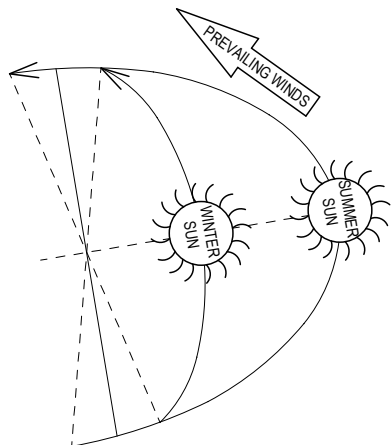


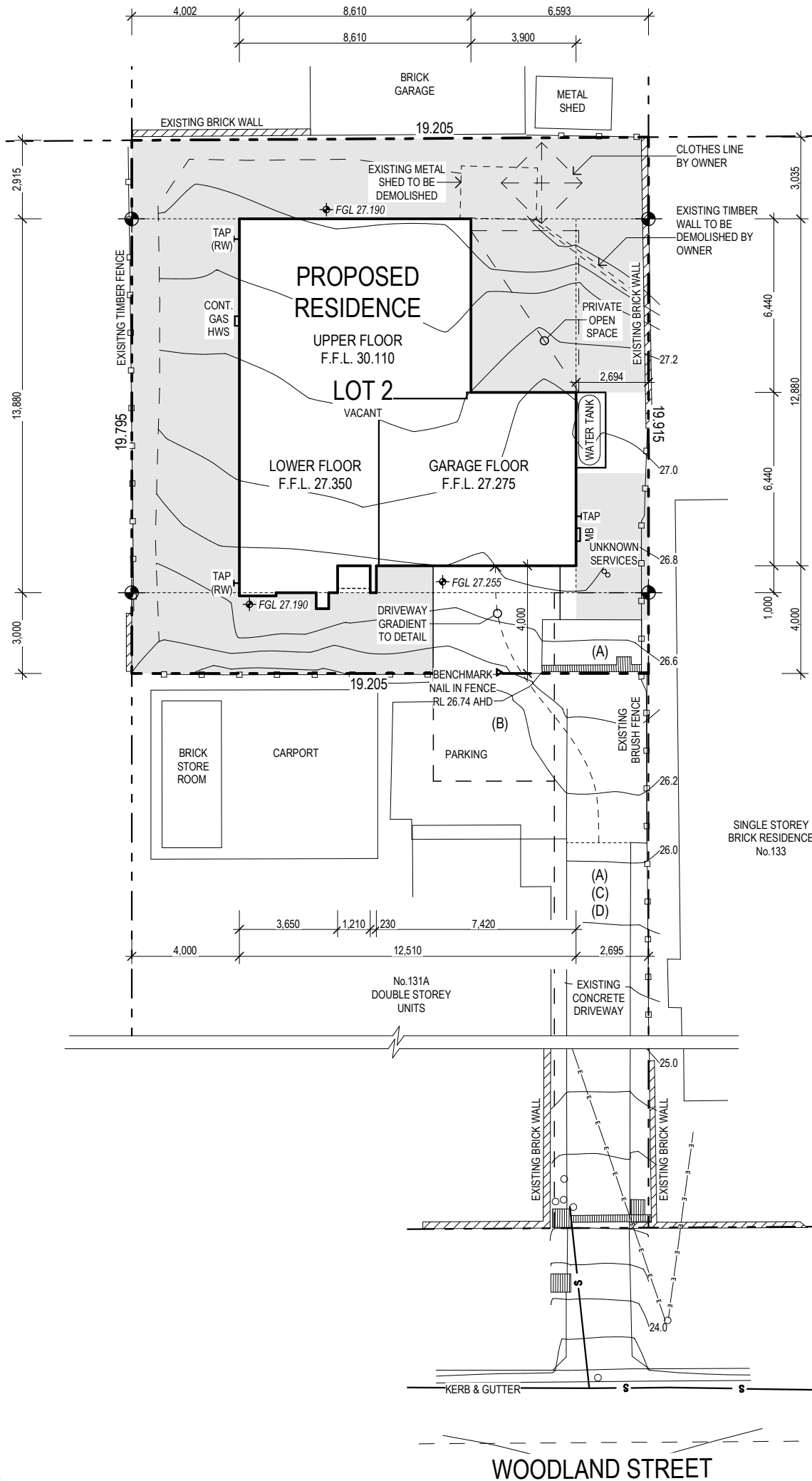
SITE PLAN

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	
 MB	METER BOX	
TAP	TOWNWATER TAP	NOTE: EXACT POSITION OF TAP TO BE DETERMINED ON SITE
TAP (RW)	RECYCLED / RAINWATER TAP	
	ALL RETAINING WALLS BY OWNER U.N.O.	
 S	APPROXIMATE SEWER LOCATION	
 FGL XX.XXX	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 3,000 LITRE (0.8m WIDTH x 1.5m HIGH x 2.6m LONG)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & YARD TAP

CERTIFYING AUTHORITY: DA

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: 03/09/2020
Job No: 1767	Tender No: 13	Drp No: A1 of 9
		Revision: 2

DO NOT SCALE DRAWING

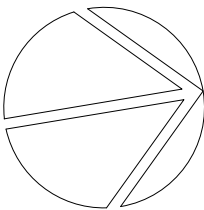
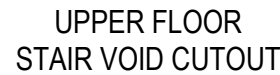
NOTE:
SEWER JUNCTION TO BE PROVIDED TO SITE & WITHIN 10M OF PROPOSED HOUSE LOCATION BY OWNER PRIOR TO CONSTRUCTION

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 **±1.100mm**, 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.

NOTE: STORMWATER
REFER TO STORMWATER MANAGEMENT PLAN BY ALW DESIGN



UPPER FLOOR PLAN

SCALE 1:100



0005058797 31 Jul 2020

Assessor

Gavin Chambers

Accreditation No.

