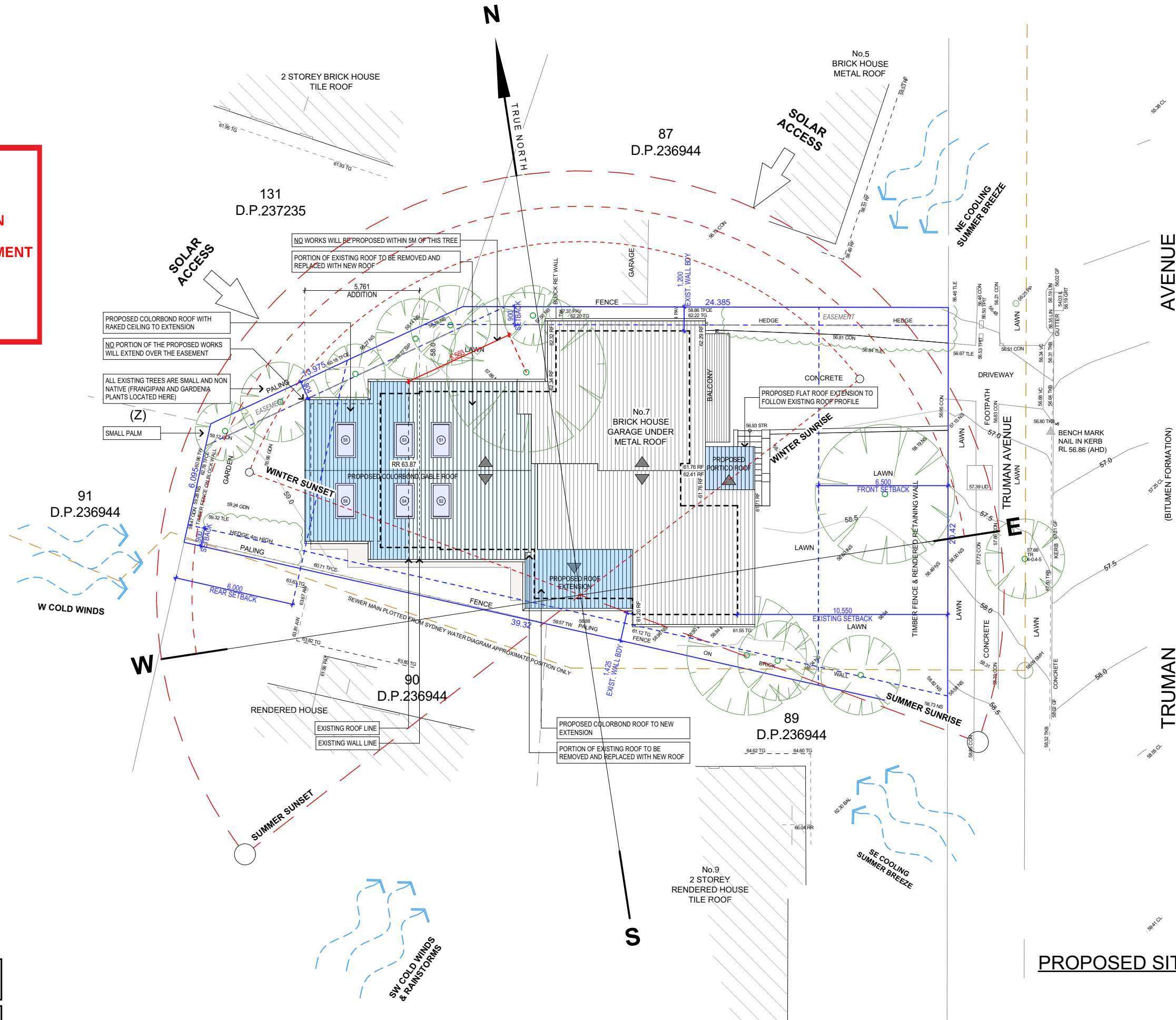




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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0039

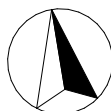


PROPOSED SITE PLAN

LOT 88
DP 236944

SITE AREA = 570.1 m²

TRUE NORTH:



NOTES (E & OE)

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C	20.11.2024	DA DRAWINGS REVISED
D	25.11.2024	DA DRAWINGS REVISED
E	16.01.2025	DA DRAWINGS REVISED

PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER

CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
SITE ANALYSIS PLAN

JOB No:
1282/24

DRAWN BY:
BC

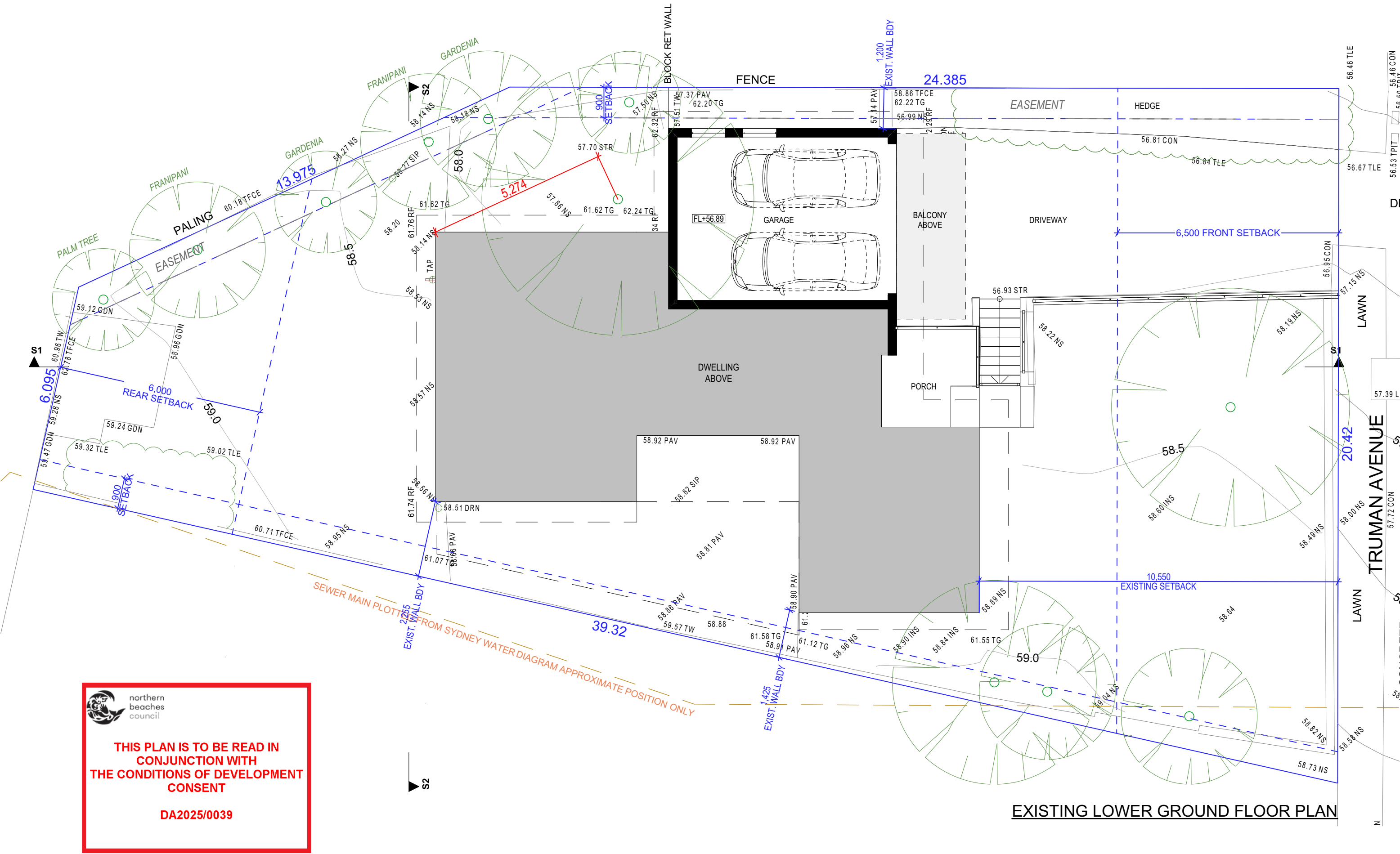
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DRAWING No:
DA.01

