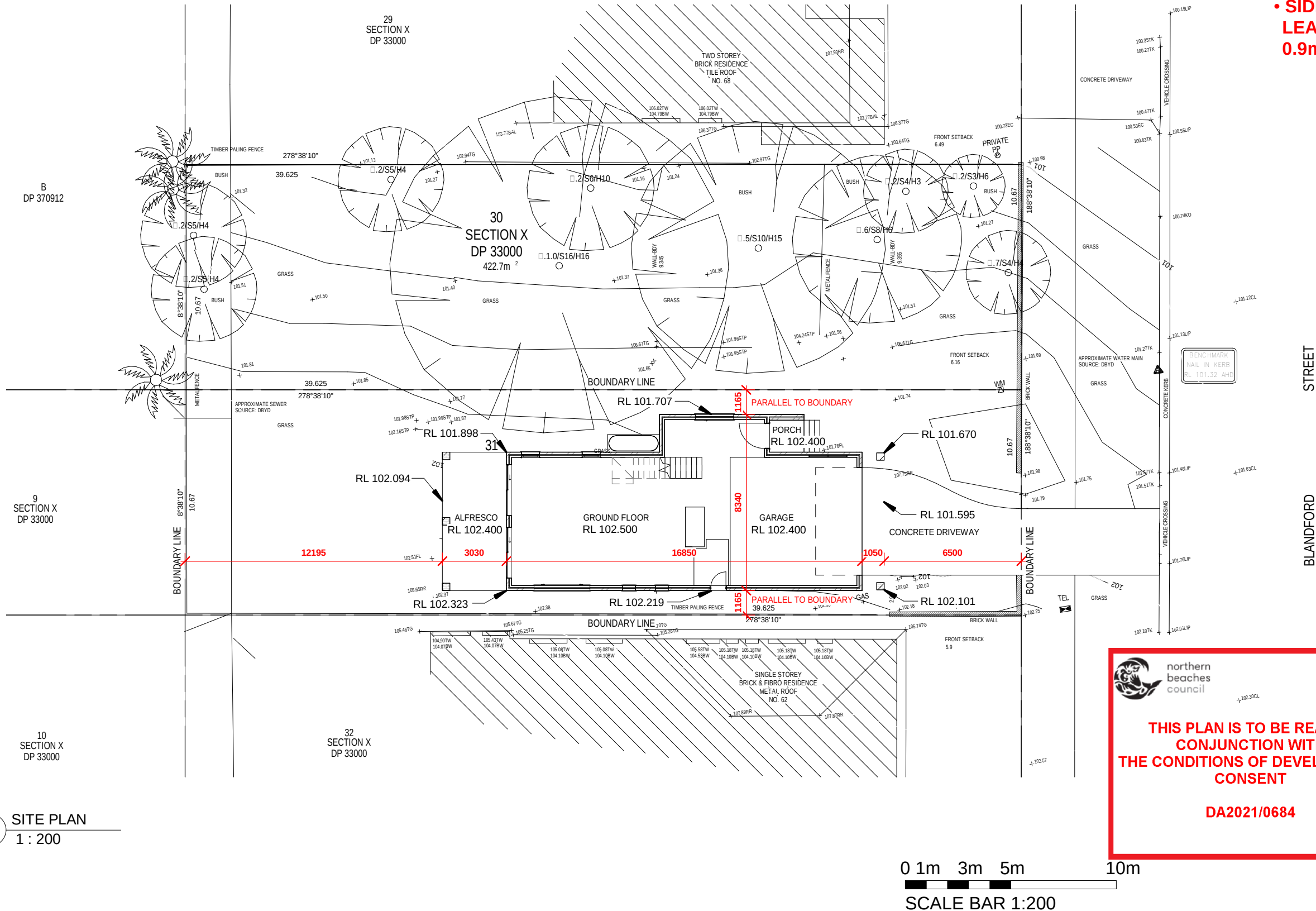


DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

• FRONT SETBACK IS TO BE AT LEAST: 6.5m

• SIDE SETBACK IS TO BE AT LEAST: 0.9m



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
C	CHANGES AS PER EMAIL 08/03/2021	09/03/2021
D	CHANGES AS PER EMAIL 24/03/2021	24/03/2021
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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

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

DA2021/0684

PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

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G.J. Gardner. HOMES
Builders Details

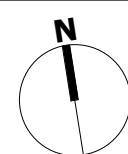
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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: DJH GJGN141



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

STAIRS

FLOOR TO FLOOR = 3040mm
No. of RISERS = 17
RISERS = 178.8mm
TREADS = 250mm

STAIRS.

