









ALL EXTERNAL DOORS AND WINDOWS TO BE CHECKED AND CONFIRMED ON SITE DURING CONSTRUCTION PRIOR TO PLACEMENT OF ORDER (ACTUAL SIZES MAY VARY DURING CONSTRUCTION)

ALL EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW ALUMINIUM FRAMED DOORS AND WINDOWS (EXCLUDING 2 x GARAGE WINDOWS) EXACT SIZES TO BE CONFIRMED ON SITE

ALL HAND RAILING, BALUSTRADE AND STAIRS BY MANUFACTURER TO COMPLY WITH NCC(BCA) AND ALL RELEVANT AUSTRALIAN STANDARDS

## PROPOSED EAST ELEVATION

SCALE 1:100

NOTES:

DO NOT SCALE FROM DRAWINGS.

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION (DA) SUBMISSION AND APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF SKETCHES AND BUDGET.

FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.

REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS AND FINISHES AND NCC (BCA) COMPLIANCE.

REFER TO STAMPED APPROVED DRAWINGS FOR COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.

STAIR DESIGN AND MANUFACTURE TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ENGAGING CONSULTANTS AND ORDERING ANY MATERIALS, DOORS AND WINDOWS.

REFER TO STRUCTURAL FIRE ENGINEERS SPECIFICATIONS FOR ALL FIRE RATING REQUIREMENTS.

ALL SURVEY MARKS AND HEIGHTS SHOWN ARE FROM CLIENT SUPPLIED SURVEY.

ALL STRUCTURAL DESIGN INCLUDING ROOF, WALLS AND FLOORS AND FOUNDATIONS AS PER STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER, DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN APPROXIMATE (ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)

STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

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

**DA2021/0709**

ALL HAND RAILING, BALUSTRADE AND STAIRS BY MANUFACTURER TO COMPLY WITH NCC(BCA) AND ALL RELEVANT AUSTRALIAN STANDARDS


## PROPOSED NORTH ELEVATION

SCALE 1:100

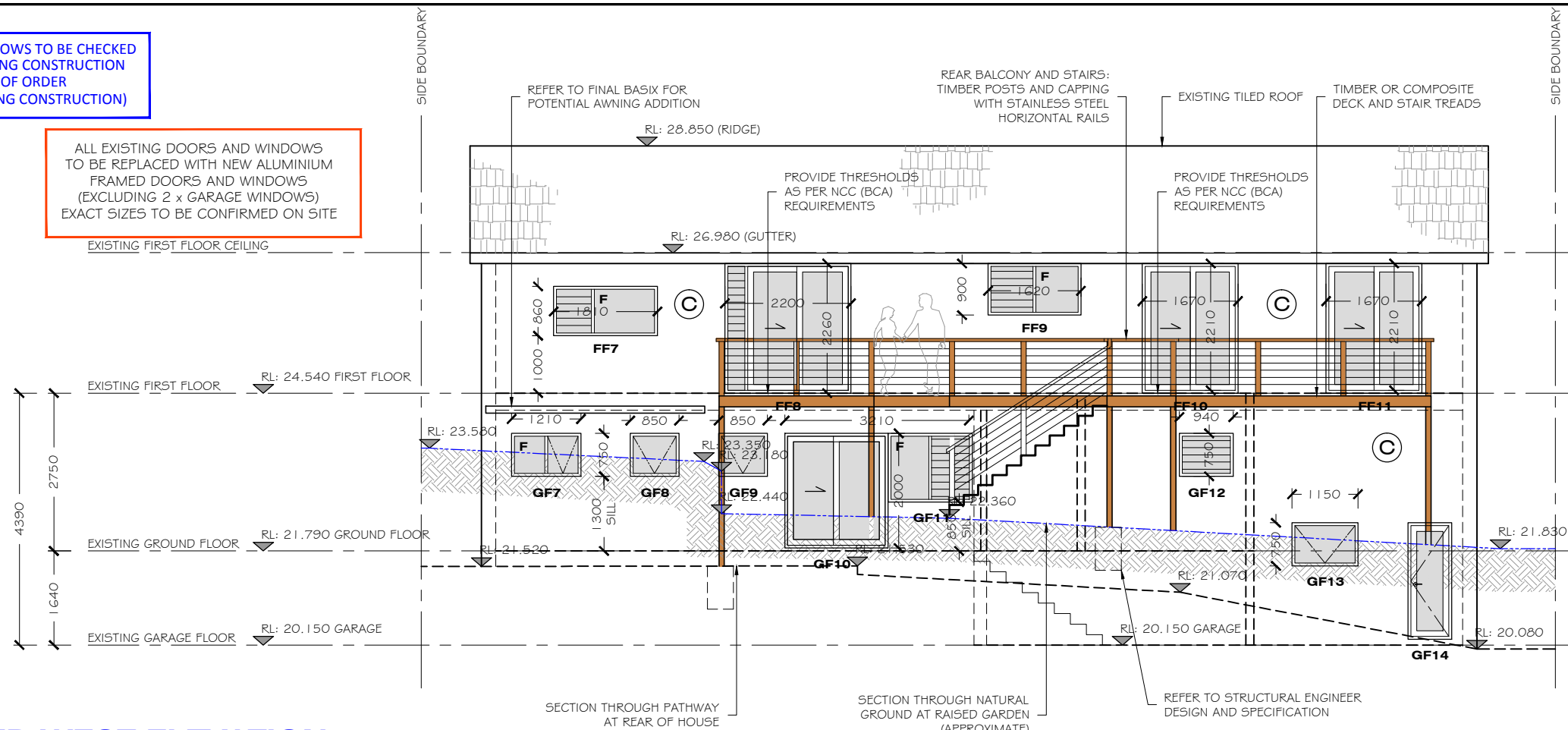
ALL EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW ALUMINIUM FRAMED DOORS AND WINDOWS (EXCLUDING 2 x GARAGE WINDOWS) EXACT SIZES TO BE CONFIRMED ON SITE

