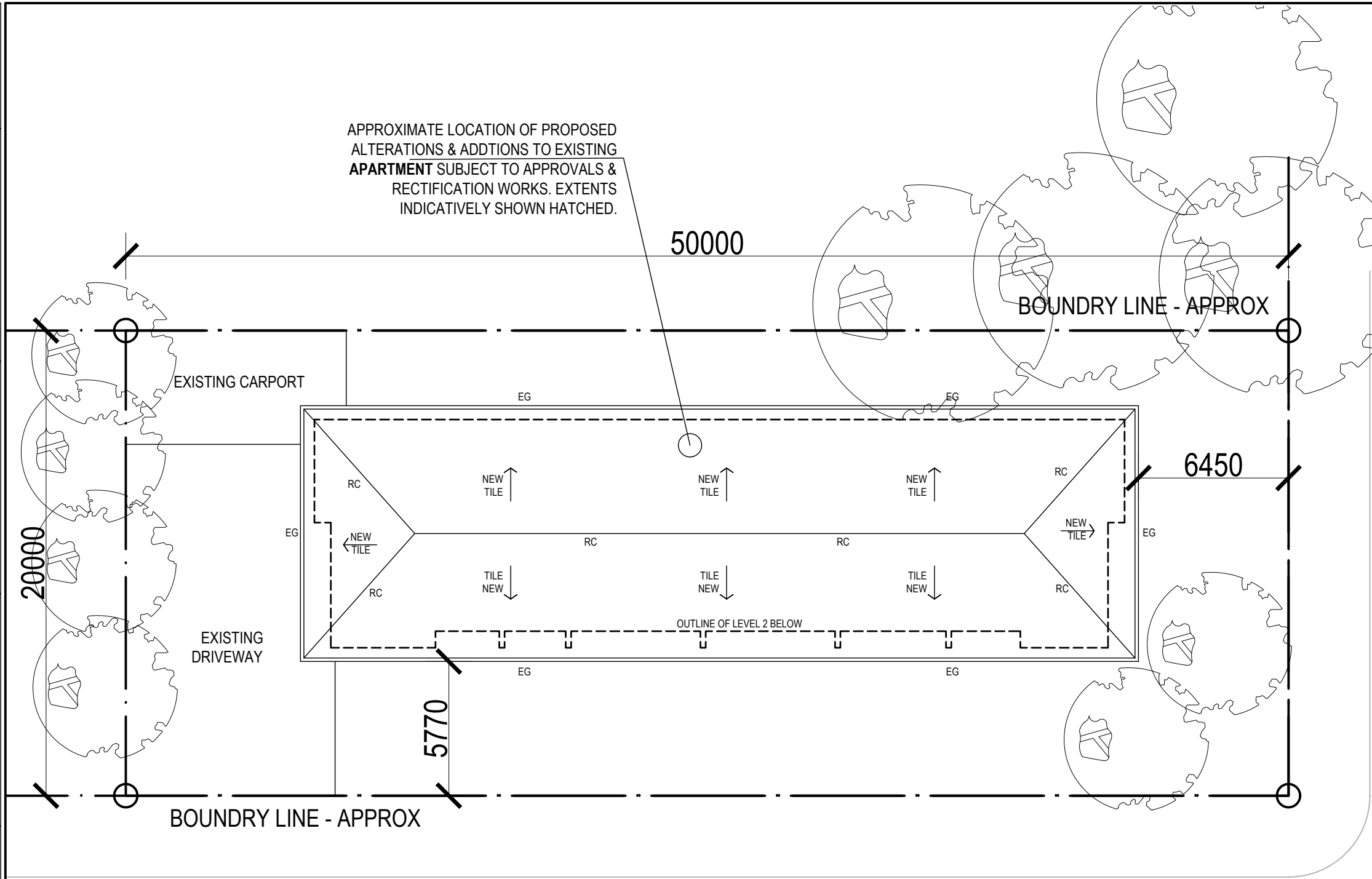


01 5. 10. 15. 20. 25. 50. 75. 100. 150. 200. 250. 270.



BORONIA STREET

GRIFFIN STREET

- SITE PLAN NOTES
- ALL LOCATIONS OF BUILDINGS SHOWN INDICATIVELY ONLY. CONFIRM ON SITE.
  - DO NOT SCALE OF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **CONFIRM DIMENSIONS ON SITE PRIOR TO ORDERING OF MATERIALS.** DIMENSIONS ARE TO FACE OF FINISHED STUD/ MASONRY WALLS.
  - ALL MEASUREMENTS & AREAS NOTED ARE APPROXIMATE. ALLOW TO SITE MEASURE ALL.
  - BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
  - ALLOW TO PROTECT ALL WATER, DRAINAGE, GAS & ELECTRICAL MAINS SERVICES & ALLOW TO BLANK OFF WHERE REQUIRED & LEAVE READY FOR RECONNECTION.
  - SEWER CONNECTION POINTS TO BE VERIFIED WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
  - STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH AS 3500.3.2.
  - ALL DRAINAGE & PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/ DRAINER & STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS."
  - PROVIDE ADEQUATE MEASURES TO CONTROL EROSION & SILT RUNOFF IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION POLICIES OF THE RELEVANT LOCAL AUTHORITIES.

