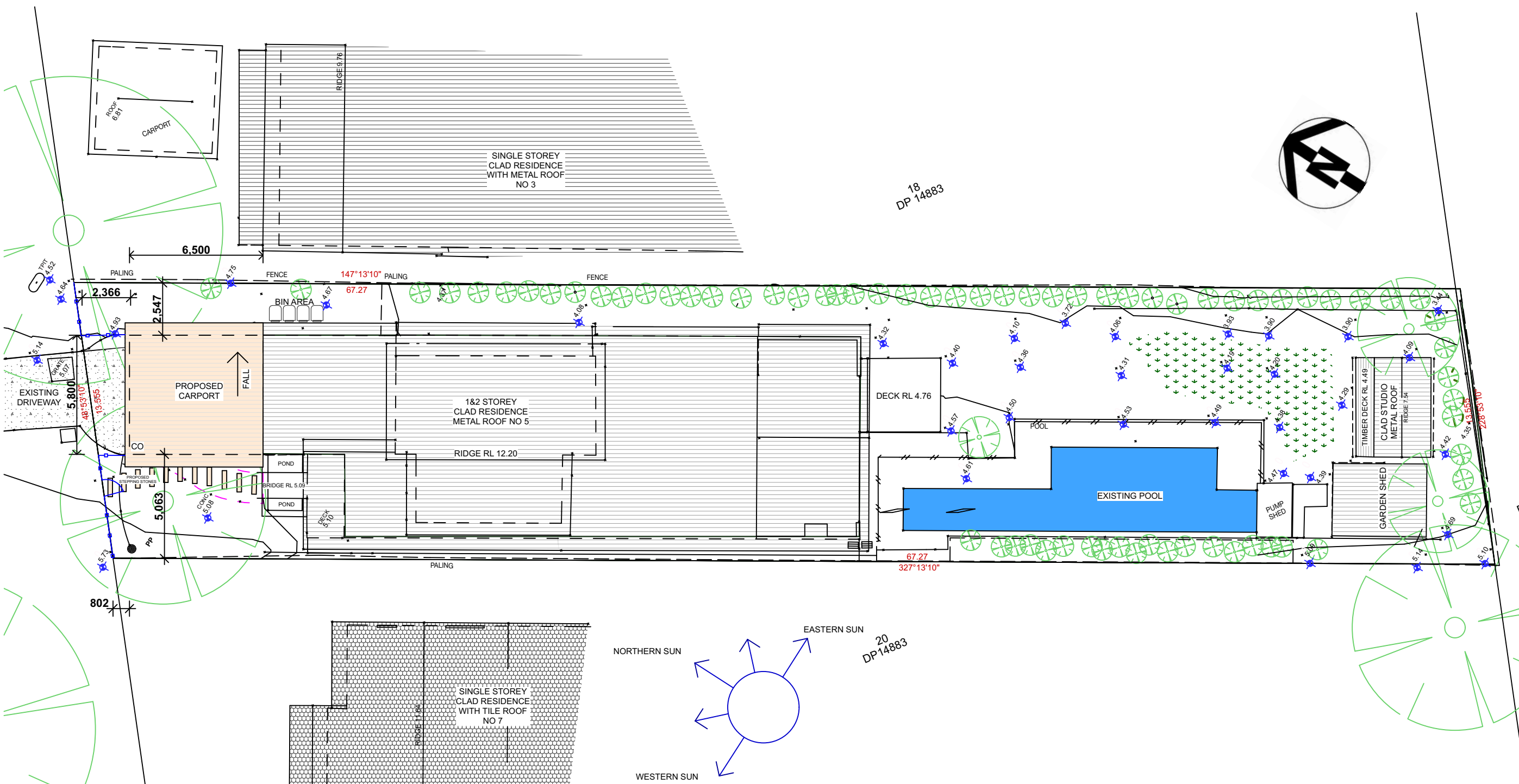




SITE PLAN

1:200

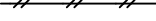
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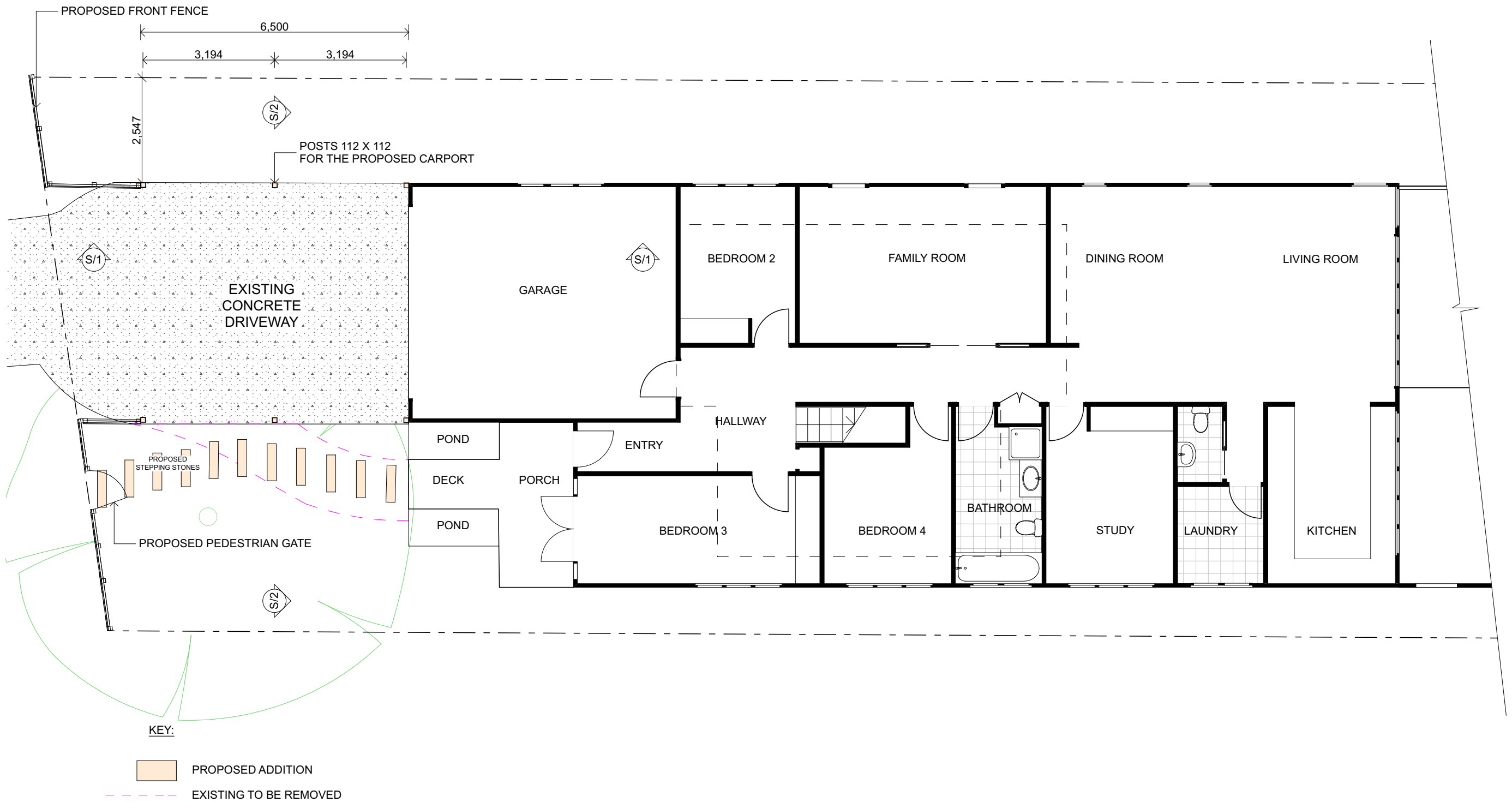
- ALL WORK TO BE CARRIED OUT WITHIN THE BOUNDARIES OF THE SITE.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE NCC, NORTHERN BEACHES COUNCIL AND SYDNEY WATER.
- ANY STORAGE/SKIP BINS ARE TO BE STORED ON SITE AND NOT ON COUNCIL RESERVE/FOOTPATH.
- ALL WORK TO BE CARRIED OUT AS PER PLANS, ANY CHANGES ARE TO BE DISCUSSED WITH THE DESIGNER AND APPROVED BY THE DESIGNER.
- ALL STORMWATER AS PER EXISTING
- ALL WORK TO BE COMPLIANT WITH THE FOLLOWING AUSTRALIAN STANDARDS AND NOT LIMITED TO;
AS2601.2001 Demolition of structures, AS 1562.1 Design and installation of sheet roof and wall cladding- metal
AS/NZS 3500.3 Stormwater drainage, AS3660.1 2014 termite management.
- TREE PROTECTION DURING CONSTRUCTION AS PER COUNCIL GUIDELINES. NO WORKS WITHIN 5M TREE PROTECTION ZONE.
- CHECK ALL DIMENSIONS ON SITE.

