

LEGEND

WATER MAIN
TELSTRA PILLAR
TELSTRA MARKER POST
TELSTRA PIT
TELEGRAPH POLE
POWER POLE
ELECTRICAL PILLAR
POWER LIGHT POLE
LIGHT POLE
HYDRANT
RECYCLED WATER
WATER METER
STOP VALVE
WATER TAP
GAS METER
GAS DIRECTION MARKER
GAS INSPECTION POINT
SEWER VENT
SEWER LAMPPIOLE
SEWER INSPECTION POINT
SUBSOIL DRAIN
STORMWATER PIT
STORMWATER GRATE
SURFACE INLET PIT
UNTEL-KERB INLET PIT
UNTEL-KERB INLET PIT WITH GRATE
STORMWATER PIPE INCLUDING PIPE SIZE
HEADWALL
CLOTHES LINE
TREE: \varnothing DIAMETER
S SPREAD
H HEIGHT
SEWER MANHOLE
STREET SIGN
PRAM CROSSING
VEHICLE CROSSING
OVERHEAD ELECTRICITY LINE
OVERHEAD TELECOM LINE
SEWER LINE

ORIGIN OF LEVELS:
PM 46818 RL=108.949 (AHD) FOUND NEAR THE INTERSECTION OF McLEAN ROAD & INGLESIDE ROAD.
ACCURACY OF ORIGIN: $\pm 0.001\text{m}$

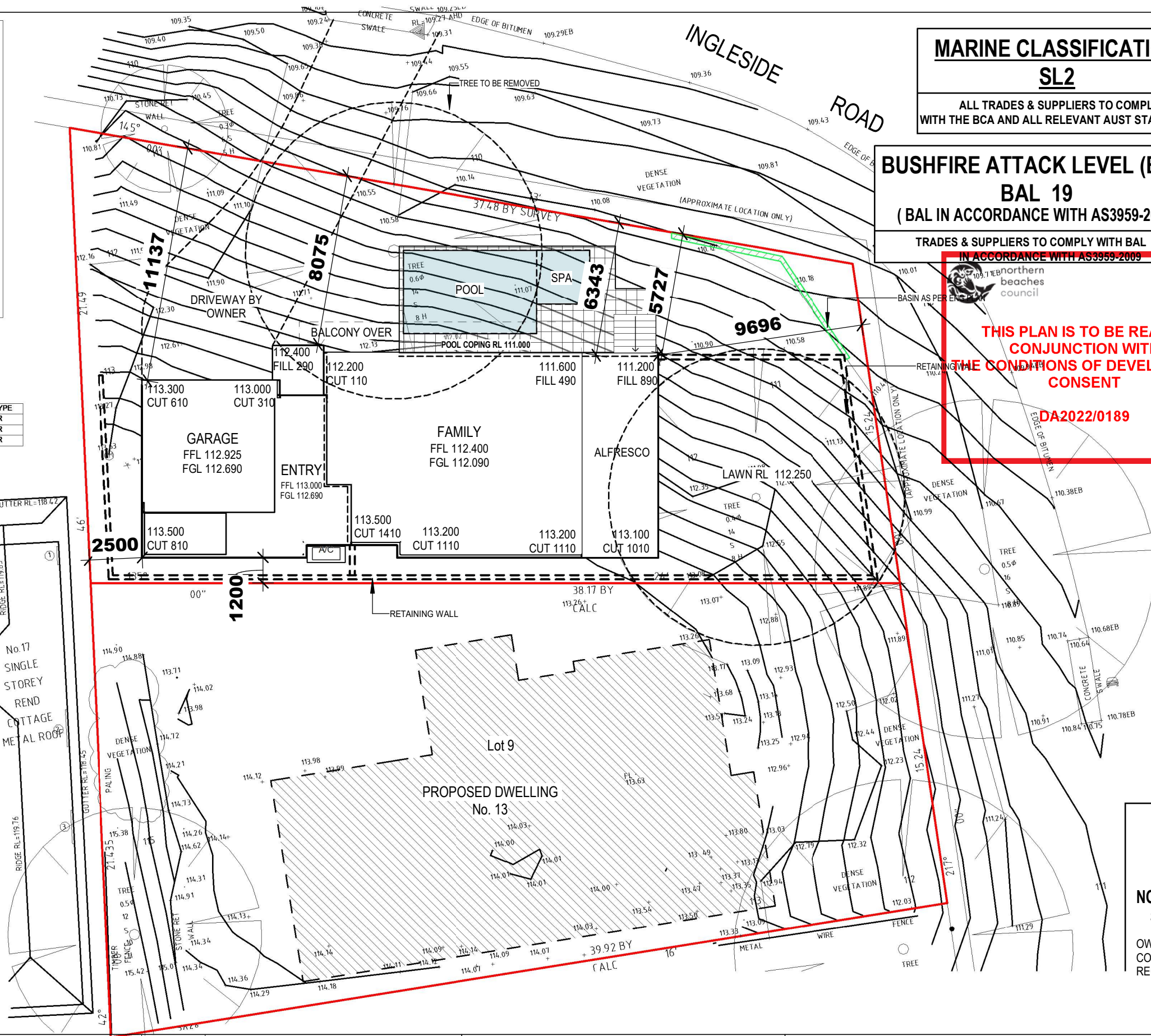
WINDOW	TOP RL	HEIGHT	WIDTH	GLASS TYPE
1	117.82	UNKNOWN	0.86	CLEAR
2	117.82	UNKNOWN	1.74	CLEAR
3	117.82	UNKNOWN	1.57	CLEAR



AREA LOT 10
VIDE DP 12130: 676.6 m²
BY CALC: 682.3 m²

L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND

SITE PLAN



MARINE CLASSIFICATION

SL2

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

BUSHFIRE ATTACK LEVEL (BAL)

BAL 19

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL

IN ACCORDANCE WITH AS3959-2009



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0189

SITE DETAILS

LOT NUMBER: 10
DP NUMBER: 12130

AREAS

SITE AREA: 676.6m²

FIRST FLOOR	156.24 m ²
FAMILY LEVEL	110.77 m ²
GARAGE	40.22 m ²
BALCONY	35.90 m ²
ALFRESCO	34.74 m ²
ENTRY LEVEL	34.11 m ²
PORCH	5.34 m ²
Grand total	417.33 m ²

DRIVEWAY: 63.73m²

PROJECT DETAILS:
GROUND & FIRST FLOOR LIVING TOTAL: 303.07m²
ROOF AREA: 260.114m²
NO. OF BEDROOMS: 5
PRIVATE OPEN SPACE: 225.00m²
LANDSCAPED AREA 390.00m² - 57.64%

STORMWATER:
RAINWATER TANK SIZE: = 3000 litre
ROOF AREA CONNECTED TO RAINWATER TANK: () % MIN MIN- 000.00m² (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

- HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
- EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER
- EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.
- EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
- DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST
- FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE
- ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

COMPLIANCE SUBJECT TO COUNCIL APPROVAL

NON COMPLIANCE:
SETBACKS DUE TO IRREGULAR BLOCK

OWNER HAS ACKNOWLEDGED, THAT THE NON COMPLIANCE COULD PROLONG THE DA PROCESS AND POSSIBLY REQUIRE A RE-DESIGN SO AS TO COMPLY WITH THE DCP

ISSUE	AMENDMENT	DATE
A	CONCEPT DESIGN	01.09.21
B	FIRST DRAFT	09.09.21
C	VARIATION A	24.09.21
D	AMENDMENTS	09.11.21
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21

PLANS COPYRIGHT OF STOTHARD PROJECTS

LOCATION: C:\Users\Joell\OneDrive - Stothard Projects\Design\13-15 INGLESIDE ROAD, INGLESIDE\CONSTRUCTION PLANS\15 INGLESIDE ROAD, INGLESIDE.rvt 22.09.21-STHPC04.rvt

info@stothardprojects.com.au
T: (02) 9138 0608
www.stothardprojects.com.au



PROPOSED RESIDENCE FOR:

CLIENT: BROWN

ADDRESS:
LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL

JOB NO: BROWN DATE: 16.12.21

DRAWN: EC CHECKED: .

