

L.G.A. : NORTHERN BEACHES
PARISH : MAINLY COVE
COUNTY : CUMBERLAND

AREA LOT 23 SEC 24
WIDE DP 758044: 560.1m²
BY CALL: 551.4 m²



OWNER TO LEAVE STUBS THAT EXTEND OUTSIDE THE DETENTION TANK FOR WINCREST DRAINERS TO CONNECT TO, AS PER HYDRAULIC ENGINEERS DETAIL.

149 certificate RESTRICTIONS

1. LANDSLIP

STORMWATER TO HYDRAULIC ENG'S DETAILS

SITE DETAILS
LOT NUMBER: 23 Sec 24
DP NUMBER: 758044

SITE AREA:	550.10m ²
GROUND FLOOR	139.68 m ²
FIRST FLOOR	94.90 m ²
GARAGE	33.72 m ²
DECK	31.05 m ²
PORCH	5.42 m ²
Grand total	304.77 m ²

DRIVEWAY:	40.000m ²
FLOOR SPACE RATIO:	0.43:1
SITE COVERAGE:	210.60m ²
PRIVATE OPEN SPACE:	175.00m ²

PROJECT DETAILS:	
GROUND & FIRST FLOOR TOTAL:	234.58m ²
ROOF AREA:	267.26m ²

LANDSCAPE:	
TOTAL AREA OF VEGETATION:	= 250.00m ²

STORMWATER:	
RAINWATER TANK SIZE:	= 3000litre
(ABOVE GROUND)	
ROOF AREA CONNECTED TO RAINWATER TANK:	74.9% = 200m ²
RAINWATER USES:	GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:	
HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER.	
EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES	
FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE	
ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER	

SITE CLASSIFICATION "P/M"	
WIND CLASSIFICATION "N1"	
SITE LOCATION CLASS. "SL2"	
CONCRETE PIERING	

DEVELOPMENT APPROVAL BY:	CONSTRUCTION CERTIFICATE BY:
NORTHERN BEACHES COUNCIL	
DA No :	CC No :
Date :	Date :
Phone No:	Phone No:

APPROX LOCATION OF SEWER

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS ARE APPROX. ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT DIFFERENT CONSTRUCTION OR NOISE REQUIREMENTS. FINAL POSITION TO BE DETERMINED BY A/C CONTRACTOR

SITE PLAN

ISSUE	AMENDMENT	DATE
A	PF + SV1. (HT)	22.09.17
B	VARY A (EC)	08.11.17
C	VARY B (EC)	15.11.17
D	FFD (EC)	13.12.17
E	CS1, CS2 (EC)	06.02.18
F	VARY E (EC)	21.03.18
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18
H	VARY No2 (SB)	22.08.18

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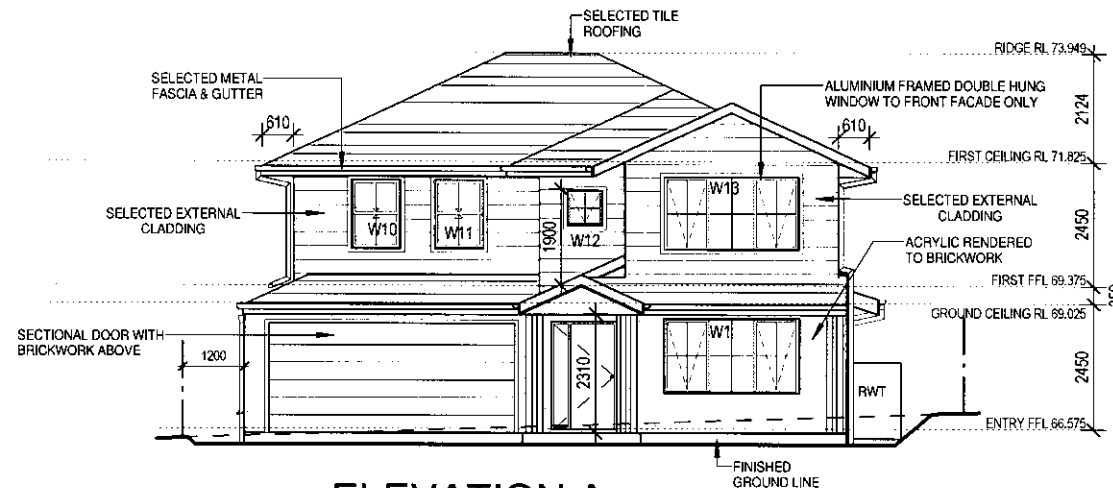
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Wincrest Group Pty Ltd.
ACN 135 562 873
Builders License No. 213 442C
18 Pitt St, Parramatta NSW 2150
Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:
CLIENT: **MR & MRS AMORES**
ADDRESS:
**LOT 23, No 23 HEATHCLIFF CR
BALGOWLAH HEIGHTS
NORTHERN BEACHES COUNCIL**

DESIGN NAME: CUSTOM	
DESIGN NO:	
FACADE: CUSTOM	
JOB NO: 17156	DATE: 21.03.18
DRAWN: HT	CHECKED:
SCALE: 1 : 200	SHEET NO: 01 /
ISSUE: H Please discard all other plans	

