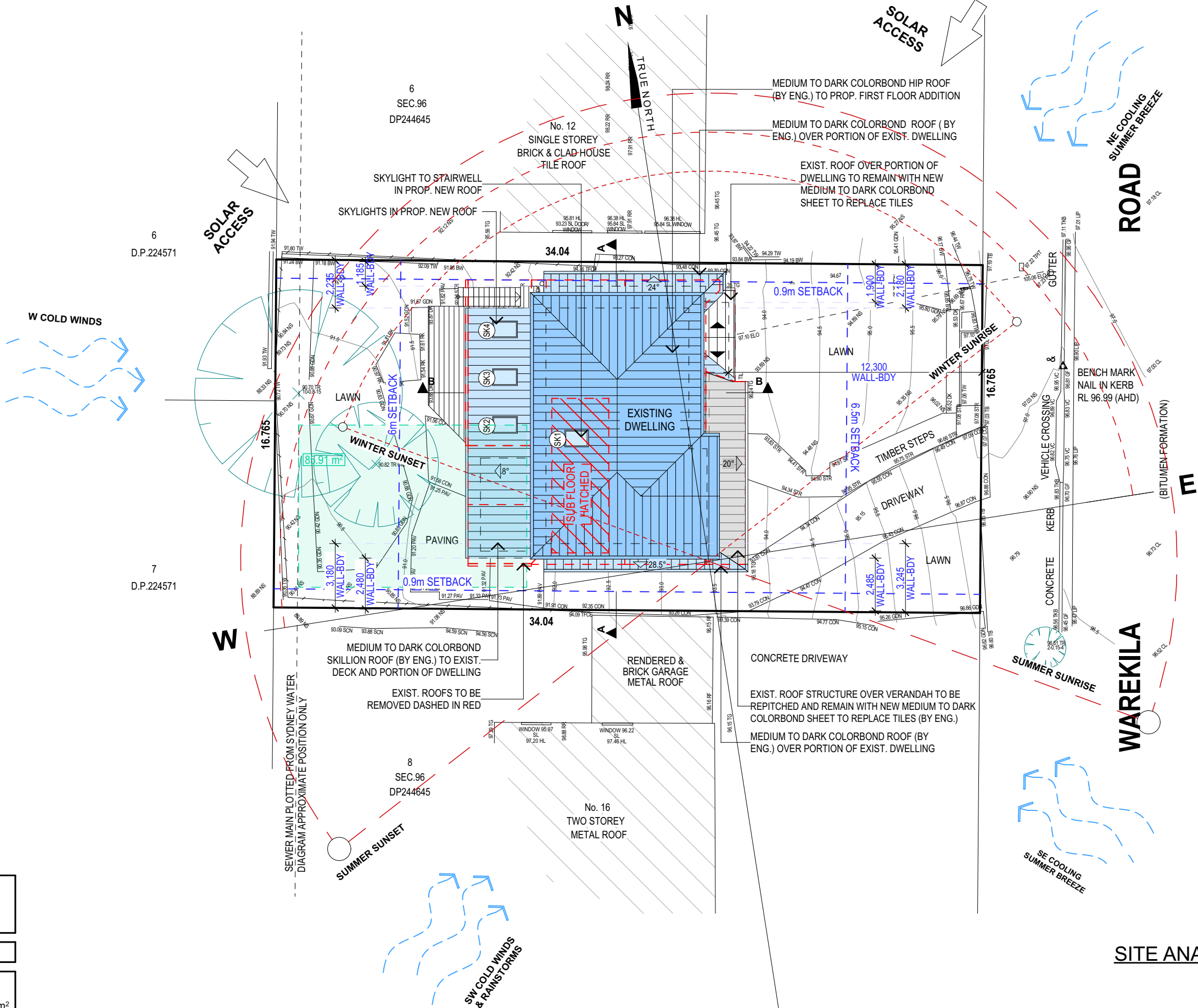




northern  
beaches  
council

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


DA2025/0555



LOT	7
SEC	96
DP	244645

SITE AREA = 570.7m <sup>2</sup>	
---------------------------------	--

AREA CALCULATIONS	
APPROX. EXISTING GROSS FLOOR AREA	125.6m <sup>2</sup>
PROPOSED NEW GROSS FLOOR AREA (FIRST FLOOR)	105.1m <sup>2</sup>
TOTAL GROSS FLOOR AREA	194.5m <sup>2</sup>

TRUE NORTH:  


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Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103  
Mob. 0414 717 541  
Email. enquiries@jjdrafting.com.au  
www.jjdrafting.com.au  
ACN 651 693 346

REV:	DATE:	DESCRIPTION:
(A)	14/11/24	PRELIM. DESIGN (FLOOR PLANS)
(B)	27/11/24	PRELIM. DRAWINGS
(C)	24/1/25	PRELIM. DRAWINGS (DESIGN REVISED)
A	18/2/25	DA DRAWINGS
B	7/3/25	MINOR DESIGN AMENDMENTS + DA
C	1/5/25	WINDOW CHANGES
D	17/6/25	SUBFLOOR OUTLINE

