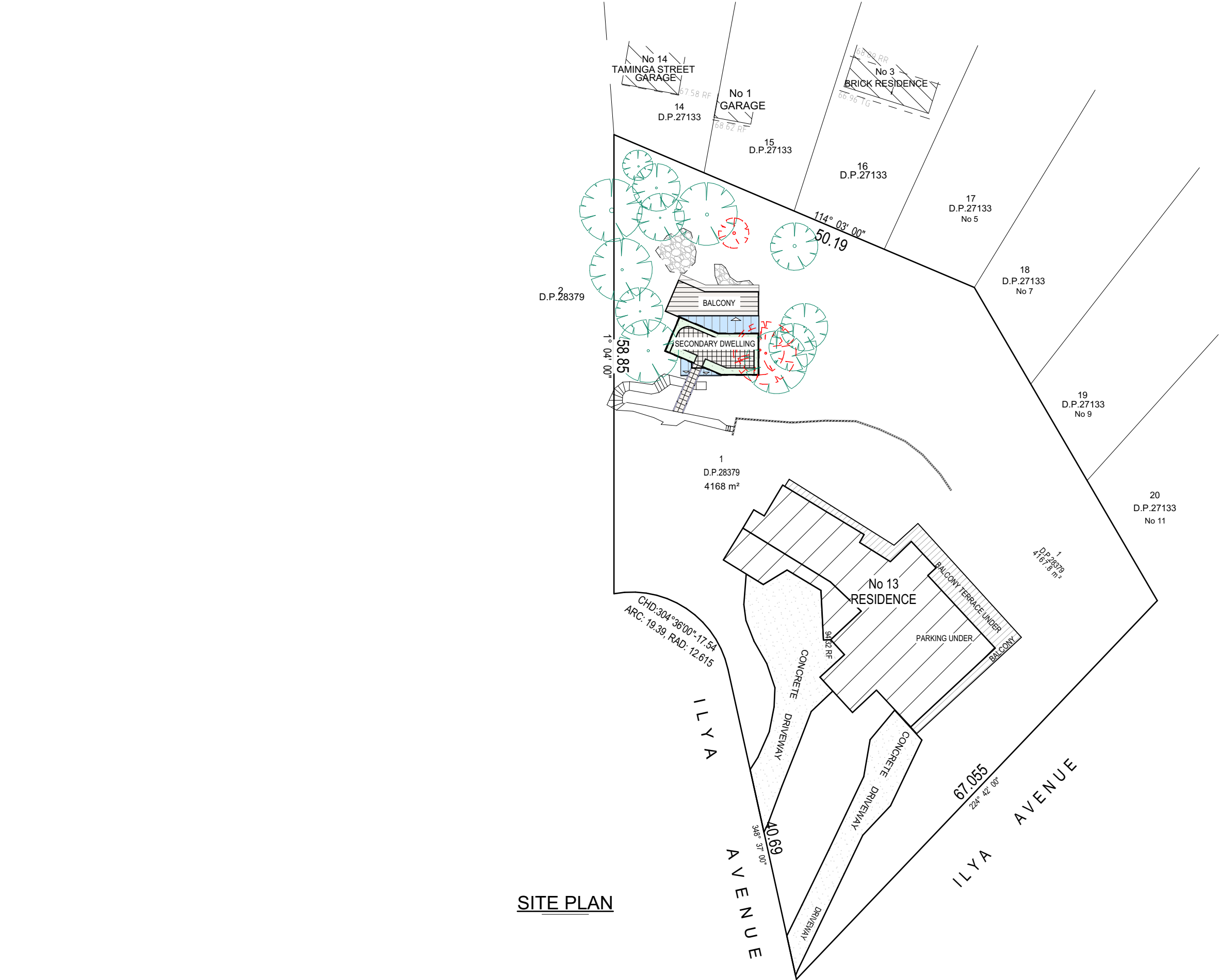




SITE PLAN

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.
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B	06/09/22	PRELIM. DRAWINGS UPDATED

