

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

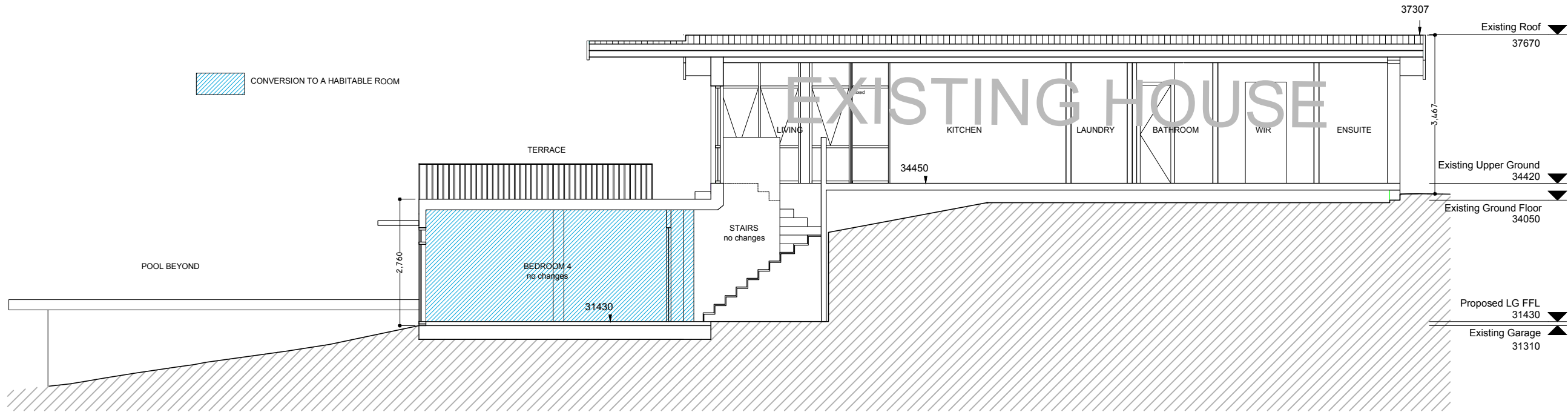
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PROJECT NOTES

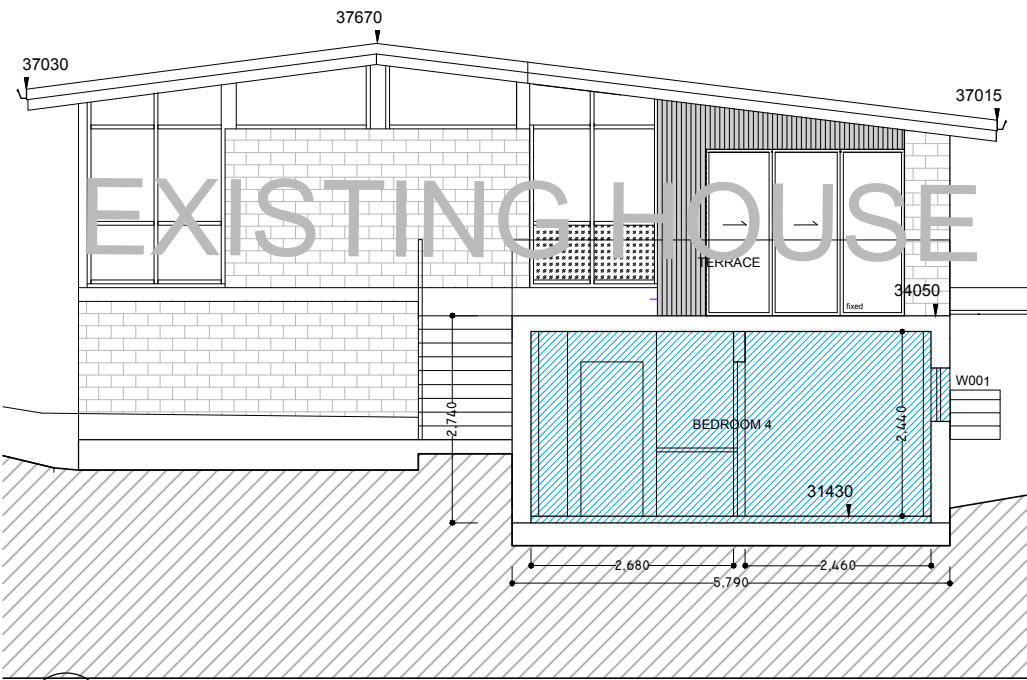
- 1_ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- 2_LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- 3_FIGURED DIMENSIONS ARE TO BE TAKEN 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/ABCB 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

