

northern  
beaches  
council

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

DA2020/1678

# SITE ANALYSIS PLAN & LANDSCAPED OPEN SPACE CALC.

CP SP 69096  
SITE AREA: 1532.70m2

EXIST. LANDSCAPED OPEN SPACE  
WILL REMAIN UNTOUCHED  
660.61m<sup>2</sup> - 43%

**NOTE**

ALL CONSTRUCTION TO USE MATERIALS  
DEEMED TO BE NON COMBUSTIBLE AS PER  
AS 1530.1

NEW FIRE DOOR AND MASONRY  
ENCLOSURE TO COMPLY WITH ALL PARTS  
OF THE NCC, IN PARTICULAR PART VOL.  
ONE PART D.1.6 & D.1.10

STAIR CONSTRUCTION TO COMPLY WITH  
NCC VOL. TWO PART 3.9.1.0

**BARRIER & HANDRAIL CONSTRUCTION TO COMPLY WITH NCC VOL. TWO PART 3.9.2**

TRUE NORTH:



NOTES:

- 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 relevant SAA Codes of Practice, the Building Code of Australia and 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.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541  
Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)  
[www.jjdrafting.com.au](http://www.jjdrafting.com.au)

REV:	DATE:	DESCRIPTION:
A	16.01.20	EAST ELEVATION
B	10.07.20	RELOCATE FIRE DOOR

PROJECT DETAILS:
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PROPOSED NEW STAIR FROM AN EXIST. GROUND FLOOR UNIT TO A COURTYARD  
UNIT 3 74-76 OLD PITTSWATER ROAD, BROOKVALE

DRAWING TITLE:

SITE ANALYSIS PLAN & LANDSCAPED OPEN SPACE CALC.

DATE:

MARCH 2019

DRAWN BY:

AHB

SCALE:

1:200 @ A3

JOB No:

694/19

CHECKED BY:
-------------

JJ

DRAWING No:

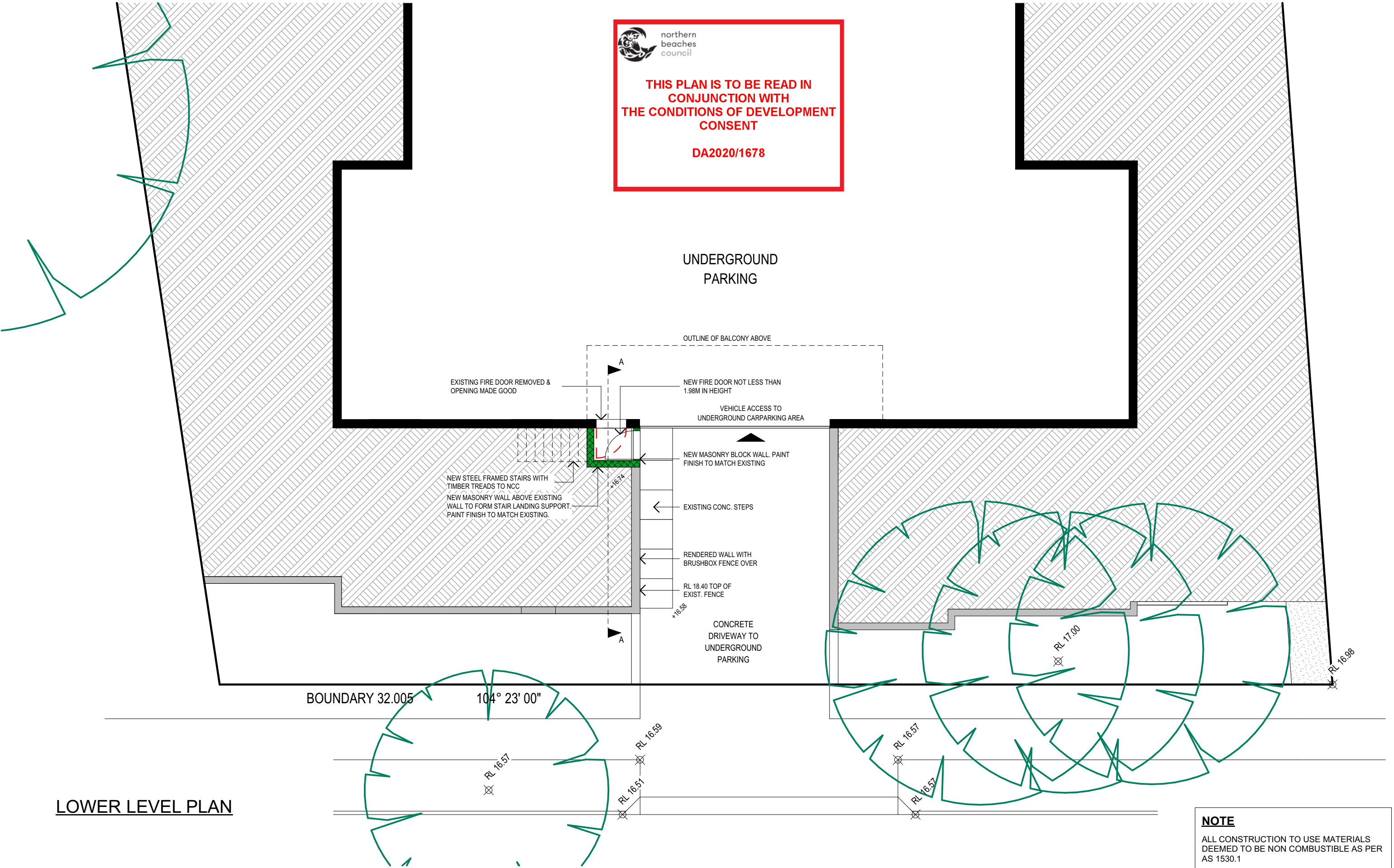
DA01



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LOWER LEVEL PLAN

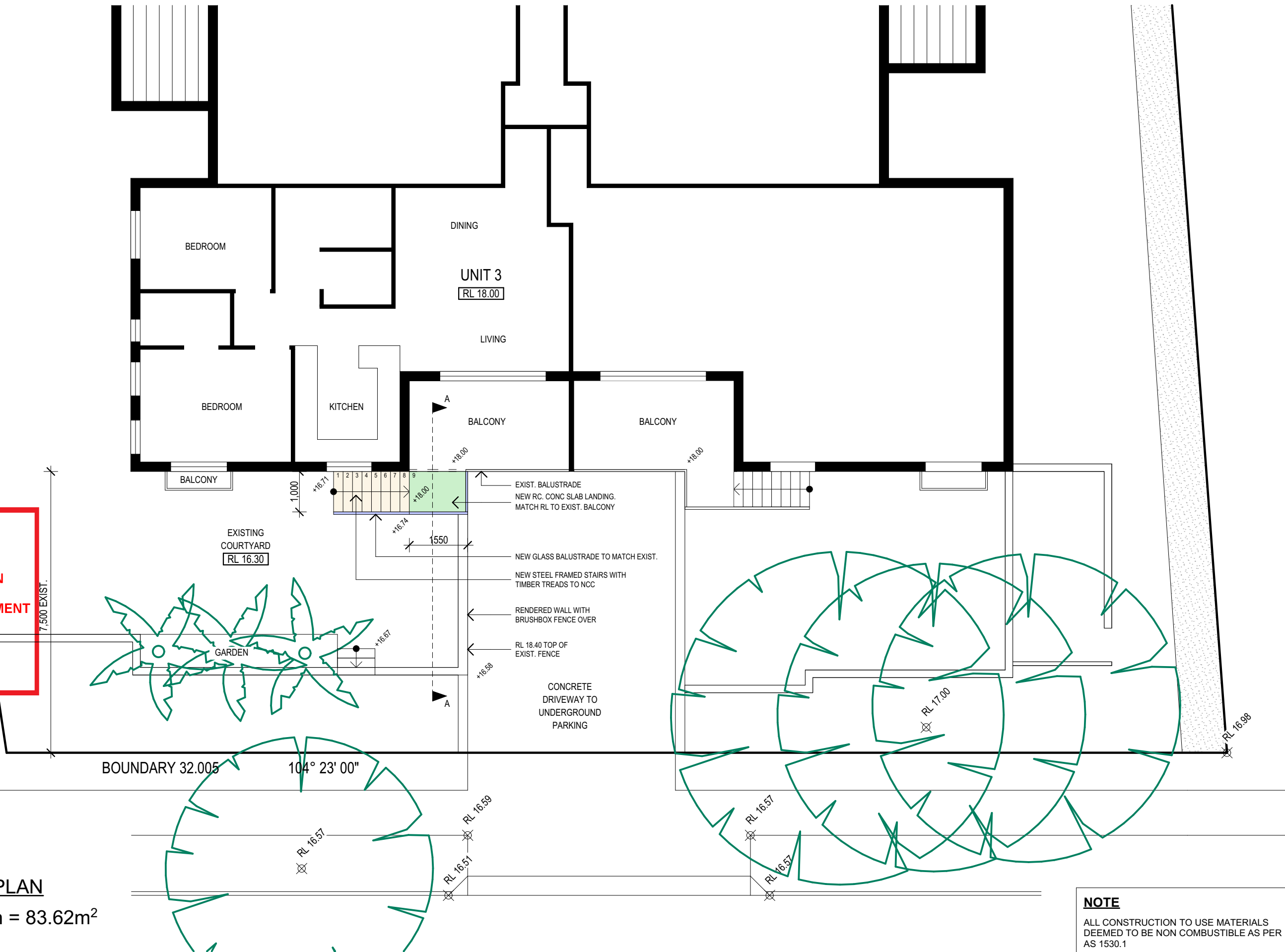
**NOTE**  
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<div>TRUE NORTH:</div> <div></div>	<div>NOTES:</div> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. <a href="mailto:jjdraft@tpg.com.au">jjdraft@tpg.com.au</a></div> <div><a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div>	<div>REV: DATE: DESCRIPTION:</div> <div>A 16.01.20 EAST ELEVATION</div> <div>B 10.07.20 RELOCATE FIRE DOOR</div> <div></div> <div></div> <div></div> <div></div>	<div>PROJECT DETAILS:</div> <div>PROPOSED NEW STAIR FROM AN EXIST. GROUND FLOOR UNIT TO A COURTYARD UNIT 3 74-76 OLD PITTWATER ROAD, BROOKVALE</div>	<div>DATE:</div> <div>MARCH 2019</div>	<div>DRAWN BY:</div> <div>AHB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
			<div>DRAWING TITLE:</div> <div>LOWER LEVEL PLAN</div>	<div>JOB No:</div> <div>694/19</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.02</div>	

