



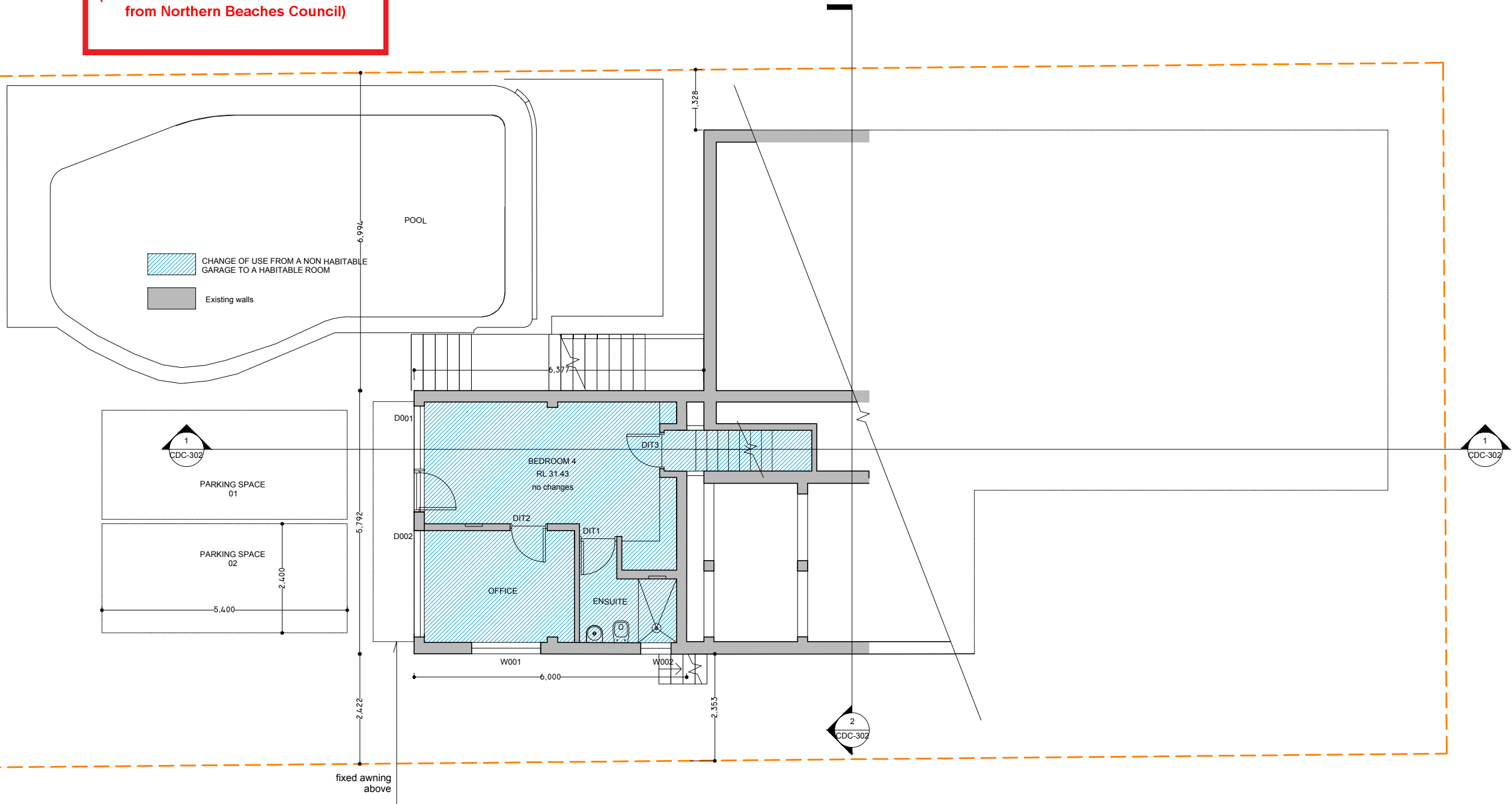


northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2024/1813

(Activation of consent must be obtained  
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1 LOWER FLOOR PLAN

