

**NOTES**

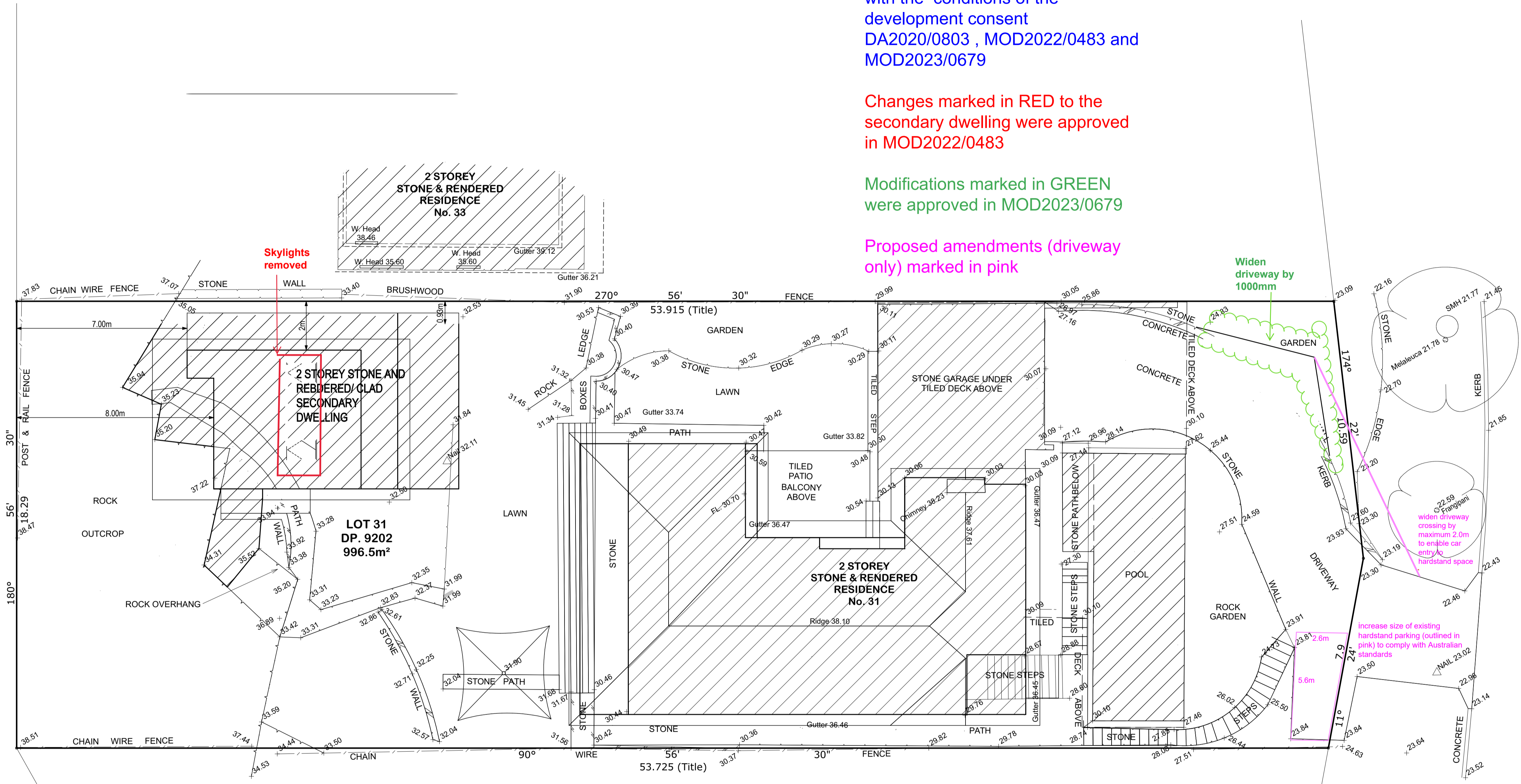
- 1/ THE LOCATION OF BOUNDARIES AND OCCUPATIONS ADJACENT THERETO, HAVE BEEN DETERMINED BY STEWART BLAND (SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002). MINOR IRREGULARITIES EXIST IN THE LENGTHS OF THE NORTHERN AND SOUTHERN BOUNDARIES. MORE EXTENSIVE SURVEY WORK IS REQUIRED TO DETERMINE AVAILABLE DIMENSIONS.
- 2/ BOUNDARIES HAVE NOT BEEN MARKED. BOUNDARIES SHOULD BE MARKED PRIOR TO ANY WORK ON OR ADJACENT TO ANY BOUNDARIES
- 3/ NO INVESTIGATION HAS BEEN MADE OF UNDERGROUND SERVICES
- 4/ ORIGIN OF LEVELS, SSM 4918- 48.80 (AHD)

This plan is to be read in conjunction with the conditions of the development consent DA2020/0803 , MOD2022/0483 and MOD2023/0679

Changes marked in RED to the secondary dwelling were approved in MOD2022/0483

Modifications marked in GREEN were approved in MOD2023/0679

Proposed amendments (driveway only) marked in pink



**GENERAL NOTES**

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- CONNECT DPs TO EXISTING STORMWATER SYSTEM ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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**1 SITE PLAN**  
Scale 1:100