SCALE: 1 : 200 SHEET NO: 01

PLEASE DISCARD ALL OTHER PLANS

DO NOT SCALE DRAWING

LEGENDS

- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

6.6KW SOLAR SYSTEM

ELEVATION D

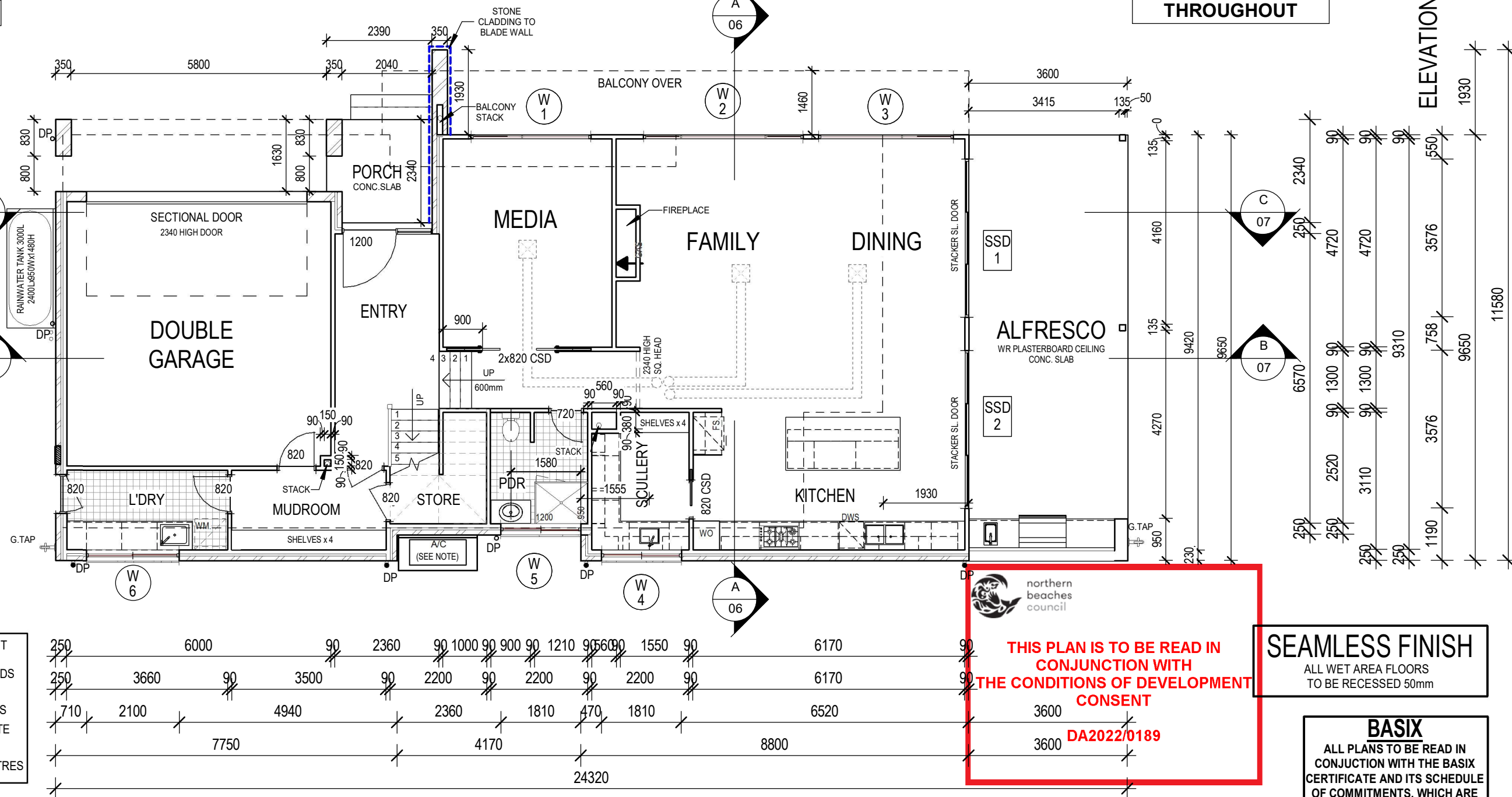
ELEVATION A

24320

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS (IF REQUIRED) ARE APPROX. ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT DIFFERENT CONSTRUCTION OR NOISE REQUIREMENTS. FINAL POSITION TO BE DETERMINED BY A/C CONTRACTOR

PROVIDE 2340H INTERNAL DOORS THROUGHOUT

ELEVATION B



ALL BUILDING WORK SHALL BE CARRIED OUT IN ACORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS
ALL WORK TO COMPLY WITH CDC, COUNCIL REQUIREMENTS AND ALL OTHER AUTHORITES BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
ALL DIMENSIONS, SIZES etc ARE IN MILLIMETRES

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0189

SEAMLESS FINISH
ALL WET AREA FLOORS TO BE RECESSED 50mm

BASIX
ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS, WHICH ARE TO BE COMPLIED WITH IN FULL

GROUND FLOOR PLAN

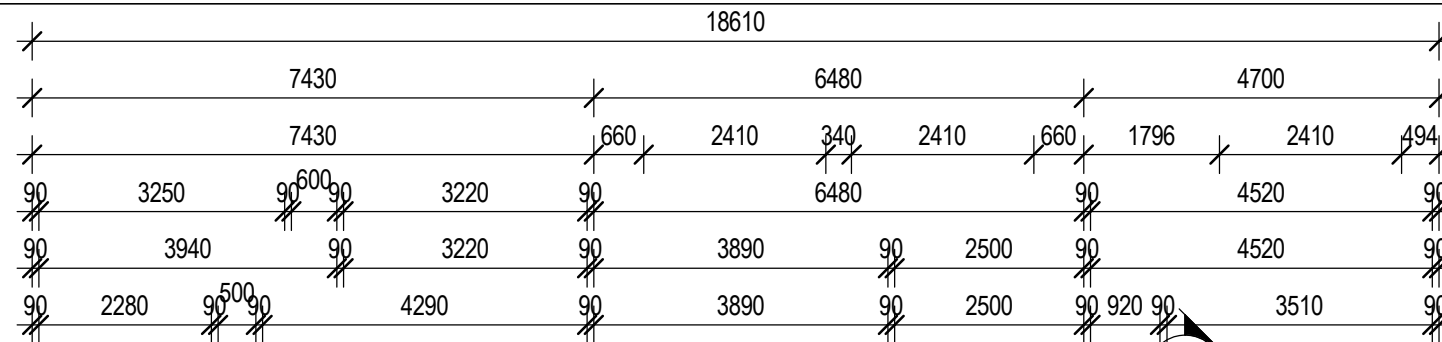
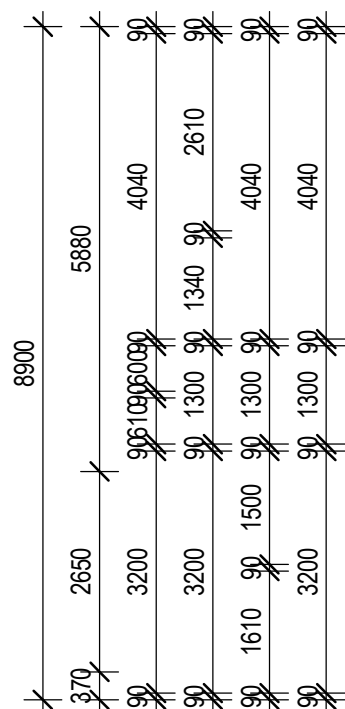
ELEVATION C

ISSUE	AMENDMENT	DATE	<div>info@stothardprojects.com.au T: (02) 9138 0608 www.stothardprojects.com.au</div> <div><div><div>bdca</div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div><div></div></div>	<div></div>	PROPOSED RESIDENCE FOR:			
A	CONCEPT DESIGN	01.09.21			CLIENT: BROWN	JOB NO: BROWN	DATE: 16.12.21	
B	FIRST DRAFT	09.09.21			ADDRESS: LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL	DRAWN:	CHECKED: .	
C	VARIATION A	24.09.21				SCALE: 1 : 100	SHEET NO: 02	
D	AMENDMENTS	09.11.21				PLEASE DISCARD ALL OTHER PLANS		
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21	DO NOT SCALE DRAWING					
PLANS COPYRIGHT OF STOTHARD PROJECTS								
LOCATION: C:\Users\Joel\LeSueur\OneDrive - Stothard Projects\Design\13-15 INGLESIDE ROAD, INGLESIDE\CONSTRUCTION PLANS\15 INGLESIDE ROAD, INGLESIDE.rvt 22.09.21-STHPC04.rvt								

