PRICE BENNETT HOUSE

KYRA BENNETT & MICHAEL PRICE

40 PARADISE AVENUE AVALON BEACH

Drawing Register

Drawing Number Sheet Name		Sheet Scale	Re
AR DA 0000	Cover Sheet, Site Plan & Site Analysis	NTS	Α
AR DA 1200	Excavation Diagrams	1:200	Α
AR DA 1400	Demolition Plans	1:200	Α
AR DA 2000	Proposed Lower Ground Floor Plan	1:100	Α
AR DA 2001	Proposed Ground Floor Plan	1:100	Α
AR DA 2002	Proposed Roof Plan & Waste Management Plan	1:100	Α
AR DA 3100	Proposed North & South Elevations	1:100	Α
AR DA 3101	Proposed East & West Elevations	1:100	Α
AR DA 3400	Proposed Sections	1:100	Α
AR DA 7000	Schedule of Colours & Materials	NTS	Α
AR DA 8200	Shadow Diagrams - Existing Roof Plan	1:200	Α
AR DA 8201	Shadow Diagrams - Proposed Roof Plan	1:200	Α

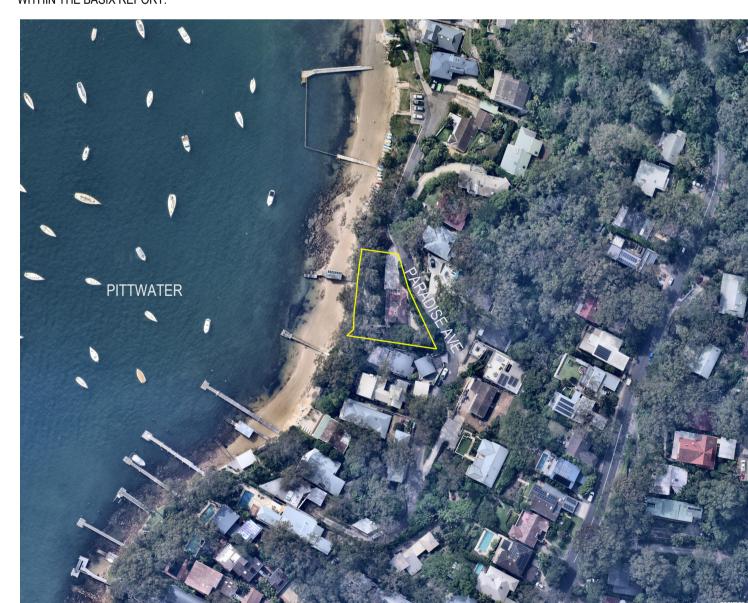
BASIX COMMITMENTS - CERTIFICATE NO. A1775647 02

EFFICIENT LIVING

- THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: ELECTRIC HEAT PUMP SYSTEM THAT IS ELIGIBLE TO CREATE RENEWABLE ENERGY CERTIFICATES UNDER THE (COMMONWEALTH) RENEWABLE ENERGY (ELECTRICITY) REGULATIONS 2001 (INCORPORATING AMENDMENT REGULATIONS 2005 (NO. 2)).
- THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILINGS/ROOFS) IN
- A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M2, B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.

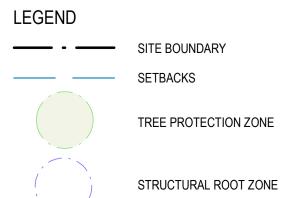
CONCRETE SLAB ON GROUND FLOOR: NIL INSULATION

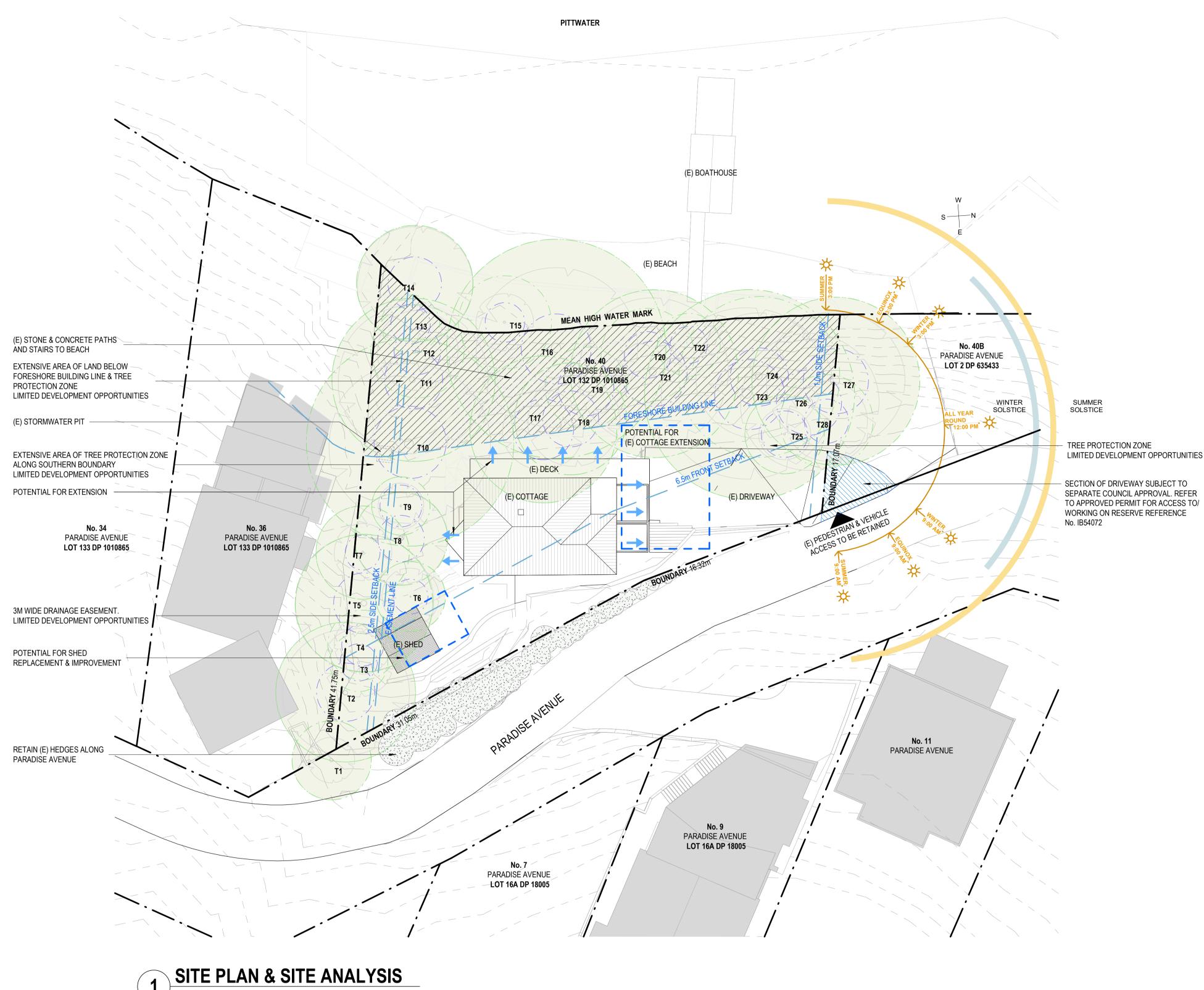
- SUSPENDED FLOOR WITH OPEN SUBFLOOR: FRAMED (R0.7): R0.8 (DOWN) (OR R1.50 INCLUDING CONSTRUCTION) SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7): R0.60 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION) SUSPENDED FLOOR ABOVE GARAGE: FRAMED (R0.7): NIL INSULATION
- FLOOR ABOVE EXISTING DWELLING OR BUILDING: NIL INSULATION EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD): R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
- INTERNAL WALL SHARED WITH GARAGE: PLASTERBOARD (R0.36): NIL INSULATION FLAT CEILING, PITCHED ROOF: CEILING: R3.00 (UP), ROOF: FOIL/SARKING; MEDIUM (SOLAR ABSORPTANCE 0.475 -0.70)
- RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED: CEILING: R3.00 (UP), ROOF: FOIL/SARKING; MEDIUM (SOLAR ABSÓRPTANCE
- FLAT CEILING, FLAT ROOF: FRAMED; CEILING: R3.00 (UP), ROOF: FOIL/SARKING; MEDIUM (SOLAR ABSORPTANCE 0.475 -0.70)
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE CONTAINED WITHIN THE BASIX REPORT. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES. THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500 MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400 MM ABOVE THE
- FOR PROJECTIONS DESCRIBED AS A RATIO, THE RATIO OF THE PROJECTION FROM THE WALL TO THE HEIGHT ABOVE THE WINDOW OR GLAZED DOOR SILL MUST BE AT LEAST THAT SHOWN IN THE TABLE CONTAINED WITHIN THE BASIX REPORT OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE 'OVERSHADOWING' COLUMN IN THE TABLE CONTAINED WITHIN THE BASIX
- THE APPLICANT MUST INSTALL THE SKYLIGHTS IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE CONTAINED WITHIN THE BASIX REPORT.





