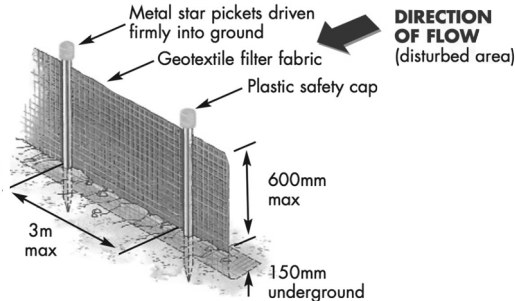


|          |                                                                                   |                                                                                   |                                                                                   |
|----------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| IMAGE    |  |  |  |
| SCHEDULE | RENDER AND PAINT FINISH<br>DULUX-Dune                                             | TERRACOTTA ROOF TILES<br>TO MATCH EXISTING<br>TERRACOTTA (builder to source)      | ALUMINIUM FRAMED<br>WINDOWS/DOORS-<br>WHITE                                       |

| Site Information and Building Controls | Control                   | Existing                      | Proposed                     |
|----------------------------------------|---------------------------|-------------------------------|------------------------------|
| Zoning                                 | R2                        | R2                            | Unchanged                    |
| Site area                              | 600m <sup>2</sup>         | 967.5m <sup>2</sup>           | Unchanged                    |
| Frontage                               | 10m                       | 31.7m                         | Unchanged                    |
| Number of Storeys                      | 2m                        | 2m                            | Unchanged                    |
| Maximum Building Height                | 8.5m                      | 8.23m                         | Unchanged                    |
| Front building setback                 | 6.5m                      | 6.24m                         | Unchanged                    |
| Rear building setback                  | 6.0m                      | 6.05m                         | Unchanged                    |
| Min. side boundary setback (East)>4m   | 0.9m                      | 1.43m                         | Unchanged                    |
| Min. side boundary setback (East)<4m   | At 45° Above 4m           | Compliant                     | Unchanged                    |
| Min. side boundary setback (West)>4m   | 0.9m                      | 10.82m                        | Unchanged                    |
| Min. side boundary setback (West)<4m   | At 45° Above 4m           | Compliant                     | Unchanged                    |
| Landscaping open space                 | 387.0m <sup>2</sup> (40%) | 455.61m <sup>2</sup> (47.09%) | 388.5m <sup>2</sup> (40.16%) |
| Private open space                     | 35m <sup>2</sup>          | 87.36m <sup>2</sup>           | 40.08m <sup>2</sup>          |



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SEDIMENT AND EROSION CONTROL FENCE

**NB: ALL LANDSCAPING WORKS AS PER PROPOSED LANDSCAPE PLANS**

DRAWING TITLE :

SITE ANALYSIS

DRAWING NO:

DA 3



CLIENT:

MR+ MRS BLOCH

PROJECT NAME :

PROPOSED ALTERATIONS INC.  
SECONDARY DWELLING  
75 VICTOR ROAD NARRAWEENA  
NSW 2099 AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 7/11/2024

Project No. 240202 CDC

Project Status DESIGN DEVELOPMENT

## DEVELOPMENT APPLICATION

### NOTE

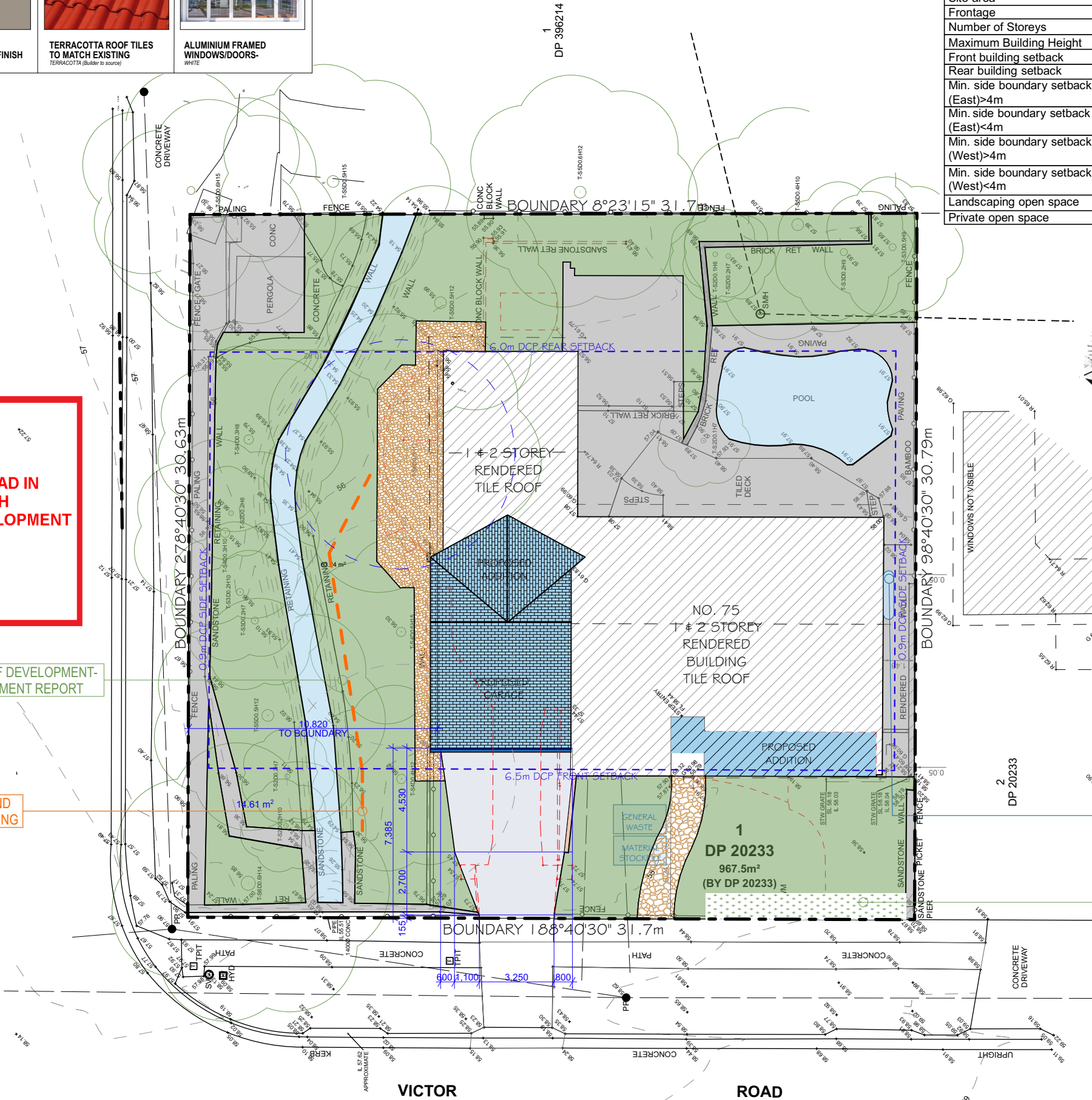
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NB: CONNECT ALL NEW STORMWATER PIPEWORK TO EXISTING SYSTEM WHICH DRAINS TO STREET KERB. PROPOSED WORKS- DEVELOPMENT UNDER 50M<sup>2</sup> OF ADDITIONAL IMPERVIOUS AREA.