**DESIGN HOUSE**  
+  
drafting studio

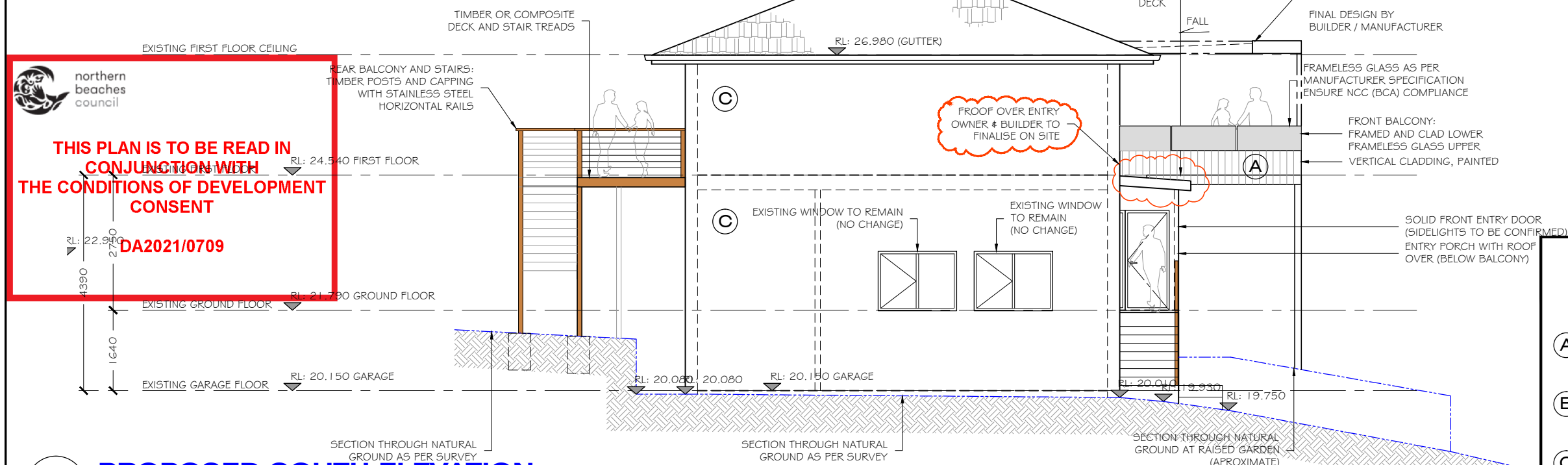
t: 0402 021 466 e: bbench@bigpond.net.au

