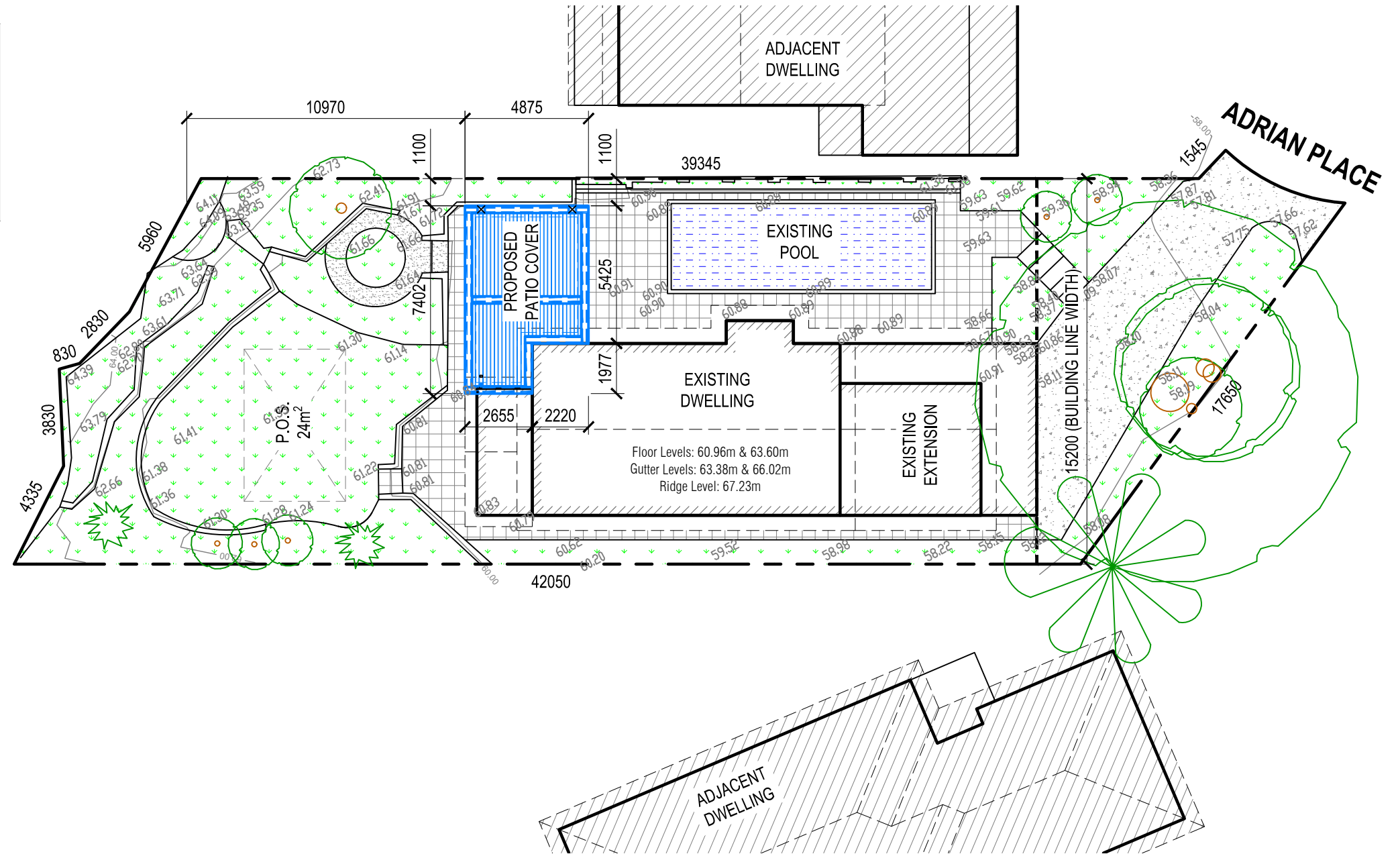


NOTES:

- 90mm DP 'SPREADER' ONTO EXISTING TILED ROOF LINE
- ALL NEW BUILDING WORK SHALL COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - BUILDING CODE OF AUSTRALIA (NCCS - BCA) 2022



