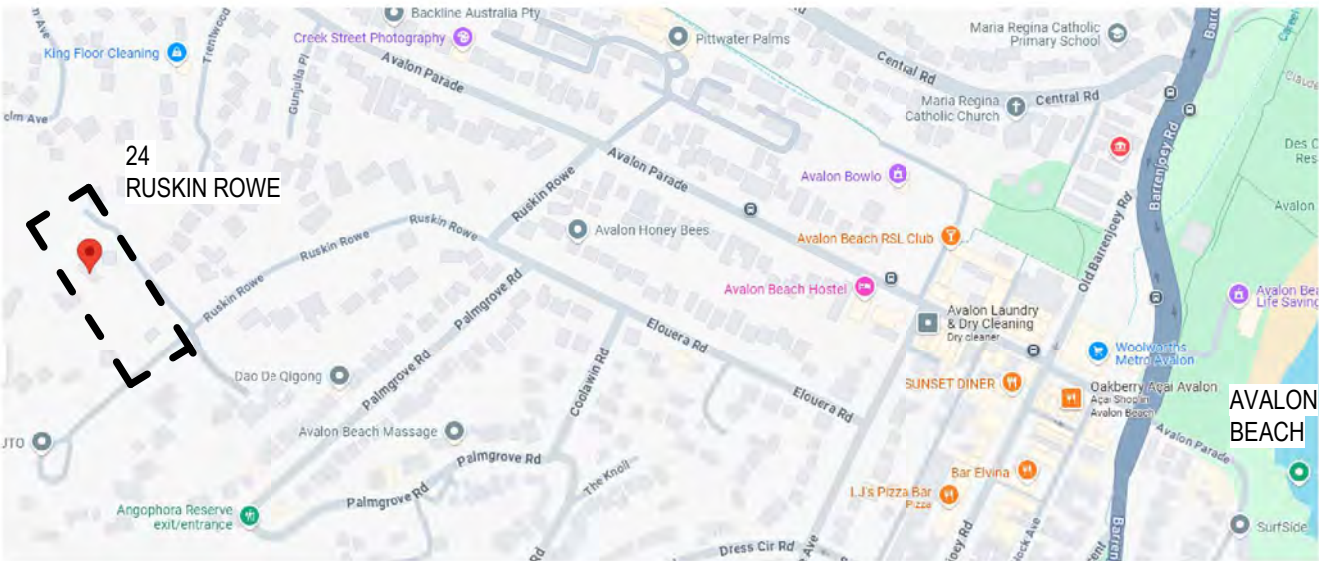


PROPOSED DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS
24 RUSKIN ROWE
FOR
JAMES AND FIONA PULLEN



Sheet List 2			
Sheet Number	Current Revision	Sheet Name	Current Revision Date
DA-001	B	COVER SHEET	15/10/2025
DA-002	B	SITE PLAN	15/10/2025
DA-003	B	SITE ANALYSIS PLAN	15/10/2025
DA-101	B	EXISTING PLAN - LOWER GROUND	15/10/2025
DA-102	B	EXISTING PLAN - GROUND FLOOR	15/10/2025
DA-103	B	EXISTING PLAN - FIRST FLOOR DEMOLITION	15/10/2025
DA-104	B	EXISTING PLAN - ROOF DEMOLITION	15/10/2025
DA-105	B	PROPOSED PLAN - FIRST FLOOR	15/10/2025
DA-106	B	PROPOSED PLAN - ROOF	15/10/2025
DA-201	B	ELEVATIONS - NORTH & WEST	15/10/2025
DA-202	B	ELEVATIONS - SOUTH & EAST	15/10/2025
DA-301	B	SECTIONS	15/10/2025
DA-401	B	SHADOWS - JUNE 21st 9AM	15/10/2025
DA-402	B	SHADOWS - JUNE 21st 12NOON	15/10/2025
DA-403	B	SHADOWS - JUNE 21st 3PM	15/10/2025
DA-501	B	FINISHES	15/10/2025

