

NOTES:

- * AS REQUIRED, ALL RETAINING & SURFACE DRAINAGE WORK TO BE COMPLETED BY OWNER TO COUNCIL SPECIFICATIONS.
- * STORMWATER DISCHARGE TO TANK VIA CHARGED LINES WITH OVERFLOW TO STREET AS PER STORMWATER MANAGEMENT PLANS(BROADCAST ENGINEERING A-01)
- * FIXED INDOOR AND OUTDOOR CLOTHES LINE TO BE PROVIDED, POSITIONED AND INSTALLED BY OWNER
- * NO TREES TO BE REMOVED

LANDSCAPING AREA = 363.1m² (47.3%)
(AS PER LANDSCAPE PLANS)

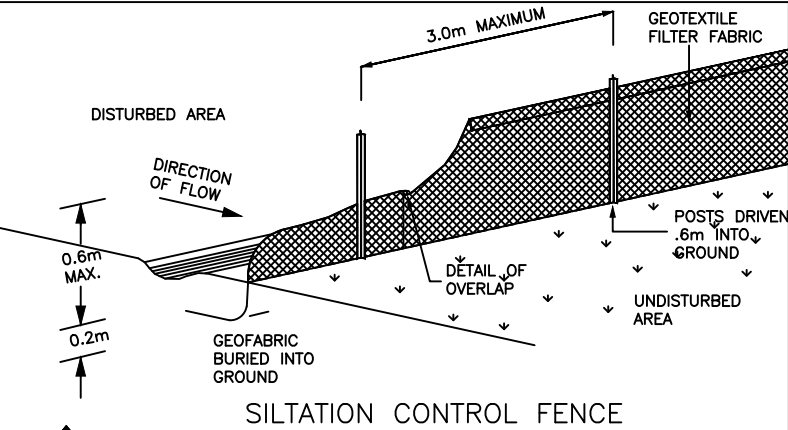
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED BY OTHERS



20MPa CONCRETE TO PIERS

SITE CLASSIFICATION "P/M"

BENCH MARK	▲
GAS METER	⊗ GM
WATER METER	⊗ WM



ALLWORTH CONSTRUCTIONS PTY LTD
9A/9-11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

SITE PLAN

SCALE 1:200

DEMOLITION AND REMOVAL FROM THE SITE OF THE EXISTING RESIDENCE, GARAGE, FOOTINGS, PATHS, FRONT FENCE ETC. (INCLUDING REMOVAL AND DISCONNECTION OF ALL SERVICES) TO BE UNDERTAKEN BY OWNER PRIOR TO SIGNING BUILDING AGREEMENTS OR OTHERWISE AGREED. WHERE ASBESTOS REMOVAL IS REQUIRED, THE OWNER WILL PROVIDE WRITTEN CERTIFICATION THE SITE IS ASBESTOS FREE PRIOR TO SIGNING BUILDING AGREEMENT

COPYRIGHT:
THIS PLAN IS THE PROPERTY OF THE COMPANY AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION ON THE COMPANY

PROPOSED BRICK VENEER RESIDENCE
FOR:MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

