

20 MCDONALD STREET FRESHWATER- ALTERATIONS AND ADDITIONS

DRAWING LIST

Dwg No:	Drawing Scale:	Drawing Title:
1.01	NTS	Site Location, Area Schedule
1.02	1:200@A2	Existing Floor Plans
1.03	1:200@A2	Site Analysis Plan
1.04	1:200@A2	Site Plan
1.05	1:100@A2	Lower Ground Floor Plan
1.06	1:100@A2	Street Level Floor Plan
1.07	1:100@A2	First Floor Plan
1.08	1:100@A2	Roof Plan
1.09	1:100@A2	Area Calculations
1.10	1:100@A2	Landscape Plan
1.11	1:100@A2	Stormwater&Sediment Control
2.01	1:100@A2	Elevations East and West
2.02	1:100@A2	Elevations North and South
3.01	1:100@A2	Sections 1 and 2
3.02	1:100@A2	Section 3 and 4
3.03	1:100@A2	Section 5
4.01	NTS	Doors and Skylights Schedule
4.02	NTS	Windows Schedule
4.03	1:200@A2	Shadows 9am 21 June
4.04	1:200@A2	Shadows 12pm 21 June
4.05	1:200@A2	Shadows 3pm 21 June
4.06	NTS	3D Images
4.07	1:200@A2	Notification Plan

STREET VIEW



AREA SCHEDULE

TOTAL SITE AREA WITH ACCESS HANDLE		700.8 SQM	
TOTAL SITE AREA WITHOUT ACCESS HANDLE		572.3 SQM	
	PROPOSED	ALLOWED/REQUIRED	COMPLY
HEIGHT	8.6 M	8.5 M	REFER TO SEE
LANDSCAPED WITHOUT ACCESS HANDLE	229 SQM	229 SQM	YES
LANDSCAPED WITH ACCESS HANDLE	388 SQM	280SQM	YES
FLOOR AREA	302 SQM	N/A	YES
PRIVATE OPEN SPACE	60 SQM	52 SQM	YES
HERITAGE CONTROLS	N/A	N/A	YES

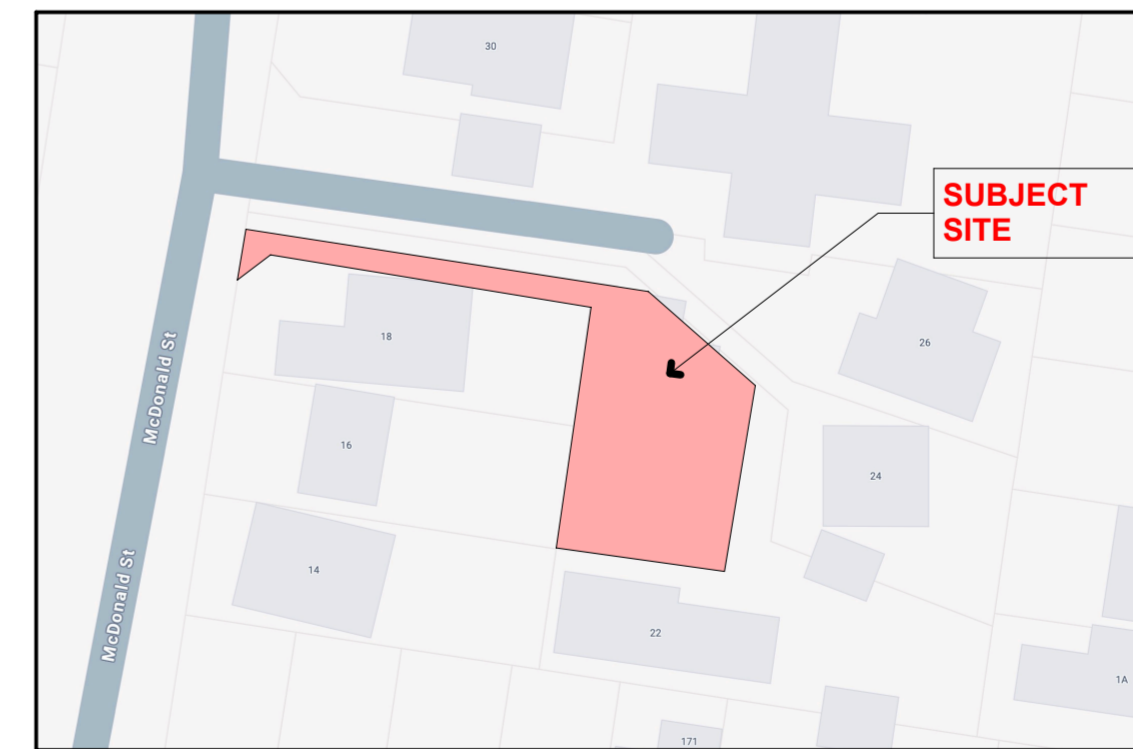
EXTERNAL FINISHES

ROOF	COLORBOND COLOUR DUNE SHEETING TO BE FIXED TO PURLINS AS SPECIFIED BY STRUCTURAL ENG. FINISH TO BE NON REFLECTIVE.	
CEILING	SET PLASTERBOARD CEILING SYSTEM TO BE ATTACHED TO ROOF GRID	
TIMBER CEILING	NATURAL TIMBER CEILING SYSTEM TO FUTURE SPECIFICATIONS TO BE FIXED TO ROOF AND CEILING STRUCTURE	
WALLS	OFF WHITE RENDER FINISH TO EXTERNAL WALLS, COLOUR DULUX MOUNT ASPIRING HALF STRENGTH, LOW SHEEN.	
WINDOWS & DOORS	COLORBOND DUNE ALUMINIUM GLAZED WINDOWS AND DOORS. GLASS TO COMPLY WITH BASIX REQUIREMENTS AND ACCORDINGLY WITH SCHEDULE ON DOOR AND WINDOW SCHEDULES	
GUTTERS	COLORBOND GUTTERS TO MATCH ROOF COLOUR. SIZE AND DEPTH TO MATCH FUTURE ENG. DRAWINGS	
EXTERNAL PAVERS	NATURAL STONE PAVERS TO FUTURE CLIENT SELECTION	

BASIX COMMITMENTS

NOTE: REFER TO SEPARATE BASIX REPORT PREPARED BY CES CHAPMAN ENVIRONMENTAL SERVICES ACCOMPANYING THIS APPLICATION

LOCALITY



IMPORTANT:

- ALL BEDROOM WINDOWS MORE THAN 2M ABOVE NATURAL GROUND MUST HAVE SILL HEIGHT OF MINIMUM 1700MM OR RESTRICTED OPENING OF MAXIMUM 125MM OR SCREEN WITH SECURE FITTING & MUST COMPLY WITH BCA CLAUSE 3.9.2.5 – PROTECTION OF OPEN ABLE WINDOWS
- HANDRAILS MUST BE INSTALLED ON AT LEAST ONE SIDE OF A STAIRWAY COMPLYING WITH BCA CLAUSE 3.9.2.4.
- ALL WALLS AND OPENINGS WITHIN 900MM OF THE BOUNDARY MUST BE 60/60/60 ONE HOUR CONSTRUCTION & COMPLY WITH CLAUSE 3.7.1.3 & 3.7.1.5
- INSTALLATION MUST BE INSTALLED IN ACCORDANCE AND COMPLY WITH CLAUSE 3.8.6.3 – GENERAL INSTALLATION REQUIREMENTS FOR WALLS
- SMOKE ALARMS MUST BE CONNECTED TO MAIN POWER & INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM AND MUST BE INSTALLED IN A CLASS 1 BUILDING ON OR NEAR THE CEILING IN:
 - A) ANY STOREY CONTAINING BEDROOMS; i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING ; ii) WHERE THE BEDROOMS ARE SERVED BY A HALLWAY, IN A HALLWAY
 - B) ANY OTHER STOREY CONTAINING BEDROOMS

NOTE: All works carried on must comply with the Building Code of Australia, the requirements of Northern Beaches Council, and the approved conditions if any, the requirements of the constituted authorities for the supply of services, and the current relevant standards published by the standards association of Australia.

NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 D - Draft Issue
 DA - Pre-Development Application
 DA - Development Application
 DA - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issue Stage Date
 A DA 04.10.24
 B DA 10.10.24
 C DA 06.11.24
 D DA 11.11.24

ISSUE STAGE	DATE	CONTRACTOR	ARCHITECT	ENGINEER	PLUMBER	ELECTRICIAN	MECHANICAL	PAVING	LANDSCAPE	CONCRETE	IRONWORK	GLAZING	ROOFING	PAINTING	OTHER
A	04.10.24														
B	10.10.24														
C	06.11.24														
D	11.11.24														

CONTRACTOR	ARCHITECT	ENGINEER	PLUMBER	ELECTRICIAN	MECHANICAL	PAVING	LANDSCAPE	CONCRETE	IRONWORK	GLAZING	ROOFING	PAINTING	OTHER

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

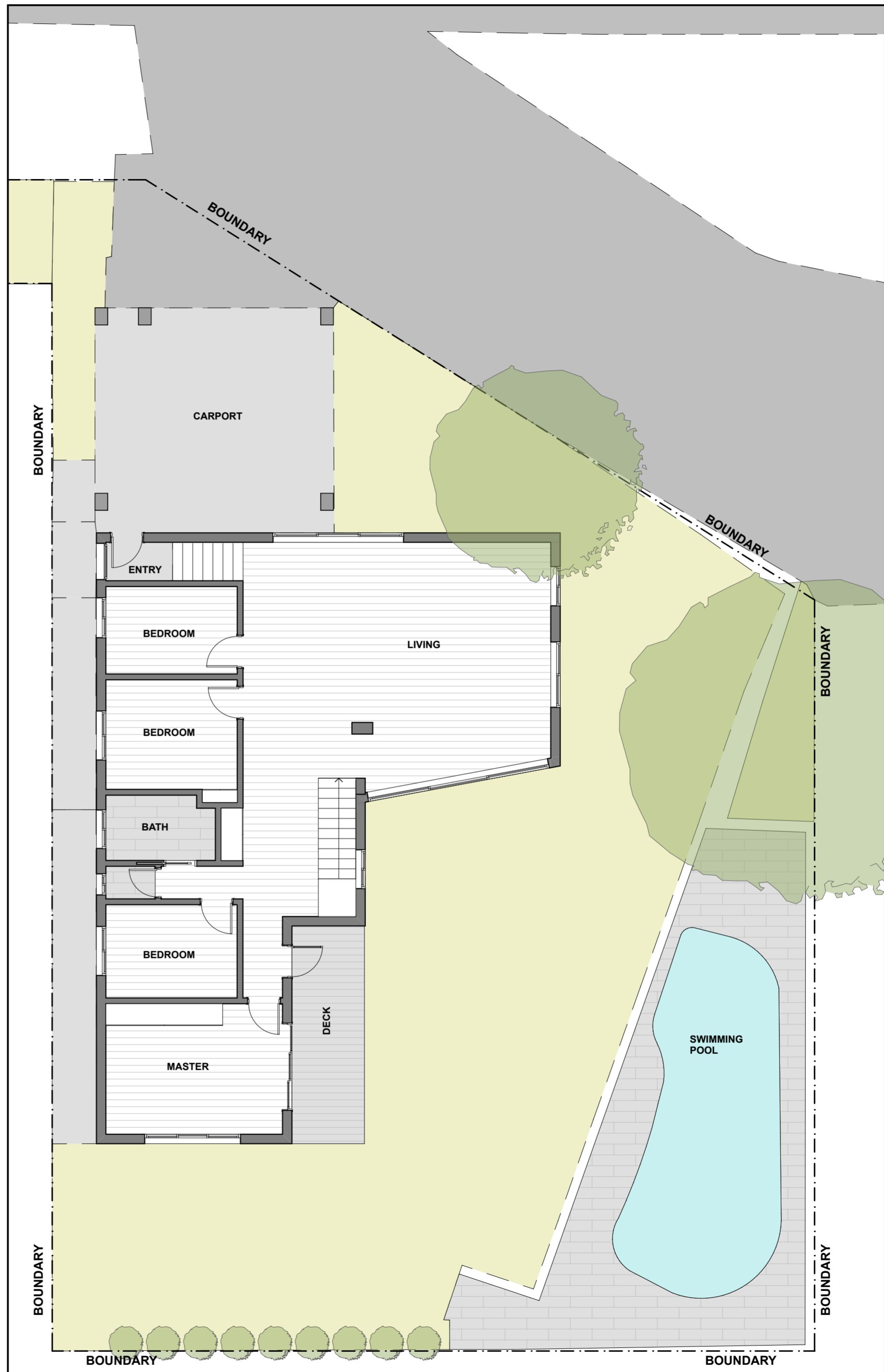
Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW
 DRAWING TITLE:
 General Plan
 Site Location, Area Schedule
 SCALE: NTS DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.01**
 PLOT DATE: 11/11/2024

Development Application



1 Lower Ground 1:100



2 Street Level 1:100

NOTES:

Stage Legend	Contractor
M - Masterplanning	Amabelle Fibrenza
C - Concept	Debra Fibrenza
P - Preparation	
D - Draft Issue	
da - Pre-Development Application	
DA - Development Application	
99 - Section 99 Documentation	
DD - Design Development	
CC - Construction Certificate	
T - Tender Package	
CS - Construction Set	

ISSUE	STAGE	DATE	BY	DATE
A	DA	04.10.24	AC	AC
B	DA	10.10.24	AC	AC
C	DA	06.11.24	AC	AC
D	DA	11.11.24	AC	AC



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

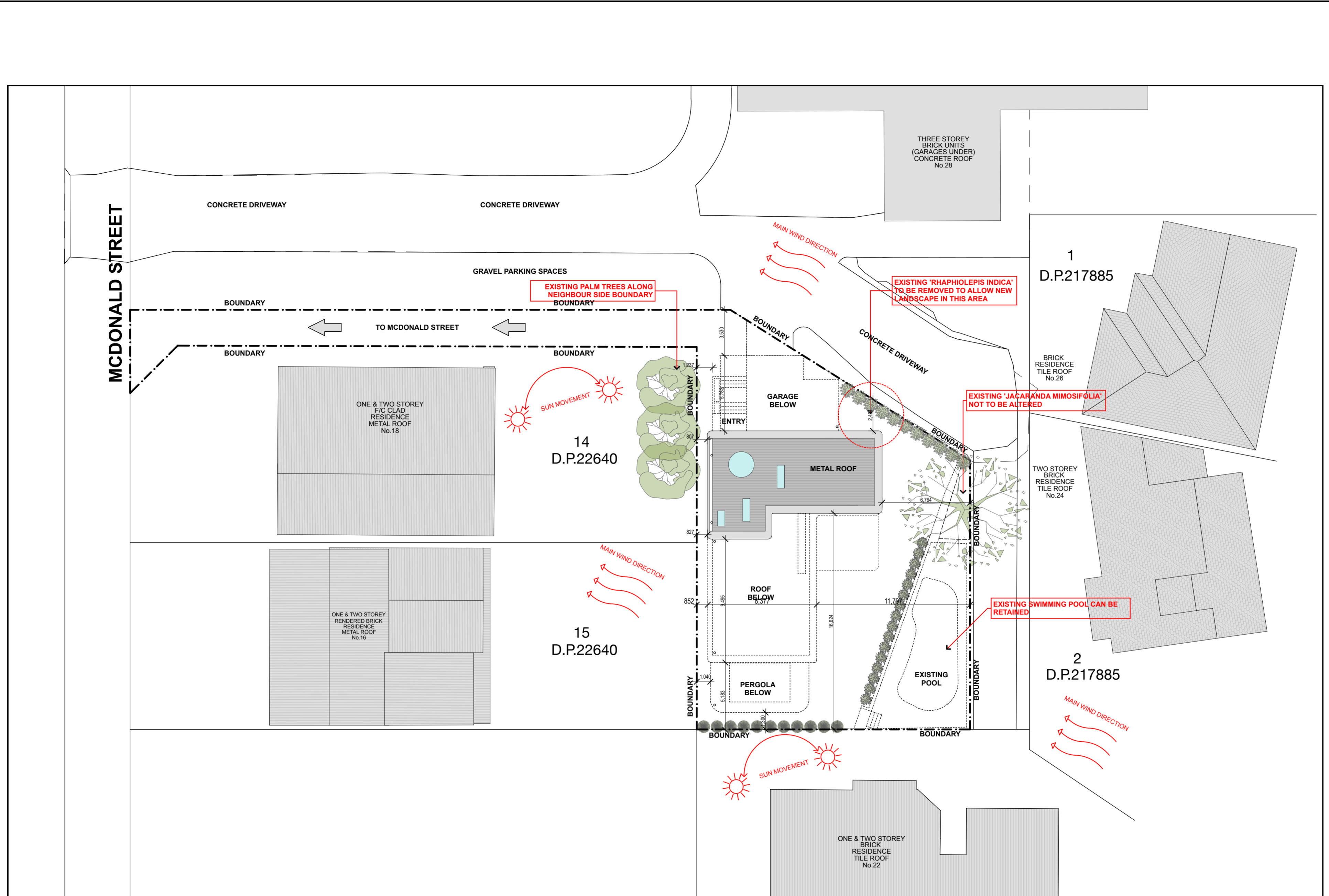
JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW
 DRAWING TITLE
 General Plan
 Existing Floor Plans
 SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.02**
 PLOT DATE: 11/11/2024

Development Application



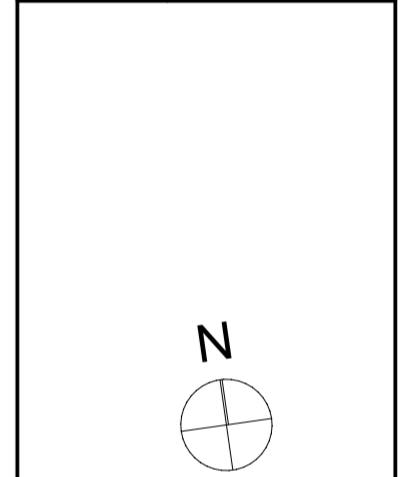
NOTES:

Stage Legend
 M - Masterplaning
 C - Concept
 P - Presentation
 D - Draft Issue
 da - Pre-Development Application
 DA - Development Application
 99 - Section 99 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

Contractor:
 Annabelle Fibrenza
 Debra Fibrenza
 info@annabellefibrenza.com.au
 info@debrafibrenza.com.au

