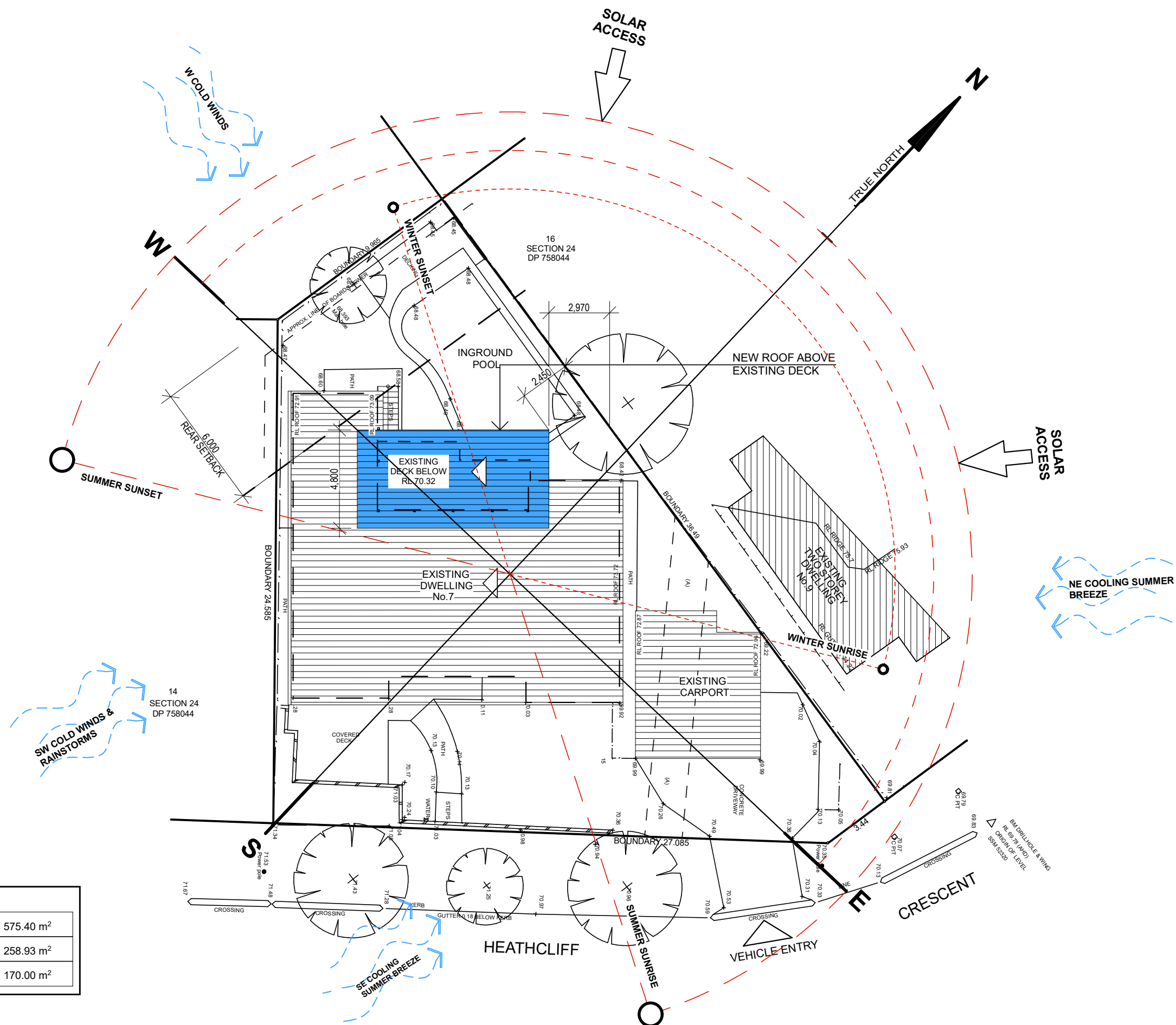




DA2019/0830

SITE AREA: 575.40m²

SITE AREA:		575.40 m ²
FLOOR SPACE RATIO CONTROL:	0.45:1	258.93 m ²
EXISTING FLOOR AREA TOTAL		170.00 m ²



- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:

DRAWING TITLE:	SITE ANALYSIS PLAN

JOB No:	722/19
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DRAWN BY:	MRV
CHECKED BY:	JJ

