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- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
CHARLES MORT
- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT
APPLICATION PURPOSES ONLY.

A Clerk

Adam Clarke
Registered surveyor No: 8490

3
D.P.1045808

2
D.P.523868

5
D.P.26744

4
D.P.26744

COMPENSATORY
FLOOD STORAGE
EXCAVATION 3.5m3

STORMWATER DISCHARGE
REFER TO DRG. 13 FOR DETAIL

AREA 1160m²

LEGEND & NOTES

- DENOTES PEDESTRIAN ACCESS ROUTE
- STEPPING STONES IN GRASS TYPICALLY
- DENOTES ROOF AREA (75.9M2) OF PROPOSED DEVELOPMENT

SITE COVERAGE M2 AND % SITE COVER
SITE AREA = 1160M2

	EXISTING M2(%)	CHANGE M2	PROPOSED M2(%)
ROOF AREA	340.0(29.3%)	75.9	415.9(35.9%)
HARD SURFACE	410.4(35.4%)	75.9	486.3(42%)
LANDSCAPE	749.6(64.6%)	-75.9	673.7(58%)

Revisions

No. Description

LEGEND:

- TWL TOP OF WALL
- TF TOP OF FENCE
- FENCE
- INDICATIVE POSITION OF SEWER MAIN (NOT
VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY
INDIRECT METHOD AND ARE ACCURATE TO ± 100mm

A Original Issue 16/02/24

PROPOSED DEVELOPMENT

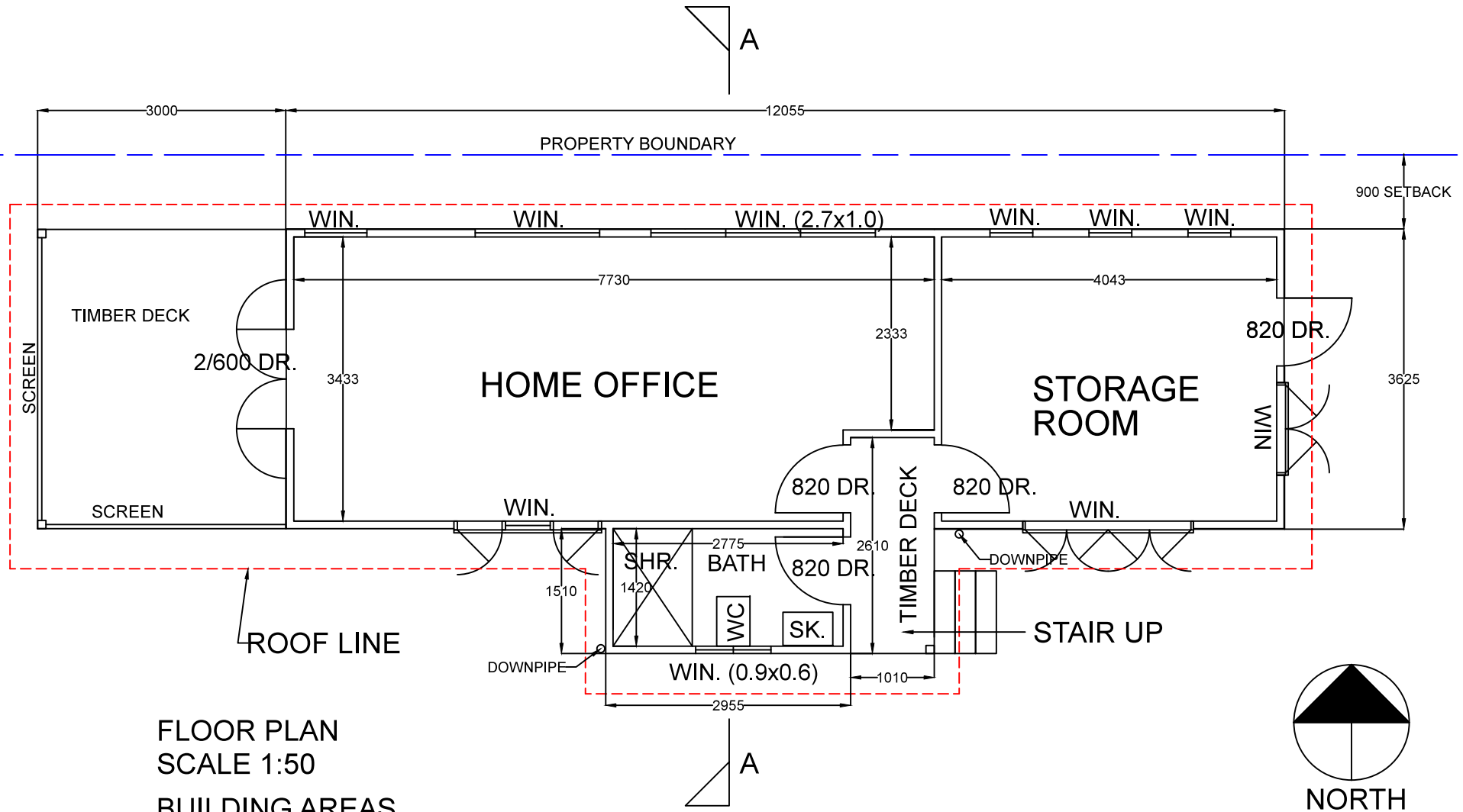
PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017
LOT DP: LOT 5 DP 26744