bdca
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BUILDING DESIGNER

CHECKED BY:
JJ



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DA2025/0039

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E	16.01.2025	DA DRAWINGS REVISED

PROPOSED ALTERATIONS AND ADDITIONS

7 TRUMAN AVENUE, CROMER

CLIENT:

JAMES AND AMANDA CARROLL

DRAWING TITLE:

EXISTING LOWER GROUND FLOOR PLAN

JOB No:

1282/24

DRAWN BY:

BC

DATE:

AUG

SCALE:

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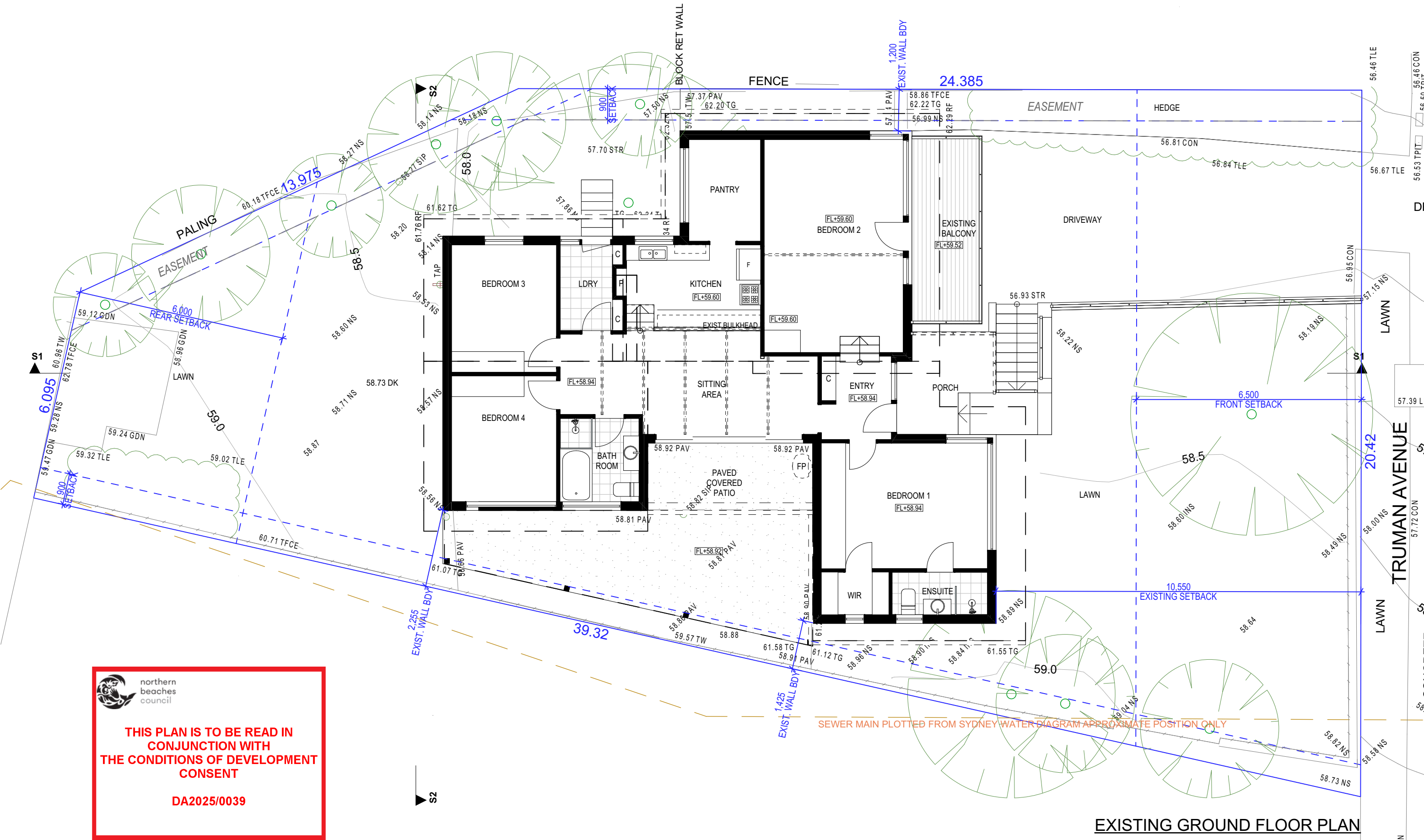
DRAWING No:

DA.02

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TRUE NORTH:



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E	16.01.2025	DA DRAWINGS REVISED

PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

JOB No:
1282/24

DRAWN BY:
BC

DATE:
AUG

SCALE:
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DRAWING No:
DA.03

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BUILDING DESIGNER

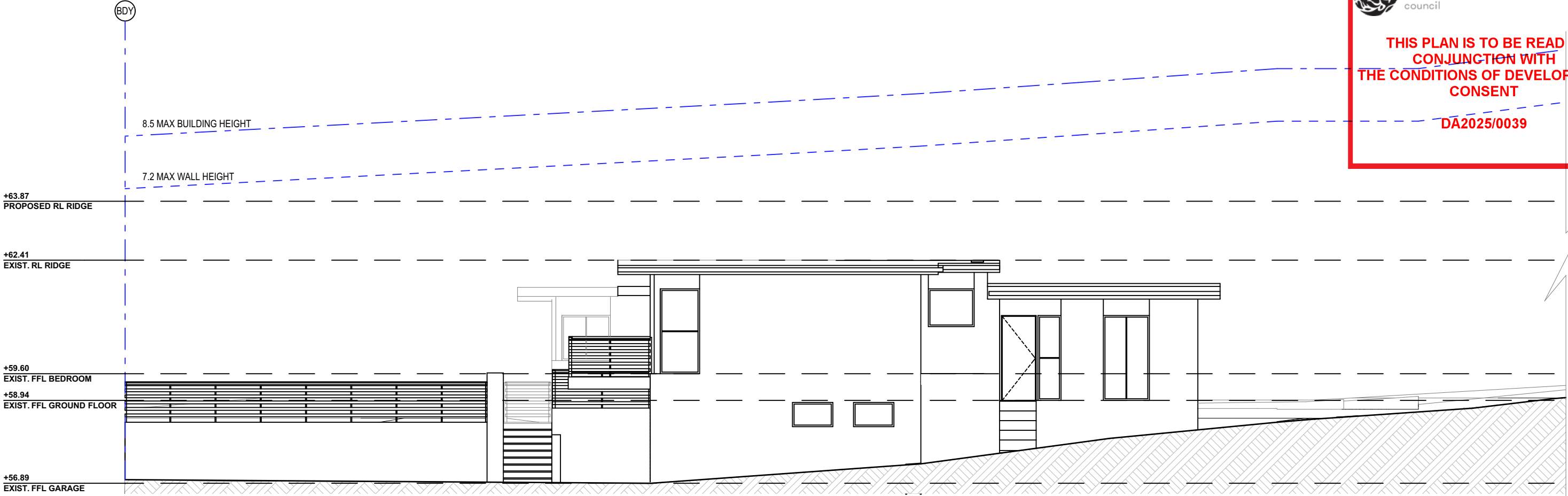
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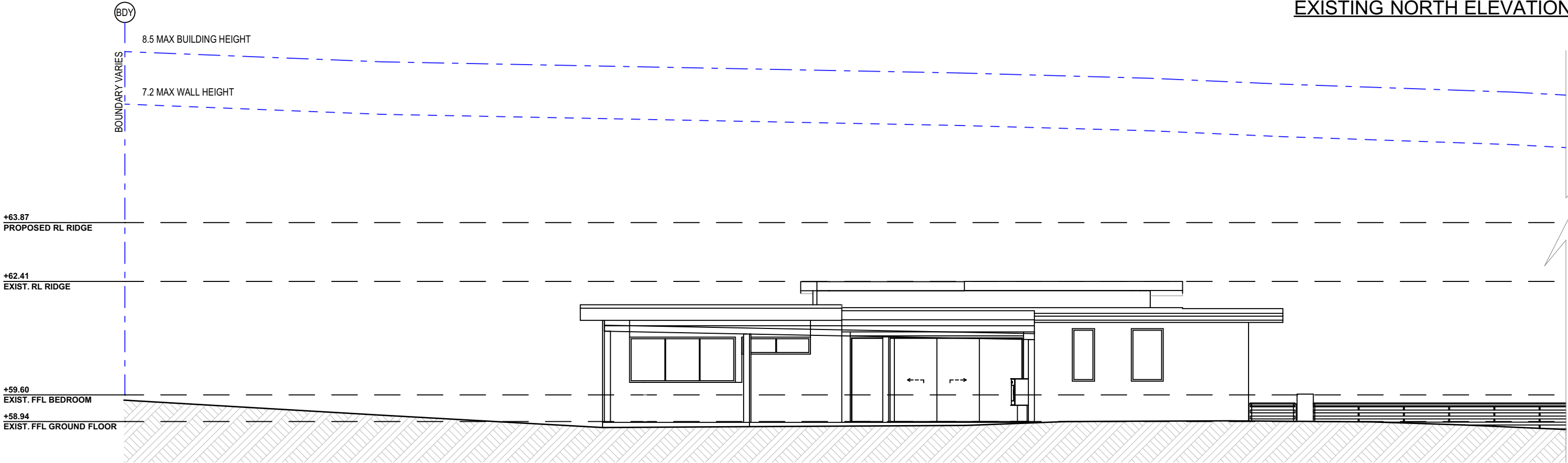
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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

JOB No:
1282/24

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 1

DRAWN BY:
BC

DATE:
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DRAWING No:
DA.04

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BUILDING DESIGNER

CHECKED BY:
JJ



DA2025/0039



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DRAWING TITLE:
EXISTING ELEVATIONS SHEET 2

1282/24

BC

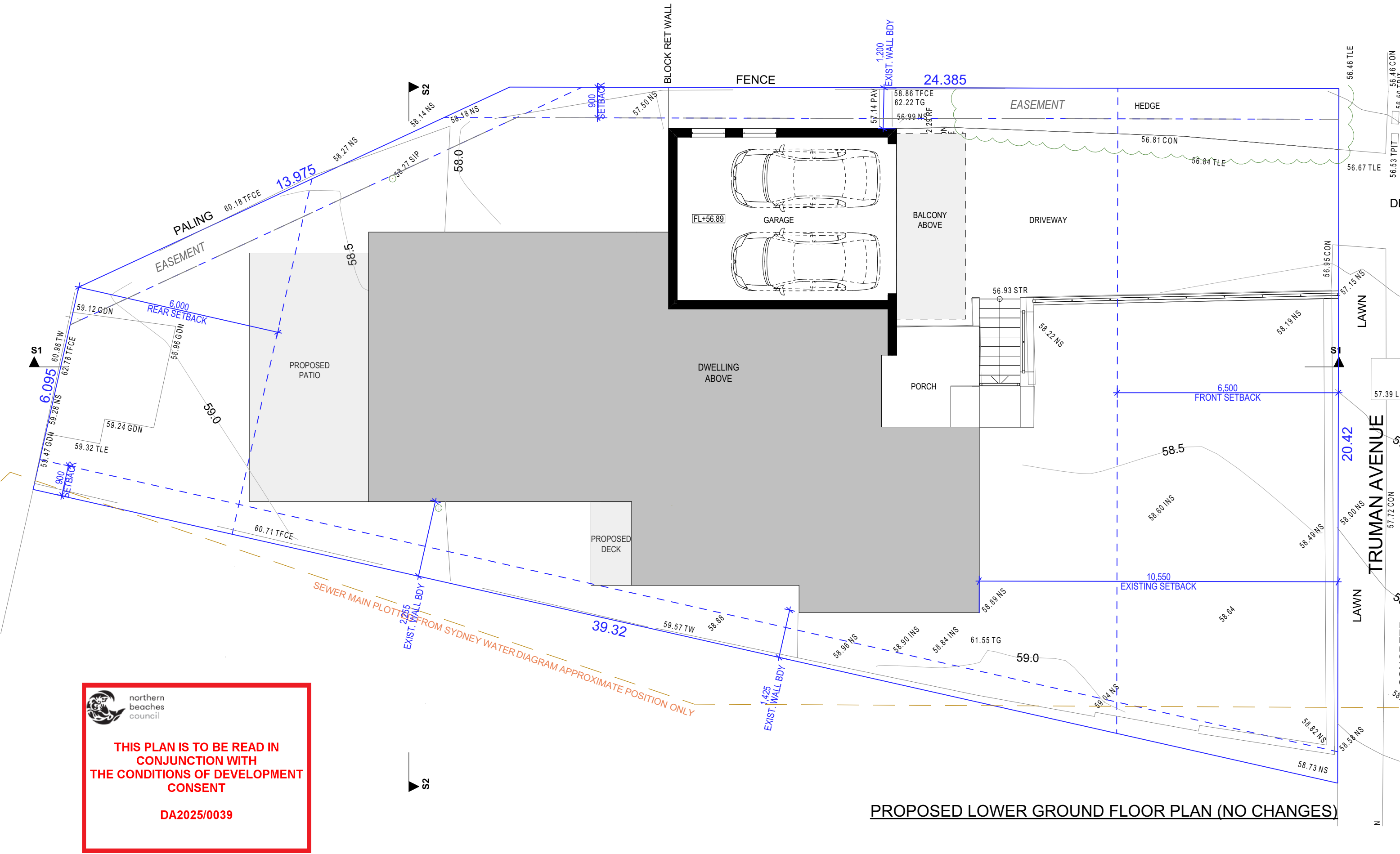
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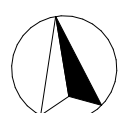

