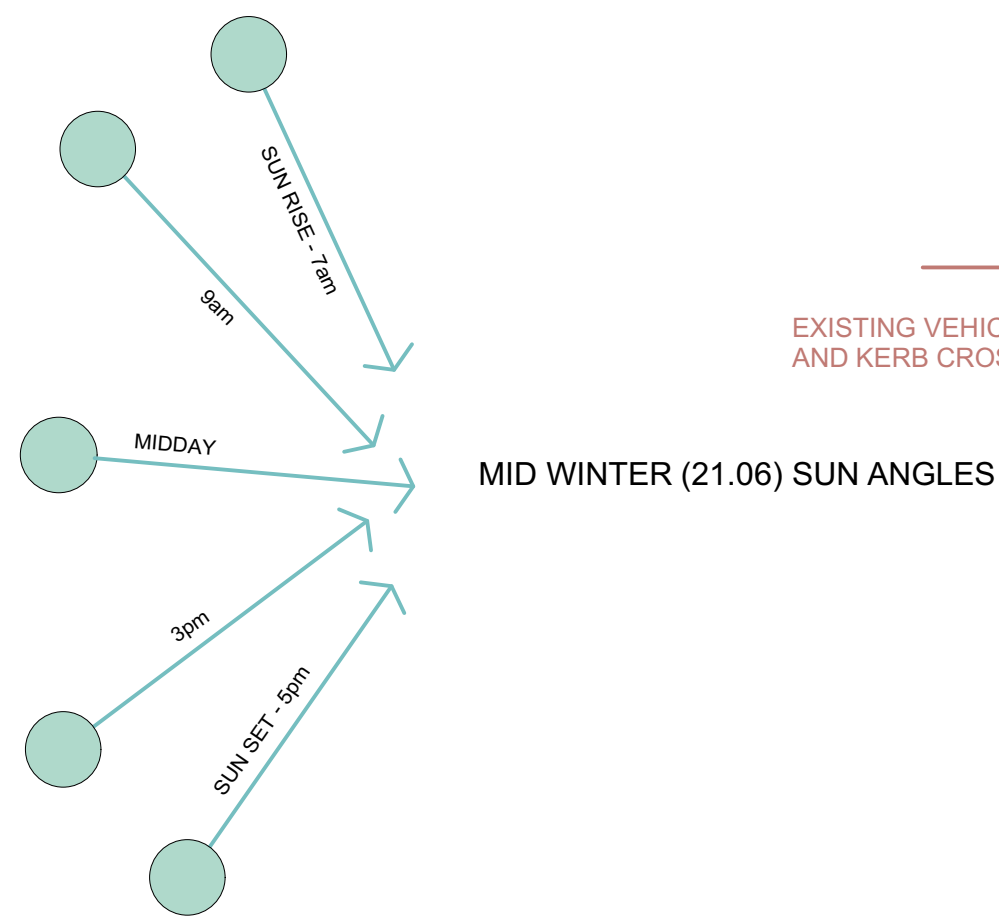
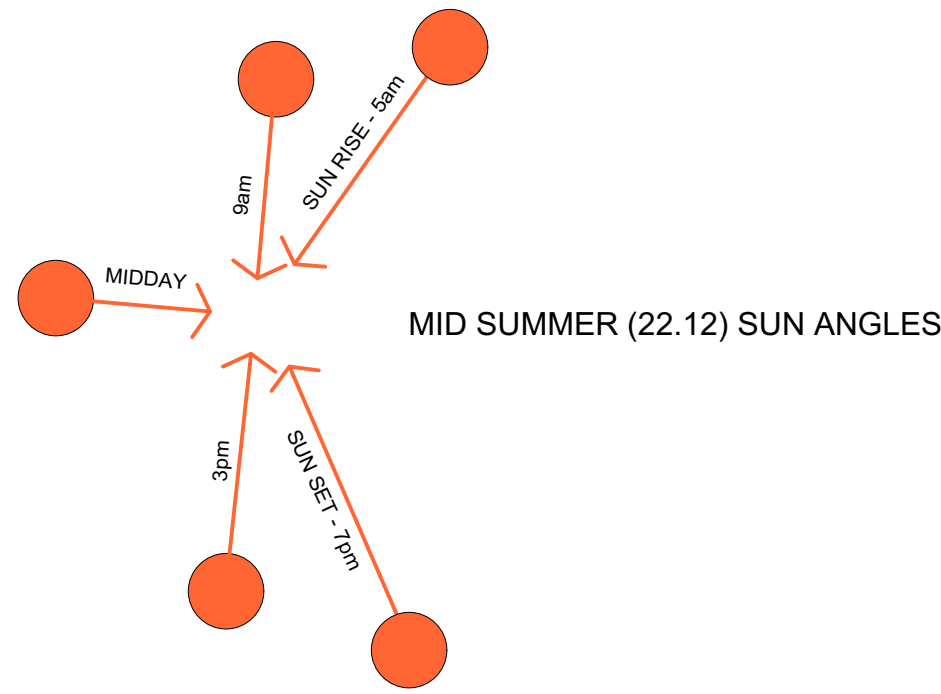




PRIVATE OPEN SPACE
REQUIRED: = 60m2
PROPOSED = 250m2

DA1 - 01 SITE / ROOF PLAN 1:200

REVISION	DATE	DESCRIPTION

BY

MATT ELKAN ARCHITECT

Suite 1/6 Waratah St, Mona Vale NSW 2103 p: 89167357 e: info@mattelkanarchitect.com.au NSW Reg # 6821

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS
DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
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Spencer
25 Ballyshannon Rd, Killarney Heights