ISSUE	STAGE	DATE	BY	NO.
A	DA	04.10.24	AC	1
B	DA	10.10.24	AC	2
C	DA	06.11.24	AC	3
D	DA	11.11.24	AC	4



NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Development Application

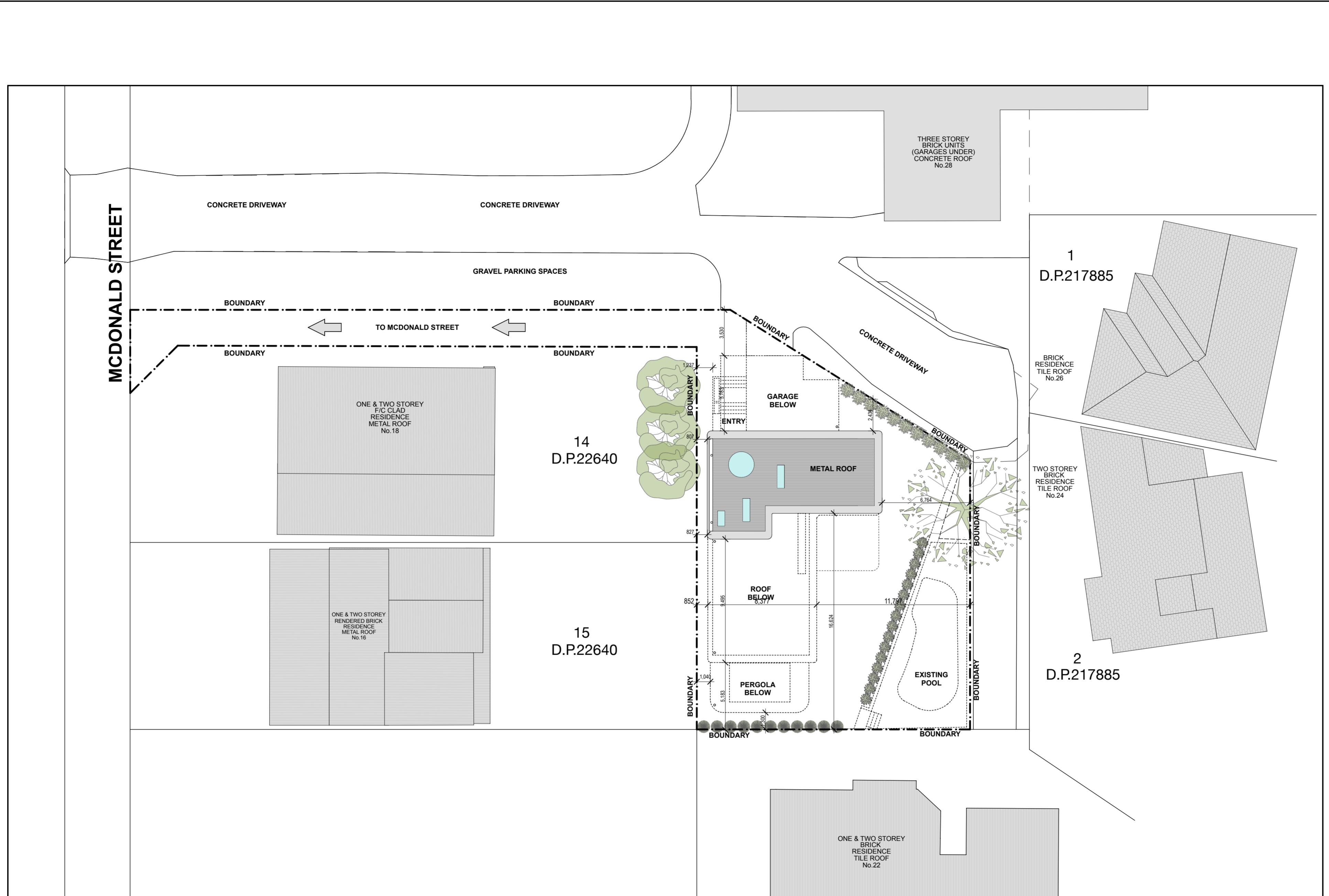
CLIENT
 Belle & Dean Family Home

PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE:
 General Plan
 Site Analysis Plan

SCALE: DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.03**
 PLOT DATE: 11/11/2024



NOTES:

Stage Legend
 M - Masterplanning
 C - Concept
 P - Preparation
 D - Draft Issue
 da - Pre-Development Application
 DA - Development Application
 99 - Section 99 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

Contractor:
 Annabelle Fibrecon
 Debra Fibrecon

ISSUE	STAGE	DATE	BY	DATE	BY
A	DA	04.10.24	AC		
B	DA	10.10.24	AC		
C	DA	06.11.24	AC		
D	DA	11.11.24	AC		

WALL LEGEND

EXISTING

DEMOLISHED

PROPOSED

N

SCALE BAR

NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home

PROJECT
 20 McDonald Street
 Freshwater NSW

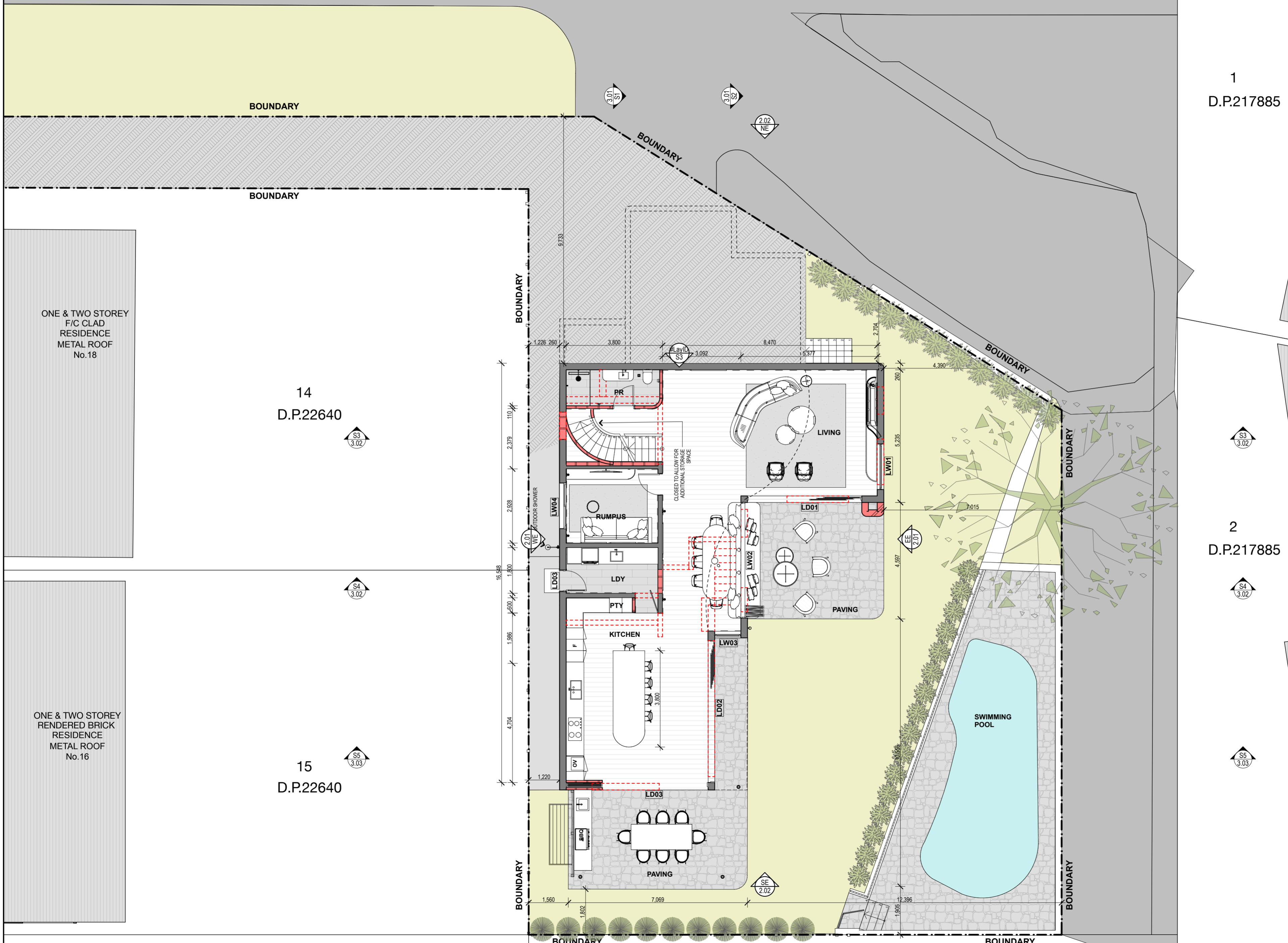
DRAWING TITLE:
 General Plan
 Site Plan

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.04**
 PLOT DATE: 11/11/2024

1 Site Plan 1:200

ACCESS FROM
MCDONALD STREET



Lower Ground Floor Plan

1:100

1
D.P.217885

2
D.P.217885

14
D.P.22640

15
D.P.22640

ONE & TWO STOREY
F/C CLAD
RESIDENCE
METAL ROOF
No.18

ONE & TWO STOREY
RENDERED BRICK
RESIDENCE
METAL ROOF
No.16

NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 D - Draft
 DA - Pre-Development Application
 DA - Development Application
 DA - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

Contractor:
 Annabelle Fibience
 Debra Fibience

ISSUE	STAGE	DATE	M	C	P	DA	DD	CC	T	CS
A	DA	04.10.24	m	m	m	m				
B	DA	10.10.24	m	m	m	m				
C	DA	06.11.24	m	m	m	m				
D	DA	11.11.24	m	m	m	m				

ISSUE	STAGE	DATE	M	C	P	DA	DD	CC	T	CS
A	DA	04.10.24	m	m	m	m				
B	DA	10.10.24	m	m	m	m				
C	DA	06.11.24	m	m	m	m				
D	DA	11.11.24	m	m	m	m				

WALL LEGEND

EXISTING

DEMOLISHED

PROPOSED

N

SCALE BAR

0 1 2 3 4

NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home

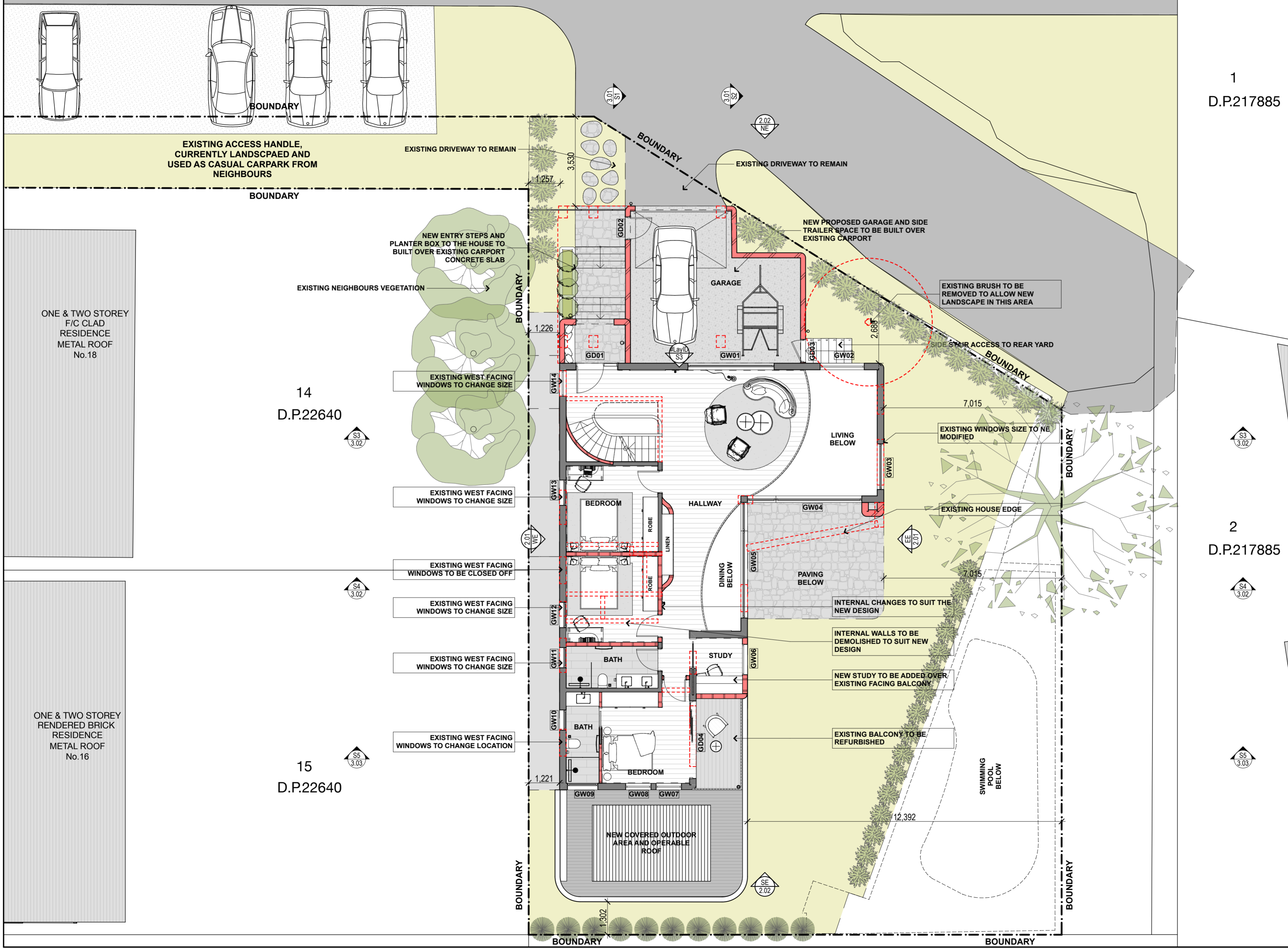
PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE
 General Plan
 Lower Ground Floor Plan

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.05**
 PLOT DATE: 11/11/2024

Development Application

**ACCESS FROM
MCDONALD STREET**



1
D.P.217885

14
D.P.22640

2
D.P.217885

15
D.P.22640

S5
3.03

Street Level Floor Plan

1:100

NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 D - Draft
 DA - Design Development Application
 SA - Section 96 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issue Stage Date
 A DA 04.10.24
 B DA 10.10.24
 C DA 06.11.24
 D DA 11.11.24

WALL LEGEND

EXISTING
 DEMOLISHED
 PROPOSED

SCALE BAR

0 1 2 3 4

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO ROUNDED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Development Application

CLIENT: Belle & Dean Family Home
 PROJECT: 20 McDonald Street Freshwater NSW

DRAWING TITLE: General Plan Street Level Floor Plan

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: A-149
 PLOT DATE: 11/11/2024

1.06

ACCESS FROM
MCDONALD STREET

1
D.P.217885

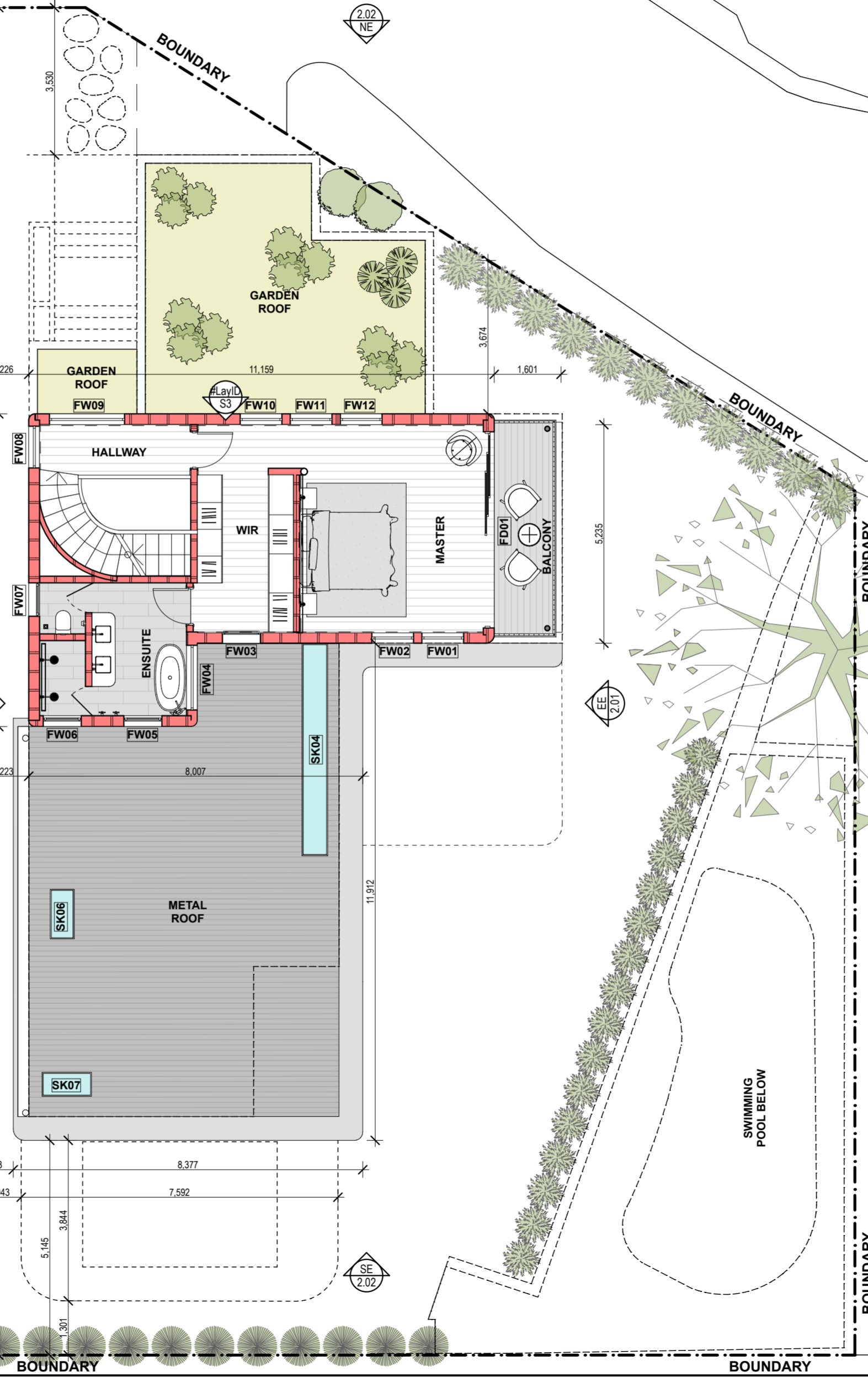
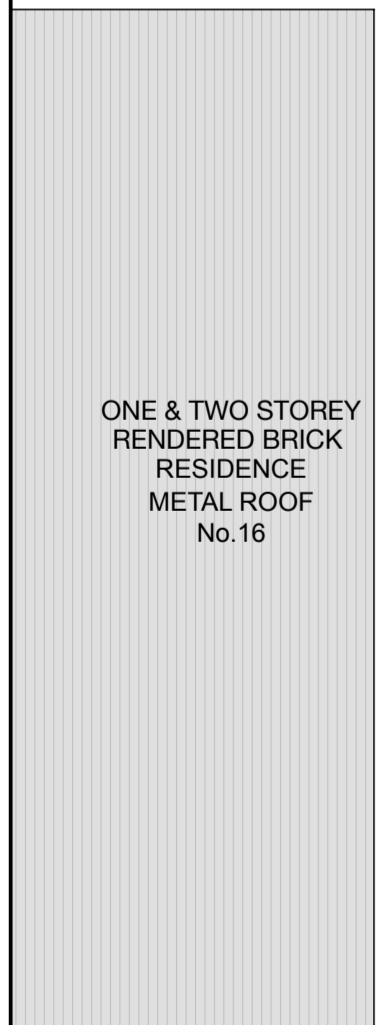
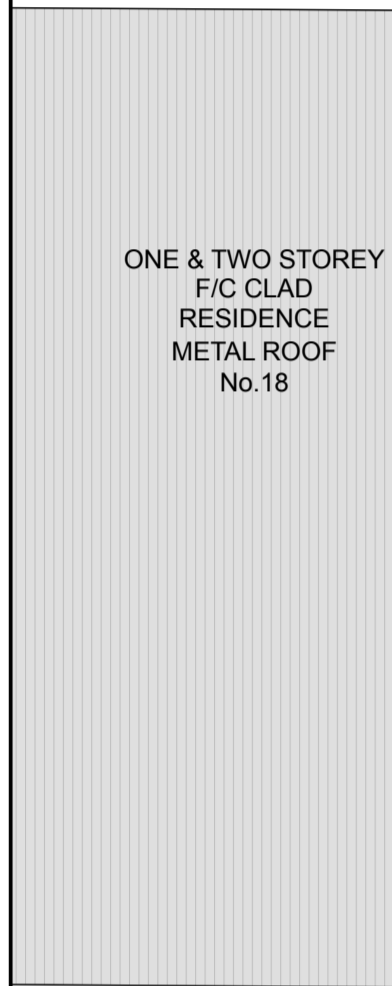
14
D.P.22640

