

PROJECT:		DRAWING SCHEDULE:					GENERAL NOTES:
ALTERATIONS + ADDITIONS: LOT 122 IN D.P 8394 89 MARINE PARADE - NORTH AVALON - 2107		DA000REV -COVER SHEETNTS DA001REV -EXISTING SITE ANALYSIS PLAN / ROOF PLAN1:250 DA002REV -EXISTING DEMOLITION PLAN1:200 DA101REV -PROPOSED SITE PLAN1:200 DA102REV -PROPOSED LOWER GROUND FLOOR PLAN1:100 DA103REV -PROPOSED GROUND FLOOR PLAN1:100 DA104REV -PROPOSED FIRST FLOOR PLAN1:100 DA105REV -PROPOSED ROOF PLAN1:100 DA151REV -LOWER GROUND FLOOR PLAN - EXISTING OVERLAY1:200 DA152REV -GROUND FLOOR PLAN - EXISTING OVERLAY1:200 DA200REV -PROPOSED ELEVATION - STREET FRONTAGE1:100 DA201REV -PROPOSED DWELLING ELEVATION - WEST1:100 DA202REV -PROPOSED DWELLING ELEVATION - NORTH1:100 DA203REV -PROPOSED DWELLING ELEVATION - EAST1:100 DA204REV -PROPOSED DWELLING ELEVATION - SOUTH1:100 DA301REV -PROPOSED SITE SECTION A-A1:100 DA302REV -PROPOSED SITE SECTION B-B1:100 DA303REV -PROPOSED SITE SECTION C-C1:100 DA304REV -PROPOSED SITE SECTION D-D1:100 DA305REV -PROPOSED SITE SECTION E-E1:200 DA306REV -PROPOSED SITE SECTION F-F1:200 DA401REV -PROPOSED SHADOW DIAGRAM_09001:250 DA402REV -PROPOSED SHADOW DIAGRAM_12001:250 DA403REV -PROPOSED SHADOW DIAGRAM_15001:250 DA404REV -SHADOW DIAGRAM 87/87A ELEVATION_09001:200 DA405REV -SHADOW DIAGRAM 87/87A ELEVATION_12001:200 DA406REV -SHADOW DIAGRAM 87/87A ELEVATION_15001:200 DA601REV -MODEL - PHOTOMONTAGE 3D VIEWNTS DA602REV -MODEL - PHOTOMONTAGE 3D VIEWNTS DA701REV -SCHEDULE OF COLOURS & MATERIALSNTS DA901REV -SEDIMENT CONTROL PLAN1:200 DA902REV -WASTE MANAGEMENT PLAN1:200 DA903REV -PROPOSED CUT AND FILL PLAN1:250 DA NREV -NOTIFICATION PLAN1:250					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:		DEVELOPMENT APPLICATION					
DATE:		21.11.2023					
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 STONework 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							



SCALE 1:250 @ A3

SEWER MAIN PLOTTED FROM
SYDNEY WATER DIAGRAM



BANGALLEY HEAD
VIEWS

NORTH
EASTERLY
BREEZE

LINE DENOTES EDGE OF CLIFF

OCEAN VIEWS

OCEAN VIEWS

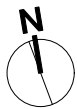
MARINE PARADE

WESTERLY
WIND

SOUTHERLY
WIND

1 EXISTING SITE PLAN
SCALE 1:250

2 SUN AZIMUTH
SITE SUN DATA



TRUE NORTH

NOTES
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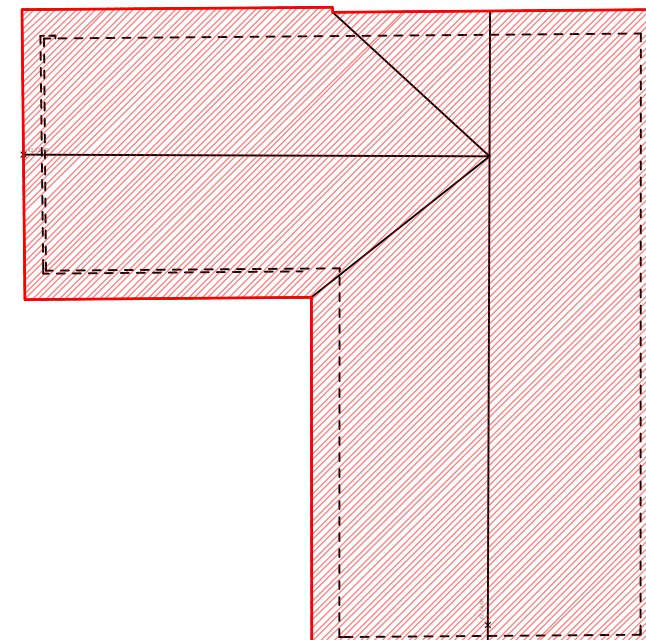
ISSUE	DATE	NOTE	DWN BY
DA	21.11.2023	ISSUE FOR DA	AA

PROJECT
PROPOSED NEW DWELLING
For:
J. HEMPTON

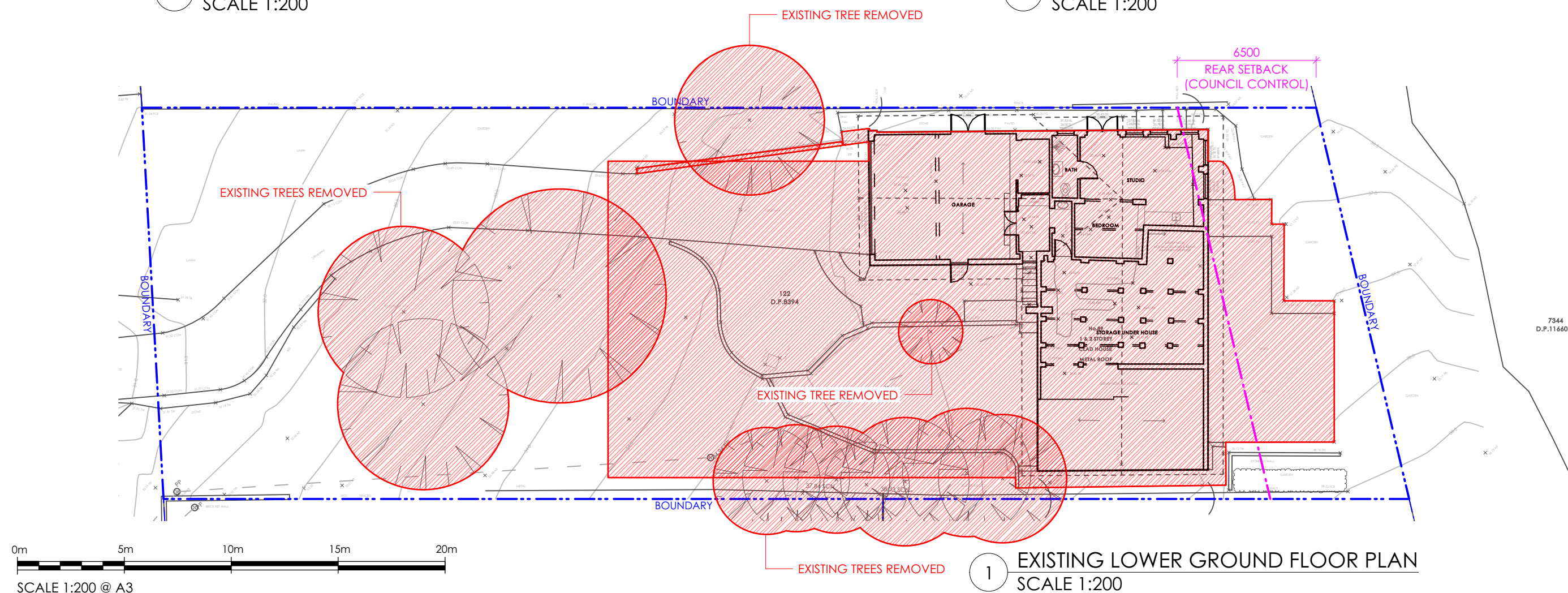
CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON
DWG
EXISTING SITE ANALYSIS PLAN

PROJECT #
2201

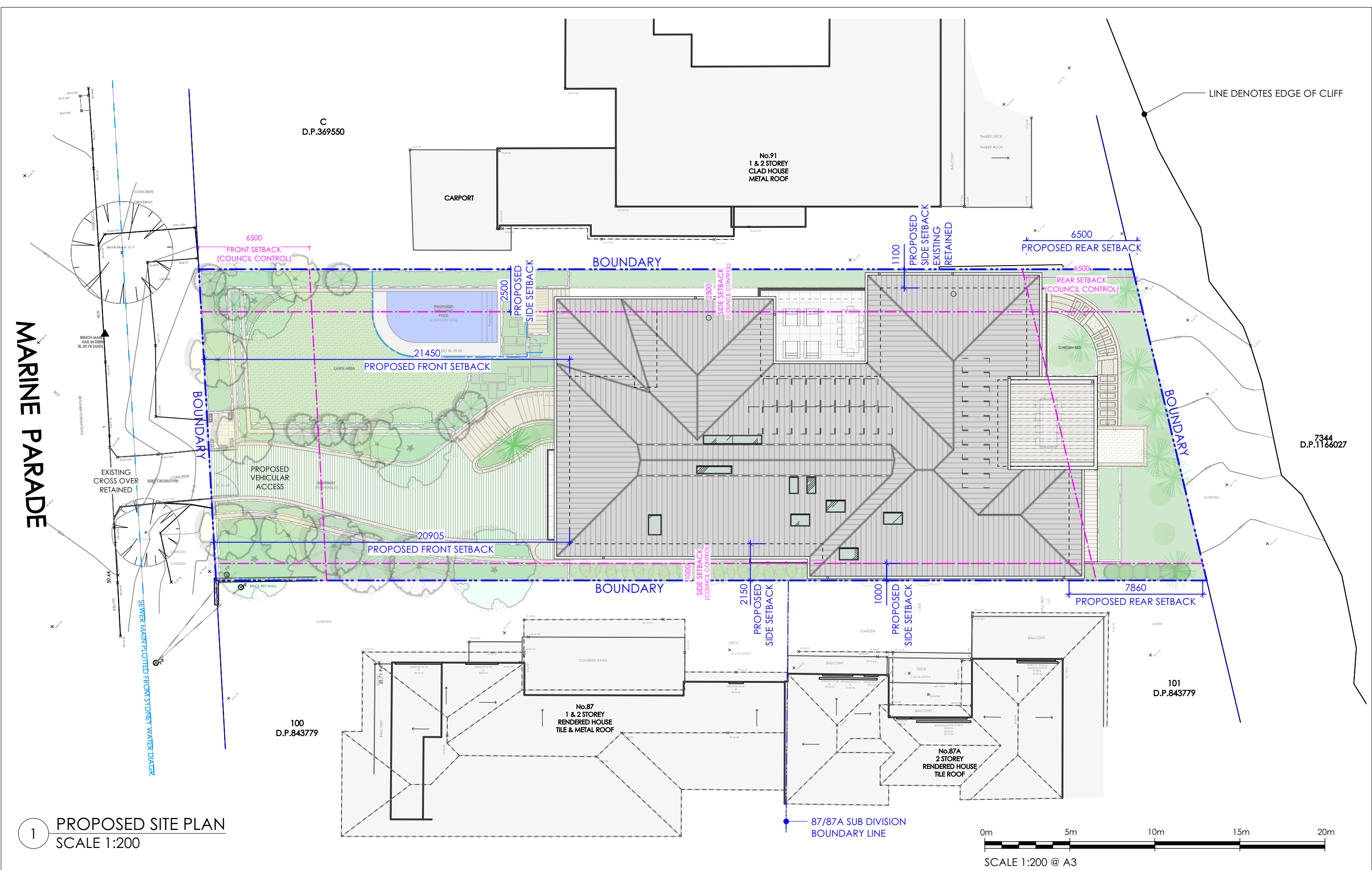
SCALE @ A3	DATE #
1:250@A3	21.11.2023
DRAWN	DWG #
AA	001
CHECKED	ISSUE
ACA	DA
	STAGE
	DA

 :AREA OF DEMOLITION

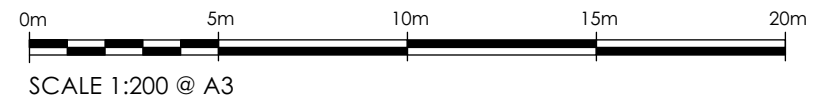
3 EXISTING ROOF PLAN
SCALE 1:200



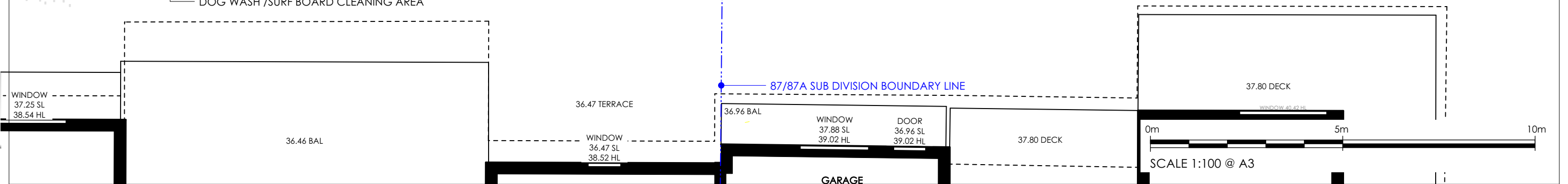
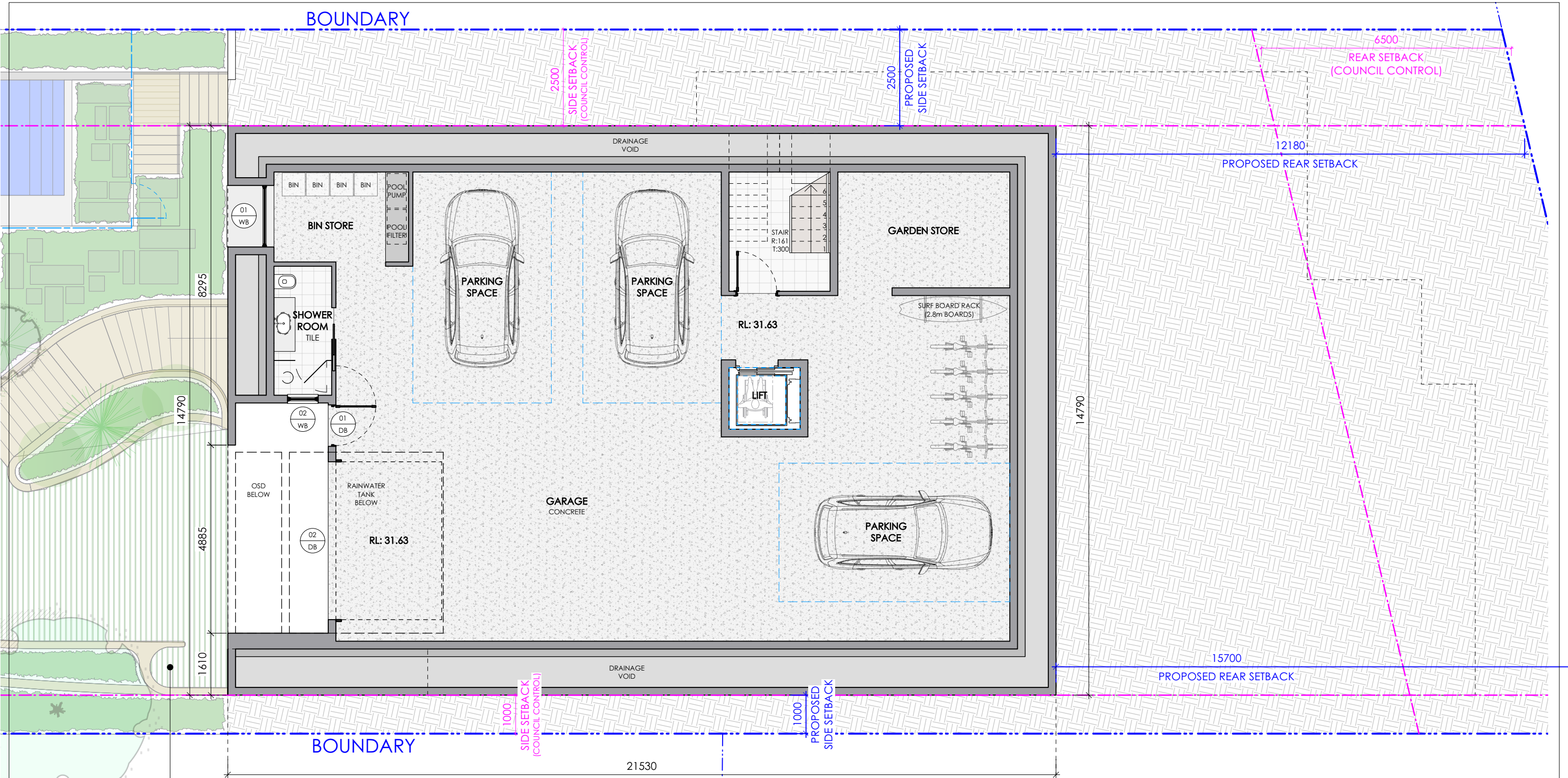
TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT PTY LTD <i>Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518</i> 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	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023
							For:		SCALE @ A3	DWG #
							J. HEMPTON		1:200@A3	002
									EXISTING / DEMOLITION PLANS	
								CHECKED ACA	DA	DA



1 PROPOSED SITE PLAN
SCALE 1:200



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			ISSUE	DATE	NOTE	DWN BY																												
DA	21.11.2023	ISSUE FOR DA	AA																															
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DWG	PROPOSED SITE PLAN																																	
PROJECT #	2201	DATE #	21.11.2023																															
SCALE @ A3	1:200@A3	DWG #	101																															
DRAWN	AA	ISSUE	DA																															
CHECKED	ACA	STAGE	DA																															



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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

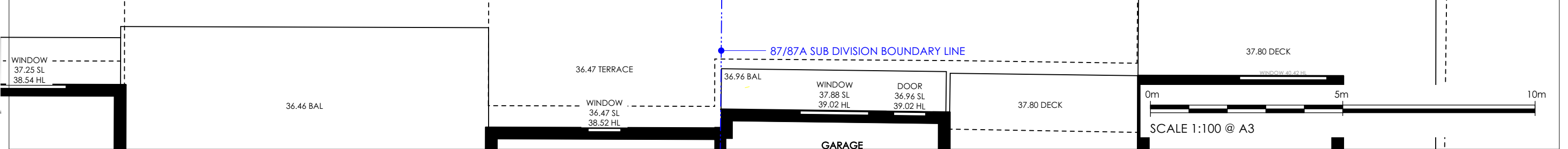
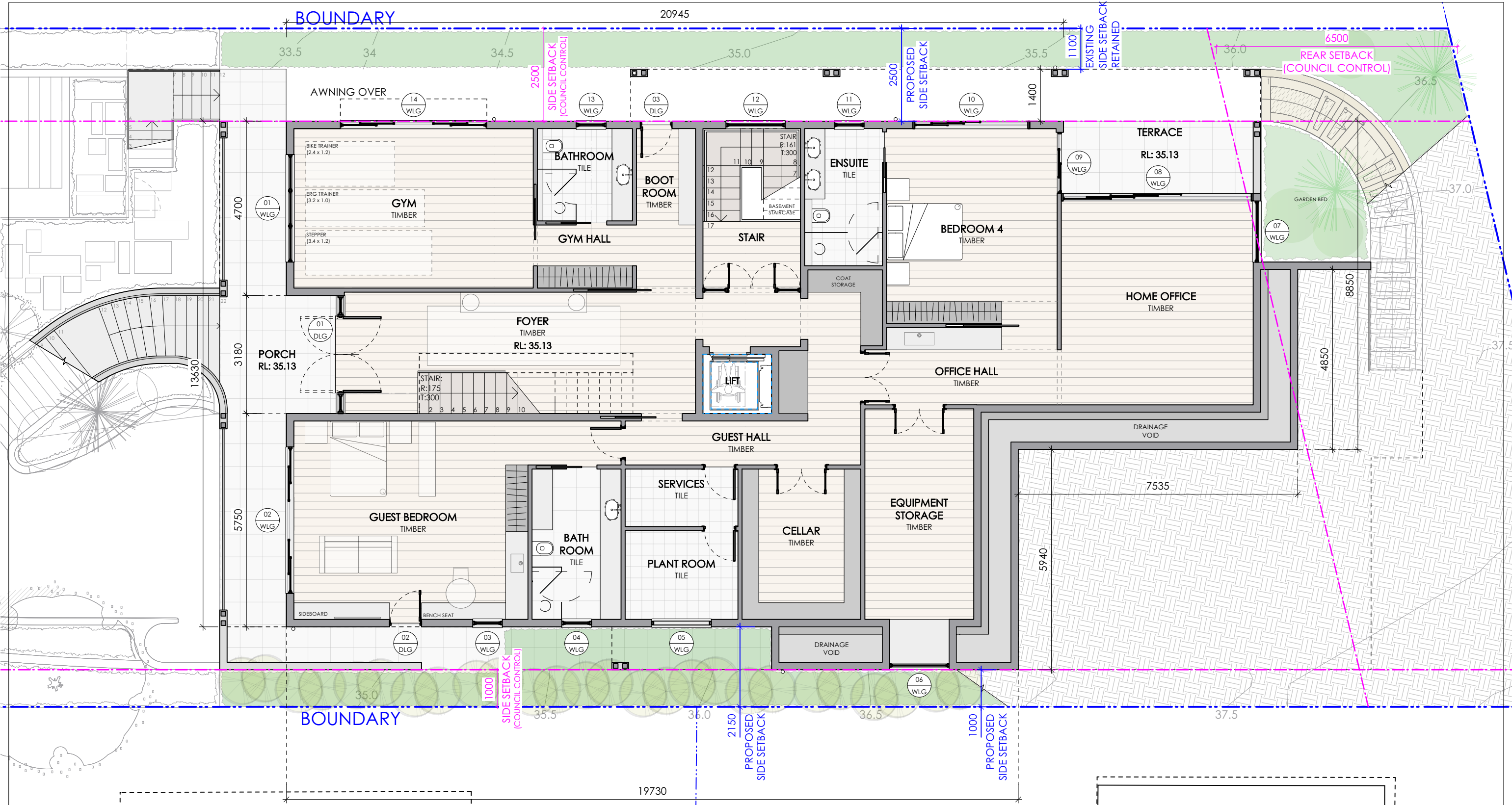
CLIENT ADDRESS

89 MARINE PARADE NORTH AVALON

DWG

PROPOSED BASEMENT PLAN

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100@A3	DWG #	102
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA



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				For: J. HEMPTON

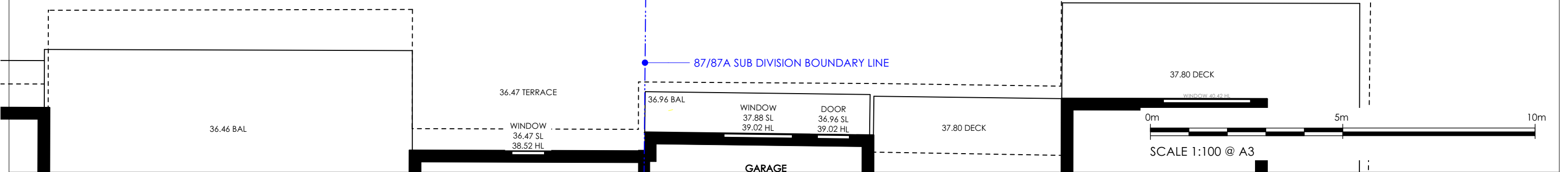
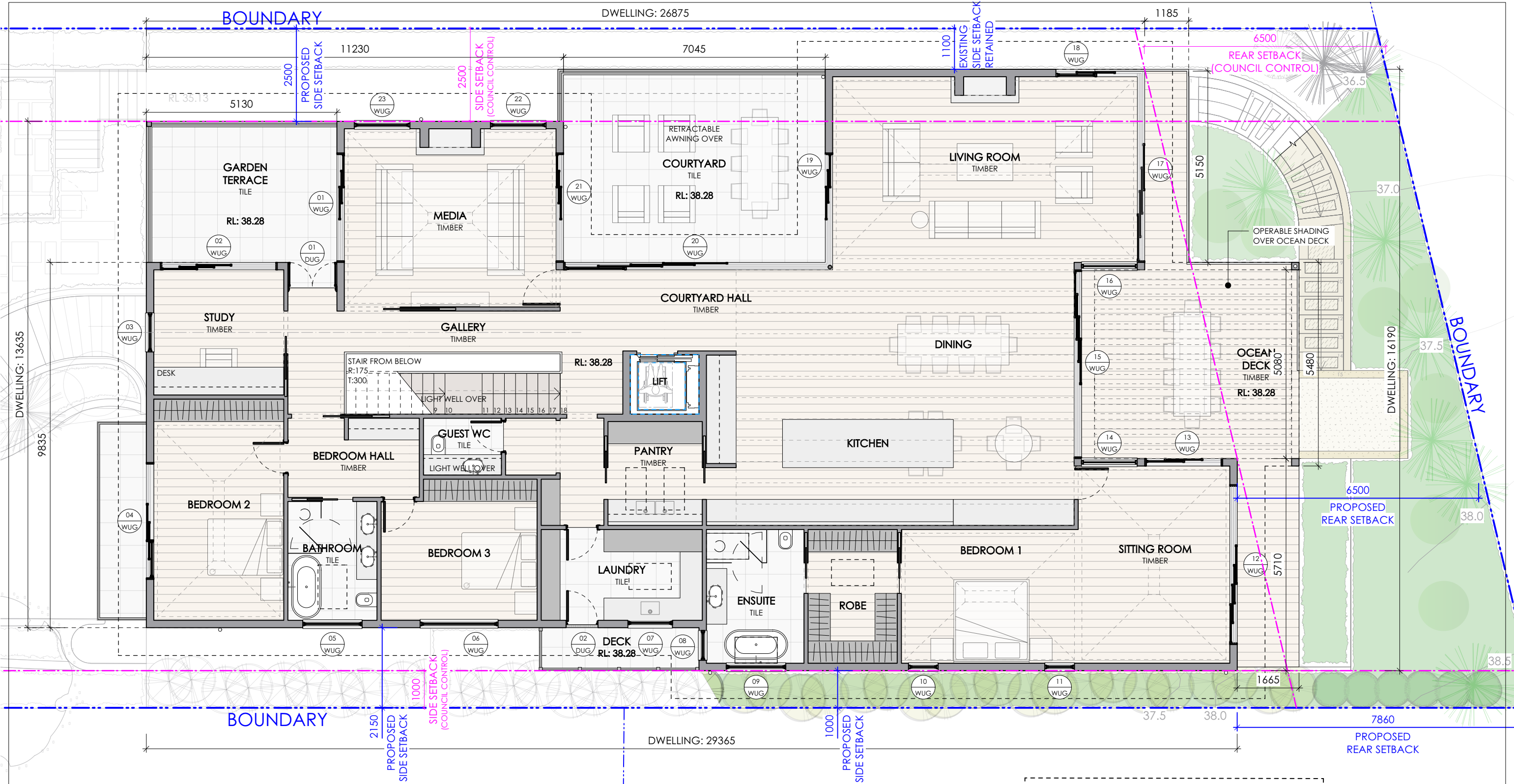
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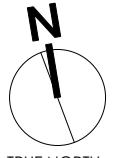
89 MARINE PARADE NORTH AVALON