PROJECT NOTES

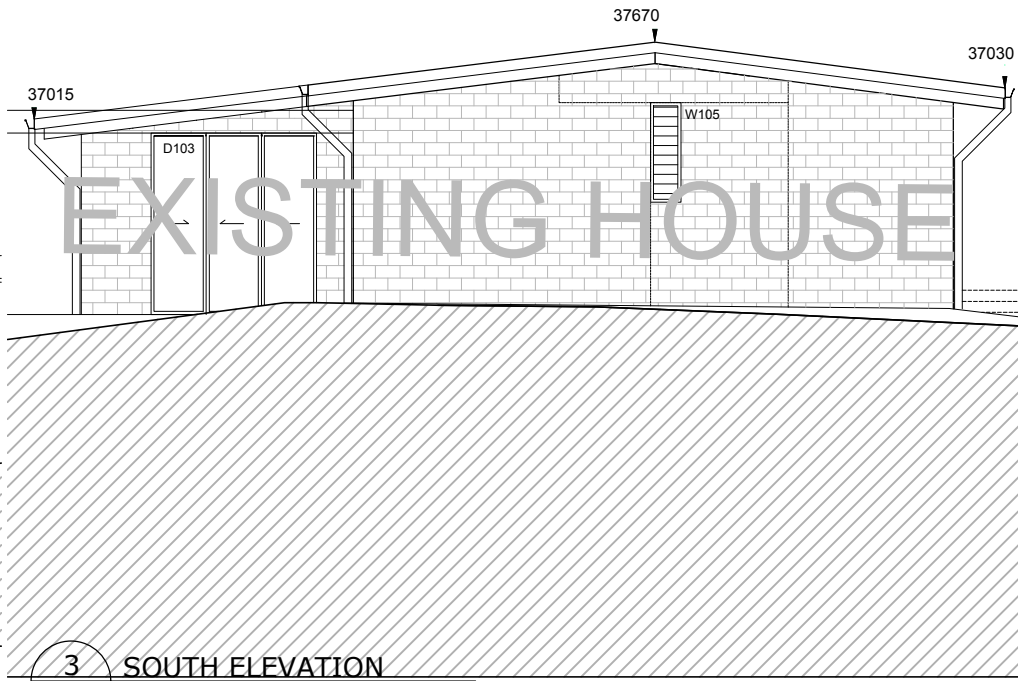
- _SMOKE ALARMS TO COMPLY WITH NCC 2022, AS
_MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS
_REFER TO BASIX CERTIFICATE
_POOL FENCE TO COMPLY WITH AS1926.1
_WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021



