

Site Area	569m2	
Gross Floor Area	Existing	New
	124.81	165.91

Notes

- * All works are to comply with the latest National Construction Code
- * All materials are to be new unless otherwise confirmed by client
- * All dimensions are to be checked on site before proceeding with construction
- * There are no easements or rights-of-way pertaining to this property
- * All external uses of timber are to be paint finished or stained and have an appropriate "H" rating for use
- * Structural timber to be seasoned and confirmed by builder (as required)
- * A combination of hay bales, geotech fabric and grass will act as sediment control device
- * Termite control to be used as required by council and as noted on sections
- * The site is not in a mine subsidence area
- * The site does not contain acid sulphate soils
- * Services are available on site
- * All bathroom tiling to ceiling
- * Contours noted in survey dated April 2018
- * Minimum insulation to be provided in roof & min R1.5 insulation to be provided in walls unless noted otherwise in BASIX certificate

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2020/0432

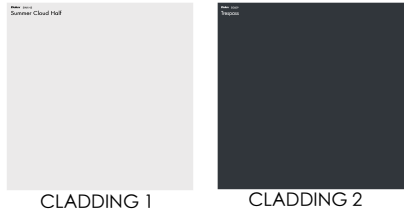
SCHEDULE OF EXTERNAL COLOURS

External cladding 1: Painted and rendered 'James Hardie' 'James Hardie' Hardietex' Blueboard system
Dulux Summer Cloud Half

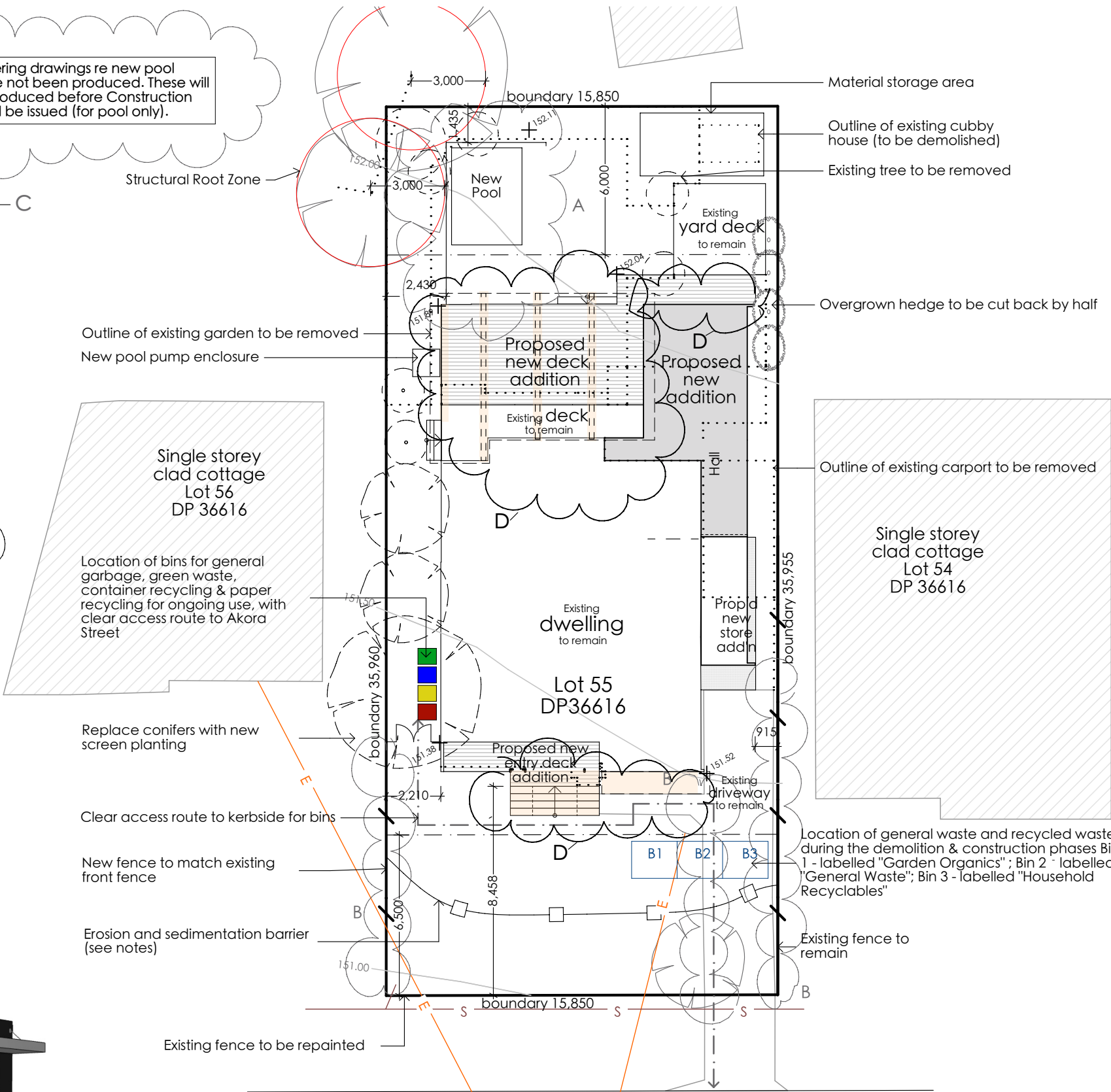
External cladding 2: 'James Hardie' "Hardiplank Weatherboard Smooth"
Dulux Trespass