S1/7

DRAWN: MK
JOB No.: 14531
SCALE: 1:200

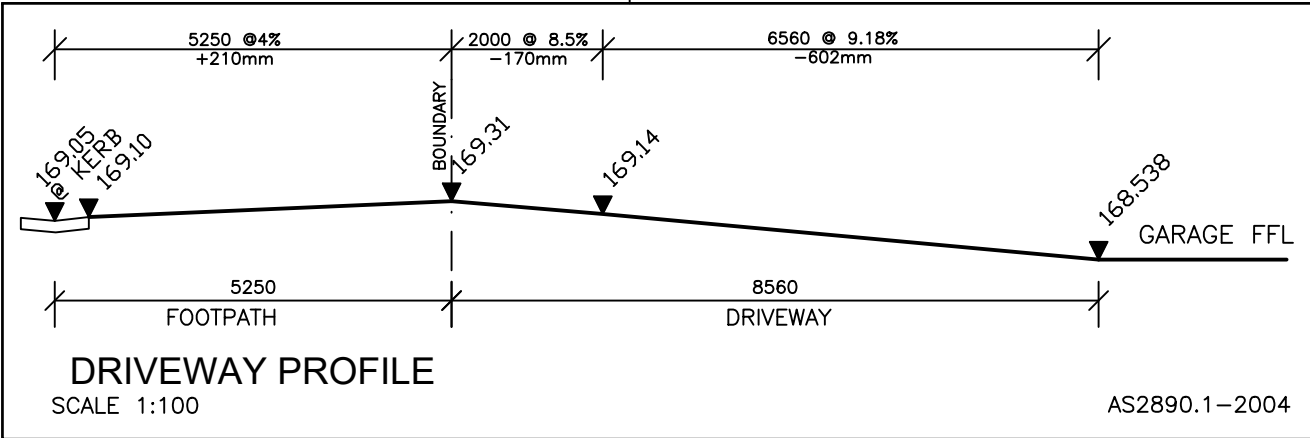
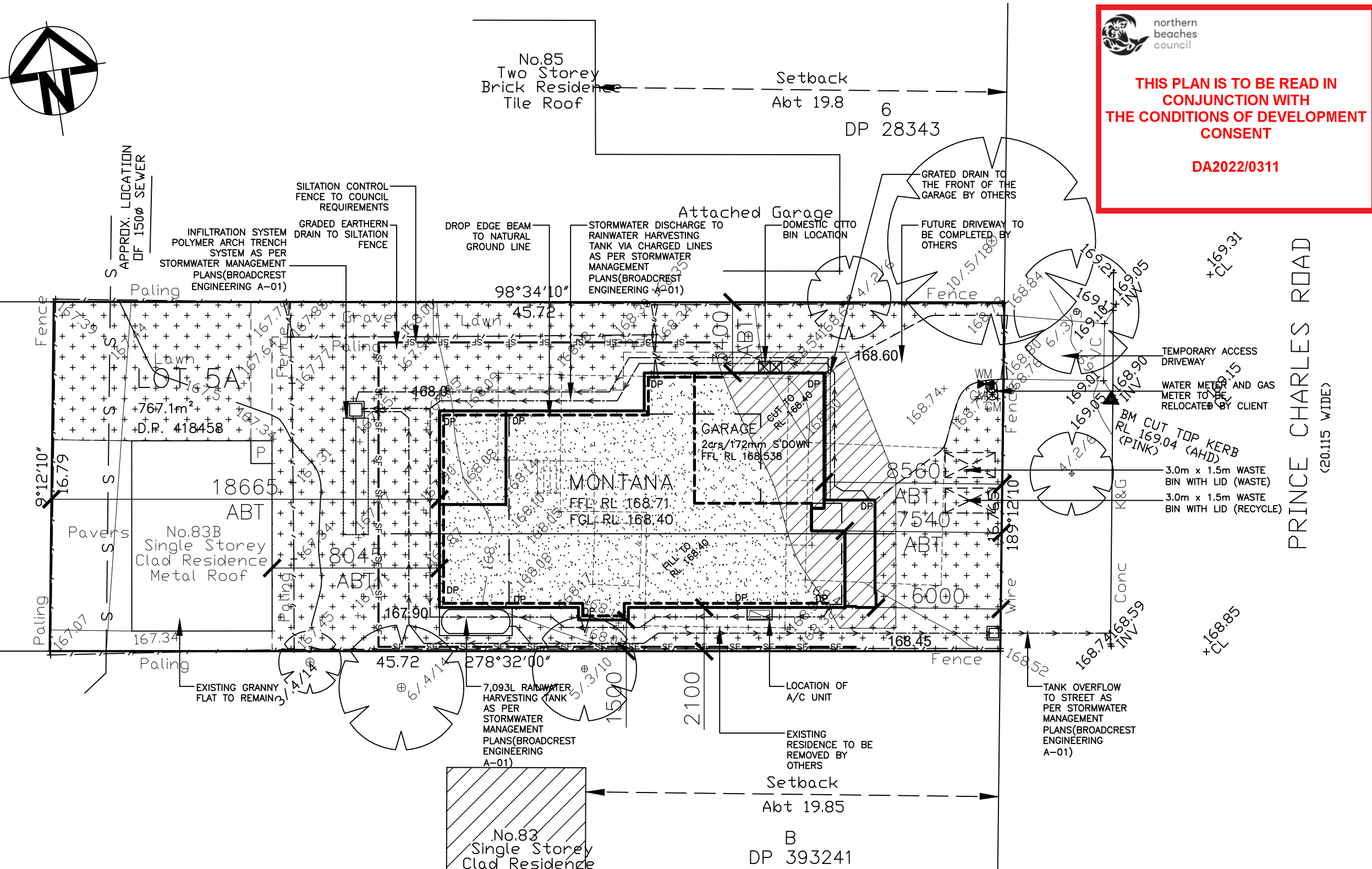
HOUSE DESIGN
MONTANA
FIVE GUEST 35
SUMMIT RH

Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISSUE
B	DO	10.12.21	SECOND ISSUE
C	MK	14.02.22	COUNCIL ISSUE
D	PL	05.05.22	UPDATED COUNCIL ISSUE

