

[illegible]

CLOUD LEGEND:  REVISION  ON HOLD

LEGEND

NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & MICHIRU DESIGN STUDIO

STATUS

DEVELOPMENT APPLICATION

APPROVAL

KEY PLAN

CONSULTANTS

CLIENT

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER



PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

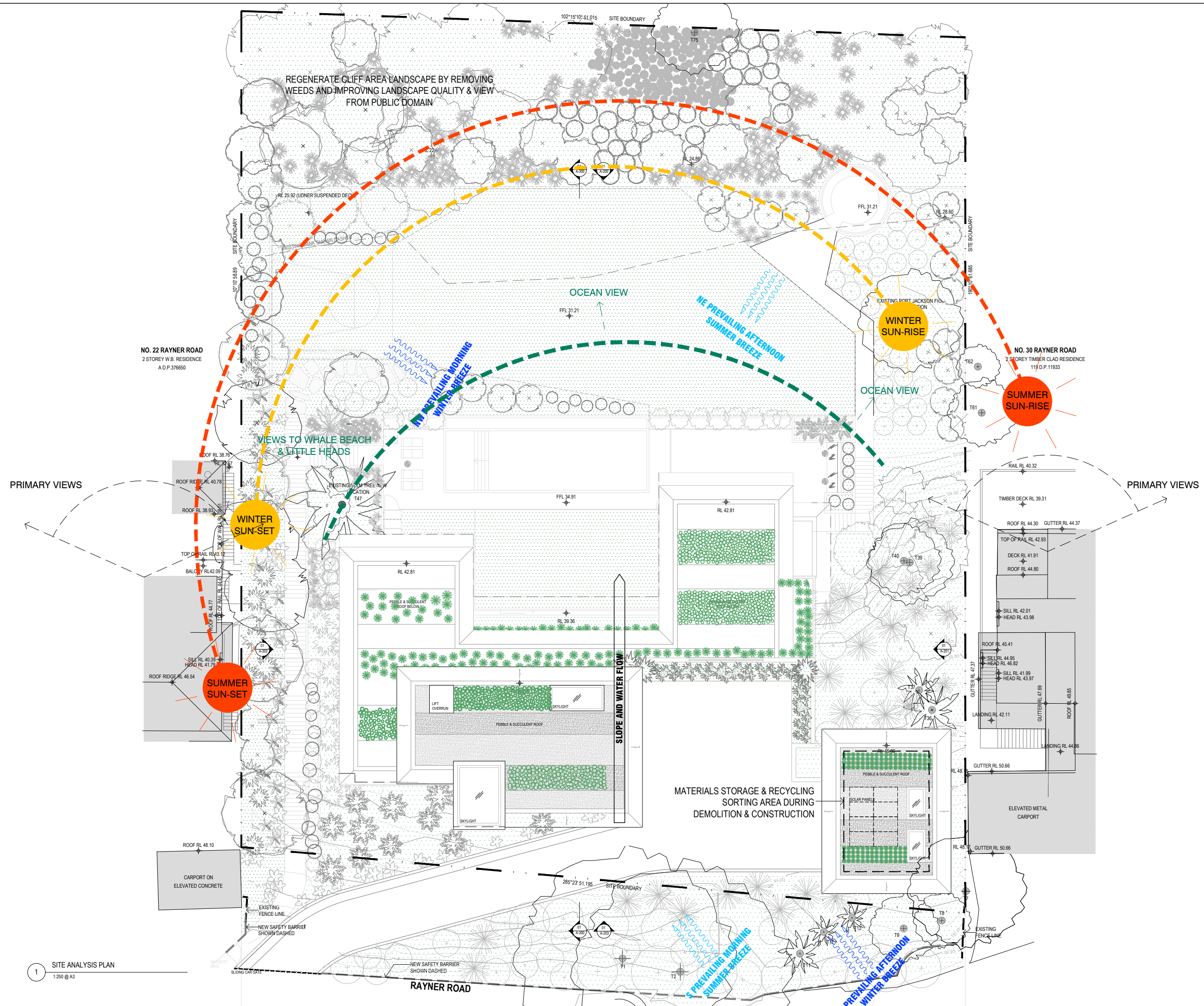
PROJ NO.
20003

DWG TITLE
PHOTOMONTAGE 1

DWG NO.	REVISION
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A-005-DA A

SCALE	PLOT DATE
NTS	29/10/2020

[illegible]

