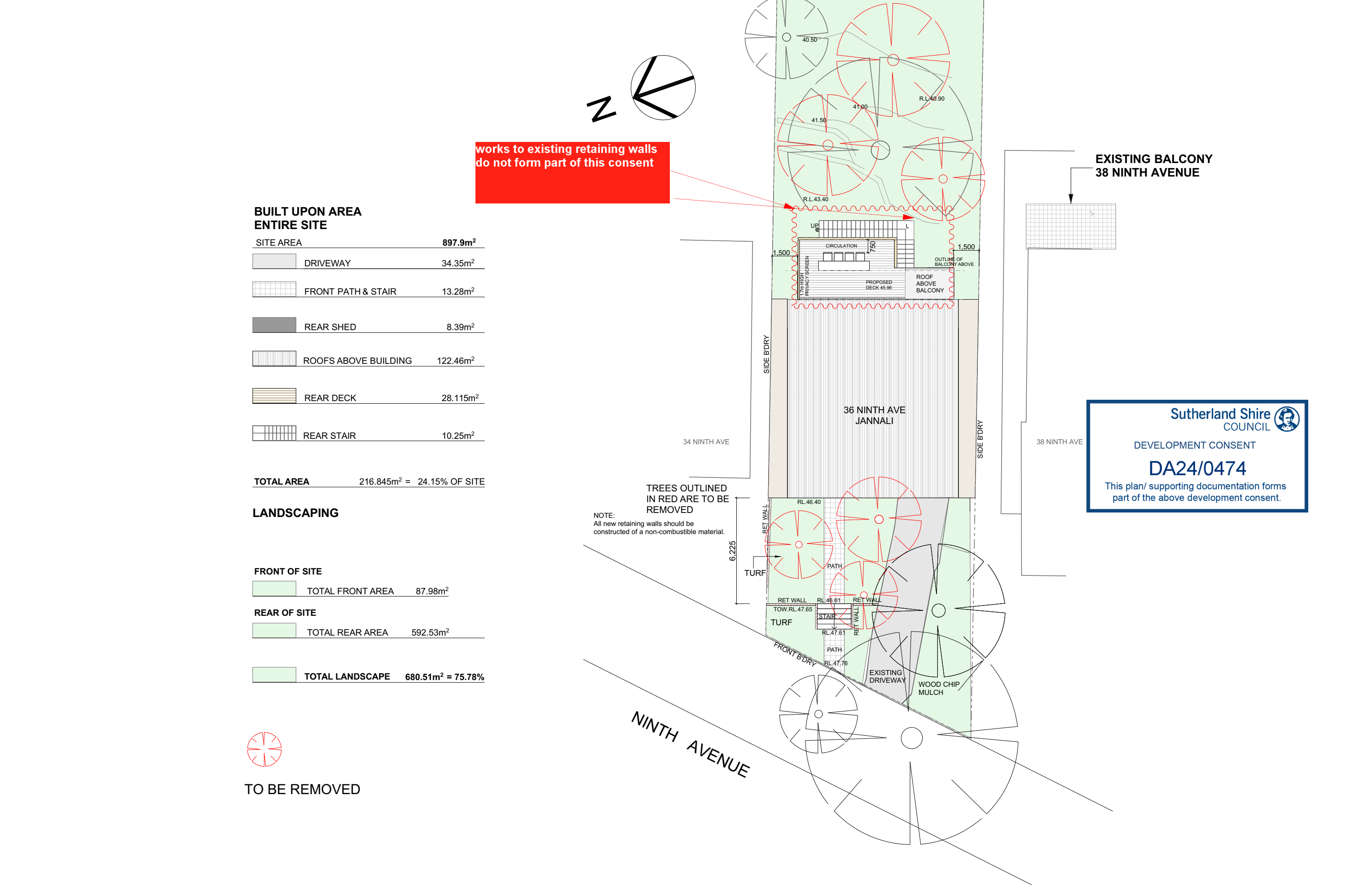




Drawing Issue: Issued for DA			 Sam Zaiter Design & Architecture ABN: 29 725 678 237 S/ 5-7 villiers St Parramatta 2150 ph: 0437 582 272 email: szaiterdesign@live.com.au contact: Sam Zaiter - Design Manager	Project: GROUND FLOOR ENCLOSURE		Client: MR: AIDAN FITZGERALD 0431 248 793		Notes:		1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISREPA NCIES ARE TO BE CONFIRMED BY THE DESIGNER. . 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. . 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. . 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL 'S REQUIREMENTS & D.A. CONDITIONS
Revisions				Drawing Title: SITE PLAN		Scale at A3: 1:200		Description: Issued for DA		
Issue: Date: Description:				LOT 634 DP 17524		Date: 04/01/2025		Drawn By: SZ		
A 23/06/2024 DA APPLICATION ALTERATIONS AND ADDITIONS				36 NINTH AVENUE JANNALI 2226		Project Number: SZD 16/24		Dwg Number: DA - 01		
B 04/01/2025 RESPONSE TO COUNCIL LETTER.						Issue: B				

Sutherland Shire
COUNCIL

DEVELOPMENT CONSENT

DA24/0474

This plan/ supporting documentation forms
part of the above development consent.

