



northern
beaches
council

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


DA2022/0737

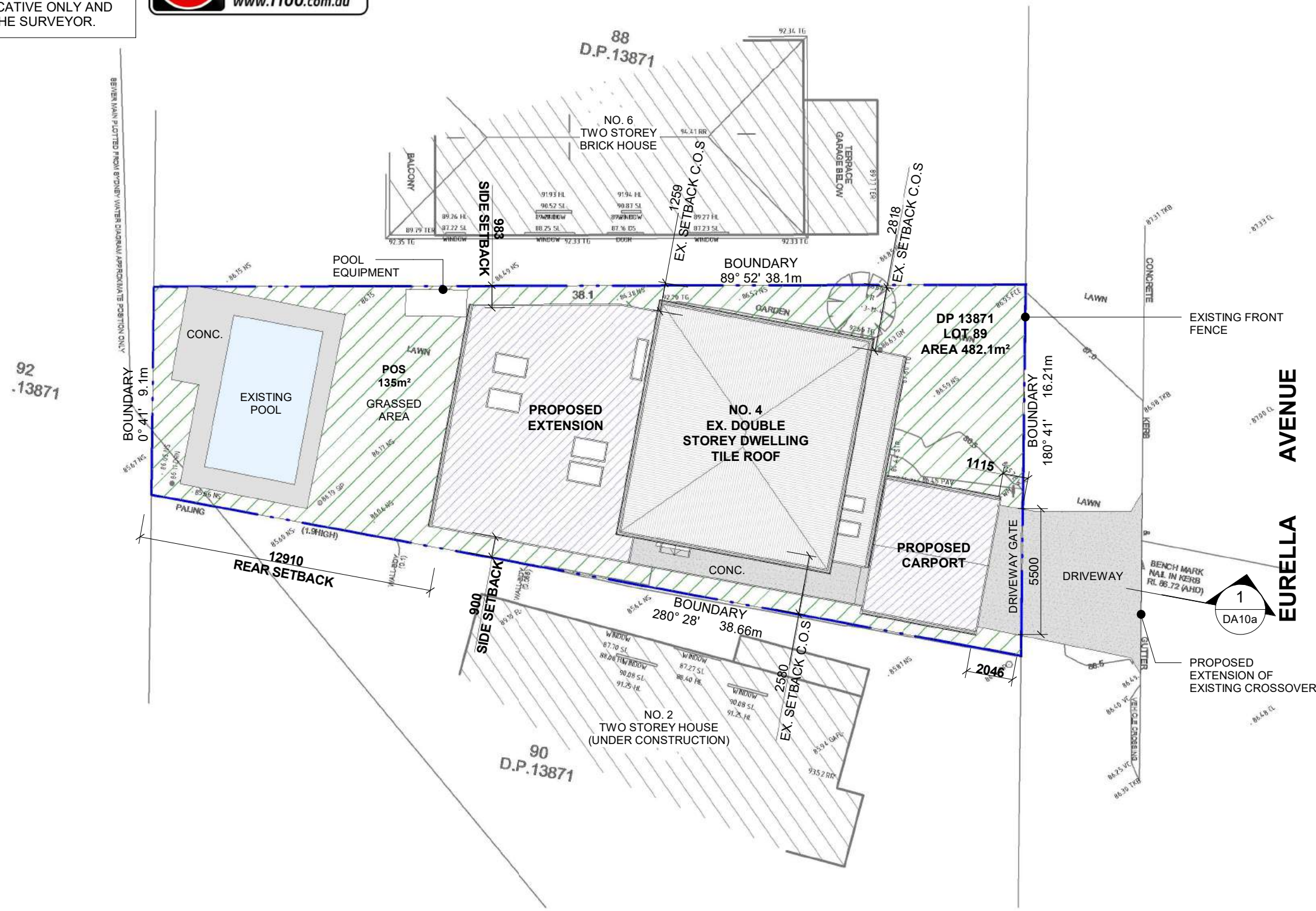
- FLOOR LEVELS ARE TO BE CHECKED ON SITE.
REFER TO SURVEY DRAWINGS FOR DETAILS

TERMITE TREATMENT TO BE PROVIDED IN
ACCORDANCE WITH A.S 3660.1 & A.S 3660.2

REFER TO STRUCTURAL ENGINEER'S DRAWINGS
AND DETAILS FOR ALL STRUCTURAL ELEMENTS

SURVEY DRAWINGS TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS FOR BUILDING
SETBACKS TO BOUNDARIES. ALL BUILDING
SETBACKS ARE SHOWN INDICATIVE ONLY AND
ARE TO BE CHECKED BY THE SURVEYOR.
- BUILDER IS TO CONNECT NEW DOWNPIPES INTO
EXISTING SWD VIA 100mm DIAMETER PVC SWD -
BUILDER TO VERIFY EXISTING SWD LOCATION
ON SITE PRIOR TO WORKS COMMENCING

