

 **northern
beaches
council**


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

DA2025/0224

LOT 2
DP 556728

SITE AREA = 902.1 m²

TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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- 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.

**JJ Drafting
Australia P/L.**

26/90 Mona Vale Road, Mona Vale, NSW, 2103
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | ACN 651 693 346
Email. enquiries@jjdrafting.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	18.11.2024	PRELIM DRAWINGS
B	07.01.2025	PRELIM DRAWINGS REVISED
C	13.01.2025	ROOF REVISED
D	10.02.2025	ROOF REVISED
E	18.02.2025	DA DRAWING REVISION
F	24.02.2025	DA DRAWING REVISION
G	05.03.2025	DA DRAWING REVISION

PROPOSED ALTERATIONS AND ADDITIONS
7A NULGARRA STREET FRENCHS FOREST

CLIENT:
ROMMI AND NICK

DRAWING TITLE:
SITE ANALYSIS PLAN

JOB No:
1317/24

DRAWN BY:
BC

DATE:
OCT/24

SCALE:
1:200 @ A3

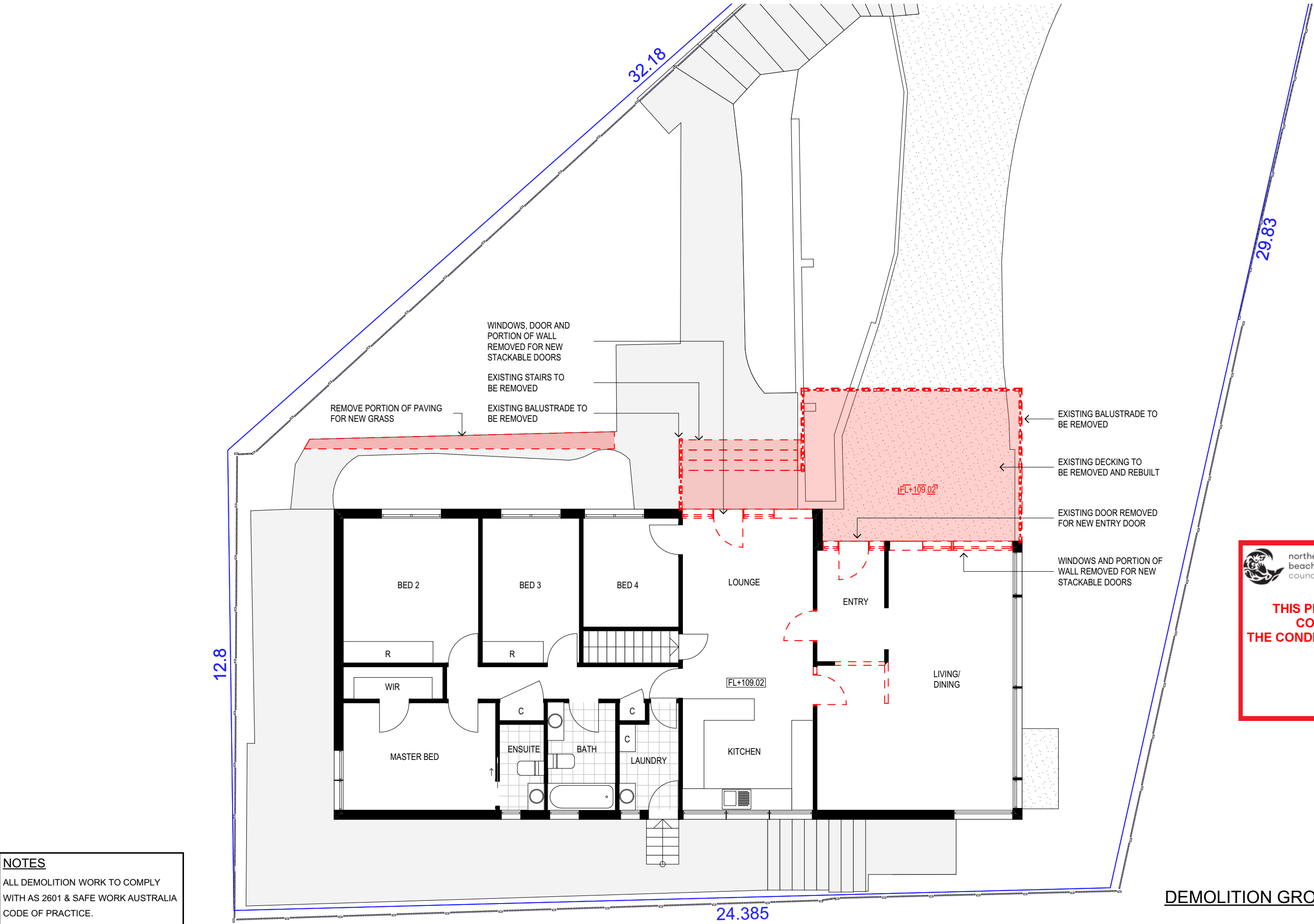
DRAWING No:
DA.01


**ACCREDITED
BUILDING DESIGNER**

CHECKED BY:
JJ

FLOOR AREA CALCULATIONS	
EXISTING GARAGE	37.3 m ²
EXISTING LOWER GROUND FLOOR EXCLUDING GARAGE	107 m ²
EXISTING GROUND FLOOR	144 m ²