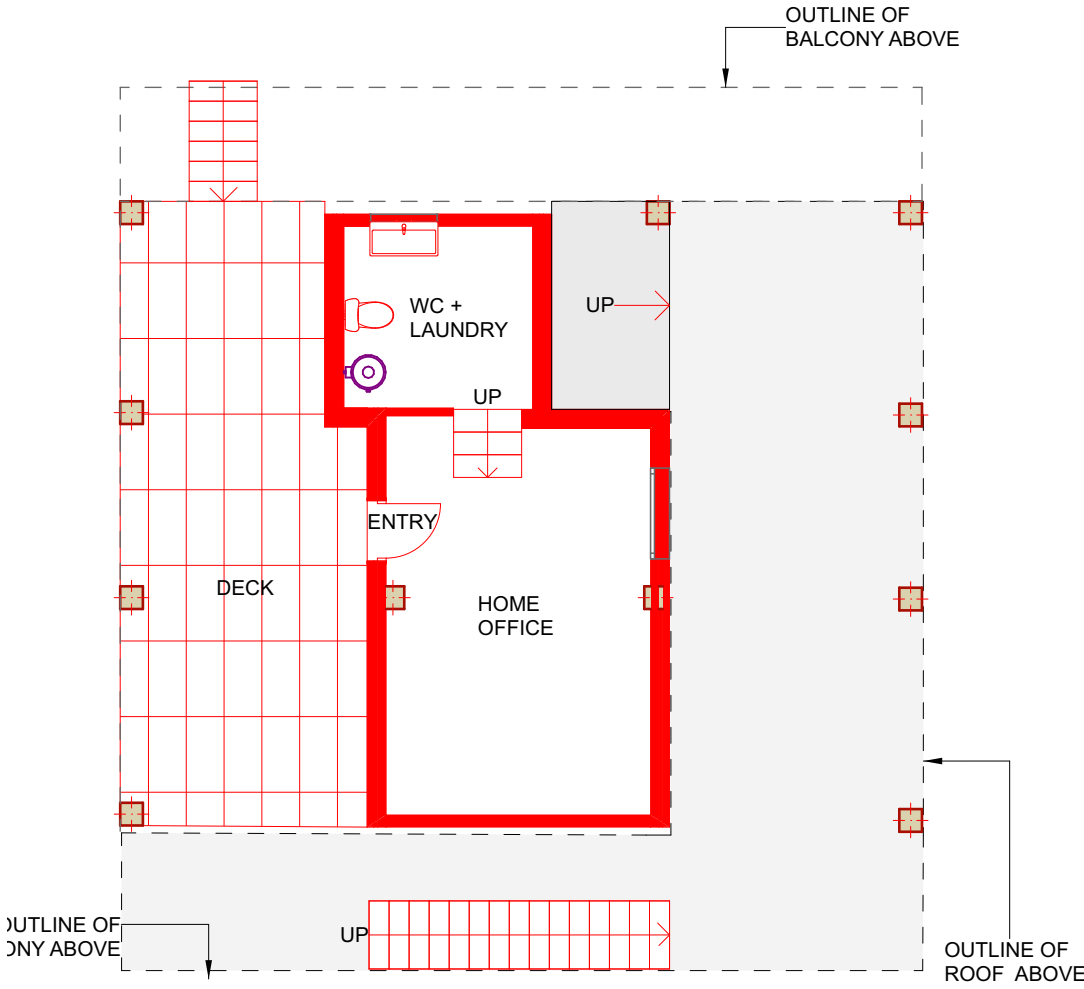
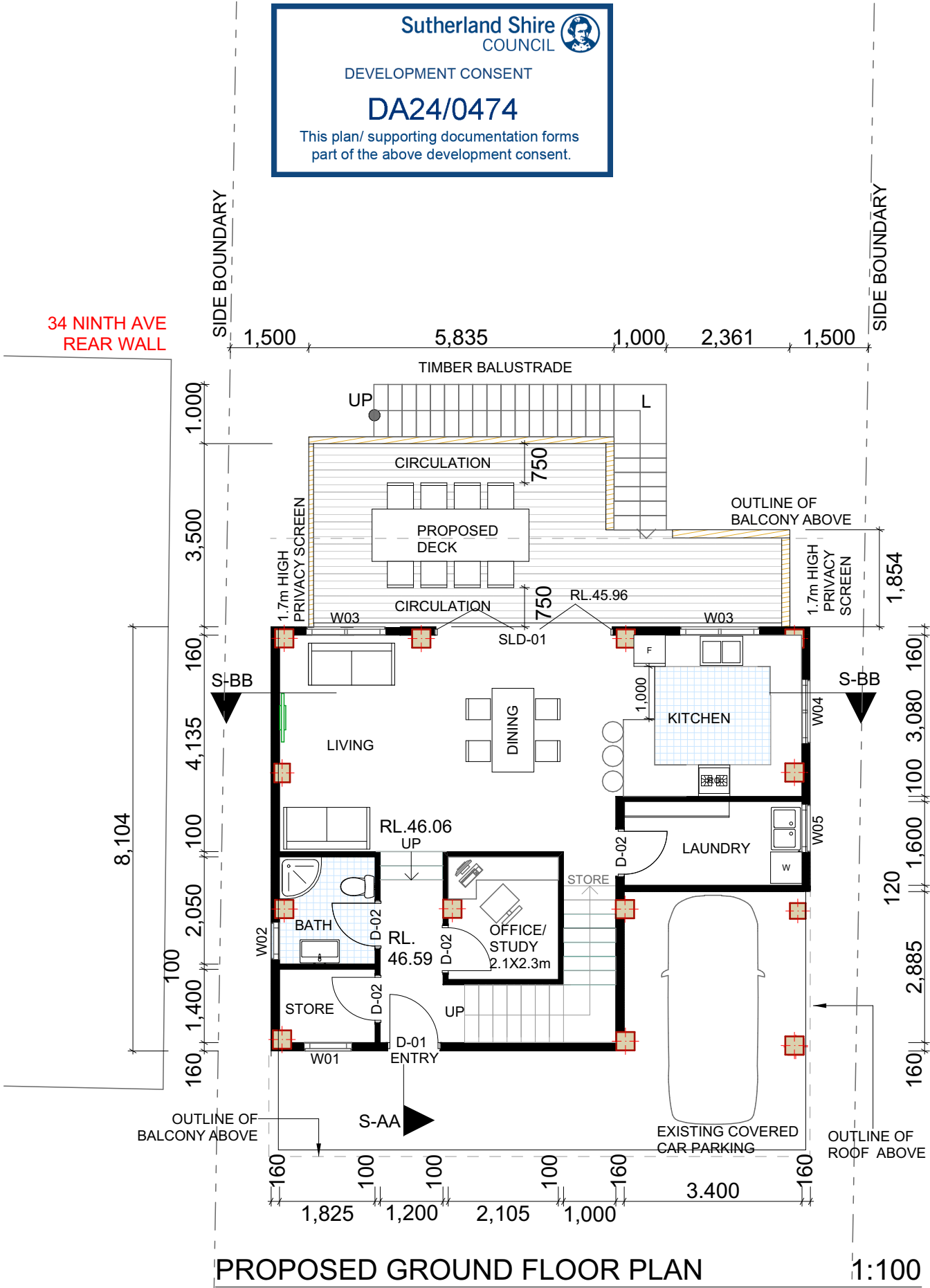
38 NINTH AVE
REAR WALL