CLOUD LEGEND:

	REVISION		ON HOLD
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LEGEND

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KEY PLAN



A horizontal number line is shown, starting at 0 on the left and ending at 5m on the right. The line is divided into 5 equal segments by 4 vertical tick marks. The segments are currently empty.

CONSULTANTS

CLIENT

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BILDER



PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

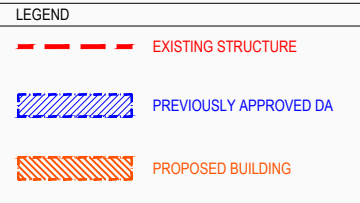
PROJ NO.
20003

SITE ANALYSIS PLAN

DWG NO.	REVISION
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A-010-DA A

SCALE 1:250 @ A3 PLOT DATE 29/10/2020

[illegible]

CLOUD LEGEND:

	REVISION		ON HOLD
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APPROVAL _____

KEY PLAN



A horizontal number line starting at 0 and ending at 5m. The line is divided into 5 equal segments by 4 vertical tick marks. The segments are currently empty.

CONSULTANTS

CLIENT _____

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER



PROJECT _____

24-26 RAYNER ROAD,
WHALE BEACH

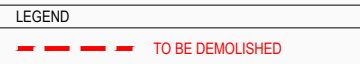
PROJ NO.
20003

DWG TITLE
SITE PLAN OVERLAY:
PREVIOUSLY APPROVED DA & PROPOSED DA

DWG NO.	REVISION
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A-020-DA A

SCALE 1:250 @ A3 PLOT DATE 29/10/2020



CLOUD LEGEND:

	REVISION		ON HOLD
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LEGEND

STATUS
DEVELOPMENT APPLICATION

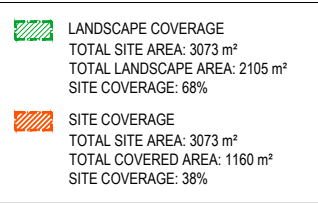
CLIENT

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

DWG NO.	REVISION
A-030-DA	A
SCALE	PLOT DATE
1:250 @ A3	29/10/2020

[illegible]

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STATUS
DEVELOPMENT APPLICATION