Roof: to match existing

Timber Decks: mixed hardwood
'Feast Watson' Clear Weatherproof Varnish



Note: Engineering drawings re new pool structure have not been produced. These will need to be produced before Construction Certificate will be issued (for pool only).

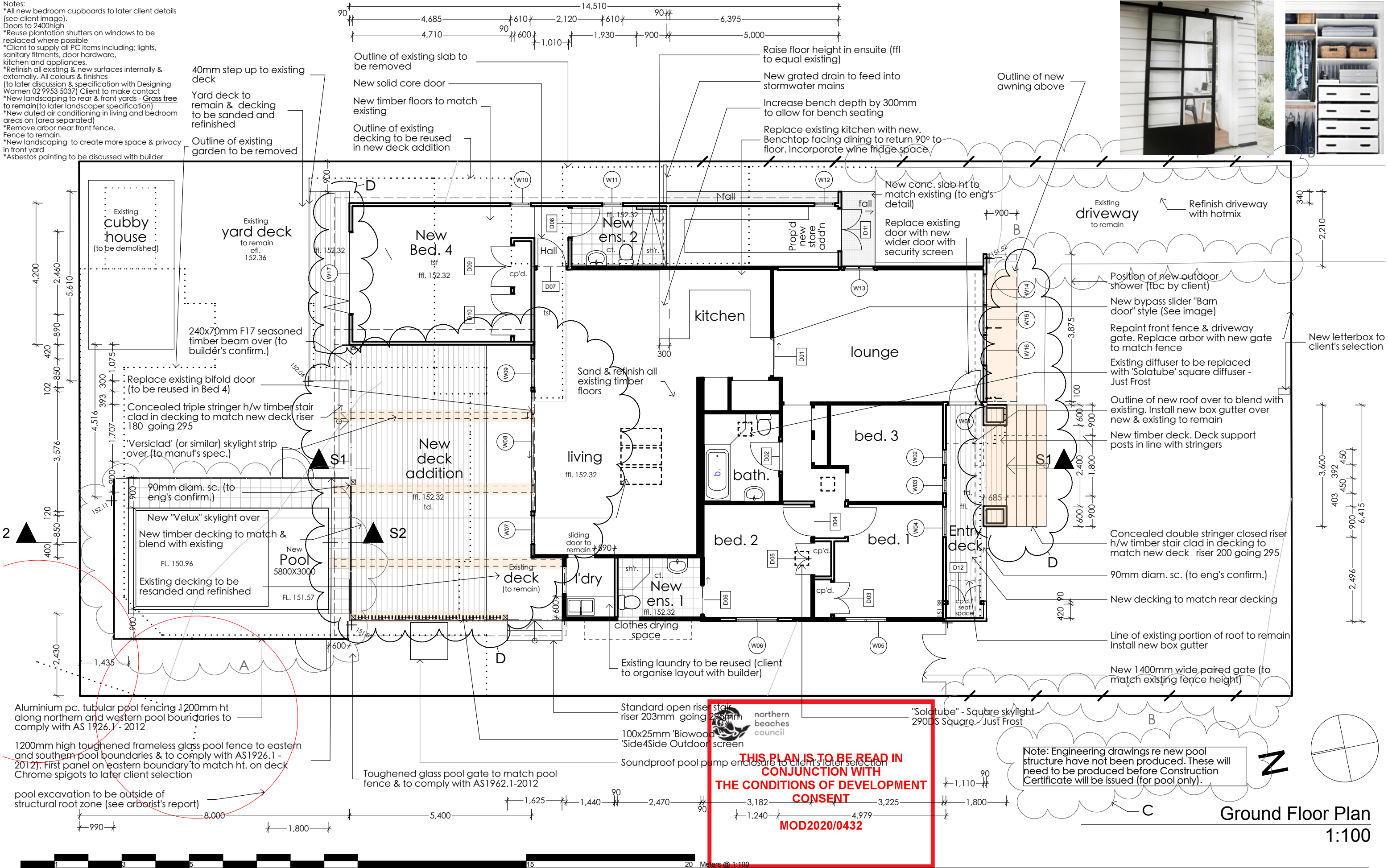


- Legend
- approp. - appropriate
 - bg. - box gutter
 - bho. - bulkhead over
 - blk. - block
 - bo. - beam over
 - bp. - butler's pantry
 - cc. - "Colorbond" capping
 - col. - column
 - conc. - concrete
 - cpd. cupboard
 - cpt. - carpet
 - ct. - ceramic tile
 - dl. - deck level
 - dp. - down pipe
 - eff. - existing floor level
 - egl - existing ground level
 - eng's spec - engineer's specification
 - fb - floor boards
 - fc. - fibre cement sheeting
 - ffl. - finished floor level
 - fcl. - finished ceiling level
 - fw. - floor waste
 - hws. - hot water service
 - h/w. - hardwood
 - is. - island
 - ld'y - laundry
 - ngl. - new ground level
 - pc. - powder coated
 - pdr. - powder room
 - ppb - painted plasterboard
 - reinf. - reinforced
 - rl. - relative level
 - sc - steel column (to eng. details)
 - sl. - seat level
 - s/s. - stainless steel
 - st. - stand pipe
 - tbc. - to be confirmed
 - tim. col. - timber column
 - tp. - trowelled finish
 - TPZ - tree protection zone
 - tsf. - timber strip floor
 - WIP - walk in pantry
 - WIR - walk in robe

Site Analysis Plan
1:200