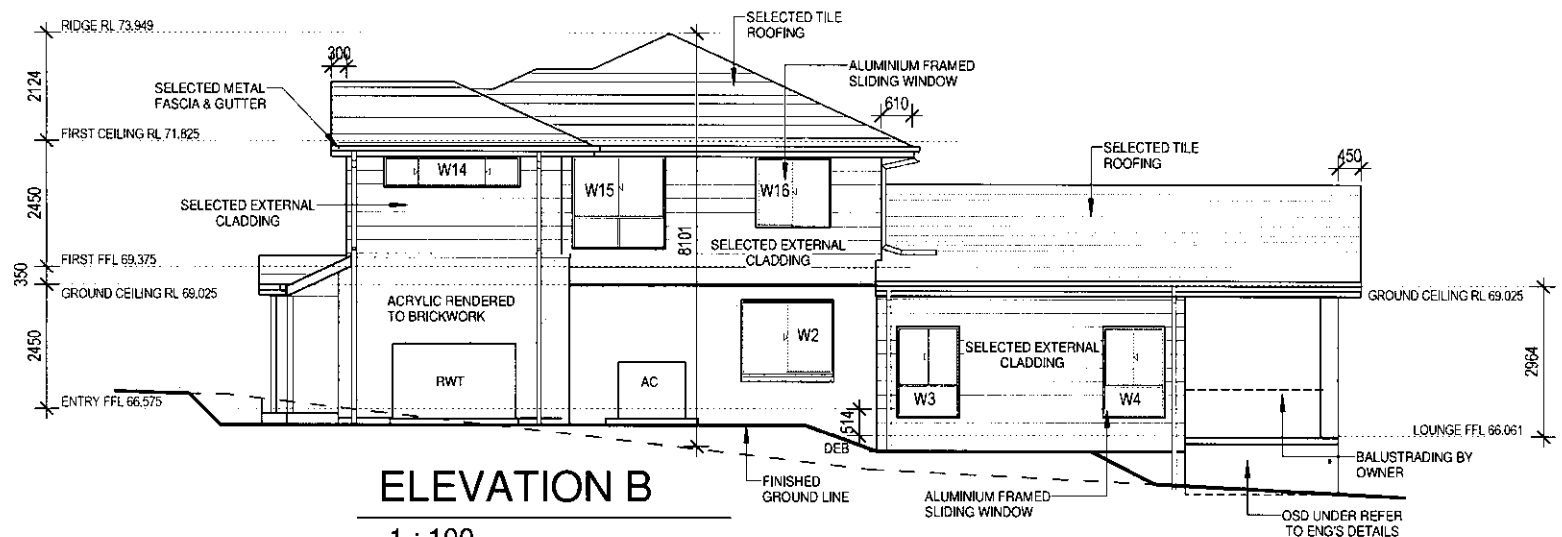


ELEVATION A

1 : 100

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR - EXCEPT W5, W6 & W8

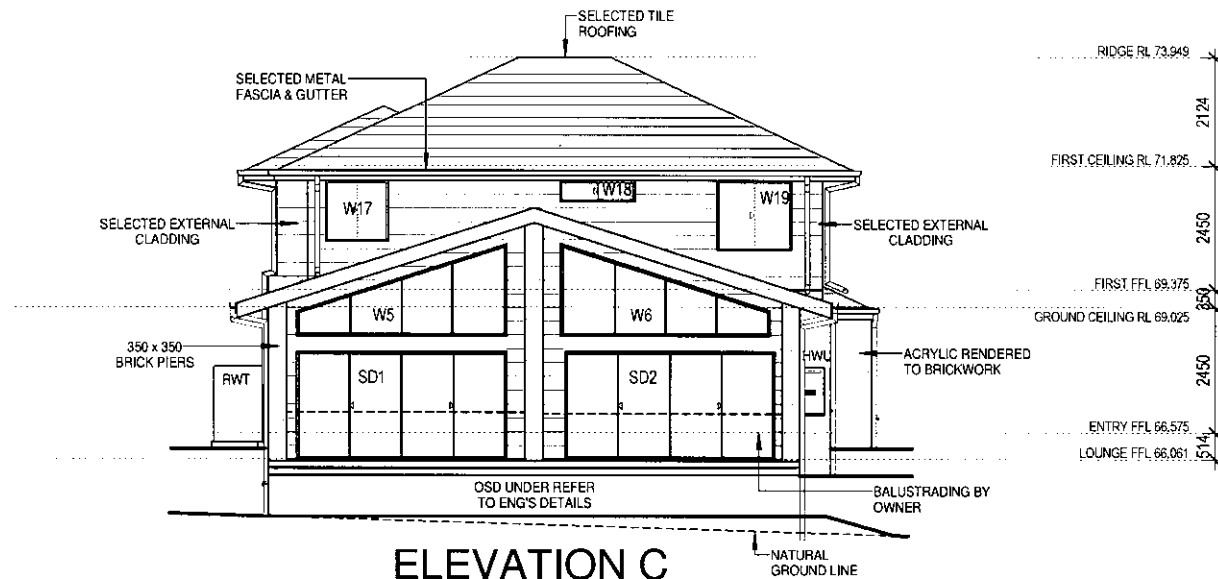


ELEVATION B

1 : 100

ELEVATIONS

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A	PFD + SV1 (HT)	22.09.17	CLIENT: MR & MRS AMORES ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL		DESIGN NO:			
B	VARY A (EC)	08.11.17			FACADE: CUSTOM			
C	VARY B (EC)	15.11.17			JOB NO: 17156	DATE: 21.03.18		
D	FFD (EC)	13.12.17			DRAWN: HT	CHECKED:		
