

NEW IN-GROUND GARAGE WITH ROOFTOP TERRACE
STAGGERED TO FOLLOW TOPOGRAPHY, 600 DEEP PLANTERS TO SOFTEN FACADE

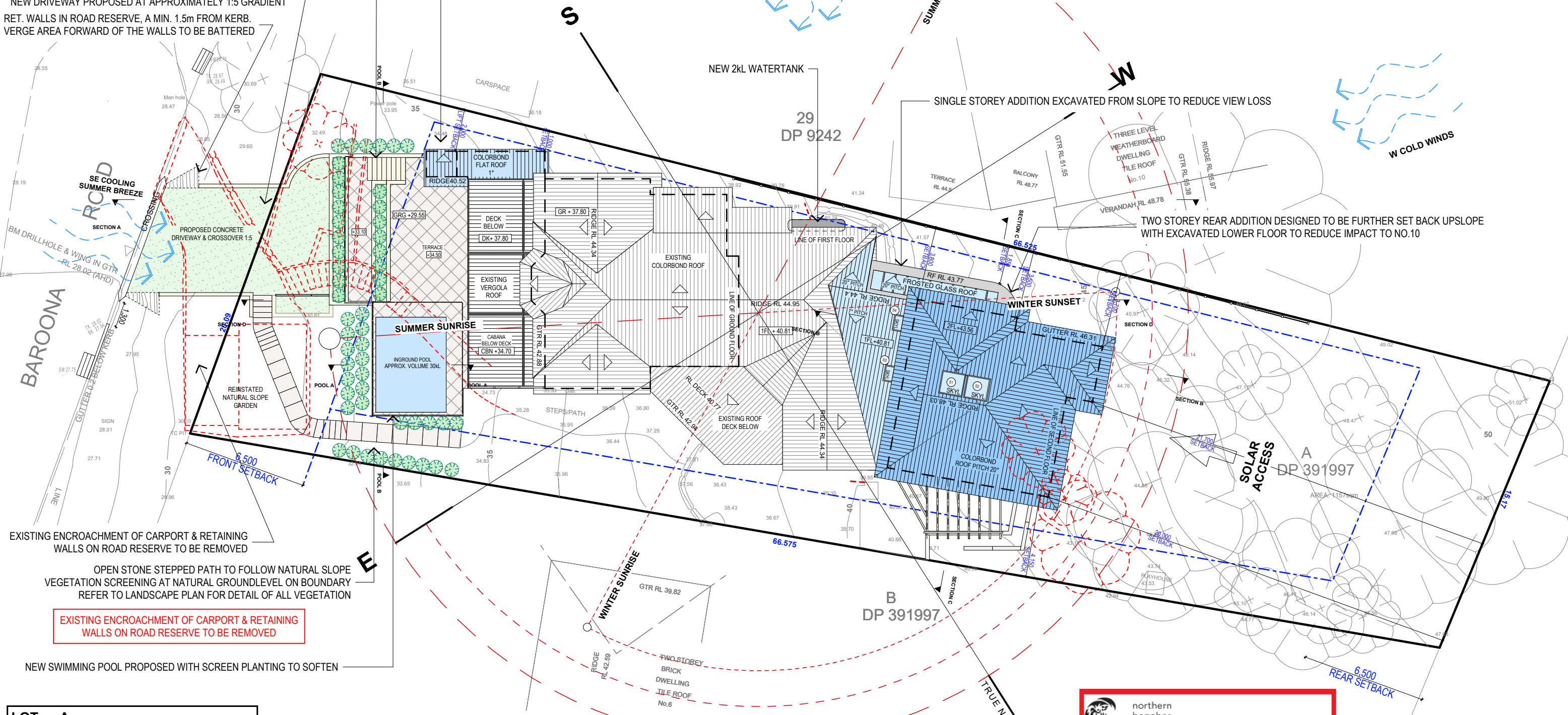
EXISTING DRIVEWAY & CROSSOVER REMOVED
NEW DRIVEWAY PROPOSED AT APPROXIMATELY 1:5 GRADIENT
RET. WALLS IN ROAD RESERVE, A MIN. 1.5m FROM KERB.
VERGE AREA FORWARD OF THE WALLS TO BE BATTERED

NEW LIFT SHAFT FOR ACCESSIBILITY
EXIST. DECK TO BE EXTENDED TO ACCESS LIFT

NEW 2KL WATERTANK

SINGLE STOREY ADDITION EXCAVATED FROM SLOPE TO REDUCE VIEW LOSS

TWO STOREY REAR ADDITION DESIGNED TO BE FURTHER SET BACK UPSLOPE
WITH EXCAVATED LOWER FLOOR TO REDUCE IMPACT TO NO.10



LOT A
DP 391997

SITE AREA = 1157 m²

AREA CALCULATIONS

APPROX. EXISTING GROSS FLOOR AREA	257m²
PROPOSED NEW GROSS FLOOR AREA (EXCLUDING GARAGE/STORE)	398.5m²
EXIST. GARAGE FLOOR AREA	18m²
NEW GARAGE FLOOR AREA	41m²

TRUE NORTH:

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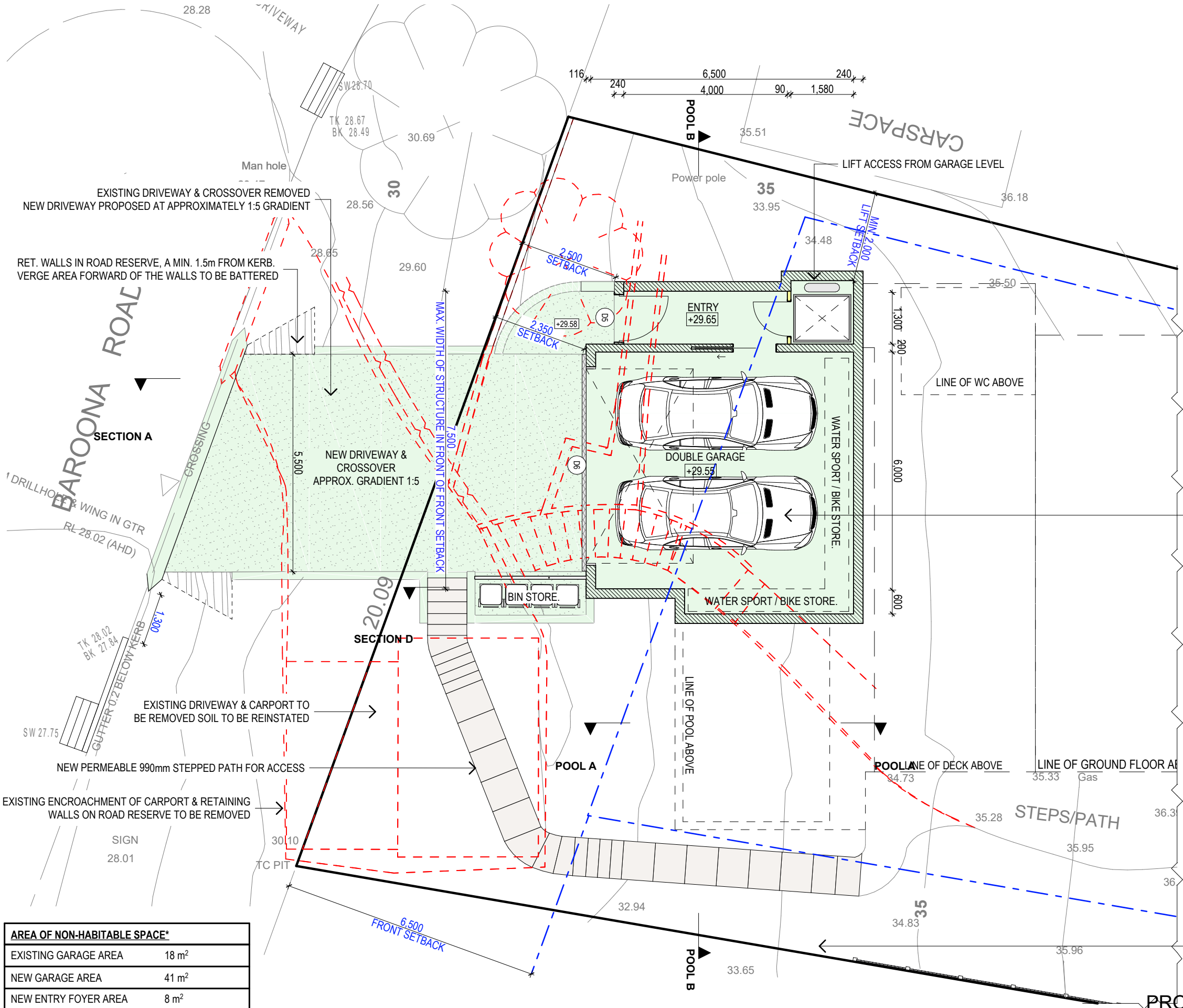
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E	15/02/24	AMENDED CONCEPT PLANS
F	27/02/24	AMENDED DA SET
G	12/04/24	AMENDED DA SET
H	15/04/24	AMENDED DA SET (RET. WALLS)
I	20/04/24	AMENDED DA SET (REDUCE REAR)