TOTAL FLOOR AREA (EXCLUDING GARAGE)	251 m ²

PROPOSED SITE ANALYSIS PLAN



 **northern beaches council**

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DA2025/0224

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

DEMOLITION GROUND FLOOR PLAN

TRUE NORTH:



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G	05.03.2025	DA DRAWING REVISION

PROPOSED ALTERATIONS AND ADDITIONS

7A NULGARRA STREET FRENCHS FOREST

CLIENT: ROMMI AND NICK

DRAWING TITLE: DEMOLITION GROUND FLOOR PLAN

JOB No:

1317/24

DRAWN BY:

BC

SCALE:

1:100 @ A3

DATE:

OCT/24

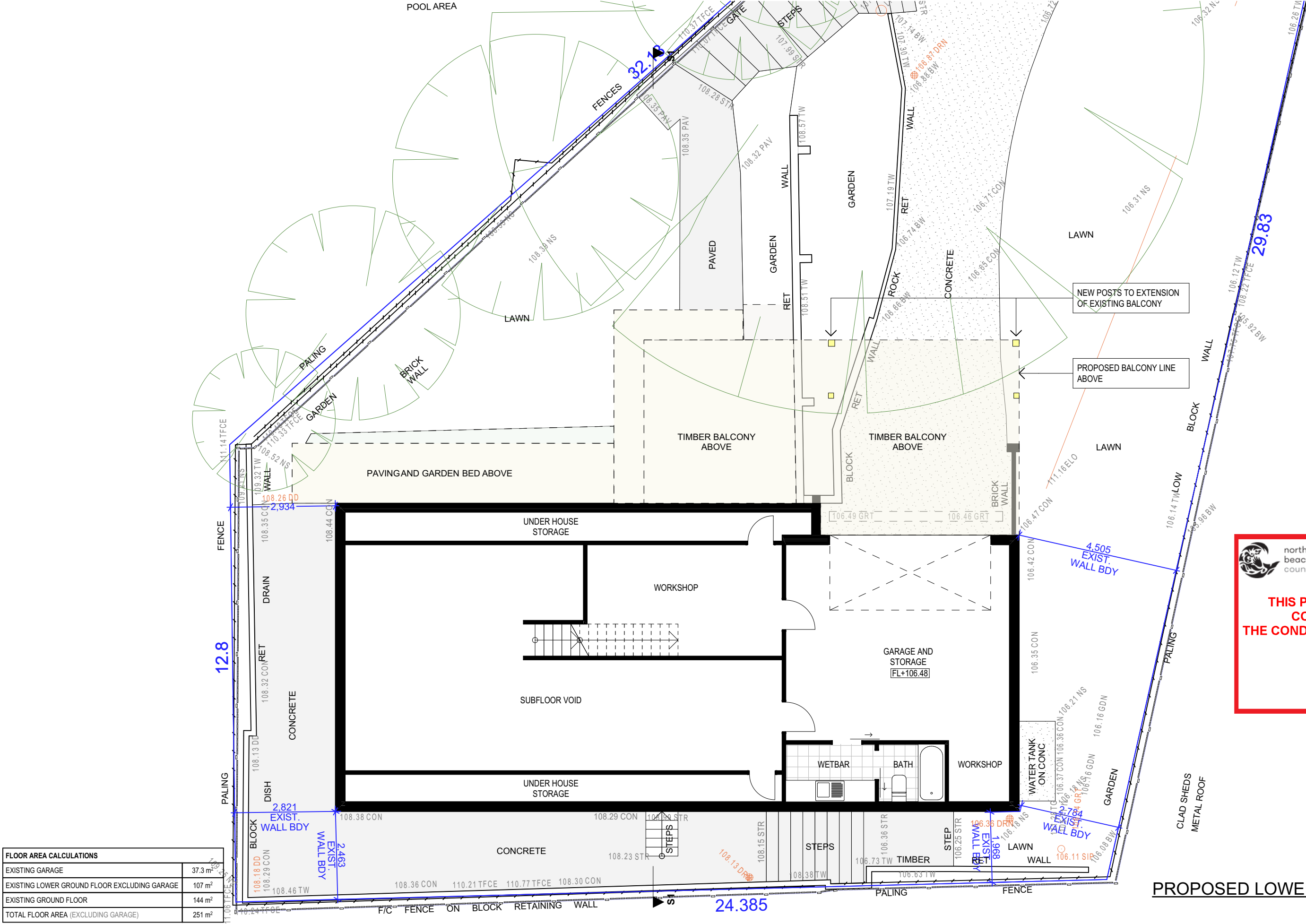
DRAWING No:

DA.06

CHECKED BY:

JJ





FLOOR AREA CALCULATIONS	
EXISTING GARAGE	37.3 m ²
EXISTING LOWER GROUND FLOOR EXCLUDING GARAGE	107 m ²
EXISTING GROUND FLOOR	144 m ²
TOTAL FLOOR AREA (EXCLUDING GARAGE)	251 m ²

TRUE NORTH:

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
7A NULGARRA STREET FRENCHS FOREST
CLIENT:
ROMMI AND NICK

DRAWING TITLE:
PROPOSED LOWER GROUND FLOOR PLAN

JOB No:
1317/24

DRAWN BY:
BC

DATE:
OCT/24

SCALE:
1:100 @ A3

DRAWING No:
DA.07

ACCREDITED
BUILDING DESIGNER

CHECKED BY:
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DA2025/0224

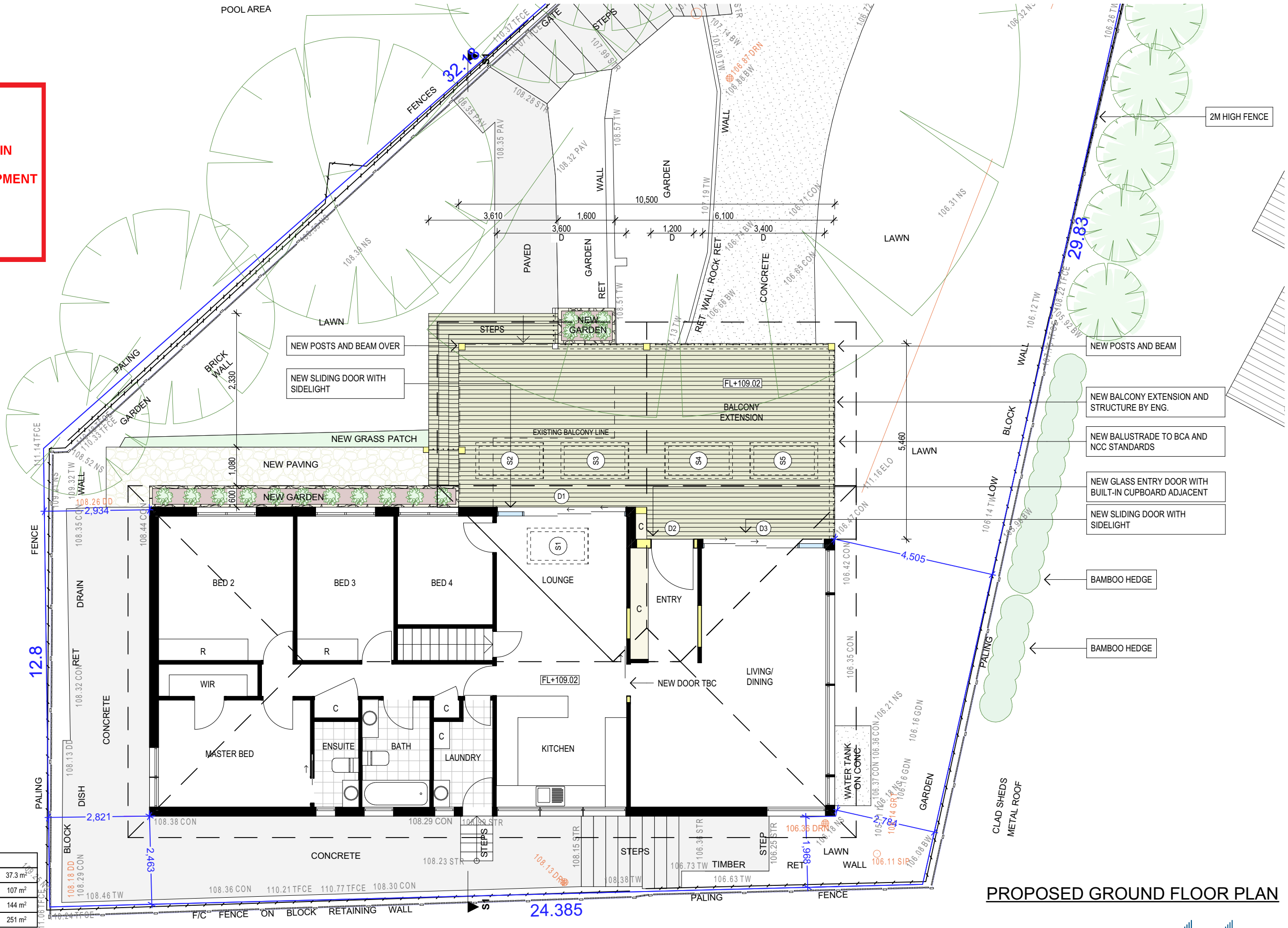
PROPOSED LOWER GROUND FLOOR




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DA2025/0224



FLOOR AREA CALCULATIONS	
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EXISTING GROUND FLOOR	144 m ²
TOTAL FLOOR AREA (EXCLUDING GARAGE)	251 m ²

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PROPOSED ALTERATIONS AND ADDITIONS
7A NULGARRA STREET FRENCHS FOREST
CLIENT:
ROMMI AND NICK