SITE ANALYSIS

TOTAL SITE AREA	673 m ²
EXISTING DWELLING	177.2 m ²
OTHER AREAS	210.2 m ²
TOTAL EXISTING IMPERVIOUS AREA	387.4 m ²
PROPOSED PATIO COVER	31.7 m ²
TOTAL NEW IMPERVIOUS AREA	0 m ²
TOTAL PROPOSED IMPERVIOUS AREA (57.56%)	387.4 m ²
TOTAL PROPOSED LANDSCAPE AREA (42.44%)	285.6 m ²

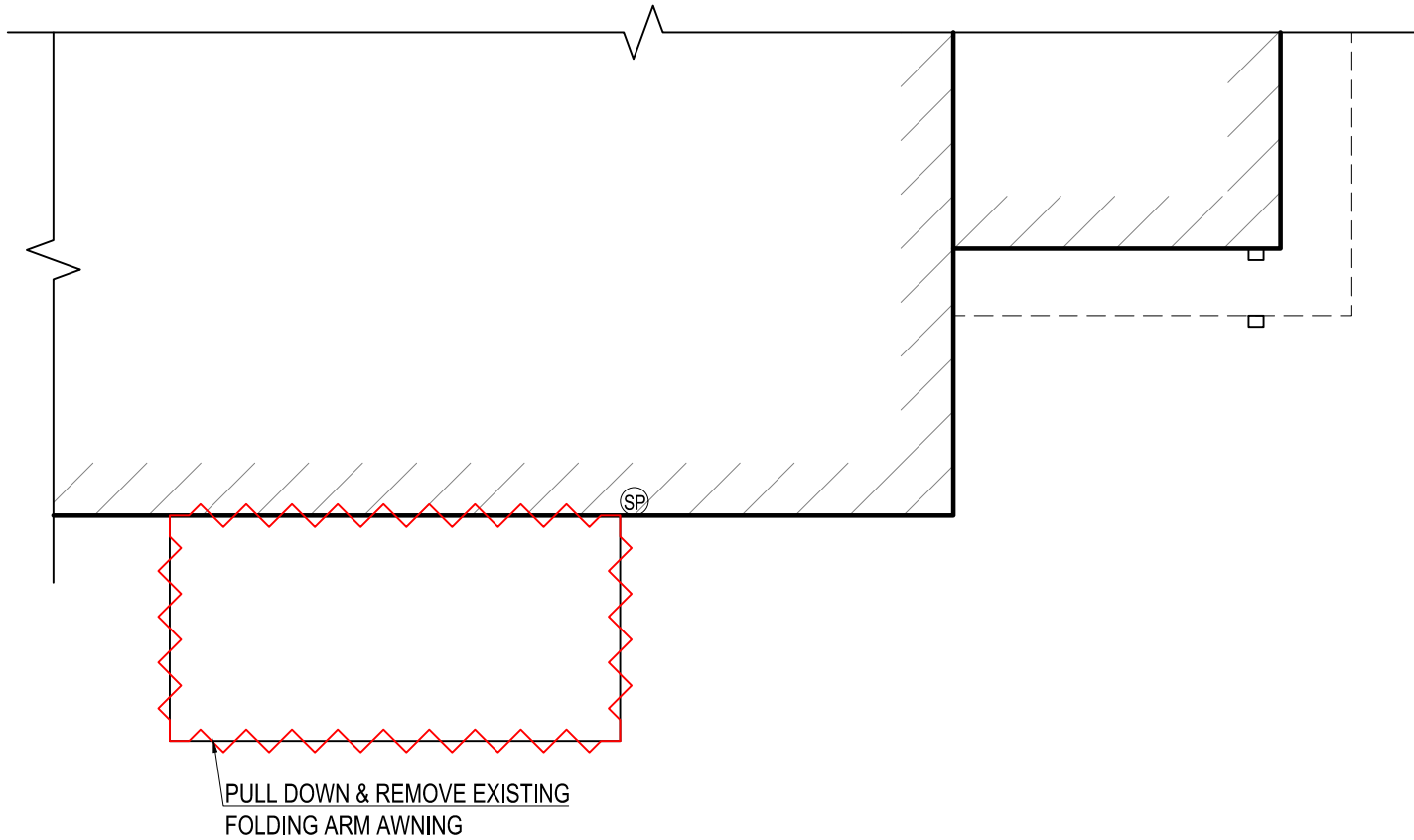


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0255

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS	11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093
06/03/25	REVISION 2	C	DRAWING	SITE PLAN/ SITE ANALYSIS
			DATE	SCALE
			06.03.2025	1:200
			PROJECT No.	PO5412
			LOT No.	2
			DP	867933
			DRAWING No.	PO5412-01
			SHEET No.	1 OF 6