PROPOSED ALTERATIONS AND ADDITIONS
8 BAROONA RD, CHURCH POINT 2105
CLIENT:
SECH & ALISON
DRAWING TITLE:
SITE ANALYSIS PLAN

DATE: MAY/22	DRAWN BY: AN	SCALE: 1:200 @ A3
JOB No: 1030/22	CHECKED BY: JJ	DRAWING No: DA.02

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/315498
DATED: 28 May 2024

SITE ANALYSIS PLAN





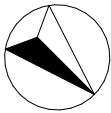
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DATED: 28 May 2024

AREA OF NON-HABITABLE SPACE*	
EXISTING GARAGE AREA	18 m ²
NEW GARAGE AREA	41 m ²
NEW ENTRY FOYER AREA	8 m ²

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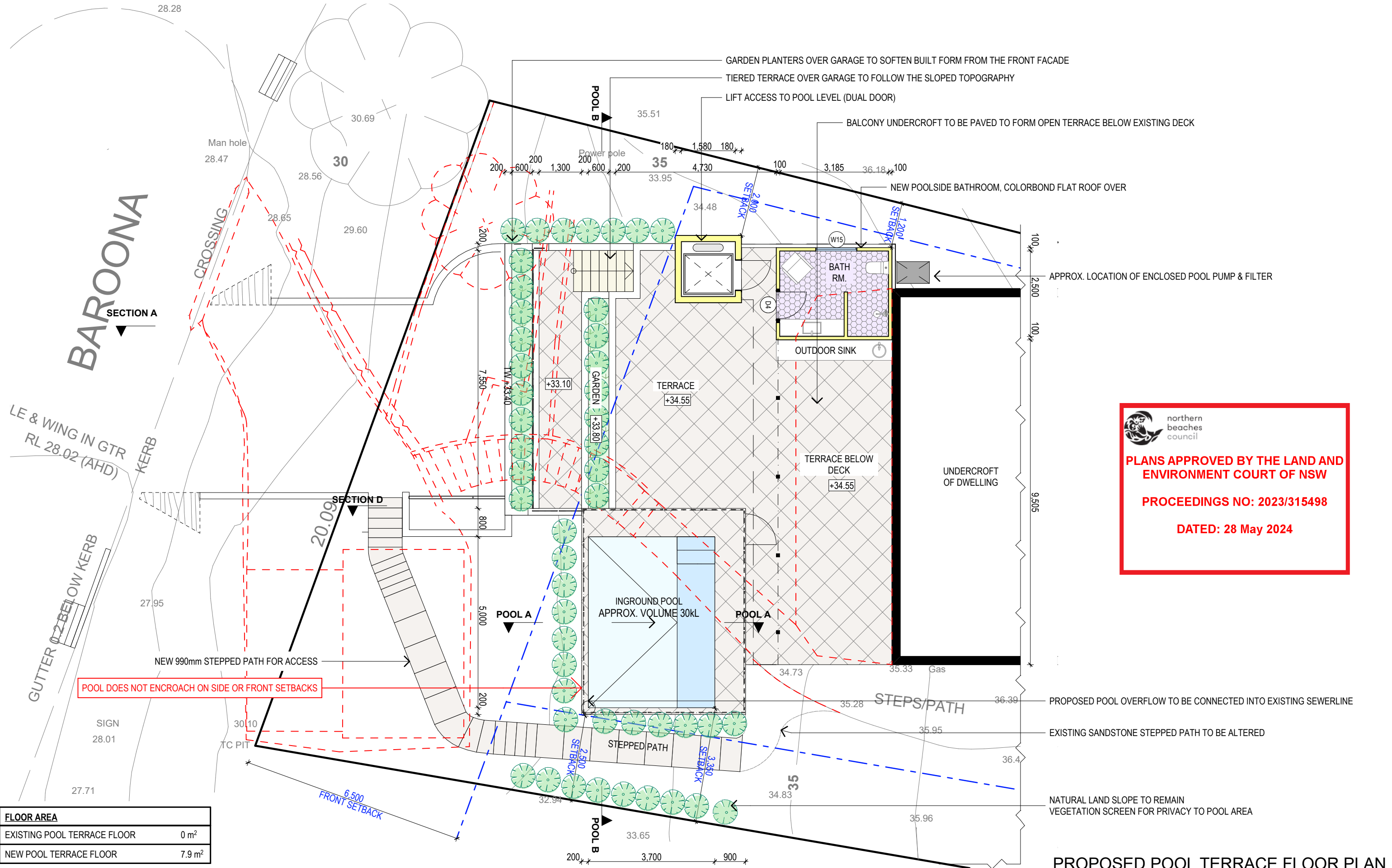
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PROPOSED ALTERATIONS AND ADDITIONS
8 BAROONA RD, CHURCH POINT 2105

CLIENT:
SECH & ALISON

DRAWING TITLE:
GARAGE FLOOR PLAN

DATE: MAY/22	DRAWN BY: AN	SCALE: 1:100 @ A3
JOB No: 1030/22	CHECKED BY: JJ	DRAWING No: DA.05



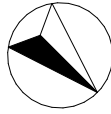
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FLOOR AREA	
EXISTING POOL TERRACE FLOOR	0 m ²
NEW POOL TERRACE FLOOR	7.9 m ²

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PROPOSED ALTERATIONS AND ADDITIONS
8 BAROONA RD, CHURCH POINT 2105

CLIENT:
SECH & ALISON

DRAWING TITLE:
POOL TERRACE FLOOR PLAN

DATE: MAY/22	DRAWN BY: AN	SCALE: 1:100 @ A3
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PROPOSED POOL TERRACE FLOOR PLAN

