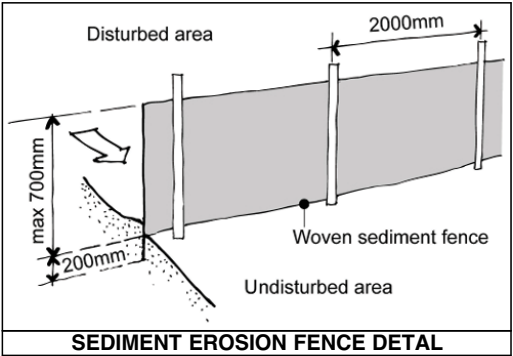




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beaches
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/0665

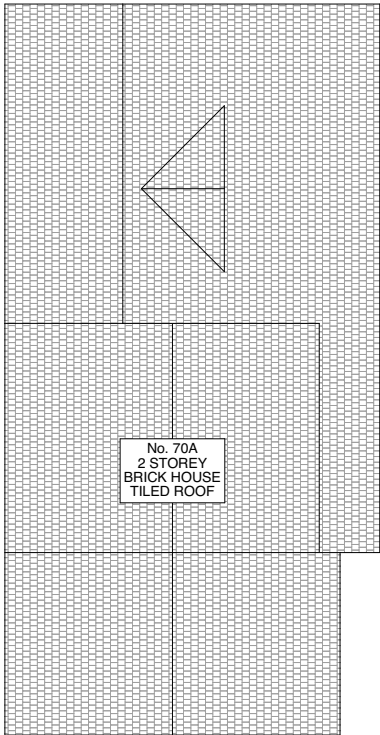


SKIP BIN
RECYCLING

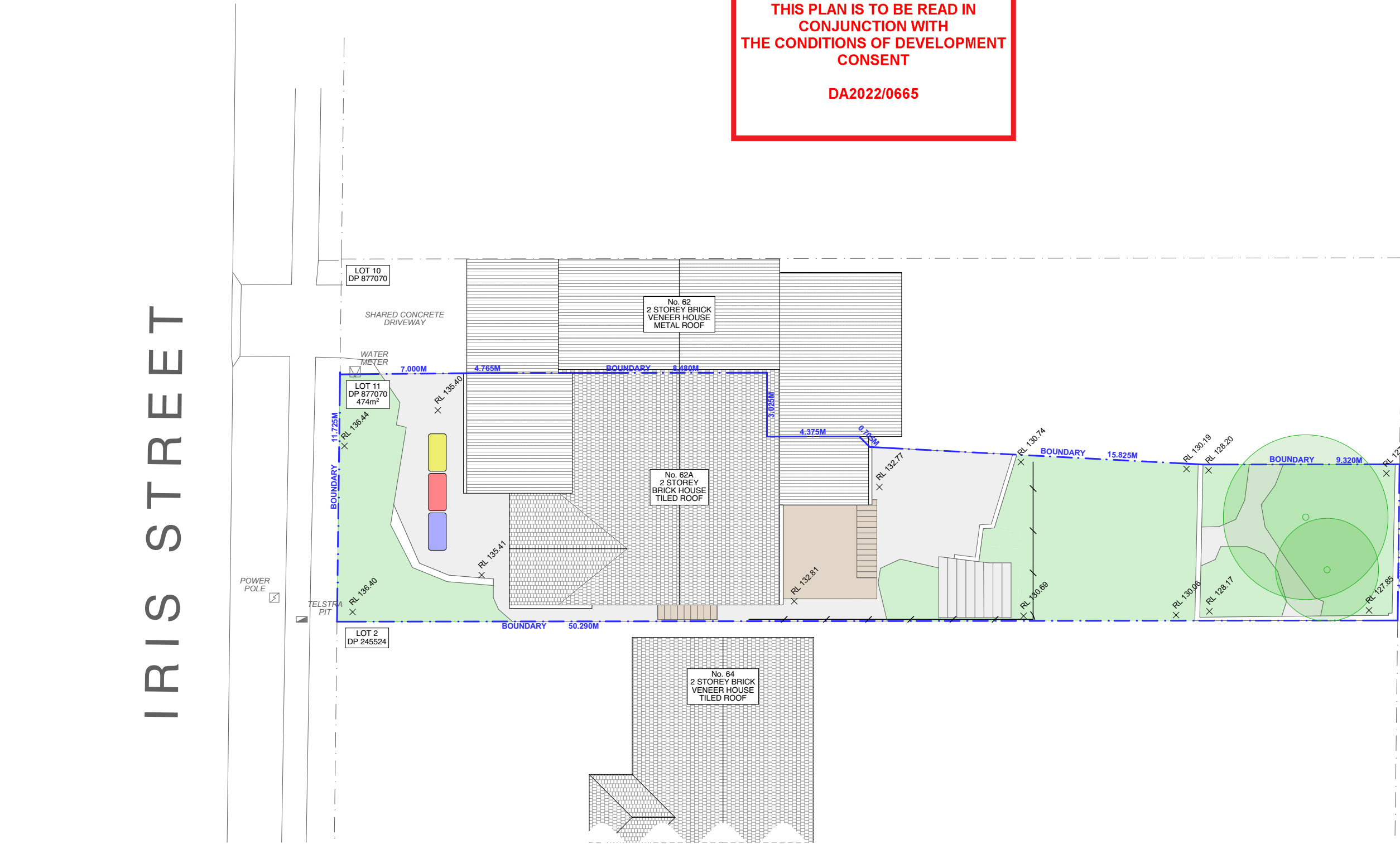
SKIP BIN
WASTE

MATERIAL
STORAGE











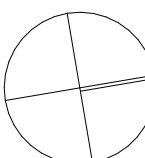
SKIP BINS & MATERIAL STORAGE TO BE STORED IN
FRONT YARD OR DRIVEWAY

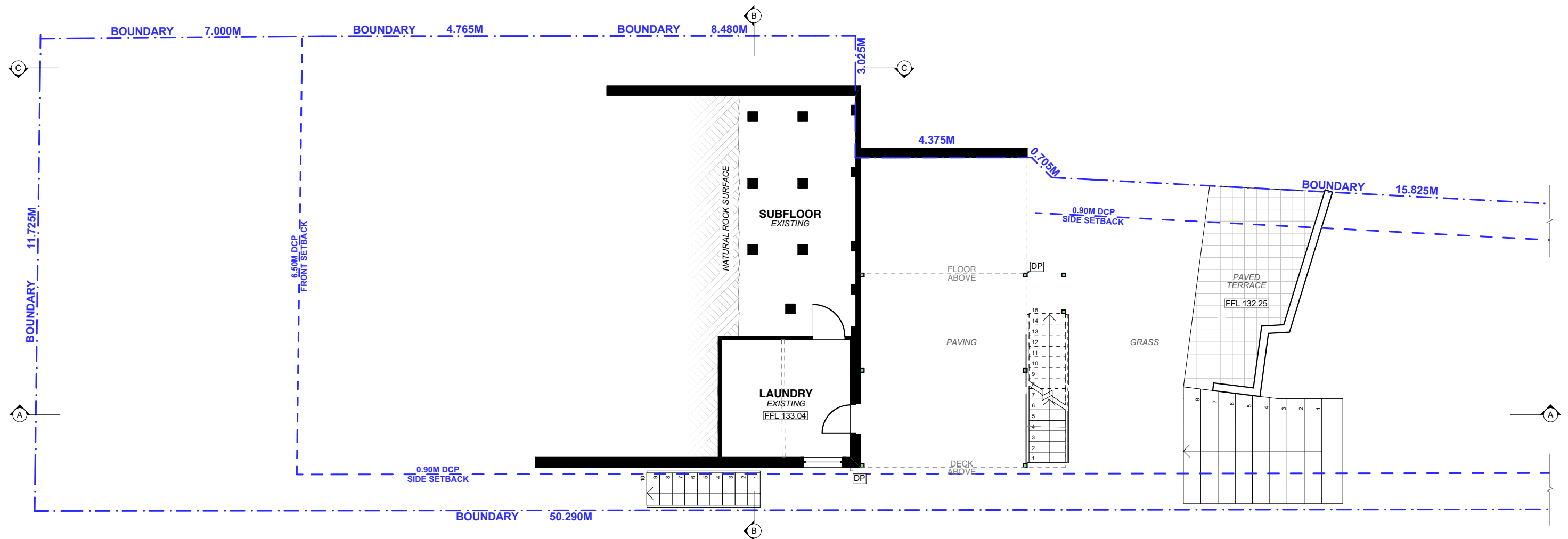


LOT 57
DP 807341



1 SITE - WASTE - SEDIMENT PLAN 1:200

<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526</div> <div>55 SUNNYSIDE CRESCENT</div> <div>CASTLECRAIG, NSW, 2068</div> <div>james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<table><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr><tr><td>A</td><td>DA SUBMISSION</td><td>JB</td><td>15.04.22</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.	NOTES.	