DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

**NEW WORKS**: **NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----

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LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



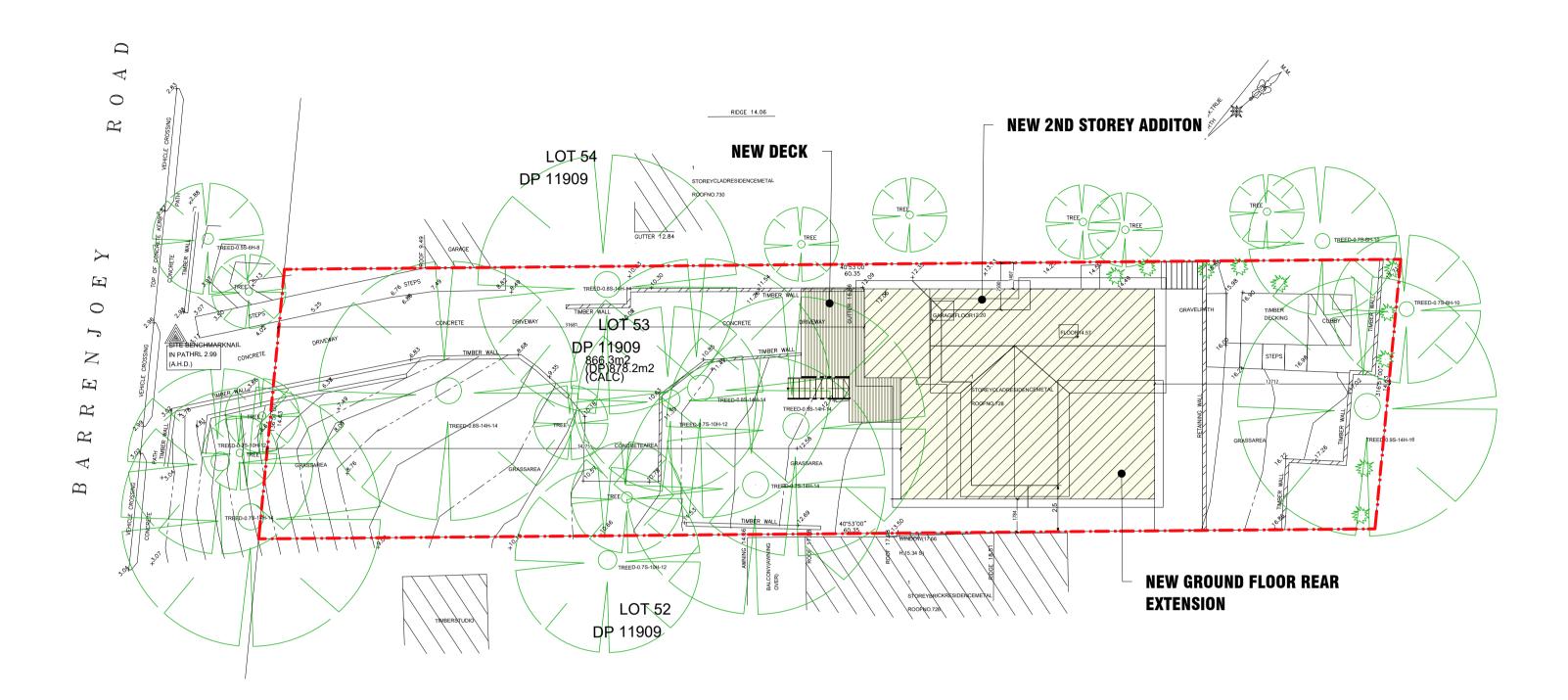






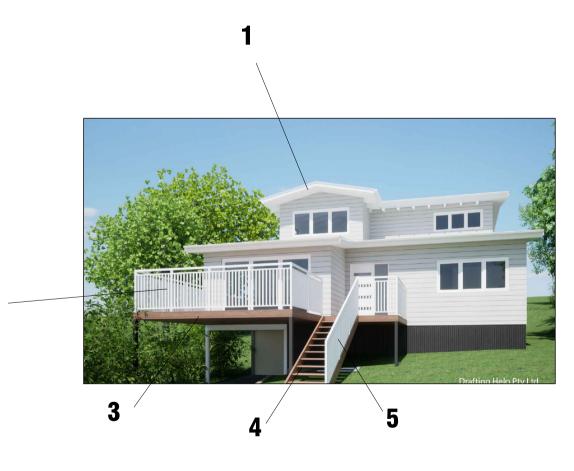
BASIX <sup>™</sup> Certific Building Sustainability Index			Project address Project name		73124, 728 B	amenjoey Rd_02		Glazing red							Show on DA Plans	Show on CC-CDC Plans & specs	Certifier Check
	au/development-and-assessme	ent/basix	Street address		728 BARREN 2107	NJOEY Road AVALON	BEACH	Window/do number	or Orientation	Area of glass including frame (m2)	Overshadowin height (m)	Overshadowin distance (m)	g Shading device	Frame and glass type			
Alterations and Addi	itions		Local Government Area Plan type and number		Northern Bea			W6	NW	0.84	0	0	cave/ verandah/	timber or uPVC, single			
tificate number: A1778366_02			Lot number Section number		-								>=450 mm	clear, (or Ú- value: 5.71, SHGC: 0.66)			
overnment's requirements for susta	posed development will meet the NS alnability, if it is built in accordance w used in this certificate, or in the comr	th the	Project type Dweling type		Dwelling hous	se (detached)		W7	NW	4.2	0	0	eave/ verandah/	timber or uPVC, single			
ave the meaning given by the docu	ment entitled "BASIX Definitions" da ment. This document is available at	ted	Type of alteration and ad	dition	renovation w	d development cost for ork is \$50,000 or more pool (and/or spa).	my , and does						>=450 mm	pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
ocretary			N/A		N/A	,		W8	NE	0.96	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single pyrolytic low-e,			
ate of issue: Monday, 14 April 2025 be valid, this certificate must be lodge	ed within 3 months of the date of issue.		Certificate Prepar Name / Company Name:		completa bafore	submitting to Council or P	PCA)	W9	NE	3	0	0	>=450 mm	(U-value: 3.99, SHGC: 0.4) timber or			
NSW 1			ABN (if applicable): 9589	7024384				110	NL.	5		Ů	verandah/ pergola/balcony >=450 mm	uPVC, single pyrolytic low-e, (U-value: 3.99,			
VERMMENT								W10	NE	1.2	0	0	eave/ verandah/	SHGC: 0.4) timber or			
Fixtures and systems					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						>=450 mm	uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
Lighting The applicant must ensure a minimur	m of 40% of new or altered light fixture	s are fitted with fluo	rescent, compact fluoresce	nt, or light-										31130.0.4)			
mitting-diode (LED) lamps.						~	~	Glazing rec	uiroments						Show on DA Plans	Show on CC/CDC Plans & specs	Certifi Gheck
he applicant must ensure new or alt	tered showerheads have a flow rate no	greater than 9 litre	s per minute or a 3 star wa	ter rating.		~	~	Windows and	glazed doors glazin	ng requirements							
ating.	tered toilets have a flow rate no greater		· · · · · · · · · · · · · · · · · · ·			~	~	Window/do number	or Orientation	Area of glass including frame (m2)	Overshadowin height (m)	g Overshadowi distance (m)	ig Shading device	Frame and glass type			
he applicant must ensure new or alt	tered taps have a flow rate no greater t	han 9 litres per min	ute or minimum 3 star wate	ar rating.		~		W11	NE	3.6	0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single pyrolytic low-e,			
onstruction					Show on	Show on CC/CD	C Cortifier Check						>=450 mm	(U-value: 3.99, SHGC: 0.4)			
sulation requirements					DA Plans	Plans & specs	Check	W12	NE	1.2	D	0	eave/ verandah/ pergola/balcony	timber or uPVC, single pyrolytic low-e,			
ted in the table below, except that	v or altered construction (floor(s), walls a) additional insulation is not required r parts of altered construction where in	where the area of r	new construction is less the		~	~	~	D1	N	7.14	0	0	>=450 mm	(U-value: 3.09, SHGC: 0.4) timber or			
												[ .	verandah/ pergola/balcony >=900 mm	uPVC, single dear, (or U- value: 5.71,			
Construction	Additional insulation requivalue)		ther specifications					D2	NE	5.25	D	0	eavel	SHGC: 0.66) timber or			
external wall: brick veneer external wall: framed (weatherboan	R1.16 (or R1.70 including or	onstruction)											verandah/ pergola/balcony >=450 mm	uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
fibro, metal clad) flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil	Vearking m	edium (solar absorptance	0.475 -										0100:0.4)	] [		
		0.	.70)														
lazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check										
Indows and glazed doors																	
alow. Relevant overshadowing spec	s, glazed doors and shading devices, i ifications must be satisfied for each wi be satisfied in relation to each window	indow and glazed d	the specifications listed in t oor.	he table	~	~	~										
ach window or glazed door with stan	dard aluminium or timber frames and s	single clear or tone	d glass may either match ti	he		¥	<b>.</b>										
I-values and SHGCs must be calcule ach window or glazed door with impr	Solar Heat Gain Coefficient (SHGC) n ated in accordance with National Fene roved frames, or pyrolytic low-e glass,	etration Rating Cou or clear/air gap/clear	noil (NFRC) conditions. ar glazing, or loned/air gap	dear glazing			· ·										
must have a U-value and a Solar Hea and SHGCs must be calculated in acc	at Gain Coefficient (SHGC) no greater cordance with National Fenestration R tive systems with complying U-value a	than that listed in the ating Council (NFR	conditions. The description	m U-values		<b>`</b>	<b>~</b>										
or projections described in millimetre 00 mm above the head of the windo	es, the leading edge of each eave, perg w or glazed door and no more than 24	gola, verandah, bak 100 mm above the s	cony or awning must be no sill.	more than	~	~	~										
	imilar translucent material must have a					~	~										
iso shades a perpendicular window.	battens parallel to the window or glaz The spacing between battens must no	bt be more than 50	mm.	s the pergola		<b>~</b>	<b>~</b>										
Blazing requirements					Sho DA I	w on Show on G Plans Plans & sp											
Vindows and glazed doors glazin	ng requirements																
Window/door Orientation number	Area of glass Overshado including height (m) frame (m2)	wing Overshad distance (	owing Shading m) device	Frame and glass type													
W1 SW	3.24 0	Q	none	timber or uPVC, single													
				clear, (or U- value: 5.71, SHGC: 0.66													
W2 SW	1.98 0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single clear, (or U-				<u> </u>									
			>=450 mm	value: 5.71, SHGC: 0.66								_	_	_		_	_
W3 SW	1.26 0	0	eave/ verandah/ pergola/balcony	timber or uPVC, single clear, (or U-					DISCLA	AIMER							
14 au - 1			>=900 mm	value: 5.71, SHGC: 0.66												/= = = =	
W4 SW	3 0	U	eave/ verandah/ pergola/balcony	timber or uPVC, single clear, (or U-								-				/E BEE	
W5 NW	1.62 0	0	>=900 mm eave/	value: 5.71, SHGC: 0.66 timber or	)				-	-			-		-	IS AND	
			verandah/ pergola/balcony >=450 mm	uPVC, single pyrolytic low (U-value: 3.0	-е,											ΕΤΟΕ	
			>=450 mm	SHGC: 0.4)	99,							-	-			SIGN'S	
											•					REQUI	
									DESIGN	NS BE	REVII	EWED	BY A	QUAL	IFIE	D PRO	FE
								0	OWNE	R ACC	EPTS	FULL	RESP	PONSI	BILII	Y FOR	. Tł
GENERA	AL NOTES							0	DUTCC	MES.							
		ELS AND D	IMENSIONS ON														
			004														
	TO BE IN ACCORDAN ENTS AND B.C.A. REQ			RITIES	1.	100											
	DP'S TO EXISTING ST																
ALL STRUC	TURAL DETAILS TO E	NGINEERS	SPECIFICATIO	INS	2	2m	0		2m	4m		6m		8m		10m	

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SITE PLAN **SCALE 1:200** 

### **MATERIALS AND FINISHES**



1. ALL CLADDING IS- H3 DESIGN PINE WEATHERBOARD PROFILE 'CHAMFER' 166MM X 18MM – IN DULUX TRANQUIL RETREAT

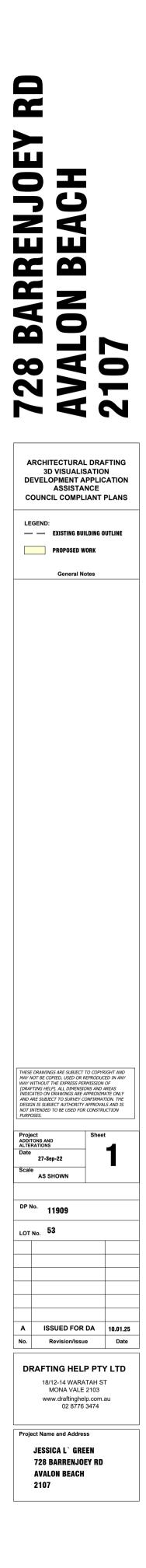
- 2. BALUSTRADE IN TIMBER PAINTED IN VIVID WHITE
- 3. ALL DECKING IS 140MM HARDWOOD DECKING BOARDS 4. ALL DECKING AND STAIRS HARDWOOD
- 5. BALUSTRADE IN TIMBER PAINTED IN VIVID WHITE
- 6. ALL ROOFING IS CORRUGATED IRON, IF LOWER THAT 5 DEGREES IN PITCH FOR LOWER FLOOR ROOFS ROOFING WILL BE TRIMDEK. ROOFING COLOURS WILL BE COLORBOND MONUMENT. ALL DOWN PIPES AND FLASHING WILL BE IN COLOUR MONUMENT
- 7. ALL WINDOWS ARE TIMBER PAINTED IN VIVID WHITE.