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2023/0679**

ARCHITECTURAL DRAFTING  
3D VISUALISATION  
DEVELOPMENT APPLICATION  
MANAGEMENT  
COUNCIL COMPLIANT PLANS

General Notes

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DP No. 9202

LOT No. 31

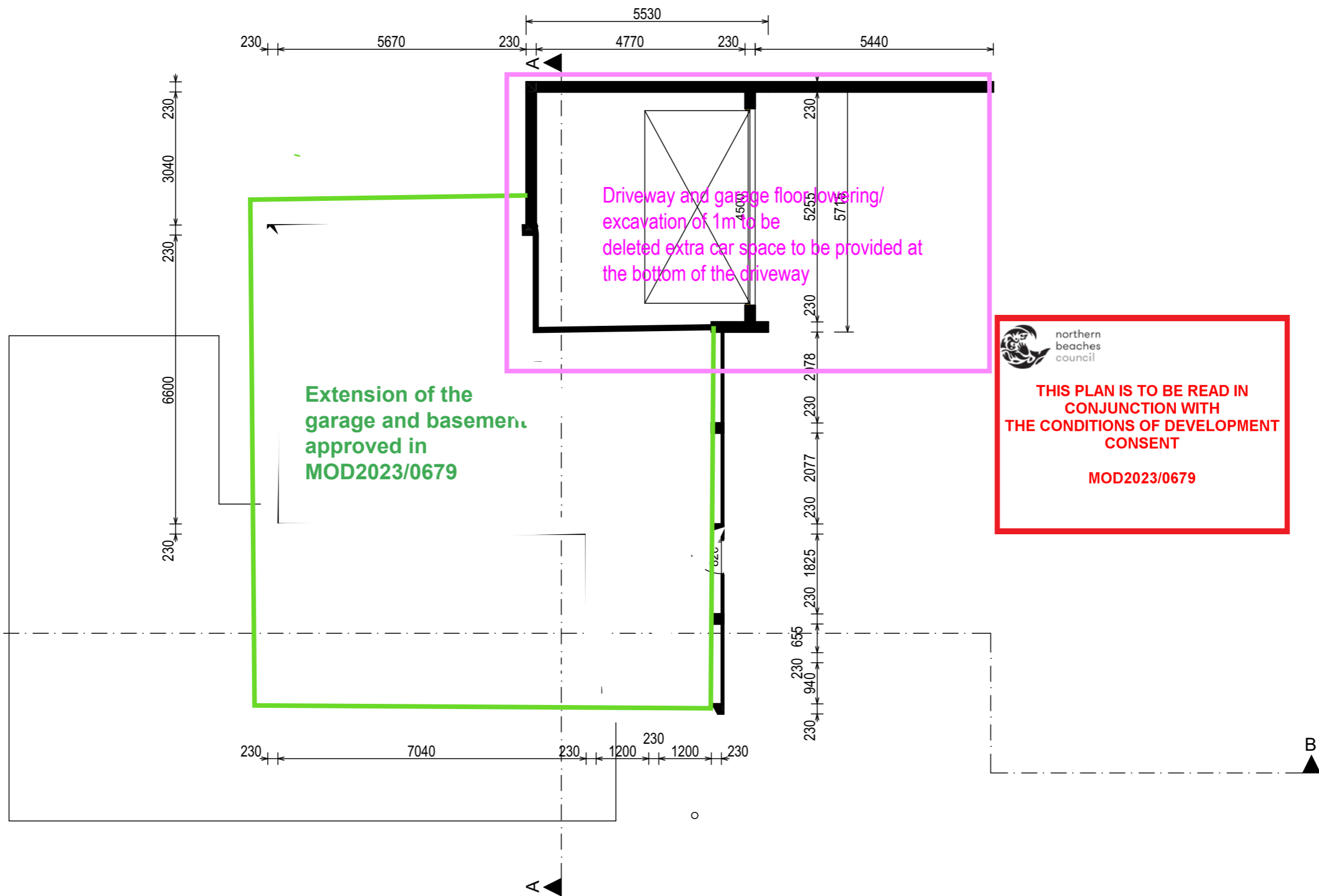
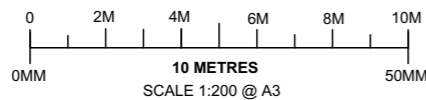
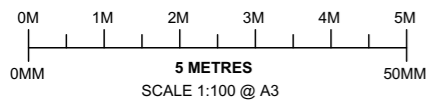
No.	Revision/Issue	Date



Project Name and Address

31 BEATTY ST,  
BALGOWLAH HEIGHTS,  
NSW 2093

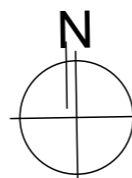
Project	N31B	Sheet	A.01
Date	24/11/2024	Scale	1:100



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**1 LOWER LEVEL PLAN**  
Scale 1:100



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ARCHITECTURAL DRAFTING  
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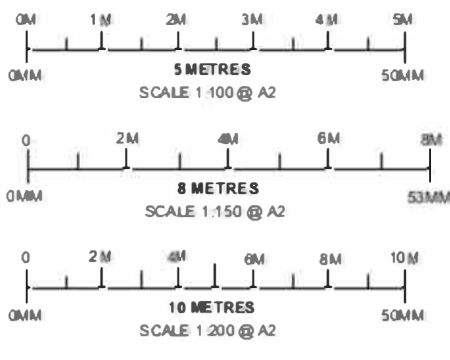
LOT No. 31

