

SITE ANALYSIS PLAN

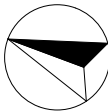
LOT 90 - DP 17189

SITE AREA: 544.0m²

FLOOR AREA CALCULATION:

SITE AREA:	AREA: 544.0m ²
EXISTING FLOOR AREA PRE DEMOLITION	AREA: 160.13m ²
EXISTING SECONDARY DWELLING FLOOR AREA	AREA: 60.00m ²
NEW FLOOR AREA OF PRINCIPAL DWELLING	AREA: 224.7m ²

TRUE NORTH:



NOTES:

- 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 relevant SAA Codes of Practice, the Building Code of Australia and 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.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jldraft@tpg.com.au
www.jldrafting.com.au

REV:	DATE:	DESCRIPTION:
B	17/04/19	Additional information
C	23/04/19	Additional shadows information
C.1	04/07/19	Stormwater information
C.2	15/07/19	Setback, P.O.S. adjust
C.3	17/07/19	Remove Stormwater Concept Plan
C.4	18/07/19	Site Calculations
C.5	30/07/19	Rainwater Tank Notes

PROJECT DETAILS:
PROPOSED NEW DWELLING
34 Whale Beach Rd. Avalon 2107

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
30/07/2019

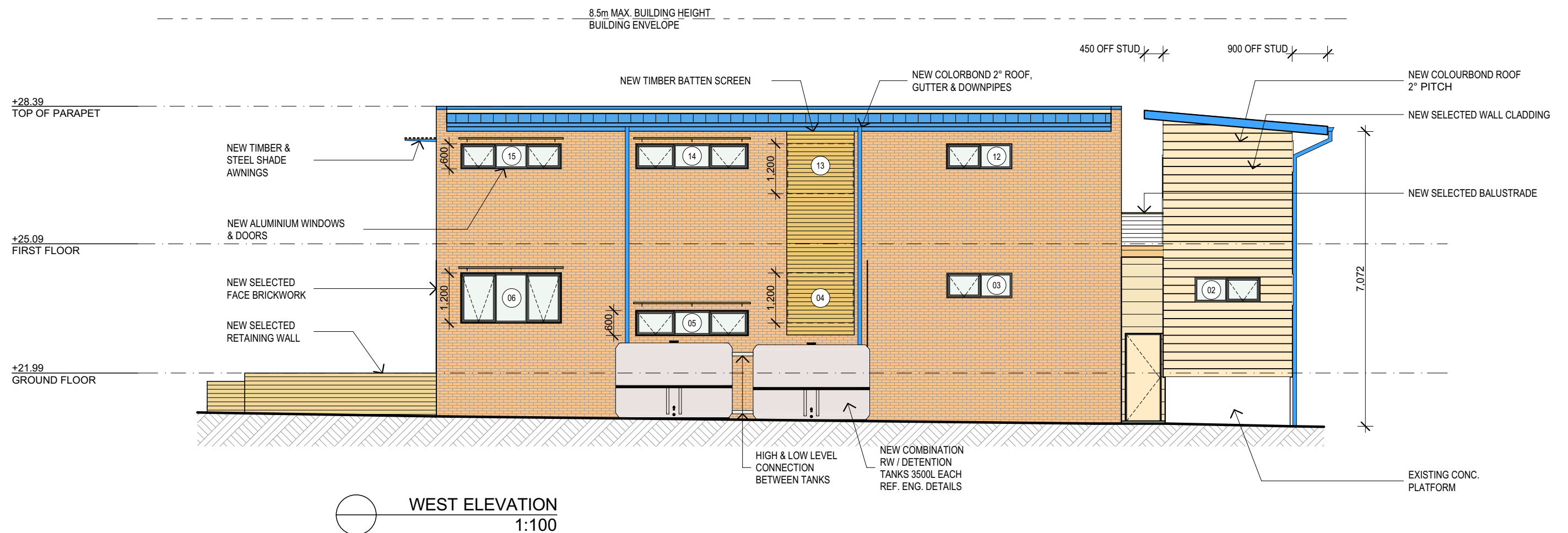
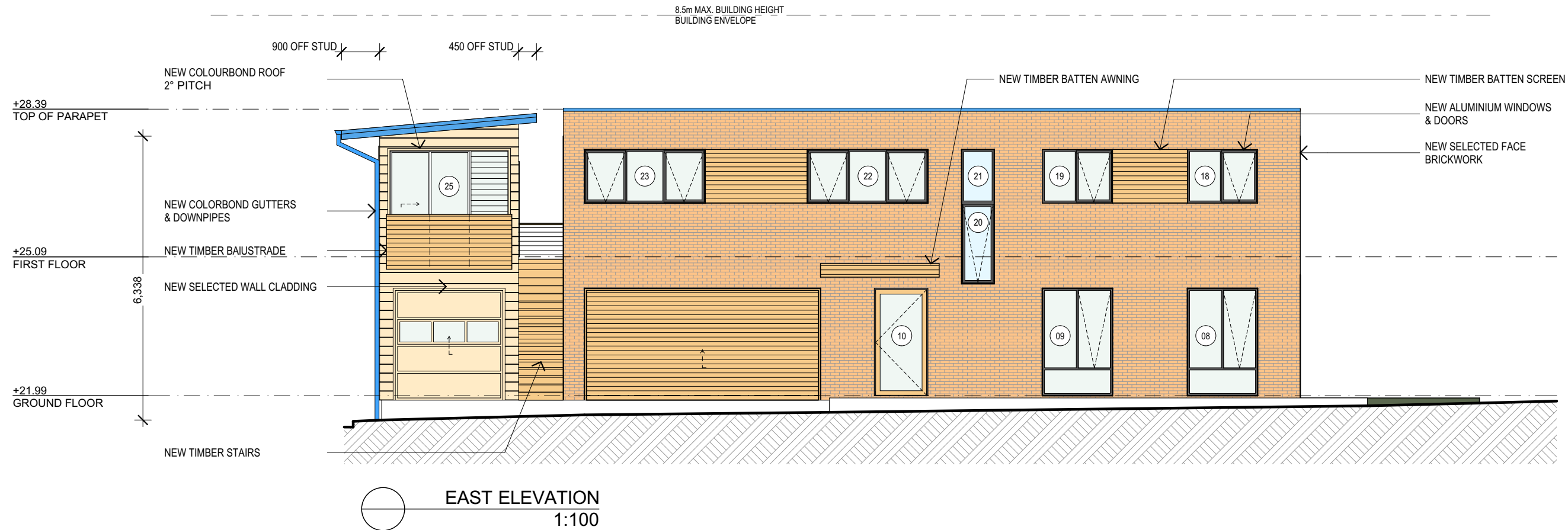
JOB No:
692/19

