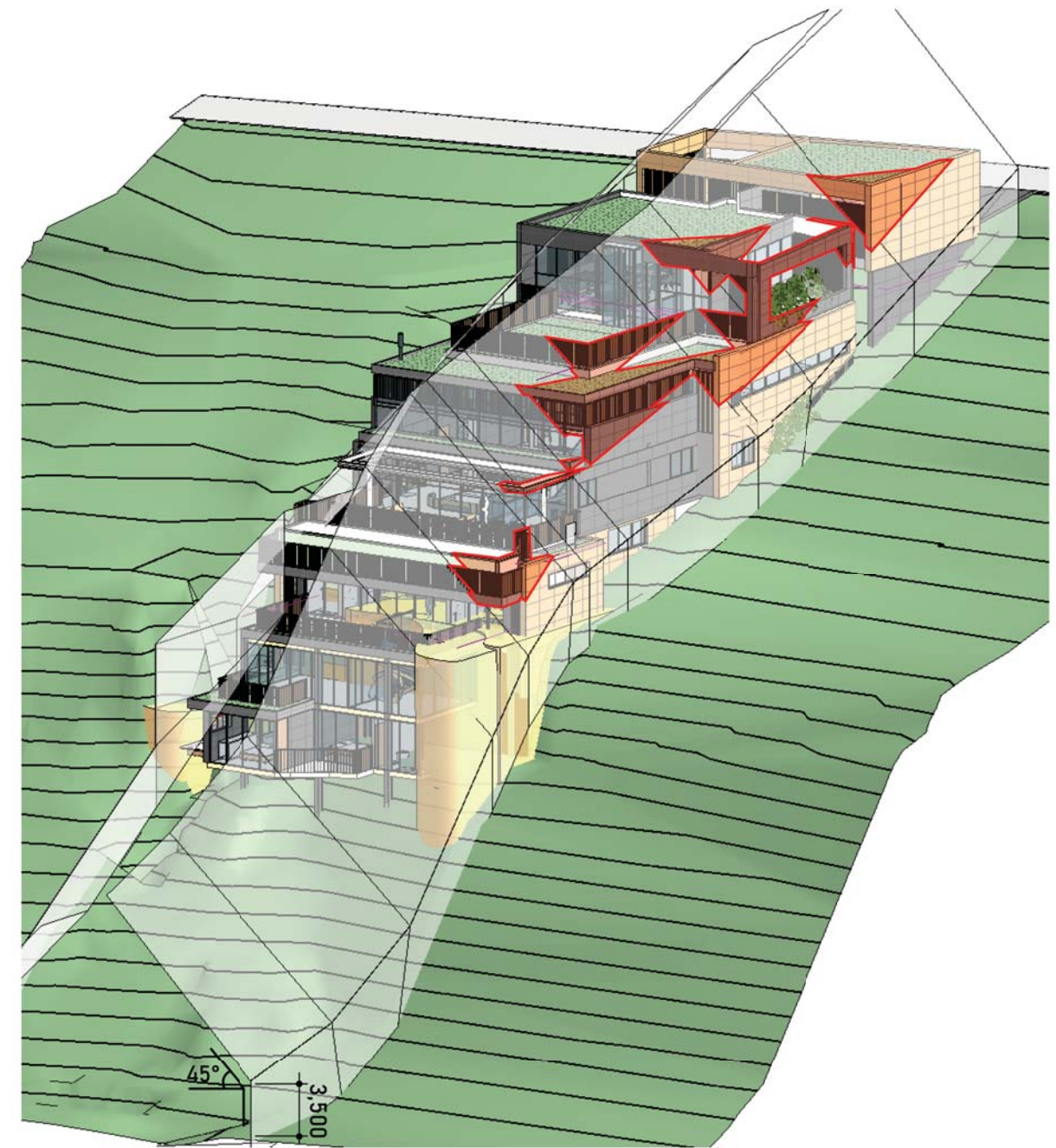
SCALE:
DRAWN: JL
APPROVED: AC



	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence			 NORTH
				A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021	ADDRESS: 189 Riverview, Avalon Beach, NSW 2107			
				B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021	DRAWING TITLE: Financial Usability of Site			
	C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021	SCALE: 1:200		DRAWING No. 001 - 269	REVISION H			
	D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021	DRAWN: JL						
	E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021	APPROVED: AC						
	F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021							
	G	BASIX COMMENTS AND NOTES ADDED		10/08/2021							
	H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021							
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NORTHERN ENVELOPE SETBACK SHOWN AT 3.5m HEIGHT AT 45°