APPROVAL

KEY PLAN



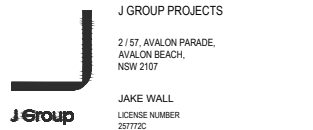
CONSULTANTS

CLIENT

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER



PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

PROJ NO.
20003

DWG TITLE
SITE & LANDSCAPE COVERAGE DIAGRAM

DWG NO.	REVISION
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A-400-DA A

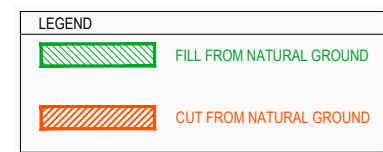
SCALE 1:200 @ A3

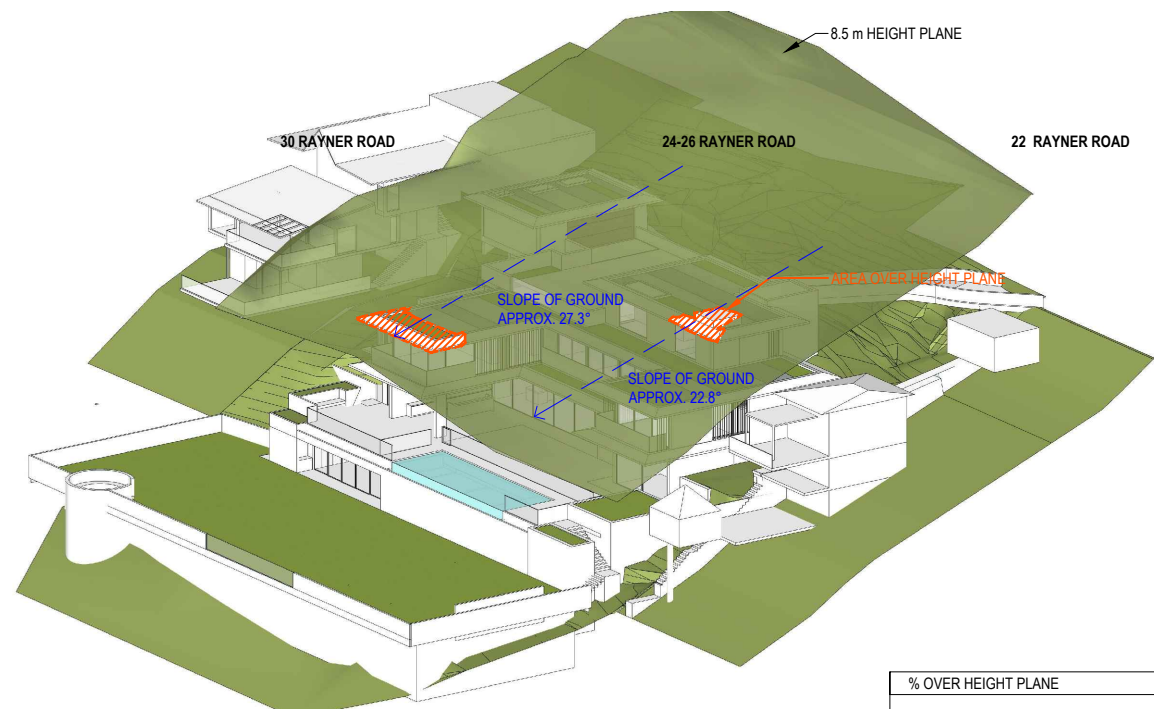
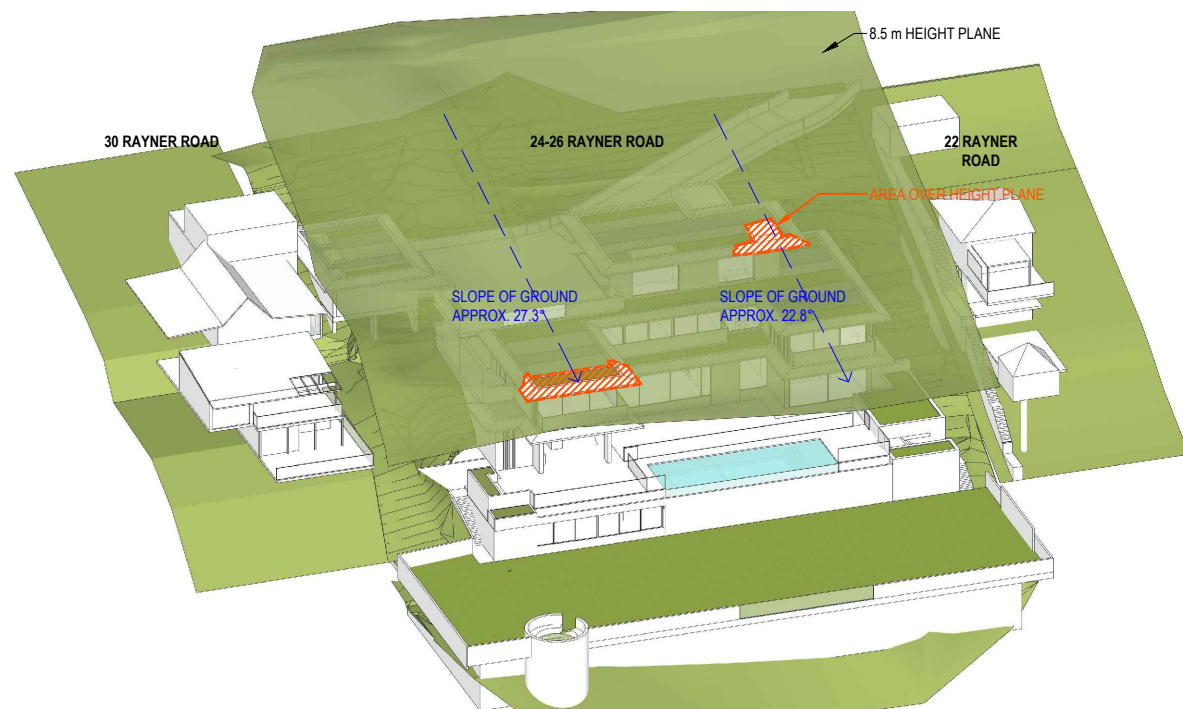