ISSUE
D



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/0311



TILED BROADFLOORS
 WILL REQUIRE AN
 EXPANSION JOINT
 AT 6.0M CENTRES

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

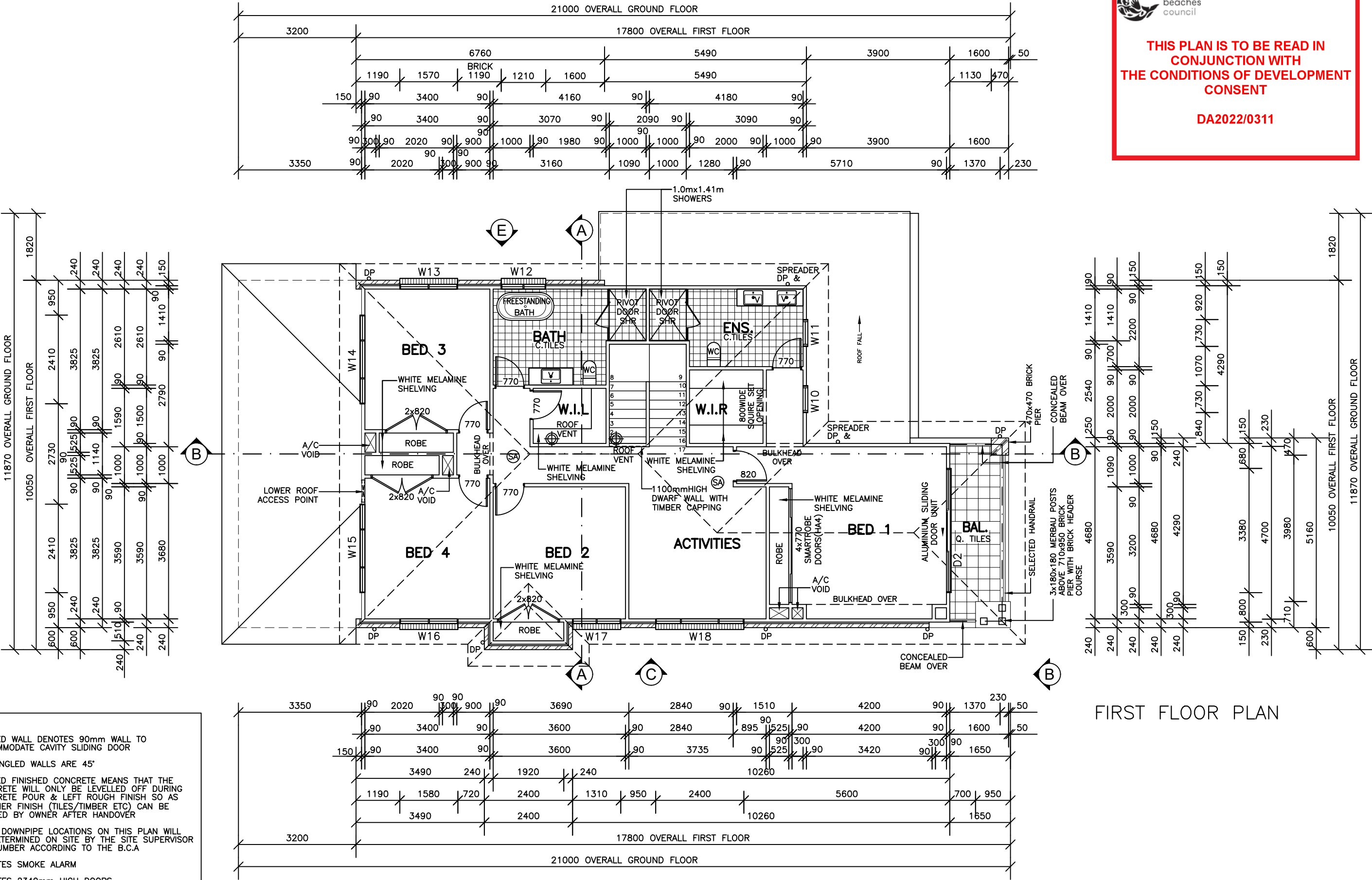
D

600mm EAVE /
GUTTER OVERHANG



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

DA2022/0311



- NOTE:**
- SHADED WALL DENOTES 90mm WALL TO ACCOMMODATE CAVITY SLIDING DOOR
 - ALL ANGLED WALLS ARE 45°
 - SCREED FINISHED CONCRETE MEANS THAT THE CONCRETE WILL ONLY BE LEVELLED OFF DURING CONCRETE POUR & LEFT ROUGH FINISH SO AS ANOTHER FINISH (TILES/TIMBER ETC) CAN BE APPLIED BY OWNER AFTER HANDOVER
 - FINAL DOWNPIPE LOCATIONS ON THIS PLAN WILL BE DETERMINED ON SITE BY THE SITE SUPERVISOR & PLUMBER ACCORDING TO THE B.C.A
- SA DENOTES SMOKE ALARM
- SIZE DENOTES 2340mm HIGH DOORS

FIRST FLOOR PLAN



ALLWORTH CONSTRUCTIONS PTY LTD
9A/9-11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

COPYRIGHT:
THIS PLAN IS THE PROPERTY OF
THE COMPANY AND MAY NOT BE
COPIED IN WHOLE OR PART
WITHOUT THE EXPRESS WRITTEN
PERMISSION ON THE COMPANY

PROPOSED BRICK VENEER RESIDENCE
FOR: MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