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ELEVATION D



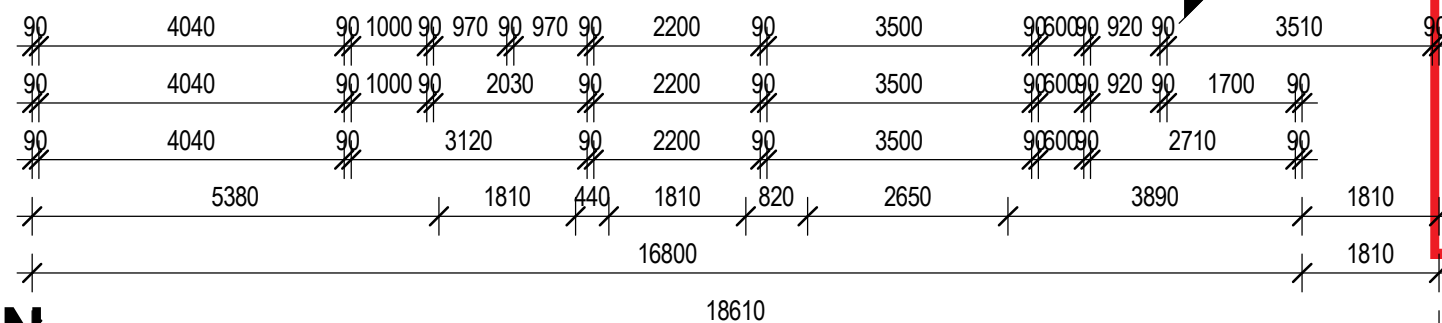
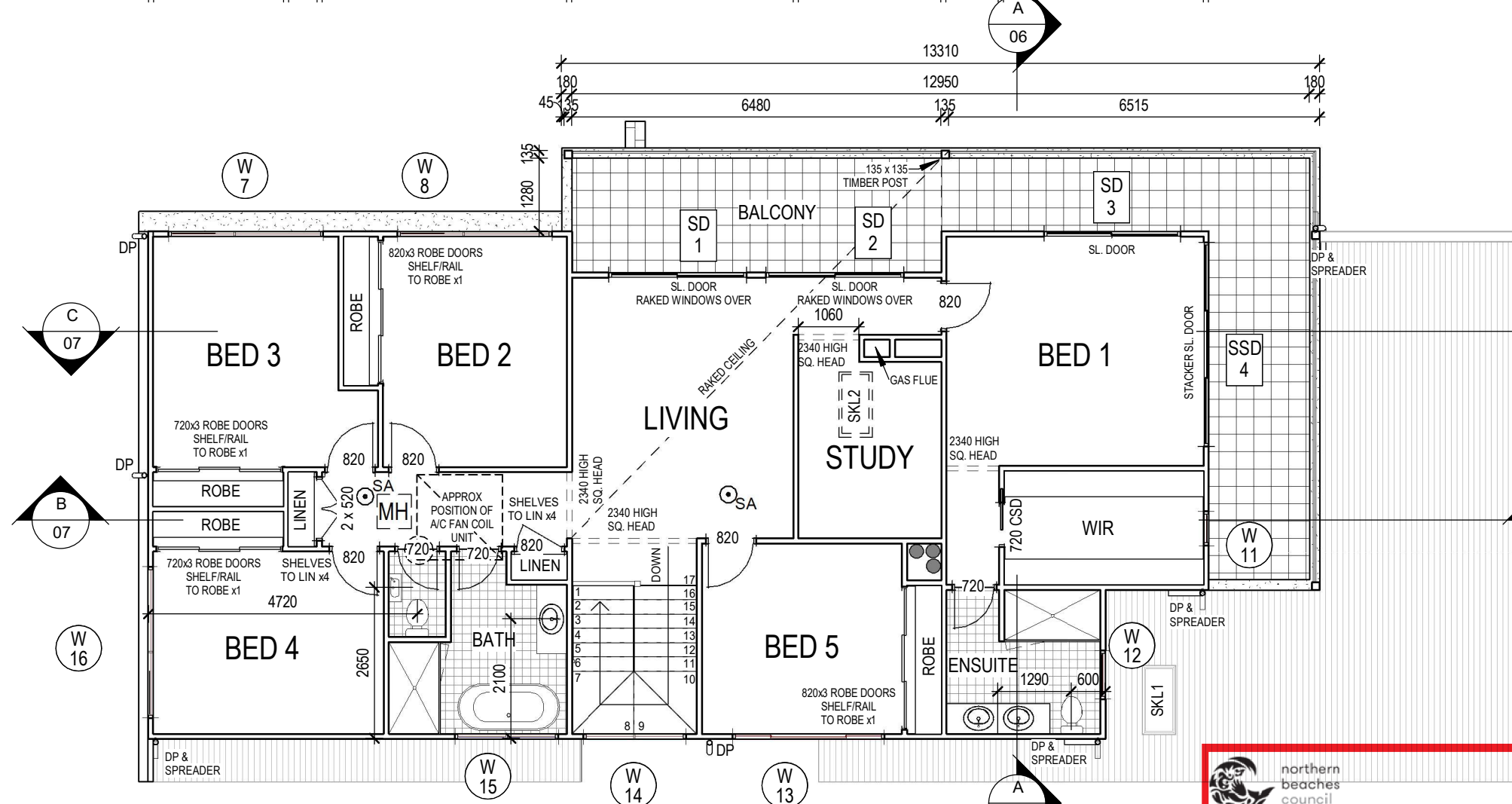
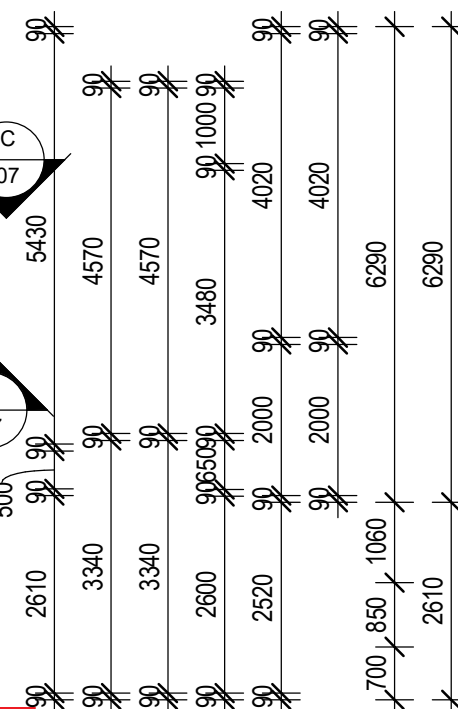
ELEVATION A

PROVIDE 2340H
INTERNAL DOORS
THROUGHOUT

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

ELEVATION B



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DA2022/0189

ELEVATION C

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
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CONSTRUCTION OR NOISE REQUIREMENTS. FINAL
POSITION TO BE DETERMINED BY A/C CONTRACTOR

FIRST FLOOR PLAN

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OF AUSTRALIA AND ALL RELEVANT STANDARDS
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REQUIREMENTS AND ALL OTHER AUTHORITES
BUILDER TO CHECK ALL DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORK
ALL DIMENSIONS, SIZES etc ARE IN MILLIMETRES

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A	CONCEPT DESIGN	01.09.21
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PROPOSED RESIDENCE FOR:

CLIENT: BROWN

ADDRESS:

LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL

JOB NO: BROWN DATE: 16.12.21

DRAWN: CHECKED: .