DMN13/1491







Address

131B Woodland Street ,
Balgowlah , NSW , 2093



hstar.com.au

FSO	FOOT-CUR CURTET	AF	FIXED WINDOW
FW	FREE STANDING OVEN	AK	SERVERY SLIDING WINDOW
HR	HANDRAIL	ALV	LOUVRE WINDOW
HWS	HOT WATER SYSTEM	AS	SLIDING WINDOW
LP	LOAD POINT	ASD	SLIDING DOOR
LW	LOW WALL	ASSD	STACKING SLIDING DOOR
MB	METER BOX	OBS	OBSCURE GLASS
MRD	MANUAL ROLLER DOOR	SAL	SASH LOCK
MW	MICROWAVE CUPBOARD	VEL	VENT LOCK
OBS	OBSCURE GLASS		<u>ROOM NAMES</u>
PLD	PANEL LIFT DOOR		
PD	PIVOT DOOR (SHOWER)	BR	BROOM CUPBOARD
RD	ROLLER DOOR	ENS	ENSUITE
REC	SQUARE SET RECESS	LDRY	LAUNDRY
REF	REFRIGERATOR	PAN	PANTRY
RLW	RAKING LOW WALL	POW	POWDER ROOM
SA	SMOKE ALARM	WC	WATER CLOSET
	(LOCATIONS TO BE DETERMINED ON SITE)	WIL	WALK IN LINEN
SL	SLIDING DOOR (SHOWER)	WIP	WALK IN PANTRY
SS	SPACE SAVER (SHOWER)	WIR	WALK IN ROBE

	EXCAVATION LINE
	DENOTES 250 BRICK VENEER/WEATHERBOARD WALL (REFER TO DETAIL)
	SHOWS EXTENT OF WET AREA FLOOR TILES
	SHOWS EXTENT OF FLOOR TILES
	SHOWS EXTENT OF FLOATING FLOOR
	SHOWS EXTENT OF T & G FLOORING

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



Sydney: (02) 8883 5400
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Client Name:

WRIGHT J

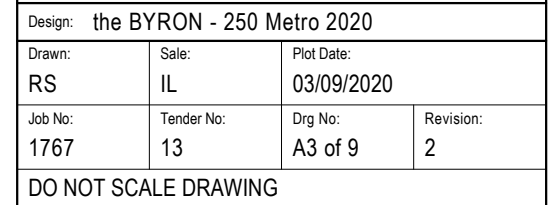
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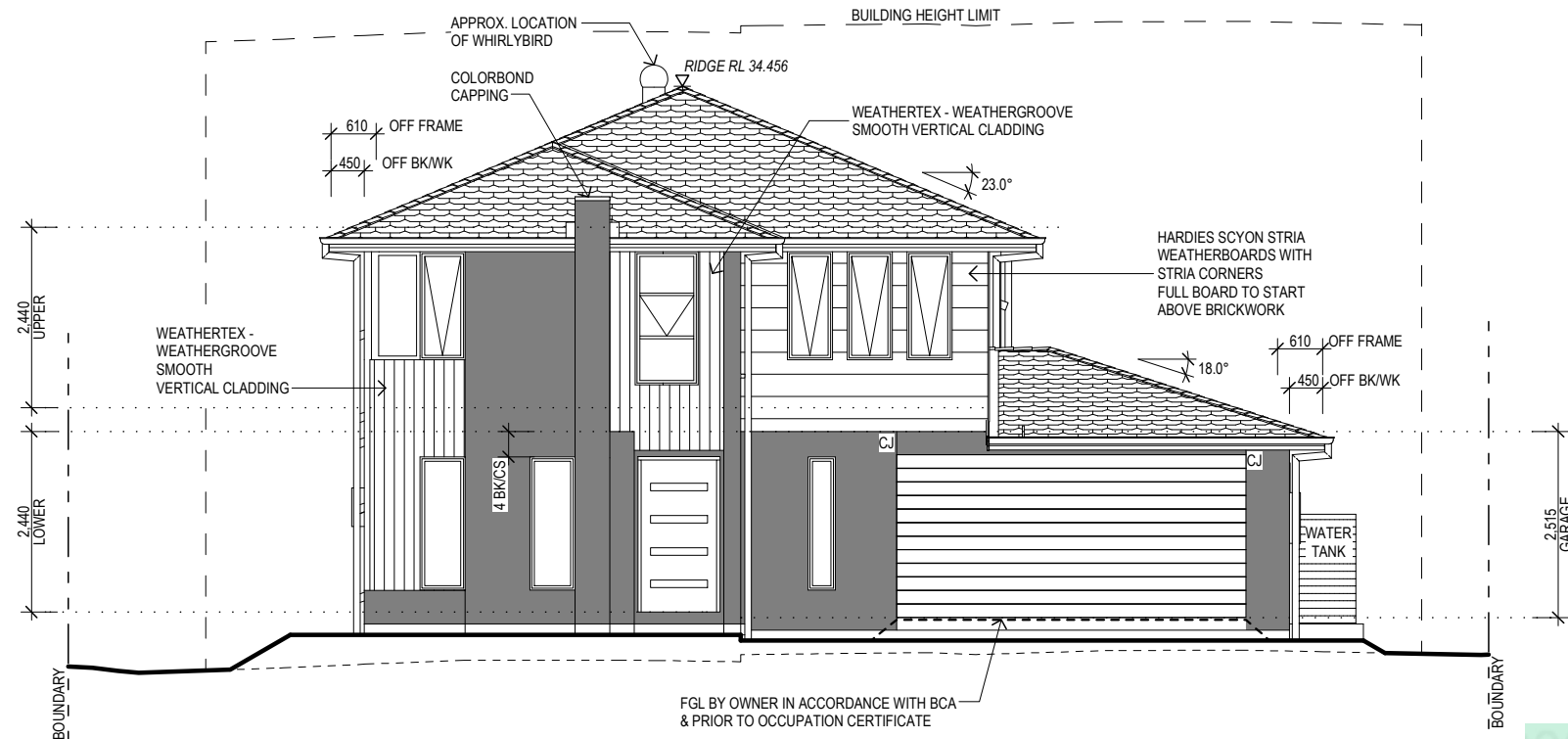
PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

Drawn: RS	Sale: IL	Plot Date: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A2 of 9	Revision: 2

