

1

SITE ANALYSIS

1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



ACTION PLANS

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LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

EX. DP. EXISTING DOWNPIPE

PROP. DP. PROPOSED DOWNPIPE

CLIENT

Duncan Wallace & Darlene De Lima Costa

PROJECT ADDRESS

128A Elanora Road,
Elanora Heights, NSW 2101

DRAWING NO.

DA01

DATE

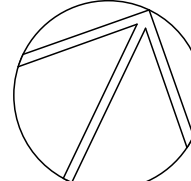
Thursday, February 4, 2021

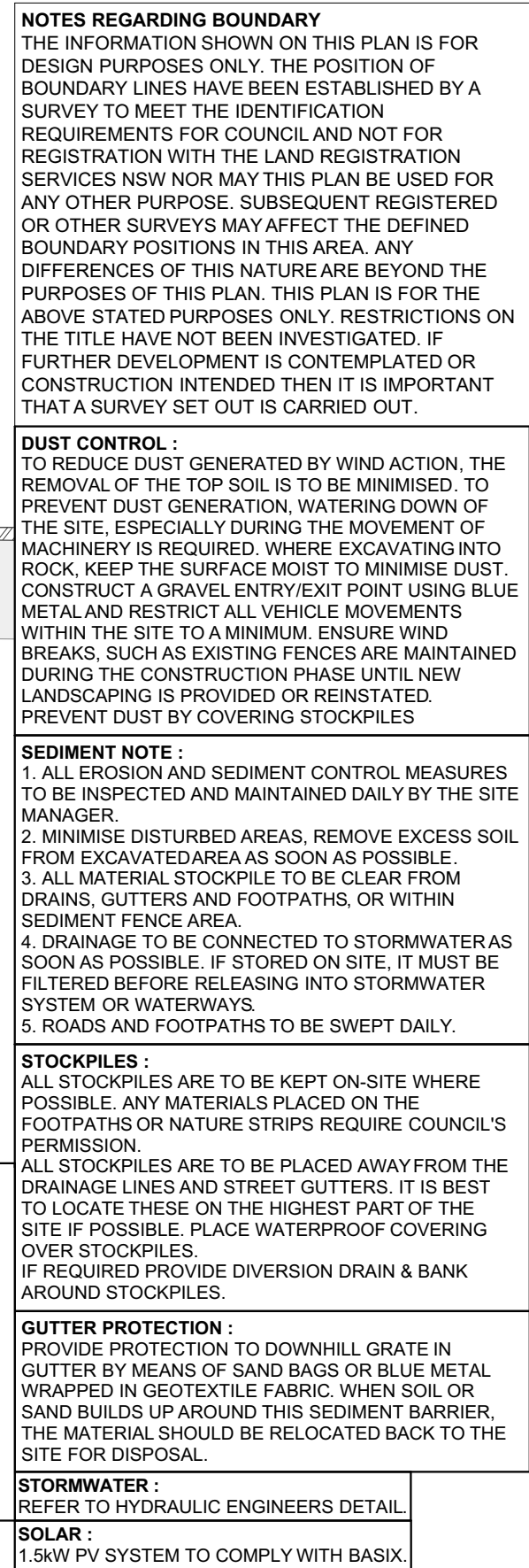
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3










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 HARD LANDSCAPE
 PROPOSED
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 DEMOLISHED

