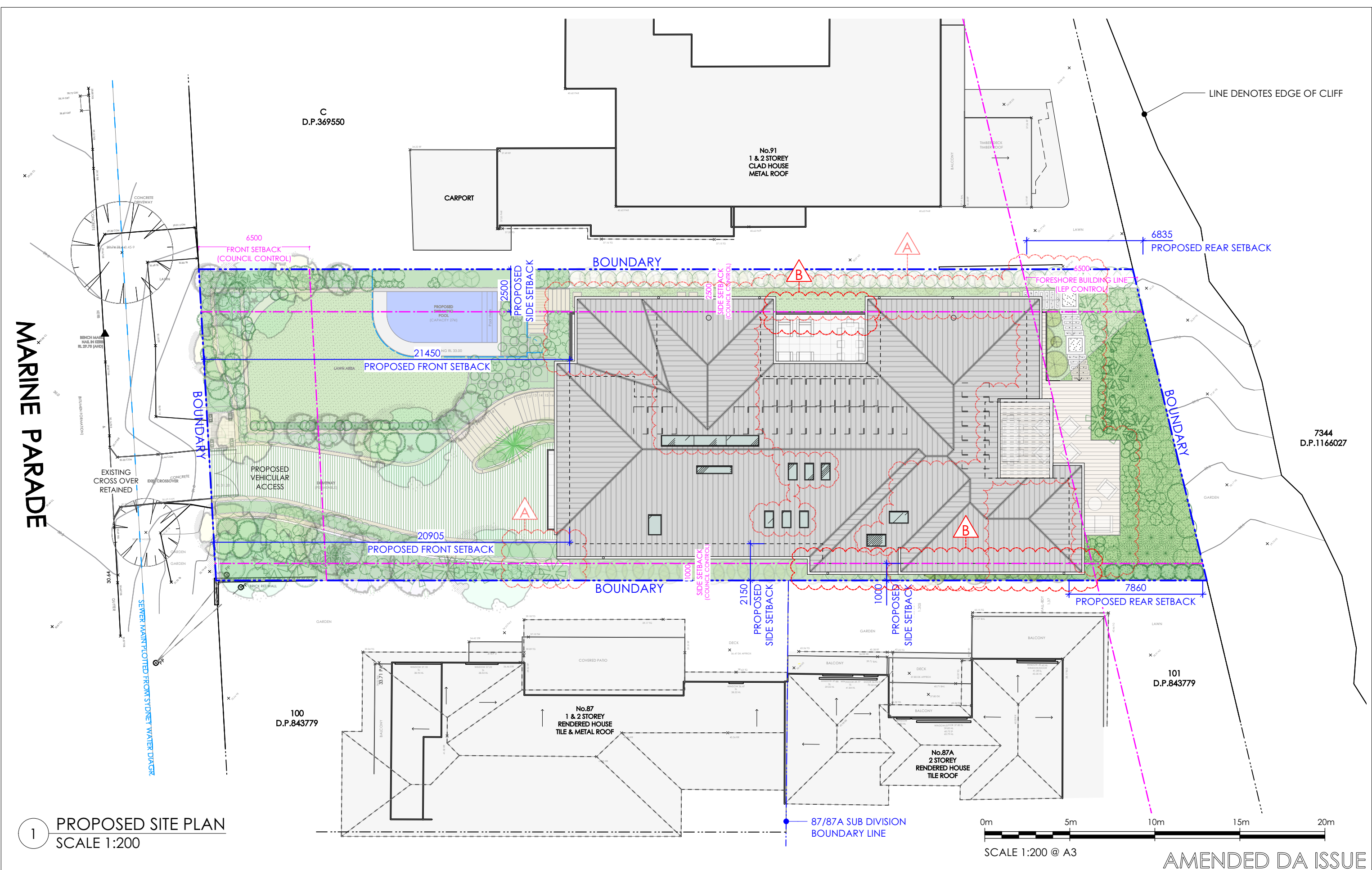


PROJECT:	DRAWING SCHEDULE:					GENERAL NOTES:	
ALTERATIONS + ADDITIONS: LOT 122 IN D.P 8394 89 MARINE PARADE - NORTH AVALON - 2107						NOTE 1: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND B.C.A. REQUIREMENTS. NOTE 2: ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NOTE 3: THE PROPOSED WORKS HAVE BEEN DESIGNED TO COMPLY WITH BASIX CERTIFICATE. REFER TO BASIX CERTIFICATE. NOTE 4: EXISTING BRICKS TO BE RETAINED AND REUSED WHERE REQUIRED. NOTE 5: FLOOR, WALL AND ROOF STRUCTURE TO ENGINEERS DETAILS. NOTE 6: NEW PLASTERBOARD CEILINGS AND WALLS TO MATCH EXISTING FINISH. NOTE 7: ROOF DRAINAGE IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS. NOTE 8: INSULATION TO HAVE A MINIMUM INSULATING PROPERTY AS SPECIFIED IN THE BASIX CERTIFICATION ATTACHED TO THIS APPLICATION. NOTE 9: ALL NEW WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BASIX CERTIFICATE. NOTE 10: EXISTING CONNECTIONS FOR ELECTRICAL AND SEWERAGE MAINS. NOTE 11: EXISTING BOUNDARY FENCES MADE GOOD. NOTE 12: REFER TO ALL OTHER ATTACHED DOCUMENTATION FOR FURTHER DETAIL ON THE DEVELOPMENT PROPOSAL. NOTE 13: ALL DRAWINGS PREPARED IN ACCORDANCE WITH COUNCIL DCP & LEP CONTROLS	
ARCHITECT:							
ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au							
STAGE: DA 2023/1780 AMENDED DEVELOPMENT APPLICATION - REVISION B							
DATE: 28.05.2024							
SITE LOCATION:							
LEGEND / ANNOTATIONS:							
AC AIR CONDITIONING AS ADJUSTABLE SHELF APP APPLIANCES CBD CUPBOARD COL COLUMN CONC CONCRETE COS CHECK ON SITE CR CEMENT RENDER CT COOK TOP D DRAWER DP DOWN PIPE DR DRYER DW DISH WASHER EX EXISTING F FIXED FB FACE BRICK FC FIBRE CEMENT SHEET FCL FINISHED CEILING LEVEL FFL FINISHED FLOOR LEVEL FGB FRAMELESS GLASS BALUSTRADE FP FIREPLACE FS FIXED SHELF FW FLOOR WASTE GO GAS OUTLET GPO GENERAL PURPOSE OUTLET (DOUBLE) GSS GLAZED SHOWER SCREEN GD GRATED DRAIN H HEIGHT HTR HEATED TOWEL RAIL IC INTERCOM HWU HOT WATER UNIT L LOUVRES LN LINEN M MIRROR MR METAL ROOF NGL NATURAL GROUND LINE OF OVERFLOW OBS OBSCURED GLAZING OV OVEN P PANTRY PB PAINTED BRICKWORK PLB PLASTERBOARD R RENDER REF REFRIGERATOR RB ROBE RT ROOF TILE RWT RAIN WATER TANK SHR SHOWER SK SINK SL SKYLIGHT STK STONWORK TBC TO BE CONFIRMED TIM TIMBER TUB TUB (LAUNDRY) TYP TYPICAL VP VENT PIPE WC TOILET WM WASHING MACHINE WPM WATERPROOF MEMBRANE EXTENT OF EXISTING RESIDENCE TO BE DEMOLISHED EXTENT OF EXISTING BUILDING TO BE RETAINED NEW WALLS. ALLOW TO FINISH WALL TO MATCH EXISTING SURFACES <tr><td colspan="1"></td><td colspan="5"></td><td colspan="1">AMENDED DA ISSUE</td></tr>							AMENDED DA ISSUE
						AMENDED DA ISSUE	

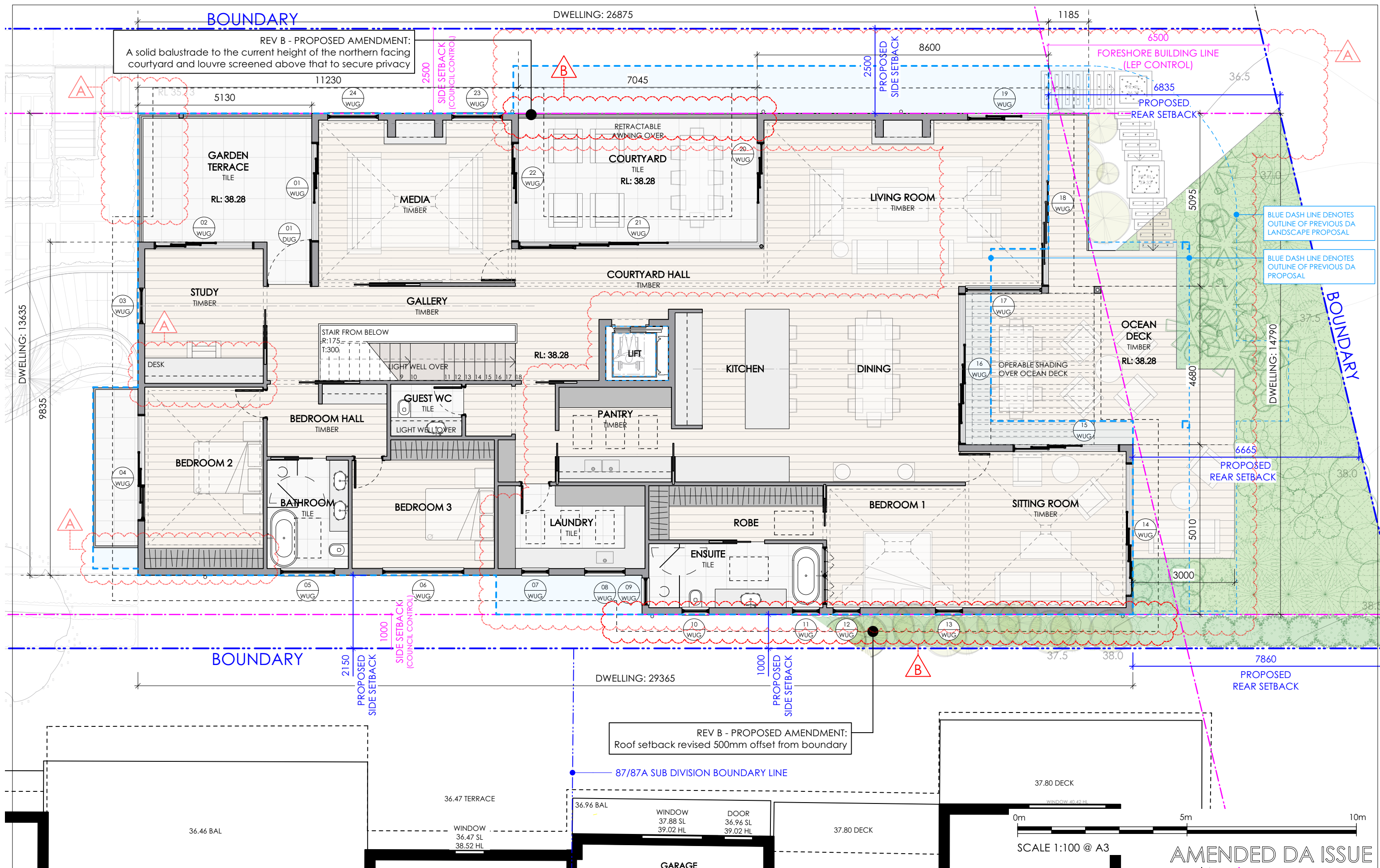


1 PROPOSED SITE PLAN
SCALE 1:200

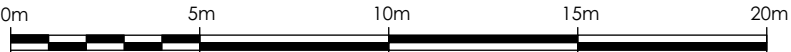
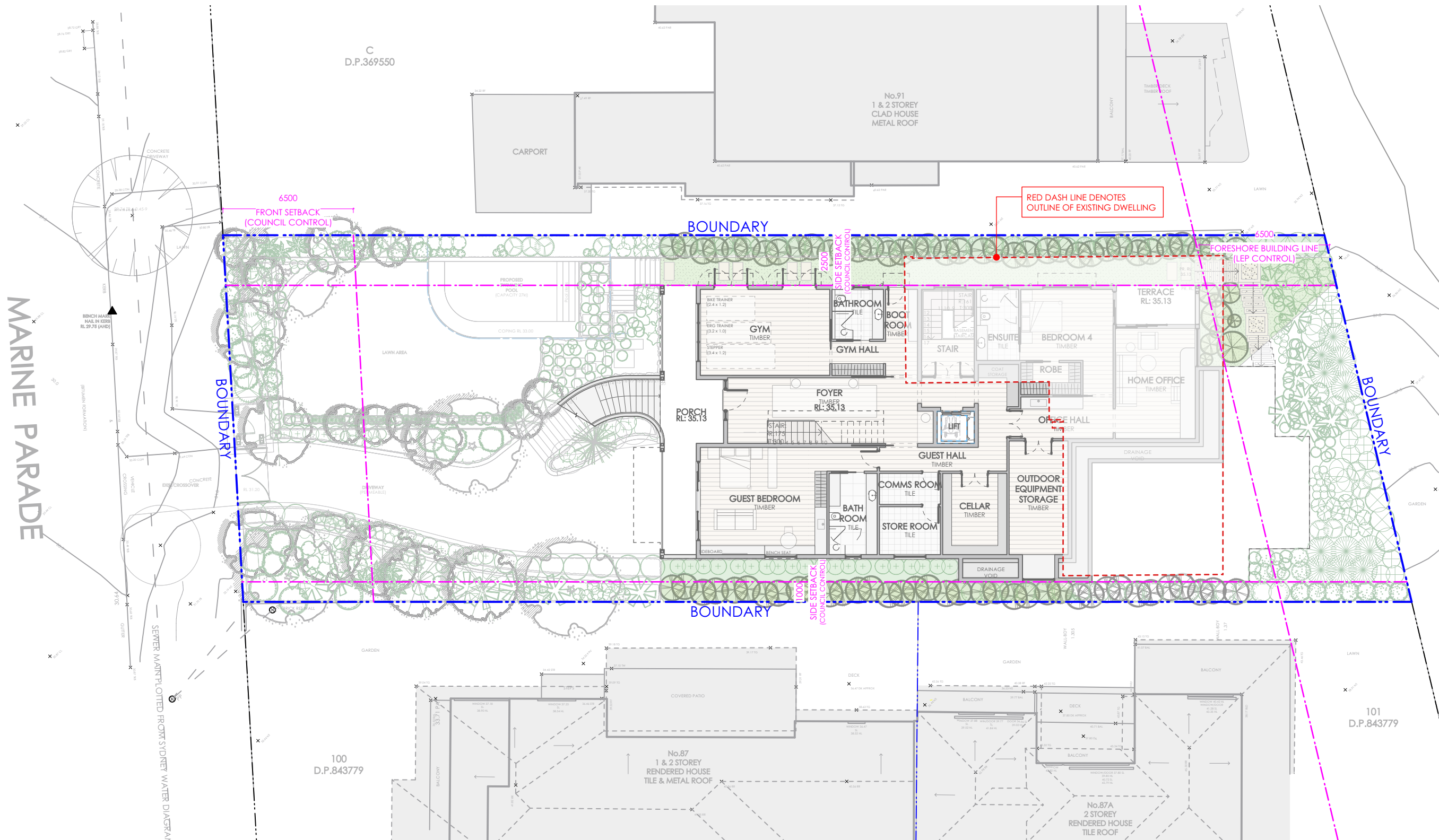
NOTES
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t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au

ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #
DA	21.11.2023	ISSUE FOR DA	ACA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	28.05.2024
REV A	23.04.2024	AMENDED DA ISSUE	ACA	For:		SCALE @ A3	DWG #
REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON		1:200@A3	101
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					PROPOSED SITE PLAN	CHECKED	ACA
						ISSUE	B
						STAGE	DA

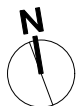


N  TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au	ISSUE DA REV A REV B	DATE 21.11.2023 23.04.2024 28.05.2024	NOTE ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	DWN BY ACA ACA ACA	PROJECT PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS 89 MARINE PARADE NORTH AVALON	PROJECT # 2201	DATE # 28.05.2024
			DWG PROPOSED UPPER GROUND FLOOR PLAN		SCALE @ A3 1:100@A3	DWG # 104	DRAWN AA	ISSUE B	STAGE DA	
		CHECKED ACA								



