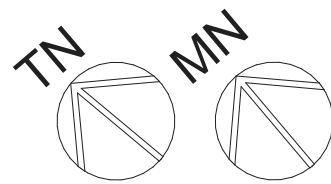
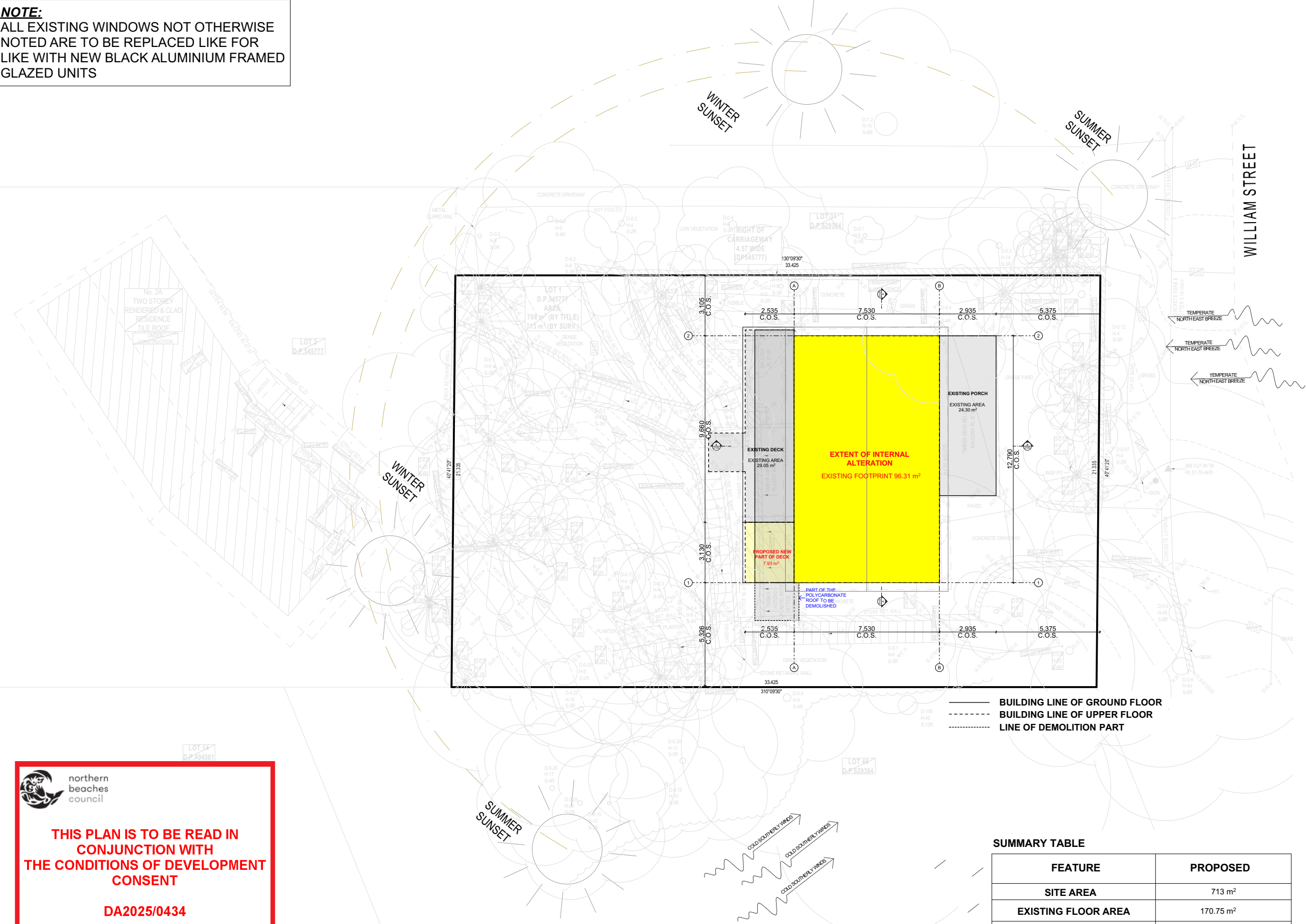


NOTE:
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NOTES:
USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE.
ALL DIMENSIONS TO BE VERIFIED ON SITE.



Amendments:		
Issue	Amendment	Date
A	FOR DA	18.02.2025



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0434

1 SITE PLAN AND SITE ANALYSIS PLAN 1:200

SUMMARY TABLE	
FEATURE	PROPOSED
SITE AREA	713 m²
EXISTING FLOOR AREA	170.75 m²
PROPOSED FLOOR AREA	170.75 m²
PROPOSED FSR	170.75/713= 0.239:1
LANDSCAPE (EXCLUDING PAVING)	416.37m² (58.3%)

CLIENT:
HOWARD MYLES HARPER &
ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072