EX.	EXISTING
DP.	DOWNPIPE
PROP.	PROPOSED
DP.	DOWNPIPE

CLIENT

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DA02

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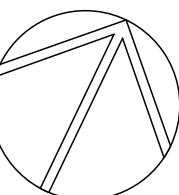
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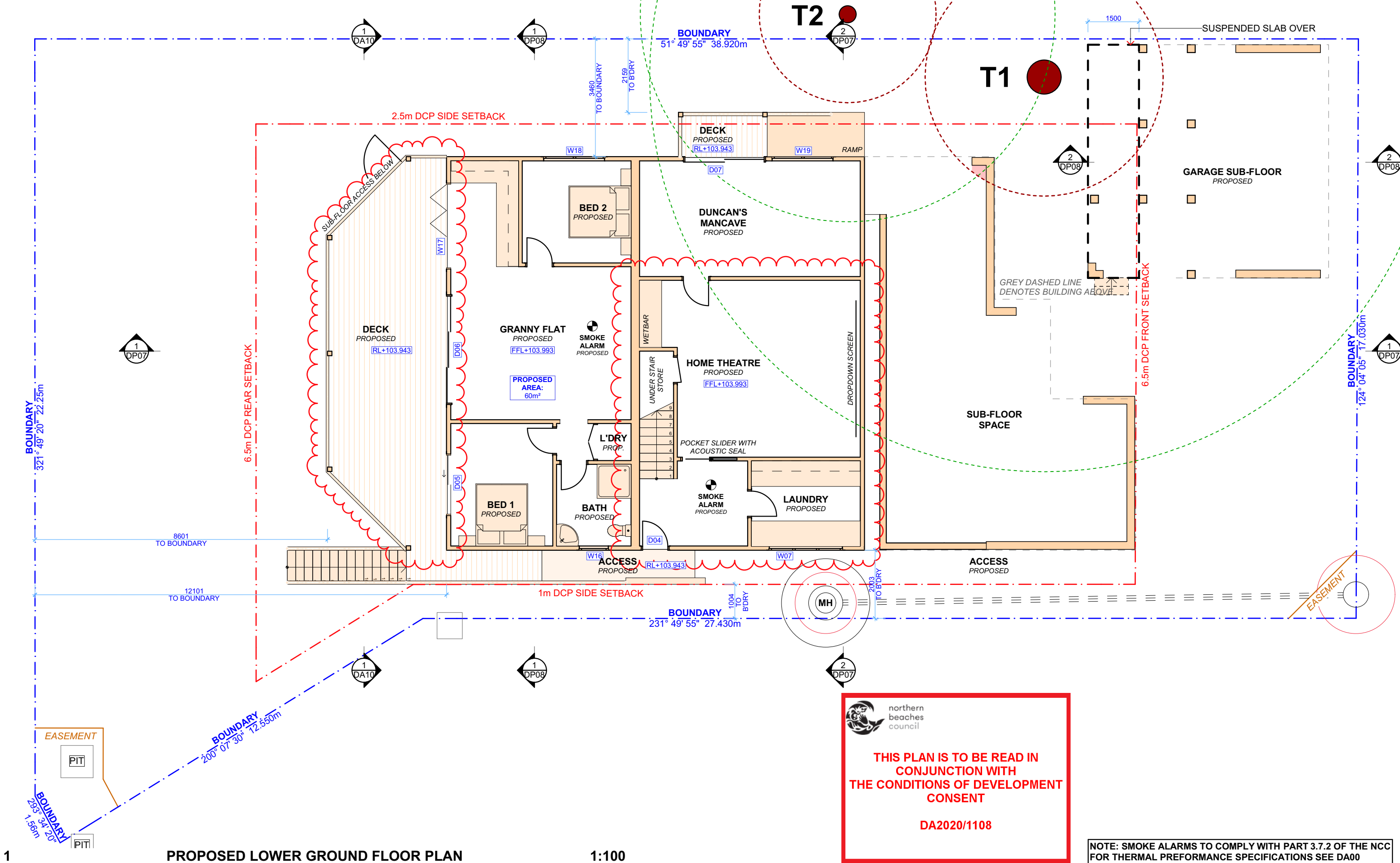
DRAWING NAME

SITE / ROOF / SEDIMENT
EROSION / WASTE
MANAGEMENT / STORMWATER
CONCEPT PLAN

SCALE

1:200 @A3





1

PROPOSED LOWER GROUND FLOOR PLAN

1:100



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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DA03

DATE

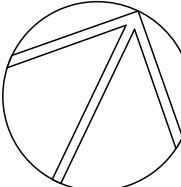
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2021

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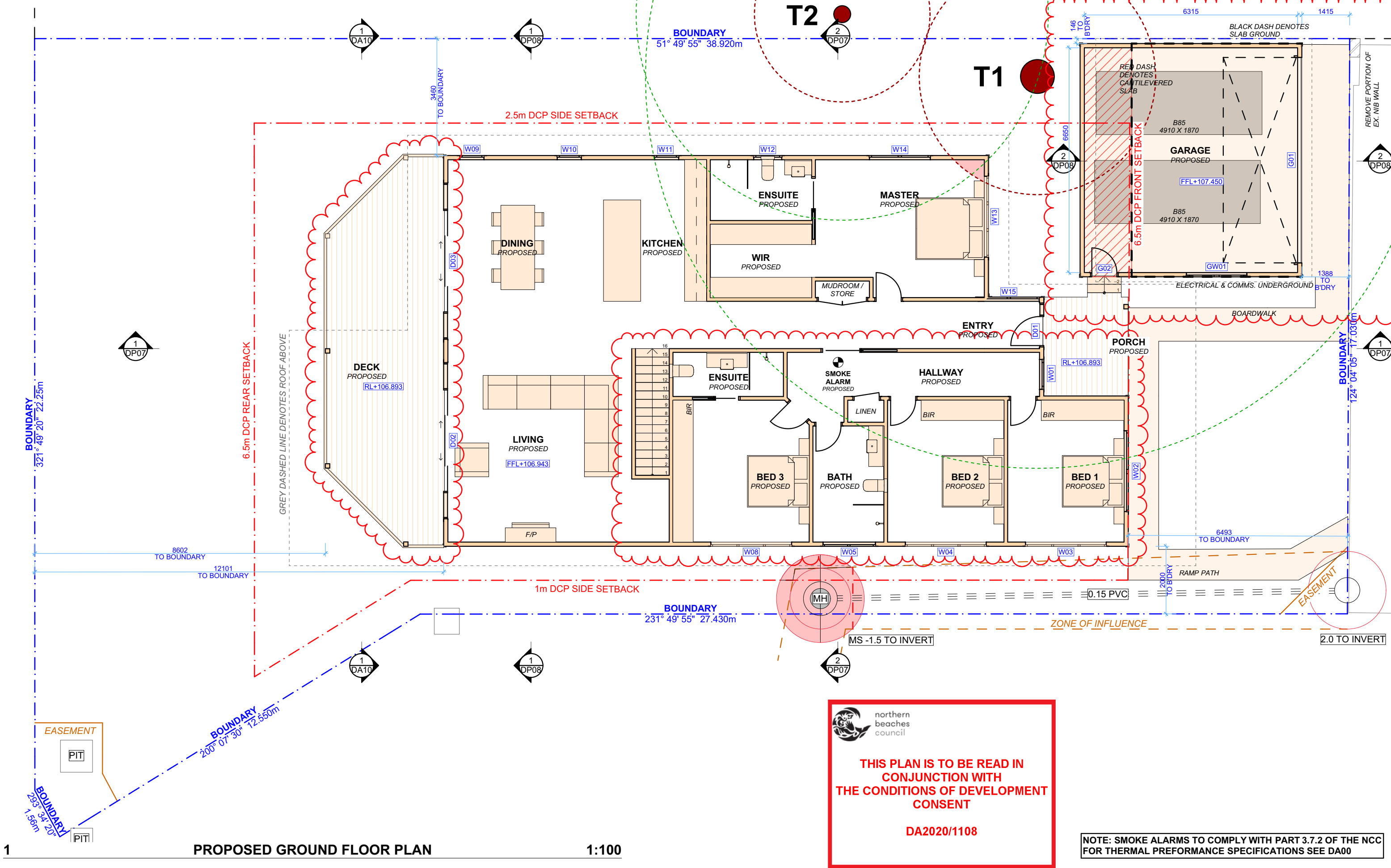
PROPOSED LOWER GROUND FLOOR PLAN