SITE AREA BY SURVEY = 902.10 m²

EXISTING LANDSCAPED AREA = 365.92 m² (40.56%)
PROPOSED LANDSCAPED AREA = 376.55 m² (41.74%)

KEY:

- | | |
|---|---------------------------------|
|  | EXISTING TREES |
|  | PROPOSED ADDITION |
|  | GRASS AREA |
|  | EXISTING GROUND LEVEL |
|  | EXISTING FENCE |
|  | CUSTOM ORB ROOFING |
|  | POWER POLE |
|  | PROPOSED TIMBER FENCE AND GATES |
|  | EXISTING TO BE REMOVED |



GROUND FLOOR

1:100

SITE AREA BY SURVEY = 902.10 m²
EXISTING LANDSCAPED AREA = 365.92 m² (40.56%)
PROPOSED LANDSCAPED AREA = 376.55 m² (41.74%)

- NOTES:**
- CARPORT ROOF TO BE AN EXTENSION OF GARAGE ROOF.
 - MATCH FASCIA AND ROOF MATERIAL TO EXISTING.
 - POSTS IN FINGERJOINTED GL8 112x112, PAINTED TO MATCH HOUSE, IN GALVANISED STIRRUPS.
 - GABLE END SOUTH ELEVATION GARGE TO BE CLAD IN WEATHERTEX-CLASSIC SMOOTH 300 TO MATCH EXISTING.
 - CEILING LINED IN FC 6mm ON THE RAKE.
 - STRUCTURE AS PER ENGINEER PLANS.
 - CHECK ALL DIMENSIONS ON SITE.



Nvisage

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PO BOX 1668
WARRIEWOOD SQUARE
NSW 2102

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MOBILE: 0413 489 984

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CAMERON JURD

5 ELVINA AVENUE
AVALON BEACH NSW
2107 AUSTRALIA

PROPERTY:

LOT 19 SEC DP 14883

DRAWING TITLE:

DA PLANS

DESIGN BY:

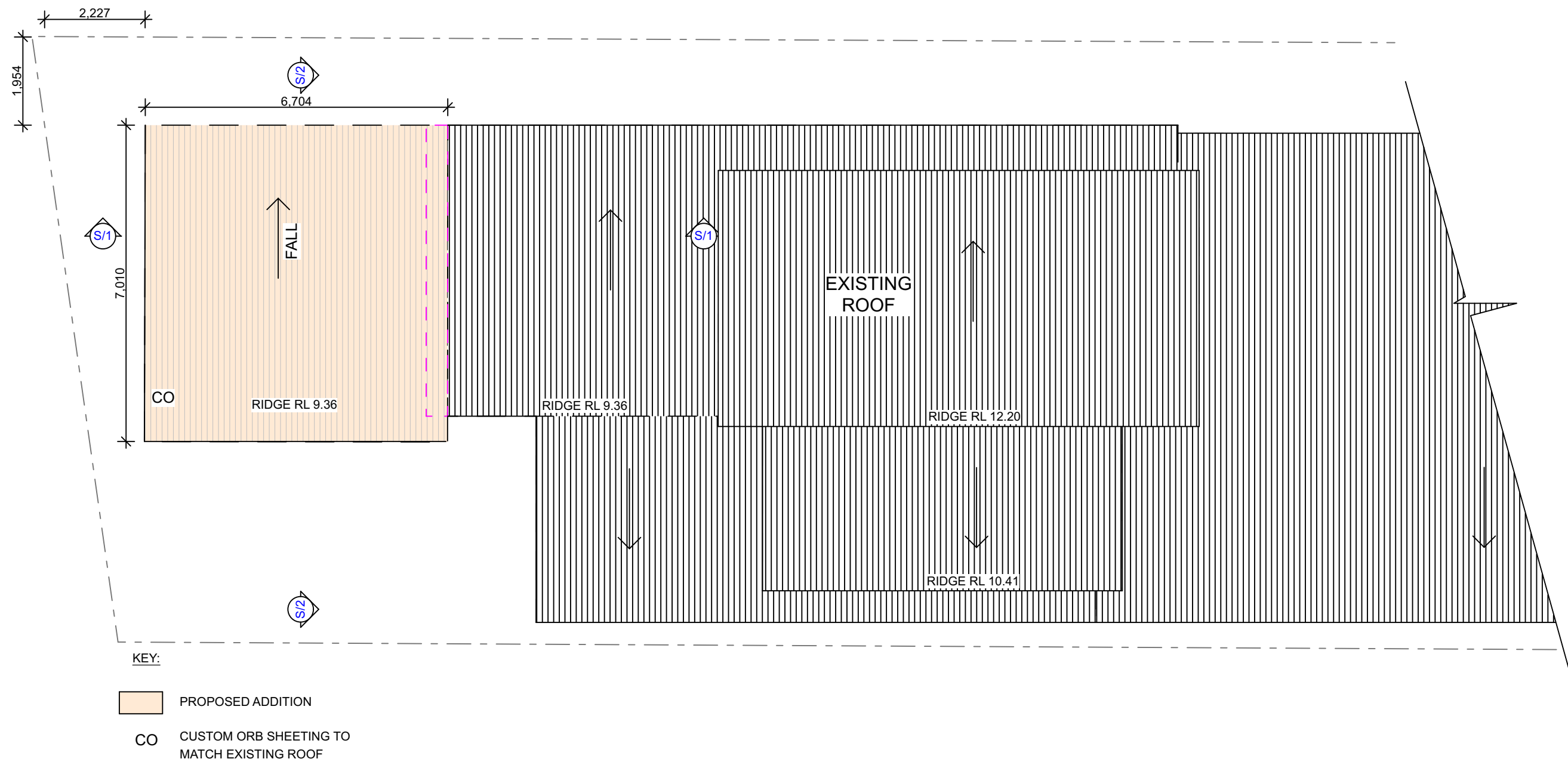
TRINA ROWSTON

DRAWN BY:

ELENA BYRNE

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26/02/2021	A-1
JOB No.	DWG. No.
RES 129	DA-02

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ROOF PLAN

1:100



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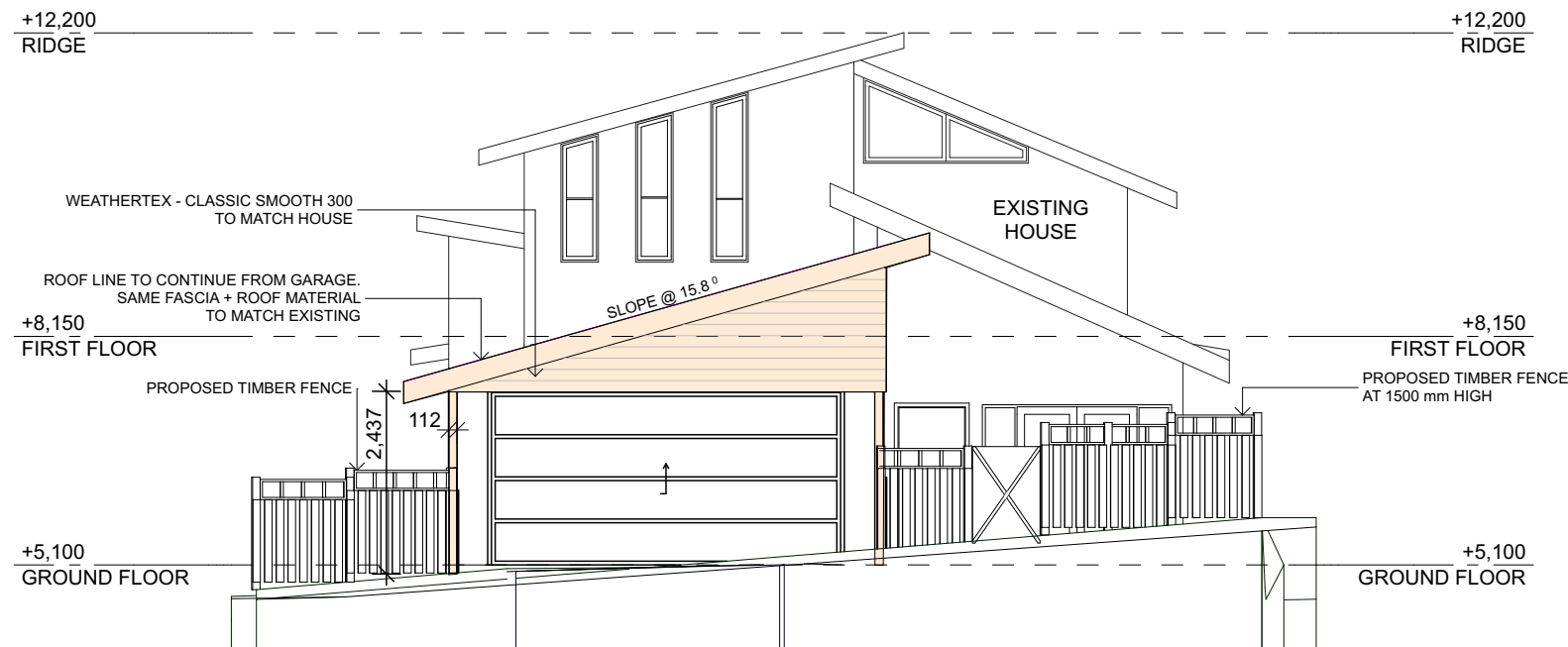
DESIGN BY:
TRINA ROWSTON

DRAWN BY:
ELENA BYRNE

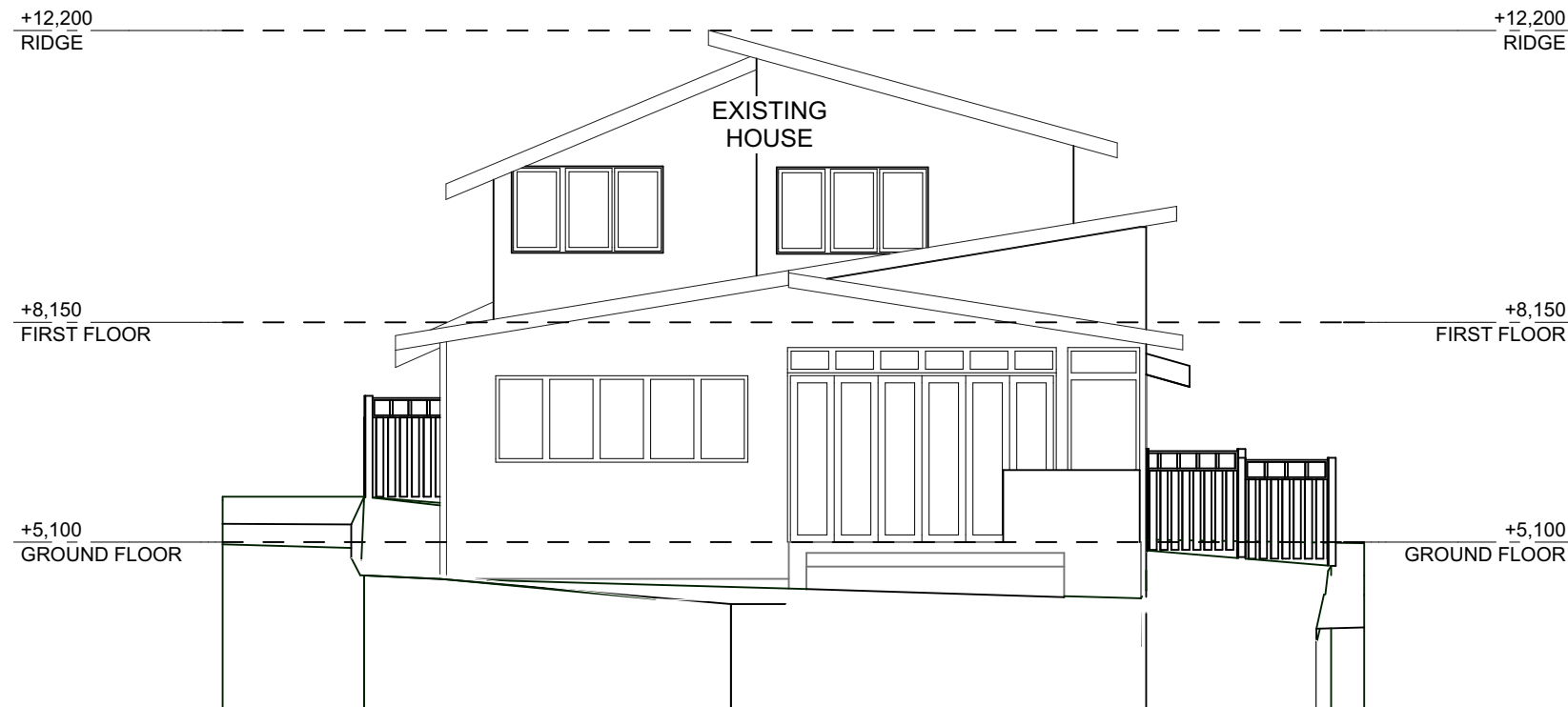
DATE: 26/02/2021	REVISION: A-1
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JOB No. RES 129	DWG. No. DA-03
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PLOT DATE: 26/02/2021