E	CS1, CS2 (EC)	06.02.18			SCALE: 1 : 100	SHEET NO: 05 /		
F	VARY E (EC)	21.03.18			ISSUE: H Please discard all other plans			
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18						
H	VARY No2 (SB)	22.08.18						
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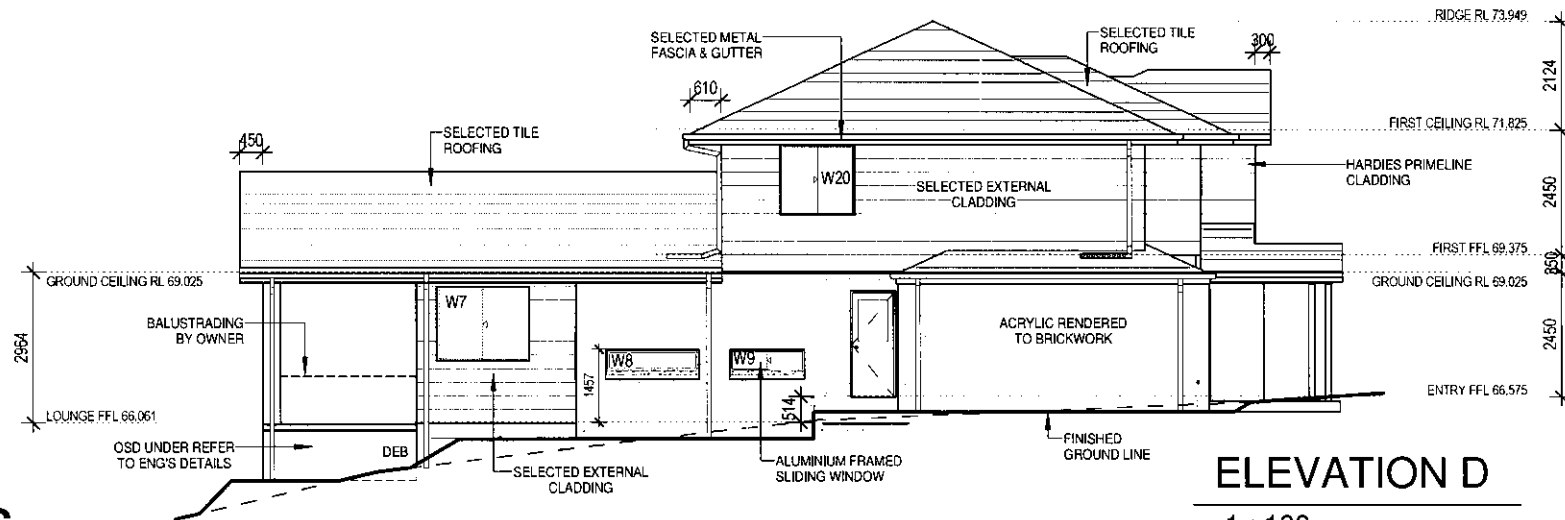


ELEVATION C

1 : 100

NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED DIRECTLY UNDER EAVES OR AT EQUAL HEIGHT
- GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL TO U/S STEEL ARCH BAR - EXCEPT W5, W6 & W8