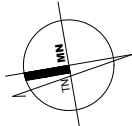
DA-202

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

NOTES

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PROJECT

23 A VALLEY ROAD  
BALGOWLAH 2093

CLIENT

TOMAS Y VANESSA GIBBS

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NOT FOR CONSTRUCTION

DRAWING

LOWER GROUND FLOOR  
PLAN

| PROJECT NO. | DRAWING NO. | REVISION |            |
|-------------|-------------|----------|------------|
| 19-004      | CDC - 202   | F        |            |
| SCALE @ A3  | DATE        | DRAWN    | AUTHORISED |
| 1 : 100     | 05/07/2020  | GC       | GC         |

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1M

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| REV | DESCRIPTION    | DATE       | ISSUED | CHECKED |
|-----|----------------|------------|--------|---------|
| E   | ISSUE FOR DA   | 02/12/2024 | FC     | GC      |
| F   | PARKING SPACES | 02/04/2025 | FC     | GC      |
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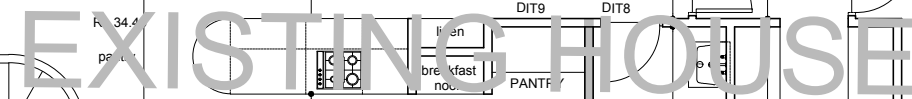


A77 Designs Pty Ltd

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DA-203

- \_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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THEY SHOULD BE CONFIRMED BY A FURTHER SURVEY.

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5. ALL THE DISTANCE AND BEARING OF THE POINTS AS HEREIN ADDRESSED IN THIS DRAWING, ENGINEERING AND BCA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION.

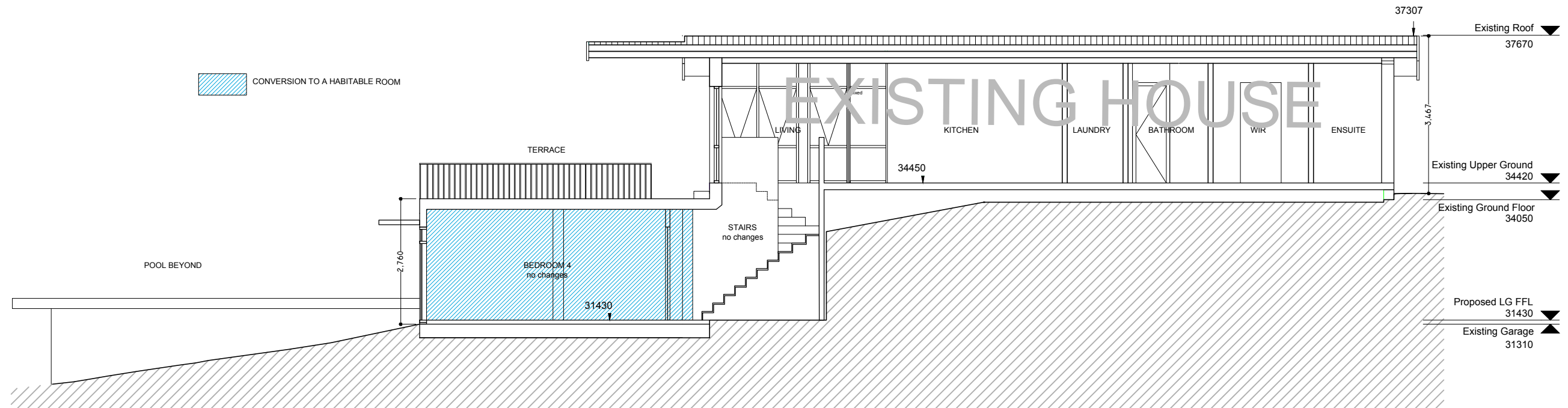
6. CONSULTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY SHOP DRAWINGS OR WORK IS COMMENCED.



