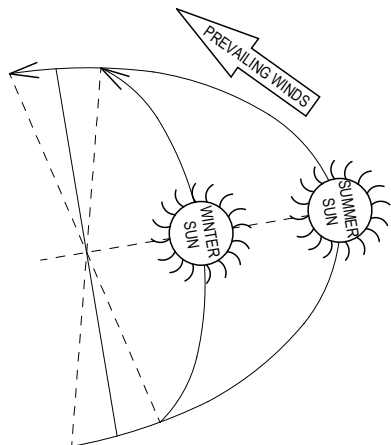


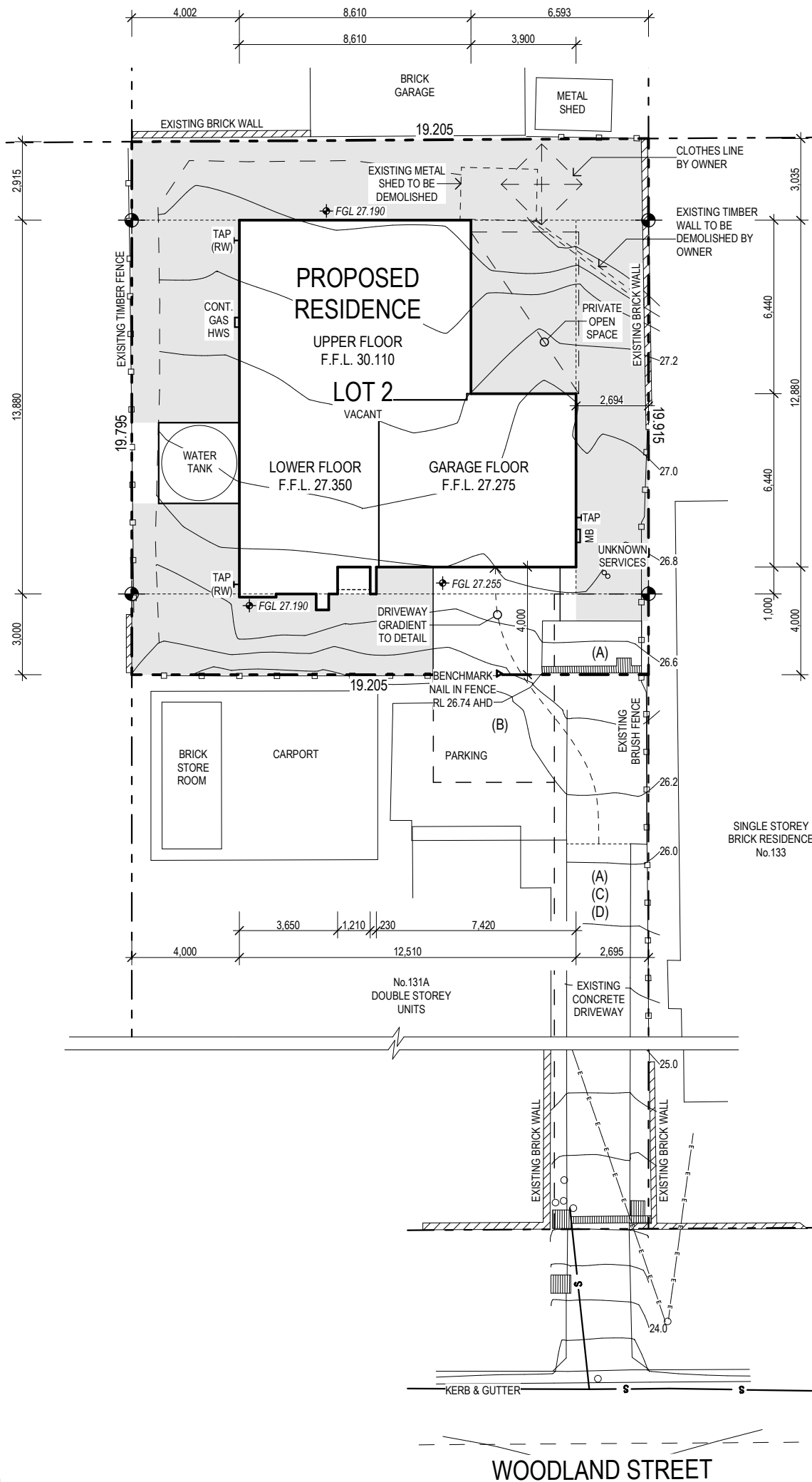
SITE PLAN

SCALE 1:200 LOT 2 DP 1250201 AREA 381.3m²
SURVEY INFORMATION OBTAINED FROM TSS SURVEYORS. REF # 200711



SITE ANALYSIS

- (A) RIGHT OF CARRIAGEWAY 3.5 WIDE
- (B) RIGHT OF CARRIAGEWAY 4.0 WIDE
- (C) EASEMENT FOR SERVICES 3.5 WIDE
- (D) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE



COUNCIL PLANS

NOT FOR CONSTRUCTION

Date:
Signed by owners
.....

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SITE PLAN LEGEND

MARK	DESCRIPTION
	SURVEY SETOUT PEG
	METER BOX
TAP	TOWNWATER TAP
TAP (RW)	RECYCLED / RAINWATER TAP
	ALL RETAINING WALLS BY OWNER U.N.O.
	APPROXIMATE SEWER LOCATION
	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE

SOIL CLASSIFICATION: M

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL GAS

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m ²	AREA	m ²
SITE	381.3	UPPER FLOOR	102.37
TOTAL OPEN SPACE	201.22	LOWER FLOOR	93.88
DRIVEWAY	21.07	GARAGE	46.45
FOOTPRINT	149.34	PORTICO	1.21
PRIVATE OPEN SPACE	18.0	ROOF AREA	165.81
FLOOR SPACE RATIO:	0.39:1	TOTAL FLOOR AREA:	243.91

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK - 1 x 11,250 LITRE (2.8m DIAMETER x 1.8m HIGH)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & YARD TAP

CERTIFYING AUTHORITY: CDC

NOTE:
SEWER JUNCTION TO BE PROVIDED TO SITE & WITHIN 10M OF PROPOSED HOUSE LOCATION BY OWNER PRIOR TO CONSTRUCTION

NOTE: DEMOLITION BY OWNER
THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, INCLUDING REMOVAL OF ALL BUILDING DEBRIS & DISCONNECTION OF SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

NOTE: FINISHED GROUND & FLOOR LEVELS
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF $\pm 100\text{mm}$, THEREFORE EXTENT OF CUT / FILL BATTERS IS TO BE DETERMINED ON SITE IN CONJUNCTION WITH VOLUME / DENSITY OF SOIL MATERIALS.

NOTE: SURPLUS SOIL
ANY SURPLUS SOIL FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES (IF APPLICABLE) ARE TO BE STOCKPILED & REMAIN ON SITE. IF ANY SURPLUS SOIL IS UNABLE TO BE STOCKPILED ON SITE DUE TO SITE LIMITATIONS, ADDITIONAL COSTS WILL APPLY TO REMOVE THE SURPLUS SOIL.



MONTGOMERY HOMES
BUILDING ON EVERY LEVEL

Sydney: (02) 8883 5400
Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441


montgomeryhomes.com.au

Client Name:

WRIGHT J

Job Address:

PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

Drawn: RS	Sale: IL	Plot Date: 29/07/2020
Job No: 1767	Tender No: 13	Drp No: A2 of 10
		Revision: 2

DO NOT SCALE DRAWING

COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____

Signed by owners




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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

-  FACE BRICKWORK
-  MOROKA BAG & PAINT
-  RENDER

PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

-  TILES
-  COLORBOND

2	ISSUE TO BASIX & ENGINEER	29/07/2020
1	ISSUE TO SALES	28/05/2020
Issue:	Description:	Date:



Sydney: (02) 8883 5400
Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441
montgomeryhomes.com.au