C A GROUP
ARCHITECTS



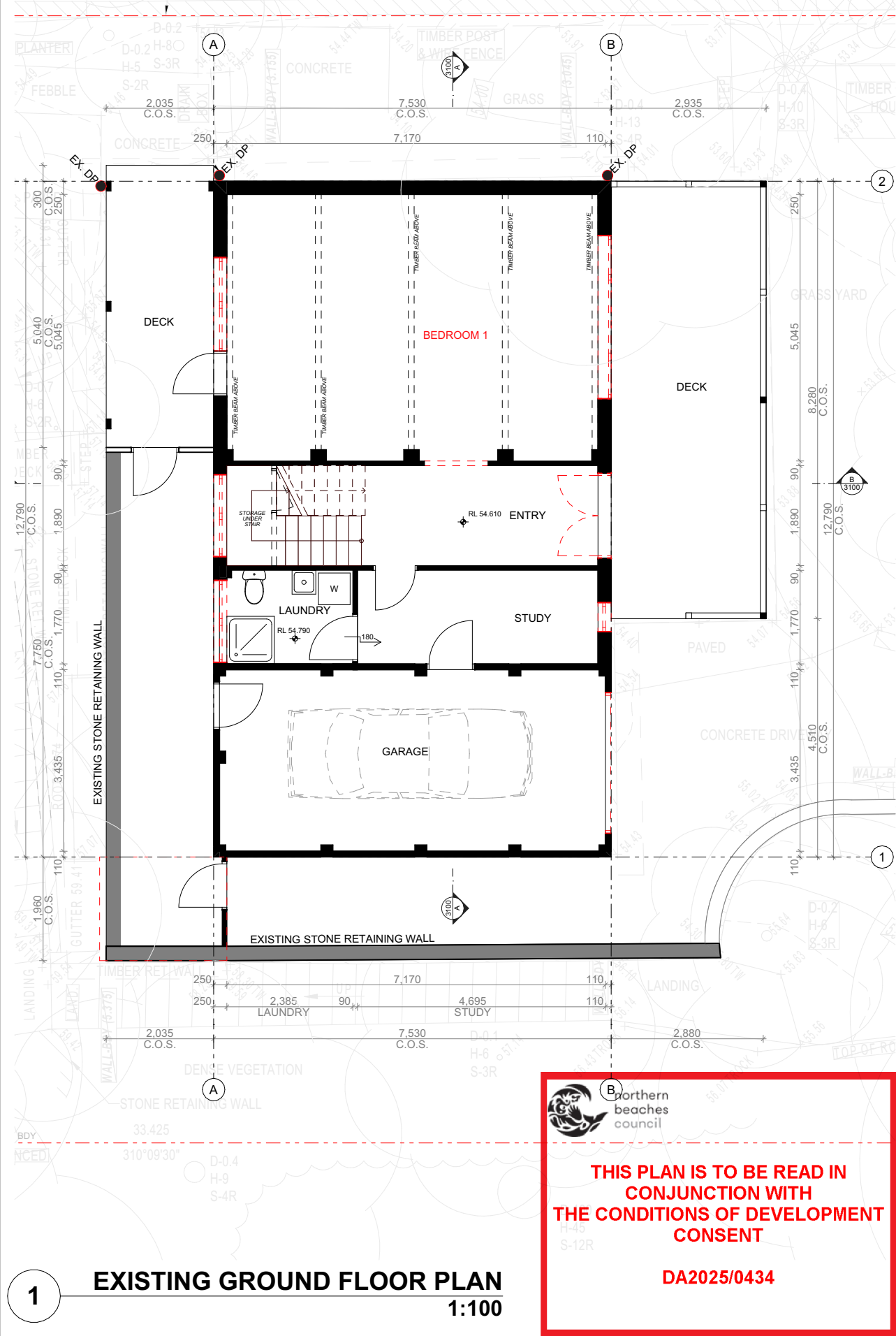
703/12 BRIDGE STREET
EPPING NSW 2121
PHONE:0414 474 227
FAX: 02 9664 7785
RESPONSIBLE ARCHITECT:
DENNIS KOURTIS, REG No. 7493

PROJECT
MINOR ALTERATIONS AND REPAIRS TO
EXISTING DWELLING
LOT 1 DP 545777
2 WILLIAM STREET, AVALON BEACH NSW 2107

TITLE
SITE PLAN/SITE ANALYSIS PLAN

SCALE 1:200	JOB NO. 2497
DATE FEB 2022	
DRAWN WT	REVISION A
DWG NO. A 1000	

Development Application

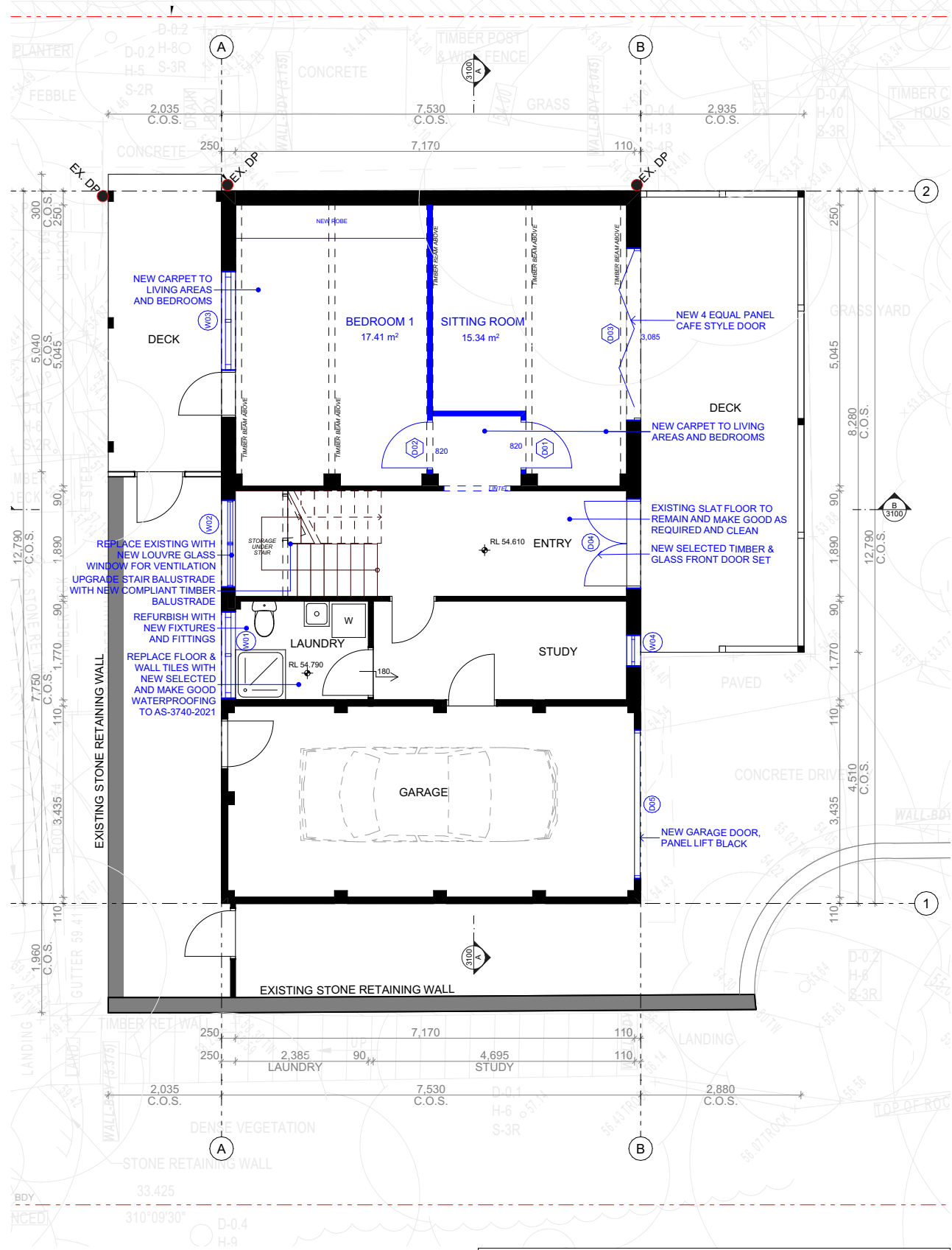


1 EXISTING GROUND FLOOR PLAN
1:100

NOTE:
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NOTE:
REPAINT INTERNAL WALLS AND CEILING TO SELECTED PAINT COLOUR REPAIR AND MAKE GOOD WALLS AND CEILING BEFORE PAINTING