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| PROJECT NO. | DRAWING NO. | REVISION |            |
| 19-004      | DA - 203    | E        |            |
| SCALE @ A3  | DATE        | DRAWN    | AUTHORISED |
| 1 : 100     | 05/07/2020  | GC       | GC         |
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\_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

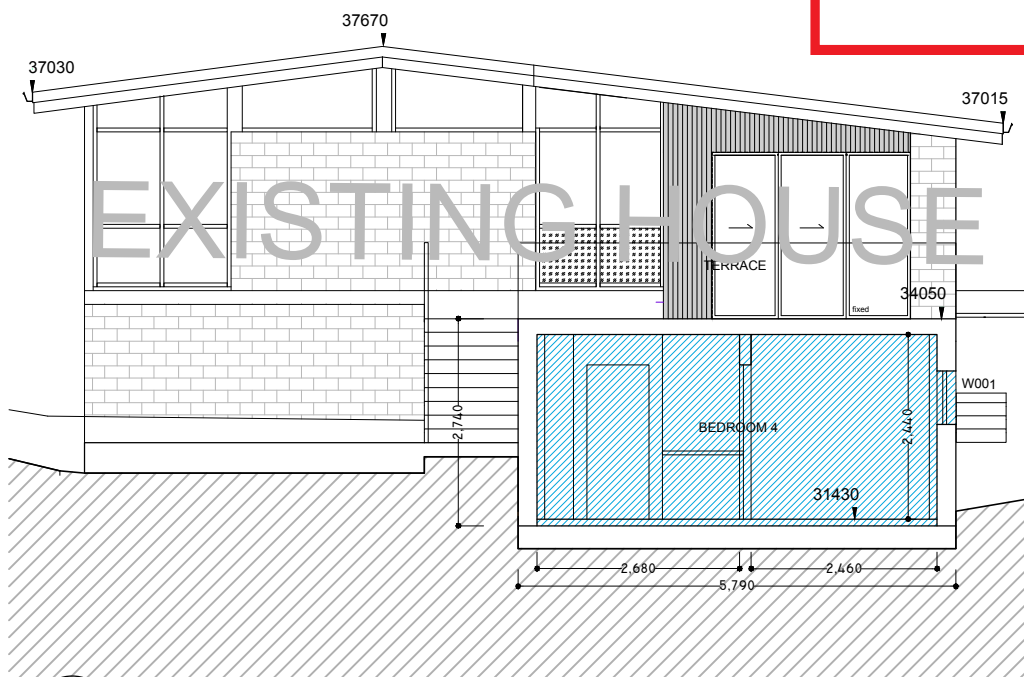


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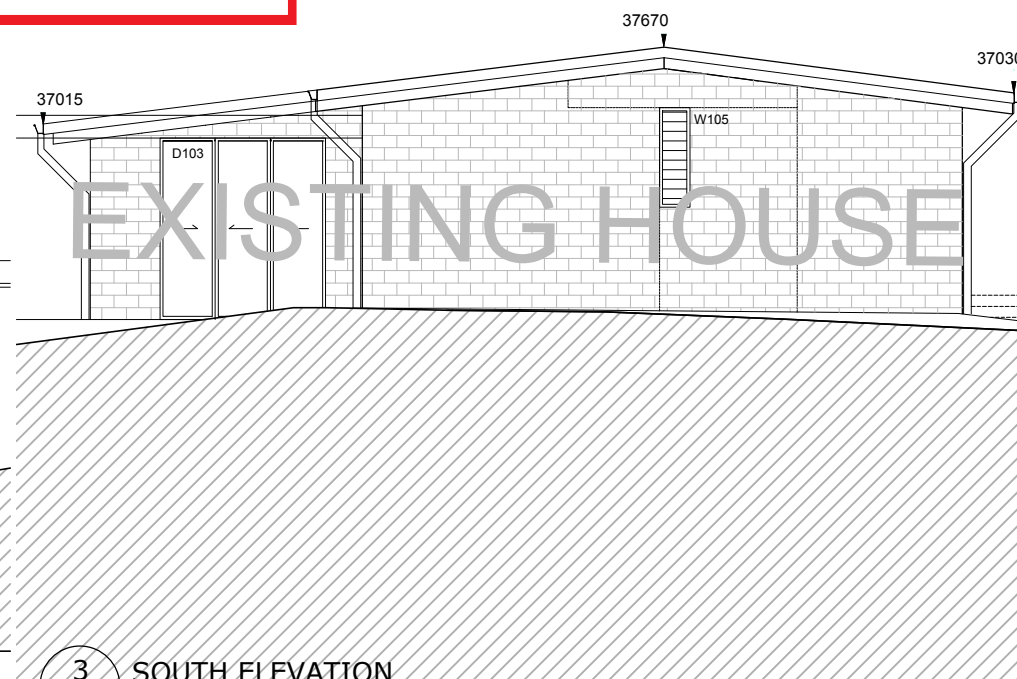
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DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2024/1813**

