
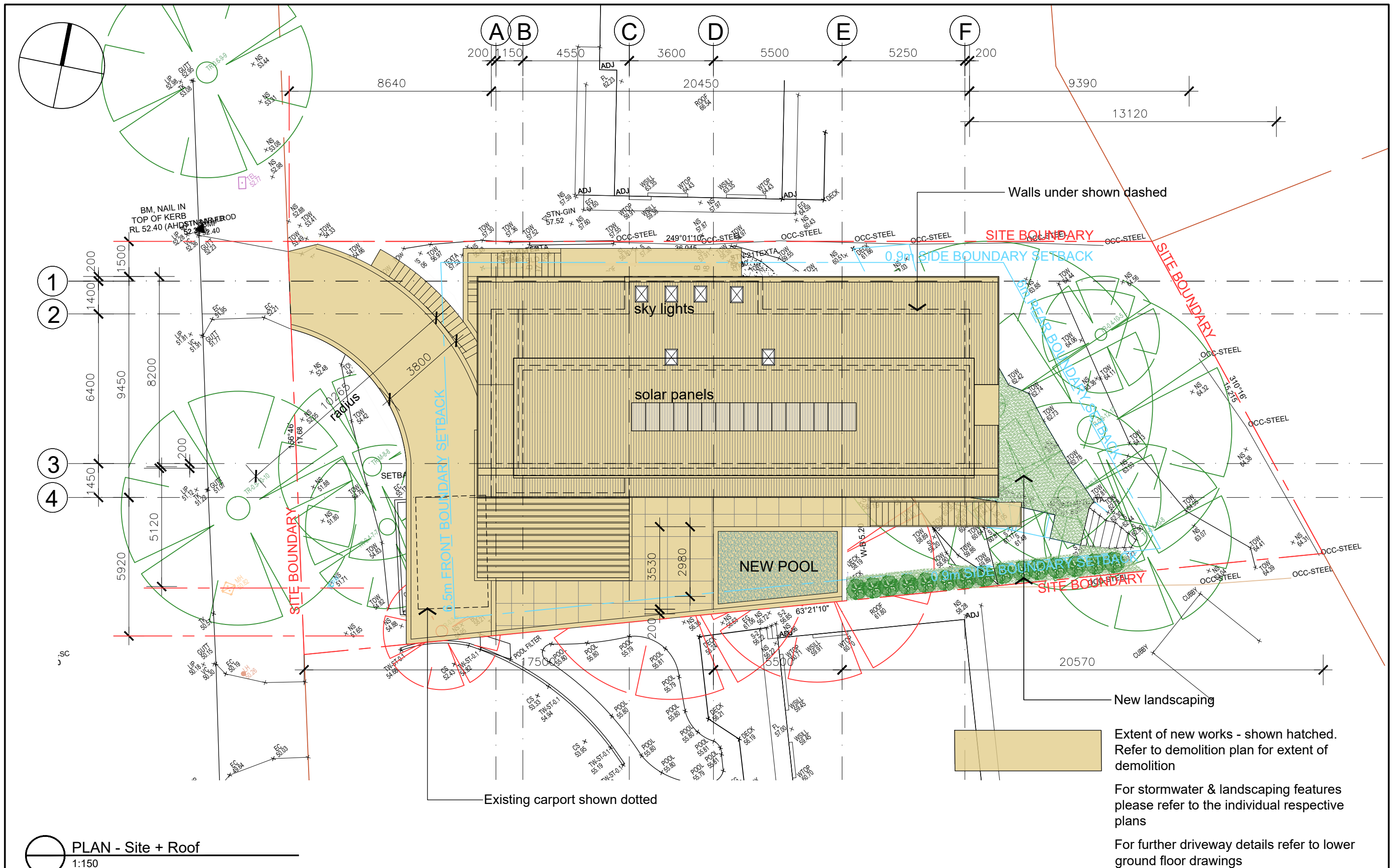


28 GOONDARI ROAD, ALLAMBIE HEIGHTS


NEW RESIDENCE

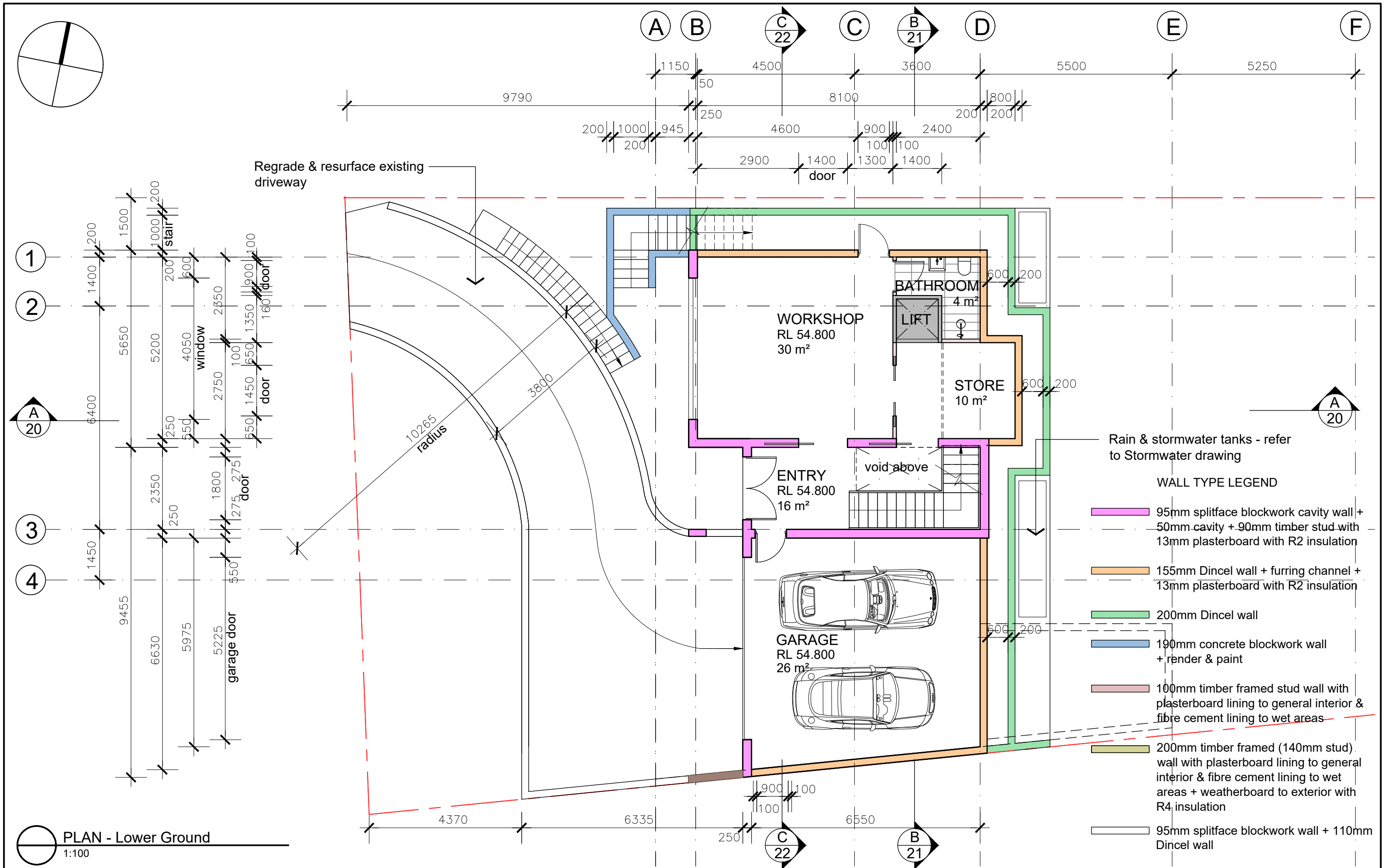
- 2129 DA - 00 - Cover Page
- 2129 DA - 01 - PLAN - Site
- 2129 DA - 02 - PLAN - Lower Ground
- 2129 DA - 03 - PLAN - Ground Floor
- 2129 DA - 04 - PLAN - Upper Ground
- 2129 DA - 05 - PLAN - Demolition
- 2129 DA - 06 - PLAN - Excavation
- 2129 DA - 08 - PLAN - Erosion & Sediment
- 2129 DA - 09 - PLAN - Stormwater
- 2129 DA - 10 - ELEVATION - West
- 2129 DA - 11 - ELEVATION - South
- 2129 DA - 12 - ELEVATION - East
- 2129 DA - 13 - ELEVATION - North
- 2129 DA - 20 - Section A
- 2129 DA - 21 - Section B
- 2129 DA - 22 - Section C
- 2129 DA - 30 - SCHEDULE - Colours + Materials
- 2129 DA - 40 - PLAN - Site Analysis
- 2129 DA - 50 - SHADOW DIAGRAM
- 2129 DA - 51 - SHADOW DIAGRAM
- 2129 DA - 52 - SHADOW DIAGRAM
- 2129 DA - 60 - DETAILS - Pool


ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		CLIENT		DRAWING			
 <div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div>	A	ISSUED FOR DA			03.03.22	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.	New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690	Synergy Construction Group		COVER PAGE			
	B	ISSUED FOR DA			05.04.22			APPLICANT		DRAWN		CHKD	APPROVED
	C	ISSUED FOR DA			13.05.22			RJC		SCALE		DATE	CAD FILE No
								NA		Oct 2021			
								JOB NO		DRAWING NO		ISSUE	
								2129		DA- 00		C	