SCALE 1:200 @ A3

AMENDED DA ISSUE



TRUE NORTH

NOTES
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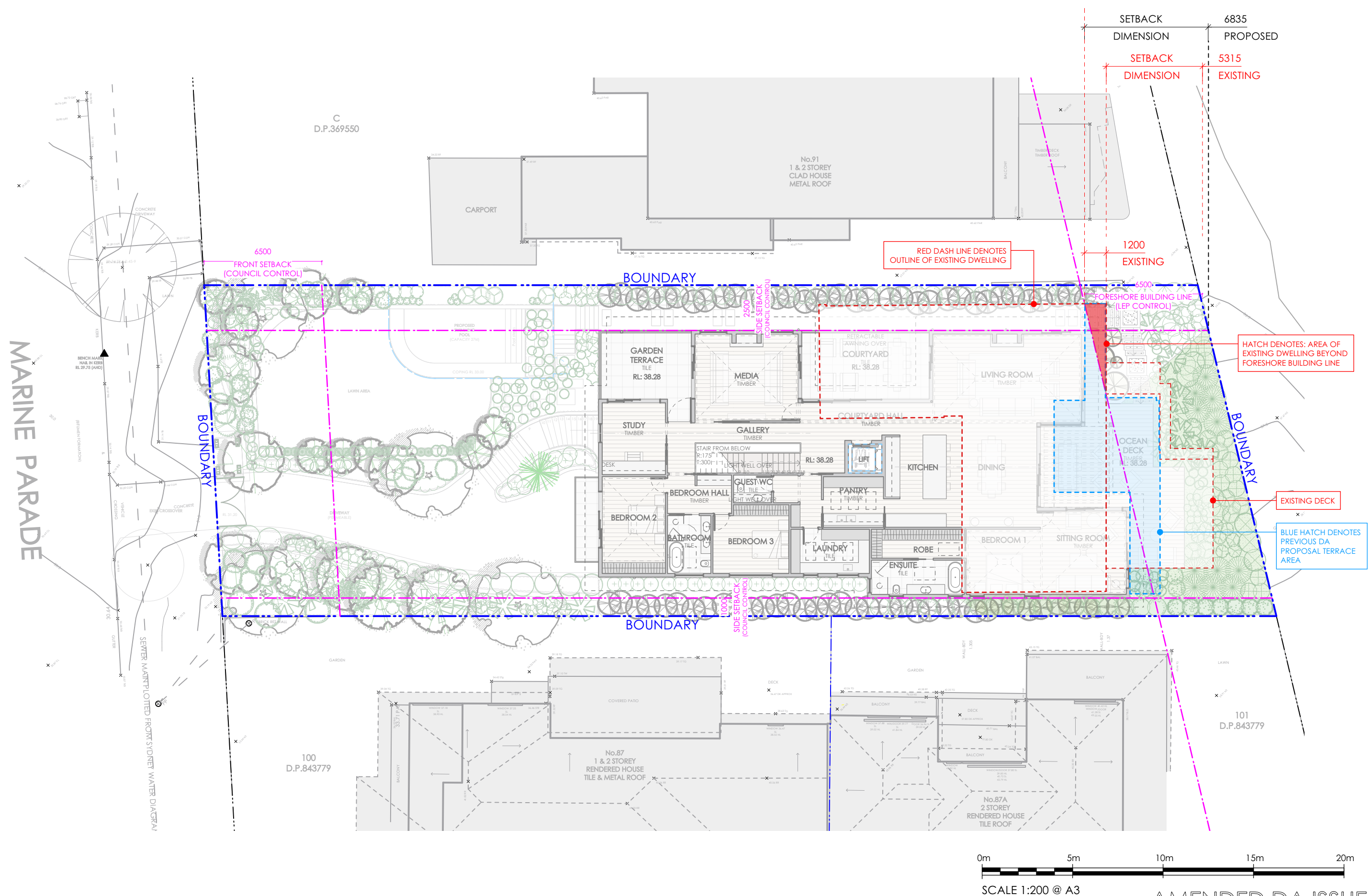
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t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au

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REV B	28.05.2024	AMENDED DA ISSUE	ACA	
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
**PLAN OVERLAY - LOWER
GROUND FLOOR**

PROJECT # 2201	DATE # 28.05.2024
SCALE @ A3 1:200@A3	DWG # 151
DRAWN AA	ISSUE B
CHECKED ACA	STAGE DA



AMENDED DA ISSUE

MATERIAL FINISHES

STANDING SEAM ROOF - MEDIUM COLOUR FINISH

GUTTERS & DOWNPIPES - MEDIUM COLOUR FINISH

WEATHERBOARD - LIGHT COLOUR FINISH

WINDOW FRAMES - LIGHT COLOUR FINISH

GLASS

COMPLIANT BALUSTRADE - DARK COLOUR FINISH

SANDSTONE

PAINTED MASONRY - LIGHT COLOUR FINISH

1

PROPOSED WEST FACING ELEVATION - STREET FRONTAGE

Scale 1:100

NOTE:
MODIFIED ELEVATION PROPOSAL - REFER TO PLANS

0m5m10m

SCALE 1:100 @ A3

AMENDED DA ISSUE

TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTE</th><th>DWN BY</th></tr><tr><td>DA</td><td>21.11.2023</td><td>ISSUE FOR DA</td><td>ACA</td></tr><tr><td>REV A</td><td>23.04.2024</td><td>AMENDED DA ISSUE</td><td>ACA</td></tr><tr><td>REV B</td><td>28.05.2024</td><td>AMENDED DA ISSUE</td><td>ACA</td></tr></table>	ISSUE	DATE	NOTE	DWN BY	DA	21.11.2023	ISSUE FOR DA	ACA	REV A	23.04.2024	AMENDED DA ISSUE	ACA	REV B	28.05.2024	AMENDED DA ISSUE	ACA	PROJECT PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS		PROJECT #	DATE #
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REV B	28.05.2024	AMENDED DA ISSUE	ACA																					
89 MARINE PARADE NORTH AVALON	2201	28.05.2024																						
DWG	SCALE @ A3	DWG #																						
PROPOSED ELEVATION - STREET VIEW		1:100	200																					
		DRAWN AA	ISSUE B	STAGE DA																				
		CHECKED ACA																						

	STANDING SEAM ROOF - MEDIUM COLOUR FINISH
	GUTTERS & DOWNPIPES - MEDIUM COLOUR FINISH
	WEATHERBOARD - LIGHT COLOUR FINISH
	WINDOW FRAMES - LIGHT COLOUR FINISH
	GLASS
	COMPLIANT BALUSTRADE - DARK COLOUR FINISH
	SANDSTONE
	PAINTED MASONRY - LIGHT COLOUR FINISH



SCALE 1:100 @ A3

AMENDED DA ISSUE

Scale 1:100

TRUE NORTH

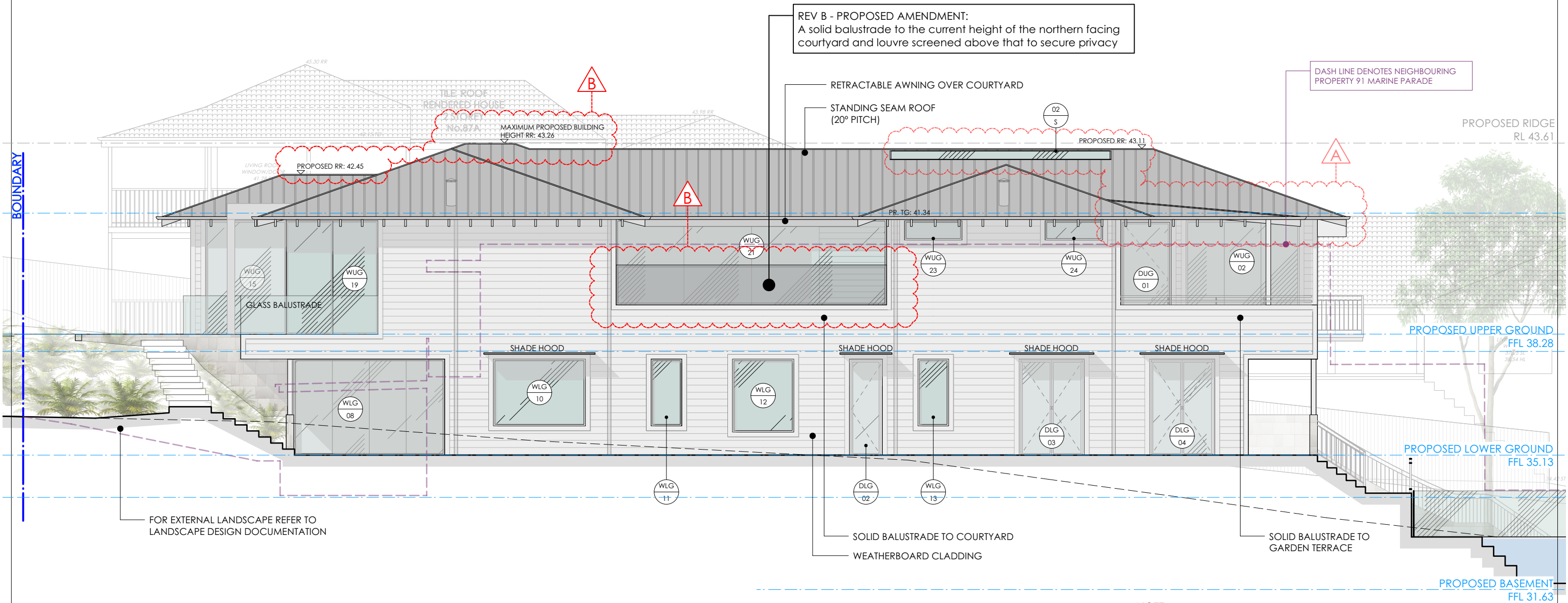
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ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #				
DA REV A REV B	21.11.2023 23.04.2024 28.05.2024	ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	ACA ACA ACA	PROPOSED NEW DWELLING For: J. HEMPTON	89 MARINE PARADE NORTH AVALON	2201	28.05.2024				
					DWG	SCALE @ A3 1:100	DWG # 201				
					PROPOSED DWELLING ELEVATION - WEST		DRAWN	AA	ISSUE	STAGE	
							CHECKED	ACA	B	DA	



MATERIAL FINISHES	
	STANDING SEAM ROOF - MEDIUM COLOUR FINISH
	GUTTERS & DOWNPIPES - MEDIUM COLOUR FINISH
	WEATHERBOARD - LIGHT COLOUR FINISH
	WINDOW FRAMES - LIGHT COLOUR FINISH
	GLASS
	COMPLIANT BALUSTRADE - DARK COLOUR FINISH
	SANDSTONE
	PAINTED MASONRY - LIGHT COLOUR FINISH



NOTE:
MODIFIED ELEVATION PROPOSAL - REFER TO PLANS



SCALE 1:100 @ A3

AMENDED DA ISSUE

1

PROPOSED NORTH FACING ELEVATION
Scale 1:100

NOTES
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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	ACA	PROPOSED NEW DWELLING
REV A	23.04.2024	AMENDED DA ISSUE	ACA	For:
REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON

CLIENT ADDRESS	
89 MARINE PARADE NORTH AVALON	
DWG	
PROPOSED DWELLING ELEVATION - NORTH	

PROJECT #	2201	DATE #	28.05.2024
SCALE @ A3	1:100	DWG #	202
DRAWN	AA	ISSUE	B
CHECKED	ACA	STAGE	DA

MATERIAL FINISHES

STANDING SEAM ROOF - MEDIUM COLOUR FINISH

GUTTERS & DOWNPIPES - MEDIUM COLOUR FINISH

WEATHERBOARD - LIGHT COLOUR FINISH

WINDOW FRAMES - LIGHT COLOUR FINISH

GLASS

COMPLIANT BALUSTRADE - DARK COLOUR FINISH

SANDSTONE

PAINTED MASONRY - LIGHT COLOUR FINISH

1

PROPOSED EAST FACING ELEVATION - VIEW FROM SITE BOUNDARY

Scale 1:100

NOTE:
MODIFIED ELEVATION PROPOSAL - REFER TO PLANS

0m

5m

10m

SCALE 1:100 @ A3

AMENDED DA ISSUE

TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au	<table><tr><th>ISSUE</th><th>DATE</th><th>NOTE</th><th>DWN BY</th></tr><tr><td>DA</td><td>21.11.2023</td><td>ISSUE FOR DA</td><td>ACA</td></tr><tr><td>REV A</td><td>23.04.2024</td><td>AMENDED DA ISSUE</td><td>ACA</td></tr><tr><td>REV B</td><td>28.05.2024</td><td>AMENDED DA ISSUE</td><td>ACA</td></tr></table>	ISSUE	DATE	NOTE	DWN BY	DA	21.11.2023	ISSUE FOR DA	ACA	REV A	23.04.2024	AMENDED DA ISSUE	ACA	REV B	28.05.2024	AMENDED DA ISSUE	ACA	PROJECT PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS 89 MARINE PARADE NORTH AVALON	PROJECT #		DATE #	
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SCALE @ A3		DWG #																							
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B			STAGE																						
DA																									



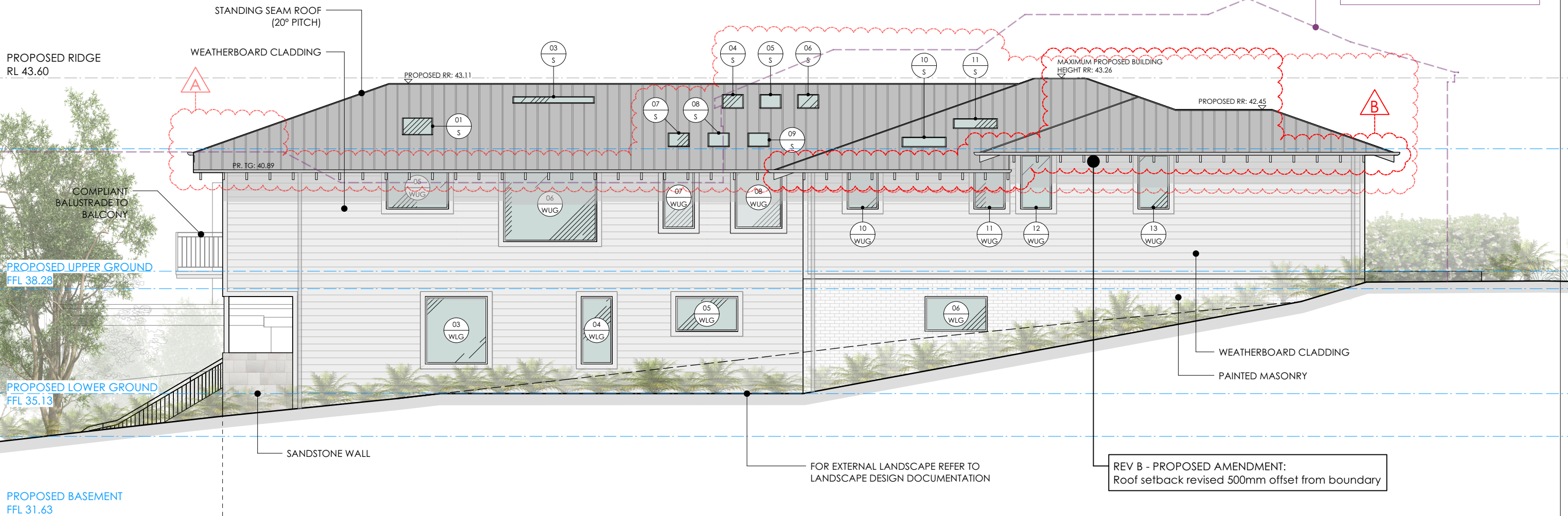
2

PROPOSED SITE ELEVATION

Scale 1:500

MATERIAL FINISHES

- STANDING SEAM ROOF - MEDIUM COLOUR FINISH
- GUTTERS & DOWNPIPES - MEDIUM COLOUR FINISH
- WEATHERBOARD - LIGHT COLOUR FINISH
- WINDOW FRAMES - LIGHT COLOUR FINISH
- GLASS
- COMPLIANT BALUSTRADE - DARK COLOUR FINISH
- SANDSTONE
- PAINTED MASONRY - LIGHT COLOUR FINISH