MEMBER OF:	CLIENT:	PROJECT:	DETAILS:	REVISIONS:	NORTH:	REVISION:
	PETER + CAROL HEAL	PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION	DATE: 21.01.21	A. First issue, Town Planner for submission. 15.03.21		
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	ADDRESS: 8 JENDI AVENUE BAYVIEW	DRAWING TITLE: PROPOSED ELEVATIONS 1	DRAWN: B.BENCH	B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21). 26.03.21		
			CHECKED: P + C HEAL	C. Boundaries added to plans, site plan updates as per council request. 07.04.21		
			SCALE: 1:100	12.05.21		
				STAGE: DEVELOPMENT APPLICATION (DA)		
						DRAWING No: 8 / 13

ALL EXISTING DOORS AND WINDOWS  
TO BE REPLACED WITH NEW ALUMINIUM  
FRAMED DOORS AND WINDOWS  
(EXCLUDING 2 x GARAGE WINDOWS)  
EXACT SIZES TO BE CONFIRMED ON SITE






SCALE 1:100



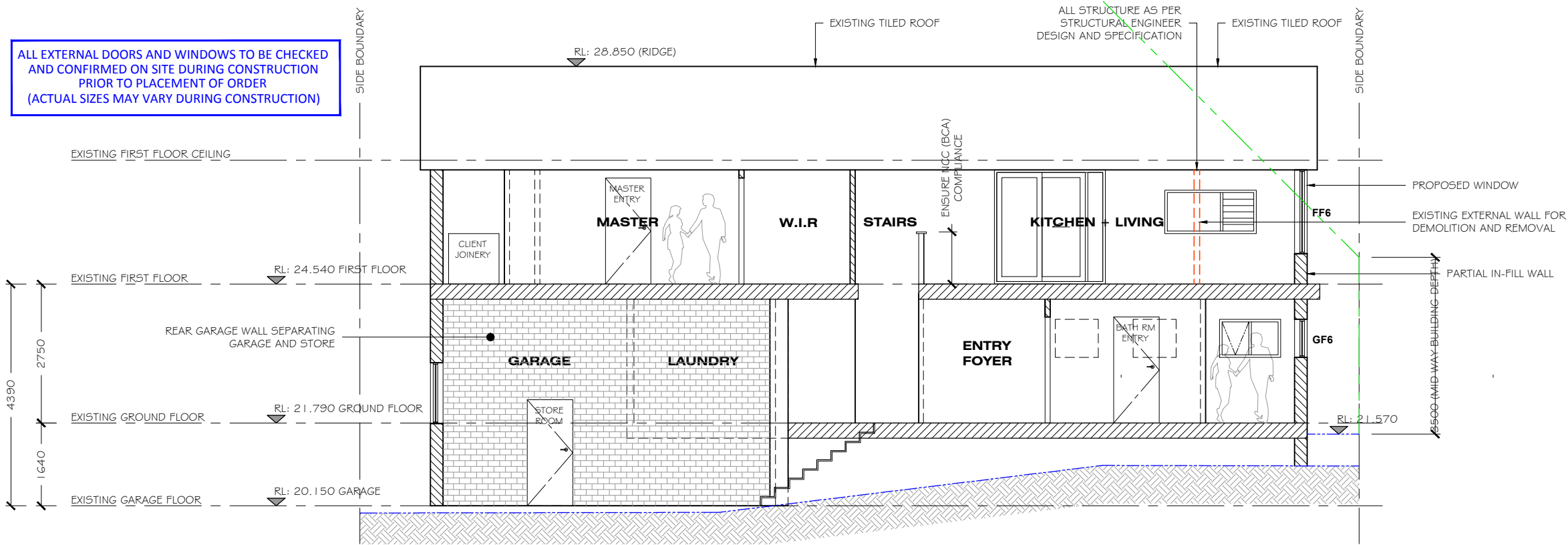
SCALE 1:100

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

(swatches shown indicative only)