NOTES

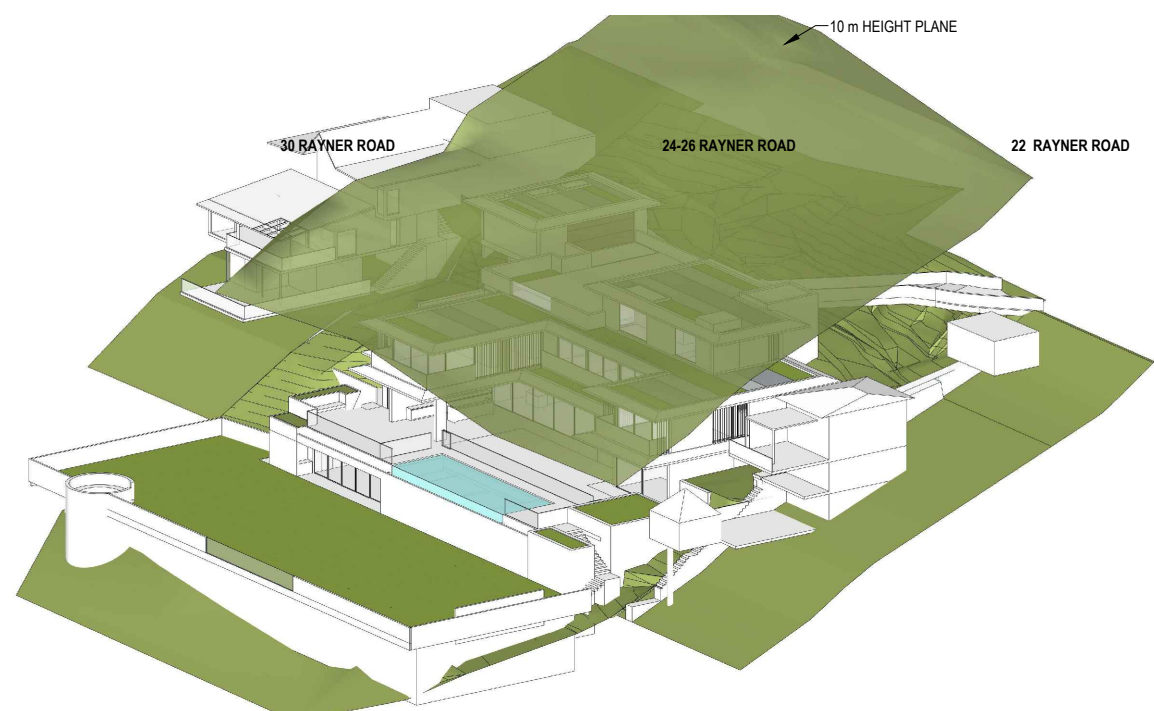
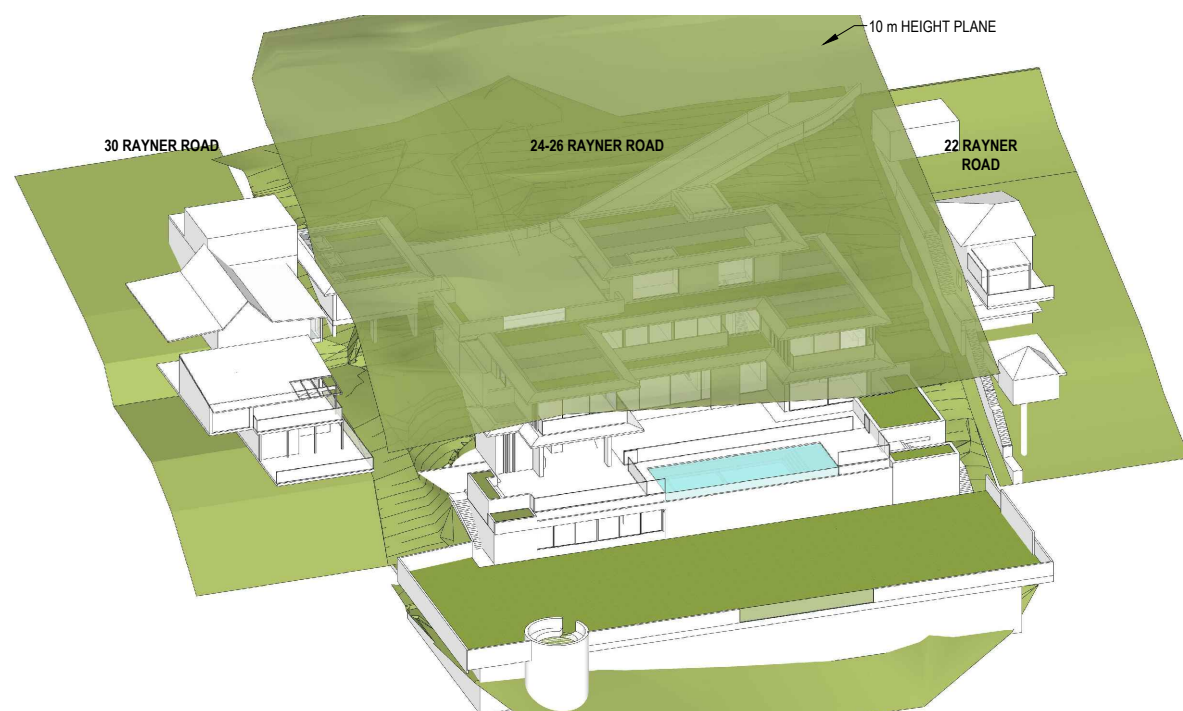
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SCALE	PLOT DATE
1:300 @ A3	29/10/2020