 A&D angela elliss design ABN 77 064 276 473	A&A DesignTek P/L trading as POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251 EMAIL angela@angelaelliss.com.au PHONE 0421 708 751 WEBSITE www.angelaellissdesign.com.au	Revisions		PROJECT Section 4.55 Application DESCRIPTION Renovations & Additions	SITE ADDRESS 12 Akora Street FRENCHS FOREST CLIENT D. & S. Ryan	Lot 55 DP 36616	DRAWING NO: 1 JOB NUMBER 48/18 DATE 13/8/20
		A 4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges				
		B 15/10/19	Remove new fence to front side boundaries and driveway				
		C 25/02/20	Add note re pool engineering reqm't				
		D 28/07/20	Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck				

Notes:
*All new bedroom cupboards to later client details (see client image).
Doors to 2400high
*Reuse plantation shutters on windows to be replaced where possible
*Client to supply all PC items including: lights, sanitary fittings, door hardware, kitchen and appliances.
*Refinish all existing & new surfaces internally & externally. All colours & finishes (to later discussion & specification with Designing Women 02 9953 5037) Client to make contact
*New landscaping to rear & front yards - Grass tree to remain (to later landscaper specification)
*New ducted air conditioning in living and bedroom areas on (area separated)
*Remove arbor near front fence.
Fence to remain.
*New landscaping to create more space & privacy in front yard
*Asbestos painting to be discussed with builder



angela elliss design

ABN 77 064 276 473

POSTAL ADDRESS
123 Avoca Drive Kincumber NSW 2251
EMAIL
angela@angelaelliss.com.au
PHONE
0421 708 751
WEBSITE
www.angelaellissdesign.com.au