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL

CLIENT:  
KATIE + TODD

DRAWING TITLE:  
SITE ANALYSIS PLAN

JOB No:  
1315/24

DRAWN BY:  
AD

DATE:  
NOV/24

SCALE:  
1:200 @ A3

DRAWING No:  
DA.01



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BUILDING DESIGNER

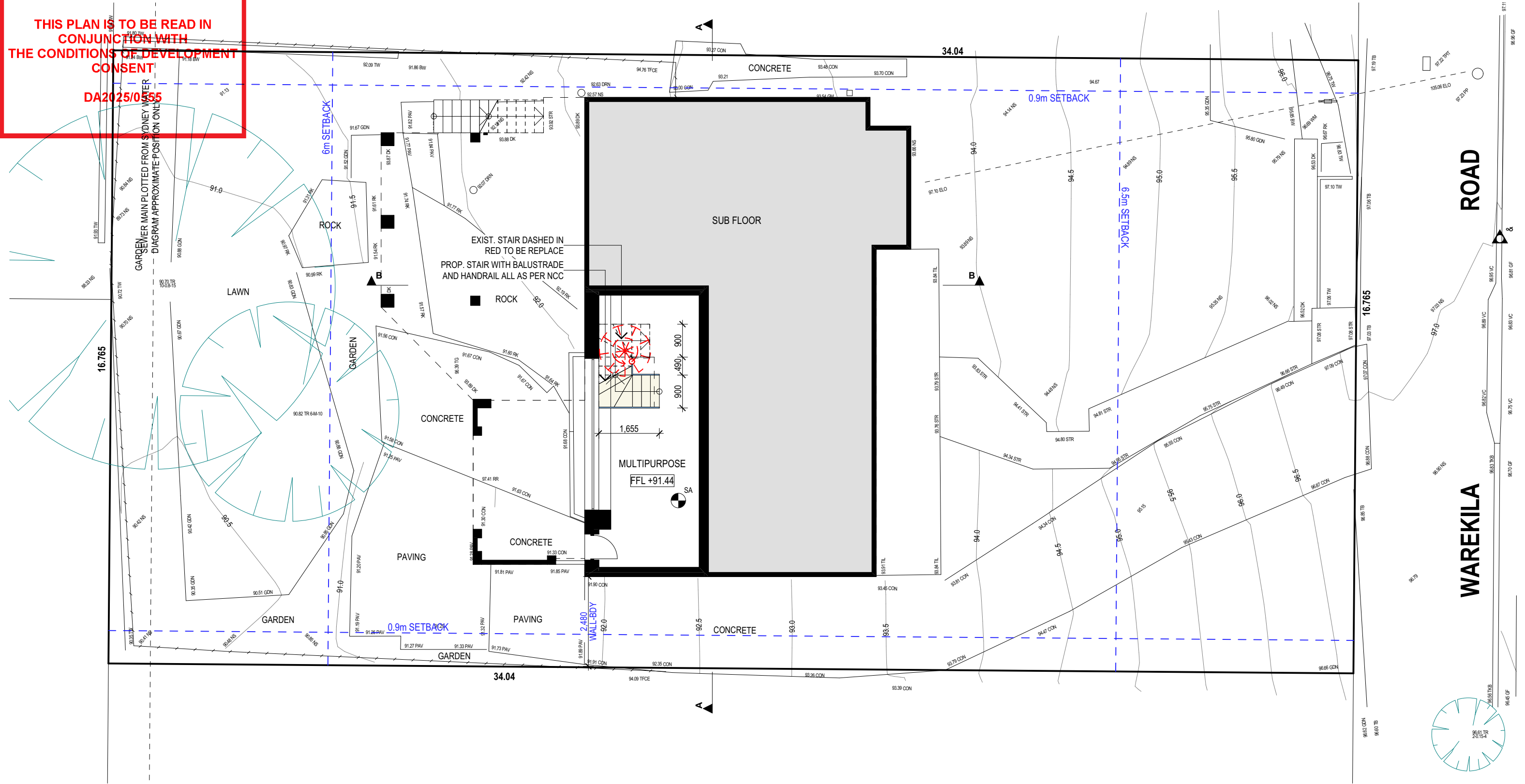
CHECKED BY:  
JJ



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council

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CONSENT  
DA2025/0555

SEWER MAIN PLOTTED FROM SYDNEY WATER  
DIAGRAM APPROXIMATE POSITION ONLY



PROPOSED LOWER GROUND FLOOR PLAN

AREA CALCULATIONS

APPROX. EXISTING LOWER GROUND FLOOR AREA 18.4m<sup>2</sup>

TRUE NORTH:



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A	18/2/25	DA DRAWINGS
B	7/3/25	MINOR DESIGN AMENDMENTS + DA
C	1/5/25	WINDOW CHANGES

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL  
CLIENT:  
KATIE + TODD

DRAWING TITLE:  
FLOOR PLAN

JOB No:  
1315/24

DRAWN BY:  
AD

DATE:  
NOV/24

SCALE:  
1:100 @ A3

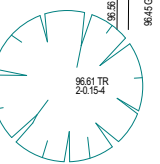
DRAWING No:  
**DA.06**

  
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BUILDING DESIGNER

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JJ



**DA2025/0555**



AREA CALCULATIONS	
APPROX. EXISTING GROUND FLOOR AREA	107.2m <sup>2</sup>
PROP. TOATAL GROUND FLOOR AREA	105.1m <sup>2</sup>