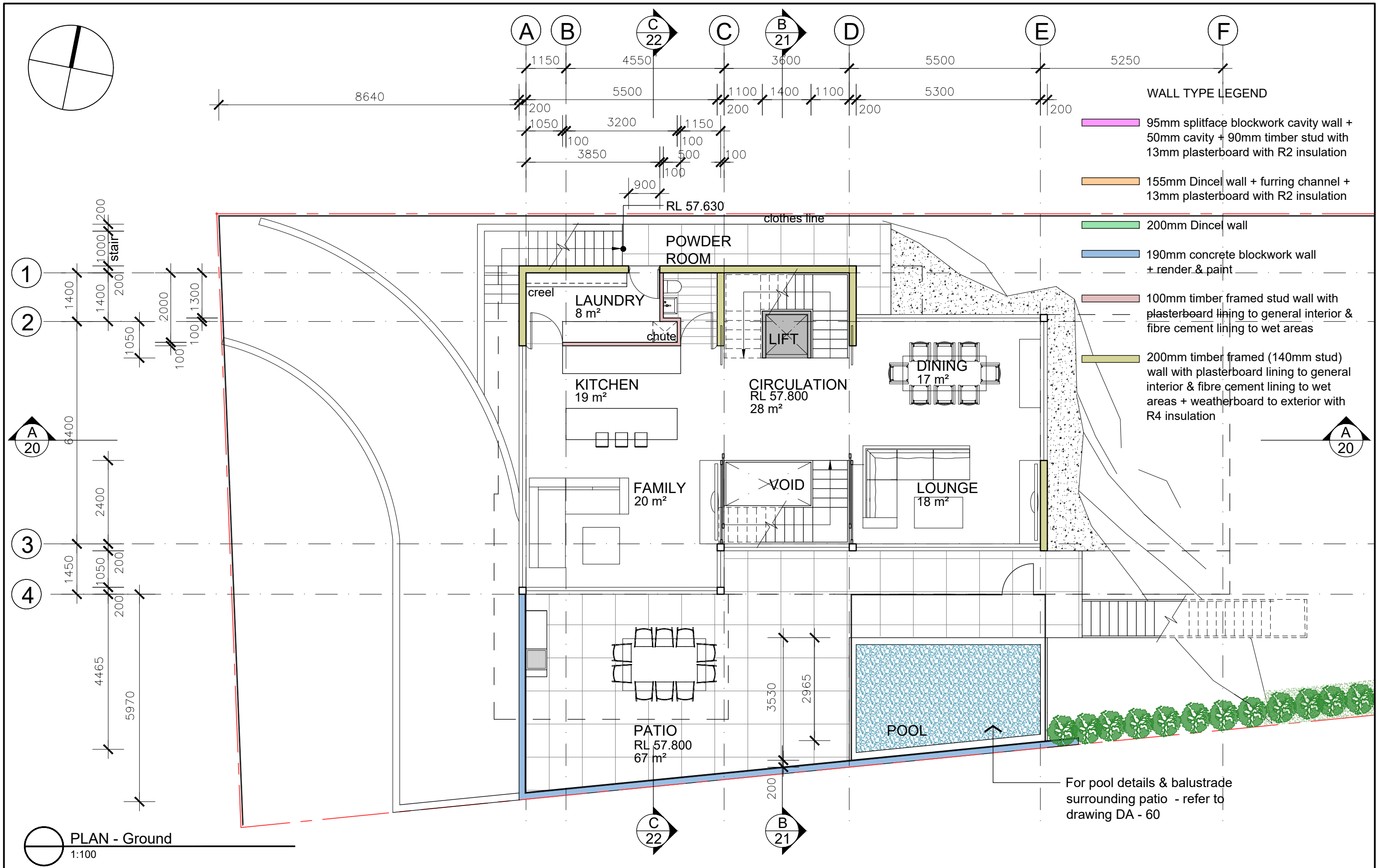



PLAN - Site + Roof
1:150

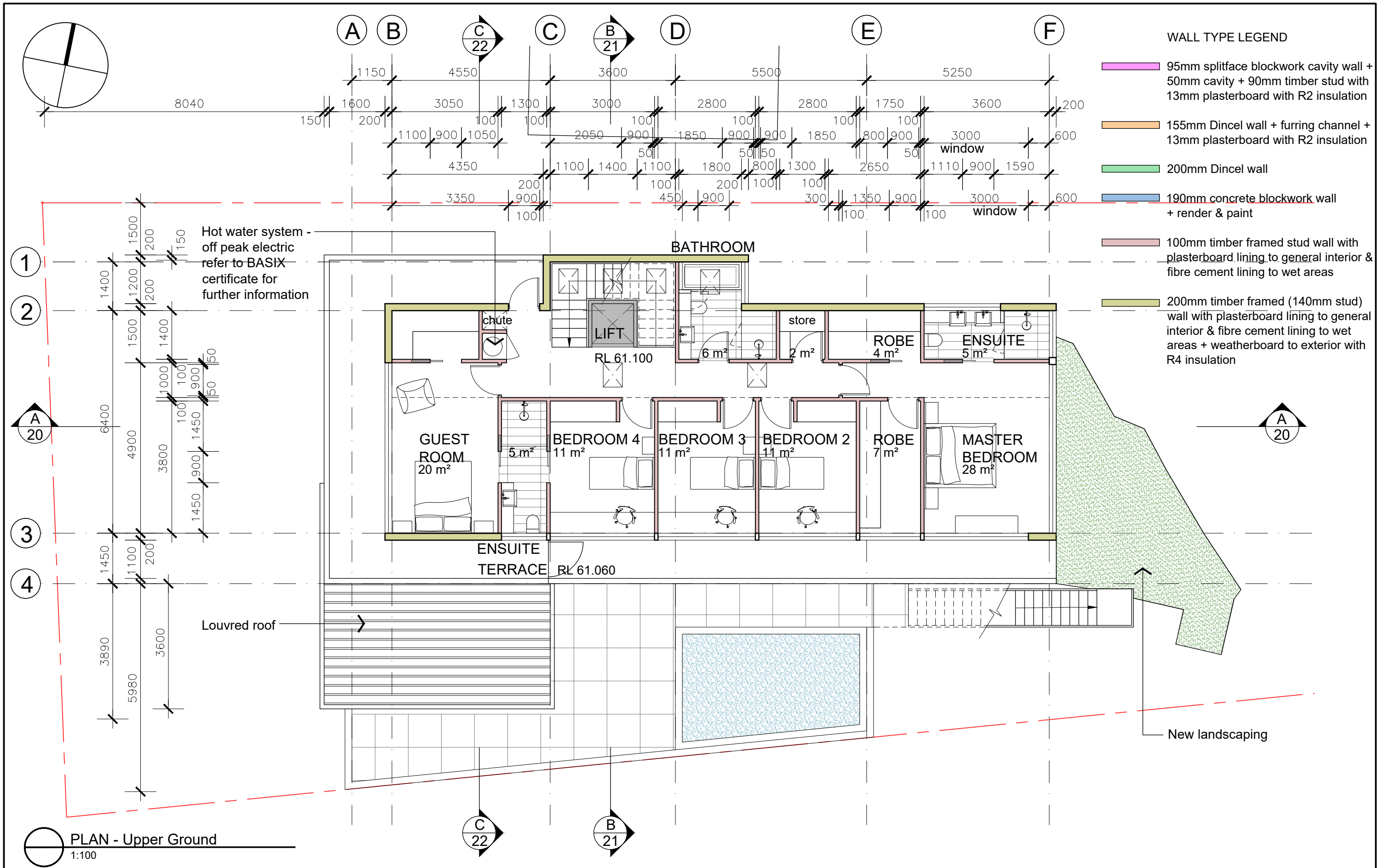
<div>ARCHITECT</div> <div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div></div>	ISSUE		AMENDMENT	DATE	<div>PROJECT</div> <div>New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690</div>	<div>CLIENT</div> <div>Synergy Construction Group</div> <div>APPLICANT</div> <div>Micheal Fountain Architects Pty Ltd</div>	DRAWING				
	E		ISSUED FOR REVIEW	04.02.22			PLAN - Site + Roof				
	F		ISSUED FOR REVIEW	14.02.22			DRAWN	RJC	CHKD		APPROVED
	G		ISSUED FOR REVIEW	17.02.22			SCALE	1: 150 at A3	DATE	Oct 2021	CAD FILE No
	H		ISSUED FOR DA	03.03.22			JOB NO		DRAWING NO		ISSUE
	i		ISSUED FOR REVIEW	01.04.22			2129		DA- 01		J
	J		ISSUED FOR DA	05.04.22							




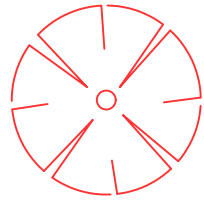
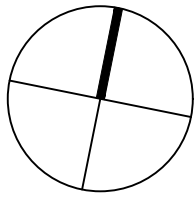
ARCHITECT		ISSUE	AMENDMENT	DATE	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.	PROJECT	CLIENT	DRAWING		
 <div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div>	F	ISSUED FOR REVIEW	14.02.22	New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690		Synergy Construction Group	Micheal Fountain Architects Pty Ltd	PLAN - Lower Ground		
	G	ISSUED FOR REVIEW	17.02.22					DRAWN RJC	CHKD	APPROVED
	H	ISSUED FOR DA	03.03.22					SCALE 1: 100 at A3	DATE Aug 2021	CAD FILE No
	i	ISSUED FOR DA	07.03.22					JOB NO 2129	DRAWING NO DA- 02	ISSUE K
	J	ISSUED FOR REVIEW	01.04.22							
	K	ISSUED FOR DA	05.04.22							



ARCHITECT		ISSUE	AMENDMENT	DATE	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHAEL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHAEL FOUNTAIN ARCHITECTS.	PROJECT	New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690	CLIENT	Synergy Construction Group			DRAWING		
 <div>MICHAEL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div> <div>MFA</div>	E	ISSUED FOR REVIEW	04.02.22	PLAN - Ground Floor										
	F	ISSUED FOR REVIEW	14.02.22											
	G	ISSUED FOR REVIEW	17.02.22											
	H	ISSUED FOR DA	07.03.22											
	i	ISSUED FOR REVIEW	01.04.22											
	J	ISSUED FOR DA	05.04.22											
								APPLICANT	Micheal Fountain Architects Pty Ltd		DRAWN	CHKD	APPROVED	
								SCALE	1: 100 at A3	DATE	Aug 2021	CAD FILE No		
								JOB NO	2129		DRAWING NO	DA- 03	ISSUE	J



ARCHITECT			ISSUE			AMENDMENT			DATE			PROJECT			CLIENT			DRAWING		
 <div>MICHAEL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div> <div>MFA</div>	F	ISSUED FOR REVIEW			14.02.22			THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHAEL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHAEL FOUNTAIN ARCHITECTS.			New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690			Synergy Construction Group Micheal Fountain Architects Pty Ltd			PLAN - Upper Ground			
	G	ISSUED FOR REVIEW			17.02.22															
	H	ISSUED FOR DA			03.03.22															
	i	ISSUED FOR DA			07.03.22															
	J	ISSUED FOR REVIEW			01.04.22															
	K	ISSUED FOR DA			05.04.22															
			DRAWN			CHKD			APPROVED											
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			JOB NO			DRAWING NO			ISSUE											
			2129			DA- 04			K											



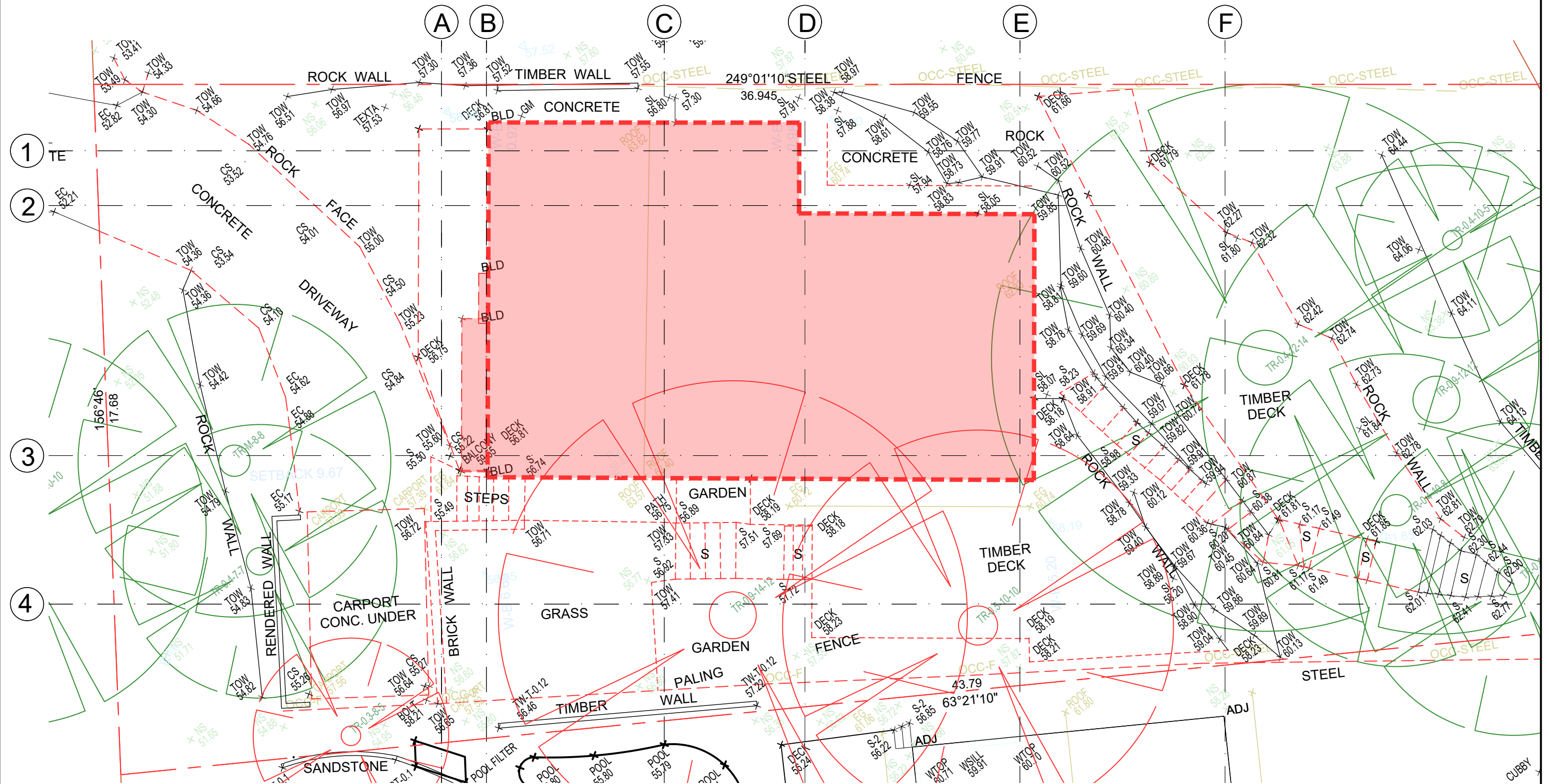
Existing trees to be removed
(x2) - as per Arborists report

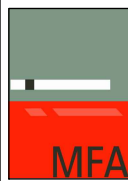


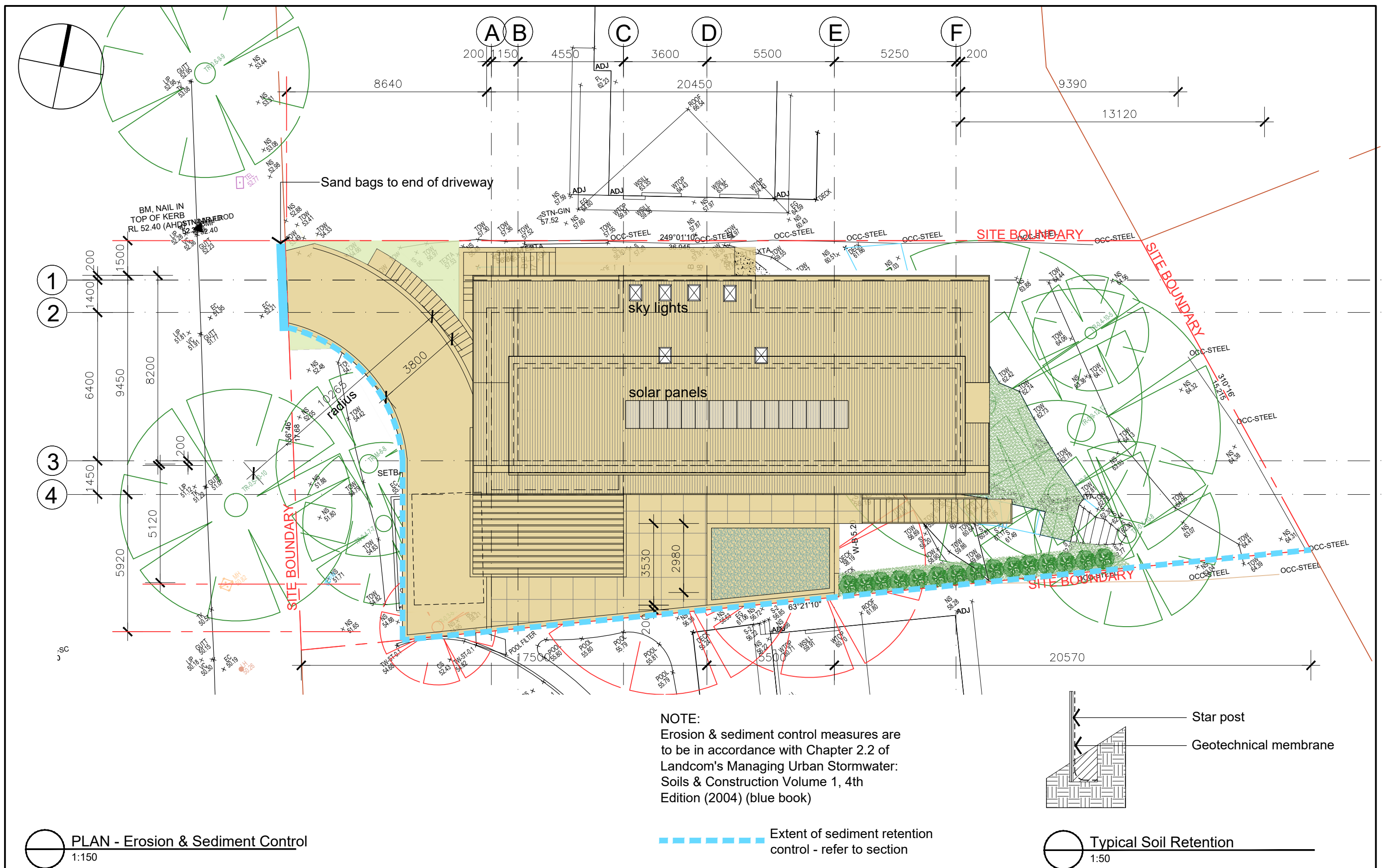
Existing building to be demolished -
items to be stored/ removed as per
Northern Beaches Council "Waste
Management Guidelines" & "Waste
Management Plan" by MFA.




