

PROJECT NO:

DATE

REV

2308

FEB 22

C



# AVALON DUPLEX

## ADDRESS

93 CENTRAL ROAD, AVALON NSW 2107

## FOR

JACQUI WANSEY AND WILLIAM ALLEN

# FOR COMPLYING DEVELOPMENT



FRONT 3D VIEW

Project		Date				Rev
Name: AVALON DUPLEX		Day	22	31	9	22
Address: 93 CENTRAL ROAD, AVALON NSW 2107		Month	8	8	10	2
Project ID: 2308		Year	2023	2023	2023	2024
Page: 1 of 1		By				

Sheet No.	Sheet Title	Size	Revision			
			P1	A	B	C
A001	EXISTING SITE PLAN	ISO A1		A	B	C
A002	DEMOLITION PLAN	ISO A1		A	B	C
A003	SITE ANALYSIS PLAN	ISO A1		A	B	C
A004	SITE CALCULATIONS PLAN	ISO A1		A	B	C
A005	EXTERNAL MATERIALS & FINISHES SCHEDULE	ISO A1		A	B	C
A006	BASIX COMMITMENTS	ISO A1	P1	A	B	C
A009	PROPOSED SITE PLAN	ISO A1	P1	A	B	C
A100	GROUND FLOOR PLAN	ISO A1	P1	A	B	C
A101	FIRST FLOOR PLAN	ISO A1	P1	A	B	C
A102	ROOF PLAN	ISO A1	P1	A	B	C
A200	SECTIONS	ISO A1		A	B	C
A300	ELEVATIONS (FRONT & REAR)	ISO A1	P1	A	B	C
A301	ELEVATIONS (STREETSCAPE)	ISO A1		A	B	C
A302	ELEVATIONS (SIDES)	ISO A1	P1	A	B	C
A800	SHADOW DIAGRAMS	ISO A1		A	B	C
A801	SHADOW DIAGRAMS	ISO A1		A	B	C
A802	SHADOW DIAGRAMS	ISO A1		A	B	C
A803	SHADOW DIAGRAMS	ISO A1		A	B	C

Distribution		Copies			
Name	Company/Organisation	X	X	X	X
OWNER	JACQUI WANSEY AND WILLIAM ALLEN	X	X	-	X
BASIX	CES ENERGY	X	-	-	-
FLOOD	TAYLOR CONSULTING	X	-	-	-
ARBORIST	EZIGROW	X	-	-	-
TOWN PLANNER	CHAPMAN PLANNING	-	X	-	-
CERTIFIER	MY BUILDING CERTIFIER	-	X	-	X
LANDSCAPE	OUTDOOR ESTABLISHMENTS	-	-	X	-
STRUCTURE	NB CONSULTING	-	-	X	-
CIVIL/STORMWATER	TAYLOR CONSULTING	-	-	X	-

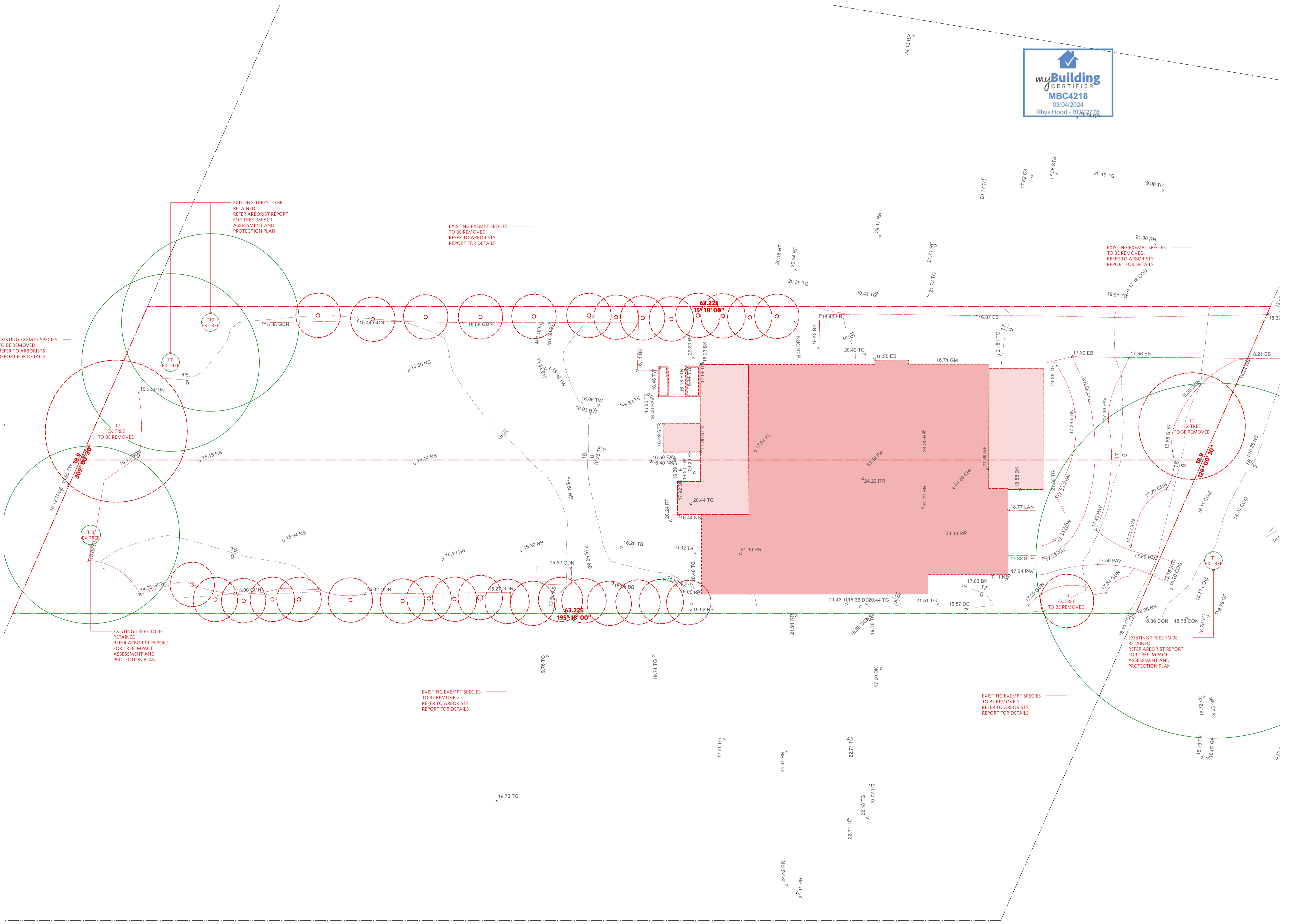
Reason	X	A	X	A
Media	P/D	P	P/D	P/D
Method	E	E	E	E



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**LEGEND**  
 REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
CS	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FFL	FRESHED FLOOR LEVEL
FCL	FRESHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRATED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PR	PLASTERBOARD
PPR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
ST	STONE
TM	TIMBER GENERAL
TB	TIMBER BOARDS
TL	TILE
VC	WINDOW
VC	VERTICAL CLADDING



**1** DEMOLITION PLAN  
 1:100 @ A1

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

**PASSER ARCHITECTS**

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 180 Queen Street, Brisbane QLD 4000  
 180 46 153 366 | 13 93 36 36 36 | 4000 909 412 703

STATUS: **FOR COMPLYING DEVELOPMENT**

PROJECT: **AVOLON DUPLEX**  
 93 CENTRAL ROAD, AVOLON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **DEMOLITION PLAN**

CHECKED BY	KP	SCALE	1:100@A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A002	REVISION	C





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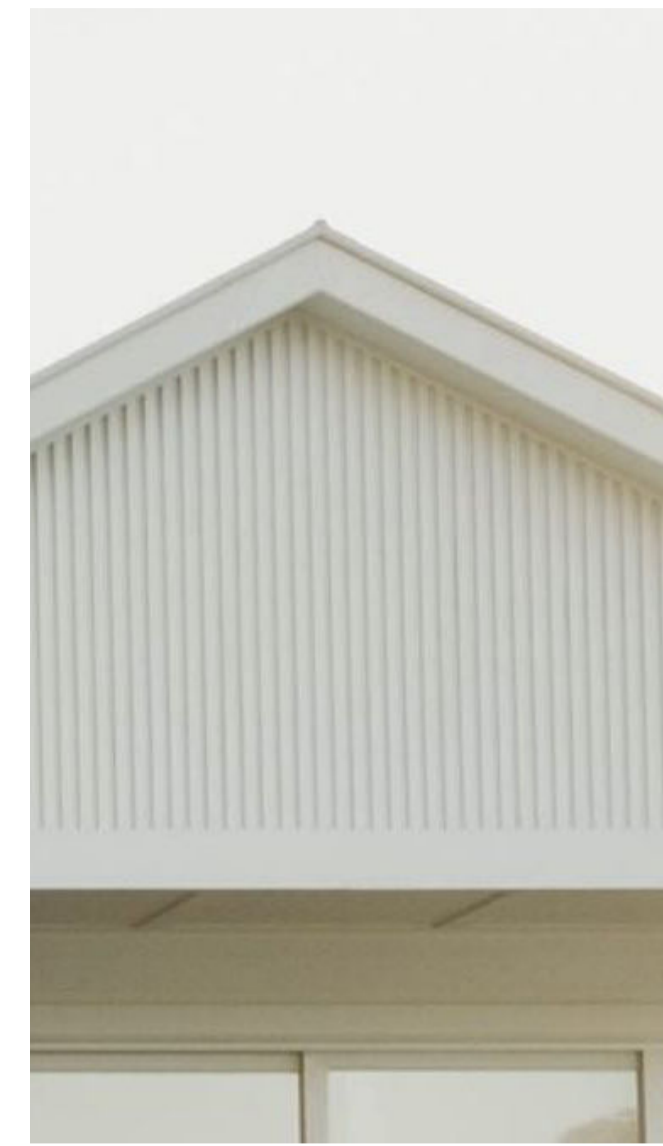
**HC.01 NEW EXTERNAL WALLS**  
 WEATHERBOARD CLADDING, JAMES HARDIE LINEA OR SIMILAR IN NATURAL WHITE



