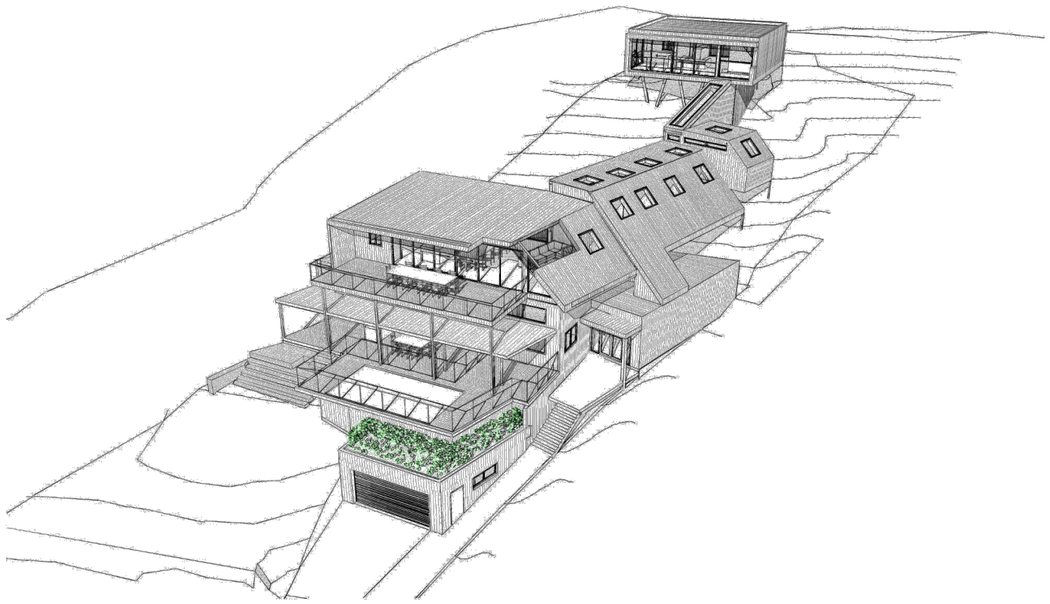


CONTENTS

private residence

67 marine parade, avalon

additions & alterations

development application

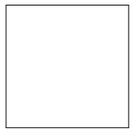
architectural perspectives

TIMBER
TO DECK
or similar

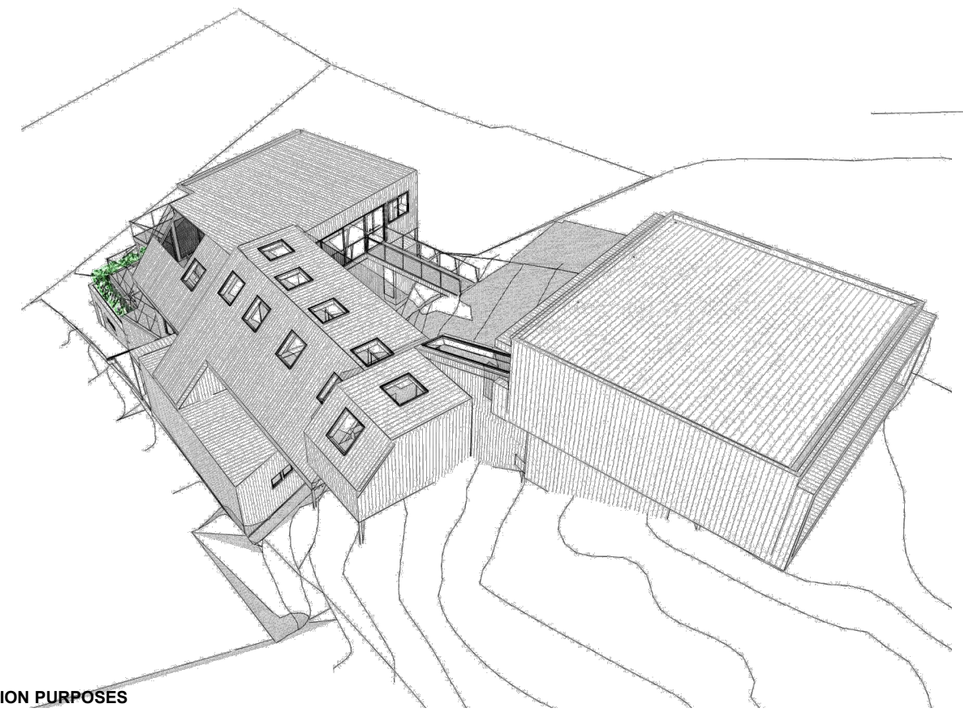
WINDOWS
BLACK
ALUMINIUM
or similar

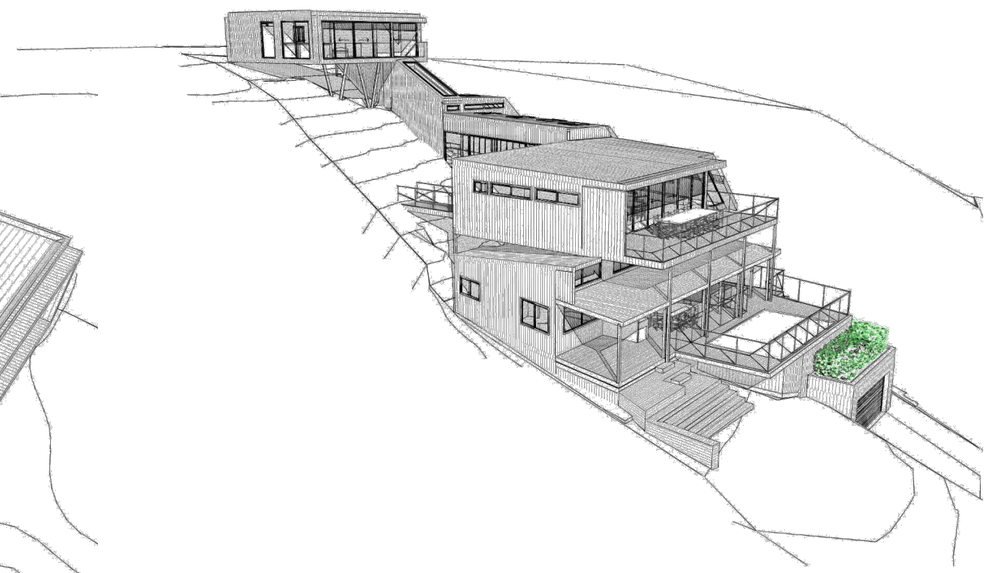
ROOF
DARK GREY
STEEL
or similar

RAILING
GLASS
or similar



CLADDING
BLACK STEEL
or similar





INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

NOTES:

- TREE SPREADS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN, BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- BOUNDARIES HAVE NOT BEEN SURVEYED.
- THIS SURVEY HAS BEEN CARRIED OUT FOR INFORMATION PURPOSES ONLY AND SURVEY MARKS SHOULD BE PLACED IF STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES. BOUNDARIES ARE NOT TO BE ESTABLISHED FROM INFORMATION SHOWN ON DRAWING.
- CONTOUR INTERVAL – 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- ORIGIN OF LEVELS: WBD BENCH MARK #10 31.33A.H.D. (W.O.48546)
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2018

- THIS PLAN IS FOR THE EXCLUSIVE USE OF MATTHEW ROOT

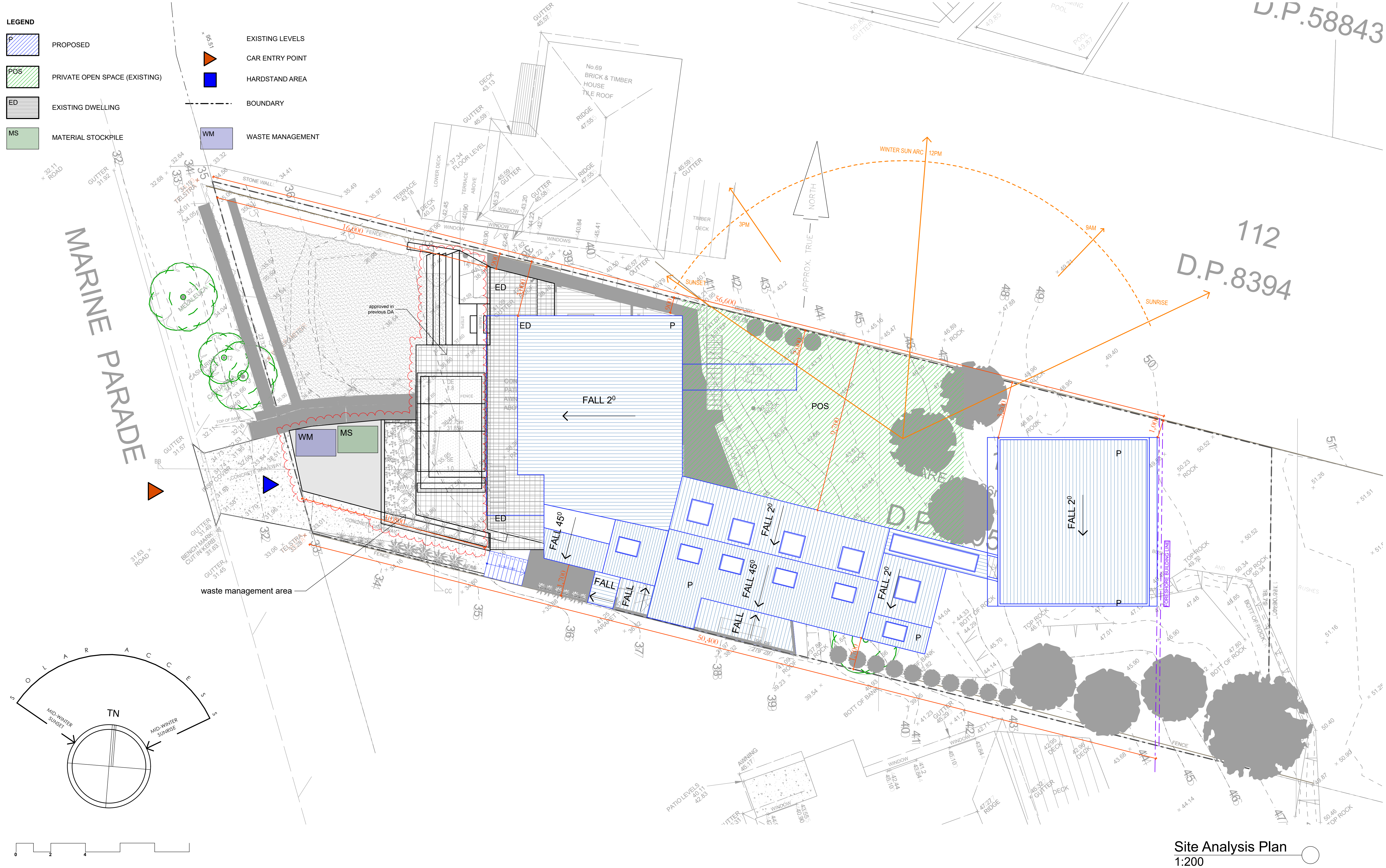
ADDITIONAL DETAILS & LEVELS ADDED 23/02/18

ADAM CLERKE SURVEYORS PTY LTD
Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
38 KEVIN AVENUE, AVALON 2107
TEL...9918 4111