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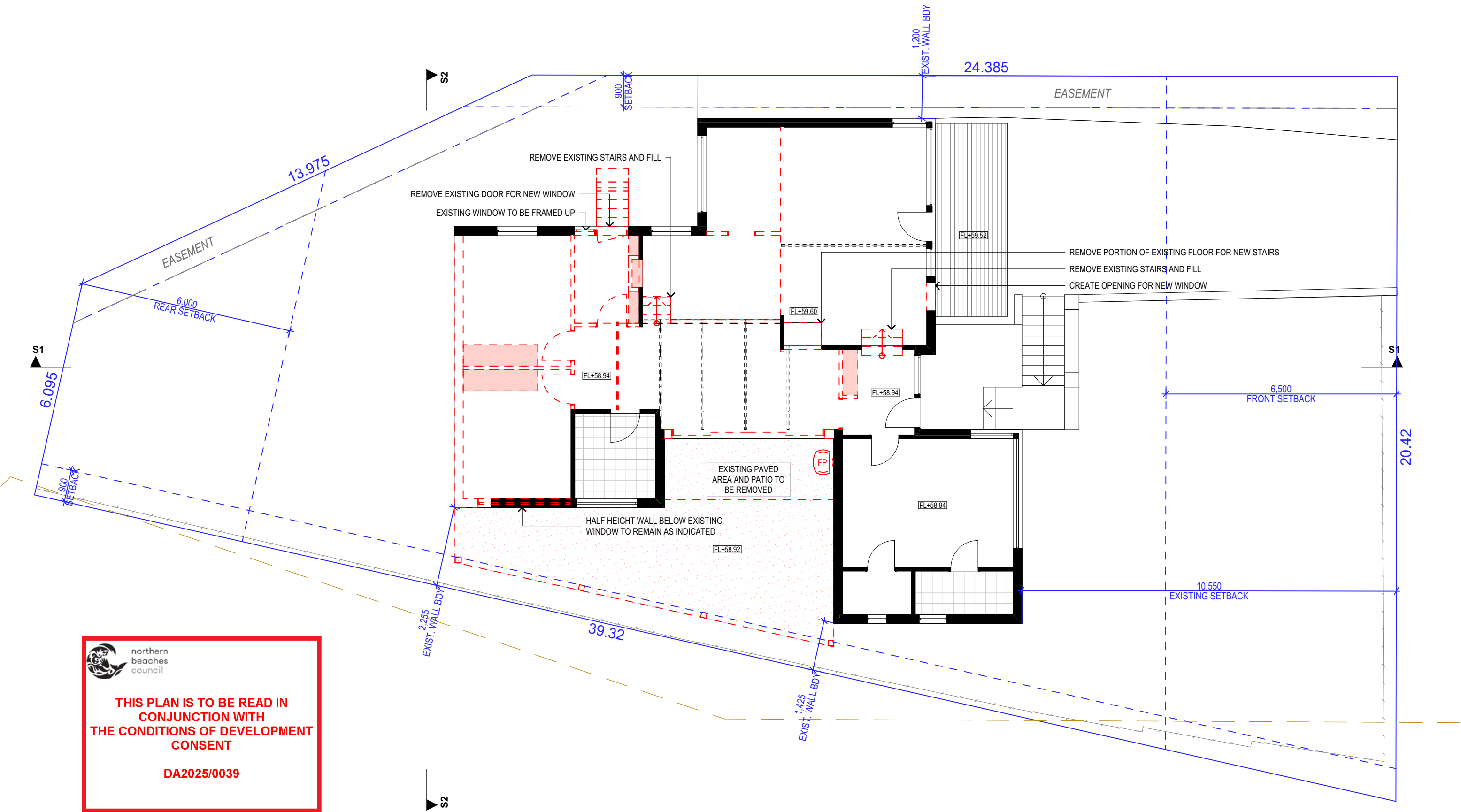
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0039

TRUE NORTH: 	<div>NOTES (E & OE)</div> <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<div>JJ Drafting Australia P/L.</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>Mob. 0414 717 541 ACN 651 693 346</div> <div>Email. enquiries@jjdrafting.com.au</div> <div>www.jjdrafting.com.au</div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A</td><td>17.10.2024</td><td>DA DRAWINGS</td></tr><tr><td>B</td><td>30.10.2024</td><td>DA DRAWINGS REVISED</td></tr><tr><td>C</td><td>20.11.2024</td><td>DA DRAWINGS REVISED</td></tr><tr><td>D</td><td>25.11.2024</td><td>DA DRAWINGS REVISED</td></tr><tr><td>E</td><td>16.01.2025</td><td>DA DRAWINGS REVISED</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV:	DATE:	DESCRIPTION:	A	17.10.2024	DA DRAWINGS	B	30.10.2024	DA DRAWINGS REVISED	C	20.11.2024	DA DRAWINGS REVISED	D	25.11.2024	DA DRAWINGS REVISED	E	16.01.2025	DA DRAWINGS REVISED							<table><tr><td>PROPOSED ALTERATIONS AND ADDITIONS</td><td>JOB No:</td></tr><tr><td>7 TRUMAN AVENUE, CROMER</td><td>1282/24</td></tr><tr><td>CLIENT:</td><td> </td></tr><tr><td>JAMES AND AMANDA CARROLL</td><td> </td></tr></table>	PROPOSED ALTERATIONS AND ADDITIONS	JOB No:	7 TRUMAN AVENUE, CROMER	1282/24	CLIENT:		JAMES AND AMANDA CARROLL		<table><tr><td>DRAWN BY:</td><td>SCALE:</td></tr><tr><td>BC</td><td>1:100 @ A3</td></tr></table>	DRAWN BY:	SCALE:	BC	1:100 @ A3	 <div>ACCREDITED BUILDING DESIGNER</div>
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AUG	DA.06	JJ																																								





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

DA2025/0039


DEMOLITION GROUND FLOOR PLAN

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

 EXISTING JOINERY TO BE REMOVED

TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS

7 TRUMAN AVENUE, CROMER

CLIENT:

JAMES AND AMANDA CARROLL

DRAWING TITLE:

DEMOLITION PLAN

JOB No:

1282/24

DRAWN BY:

BC

DATE:

AUG

SCALE:

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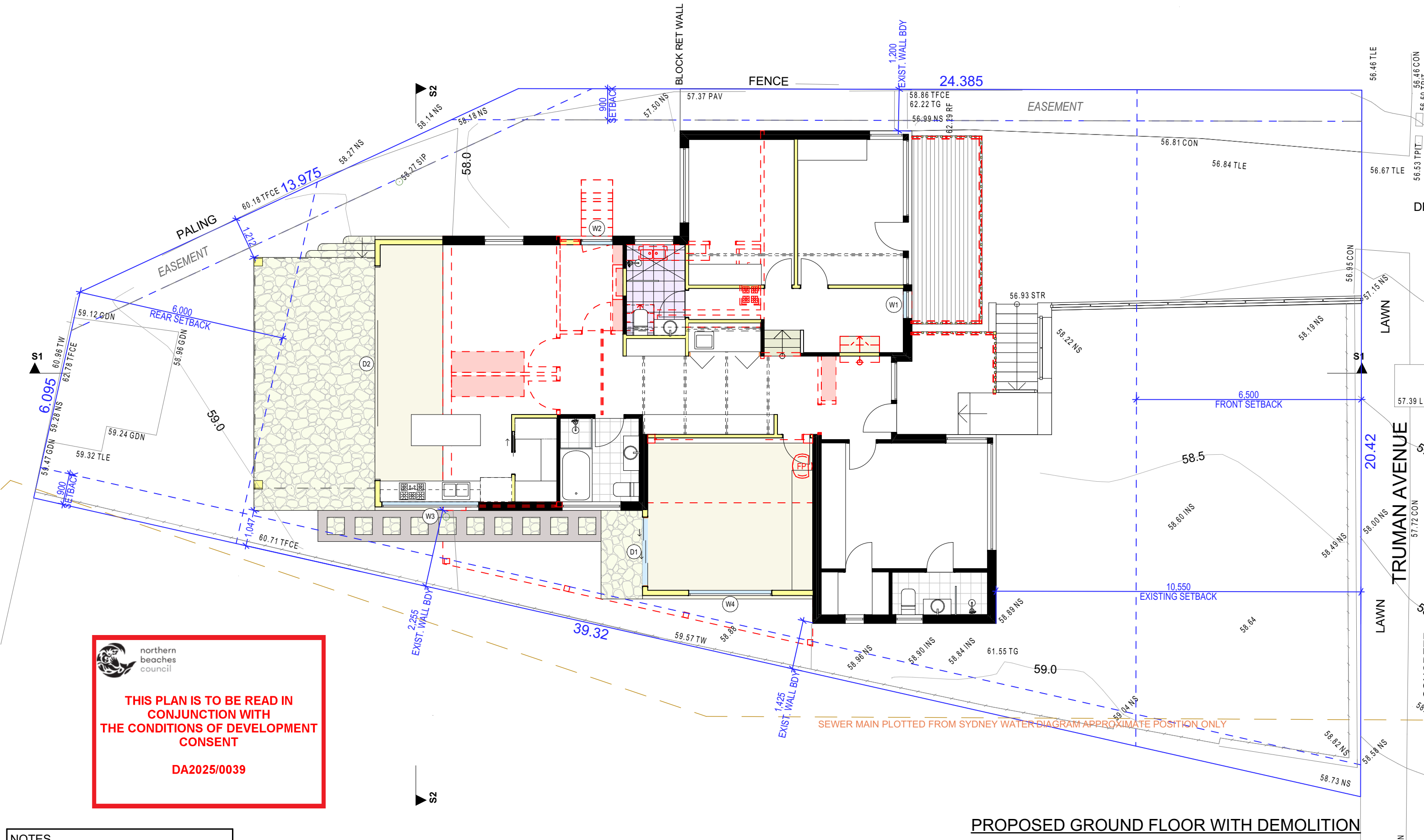
DRAWING No:

DA.07

 **ACCREDITED BUILDING DESIGNER**

CHECKED BY:

JJ



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DA2025/0039

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 &
SAFE WORK AUSTRALIA CODE OF PRACTICE.

 EXISTING JOINERY TO BE REMOVED



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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER

CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN WITH DEMOLITION

JOB No:
1282/24

DRAWN BY:
BC

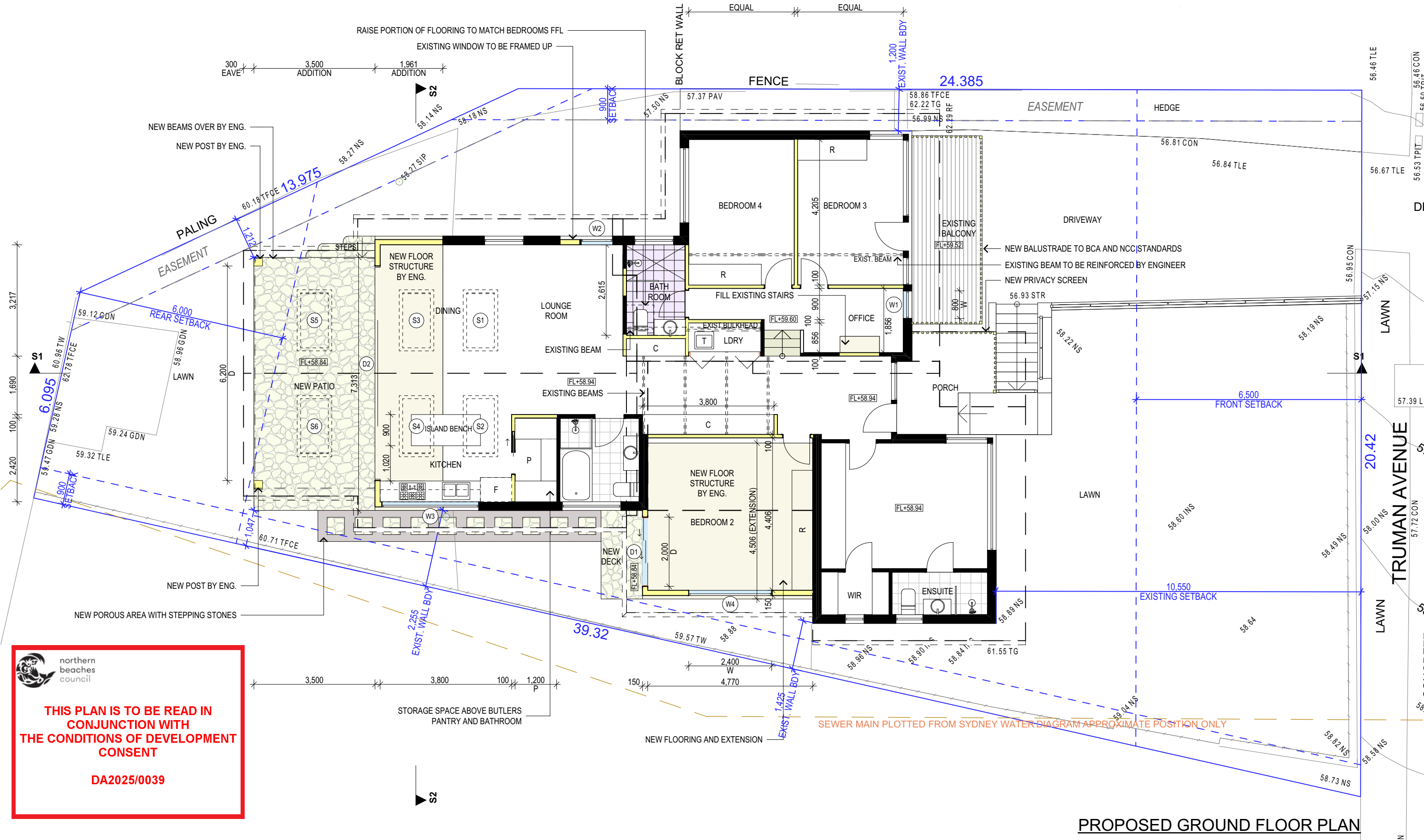
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SCALE:
1:100 @ A3