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DA2025/0434



2 PROPOSED GROUND FLOOR PLAN
1:100

LEGEND



NEW BUILDING FIXTURE (COLOURED)



EXISTING WALL TO REMAIN



NEW WALL

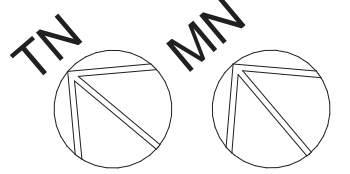


WALL OR ROOF TO BE DEMOLISHED

BASIX COMMITMENT

- NEW OR ALTERED SHOWERHEAD HAS A FLOW RATE NO GREATER THAN 9L PER MINUTE OR A 3 STAR WATER RATING
- NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4L PER AVERAGE FLUSH OR MIN. 3 STAR RATING.
- NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9L PER MINUTE OR MIN. 3 STAR RATING.

NOTES:
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Amendments:		
Issue	Amendment	Date
A	FOR DA	18.02.2025

CLIENT:
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ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072

**C A GROUP
ARCHITECTS**



703/12 BRIDGE STREET
EPPING NSW 2121
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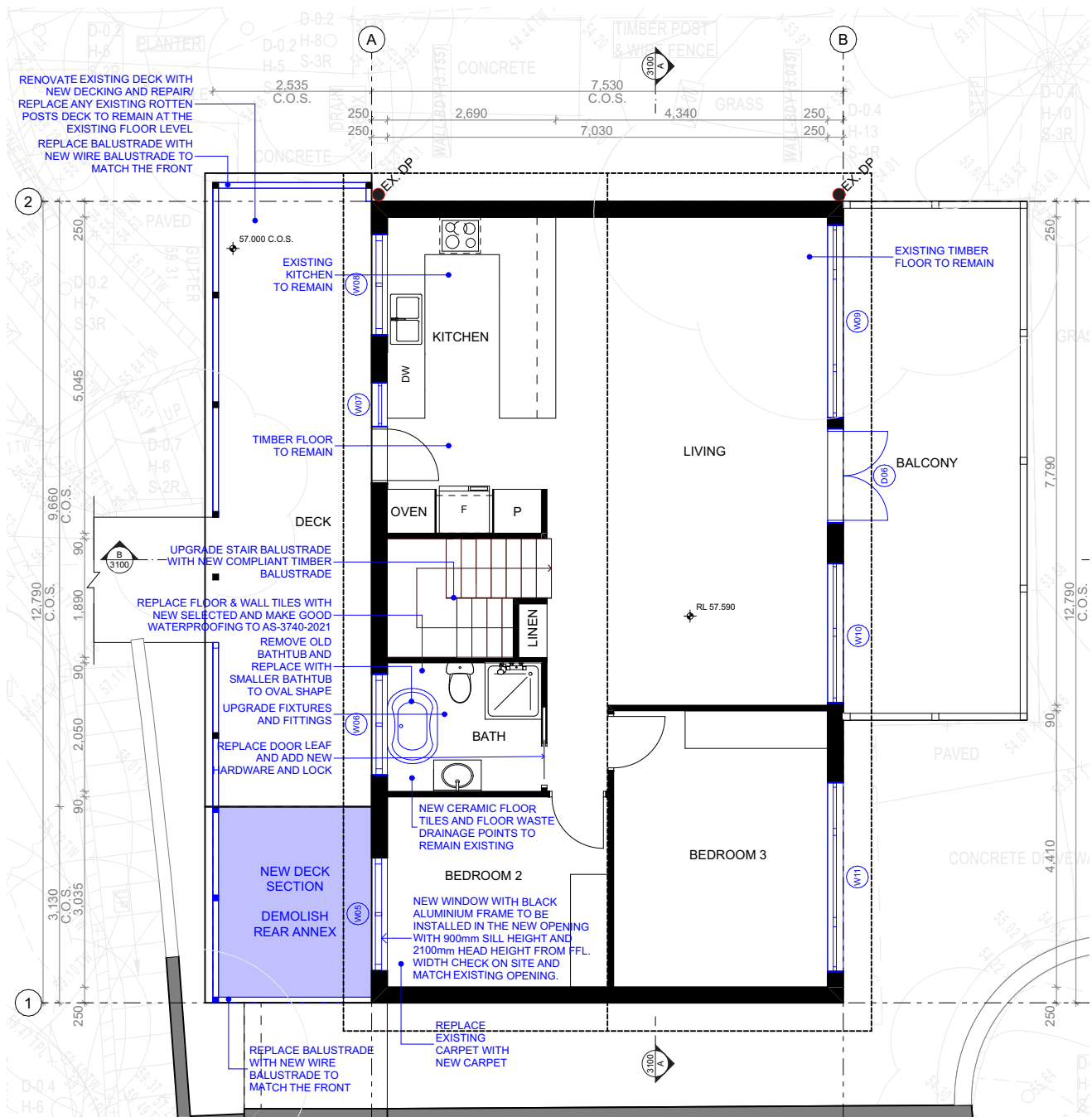
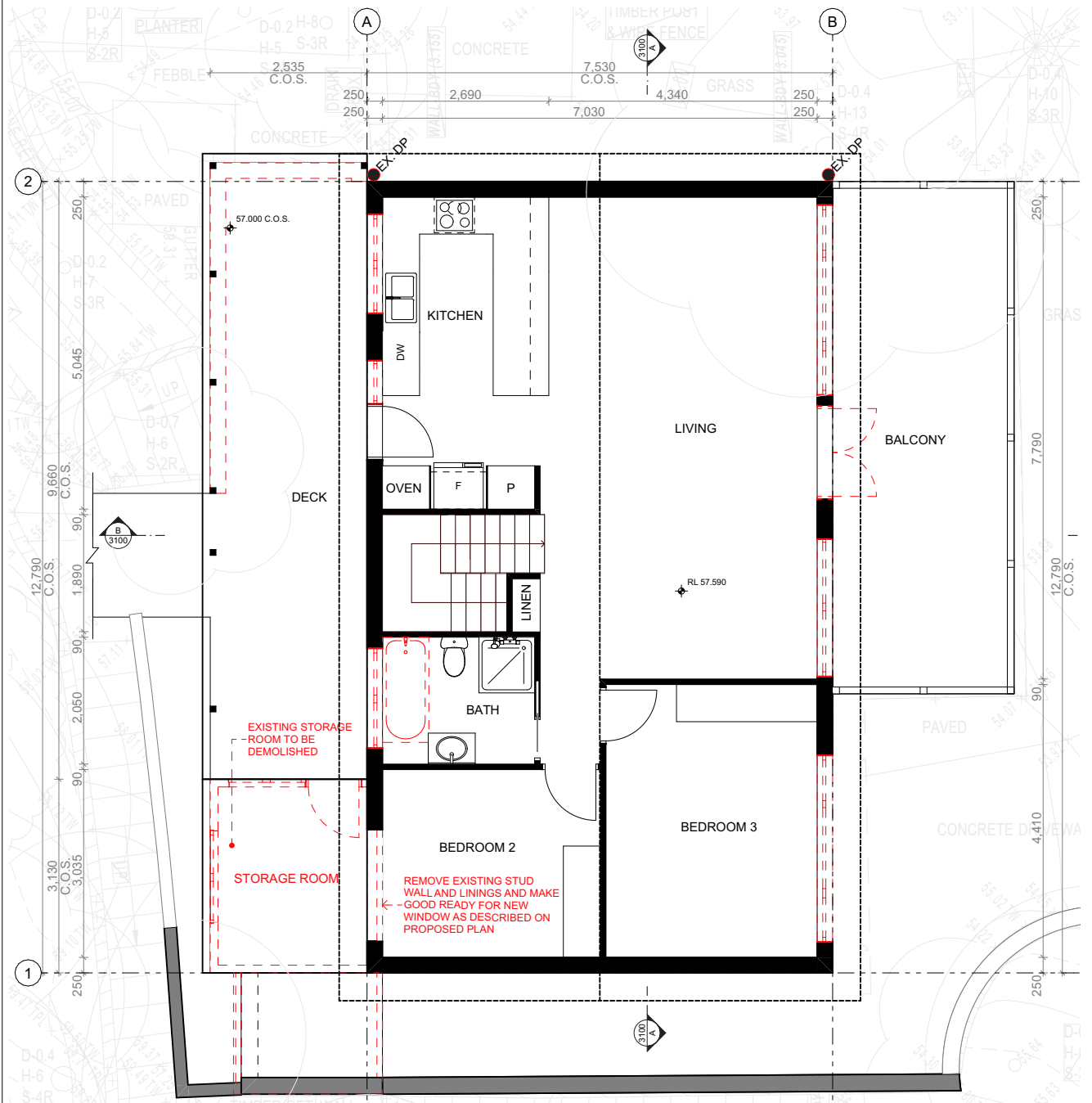
RESPONSIBLE ARCHITECT:
DENNIS KOURTIS, REG No. 7493

