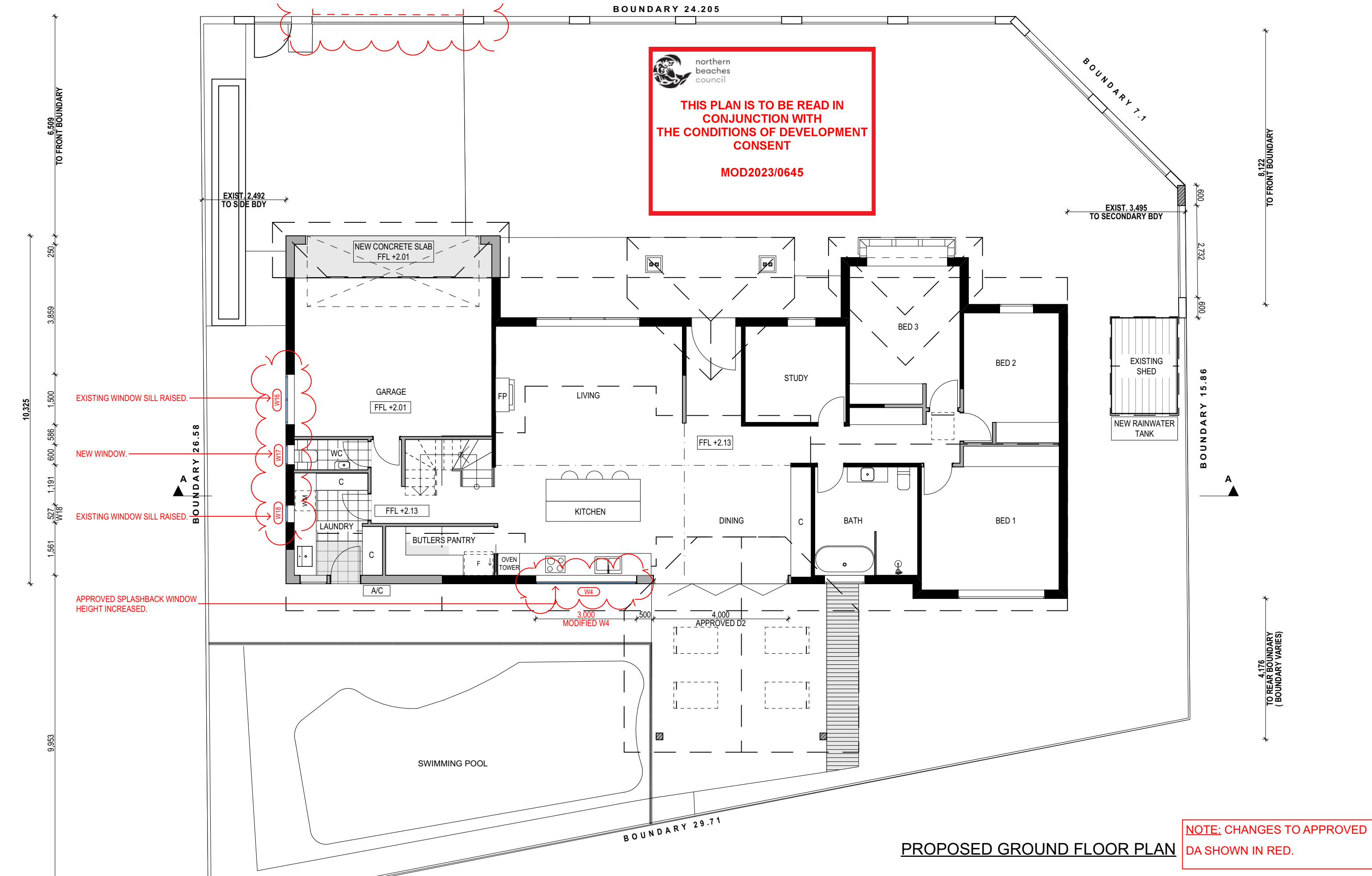




NOTE: CHANGES TO APPROVED DA SHOWN IN RED.

