

MARINE ENVIRONMENT CONDITIONS: (BY BUILDER)

- Exposed steel beams and lintels - finished to R3 durability.
- Enclosed steel beams - finished to R3 durability.
- Brick ties and expansion ties - R3 galvanised.
- Bricks - general purpose.
- Mortar type/mix - M3.
- Exposed nails - to be galvanised
- Sarking to underside of roof tiles.

LEGEND

BENCH MARK	▲
TELSTRA PIT	⚡ TELS
POWER POLE	● PP
SEWER INSPECTION POINT	○ SIP
HYDRANT	■ HYD
WATER METER	⌂ WM
LAMP HOLE	○ LH
GAS METER	⊗ GM

FLOOR COVERING

GROUND FLOOR		FIRST FLOOR	
FOYER	AS SELECTED	BEDS	CARPET
LOUNGE	AS SELECTED	HALL	CARPET
DINING	AS SELECTED	UPPER LIVING	CARPET
STUDY	AS SELECTED		
FAMILY	AS SELECTED		
MEDIA	AS SELECTED		
KITCHEN	AS SELECTED		

EXTERNAL COLOUR

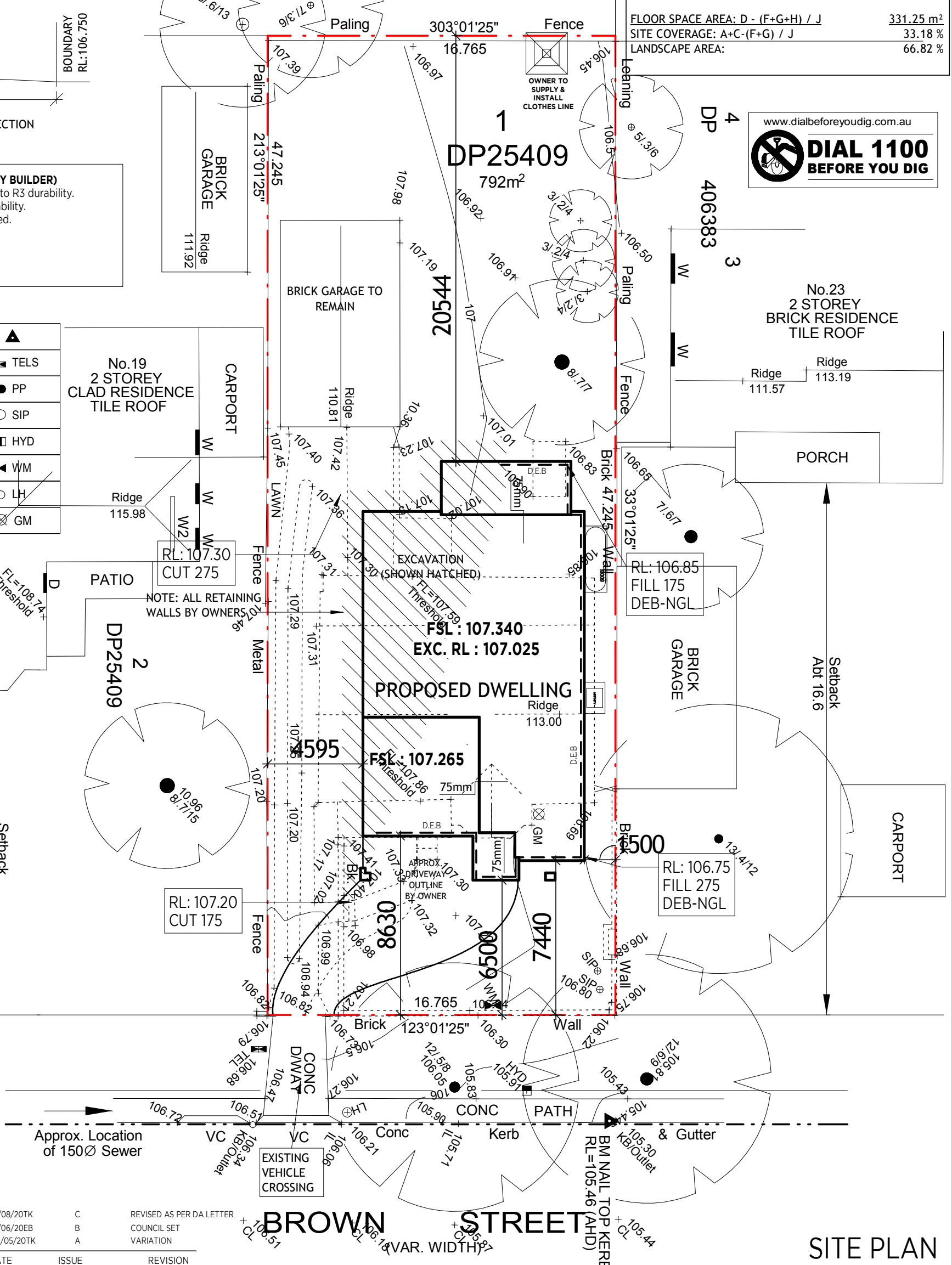
ROOF	EXTERNAL WALL
LIGHT/MEDIUM/DARK	LIGHT/MEDIUM/DARK

NOTE:
STORMWATER TO BE CONNECTED TO RAINWATER TANK. OVERFLOW TO STREET

RAINWATER DUAL PLUMBING CONNECTED AS PER BASIX CERTIFICATE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS SET OUT ON THE BASIX/NATHERS CERTIFICATE

L.G.A : WARRINGAH SITE CALCULATIONS	
A. TOTAL GROUND FLOOR AREA	222.78 m ²
B. TOTAL FIRST FLOOR AREA	180.91 m ²
C. TOTAL BUILDING AREA (A+B)	403.69 m ²
D. GARAGE AREA	32.15 m ²
E. PORCH AREA	4.31m ²
F. ALFRESCO AREA	15.06m ²
G. BALCONY AREA	11.36 m ²
H. STAIR/VOID AREAS	24.43 m ²
I. DRIVEWAY AREA (APPROX.)	50.00 m ²
J. SITE AREA	792.00 m ²
FLOOR SPACE AREA: D - (F+G+H) / J	331.25 m ²
SITE COVERAGE: A+C-(F+G) / J	33.18 %
LANDSCAPE AREA:	66.82 %



OWNER(S) ACCEPTANCE

I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.

I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE

I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

12/08/20TK	C	REVISED AS PER DA LETTER
12/06/20EB	B	COUNCIL SET
20/05/20TK	A	VARIATION
DATE	ISSUE	REVISION
NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS - NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES, - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD. - ABN 12057 761 378		
PROPOSED RESIDENCE		GRANDWORTH 38.7
FOR: MR VERYINIS	DATE:	05.05.20
	SCALE:	1 : 200
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	DRAWN:	EB
	CHECKED:	
	SHEET NO:	01
	JOB NO:	6217

ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO CONFIRM WET AREA ITEMS WITH SELECTIONS.

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN:12057761378 BLDG.LIC.39371

Allcastle Homes

Make it Home

allcastlehomes.com.au

A/C VENT & DROPPER POSITION ARE APPROXIMATE ONLY & MAY BE MOVED ON SITE, & SQUARE OR RECTANGULAR VENTS MAY BE REQUIRED TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

ALL STEEL TO BE MEASURED
(HEIGHT) & FLOORING TO BE
CHECKED OVER IF REQUIRED

NOTE: PLUMBER TO KEEP VANITY DRAINAGE POINT MAX. 100MM FROM BOTTOM PLATE

NOTE: ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

NOTE:
WINDOWS MAY NOT BE CENTRED
INTERNALLY TO ROOMS DUE TO BRICK
SIZING TO EXTERNAL WALL

10 X ALUMINIUM FRAMED
FLYSCREENS WITH
FIBREGLASS MESH
(EXCEPT SERVRY)
BY BUILDER

6-STAR RATED WATER EFFICIENCY TO TAPS FOR
BASINS AND BATHS
4-STAR TO KITCHEN TAPS
4-STAR TO W.C. CISTERNS
4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min