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS
MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2



A08

1

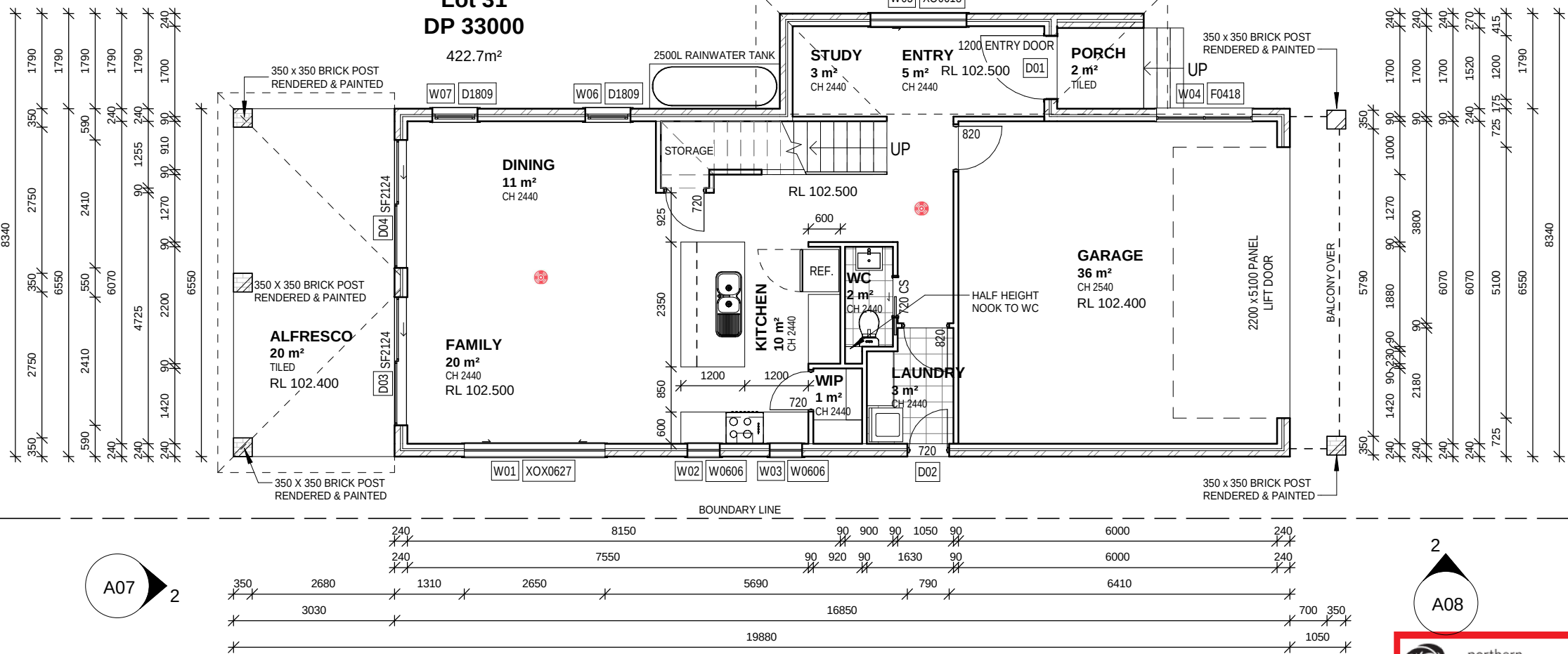
A07

1

BOUNDARY LINE

Lot 31
DP 33000

422.7m²



A07

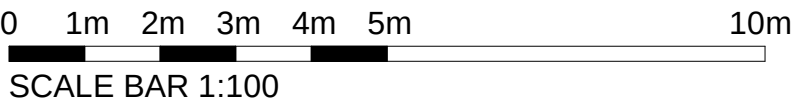
2

2

A08

1 GROUND FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



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

DA2021/0684

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR
SPACES

NAME	AREA	%
------	------	---

GF

LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF

LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

G.J. Gardner.
Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

H

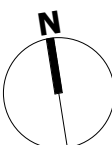
DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: DA

GJGN141



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
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FLOOR TO FLOOR = 3040mm
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BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS
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SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2



A08

1

A07

1

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
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PROPOSED FLOOR
SPACES

NAME	AREA	%
------	------	---

GF		
LIVING	71 m ²	30%
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PORCH	3 m ²	1%
	131 m ²	55%

UF		
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VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

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CONSENT

DA2021/0684



2

A08

A07

2

1 FIRST FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

G.J. Gardner.
Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

H

DATE:

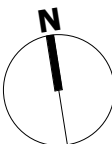
30/04/2021

JOB NO: 230307

STAGE: DA

DRAWN: DJH

GJGN141



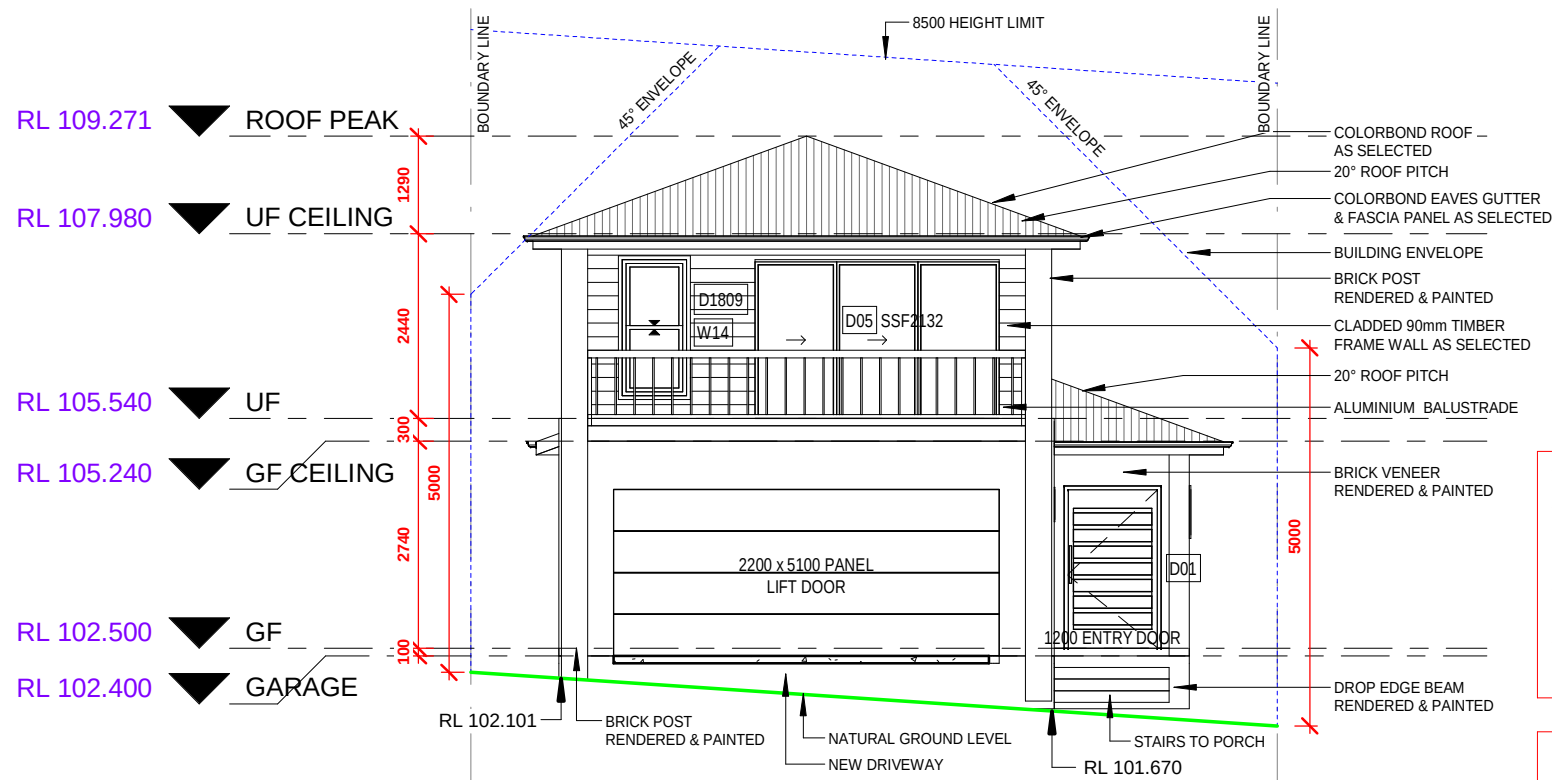
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:

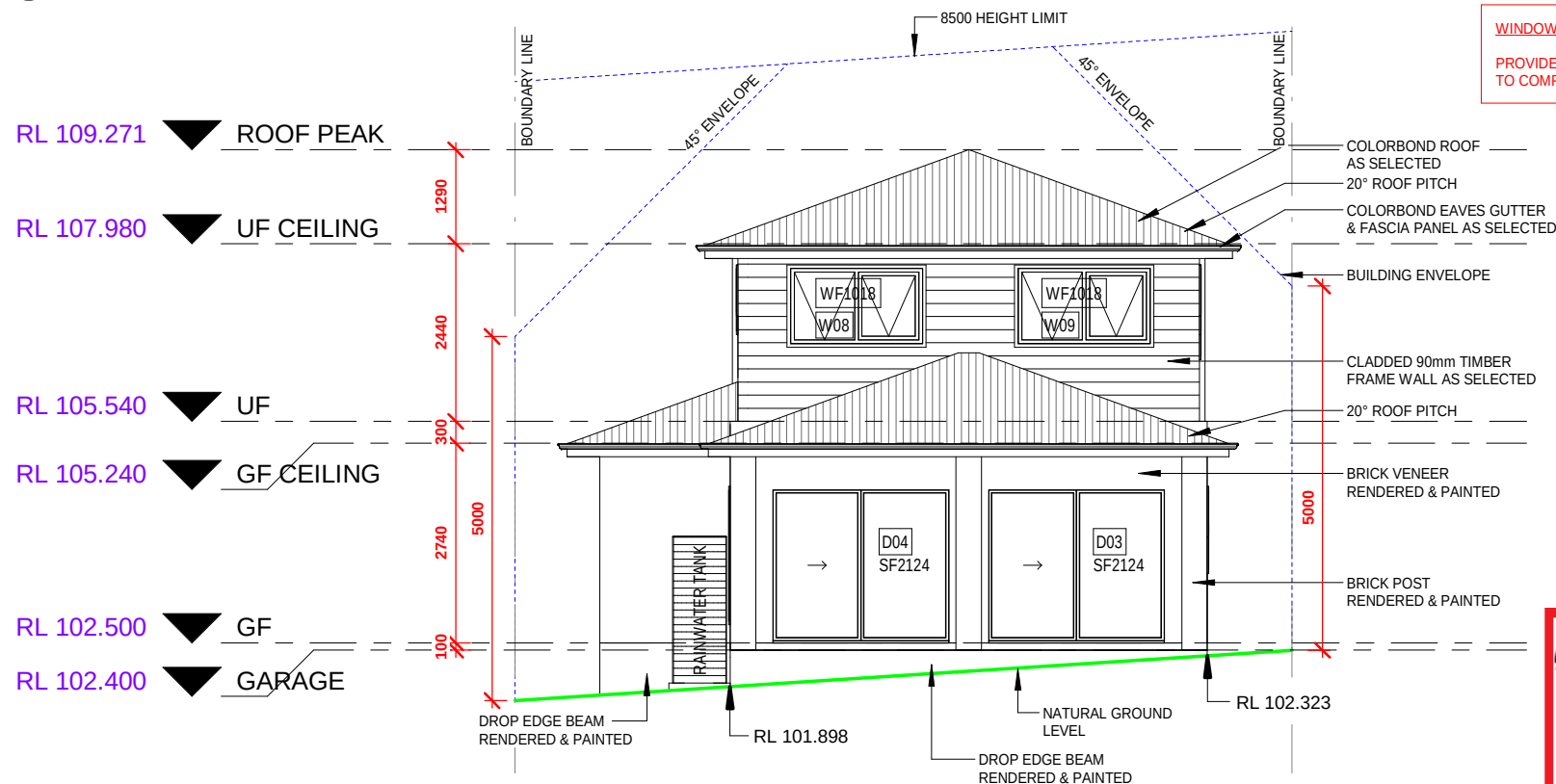
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

