


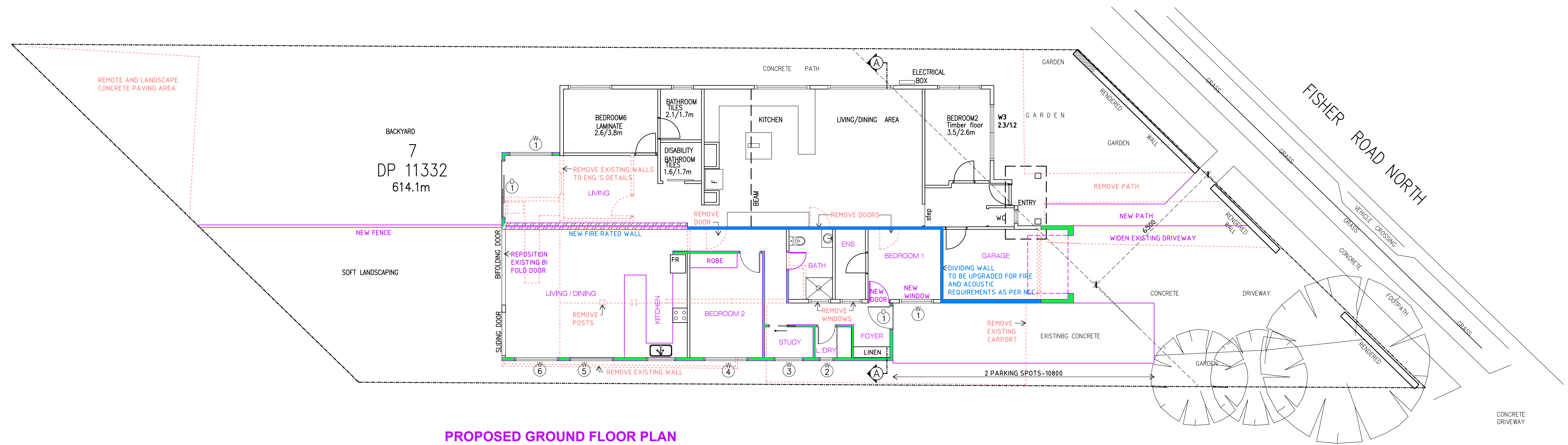
SITE PLAN
SCALE 1:100

 **northern
beaches
council**

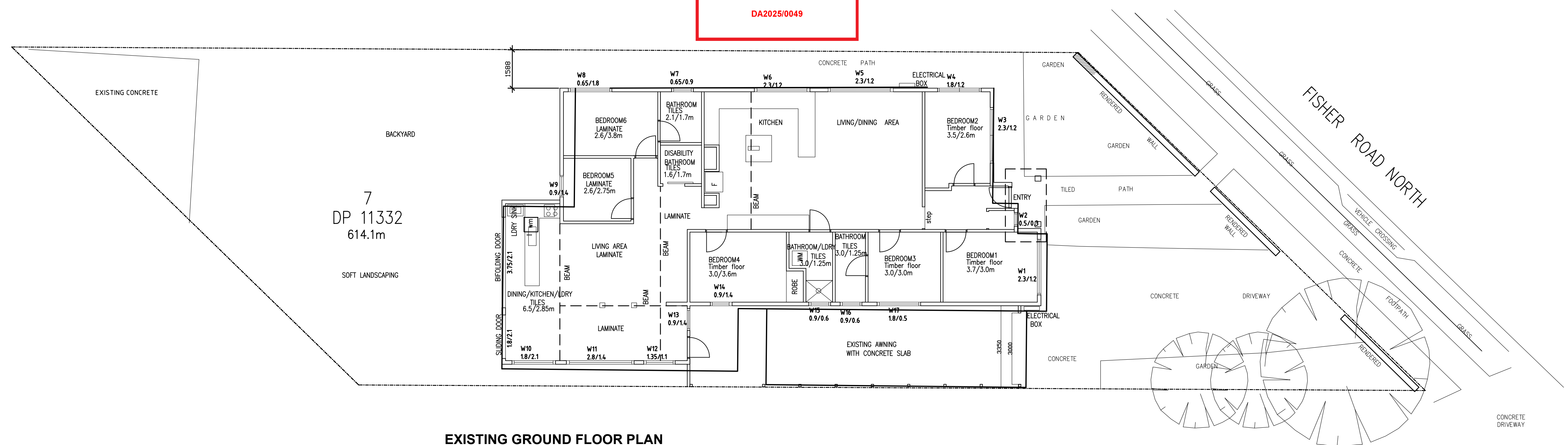
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0049