CHARLES MORT

PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)

SITE PLAN
SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)	As Shown		
File Name			
Drawing No.	CATALINA 01		

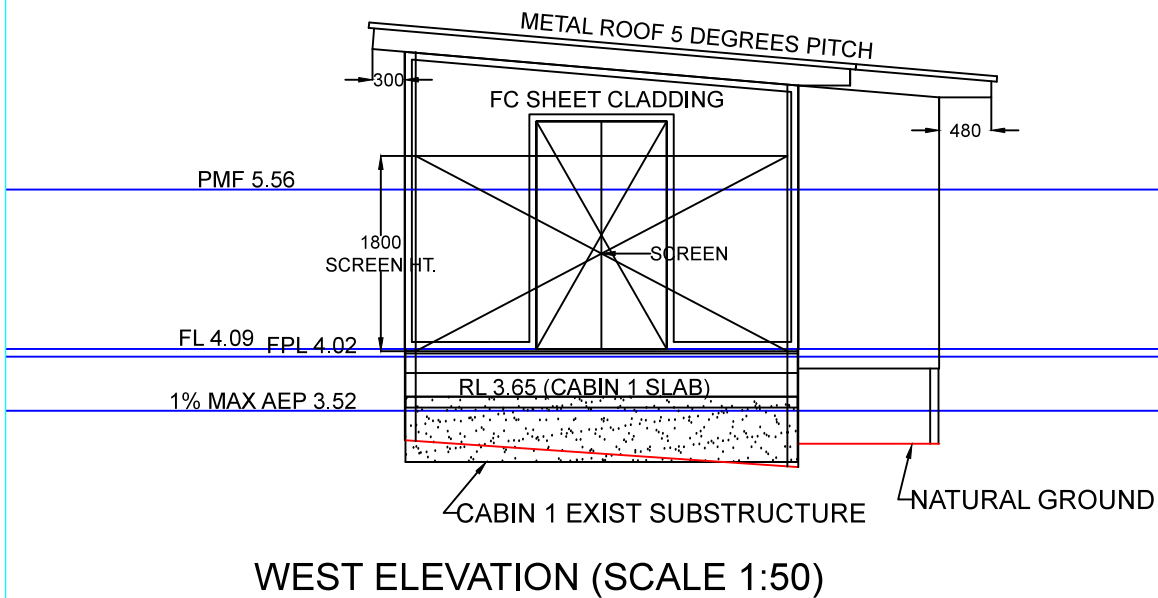
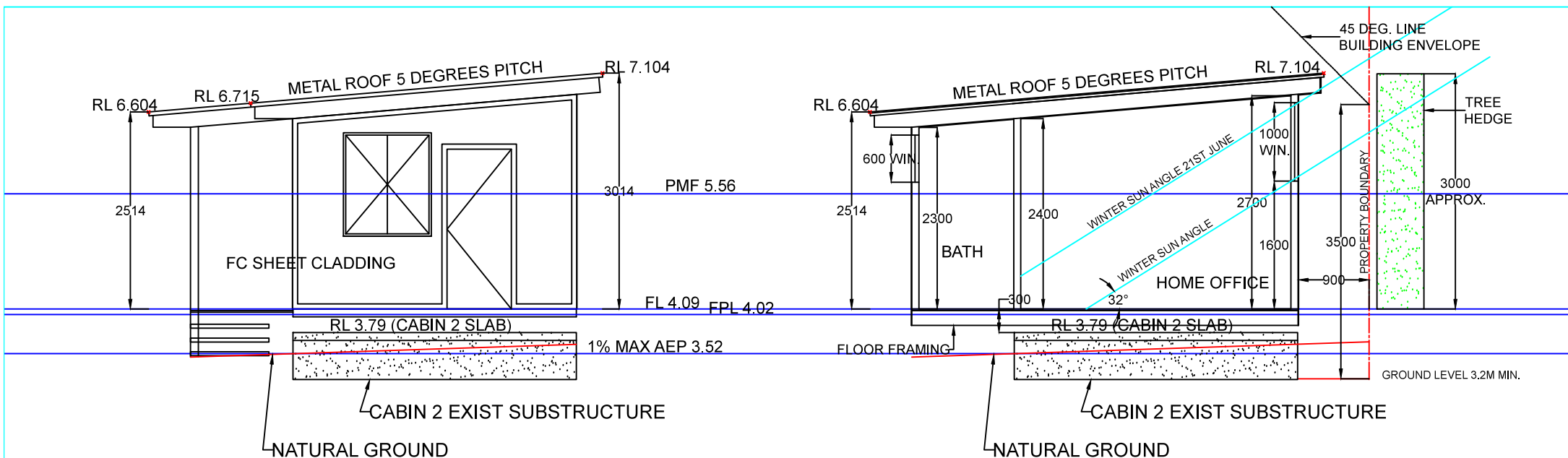


