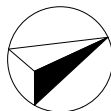


SITE ANALYSIS PLAN

LOT	43
DP	13325
SITE AREA = 838.30 m ²	
AREA CALCULATIONS	
APPROX. EXISTING GROSS FLOOR AREA	147.54m ²
PROPOSED NEW GROSS FLOOR AREA	145.25m ²
TOTAL GROSS FLOOR AREA	296.90m ²

TRUE NORTH:



NOTES (E & OE)

- 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 National Construction Code, relevant Australian Standards & 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.

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REV:	DATE:	DESCRIPTION:
B	01.10.21	PRELIM. DRAWINGS UPDATED
C	11.10.21	PRELIM. DRAWINGS UPDATED
D	17.08.22	DA DRAWINGS
E	30.09.22	DA DRAWINGS UPDATED
F	02.11.22	DA DRAWINGS UPDATED - SECTION BB
G	16.12.22	STORMWATER PLAN UPDATED
H	06.02.23	DA DRAWINGS UPDATED

PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
23 Park Avenue - Avalon Beach NSW 2107

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
JULY/21

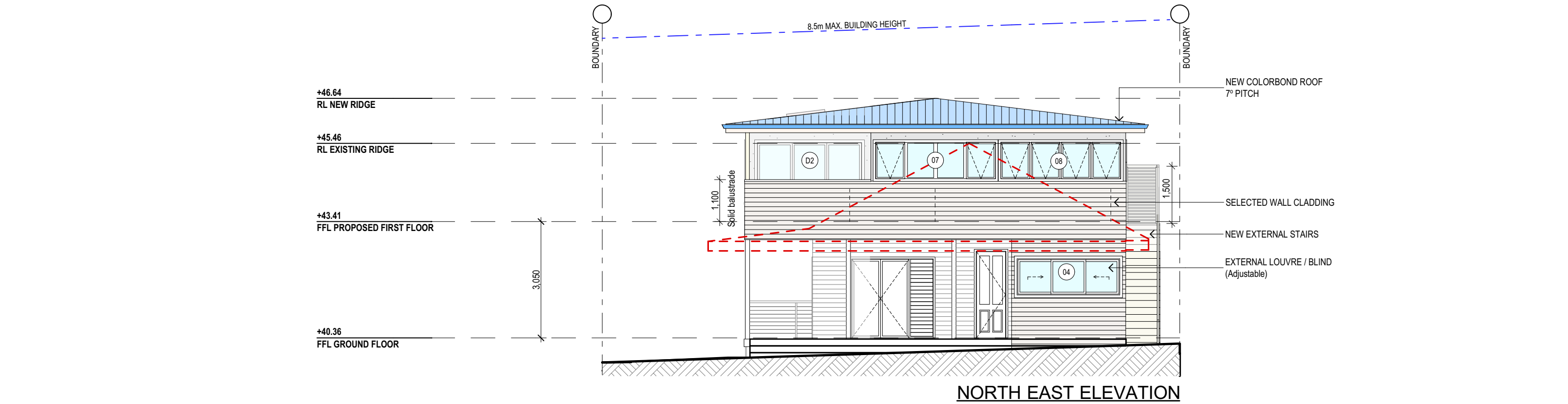
JOB No:
923/21

DRAWN BY:
LB

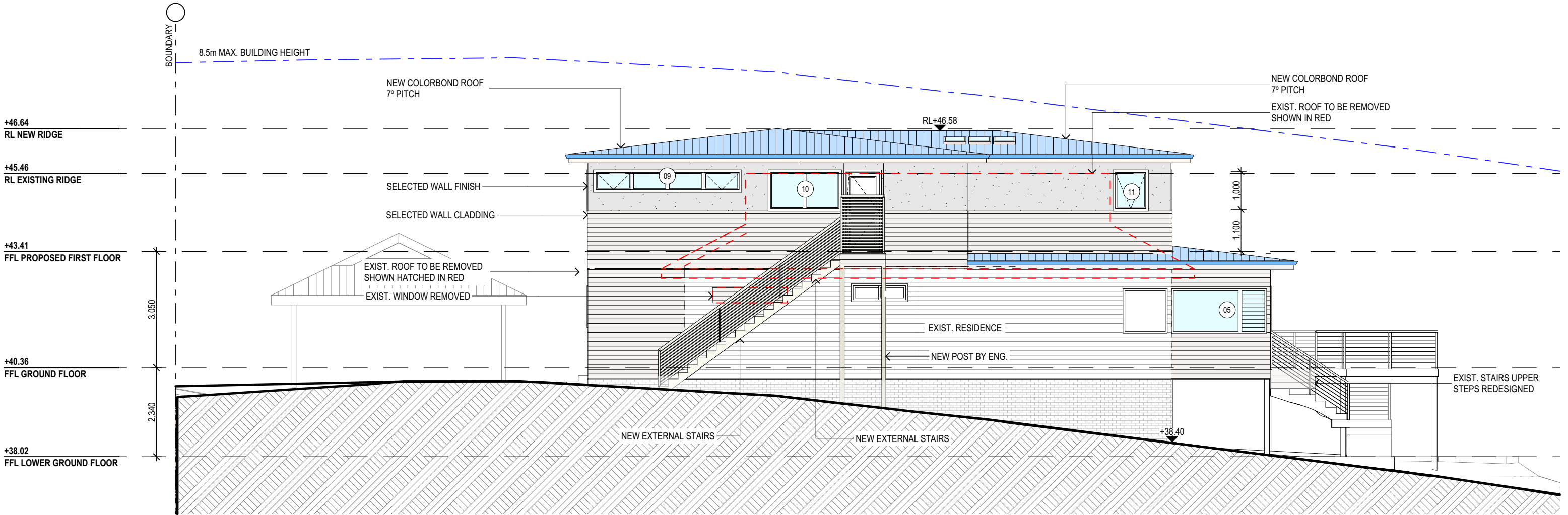
CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.01



NORTH EAST ELEVATION



NORTH WEST ELEVATION

	NOTES (E & OE) <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 National Construction Code, relevant Australian Standards & 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><i>JJ Drafting</i> <i>Australia P/L.</i> 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346</div>	<div>REV: DATE: DESCRIPTION:</div> <div>B01.10.21PRELIM. DRAWINGS UPDATED</div> <div>C11.10.21PRELIM. DRAWINGS UPDATED</div> <div>D17.08.22DA DRAWINGS</div> <div>E30.09.22DA DRAWINGS UPDATED</div> <div>F02.11.22DA DRAWINGS UPDATED - SECTION