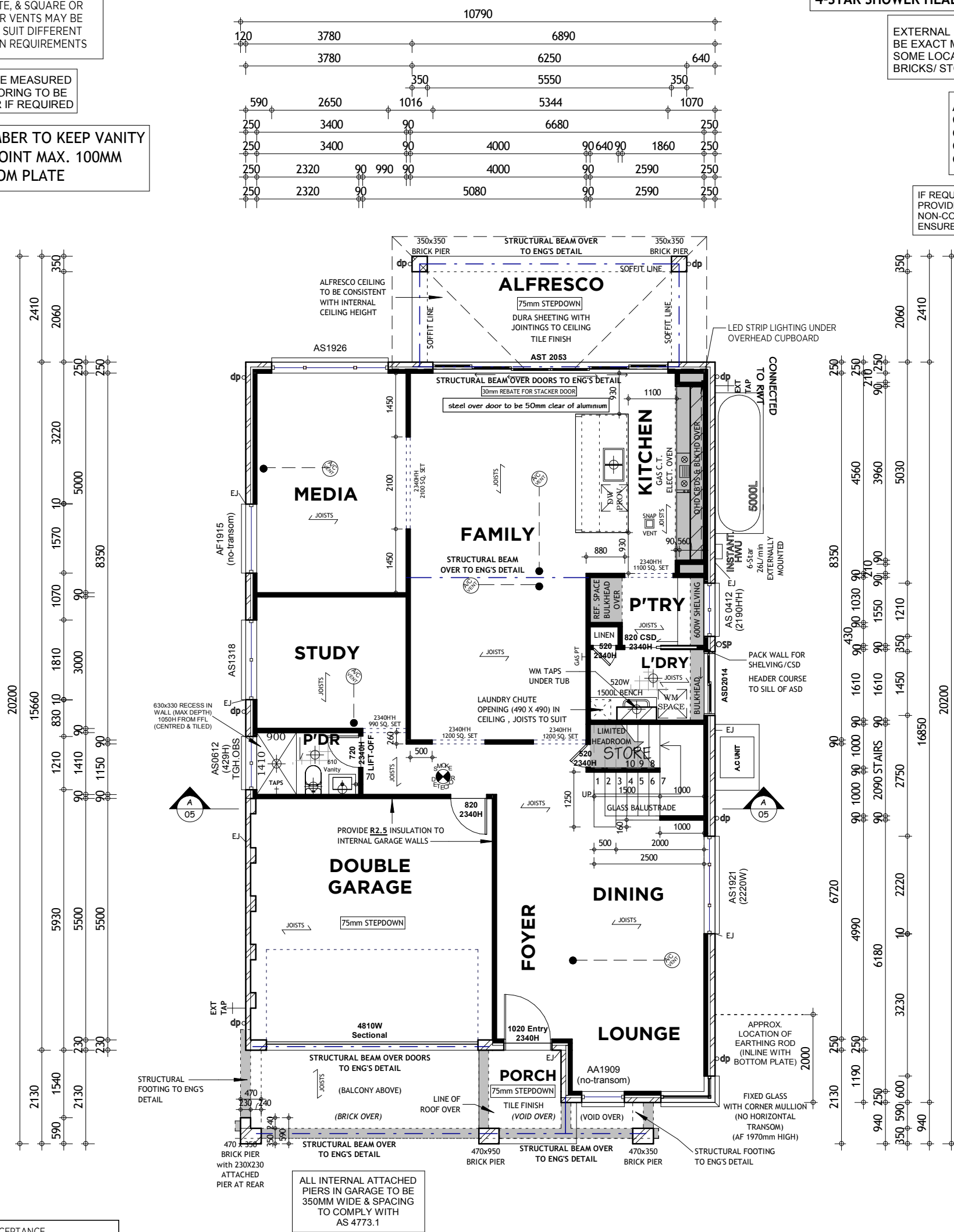
EXTERNAL DIMENSIONS OF HOME MAY NOT
BE EXACT MULTIPLES OF BRICK AND IN
SOME LOCATIONS UNEVEN CUTS TO
BRICKS/ STORM MOULDS MAY BE REQUIRED

ALL DOWNPIPES TO BE PVC,
CIRCULAR & SET 240MM FROM
OUTSIDE OF EDGE TO
CENTRELINE OF D.P. UNLESS
OTHERWISE INDICATED

IF REQUIRED, BEAMS TO BE PACKED TO PROVIDE PERFECT LEVEL STRUCTURE WITH NON-COMPRESSIBLE FIBRE CEMENT TO ENSURE FLOORS AND FRAMES ARE LEVEL

SHOWER ROSES TO BE
1850 OFF FLOOR PRIOR TO
TILING FOR STANDARD
ADJUSTABLE ROSE (IF FIXED
SHOWER ROSE IS SELECTED,
MOUNT AT 2000 HIGH)

**90MM CORNICE THROUGHOUT
(SQUARE SET TO BATHROOMS &
GROUND FLOOR)**



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DATE	ISSUE	REVISION
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PROPOSED RESIDENCE

GRANDWORTH 38.7

FOR:

DATE: _____

SCALE: _____

AT:
LOT 1 NO 21 BROWN STREET
FORESTVILLE

SHEET NO:

	JOB NO:
--	---------

SALES: PHONE: (02) 9629 4772

FAX: (02) 9629 5813

HEAD 96-100 TOONGABBIE ROAD.

E: GIRRAWEEEN NSW

PHONE: (02) 9672 7055

FAX: (02) 9672 7033

OWNER	OWNER	DATE
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GROUND FLOOR PLAN



R DENOTES RESTRICTION ON THE WINDOW

NOTE: PLUMBER TO KEEP VANITY DRAINAGE POINT MAX. 100MM FROM BOTTOM PLATE

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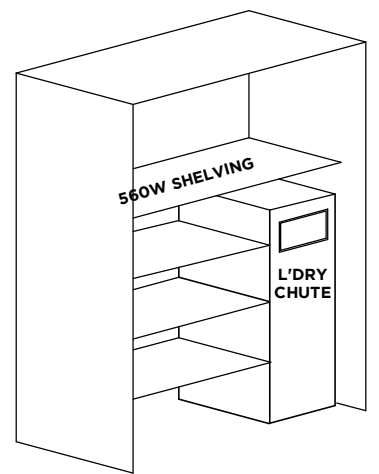
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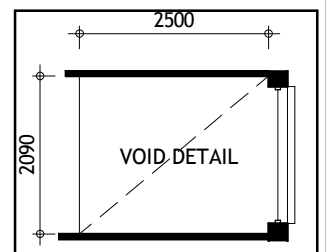
LAUNDRY CHUTE DETAIL

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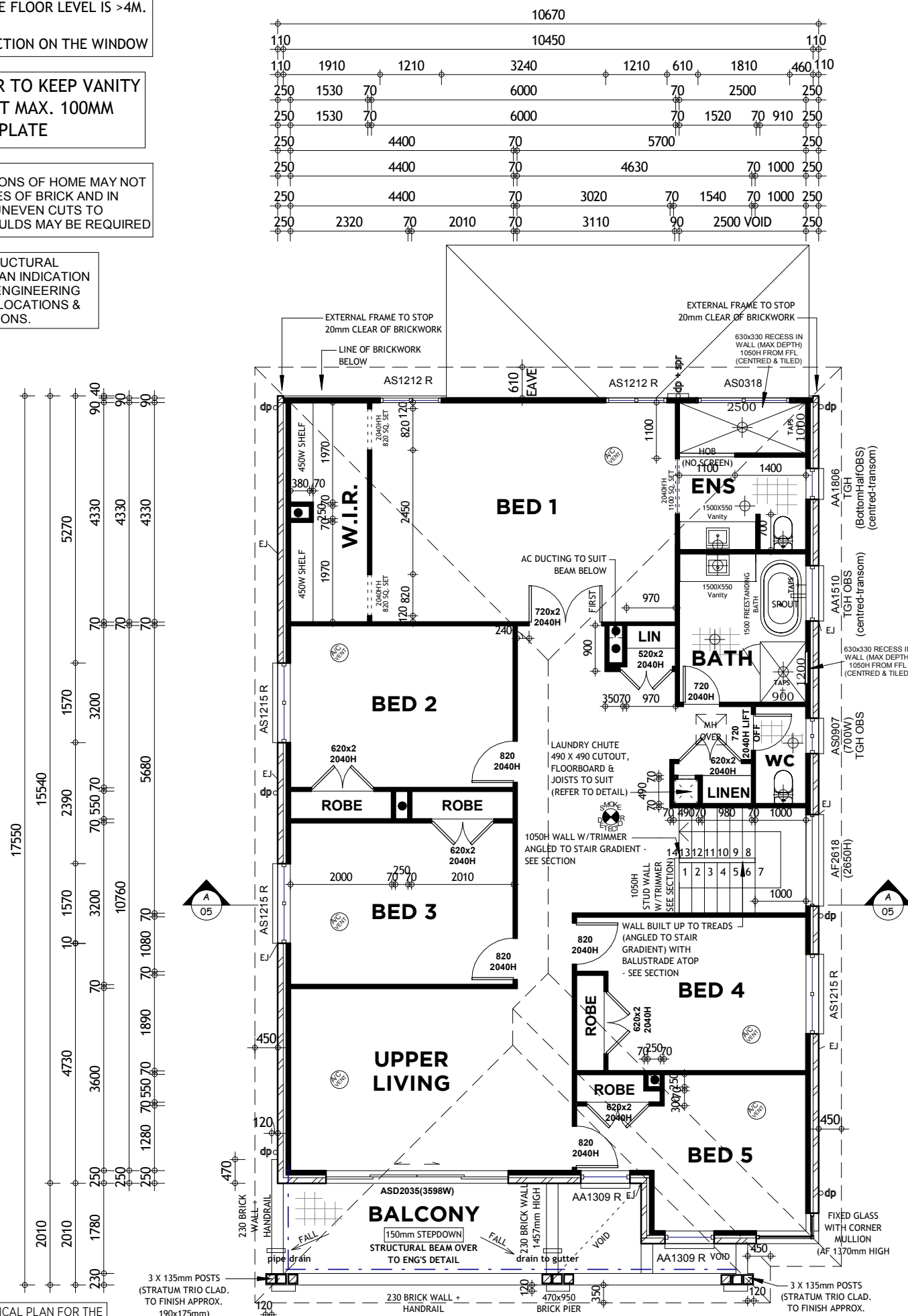
ZONED 3-PHASE A/C
MIN. 3.0/3.5 E.E.R. FOR COOLING
MIN. 3.0-3.5 E.E.R. FOR HEATING

