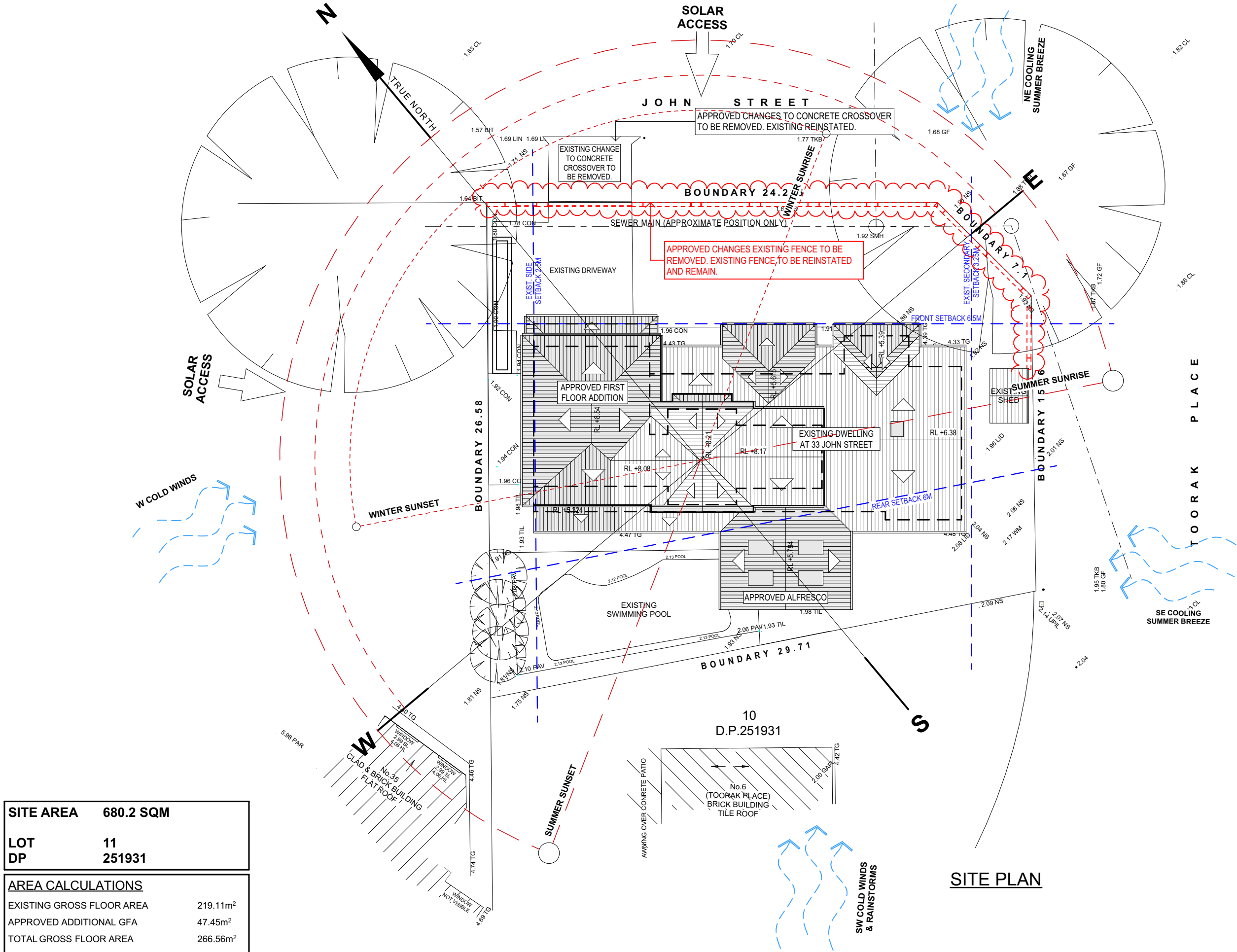
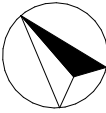




SITE AREA	680.2 SQM
LOT DP	11 251931
AREA CALCULATIONS	
EXISTING GROSS FLOOR AREA	219.11m ²
APPROVED ADDITIONAL GFA	47.45m ²
TOTAL GROSS FLOOR AREA	266.56m ²

MODIFICATIONS TO APPROVED
DA2023 / 1210

NOTE: CHANGES TO APPROVED
DA SHOWN IN RED.

TRUE NORTH:	NOTES (E & OE)
	• All structures including stormwater & drainage to engineer's details. • Do not obtain dimensions by scaling drawings. • All dimensions are to be checked on site prior to starting work. • These drawings are to be read in conjunction with all other consultant's drawings and specifications. • All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements. • New materials are to be used throughout unless otherwise noted. • Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:
A	22/06/23	PRELIM OPTIONS 1 & 2 SENT
B	29/06/23	REVISED PRELIM DRAWINGS
C	10/07/23	DEVELOPMENT APPLICATION RELEASED
D	24/10/23	ADDITIONAL INFORMATION FROM COUNCIL
E	20/11/23	MODIFICATION TO APPROVED DA
F	30/01/25	MODIFICATION TO APPROVED DA

PROPOSED ALTERATIONS AND ADDITIONS 33 JOHN STREET AVALON NSW 2107
CLIENT: BROOKS
DRAWING TITLE: SITE ANALYSIS PLAN

DATE: JAN/25	DRAWN BY: PP	SCALE: 1:200 @ A3
JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.01