CONNECT ALL STORMWATER TO LEGAL
POINT OF DISCHARGE.
- 



Proposed Site Plan

Additions & Alterations

Development Approval Stage

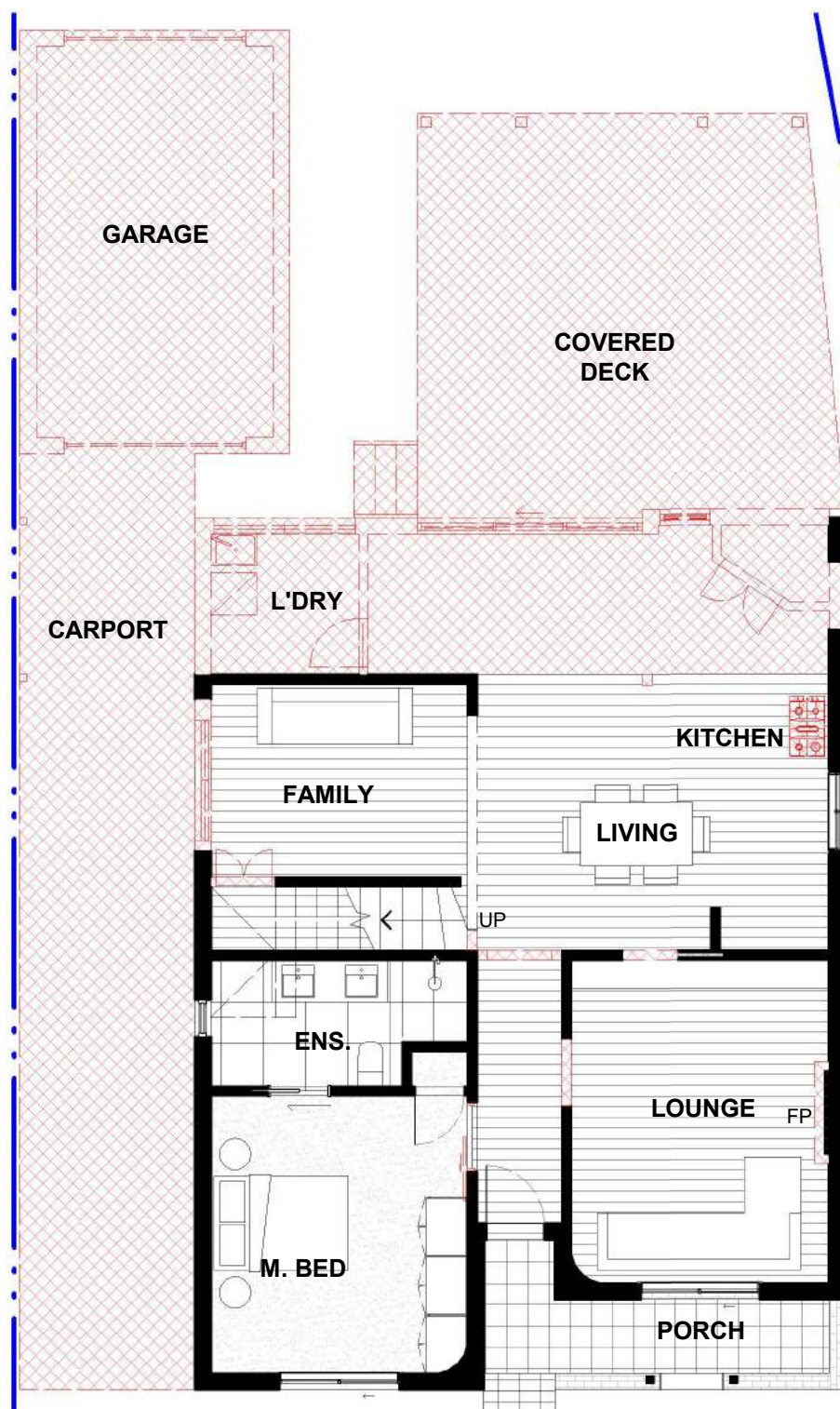
Angela Wheeler

4 Eurella Avenue, North Balgowlah, NSW

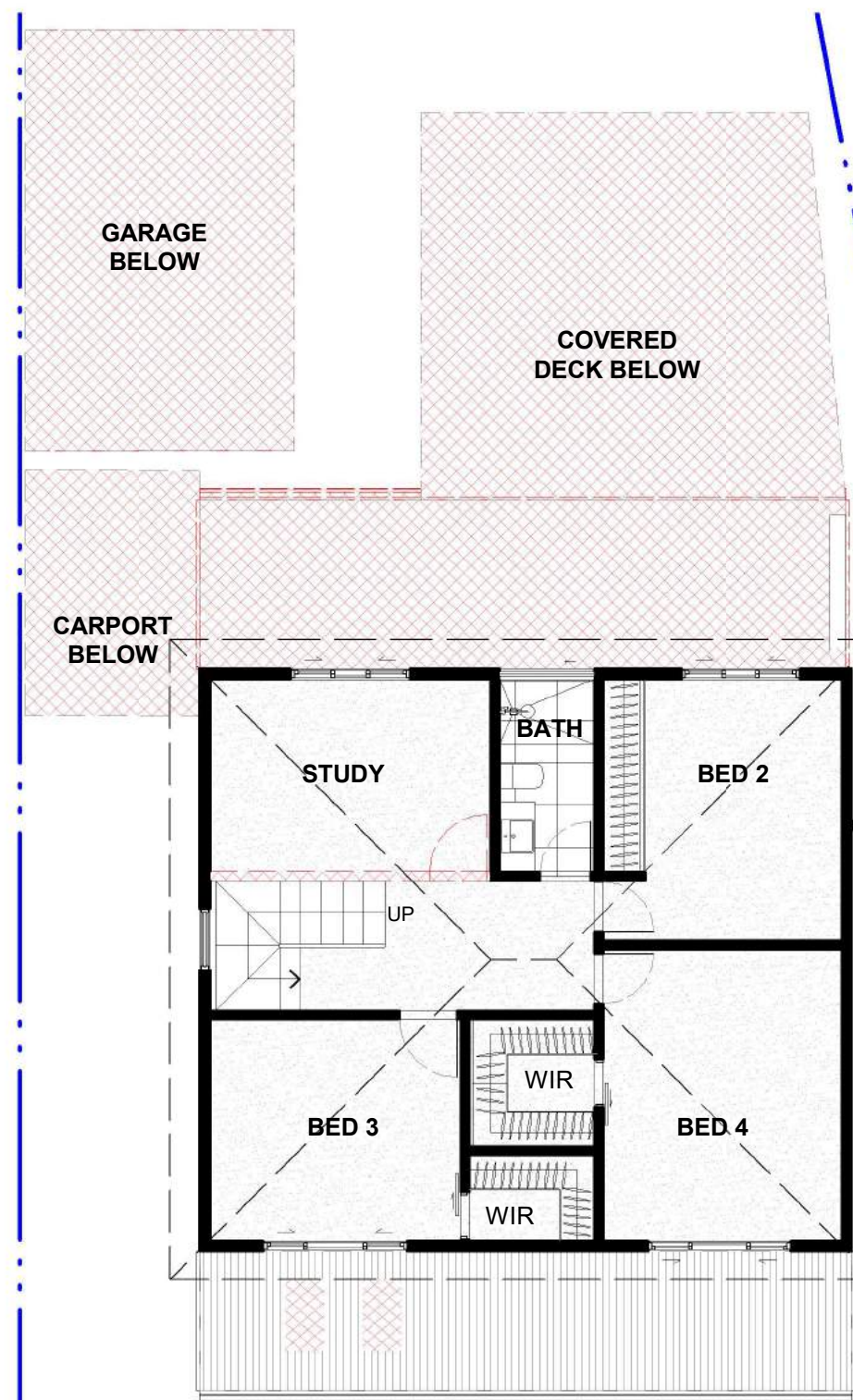
Designed By Adrian Joon
Job No: SD1-0007
Page No: DA04
Scale @A3 1:200

Rev J
Date: 12.04.2022
Drawn By AJ
Amendment Survey Updated





1 EXISTING GROUND FLOOR PLAN
1 : 100



2 EXISTING FIRST FLOOR PLAN
1 : 100

LEGEND

- TO BE DEMOLISHED
- EXISTING ELEMENTS



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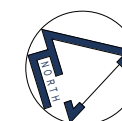
Existing / Demolition Plan