WINDOW NO	WIDTH	HEIGHT	SILL	QUANTITY
W01	900	900	1200	1
W02 FROSTED	700	900	1200	1
W03	1500	1500	1200	2
W04	1200	1500	900	1
W05	900	1500	900	1
W06	500	1030	1130	1

DOORS SCHEDULE

DOOR NO	WIDTH	HEIGHT	TYPE	QUANTITY
D-01	1000	2400	ENTRY-SOLID	1
D-02	900	2100	INTERIOR	4
SLD-01	3400	2700	SLIDING-FOLD	1

38 NINTH AVE
REAR WALL



Drawing Issue:
Issued for DA

Revisions

Issue:	Date:	Description:
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS
B	04/01/2025	RESPONSE TO COUNCIL LETTER.

Sam Zaiter
Design & Architecture
ABN: 29 725 678 237
S/ 5-7 Williams St
Parramatta 2159
ph: 0437 582 272
email: szaiterdesign@live.com.au
contact: Sam Zaiter - Design Manager

Project: GROUND FLOOR ENCLOSURE

LOT 634
DP 17524
36 NINTH AVENUE
JANNALI 2226

Client: MR: AIDAN FITZGERALD
0431 248 793

Drawing Title: Ground Floor Plan

General Conditions:

- Use figured dimensions in preference to scaling
- Check all dimensions and levels on site before commencing work or ordering materials.
- All plans must be read in conjunction with other relevant plans and reports.
- Unless noted "Issued for Construction", drawing not to be used for construction.

Notes:

- Scale at A1:
- Description:
- Date:
- Drawn By:

AS SHOWN

Issued for DA

04/01/2025

SZ

Project Number: SZD 16/24

Dwg Number: DA - 02

Issue: B

1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.

2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.

3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING

4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

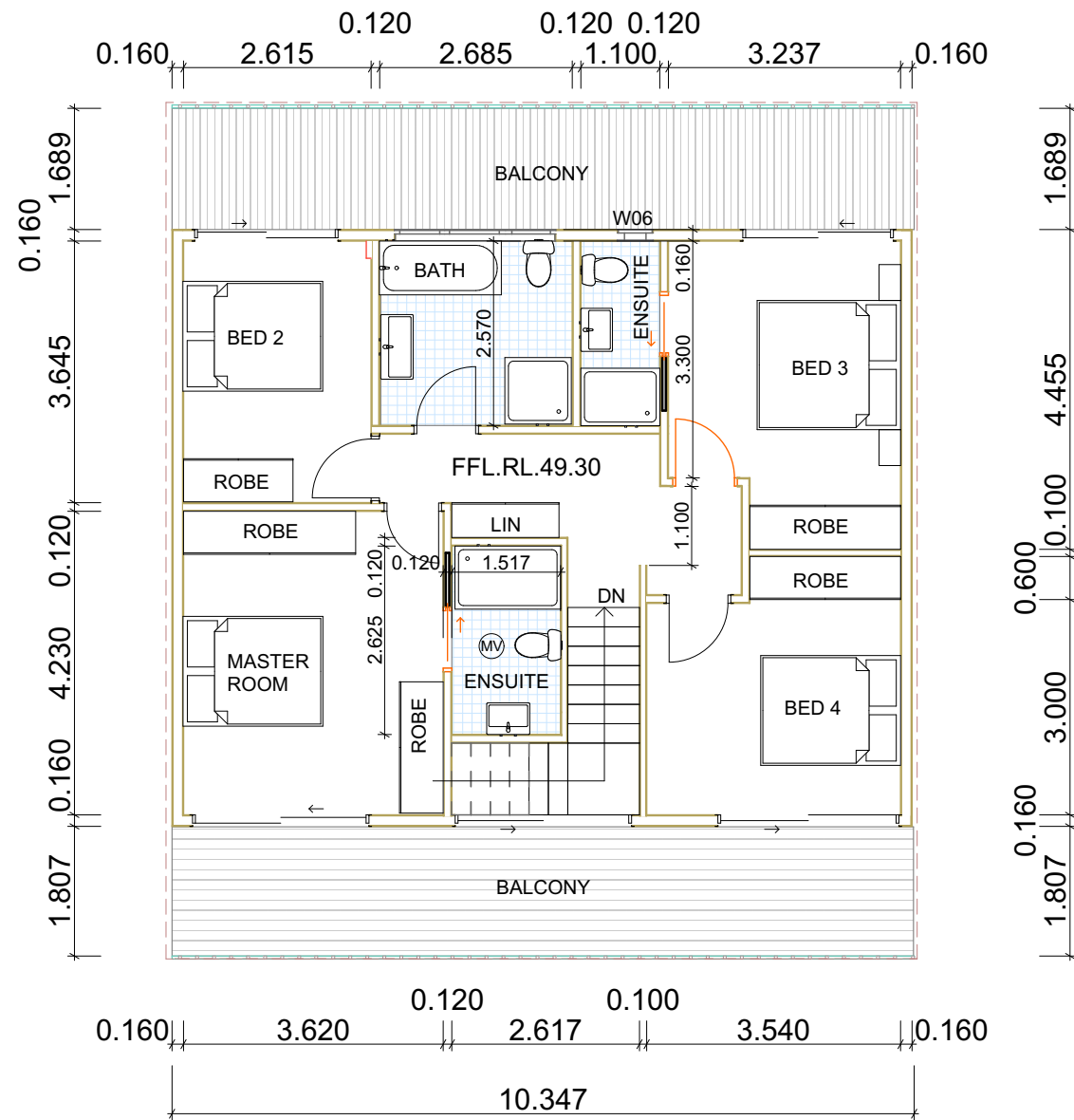
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING

6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.

7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING

9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & D.A. CONDITIONS



PROPOSED FIRST FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

LEGEND
TO BE DEMOLISHED

Sutherland Shire COUNCIL

DEVELOPMENT CONSENT

DA24/0474

This plan/ supporting documentation forms part of the above development consent.

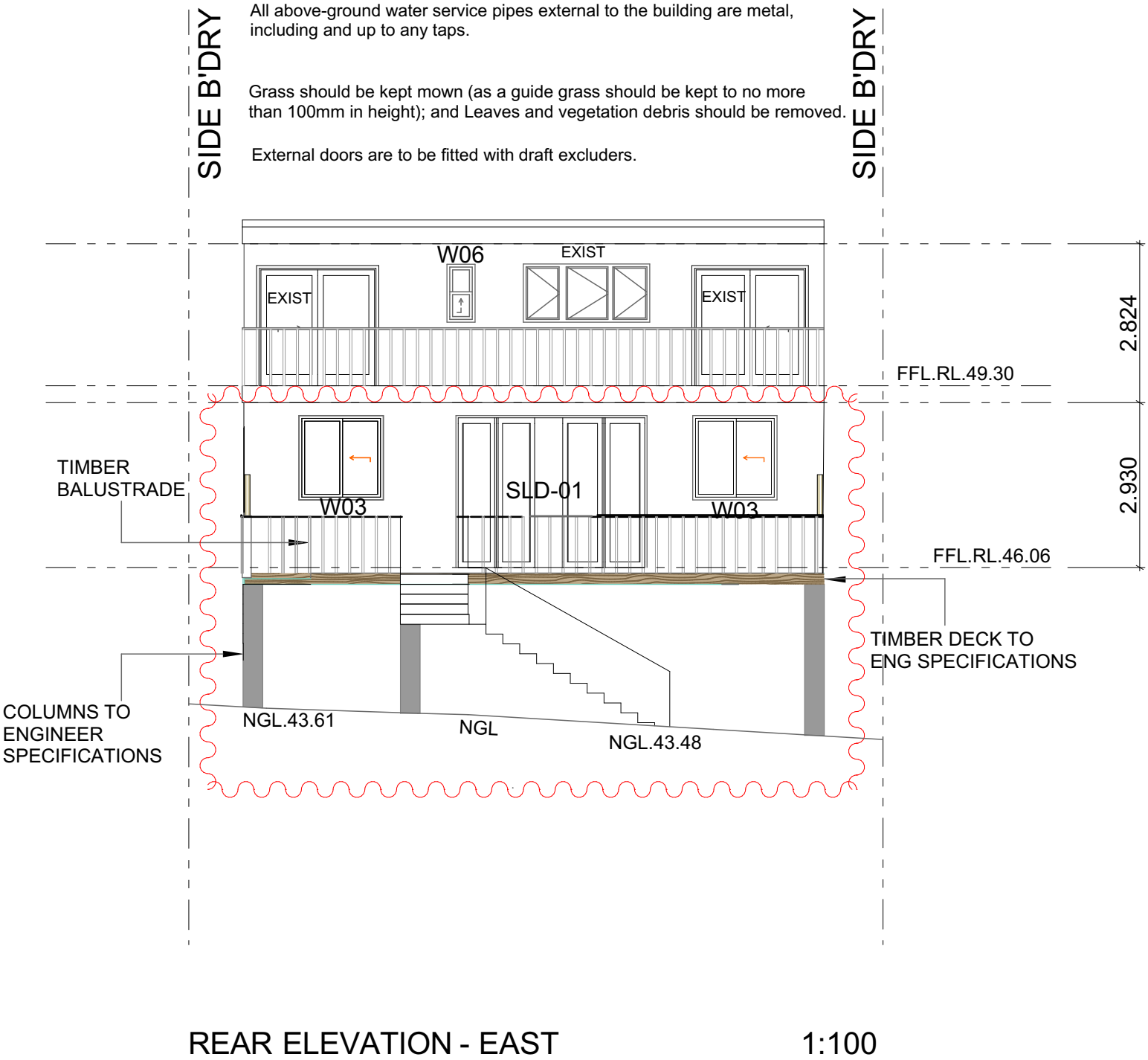
Drawing Issue: Issued for DA				Project: GROUND FLOOR ENCLOSURE	Client: MR: AIDAN FITZGERALD 0431 248 793	Notes:			1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL 'S REQUIREMENTS & D.A. CONDITIONS
Revisions						Scale at A1: AS SHOWN			
Issue:	Date:	Description:				Description:			
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS		LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226	Drawing Title: FIRST FLOOR PLAN	Date: 23/06/2024			Project Number: SZD 16/24 Dwg Number: DA - 03 Issue: A
						Drawn By: SZ			
						General Conditions:			
						- Use figured dimensions in preference to scaling - Check all dimensions and levels on site before commencing work or ordering materials - All plans must be read in conjunction with other relevant plans and reports - Unless noted "Issued for Construction", drawing not to be used for construction			

TO COMPLY WITH:
AS 3959:2018 Section 7 Construction for
Bushfire Attack Level 29 (BAL - 29)

All above-ground water service pipes external to the building are metal,
including and up to any taps.