COMPILED BY A DRAFTING HELP PTY LTD NSTRUCTIONS PROVIDED BY THE OWNER. SURE ACCURACY, THE DRAFTSMAN DOES NOT OMPLIANCE WITH APPLICABLE CODES, EMENTS. IT IS RECOMMENDED THAT ALL SSIONAL BEFORE IMPLEMENTATION. THE HE DESIGN AND ANY ASSOCIATED

SMOKE ALARMS TO COMPLY WITH AS 3786

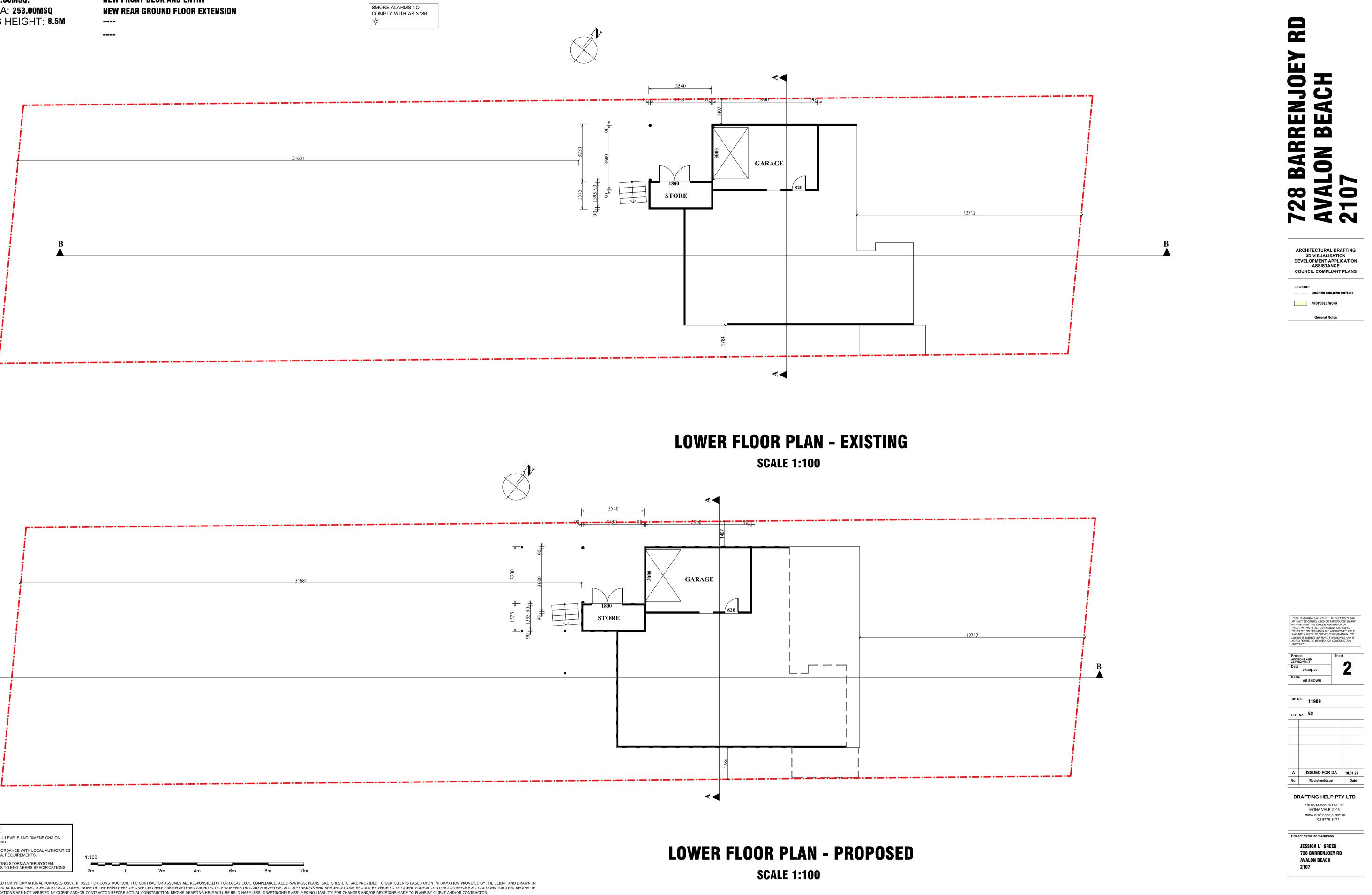
NOTE: 1ST FLOOR WINDOWS TO BE RESTRICTED

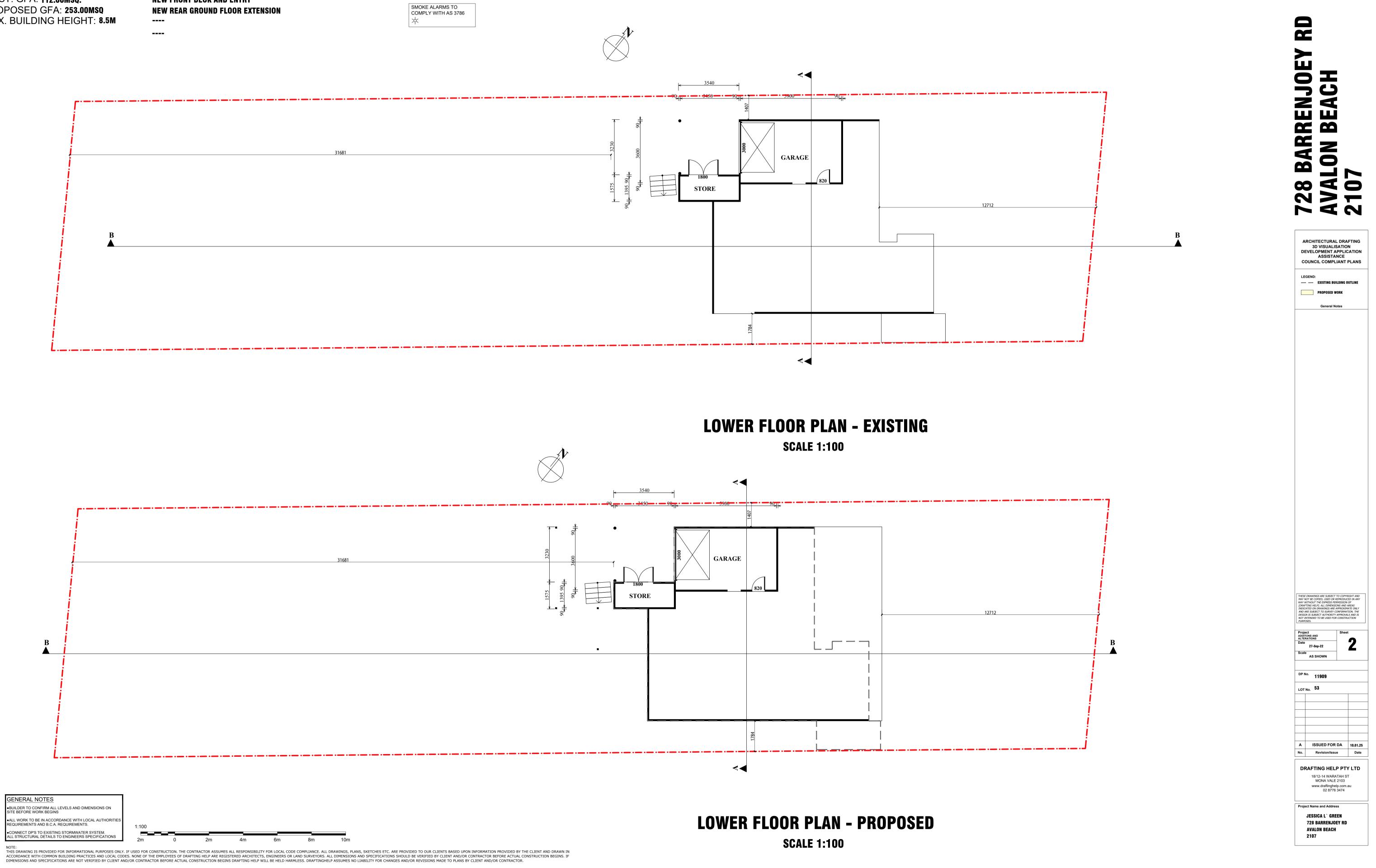
#### THIS DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL AUSTRALIAN STANDARDS



DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY

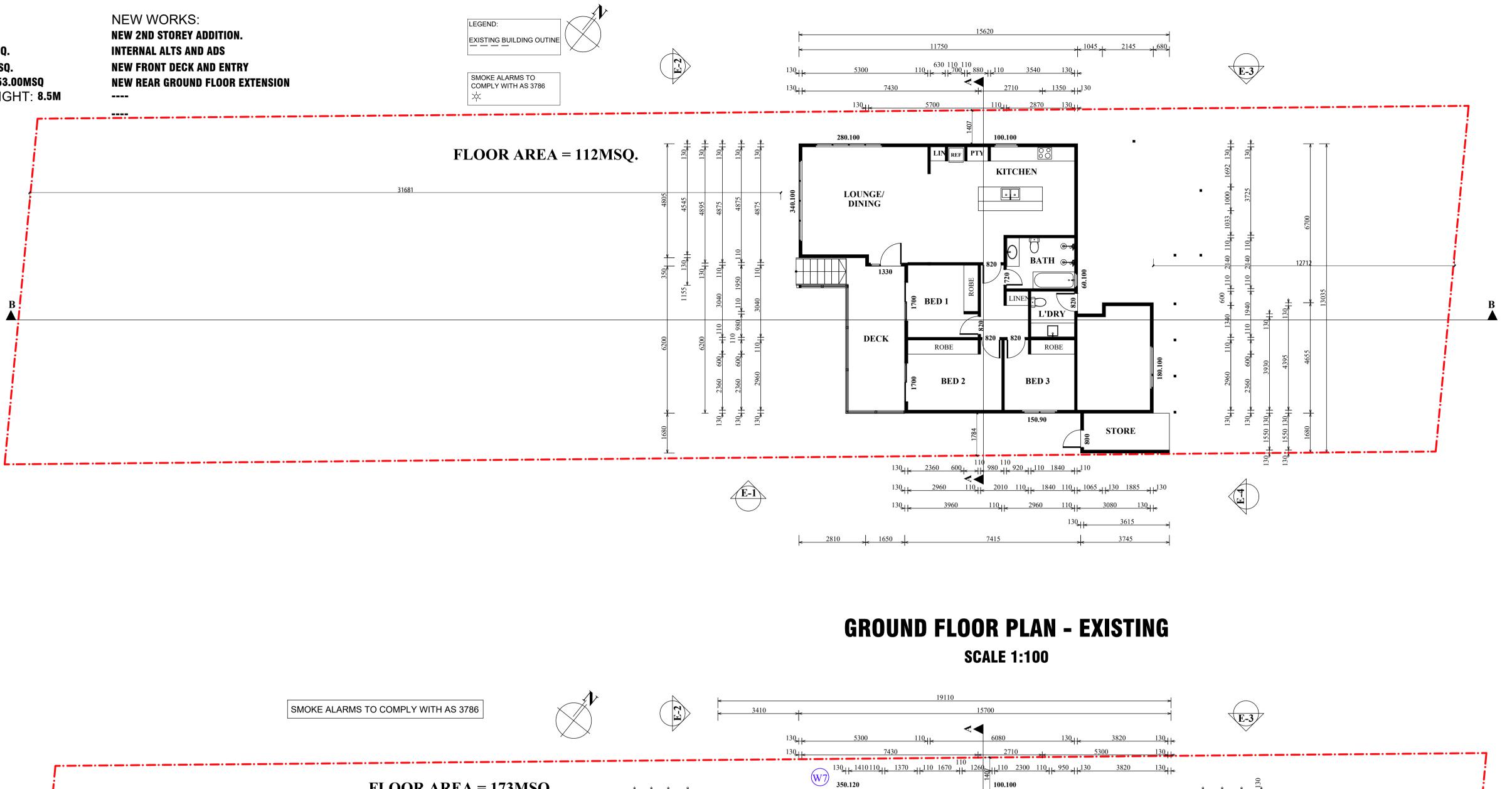




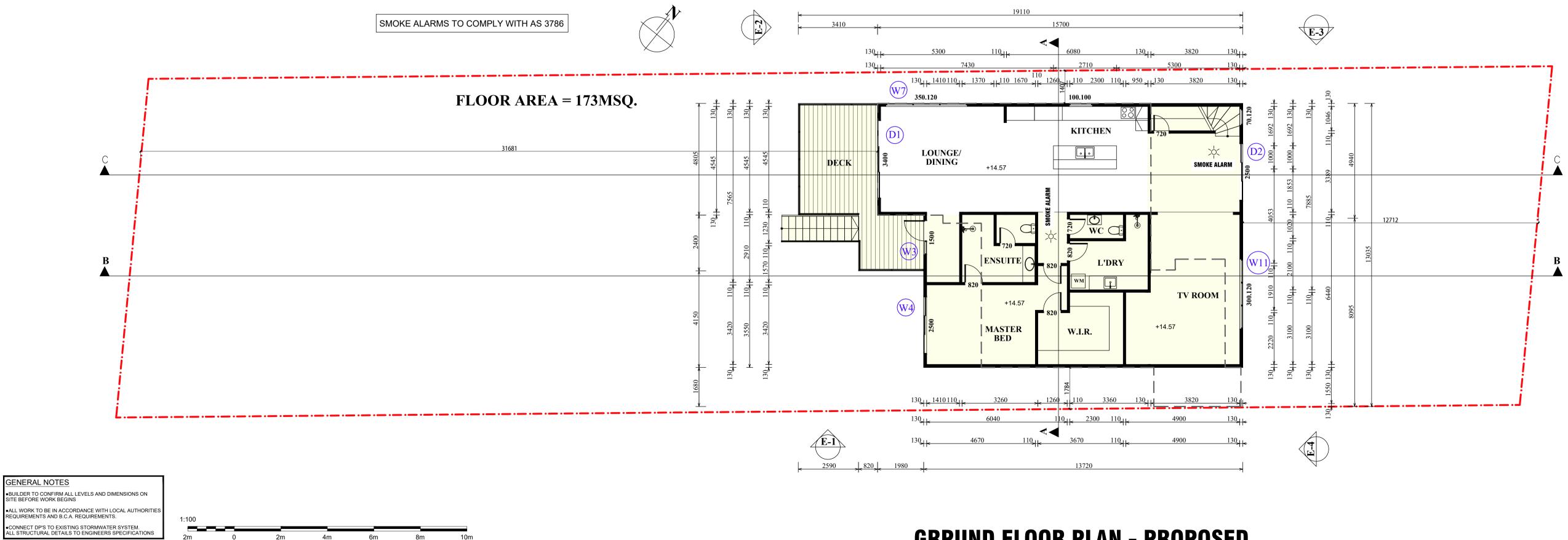


DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

GENERAL NOTES







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## **GRPUND FLOOR PLAN - PROPOSED**