S3/7

DRAWN: MK
JOB No.: 14531
SCALE: 1:100

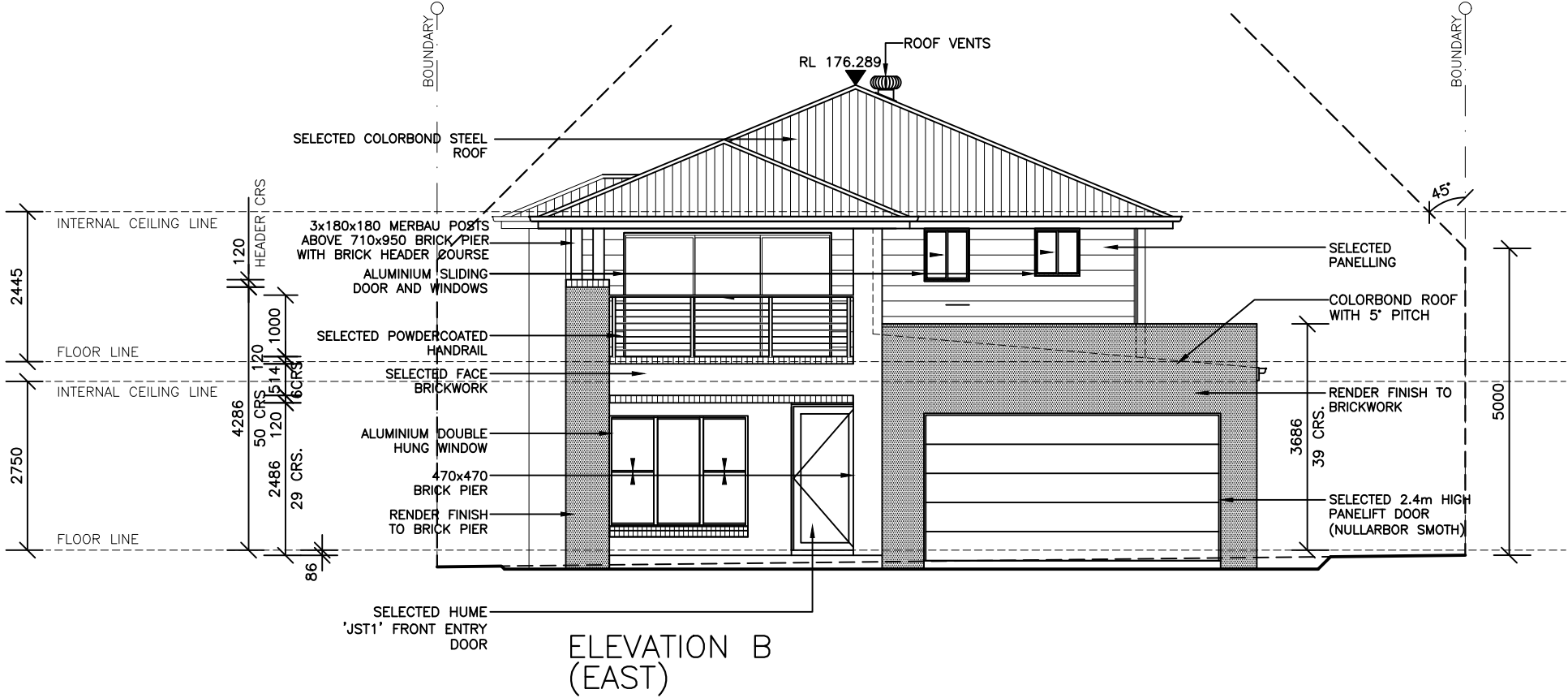
HOUSE DESIGN
MONTANA
FIVE GUEST 35
SUMMIT RH

Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISSUE
B	DO	10.12.21	SECOND ISSUE
C	MK	14.02.22	COUNCIL ISSUE
D	PL	05.05.22	UPDATED COUNCIL ISSUE

ISSUE

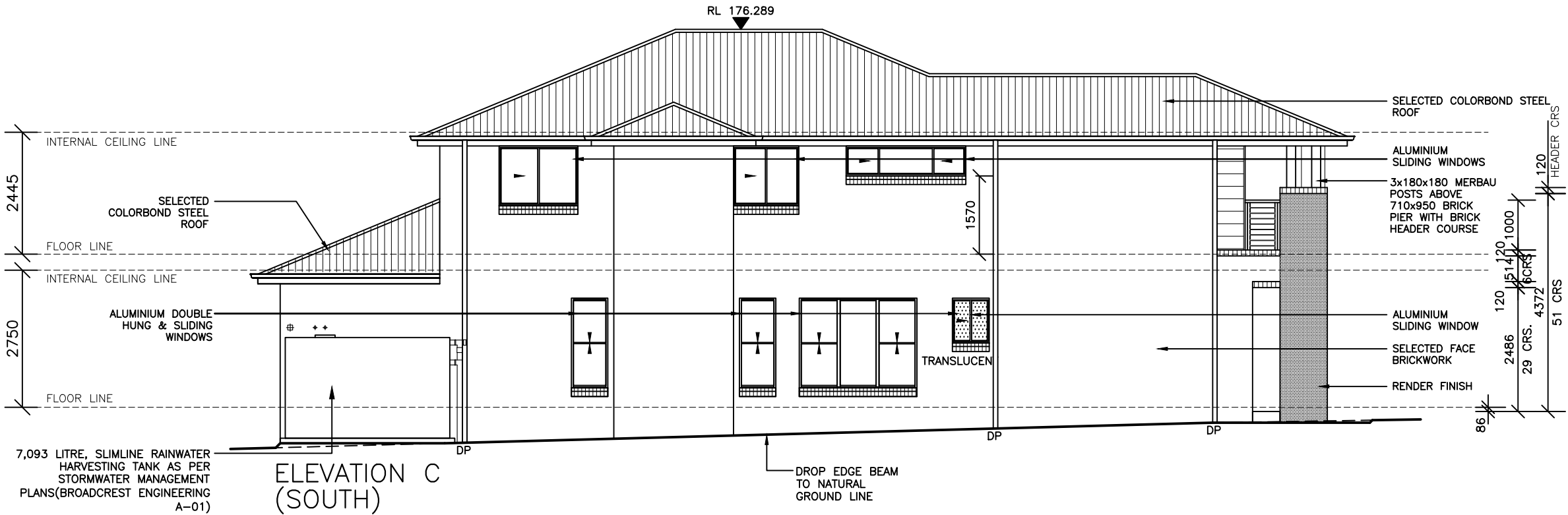
D

600mm EAVE /
GUTTER OVERHANG



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

DA2022/0311



ALLWORTH CONSTRUCTIONS PTY LTD

9A/9-11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

COPYRIGHT:
THIS PLAN IS THE PROPERTY OF
THE COMPANY AND MAY NOT BE
COPIED IN WHOLE OR PART
WITHOUT THE EXPRESS WRITTEN
PERMISSION ON THE COMPANY