<div>1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING. 2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY. 3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS. 4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE. 5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL. 6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER. 7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE. 8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM. 9. COPYRIGHT OF ALL PLANS BELONGS TO HIGH DESIGN - Architectural Design 10. HIGH DESIGN NOT RESPONSIBLE FOR PLAN ACCURACY - EXISTING FLOOR PLANS AND ELEVATIONS WERE SUPPLIED BY OWNERS</div>	PROJECT ADDRESS: 136 FISHER ROAD NORTH CROMER	May, 2025 DRAWN BY: B. V.	 "HIGH DESIGN" - ABN 51 476 054 183 architectural design and drafting service mobile : 041 3389 036 fax : 9981 55 56 E-mail: info@highdesign.com.au Web: highdesign.com.au
	CLIENT:	DRAWING No. 1-3 1081 25	



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100

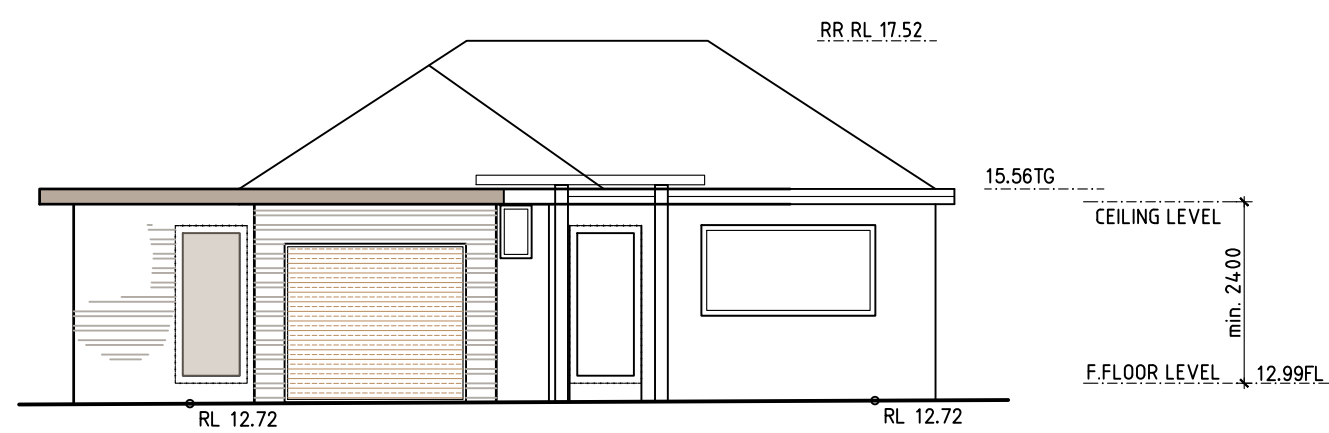
1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY STRIKINGS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEYOR.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE INSTALLED IN ACCORDANCE WITH THE WIRING RULES.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. ALL EXISTING AND ALL PLANS BELONGING TO THE PROJECT ARE TO BE KEPT ON SITE AND AVAILABLE TO ALL AGENCIES.
10. HIGH DESIGN NOT RESPONSIBLE FOR PLAN ACCURACY - EXISTING FLOOR PLANS AND ELEVATIONS WERE SUPPLIED BY OWNERS

