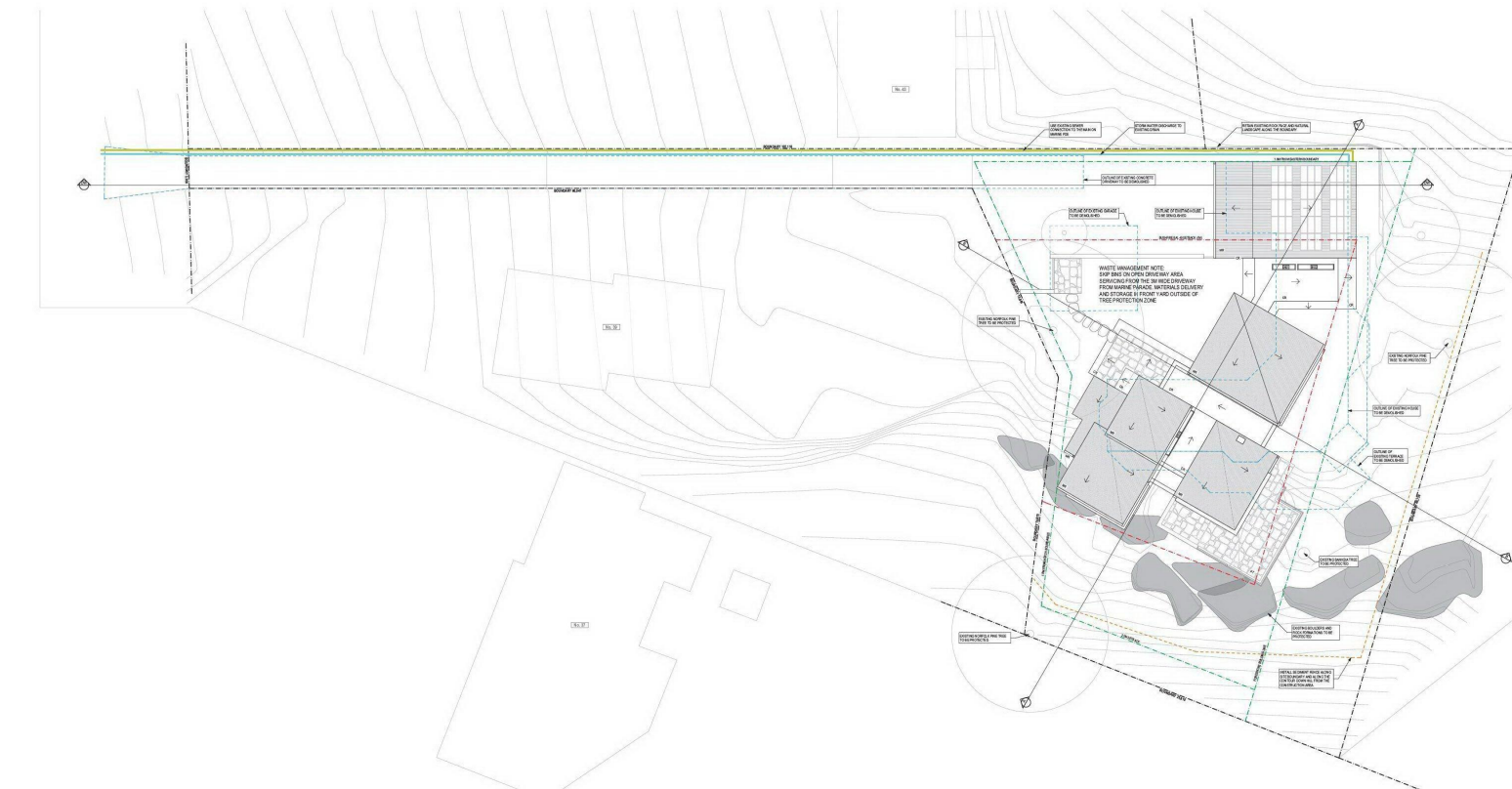
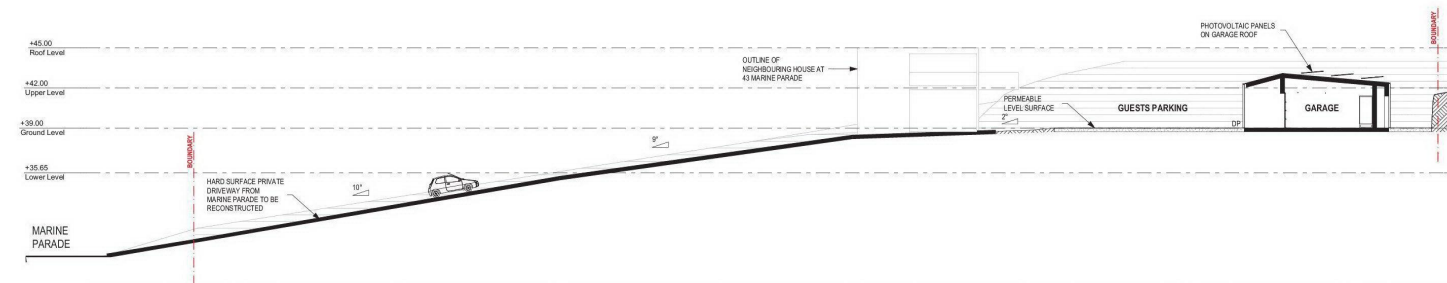