PROPOSED NEW SECONDARY DWELLING
13 ILYA AVENUE - BAYVIEW NSW 2104
CLIENT:
Rex Pemberton

DRAWING TITLE:
SITE PLAN

DATE:
April/22

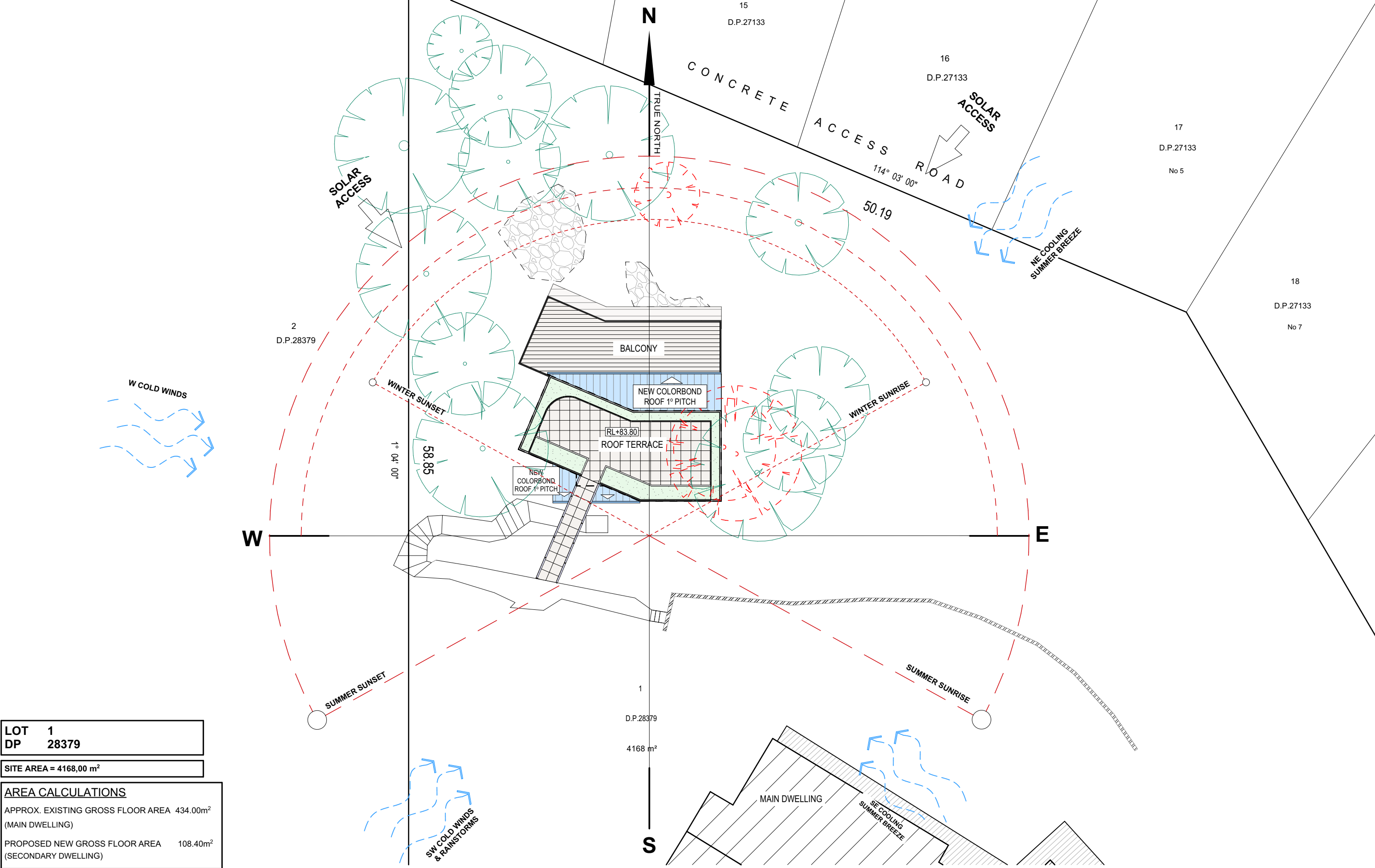
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1021/22

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DA.01



LOT 1
DP 28379

SITE AREA = 4168,00 m²

AREA CALCULATIONS

APPROX. EXISTING GROSS FLOOR AREA 434.00m²
(MAIN DWELLING)

PROPOSED NEW GROSS FLOOR AREA 108.40m²
(SECONDARY DWELLING)

TRUE NORTH:



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CLIENT:
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DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
April/22