DASH LINE DENOTES NEIGHBOURING PROPERTY
87/87A MARINE PARADE

1

PROPOSED SOUTH FACING ELEVATION

Scale 1:100

NOTE:
MODIFIED ELEVATION PROPOSAL - REFER TO PLANS

SCALE 1:100 @ A3

AMENDED DA ISSUE

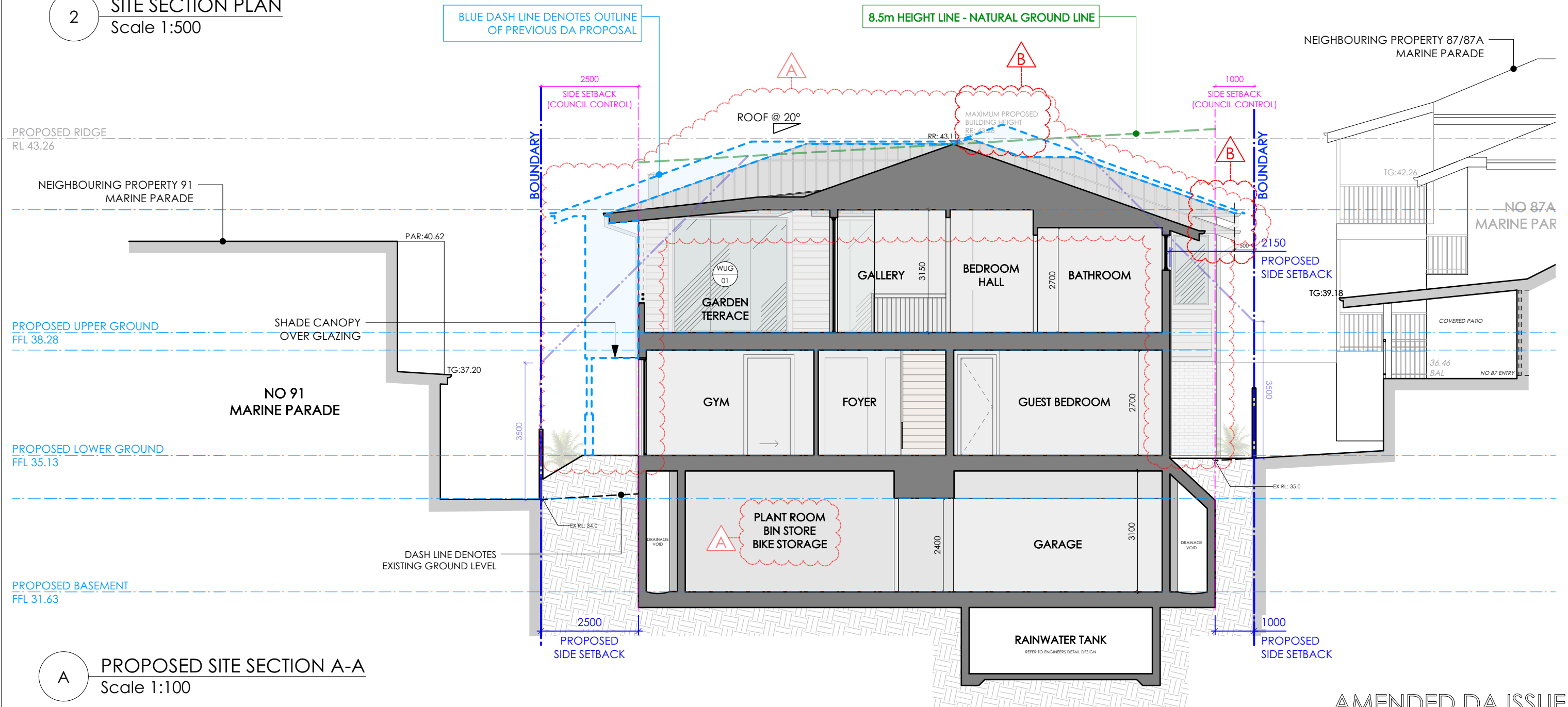
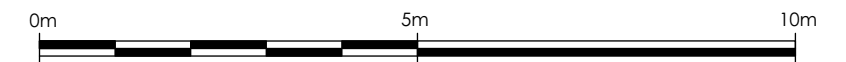
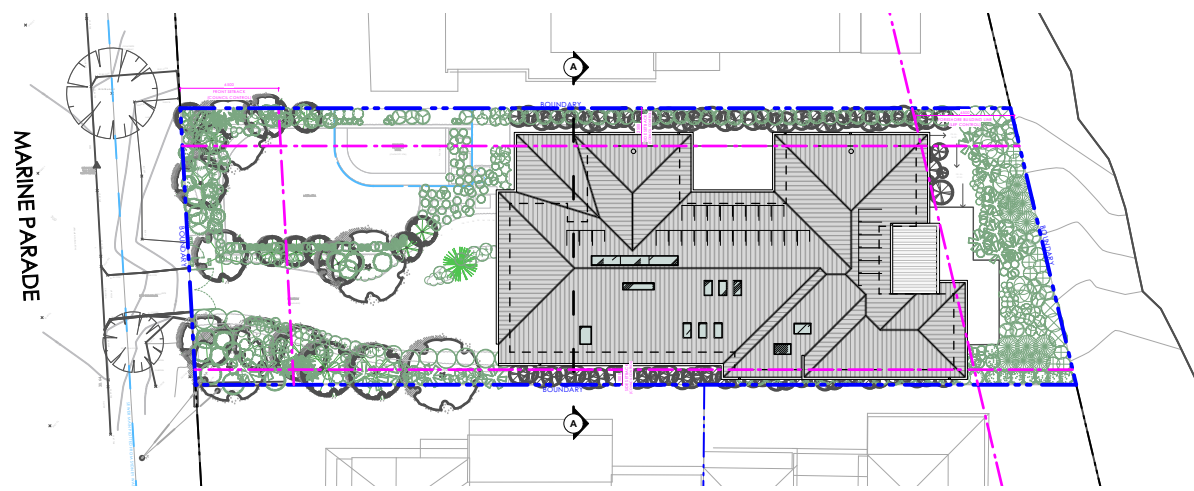
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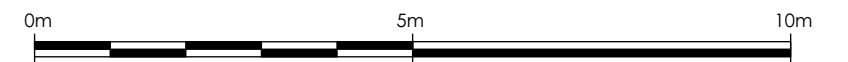
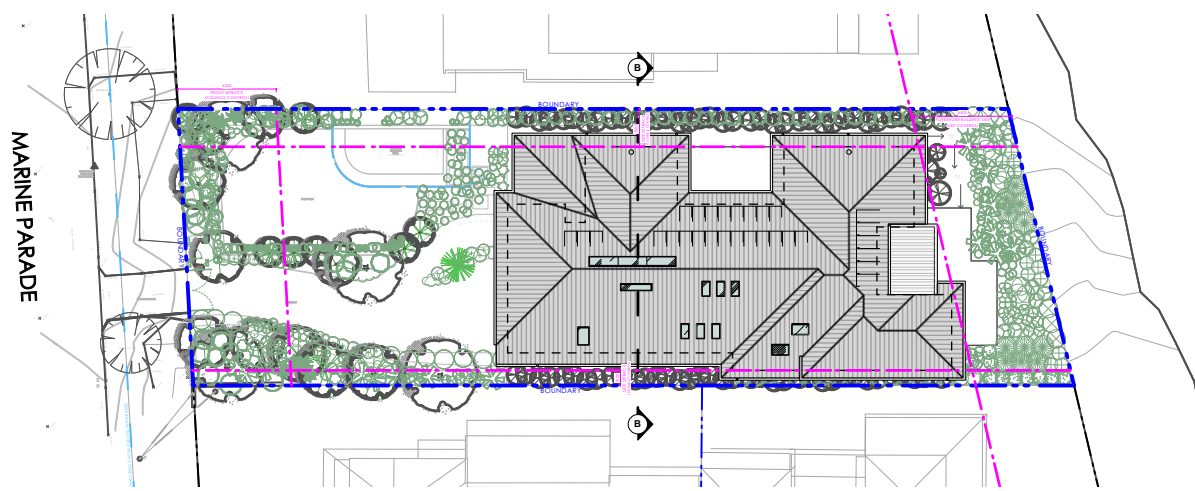
ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	ACA	PROPOSED NEW DWELLING
REV A	23.04.2024	AMENDED DA ISSUE	ACA	For:
REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON

CLIENT ADDRESS	89 MARINE PARADE NORTH AVALON	PROJECT #	2201	DATE #	28.05.2024
DWG	PROPOSED DWELLING ELEVATION - SOUTH	SCALE @ A3	1:100	DWG #	204
DRAWN	AA	ISSUE	B	STAGE	DA
CHECKED	ACA				

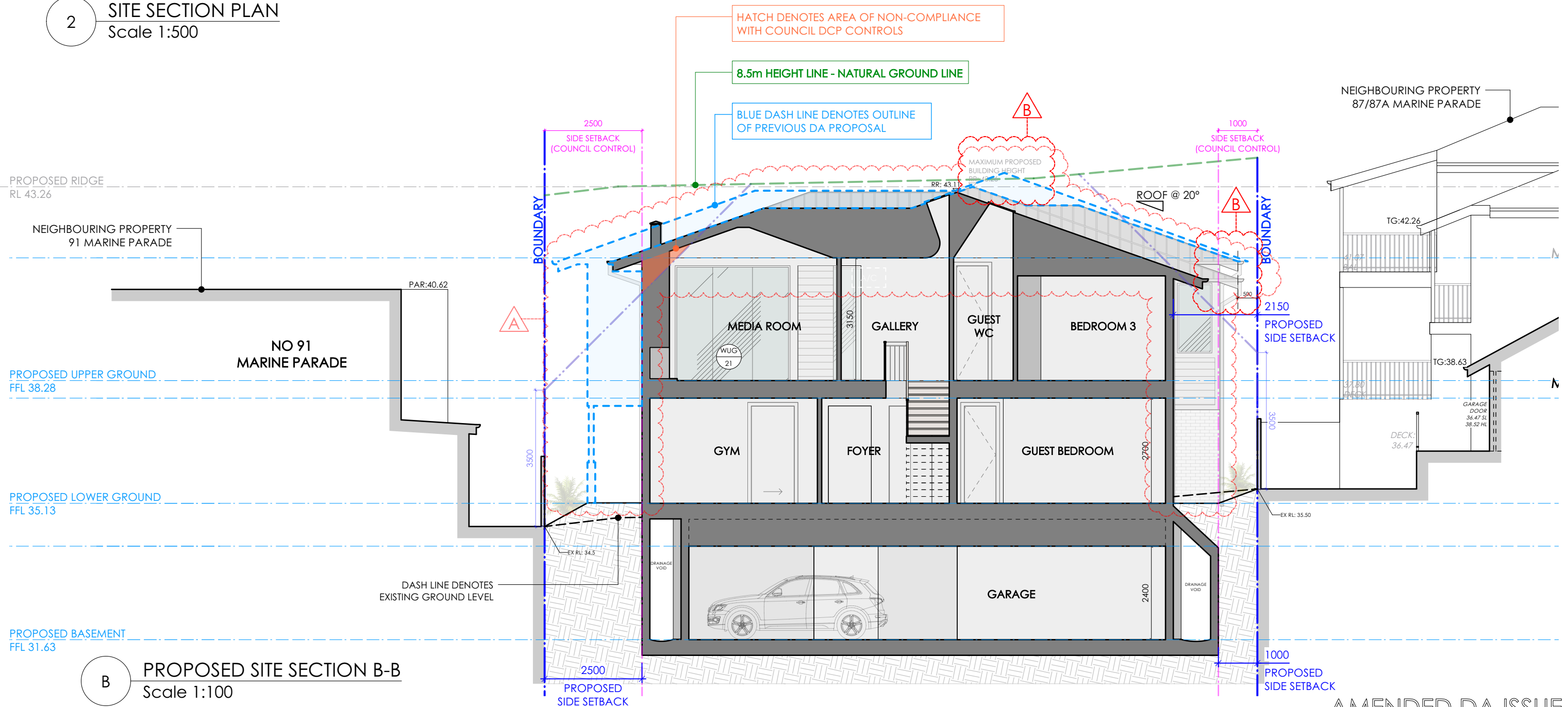
TRUE NORTH



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			REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON		1:100	301		
							DWG	PROPOSED SECTION A-A	DRAWN	A.A	ISSUE	STAGE
									CHECKED	ACA	B	DA

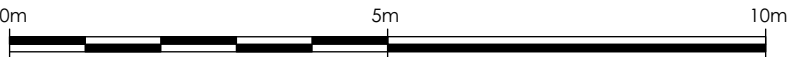
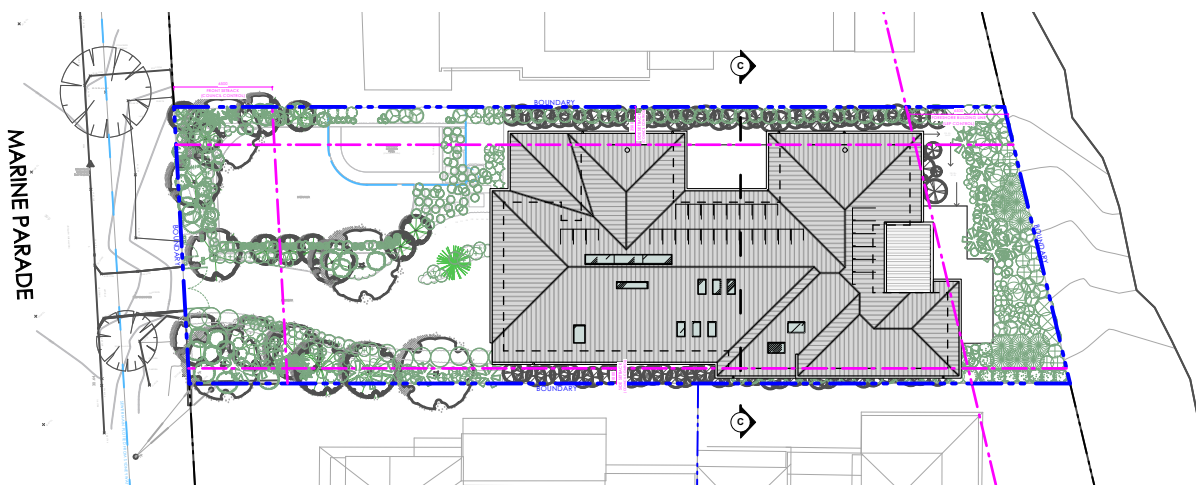


NOTE:
MODIFIED SECTION PROPOSAL - REFER TO PLANS



AMENDED DA ISSUE

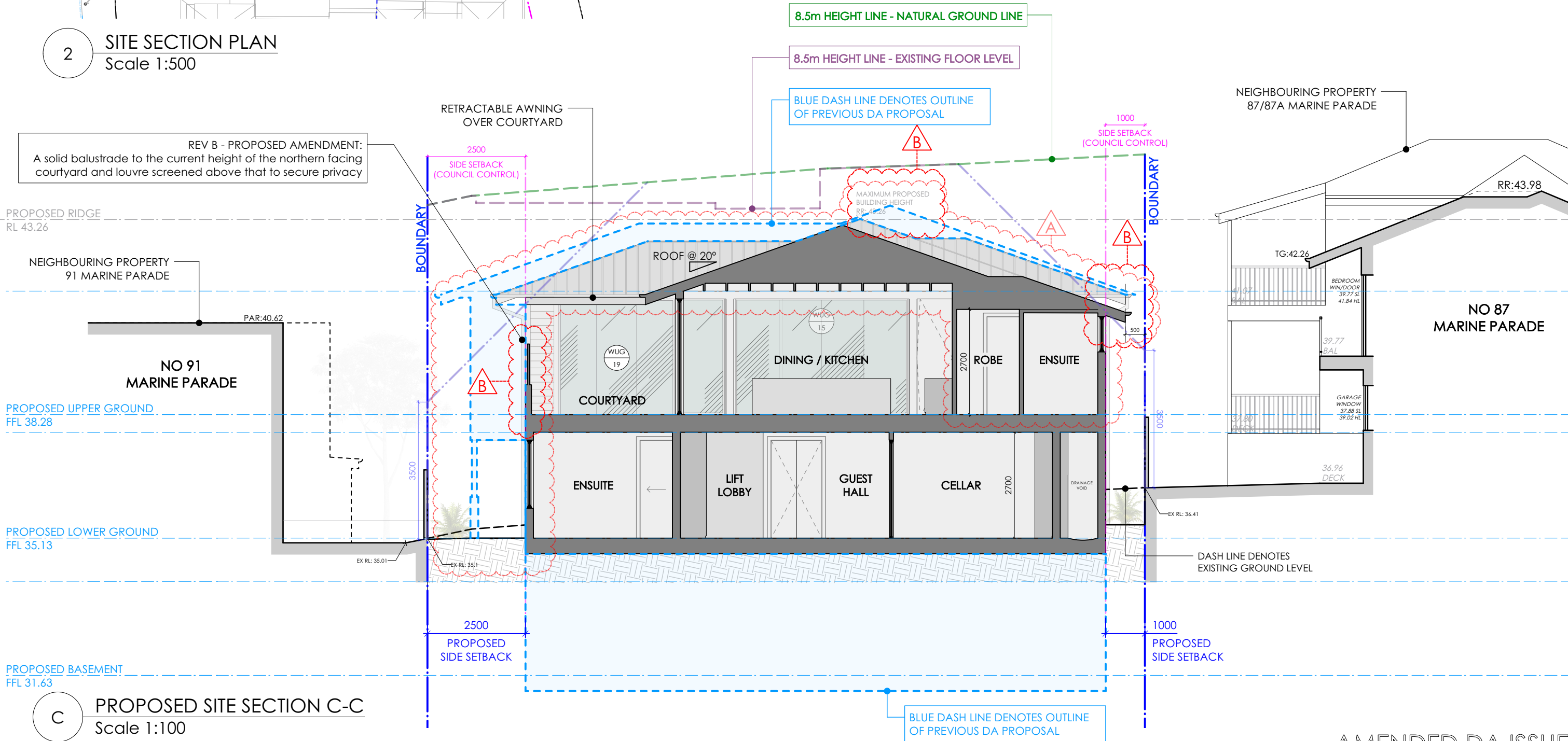
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			DA REV A REV 8	21.11.2023 23.04.2024 28.05.2024	ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	ACA ACA ACA		DWG PROPOSED SECTION B-B	SCALE @ A3 1:100	DWG # 302	DRAWN AA	ISSUE B	STAGE DA
									CHECKED ACA				