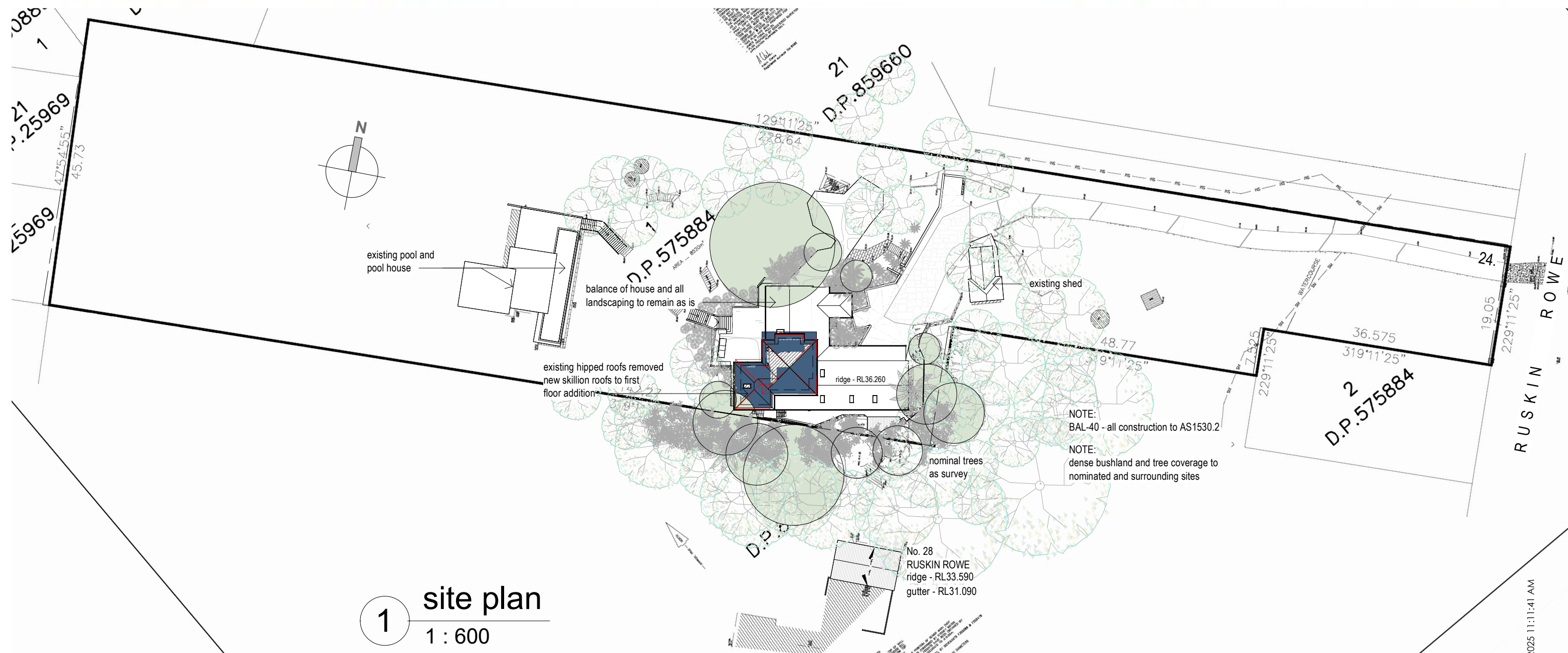


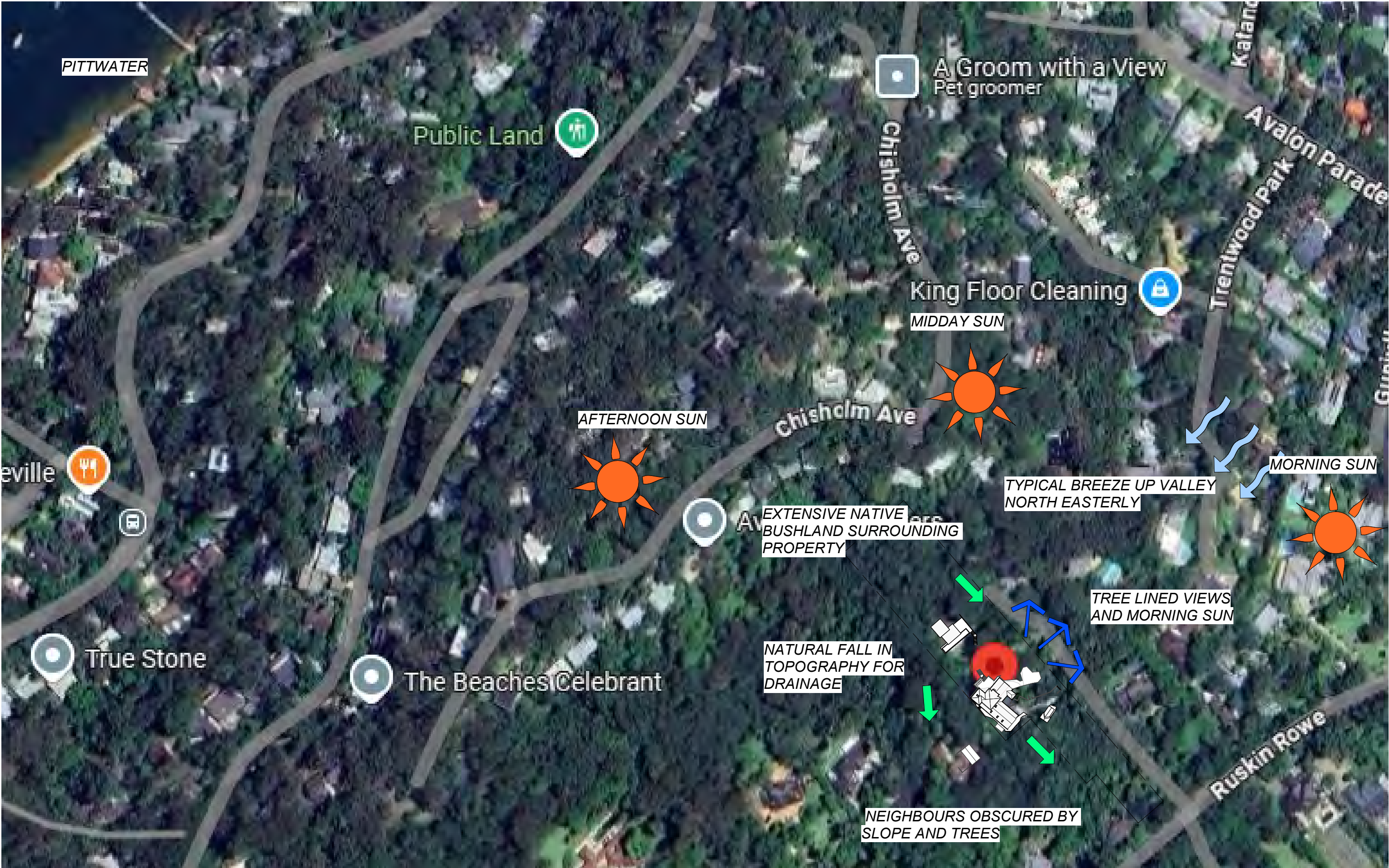
FIRST FLOOR ADDITION TO REAR OF HOUSE

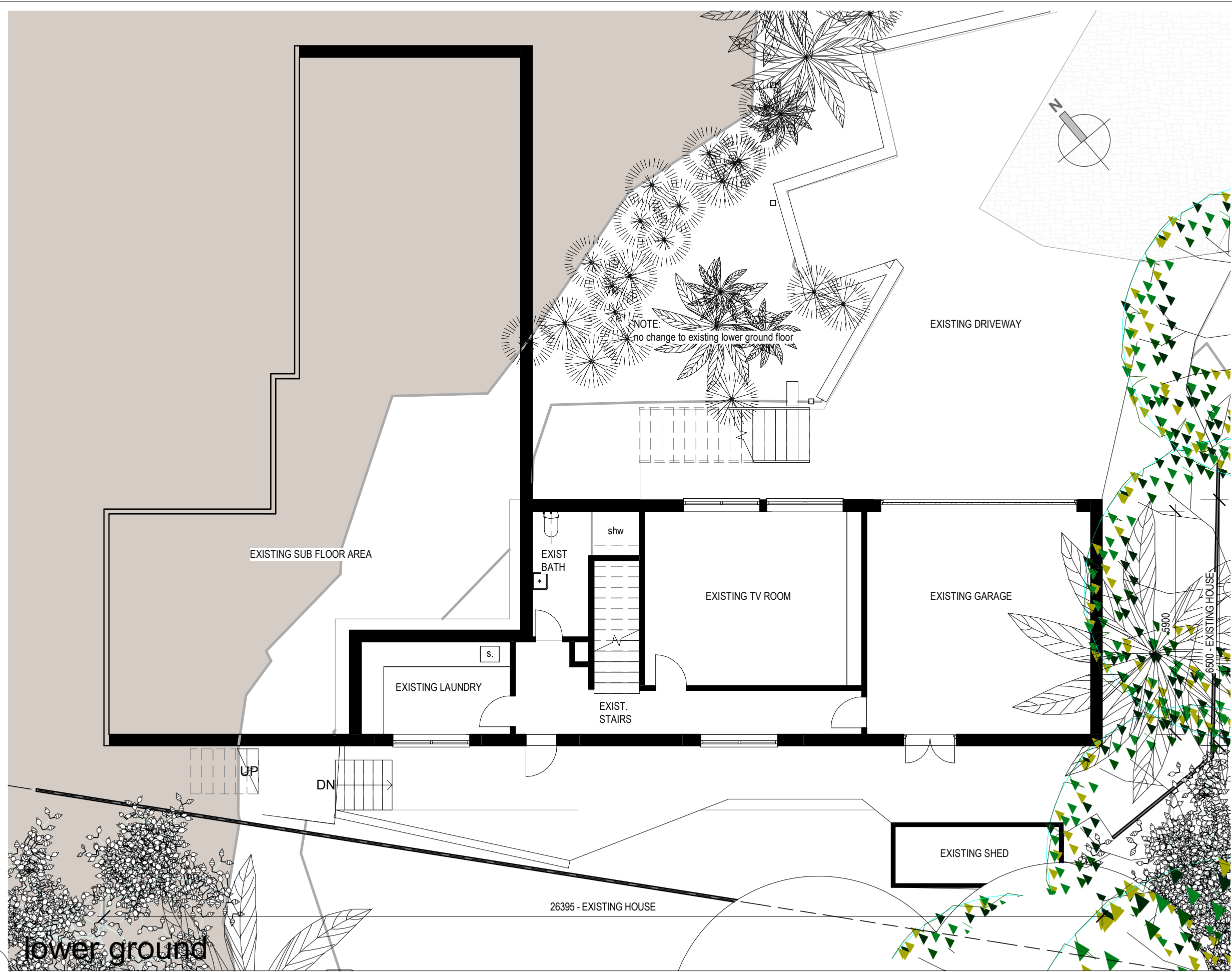