1 Roof / Site / Demolition Plan
1:200



2 DW Section 1:200

DP: 553602		LOT: 6	
SITE AREA:		1515 m ²	
SITE COVERAGE:		HARD SURFACE LANDSCAPED	
PERMISSIBLE	40% (606 m ²)	60% (909 m ²) incl. 6% impervious (90.9 m ²)	
EXISTING	46% (700 m ²)	54% (815 m ²) incl. 3% impervious (51 m ²)	
PROPOSED	30% (455 m ²)	70% (1060 m ²) incl. 0% impervious	
Note: Formal soft landscaping likely to require wetting/122m?			

ABBREVIATIONS

BR	DOUBLE BRICK WALL
DP	DOWN PIPE
MB	METAL BALUSTRADE
MR	METAL ROOF
OFC	OFF FORM CONCRETE
PT	PAVED TERRACE
TW	TIMBER FRAME WINDOW
TD	TIMBER FRAME DOOR
TV	TIMBER FRAME VENT

ROOF/SITE/DEMOLITION PLAN LEGEND

— STORM WATER DISCHARGE
— SEWER CONNECTION TO MAIN
--- SEDIMENT FENCE DURING CONSTRUCTION



BASIC COMMITMENT

- RAIN WATER TANK MIN. CAPACITY 2000L, TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
- FLOOR CONSTRUCTION TO BE EITHER CONCRETE SLAB ON GROUND OR SUSPENDED FLOOR/OPEN SUBFLOOR
- HOT WATER SYSTEM TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS OR A SYSTEM WITH A HIGHER ENERGY RATING
- MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING

NOTE: FOR MORE DETAIL REFER TO THE BASIX REPORT

THE PROPOSED WORKS HAVE BEEN DESIGNED TO COMPLY WITH:

- NATIONAL CONSTRUCTION CODE
- STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY DENIS FISH
- BUSHFIRE HAZARD ASSESSMENT REPORT PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS
- BASIS REPORT PREPARED BY VICTOR LIN & ASSOCIATES
- GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
- FLORA AND FAUNA REPORT PREPARED BY NARLA ENVIRONMENTAL
- LANDSCAPE DESIGN PREPARED BY SELENA HANNAN LANDSCAPE DESIGN



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2016	RS / TO
B	Amended sewer line connection	18.10.2016	RS / TO

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF UNAMENDED SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALE.

Planning	Bushfire
Dennis Fish Planning Services 15 Edward Avenue Pottsville NSW 2489 P: 02 6676 2841 F: 02 9918 5788	Building Code & Bushfire Hazard Solutions P.O. Box 124 Benwona NSW 2081 P: 02 9457 6530 F: 02 9457 6532

BASIX Consultant	Land Survey
Victor Linn & Associates 1100 Pyrmble Business Centre Pyrmble NSW 2073 P: 02 9488 7898	Hill & Burns Consulting Surveyors 102 Crown Street Woolloomooloo NSW 2011 P: 02 9332 4888

Geotechnical Engineer	Flora and Fauna
White Geotechnical Group Unit 5, 48 Collingwood St Manly NSW 2095 P: 02 7900 3214	NARLA Environmental 2/26-30 Tsepko Road Terry Hills NSW 2084 P: 02 9986 1295