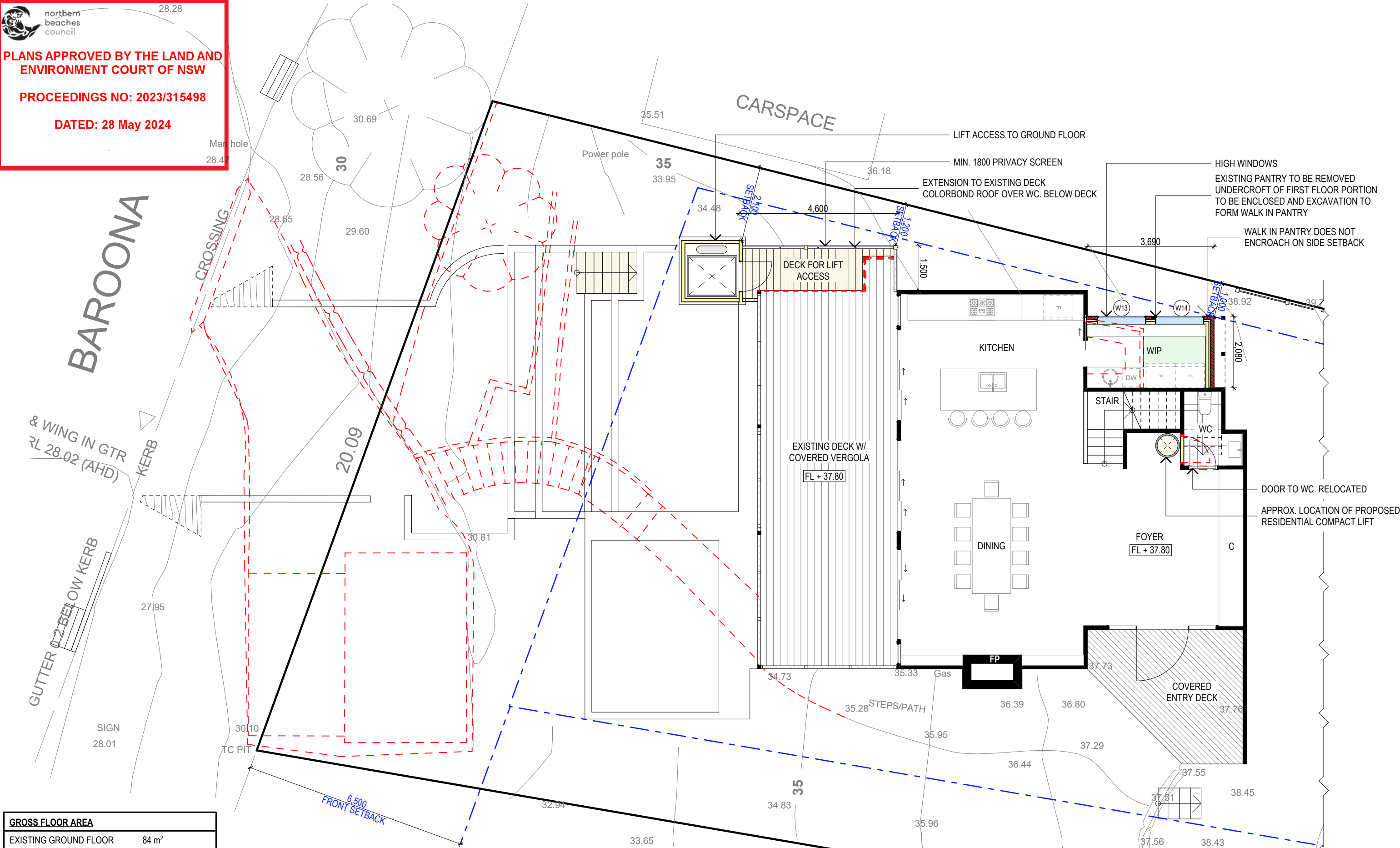


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GROSS FLOOR AREA	
EXISTING GROUND FLOOR	84 m ²
NEW GROUND FLOOR	86.6 m ²

PROPOSED GROUND FLOOR PLAN

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PROPOSED ALTERATIONS AND ADDITIONS
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DRAWING TITLE:
GROUND FLOOR PLAN

DATE:
MAY/22

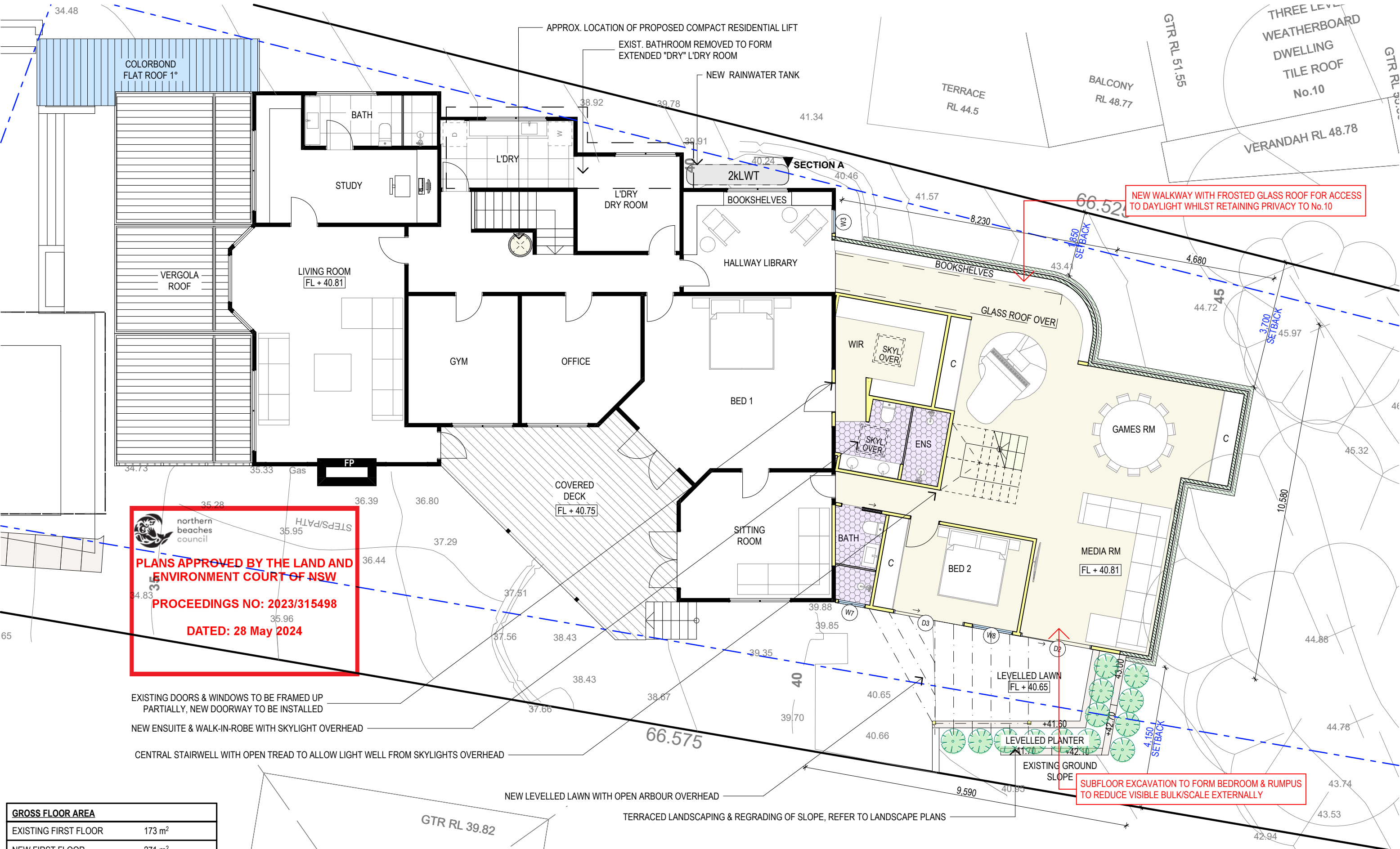
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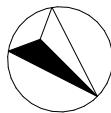
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DRAWING No:
DA.07



GROSS FLOOR AREA	
EXISTING FIRST FLOOR	173 m ²
NEW FIRST FLOOR	271 m ²

TRUE NORTH:



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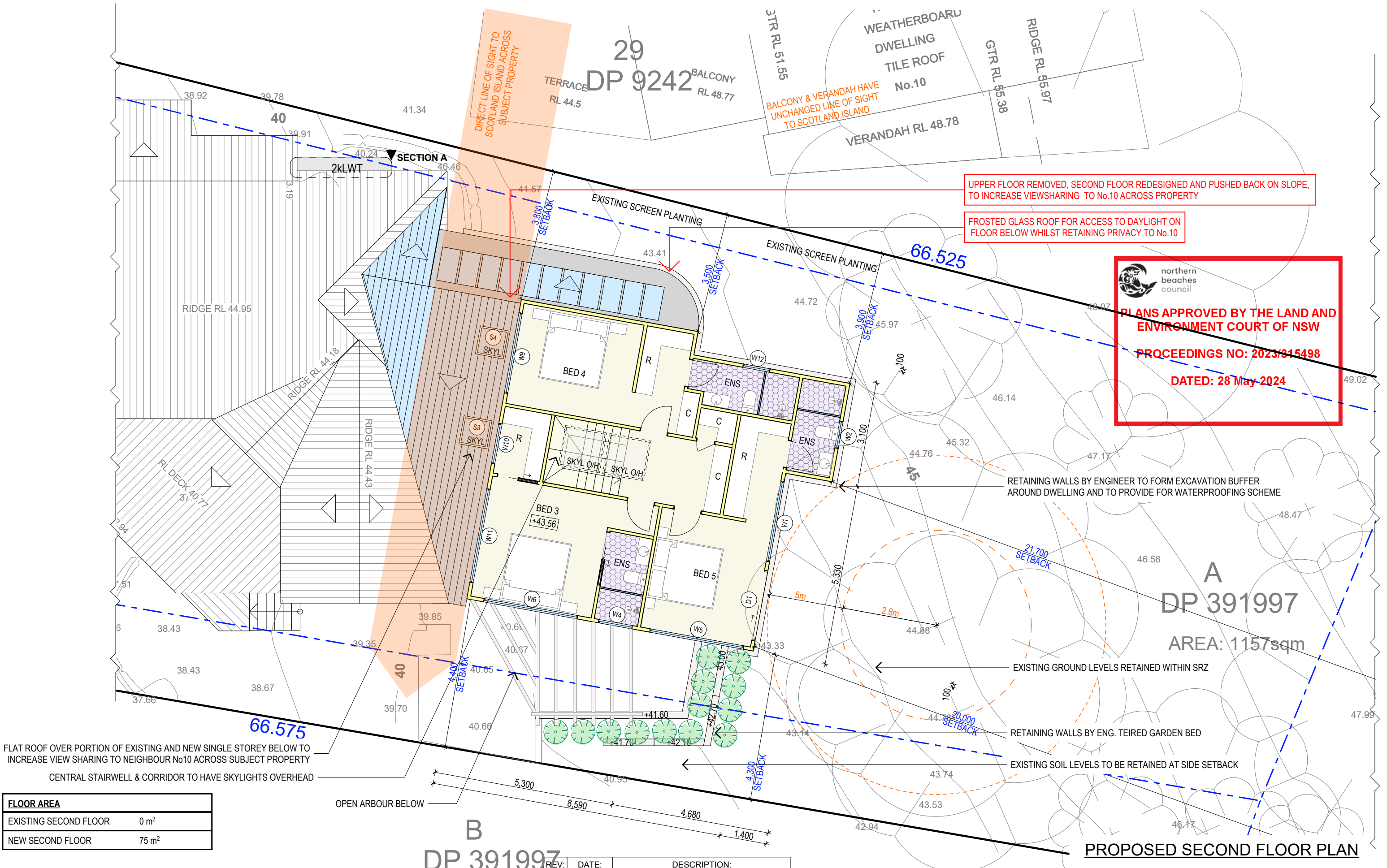
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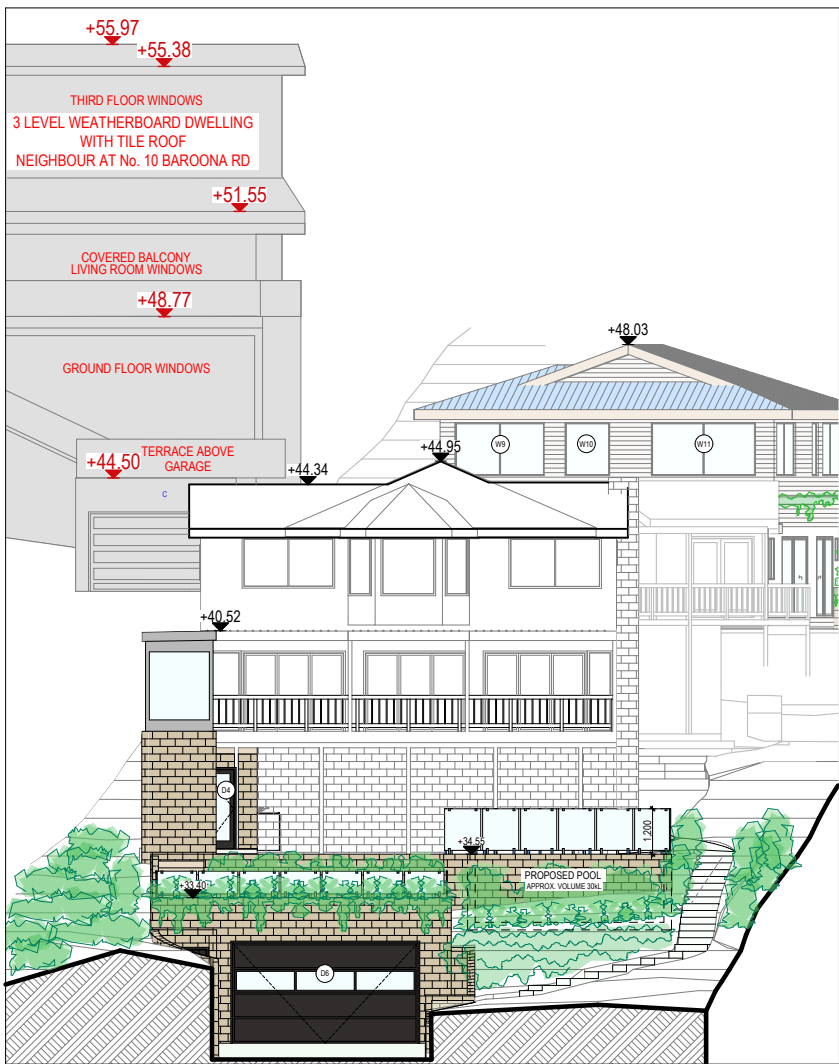
CLIENT:
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DRAWING TITLE:
FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

DATE: MAY/22	DRAWN BY: AN	SCALE: 1:100 @ A3
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1:200

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PROCEEDINGS NO: 2023/315498

DATED: 28 May 2024

EXISTING TERRACE BELOW EXISTING DECK
TO BE EXCAVATED TO ALLOW HIGHER HEAD HEIGHT

TERRACE OVER GARAGE TIERED TO FOLLOW TOPOGRAPHY OF SITE
600 DEEP PLANTERS TO SOFTEN FACADE WITH LANDSCAPING

BIN STORE. MADE EXTERNAL, (NOT VISIBLE FROM STREET)

APPROX. EXIST. GROUNDLINE

APPROX. LINE OF EXIST. GROUND LEVEL & DRIVEWAY SLAB

NEW DRIVEWAY W/ NEW CROSSOVER & DOUBLE GARAGE
EXCAVATED TO MINIMISE VISUAL IMPACT TO PUBLIC

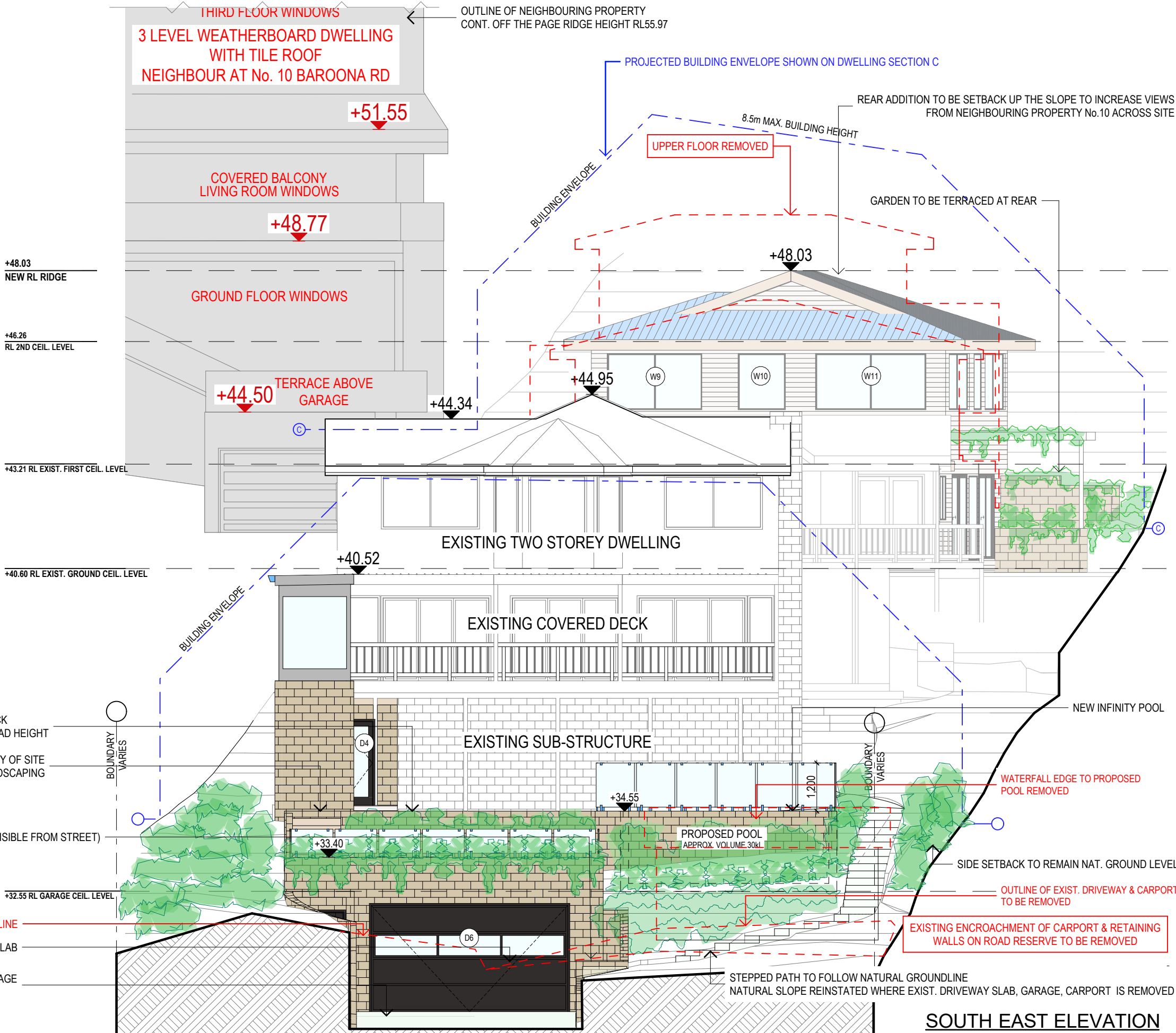
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PROPOSED ALTERATIONS AND ADDITIONS
8 BAROONA RD, CHURCH POINT 2105
CLIENT:
SECH & ALISON