No.	Revision/Issue	Date

Project Name and Address  
**31 BEATTY ST,  
BALGOWLAH HEIGHTS,  
NSW 2093**

Project	N31B	Sheet	A.02
Date	20/11/2024		
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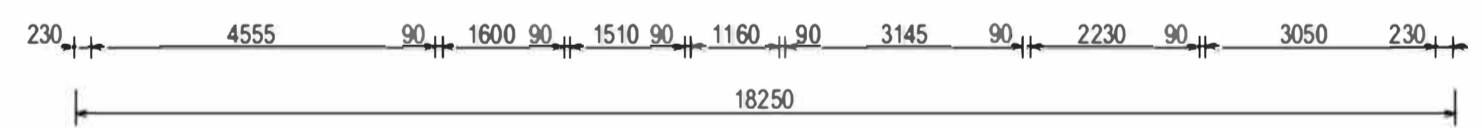
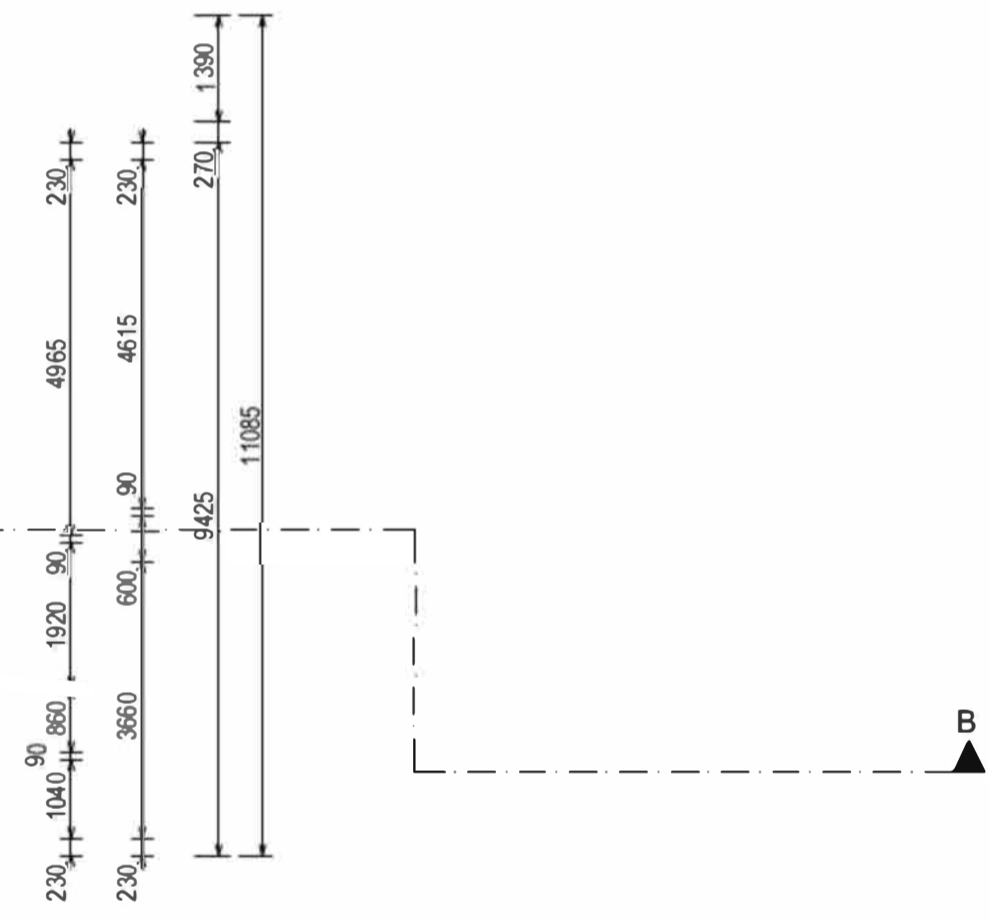
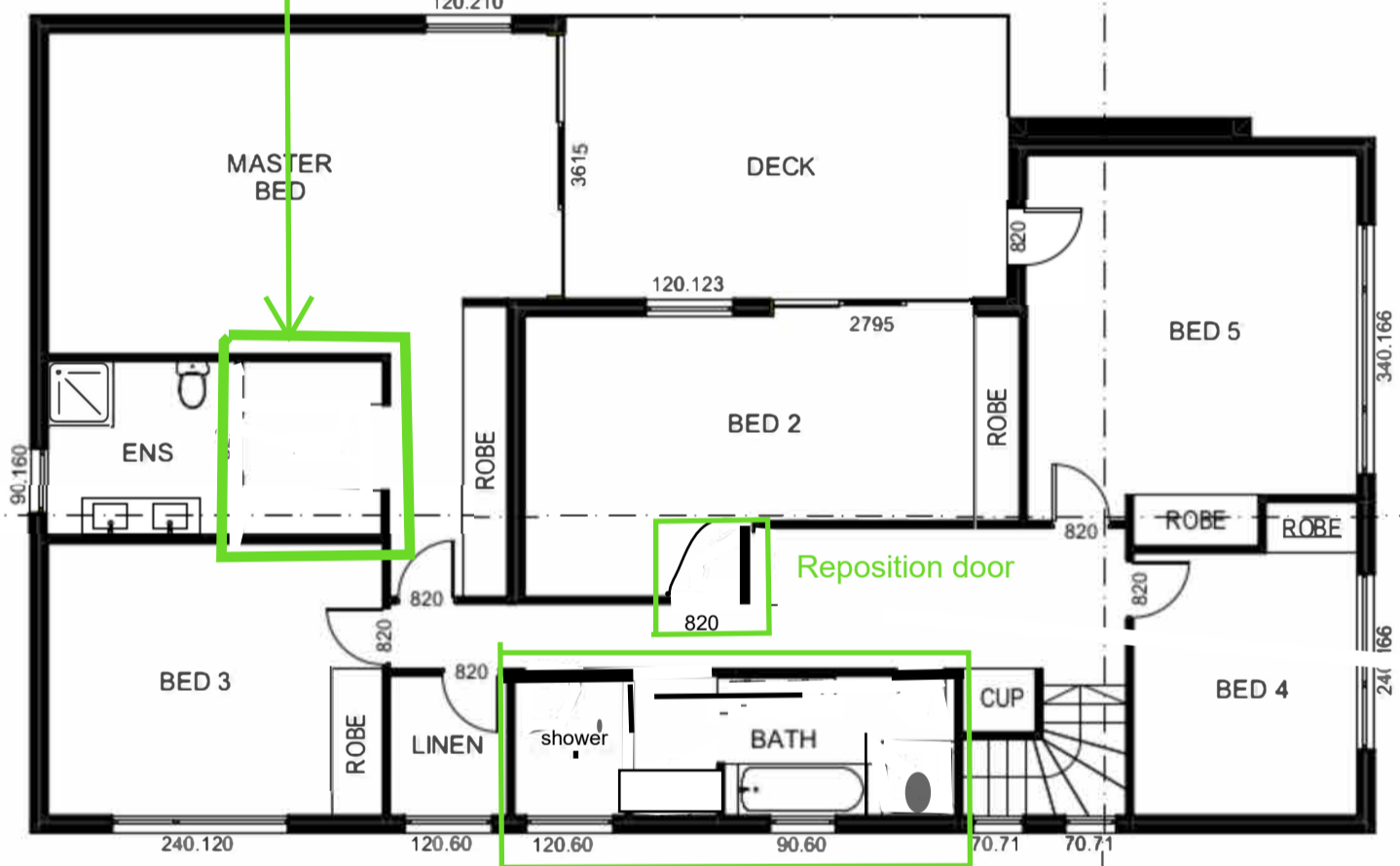
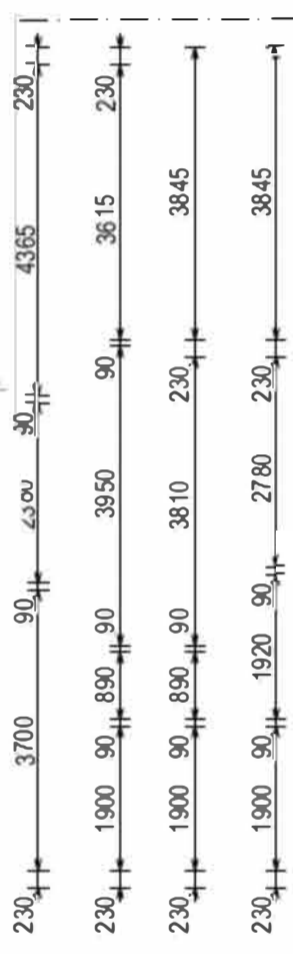
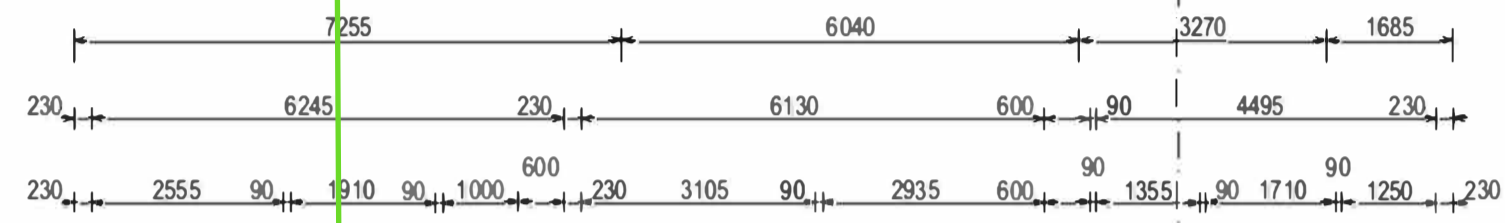
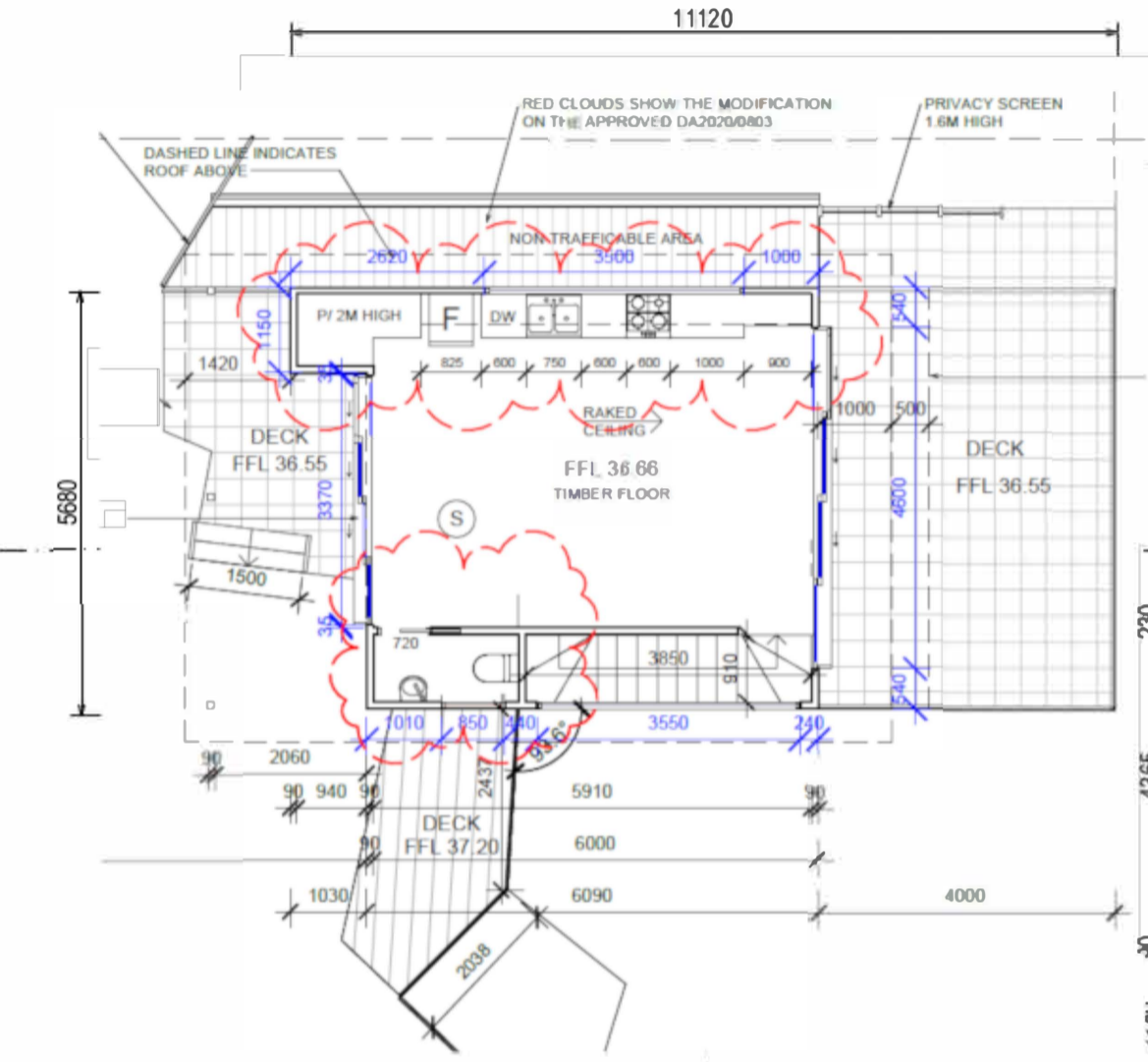




