

No. 79 ASHWORTH AVENUE

BELROSE



DRAWING LIST

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COVER PAGE

79 ASHWORTH AVENUE, BELROSE PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
CLIENT: Mr. Luca Mastroianni

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Nominated Architect : Robert Jurukovski
Reg. No. 7632

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AERIAL VIEW



PHOTOS OF THE SURROUNDING AREA



1. NO. 77 ASHWORTH AVE
TWO STOREY BRICK DWELLING



2. NO. 79 ASHWORTH AVE
SUBJECT SITE



3. NO. 81 ASHWORTH AVE
TWO STOREY DUPLEX



4. NO. 74 ASHWORTH AVE
DWELLING UNDER CONSTRUCTION



5. NO. 87 ASHWORTH AVE
TWO STOREY BRICK DWELLING



6. INTERSECTION OF ASHWORTH AVE
& OLGA PLACE



7. ASHWORTH AVENUE
VIEW TO EAST



8. ASHWORTH AVENUE
VIEW TO NORTH WEST

LOCATION PLAN

SUBJECT SITE

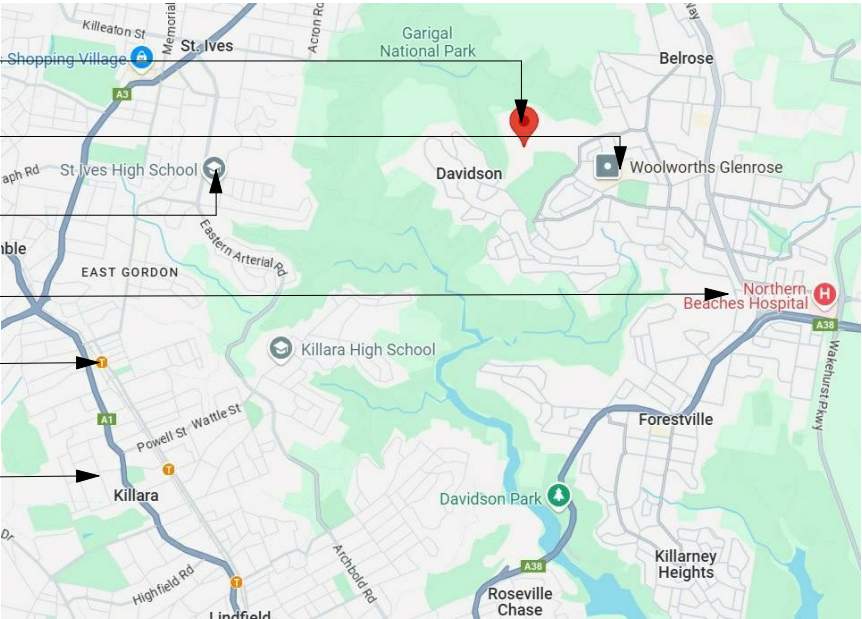
LOCAL SHOPPING CENTRE

ST IVES HIGH SCHOOL

NORTHERN BEACHES
HOSPITAL

GORDON TRAIN STATION

KILLARA TRAIN STATION



SITE ANALYSIS

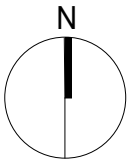
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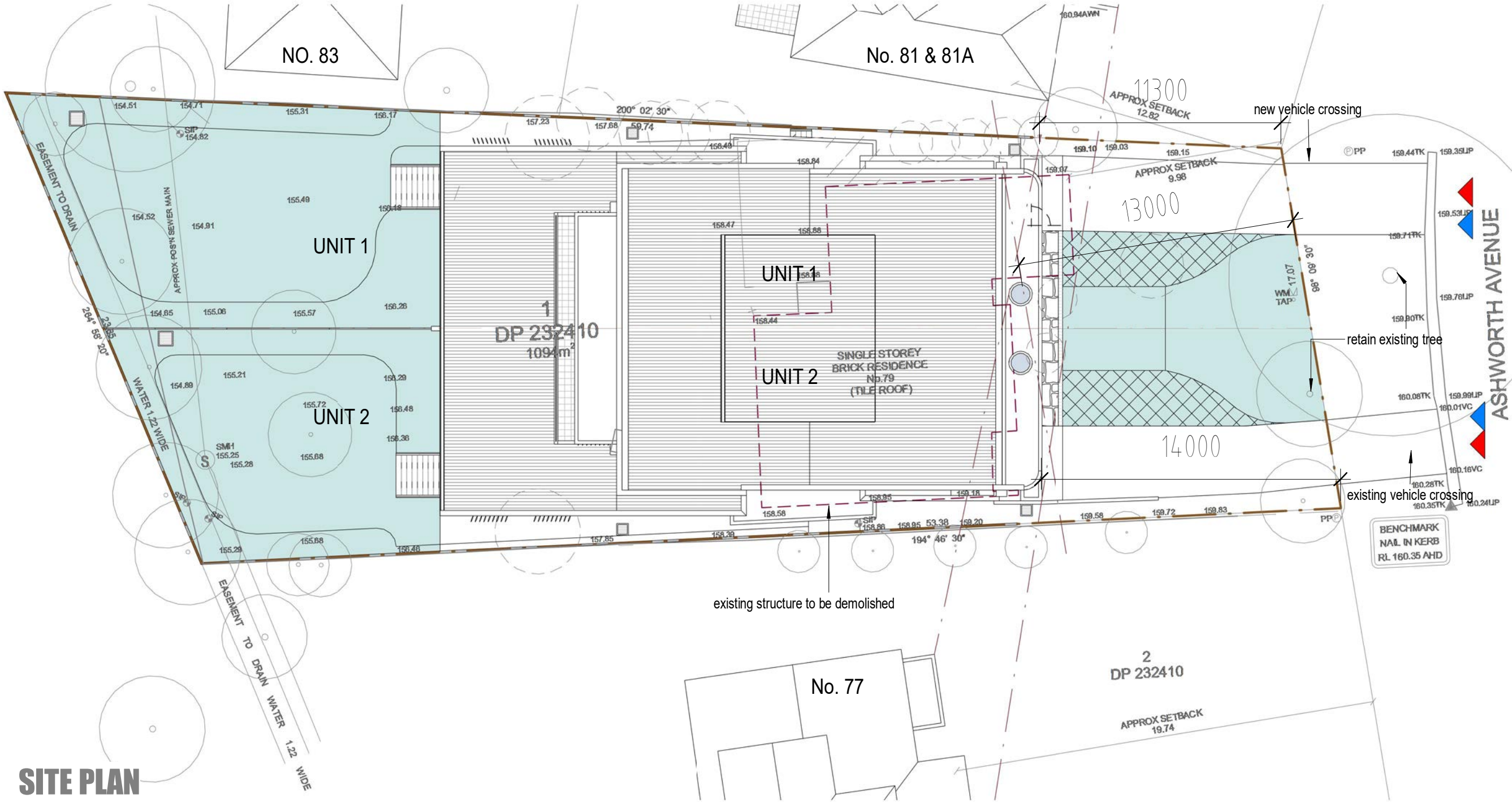
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2420 DA01
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A



ASHWORTH AVENUE STREETSCAPE ELEVATION

LOT AREA	1094 M ²	