SCALE 1:100 @ A3

NOTE:
MODIFIED SECTION PROPOSAL - REFER TO PLANS

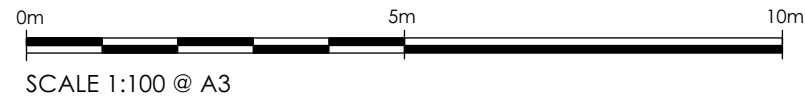
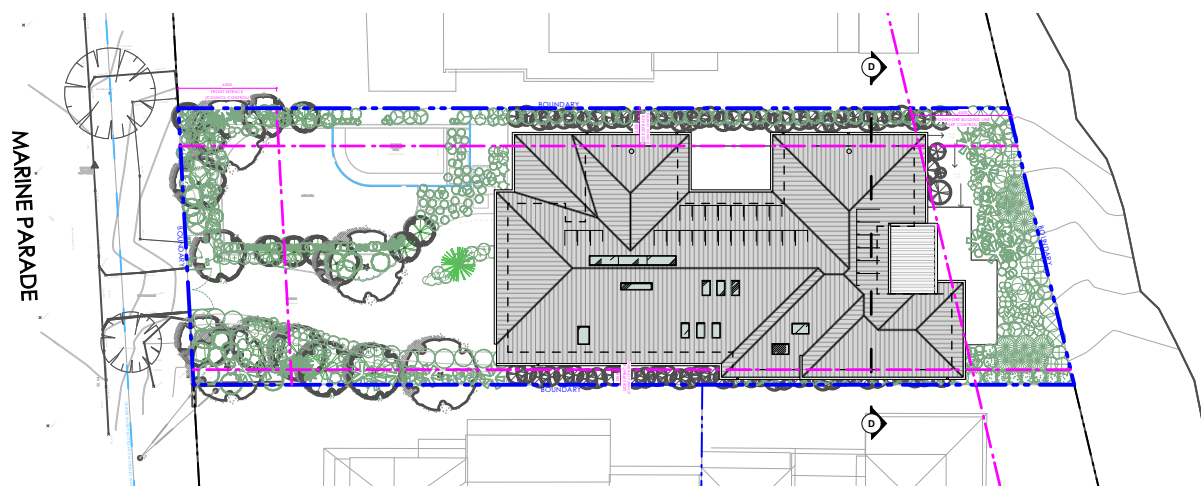
2 SITE SECTION PLAN
Scale 1:500



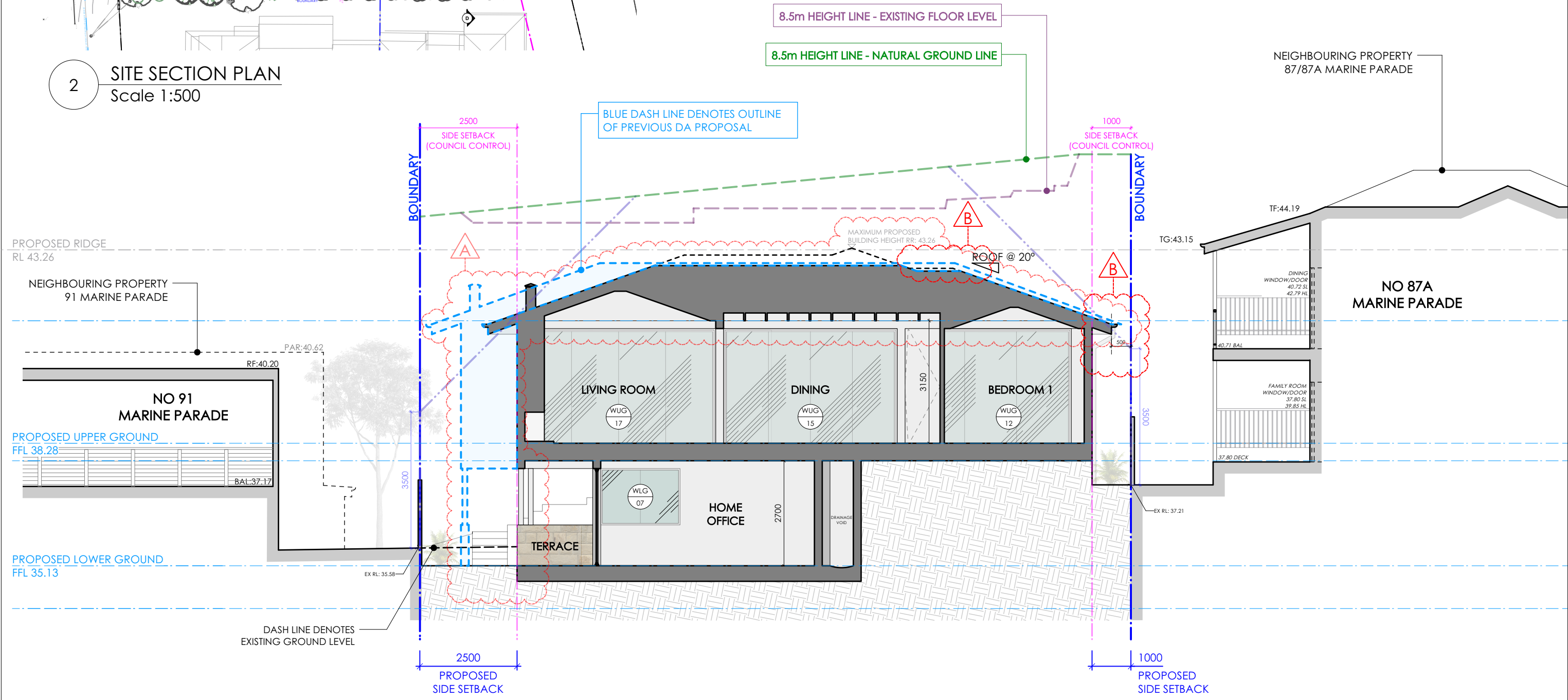
C PROPOSED SITE SECTION C-C
Scale 1:100

AMENDED DA ISSUE

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			CHECKED ACA							



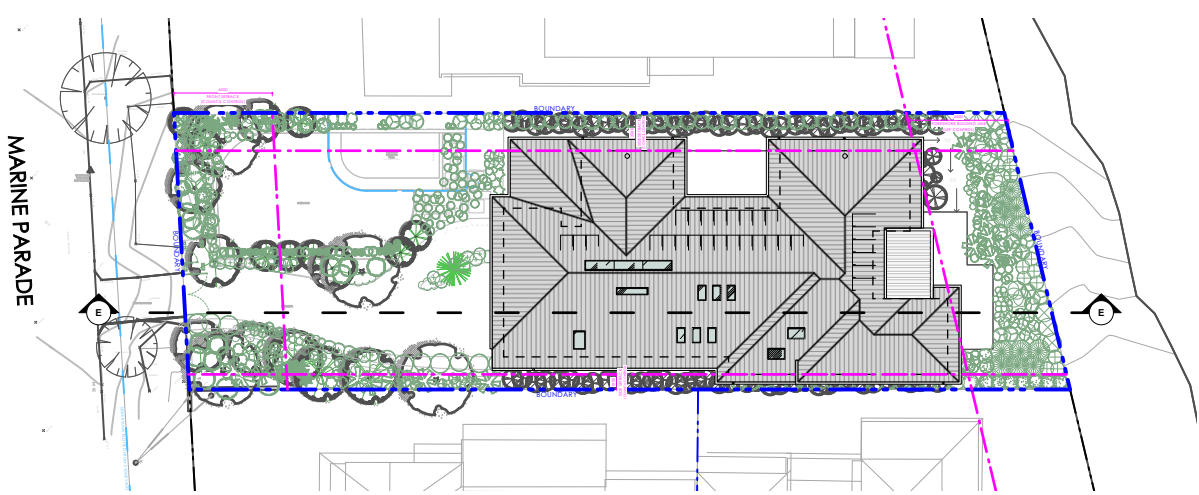
2 SITE SECTION PLAN
Scale 1:500



D PROPOSED SITE SECTION D-D
Scale 1:100

AMENDED DA ISSUE

TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au	ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #
			DA	21.11.2023	ISSUE FOR DA	ACA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	28.05.2024
			REV A	23.04.2024	AMENDED DA ISSUE	ACA				
			REV B	28.05.2024	AMENDED DA ISSUE	ACA				
						For:				
						J. HEMPTON				
							DWG	SCALE @ A3	DWG #	
								1:100	304	
								DRAWN AA	ISSUE	STAGE
								CHECKED ACA	B	DA



0m 5m 10m
SCALE 1:100 @ A3

NOTE:
MODIFIED SECTION PROPOSAL - REFER TO PLANS

2 SITE SECTION PLAN
Scale 1:500

8.5m HEIGHT LINE - NATURAL GROUND LINE

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL

BLUE DASH LINE DENOTES
OUTLINE OF PREVIOUS DA
PROPOSAL

PROPOSED RIDGE
RL 43.26

MAXIMUM PROPOSED
BUILDING HEIGHT RR: 43.26

ROOF @ 20°

6500

FORESHORE BUILDING LINE
(LEP CONTROL)

PROPOSED UPPER GROUND
FFL 38.28

BEDROOM 2

BATHROOM

BEDROOM 3

LAUNDRY

ROBE

BEDROOM 1

SITTING ROOM

OCEAN
DECK

GUEST BEDROOM

BATHROOM

STORE ROOM

CELLAR

OUTDOOR
EQUIPMENT
STORE

PROPOSED LOWER GROUND
FFL 35.13

FOR EXTERNAL LANDSCAPE
REFER TO LANDSCAPE
DESIGN DOCUMENTATION

DASH LINE DENOTES
EXISTING GROUND LEVEL

02
WB

GARAGE

2400
3100

PROPOSED BASEMENT
FFL 31.63

OSD

RAINWATER TANK
REFER TO ENGINEERS DETAIL DESIGN

BLUE DASH LINE DENOTES OUTLINE
OF PREVIOUS DA PROPOSAL

E

PROPOSED SITE SECTION E-E
Scale 1:100

AMENDED DA ISSUE

NOTES
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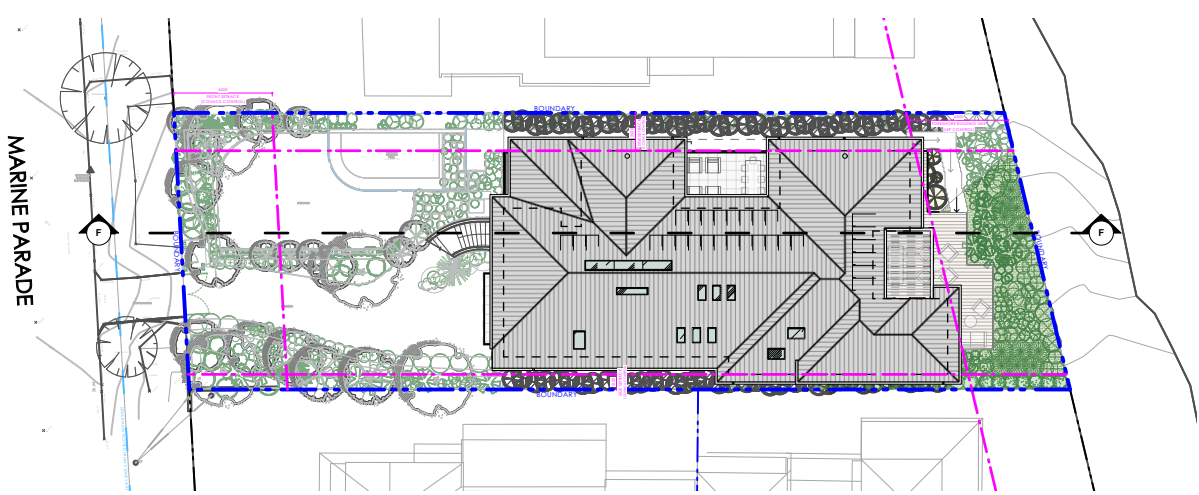
ANNABELLE CHAPMAN ARCHITECT
ANNABELLE CHAPMAN ARCHITECT PTY LTD | Nominated Architect: Annabelle Chapman | NSWARB Reg No 4921 | ABN: 66 095 399 518
Level 19, 100 William Street, Sydney, New South Wales 2000
t: 02 8076 5333 m: 0412 665 412 e: info@achapmanarchitect.com.au w: achapmanarchitect.com.au

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REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SITE SECTION E-E

PROJECT #	2201	DATE #	28.05.2024
SCALE @ A3	1:100	DWG #	305
DRAWN	AA	ISSUE	B
CHECKED	ACA	STAGE	DA



SCALE 1:100 @ A3

NOTE:
MODIFIED SECTION PROPOSAL - REFER TO PLANS

2 SITE SECTION PLAN
Scale 1:500

8.5m HEIGHT LINE - NATURAL GROUND LINE

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL

BLUE DASH LINE DENOTES OUTLINE
OF PREVIOUS DA PROPOSAL

6500
FORESHORE BUILDING LINE
(LEPCONTROL)

PROPOSED RIDGE
RL 43.26



RR: 42.70
ROOF @ 20°

RR: 43.12

PROPOSED UPPER GROUND
FFL 38.28

PROPOSED LOWER GROUND
FFL 35.13

PROPOSED BASEMENT
FFL 31.63

STUDY

GALLERY

COURTYARD
HALL

DINING

OCEAN
DECK

PORCH

FOYER

GUEST
HALL

ROBE

BED
4

HOME
OFFICE

SHOWER
ROOM

PLANT ROOM
BIN STORE
BIKE STORAGE

GARAGE

BLUE DASH LINE DENOTES OUTLINE
OF PREVIOUS DA PROPOSAL

FOR EXTERNAL LANDSCAPE
REFER TO LANDSCAPE
DESIGN DOCUMENTATION

EX RL: 37.49

F

PROPOSED SITE SECTION F-F
Scale 1:100

B - NO CHANGE TO REV A PROPOSALS

AMENDED DA ISSUE

NOTES
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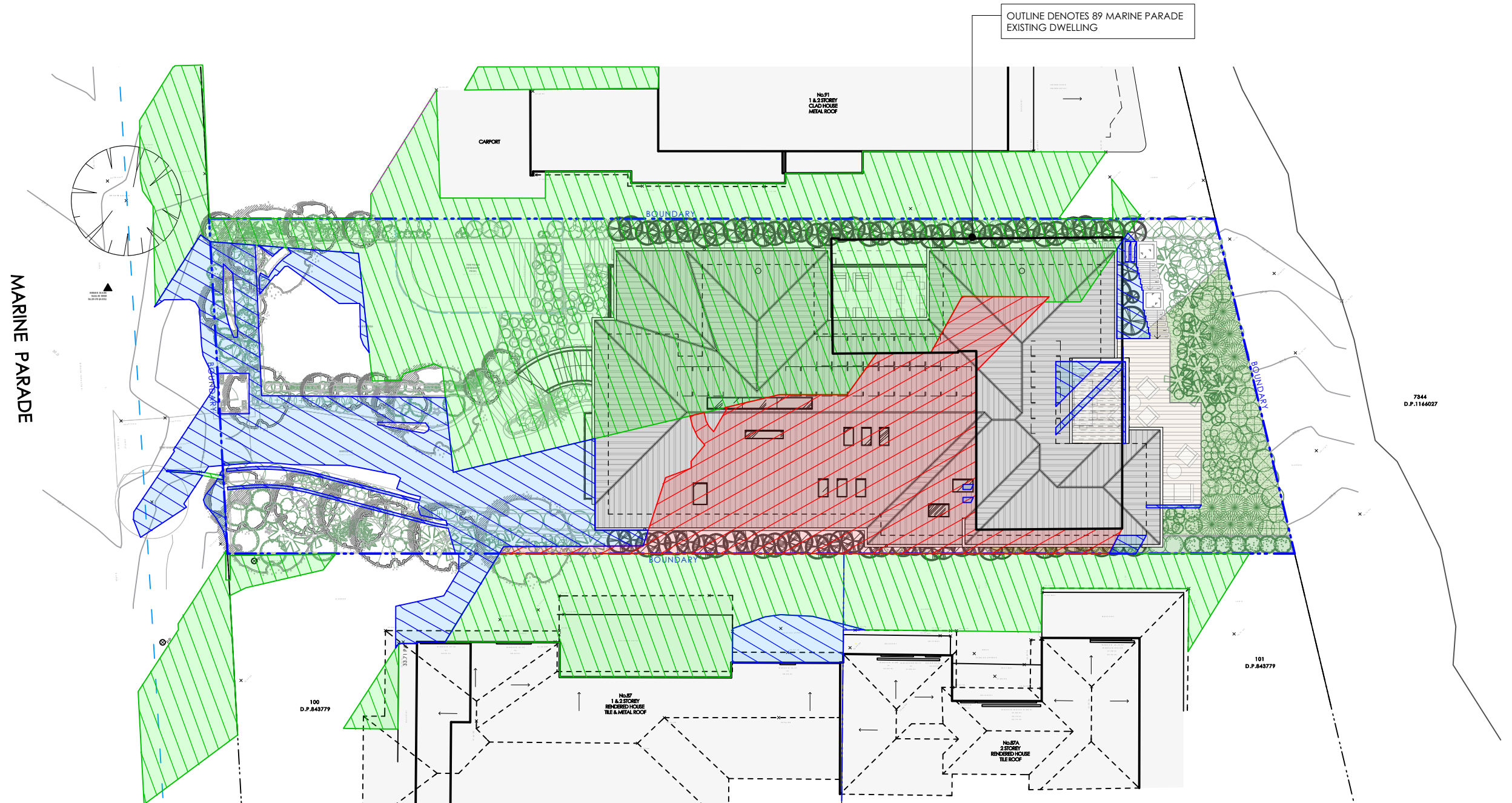
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REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SITE SECTION F-F