Grass should be kept mown (as a guide grass should be kept to no more
than 100mm in height); and Leaves and vegetation debris should be removed.

External doors are to be fitted with draft excluders.



Sutherland Shire
COUNCIL

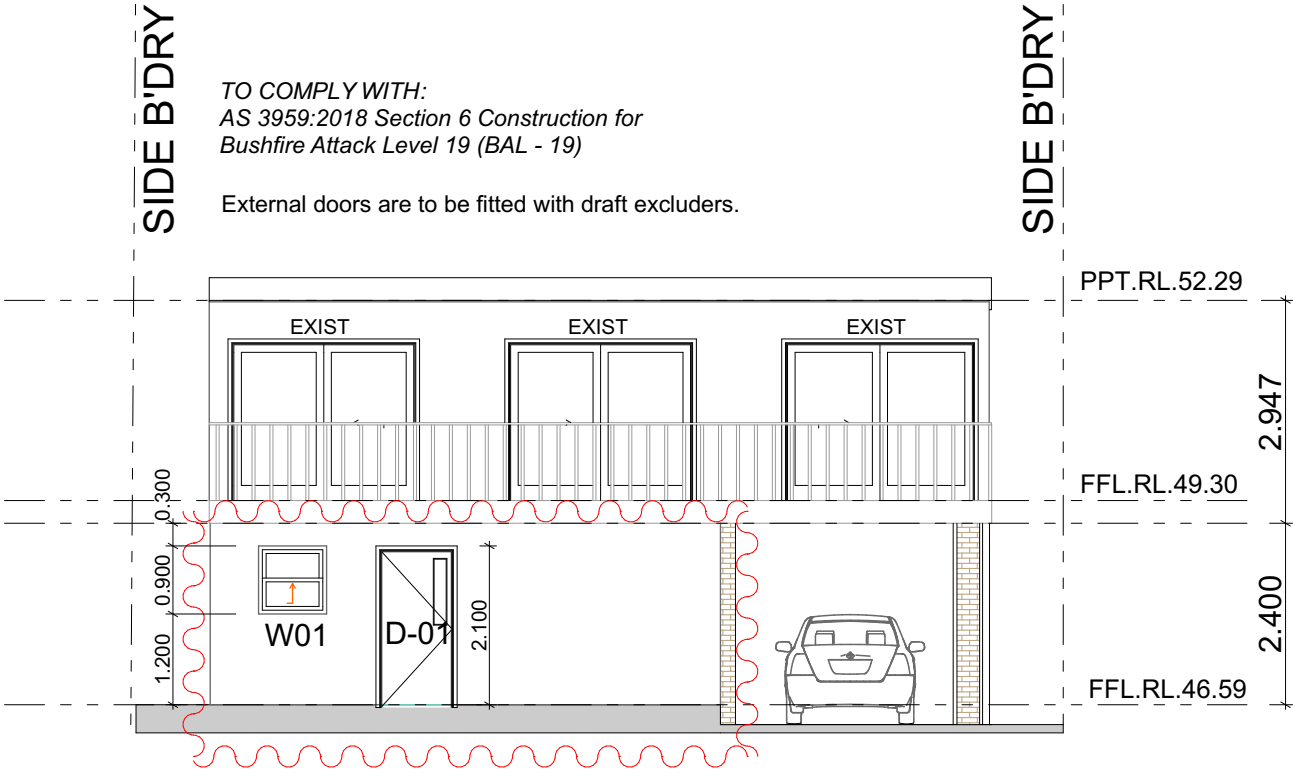
DEVELOPMENT CONSENT

DA24/0474

This plan/ supporting documentation forms
part of the above development consent.

TO COMPLY WITH:
AS 3959:2018 Section 6 Construction for
Bushfire Attack Level 19 (BAL - 19)

External doors are to be fitted with draft excluders.



Drawing Issue: Issued for DA			 Project: GROUND FLOOR ENCLOSURE LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226	Client: MR: AIDAN FITZGERALD 0431 248 793		Notes: Scale at A1: AS SHOWN Description: Issued for DA Date: 04/01/2025 Drawn By: SZ		1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & D.A. CONDITIONS		
Revisions				Drawing Title: FRONT & REAR ELEVATIONS		General Conditions: - Use figured dimensions in preference to scaling - Check all dimensions and levels on site before commencing work or ordering materials. - All plans must be read in conjunction with other relevant plans and reports. - Unless noted "Issued for Construction", drawing not to be used for construction.			Project Number: SZD 16/24 Dwg Number: DA - 04 Issue: B	
Issue:	Date:	Description:				Sam Zaiter Design & Architecture ABN: 29 725 676 237 5/ 5-7 villiers St Parramatta 2150 ph: 0437 582 272 email: szaiterdesign@live.com.au contact: Sam Zaiter - Design Manager				
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS								
B	04/01/2025	RESPONSE TO COUNCIL LETTER								