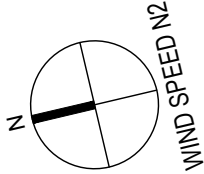
- GENERAL NOTES
- NOTE:** THIS SET OF DOCUMENTS IS TO BE READ IN CONJUNCTION WITH STRUCTABILITY SCOPE OF WORKS.
- NOTE:** ANY CHANGES FROM THE EXISTING BUILDING MATERIALS MUST BE APPROVED IN WRITING BY THE INSURED PRIOR TO COMMENCEMENT OF THE RECONSTRUCTION OF THIS BUILDING.
- NOTE:** ALL MATERIALS UTILISED IN THE WORKS ARE TO BE NEW, EQUAL IN QUALITY, COMPATIBLE WITH THE EXISTING AND CURRENTLY COMMERCIALY AVAILABLE. WASTAGE FACTORS ARE TO BE ALLOWED WITHIN THE TENDER ASSOCIATED WITH CUTTING, BREAKAGE, FITTING AND INSTALLATION.

RP:	LOT 10   SP 5800
LOCAL AUTHORITY:	NORTHERN BEACHES
LAND ZONING:	R3-MEDIUM DENSITY RESIDENTIAL
BUSHFIRE:	N/A
HERITAGE:	N/A
LAND AREA:	1000.0m <sup>2</sup>



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

DA2022/0847





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CONSULTING ENGINEERS

[www.structability.com.au](http://www.structability.com.au) PO Box 596 KOGARAH, NSW 1485  
02 8958 3531 Level 2, 631 Princess Highway, ROCKDALE, NSW 2216

AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
A1	07.02.2022	PRELIMINARY ISSUE	MN	DM	
B1	18.05.2022	ISSUED FOR DA SUBMISSION	MN	DM	
B2	04.07.2022	ISSUED FOR DA - REISSUED	MN	DM	



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AUSTRALIA

CHARTERED

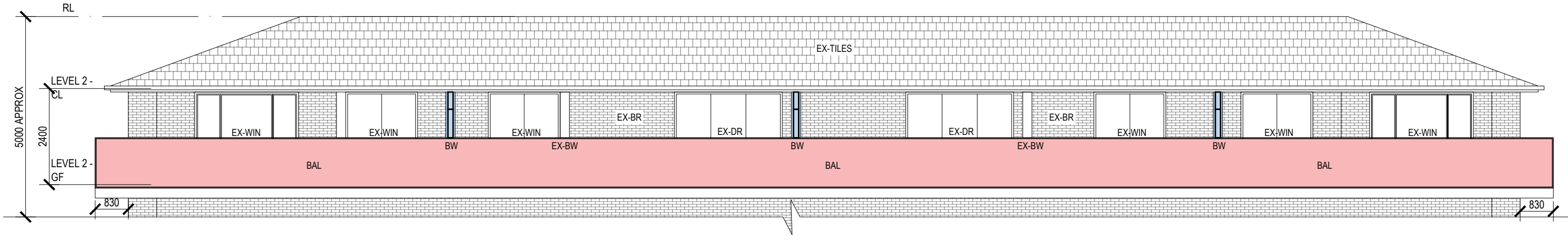
PROJECT INFO:	DRAWING:	
	SITE PLAN	
	PROPOSED BALUSTRADE & PRIVACY SCREEN REPLACEMENT ON SECOND FLOOR OF EXISTING THREE STOREY APARTMENT AT 22-24 BORONIA STREET, DEE WHY NSW 2099	
	CHU #	

D A S U B M I S S I O N			
SCALE:	1:200	DATE:	FEB 2022
DRAWN:	MN	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202112-1888	DWS No:	A003
REV:			B2