PROJECT
MINOR ALTERATIONS AND REPAIRS TO
EXISTING DWELLING
LOT 1 DP 545777
2 WILLIAM STREET, AVALON BEACH NSW 2107

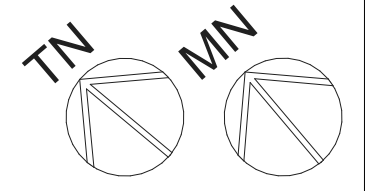
TITLE
GROUND FLOOR LAYOUT PLAN

SCALE 1:100	JOB NO. 2497
DATE FEB 2022	DWG NO. A 2000
DRAWN WT	REVISION A

Development Application

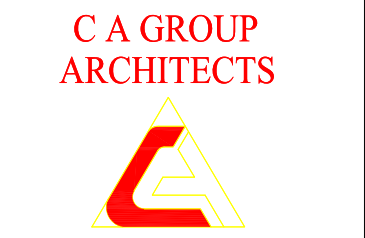


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Amendments:		
Issue	Amendment	Date
A	FOR DA	18.02.2025

CLIENT:
HOWARD MYLES HARPER &
ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072



703/12 BRIDGE STREET
EPPING NSW 2121
PHONE:0414 474 227
FAX: 02 9664 7785
RESPONSIBLE ARCHITECT:
DENNIS KOURTIS, REG No. 7493

PROJECT
MINOR ALTERATIONS AND REPAIRS TO
EXISTING DWELLING
LOT 1 DP 545777
2 WILLIAM STREET, AVALON BEACH NSW 2107

TITLE
UPPER FLOOR LAYOUT PLAN

SCALE 1:100	JOB NO. 2497
DATE FEB 2022	DWG NO. A 2001
DRAWN WT	REVISION A

Development Application

1 EXISTING UPPER FLOOR PLAN
1:100

NOTE:
ALL EXISTING WINDOWS NOT OTHERWISE
NOTED ARE TO BE REPLACED LIKE FOR
LIKE WITH NEW BLACK ALUMINIUM FRAMED
GLAZED UNITS

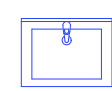
NOTE:
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TO SELECTED PAINT COLOUR REPAIR
AND MAKE GOOD WALLS AND CEILING
BEFORE PAINTING

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT**

DA2025/0434

PROPOSED UPPER FLOOR PLAN
1:100

LEGEND



NEW BUILDING FIXTURE (COLOURED)



NEW WALL



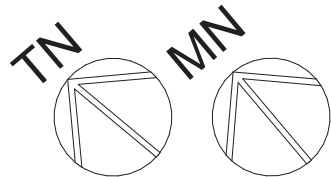
EXISTING WALL TO REMAIN



WALL OR ROOF TO BE DEMOLISHED



NOTES:
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Issue	Amendment	Date
A	FOR DA	18.02.2025