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN


JOB No:
1317/24

DRAWN BY:
BC

DATE:
OCT/24

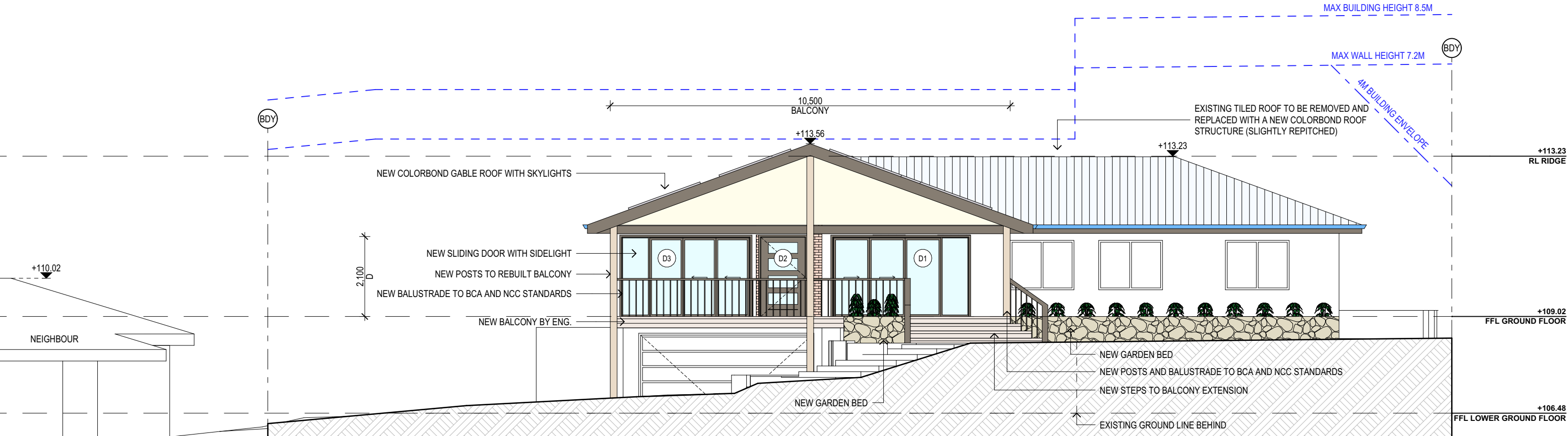
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DRAWING No:
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BUILDING DESIGNER

CHECKED BY:
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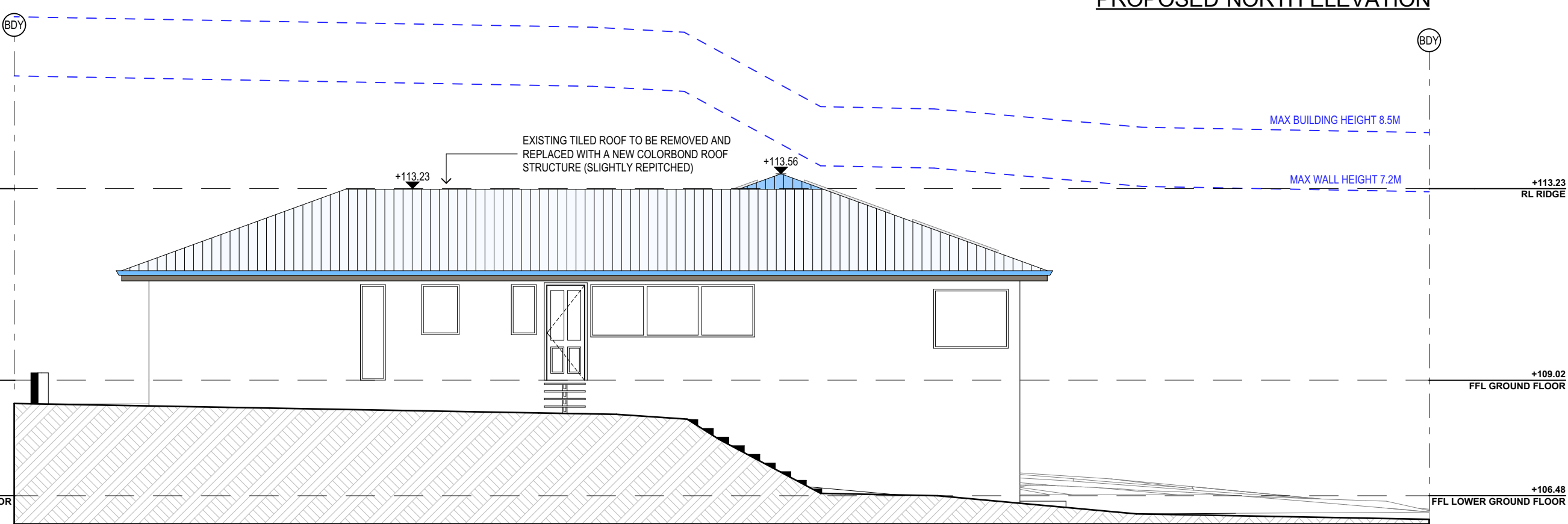