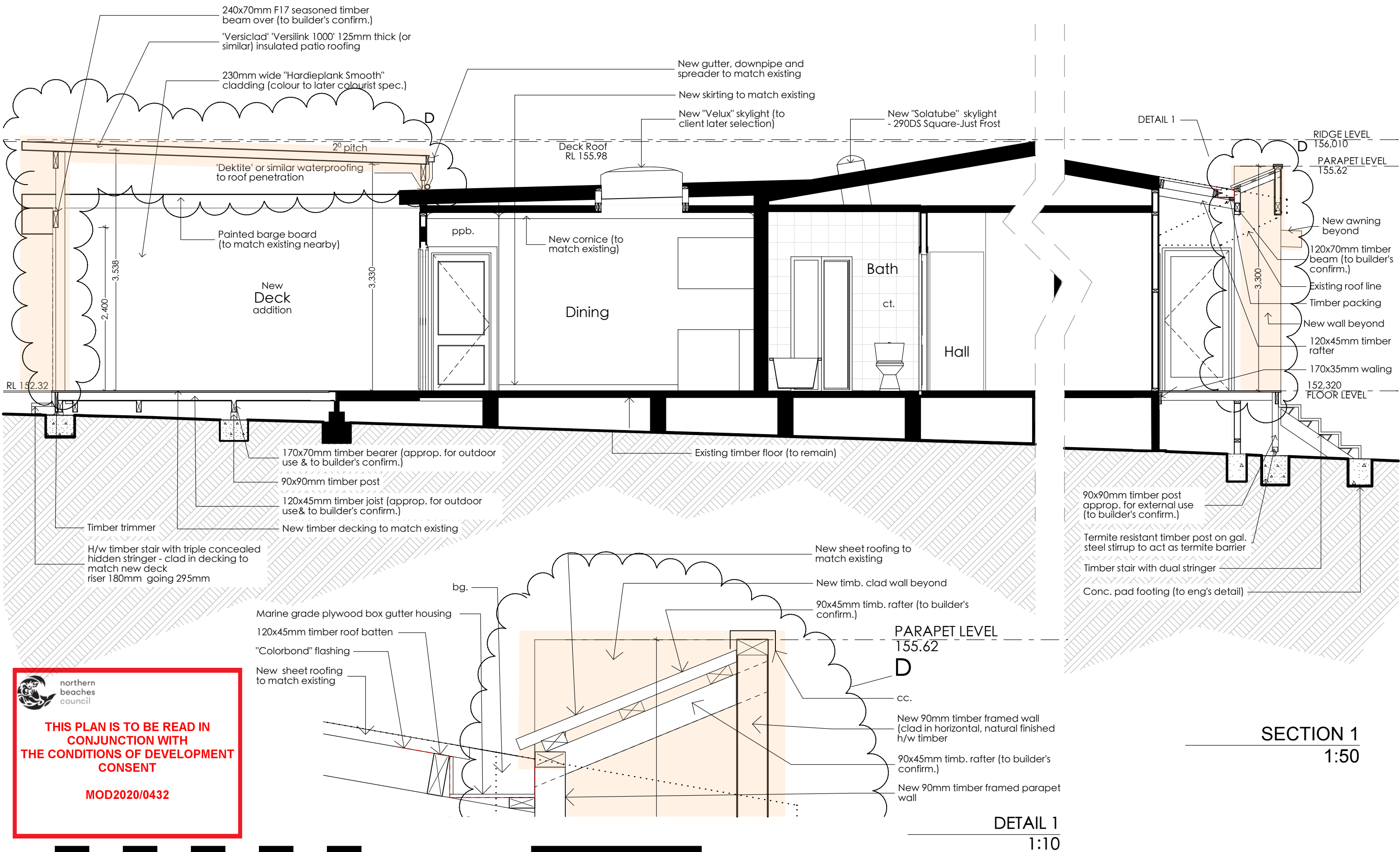
Revisions			
A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges	C 25/02/20 Add note re pool engineering reqm't
B	15/10/19	Remove new fence to front side boundaries and driveway	D 28/07/20 Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck

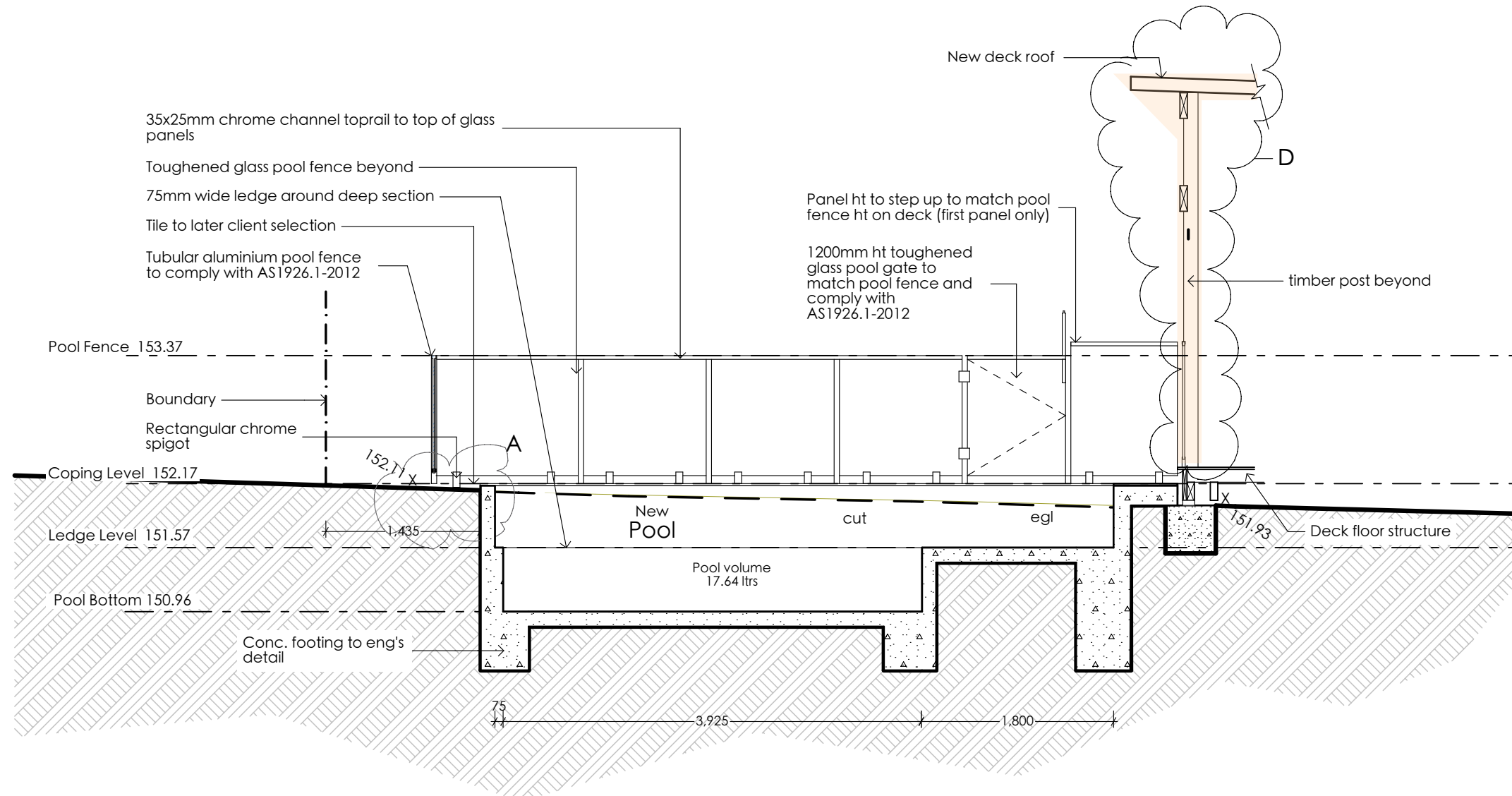
PROJECT
Section 4.55
Application
DESCRIPTION
Renovations & Additions

