





DA2022/0434

## PROPOSED BUILDING ELEMENTS



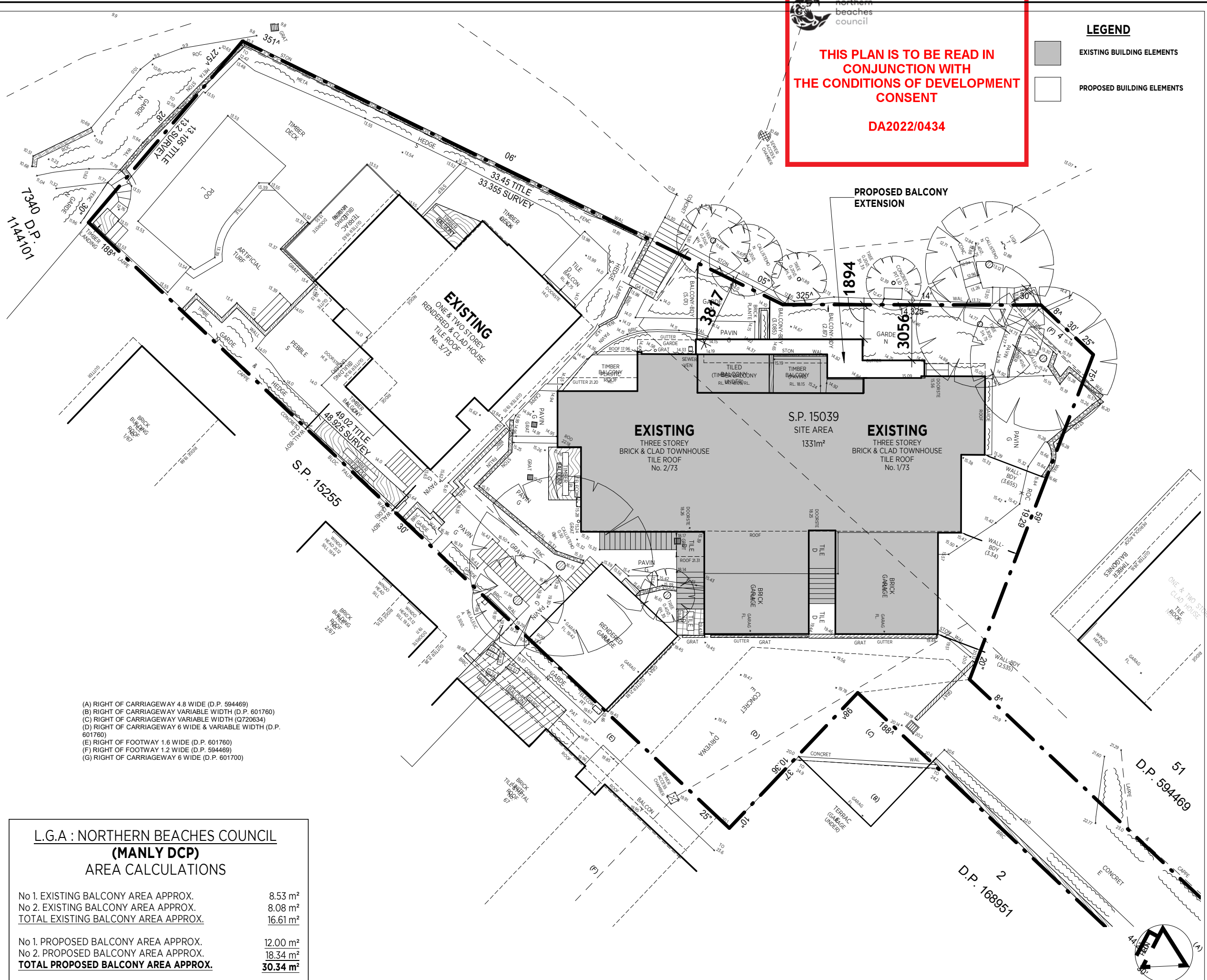
ALL WORKS TO COMPLY WITH RELEVANT NCC, AUSTRALIAN STANDARDS & LOCAL COUNCIL'S OR APPLICABLE AUTHORITIES CONDITIONS & REQUIREMENTS  
ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60  
ALL DIMENSIONS ARE IN MILLIMETRES U.N.O  
ALL DIMENSIONS ARE FRAME TO FRAME UNLESS WHERE SPECIFIED DO NOT SCALE - USE WRITTEN DIMENSIONS  
EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS CONTRACTORS RESPONSIBILITY TO LOCATE & LABEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK/CONSTRUCTION EARTHWORKS  
ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION. BUILDER/CONTRACTOR TO SET THE SITE WITH CERTIFIED SURVEYORS AS PER DA/CCA/CDC CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. BUILDER/CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT KEEP SUPERSEDED COPY ON SITE  
ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH EACH OTHER. BUILDER/CONTRACTOR TO BE RESPONSIBLE TO COORDINATE EACH CONSULTANTS DOCUMENTS/REPORTS AND ARCHITECTS DOCUMENTS, AS THEY TAKE PRECEDENCE, PRIOR TO COMMENCEMENT OF ALL WORKS. ANY DISCREPANCY OR MISTAKE MUST BE NOTIFIED TO ARCHITECT FOR RESOLUTION AND CLARIFICATION  
ARCHITECT CANNOT BE LIABLE FOR ANY ISSUES ARISING IN RELATION TO THE EXISTING SERVICES