SOUTHERN ENVELOPE SETBACK SHOWN AT 3.5m HEIGHT AT 45°

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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: 3D Building Envelope Diagrams

SCALE:
DRAWN: JL
APPROVED: AC



 HABITAT LOSS DIAGRAM
1 : 200

No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: HABITAT LOSS DIAGRAM

SCALE: 1 : 200

DRAWN: JL

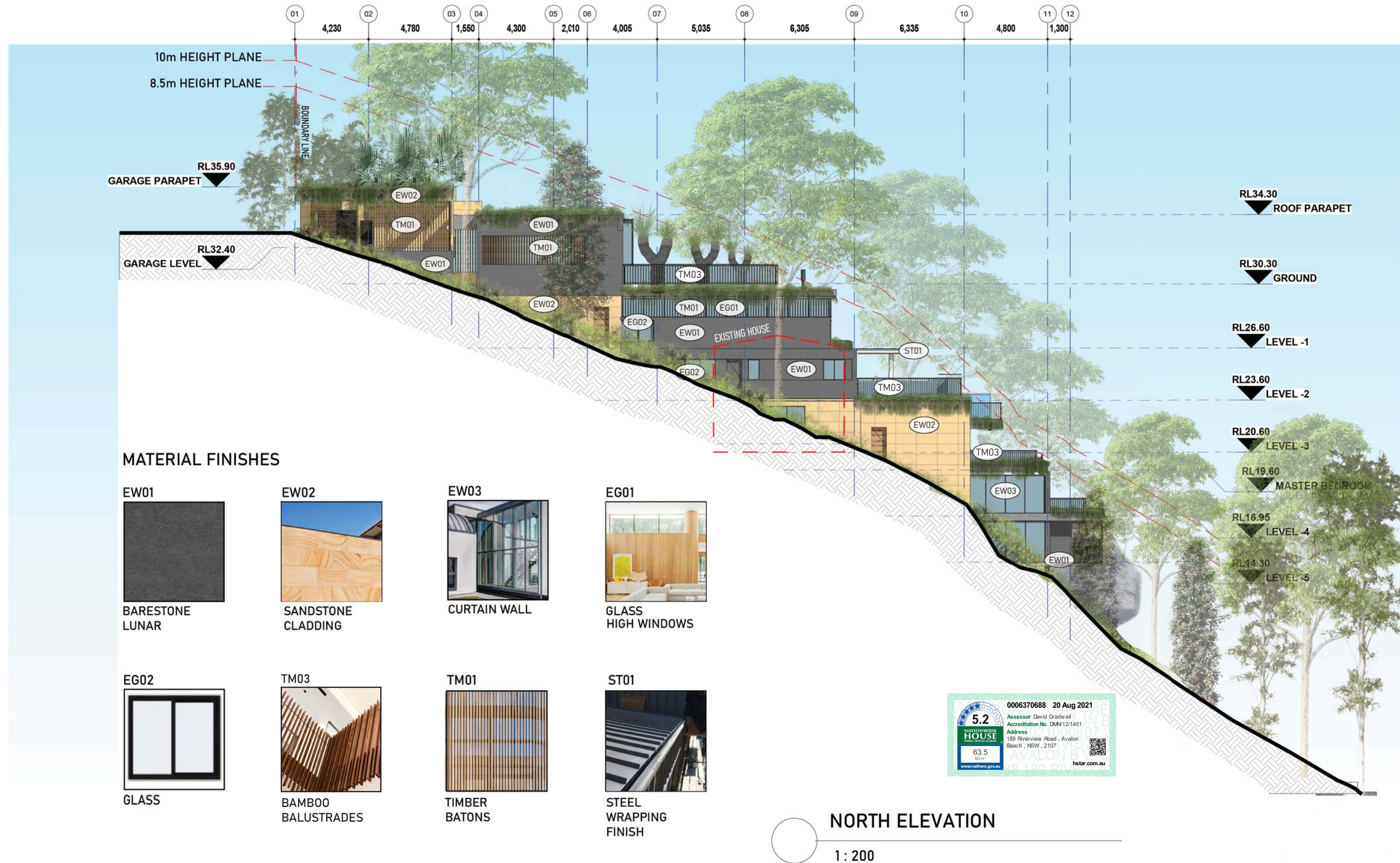
APPROVED: AC

DRAWING No.
001 - 271



REVISION

H



No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: North Elevation