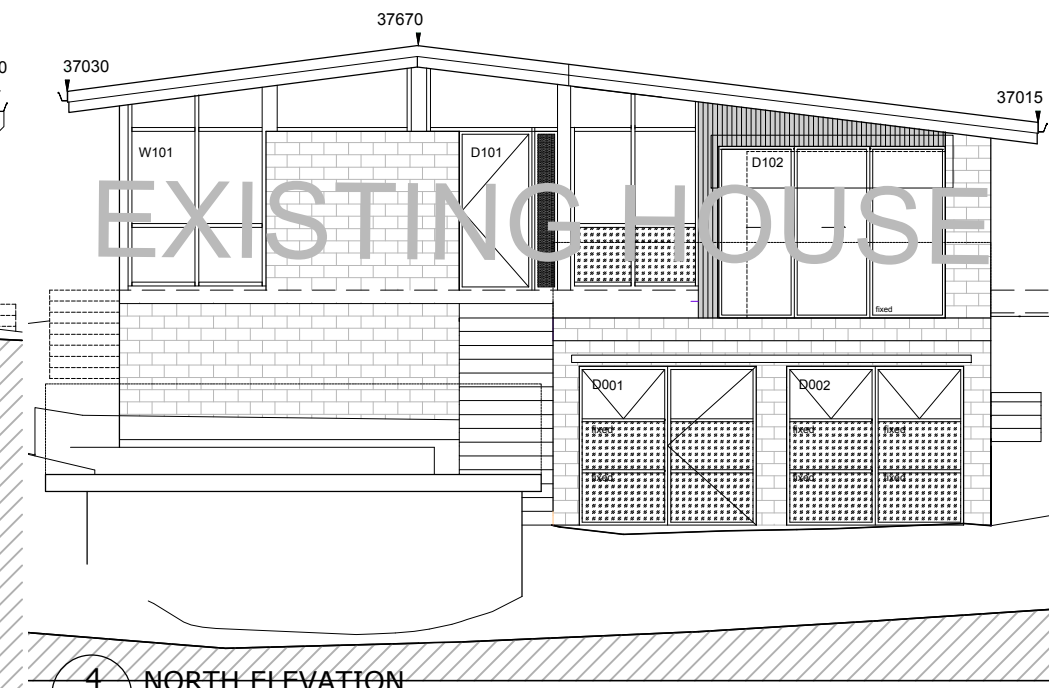
**(Activation of consent must be obtained from Northern Beaches Council)**



2 SECTION BB'  
DA-302 1:100



3 SOUTH ELEVATION  
DA-302 1:100



4 NORTH ELEVATION  
DA-302 1:100

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7. THE CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY SHOP DRAWINGS OR WORK IS COMMENCED.

23 A VALLEY ROAD  
BALGOWLAH 2093

TOMAS Y VANESSA GIBBS

FOR DEVELOPMENT APPLICATION ONLY  
NOT FOR CONSTRUCTION

NORTH, SOUTH ELEVATIONS  
& AA', BB' SECTIONS

|             |             |          |            |
|-------------|-------------|----------|------------|
| PROJECT NO. | DRAWING NO. | REVISION |            |
| 19-004      | DA - 302    | E        |            |
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| 1 : 100     | 05/07/2020  | GC       | GC         |