INITIAL	DATE	A	DA SUBMISSION	JB	15.04.22																					<div>LEGEND</div> <div><div><div></div><div>EXISTING</div></div><div><div></div><div>DEMOLISHED</div></div><div><div></div><div>EXISTING ROOF</div></div><div><div></div><div>PROPOSED ROOF</div></div><div><div></div><div>SEDIMENT EROSION FENCE</div></div><div><div></div><div>LANDSCAPE / GRASS</div></div><div><div></div><div>CONCRETE / PAVERS</div></div><div><div></div><div>TIMBER DECK</div></div><div><div></div><div>POOL / WATER</div></div></div> <div><div>DP: DEPOSIT PLAN</div><div>RL: REDUCED LEVEL</div><div>SP: STRATA PLAN</div></div>	<div>NORTH POINT</div> <div></div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET</div> <div>BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>SITE PLAN</div> <div><div>SCALE:</div><div>1:200 @ A3</div></div> <div><div>DATE:</div><div>16/04/2022</div></div> <div><div>PROJECT NO:</div><div>1010</div></div> <div><div>DRAWING NO:</div><div>DA04</div></div>
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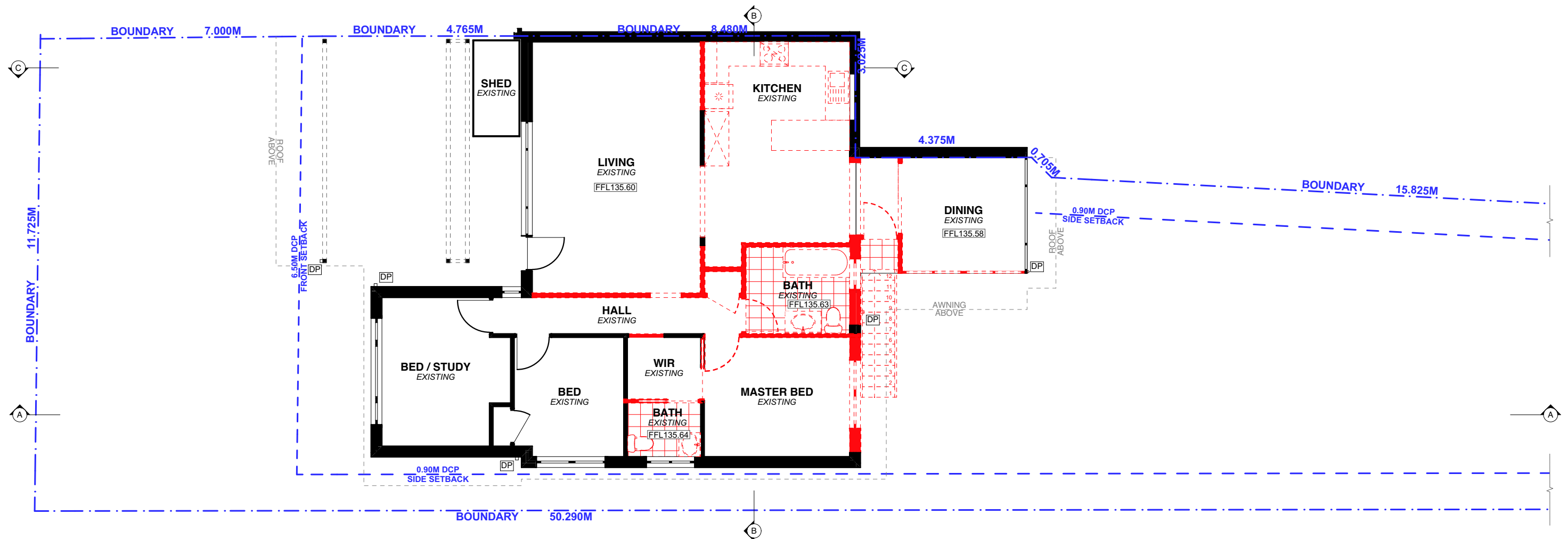
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0665