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

DRAWING No. REVISION
001 - 300 H



SOUTH ELEVATION

1 : 200

MATERIAL FINISHES

EW01



BARESTONE
LUNAR

EW02



SANDSTONE
CLADDING

EW03



CURTAIN WALL

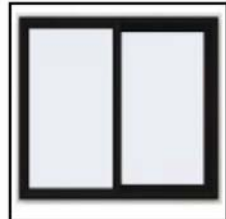
EG01



GLASS

HIGH WINDOWS

EG02



GLASS

TM03



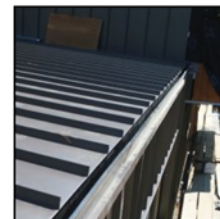
BAMBOO
BALUSTRADES

TM01



TIMBER
BATONS

ST01



STEEL
WRAPPING
FINISH

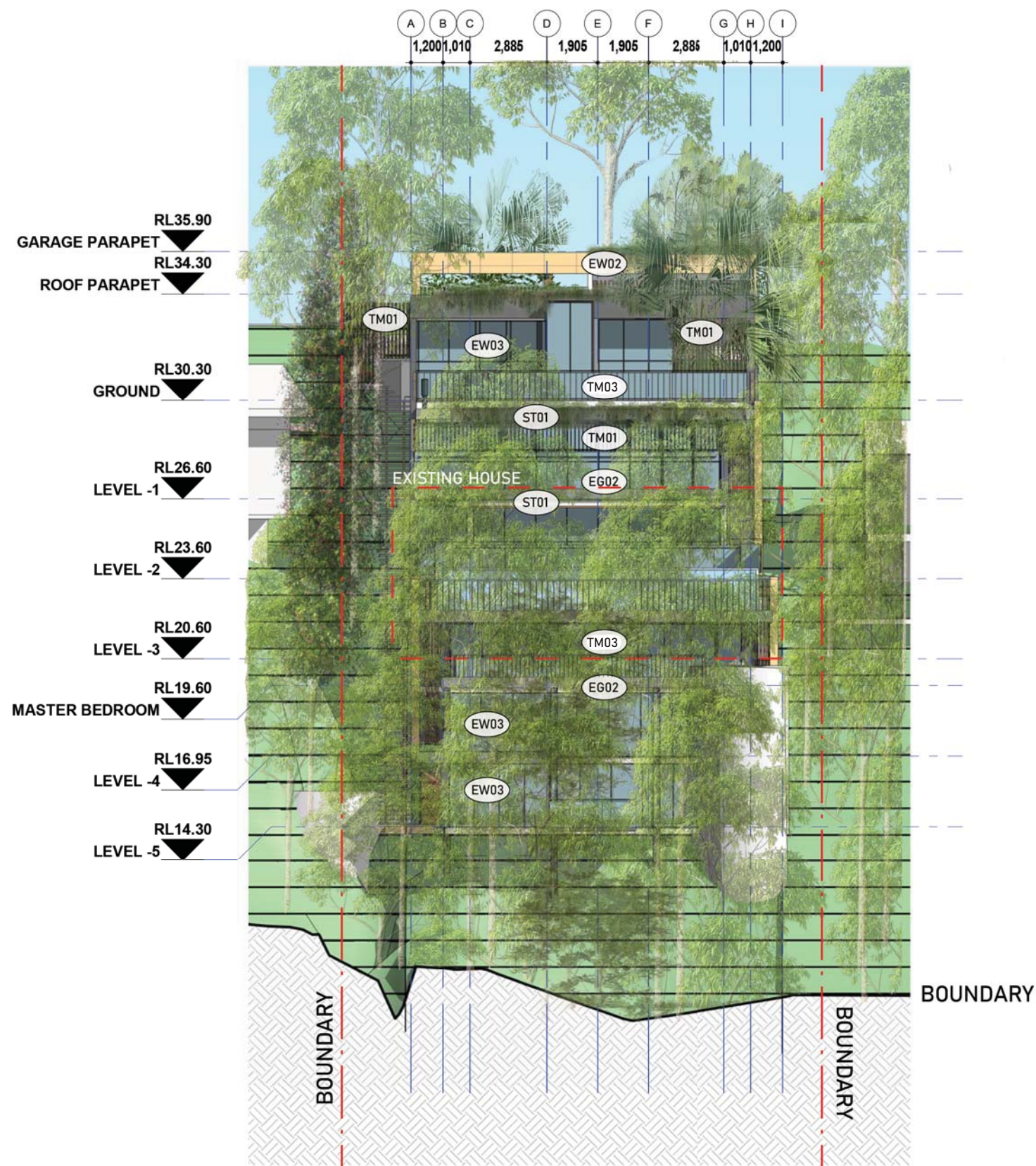
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: South Elevation