Landscape

Selena Hannan Landscape Design
PO Box 4146
North Curl Curl NSW 2099
P: 02 8084 3031

Architects



Level 1 / 63 William Street
East Sydney NSW 2010
Tel: 61 2 9360 7977
Fax: 61 2 9360 2123
Email: cb@caseybrown.com.au

Project

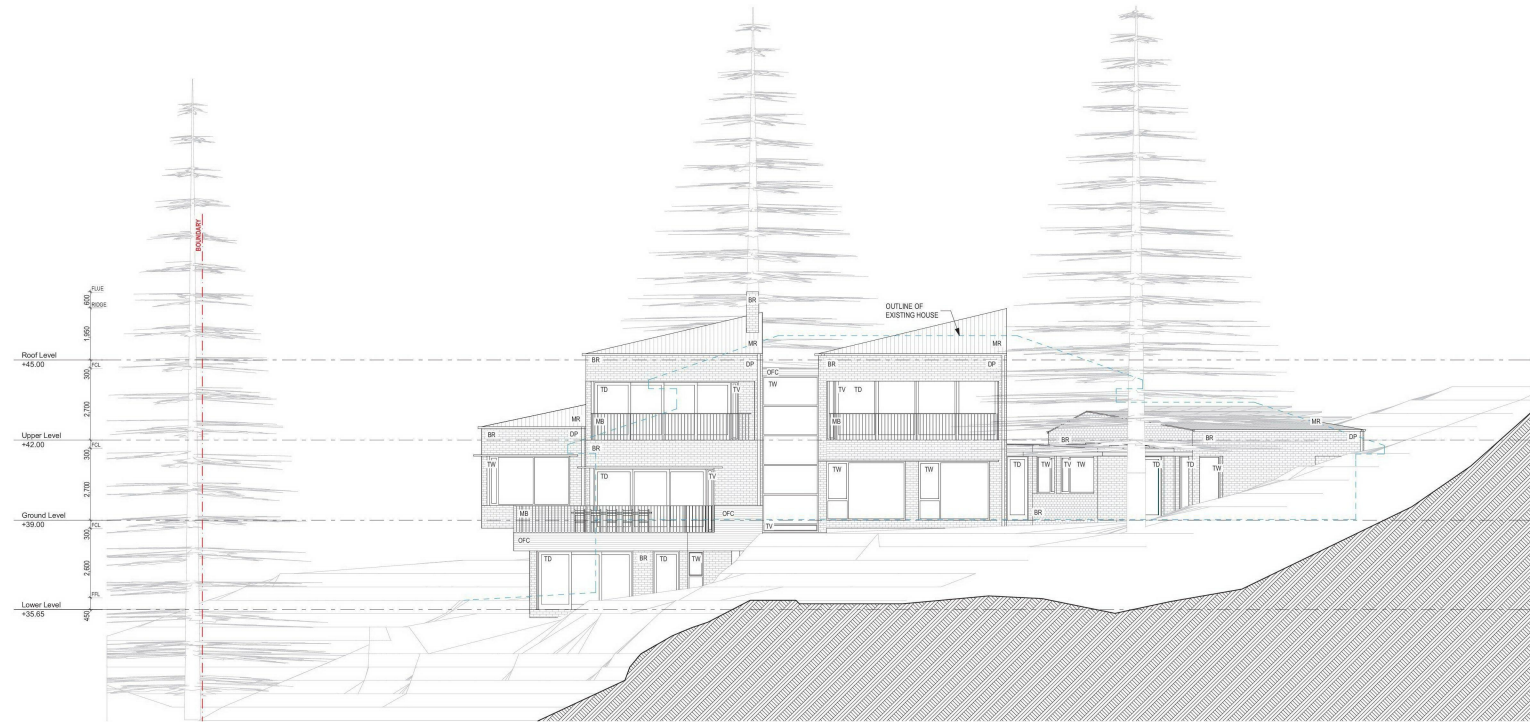
41 MARINE PARADE, AVALON

Drawing Title
SITE PLAN / DRIVEWAY SECTION

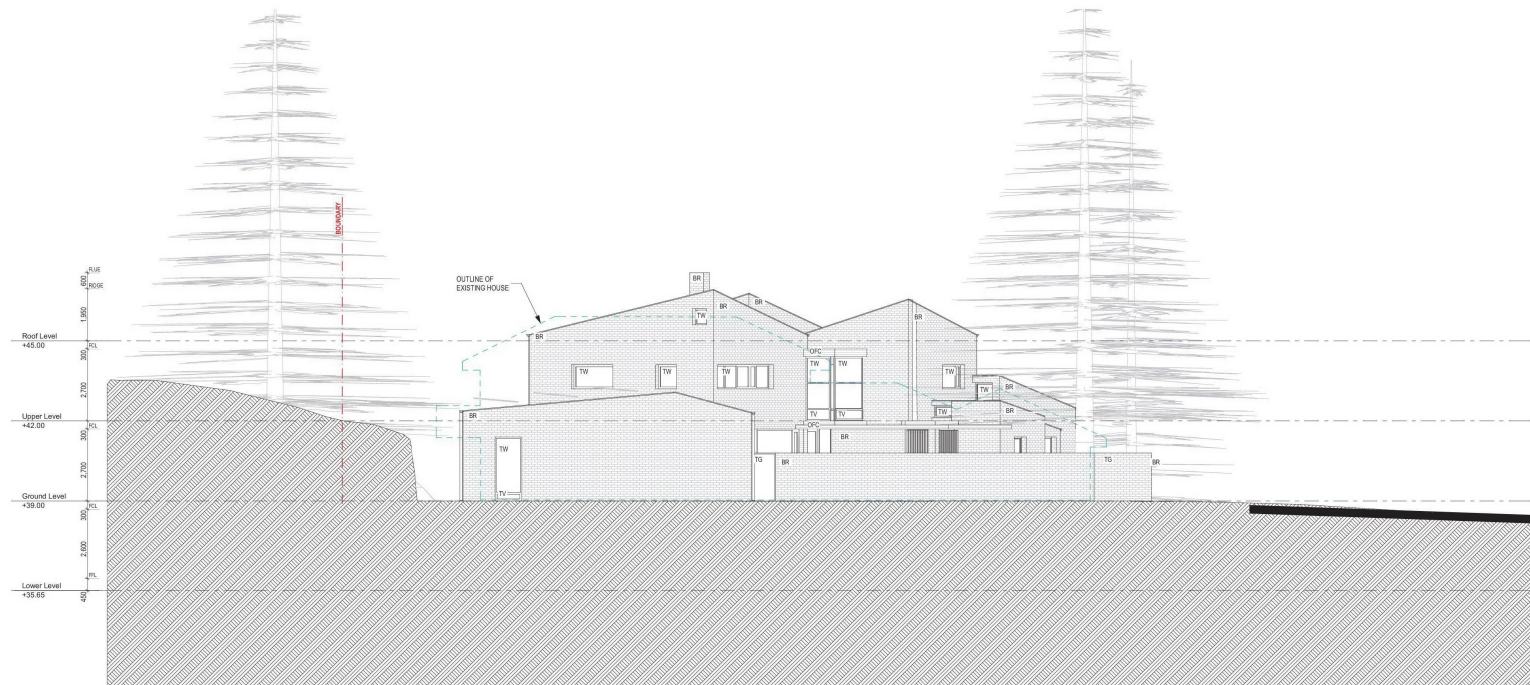
Drawing No.	Scale
A1.1	1:200 (A1)

Casey Brown Architecture Pty Ltd ABN 38004010575
Nominated Architect Robert Brown S425

© COPYRIGHT: Casey Brown Architecture Pty. Ltd. 1999
INFORMATION CONTAINED ON THIS DRAWING IS THE COPYRIGHT OF
CASEY BROWN ARCHITECTURE PTY. LTD. COPYING OF THIS DRAWING
OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT.



1 South Elevation
1:100



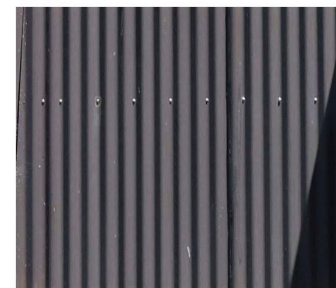
2 East Elevation
1:100



3 Material Reference-Masonry/Off Form Concrete Walls



4 Material Reference-Manikara Door/Window Frames



5 Material Reference-Dark Metal Roof

ABBREVIATIONS

BR	DOUBLE BRICK WALL
DP	DOWN PIPE
MB	METAL BALUSTRADE
MR	METAL ROOF
OFC	OFF FORM CONCRETE
PT	PAVED TERRACE
TW	TIMBER FRAME WINDOW
TD	TIMBER FRAME DOOR
TV	TIMBER FRAME VENT



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2018	RB / TO
B	Existing building/improved roof levels revised	18.10.2018	RB / TO

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF DIMENSIONS BACK DRAWINGS. FINISHED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALES.

