

THIS IS CONCEPT PLAN OF
 SUBDIVISION AND ALL
 DIMENSIONS ARE SUBJECT
 TO FINAL SURVEY

(A) RIGHT OF WAY VARIABLE WIDTH
 (B) EASEMENT TO DRAIN WATER

SUBDIVISION CONCEPT PLAN
SHEET: 1 OF 1

Surveyor : SIMON PAK YAN HO
 Date of Survey :
 Surveyor's Ref : 2611
 Date : 16-06-2023

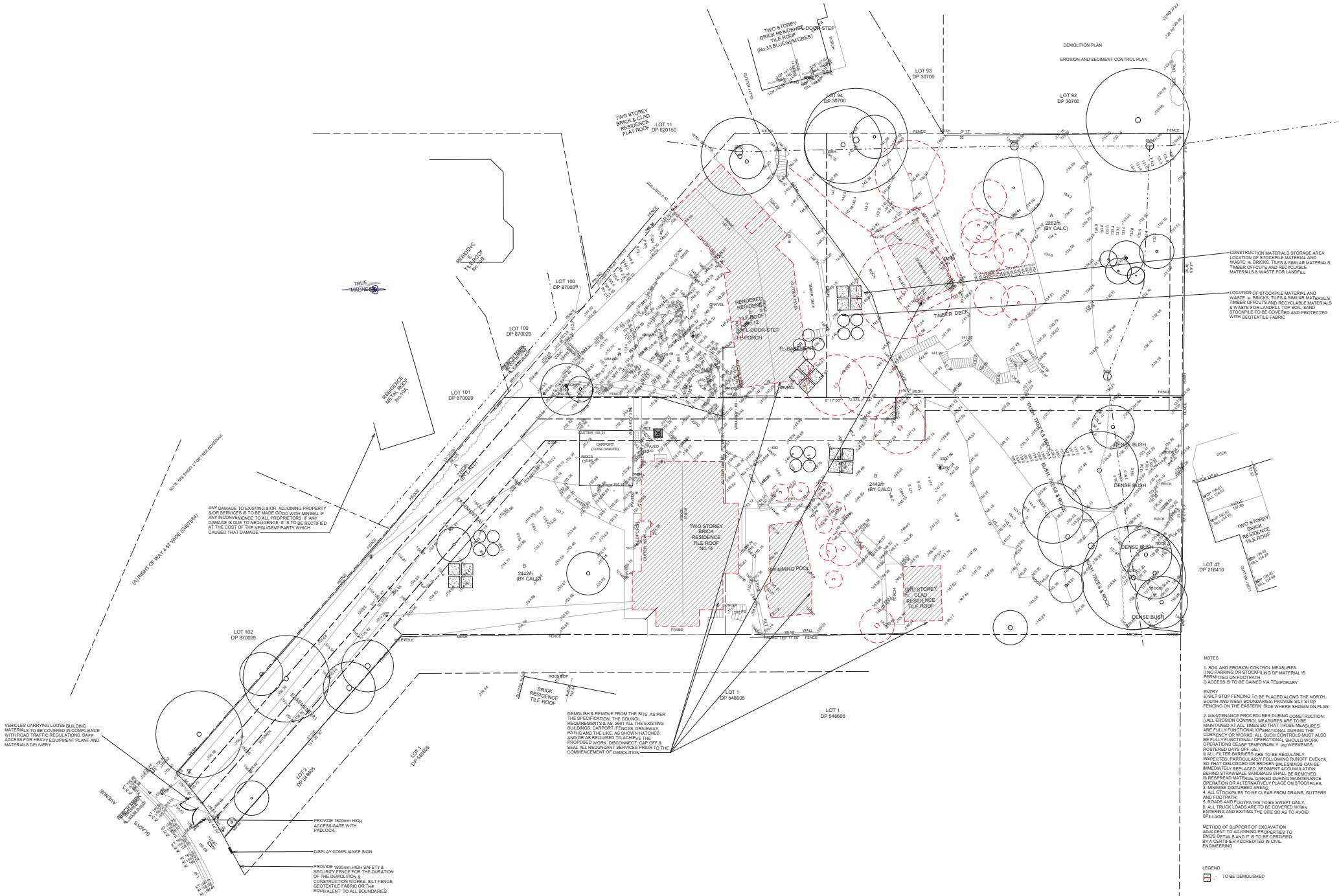
PLAN OF SUBDIVISION OF LOT A &
 LOT B IN D.P. 393276

LGA: WARRINGAH
 Locality : FRENCHS FOREST
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:250

Registered

DP DRAFT
Rev. 1

1 DEMOLITION PLAN
1 : 200



VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY

ANY DAMAGE TO EXISTING OR ADJOINING PROPERTY OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS IF ANY DAMAGE IS DUE TO NEGLIGENCE IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE

IN RIGHT OF WAY LOT WIDE (CONTRIN)
NOTE: NEW WALKER 2.10M WIDE (CONTRIN)

PROVIDE 1800mm HIGH ACCESS GATE WITH PADLOCK
DISPLAY COMPLIANCE SIGN
PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES

DEMOLISH & REMOVE FROM THE SITE, AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS 3891 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND TILES, AS SHOWN HATCHED THEREIN AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL RESIDUANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION

- NOTES**
- SOIL AND EROSION CONTROL MEASURES
 - NO PARKING OR STOOPING OF MATERIAL IS PERMITTED ON FOOTPATH
 - ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY
 - 8 METRE STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH AND WEST BOUNDARIES. PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PLAN
 - MAINTENANCE PROCEDURES DURING CONSTRUCTION: ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THESE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE DURATION OF WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/OPERATIONAL SHOULD WORK OPERATORS BE ABLE TEMPORARILY WEAKENED, ROSTERED DAYS OFF, etc.)
 - ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED. PARTICULARLY FOLLOWING RAINFALL EVENTS SO THAT DISCHARGED OR BROWN SALES/SLUDGE CAN BE BEHIND STRAINABLE SANDBAGS SHALL BE REMOVED IMMEDIATELY. CHANGING DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES
 - MINIMS DISTURBED
 - ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS
 - ROADS AND FOOTPATHS TO BE SWEEP DAILY
 - ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SITE SO AS TO AVOID SPILLAGE
- METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO BE RETAINED AND IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING**
- LEGEND**
- TO BE DEMOLISHED

GENERAL NOTES

All dimensions are to be confirmed on site by the Subcontractor. Any discrepancies must be reported to the Designer before commencement of any work. No dimensions shall be taken on the boundaries of buildings, structures and areas that have been taken from the Council's survey. A survey must be carried out to verify the exact boundary location.

The construction and final completion of a site survey conforming to the boundaries has been completed. The Contractor is to ensure that the boundary is maintained and not crossed at any other location. The Survey will be performed by a registered professional in the form of an enclosure and accompanied by these drawings. Modification of subsequent instructions issued by the Subcontractor and any variations to the drawings shall be made in accordance with the written instructions.

All construction shall be in accordance with the Australian Standards, unless otherwise indicated. The Contractor shall be in strict accordance with the Structural Engineering Details. No joints, Members or the fabrication of structural components shall be repaired.

In cases other than standard, we should without further permission from the Engineer. All work shall be done in accordance with the Australian Standards and the law, as set out in these documents. Measurements must be taken on site to suit the work as constructed.

All structural components shall be in strict accordance to design and specifications as prepared by a structural engineer.

All structural components shall be in strict accordance to design and specifications as prepared by a structural engineer. All work shall be done in accordance with the Australian Standards, unless otherwise indicated. The Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

Rev	Date	Issue	Author
EU	03/05/22	A	ISSUE FOR CLIENT
RE	06/05/22	B	REVISED
RE	06/05/22	C	ISSUE FOR PRE-DA
MZ	21/07/22	D	ISSUE FOR DA

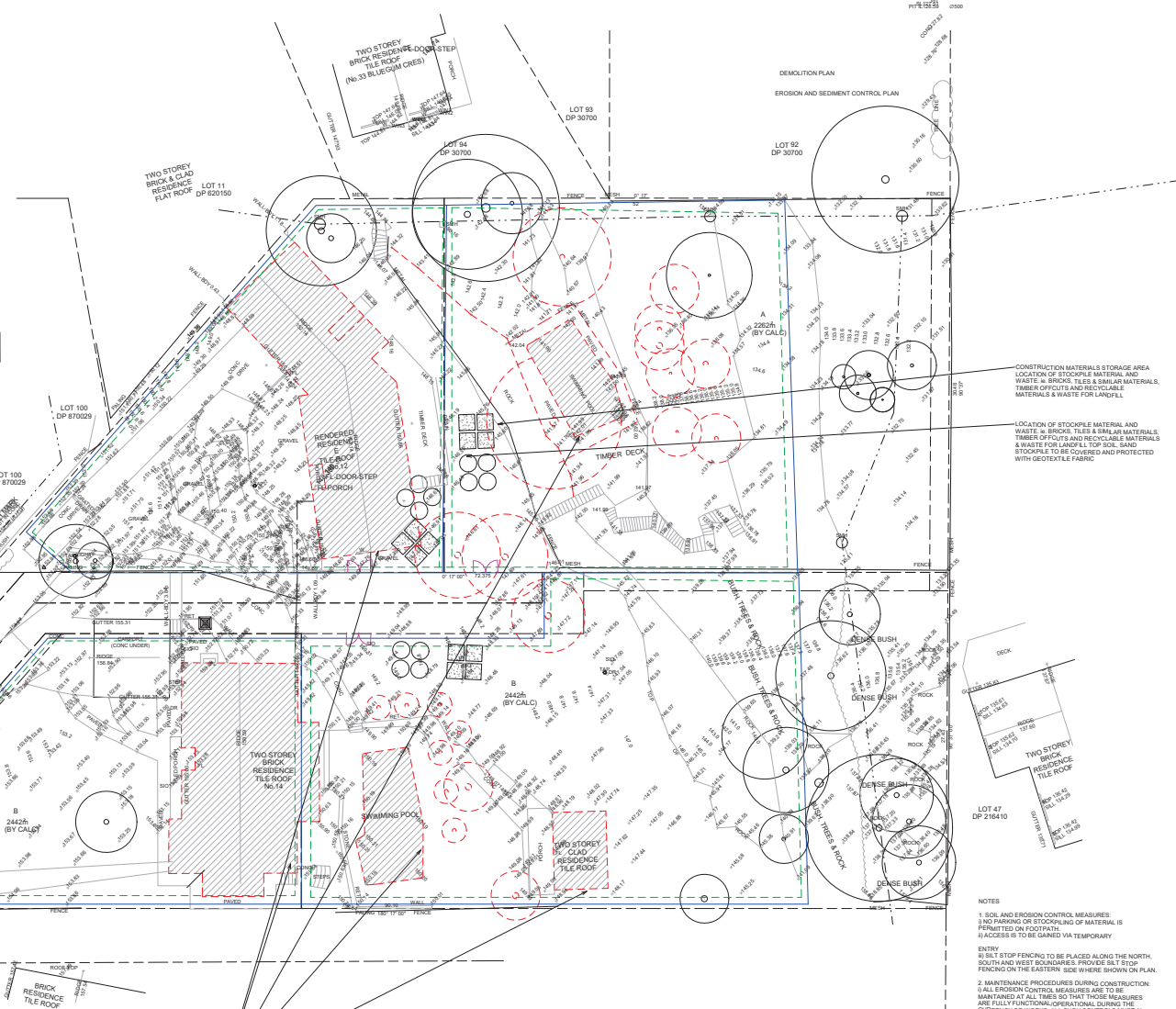
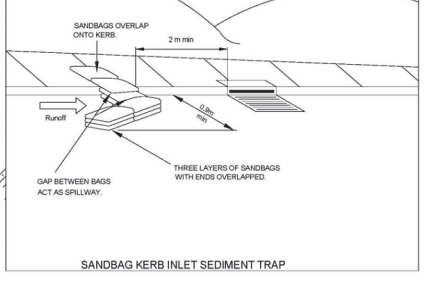
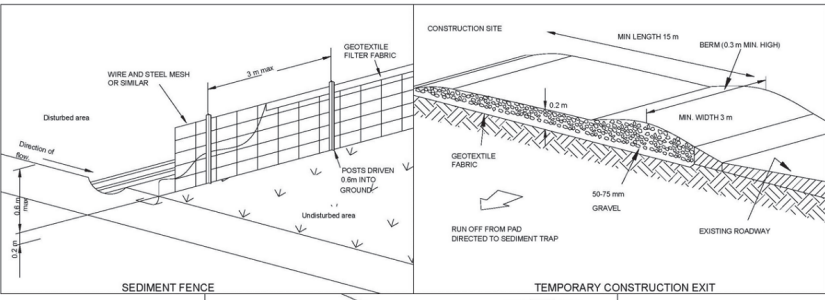
Project	Client
Subdiv. of Land, 2 Lots into 4 Lots. Prop Construct of 3 x 2 Storey Dwellings at 12-14 Gladys Avenue, Frenchs Forest, NSW, 2086	JACK ZHANG

bdca
BUILDING DESIGNER

22-46
03/05/22

1 of 1

JK
DESIGNS



VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

PROVIDE 1800mm HIGH ACCESS GATE WITH PADLOCK.

DISPLAY COMPLIANCE SIGN.

PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES.

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(A) HEIGHT OF WAY 4.07 THREE (CARPARK)

NOTE: SEE SHEET 10 FOR TREE REMOVALS

LEGEND

- [M] SIDE ENTRY GATE WITH SITE INFORMATION CONTACT DETAILS
- [—] 1.8M HIGH TEMPORARY PERIMETER SECURITY FENCE
- [---] EROSION AND SILT CONTROL MEASURES

- NOTES**
1. SOIL AND EROSION CONTROL MEASURES:
 - (A) PARKING OR STOCKING OF MATERIAL IS PERMITTED ON FOOTPATH.
 - (B) ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY.
 - (C) SILT STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH AND WEST BOUNDARIES PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PLAN.
 2. MAINTENANCE PROCEDURES DURING CONSTRUCTION:
 - (A) ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE DURATION OF WORKS. ALL SUCH CONTROL MUST ALSO BE FULLY FUNCTIONAL/OPERATIONAL. SHOULD WORKS BE INTERRUPTED BY A SHORT-TERM WEATHER EVENT, REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 - (B) REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 - (C) IMMEDIATELY REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 - (D) REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 - (E) REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 - (F) IMMEDIATELY REINSTATE OR MAINTAIN SILT STOP FENCING TO REMAIN FULLY FUNCTIONAL.
 3. MINIMISE DISTURBED AREAS.
 4. ALL STOCKPILES TO BE SWEPT FROM DRAINS, GUTTERS AND FOOTPATH.
 5. ROADWAY AND FOOTPATHS TO BE SWEPT DAILY.
 6. ALL TRUCK LOADS TO BE COVERED WHEN ENTERING AND EXITING THE SITE, SO AS TO AVOID SPILLAGE.

METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO BE ENTERED INTO AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING.

LEGEND

- [] TO BE DEMOLISHED

1 EROSION AND SEDIMENT CONTROL PLAN / CONSTRUCTION MANAGEMENT PLAN

1 : 200

GENERAL NOTES:
 All dimensions are to be confirmed on site by the sub-contractor. An appropriate check is required by the Designer before commencement of any work.
 All construction work is to be in accordance with the Australian Standards and Codes of Practice, unless otherwise stated. It is the responsibility of the sub-contractor to verify the exact boundary location.
 The construction method shown is a guide only. The Designer is not responsible for any variations to the construction method shown. It is the responsibility of the sub-contractor to ensure that the construction method shown is suitable for the site conditions.
 In the event of any changes to the construction method shown, the sub-contractor is to advise the Designer in writing before any work commences.
 All construction work is to be in accordance with the Australian Standards and Codes of Practice, unless otherwise stated. It is the responsibility of the sub-contractor to verify the exact boundary location.
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 In the event of any changes to the construction method shown, the sub-contractor is to advise the Designer in writing before any work commences.

Date	Issue	By	For
11/11/2022	A	EA	ISSUE FOR CLIENT
11/11/2022	B	EA	ISSUE FOR PRELIMINARY DA
11/11/2022	C	EA	ISSUE FOR PRELIMINARY DA
11/11/2022	D	EA	ISSUE FOR DA

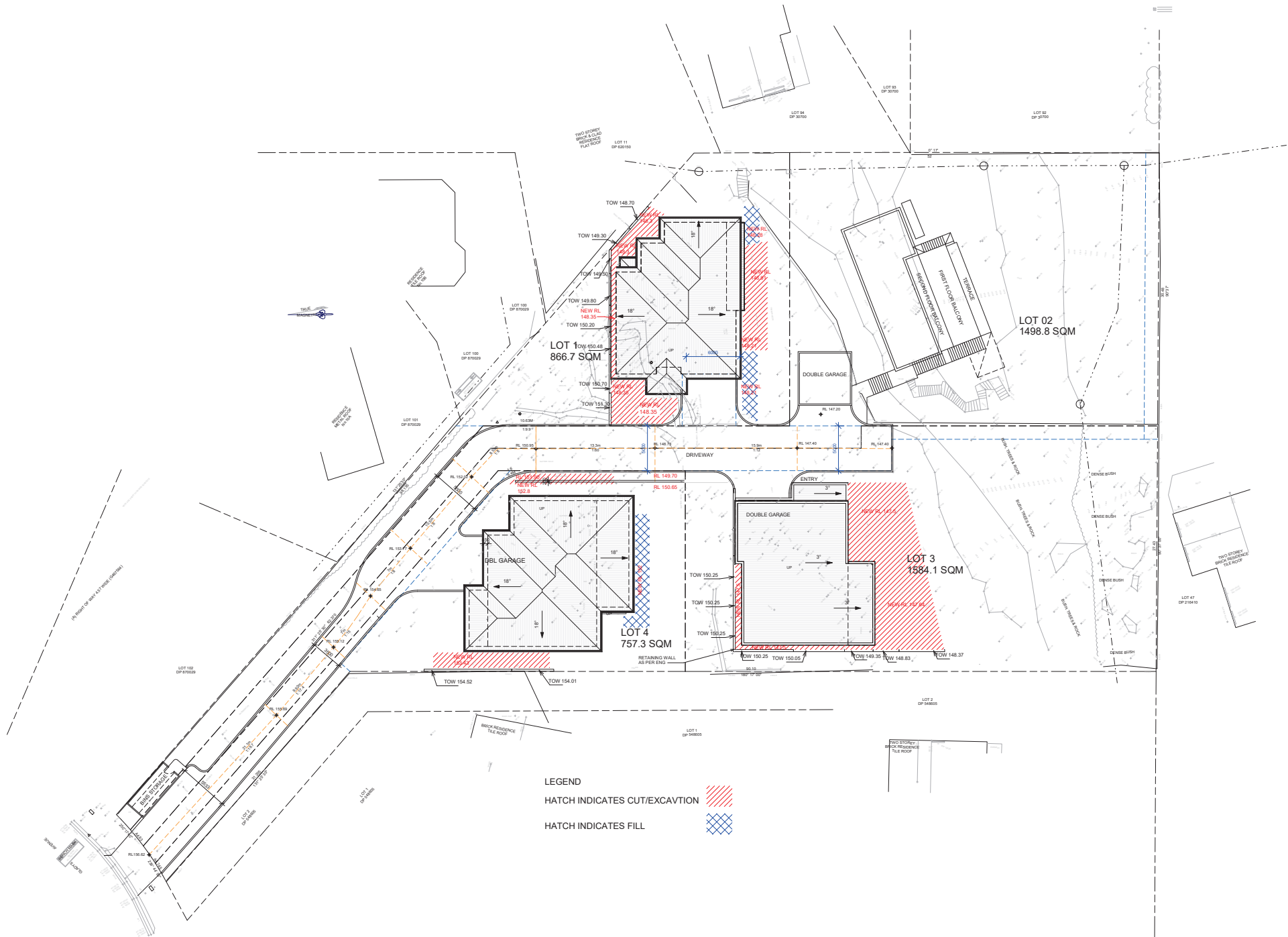
Client: JACK ZHANG

Drawn: ERIN ANDERSON
 EROSION AND SEDIMENT CONTROL PLAN
 Date: 22-11-2022
 Scale: 1:200

Project: SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS.
 PROP. CONSTRUCT. OF 3 X 2 STORY DWELLINGS AT
 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086

BDCA BUILDING DESIGNER
 BDA GROUP PTY LTD
 2/150 KENNEDY STREET
 SYDNEY NSW 2010
 www.bdacad.com.au
 tel: 61 2 9511 1977
 fax: 61 2 9511 3555
 email: info@bdca.com.au

RK DESIGNS



LEGEND
 HATCH INDICATES CUT/EXCAVATION
 HATCH INDICATES FILL

1 EXCAVATION AND FILL PLAN
 1 : 200

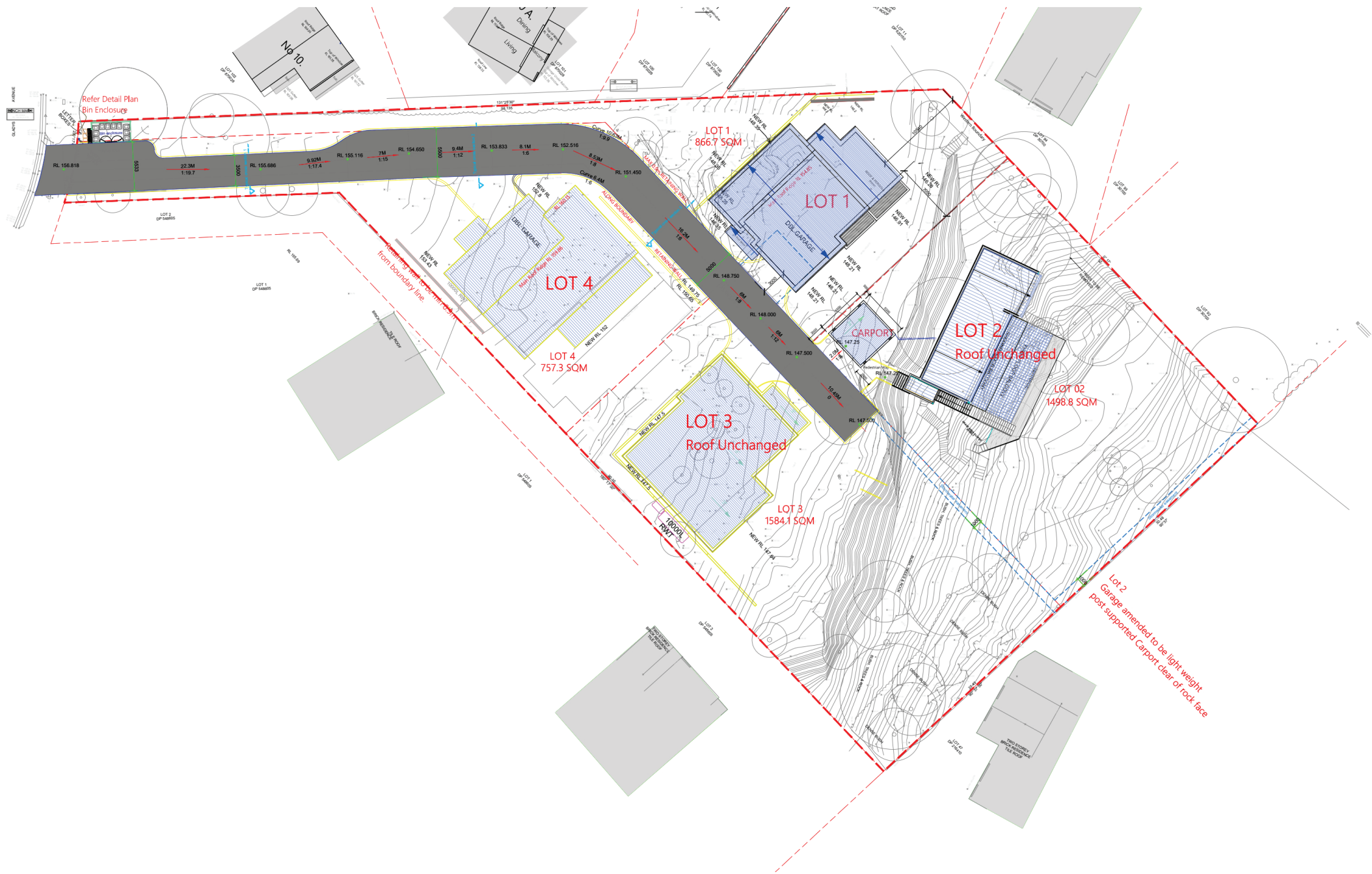
GENERAL NOTES

- All dimensions shall be confirmed on site by the Subcontractor. Any discrepancies must be reported to the Designer before commencement of any work.
- All dimensions shall be taken on the boundaries of existing structures and those that have been taken from the Council's survey plan. It is the responsibility of the Subcontractor to verify the exact boundary location.
- The construction shall start on the ground level and a site plan confirming the site boundaries has been completed. The Contractor is to ensure that the boundary of the construction shall be in accordance with the site plan and all other documents. The Survey work must be performed by a registered Surveyor in the State of New South Wales.
- All construction shall be in accordance with the site plan, unless otherwise specified. The Survey work must be performed by a registered Surveyor in the State of New South Wales.
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- In the event of any discrepancy, the Contractor shall be held responsible for any errors.
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Drawn	Date	Issue	Amendment
SEU	03/05/22	A	ISSUE FOR CLIENT
RLK	18/07/22	B	REVISED
RLK	06/05/22	C	ISSUE FOR PRE-DA
RLK	21/07/22	D	ISSUE FOR DA

<p>Client: JACK ZHANG</p> <p>Project: SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS. PROP. CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086</p>	<p>Scale: 1:200</p> <p>Sheet: 1 of 1</p>	<p>Drawn: SEU</p> <p>Checked: RLK</p> <p>Issue: 03/05/22</p>	<p>Project: Excavation and Fill Plan</p> <p>Scale: 1:200</p> <p>Sheet: 1 of 1</p>	<p>Client: JACK ZHANG</p> <p>Project: Excavation and Fill Plan</p> <p>Scale: 1:200</p> <p>Sheet: 1 of 1</p>	<p>Drawn: SEU</p> <p>Checked: RLK</p> <p>Issue: 03/05/22</p>	<p>Project: Excavation and Fill Plan</p> <p>Scale: 1:200</p> <p>Sheet: 1 of 1</p>	<p>Client: JACK ZHANG</p> <p>Project: Excavation and Fill Plan</p> <p>Scale: 1:200</p> <p>Sheet: 1 of 1</p>
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VER.	DESCRIPTION	ISSUE DATE	DESIGNED	CHECKED/APPROVED
0	INITIAL RELEASE	11/08/2022	A. SHASH	O. OZGUR
1	UPDATED PER CLIENT COMMENTS	27/06/2023	A. SHASH	O. OZGUR