NO CHANGE TO FRONT OF HOUSE

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2



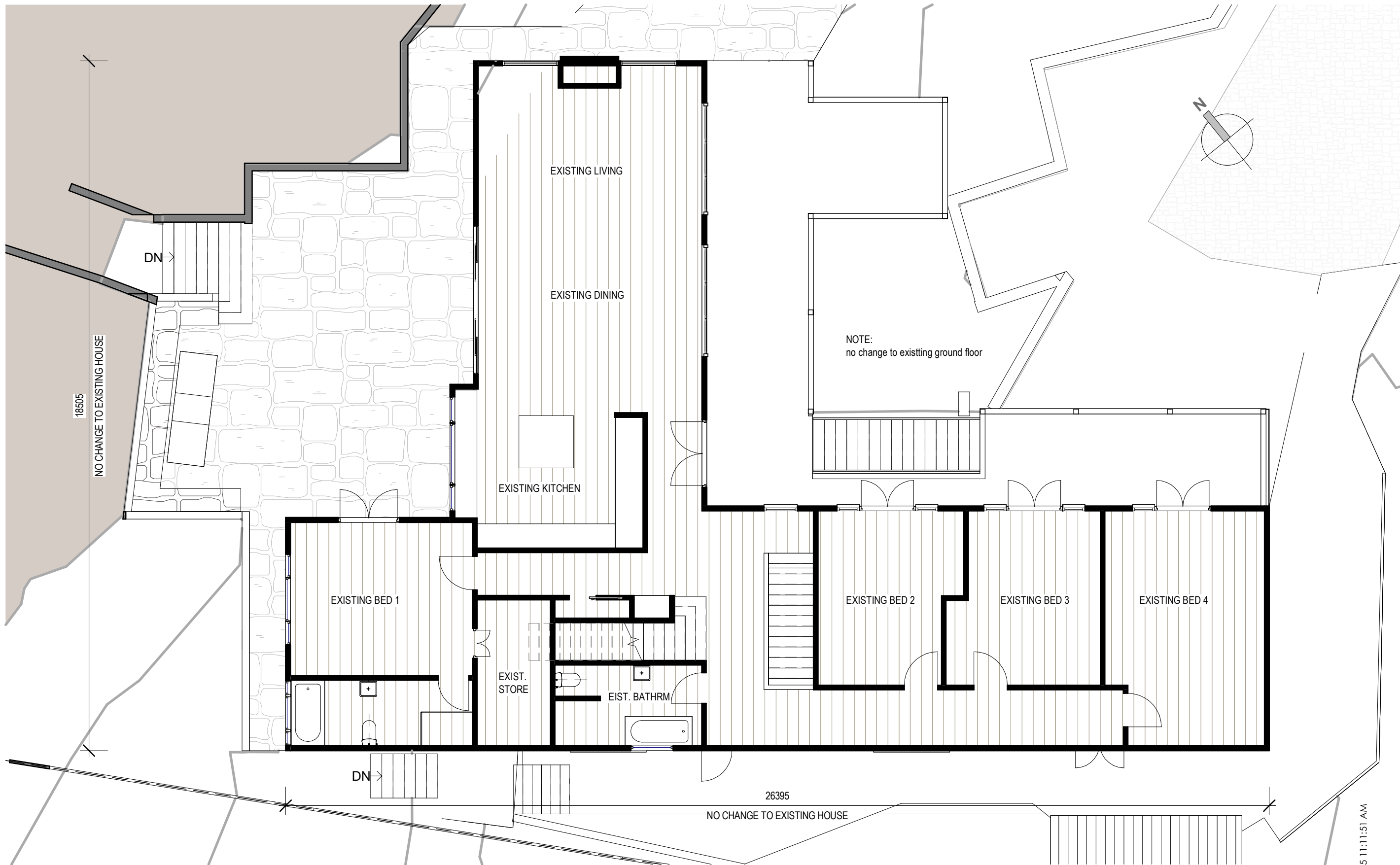