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.	JJ Drafting Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. enquiries@jjdrafting.com.au www.jjdrafting.com.au ACN 651 693 346	REV: DATE: DESCRIPTION: <table><tr><td>A</td><td>22/06/23</td><td>PRELIM OPTIONS 1 & 2 SENT</td></tr><tr><td>B</td><td>29/06/23</td><td>REVISED PRELIM DRAWINGS</td></tr><tr><td>C</td><td>10/07/23</td><td>DEVELOPMENT APPLICATION RELEASED</td></tr><tr><td>D</td><td>24/10/23</td><td>ADDITIONAL INFORMATION FROM COUNCIL</td></tr><tr><td>E</td><td>20/11/23</td><td>MODIFICATION TO APPROVED DA</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	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							PROPOSED ALTERATIONS AND ADDITIONS 33 JOHN STREET AVALON NSW 2107 CLIENT: BROOKS	DATE: NOV/23	DRAWN BY: HR	SCALE: 1:200 @ A3
			A	22/06/23	PRELIM OPTIONS 1 & 2 SENT																							
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E	20/11/23	MODIFICATION TO APPROVED DA																										
			DRAWING TITLE: SITE ANALYSIS PLAN	JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.01																						



PROPOSED GROUND FLOOR PLAN

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.
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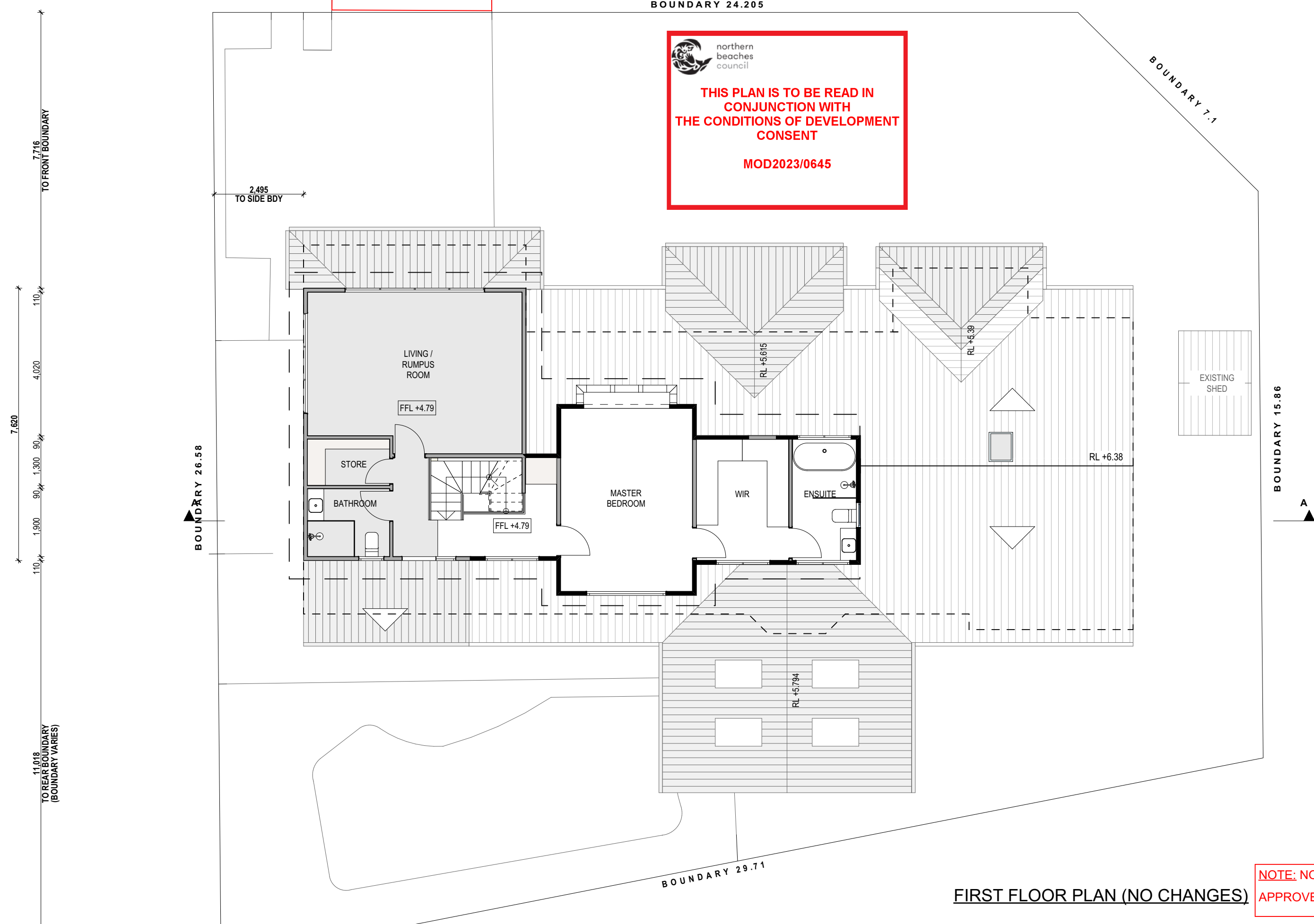
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A	22/06/23	PRELIM OPTIONS 1 & 2 SENT
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D	24/10/23	ADDITIONAL INFORMATION FROM COUNCIL
E	20/11/23	MODIFICATION TO APPROVED DA