KYRA BENNETT & MICHAEL PRICE





A 24/07/25 DA Submission

NSW Nominated Architects: Robert Denton Reg. No. 5782, Alex Kibble Reg. No. 6015 Project Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies Chkd Auth Rev Date Description

PRICE BENNETT HOUSE

40 PARADISE AVENUE AVALON BEACH

Cover Sheet, Site Plan & Site Analysis

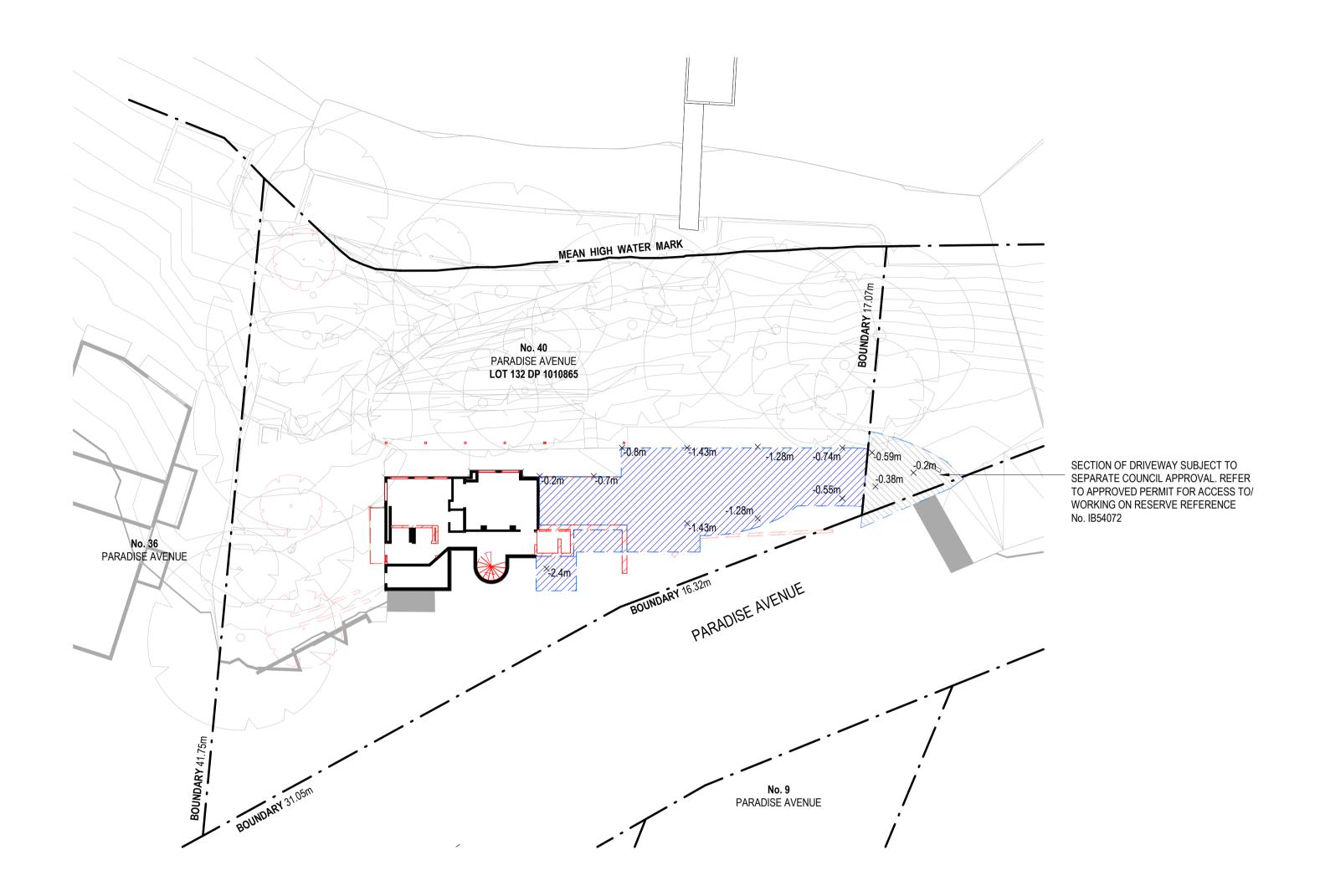
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LR	AM	MGK A1	
Job No.	Date	Scale	
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NOT FOR CONSTRUCTION