# 1 SITE PLAN 1:200 & SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGMENT



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

DA2024/1010

TREE WITHIN 5 METRES OF DEVELOPMENT-SEE TREE IMPACT ASSESSMENT REPORT

600mm HIGH SEDIMENT AND EROSION CONTROL FENCING

SELECTED MIN 1500L RAINWATER TANK TO BASIX COMMITMENT

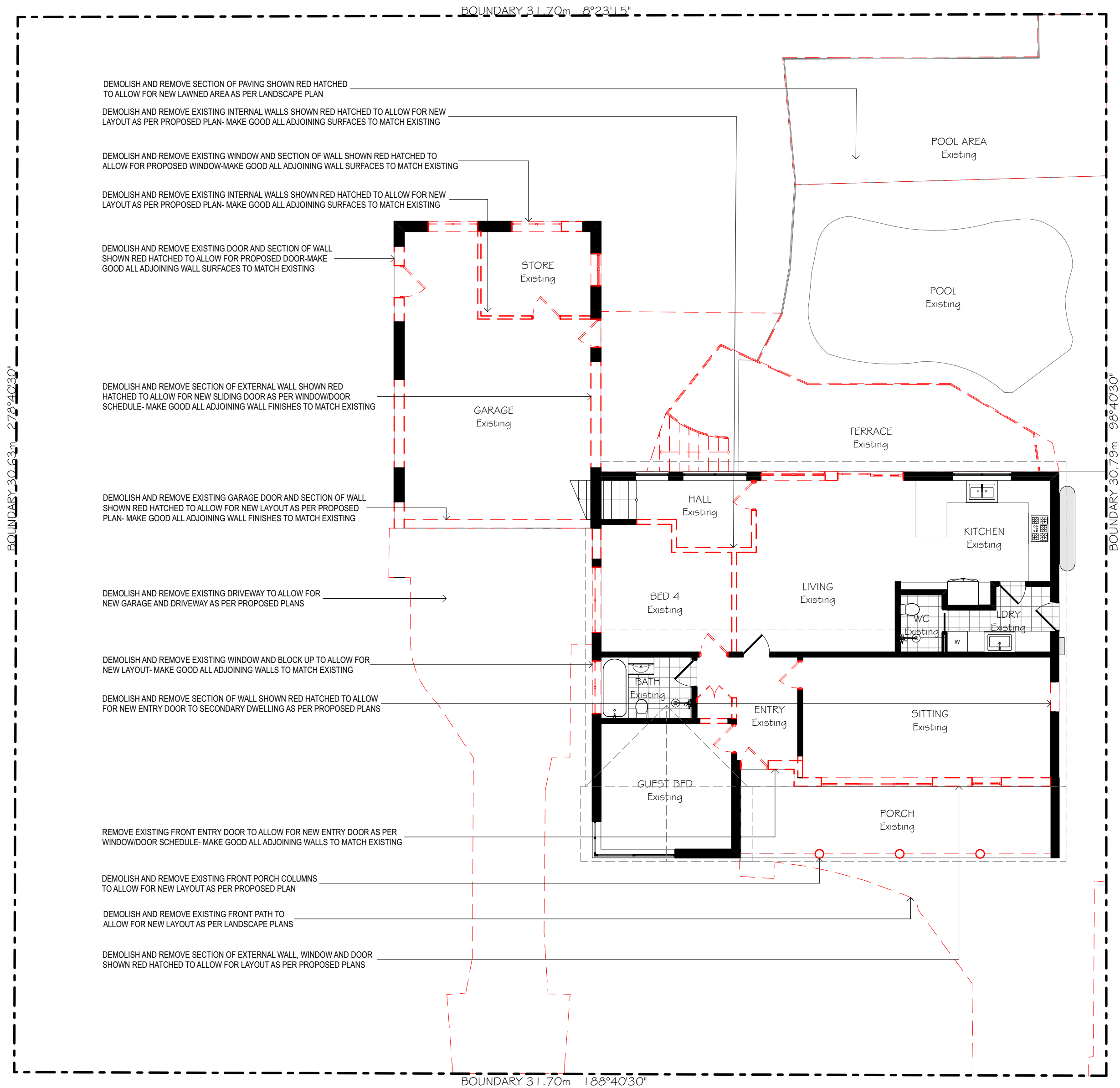
10m<sup>2</sup> OF SELECTED LOW WATER USAGE VEGETATION TO BASIX COMMITMENT