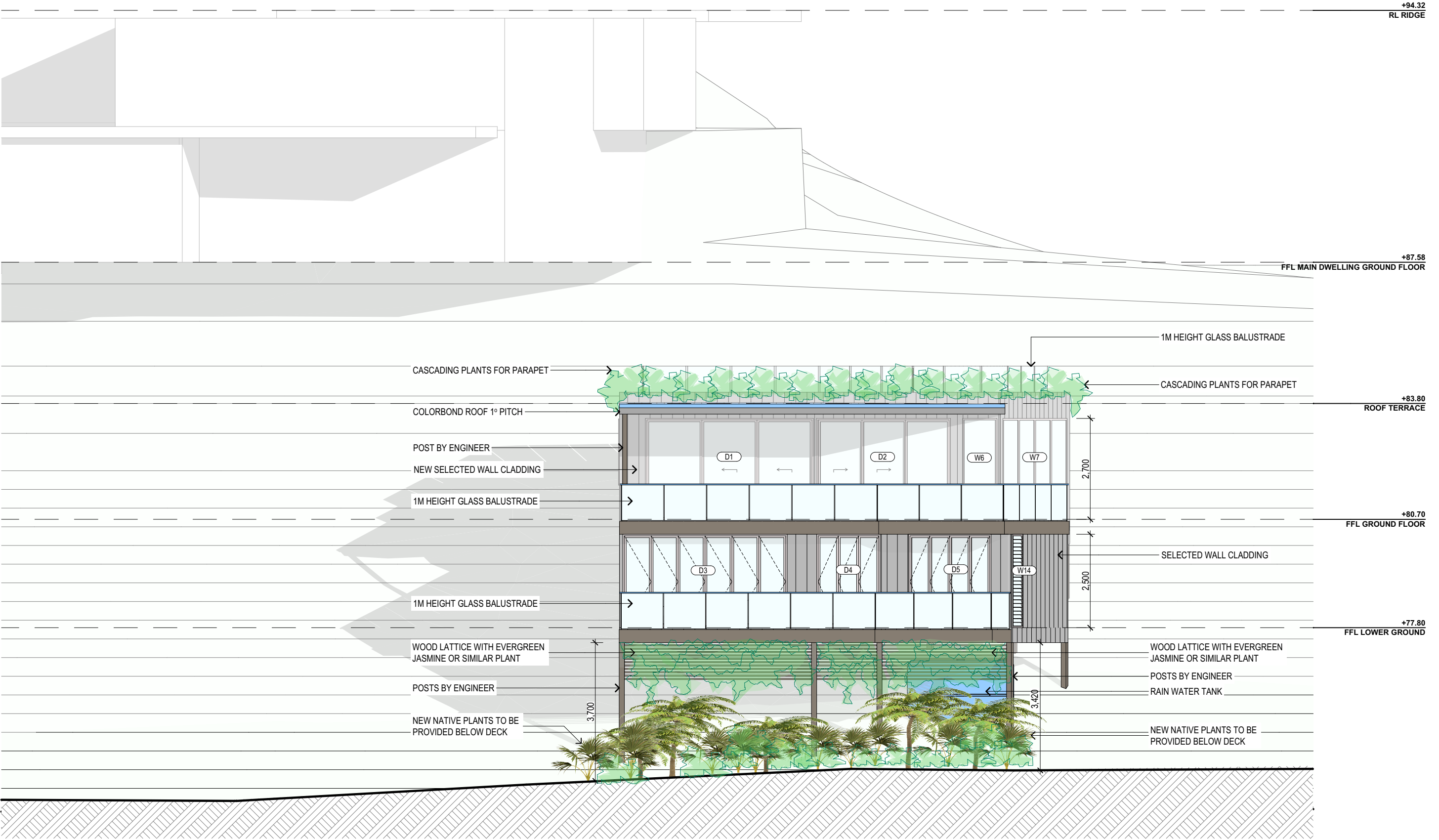
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DRAWING No:
DA.02



NORTH ELEVATION

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.	JJ Drafting Division of JJ DRAFTING AUSTRALIA PTY LTD 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346	REV:	DATE:	DESCRIPTION:	PROPOSED NEW SECONDARY DWELLING 13 ILYAAVENUE - BAYVIEW NSW 2104 CLIENT: Rex Pemberton	DATE:	DRAWN BY:	SCALE:	
		A	01/09/22	PRELIM. DRAWINGS UPDATED			April/22	LB	1:100 @ A3
		B	06/09/22	PRELIM. DRAWINGS UPDATED					
DRAWING TITLE: NORTH ELEVATION						JOB No: 1021/22	CHECKED BY: JJ	DRAWING No: DA.06	

87.58
FL MAIN DWELLING GROUND FLOOR

83.80
TOOF TERRACE

80.70
FL GROUND FLOOR

77.80
FL LOWER GROUND



EAST ELEVATION

=

NOTES (E & OE)

