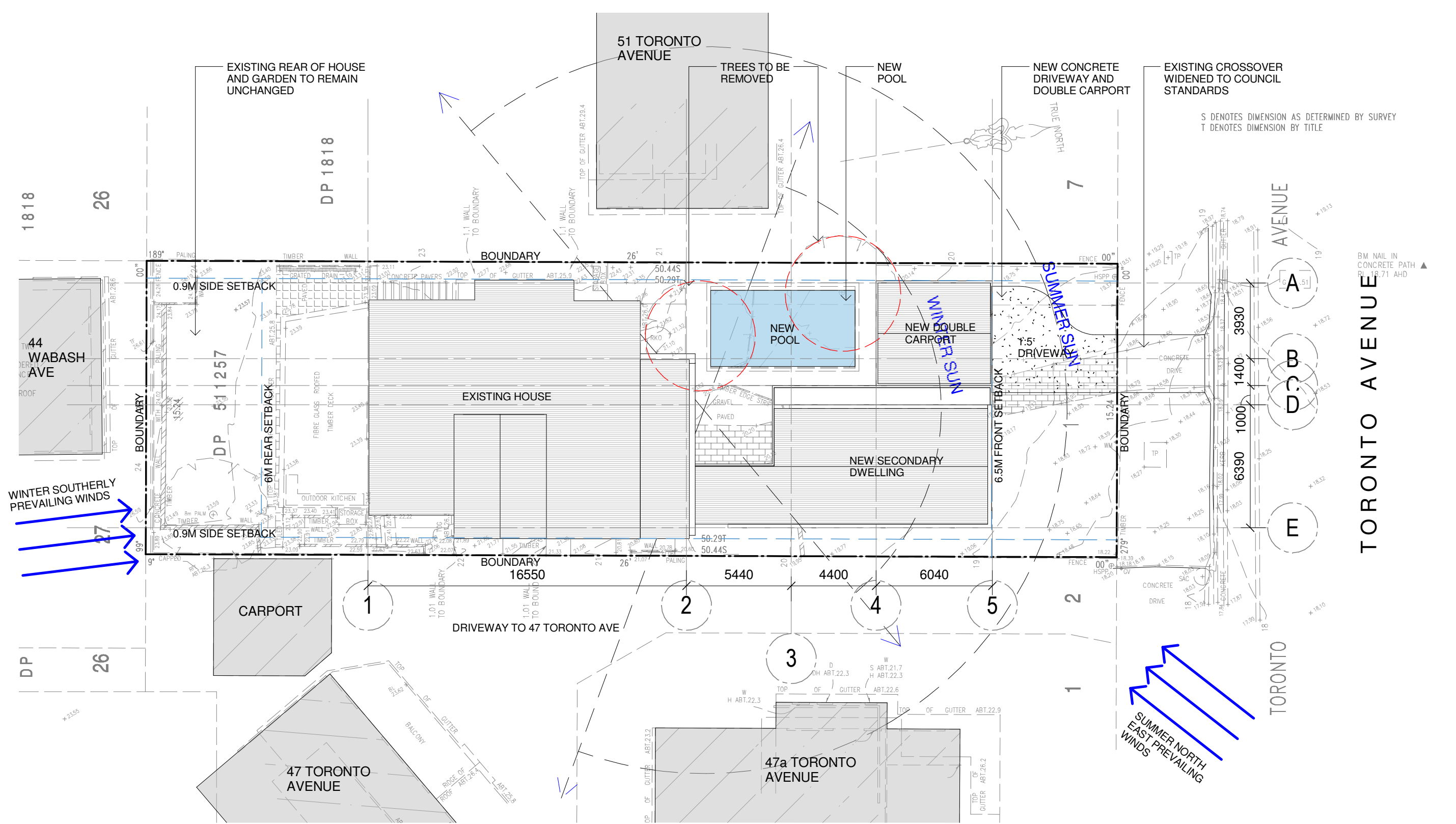


ALTERATIONS AND ADDITIONS

49 TORONTO AVENUE, CROMER

Sheet Number	Sheet Name	Current Revision
000	Cover	A
001	Site Plan	A
002	Demolition Plan Ground	A
003	Level 1 Demolition Plan	A
100	Ground Floor Plan	A
101	Level 1 Plan	A
200	North and South Elevations	A
201	East Elevation	A
202	West Elevation	A
300	Sections 1	A
301	Sections 2	A
400	Shadow Analysis 1	A
401	Shadow Analysis 2	A
402	Shadow Analysis 3	A
403	Shadow Analysis 4	A
700	Landscape Area Calculation	A
701	Landscape Concept Plan	A



1
200
Site Plan
1:200@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

BASIX

Indigenous low water species throughout 220m² of site.
3000litre rainwater tank must be provided.
Hot water: Gas instantaneous.
Swimming pool volume must not be more than 50kilolitres.
Showerheads, toilets and taps to be min. 4-star water rating.
R2.0 insulation external framed walls. R3.5 insulation to roof.
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0.9kw photovoltaic system to be installed.
Windows to be min. U-value 6.7, SHGC 0.7.

Note

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2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.

ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE, CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

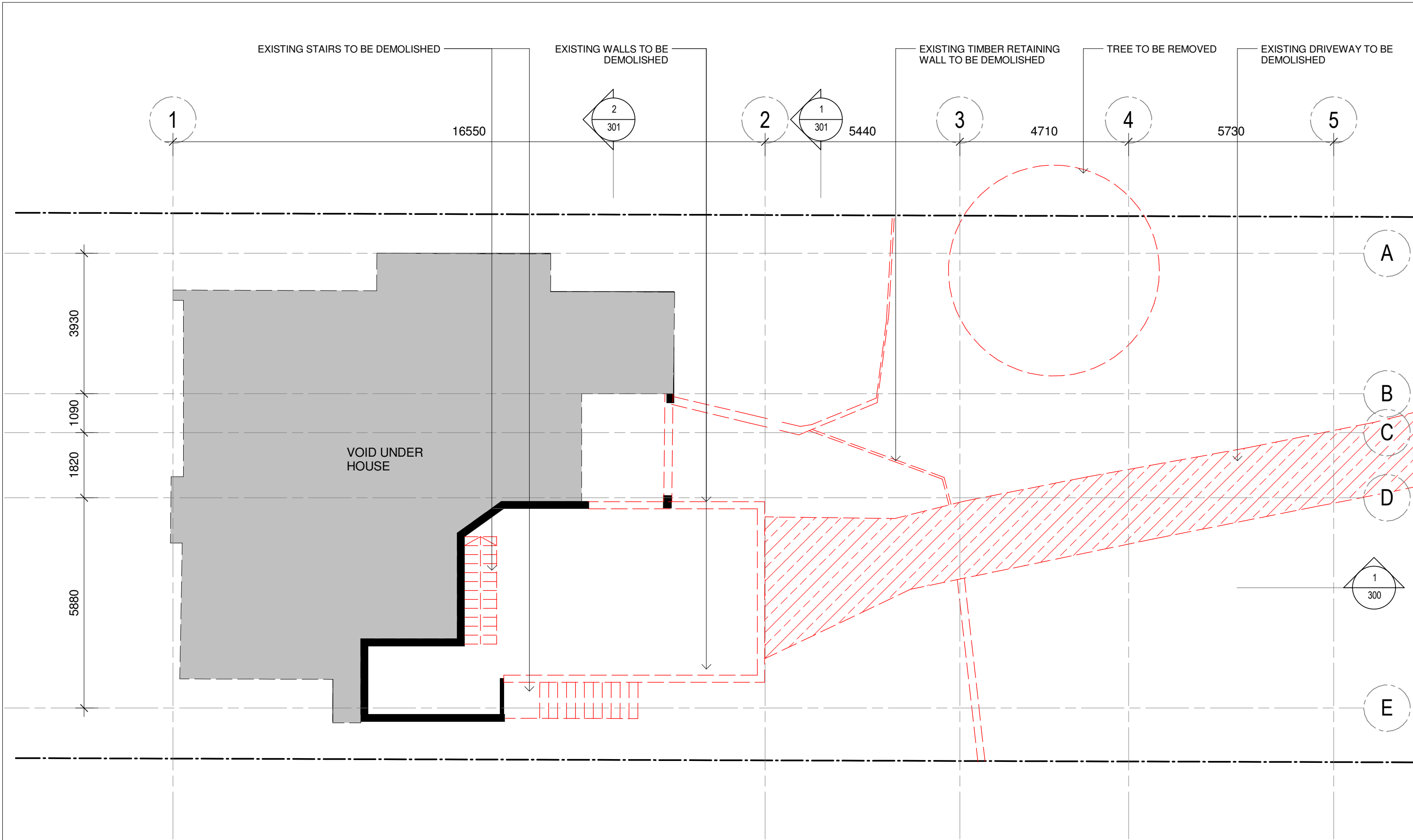
Project No. 2103
Scale 1:200 @ A3
Date 11.08.22
Drawn PB