**MODIFICATIONS NOTED ON THE SECONDARY DWELLING WERE APPROVED MOD2022/0483.**

**CHANGES TO EXTEND THE ENSUITE AND REMOVE THE WIR WERE APPROVED MOD2023/0679**

**NO FURTHER CHANGES PROPOSED**



**1 FIRST FLOOR PLAN**  
Scale 1:100



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**northern beaches council**

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

**MOD2023/0679**

**ARCHITECTURAL DRAFTING  
3D VISUALISATION  
DEVELOPMENT APPLICATION  
MANAGEMENT  
COUNCIL COMPLIANT PLANS**

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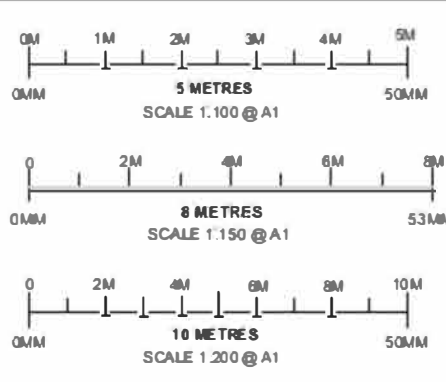
LOT No. 31

No.	Revision/Description	Date

Project Name and Address

**31 BEATTY ST,  
BALGOWLAH HEIGHTS,  
NSW 2093**

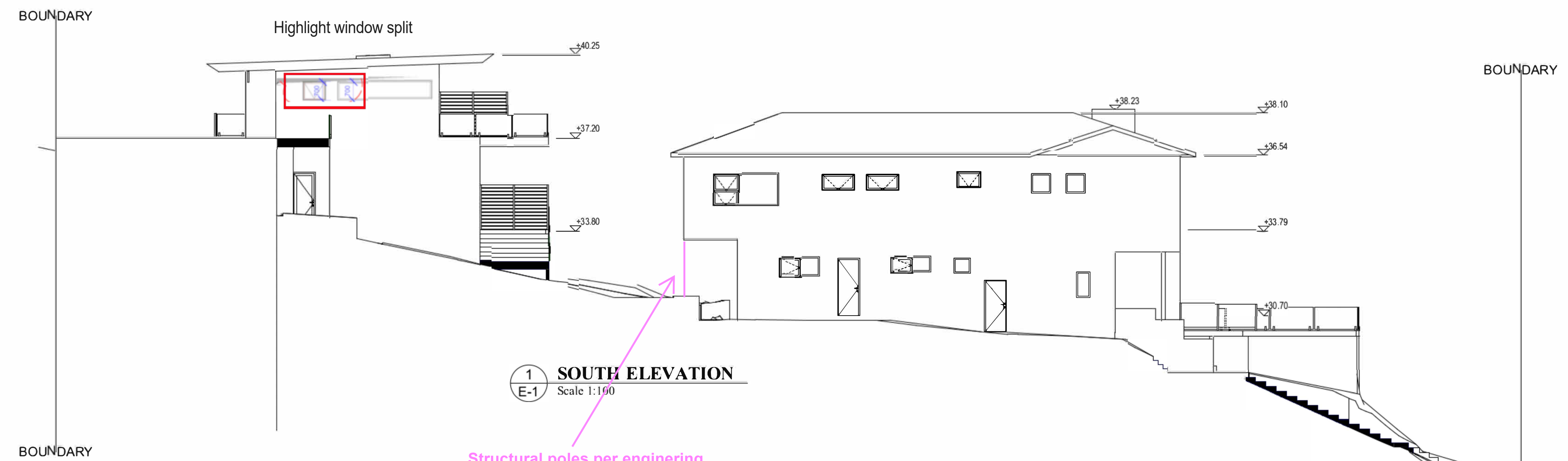
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Date			
Scale	1:100		