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CLIENT:
Rex Pemberton

DRAWING TITLE:
EAST ELEVATION

DATE:
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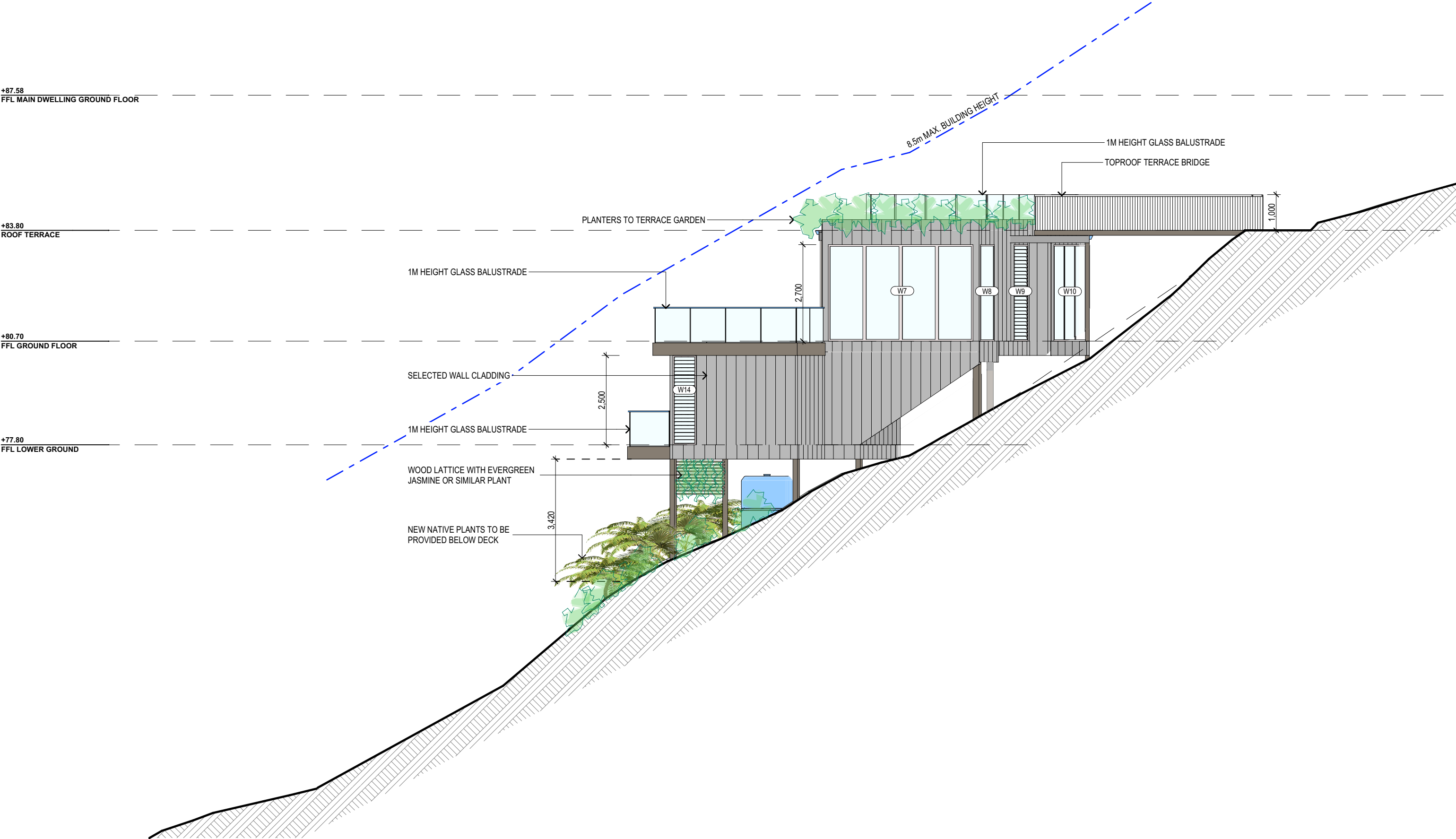
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CHECKED BY:
JJ

DRAWING No:
DA.07



WEST ELEVATION

=

NOTES (E & OE)

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PROPOSED NEW SECONDARY DWELLING 13 ILYAAVENUE - BAYVIEW NSW 2104 CLIENT: Rex Pemberton	DRAWING TITLE: WEST ELEVATION
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DATE: April/22	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 1021/22	CHECKED BY: JJ	DRAWING No: DA.08