Dwg Title
Site Plan

Dwg No
DA 001

Rev / A

A FOR DA PB 11.08.22
No. Revisions By Date

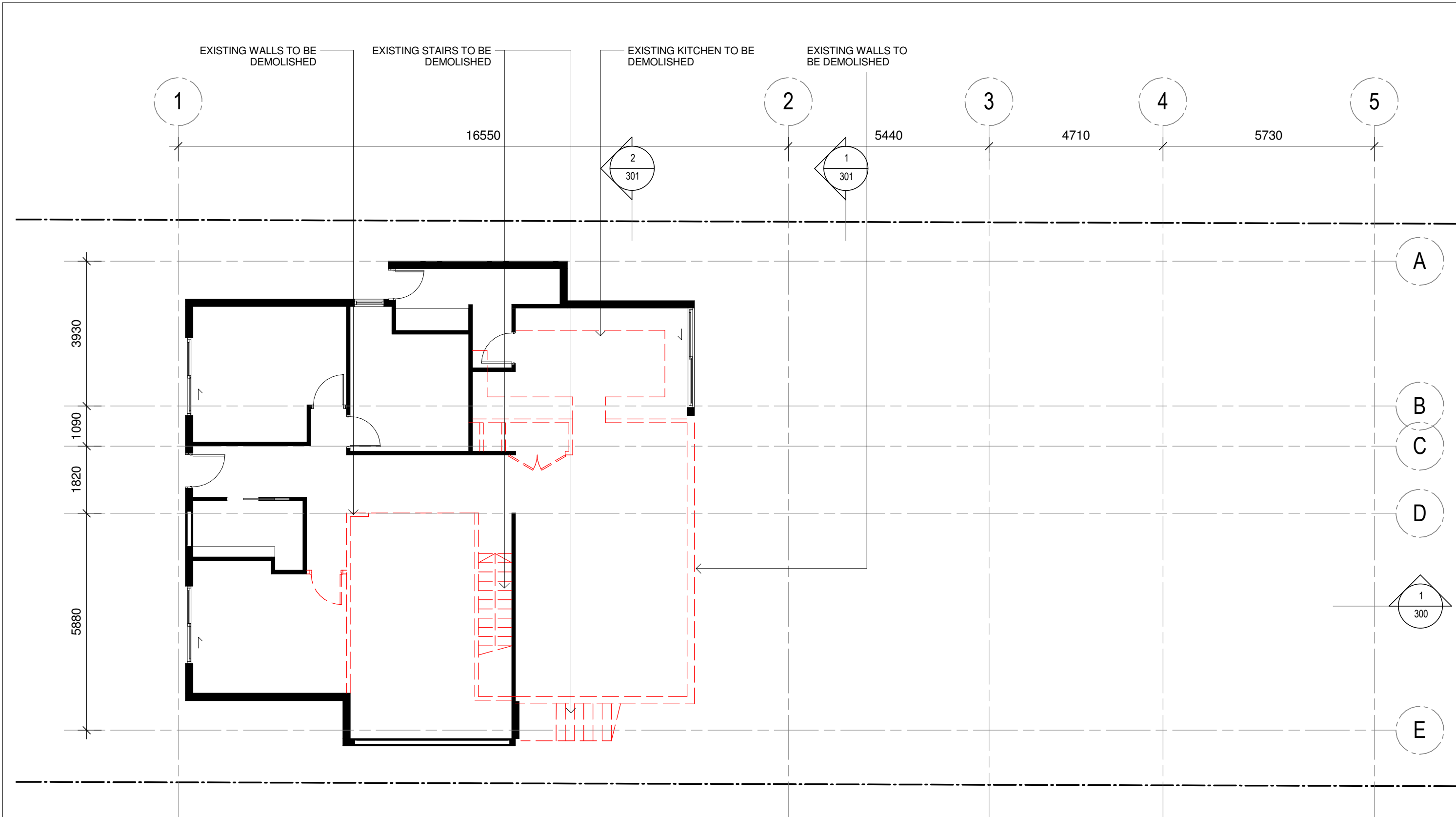


1
200

Ground Demolition

1 : 100@A1

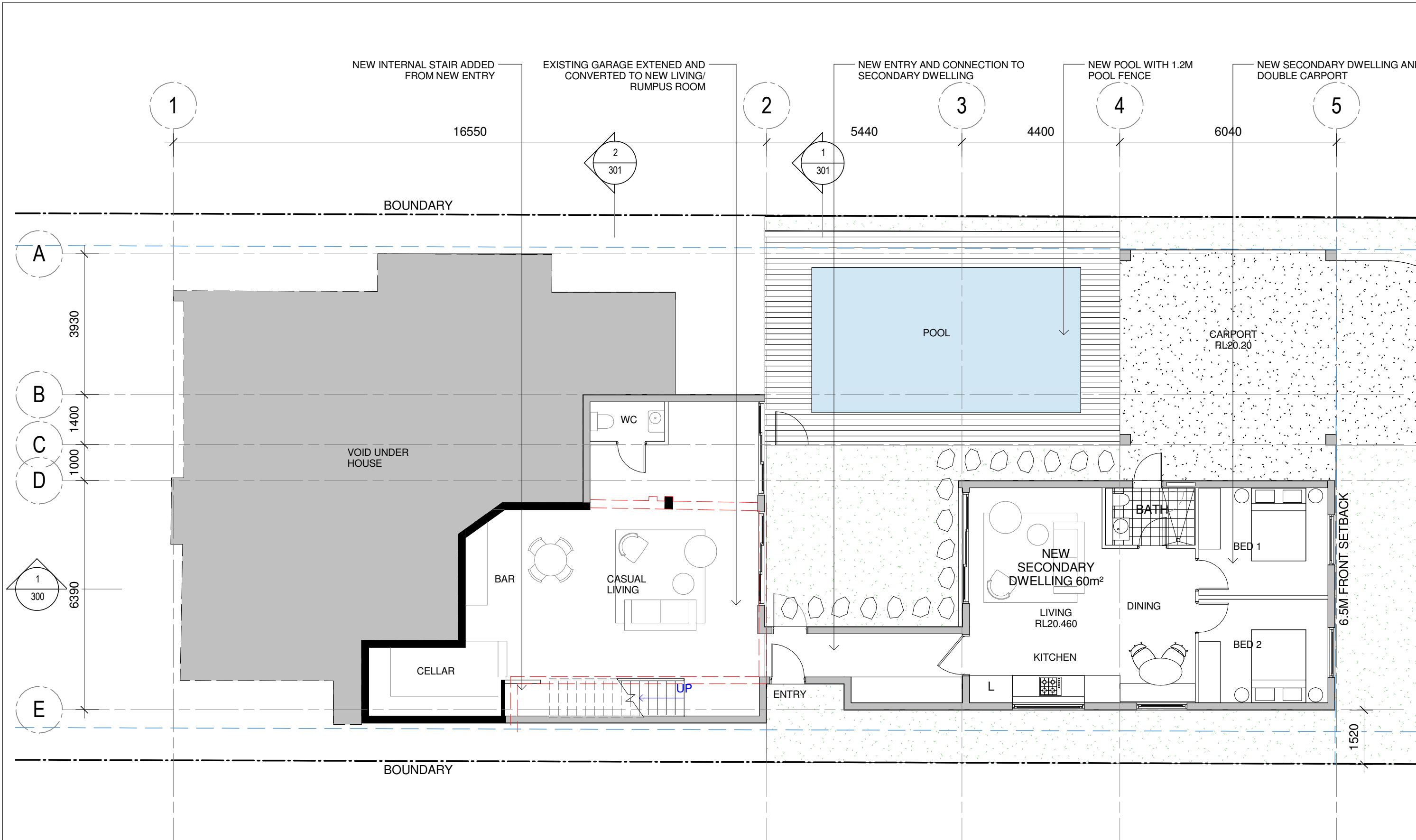
KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH MD - METAL DECK ROOFING PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR				BASIX Indigenous low water species throughout 220m ² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls.R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.				LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION				Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.				ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton				Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683				Project No. 2103 Scale As indicated @ A3 Date 02.12.22 Drawn PB				Dwg Title Demolition Plan Ground Dwg No DA 002 Rev / B			
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Level 1 Demolition

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH MD - METAL DECK ROOFING PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR				BASIX Indigenous low water species throughout 220m ² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls. R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.				LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION				Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.				ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton				Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683				Project No. 2103 Scale As indicated @ A3 Date 02.12.22 Drawn PB				Dwg Title Level 1 Demolition Plan Dwg No DA 003 Rev / B			
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1
200

Ground Floor

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

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Roof to be light colour.
0.9kw photovoltaic system to be installed.
Windows to be min. U-value 6.7, SHGC 0.7.