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1 **DEMOLITION PLAN**
Scale 1:50

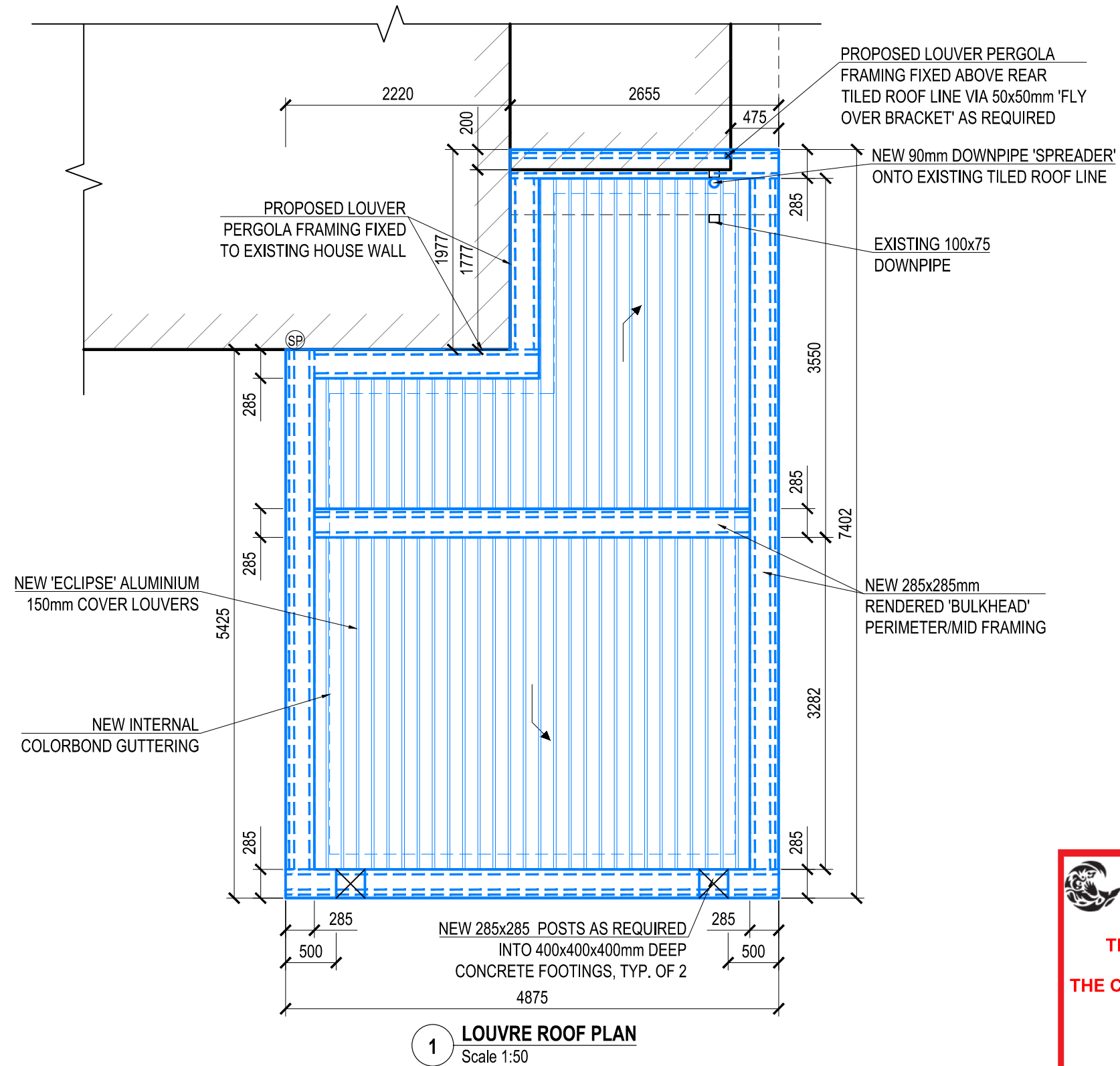
 northern
beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0255