CLIENT:
EDWARD MYLES HARPER &
JANELISE BALSAMO
KENDALL STREET, PRESTON VICTORIA 3072

**C A GROUP
ARCHITECTS**



703/12 BRIDGE STREET
EPPING NSW 2121
PHONE:0414 474 227
FAX: 02 9664 7785

RESPONSIBLE ARCHITECT :
DENNIS KOURTIS, REG No. 7493

**FOR ALTERATIONS AND REPAIRS TO
EXISTING DWELLING**
LOT 1 DP 545777
11 WILLIAM STREET, AVALON BEACH NSW 2107

ROOF PLAN

100, 1:150		JOB NO.	2497
EB 2022		DWG NO.	
WT	REVISION	A 2002	

NOTE:
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GLAZED UNITS

NOTE:
- REPLACE ALL TIMBER FASCIAS TO ROOF
EAVE AND NEW FASCIA GUTTERS AND
REPLACE GABLE BARGE BOARDS
- NEW DOWN PIPES TO MATCH NEW
GUTTERING

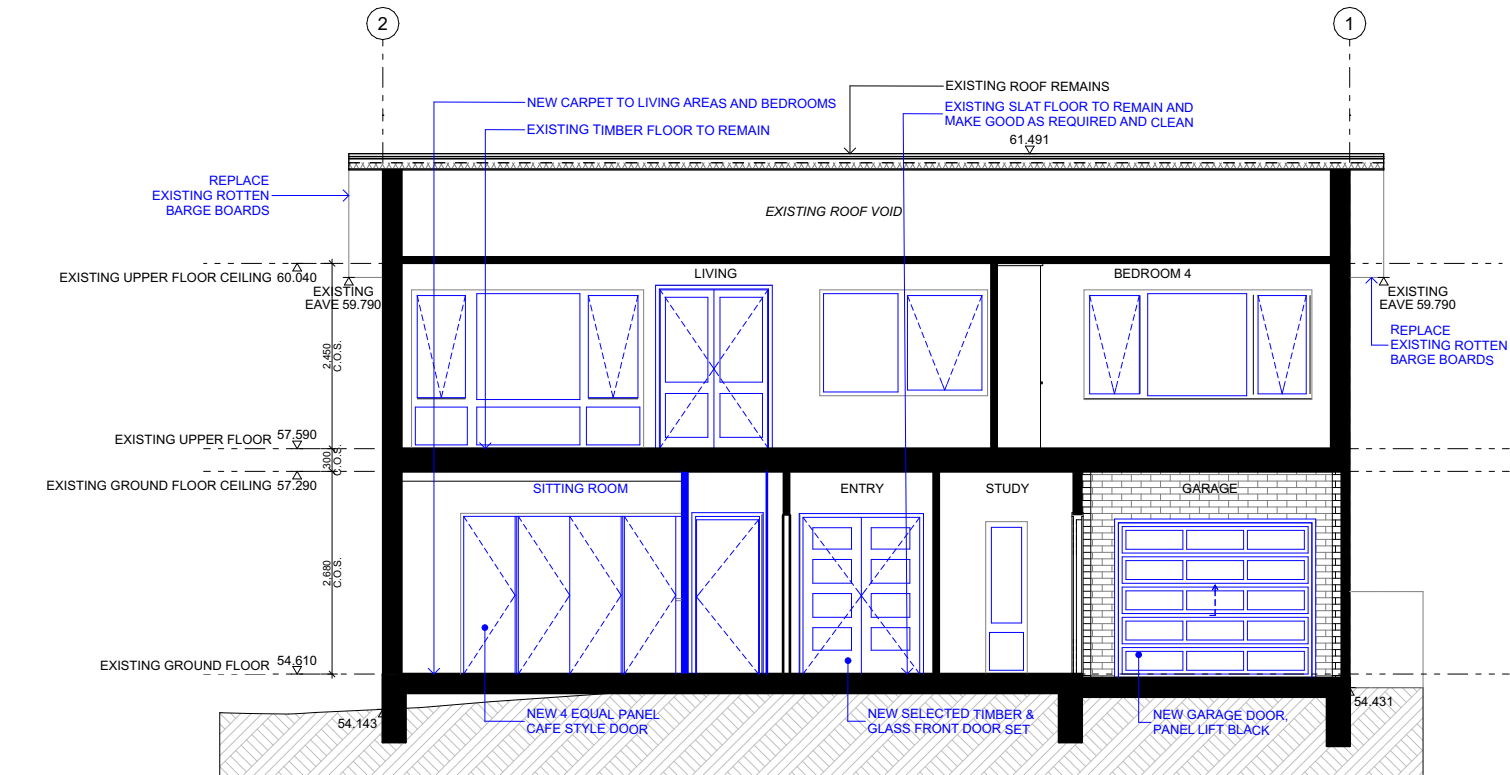
NOTE:
REPAIR AND MAKE GOOD EXISTING EAVE
LININGS AND RE-PAINT TO MATCH EXISTING