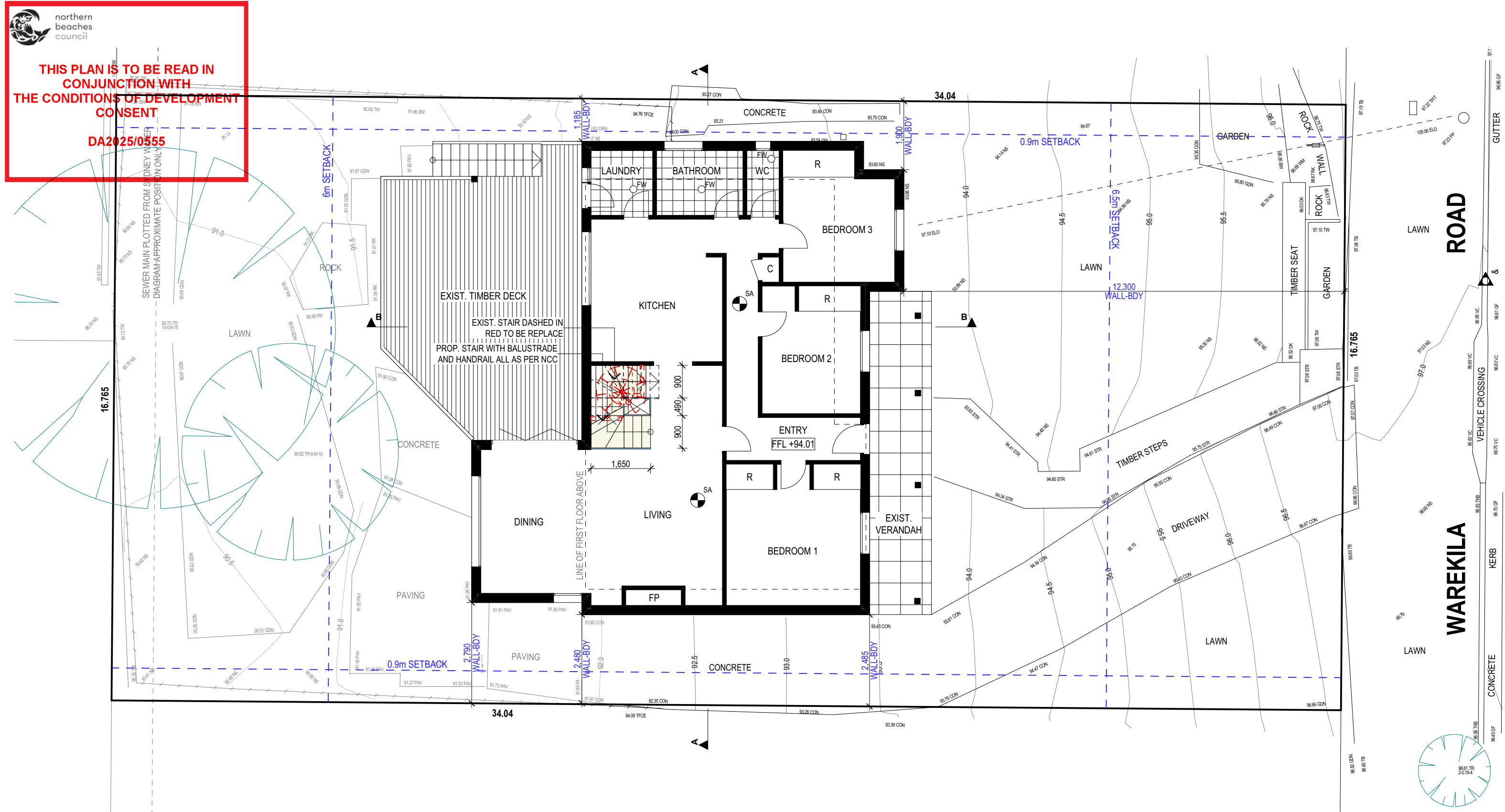


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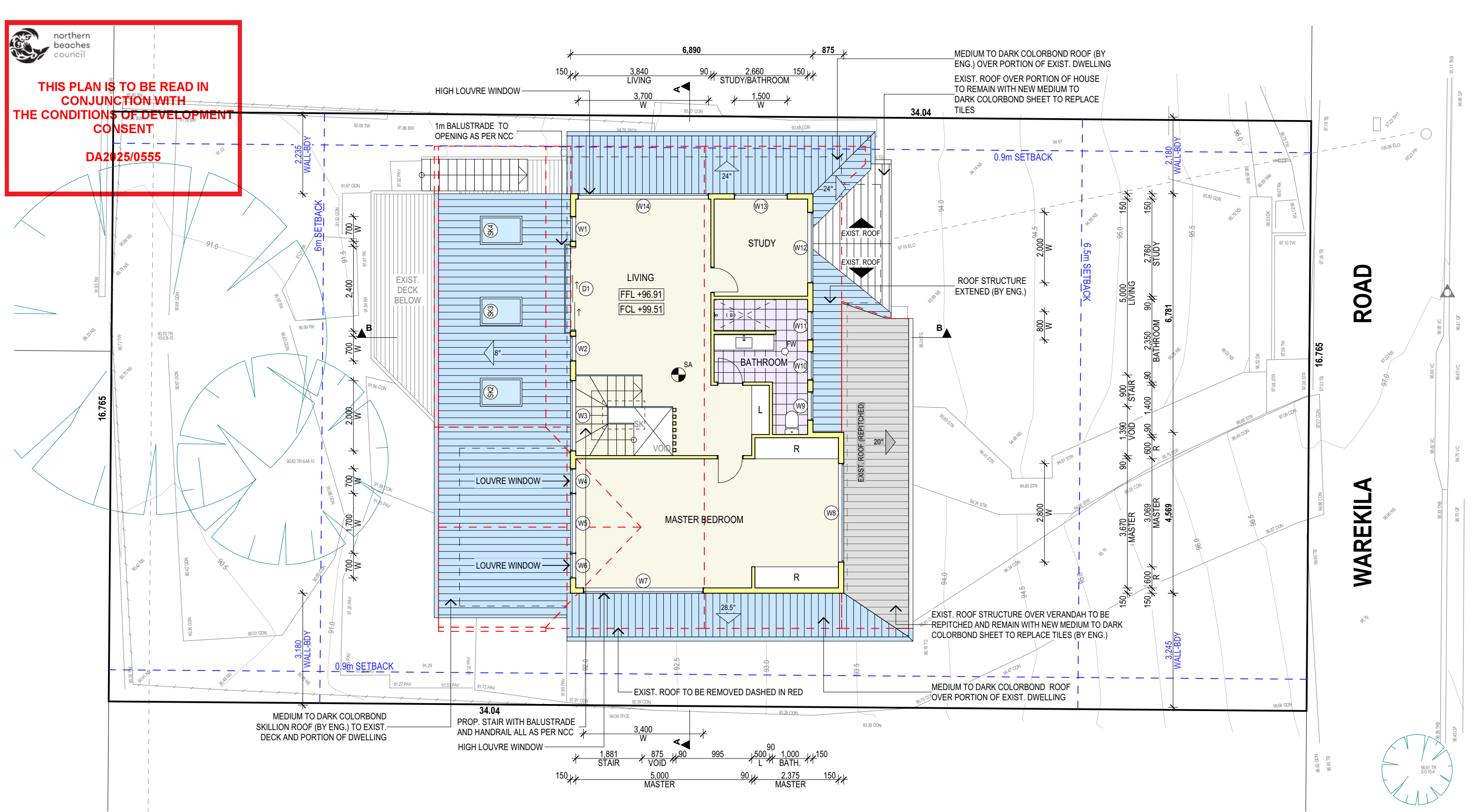
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A	18/2/25	DA DRAWINGS
B	7/3/25	MINOR DESIGN AMENDMENTS + DA
C	1/5/25	WINDOW CHANGES