**ST.01 STONE FEATURE WALLS**  
 WHITE/CREAM SANDSTONE IN IRREGULAR PATTERN



**VC.01 VERTICAL CLADDING TO GARGAE DOORS**  
 TIMBER LOOK FINISH



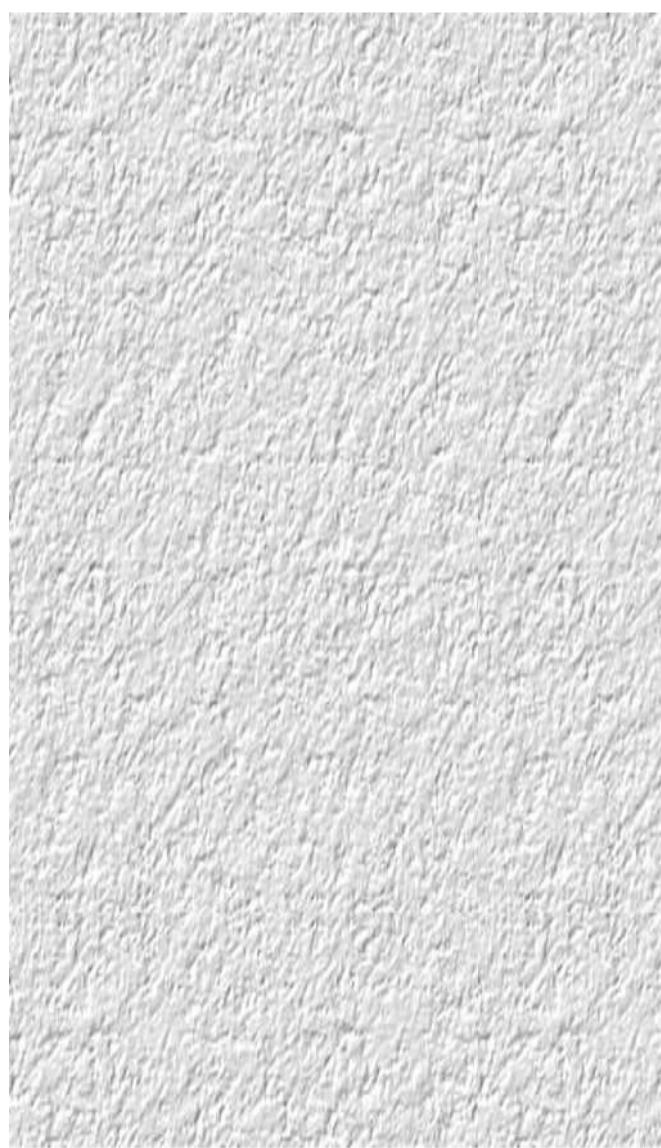
**VC.02 VERTICAL CLADDING TO GABLE END**  
 NATURAL WHITE



**MR.01 METAL ROOF**  
 COLORBOND DOVER WHITE



**EXTERNAL WINDOWS & DOORS**  
 WHITE POWDERCOATED ALUMINIUM



**RM.01 WALLS**  
 THICK TEXTURED RENDER



**EXTERNAL DECK**  
 BLACKBUTT TIMBER DECKING OR SIMILAR



**PAVING**  
 LIMESTONE PAVING OR SIMILAR



**PERMEABLE DRIVEWAY**  
 RECYCLED SLEEPERS WITH PEBBLES



**FIRST FLOOR PLANTERS**  
 HANGING GREEN



**PRIVACY SCREENS**  
 TO REAR GROUND FLOOR ALFRESCO SPACES & FRONT FACADE FIRST FLOOR BALCONIES  
 TIMBER POSTS WITH MAX 30MM GAP BETWEEN POSTS TO COMPLY WITH SEPP CLAUSE 1.5

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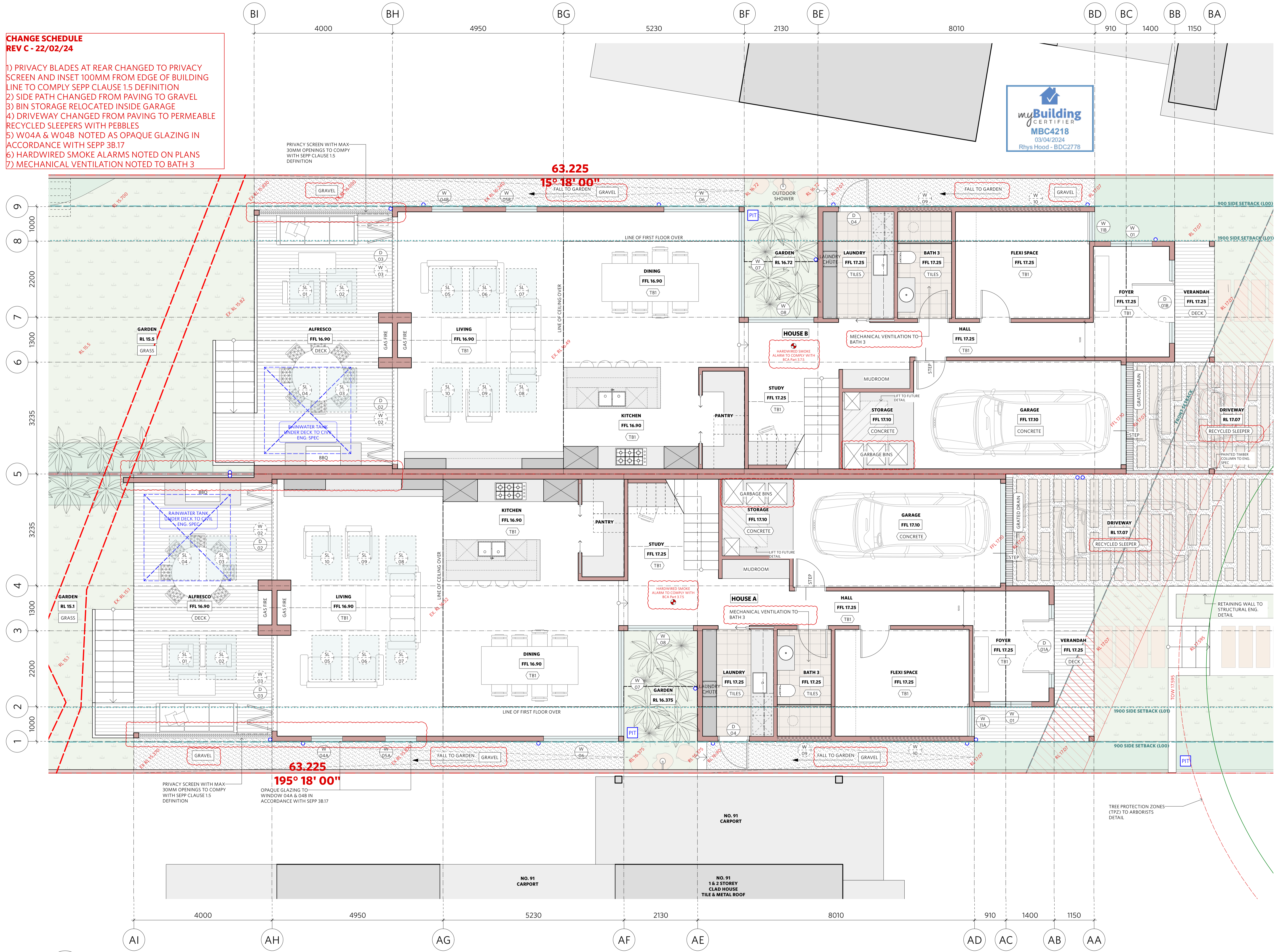
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**CHANGE SCHEDULE  
REV C - 22/02/24**

- 1) PRIVACY BLADES AT REAR CHANGED TO PRIVACY SCREEN AND INSET 100MM FROM EDGE OF BUILDING LINE TO COMPLY SEPP CLAUSE 1.5 DEFINITION
- 2) SIDE PATH CHANGED FROM PAVING TO GRAVEL
- 3) BIN STORAGE RELOCATED INSIDE GARAGE
- 4) DRIVEWAY CHANGED FROM PAVING TO PERMEABLE RECYCLED SLEEPERS WITH PEBBLES
- 5) W04A & W04B NOTED AS OPAQUE GLAZING IN ACCORDANCE WITH SEPP 3B.17
- 6) HARDWIRED SMOKE ALARMS NOTED ON PLANS
- 7) MECHANICAL VENTILATION NOTED TO BATH 3



**NOTES**  
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**LEGEND**  
REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

- A/C AIR-CONDITIONER
- AW AWNING
- BG BOX GUTTER
- COL COLUMN
- COS CHECK ON SITE
- D DOOR
- DP DOWNPIPE
- EX EXISTING
- FC FIBRE CEMENT
- FFL FINISHED FLOOR LEVEL
- FCL FINISHED CEILING LEVEL
- FW FLOOR WASTE
- GD GRATED DRAIN
- GT GATE
- HC HORIZONTAL CLADDING
- MR METAL ROOFING
- PR PLASTERBOARD
- PBR PAINTED BRICKWORK
- PV PAVING
- RL REDUCED LEVEL
- RM RENDERED MASONRY
- RWH RAINWATER HEAD
- SC SCREEN
- SL SKYLIGHT
- ST STONE
- TM TIMBER GENERAL
- TB TIMBER BOARD
- TL TILE
- W WINDOW
- VC VERTICAL CLADDING

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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STATUS: **FOR COMPLYING DEVELOPMENT**