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ARE APPROXIMATE ONLY & MAY BE
MOVED ON SITE, & SQUARE OR
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CONSTRUCTION REQUIREMENTS

FULL HEIGHT TILING TO
BATHROOM & ENSUITE
** WINDOW REVEALS TO BE
SEALED + TILED **



10 X ALUMINIUM FRAMED
FLYSCREENS WITH
FIBREGLASS MESH
(EXCEPT SERVRY)
BY BUILDER



NOTE: REFER TO ELECTRICAL PLAN FOR THE REQUIREMENT OF CONDUIT IN MASONRY COLUMNS FOR EXTERNAL WALL LIGHTS IF REQUIRED

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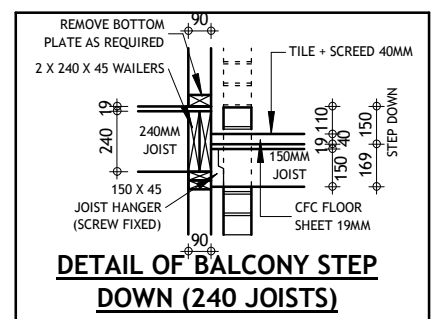
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PROPOSED RESIDENCE		GRANDWORTH 38.7 CHAMPAGNE FAÇADE		SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813	
FOR: MR VERYINIS		DATE: 05.05.20	SCALE:	HEAD 96-100 TOONGABBIE ROAD, OFFICE: GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN: 12057761378 BLDG.LIC.39371	
		DRAWN: EB	CHECKED: As Indicated		
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE		SHEET NO: 03	JOB NO: 6217		



FIRST FLOOR PLAN

NOTE: WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING.

IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

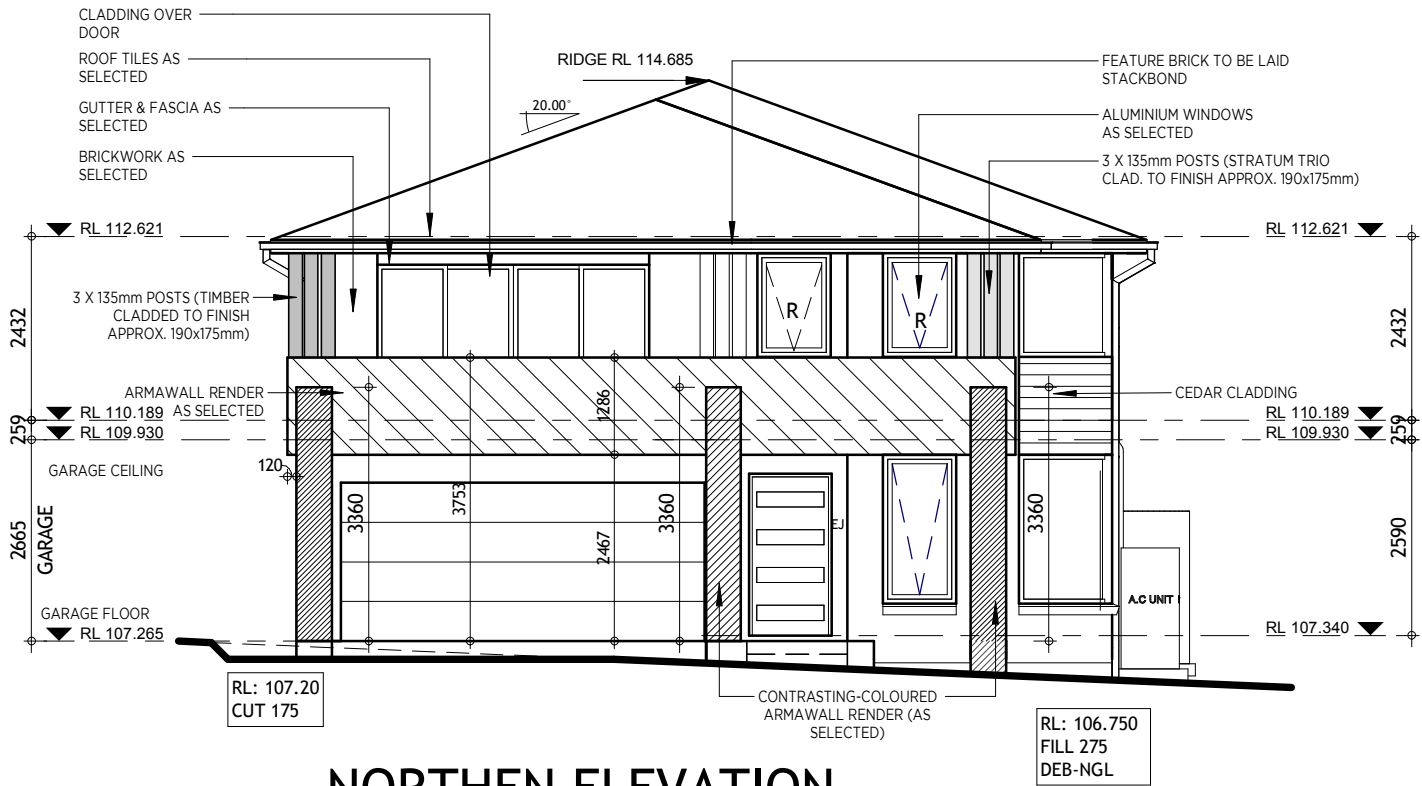
R DENOTES RESTRICTION ON THE WINDOW

SELECTED WALL WRAP TO ALL EXTERNAL FRAMES

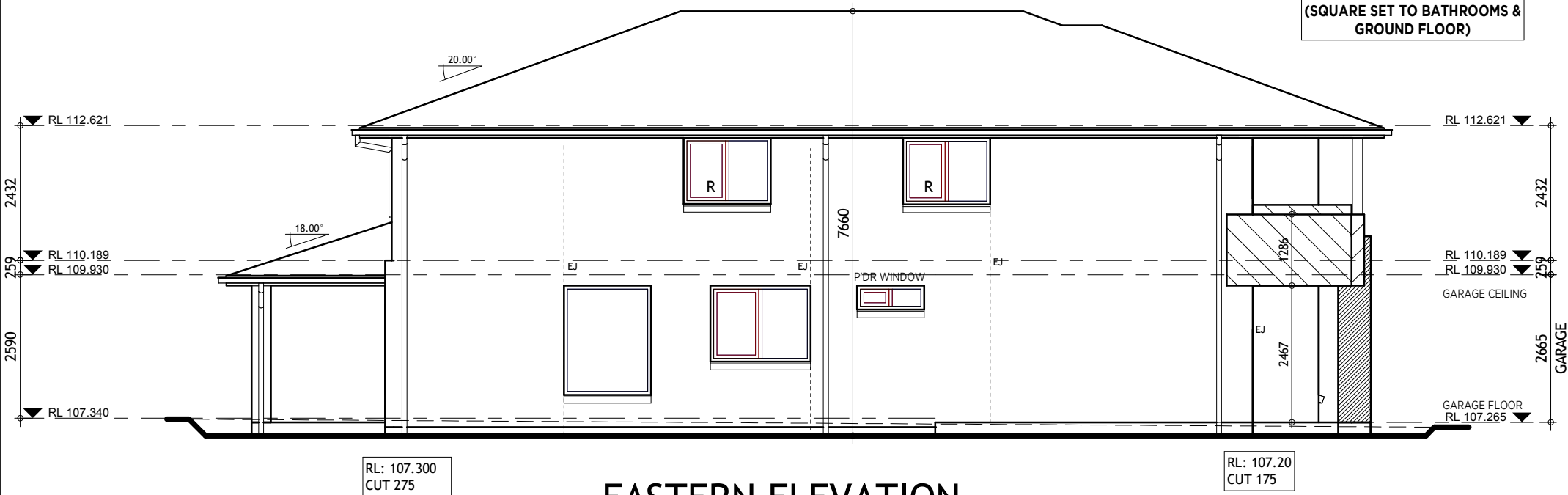
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NOTE:
WINDOWS MAY NOT BE CENTRED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER



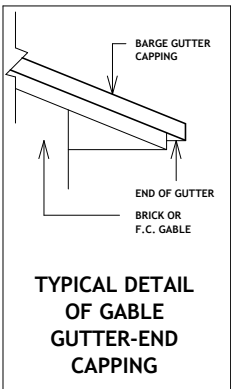
NORTHERN ELEVATION



EASTERN ELEVATION

FOR FC CLADDING:

1. PROVIDE 105mm REVEALS TO THE WINDOWS
2. CLADDING TO BE FITTED INTO WINDOW FRAMES
3. PROVIDE 110mm PLASTIC ALCOR TO PERIMETER OF WINDOWS
4. PROVIDE SARKING WRAP TO FRAME OF CLADDIED AREAS
5. PROVIDE 67mm x 18mm TIMBER ALONG FLASHINGS
6. PROVIDE 13mm x 18mm TIMBER TO PERIMETER OF WINDOWS (FOR DURASHEET ONLY)



SOUTHERN ELEVATION

ELEVATIONS

OWNER(S) ACCEPTANCE

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I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

12/08/20TK C REVISED AS PER DA LETTER
12/06/20EB B COUNCIL SET
20/05/20TK A VARIATION

DATE ISSUE REVISION

NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS
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GRANDWORTH 38.7

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FOR:
MR VERYINIS

DATE: 05.05.20

SCALE: 1 : 100

DRAWN: EB

CHECKED

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SHEET NO:
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HEAD 96-100 TOONGABBIE ROAD,

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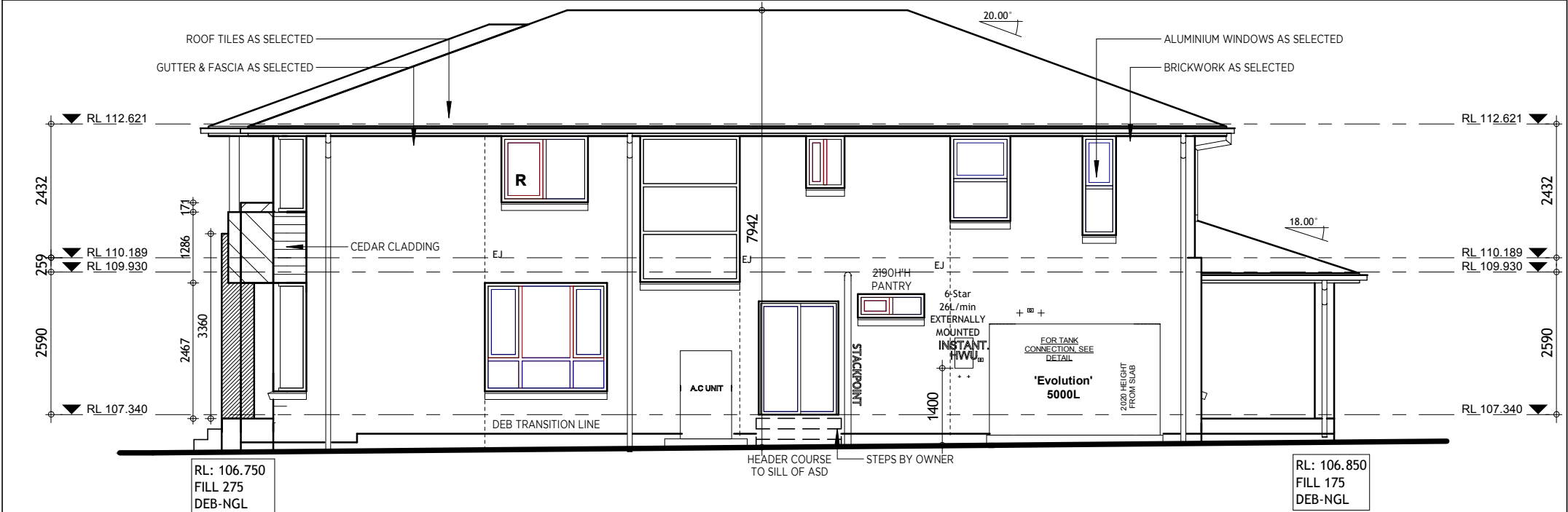
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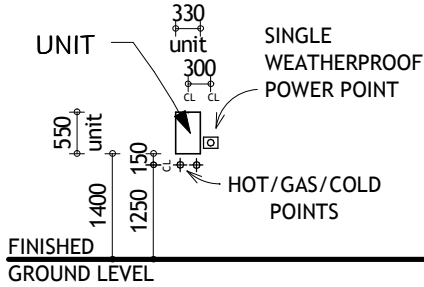


WESTERN ELEVATION

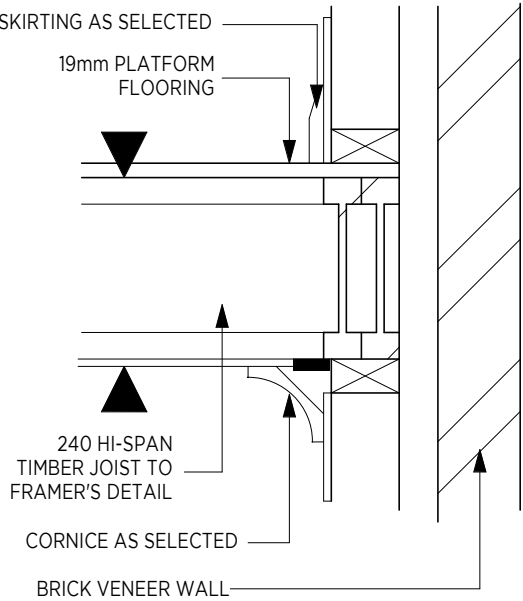
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INSTANT HWU CONNECTION DETAIL

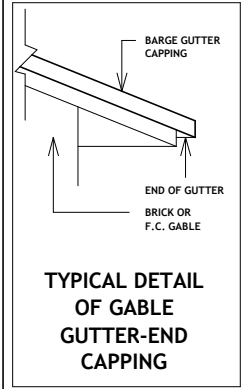
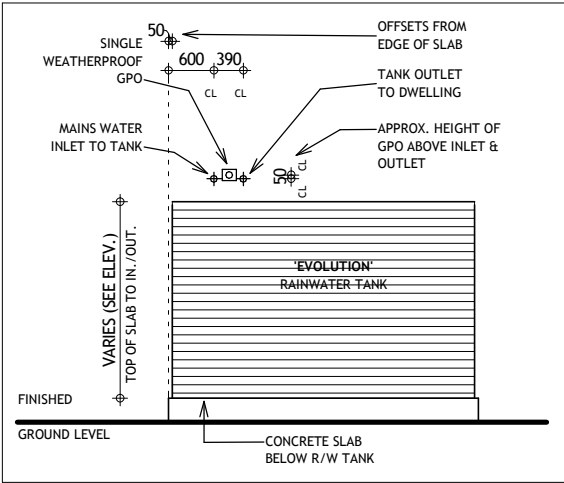


TYPICAL 240MM FLOOR JOIST DETAIL

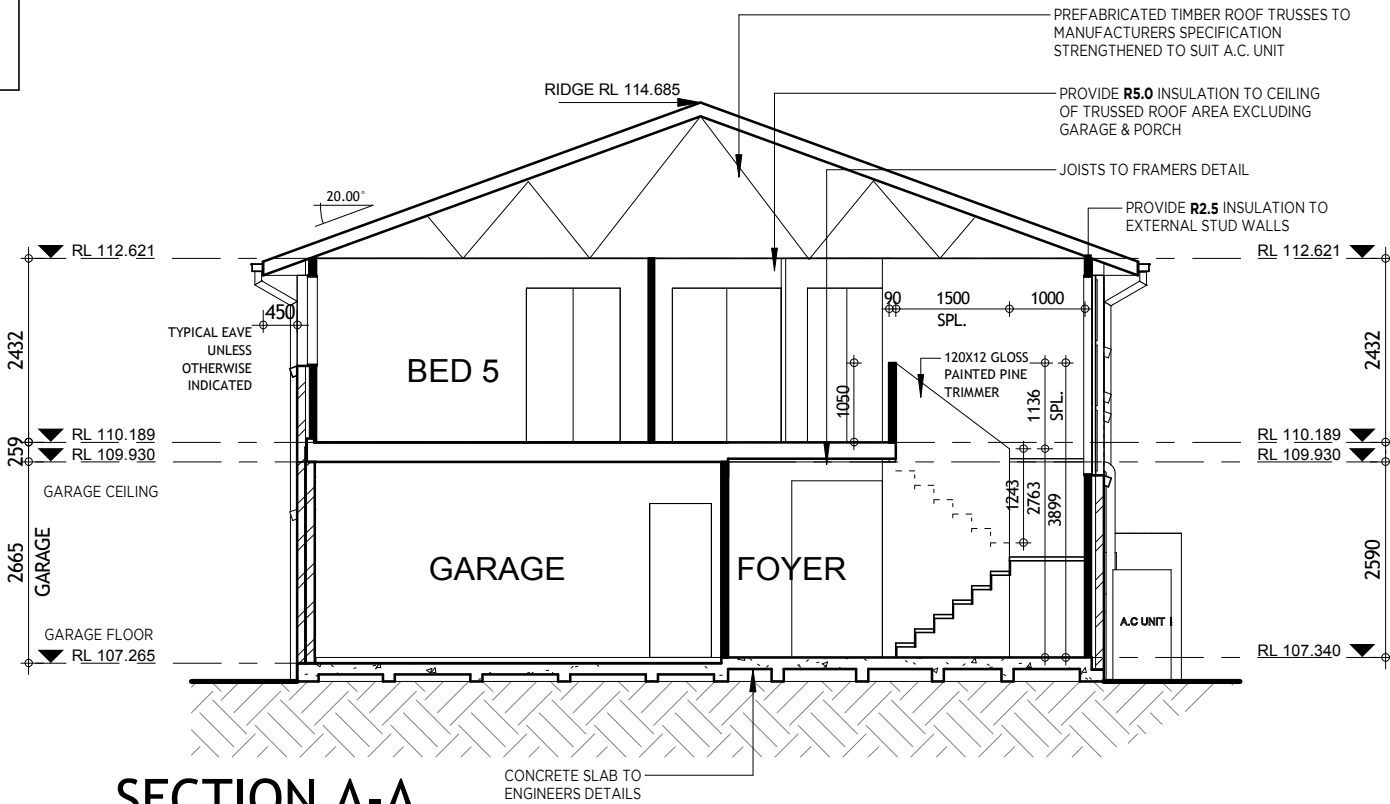
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TYPICAL DETAIL OF GABLE GUTTER-END CAPPING



