

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

DA2021/1183

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1 SITE AND ROOF PLAN

1 : 200

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR



GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EU	17/03/21	A	ISSUE FOR DA
LS	07/09/21	B	ISSUE FOR ADDITIONAL INFO

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 8 BATE AVENUE, ALLAMBIE HEIGHTS 2100 LOT E DP 399909

client
MARI AND JAMES ELLIOTT

drawn
SITE AND ROOF PLAN

project no
21-27

date
17/03/21

sheet no
1

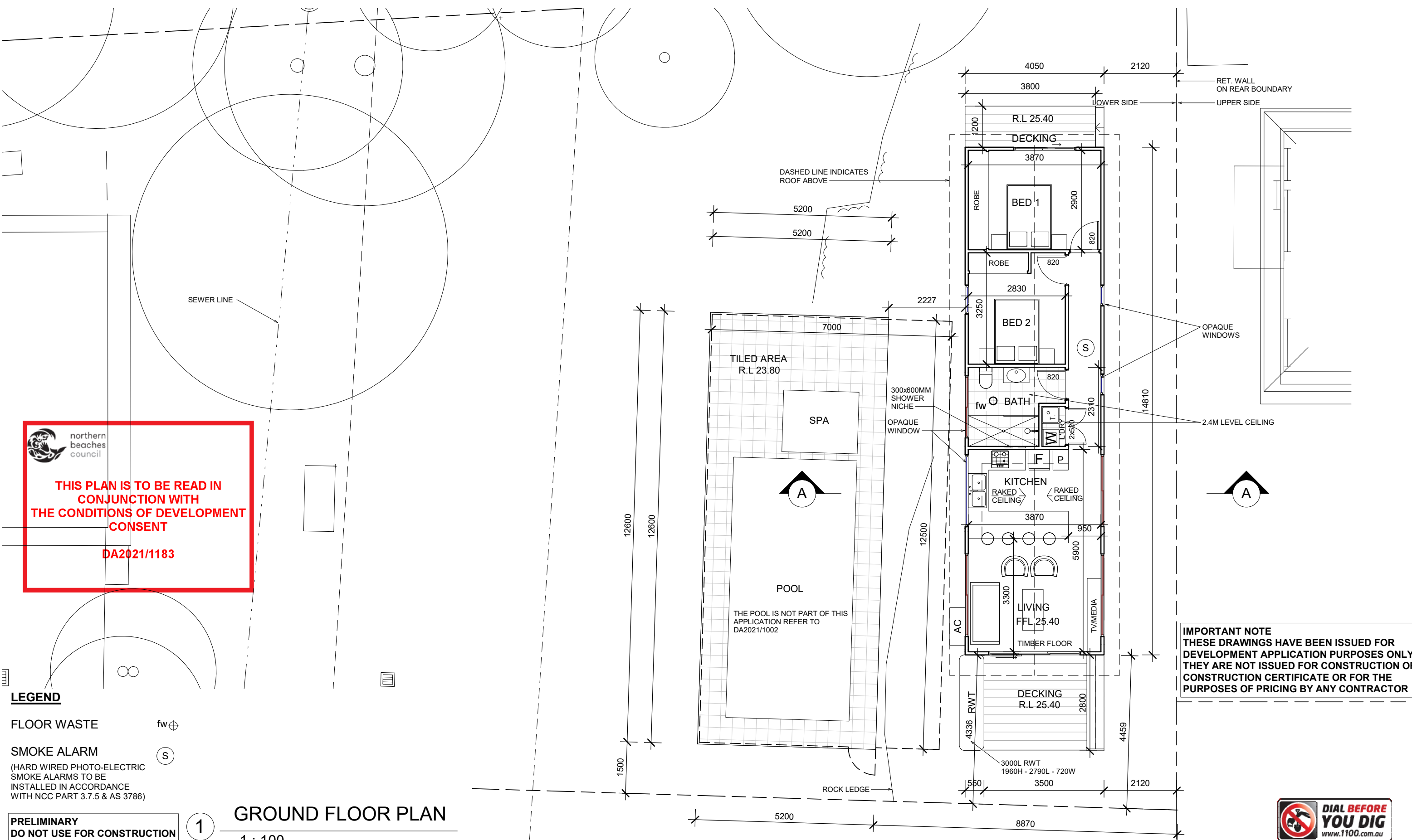
scale @ A3 issue
1 : 200 B

drawn
RK



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spaces designed for life





 northern beaches council

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LEGEND

FLOOR WASTE fw⊕

SMOKE ALARM (S)

(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786)