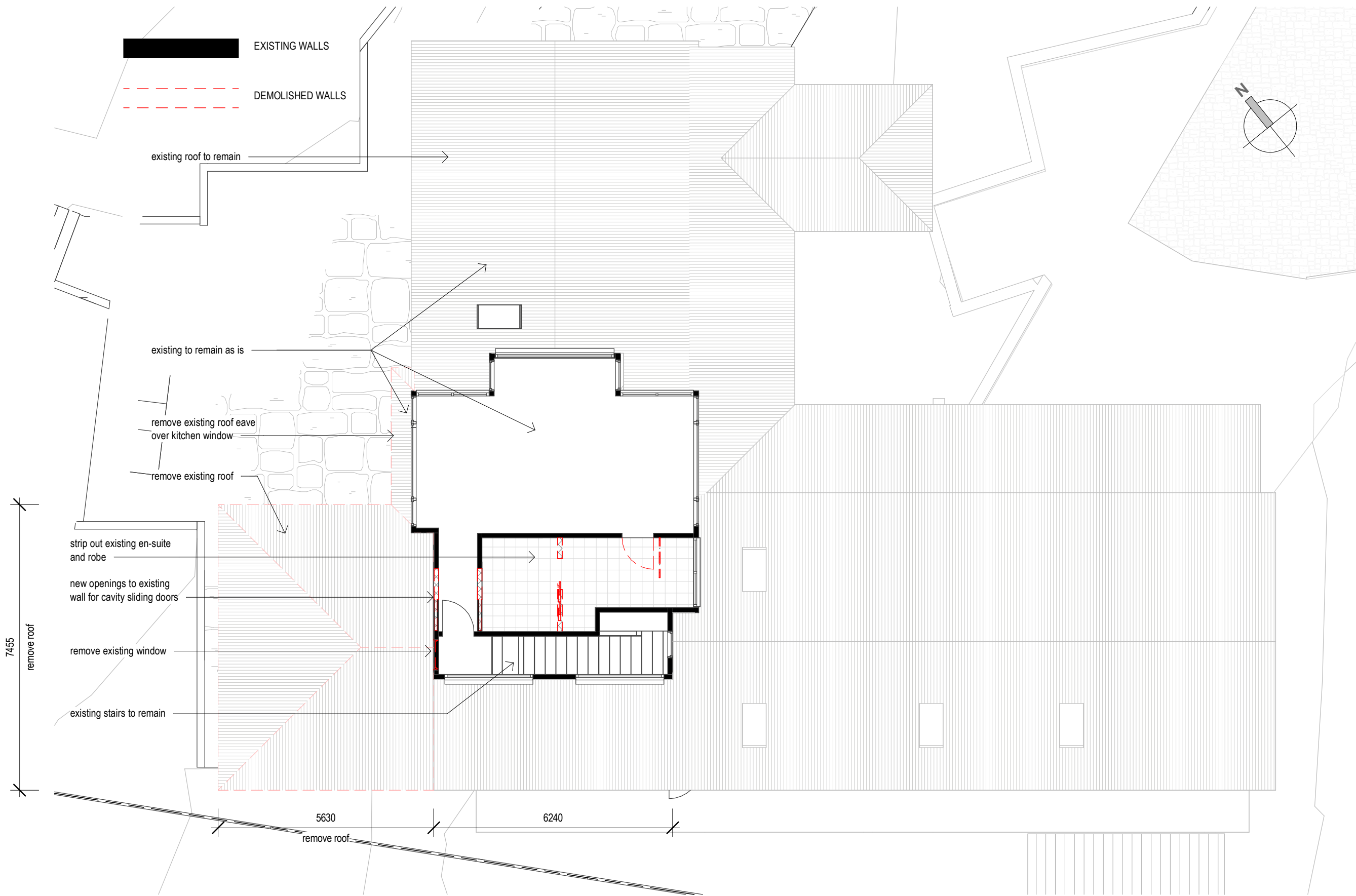


1

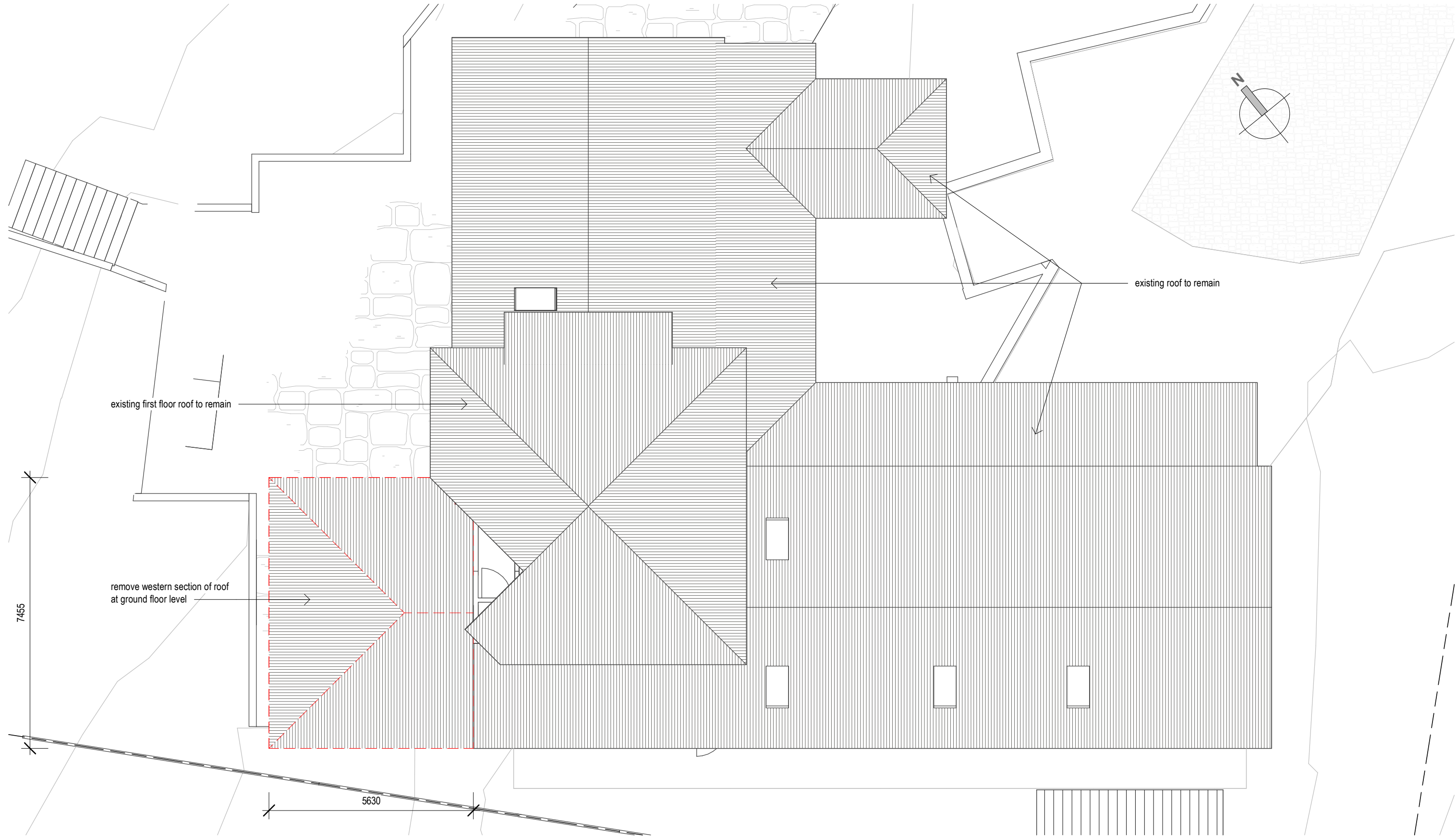
lower ground

1 : 100

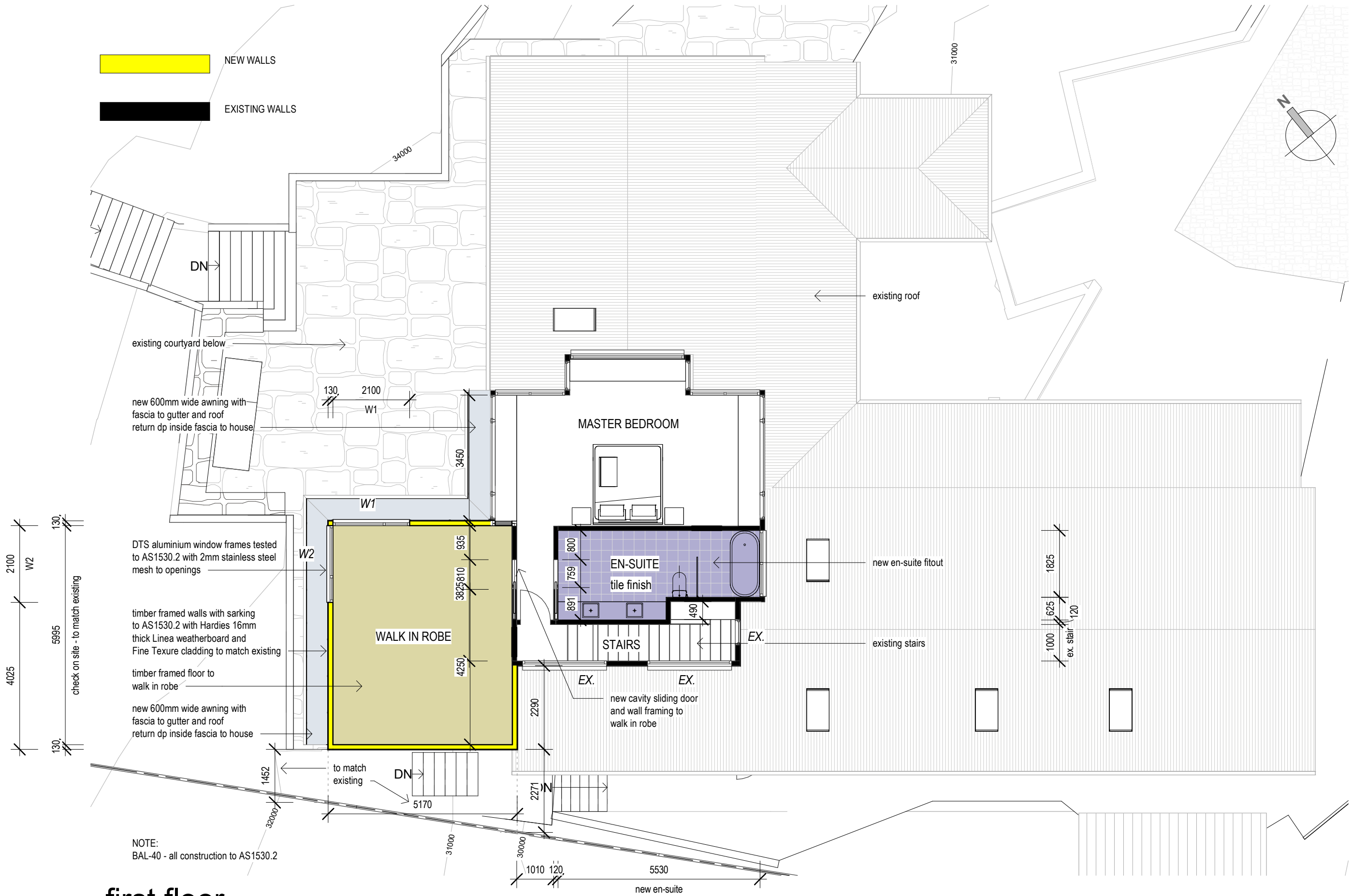




1 existing first floor
1 : 100



1 existing roof plan
1 : 100



1 first floor
1 : 100

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**ALTERATIONS AND ADDITIONS
CONCEPT**