PROJECT #	2201	DATE #	28.05.2024
SCALE @ A3	1:100	DWG #	306
DRAWN	AA	ISSUE	B
CHECKED	ACA	STAGE	DA

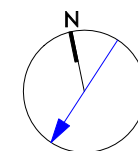
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1 SHADOW DIAGRAM PLAN
09.00 AM 21 JUNE

LEGEND:

-  NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 09.00 AM
 -  89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 09.00 AM
 -  89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 09.00 AM



9:00am 21 JUNE
ALTITUDE: 18°
AZIMUTH: 42° EAST of N



SCALE 1:250 @ A3

AMENDED DA ISSUE



TRUE NORTH

NOTES

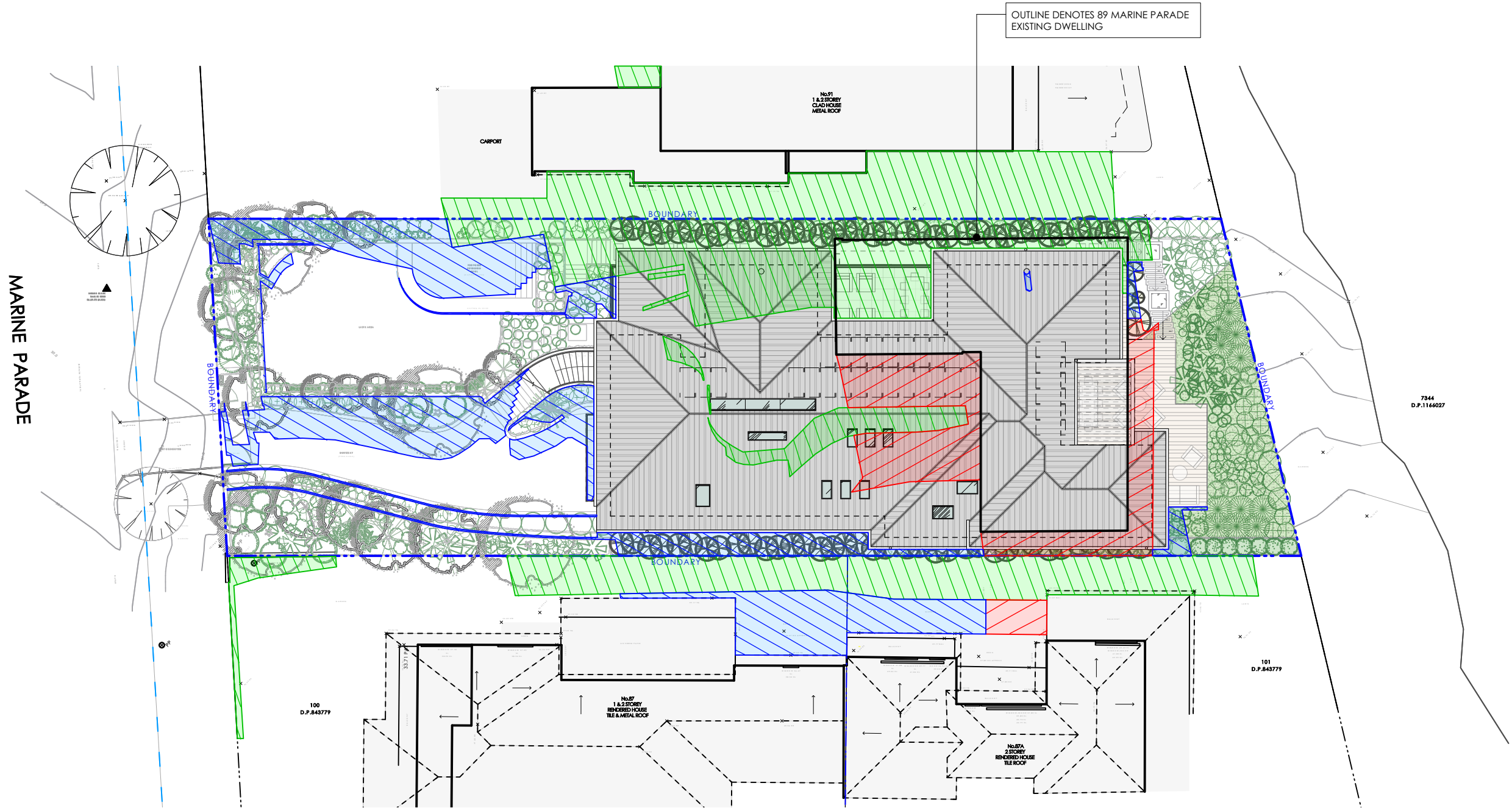
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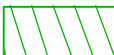
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DA REV A REV B	21.11.2023 23.04.2024 28.05.2024	ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	ACA ACA ACA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	28.05.2024				
For: J. HEMPTON					DWG	SCALE @ A3		DWG #			
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										DRAWN AA	
						CHECKED ACA	B	DA			

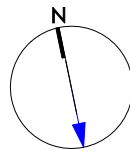
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1 SHADOW DIAGRAM PLAN
12.00 PM 21 JUNE

LEGEND:

-  NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 12.00 PM
-  89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 12.00 PM
-  89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 12.00 PM



12:00pm 21 JUNE
ALTITUDE: 18°
AZIMUTH: 42° EAST of N

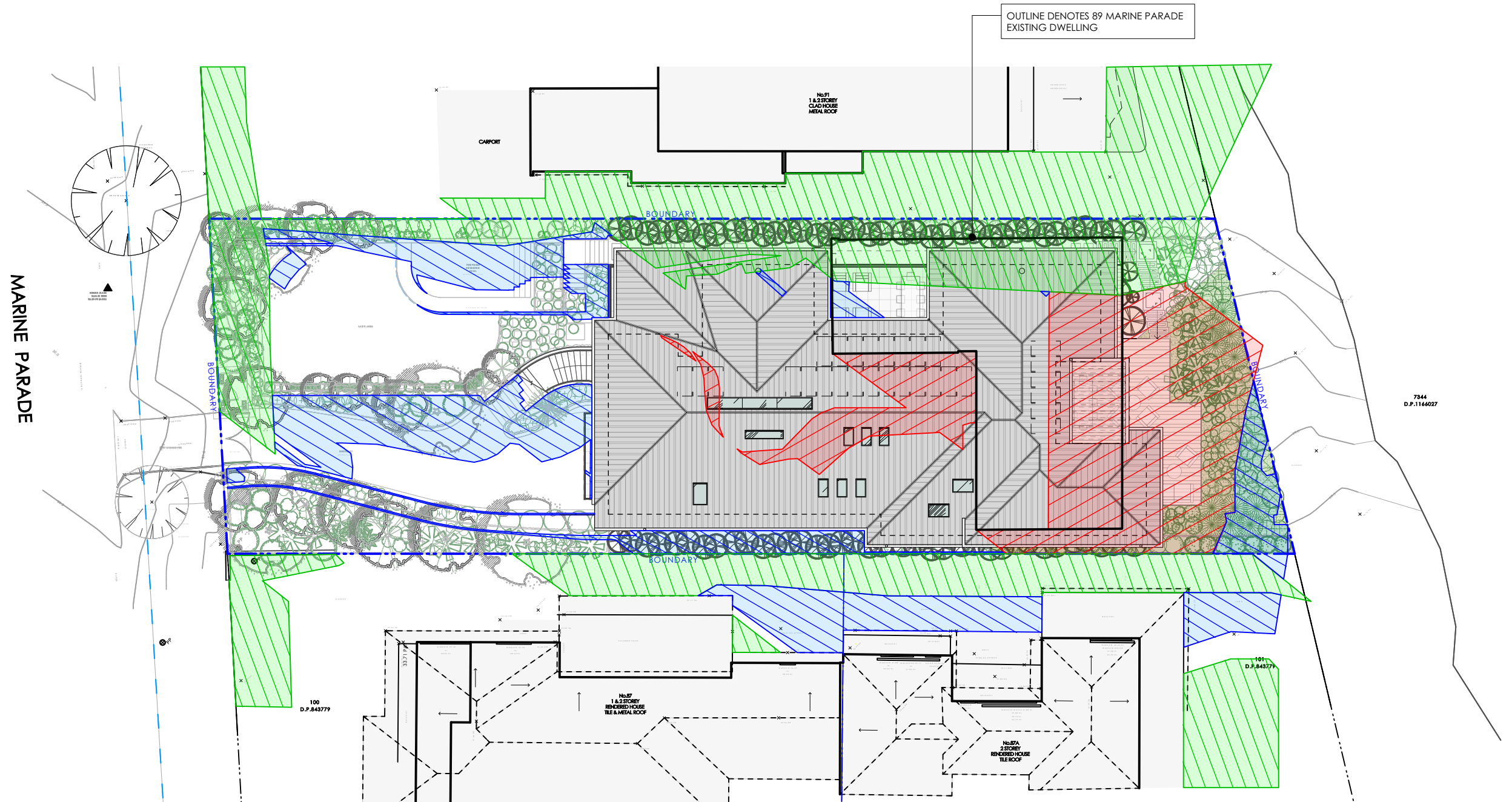


SCALE 1:250 @ A3

AMENDED DA ISSUE

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			REV B	28.05.2024	AMENDED DA ISSUE	ACA	J. HEMPTON			
								DWG	SCALE @ A3	DWG #
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								DRAWN AA	ISSUE	STAGE
								CHECKED ACA	B	DA
								1200PM		

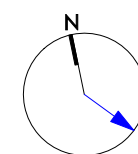
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1 SHADOW DIAGRAM PLAN 15.00 PM 21 JUNE

LEGEND:

-  NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 15.00 PM
 -  89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 15.00 PM
 -  89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 15.00 PM



3:00pm 21 JUNE
ALTITUDE: 18°
AZIMUTH: 42° EAST of N



SCALE 1:250 @ A3

AMENDED DA ISSUE



TRUE NORTH

NOTES

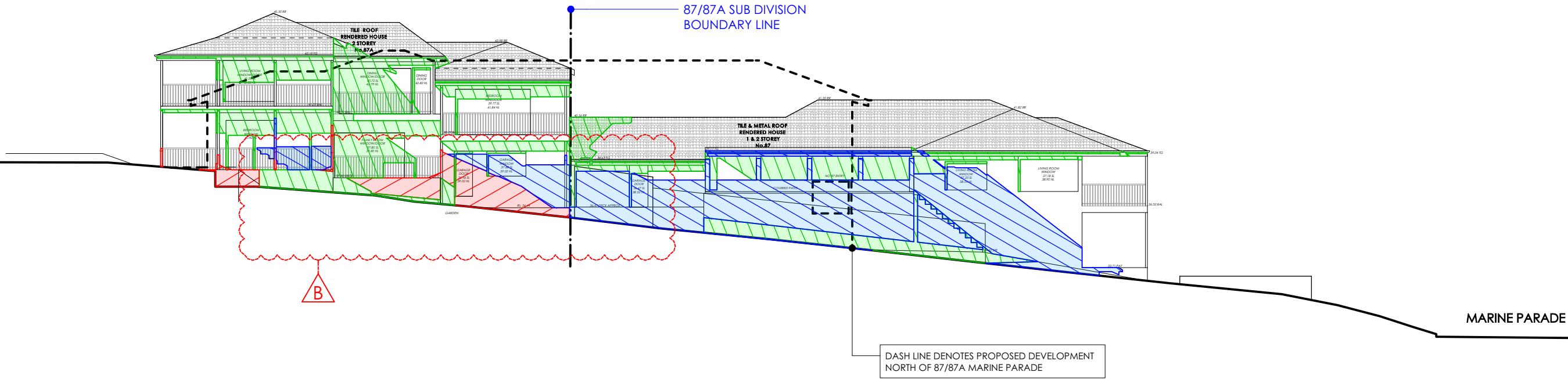
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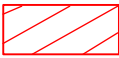
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DA REV A REV B	21.11.2023 23.04.2024 28.05.2024	ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	ACA ACA ACA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	28.05.2024				
For: J. HEMPTON					DWG	SCALE @ A3		DWG #			
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										DRAWN AA	
						CHECKED ACA	B	DA			

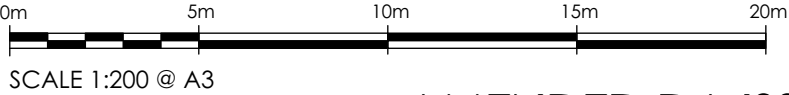
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1 SHADOW DIAGRAM - 87 / 87A NORTH FACING ELEVATION
09.00 AM 21 JUNE

LEGEND:

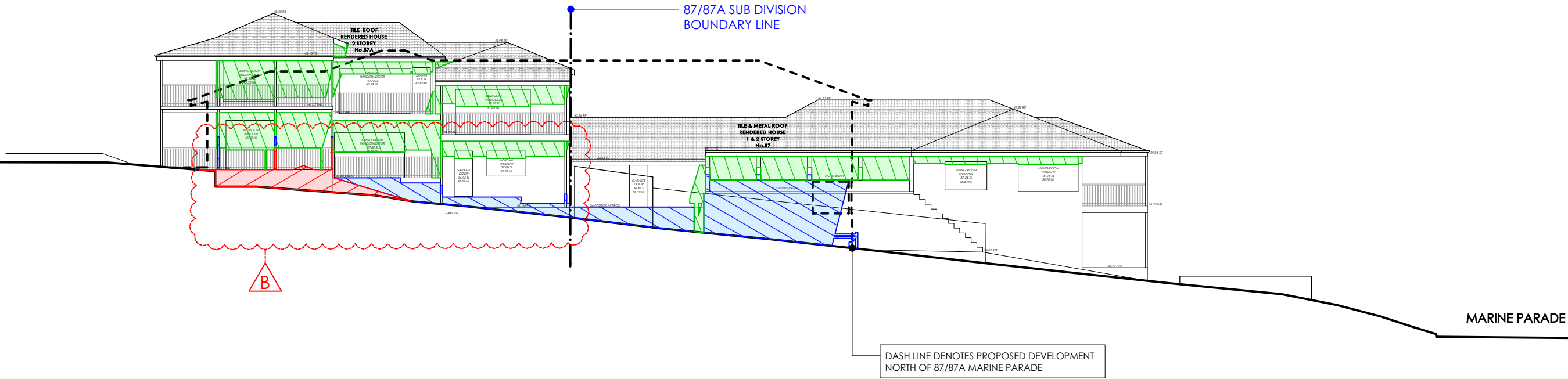
-  NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 09.00 AM
-  89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 09.00 AM
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PROPOSED SHADOW : 21 JUNE - 09.00 AM



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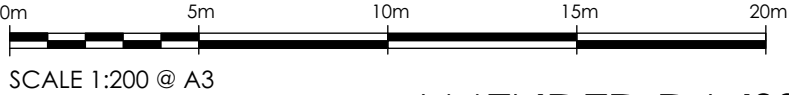
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1 SHADOW DIAGRAM - 87 / 87A NORTH FACING ELEVATION
12.00 PM 21 JUNE

LEGEND:

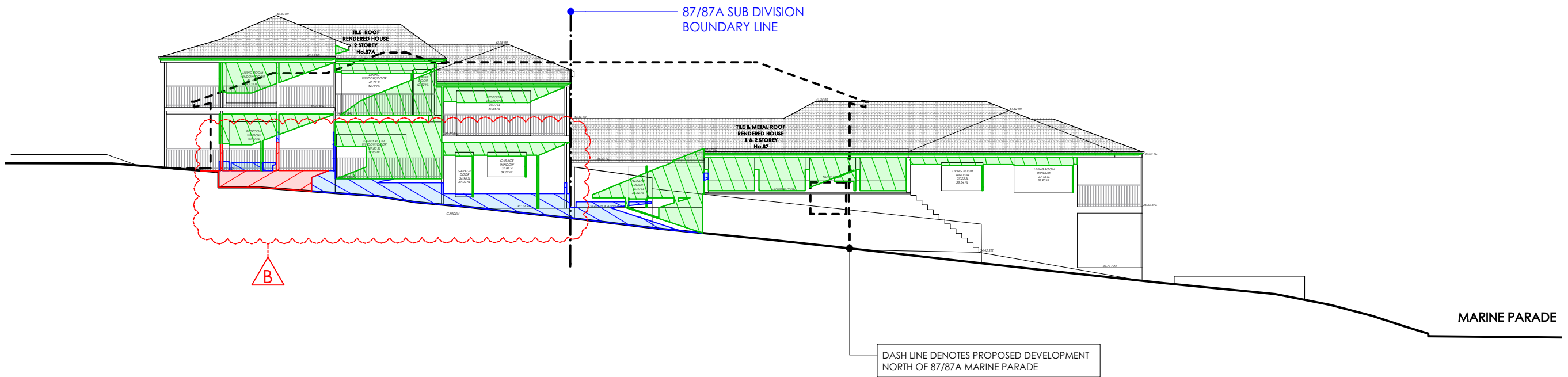
- NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 12.00 PM
- 89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 12.00 PM
- 89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 12.00 PM



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								DWG	SCALE @ A3		DWG #
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								ELEVATION 1200PM	DRAWN AA	ISSUE	STAGE
									CHECKED ACA	B	DA

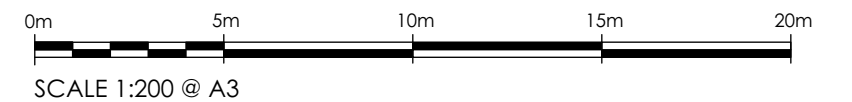
NOTE:
MODIFIED SHADOW DIAGRAM PROPOSAL - REFER TO PLANS



1) SHADOW DIAGRAM - 87 / 87A NORTH FACING ELEVATION
15.00 PM 21 JUNE

LEGEND:

-  NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 15.00 PM
 -  89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 15.00 PM
 -  89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 15.00 PM



AMENDED DA ISSUE

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									DRAWN AA	ISSUE	STAGE
									CHECKED ACA	B	DA



89 MARINE PARADE

1 PROPOSED PHOTOMONTAGE VIEW - STREET FRONTAGE FROM MARINE PARADE
Scale NTS @A3

NOTE:
MODIFIED 3D MODEL PHOTOMONTAGE VIEW

AMENDED DA ISSUE

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DWG	SCALE @ A3	DWG #																														
3D MODEL - PHOTOMONTAGE VIEW	NTS	601																														
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DRAWN	AA	ISSUE	STAGE																													
CHECKED	ACA	B	DA																													



1 PROPOSED PHOTOMONTAGE VIEW - OCEAN FACING ELEVATION
Scale NTS @A3

NOTE:
MODIFIED 3D MODEL PHOTOMONTAGE VIEW

AMENDED DA ISSUE

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VIEW FROM 87/A MARINE PARADE BALCONY

1

EXISTING VIEW

Scale NTS @A3

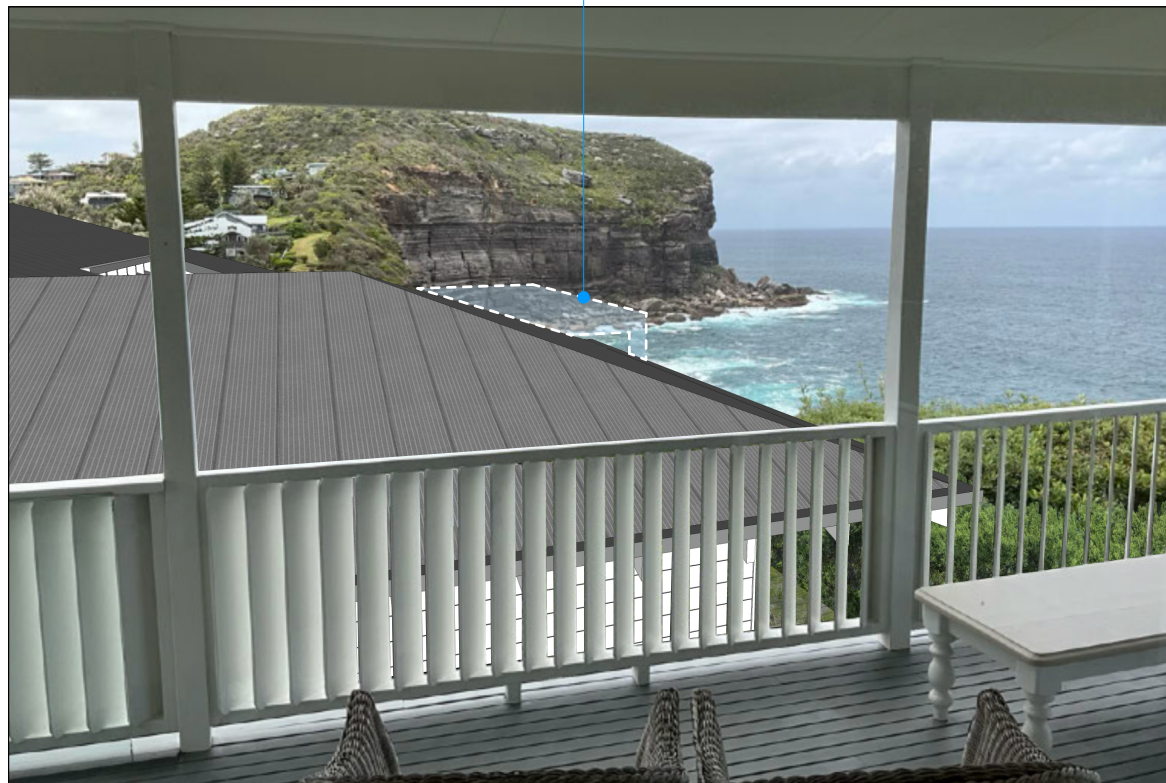


*PERGOLA VISIBLE FROM NEIGHBOURING PROPERTY VIEW
VIEW FROM 87/A MARINE PARADE BALCONY

2

PREVIOUS DA APPLICATION

Scale NTS @A3



*PERGOLA NO LONGER VISIBLE FROM NEIGHBOURING PROPERTY VIEW
VIEW FROM 87/A MARINE PARADE BALCONY
MODIFIED PROPOSAL WITH PREVIOUS DA OVERLAY

3

AMENDED DA APPLICATION

Scale NTS @A3



*PERGOLA NO LONGER VISIBLE FROM NEIGHBOURING PROPERTY VIEW
VIEW FROM 87/A MARINE PARADE BALCONY
MODIFIED PROPOSAL ONLY

4

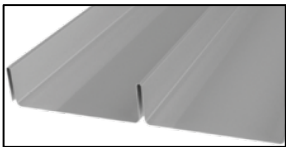
AMENDED DA APPLICATION

Scale NTS @A3

AMENDED DA ISSUE

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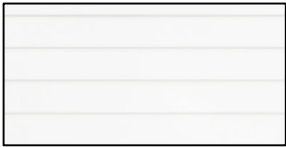
MATERIAL FINISHES



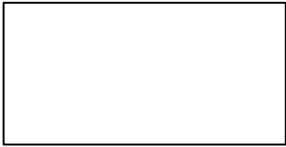
REF 01
STANDING SEAM ROOF:
MEDIUM COLOUR FINISH



REF 02
GUTTERS & DOWNPIPES:
MEDIUM COLOUR FINISH



REF 03
WEATHERBOARD:
LIGHT COLOUR FINISH



REF 04
WINDOW FRAMES:
LIGHT COLOUR FINISH



REF 05
GLASS:
TO TERRACE BALUSTRADE
& TO POOL FENCE



REF 06
COMPLIANT BALUSTRADES:
DARK COLOUR FINISH

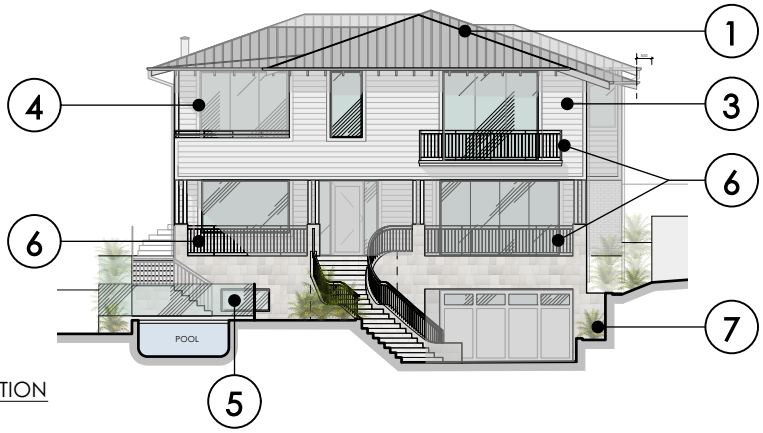


REF 07
SANDSTONE:
NATURAL STONE FINISH

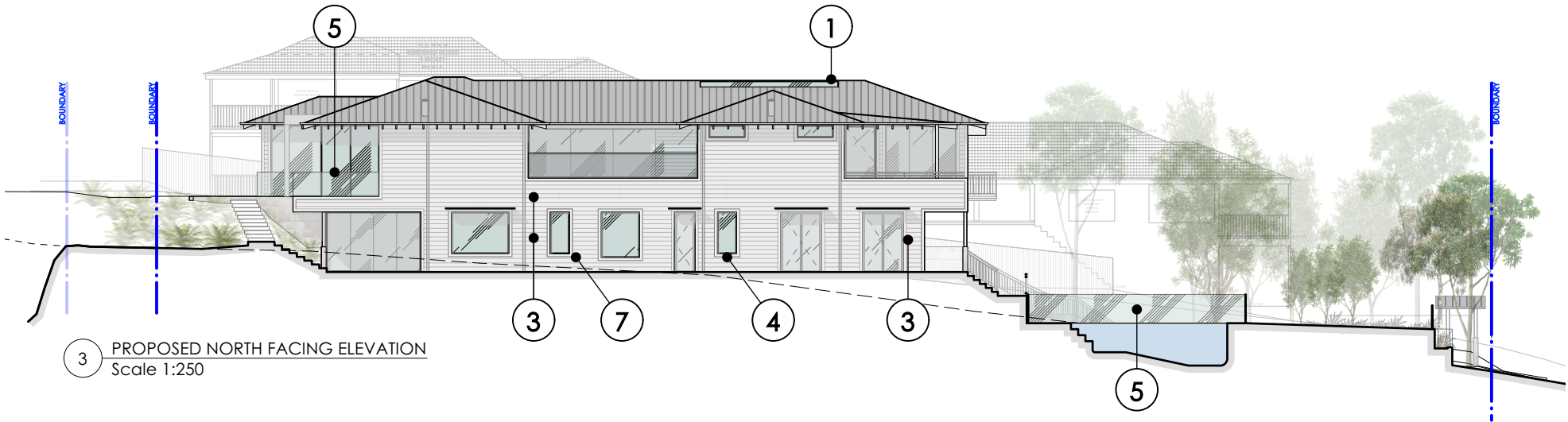


REF 08
PAINTED MASONRY:
LIGHT COLOUR FINISH

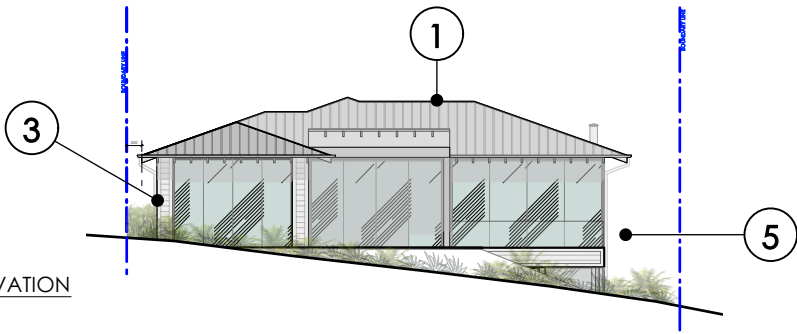
MATERIAL NOTE:
MATERIAL PALETTE RETAINED AS PER PREVIOUS DA PROPOSAL



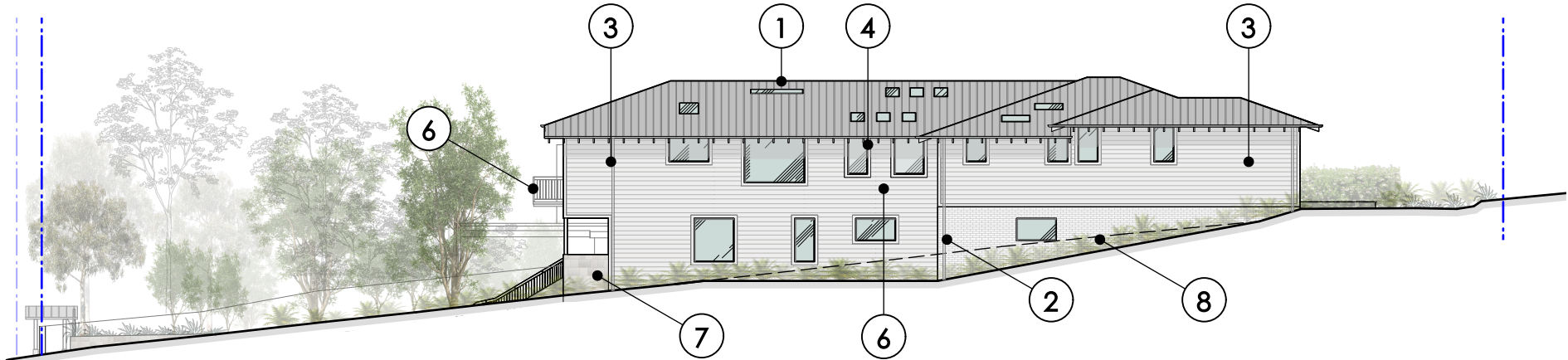
2 PROPOSED WEST FACING ELEVATION
Scale 1:250