northern  
beaches  
council

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1

EXISTING GROUND FLOOR PLAN

1:100

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SCALE: 1:100@ A2

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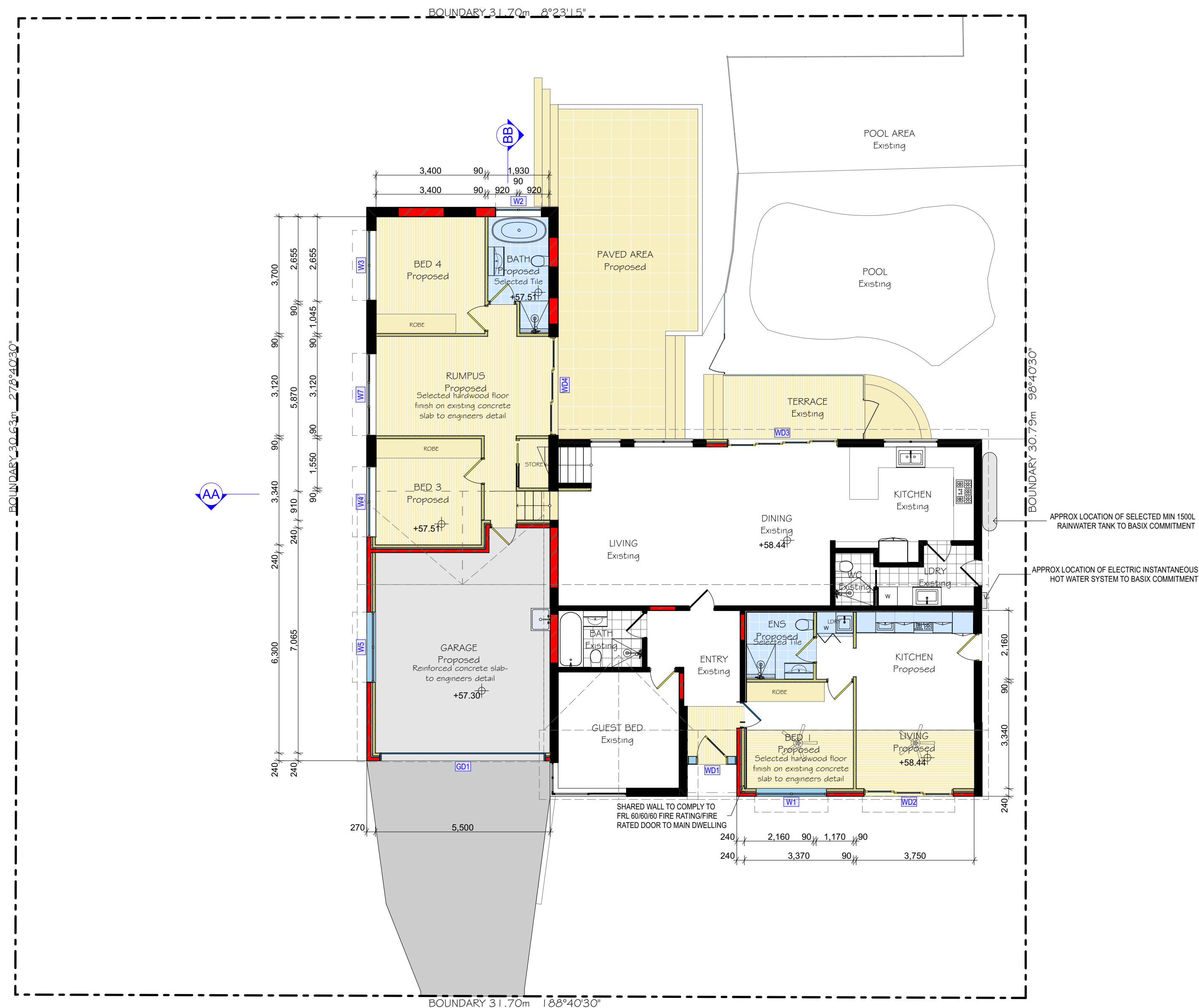
|                                                                                                                      |                    |
|----------------------------------------------------------------------------------------------------------------------|--------------------|
| DRAWING TITLE :<br>DEMOLITION GROUND FLOOR PLAN                                                                      |                    |
| DRAWING NO:<br>DA 5                                                                                                  |                    |
| CLIENT:<br>MR+ MRS BLOCH                                                                                             |                    |
| PROJECT NAME :<br>PROPOSED ALTERATIONS INC.<br>SECONDARY DWELLING<br>75 VICTOR ROAD NARRAWEENA<br>NSW 2099 AUSTRALIA |                    |
| Checked By:                                                                                                          | Arianna Rosnell    |
| Plot Date:                                                                                                           | 7/11/2024          |
| Project No.                                                                                                          | 240202 CDC         |
| Project Status                                                                                                       | DESIGN DEVELOPMENT |

DEVELOPMENT APPLICATION

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ABN:30 894 082 124

SCALE: 1:100@ A2

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**DRAWING TITLE :**  
PROPOSED GROUND FLOOR PLAN

DRAWING NO:  
DA 6



CLIENT:  
MR+ MRS BLOCH

PROJECT NAME :  
PROPOSED ALTERATIONS INC.  
SECONDARY DWELLING  
75 VICTOR ROAD NARRAWEENA  
NSW 2099 AUSTRALIA

|                |                    |
|----------------|--------------------|
| Checked By:    | Arianna Rosnell    |
| Plot Date:     | 7/11/2024          |
| Project No.    | 240202 CDC         |
| Project Status | DESIGN DEVELOPMENT |