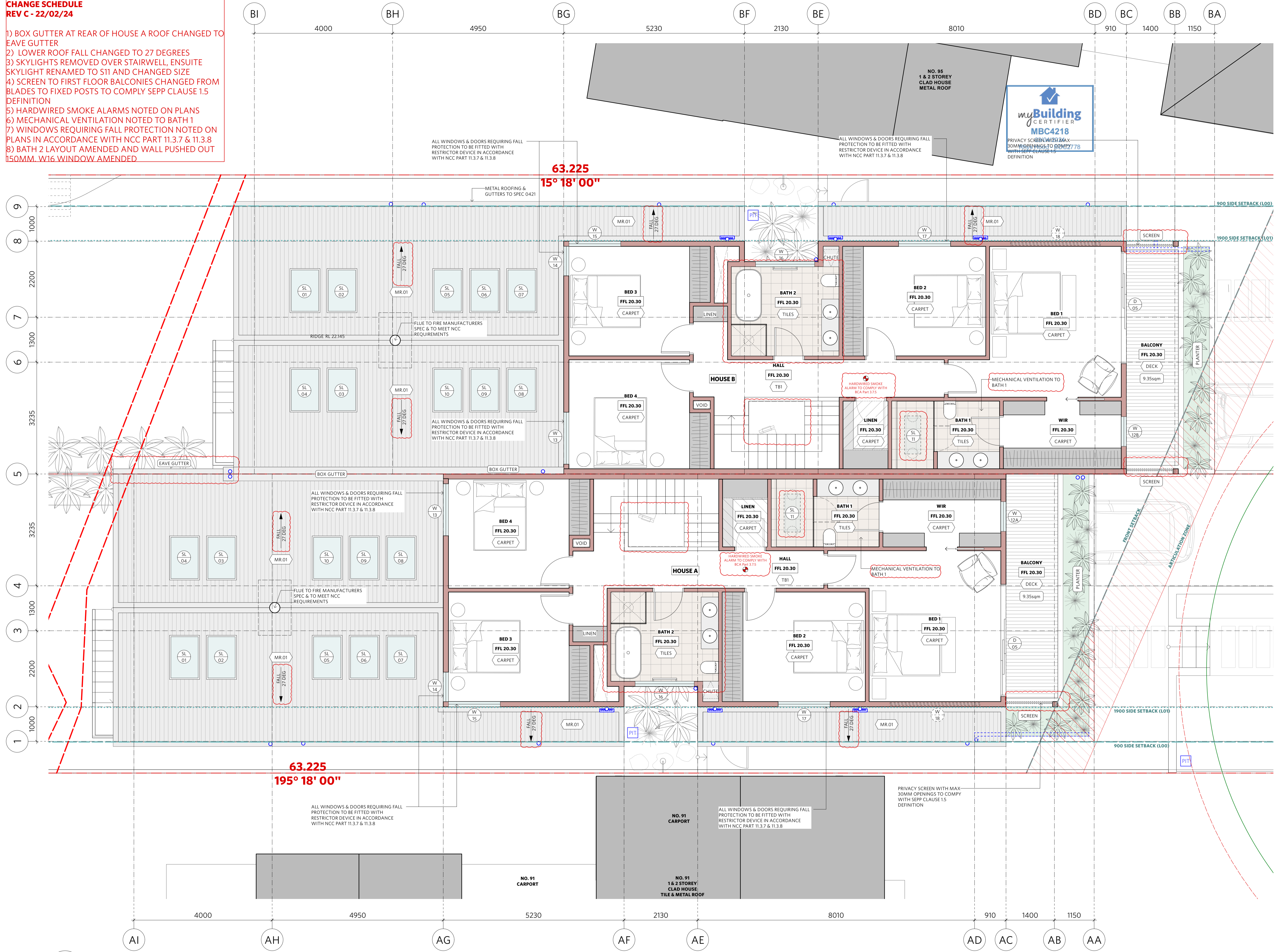
PROJECT: **AVALON DUPLEX**  
93 CENTRAL ROAD, AVALON NSW 2107  
FOR JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **GROUND FLOOR PLAN**

CHECKED BY: KP	SCALE: 1:50@A1
PROJECT: 2308	DATE: FEB 2024
DRAWING No: <b>A100</b>	REVISION: <b>C</b>

**1 GROUND FLOOR PLAN**  
1:50 @ A1

- CHANGE SCHEDULE**  
**REV C - 22/02/24**
- 1) BOX GUTTER AT REAR OF HOUSE A ROOF CHANGED TO EAVE GUTTER
  - 2) LOWER ROOF FALL CHANGED TO 27 DEGREES
  - 3) SKYLIGHTS REMOVED OVER STAIRWELL, ENSUITE SKYLIGHT RENAMED TO S11 AND CHANGED SIZE
  - 4) SCREEN TO FIRST FLOOR BALCONIES CHANGED FROM BLADES TO FIXED POSTS TO COMPLY SEPP CLAUSE 1.5 DEFINITION
  - 5) HARDWIRED SMOKE ALARMS NOTED ON PLANS
  - 6) MECHANICAL VENTILATION NOTED TO BATH 1
  - 7) WINDOWS REQUIRING FALL PROTECTION NOTED ON PLANS IN ACCORDANCE WITH NCC PART 11.3.7 & 11.3.8
  - 8) BATH 2 LAYOUT AMENDED AND WALL PUSHED OUT 150MM. W16 WINDOW AMENDED



**NOTES**  
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**LEGEND**

REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUmn
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FLL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRATED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PB	PLASTERBOARD
PBR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
ST	STONE
TM	TIMBER GENERAL
TB	TIMBER BOARDS
TL	TILE
W	WINDOW
VC	VERTICAL CLADDING

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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**STATUS FOR COMPLYING DEVELOPMENT**

**PROJECT**  
 AVALON DUPLEX  
 93 CENTRAL ROAD, AVALON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

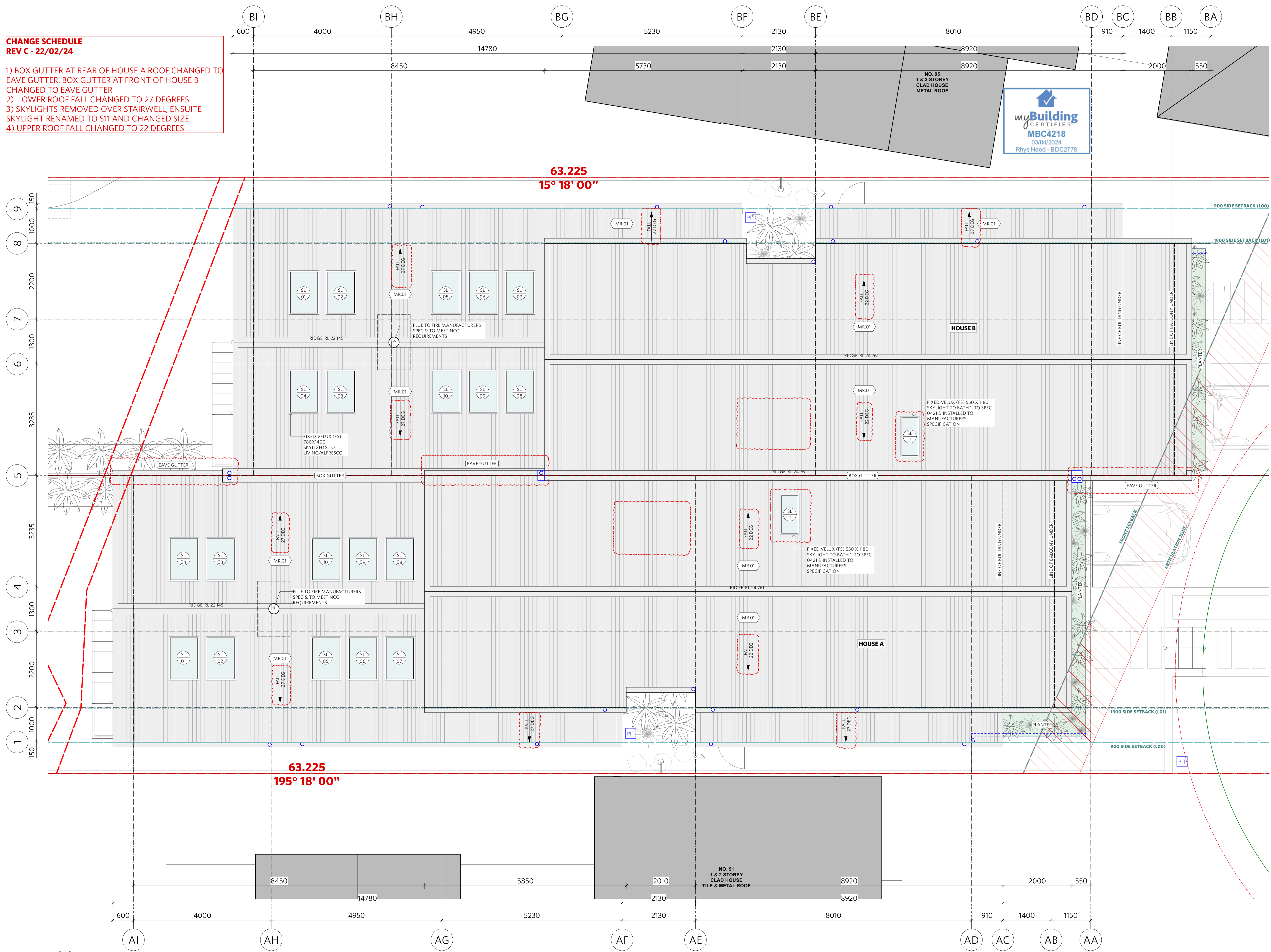
**DRAWING TITLE**  
 FIRST FLOOR PLAN

CHECKED BY	KP	SCALE	1:50@A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A101	REVISION	C

**1** FIRST FLOOR PLAN  
 1:50 @ A1

**CHANGE SCHEDULE  
REV C - 22/02/24**

- 1) BOX GUTTER AT REAR OF HOUSE A ROOF CHANGED TO EAVE GUTTER. BOX GUTTER AT FRONT OF HOUSE B CHANGED TO EAVE GUTTER
- 2) LOWER ROOF FALL CHANGED TO 27 DEGREES
- 3) SKYLIGHTS REMOVED OVER STAIRWELL, ENSUITE SKYLIGHT RENAMED TO S11 AND CHANGED SIZE
- 4) UPPER ROOF FALL CHANGED TO 22 DEGREES



**NOTES**  
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**LEGEND**  
 REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FLL	FRESHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRATED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PL	PLASTERBOARD
PR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
ST	STONE
TM	TIMBER GENERAL
TB	TIMBER BOARDS
TL	TILE
W	WINDOW
VC	VERTICAL CLADDING