SCALE 1:100

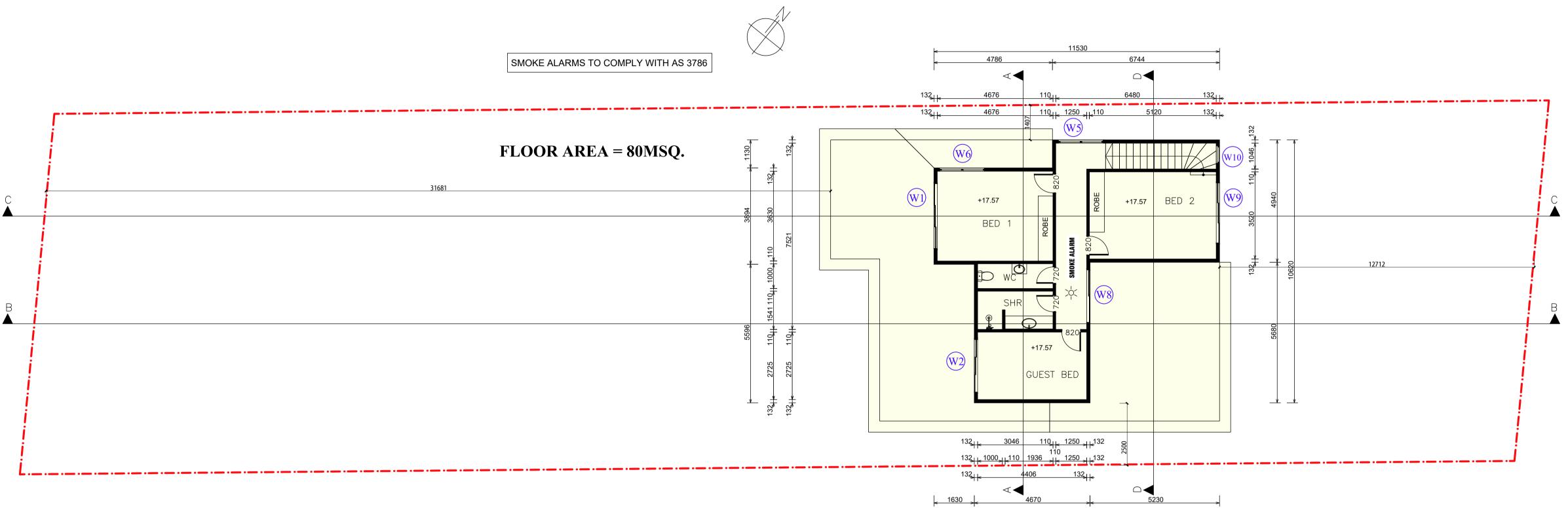
798 RAPPENIOE	AVALON BEACH	2107
	RCHITECTURAL DRA 3D VISUALISATIO EVELOPMENT APPLIC ASSISTANCE OUNCIL COMPLIANT GEND: EXISTING BUILDING C PROPOSED WORK General Notes	N CATION PLANS
MAY N WAY V [DRAN INDIC AND A DESIG	E DRAWINGS ARE SUBJECT TO COPY NOT BE COPIED, USED OR REPRODUC VITHOUT THE EXPRESS PERMISSION ATTHO HELP], ALL DIMENSIONS AND. ATED ON DRAWINGS ARE APPROXIM REF SUBJECT TO SURVEY COMFIRMA IN IS SUBJECT AUTHORITY APPROVA NTENDED TO BE USED FOR CONSTRU- DSES.	ED IN ANY OF AREAS ATE ONLY TION. THE LS AND IS
Proje ADDI ALTE Date Scale	rons and Rations 27-Sep-22	3
DPN	11909	
LOT	<sub>No.</sub> 53	
A	ISSUED FOR DA	10.01.25
No.	Revision/Issue RAFTING HELP PT 18/12-14 WARATAH S MONA VALE 2103 www.draftinghelp.com. 02 8776 3474	Т
Proje	ect Name and Address JESSICA L` GREEN 728 BARRENJOEY RD AVALON BEACH 2107	

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION ----

----

LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786 



GENERAL NOTES
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM.

1:100 2m

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4m

2m

6m

8m

## **1ST FLOOR PLAN - PROPOSED**

SCALE 1:100

738 RABRENINEV RN	AVALON BEACH		210/2
DI C	RCHITECTURAL 3D VISUALIS EVELOPMENT A ASSISTA OUNCIL COMPL GEND: GEND: PROPOSED W	SATIO PPLIC NCE IANT I	N ATION PLANS
MAY N WAY N [DRAI INDIC	E DRAWINGS ARE SUBJECT IOT BE COPIED, USED OR R TITHOUT THE EVRESS REF TITHO HELP], ALL DIMENSI TATED ON DRAWINGS ARE I ARE SUBJECT TO SURVEYO	EPRODUC MISSION ONS AND A APPROXIM	ED IN ANY OF NREAS ATE ONLY
Proje ADDIT ALTE Date	NTENDED TO BE USED FOR DSES. Port TONS AND RATIONS 27-Sep-22	Sheet	ICTION
Scal	e AS SHOWN		
DPN	11909		
LOT	<sub>No.</sub> 53		
A	ISSUED FOR		10.01.25
No.	Revision/Issu RAFTING HELI 18/12-14 WARA MONA VALE www.draftinghel 02 8776	P PT) TAH S <sup>1</sup> 2103	г
Proje	ect Name and Addres JESSICA L` GRE 728 BARRENJOI AVALON BEACH 2107	EN	

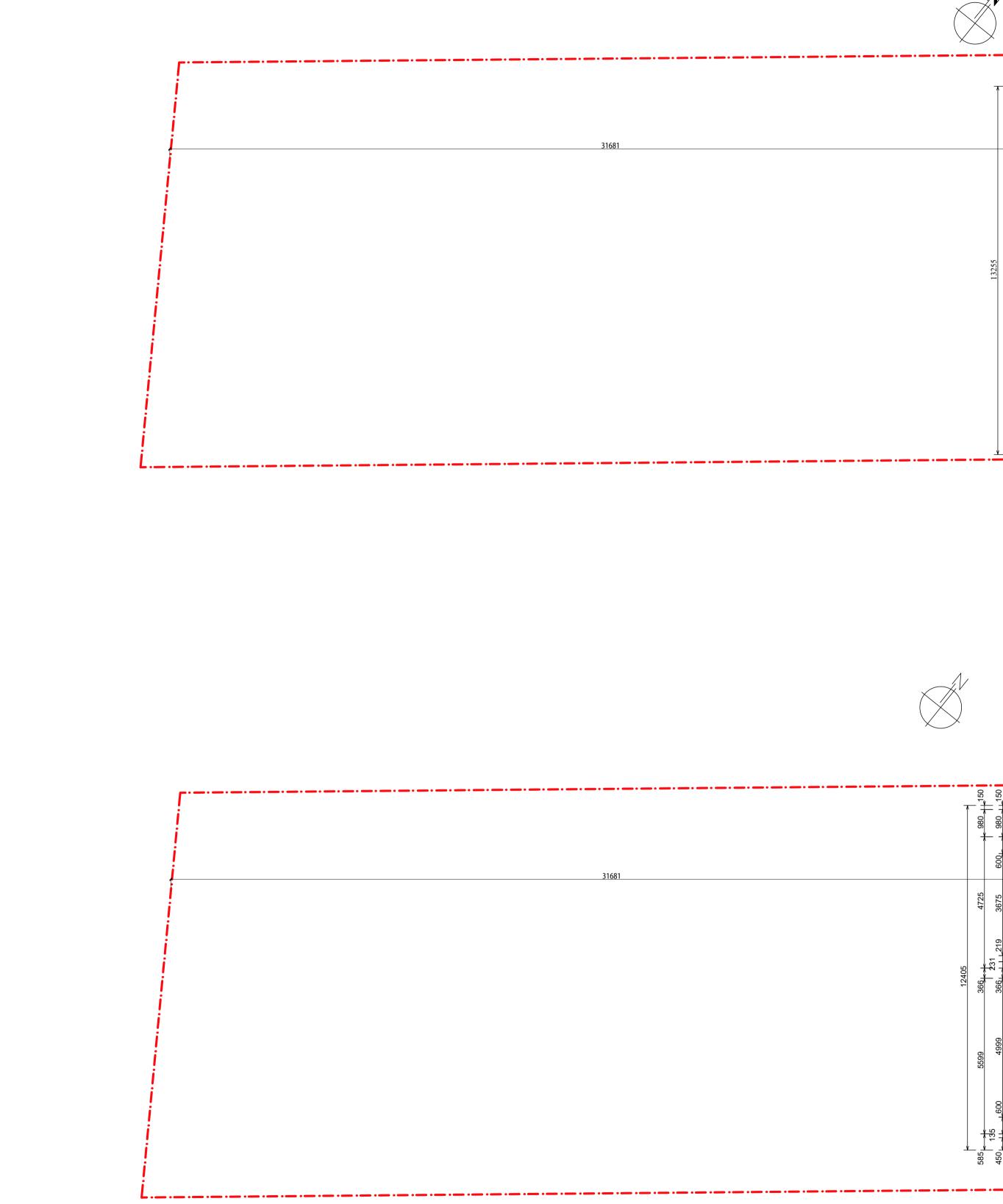
DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

**NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

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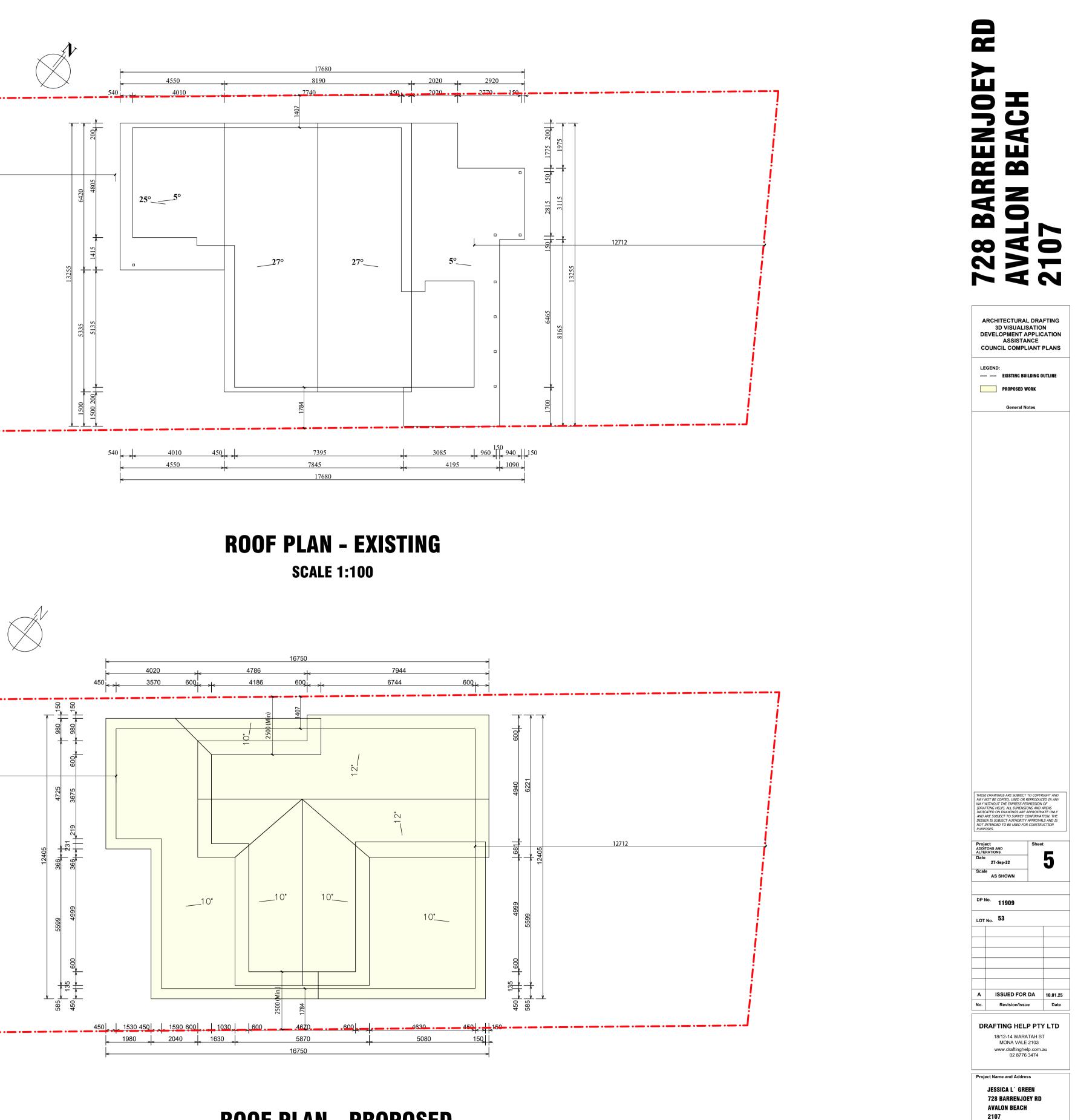
LEGEND: 

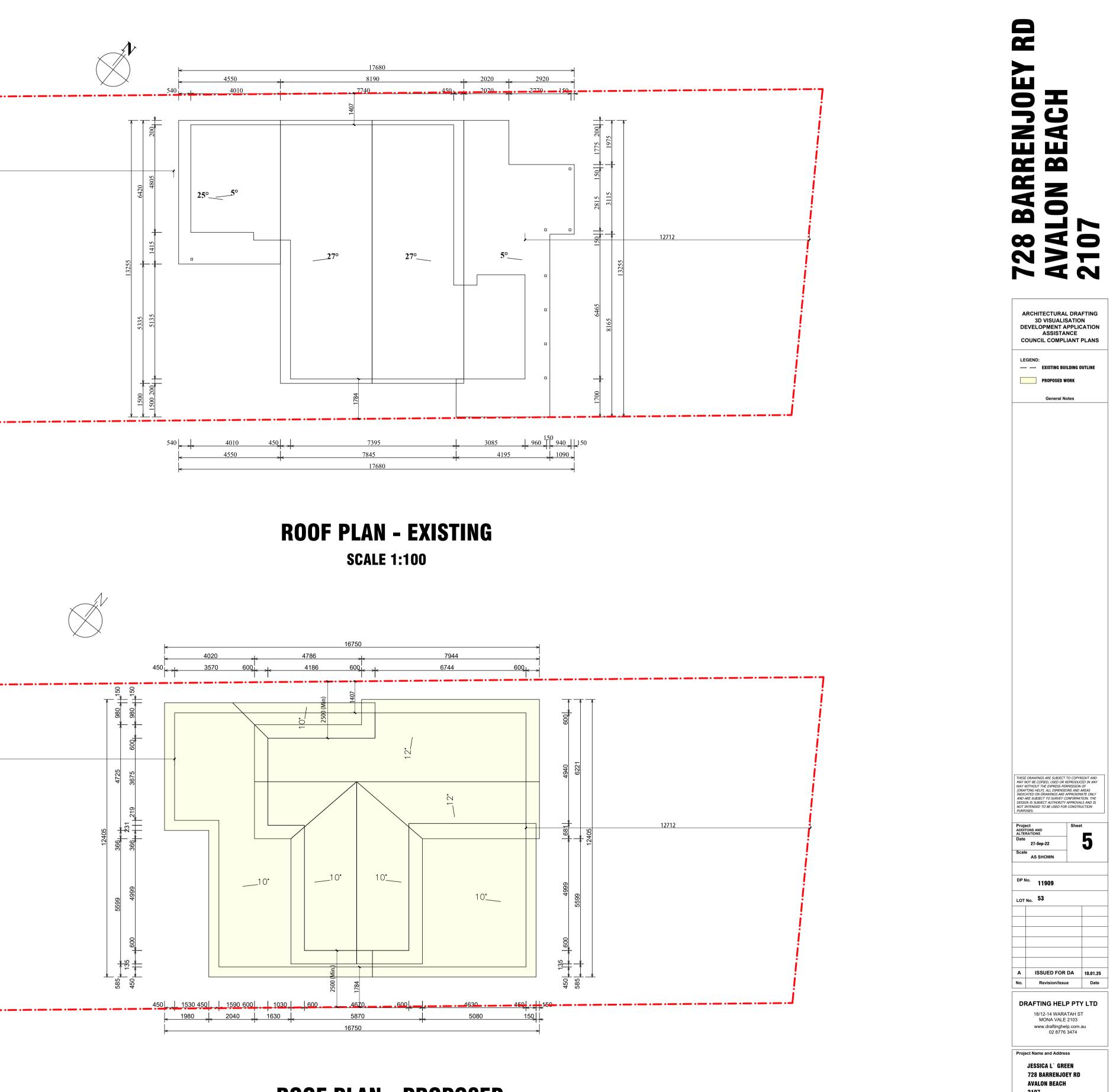
SMOKE ALARMS TO COMPLY WITH AS 3786



GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. 1:100 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 2m 4m 6m 8m 2m