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2 Lower Ground Excavation Plan

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MICHAEL PRICE

1 Ground Floor Excavation Plan

NSW Nominated Architects: Robert Denton Reg. No. 5782, Alex Kibble Reg. No. 6015 Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies Project Project Proj. Dir Proj. Arch Drawn Sheet Tanner Kibble Denton Architects Pty Ltd Gadigal Country

SITE BOUNDARY

SETBACKS

DEMOLITION

EXCAVATION

DENOLITION

DO not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies or site. Notify architect or sit

PRICE BENNETT HOUSE

LR AM MGK

40 PARADISE AVENUE
AVALON BEACH

Drawing Title

Excavation Diagrams

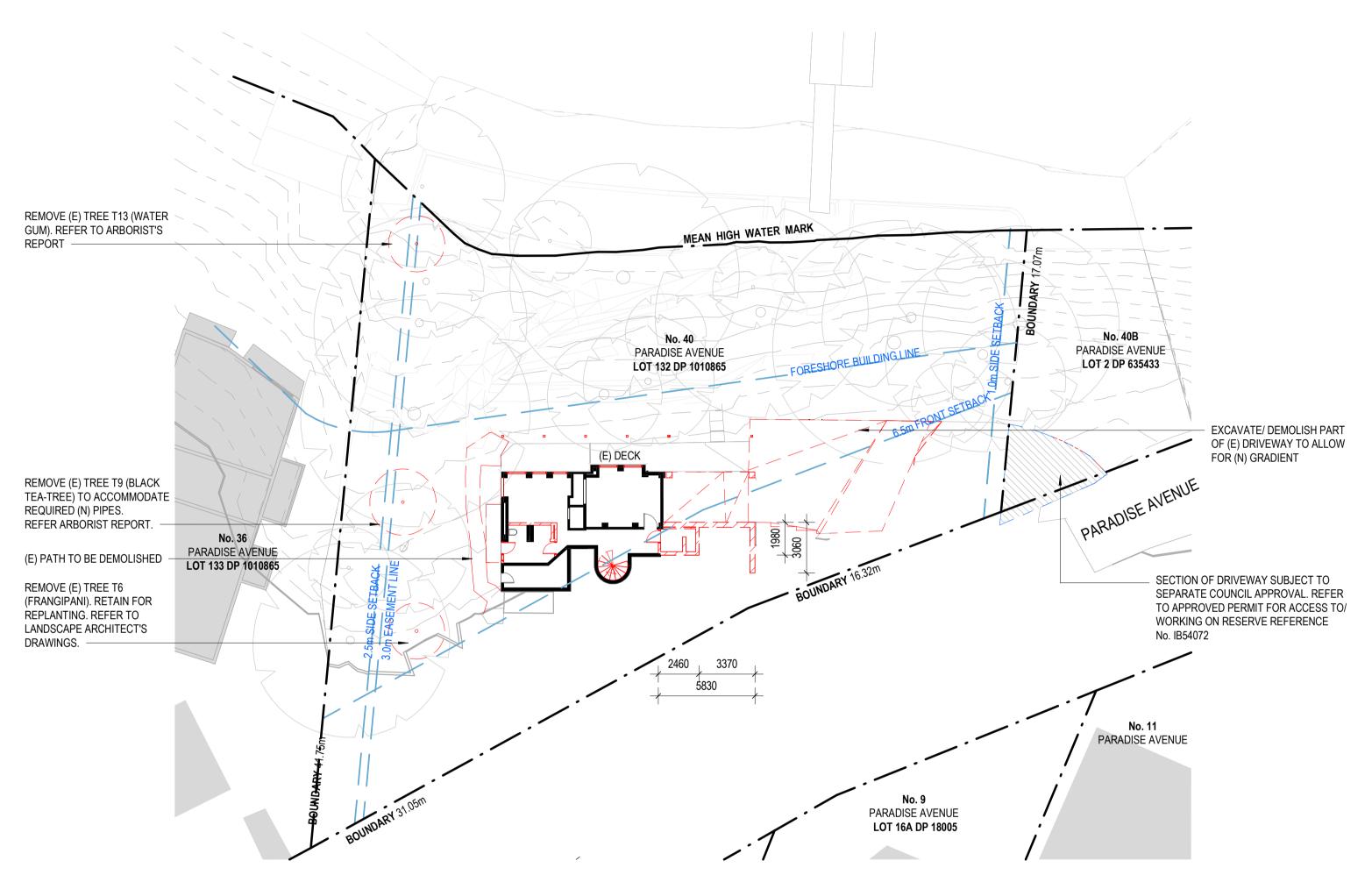
LR AM MGK

Job No. Date Scale
240037 Jul 25 1: 200

Drawing No.

AR DA 1200





MEAN HIGH WATER MARK No. 40 PARADISE AVENUE LOT 132 DP 1010865 No. 40B PARADISE AVENUE LOT 2 DP 635433 (E) DECK TO BE DEMOLISHED. - EXCAVATE/ DEMOLISH PART OF (E) DRIVEWAY TO ALLOW FOR (N) GRADIENT SALVAGE TIMBER FOR RE-USE FOR (N) DECK WHERE POSSIBLE. (E) DECK No. 36 PARADISE AVENUE LOT 133 DP 1010865 (E) DECK TO BE DEMOLISHED — SECTION OF DRIVEWAY SUBJECT TO SEPARATE COUNCIL APPROVAL. REFER TO APPROVED PERMIT FOR ACCESS TO/ WORKING ON RESERVE REFERENCE No. IB54072 DEMOLISH (E) SHED STRUCTURE DEMOLISH (E) CONCRETE **No. 11**PARADISE AVENUE SLAB FOR (N) LANDSCAPING DEMOLISH (E) RETAINING WALL TO ALLOW FOR (N) CONFIGURATION PARADISE AVENUE LOT 16A DP 18005