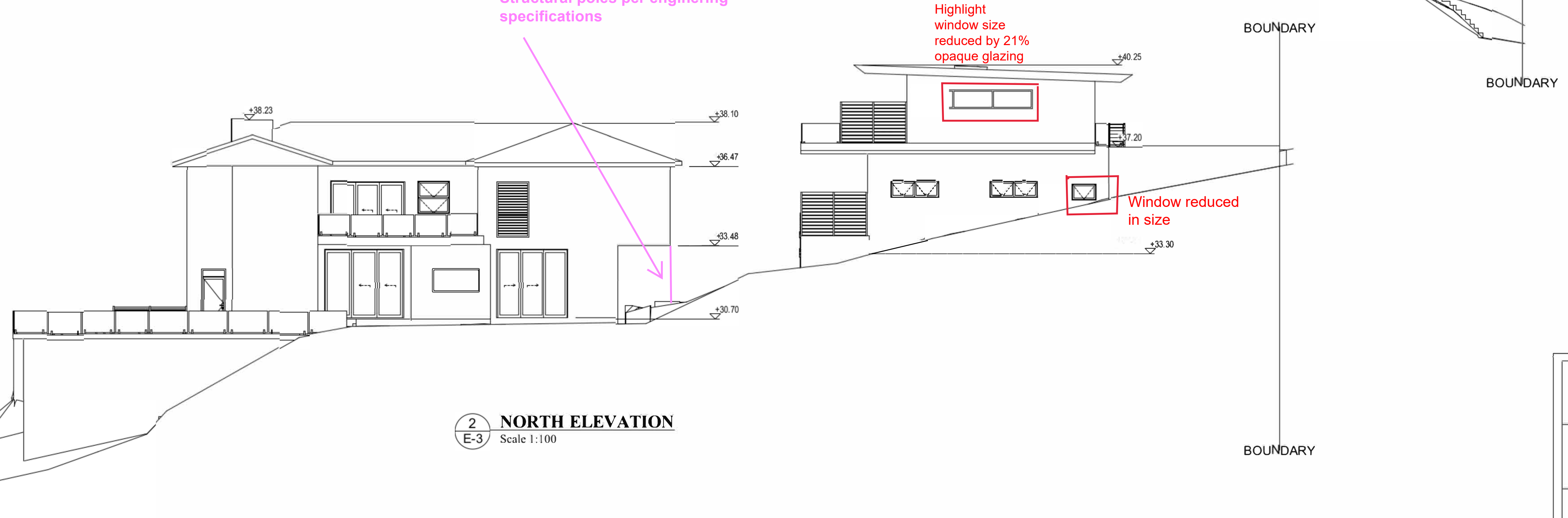
CHANGES MARKED IN GREEN WERE APPROVED MOD2023/0679

CHANGES MARKED IN RED WERE APPROVED MOD2022/0483

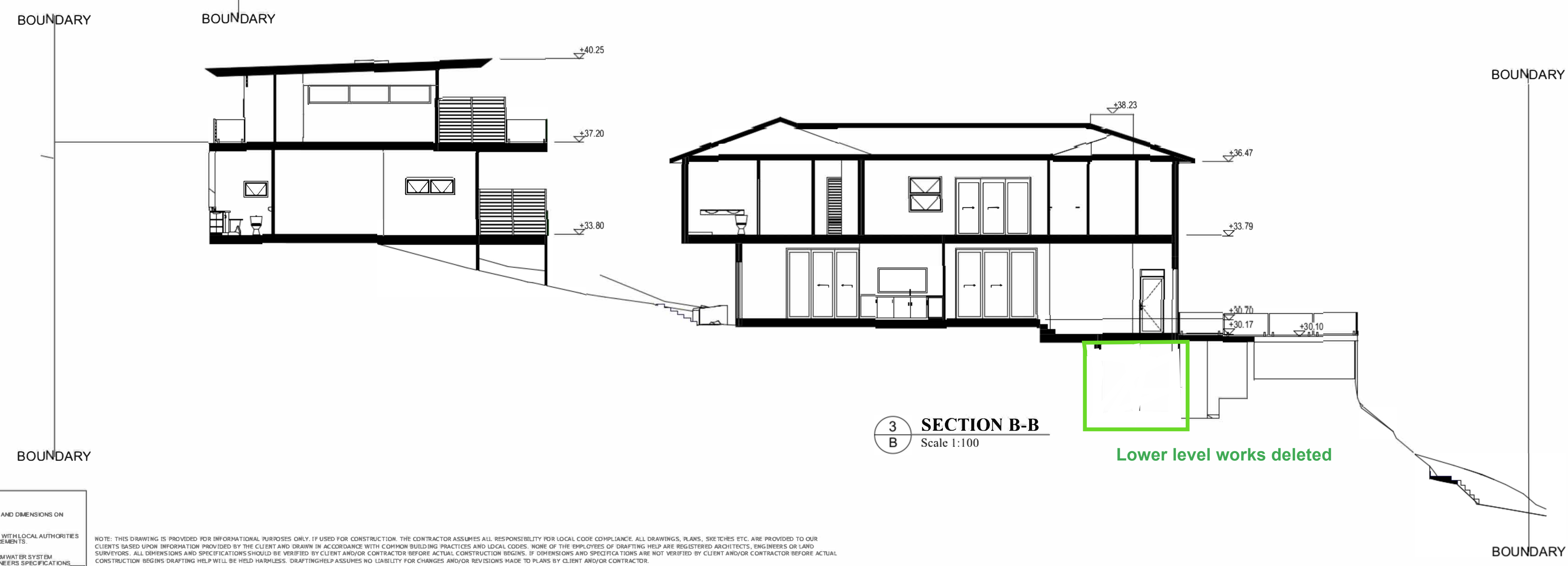
ADDITION OF STRUCTURAL POLES PER ENGINEERING SPECIFICATIONS