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

PROPOSED ADDITION

NOTES:

- CARPORT ROOF TO BE AN EXTENSION OF CARAGE ROOF.
- MATCH FASCIA AND ROOF MATERIAL TO EXISTING.
- POSTS IN FINGERJOINTED GL8 112x112, PAINTED TO MATCH HOUSE, IN GALVANISED STIRRUPS.
- GABLE END SOUTH ELEVATION GARGE TO BE CLAD IN WEATHERTEX-CLASSIC SMOOTH 300 TO MATCH EXISTING.
- CEILING LINED IN FC 6mm ON THE RAKE.
- STRUCTURE AS PER ENGINEER PLANS.
- CHECK ALL DIMENSIONS ON SITE.



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DRAWING TITLE:

DA PLANS

DESIGN BY:

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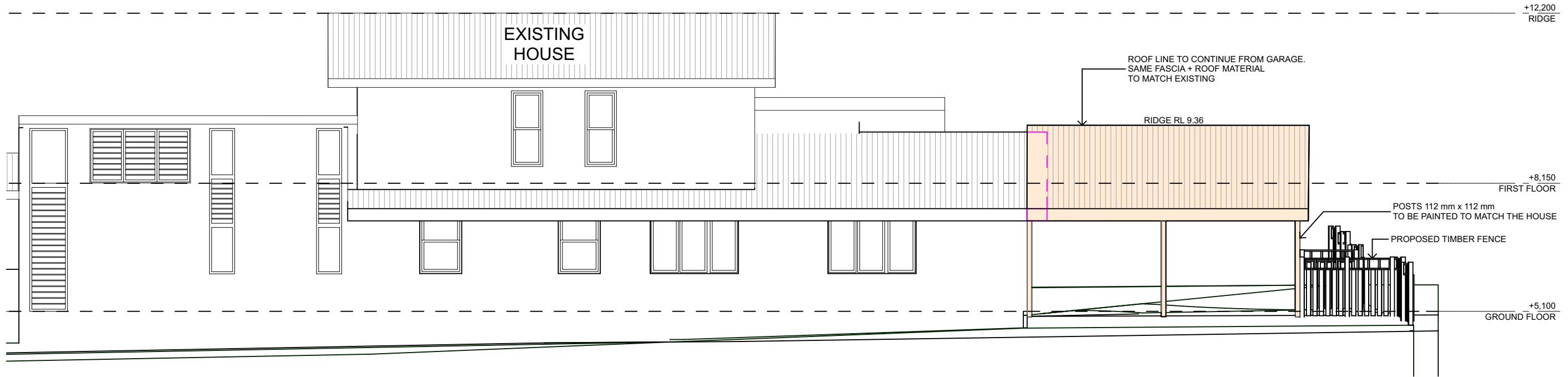
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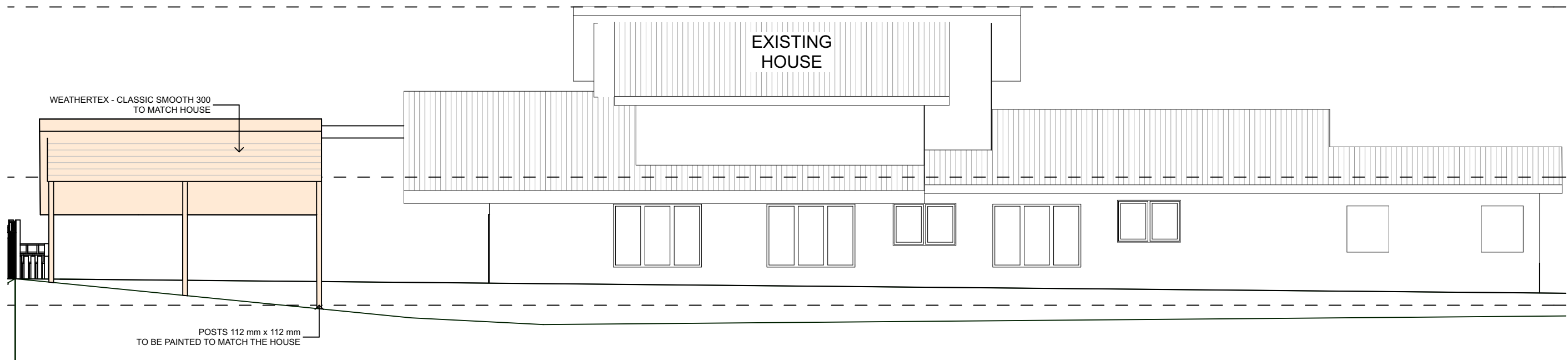
JOB No. RES 129
DWG. No. DA-04

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PLOT DATE: 26/02/2021



EAST ELEVATION

1:100



WEST ELEVATION

1:100

PROPOSED ADDITION

NOTES:

1. CARPORT ROOF TO BE AN EXTENSION OF CARAGE ROOF.
2. MATCH FASCIA AND ROOF MATERIAL TO EXISTING.
3. POSTS IN FINGERJOINTED GL8 112x112, PAINTED TO MATCH HOUSE, IN GALVANISED STIRRUPS.
4. GABLE END SOUTH ELEVATION GARGE TO BE CLAD IN WEATHERTEX-CLASSIC SMOOTH 300 TO MATCH EXISTING.
5. CEILING LINED IN FC 6mm ON THE RAKE.
6. STRUCTURE AS PER ENGINEER PLANS.
7. CHECK ALL DIMENSIONS ON SITE.