PROPOSED NORTH ELEVATION

 northern beaches council

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

DA2025/0224



PROPOSED SOUTH ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS

7A NULGARRA STREET FRENCHS FOREST

CLIENT: ROMMI AND NICK

DRAWING TITLE: PROPOSED ELEVATIONS SHEET 1

JOB No:

1317/24

DRAWN BY:

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OCT/24

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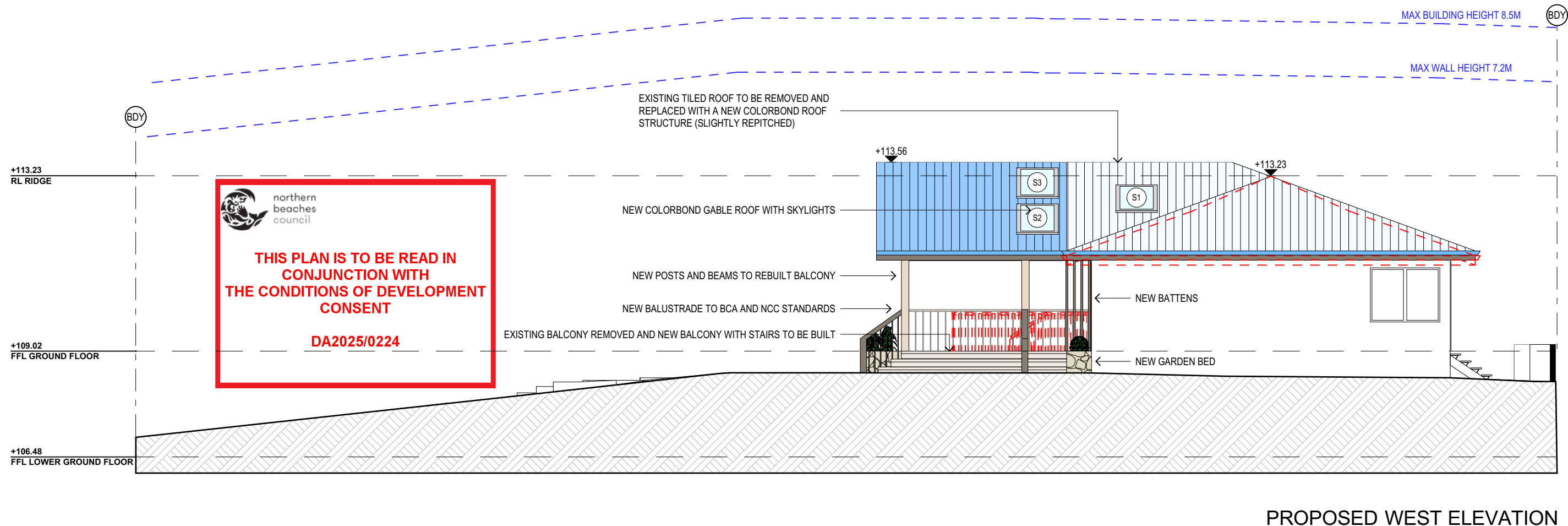
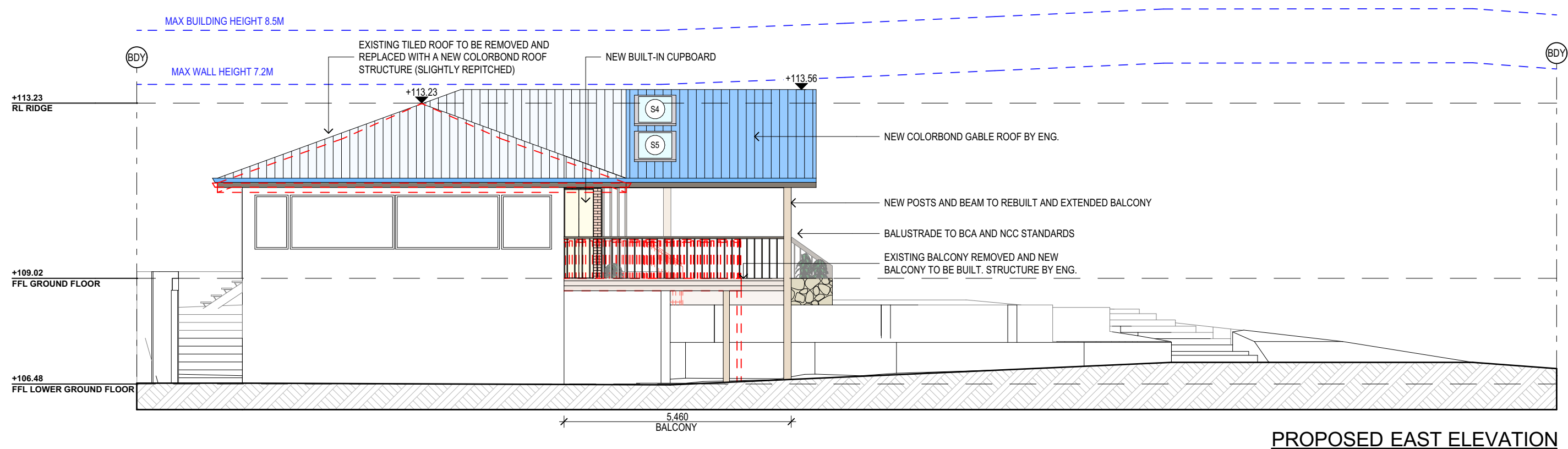
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DA.09