JAMES AND FIONA PULLEN

DA-105

B
DATE: APRIL 2022
SCALE: 1 : 100
DRAWN BY: Author
CHECKED BY: Checker

**24 RUSKIN ROWE
AVALON BEACH**

PROPOSED PLAN - FIRST FLOOR

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

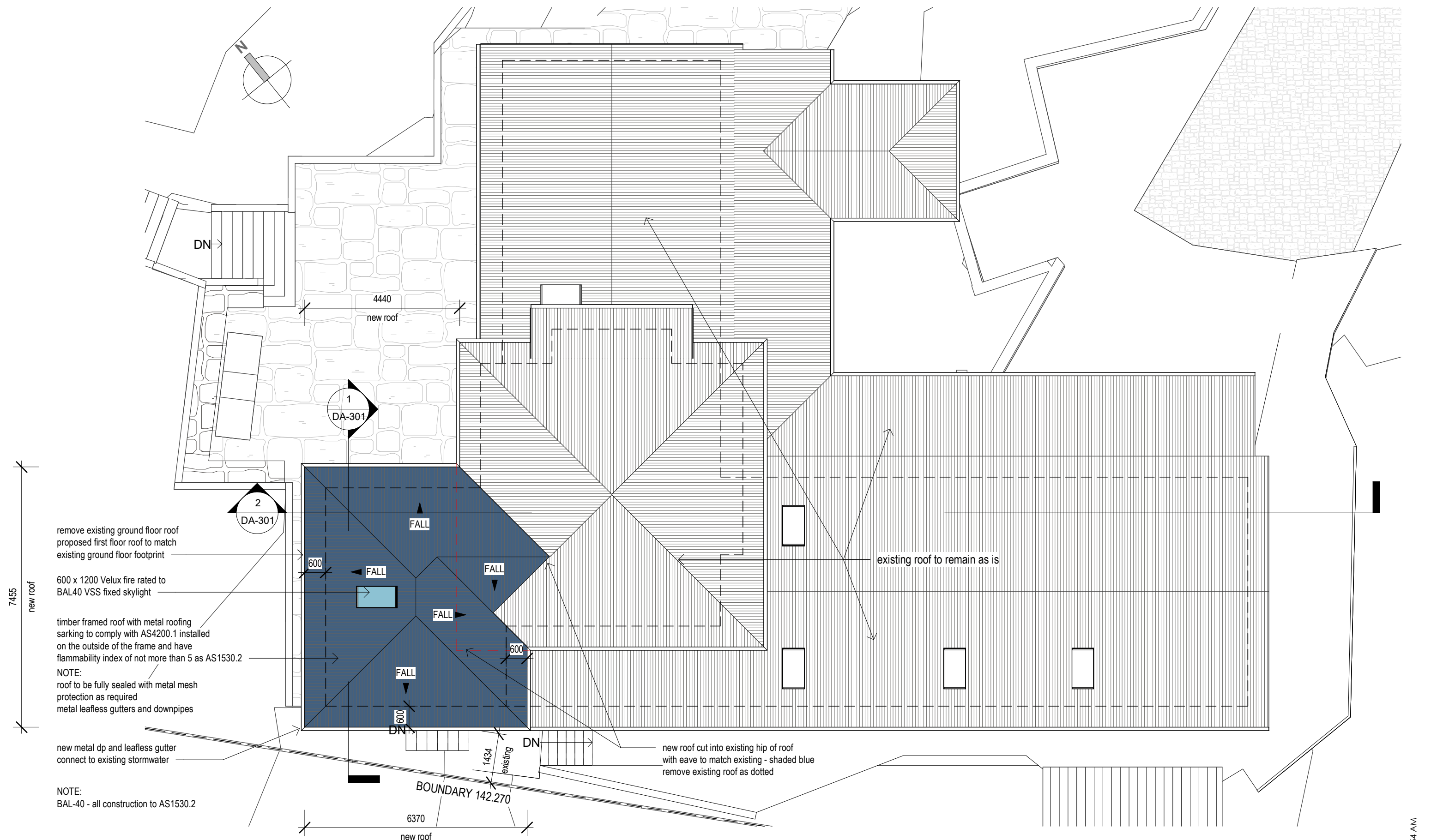
REVISION

B 15/10/2025 DA SUBMISSION

All work to be in accordance with local authorities building codes and standards, the BCA, NCC and all relevant current AUS / NZ standards. Do not scale from drawings use figured dimensions only verify all dimensions on site before ordering materials or commencing construction.

Builder / Contractor to notify designer immediately of any discrepancies or errors in documentation. Workmanship shall be of the highest standard and to the satisfaction of the author. These plans remain the property of greg jones architecture and are subject to Copyright regulations.

16/10/2025 11:11:54 AM



1 roof plan
1 : 100

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

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REVISION B 15/10/2025 DA SUBMISSION



