

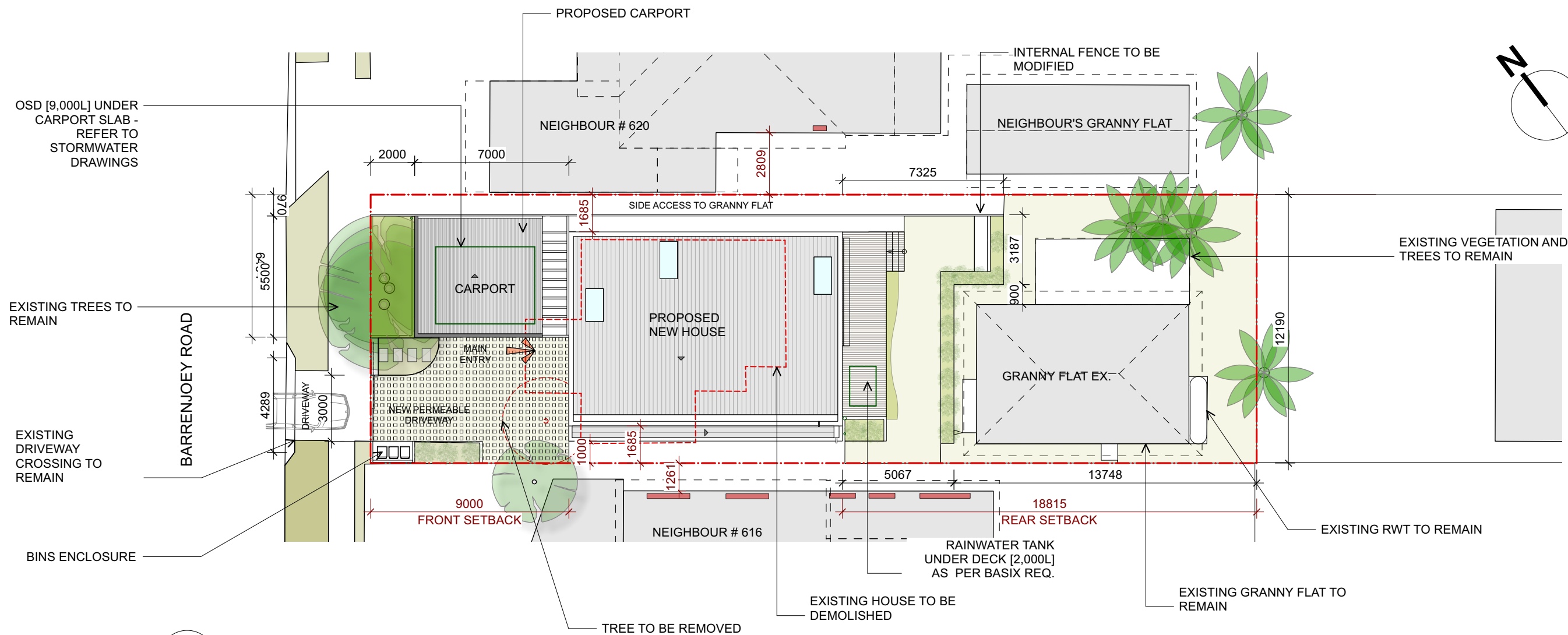


LIST OF DRAWINGS

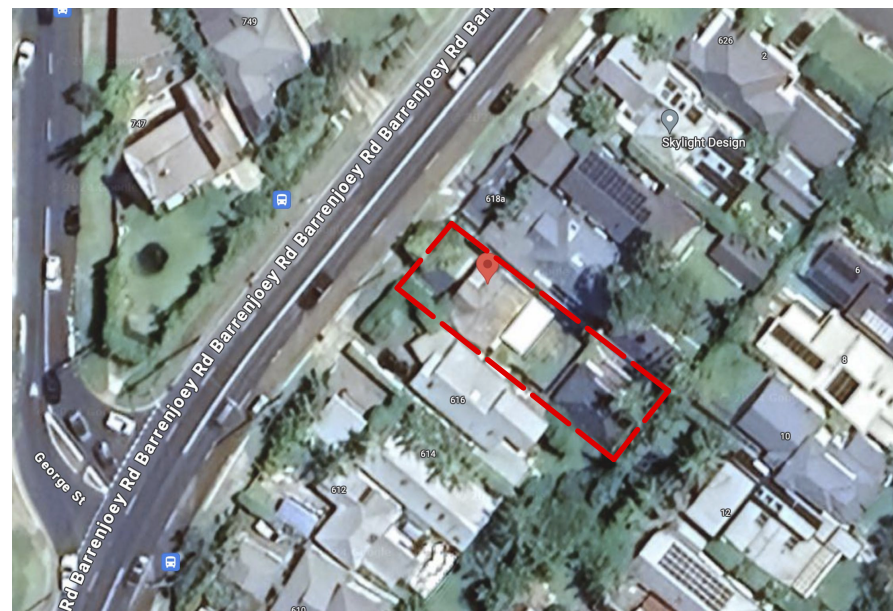
0.01	SITE PLAN AND LOCATION PLAN	6.00	LANDSCAPE DIAGRAM
0.02	SITE PHOTOS	7.00	SHADOW DIAGRAMS - 9AM PROPOSED
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618 BARRENJOEY ROAD, AVALON DEVELOPMENT APPLICATION

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1 SITE PLAN - PROPOSED
Scale: 1:200



2 LOCATION MAP
NOT TO SCALE

Basix Notes:

BASIX REQUIREMENTS - CERTIFICATE # 1761168S_03

1. Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 75 sqm of the site.

2. Alternative Water

The applicant must install a rainwater tank of at least 2000litres on the site. This rainwater tank must meet, and be installed in accordance with , the requirements of all applicable regulation authorities.

4. Hot Water

The applicant must install the following hot water system in the development: gas instantaneous with a performance of 4 stars

5. Thermal Performance and Materials

The applicant must construct the floors, walls, roof, ceiling and glazing of the dwelling in accordance with the table of the BASIX certificate and as described on the BASIX certificate commitments.

6. Glazing

The applicant must install windows, glazed doors and skylights as described in the table in BASIX, in accordance with the specifications listed in the table.

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5. Development Application Drawings are for planning purpose only and are not suitable for construction

To Ensure Print Is To Scale Check This Dimension

A 21.08.24 FIRST SET OF DRAWINGS LODGED FOR DA

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p. 80956253

project 618 Barrenjoey road, Avalon
phase DEVELOPMENT APPLICATION
date 21.08.2024 status DA LODGED

drawing SITE PLAN PROPOSED
drawing n° DA 0.01
scale 1:200 @A3

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PHOTO SHOWING EXISTING COTTAGE TO BE DEMOLISHED



PHOTO OF EXISTING BACKYARD AND NEIGHBOUR #620 BEHIND



PHOTO OF EXISTING BACKYARD AND NEIGHBOUR #616 BEHIND



PHOTO SHOWING NEIGHBOUR #749 ACROSS THE ROAD FROM THE DEVELOPEMET SITE



PHOTO SHOWING TREES AT FRONT BOUNDARY PROPOSED TO BE RETAINED



PHOTO SHOWING INTERNAL FENCE AND EXISTING GRANNY FLAT TO REMAIN



PHOTO OF NEIGHBOUR #616 SHOWING A CARPORT IN FRONT OF THE BUILDING LINE

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date

21.08.2024

status

DA LODGED

drawing

SITE PHOTOS

drawing n°

DA 0.02

scale

1:200 @A3

rev

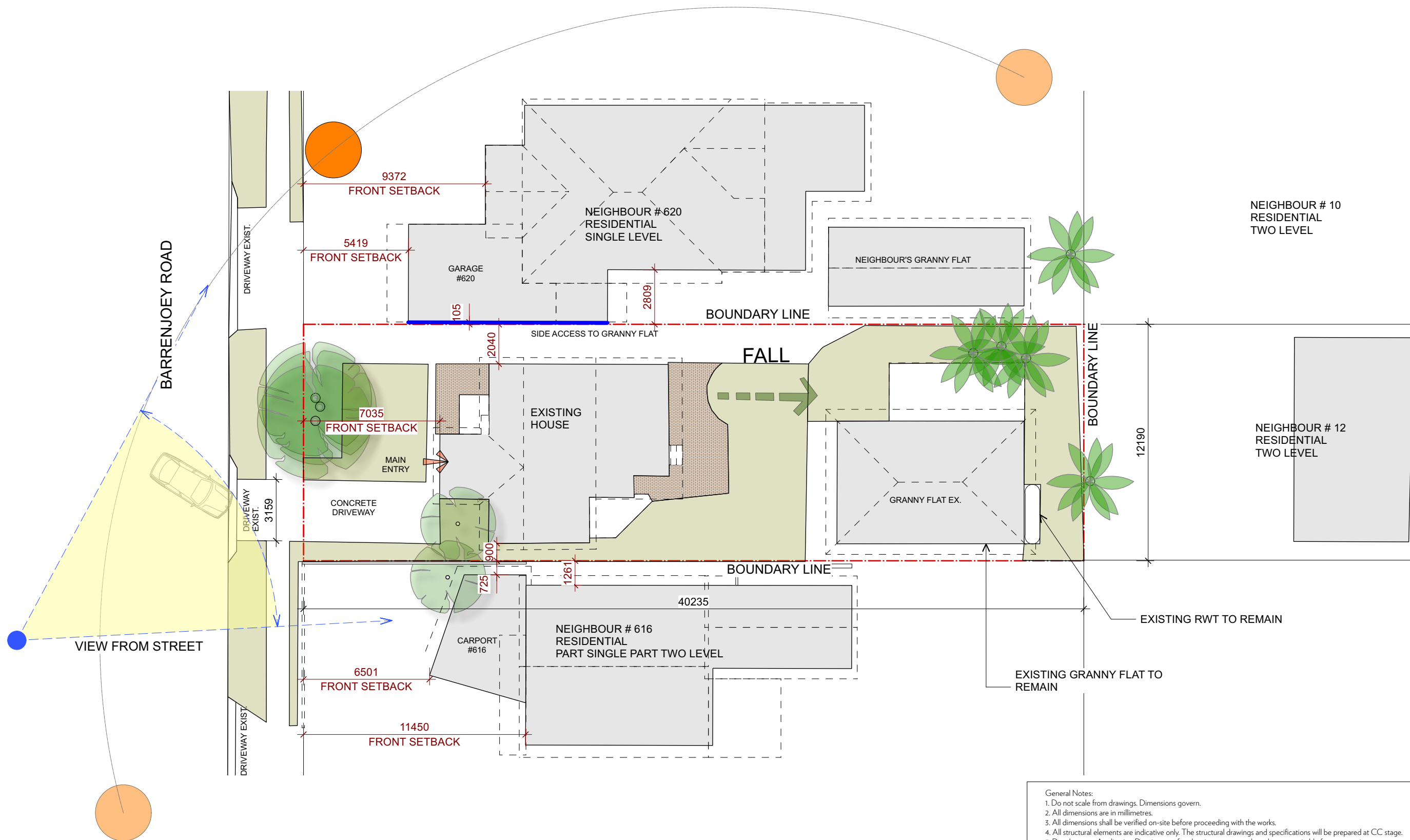
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1 SITE ANALYSIS
Scale: 1:200

