

# 1 SITE PLAN 1:200

## & SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

## NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.



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

DA2019/1392



Project North

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Client

**MR. & MRS. POLYBLANK**

Project Name

## PROPOSED ALTERATIONS + ADDITIONS

21 ROSCOMMON CRESCENT

**LOT 40 . DP 233227**

KILLARNEY HEIGHTS NSW 2087



ABN 22 630 690 834  
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
PH. 0410 410 064 EMAIL [julie@jahdesigns.com.au](mailto:julie@jahdesigns.com.au)

Drawing Title:

## SITE PLAN

Scale:

1:200 @ A3

A3	Date: NOVEMBER 2019
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Status: DA SUBMISSION

Drawn By: JAH

Project No:

1908

Drawing No.:

DA01

Plot Date:

6/12/2019

Remove existing rotten timber decking and framing and replace with new steel framing and aluminium/fibre cement decking to comply with requirements of the Bushfire report provided

Remove existing boundary screening and provide new as per proposed elevations

Remove existing raised decking shown dotted and provide new at pool decking level

Build over existing stairs and provide new as shown

NOTE- All new pool fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

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northern  
beaches  
council

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Project Name

**PROPOSED ALTERATIONS + ADDITIONS**

**21 ROSCOMMON CRESCENT**

**LOT 40 , DP 233227**

**KILLARNEY HEIGHTS NSW 2087**

**JAH**  
DESIGN SERVICES

ABN 22 830 690 834  
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086  
PH. 04 10 410 064 EMAIL: jah@jahdesignservices.com.au

Drawing Title:

**PROPOSED DECK PLAN**

Scale: 1:100 @ A3

Date: NOVEMBER 2019

Status: DA SUBMISSION

Drawn By: JAH

Project No:

**1908**

Drawing No.:

**DA02**

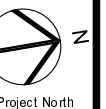
Plot Date:

6/12/2019

**1**

**PROPOSED DECK PLAN**

**1:100**



Project North

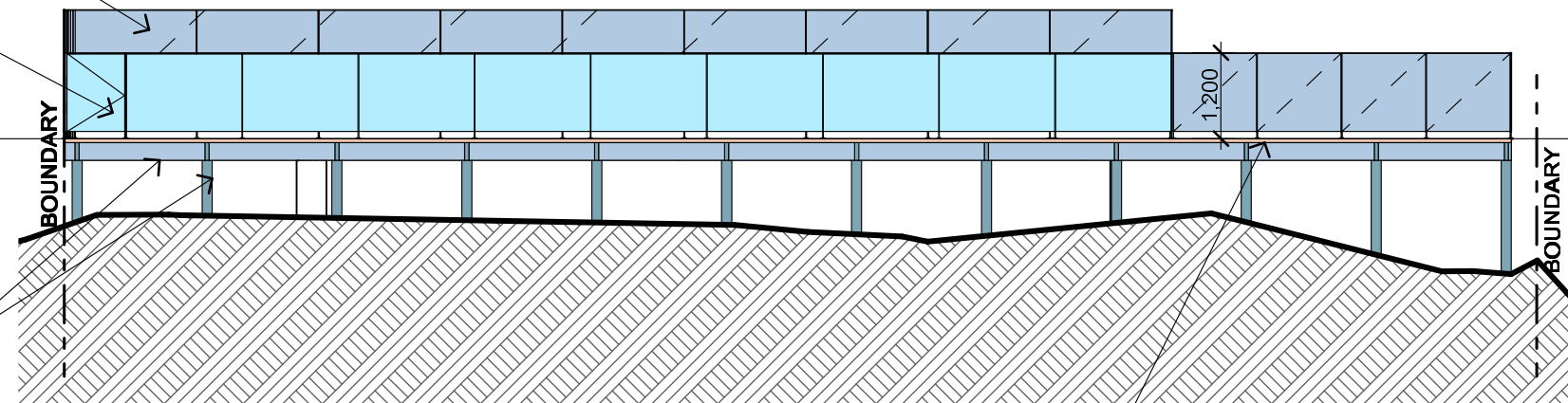
Selected 1.8m high boundary screens to comply with the Bushfire report