SITE ADDRESS
12 Akora Street
FRENCHS FOREST
CLIENT
D. & S. Ryan

Lot 55
DP 36616

DRAWING NO:
2
JOB NUMBER
48/18
DATE
13/8/20





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

MOD2020/0432

SECTION 2 - Pool

1:50

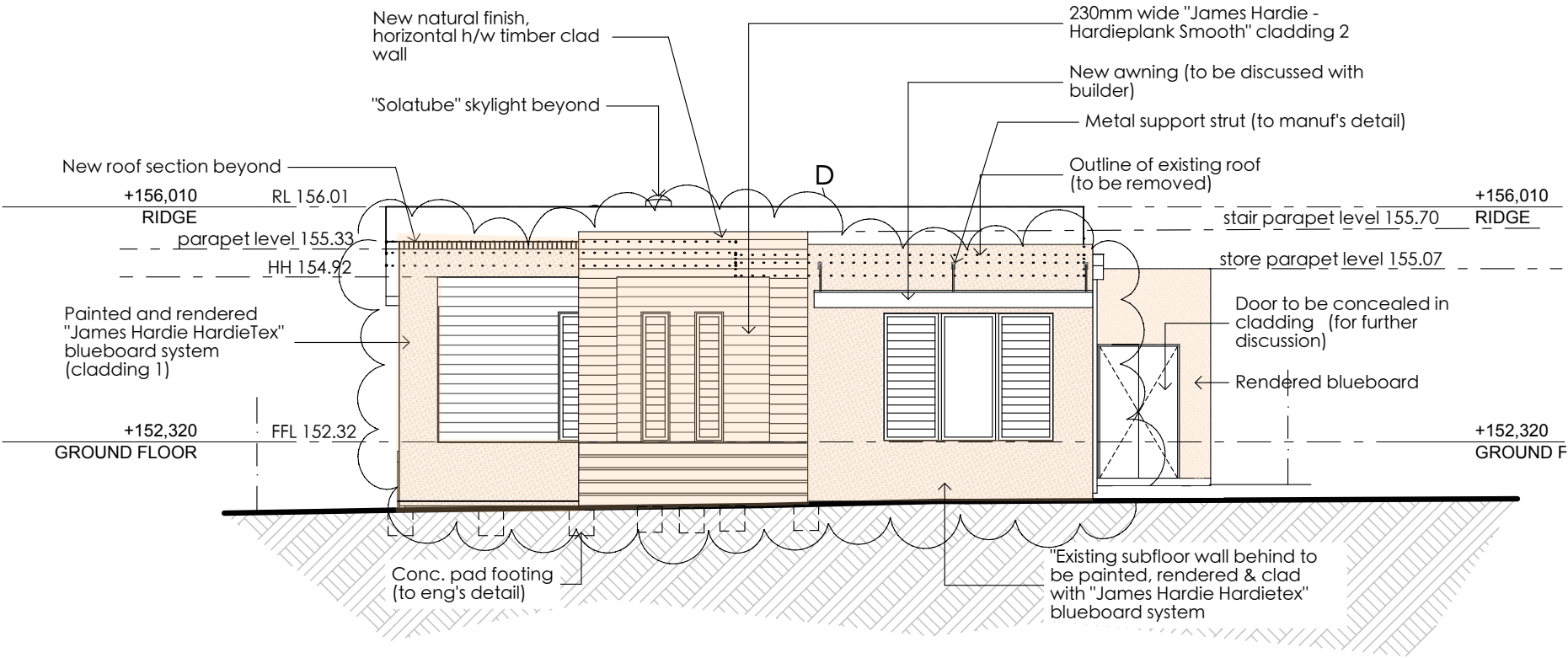
1		3		5		15		20		Meters @ 1:100					
 A&A DesignTek P/L trading as angela elliss design ABN 77 064 276 473		POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251 EMAIL angela@angelaelliss.com.au PHONE 0421 708 751 WEBSITE www.angelaellissdesign.com.au		Revisions				PROJECT Section 4.55 Application DESCRIPTION Renovations & Additions		SITE ADDRESS 12 Akora Street FRENCHS FOREST CLIENT D. & S. Ryan		Lot 55 DP 36616		DRAWING NO: 4 JOB NUMBER 48/18 DATE 13/8/20	
				A 4/09/19 Move swimming pool to the east and remove tiled surround on north and west edges B 15/10/19 Remove new fence to front side boundaries and driveway											