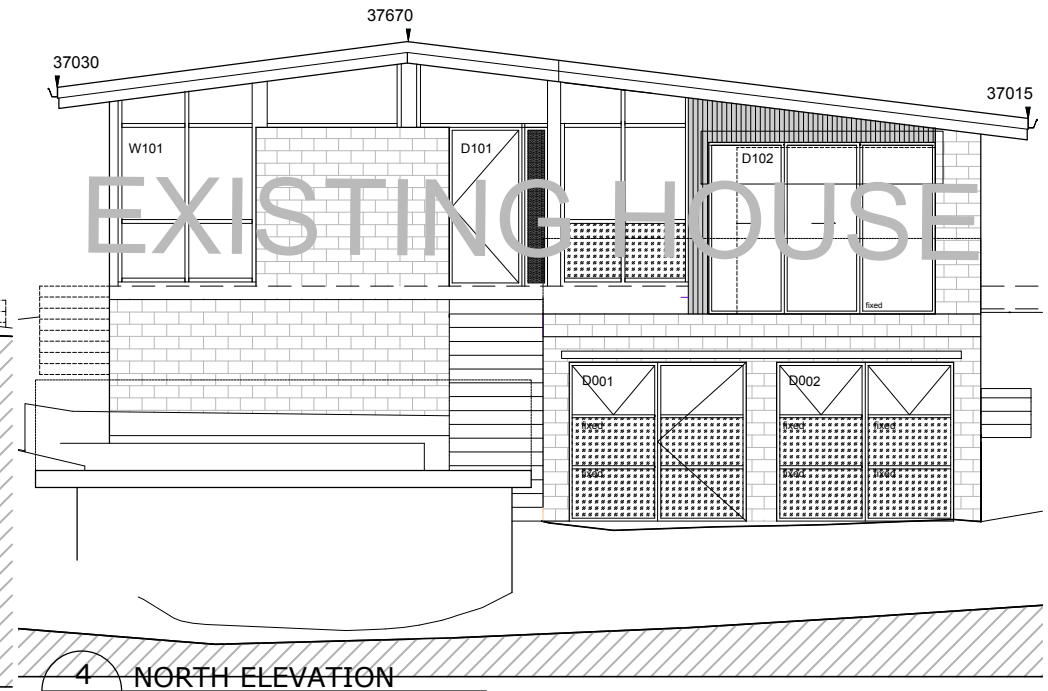
1 SECTION AA'
DA-302 1:100



2 SECTION BB'
DA-302 1:100



3 SOUTH ELEVATION
DA-302 1:100



4 NORTH ELEVATION
DA-302 1:100

NOTES

1. COPYRIGHT OF THIS DRAWING AND/OR DESIGN IS THE PROPERTY OF GIANCARLOS CERUTTI AND SHOULD NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION OF THE COMPANY.
2. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. NO BOUNDARY SURVEY HAS BEEN MADE DO NOT SCALE OFF THIS PLAN.
3. SERVICES SHOWN HEREON HAVE BEEN DETERMINED 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.
4. THE BEARINGS ON THESE PLAN BOUNDARIES, ARE FROM PLANS OF THE DEPARTMENT OF LANDS. THEY ARE ON MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED, A FURTHER SURVEY WOULD BE NECESSARY.
5. AUSTRALIAN STANDARDS AND BCA REQUIREMENTS ARE MAYBE NOT ADDRESSED IN THIS DRAWING. ENGINEERING AND BCA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION.
6. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY SHOP DRAWINGS OR WORK IS COMMENCED.