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PROPERTY:

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DA PLANS

WE ELEVATIONS

DESIGN BY:

TRINA ROWSTON

DRAWN BY:

ELENA BYRNE

DATE:

28/04/2021

REVISION:

A - 2

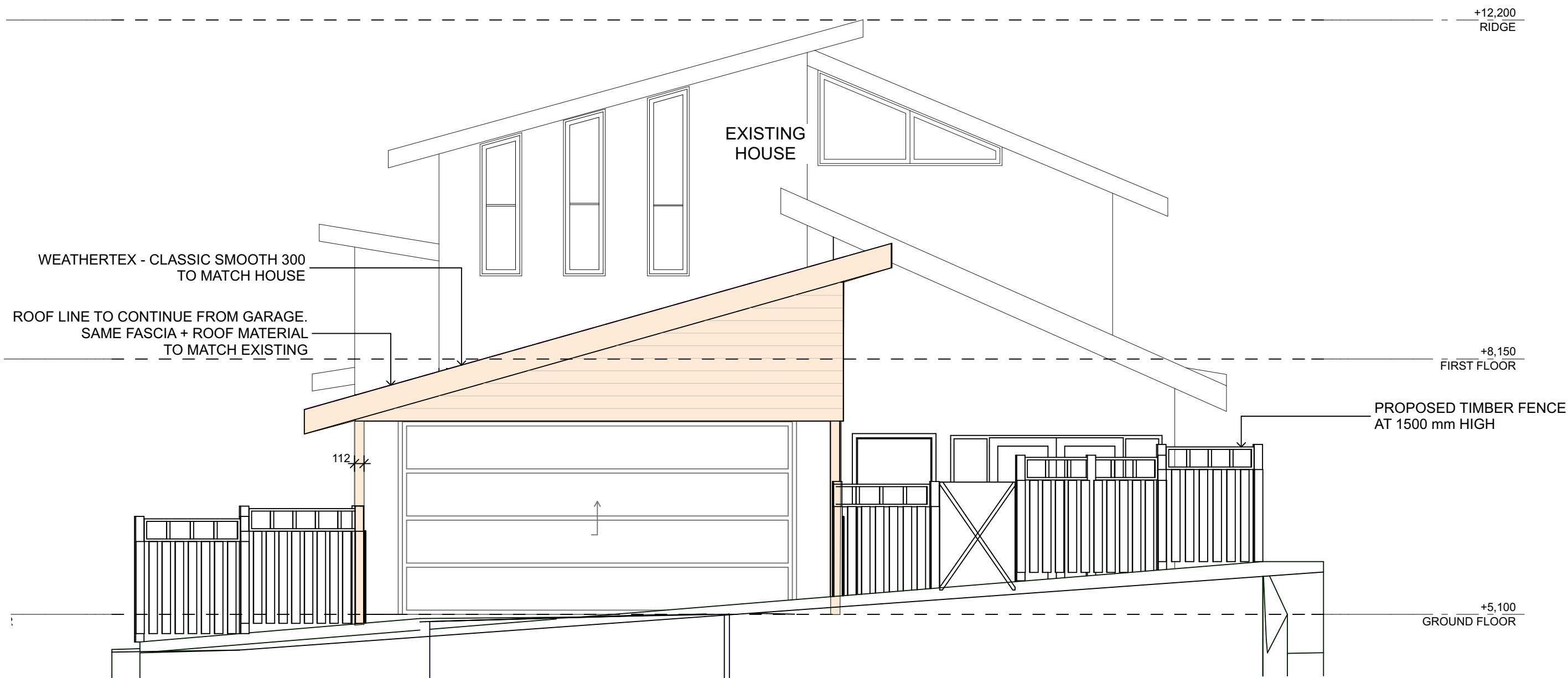
JOB No.

RES 129

DWG. No.

DA-05

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NORTH ELEVATION - GARAGE

1:50

NOTES:

1. CARPORT ROOF TO BE AN EXTENSION OF CARAGE ROOF.
2. MATCH FASCIA AND ROOF MATERIAL TO EXISTING.
3. POSTS IN FINGERJOINTED GL8 112x112, PAINTED TO MATCH HOUSE, IN GALVANISED STIRRUPS.
4. GABLE END SOUTH ELEVATION GARGE TO BE CLAD IN WEATHERTEX-CLASSIC SMOOTH 300 TO MATCH EXISTING.
5. CEILING LINED IN FC 6mm ON THE RAKE.
6. STRUCTURE AS PER ENGINEER PLANS.
7. CHECK ALL DIMENSIONS ON SITE.



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DA PLANS

DESIGN BY:

TRINA ROWSTON

DRAWN BY:

ELENA BYRNE

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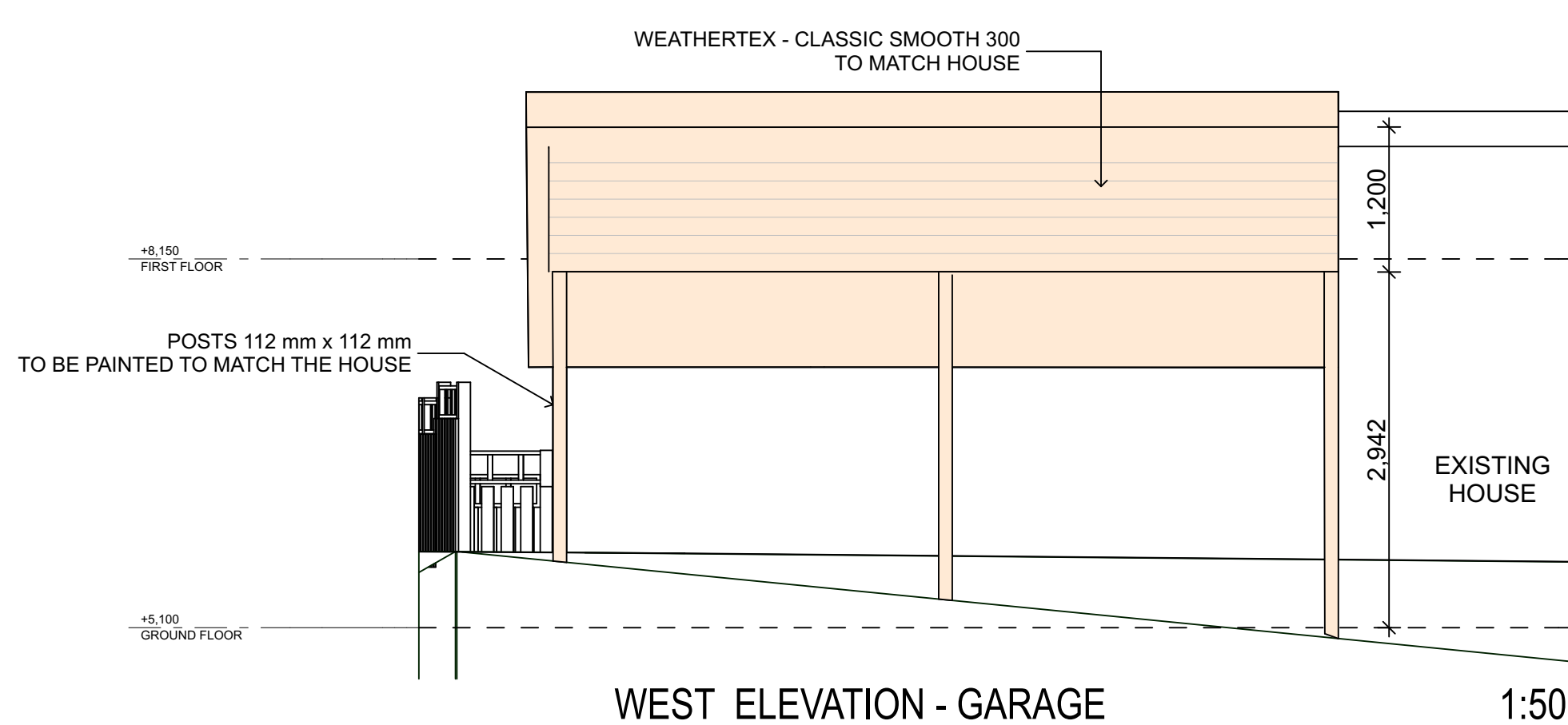
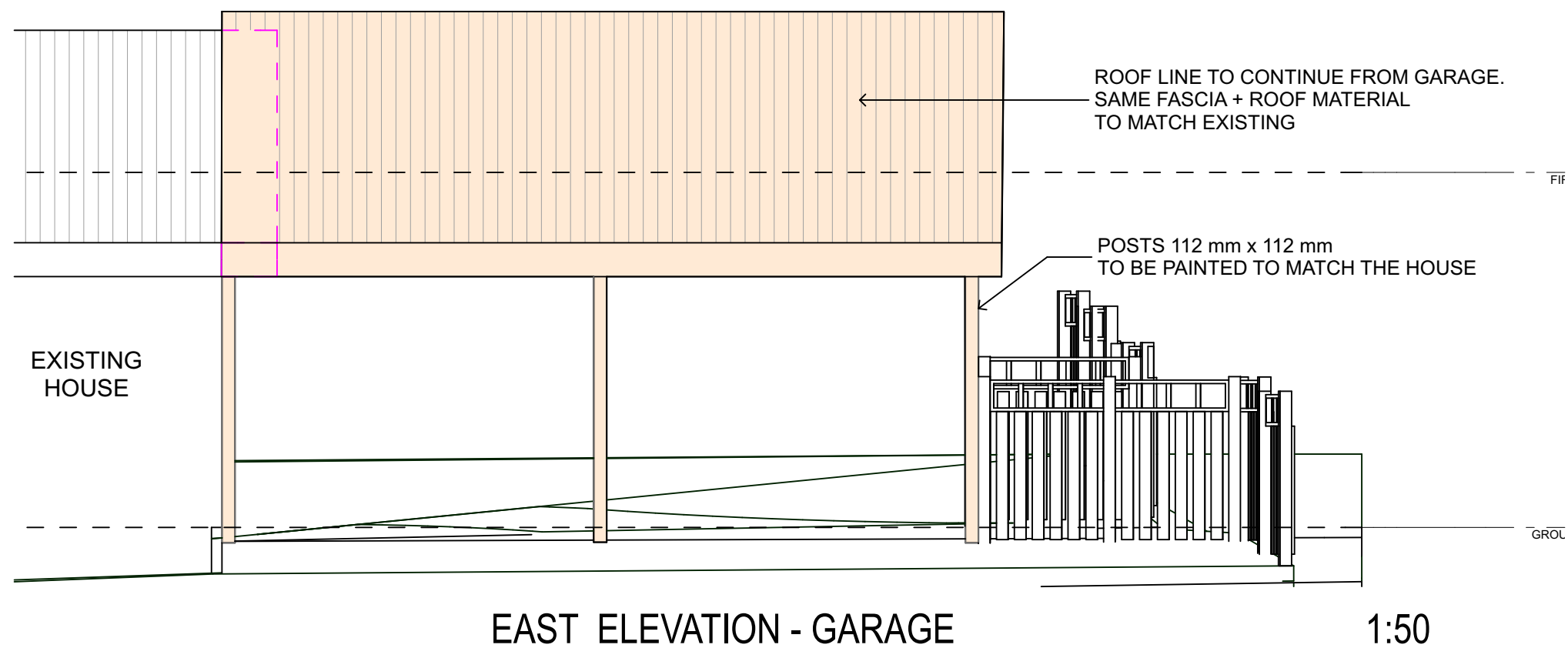
JOB No.

RES 129

DWG. No.

DA-06

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PLOT DATE: 26/02/2021



NOTES:

1. CARPORT ROOF TO BE AN EXTENSION OF CARAGE ROOF.
2. MATCH FASCIA AND ROOF MATERIAL TO EXISTING.
3. POSTS IN FINGERJOINTED GL8 112x112, PAINTED TO MATCH HOUSE, IN GALVANISED STIRRUPS.
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6. STRUCTURE AS PER ENGINEER PLANS.
7. CHECK ALL DIMENSIONS ON SITE.



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JOB No.

RES 129

DWG. No.

DA-07

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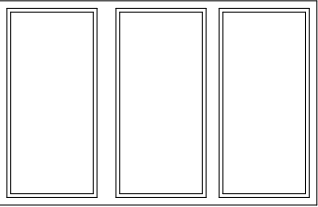
ROOF LINE TO CONTINUE FROM GARAGE.
SAME FASCIA + ROOF MATERIAL
TO MATCH EXISTING

LINE CEILING IN FC SHEETING,
PAINT CEILING WHITE

WEATHERTEX - CLASSIC SMOOTH 300
TO MATCH HOUSE

POSTS 112 mm x 112 mm
TO BE PAINTED TO MATCH THE HOUSE

EXISTING GARAGE



SECTION 1

1:50

+12,200
RIDGE

+12,200
RIDGE

ROOF LINE TO CONTINUE FROM GARAGE.
SAME FASCIA + ROOF MATERIAL
TO MATCH EXISTING

EXISTING HOUSE

+8,150
FIRST FLOOR

+8,150
FIRST FLOOR

POSTS 112 mm x 112 mm
TO BE PAINTED TO MATCH THE HOUSE

WEATHERTEX - CLASSIC SMOOTH 300
TO MATCH HOUSE

+5,100
GROUND FLOOR

+5,100
GROUND FLOOR

SECTION 2

1:50



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PROPERTY:

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DA PLANS

DESIGN BY:

TRINA ROWSTON

DRAWN BY:

ELENA BYRNE

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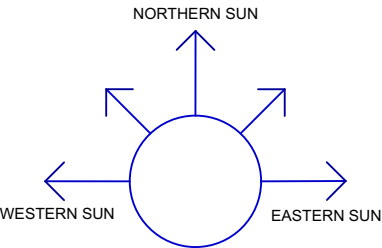
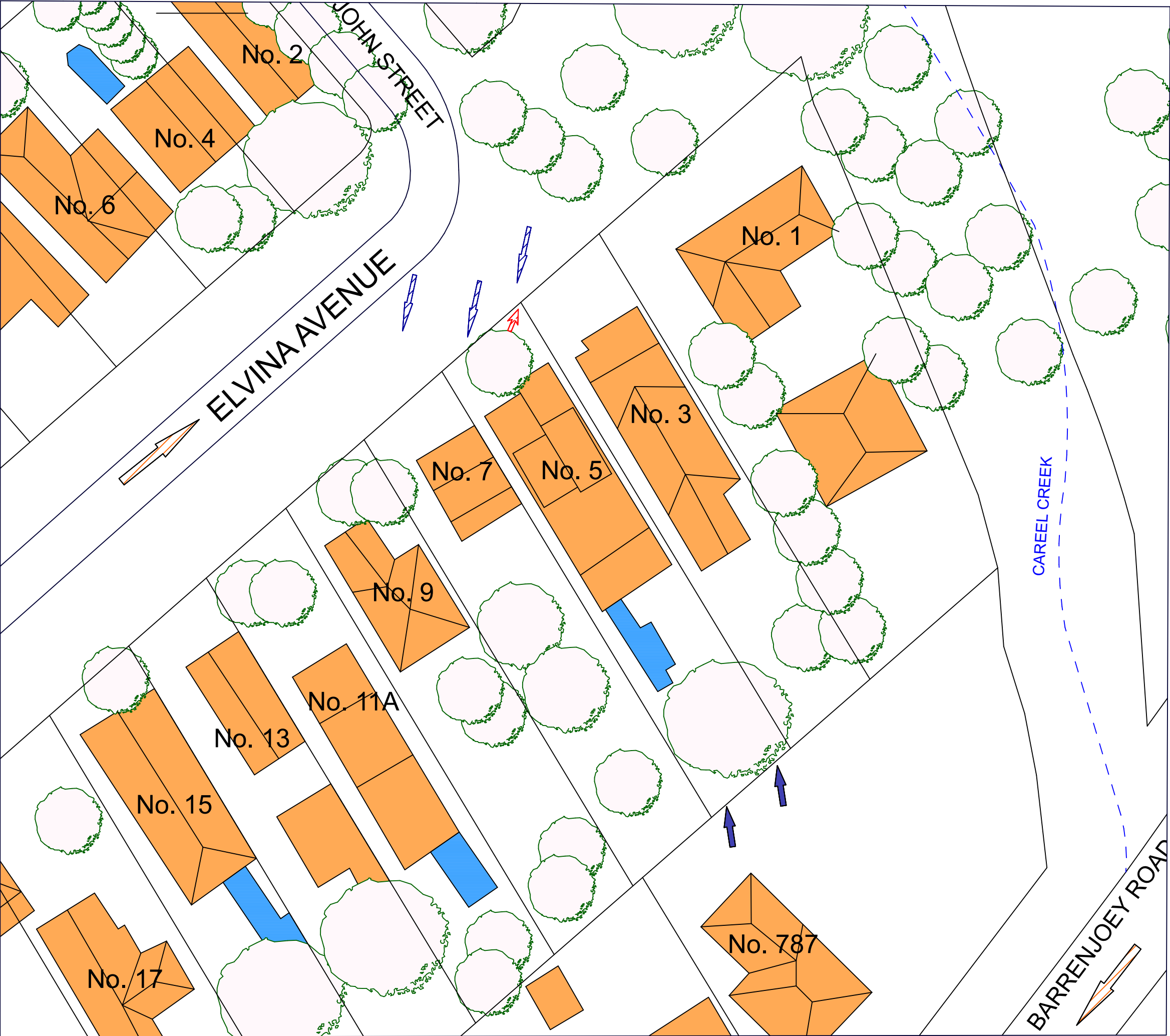
JOB No.

RES 129

DWG. No.

DA-08

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KEYS:

- EXISTING POOLS
- EXISTING TREES
- LIGHT TRAFFIC NOISE
- NORTHEAST WINDS
- SOUTH WINDS
- BUSH VIEWS

SITE ANALYSIS PLAN

1:500



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2107 AUSTRALIA

PROPERTY:

LOT 19 SEC DP 14883

DRAWING TITLE:

DA PLANS

DESIGN BY:

TRINA ROWSTON

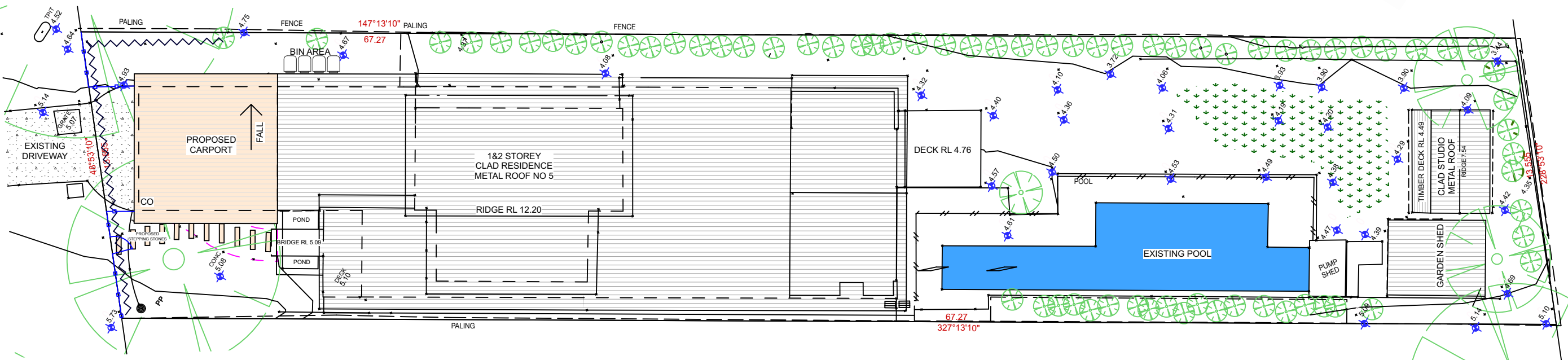
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DATE: 26/02/2021	REVISION: A-1
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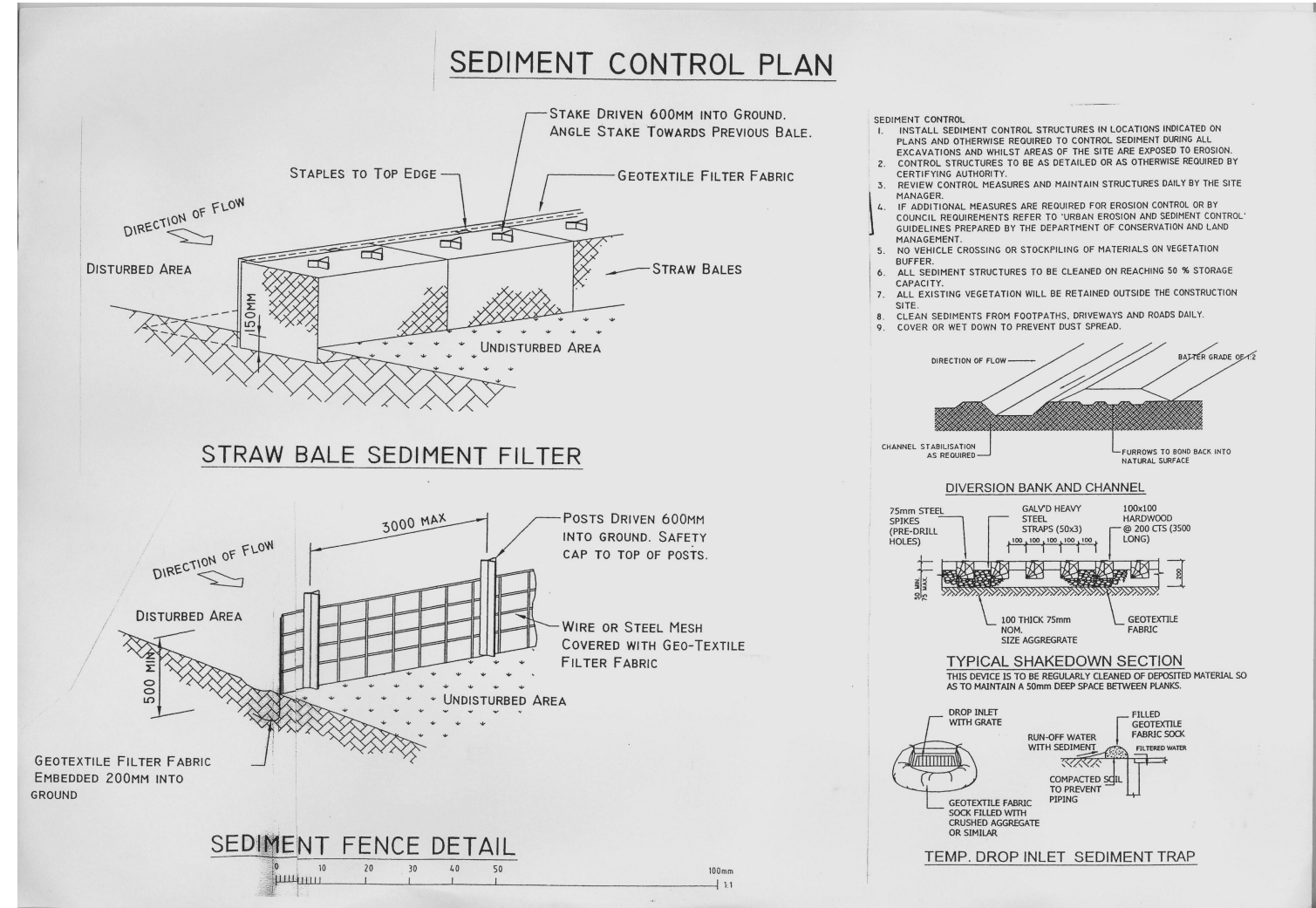
JOB No. RES 129	DWG. No. DA-9
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SOIL AND EROSION PLAN