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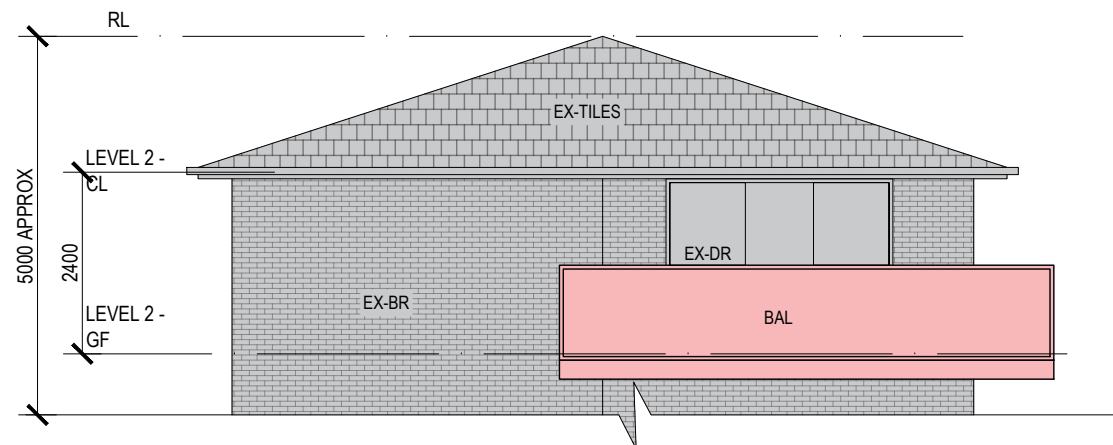
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0.1



01  
A004

### ELEVATION - WEST

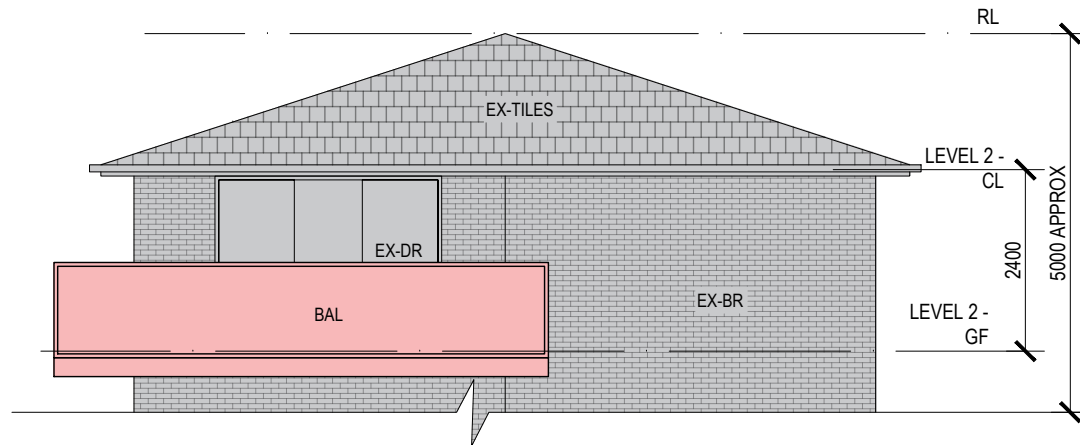
1:100 @ A3



02  
A004

### ELEVATION - NORTH

1:100 @ A3



03  
A004




### ELEVATION - SOUTH

1:100 @ A3

 **northern  
beaches  
council**

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

**DA2022/0847**

- #### LEGEND
-  EXISTING STRUCTURE TO REMAIN. INTERNAL FITOUT WORKS IN ACCORDANCE WITH BUILDER'S SCOPE
  -  ALLOW TO REPLACE EXISTING BALUSTRADE WITH FRAMELESS FROSTED GLAZING GLASS BALUSTRADE TO AUSTRALIAN STANDARDS
  -  ALLOW TO REPLACE PARTIAL DAMAGED BLADE WALL WITH FROSTED GLAZING GLASS PANEL

ELEVATION LEGEND	
BAL	FRAMELESS FROSTED GLAZING GLASS BALUSTRADE TO AUSTRALIAN STANDARDS
BW	NEW FROSTED GLAZING GLASS PRIVACY SCREEN
EX-BW	EXISTING FACE BRICK PRIVACY WALL
EX-BR	EXISTING FACE BRICK WALL
EX-TILE	EXISTING TILE ROOF

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AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
A1	07.02.2022	PRELIMINARY ISSUE	MN	DM	
B1	18.05.2022	ISSUED FOR DA SUBMISSION	MN	DM	
B2	04.07.2022	ISSUED FOR DA - NORTH & SOUTH ELEVATIONS ADDED	MN	DM	

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AUSTRALIA**

**CHARTERED**

**DRAWING**

**ELEVATIONS**

PROPOSED BALUSTRADE & PRIVACY SCREEN REPLACEMENT ON SECOND FLOOR OF EXISTING THREE STOREY APARTMENT AT 22-24 BORONIA STREET, DEE WHY NSW 2099  
CHU #

D A S U B M I S S I O N			
SCALE:	1:100	DATE:	FEB 2022
DRAWN:	MN	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202112-1888	DWS No:	A005
REV:			B2