(A)	ROOF FASCIA		BERRY GREY
(B)	EAVES		DULUX STRAP GREY
(C)	EXISTING BRICKS		APO GREY

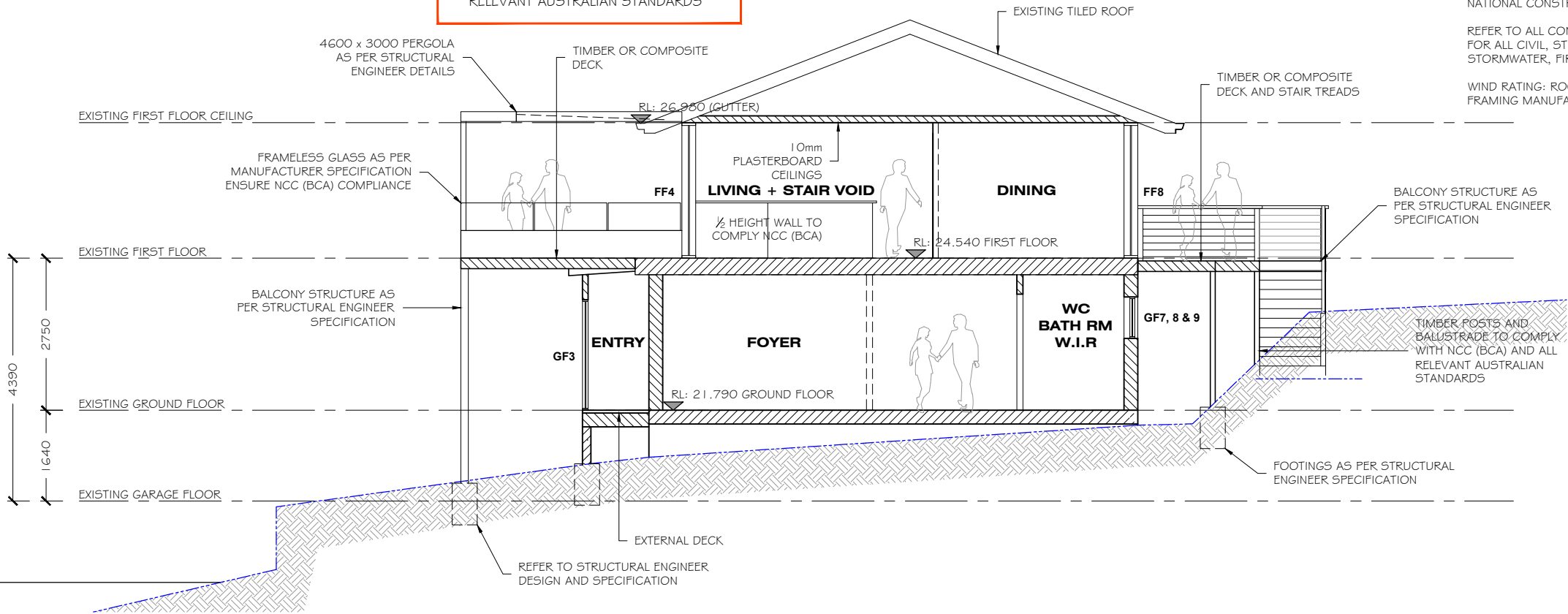
ALL EXTERNAL DOORS AND WINDOWS TO BE CHECKED AND CONFIRMED ON SITE DURING CONSTRUCTION PRIOR TO PLACEMENT OF ORDER (ACTUAL SIZES MAY VARY DURING CONSTRUCTION)



**SECTION 'A - A'**  
SCALE 1:100

- NOTES:**
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  - THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION (DA) SUBMISSION AND APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF SKETCHES AND BUDGET.
  - FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.
  - REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS AND FINISHES AND NCC (BCA) COMPLIANCE.
  - REFER TO STAMPED APPROVED DRAWINGS FOR COUNCIL DEVELOPMENT APPROVAL CONDITIONS.
  - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.
  - STAIR DESIGN AND MANUFACTURE TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.
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  - WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER, DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN APPROXIMATE (ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)
  - STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)
  - REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.
  - WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

REFER TO BUILDERS SPECIFICATION FOR ALL MATERIAL FINISHES INCLUDING COMPLIANCE WITH NCC (BCA) AND ALL RELEVANT AUSTRALIAN STANDARDS



**SECTION 'B - B'**  
SCALE 1:100

**northern beaches council**

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

**DA2021/0709**

**SECTION 'B - B'**  
SCALE 1:100

MEMBER OF:

**bdaa**

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE  
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION

DRAWING TITLE:

PROPOSED SECTIONS

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: 1:100

REVISIONS:

A. First issue, Town Planner for submission. 15.03.21

B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21). 26.03.21

C. Boundaries added to plans, site plan updates as per council request. 07.04.21

12.05.21

**STAGE: DEVELOPMENT APPLICATION (DA)**

NORTH:

REVISION:

**G**

DRAWING No:  
10/ 13

**DESIGN HOUSE**

+

drafting studio

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