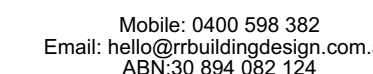
## DEVELOPMENT APPLICATION

**NOTE**

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**DRAWING TITLE :**  
PROPOSED FIRST FLOOR PLAN

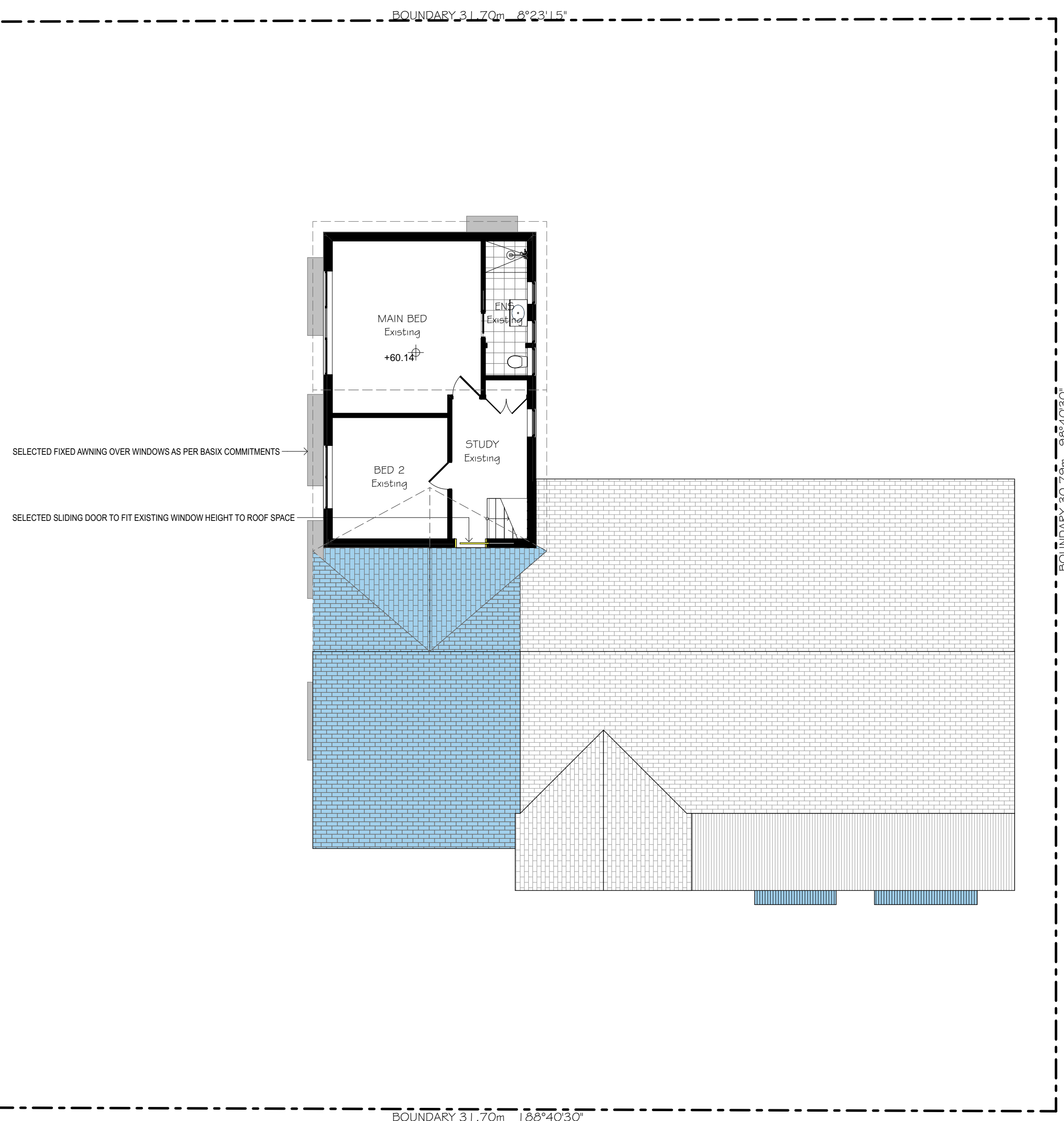
**DRAWING NO:**  
DA 7

  
Z Project North

|                |                    |
|----------------|--------------------|
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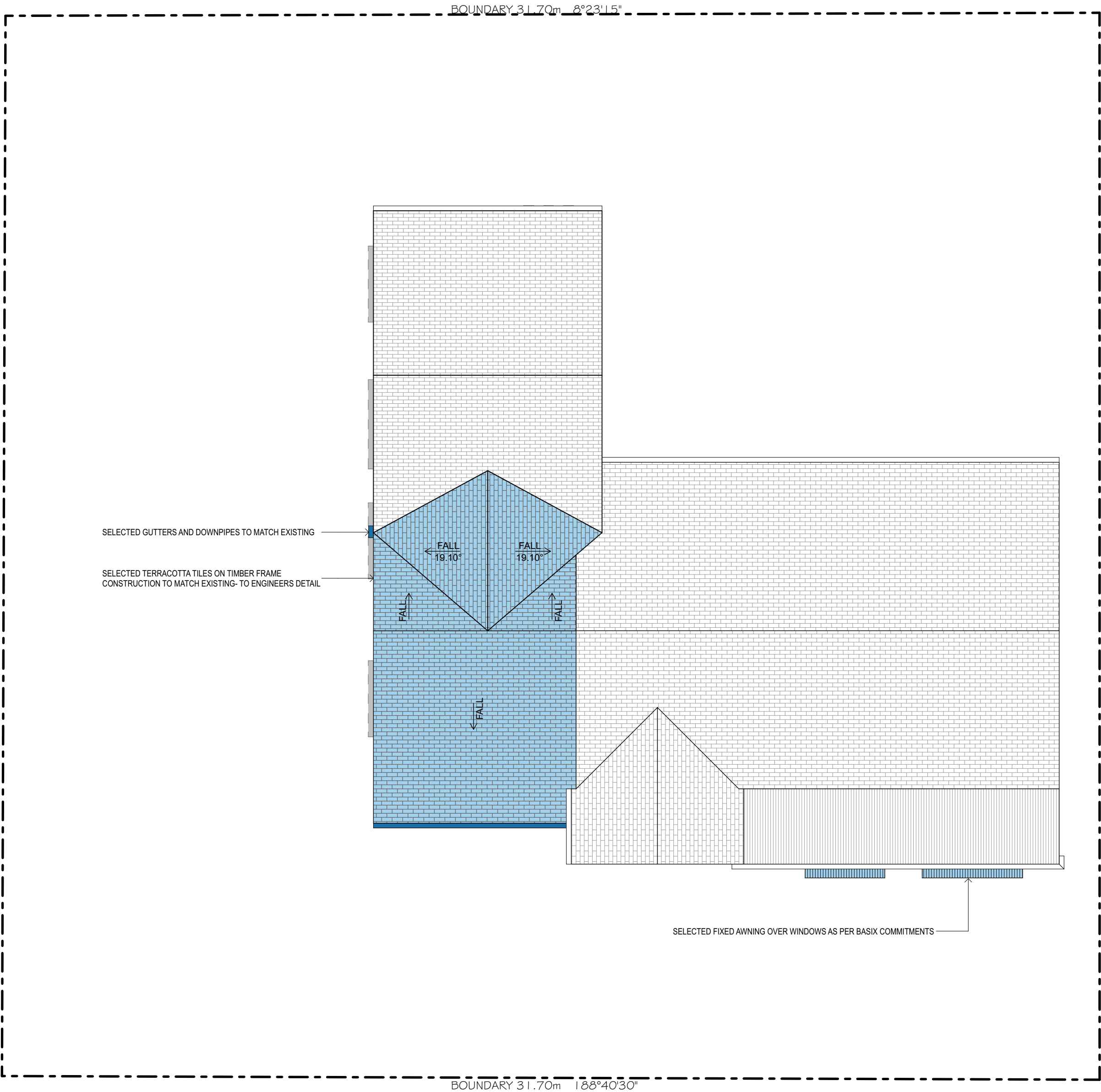




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ABN:30 894 082 124

SCALE: 1:100@ A2  
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|                                                                                                                      |                    |
|----------------------------------------------------------------------------------------------------------------------|--------------------|
| DRAWING TITLE :<br>PROPOSED ROOF PLAN                                                                                |                    |
| DRAWING NO:<br>DA 8                                                                                                  |                    |