LEGEND



WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB



Dwg Title

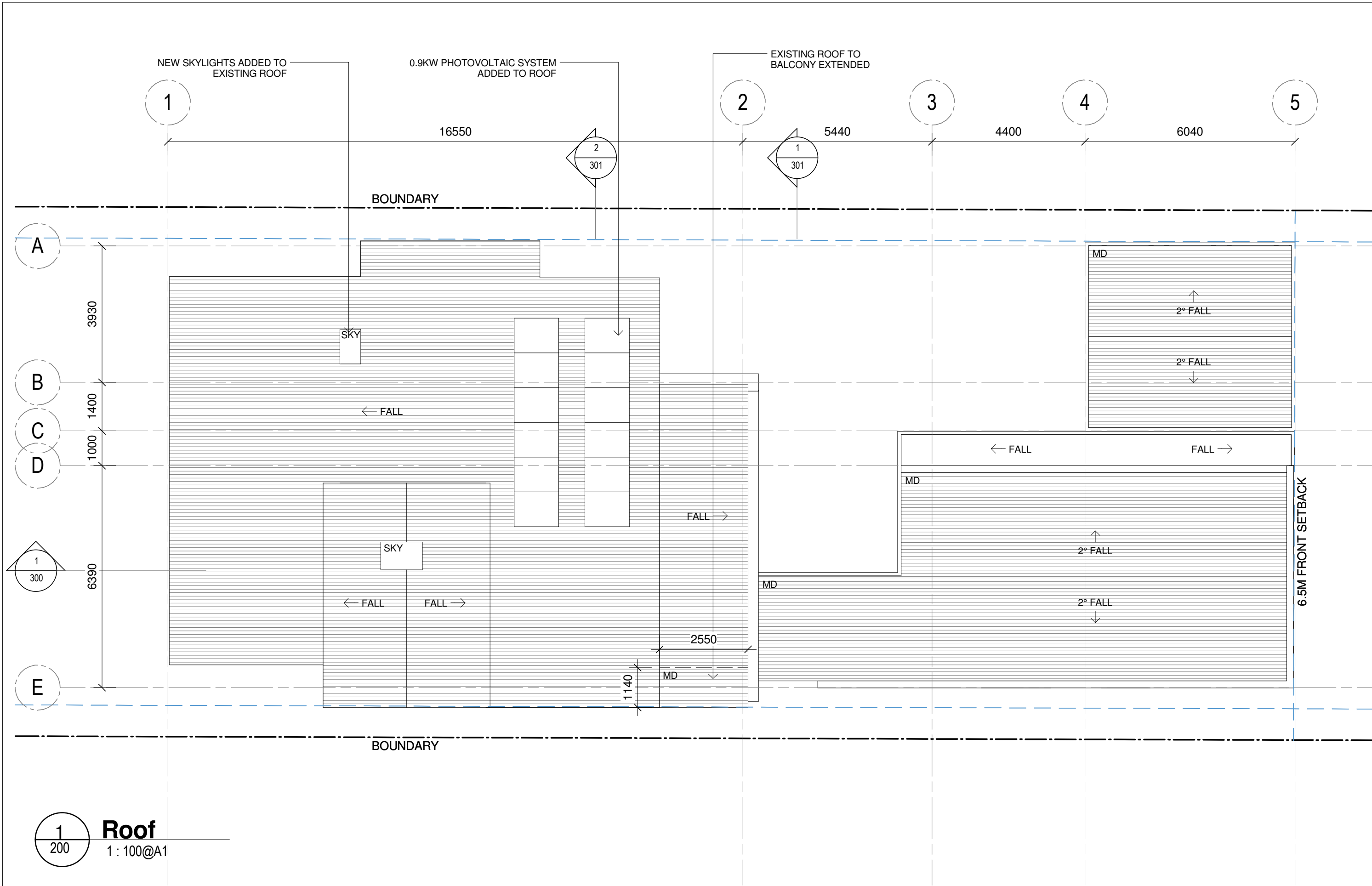
Ground Floor Plan

Dwg No

DA 100

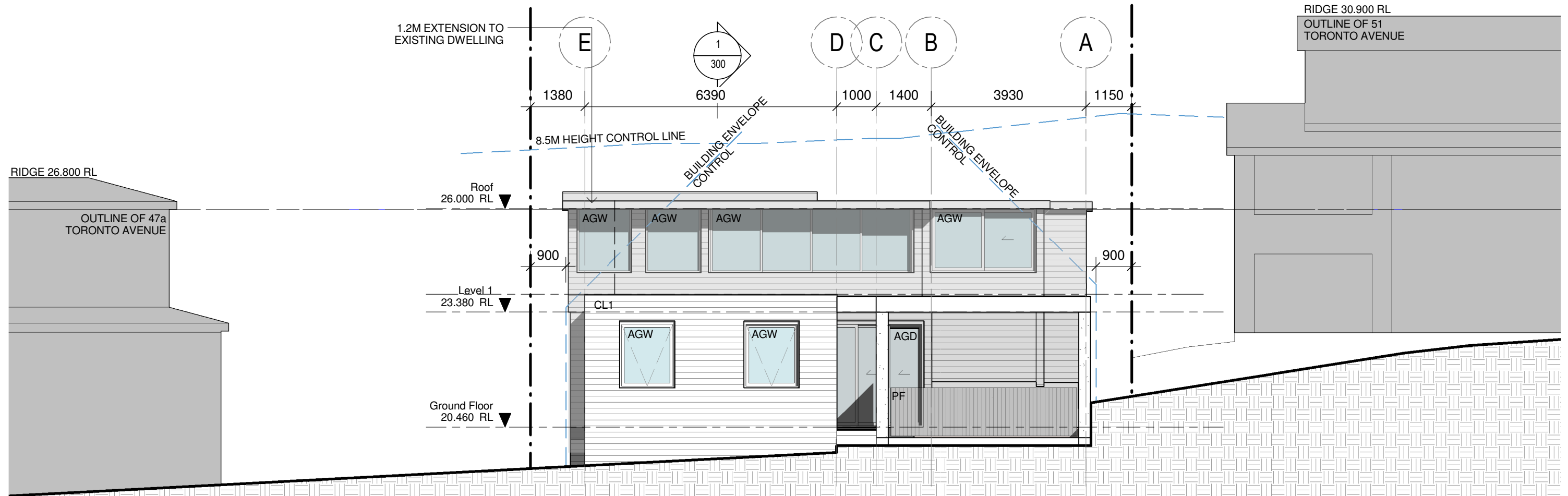
Rev / A

A FOR DA PB 11.08.22
No. Revisions By Date

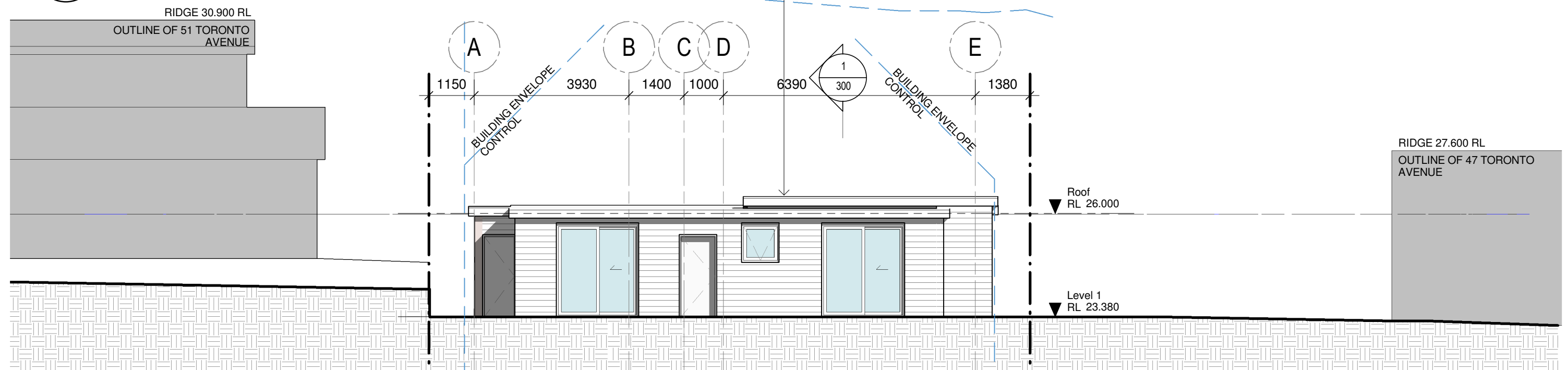


1
200
Roof
1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH MD - METAL DECK ROOFING PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR			BASIX Indigenous low water species throughout 220m² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls. R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.			LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION			Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.			ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton			Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683			Project No. 2103 Scale As indicated @ A3 Date 11.08.22 Drawn Author			Dwg Title Roof Plan Dwg No DA 102 Rev / A		
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1
01
North Elevation
1:100@A1



2
01
South Elevation
1:100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
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LEGEND

WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title

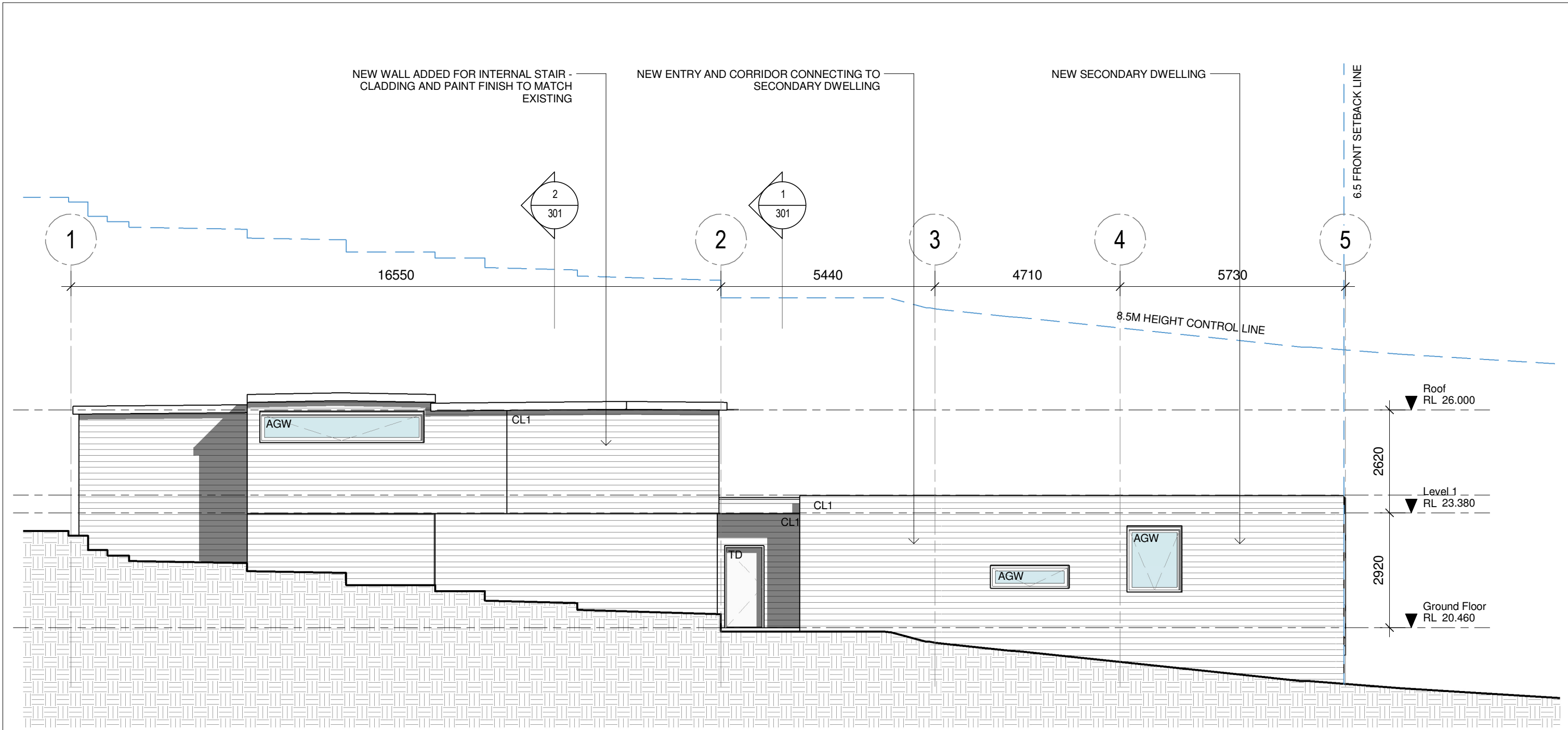
North and South
Elevations

Dwg No

DA 200

Rev / A

A FOR DA PB 11.08.22
No. Revisions By Date



1
01

East Elevation

1 : 100@A1



PF - Powdercoated metal slat pool fence



MD - Metal Roofing Colorbond matte Surfmist

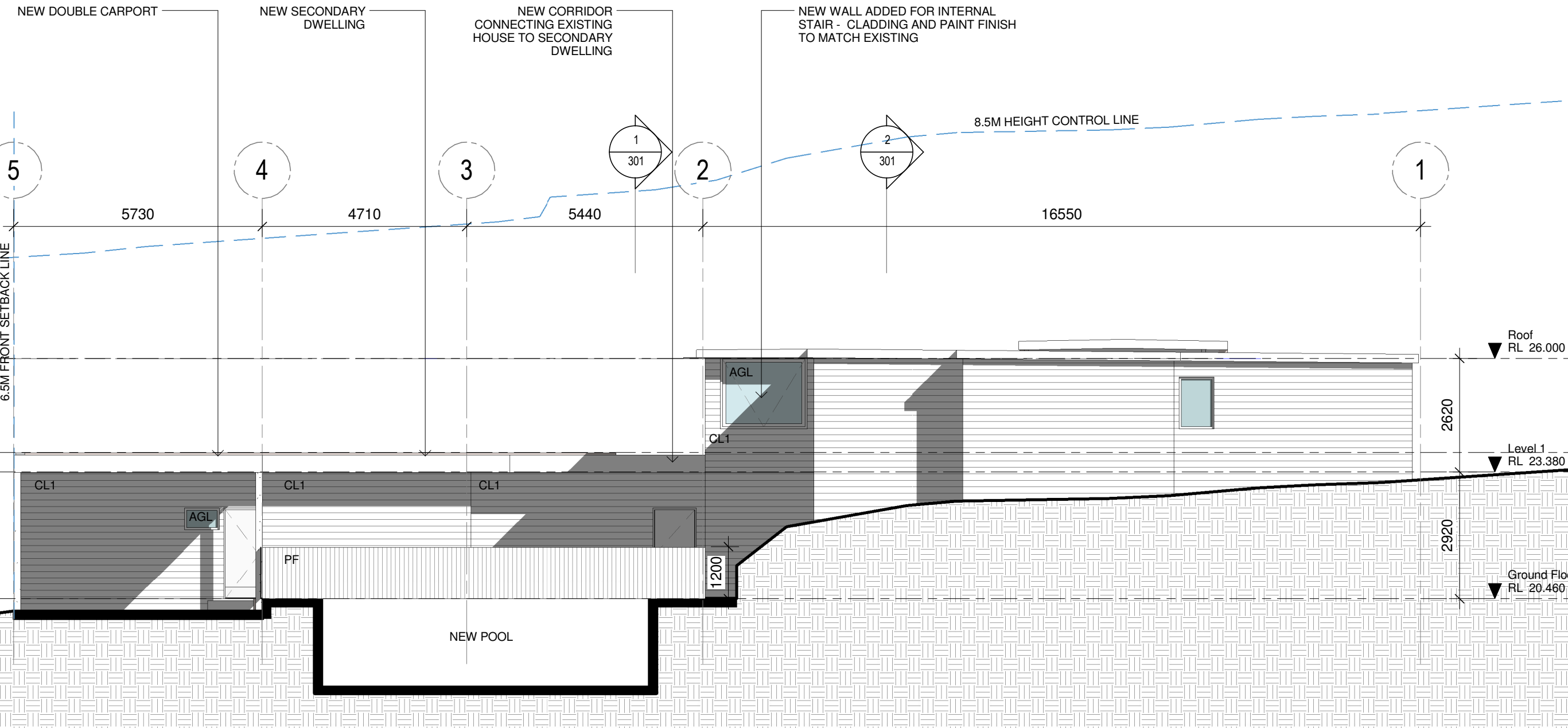


AL1 - Powdercoated aluminium windows and doors



CL1 - Horizontal cladding White paint finish

KEY (SEE ELEVATIONS FOR DETAILS) AGD - ALUMINIUM FRAMED GLAZED DOOR AGW - ALUMINIUM FRAMED GLAZED WINDOWS CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH MD - METAL DECK ROOFING PF - POOL FENCE METAL WHITE PAINTED FINISH PS - PAINTED STEEL SKY - SKYLIGHT TD - TIMBER ENTRY DOOR			BASIX Indigenous low water species throughout 220m² of site. 3000litre rainwater tank must be provided. Hot water: Gas instantaneous. Swimming pool volume must not be more than 50kilolitres. Showerheads, toilets and taps to be min. 4-star water rating. R2.0 insulation external framed walls.R3.5 insulation to roof. Roof to be light colour. 0.9kw photovoltaic system to be installed. Windows to be min. U-value 6.7, SHGC 0.7.			LEGEND --- WALL TO BE DEMOLISHED --- EXISTING WALL TO BE RETAINED --- NEW CONSTRUCTION			Note 1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio. 2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.			ALTERATIONS AND ADDITIONS 49 TORONTO AVENUE, CROMER Mrs R and A Newton			Architect PDB Studio Sydney, Australia, 2092 M 0450 722 683			Project No. 2103 Scale As indicated @ A3 Date 02.12.22 Drawn PB			Dwg Title East Elevation Dwg No DA 201 Rev / B		
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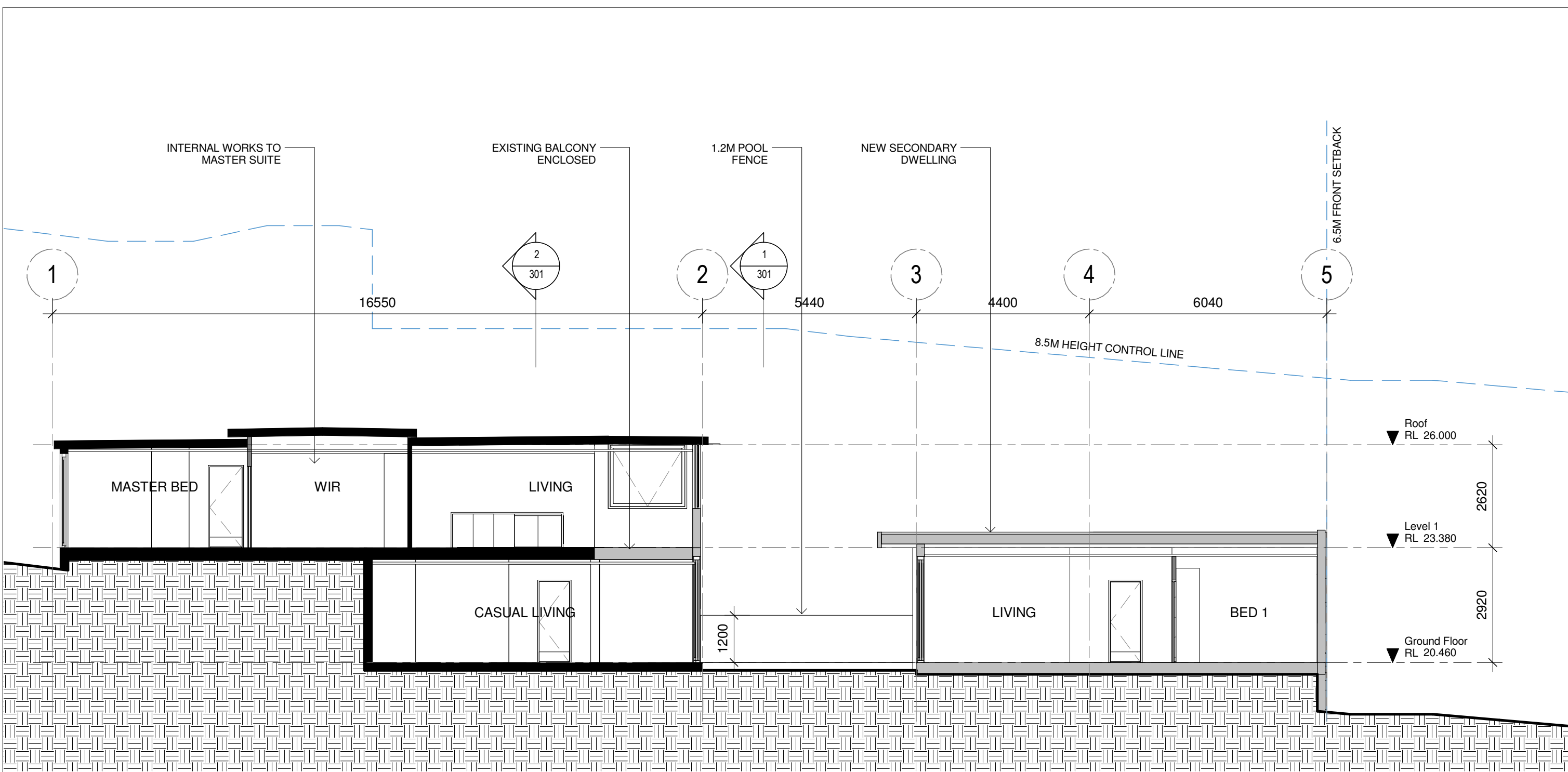
1
01

West Elevation

1:100@A1



KEY (SEE ELEVATIONS FOR DETAILS)				BASIX				Note				ALTERATIONS AND ADDITIONS				Architect				Project No. 2103				Dwg Title							
AGD - ALUMINIUM FRAMED GLAZED DOOR				Indigenous low water species throughout 220m² of site.				LEGEND WALL TO BE DEMOLISHED EXISTING WALL TO BE RETAINED NEW CONSTRUCTION				1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio.				49 TORONTO AVENUE, CROMER				PDB Studio				Scale As indicated @ A3 Date 02.12.22 Drawn PB				West Elevation			
AGW - ALUMINIUM FRAMED GLAZED WINDOWS				3000litre rainwater tank must be provided.																											
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH				Hot water: Gas instantaneous.																											
MD - METAL DECK ROOFING				Swimming pool volume must not be more than 50kilolitres.																											
PF - POOL FENCE METAL WHITE PAINTED FINISH				Showerheads, toilets and taps to be min. 4-star water rating.																											
PS - PAINTED STEEL				R2.0 insulation external framed walls.R3.5 insulation to roof.																											
SKY - SKYLIGHT				Roof to be light colour.																											
TD - TIMBER ENTRY DOOR				0.9kw photovoltaic system to be installed.																											
				Windows to be min. U-value 6.7, SHGC 0.7.																											
B FOR DA PB 02.12.22																															
A FOR DA PB 11.08.22																															
No. Revisions By Date																															



1
01

Section A-A

1 : 100@A1

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
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LEGEND



WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title

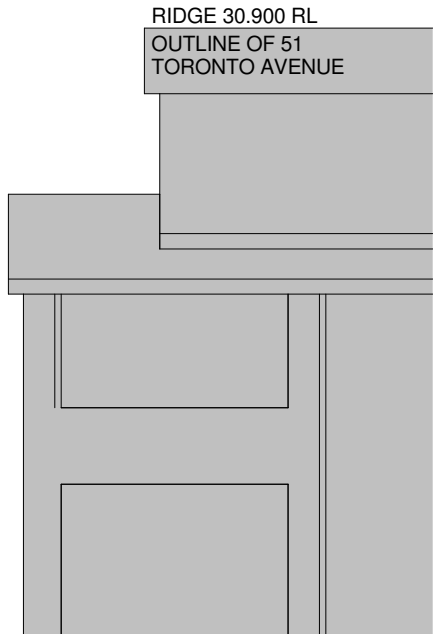
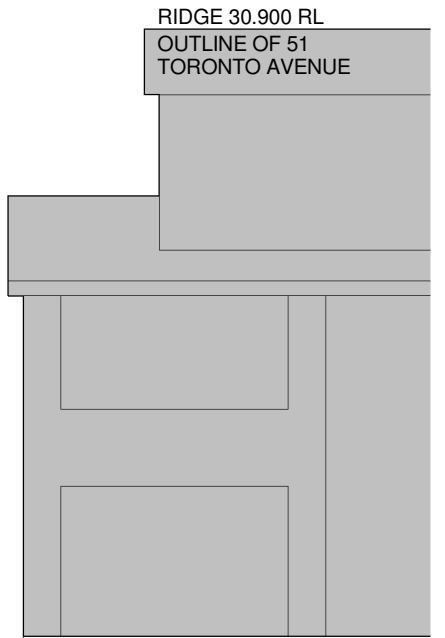
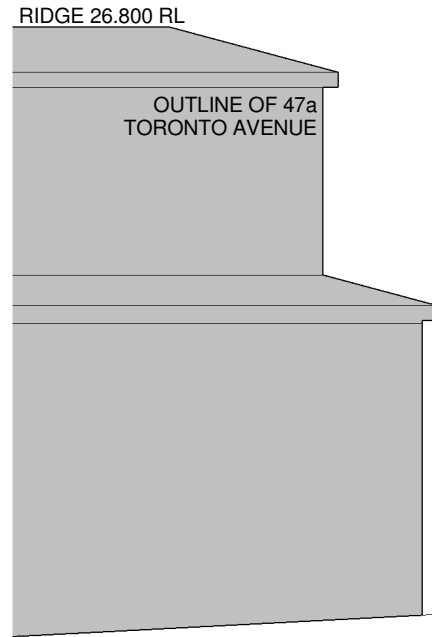
Sections 1

