


 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2019/1233

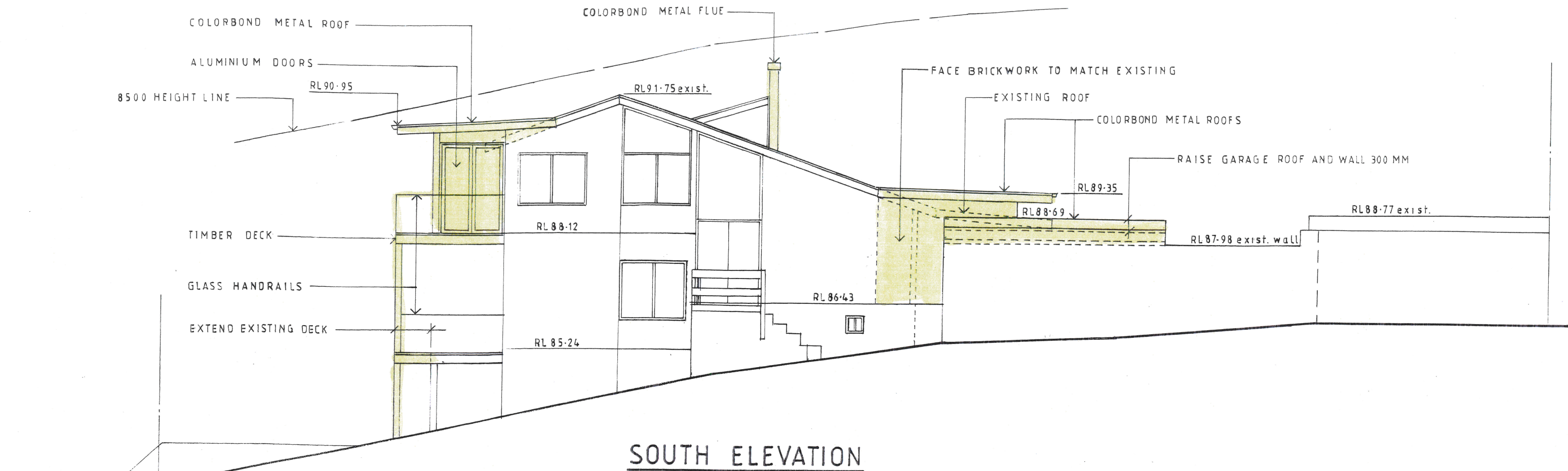
(Activation of consent must be obtained from Northern Beaches Council)

DATE	REVISION
A 3-10-19	FRONT SETBACK TO FIRST FLOOR BEDROOM INCREASED.

These plans are for formal planning assessment (DA or CDC) only not for construction		
		
ALTERATIONS AND ADDITIONS		
22 TABALUM ROAD BALGOWLAH HEIGHTS LOT3 SEC 59 DP758044		
CLIENT MARK AND PETA FISHER		
NORTH AND WEST ELEVATION		
DATE MARCH 2019	DRAWN J.WRIGHT	DRG. NO. 03-19-TAB
SCALE 1:100	ISSUE: DA	SHEET NO. 4A