| CLIENT:<br>MR+ MRS BLOCH                                                                                             |                    |
| PROJECT NAME :<br>PROPOSED ALTERATIONS INC.<br>SECONDARY DWELLING<br>75 VICTOR ROAD NARRAWEENA<br>NSW 2099 AUSTRALIA |                    |
| Checked By:                                                                                                          | Arianna Rosnell    |
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| Project No.                                                                                                          | 240202 CDC         |
| Project Status                                                                                                       | DESIGN DEVELOPMENT |

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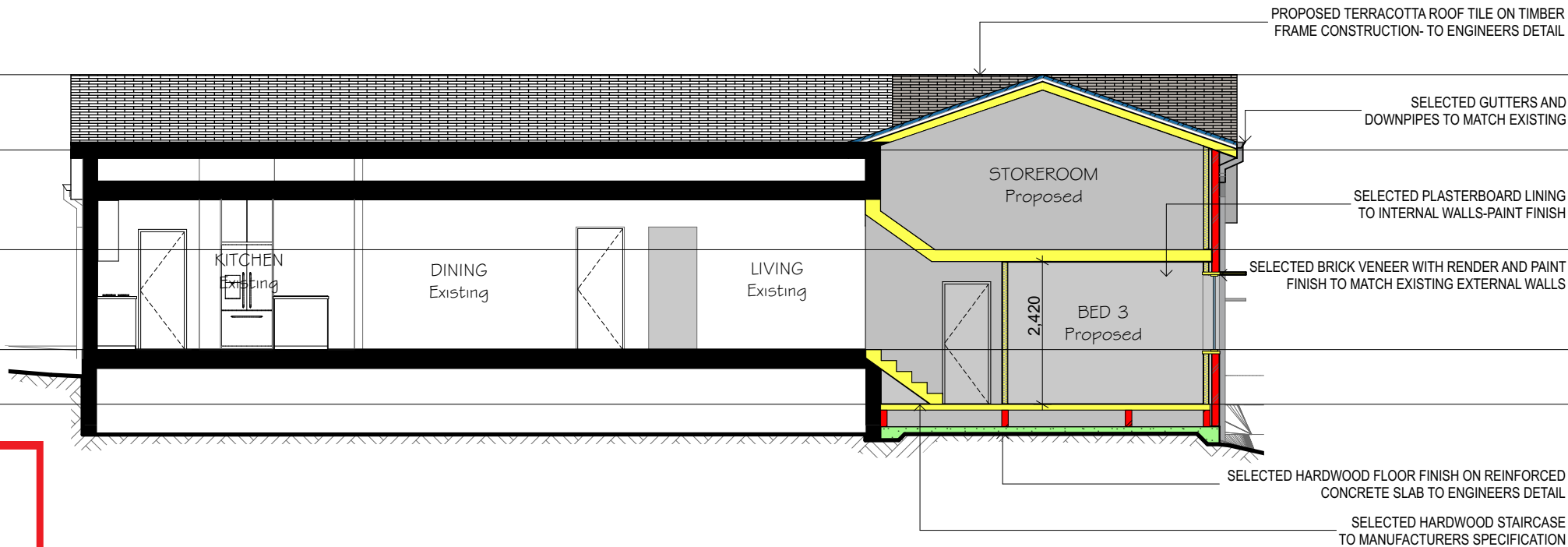
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- EXISTING RIDGE  
RL +64.74
- EXISTING RIDGE  
RL +63.81
- EXISTING GUTTER  
RL +61.75
- EXISTING FIRST FLOOR  
RL +60.14
- EXISTING GROUND FLOOR  
RL +58.44
- PROPOSED LOWER GROUND FLOOR  
RL +57.51