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

DRAWING TITLE:
GROUND FLOOR PLAN

DATE: NOV/23	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.02



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FIRST FLOOR PLAN (NO CHANGES)

**NOTE: NO CHANGES TO
APPROVED DA.**

TRUE NORTH:



NOTES (E & OE)

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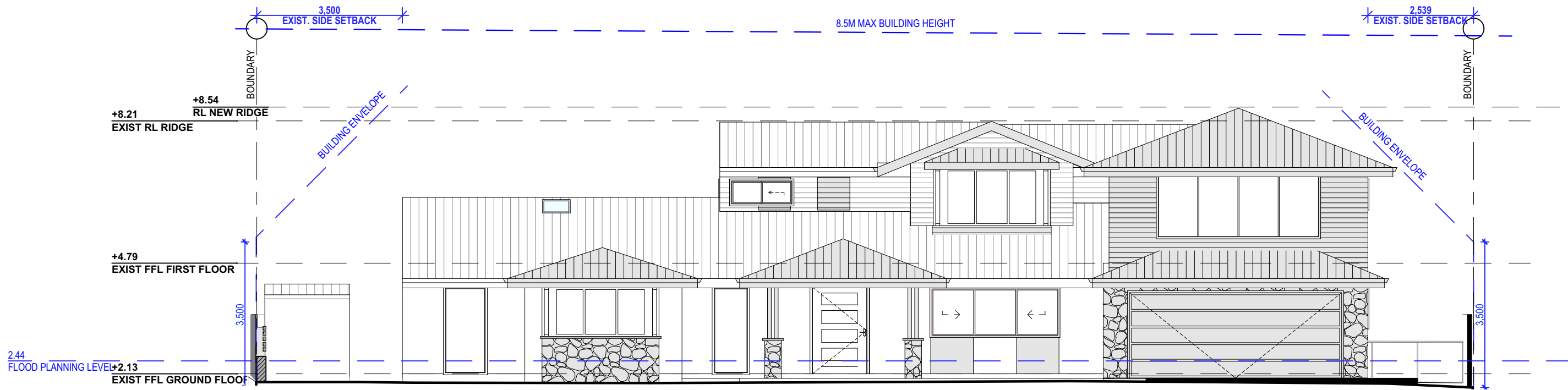
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REV:	DATE:	DESCRIPTION:
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E	20/11/23	MODIFICATION TO APPROVED DA