DETAILS AND LEVELS OVER
LOT 1 IN D.P. 1205310

67 MARINE PARADE, AVALON.

DATE... 23/07/13 REF... 26001F
SCALE... 1:100 DATUM... A.H.D

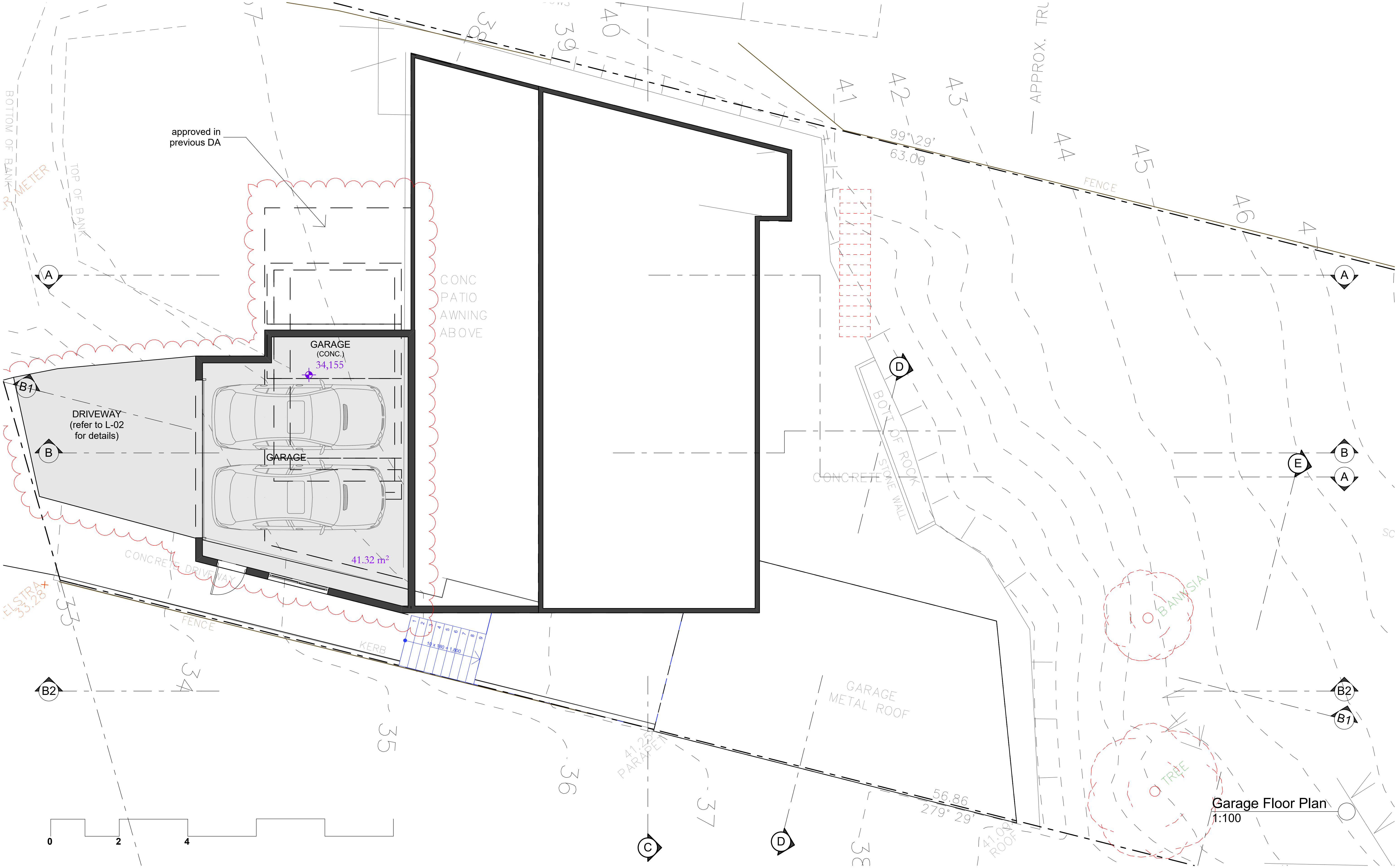


Site Analysis Plan
1:200

sketchArc	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	sketchArc Po Box 377 Manly 1655 m : 0422 521 871 e : power@sketcharc.com.au w : www.sketcharc.com.au	PROJECT: 67 Marine Pde, Avalon, 2107, NSW Additions & Alterations LOT 1 in DP1205310 - 1096m2 CLIENT: Private	STATUS: DA DATE: 110320 SCALE: 1:100@A3 1:200 @ A3 PROJECT NUMBER: 1816 STAGE: DA DRAWN/DESIGNED: PB / MP DRAWING NO: DA3

REV	DATE	DESCRIPTION

= Proposed Work
= Demolition
= Existing



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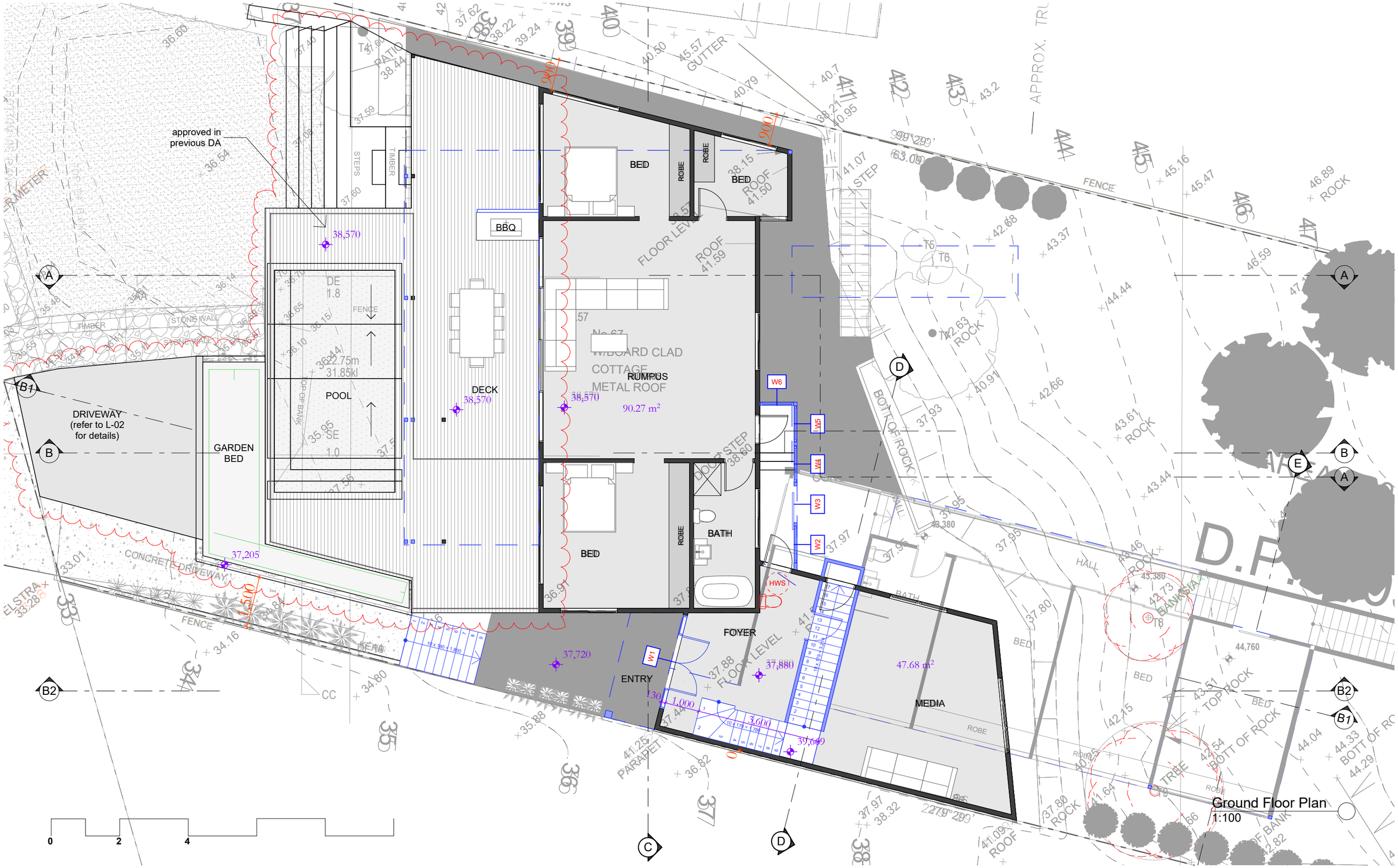
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA4		



Ground Floor Plan
1:100

sketchArc

TN

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
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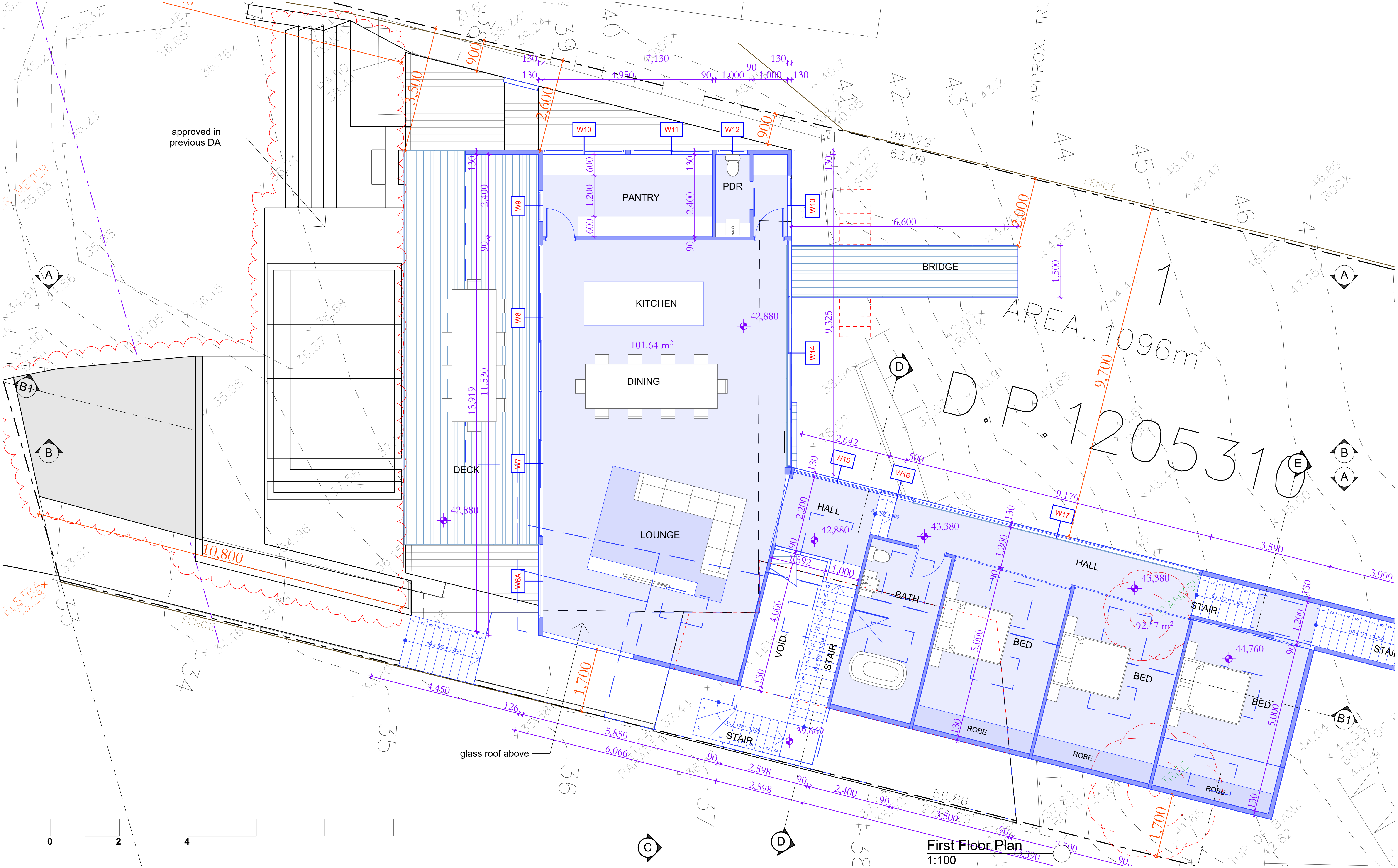

