

23A VALLEY ROAD
BALGOWLAH

LIST OF DRAWINGS

DA_001 - Cover Sheet
DA_202 - Lower Ground Floor Plan
DA_203 - Ground Floor Plan
DA_204 - Roof Plan
DA_301 - East and West Elevations
DA_302 - South & North Elevations, Section AA', Section BB'

REV

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PROJECT NOTES

- 1_ ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- 2_ LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- 3_ FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- 4_ ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- 5_ WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- 6_ STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-2018.
- 7_ ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. DIAL BEFORE YOU DIG (WWW.1100.COM.AU)
- 8_ ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING.
- 9_ ALL PROPOSED BALUSTRADES TO BE 1050MM ABOVE THE ADJACENT FINISHED FLOOR LEVEL.
- 10_ ALL WORKS TO BE COMPLIANT WITH THE BUILDING CODE OF AUSTRALIA, NCC/ABC 2022, THE HOME BUILDING ACT AND RELEVANT AUSTRALIAN STANDARDS.
- 11_ A GEOTECHNICAL ENGINEER MUST BE ENGAGED PRIOR TO CONSTRUCTION TO INSPECT AND CONFIRM THE GROUND CONDITIONS AND GROUNDWATER IS AS PER STRUCTURAL SPECIFICATION



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NOTES

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THEY SHOULD BE CONFIRMED BY A FURTHER SURVEY.
SERVICES SHOWN HEREON HAVE BEEN OBTAINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH OF THE BEARINGS ON THE PLAN BOUNDRIES OF THE DEPARTMENT OF LANDS. THEY ARE ON MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED, A FURTHER SURVEY WOULD BE NECESSARY. CONTACT THE LANDS DEPARTMENT FOR MORE INFORMATION ADDRESSED IN THIS DRAWING. ENGINEERING AND BCA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION.
6. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY SHAP DRAWINGS OR WORK IS COMMENCED.

PROJECT

23A VALLEY ROAD
BALGOWLAH 2093

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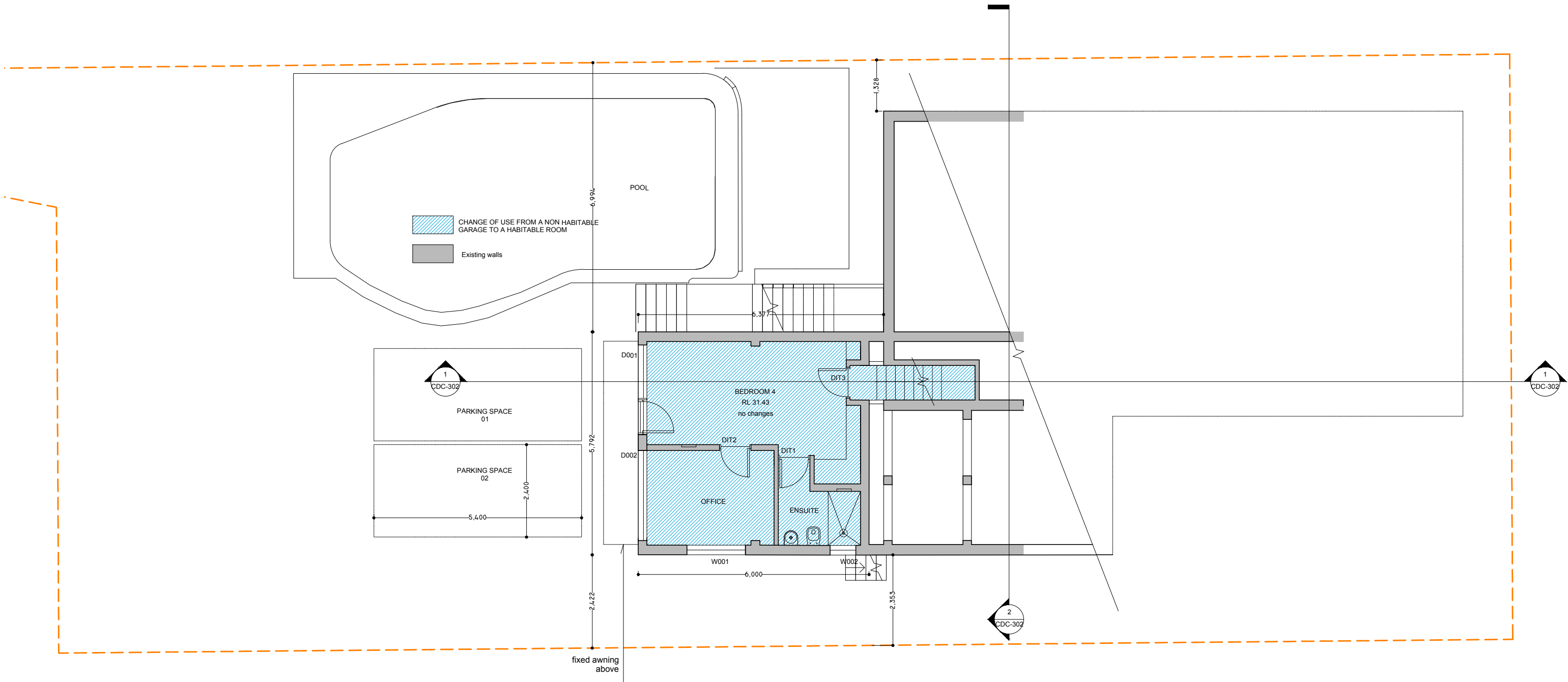
VANESSA & TOMAS GIBBS