SECTION A-A

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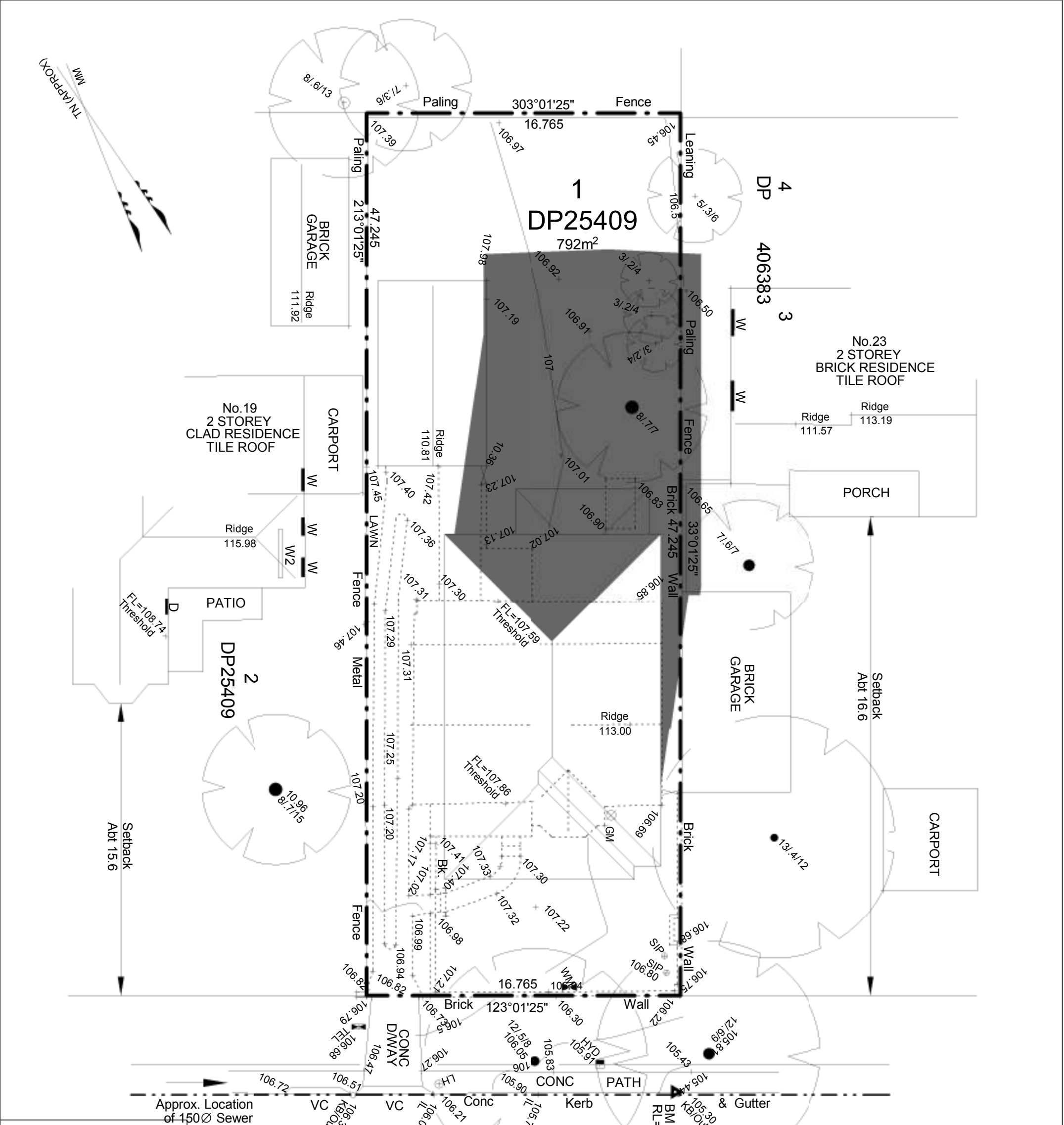
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PROPOSED RESIDENCE	GRANDWORTH 38.7	
FOR: MR VERYINIS	DATE: 05.05.20	SCALE: 1 : 100
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	DRAWN: EB	CHECKED
	SHEET NO: 05	JOB NO: 6217

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN: 12057761378 BLDG.LIC.39371



ELEVATION & SECTION



OWNER(S) ACCEPTANCE

I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.

I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

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I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE

I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

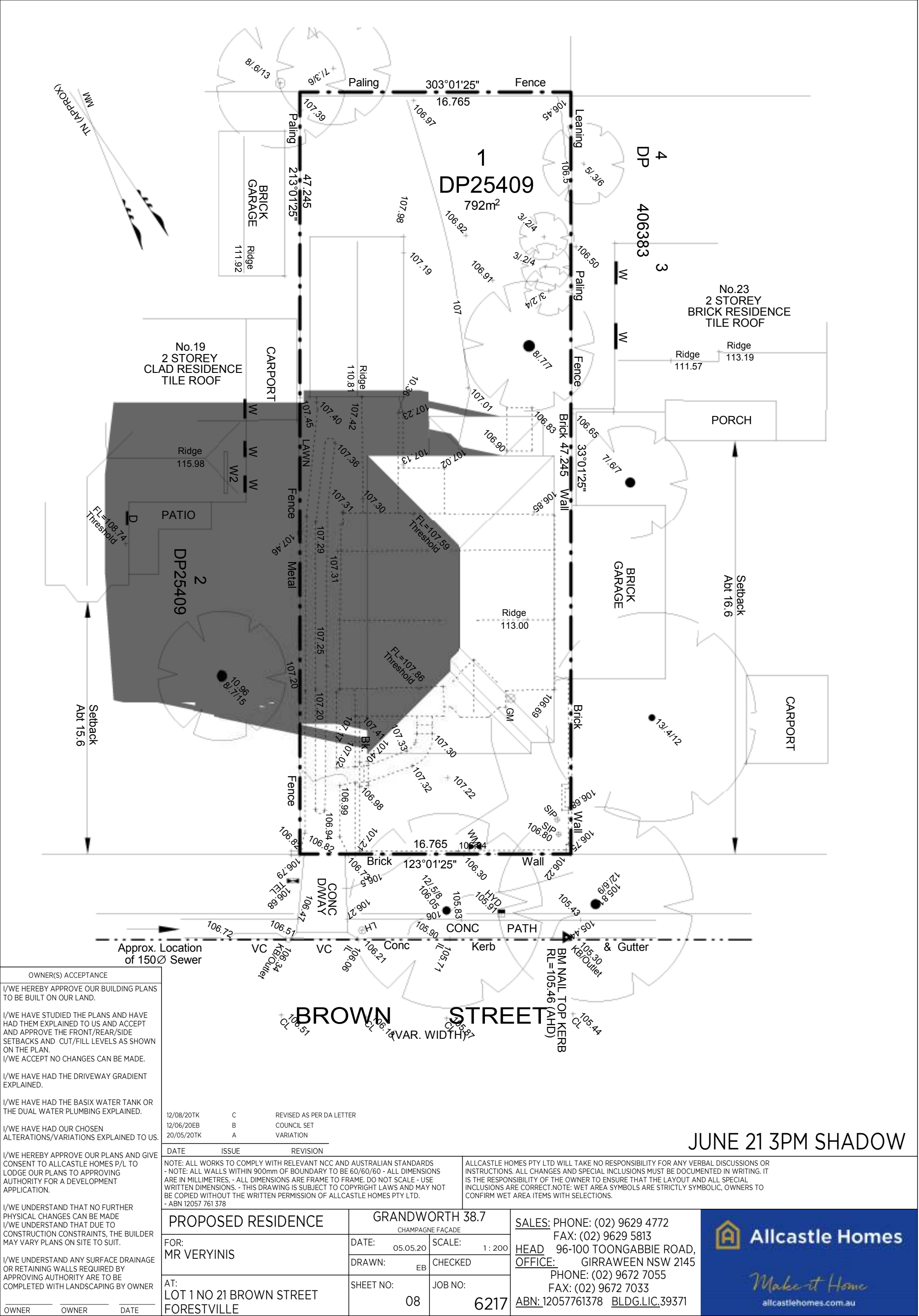
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OWNER OWNER DATE