DRAWING No:
DA.08

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GROSS FLOOR AREA - EXISTING	124.5m ²
GROSS FLOOR AREA - PROPOSED	162.9m ²

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

JOB No:
1282/24

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BC

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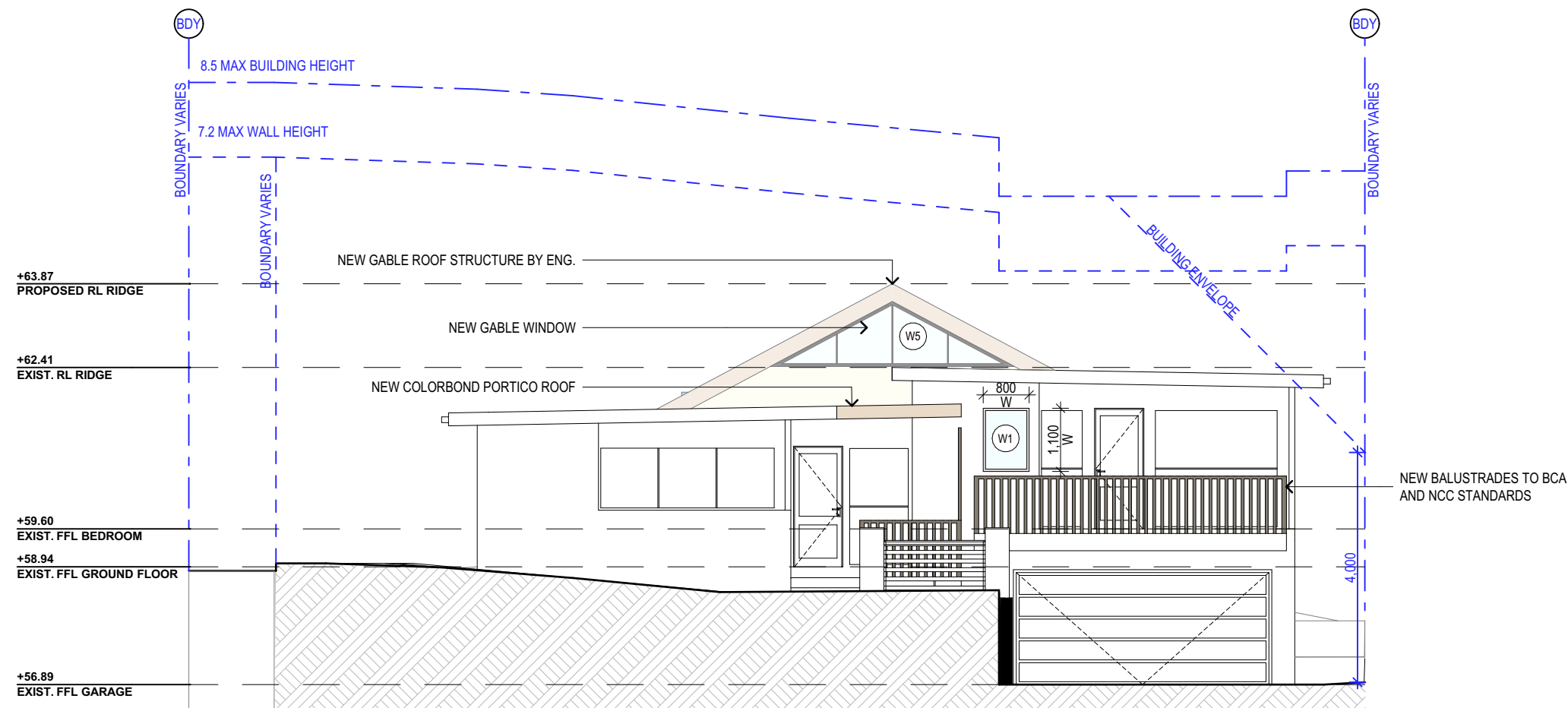
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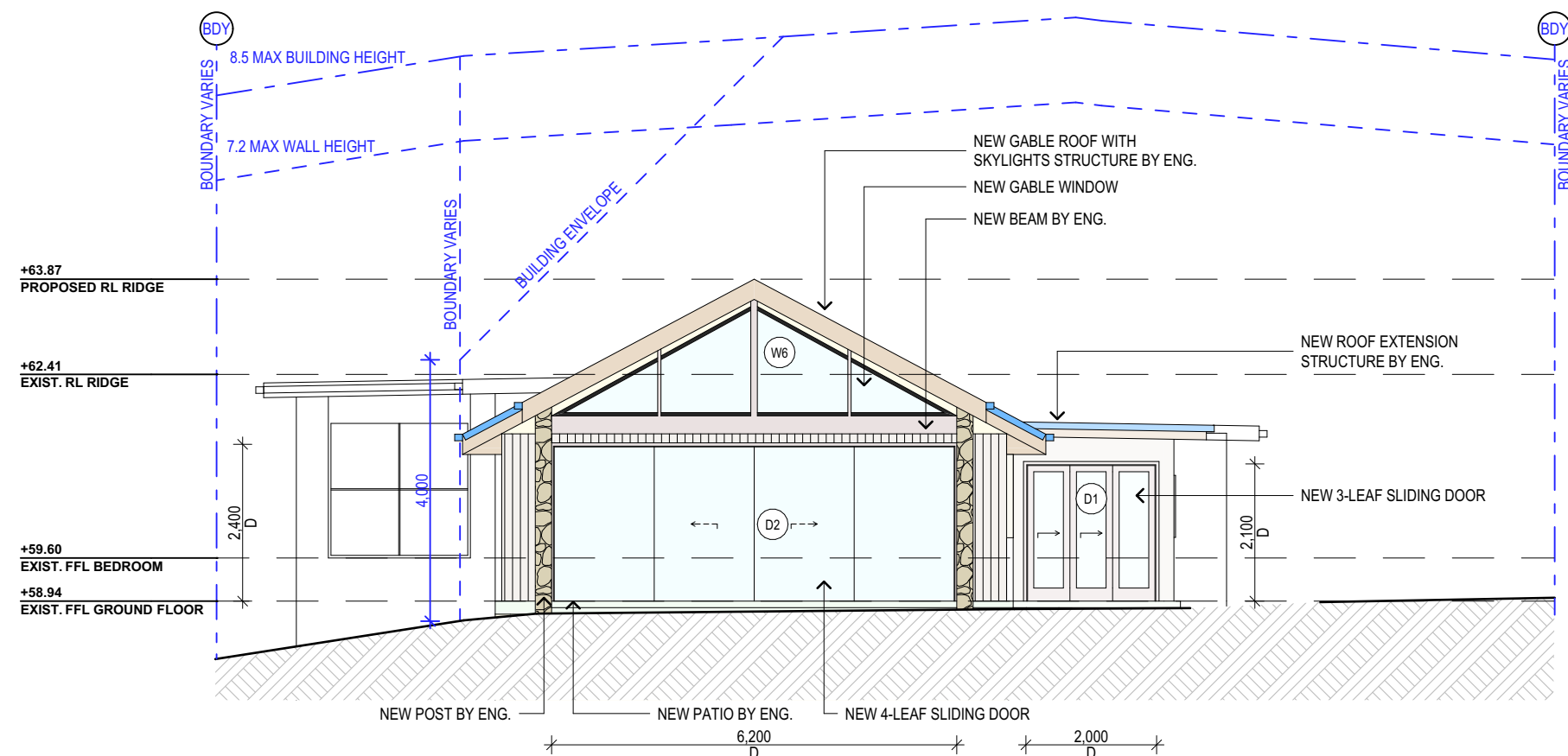