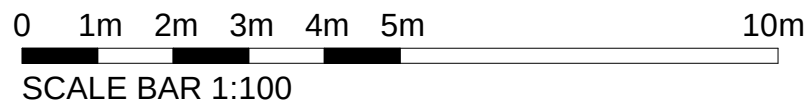


1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.

IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

DOOR SCHEDULE

Code	Width	Height
D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR SPACES

NAME	AREA	%
GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%
UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%
TOTAL AREAS:	236 m ²	100%



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

DA2021/0684

G.J. Gardner. HOMES
Builders Details

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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: DJH GJGN141

IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

RL 109.271 ROOF PEAK

RL 107.980 UF CEILING

RL 105.540 UF

RL 105.240 GF CEILING

RL 102.500 GF

RL 102.400 GARAGE

1 SIDE ELEVATION 1
1 : 100

 **northern
beaches
council**

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

DA2021/0684

8500 HEIGHT LIMIT

COLORBOND ROOF
AS SELECTED
20° ROOF PITCH
COLORBOND EAVES GUTTER
& FASCIA PANEL AS SELECTED

CLADDED 90mm TIMBER
FRAME WALL AS SELECTED

20° ROOF PITCH

RL 101.670 BRICK POST
RENDERED & PAINTED

STAIRS TO PORCH

NATURAL GROUND
LEVEL

DROP EDGE BEAM
RENDERED & PAINTED

BRICK VENEER
RENDERED & PAINTED

RL 101.898 DROP EDGE BEAM
RENDERED & PAINTED

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE
REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE
BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT
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AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND
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NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
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WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS
TO COMPLY WITH NCC/BCA Part 3.9.2

RL 109.271 ROOF PEAK

RL 107.980 UF CEILING

RL 105.540 UF

RL 105.240 GF CEILING

RL 102.500 GF

RL 102.400 GARAGE

2 SIDE ELEVATION 2
1 : 100

BRICK POST
RENDERED & PAINTED

RL 102.300

BRICK VENEER
RENDERED & PAINTED

DROP EDGE BEAM
RENDERED & PAINTED

NATURAL GROUND
LEVEL

RL 102.101

COLORBOND ROOF
AS SELECTED
20° ROOF PITCH
COLORBOND EAVES GUTTER
& FASCIA PANEL AS SELECTED

BRICK POST
RENDERED & PAINTED

CLADDED 90mm TIMBER
FRAME WALL AS SELECTED

ALUMINIUM BALUSTRADE

BRICK POST
RENDERED & PAINTED

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

DA APPLICATION - NOT FOR CONSTRUCTION

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
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W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

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PROPOSED FLOOR SPACES

NAME	AREA	%
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BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

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Builders Details

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DRAFTERS:

SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE: SHEET No: REVISION:

A3 A08 H

DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: DA

GJGN141

IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

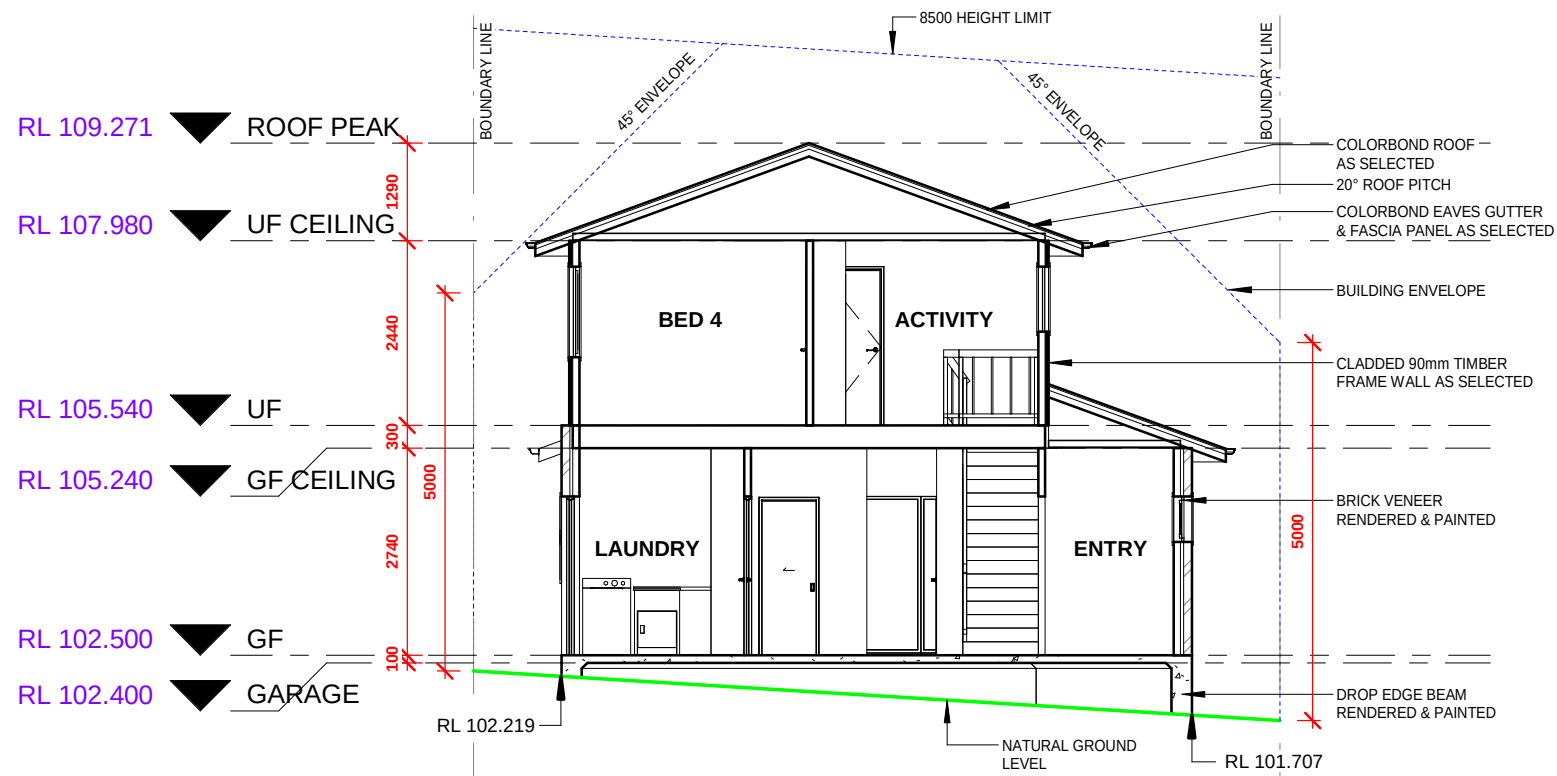
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