SCALE

1:100 @A3




NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE NCC FOR THERMAL PERFORMACE SPECIFICATIONS SEE DA00



1

PROPOSED GROUND FLOOR PLAN

1:100



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- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

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DRAWING NO.

DA04

DATE

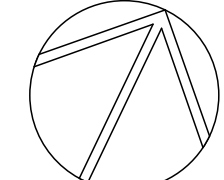
Thursday, February 4, 2021

DRAWING NAME

PROPOSED GROUND FLOOR PLAN

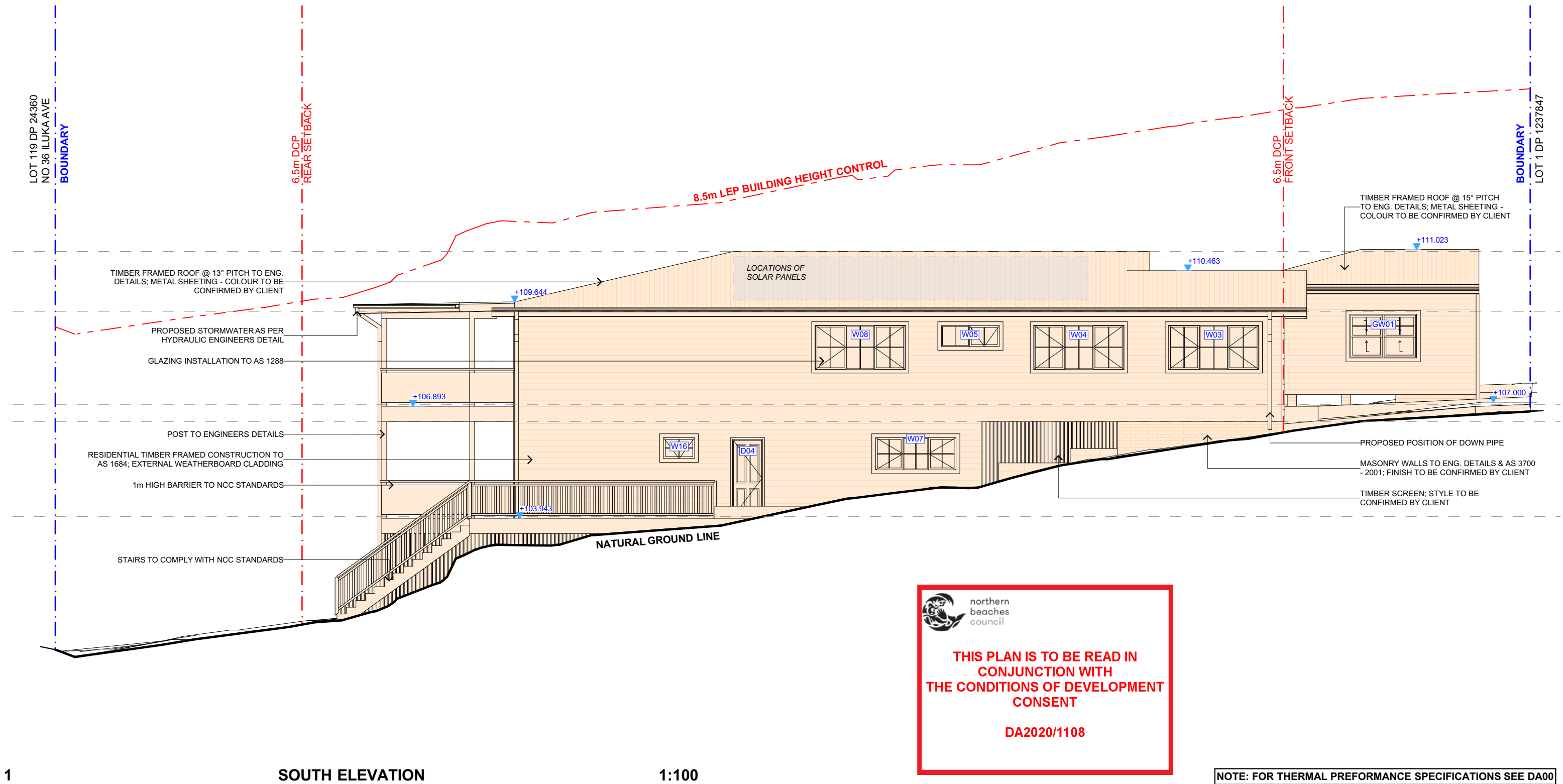
SCALE

1:100 @A3

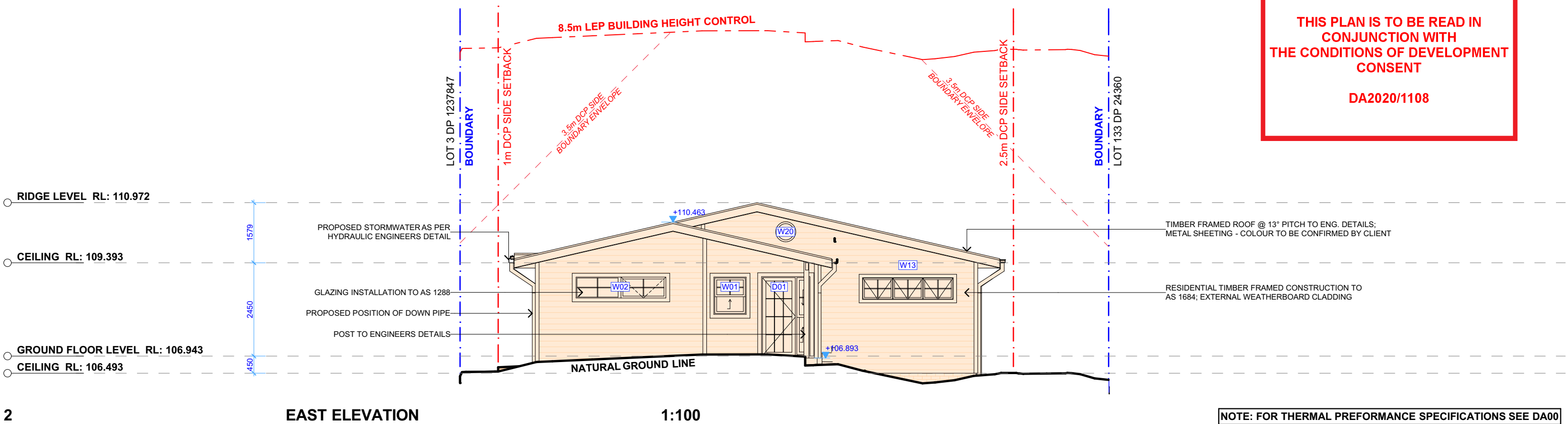
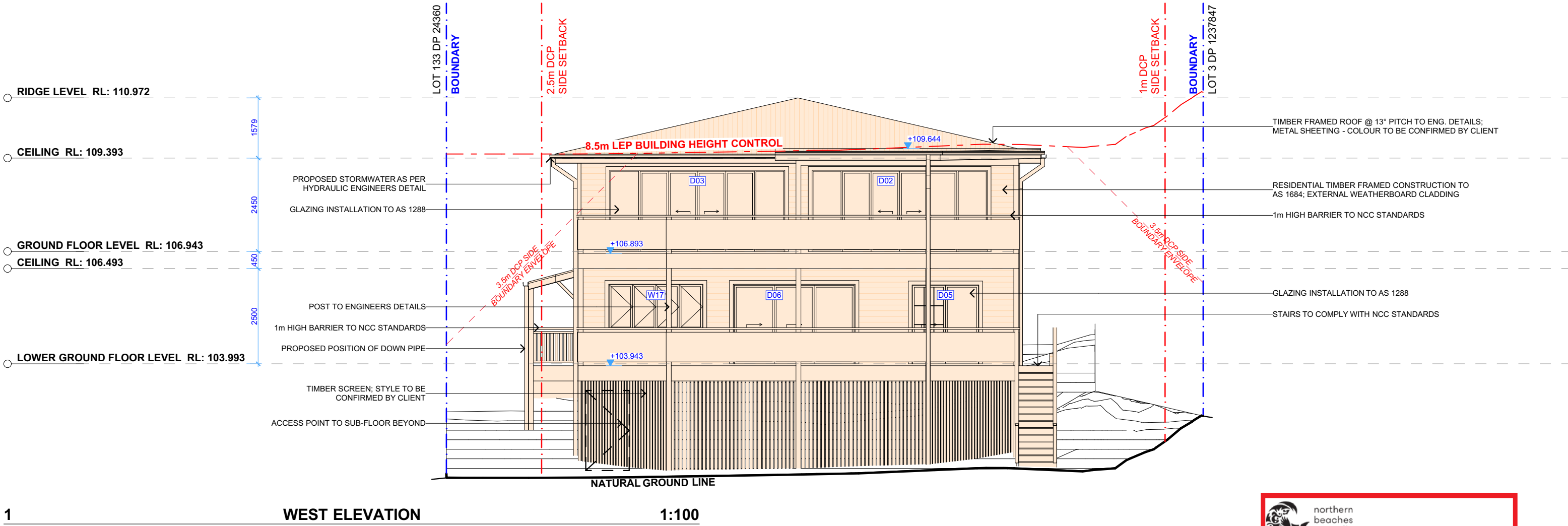