1 north elevation

1 : 100

NOTE: BAL-40 CONSTRUCTION TO AS1530.2

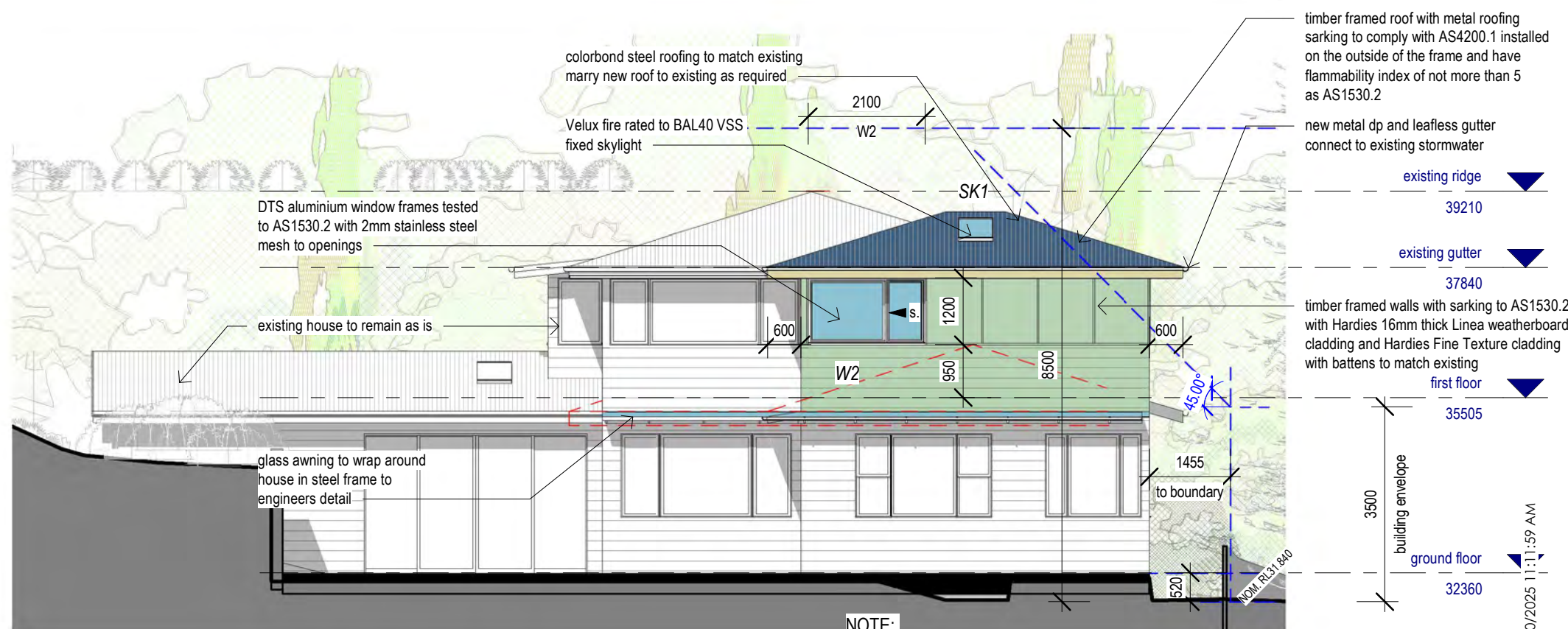
WINDOW SCHEDULE

NOTE - NEW WINDOWS TO BE TESTED TO AS1530.2
2mm APERTURE STAINLESS STEEL MESH TO OPENINGS

No.	width x height	description
W1	700 x 1200	SLIDING ALUMINIUM WINDOW / WHITE FINISH
	1400 x 1200	FIXED ALUMINIUM WINDOW / WHITE FINISH
W2	1400 x 1200	FIXED ALUMINIUM WINDOW / WHITE FINISH
	700 x 1200	SLIDING ALUMINIUM WINDOW / WHITE FINISH
SK1	600 x 1200	FIXED SKYLIGHT - BAL-40 RATED

2 west elevation

1 : 100



NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

Velux fire rated to BAL40 VSS fixed skylight

timber framed roof with metal roofing
sarking to comply with AS4200.1 installed
on the outside of the frame and have
flammability index of not more than 5 as AS1530.2

new metal dp and gutter to engineers detail
connect to existing stormwater

timber framed walls with sarking
to AS1530.2 with Hardies 16mm
thick Linea weatherboard cladding
and Hardies Fine Texture cladding
with battens to match existing

glass awning in steel
frame to wrap around
proposed addition to
engineers detail

existing roof removed - dotted

NOTE: BAL-FZ CONSTRUCTION

existing ridge

39210

existing gutter

37840

first floor

35505

ground floor

32360

lower ground

29700

2

south elevation

1 : 100

timber framed roof with metal roofing
sarking to comply with AS4200.1 installed
on the outside of the frame and have
flammability index of not more than 5 as AS1530.2

new addition to south west corner
for walk in robe

timber framed walls with sarking
to AS1530.2 with Hardies 16mm
thick Linea weatherboard cladding
and Hardies Fine Texture cladding
with battens to match existing

existing house to remain as is

colorbond steel roof to match existing
nominal pitch 17 degrees

existing house to remain as is

existing ridge

39210

existing gutter

37840

first floor

35505

ground floor

32360

lower ground

29700

1

east elevation

1 : 100

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

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PROJECT

**ALTERATIONS AND ADDITIONS
CONCEPT**

JAMES AND FIONA PULLEN

DWG NO.

DA-202

DATE

APRIL 2022

SCALE

1 : 100

DRAWN BY

Author

CHECKED BY

Checker

REVISION

B

ADDRESS

**24 RUSKIN ROWE
AVALON BEACH**

ELEVATIONS - SOUTH & EAST

REVISION

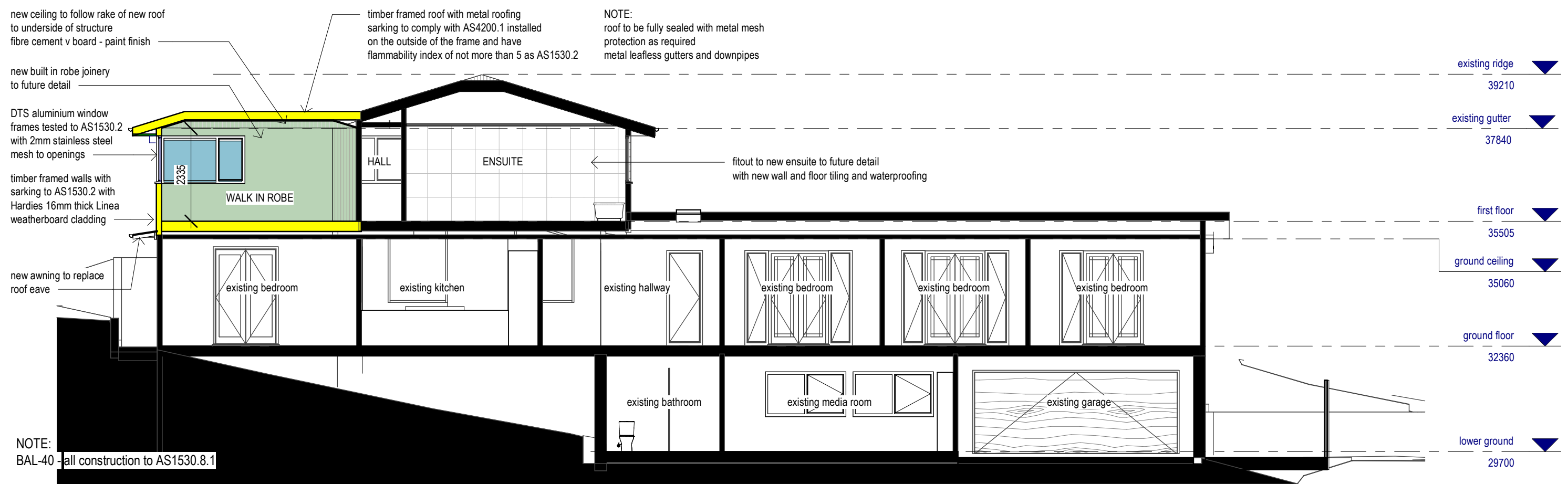
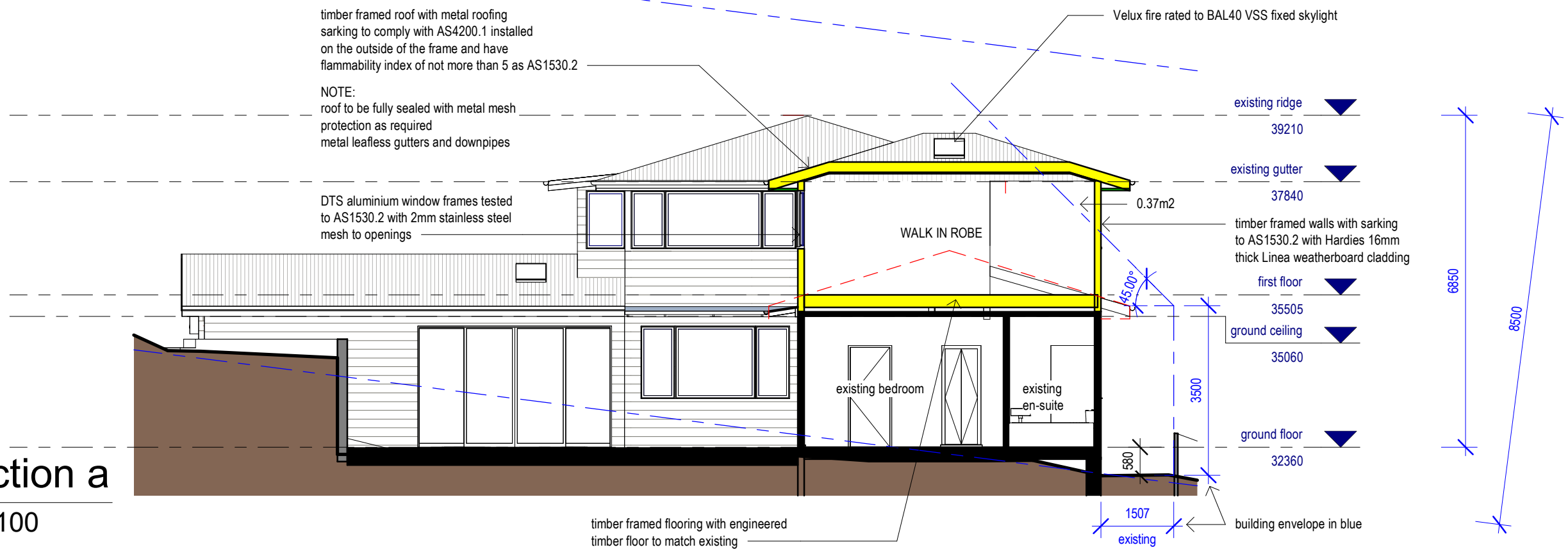
B 15/10/2025 DA SUBMISSION