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**DA2020/1678**

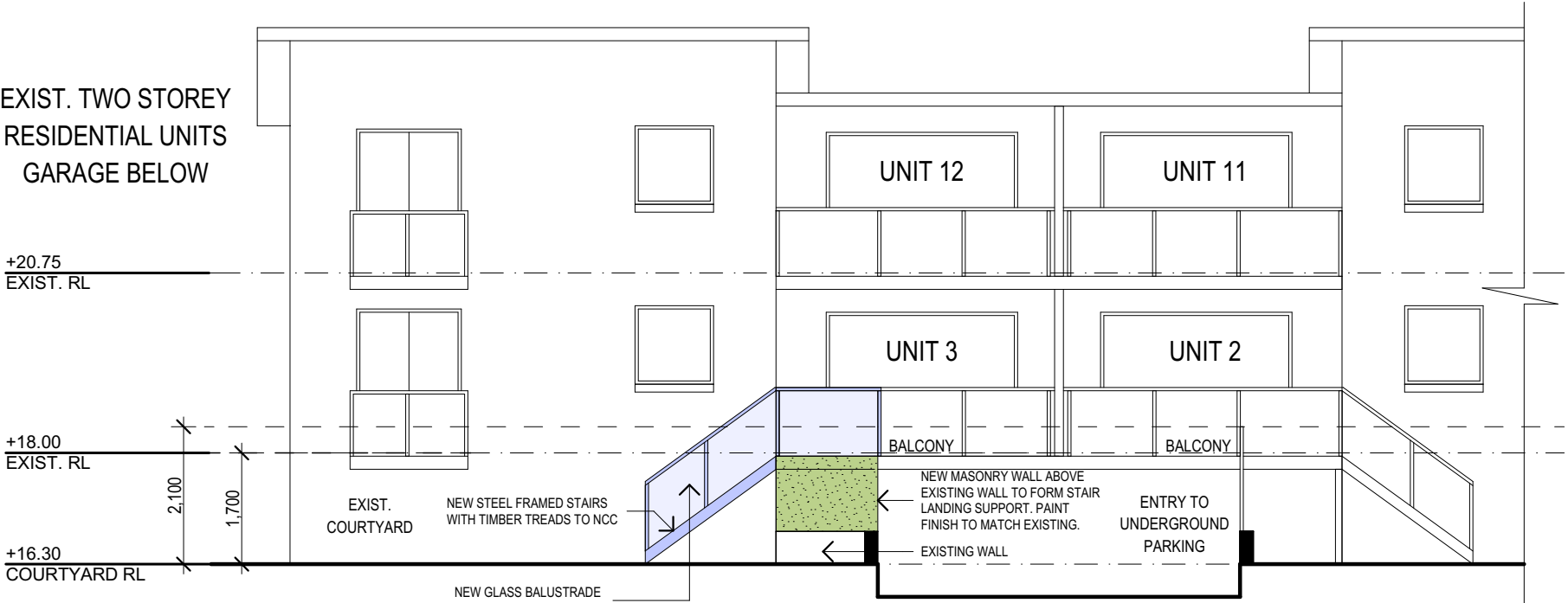


**GROUND FLOOR PLAN**

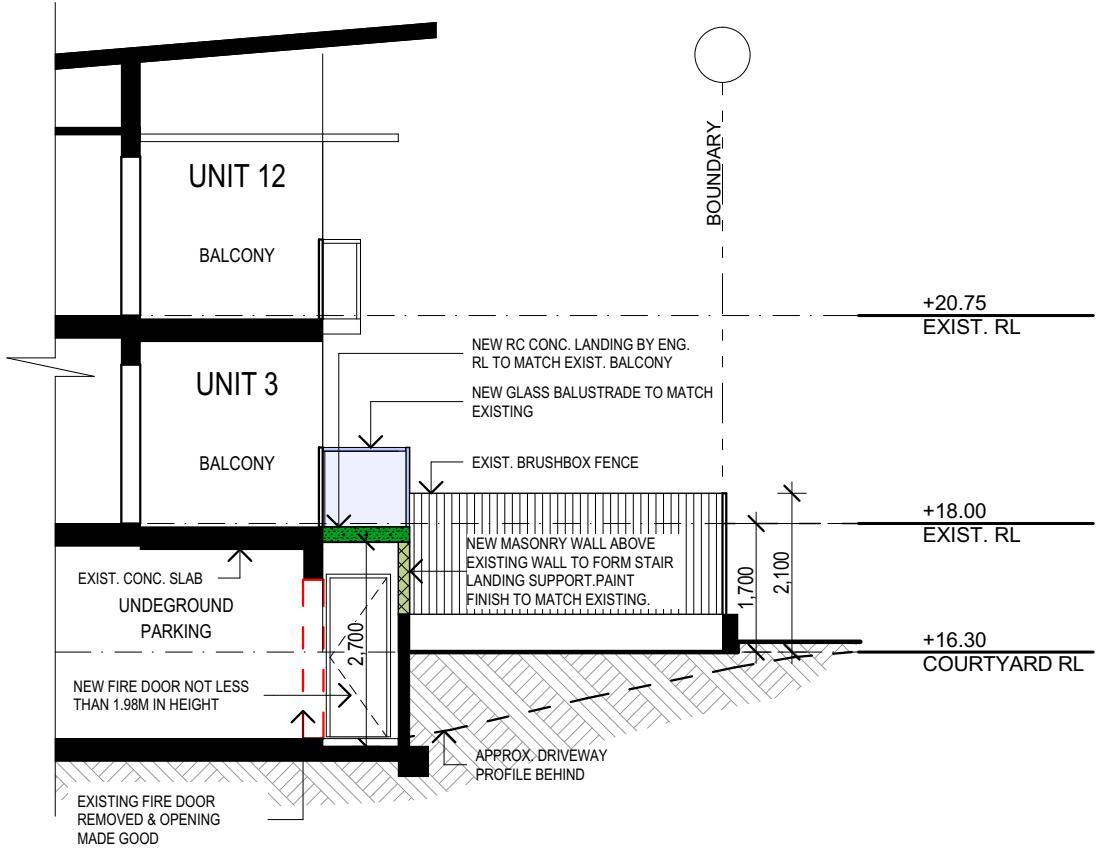
Proposed Floor Plan = 83.62m<sup>2</sup>