3 PROPOSED NORTH FACING ELEVATION
Scale 1:250



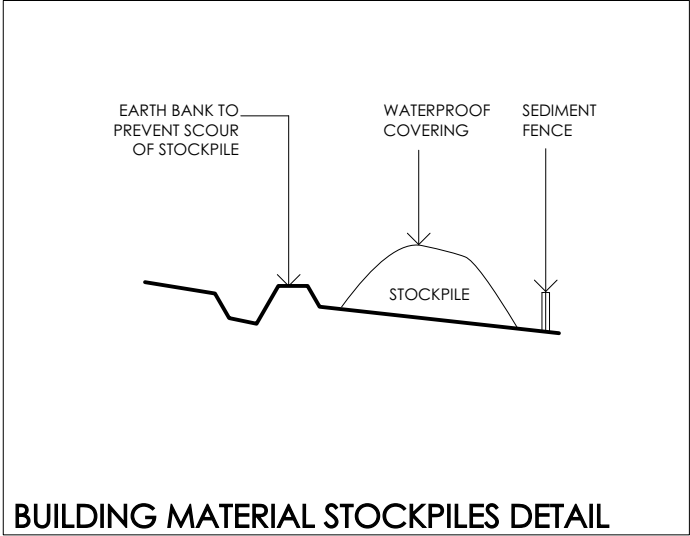
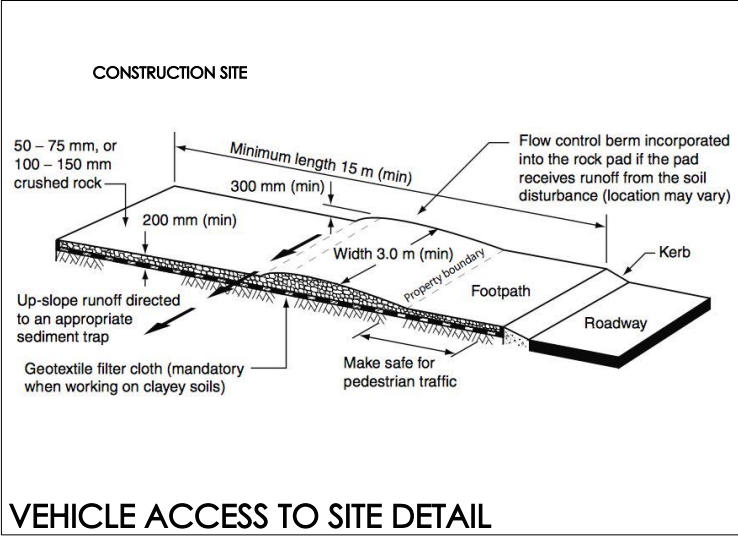
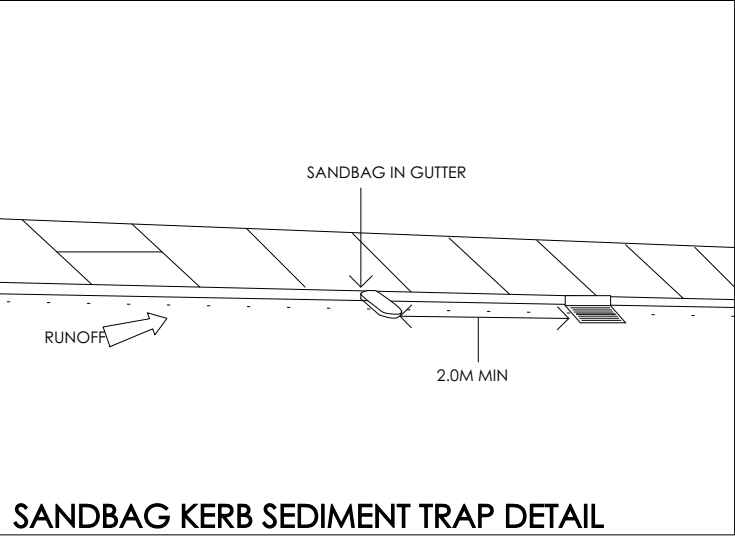
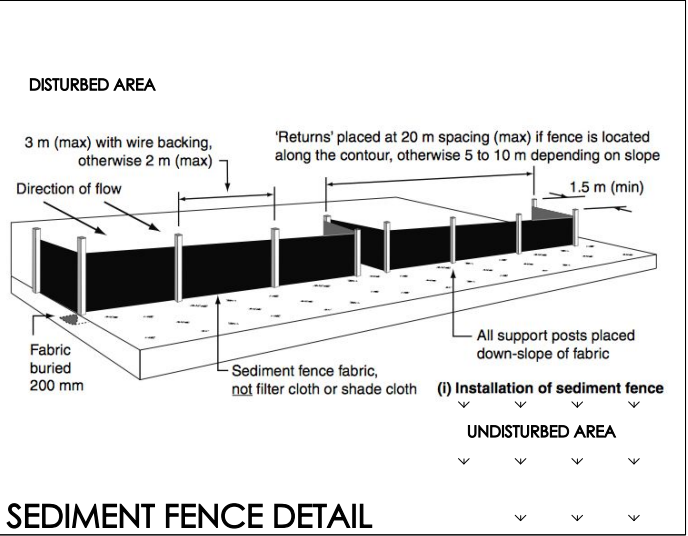
4 PROPOSED EAST FACING ELEVATION
Scale 1:250



5 PROPOSED SOUTH FACING ELEVATION
Scale 1:250

AMENDED DA ISSUE

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CHECKED	ACA	B	DA																													



MANAGEMENT:

- ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER
- MINIMISE DISTURBED AREAS
- ALL LOOSE MATERIAL STOCKPILES TO BE COVERED AND CLEAR OF ALL DRAINS, NATURAL WATER COURSES, GUTTERS AND FOOTPATHS
- ROAD & FOOTPATH TO BE SWEEP DAILY
- STABILISE AND REVEGETATE SITE BEFORE REMOVING EROSION AND SEDIMENT CONTROL DEVICES
- DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM (AS SOON AS POSSIBLE)
- EXCESS MATERIALS (CEMENT, CONCRETE SLURRY, WATER AND SOLVENT FOR CLEANING PAINT BRUSHES/TOOLS ETC MUST NOT BE WASHED INTO THE STORMWATER SYSTEM

SEDIMENT CONTROL:

WHERE CONSTRUCTION OR EXCAVATION ACTIVITY REQUIRES DISTURBANCE OF THE SOIL SURFACE OR EXISTING VEGETATION, EROSION AND SEDIMENT CONTROL TECHNIQUES, AS A MINIMUM, ARE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS - REFER TO THE PUBLICATION MANAGING URBAN STORMWATER: SOIL & CONSTRUCTION, COMMONLY REFERRED TO AS THE BLUE BOOK OR A SUITABLE AND EFFECTIVE ALTERNATIVE METHOD.

SEDIMENT & EROSION CONTROL SIGNAGE:

A DURABLE SIGN SHALL BE ERECTED DURING BUILDING WORKS IN A PROMINENT LOCATION ON SITE, WARNING OF PENALTIES SHOULD APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES NOT BE MAINTAINED.

TEMPORARY DISPOSAL OF STORMWATER RUNOFF:

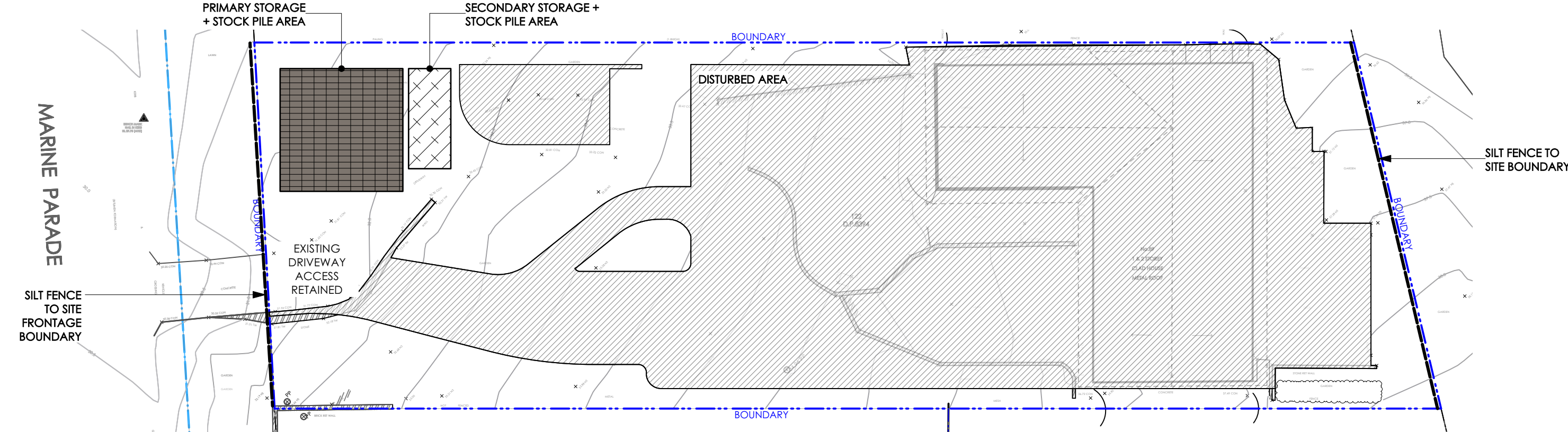
DURING CONSTRUCTION, STORMWATER RUNOFF SHALL BE DISPOSED IN A CONTROLLED MANNER THAT IS COMPATIBLE WITH THE EROSION AND SEDIMENT CONTROLS ON THE SITE. IMMEDIATELY UPON COMPLETION OF ANY IMPERVIOUS AREAS ON THE SITE (INCLUDING ROOFS, DRIVEWAYS & PAVING) AND WHERE THE FINAL DRAINAGE SYSTEM IS INCOMPLETE, THE NECESSARY TEMPORARY DRAINAGE SYSTEMS MUST BE INSTALLED TO REASONABLY MANAGE AND CONTROL RUNOFF AS FAR AS THE APPROVED POINT OF STORMWATER DISCHARGE.

INSTALLATION & MAINTENANCE OF SEDIMENT CONTROL MEASURES:

EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED & MAINTAINED AT ALL TIMES

NOTES:

- THIS PLAN HAS BEEN PREPARED VIA A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED, NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
- ONLY VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE, NON VISIBLE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN;
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION OF THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES;
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED;
- SEWER CONNECTION TO AUTHORITIES' REQUIREMENTS STORMWATER CONNECTION TO STREET.



LEGEND:

- DISTURBED AREA
- PRIMARY STORAGE + STOCK PILE AREA
- SECONDARY STORAGE + STOCK PILE AREA
- SILT FENCE

NOTE:

SEDIMENT CONTROL RETAINED AS PER PREVIOUS DA PROPOSAL

AMENDED DA ISSUE

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			DWG SEDIMENT CONTROL PLAN	SCALE @ A3 1:200	DWG # 901	DRAWN AA	ISSUE B	STAGE DA		
CHECKED ACA										

DA DETERMINATION NOTE:
PRIOR TO THE COMMENCEMENT OF WORKS & MAINTAINED DURING THE WORKS:

D4: NO WORKS SHALL BE CARRIED OUT IN COUNCILS ROAD RESERVE.

D5: NO SKIP BINS OR MATERIALS ARE TO BE STORED ON COUNCIL'S ROAD RESERVE

D6. A CLEARLY LEGIBLE SITE MANAGEMENT SIGN IS TO BE ERECTED AND MAINTAINED THROUGHOUT THE COURSE OF THE WORKS. THE SIGN IS TO BE CENTRALLY LOCATED ON THE MAIN STREET FRONTAGE OF THE SITE AND IS TO CLEARLY STATE IN LEGIBLE LETTERING THE FOLLOWING:
- THE BUILDER'S NAME, BUILDER'S TELEPHONE CONTACT NUMBER (BOTH DURING WORK HOURS AND AFTER HOURS);
- THAT NO WORKS ARE TO BE CARRIED OUT IN COUNCIL'S ROAD RESERVE WITHOUT THE WRITTEN APPROVAL OF THE COUNCIL;
- THAT A ROAD OPENING PERMIT ISSUED BY COUNCIL MUST BE OBTAINED FOR ANY ROAD OPENINGS OR EXCAVATION WITHIN COUNCIL'S ROAD RESERVE ASSOCIATED WITH DEVELOPMENT OF THE SITE, INCLUDING STORMWATER, DRAINAGE, WATER, SEWER, ELECTRICITY, GAS AND COMMUNICATION CONNECTIONS.
- DURING THE COURSE OF ANY ROAD OPENING WORKS A ROAD OPENING PERMIT SHALL BE VISIBLY DISPLAYED AT THE SITE.;;
- THAT NO SKIP BINS OR MATERIALS ARE TO BE STORED ON COUNCIL'S ROAD RESERVE;
- THAT THE CONTACT NUMBER FOR PITWATER COUNCIL FOR PERMITS IS 9970 1111

D7. ALL PROPOSED DEMOLITION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS2601-2001 (THE DEMOLITION OF STRUCTURES).

PRECAUTIONS TO BE TAKEN SHALL INCLUDE COMPLIANCE WITH THE REQUIREMENTS OF THE WORK COVER AUTHORITY OF NEW SOUTH WALES, INCLUDING BUT NOT LIMITED TO:

1. PROTECTION OF SITE WORKERS AND GENERAL PUBLIC.
2. ERECTION OF HOARDINGS WHERE APPROPRIATE.
3. ASBESTOS HANDLING AND DISPOSAL WHERE APPLICABLE.
4. ANY DISUSED SERVICE CONNECTIONS SHALL BE CAPPED OFF.

COUNCIL TO BE GIVEN 48 HOURS WRITTEN NOTICE OF THE DESTINATION/S OF ANY EXCAVATION OR DEMOLITION MATERIAL. THE DISPOSAL OF REFUSE IS TO BE TO AN APPROVED WASTE DISPOSAL DEPOT.

D8. A STAMPED COPY OF APPROVED PLANS SHALL BE KEPT ON SITE **AT ALL TIMES** DURING CONSTRUCTION.

D9. TOILET FACILITIES ARE TO BE PROVIDED IN A LOCATION WHICH WILL NOT DETRIMENTALLY AFFECT THE AMENITY OF ANY ADJOINING RESIDENTS AT OR IN THE VICINITY OF THE WORK SITE DURING THE DURATION OF THE DEVELOPMENT.

D10. DEMOLITION WORKS MUST BE CARRIED OUT IN COMPLIANCE WITH WORKCOVERS SHORT GUIDE TO WORKING WITH ASBESTOS CEMENT AND AUSTRALIAN STANDARD AS 2601-2001 THE DEMOLITION OF STRUCTURES.

ASBESTOS:
THE SITE MUST BE PROVIDED WITH A SIGN CONTAINING THE WORKS **DANGER ASBESTOS REMOVAL IN PROGRESS** MEASURING NOT LESS THAN 400MM X 300MM AND BE ERECTED IN A PROMINENT VISIBLE POSITION ON THE SITE. THE SIGN IS TO BE ERECTED PRIOR TO DEMOLITION WORK COMMENCING AND IS TO REMAIN IN PLACE UNTIL SUCH TIME AS ALL ASBESTOS CEMENT HAS BEEN REMOVED FROM THE SITE AND DISPOSED TO A LAWFULL WASTE DISPOSAL FACILITY.
ALL ASBESTOS LADEN WASTE, INCLUDING FLAT, CORRUGATED OR PROFILED ASBESTOS CEMENT SHEETS MUST BE DISPOSED OF AT A LAWFULL WASTE DISPOSAL FACILITY. UPON COMPLETION OF TIPPING OPERATIONS THE APPLICANT MUST LODGE TO THE PRINCIPAL CERTIFYING AUTHORITY, ALL RECEIPTS ISSUED BY THE RECEIVING TIP AS EVIDENCE OF PROPER DISPOSAL.

LEGEND:

DISTURBED AREA

PRIMARY STORAGE + STOCK PILE AREA

SECONDARY STORAGE + STOCK PILE AREA

SITE WASTE STORAGE

EXECUTION - TEMPORARY SUPPORT

SUPPORT GENERAL: IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.
EXISTING ELEMENTS: UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.

GROUND SUPPORT: SUPPORT EXCAVATIONS FOR DEMOLITION OF UNDERGROUND STRUCTURES.

ADJACENT STRUCTURES: PROVIDE SUPPORTS TO ADJACENT STRUCTURES WHERE NECESSARY, SUFFICIENT TO PREVENT DAMAGE RESULTING FROM THE WORKS.

- LATERAL SUPPORTS: PROVIDE LATERAL SUPPORT EQUAL TO THAT GIVEN BY THE STRUCTURE TO BE DEMOLISHED.
- VERTICAL SUPPORTS: PROVIDE VERTICAL SUPPORT EQUAL TO THAT GIVEN BY THE STRUCTURE TO BE DEMOLISHED.
- REFER TO DA DETERMINATION C6 - SHORING FOR ADJOINING PROPERTY.
- REFER TO DA DETERMINATION C7 - STRUCTURAL ADEQUACY OF ADJOINING PROPERTIES - EXCAVATION WORKS

PERMANENT SUPPORTS: IF PERMANENT SUPPORTS FOR ADJACENT STRUCTURES ARE NECESSARY AND ARE NOT DOCUMENTED, GIVE NOTICE AND OBTAIN INSTRUCTIONS.

PROTECTION:

ENCROACHMENT: PREVENT THE ENCROACHMENT OF DEMOLISHED MATERIALS ONTO ADJOINING PROPERTY, INCLUDING PUBLIC PLACES.

DUST PROTECTION: PROVIDE DUST-PROOF SCREENS, BULKHEADS AND COVERS TO PROTECT EXISTING FINISHES AND THE IMMEDIATE ENVIRONMENT FROM DUST AND DEBRIS.

TEMPORARY SCREENS:

GENERAL: FILL THE WHOLE OF DESIGNATED TEMPORARY OPENINGS OR OTHER SPACES USING DUSTPROOF AND WEATHERPROOF TEMPORARY SCREENS, FIXED SECURELY TO THE EXISTING STRUCTURE, AND INSTALL TO ENSURE APPROPRIATE SHEDDING OF WATER TO AVOID DAMAGE TO RETAINED EXISTING ELEMENTS OR ADJACENT STRUCTURES AND CONTENTS.

TYPE: TIMBER FRAMED SCREENS SHEETED WITH 12 MM PLYWOOD AND PAINTED. SEAL THE JUNCTIONS BETWEEN THE SCREENS AND THE OPENINGS.

TEMPORARY ACCESS: IF REQUIRED, PROVIDE A SUBSTANTIAL TEMPORARY DOORSET FITTED WITH A RIM DEADLOCK, AND REMOVE ON COMPLETION OF DEMOLITION.

EXPOSED SURFACES: WHERE NECESSARY, PROTECT AND WEATHERPROOF THE SURFACES OF ADJACENT STRUCTURES EXPOSED BY DEMOLITION.

COORDINATE WITH GENERAL APPROVED PROFESSIONALS FOR THE REMOVAL AND REPLACEMENT OF ALL EXISTING BUILDING ELEMENTS (SUCH AS CEILINGS, WALLS, ETC.) AS REQUIRED FOR ELECTRICAL/MECHANICAL SERVICES WORK.