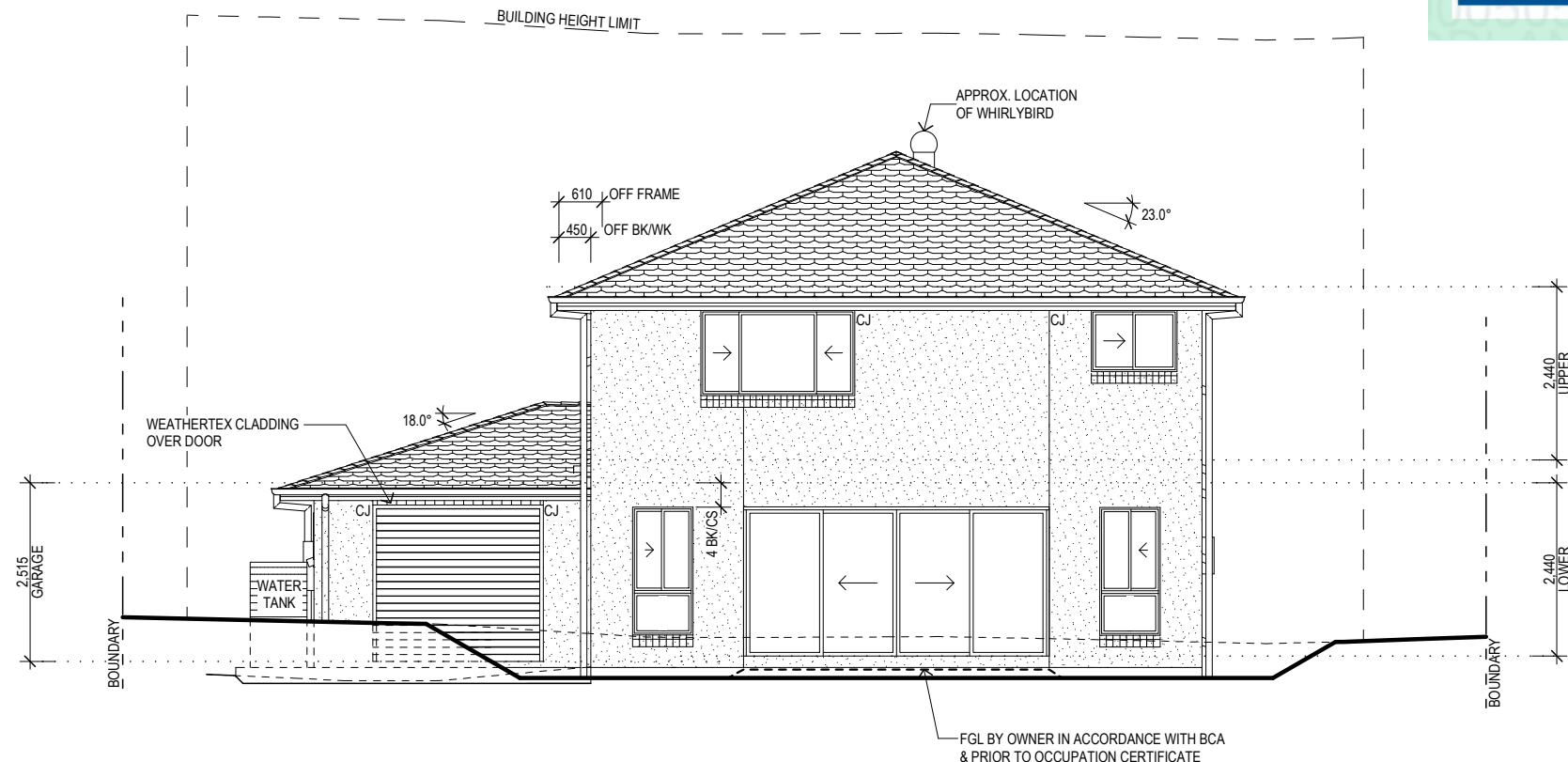
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EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

COUNCIL PLANS

NOT FOR CONSTRUCTION

Date:

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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
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Issue:	Description:	Date:



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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: 03/09/2020	
Job No: 1767	Tender No: 13	Drp No: A4 of 9	Revision: 2

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ELEVATION / SECTION LEGEND

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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