% OVER HEIGHT PLANE	
PITTWATER LEP 2014 PART 4.3.2(D)	
TOTAL ROOF AREA =	628.4m ²
TOTAL AREA OVER HEIGHT 8.5m PLANE =	43.8m ²
TOTAL % OF ROOF AREA OVER 8.5m HEIGHT PLANE =	6.8%

[illegible]

CLOUD LEGEND:

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LEGEND

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STATUS
DEVELOPMENT APPLICATION

APPROVAL _____

KEY PLAN

CONSULTANTS

CLIENT _____

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER

J Group

J GROUP PROJECTS

2 / 57, AVALON PARADE,
AVALON BEACH,
NSW 2107

JAKE WALL

LICENSE NUMBER
257772C

PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

PROJ NO.
20003

DWG TITLE
HEIGHT PLANE STUDY

DWG NO.	REVISION
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A-510-DA A

SCALE PLOT DATE
NTS 29/10/2020

PLOT DATE
29/10/2020



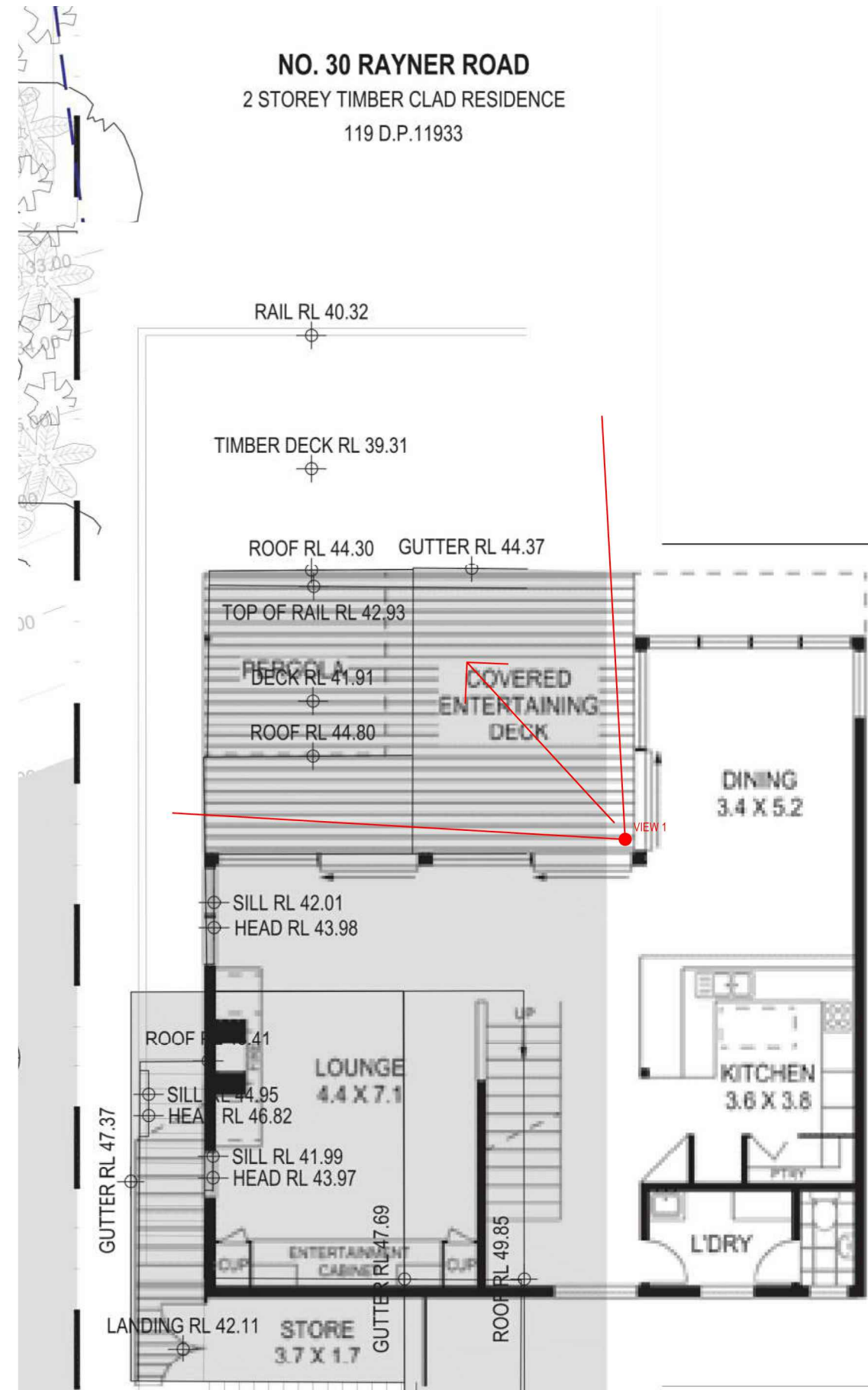
IMAGE OBTAINED FROM DOMAIN.COM.AU



LEGEND

 PREVIOUSLY APPROVED DA

 PROPOSED BUILDING



INTERNAL PLAN OBTAINED FROM
DOMAIN.COM.AU & OVERLAYED ONTO SURVEY

[illegible]

CLOUD LEGEND:

	REVISION		ON HOLD
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STATUS
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APPROVAL