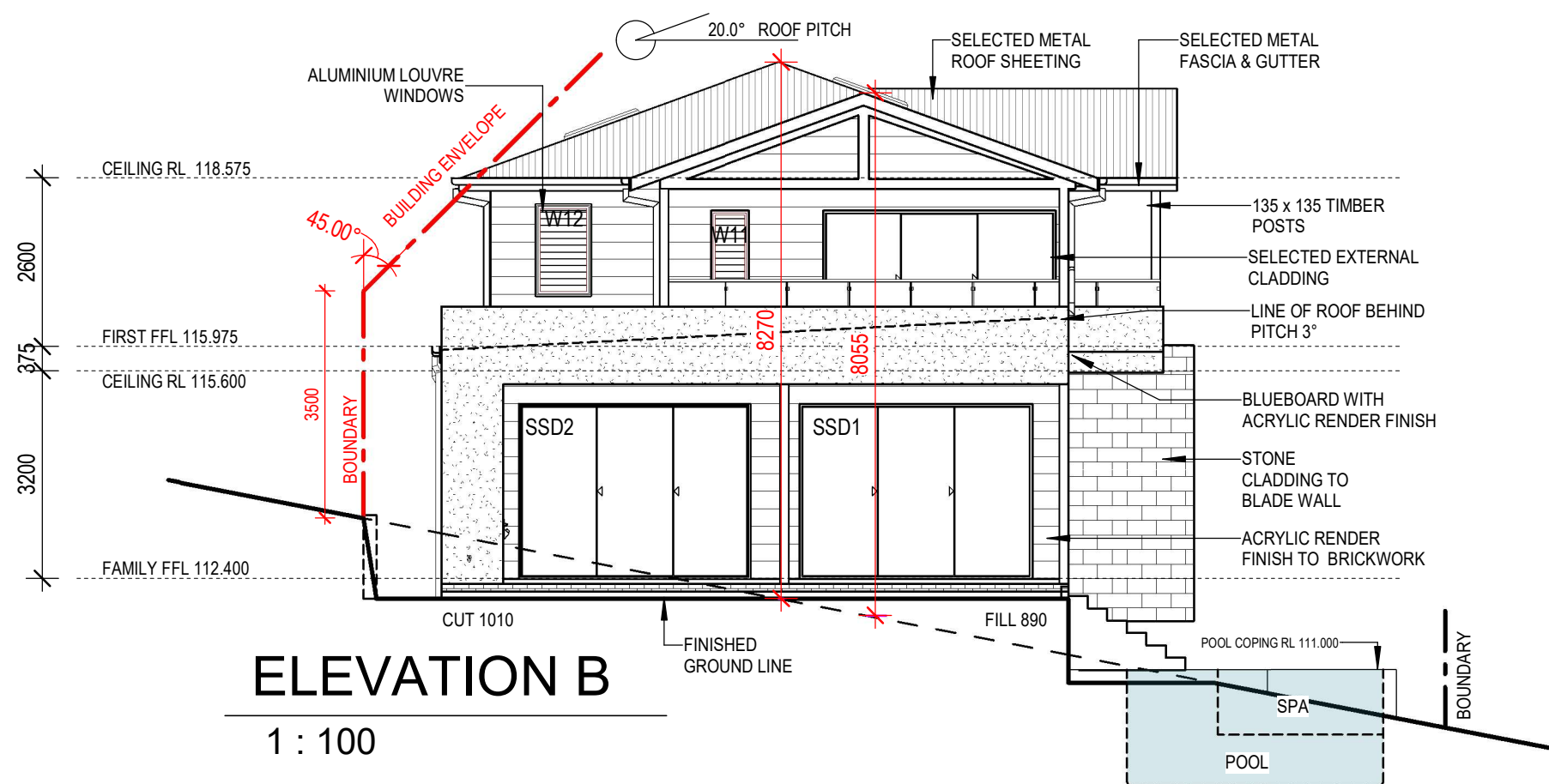
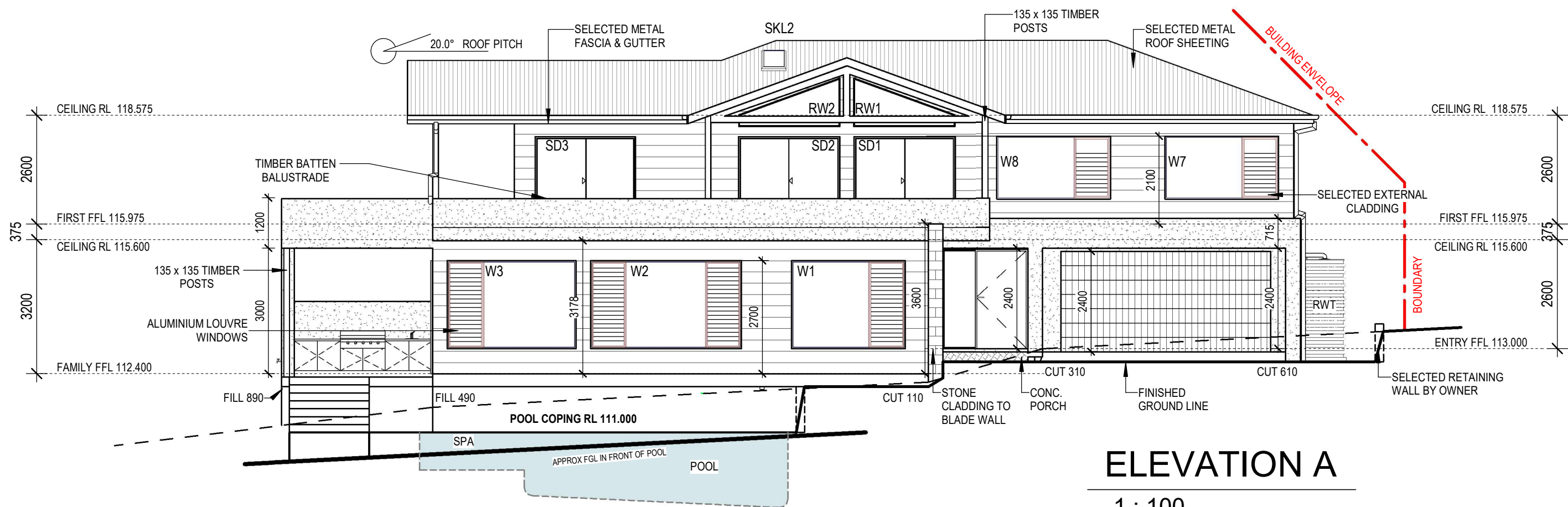
SCALE: 1 : 100 SHEET NO: 03

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DA2022/0189

PROPOSED RESIDENCE FOR:

CLIENT: **BROWN**

ADDRESS: LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL

JOB NO: BROWN

DATE: 16.12.21

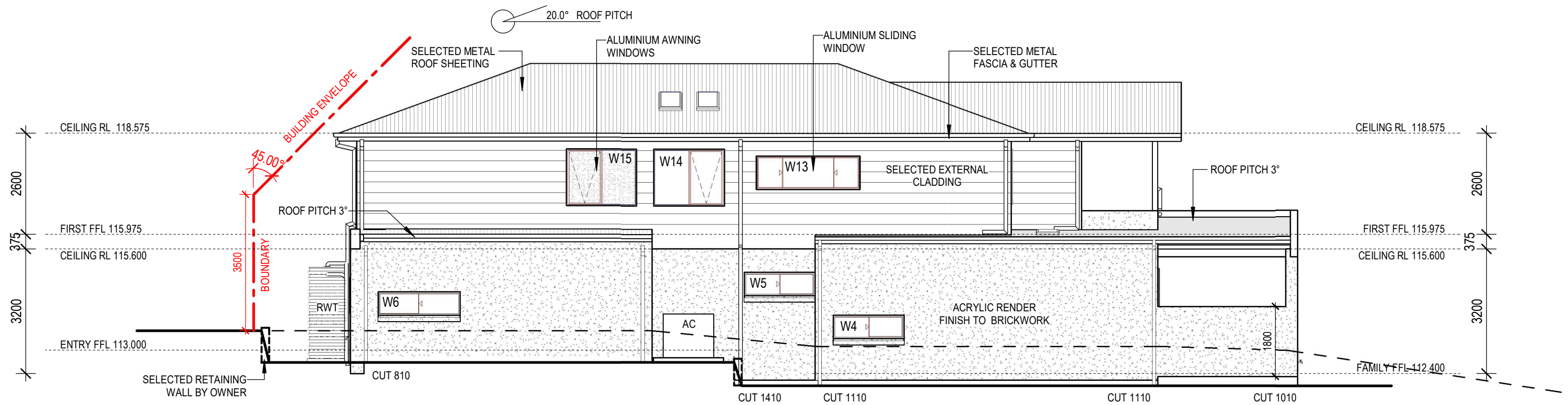
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SCALE: 1 : 100