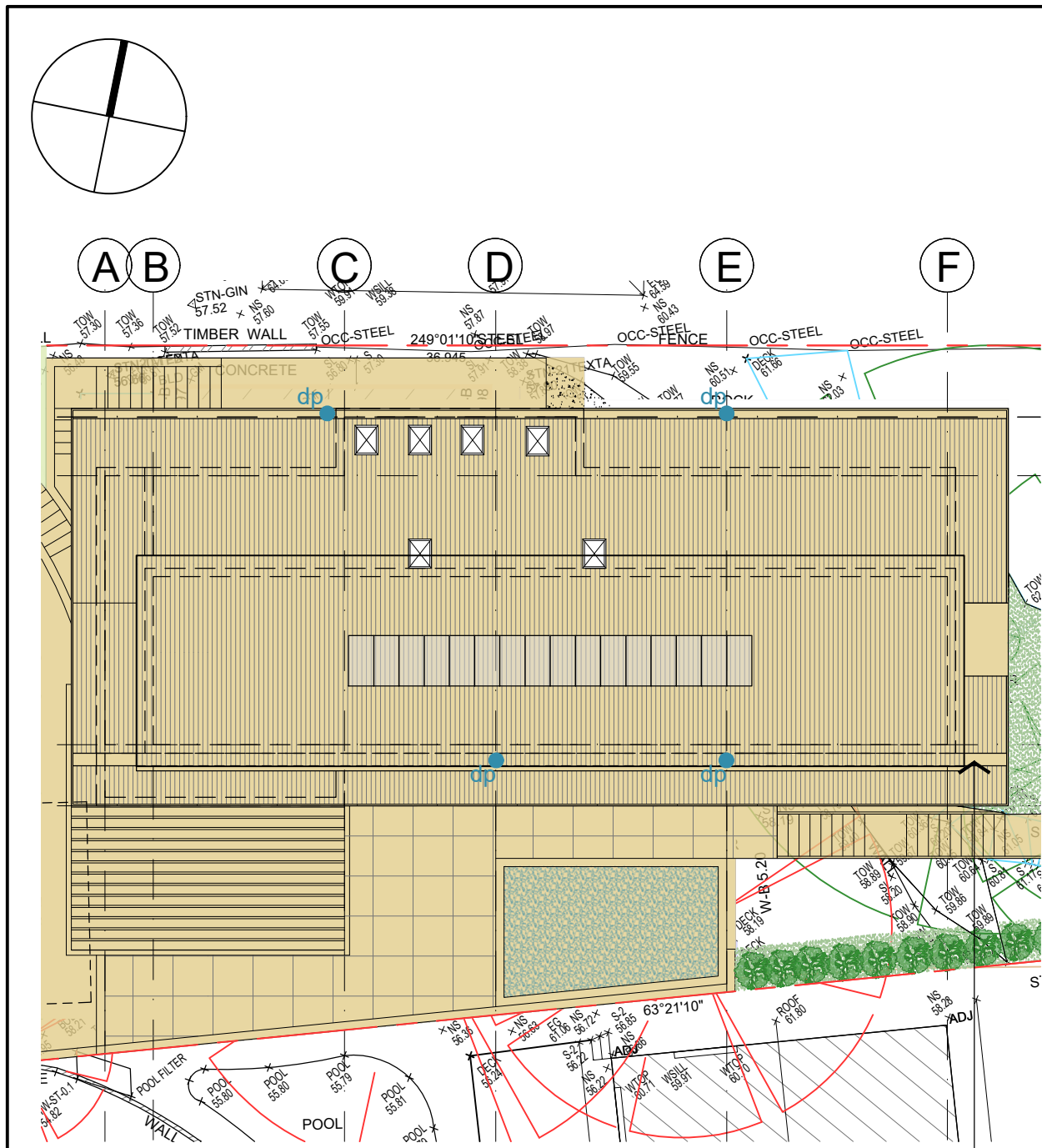
Existing minor structures to be demolished,
including driveway, paths, steps & deck -
items to be stored/ removed as per
Northern Beaches Council "Waste
Management Guidelines" & "Waste
Management Plan" by MFA.



<div>ARCHITECT</div> <div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div></div>	ISSUE		AMENDMENT	DATE	<div>PROJECT</div> <div>New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690</div>	<div>CLIENT</div> <div>Synergy Construction Group</div>	DRAWING		
	A		ISSUED FOR QS	01.11.21			PLAN - Demolition		
	B		ISSUED FOR REVIEW	22.12.21			DRAWN		
	C		ISSUED FOR REVIEW	03.02.22			RJC		CHD
	D		ISSUED FOR REVIEW	04.02.22			SCALE		APPROVED
	E		ISSUED FOR DA	03.03.22			1: 100 at A3		DATE
		F		ISSUED FOR DA	05.04.22	Micheal Fountain Architects Pty Ltd		Dec 2021	
							JOB NO		CAD FILE No
							2129		
							DRAWING NO		ISSUE
							DA- 05		F

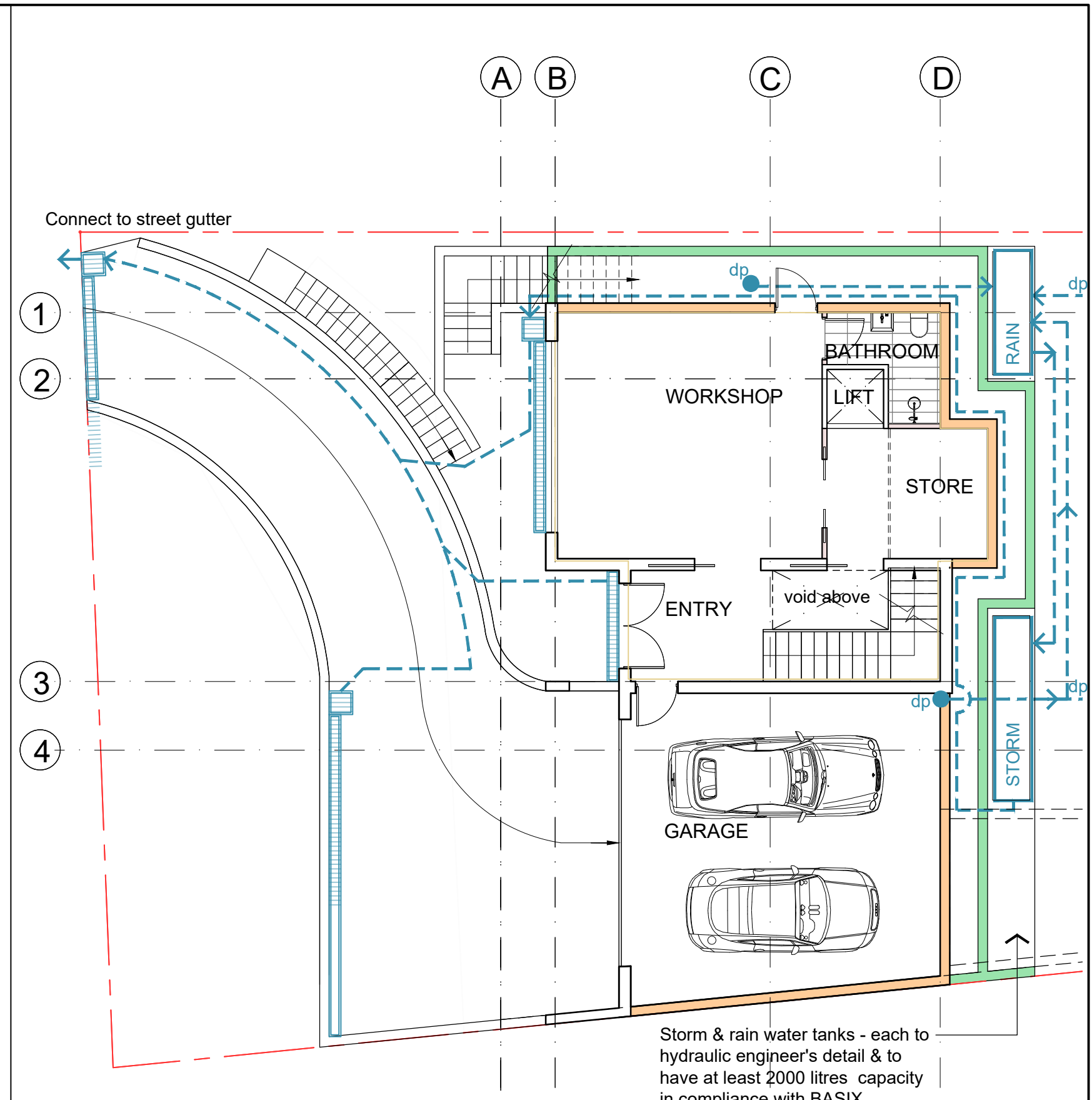


ARCHITECT		ISSUE		AMENDMENT		DATE		PROJECT		CLIENT		DRAWING	
 <div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div>	A	ISSUED FOR DA				03.03.22		THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.		Synergy Construction Group		PLAN - Erosion & Sediment Control	
	B	ISSUED FOR REVIEW				01.04.22							
	C	ISSUED FOR DA				05.04.22							
								New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690		Micheal Fountain Architects Pty Ltd		DRAWN RJC	
												CHKD	
												APPROVED	
												SCALE	
												1: 150 at A3	
												DATE	
												Oct 2021	
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												DA- 08	
												ISSUE	
												C	

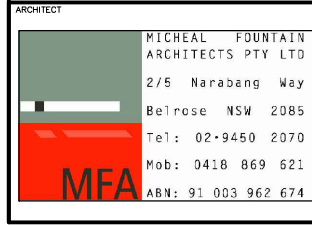



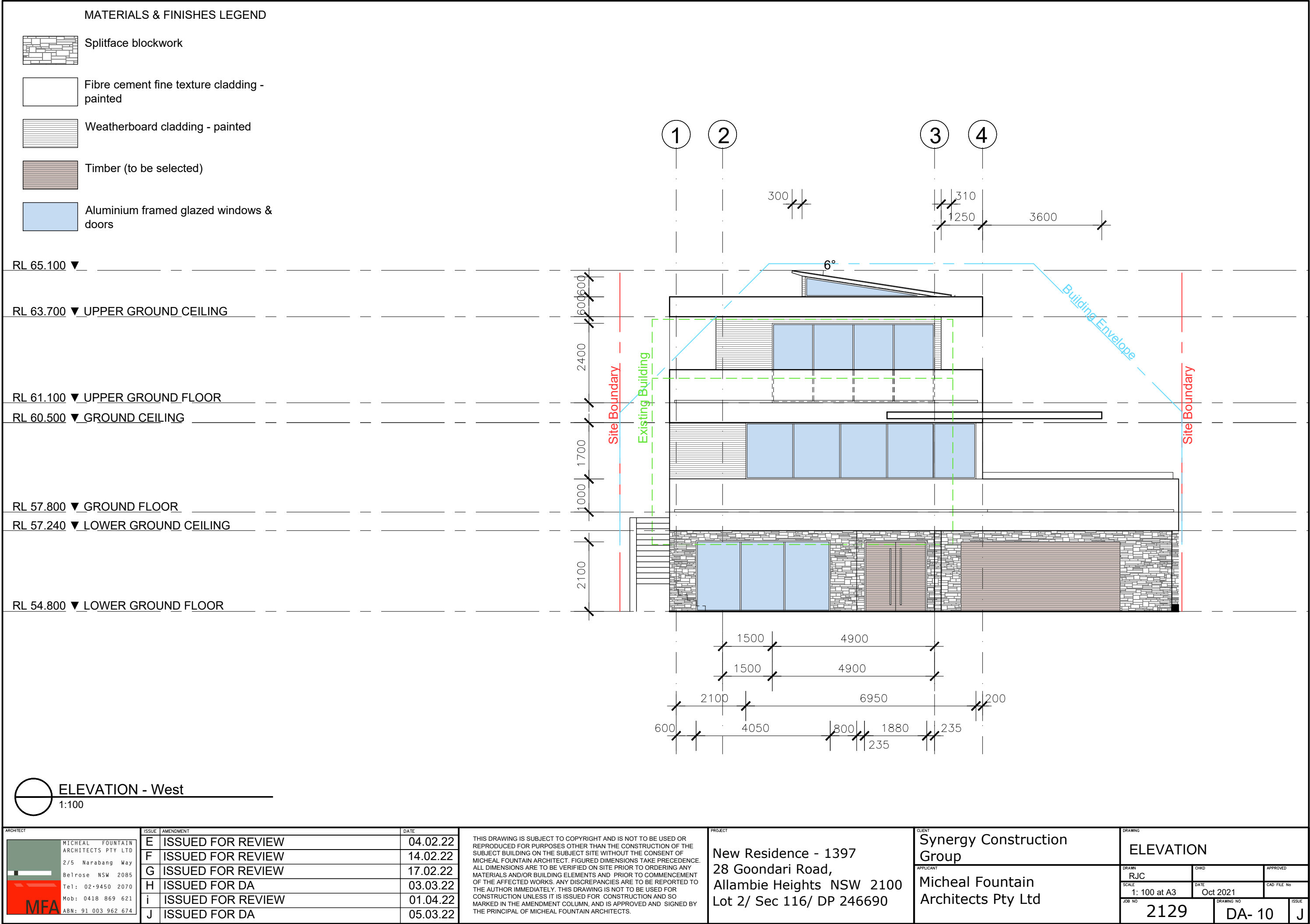
300mm wide box gutters
with overflows - each to
hydraulic engineer's detail