2
D.P.217885

15
D.P.22640

ONE & TWO STOREY
F/C CLAD
RESIDENCE
METAL ROOF
No.18

ONE & TWO STOREY
RENDERED BRICK
RESIDENCE
METAL ROOF
No.16



NOTES:

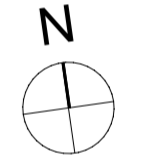
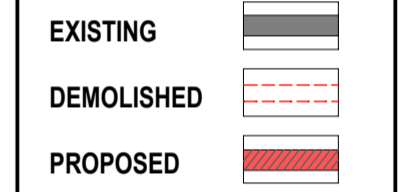
Stage Legend
M - Masterplaning
C - Concept
P - Presentation
D - Draft Issue
da - Pre-Development Application
DA - Development Application
99 - Section 99 Documentation
DD - Design Development
CC - Construction Certificate
T - Tender Package
CS - Construction Set

Issued Format:
e - Electronic
h - Hardcopy

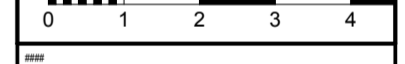
CONTRACTOR:
Amabelle Fibrecon
Debra Fibrecon

ISSUE	STAGE	DATE	BY	CHKD
A	DA	04.10.24	fm	fm
B	DA	10.10.24	fm	fm
C	DA	06.11.24	fm	fm
D	DA	11.11.24	fm	fm

WALL LEGEND



SCALE BAR



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
WWW.JUSTARCHITECTS.COM.AU
E:ANDREA@JUSTARCHITECTS.COM.AU
NOM. ARCH. ANDREA COSTI NSW REG:8392

JUST ARCHITECTS
architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT: Belle & Dean Family Home

PROJECT: 20 McDonald Street Freshwater NSW

DRAWING TITLE: General Plan First Floor Plan

SCALE: 1:100@A2 DATE: _____

DRAWN BY: AC CHECKED BY: AC

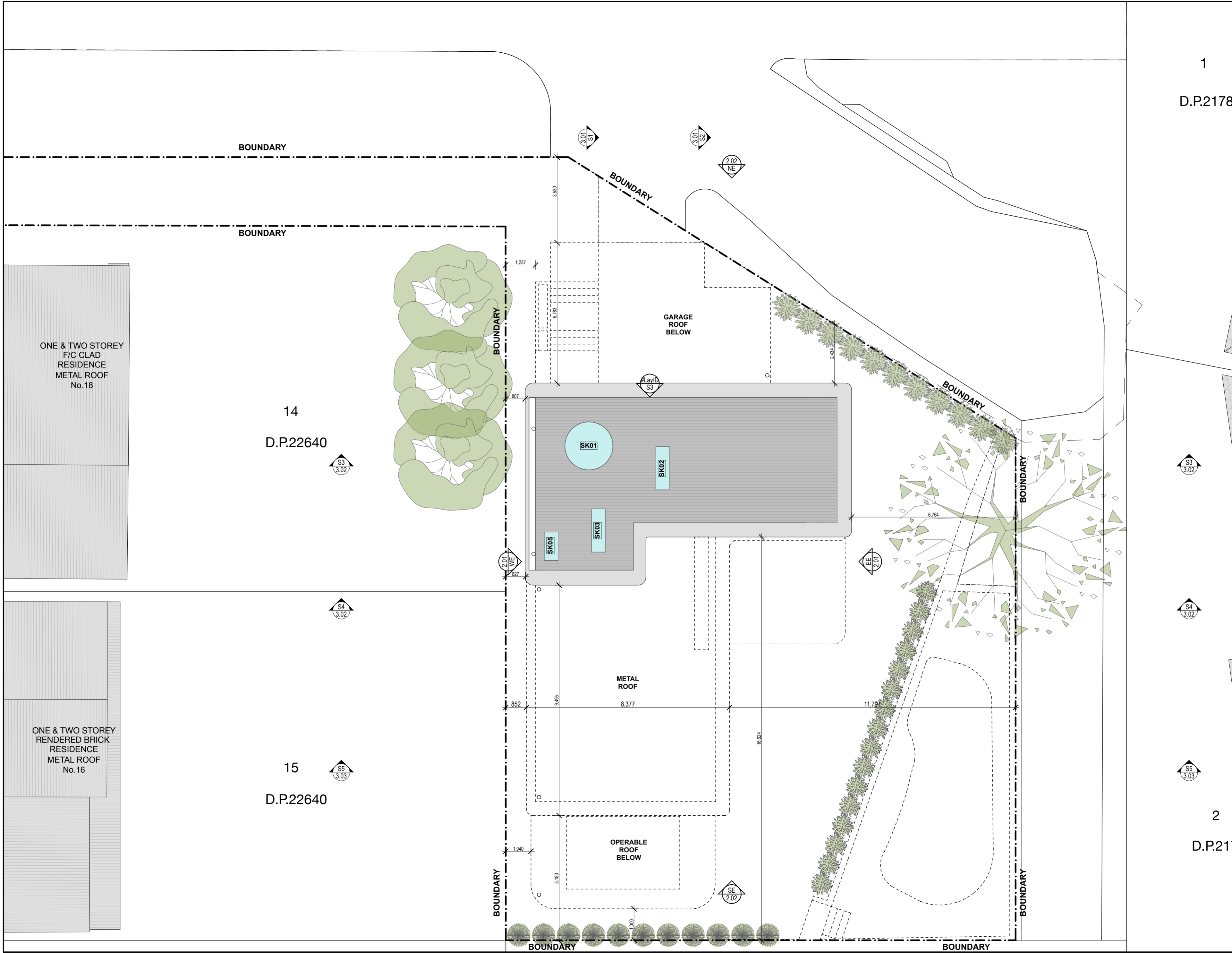
ISSUE: D DRAWING NO: _____

JOB NO: **A-149** PLOT DATE: 11/11/2024

1:100

First Floor Plan

1:100



NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 O - Outline
 DA - Development Application
 DE - Design Development
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issue Stage Date
 A DA 04.10.24
 B DA 10.10.24
 C DA 06.11.24
 D DA 11.11.24

WALL LEGEND

EXISTING [Solid Grey Box]
 DEMOLISHED [Dashed Grey Box]
 PROPOSED [Red Hatched Box]

Scale: 1:100

SCALE BAR
 0 1 2 3 4

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT: Belle & Dean Family Home
 PROJECT: 20 McDonald Street Freshwater NSW

DRAWING TITLE: General Plan Roof Plan

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.08**
 PLOT DATE: 11/11/2024

Stage Legend

- M - Masterplan
- C - Concept
- P - Preparation
- D - Draft
- DA - Pre-Development Application
- DA - Development Application
- 99 - Section 99 Documentation
- DD - Design Development
- CC - Construction Certificate
- T - Tender Package
- CS - Construction Set

Issue Format

- e - Electronic
- h - Hardcopy

Contractor: Annabelle Fibrecon

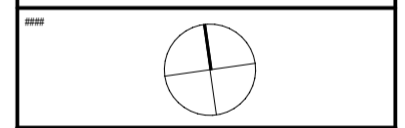
Company: Dean Fibrecon

ISSUE	STAGE	DATE	BY	REVISION
A	DA	04.10.24		
B	DA	10.10.24		
C	DA	06.11.24		
D	DA	11.11.24		

ISSUE	STAGE	DATE	BY	REVISION
A	DA	04.10.24		
B	DA	10.10.24		
C	DA	06.11.24		
D	DA	11.11.24		

LEGEND

- LANDSCAPE
- FLOOR AREA
- OPEN SPACE



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS TO THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT

Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE:

General Plan
 Area Calculations

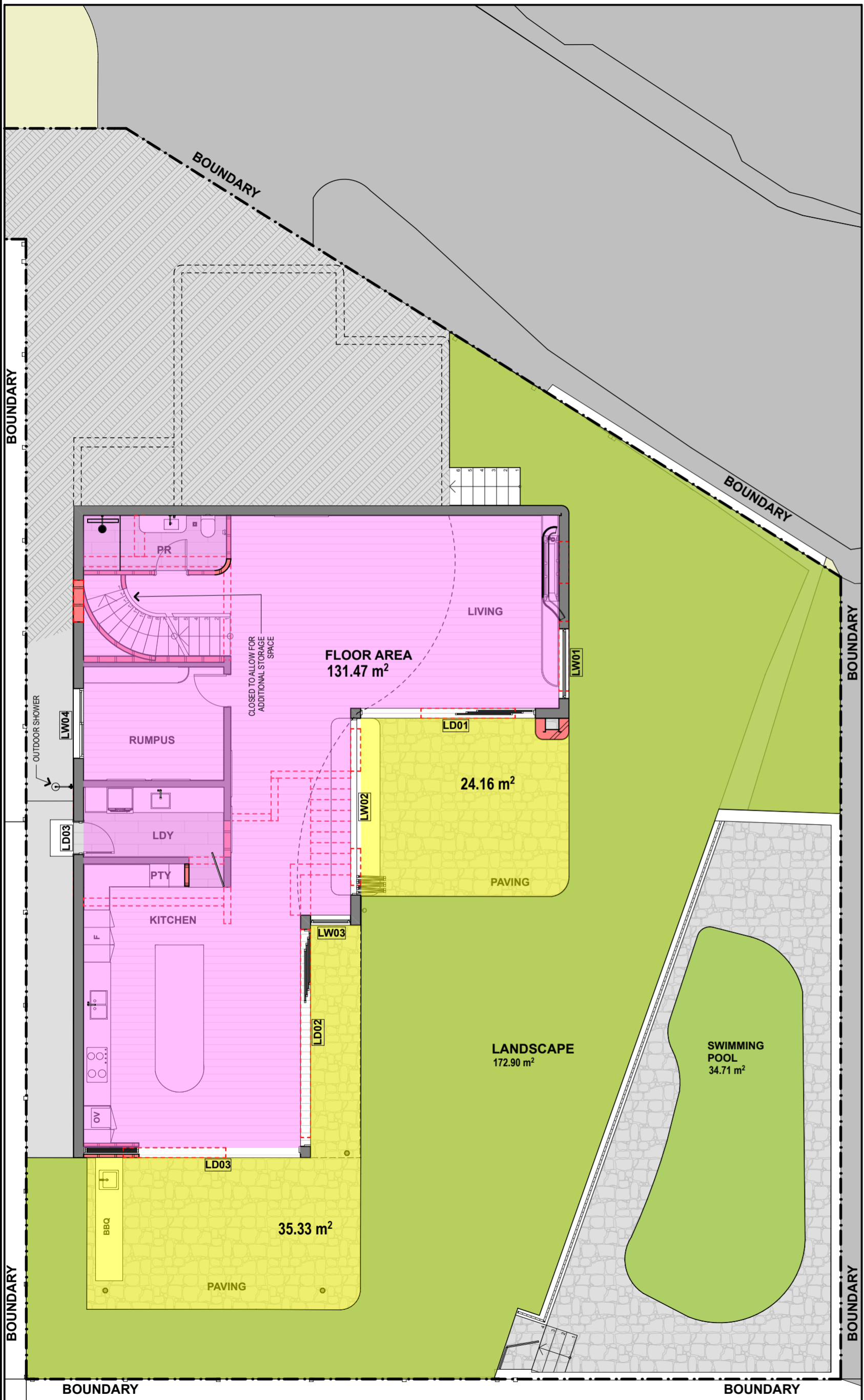
SCALE: 1:100@A2 DATE:

DRAWN BY: AC CHECKED BY: AC

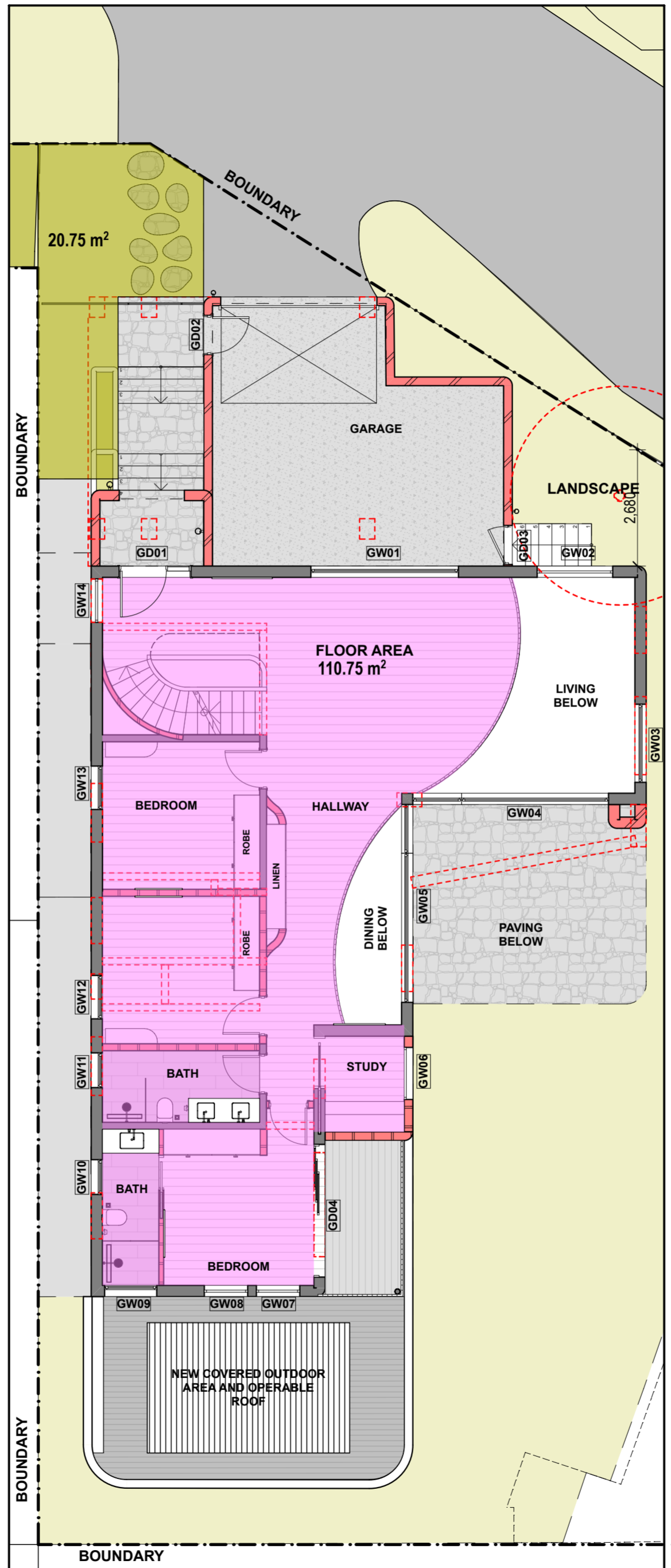
ISSUE: D DRAWING NO:

JOB NO: **1.09**

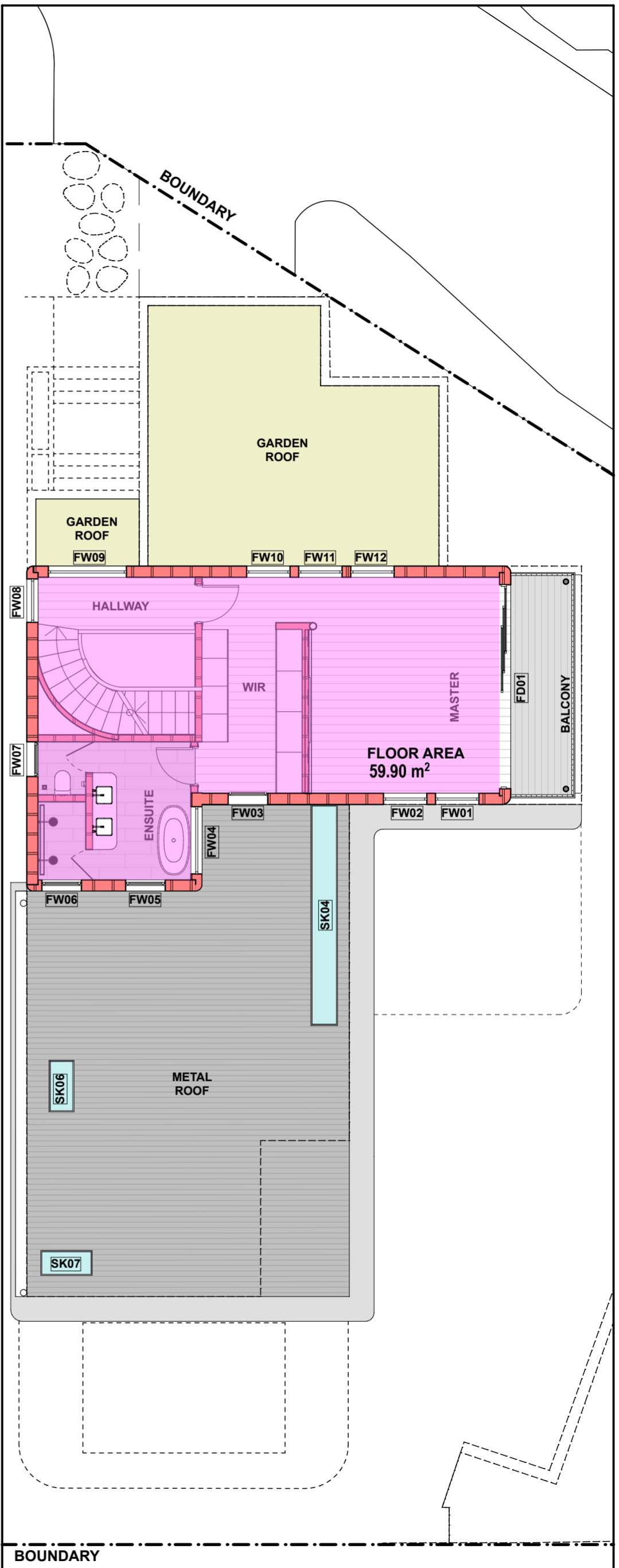
PLOT DATE: 11/11/2024



1 Lower Ground Areas 1:100

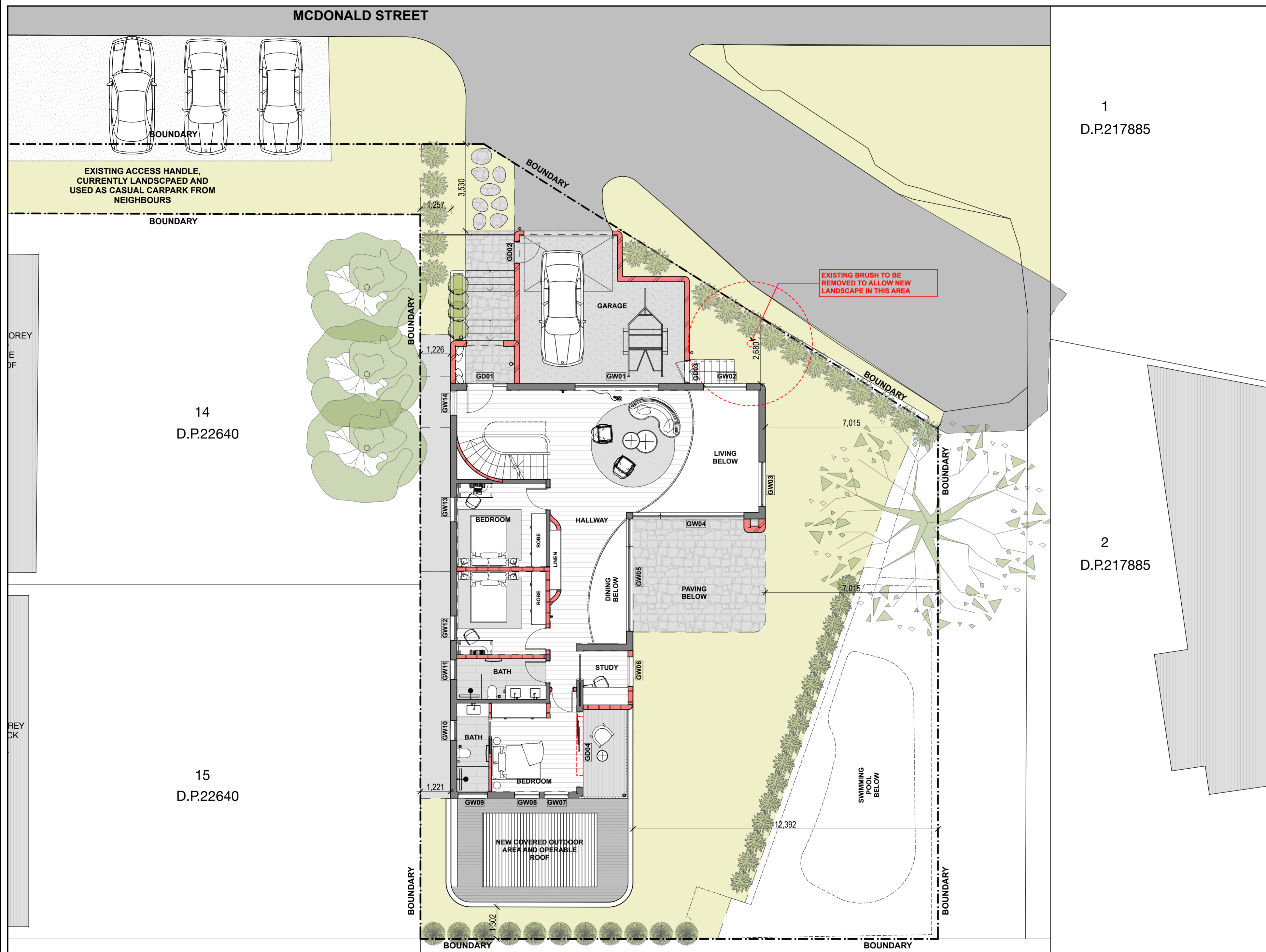


2 Street Level Area 1:100



1 First Floor Area 1:100

Development Application



1
D.P.217885

14
D.P.22640

2
D.P.217885

15
D.P.22640

Landscape Plan

1:100

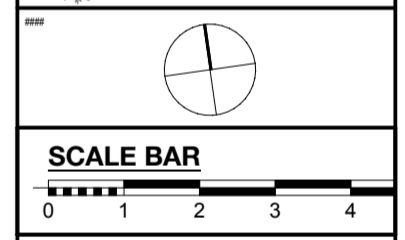
NOTES:

Stage Legend	Symbol
M - Masterplan	
C - Concept	
P - Presentation	
DA - Development Application	
DD - Design Development	
CC - Construction Certificate	
T - Tender Package	
CS - Construction Set	

ISSUE	STAGE	DATE	BY	CHKD
A	DA	04.10.24		
B	DA	10.10.24		
C	DA	06.11.24		
D	DA	11.11.24		

LANDSCAPE LEGEND

- REMOVED TREES
- EXISTING TREES NOT TO BE ALTERED
- EXISTING STREET AND NEIGHBOURING TREES
- EXISTING BRUSH EDGE
- NEW BRUSH



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

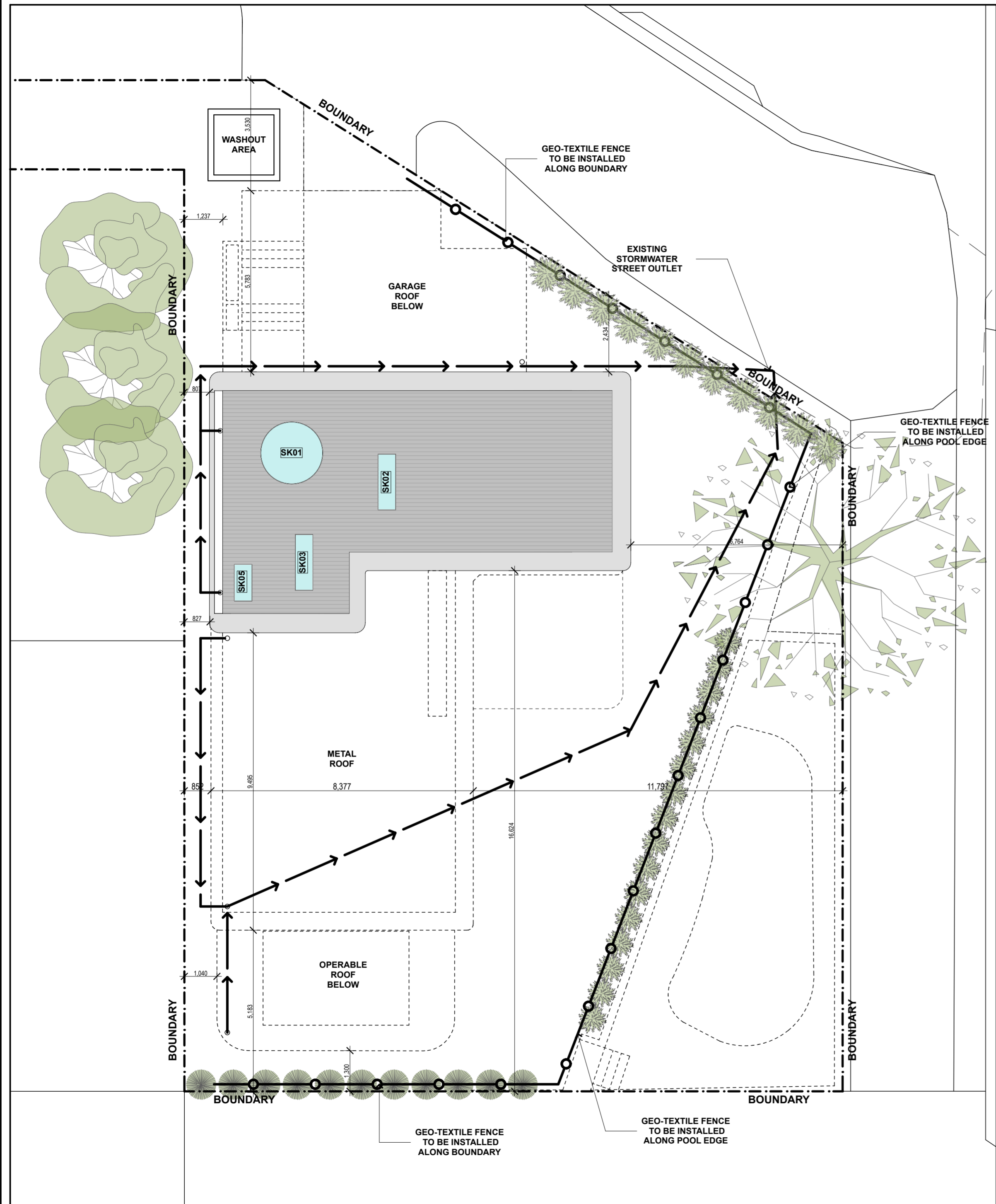
JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

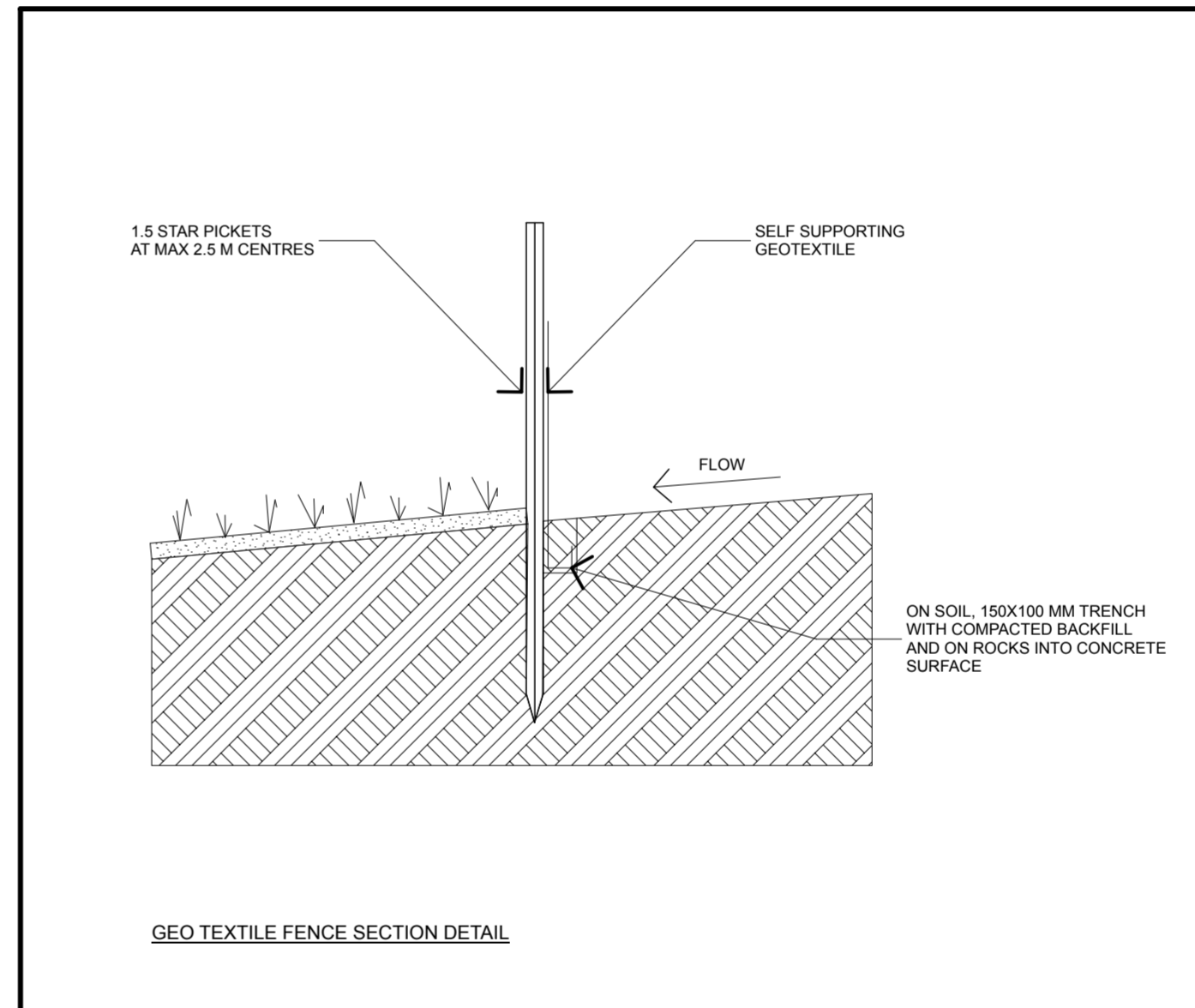
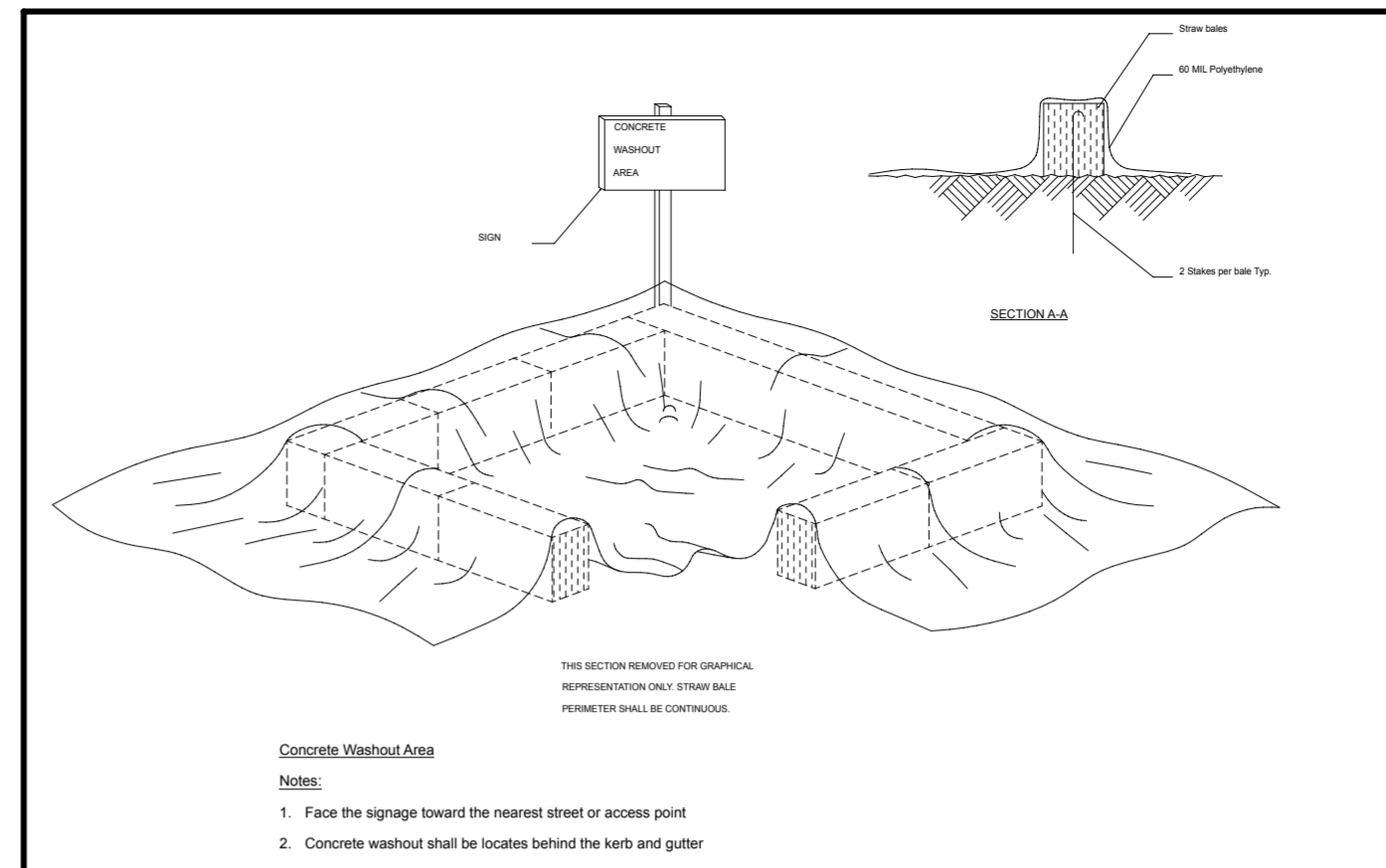
CLIENT: Belle & Dean Family Home
 PROJECT: 20 McDonald Street Freshwater NSW
 DRAWING TITLE: General Plan Landscape Plan
 SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: **A-149** **1.10**
 PLOT DATE: 11/11/2024

Development Application



Sediment Control Plan

1:100



EROSION CONTROL NOTES:

- 1) CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- 2) CUT A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
- 3) DRIVE 1.5 METRE LONG STAR PICKETS INTO THE GROUND AT 2.5 M INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRNCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS. OTHERWISE USE THE EXISTING TIMBER PALING FENCE AND RAILS.
- 4) FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY WITH PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- 5) JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.
- 6) BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE
- 7) ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR SITE DISTURBANCE
- 8) STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT AT MINIMUM.
- 9) TOPSOIL FROM ALL AREAS THAT WILL BE DISTRIBUTED TO BE STRIPPED AND STOCKPILED ON SITE.
- 10) ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

IMPORTANT: THIS PLAN IS A CONCEPT ONLY. THE BUILDER MUST ENSURE SEDIMENT AND EROSION ARE WELL CONTROLLED AND SUPERVISED DURING CONSTRUCTION. THE BUILDER MUST SEEK ADVICE FROM CIVIL OR GEOTECHNICAL ENGINEER DURING CONSTRUCTION AND AHEAD OF SITE DISTURBANCE.

