

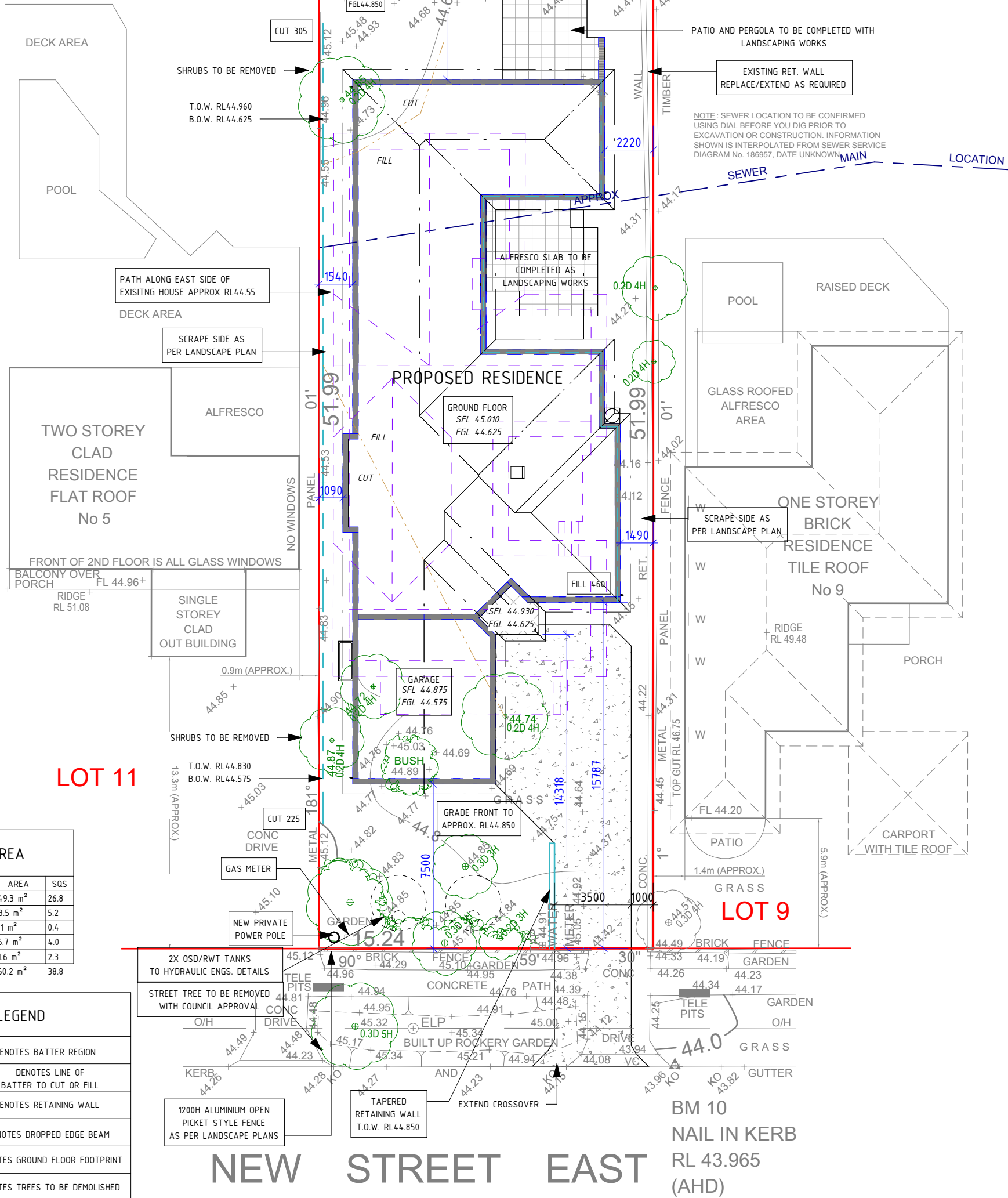
NOTES:

- FULL CIVIL PLANS DETAILS WILL BE PROVIDED AT C.C STAGE.
- FULL LANDSCAPE DETAILS WILL BE PROVIDED AT C.C STAGE.
- FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO VERIFIED AT C.C STAGE.
- MIN 160MM FROM SFL OF DWELLINGS TO FGL UNLESS NOTED OTHERWISE.
- GARBAGE & RECYCLE BINS TO BE STORED BEHIND GARAGE AND PLACED OUT FOR COLLECTION ON KERB & GUTTER ON COLLECTION NIGHT ONLY

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS. SITE PLANS TO BE CROSS REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING.