Development Application

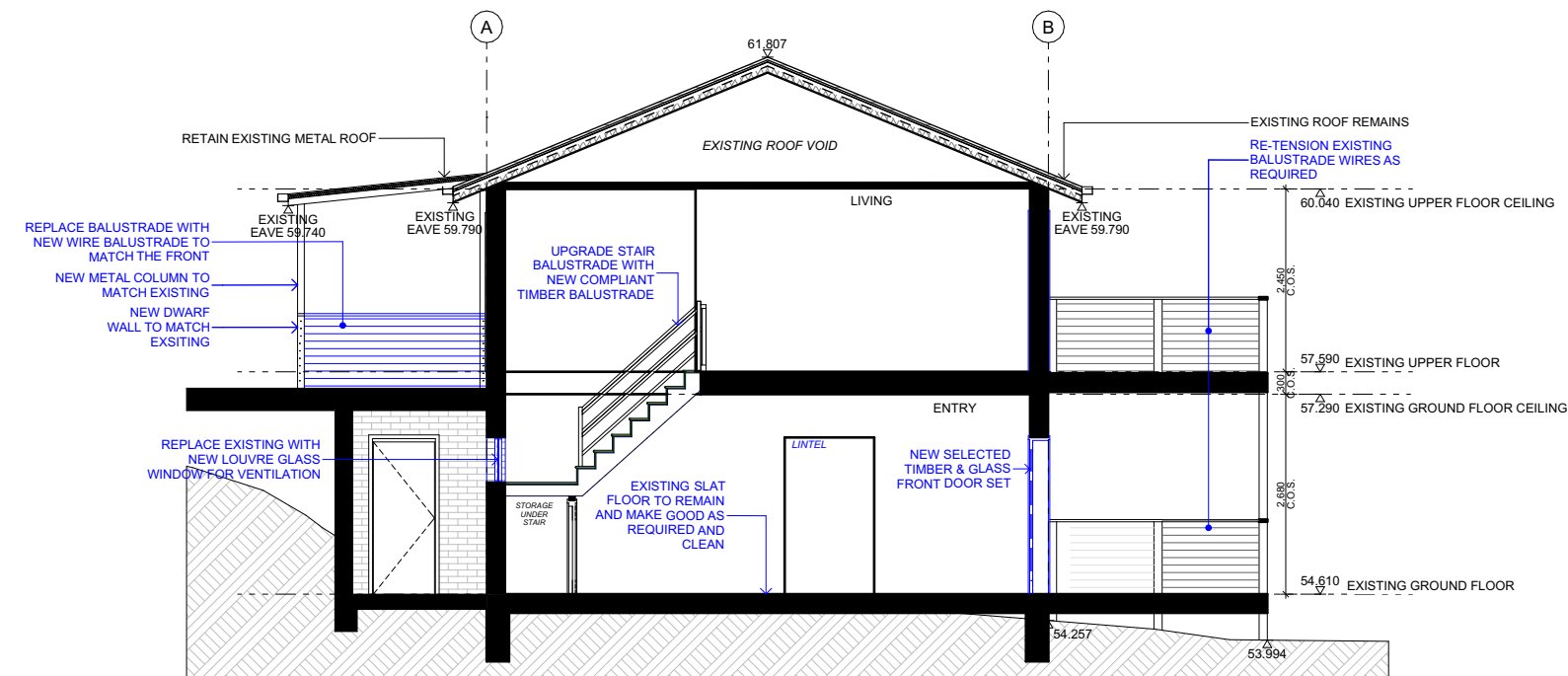
ROOF PLAN

1:100

1



1 SECTION A
1:100



1 SECTION B
1:100

NOTE:
REPAIR AND MAKE GOOD EXISTING EAVE LININGS AND RE-PAINT TO MATCH EXISTING

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0434

BASIX COMMITMENT

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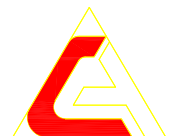
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Amendments:

Issue	Amendment	Date
A	FOR DA	18.02.2025

CLIENT:
HOWARD MYLES HARPER &
ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072

C A GROUP ARCHITECTS



703/12 BRIDGE STREET
EPPING NSW 2121
PHONE:0414 474 227
FAX: 02 9664 7785
RESPONSIBLE ARCHITECT:
DENNIS KOURTIS, REG No. 7493