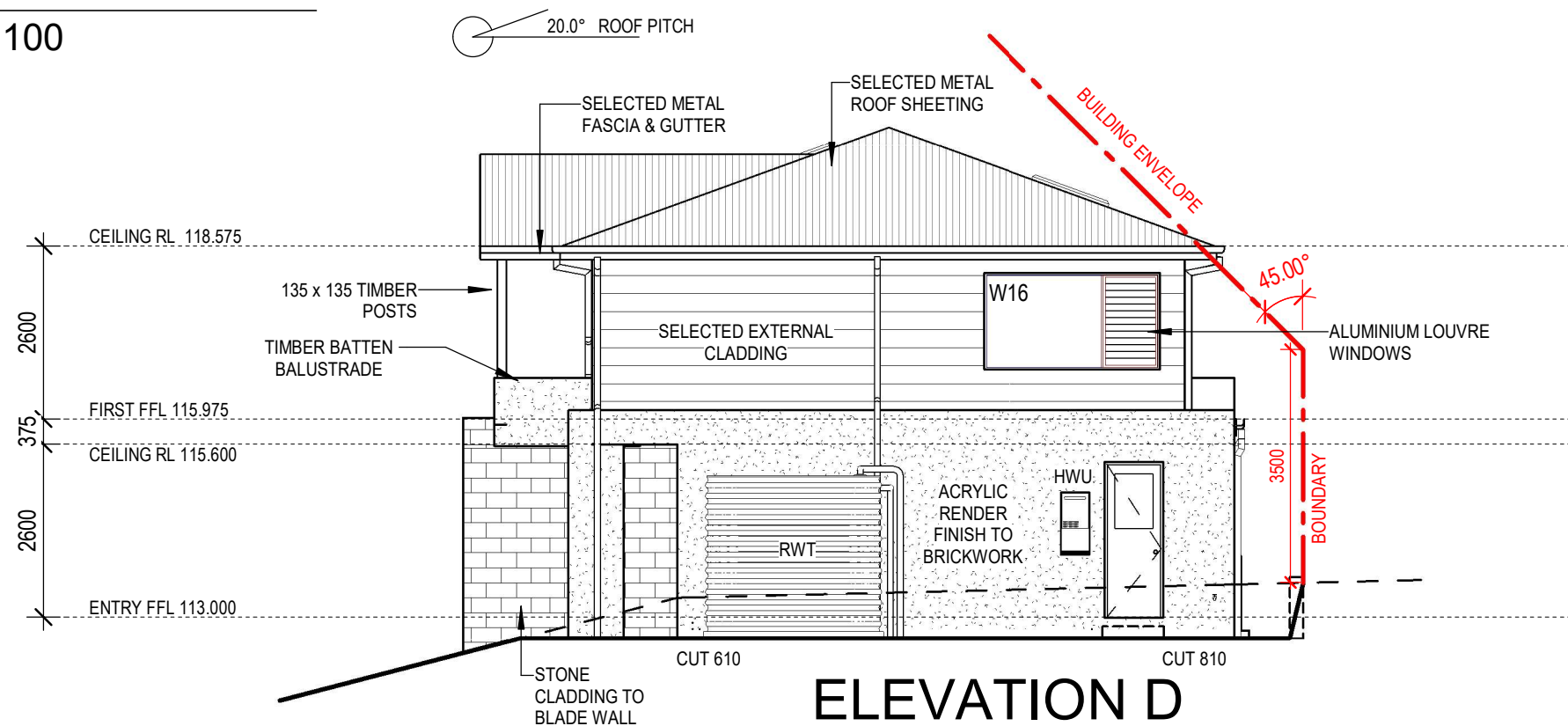
SHEET NO:04 /

ELEVATIONS



ELEVATION C

1 : 100



ELEVATION D

1 : 100



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ELEVATIONS

ISSUE	AMENDMENT	DATE	<div>info@stothardprojects.com.au T: (02) 9138 0608 www.stothardprojects.com.au</div> 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NOTE:
PROVIDE ENG'S DETAILS FOR ALL:
CONCRETE SLABS
FOOTINGS
TIMBER & STEEL BEAMS

SELECTED METAL
ROOF SHEETING WITH
SARKING UNDER

TIMBER TRUSS TO
MANUFACTURERS DETAIL

ALL BUILDING WORK SHALL BE CARRIED OUT
IN ACORDANCE WITH THE BUILDING CODE
OF AUSTRALIA AND ALL RELEVANT STANDARDS

ALL WORK TO COMPLY WITH CDC, COUNCIL
REQUIREMENTS AND ALL OTHER AUTHORITES
BUILDER TO CHECK ALL DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORK

ALL DIMENSIONS, SIZES etc ARE IN MILLIMETRES

2340 DOORS
THROUGHOUT

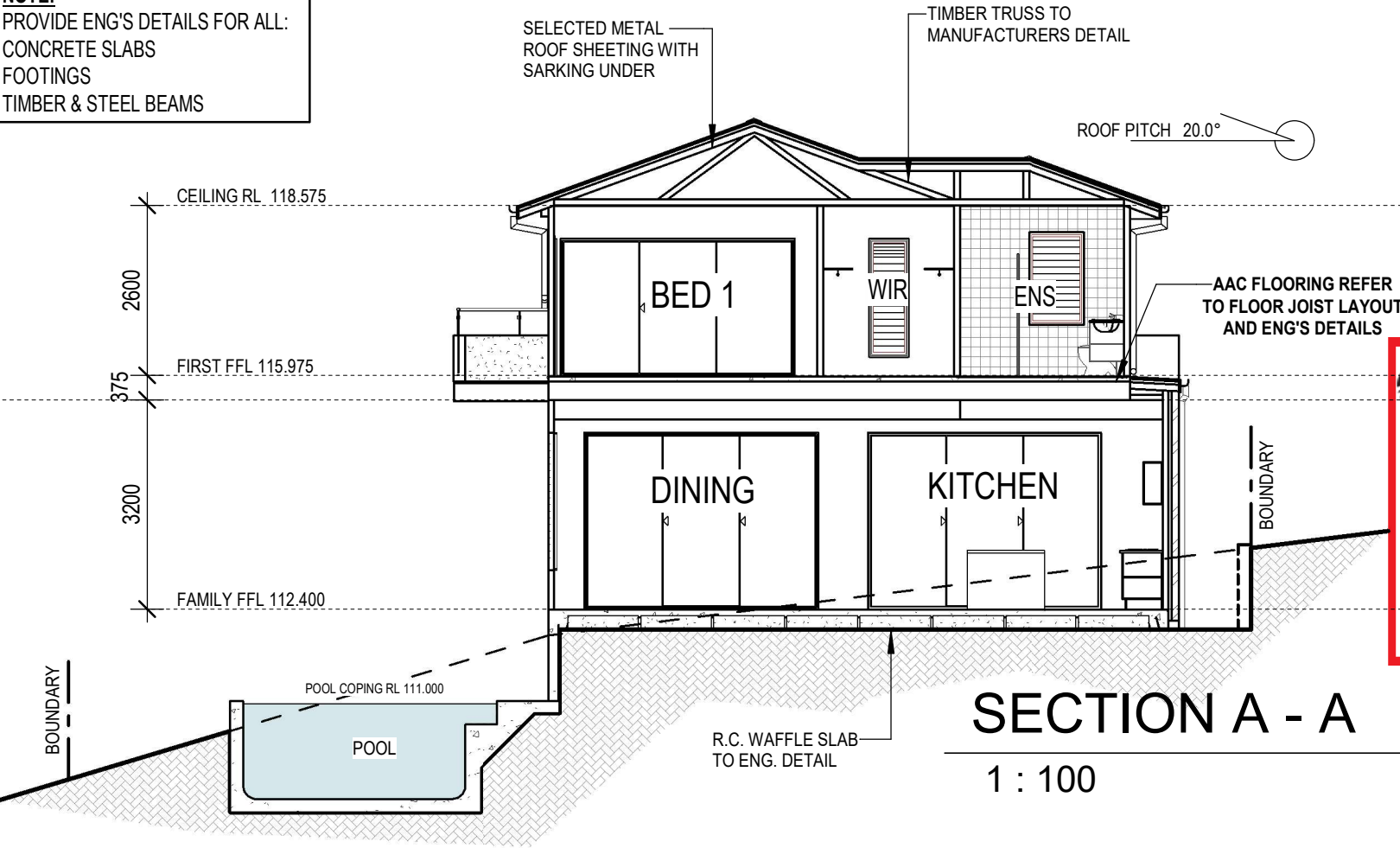
NOTE: SECTIONS ARE
DIAGRAMATIC ONLY



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6.6KW SOLAR SYSTEM



SECTION A - A
1 : 100

Window and Sl . door Schedule

wt	Wind ow No.	Height	Width	Window Style	Glazing
W	1	2100	2710	LOUVRE	ComfortPlus Neutral
W	2	2100	3610	LOUVRE	ComfortPlus Neutral
W	3	2100	3070	LOUVRE	ComfortPlus Neutral
W	4	600	1810	SLIDING	ComfortPlus Neutral
W	5	600	1810	SLIDING	ComfortPlus Neutral
W	6	600	2100	SLIDING	ComfortPlus Neutral
W	7	1500	2710	LOUVRE	ComfortPlus Neutral
W	8	1500	2710	LOUVRE	ComfortPlus Neutral
W	11	1800	600	LOUVRE	ComfortPlus Neutral
W	12	1414	850	LOUVRE	ComfortPlus Neutral
W	13	857	2650	SLIDING	ComfortPlus Neutral
W	14	1457	1810	AWNING	ComfortPlus Neutral
W	15	1457	1810	AWNING	ComfortPlus Neutral
W	16	1450	2650	LOUVRE	ComfortPlus Neutral
SSD	1	2700	3576	STACKER SL.DOOR	ComfortPlus Neutral
SSD	2	2700	3576	STACKER SL.DOOR	ComfortPlus Neutral
SSD	4	2100	3576	STACKER SL.DOOR	ComfortPlus Neutral
SKL	1	1180	550	SKYLIGHT	Double Glazed
SKL	2	1180	550	SKYLIGHT	Double Glazed
SKL	3	1180	550	SKYLIGHT	Double Glazed
SKL	4	1180	550	SKYLIGHT	Double Glazed
SD	1	2100	2410	SLIDING DOOR	ComfortPlus Neutral
SD	2	2100	2410	SLIDING DOOR	ComfortPlus Neutral
SD	3	2100	2410	SLIDING DOOR	ComfortPlus Neutral
RW	1	253	2410	RAKED WINDOW (SEE DETAIL)	ComfortPlus Neutral
RW	2	253	2410	RAKED WINDOW (SEE DETAIL)	ComfortPlus Neutral