1 SOUTH ELEVATION Scale 1:100



2 NORTH ELEVATION Scale 1:100



3 SECTION B-B Scale 1:100

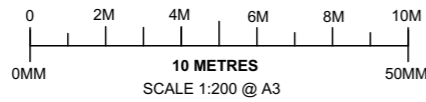
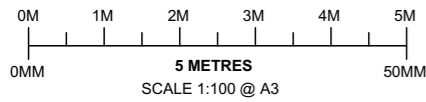
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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION MANAGEMENT COUNCIL COMPLIANT PLANS		
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DP No.	9202	
LOT No.	31	
No.	Revision/Issue	Date
Project Name and Address		
31 BEATTY ST, BALGOWLAH HEIGHTS, NSW 2093		
Project	N31B	Sheet
Date	20/11/2024	A.06
Scale	1:100	





BOUNDARY

BOUNDARY



BOUNDARY

BOUNDARY

1 EAST ELEVATION  
E-5 Scale 1:100

**northern beaches council**

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**MOD2023/0679**

ARCHITECTURAL DRAFTING  
3D VISUALISATION  
DEVELOPMENT APPLICATION  
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DP No. 9202

LOT No. 31

No.	Revision/Issue	Date

**dh DRAFTING HELP**  
ARCHITECTURAL DRAFTING & DESIGN SERVICES

Project Name and Address

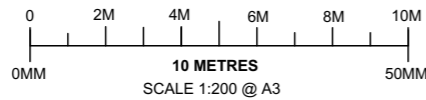
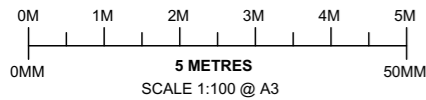
31 BEATTY ST,  
BALGOWLAH HEIGHTS,  
NSW 2093

Project	N31B	Sheet	A.09
Date	19/10/2020		
Scale	1:100		

**GENERAL NOTES**

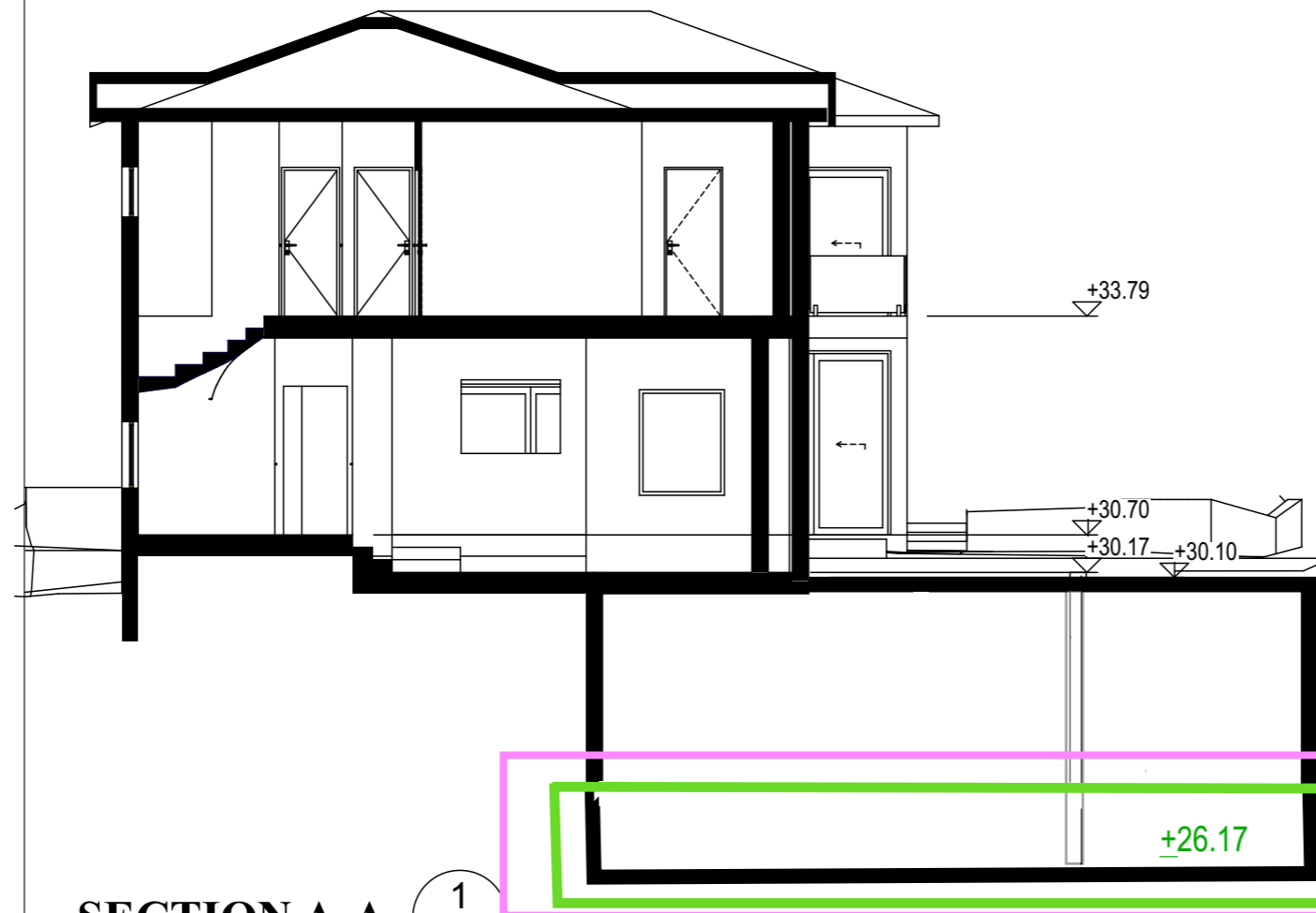
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BOUNDARY