DWG

PROPOSED LOWER GROUND FLOOR PLAN

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100@A3	DWG #	103
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA





TRUE NORTH

NOTES

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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING

For: J. HEMPTON

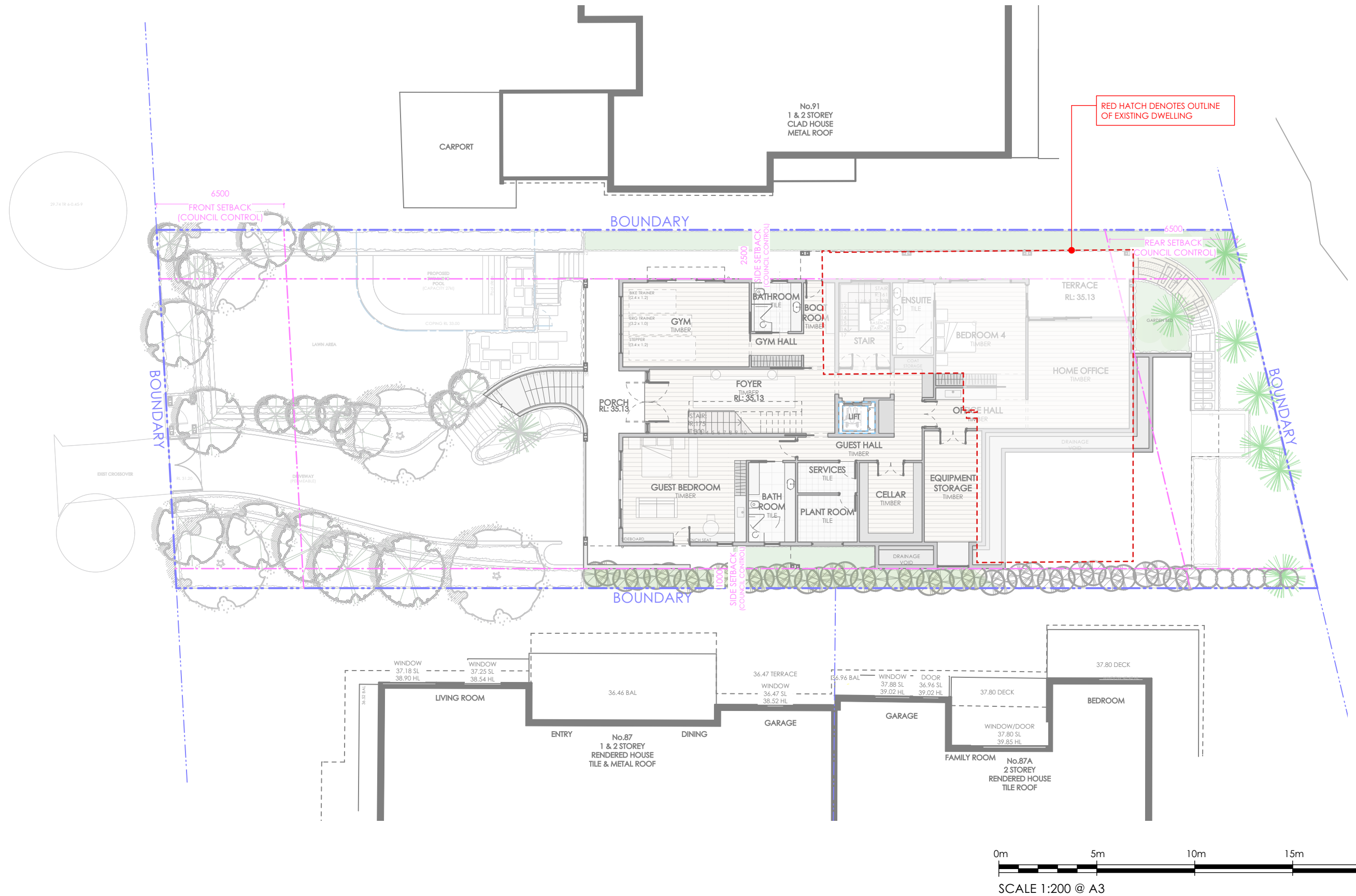
CLIENT ADDRESS

89 MARINE PARADE NORTH AVALON

DWG

PROPOSED UPPER GROUND FLOOR PLAN

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100@A3	DWG #	104
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA



TRUE NORTH

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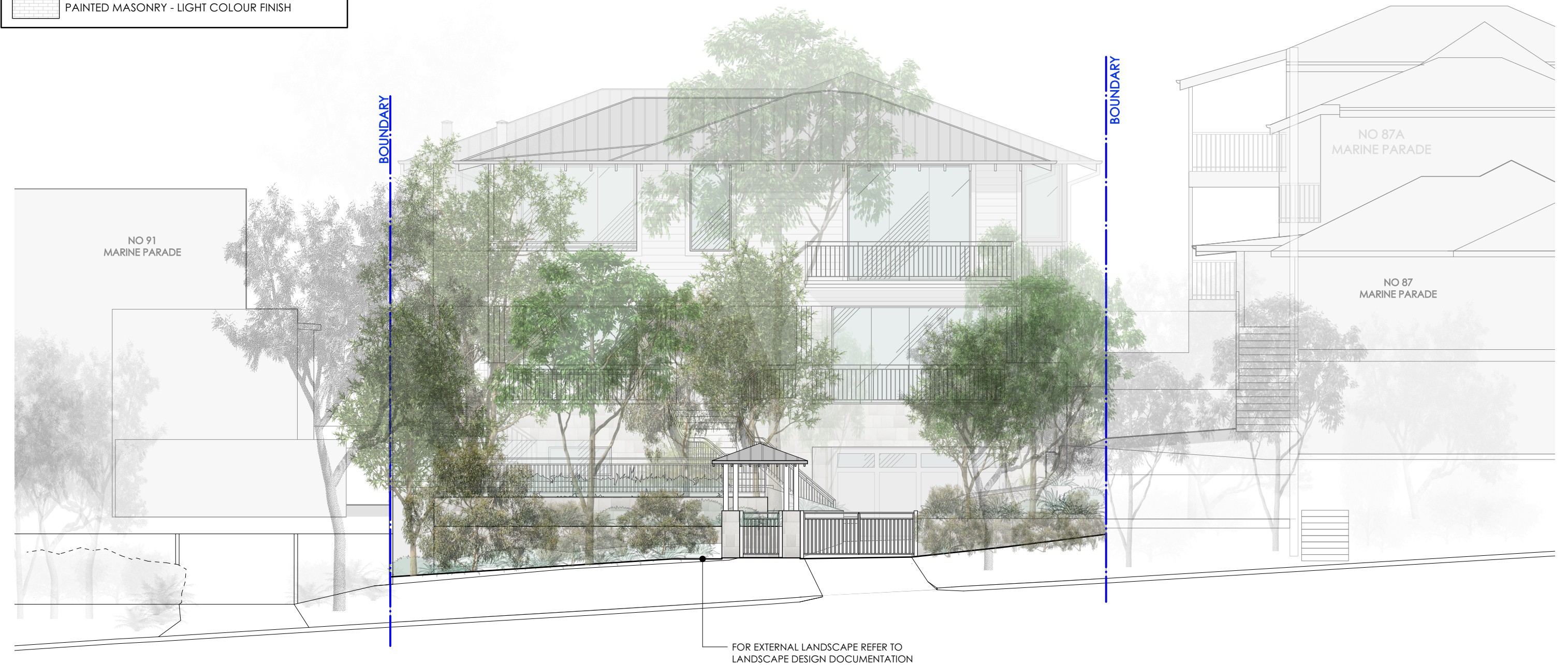
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DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS	89 MARINE PARADE NORTH AVALON
DWG	PLAN OVERLAY - LOWER GROUND FLOOR

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:200@A3	DWG #	151
DRAWN	AA	ISSUE	DA
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



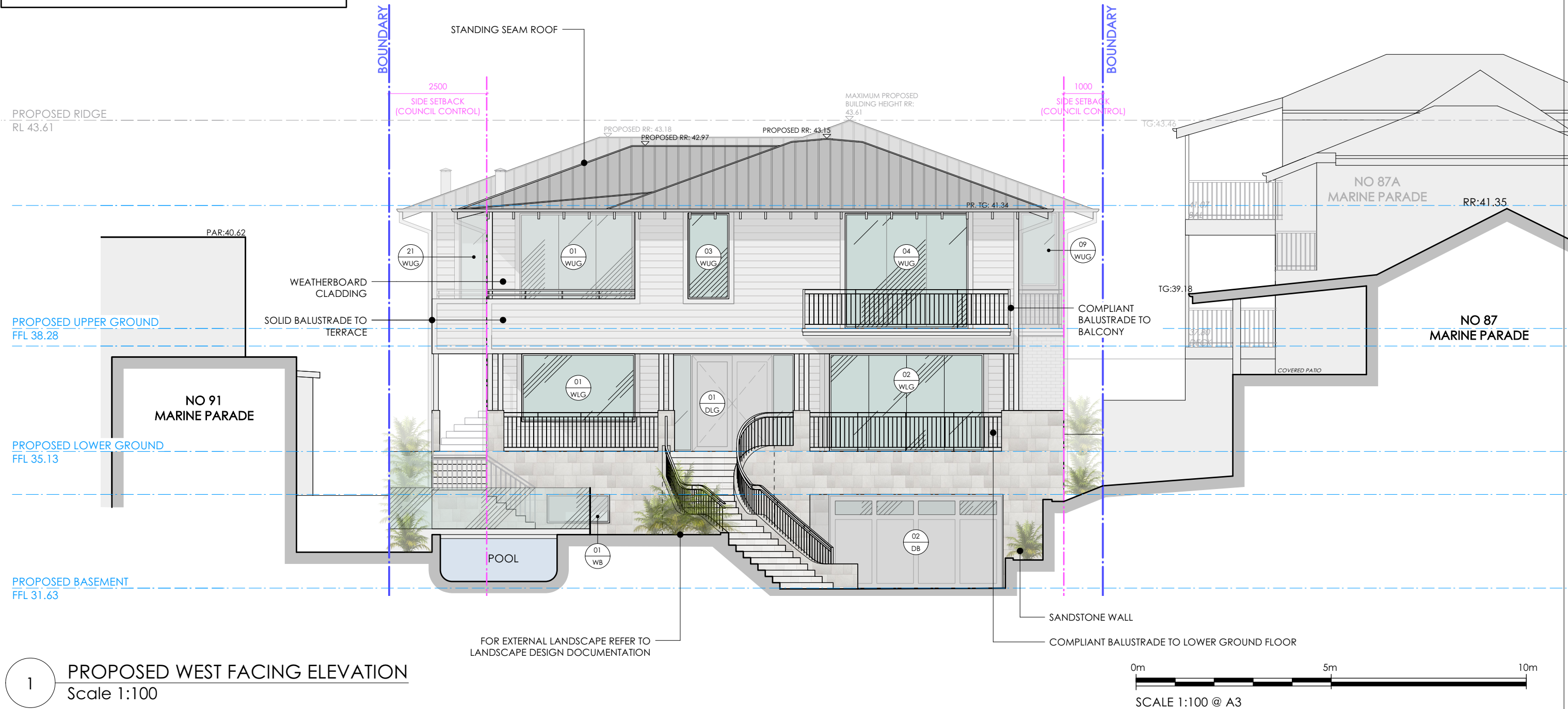
1 PROPOSED WEST FACING ELEVATION - STREET FRONTAGE
Scale 1:100

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

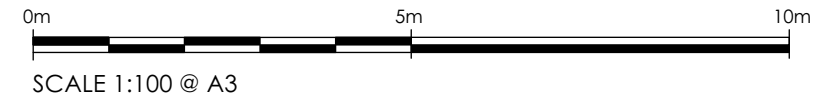
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			DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023	
							For:	DWG	SCALE @ A3	DWG #	
							J. HEMPTON	PROPOSED ELEVATION - STREET VIEW		200	
								DRAWN	AA	ISSUE	STAGE
								CHECKED	ACA	DA	DA

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
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1 PROPOSED WEST FACING ELEVATION
Scale 1:100



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							For:		SCALE @ A3	DWG #	
							J. HEMPTON		1:100	201	
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								PROPOSED DWELLING ELEVATION - WEST			



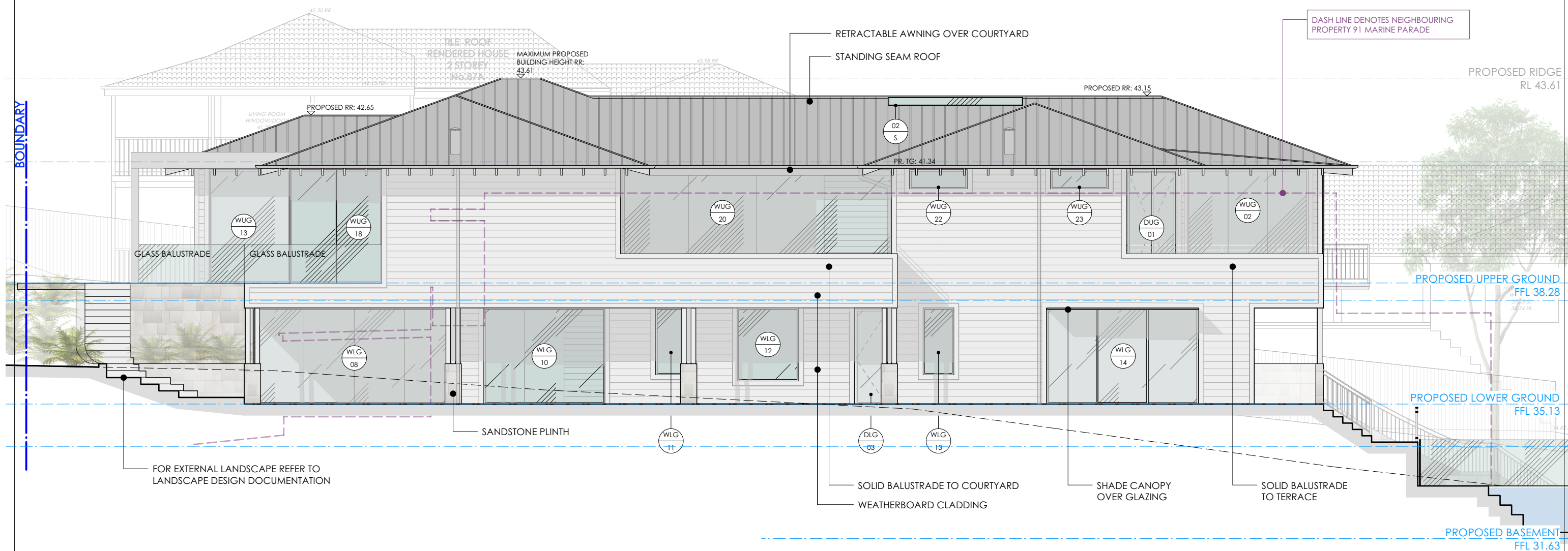
2

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



1

PROPOSED NORTH FACING ELEVATION

Scale 1:100

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

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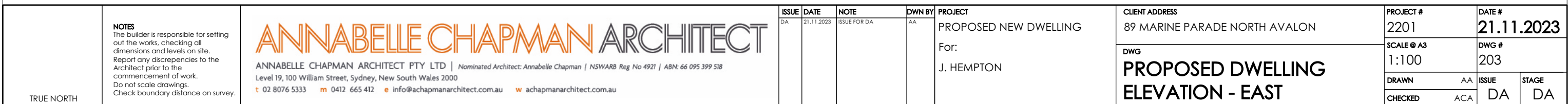
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				For:		SCALE @ A3	DWG #
				J. HEMPTON		1:100	202
					DWG	DRAWN	AA
						CHECKED	ACA
						ISSUE	DA
						STAGE	DA

PROPOSED DWELLING
ELEVATION - NORTH

	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





LINE DENOTES EDGE OF CLIFF

2

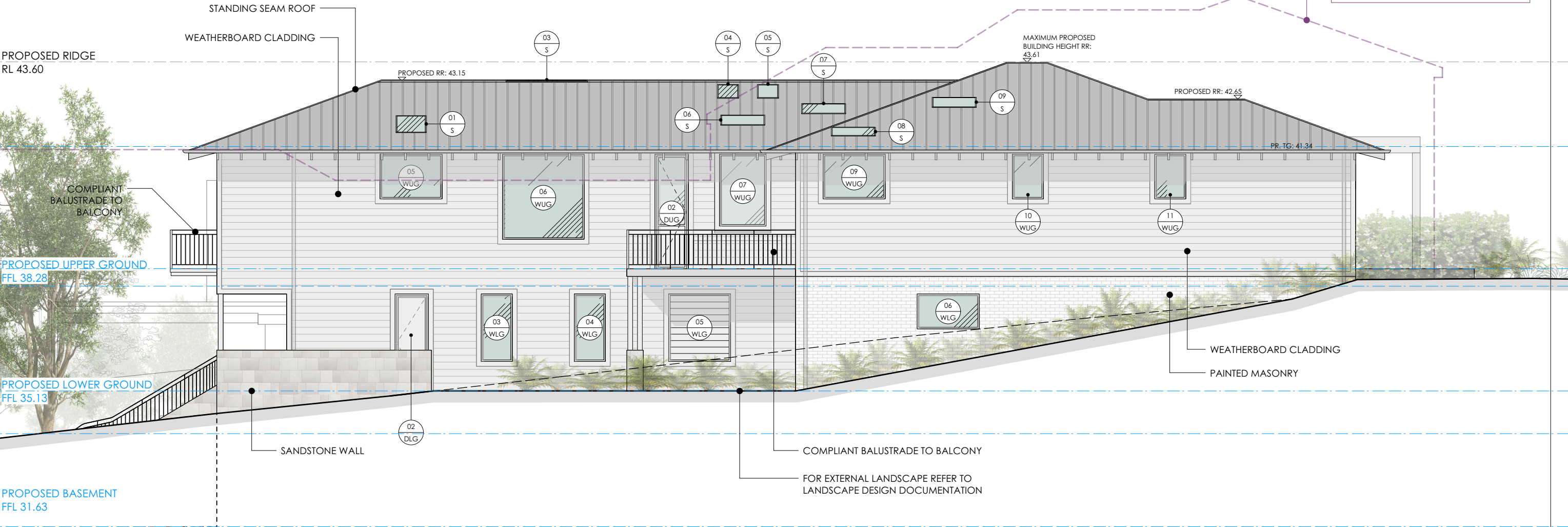
PROPOSED SITE ELEVATION

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



SCALE 1:100 @ A3

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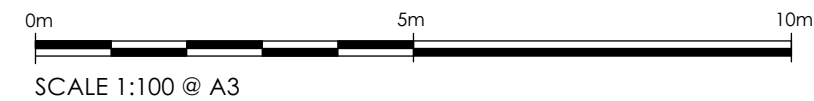
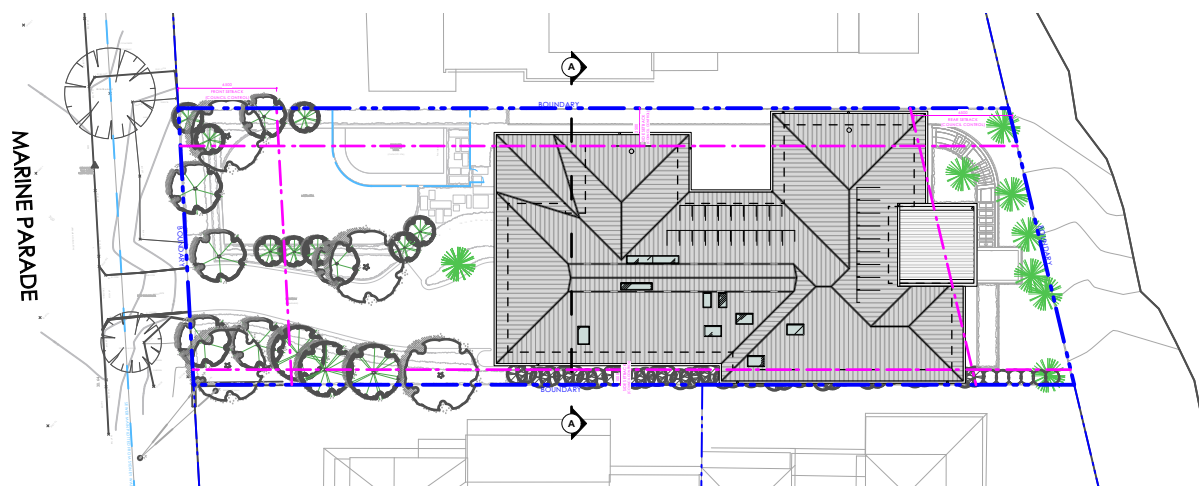
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DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
**PROPOSED DWELLING
ELEVATION - SOUTH**

PROJECT # 2201	DATE # 21.11.2023
SCALE @ A3 1:100	DWG # 204
DRAWN AA	ISSUE DA
CHECKED ACA	STAGE DA

TRUE NORTH



2 SITE SECTION PLAN
Scale 1:500

8.5m HEIGHT LINE - NATURAL GROUND LINE

HATCH DENOTES AREA OF NON-COMPLIANCE
WITH COUNCIL DCP CONTROLS

NEIGHBOURING PROPERTY 87/87A
MARINE PARADE

PROPOSED RIDGE
RL 43.61

NEIGHBOURING PROPERTY 91
MARINE PARADE

PROPOSED UPPER GROUND
FFL 38.28

PROPOSED LOWER GROUND
FFL 35.13

PROPOSED BASEMENT
FFL 31.63

NO 91
MARINE PARADE

DASH LINE DENOTES
EXISTING GROUND LEVEL

2500
SIDE SETBACK
(COUNCIL CONTROL)

BOUNDARY

ROOF @ 20°

RR: 43.15

MAXIMUM PROPOSED
BUILDING HEIGHT
RR: 43.61

1000
SIDE SETBACK
(COUNCIL CONTROL)

BOUNDARY

TG:42.26

NO 87A
MARINE PARADE

TG:39.18

COVERED PATIO

36.46
BAL

NO 87 ENTRY

3500

EX RL: 35.0

1000

PROPOSED
SIDE SETBACK

GYM

FOYER

GUEST BEDROOM

2700

BIN STORE

2400

GARAGE

3100

RAINWATER TANK
REFER TO ENGINEERS DETAIL DESIGN

A PROPOSED SITE SECTION A-A
Scale 1:100

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

ISSUE	DATE	NOTE
DA	21.11.2023	ISSUE FOR DA

DWN BY
AA

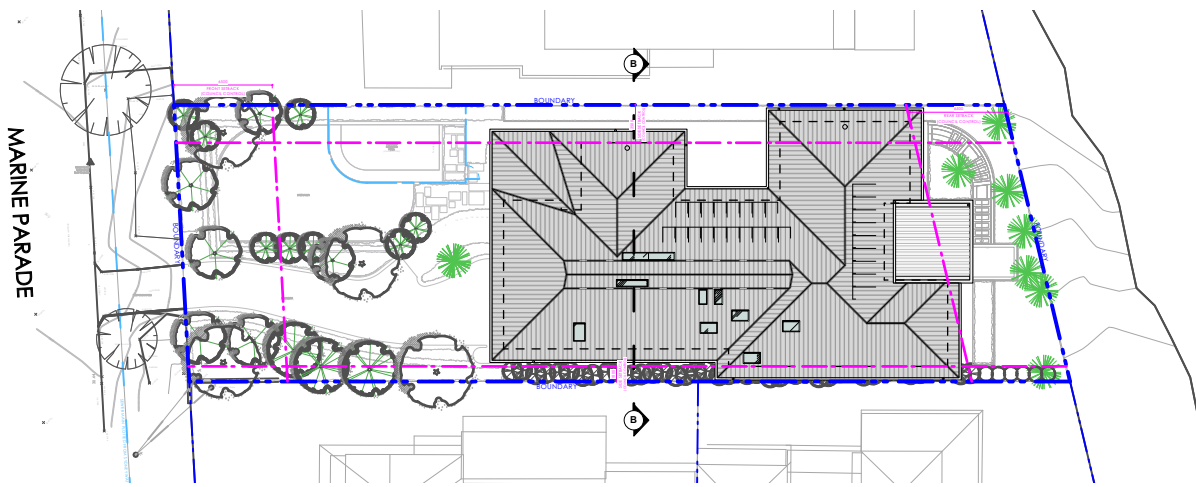
PROJECT
PROPOSED NEW DWELLING
For:
J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SECTION A-A

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100	DWG #	301
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA