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

DRAWING TITLE:
FIRST FLOOR PLAN

DATE: NOV/23	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.03

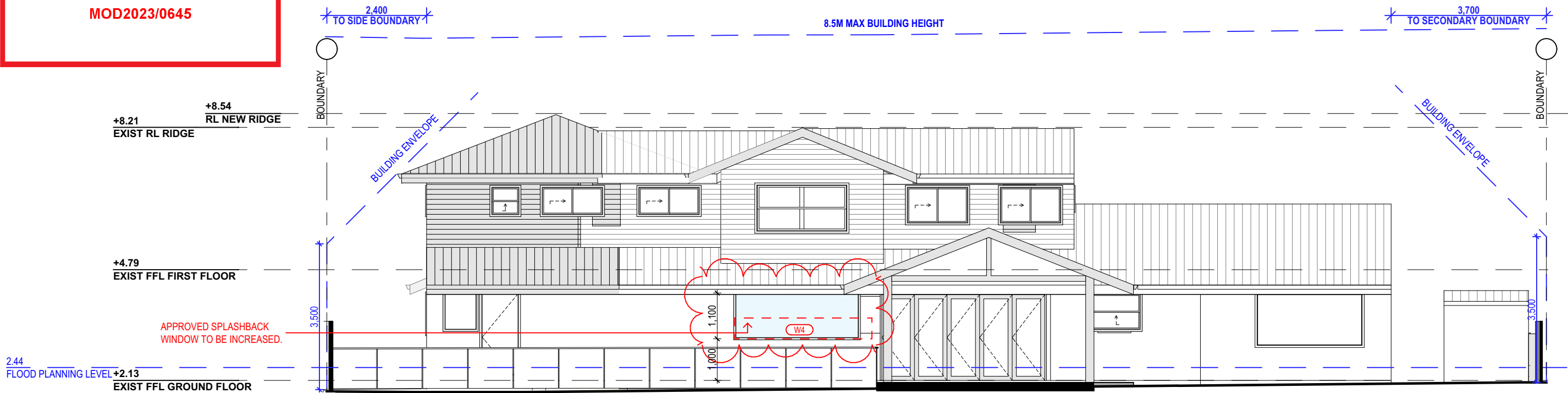


NORTH EAST ELEVATION (O CHANGES)

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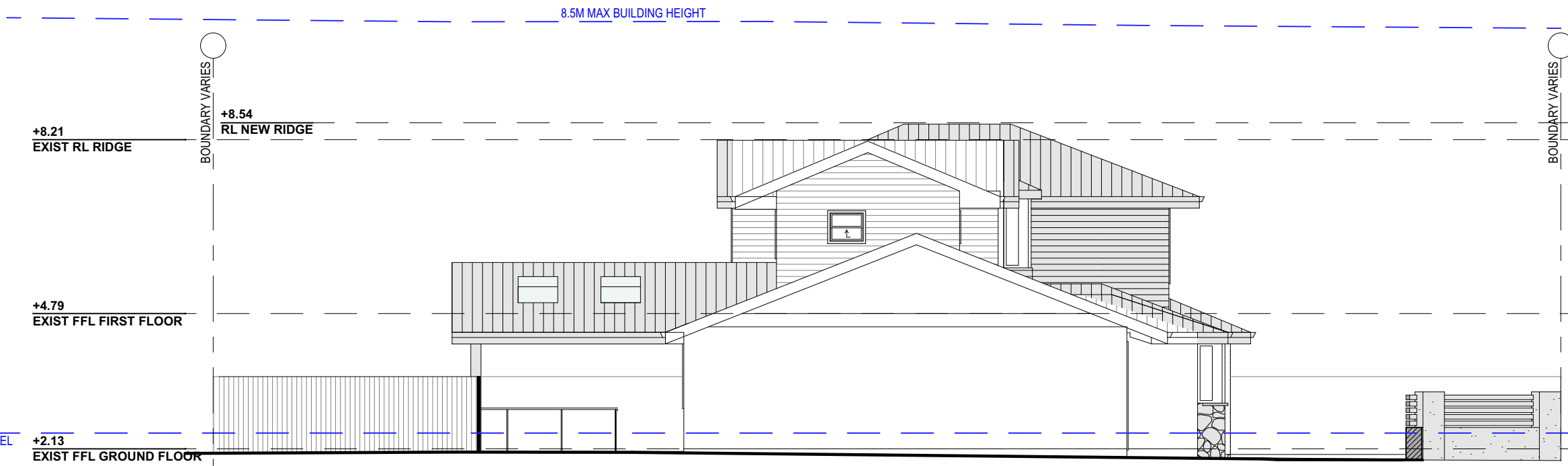
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NOTE: CHANGES TO APPROVED
DA SHOWN IN RED.