HECKED BY:  
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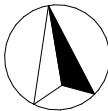
PROPOSED FIRST FLOOR PLAN

AREA CALCULATIONS

PROPOSED FIRST FLOOR AREA

71.0m<sup>2</sup>

TRUE NORTH:



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B	7/3/25	MINOR DESIGN AMENDMENTS + DA
C	1/5/25	WINDOW CHANGES

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL  
CLIENT:  
KATIE + TODD

DRAWING TITLE:  
FLOOR PLAN

JOB No:

1315/24

DRAWN BY:

AD

DATE:

NOV/24

SCALE:

1:100 @ A3

DRAWING No:

DA.08

CHECKED BY:

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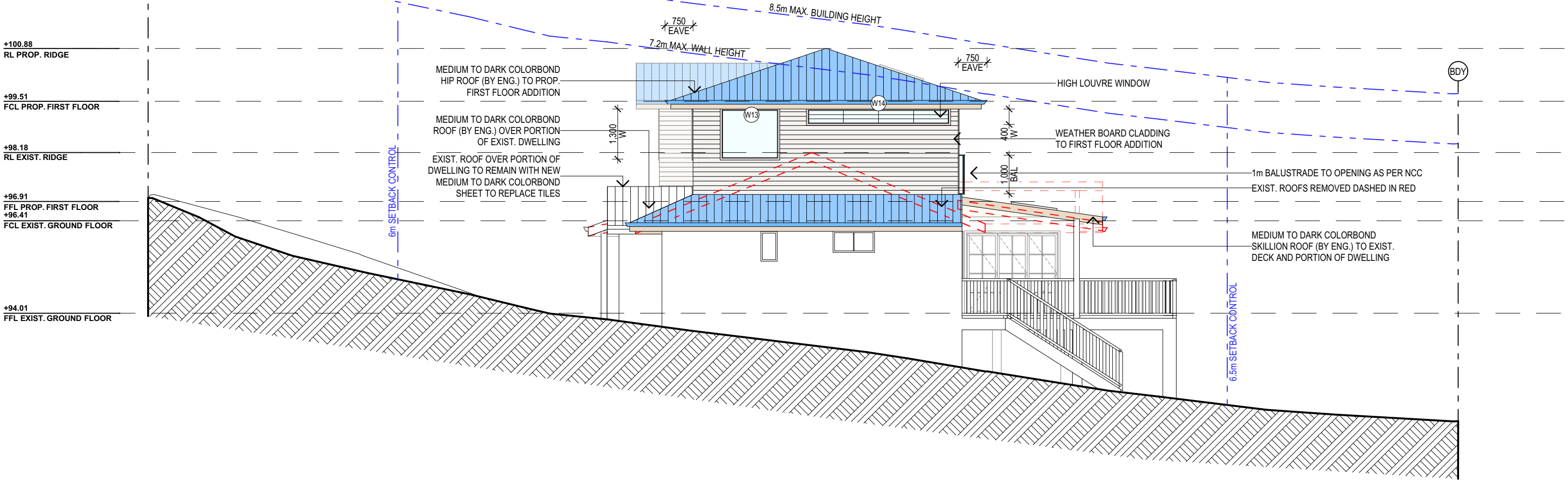




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THE CONDITIONS OF DEVELOPMENT  
CONSENT