DRAWING TITLE:
ELEVATION SHEET 1

DATE: MAY/22	DRAWN BY: AN	SCALE: 1:100, 1:200 @ A3
JOB No: 1030/22	CHECKED BY: JJ	DRAWING No: DA.10



OUTLINE OF NEIGHBOURING PROPERTY
CONT. OFF THE PAGE RIDGE HEIGHT RL55.97

PROJECTED BUILDING ENVELOPE SHOWN ON DWELLING SECTION C

REAR ADDITION TO BE SETBACK UP THE SLOPE TO INCREASE VIEWS
FROM NEIGHBOURING PROPERTY No.10 ACROSS SITE

8.5m MAX. BUILDING HEIGHT

UPPER FLOOR REMOVED

GARDEN TO BE TERRACED AT REAR

EXISTING TWO STOREY DWELLING

EXISTING COVERED DECK

EXISTING SUB-STRUCTURE

NEW INFINITY POOL

WATERFALL EDGE TO PROPOSED
POOL REMOVED

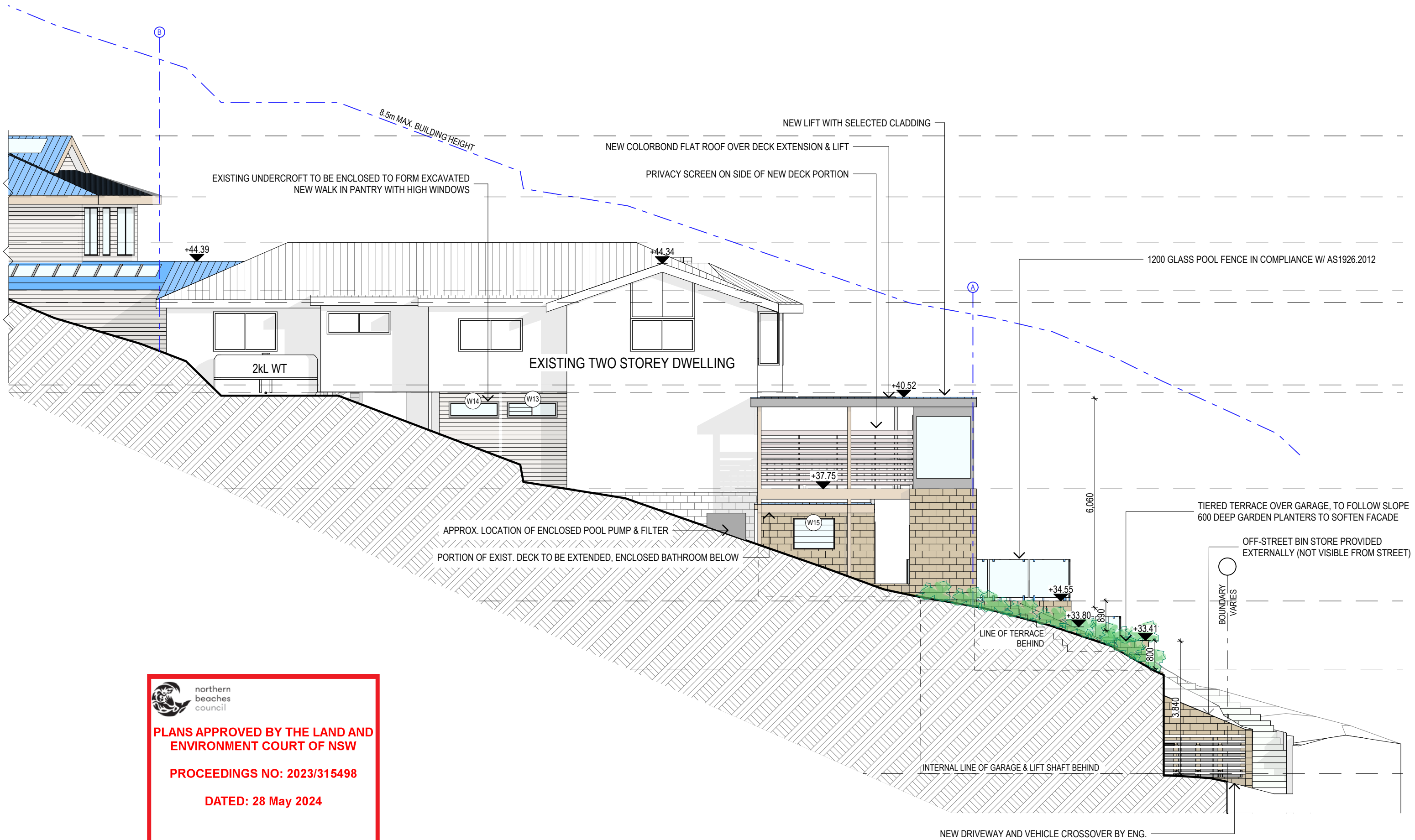
SIDE SETBACK TO REMAIN NAT. GROUND LEVEL

OUTLINE OF EXIST. DRIVEWAY & CARPORT
TO BE REMOVED

EXISTING ENCROACHMENT OF CARPORT & RETAINING
WALLS ON ROAD RESERVE TO BE REMOVED

STEPPED PATH TO FOLLOW NATURAL GROUNDLINE
NATURAL SLOPE REINSTATED WHERE EXIST. DRIVEWAY SLAB, GARAGE, CARPORT IS REMOVED