BOUNDARY



SECTION A-A

1  
A

Scale 1:100

Deletion of the lowering for the existing garage and top section of driveway by 1m

BOUNDARY

BOUNDARY

ARCHITECTURAL DRAFTING  
3D VISUALISATION  
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LOT No. 31

No.	Revision/Issue	Date

Project Name and Address

31 BEATTY ST,  
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NSW 2093

Project N31B

Sheet

Date 10/11/2024

A.13

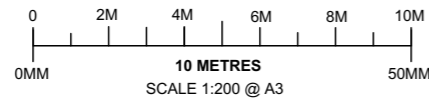
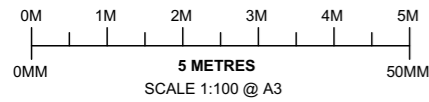
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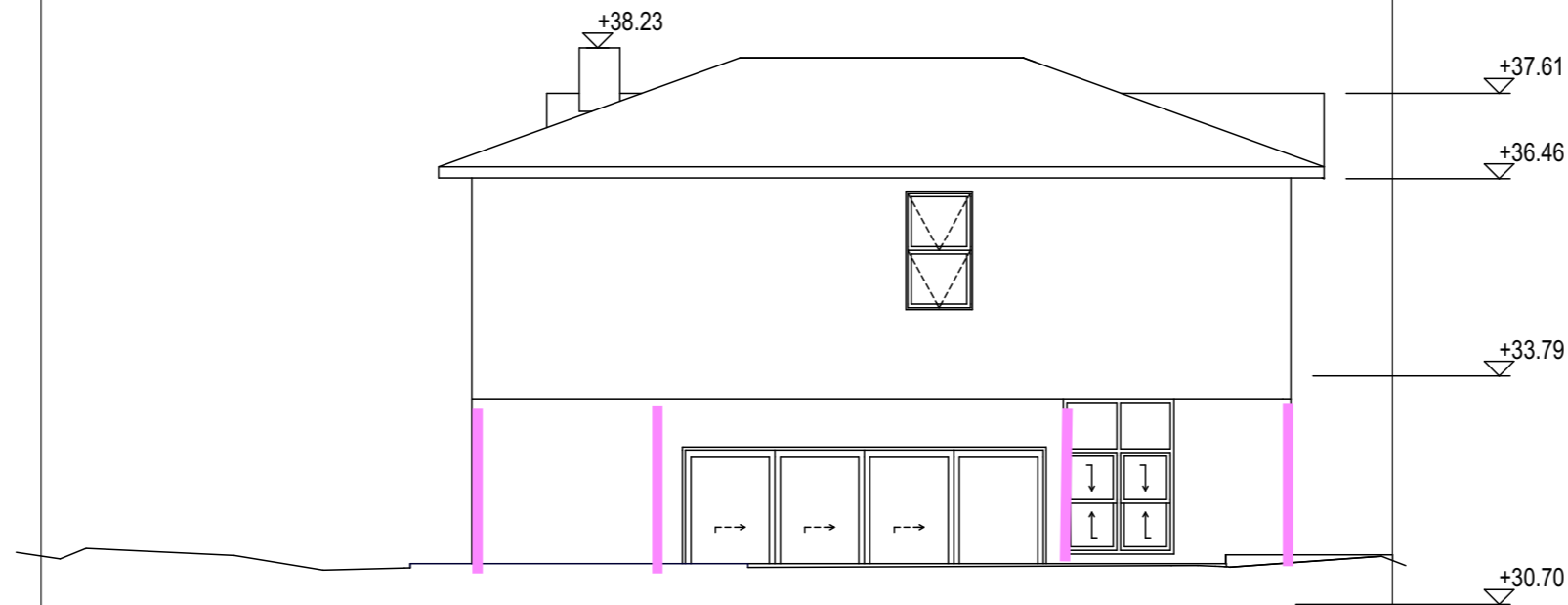
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northern beaches council  
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**MOD2023/0679**



BOUNDARY

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**1 WEST ELEVATION**  
E-2 Scale 1:100

Structural support poles per engineering specifications

BOUNDARY

BOUNDARY

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**DA2020/0803**

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31 BEATTY ST,  
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NSW 2093

Project	N31B	Sheet	A.07
Date	19/10/2020		
Scale	1:100		