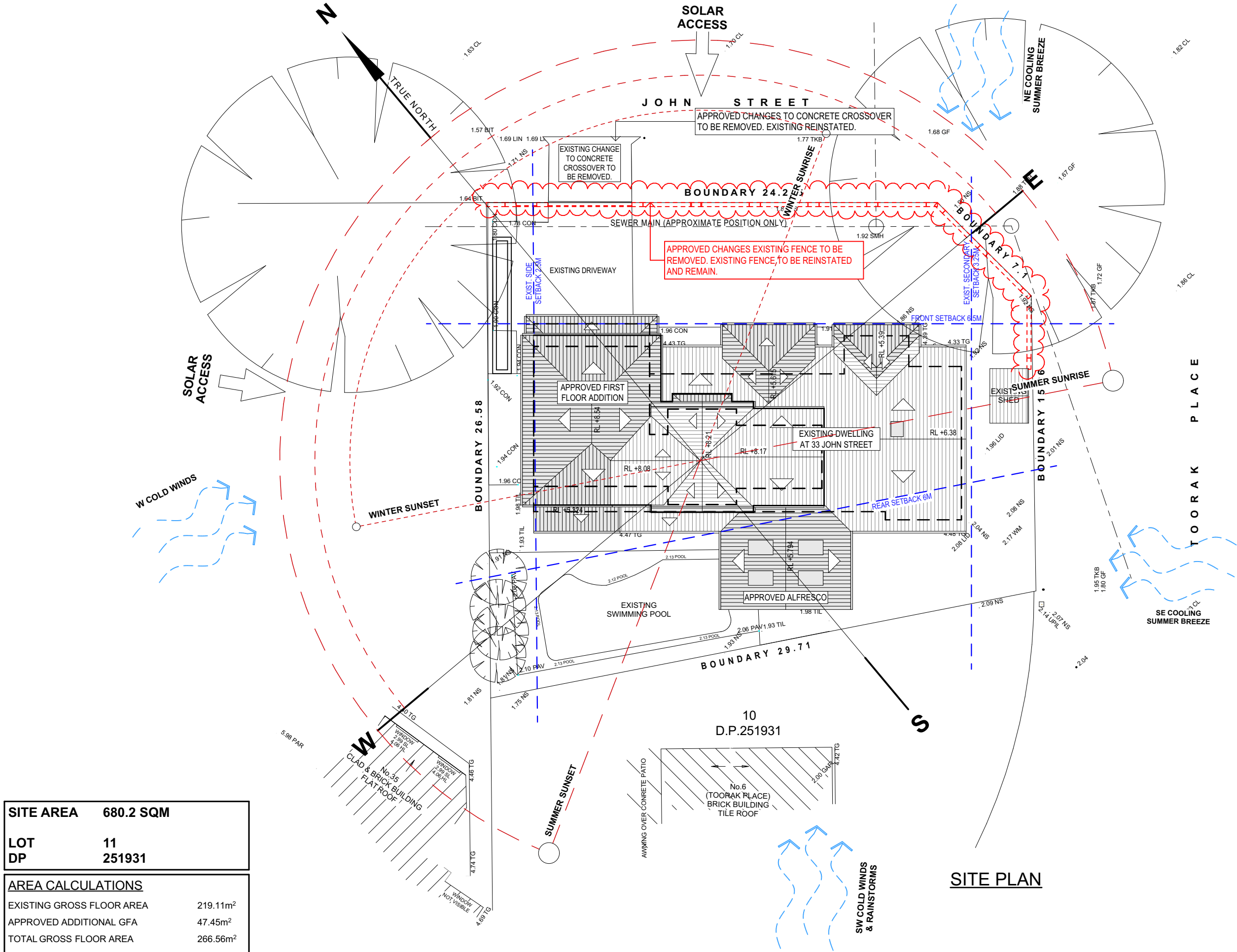




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**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2025/0034