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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STATUS: **FOR COMPLYING DEVELOPMENT**

PROJECT: **AVALON DUPLEX**  
 93 CENTRAL ROAD, AVALON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **ROOF PLAN**

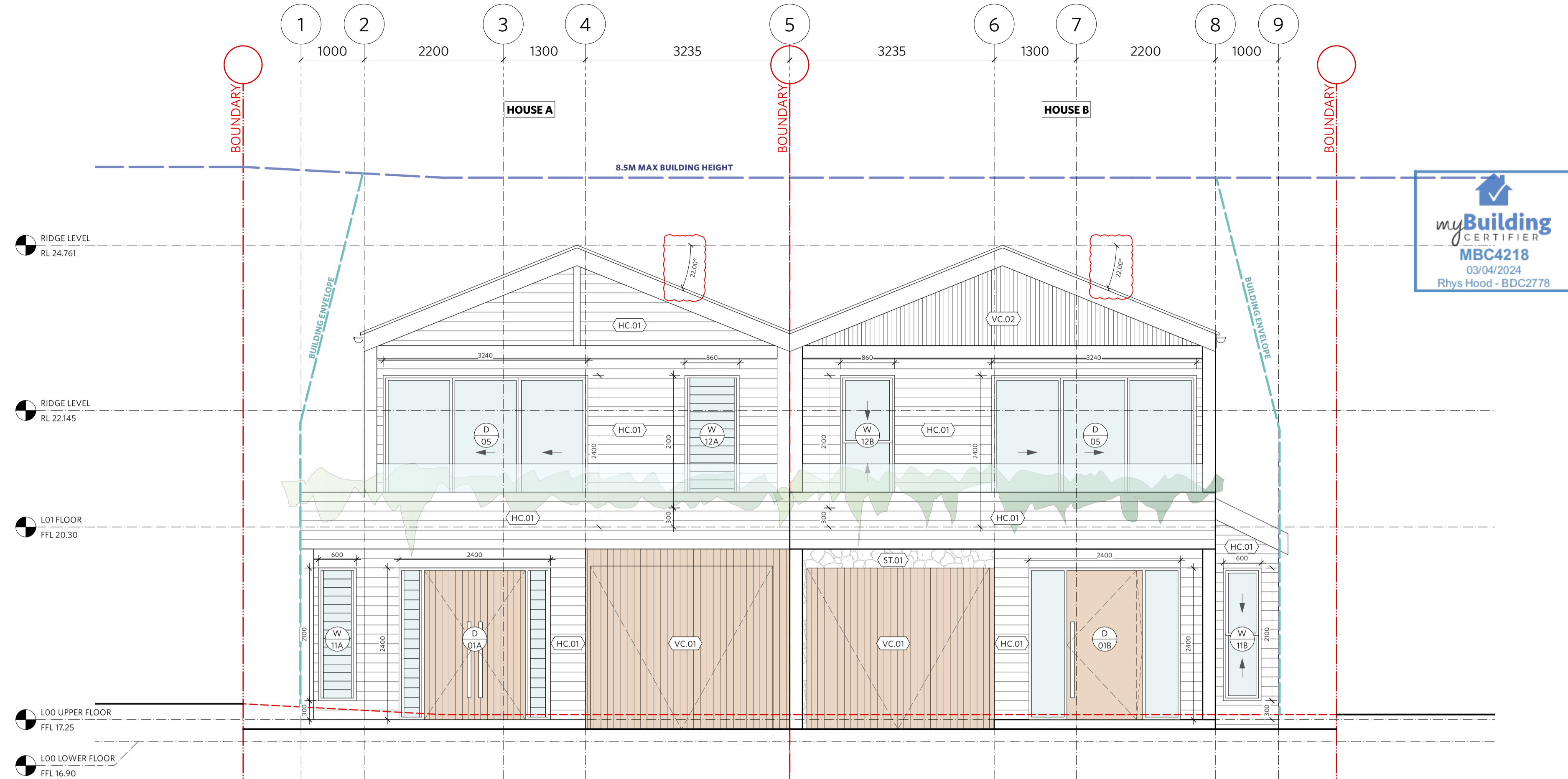
CHECKED BY	KP	SCALE	1:50 @ A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A102	REVISION	C

**1 ROOF PLAN**  
1:50 @ A1

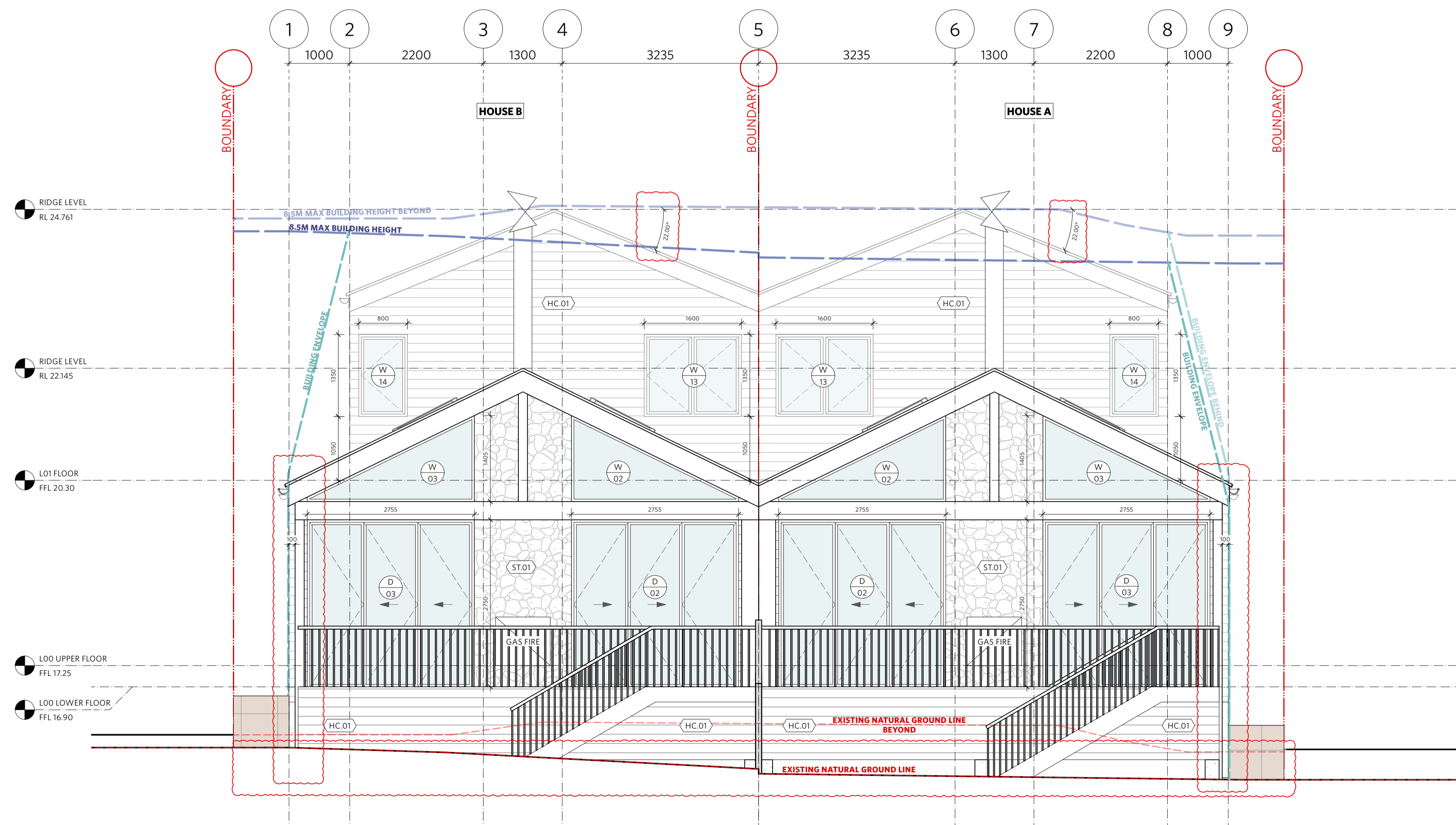


**CHANGE SCHEDULE  
REV C - 22/02/24**

1) LOWER ROOF FALL CHANGED TO 27 DEGREES  
2) UPPER ROOF FALL CHANGED TO 22 DEGREES  
3) ALFRESCO WALL INSET 100MM



1 FRONT (NORTH-EAST) ELEVATION  
1:50 @ A1



2 REAR (SOUTH-WEST) ELEVATION  
1:50 @ A1

**NOTES**  
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**LEGEND**  
REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FLL	FRESHEN FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRADED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PR	PLASTERBOARD
PBR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
ST	STONE
TM	TIMBER GENERAL
TB	TIMBER BOARDS
TL	TILE
W	WINDOW
VC	VERTICAL CLADDING

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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STATUS: **FOR COMPLYING DEVELOPMENT**

PROJECT: **AVALON DUPLEX**  
93 CENTRAL ROAD, AVALON NSW 2107  
For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **ELEVATIONS (FRONT & REAR)**

CHECKED BY	KP	SCALE	1:50 @ A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A300	REVISION	C