1 Demolition - Lower Ground Floor Plan

Demolition - Ground Floor Plan

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SITE BOUNDARY

SETBACKS

DEMOLITION

EXISTING WALLS

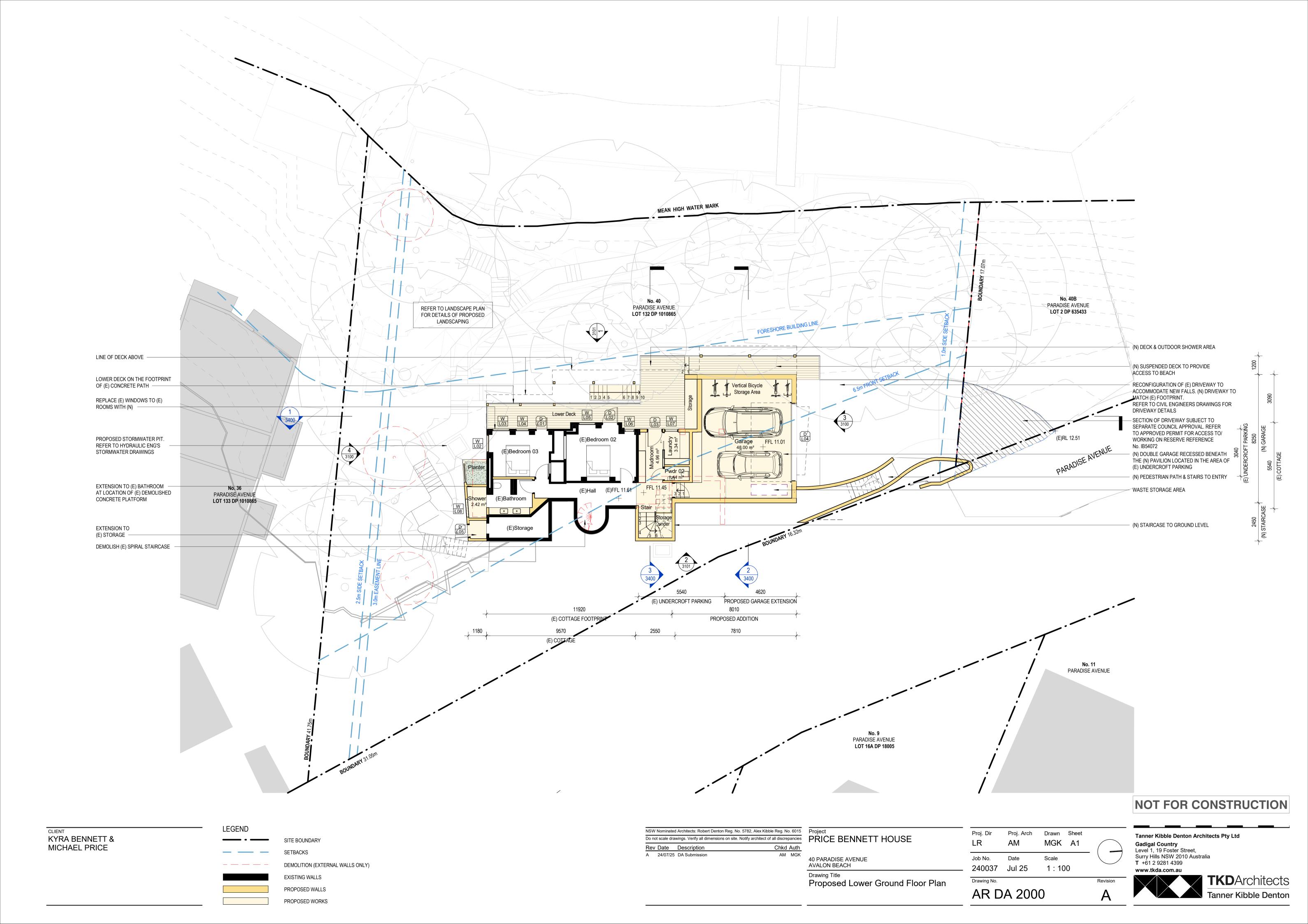
131	v Nominated	Architects: Robert Denton Reg. No	5. 5762, Alex Kibble Reg. No. 0	0013
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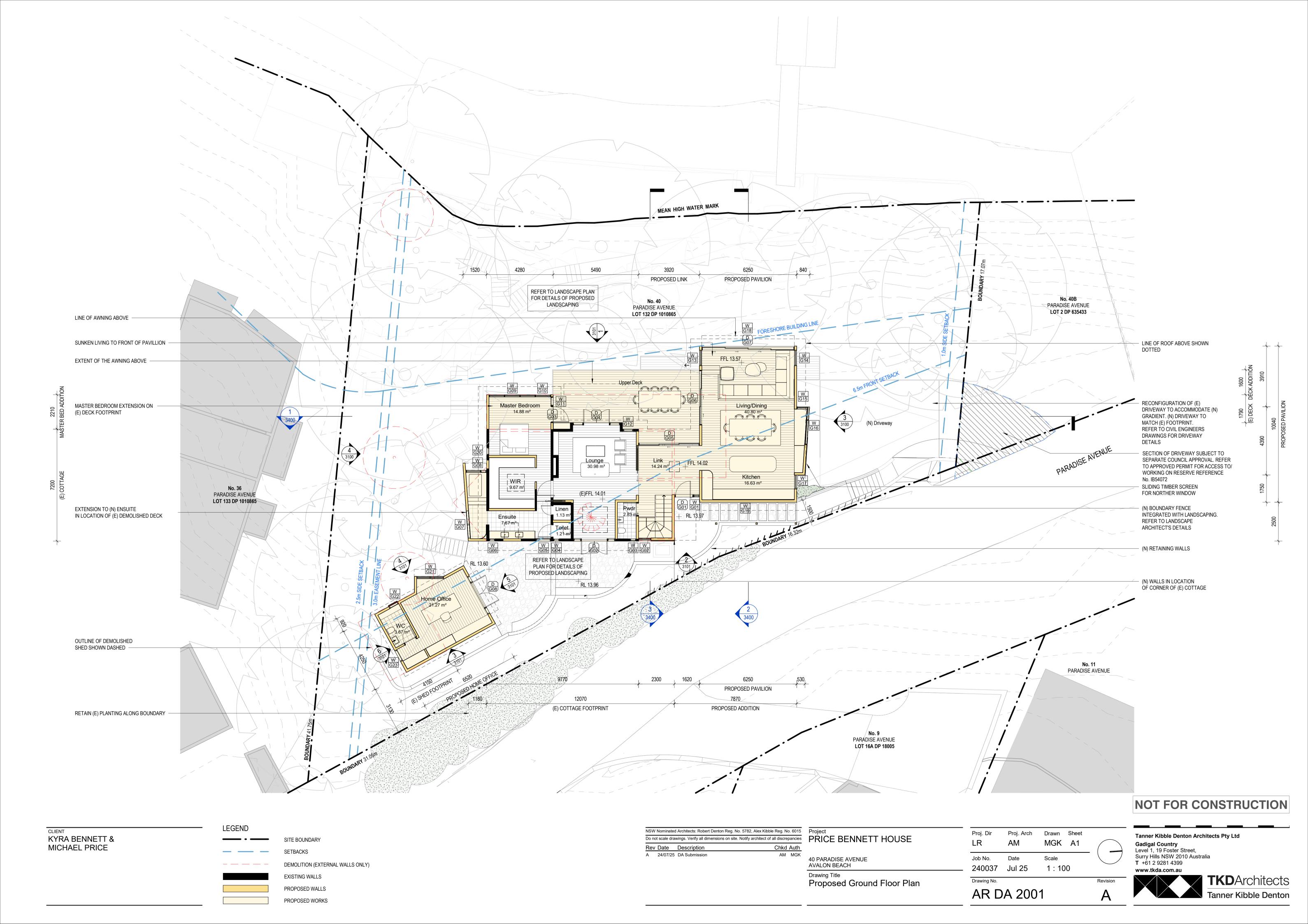
015 cies uth	Project PRICE BENNETT HOUSE
GK	40 PARADISE AVENUE AVALON BEACH
	Drawing Title Demolition Plans