Planning	Builder
Diana Pini Planning Services 13 Edward Avenue Pyralville NSW 2489 P: 02 6525 2561 F: 02 9915 5788	Building Code & Builders Inland Solutions P.O. Box 124 Brewarrina NSW 2881 P: 02 9457 6531 F: 02 9457 6532

BASIX Consultant	Land Survey
Vivian Lee & Associates 1150 Pyralville Business Centre Pyralville NSW 2473 P: 02 9488 7898 F: 02 9488 7899	1st & 2nd Stage Consulting Surveys P.O. Box 124 Brewarrina NSW 2881 P: 02 9332 4888 F: 02 9332 5422

Geotechnical Engineer	Plum & Plaster
White Geotechnical Group 101 S. 4th Cambridge St. Murry NSW 2595 P: 02 7960 3214	NARLA Environmental 2/24-30 Tynes Road Terry Hills NSW 2084 P: 02 9986 1269

Landscape
Silvana Hannon Landscape Design PO Box 4146 North Curl Curl NSW 2099 P: 02 8084 3031

Architects
Casey Brown
ARCHITECTS

Level 1 / 63 William Street
East Sydney NSW 2010
Tel: 61 2 9360 9177
Fax: 61 2 9360 2123
Email: info@caseybrown.com.au

Project
41 MARINE PARADE, AVALON

Drawing Title
SOUTH / EAST ELEVATIONS

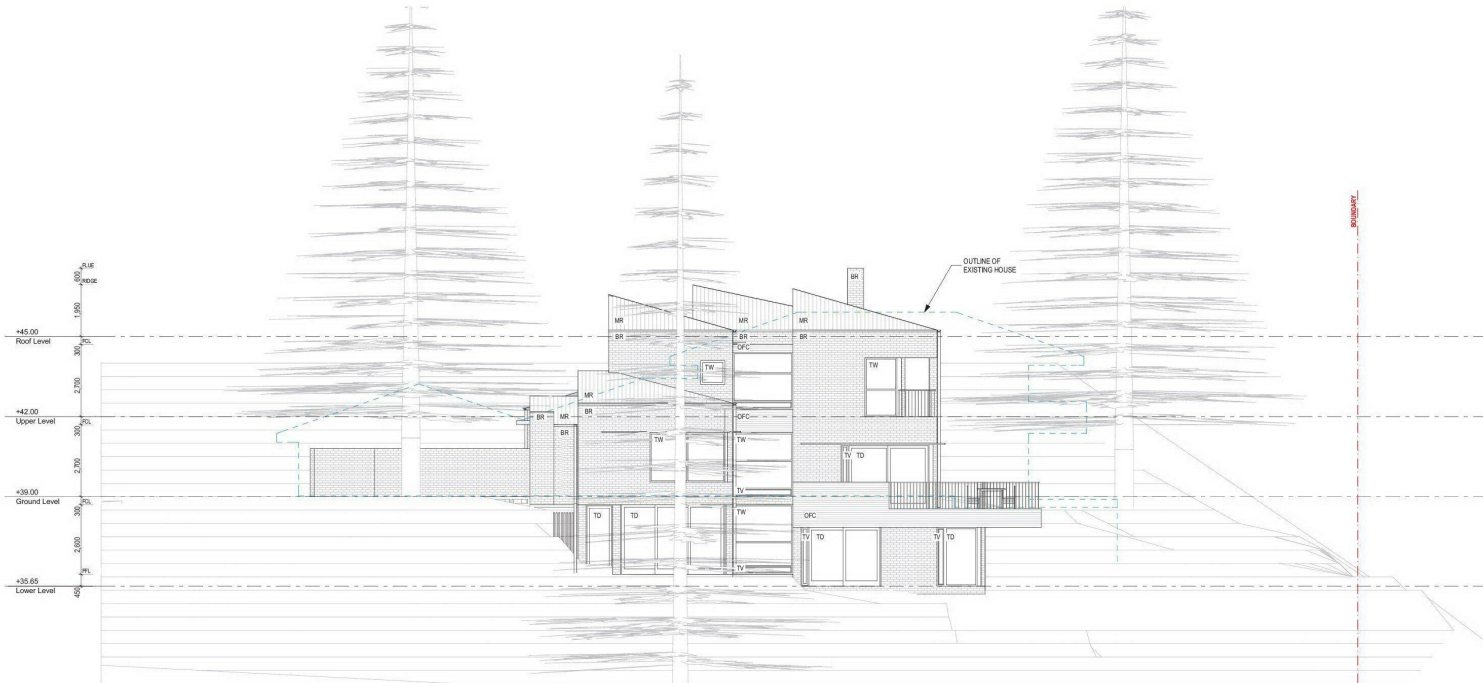
Drawing No. **A2.1** Scale **1:100 (A1)**