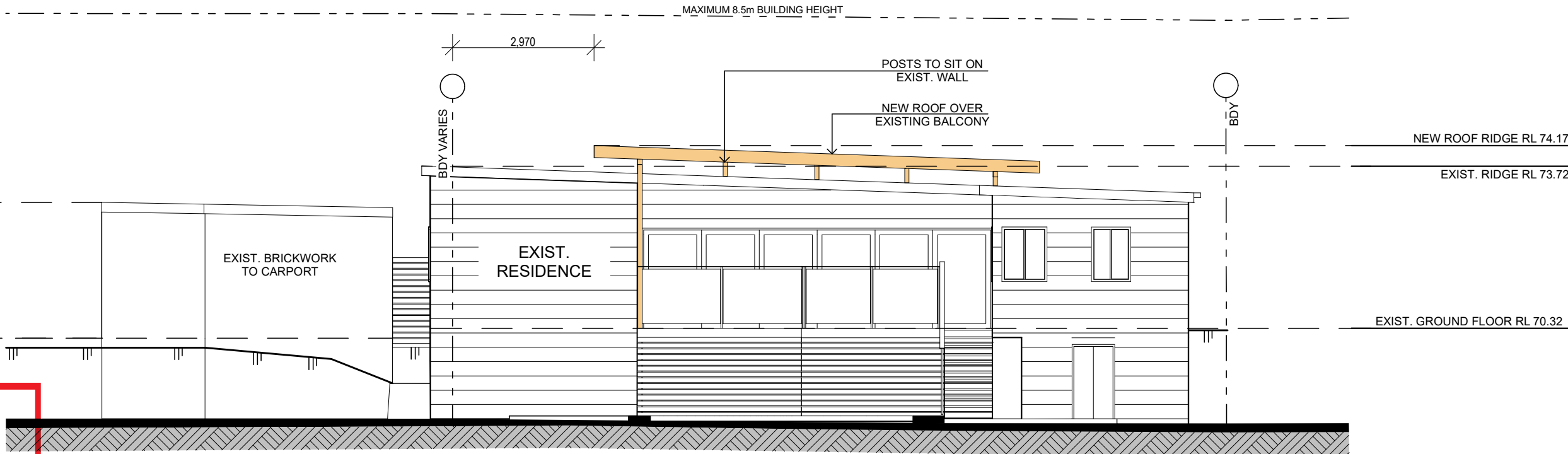
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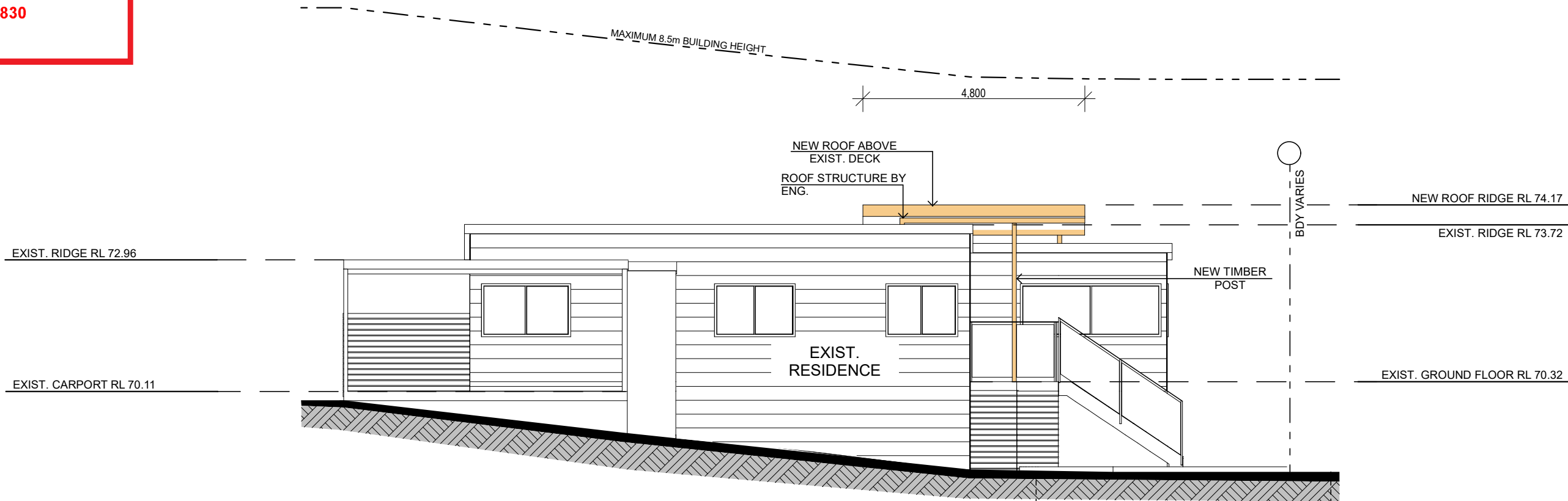
northern
beaches
council