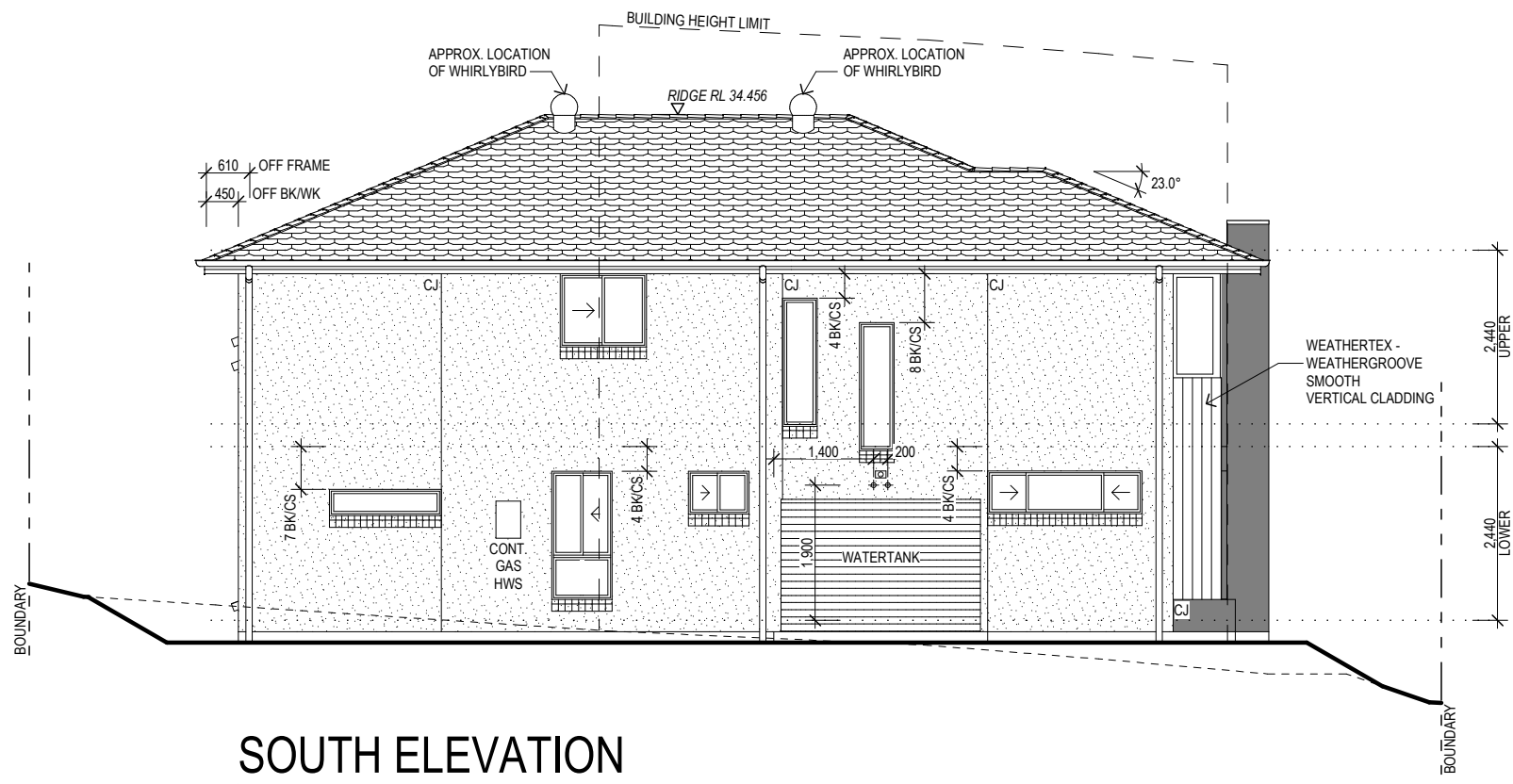
Client Name:
WRIGHT J

Job Address:
**PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH**

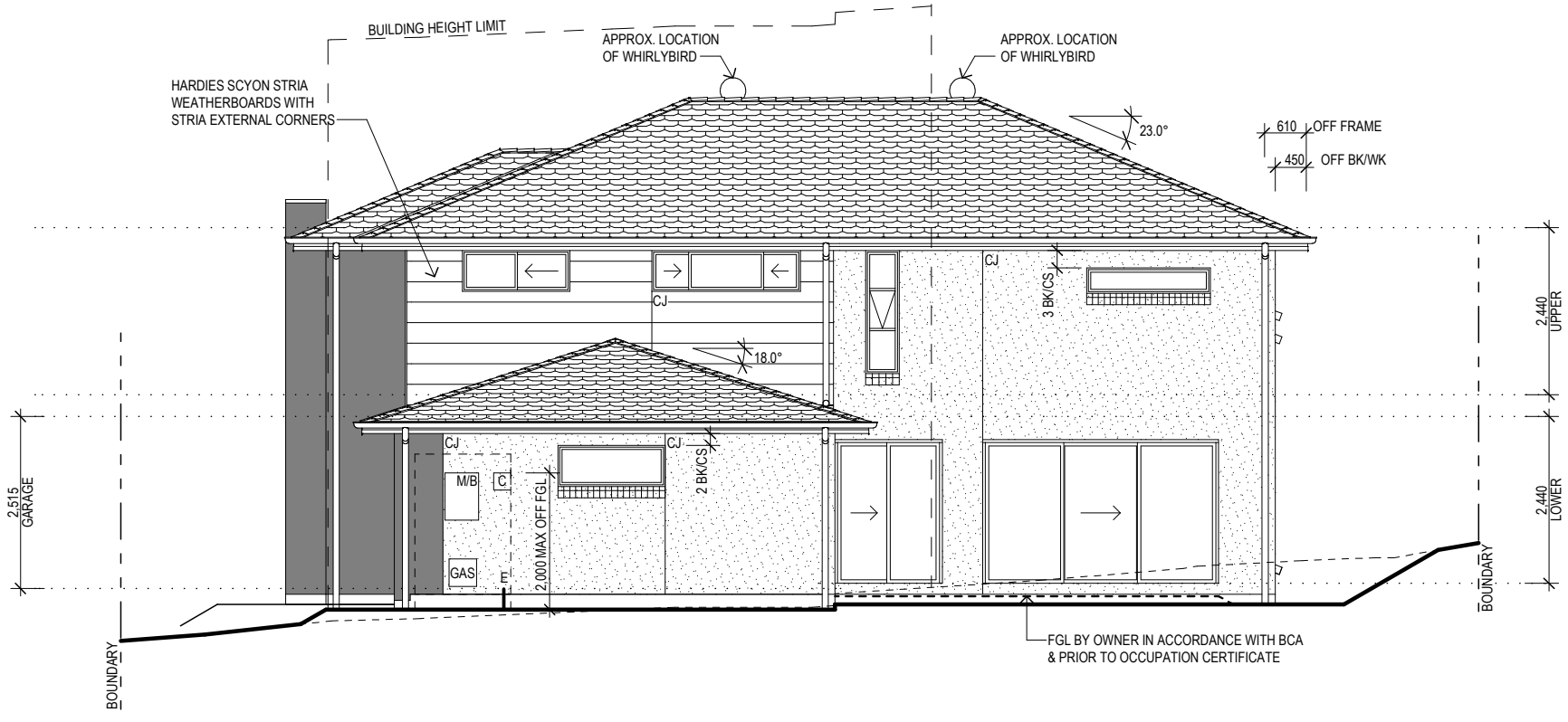
Design: the BYRON - 250 Metro 2020

Drawn: RS	Sale: IL	Plot Date: 29/07/2020	
Job No: 1767	Tender No: 13	Drg No: A6 of 10	Revision: 2

DO NOT SCALE DRAWING



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

5.4
NATIONWIDE
HOUSE
ENERGY RATING SCHEME

59.3
MJ/m²

www.nathers.gov.au

0005058797 31 Jul 2020

Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address 131B Woodland Street ,
Balgowlah , NSW , 2093

hstar.com.au