12/08/20TK	C	REVISED AS PER DA LETTER
12/06/20EB	B	COUNCIL SET
20/05/20TK	A	VARIATION
DATE	ISSUE	REVISION
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PROPOSED RESIDENCE	GRANDWORTH 38.7 CHAMPAGNE FAÇADE	
FOR: MR VERYINIS	DATE:	05.05.20
	DRAWN:	EB
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	SHEET NO:	06
	JOB NO:	6217
SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN:12057761378 BLDG.LIC.39371		

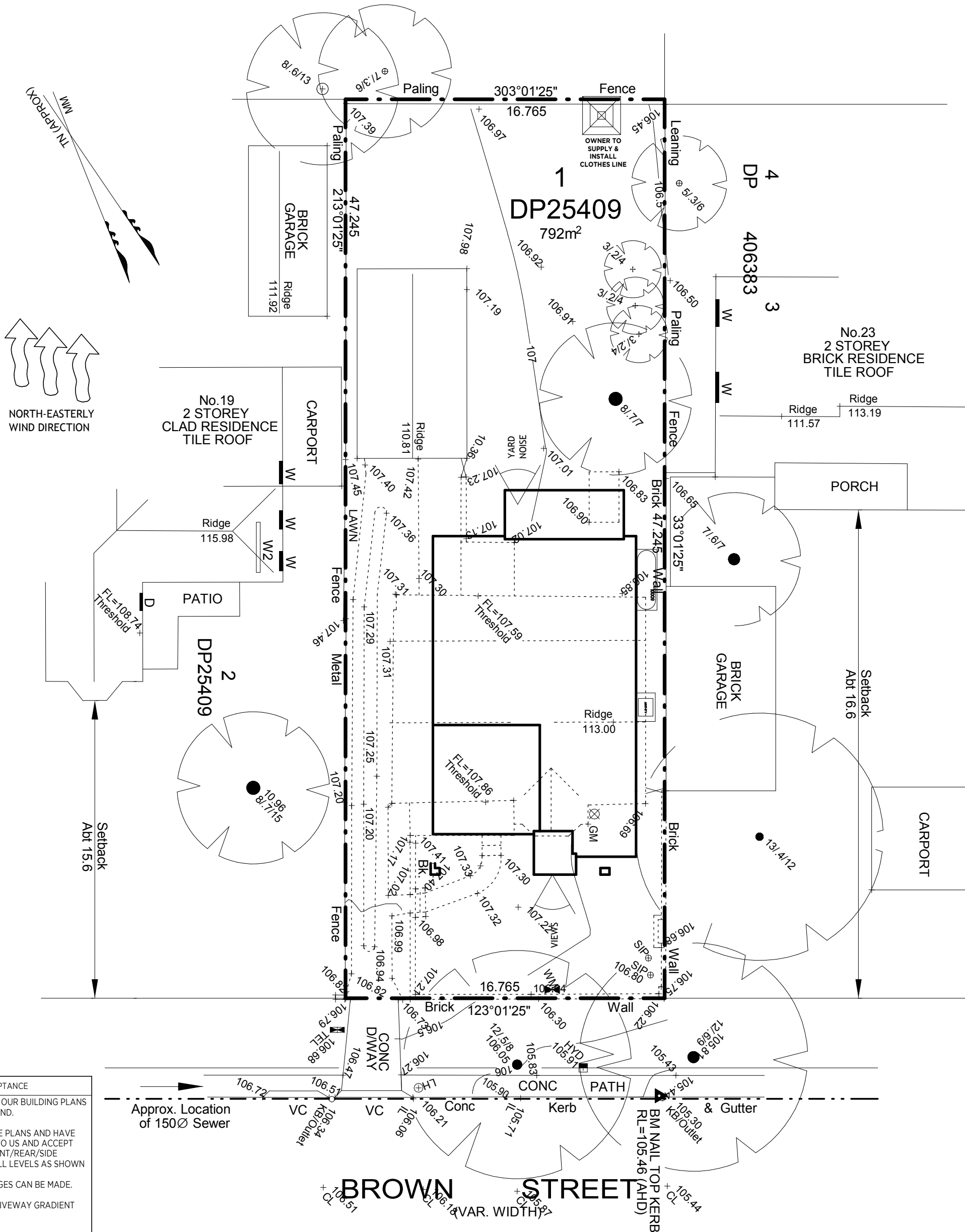
JUNE 21 9AM SHADOW





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OWNER	OWNER	DATE

12/08/20TK 12/06/20EB 20/05/20TK			C B A			REVISED AS PER DA LETTER COUNCIL SET VARIATION		
DATE			ISSUE			REVISION		
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- ABN 12057 761 378			PROPOSED RESIDENCE			GRANDWORTH 38.7		
FOR: MR VERYINIS			DATE: 05.05.20			SCALE: 1 : 200		
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE			DRAWN: EB			CHECKED		
SHEET NO: 08			JOB NO: 6217			SALES: PHONE: (02) 9629 4772		
						FAX: (02) 9629 5813		
						HEAD 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145		
						PHONE: (02) 9672 7055		
						FAX: (02) 9672 7033		
						ABN:12057761378 BLDG.LIC.39371		
						Allcastle Homes		
						Make it Home		
						allcastlehomes.com.au		



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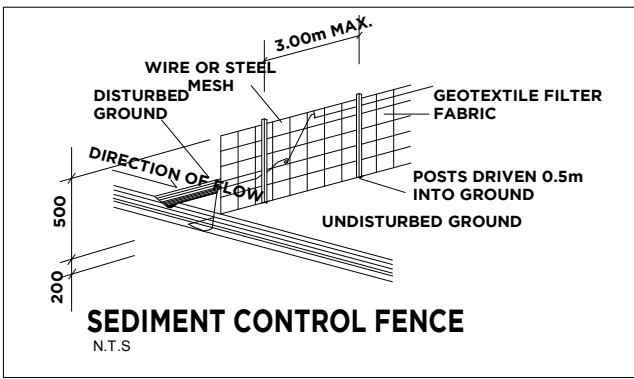
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PROPOSED RESIDENCE	GRANDWORTH 38.7 CHAMPAGNE FAÇADE	
FOR: MR VERYINIS	DATE:	05.05.20
	DRAWN:	EB
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	SHEET NO:	09
	JOB NO:	6217

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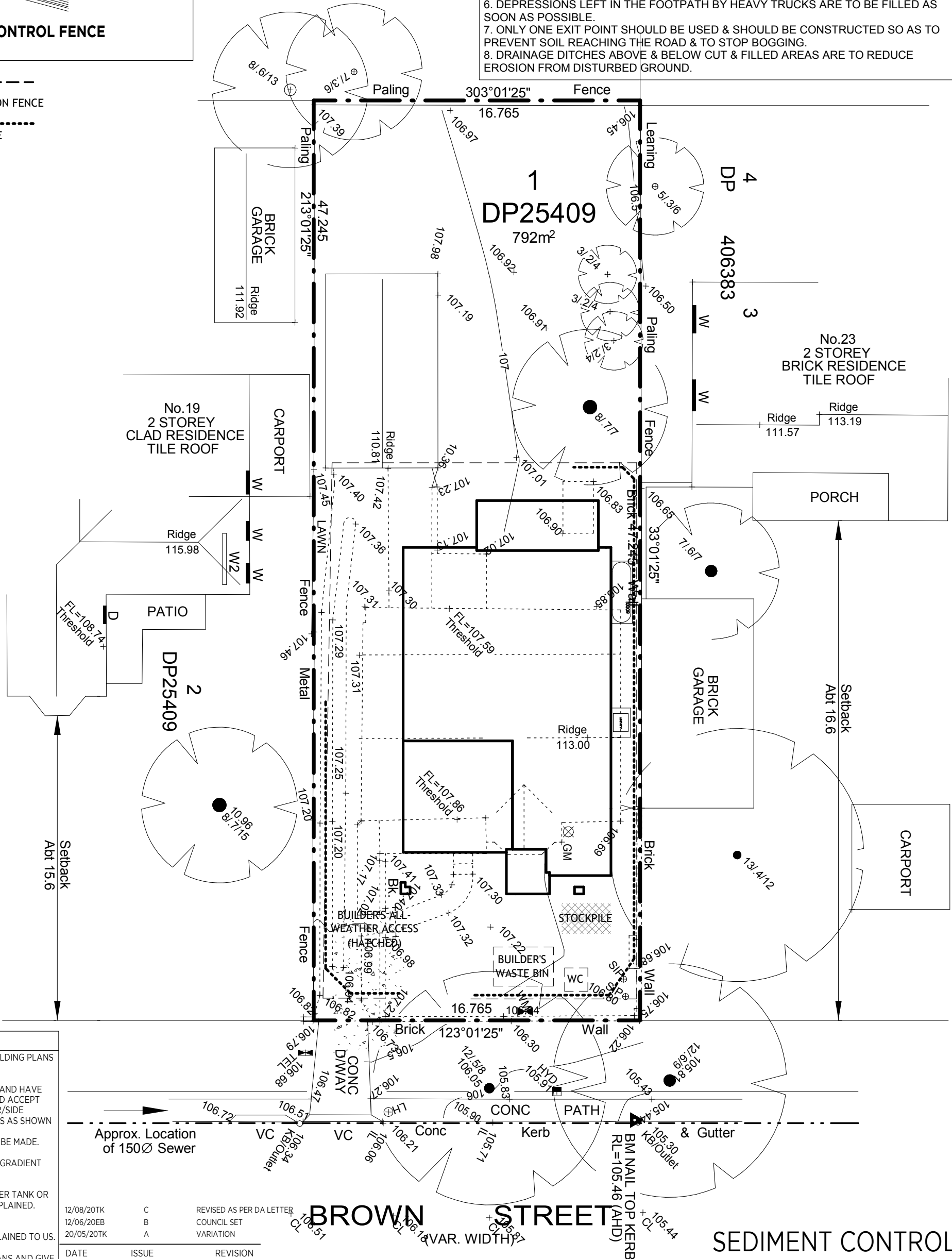
SITE ANALYSIS