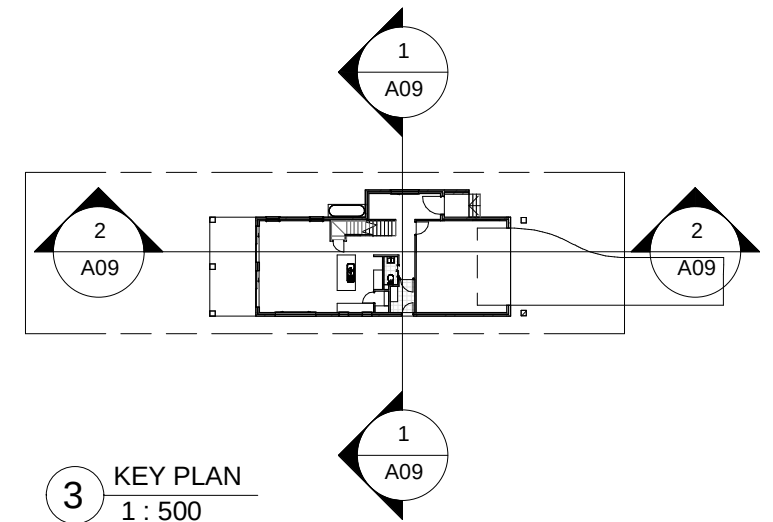


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CONSENT

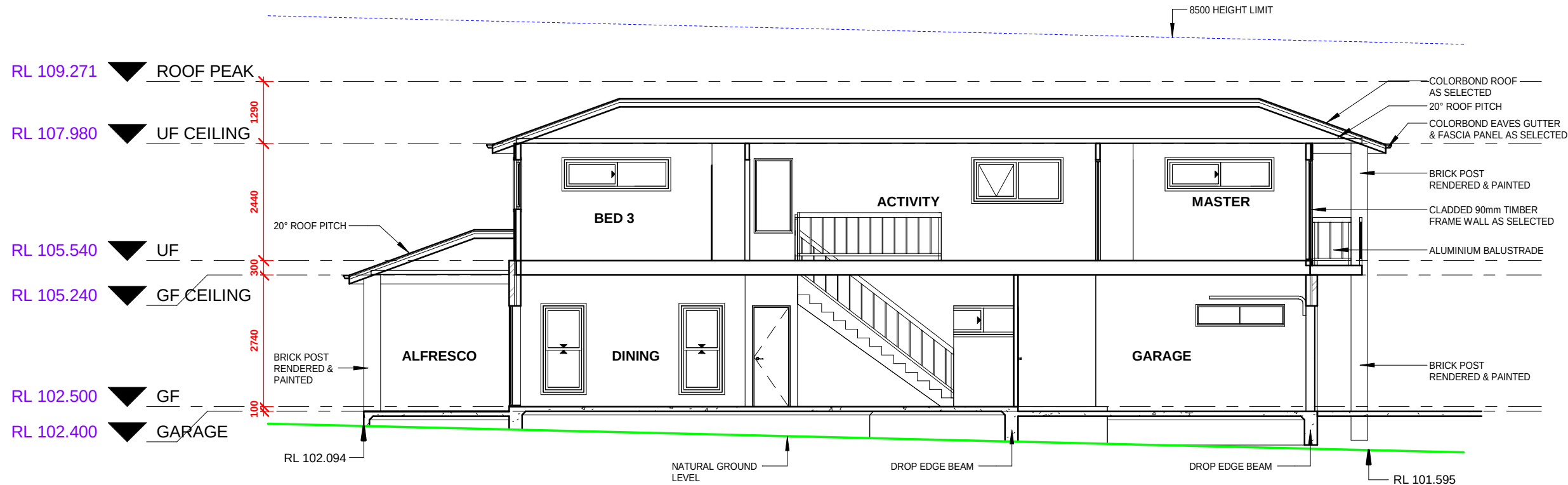
DA2021/0684



1 SECTION A-A
1 : 100



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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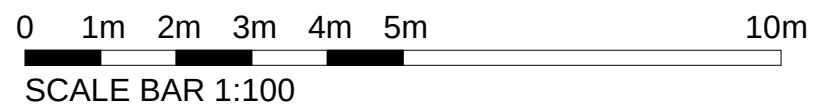
2 SECTION B-B
1 : 100

PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%



DA APPLICATION - NOT FOR CONSTRUCTION

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Builders Details

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DRAFTERS:
KJR
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5 CELEBRATION DRIVE
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

SECTIONS

SCALE: As indicated

PROJECT:

64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

SHEET SIZE: SHEET No: REVISION:

A3 A09 H

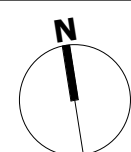
DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: da