SCALE: 1 : 200

DRAWN: JL

APPROVED: AC

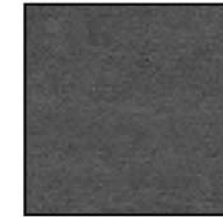


WEST ELEVATION

1 : 200

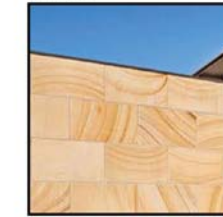
MATERIAL FINISHES

EW01



BARESTONE
LUNAR

EW02



SANDSTONE
CLADDING

EW03



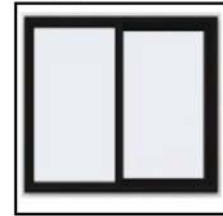
CURTAIN WALL

EG01



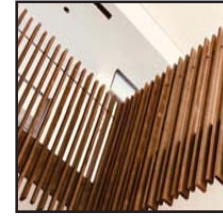
GLASS
HIGH WINDOWS

EG02



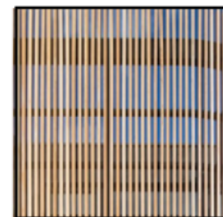
GLASS

TM03



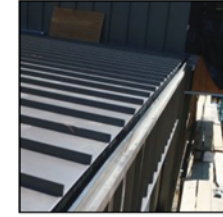
BAMBOO
BALUSTRADES

TM01



TIMBER
BATONS

ST01



STEEL
WRAPPING
FINISH



DURIEDESIGN

DA ISSUE

WEST ELEVATION

LOT C DP 381427
AREA 1071m²

CLIENT: Jamie Durie

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No.	DESCRIPTION	AMENDMENT	DATE
A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021
B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021
C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021
D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021
E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021
F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021
G	BASIX COMMENTS AND NOTES ADDED		10/08/2021
H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021