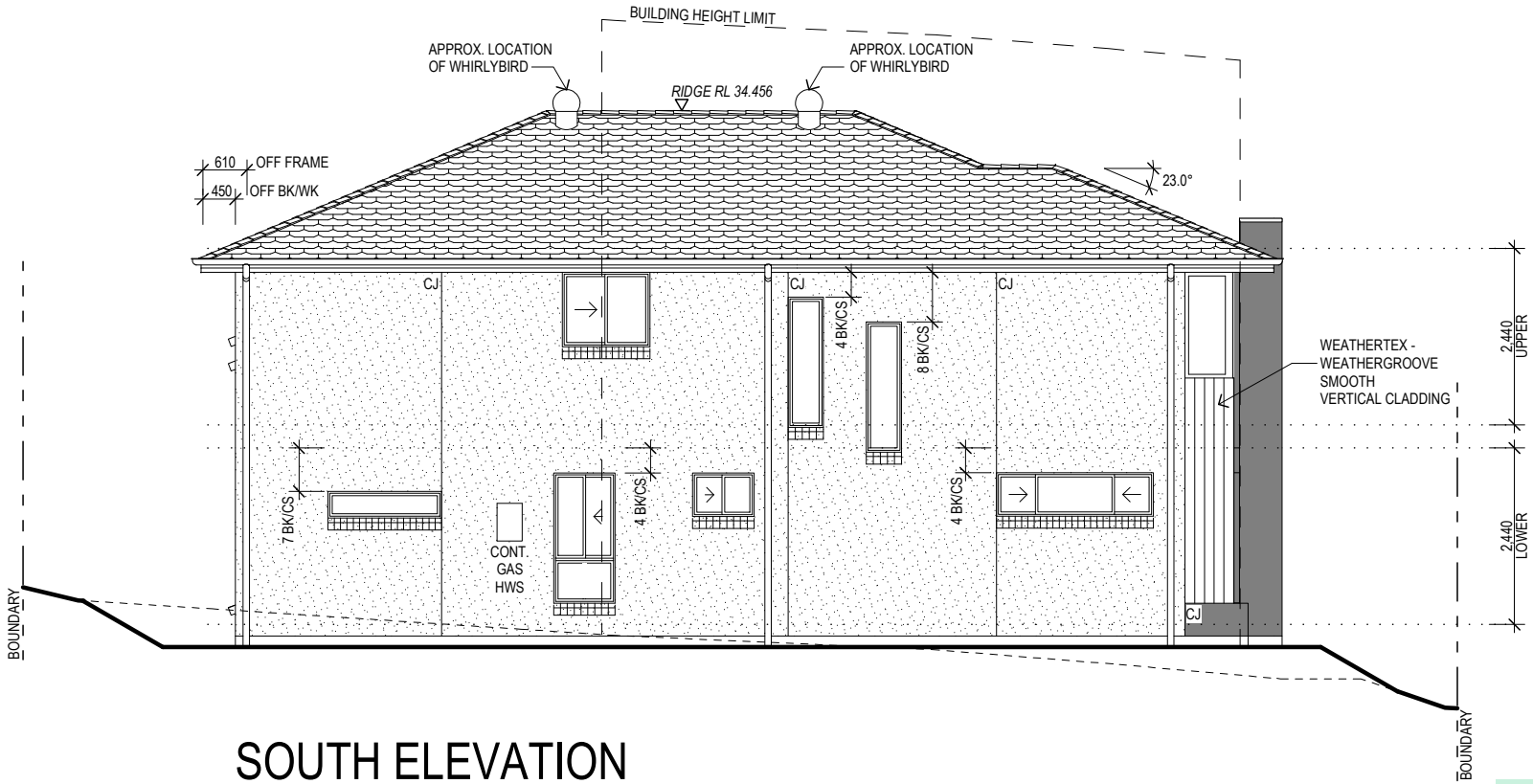
■ RENDER

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

ROOF CLADDING

▨ TILES

▨ COLORBOND



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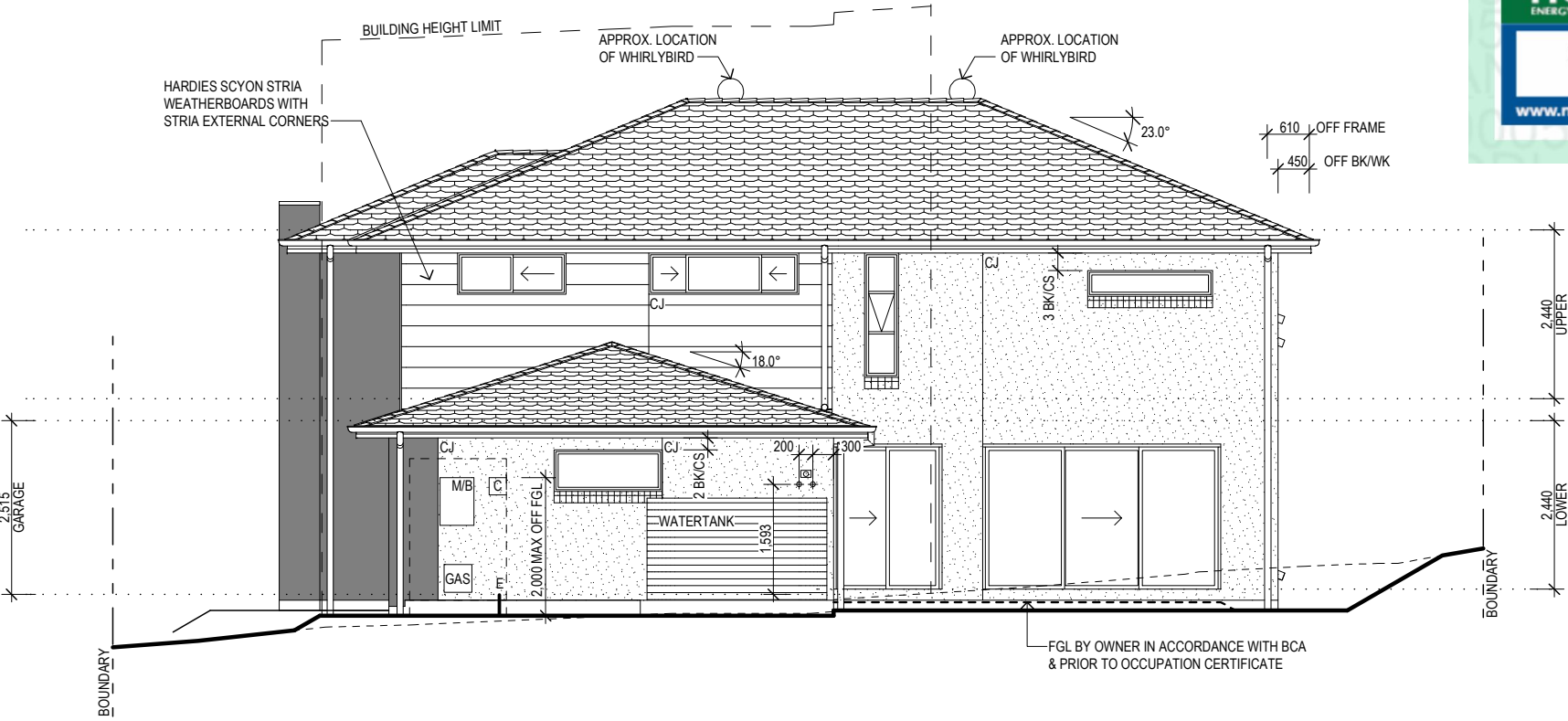
Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address 131B Woodland Street ,
Balgowlah , NSW , 2093

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NORTH ELEVATION
SCALE 1:100

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Client Name: **WRIGHT J**

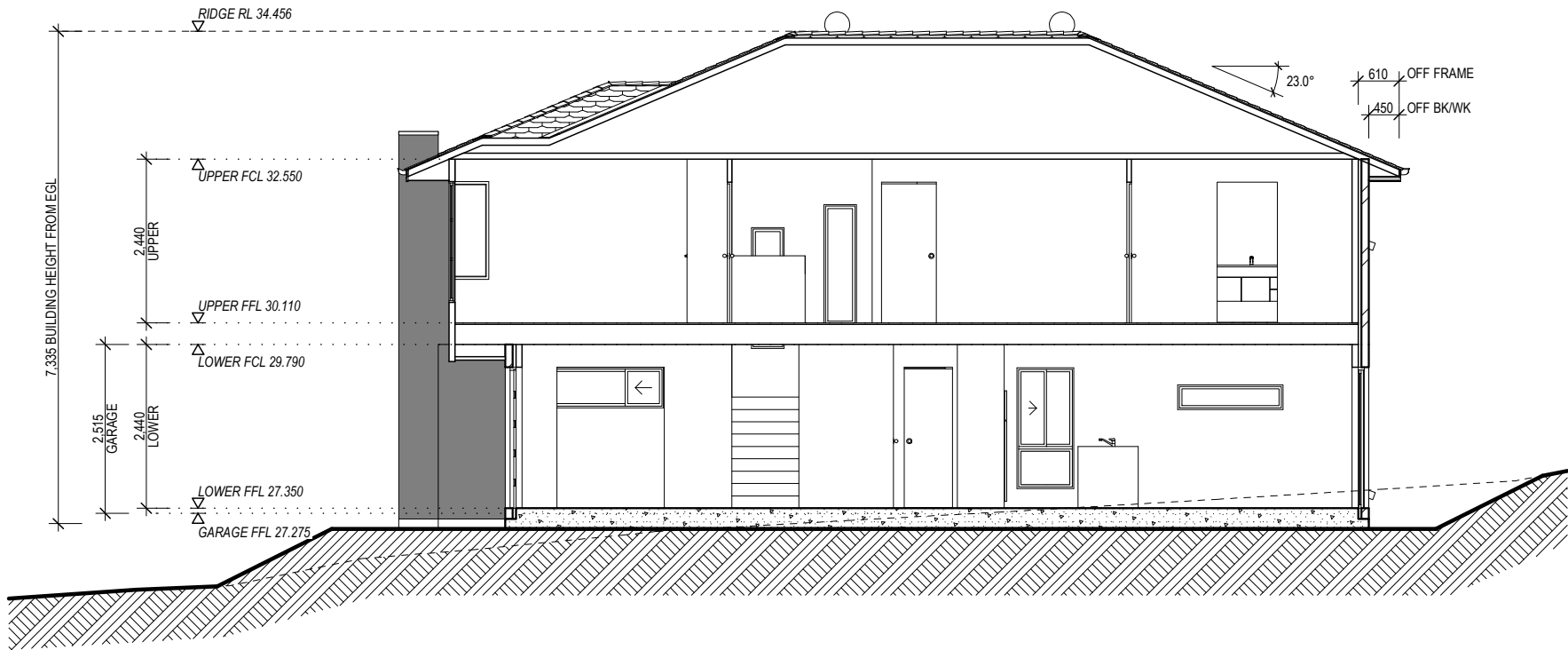
Job Address: **PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH**