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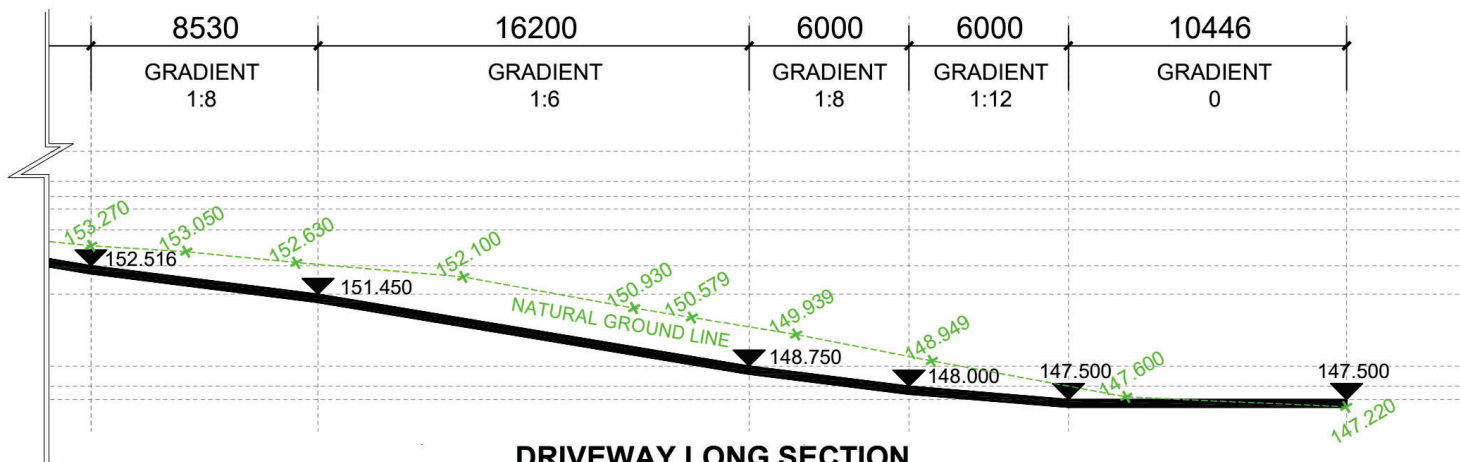
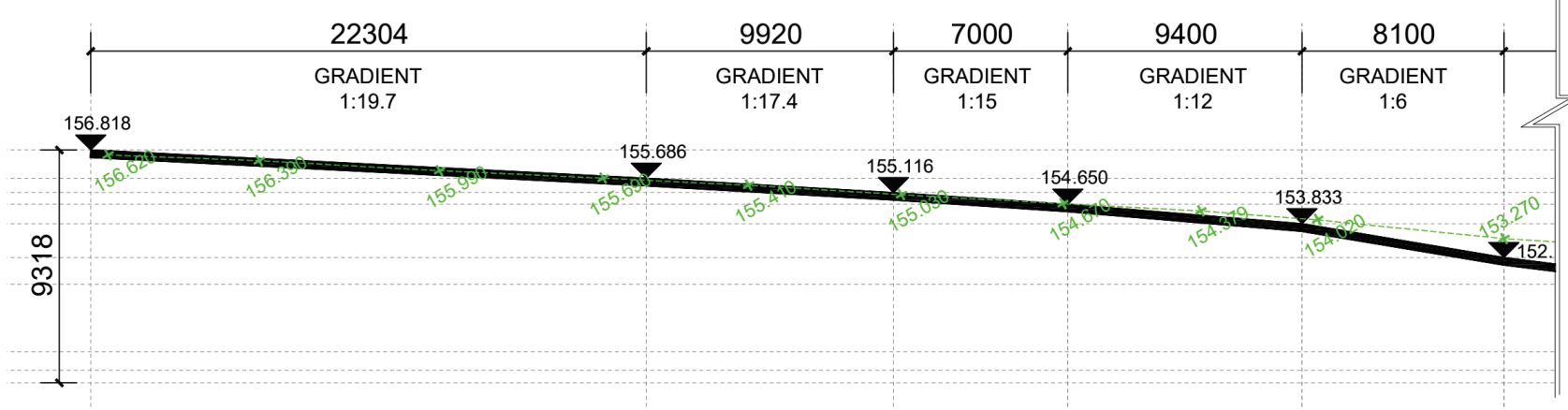
1. TRAFFIC MANAGEMENT PLAN SHOULD BE READ IN CONJUNCTION WITH AUSTRALIAN STANDARDS AS1742.3-2009 AND ROAD MANAGEMENT ACT 2004, CODE OF PRACTICE TO ENSURE CORRECT INSTALLATION OF TRAFFIC CONTROL DEVICES.
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4. AFTER IMPLEMENTATION A DRIVE-THROUGH INSPECTION IS TO BE CONDUCTED AND SIGNS ADJUSTED FOR MAXIMUM EFFECTIVENESS.
5. ALL SIGNAGE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE ALL SIGNAGE IS VISIBLE TO ONCOMING TRAFFIC.
6. POSTED/EXISTING SPEED OF ROADS:

THE TRAFFIC PLANS COMPANY

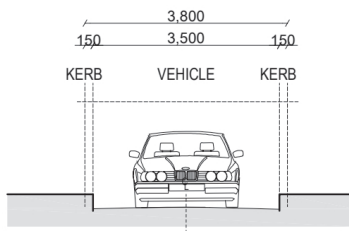
ABN: 21 103 477 742
 22/73 ASSEMBLY DRIVE,
 DANIDENONG SOUTH, VIC 3175
 PHONE: (+61 3) 9066 4417
 EMAIL: info@trafficplans.com.au
 WEB: www.trafficplans.com.au

VICROADS PRE-QUALIFIED FOR TMP

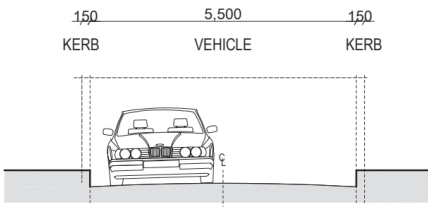
CLIENT GLADYS FOREST PTY LTD		CONTRACT JACK ZHANG - 0410 063 615	
PROJECT LOCATION 12-14 GLADYS AVE, FRENCHS FOREST NSW 2030	MUNICIPALITY WARINGAH	SITE CLASSIFICATION N/A	
TITLE / DESCRIPTION OF WORKS SITE DRIVEWAY PLAN	DATE 27/06/2023	MAP REF. 238 A4	SHEET 1 OF 2
DRAWING NUMBER TPC-2022-10658-002-V1			



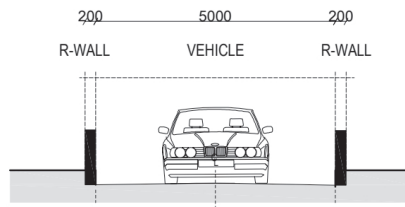
DRIVEWAY LONG SECTION
SCALE 1:200



DRIVEWAY CROSS SECTION 1



PASSING BAY CROSS SECTION 2



DRIVEWAY CROSS SECTION 3

TYPICAL CROSS SECTIONS
SCALE 1:100 NOTE: DRIVEWAY SECTION TAKEN THROUGH CENTRELINE

VER.	DESCRIPTION	ISSUE DATE	DESIGNED	CHECKED/ APPROVED
1	UPDATED PER CLIENT COMMENTS	27/06/2023	A. SHASH	O. OZGUR
0	INITIAL RELEASE	11/08/2022	A. SHASH	O. OZGUR

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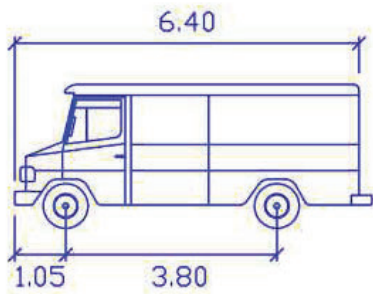
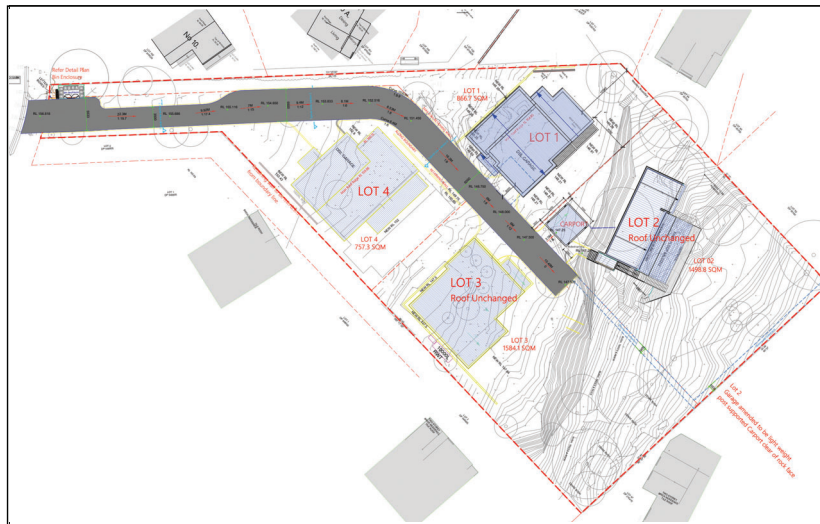
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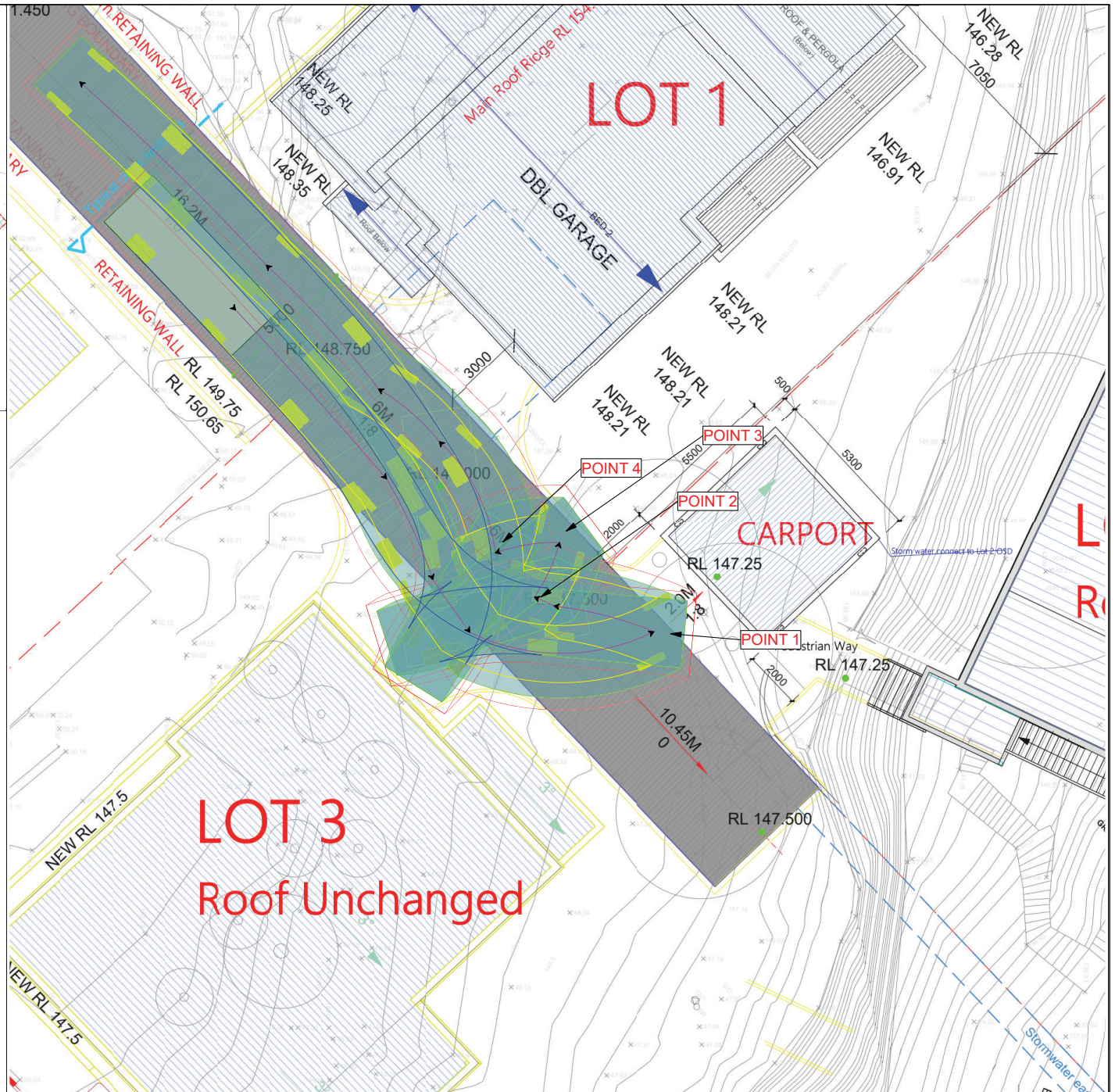
CLIENT	GLADYS FOREST PTY LTD	CONTACT	JACK ZHANG - 0410 063 615
PROJECT LOCATION	12-14 GLADYS AVE, FRENCHS FOREST NSW 2030	MUNICIPALITY	WARINGAH
TITLE / DESCRIPTION OF WORKS	SITE DRIVEWAY SECTION	SITE CLASSIFICATION	N/A
DATE	27/06/2023	MAP REF.	238 A4
		SHEET	2 OF 2
DRAWING NUMBER	TPC-2022-10658-002-V1		



SRV

Width : 6.40
 Track : 3.80
 Lock to Lock Time : 6.0
 Steering Angle : 38.1

meters



REV.	DESCRIPTION	ISSUE DATE	DESIGNED	CHECKED/APPROVED
0	INITIAL ISSUE	27/06/2023	O. OZGUR	O. OZGUR



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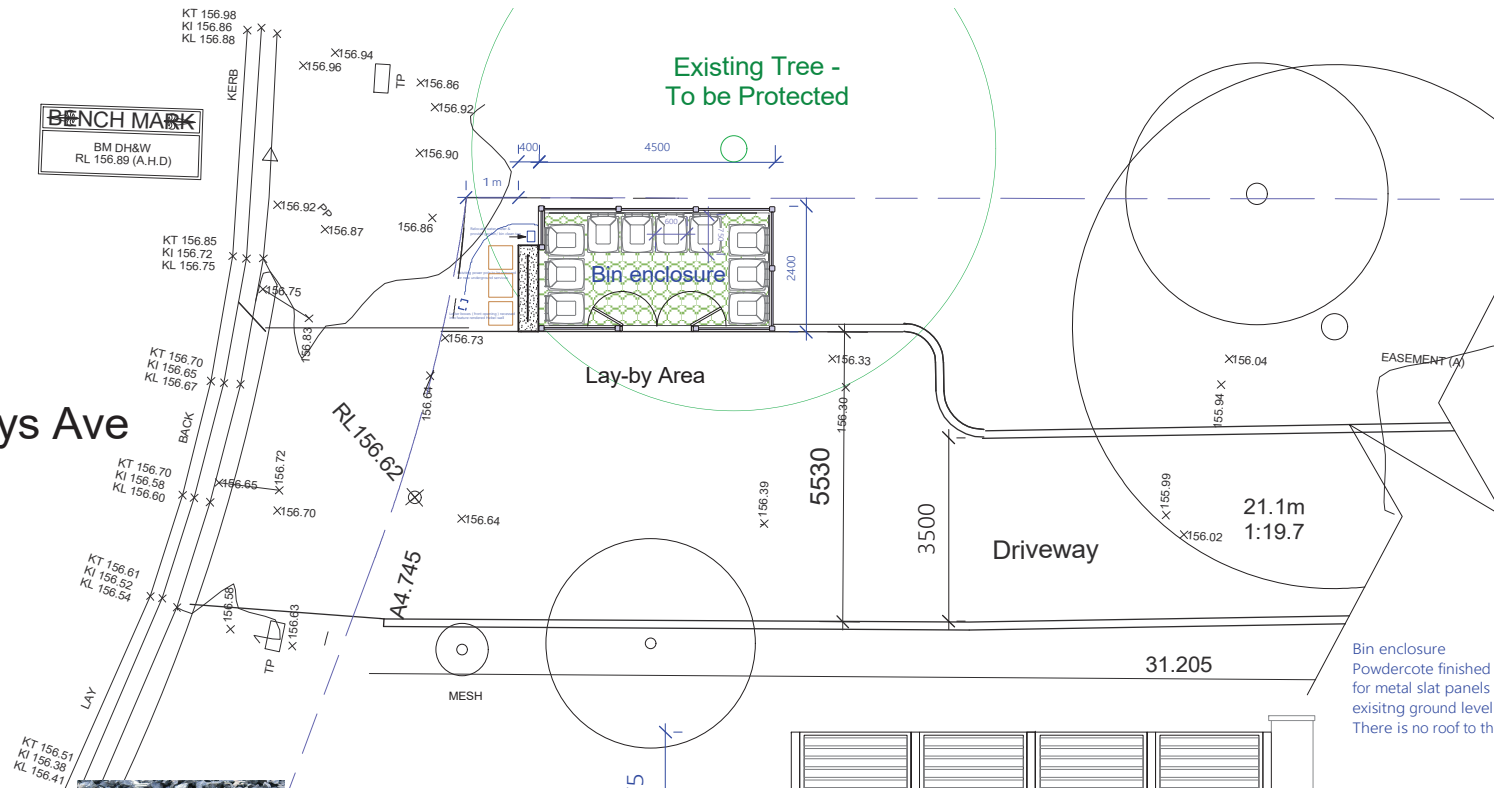
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 WEB: www.trafficplans.company

VICROADS PRE-QUALIFIED FOR TMP

CLIENT
 GLADYS FOREST PTY LTD
 PROJECT LOCATION
 12-14 GLADYS AVE, FRENCHS FOREST
 NSW 2086
 TITLE / DESCRIPTION OF WORKS
 6.4m SRV - SWEEP PATH ASSESSMENT
 INGRESS AND EGRESS

CONTRACT	
JACK ZHANG - 0410 063 615	
MUNICIPALITY	SITE CLASSIFICATION
WARINGAH	N/A
DATE	MAP REF.
27/06/2023	238 A4
DRAWING NUMBER	SHEET
TPC-2023-11854-001-V1	1 OF 1

Gladys Ave



BENCH MARK
BM DH&W
RL 156.89 (A.H.D)

Existing Tree -
To be Protected

Bin enclosure

Lay-by Area

Driveway

Rear Elevation

Aluminium slat panels & post bin enclosure
Powdercote finish

Bin enclosure
Powdercote finished post supports
for metal slat panels - elevated above
existing ground level approx 100mm
There is no roof to the enclosure.

Bin enclosure floor
EconoGrid40 (or similar)
Rigid cell honeycomb porous paving system
infilled with gravel to allow natural rain
absorption for existing tree roots
Laid on top of existing Grd Level.



EconoGrid 40 - Honeycombrid cell pavers
laid on existing ground level
infilled with Gravel - to allow natural rain drainage
to existing tree roots

Section

Boundary Elevation

Aluminium slat panels & post bin enclosure
Powdercote finish

Relocated water meter
Provide garden / bin clean tap

Paver path

Bin enclosure
10 x 240Ltr Council Bins

Letter boxes (front opening) recessed
into feature rendered Hebel wall

Feature Hebel street-front letter box wall

Aluminium slat panels & post bin enclosure behind
Central double gate access - Powdercote finish

Driveway Elevation

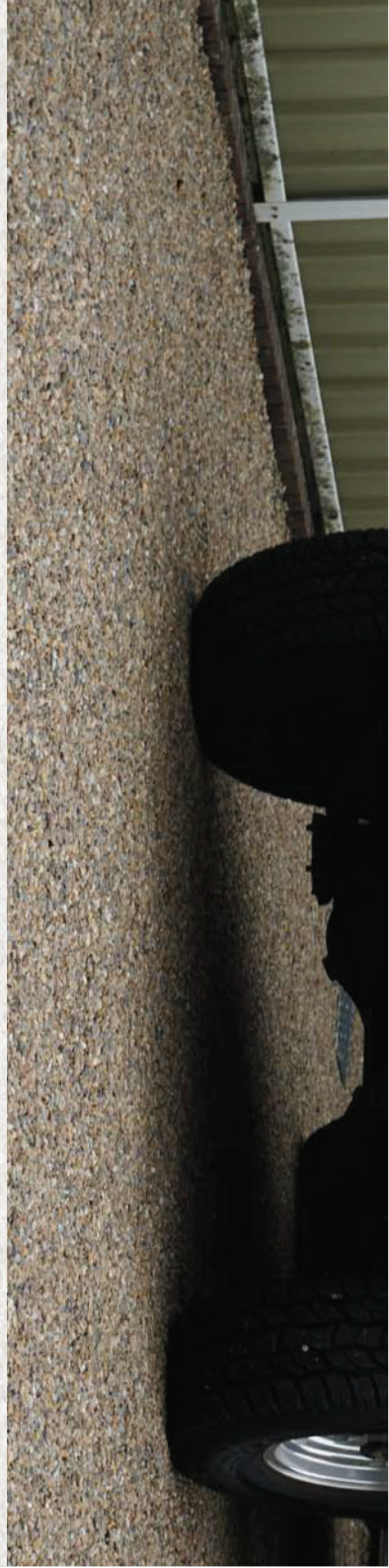
1650
Adjust to suit selected boxes

Feature front wall with parcel & letter boxes
Hebel (Lightweight) block - render & paint finished
No strip footing required - peg corners only

Aluminium slat bin enclosure behind
Powdercote finish

Street Elevation

Amendments	Date	Issue	No.12 - 14 Gladys Ave, Frenchs Forest Proposed Subdivision and New Dwellings	Diana Prowse Reg. 5740 - Nominated Architect	Drawing No.
			Mr Jack Zhang	Di-Signed Architectural Solutions 96A Pacific Highway, Roseville PO Box 408 Roseville, NSW 2069 Email - diana@archsolutions.net.au Mob 0414 931 018	Scale



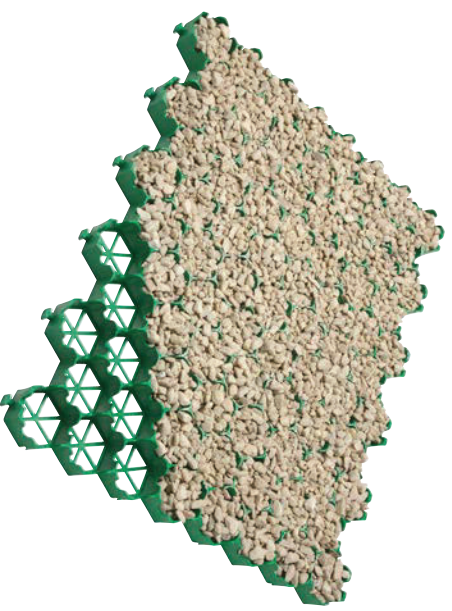
ECONOGRID 40™ POROUS PAVER GRAVEL FINISH



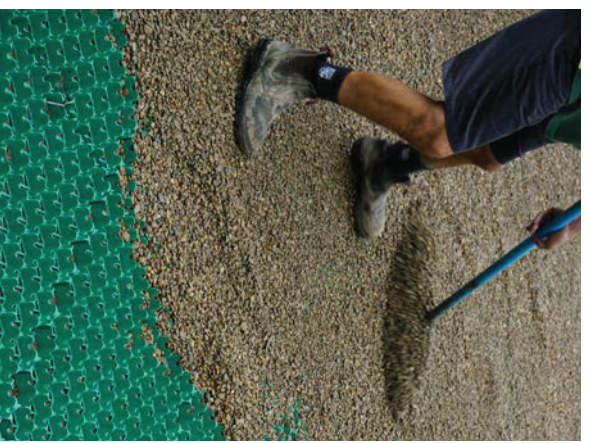
EconoGrid 40 is a porous paver that can provide a solution to a wide range of trafficking needs, especially in providing a stable, free draining pavement surface that retains gravel in situ. The application might be a gravel car park, an emergency access route or wheel chair / disabled access path. EconoGrid 40 plastic paving grids have been designed using carefully selected recycled plastics, to meet the demands and loadings imposed across a wide range of end requirements and site conditions.

Applications:

- Gravel car parking
- Overflow car parks
- Wheelchair / disabled access paths
- Free draining pedestrian paths
- Fire access roads / lanes
- Cycle paths
- Access routes and roads
- Drives and driveways



EconoGrid 40 porous plastic pavers can be filled with a 5mm to 20mm mixed sharp angular aggregate/gravel to give a very stable, hardworking and free draining working surface. The design of EconoGrid 40 plastic porous pavers allows excellent interlock with the gravel resisting and negating dynamic and lateral loadings so the gravel and paver remains in situ with little or no maintenance requirements.





The retained gravel finish, when installed correctly, will provide a hard-wearing, robust and permeable free draining surface that would have an expected lifetime of many years. Please see our installation and design guidance documents for further information.

EconoGrid 40 porous pavers are supplied in easy to handle square grids which interlock with adjacent paving grids to create a stable and robust surface. The plastic pavers have a 40mm deep open honeycomb structure which promotes and allows excellent interlock between angular stone/gravel particles where a gravel pavement is required.

EconoGrid 40 paving grids have been manufactured using specially selected 100% recycled plastics that have the qualities that are required for a strong, long-lasting, stable product suitable for the designed traffic load. These include:

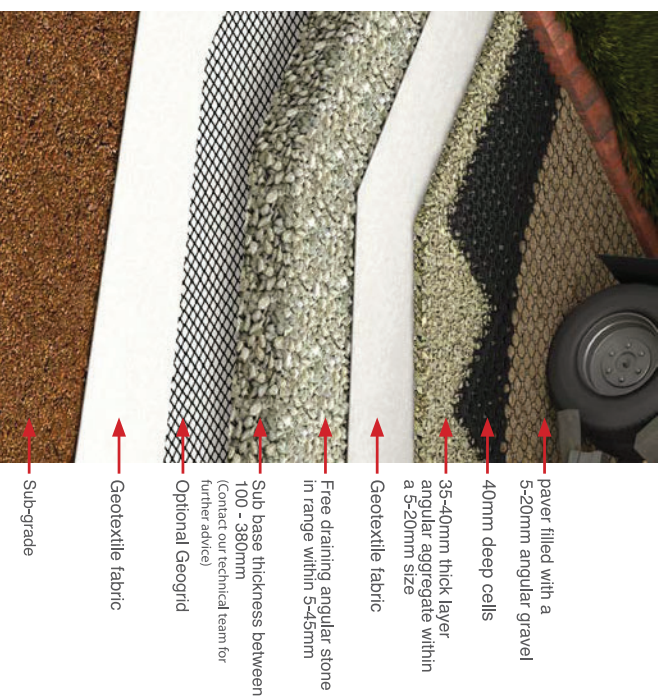
- UV stabilisation to stop degradation by sunlight.
- Tested to 150T/m², capable of withstanding cars, vans, trucks and lorries
- Paver profile allows expansion on warmer days or in direct sunlight when required to stop lifting
- Plastic selection to allow use in cold temperatures – some plastic will become fragile when cold
- Open structure to allow unhindered water permeability
- Paver design maximises support and stability from either a gravel or a grass root structure
- All plastics used are stable, chemically inert and are not toxic so are suitable for normal soil conditions

Product Range

Laid size for 4 grids cover 1m²

Product	Size (outer)	Grid per m ² Laid	Paver Cell Depth	Load bearing Strength Capacity	Material	Colour
EconoGrid 40	638mmx532mm	3	40mm	150T/m ²	100% Recycled PP/PE	Green

For technical and installation information visit:
www.grassreinforcement.com.au/econogrid-40



EconoGrid 40 porous plastic paving grids have been designed to meet the demands laid down by local government regarding flood alleviation and WSUD requirements (Water Sensitive Urban Design). EconoGrid 40 pavers provide a porous / permeable pavement surface that allows rainwater / flood water to infiltrate through the paver surface and fill material into the subgrade below. EconoGrid 40 can be used as part of a source control layer within a WSUD design.