SOUTH WEST 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 Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. enquiries@jjdrafting.com.au www.jjdrafting.com.au ACN 651 693 346	REV: DATE: DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS 33 JOHN STREET AVALON NSW 2107 CLIENT: BROOKS		DATE: NOV/23	DRAWN BY: HR	SCALE: 1:100 @ A3
			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	DRAWING TITLE: NORTH EAST & SOUTH WEST ELEVATIONS		JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.04

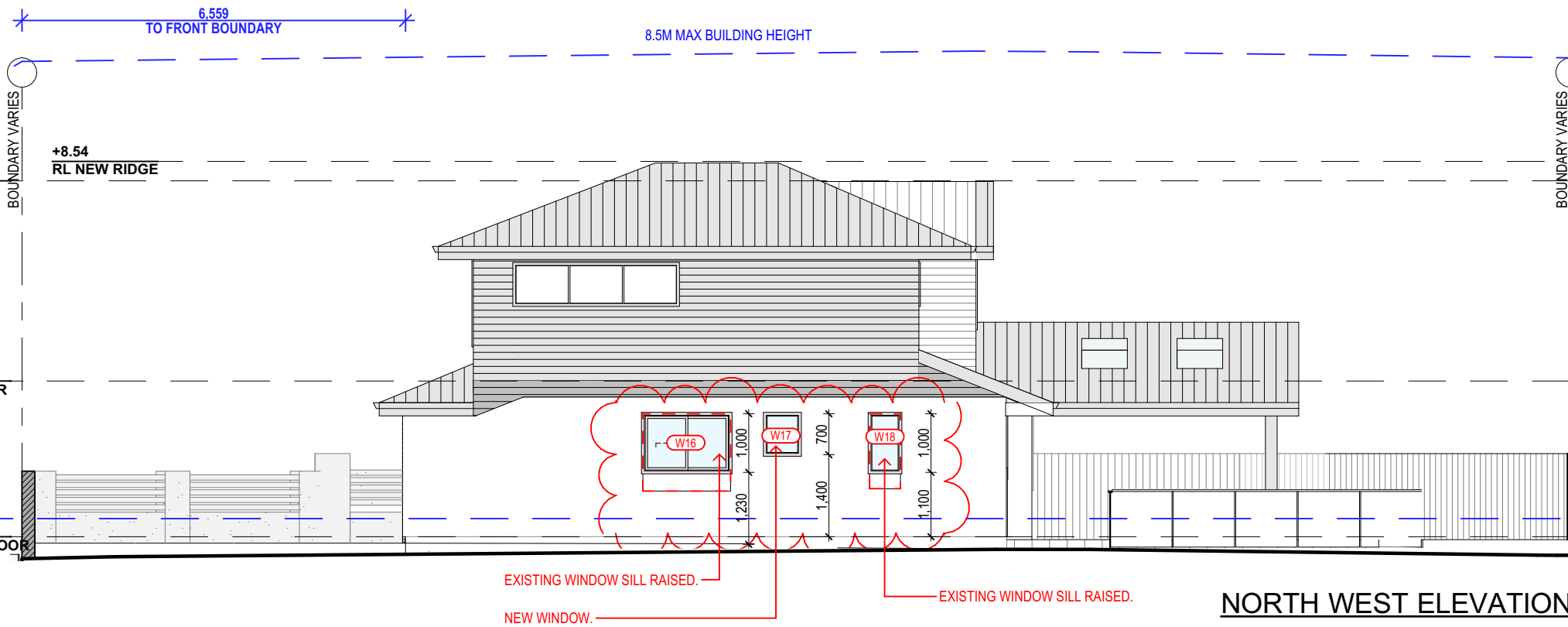


SOUTH EAST ELEVATION (NO CHANGES)