Selected frameless pool fencing

EXISTING DECK LEVEL  
RL 81.10

Steel posts and frame structure to replace old timber framing to structural engineers details

NOTE- All new pool fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

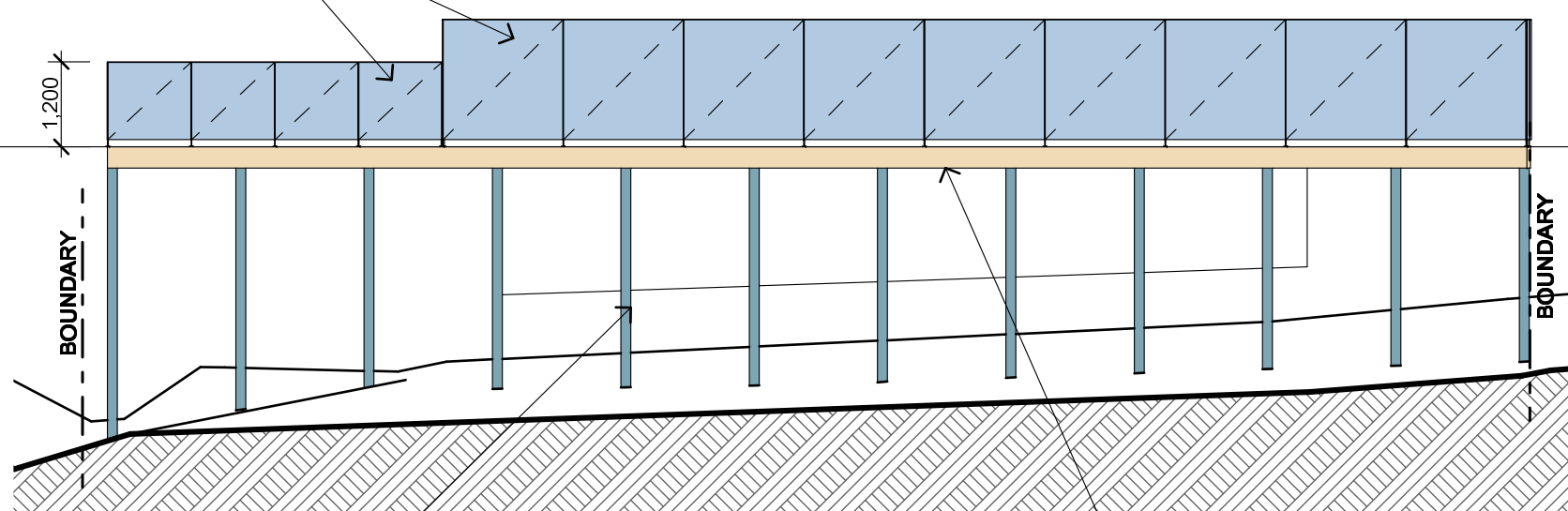


Remove existing rotten timber decking and replace with aluminium/fibre cement decking to comply with requirements of the Bushfire report

1 NORTH ELEVATION 1:100

Selected 1.2m-1.8m high boundary screens to comply with the Bushfire report

EXISTING DECK LEVEL  
RL 81.10



Steel posts and frame structure to replace old timber framing to structural engineers details

Remove existing rotten timber decking and replace with aluminium/fibre cement decking to comply with requirements of the Bushfire report

2 SOUTH ELEVATION 1:100

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ABN 22 630 690 834  
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#### Drawing Title:

POOL DECK ELEVATIONS 1

Scale: 1:100 @ A3 Date: NOVEMBER 2019

Status: DA SUBMISSION Drawn By: JAH

Project No.: 1908 Drawing No.: DA03

Plot Date: 6/12/2019

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Client  
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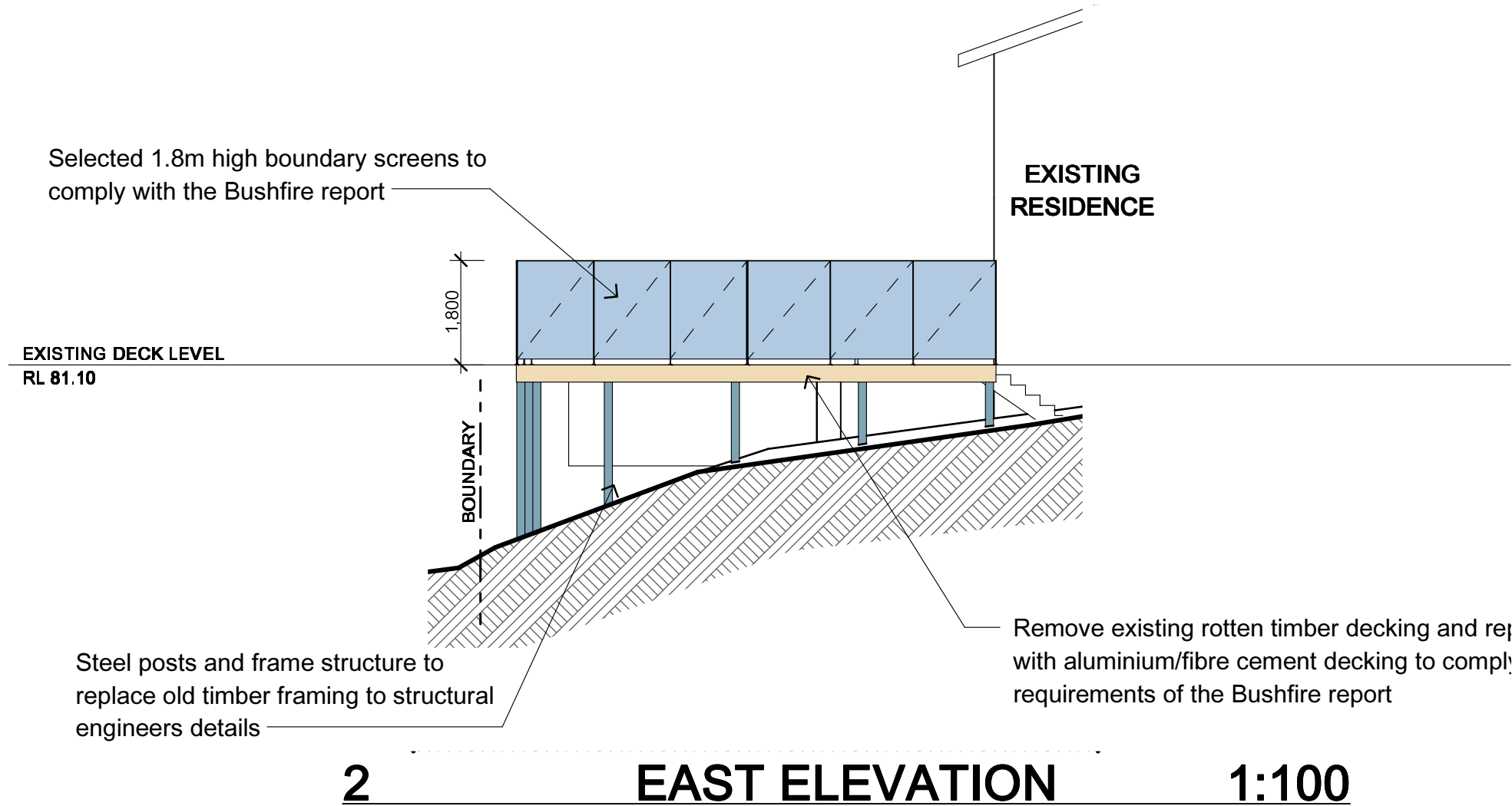
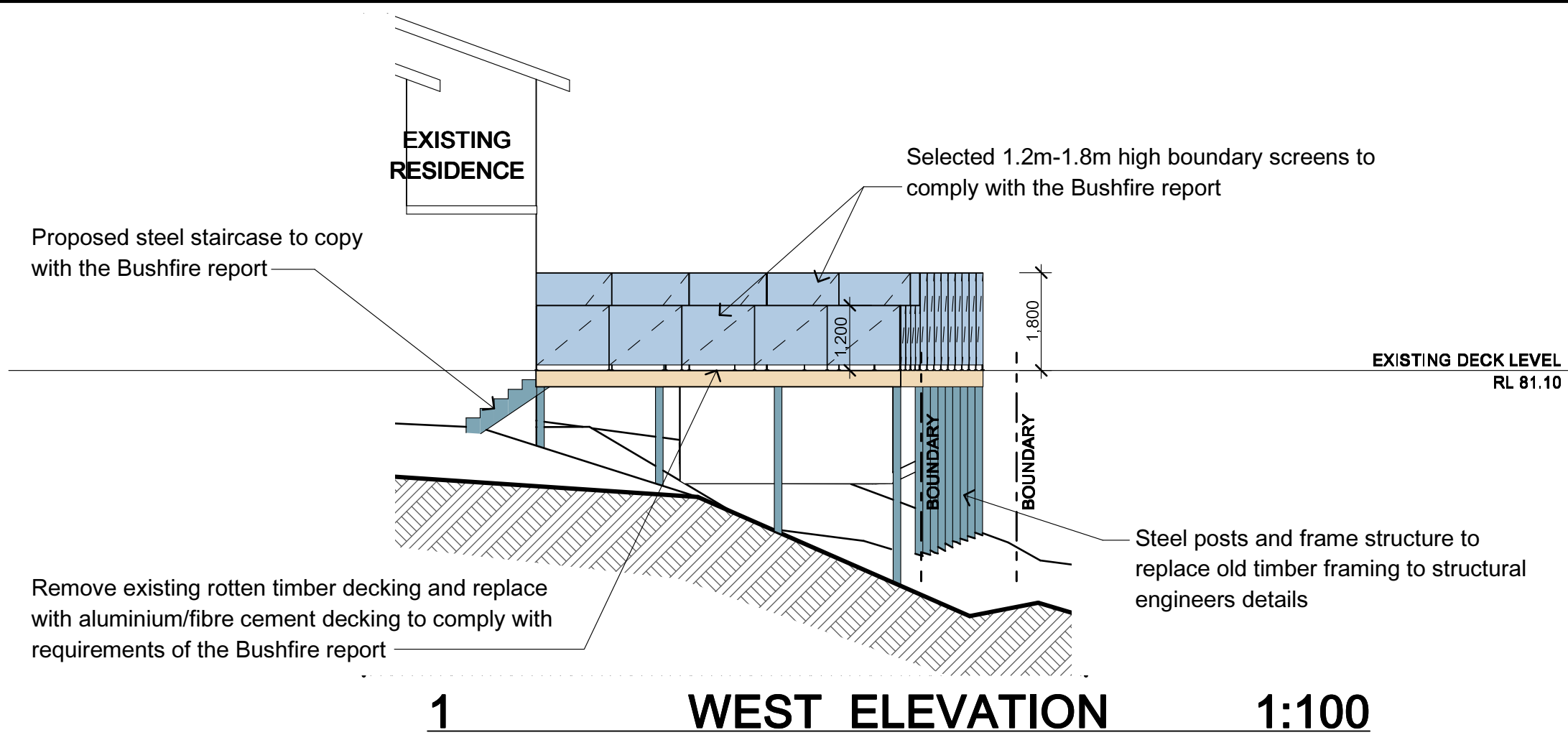
Project Name  
**PROPOSED ALTERATIONS + ADDITIONS  
21 ROSCOMMON CRESCENT  