NOTES:

Stage Legend
M - Masterplan
C - Concept
P - Presentation
D - Draft Issue
da - Pre-Development Application
DA - Development Application
99 - Section 99 Documentation
DD - Design Development
CC - Construction Certificate
T - Tender Package
CS - Construction Set

Issued Format:
e - Electronic
h - Hardcopy

ISSUE	STAGE	DATE	BY	CHKD	APPD
A	DA	04.10.24			
B	DA	10.10.24			
C	DA	06.11.24			
D	DA	11.11.24			

CONSULTANT: **JUST ARCHITECTS**
ARCHITECT: **ANDREA COSTI**
DRAWING NO: **A-149**

SCALE BAR
0 1 2 3 4

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS TO THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
WWW.JUSTARCHITECTS.COM.AU
E: ANDREA@JUSTARCHITECTS.COM.AU
NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
architecture / interiors

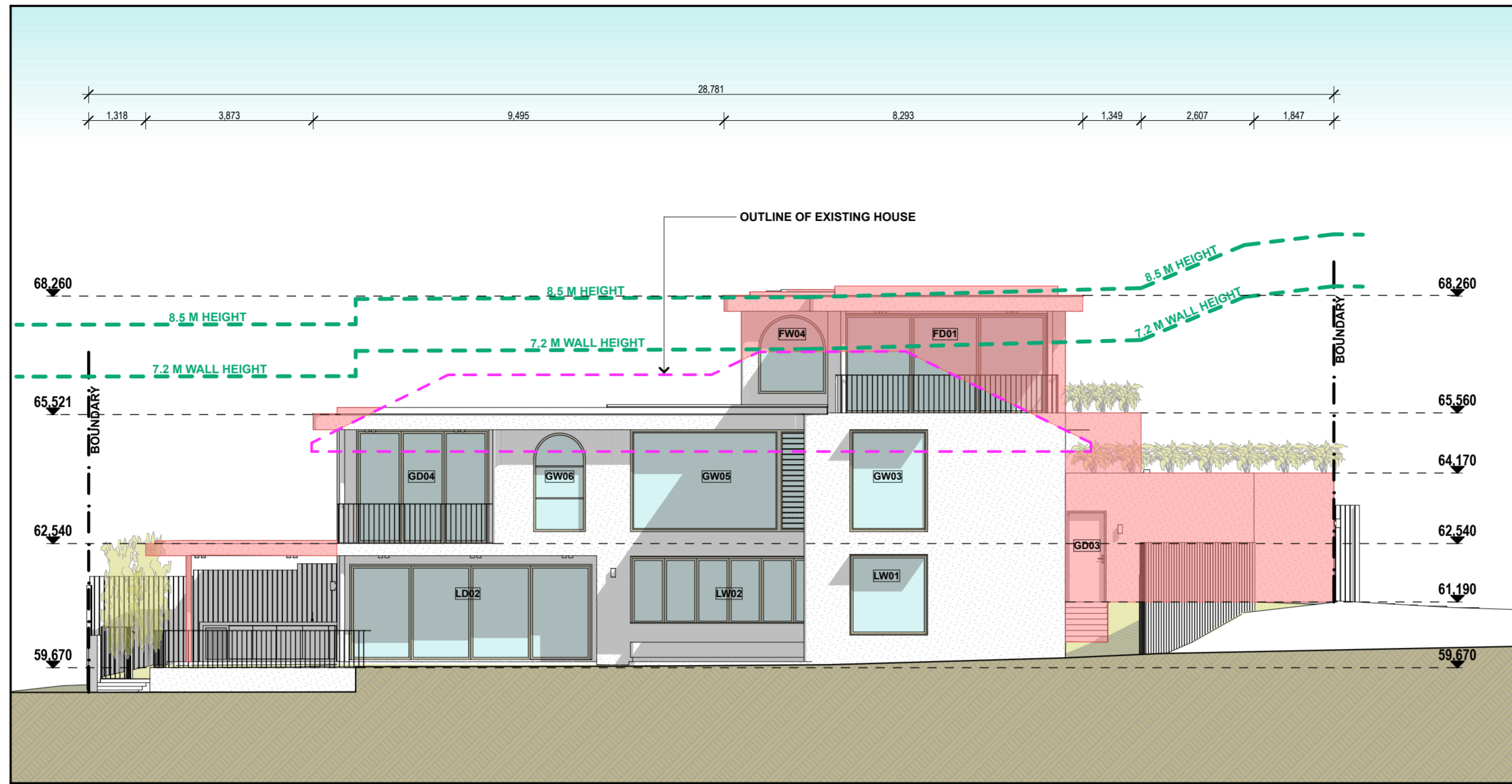
Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT: **Belle & Dean Family Home**
PROJECT: **20 McDonald Street Freshwater NSW**

DRAWING TITLE: **General Plan Stormwater & Sediment Control**

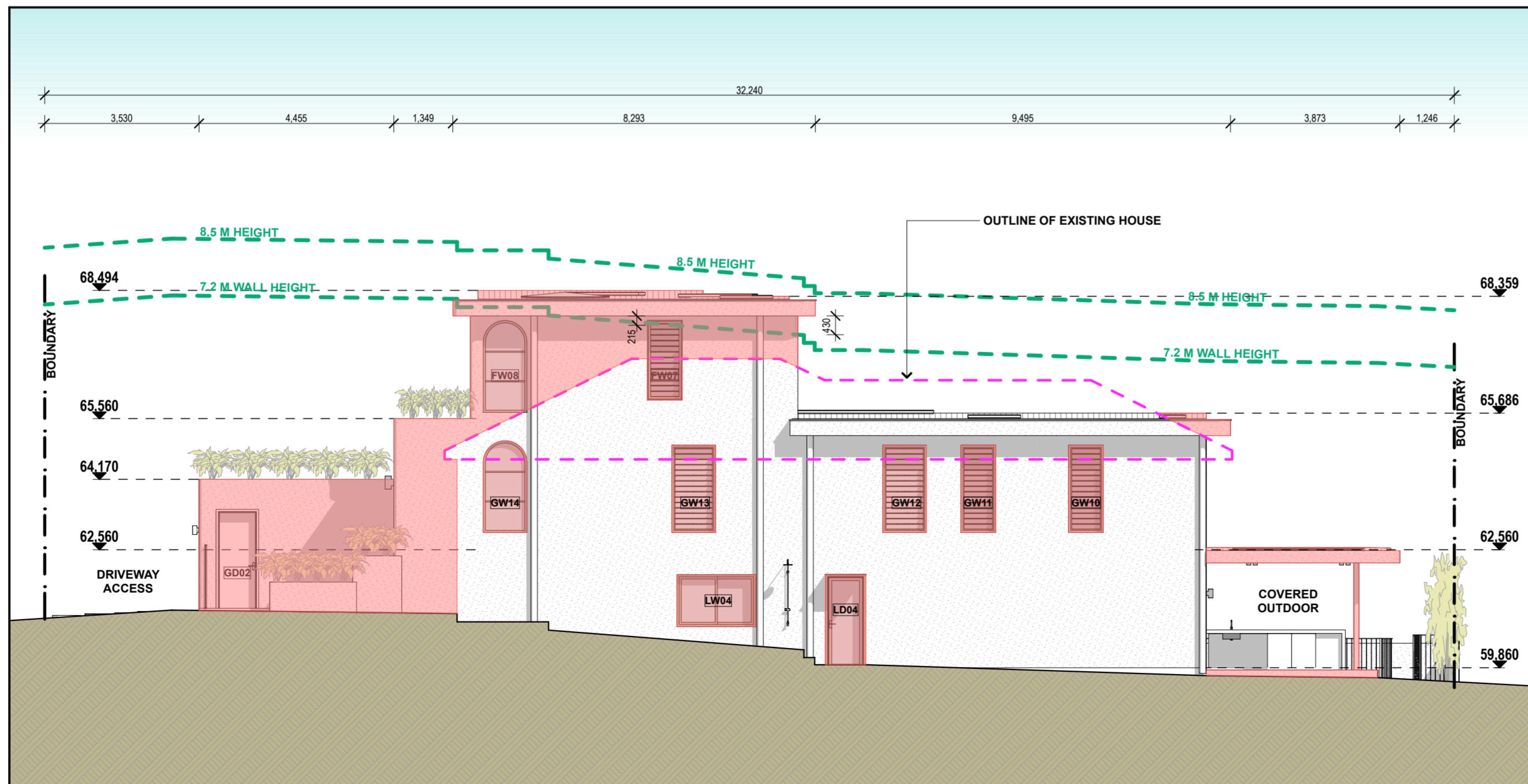
SCALE: 1:100@A2 DATE: **11/11/2024**
DRAWN BY: AC CHECKED BY: AC
ISSUE: D DRAWING NO: **A-149**
JOB NO: **1.11**
PLOT DATE: **11/11/2024**

Development Application



East Elevation

1:100



West Elevation

1:100

NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 D - Draft Issue
 DA - Pre-Development Application
 DA - Development Application
 SE - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

CONTRACTOR:
 James & James
 james@jamesandjames.com.au
 james@jamesandjames.com.au

CONSULTANT:
 Annabelle Fibronex
 annabelle@annabellefibronex.com.au
 annabelle@annabellefibronex.com.au

ISSUE	STAGE	DATE	BY	CHKD
A	DA	04.10.24	mm	mm
B	DA	10.10.24	mm	mm
C	DA	06.11.24	mm	mm
D	DA	11.11.24	mm	mm



NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E:ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG:8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

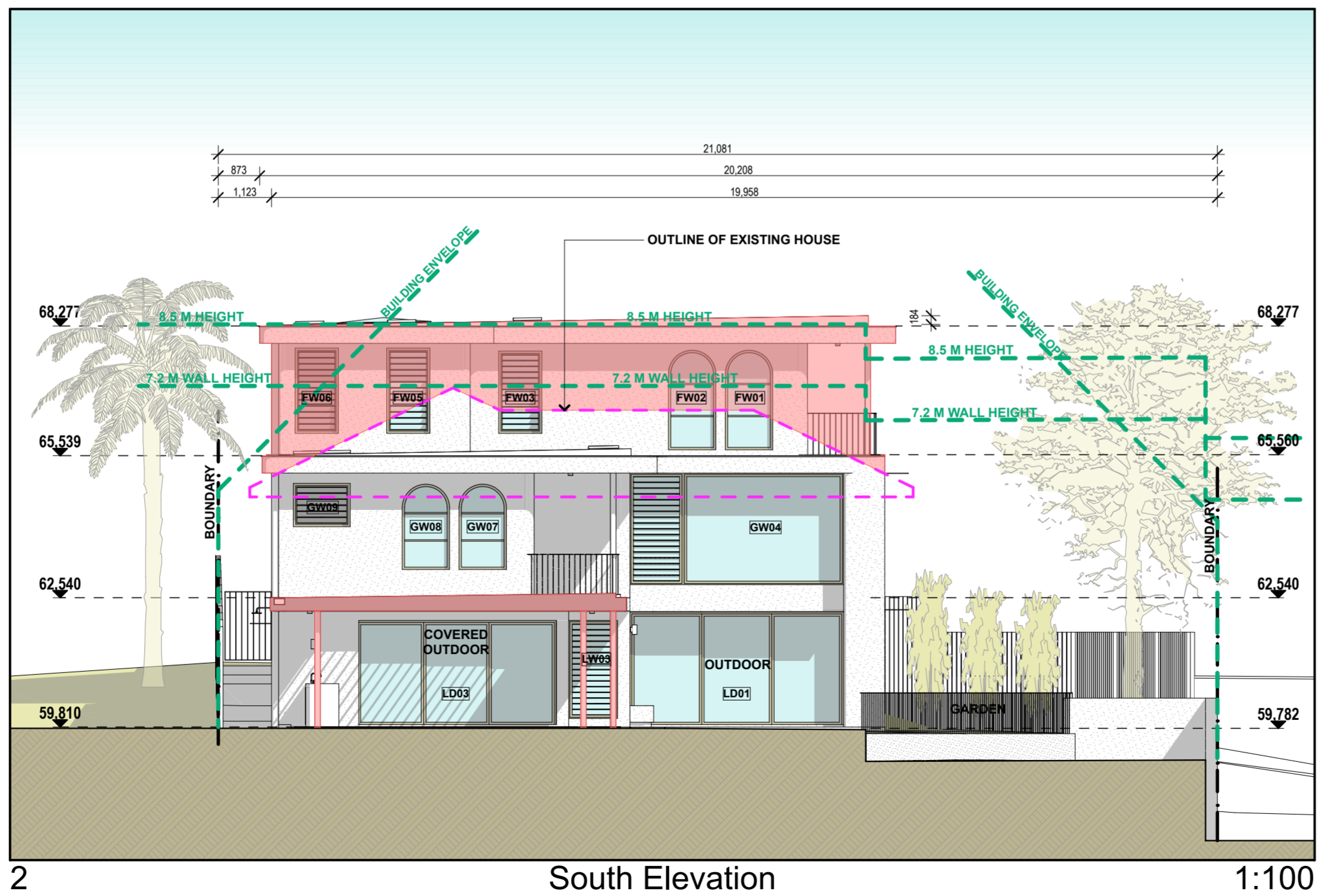
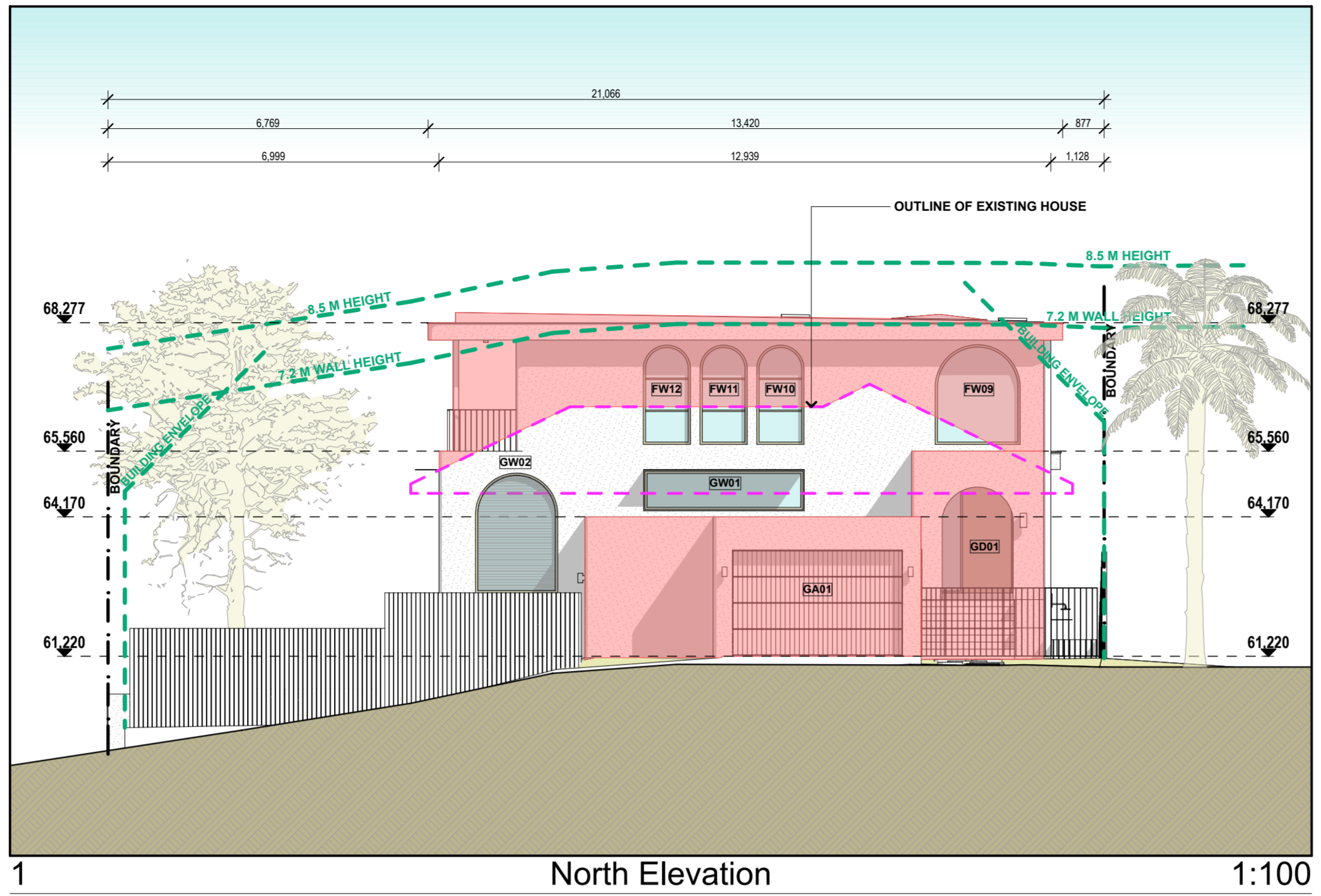
CLIENT:
 Belle & Dean Family Home
 PROJECT:
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE:
 Elevations
 Elevations East and West

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **2.01**
 PLOT DATE: 11/11/2024

Development Application



NOTES:

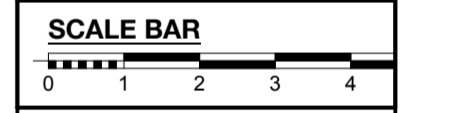
Stage Legend
 M - Masterplaning
 C - Concept
 P - Presentation
 D - Draft Issue
 de - Pre-Development Application
 DA - Development Application
 de - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

ISSUE STAGE	DATE	BY	CHKD
A DA	04.10.24	AM	AM
B DA	10.10.24	AM	AM
C DA	06.11.24	AM	AM
D DA	11.11.24	AM	AM

CONTRACTOR	CONTRACTOR
Amabelle Fibrecon	Dean Fibrecon

NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.