PROJECT
MINOR ALTERATIONS AND REPAIRS TO EXISTING DWELLING
LOT 1 DP 545777
2 WILLIAM STREET, AVALON BEACH NSW 2107

SECTIONS			
SCALE	1:100	JOB NO.	2497
DATE	FEB 2022	DWG NO.	
DRAWN	WT	REVISION	A
			A 3000

Development Application

Issue	Amendment	Date
A	FOR DA	18.02.2025

Issue	Amendment	Date
A	FOR DA	18.02.2025

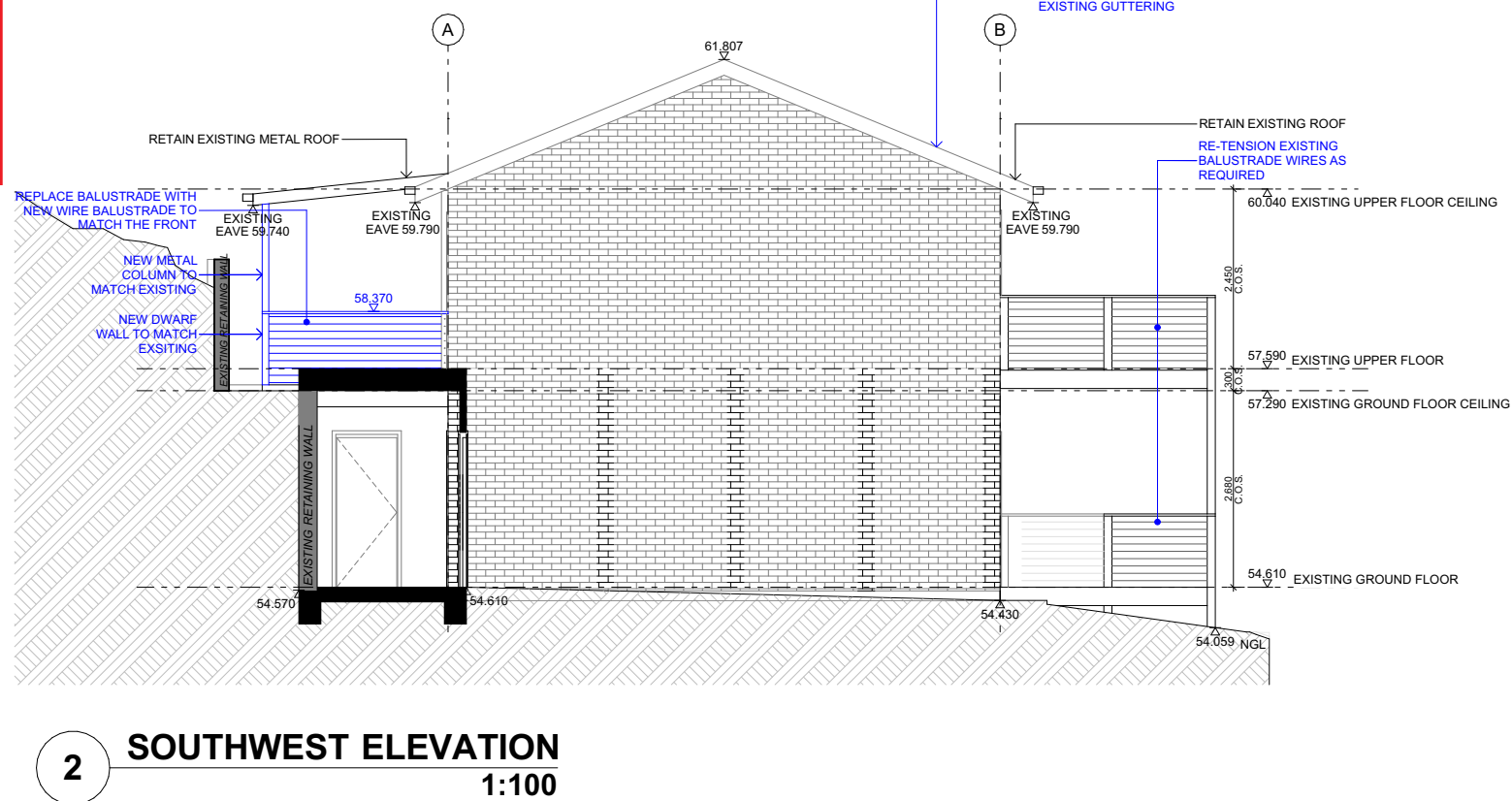
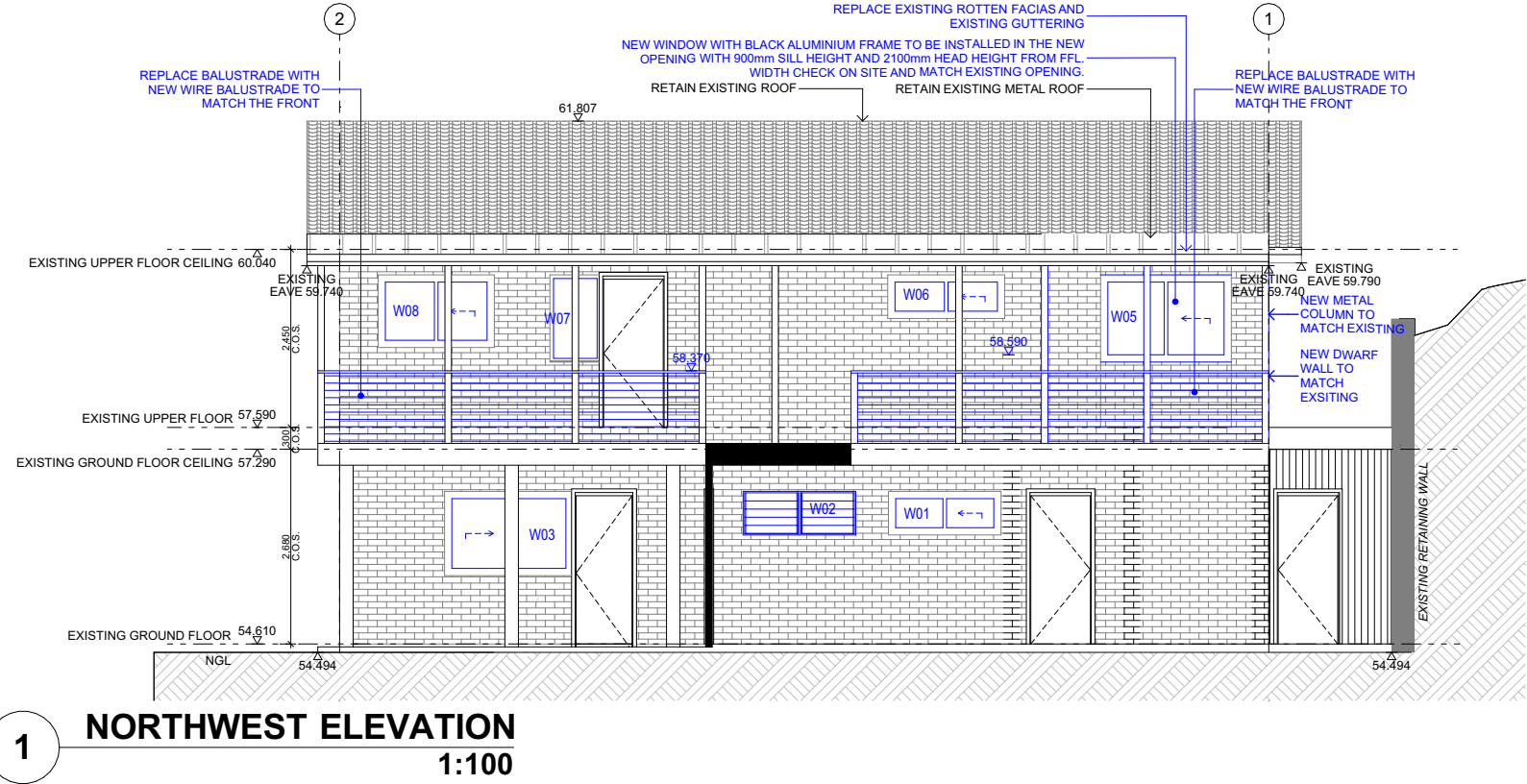
HOWARD MYLES HARPER &
ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072