1:200



KEY:

STRAW BALE

NOTES:

1. EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL GUIDELINES.
2. AREAS OF EXCAVATION AND FILL TO BE PROTECTED FOR RUN OFF.
3. STRAW BALE FENCES TO BE ERECTED AS INDICIATED ON PLAN.
4. ALL VEHICLES TO BE CLEANED PRIOR TO LEAVING THE SITE.
5. MAINTAIN ALL SEDIMENT CONTROL DEVISED DURING THE CONSTRUCTION PHASE.
6. NO SEDIMENT OR BUILDING MATERIALS ARE TO LEAVE THE SITE.
7. IF STOCK PILING OF EXCAVATION IS REQUIRED THEN A SEDIMENT FENCE IS TO BE PROVIDED AROUND THE AREA TO PREVENT ANY RUN OFF.
8. ALL TREES ARE TO BE PROTECTED.



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2107 AUSTRALIA

PROPERTY:

LOT 19 SEC DP 14883

DRAWING TITLE:

DA PLANS

DESIGN BY:

TRINA ROWSTON

DRAWN BY:

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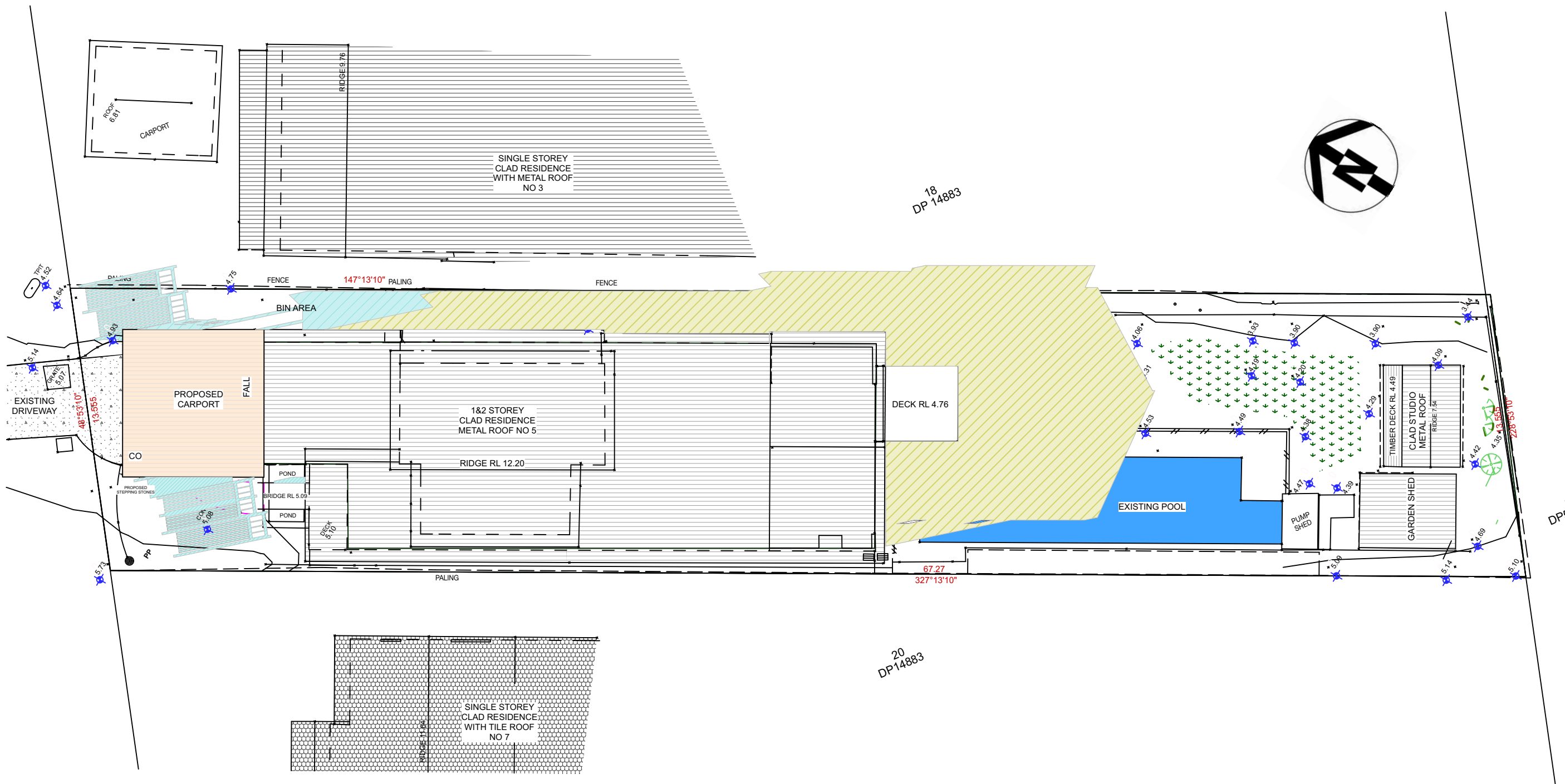
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DWG. No. DA-10

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EXISTING SHADOWS



SHADOW DIAGRAM AZIMUTH 191.75 ALTITUDE 17.95 21/6 - 3 p.m.

1:200



NEW SHADOWS



EXISTING SHADOWS



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JOB No. RES 129	DWG. No. DA-13
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