Additions & Alterations
Development Approval Stage

Angela Wheeler
4 Eurella Avenue, North Balgowlah, NSW

Designed By Adrian Joon
Job No: SD1-0007
Page No: DA05
Scale @A3 1:100

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SITE INFORMATION

EXISTING RESIDENCE - GROUND FLOOR	97m ²
EXISTING RESIDENCE - FIRST FLOOR	72m ²
TOTAL EXISTING	169m ²
EXISTING FRONT PORCH	8m ²
EXISTING ALFRESCO	33m ²
EXISTING GARAGE	19m ²

PROPOSED RESIDENCE - GROUND FLOOR	141m ²
PROPOSED RESIDENCE - FIRST FLOOR	72m ²
TOTAL NEW RESIDENCE	213m ²
PROPOSED FRONT PORCH	8m ²
PROPOSED ALFRESCO	18m ²
PROPOSED CARPORT	30m ²

TOTAL RESIDENCE	213m ²
SITE AREA	482.075m ²
SITE COVERAGE	209m ²
	43%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATION SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

1 PROPOSED GROUND FLOOR PLAN

1 : 100

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Proposed Floor Plans

Additions & Alterations

Development Approval Stage

Angela Wheeler

4 Eureka Avenue, North Balgowlah, NSW

2 PROPOSED FIRST FLOOR PLAN

1 : 100

ALL EXISTING STRUCTURAL ELEMENTS WHICH ARE AFFECTED BY THE PROPOSED WORKS, ARE TO BE CHECKED BY THE STRUCTURAL ENG. TO DETERMINE THE STRUCTURAL INTEGRITY.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR ALL STRUCTURAL ELEMENTS