1 SITE LOCATION PLAN
1 : 2000

NOTE
SITE ANALYSIS PLAN IS TO BE READ
IN CONJUNCTION WITH THE
ARCHITECTURAL DRAWINGS, THE
SHADOW DIAGRAM PLANS AND THE
STATEMENT OF ENVIRONMENTAL
EFFECTS, INCLUSIVE OF THE
PHOTOGRAPHS & THE STREETSCAPE
ELEVATION.

GENERAL NOTES

All dimensions shall be as confirmed on site by the Subcontractor, any discrepancies must be reported to the Designer before commencement of any work.
All dimensions shall be taken on the boundaries, all bearings, distances and areas have been taken from the control survey plan. It being made the client's duty to verify the exact boundary locations.
The construction shall commence and a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary in the event of any discrepancy, any discrepancies on these drawings, variations or subsequent instructions issued, the Subcontractor shall consult the Designer in the written form prior to any work.
All construction shall be in accordance with the local laws, rules, other applicable requirements. The Survey work must be performed by a registered Surveyor.
In-kind other than specified, are allowed without further permission from the Designer, subject to the Designer's approval. The Contractor shall be responsible for the maintenance of the site and the safety of the site.
All structural components shall be in strict accordance to detail and specifications as indicated by a structural engineer.
All drawings shall be read in conjunction with the contract for technical assistance, and it is the contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

Drawn	Date	Issue	Amendment
EU	03/05/22	A	ISSUE FOR CLIENT
RM	18/07/22	B	REVISED
RM	08/09/22	C	ISSUE FOR PRE-DA
MZ	21/07/22	D	ISSUE FOR DA

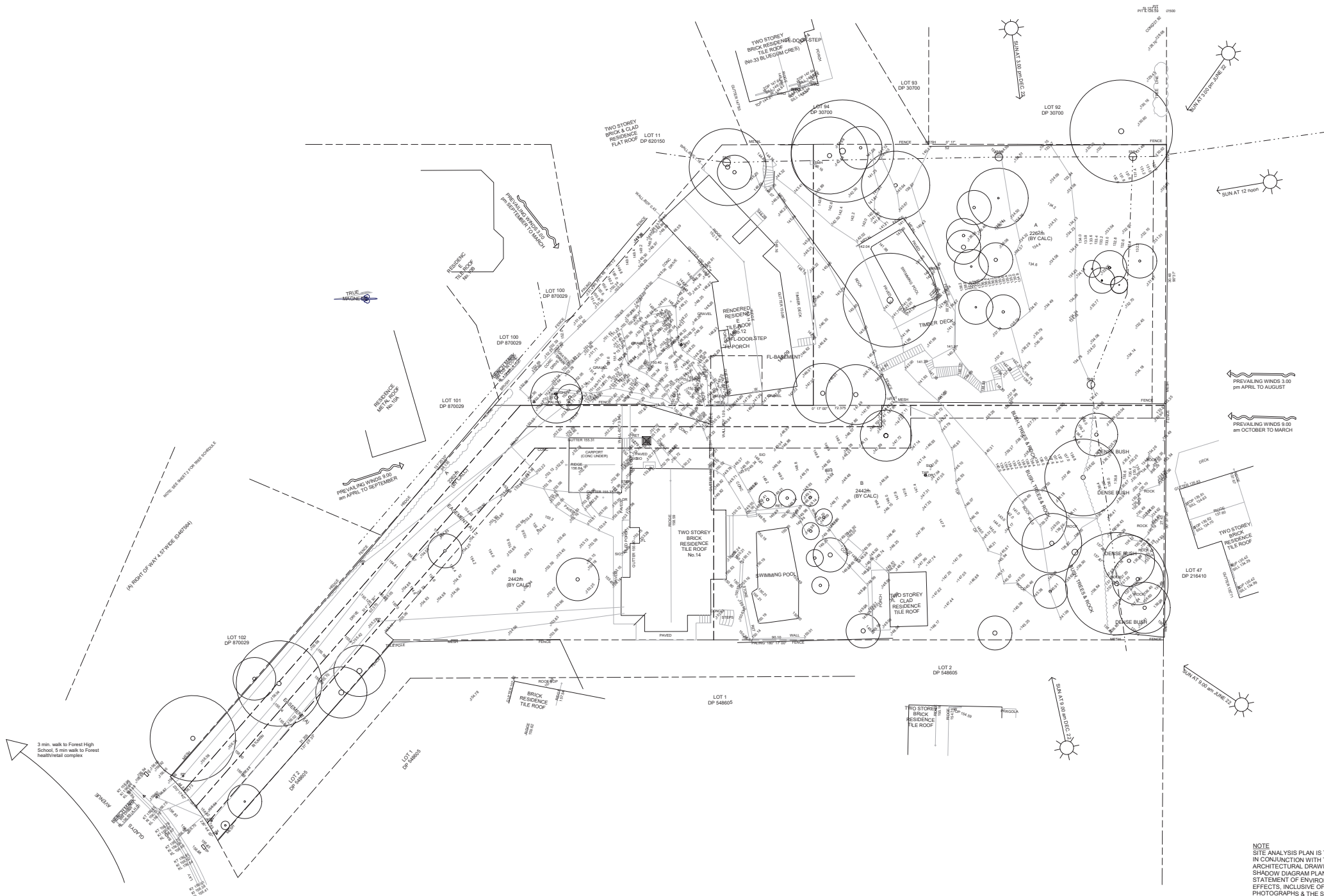
Client	JACK ZHANG
Drawn	EU
Issue	03/05/22
Scale	1:2000
Sheet No.	1 of 2
Drawn By	EU
Checked By	RM

PROJECT
SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS.
PROP. CONSTRUCT OF 3 X 2 STRY DWELLINGS AT
12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086

Client
JACK ZHANG

Drawings
SITE LOCATION PLAN
SHEET NO. 02-46
DATE 03/05/22
SCALE 1:2000
SHEET NO. 1 OF 2





1 SITE ANALYSIS
1 : 200

NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.

GENERAL NOTES
All dimensions shall be confirmed on site by the Subcontractor. Any discrepancies must be reported to the Designer before commencement of any work.
All drawings shall be made to the boundaries of building, structures and areas that have been taken from the Council's authoritative. It may require the client to verify the exact boundary location.
The contractor shall ensure that all work is completed within the site boundaries as shown on the drawings. The contractor is to ensure that the boundary is maintained and that all work is completed within the site boundaries as shown on the drawings.
In the event of any discrepancy or error in the drawings, the contractor shall be responsible for identifying the error and for rectifying it at their own expense.
All construction shall be in accordance with the Australian Standards, the NSW Building Code of Practice, the NSW Environmental Planning and Assessment Act 1979 and the NSW Environmental Planning and Assessment Regulation 2007.
All construction shall be in accordance with the Australian Standards, the NSW Building Code of Practice, the NSW Environmental Planning and Assessment Act 1979 and the NSW Environmental Planning and Assessment Regulation 2007.
In the event of any discrepancy or error in the drawings, the contractor shall be responsible for identifying the error and for rectifying it at their own expense.
All construction shall be in accordance with the Australian Standards, the NSW Building Code of Practice, the NSW Environmental Planning and Assessment Act 1979 and the NSW Environmental Planning and Assessment Regulation 2007.
In the event of any discrepancy or error in the drawings, the contractor shall be responsible for identifying the error and for rectifying it at their own expense.
All construction shall be in accordance with the Australian Standards, the NSW Building Code of Practice, the NSW Environmental Planning and Assessment Act 1979 and the NSW Environmental Planning and Assessment Regulation 2007.

Rev	Date	Issue	Amendment
EU	03/05/22	A	ISSUE FOR CLIENT
RF	03/05/22	B	REVISED B
RF	03/05/22	C	ISSUE FOR PRELIMINARY
MZ	21/07/22	D	ISSUE FOR DA

PROJECT
SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS.
PROP. CONSTRUCT. OF 3 X 2 STOREY DWELLINGS AT 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086

CLIENT
JACK ZHANG

bdca
BUILDING DESIGNER

Site Analysis
Project No: 22-46
Issue No: 03/05/22
Scale: 1:200
Date: 2/2/22

RK DESIGNS



TURNING PATH ANALYSIS FOR B99
SCALE 1:100

Rev	Description	By	Date	Rev	Description	By	Date
C	FOR DA APPROVAL	SH	18/08/22				
B	FOR DA APPROVAL	SH	13/05/22				
A	FOR INFORMATION	SH	20/02/22				

Engineering Consultant
STRONGHOLD ENGINEERS
 Email: admn@shens.com.au
 Ph: 02 8100 1148
 Suite 79 89-97 JONES STREET
 ULTIMO NSW 2007

Client
JACK ZHANG

Project
12 & 14 Gladys Ave, Frenchs Forest

Drawing Title
TURNING PATH FOR B99

Project Number
SH20198

Engineer
SH

Date
MAR 2022

Drawing Number
T01

Drawn
IN

Scale
1:100 A1

Revision
C

NOT FOR CONSTRUCTION

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(A) RIGHT OF WAY 4.57 WIDE (G467564)

RESIDE
TILE R
No.1

RESIDENCE
METAL ROOF
No.10A

LOT 101
DP 870029

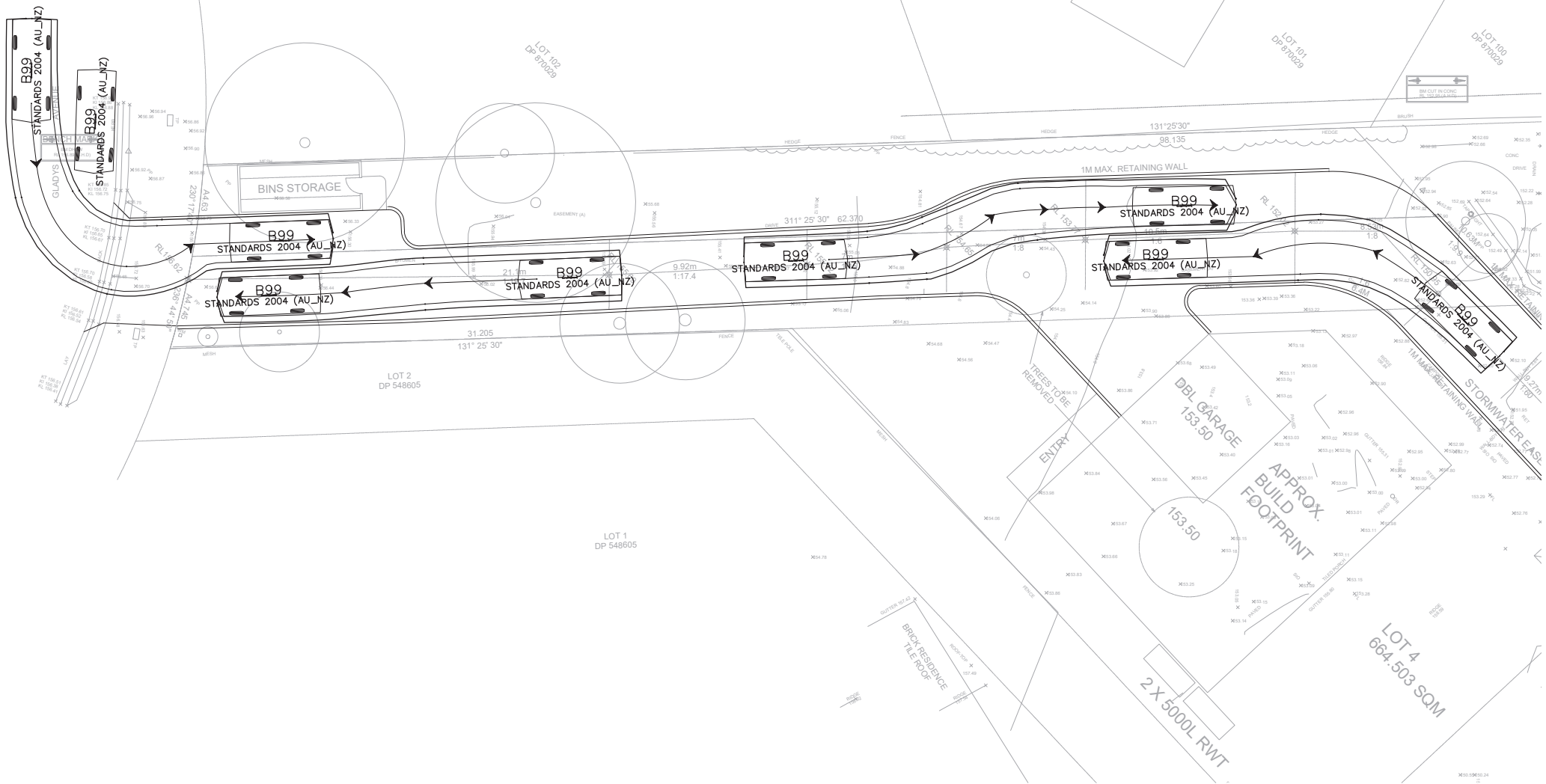
LOT 100
DP 870029

LOT 102
DP 870029

LOT 2
DP 548605

LOT 1
DP 548605

LOT 4
664.503 SQM



TURNING PATH ANALYSIS FOR B99
SCALE 1:100

Rev	Description	By	App	Date
B	FOR DA APPROVAL	SH	IN	13/05/23
A	FOR INFORMATION	SH	IN	20/03/23

Engineering Consultant
STRONGHOLD ENGINEERS
Email: admn@sterns.com.au
Ph: 02 6100 1148
Suite 79 89-97 JONES STREET
ULTIMO NSW 2007

Client
JACK ZHANG

Project
12 & 14 Gladys Ave, Frenchs Forest

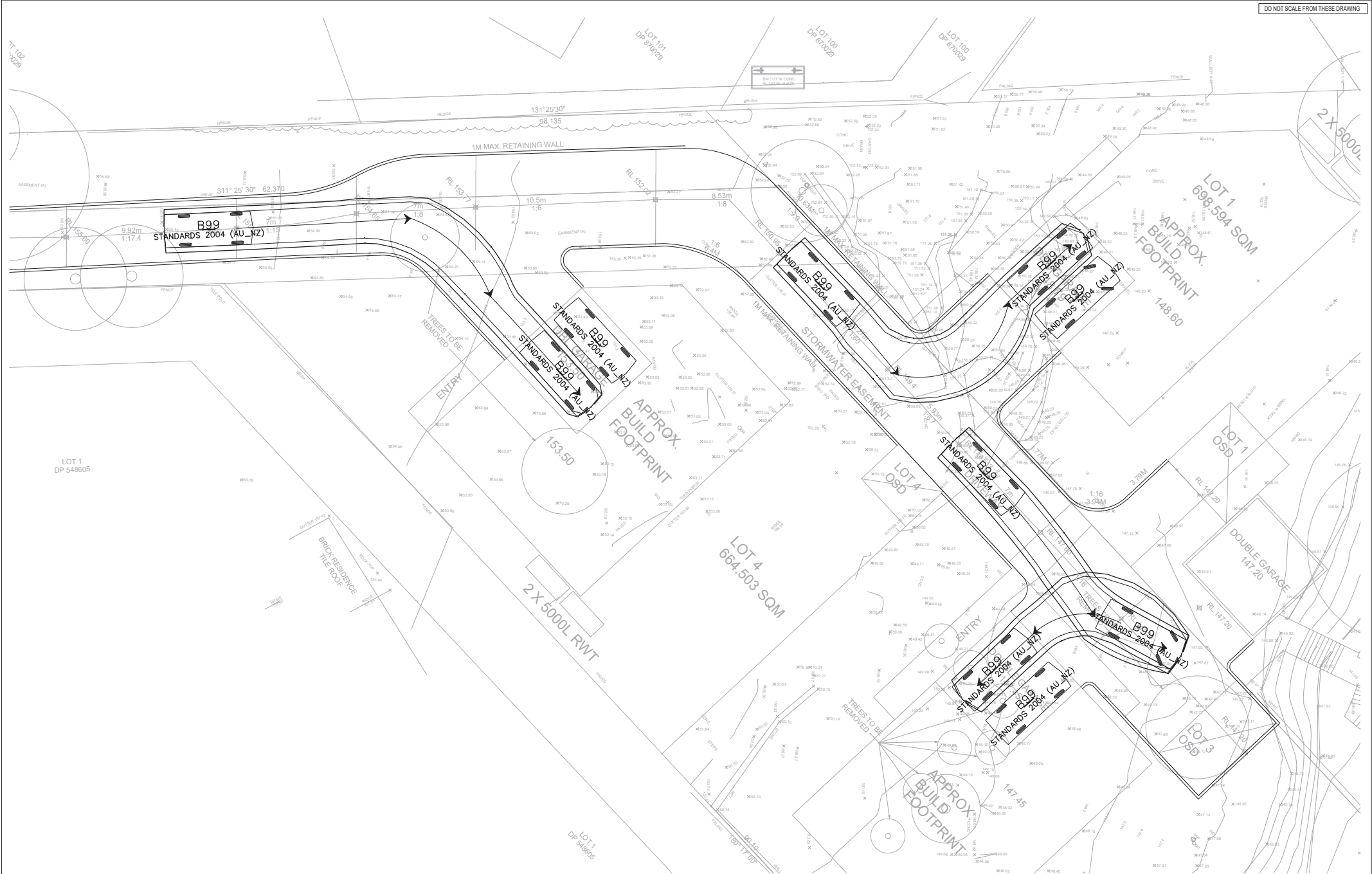
Drawing Title
TURNING PATH FOR B99

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Project Number SH20198	Drawing Number T06	Revision B
Engineer SH	Drawn IN	
Date MAR 2022	Scale 1:100 A1	

NOT FOR CONSTRUCTION



TURNING PATH ANALYSIS FOR B99
SCALE 1:100

Rev	Description	By	App	Date
B	FOR DA APPROVAL	SH	IN	13/05/23
A	FOR INFORMATION	SH	IN	20/02/23

Engineering Consultant
STRONGHOLD ENGINEERS
Email: admn@sthens.com.au
Ph: 02 6100 1148
Suite 79 89-97 JONES STREET
ULTIMO NSW 2007

Client
JACK ZHANG

Project
12 & 14 Gladys Ave, Frenchs Forest

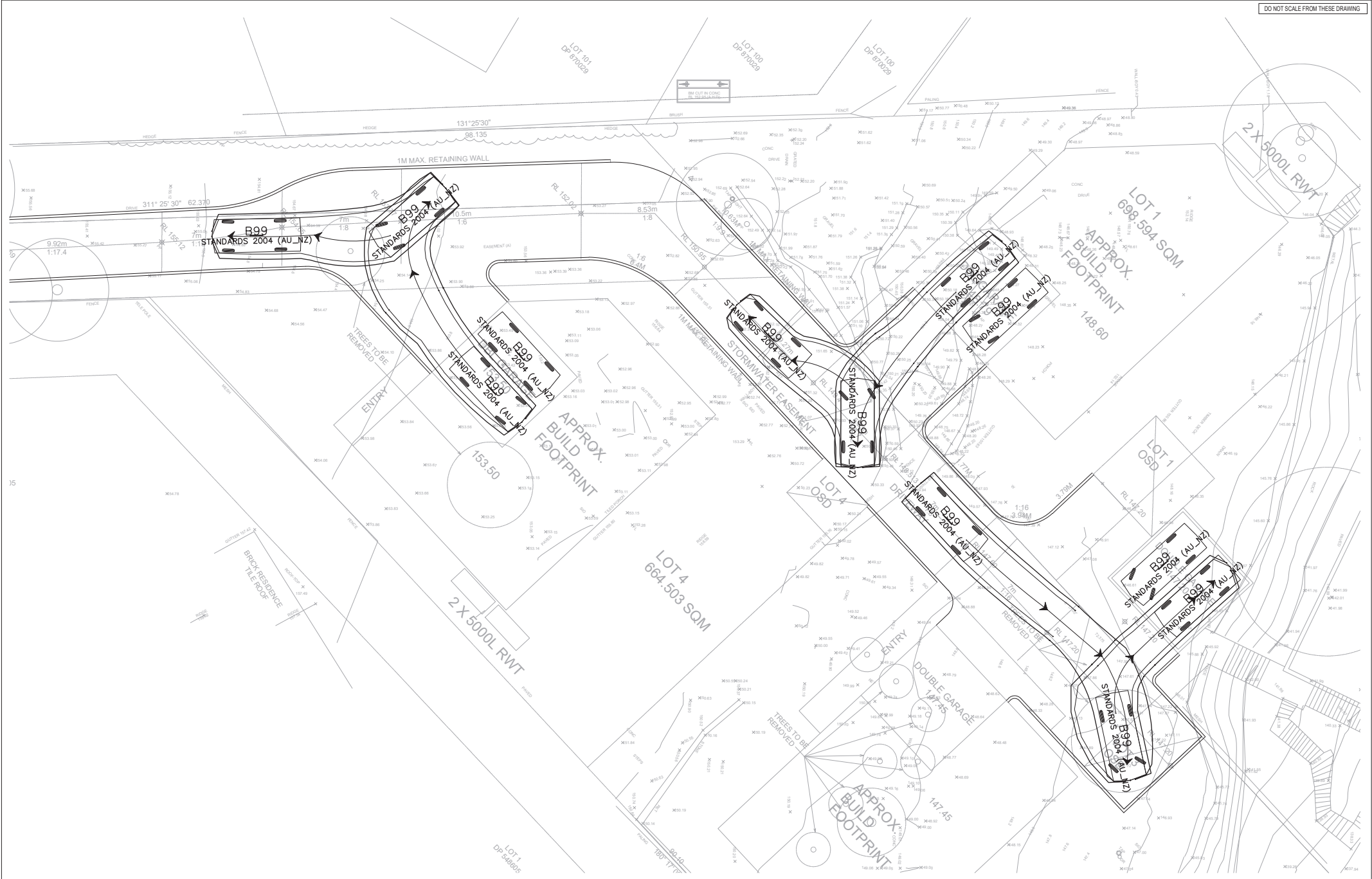
Drawing Title
TURNING PATH FOR B99

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Project Number SH20198	Drawing Number T07	Revision B
Engineer SH	Drawn IN	
Date MAR 2022	Scale 1:100 A1	

NOT FOR CONSTRUCTION



TURNING PATH ANALYSIS FOR B99
SCALE 1:100

Rev	Description	By	App	Date
B	FOR DA APPROVAL	SH	IN	13/05/23
A	FOR INFORMATION	SH	IN	20/02/23

Engineering Consultant
STRONGHOLD ENGINEERS
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 ULTIMO NSW 2007

Client
JACK ZHANG

Project
12 & 14 Gladys Ave, Frenchs Forest

Drawing Title
TURNING PATH FOR B99

Project Number
SH20198

Drawing Number
T08

Revision
B

Engineer
SH

Drawn
IN

NOT FOR CONSTRUCTION

Date
MAR 2022

Scale
1:100 A1



TURNING PATH ANALYSIS FOR B99
SCALE 1:100

Rev	Description	By	App	Date
B	FOR DA APPROVAL	SH	IN	13/05/22
A	FOR INFORMATION	SH	IN	20/02/22

Engineering Consultant
STRONGHOLD ENGINEERS
 Email: adm@shens.com.au
 Ph: 02 6100 1148
 Suite 79 89-97 JONES STREET
 ULTIMO NSW 2007

Client
JACK ZHANG

Project
12 & 14 Gladys Ave, Frenchs Forest

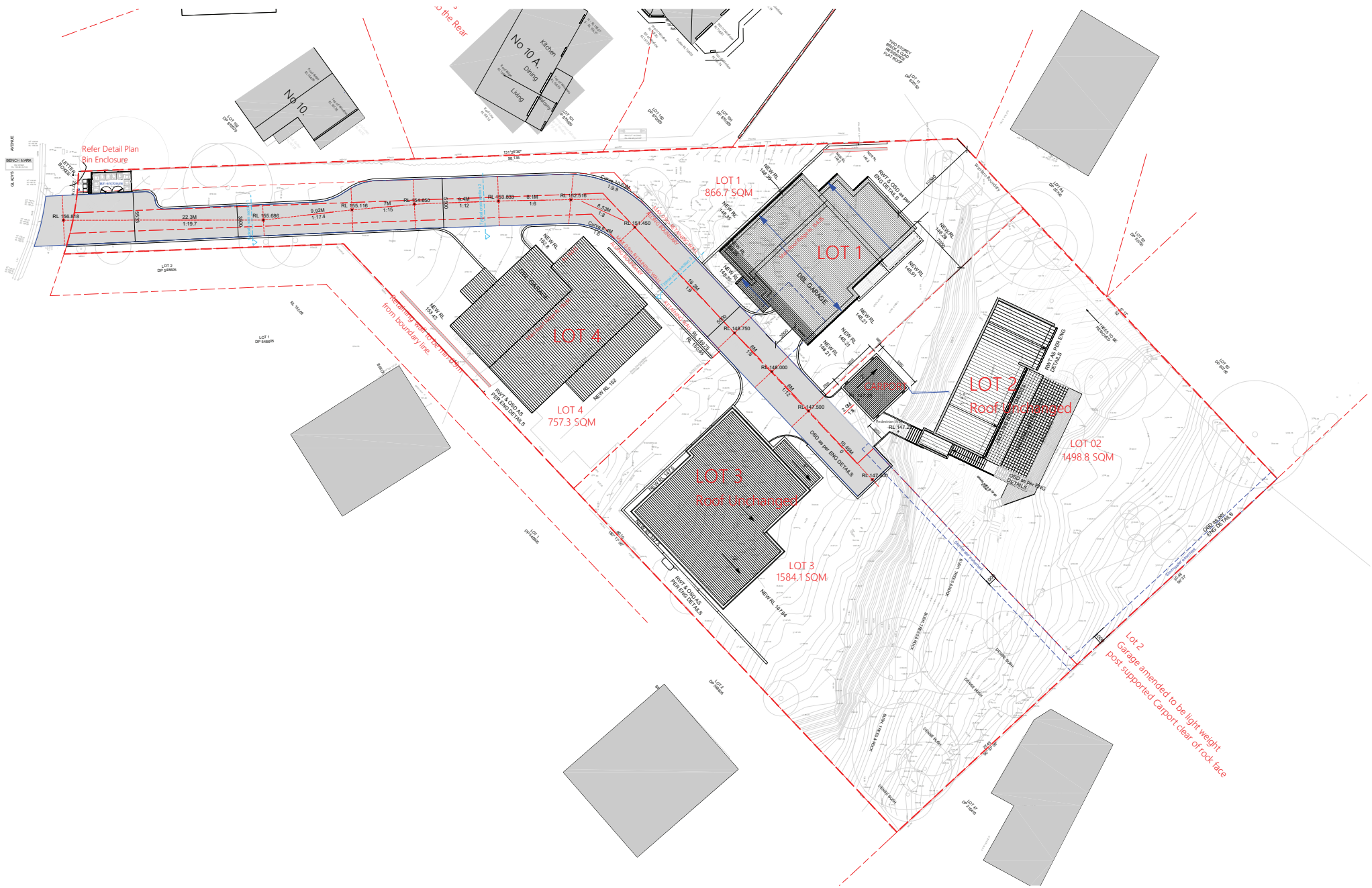
Drawing Title
TURNING PATH FOR B99

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Project Number SH20198	Drawing Number T09	Revision B
Engineer SH	Drawn IN	
Date MAR 2022	Scale 1:100 A1	

NOT FOR CONSTRUCTION



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 22 Shevans Street, Emington NSW 2115
 A/N: 654 932 245
 W: www.ericarch.com.au
 E: eric@ericarch.com.au
 P: 0434 610 873
 Architecture | Development | Interior | Landscape | Consultancy
 COPYRIGHT: Eric Architecture Pty Ltd 2023

CLIENT:

PROJECT ADDRESS:
**No. 12-14 GLADYS AVENUE,
 FRENCHS FOREST NSW 2086**

REVISION HISTORY:

DATE	COMMENT	REV.
21.07.22	Previous DESIGN	0
26.06.23	Updated roof & driveway	1
4.08.23	Updated OSD location	2

GENERAL NOTES:

- These plans are subject copyright and must not be used, copied or reproduced without the authority of the designer.
- The Builder is to verify dimensions prior to commencement.
- If any discrepancies arise they are to be reported to the designer prior to the commencement of the works.
- Do not scale, use figured dimensions only. If a dimension is not shown or is required consult with the designer.
- Do not alter the design either architecturally or structurally without prior consultation with the designer or engineer.