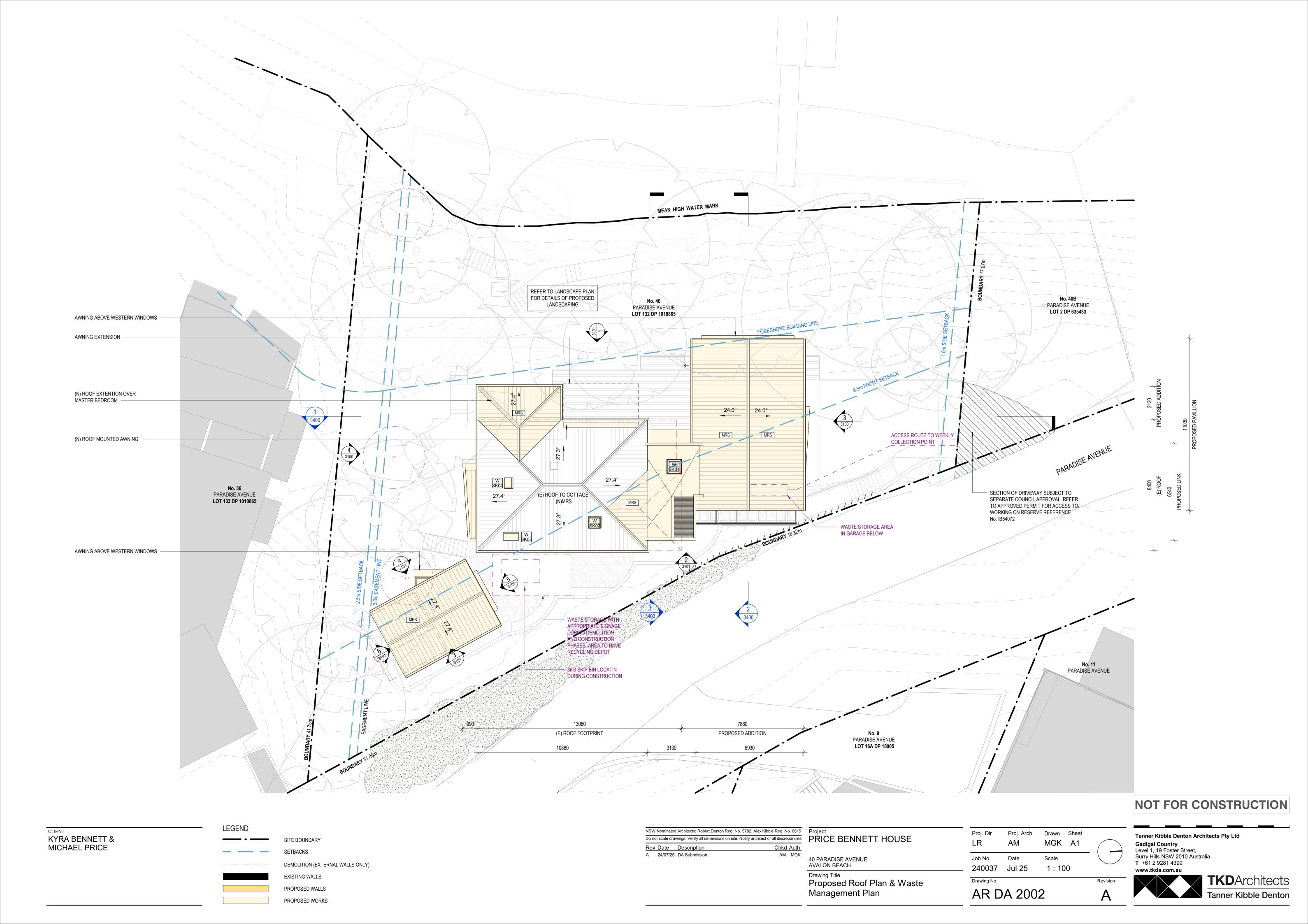
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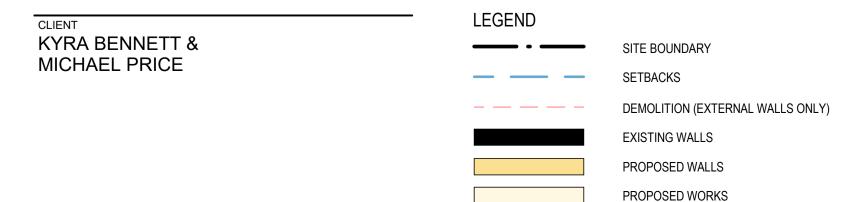