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

	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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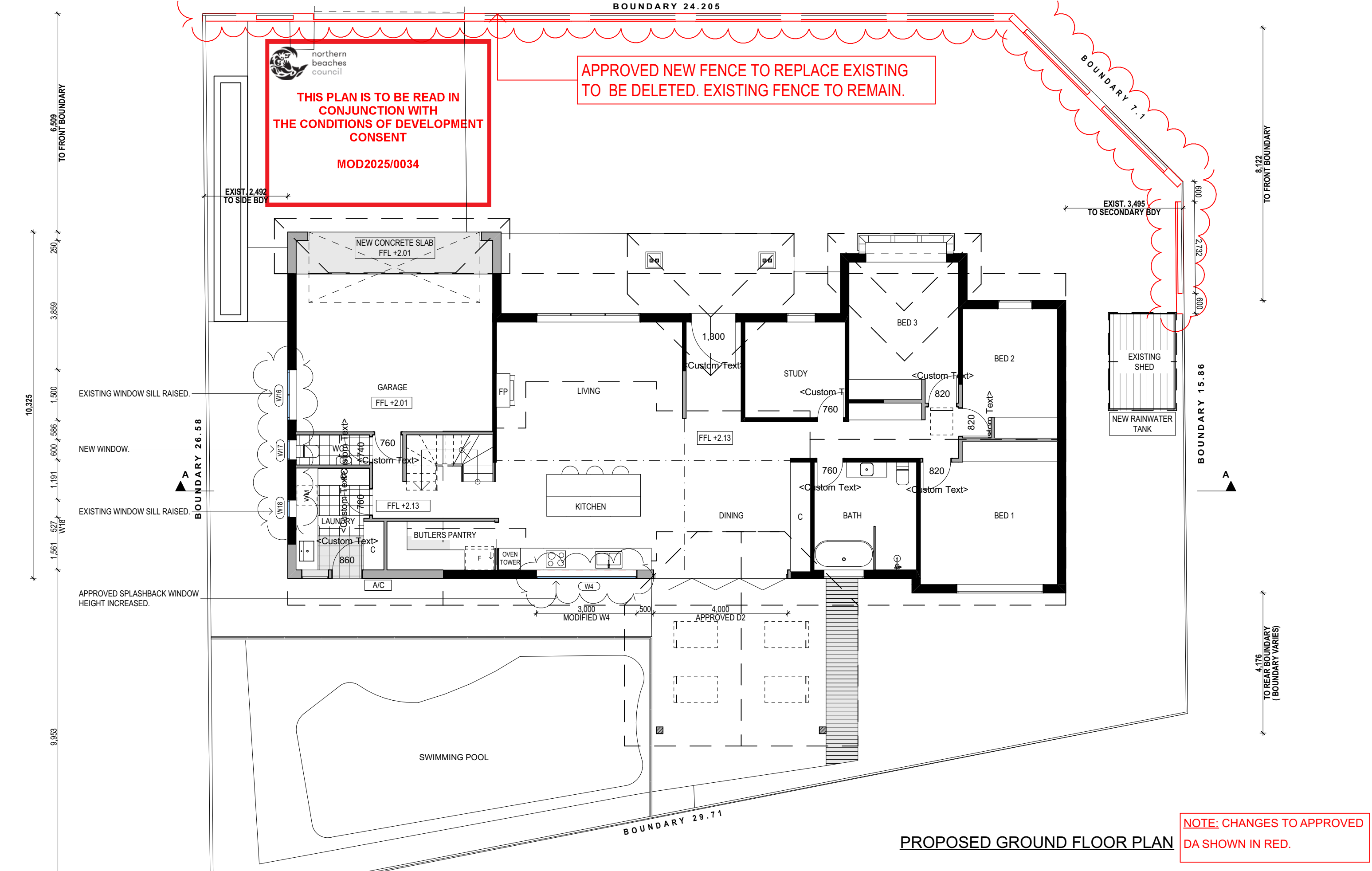
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C	10/07/23	DEVELOPMENT APPLICATION RELEASED
D	24/10/23	ADDITIONAL INFORMATION FROM COUNCIL
E	20/11/23	MODIFICATION TO APPROVED DA
F	30/01/25	MODIFICATION TO APPROVED DA

PROPOSED ALTERATIONS AND ADDITIONS 33 JOHN STREET AVALON NSW 2107 CLIENT: BROOKS	DRAWING TITLE: SITE ANALYSIS PLAN
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DATE: JAN/25	DRAWN BY: PP	SCALE: 1:200 @ A3
JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.01

**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.
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PROPOSED ALTERATIONS AND ADDITIONS
33 JOHN STREET AVALON NSW 2107
CLIENT:
BROOKS