PROJECT

23 A VALLEY ROAD
BALGOWLAH 2093

CLIENT

TOMAS Y VANESSA GIBBS

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

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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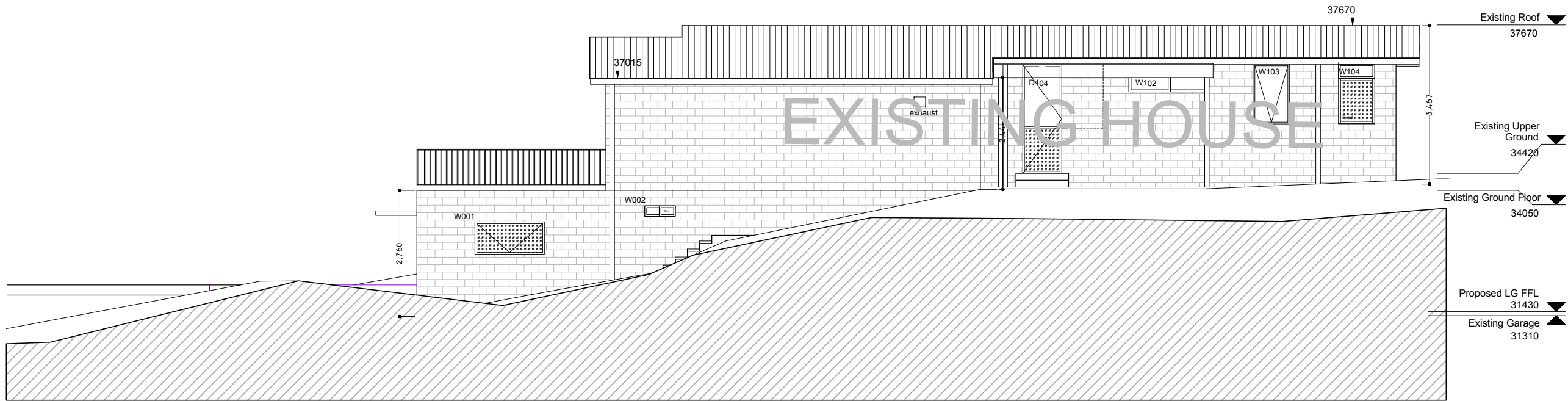
1M

5

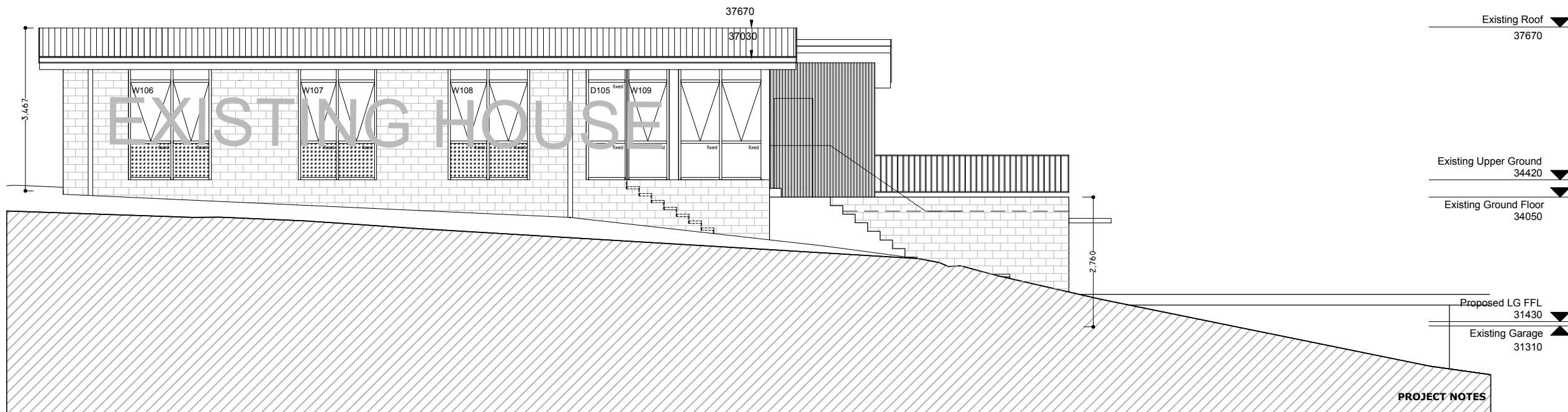
REV	DESCRIPTION	DATE	ISSUED	CHECKED
E	ISSUE FOR DA	02/12/2024	FC	GC

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1 WEST ELEVATION
DA-301 1:100



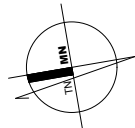
2 EAST ELEVATION
DA-301 1:100

PROJECT NOTES

- 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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BALGOWLAH 2093

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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
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
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