SOUTH EAST ELEVATION



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SOUTH WEST ELEVATION

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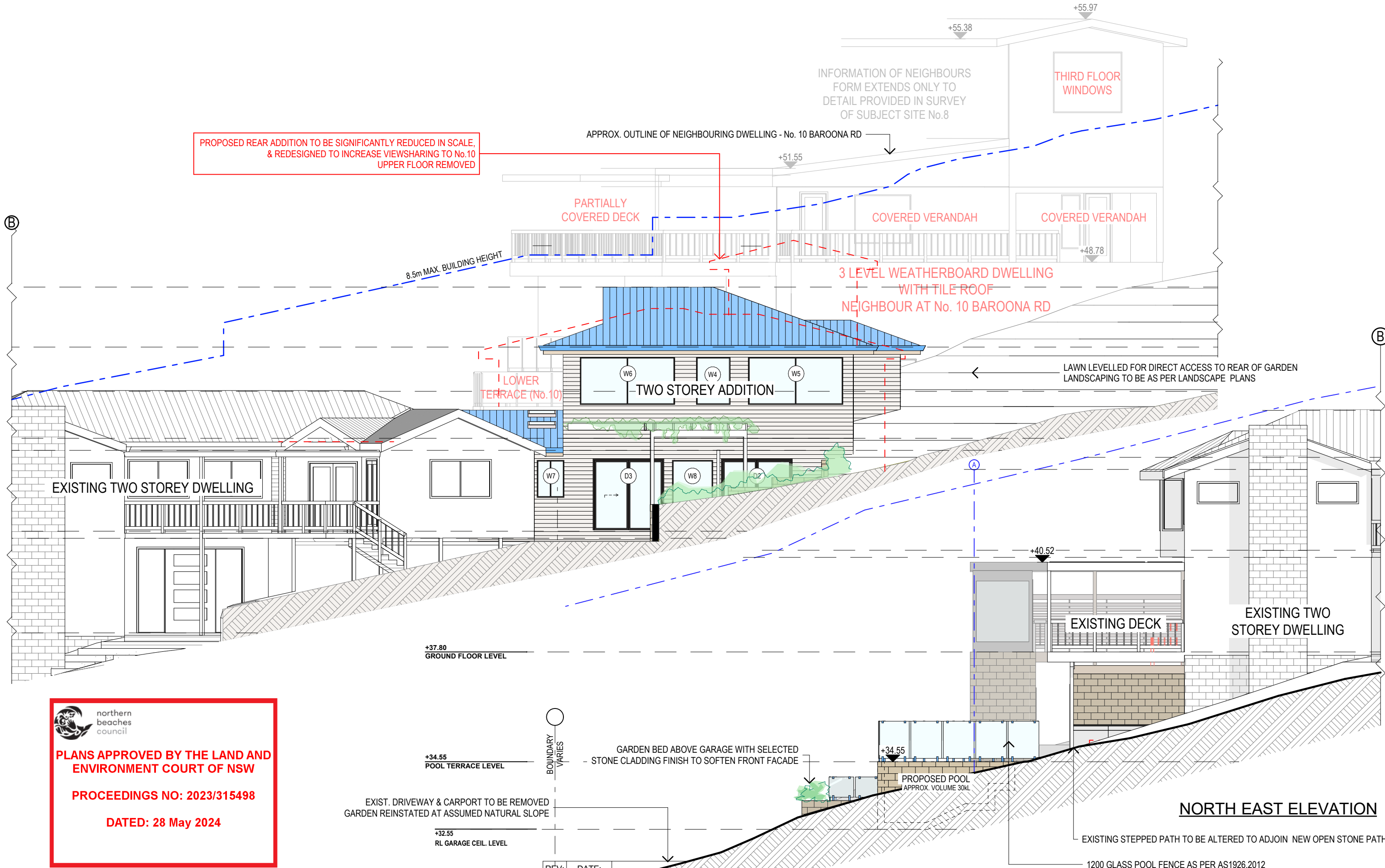
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8 BAROONA RD, CHURCH POINT 2105
CLIENT:
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DRAWING TITLE:
ELEVATIONS SHEET 4

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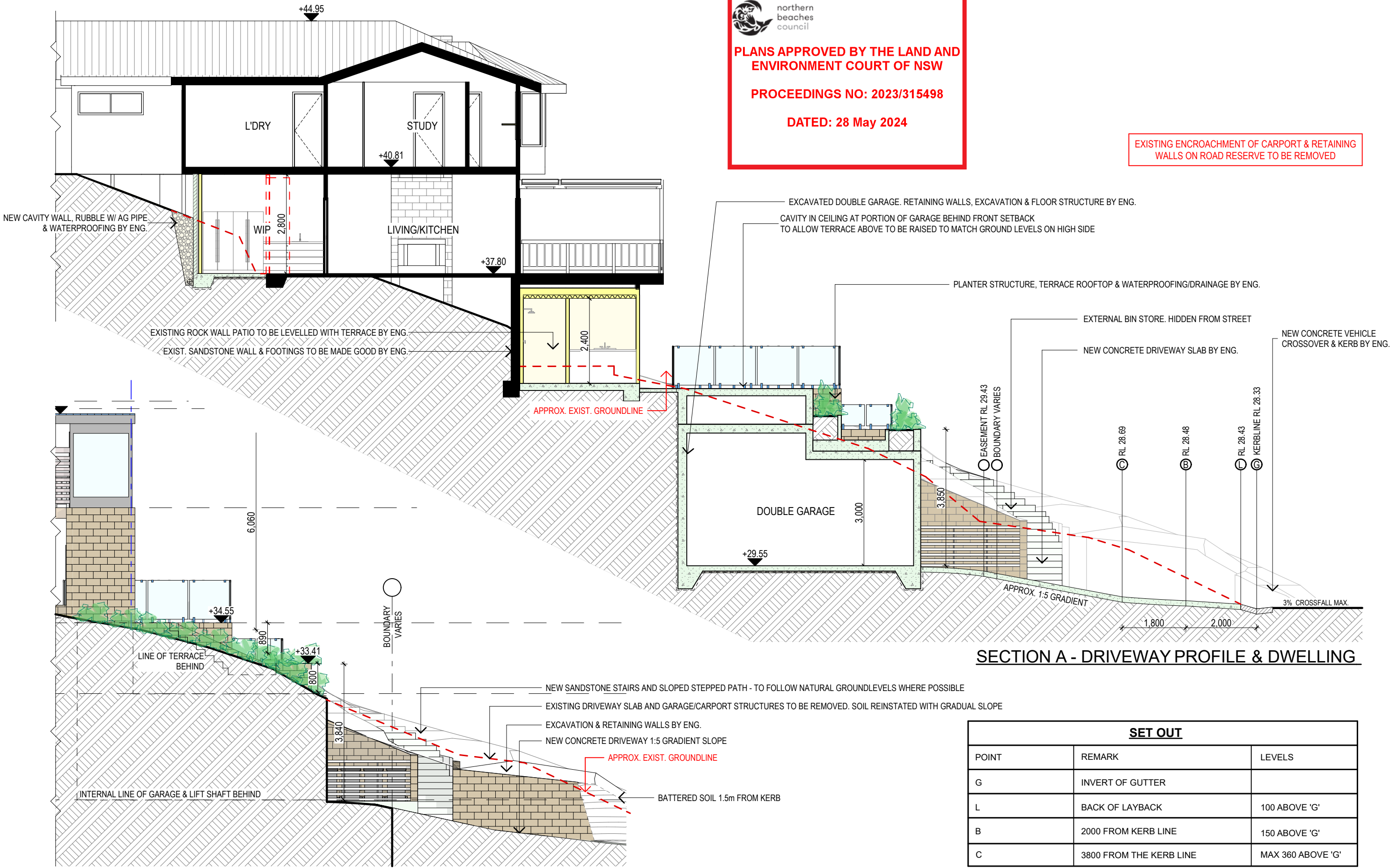
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EXISTING ENCROACHMENT OF CARPORT & RETAINING
WALLS ON ROAD RESERVE TO BE REMOVED



SECTION A - DRIVEWAY PROFILE & DWELLING

SET OUT		
POINT	REMARK	LEVELS
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE 'G'
B	2000 FROM KERB LINE	150 ABOVE 'G'
C	3800 FROM THE KERB LINE	MAX 360 ABOVE 'G'

SOUTH WEST DRIVEWAY ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS

8 BAROONA RD, CHURCH POINT 2105

CLIENT:

SECH & ALISON

DRAWING TITLE:

DRIVEWAY PROFILE & SECTION A

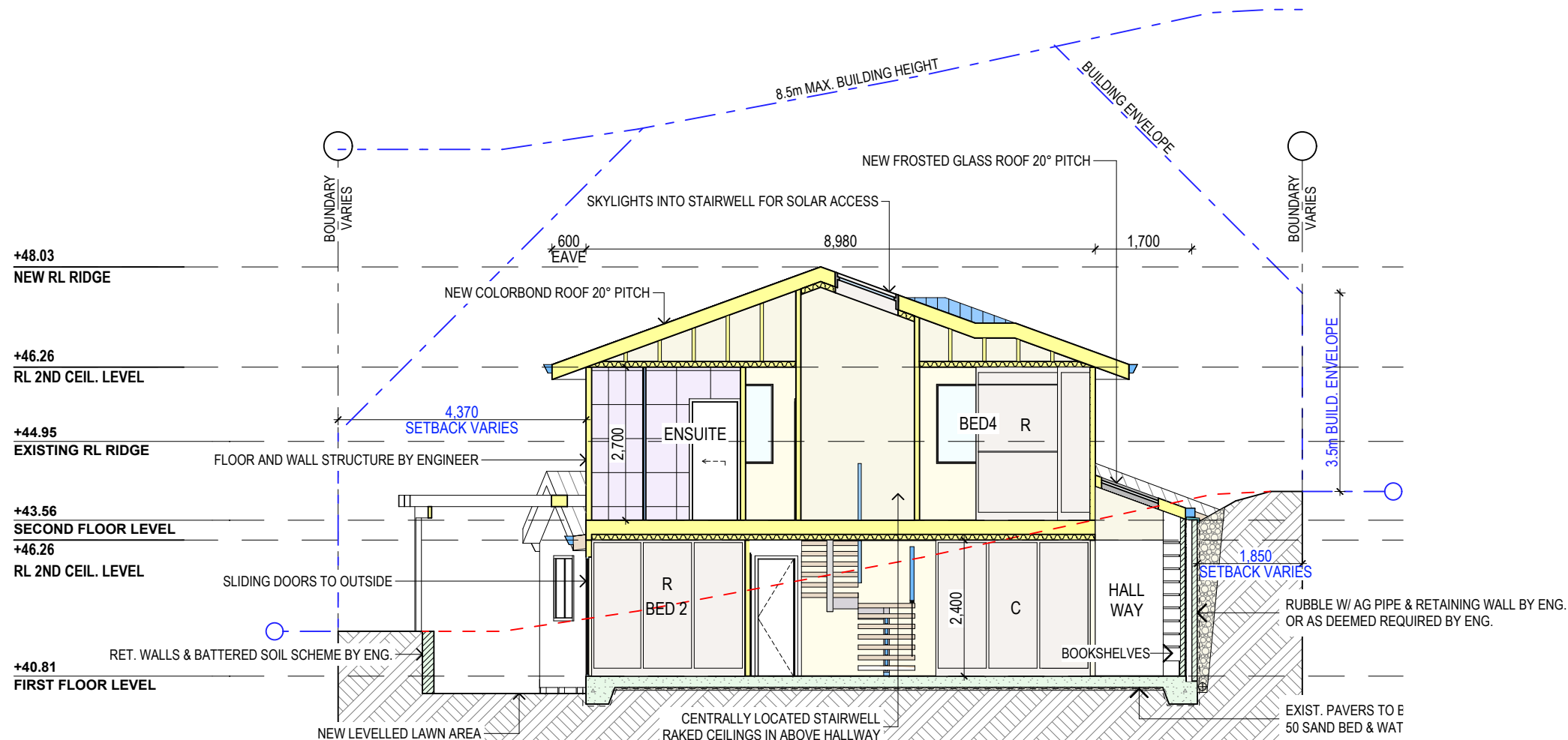
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1030/22	JJ	DA.15



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DWELLING SECTION C

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CLIENT:
SECH & ALISON

DRAWING TITLE:
DWELLING SECTION C

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MAY/22

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SCALE:
1:100 @ A3

JOB No:
1030/22

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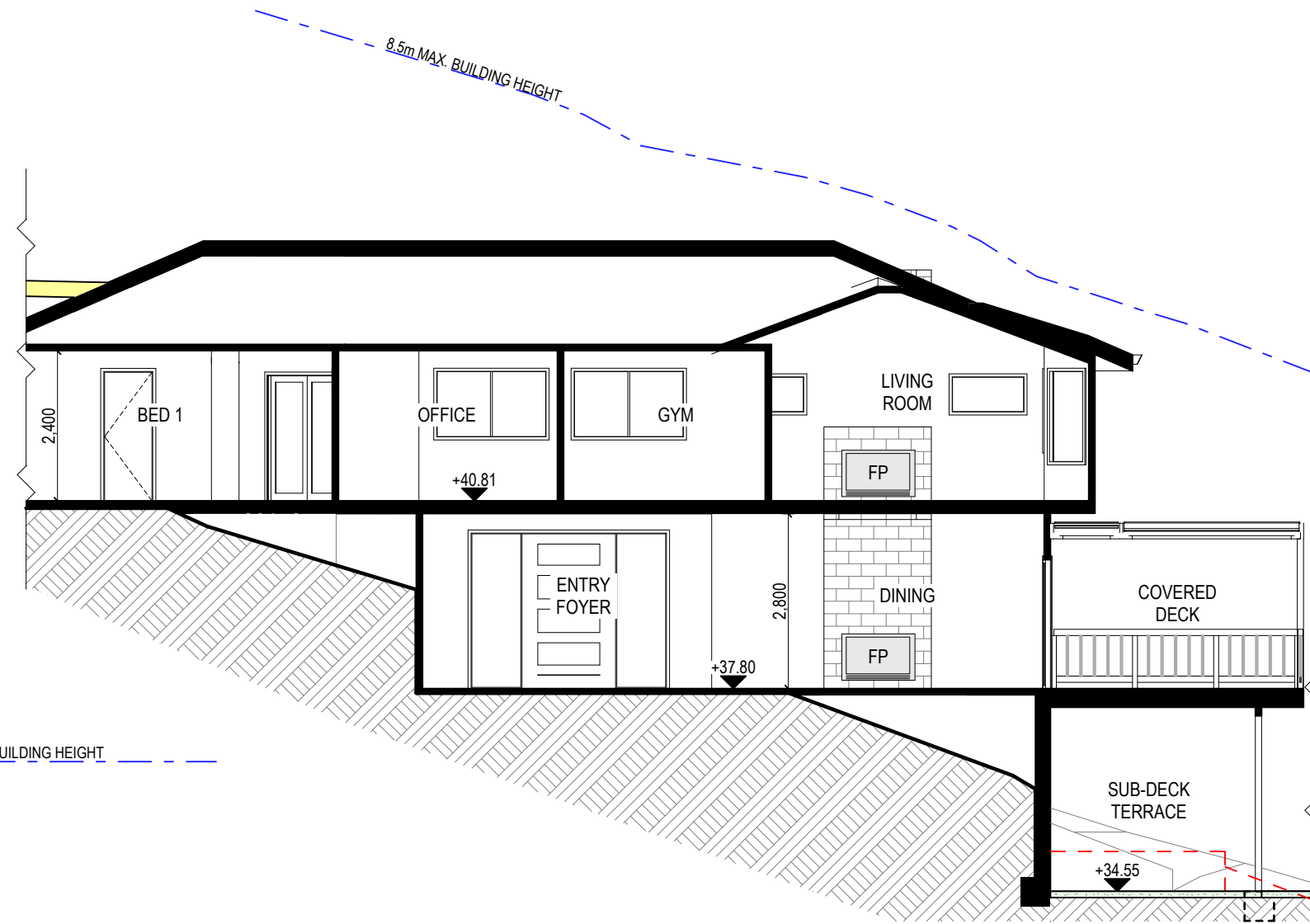