Design: **the BYRON - 250 Metro 2020**

Drawn: RS	Sale: IL	Plot Date: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A5 of 9	Revision: 2

DO NOT SCALE DRAWING

NOTES:
- TIMBER TRUSS AND WALL FRAMING TO
MANUFACTURERS' DESIGN & SPECIFICATION
- REINFORCED CONCRETE SLAB AND FOOTINGS
TO ENGINEERS' DESIGN & DETAIL



5.4

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

59.3

MJ/m²

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Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address 131B Woodland Street ,
Balgowlah , NSW, 2093

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FCL

HWS

HP HWS

MB

FINISHED GROUND LEVEL

HOT WATER SYSTEM

HEAT PUMP HOT WATER SYSTEM

METER BOX

FINISHED GROUND LEVEL
HOT WATER SYSTEM
HEAT PUMP HOT WATER SYSTEM
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

July 2020		BSA Reference: 16120			
Building Sustainability Assessments		Ph: 4962 3439			
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au			
Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.					
If different construction elements are applied then the Assessor Certificate is no longer valid.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction		Added Insulation			
Brick Veneer & Lightweight		R2.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs		R2.0 to walls adjacent to garage			
Ceiling Construction		Added Insulation			
Plasterboard		R3.5 to ceilings adjacent to roof space			
Roof Construction		Colour	Added Insulation		
Roofing Tile		Any	Foil		
Floor Construction		Covering	Added Insulation		
Concrete & Timber		As drawn	None		
Windows	Glass and frame type	U Value	SHGC Range Area m2		
ALM-001-01 A Aluminium A SG Clear		6.7	0.51 - 0.63 As drawn		
ALM-002-01 A Aluminium B SG Clear		6.7	0.63 - 0.77 As drawn		
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers					
Skylights	Glass and frame type	U Value	SHGC Area m2		
none					
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.					
External Window Shading		(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn					
Ceiling Penetrations		(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.					

A SECTION

SCALE 1:100

DROP OFF TO U/S OF EAVE	
OVERHANG OFF FRAME	610mm
PITCH OF ROOF	23°
COLORBOND ROOF	TILE ROOF
300mm	275mm
NOTE: SUPERVISOR / CARPENTER CHECK ELEVATIONS FOR ROOF TYPE	

Architectural cross-section drawing of a driveway. The drawing shows the existing ground level, the proposed ground level, the driveway width, and the garage floor level. Key features include:
- 4,200 DRIVEWAY 20%
- 4,200 EXISTING SLOPE
- 563
- PROPOSED GROUND LEVEL
- EXISTING GROUND LEVEL
- GARAGE FFL 27.275
- 27.50
- 27.00
- 26.50
- 26.00
- 25.50

- DRIVEWAY LONG SECTION

SCALE 1:100

Lot 2 131B Woodland Street Balgowlah			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 star (> 7.5 but <= 9 L/min) Shower Heads	Yes		
3 Star Kitchen & Basin taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m ²)	80
Tank Connected to:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One outdoor tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas instantaneous 6 Star		
Cooling System	Living	None	N/A
	Bedrooms	None	N/A
Heating System	Living	None	N/A
	Bedrooms	None	N/A
Ventilation	1 x Bathroom	Individual fan, ducted to façade or roof	Manual switch on/off
	Kitchen	Individual fan, ducted to façade or roof	Manual switch on/off
	Laundry	No mechanical ventilation (ie. Natural)	
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets		Yes to 3
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	0	Dedicated No
	Number of Living/Dining rooms	0	Dedicated No
	Kitchen	No	Dedicated No
	All Bathrooms/toilets	Yes	Dedicated No
	Laundry	Yes	Dedicated No
All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		

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Central Coast: (02) 4384 1441
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Client Name:

WRIGHT J

Job Address:

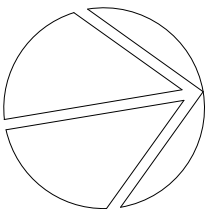
PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