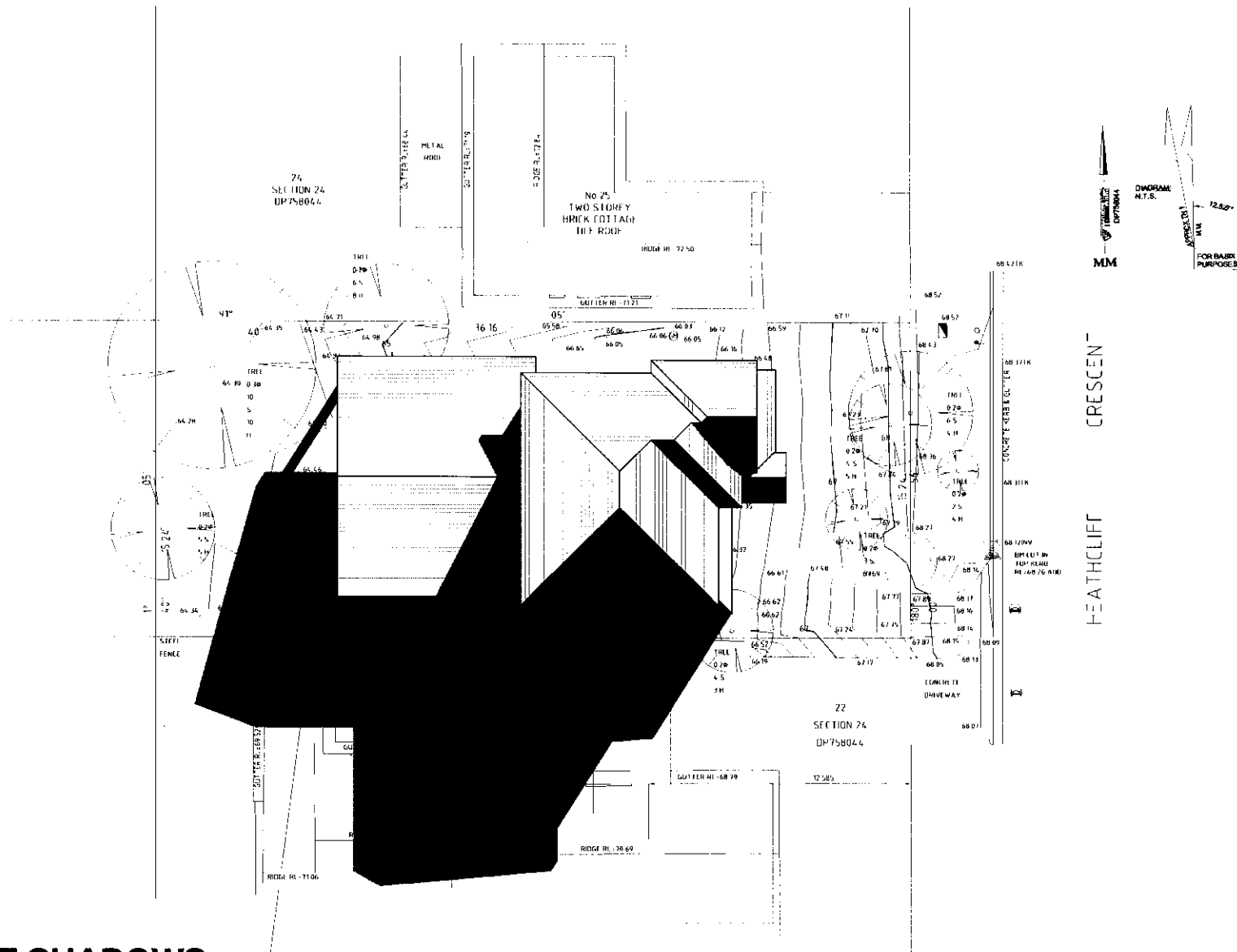
ELEVATION D

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ELEVATIONS

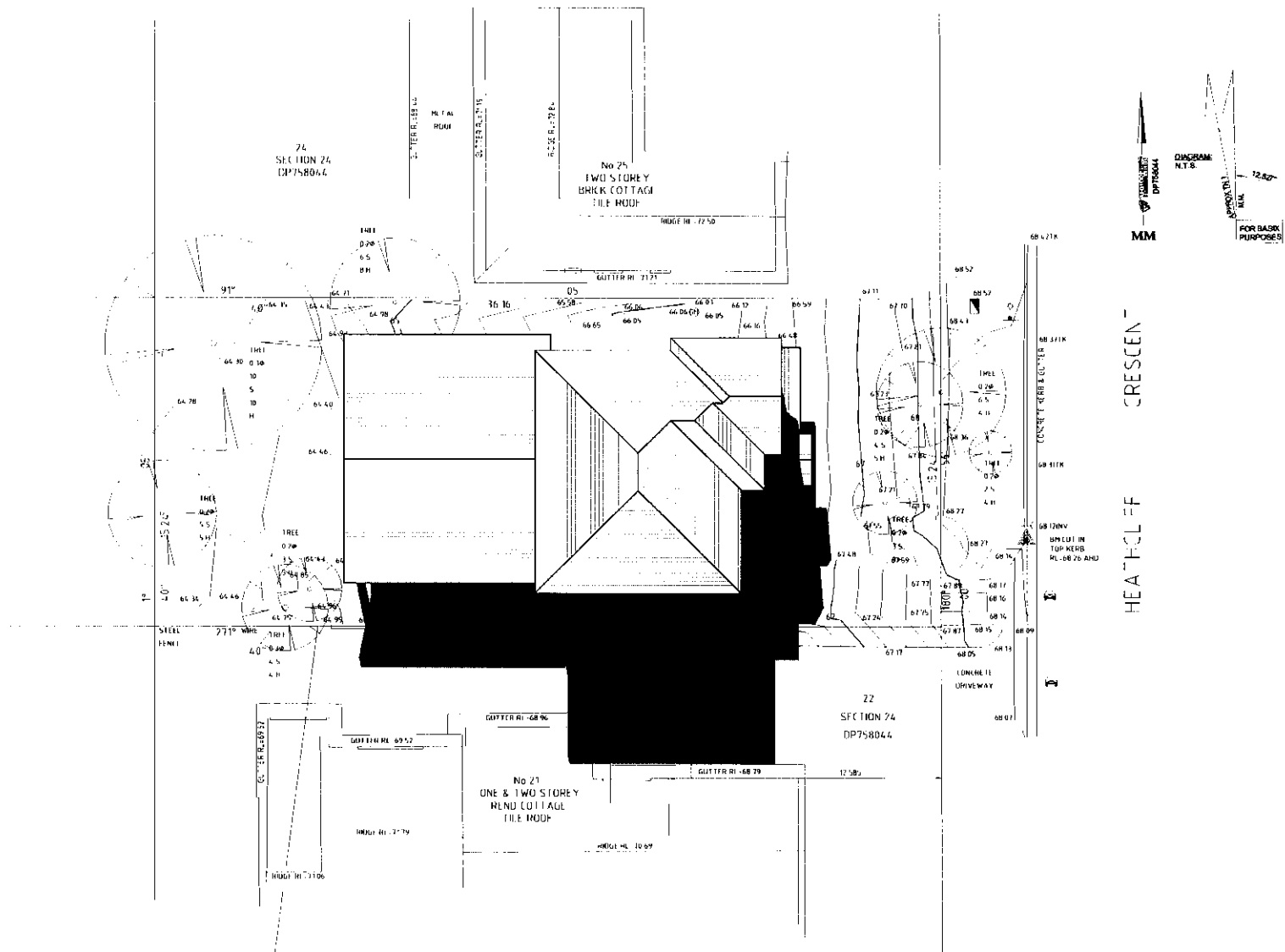
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B	VARY A (EC)	08.11.17	PRINTED: 22/08/2018 4:41:04 PM		ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL		JOB NO: 17156 DATE: 21.03.18	
C	VARY B (EC)	15.11.17						
D	FFD (EC)	13.12.17	Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph: (02) 9635 1644 Fax: (02) 9633 4806		DRAWN: HT SCALE: 1 : 100		CHECKED: SHEET NO: 06 /	
E	CS1, CS2 (EC)	06.02.18						
F	VARY E (EC)	21.03.18	ISSUE: H Please discard all other plans					
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18						
H	VARY No2 (SB)	22.08.18						