PRELIMINARY DO NOT USE FOR CONSTRUCTION

1

GROUND FLOOR PLAN

1 : 100

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project
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client
MARI AND JAMES ELLIOTT

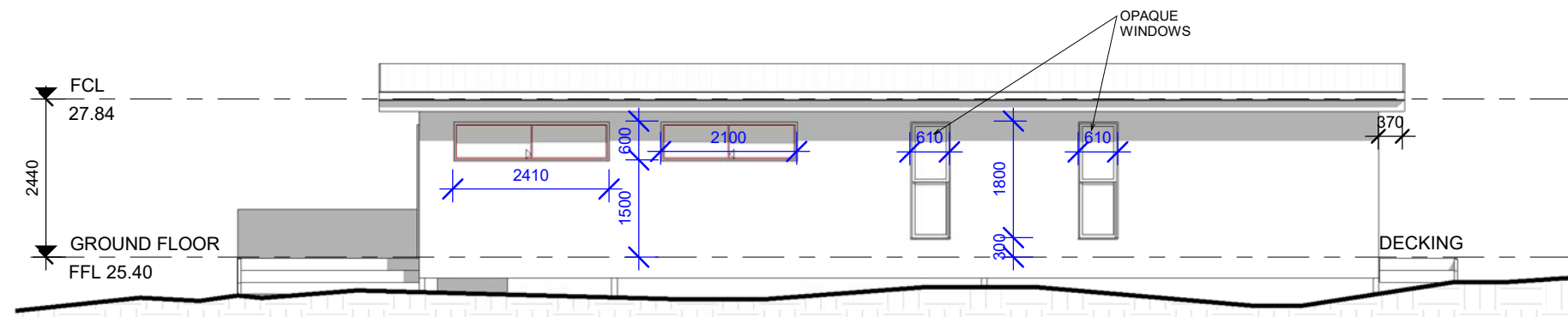


true north 

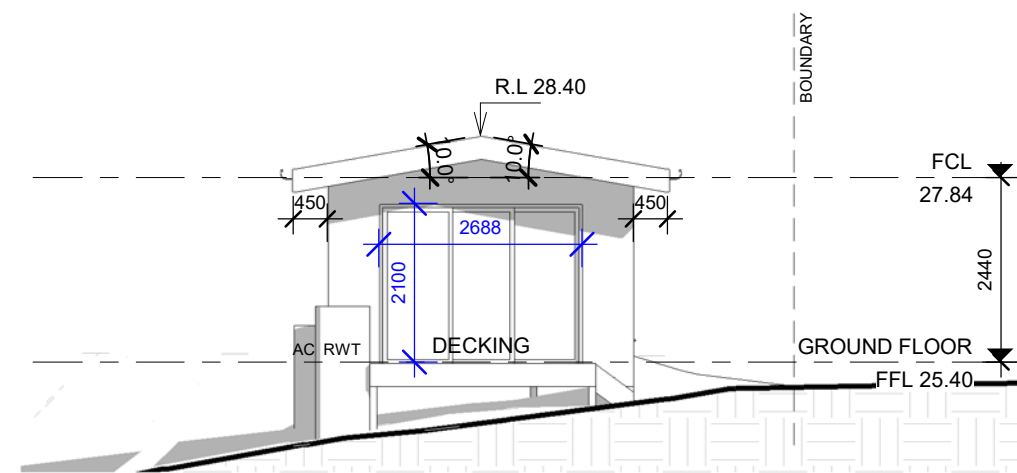
drawing
GROUND FLOOR PLAN

project no	date	sheet no.	scale @ A3 issue	drawn
21-27	17/03/21	2	1 : 100 B	RK





1 NORTH ELEVATION
1 : 100



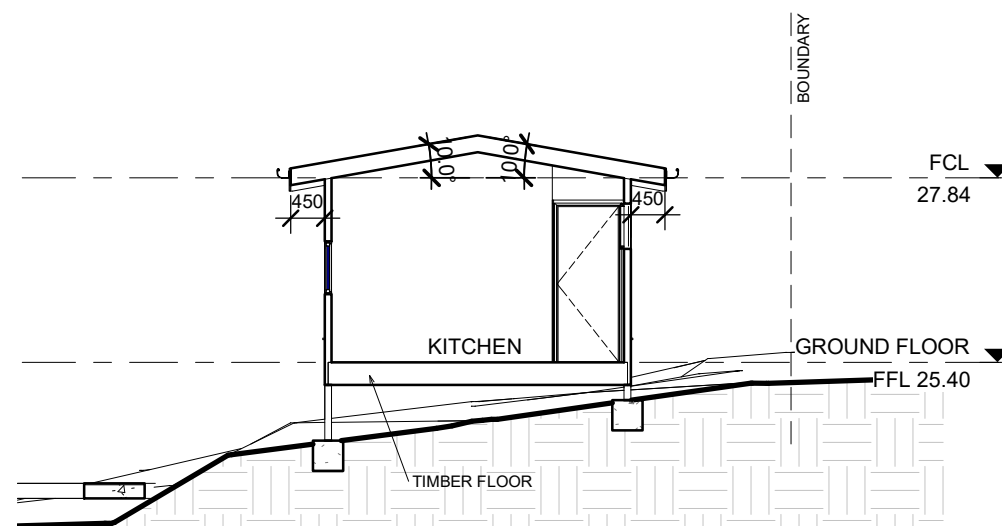
2 EAST ELEVATION
1 : 100

 northern beaches council