1 NORTH ELEVATION 1:100 NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00



1 SOUTH ELEVATION 1:100




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council

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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/1108

NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00



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LEGEND

EXISTING

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Duncan Wallace & Darlene De Lima Costa

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DRAWING NO.

DA07

DATE

Thursday, February 4,
2021

DRAWING NAME

EAST / WEST ELEVATION

SCALE

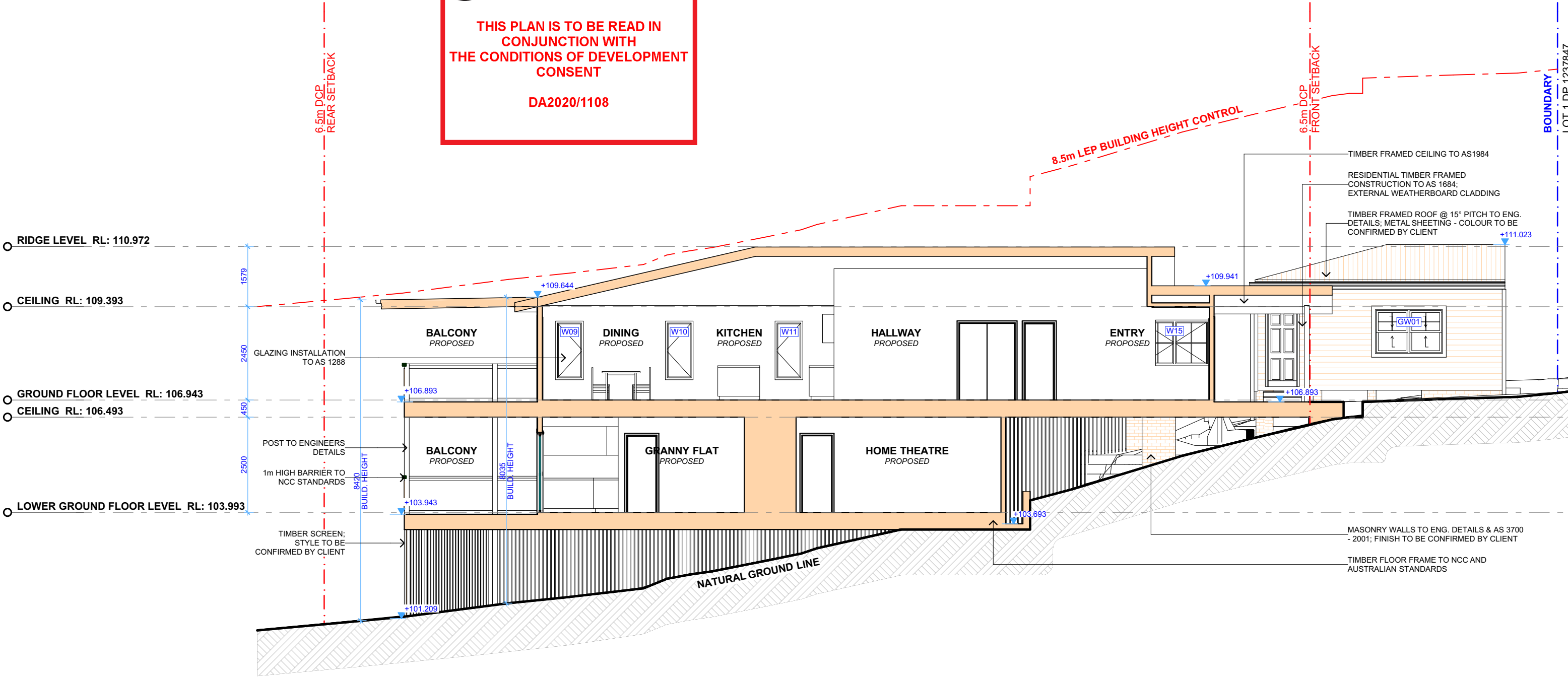
1:100 @A3




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LEGEND

EXISTING

PROPOSED

CLIENT

Duncan Wallace & Darlene De Lima Costa

PROJECT ADDRESS

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DRAWING NO.