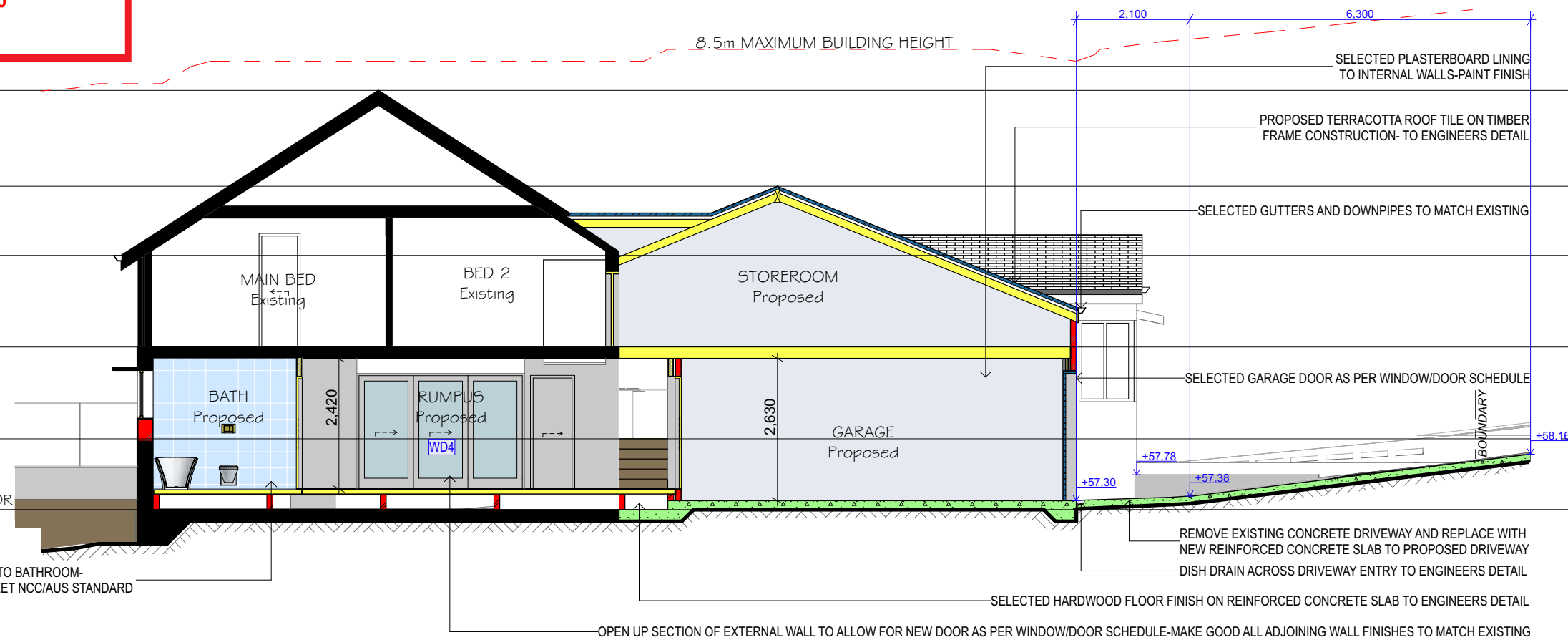
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1 SECTION-AA 1:100

- EXISTING RIDGE  
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- EXISTING RIDGE  
RL +63.81
- EXISTING GUTTER  
RL +61.75
- EXISTING FIRST FLOOR  
RL +60.14
- EXISTING GROUND FLOOR  
RL +58.44
- PROPOSED LOWER GROUND FLOOR  
RL +57.51



2 SECTION-BB 1:100

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|                                                                                                                      |                    |
|----------------------------------------------------------------------------------------------------------------------|--------------------|
| DRAWING TITLE :<br>SECTIONS                                                                                          |                    |
| DRAWING NO:<br>DA 9                                                                                                  |                    |
| CLIENT:<br>MR+ MRS BLOCH                                                                                             |                    |
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DRAWING TITLE :  
NORTH + SOUTH ELEVATION  
DRAWING NO:  
DA 10

CLIENT:  
MR+ MRS BLOCH  
PROJECT NAME :  
PROPOSED ALTERATIONS INC.  
SECONDARY DWELLING  
75 VICTOR ROAD NARRAWEENA  
NSW 2099 AUSTRALIA