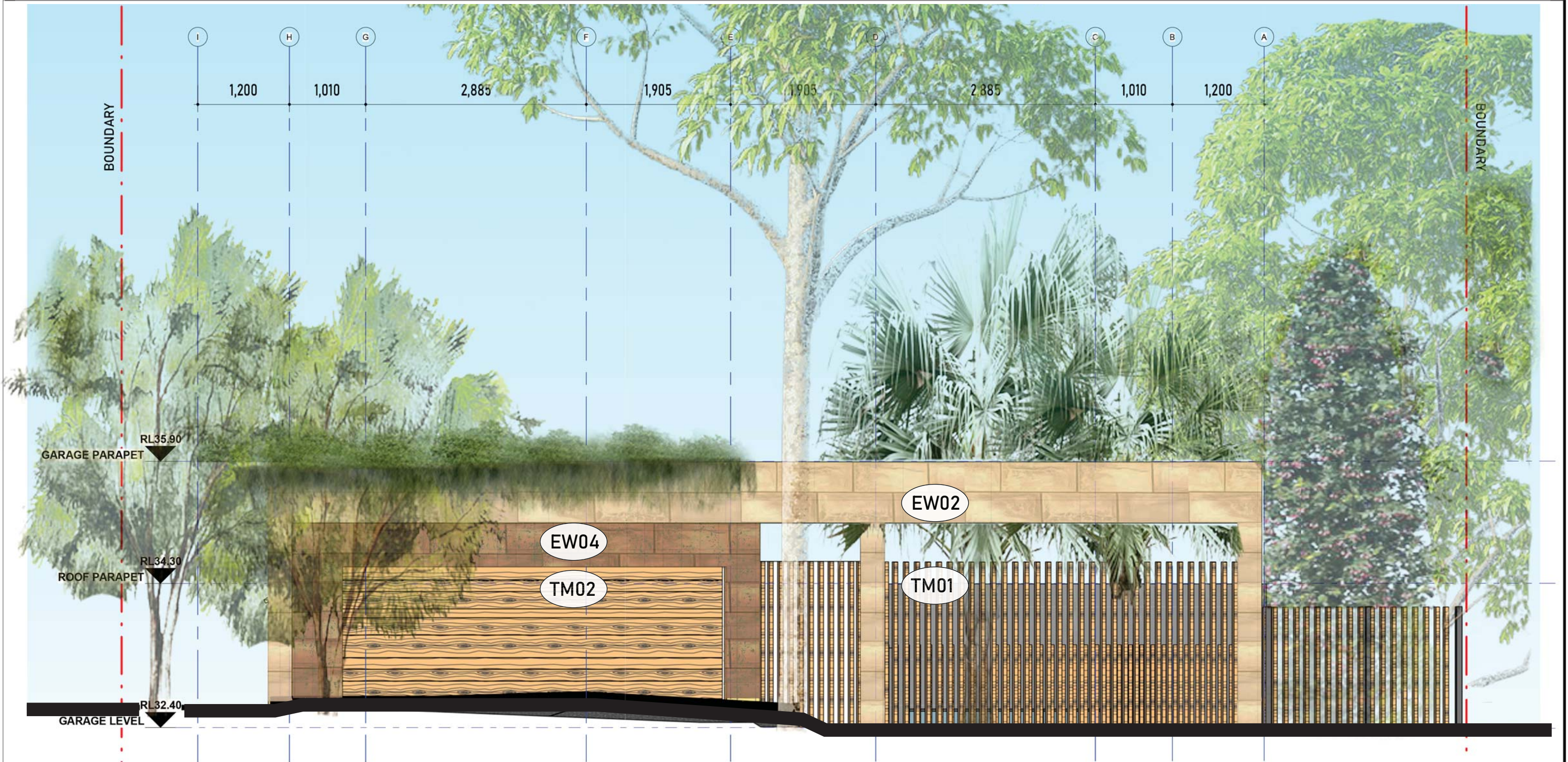
PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: West Elevation