PROJECT ADDRESS:	136 FISHER ROAD NORTH
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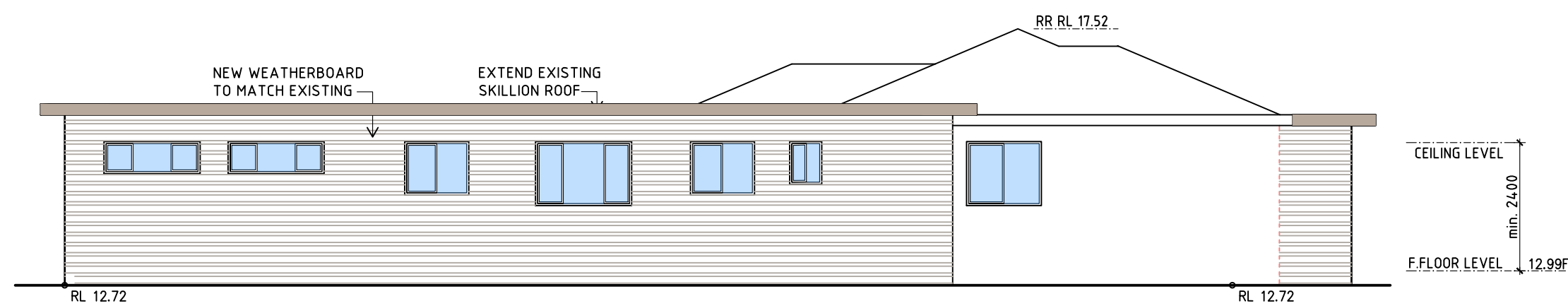
May, 2025
DRAWN BY: B. V.
DRAWING No. 2-3 1081 25



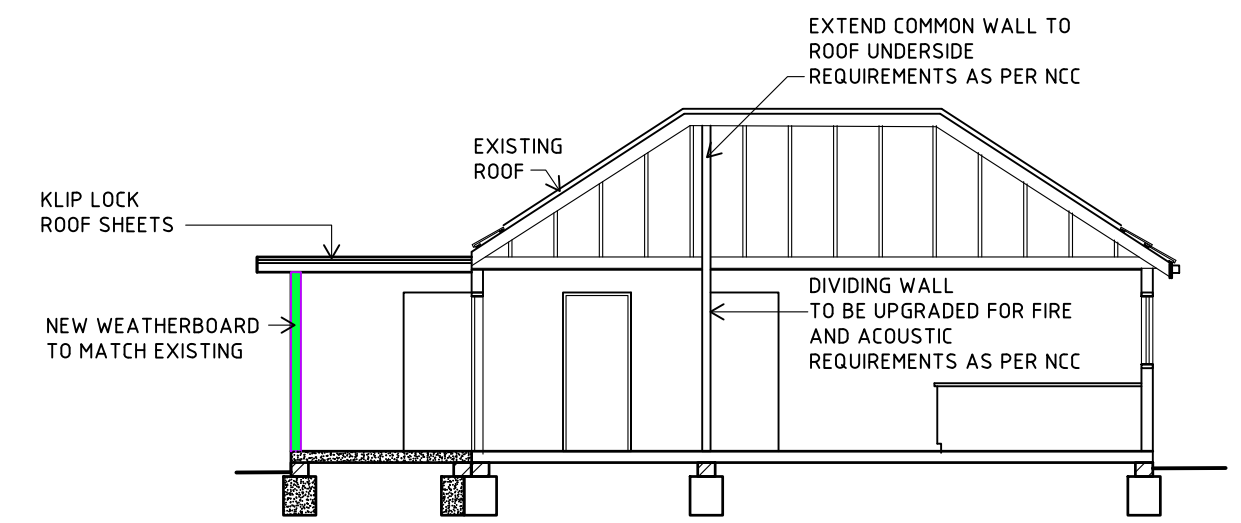
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EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