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS 11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093	
06/03/25	REVISION 2	C	DRAWING	LOT No. 2 DP 867933
			DEMOLITION PLAN	
			DATE 06.03.2025	SCALE 1:50
			PROJECT No. PO5412	DRAWING No. PO5412-01
				SHEET No. 3 OF 6

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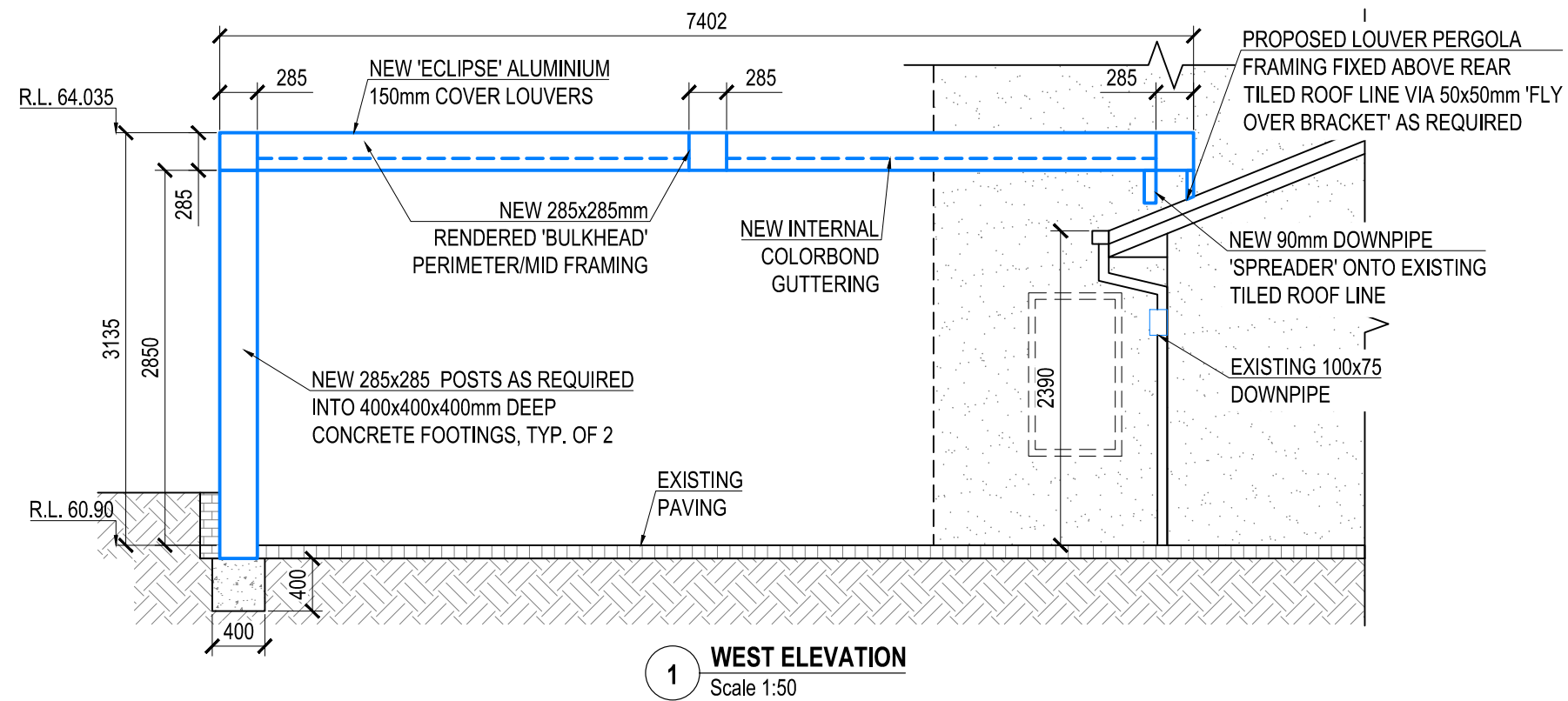
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DA2025/0255