Casey Brown Architecture Pty Ltd ABN 38004010075
Nominated Architect Robert Brown 5425

© COPYRIGHT: Casey Brown Architecture Pty Ltd. 1999
INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF
CASEY BROWN ARCHITECTURE PTY LTD. COPIES OF THIS DRAWING
ON PAPER WITHOUT WRITTEN PERMISSION ARE PROHIBITED



North Elevation
1:100



West Elevation
1:100

ABBREVIATIONS

BR DOUBLE BRICK WALL
DP DOWN PIPE
MB METAL BALUSTRADE
MR METAL ROOF
OFC OFF FORM CONCRETE
PT PAVED TERRACE
TW TIMBER FRAME WINDOW
TV TIMBER FRAME VENT



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2016	AB / TD
B	Building building/prepared roof levels revised	18.05.2016	AB / TD

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF DIMENSIONS SHOP DRAWINGS. FINISHED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALES.

Planning	Bushfire
Davis Planning Services 13 Edward Avenue Parramatta NSW 2150 P: 02 9676 2941 F: 02 9676 5788	Building Code & Bushfire Project Solutions P.O. Box 124 Berrima NSW 2581 P: 02 9457 6500 F: 02 9457 6512

BASIX Consultant	Land Survey
Vogel & Associates 1100 Pyrmont Business Centre Pyrmont NSW 2009 P: 02 9488 7888 F: 02 9488 7886	W & B Surveying Services 1102 Crown Street Westmead NSW 2115 P: 02 9322 4888 F: 02 9322 4622

Geotechnical Engineer	Flora and Fauna
White Geotechnical Group Unit 6, 48 Collyer Street Merry Hill NSW 2086 P: 02 7990 3214	NALSA Environmental 2/26-70 Ferns Road Terry Hill NSW 2084 P: 02 9996 1295

Landscape
Selene Hansen Landscape Design PO Box 4180 North Gt. Gt. NSW 2099 P: 02 8084 3031

Architects
casey brown
ARCHITECTS
Level 1 / 63 William Street
East Sydney NSW 2010
Tel: 61 2 9360 9177
Fax: 61 2 9360 2121
Email: cbb@cbbrown.com.au