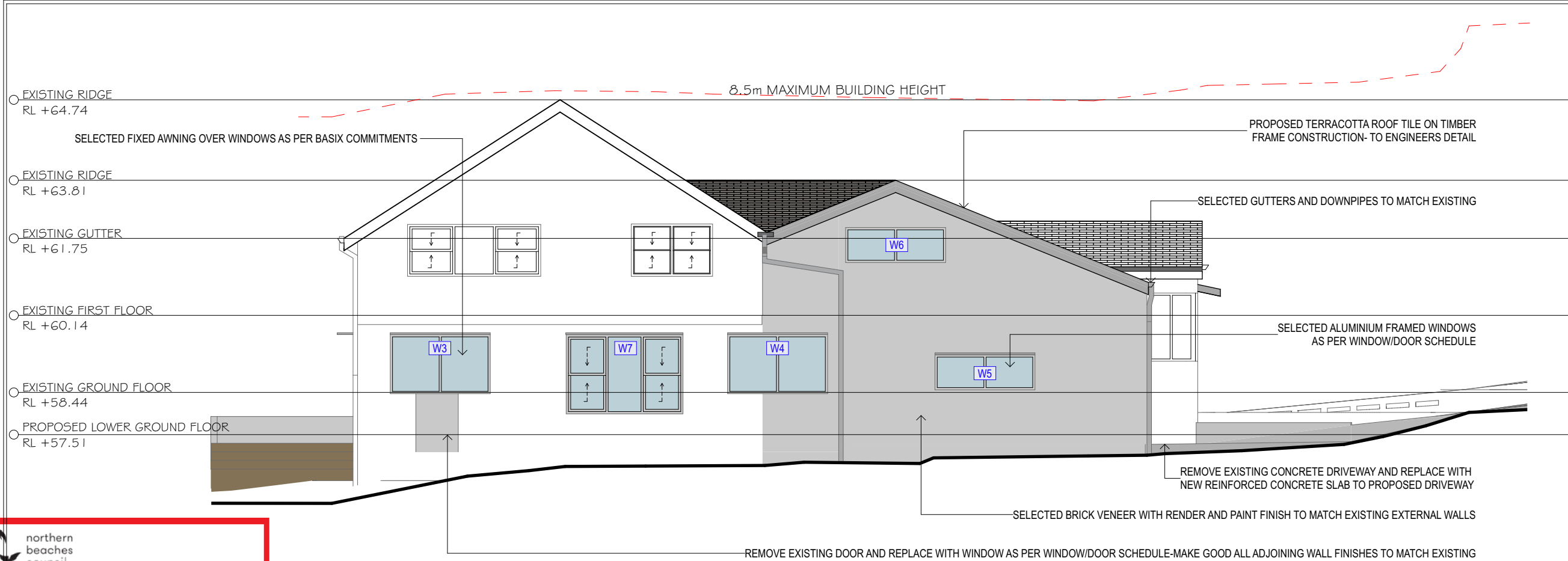
|                |                    |
|----------------|--------------------|
| Checked By:    | Arianna Rosnell    |
| Plot Date:     | 7/11/2024          |
| Project No.    | 240202 CDC         |
| Project Status | DESIGN DEVELOPMENT |

DEVELOPMENT APPLICATION

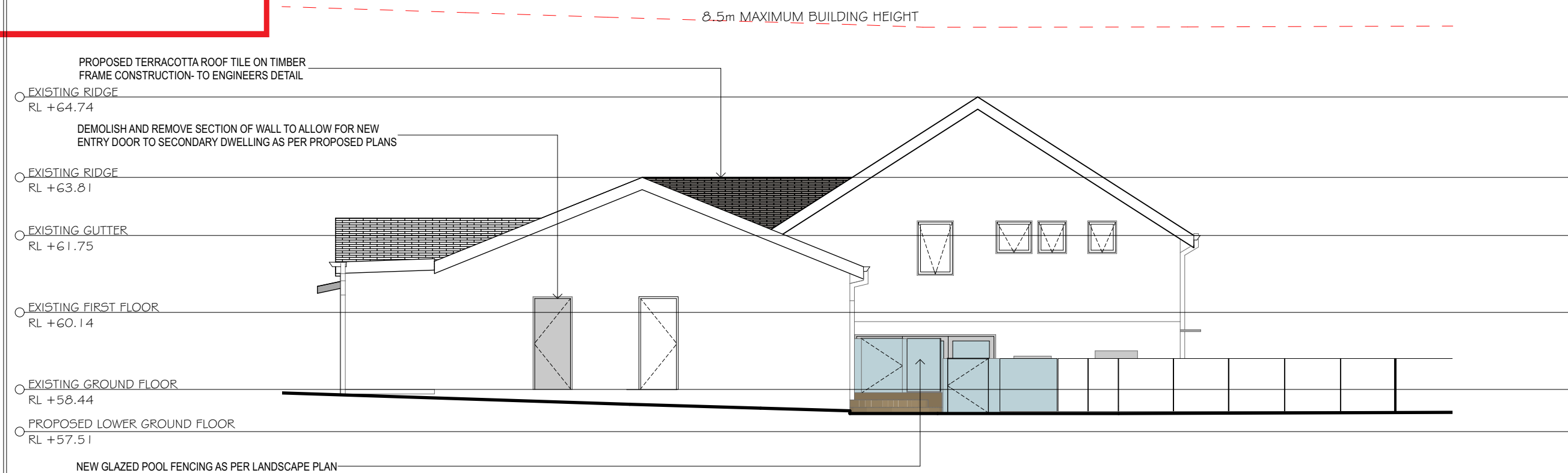
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1 NORTH ELEVATION 1:100