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
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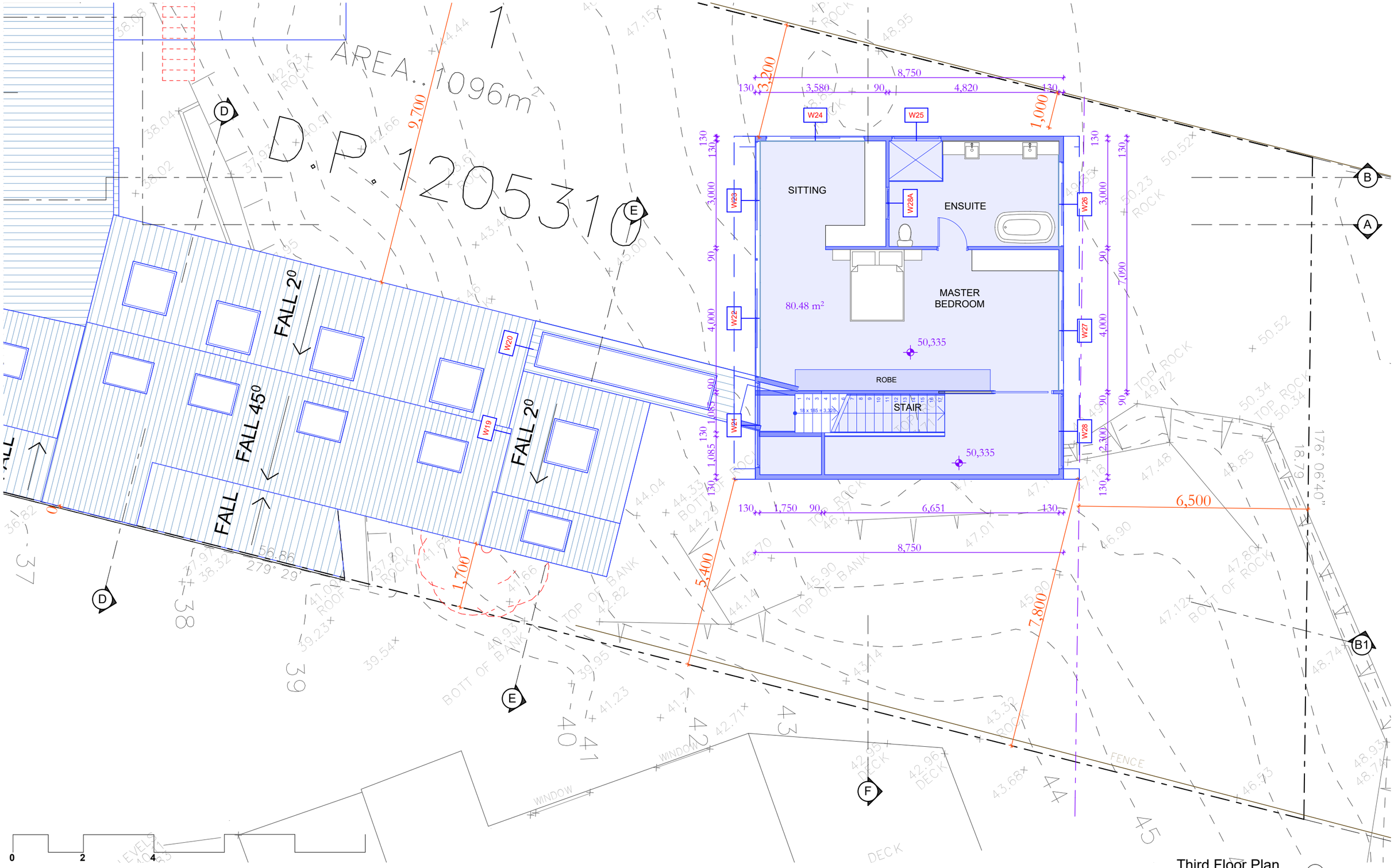

Third Floor Plan
1:100

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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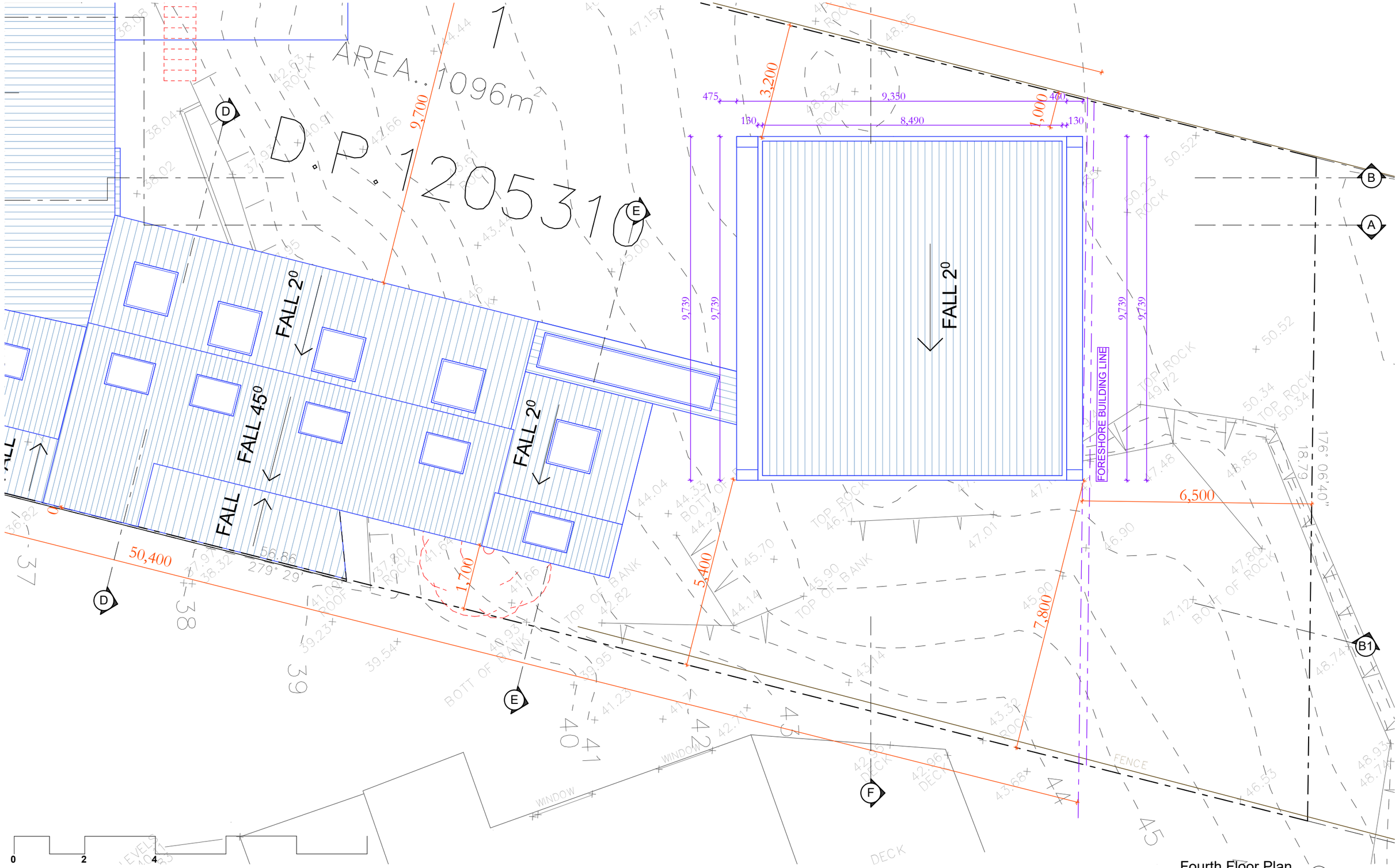

Fourth Floor Plan
1:100

sketchArc

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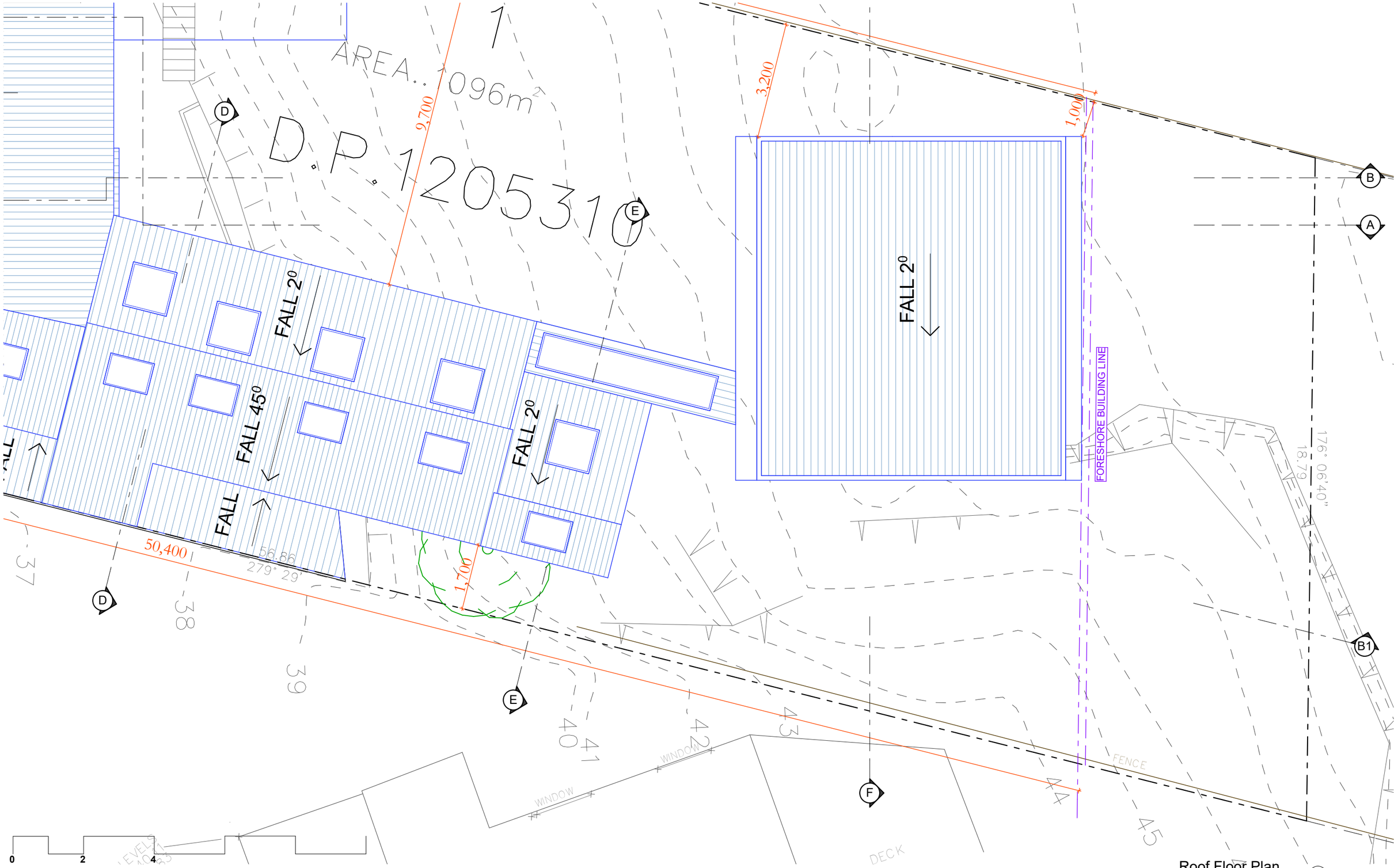
w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		