6a larool road
terrey hills
nsw 2084

lic 139095c
abn 44 002 281 263
www.beecraft.com.au

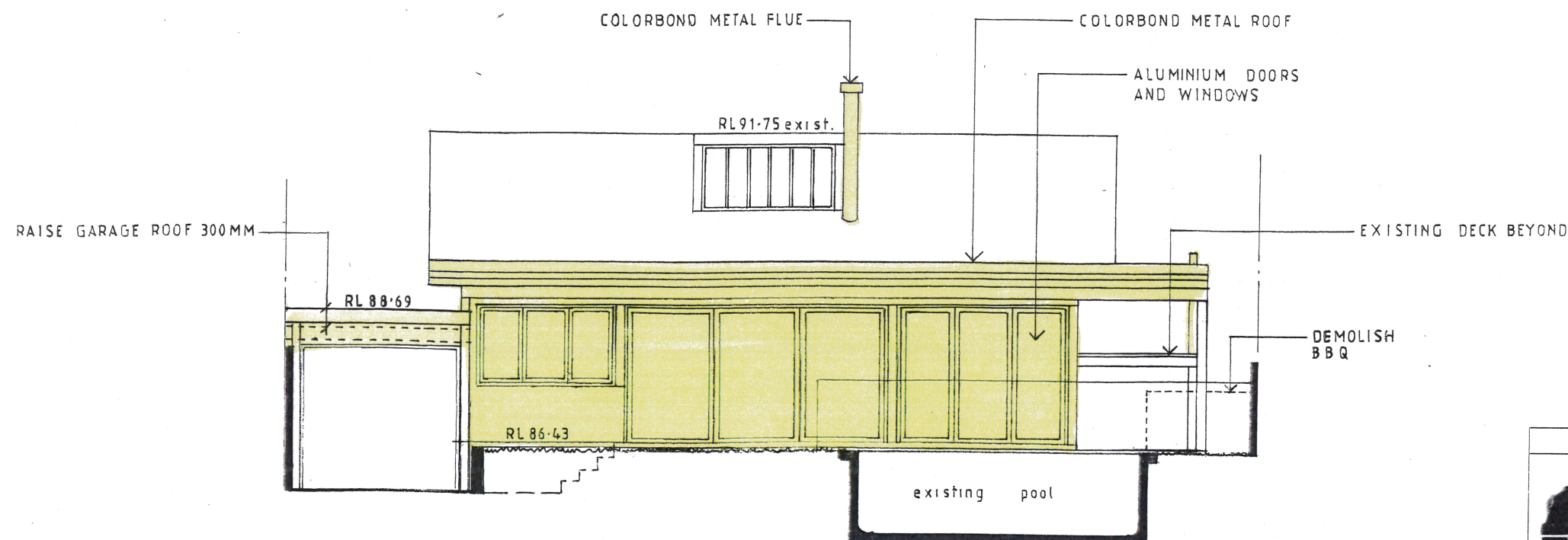




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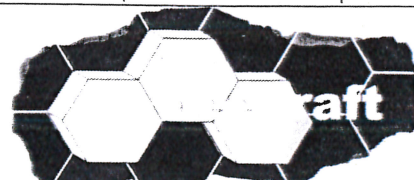
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ALTERATIONS AND ADDITIONS 22 TABALUM ROAD BALGOWLAH HEIGHTS LOT3 SEC 59 DP758044 CLIENT MARK AND PETA FISHER		
SOUTH AND EAST ELEVATION		
DATE MARCH 2019	DRAWN J.WRIGHT	DRG. NO. 03-19-TAB
SCALE 1:100	ISSUE: DA	SHEET NO. 5 A



Site Area.....624.3

<u>Floor Areas (measured to inside face)</u>	
Ground Floor	123.4
First Floor	72.0
Garage	15.6
Studio	23.7
Gross Floor Area (excluding garage)	219.1
Proposed FSR	0.351:1
Allowable FSR	0.40:1

Total Open Space

Proposed On Ground > 3m	326.5
Proposed Above Ground	56.9
(Front Ground Floor deck & First Floor Decks as per Clause 4.1.5.1 (b) iii) Manly DCP 2013	
Total Open Space (61.4%)	383.4
Required (60%)	374.8

Landscaped Open Space

Proposed	189.6
Required	149.8

Built Upon Area

Existing (67.7%)	422.9
Proposed (68.8%)	429.4

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ALTERATIONS AND ADDITIONS

22 TABALUM ROAD
BALGOWLAH HEIGHTS LOT3 SEC 59 DP758044

CLIENT
MARK AND PETA FISHER

SITE PLAN

DATE MARCH 2019	DRAWN J.WRIGHT	DRG. NO. 03-19-TAB
SCALE 1:200	ISSUE: DA	SHEET NO. 7A