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS	
06/03/25	REVISION 2	C	11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093	
			DRAWING	LOT No.
			LOUVRE ROOF PLAN	2
			DATE	DP
			06.03.2025	867933
			SCALE	
			1:50	
			PROJECT No.	
			PO5412	
			DRAWING No.	
			PO5412-01	
			SHEET No.	
			4 OF 6	

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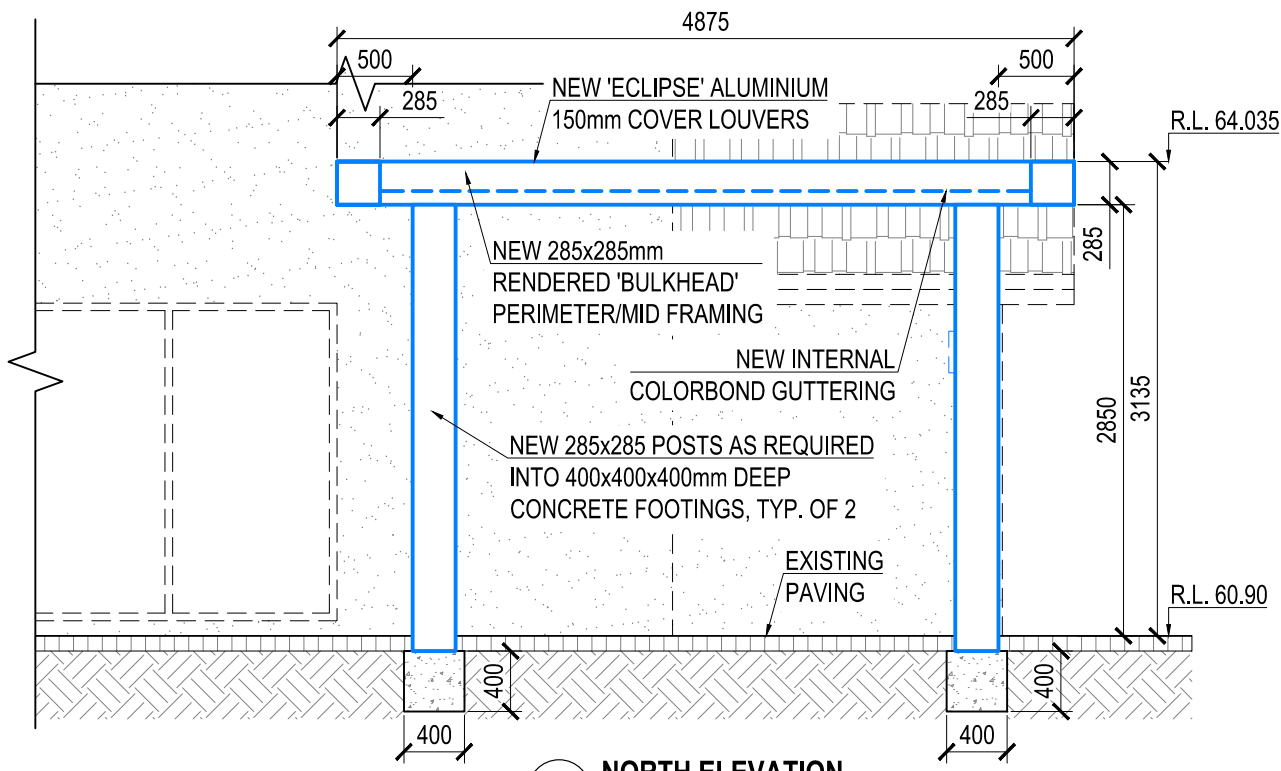
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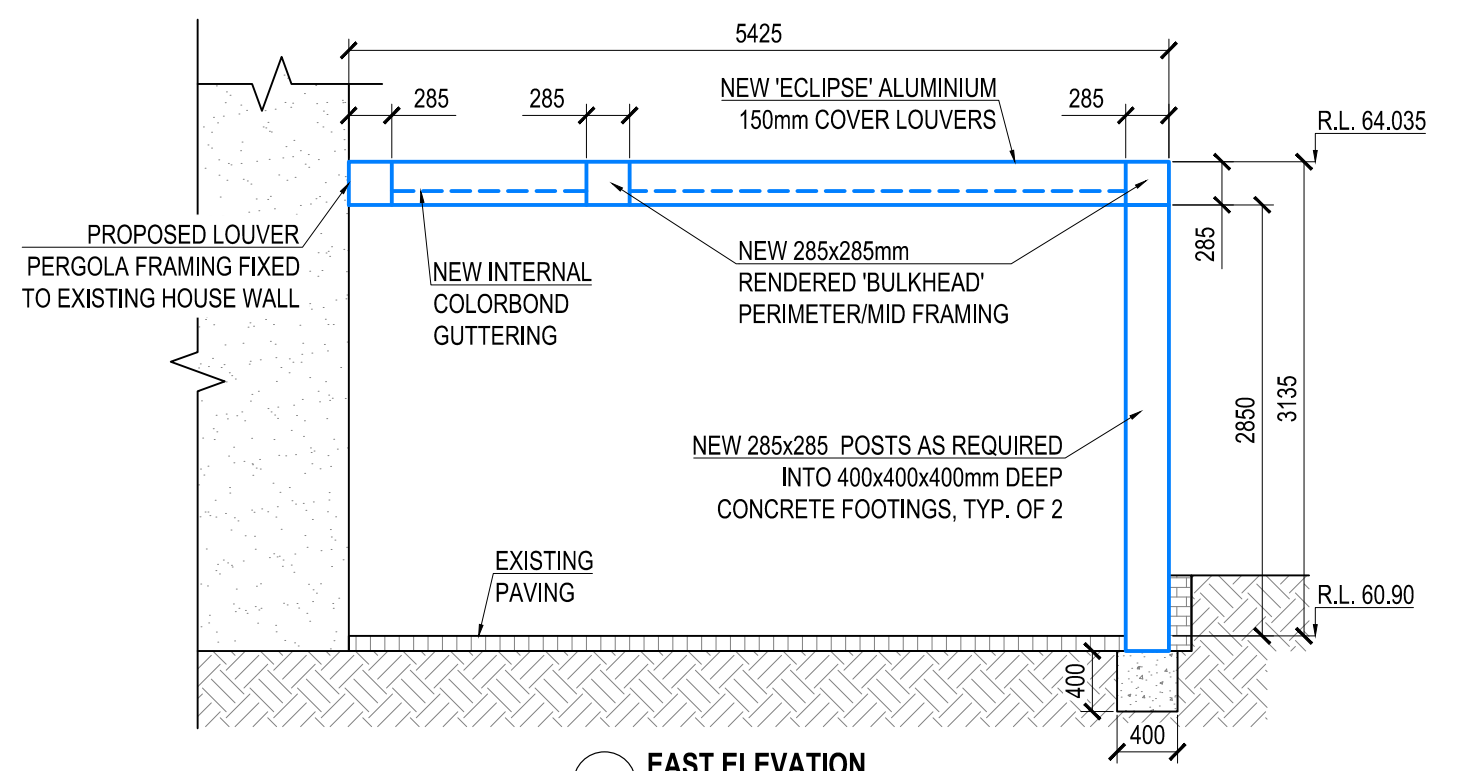
DA2025/0255