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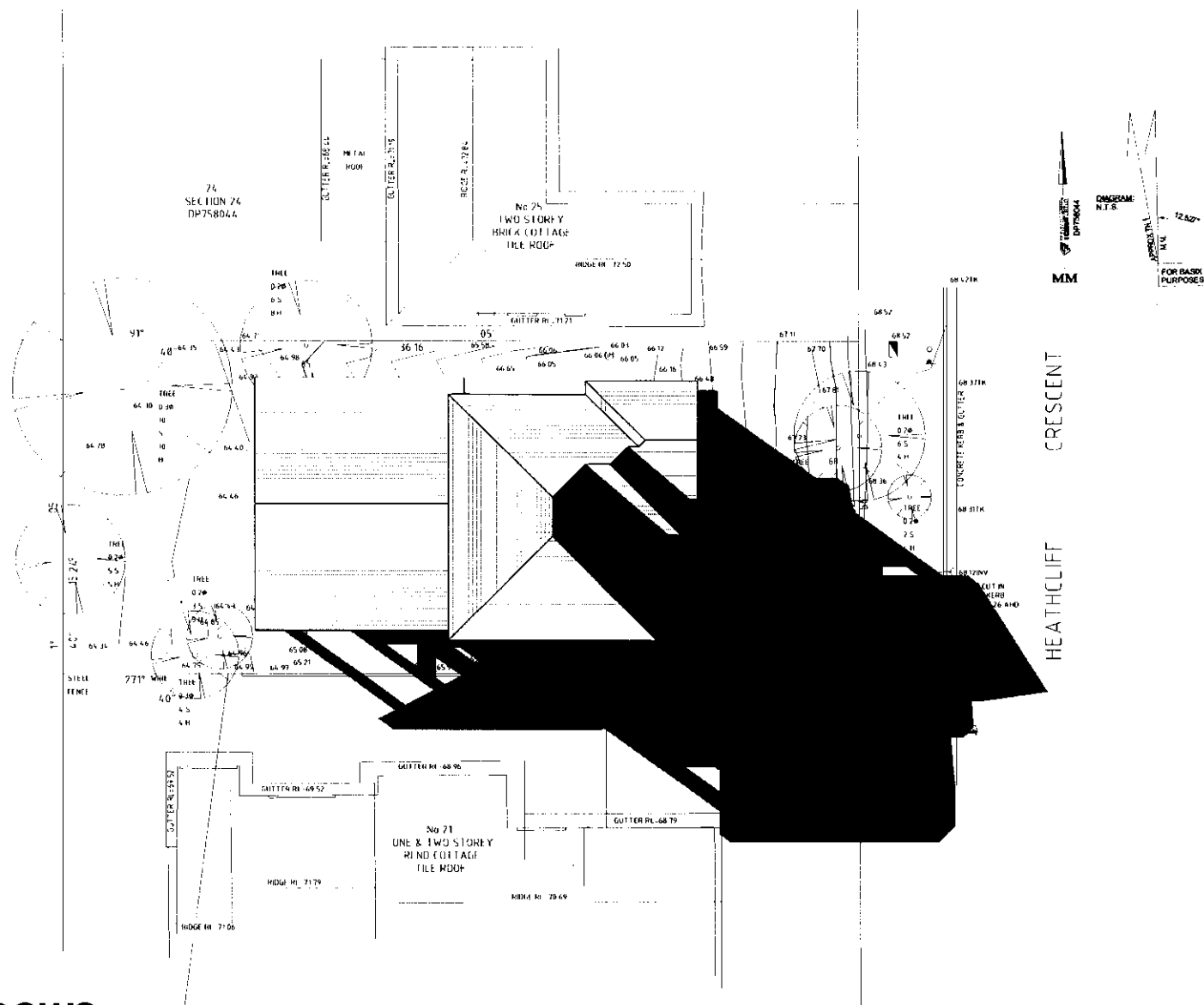
9am 21st JUNE SHADOWS