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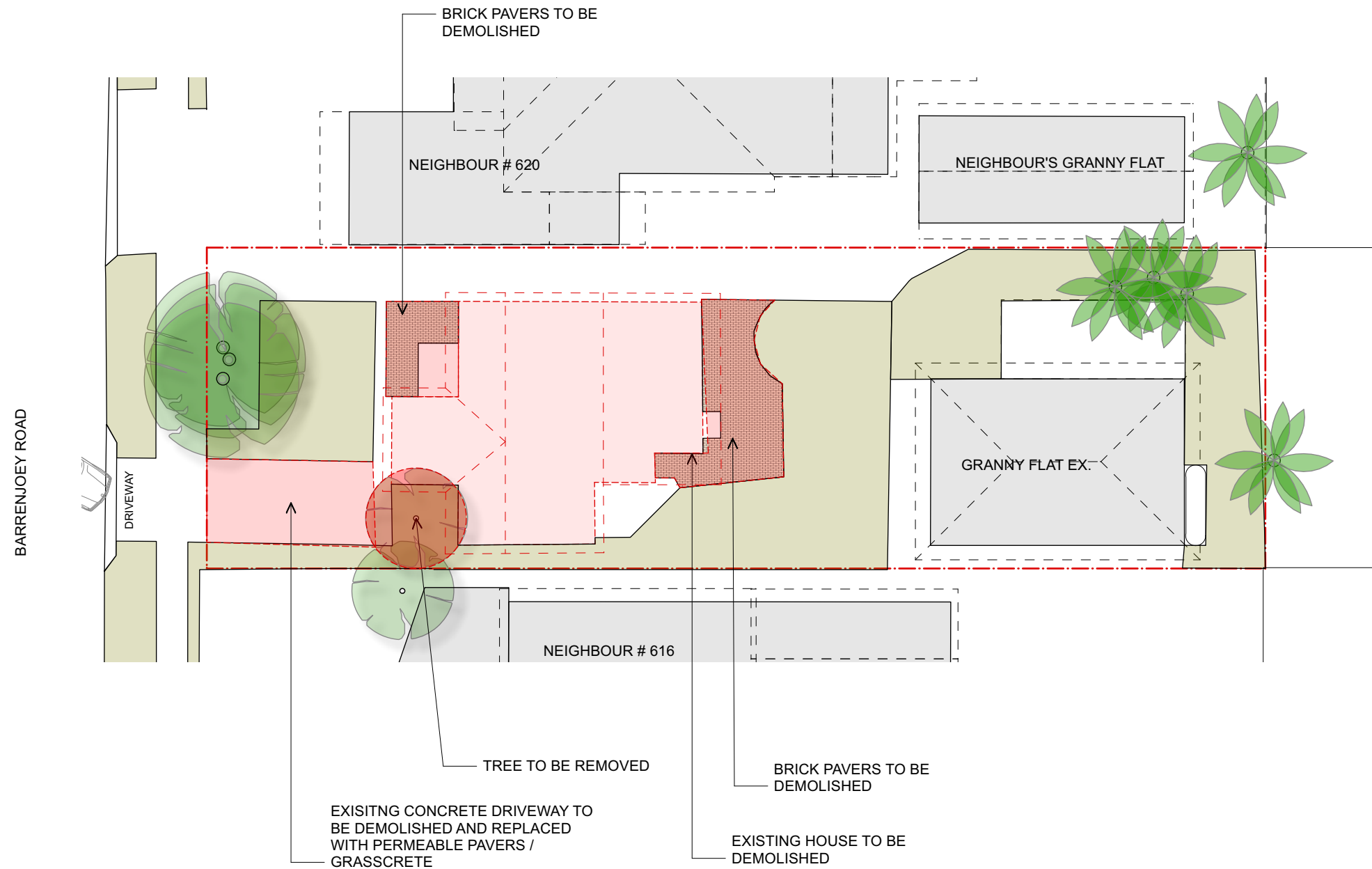
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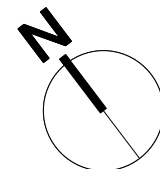
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phase	DEVELOPMENT APPLICATION	drawing n°	DA 0.03
date	21.08.2024	status	DA LODGED
scale	1:200 @A3	rev	A

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1 **DEMOLITION PLAN**
Scale: 1:200



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project 618 Barrenjoey road, Avalon

phase DEVELOPMENT APPLICATION

date 21.08.2024 status DA LODGED

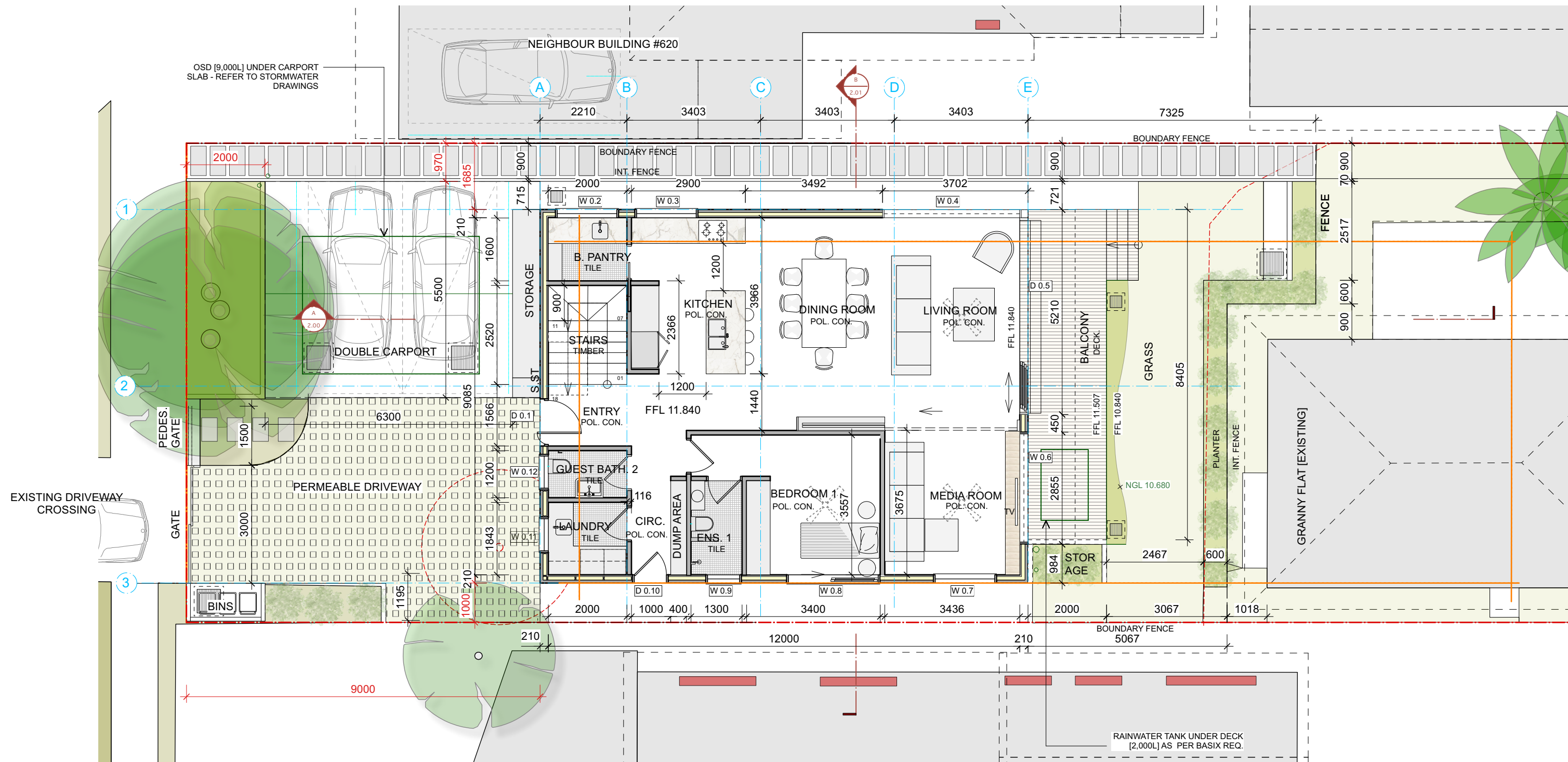
drawing DEMOLITION PLAN

drawing n° DA 0.04 rev A

scale 1:200 @A3

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1

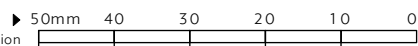
GROUND FLOOR PLAN - PROPOSED

Scale: 1:100

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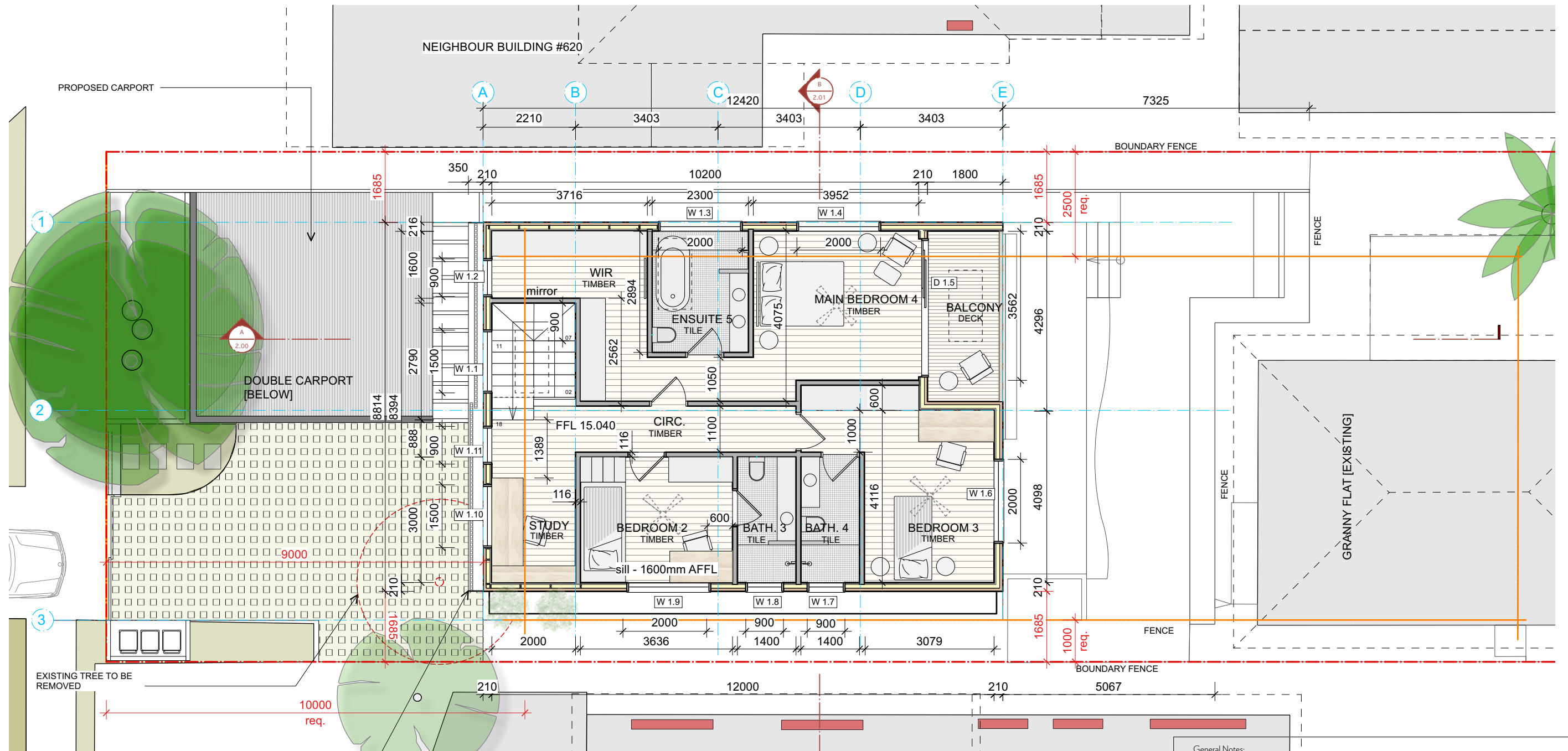
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phase DEVELOPMENT APPLICATION
date 21.08.2024 status DA LODGED

drawing GF FLOOR PLAN PROPOSED
drawing n° DA 1.00 rev A
scale 1:100 @A3

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1 FIRST FLOOR PLAN - PROPOSED
Scale: 1:100