TRUE NORTH

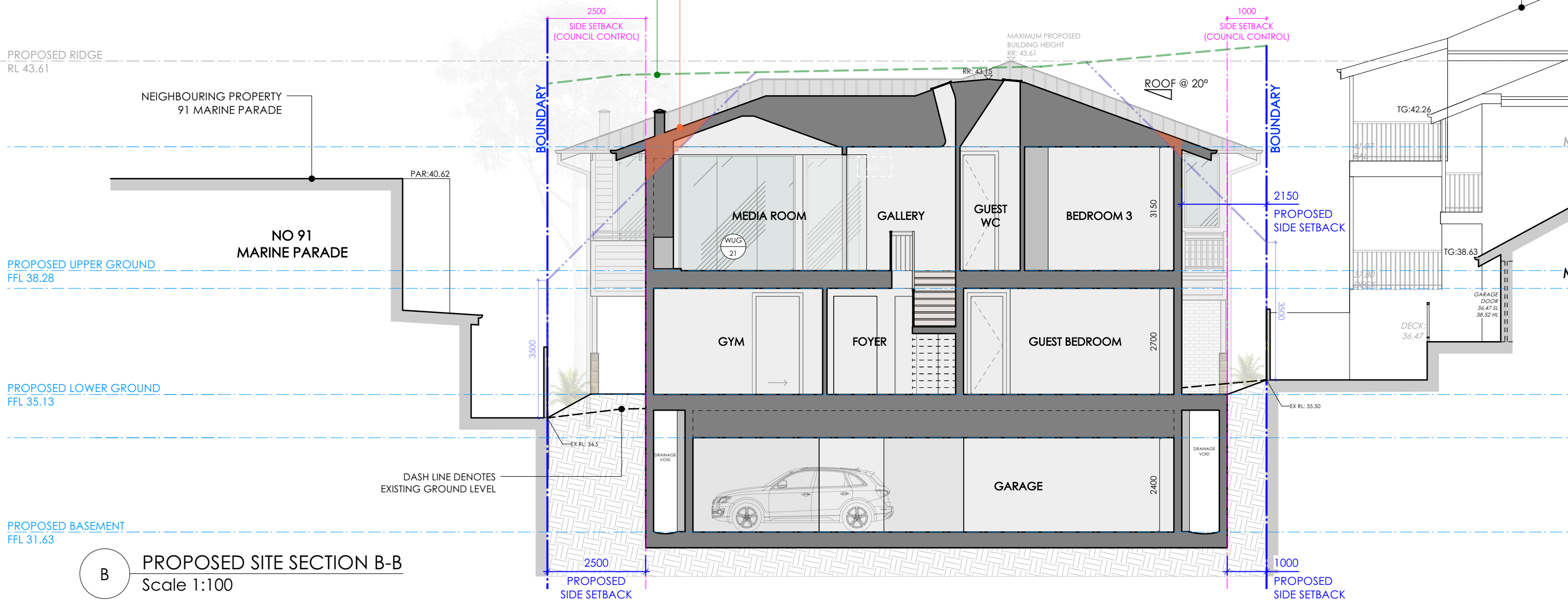


0m 5m 10m
SCALE 1:100 @ A3

2 SITE SECTION PLAN
Scale 1:500

8.5m HEIGHT LINE - NATURAL GROUND LINE

HATCH DENOTES AREA OF NON-COMPLIANCE
WITH COUNCIL DCP CONTROLS



B PROPOSED SITE SECTION B-B
Scale 1:100

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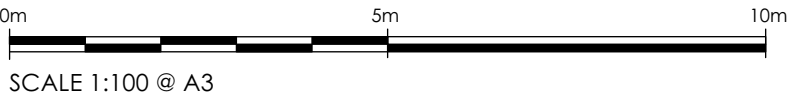
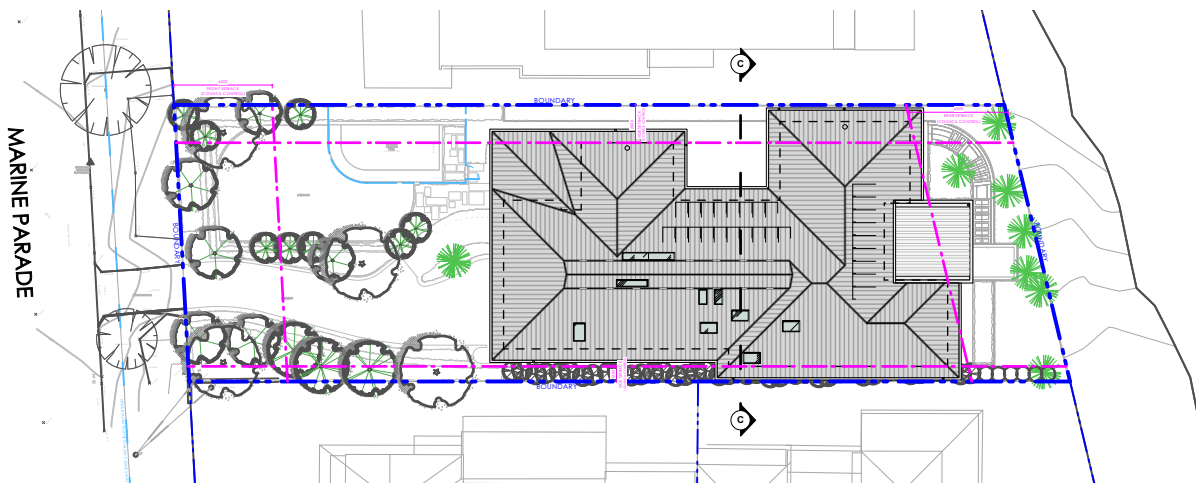
ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SECTION B-B

PROJECT # 2201	DATE # 21.11.2023
SCALE @ A3 1:100	DWG # 302
DRAWN AA	ISSUE DA
CHECKED ACA	STAGE DA

TRUE NORTH

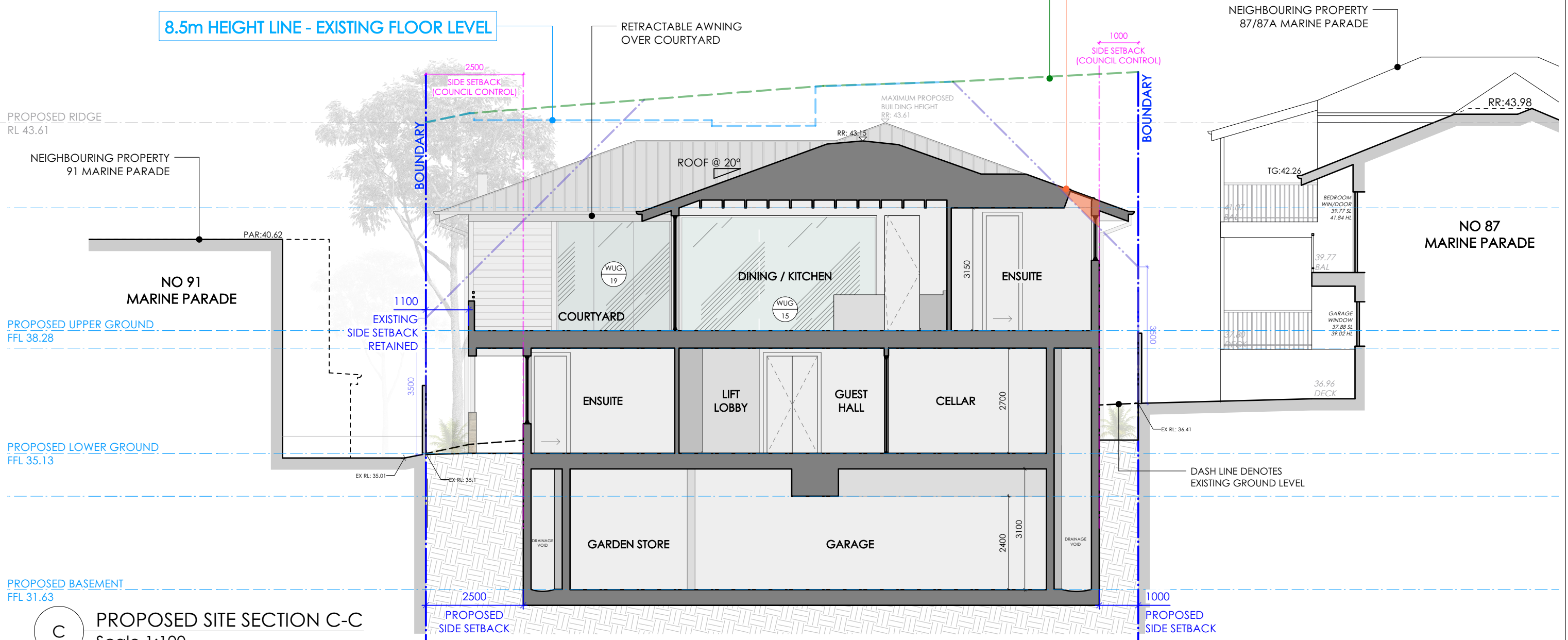


8.5m HEIGHT LINE - NATURAL GROUND LINE

HATCH DENOTES AREA OF NON-COMPLIANCE WITH COUNCIL DCP CONTROLS

2 SITE SECTION PLAN
Scale 1:500

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL



C PROPOSED SITE SECTION C-C
Scale 1:100

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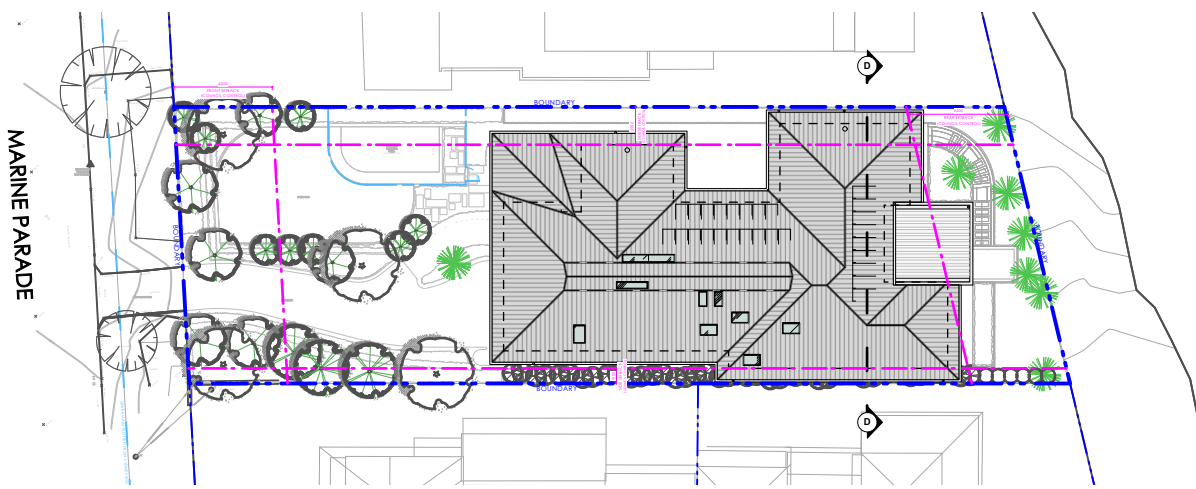
ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SECTION C-C

PROJECT # 2201	DATE # 21.11.2023
SCALE @ A3 1:100	DWG # 303
DRAWN AA	ISSUE DA
CHECKED ACA	STAGE DA

TRUE NORTH

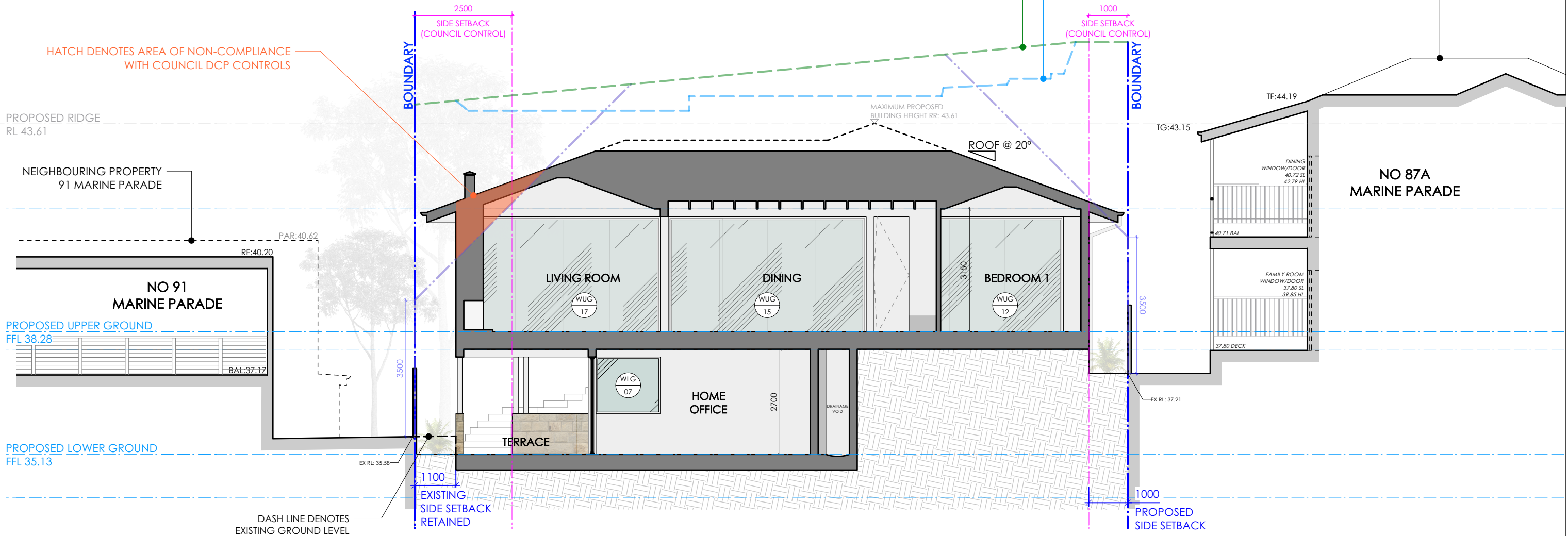


0m 5m 10m
SCALE 1:100 @ A3

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL

8.5m HEIGHT LINE - NATURAL GROUND LINE

2 SITE SECTION PLAN
Scale 1:500



D PROPOSED SITE SECTION D-D
Scale 1:100

NOTES
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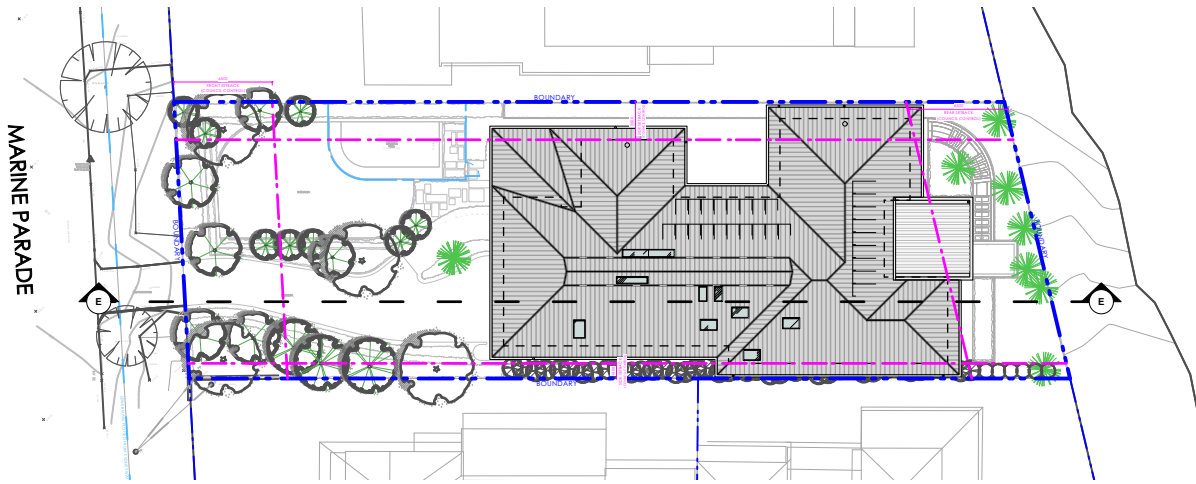
ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SECTION D-D

PROJECT # 2201	DATE # 21.11.2023
SCALE @ A3 1:100	DWG # 304
DRAWN ACA	ISSUE DA
CHECKED ACA	STAGE DA

TRUE NORTH



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

8.5m HEIGHT LINE - NATURAL GROUND LINE

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL

2 SITE SECTION PLAN
Scale 1:500

PROPOSED RIDGE
RL 43.61

PROPOSED UPPER GROUND
FFL 38.28

ROOF @ 20°

6500
REAR SETBACK
(COUNCIL CONTROL)

BEDROOM 2

BATHROOM

BEDROOM 3

LAUNDRY

ENSUITE

3150

ROBE

BEDROOM 1

SITTING ROOM

WUG
14

WUG
13

OCEAN
DECK

GUEST BEDROOM

BATHROOM

SERVICES /
PLANT ROOM

CELLAR

EQUIPMENT
STORE

2700

GARAGE

02
WB

OSD

RAINWATER TANK

REFER TO ENGINEERS DETAIL DESIGN

PROPOSED LOWER GROUND
FFL 35.13

FOR EXTERNAL LANDSCAPE
REFER TO LANDSCAPE
DESIGN DOCUMENTATION

DASH LINE DENOTES
EXISTING GROUND LEVEL

PROPOSED BASEMENT
FFL 31.63

E

PROPOSED SITE SECTION E-E
Scale 1:100

NOTES
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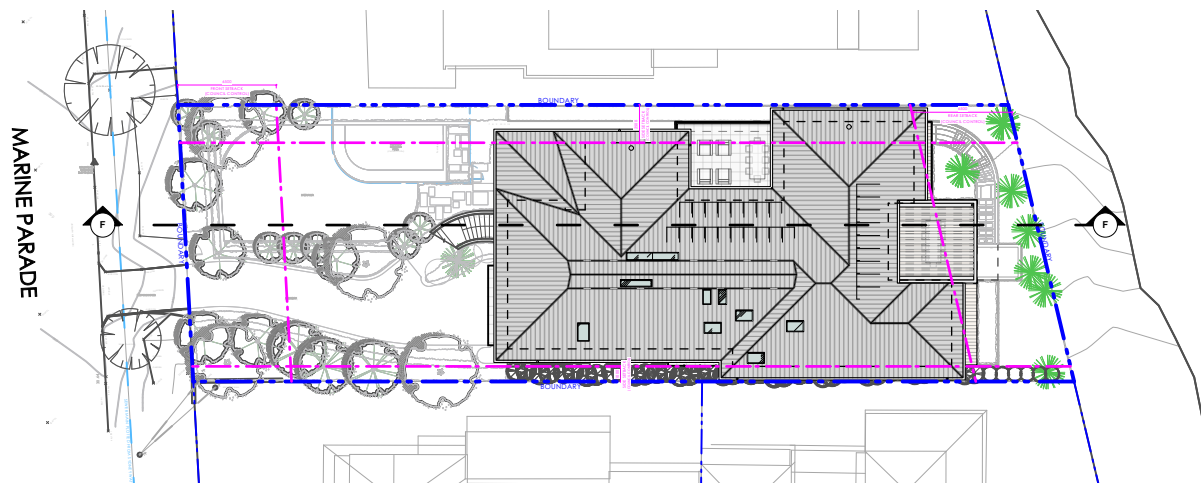
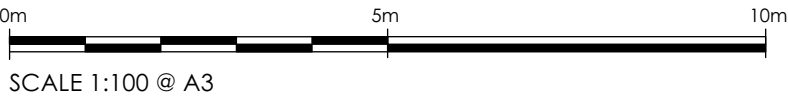
ANNABELLE CHAPMAN ARCHITECT
ANNABELLE CHAPMAN ARCHITECT PTY LTD | Nominated Architect: Annabelle Chapman | NSWARB Reg No 4921 | ABN: 66 095 399 518
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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
PROPOSED SITE SECTION E-E

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100	DWG #	305
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA



8.5m HEIGHT LINE - NATURAL GROUND LINE

8.5m HEIGHT LINE - EXISTING FLOOR LEVEL

2 SITE SECTION PLAN
Scale 1:500

PROPOSED RIDGE
RL 43.61

RR: 42.97

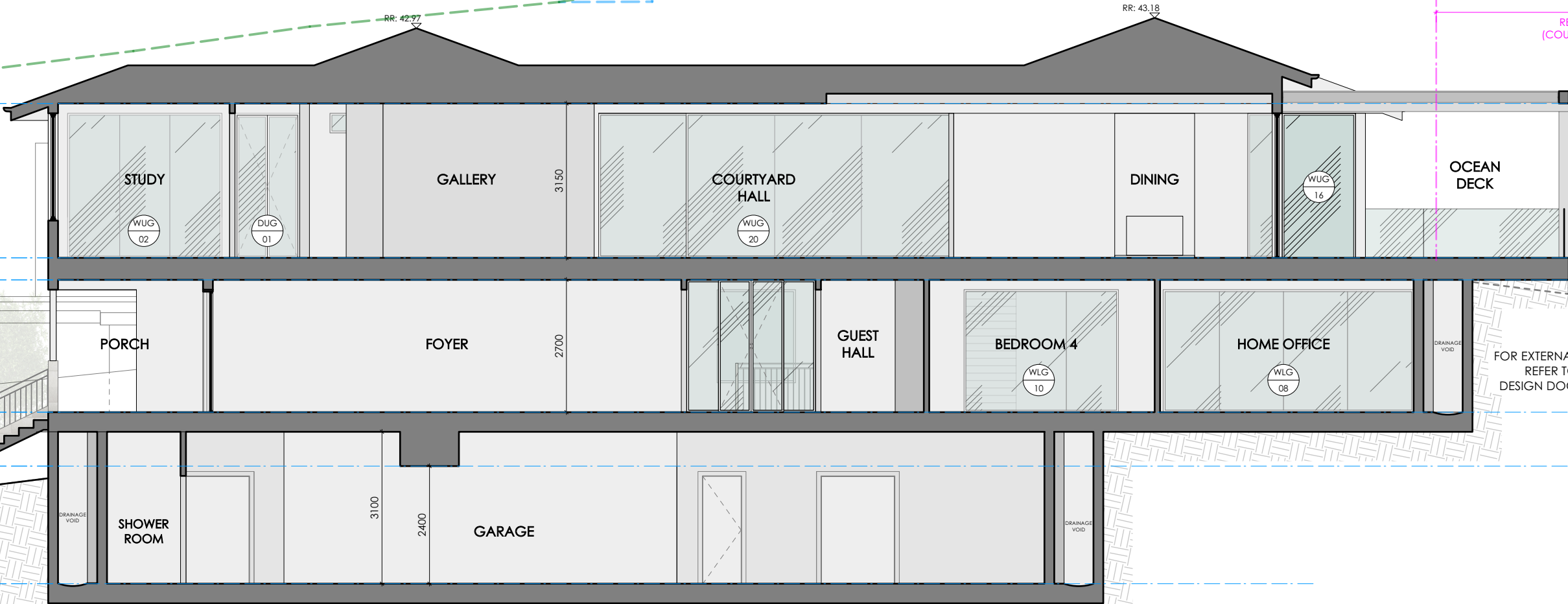
RR: 43.18

6500
REAR SETBACK
(COUNCIL CONTROL)

PROPOSED UPPER GROUND
FFL 38.28

PROPOSED LOWER GROUND
FFL 35.13

PROPOSED BASEMENT
FFL 31.63



FOR EXTERNAL LANDSCAPE
REFER TO LANDSCAPE
DESIGN DOCUMENTATION

EX RL: 37.49

F PROPOSED SITE SECTION F-F
Scale 1:100

NOTES
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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

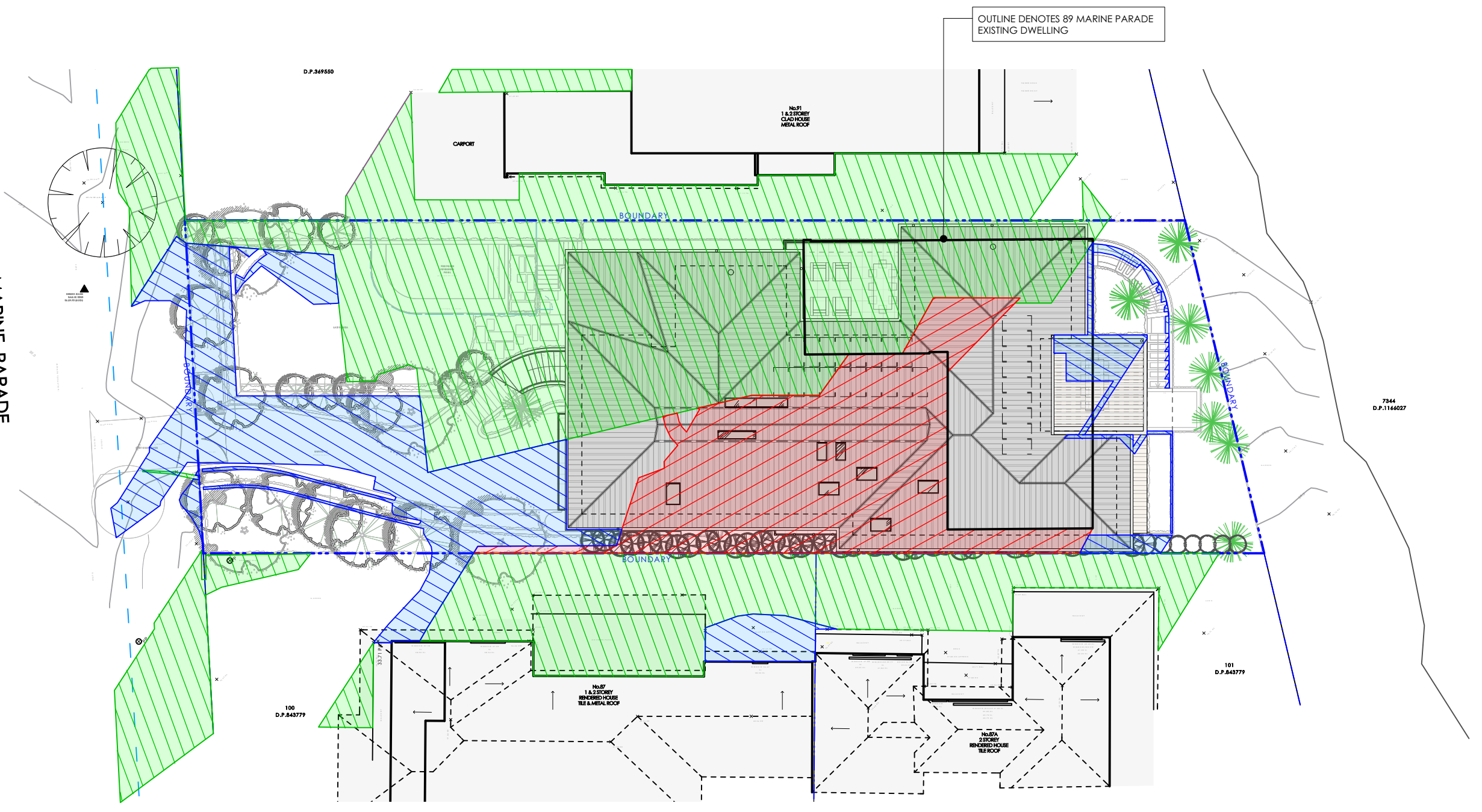
DWG
PROPOSED SITE SECTION F-F

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:100	DWG #	306
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA

TRUE NORTH

Approx. True North
Magnetic North (PLAN)

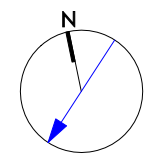
MARINE PARADE



1 SHADOW DIAGRAM PLAN
09.00 AM 21 JUNE

LEGEND:

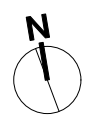
- NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 09.00 AM
- 89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 09.00 AM
- 89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 09.00 AM



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



SCALE 1:250 @ A3



TRUE NORTH

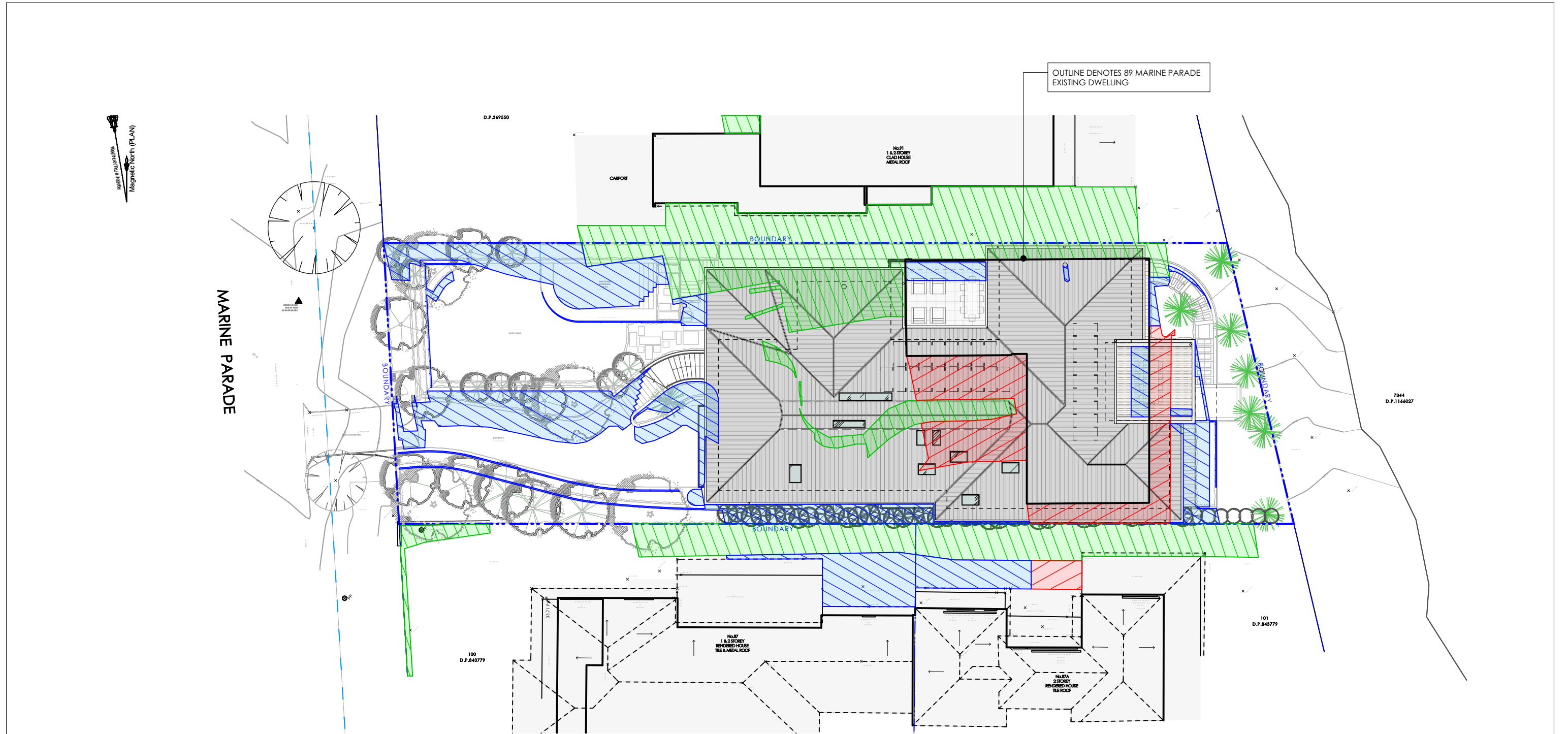
NOTES
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ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS	89 MARINE PARADE NORTH AVALON
DWG	SHADOW DIAGRAMS PLAN 0900AM

PROJECT #	2201	DATE #	21.11.2023
SCALE @ A3	1:200@A3	DWG #	401
DRAWN	AA	ISSUE	DA
CHECKED	ACA	STAGE	DA



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

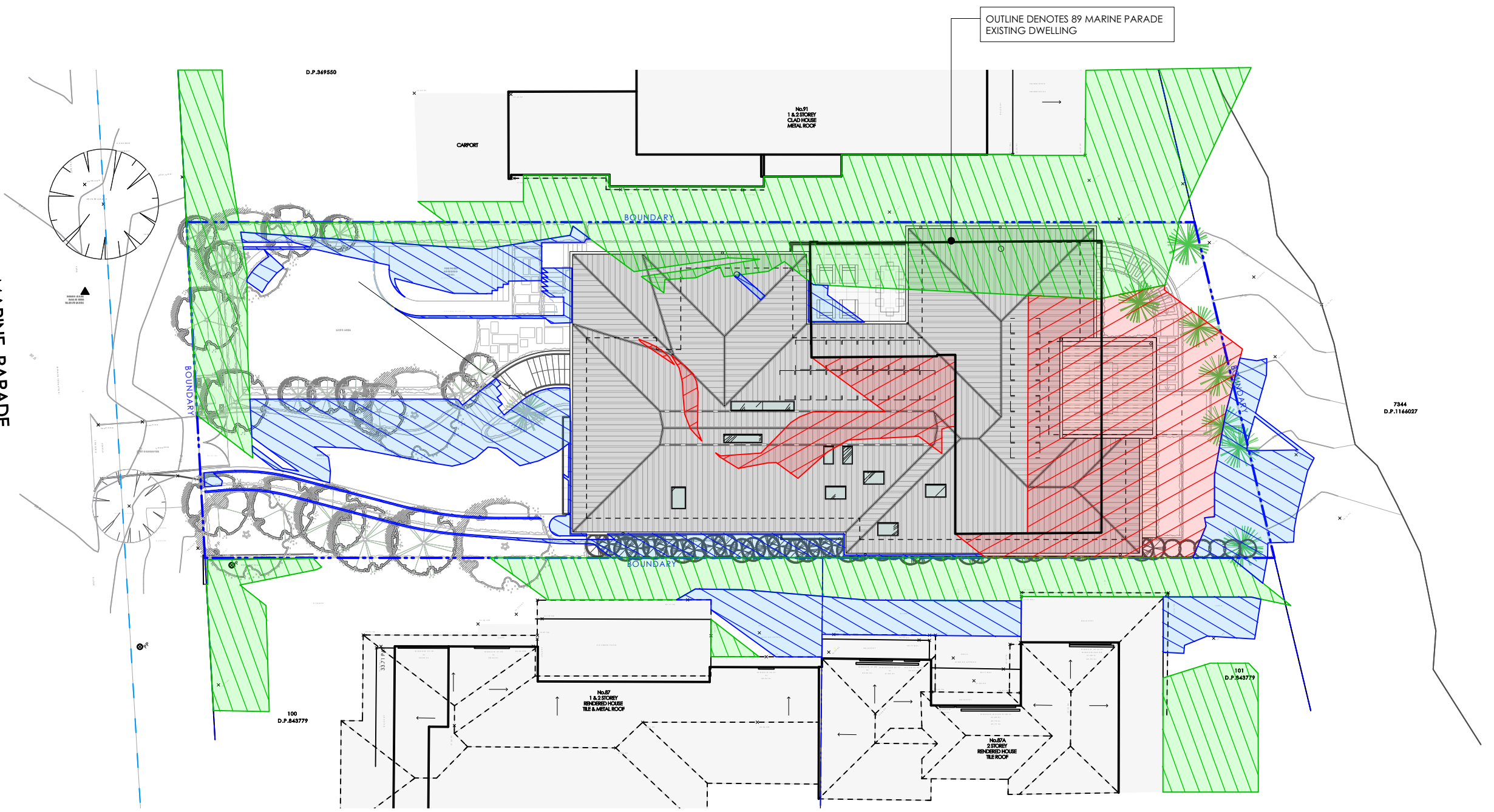
12:00pm 21 JUNE
ALTITUDE: 18°
AZIMUTH: 42° EAST of N



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	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023
					For: J. HEMPTON	DWG	SHADOW DIAGRAMS PLAN 1200PM	SCALE @ A3 1:200@A3	DWG # 402	DRAWN AA
							CHECKED ACA			



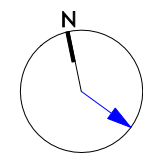
MARINE PARADE



1 SHADOW DIAGRAM PLAN
15.00 PM 21 JUNE

LEGEND:

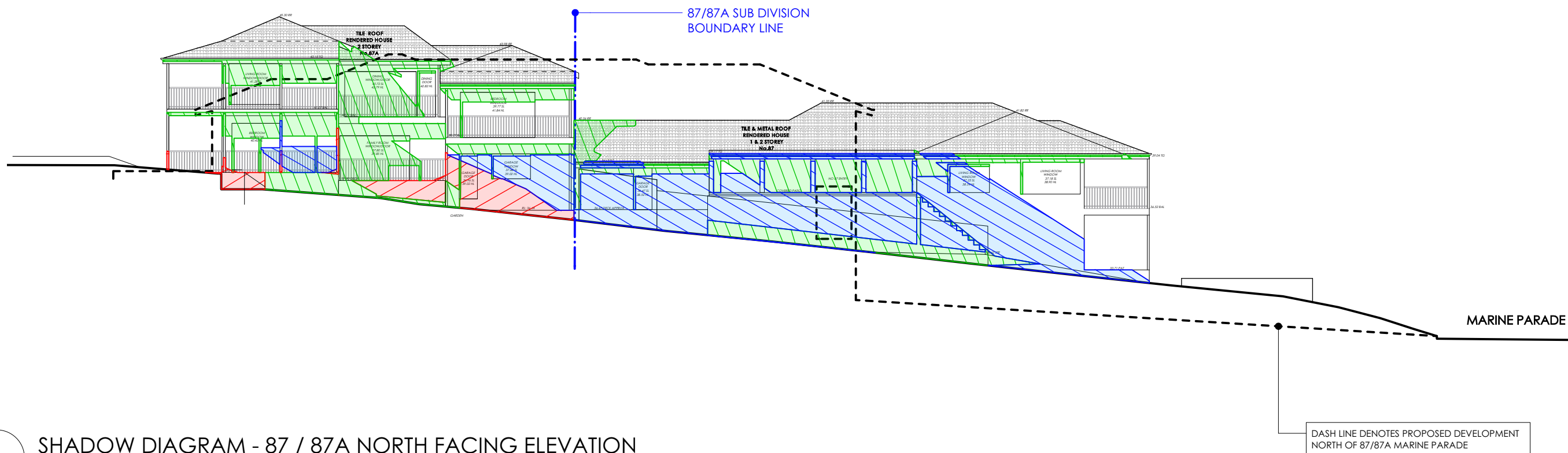
- NEIGHBOURING PROPERTIES / NATURAL SITE CONTEXT
SHADOW : 21 JUNE - 15.00 PM
- 89 MARINE PARADE
EXISTING SHADOW : 21 JUNE - 15.00 PM
- 89 MARINE PARADE
PROPOSED SHADOW : 21 JUNE - 15.00 PM



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

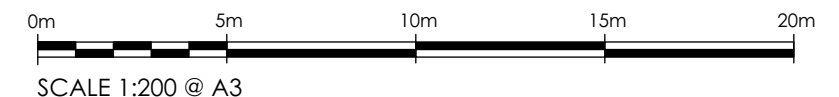


 TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT 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	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023		
							For:		SCALE @ A3	DWG #		
							J. HEMPTON		1:200@A3	403		
DWG								SHADOW DIAGRAMS PLAN 1500PM	DRAWN	AA	ISSUE	STAGE
									CHECKED	ACA	DA	DA

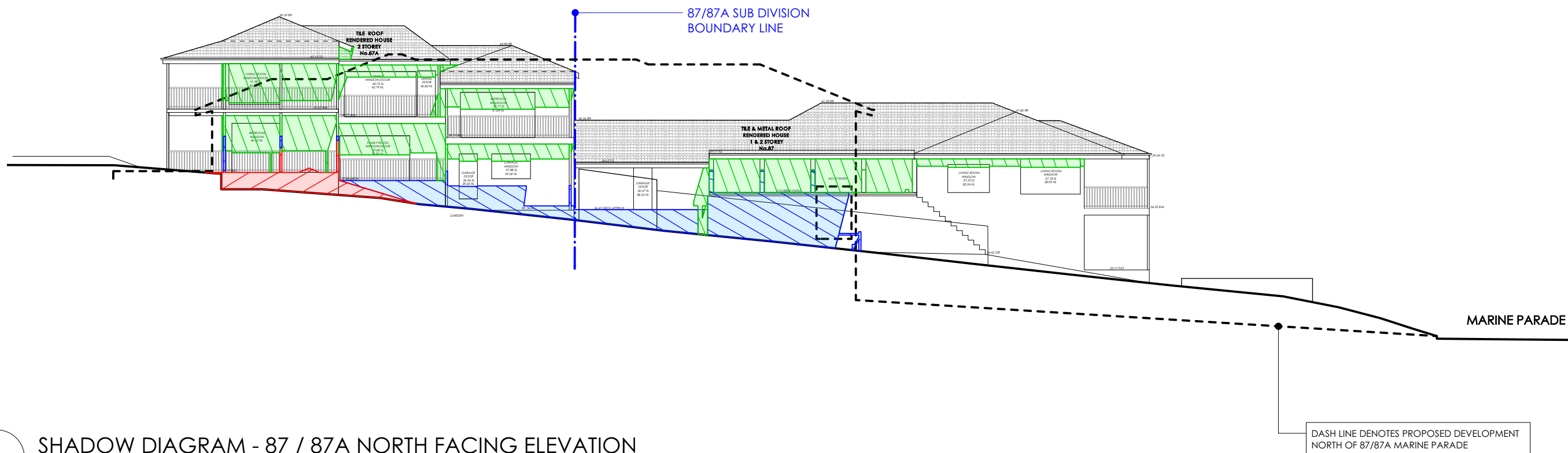


LEGEND:

- 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



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	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023		
							For:		SCALE @ A3	DWG #		
							J. HEMPTON		1:100	404		
								DWG				
								SHADOW DIAGRAM 87/87A				
								ELEVATION 0900AM				
									DRAWN	AA	ISSUE	STAGE
									CHECKED	ACA	DA	DA



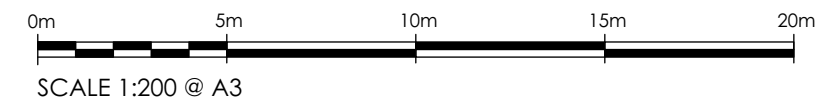
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SHADOW DIAGRAM - 87 / 87A NORTH FACING ELEVATION

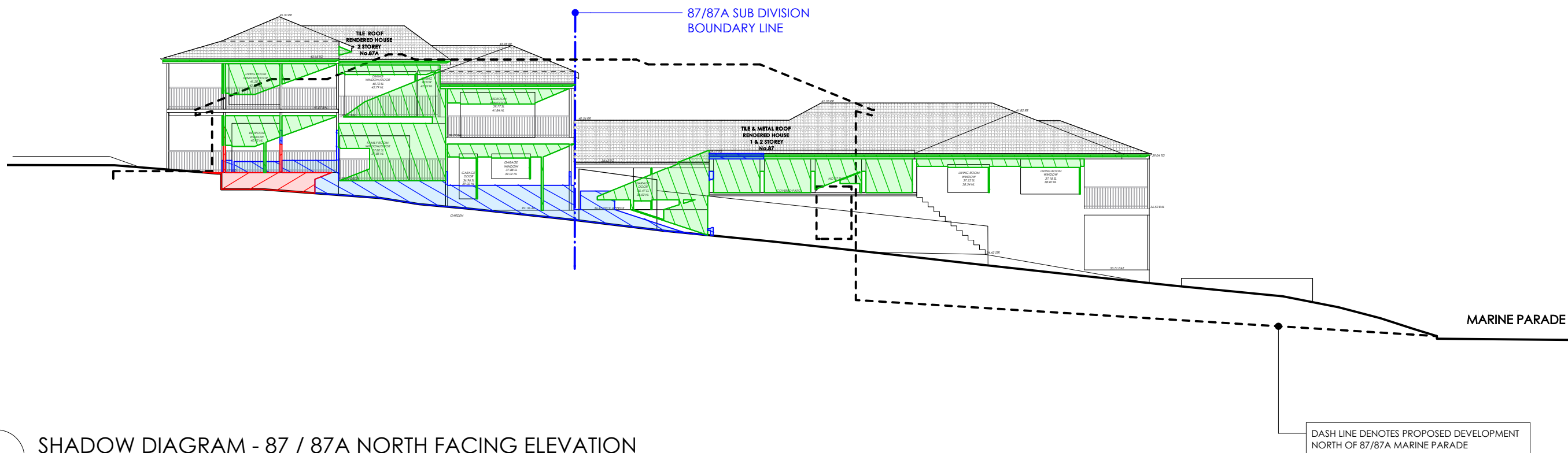
12.00 PM 21 JUNE

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



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 <i>Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518</i> 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	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023	
							For:	DWG	SCALE @ A3	DWG #	
							J. HEMPTON	SHADOW DIAGRAM 87/87A		405	
								ELEVATION 1200PM		DRAWN	AA
							CHECKED	ACA	DA	DA	



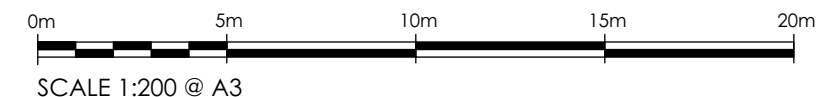
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SHADOW DIAGRAM - 87 / 87A NORTH FACING ELEVATION

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



TRUE NORTH

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ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023
				For: J. HEMPTON	DWG SHADOW DIAGRAM 87/87A ELEVATION 1500PM	SCALE @ A3 1:100	DWG # 406
						DRAWN AA	ISSUE DA
						CHECKED ACA	STAGE DA



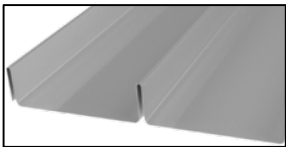
1 PROPOSED PHOTOMONTAGE VIEW - STREET FRONTAGE FROM MARINE PARADE
Scale NTS @A3

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 PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS 89 MARINE PARADE NORTH AVALON		PROJECT # 2201	DATE # 21.11.2023
								DWG 3D MODEL - PHOTOMONTAGE VIEW		SCALE @ A3 NTS	DWG # 601
								DRAWN	AA	ISSUE	STAGE
								CHECKED	ACA		DA



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 <i>Nominated Architect: Annabelle Chapman NSWARB Reg No 4921 ABN: 66 095 399 518</i> 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 #	
							PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023	
							For:		SCALE @ A3	DWG #	
							J. HEMPTON		NTS	602	
									DRAWN AA	ISSUE	STAGE
									CHECKED ACA		DA
								3D MODEL - PHOTOMONTAGE VIEW			

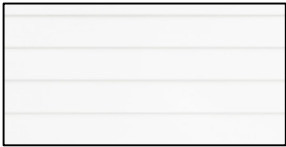
MATERIAL FINISHES



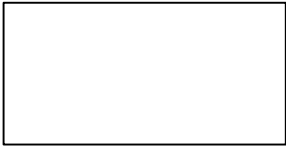
REF 01
STANDING SEAM ROOF:
MEDIUM COLOUR FINISH



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



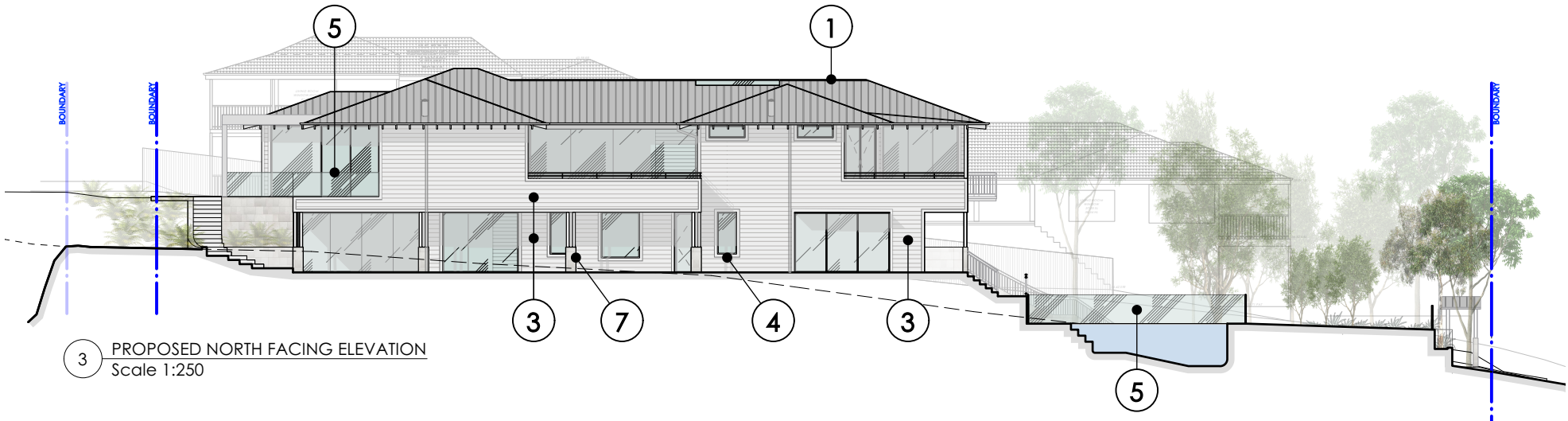
REF 07
SANDSTONE:
NATURAL STONE FINISH



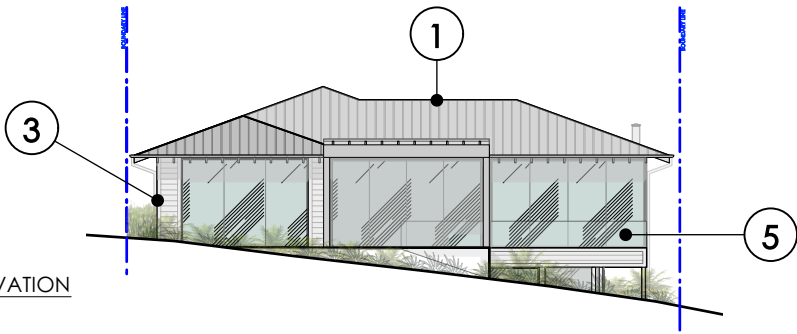
REF 08
PAINTED MASONRY:
LIGHT COLOUR FINISH



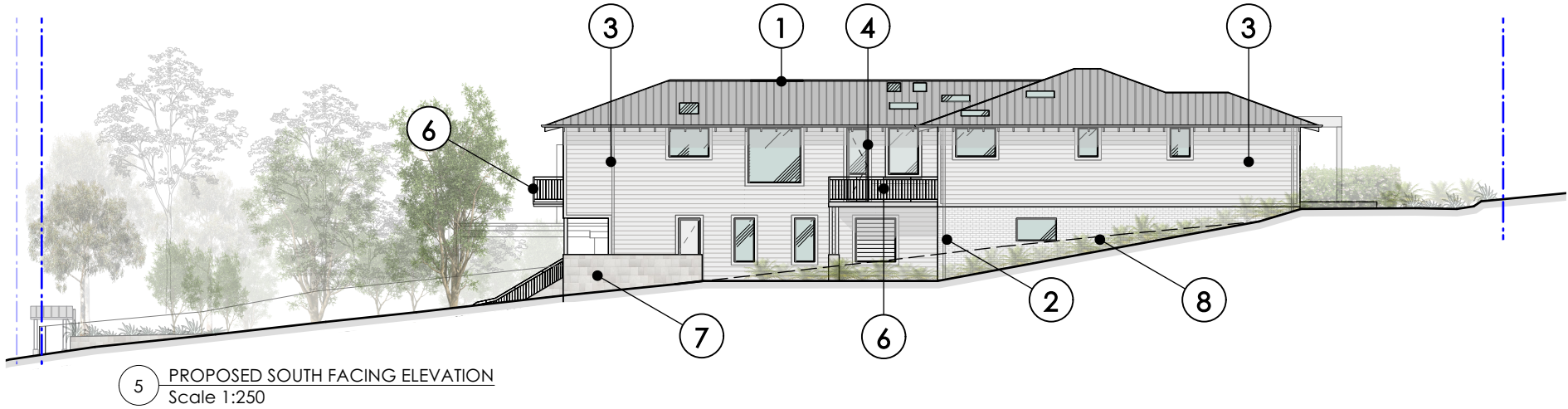
2 PROPOSED WEST FACING ELEVATION
Scale 1:250



3 PROPOSED NORTH FACING ELEVATION
Scale 1:250



4 PROPOSED EAST FACING ELEVATION
Scale 1:250



5 PROPOSED SOUTH FACING ELEVATION
Scale 1:250

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.