Drawn: RS
Sale: IL
Plot Date: 03/09/2020

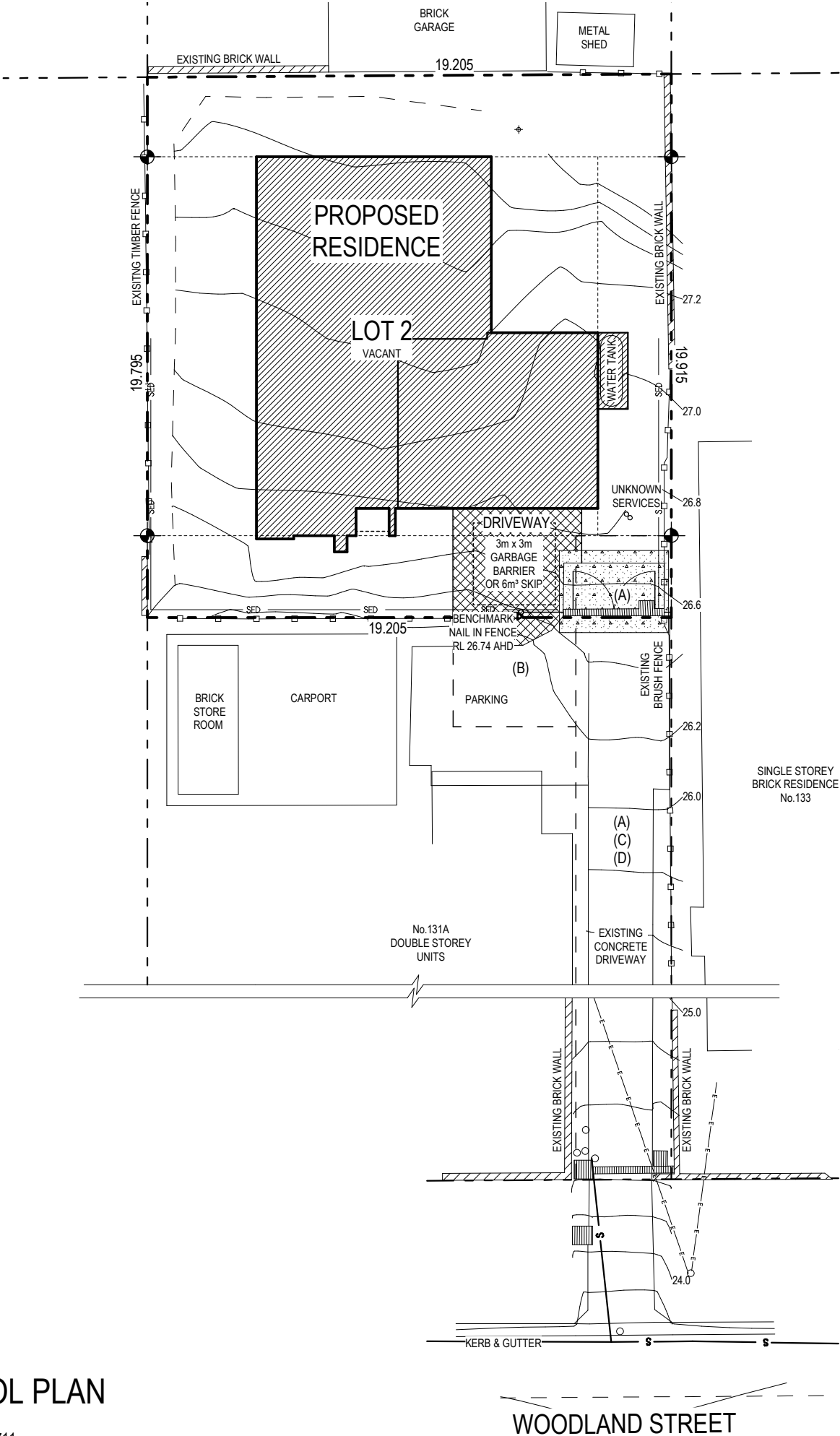
Job No: 1767
Tender No: 13
Drg No: A6 of 9
Revision: 2

DO NOT SCALE DRAWING



SEDIMENT & EROSION CONTROL PLAN

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



- (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 _____

NOTE: STORMWATER
REFER TO STORMWATER
MANAGEMENT PLAN BY ALW DESIGN

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SEDIMENT & EROSION CONTROL LEGEND

	FOOTPRINT OF PROPOSED RESIDENCE
	DRIVEWAY
	SEDIMENT CONTROL FENCE
	STABILISED SITE ACCESS
	SECURITY FENCE & GATES
	SEWER
	EXISTING FENCE

NOTE: PROPOSED DRIVEWAY BY OWNER

SEDIMENT CONTROL NOTES

- ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PREVENTION OF DISCHARGE OF ANY POLLUTANTS FROM THE SITE.
- ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEANED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITH DISTURBED AREAS ON SITE.
- IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING (BY OWNER) OR MULCHING. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

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



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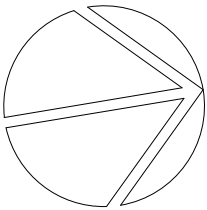
Client Name:
WRIGHT J

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

Design: the BYRON - 250 Metro 2020

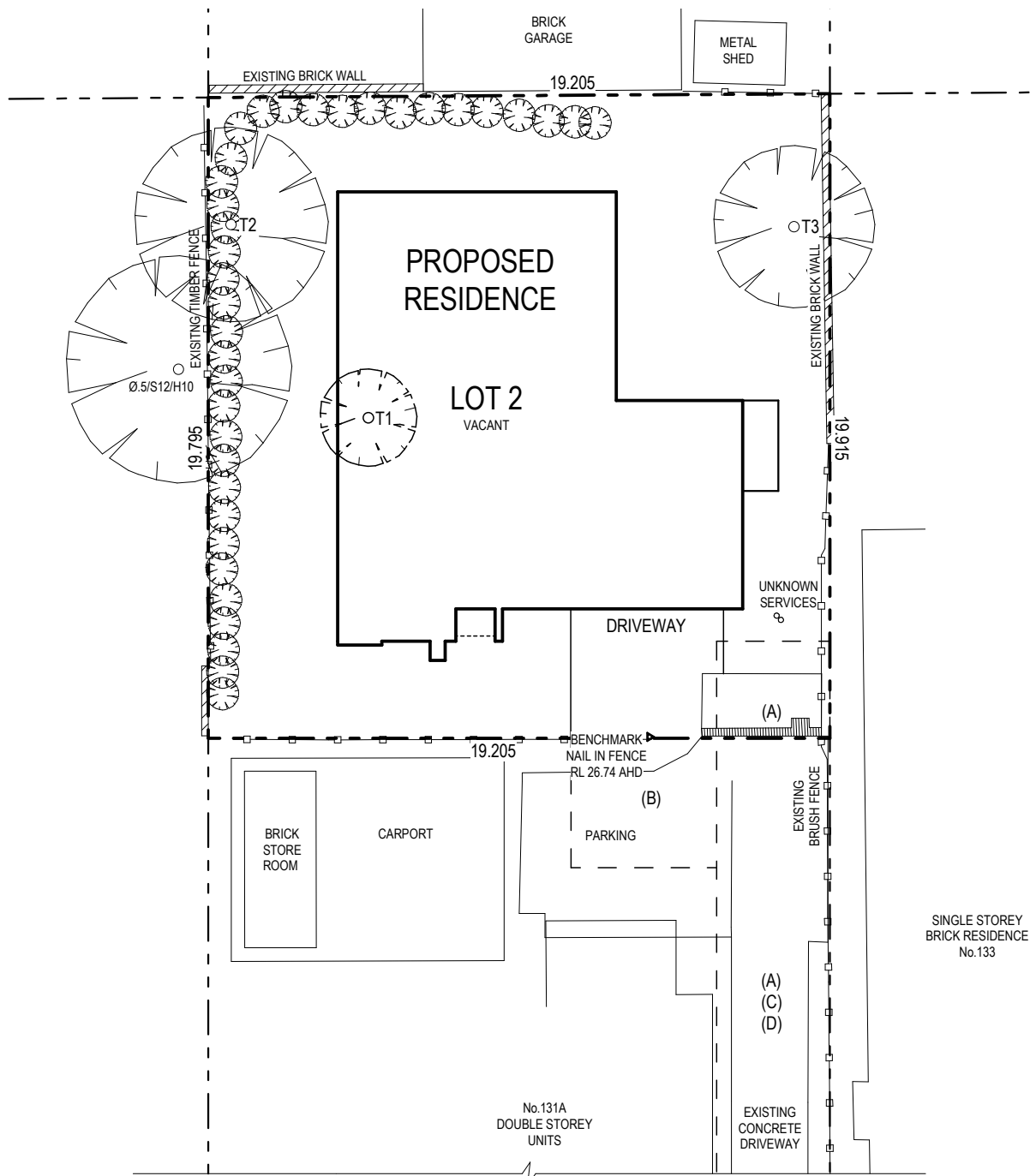
Drawn: RS	Sale: IL	Plot Date: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A7 of 9	Revision: 2