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phase

date

618 Barrenjoey road, Avalon

DEVELOPMENT APPLICATION

21.08.2024

status

DA LODGED

drawing

drawing n°

scale

L1 FLOOR PLAN PROPOSED

DA 1.01

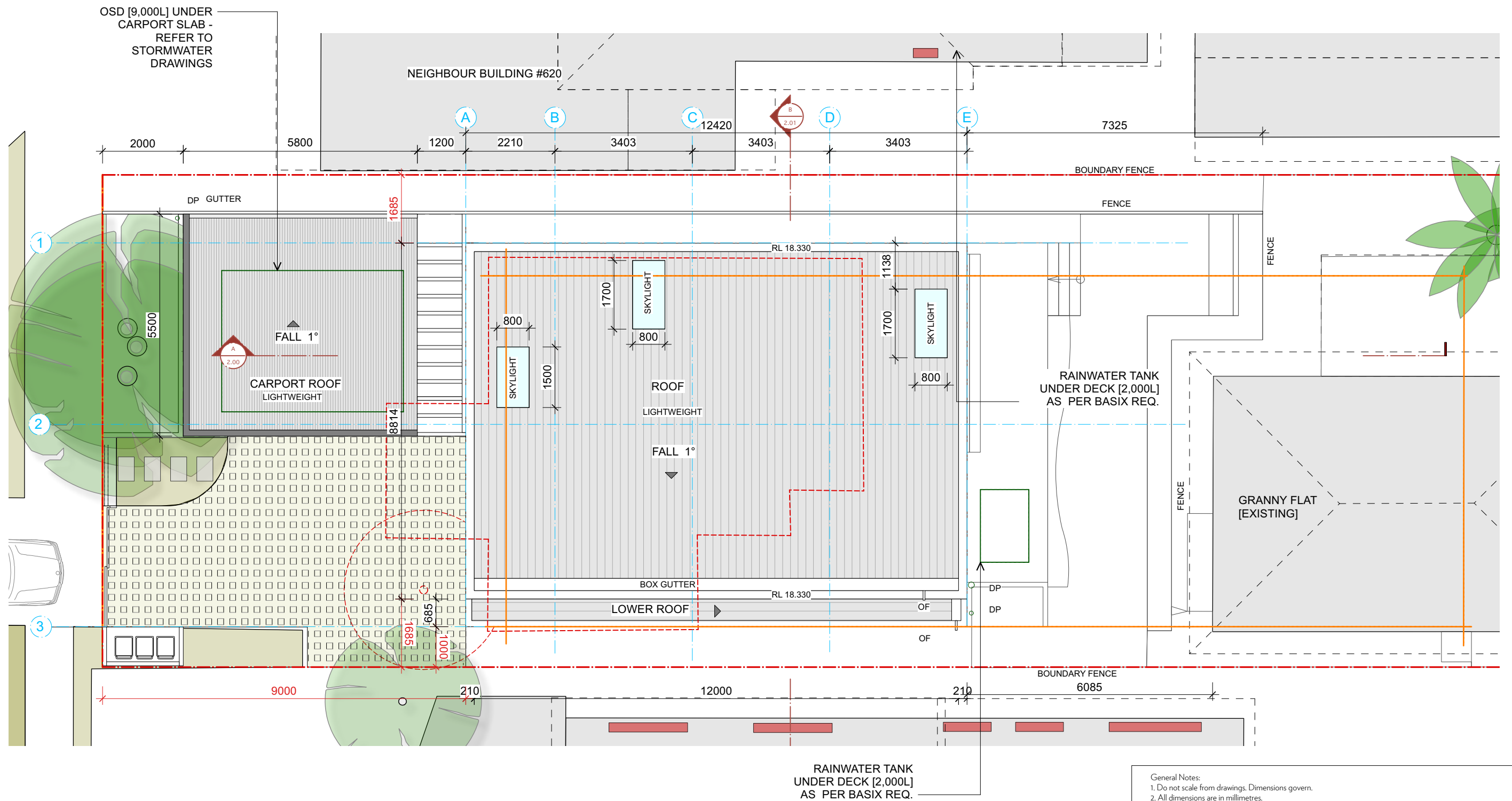
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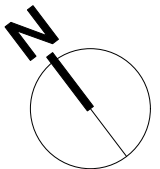
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1 ROOF PLAN - PROPOSED
Scale: 1:100



General Notes:

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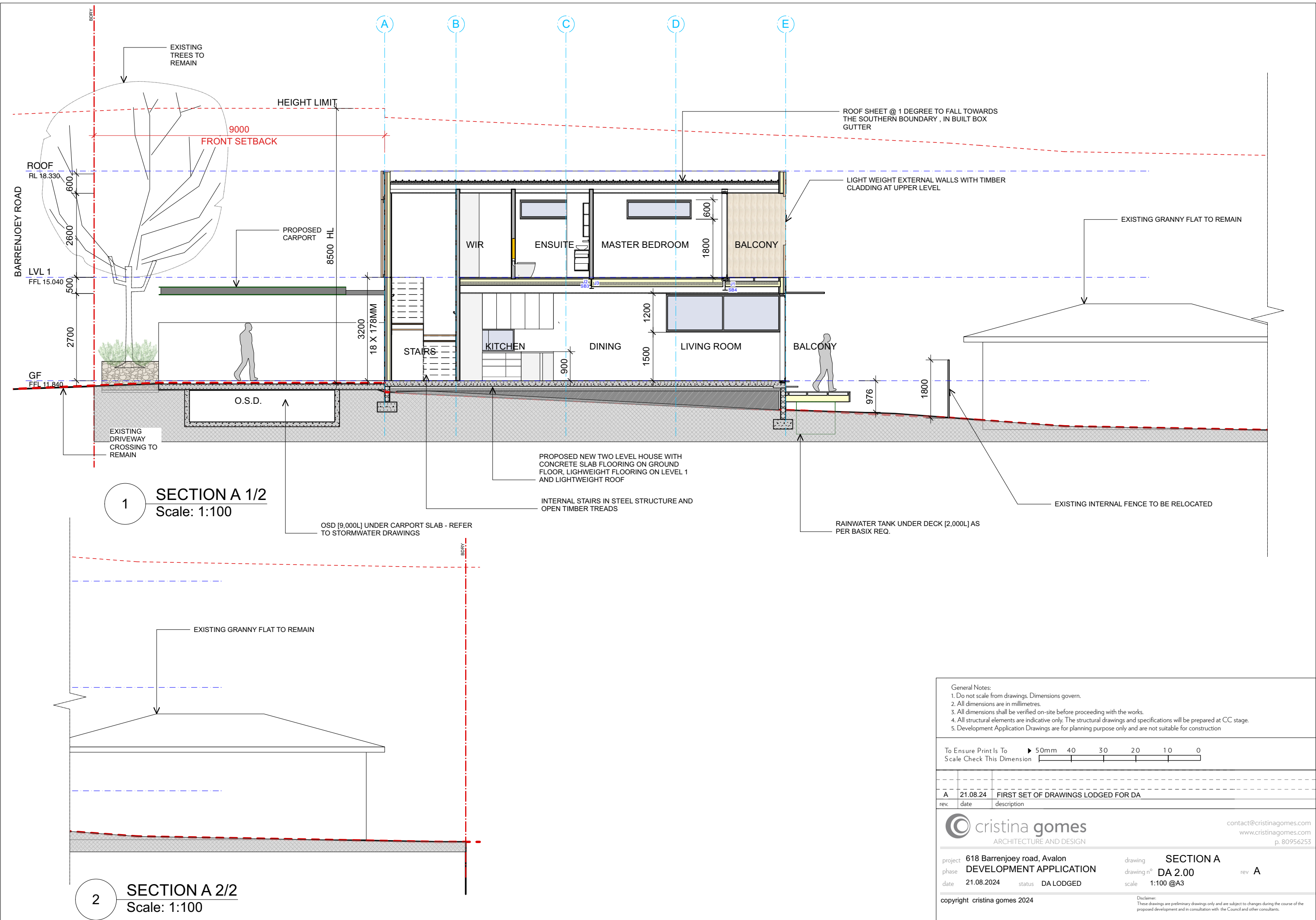
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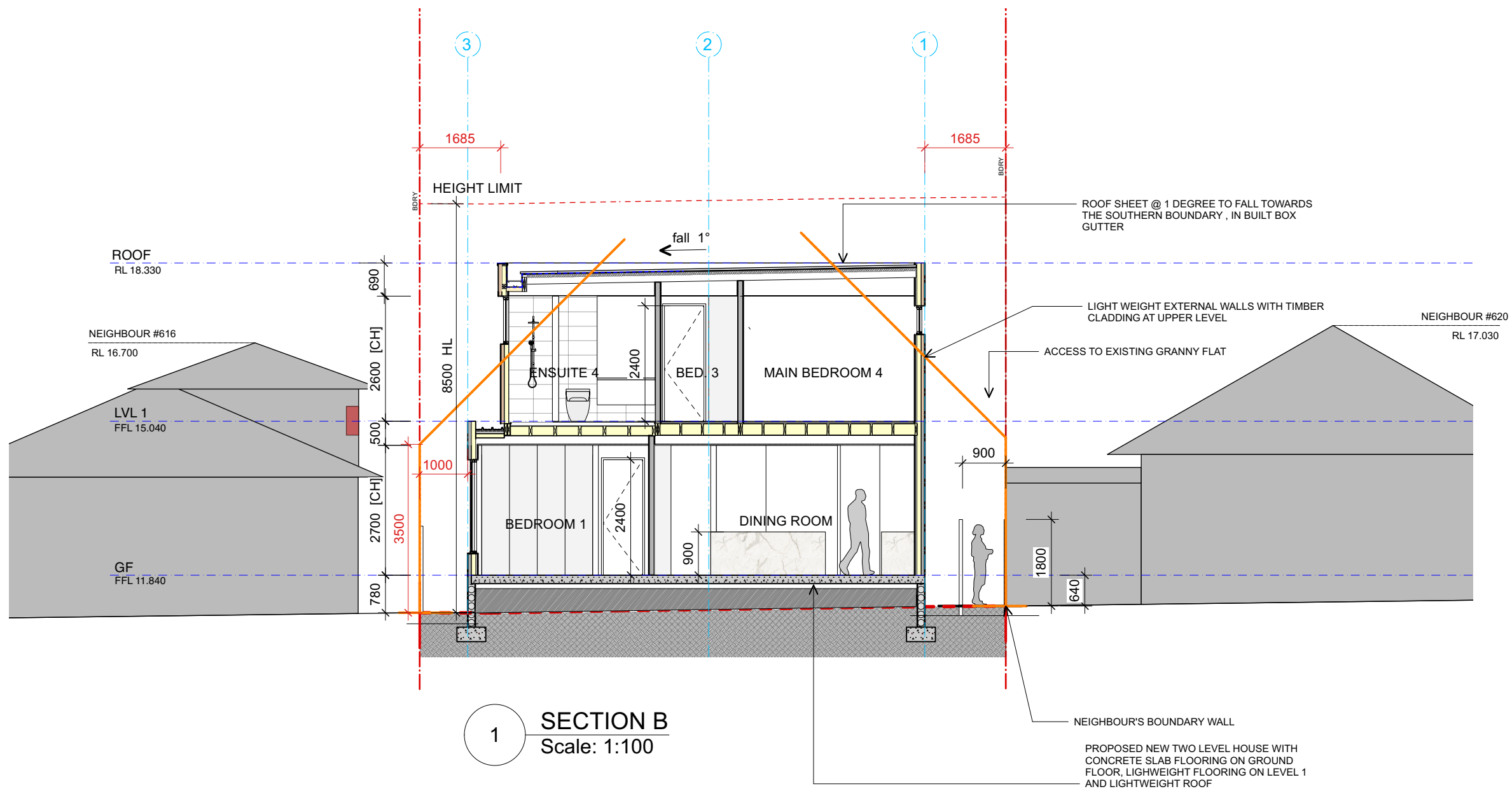
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project	618 Barrenjoey road, Avalon	drawing	ROOF PLAN PROPOSED
phase	DEVELOPMENT APPLICATION	drawing n°	DA 1.02
date	21.08.2024	status	DA LODGED
		scale	1:100 @A3