DRAWING

COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	
19-005	DA-001	E	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : NTS	04/07/2020	GC	GC

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	10/07/2020	GC	GC
D	ISSUE FOR CDC	14/08/2024	FC	GC
E	ISSUE FOR DA	02/12/2024	FC	GC



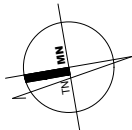
1 LOWER FLOOR PLAN
DA-202

- PROJECT NOTES
- SMOKE ALARMS TO COMPLY WITH NCC 2022, AS
 - MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS
 - REFER TO BASIX CERTIFICATE
 - POOL FENCE TO COMPLY WITH AS1926.1
 - WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021



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PROJECT
23 A VALLEY ROAD
BALGOWLAH 2093

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TOMAS Y VANESSA GIBBS

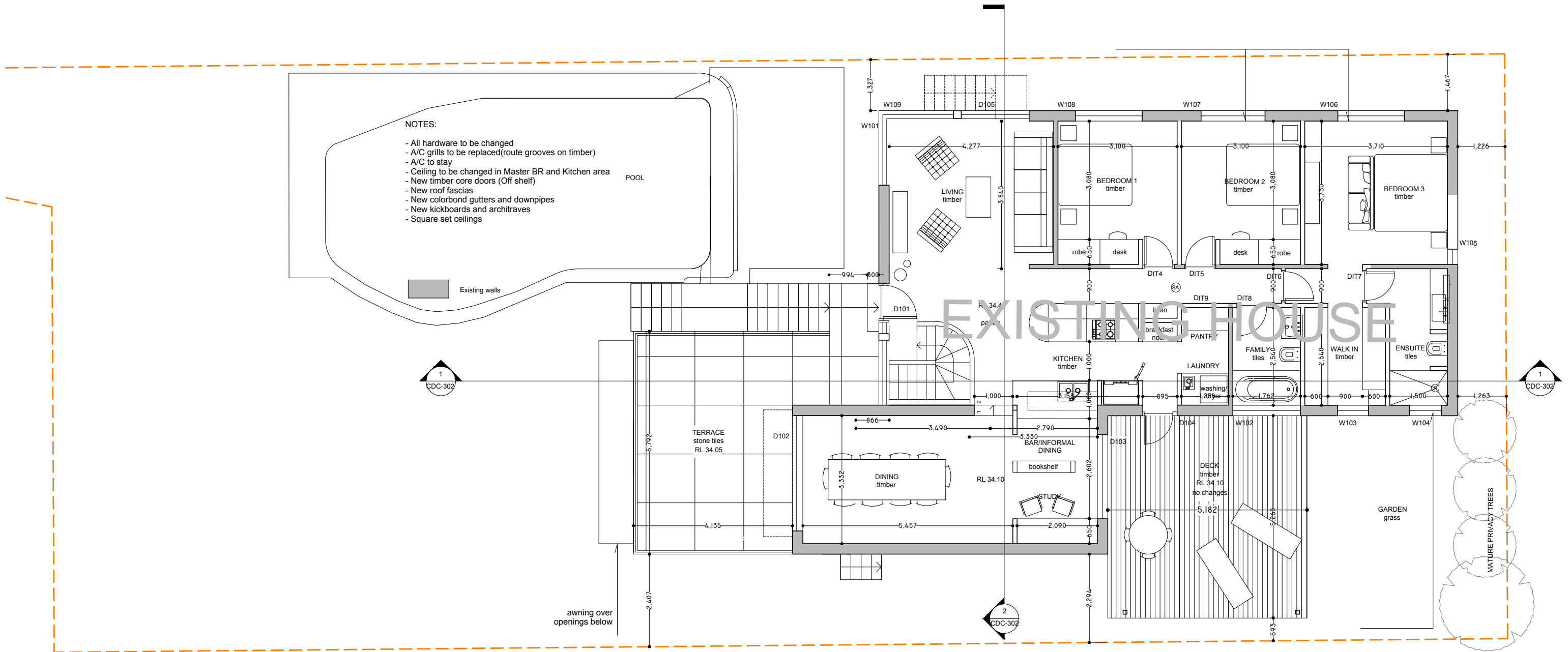
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DRAWING
LOWER GROUND FLOOR
PLAN