BB</div> <div>G16.12.22STORMWATER PLAN UPDATED</div> <div>H06.02.23DA DRAWINGS UPDATED</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>23 Park Avenue - Avalon Beach NSW 2107</div>	<div>DATE:</div> <div>JULY/21</div>	<div>DRAWN BY:</div> <div>LB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
				<div>DRAWING TITLE:</div> <div>NORTH EAST AND NORTH WEST ELEVATIONS</div>	<div>JOB No:</div> <div>923/21</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.09</div>



	<div>NOTES (E & OE)</div> <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 National Construction Code, relevant Australian Standards & 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>	<div><div>JJ Drafting</div><div>Australiā P/L.</div><div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div><div>PO Box 687, Dee Why, NSW, 2099</div><div>Mob. 0414 717 541 Email: jjdraft@tpg.com.au</div><div>www.jjdrafting.com.au</div><div>ACN 651 693 346</div></div>	<div>REV: DATE: DESCRIPTION:</div> <div><div>B01.10.21PRELIM. DRAWINGS UPDATED</div><div>C11.10.21PRELIM. DRAWINGS UPDATED</div><div>D17.08.22DA DRAWINGS</div><div>E30.09.22DA DRAWINGS UPDATED</div><div>F02.11.22DA DRAWINGS UPDATED - SECTION BB</div><div>G16.12.22STORMWATER PLAN UPDATED</div><div>H06.02.23DA DRAWINGS UPDATED</div></div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>23 Park Avenue - Avalon Beach NSW 2107</div>	<div>DATE:</div> <div>JULY/21</div>	<div>DRAWN BY:</div> <div>LB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
			<div>DRAWING TITLE:</div> <div>SOUTH WEST AND SOUTH EAST ELEVATIONS</div>	<div>JOB No:</div> <div>923/21</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.10</div>	