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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 2

JOB No:
1282/24

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BC

DATE: AUG

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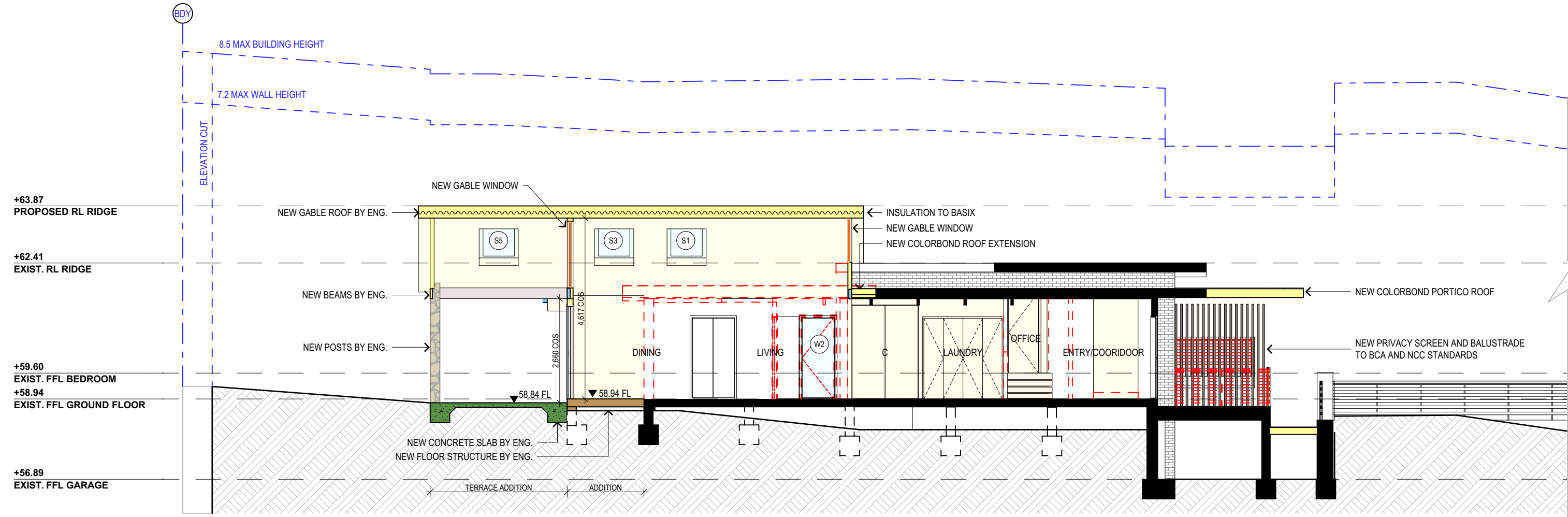


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S1 SECTION 1

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
SECTION 1

JOB No:
1282/24

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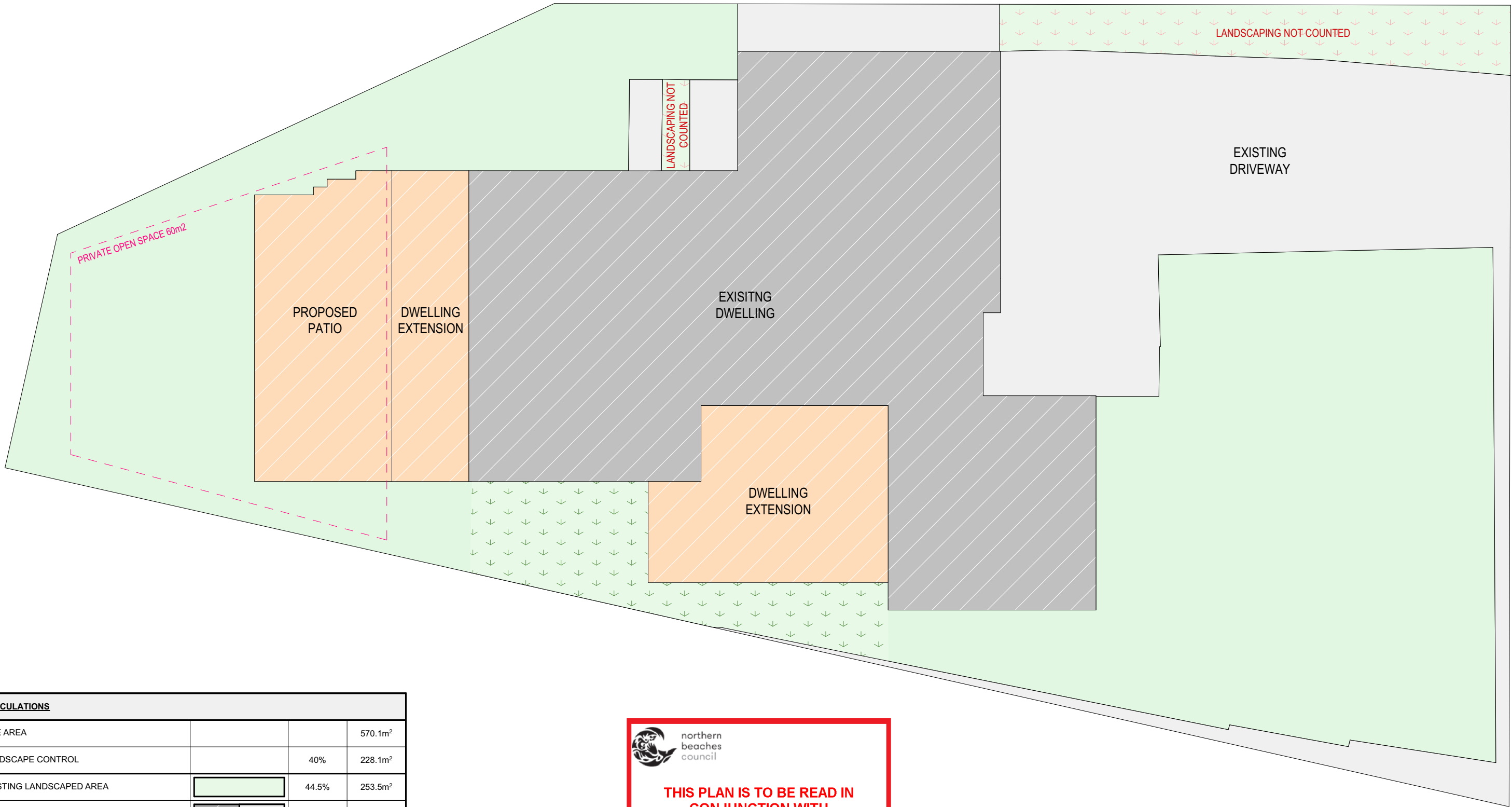
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DA.12