DRAWN BY:
AHB

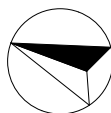
CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.01 C.4



TRUE NORTH:



NOTES:

- 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 relevant SAA Codes of Practice, the Building Code of Australia and 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.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
B	17/04/19	Additional information
C	23/04/19	Additional shadows information
C.1	04/07/19	Stormwater information
C.2	15/07/19	Setback, P.O.S. adjust
C.3	17/07/19	Remove Stormwater Concept Plan
C.4	18/07/19	Site Calculations
C.5	30/07/19	Rainwater Tank Notes

PROJECT DETAILS:
PROPOSED NEW DWELLING
34 Whale Beach Rd. Avalon 2107

DRAWING TITLE:
EAST & WEST ELEVATION

DATE:
30/07/2019

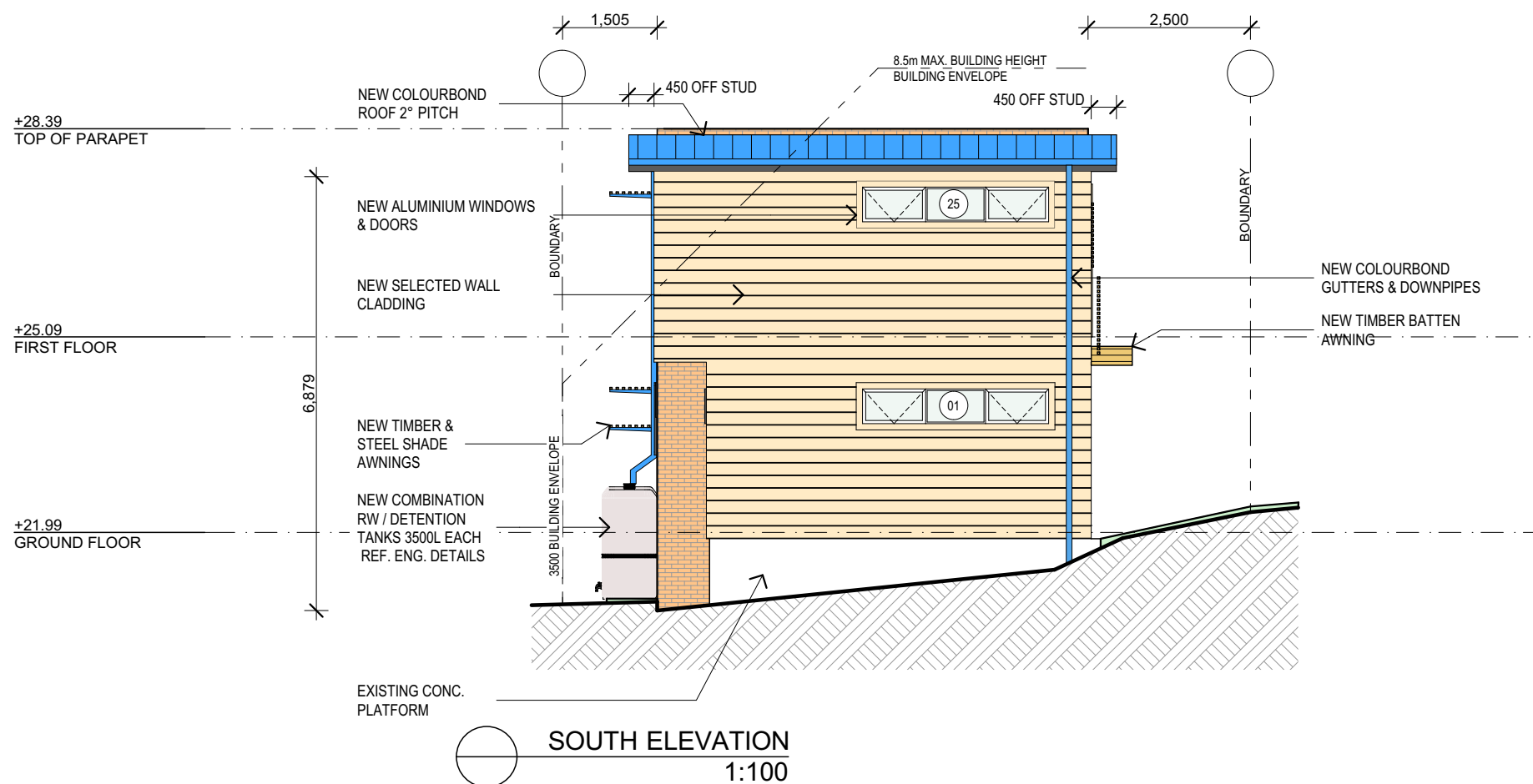
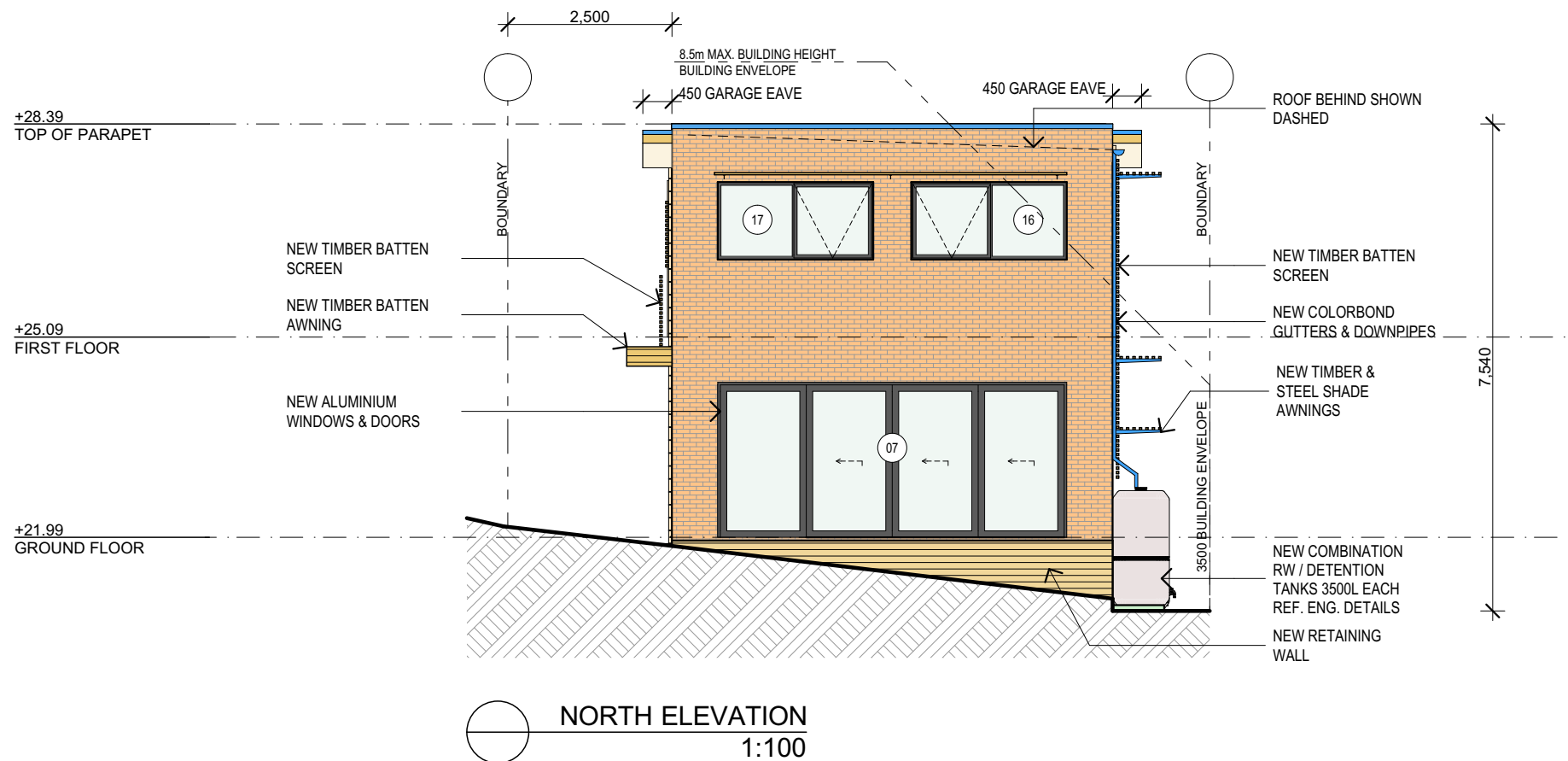
JOB No:
692/19