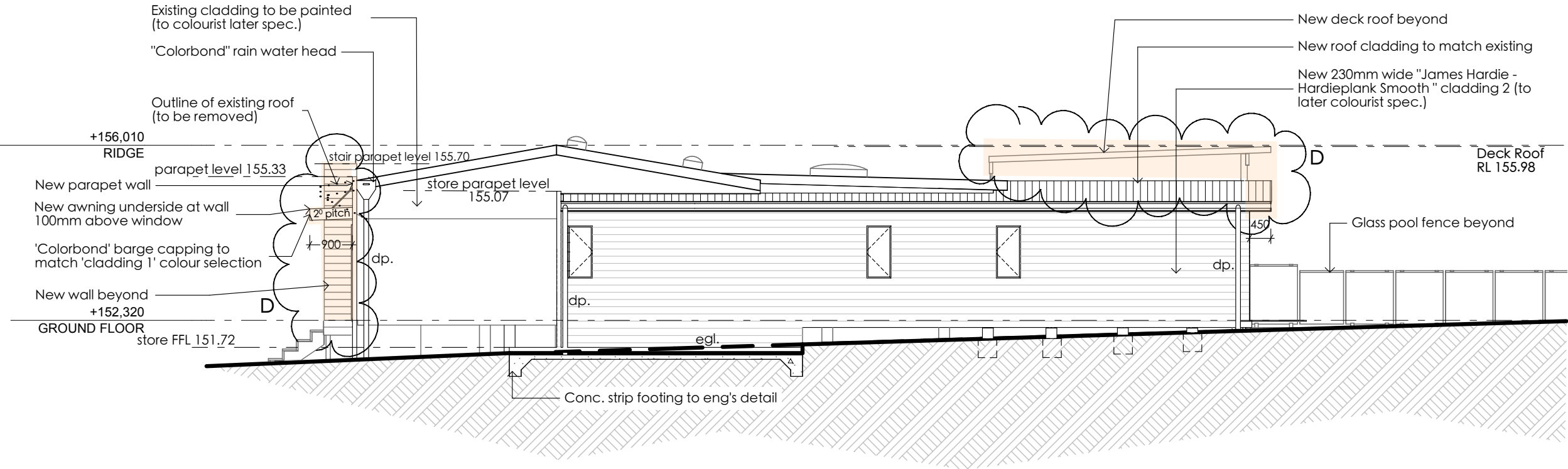
northern
beaches
council

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

MOD2020/0432

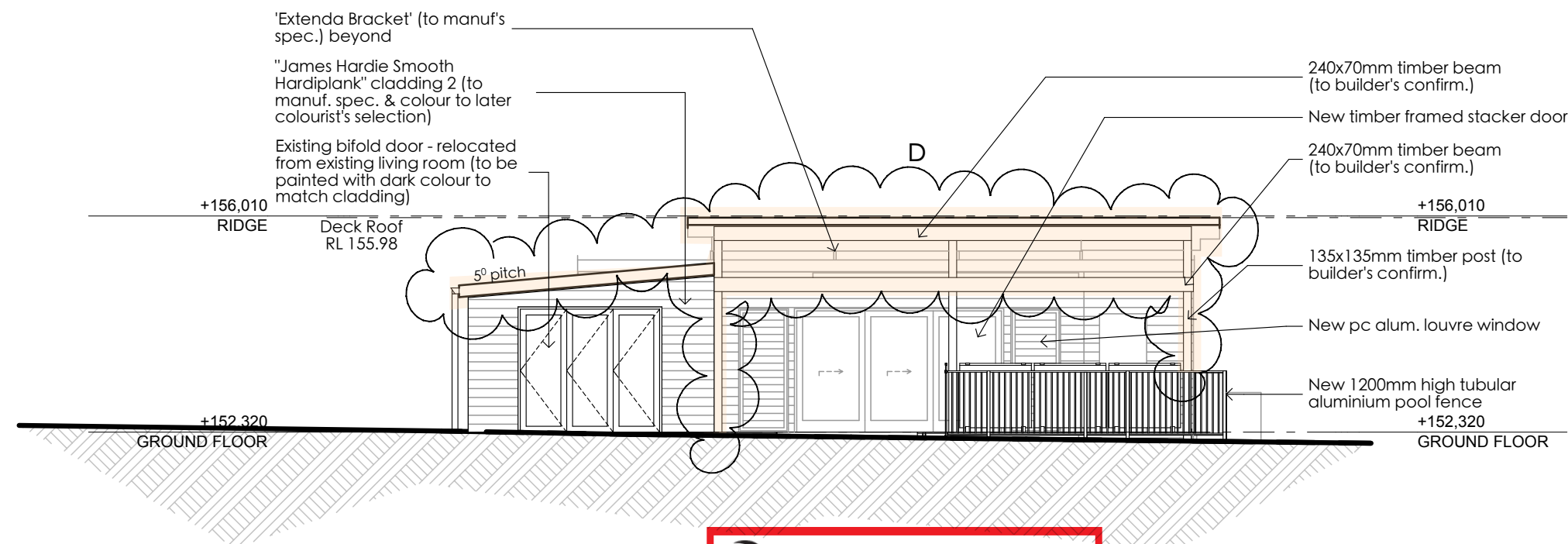


South West Elevation
1:100



South East Elevation
1:100

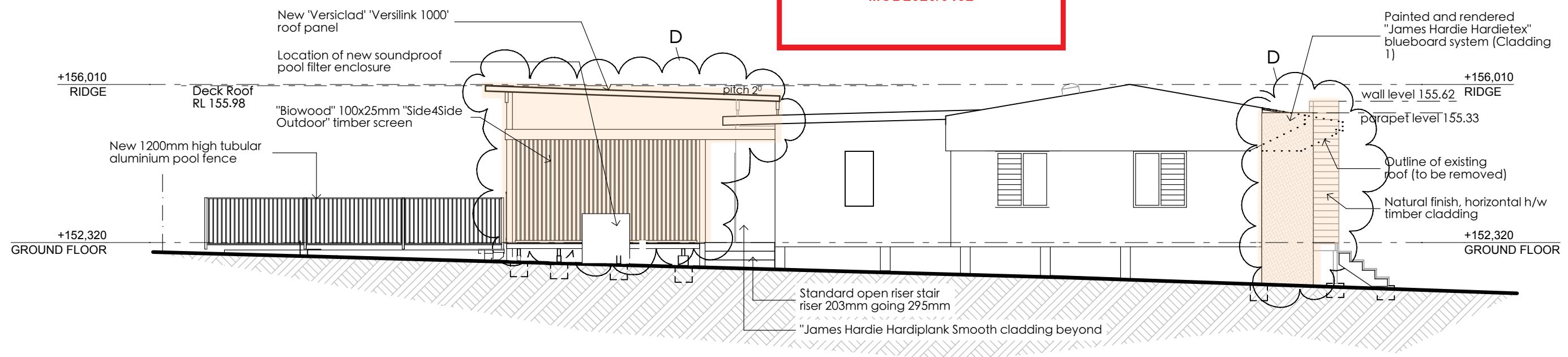
1		3		5		15		20		Meters @ 1:100										
AED angela elliss design A&A DesignTek P/L trading as ABN 77 064 276 473				POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251				Revisions <table><tr><td>A</td><td>4/09/19</td><td>Move swimming pool to the east and remove tiled surround on north and west edges</td><td>C</td><td>25/02/20</td><td>Add note re pool engineering reqm't</td></tr><tr><td>D</td><td>28/07/20</td><td>Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck</td></tr></table>				A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges	C	25/02/20	Add note re pool engineering reqm't	D	28/07/20	Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck
				A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges	C					25/02/20	Add note re pool engineering reqm't							
D	28/07/20	Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck																		
EMAIL angela@angelaelliss.com.au				PHONE 0421 708 751				WEBSITE www.angelaellissdesign.com.au												
PROJECT Section 4.55 Application DESCRIPTION Renovations & Additions				SITE ADDRESS 12 Akora Street FRENCHS FOREST CLIENT D. & S. Ryan				Lot 55 DP 36616		DRAWING NO: 5 JOB NUMBER 48/18 DATE 13/8/20										



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

MOD2020/0432

North East Elevation
1:100



North West Elevation
1:100

1		3		5		15		20		Meters @ 1:100																													