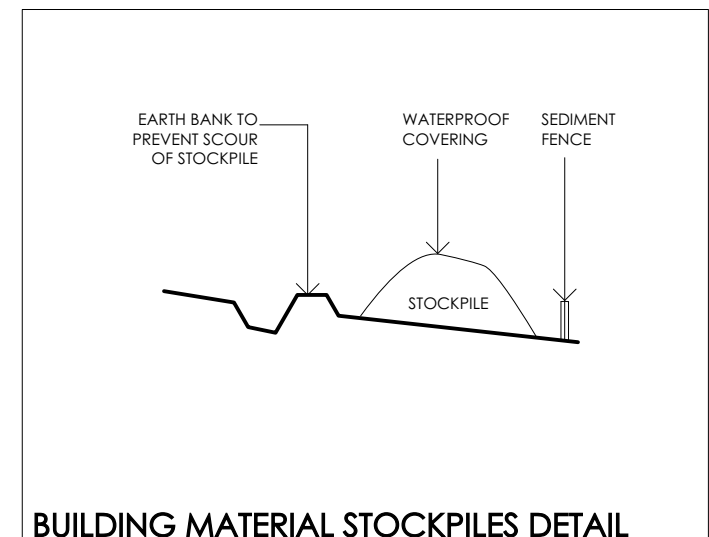
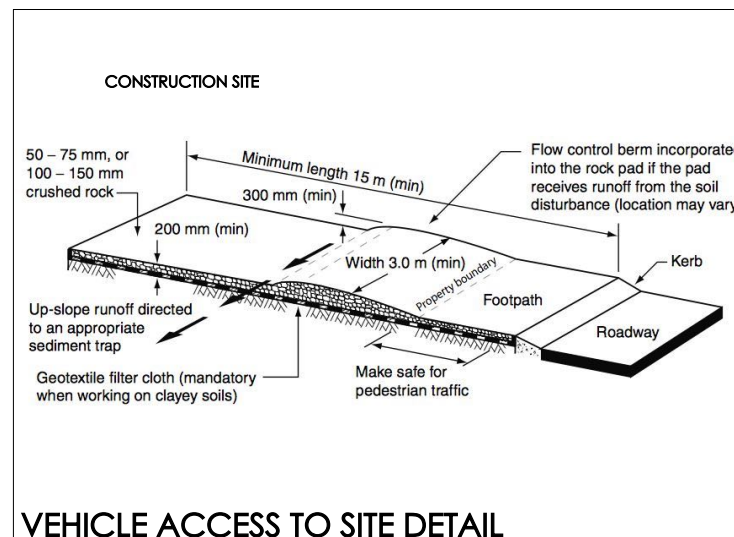
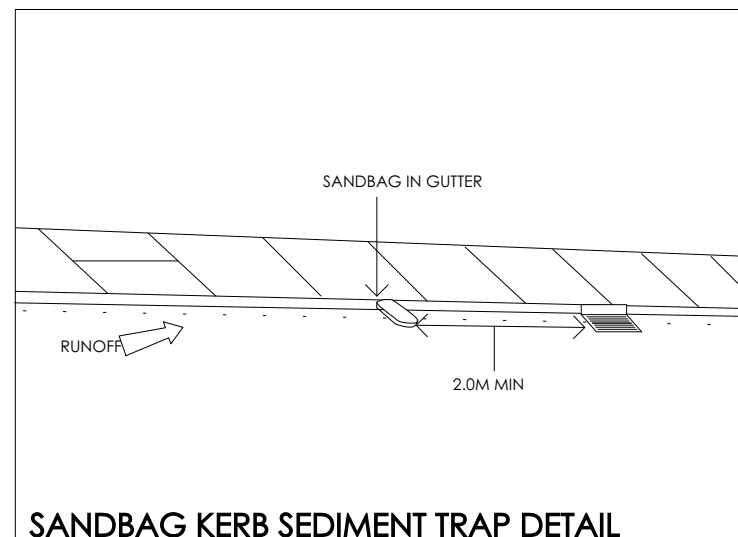
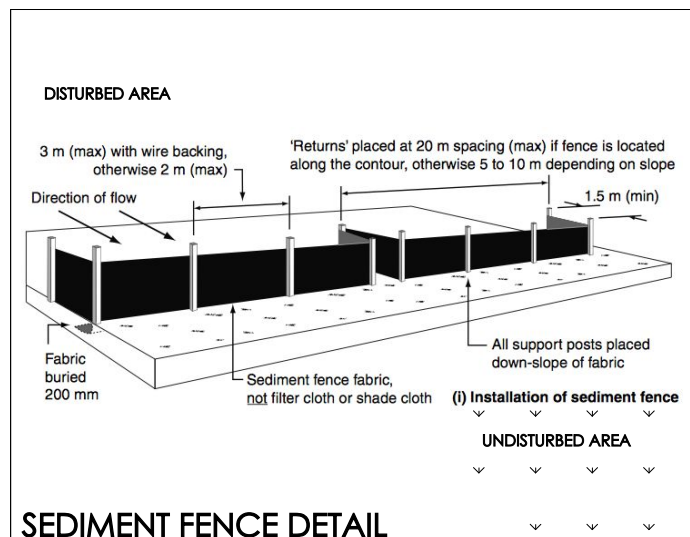
ANNABELLE CHAPMAN ARCHITECT
ANNABELLE CHAPMAN ARCHITECT PTY LTD | Nominated Architect: Annabelle Chapman | NSWARB Reg No 4921 | ABN: 66 095 399 518
Level 19, 100 William Street, Sydney, New South Wales 2000
t 02 8076 5333 m 0412 665 412 e info@achapmanarchitect.com.au w achapmanarchitect.com.au

ISSUE	DATE	NOTE	DWN BY	PROJECT
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING
				For: J. HEMPTON

CLIENT ADDRESS
89 MARINE PARADE NORTH AVALON

DWG
SCHEDULE OF COLOURS & MATERIALS

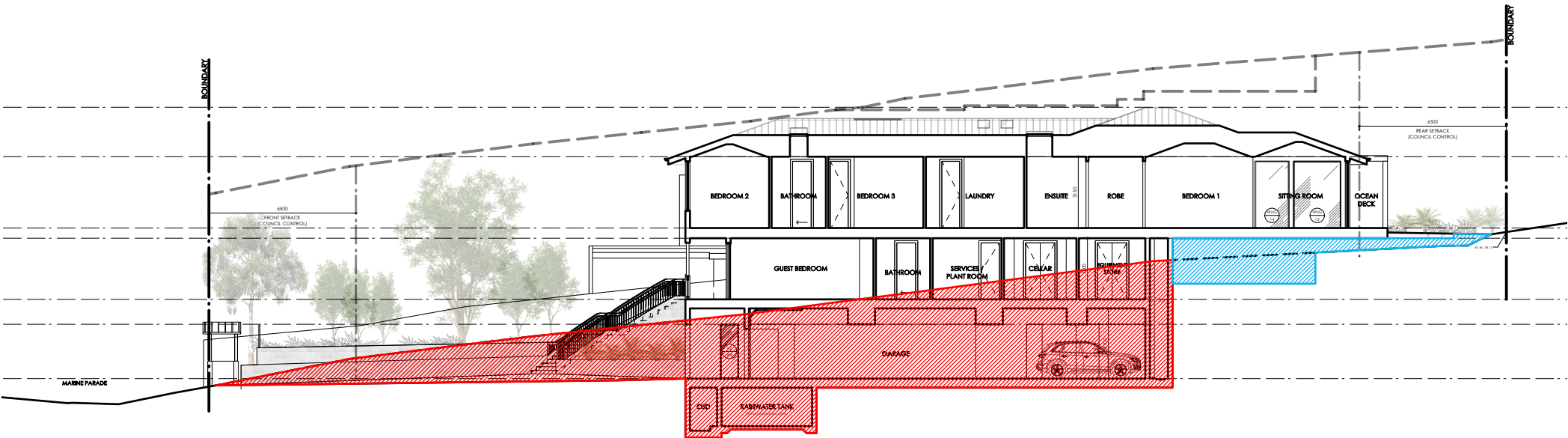
PROJECT # 2201	DATE # 21.11.2023
SCALE @ A3 1:100	DWG # 701
DRAWN AA	ISSUE DA
CHECKED ACA	STAGE DA



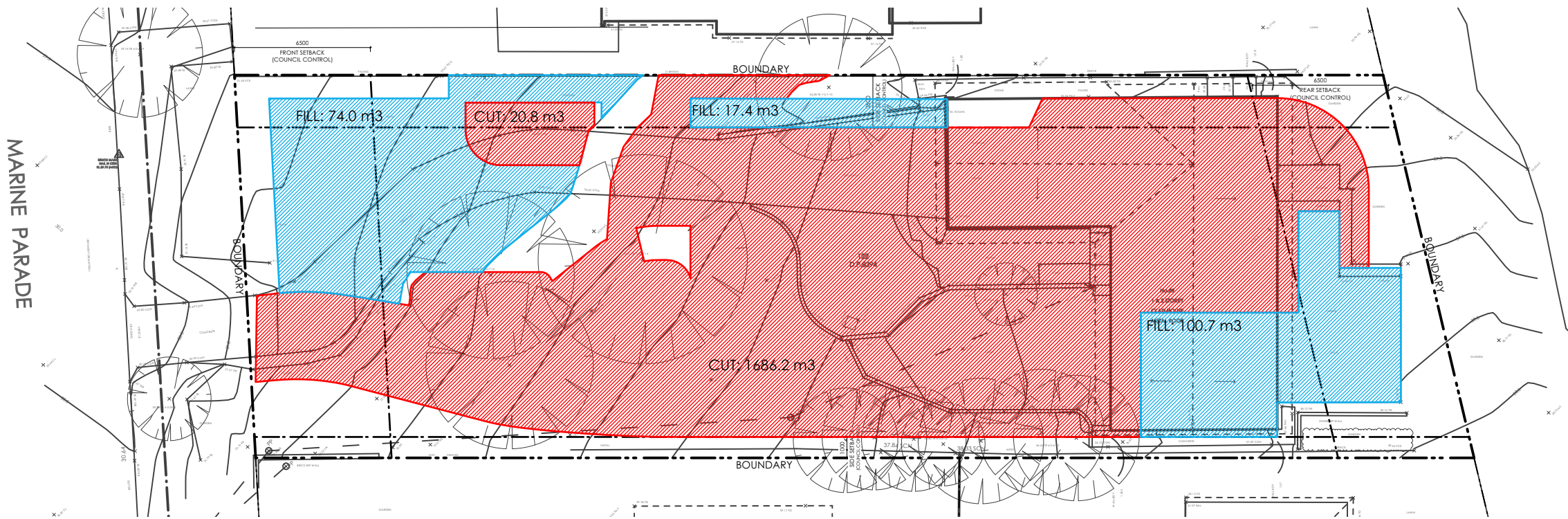
ISSUE	DATE	NOTE	DWN BY	PROJECT	CLIENT ADDRESS	PROJECT #	DATE #		
DA	21.11.2023	ISSUE FOR DA	AA	PROPOSED NEW DWELLING	89 MARINE PARADE NORTH AVALON	2201	21.11.2023		
				For:	DWG	SCALE @ A3	DWG #		
				J. HEMPTON	SEDIMENT CONTROL PLAN	1:200	901		
						DRAWN	AA	ISSUE	STAGE
						CHECKED	ACA	DA	DA

EXCAVATION SCHEDULE:

TOTAL ESTIMATED SITE EXCAVATION:	1707.0 M ³
TOTAL ESTIMATED SITE FILL:	192.1 M ³



E PROPOSED SITE SECTION E-E
Scale 1:250



1 PROPOSED CUT / FILL PLAN
Scale 1:250

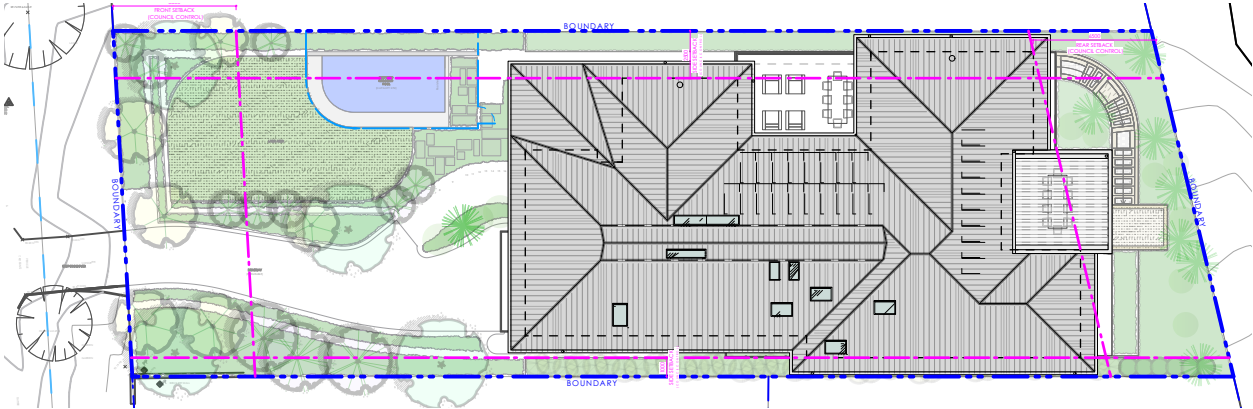


N  TRUE NORTH	NOTES The builder is responsible for setting out the works, checking all dimensions and levels on site. Report any discrepancies to the Architect prior to the commencement of work. Do not scale drawings. Check boundary distance on survey.	ANNABELLE CHAPMAN ARCHITECT ANNABELLE CHAPMAN ARCHITECT 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	DATE 21.11.2023	NOTE ISSUE FOR DA	DWN BY AA	PROJECT PROPOSED NEW DWELLING For: J. HEMPTON	CLIENT ADDRESS 89 MARINE PARADE NORTH AVALON	PROJECT # 2201	DATE # 21.11.2023		
			DWG PROPOSED CUT AND FILL PLAN								SCALE @ A3 1:250	DWG # 903
			DRAWN AA								ISSUE DA	STAGE DA
			CHECKED ACA									

NOTIFICATION
PLAN:

PROPOSED NEW
DWELLING

LOT 122 IN D.P 8394
89 MARINE PARADE
NORTH AVALON
2107



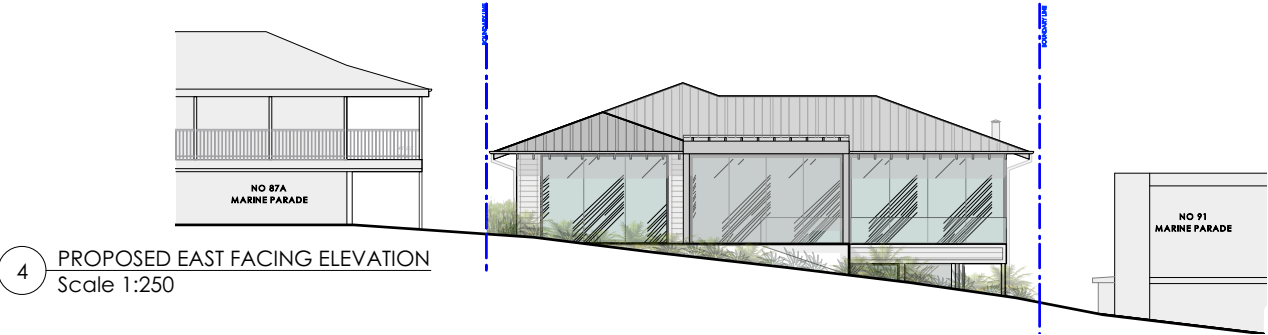
1 PROPOSED SITE PLAN
Scale 1:400



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

CONTOUR

LANDSCAPE ARCHITECTURE

PROJECT

Landscape Documentation for DA

Date: 16/11/2023

CLIENT

Jenn Hempton

PROJECT

New Dwelling

ADDRESS

89 Marine Parade,
Avalon Beach NSW 2107



SITE LOCATION
LOT 122 - DP8394

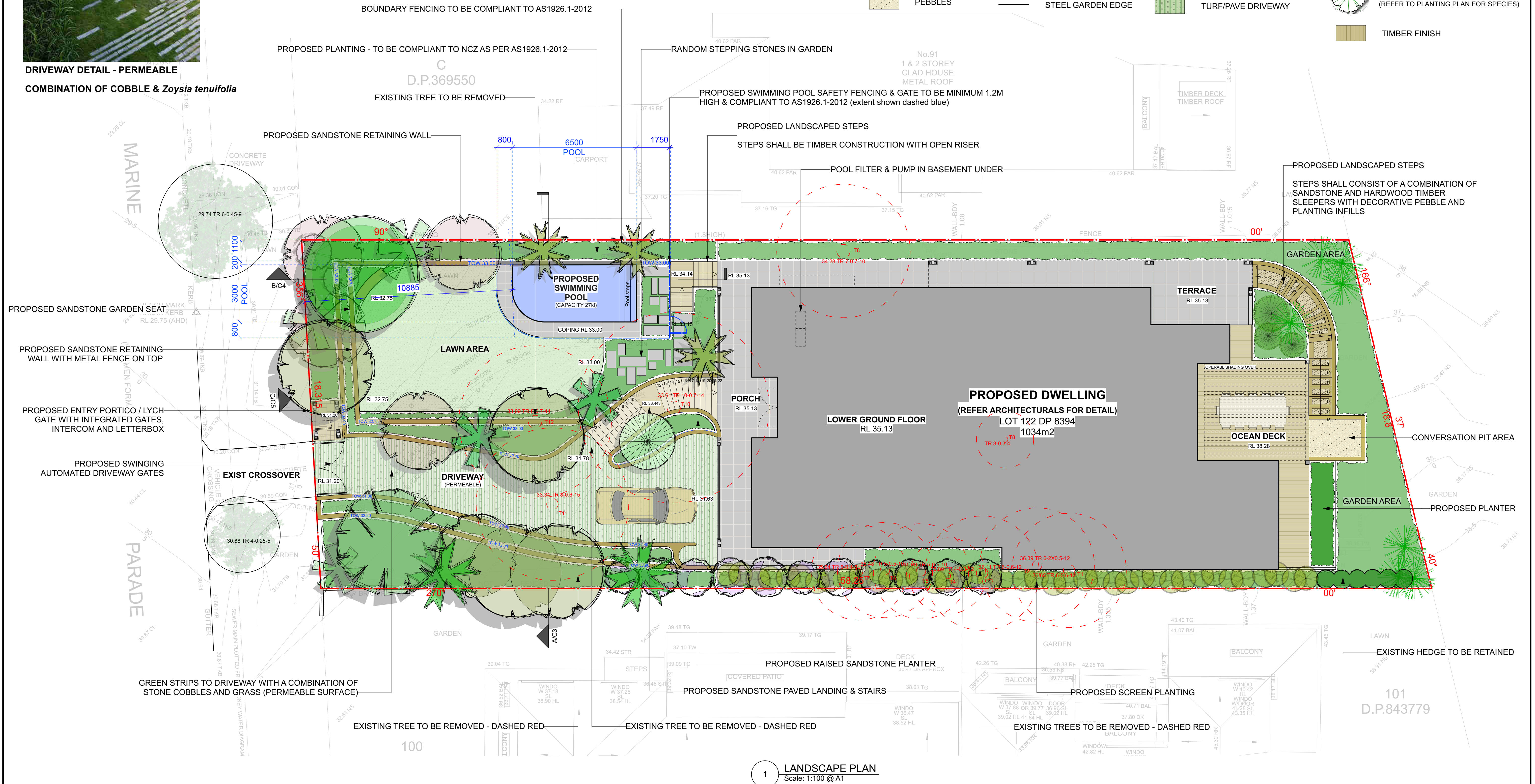


DRIVEWAY DETAIL - PERMEABLE

COMBINATION OF COBBLE & *Zoysia tenuifolia*

LEGEND

- | | | | | | | | |
|--|-------------|--|-------------------|--|---|--|--|
| | GARDEN AREA | | STEPPING STONES | | SANDSTONE RETAINING WALL | | EXISTING TREE TO BE RETAINED |
| | PAVED AREA | | BOUNDARY LINE | | SANDSTONE PAVING | | EXISTING TREE TO BE REMOVED |
| | LAWN AREA | | POOL FENCE | | EXISTING SITE SANDSTONE SHALL BE REUSED WHERE POSSIBLE FOR PAVING AND WALLING | | REPLACEMENT CANOPY TREE (REFER TO PLANTING PLAN FOR SPECIES) |
| | PEBBLES | | STEEL GARDEN EDGE | | TURF/PAVE DRIVEWAY | | TIMBER FINISH |



CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

NOTES
comply with building code of Australia and all relevant Australian standards
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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE: 16/11/2023

SCALE: 1:100 @ A1
1:200 @ A3

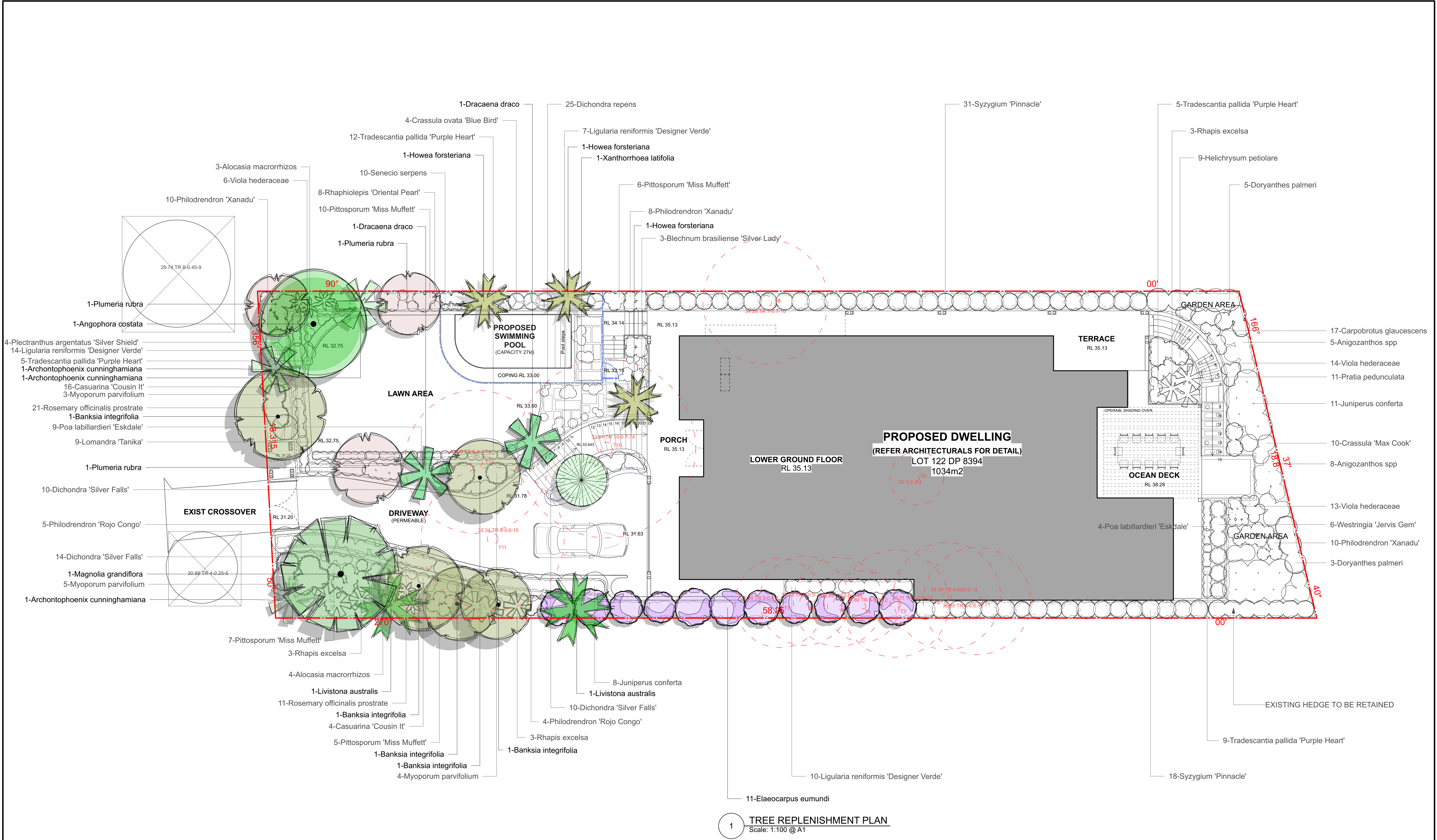
DRAWN: BT

DRAWING
LANDSCAPE PLAN

DRAWING NO :
C1

REV:





CONTOUR
LANDSCAPE ARCHITECTURE

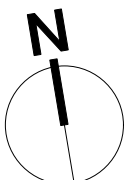
PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING TREE REPLENISHMENT PLAN
SCALE:	1:100 @ A1 1:200 @ A3	DRAWING NO : C2
DRAWN:	BT	REV:





MAGNOLIA GRANDIFLORA



BANKSIA INTEGRIFOLIA



ANGOPHORA COSTATA



ELAEOCARPUS EUMUNDI



ARCHONTOPHOENIX CUNNINGHAMIANA

PLANT SCHEDULE					
Botanic Name	Common Name	Quantity	Pot Size	Designed Spread	Designed Height
Alocasia macrorrhizos	Giant Elephants Ear	7	200mm	1200	2500
Angophora costata	Sydney Red Gum	1	100lt	6000	15000
Anigozanthos spp	Kangaroo Paw	13	200mm	900	1000
Archontophoenix cunninghamiana	Bangalow Palm	3	100lt	3000	10000
Banksia integrifolia	Coastal Banksia	5	100lt	4500	10000
Blechnum brasiliense 'Silver Lady'	Blechium	3	200mm	750	750
Carpobrotus glaucescens	Pigface	17	140mm	600	600
Casuarina 'Cousin It'	Dwarf Casuarina	20	140mm	650	200
Crassula 'Max Cook'	Crassula	10	300mm	1000	1000
Crassula ovata 'Blue Bird'	Crassula	4	300mm	1000	1000
Dichondra 'Silver Falls'	Silver Falls	34	140mm	500	100
Dichondra repens	Kidney Weed	25	140mm	500	200
Doryanthes palmeri	Gynea lily	8	300mm	1200	1500
Dracaena draco	Dragon Tree	2	200mm	3000	3000
Elaeocarpus eumundi	Quandong	11	45lt	2000	7000
Helichrysum petiolare	Licorice Plant	9	300mm	1000	500
Howea forsteriana	Kentia Palm	3	75lt	3000	8000
Juniperus conferta	Shore Juniper	19	140mm	1500	500
Ligularia reniformis 'Designer Verde'	Tractor Seat	31	140mm	800	800
Livistona australis	Cabbage Tree Palm	2	200mm	4000	30000
Lomandra 'Tanika'	Mat Rush	9	140mm	500	500
Magnolia grandiflora	Southern Magnolia	1	75lt	6000	10000
Myoporum parvifolium	Boobialla	12	140mm	1500	350
Philodendron 'Rojo Congo'	Philodendron Rojo Congo	9	200mm	700	600
Philodendron 'Xanadu'	Dwarf Philodendron	28	200mm	750	1000
Pittosporum 'Miss Muffett'	Pittosporum 'Miss Muffett'	28	200mm	750	2000
Plectranthus argentatus 'Silver Shield'	Persian Shield	4	200mm	1500	1000
Plumeria rubra	Frangipani	3	45lt	4000	5000
Poa labillardieri 'Eskdale'	Tussock Grass	13	140mm	500	600
Pratia pedunculata	Matted Pratia	81	140mm	200	200
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	8	200mm	600	1500
Rhapis excelsa	Lady Palm	9	300mm	1500	2500
Rosemary officinalis prostrate	Creeping Rosemary	32	200mm	500	300
Senecio serpens	Chalk Sticks	10	140mm	400	300
Syzygium 'Pinnacle'	Pinnacle Lillypilly	49	25lt	1000	2000
Tradescantia pallida 'Purple Heart'	Purple Wanderer	31	140mm	500	500
Viola hederaceae	Native Violets	33	140mm	400	300
Westringia 'Jervis Gem'	Coastal Rosemary	6	200mm	1000	1000
Xanthorrhoea latifolia	Grass Tree	1	75lt	3000	8000
Zoysia tenuifolia	No-Mow Grass	136	200mm	600	1000



HOWEA FORSTERIANA



PLUMERIA RUBRA



LIVISTONA AUSTRALIS



XANTHORRHOEA LATIFOLIA



DRACAENA DRACO

PROPOSED TREE AND CANOPY PALM PLANTING

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT:
NEW DWELLING

89 MARINE PARADE,
AVALON BEACH NSW 2107

NOTES

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

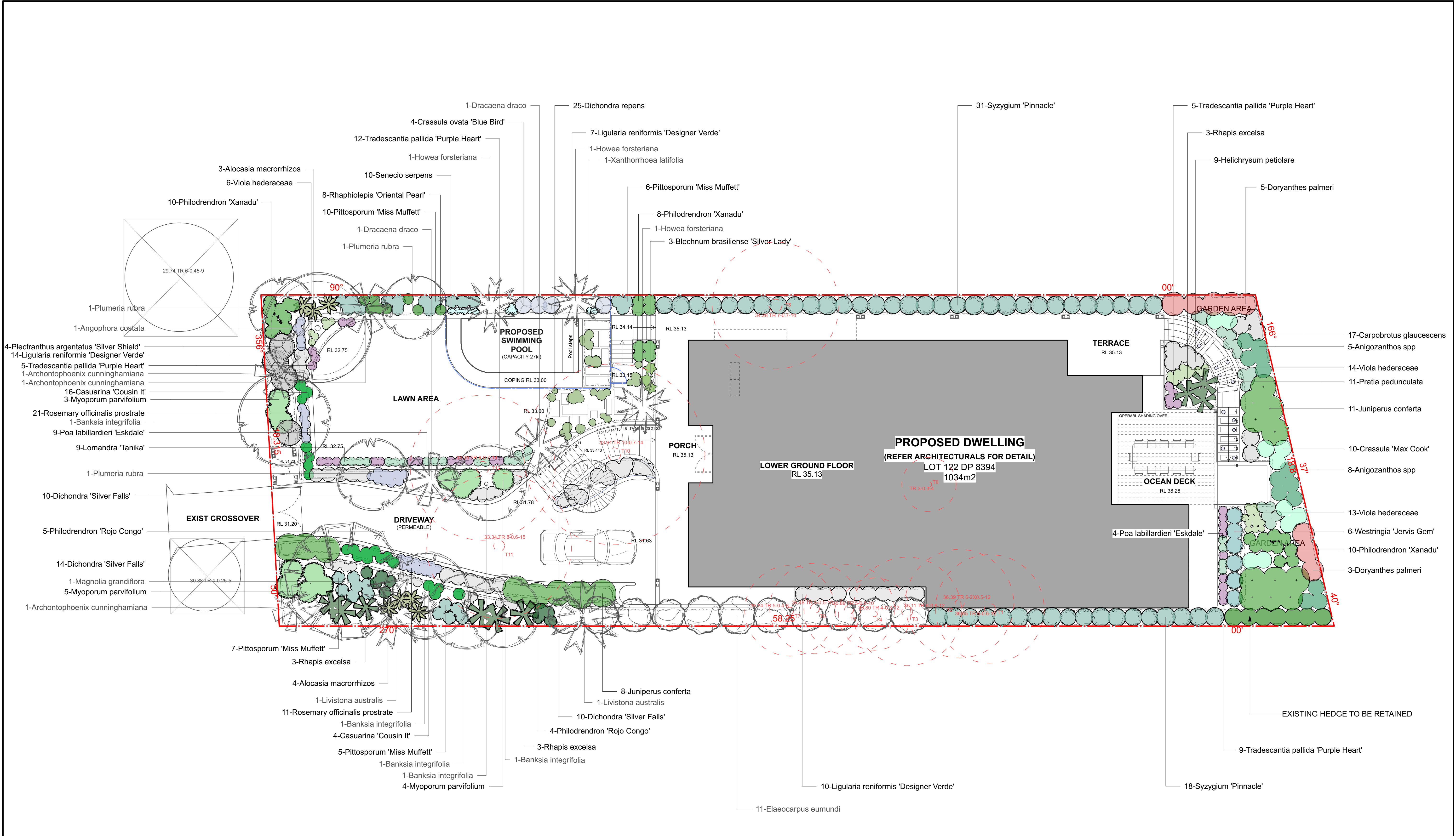
DATE: 16/11/2023

SCALE: N/A

DRAWN: BT

DRAWING
**PLANT SCHEDULE &
TREE IMAGES**
DRAWING NO :
C3

REV:



1 PLANTING PLAN
Scale: 1:100 @ A1

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

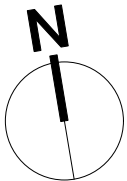
PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING PLANTING PLAN
SCALE:	1:100 @ A1 1:200 @ A3	
DRAWN:	BT	
REV:		

DRAWING NO :
C4





ANIGOZANTHOS SPP



DORYANTHES EXCELSA



SYZYGIIUM 'PINNACLE'



RHAPIS EXCELSA



WESTRINGIA 'JERVIS GEM'



CRASSULA 'MAX COOK'



CRASSULA 'BLUE BIRD'



PHILODENDRON 'XANADU'



PITTOSPORUM MISS MUFFET



LIGULARIA RENIFORMIS



JUNIPERUS CONFERTA



BLECHNUM 'SILVER LADY'



LOMANDRA 'TANIKA'



POA LABILLARDIERI 'ESKDALE'



HELICHRYSUM PETIOLARE



SENECIO SERPENS



DICHONDRA 'SILVER FALLS'



ROSMARINUS PROSTRATA



CASUARINA GLAUCA 'COUSIN IT'



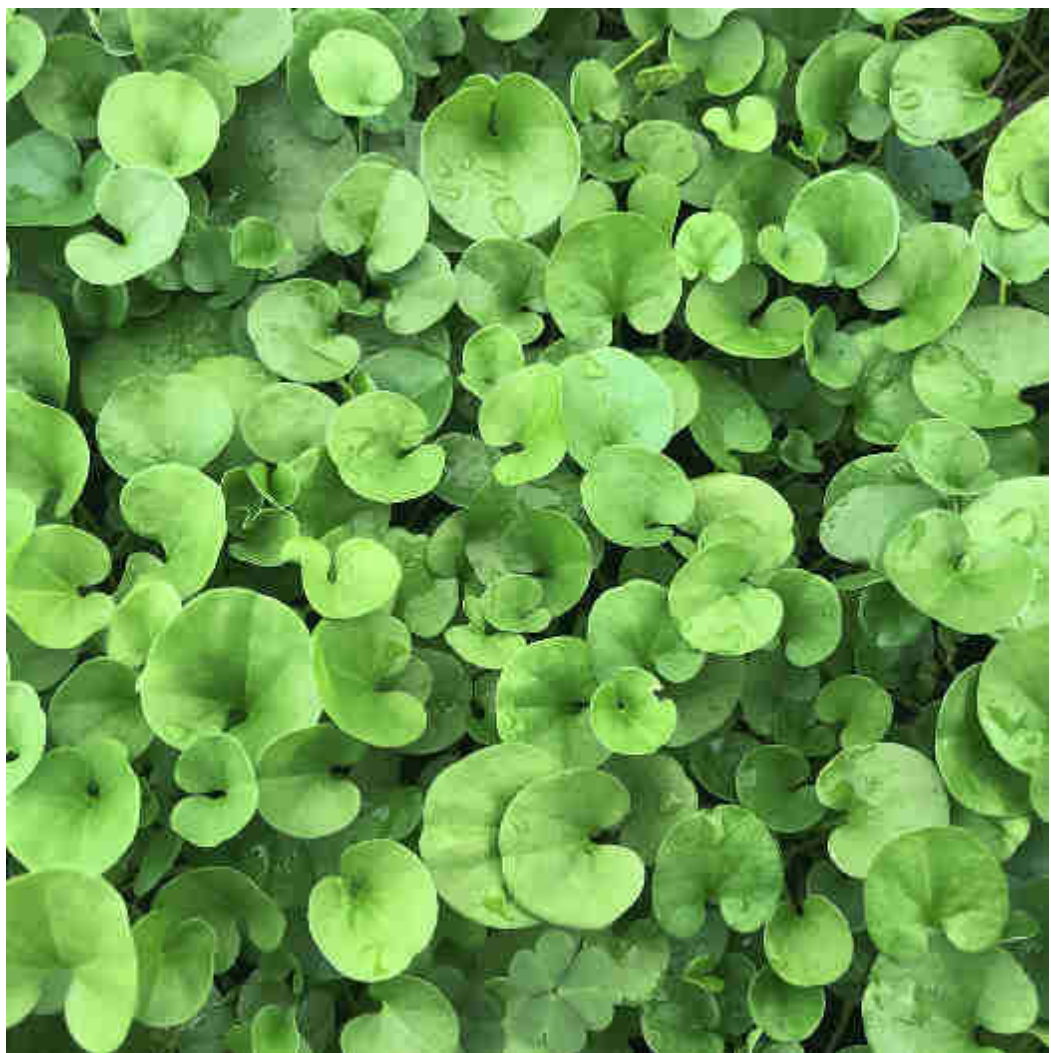
MYOPORUM PARVIFOLIUM



VIOLA HEDERACEA



CARPOBROTUS GLAUCESCENS



DICHONDRA REPENS



TRADESCANTIA PALLIDA 'PURPLE HEART'



RHAPHIOLEPIS 'ORIENTAL PEARL'



PRATIA PEDUNCULATA



ALOCASIA MACRORRHIZA



PHILODENDRON CONGO ROJO



PLECTRANTHUS ARGENTEUS



ZOYSIA TENUIFOLIA - FOR DRIVEWAY PLANTING (4 X 140mm pots per 1m)

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT:
NEW DWELLING

89 MARINE PARADE,
AVALON BEACH NSW 2107

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING PLANTS IMAGES
SCALE:	N/A	DRAWING NO : C6
DRAWN:	BT	REV:

CONTOUR

LANDSCAPE ARCHITECTURE

PROJECT

Landscape Documentation for DA

Date: 16/11/2023

CLIENT

Jenn Hempton

PROJECT

New Dwelling

ADDRESS

89 Marine Parade,
Avalon Beach NSW 2107

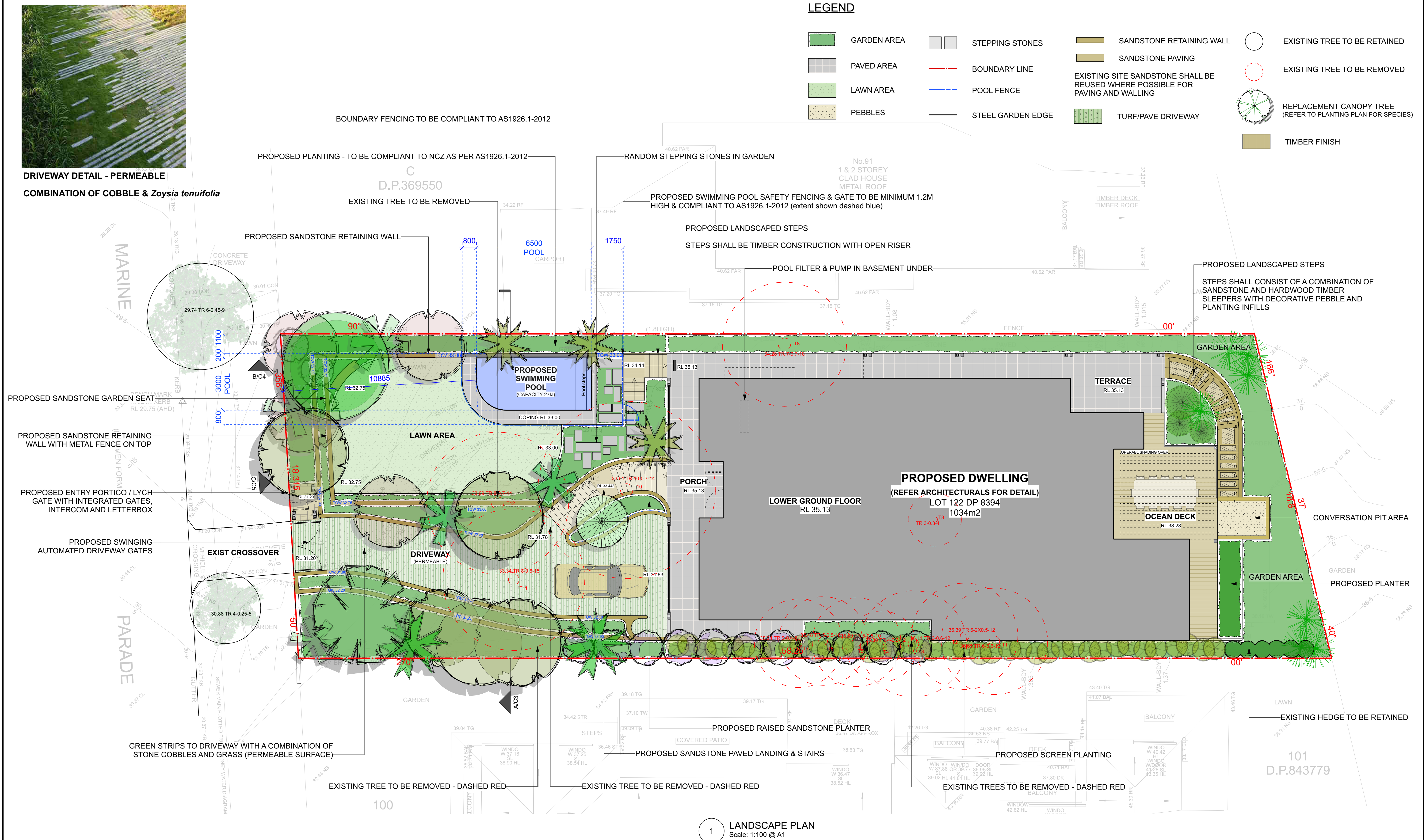


SITE LOCATION
LOT 122 - DP8394



DRIVEWAY DETAIL - PERMEABLE

COMBINATION OF COBBLE & *Zoysia tenuifolia*



1 LANDSCAPE PLAN
Scale: 1:100 @ A1

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

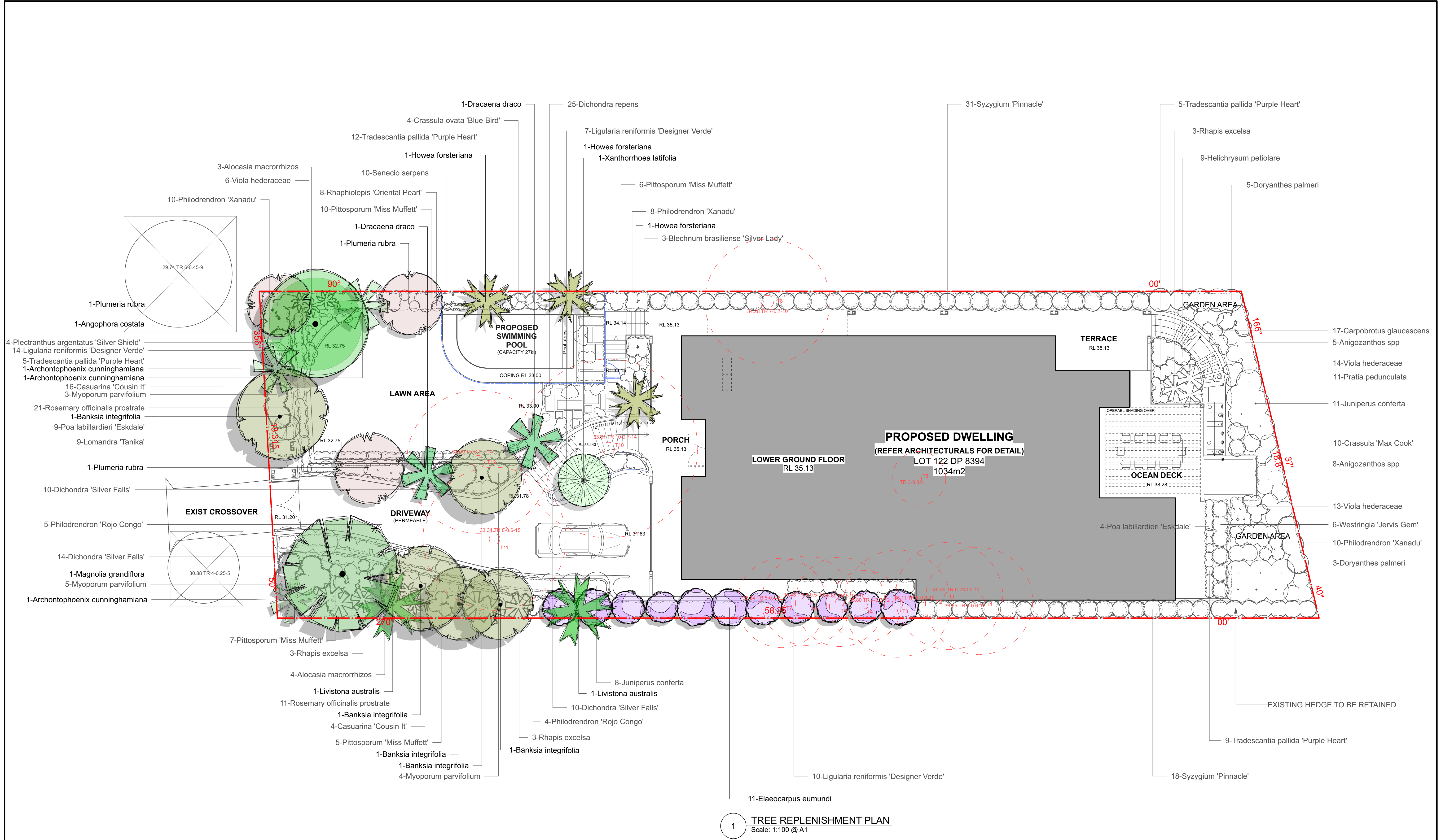
PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING LANDSCAPE PLAN
SCALE:	1:100 @ A1 1:200 @ A3	DRAWING NO : C1
DRAWN:	BT	REV:





CONTOUR
LANDSCAPE ARCHITECTURE

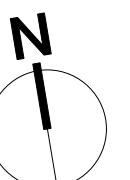
PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING TREE REPLENISHMENT PLAN
SCALE:	1:100 @ A1 1:200 @ A3	DRAWING NO : C2
DRAWN:	BT	REV:





MAGNOLIA GRANDIFLORA



BANKSIA INTEGRIFOLIA



ANGOPHORA COSTATA



ELAEOCARPUS EUMUNDI



ARCHONTOPHOENIX CUNNINGHAMIANA

PLANT SCHEDULE					
Botanic Name	Common Name	Quantity	Pot Size	Designed Spread	Designed Height
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Anigozanthos spp	Kangaroo Paw	13	200mm	900	1000
Archontophoenix cunninghamiana	Bangalow Palm	3	100lt	3000	10000
Banksia integrifolia	Coastal Banksia	5	100lt	4500	10000
Blechnum brasiliense 'Silver Lady'	Blechium	3	200mm	750	750
Carpobrotus glaucescens	Pigface	17	140mm	600	600
Casuarina 'Cousin It'	Dwarf Casuarina	20	140mm	650	200
Crassula 'Max Cook'	Crassula	10	300mm	1000	1000
Crassula ovata 'Blue Bird'	Crassula	4	300mm	1000	1000
Dichondra 'Silver Falls'	Silver Falls	34	140mm	500	100
Dichondra repens	Kidney Weed	25	140mm	500	200
Doryanthes palmeri	Gynea lily	8	300mm	1200	1500
Dracaena draco	Dragon Tree	2	200mm	3000	3000
Elaeocarpus eumundi	Quandong	11	45lt	2000	7000
Helichrysum petiolare	Licorice Plant	9	300mm	1000	500
Howea forsteriana	Kentia Palm	3	75lt	3000	8000
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Ligularia reniformis 'Designer Verde'	Tractor Seat	31	140mm	800	800
Livistona australis	Cabbage Tree Palm	2	200mm	4000	30000
Lomandra 'Tanika'	Mat Rush	9	140mm	500	500
Magnolia grandiflora	Southern Magnolia	1	75lt	6000	10000
Myoporum parvifolium	Boobialla	12	140mm	1500	350
Philodendron 'Rojo Congo'	Philodendron Rojo Congo	9	200mm	700	600
Philodendron 'Xanadu'	Dwarf Philodendron	28	200mm	750	1000
Pittosporum 'Miss Muffett'	Pittosporum 'Miss Muffett'	28	200mm	750	2000
Plectranthus argentatus 'Silver Shield'	Persian Shield	4	200mm	1500	1000
Plumeria rubra	Frangipani	3	45lt	4000	5000
Poa labillardieri 'Eskdale'	Tussock Grass	13	140mm	500	600
Pratia pedunculata	Matted Pratia	81	140mm	200	200
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Rhapis excelsa	Lady Palm	9	300mm	1500	2500
Rosemary officinalis prostrate	Creeping Rosemary	32	200mm	500	300
Senecio serpens	Chalk Sticks	10	140mm	400	300
Syzygium 'Pinnacle'	Pinnacle Lillypilly	49	25lt	1000	2000
Tradescantia pallida 'Purple Heart'	Purple Wanderer	31	140mm	500	500
Viola hederaceae	Native Violets	33	140mm	400	300
Westringia 'Jervis Gem'	Coastal Rosemary	6	200mm	1000	1000
Xanthorrhoea latifolia	Grass Tree	1	75lt	3000	8000
Zoysia tenuifolia	No-Mow Grass	136	200mm	600	1000



HOWEA FORSTERIANA



PLUMERIA RUBRA



LIVISTONA AUSTRALIS



XANTHORRHOEA LATIFOLIA



DRACAENA DRACO

PROPOSED TREE AND CANOPY PALM PLANTING

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDL

PROJECT:
NEW DWELLING

89 MARINE PARADE,
AVALON BEACH NSW 2107

NOTES

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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE: 16/11/2023

SCALE: N/A

DRAWN: BT

DRAWING
**PLANT SCHEDULE &
TREE IMAGES**
DRAWING NO :
C3

REV:



ANIGOZANTHOS SPP



DORYANTHES EXCELSA



SYZYGIIUM 'PINNACLE'



RHAPIS EXCELSA



WESTRINGIA 'JERVIS GEM'



CRASSULA 'MAX COOK'



CRASSULA 'BLUE BIRD'



PHILODENDRON 'XANADU'



PITTOSPORUM MISS MUFFET



LIGULARIA RENIFORMIS



JUNIPERUS CONFERTA



BLECHNUM 'SILVER LADY'



LOMANDRA 'TANIKA'



POA LABILLARDIERI 'ESKDALE'



HELICHRYSUM PETIOLARE



SENECIO SERPENS



DICHONDRA 'SILVER FALLS'