ALL CEILING HEIGHTS ARE TO COMPLY AND BUILT IN ACCORDANCE WITH THE NCC VOL. 2 PART 3.8.2

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Job No: SDI-0007
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Rev J
Date: 12.04.2022
Drawn By AJ
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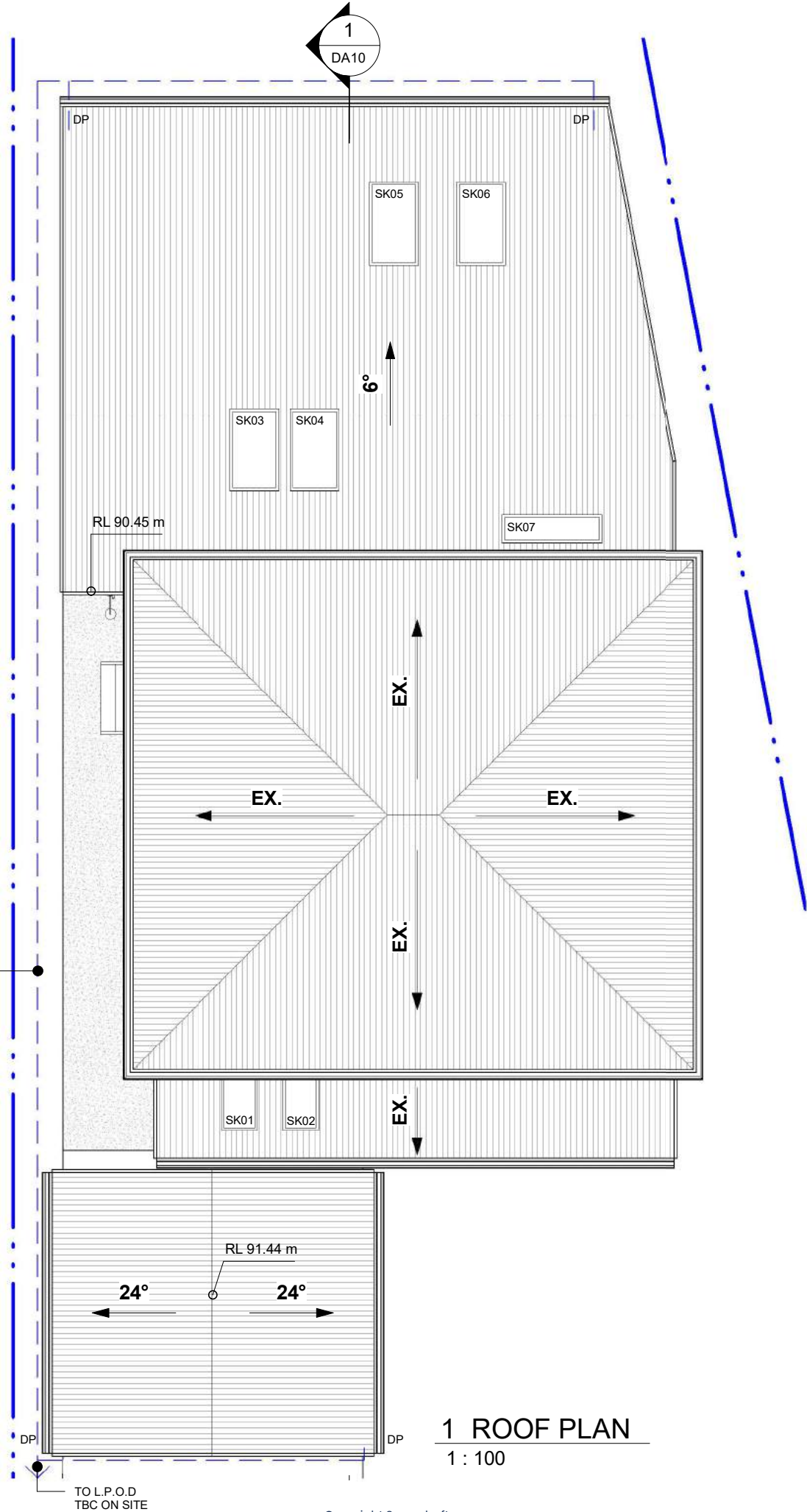
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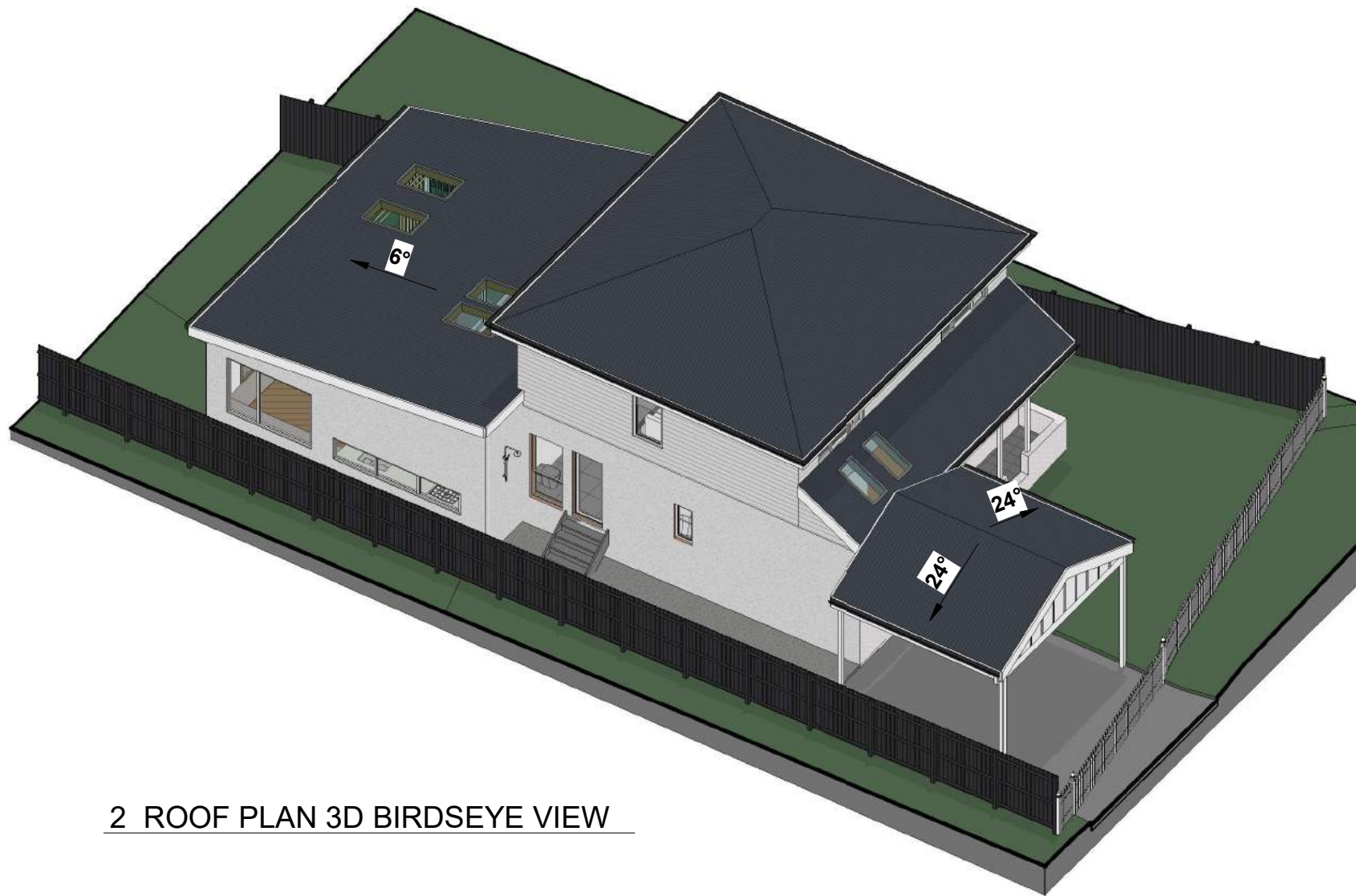
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STORMWATER NOTE:

- ALL DRAINS SHALL RUN TO THE LEGAL POINT OF DISCHARGE AND SHALL CONFORM TO LOCAL COUNCIL REQUIREMENTS, THE B.C.A AND AS3500.3-2018
- 90mm Ø UPVC STORMWATER PIPES GENERALLY, 100mm Ø UPVC TO DRIVEWAYS
- MINIMUM FALL OF 1:80 WITH 300mm COVER
- DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES
- STORMWATER DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3-2018



1 ROOF PLAN
1 : 100

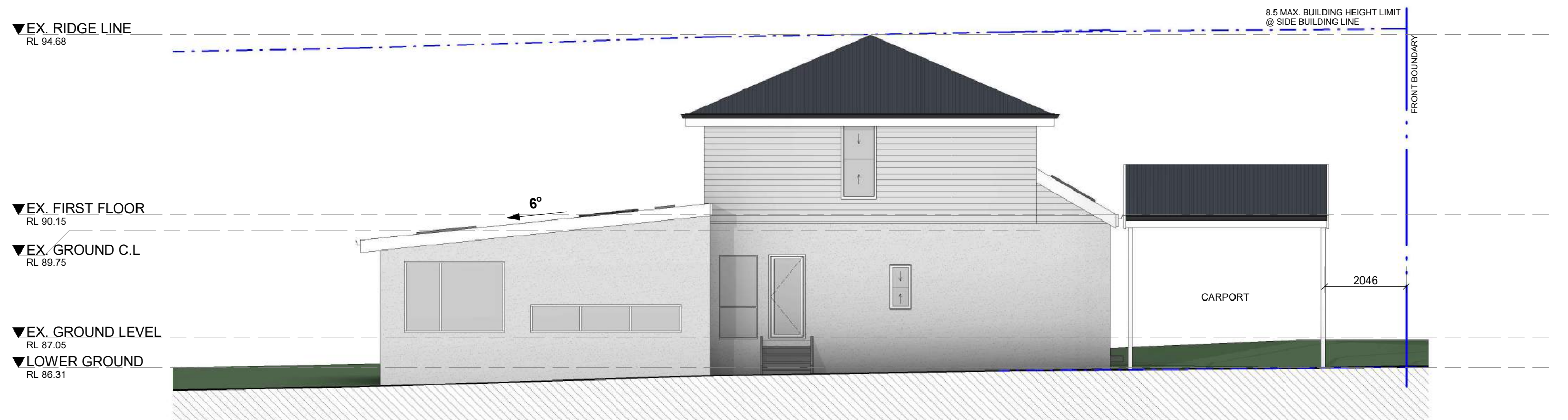


2 ROOF PLAN 3D BIRDSEYE VIEW



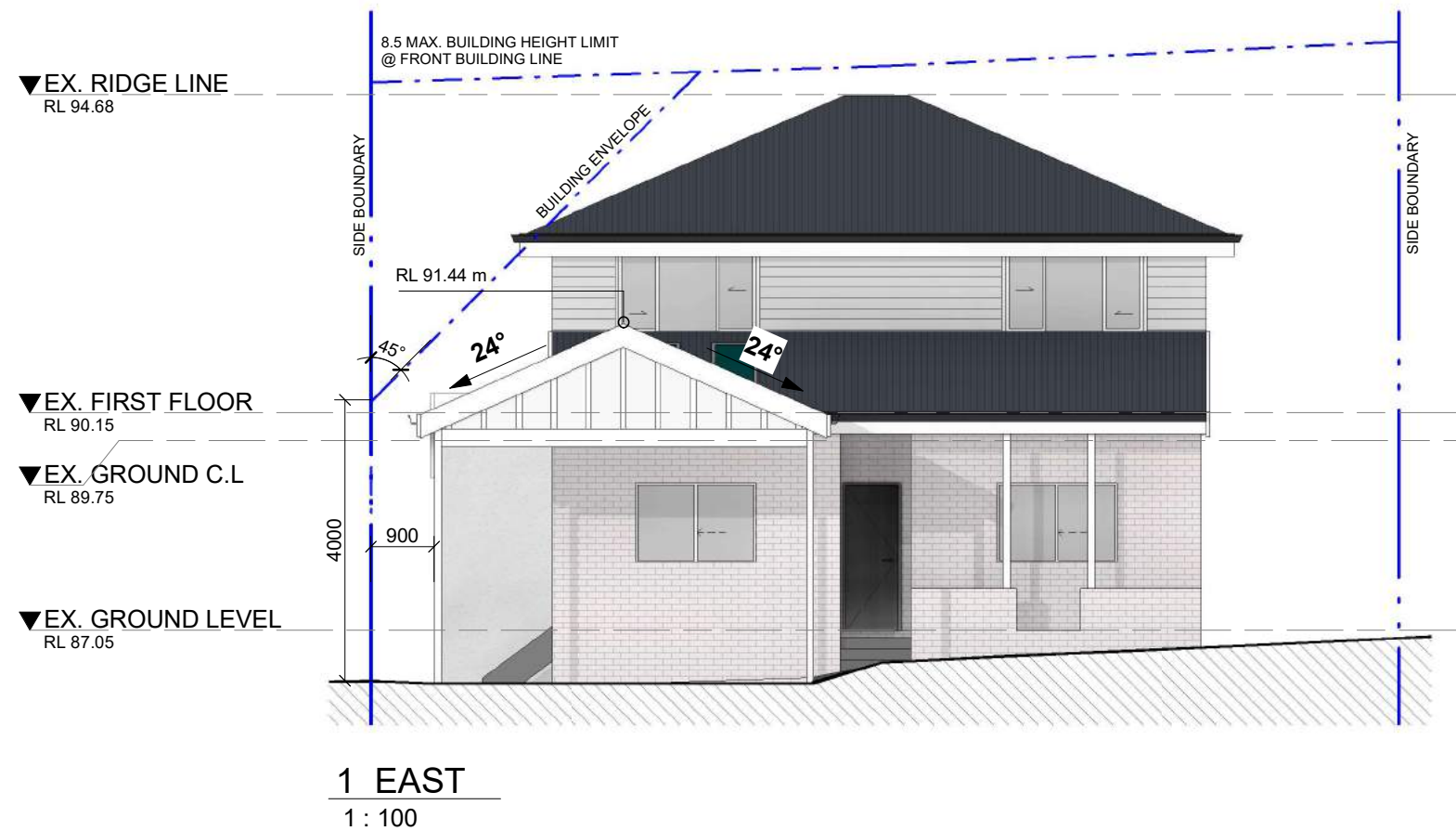


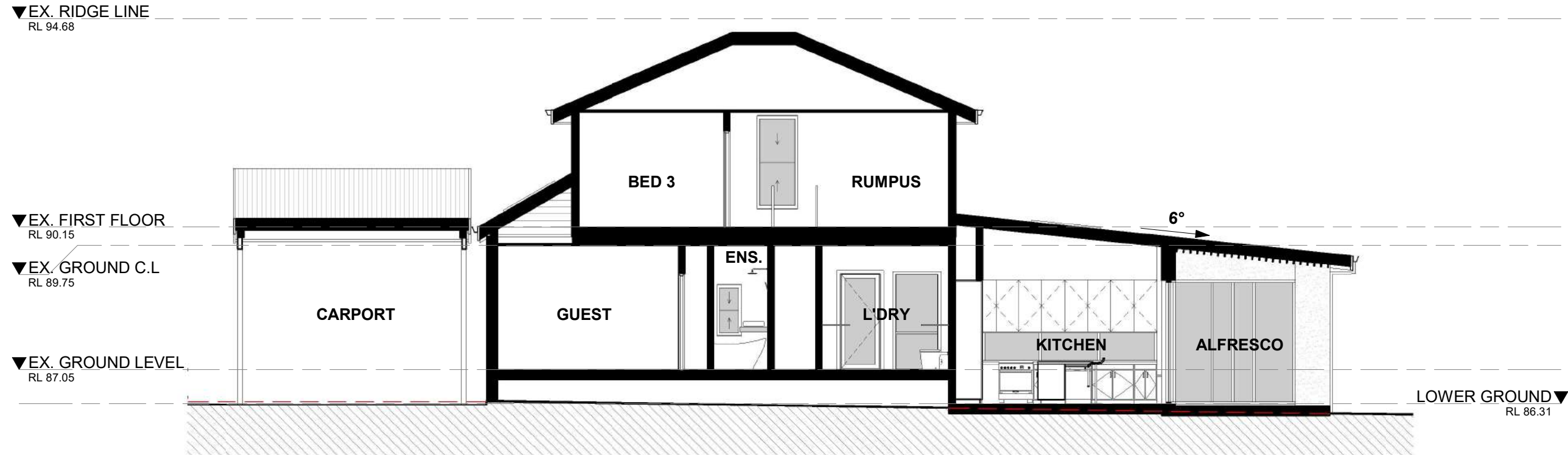
1 NORTH
1 : 100



2 SOUTH
1 : 100

Elevations – North & South





1 SECTION A-A
1 : 100

INSULATION NOTES:

PROVISION OF THERMAL INSULATION TO BE PROVIDED AS REQUIRED BY B.C.A. REGULATION F6.2. & BASIX REPORT
REFER TO BASIX REPORT FOR DETAILS.

DESIGN REQUIREMENTS AND SPECIFICATION:

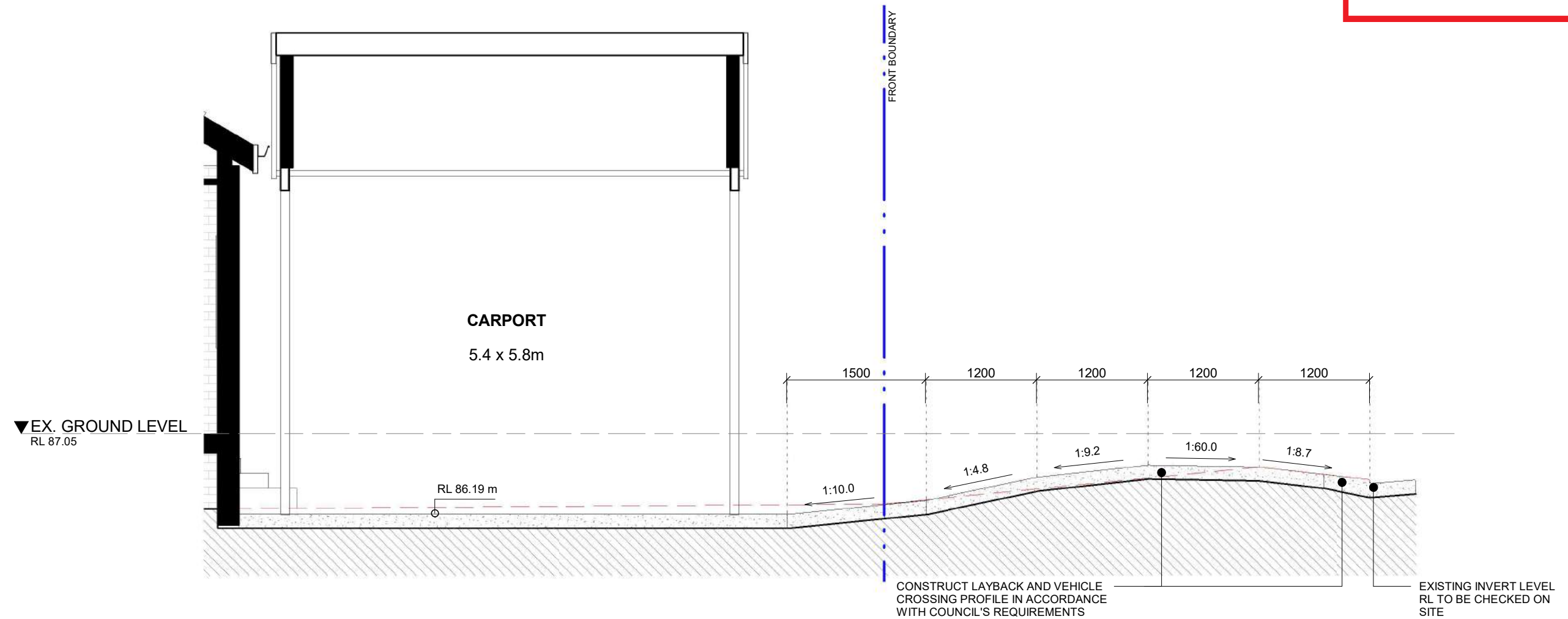
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
- CONCRETE SLAB ON GROUND FLOOR	NIL	
- FLOOR ABOVE EXISTING DWELLING	NIL	
- EXTERNAL WALL: BRICK VENEER	R1.16 (OR R1.70 INCLUDING CONSTRUCTION)	
- EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)	
- FLAT CELING, PITCHED ROOF	CEILING: R2.50 (UP), ROOF: FOIL/SARKING	DARK (SOLAR ABSORPTANCE >0.70)



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1 DRIVEWAY SECTION

1 : 50