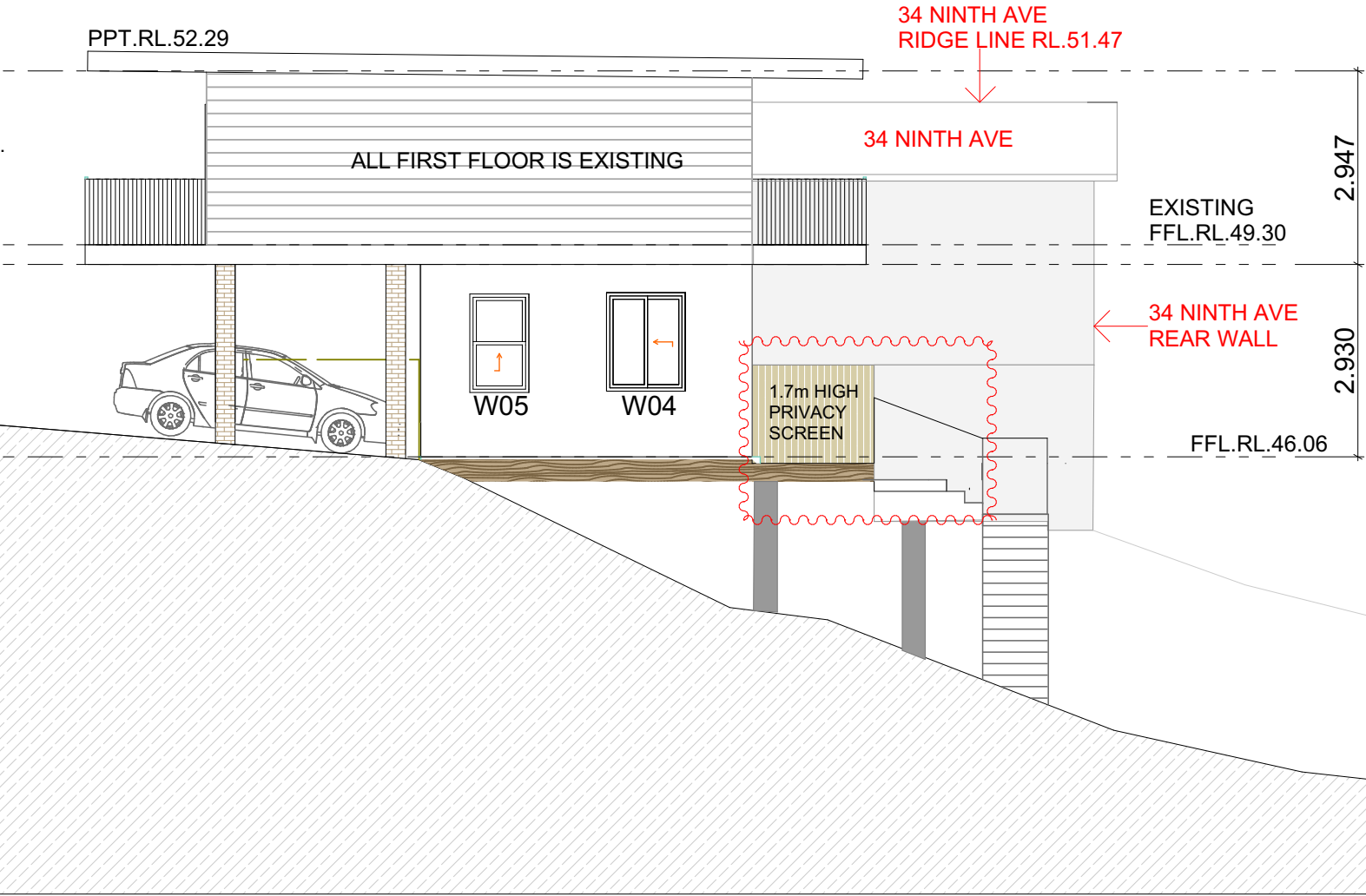
TO COMPLY WITH:
AS 3959:2018 Section 7 Construction for
Bushfire Attack Level 29 (BAL - 29)

All above-ground water service pipes external to the building are metal,
including and up to any taps.

Grass should be kept mown (as a guide grass should be kept to no more
than 100mm in height); and Leaves and vegetation debris should be removed.

All above-ground water service pipes external to the building are metal,
including and up to any taps.

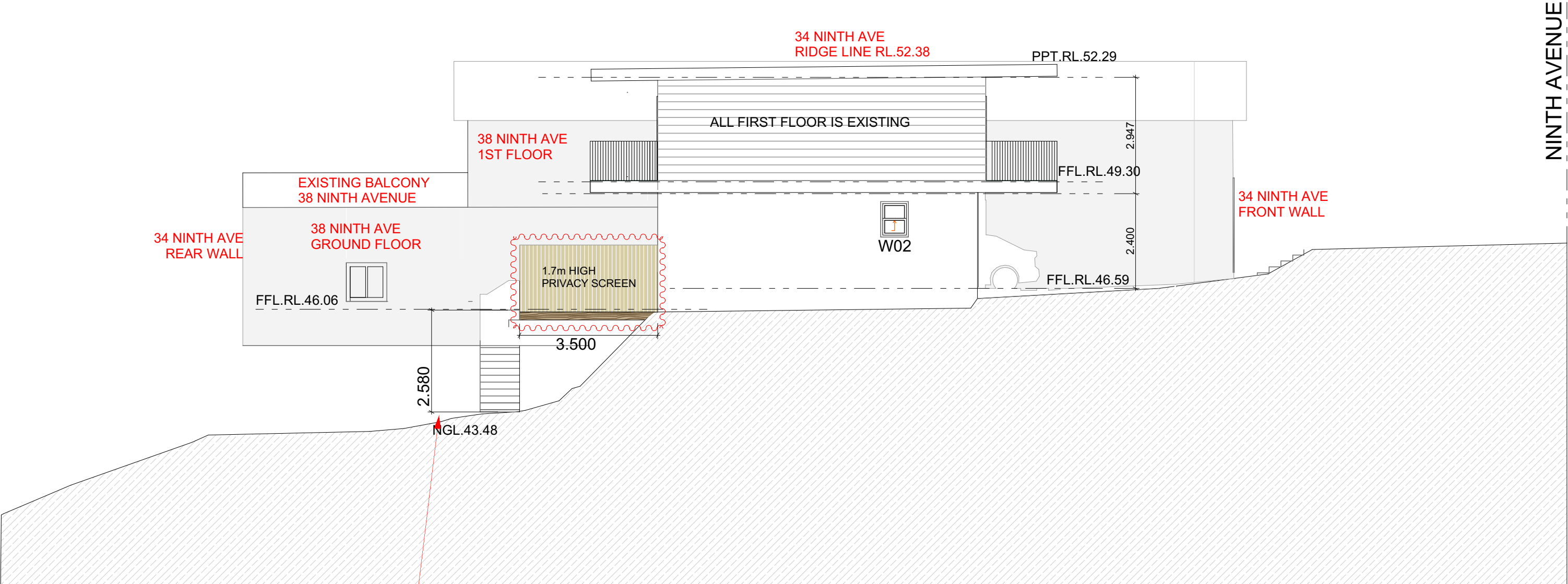
Grass should be kept mown (as a guide grass should be kept to no more
than 100mm in height); and Leaves and vegetation debris should be removed.