Dwg No

DA 300

Rev / A

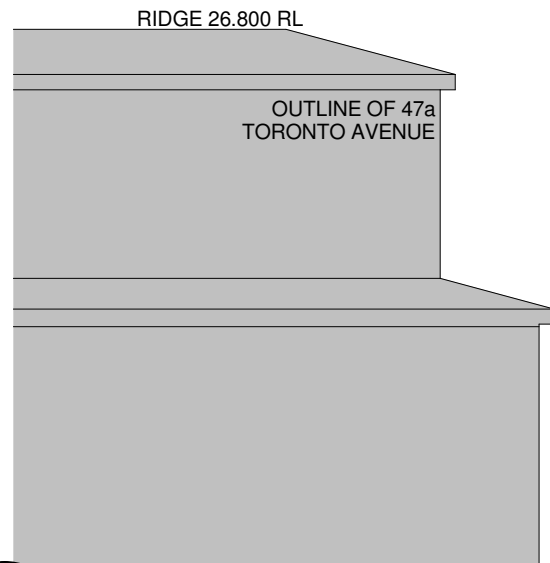
A FOR DA PB 11.08.22
No. Revisions By Date



1
01

Section B-B

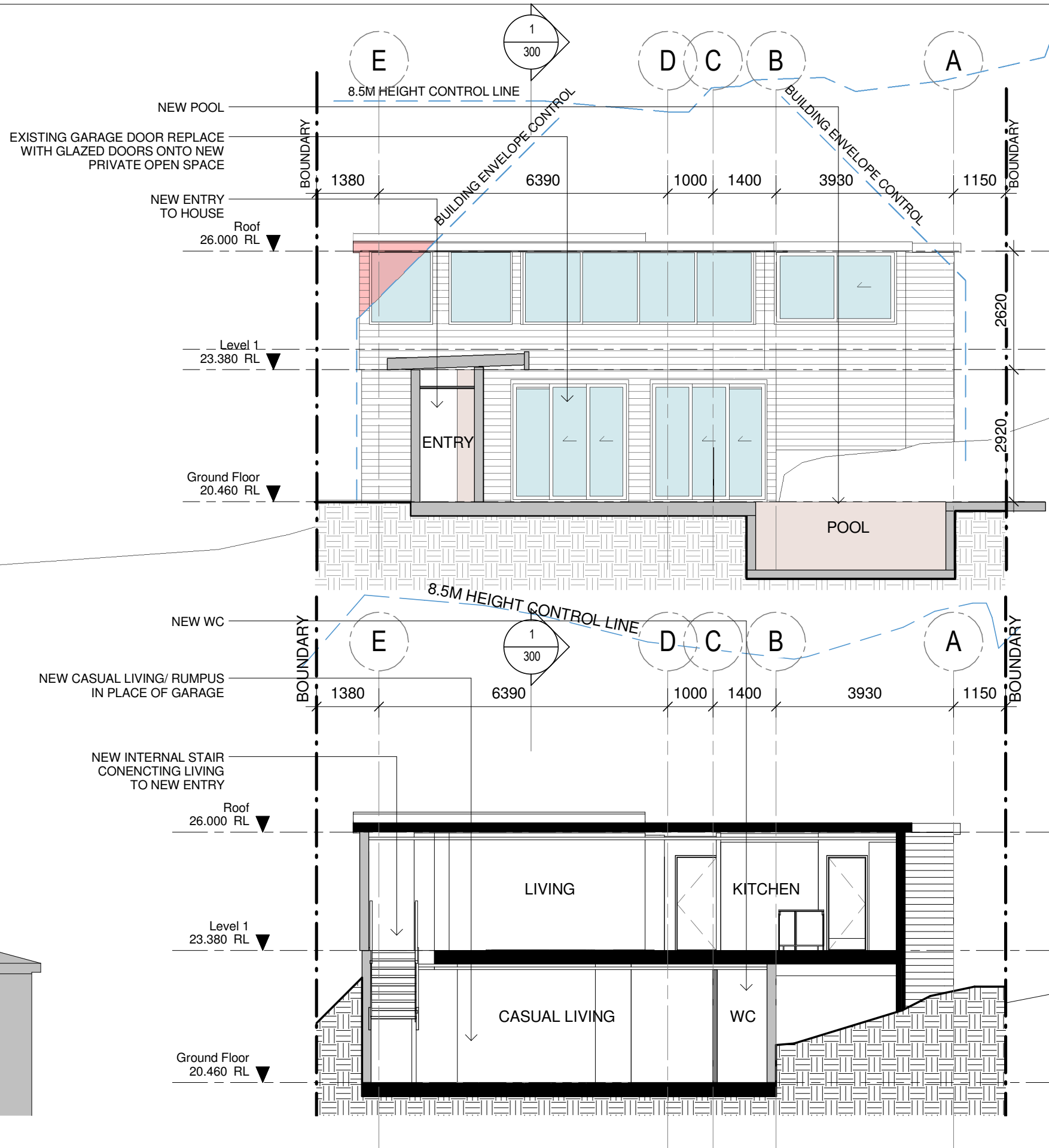
1 : 100@A1



2
01

Section C-C

1 : 100@A1



KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
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MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
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Windows to be min. U-value 6.7, SHGC 0.7.

LEGEND

WALL TO BE DEMOLISHED
EXISTING WALL TO BE RETAINED
NEW CONSTRUCTION

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ALTERATIONS AND ADDITIONS

49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

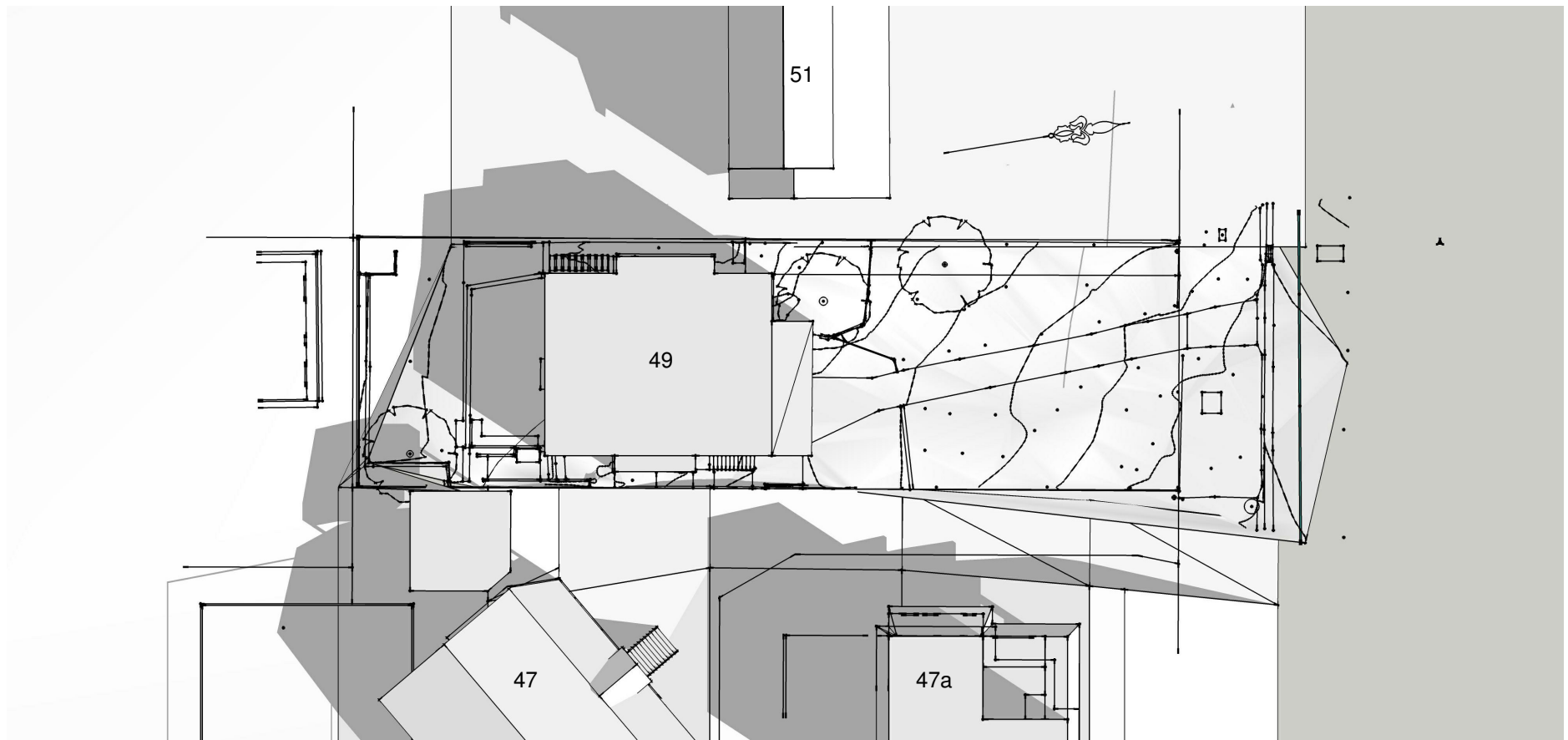
Project No. 2103
Scale As indicated @ A3
Date 11.08.22
Drawn PB

Dwg Title
Sections 2

Dwg No
DA 301

Rev / A

A FOR DA PB 11.08.22
No. Revisions By Date



9AM 21 JUNE - EXISTING SHADOWS



9AM 21 JUNE - PROPOSED SHADOWS

COMMENT

ALL ADDITIONAL SHADOWING IS ON THE SUBJECT SITE.
DUE TO THE SITE ORIENTATION THERE ARE NO IMPACTS
TO NEIGHBOURING PROPERTIES.