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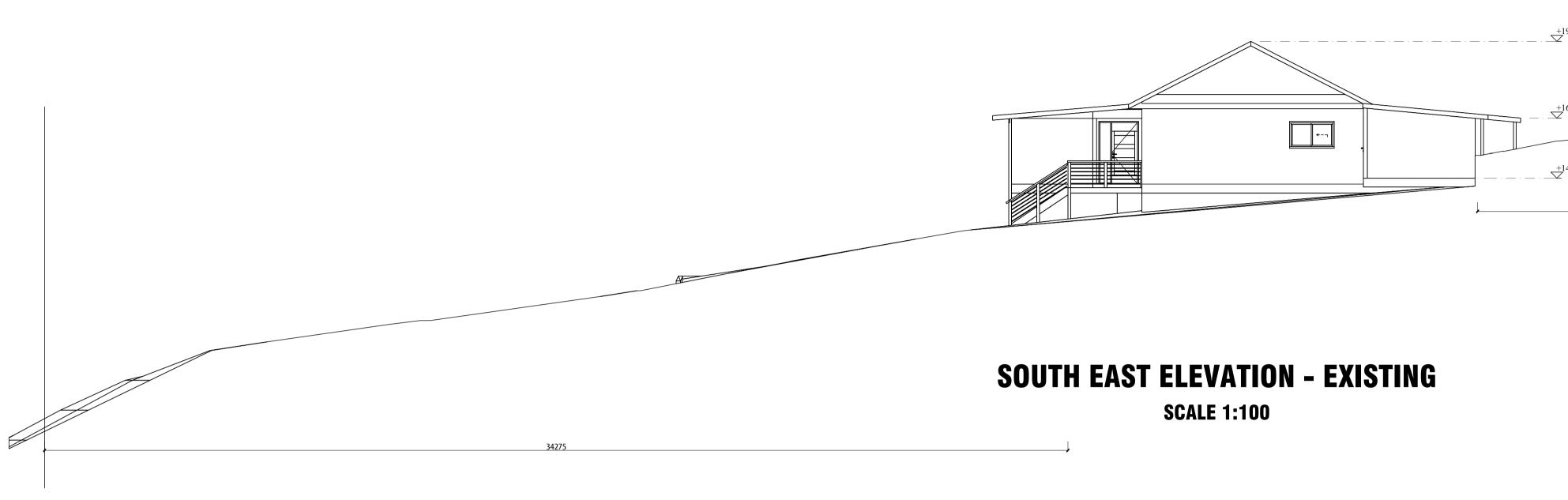
**ROOF PLAN - PROPOSED** SCALE 1:100

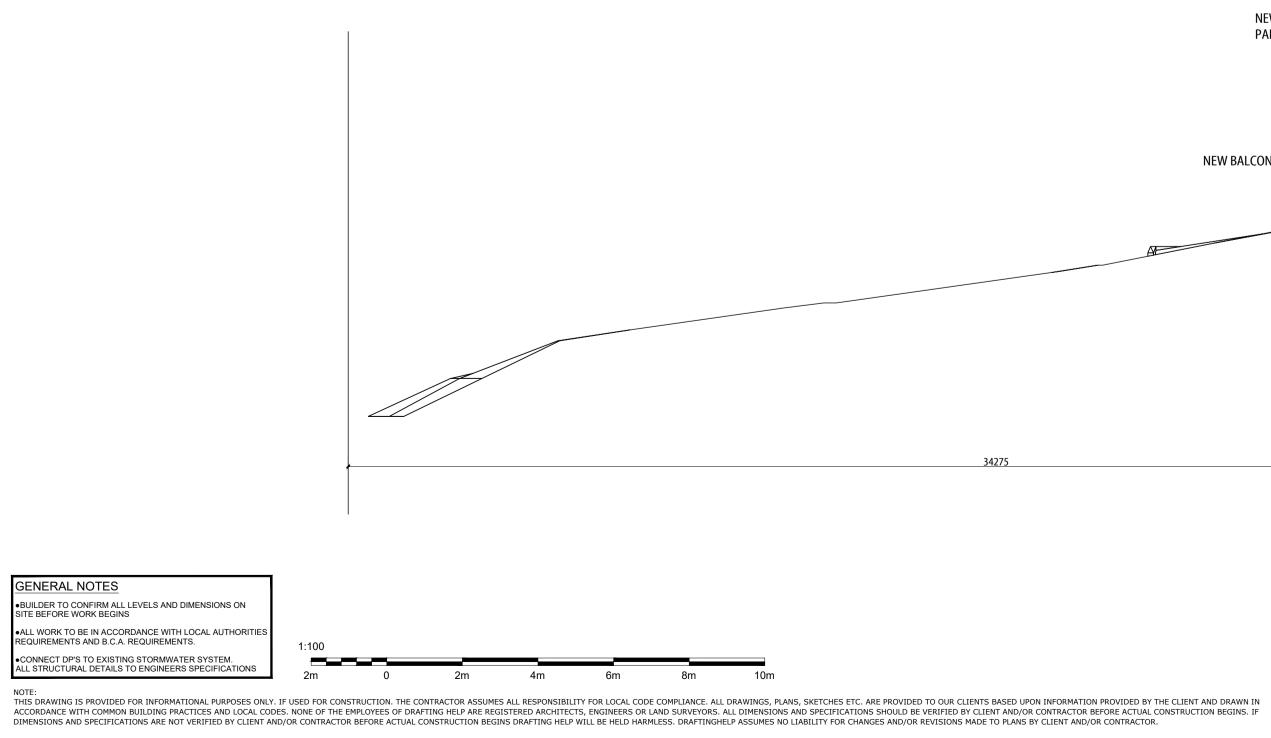
DP: **11909** LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

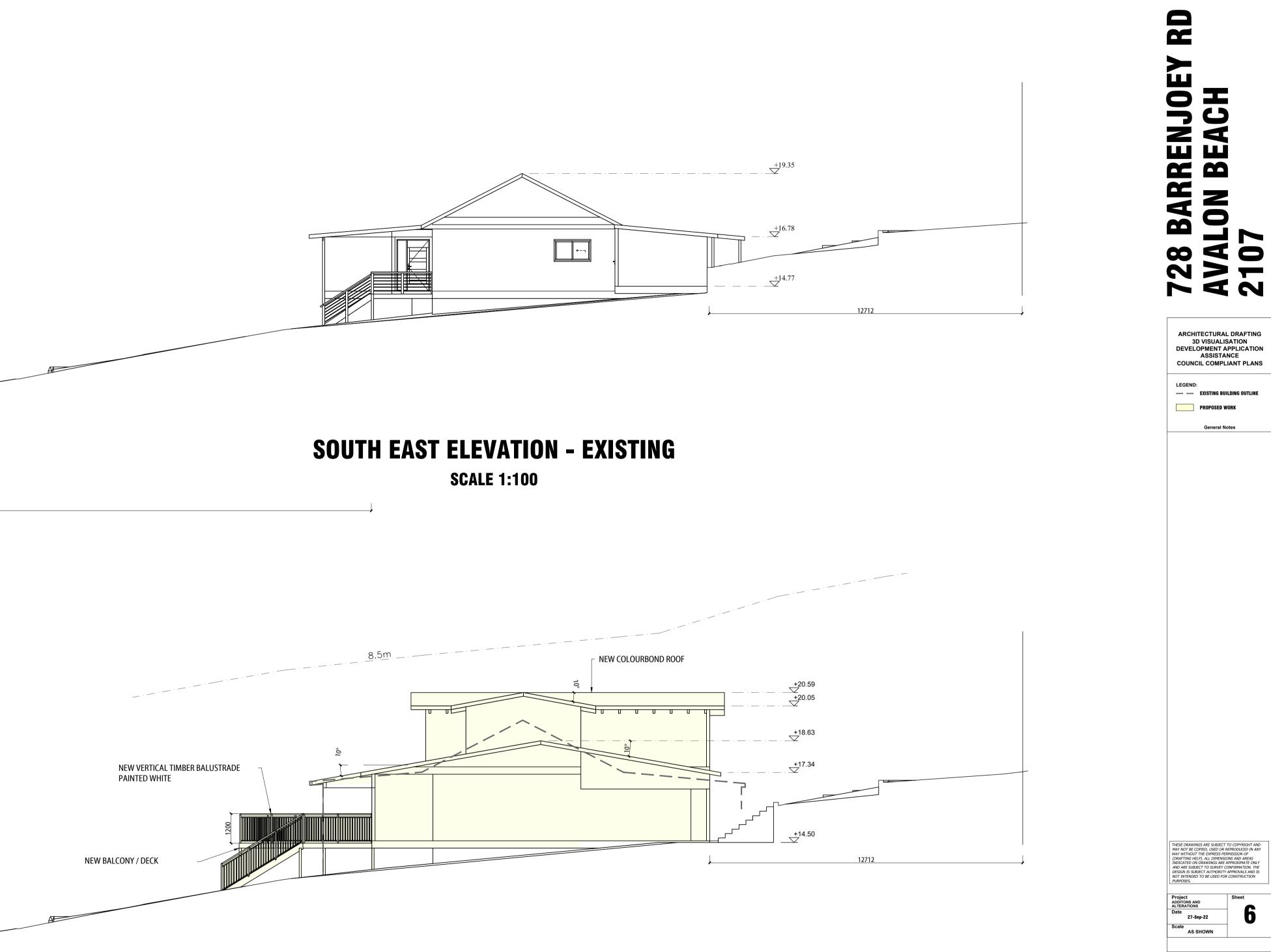
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LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786  $\dot{\mathbf{x}}$ 







### **SOUTH EAST ELEVATION - PROPOSED**

SCALE 1:100

LTE	RATIONS	
Date	27-Sep-22	6
Scal	AS SHOWN	
DPN	<sup>lo.</sup> 11909	
от.	<sub>No.</sub> 53	
Α	ISSUED FOR	DA 10.01.25
lo.	Revision/Issu	e Date
DF	RAFTING HEL	P PTY LTD
	18/12-14 WARA MONA VALE	
	www.draftinghel 02 8776	lp.com.au
Proie	ect Name and Addres	35

JESSICA L` GREEN 728 BARRENJOEY RD **AVALON BEACH** 2107

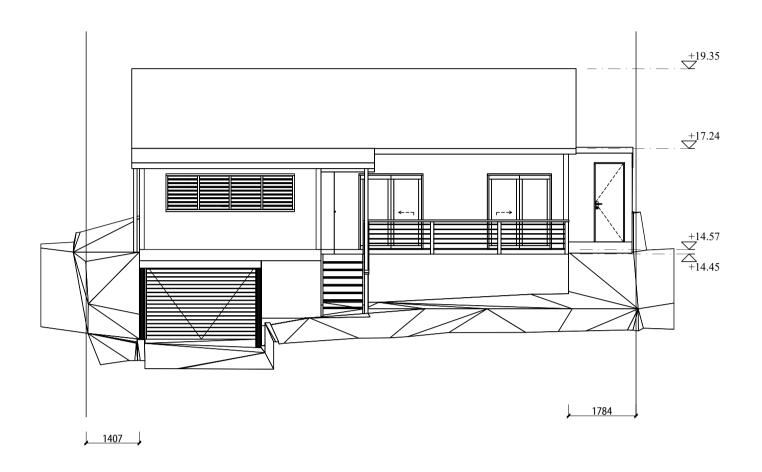
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NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS **NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----

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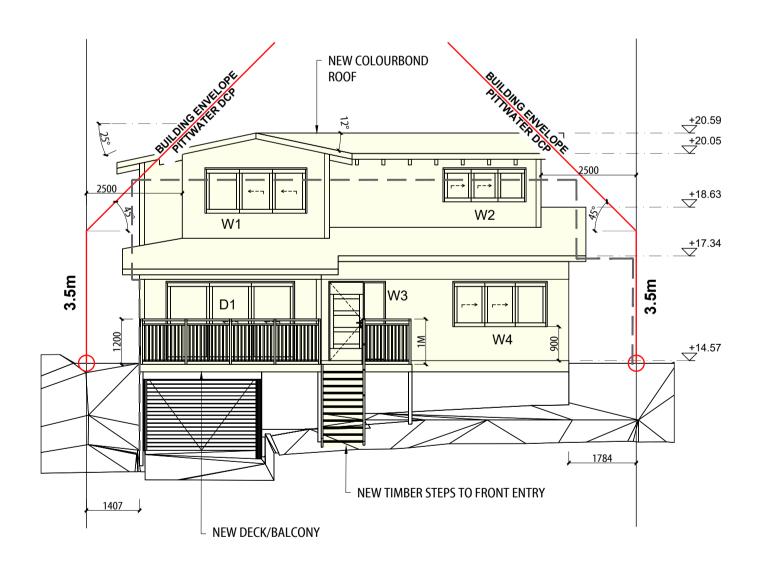
LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786 ×



## **SOUTH WEST ELEVATION - EXISTING**

SCALE 1:100



### **SOUTH WEST ELEVATION - PROPOSED SCALE 1:100**

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS ●ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1.100

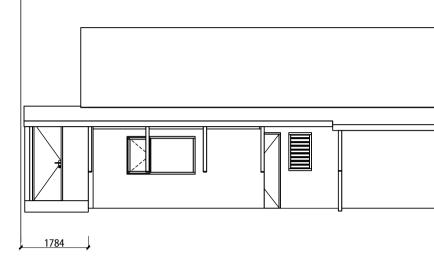
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4m