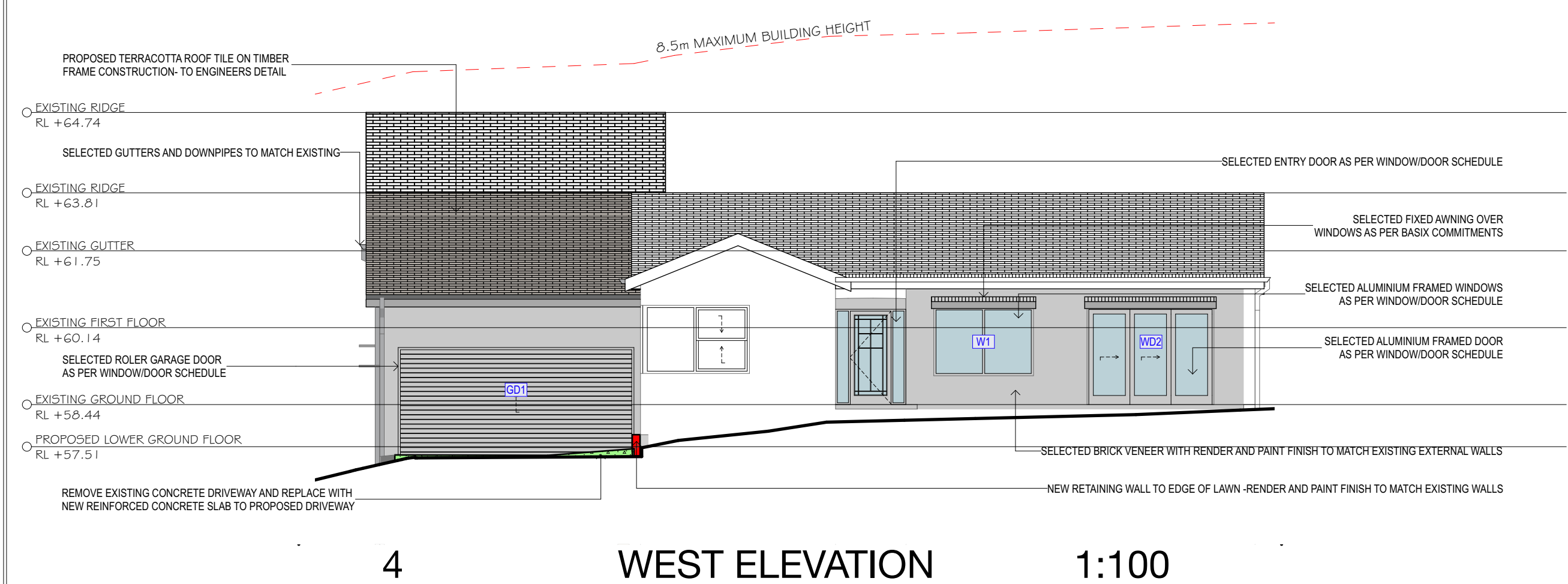
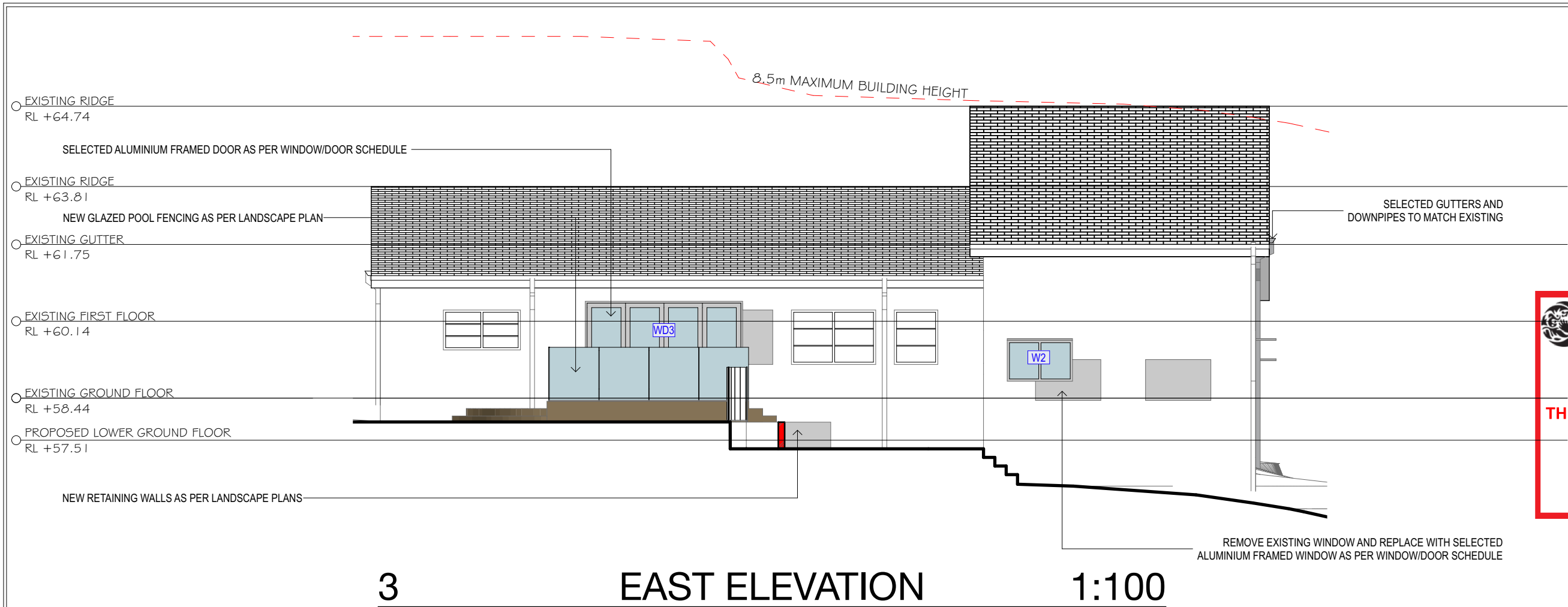


2 SOUTH ELEVATION 1:100

 northern beaches council

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**DRAWING TITLE :**  
EAST + WEST ELEVATION  
**DRAWING NO:**  
DA 11

**CLIENT:**  
MR+ MRS BLOCH  
**PROJECT NAME :**  
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SECONDARY DWELLING  
75 VICTOR ROAD NARRAWEENA  
NSW 2099 AUSTRALIA

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|----------------|--------------------|
| Checked By:    | Arianna Rosnell    |
| Plot Date:     | 7/11/2024          |
| Project No.    | 240202 CDC         |
| Project Status | DESIGN DEVELOPMENT |

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