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

B	FOR DA	PB	02.12.22
A	FOR DA	PB	11.08.22
No.	Revisions	By	Date

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ALTERATIONS AND
ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103 @ A3
Scale
Date 02.12.22
Drawn PB



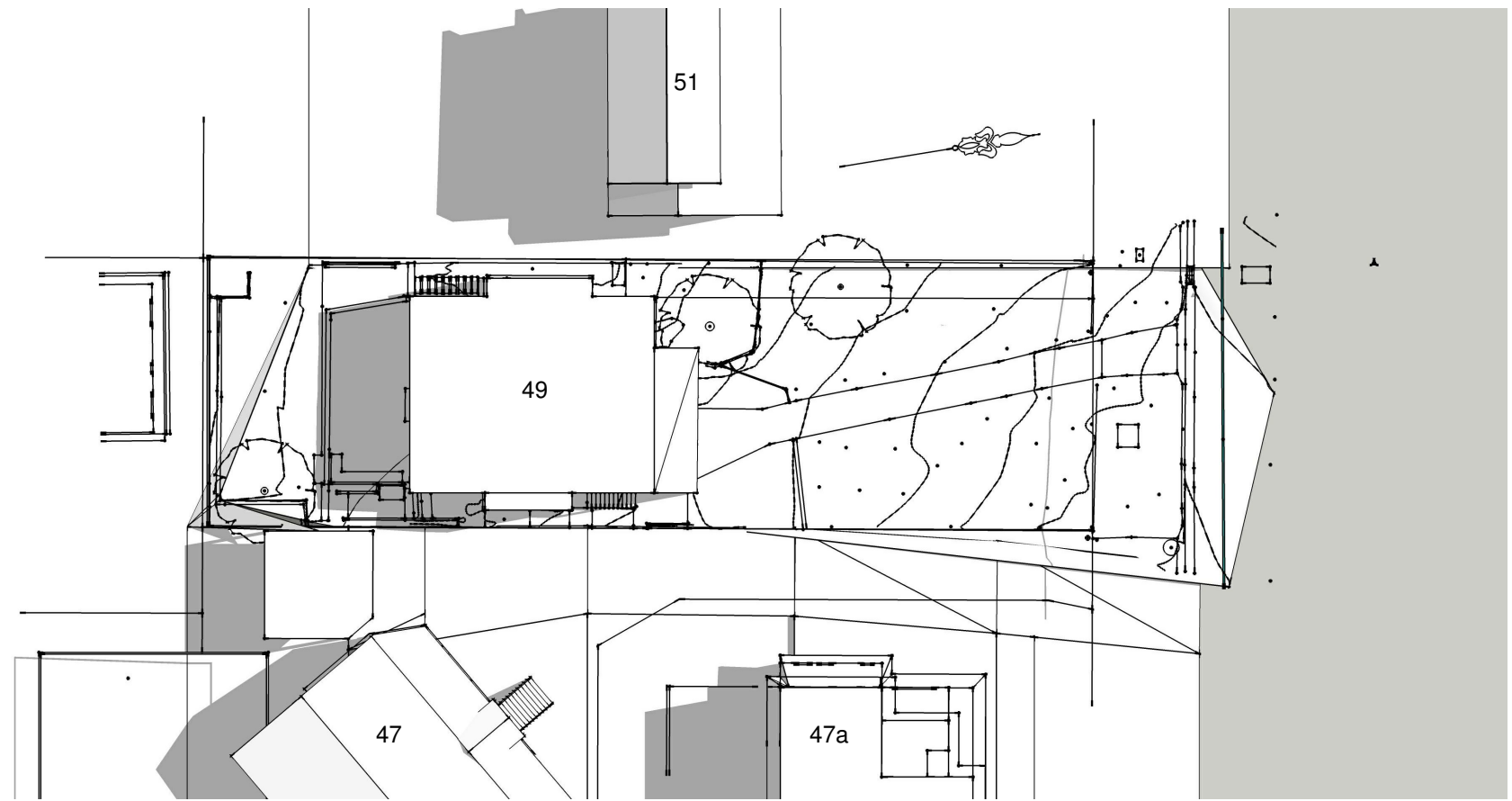
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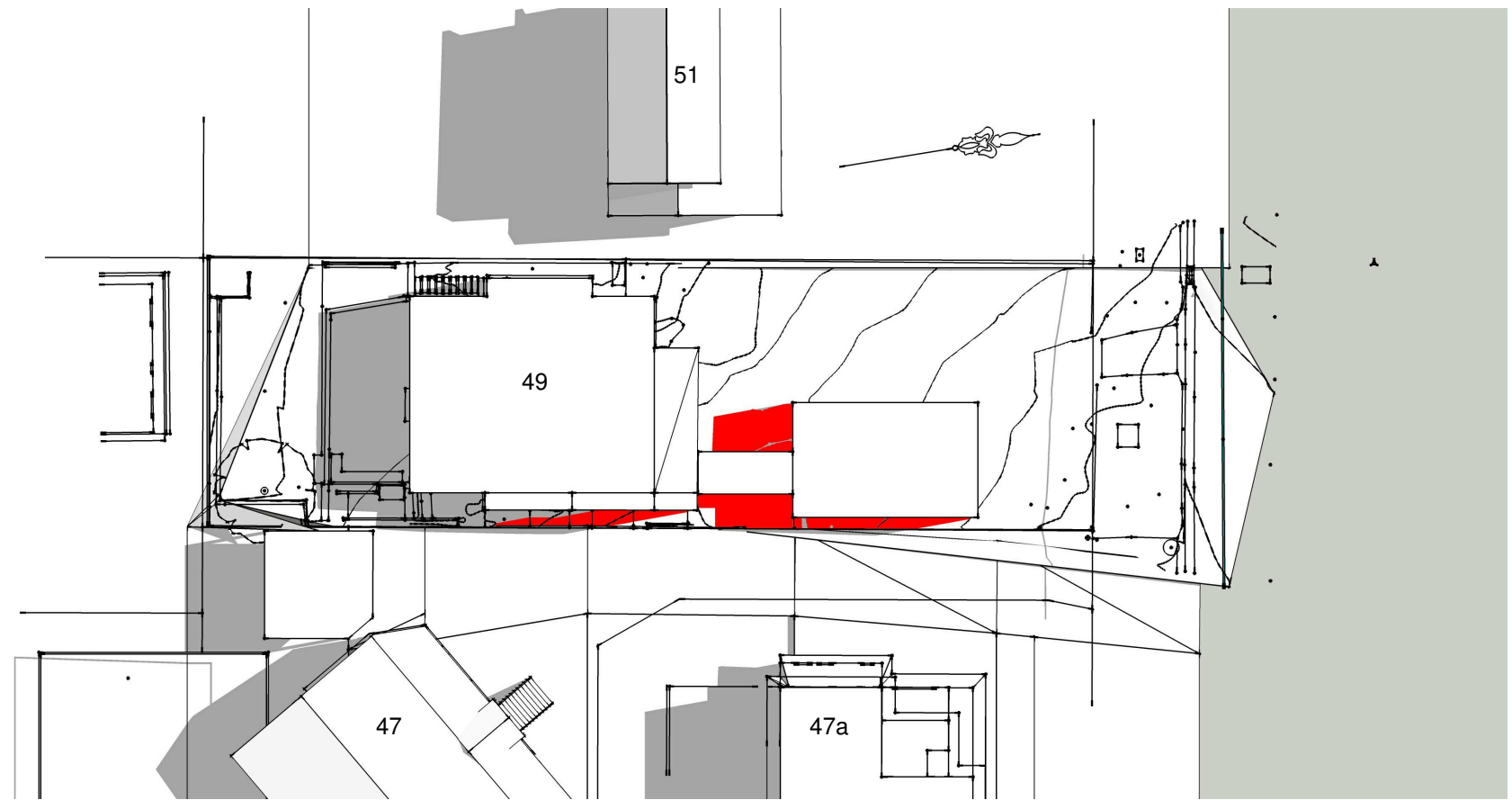
Dwg No

DA 400

Rev / B



12PM 21 JUNE - EXISTING SHADOWS



12PM 21 JUNE - PROPOSED SHADOWS

COMMENT

ALL ADDITIONAL SHADOWING IS ON THE SUBJECT SITE. DUE TO THE SITE ORIENTATION THERE ARE STILL NO IMPACTS TO NEIGHBOURING PROPERTIES.

KEY (SEE ELEVATIONS FOR DETAILS)
 AGD - ALUMINIUM FRAMED GLAZED DOOR
 AGW - ALUMINIUM FRAMED GLAZED WINDOWS
 CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
 MD - METAL DECK ROOFING
 PF - POOL FENCE METAL WHITE PAINTED FINISH
 PS - PAINTED STEEL
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A FOR DA PB 11.08.22
 No. Revisions By Date

