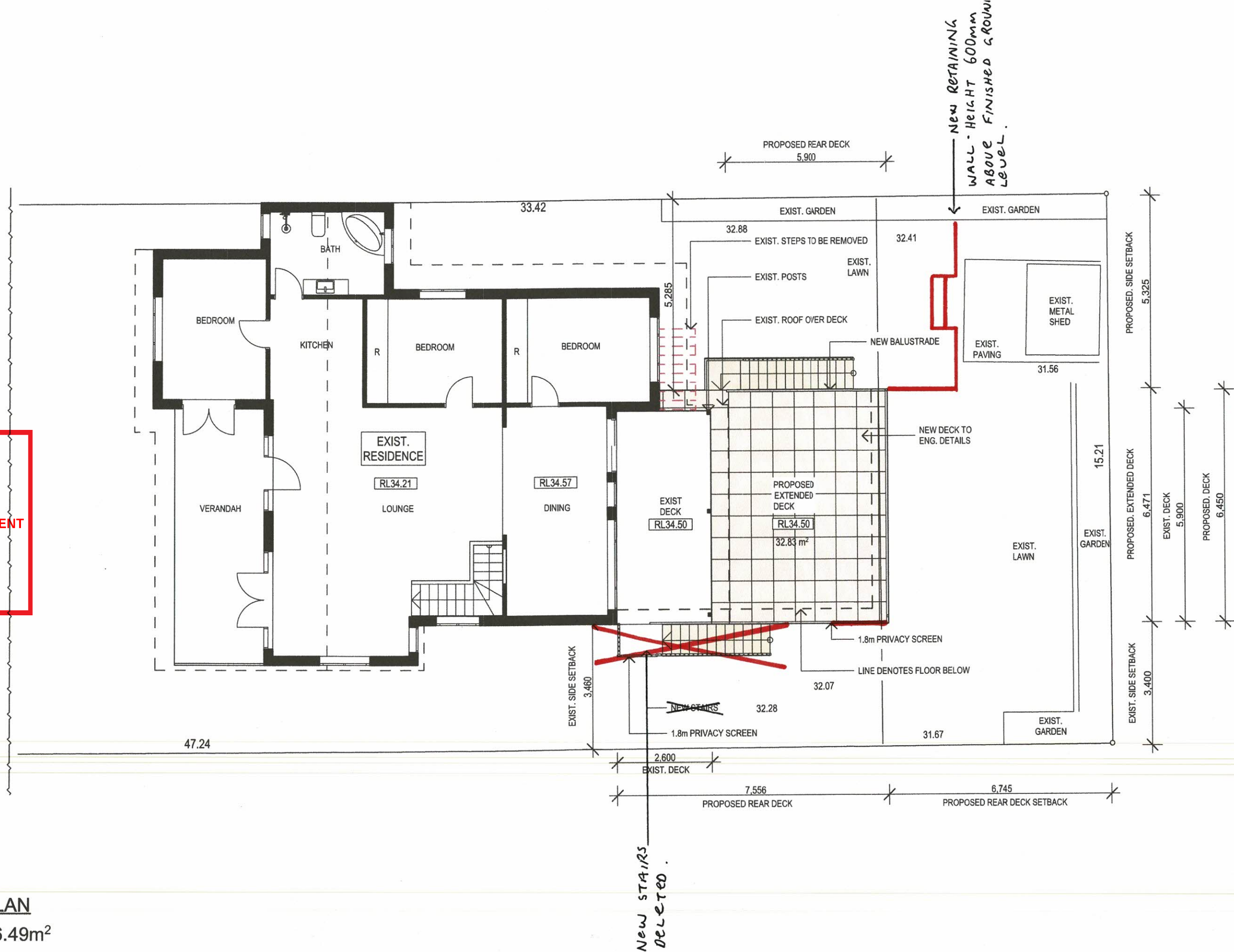


 northern beaches council


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

**MOD2020/0322**

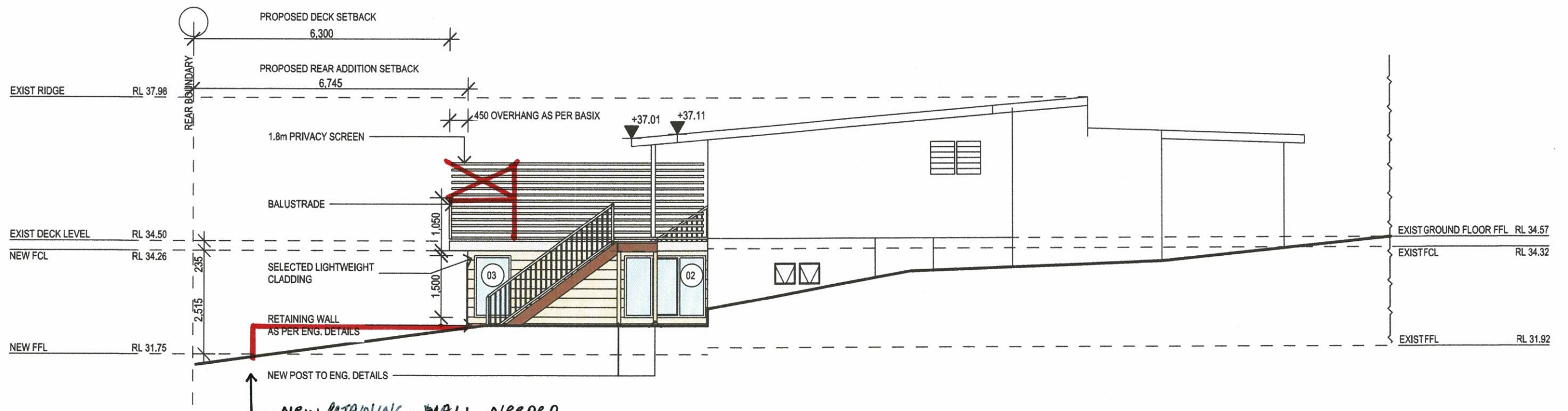


**GROUND FLOOR PLAN**

Floor Plan Area = 106.49m<sup>2</sup>

|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             |                     |       |              |                                    |                |             |             |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|--------------|------------------------------------|----------------|-------------|-------------|
| <div>TRUE NORTH:</div> <div></div> | <div>NOTES:</div> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul> | <div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. <a href="mailto:jjdraft@tpg.com.au">jjdraft@tpg.com.au</a></div> <div><a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div> | REV:                | DATE: | DESCRIPTION: | PROJECT DETAILS:                   | DATE:          | DRAWN BY:   | SCALE:      |
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             |                     |       |              | PROPOSED ALTERATIONS AND ADDITIONS | SEPTEMBER/2019 | DB          | 1:100 @ A3  |
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             |                     |       |              | 18 BEACONSFIELD STREET, NEWPORT    |                |             |             |
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             | Rev. B - 10/07/2020 |       |              |                                    |                |             |             |
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             |                     |       |              | DRAWING TITLE:                     | JOB No:        | CHECKED BY: | DRAWING No: |
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                             |                     |       |              | GROUND FLOOR PLAN                  | 735/19         | JJ          | DA.03       |