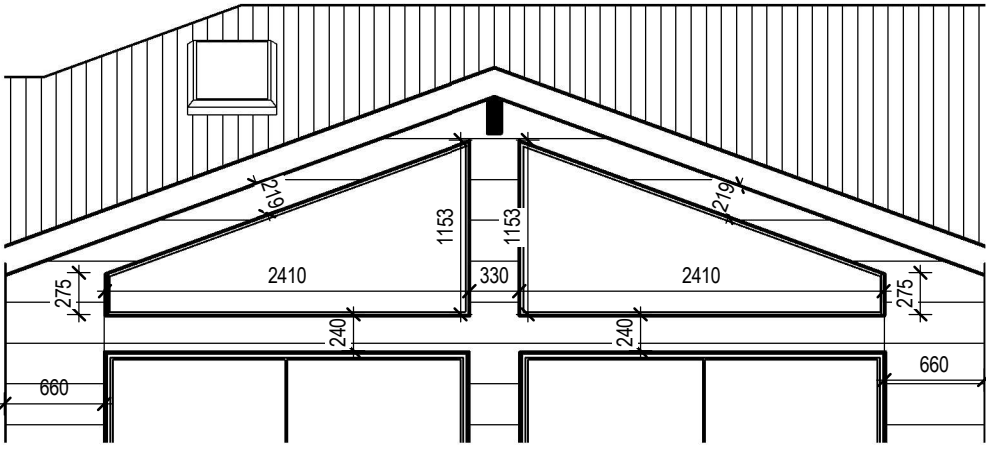
GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- WELS RATED SHOWERHEADS.
- WELS RATED TOILET CISTERNS REQUIRED.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS

BASIX
ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

NOTE:
ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m
FROM FINISHED GROUND LEVEL TO BE PROTECTED
IN ACCORDANCE WITH
CLAUSE 3.9.2.6 VOLUME 2 OF THE BUILDING CODE
OF AUSTRALIA

NOTE:
ALL WINDOW FRAMES AND GLASS TO COMPLY
WITH BASIX CERTIFICATE



RAKED WINDOW DETAIL
1 : 50

SECTION/SCHEDULES

ISSUE	AMENDMENT	DATE
A	CONCEPT DESIGN	01.09.21
B	FIRST DRAFT	09.09.21
C	VARIATION A	24.09.21
D	AMENDMENTS	09.11.21
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21

PLANS COPYRIGHT OF STOTHARD PROJECTS

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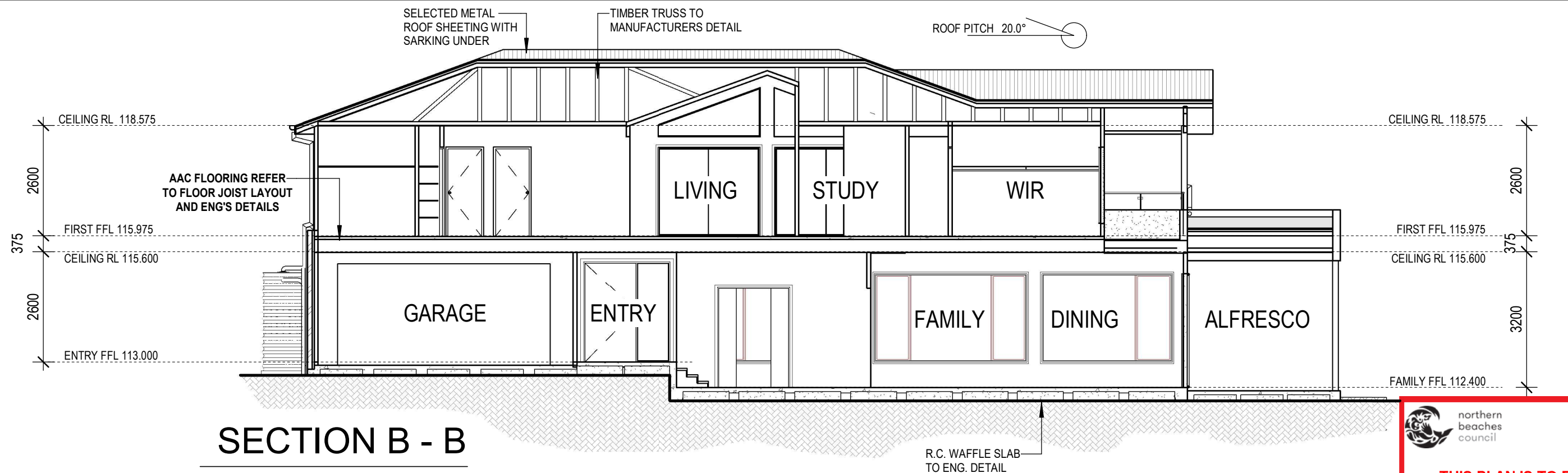
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

STOTHARD
PROJECTS

PROPOSED RESIDENCE FOR:
CLIENT: **BROWN**

ADDRESS:
LOT 10, No 15 INGLESIDE ROAD
INGLESIDE
NORTHERN BEACHES COUNCIL

JOB NO: BROWN	DATE: 16.12.21
DRAWN: EC	CHECKED: .
SCALE: As indicated	SHEET NO: 06
PLEASE DISCARD ALL OTHER PLANS	
DO NOT SCALE DRAWING	