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

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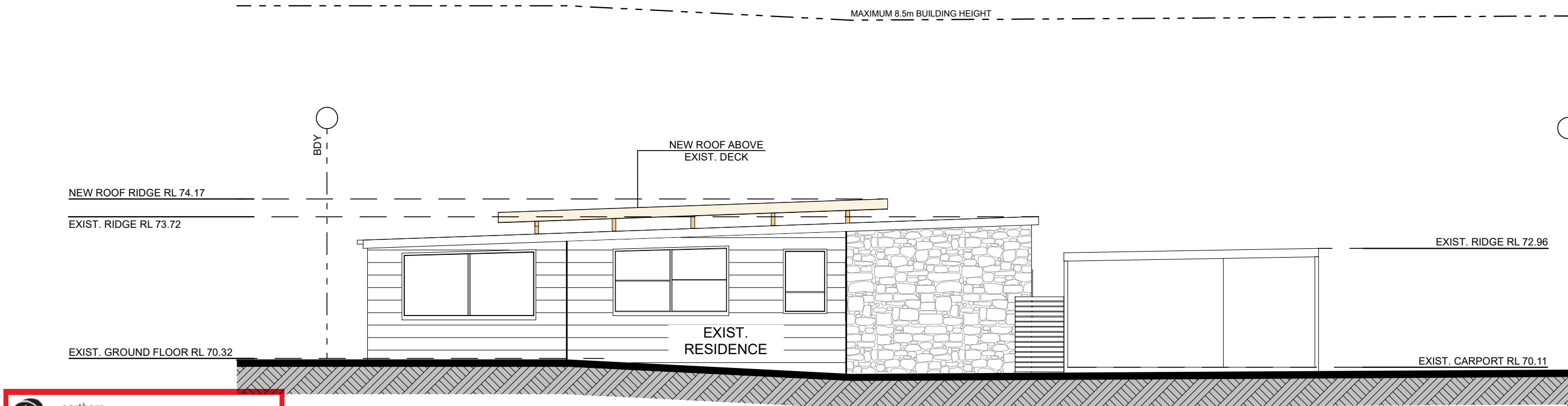


NORTH WEST ELEVATION



NORTH EAST ELEVATION

TRUE NORTH:	NOTES: <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<div><i>JJ Drafting</i></div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 7 HEATHCLIFF CRESCENT - BALGOWLAH HEIGHTS		DATE: 10/07/2019	DRAWN BY: MRV	SCALE: 1:100 @ A3
DRAWING TITLE: NORTH WEST & NORTH EAST ELEVATION						JOB No: 722/19	CHECKED BY: JJ	DRAWING No: DA.03		

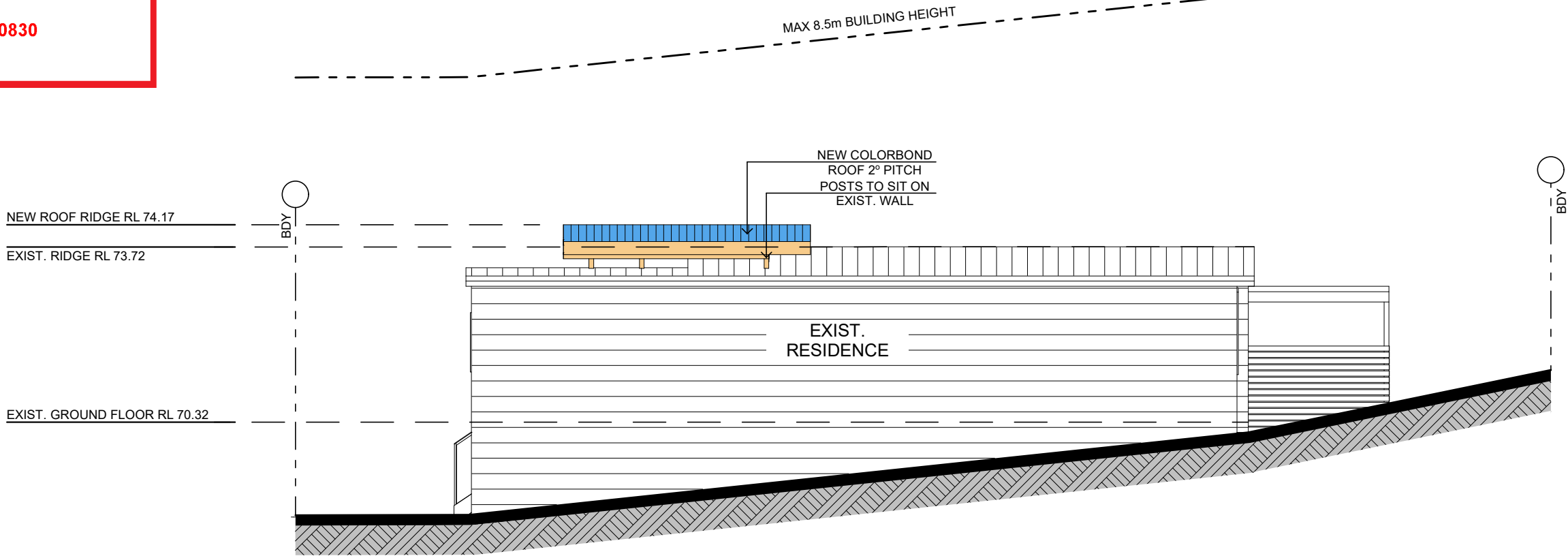


 northern beaches council

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

DA2019/0830

SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

TRUE NORTH:	NOTES: <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<i>JJ Drafting</i> 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 7 HEATHCLIFF CRESCENT - BALGOWLAH HEIGHTS	DATE: 10/07/2019	DRAWN BY: MRV	SCALE: 1:100 @ A3
						DRAWING TITLE: SOUTH EAST & SOUTH WEST ELEVATION	JOB No: 722/19	CHECKED BY: JJ	DRAWING No: DA.04