DA08

DATE

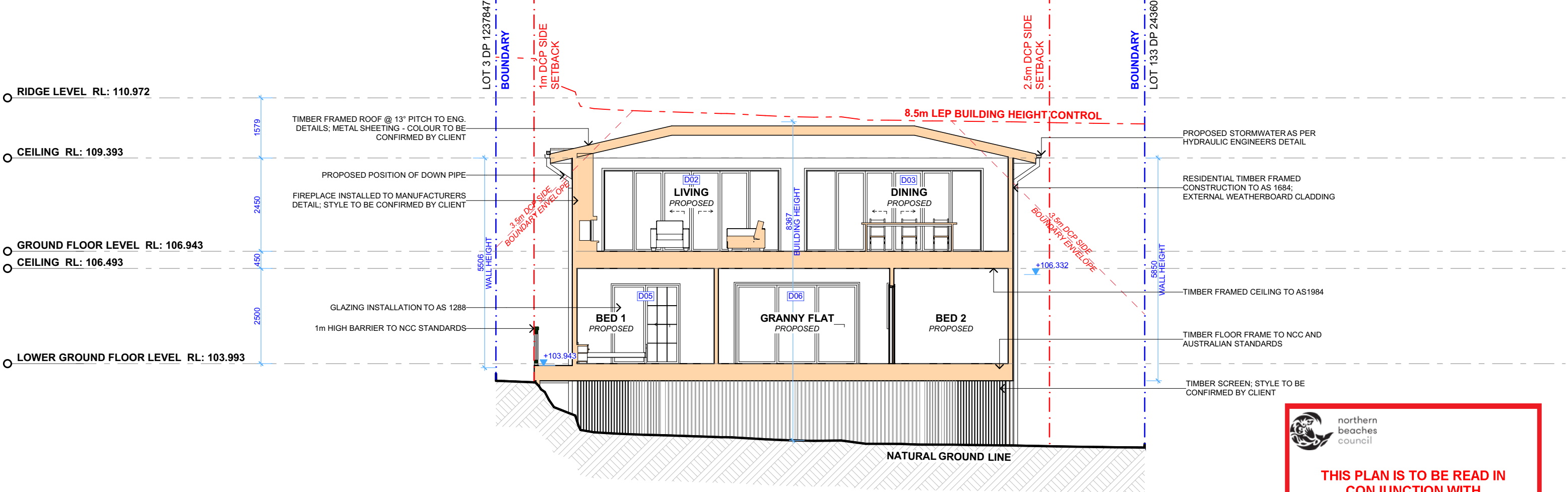
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2021

DRAWING NAME

LONG SECTION

SCALE

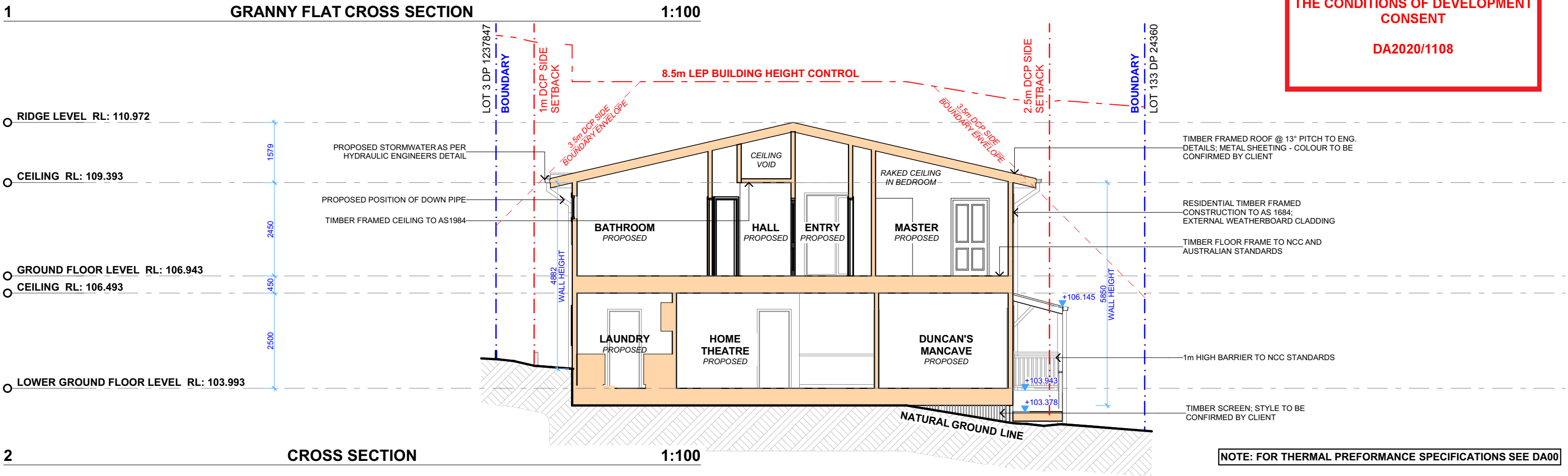
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 **northern beaches council**