PLAN - Roof
1:150



PLAN - Lower Ground
1:100

 <p>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</p>	ISSUE	AMENDMENT	DATE	<p>THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.</p>	<p>PROJECT New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690</p>	<p>CLIENT Synergy Construction Group APPLICANT Micheal Fountain Architects Pty Ltd</p>	DRAWING		
	A	ISSUED FOR REVIEW	22.12.21				PLAN - Stormwater		
	B	ISSUED FOR REVIEW	03.02.22				DRAWN	CHKD	APPROVED
	C	ISSUED FOR REVIEW	04.02.22				RJC		
	D	ISSUED FOR DA	03.03.22				SCALE	DATE	CAD FILE No
	E	ISSUED FOR REVIEW	01.04.22				As Shown	Dec 2021	
	F	ISSUED FOR DA	05.04.22				JOB NO	DRAWING NO	ISSUE
							2129	DA-09	F



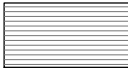
MATERIALS & FINISHES LEGEND



Splitface blockwork



Fibre cement fine texture cladding - painted



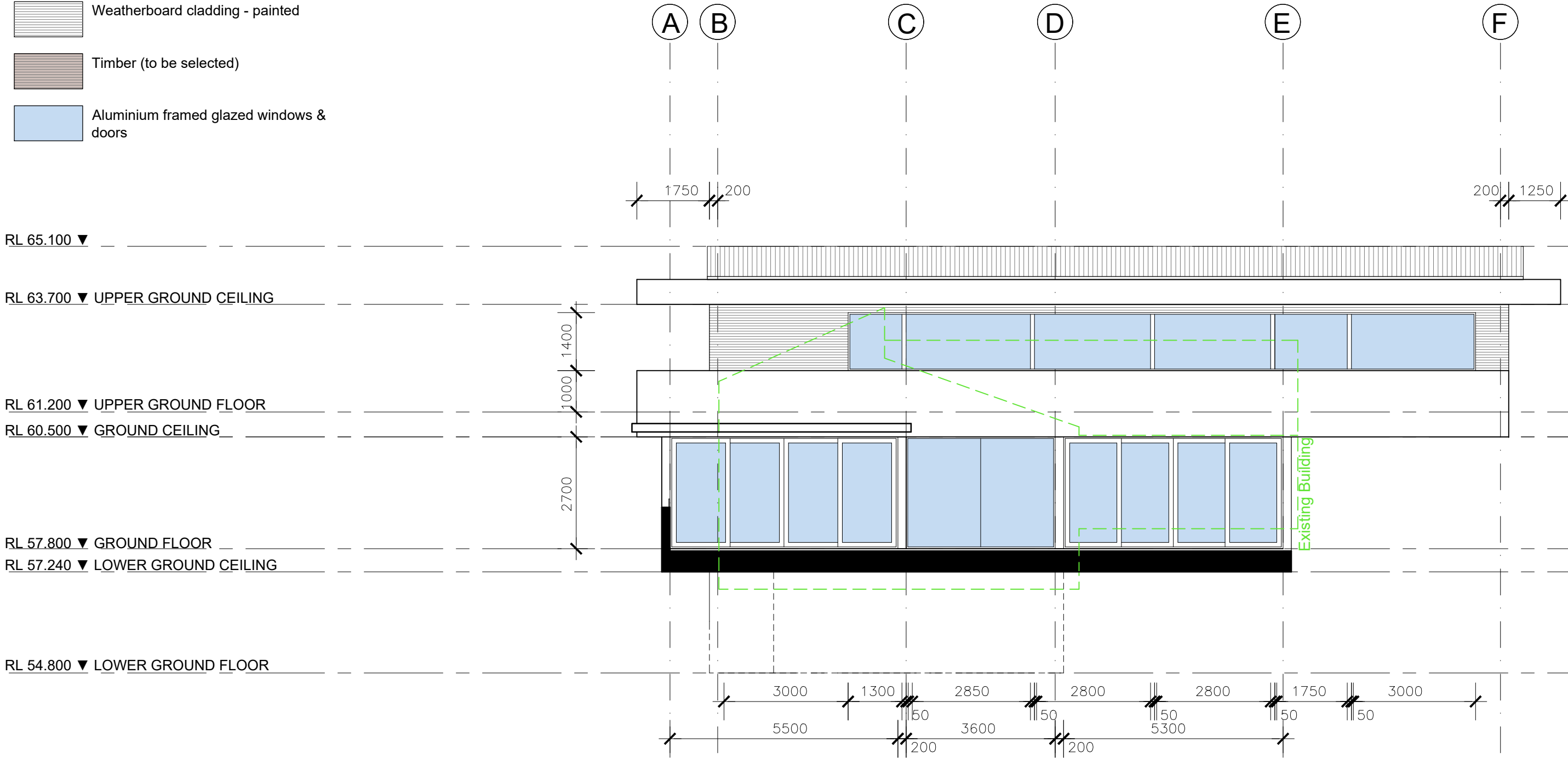
Weatherboard cladding - painted



Timber (to be selected)






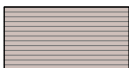

Aluminium framed glazed windows & doors



ELEVATION - South
1:100

ARCHITECT		ISSUE		AMENDMENT		DATE		PROJECT		CLIENT		DRAWING					
<div><div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div><div>MFA</div></div></div>		E	ISSUED FOR REVIEW		04.02.22		THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.		New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690		Synergy Construction Group		ELEVATION				
		F	ISSUED FOR REVIEW		14.02.22												
		G	ISSUED FOR REVIEW		17.02.22												
		H	ISSUED FOR DA		03.03.22												
		i	ISSUED FOR REVIEW		01.04.22												
		J	ISSUED FOR DA		05.03.22												
								APPLICANT		DRAWN		CHKD		APPROVED			
										Micheal Fountain Architects Pty Ltd		RJC					
												SCALE		DATE		CAD FILE No	
												1: 100 at A3		Oct 2021			
												JOB NO		DRAWING NO		ISSUE	
												2129		DA- 11		J	

MATERIALS & FINISHES LEGEND

-  Splitface blockwork
-  Fibre cement fine texture cladding - painted
-  Weatherboard cladding - painted
-  Timber (to be selected)
-  Aluminium framed glazed windows & doors

RL 65.100 ▼

RL 63.700 ▼ UPPER GROUND CEILING

RL 61.100 ▼ UPPER GROUND FLOOR

RL 60.500 ▼ GROUND CEILING

RL 57.800 ▼ GROUND FLOOR

RL 57.240 ▼ LOWER GROUND CEILING

RL 54.800 ▼ LOWER GROUND FLOOR

2400
1000
1400
2400
2700
1000
1700

Site Boundary

Existing Building

Site Boundary

Building Envelope


4 3 2 1

3600 1250 310 300

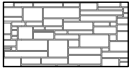
6°

200 4850 1350 1200 200 200 1050 2400 4000 200

ELEVATION - East
1:100

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 <div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div>	E	ISSUED FOR REVIEW	04.02.22	APPLICANT			Synergy Construction Group		ELEVATION				
	F	ISSUED FOR REVIEW	14.02.22	DRAWN			RJC	CHKD	APPROVED				
	G	ISSUED FOR REVIEW	17.02.22	SCALE			1: 100 at A3		DATE		Oct 2021	CAD FILE No	
	H	ISSUED FOR DA	03.03.22	JOB NO			2129		DRAWING NO		DA- 12	ISSUE	
	i	ISSUED FOR REVIEW	01.04.22									J	
J	ISSUED FOR DA	05.03.22											

MATERIALS & FINISHES LEGEND



Splitface blockwork



Fibre cement fine texture cladding - painted



Weatherboard cladding - painted



Timber (to be selected)