PROJECT NO.	DRAWING NO.	REVISION	
19-004	CDC - 202	F	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 100	05/07/2020	GC	GC

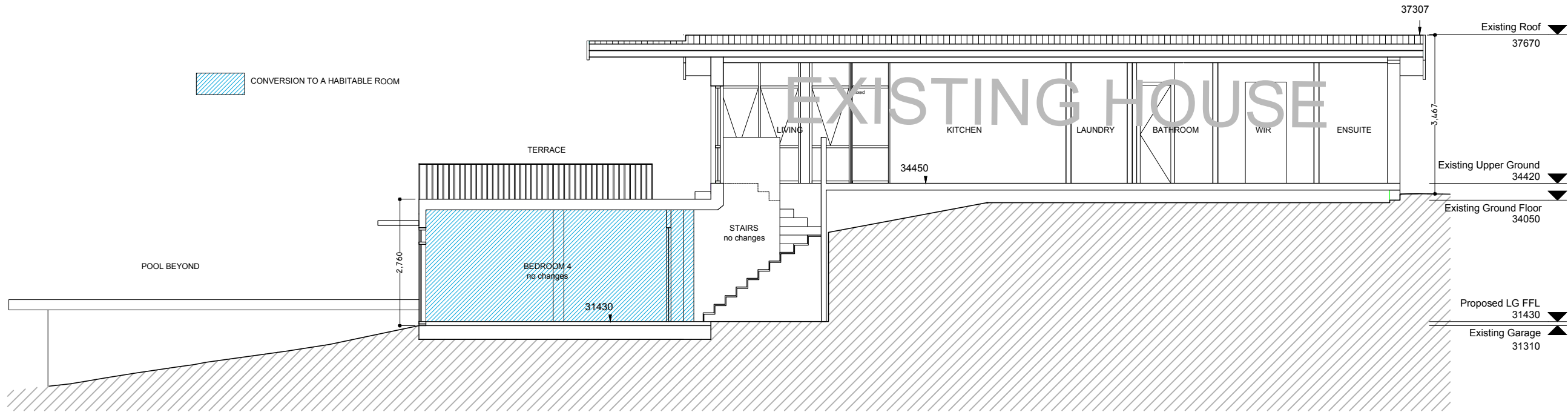
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
E	ISSUE FOR DA	02/12/2024	FC	GC
F	PARKING SPACES	02/04/2025	FC	GC