DRAWN BY:
AHB

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.05 C.4



<div>TRUE NORTH:</div> <div></div>	<div>NOTES:</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 relevant SAA Codes of Practice, the Building Code of Australia and 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</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>B</td><td>17/04/19</td><td>Additional information</td></tr><tr><td>C</td><td>23/04/19</td><td>Additional shadows information</td></tr><tr><td>C.1</td><td>04/07/19</td><td>Stormwater information</td></tr><tr><td>C.2</td><td>15/07/19</td><td>Setback, P.O.S. adjust</td></tr><tr><td>C.3</td><td>17/07/19</td><td>Remove Stormwater Concept Plan</td></tr><tr><td>C.4</td><td>18/07/19</td><td>Site Calculations</td></tr><tr><td>C.5</td><td>30/07/19</td><td>Rainwater Tank Notes</td></tr></table>	REV:	DATE:	DESCRIPTION:	B	17/04/19	Additional information	C	23/04/19	Additional shadows information	C.1	04/07/19	Stormwater information	C.2	15/07/19	Setback, P.O.S. adjust	C.3	17/07/19	Remove Stormwater Concept Plan	C.4	18/07/19	Site Calculations	C.5	30/07/19	Rainwater Tank Notes	<div>PROJECT DETAILS:</div> <div>PROPOSED NEW DWELLING</div> <div>34 Whale Beach Rd. Avalon 2107</div>	<div>DATE:</div> <div>30/07/2019</div>	<div>DRAWN BY:</div> <div>AHB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
			REV:	DATE:	DESCRIPTION:																										
B	17/04/19	Additional information																													
C	23/04/19	Additional shadows information																													
C.1	04/07/19	Stormwater information																													
C.2	15/07/19	Setback, P.O.S. adjust																													
C.3	17/07/19	Remove Stormwater Concept Plan																													
C.4	18/07/19	Site Calculations																													
C.5	30/07/19	Rainwater Tank Notes																													
<div>DRAWING TITLE:</div> <div>NORTH & SOUTH ELEVATION</div>	<div>JOB No:</div> <div>692/19</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.06 C.4</div>																												