Aluminium framed glazed windows & doors

F

E

D

C

B

A

RL 65.100 ▼

RL 63.700 ▼ UPPER GROUND CEILING

RL 61.200 ▼ UPPER GROUND FLOOR

RL 60.500 ▼ GROUND CEILING

RL 57.800 ▼ GROUND FLOOR

RL 57.240 ▼ LOWER GROUND CEILING

RL 54.800 ▼ LOWER GROUND FLOOR

2400
1800
600
2700
1700
1000
2100
600

200

1400

2200

1650

18900

5300

200

1850

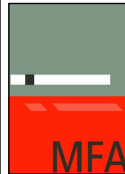
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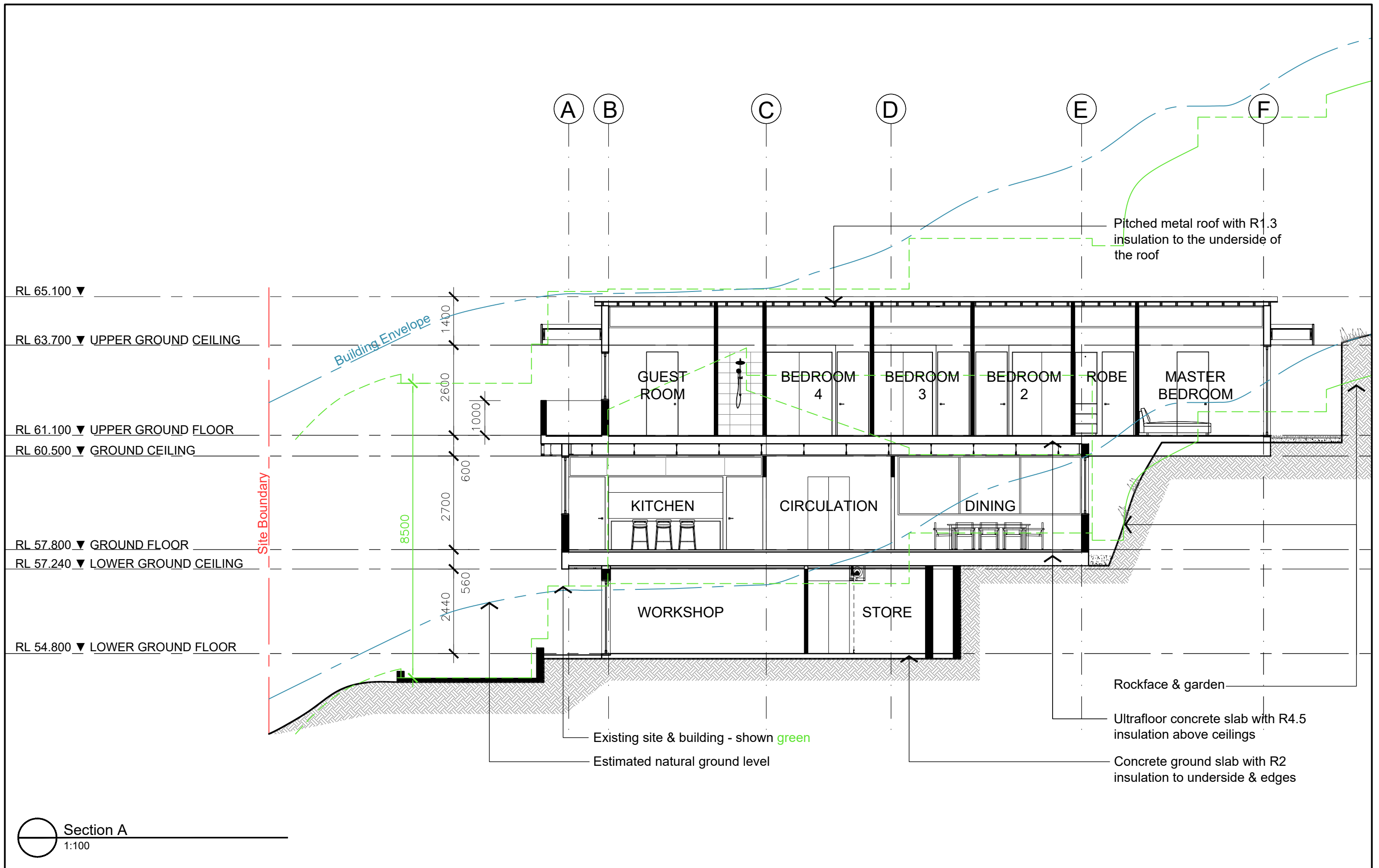
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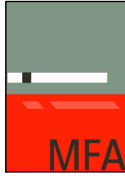
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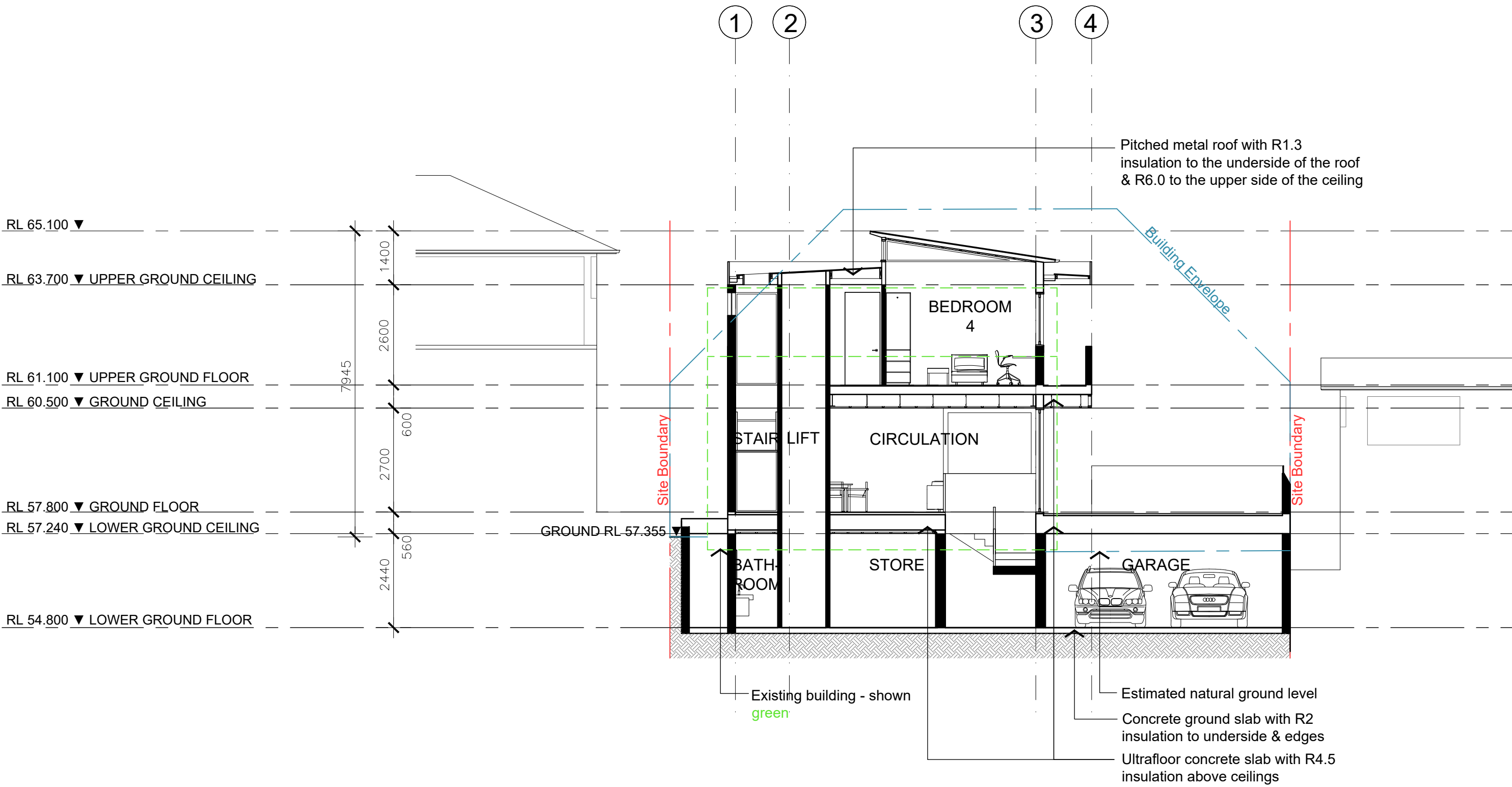
200

ELEVATION - North
1:100

<div>ARCHITECT</div> <div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div></div>	ISSUE		AMENDMENT	DATE	<div>PROJECT</div> <div>New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690</div>	<div>CLIENT</div> <div>Synergy Construction Group</div> <div>APPLICANT</div> <div>Micheal Fountain Architects Pty Ltd</div>	DRAWING		
	E		ISSUED FOR REVIEW	04.02.22			ELEVATION		
	F		ISSUED FOR REVIEW	14.02.22			DRAWN	CHKD	APPROVED
	G		ISSUED FOR REVIEW	17.02.22			RJC		
	H		ISSUED FOR DA	03.03.22			SCALE	DATE	CAD FILE No
	i		ISSUED FOR REVIEW	01.04.22			1: 100 at A3	Oct 2021	
	J		ISSUED FOR DA	05.03.22		THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.		JOB NO	DRAWING NO
							2129	DA- 13	J

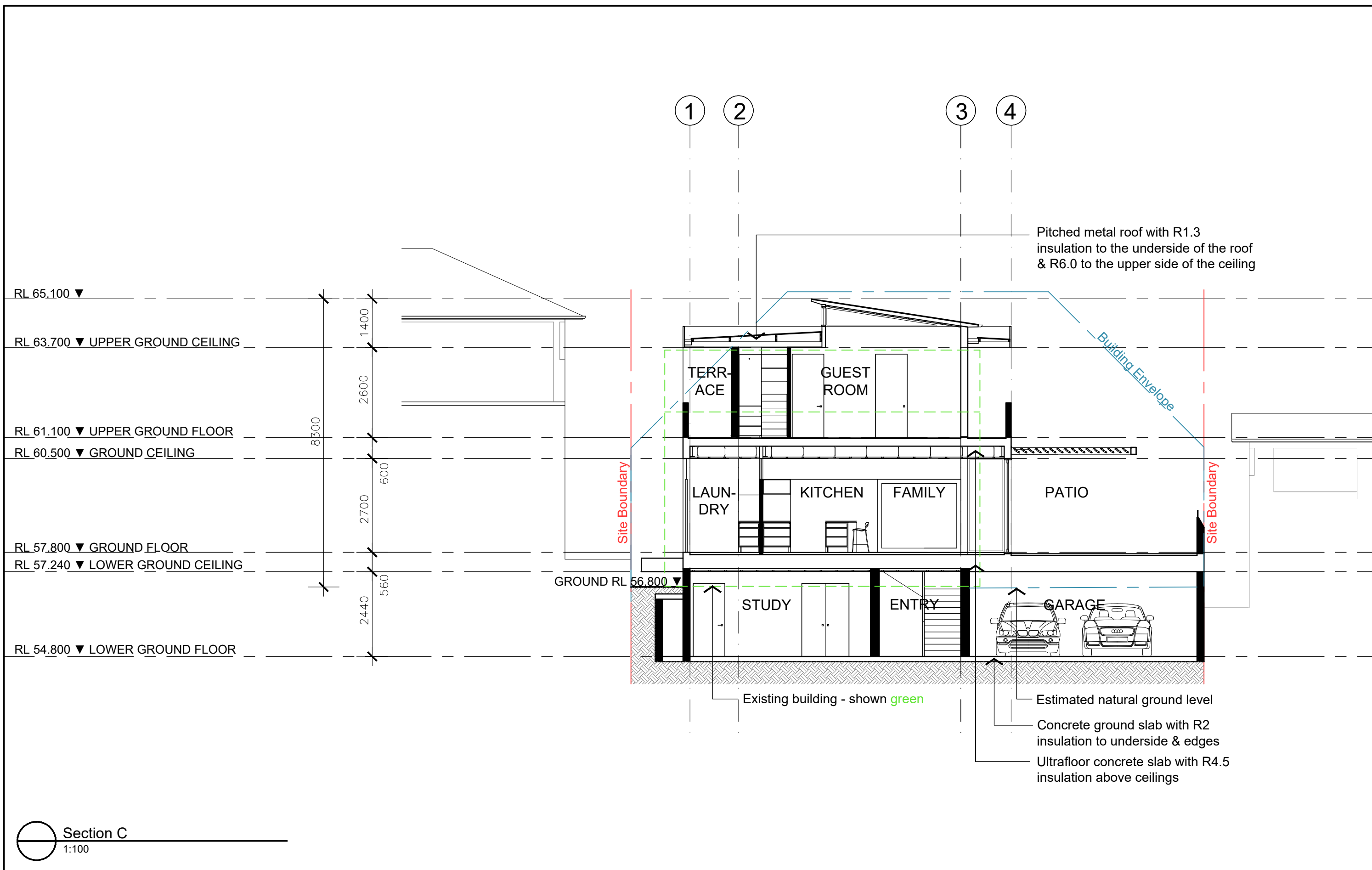




<div>ARCHITECT</div> <div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div></div>	ISSUE		AMENDMENT	DATE	<div>PROJECT</div> <div>New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690</div>	<div>CLIENT</div> <div>Synergy Construction Group</div> <div>APPLICANT</div> <div>Micheal Fountain Architects Pty Ltd</div>	DRAWING		
	F	ISSUED FOR REVIEW		14.02.22			SECTION - A		
	G	ISSUED FOR REVIEW		17.02.22			DRAWN		
	H	ISSUED FOR DA		03.03.22			RJC	CHKD	APPROVED
	i	ISSUED FOR REVIEW		01.04.22			SCALE	DATE	CAD FILE No
	J	ISSUED FOR DA		05.04.22			1: 100 at A3	Oct 2021	
		K	ISSUED FOR DA		13.05.22	JOB NO		DRAWING NO	ISSUE
					2129		DA- 20		K



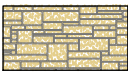
Section B
1:100

<div><div></div><div>MICHAEL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div><div>MFA</div></div>	ISSUE	AMENDMENT	DATE	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHAEL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHAEL FOUNTAIN ARCHITECTS.	PROJECT New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690	CLIENT Synergy Construction Group APPLICANT Micheal Fountain Architects Pty Ltd	DRAWING SECTION - B DRAWN JF SCALE 1: 100 at A3 JOB NO 2129 CHKD DATE Aug 2021 DRAWING NO DA- 21 APPROVED CAD FILE No ISSUE K		
	F	ISSUED FOR REVIEW	14.02.22						
	G	ISSUED FOR REVIEW	17.02.22						
	H	ISSUED FOR DA	03.03.22						
	i	ISSUED FOR REVIEW	01.04.22						
	J	ISSUED FOR DA	05.04.22						
	K	ISSUED FOR DA	13.05.22						



ARCHITECT			ISSUE			AMENDMENT			DATE			THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHAEL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHAEL FOUNTAIN ARCHITECTS.			PROJECT			CLIENT			Synergy Construction Group			DRAWING			SECTION - C					
 <div>MICHAEL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div> <div>MFA</div>			F			ISSUED FOR REVIEW			14.02.22																							
			G			ISSUED FOR REVIEW			17.02.22																							
			H			ISSUED FOR DA			03.03.22																							
			I			ISSUED FOR REVIEW			01.04.22																							
			J			ISSUED FOR DA			05.04.22																							
			K			ISSUED FOR DA			13.05.22																							
 <div>MICHAEL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div> <div>MFA</div>			APPLICANT			RJC			SCALE			1: 100 at A3			DATE			Oct 2021			CAD FILE No											
																								DRAWN			CHKD			APPROVED		
																								JOB NO			DRAWING NO			ISSUE		
																								2129			DA- 22			K		