Project
41 MARINE PARADE, AVALON

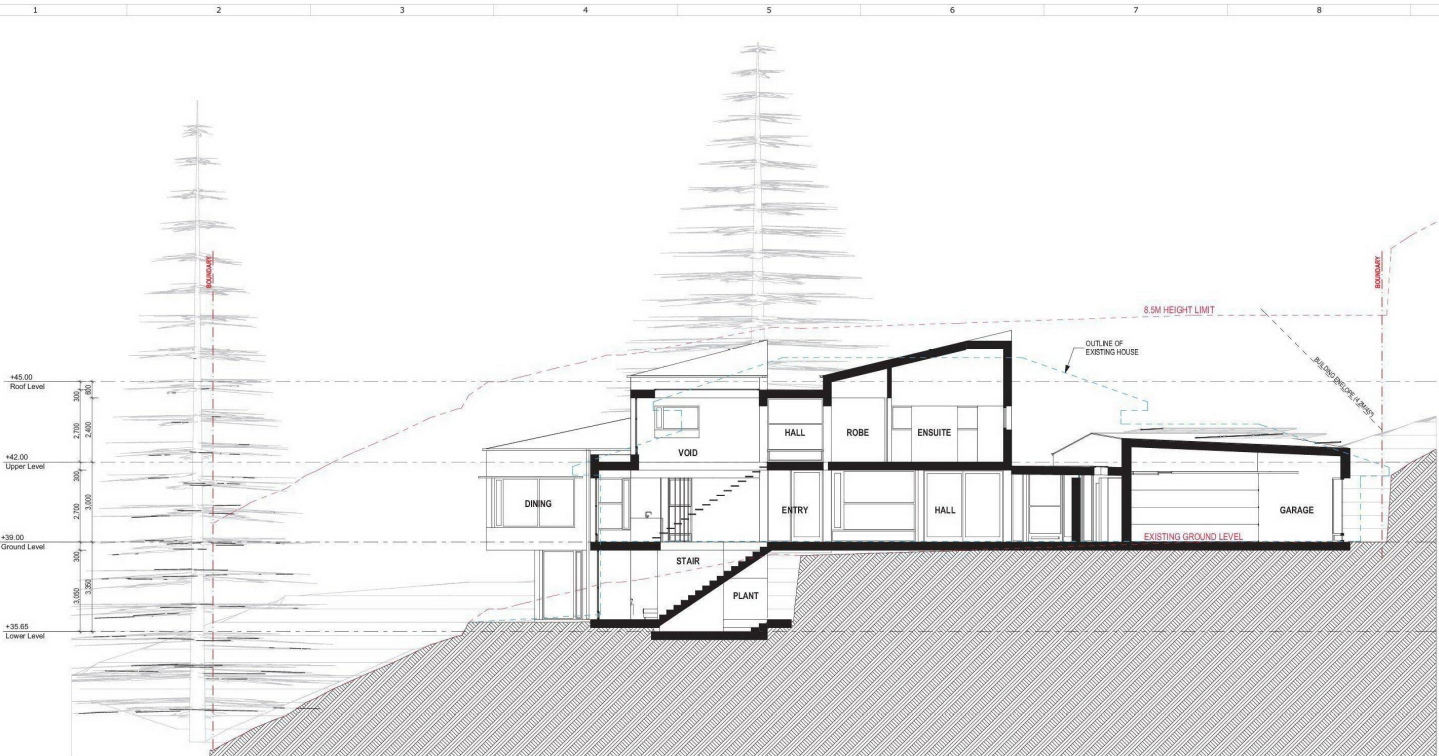
Drawing Title
NORTH / WEST ELEVATIONS

Drawing No.
A2.2

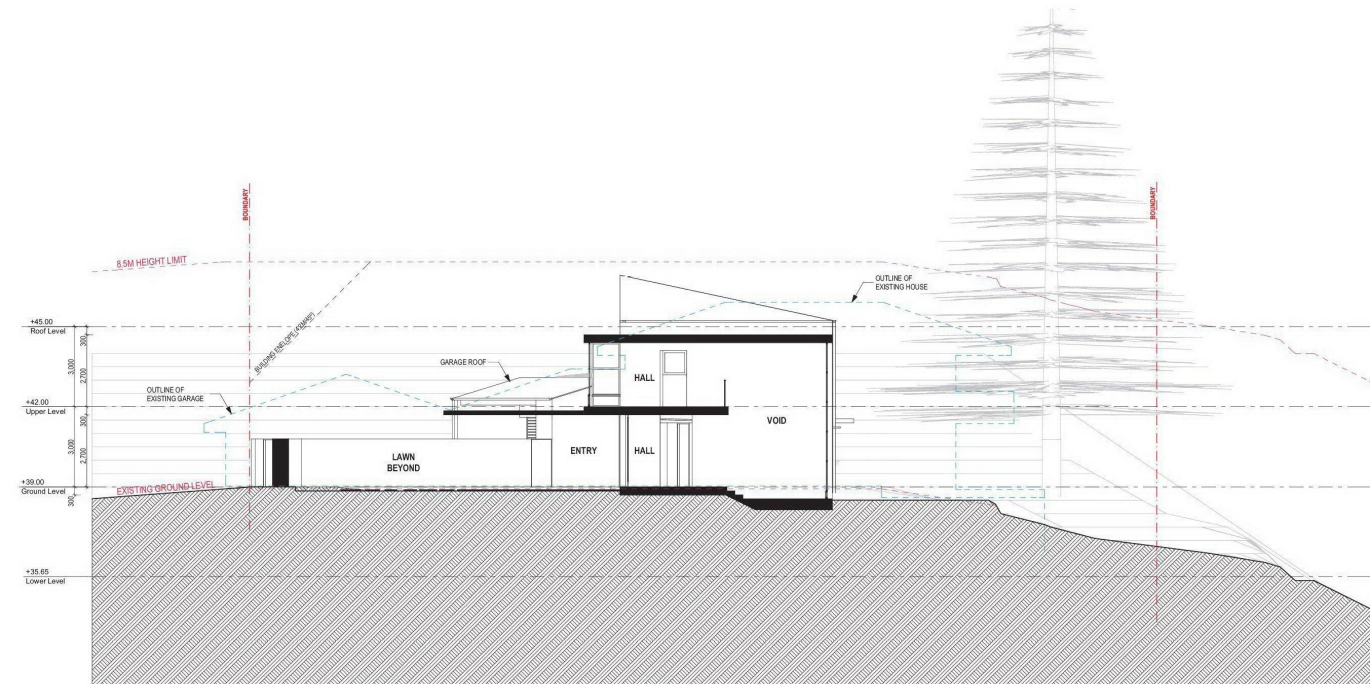
Scale
1:100 (A1)