SIDE ELEVATION - SOUTH

1:100

Drawing Issue: Issued for DA			 Sam Zalter Design & Architecture ABN: 29 725 678 237 5/ 5-7 williams St Parramatta 2150 ph: 0437 582 272 email: szalterdesign@live.com.au contact: Sam Zalter - Design Manager	 Project: GROUND FLOOR ENCLOSURE LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226		Client: MR: AIDAN FITZGERALD 0431 248 793 Drawing Title: SIDE ELEVATION SOUTH General Conditions: - Use figured dimensions in preference to scaling - Check all dimensions and levels on site before commencing work or ordering materials - All plans must be read in conjunction with other relevant plans and reports - Unless noted "Issued for Construction", drawing not to be used for construction		Notes: Scale at A1: AS SHOWN Description: Issued for DA Date: 04/01/2025 Drawn By: SZ Project Number: SZD 16/24 Dwg Number: DA - 05 Issue: B			1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & D.A. CONDITIONS		
Revisions													
Issue:	Date:	Description:											
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS											
B	04/01/2025	RESPONSE TO COUNCIL LETTER											



works to existing retaining walls
do not form part of this consent

SIDE ELEVATION - NORTH

1:100

TO COMPLY WITH:
AS 3959:2018 Section 7 Construction for
Bushfire Attack Level 29 (BAL - 29)

All above-ground water service pipes external to the building are metal,
including and up to any taps.

TO COMPLY WITH:

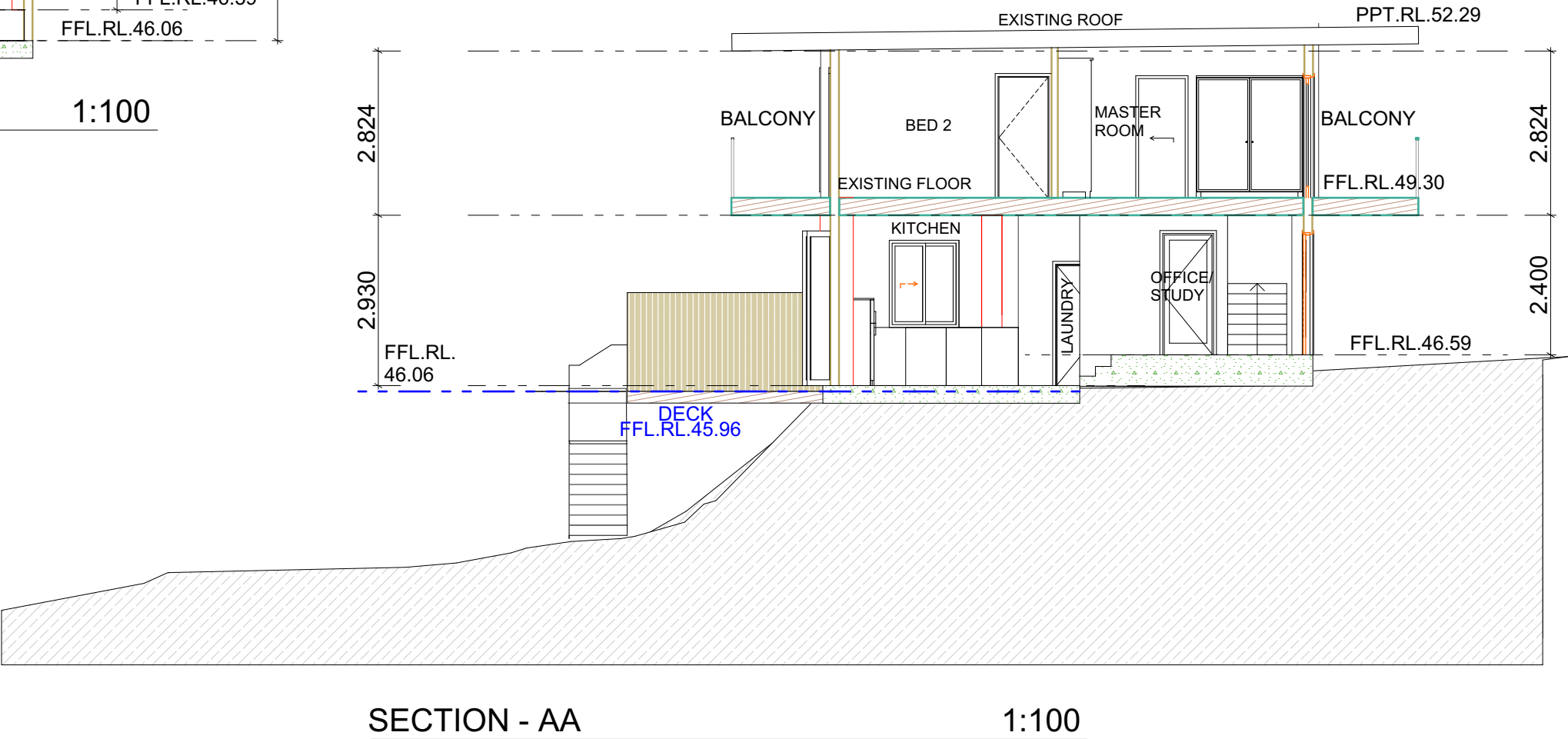
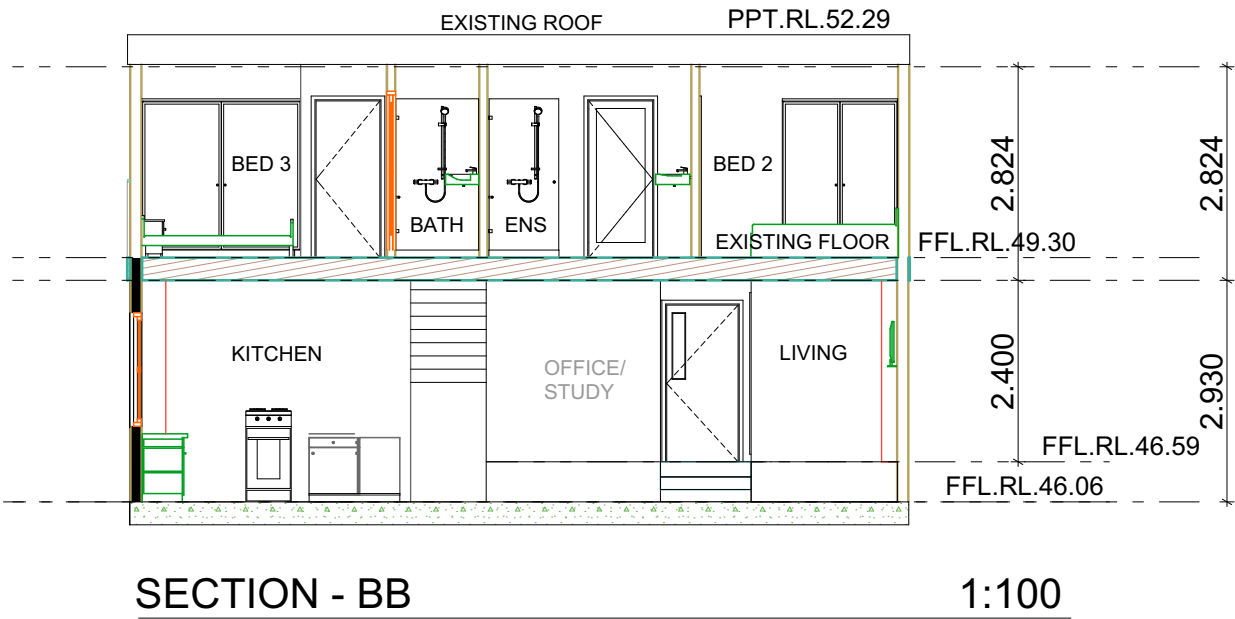
Drawing Issue: Issued for DA			 Sam Zalter Design & Architecture ABN: 29 725 678 237 5/ 5-7 williams St Parramatta 2150 ph: 0437 582 272 email: szalterdesign@live.com.au contact: Sam Zalter - Design Manager	Project: GROUND FLOOR ENCLOSURE LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226		Client: MR: AIDAN FITZGERALD 0431 248 793		Notes:			1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. . 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. . 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL 'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. . 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL 'S REQUIREMENTS & D.A. CONDITIONS			
Revisions						Drawing Title: SIDE ELEVATION NORTH		Scale at A1: AS SHOWN						
Issue:	Date:	Description:				Description: Issued for DA		Date: 04/01/2025						
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS				General Conditions:		Drawn By: SZ						
B			LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226	Project: GROUND FLOOR ENCLOSURE		Client: MR: AIDAN FITZGERALD 0431 248 793		Notes:						
RESPONSE TO COUNCIL LETTER						Drawing Title: SIDE ELEVATION NORTH		Scale at A1: AS SHOWN						
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Sutherland Shire
COUNCIL

DEVELOPMENT CONSENT

DA24/0474

This plan/ supporting documentation forms
part of the above development consent.



Drawing Issue: Issued for DA			 Sam Zalter Design & Architecture ABN: 29 725 678 237 5/ 5-7 villiers St Parramatta 2150 ph: 0437 582 272 email: szalterdesign@live.com.au contact: Sam Zalter - Design Manager	Project: GROUND FLOOR ENCLOSURE		Client: MR: AIDAN FITZGERALD 0431 248 793		Notes:		1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL 'S REQUIREMENTS & D.A. CONDITIONS
Revisions				Drawing Title: SECTIONS		Scale at A1: AS SHOWN				
Issue:	Date:	Description:		General Conditions:		Date: 04/01/2025				
A	23/06/2024	DA APPLICATION ALTERATIONS AND ADDITIONS		• Use figured dimensions in preference to scaling • Check all dimensions and levels on site before commencing work or ordering materials • All plans must be read in conjunction with other relevant plans and reports • Unless noted "Issued for Construction", drawing not to be used for construction		Drawn By: SZ				
B	04/01/2025	RESPONSE TO COUNCIL LETTER		LOT 634 DP 17524 36 NINTH AVENUE JANNALI 2226		Project Number: SZD 16/24				
						Dwg Number: DA - 07				
					Issue: B					