MATERIALS & FINISHES



1. Splitface blockwork
Walls to lower ground level
(sandstone colour)



2. James Hardie - fine texture cladding
painted light beige
Fascias & solid ballustrades



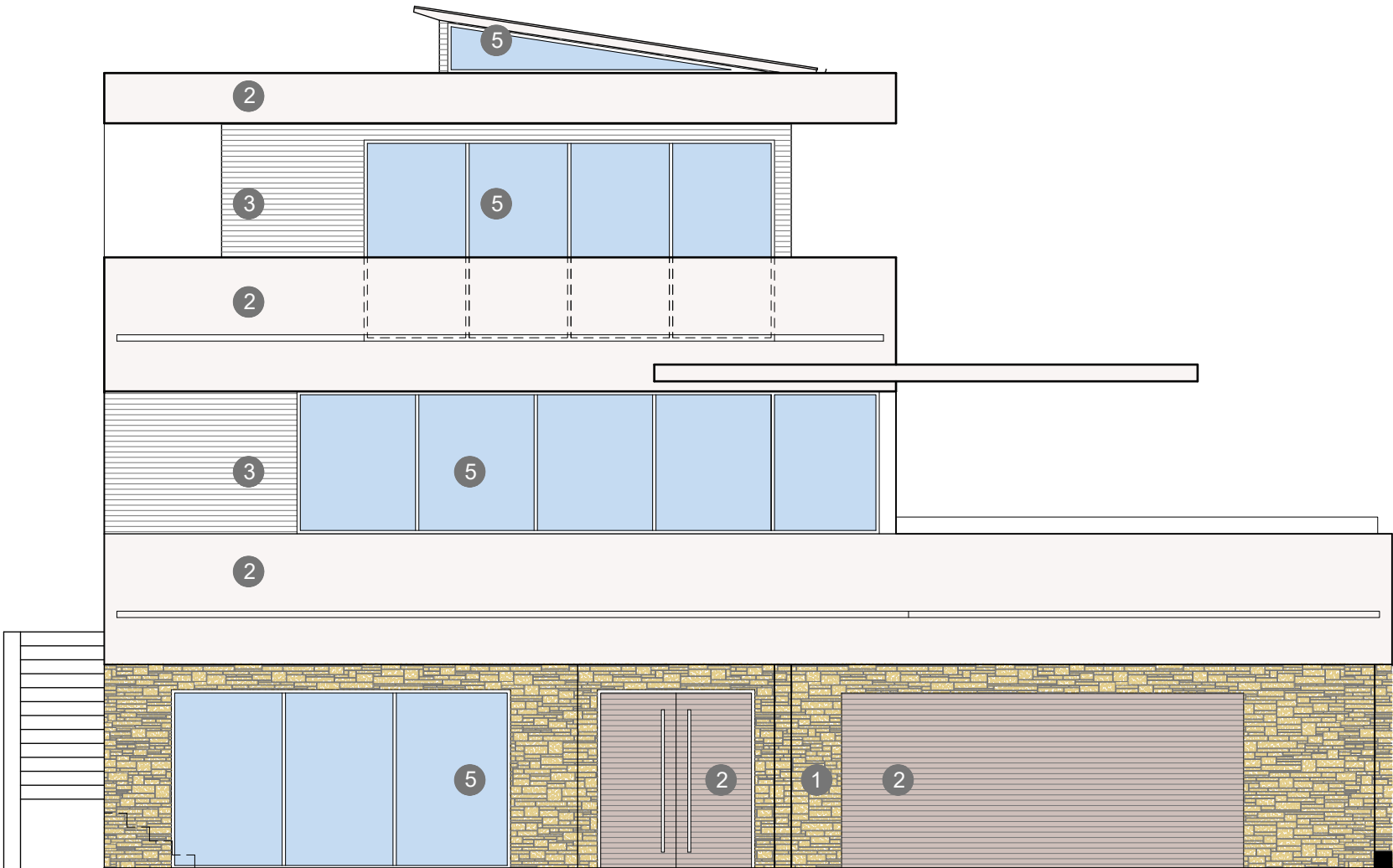
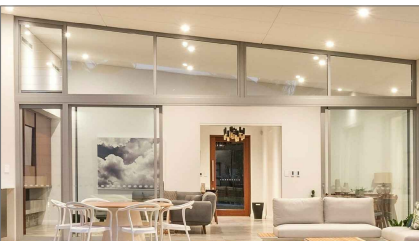
3. James Hardie - lineal weatherboard
painted beige
Walls to ground & upper ground
levels



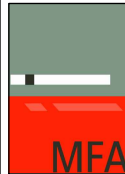
4. Timber paneling (to be selected)
Front entry & garage doors

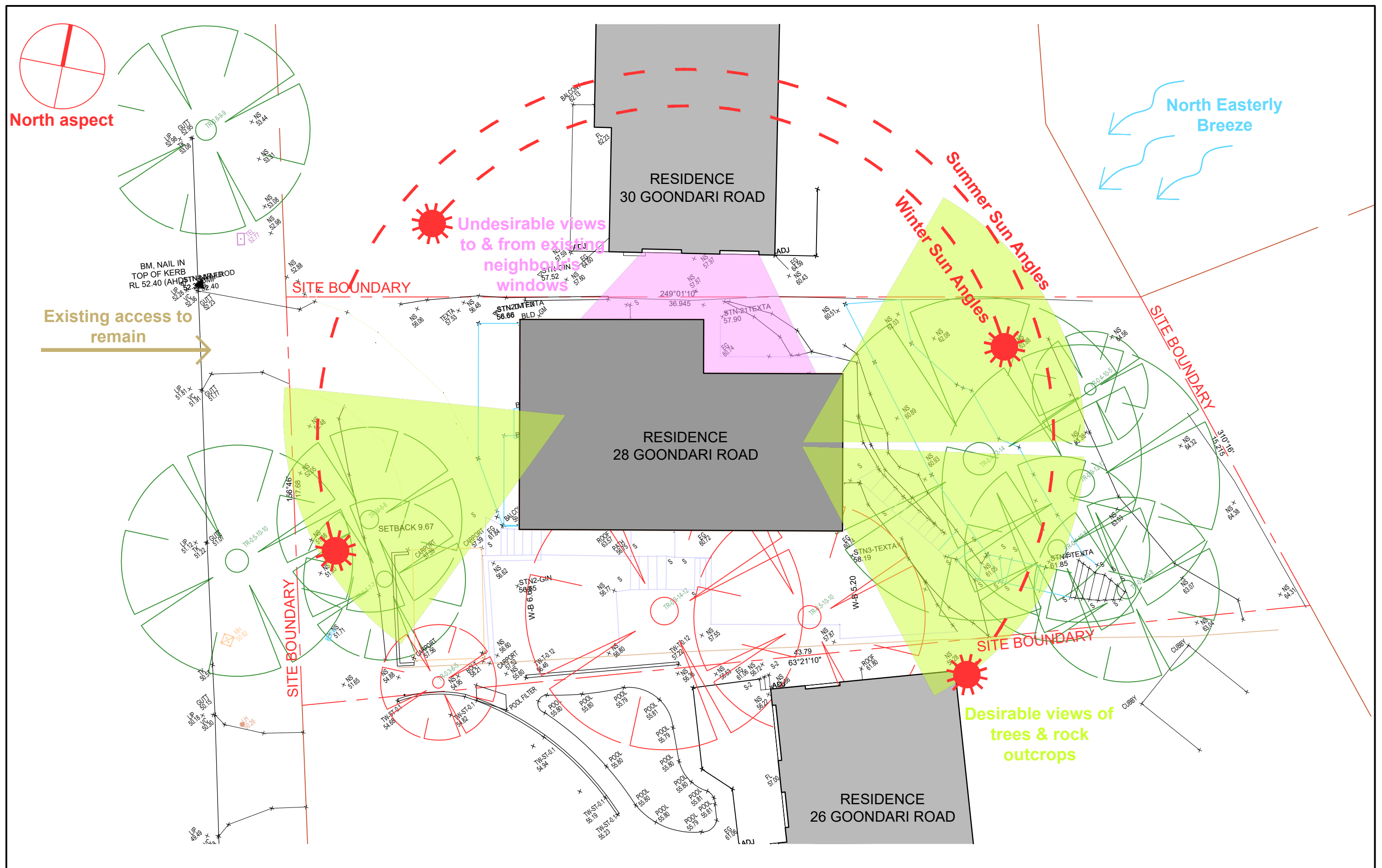



5. Aluminium framed glazed windows
& doors

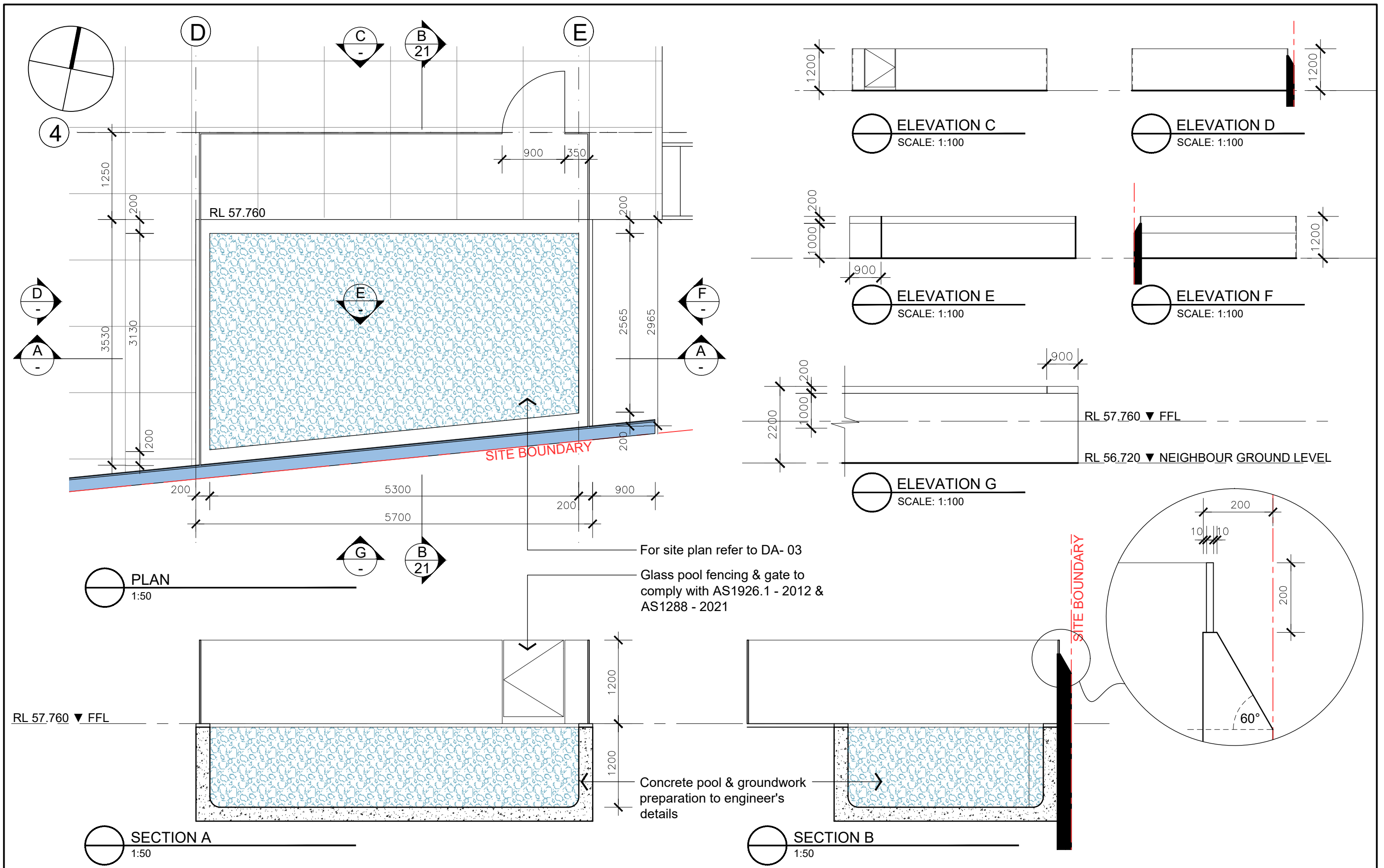



ELEVATION - West

<div>ARCHITECT</div> <div><div>MICHEAL FOUNTAIN ARCHITECTS PTY LTD 2/5 Narabang Way Belrose NSW 2085 Tel: 02-9450 2070 Mob: 0418 869 621 ABN: 91 003 962 674</div></div>	ISSUE	AMENDMENT	DATE	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.	PROJECT	CLIENT	Synergy Construction Group	APPLICANT	Micheal Fountain Architects Pty Ltd	DRAWING		
	A	ISSUED FOR REVIEW	03.02.22							SCHEDULE - Colours & Materials		
	B	ISSUED FOR REVIEW	04.02.22							DRAWN	CHKD	APPROVED
	C	ISSUED FOR DA	03.03.22							RJC		
	D	ISSUED FOR REVIEW	01.04.22							SCALE	DATE	CAD FILE No
	E	ISSUED FOR DA	05.03.22							Not to Scale	Jan 2022	
										JOB NO	DRAWING NO	ISSUE
			2129	DA- 30	E							