All work to be in accordance with
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Workmanship shall be of the highest
standard and to the satisfaction of the
author
These plans remain the property of
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16/10/2025 11:12:01 AM

1 section a
1 : 100



2 section b
1 : 100



1 shadow 9am
1 : 200

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PROJECT
**ALTERATIONS AND ADDITIONS
CONCEPT**
JAMES AND FIONA PULLEN

DWG NO.
DA-401

DATE APRIL 2022
SCALE 1 : 200
DRAWN BY Author
CHECKED BY Checker

REVISION
B 24 RUSKIN ROWE
AVALON BEACH

SHADOWS - JUNE 21st 9AM

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

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REVISION
B 15/10/2025 DA SUBMISSION

16/10/2025 11:12:02 AM



1 shadow 12noon
1 : 200



1 shadow 3pm
1 : 200

NOTE: DENSE NATIVE BUSH LAND

additional
shadow

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

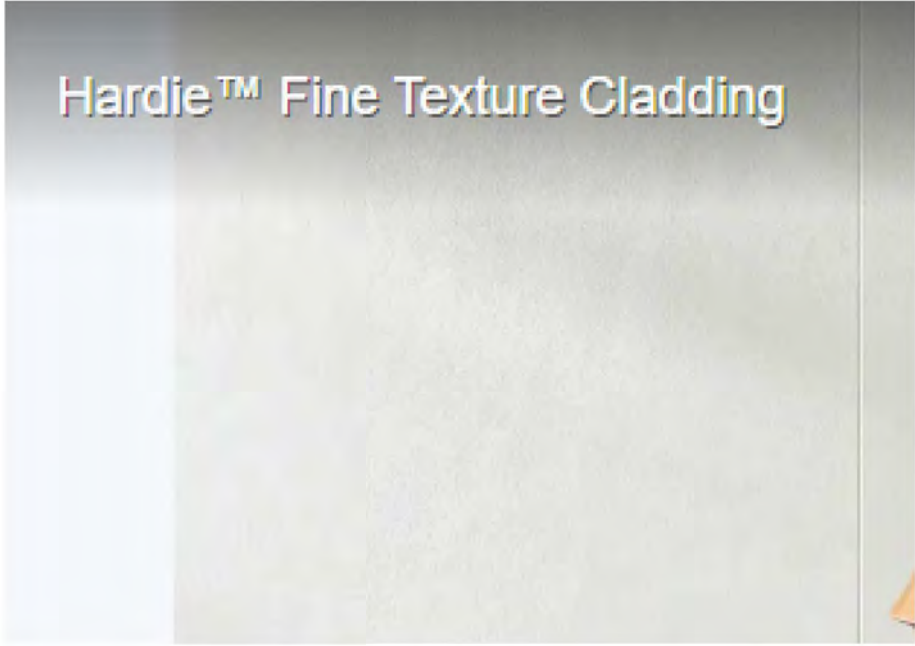
EXISTING HOUSE



CUSTOM ORB STEEL ROOFING - COLOUR TO MATCH EXISTING



WALL CLADDING TO MATCH EXISTING
- JAMES HARDIE PRIMELINE NEWPORT OR SIMILAR



WALL CLADDING TO MATCH EXISTING
- JAMES HARDIE FINE TEXTURE OR SIMILAR



- custom orb steel roofing and gutters
finish to match existing
- James Hardie Fine texture
cladding with batten finish
over joins to match existing
paint finish - resene black white
- James Hardie Linea weatherboard
cladding to match existing
paint finish - resene black white
- glass awning on aluminium frame
powdercoat frame white
to match existing windows
- existing weatherboards
paint finish
resene black white



RESENE PAINT - BLACK WHITE
EXISTING HOUSE AND ADDITION

NOTE:
BAL-40 - ALL CONSTRUCTION TO AS1530.2

REVISION
B 15/10/2025 DA SUBMISSION