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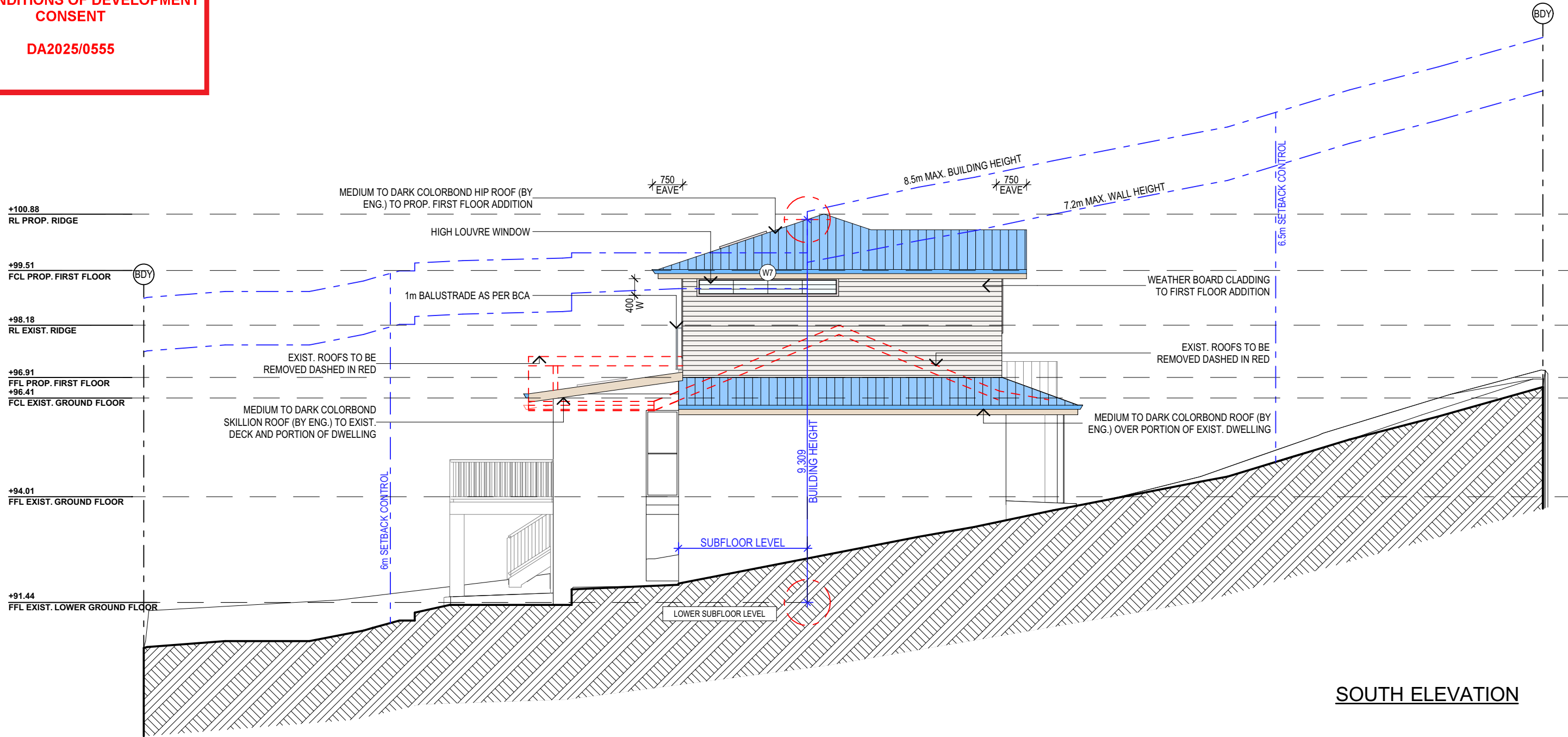
NORTH ELEVATION



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THE CONDITIONS OF DEVELOPMENT  
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DA2025/0555



SOUTH ELEVATION

TRUE NORTH:



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B	7/3/25	MINOR DESIGN AMENDMENTS + DA
C	1/5/25	WINDOW CHANGES
D	17/6/25	HEIGHT PLANE

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL  
CLIENT:  
KATIE + TODD

DRAWING TITLE:  
ELEVATIONS

JOB No:

1315/24

DRAWN BY:

AD

DATE:

NOV/24

SCALE:

1:100 @ A3

DRAWING No:

**DA.13**



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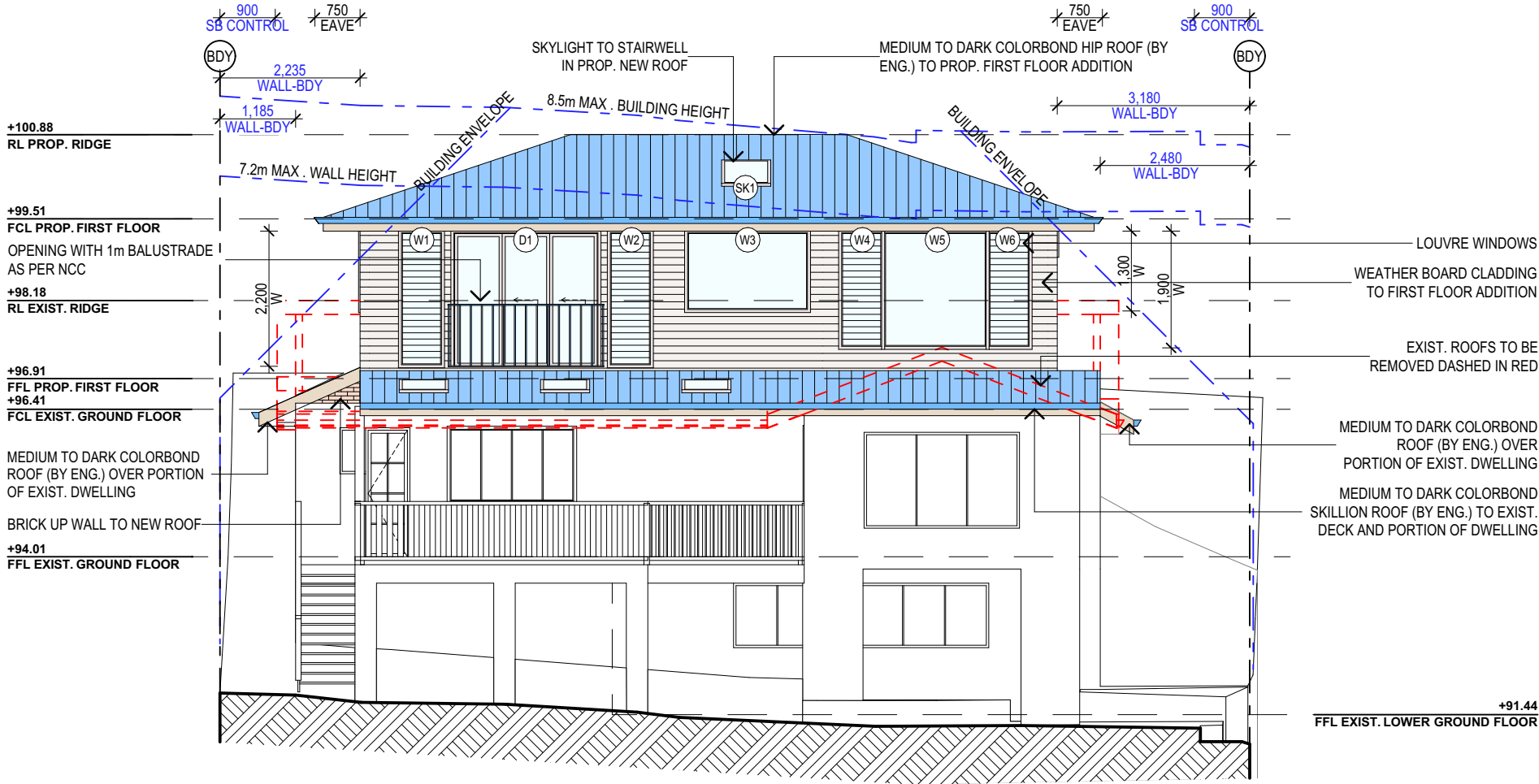
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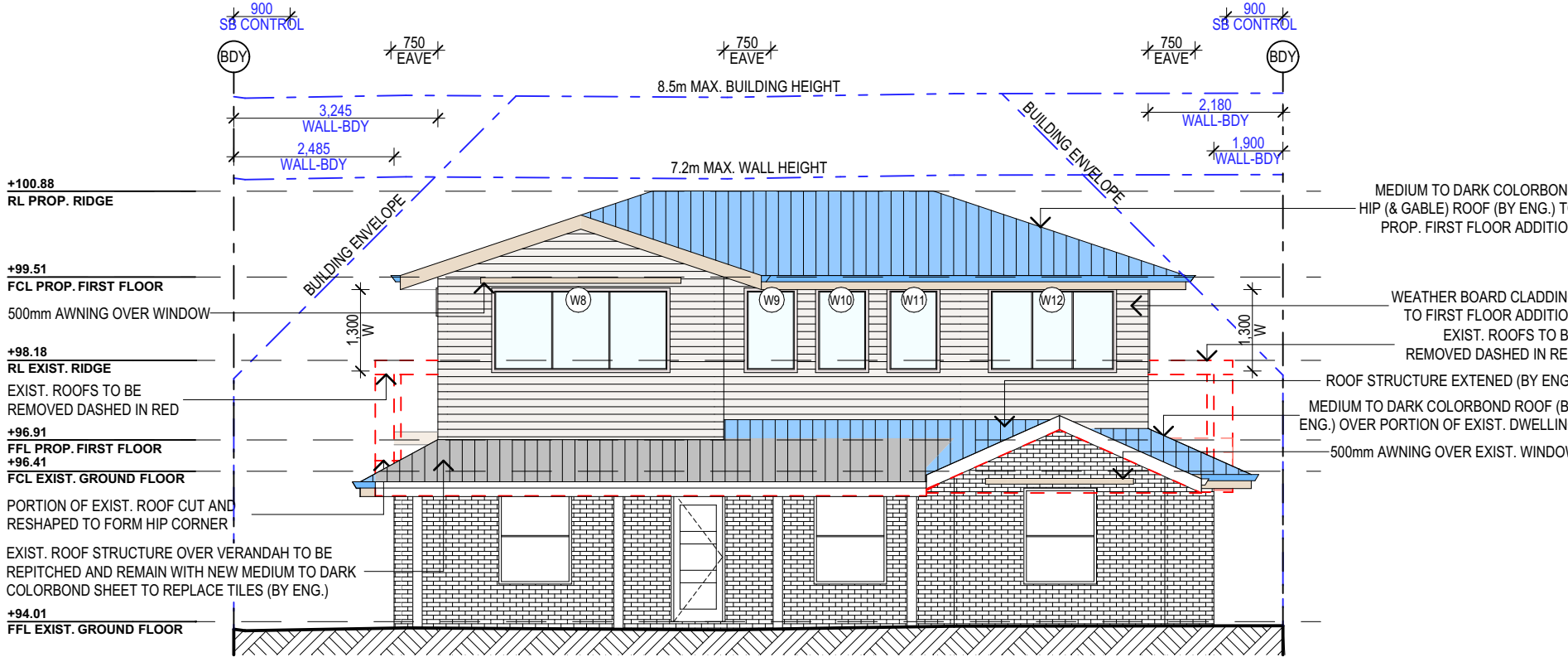
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CONSENT