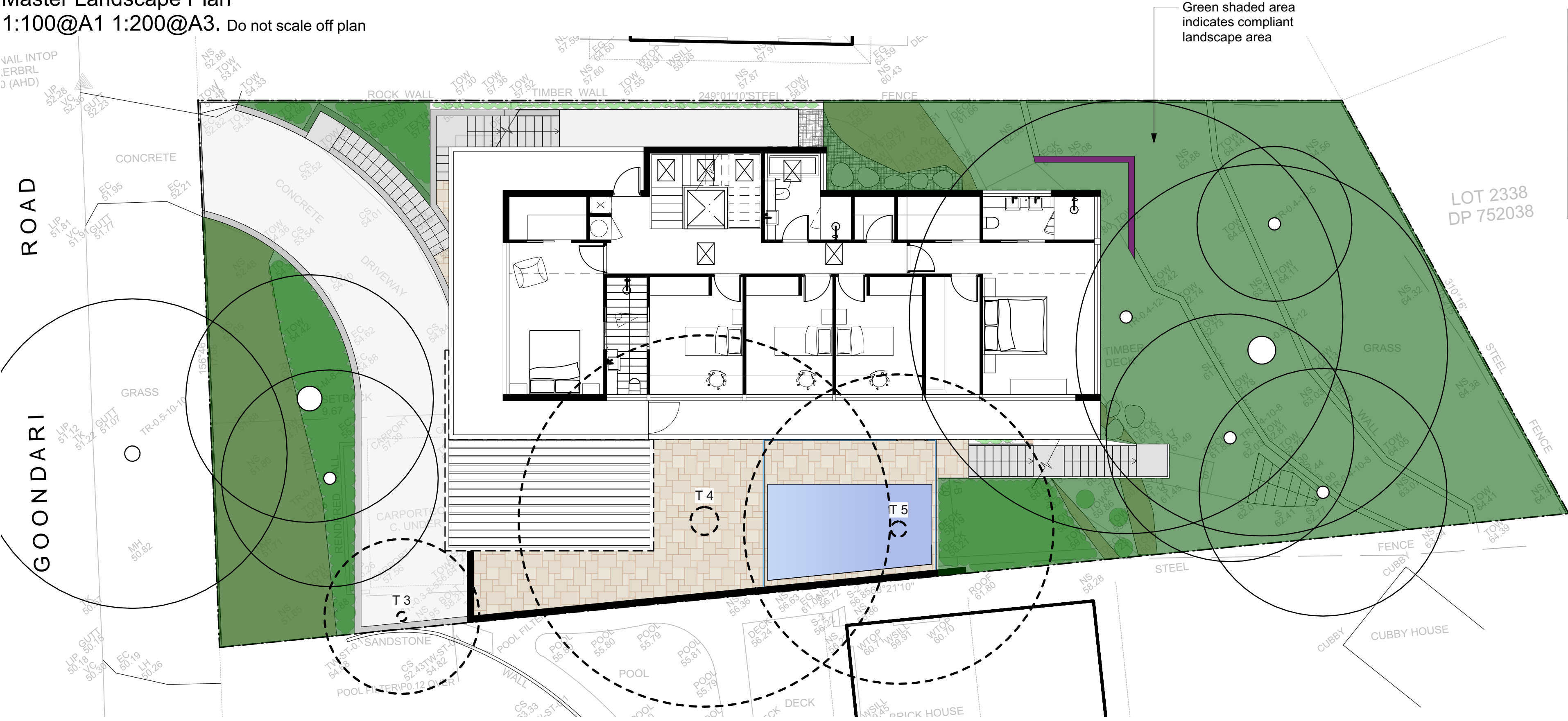


ARCHITECT		ISSUE		AMENDMENT		DATE		PROJECT		CLIENT		DRAWING		
<div><p>MICHEAL FOUNTAIN ARCHITECTS PTY LTD</p><p>2/5 Narabang Way Belrose NSW 2085</p><p>Tel: 02-9450 2070 Mob: 0418 869 621</p><p>ABN: 91 003 962 674</p></div> <div>MFA</div>		A	ISSUED FOR REVIEW		22.12.21		THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.		New Residence - 1397 28 Goondari Road, Allambie Heights NSW 2100 Lot 2/ Sec 116/ DP 246690		Synergy Construction Group		PLAN - Site Analysis	
		B	ISSUED FOR REVIEW		03.02.22									
		C	ISSUED FOR REVIEW		04.02.22									
		D	ISSUED FOR DA		03.03.22									
		E	ISSUED FOR DA		05.04.22									
											DRAWN RJC		CHKD	APPROVED
											SCALE 1: 150 at A3		DATE Dec 2021	CAD FILE No
											JOB NO 2129		DRAWING NO DA- 40	ISSUE E

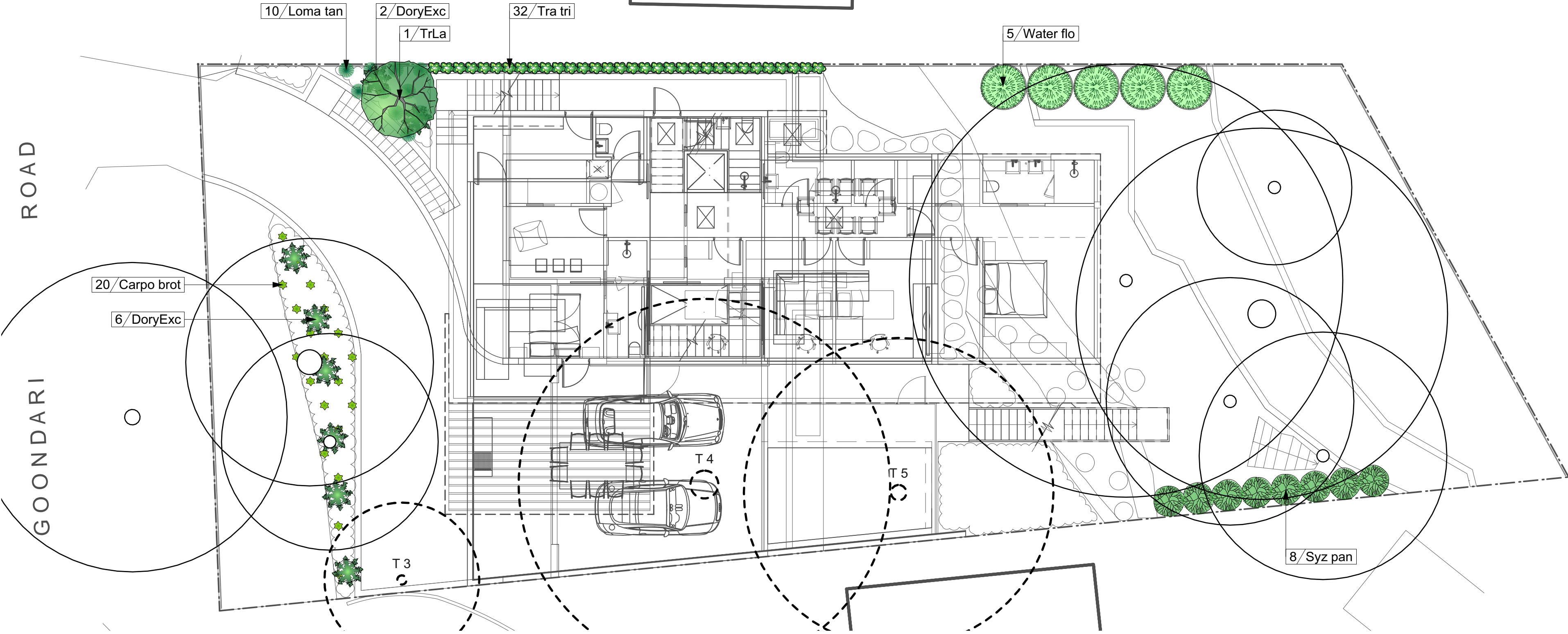


ARCHITECT		ISSUE	AMENDMENT	DATE	PROJECT	CLIENT	DRAWING		
	MICHEAL FOUNTAIN ARCHITECTS PTY LTD		A ISSUED FOR DA	05.04.22	THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHEAL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHEAL FOUNTAIN ARCHITECTS.	Synergy Construction Group	DETAILS - Pool		
	2/5 Narabang Way					DRAWN	CHKD	APPROVED	
	Belrose NSW 2085					SCALE	DATE	CAD FILE No	
	Tel: 02-9450 2070					1: 100 at A3	April 2022		
	Mob: 0418 869 621	JOB NO	2129		DRAWING NO	DA- 060		ISSUE	
	ABN: 91 003 962 674							A	

Master Landscape Plan
1:100@A1 1:200@A3. Do not scale off plan



Planting Plan (Lower & Upper Ground)
1:100@A1 1:200@A3. Do not scale off plan

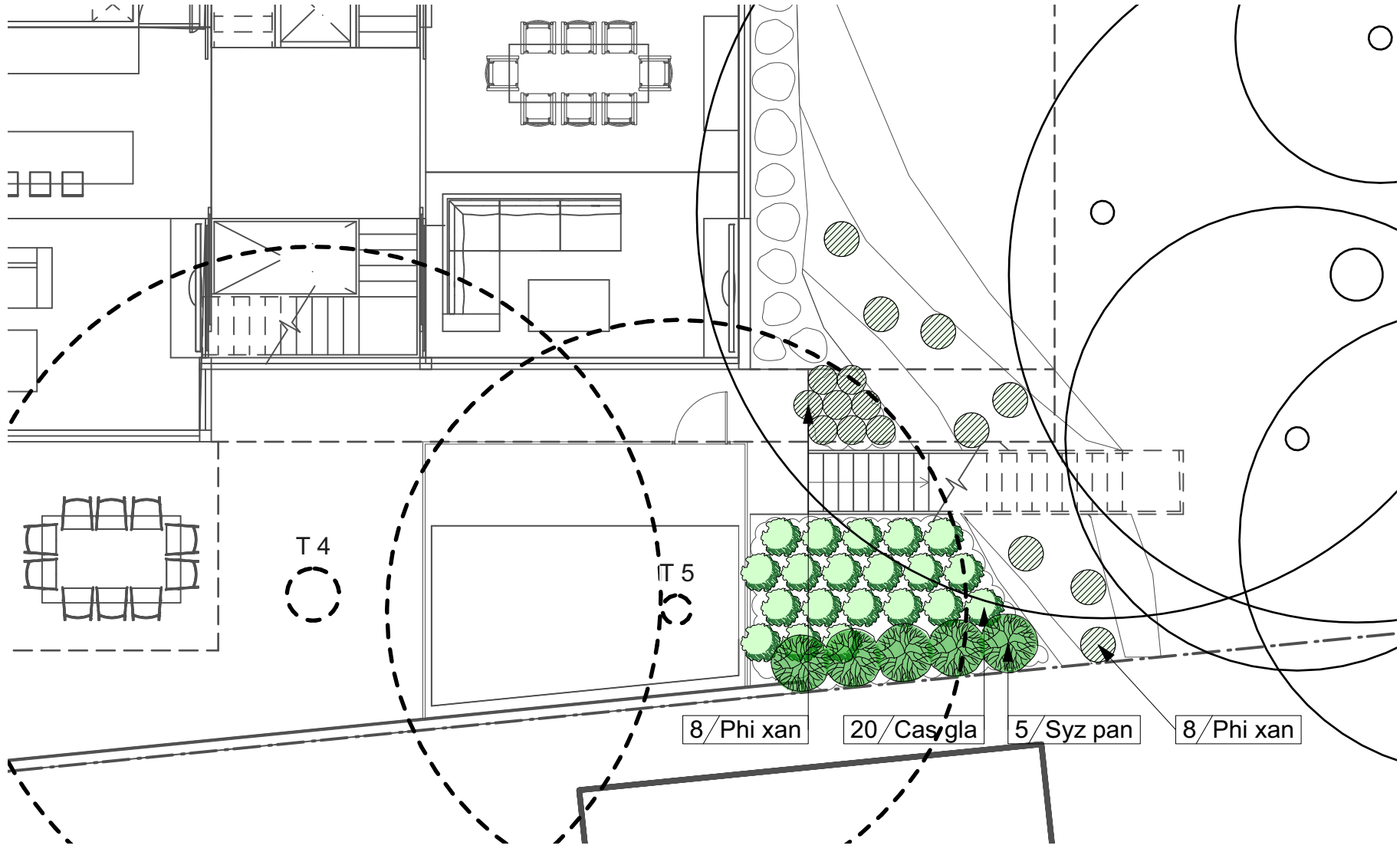


ID	Quantity	Latin Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Carpo brot	20	Carpobrotus glaucescens	Coastal Moonflower, Pigface, Ice	Viro-cell	0.0 - 0.3m	1.2 - 2.0m
Cas gla	20	Casuarina glauca 'cousin it'	Casuarina glauca 'cousin it'	200mm	0.3m	0.3m
DoryExc	8	Dorvanthes excelsa	Gymea Lily, Giant Lily	25lt	1.5 - 3m	1.2 - 2.0m
Loma tan	10	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	150mm	0.45 - 0.6m	0.6 - 0.9m
Phi xan	16	Philodendron 'Xanadu'	Xanadu	200mm	0.8m	1 - 1.2m
Syz pan	13	Syzygium paniculata	Lilly Pilly Backyard Bliss	200mm	2 - 3m	1.5 - 2m
Tra tri	32	Trachelospermum 'Tricolour'	Star Jasmine	100mm / Tube	3 - 5m	3.5 - 6m
TrLa	1	Tristaniopsis laurina	Kanooka, Water Gum	25lt	2.0 - 2.5m	10 - 15m
Water flo	5	Waterhousia floribunda	Weeping Lilly Pilly	45lt	5 - 10m	3.5 - 6m

AREA CALCULATION		
	AREA (m2)	PERCENTAGE
Site	632.3	
Landscape total as per DCP	265.93	42.06%