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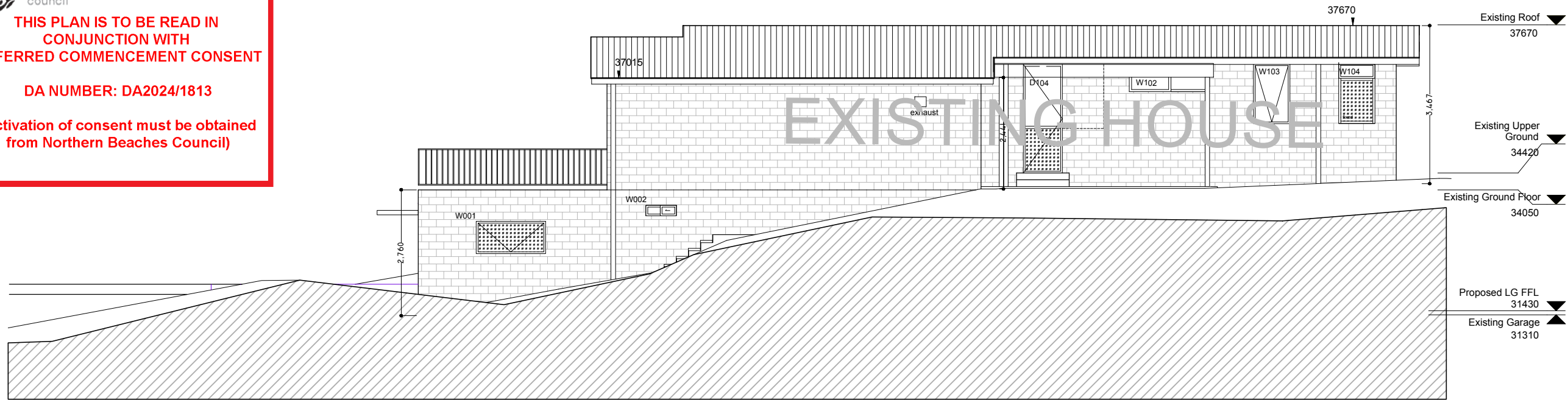


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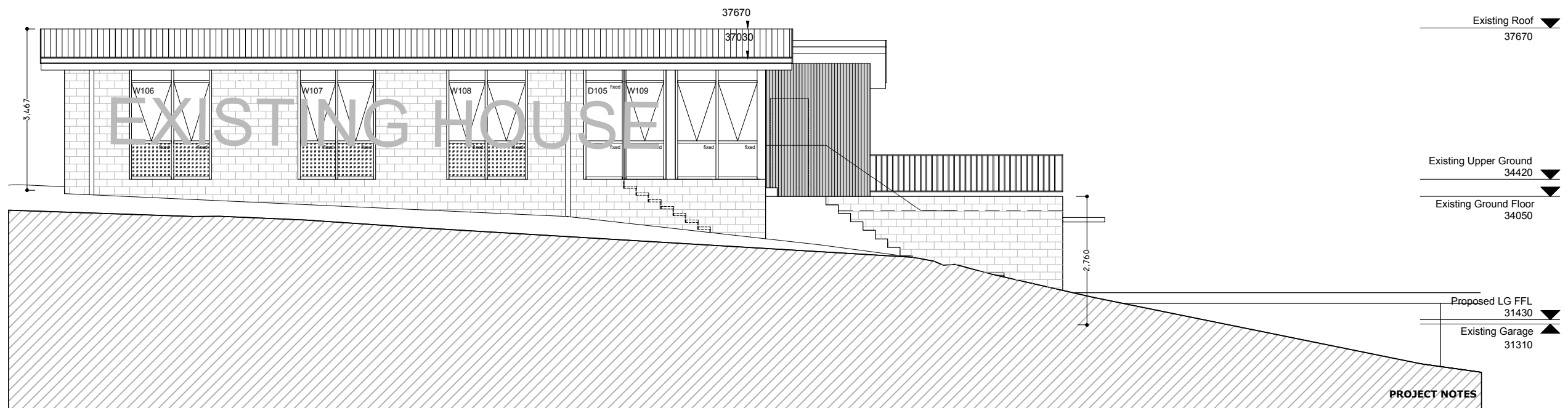
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DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2024/1813

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1 WEST ELEVATION  
DA-301 1:100



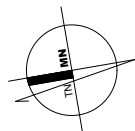
2 EAST ELEVATION  
DA-301 1:100

#### PROJECT NOTES

SMOKE ALARMS TO COMPLY WITH NCC 2022, AS  
MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS  
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POOL FENCE TO COMPLY WITH AS1926.1  
WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021

#### NOTES

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#### PROJECT

23 A VALLEY ROAD  
BALGOWLAH 2093

#### CLIENT

TOMAS Y VANESSA GIBBS

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NOT FOR CONSTRUCTION

#### 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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| E   | ISSUE FOR DA | 02/12/2024 | FC     | GC      |
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