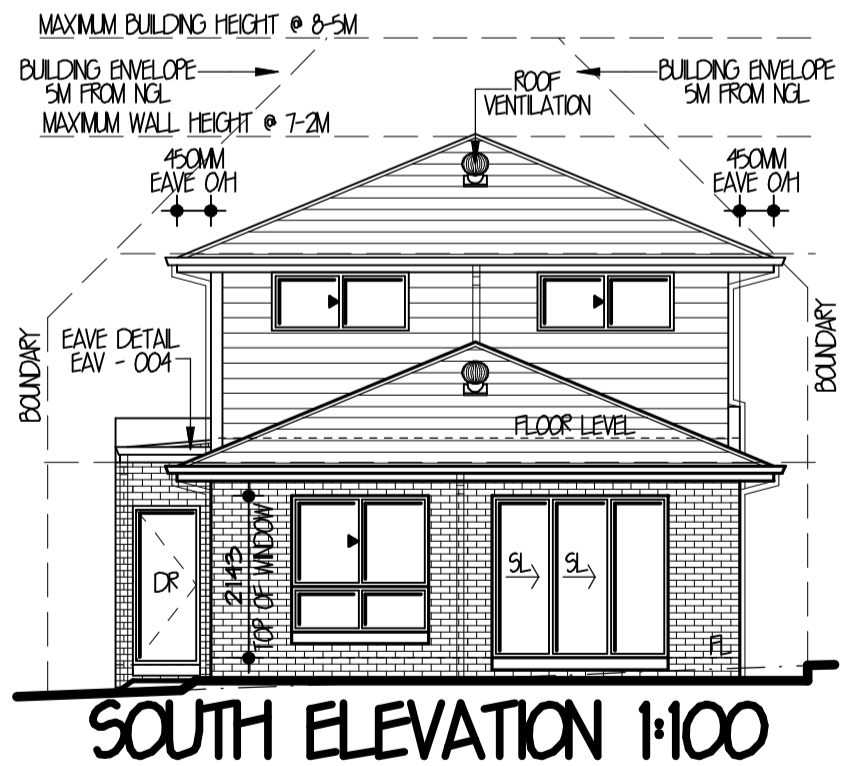


**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**

**eden brae homes**  
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LEVEL 3, 22 BROOKHOLLOW AVENUE  
 NORTHWEST BUSINESS PARK  
 BALLKHAM HILLS NSW, 2153  
 PHONE: 8860 9222  
 FAX: 8860 9233

FOR **MR P. COLLINS** UBD AREA 51D REVISIONS 3 MAP177 REF113

AT **LOT 5, 51 AMOURN STREET, NORTH MANLY** DP2154 (SECTION F)