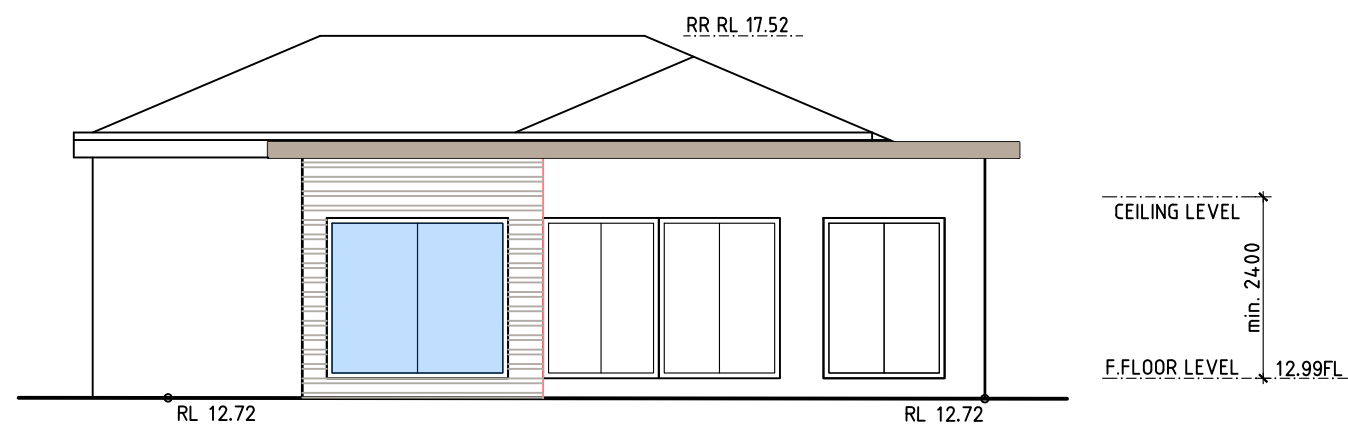


SECTION A-A
SCALE 1:100

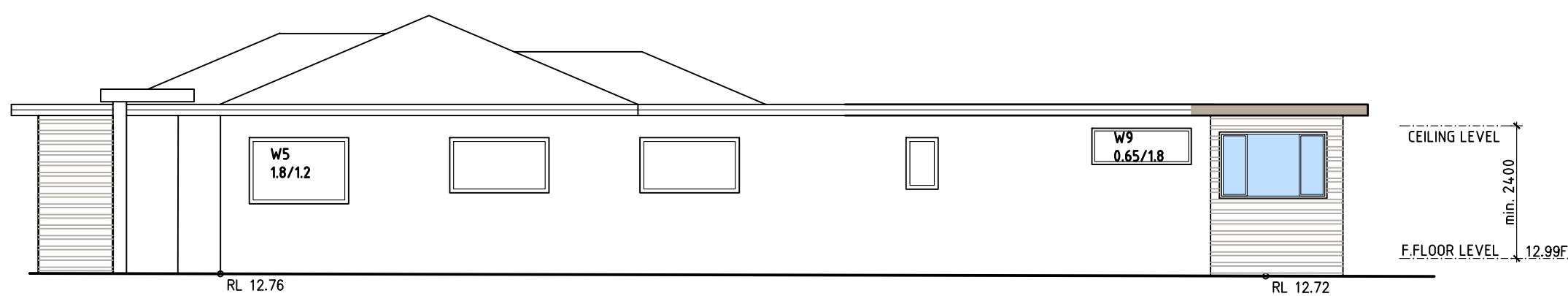

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WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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CROMER

CLIENT:

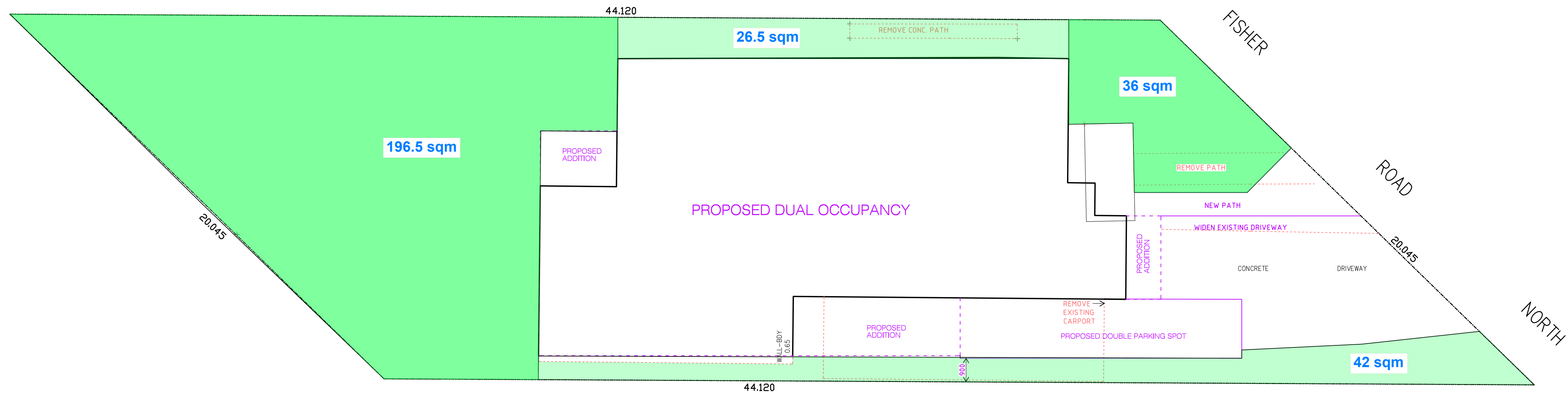
May, 2025

DRAWN BY:
B. V.

DRAWING No.
3-3 1081 25



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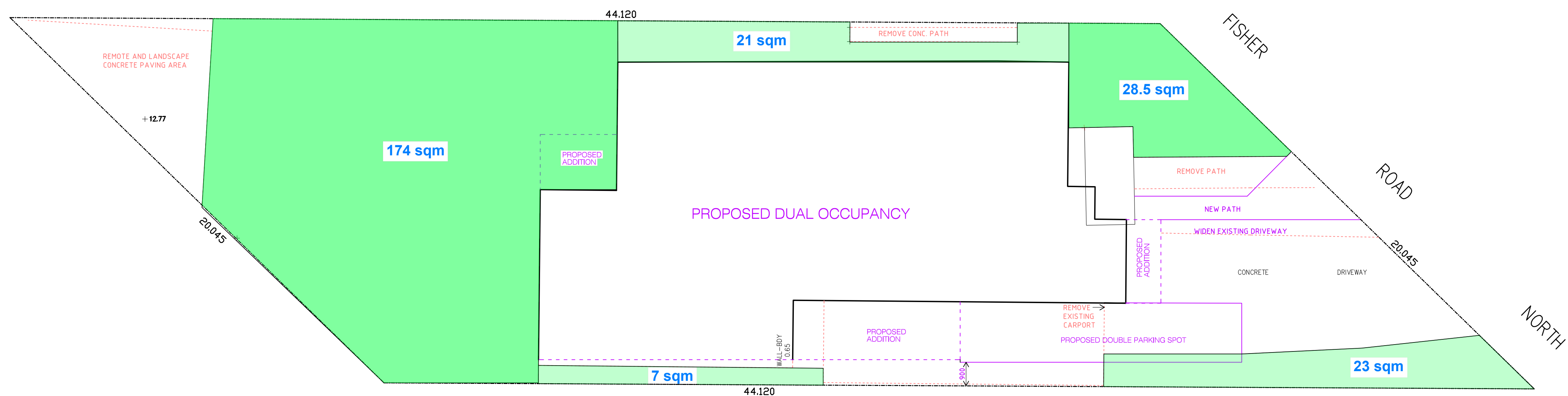
PROPOSED LANDSCAPE PLAN
SCALE 1:100

SITE AREA - 614 sqm
LANDSCAPE AREA 232.5 sqm OR 37.8% (min 2m wide)
LANDSCAPE AREA 68.5 sqm OR 11% (less than 2m wide)

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EXISTING LANDSCAPE PLAN
SCALE 1:100

SITE AREA - 614 sqm
LANDSCAPE AREA 202.5 sqm OR 32.9% (min 2m wide)
LANDSCAPE AREA 51 sqm OR 8% (less than 2m wide)