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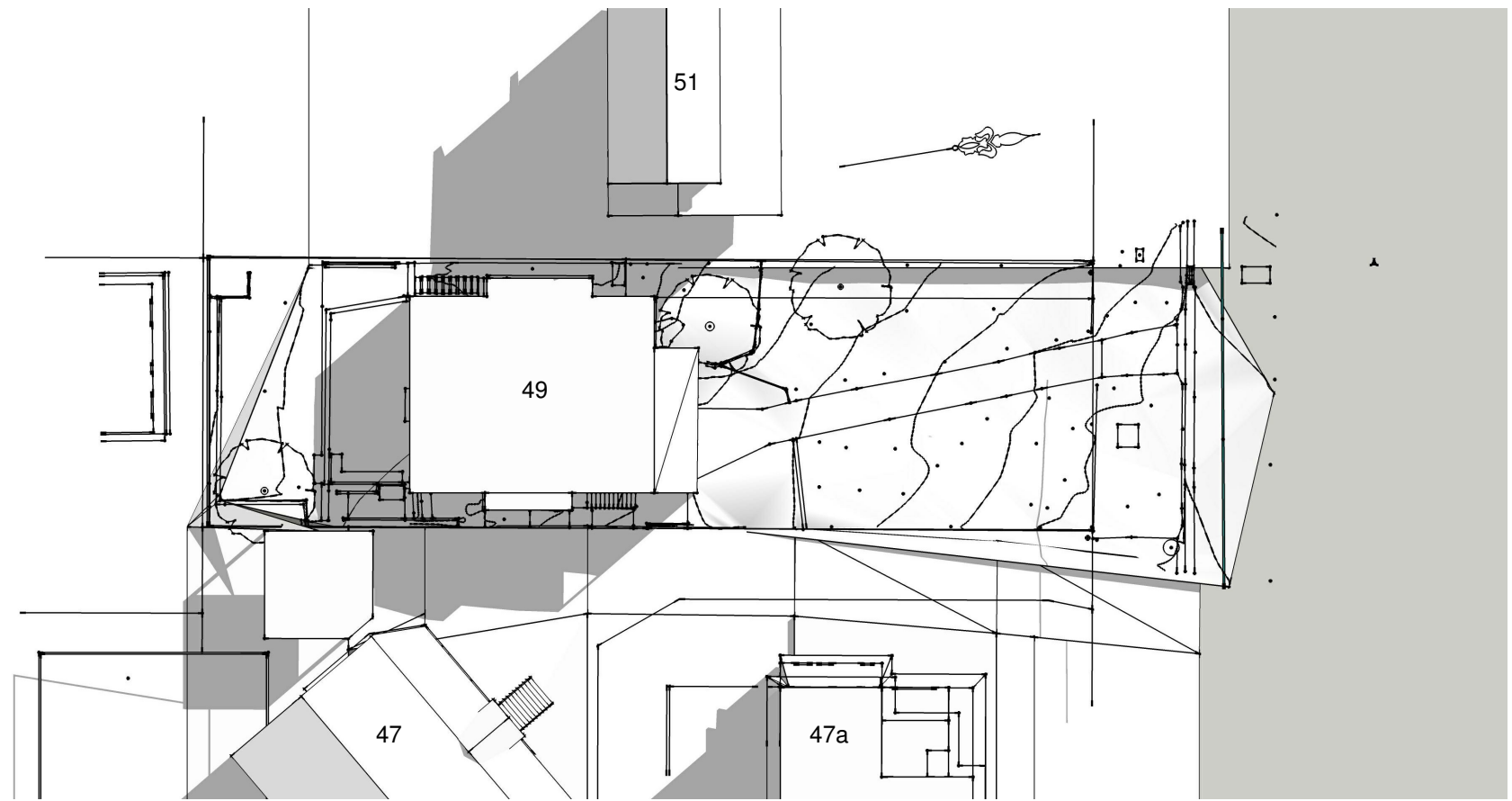
ALTERATIONS AND ADDITIONS
 49 TORONTO AVENUE,
 CROMER
 Mrs R and A Newton

Architect
 PDB Studio
 Sydney, Australia, 2092
 M 0450 722 683

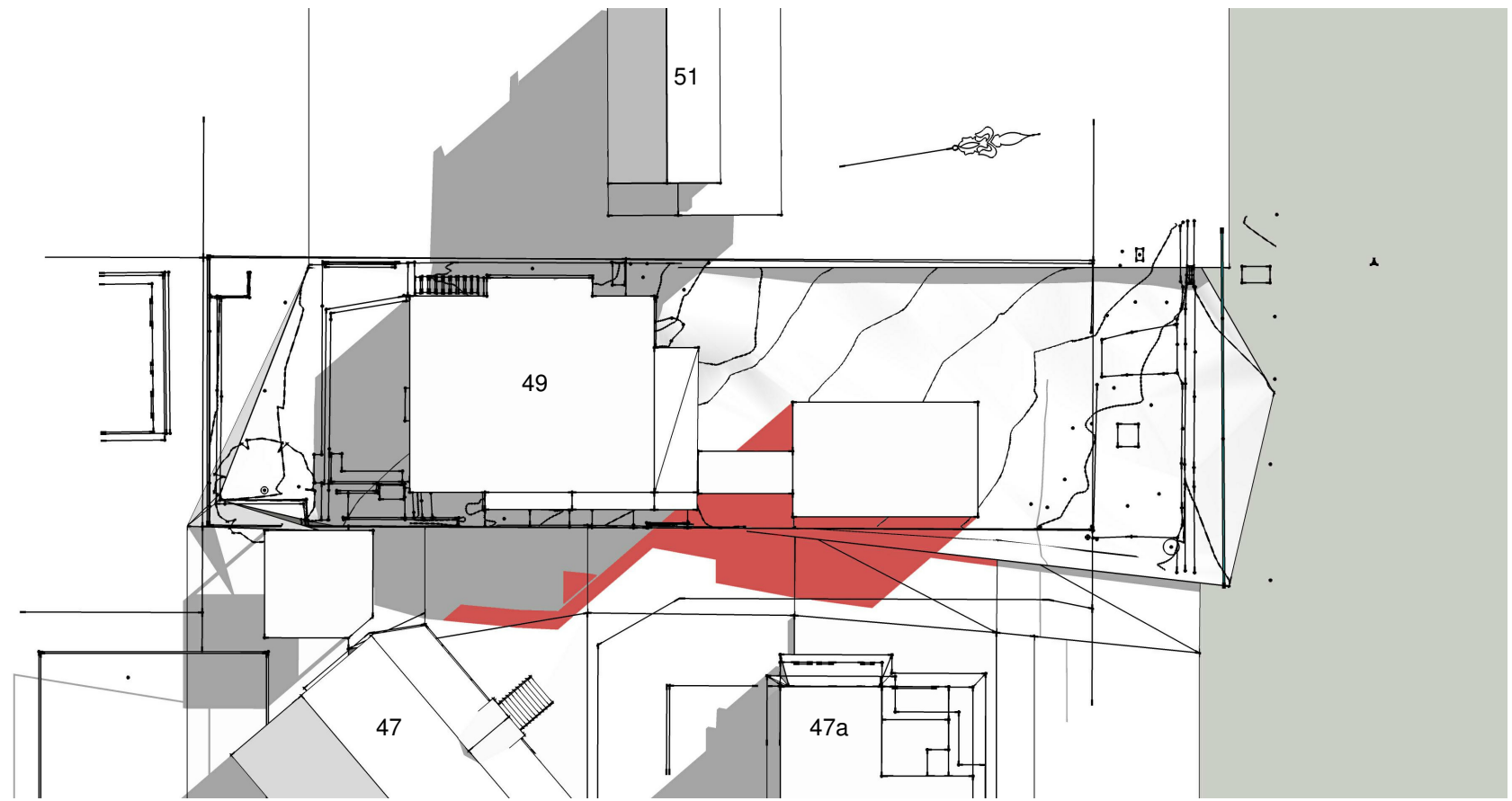
Project No. 2103 @ A3
 Scale
 Date 11.08.22
 Drawn PB



Dwg Title
 Shadow Analysis 2
 Dwg No
 DA 401
 Rev / A



2PM 21 JUNE - EXISTING SHADOWS



2PM 21 JUNE - PROPOSED SHADOWS

COMMENT

SOME ADDITIONAL SHADOWING IS BEGINNING TO EFFECT NEIGHBOURING PROPERTY AT 47 TORONTO AVENUE ACCESS DRIVEWAY, NO IMPACT TO WINDOWS OR PRIVATE OPEN SPACE.

B	FOR DA	PB	02.12.22
A	FOR DA	PB	11.08.22
No.	Revisions	By	Date

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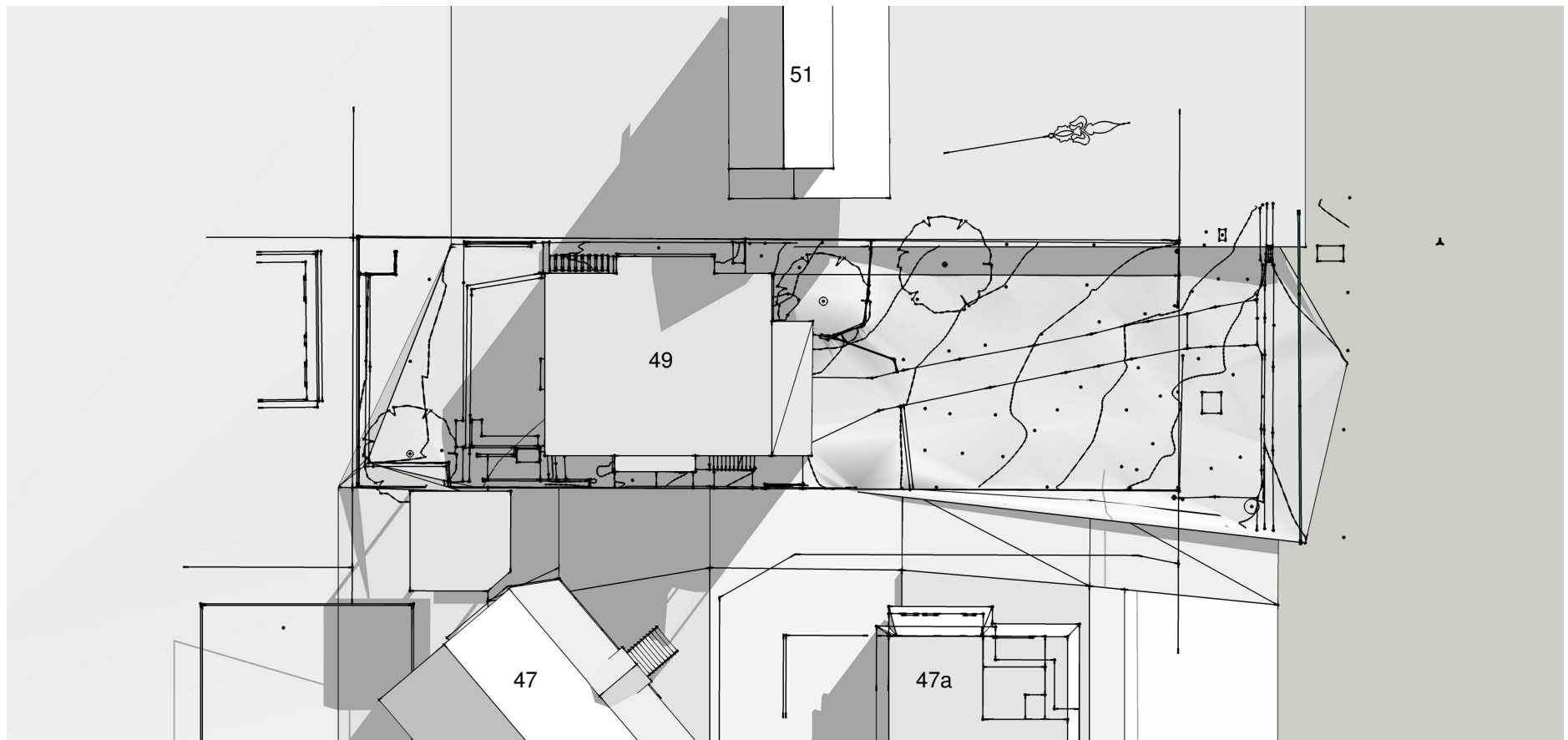
ALTERATIONS AND ADDITIONS
 49 TORONTO AVENUE,
 CROMER
 Mrs R and A Newton