DRAWING:

ROOF & SITE PLAN

NORTH

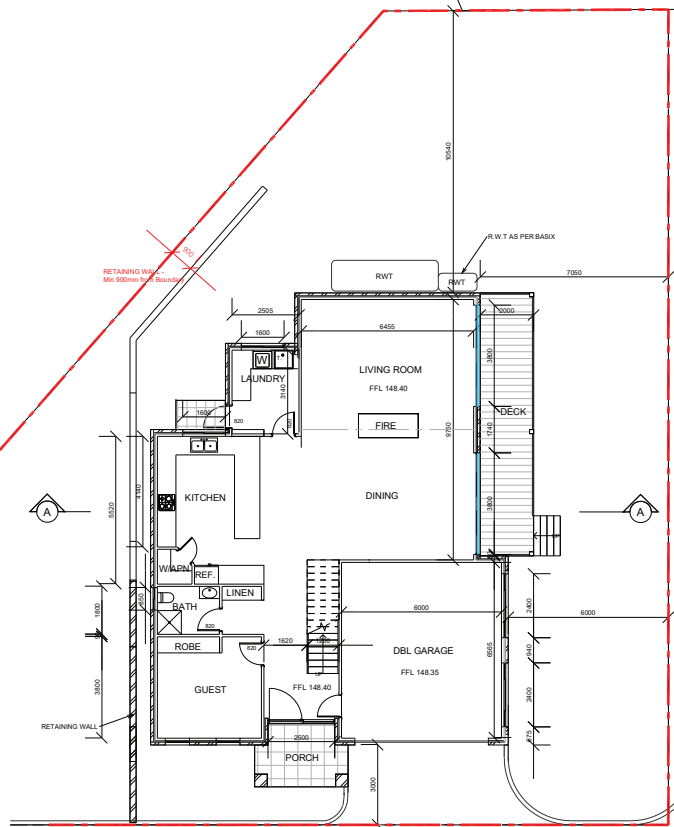


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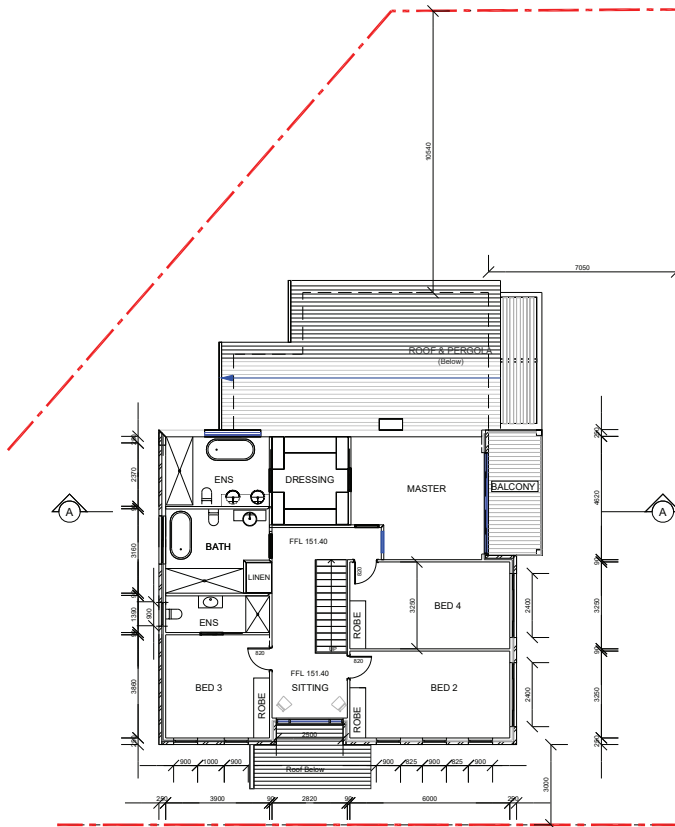
@ A3

DRAWING NO.

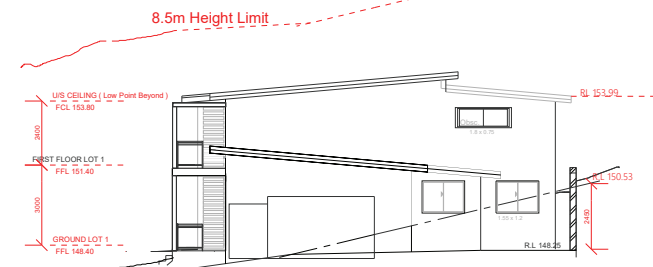
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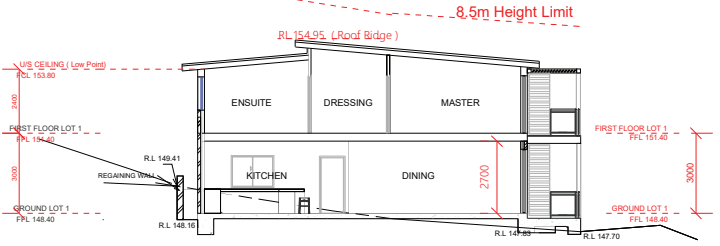
1 GROUND LOT 1



2 FIRST FLOOR LOT 1



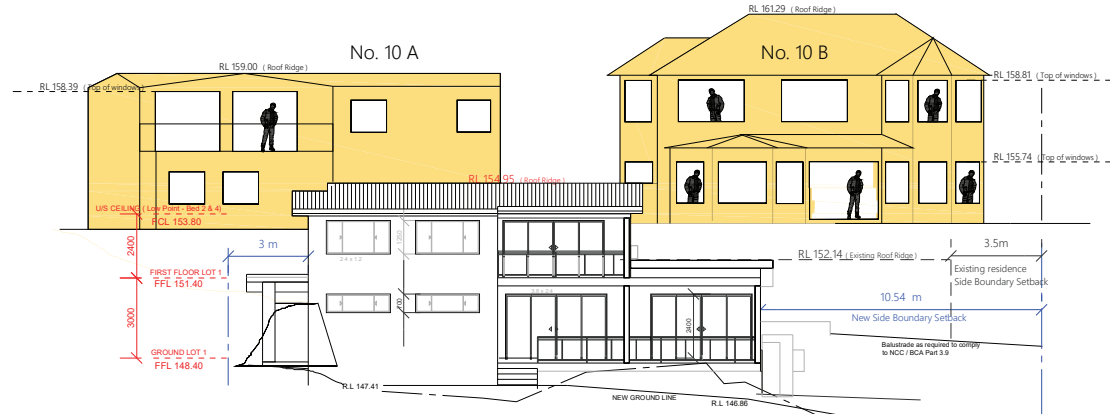
Lot 1 - West Elevation



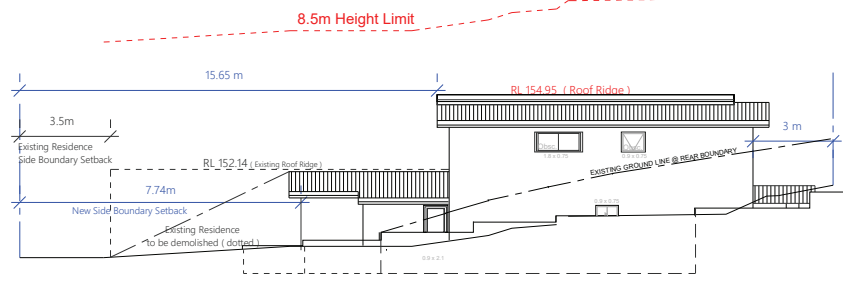
Lot 1 - Section A



Lot 1 - East Elevation



Lot 1 - North Elevation



Lot 1 - South Elevation
(Facing No 10 B & 10 A)

EA ARCHITECTURE
 Eric Architecture Pty Ltd
 ABN: 66 654 932 245
 ACN: 664 932 245
 Nominated Architect: Yuan Tao (NSW 12177)
 Architecture | Development | Interior | Landscape | Consultancy
 COPYRIGHT: Eric Architecture Pty Ltd 2023

CLIENT: **MR JACK ZHANG**
 PROJECT ADDRESS:
 SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS,
 PROP.CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT
 No. 12-14 GLADYS AVENUE, FRENCHS FOREST NSW 2030

REVISION HISTORY:

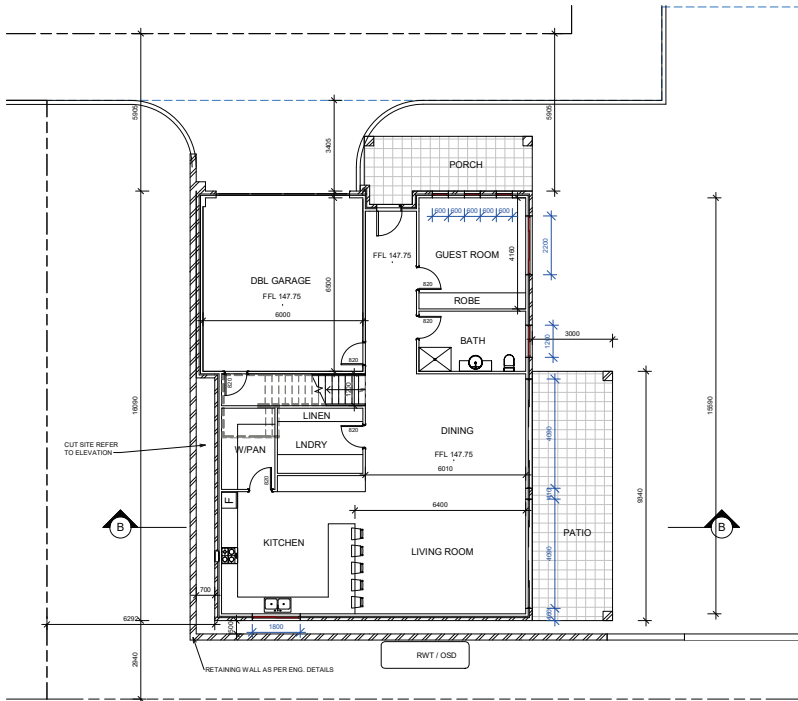
DATE	ISSUE FOR CLIENT	COMMENT	REV.
03/05/22	ISSUE FOR CLIENT		A
18/05/22	REVISION B		B
08/06/22	ISSUE FOR PRE DA - PR Design		C
21/07/22	ISSUE FOR DA - PR Design		D
27/04/23	HEAVY REDUCTIONS - Upper Floor Ceilings and Roof Formatted		E
27/06/23	HEAVY REDUCTIONS - Upper Floor Ceilings and Roof Formatted		F
07/08/23	Added window Elements - CIV Architecture Pty Ltd		G

GENERAL NOTES:
 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
 No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
 All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
 Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
 All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

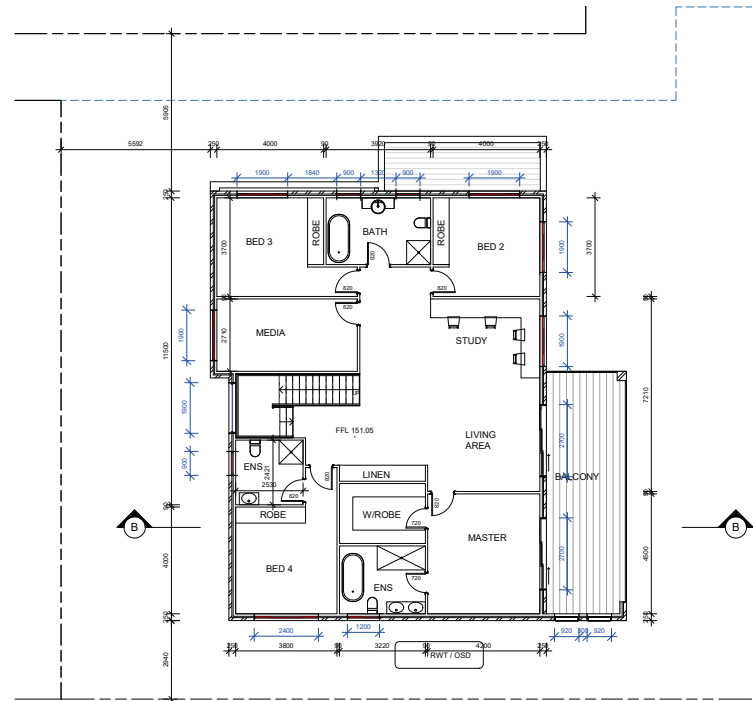
DRAWING:
 Lot 1



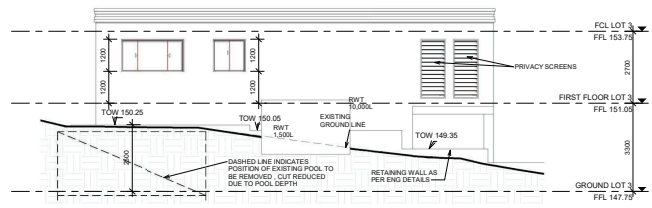
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 DRAWING NO.
 DA 01



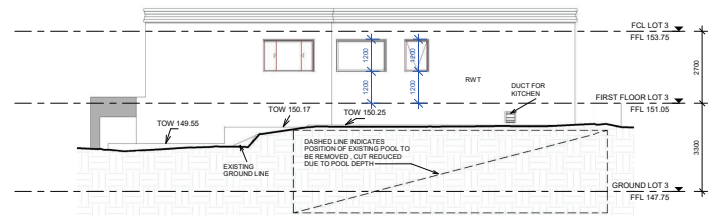
1 GROUND LOT 3
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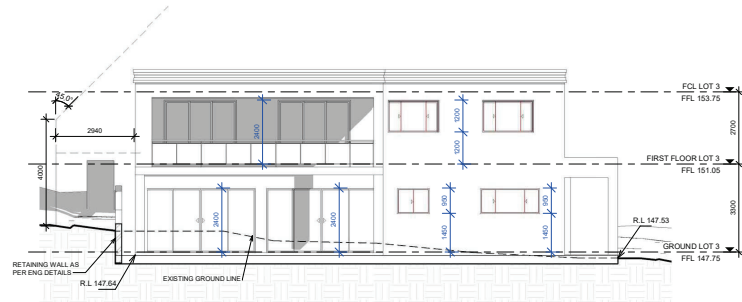
2 FIRST FLOOR LOT 3
1: 100



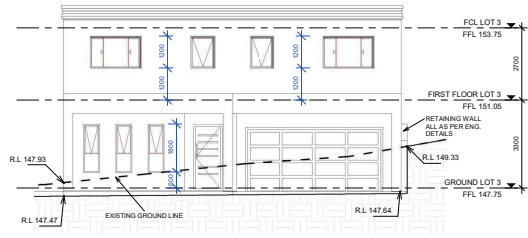
3 EAST ELEVATION L3
1: 100



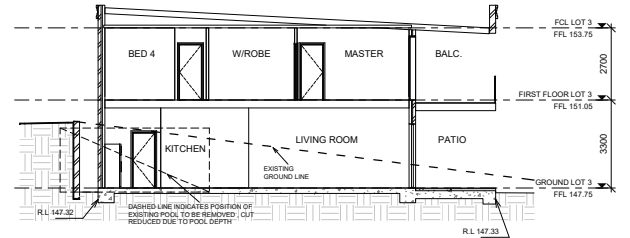
5 SOUTH ELEVATION L3
1: 100



4 NORTH ELEVATION L3
1: 100



6 WEST ELEVATION L3
1: 100



7 SECTION B - B
1: 100



ADDITIONAL NOTES
 1. All dimensions shall be confirmed on site by the builder/contractor. Any discrepancies must be reported to the Designer before commencement of any work.
 2. All dimensions shall be taken to the face of the building. All bearings, distances and areas shall be taken from the control survey pins. It is deemed that the control survey pins are located in the ground.
 3. The contractor shall be responsible for the accuracy of the site boundaries. The contractor is to ensure that the boundaries are correctly marked and that the site is correctly surveyed. The contractor is to ensure that the boundaries are correctly marked and that the site is correctly surveyed.
 4. In the event of any discrepancy, the contractor shall be responsible for the accuracy of the site boundaries. The contractor is to ensure that the boundaries are correctly marked and that the site is correctly surveyed.
 5. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.
 6. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.
 7. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.
 8. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.
 9. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.
 10. All work shall be completed in accordance with the relevant Australian Standards and all applicable codes of practice.

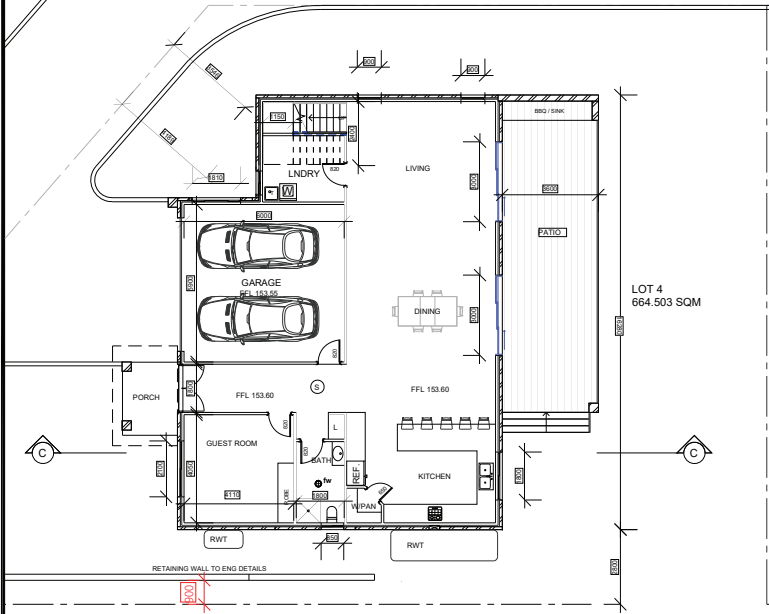
Issue No.	Date	Issue	Amendment
03/05/22	A	ISSUE FOR CLIENT	
03/05/22	B	REVISED	
03/05/22	C	ISSUE FOR PRE DA	
03/05/22	D	ISSUE FOR DA	

PROJECT:
 SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS.
 PROP. CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT
 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086

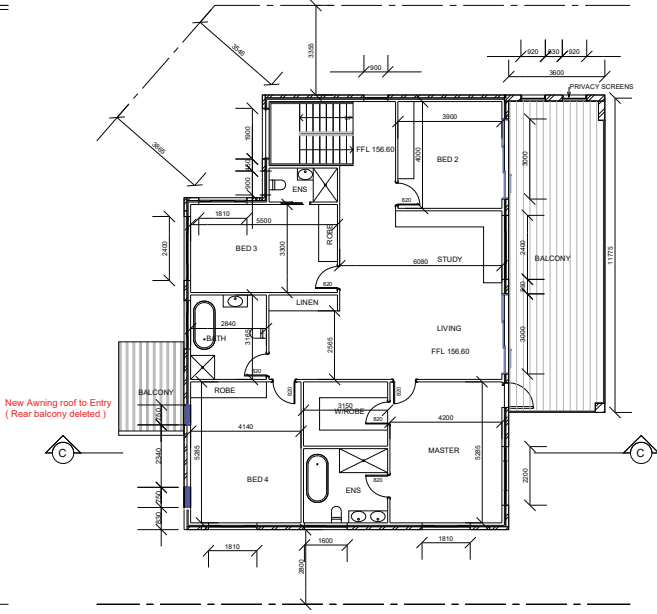
bdca
 A.C.C.R.E.D.I.T.E.D.
 BUILDING DESIGNER

RK
 DESIGNS

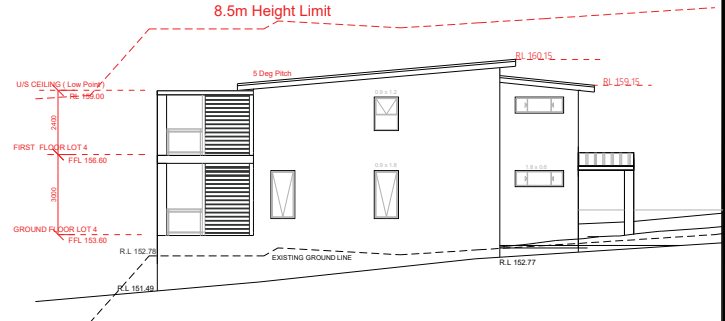
Client: JACK ZHANG
Project No.: 03/05/22
Issue No.: 3
Scale: 1:100
Drawn by: JZ
Checked by: RK



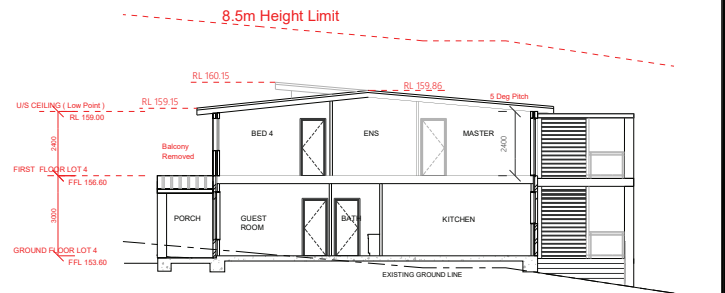
1 GROUND LOT 4



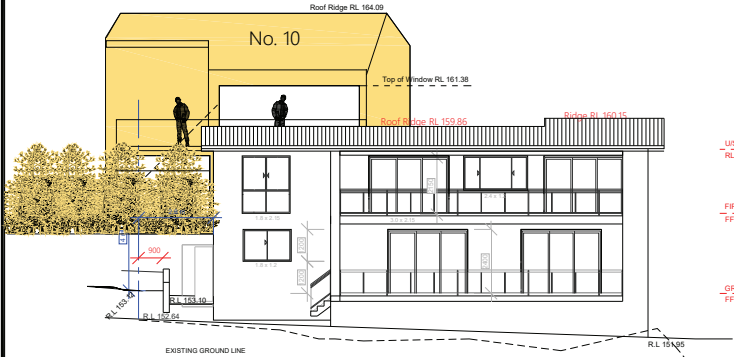
2 FIRST FLOOR LOT 4



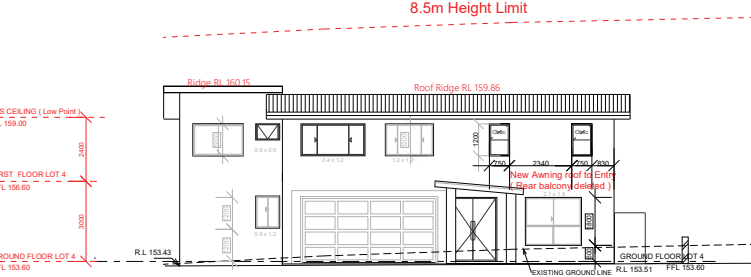
Lot 4 - West Elevation



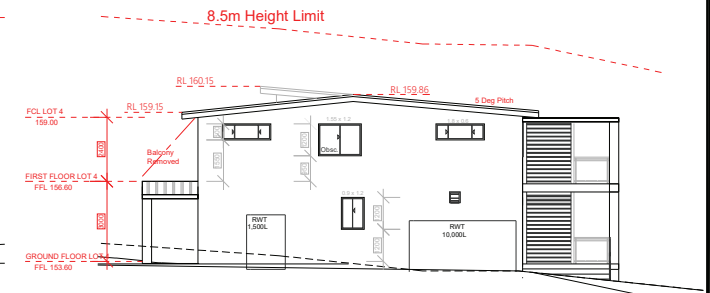
Lot 4 - Section A



Lot 4 - North Elevation



Lot 4 - South Elevation



Lot 4 - East Elevation
Main Roof Lowered by 1.85m



Eric Architecture Pty Ltd
 ABN: 66 664 932 245
 ACN: 664 932 245
 Nominated Architect: Yuan Tao (NSW 12177)
 Architecture | Development | Interior | Landscape | Consultancy
 COPYRIGHT: Eric Architecture Pty Ltd 2023

CLIENT:
MR JACK ZHANG

PROJECT ADDRESS:
 SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS,
 PROP.CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT
 No. 12-14 GLADYS AVENUE, FRENCHS FOREST NSW 2030

REVISION HISTORY:	
DATE	COMMENT
6/8/2022	ISSUE FOR CLIENT
16/05/22	REVISION B
9/06/22	ISSUE FOR PRE DA
2/10/22	ISSUE FOR DA
2/7/24/23	HEIGHT REQUEST - Upper Floor Lowered and Rear Balcony Deleted
2/7/24/23	Added window dimension - Eric Architecture Pty Ltd