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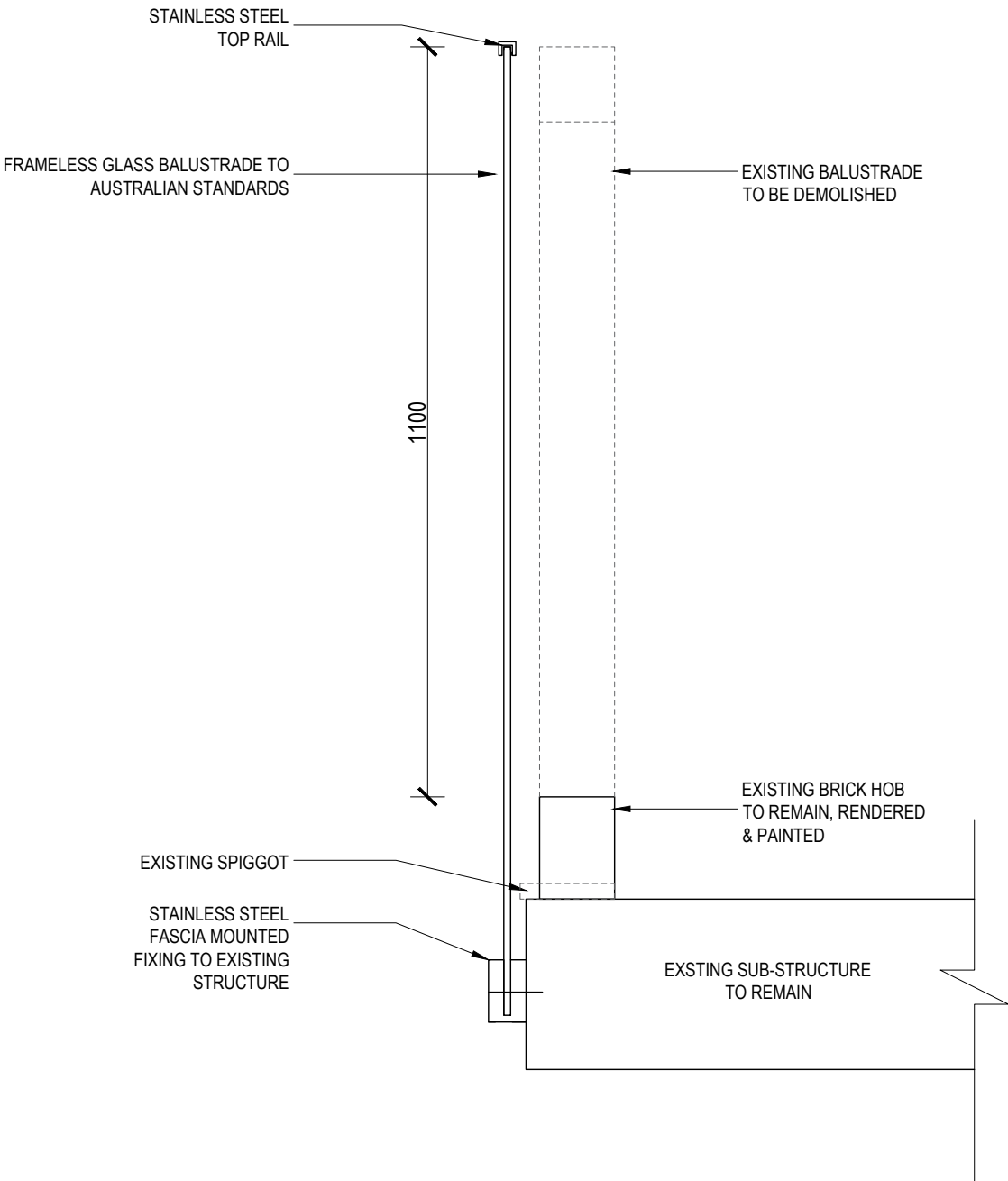
EXISTING PHOTO

N.T.S



PROPOSED 3D PERSPECTIVE

N.T.S



TYPICAL BALUSTRADE DETAIL

SCALE 1:10

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

**DA2022/0847**



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DRAWING

PROJECT INFO

**TYPICAL SECTION**

PROPOSED BALUSTRADE & PRIVACY SCREEN REPLACEMENT ON SECOND FLOOR OF EXISTING THREE STOREY APARTMENT AT 22-24 BORONIA STREET, DEE WHY NSW 2099  
CHU #

D A S U B M I S S I O N			
SCALE: AS SHOWN	DATE: FEB 2022		
DRAWN: MN	CHECKED: DM		
APPROVED: DM	SHEET: A3		
PROJECT No: 202112-1888	DWG No: A007	REV: B2	