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LOT 133 DP 24360
BOUNDARY

2.5m DCP SIDE SETBACK

8.5m LEP BUILDING HEIGHT CONTROL

BALCONY PROPOSED

BALCONY PROPOSED

3.5m DCP SIDE BOUNDARY ENVELOPE

1m DCP SIDE SETBACK
BOUNDARY
LOT 3 DP 1237847

RIDGE LEVEL RL: 110.972

CEILING RL: 109.393
GLAZING INSTALLATION TO AS 1288

GROUND FLOOR LEVEL RL: 106.943
CEILING RL: 106.493

POST TO ENGINEERS DETAILS

1m HIGH BARRIER TO NCC STANDARDS

LOWER GROUND FLOOR LEVEL RL: 103.993

TIMBER SCREEN; STYLE TO BE CONFIRMED BY CLIENT

NATURAL GROUND LINE

1

CROSS SECTION

1:100

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CLIENT
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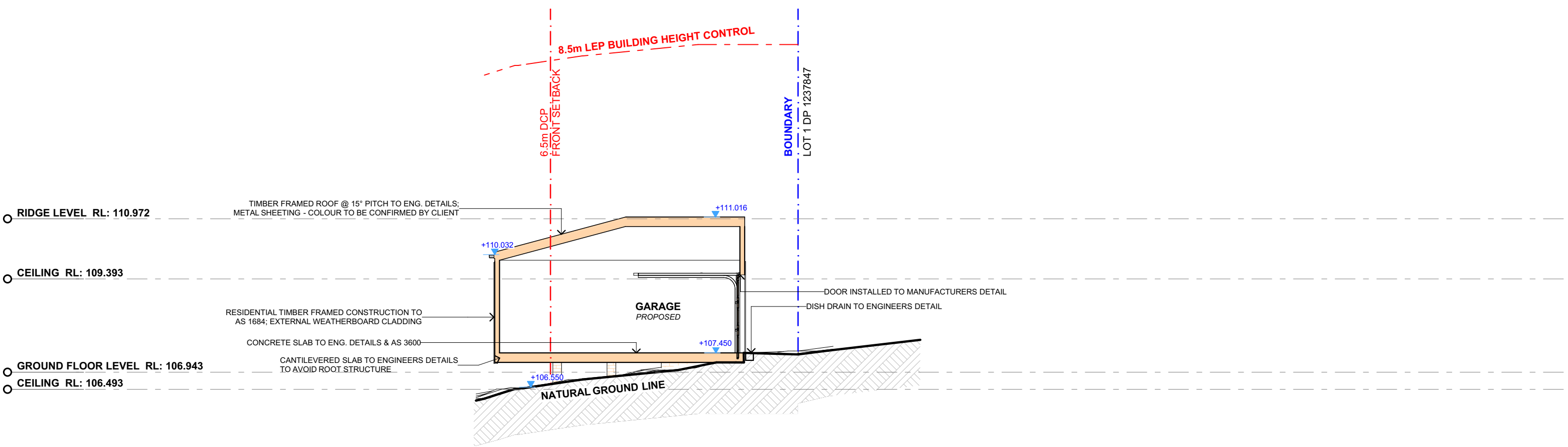
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DRAWING NO.
DA10