FLOOR PLAN
SCALE 1:50

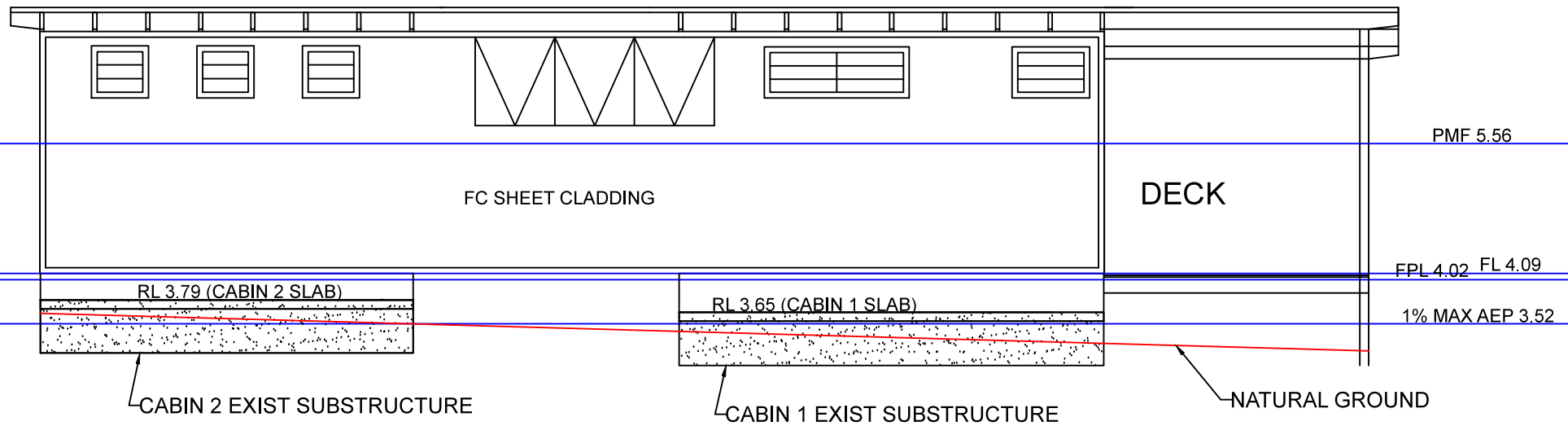
BUILDING AREAS

- 1) ROOF AREA = 75.9M²
- 2) ENCLOSED BUILDING = 48.2M²
- 3) DECKS = 13.4M²

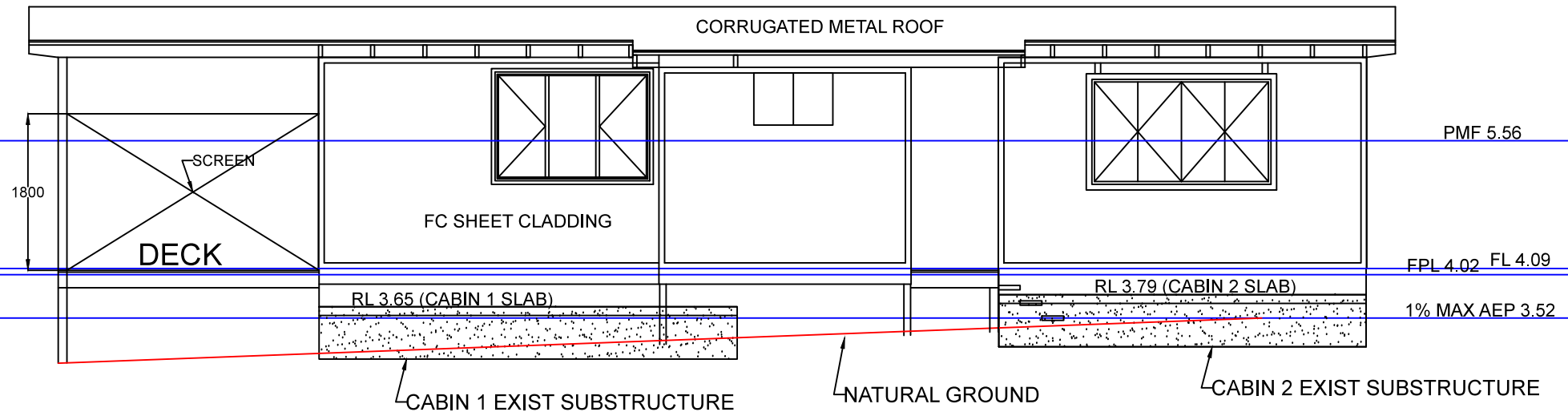
Revisions			PROPOSED DEVELOPMENT PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017 LOT DP: LOT 5 DP 26744 APPLICANT: CHARLES MORT DESIGNER : PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)	FLOOR PLAN	Design	PL	Check	PL
No.	Description	Date			Drawn	PL	Check	PL
					Scale (Orig. A3)		As Shown	
					File Name			
A	Original Issue	20 /11/23			Drawing No.		CATALINA 02	