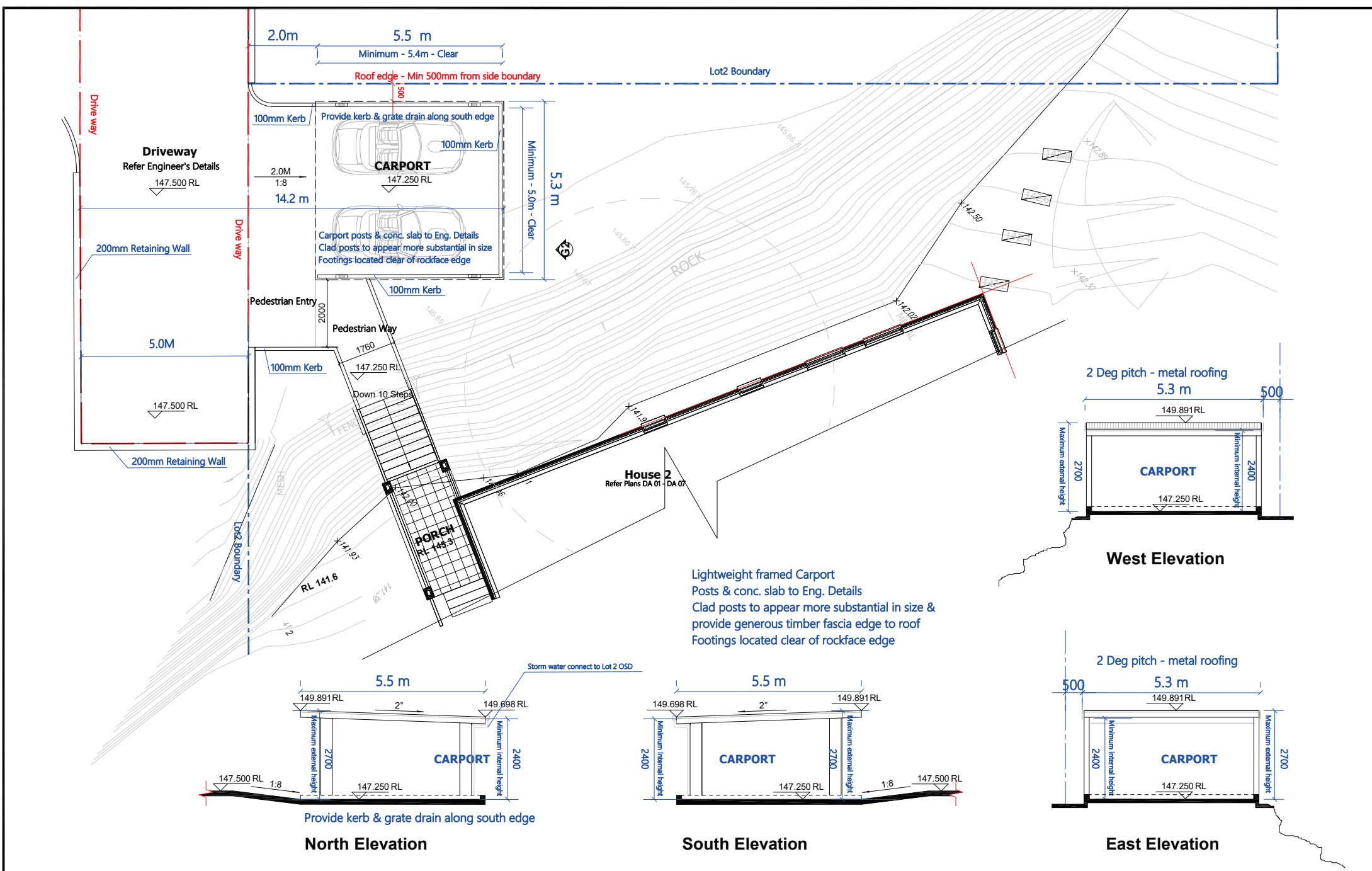
GENERAL NOTES:
 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
 No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
 No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
 All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
 Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
 All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

DRAWING:
Lot 4



SCALE:
1:100@ A3

DRAWING NO.
DA 04



EA ARCHITECTURE
 Eric Architecture Pty Ltd
 ABN: 64 894 832 245
 ACN: 894 832 245
 Nominated Architect: Yuan Tao (NSW 12177)
 Architecture | Development | Interior | Landscape | Consultancy
 COPYRIGHT: Eric Architecture Pty Ltd 2023

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 W: www.eaonline
 E: info@eaonline.com.au
 P: 0434 810 873

CLIENT: **MR JACK ZHANG**

PROJECT ADDRESS:
**No. 12-14 GLADYS AVENUE,
 FRENCHS FOREST NSW 2030**

REVISION HISTORY:

DATE	COMMENT	REV.
28.08.23	CONCEPT DESIGN	A

GENERAL NOTES:

- These plans are subject copyright and must not be used, copied or reproduced without the authority of the designer. The Builder is to verify dimensions prior to commencement.
- If any discrepancies arise they are to be reported to the designer prior to the commencement of the works.
- Do not scale, use figured dimensions only. If a dimension is not shown or is required consult with the designer.
- Do not alter the design either architecturally or structurally without prior consultation with the designer or engineer.

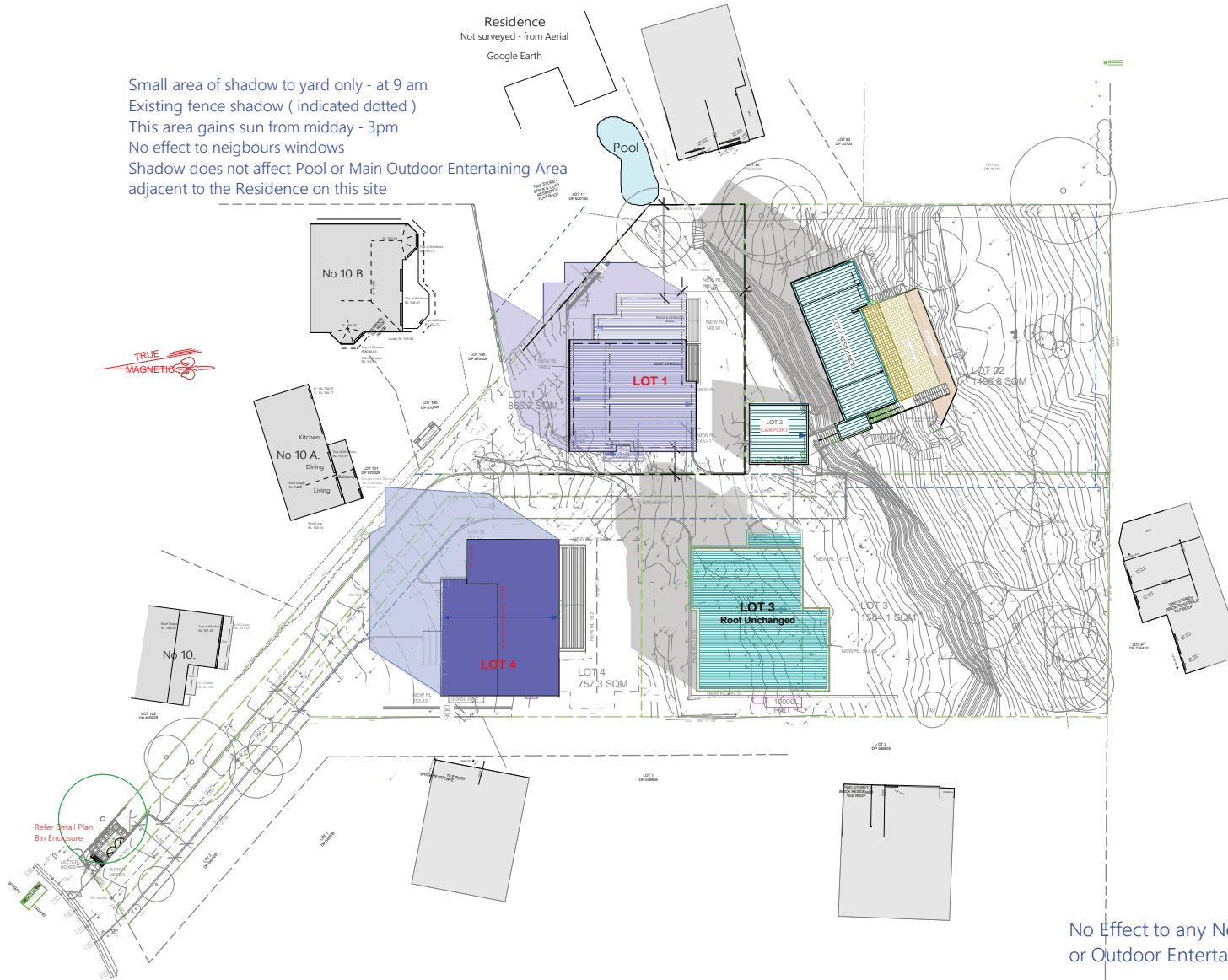
DRAWING:
Lot 2 Carport

NORTH

SCALE:
1:100@ A3

DRAWING NO.
DA 08

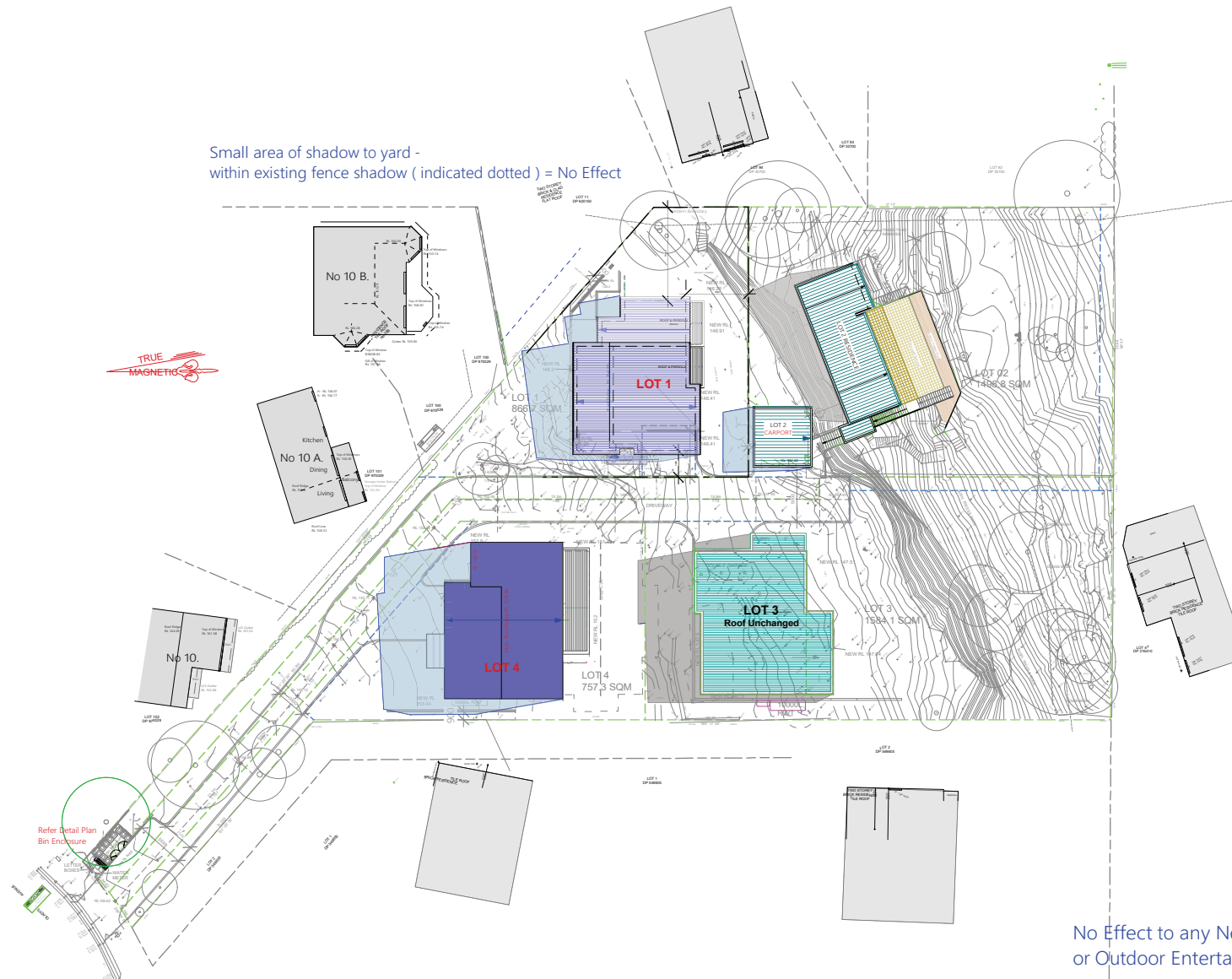
Small area of shadow to yard only - at 9 am
 Existing fence shadow (indicated dotted)
 This area gains sun from midday - 3pm
 No effect to neighbours windows
 Shadow does not affect Pool or Main Outdoor Entertaining Area
 adjacent to the Residence on this site



No Effect to any Neighbour's Windows
 or Outdoor Entertaining Areas

9 am - Winter Solstice
 Shadow Diagram

GENERAL NOTE: All dimensions shall be confirmed on site by the Subcontractor. Any discrepancies must be reported to the Designer before commencement of any work. The Designer shall not be liable for the quantities, of bearings, distances and areas have been taken from the context survey plan. It cannot be assumed that the survey plan is correct and the contractor shall verify all dimensions and areas before commencement of any work. The contractor is to ensure that the boundary survey is correct and that the contractor's work shall be in accordance with the approved survey plan. The contractor is to ensure that the boundary survey is correct and that the contractor's work shall be in accordance with the approved survey plan.		PROJECT: SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS, PROP. CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086		DESIGNER: Diana Prowse Reg. 5740 Di-Signed Architectural Solutions		CLIENT: JACK ZHANG	
REVISIONS: No. Description 01 Initial Design 02 Issue for P.D.A. 03 Issue for P.D.A. 04 Issue for P.D.A. 05 Issue for P.D.A. 06 Issue for P.D.A.		DATE: 22-06-22		SCALE: 1:100		DATE: 22-06-22	
PROJECT NO: 22-46		DATE: 22-06-22		SCALE: 1:100		DATE: 22-06-22	



Small area of shadow to yard -
within existing fence shadow (indicated dotted) = No Effect

TRUE
MAGNETIC

Refer Detail Plan
Bin Enclosure

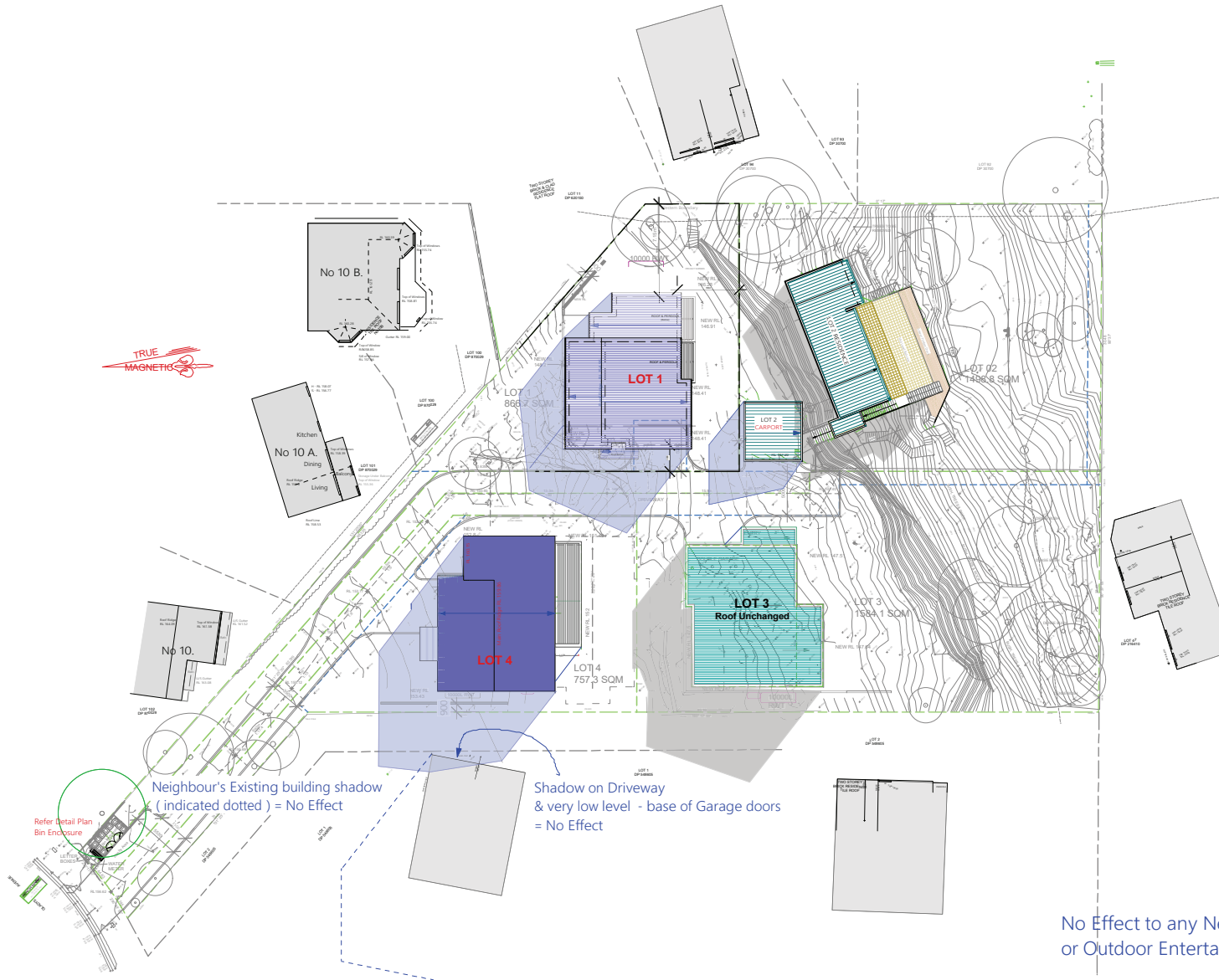
No Effect to any Neighbour's Windows
or Outdoor Entertaining Areas

12 Noon - Winter Solstice
Shadow Diagram

<p>GENERAL NOTES: All dimensions shall be confirmed on site by the Subcontractor. Any inaccuracies must be reported to the Designer before commencement of any work. The Designer shall not be liable for the quantities, of bearings, distances and areas have been taken from the context survey plan. It is the Contractor's responsibility to verify the exact boundary location. The Contractor shall ensure that all construction work is in accordance with the approved plans and specifications. The Contractor shall ensure that the boundary works are completed and that the construction methods have been approved in writing by the Designer. In the event of encountering any discrepancies on these drawings, application or subsequent instructions issued by the Subcontractor shall contact the Designer before proceeding with any work. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints to be constructed other than specified and shown on the drawings and approved in writing by the Designer. All structural components shall be erected in accordance to the design and specifications as prepared by a structural engineer. An existing structure must be demolished for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.</p>				<p>Project: SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS, PROP. CONSTRUCT. OF 3 X 2 STRY DWELLINGS AT 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086</p>						
<p>Client: JACK ZHANG</p>	<p>Drawn: LOT 4</p>	<p>Scale: 1:100</p>	<p>Sheet No: 22-46</p>	<p>Revision: 1</p>	<p>Date: 24/06/23</p>	<p>Project: 1</p>	<p>Scale: 1:100</p>	<p>Sheet No: 22-46</p>	<p>Revision: 1</p>	<p>Date: 24/06/23</p>
<p>By: Di-Signed Architectural Solutions Pty Ltd</p>				<p>By: Di-Signed Architectural Solutions Pty Ltd</p>						

Di-Signed Architectural Solutions Reg 5740
 12-14 Gladys Avenue, Frenchs Forest, NSW 2086
 Email: info@di-signed.com.au
 Mob 0414 931 018

Sheet No:	22-46	Scale:	1:100	Sheet No:	22-46
Revision:	1	Date:	24/06/23	Revision:	1



No Effect to any Neighbour's Windows or Outdoor Entertaining Areas

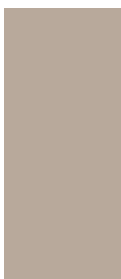
3 pm - Winter Solstice
Shadow Diagram

GENERAL NOTES: All dimensions shall be confirmed on site by the Builder/Subcontractor. Any discrepancies must be reported to the Designer before commencement of any work. All dimensions shall be taken on the quarters, at bearings, distances and areas have been taken from the correct survey plan. If survey may be required to verify the exact boundary location. The Contractor must ensure that construction work is in accordance with the site survey confirming the site boundaries has been completed. The Contractor is to ensure that the boundary is marked on the ground with suitable construction work and other arrangements. The Survey must be completed by a registered surveyor. In the event of encountering any discrepancies on these drawings, application or subsequent instructions issued, the Builder/Subcontractor shall contact the Designer before proceeding with any work. All connections, control joints and expansion joints in the walls, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints to be made other than specified and shown on the drawings and/or approved by the Designer. Measurements must be taken on site to set the work as constructed. All structural components shall be in strict accordance to stated load specifications as prescribed by a structural engineer. An existing structure must be demolished for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.		REVISIONS: <table border="1"> <tr><th>Rev</th><th>Date</th><th>Revised</th><th>By</th></tr> <tr><td>01</td><td>03/05/22</td><td>A - ISSUE FOR PERMIT</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> <tr><td>02</td><td>03/05/22</td><td>B - REVISION</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> <tr><td>03</td><td>03/05/22</td><td>C - ISSUE FOR PRE-DA</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> <tr><td>04</td><td>03/05/22</td><td>D - ISSUE FOR IAK</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> <tr><td>05</td><td>03/05/22</td><td>E - IAK & A HEIGHT REDUCED</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> <tr><td>06</td><td>03/05/22</td><td>F - Lot 1 - First Floor Area, Repositioning & Building Envelope Change - New structure by D Signet Architectural Solutions Pty Ltd</td><td>By D Signet Architectural Solutions Pty Ltd</td></tr> </table>	Rev	Date	Revised	By	01	03/05/22	A - ISSUE FOR PERMIT	By D Signet Architectural Solutions Pty Ltd	02	03/05/22	B - REVISION	By D Signet Architectural Solutions Pty Ltd	03	03/05/22	C - ISSUE FOR PRE-DA	By D Signet Architectural Solutions Pty Ltd	04	03/05/22	D - ISSUE FOR IAK	By D Signet Architectural Solutions Pty Ltd	05	03/05/22	E - IAK & A HEIGHT REDUCED	By D Signet Architectural Solutions Pty Ltd	06	03/05/22	F - Lot 1 - First Floor Area, Repositioning & Building Envelope Change - New structure by D Signet Architectural Solutions Pty Ltd	By D Signet Architectural Solutions Pty Ltd	PROJECT: SUBDIV. OF LAND, 2 LOTS INTO 4 LOTS, PROP. CONSTRUCT. OF 3 X 2 STORY DWELLINGS AT 12-14 GLADYS AVENUE, FRENCHS FOREST, NSW, 2086	DESIGNER: Diana Prowse Reg 5740 D Signet Architectural Solutions	CLIENT: JACK ZHANG	DATE: 22-06-22	SCALE: 1:100	DATE: 22-06-22	SCALE: 1:200
Rev	Date	Revised	By																																		
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**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
 CONSTRUCTION OF 2 STOREY DWELLING AT LOT 1, 12-14 GLADYS AVENUE, FRENCHS FOREST,
 NSW, 2086**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Puppy



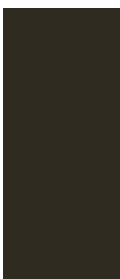
ROOF

Type	Pitched Roof
Manufacturer	Tiles
Colour	Monier concrete
Finish	Caraway



GUTTERS, DOWNPIPES AND FASCIA

Colour	Paint Finish
Finish	Dulux
Colour	Dark Metal



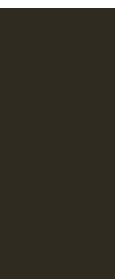
ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Dark Metal



POST AND RAILING

Finish	Paint Finish
Manufacturer	Dulux
Colour	Dark Metal





Suite 6, 7 Parkes Street
 Parramatta NSW 2150
 02 9633 4797
www.rkdesigns.com.au
admin@rkdesigns.com.au

1/08/2022

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
 CONSTRUCTION OF 2 STOREY DWELLING AT LOT 3, 12-14 GLADYS AVENUE, FRENCHS FOREST,
 NSW, 2086**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Charter Grey



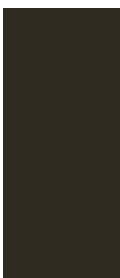
ROOF

Type	Flat roof
Manufacturer	Colorbond
Colour	Babyon
Finish	Metal



GUTTERS, DOWNPIPES AND FASCIA

Colour	Paint Finish
Finish	Dulux
Colour	Dark Metal



ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Dark Metal



POST AND RAILING

Finish	Paint Finish
Manufacturer	Dulux
Colour	Dark Metal



spaces designed for life

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
 CONSTRUCTION OF 2 STOREY DWELLING AT LOT 4, 12-14 GLADYS AVENUE, FRENCHS FOREST,
 NSW, 2086**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Subdue



ROOF	
Type	Pitched Roof
Manufacturer	Tiles
Colour	Monier concrete
Finish	Babylon



GUTTERS, DOWNPIPES AND FASCIA

Colour	Paint Finish
Finish	Dulux
Colour	Dark Metal



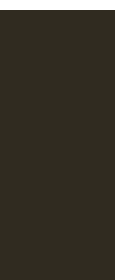
ALUMINIUM FRAME WINDOWS & SLIDING DOOR

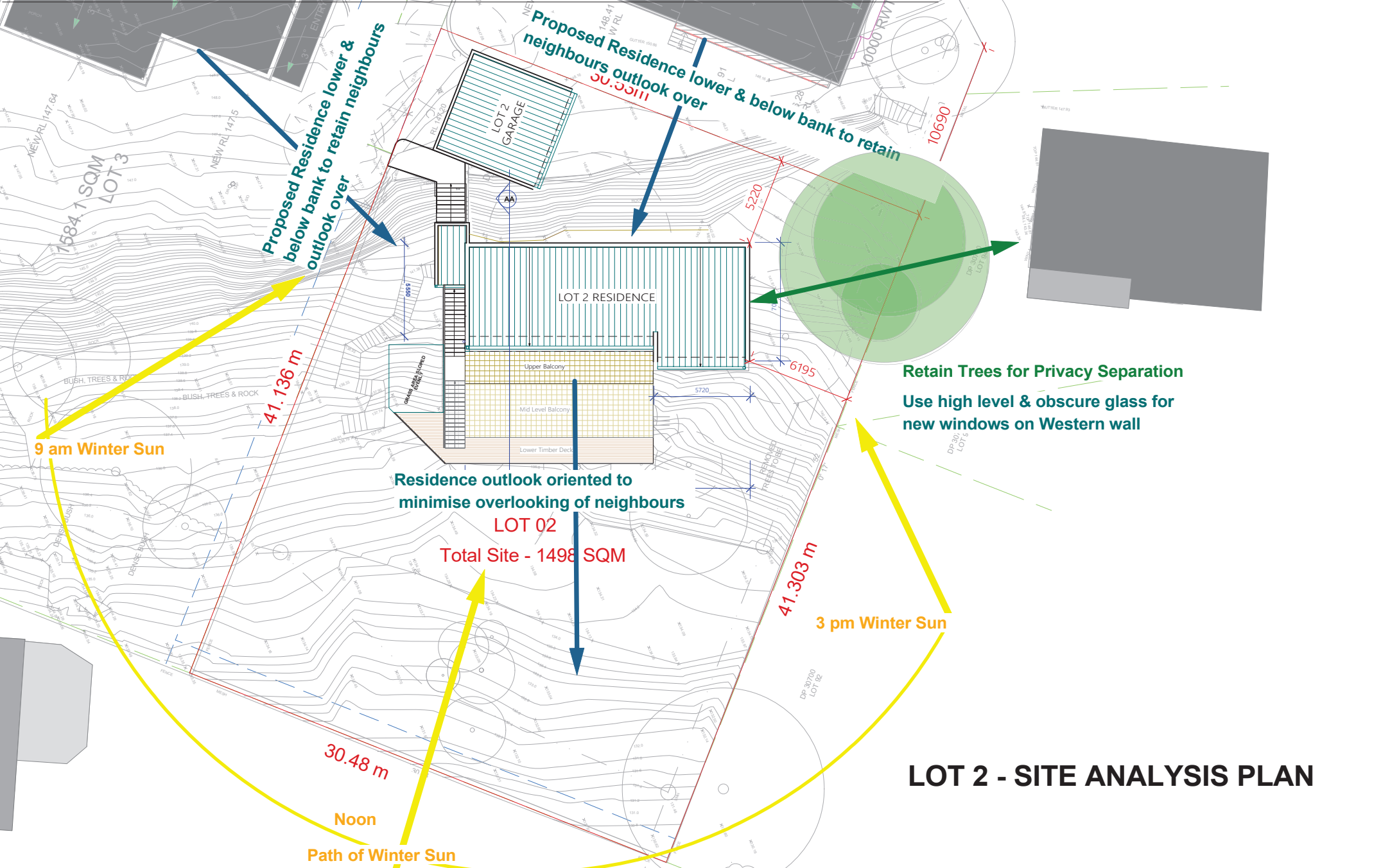
Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Dark Metal