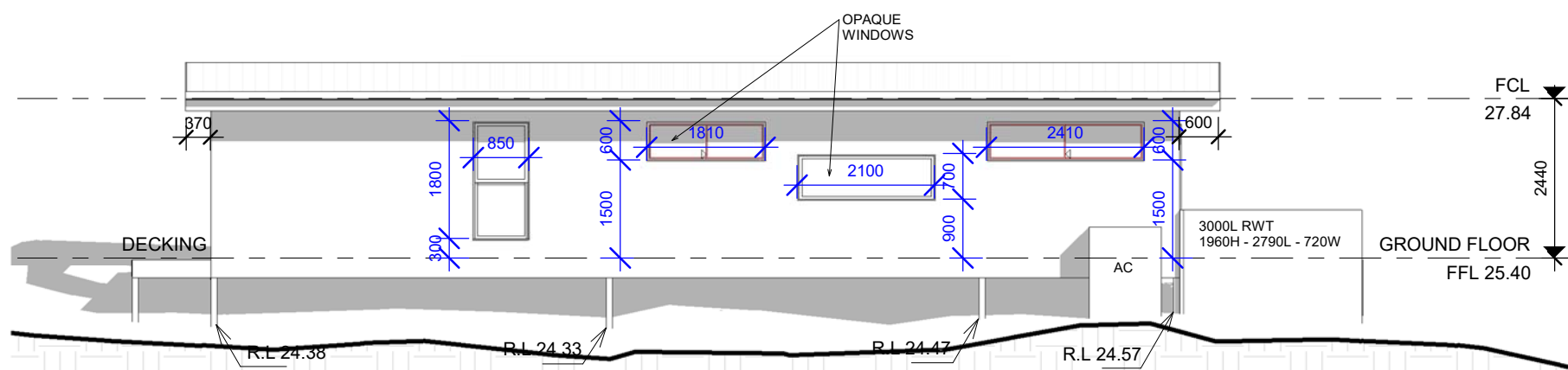
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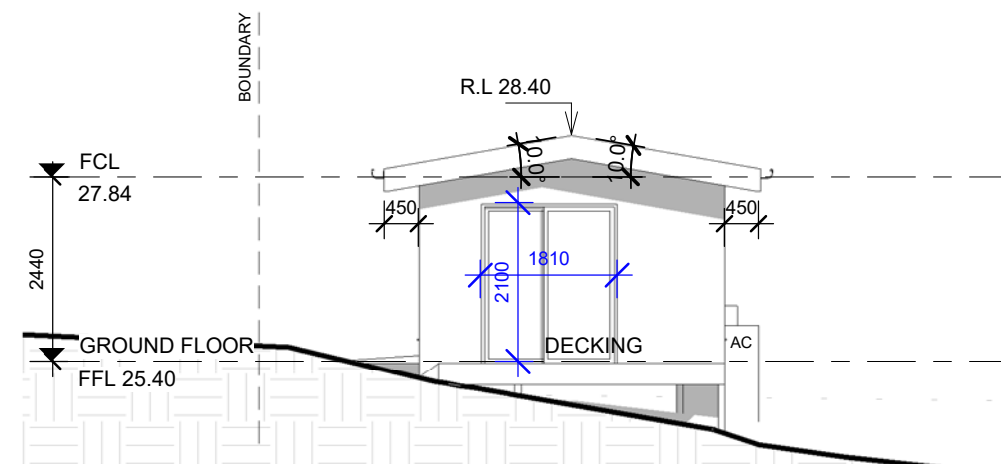
5 SECTION A-A
1 : 100



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3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

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client
MARI AND JAMES ELLIOTT

 **Bungalow Homes**

true north

drawing
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
21-27	17/03/21	3	1 : 100	B	RK


ACCREDITED BUILDING DESIGNER

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