**CHANGE SCHEDULE**  
**REV C - 22/02/24**

1) UPPER ROOF FALL CHANGED TO 22 DEGREES  
 2) FENCE OPENNESS CALCULATIONS ADDED

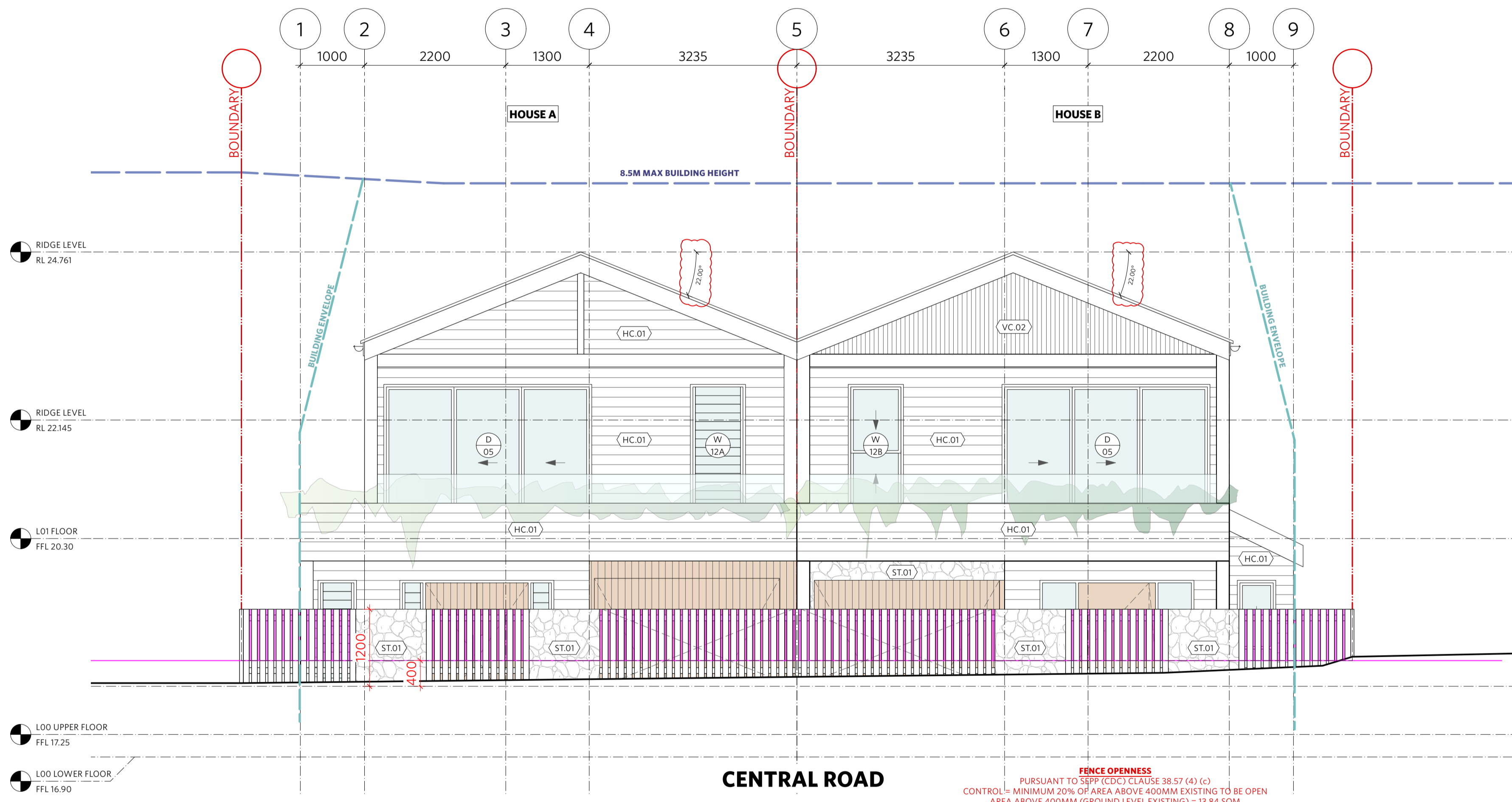


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**LEGEND**

REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EK	EXISTING
FC	FIBRE CEMENT
FLL	FRESHED FLOOR LEVEL
FCL	FRESHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRADED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PR	PLASTERBOARD
PBR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
ST	STONE
TM	TIMBER GENERAL
TB	TIMBER BOARDS
TL	TILE
W	WINDOW
VC	VERTICAL CLADDING



1 **STREETSCAPE ELEVATION**  
 1:50 @ A1

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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1m 2m 3m

STATUS **FOR COMPLYING DEVELOPMENT**

PROJECT  
**AVALON DUPLEX**  
 93 CENTRAL ROAD, AVALON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE  
**ELEVATIONS (STREETSCAPE)**

CHECKED BY	KP	SCALE	1:50@A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A301	REVISION	C

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**LEGEND**

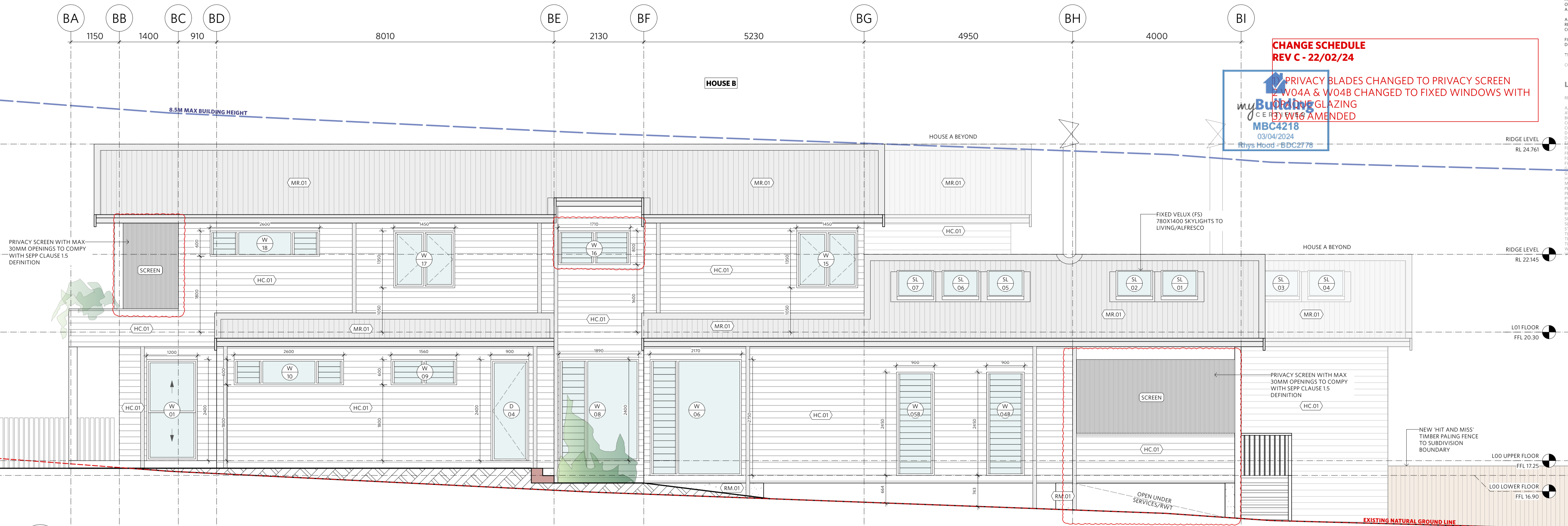
REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
A/W	AWNING
B/S	BOX GUTTER
C/L	COLUMN
C/S	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
E/C	EXISTING
F/C	FIBRE CEMENT
F/F	FRESH FLOOR LEVEL
F/L	FINISHED CEILING LEVEL
F/W	FLOOR WASTE
G/D	GRADED DRAIN
G	GATE
H/C	HORIZONTAL CLADDING
H/R	HORIZONTAL ROOFING
P/B	PLASTERBOARD
P/P	PAINTED BRICKWORK
P	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
R/H	RAINWATER HEAD
S/C	SCREEN
SL	SKYLIGHT
ST	STONE
T/M	TIMBER GENERAL
T/B	TIMBER BOARDS
T	TILE
W	WINDOW
V/C	VERTICAL CLADDING