POST AND RAILING

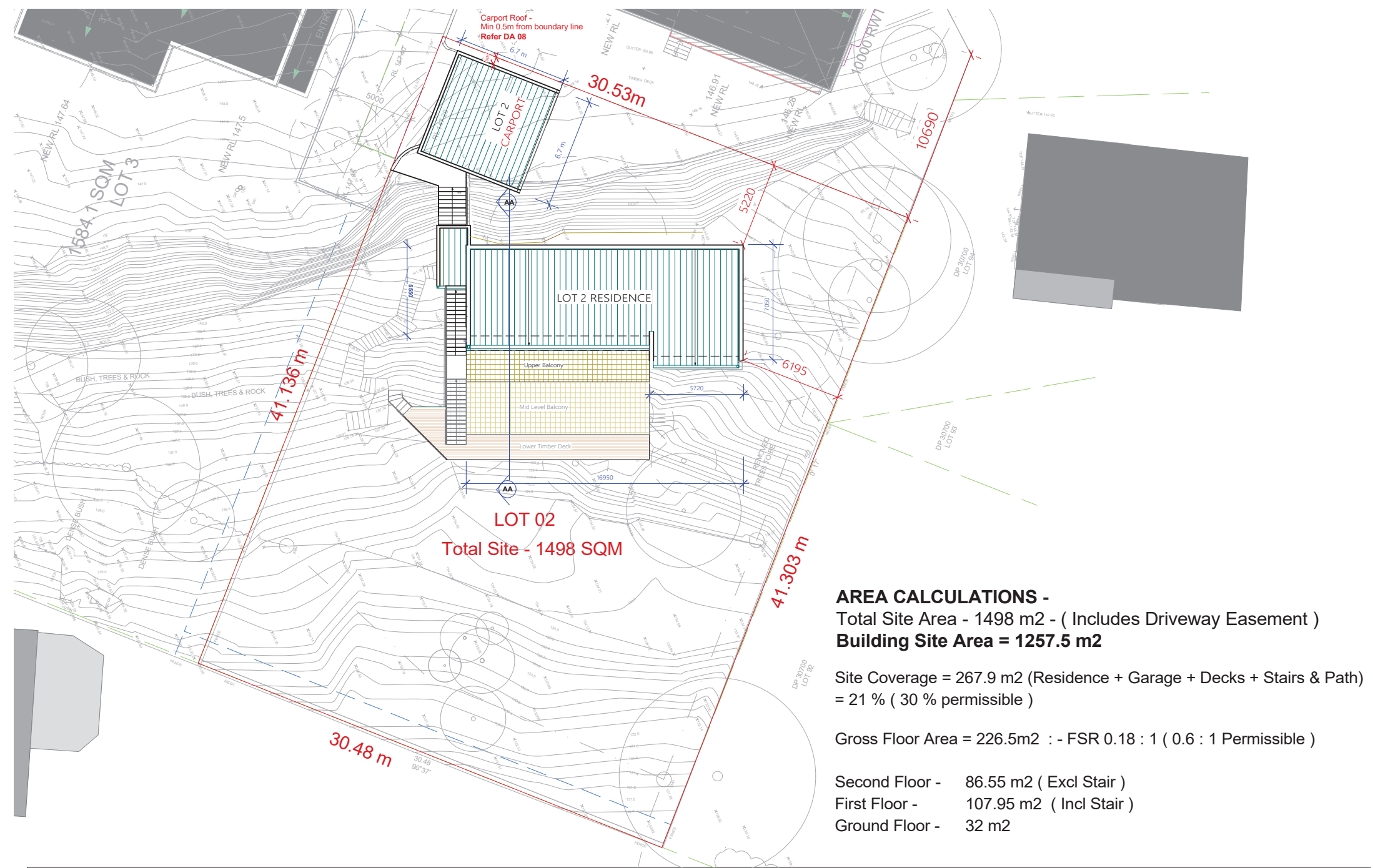
Finish	Paint Finish
Manufacturer	Dulux
Colour	Dark Metal





LOT 2 - SITE ANALYSIS PLAN

 <p>NKP ARCHITECTURE NSW ARB No. 10425 BEVERLY HILLS SYDNEY NSW 2209 M: 04 2072 5400 E: neil@nkparchitecture.com.au W: nkparchitecture.com.au</p>	<p>CLIENT: MR JACK ZHANG</p> <p>PROJECT ADDRESS: No. 12-14 GLADYS AVENUE, FRENCHS FOREST NSW 2030</p>	<p>REVISION HISTORY:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>COMMENT</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>16.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>23.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>30.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>15 Aug.22</td> <td>Issued for DA</td> <td>B</td> </tr> </tbody> </table>	DATE	COMMENT	REV.	16.03.22	FOR CONSULTANTS	A	23.03.22	FOR CONSULTANTS	A	30.03.22	FOR CONSULTANTS	A	15 Aug.22	Issued for DA	B	<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> These plans are subject copyright and must not be used copied or reproduced without the authority of the designer The Builder is to verify dimensions prior to commencement If any discrepancies arise they are to be reported to the designer prior to the commencement of the works Do not scale figured dimensions is not shown or is required consult with the designer Do not alter the design either architectural or structurally without prior consultation with the designer or engineer 	<p>DRAWING: LOT 2 - SITE ANALYSIS PLAN</p>	<p>Magnetic North</p>  <p>SCALE: 1: 200 @ A3</p> <p>DRAWING NO. DA 00</p>
DATE	COMMENT	REV.																		
16.03.22	FOR CONSULTANTS	A																		
23.03.22	FOR CONSULTANTS	A																		
30.03.22	FOR CONSULTANTS	A																		
15 Aug.22	Issued for DA	B																		



LOT 02
Total Site - 1498 SQM

AREA CALCULATIONS -
 Total Site Area - 1498 m² - (Includes Driveway Easement)
Building Site Area = 1257.5 m²

Site Coverage = 267.9 m² (Residence + Garage + Decks + Stairs & Path)
 = 21 % (30 % permissible)

Gross Floor Area = 226.5m² :- FSR 0.18 : 1 (0.6 : 1 Permissible)

Second Floor - 86.55 m² (Excl Stair)
 First Floor - 107.95 m² (Incl Stair)
 Ground Floor - 32 m²



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CLIENT:
MR JACK ZHANG

PROJECT ADDRESS:
**No. 12-14 GLADYS AVENUE,
 FRENCHS FOREST NSW 2030**

REVISION HISTORY:

DATE	COMMENT	REV.
16.03.22	FOR CONSULTANTS	A
23.03.22	FOR CONSULTANTS	A
30.03.22	FOR CONSULTANTS	A
15 Aug.22	Issued for DA	B
27 April 23	Garage deleted for Carport	C

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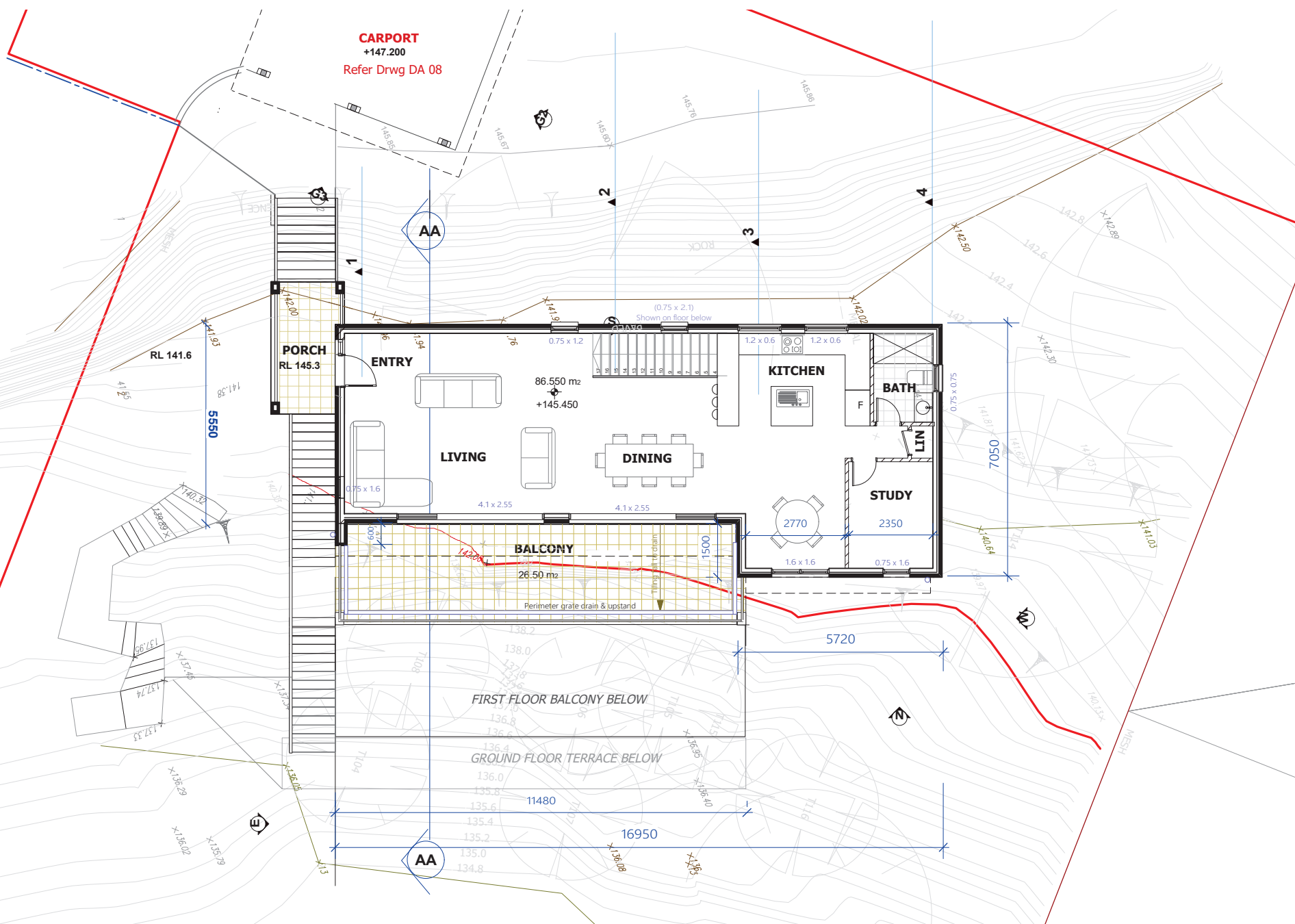
DRAWING:
LOT 2 - PROPOSED SITE & ROOF PLAN

Magnetic North

SCALE:
 1: 200 @ A3

DRAWING NO.
DA 01

CARPORT
+147.200
Refer Drwg DA 08



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CLIENT:
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FRENCHS FOREST NSW 2030**

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16.03.22	FOR CONSULTANTS	A
23.03.22	FOR CONSULTANTS	A
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DRAWING:

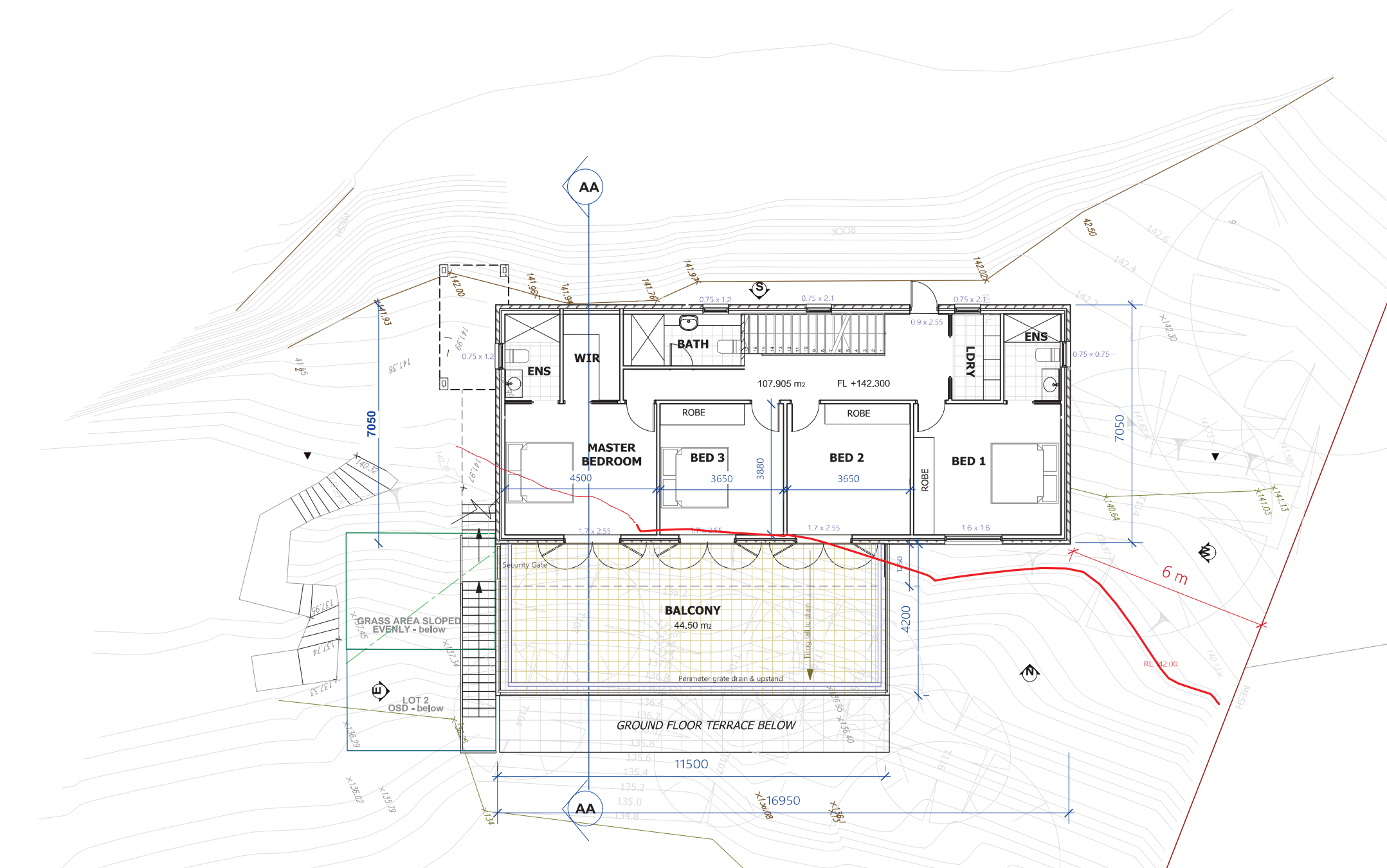
LOT 2 - PROPOSED SECOND FLOOR PLAN

NORTH

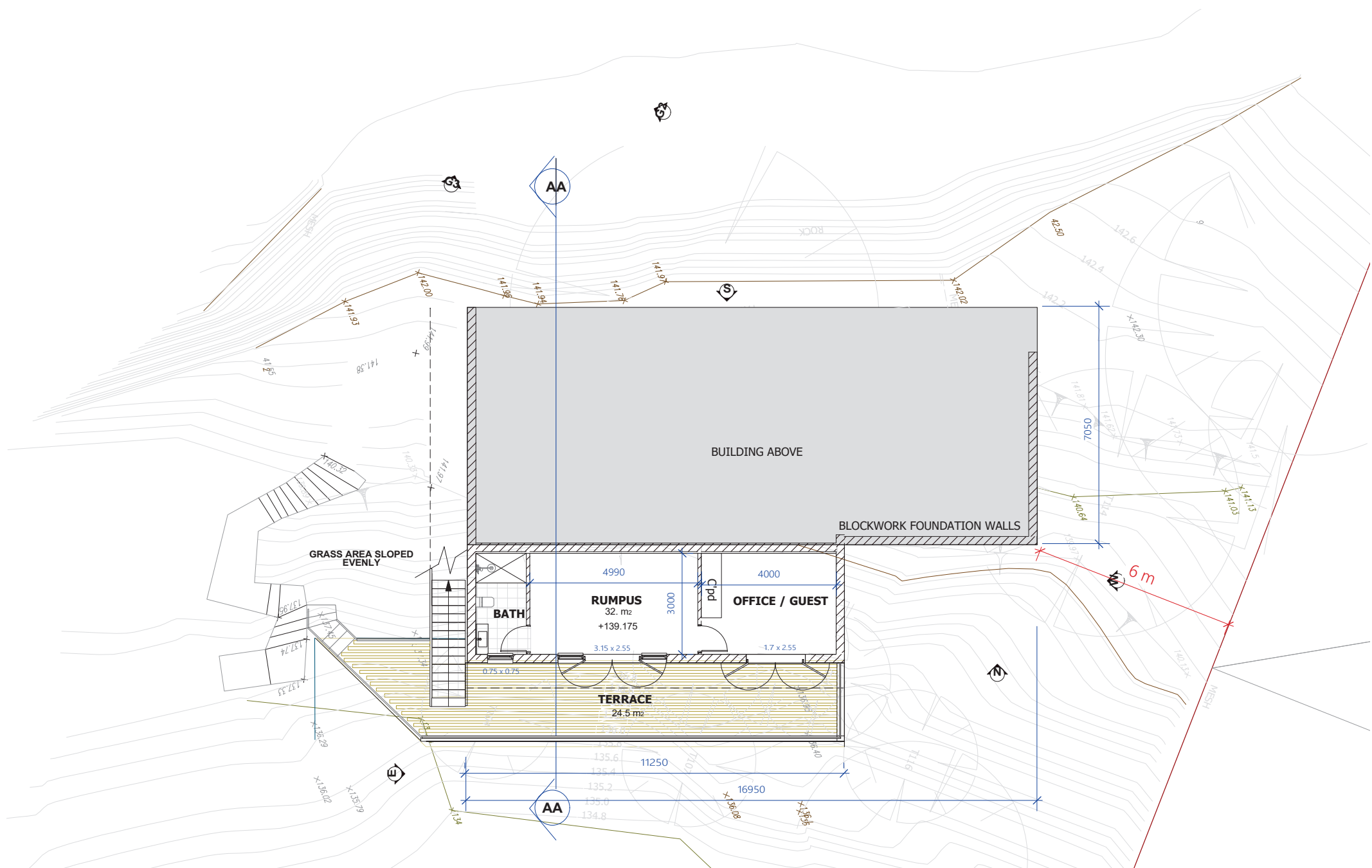


SCALE:
1:100 @ A3

DRAWING NO.
DA 02



	<p>NKP ARCHITECTURE NSW ARB No. 10425 BEVERLY HILLS SYDNEY NSW 2209 M: 04 2072 5400 E: neil@nkparchitecture.com.au W: nkparchitecture.com.au</p>	<p>CLIENT: MR JACK ZHANG</p> <p>PROJECT ADDRESS: No. 12-14 GLADYS AVENUE, FRENCHS FOREST NSW 2030</p>	<p>REVISION HISTORY:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>COMMENT</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>16.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>23.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>30.03.22</td> <td>FOR CONSULTANTS</td> <td>A</td> </tr> <tr> <td>15 Aug 22</td> <td>Issued for DA</td> <td>B</td> </tr> </tbody> </table>	DATE	COMMENT	REV.	16.03.22	FOR CONSULTANTS	A	23.03.22	FOR CONSULTANTS	A	30.03.22	FOR CONSULTANTS	A	15 Aug 22	Issued for DA	B	<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> These plans are subject copyright and must not be used copied or reproduced without the authority of the designer The Builder is to verify dimensions prior to commencement If any discrepancies arise they are to be reported to the designer prior to the commencement of the works Do not scale the figured dimensions as the dimension is not shown or is required consult with the designer Do not alter the design either architecturally or structurally without prior consultation with the designer or engineer 	<p>DRAWING: LOT 2 - PROPOSED FIRST FLOOR PLAN</p>	<p>Magnetic North</p>	<p>SCALE: 1:100 @ A3</p> <p>DRAWING NO. DA 03</p>
DATE	COMMENT	REV.																				
16.03.22	FOR CONSULTANTS	A																				
23.03.22	FOR CONSULTANTS	A																				
30.03.22	FOR CONSULTANTS	A																				
15 Aug 22	Issued for DA	B																				



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CLIENT:
MR JACK ZHANG

PROJECT ADDRESS:
**No. 12-14 GLADYS AVENUE,
 FRENCHS FOREST NSW 2030**

REVISION HISTORY:

DATE	COMMENT	REV.
16.03.22	FOR CONSULTANTS	A
23.03.22	FOR CONSULTANTS	A
30.03.22	FOR CONSULTANTS	A
15 Aug 22	Issued for DA	B
12.03.2023	Amended for Council	C

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- is not shown or is required consult with the designer
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DRAWING:

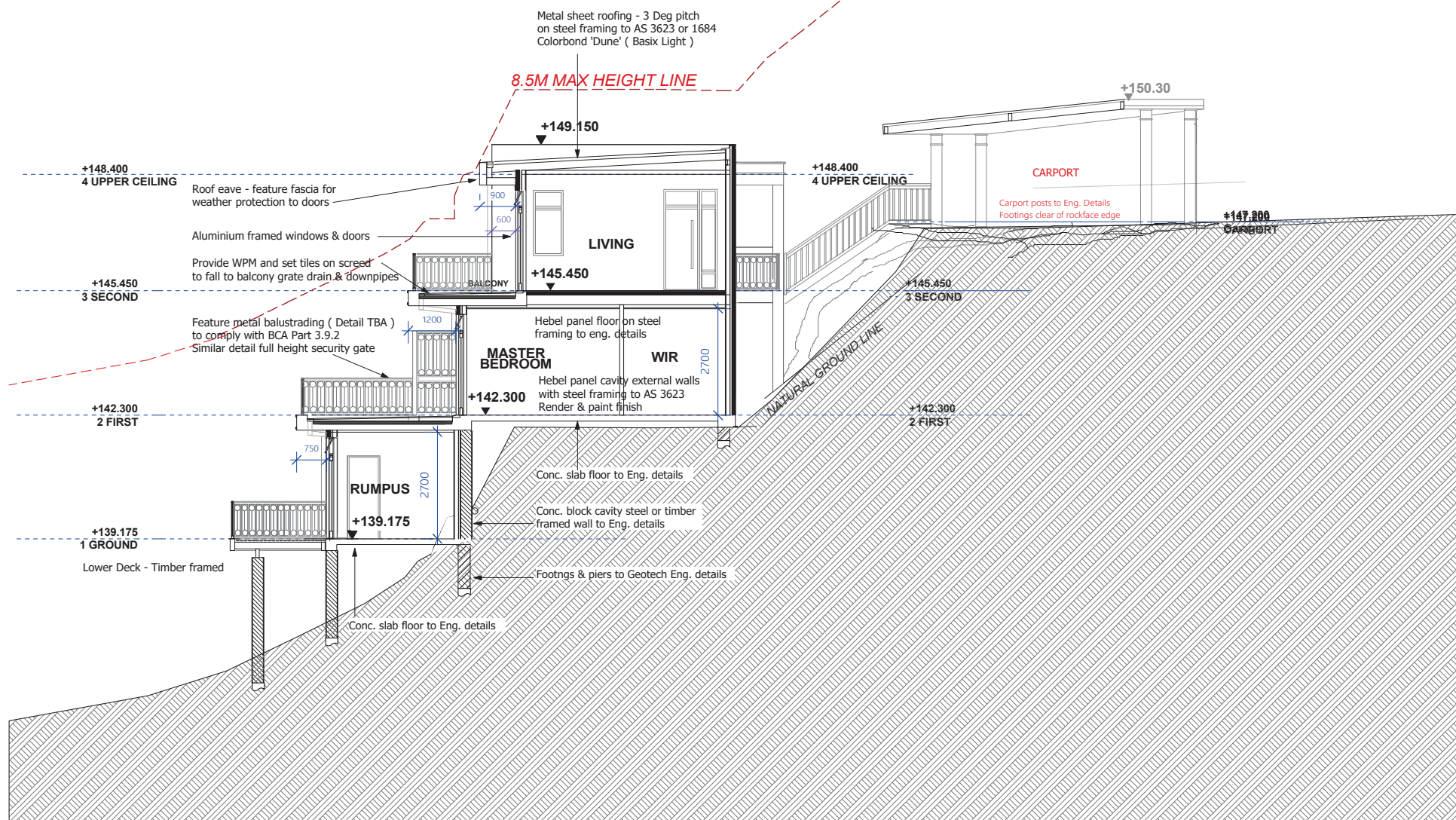
LOT 2 - PROPOSED GROUND FLOOR PLAN

NORTH



SCALE:
1:100 @ A3

DRAWING NO.
DA 04



NKP ARCHITECTURE
 NSW ARB No. 10425
 BEVERLY HILLS
 SYDNEY NSW 2209
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 W: nkparchitecture.com.au

CLIENT:
MR JACK ZHANG

PROJECT ADDRESS:
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 FRENCHS FOREST NSW 2030**

REVISION HISTORY:

DATE	COMMENT	REV.
18.03.22	FOR CONSULTANTS	A
23.03.22	FOR CONSULTANTS	A
30.03.22	FOR CONSULTANTS	A
15 Aug.22	Consultant check - DA	A
15 Aug.22	Issued for DA	B
27 April 23	Garage deleted for Carport	C