NOTE: WESTERN SIDE SETBACK STARTS AFTER END OF BUILDING AS DWELLING IS DUAL OCCUPANCY

1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW, 2068 james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<table><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr><tr><td>A</td><td>DA SUBMISSION</td><td>JB</td><td>15.04.22</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.	NOTES.	INITIAL	DATE	A	DA SUBMISSION	JB	15.04.22																									<div>LEGEND</div> <div><div></div>EXISTING</div> <div><div></div>DEMOLISHED</div> <div><div></div>PROPOSED</div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM</div>	<div>NORTH POINT</div> <div></div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>PROPOSED LOWER GROUND FLOOR PLAN</div> <table><tr><td><div>SCALE:</div><div>1:100 @ A3</div></td><td><div>DATE:</div><div>16/04/2022</div></td></tr><tr><td><div>PROJECT NO:</div><div>1010</div></td><td><div>DRAWING NO:</div><div>DA06</div></td></tr></table>	<div>SCALE:</div> <div>1:100 @ A3</div>	<div>DATE:</div> <div>16/04/2022</div>	<div>PROJECT NO:</div> <div>1010</div>	<div>DRAWING NO:</div> <div>DA06</div>
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


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THE CONDITIONS OF DEVELOPMENT
CONSENT**

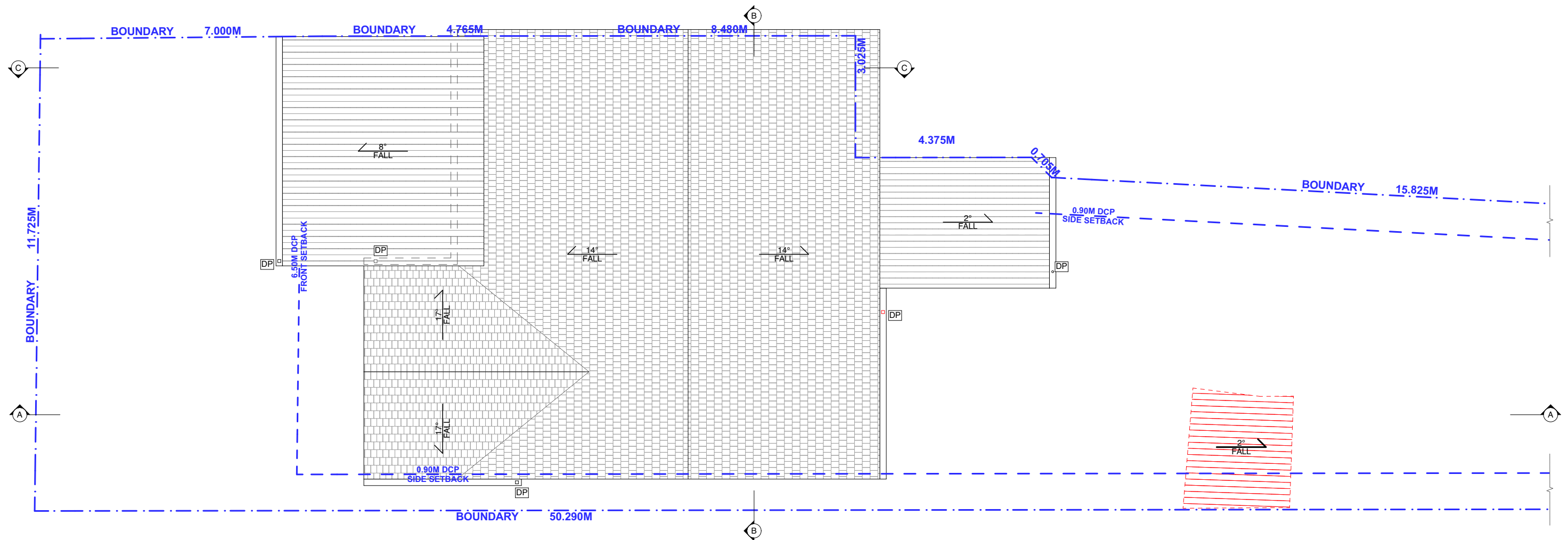
DA2022/0665

NOTE: WESTERN SIDE SETBACK STARTS
AFTER END OF BUILDING AS DWELLING IS DUAL
OCCUPANCY

NOTE: ALL DEMOLITION WORK TO BE CARRIED
OUT IN ACCORDANCE WITH AS2601-2001

1 EXISTING GROUND FLOOR PLAN 1:100