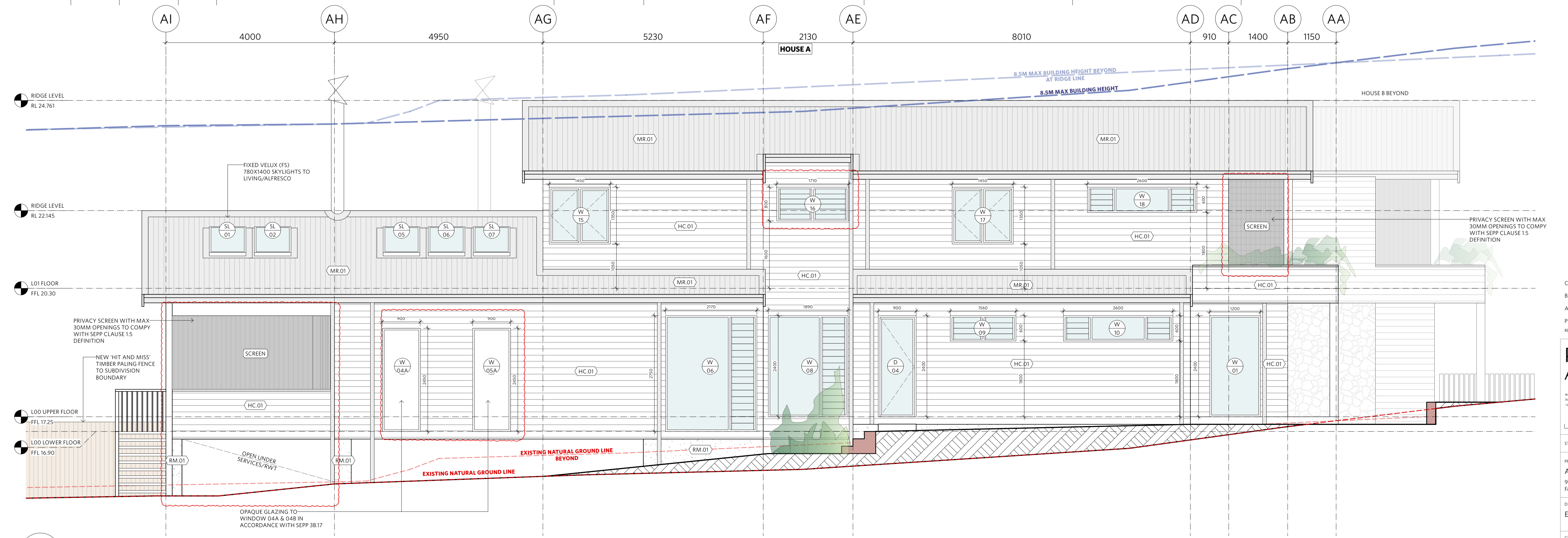
**CHANGE SCHEDULE  
 REV C - 22/02/24**

PRIVACY BLADES CHANGED TO PRIVACY SCREEN  
 W04A & W04B CHANGED TO FIXED WINDOWS WITH  
 W04A AMENDED  
 W04B AMENDED

03/04/2024  
 Flyns Hood - BDC2778



1 SIDE (NORTH-WEST) ELEVATION  
 1:50 @ A1



2 SIDE (SOUTH-EAST) ELEVATION  
 1:50 @ A1

C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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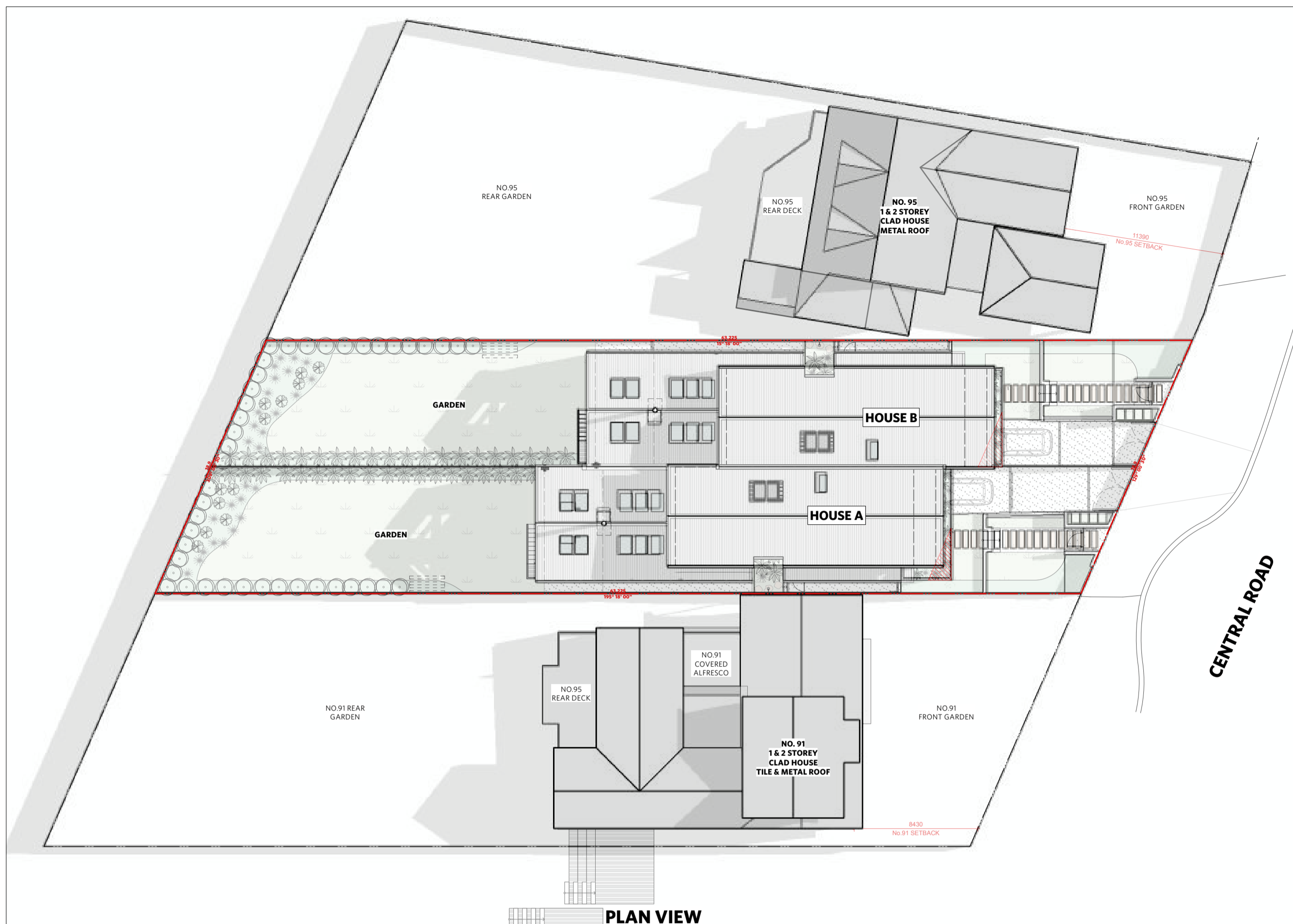
STATUS: **FOR COMPLYING DEVELOPMENT**

PROJECT: **AVALON DUPLEX**  
 93 CENTRAL ROAD, AVALON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

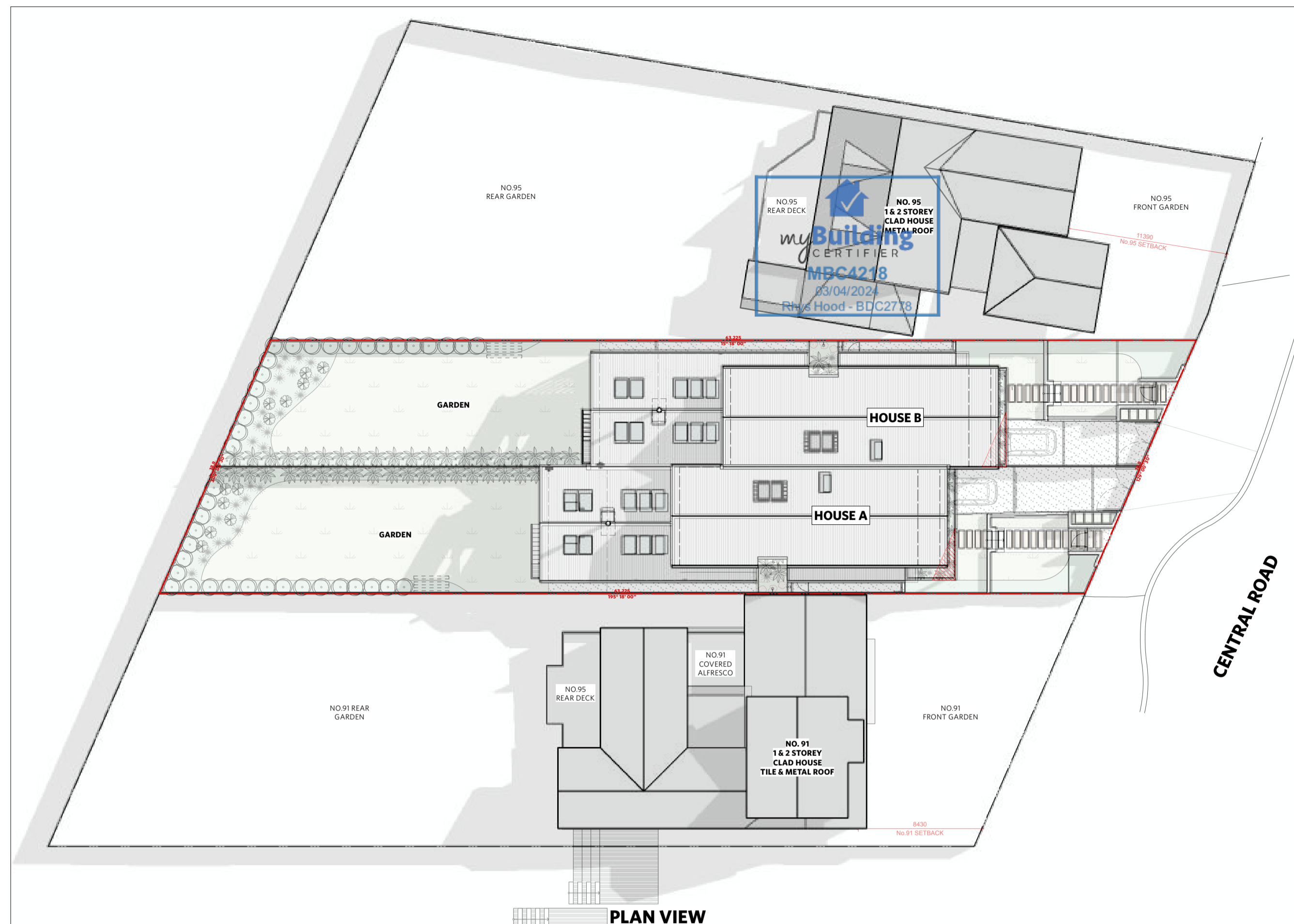
DRAWING TITLE: **ELEVATIONS (SIDES)**

CHECKED BY	KP	SCALE	1:50@A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A302	REVISION	C