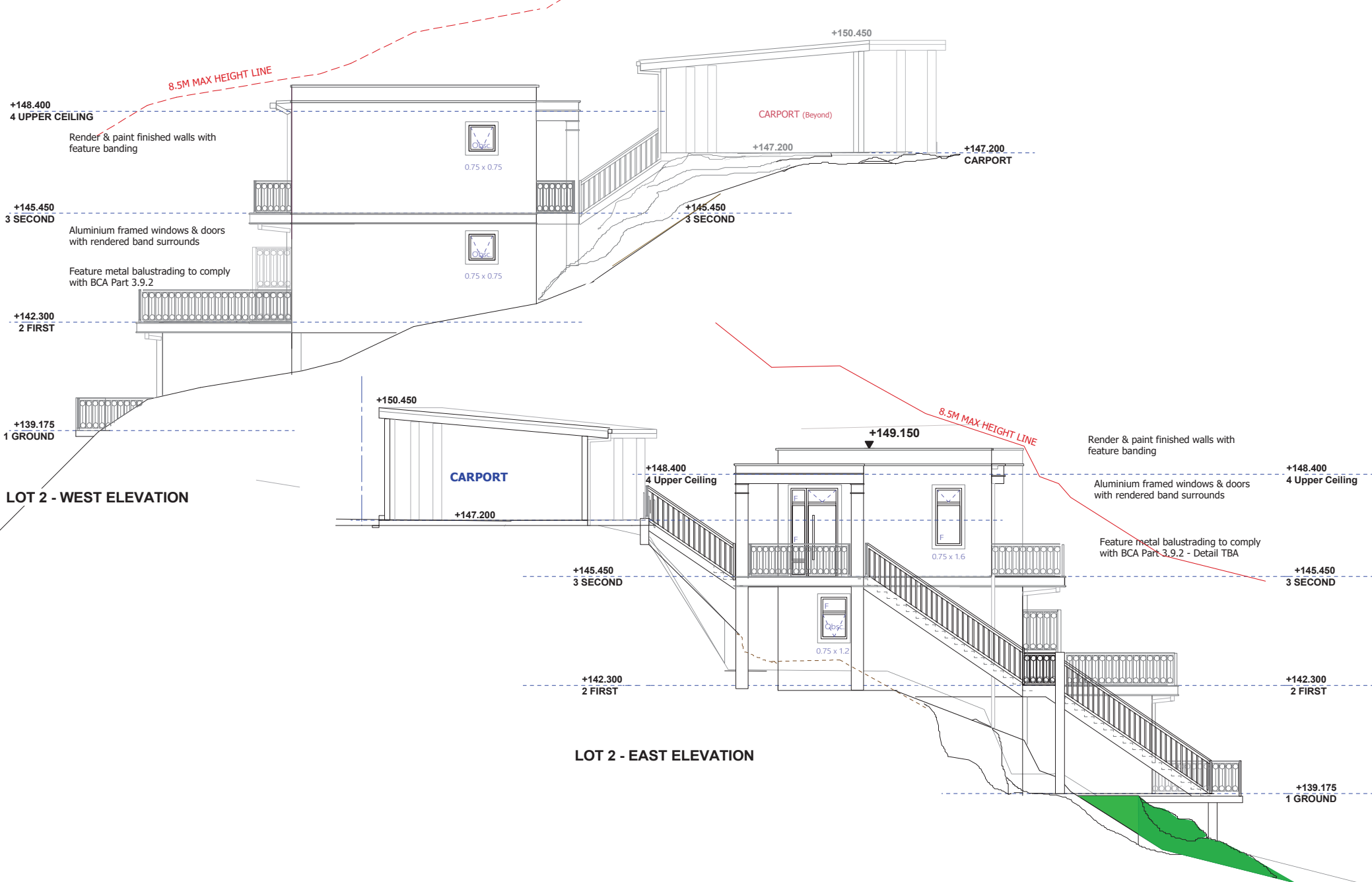
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DRAWING:
LOT 2 - PROPOSED SECTION A-A

SCALE:
1:100 @ A3

DRAWING NO.
DA 05



LOT 2 - WEST ELEVATION

LOT 2 - EAST ELEVATION



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 W: nkparchitecture.com.au

CLIENT:
MR JACK ZHANG

PROJECT ADDRESS:
**No. 12-14 GLADYS AVENUE,
 FRENCHS FOREST NSW 2030**

REVISION HISTORY:

DATE	COMMENT	REV.
16.03.22	FOR CONSULTANTS	A
23.03.22	FOR CONSULTANTS	A
30.03.22	FOR CONSULTANTS	A
15 Aug 22	Issued for DA	B
27 April 23	Garage deleted for Carport	C

GENERAL NOTES:

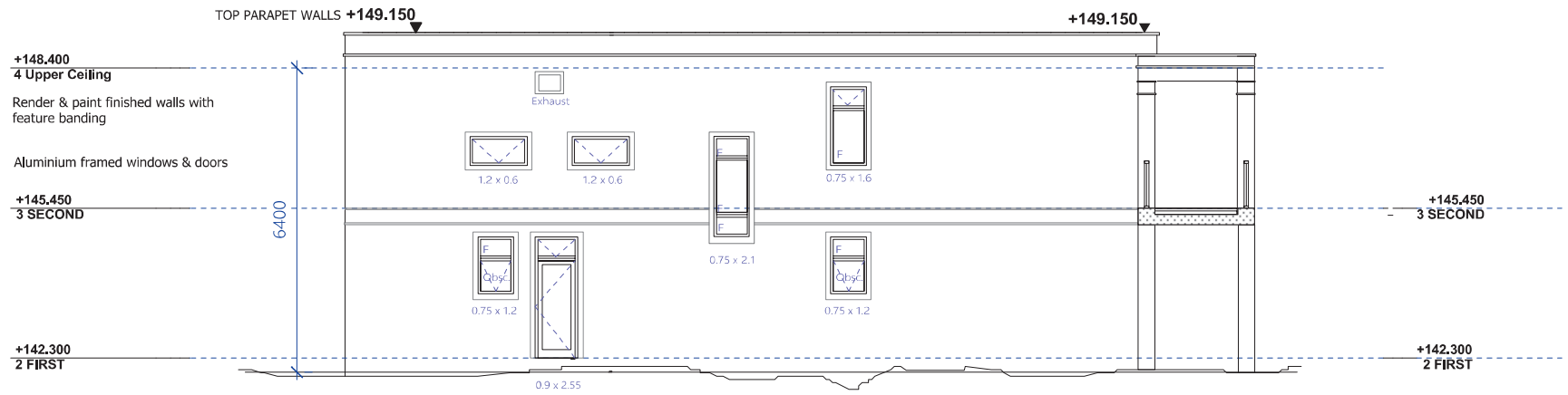
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DRAWING:
LOT 2 - EAST & WEST ELEVATION

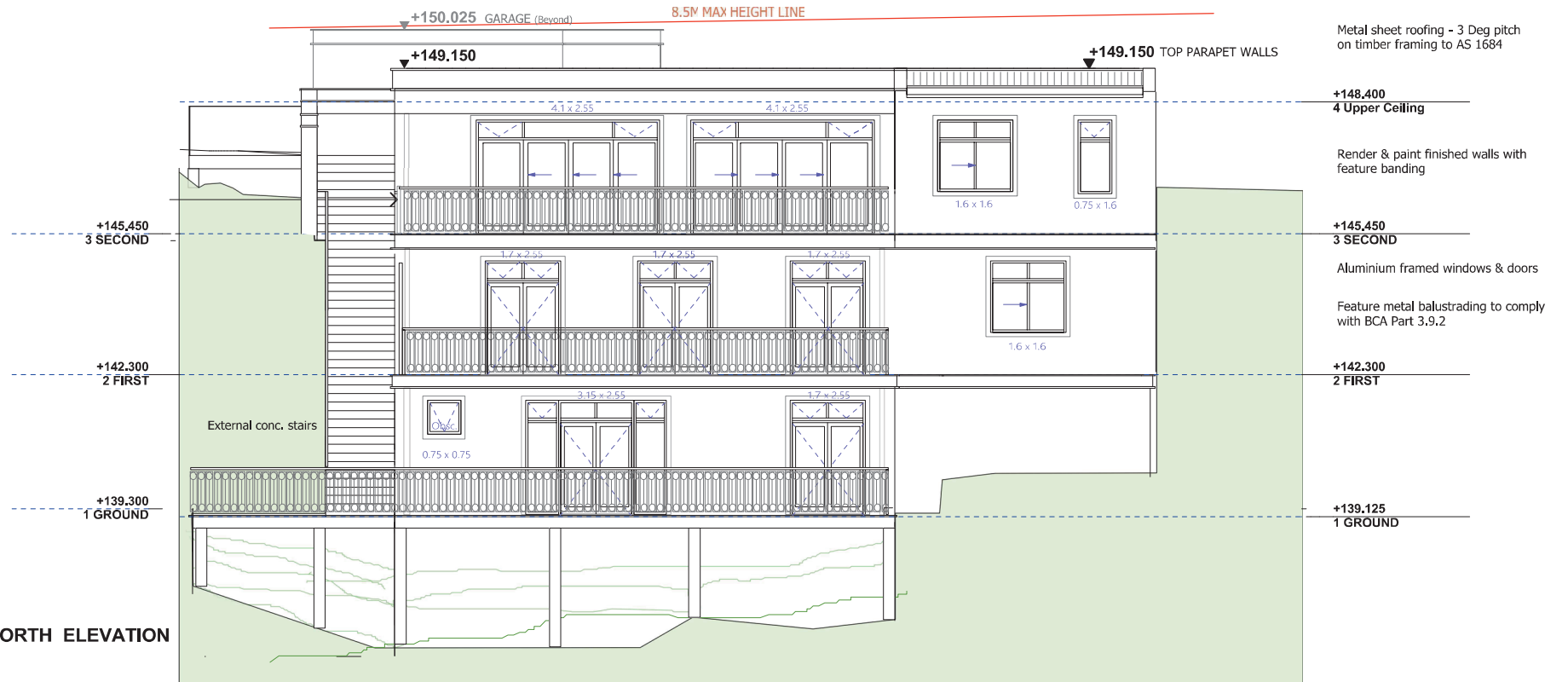
NORTH

SCALE:
1:100 @ A3

DRAWING NO.
DA 06



LOT 2 - SOUTH ELEVATION



LOT 2 - NORTH ELEVATION



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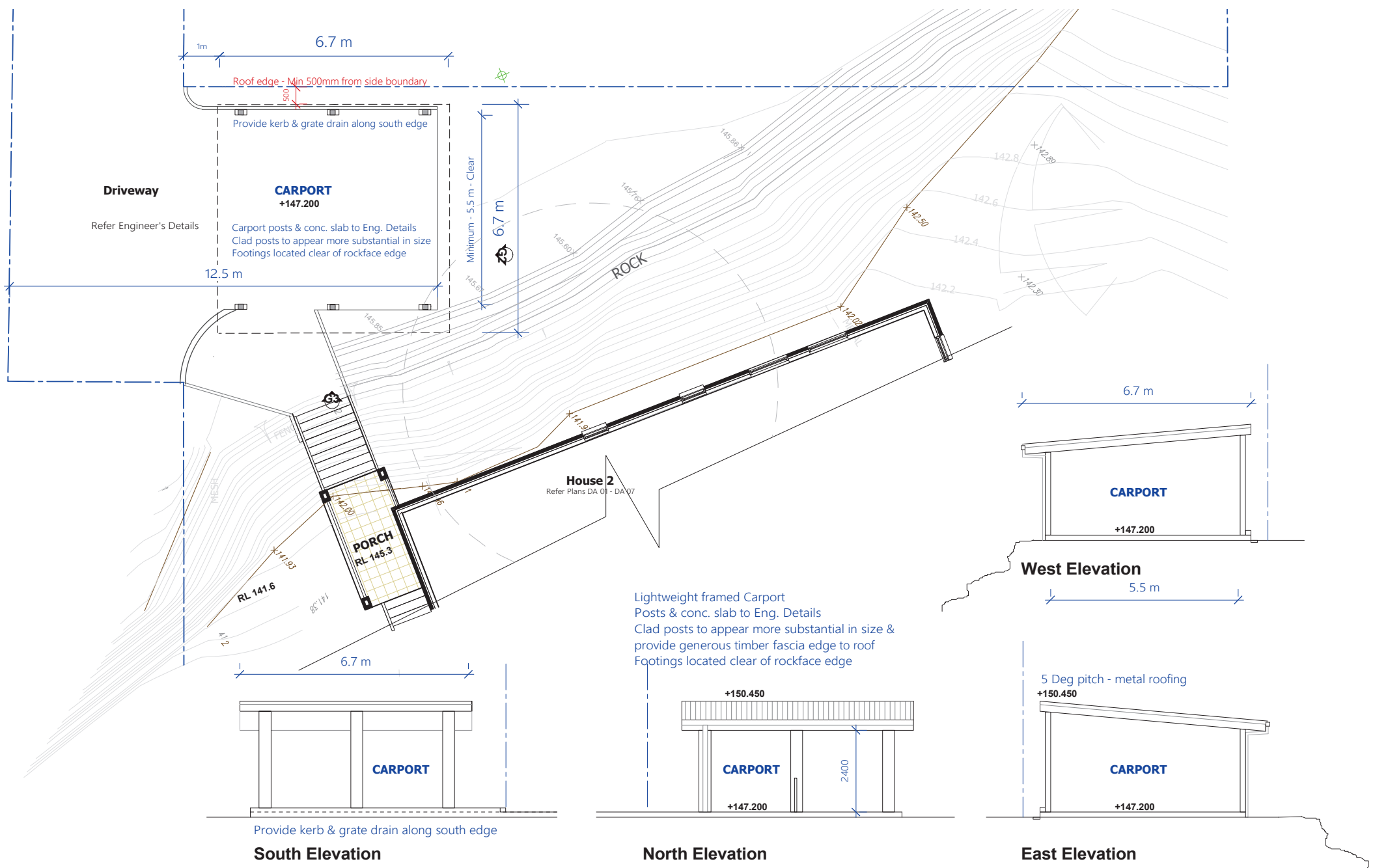
DRAWING:

LOT 2 - NORTH & SOUTH ELEVATION

NORTH

SCALE:
1:100 @ A3

DRAWING NO.
DA 07



Lightweight framed Carport
 Posts & conc. slab to Eng. Details
 Clad posts to appear more substantial in size &
 provide generous timber fascia edge to roof
 Footings located clear of rockface edge

South Elevation

North Elevation

East Elevation



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DRAWING:
LOT 2 - PROPOSED CARPORT



NORTH

SCALE:
 1:100 @ A3

DRAWING NO.
DA 08

LOT 2 - PROPOSED FINISHES - DARK EARTH COLOURS



Roof
Sheet Metal (3 Deg Pitch)
Dulux Colorbond "Dune"



External Walls
Rendered Hebel panel with paint finish
Paint downpipes to match wall
Dulux "Water Rock"



Garage & Front Door
Dulux Colorbond "Wallaby"



Aluminium framed Windows & Doors
Dulux Powdercote "Dark Metal"



Feature wrought iron balustrades
Dulux Powdercote "Dark Metal"



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18.03.22	FOR CONSULTANTS	A
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30.03.22	FOR CONSULTANTS	A

GENERAL NOTES:

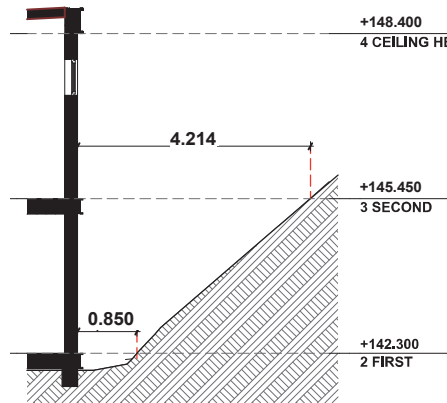
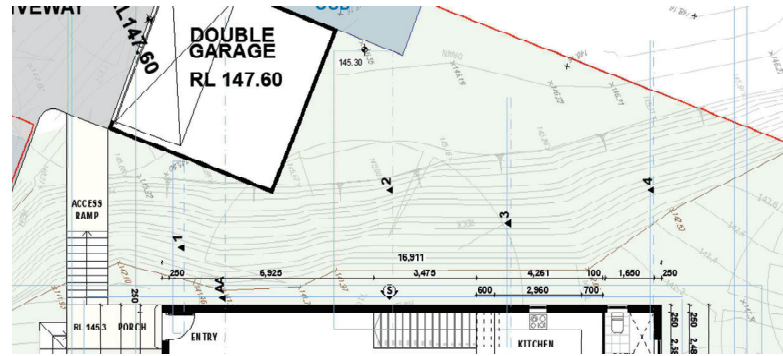
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DRAWING:

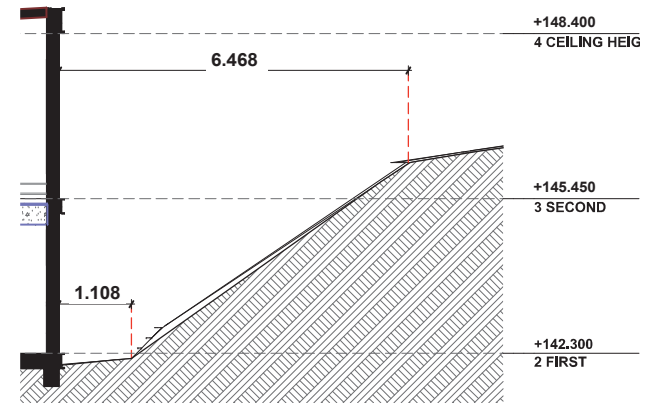
LOT 2 - PROPOSED COLOURS & FINISHES

SCALE:
1:100 @ A3

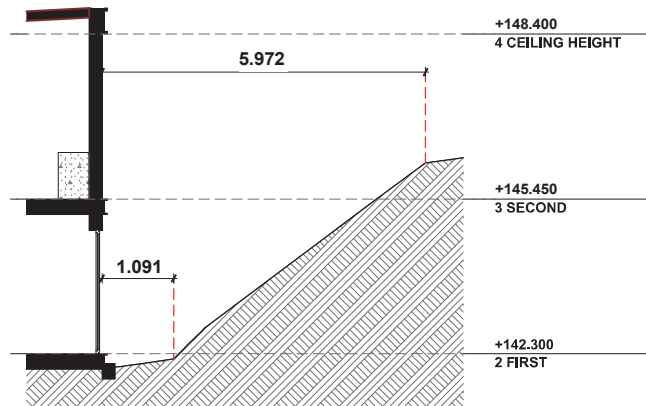
DRAWING NO.
**Colours & Finishes
Schedule**



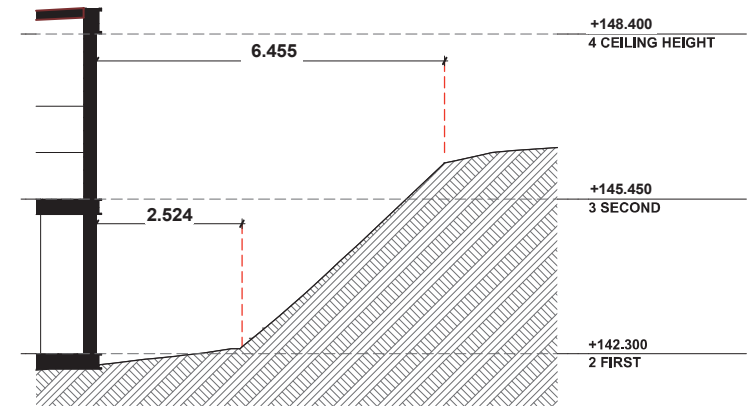
SECTION 1



SECTION 2



SECTION 3



SECTION 4



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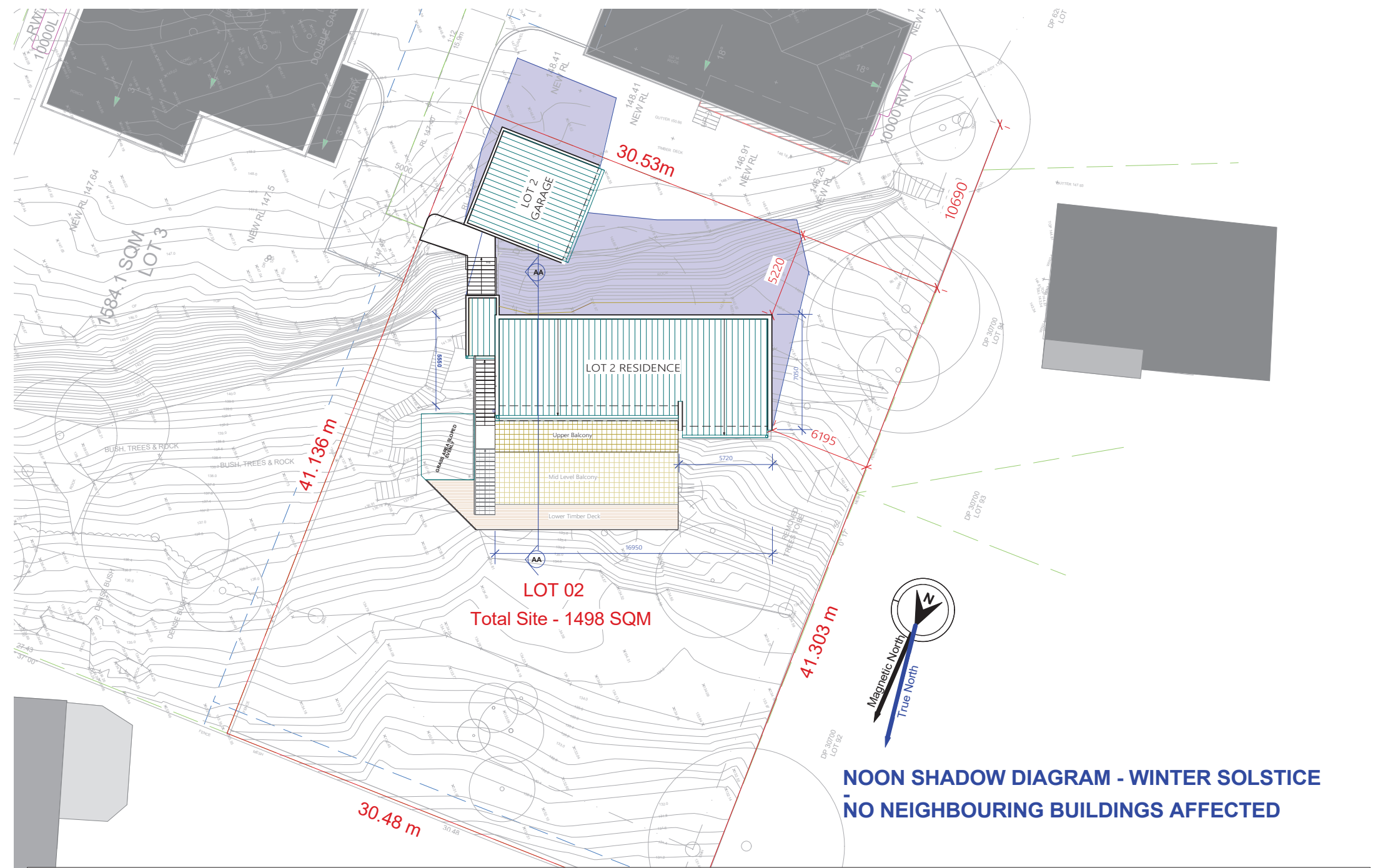
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DRAWING:

LOT 2 - PROXIMITY TO CLIFF

NORTH

SCALE:
1:100@ A3



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DRAWING:

LOT 2 - Noon Shadow Diagram

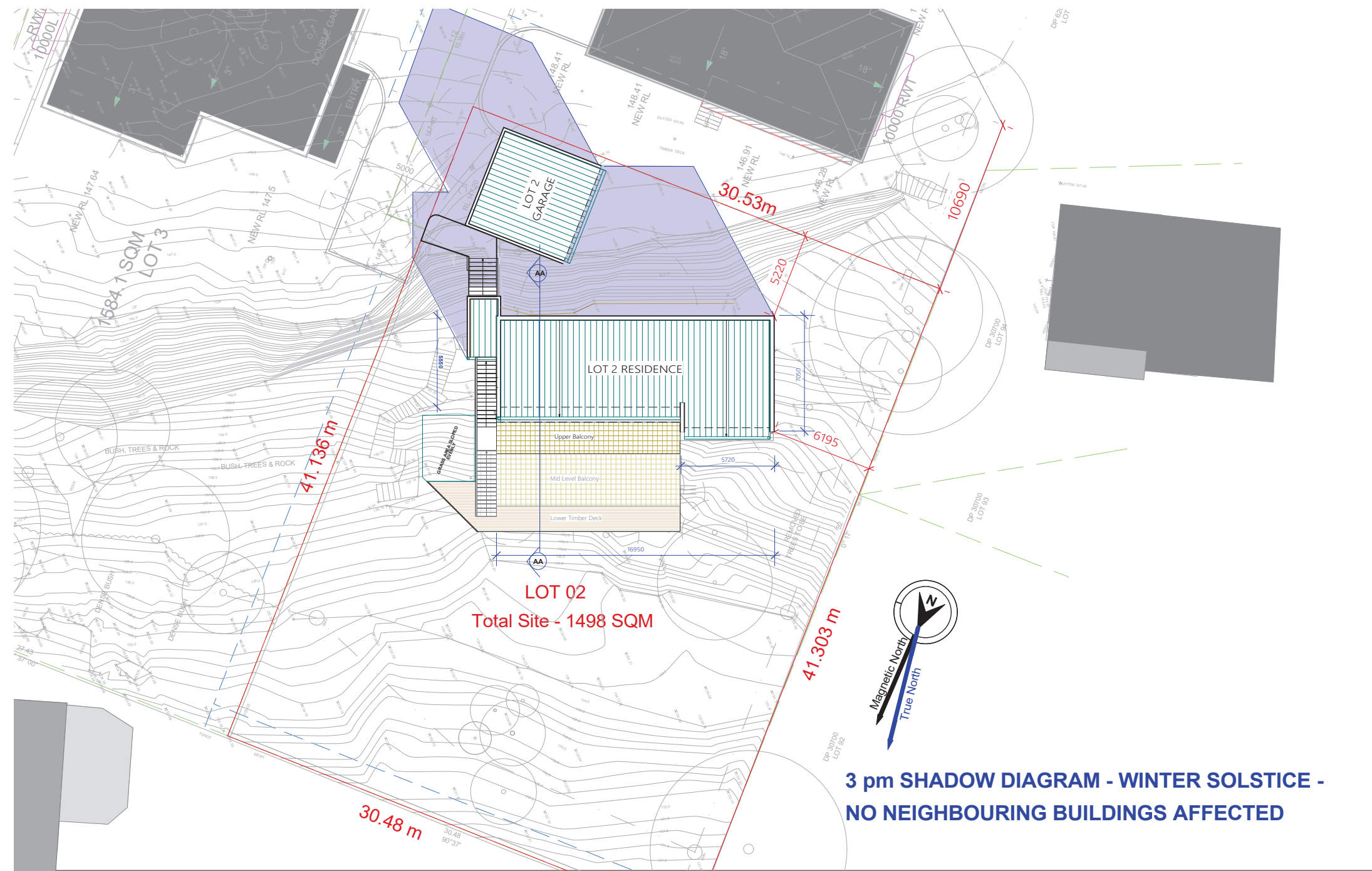
Magnetic North



SCALE:
1: 200 @ A3

DRAWING NO.