SCALE: 1 : 200

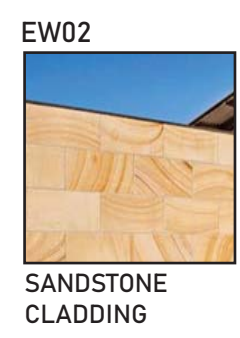
DRAWN: JL


APPROVED: AC

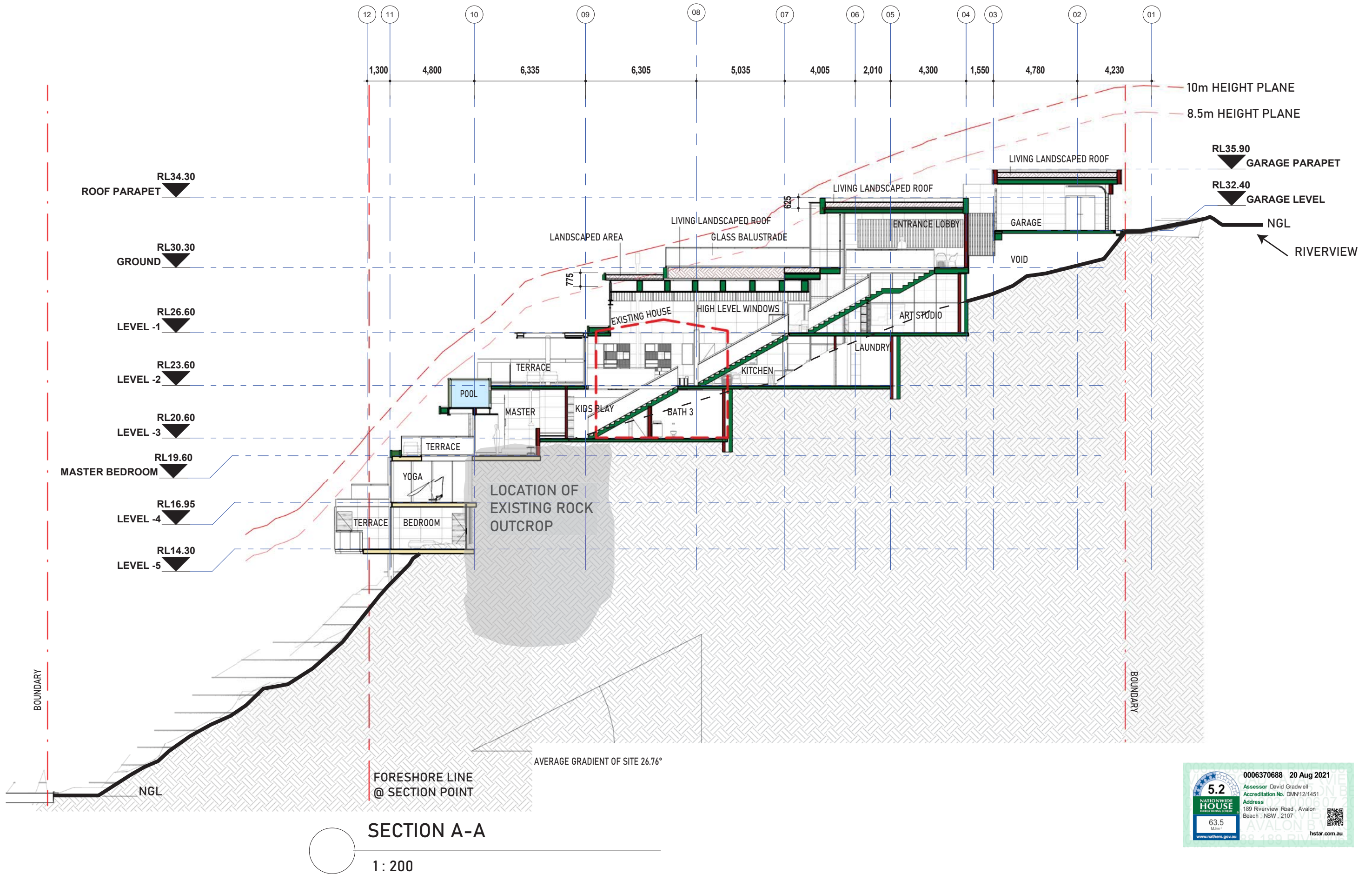
DRAWING No. REVISION
001 - 302 H



EAST ELEVATION
1:50



	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence			
	EAST ELEVATION	ALL RIGHTS RESERVED. THE COPYRIGHT OF THIS DRAWING (INCLUDING ALL ATTACHED AND INCORPORATED DOCUMENTS) IS PROPERTY OF DURIE DESIGN. NEITHER THE FORM OR ANY PART OF IT MAY BE USED OR REPRODUCED BY ANY METHOD WHATSOEVER OR INCORPORATED BY REFERENCE OR IN ANY MANNER WHATSOEVER IN ANY OTHER DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF DURIE DESIGN.		A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021	ADDRESS: 189 Riverview, Avalon Beach, NSW 2107			
				B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021	DRAWING TITLE: East Elevation			
				C	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		12/07/2021	SCALE: 1 : 50	DRAWN: JL	DRAWING No.	REVISION
				D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021				
				E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021				
				F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	APPROVED: AC	001 - 303	<div>H</div>	
				G	BASIX COMMENTS AND NOTES ADDED		10/08/2021				
				H	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		17/08/2021				



No.	DESCRIPTION	AMENDMENT	DATE
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PROJECT NAME: Durie Residence
ADDRESS: 189 Riverview, Avalon Beach, NSW 2107
DRAWING TITLE: Section A-A