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS	
06/03/25	REVISION 2	C	11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093	
			DRAWING	LOT No.
			ELEVATIONS	2
			DATE	DP
			06.03.2025	867933
			SCALE	PROJECT No.
			1:50	P05412
			DRAWING No.	SHEET No.
			P05412-01	5 OF 6

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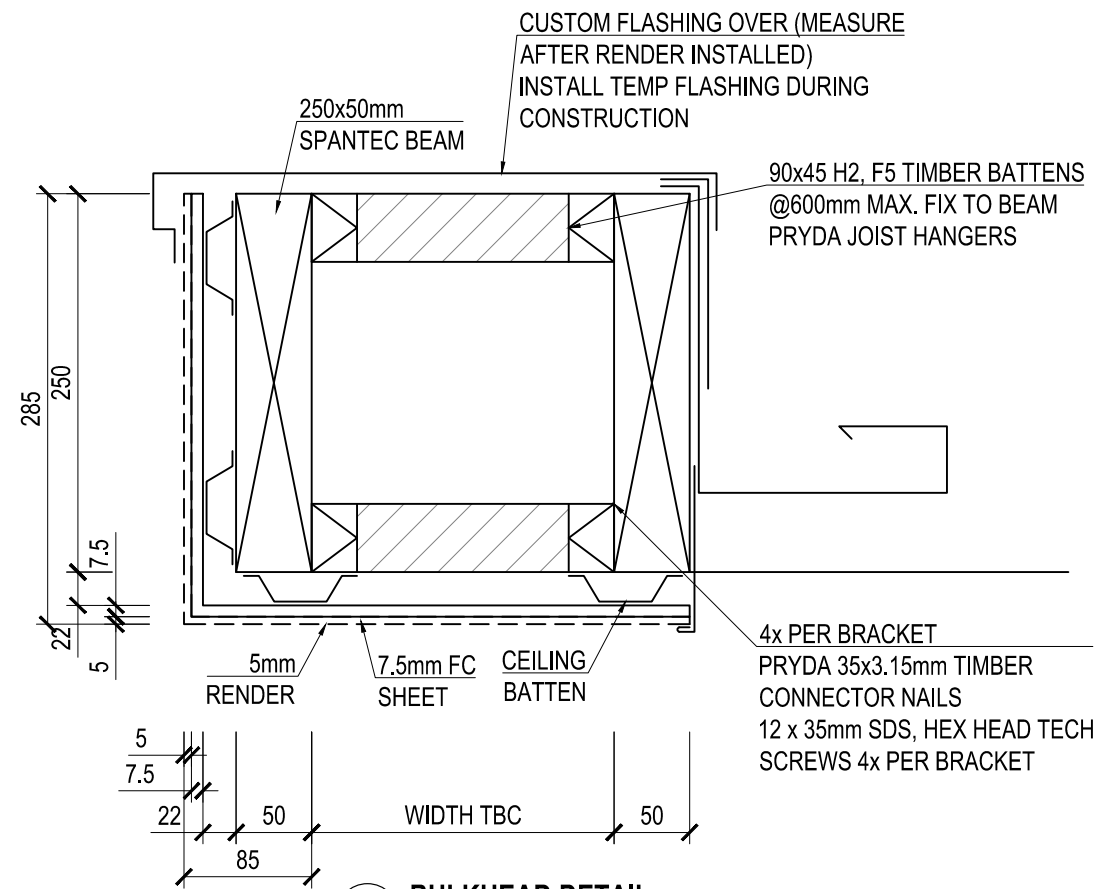
1 NORTH ELEVATION
Scale 1:50



2 EAST ELEVATION
Scale 1:50

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

DA2025/0255



3 BULKHEAD DETAIL
Scale 1:16

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS 11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093	
06/03/25	REVISION 2	C	DRAWING ELEVATIONS / DETAILS	
			DATE 06.03.2025	SCALE 1:50/1:5
			PROJECT No. PO5412	DRAWING No. PO5412-01
			LOT No. 2	DP 867933
				SHEET No. 6 OF 6