Roof Floor Plan

1:100

sketchArc

TN

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

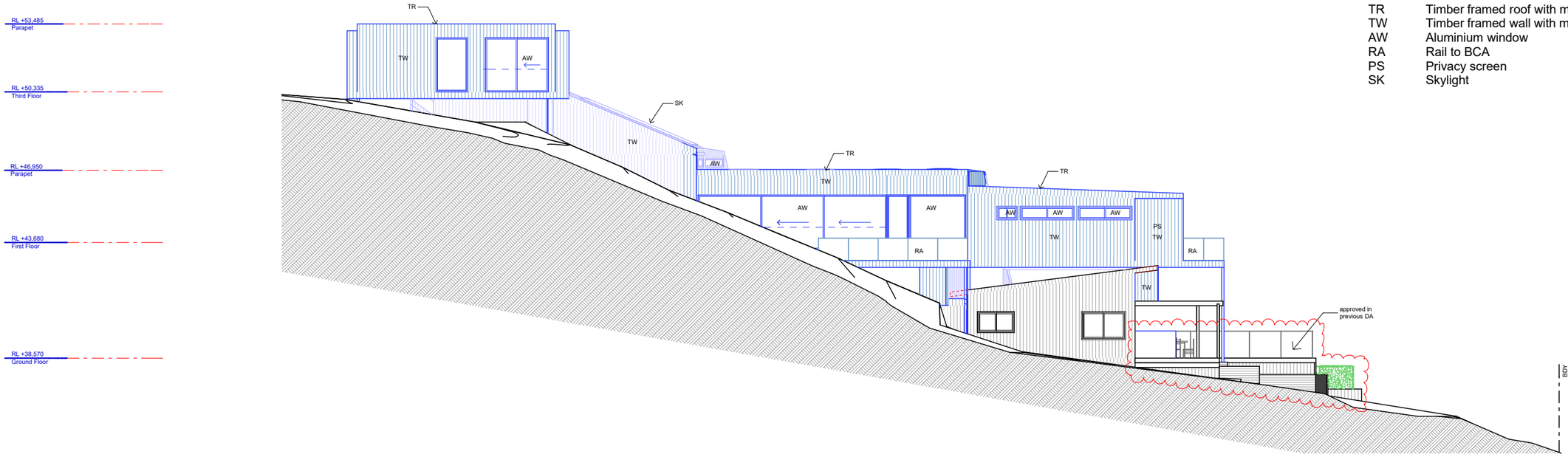
CLIENT: Private

= Proposed Work
= Demolition
= Existing

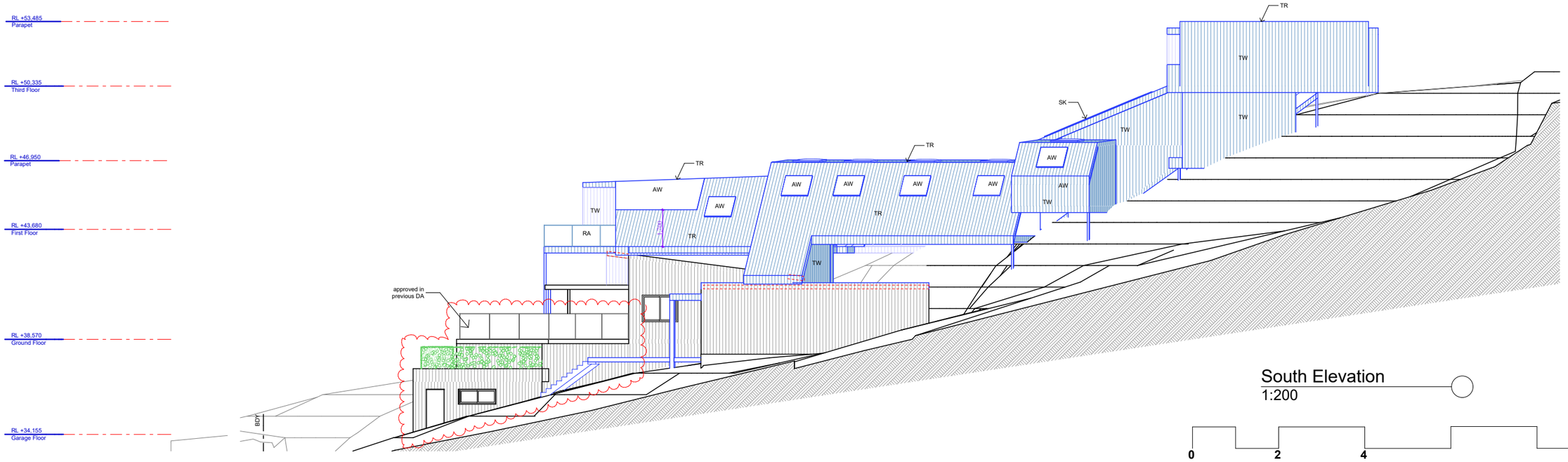
STATUS: DA		
DATE: 110320	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA9		

LEGEND

TR	Timber framed roof with metal cladding
TW	Timber framed wall with metal cladding
AW	Aluminium window
RA	Rail to BCA
PS	Privacy screen
SK	Skylight



North Elevation
1:200



South Elevation
1:200

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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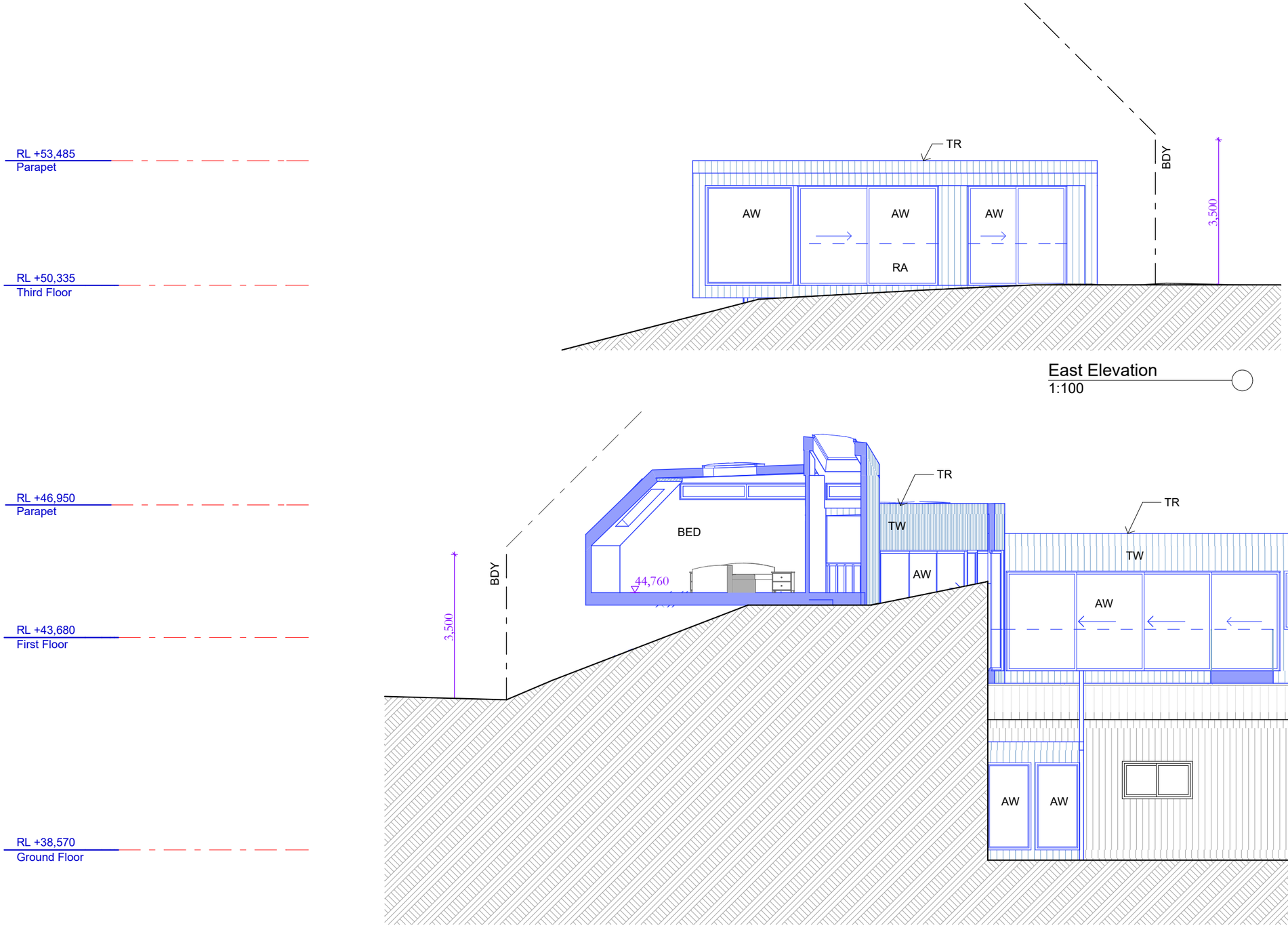
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA10		



LEGEND

TR	Timber framed roof with metal cladding
TW	Timber framed wall with metal cladding
AW	Aluminium window
RA	Rail to BCA
PS	Privacy screen
SK	Skylight

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

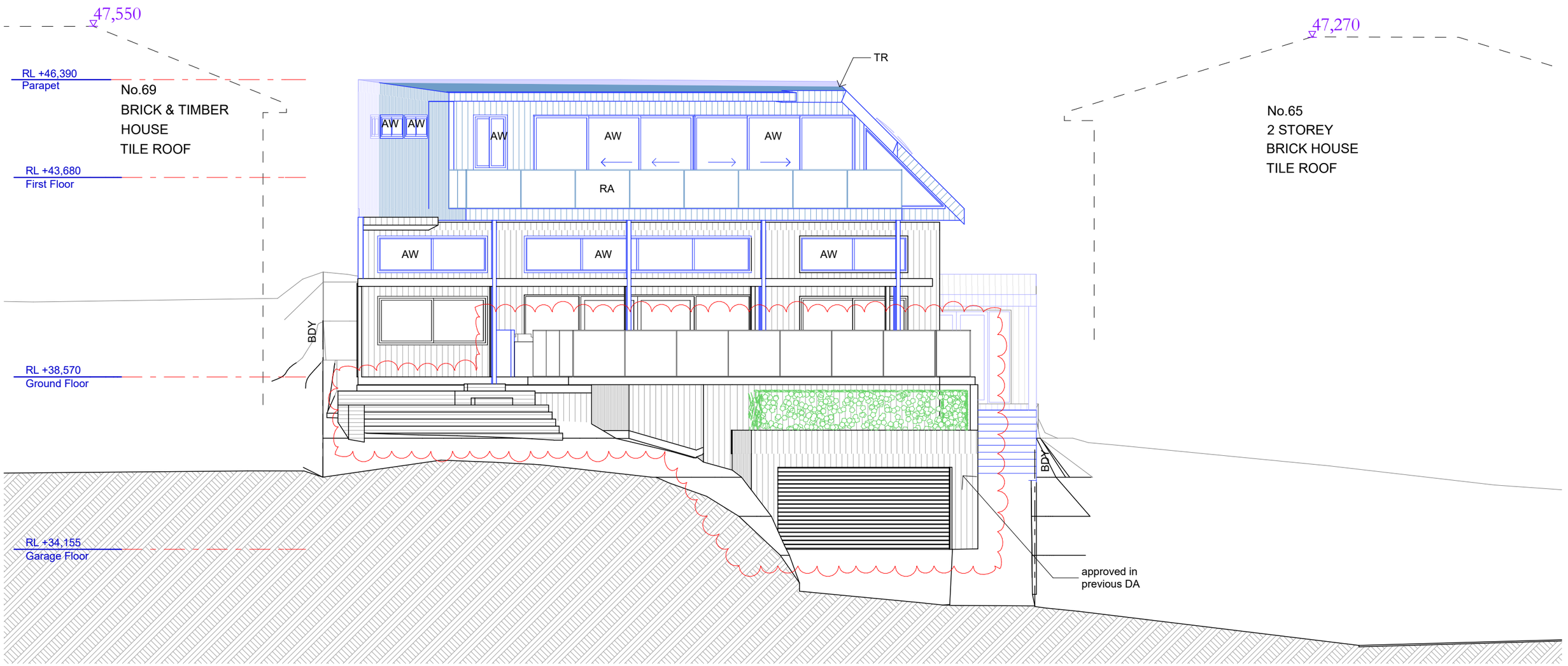
CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA11		

LEGEND

TR	Timber framed roof with metal cladding
TW	Timber framed wall with metal cladding
AW	Aluminium window
RA	Rail to BCA
PS	Privacy screen
SK	Skylight



West Elevation
1:100

0 2 4

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w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107,
NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