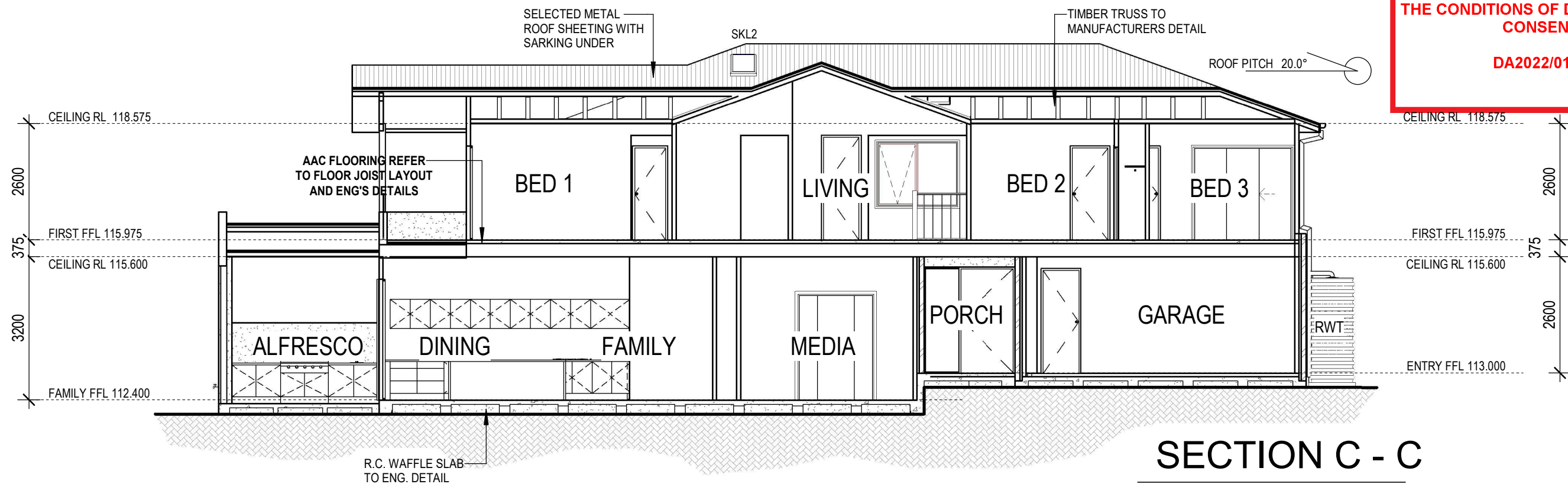


SECTION B - B
1 : 100

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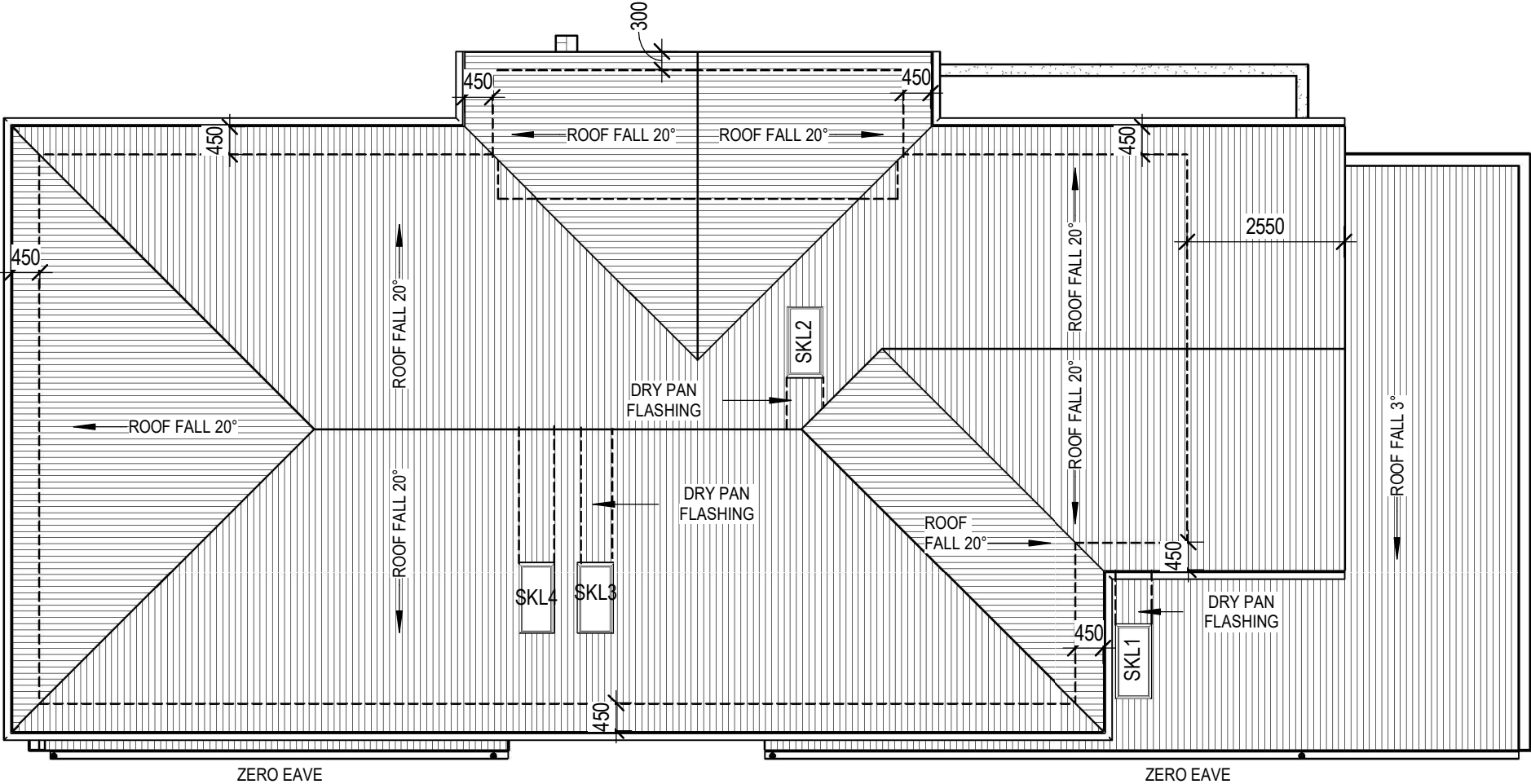
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SECTION C - C
1 : 100

SECTIONS

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A	CONCEPT DESIGN	01.09.21			JOB NO: BROWN	DATE: 16.12.21
B	FIRST DRAFT	09.09.21				
C	VARIATION A	24.09.21				
D	AMENDMENTS	09.11.21				
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21				
PLANS COPYRIGHT OF STOTHARD PROJECTS				DRAWN: EC		CHECKED:
LOCATION: C:\Users\JoelleSueur\OneDrive - Stothard Projects\Design\13-15 INGLESIDE ROAD, INGLESIDE\CONSTRUCTION PLANS\15 INGLESIDE ROAD, INGLESIDE.rvt 22.09.21-STHPC04.rvt				SCALE: 1 : 100		SHEET NO: 07
				PLEASE DISCARD ALL OTHER PLANS		
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ROOF PLAN

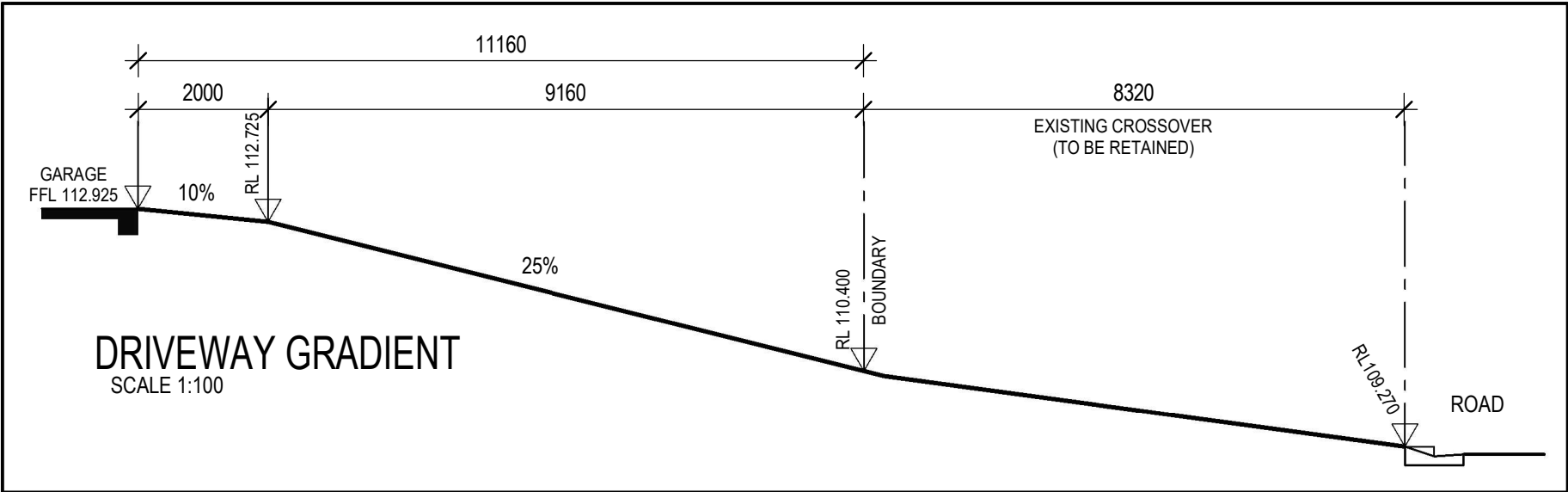
ISSUE		AMENDMENT	DATE	<div>info@stothardprojects.com.au T: (02) 9138 0608 www.stothardprojects.com.au</div> <div>  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div>		PROPOSED RESIDENCE FOR:			
						CLIENT:	BROWN	JOB NO:	BROWN
A		CONCEPT DESIGN	01.09.21	<div>STOTHARD</div> <div>PROJECTS</div>		ADDRESS: LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL		DATE: 16.12.21	
B		FIRST DRAFT	09.09.21					DRAWN: EC	
C		VARIATION A	24.09.21					CHECKED: .	
D		AMENDMENTS	09.11.21					SCALE: 1 : 100	
E		UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21					SHEET NO: 08	
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DRIVEWAY GRADIENT