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B	VARY A (EC)	08.11.17	WINCREST HOMES Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph: (02) 9635 1644 Fax: (02) 9633 4805		ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL		FAÇADE:	CUSTOM
C	VARY B (EC)	15.11.17					JOB NO:	17156
D	FFD (EC)	13.12.17					DATE:	21.03.18
E	CS1, CS2 (EC)	06.02.18					DRAWN:	EC
F	VARY E (EC)	21.03.18					CHECKED:	
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18					SCALE:	1 : 200
H	VARY No2 (SB)	22.08.18					SHEET NO:	17 /
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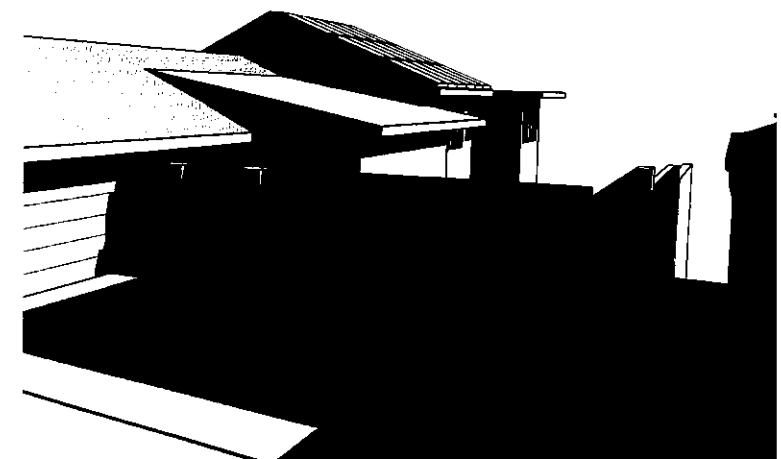
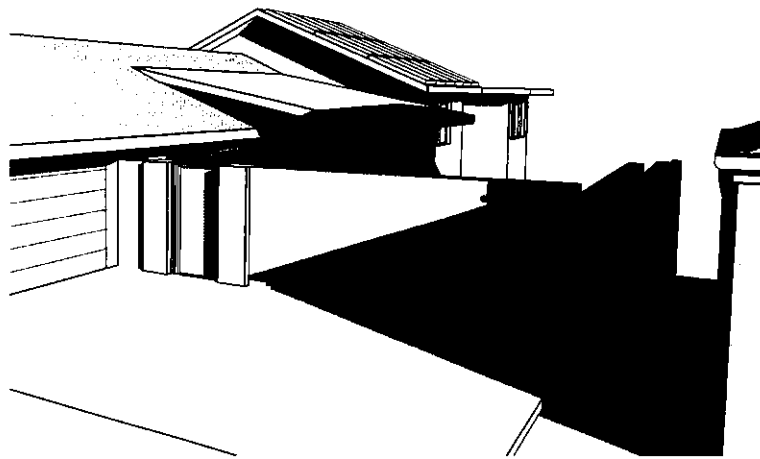
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A	PFD + SV1. (HT)	22.09.17	CLIENT:		MR & MRS AMORES		DESIGN NO:			
B	VARY A (EC)	08.11.17	ADDRESS:		LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL	FAÇADE:	CUSTOM			
C	VARY B (EC)	15.11.17				JOB NO:	17156	DATE:	21.03.18	
D	FFD (EC)	13.12.17				DRAWN:	EC	CHECKED:		
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F	VARY E (EC)	21.03.18				ISSUE:	H Please discard all other plans			
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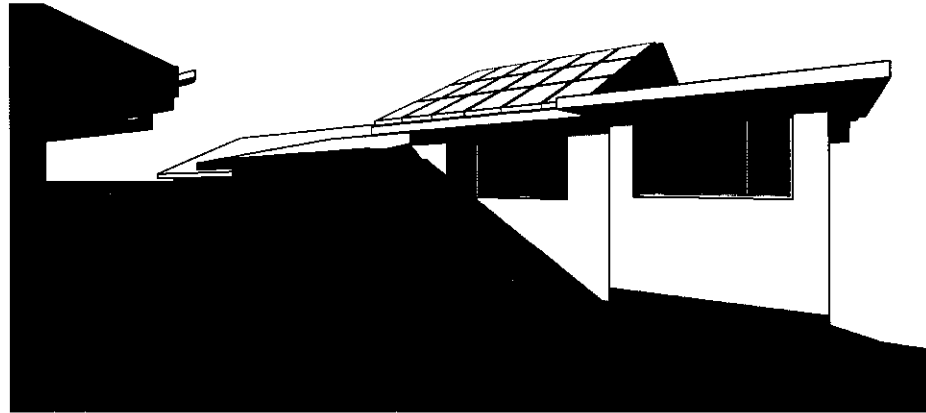
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A		PFD + SV1. (HT)	22.09.17			CLIENT: MR & MRS AMORES	DESIGN NO:		
B		VARY A (EC)	08.11.17				FACADE: CUSTOM		
C		VARY B (EC)	15.11.17				ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL	JOB NO: 17156	DATE: 21.03.18
D		FFD (EC)	13.12.17					DRAWN: EC	CHECKED:
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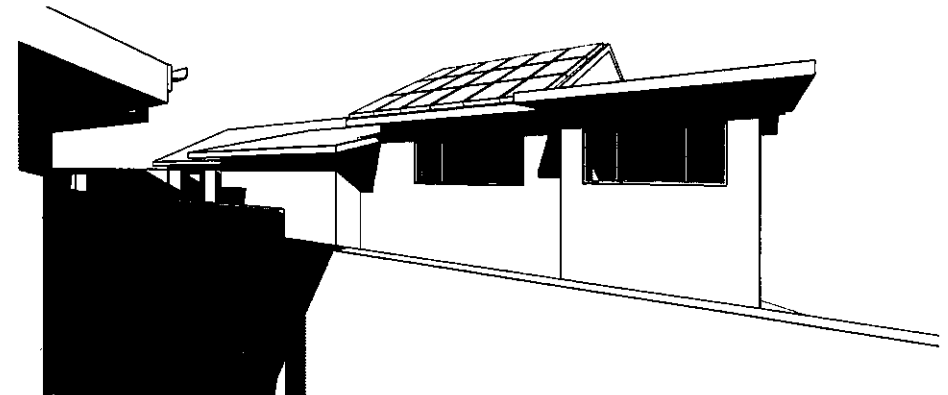