Revisions			PROPOSED DEVELOPMENT PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017 LOT DP: LOT 5 DP 26744 APPLICANT: CHARLES MORT DESIGNER : PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)	ELEVATIONS	Design	PL	Check	PL
No.	Description	Date			Drawn	PL	Check	PL
					Scale (Orig. A3)		As Shown	
					File Name			
A	Original Issue	20 /11/23			Drawing No.		CATALINA 03	



NORTH ELEVATION (SCALE 1:50)



SOUTH ELEVATION (SCALE 1:50)

Revisions			PROPOSED DEVELOPMENT PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017 LOT DP: LOT 5 DP 26744 APPLICANT: CHARLES MORT DESIGNER : PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)	ELEVATIONS	Design	PL	Check	PL
No.	Description	Date			Drawn	PL	Check	PL
					Scale (Orig. A3)		As Shown	
					File Name			
A	Original Issue	20 /11/23			Drawing No.		CATALINA 04	

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)		As Shown	
File Name			
Drawing No.		CATALINA 05	

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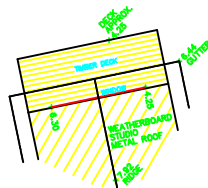
5
D.P.26744

AREA ... 1160m²

4
D.P.26744



DENOTES SHADOW DIAGRAM 12NOON ON 21 JUNE (EXCLUDES TREES SHADOW)



Revisions		LEGEND:	PROPOSED DEVELOPMENT
No.	Description	- TWO TOP OF WALL - TOP OF FENCE - FENCE - INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER. - WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.	PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017 LOT DP: LOT 5 DP 26744 PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)
A	Original Issue	20/11/23	

SHADOW DIAGRAM
12NOON ON 21 JUNE
SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)		As Shown	
File Name			
Drawing No.		CATALINA 06	

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2
D.P.523868

CAREEL CREEK

5
D.P.26744

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D.P.26744

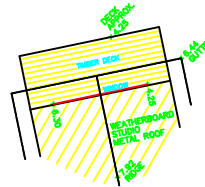
LEGEND & NOTES



DENOTES ROOF AREA (75.9M2) OF PROPOSED DEVELOPMENT



DENOTES SHADOW DIAGRAM 3PM ON 21 JUNE (EXCLUDES TREES SHADOW)



Revisions

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PROPOSED DEVELOPMENT
PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017
LOT DP: LOT 5 DP 26744

CHARLES MORT
PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)

Original Issue
20/11/23

SHADOW DIAGRAM
3PM ON 21 JUNE
SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)		As Shown	
File Name			
Drawing No.		CATALINA 07	

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CAREEL CREEK

D.P.26744

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D.P.26744

LEGEND & NOTES



DENOTES LAND ON SITE INUNDATED BY 1% AEP FLOOD EVENT (1% MAX. AEP WATER LVL. 3.52m AHD).

