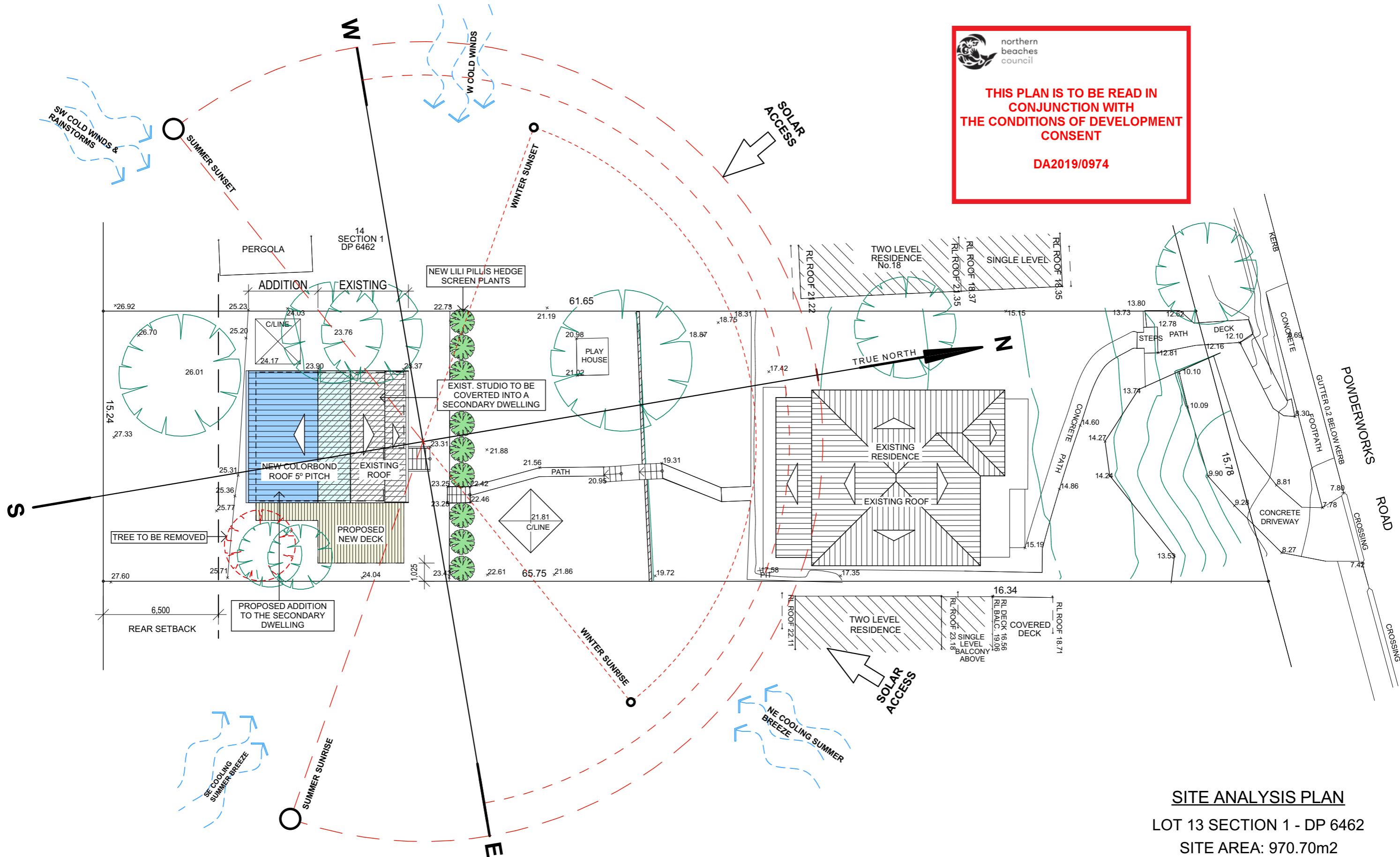




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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

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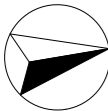


SITE ANALYSIS PLAN

LOT 13 SECTION 1 - DP 6462

SITE AREA: 970.70m2

TRUE NORTH:



NOTES:

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- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