DO NOT SCALE DRAWING



TREE RETENTION AND REMOVAL PLAN

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



COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____
Signed by owners _____

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TREE LEGEND

#	RET.	REM.	SPECIES	HEIGHT	DIAMETER
T1		×		4.0m	0.2m
T2	×			10.0m	0.5m
T3	×			5.0m	0.2m

← - - - -	OVERFLOW PIPE / STORMWATER LINE
	TREES TO BE REMOVED
	TREES TO REMAIN
— s —	SEWER LINE
	RETAINING WALLS (BY OWNER)

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



**MONTGOMERY
HOMES**
BUILDING ON *EVERY* LEVEL

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

  [montgomeryhomes.com.au](https://www.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: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A8 of 9	Revision: 2

DO NOT SCALE DRAWING

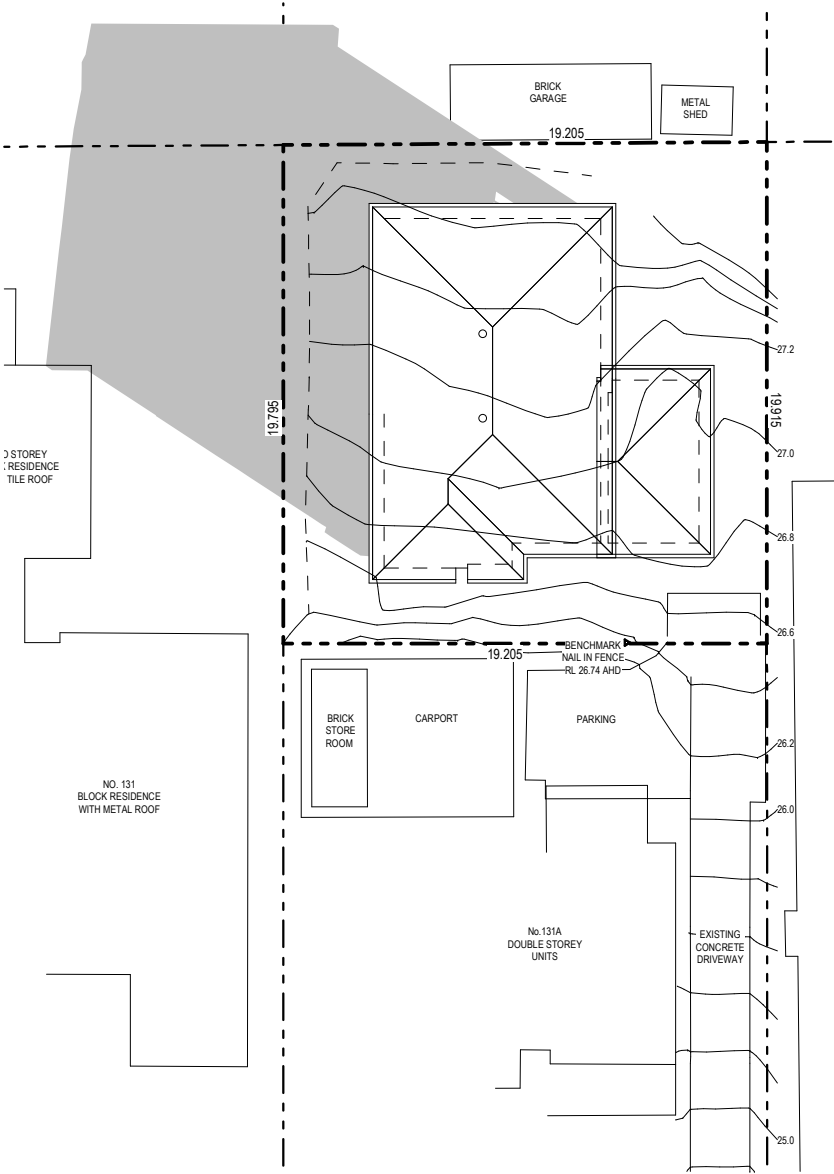
COUNCIL PLANS
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Date:

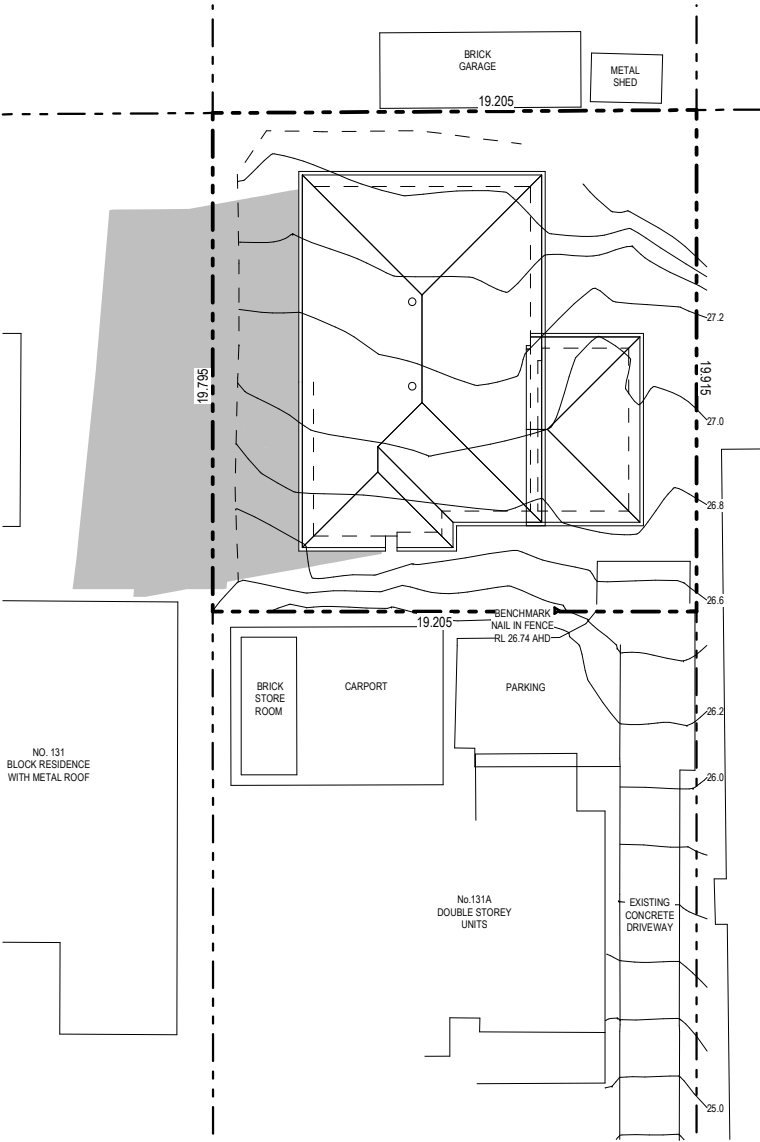
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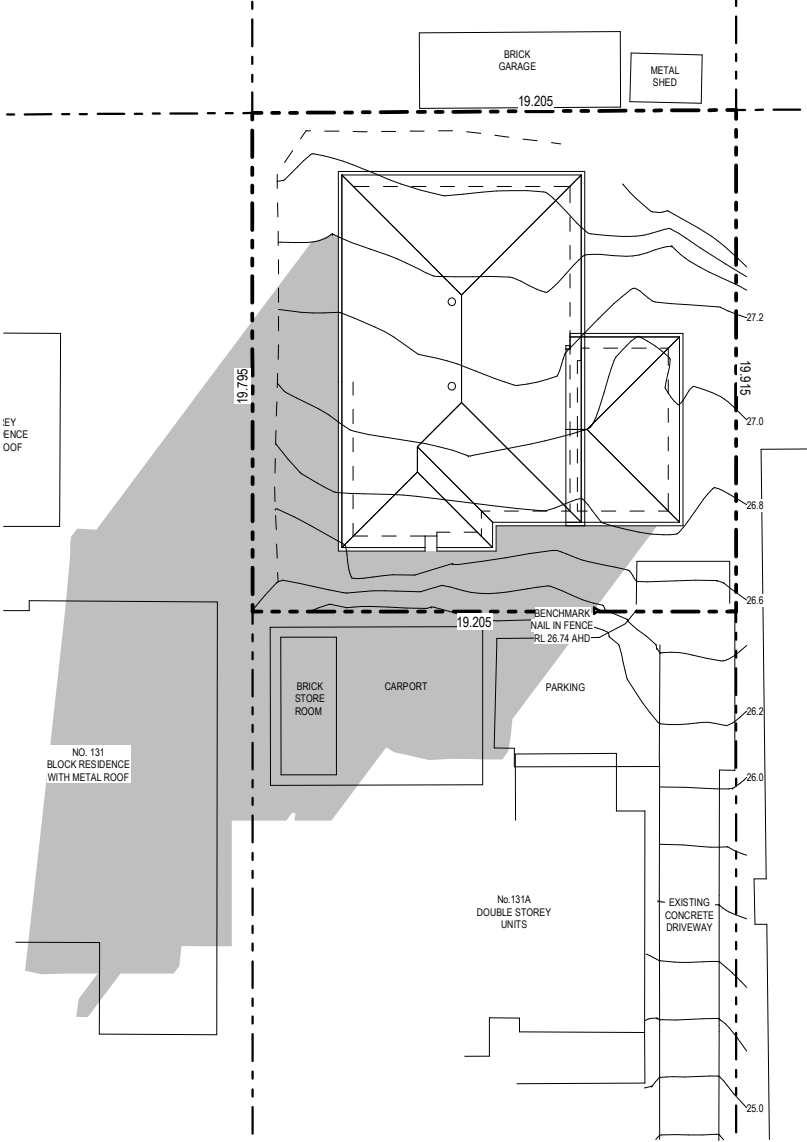
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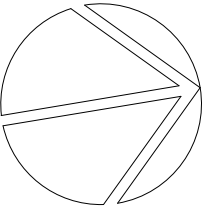
JUN 21 - 9:00am



JUN 21 - 12:00pm



JUN 21 - 3:00pm



SUN STUDY

SCALE 1:300 LOT 2 DP 1250201 AREA 381.3m²
SURVEY INFORMATION OBTAINED FROM TSS SURVEYORS. REF # 200711

2A	RE-ISSUE TO COUNCIL	20/10/2020
2	ISSUE TO BASIX & ENGINEER	29/07/2020
1	ISSUE TO SALES	28/05/2020
Issue:	Description:	Date:



**MONTGOMERY
HOMES**
BUILDING ON EVERY LEVEL

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

[montgomeryhomes.com.au](https://www.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: 20/10/2020	
Job No: 1767	Tender No: 13	Drg No: A9 of 9	Revision: 2A

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YOUR COLOUR SCHEDULE



External Walls - Moroka
Shale Grey

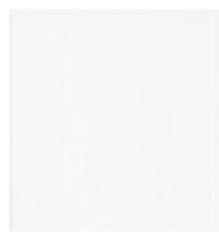
Render:
Basalt

Render Nib Walls:
BlackEarth

Bristle Roof Tile:
Coal

Gutter & Fascia
Monument

Cladding
Tahira White

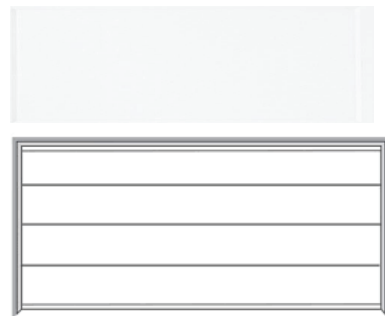
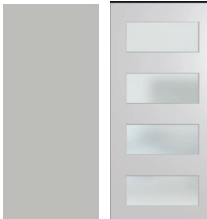


Water Tank :
Shale Grey

Windows
Precious Silver
Pearl

Front Door Colour:
Shale Grey

Garage Door / Colour:
Flatline/Perisher White



External colour schedule

Client: WRIGHT J

Site address: LOT 131B WOODLAND STREET BALGOWLAH NSW