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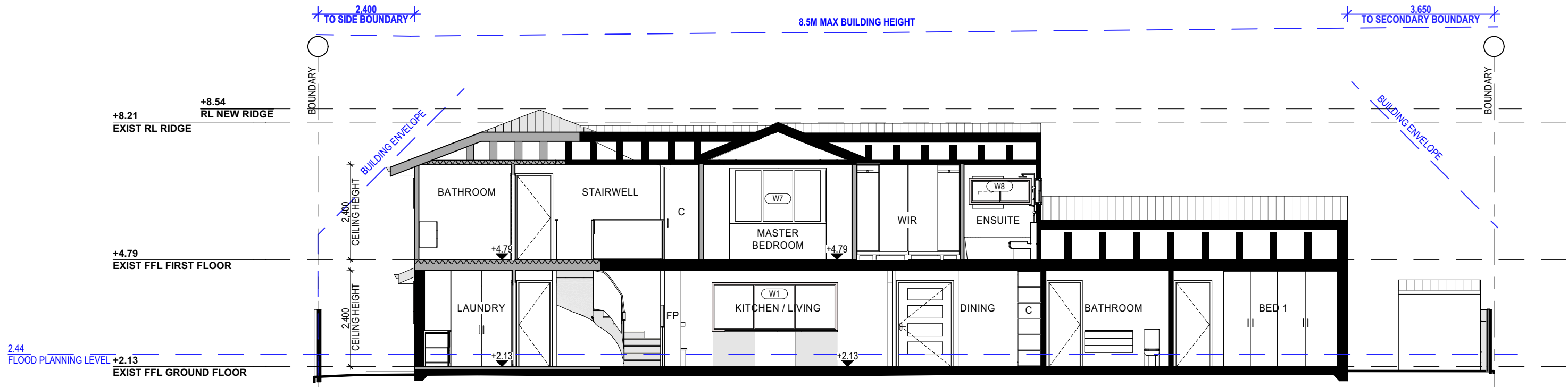
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NORTH WEST ELEVATION

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

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			JOB No: 1162/23	CHECKED BY: JJ	DRAWING No: MOD.05		

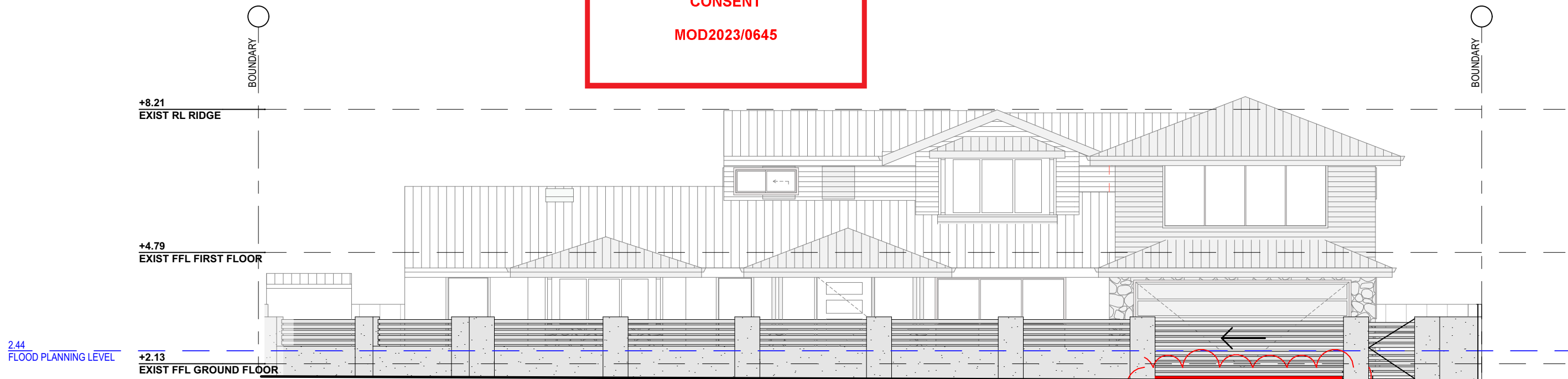


SECTION A-A (NO CHANGES)

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CONSENT**

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APPROVED CHANGES TO CONCRETE CROSSOVER
TO BE REMOVED. EXISTING TO BE REINSTATED.

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

NORTH EAST FENCE 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.	<i>JJ Drafting</i> <i>Australia P/L.</i> 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email: enquiries@jjdrafting.com.au www.jjdrafting.com.au ACN 651 693 346	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	PROPOSED ALTERATIONS AND ADDITIONS 33 JOHN STREET AVALON NSW 2107 CLIENT: BROOKS DRAWING TITLE: SECTION A	DATE: NOV/23 JOB No: 1162/23	DRAWN BY: HR CHECKED BY: JJ	SCALE: 1:100 @ A3 DRAWING No: MOD.06
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