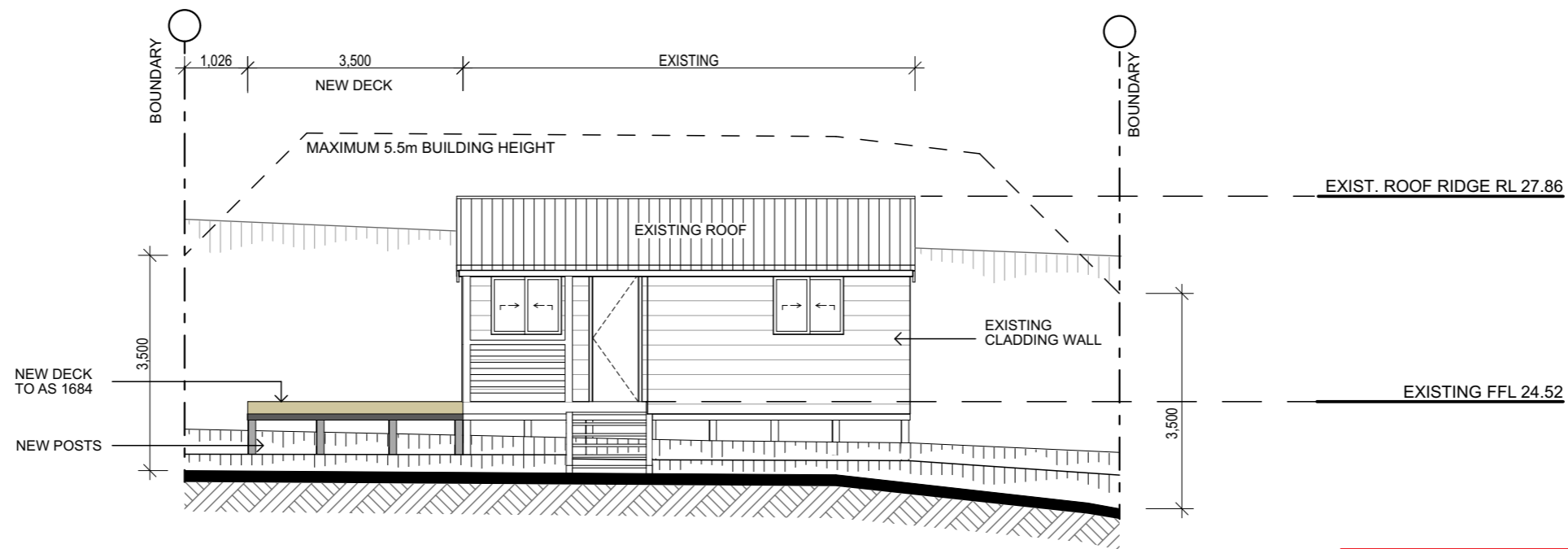
JJ Drafting

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

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:	PROPOSED ALTERATIONS AND ADDITIONS TO A NEW SECONDARY DWELLING CONVERSION 16 Powderworks road - North Narrabeen
DRAWING TITLE:	SITE ANALYSIS PLAN