NOTE:
 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home

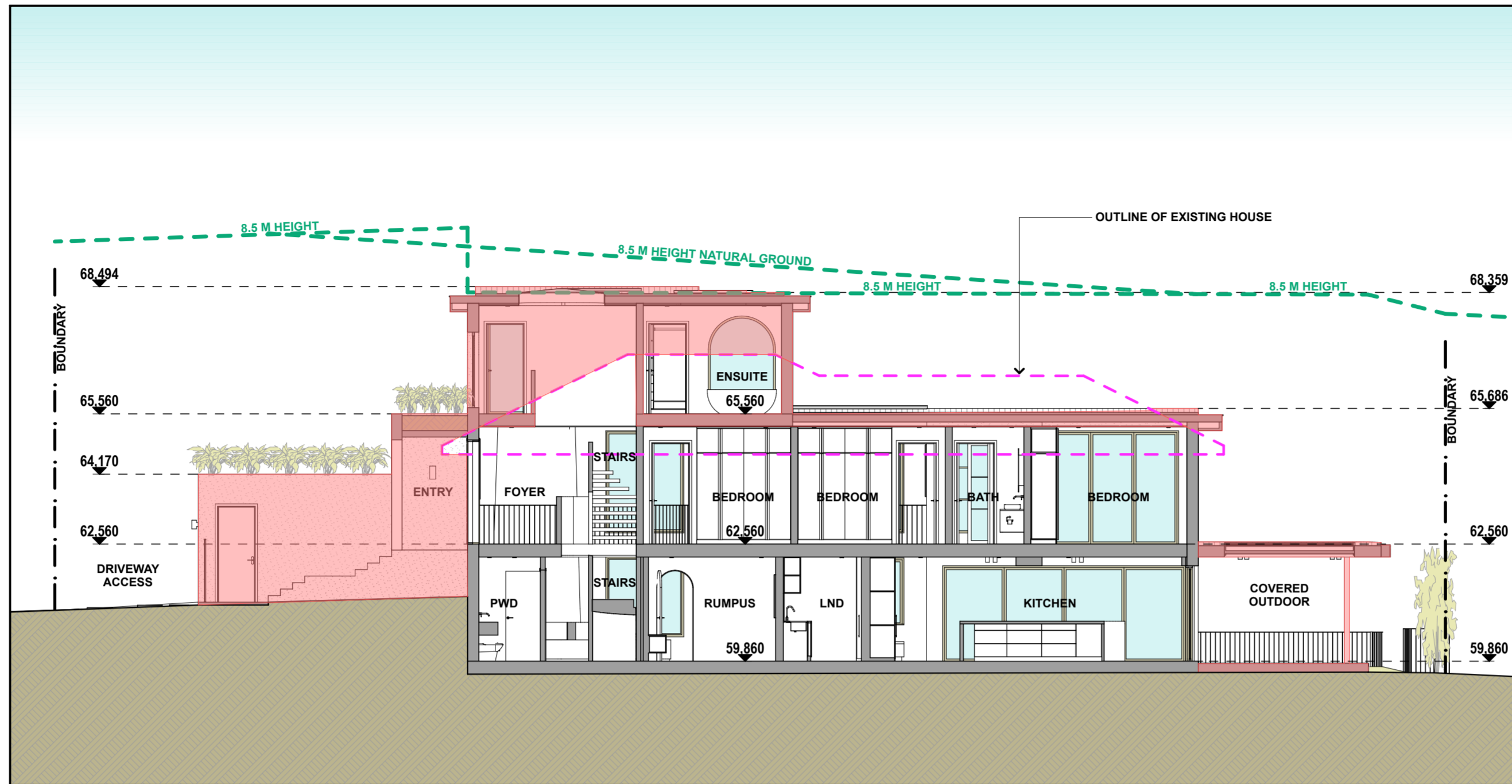
PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE
 Elevations
 Elevations North and South

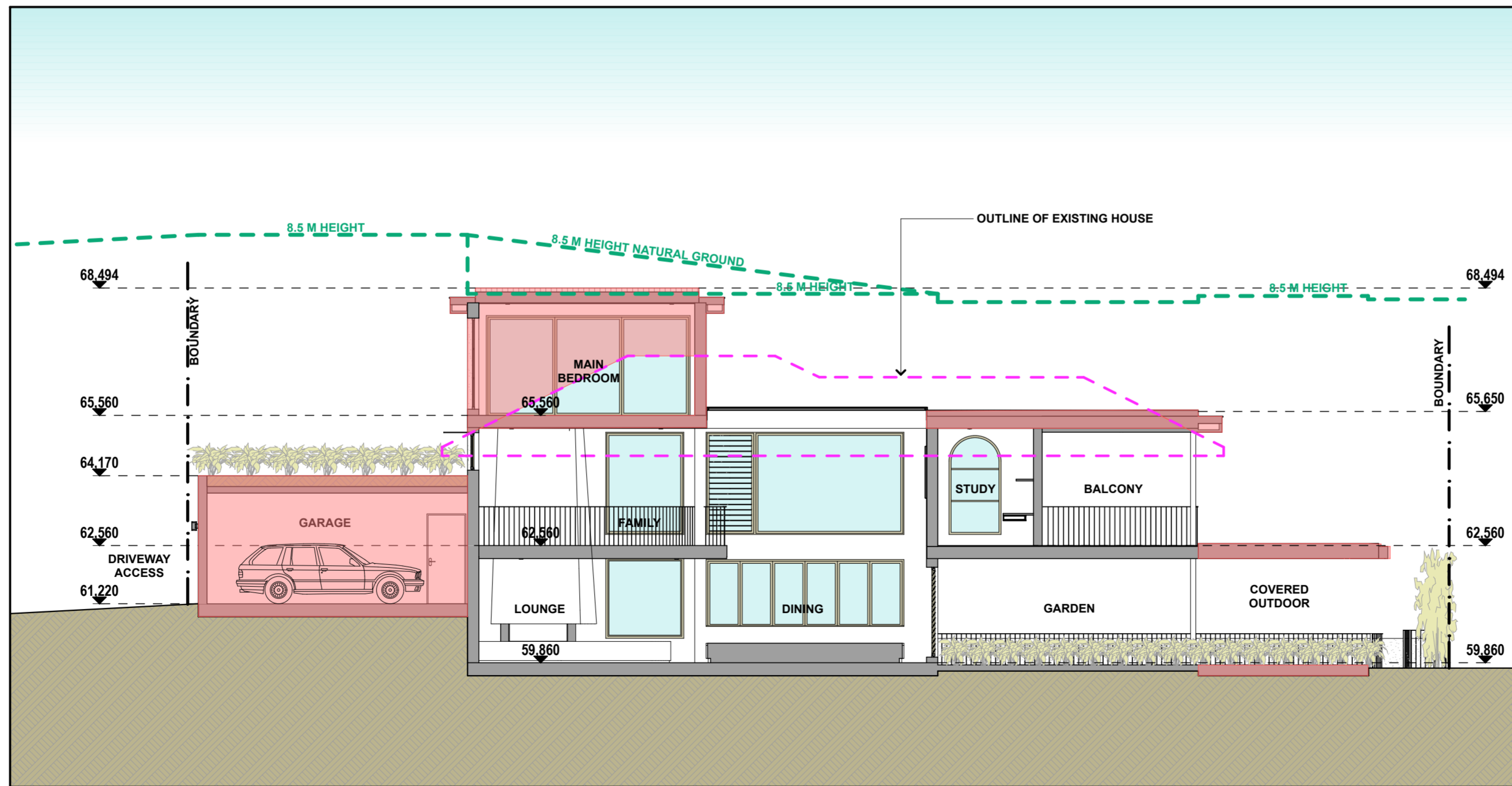
SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **2.02**
 PLOT DATE: 11/11/2024

Development Application



1 Section 1 1:100



2 Section 2 1:100

Stage Legend	Contractor	Company
M - Masterplaning	Amabelle Fibrecon	Amabelle Fibrecon
C - Concept	Amabelle Fibrecon	Amabelle Fibrecon
P - Presentation	Amabelle Fibrecon	Amabelle Fibrecon
D - Draft Issue	Amabelle Fibrecon	Amabelle Fibrecon
da - Pre-Development Application	Amabelle Fibrecon	Amabelle Fibrecon
DA - Development Application	Amabelle Fibrecon	Amabelle Fibrecon
99 - Section 99 Documentation	Amabelle Fibrecon	Amabelle Fibrecon
DD - Design Development	Amabelle Fibrecon	Amabelle Fibrecon
CC - Construction Certificate	Amabelle Fibrecon	Amabelle Fibrecon
T - Tender Package	Amabelle Fibrecon	Amabelle Fibrecon
CS - Construction Set	Amabelle Fibrecon	Amabelle Fibrecon

ISSUE	STAGE	DATE	BY	SCALE	UNIT
A	DA	04.10.24	AC	m	m
B	DA	10.10.24	AC	m	m
C	DA	06.11.24	AC	m	m
D	DA	11.11.24	AC	m	m



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG:8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

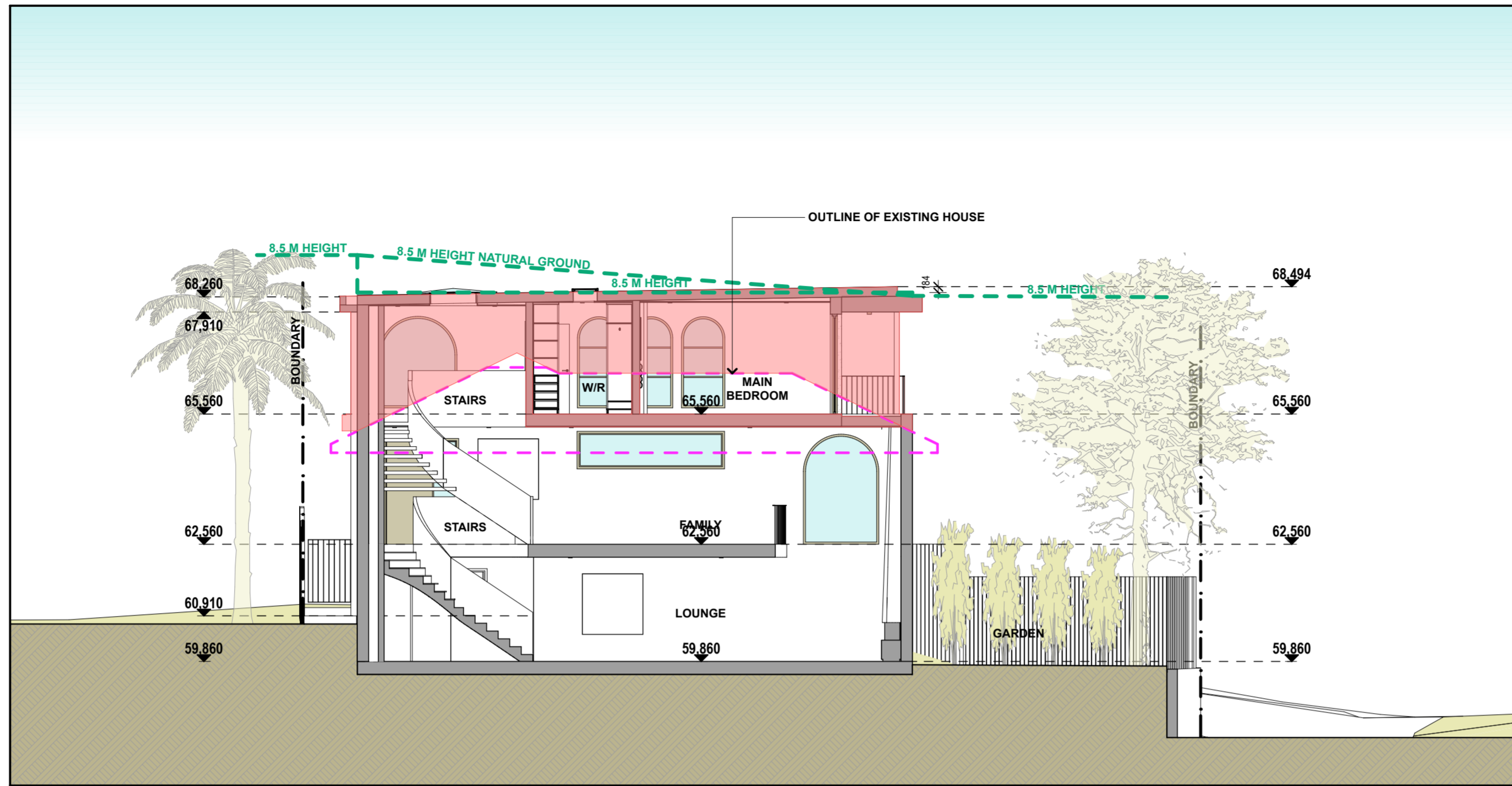
CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE
 Sections
 Sections 1 and 2

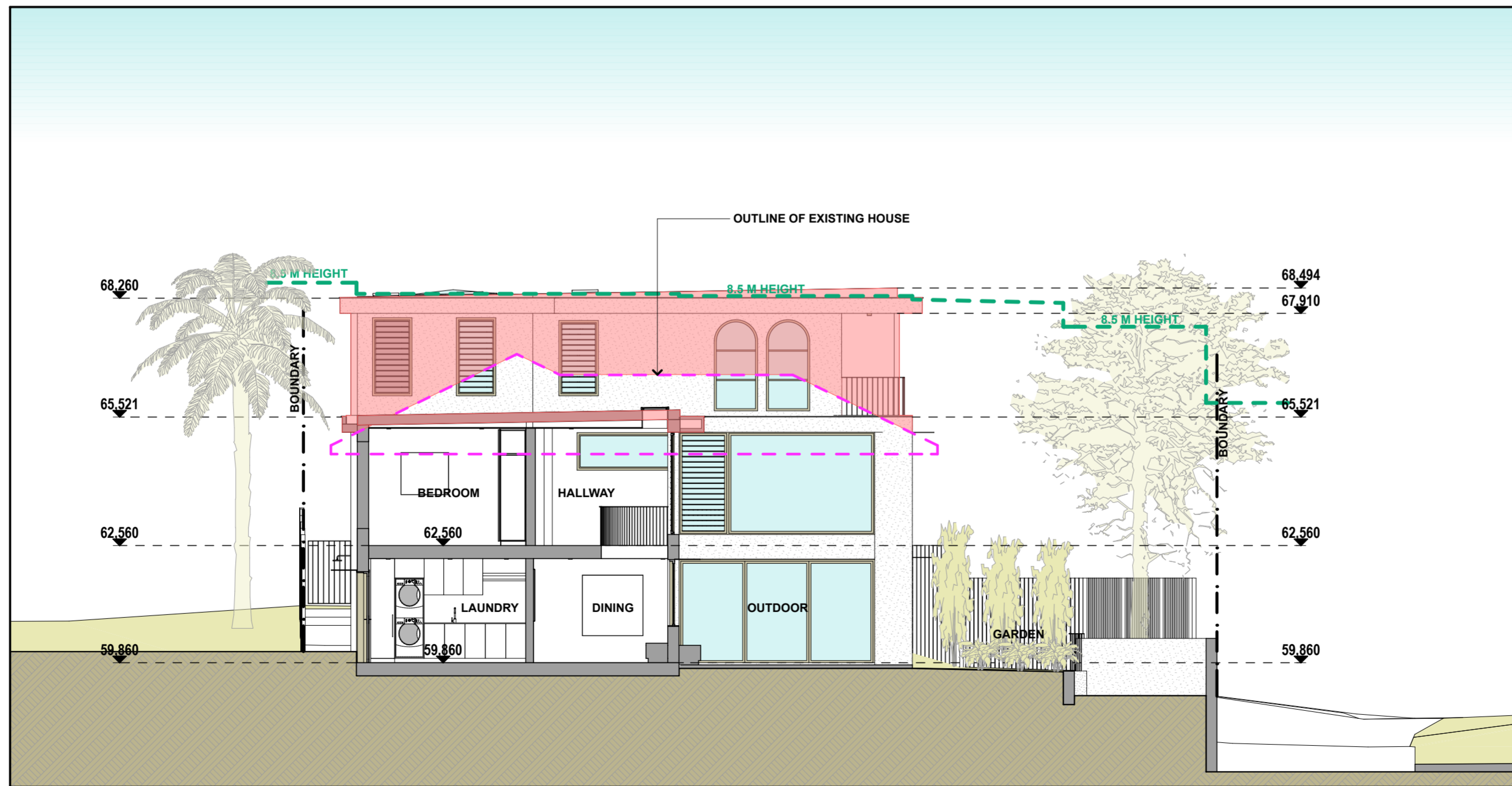
SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **3.01**
 A-149
 PLOT DATE: 11/11/2024

Development Application



1 Section 3 1:100



2 Section 4 1:100

NOTES

Stage Legend

M	Masterplanning
C	Concept
P	Preliminary
D	Design Development
DD	Design Development
CC	Construction Certificate
T	Tender Package
CS	Construction Set

Issue Stage

ISSUE	STAGE	DATE	BY	REVISION
A	DA	04.10.24	AC	1
B	DA	10.10.24	AC	1
C	DA	06.11.24	AC	1
D	DA	11.11.24	AC	1

Scale Bar

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

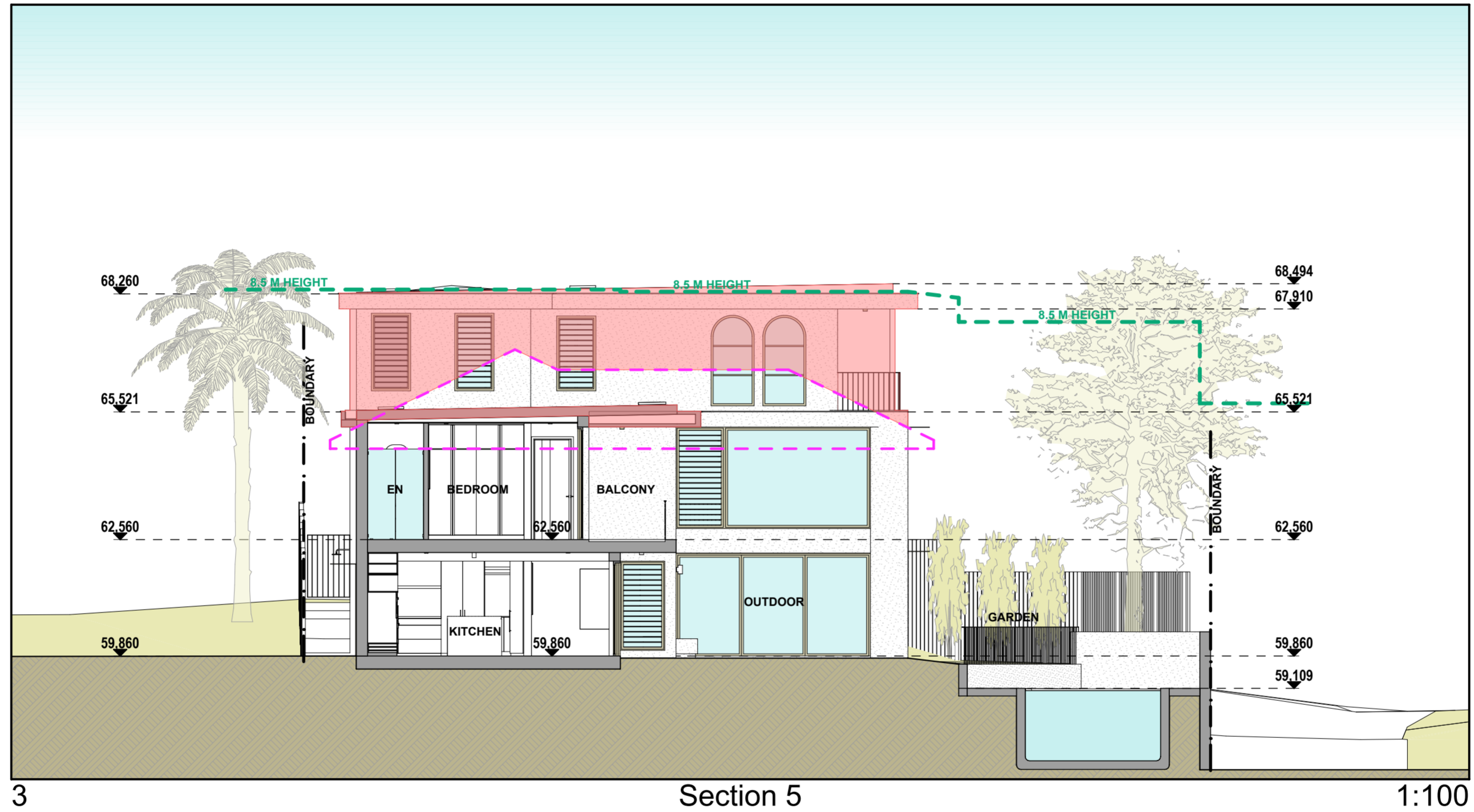
JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E:ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG:8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW
 DRAWING TITLE
 Sections
 Section 3 and 4
 SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: A-149 3.02
 PLOT DATE: 11/11/2024

Development Application



3

Section 5

1:100

Notes

Stage Legend
 M - Masterplaning
 C - Concept
 P - Presentation
 D - Draft issue
 da - Pre-Development Application
 DA - Development Application
 95 - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format:
 e - Electronic
 h - Hardcopy

ISSUE	STAGE	DATE	CONTRACTOR	CONTRACTOR	CONTRACTOR
A	DA	04.10.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
B	DA	10.10.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
C	DA	06.11.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
D	DA	11.11.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco

ISSUE	STAGE	DATE	CONTRACTOR	CONTRACTOR	CONTRACTOR
A	DA	04.10.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
B	DA	10.10.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
C	DA	06.11.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco
D	DA	11.11.24	Amabelle Fibreco	Amabelle Fibreco	Amabelle Fibreco



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED. AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE:
 Sections
 Section 5

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: **3.03**
 A-149
 PLOT DATE: 11/11/2024

Development Application

EXTERNAL DOORS	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE
Door ID	LD01	LD02	LD03	LD04	GD01	GD02	GD03	GD04	FD01
Type	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR (DOOR TO SLIDE INSIDE THE WALL CAVITY)	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SLIDING DOOR	SLIDING DOOR
Width	4500 MM	5600 MM	4200 MM	900 MM	1600 MM (400 MM SIDE LIGHT)	900 MM	900 MM	3000 MM	4700 MM
Height	2380mm	2200mm	2200mm	2100mm	2400mm	2250mm	2250mm	2600mm	2300mm
Material	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM SIDE AND FRAME, SOLID TIMBER DOOR	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Glazing	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements	Low-E Glazing or to comply with Basix Requirements
Handle/Op. Sys	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Ext. Paint	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE
Int. Paint	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE	Colorbond DUNE
Architrave	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only	70 MM Timber Inside only
Awning/Canopy	550 MM	1300 MM	3800 MM	600 MM	1800 MM	None	None	2000 MM	1600 MM

SKYLIGHT	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE	SKYLIGHT SCHEDULE
Skylight ID	SK1	SK2	SK3	SK4	SK5	SK6	SK7
Type	Fix Skylight	Velux Fix Skylight	Velux Fix Skylight	Fix Skylight	Velux Fix Skylight	Velux Fix Skylight	Velux Fix Skylight
Width	1900 mm	1792 mm	1792 mm	5000 mm	1181mm	1181mm	1181mm
Height	1900 mm	572mm	572mm	600 mm	572mm	572mm	572mm
Material	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Glazing	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements	Low-E or to comply with Basix Requirements
Handle/Op. Sys	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ext. Paint	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications
Int. Paint	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications	White powder coating to future specifications
Architrave	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Comments	Double check dimension on site before ordering	Double check dimension on site before ordering	Double check dimension on site before ordering	Double check dimension on site before ordering	Double check dimension on site before ordering	Double check dimension on site before ordering	Double check dimension on site before ordering

INTERNAL DOORS	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE
Door ID	ID1 (Quantity 8)	ID2 (Quantity 1)	ID3 (Quantity 1)
Type	Timber swing door	Timber swing door	Timber swing door
Width	900 mm	800 mm	1200 mm
Height	2040mm	2040mm	2040mm
Material	Solid Core Timber	Solid Core Timber	Solid Core Timber
Glazing	N/A	N/A	N/A
Handle/Op. Sys	Satin S/S	Satin S/S	Satin S/S
Ext. Paint	Dulux Natural White base Paint for interiors timber to future colour selections	Dulux Natural White base Paint for interiors timber to future colour selections	Dulux Natural White base Paint for interiors timber to future colour selections
Int. Paint	Dulux Natural White base Paint for interiors timber to future colour selections	Dulux Natural White base Paint for interiors timber to future colour selections	Dulux Natural White base Paint for interiors timber to future colour selections
Architrave	70 MM	70 MM	70 MM
Comments			

GARAGE DOOR	GARAGE DOOR SCHEDULE
Skylight ID	GA01
Type	TILT UP WITH TIMBER CLADDING GARAGE DOOR
Width	3600 mm
Height	2250 mm
Material	Aluminium and Timber
Glazing	N/A
Handle/Op. Sys	N/A
Ext. Paint/Finish	Natural Timber Cladding or Similar
Ext. Paint/Finish	N/A
Architrave	N/A
Comments	Double check dimension on site before ordering

Notes

Stage Legend
 C - Concept
 P - Preparation
 O - Offer
 DA - Pre-Development Application
 DA - Development Application
 SE - Section 96 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issue Stage Date
 A DA 04.10.24
 B DA 10.10.24
 C DA 06.11.24
 D DA 11.11.24

Client: Belle & Dean Family Home
 Architect: Just Architects Pty Ltd
 Designer: Andrea Costi
 Project: 20 McDonald Street, Freshwater NSW

ISSUE STAGE	DATE	PREPARED BY	CHECKED BY	DATE	DATE	DATE	DATE	DATE
A	DA	04.10.24						
B	DA	10.10.24						
C	DA	06.11.24						
D	DA	11.11.24						

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THESE DRAWINGS WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS TO THE USER RELEASED AND INDEMNIFIED JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

CLIENT: Belle & Dean Family Home
 PROJECT: 20 McDonald Street, Freshwater NSW

DRAWING TITLE: Additional Information
 Doors and Skylights Schedule

SCALE: NTS DATE:
 DRAWN BY: AC CHECKED BY: AC
 ISSUE: D DRAWING NO:
 JOB NO: A-149 4.01
 PLOT DATE: 11/11/2024

Development Application

WINDOWS

Table with 10 columns (Window ID, Type, Width, Height, Material, Glazing, Handle/Op. Sys, Ext. Paint, Int. Paint, Architrave, Awning/Canopy) and 10 rows (LW01 to GW05) showing window specifications.

WINDOWS

Table with 10 columns (Window ID, Type, Width, Height, Material, Glazing, Handle/Op. Sys, Ext. Paint, Int. Paint, Architrave, Awning/Canopy) and 10 rows (GW06 to FW01) showing window specifications.

WINDOWS

Table with 10 columns (Window ID, Type, Width, Height, Material, Glazing, Handle/Op. Sys, Ext. Paint, Int. Paint, Architrave, Awning/Canopy) and 10 rows (FW02 to FW12) showing window specifications.

Stage Legend: M - Masterplanning, C - Concept, P - Preparation, etc. Includes contact information for Just Architects Pty Ltd.

Issue Stage Date table with columns for Stage (A, B, C, D), Date (04.10.24, 10.10.24, 06.11.24, 11.11.24), and Issue/Rev status.

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

JUST ARCHITECTS PTY LTD
ABN: 84 149 494 628
103.27 BELGRAVE ST MANLY NSW
WWW.JUSTARCHITECTS.COM.AU

JUST ARCHITECTS
architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT: Belle & Dean Family Home
PROJECT: 20 McDonald Street Freshwater NSW

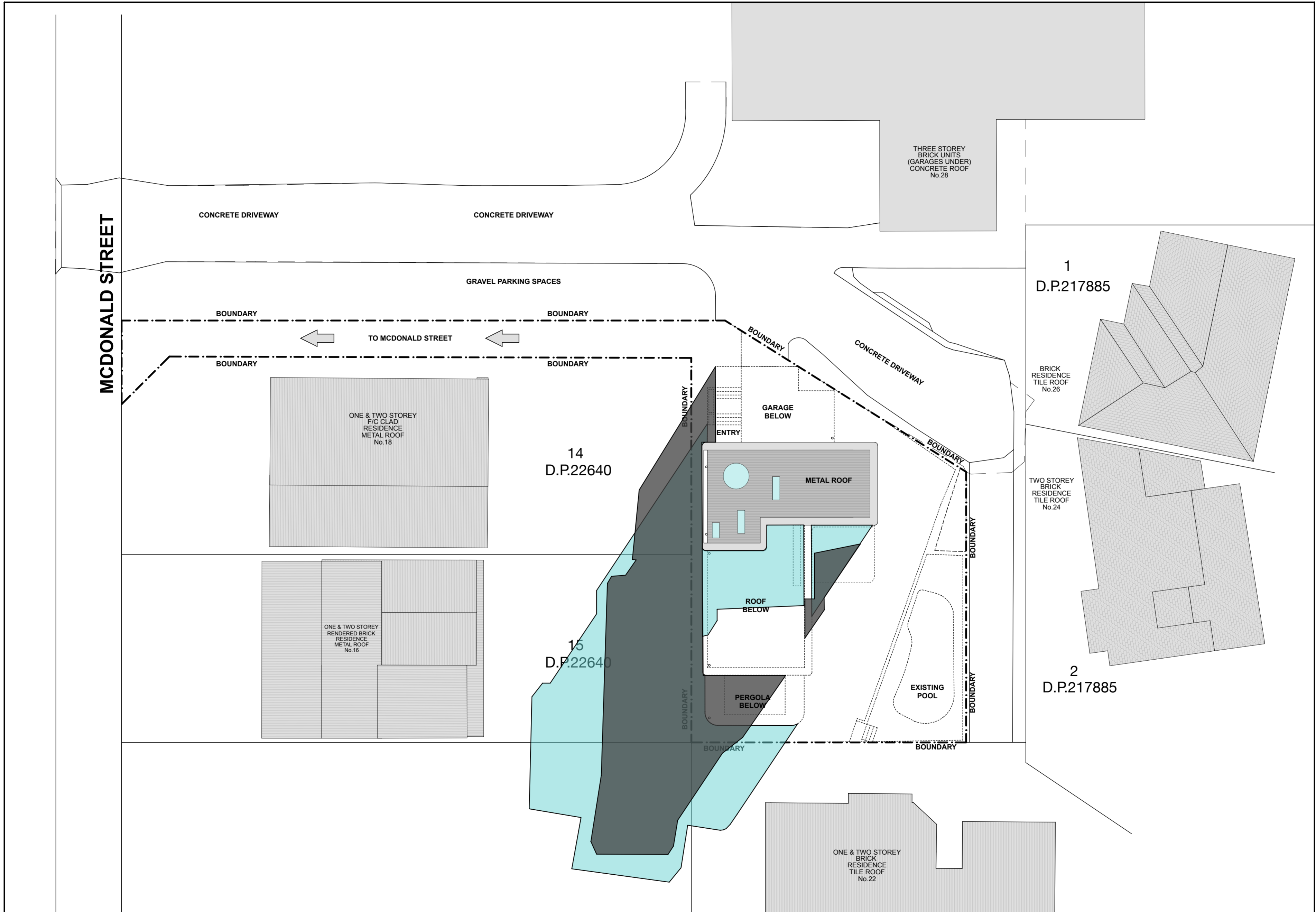
DRAWING TITLE: Additional Information Windows Schedule

SCALE: NTS DATE:
DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
JOB NO: A-149

PLOT DATE: 11/11/2024

Development Application



NOTES:

Stage Legend
 M - Masterplaning
 C - Concept
 P - Presentation
 D - Draft Issue
 da - Pre-Development Application
 DA - Development Application
 98 - Section 98 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issued Format
 e - Electronic
 h - Hardcopy

Contractor
 Annabelle Fibrecon
 Debra Fibrecon


ISSUE	STAGE	DATE	BY	DATE
A	DA	04.10.24		
B	DA	10.10.24		
C	DA	06.11.24		
D	DA	11.11.24		


CONTRACTOR

Annabelle Fibrecon
 Debra Fibrecon


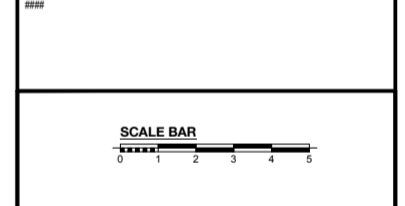
ISSUE	STAGE	DATE	BY	DATE
A	DA	04.10.24		
B	DA	10.10.24		
C	DA	06.11.24		
D	DA	11.11.24		

SHADOWS LEGEND

EXISTING 

PROPOSED 

N

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS' RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW

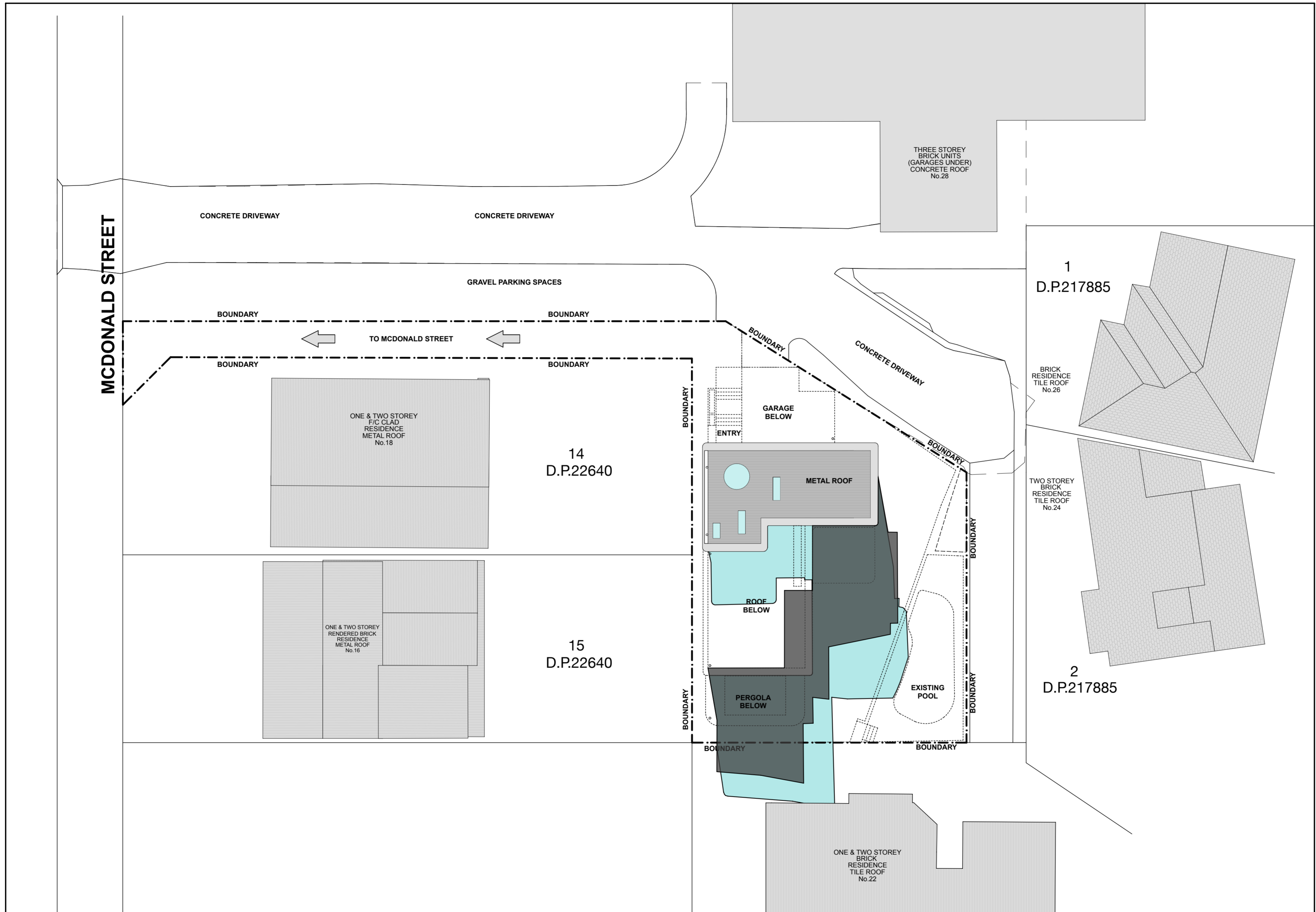
DRAWING TITLE:
**Additional Information
 Shadows 9am 21 June**

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
A-149 4.03

JOB NO: **4.03**
 PLOT DATE: 11/11/2024

Development Application



1 12 NOON 1:200

NOTES:

ISSUE	STAGE	DATE	BY	CHKD
A	DA	04.10.24	AM	AM
B	DA	10.10.24	AM	AM
C	DA	06.11.24	AM	AM
D	DA	11.11.24	AM	AM

ISSUE	STAGE	DATE	BY	CHKD
A	DA	04.10.24	AM	AM
B	DA	10.10.24	AM	AM
C	DA	06.11.24	AM	AM
D	DA	11.11.24	AM	AM

SHADOWS LEGEND

EXISTING

PROPOSED

N

SCALE BAR

NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Development Application

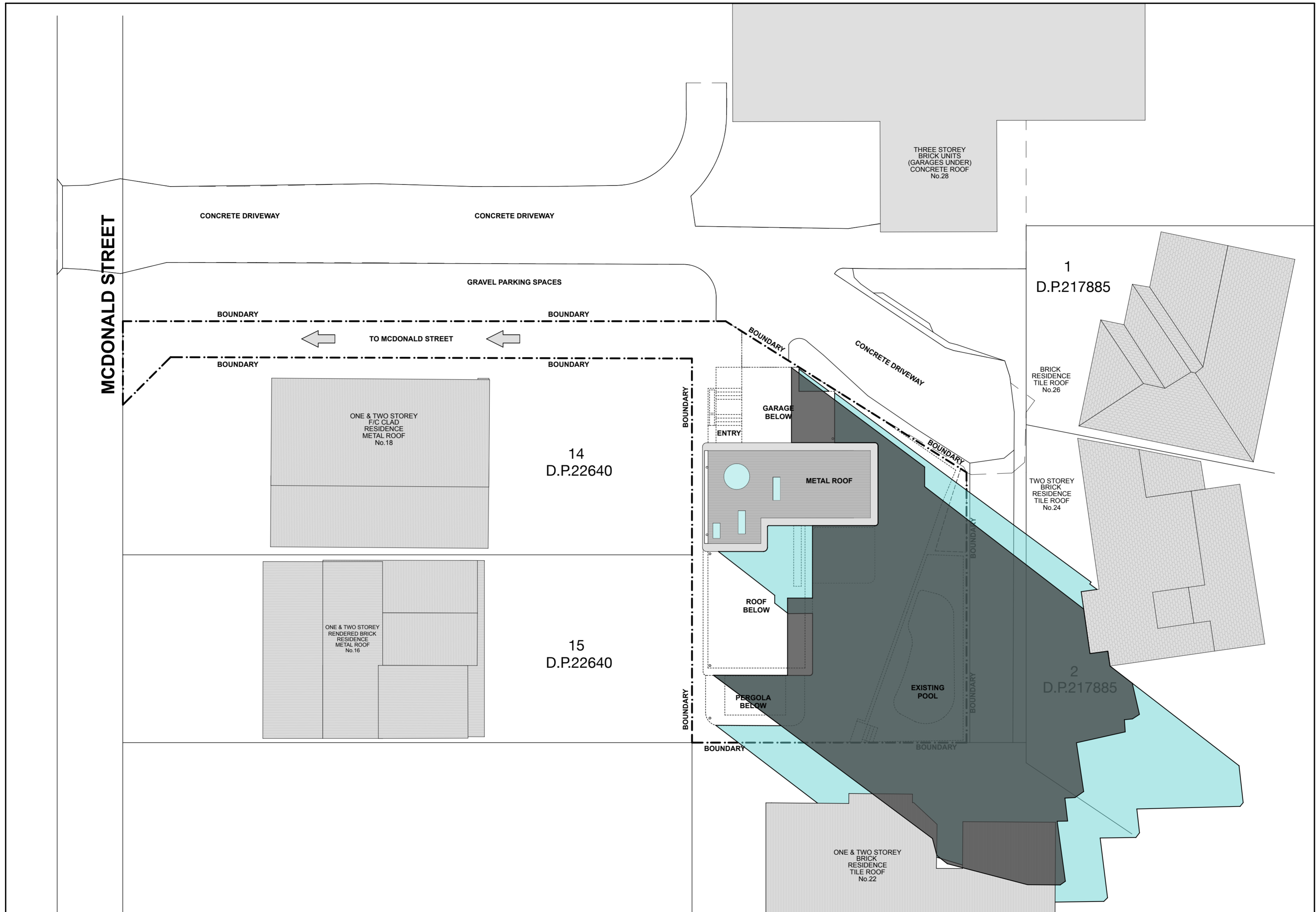
CLIENT: Belle & Dean Family Home
 PROJECT: 20 McDonald Street Freshwater NSW