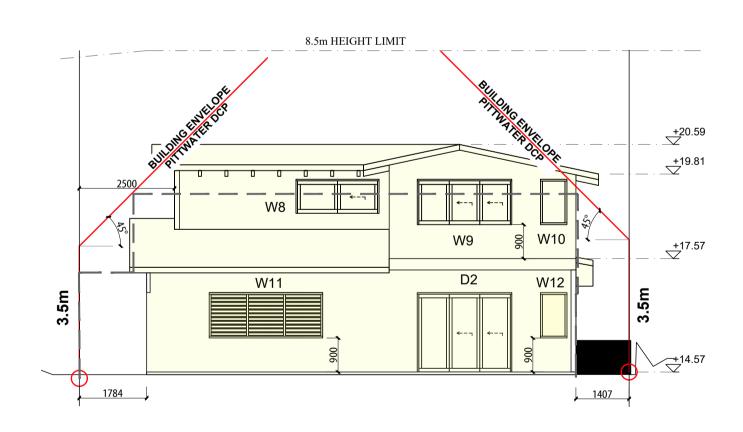
6m

8m

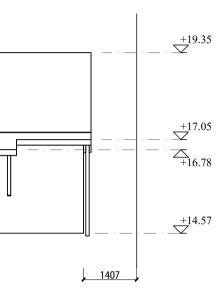
2m

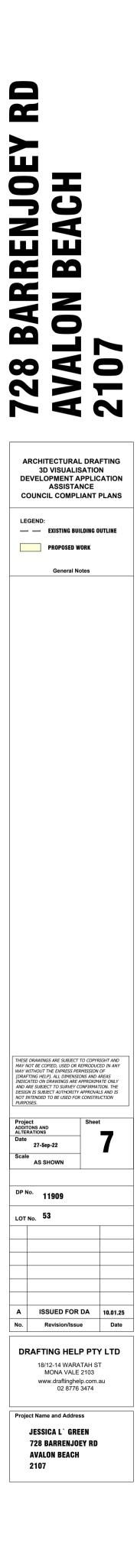






### **NORTH EAST ELEVATION - PROPOSED SCALE 1:100**



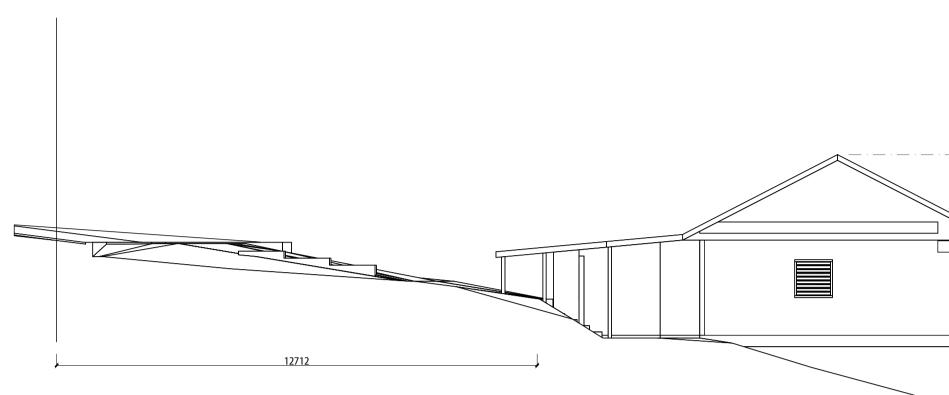


DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

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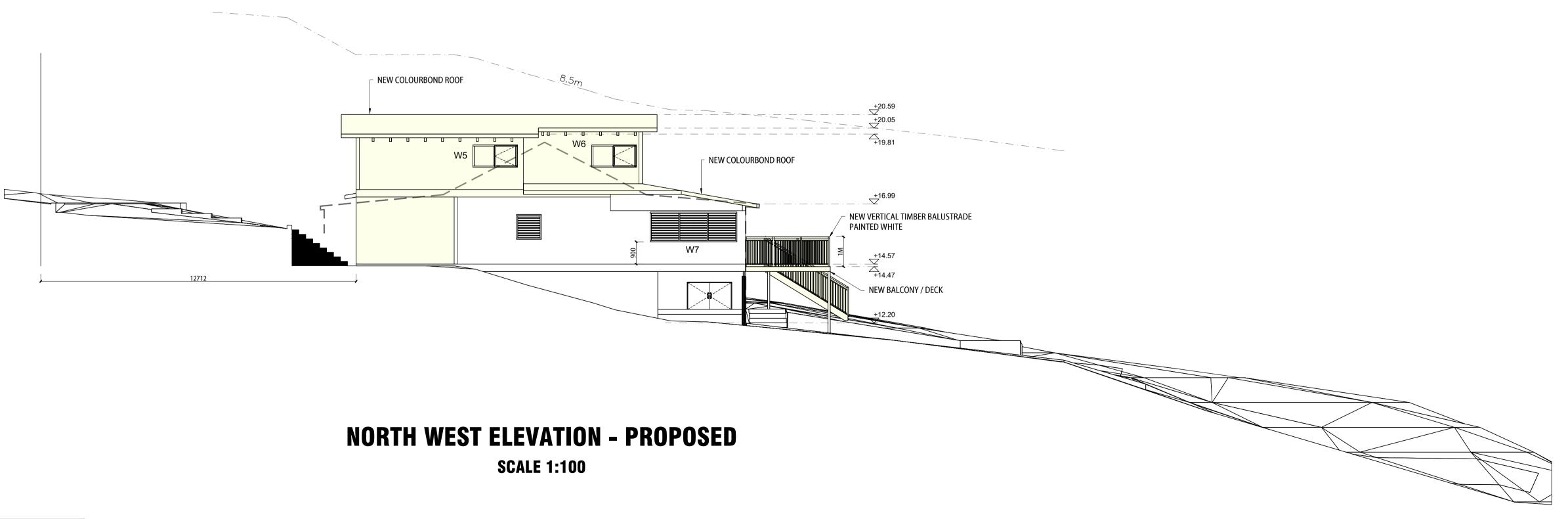


SMOKE ALARMS TO COMPLY WITH AS 3786  $\dot{\mathbf{x}}$ 



### **NORTH WEST ELEVATION - EXISTING**

SCALE 1:100



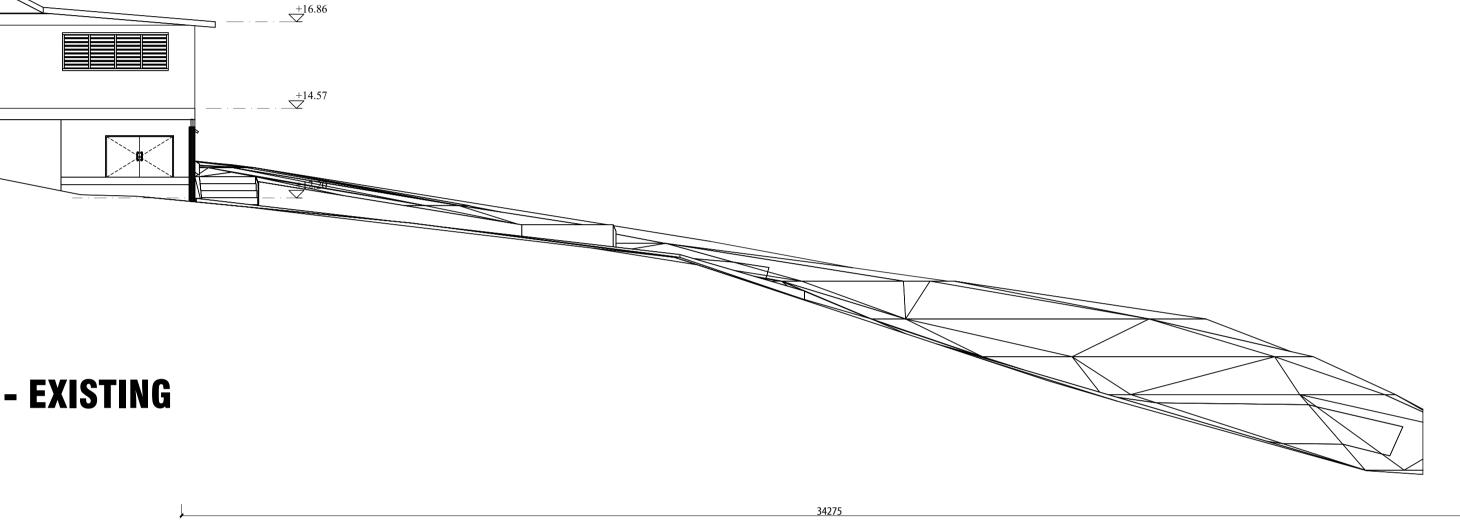
GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. 1.100 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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4m

6m

2m



+19.35



THESE	DRAWINGS ARE SUBJECT		IGHT AND
MAY N WAY V [DRAF INDIC AND A DESIG	NOT BE COPIED, USED OR R VITHOUT THE EXPRESS PER TTING HELP]. ALL DIMENSIC CATED ON DRAWINGS ARE A ARE SUBJECT TO SURVEY CO SN IS SUBJECT AUTHORITY. INTENDED TO BE USED FOR	EPRODUC RMISSION DNS AND A APPROXIM DNFIRMAT APPROVAL	ED IN ANY OF AREAS ATE ONLY ION. THE .S AND IS
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No.	Revision/Issu	e	Date
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	www.draftinghel 02 8776	p.com.a	au
Proje	ect Name and Addres	s	
	JESSICA L` GRE	EN	
	728 BARRENJO	EY RD	
	AVALON BEACH 2107		

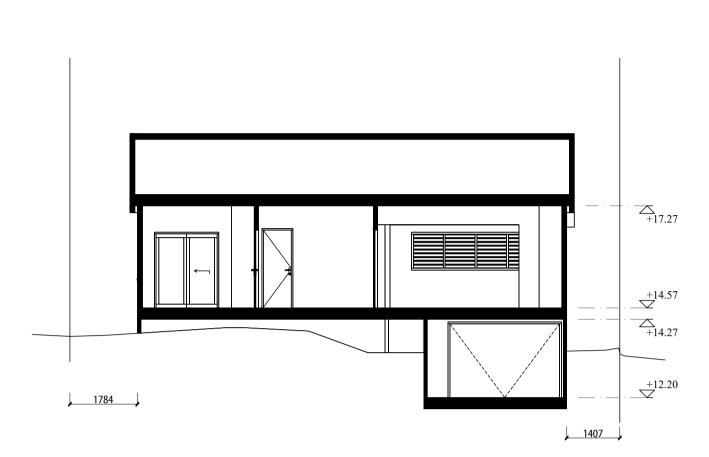
DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

**NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

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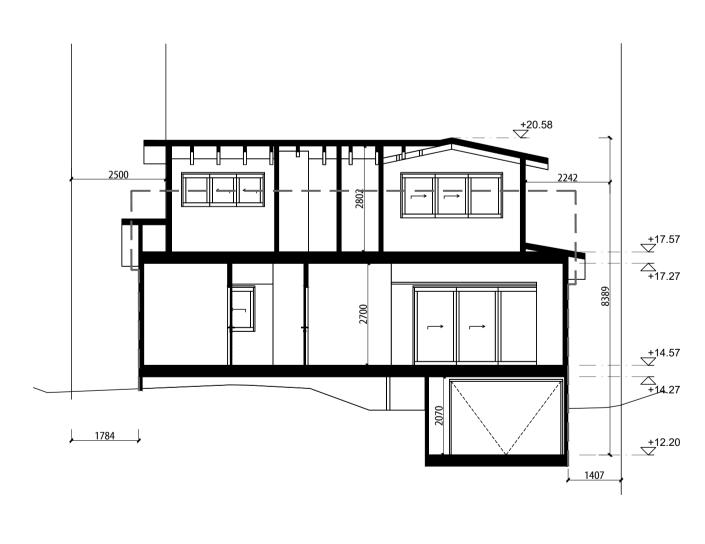
LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786 2