DATE:	AUGUST/2019	DRAWN BY:	LB	SCALE:	1:200 @ A3
JOB No:	727/19	CHECKED BY:	JJ	DRAWING No:	DA.01

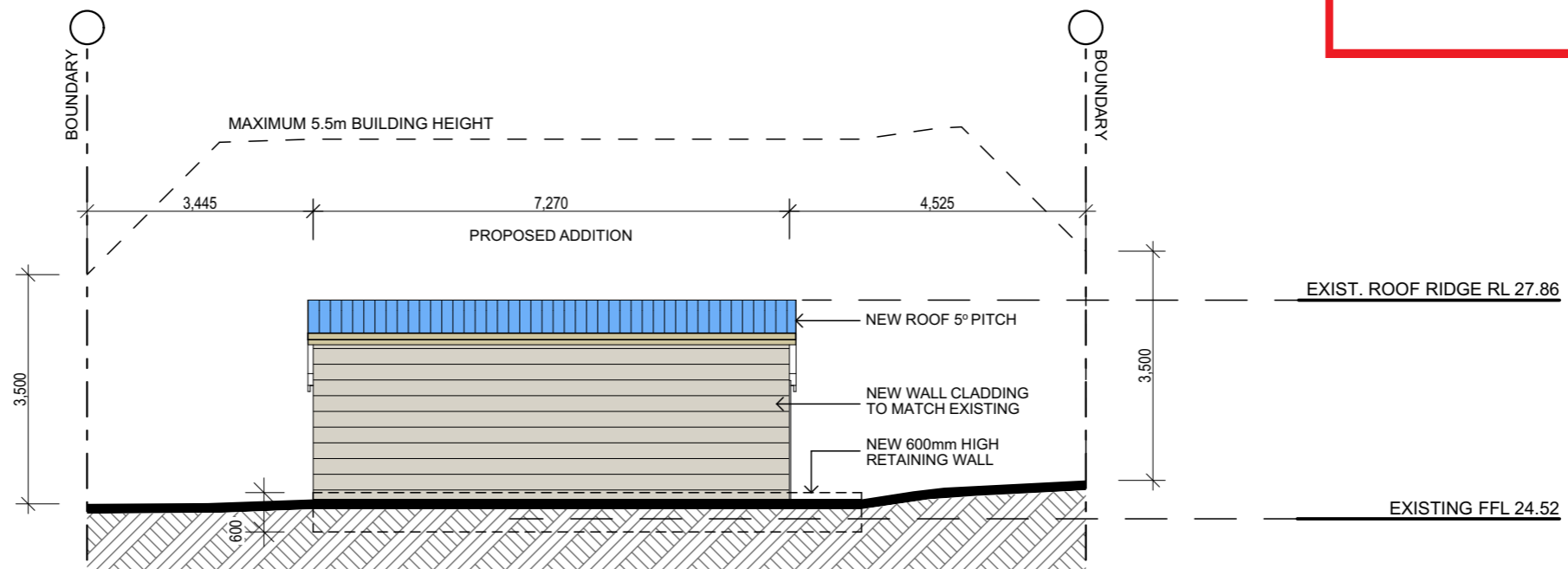


NORTH ELEVATION

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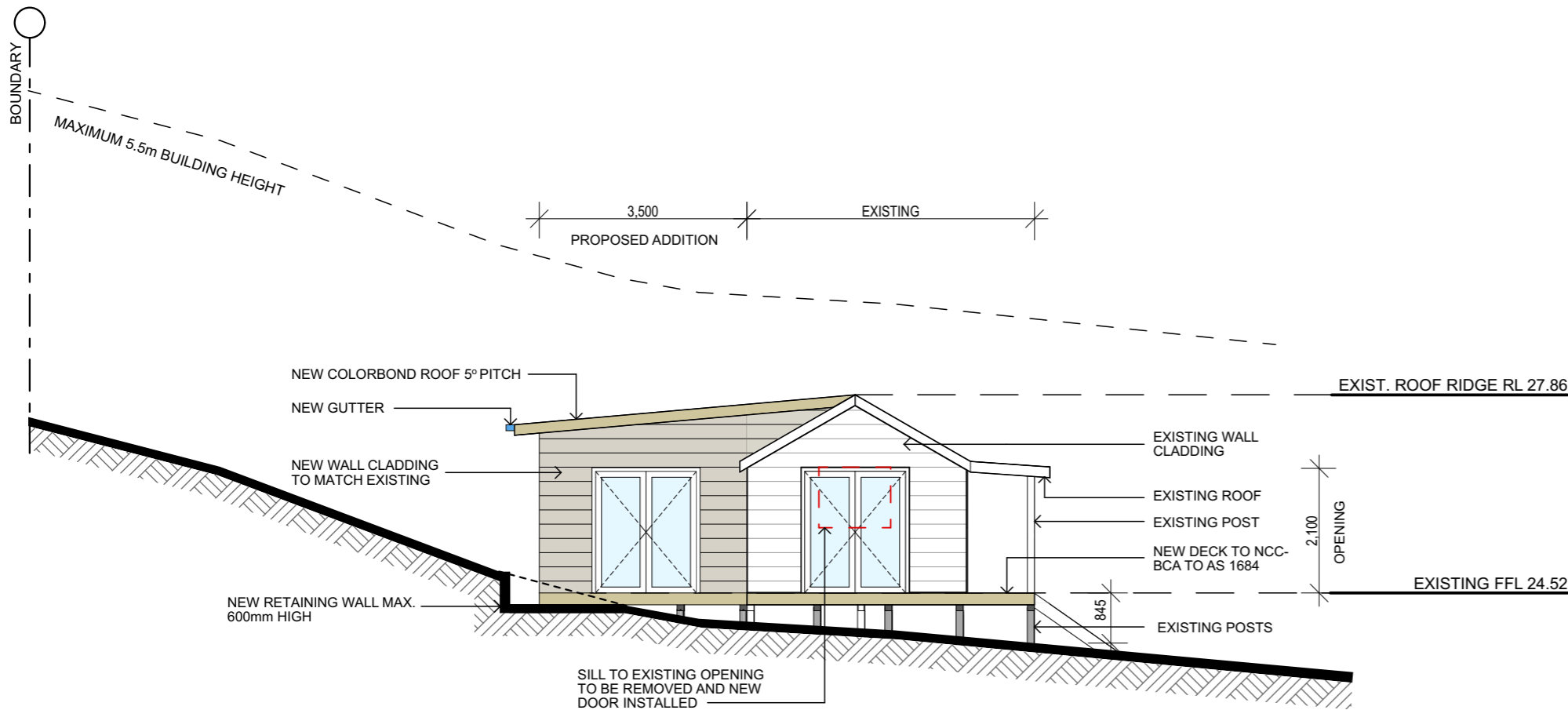
**THIS PLAN IS TO BE READ IN
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SOUTH ELEVATION