Caesey Brown Architecture Pty Ltd ABN 38004010575
Nominated Architect Robert Brown 5425

© COPYRIGHT: Caesey Brown Architecture Pty Ltd. 1999
INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF
CAESY BROWN ARCHITECTURE PTY LTD. COPIES OF THIS DRAWING
OR PART WITHOUT WRITTEN PERMISSION IS PROHIBITED.

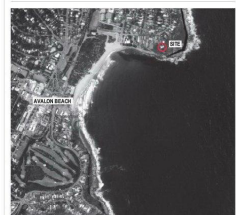


A Section
1:100



B Section
1:100

- ABBREVIATIONS**
- BR DOUBLE BRICK WALL
 - CP DOWN PIPE
 - MB METAL BALUSTRADE
 - MR METAL ROOF
 - OPC OFF FORM CONCRETE
 - PT PAVED TERRACE
 - TW TIMBER FRAME WINDOW
 - TD TIMBER FRAME DOOR
 - TV TIMBER FRAME VENT



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2016	AB / TD
B	Existing building/prepared roof levels revised	18.05.2016	AB / TD

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF DIMENSION SHOP DRAWINGS. FIXED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALES.

Planning	Bushfire
Danco Planning Services 13 Edward Avenue Parramatta NSW 2150 P: 02 9616 2941 F: 02 9916 5788	Building Code & Bushfire Project Solutions P.O. Box 124 Berrima NSW 2581 P: 02 9457 6500 F: 02 9457 6512

BASIC Consultant	Land Survey
Vogel & Associates 1300 Pyralis Business Centre Parramatta NSW 2150 P: 02 9488 7888 F: 02 9488 7886	Wet & Bence Consulting Surveyors 102 Crown Street Westmeath NSW 2115 P: 02 9322 4888 F: 02 9322 4822

Geotechnical Engineer	Flora and Fauna
White Geotechnical Group Unit 6, 44 Callaghan St. Merry Hill NSW 2160 P: 02 7990 3214	NALSA Environmental 2/26-75 Vesta Road Terry Hill NSW 2185 P: 02 9986 1295

Landscape
Selene Hansen Landscape Design PO Box 4180 North Gt Liff NSW 2099 P: 02 8084 3031

Architects

casey brown

Level 1 / 63 William Street
East Sydney NSW 2010
Tel: 61 2 9362 9177
Fax: 61 2 9362 2123
Email: c.brown@cbca.com.au

Project

41 MARINE PARADE, AVALON

Drawing Title

SECTIONS

Drawing No.

A2.3

Scale

1:100 (A1)

Caesary Brown Architecture Pty Ltd ABN 38004010575
Nominated Architect Robert Brown 5425

© COPYRIGHT: Caesary Brown Architecture Pty Ltd. 1999
INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF
CAESARY BROWN ARCHITECTURE PTY LTD. COPIES OF THIS DRAWING
OR PART WITHOUT WRITTEN PERMISSION IMPOSES COPYRIGHT.