SITE / ROOF PLAN

AUG 2019

1:200@A3
1:100@A1

DA1

NOTES

FINISHES LEGEND

RB RENDERED BRICKWORK
RC REINFORCED CONCRETE
MC METAL CLADDING
SR STEEL ROOFING
FC FIBRE CEMENT

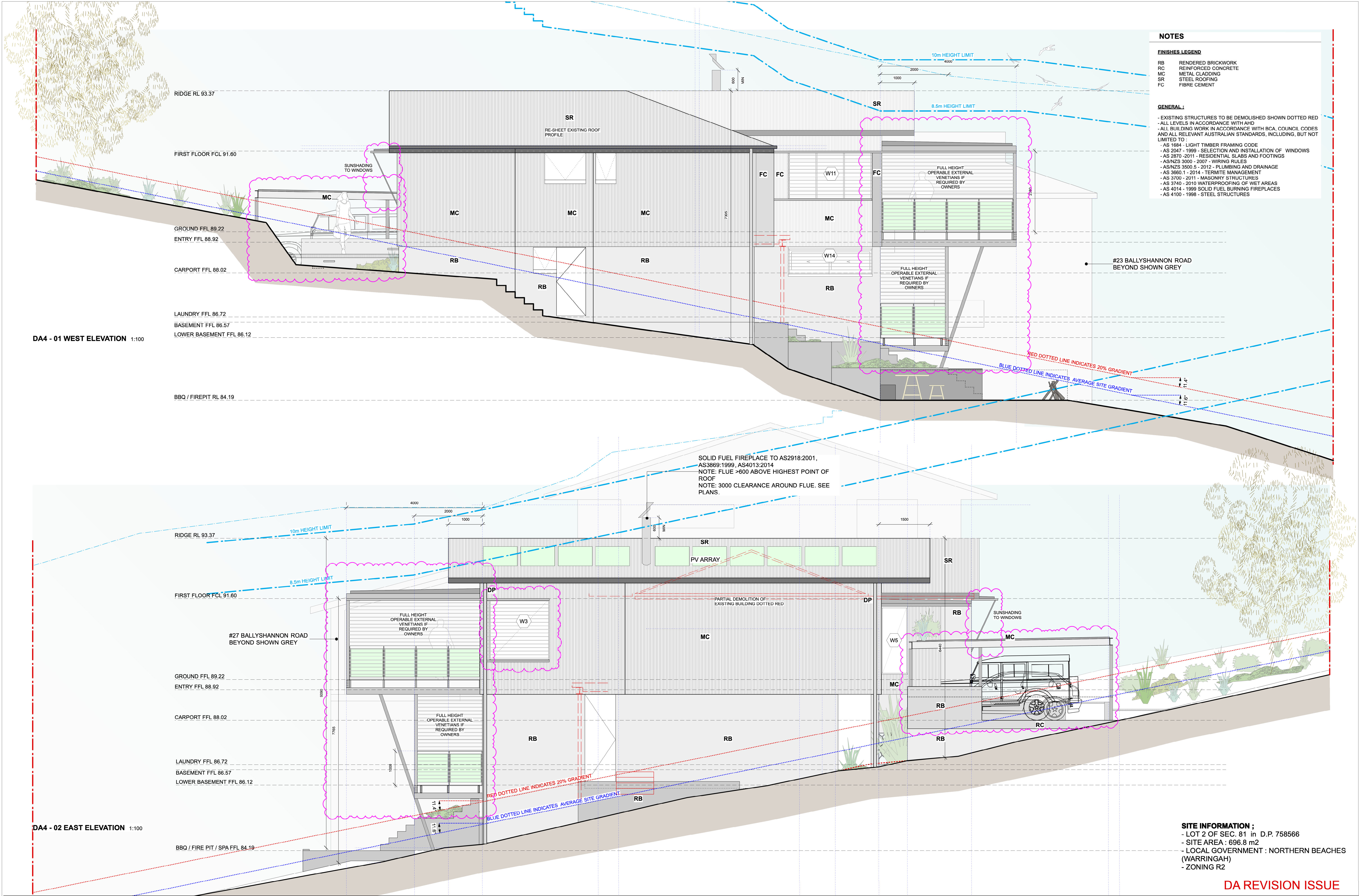
GENERAL:

- EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DOTTED RED
- ALL LEVELS IN ACCORDANCE WITH AHD
- ALL BUILDING WORK IN ACCORDANCE WITH BCA, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - AS 1684 - LIGHT TIMBER FRAMING CODE
 - AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS
 - AS 2870 - 2011 - RESIDENTIAL SLABS AND FOOTINGS
 - AS/NZS 3000 - 2007 - WIRING RULES
 - AS/NZS 3500.5 - 2012 - PLUMBING AND DRAINAGE
 - AS 3680.1 - 2014 - TERMITE MANAGEMENT
 - AS 3700 - 2011 - MASONRY STRUCTURES
 - AS 3740 - 2010 WATERPROOFING OF WET AREAS
 - AS 4014 - 1999 SOLID FUEL BURNING FIREPLACES
 - AS 4100 - 1996 - STEEL STRUCTURES

SITE INFORMATION :

- LOT 2 OF SEC. 81 in D.P. 758566
- SITE AREA : 696.8 m2
- LOCAL GOVERNMENT : NORTHERN BEACHES (WARRINGAH)
- ZONING R2

DA REVISION ISSUE



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Project: **Spencer**
25 Ballyshannon Rd, Killarney Heights

Drawing: **EAST and WEST ELEVATIONS**

DATE: **AUG 2019**

SCALE: **1:100@A3**
1:50@A1

Page: **DA4**



DA REVISION ISSUE

[illegible]

DA5