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CALCULATIONS			
SITE AREA			570.1m ²
LANDSCAPE CONTROL		40%	228.1m ²
EXISTING LANDSCAPED AREA	<div><div></div></div>	44.5%	253.5m ²
TOTAL EXISTING HARD SURFACE AREA	<div><div></div><div></div></div>		289.1m ²
PROPOSED TOTAL LANDSCAPED AREA	<div><div></div><div></div></div>	41.7%	237.8m ²
PROPOSED HARD SURFACE AREA	<div><div></div></div>		67m ²
TOTAL PROPOSED HARD SURFACE AREA	<div><div></div><div></div><div></div></div>		312.6m ²



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DA2025/0039

PROPOSED LANDSCAPE CALCULATION

TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER
CLIENT:
JAMES AND AMANDA CARROLL

JOB No:
1282/24

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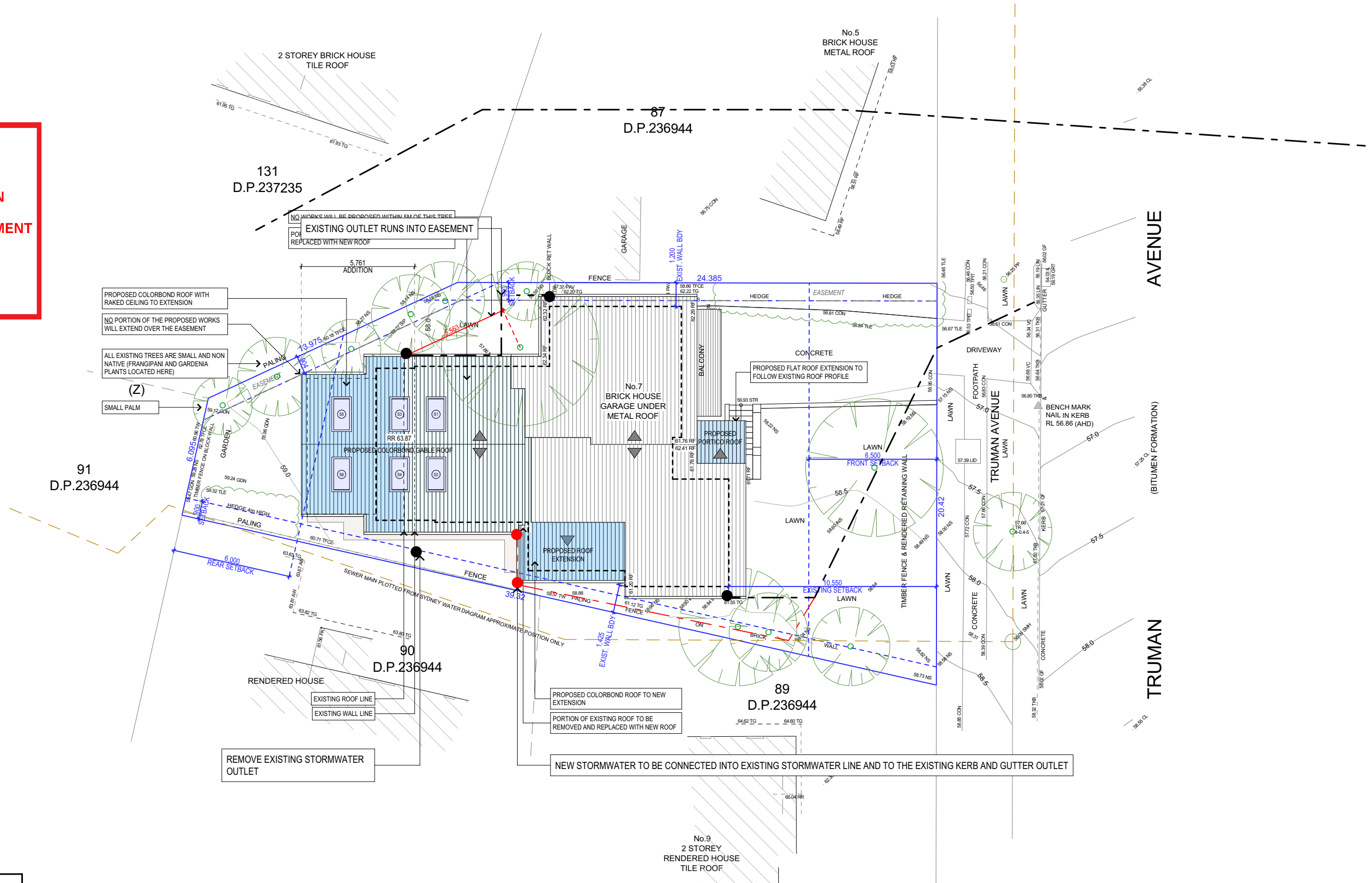




northern
beaches
council

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

DA2025/0039



STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES	●
NEW DOWNPIPES	●
EXISTING STORMWATER LINE	---
NEW STORMWATER LINE	---

TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:
A	17.10.2024	DA DRAWINGS
B	30.10.2024	DA DRAWINGS REVISED
C	20.11.2024	DA DRAWINGS REVISED
D	25.11.2024	DA DRAWINGS REVISED
E	16.01.2025	DA DRAWINGS REVISED

PROPOSED ALTERATIONS AND ADDITIONS
7 TRUMAN AVENUE, CROMER

CLIENT:
JAMES AND AMANDA CARROLL

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

JOB No:
1282/24

DRAWN BY:
BC

DATE:
AUG

SCALE:
1:200 @ A3

DRAWING No:
DA.15

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ

ROOF AND STORMWATER CONCEPT PLAN

DA2025/0039