SEDIMENT NOTE:

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.

TEMPORARY CONSTRUCTION FENCE
SEDIMENT CONTROL FENCE



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12/08/20TK	C	REVISED AS PER DA LETTER
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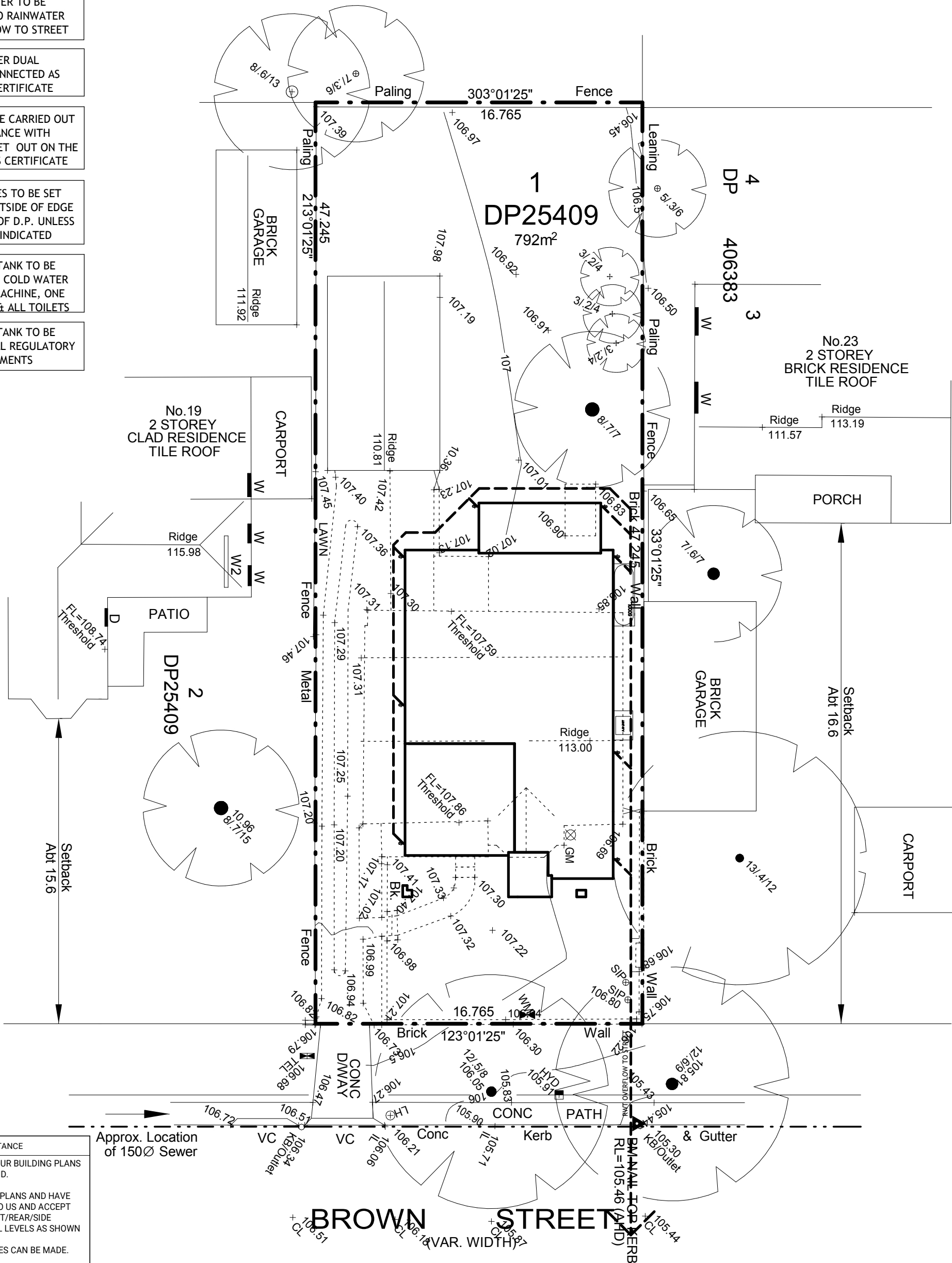
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PROPOSED RESIDENCE	GRANDWORTH 38.7
FOR: MR VERYINIS	DATE: 05.05.20
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	DRAWN: EB
	CHECKED
	SHEET NO: 10
	JOB NO: 6217

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN:12057761378 BLDG.LIC.39371



- NOTE:
STORMWATER TO BE
CONNECTED TO RAINWATER
TANK. OVERFLOW TO STREET
- RAINWATER DUAL
PLUMBING CONNECTED AS
PER BASIX CERTIFICATE
- ALL WORKS TO BE CARRIED OUT
IN ACCORDANCE WITH
REQUIREMENTS SET OUT ON THE
BASIX/NATHERS CERTIFICATE
- ALL DOWNPIPES TO BE SET
240MM FROM OUTSIDE OF EDGE
TO CENTRELINE OF D.P. UNLESS
OTHERWISE INDICATED
- RAINWATER TANK TO BE
CONNECTED TO COLD WATER
OF WASHING MACHINE, ONE
OUTDOOR TAP & ALL TOILETS
- RAINWATER TANK TO BE
INSTALLED TO ALL REGULATORY
REQUIREMENTS



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OWNER OWNER DATE

Approx. Location
of 150Ø Sewer

12/08/20TK	C	REVISED AS PER DA LETTER
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20/05/20TK	A	VARIATION
DATE	ISSUE	REVISION