<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526</div> <div>55 SUNNYSIDE CRESCENT</div> <div>CASTLECRAIG, NSW, 2068</div> <div>james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<table><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr><tr><td>A</td><td>DA SUBMISSION</td><td>JB</td><td>15.04.22</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.	NOTES.	INITIAL	DATE	A	DA SUBMISSION	JB	15.04.22																					<div>LEGEND</div> <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD</div> <div>DP: DOWNPIPE</div> <div>DPS: DOWN PIPE SPITTER</div> <div>DPRH: DOWN PIPE RAIN HEAD</div> <div>FFL: FINISHED FLOOR LEVEL</div> <div>FW: FLOOR WASTE</div> <div>HWS: HOT WATER SYSTEM</div> <div>RL: REDUCED LEVEL</div> <div>SA: SMOKE ALARM</div>	<div>NORTH POINT</div> <div></div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET</div> <div>BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>EXISTING GROUND FLOOR PLAN</div>
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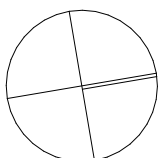
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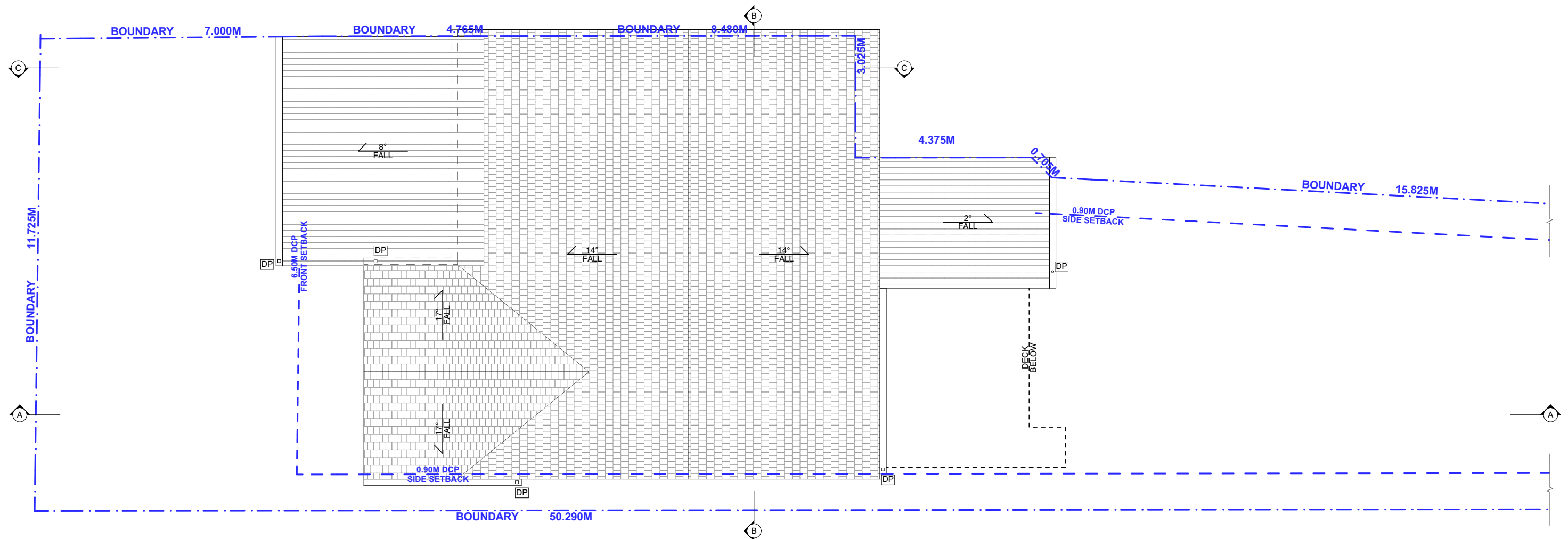
NOTE: WESTERN SIDE SETBACK STARTS
AFTER END OF BUILDING AS DWELLING IS DUAL
OCCUPANCY

1

EXISTING ROOF PLAN

1:100

 JAMES BELL DESIGN	CONTACT JAMES BELL 0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW, 2068 james1992bell@gmail.com	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div>	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: JESS & NICK THOMAS SITE ADDRESS: 62A IRIS STREET BEACON HILL, NSW, 2100	DRAWING TITLE: EXISTING ROOF PLAN	
			A	DA SUBMISSION	JB	15.04.22					SCALE: 1:100 @ A3	DATE: 16/04/2022
											PROJECT NO: 1010	DRAWING NO: DA09



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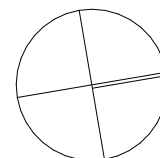
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