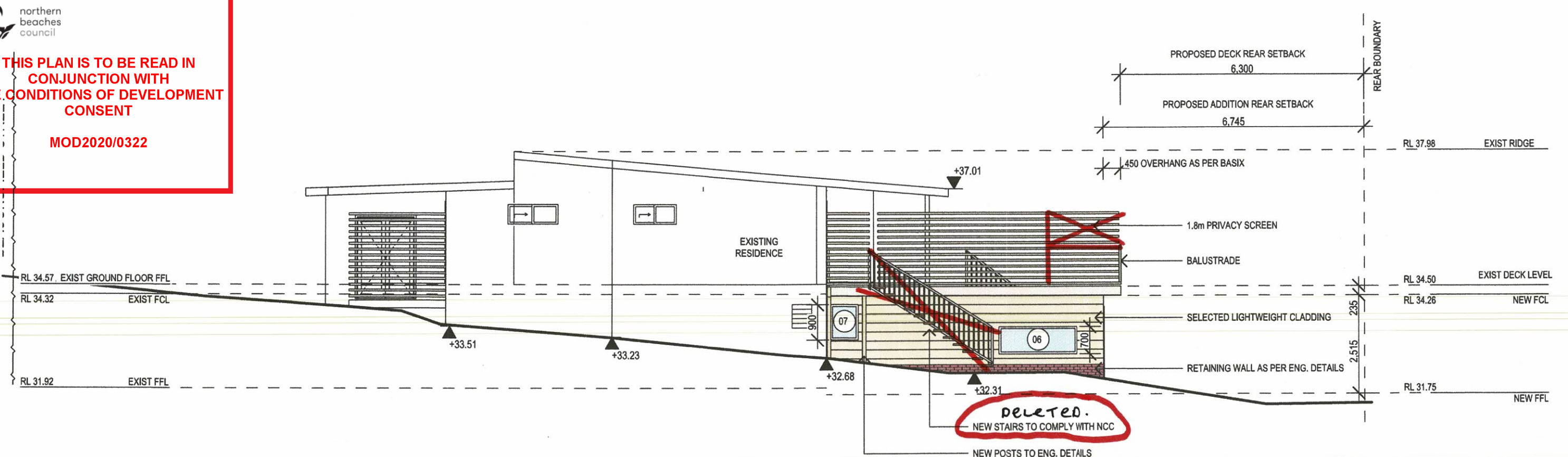




## WEST ELEVATION

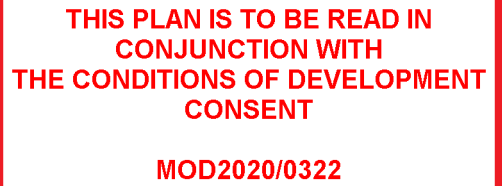
NEW RETAINING WALL NEEDED.  
TO BRING GROUND LEVEL UP SO THAT  
STAIRS COMPLY.

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
MOD2020/0322



## EAST ELEVATION

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                              |                                                          |                                                                                                                               |                                                  |                                          |                                                  |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------|--------------------------------------------------|
| TRUE NORTH: | <b>NOTES:</b> <ul style="list-style-type: none"> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.</li> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li> </ul> | <b>JJ Drafting</b><br>174 Garden St, North Narrabeen, NSW, 2101<br>PO Box 687, Dee Why, NSW, 2099<br>Mob. 0414 717 541<br>Email. jjdraft@tpg.com.au<br>www.jjdrafting.com.au | REV:    DATE:    DESCRIPTION:<br><br>Rev. B - 10/07/2020 | PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>18 BEACONSFIELD STREET, NEWPORT<br><br>DRAWING TITLE:<br>ELEVATIONS | DATE:<br>SEPTEMBER/2019<br><br>JOB No:<br>735/19 | DRAWN BY:<br>DB<br><br>CHECKED BY:<br>JJ | SCALE:<br>1:100 @ A3<br><br>DRAWING No:<br>DA.05 |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------|--------------------------------------------------|



**SECTION A - A**

EXIST. BEAM

EXIST. WINDOW OPENING TO BE REMOVED. WALL TO BE MADE GOOD

FLOOR SLAB TO ENG. DETAILS

DECK TO ENG. DETAILS

INSULATION AS PER BASIX

BALUSTRADE

400

2.515

RL 37.98 EXIST RIDGE

RL 34.50 EXIST DECK LEVEL

RL 34.26 NEW FCL

RL 31.75 NEW FFL

REAR BOUNDARY

EXIST. BEDROOM 1

WIR

BEDROOM 2

RUMPUS

+34.21

+34.57

+34.50

+31.75

02

03

|                         |                   |                             |
|-------------------------|-------------------|-----------------------------|
| DATE:<br>SEPTEMBER/2019 | DRAWN BY:<br>DB   | SCALE:<br>1:100 @ A3        |
| JOB No:<br>735/19       | CHECKED BY:<br>JJ | DRAWING No:<br><b>DA.06</b> |