

northern  
beaches  
council

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

**DA2019/1431**

1

## SITE AND ROOF PLAN

1 : 200

### 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 work 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
EC	29/10/19	A	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT  
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT  
316 DP 16327**

client  
**ANTHONY MALAKOU**



drawing  
**SITE AND ROOF PLAN**

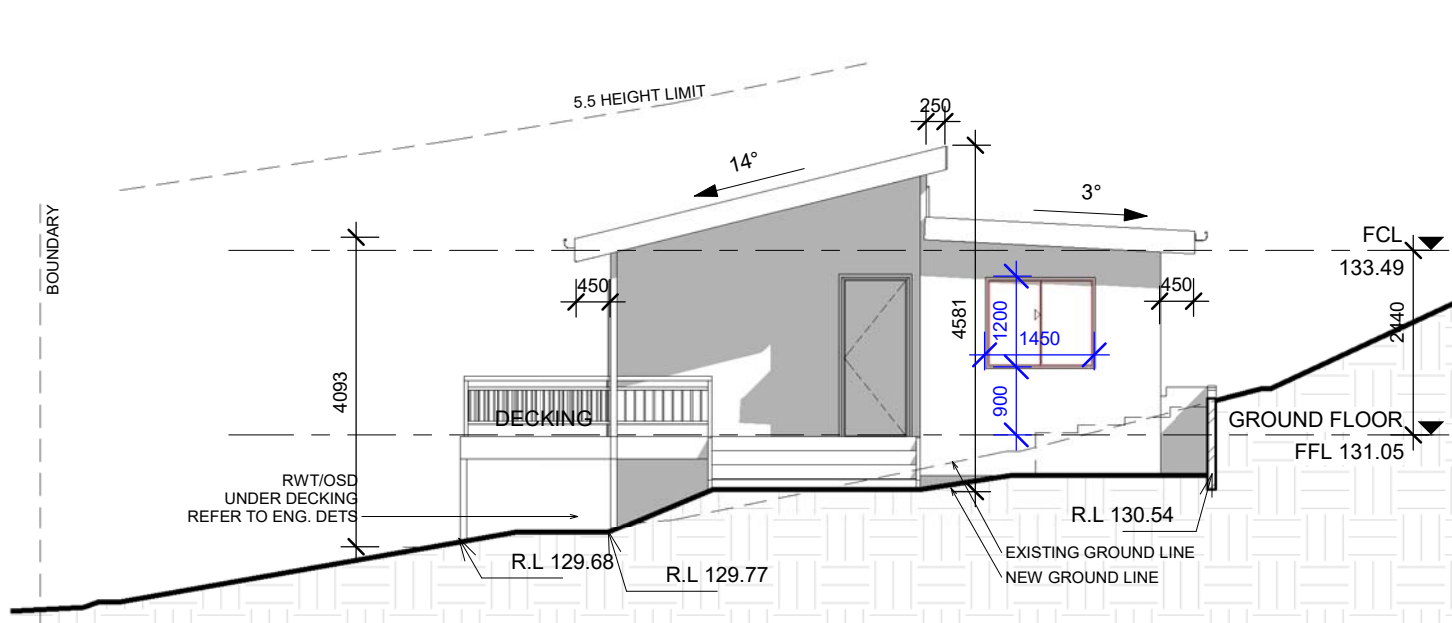
project no	date	sheet no.	scale @ A3	issue	drawn
19-87	29/10/19	1	1 : 200	A	RK