[illegible]

**Scale @ A3** 1 : 200


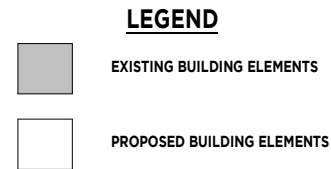
## PROPOSED SITE PLAN

No 1. PROPOSED BALCONY AREA APPROX.	12.00 m <sup>2</sup>
No 2. PROPOSED BALCONY AREA APPROX.	18.34 m <sup>2</sup>
<b>TOTAL PROPOSED BALCONY AREA APPROX.</b>	<b>30.34 m<sup>2</sup></b>







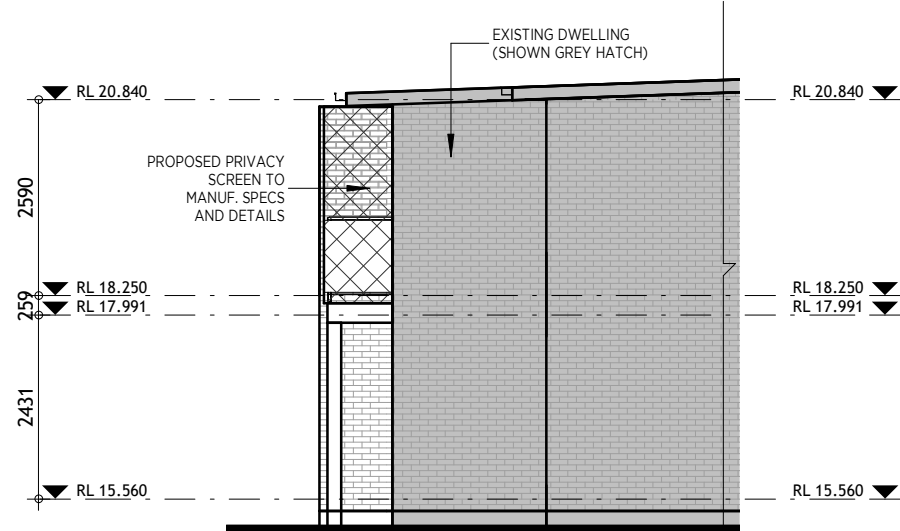


northern  
beaches  
council

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

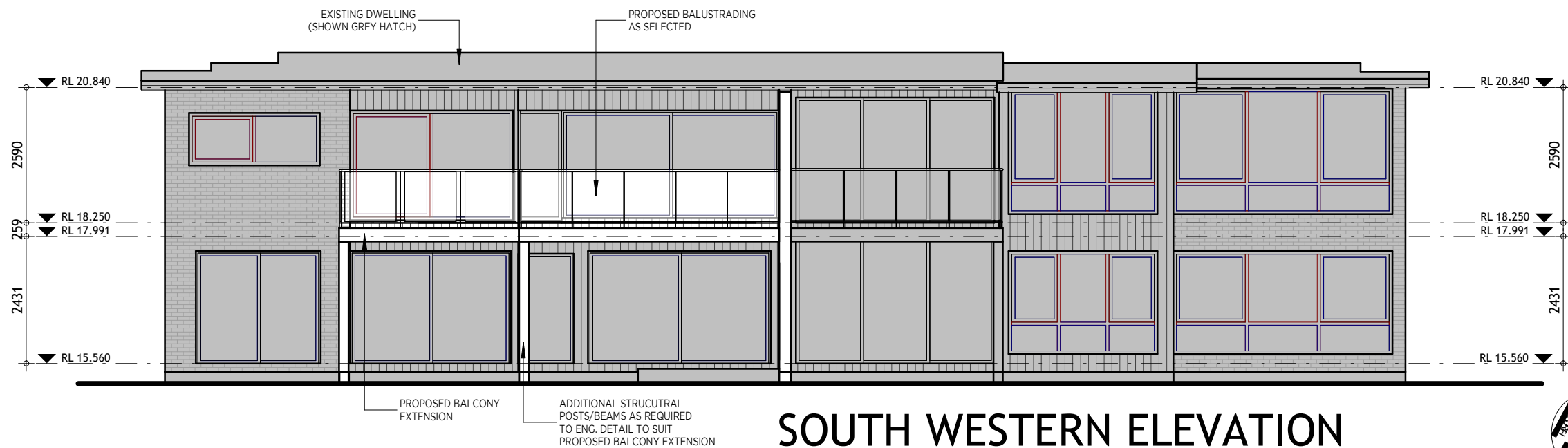
**DA2022/0434**

# SECTION A-A



## NORTH WESTERN ELEVATION

## SOUTH EASTERN ELEVATION



# SOUTH WESTERN ELEVATION



## CONSTRUCTION NOTES

ALL WORKS TO COMPLY WITH RELEVANT NCC, AUSTRALIAN STANDARDS & LOCAL COUNCIL'S OR APPLICABLE AUTHORITIES CONDITIONS & REQUIREMENTS

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ALL DIMENSIONS ARE FRAME TO FRAME UNLESS WHERE SPECIFIED DO NOT SCALE - USE WRITTEN DIMENSIONS

EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS CONTRACTORS RESPONSIBILITY TO LOCATE & LABEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK/CONSTRUCTION EARTHWORKS

ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION. BUILDER/CONTRACTOR TO SET THE SITE WITH CERTIFIED SURVEYORS AS PER DA/CCA/CDC CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK

BUILDER/CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT KEEP SUPERSEDED COPY ONSITE

ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH EACH OTHER. BUILDER/CONTRACTOR TO BE RESPONSIBLE TO COORDINATE EACH CONSULTANTS DOCUMENTS/REPORTS AND ARCHITECTS DOCUMENTS, AS THEY TAKE PRECEDENCE, PRIOR TO COMMENCEMENT OF ALL WORKS. ANY DISCREPANCY OR MISTAKE MUST BE NOTIFIED TO ARCHITECT FOR RESOLUTION AND CLARIFICATION

ARCHITECT HAVING REVIEWED THESE DRAWINGS SHALL BE LIABLE FOR ANY ISSUES ARISING IN RELATION TO THE EXISTING SERVICES

**PRELIMINARY ISSUE NOT FOR CONSTRUCTION**

[illegible]

<b>Mr TIM CARSE</b> 1-2/73 LAUDERDALE AVE FAIRLIGHT	
<b>PROPOSED BALCONY EXTENSION</b>	
<b>Job No:</b> PF287	<b>Page No:</b> P03
<b>Designed By</b> Designer	
<b>Designer Address</b> 30 GROSE STREET PARRAMATTA	
<b>Drawn By</b> Author	<b>Date</b> 25.02.22
<b>Scale @ A3</b> 1 : 100	

## PROPOSED ELEVATIONS & SECTION