





**northern beaches council**

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2023/142770**

**DATED: 31 May 2024**

**NOTES**

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

FIRST FLOOR AREA - EXISTING	m <sup>2</sup>
FIRST FLOOR EXISTING	130.11
FIRST FLOOR AREA - PROPOSED	m <sup>2</sup>
FIRST FLOOR PROPOSED	137.70

### PROPOSED FIRST FLOOR 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.
- 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.**

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REV:	DATE:	DESCRIPTION:
A	25/11/2021	DEVELOPMENT APPLICATION PACKAGE
B	26/08/2022	ISSUE DRAFT SET FOR REVIEW
C	05/09/2022	CARPORT ROOF REVISED
D	04/10/2022	DRAWINGS ADDED
E	14/10/2022	PALING FENCE UPDATED
F	16/08/2023	REVISE DRAWINGS - BOUNDARY CONTROL

PROPOSED ALTERATIONS AND ADDITIONS  
79 RIVERVIEW ROAD AVALON BEACH NSW 2107

CLIENT:  
VIVIANNE AND TONY

DRAWING TITLE:  
PROPOSED FIRST FLOOR PLAN

DATE: AUGUST/22	DRAWN BY: DK	SCALE: 1:100 @ A3
JOB No: 907/21	CHECKED BY: JJ	DRAWING No: DA.09