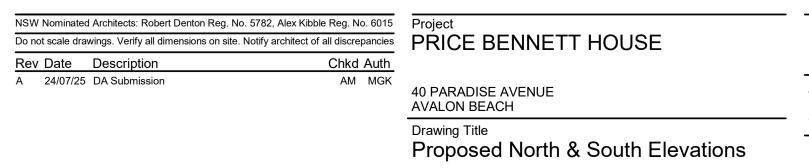








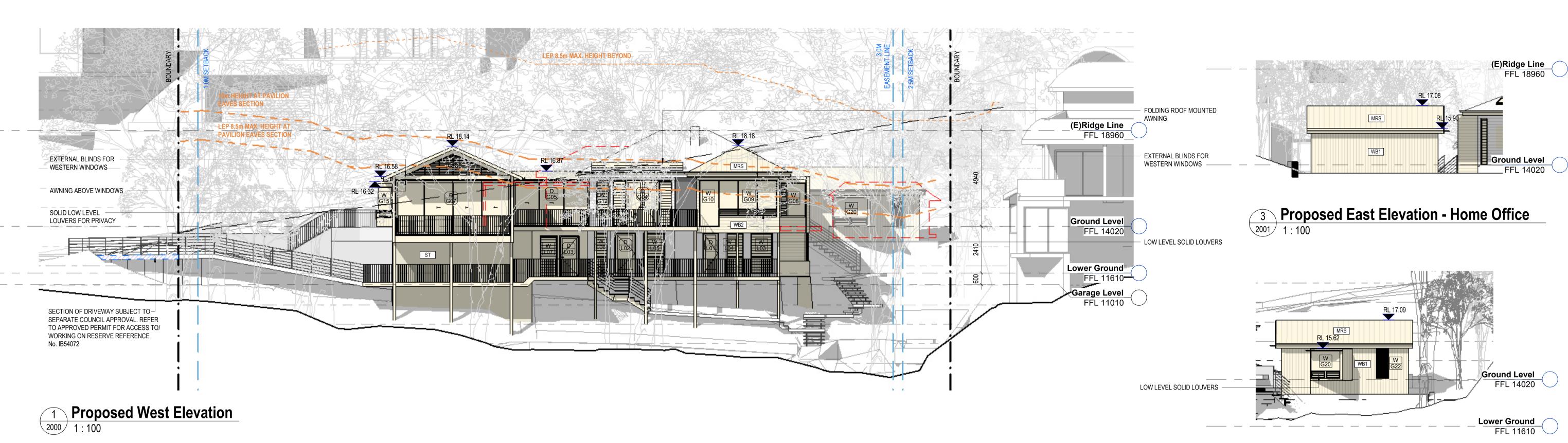




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Tanner Kibble Denton



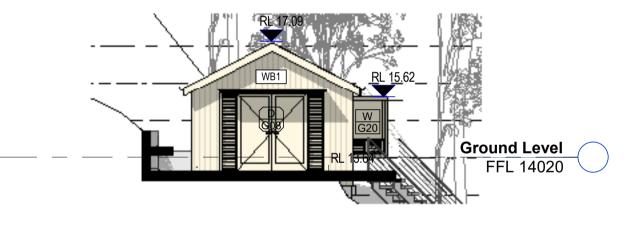
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RESTORATION OF PROADURE AND SEIN

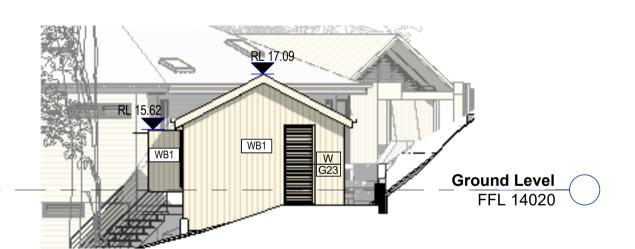
Proposed West Elevation - Home Office

1: 100



Proposed North Elevation - Home Office

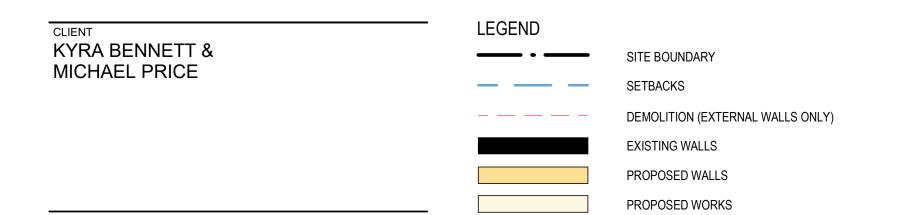
1:100



6 Proposed South Elevation - Home Office
2001 1:100

Proposed East Elevation 1:100

NOT FOR CONSTRUCTION



NSV	Nominated	Architects: Robert Denton Reg. No. 5782	, Alex Kibble Reg. No	o. 6015
Do r	not scale dra	vings. Verify all dimensions on site. Notify	architect of all discre	pancies
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Auth	
MGK	40 PARADISE AVENUE AVALON BEACH