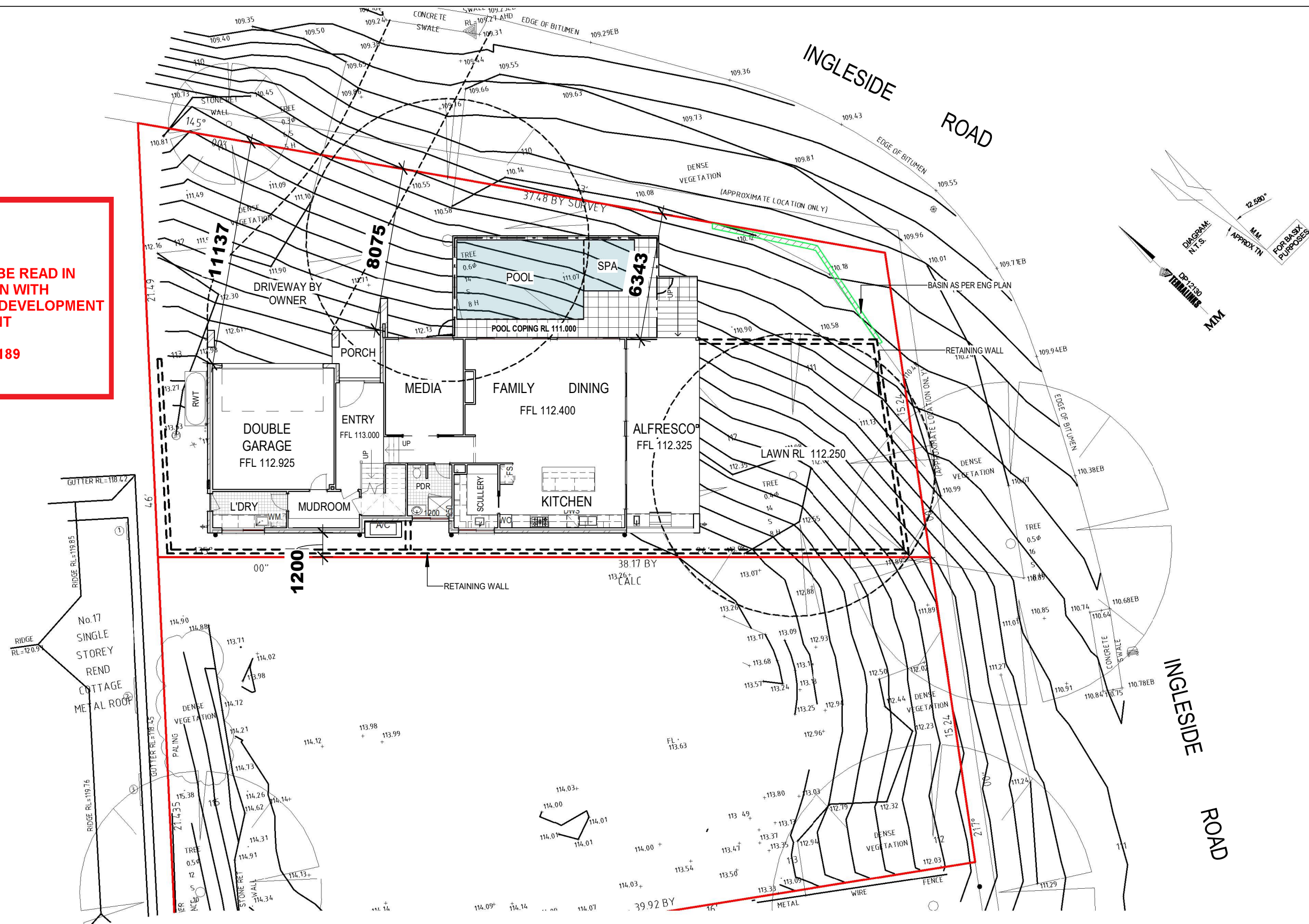
ISSUE	AMENDMENT	DATE	<div>info@stothardprojects.com.au T: (02) 9138 0608 www.stothardprojects.com.au</div> <div><div><div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div><div></div></div></div>	PROPOSED RESIDENCE FOR:		
A	CONCEPT DESIGN	01.09.21		CLIENT: BROWN	JOB NO: BROWN	DATE: 16.12.21
B	FIRST DRAFT	09.09.21		ADDRESS: LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL	DRAWN: EC	CHECKED:
C	VARIATION A	24.09.21			SCALE: 1 : 100	SHEET NO: 09
D	AMENDMENTS	09.11.21			PLEASE DISCARD ALL OTHER PLANS	
E	UPDATED SURVEY, ADDITIONAL INFO AS PER COUNCIL	02.12.21			DO NOT SCALE DRAWING	
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GROUND FLOOR PLAN / SITE PLAN

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				CLIENT: BROWN			JOB NO: BROWN	DATE: 16.12.21
				ADDRESS: LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL			DRAWN: Author	CHECKED: Checker
							SCALE: 1 : 200	SHEET NO: 10
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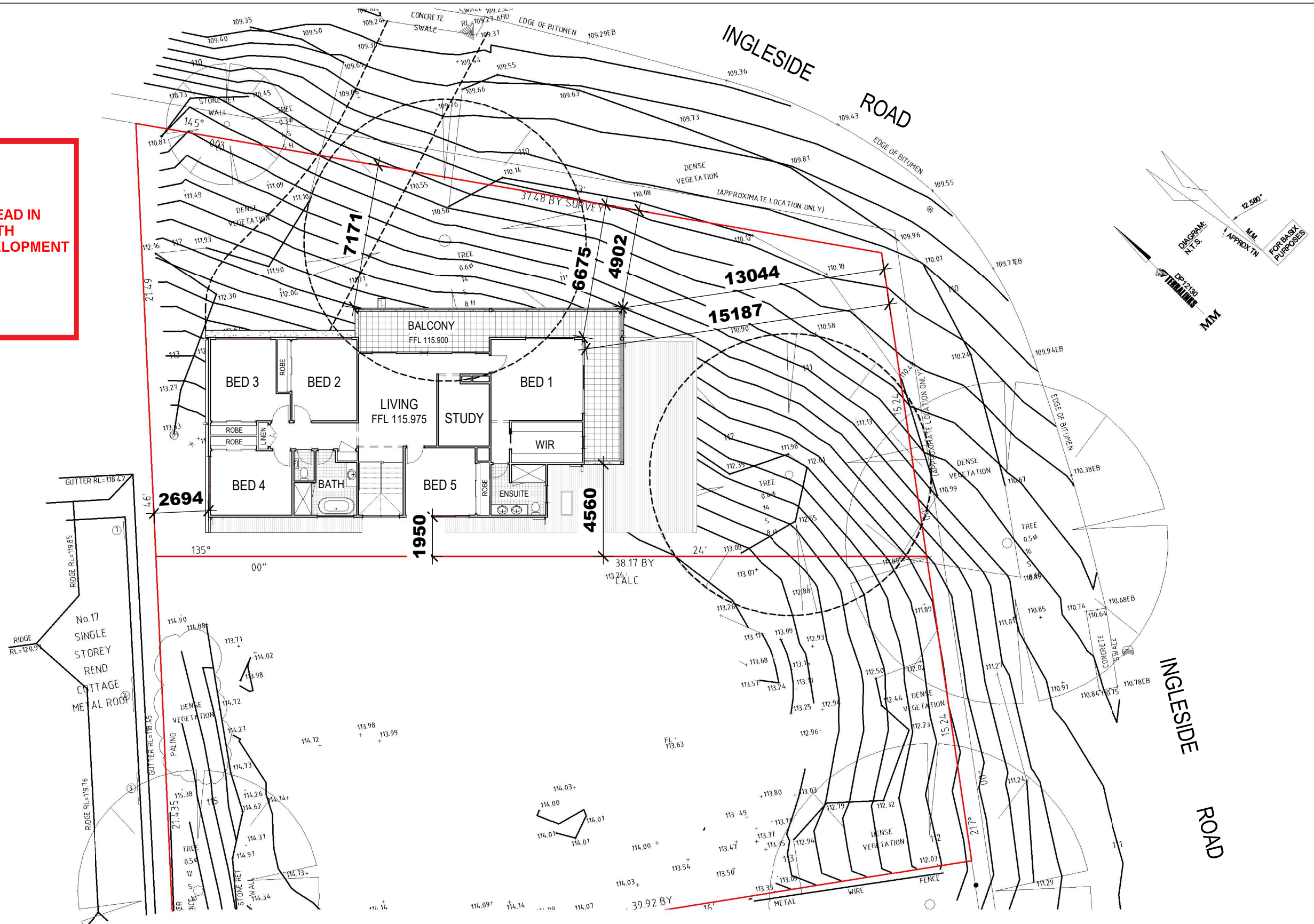
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FIRST FLOOR PLAN / SITE PLAN

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						CLIENT: BROWN	JOB NO: BROWN		DATE: 16.12.21
					ADDRESS:	LOT 10, No 15 INGLESIDE ROAD INGLESIDE NORTHERN BEACHES COUNCIL		DRAWN: Author	CHECKED: Checker
PLANS COPYRIGHT OF STOTHARD PROJECTS								SCALE: 1 : 200	SHEET NO: 11
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							DO NOT SCALE DRAWING		