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PROPOSED DEVELOPMENT

PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017
LOT DP: LOT 5 DP 26744

CHARLES MORT

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SITE ANALYSIS PLAN 1
1% AEP FLOOD ZONE
MEDIUM FLOOD RISK
SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)		As Shown	
File Name			
Drawing No.		CATALINA 08	

Revisions	No.	Description
	A	Original Issue

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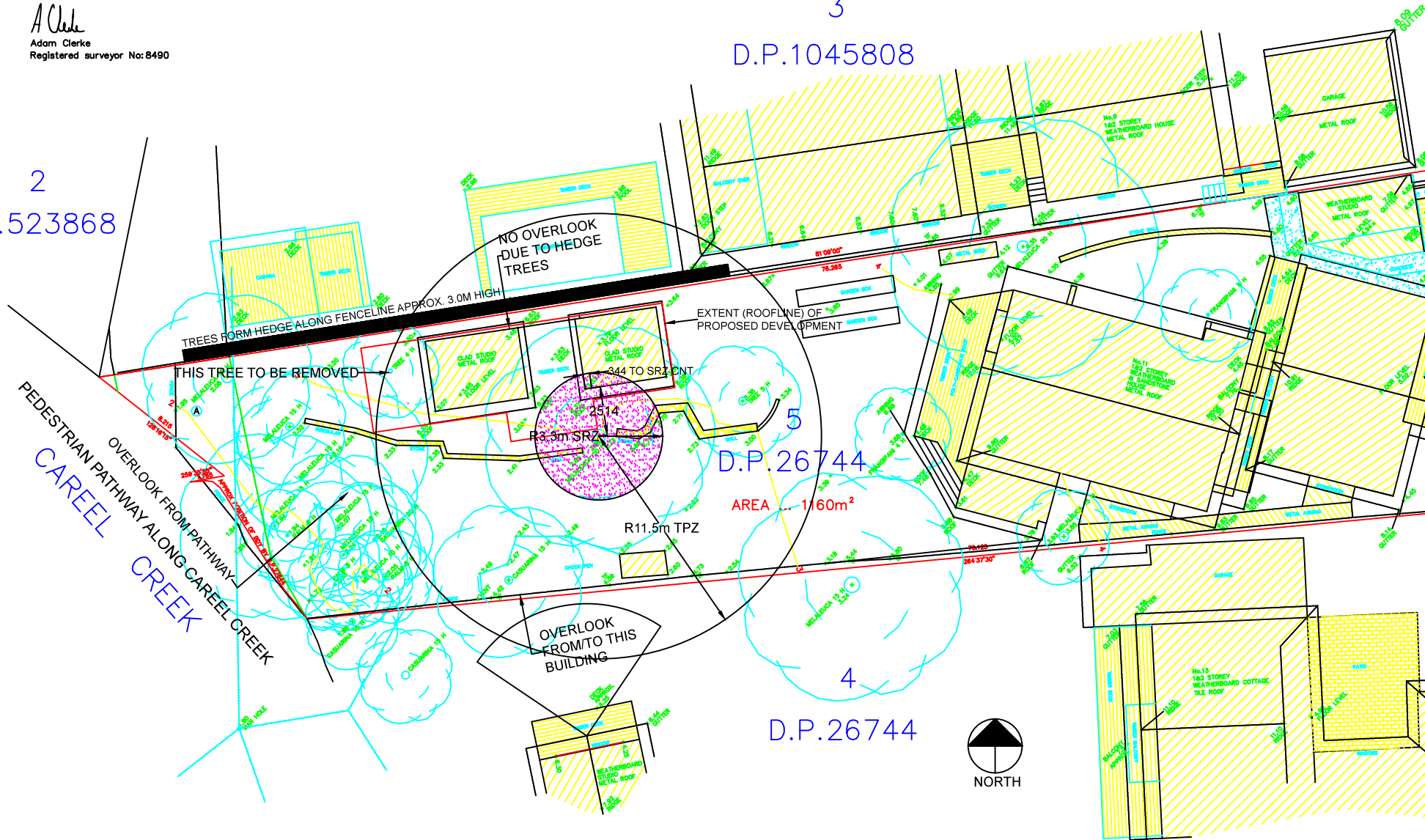
Adam Clarke
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Revisions

