

Existing Roof Ridge Level RL 90.160

Existing Ceiling Level

2730

New 1.0m high balustrade as selected by owners to NCC requirements

Existing Ground Floor Level FFL 86.030

Existing Ground Line

Treated log or sleeper retaining wall as selected by owners. Supports to be kept clear of sewer line zone of influence.

Timber framed stairs with open risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

NORTH ELEVATION

Existing Roof Ridge Level RL 90.160

Existing Ceiling Level

2730

Existing Ground Floor Level FFL 86.030

Boundary

150 x 150 Square timber posts as confirmed by Engineer.

Existing Ground Line

WEST ELEVATION



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

DA2019/0390

Existing Roof Ridge Level RL 90.160

Existing Ceiling Level

Existing Ground Floor Level FFL 86.030

2730

New 1.0m high balustrade as selected by owners to NCC requirements

Boundary

Boundary

No.4
Creer Place

Existing Ground Line

EAST ELEVATION

Powder coated aluminium framed windows & doors to owners selection, (refer schedule on Drg. N2).

Existing Roof Ridge Level RL 90.160

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Existing Ground Floor Level FFL 86.030

2730

Existing Ground Line

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SOUTH ELEVATION

 northern beaches council

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

DA2019/0390

 **BDD** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accreditation Number 6255

 **SALLY GARDNER DESIGN AND DRAFT**
PLANS DRAWN FOR APPROVAL

 **SDS** Sustainability Design Specialist

47 Towradgi Street, Narrabeena, NSW, 2099
ABN 17 751 732 195

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Clients

**Alice + James
HATT**

Project

Proposed Alterations + Addition
2 Creer Place, Narrabeena, N.S.W. 2099

Drawing Title

Elevations - Sheet 2 of 2

Scale
1:100

Drawn
SK

Date
5 February, 2019

@sheet size
A3

Checked
SG

Job Number

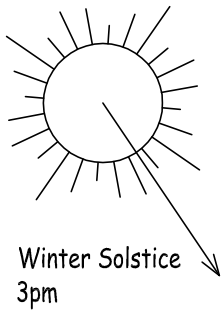
8-0518

Drawing Number

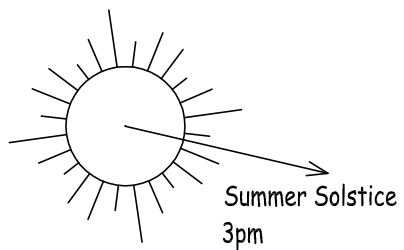
A3

Revision

-



Winter Solstice
3pm



Summer Solstice
3pm

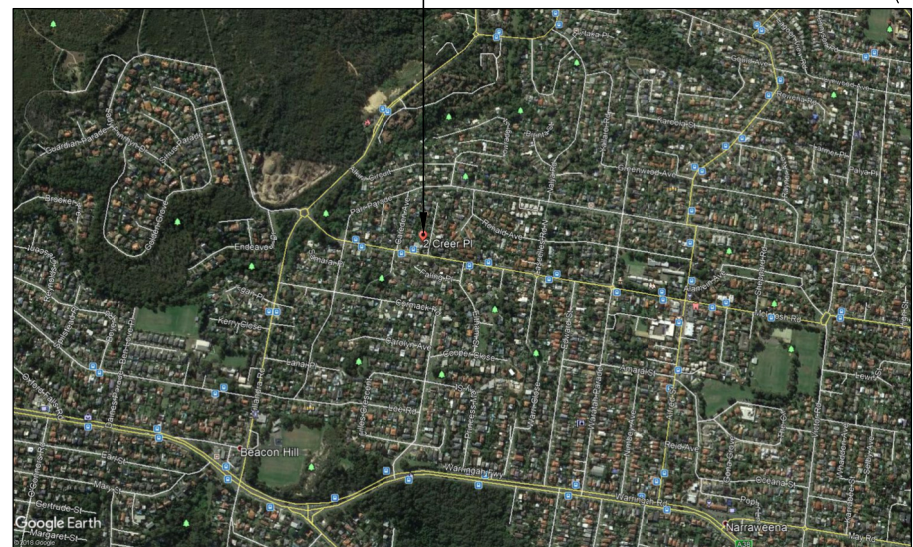


northern
beaches
council

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CONSENT

DA2019/0390

SITE LOCATION



12
D.P.209191

Summer/Winter Solstice
12 noon

4
D.P.214226

Winter Solstice
9am

Prevailing Summer
Cooling Breezes

PLACE

Summer Solstice
9am

CREER

Prevailing Winter
Chilling Winds