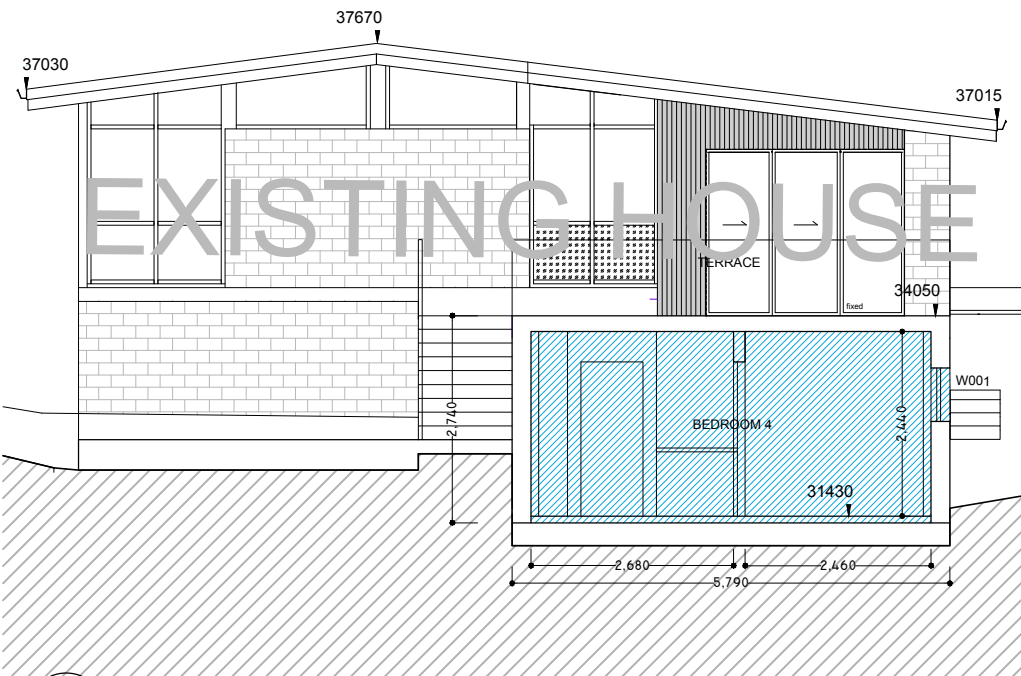


PROJECT NOTES

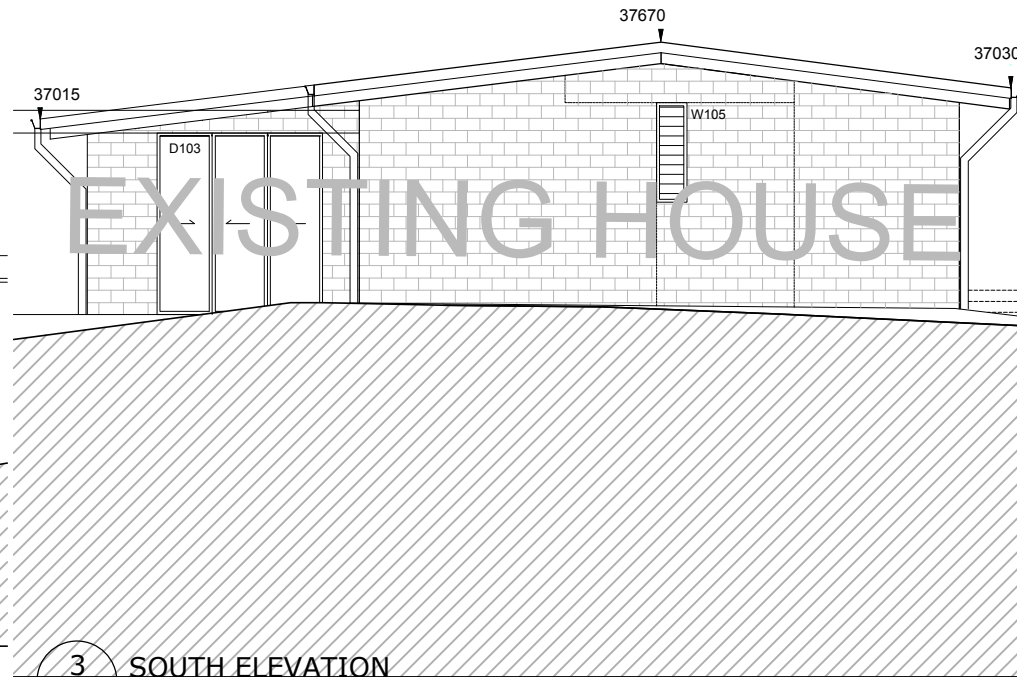
- _SMOKE ALARMS TO COMPLY WITH NCC 2022, AS
_MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS
_REFER TO BASIX CERTIFICATE
_POOL FENCE TO COMPLY WITH AS1926.1
_WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021