DRAWING TITLE:
GROUND FLOOR PLAN

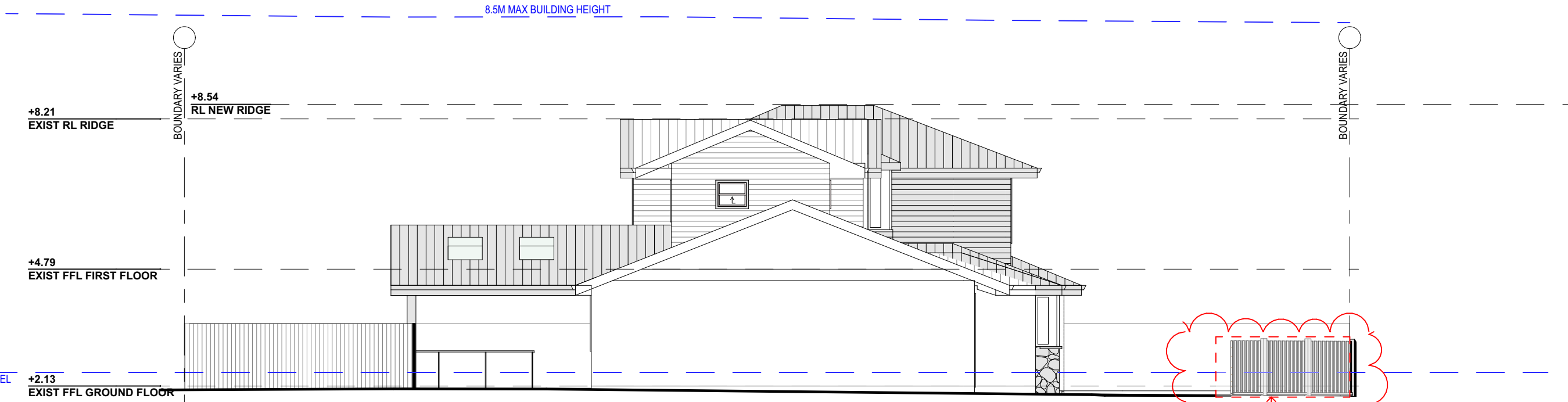
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JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.02

NOTE: CHANGES TO APPROVED DA SHOWN IN RED.

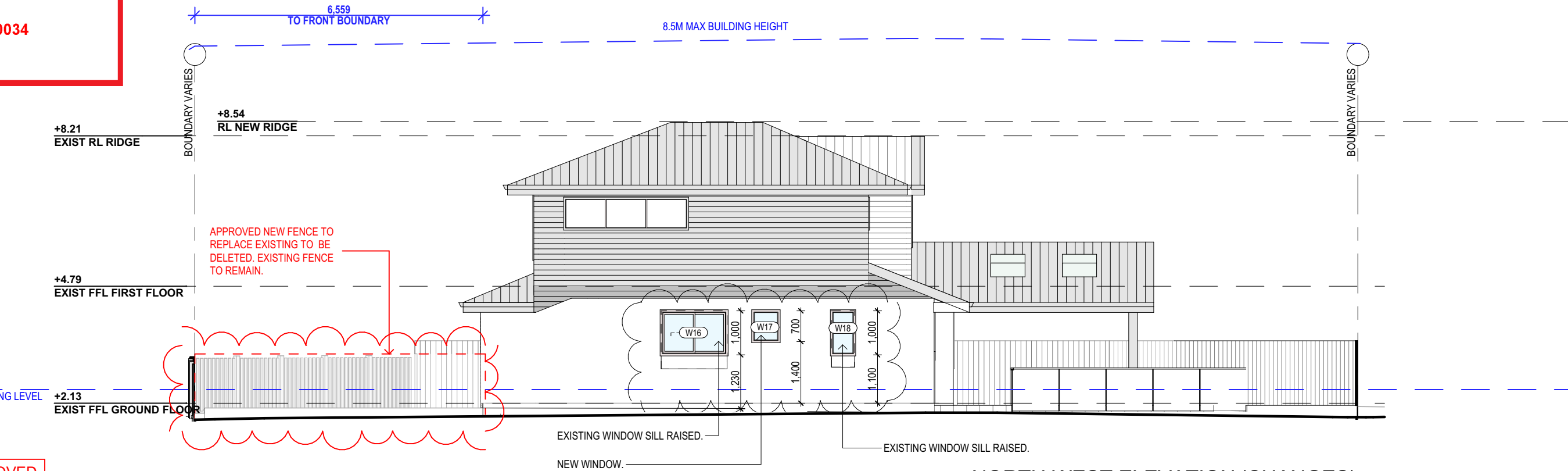
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MOD2025/0034



SOUTH EAST ELEVATION (CHANGES)



NORTH WEST ELEVATION (CHANGES)

**NOTE: CHANGES TO APPROVED
DA SHOWN IN RED.**

NOTES (E & OE)