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618 Barrenjoey road, Avalon

phase

DEVELOPMENT APPLICATION

date

21.08.2024

status

DA LODGED

drawing

SECTION B

drawing n°

DA 2.01

scale

1:100 @A3

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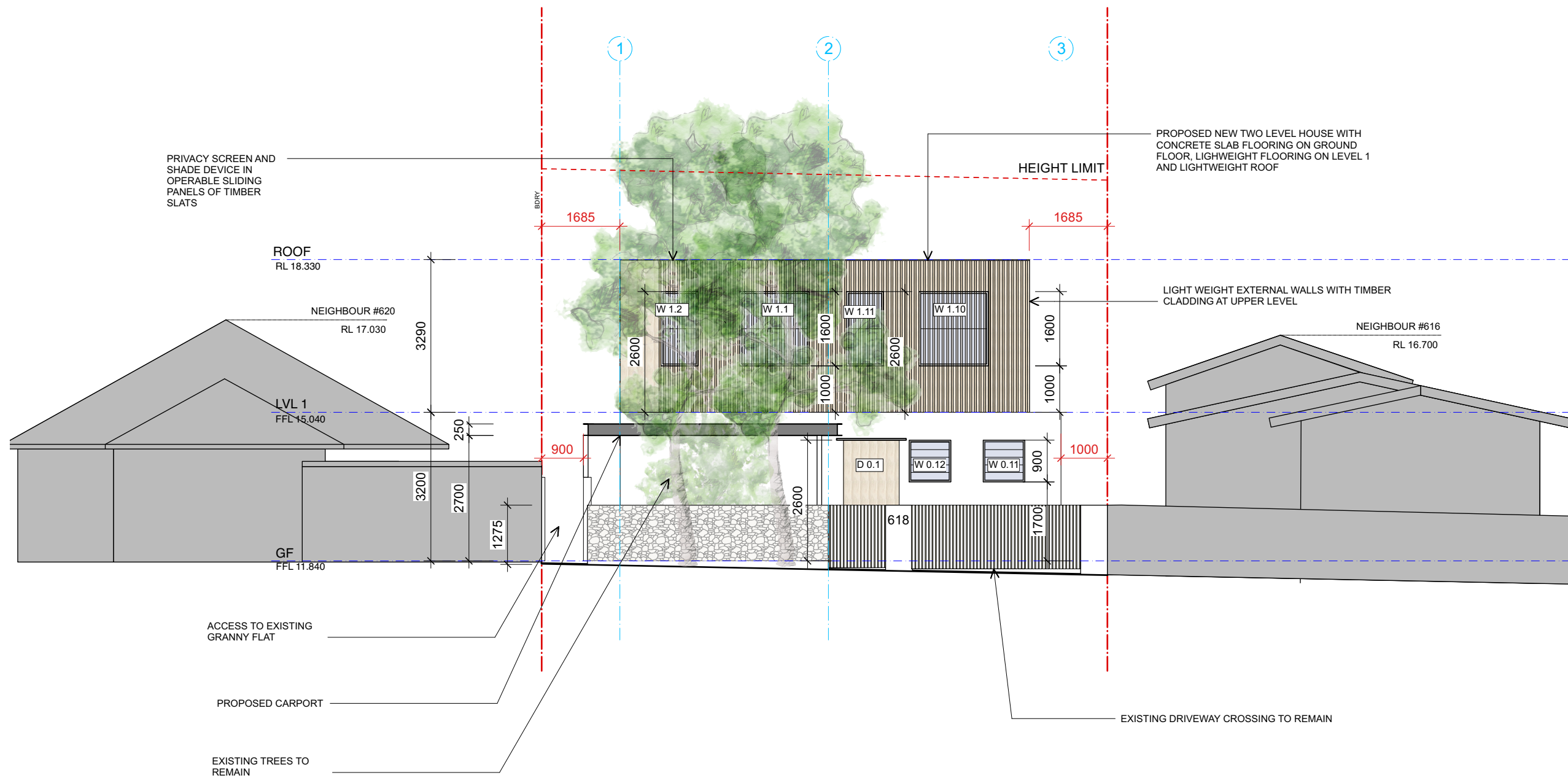
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1 FRONT FACADE [NW]
Scale: 1:100

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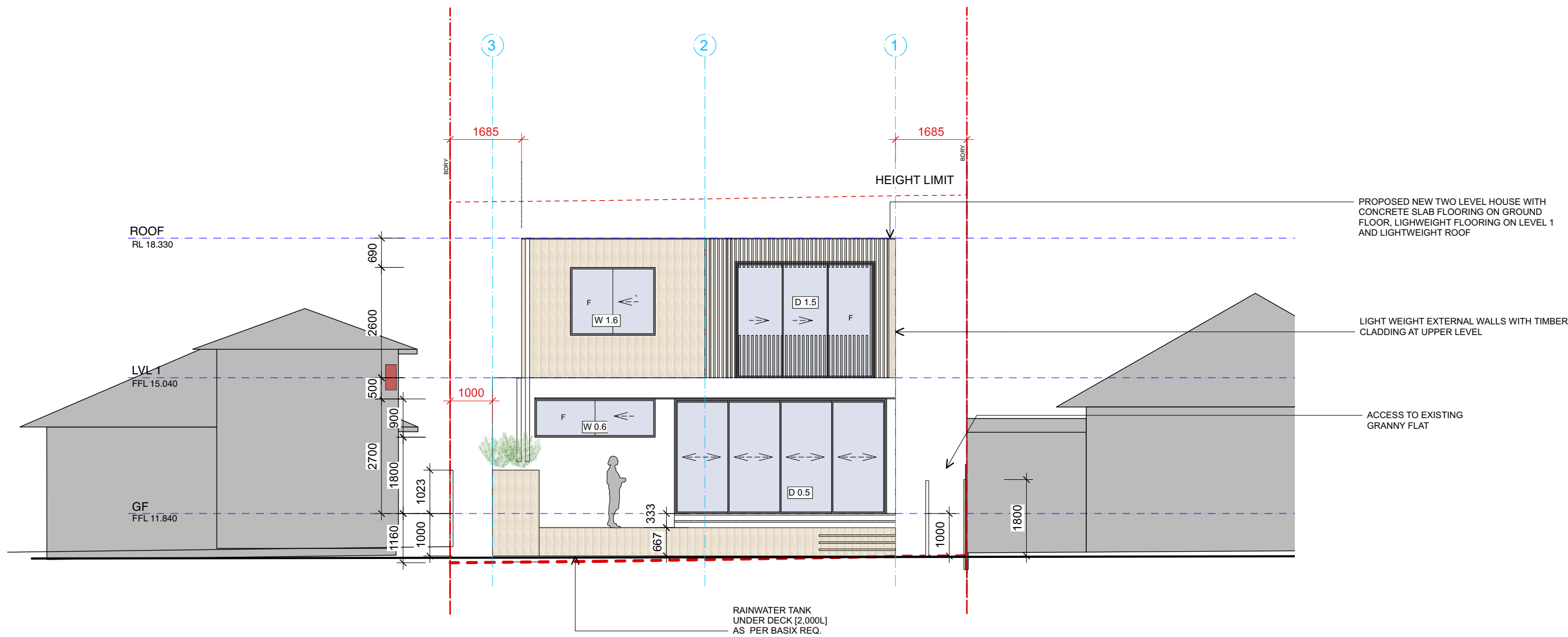
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project	618 Barrenjoey road, Avalon	drawing	FRONT ELEV. [NW]
phase	DEVELOPMENT APPLICATION	drawing n°	DA 3.00
date	21.08.2024	status	DA LODGED
scale	1:100 @A3	rev	A

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1 REAR ELEVATION [SE]
Scale: 1:100