A&A DesignTek P/L trading as A&A D angela elliss design ABN 77 064 276 473						POSTAL ADDRESS 123 Avoca Drive Kincumber NSW 2251 EMAIL angela@angelaelliss.com.au PHONE 0421 708 751 WEBSITE www.angelaellissdesign.com.au				<table><thead><tr><th colspan="6">Revisions</th></tr></thead><tbody><tr><td>A</td><td>4/09/19</td><td>Move swimming pool to the east and remove tiled surround on north and west edges</td><td>C</td><td>25/02/20</td><td>Add note re pool engineering reqm't</td></tr><tr><td>B</td><td>15/10/19</td><td>Remove new fence to front side boundaries and driveway</td><td>D</td><td>28/07/20</td><td>Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck</td></tr></tbody></table>				Revisions						A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges	C	25/02/20	Add note re pool engineering reqm't	B	15/10/19	Remove new fence to front side boundaries and driveway	D	28/07/20	Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck	PROJECT Section 4.55 Application DESCRIPTION Renovations & Additions		SITE ADDRESS 12 Akora Street FRENCHS FOREST CLIENT D. & S. Ryan		Lot 55 DP 36616		DRAWING NO: 6 JOB NUMBER 48/18 DATE 13/8/20	
Revisions																																							
A	4/09/19	Move swimming pool to the east and remove tiled surround on north and west edges	C	25/02/20	Add note re pool engineering reqm't																																		
B	15/10/19	Remove new fence to front side boundaries and driveway	D	28/07/20	Replace 'Scyon Matrix' cladding at front with painted and rendered blueboard; new walled entry at top of stair; widen entry stair; new awning to living rm window; lower front parapet; remove rear parapet & extend eave; remove walls around rear deck; 'Biowood' screen to rear deck; flyover roof to rear deck																																		