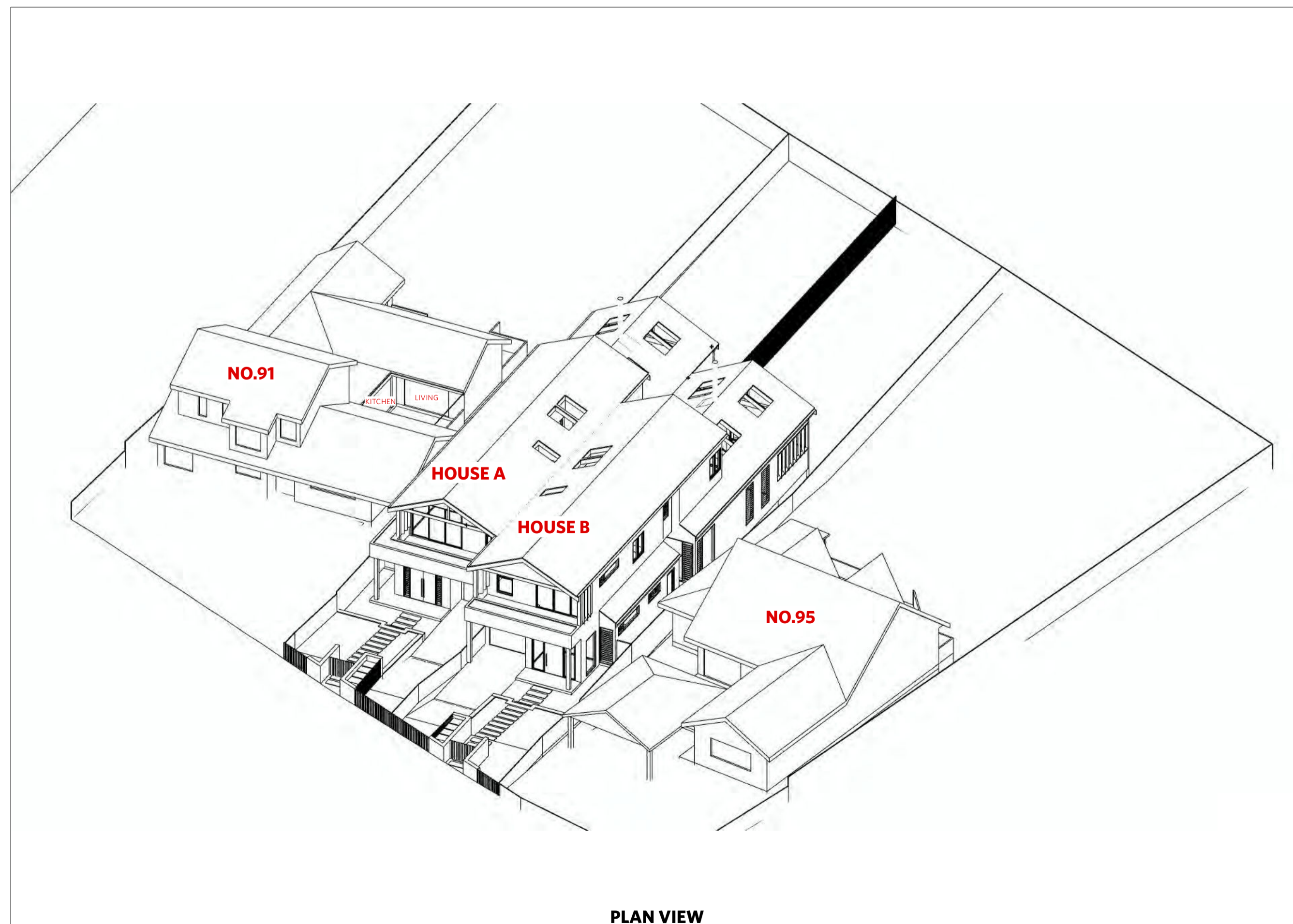
1 PROPOSED SHADOWS (21 JUNE) 11AM  
1:250 @ A3



2 PROPOSED SHADOWS (21 JUNE) 12PM  
1:250 @ A3



3 PROPOSED SUN EYE VIEW (21 JUNE) 11AM  
NTS



4 PROPOSED SUN EYE VIEW (21 JUNE) 12PM  
NTS

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 REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FLL	FRESHED FLOOR LEVEL
FCL	FRESHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRADED DRAIN
GT	GATE
HC	HORIZONTAL CLADDING
MR	METAL ROOFING
PL	PLASTERBOARD
PBR	PAINTED BRICKWORK
PV	PAVING
RL	REDUCED LEVEL
RM	RENDERED MASONRY
RWH	RAINWATER HEAD
SC	SCREEN
SL	SKYLIGHT
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TM	TIMBER GENERAL
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A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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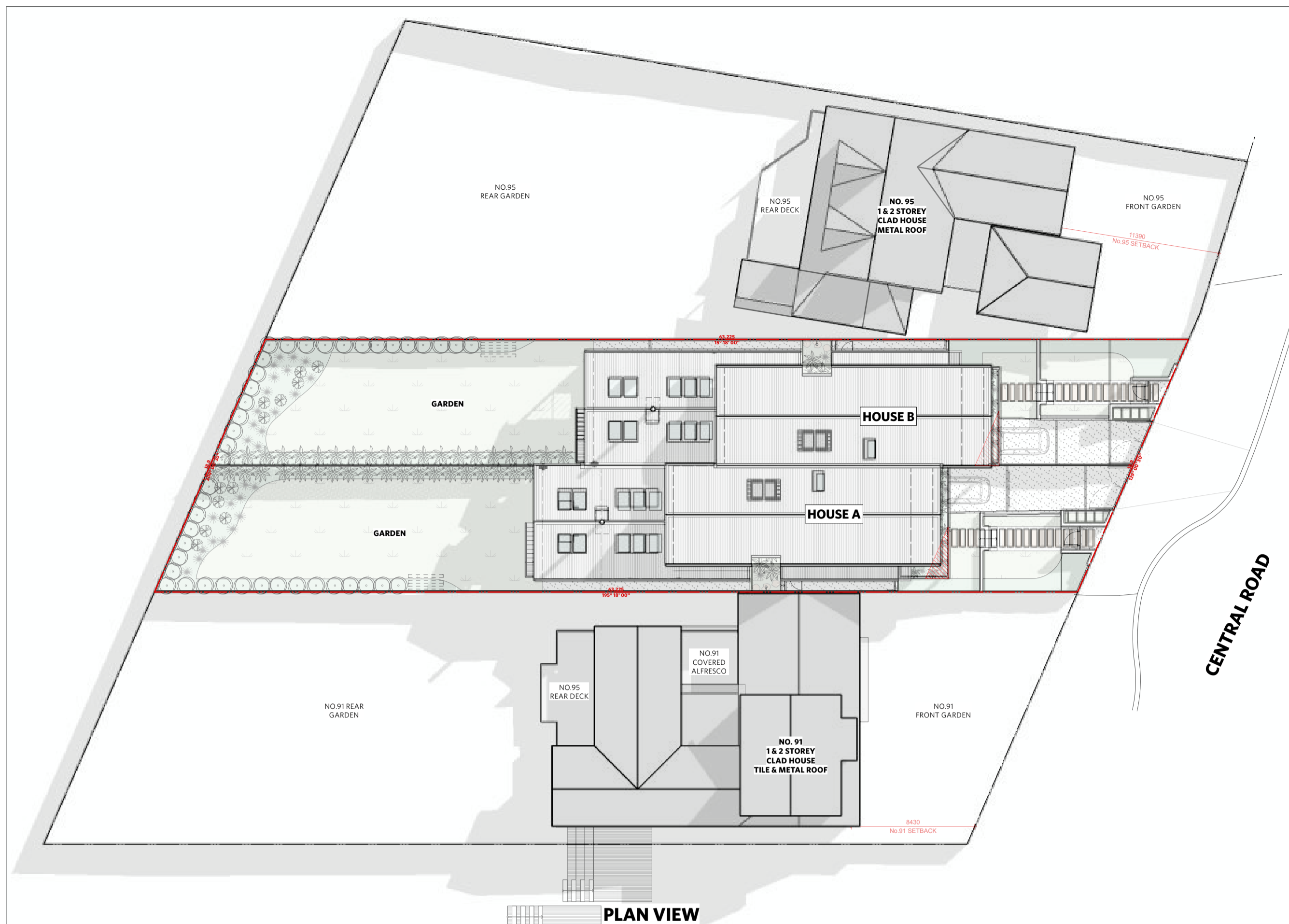
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 1800 000 000 000 000    1800 000 000 000  
 101-103    101-103

STATUS: **FOR COMPLYING DEVELOPMENT**

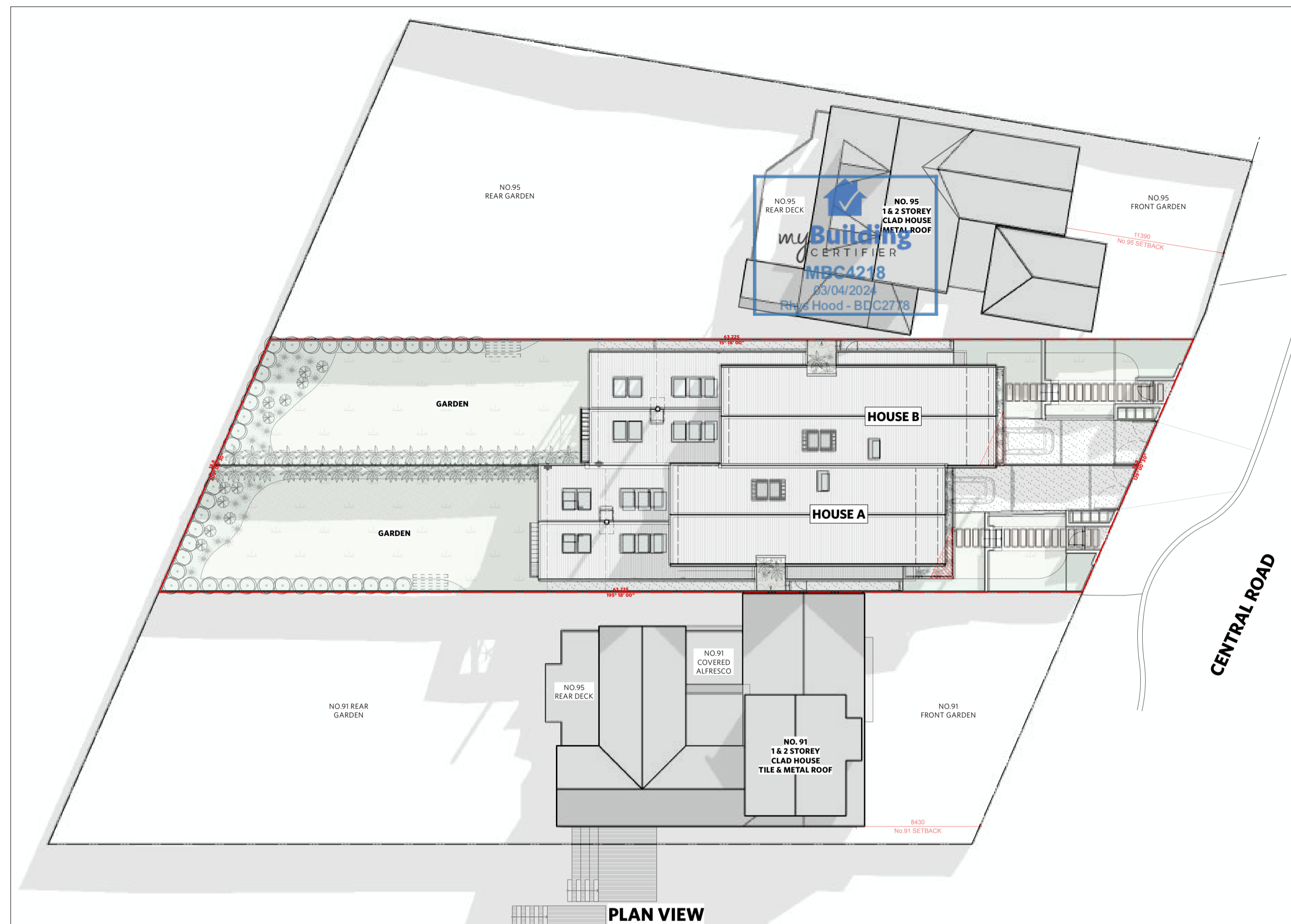
PROJECT: **AVALON DUPLEX**  
 93 CENTRAL ROAD, AVALON NSW 2107  
 For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **SHADOW DIAGRAMS**