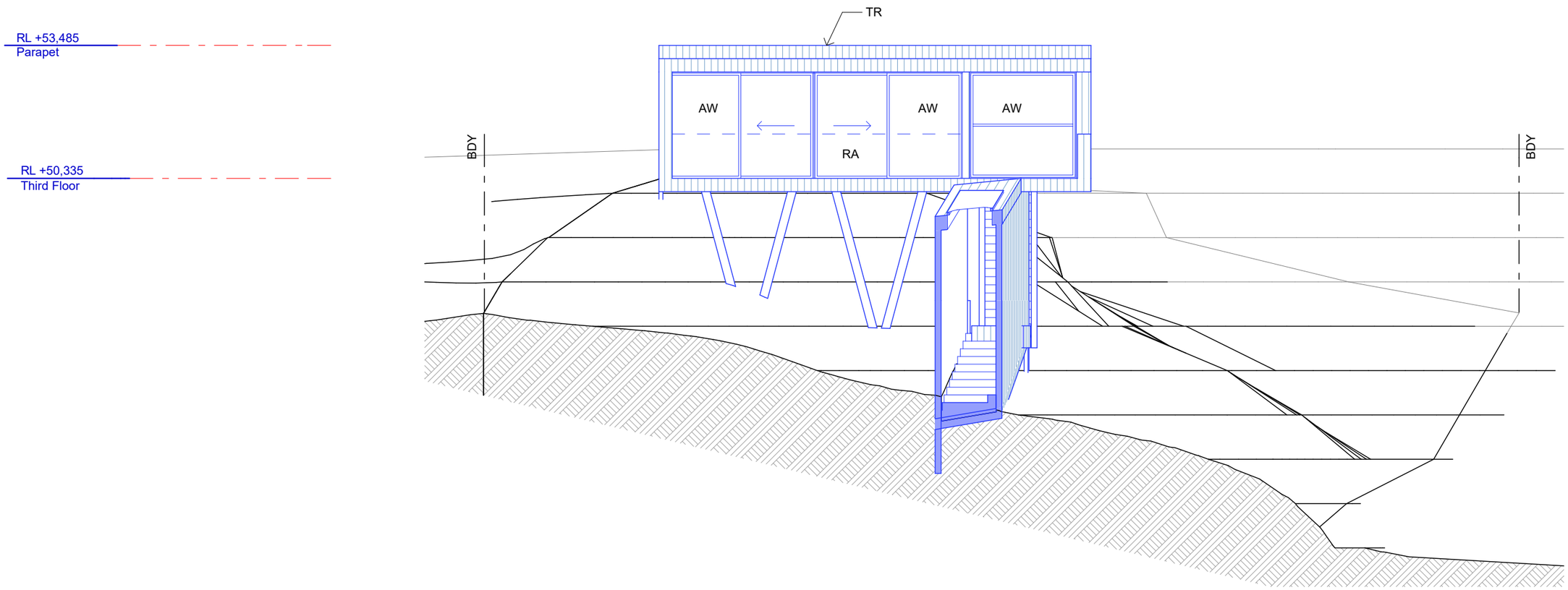
CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: 1:100@A3	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA12		

LEGEND

TR	Timber framed roof with metal cladding
TW	Timber framed wall with metal cladding
AW	Aluminium window
RA	Rail to BCA
PS	Privacy screen
SK	Skylight



West Elevation
1:100

0 2 4

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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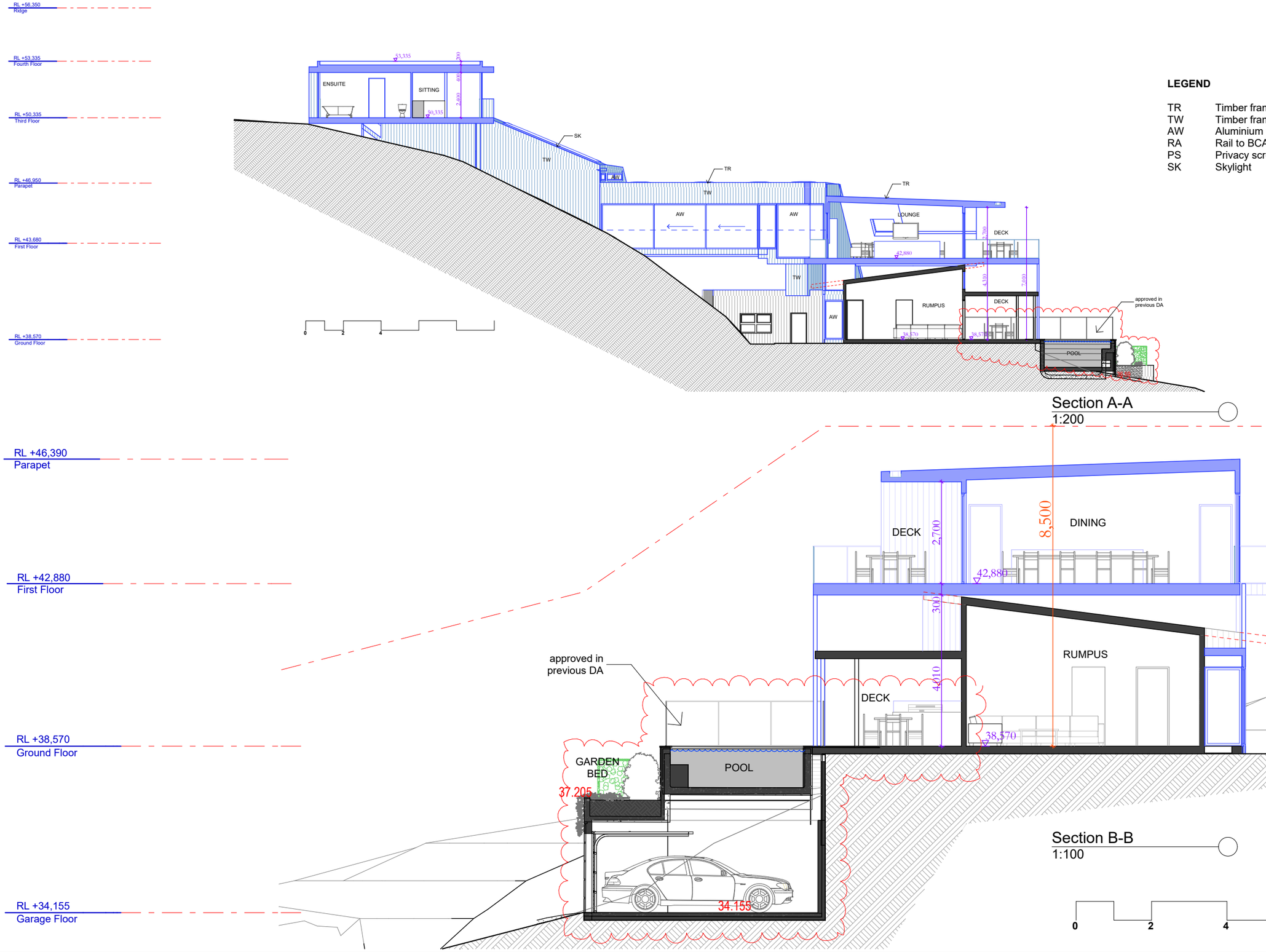

Section A-A
1:200

Section B-B
1:100

LEGEND

TR	Timber framed roof with metal cladding
TW	Timber framed wall with metal cladding
AW	Aluminium window
RA	Rail to BCA
PS	Privacy screen
SK	Skylight

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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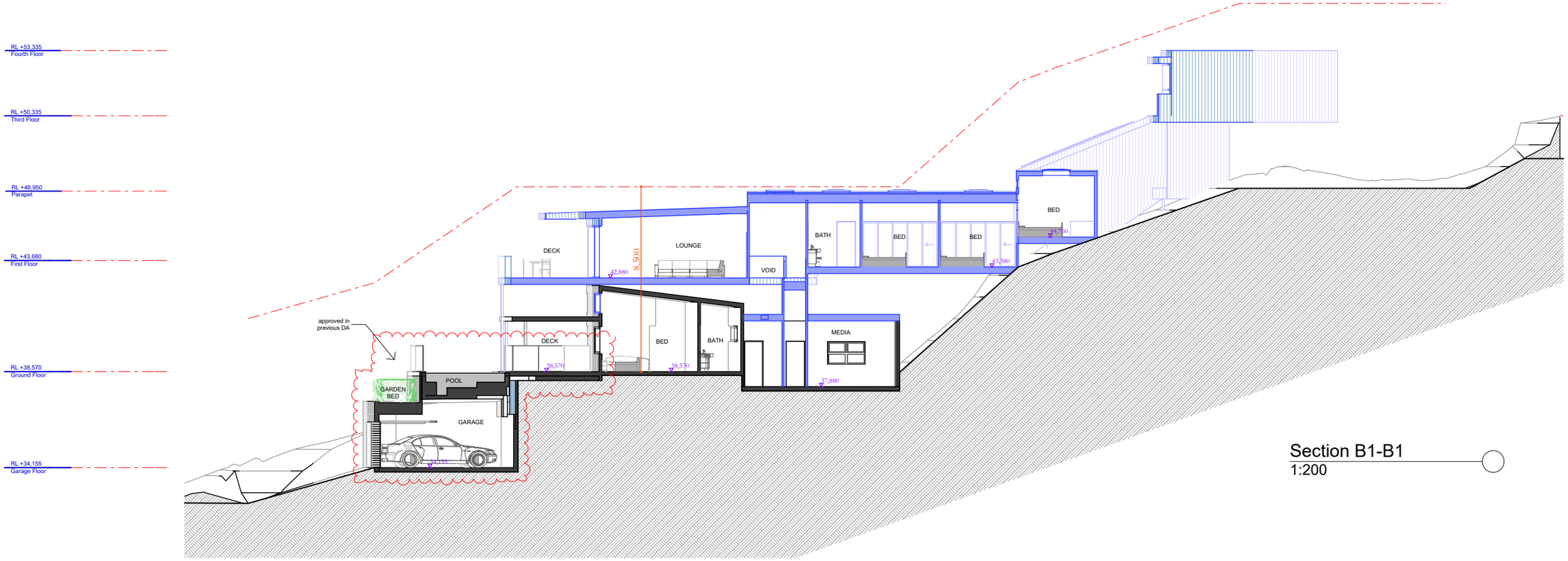

Section B1-B1
1:200

0 2 4

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LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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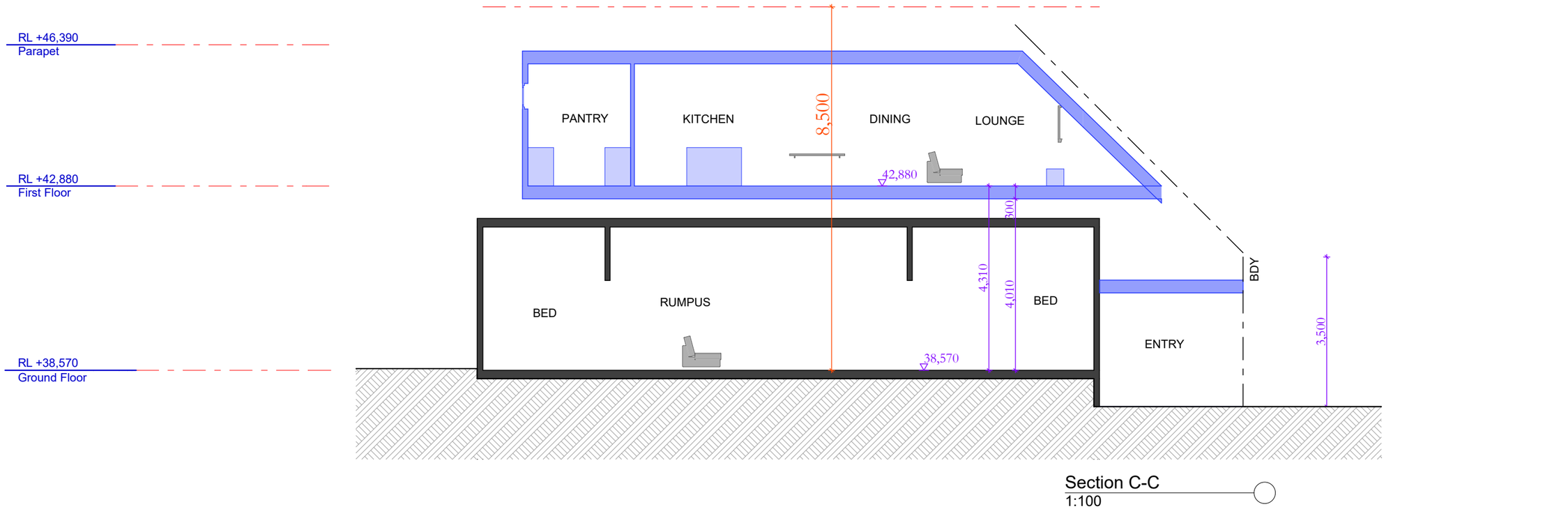