EXISTING SERVICES:

LOCATION: BEFORE COMMENCING DEMOLITION, LOCATE AND MARK EXISTING UNDERGROUND SERVICES IN THE AREAS WHICH WILL BE AFFECTED BY THE DEMOLITION OPERATIONS.

UTILITY SERVICES: CONTACT DIAL BEFORE YOU DIG TO IDENTIFY LOCATION OF UNDERGROUND UTILITY SERVICES PIPES AND CABLES.

- REMOVAL OF EXISTING PLUMBING FIXTURES AND EQUIPMENT, ETC. WILL REQUIRE CAPPING AND SEALING EXISTING MAINS OR BRANCHES AS NECESSARY AND REQUIRED TO ALLOW THE REMAINING SYSTEMS TO FULLY OPERATE WITHOUT DEGRADATION. CONTRACTOR SHALL PROVIDE PROTECTION TO PROTECT THE EXISTING RETAINED AREAS AND EQUIPMENT FROM DUST AND DEBRIS DURING THE CONSTRUCTION WORK WHERE POSSIBLE, AND SHALL CLEAN THE AREAS OF ALL CONSTRUCTION DIRT ON A REGULAR BASIS, AND UPON COMPLETION OF THE WORK.

- ALL DRAINED PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED BY THIS CONTRACTOR, ONCE NEW WORK HAS BEEN INSTALLED.

- EXISTING PIPING AND EQUIPMENT NOT TO BE UTILIZED IN THE COMPLETED BUILDING SHALL BE DISCONTINUED OR REMOVED AS REQUIRED. ALL ENDS OF DISCONTINUED PIPING SHALL BE CAPPED IN THE NEAREST WALL, CEILING OR FLOOR SO THAT THEY ARE COMPLETELY CONCEALED. REFER TO DRAWINGS DELINEATING NEW WORK FOR ADDITIONAL INFORMATION REGARDING SYSTEMS OR PORTIONS OF SYSTEMS WHERE USE IS TO BE DISCONTINUED.

- EXISTING PIPING, FIXTURES AND EQUIPMENT THAT ARE NOT TO BE REUSED SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE OWNER IF THEY WISH TO RETAIN OWNERSHIP OF SAME. IF NOT, EQUIPMENT SHALL BECOME THE PROPERTY OF THIS CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

- ALL ACCESSIBLE ABANDONED PIPING AND DUCTWORK SHALL BE REMOVED AND PROPERLY DISPOSED OF.

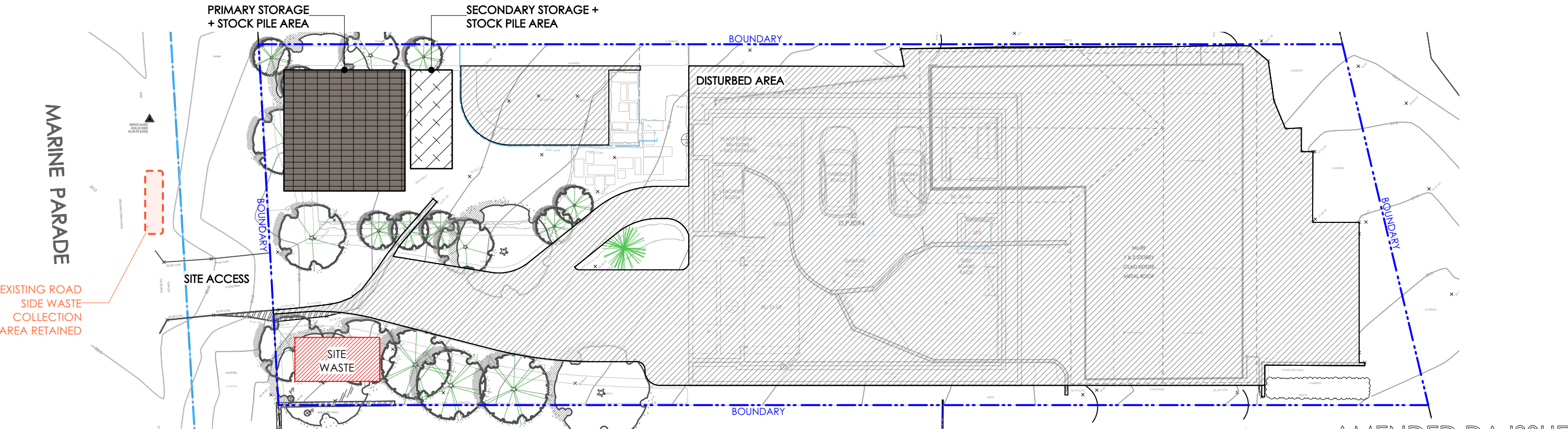
- ALL CUTTING AND CHANNELING OF EXISTING BUILDING SHALL BE ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER WITHOUT REMOVAL OF EXCESS MATERIALS. THIS CONTRACTOR SHALL PATCH AND REPLACE WITH MATERIAL SIMILAR TO ADJACENT CONSTRUCTION.

- WHERE EXISTING PIPING AND EQUIPMENT, ETC., THAT ARE TO BE UTILIZED IN THE COMPLETED PROGRAM CONFLICT WITH NEW CONSTRUCTION AND THE REQUIRED DEMOLITION, THEY SHALL BE RELOCATED AND RECONNECTED TO MAINTAIN THE DESIRED SERVICE.

EXCAVATION: DO NOT EXCAVATE BY MACHINE WITHIN 1 M OF EXISTING UNDERGROUND SERVICES. **SEE PLANS FOR PIPEWORK WITHIN SITE + DIAL BEFORE YOU DIG.**

NOTE:

WASTE MANAGMENT RETAINED AS PER PREVIOUS DA PROPOSAL



AMENDED DA ISSUE

N TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518 Level 19, 100 William Street, Sydney, New South Wales 2000 t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au		ISSUE DA REV A REV B	DATE 21.11.2023 23.04.2024 28.05.2024	NOTE ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	DWN BY ACA ACA ACA	PROJECT PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS 89 MARINE PARADE NORTH AVALON		PROJECT # 2201	DATE # 28.05.2024
									DWG WASTE MANAGEMENT PLAN		SCALE @ A3 1:200	DWG # 902
									DRAWN AA	ISSUE B	STAGE DA	
									CHECKED ACA			

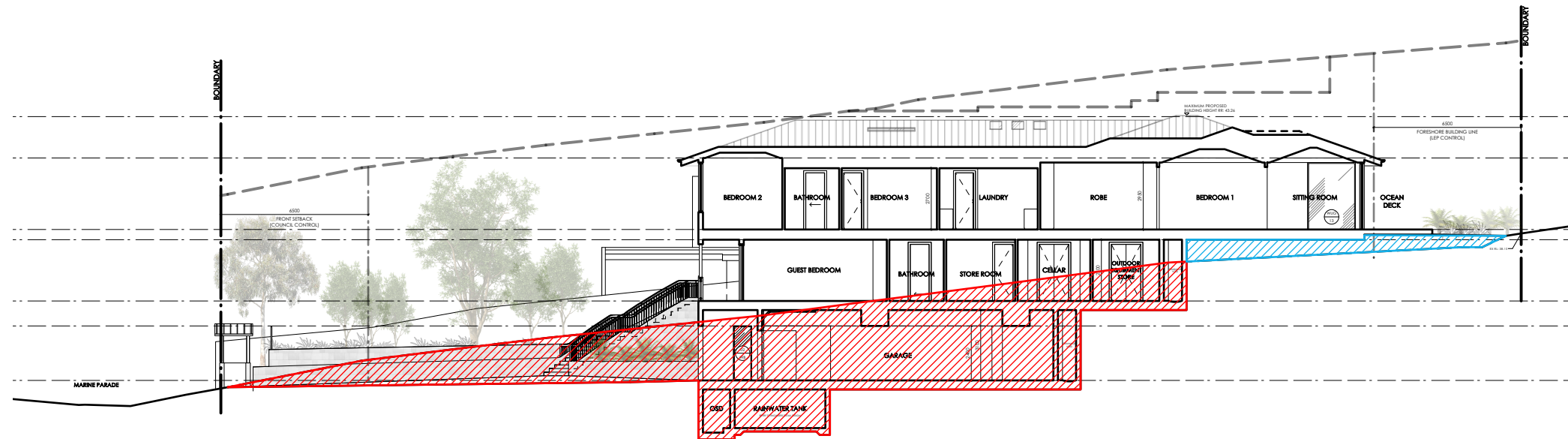
NOTE:
CALCULATIONS - REFER TO PLANS & SECTIONS

EXCAVATION SCHEDULE:

TOTAL ESTIMATED SITE EXCAVATION: 1465.2 M³

TOTAL ESTIMATED SITE FILL: 192.1 M³

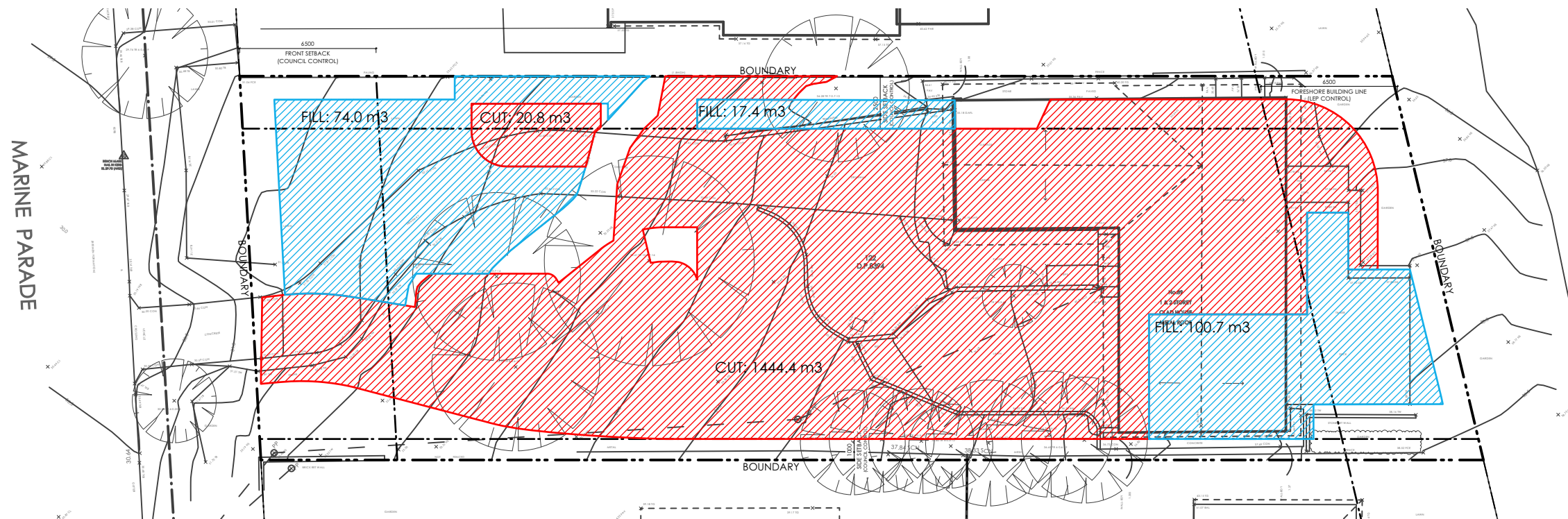
*TOTAL ESTIMATED SITE EXCAVATION OF PREVIOUS DA PROPOSAL: 1707.0 M³
*TOTAL ESTIMATED SITE FILL OF PREVIOUS DA PROPOSAL: 192.1 M³



E

PROPOSED SITE SECTION

Scale 1:250



1

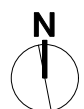
PROPOSED CUT / FILL PLAN

Scale 1:250



SCALE 1:250 @ A3

AMENDED DA ISSUE



TRUE NORTH

NOTES
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ANNABELLE CHAPMAN ARCHITECT

ANNABELLE CHAPMAN ARCHITECT PTY LTD | Nominated Architect: Annabelle Chapman | NSWARB Reg No 4921 | ABN: 66 095 399 518
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ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #	
DA REV A REV B	21.11.2023 23.04.2024 28.05.2024	ISSUE FOR DA AMENDED DA ISSUE AMENDED DA ISSUE	ACA ACA ACA	PROPOSED NEW DWELLING For: J. HEMPTON	89 MARINE PARADE NORTH AVALON	2201	28.05.2024	
					DWG	SCALE @ A3 1:250	DWG # 903	
					PROPOSED CUT AND FILL PLAN	DRAWN AA	ISSUE	STAGE
						CHECKED ACA	B	DA

PITTWATER DCP CONTROLS:

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or C4 [FORMERLY 'E4'] Environmental Living shall be 60% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

LANDSCAPING DEFINITION:

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

REFER TO LANDSCAPE PROPOSAL BY LANDSCAPE DESIGNER

CONTOUR
LANDSCAPE ARCHITECTURE

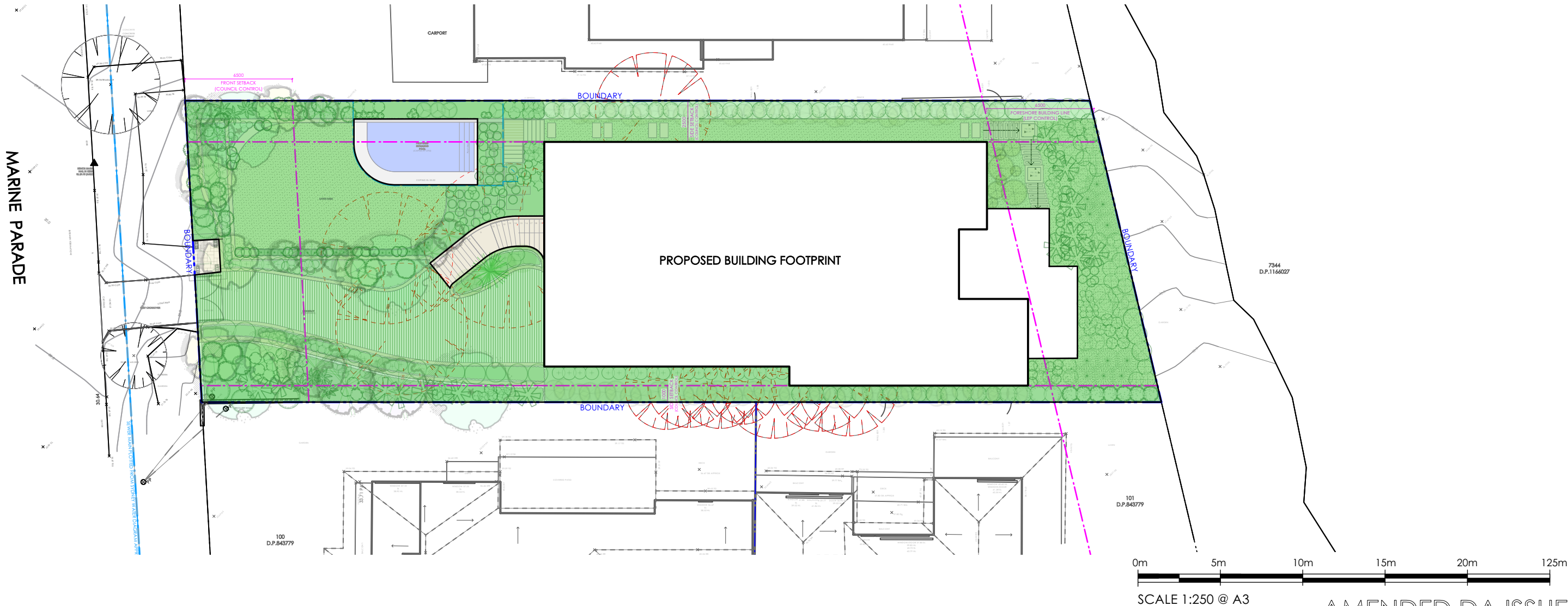
SITE AREA CALCULATIONS:

LANDSCAPING AND PERMEABLE SURFACES: DCP CONTROL D1.14

• D1.14 Landscaped Area - General:

The total landscaped area on land C4 [FORMERLY 'E4'] Environmental Living shall be 60% of the site area.
- 60% of site area within Zone C4 : 1034 SQM, 60% = 620.4 SQM

TOTAL SITE AREA:	1034 SQM
EXISTING SOFT LANDSCAPE AREA OF TOTAL SITE:	605.3 SQM (58.54% OF TOTAL SITE)
*PREVIOUS DA PROPOSAL TOTAL LANDSCAPE AREA:	570.65 m2 (55.2 % OF TOTAL SITE)
TOTAL PROPOSED SOFT LANDSCAPE AREA:	559.62 SQM (54.1% OF TOTAL SITE)
DCP 6% IMPERVIOUS PAVING ALLOWANCE:	62.0 SQM (6.0% OF TOTAL SITE)
AMENDED TOTAL PROPOSED LANDSCAPE AREA:	621.62 SQM (60.1% OF TOTAL SITE)



AMENDED DA ISSUE

2023 </
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