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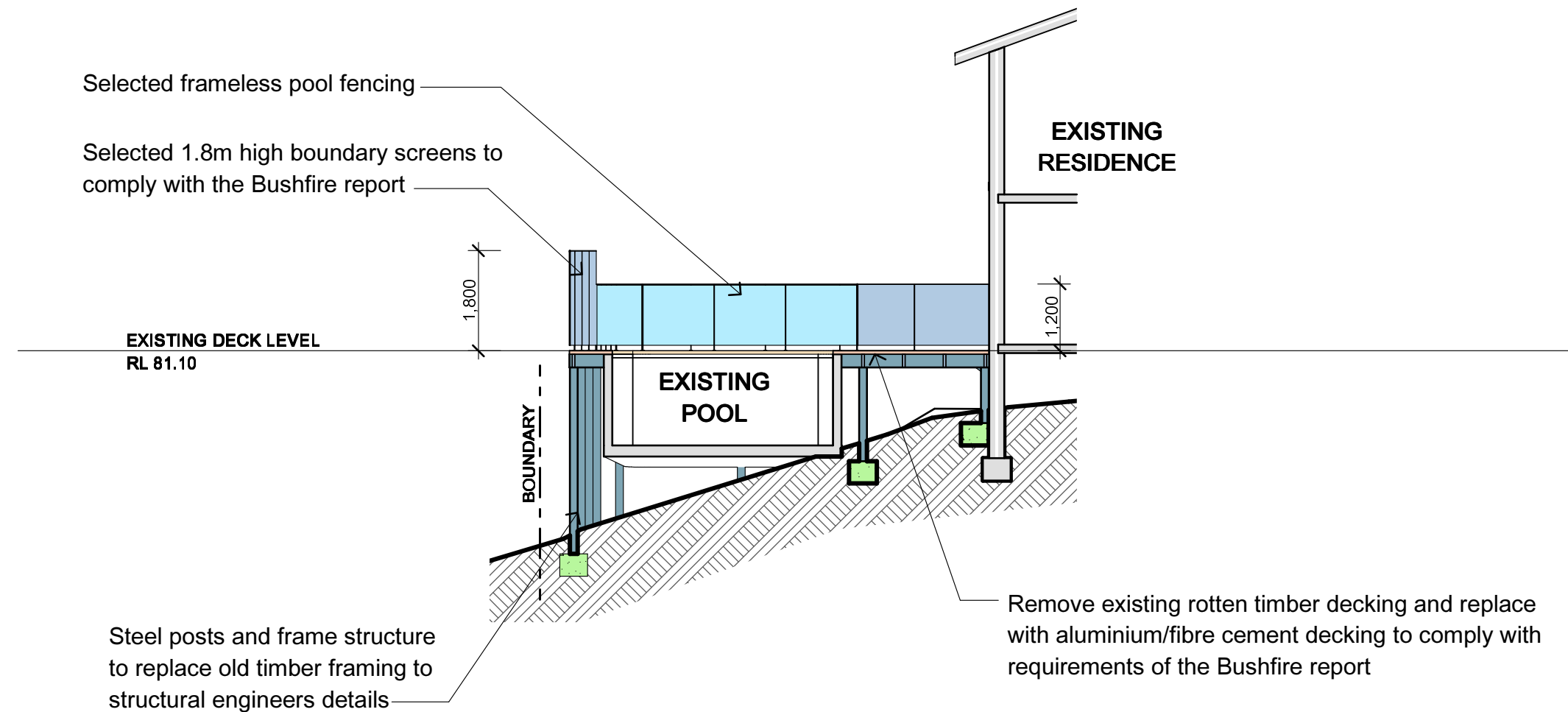


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Drawing Title: <b>POOL DECK ELEVATIONS 2</b>			
Scale: 1:100 @ A3	Date: NOVEMBER 2019		
Status: DA SUBMISSION	Drawn By: JAH		
Project No.: <b>1908</b>	Drawing No.: <b>DA04</b>		
Plot Date:	6/12/2019		





NOTE- All new pool fencing to Comply with Swimming Pool Acts 1992, Council Codes and relevant Australian Standards

1 SECTION A-A 1:100

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 northern beaches council

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Drawing Title: SECTION			
Scale:	1:100 @ A3	Date:	NOVEMBER 2019
Status:	DA SUBMISSION	Drawn By:	JAH
Project No.:	1908	Drawing No.:	DA05
Plot Date:	6/12/2019		