Section C-C
1:100

sketchArc

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LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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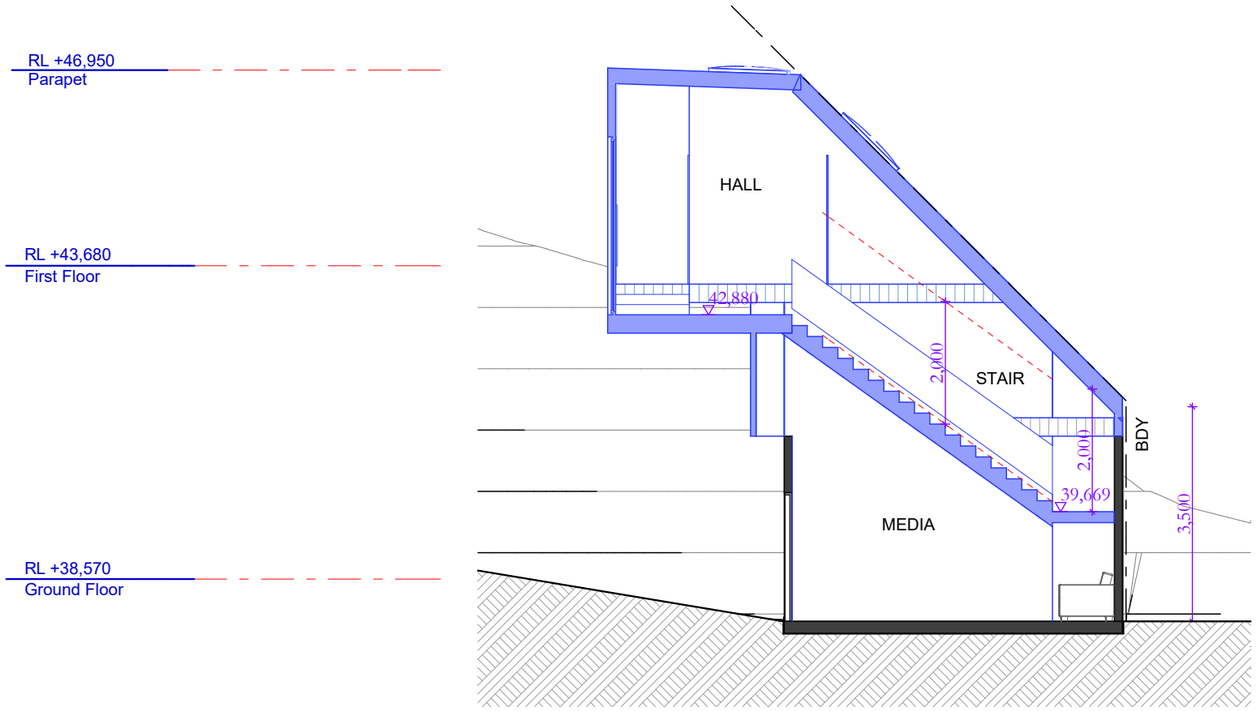
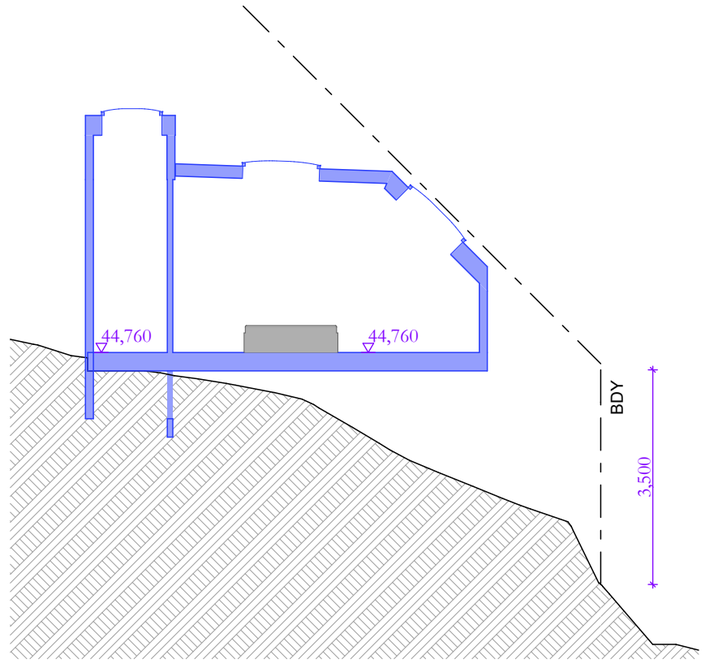
DRAWING NO: DA16		



Section D-D
1:100



Section E-E
1:100

0 2 4

sketchArc

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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
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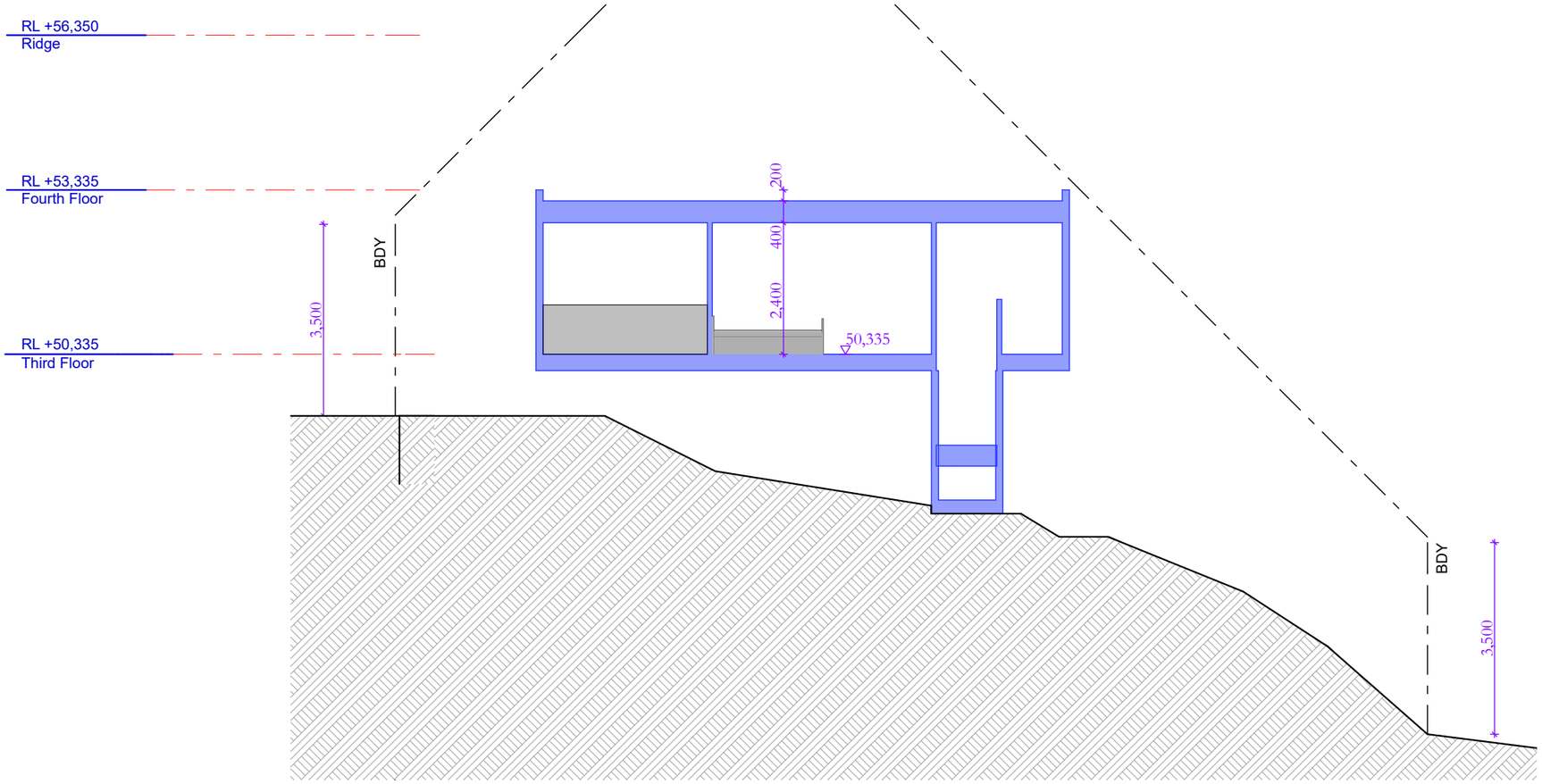
DRAWING NO: DA17		



Section F-F
1:100

0 2 4

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Additions & Alterations
LOT 1 in DP1205310 - 1096m2

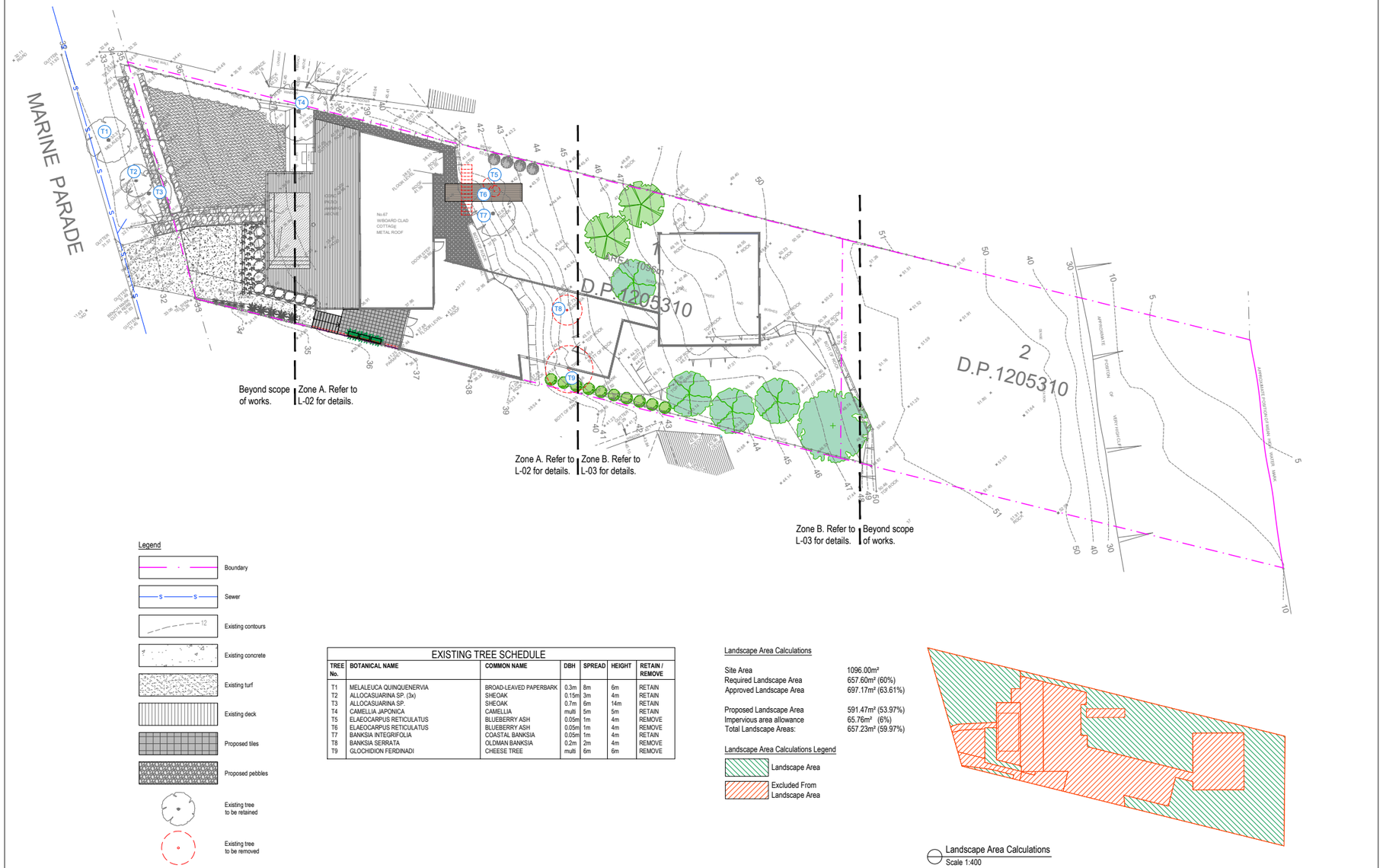
CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA

DATE:	SCALE:	PROJECT NUMBER:
110320	1:100@A3	1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO: DA18



Legend

- Boundary
- Sewer (S)
- Existing contours (12)
- Existing concrete
- Existing turf
- Existing deck
- Proposed tiles
- Proposed pebbles
- Existing tree to be retained
- Existing tree to be removed

EXISTING TREE SCHEDULE

TREE No.	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HEIGHT	RETAIN / REMOVE
T1	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	0.3m	8m	6m	RETAIN
T2	ALLOCASUARINA SP. (3x)	SHEOAK	0.15m	3m	4m	RETAIN
T3	ALLOCASUARINA SP.	SHEOAK	0.7m	6m	14m	RETAIN
T4	CAMELLIA JAPONICA	CAMELLIA	multi	5m	5m	RETAIN
T5	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	REMOVE
T6	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	REMOVE
T7	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	0.05m	1m	4m	RETAIN
T8	BANKSIA SERRATA	OLDMAN BANKSIA	0.2m	2m	4m	REMOVE
T9	GLOCHIDION FERDINADI	CHEESE TREE	multi	6m	6m	REMOVE

Landscape Area Calculations

Site Area	1096.00m²
Required Landscape Area	657.60m² (60%)
Approved Landscape Area	697.17m² (63.61%)
Proposed Landscape Area	591.47m² (53.97%)
Impervious area allowance	65.76m² (6%)
Total Landscape Areas:	657.23m² (59.97%)

Landscape Area Calculations Legend

- Landscape Area
- Excluded From Landscape Area

Landscape Area Calculations
Scale 1:400

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
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www.serenescapes.com.au

Client: Private Residence	Drawing Title: Site Plan / Landscape Calculations				Rev:	Date:	Issue:	Checked:
					A	18/02/2020	DA Issue	EC
Site Address: 67 Marine Parade Avalon Beach	Drawn by: Ben Farrar AIDM # 1179	Project Number: 20630	Scale: 1:200 @ A2	Sheet Number: L-01 of 4				

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REV	DATE	DESCRIPTION

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

- = Proposed Work
- = Demolition
- = Existing

STATUS: DA

DATE:	SCALE:	PROJECT NUMBER:
110320	1:100@A3	1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO: DA19

1:200 @ A3

MARINE PARADE

112
D.P.8394

1
AREA..1096m²
D.P.1205310

110
D.P.8394

approved in previous DA

FALL 2°
FALL 45°
FALL 2°
FALL 46°
FALL 2°
FALL 45°
FALL 2°
FALL
FALL
FALL

SOLAR ACCESS

TN

MID-WINTER SUNSET

MID-WINTER SUNRISE

0 2 4

Solar June 21 9am
1:250

Existing shadow

Proposed shadow

sketchArc

TN

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REV	DATE	DESCRIPTION

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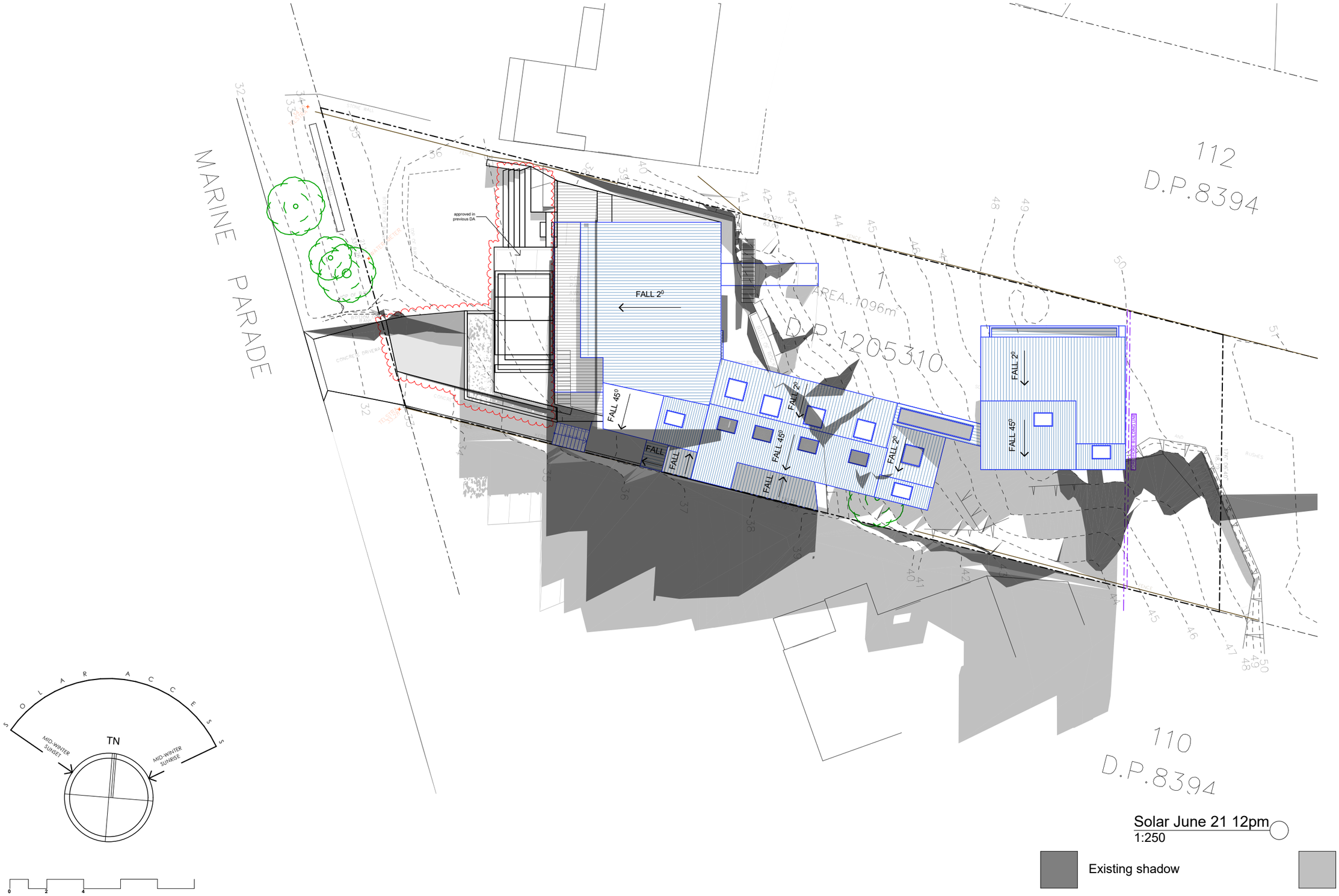
PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: as shown	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA20		



sketchArc

TN

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REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
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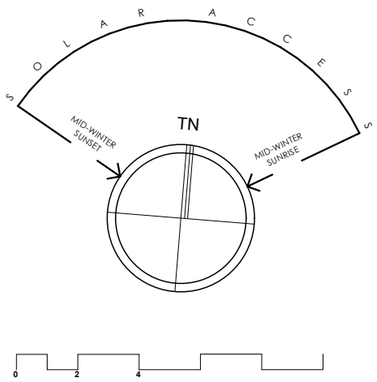
w : www.sketchcarc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: as shown	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA21		



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TN

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REV	DATE	DESCRIPTION

sketchArc
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PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: as shown	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA22		

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A357439_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Saturday, 07, March 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Description of project

Project address	
Project name	67 Marine Pde - DA_02
Street address	67 Marine Parade Avalon 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 1205310
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	W	6.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	E	2.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	N	2.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	W	10.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	W	10.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	W	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	N	1.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	N	1.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	N	0.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	E	2.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	E	16.8	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	N	7.5	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W16	N	2.3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W17	N	20.6	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W18	S	DELETED		0	none	DELETED aluminium, single clear, (U-value: C: 0.75)
W19	W	1.3	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W20	W	0.4	0	0	projection/height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W21	W	4.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W22	W	8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W23	W	8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W24	N	6.7	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W25	N	3.3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W26	E	5.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W27	E	8.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W28	E	5.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W29	W	8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W30	N	3.3	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W31	N	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W32	N	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W33	E	4.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W34	E	8.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6A	W	2.3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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REV	DATE	DESCRIPTION

sketchArc
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w : www.sketcharc.com.au

PROJECT: 67 Marine Pde, Avalon, 2107, NSW
Additions & Alterations
LOT 1 in DP1205310 - 1096m2

CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE:	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA23		

Neighbour South Elevational - 9am existing

Neighbour South Elevational - 12pm existing

Neighbour South Elevational - 3pm existing

Neighbour South Elevational - 9am proposed

Neighbour South Elevational - 12pm proposed

Neighbour South Elevational - 3pm proposed

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Additions & Alterations
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CLIENT: Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 110320	SCALE: no scale	PROJECT NUMBER: 1816
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
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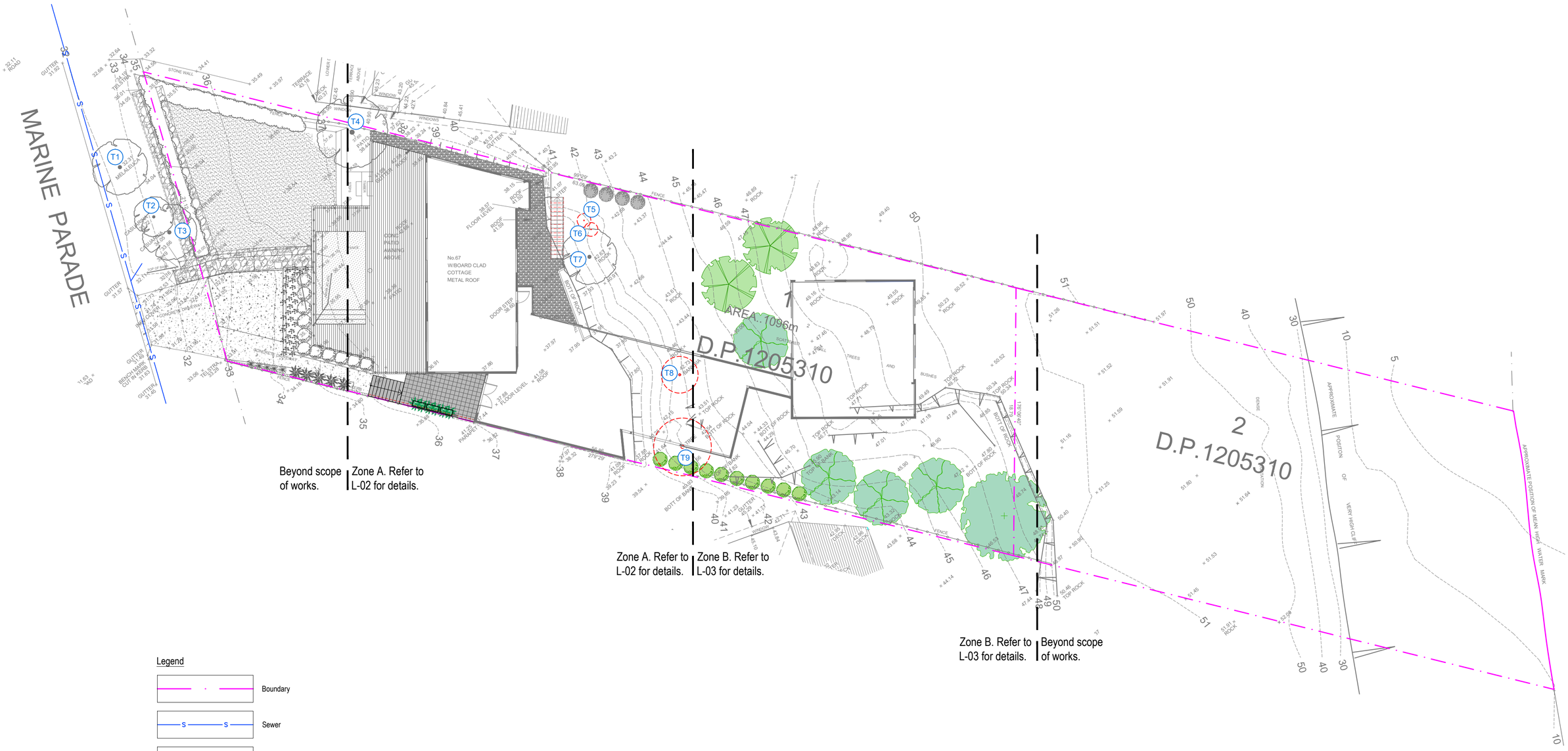