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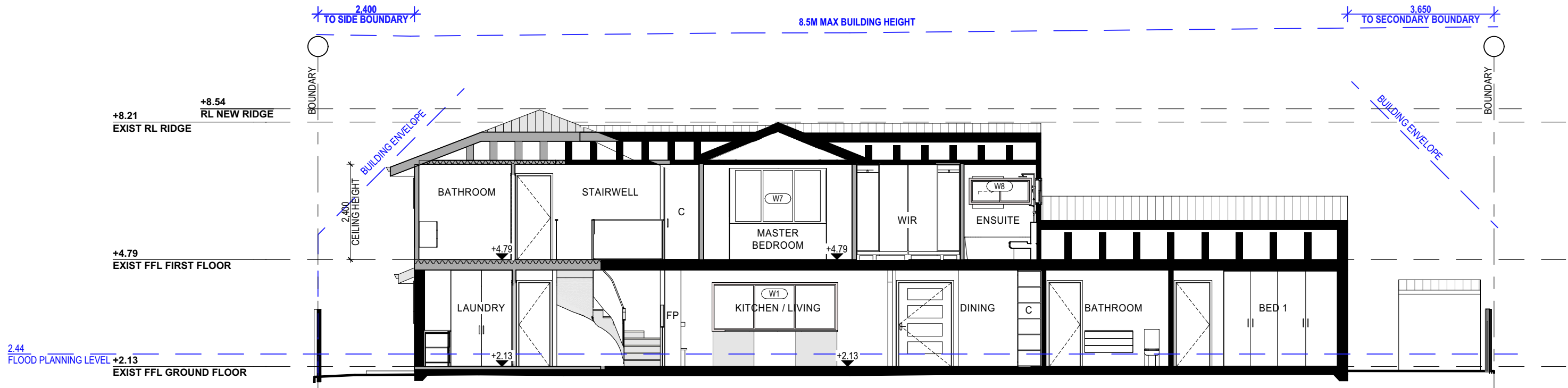
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PROPOSED ALTERATIONS AND ADDITIONS
33 JOHN STREET AVALON NSW 2107
CLIENT:
BROOKS

DRAWING TITLE:
SOUTH EAST & NORTH WEST ELEVATIONS

DATE: JAN/25	DRAWN BY: PP	SCALE: 1:100 @ A3
JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.04

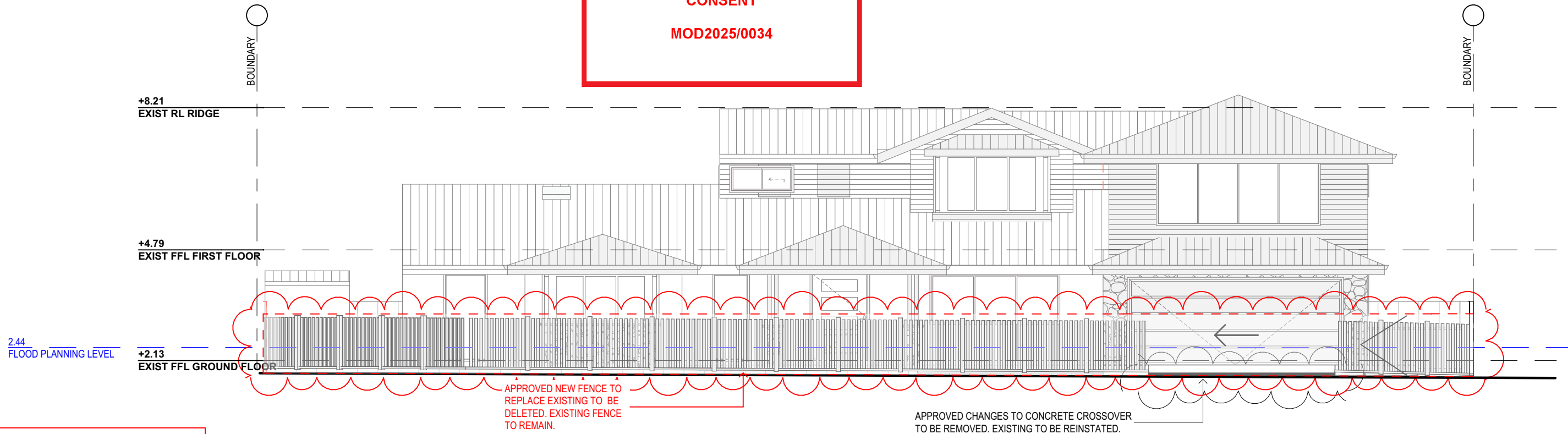


SECTION A-A (NO CHANGES)

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MOD2025/0034



NORTH EAST FENCE ELEVATION

**NOTE: CHANGES TO APPROVED
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