No. Description

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A Original Issue

16/02/24

PROPOSED DEVELOPMENT

PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017
LOT DP: LOT 5 DP 26744

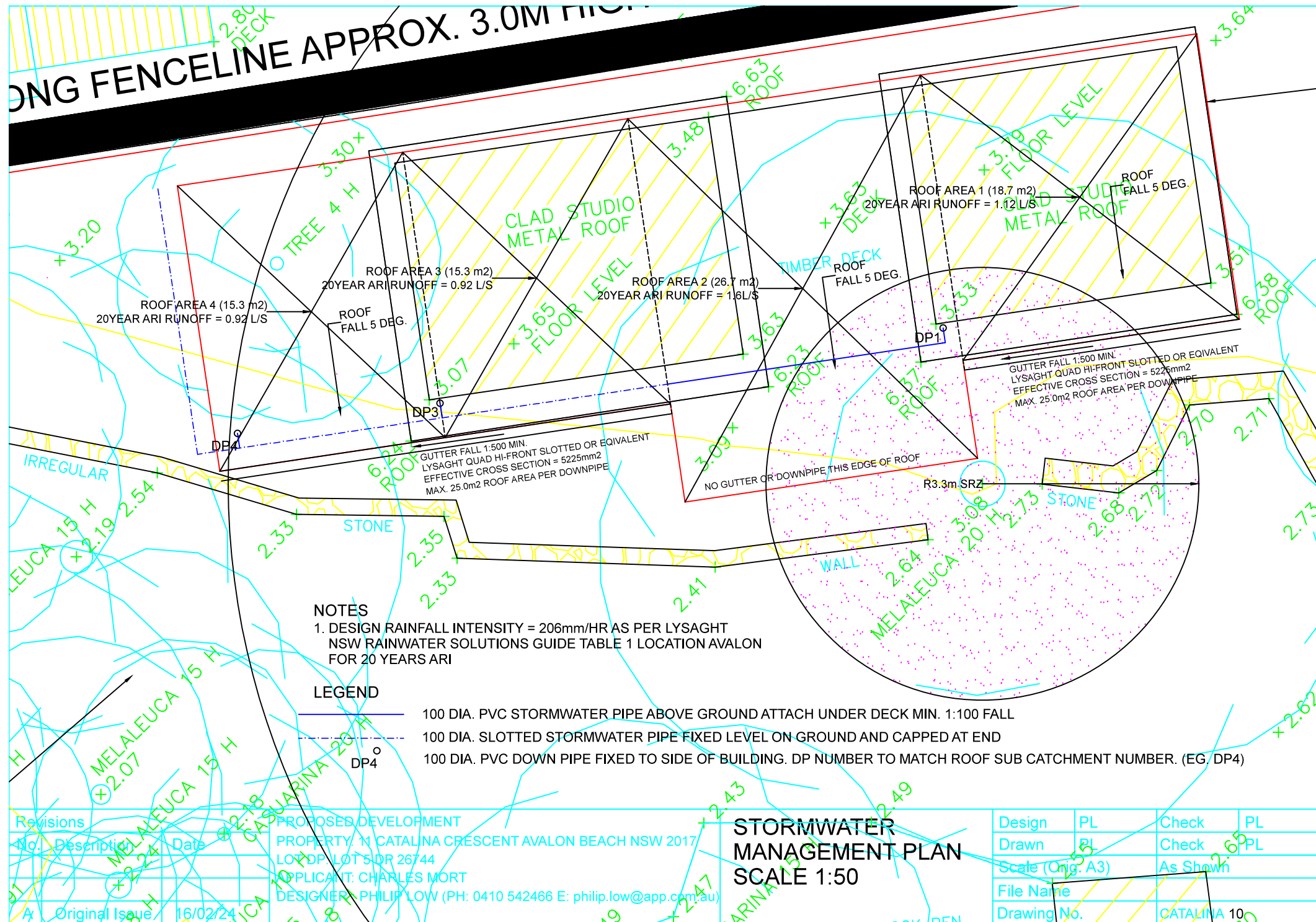
CHARLES MORT

PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)

SITE ANALYSIS PLAN 2 VIEWS, VEGETATION SCALE 1:200

Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)	As Shown		
File Name			
Drawing No.	CATALINA 09		

ONG FENCELINE APPROX. 3.0M HIGH



NOTES

- DESIGN RAINFALL INTENSITY = 206mm/HR AS PER LYSAGHT NSW RAINWATER SOLUTIONS GUIDE TABLE 1 LOCATION AVALON FOR 20 YEARS ARI