SHADOW ELEVATIONS 21st JUNE (FRONT VIEW)

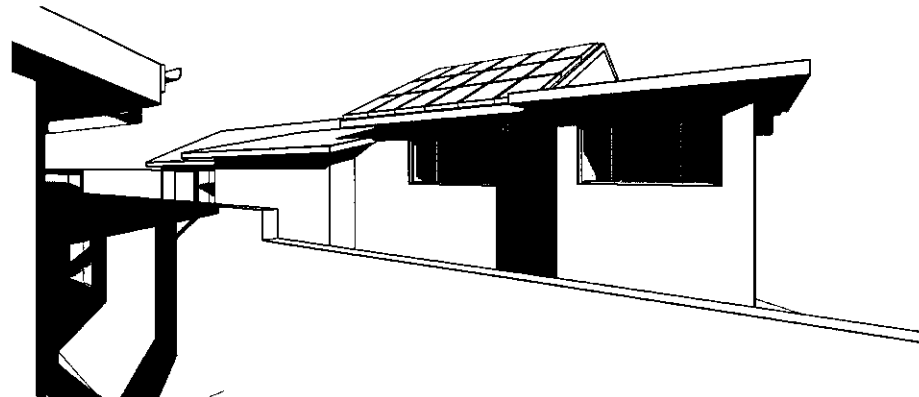
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A	PFD + SV1. (HT)	22.09.17	CLIENT: MR & MRS AMORES ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL		DESIGN NO:			
B	VARY A (EC)	08.11.17			FACADE: CUSTOM			
C	VARY B (EC)	15.11.17			JOB NO: 17156 DATE: 21.03.18			
D	FFD (EC)	13.12.17			DRAWN: SB CHECKED:			
E	CS1, CS2 (EC)	06.02.18			SCALE: SHEET NO. 20 /			
F	VARY E (EC)	21.03.18			ISSUE: H Please discard all other plans			
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18						
H	VARY No2 (SB)	22.08.18						
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9:00 am



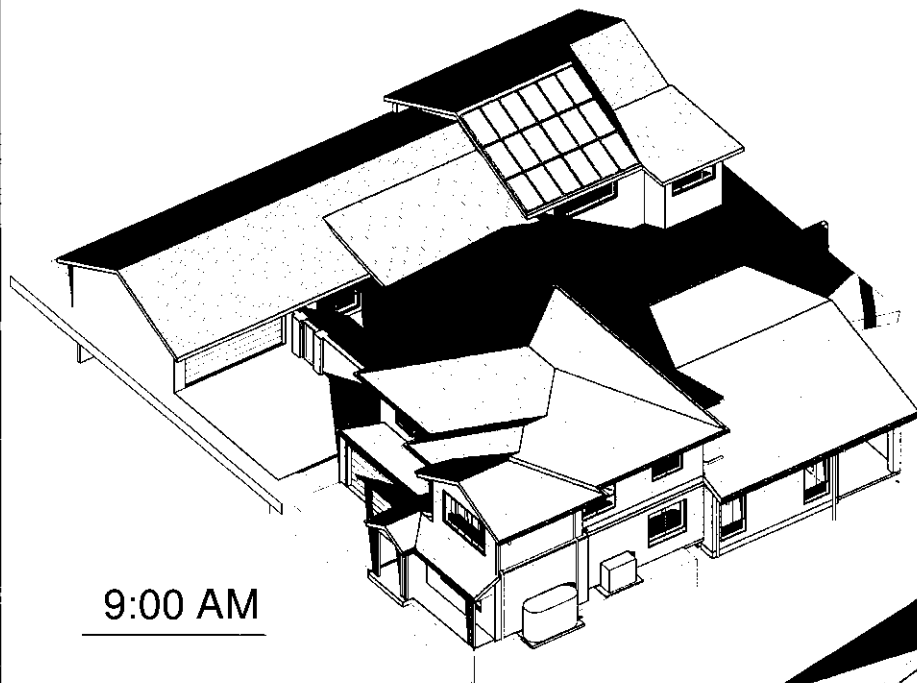
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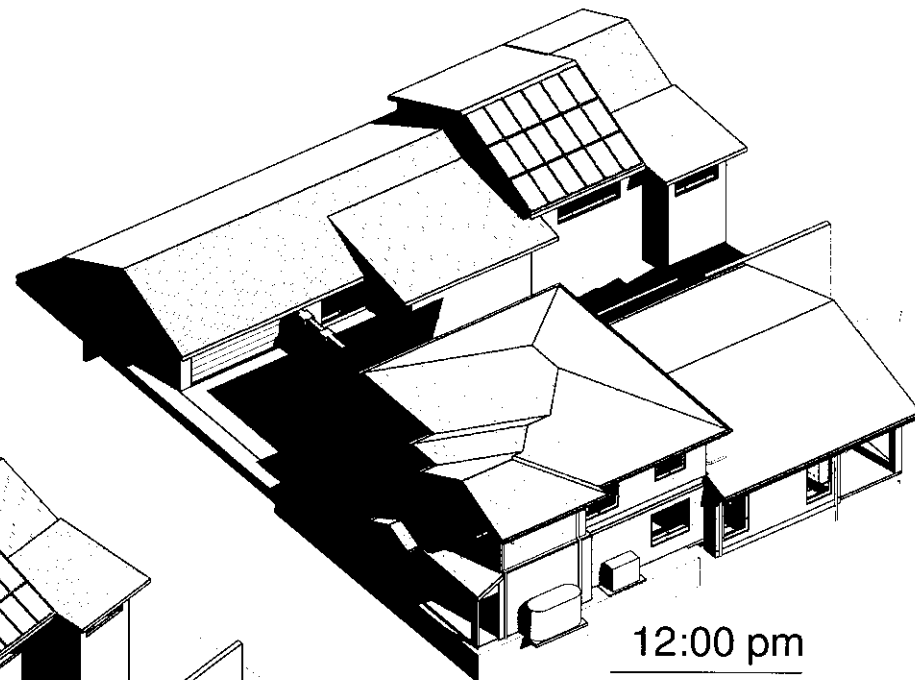
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SHADOW ELEVATIONS 21st JUNE (REAR VIEW)