BAL 19 CONSTRUCTION TO THE SOUTHERN ELEVATION  
BAL 29 CONSTRUCTION TO THE REMAINDER OF THE DWELLING  
REFER TO BUSHFIRE REPORT REFERENCE 22-602-3

BAL 19/29



TOTAL FLOOR AREA		
NAME	AREA	SQS
GROUND FLOOR AREA	249.3 m <sup>2</sup>	26.8
GARAGE AREA	48.5 m <sup>2</sup>	5.2
PORCH AREA	4.1 m <sup>2</sup>	0.4
ALFRESCO AREA	36.7 m <sup>2</sup>	4.0
PATIO AREA	21.6 m <sup>2</sup>	2.3
TOTAL FLOOR AREA & SQS	360.2 m <sup>2</sup>	38.8

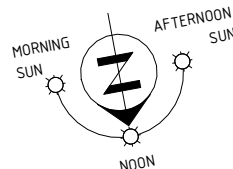
SITE PLAN LEGEND	
	DENOTES BATTER REGION
	DENOTES LINE OF BATTER TO CUT OR FILL
	DENOTES RETAINING WALL
	DENOTES DROPPED EDGE BEAM
	DENOTES GROUND FLOOR FOOTPRINT
	DENOTES TREES TO BE DEMOLISHED



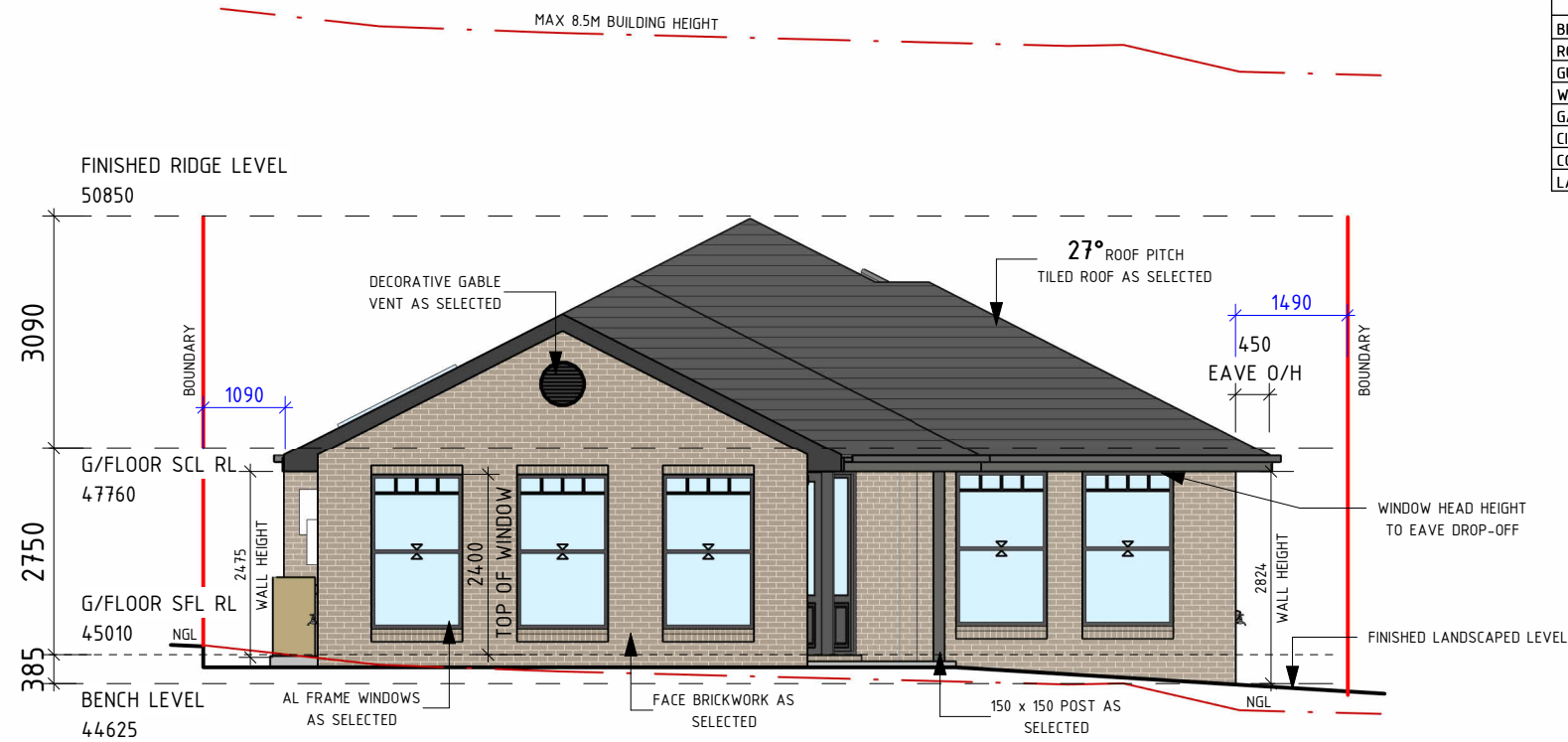
BUILDING DESIGN & DRAFTING  
INFO@ATRIADDESIGNS.COM.AU  
1300 028 742  
ATRIADDESIGNS.COM.AU