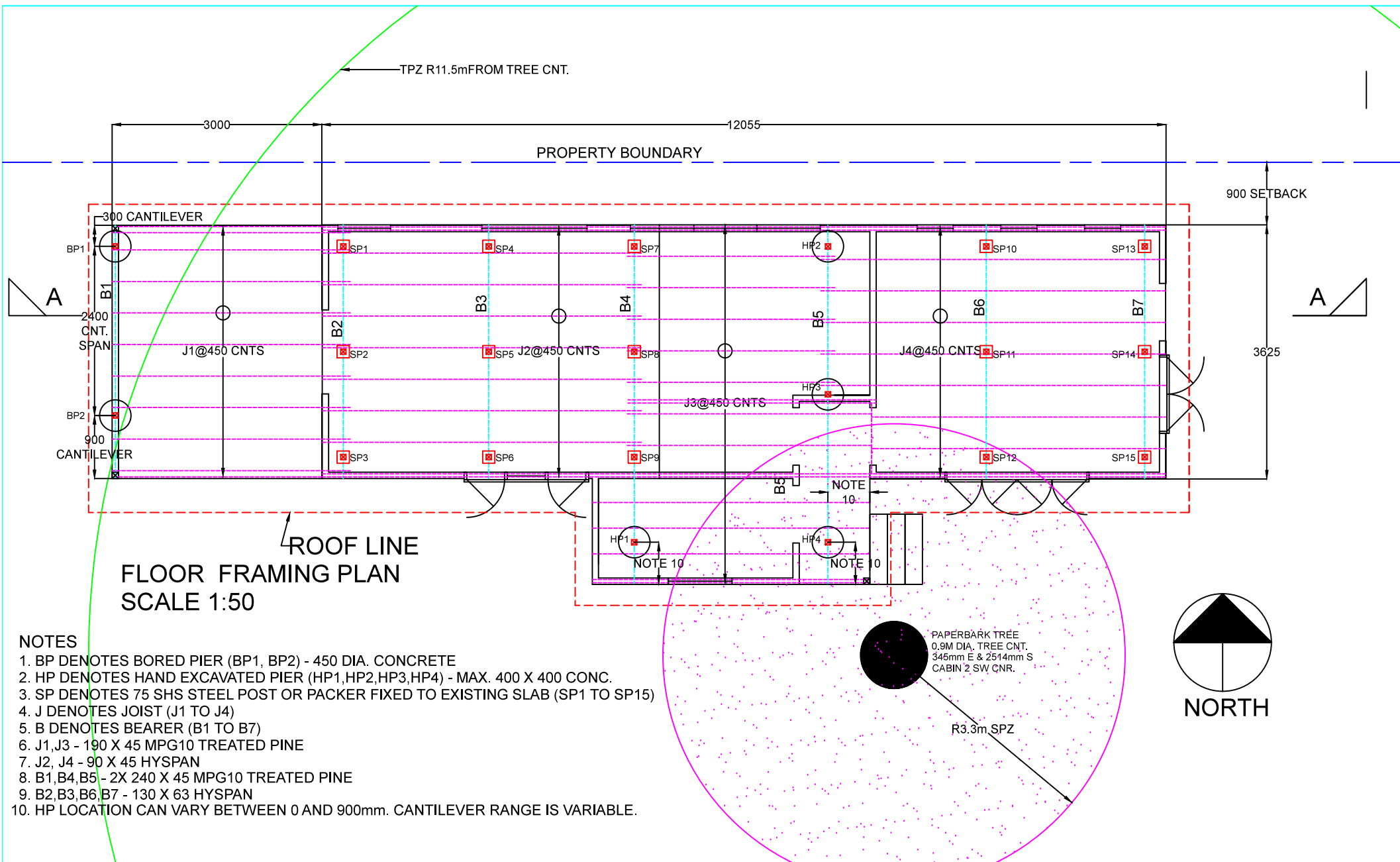
LEGEND

- 100 DIA. PVC STORMWATER PIPE ABOVE GROUND ATTACH UNDER DECK MIN. 1:100 FALL
- 100 DIA. SLOTTED STORMWATER PIPE FIXED LEVEL ON GROUND AND CAPPED AT END
- 100 DIA. PVC DOWN PIPE FIXED TO SIDE OF BUILDING. DP NUMBER TO MATCH ROOF SUB CATCHMENT NUMBER. (EG. DP4)