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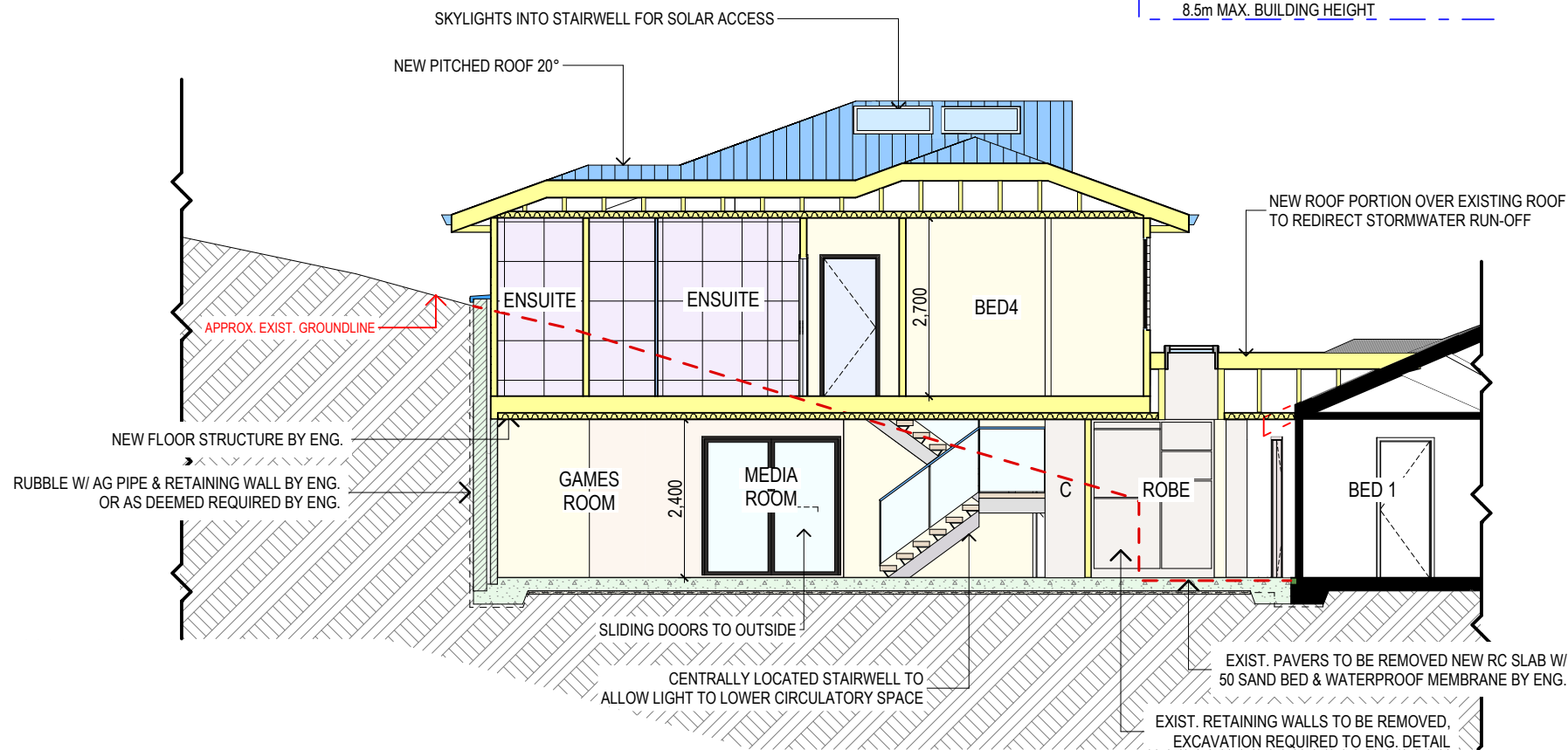
PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/315498

DATED: 28 May 2024



DWELLING SECTION D



DWELLING SECTION B

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
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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:
A	23/01/23	DA AMENDED
B	27/01/23	DA AMENDED
C	14/07/23	DA REVIEW SET
D	16/11/23	DRAFT CONCEPT PLANS(UPPER FLOOR REMOVED)
E	15/02/24	AMENDED CONCEPT PLANS
F	27/02/24	AMENDED DA SET
G	12/04/24	AMENDED DA SET
H	15/04/24	AMENDED DA SET (RET. WALLS)
I	20/04/24	AMENDED DA SET (REDUCE REAR)

PROPOSED ALTERATIONS AND ADDITIONS
8 BAROONA RD, CHURCH POINT 2105

CLIENT:
SECH & ALISON

DRAWING TITLE:
DWELLING SECTION B & D

DATE:
MAY/22

DRAWN BY:
AN

SCALE:
1:100 @ A3

JOB No:
1030/22

CHECKED BY:
JJ

DRAWING No:
DA.17

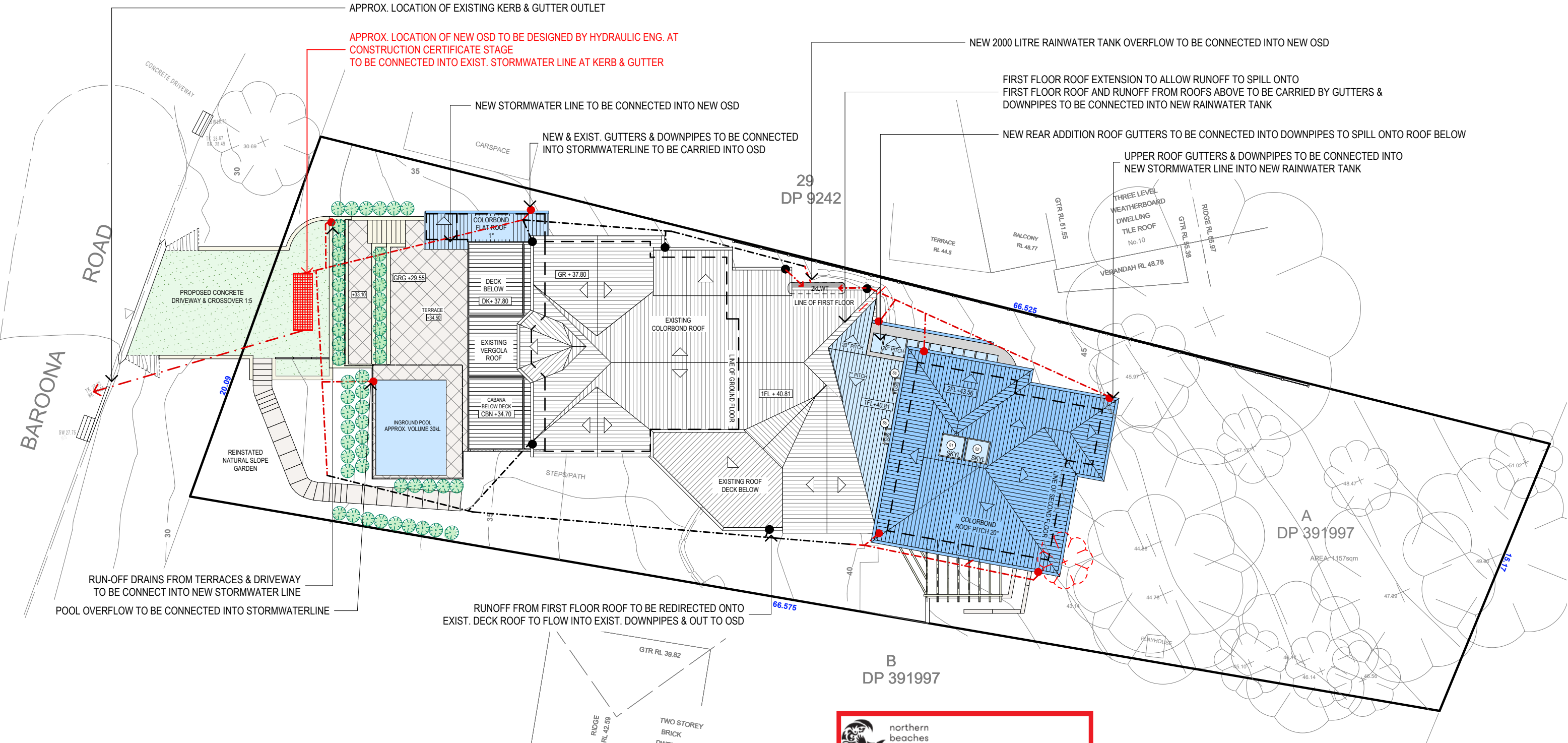


DRAWING No:

DA.18

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STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES ●

NEW DOWNPIPES ●

EXISTING STORWATER LINE - . - . - .

NEW STORMWATER LINE - . - . - .

WATER MANAGEMENT

ADDITIONAL HARD SURFACE AREA: 50 - 75m²

MIN. RAINWATER STORAGE CAPACITY: 1,500 L

*AS PER NORTHERN BEACHES COUNCIL CONTROLS

TRUE NORTH:

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 northern beaches council

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PROPOSED ALTERATIONS AND ADDITIONS

8 BAROONA RD, CHURCH POINT 2105

CLIENT: SECH & ALISON

DRAWING TITLE: ROOF & STORMWATER CONCEPT PLAN

DATE:	DRAWN BY:	SCALE:
MAY/22	AN	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1030/22	JJ	DA.21

ROOF & STORMWATER PLAN