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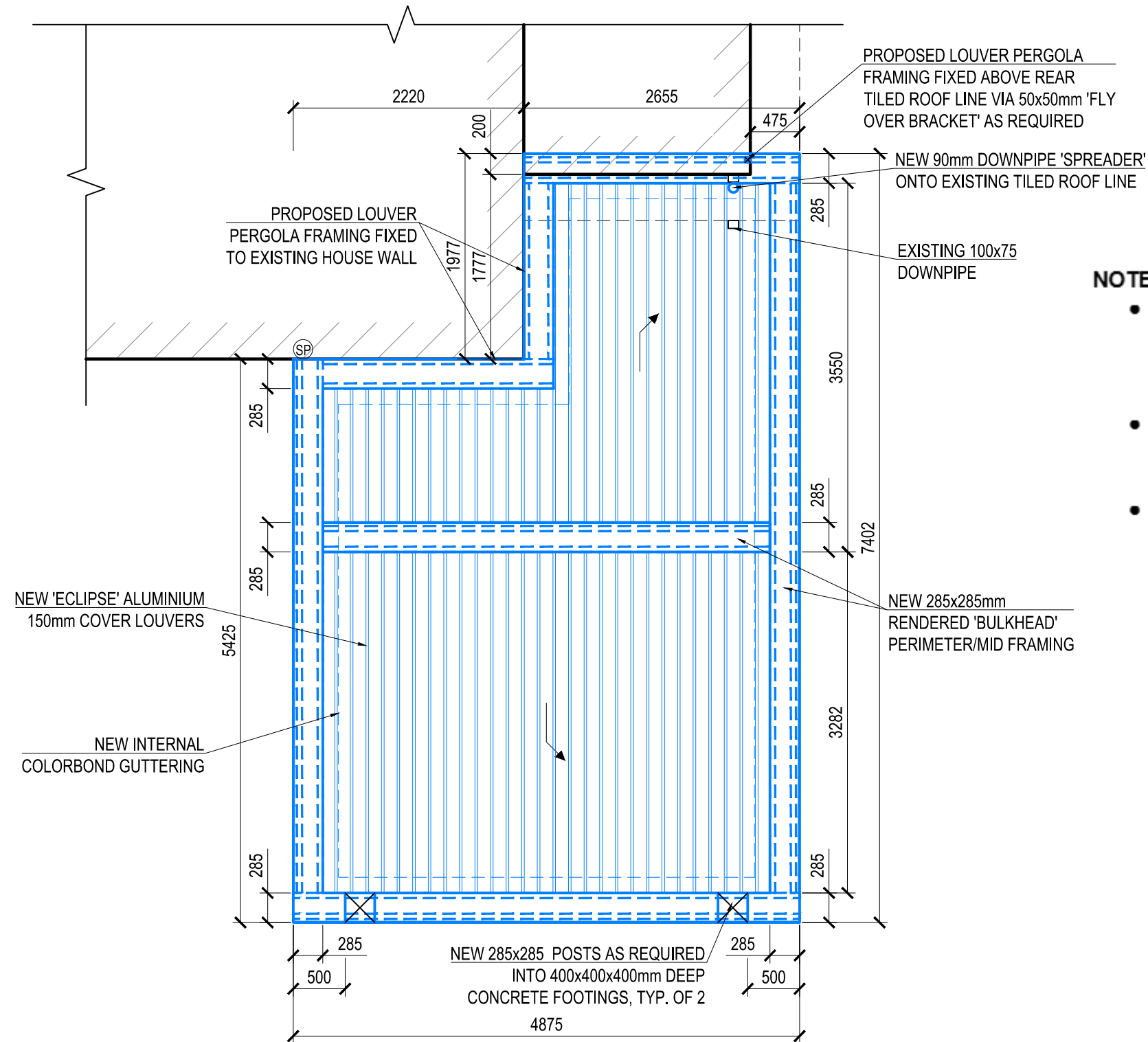




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DA2025/0255



- NOTES:**
- Existing 100 x 75mm downpipe at rear of residential property, which is connected into the stormwater system currently servicing the property
 - Stormwater from the residential property connected into 450mm Stormwater Conduit located within Adrian Place
 - Patio cover stormwater captured via internal Colorbond box guttering which is then directed to a single 90mm PVC circular 'spreader' above exist. 100 x 75mm downpipe.

DATE	AMENDMENT	ISSUE	PROPOSED	FOR
6/3/25	IMMEDIATE DESIGN	A	PROPOSED PATIO COVER	ROBERTSON
04/03/25	REVISION 1	B	AT SITE ADDRESS 11 ADRIAN PLACE, BALGOWLAH HEIGHTS, NSW 2093	
06/03/25	REVISION 2	C	DRAWING	LOT No. 2 DP 867933
			STORMWATER DRAINAGE PLAN	
			DATE 06.03.2025	SCALE 1:50
			PROJECT No. PO5412	DRAWING No. PO5412-01
				SHEET No. 1 OF 1

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