KEY PLAN

CONSULTANTS

CLIENT

J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER

J Group

J GROUP PROJECTS

2 / 57, AVALON PARADE,
AVALON BEACH,
NSW 2107

JAKE WALL

LICENSE NUMBER
257772C

PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

PROJ NO.
20003

VIEW ANALYSIS: 30 RAYNER RD, VIEW 1

DWG NO.	REVISION

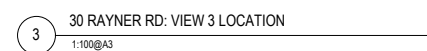
A-520-DA A

SCALE
NTS

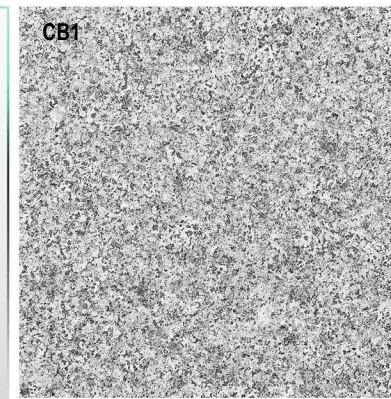
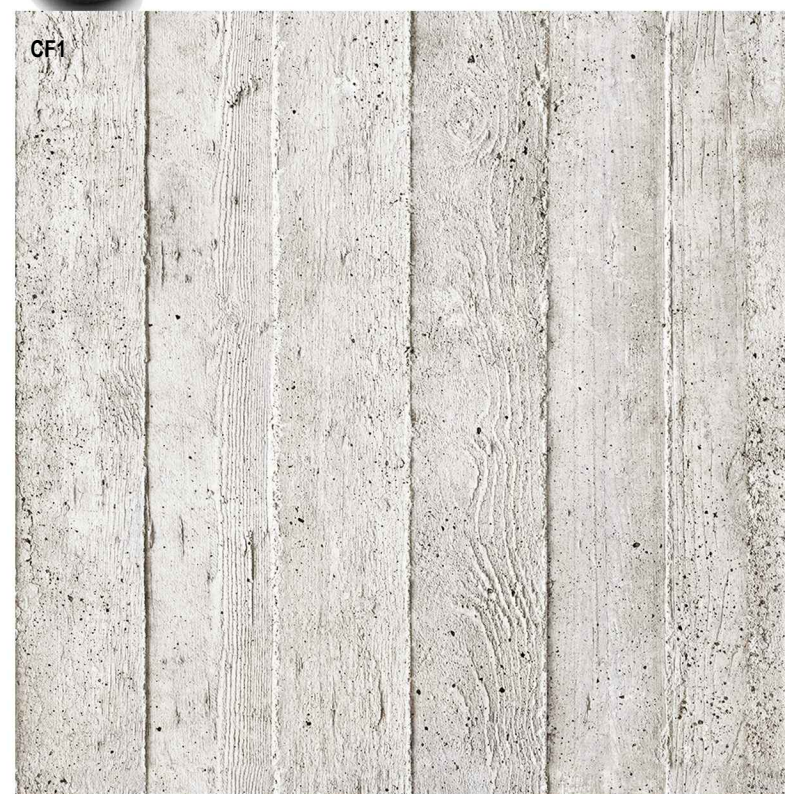
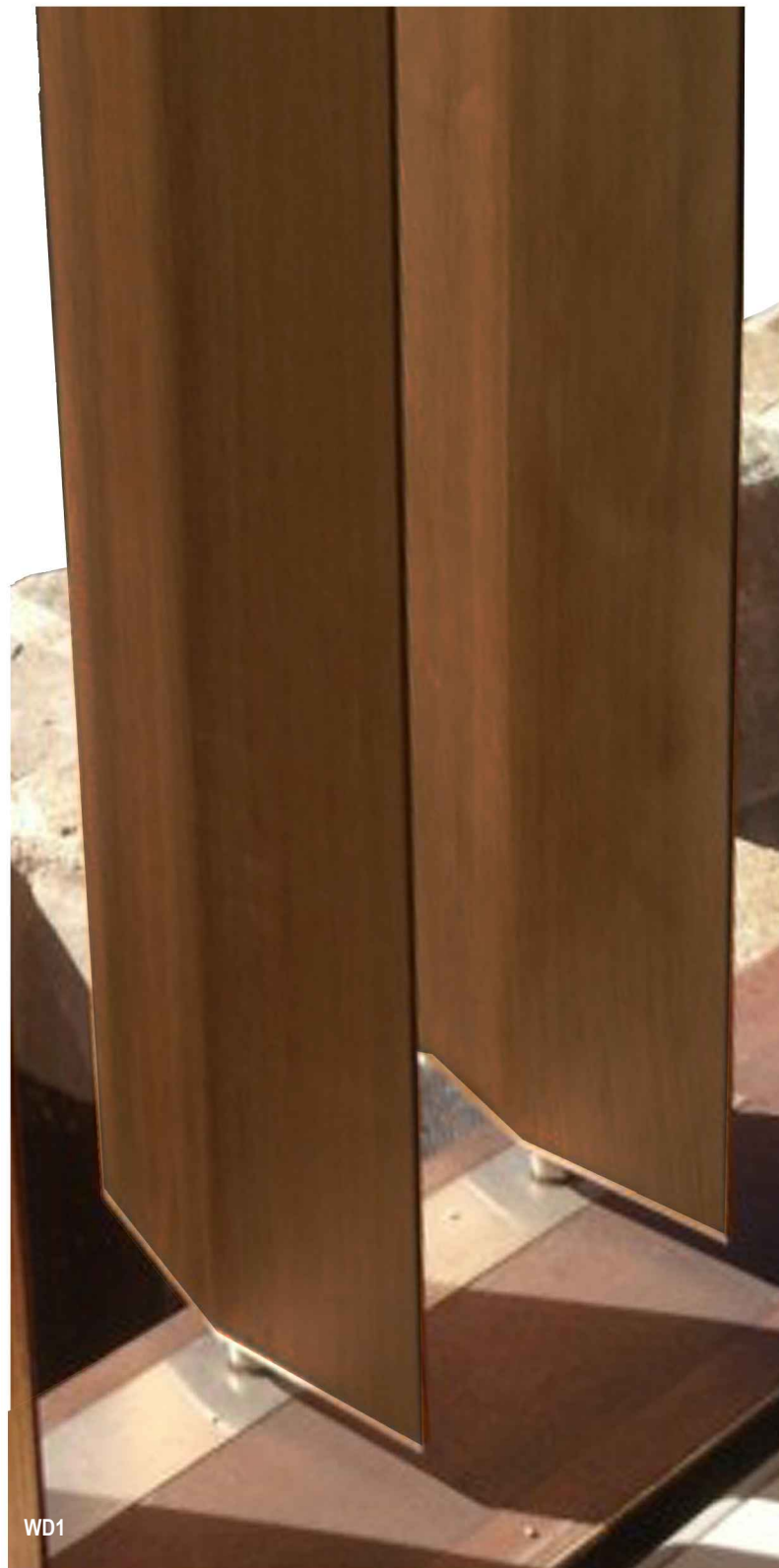
PLOT DATE
29/10/2020