 **ACCREDITED BUILDING DESIGNER**

CHECKED BY:

JJ



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PROPOSED ALTERATIONS AND ADDITIONS
7A NULGARRA STREET FRENCHS FOREST
CLIENT:
ROMMI AND NICK

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 2

JOB No:
1317/24

DRAWN BY:
BC

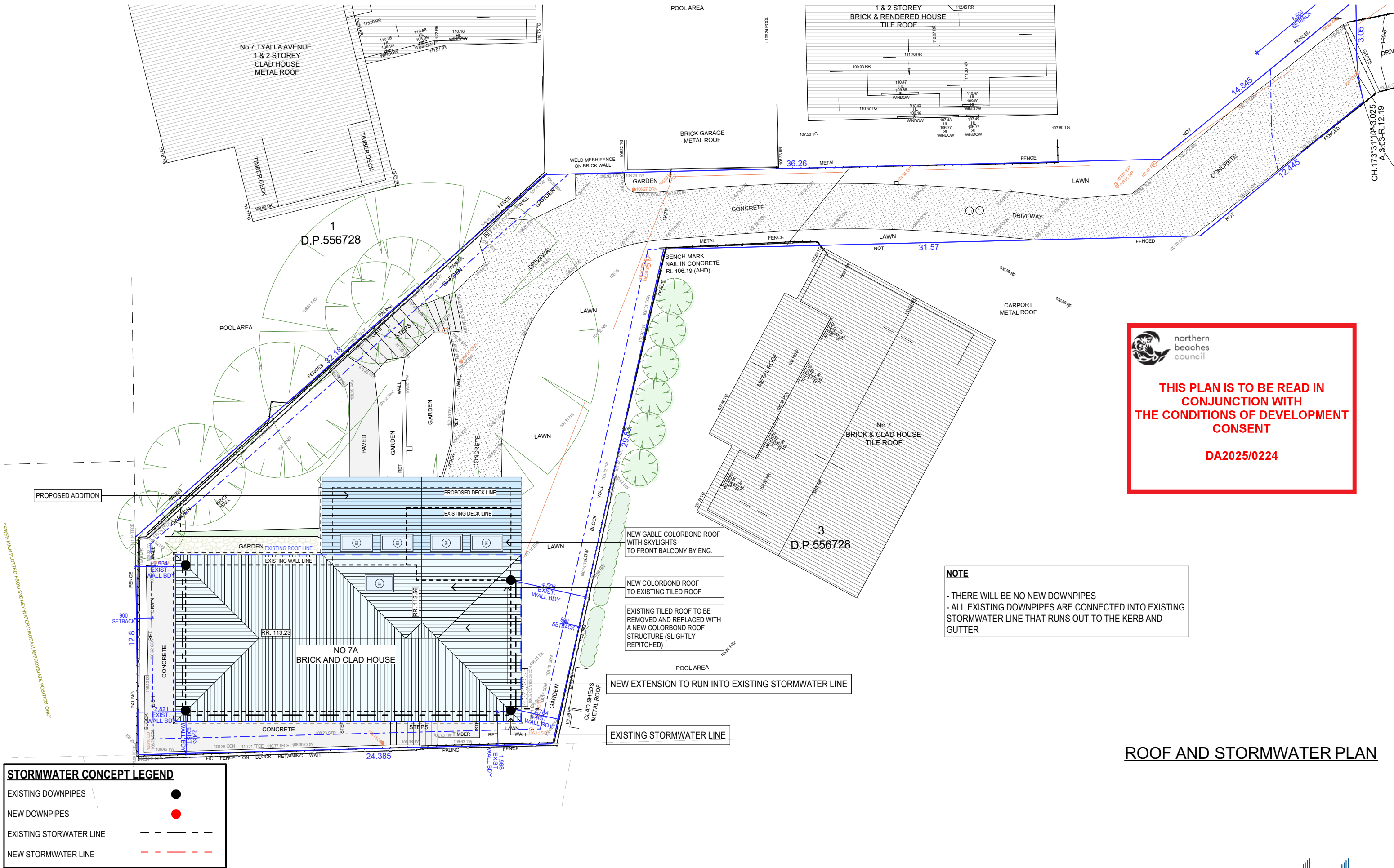
DATE:
OCT/24

SCALE:
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DRAWING No:
DA.10

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



<div>TRUE NORTH:</div> <div></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>JJ Drafting Australia 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 ACN 651 693 346</div> <div>Email. enquiries@jjdrafting.com.au</div> <div>www.jjdrafting.com.au</div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A</td><td>18.11.2024</td><td>PRELIM DRAWINGS</td></tr><tr><td>B</td><td>07.01.2025</td><td>PRELIM DRAWINGS REVISED</td></tr><tr><td>C</td><td>13.01.2025</td><td>ROOF REVISED</td></tr><tr><td>D</td><td>10.02.2025</td><td>ROOF