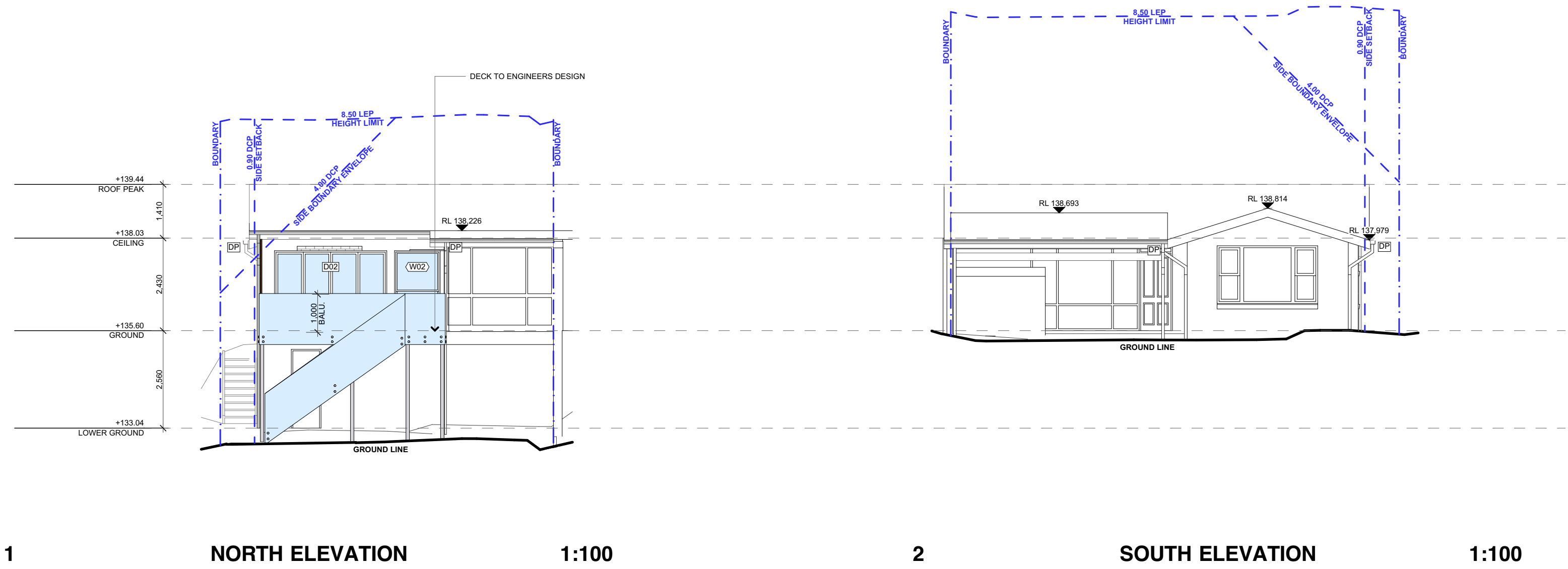
DA2022/0665

NOTE: WESTERN SIDE SETBACK STARTS AFTER END OF BUILDING AS DWELLING IS DUAL OCCUPANCY

1 PROPOSED ROOF / CONCEPT STORMWATER PLAN 1:100

NOTE: PROPOSED DOWNPIPES TO DRAIN INTO EXISTING STORMWATER LINES

 JAMES BELL DESIGN	CONTACT JAMES BELL 0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW, 2068 james1992bell@gmail.com	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div>	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: JESS & NICK THOMAS SITE ADDRESS: 62A IRIS STREET BEACON HILL, NSW, 2100	DRAWING TITLE: PROPOSED ROOF / CONCEPT STORMWATER PLAN	
			A	DA SUBMISSION	JB	15.04.22					SCALE: 1:100 @ A3	DATE: 16/04/2022
											PROJECT NO: 1010	DRAWING NO: DA10



1 NORTH ELEVATION 1:100 2 SOUTH ELEVATION 1:100





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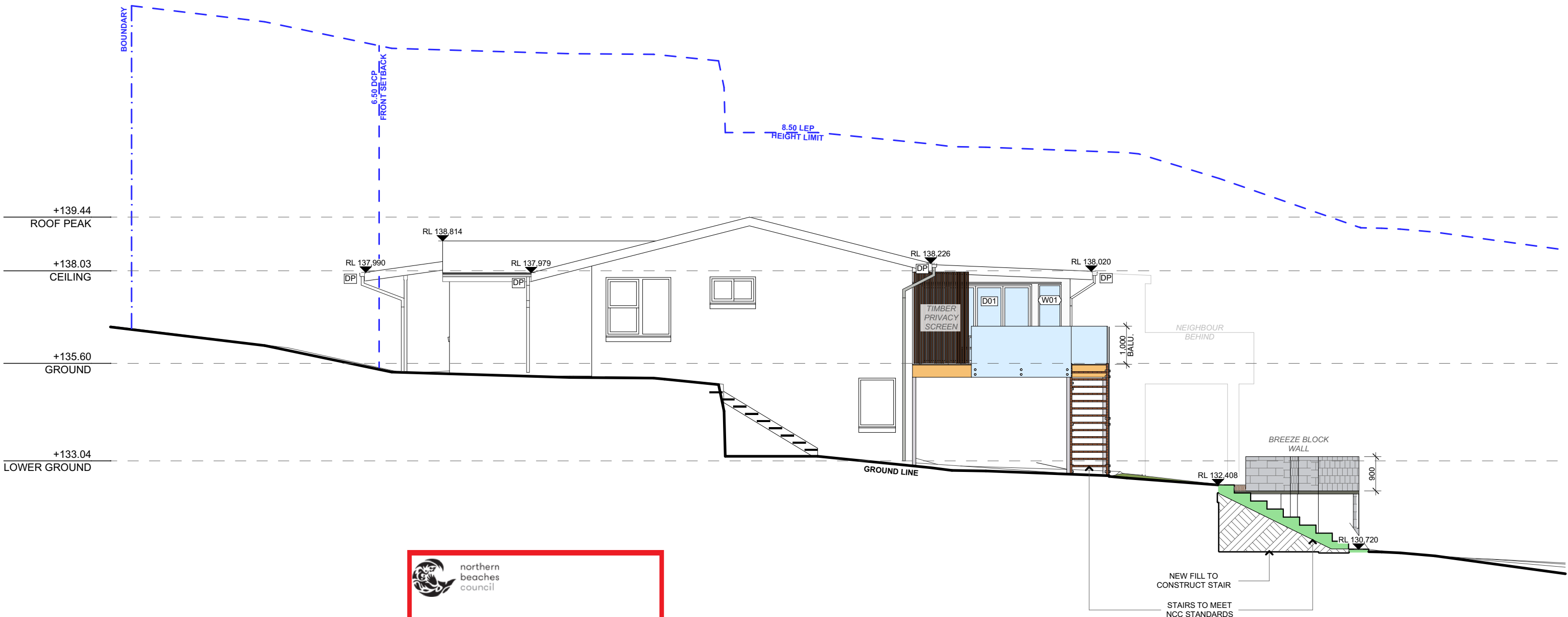
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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NOTE: WESTERN SIDE SETBACK & SIDE BOUNDARY ENVELOPE NOT SHOWN AS DWELLING IS DUAL OCCPANCY