2 VIEW 3 STUDY: PREVIOUS & PROPOSED DA
NTS



SCALE	PLOT DATE
NTS	29/10/2020



1 PHOTOMONTAGE

FINISHES KEY:			
ST1	SANDSTONE CLADDING	GL2	FIXED GLAZING FRAME COLOUR: LIGHT
CF1	CONCRETE FINISH COLOUR: LIGHT	GL3	SLIDING GLAZED DOORS FRAME COLOUR: LIGHT
CF2	CONCRETE FINISH COLOUR: LIGHT	GL4	SKYLIGHT FRAME COLOUR: LIGHT
GL1	GLAZED BALUSTRADE	GL5	SASHLESS DOUBLE HUNG WINDOW FRAME COLOUR: LIGHT
		WD1	TIMBER PRIVACY SCREEN COLOUR: MEDIUM
		CB	COBBLE STONE COLOUR: MEDIUM
		PB 1	PEBBLES 1 COLOUR: MEDIUM
		PB 2	PEBBLES 2 COLOUR: MEDIUM

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CONSULTANTS	
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J GROUP PROJECTS

2/ 57 AVALON PARADE
AVALON BEACH
NSW 2107

BUILDER



PROJECT
24-26 RAYNER ROAD,
WHALE BEACH

PROJ NO.
20003

DWG TITLE
EXTERNAL MATERIAL SAMPLEBOARD

DWG NO.	REVISION
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A-600-DA	A
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SCALE	PLOT DATE
NTS	29/10/2020