General Notes:
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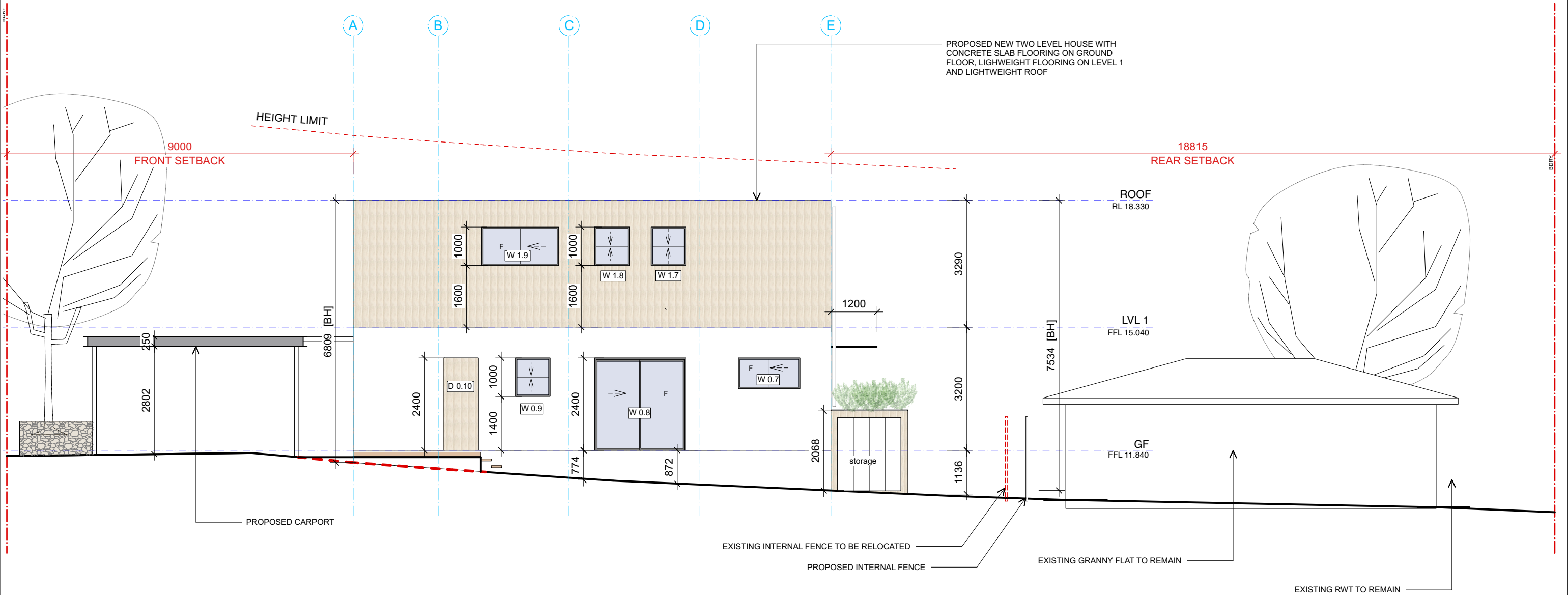
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project	618 Barrenjoey road, Avalon	drawing	REAR ELEV. [SE]
phase	DEVELOPMENT APPLICATION	drawing n°	DA 3.01
date	21.08.2024	status	DA LODGED
scale	1:100 @A3	rev	A

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1 SIDE ELEVATION [SW]
Scale: 1:100

General Notes:
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rev.	date	description
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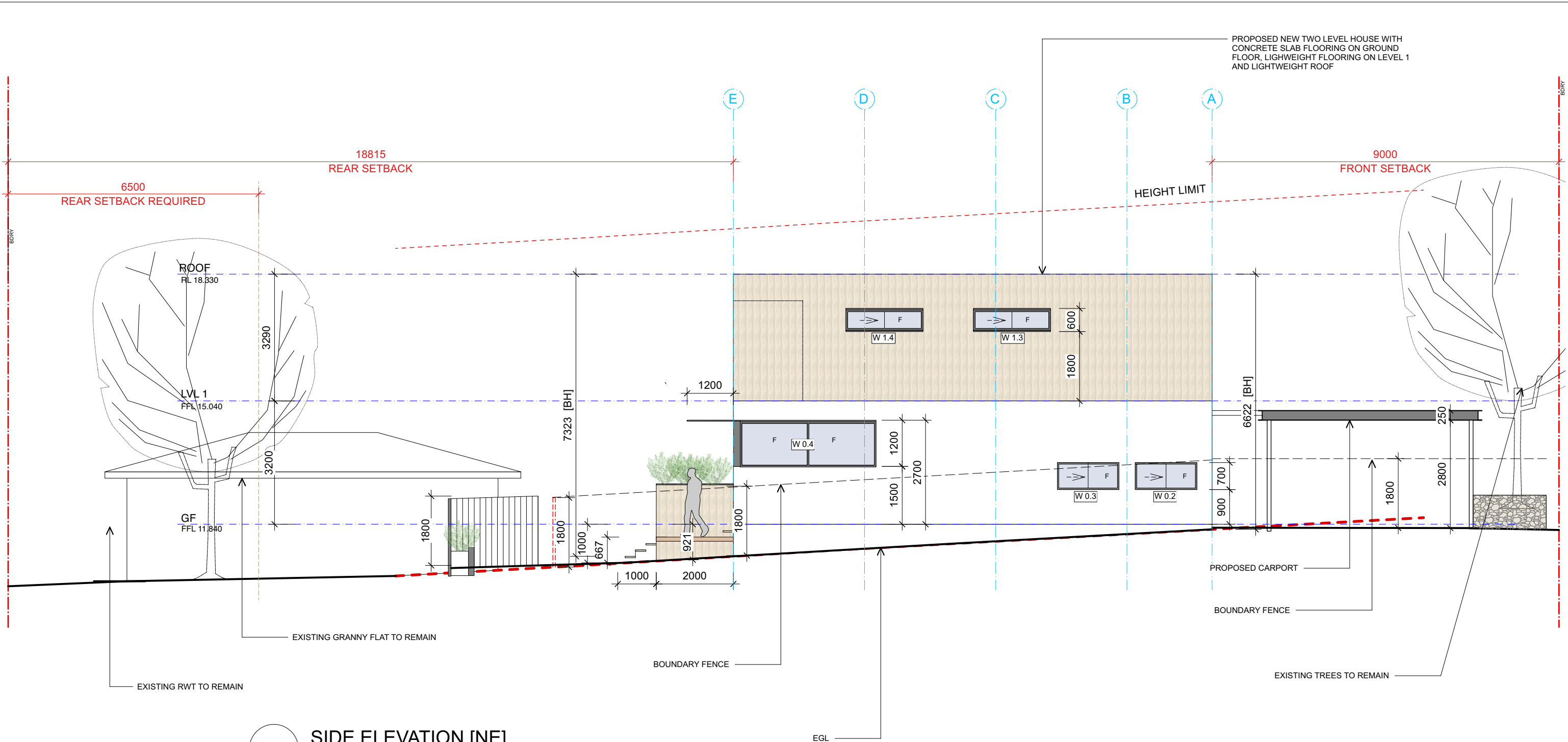
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project	618 Barrenjoey road, Avalon	drawing	SIDE ELEV. [SW]	
phase	DEVELOPMENT APPLICATION	drawing n°	DA 3.02	rev A
date	21.08.2024	status	DA LODGED	scale 1:100 @A3

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1 SIDE ELEVATION [NE]
Scale: 1:100

General Notes:
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rev.	date	description
A	21.08.24	FIRST SET OF DRAWINGS LODGED FOR DA

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project 618 Barrenjoey road, Avalon
phase DEVELOPMENT APPLICATION
date 21.08.2024 status DA LODGED

drawing SIDE ELEV. [NE]
drawing n° DA 3.03
scale 1:100 @A3

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PERSPECTIVE SHOWING SCREENS IN A CLOSED POSITION



PERSPECTIVE SHOWING SCREENS IN AN OPENED POSITION

OPERABLE SCREENS

THE FRONT FACADE IS WEST FACING AND RELATES TO A BUSY ROAD. RETRACTABLE SCREENS ARE PROPOSED TO CREATE SHADE AND PRIVACY TO THE OCUPANTS WHEN NEEDED, WHILE CREATING INTEREST TO THE STREET SCAPE



EXISTING STREET VIEW - SHOWING VEGETATION ON THE LEFT TO REMAIN

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rev.	date	description



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project	618 Barrenjoey road, Avalon	drawing	PERSPECTIVES
phase	DEVELOPMENT APPLICATION	drawing n°	DA 4.00
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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PERSPECTIVE OF PROPOSED HOUSE - VIEW FROM BACKYARD - REAR FACADE

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rev.	date	description



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project618 Barrenjoey road, Avalon

phaseDEVELOPMENT APPLICATION

date21.08.2024

statusDA LODGED

drawingPERSPECTIVES

drawing n°DA 4.01

scaleN/A @A3

revA

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PHOTOMONTAGE OF PROPOSED HOUSE



EXSITING HOUSE

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rev.	date	description



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project	618 Barrenjoey road, Avalon	drawing	PHOTOMONTAGE
phase	DEVELOPMENT APPLICATION	drawing n°	DA 4.02
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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MATERIAL BOARD



1
EXTERNAL WALLS AT
GROUND LEVEL IN
LIGHTWEIGHT AND
INSUCLAD SMOOTH
RENDER FINISH,
PAINTED IN DULUX
WHITE BEACH
QUARTER



2
EXTERNAL WALLS AT
UPPER LEVEL IN
LIGHTWEIGHT WITH
TIMBER CLADDING -
CUMARU



3
OPERABLE TIMBER
SCREENS IN CUMARU



4
CARPORT ROOF
STRUCTURE IN STEEL
EDGE PAINTED IN
MUROBOND TITANIUM
PAINT



5
STONE CLADDING TO
FRONT FENCE
[EXISTING PLANTER]



6
TIMBER FENCES
PAINTED IN DARK
BROWN



7
DRIVEWAY
PERMEABLE PAVERS
IN GRASSCRETE OR
SIMILAR



PERSPECTIVE OF PROPOSED HOUSE - VIEW FROM BARREJOEY ROAD

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rev.	date	description



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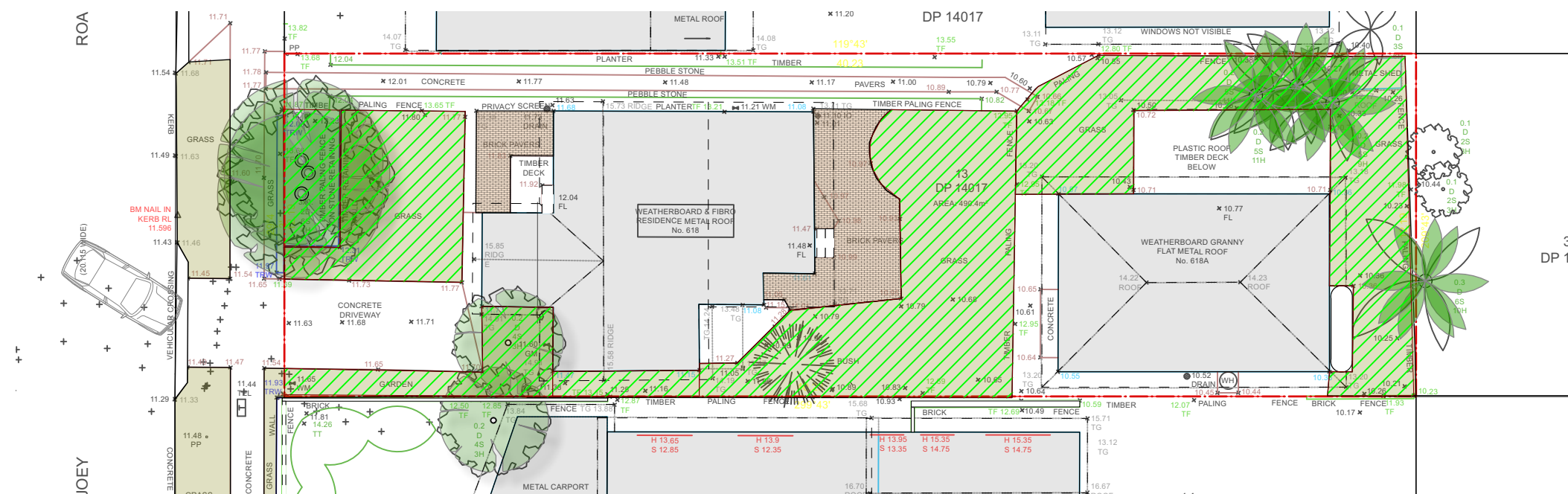
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project	618 Barrenjoey road, Avalon	drawing	MATERIAL BOARD
phase	DEVELOPMENT APPLICATION	drawing n°	DA 5.00
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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LANDSCAPE calculation:

Overall	Landscape	
Site	490.4 sqm	
Landscape proposed	219.4 sqm	44.7%
Landscape required	245.2 sqm	50%
Landscape existing	183 sqm	37.3%

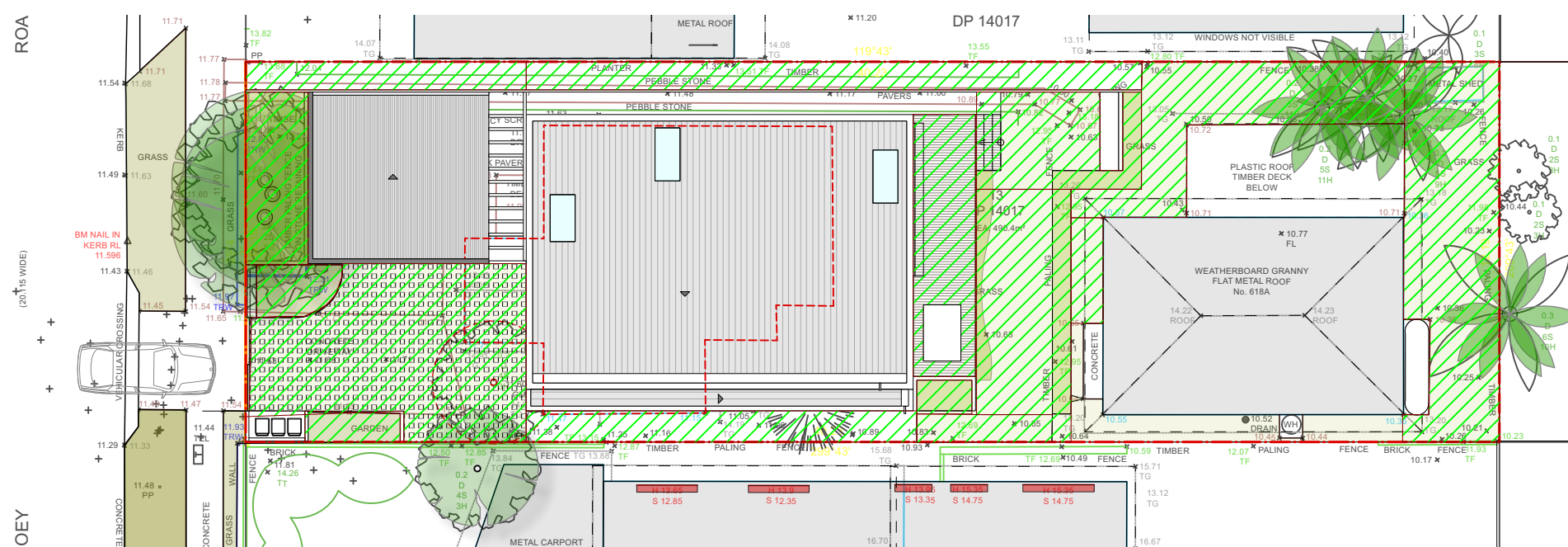
PLANTING:

The proposed planting will be in accordance with the recommended native species identified by Northern Beaches Council for the Pittwater Area

1

LANDSCAPE DIAGRAM - EXISTING

Scale: 1:200



2

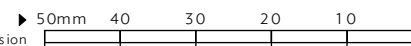
LANDSCAPE DIAGRAM - PROPOSED

Scale: 1:200

General Notes:

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2. All dimensions are in millimetres.
3. All dimensions shall be verified on-site before proceeding with the works.
4. All structural elements are indicative only. The structural drawings and specifications will be prepared at CC stage.
5. Development Application Drawings are for planning purpose only and are not suitable for construction

To Ensure Print Is To Scale Check This Dimension



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rev.	date	description

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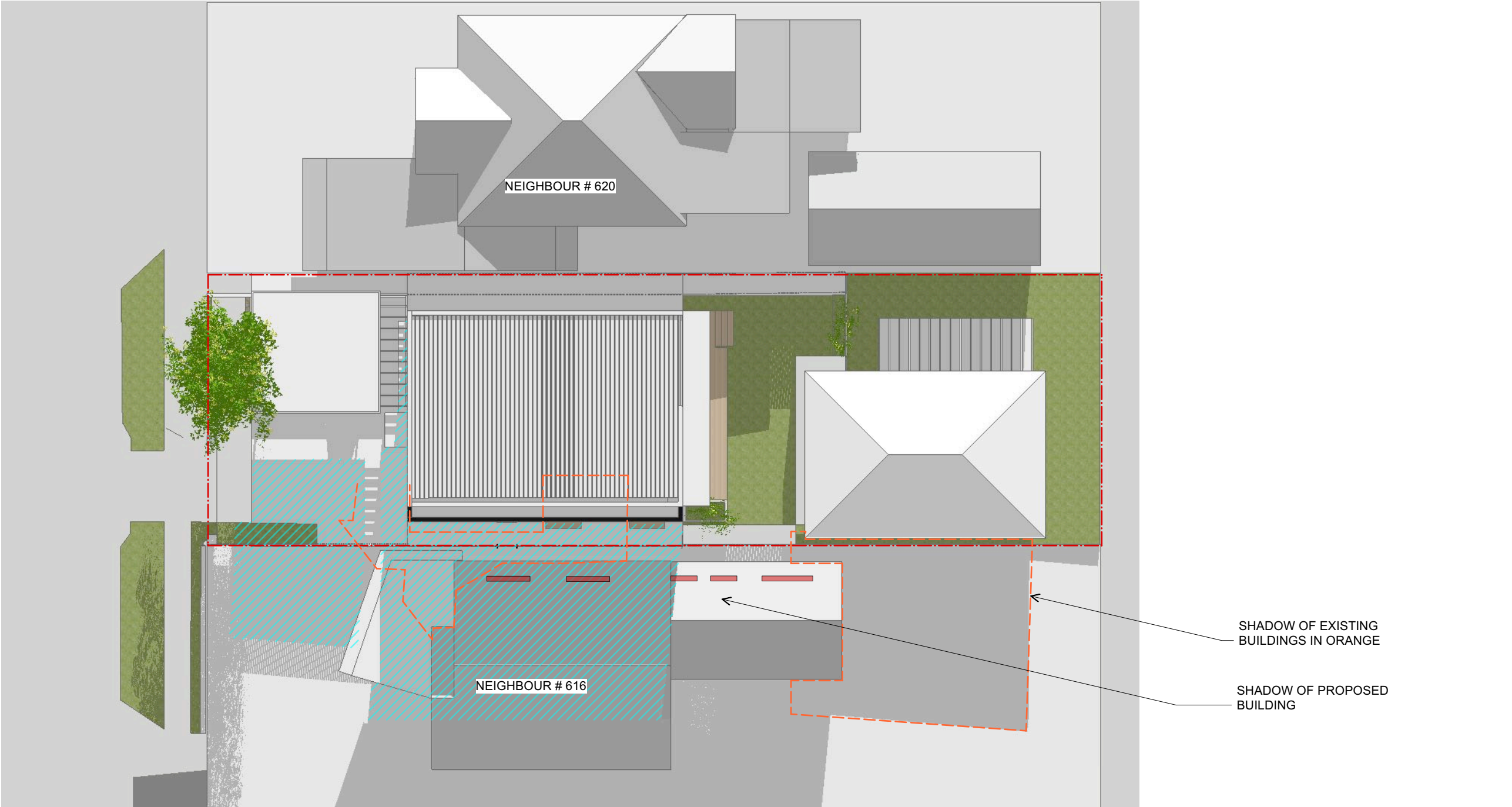
contact@cristinagomes.com
www.cristinagomes.com
p. 80956253

project 618 Barrenjoey road, Avalon
phase DEVELOPMENT APPLICATION
date 21.08.2024 status DA LODGED

drawing LANDSCAPE DIAGRAM
drawing n° DA 6.00 rev A
scale N/A @A3

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1

SD - PROPOSED - 21/06 AT 9AM

Scale: 1:200

General Notes:

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To Ensure Print Is To Scale Check This Dimension

50mm

40

30

20

10

0

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618 Barrenjoey road, Avalon

phase

DEVELOPMENT APPLICATION

date

21.08.2024

status

DA LODGED

drawing

SD - 9AM - PROP

drawing n°

DA 7.00

scale

N/A @A3

rev

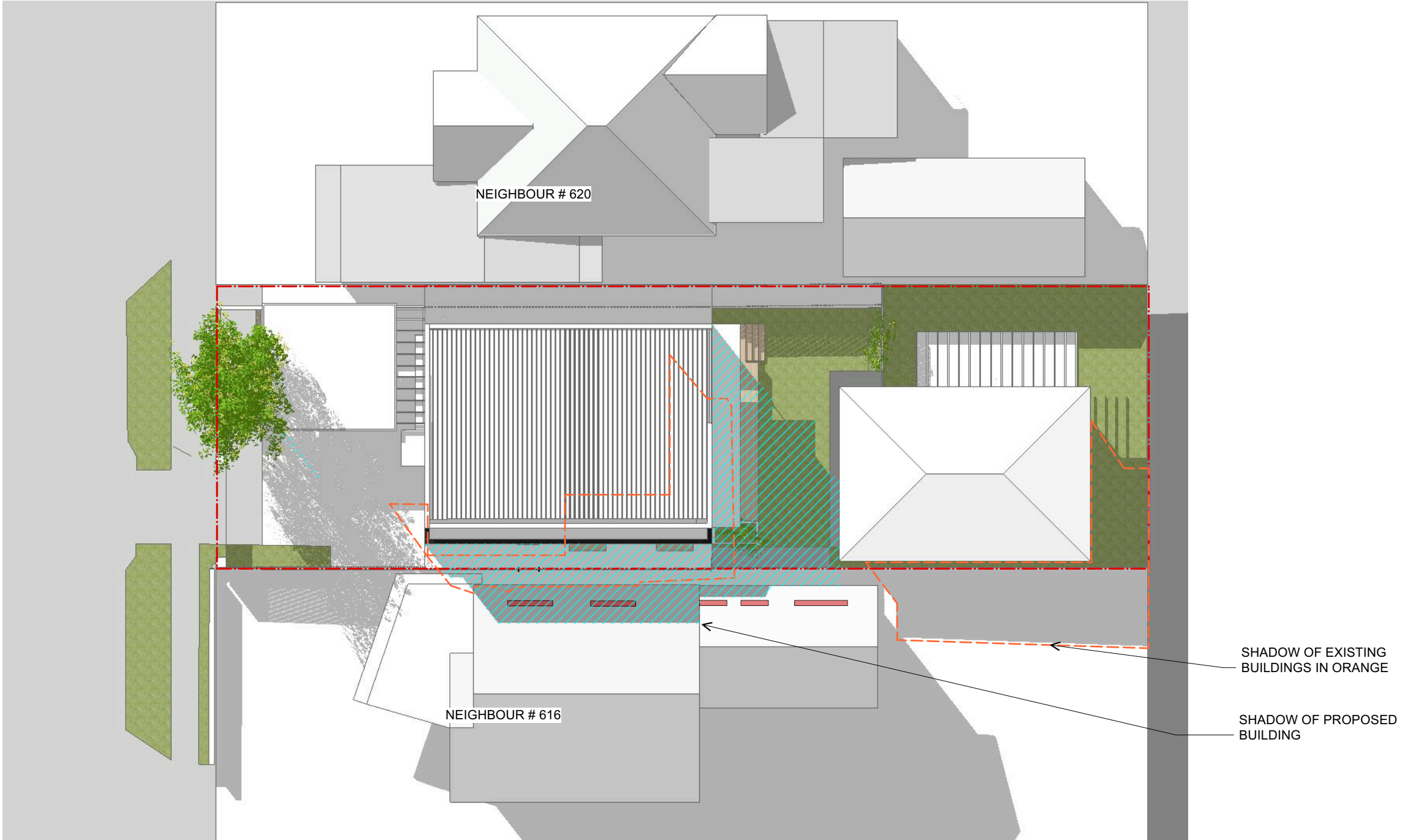
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1 **SD - PROPOSED - 21/06 AT 12 PM**
Scale: 1:200