TYPE **TALLOWOOD 24 MK2** JOB NO. **0023885**

FACADE **MONTO (ADVANTAGE SERIES)** HAND **RH**

MASTER **AND-31134** DWG NO. **AND-31006** PAGE NO. **4 OF 9**

 northern beaches council

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

**DA2019/1118**

**A&N DESIGN GROUP**  
 SYDNEY

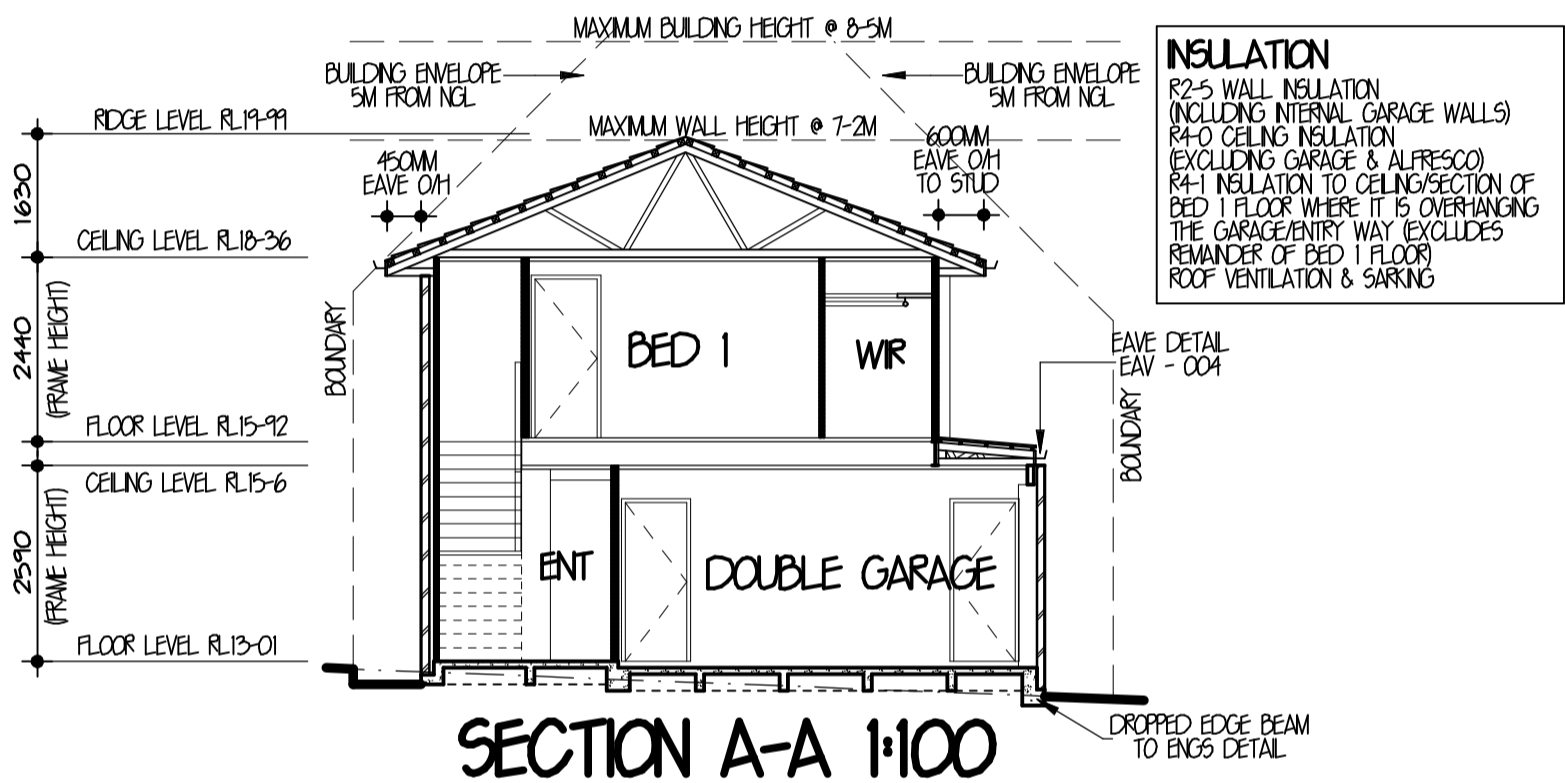
LEVEL 2 SUITE 216  
 MACARTHUR POINT NO. 25-27  
 SOLENT CIRCUIT BALLKHAM HILLS  
 PD BOX 6410 BALLKHAM HILLS  
 BUSINESS CENTRE NSW, 2153  
 PHONE: 02 8824 3535  
 FAX: 02 8824 3544  
 WWW.ANDDESIGN.COM.AU

| ISSUE | DATE     | REVISION             | DRAWN |
|-------|----------|----------------------|-------|
| A     | 25-6-19  | SITE PLAN            | HS    |
| B     | 23-7-19  | CC PLANS             | AL    |
| C     | 29-8-19  | AMENDMENTS/BASIX     | JZ    |
| D     | 30-9-19  | AMENDMENT/HYDRALLICS | ED    |
| E     | 16-10-19 | RE-BASIX             | DP    |
| F     | 18-12-19 | AMENDMENTS           | DT    |

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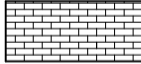
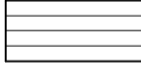
**EAST ELEVATION 1:100**



**SECTION A-A 1:100**

**INSULATION**  
 R2-5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)  
 R4-0 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)  
 R4-1 INSULATION TO CEILING/SECTION OF BED 1 FLOOR WHERE IT IS OVERHANGING THE GARAGE/ENTRY WAY (EXCLUDES REMAINDER OF BED 1 FLOOR)  
 ROOF VENTILATION & SARKING

**SUMMARY OF MATERIALS**

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO LOWER REAR ROOF
- 5° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TREATED TIMBER FRAMES & TREATED TIMBER ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK 
- CLADDING FINISH 
- TIMBER POST TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

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FOR **MR P. COLLINS** UBD AREA 51D REVISION 53 MAP 177 REF 113