PROPOSED BRICK VENEER RESIDENCE

FOR: MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

S4/7

DRAWN: MK
JOB No.: 14531
SCALE: 1:100

HOUSE DESIGN

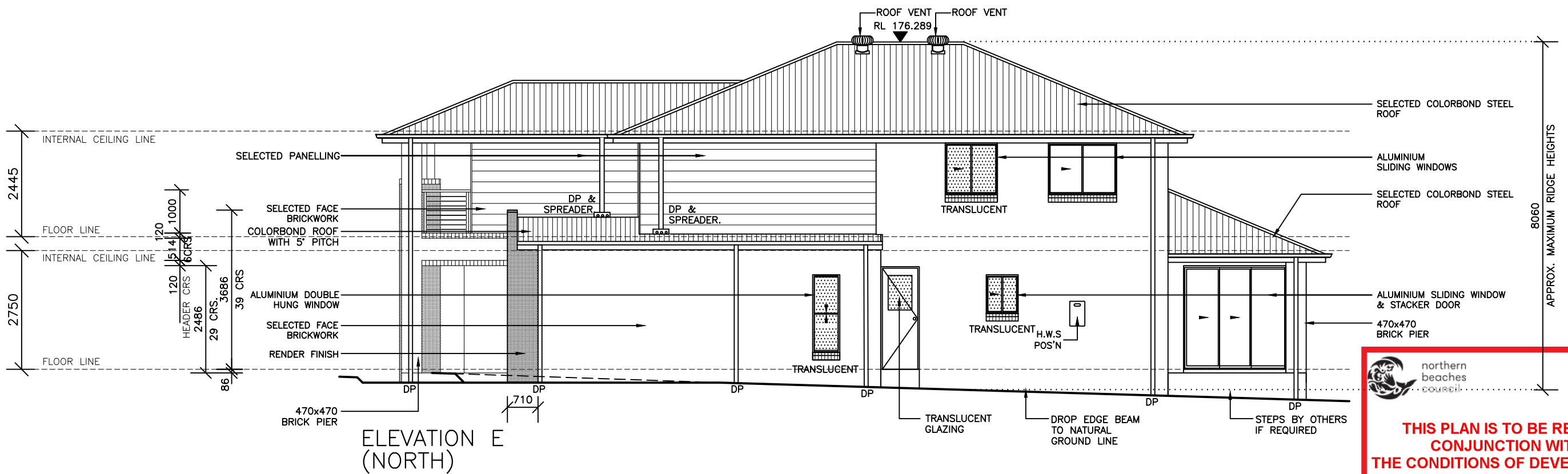
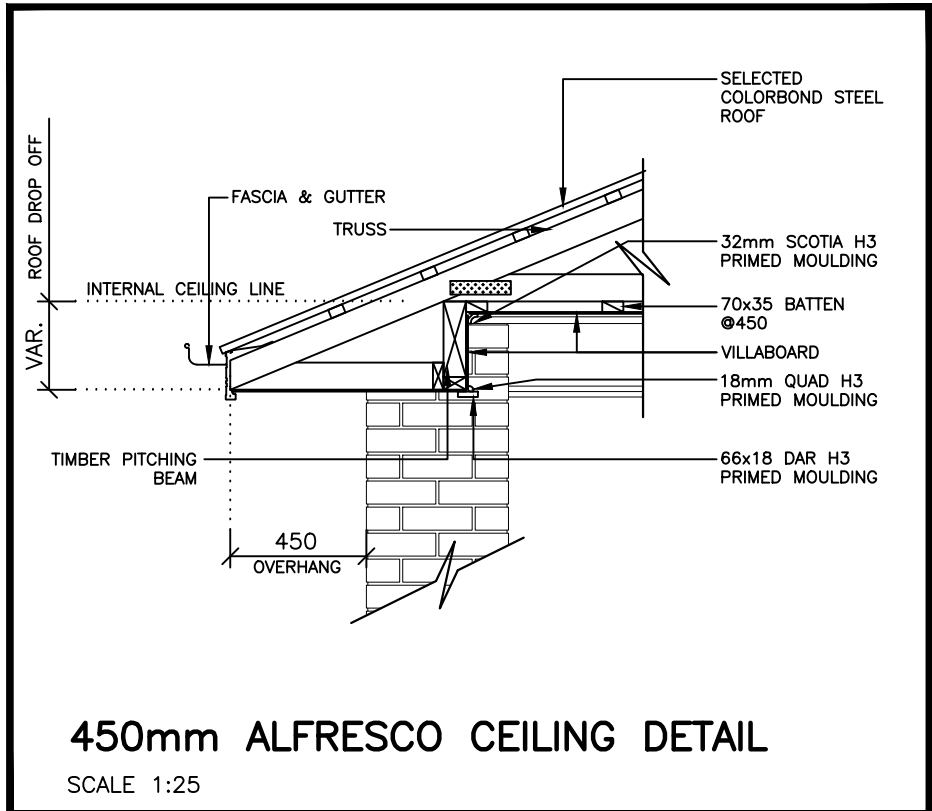
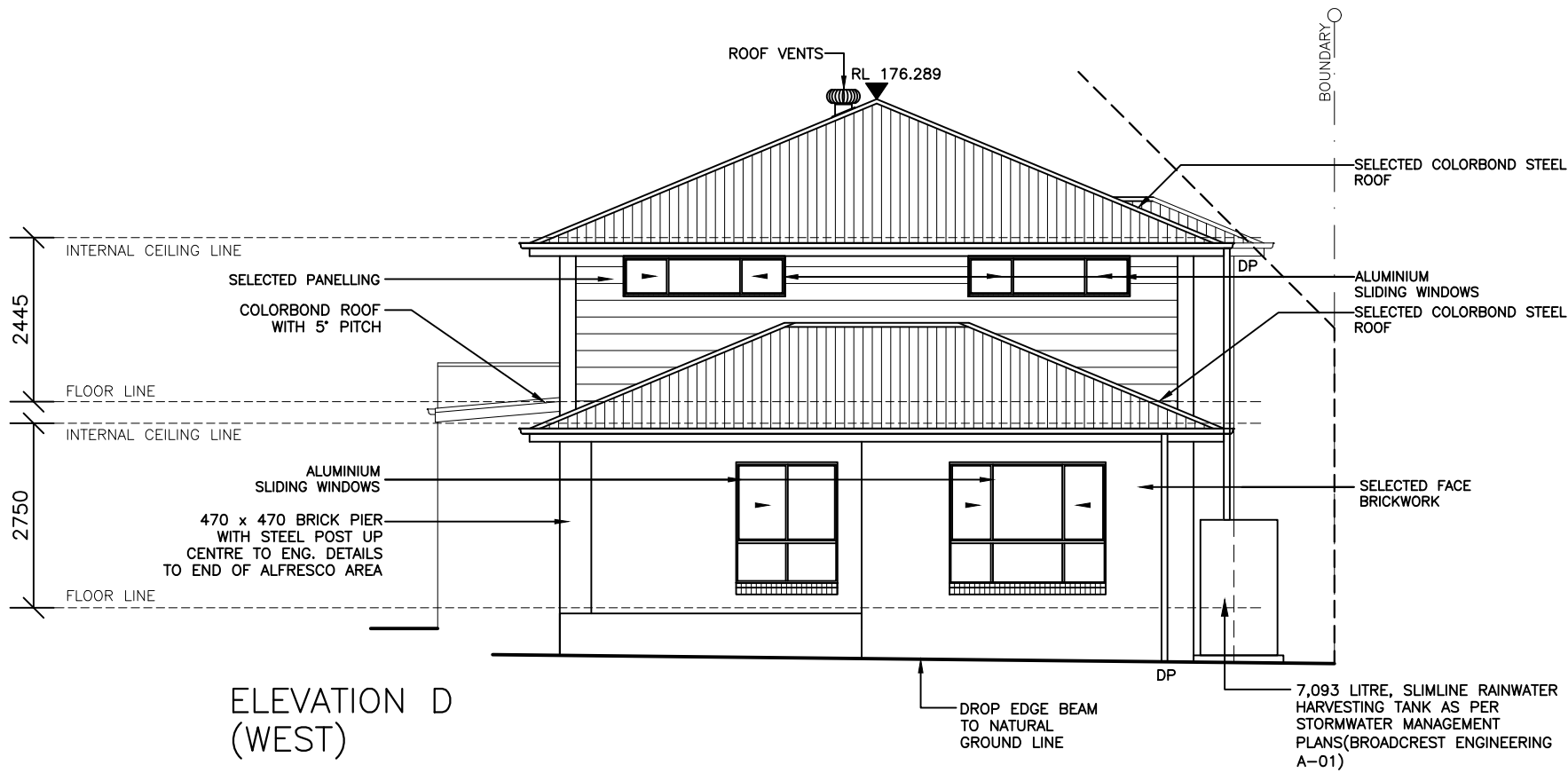
MONTANA
FIVE GUEST 35
SUMMIT RH

Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISSUE
B	DO	10.12.21	SECOND ISSUE
C	MK	14.02.22	COUNCIL ISSUE
D	PL	05.05.22	UPDATED COUNCIL ISSUE

ISSUE

D

600mm EAVE /
GUTTER OVERHANG



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

DA2022/0311



ALLWORTH CONSTRUCTIONS PTY LTD

9A/9-11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

COPYRIGHT:
THIS PLAN IS THE PROPERTY OF
THE COMPANY AND MAY NOT BE
COPIED IN WHOLE OR PART
WITHOUT THE EXPRESS WRITTEN
PERMISSION ON THE COMPANY

PROPOSED BRICK VENEER RESIDENCE

FOR: MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

S5/7

DRAWN: MK
JOB No.: 14531
SCALE: 1:100

HOUSE DESIGN

MONTANA
FIVE GUEST 35
SUMMIT RH

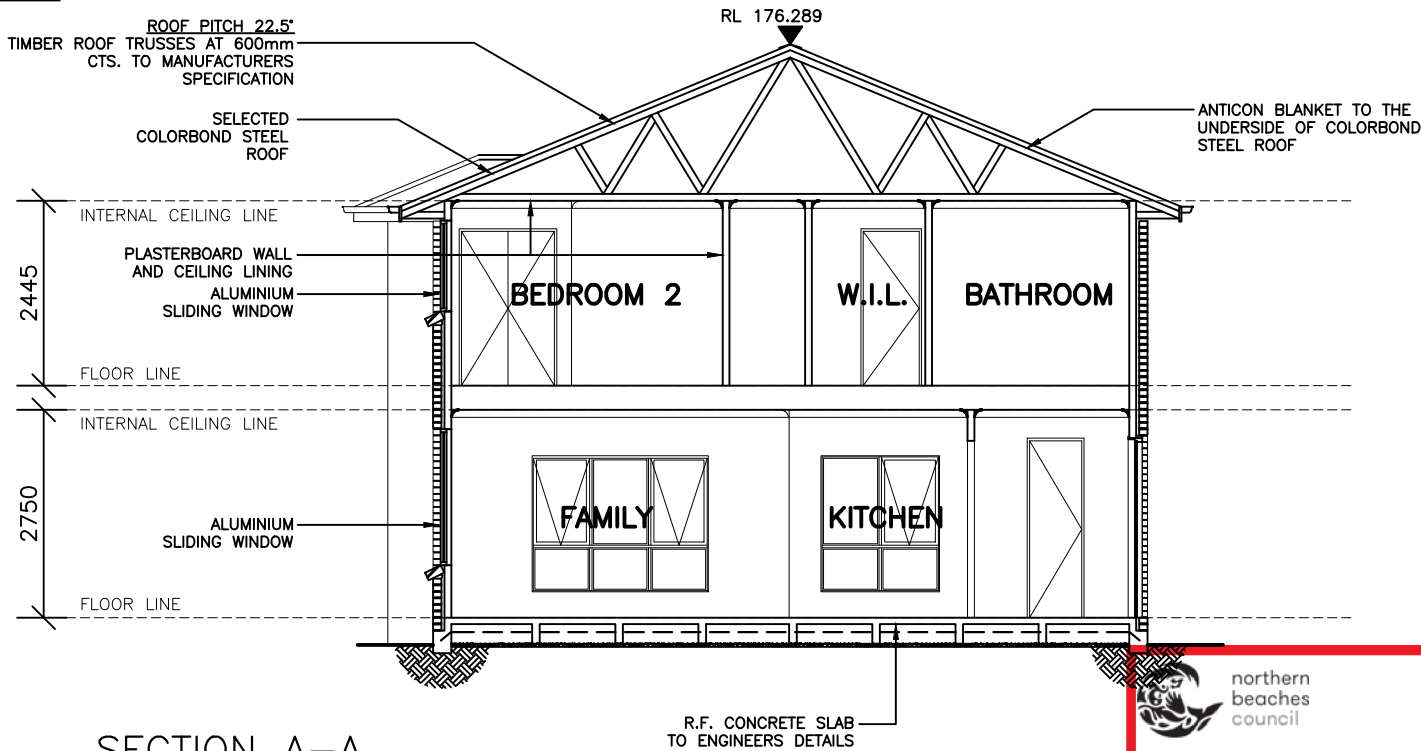
Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISS
B	DO	10.12.21	SECOND
C	MK	14.02.22	COUNCIL
D	PL	05.05.22	UPDATED