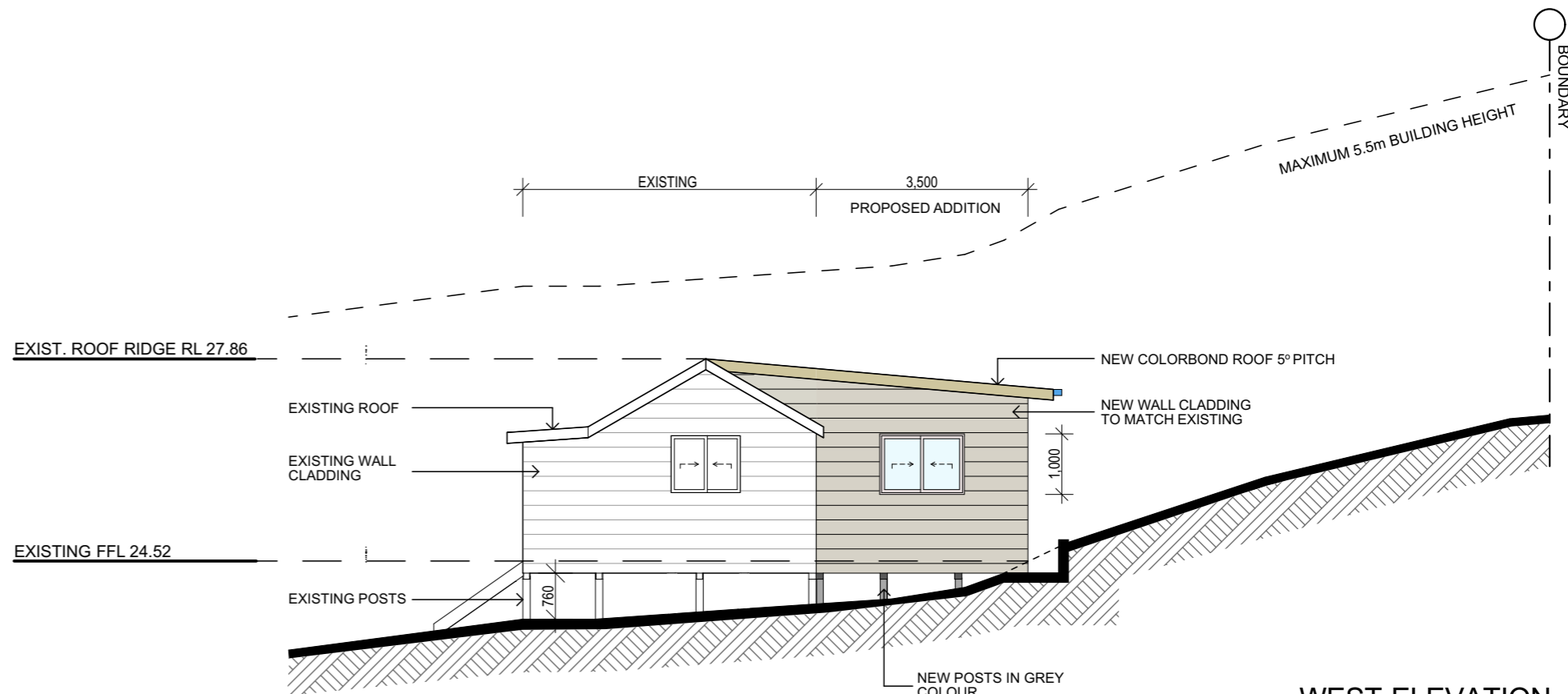
TRUE NORTH:	<div>NOTES:</div> <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications. <div>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.</div> <ul style="list-style-type: none">• 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>	REV:	DATE:	DESCRIPTION:	<div>PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS TO A NEW SECONDARY DWELLING CONVERSION</div> <div>16 Powderworks road - North Narrabeen</div>	DATE:	DRAWN BY:	SCALE:
							AUGUST/2019	LB	1:100 @ A3
			DRAWING TITLE:	NORTH & SOUTH ELEVATION		JOB No:	CHECKED BY:	DRAWING No:	
					727/19	JJ	DA.04		