GJGN141

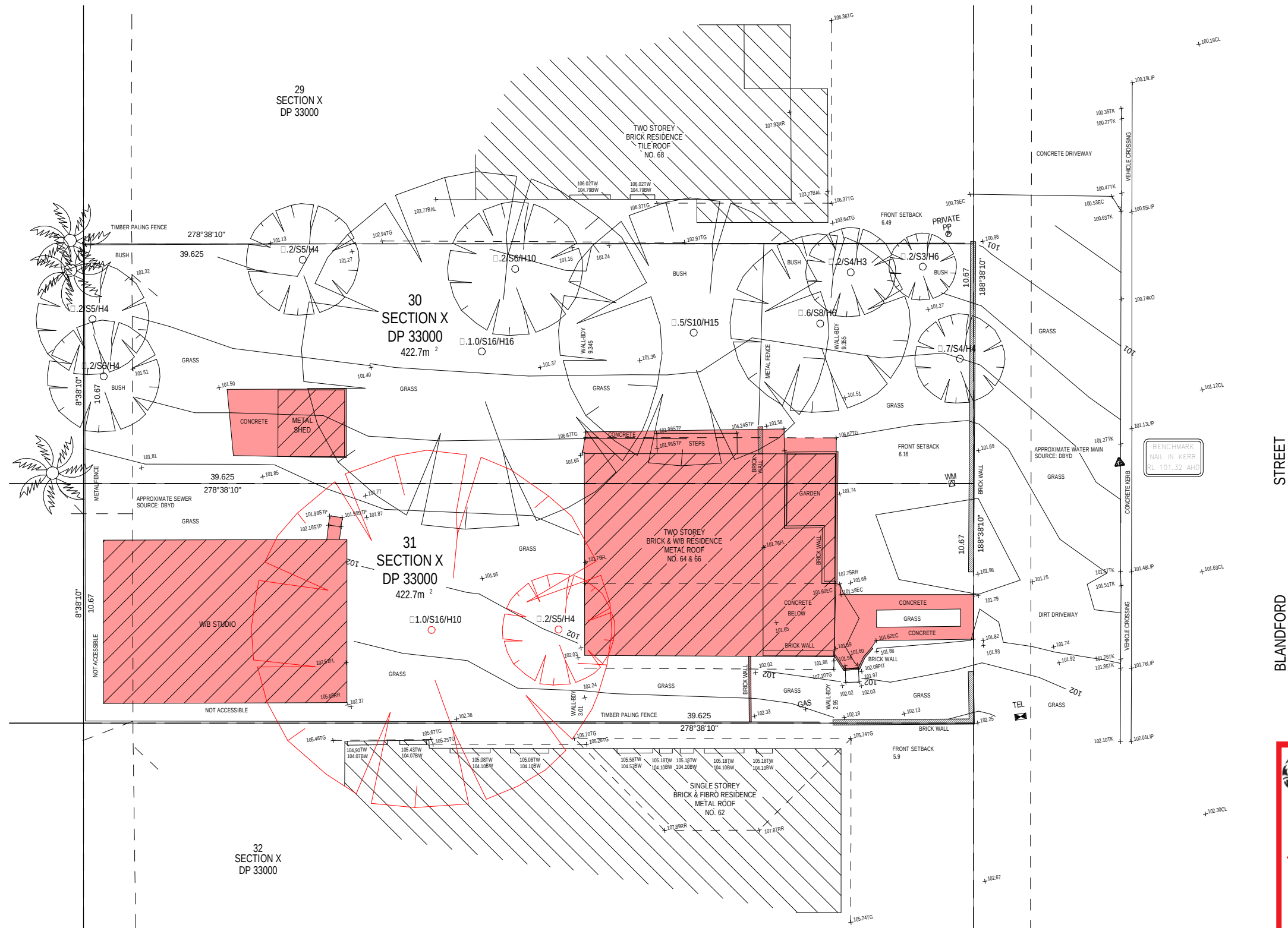


IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:



DRAWING REVISION Schedule		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
C	CHANGES AS PER EMAIL 08/03/2021	09/03/2021
D	CHANGES AS PER EMAIL 24/03/2021	24/03/2021
E	CHANGES AS PER EMAIL 01/04/2021	01/04/2021
F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

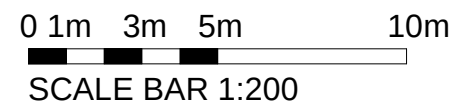


northern
beaches
council

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

DA2021/0684

1 DEMOLITION PLAN
1 : 200



DEMOLITION WORKS ARE
SHOWN IN RED

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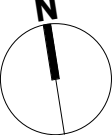
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CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
DEMOLITION PLAN
SCALE: 1 : 200

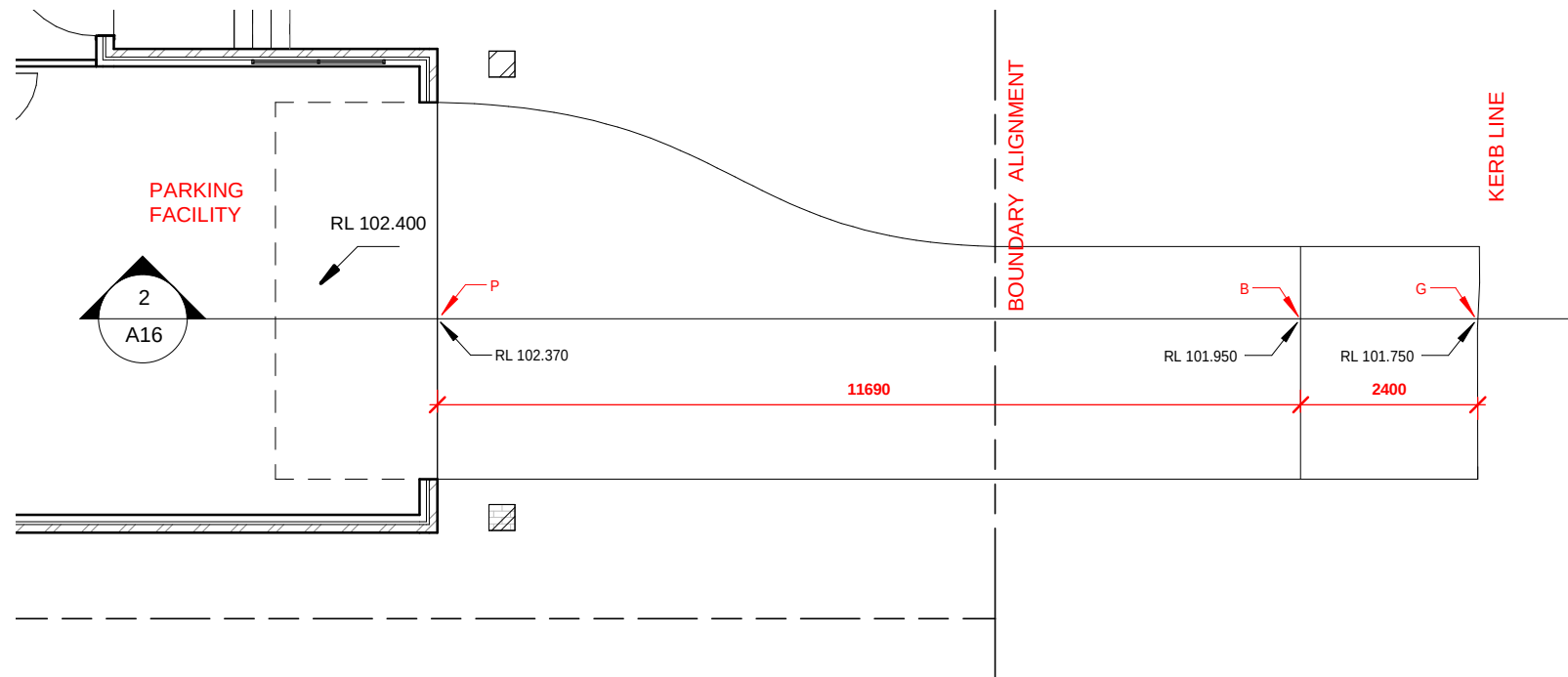
PROJECT:
64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE: A3
SHEET NO: A10
REVISION: H
DATE: 30/04/2021
JOB NO: 230307
STAGE: DA
DRAWN: SP
GJGN141