Notes	
1	FIRST ISSUE
1	SECOND ISSUE
2	COUNCIL ISSUE
2	UPDATED COUNCIL ISSUE

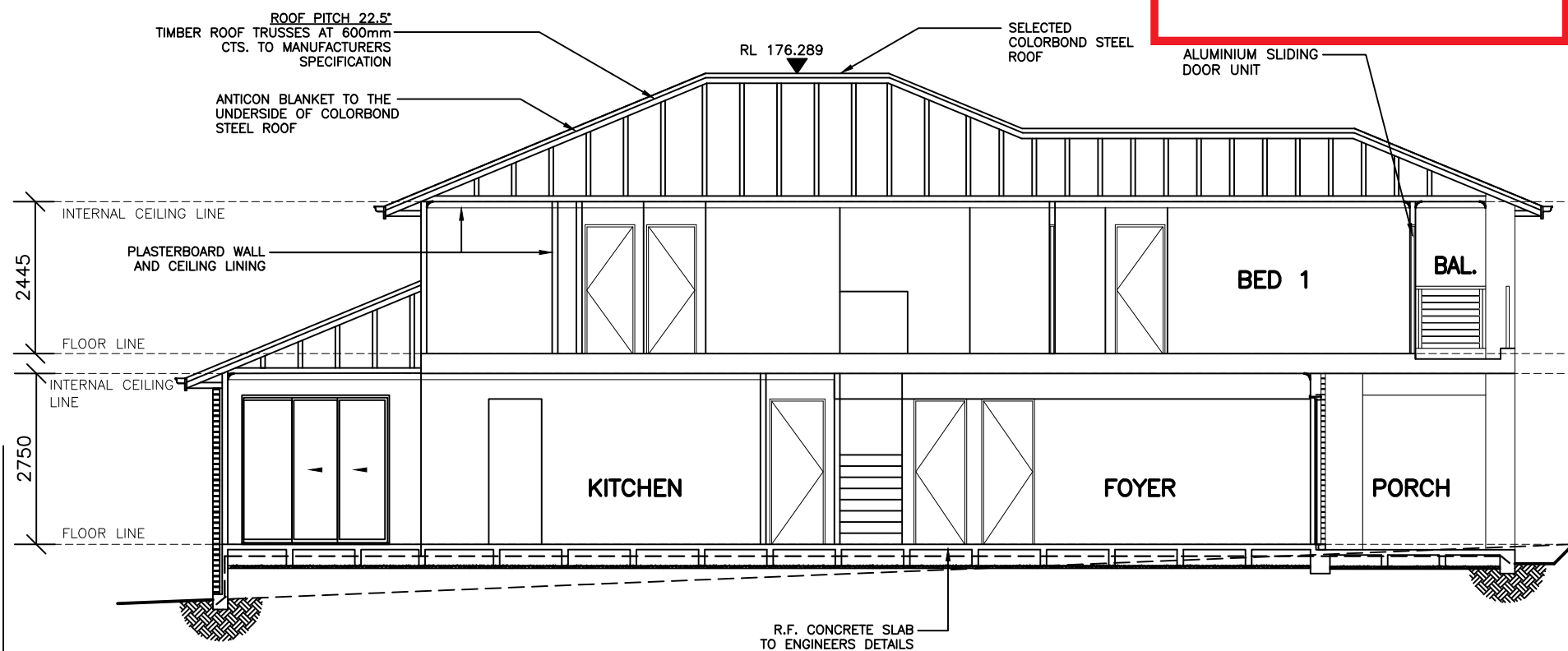
ISSUE

D

600mm EAVE /
GUTTER OVERHANG



SECTION A-A



SECTION B-B



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

DA2022/0311

BASIX COMMITMENTS

STORMWATER	3000 LITRE RAINWATER TANK
SHOWERHEADS	3 STAR RATED SHOWER HEADS
TOILETS	4 STAR RATED CISTERNS
TAP FITTINGS	4 STAR RATED BATHROOM TAPWARE, 4 STAR RATED KITCHEN TAPWARE
ACTIVE COOLING	EER3.0–3.5 AIR COND.
ACTIVE HEATING	EER3.0–3.5 AIR COND.
HOT WATER	5.5 STAR GAS INSTANTANEOUS H.W.S.
LIGHTING	WINDOWS TO BATHS & KITCHEN
COOKING	GAS COOKTOP/ ELECTRIC OVEN
DESIGN ENHANCEMENTS	2 WIND DRIVEN ROOF VENTILATORS INDOOR/OUTDOOR CLOTHESLINE (BY OWNER) LED LIGHTING AS SPECIFIED SEALS AND DRAUGHT TO EXTERNAL DOOR JAMES BRADFORD R2.0 RATED BATTS TO EXTERNAL WALLS OF RESIDENCE(EXCLUDING GARAGE) BRADFORD R3.5 RATED BATTS TO LIVING AREA CEILING

WINDOW SCHEDULE STEGBAR

1. STANDARD ALUMINIUM FRAME WINDOW WITH CLEAR GLASS (GROUP A AND GROUP B)
2. GLAZED ASSEMBLIES COMPLY WITH AS2047 & 1288

NO	LOCN	MODEL	TYPE	
W-1	GUEST	ADW18x2260(SP)	D/HUNG	
W-2	LAUNDRY	ADW18x630(SP)	D/HUNG	TRANSLUCENT
W-3	PWDR	ASW09x740(SP)	SLIDING	TRANSOM/TRANSLUCENT
W-4	KITCHEN	ASW18x1510T(SP)	SLIDING	TRANSOM
W-5	MEALS	ASW18x2330T(SP)	SLIDING	TRANSOM
W-6	FAMILY	ADW1807	D/HUNG	
W-7	FAMILY	AAW1807	D/HUNG	
W-8	TV ROOM	ASW18x2400(SP)	SLIDING	
W-9	ENS2	ASW09x740(SP)	SLIDING	TRANSLUCENT
W-10	W.I.R.	ASW0707	SLIDING	90mm FRAME REVEAL
W-11	ENS.	ASW0707	SLIDING	90mm FRAME REVEAL
W-12	BATH	ASW1212	SLIDING	TRANSLUCENT
W-13	BED 3	ASW12X1570(SP)	SLIDING	
W-14	BED 3	ASW0624	SLIDING	
W-15	BED 4	ASW0624	SLIDING	
W-16	BED 4	ASW12X1580(SP)	SLIDING	
W-17	BED 2	ASW12X1310(SP)	SLIDING	
W-18	ACTIVITIES	ASW06x2400(SP)	SLIDING	

D-1	FAMILY	AST24x3230(XXF)(SP) ALUMINIUM STACKER DOOR / REVEALS TOP & SIDES
D-2	BED 1	ASD21x3380(FXF/L)(SP) ALUMINIUM SLIDING DOOR /HWD TREAD & 90MM FRAME REVEALS TOP AND SIDES



ALLWORTH CONSTRUCTIONS PTY LTD
9A/9-11 SOUTH STREET, RYDALMERE NSW 2116
ABN 78 002 565 353 LIC No. 34459 PH: 1300 769 988

COPYRIGHT:
THIS PLAN IS THE PROPERTY OF
THE COMPANY AND MAY NOT BE
COPIED IN WHOLE OR PART
WITHOUT THE EXPRESS WRITTEN
PERMISSION ON THE COMPANY

PROPOSED BRICK VENEER RESIDENCE
FOR: MR D. AND MRS S. EVANS
AT: LOT 5A (No.83A) PRINCE CHARLES RD, FRENCHS FOREST
COUNCIL: NORTHERN BEACHES

S6/7
DRAWN: MK
JOB No.: 14531
SCALE: 1:100

HOUSE DESIGN
MONTANA
FIVE GUEST 35
SUMMIT RH

Issue	By	Date	Notes
A	MK	10.11.21	FIRST ISSUE
B	DO	10.12.21	SECOND ISSUE
C	MK	14.02.22	COUNCIL ISSUE
D	PL	05.05.22	UPDATED COUNCIL ISSUE

ISSUE
D