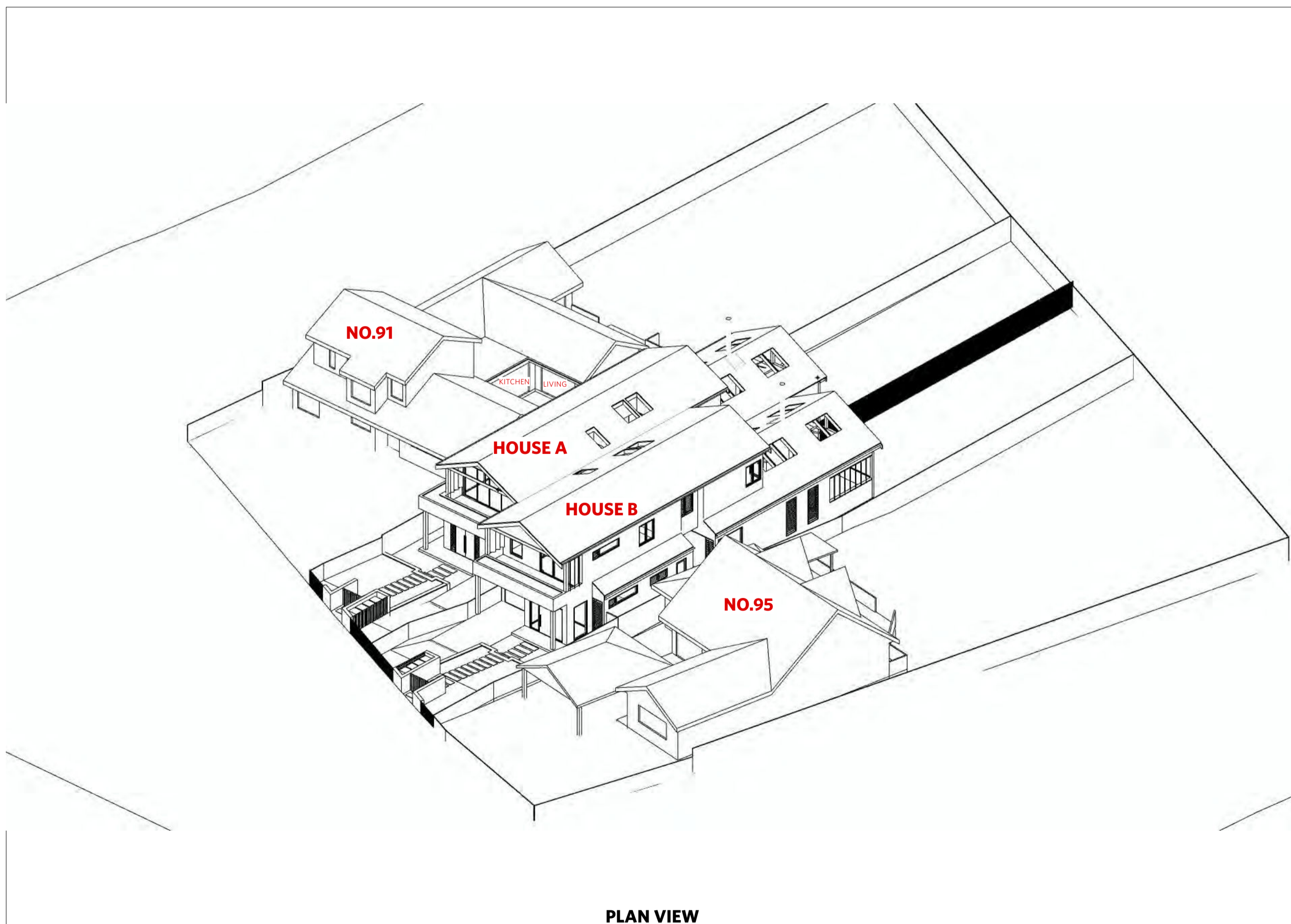
CHECKED BY	KP	SCALE	1:100@A1
PROJECT	2308	DATE	FEB 2024
DRAWING No.	A801	REVISION	C



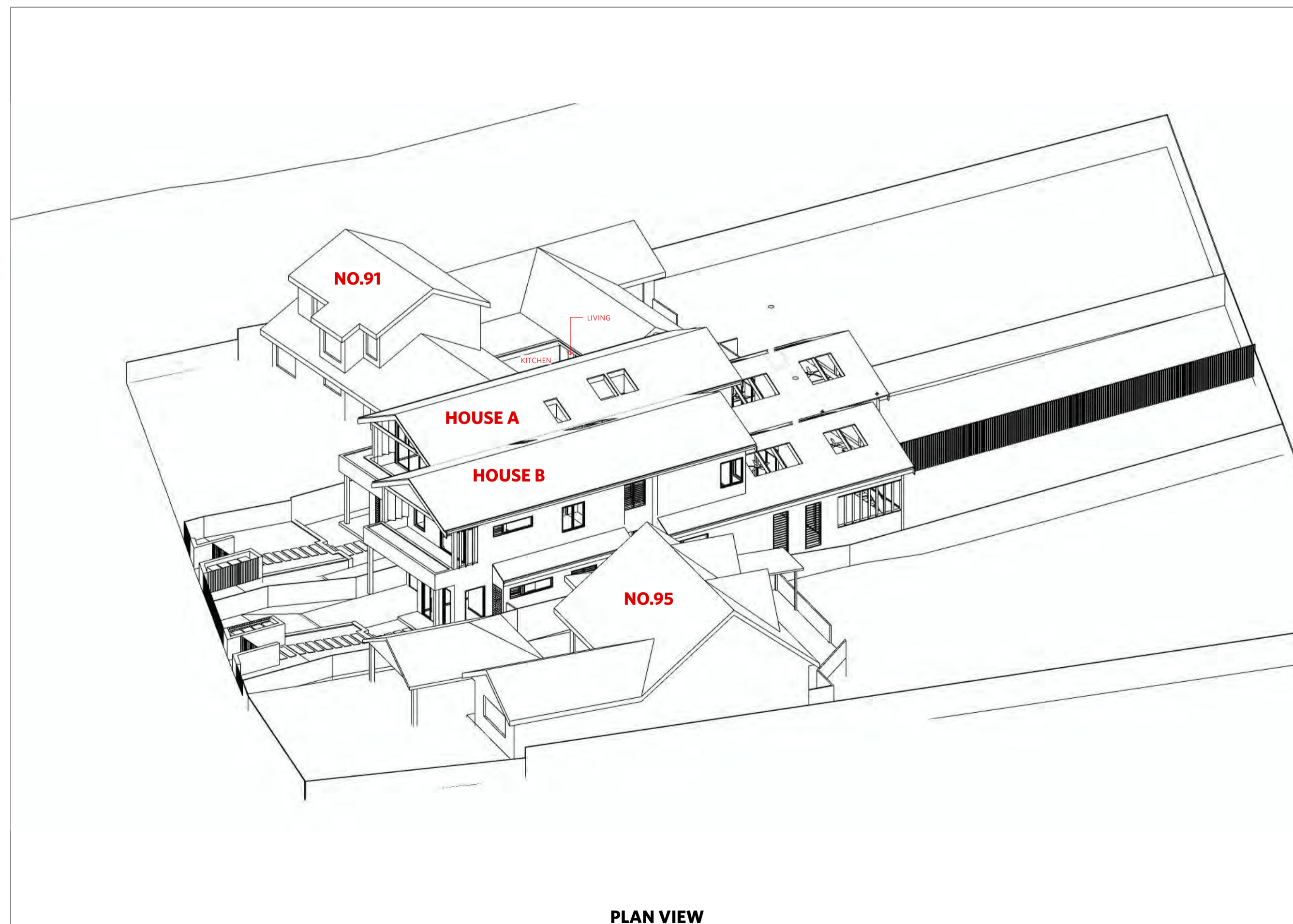
1 PROPOSED SHADOWS (21 JUNE) 1PM  
1:250 @ A3



2 PROPOSED SHADOWS (21 JUNE) 2PM  
1:250 @ A3



3 PROPOSED SUN EYE VIEW (21 JUNE) 1PM  
NTS



4 PROPOSED SUN EYE VIEW (21 JUNE) 2PM  
NTS

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REFER CONSTRUCTION SPECIFICATION FOR PRODUCT SELECTION

A/C	AIR-CONDITIONER
AW	AWNING
BG	BOX GUTTER
COL	COLUMN
COS	CHECK ON SITE
D	DOOR
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FLL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW	FLOOR WASTE
GD	GRADED DRAIN
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HC	HORIZONTAL CLADDING
MR	METAL ROOFING
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C	FOR CDC APPROVAL	22/2/2024
B	CONSULTANT COORDINATION	9/10/2023
A	FOR COMPLYING DEVELOPMENT	31/8/2023
P1	FOR CONSULTANT COORDINATION	22/8/2023
REV	STATUS	DATE

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STATUS: **FOR COMPLYING DEVELOPMENT**

PROJECT: **AVALON DUPLEX**  
93 CENTRAL ROAD, AVALON NSW 2107  
For JACQUI WANSEY & WILLIAM ALLEN

DRAWING TITLE: **SHADOW DIAGRAMS**

CHECKED BY:	KP	SCALE:	1:100@A1
PROJECT:	2308	DATE:	FEB 2024
DRAWING No:	<b>A802</b>	REVISION:	<b>C</b>