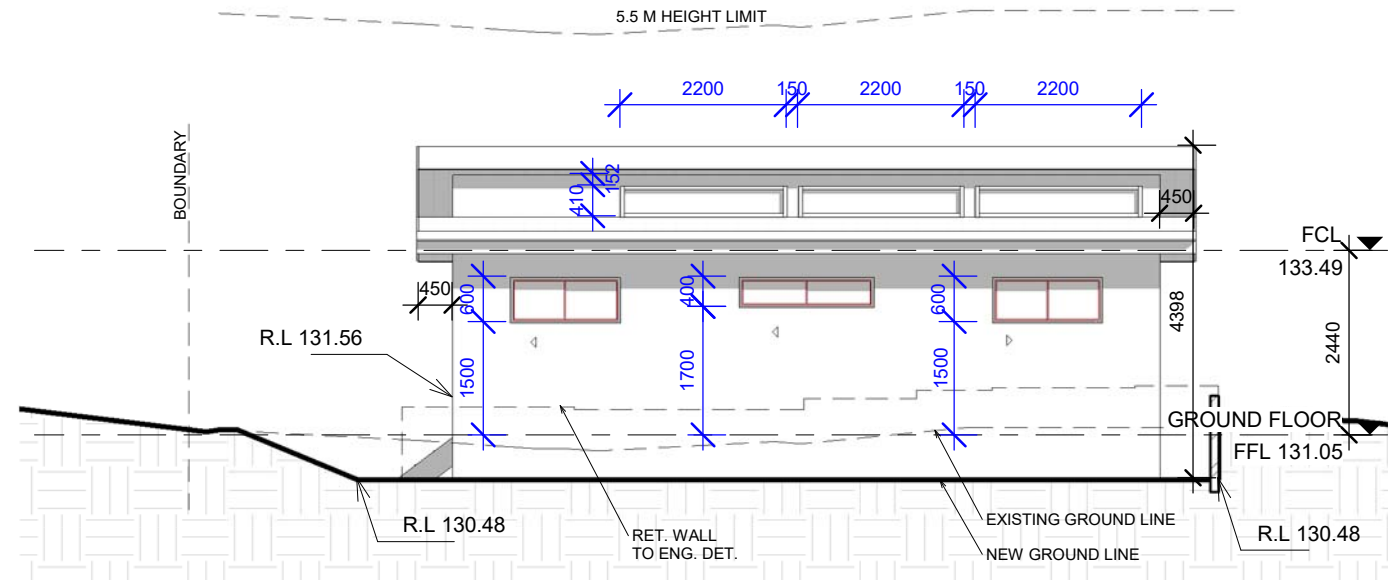
6/7 Parkes Street,  
Parramatta NSW 2150  
www.rkdesigns.com.au  
admin@rkdesigns.com.au  
02 9633 4797  
abn. 393 300 330 53  
spaces designed for life

**RK  
DESIGNS**

**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**

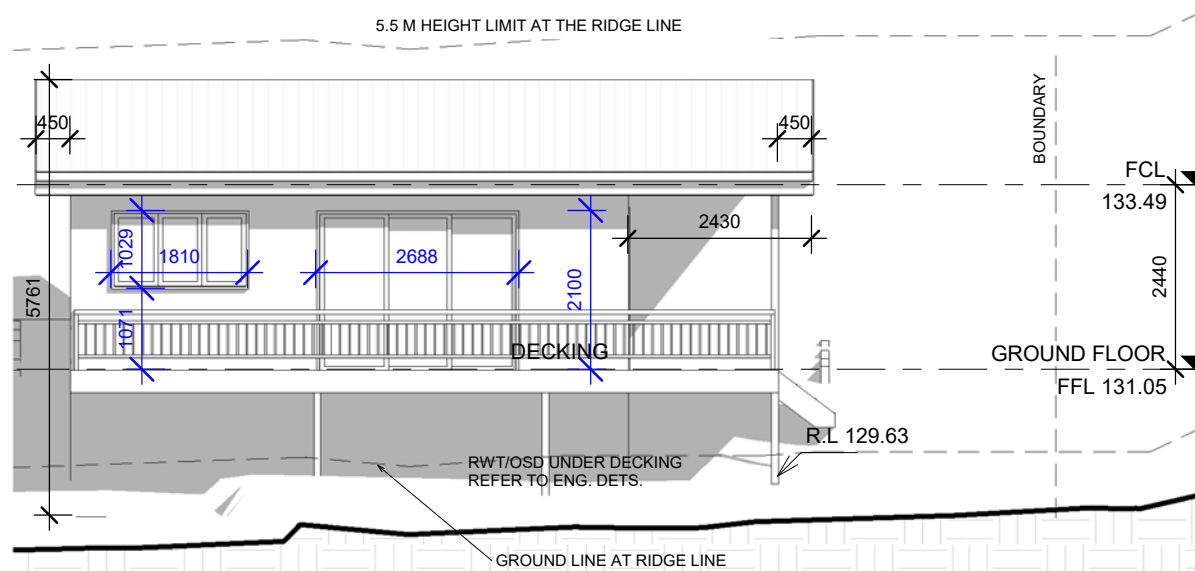


1 NORTH EAST ELEVATION  
1 : 100



2 NORTH WEST ELEVATION  
1 : 100

**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



3 SOUTH EAST ELEVATION  
1 : 100

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

**DA2019/1431**

**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 work 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
EC	29/10/19	A	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT  
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT  
316 DP 16327**

client  
**ANTHONY MALAKOU**

true north

drawing  
**ELEVATIONS**

project no 19-87 date 29/10/19 sheet no. 3 scale @ A3 issue drawn 1 : 100 A RK

**bdad**  
ACCREDITED  
BUILDING DESIGNER

6/7 Parkes Street,  
Parramatta NSW 2150  
www.rkdesigns.com.au  
admin@rkdesigns.com.au  
02 9633 4797  
abn. 393 300 330 53  
spaces designed for life

**RK**  
DESIGNS