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SOUTH ELEVATION  
1:100

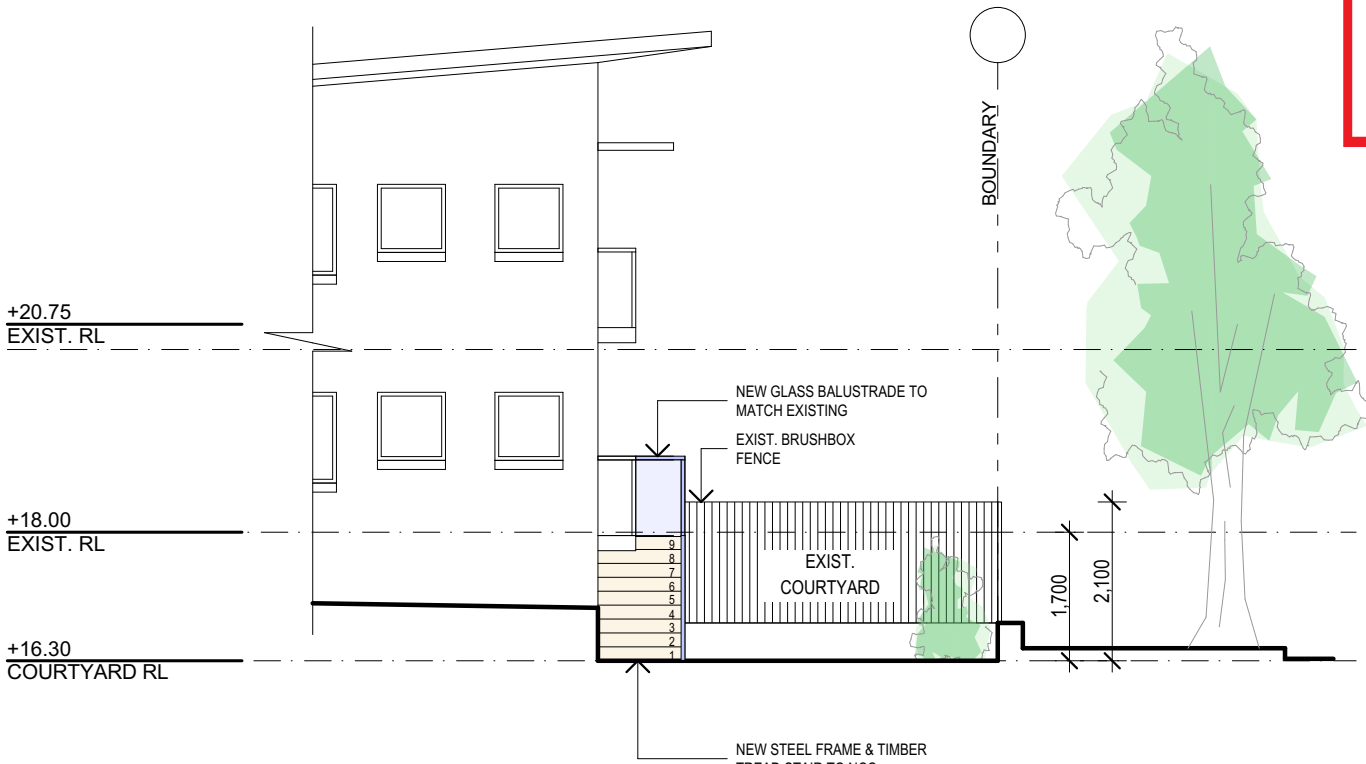


SECTION A-A  
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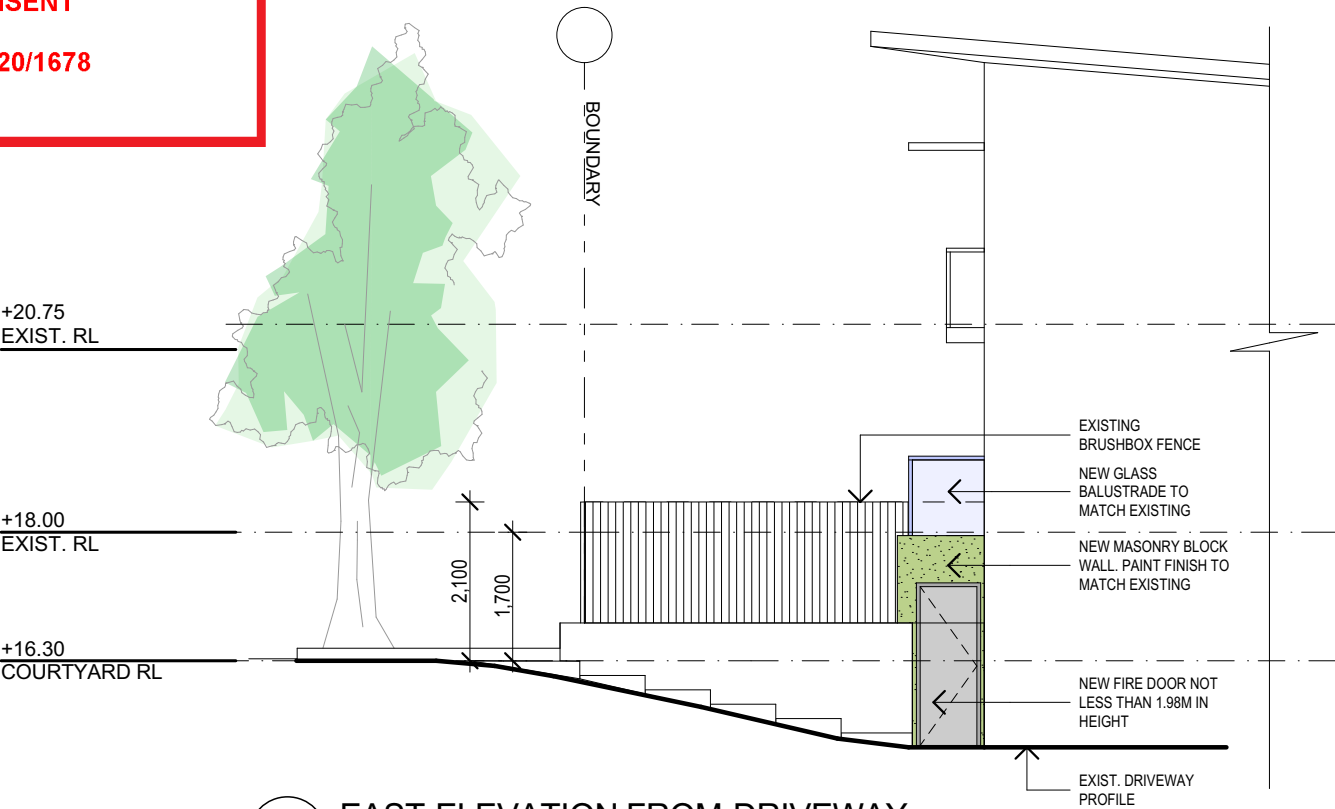
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WEST ELEVATION  
1:100



EAST ELEVATION FROM DRIVEWAY  
1:100

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			<div>DRAWING TITLE:</div> <div>ELEVATIONS &amp; SECTION</div>	<div>JOB No:</div> <div>694/19</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.04</div>	