ROSMARINUS PROSTRATA



CASUARINA GLAUCA 'COUSIN IT'



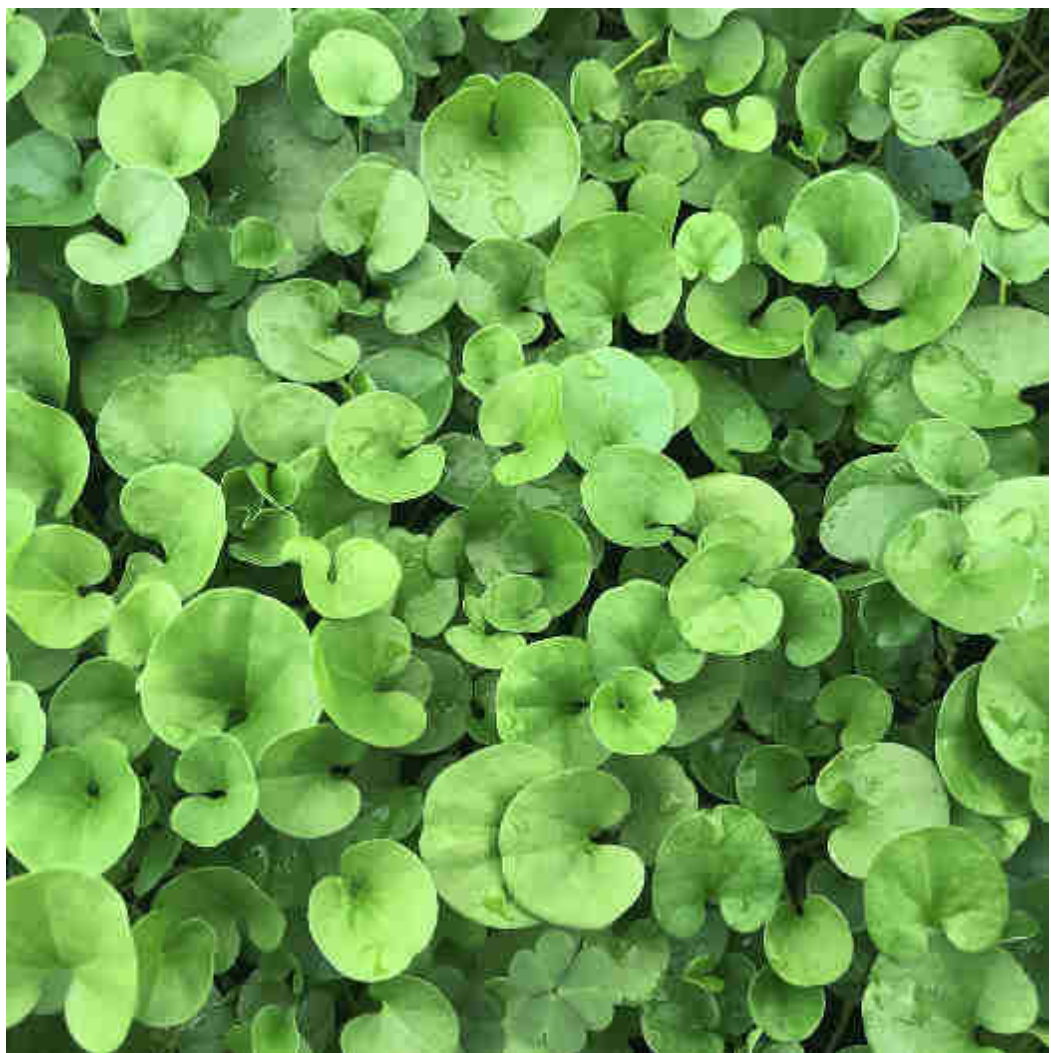
MYOPORUM PARVIFOLIUM



VIOLA HEDERACEA



CARPOBROTUS GLAUCESCENS



DICHONDRA REPENS



TRADESCANTIA PALLIDA 'PURPLE HEART'



RHAPHIOLEPIS 'ORIENTAL PEARL'



PRATIA PEDUNCULATA



ALOCASIA MACRORRHIZA



PHILODENDRON CONGO ROJO



PLECTRANTHUS ARGENTEUS



ZOYSIA TENUIFOLIA - FOR DRIVEWAY PLANTING (4 X 140mm pots per 1m)

CONTOUR
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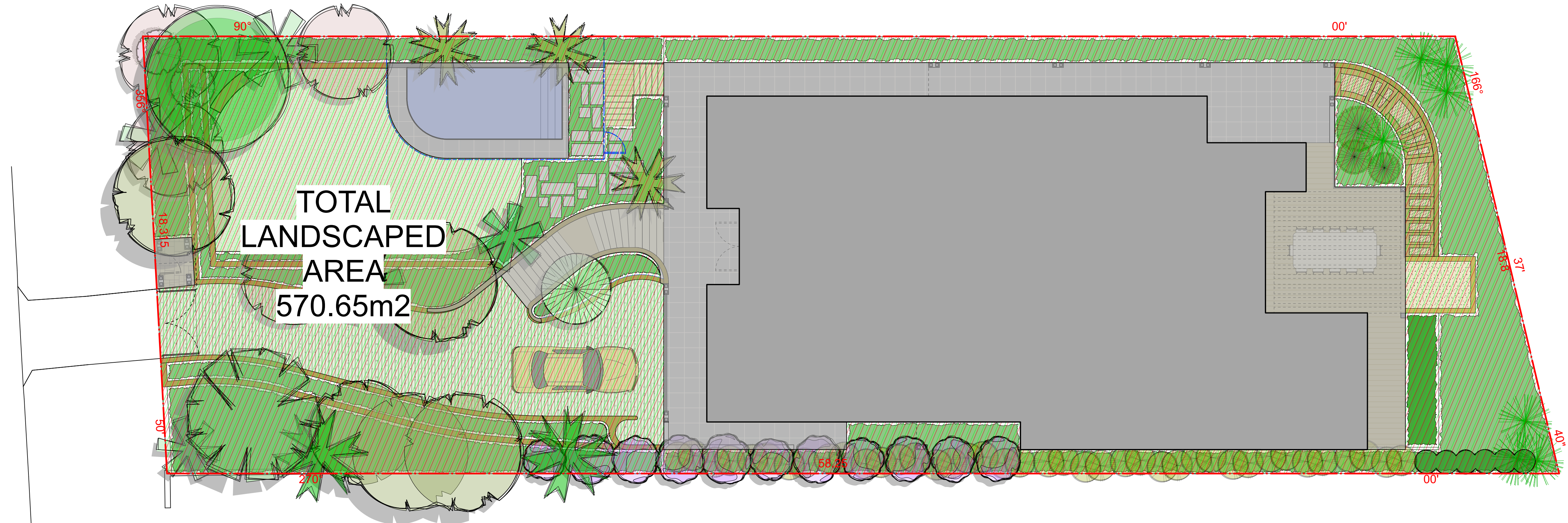
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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING PLANTS IMAGES
SCALE:	N/A	DRAWING NO : C6
DRAWN:	BT	REV:



DEVELOPMENT COMPLIANCE TABLE

with reference to
Pittwater 21 DCP - Avalon Beach Locality -
D1.13 Landscaped Area - General

LANDSCAPED AREA		
		COMPLY
SITE AREA	1,034m2	N/A
MINIMUM LANDSCAPED AREA - 60%	620.40m2	N/A
PROPOSED LANDSCAPED AREA - 55.1%	570.65m2	No
Proposed Garden & Lawn Area	508.65m2	
6% as impervious landscape treatments	62.00m2	

- SWIMMING POOL WATER CAPACITY IS 27,000L
- LAWN AREA IS 75m2
- GARDEN AREA IS 318.54m2
- SWIMMING POOL SAFETY FENCING & SWIMMING POOL SHALL COMPLY WITH;
- COUNCIL CODES
- BUILDING CODE OF AUSTRALIA
- SWIMMING POOLS ACT 1992-NO. 49
- SWIMMING POOL SAFETY AS 1926.1-2007
- SWIMMING POOL SAFETY AS 1926.2-2007
- SWIMMING POOL SAFETY AS AS1926.1-2012
- AS APPLICABLE.

LANDSCAPE OUTCOMES

- The proposed Landscape Works shall be in-keeping with the character of the Locality using a combination of Native & Exotic species
There shall be a large variety of Trees, Shrubs and Groundcovers.
- The proposed Landscape Works shall substantially visually reduce bulk and scale of the built form, ensuring a Landscaped setting,
this shall be accomplished with a densely planted front setback screening the development from the street.
- The proposed Landscape Works shall provide a substantial level of amenity for the Property and solar access for the site. Consideration
has been given to the placement of lawn and swimming pool on the site to maximise the amenity and passive recreation.
- The proposed Landscape Works shall preserve and enhance the rural and bushland character of the area with the planting of a large
combination of Native & Exotic species.
- The proposed Landscape Works ensures that soft surface is maximised to provide for infiltration of water to the water table,
minimise run-off and assist with stormwater management.

CONTOUR
LANDSCAPE ARCHITECTURE

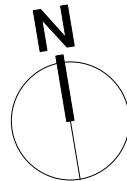
PO Box 698 MONA VALE NSW 1660
Tel: 0434 500 705 - AIDLM

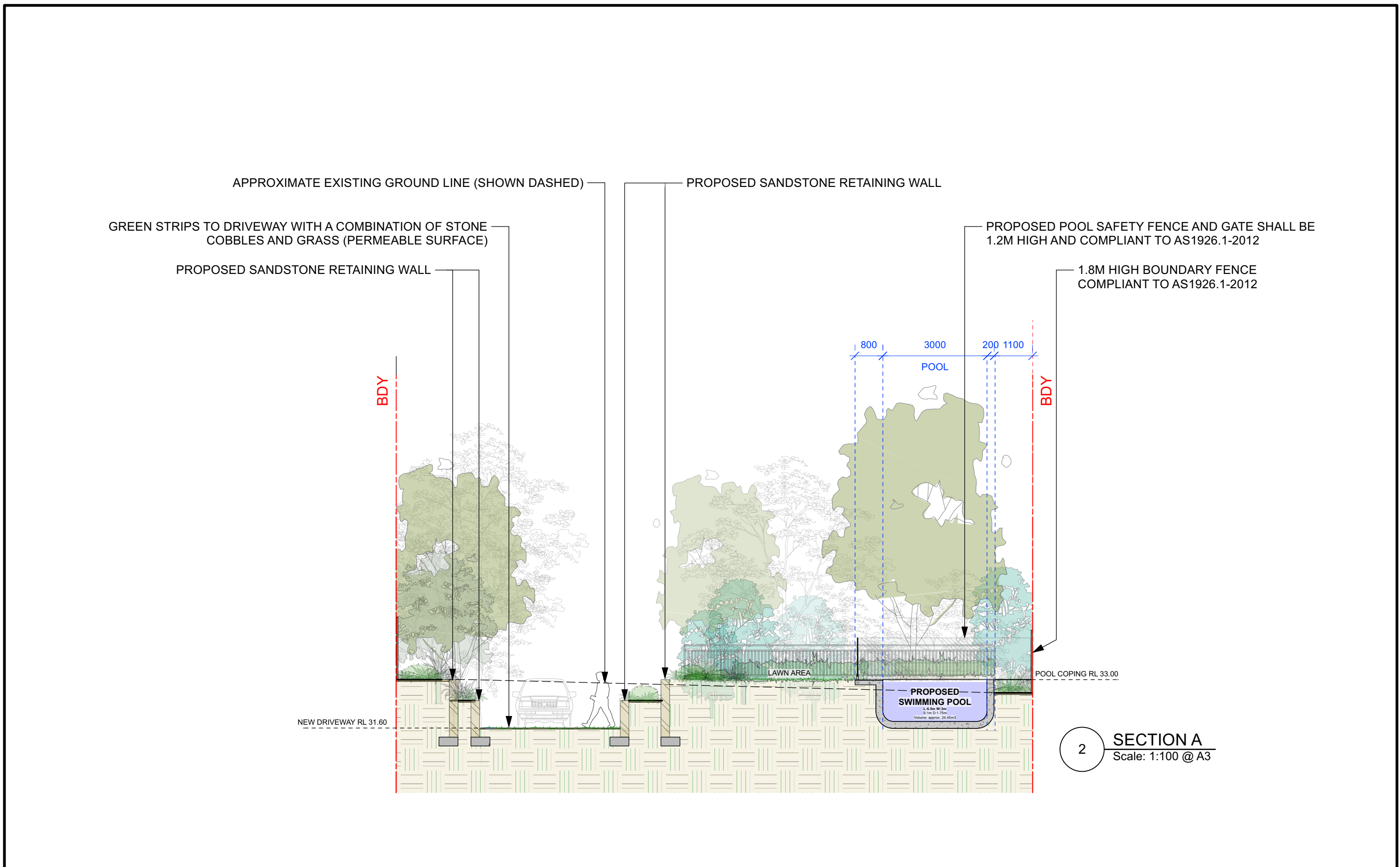
PROJECT:
NEW DWELLING
89 MARINE PARADE,
AVALON BEACH NSW 2107

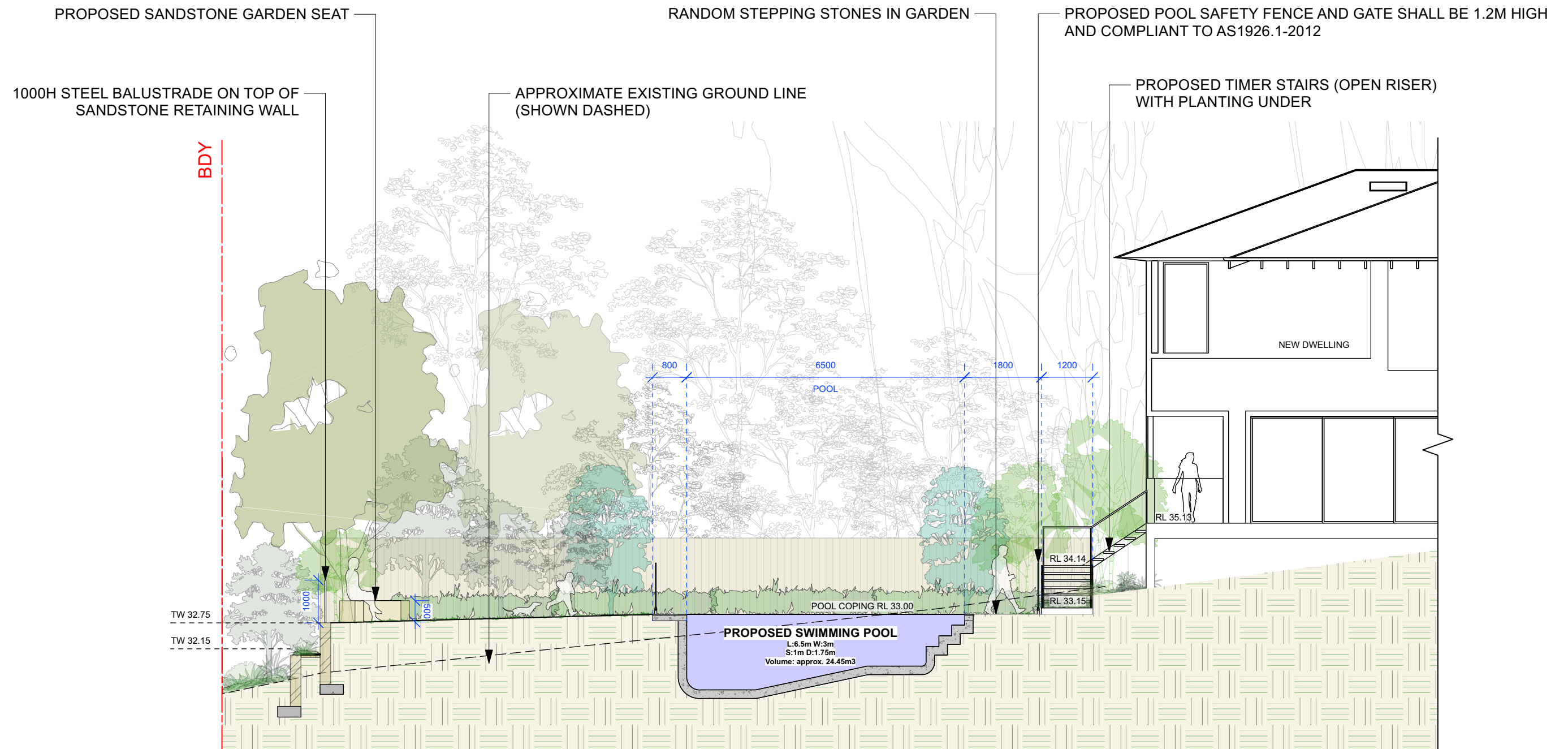
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DATE	REV.	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING LANDSCAPED AREA PLAN
SCALE:	N/A	DRAWING NO : C7
DRAWN:	BT	REV:







3

SECTION B
Scale: 1:100 @ A3

CONTOUR
LANDSCAPE ARCHITECTURE

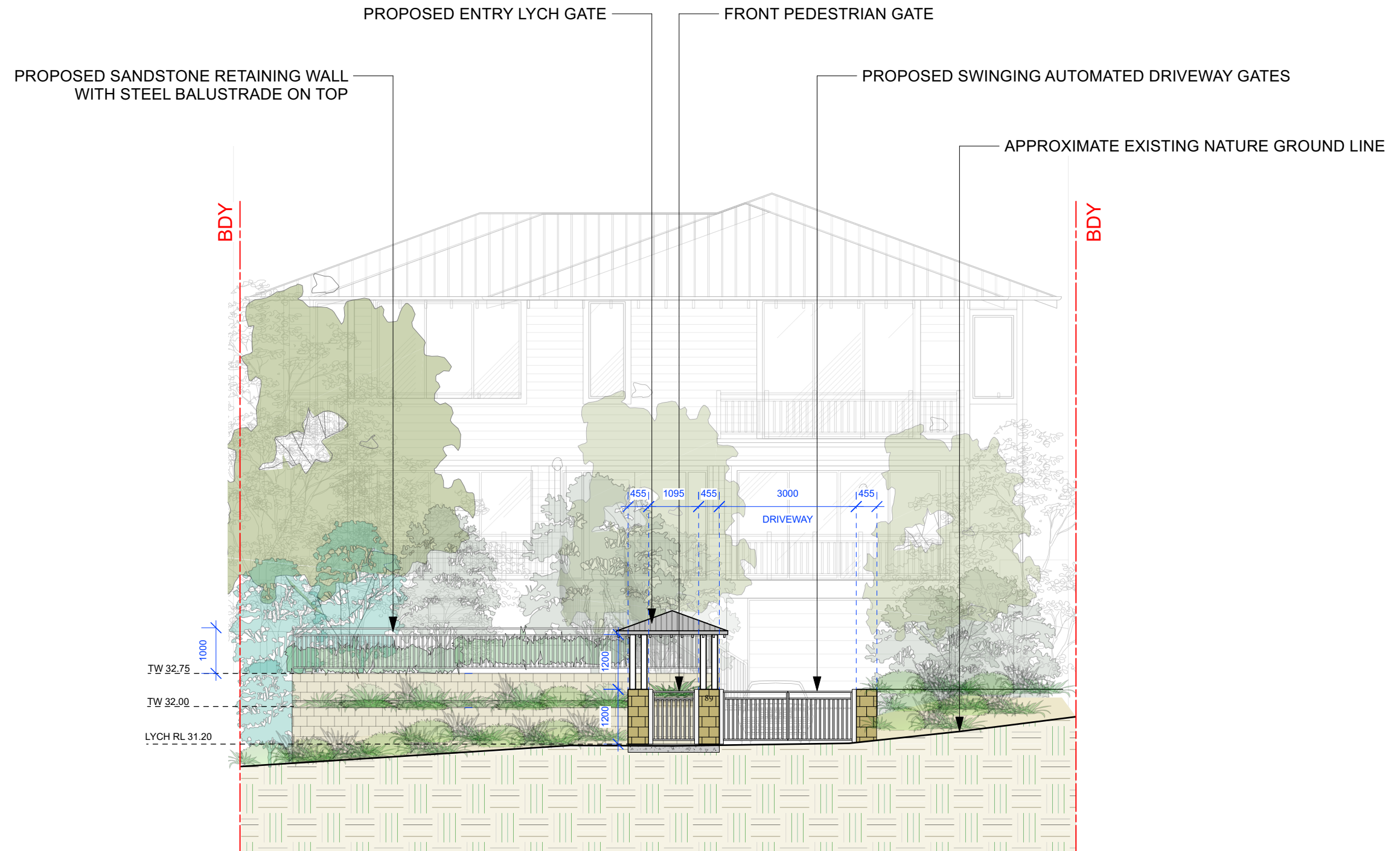
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DATE	REV	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING SECTION B
SCALE:	1:100 @A3	DRAWING NO : C9
DRAWN:	BT	REV:



4

ELEVATION C

Scale: 1:100 @ A3

CONTOUR
LANDSCAPE ARCHITECTURE

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PROJECT:
NEW DWELLING

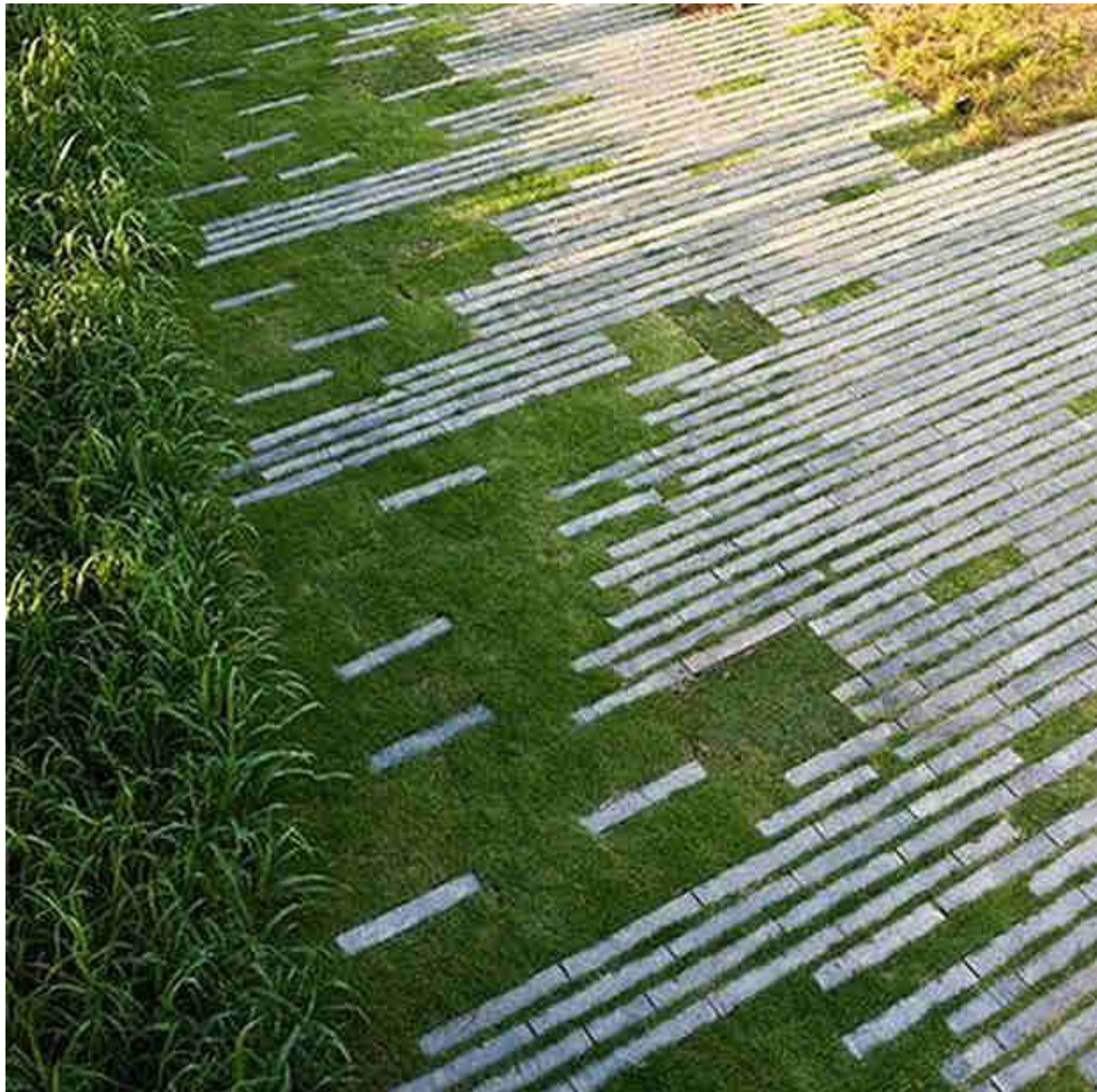
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DATE	REV	ISSUE
16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING
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SCALE:	1:100 @A3	DRAWING NO : C10
DRAWN:	BT	REV:



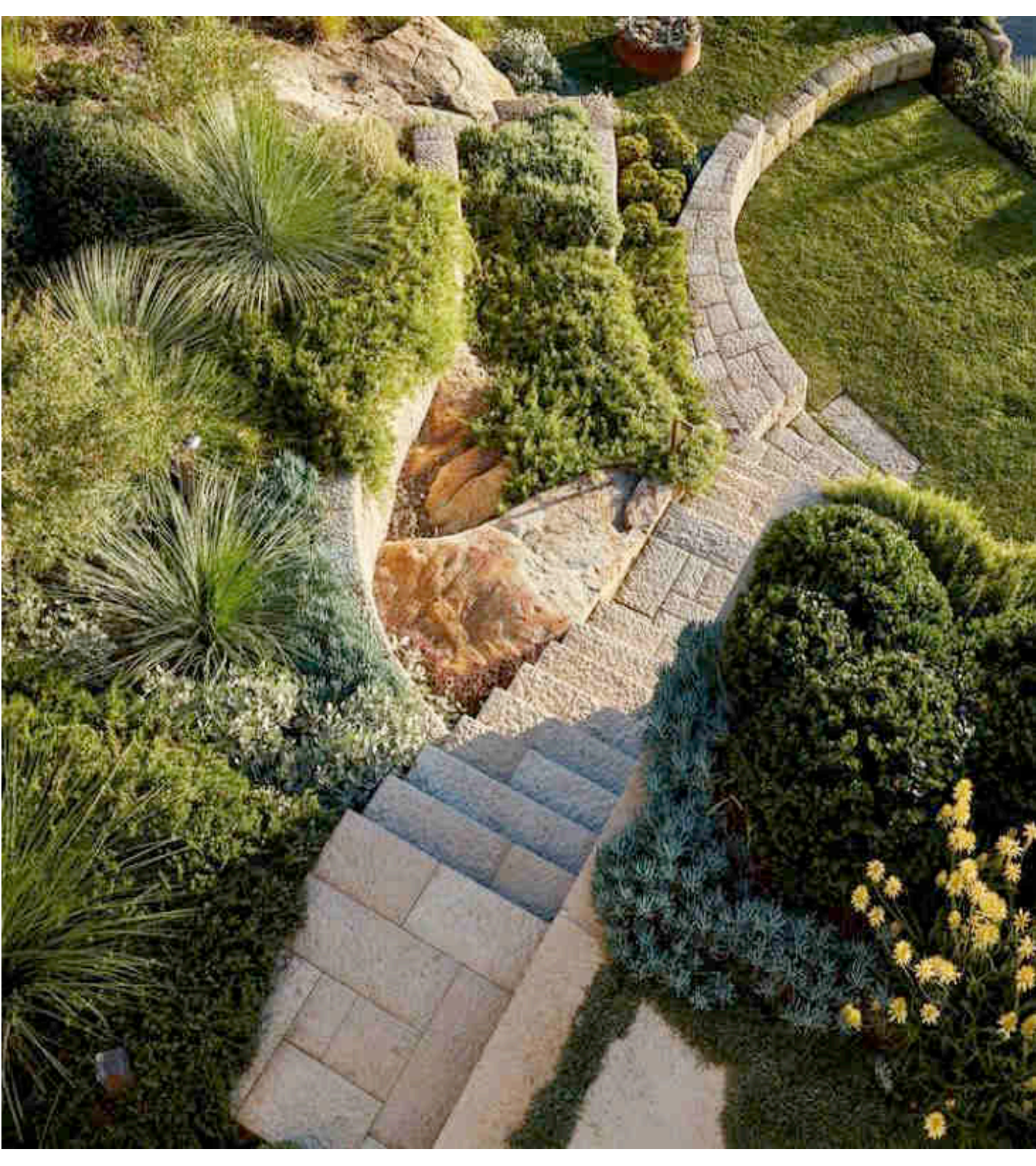
DRIVEWAY - PERMEABLE



WALLING- SANDSTONE



LANDSCAPE STEPS (1) - OPEN RISER TIMBER



LANDSCAPE STEPS (2) - SANDSTONE



LANDSCAPE STEPS (3) - SLEEPER & PEBBLE



FENCING (1) - POOL (GLASS)



FENCING (2) - STEEL



STEPPING STONES

CONTOUR
LANDSCAPE ARCHITECTURE

PO Box 698 MONA VALE NSW 1660
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PROJECT:
NEW DWELLING

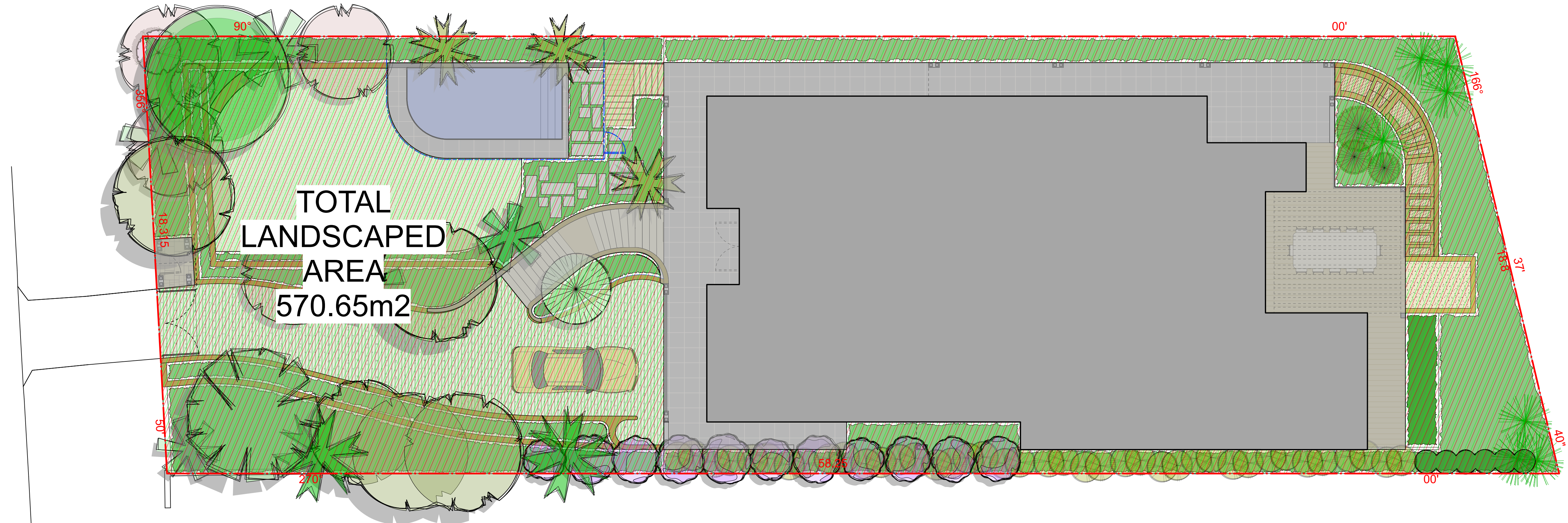
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16/11/23		DA ISSUE

DATE:	16/11/2023	DRAWING MATERIAL PALLETE
SCALE:	N/A	DRAWING NO : C11
DRAWN:	BT	REV:



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LANDSCAPE ARCHITECTURE

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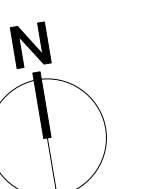
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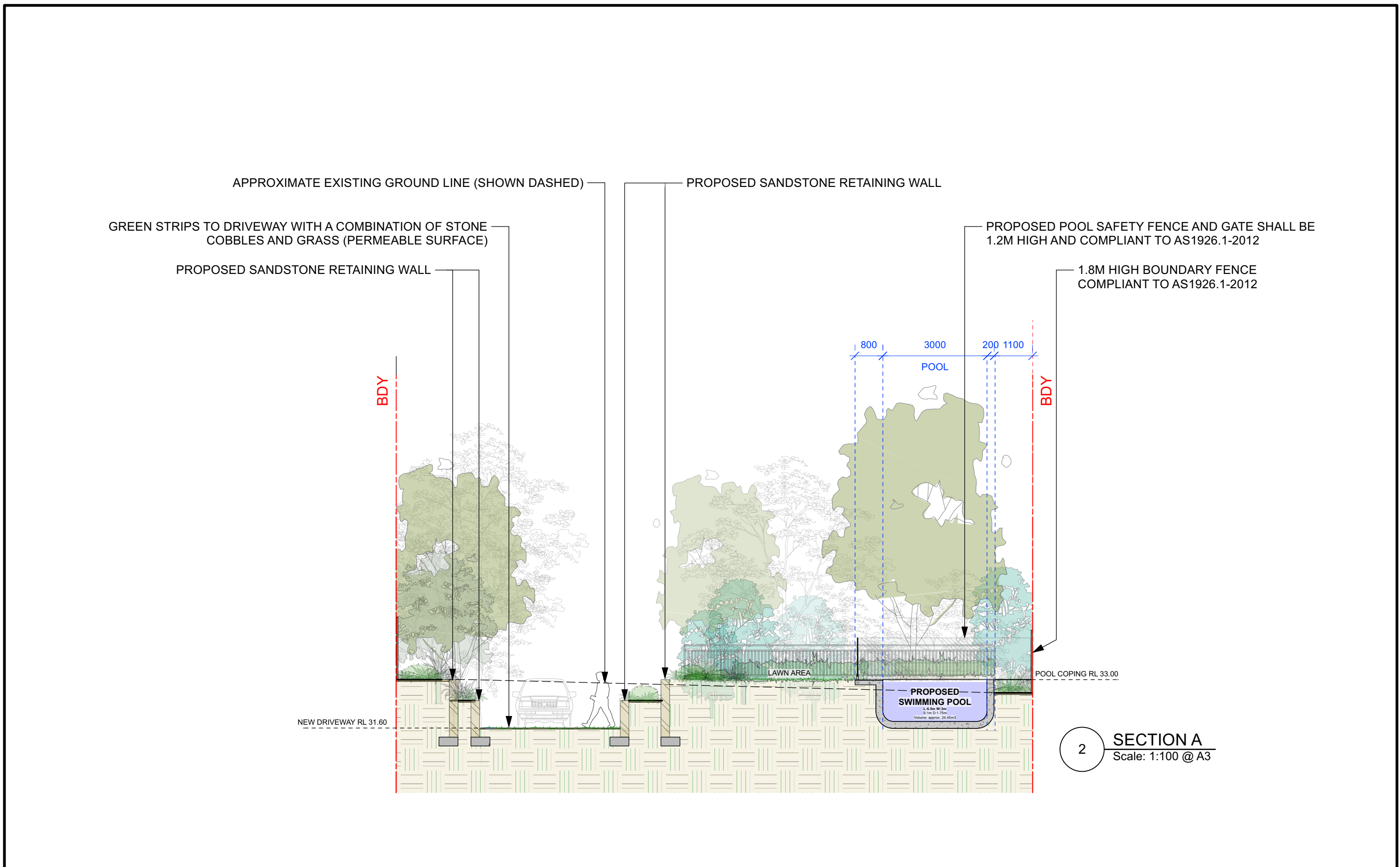
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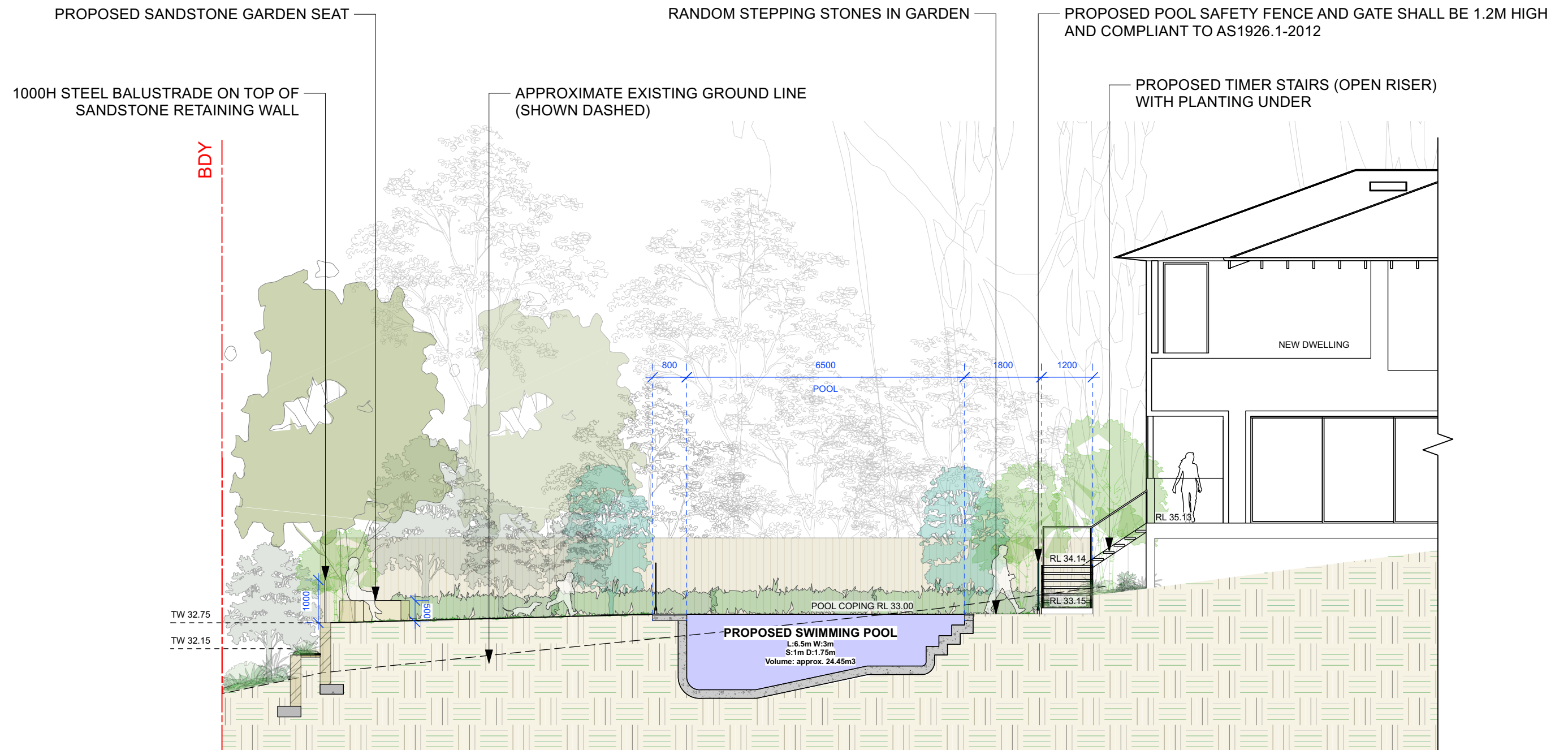
DRAWING
LANDSCAPED AREA PLAN

DRAWING NO : C7

REV:







3

SECTION B
Scale: 1:100 @ A3

CONTOUR
LANDSCAPE ARCHITECTURE

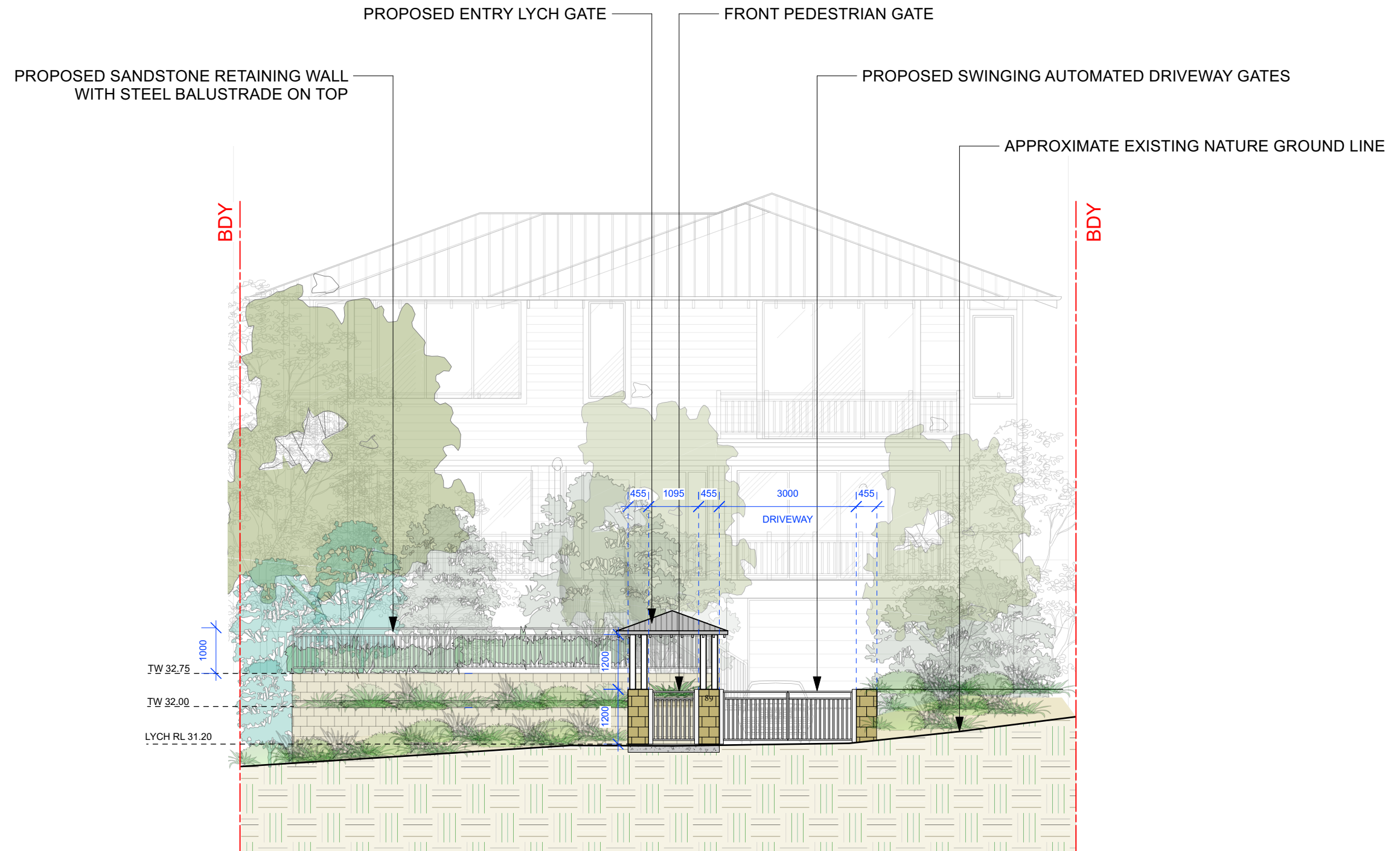
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DATE:	16/11/2023	DRAWING
		SECTION B
SCALE:	1:100 @A3	DRAWING NO : C9
DRAWN:	BT	REV:



4

ELEVATION C
Scale: 1:100 @ A3

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LANDSCAPE ARCHITECTURE

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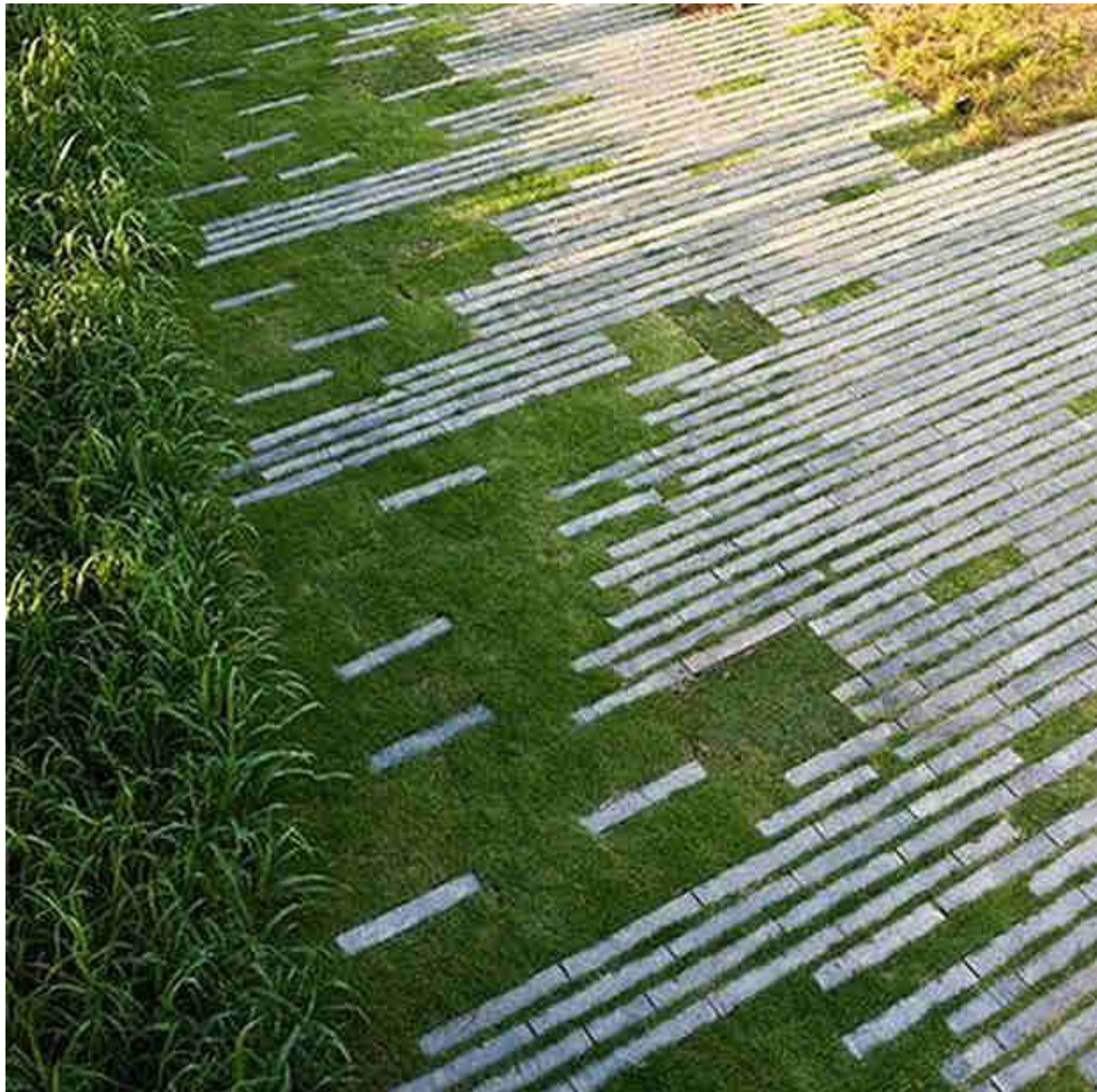
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SCALE:	1:100 @A3	DRAWING NO : C10
DRAWN:	BT	REV:



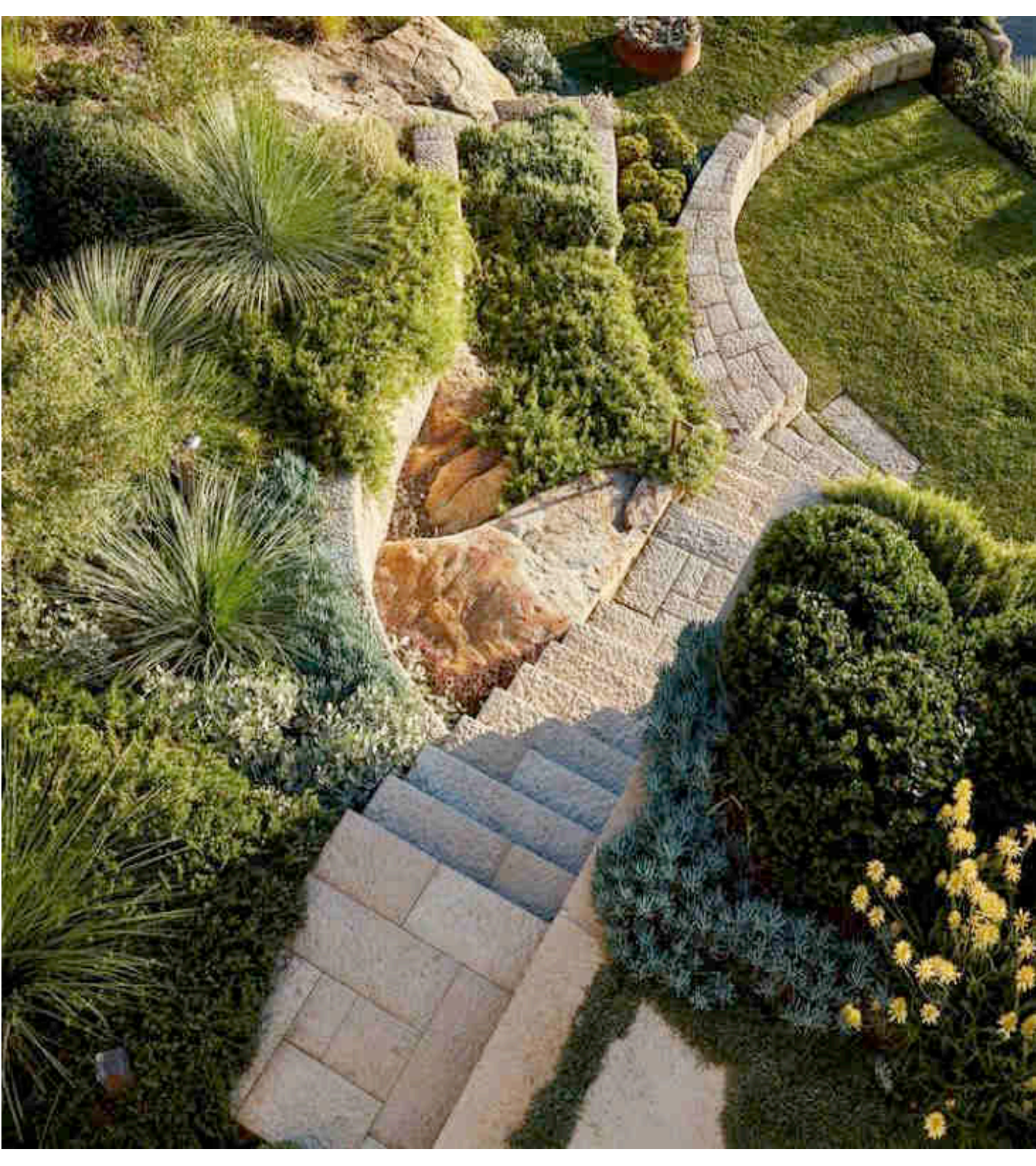
DRIVEWAY - PERMEABLE



WALLING- SANDSTONE



LANDSCAPE STEPS (1) - OPEN RISER TIMBER



LANDSCAPE STEPS (2) - SANDSTONE



LANDSCAPE STEPS (3) -
SLEEPER & PEBBLE



FENCING (1) - POOL (GLASS)



FENCING (2) - STEEL



STEPPING STONES

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