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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:



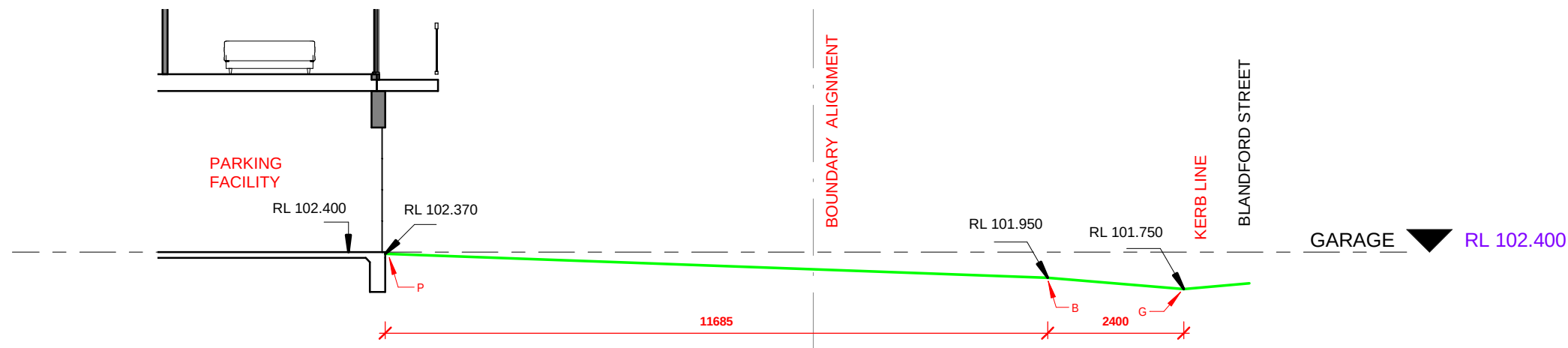
1 DRIVEWAY PLAN
1 : 100



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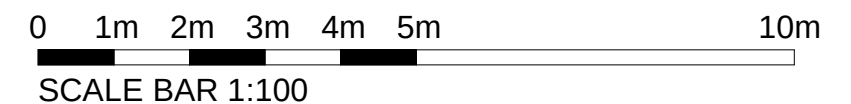
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2 DRIVEWAY SECTION
1 : 100

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
C	CHANGES AS PER EMAIL 08/03/2021	09/03/2021
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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021



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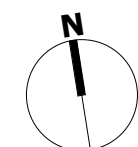
DRAFTERS:

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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
DRIVEWAY DETAIL
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE:	SHEET No:	REVISION:
A3	A16	H
DATE: 30/04/2021		
JOB NO: 230307		STAGE: DA
DRAWN: SP		GJGN141

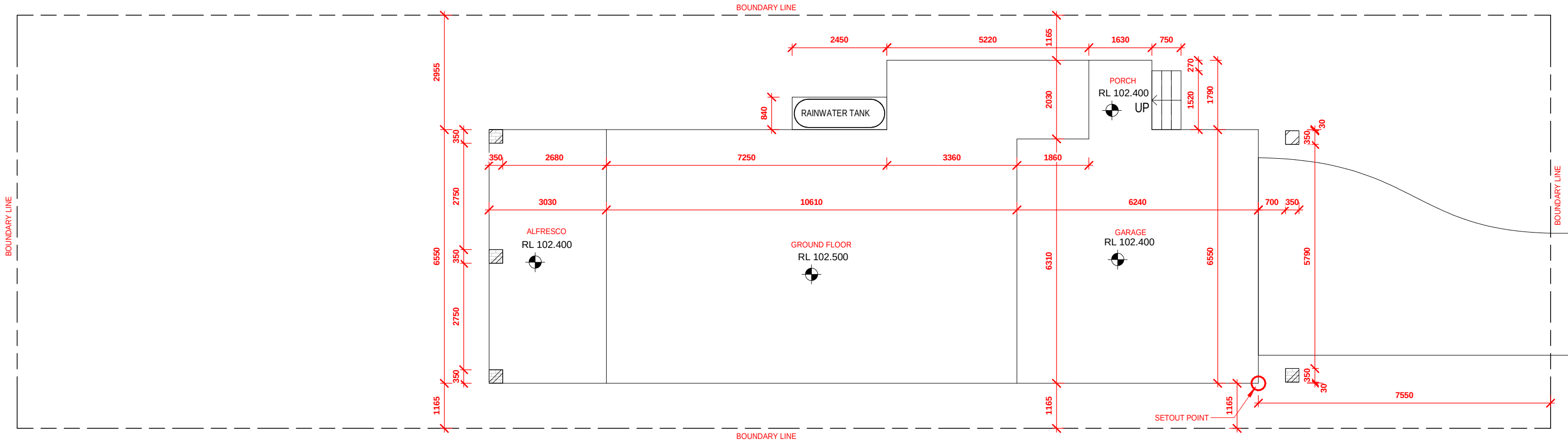


I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:



1 CONCRETE SLAB PLAN
1 : 100

 northern
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council

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2021/0684

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
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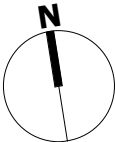
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CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
CONCRETE SLAB PLAN
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A17** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: SP GJGN141



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