Architect
 PDB Studio
 Sydney, Australia, 2092
 M 0450 722 683

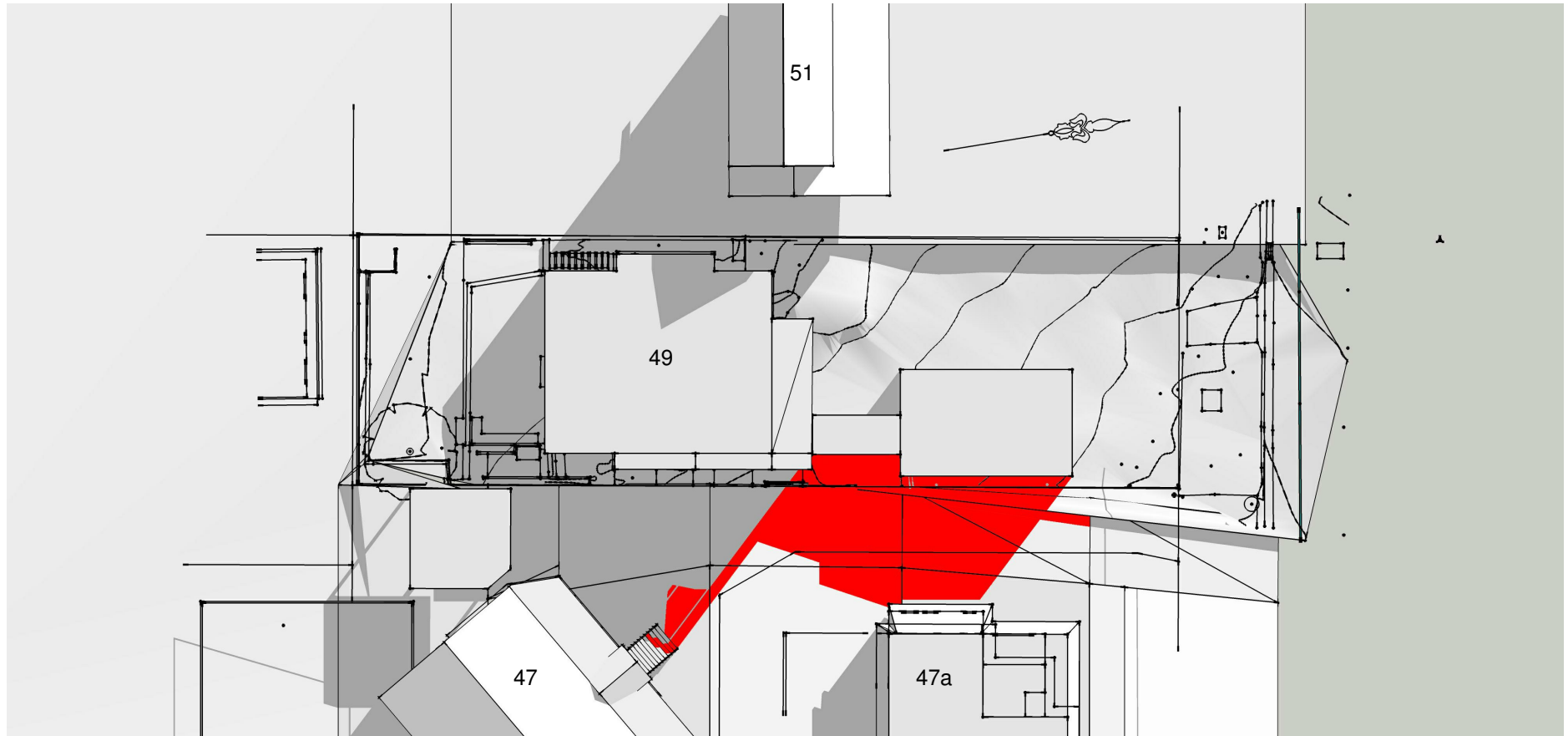
Project No. 2103 @ A3
 Scale
 Date 02.12.22
 Drawn PB



Dwg Title
Shadow Analysis 3
 Dwg No
DA 402
 Rev / B



3PM 21 JUNE - EXISTING SHADOWS



3PM 21 JUNE - PROPOSED SHADOWS

COMMENT

ADDITIONAL SHADOWING IS BEGINNING TO EFFECT NEIGHBOURING PROPERTY AT 47 TORONTO AVENUE ACCESS DRIVEWAY AND THE SIDE SETBACK TO 47a TORONTO AVENUE. GIVEN THIS ONLY STARTS TO OCCUR AT 3PM, THERE IS LITTLE TO NO IMPACT TO NEIGHBOURING PROPERTIES ON 21 JUNE AND THE SHADOW IMPACTS ARE DEEMED ACCEPTABLE.

KEY (SEE ELEVATIONS FOR DETAILS)

AGD - ALUMINIUM FRAMED GLAZED DOOR
AGW - ALUMINIUM FRAMED GLAZED WINDOWS
CL1 - HORIZONTAL CLADDING, WHITE PAINT FINISH
MD - METAL DECK ROOFING
PF - POOL FENCE METAL WHITE PAINTED FINISH
PS - PAINTED STEEL
SKY - SKYLIGHT
TD - TIMBER ENTRY DOOR

B	FOR DA	PB	02.12.22
A	FOR DA	PB	11.08.22
No.	Revisions	By	Date

Note
1. Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or hte reproduction of this drawing is strictly prohibited without the consent of PDB Studio.
2. This drawing is based on survey information and original design drawings. All measurements to be checked and confirmed on site.

ALTERATIONS AND ADDITIONS
49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

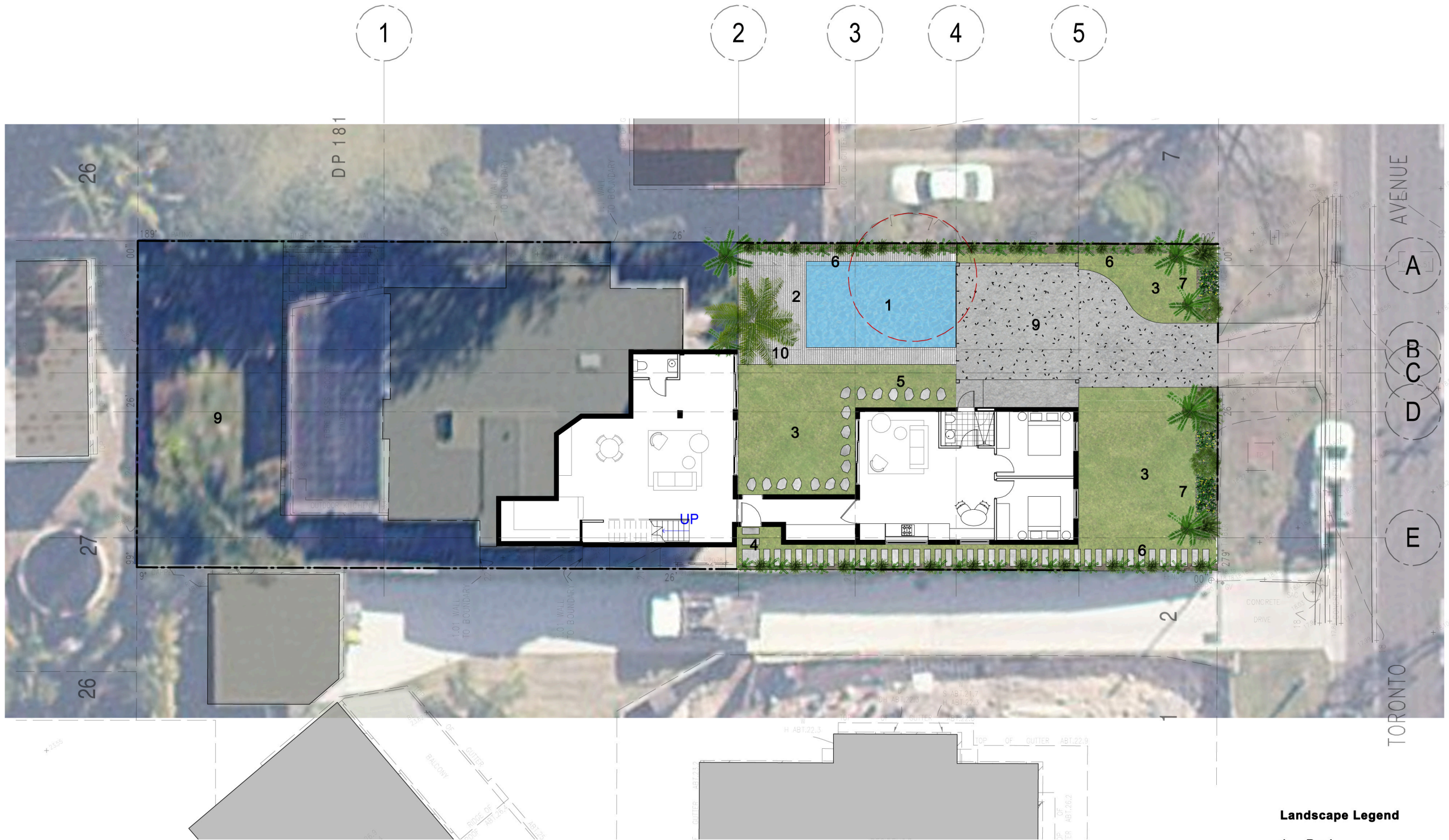
Sydney, Australia, 2092
M 0450 722 683

Project No. 2103 @ A3
Scale
Date 02.12.22
Drawn PB



Dwg Title
Shadow Analysis 4

Dwg No
DA 403
Rev / B



Landscape Legend

1. Pool
2. Pool deck/ terrace
3. Grass/ lawn
4. Concrete pavers to entry
5. Stepping stones
6. Timbers to boundary fence
7. Screening planting to front fence
8. Concrete driveway/ carport
9. Existing rear garden
10. Cabbage tree palm retained

KEY (SEE ELEVATIONS FOR DETAILS)

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Note

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ALTERATIONS AND ADDITIONS

49 TORONTO AVENUE,
CROMER

Mrs R and A Newton

Architect
PDB Studio

Sydney, Australia, 2092
M 0450 722 683

Project No. 2103
Scale 1 : 200 @ A3
Date 02.12.22
Drawn PB

Dwg Title

Landscape Concept
Plan

Dwg No

DA 701

Rev / B

B	FOR DA	PB	02.12.22
A	FOR DA	PB	11.08.22
No.	Revisions	By	Date