General Notes:

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To Ensure Print Is To Scale Check This Dimension

50mm 40 30 20 10 0

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rev.	date	description



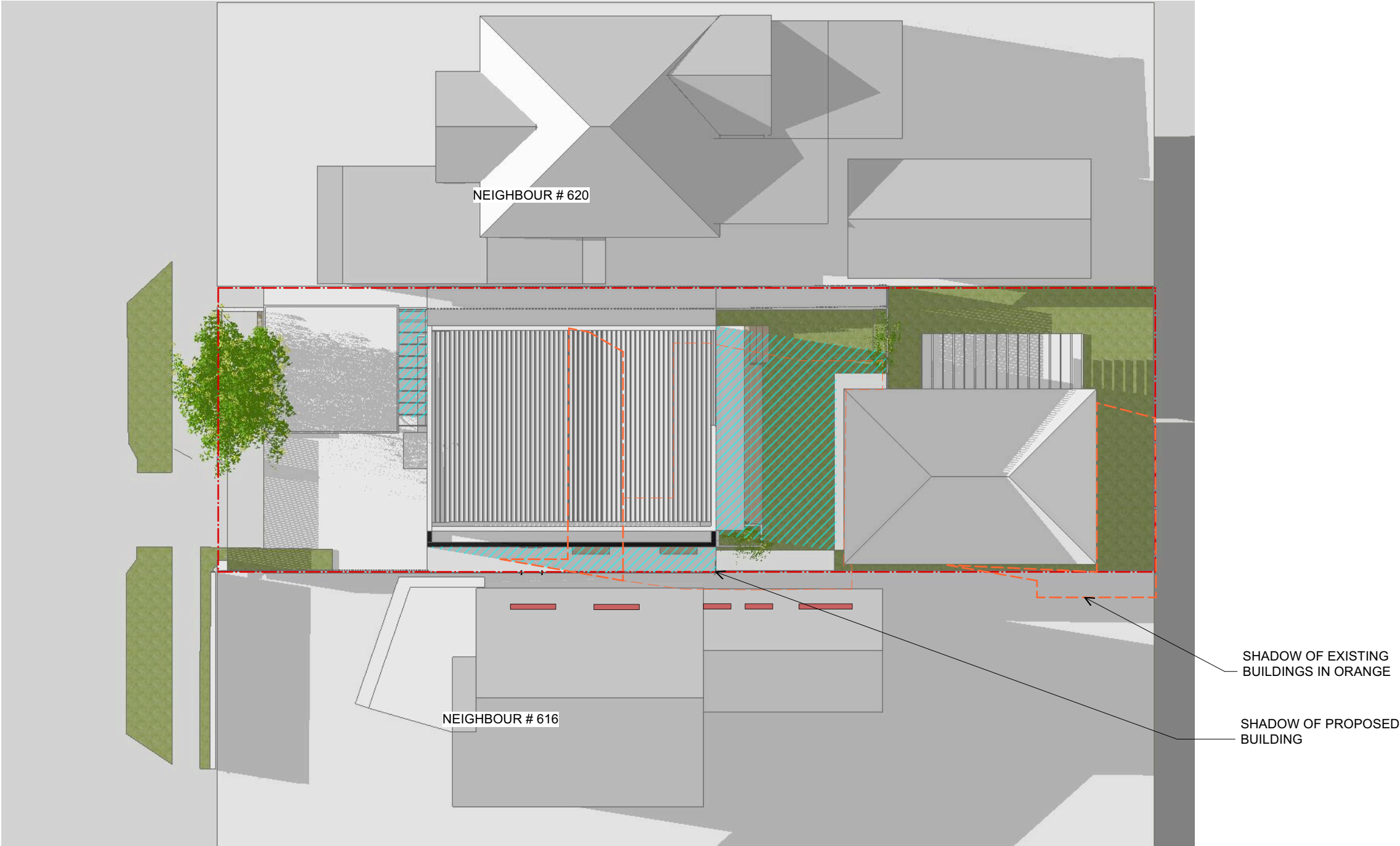
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project	618 Barrenjoey road, Avalon	drawing	SD - 12 PM - PROP
phase	DEVELOPMENT APPLICATION	drawing n°	DA 7.01
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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1 **SD - PROPOSED - 21/06 AT 3 PM**
Scale: 1:200

General Notes:

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To Ensure Print Is To Scale Check This Dimension

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project	618 Barrenjoey road, Avalon	drawing	SD - 3 PM - PROP
phase	DEVELOPMENT APPLICATION	drawing n°	DA 7.02
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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SHADOW ELEVATION - 9 AM



SHADOW ELEVATION - 12 PM

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To Ensure Print Is To Scale Check This Dimension

► 50mm

40

30

20

10

0

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phaseDEVELOPMENT APPLICATION

date21.08.2024

statusDA LODGED

drawingSD - ELEVATIONS

drawing n°DA 7.03

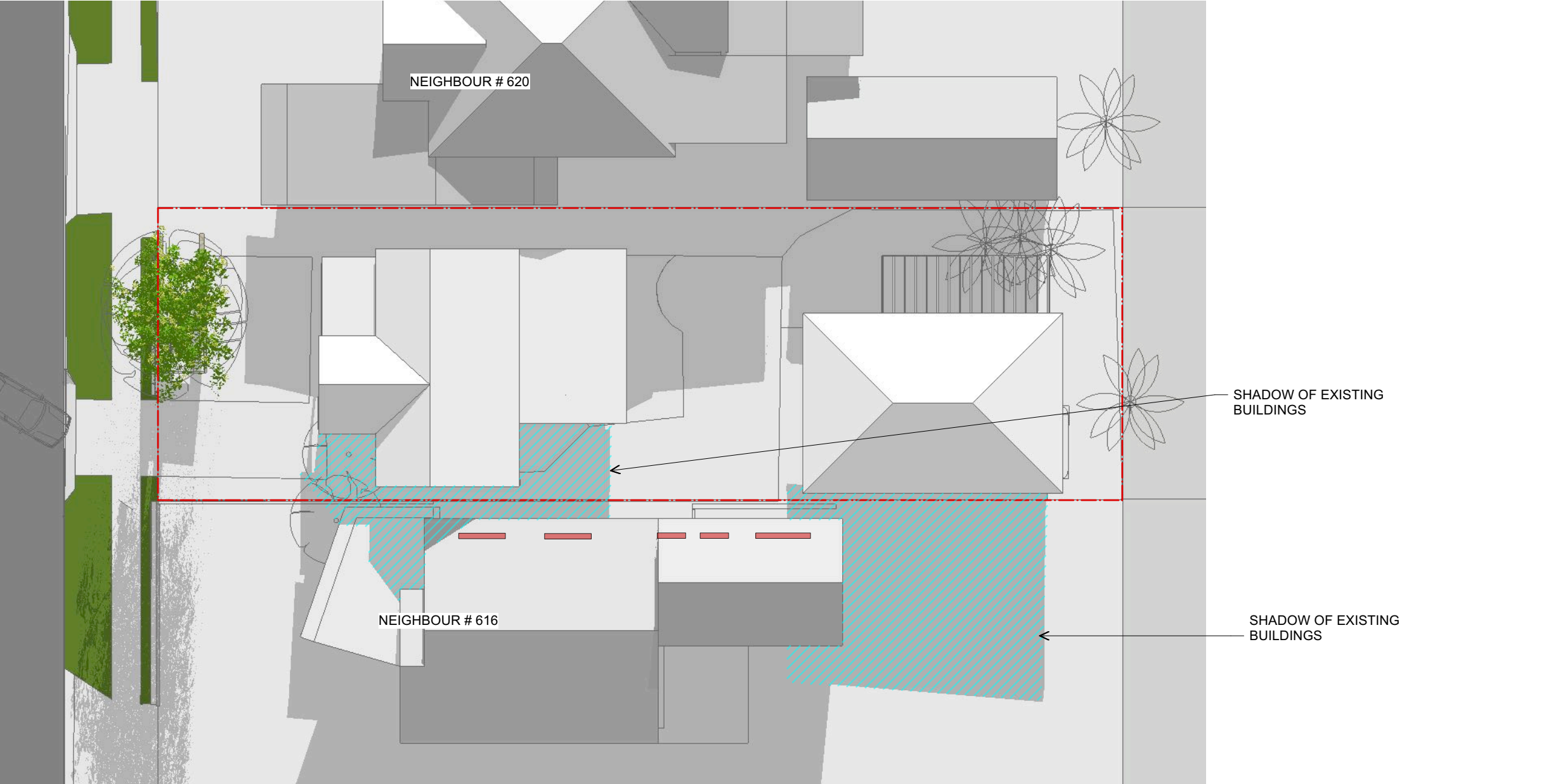
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1 **SD - EXISTING- 21/06 AT 9 AM**
Scale: 1:200