REVISED</td></tr><tr><td>E</td><td>18.02.2025</td><td>DA DRAWING REVISION</td></tr><tr><td>F</td><td>24.02.2025</td><td>DA DRAWING REVISION</td></tr><tr><td>G</td><td>05.03.2025</td><td>DA DRAWING REVISION</td></tr></table>	REV:	DATE:	DESCRIPTION:	A	18.11.2024	PRELIM DRAWINGS	B	07.01.2025	PRELIM DRAWINGS REVISED	C	13.01.2025	ROOF REVISED	D	10.02.2025	ROOF REVISED	E	18.02.2025	DA DRAWING REVISION	F	24.02.2025	DA DRAWING REVISION	G	05.03.2025	DA DRAWING REVISION	<div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>7A NULGARRA STREET FRENCHS FOREST</div> <div>CLIENT:</div> <div>ROMMI AND NICK</div> <div>DRAWING TITLE:</div> <div>ROOF & STORMWATER CONCEPT PLAN</div>	<div>JOB No:</div> <div>1317/24</div>	<div>DRAWN BY:</div> <div>BC</div> <div>DATE:</div> <div>OCT/24</div>	<div>SCALE:</div> <div>1:200 @ A3</div> <div>DRAWING No:</div> <div>DA.12</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div></div> <div>ACCREDITED</div> <div>BUILDING DESIGNER</div>
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