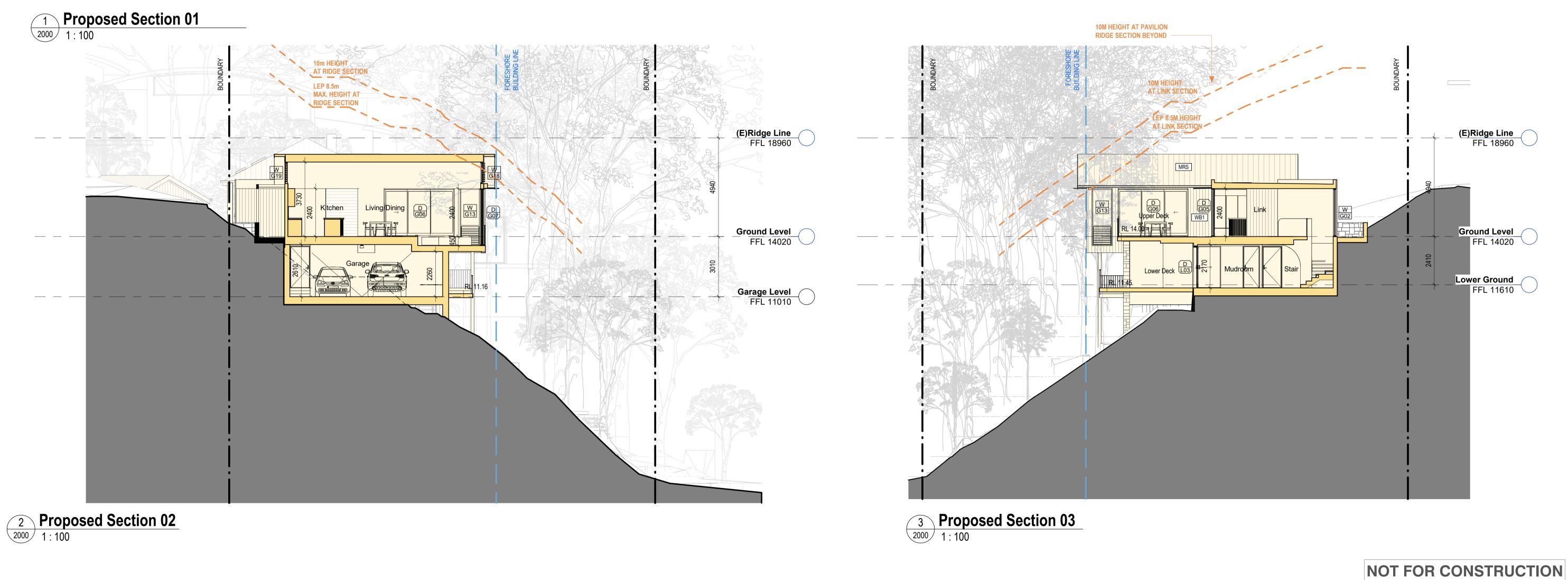
Proposed East & West Elevations

•				1
Job No. 240037	Date Jul 25	Scale 1 : 100)	

AR DA 3101

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/	Surry Hills NSW 2010 Australia
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	Tanner Kibble Denton





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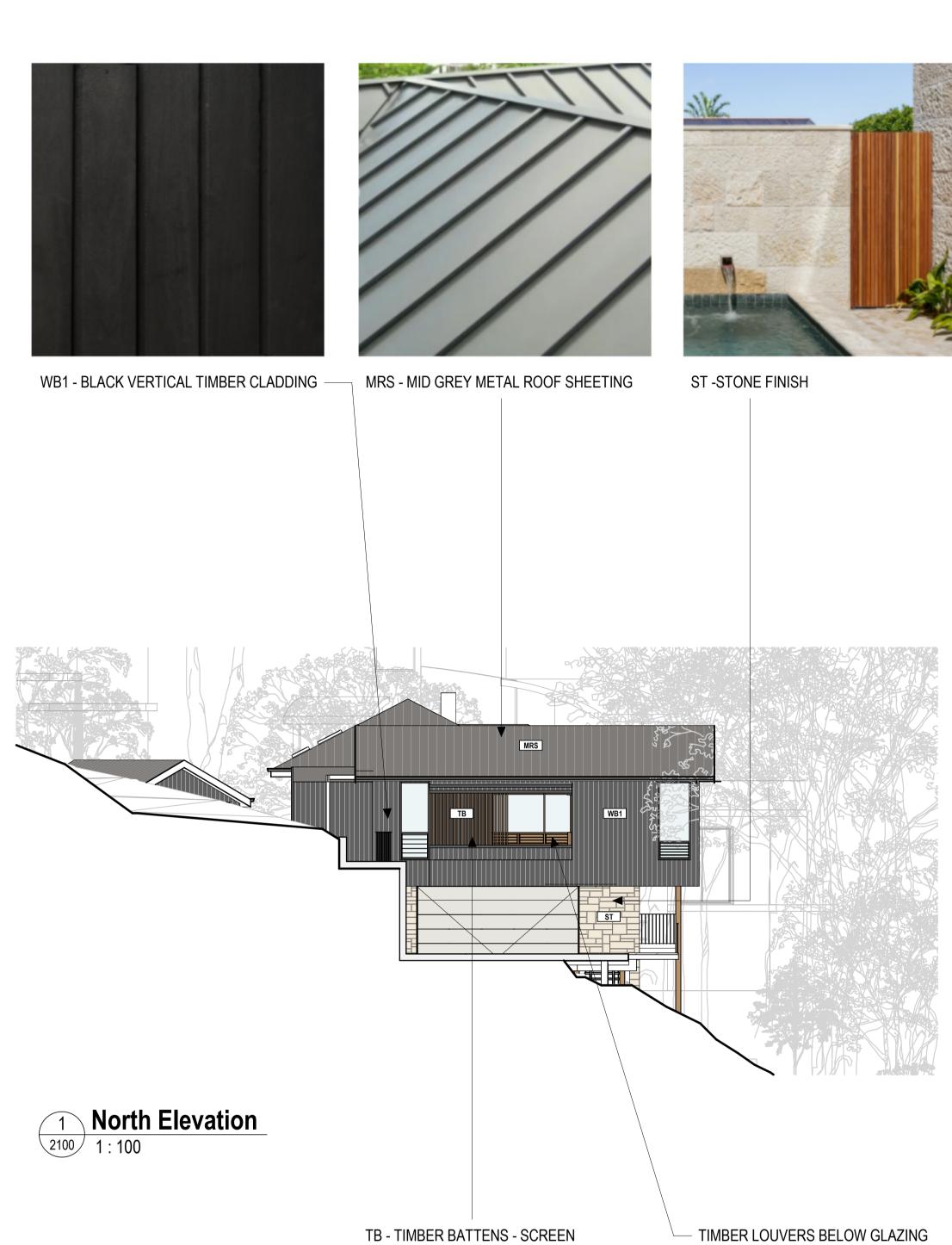
SITE BOUNDARY
SETBACKS

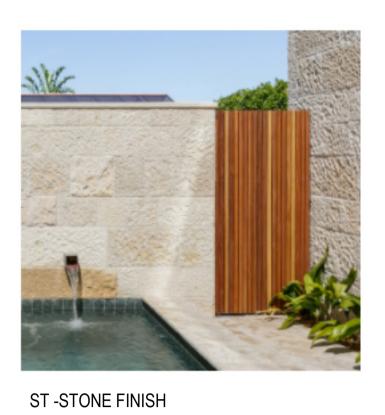
DEMOLITION (EXTERNAL WALLS ONLY)
EXISTING WALLS
PROPOSED WALLS
PROPOSED WORKS

			Proposed Sections Draw	Drawing No.	Drawing No. AR DA 3400	
			Drawing Title		041 20	•
A 24/07/25	DA Submission	AM MGK	40 PARADISE AVENUE AVALON BEACH	Job No. 240037	Date Jul 25	Sca 1
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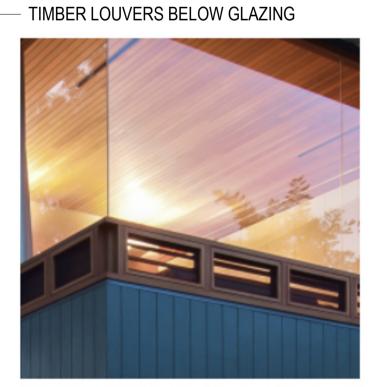