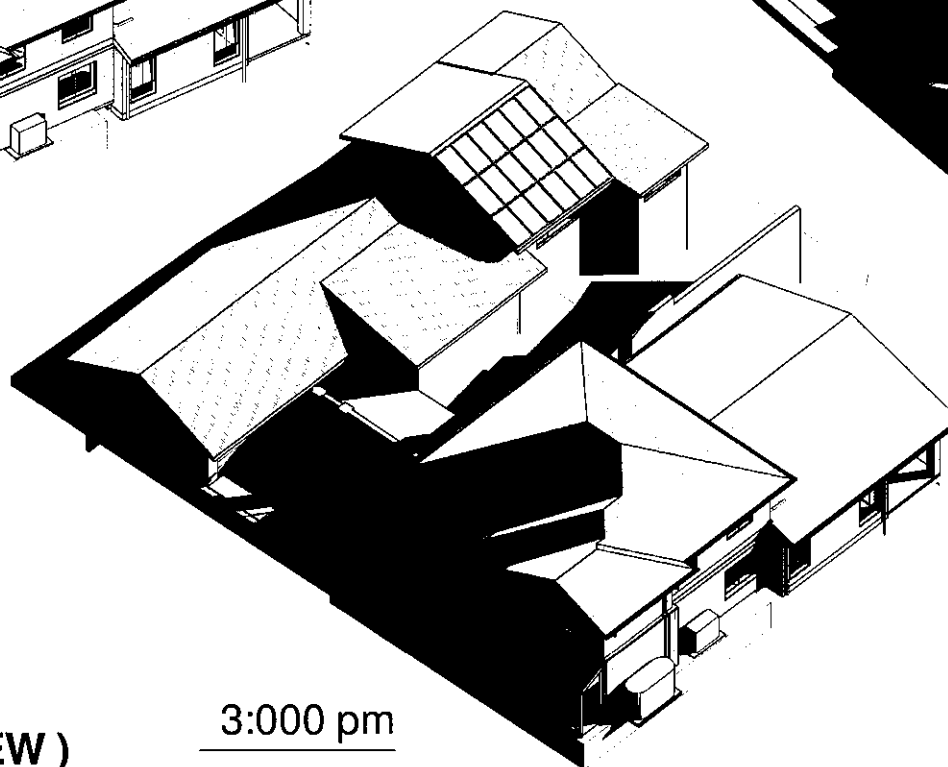
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A	PFD + SV1. (HT)	22.09.17			CLIENT: MR & MRS AMORES	DESIGN NO:			
B	VARY A (EC)	08.11.17				FACADE: CUSTOM			
C	VARY B (EC)	15.11.17			ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL	JOB NO: 17156		DATE: 21.03.18	
D	FFD (EC)	13.12.17				DRAWN: SB		CHECKED:	
E	CS1, CS2 (EC)	06.02.18				SCALE:			
F	VARY E (EC)	21.03.18				SHEET NO: 21 /			
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18				ISSUE: H Please discard all other plans			
H	VARY No2 (SB)	22.09.18							
LOCATION: I:\proj\2017\156_AMORES\Drawings\217156_AMORES.rvt									



9:00 AM



12:00 pm



3:00 pm

SHADOW DIAGRAM (3D VIEW)

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A	PFD + SV1. (HT)	22.09.17	PRINTED: 22/08/2018 4:41:19 PM		ADDRESS: LOT 23, No 23 HEATHCLIFF CR BALGOWLAH HEIGHTS NORTHERN BEACHES COUNCIL		DESIGN NO:	
B	VARY A (EC)	08.11.17			JOB NO: 17156		DATE: 21.03.18	
C	VARY B (EC)	15.11.17			DRAWN: SB		CHECKED:	
D	VARY C (EC)	13.12.17			SCALE:		SHEET NO: 22 /	
E	CS1, CS2 (EC)	06.02.18			ISSUE: H Please discard all other plans			
F	VARY E (EC)	21.03.18						
G	SHADOW ELEVATIONS ADDED AS PER COUNCIL EMAIL (SB)	14.06.18						
H	VARY No2 (SB)	22.08.18						
LOCATION		1 First Avenue 17156, AMORES DRIVE, 17156, AMORES RD						