DRAWING TITLE: Additional Information
 Shadows 12pm 21 June

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
A-149 **4.04**

PLOT DATE: 11/11/2024



1 3PM 1:200

NOTES:

Stage Legend
 M - Masterplan
 C - Concept
 P - Presentation
 D - Draft
 DA - Pre-Development Application
 DA - Development Application
 95 - Section 95 Documentation
 DD - Design Development
 CC - Construction Certificate
 T - Tender Package
 CS - Construction Set

Issue Format
 e - Electronic
 h - Hardcopy

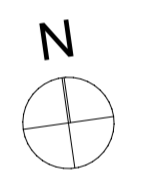
ISSUE	STAGE	DATE	BY	DATE	BY
A	DA	04.10.24	AM	AM	AM
B	DA	10.10.24	AM	AM	AM
C	DA	06.11.24	AM	AM	AM
D	DA	11.11.24	AM	AM	AM

ISSUE	STAGE	DATE	BY	DATE	BY
A	DA	04.10.24	AM	AM	AM
B	DA	10.10.24	AM	AM	AM
C	DA	06.11.24	AM	AM	AM
D	DA	11.11.24	AM	AM	AM

SHADOWS LEGEND

EXISTING

PROPOSED



NOTE: CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home

PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE
 Additional Information
 Shadows 3pm 21 June

SCALE: 1:100@A2 DATE:
 DRAWN BY: AC CHECKED BY: AC

ISSUE: D DRAWING NO:
 JOB NO: **A-149** **4.05**
 PLOT DATE: 11/11/2024

Development Application



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

Stage Legend

- M - Masterplanning
- C - Concept
- P - Presentation
- D - Draft Issue
- da - Pre-Development Application
- DA - Development Application
- 99 - Section 99 Documentation
- DD - Design Development
- CC - Construction Certificate
- T - Tender Package
- CS - Construction Set

Issued Format

- e - Electronic
- h - Hardcopy

CONTRACTOR	Amabelle Firenze
COMPANY	Deira Firenze

ISSUE	STAGE	DATE	BY	CHKD	APPD
A	DA	04.10.24	fm	fm	fm
B	DA	10.10.24	fm	fm	fm
C	DA	06.11.24	fm	fm	fm
D	DA	11.11.24	fm	fm	fm

NOTE:
CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
 ABN: 84 149 494 628
 103.27 BELGRAVE ST MANLY NSW
 WWW.JUSTARCHITECTS.COM.AU
 E: ANDREA@JUSTARCHITECTS.COM.AU
 NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
 architecture / interiors

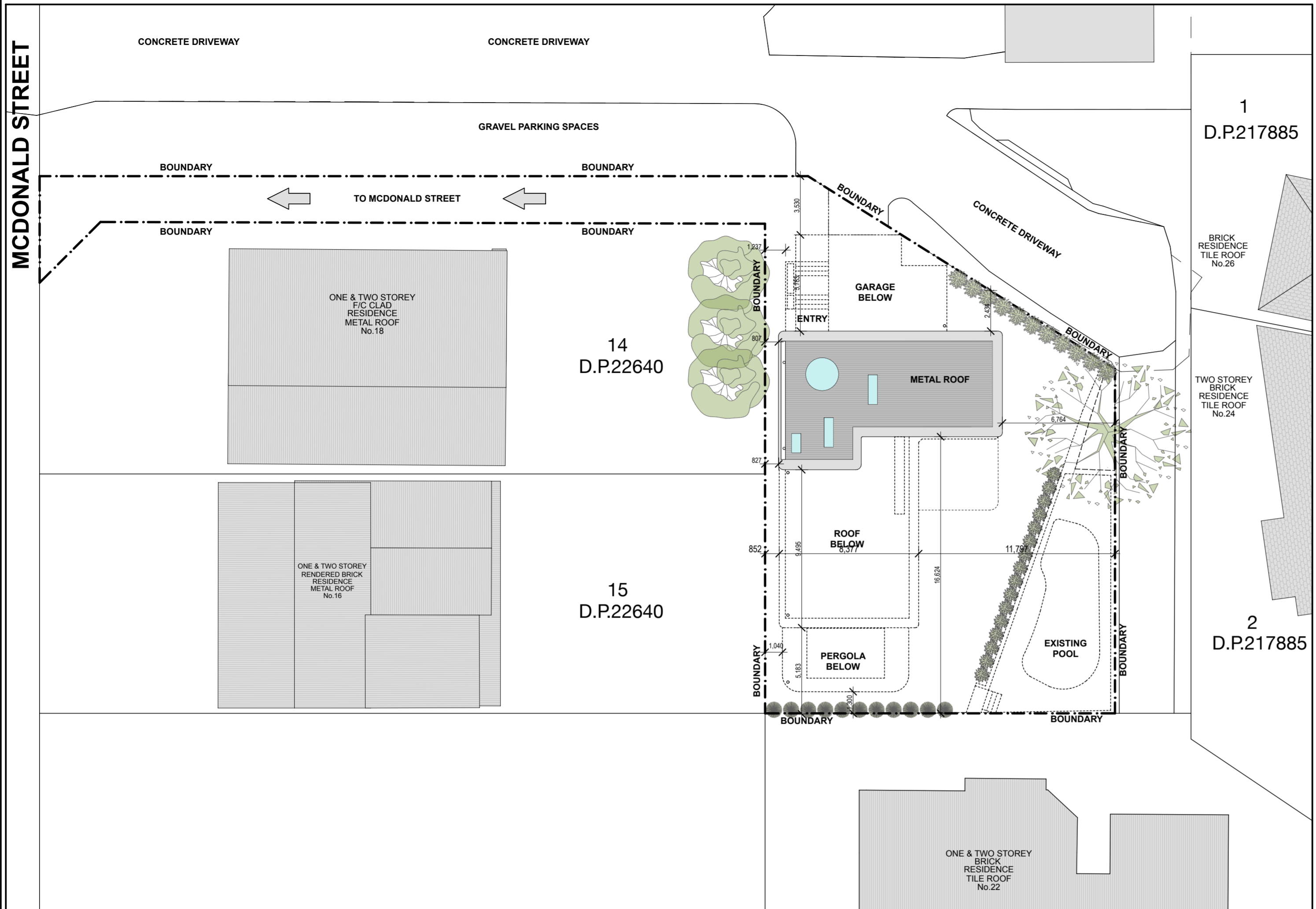
Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT
 Belle & Dean Family Home
 PROJECT
 20 McDonald Street
 Freshwater NSW

DRAWING TITLE:
 Additional Information
 3D Images

SCALE: NTS	DATE:
DRAWN BY: AC	CHECKED BY: AC
ISSUE: D	DRAWING NO:
JOB NO: A-149	4.06
PLOT DATE:	11/11/2024

Development Application



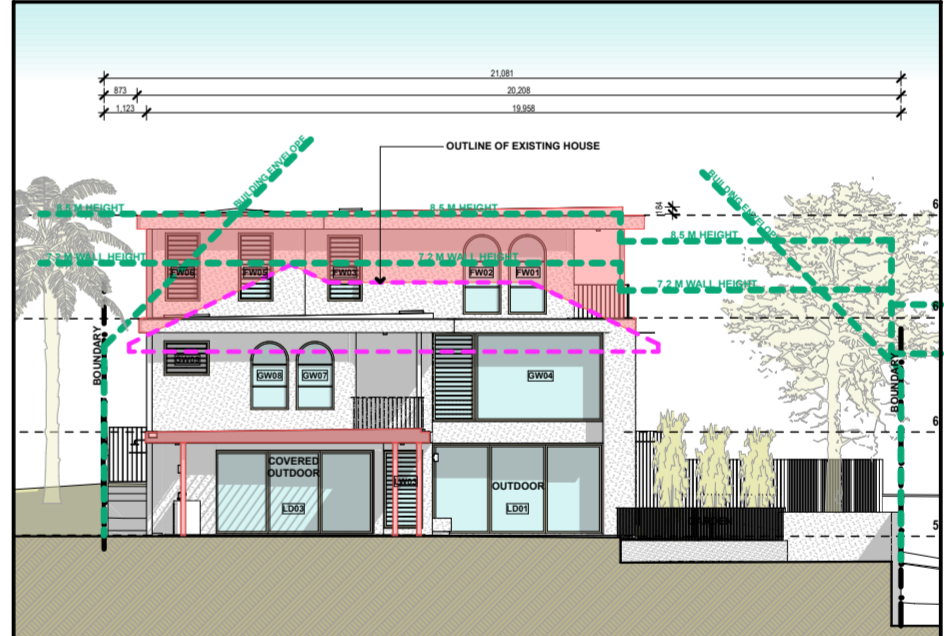
Site Plan



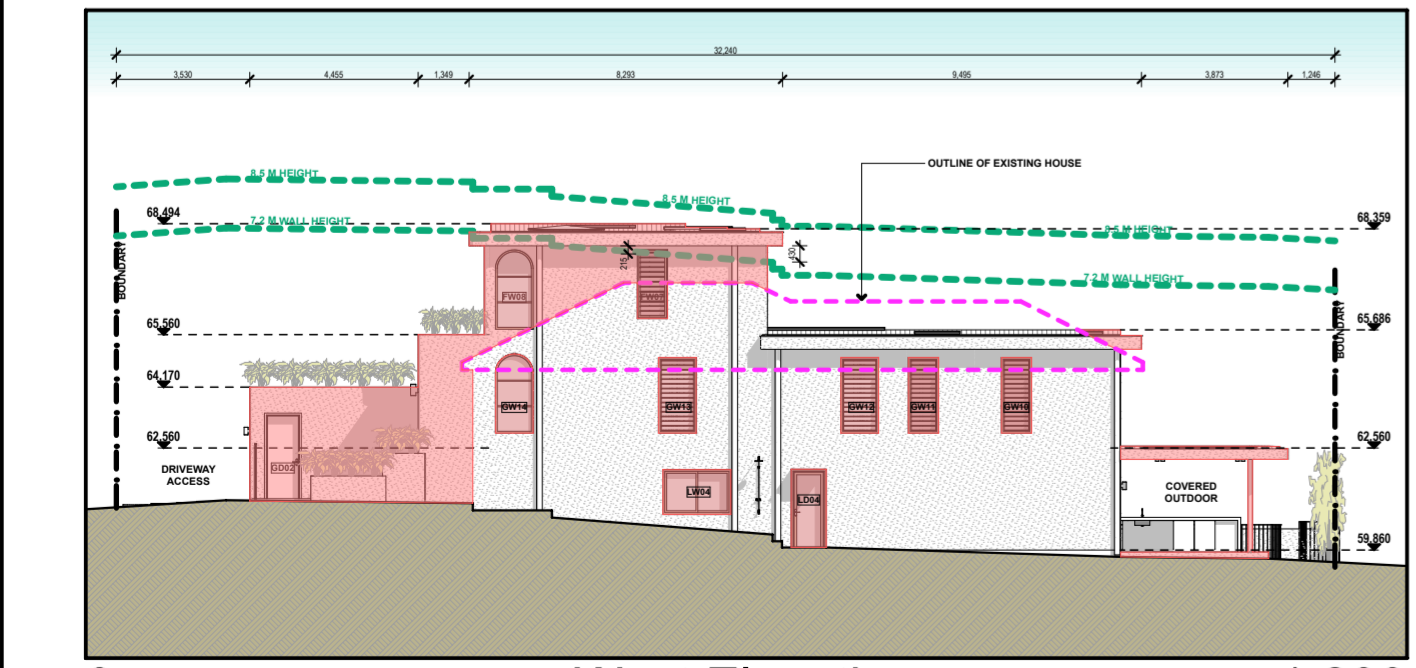
IMAGE 1



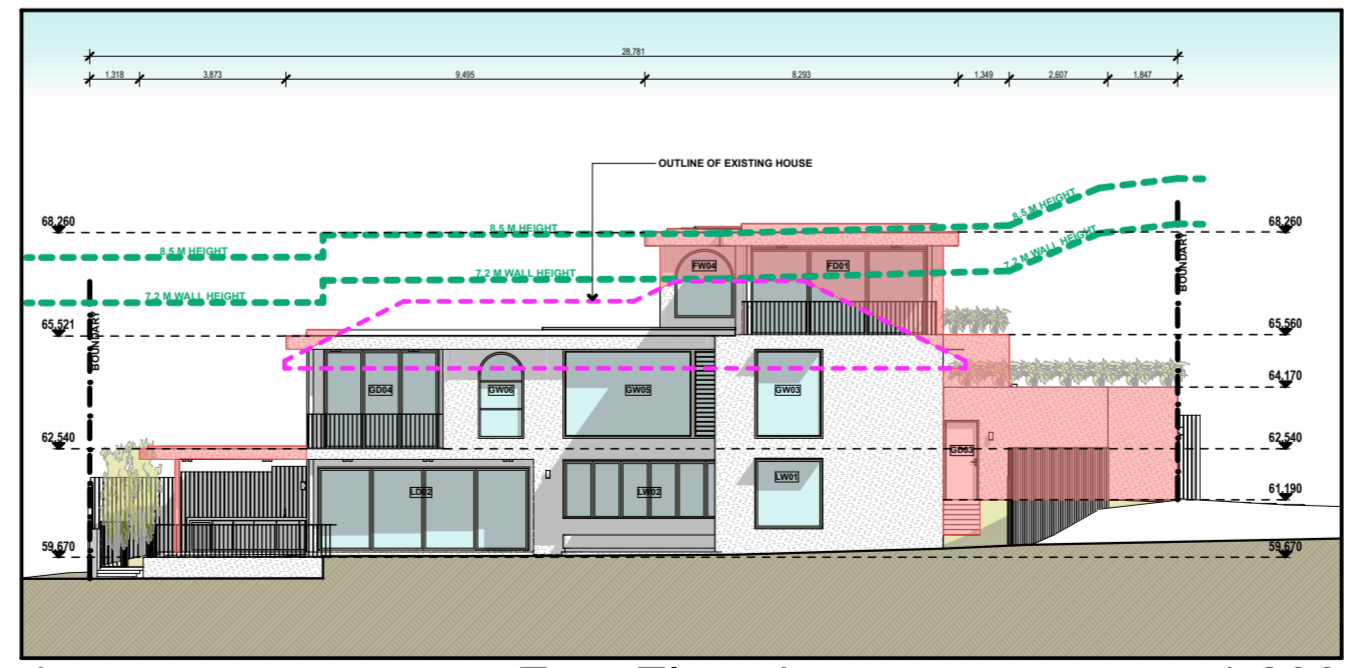
IMAGE 2



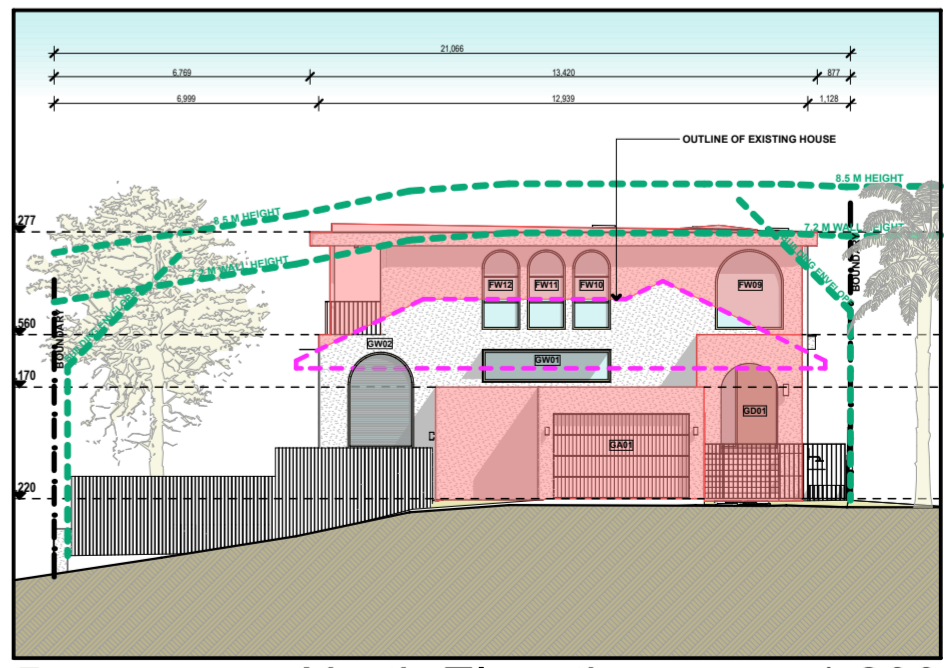
South Elevation



West Elevation



East Elevation

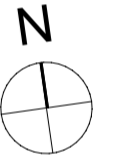
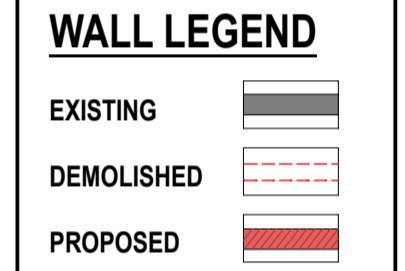


North Elevation

NOTES:

Stage Legend	M - Masterplanning								
	C - Concept								
	P - Presentation								
	D - Development Application								
	da - Pre-Development Application								
	96 - Section 96 Documentation								
	DD - Design Development								
	CC - Construction Certificate								
	T - Tender Package								
	CS - Construction Set								
Issued Format:	e - Electronic								
	h - Hardcopy								

ISSUE	STAGE	DATE	BY	REVISION
A	DA	04.10.24	AC	
B	DA	10.10.24	AC	
C	DA	06.11.24	AC	
D	DA	11.11.24	AC	



NOTE:
CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING WORK TO FINISHED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING, ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES. THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED, ANY UNAUTHORIZED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

JUST ARCHITECTS PTY LTD
ABN: 84 149 494 628

103.27 BELGRAVE ST MANLY NSW
WWW.JUSTARCHITECTS.COM.AU
E: ANDREA@JUSTARCHITECTS.COM.AU
M: 08 9392 1234
NOM. ARCH. ANDREA COSTI NSW REG: 8392

JUST ARCHITECTS
architecture / interiors

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

CLIENT: Belle & Dean Family Home
PROJECT: 20 McDonald Street
Freshwater NSW

DRAWING TITLE: Additional Information
Notification Plan

SCALE: 1:100@A2 DATE: 11/11/2024
DRAWN BY: AC CHECKED BY: AC
ISSUE: D DRAWING NO: 4.07
JOB NO: A-149
PLOT DATE: 11/11/2024

Development Application