NOTE: ALL BALUSTRADES TO MEET NCC STANDARD





<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526</div> <div>55 SUNNYSIDE CRESCENT</div> <div>CASTLECRAG, NSW. 2068</div> <div>james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<div>REV.</div> <div>A</div>	<div>NOTES.</div> <div>DA SUBMISSION</div>	<div>INITIAL</div> <div>JB</div>	<div>DATE</div> <div>15.04.22</div>	<div>LEGEND</div> <div><div></div> GLAZING</div> <div><div></div> BRICKWORK - PAINTED WHITE</div> <div><div></div> GUTTERS/DOWNPIPES - COLOURBOND SHALE GREY</div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD</div> <div>DP: DOWNPIPE</div> <div>DPS: DOWN PIPE SPITTER</div> <div>DPRH: DOWN PIPE RAIN HEAD</div> <div>FFL: FINISHED FLOOR LEVEL</div> <div>HWS: HOT WATER SYSTEM</div> <div>RL: REDUCED LEVEL</div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET</div> <div>BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>ELEVATIONS - NORTH & SOUTH</div> <div><div>SCALE:</div><div>1:100 @ A3</div></div> <div><div>DATE:</div><div>16/04/2022</div></div> <div><div>PROJECT NO:</div><div>1010</div></div> <div><div>DRAWING NO:</div><div>DA11</div></div>
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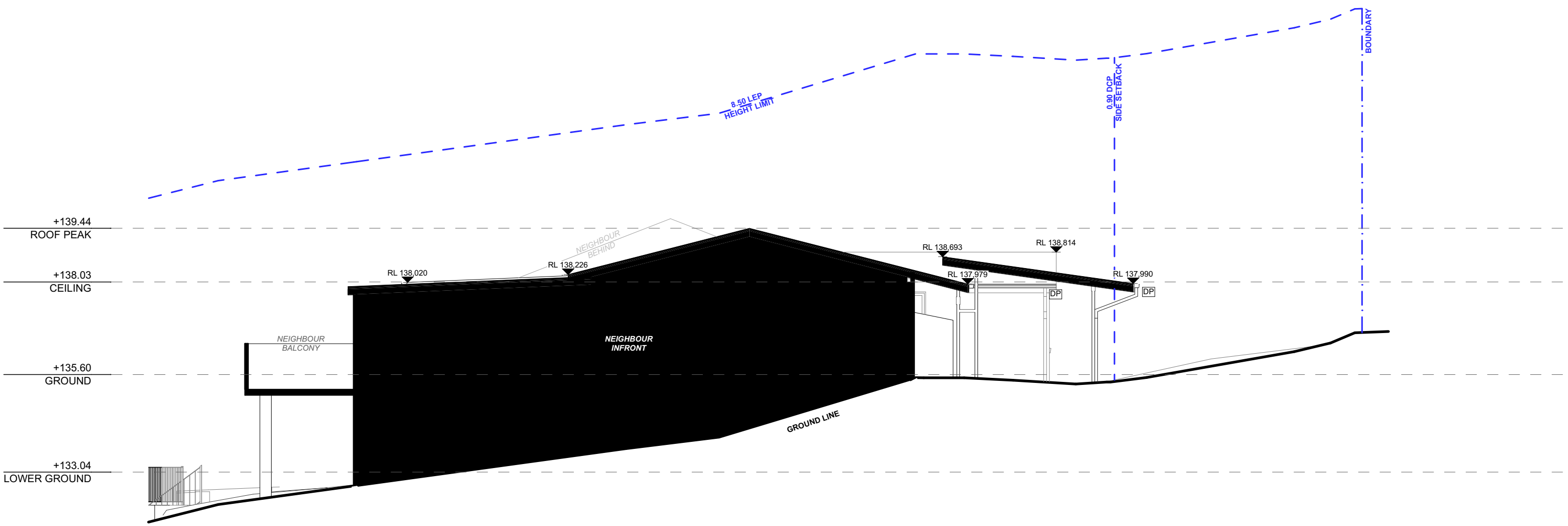



1

EAST ELEVATION

1:100

<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526</div> <div>55 SUNNYSIDE CRESCENT</div> <div>CASTLECRAIG, NSW. 2068</div> <div>james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<div>REV.</div> <div>A</div>	<div>NOTES.</div> <div>DA SUBMISSION</div>	<div>INITIAL</div> <div>JB</div>	<div>DATE</div> <div>15.04.22</div>	<div>LEGEND</div> <div><div></div> GLAZING</div> <div><div></div> BRICKWORK - PAINTED WHITE</div> <div><div></div> GUTTERS/DOWNPIPES - COLOURBOND SHALE GREY</div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD</div> <div>DP: DOWNPIPE</div> <div>DPS: DOWN PIPE SPITTER</div> <div>DPRH: DOWN PIPE RAIN HEAD</div> <div>FFL: FINISHED FLOOR LEVEL</div> <div>HWS: HOT WATER SYSTEM</div> <div>RL: REDUCED LEVEL</div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET</div> <div>BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>EAST ELEVATION</div> <div><div>SCALE:</div><div>1:100 @ A3</div></div> <div><div>DATE:</div><div>16/04/2022</div></div> <div><div>PROJECT NO:</div><div>1010</div></div> <div><div>DRAWING NO:</div><div>DA12</div></div>
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

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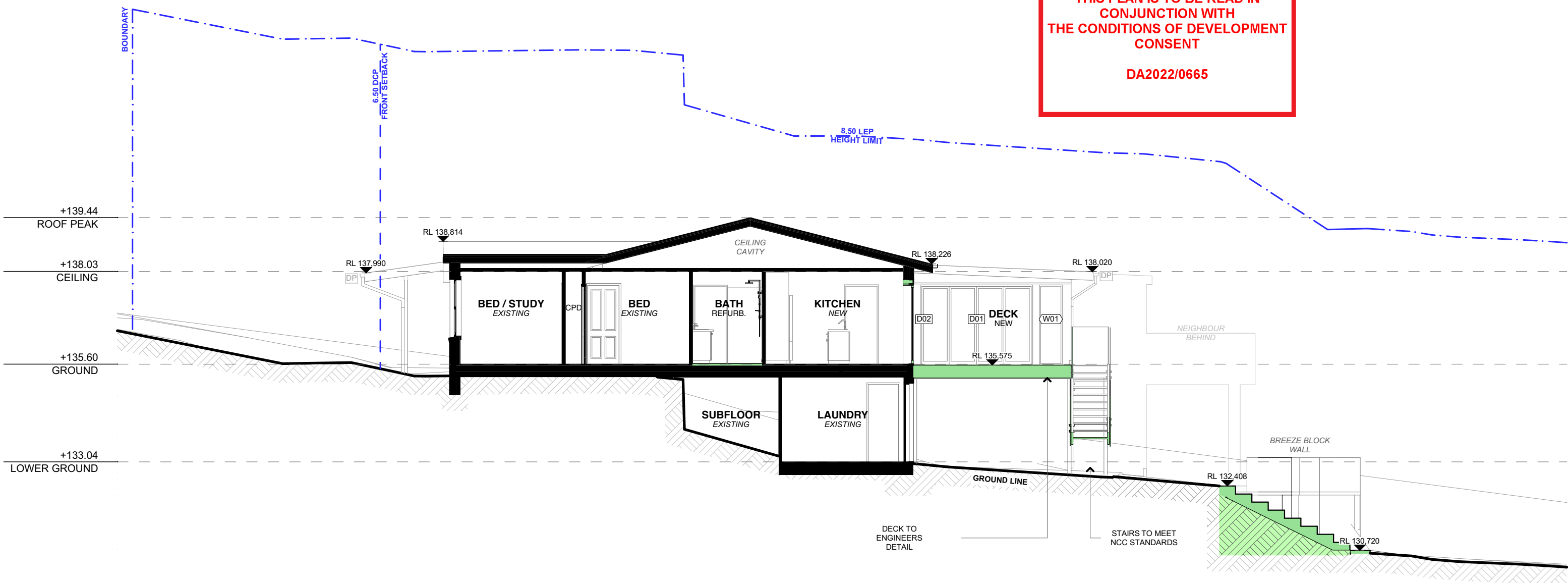
1