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WEST ELEVATION



EAST ELEVATION

TRUE NORTH:



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C	1/5/25	WINDOW CHANGES

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL

CLIENT:  
KATIE + TODD

DRAWING TITLE:  
ELEVATIONS

JOB No:

1315/24

DRAWN BY:

AD

DATE:

NOV/24

SCALE:

1:100 @ A3

DRAWING No:

DA.14



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

**DA2025/0555**

MEDIUM TO DARK COLORBOND  
HIP ROOF (BY ENG.) TO PROP.  
FIRST FLOOR ADDITION

+100.88  
RL PROP. RIDGE

FLAT CEILING

+99.51  
FCL PROP. FIRST FLOOR

EXIST. ROOFS TO BE  
REMOVED DASHED IN RED

+98.18  
RL EXIST. RIDGE

+96.91

FFL PROP. FIRST FLOOR

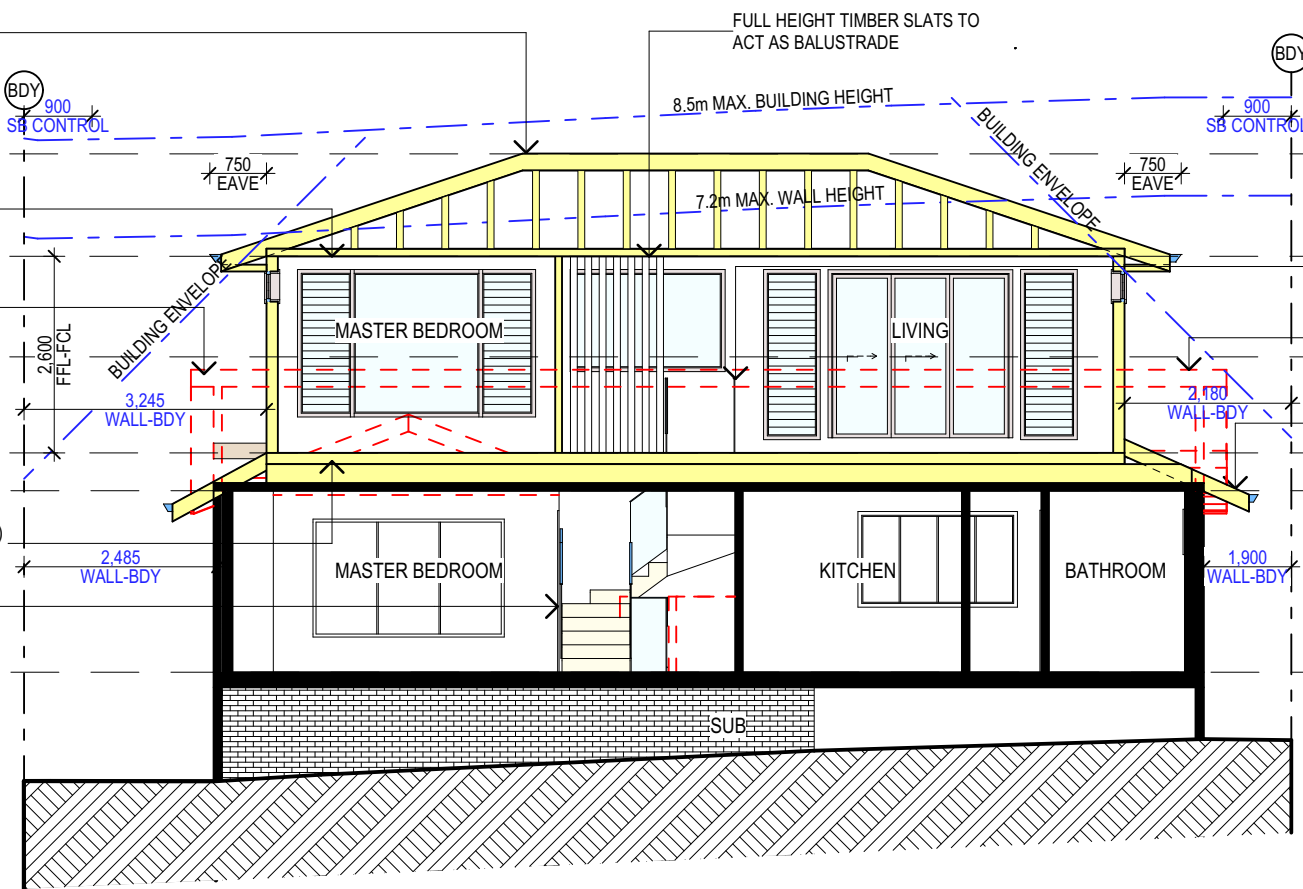
+96.41  
FCL EXIST. GROUND FLOOR

TIMBER FLOOR STRUCTURE (BY ENG.)  
TO PROP. FIRST FLOOR ADDITION

PROP. STAIRS AND 1m HIGH  
BALUSTRADE AS PER NCC

+94.10

FFL EXIST. GROUND FLOOR



NEW 1m HIGH BALUSTRADE TO  
PROP. STAIRS AS PER NCC

EXIST. ROOFS TO BE  
REMOVED DASHED IN RED

MEDIUM TO DARK COLORBOND  