AT **LOT 5, 51 AMOURN STREET, NORTH MANLY** DP 2154 (SECTION 17)

TYPE **TALLOWOOD 24 MK2** JOB NO. **0023885**

FACADE **MONTO (ADVANTAGE SERIES)** HAND **RH**

MASTER **AND-31134** DWG NO. **AND-31006** PAGE NO. **5 OF 9**

**northern beaches council**

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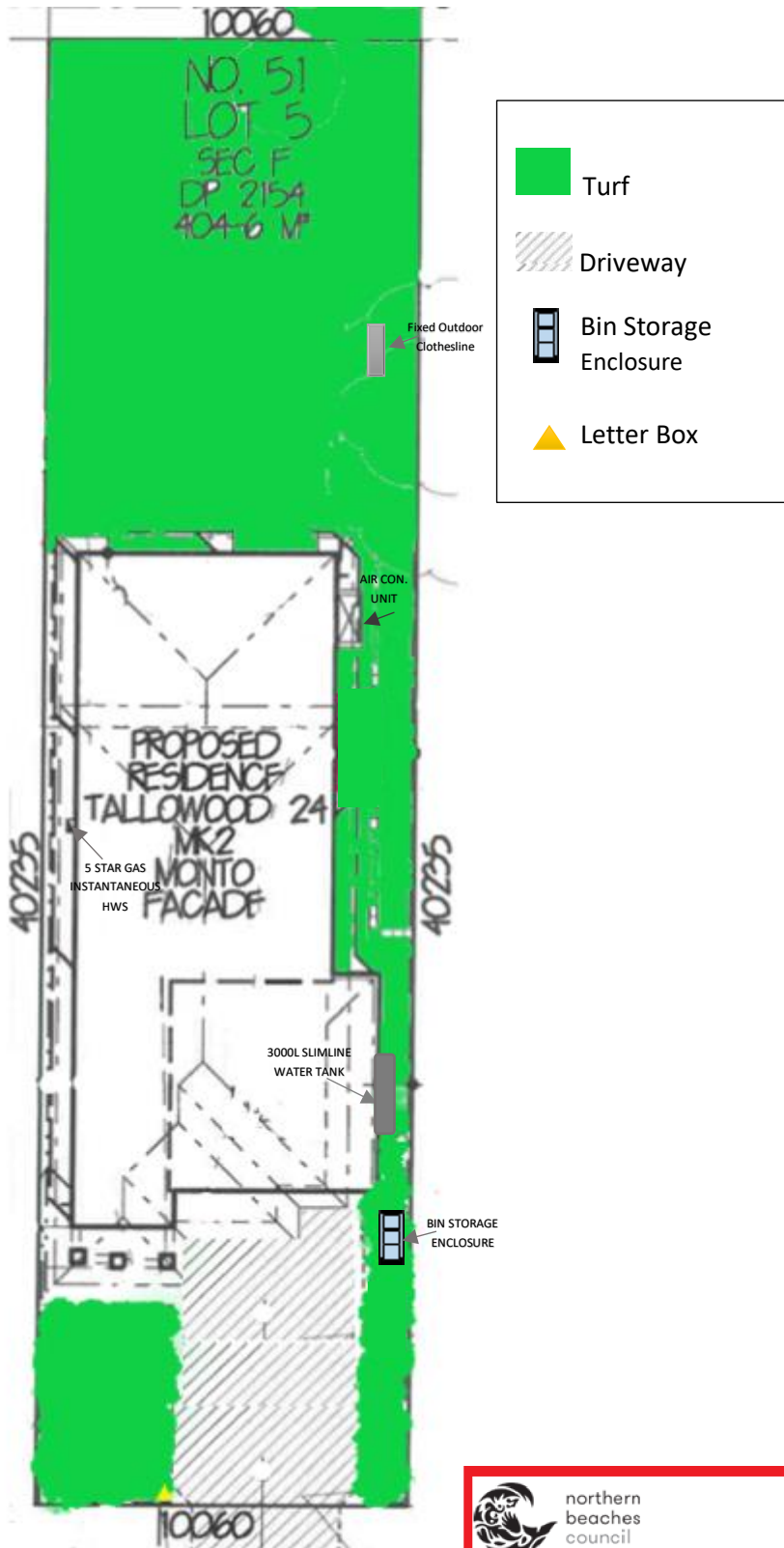
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**Concept Landscape Plan**

Lot 5. NO.51

DP 2154.

404.6M2



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CONSENT**

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