RESPONSIBLE ARCHITECT :
DENNIS KOURTIS, REG No. 7493

ELEVATIONS - SHEET 1

SCALE		JOB NO.
1:100		2497
DATE FEB 2022		
DRAWN WT	REVISION A	DWG NO. A 4000



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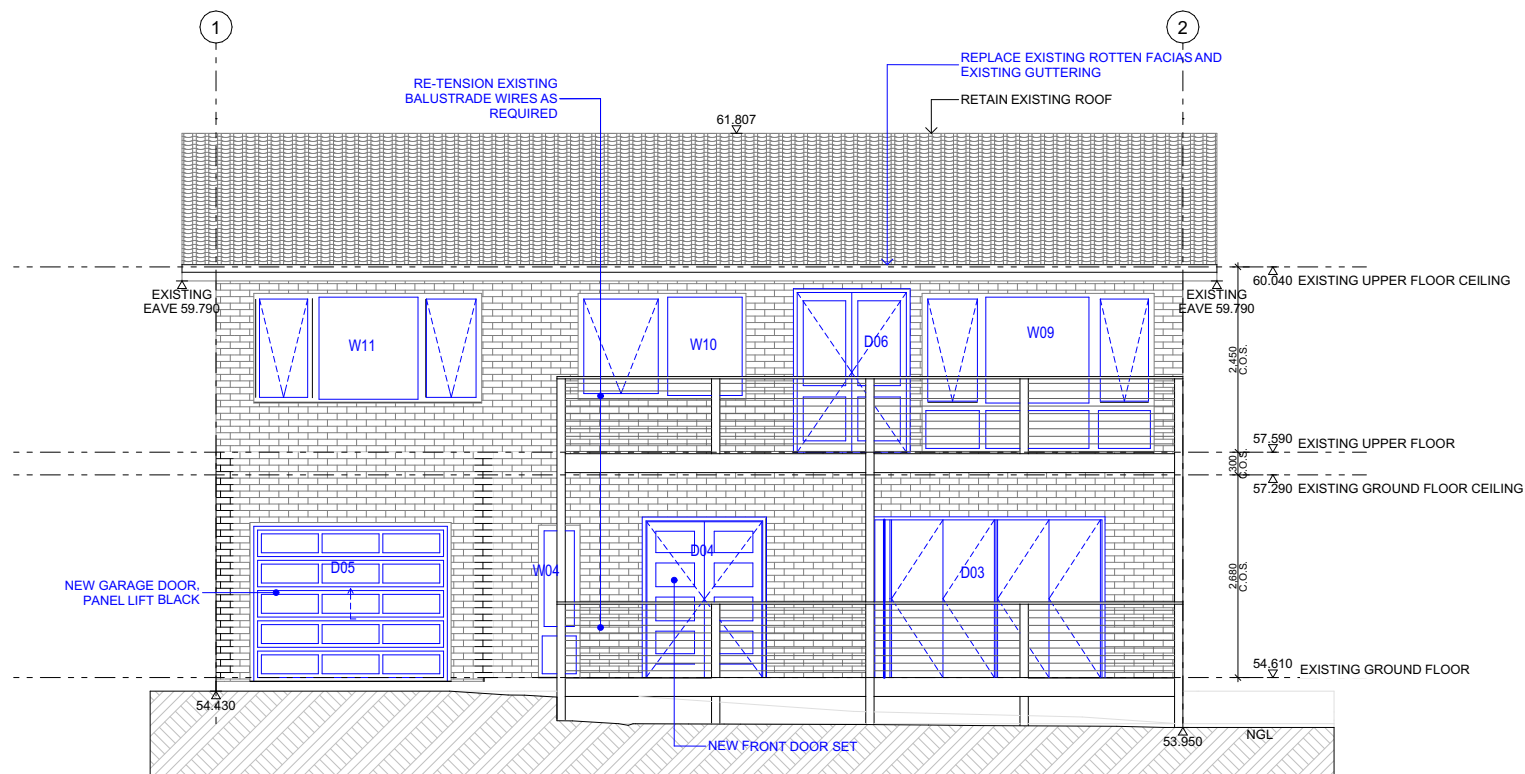
Development Application



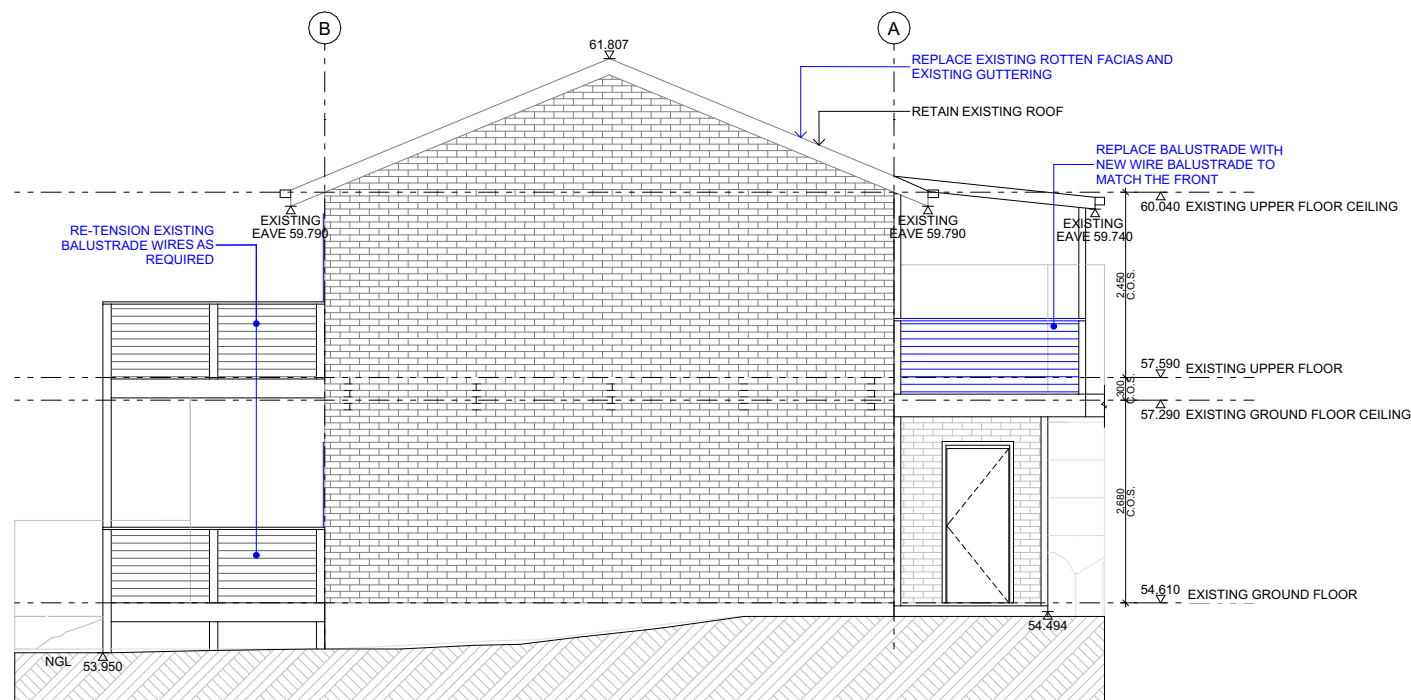
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0434



1
SOUTHEAST ELEVATION
1:100



2
NORTHEAST ELEVATION
1:100

NOTE:
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LININGS AND RE-PAINT TO MATCH EXISTING

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Amendments:		
Issue	Amendment	Date
A	FOR DA	18.02.2025

CLIENT:
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ANNELISE BALSAMO
17 KENDALL STREET, PRESTON VICTORIA 3072

C A GROUP
ARCHITECTS



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EPPING NSW 2121
PHONE:0414 474 227
FAX: 02 9664 7785
RESPONSIBLE ARCHITECT:
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PROJECT
MINOR ALTERATIONS AND REPAIRS TO
EXISTING DWELLING
LOT 1 DP 545777
2 WILLIAM STREET, AVALONBEACH NSW 2107

TITLE
ELEVATIONS - SHEET 2

SCALE		JOB NO.
1:100		2497
DATE		DWG NO.
FEB 2022		A 4001
DRAWN	REVISION	
WT	A	

Development Application