SCALE: 1:200

DRAWN: JL

APPROVED: AC

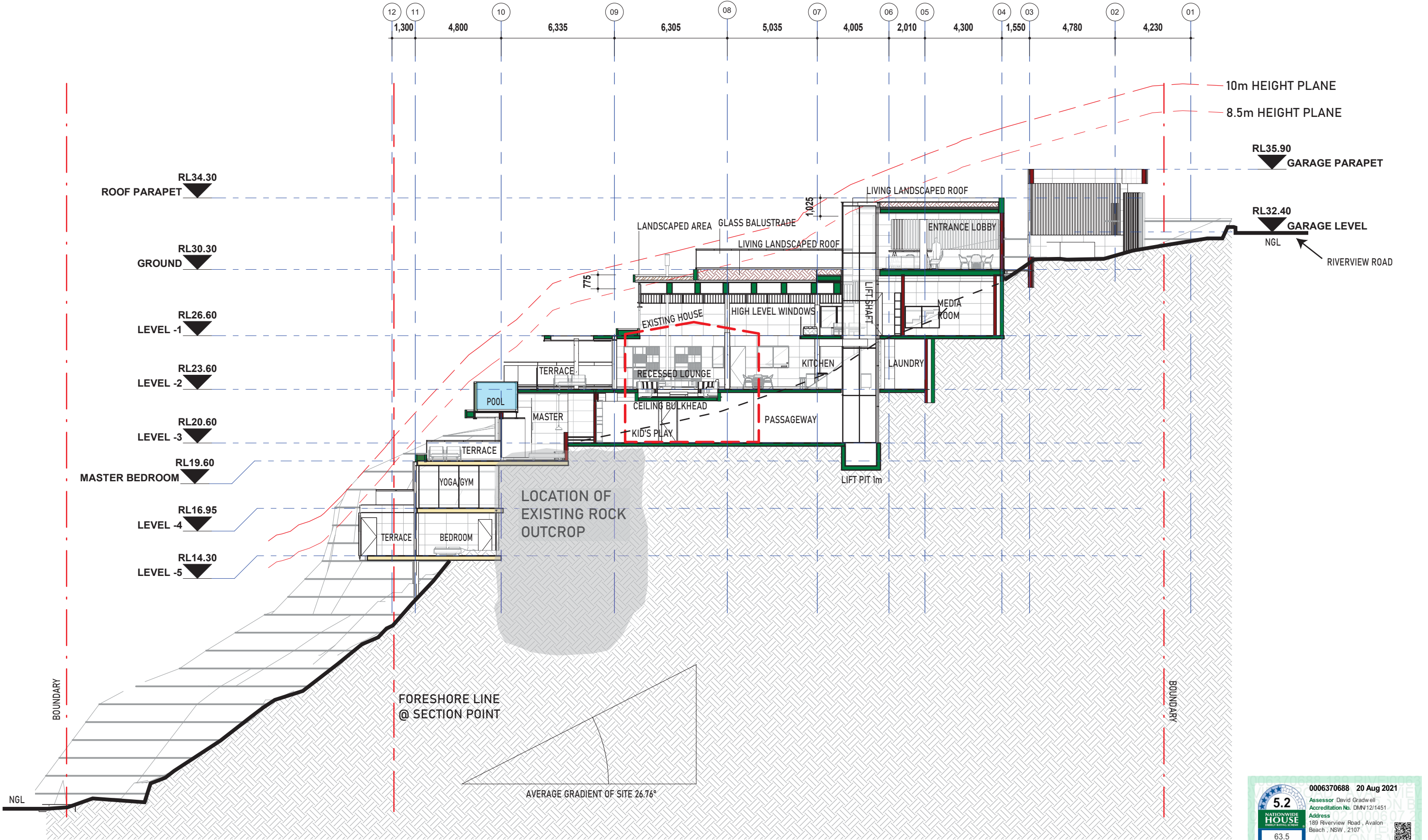
DRAWING No.

001 - 310

REVISION


H





SECTION B-B
1 : 200



	DA ISSUE	LOT C DP 381427 AREA 1071m²	CLIENT: Jamie Durie	No.	DESCRIPTION	AMENDMENT	DATE	PROJECT NAME: Durie Residence		
				A	FIRST SUBMISSION FOR DA APPROVAL		01/06/2021	ADDRESS: 189 Riverview, Avalon Beach, NSW 2107		
				B	BUILDING REDESIGN PER PRE-DA COMMENTS		28/06/2021	DRAWING TITLE: Section B-B		
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				D	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		16/07/2021			
				E	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		19/07/2021			
				F	BUILDING REDESIGN PER CLIENT'S INSTRUCTION		06/08/2021	DRAWN: JL		
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