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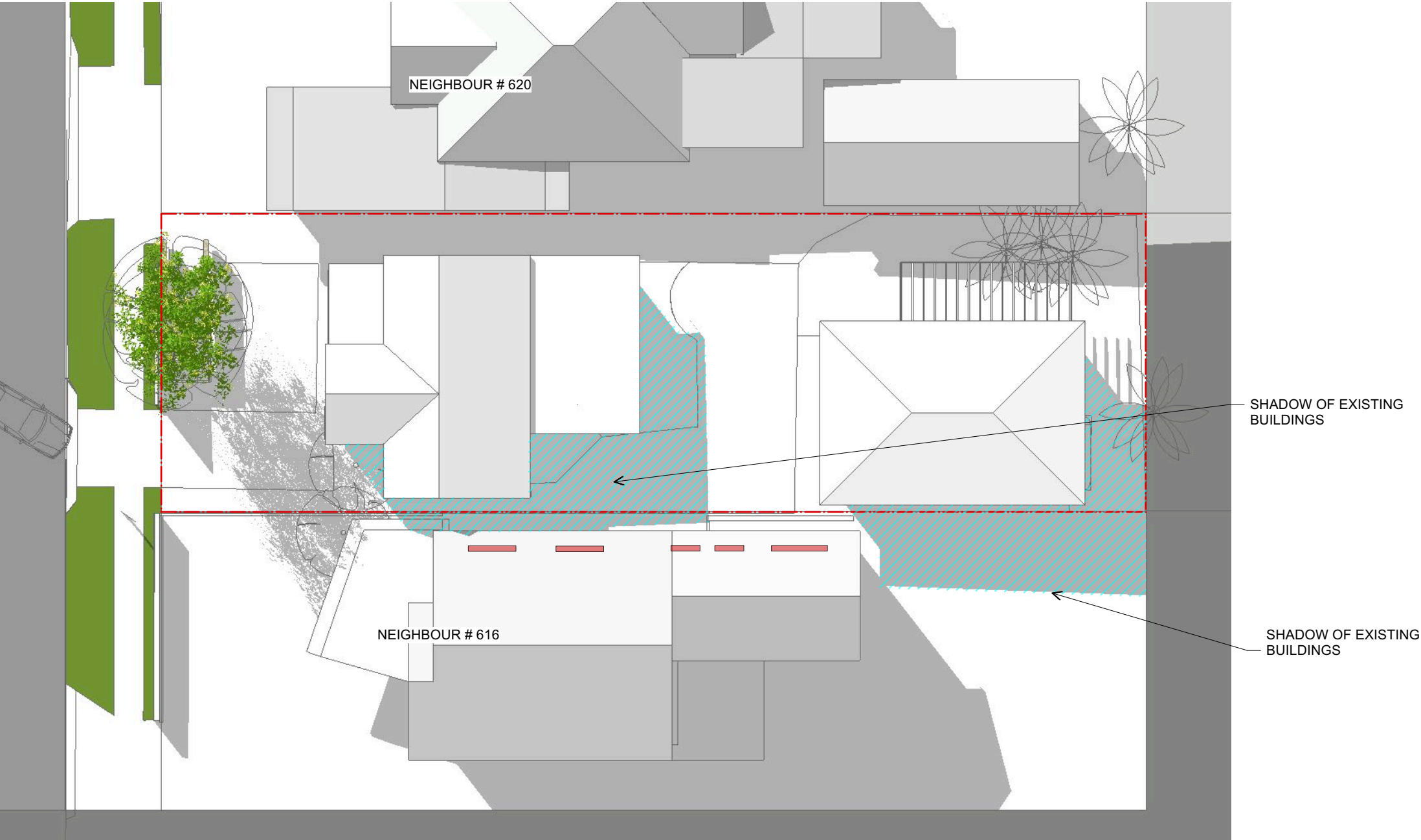
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project	618 Barrenjoey road, Avalon	drawing	SD - 9 AM - EXISTING
phase	DEVELOPMENT APPLICATION	drawing n°	DA 7.04
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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1 **SD - EXISTING- 21/06 AT 12 PM**
Scale: 1:200

General Notes:

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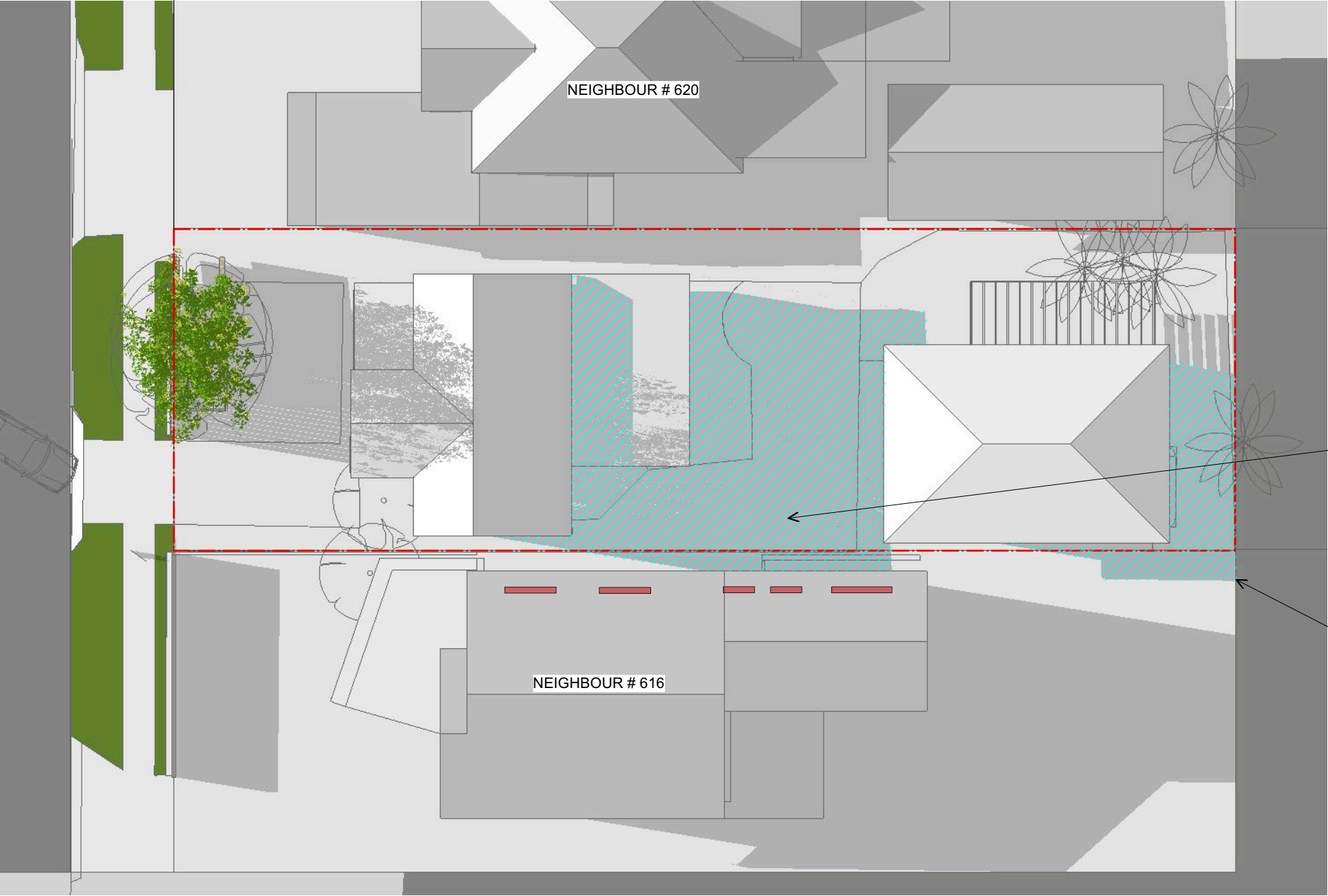
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project	618 Barrenjoey road, Avalon	drawing	SD - 12 PM - EXISTING
phase	DEVELOPMENT APPLICATION	drawing n°	DA 7.05
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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1 **SD - EXISTING- 21/06 AT 3 PM**
Scale: 1:200

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rev.	date	description

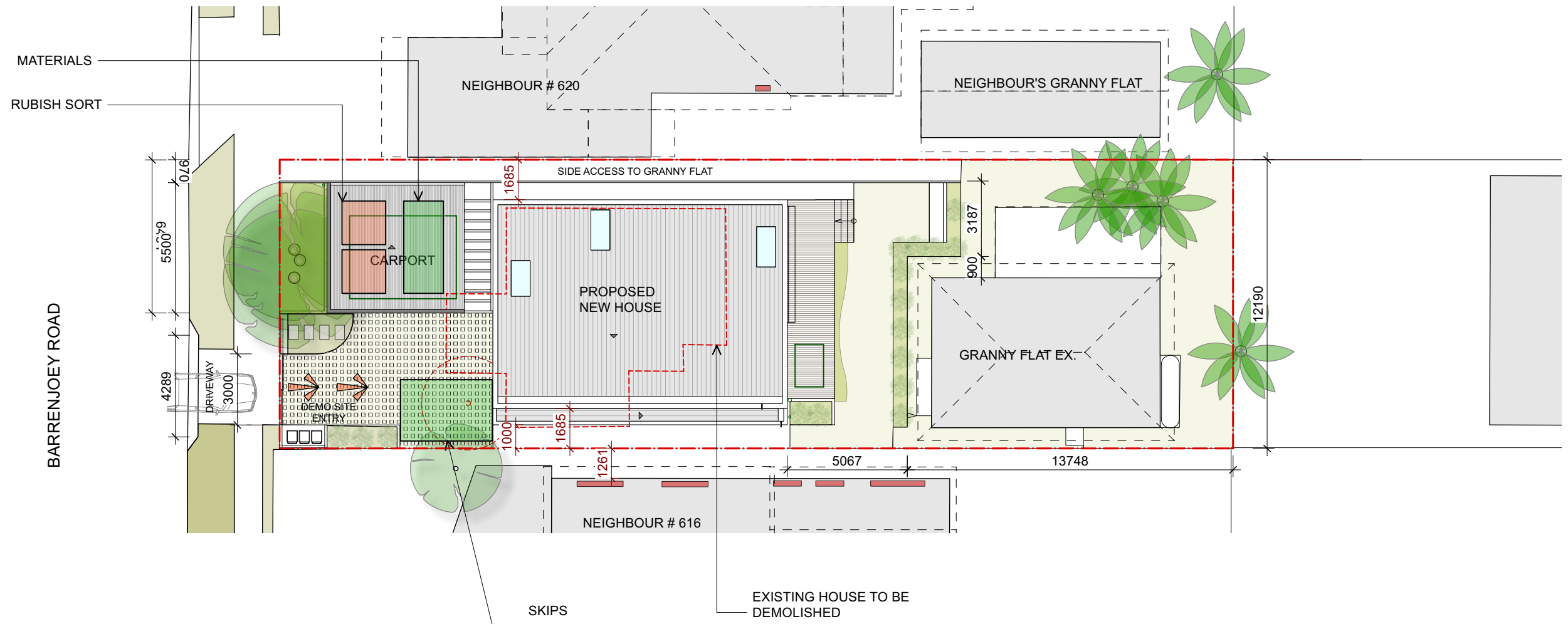
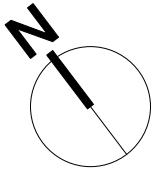


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project	618 Barrenjoey road, Avalon	drawing	SD - 3 PM - EXISTING
phase	DEVELOPMENT APPLICATION	drawing n°	DA 7.06
date	21.08.2024	status	DA LODGED
		scale	N/A @A3

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1 **WASTE MANAGEMENT SITE PLAN**
Scale: 1:200

- General Notes:
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project 618 Barrenjoey road, Avalon
phase DEVELOPMENT APPLICATION
date 21.08.2024 status DA LODGED
drawing WASTE MANAGEMENT PLAN
drawing n° DA 8.00
scale 1:200 @A3
rev A

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