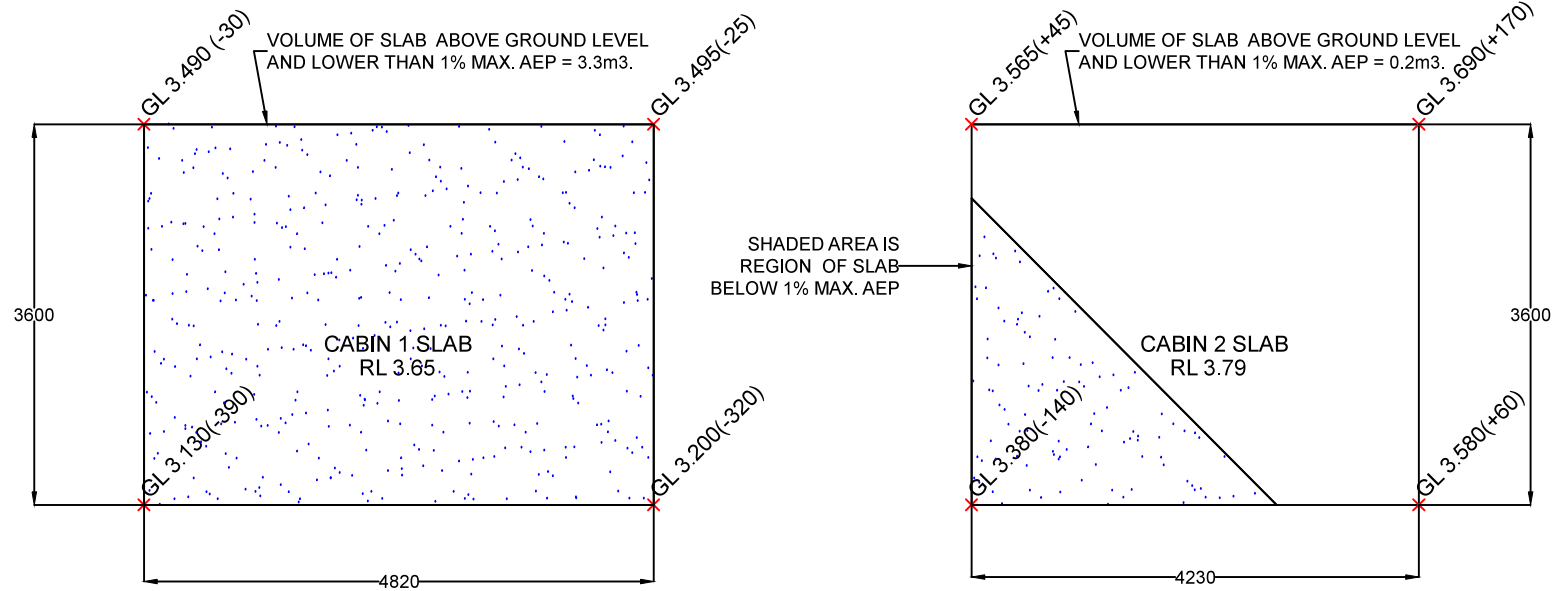
STORMWATER MANAGEMENT PLAN SCALE 1:50

Revisions			PROPOSED DEVELOPMENT	
No.	Description	Date	PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017	LOT 5 DP LOT 5 DP 26744
1	Original Issue	16/02/24	APPLICANT: CHARLES MORT	DESIGNER: PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)

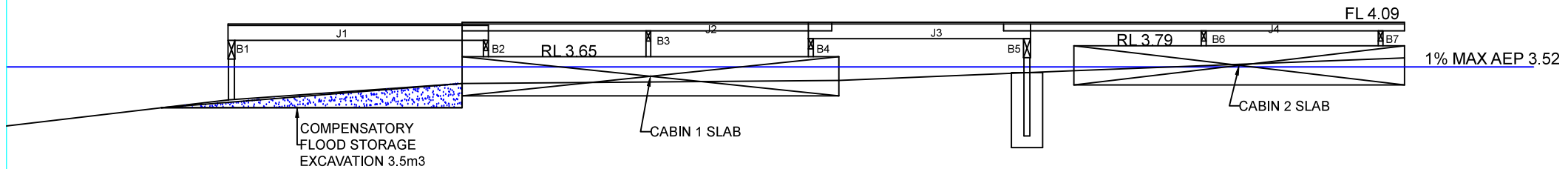
Design	PL	Check	PL
Drawn	PL	Check	PL
Scale (Orig. A3)		As Shown	
File Name			
Drawing No.		CATALINA 10	



Revisions			PROPOSED DEVELOPMENT		FLOOR FRAMING PLAN			
No.	Description	Date	PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017		Design	PL	Check	PL
			LOT DP: LOT 5 DP 26744		Drawn	PL	Check	PL
			APPLICANT: CHARLES MORT		Scale (Orig. A3)		As Shown	
			DESIGNER : PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)		File Name			
A	Original Issue	16/02/24			Drawing No.		CATALINA 11	



EXISTING SLAB PLAN
SCALE 1:50



FLOOR FRAMING SECTION AA
SCALE 1:50

NOTES

✗ GL 3.130 (-390)

DENOTES GROUND LEVEL ADJACENT CORNER OF SLAB.
NUMBER IN BRACKETS IS GROUND LEVEL(mm) RELATIVE TO 1% MAX. AEP. '+' IS ABOVE 1% MAX. AEP. '-' IS BELOW 1% MAX. AEP.

Revisions			PROPOSED DEVELOPMENT PROPERTY: 11 CATALINA CRESCENT AVALON BEACH NSW 2017 LOT DP: LOT 5 DP 26744 APPLICANT: CHARLES MORT DESIGNER : PHILIP LOW (PH: 0410 542466 E: philip.low@app.com.au)	FLOOR FRAMING PLAN	Design	PL	Check	PL
No.	Description	Date <td>Drawn</td> <td>PL</td> <td>Check</td> <td>PL</td>			Drawn	PL	Check	PL
					Scale (Orig. A3)		As Shown	
					File Name			
A	Original Issue	16/02/24			Drawing No.		CATALINA 12	