SD 01



3 pm SHADOW DIAGRAM - WINTER SOLSTICE - NO NEIGHBOURING BUILDINGS AFFECTED



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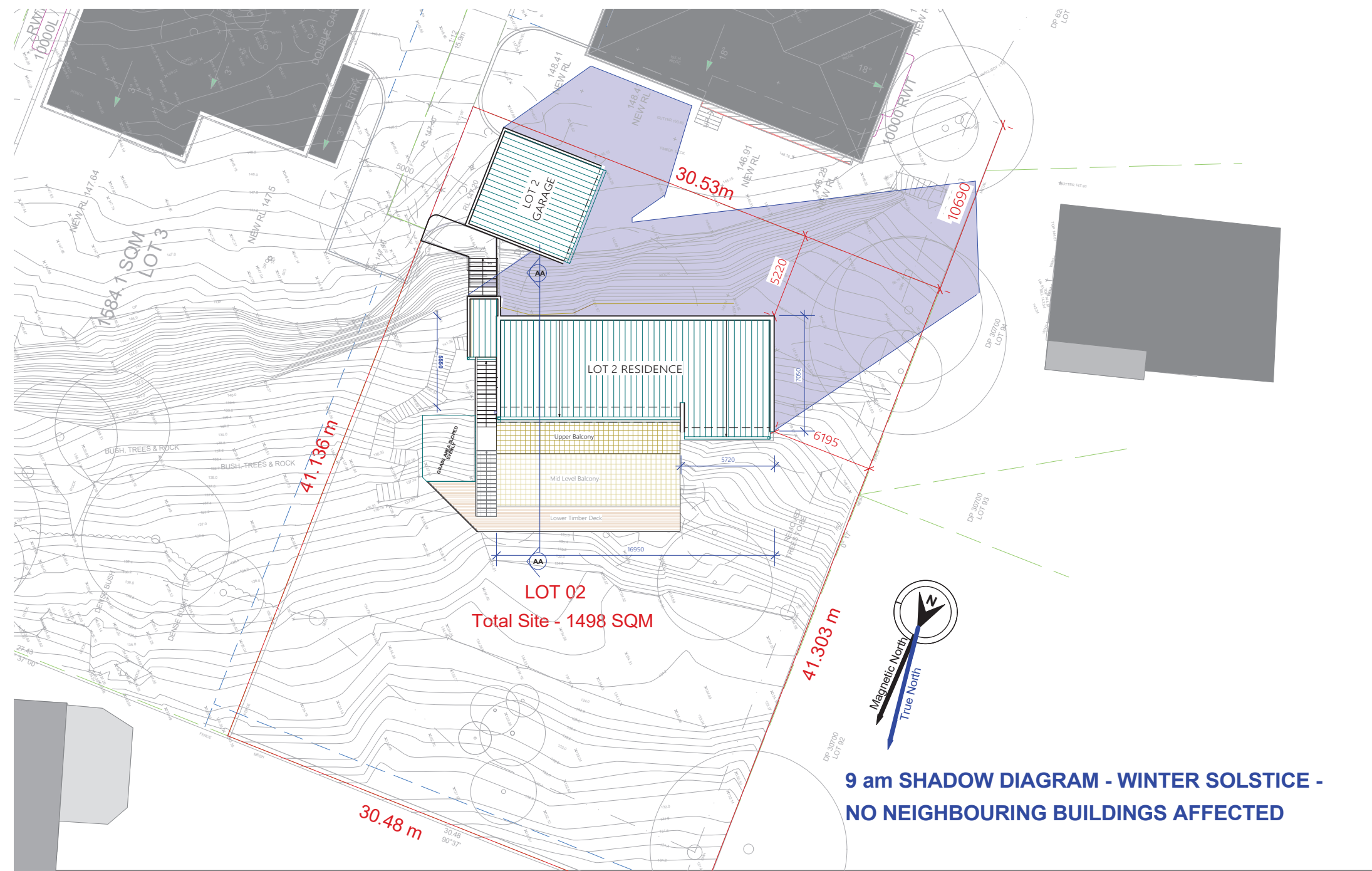
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DRAWING:
LOT 2 - Noon Shadow Diagram

Magnetic North

SCALE:
 1: 200 @ A3

DRAWING NO.
SD 01



LOT 02
Total Site - 1498 SQM

**9 am SHADOW DIAGRAM - WINTER SOLSTICE -
NO NEIGHBOURING BUILDINGS AFFECTED**



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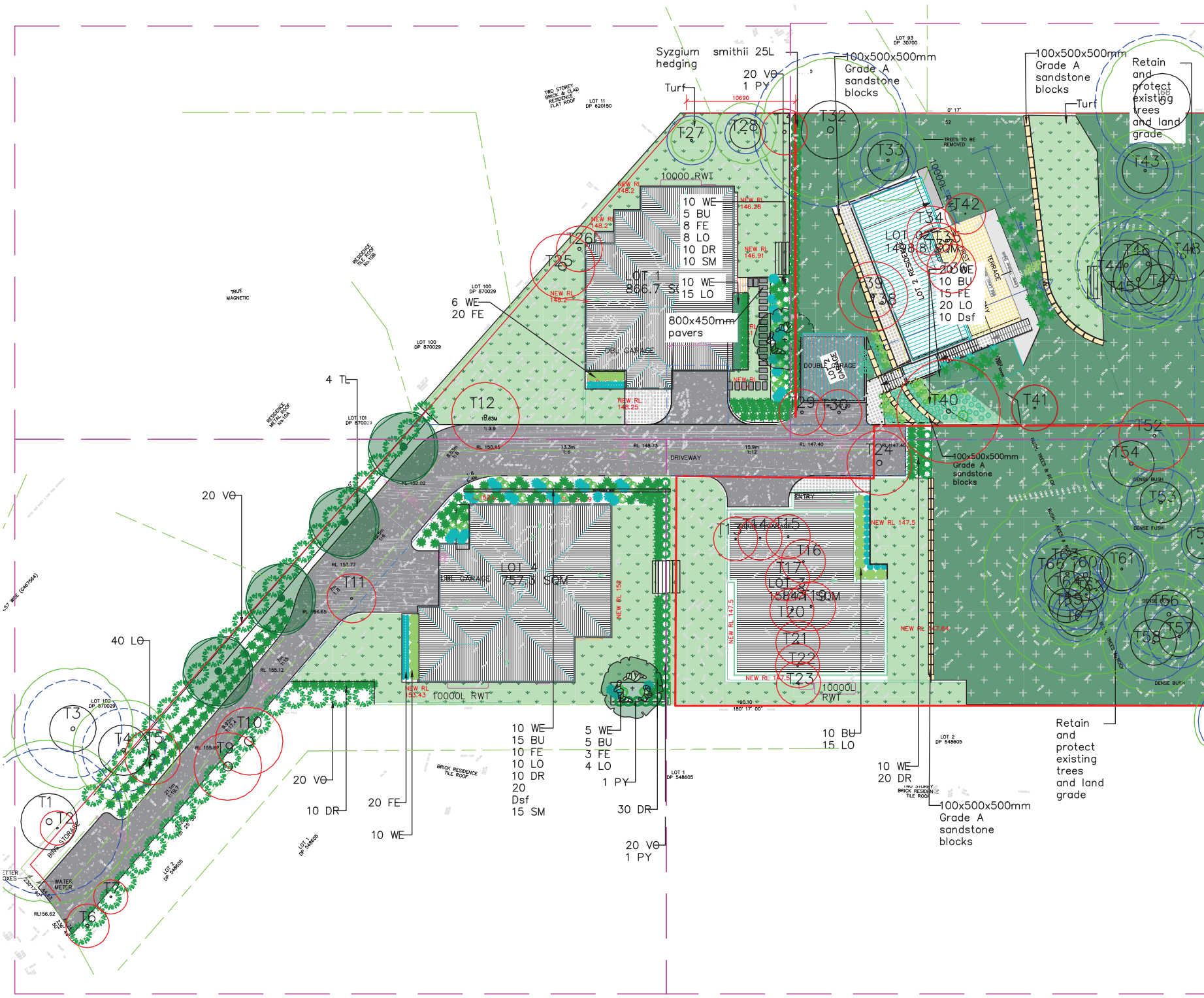
DRAWING:
LOT 2 - Noon Shadow Diagram

Magnetic North



SCALE:
1: 200 @ A3

DRAWING NO.
SD 03



- NOTES: preference to scaling.
- The contractor shall check all dimensions with before commencing work.
 - Construction is to be compliant with Australian standards for this landscape design. This is a landscape design and is not to be read in conjunction with engineers and architectural plans.
 - Designer is not responsible for Vegetation health or asset damage during and after construction.

KEY

- Existing tree to be retained
- Existing tree to be removed
- Proposed Tree
- Proposed grasses/shrubs
- Proposed Hedge
- Concrete
- Turf
- Folding clothes line

- NOTE:**
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AT THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE TO MANUFACTURERS STANDARDS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, HYDRAULIC AND SURVEY PLAN.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED AS PER ARBORIST REPORT AND COUNCIL REQUIREMENTS.
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 - DAL BEFORE YOU DIG IS RECOMMENDED BEFORE COMMENCING LANDSCAPE WORKS.
 - REFER TO ARBORIST REPORT FOR TREE RETENTION AND REMOVAL.

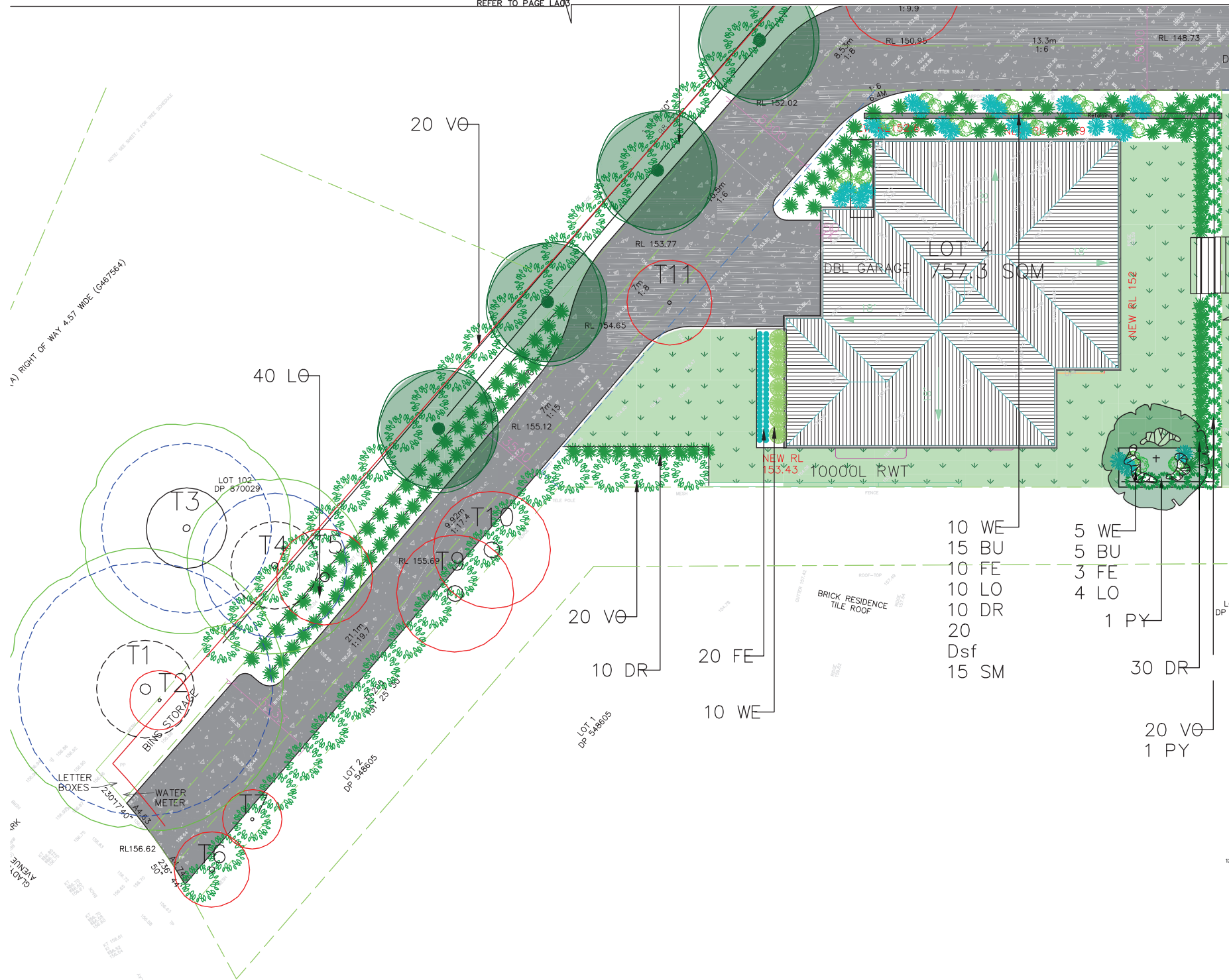
Contours presented in the plan are based on existing conditions. Cut and fill is to be determined by engineers and are not specified on the plan.

B Council recommendation	04.08.2022
A Landscape plan	04.08.2022
ISSUE DESCRIPTION	DA

ADDRESS	12-14 Gladys Ave frenchsford
DRAWING TITLE	LANDSCAPE PLAN
DATE: 04.08.2022	DRAWING NO: REVE
DRAWN BY: JON HODGE	LA01 B
SCALE: 1:200	

REFER TO PAGE LA03

A) RIGHT OF WAY 4.57 MIDE (G467564)



1. Figured dimensions shall be taken in NOTES preference to scaling.
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- 10 WE
- 15 BU
- 10 FE
- 10 LO
- 10 DR
- 20
- Dsf
- 15 SM
- 5 WE
- 5 BU
- 3 FE
- 4 LO
- 1 PY
- 30 DR
- 20 VØ
- 1 PY

ISSUE	DESCRIPTION	DATE
A	Landscape plan	04.08.2022









ADDRESS
19 Gladys Ave frenchforest

DRAWING TITLE
LANDSCAPE PLAN—LOT 4

DATE: 04.08.2022 DRAWING NO: REVISION:
DRAWN BY: JOB NO: JOB NO: SCALE: 1:500
LA02 A

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KEY

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-  Proposed Hedge
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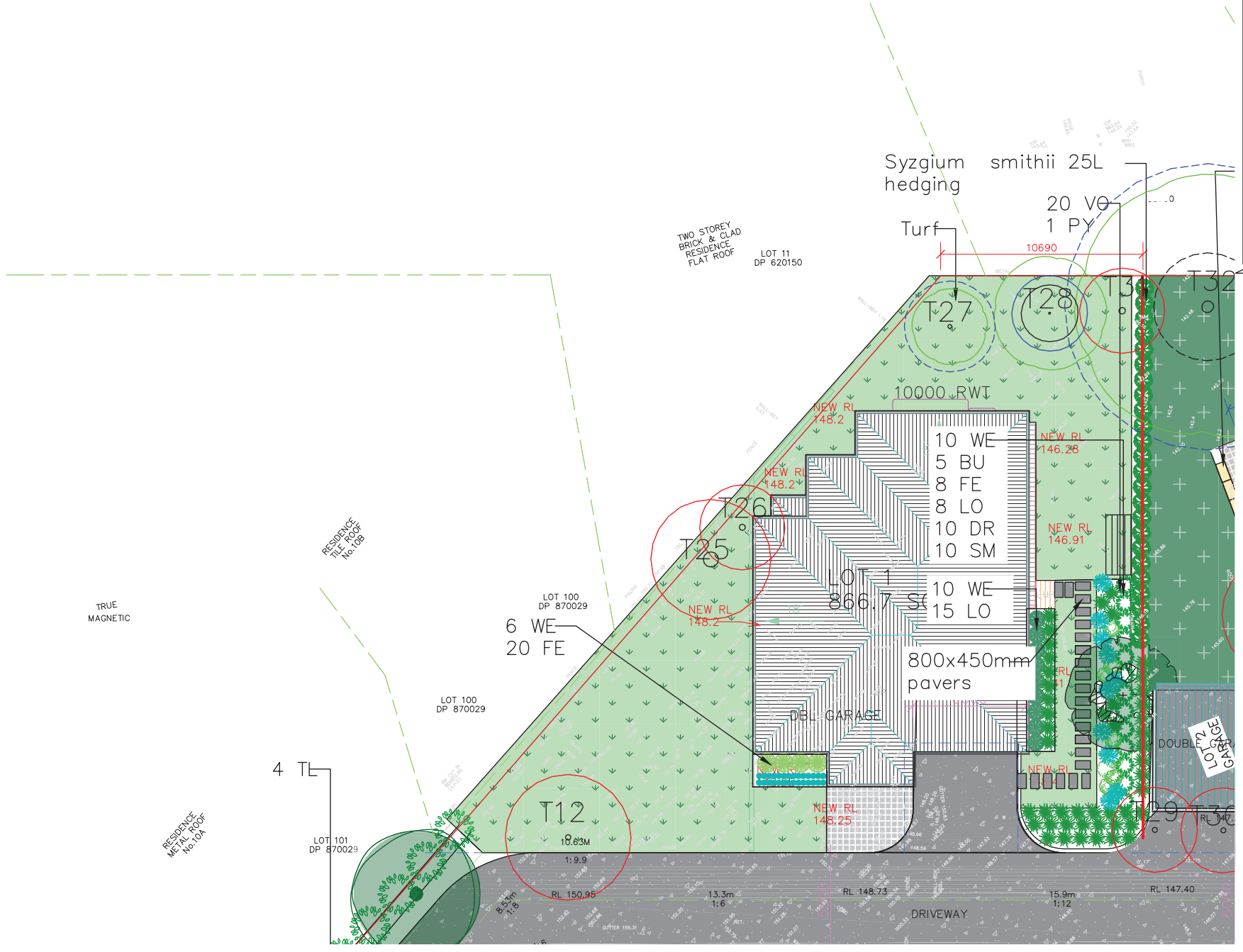
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ISSUE	DESCRIPTION	DATE
A	Landscape plan	04.08.2022

ADDRESS
12-19 Gladys Ave frenchforest

DRAWING TITLE
LANDSCAPE PLAN- LOT 1

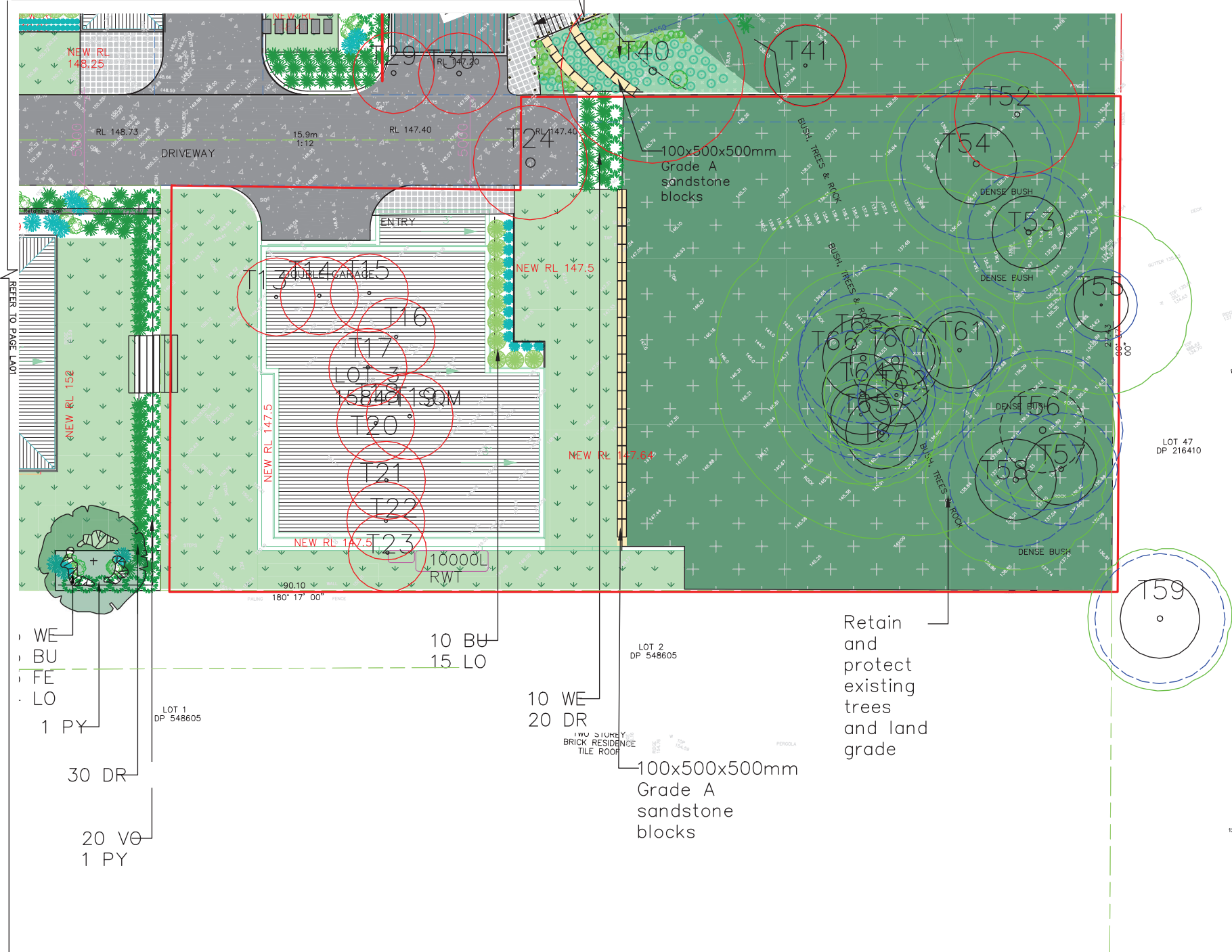
DATE	DRAWING NO	REVISION
04.08.2022	LA03	A



REFER TO PAGE LA04

REFER TO PAGE LA02

REFER TO PAGE LA03



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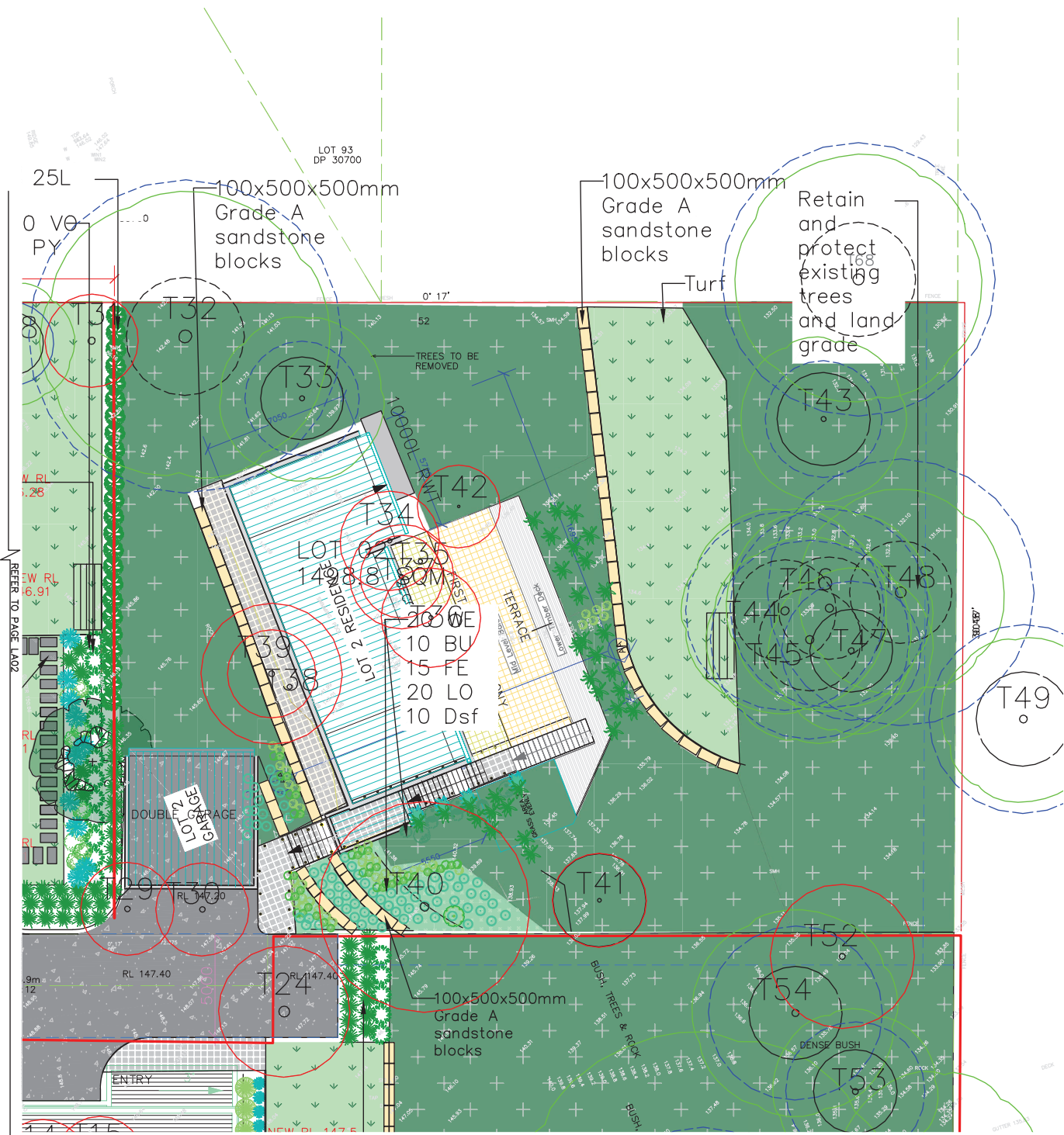
Retain and protect existing trees and land grade

ISSUE	DESCRIPTION	DATE
A	Landscape plan	04.08.2022

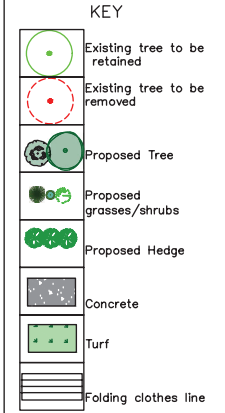
ADDRESS
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DRAWING TITLE
LANDSCAPE PLAN- LOT 3

DATE: 04.08.2022 DRAWING NO: REVISION:
DRAWN: JZ JOB NO: R-25 SCALE: 1:200
LA04 A



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ISSUE	DESCRIPTION	DATE
A	Landscape plan	04.08.2022

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DRAWING TITLE
LANDSCAPE PLAN- LOT 2

DATE	DRAWING NO	REVISION
04.08.2022	LA05	A