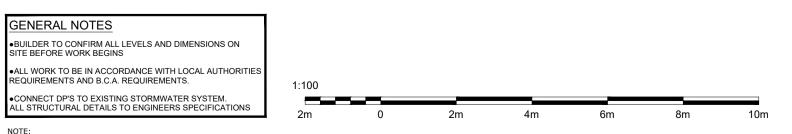


**SECTION A - EXISTING** 

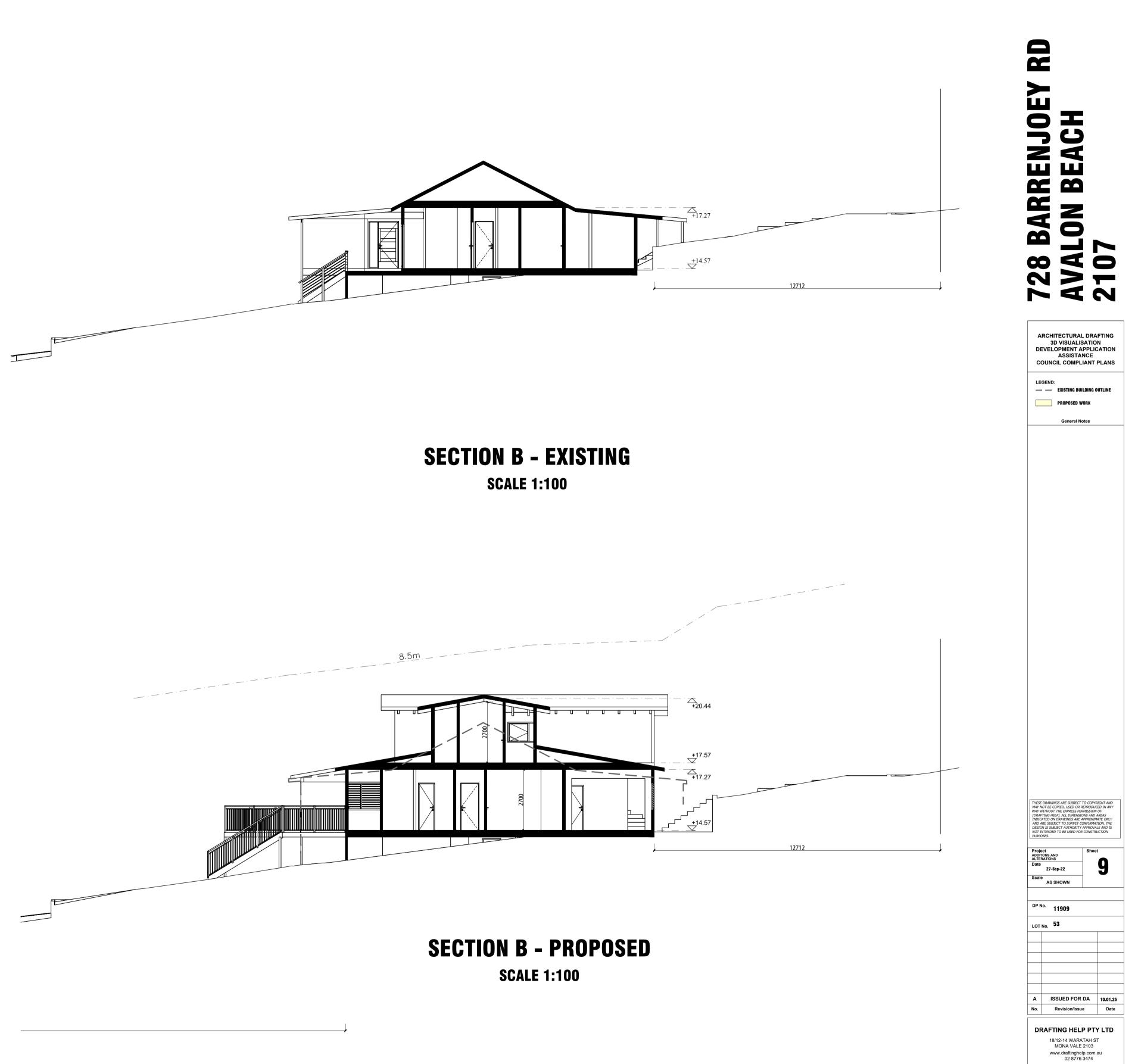
SCALE 1:100

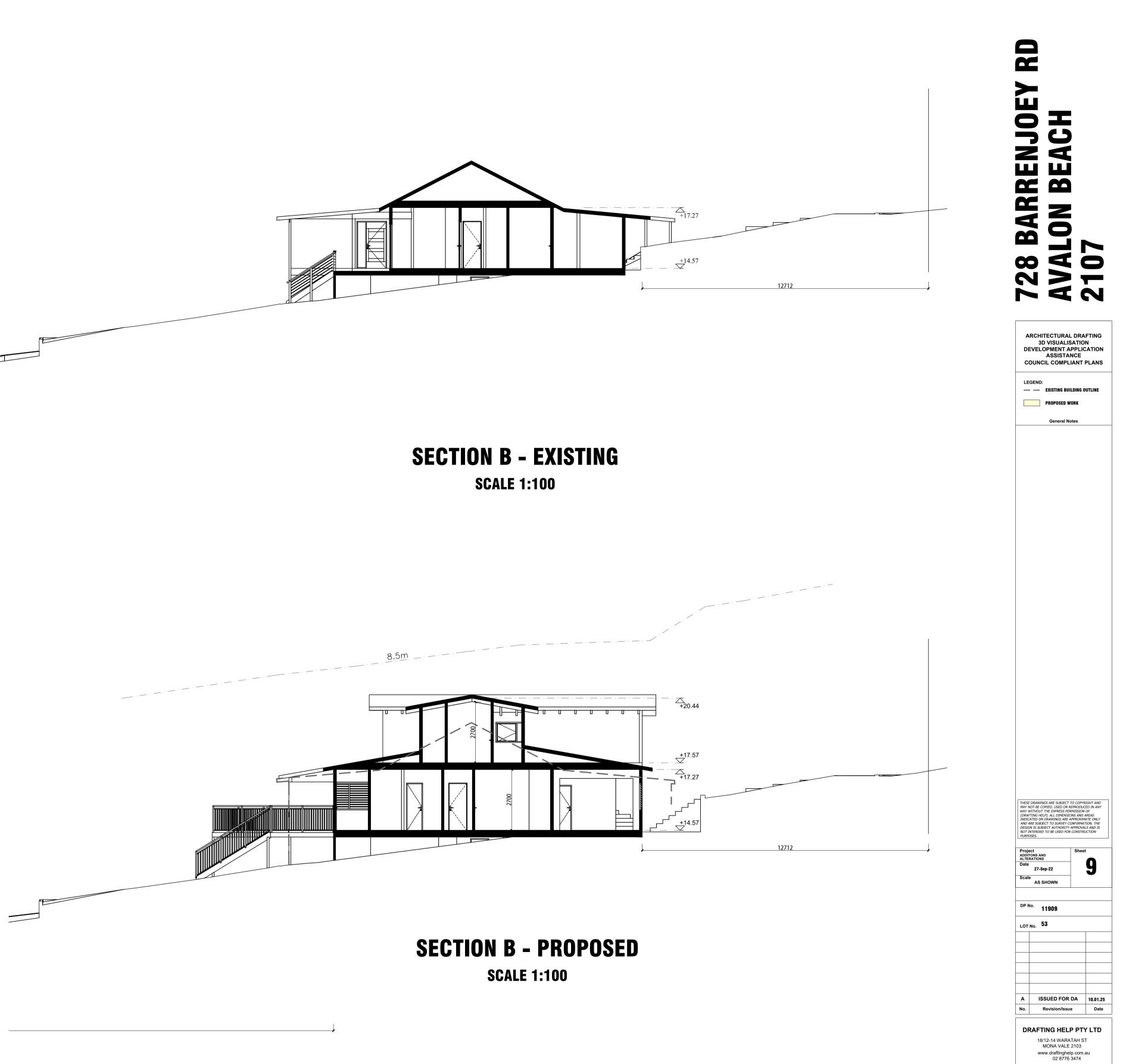


**SECTION A - PROPOSED** SCALE 1:100



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Project Name and Address JESSICA L` GREEN 728 BARRENJOEY RD

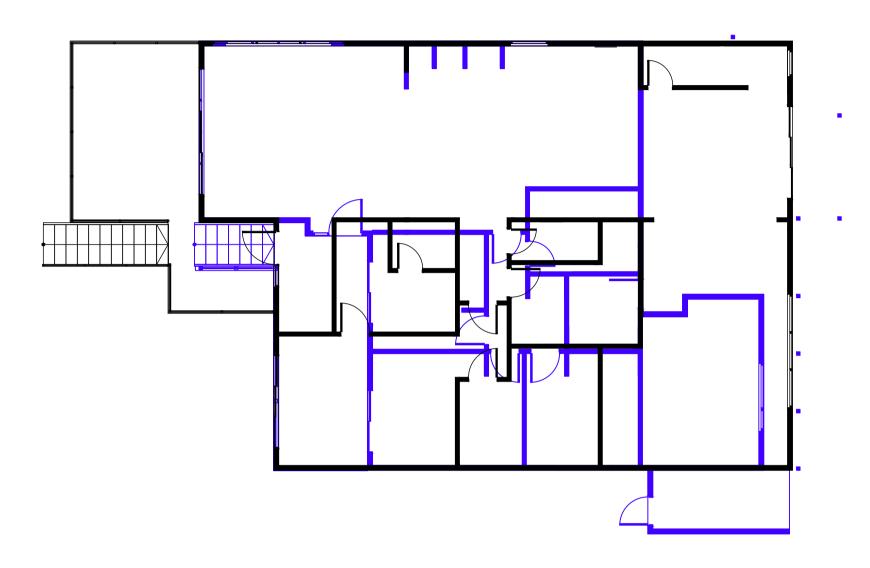
AVALON BEACH 2107

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M **NEW WORKS**: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

LEGEND: 

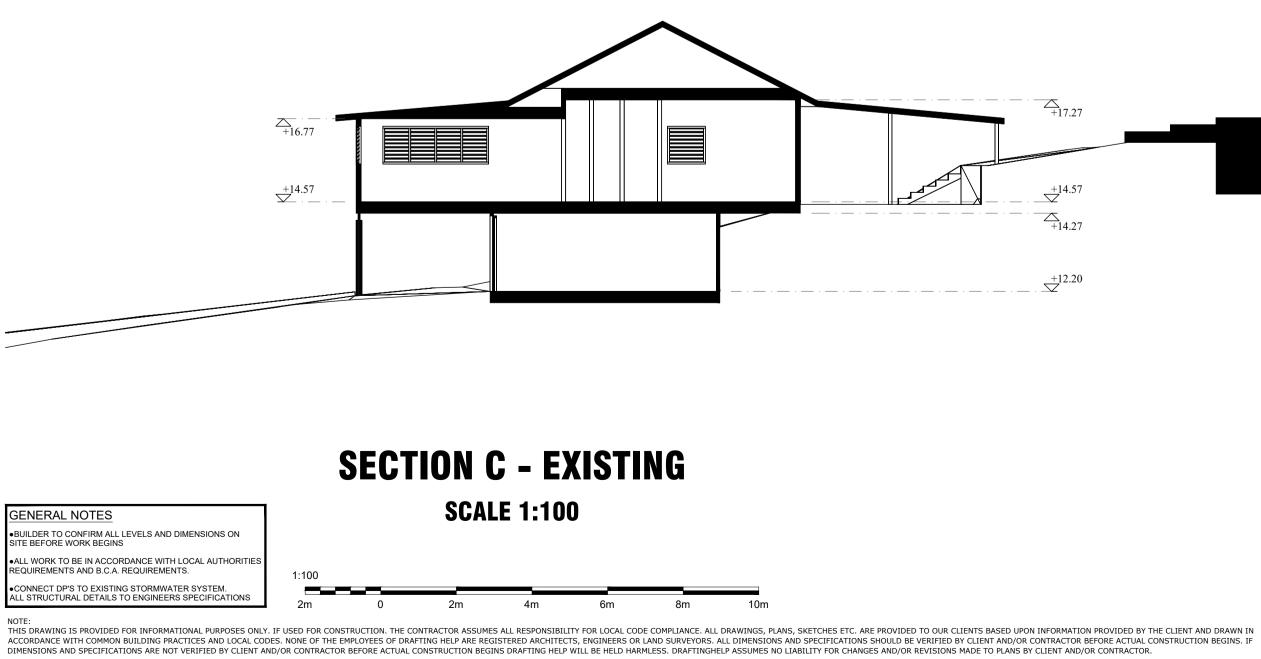
SMOKE ALARMS TO COMPLY WITH AS 3786  $\dot{\mathbf{x}}$ 

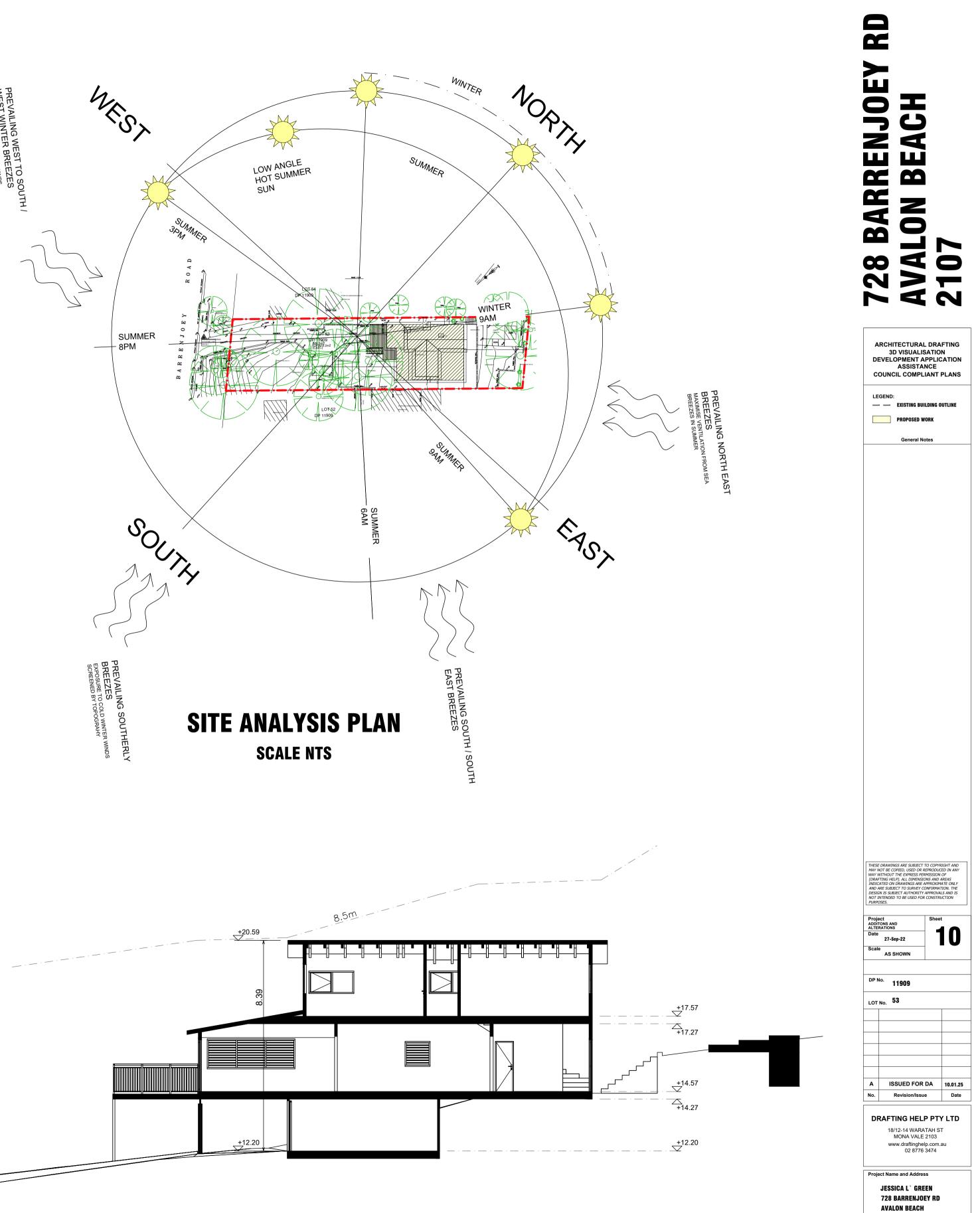




**GROUND FLOOR DEMO PLAN** 





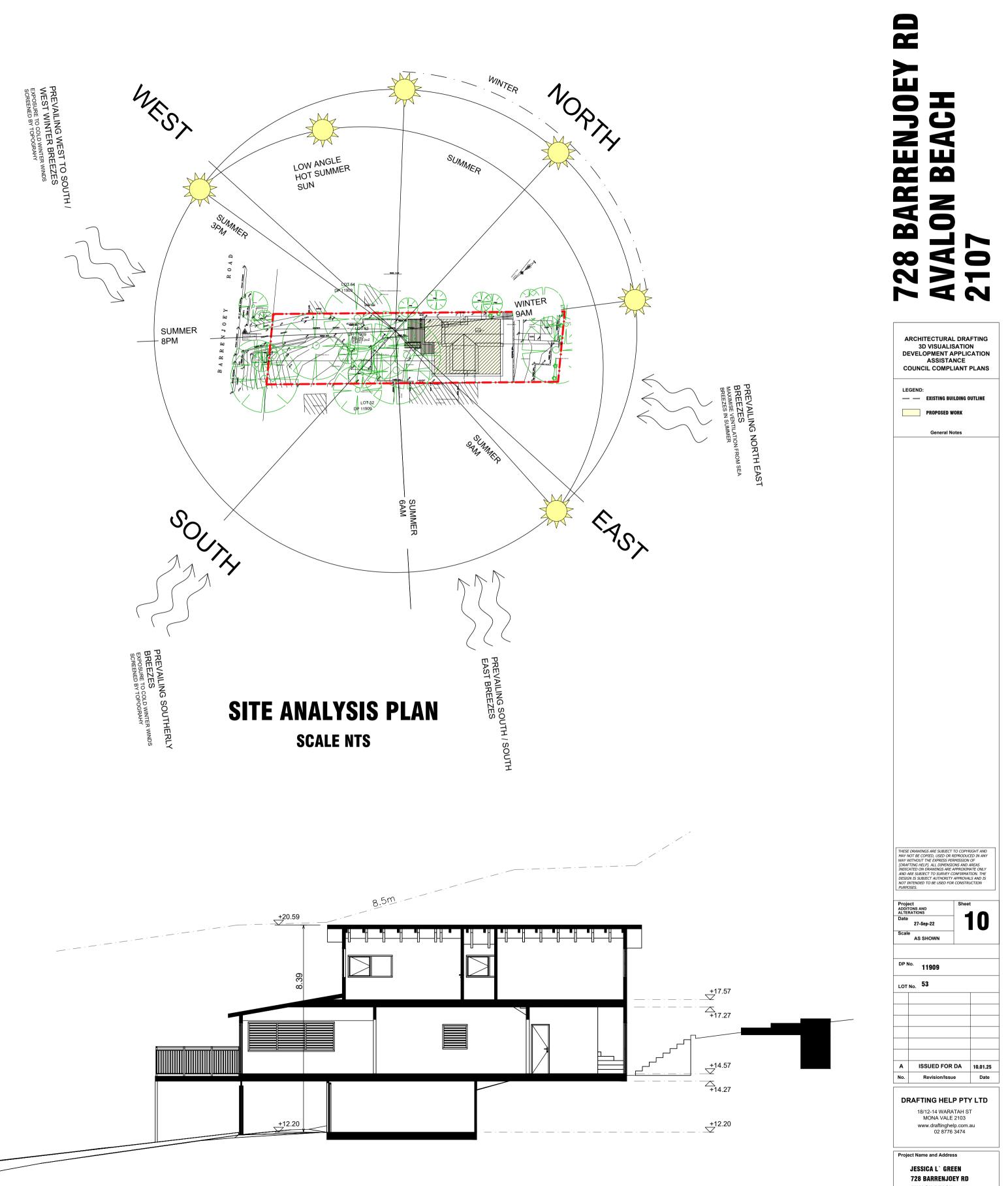


2107



EXISTING WORKS TO BE REMOVED

LEGEND:



### **SECTION C - PROPOSED**

SCALE 1:100

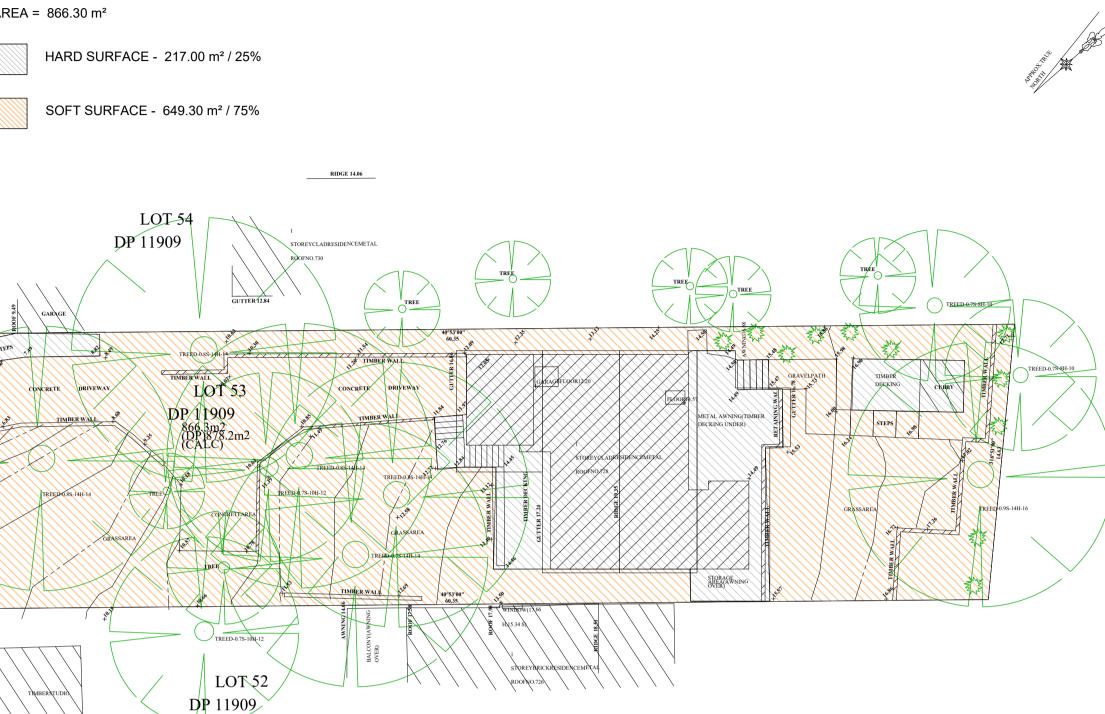
DP: **11909** LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

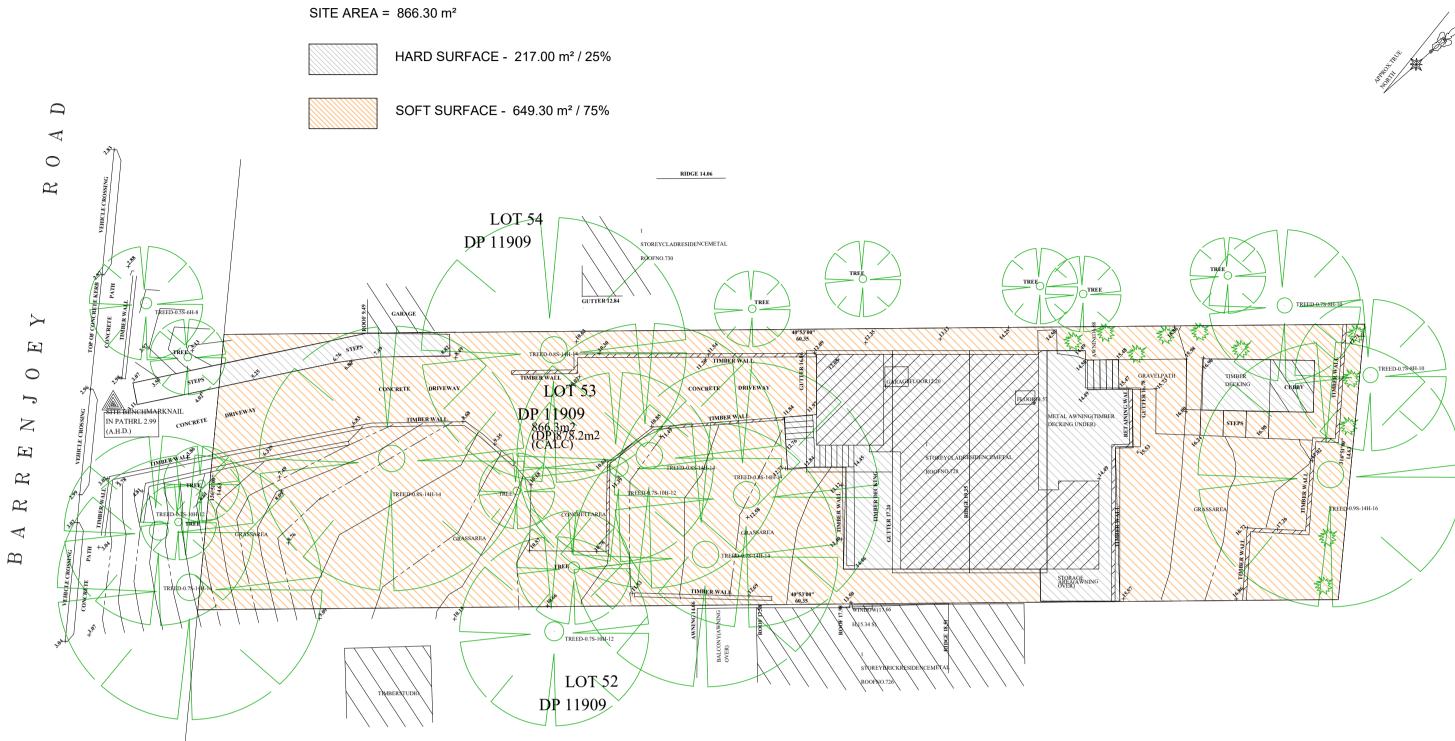
NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

----

SMOKE ALARMS TO COMPLY WITH AS 3786 20

LEGEND:





SITE AREA = 866.30 m<sup>2</sup> HARD SURFACE - 229.00 m<sup>2</sup> / 26% Q  $\overline{\nabla}$ SOFT SURFACE - 637.30 m<sup>2</sup> / 74% 0 R LOT 54 DP 11909  $\geq$ E  $\circ$ TIMBER WALL 5 DP 11909 866 3m<sup>2</sup> (DP 1878.2m2 (CALC) ZIN PATHRL 2.99 田 R  $\mathbb{R}$  $\nabla$ B

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1.100

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6m

8m

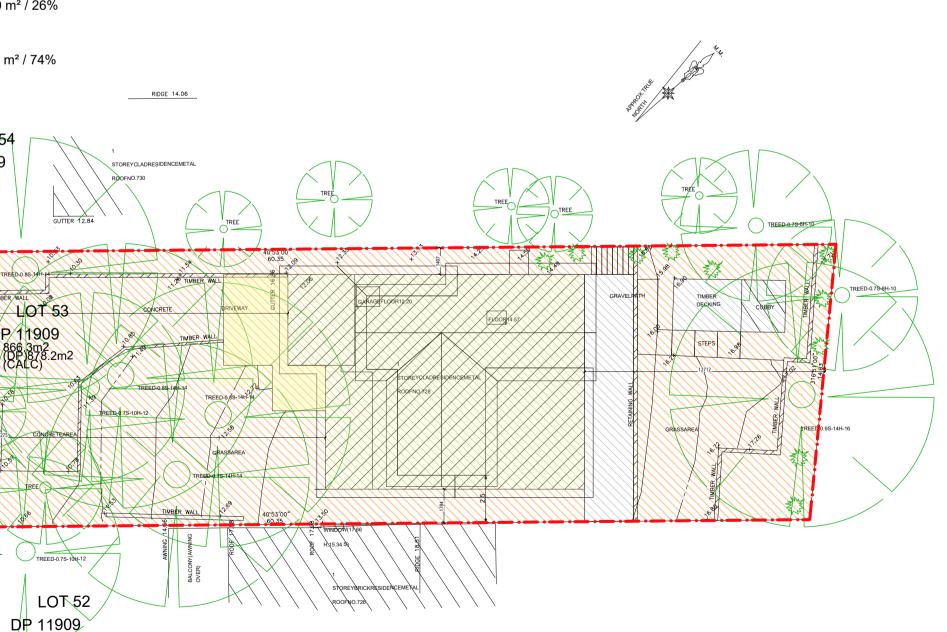
10m

4m

2m

## LANDUSE DIAGRAM - EXISTING

SCALE 1:200





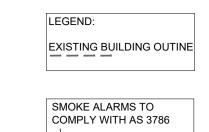
#### RD JOEY BEACH Z ARRI LON $\mathbf{\Omega}$ 0 28 **21**(

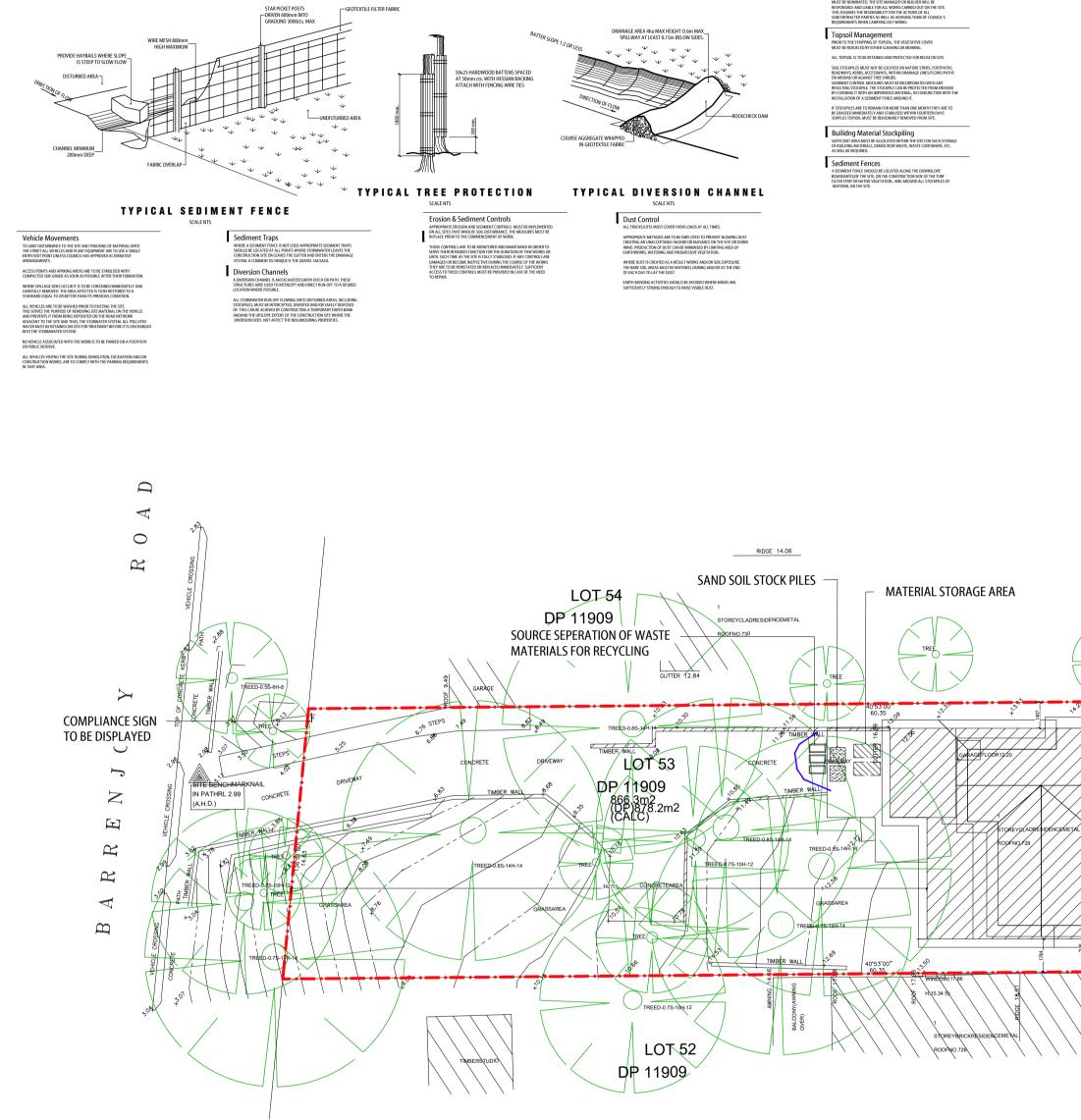
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	728	ICA L` GRE Barrenjoi On Beach		

DP: 11909 LOT No. 53 SITE AREA: 866.30MSQ. EXIST. GFA: 112.00MSQ. PROPOSED GFA: 253.00MSQ MAX. BUILDING HEIGHT: 8.5M

**NEW WORKS**: **NEW 2ND STOREY ADDITION.** INTERNAL ALTS AND ADS **NEW FRONT DECK AND ENTRY NEW REAR GROUND FLOOR EXTENSION** ----