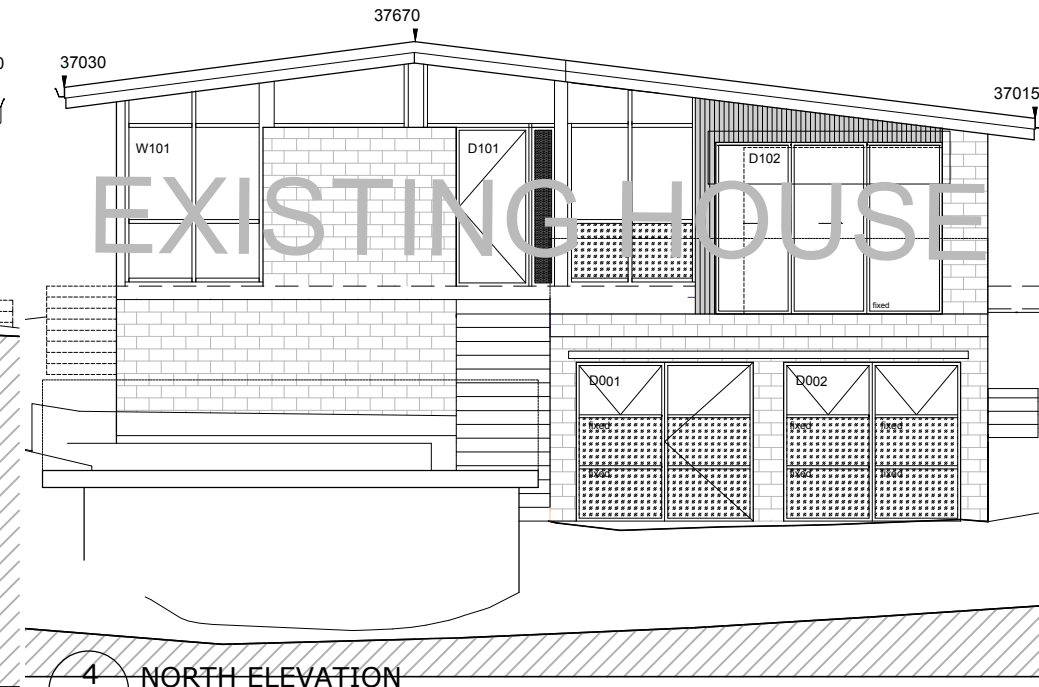
1 SECTION AA'
DA-302 1:100



2 SECTION BB'
DA-302 1:100



3 SOUTH ELEVATION
DA-302 1:100



4 NORTH ELEVATION
DA-302 1:100

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DRAWING

NORTH, SOUTH ELEVATIONS
& AA', BB' SECTIONS

PROJECT NO.	DRAWING NO.	REVISION	
19-004	DA - 302	E	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 100	05/07/2020	GC	GC