WEST ELEVATION

1:100

NOTE: ELEVATION CUTS THROUGH 62 IRIS ST
AS DWELLINGS SHARE A PARTY WALL

<div></div> <div>JAMES BELL DESIGN</div>	CONTACT JAMES BELL 0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW. 2068 james1992bell@gmail.com	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND <div> GLAZING</div> <div> BRICKWORK - PAINTED WHITE</div> <div> GUTTERS/DOWNPIPES - COLOURBOND SHALE GREY</div>	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	CLIENTS: JESS & NICK THOMAS SITE ADDRESS: 62A IRIS STREET BEACON HILL, NSW, 2100	DRAWING TITLE: WEST ELEVATION	
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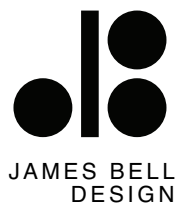


1

SECTION A

1:100

NOTE: ALL BALUSTRADES TO MEET NCC STANDARD






CONTACT
JAMES BELL
0433 383 526
55 SUNNYSIDE CRESCENT
CASTLECRAIG, NSW, 2068
james1992bell@gmail.com

NOTES

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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	JB	15.04.22

LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

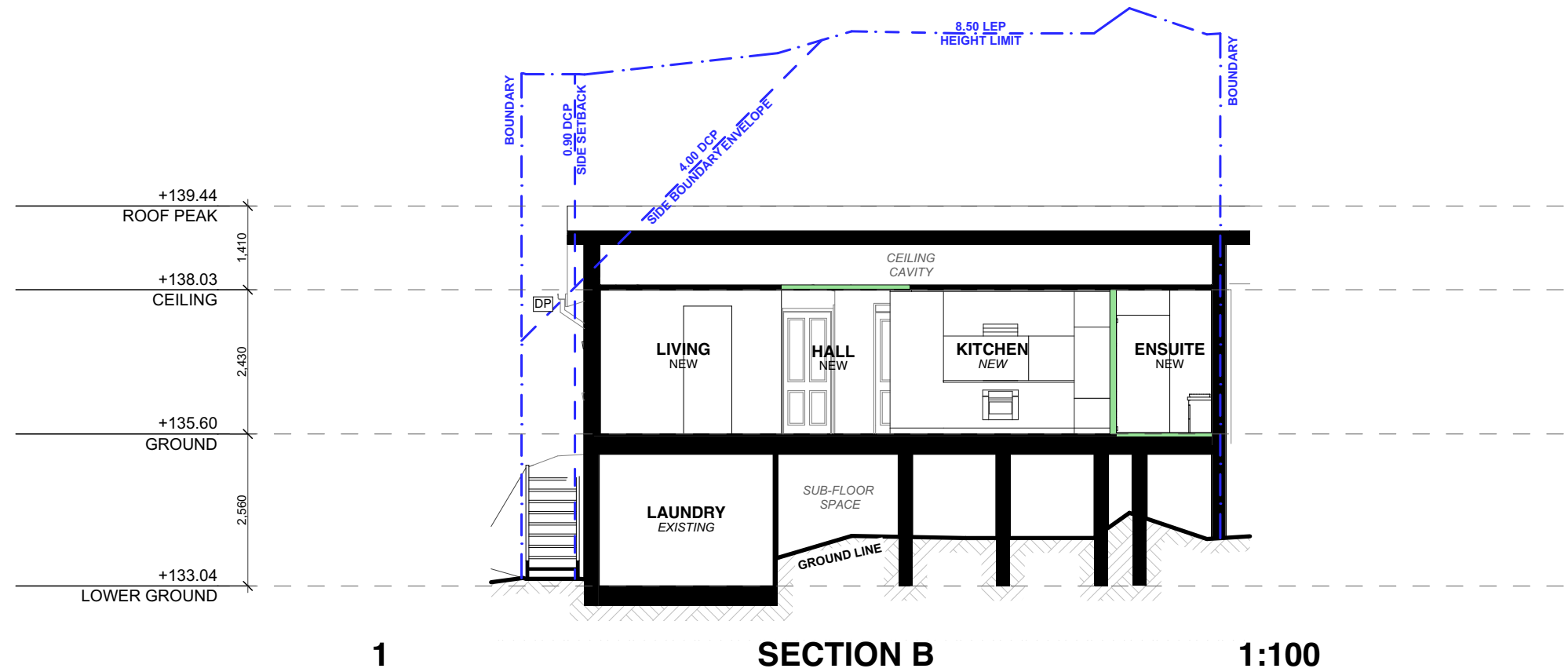
ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL

CLIENTS:
JESS & NICK THOMAS

SITE ADDRESS:
62A IRIS STREET
BEACON HILL, NSW, 2100

DRAWING TITLE: SECTION A	
SCALE: 1:100 @ A3	DATE: 16/04/2022
PROJECT NO: 1010	DRAWING NO: DA14



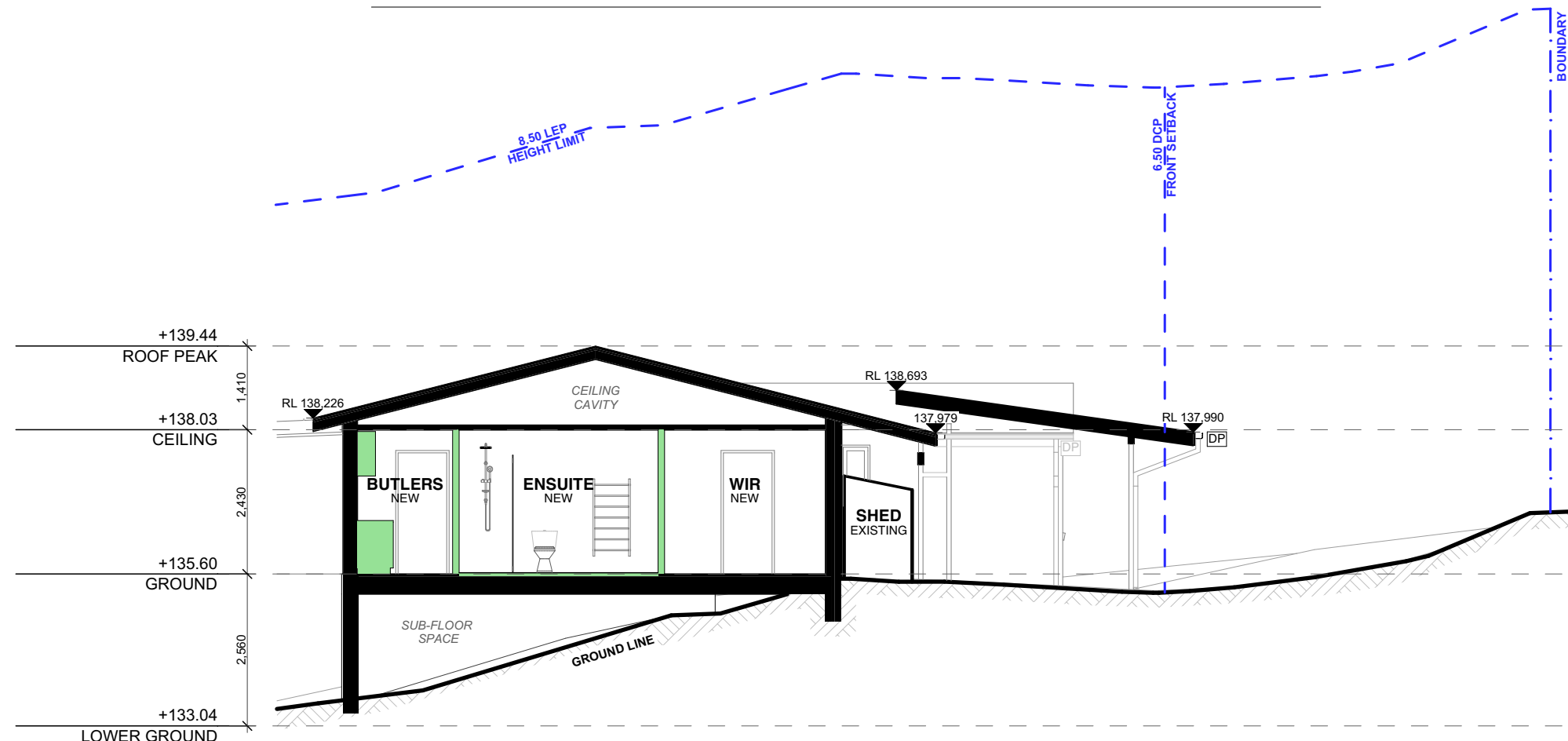
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SECTION B

1:100

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

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2

SECTION C

1:100

NOTE: WESTERN SIDE SETBACK & SIDE BOUNDARY ENVELOPE NOT SHOWN AS DWELLING IS DUAL OCCUPANCY

NOTE: ALL BALUSTRADES TO MEET NCC STANDARD

<div></div> <div>JAMES BELL DESIGN</div>	<div>CONTACT</div> <div>JAMES BELL</div> <div>0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW, 2068 james1992bell@gmail.com</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<table><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr><tr><td>A</td><td>DA SUBMISSION</td><td>JB</td><td>15.04.22</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	NOTES.	INITIAL	DATE	A	DA SUBMISSION	JB	15.04.22																									<div>LEGEND</div> <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL</div>	<div>CLIENTS:</div> <div>JESS & NICK THOMAS</div> <div>SITE ADDRESS:</div> <div>62A IRIS STREET BEACON HILL, NSW, 2100</div>	<div>DRAWING TITLE:</div> <div>SECTIONS - B & C</div> <table><tr><td>SCALE:</td><td>DATE:</td></tr><tr><td>1:100 @ A3</td><td>16/04/2022</td></tr><tr><td>PROJECT NO:</td><td>DRAWING NO:</td></tr><tr><td>1010</td><td>DA15</td></tr></table>	SCALE:	DATE:	1:100 @ A3	16/04/2022	PROJECT NO:	DRAWING NO:	1010	DA15
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PROJECT NO:	DRAWING NO:																																														
1010	DA15																																														



GUTTERS / DOWNPIPES
PAINTED
COLORBOND SHALE GREY OR SIMILAR

DOOR AND WINDOW TRIMS
WHITE




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

DA2022/0665

BALUSTRADE
CLEAR GLASS

WALLS
EXISTING BRICKWORK
PAINTED WHITE

STEEL-DECK
NATURAL TIMBER

 BOARD JAMES BELL DESIGN	CONTACT JAMES BELL 0433 383 526 55 SUNNYSIDE CRESCENT CASTLECRAIG, NSW, 2068 james1992bell@gmail.com 1:329.56	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV. A 	NOTES. DA SUBMISSION 	INITIAL JB 	DATE 15.04.22 		
			CLIENTS: JESS & NICK THOMAS			DRAWING TITLE: FINISHES BOARD		
			SITE ADDRESS: 62A IRIS STREET BEACON HILL, NSW, 2100			SCALE: NTS		DATE: 16/04/2022
						PROJECT NO: 1010		DRAWING NO: DA16