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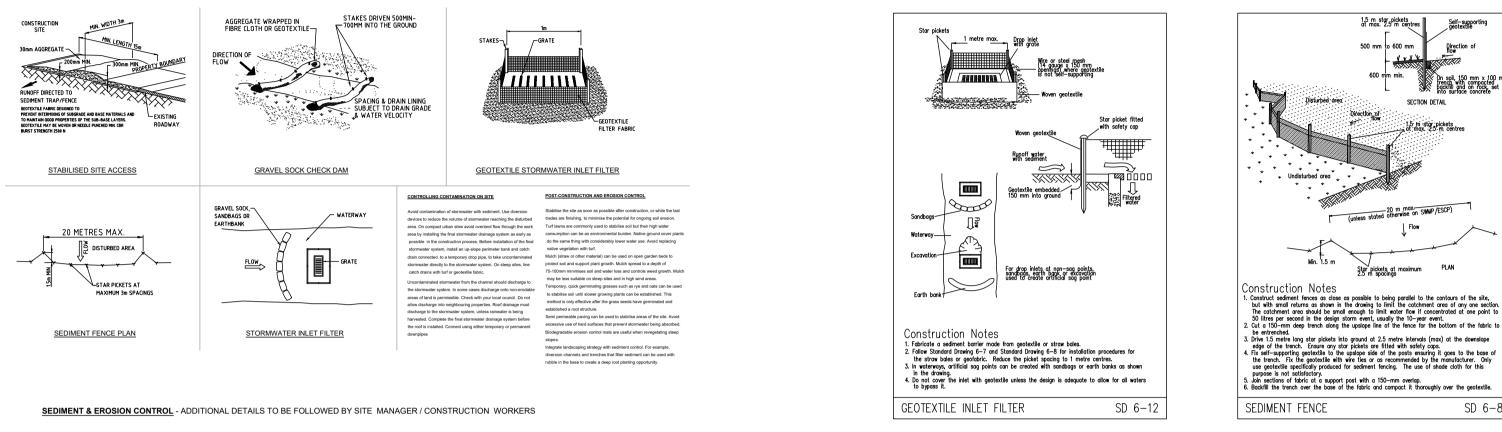


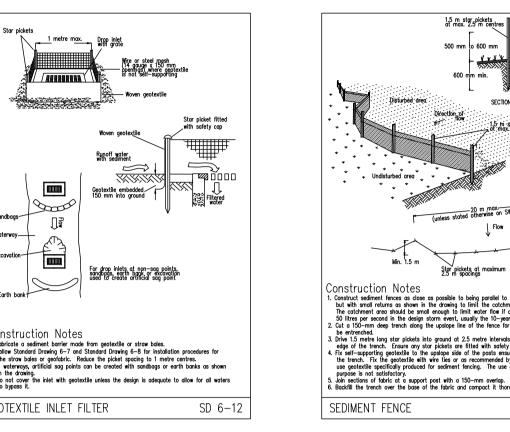


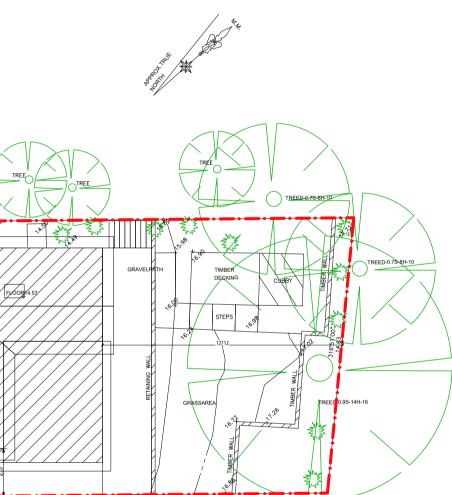
#### **SEDIMENT & EROSION PLAN SCALE 1:200**

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIE: REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 4m 8m 2m 6m

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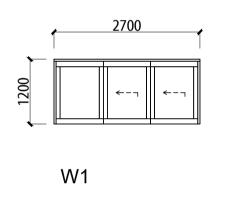






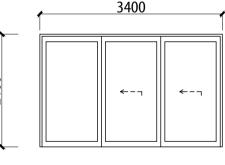
## **NEW WINDOWS AND DOORS FOR BASIX**

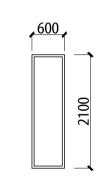
#### SOUTH WEST ELEVATION



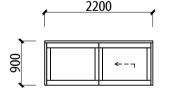
AREA : 3.24MSQ.

W2

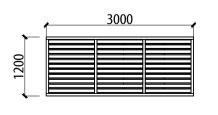




**NORTH EAST ELEVATION** 

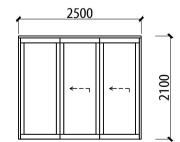


W8 AREA : 0.98MSQ.

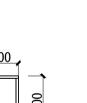


W11 AREA: 3.6MSQ.

W9 AREA : 3.0MSQ.

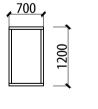


D2 AREA : 5.25MSQ.

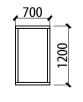


D1 AREA : 7.14MSQ.

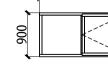




W10 AREA : 0.84MSQ.



**NORTH WEST ELEVATION** 



W12 AREA : 0.84MSQ.

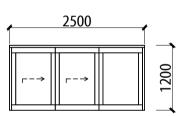
W5	
AREA : 1.62MSQ.	

W6

#### NOTE: ALL WINDOWS AND DOORS MUST BE CHECKED AND MEASURED BY THE WINDOW / DOOR MANUFACTURER BEFORE ORDERING



#### AREA : 1.98MSQ.



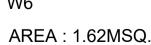
Self-supporting

Direction o

SD 6-8

AREA : 1.26MSQ.

W4 AREA : 3.0MSQ.



W7 AREA : 4.2MSQ.

728 BARRENJOEY RD Avalon Beach 2107 2107
ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS
LEGEND: — — EXISTING BUILDING OUTLINE PROPOSED WORK
General Notes
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ADDITONS AND ALTERATIONS Date 27-Sep-22
Scale AS SHOWN
DP No. <b>11909</b>
LOT No. 53
Project Name and Address JESSICA L` GREEN 728 BARRENJOEY RD AVALON BEACH 2107

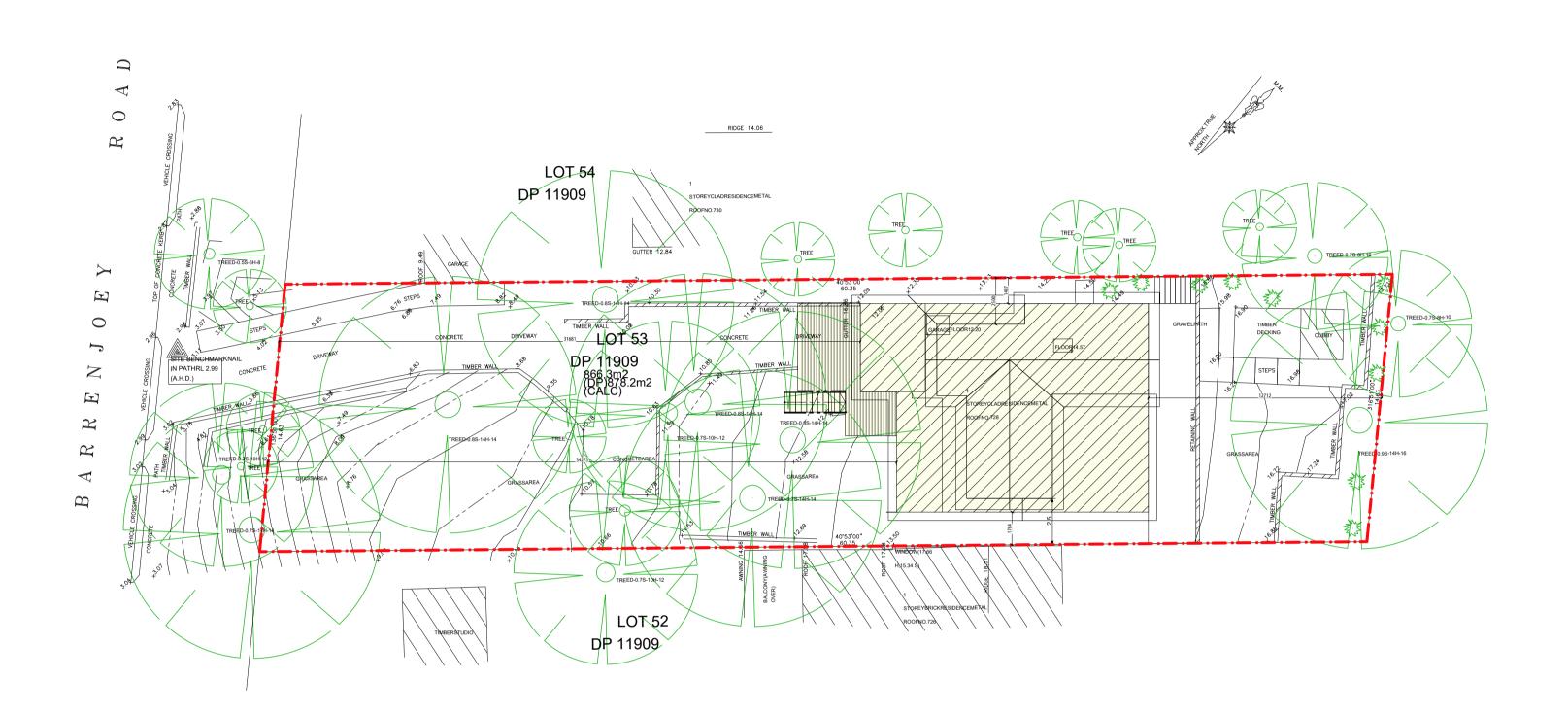
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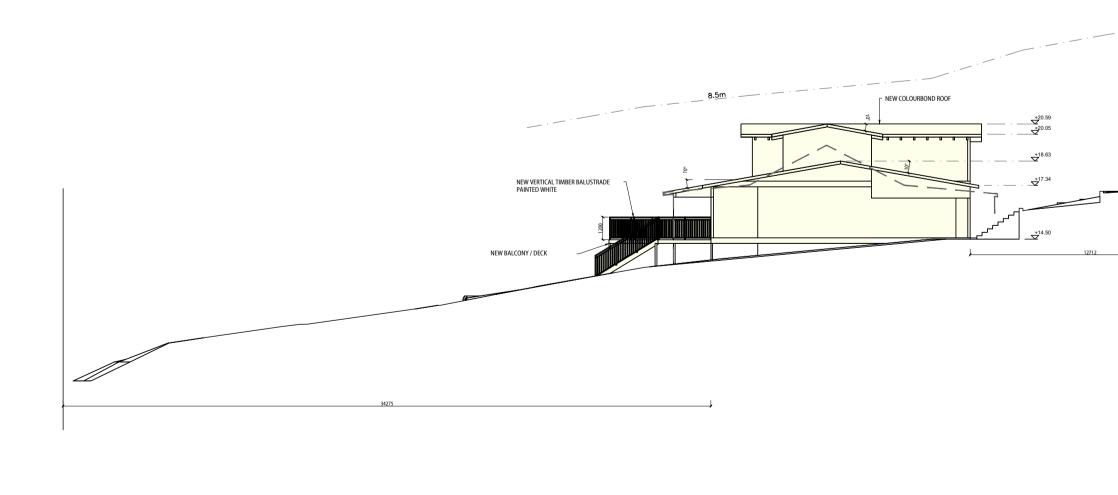
NEW WORKS: NEW 2ND STOREY ADDITION. INTERNAL ALTS AND ADS NEW FRONT DECK AND ENTRY **NEW REAR GROUND FLOOR EXTENSION** ----

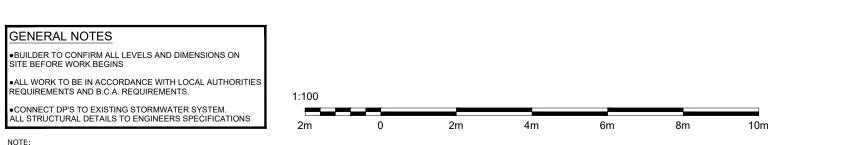
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LEGEND: 

SMOKE ALARMS TO COMPLY WITH AS 3786 20

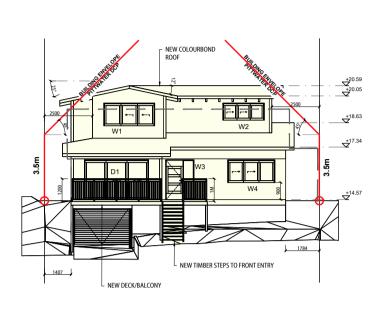


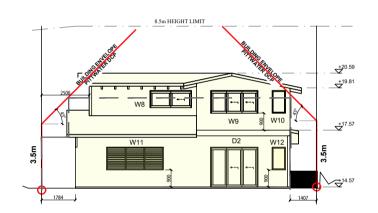


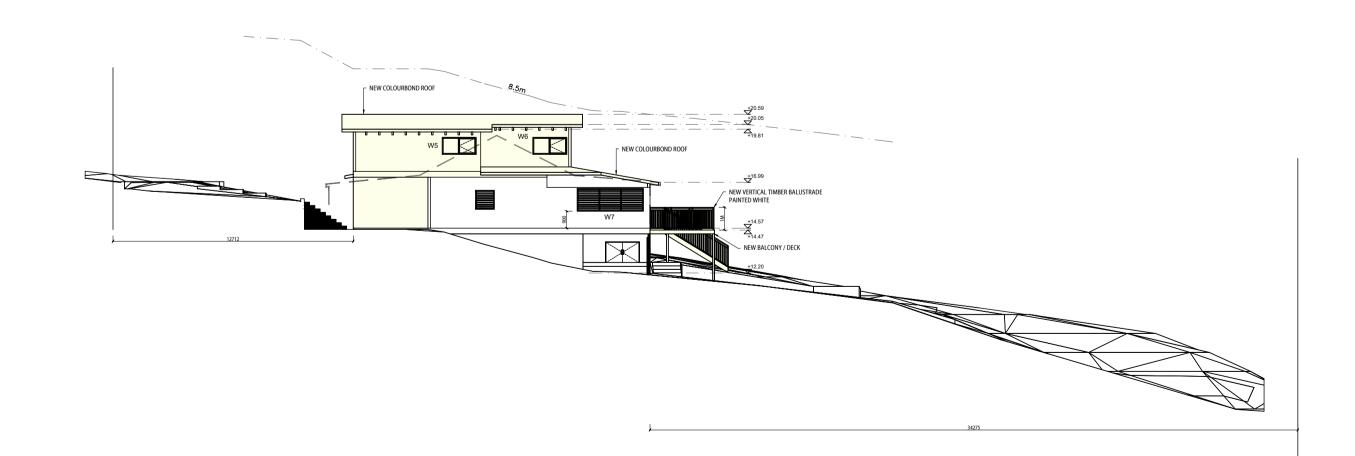


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# **NOTIFICATION PLAN**







#### RD ENJOEY BEACH ARRI LON $\mathbf{\Omega}$ 0 28 **N**