FOR	PAGE SIZE	DWG NO.	PAGE NO.	ISSUE	DATE	REVISION	DRAWN
MR & MRS PENTECOST	A3	J1797	2 OF 14	D	02-05-23	AMEND DA PLANS	CL
AT LOT.10, No.7, NEW STREET EAST, BALGOWLAH HEIGHTS			DP NO. 9561	E	19-05-23	AMEND DA PLANS	IZ
				F	25-05-23	AMEND DA PLANS	CL

D.A. PLANS



EXTERNAL FINISHES	
BRICK	AUSTRAL BRICKS, SCULPTURED SANDS (GRANITE)
ROOF TILES	LUTUM SHINGLE (SLATE, SATIN)
GUTTERS AND FACIAS	COLORBOND BASALT
WINDOW FRAMES	COLORBOND MONUMENT
GARAGE DOOR	COLORBOND BASALT (GRANGE PROFILE)
CIRCULAR VENT	COLORBOND BASALT
COLUMNS	COLORBOND BASALT
LAUNDRY DOOR	COLORBOND BASALT



NORTHERN ELEVATION

BAL 29

1 : 100

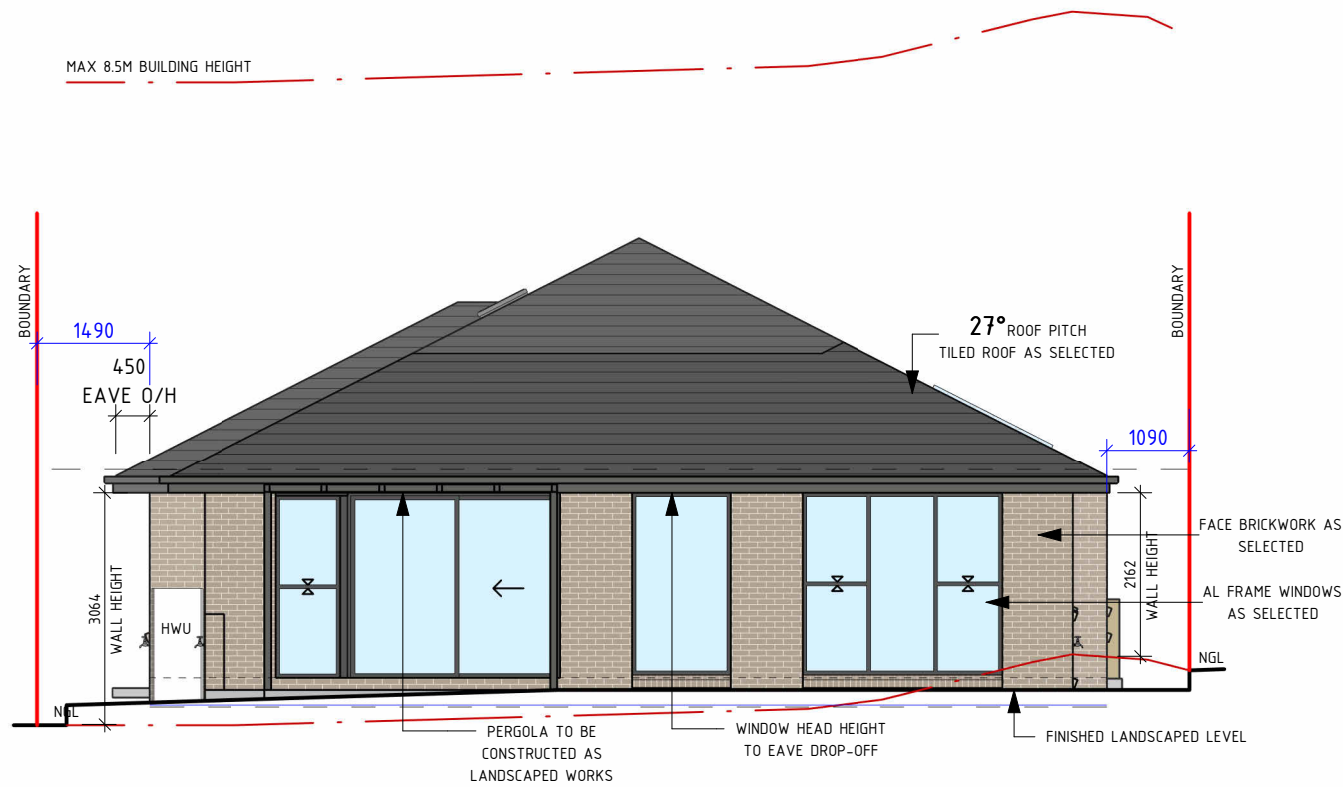


EASTERN ELEVATION

BAL 29

1 : 100

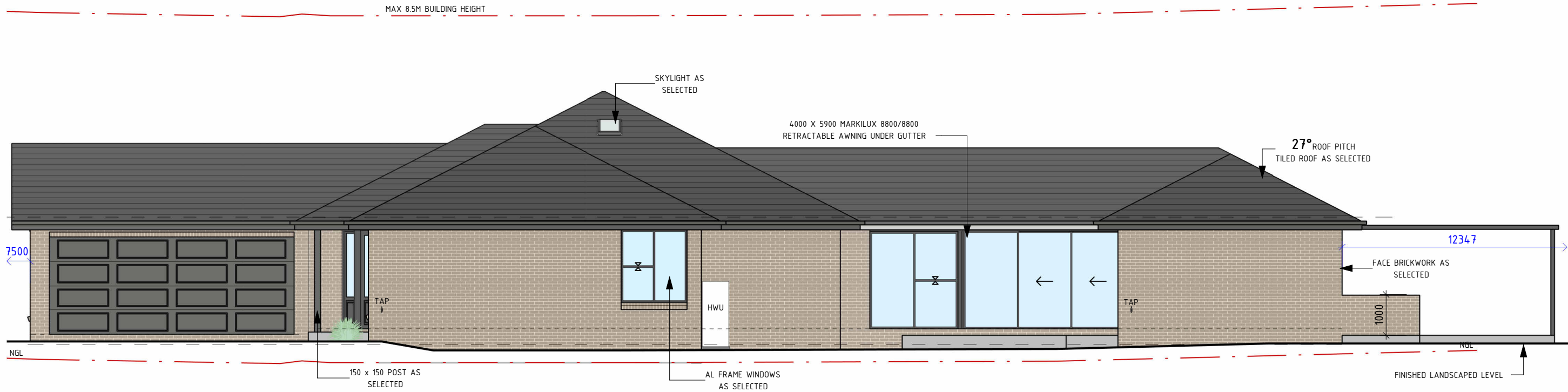
EXTERNAL FINISHES	
BRICK	AUSTRAL BRICKS, SCULPTURED SANDS (GRANITE)
ROOF TILES	LUTUM SHINGLE (SLATE, SATIN)
GUTTERS AND FACIAS	COLORBOND BASALT
WINDOW FRAMES	COLORBOND MONUMENT
GARAGE DOOR	COLORBOND BASALT (GRANGE PROFILE)
CIRCULAR VENT	COLORBOND BASALT
COLUMNS	COLORBOND BASALT
LAUNDRY DOOR	COLORBOND BASALT



SOUTHERN ELEVATION

1 : 100

BAL 19



WESTERN ELEVATION

1 : 100

BAL 29