EAST ELEVATION

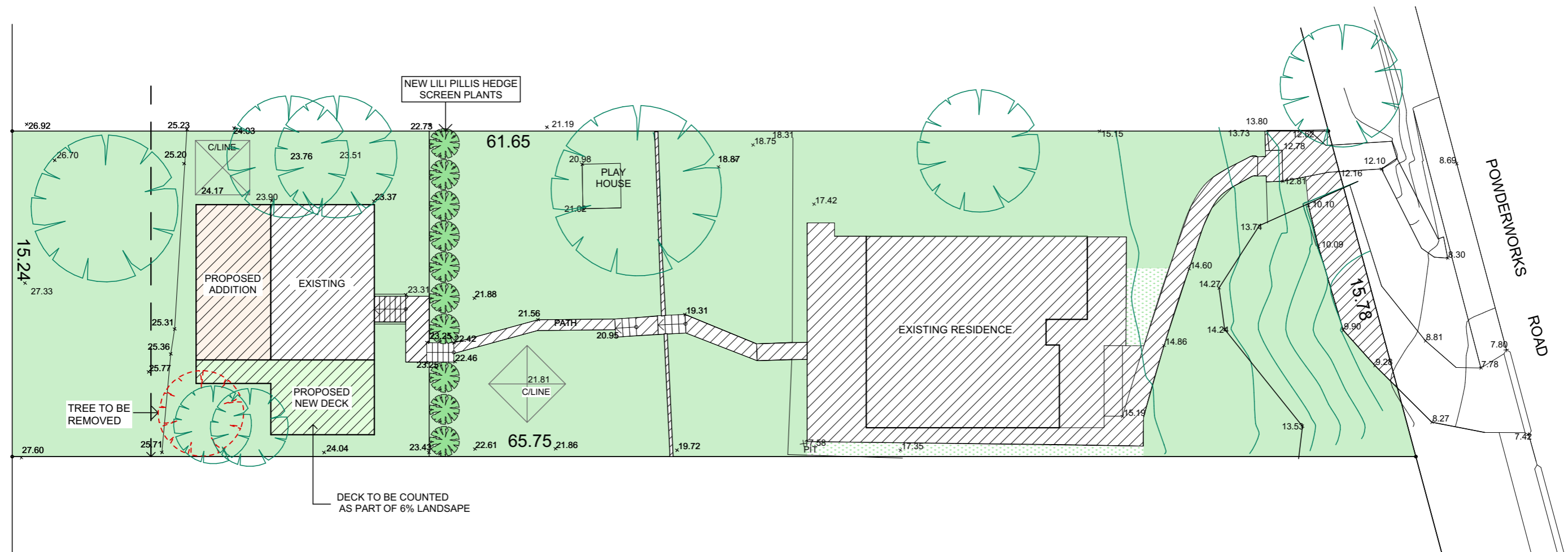
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0974



WEST ELEVATION

TRUE NORTH:	<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>	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS TO A NEW SECONDARY DWELLING CONVERSION 16 Powderworks road - North Narrabeen	DATE:	DRAWN BY:	SCALE:
							AUGUST/2019	LB	1:100 @ A3
			DRAWING TITLE:		EAST & WEST ELEVATION	JOB No:	CHECKED BY:	DRAWING No:	
						727/19	JJ	DA.05	





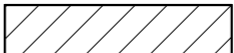

LANDSCAPE CONCEPT PLAN

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beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT**

DA2019/0974

CALCULATIONS

SITE AREA			970.7 m ²
LANDSCAPE CONTROL		MIN. 60%	582.4 m ²
EXISTING LANDSCAPE AREA		74 %	720.0 m ²
TOTAL NEW LANDSCAPE AREA (INCLUDES 6% OF SITE AREA TO OUTDOOR RECREATIONAL USE)		71.5 %	694.5 m ²
LANDSCAPE AREA - NOT COUNTED		-----	-----
EXISTING HARD SURFACE AREA			236.5 m ²
NEW HARD SURFACE AREA			25.45 m ²
HARD SURFACE TO REMAIN			261.95 m ²

TRUE NORTH:



NOTES:

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS TO A
NEW SECONDARY DWELLING CONVERSION
16 Powderworks road - North Narrabeen

DRAWING TITLE:
LANDSCAPE OPEN SPACE CALCULATION PLAN

DATE:
AUGUST/2019

JOB No:
727/19

DRAWN BY:
LB

CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.07