DATE
Thursday, February 4,
2021

DRAWING NAME
CROSS SECTIONS

SCALE
1:100 @A3

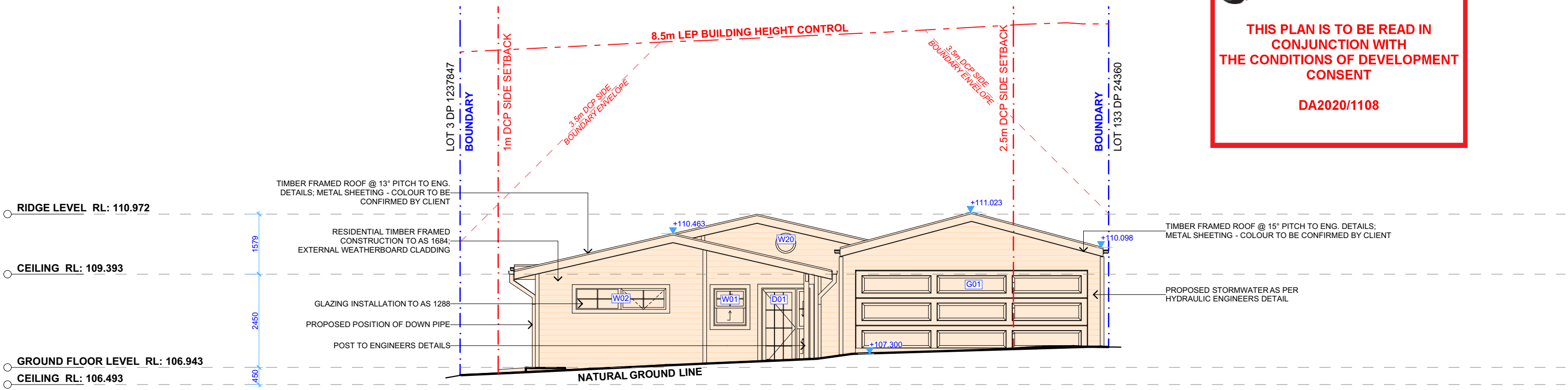


1 GARAGE SECTION 1:100

 northern beaches council

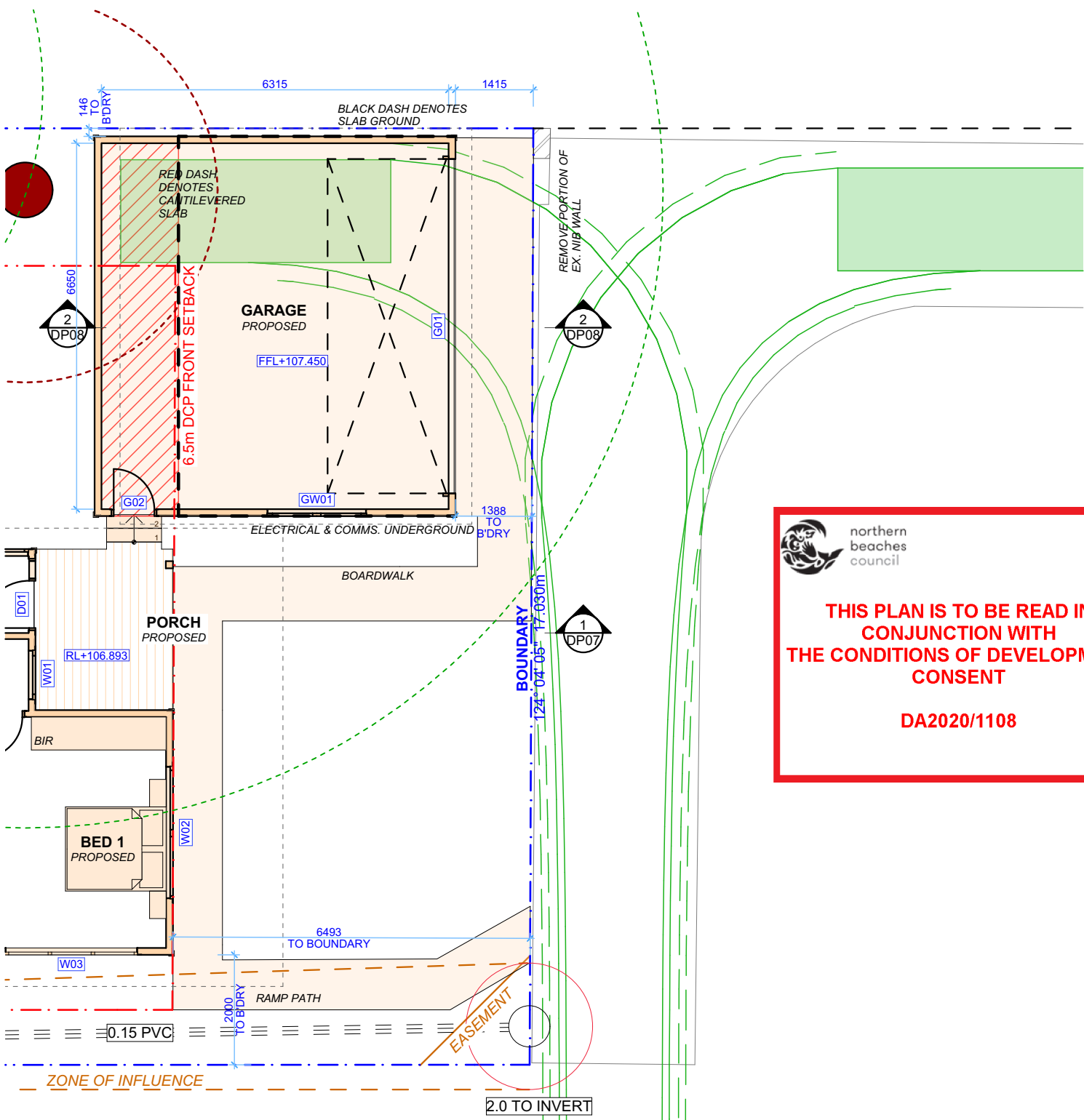
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2 FRONT BOUNDARY ELEVATION 1:100

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