ROOF (BY ENG.) OVER PORTION  
OF EXIST. DWELLING

+100.88  
RL PROP. RIDGE

+99.51

FCL PROP. FIRST FLOOR

MEDIUM TO DARK COLORBOND SKILLION  
ROOF (BY ENG.) TO EXIST. DECK

+98.18  
RL EXIST. RIDGE

+96.91

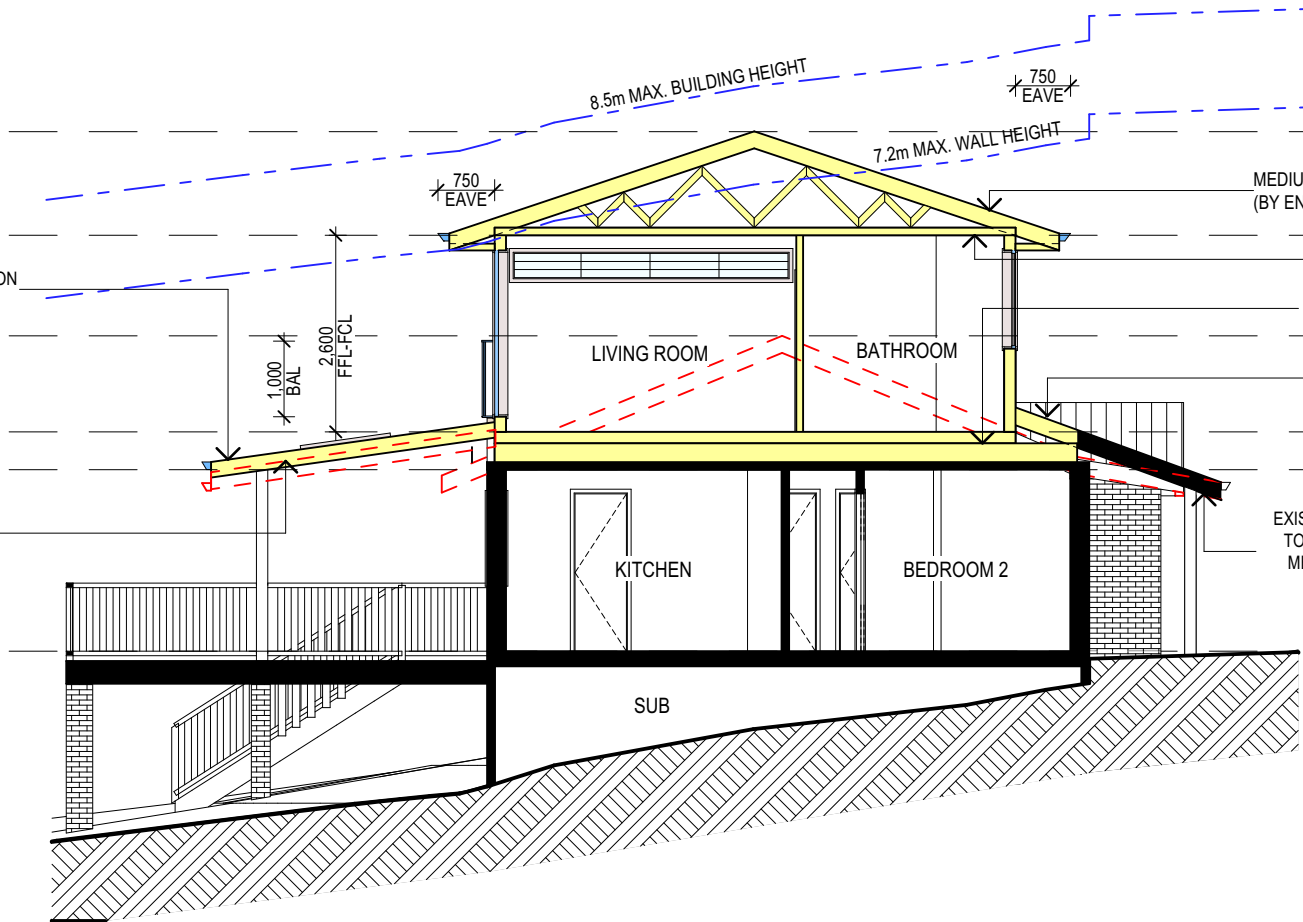
FFL PROP. FIRST FLOOR

+96.41  
FCL EXIST. GROUND FLOOR

EXIST. ROOFS TO BE  
REMOVED DASHED IN RED

+94.10

FFL EXIST. GROUND FLOOR



MEDIUM TO DARK COLORBOND HIP ROOF  
(BY ENG.) TO PROP. FIRST FLOOR ADDITION

FLAT CEILING

TIMBER FLOOR STRUCTURE (BY ENG.)  
TO PROP. FIRST FLOOR ADDITION

ROOF STRUCTURE EXTENDED (BY ENG.)

EXIST. ROOF STRUCTURE OVER VERANDAH  
TO BE REPITCHED AND REMAIN WITH NEW  
MEDIUM TO DARK COLORBOND SHEET TO  
REPLACE TILES (BY ENG.)

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C	1/5/25	WINDOW CHANGES

PROPOSED FIRST FLOOR ADDITION  
14 WAREKILA ROAD, BEACON HILL

CLIENT:  
KATIE + TODD

DRAWING TITLE:  
SECTIONS

JOB No:

1315/24

DRAWN BY:

AD

DATE:

NOV/24

SCALE:

1:100 @ A3

DRAWING No:

**DA.15**



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