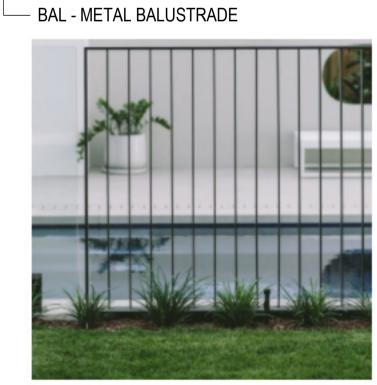
WB2 - HORIZONTAL WEATHERBOARDS TO MATCH EXISTING COTTAGE MID GREY

PAINT FINISH TO (E) COTTAGE WALLS -











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NSW Nominated Architects: Robert Denton Reg. No. 5782, Alex Kibble Reg. No. 6015			
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A	24/07/25	DA Submission	AM MGK

Project
PRICE BENNETT HOUSE

40 PARADISE AVENUE AVALON BEACH

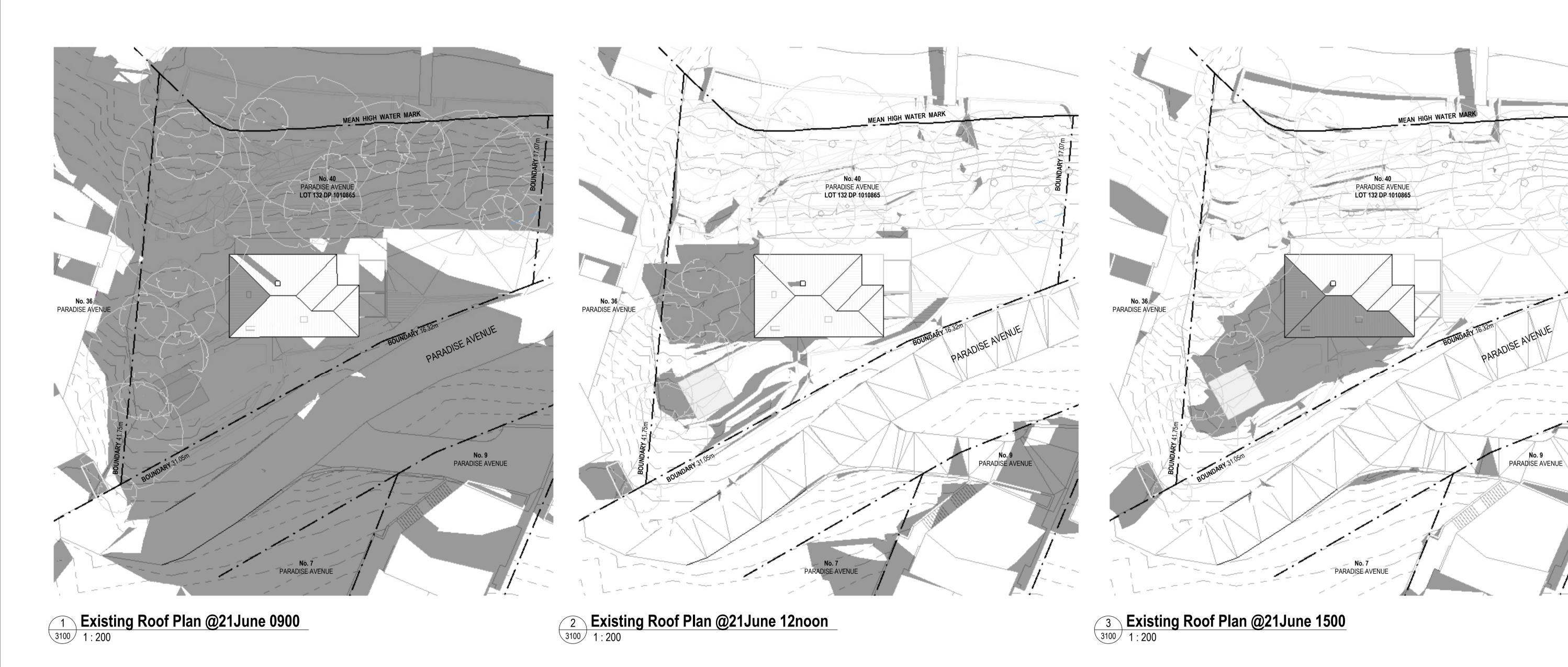
Drawing Title
Schedule of Colours & Materials

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ob No.	Date	Scale	
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Rev Date Description Chkd Auth

A 24/07/25 DA Submission AM MGK

Project
PRICE BENNETT HOUSE

40 PARADISE AVENUE
AVALON BEACH
Drawing Title
Shadow Diagrams - Existing Roof Plan

Proj. Dir LR	Proj. Arch	Drawn Sheet MGK A1	
Job No. 240037	Date Jul 25	Scale 1:200	

AR DA 8200

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No. 40 PARADISE AVENUE LOT 132 DP 1010865 No. 36 PARADISE AVENUE PARADISE AVENUE PARADISE AVENUE

MEAN HIGH WATER MARK No. 40 PARADISE AVENUE LOT 132 DP 1010865 No. 36 PARADISE AVENUE No. 9 PARADISE AVENUE **No. 7** PARADISE AVENUE

1 Proposed Roof Plan @21June 0900 1:200

Proposed Roof Plan @21June 12noon
1:200

Proposed Roof Plan @21June 1500

1:200

Drawing No.

AR DA 8201

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LEGEND SITE BOUNDARY EXISTING SHADOW CAST ADDITIONAL SHADOW CAST NSW Nominated Architects: Robert Denton Reg. No. 5782, Alex Kibble Reg. No. 6015

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Project

PRICE BENNETT HOUSE Chkd Auth Rev Date Description A 24/07/25 DA Submission

40 PARADISE AVENUE AVALON BEACH Drawing Title
Shadow Diagrams - Proposed Roof Proj. Dir Proj. Arch Drawn Sheet MGK A1 Scale 240037 Jul 25 1:200

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