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1M

5

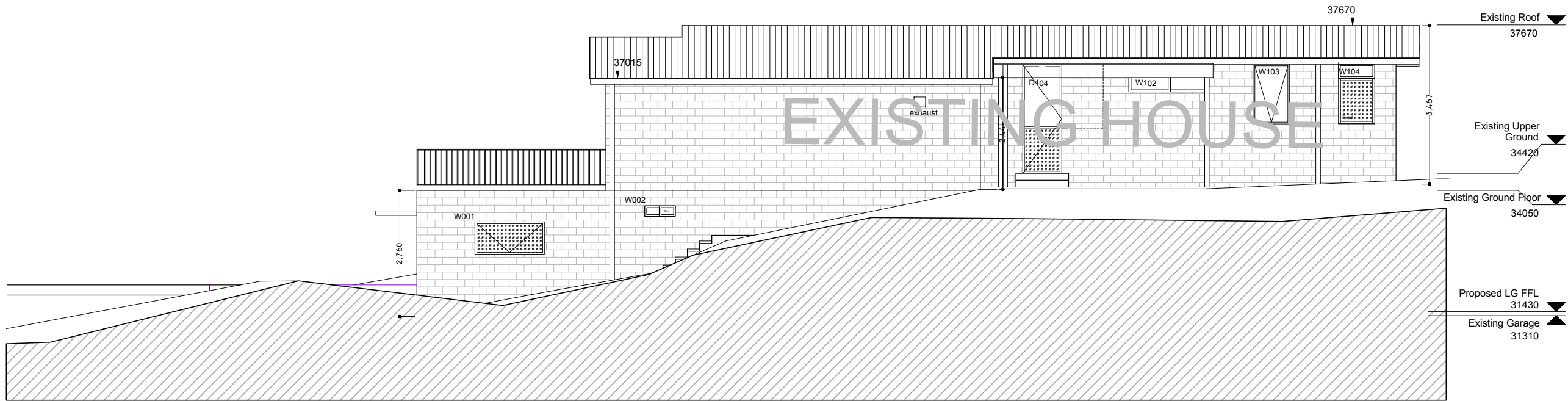


REV	DESCRIPTION	DATE	ISSUED	CHECKED
E	ISSUE FOR DA	02/12/2024	FC	GC

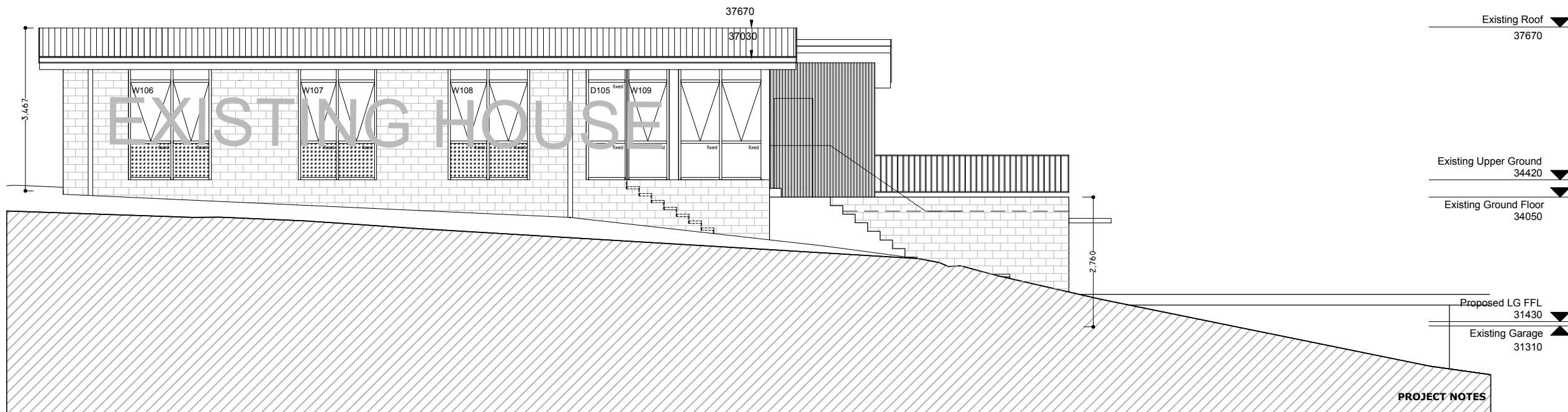
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1 WEST ELEVATION
DA-301 1:100



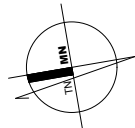
2 EAST ELEVATION
DA-301 1:100

PROJECT NOTES

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TOMAS Y VANESSA GIBBS

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DRAWING

WEST & EAST ELEVATIONS

PROJECT NO.	DRAWING NO.	REVISION	
19-004	DA - 301	E	
SCALE @ A3	DATE	DRAWN	AUTHORIS
1 : 100	05/07/2020	GC	GC
			

REV	DESCRIPTION	DATE	ISSUED	CHECKED
E	ISSUE FOR DA	02/12/2024	FC	GC



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