Legend

- Boundary
- Sewer
- Existing contours
- Existing concrete
- Existing turf
- Existing deck
- Proposed tiles
- Proposed pebbles
- Existing tree to be retained
- Existing tree to be removed

EXISTING TREE SCHEDULE

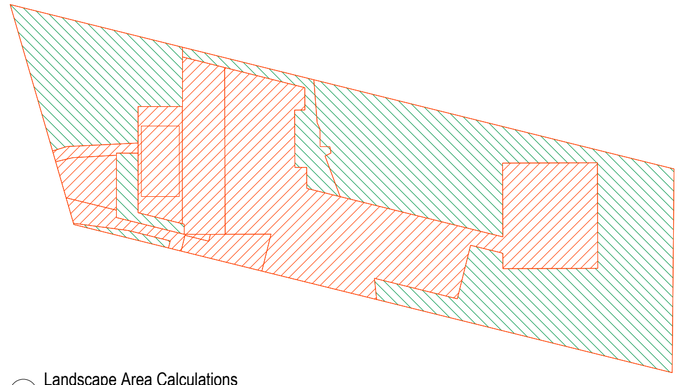
TREE No.	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HEIGHT	RETAIN / REMOVE
T1	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	0.3m	8m	6m	RETAIN
T2	ALLOCASUARINA SP. (3x)	SHEOAK	0.15m	3m	4m	RETAIN
T3	ALLOCASUARINA SP.	SHEOAK	0.7m	6m	14m	RETAIN
T4	CAMELLIA JAPONICA	CAMELLIA	multi	5m	5m	RETAIN
T5	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	REMOVE
T6	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	0.05m	1m	4m	REMOVE
T7	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	0.05m	1m	4m	RETAIN
T8	BANKSIA SERRATA	OLDMAN BANKSIA	0.2m	2m	4m	REMOVE
T9	GLOCHIDION FERDINADI	CHEESE TREE	multi	6m	6m	REMOVE

Landscape Area Calculations

Site Area	1096.00m²
Required Landscape Area	657.60m² (60%)
Approved Landscape Area	697.17m² (63.61%)
Proposed Landscape Area	609.73m² (55.63%)
Impervious area allowance	65.76m² (6%)
Total Landscape Areas:	675.49m² (61.63%)

Landscape Area Calculations Legend

- Landscape Area
- Excluded From Landscape Area



Landscape Area Calculations
Scale 1:400

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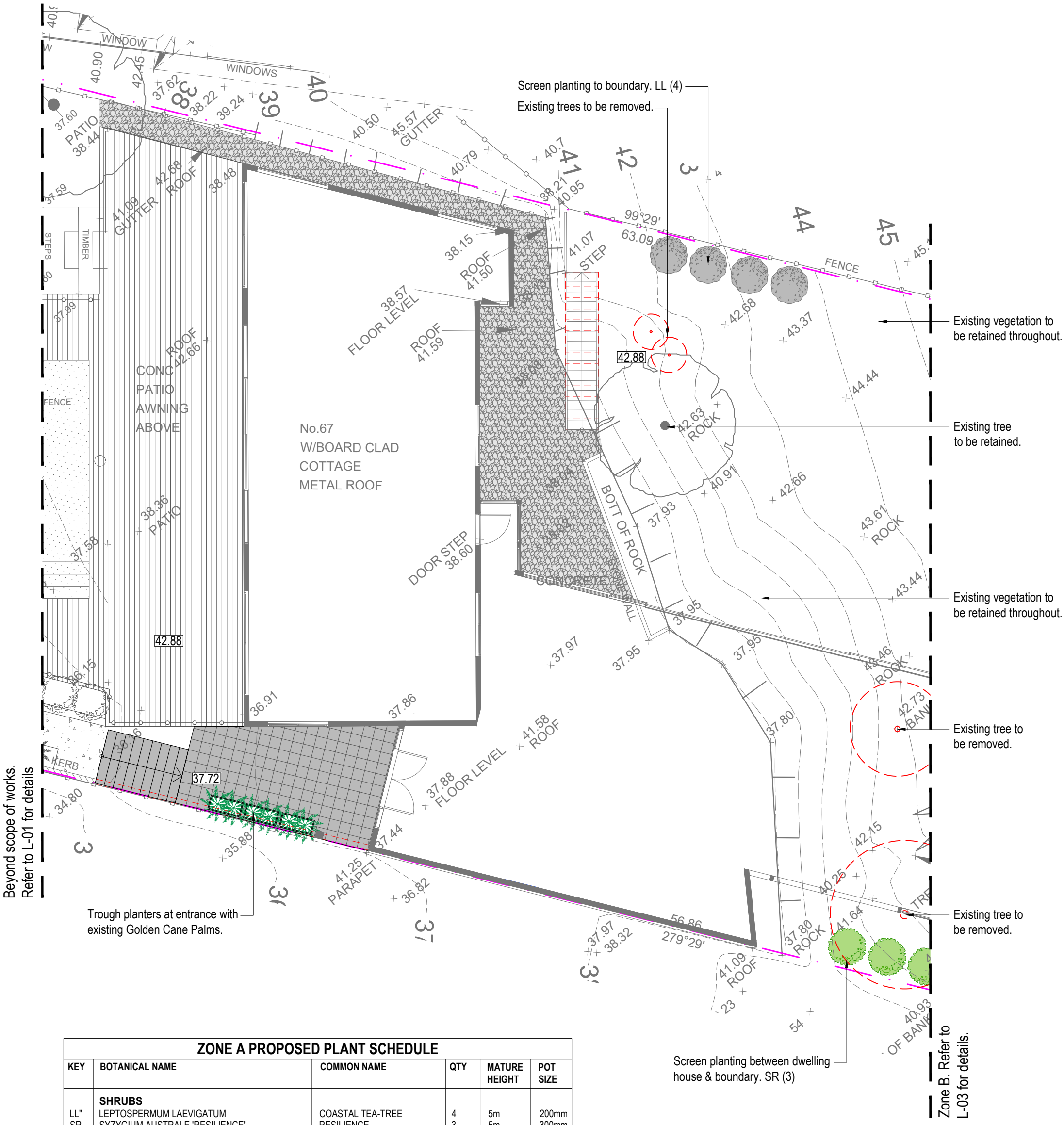
Client:	Private Residence	Drawing Title:	Site Plan / Landscape Calculations			Rev:	A
Site Address:	67 Marine Parade Avalon Beach	Drawn by:	Ben Farrar AIDM # 1179	Project Number:	20630	Scale:	1:200 @ A2
						Sheet Number:	L-01 of 4
						Date:	18/02/2020
						Issue:	DA Issue
						Checked:	EC



ZONE A PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
	SHRUBS				
LL"	LEPTOSPERMUM LAEVIGATUM	COASTAL TEA-TREE	4	5m	200mm
SR	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE	3	5m	300mm

Note: " Denotes species selected from other plant communities found within 'Native plants for your garden' publication.

Note:
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Client:	Private Residence	Drawing Title:	Zone A Detail Plan				
Site Address:	67 Marine Parade Avalon Beach	Drawn by:	Ben Farrar AILDM # 1179	Project Number:	Scale:	Sheet Number:	
				20630	1:100 @ A3	L-02 of 4	

Rev:	Date:	Issue:	Checked:
A	18/02/2020	DA Issue	EC

Small canopy tree. BS (1)

Existing vegetation to be retained throughout.

Existing vegetation to be retained throughout.

Existing vegetation to be retained throughout.

Small canopy tree. BS (1)

Small canopy tree. TL (1)

AREA..1096m

D.P.1205310

Screen planting between dwelling house & boundary. SR (7)

Existing vegetation to be retained throughout.

Grove of small canopy trees. TL (3)

Existing vegetation to be retained throughout.

Large canopy tree. AC (1)

Existing vegetation to be retained throughout.

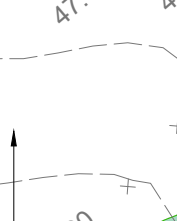
Zone A. Refer to L-02 for details.

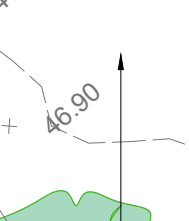
Beyond scope of works. Refer to L-01 for details

ZONE B PROPOSED PLANT SCHEDULE

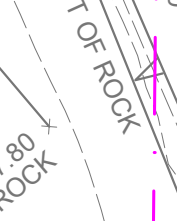
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
	TREES				
AC'	ANGOPHORA COSTATA	SMOOTH-BARKED APPLE	1	15m	45Ltr
BS"	BANKSIA SERRATA	OLD MAN BANKSIA	2	8m	45Ltr
TL"	TRISTANIOPSIS LAURINA	WATER GUM	4	8m	45Ltr
	SHRUBS				
SR	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE	7	5m	300mm

Note: ' Denotes species selected from Rolling Hills and Lower Shale Slopes plant community as found within 'Native plants for your garden' publication.
" Denotes species selected from other plant communities found within 'Native plants for your garden' publication.


Angophora costata


Banksia serrata


Tristaniopsis laurina


Syzygium 'Resilience'

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Client:	Private Residence	Drawing Title:	Zone B Detail Plan			Rev:	Date:	Issue:	Checked:
						A	18/02/2020	DA Issue	EC
Site Address:	67 Marine Parade Avalon Beach	Drawn by: Ben Farrar AILDM # 1179	Project Number: 20630	Scale: 1:100 @ A3	Sheet Number: L-03 of 4				

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained.

The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm.

Protect all trees affected by demolition & construction. Take necessary precautions to protect the Critical Root Zone(CRZ) which is the area normally within 3m radius from each tree trunk.

Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works within the CRZ:

- entry of machinery or storage of building materials
- parking of any kind of vehicle
- erection or placement of site facilities
- removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree
- placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

REMOVAL OF EXISTING TREES

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Planting in Planter Boxes: Soil mix A - 'Planter Box Mix', Soil mix B - Washed River Sand as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%.

Stock selection should be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

IRRIGATION SYSTEM

New dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

TIMBER DECK, STAIRS & BENCH SEATS

Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joins in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.

Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

MULCHING

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

New turf- Sir Walter Soft Leafed Buffalo.

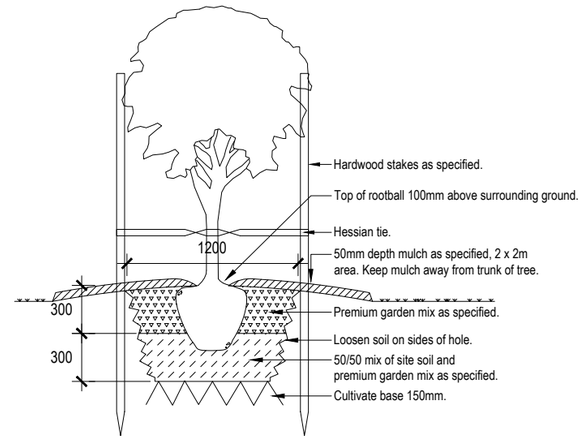
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

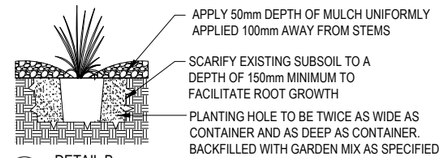
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are



Detail A
Tree Planting Detail N.T.S.



DETAIL B
SHRUB PLANTING DETAIL N.T.S

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Client: Private Residence				Drawing Title: Landscape Specification & Details				
Site Address: 67 Marine Parade Avalon Beach				Drawn by: Ben Farrar AIDM # 1179	Project Number: 20630	Scale: NTS @ A3	Sheet Number: L-04 of 4	

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