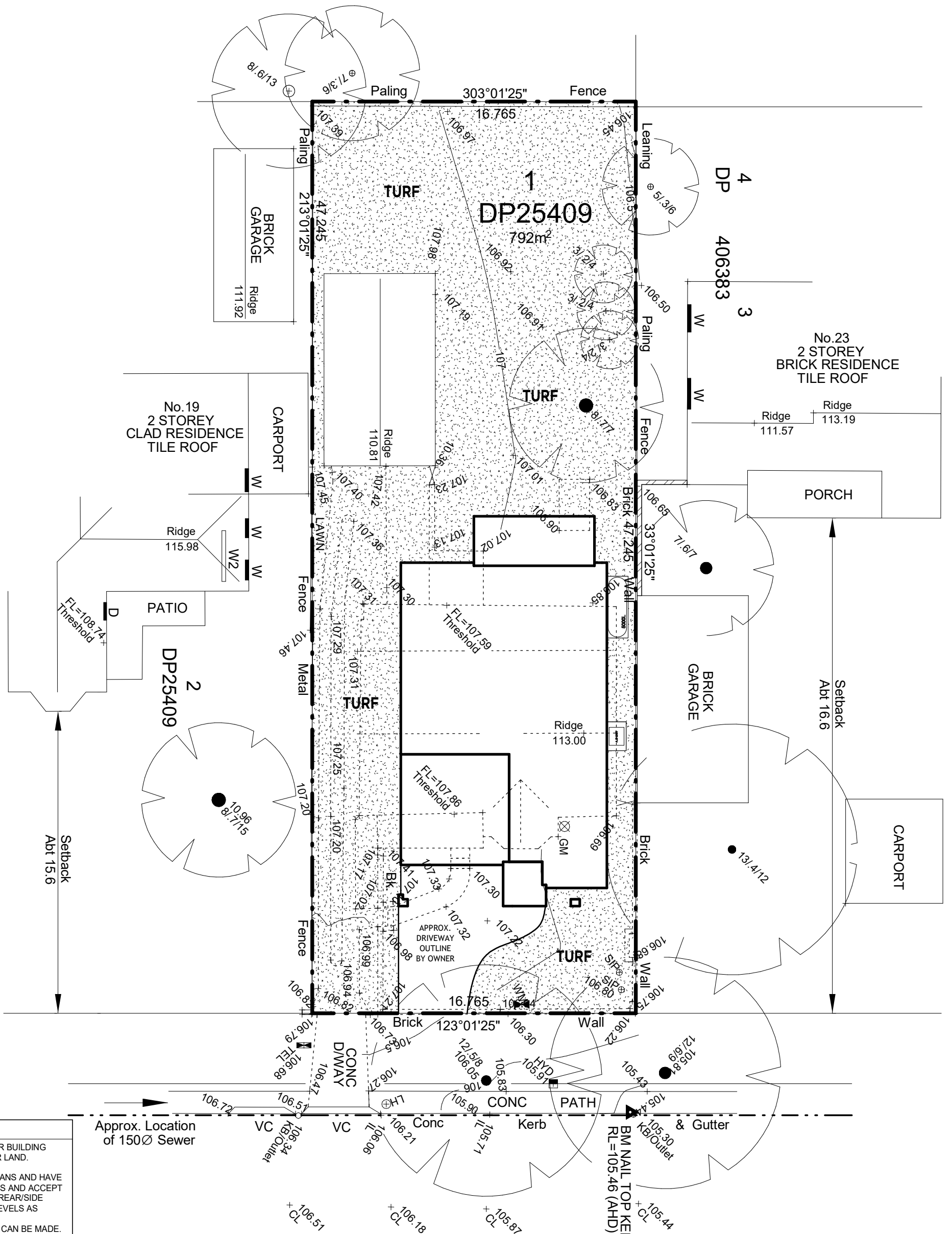
PROPOSED RESIDENCE	GRANDWORTH 38.7
FOR: MR VERYINIS	DATE: 05.05.20 DRAWN: EB
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE	SHEET NO: 11 JOB NO: 6217

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CONCEPT DRAINAGE



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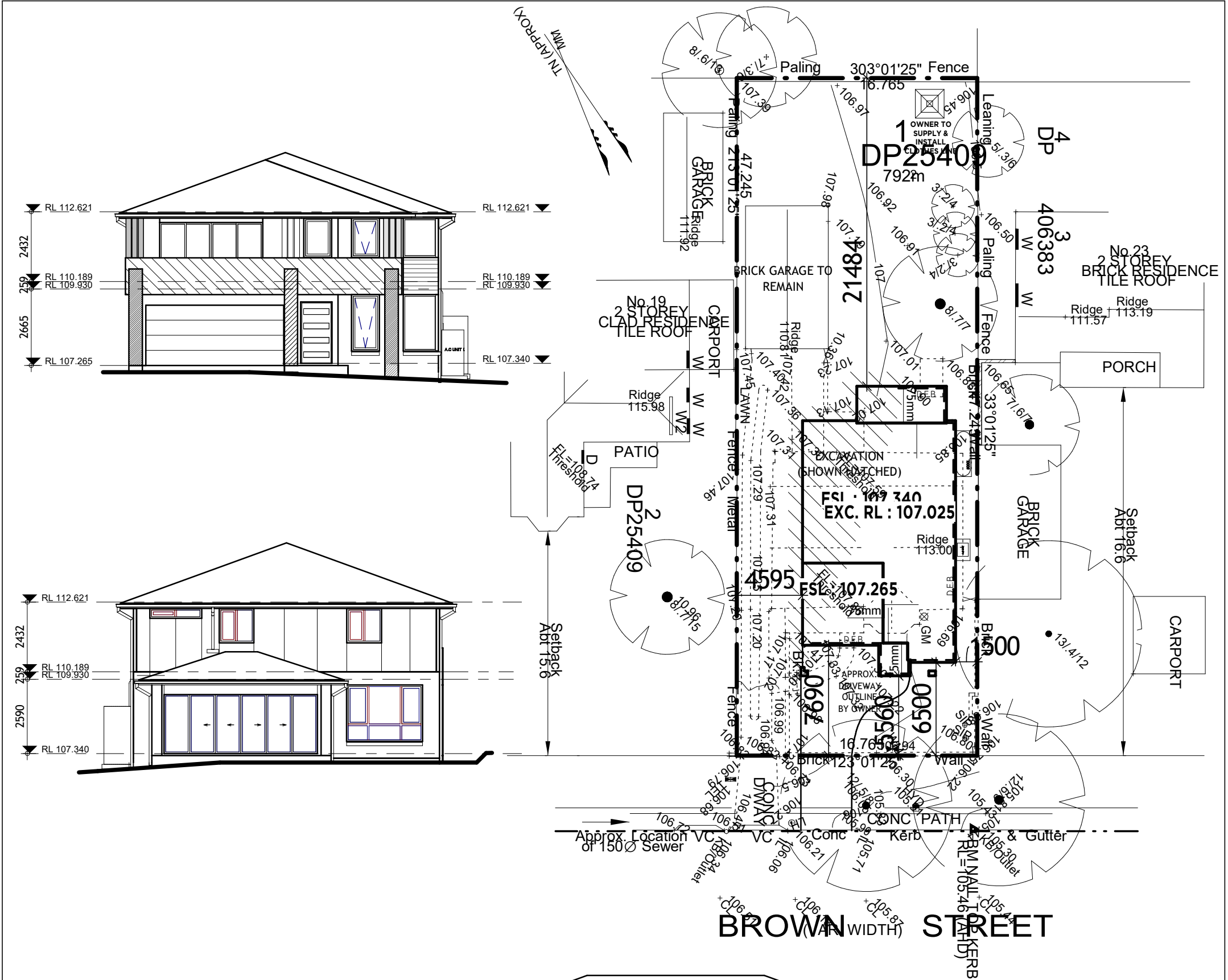
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PROPOSED RESIDENCE	GRANDWORTH 38.7
FOR MR VERYINIS	DATE: 05.05.20
LOT 1 NO 21 BROWN STREET FORESTVILLE	DRAWN: EB
	SHEET NO: 12
	JOB NO: 6217

SALES: PHONE: (02) 9629 4772
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FOR: MR VERYINIS		CHAMPAGNE FAÇADE
AT: LOT 1 NO 21 BROWN STREET FORESTVILLE		
DATE: 05.05.20	SCALE: As Indicated	
DRAWN: EB	CHECKED	
SHEET NO: 19	JOB NO: 6217	

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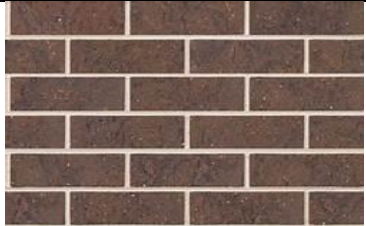
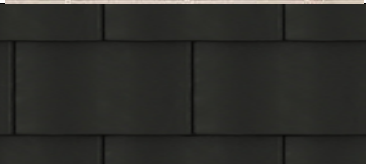
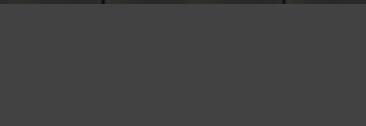


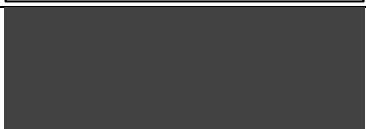
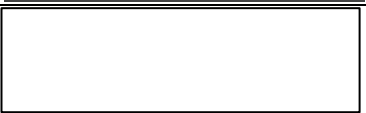
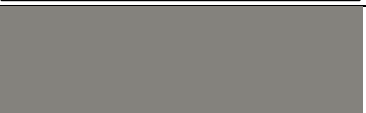
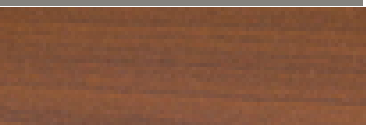
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Allcastle Homes

External Colours

Client:	Mr Veryinis
Site Address:	Lot 1(#21 Brown Street, Forestville
Project Number:	A6217

Item	Colour & Type	Sample
Bricks	AUSTRAL WILDERNESS BLACKBERRY	
Roof Tiles	ATURA BARRAMUNDI	
Gutter, Facia, Downpipes & Water Tank	MONUMENT	
Eaves	TAUBMANS CRISP WHITE	
Windows	PEARLE WHITE	
Garage Door	MONUMENT NULLARBOR TEXTURE	
Main Render	TAUBMANS CRISP WHITE	
Secondary Render (2 Piers)	TAUBMANS GREY MOGGY	
Stratum Trio Cladding (in lieu of Cedar Cladding)	JOHNSTONES 3 COAT SYSTEM: COAT 1: MANHATTAN WITH COATS 2 & 3: JOHNSTONES ROSE MAHOGANY	
Timber Posts:	JOHNSTONES ROSE MAHOGANY	