Planting Plan (Ground Floor)
1:100@A1 1:200@A3. Do not scale off plan



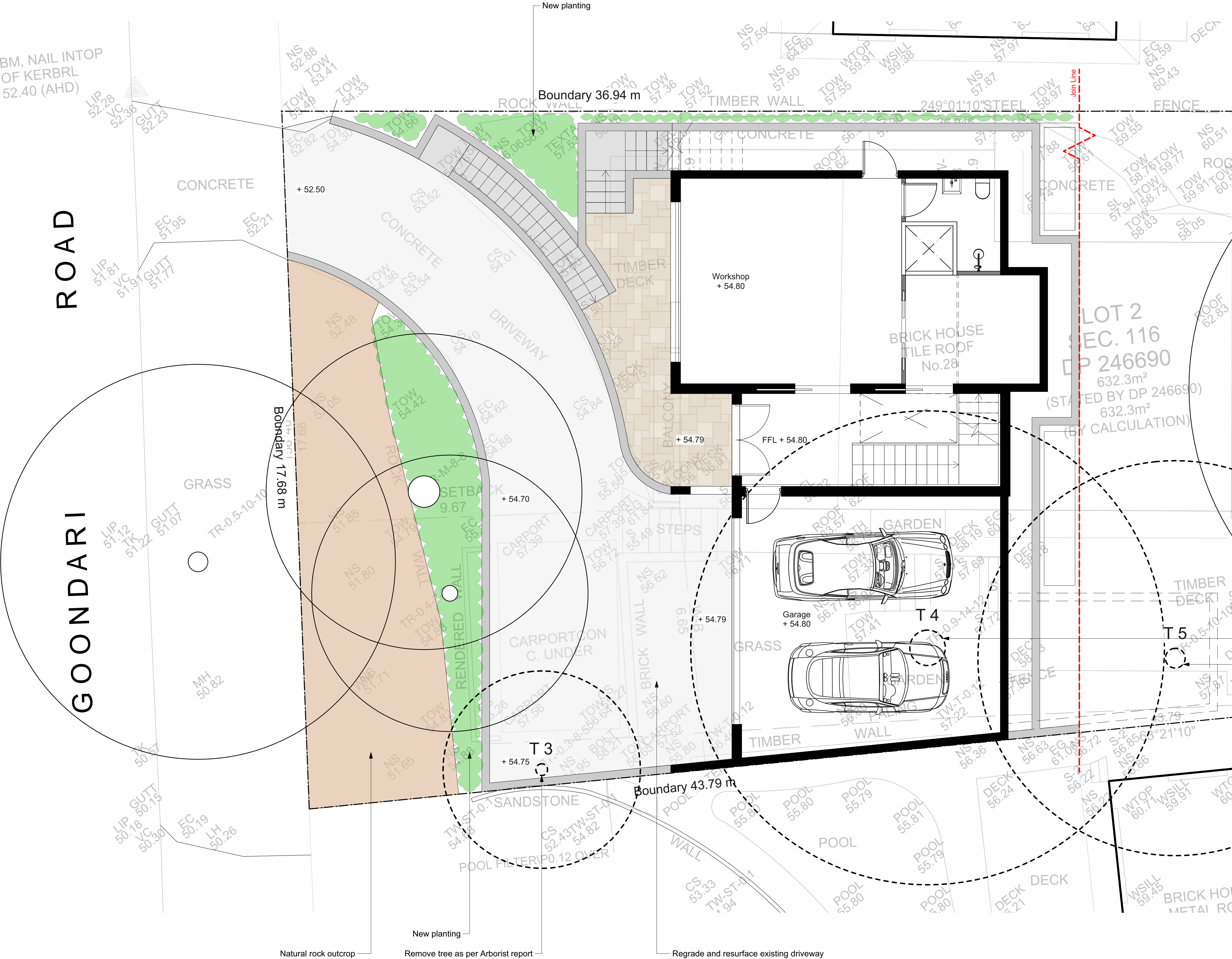
Legend	
	MULCH AREA
	TURF AREA
	TIMBER DECKING
	CONCRETE PAVING
	UNIT PAVING
	STAIRS
	PEBBLE
	GRAVEL
	COBBLESTONE
	TIMBER
	WATER
	MASONRY RETAINING WALL
	STONE RETAINING WALL
	TIMBER RETAINING WALL
	BOULDER RETAINING WALL
	SITE OR WORKS BOUNDARY
	PROPOSED LEVEL
	TOP OF WALL LEVEL
	MATERIAL NAME
	SURFACE FALL DIRECTION
	SURFACE DRAINS
	SURVEY (50% GREY LINES)
	EXISTING TREE TO RETAIN
	EXISTING TREE TO REMOVE
	EXISTING ROCK OUTCROP

Notes:
>Do not scale off plan.
>Contractors to check all measurements onsite before quoting or commencing work.
>If abnormalities arise, contact the Landscape Architect.
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JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

A	19/05/22	Issue for DA
ISSUE	DATE	REVISION
PROJECT	28 Goondari Road, Allambie Heights	
CLIENT	Synergy Construction	
DWG	Master Landscape Plan	
DATE #	See above	DWG #
SCALE @ A1	See Plan	Sht-101
DRAWN	RAR	
CHKD	JK	REVISION
PROJECT # 22107		
Jamie King Landscape Architect		
22 Coonanga Road, Avalon, NSW, 2107 T: 0421 517 991 W: www.jamieking.com.au E: jamie@jamieking.com.au		



Legend

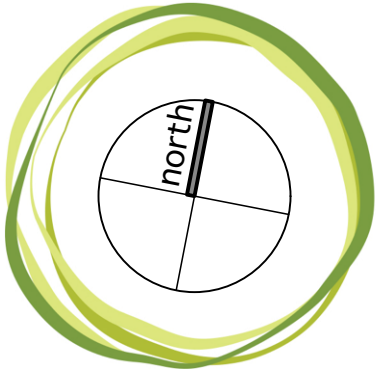
- MULCH AREA
- TURF AREA
- TIMBER DECKING
- CONCRETE PAVING
- UNIT PAVING
- STAIRS
- PEBBLE
- GRAVEL
- COBBLESTONE
- TIMBER
- WATER
- MASONRY RETAINING WALL
- STONE RETAINING WALL
- TIMBER RETAINING WALL
- BOULDER RETAINING WALL
- SITE OR WORKS BOUNDARY
- PROPOSED LEVEL
- TOP OF WALL LEVEL
- MATERIAL NAME
- SURFACE FALL DIRECTION
- SURFACE DRAINS
- SURVEY (50% GREY LINES)
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING ROCK OUTCROP

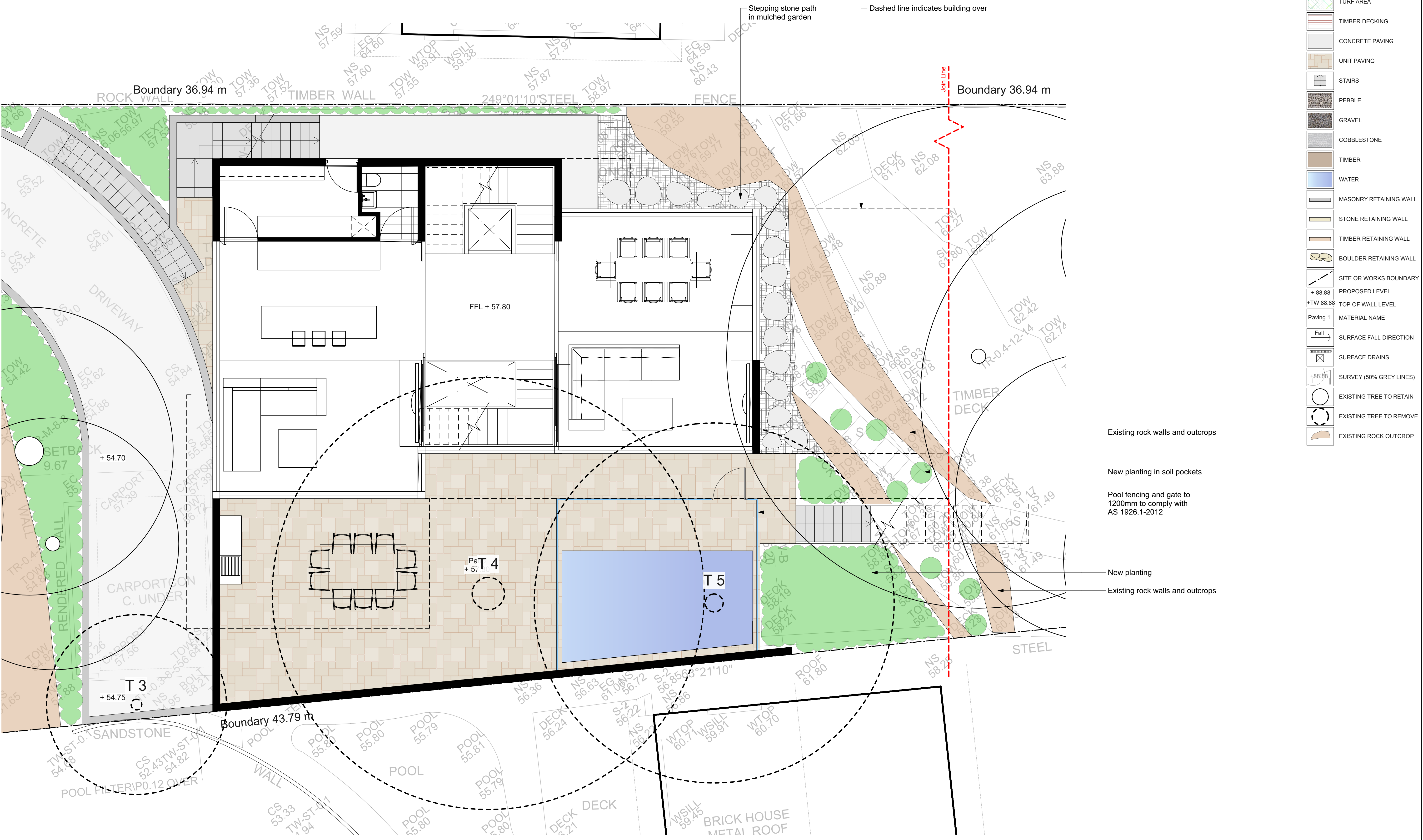
Remove tree as per Arborist report

Remove tree as per Arborist report

Notes:
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A	19/05/22	Issue for DA
ISSUE	DATE	REVISION
PROJECT	28 Goondari Road, Allambie Heights	
CLIENT	Synergy Construction	PROJECT # 22107
DWG	Lower Ground Detail Plan	DWG # Sht-102
CHKD	JK	REVISION





- Legend**
- MULCH AREA
 - TURF AREA
 - TIMBER DECKING
 - CONCRETE PAVING
 - UNIT PAVING
 - STAIRS
 - PEBBLE
 - GRAVEL
 - COBBLESTONE
 - TIMBER
 - WATER
 - MASONRY RETAINING WALL
 - STONE RETAINING WALL
 - TIMBER RETAINING WALL
 - BOULDER RETAINING WALL
 - SITE OR WORKS BOUNDARY
 - PROPOSED LEVEL
 - TOP OF WALL LEVEL
 - MATERIAL NAME
 - SURFACE FALL DIRECTION
 - SURFACE DRAINS
 - SURVEY (50% GREY LINES)
 - EXISTING TREE TO RETAIN
 - EXISTING TREE TO REMOVE
 - EXISTING ROCK OUTCROP

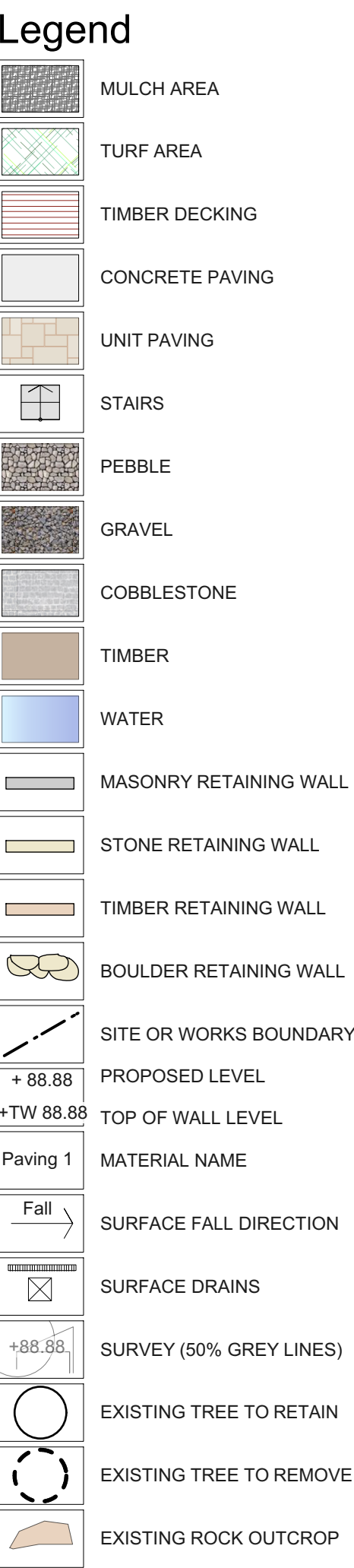
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A	19/05/22	Issue for DA
ISSUE	DATE	REVISION
PROJECT	28 Goondari Road, Allambie Heights	
CLIENT	Synergy Construction	PROJECT # 22107
DWG	Ground Floor Detail Plan	DWG # Sht-103
CHKD	JK	REVISION
Jamie King Landscape Architect		W: www.jamieking.com.au
22 Coonanga Road, Avalon, NSW, 2107		T: 0421 517 991
		E: jamie@jamieking.com.au

1:50@A1 1:100@A3. Do not scale off plan



Notes:
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A		19/05/22		Issue for DA		reproduced in anyway without written consent of Jamie King Landscape Architect.	
ISSUE		DATE		REVISION			
PROJECT		28 Goondari Road, Allambie Heights					PROJECT # 22107
CLIENT		Synergy Construction				DATE # SCALE @ A1	See above See Plan
DWG		Upper Ground Detail Plan				DRAWN CHKD	RAR JK
						DWG # Sht-104	REVISION

Jamie King Landscape Architect
22 Coonanga Road, Avalon, NSW, 2107 T: 0421 517 991
W: www.jamieking.com.au
E: jamie@jamieking.com.au



JAMIE KING
LANDSCAPE ARCHITECT
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