SITE AREA	UNIT 1 560 M ²	UNIT 2 534 M ²
GROUND FL AREA	150.2 M ²	153.6 M ²
FIRST FL AREA	119 M ²	120 M ²
TOTAL FL AREA	269.2 M ²	273.6 M ²
REAR LANDSCAPE	191.6 M ²	147.5 M ²
FRONT LANDSCAPE	40.5 M ²	44 M ²
TOTAL	232.1 M ² (41.4 %)	191.5 M ² (35.8 %)



SITE PLAN

BASIX COMMITMENTS
TO BE READ IN CONJUNCTION WITH
BASIX CERTIFICATE NO: 1788630M

The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling, as private landscaping for that dwelling.

FIXTURE
Shower Heads 4 star
All toilets to be 4 star
Kitchen taps 4 star
Bathroom taps 4 star
Clothe washers 3 star
Electric cooktop and electric oven

ALTERNATIVE WATER SOURCE
1500 LT Rain water tank

ENERGY
Gas instantaneous 6 Star hot water system
Kitchens and laundries to have individual fans, ducted to facade or roof
Cooling & heating 1- phase A/C - 3 star refer to Basix Certificate No. 1788630M

THERMAL COMFORT
Walls and floors to be construction in accordance with the specification listed in the Basix Certificate No. 1788630M

For Landscape detail see drawing from
JULIA MARY LANDSCAPE STUDIO

- LEGEND**
- Pedestrian Entry
 - Vehicle Entry
 - Trees To Be Removed
 - Trees To Be Retained
 - New Planted Trees
 - Structure to be Demolished

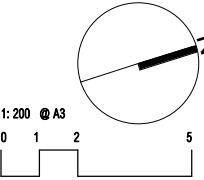
79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
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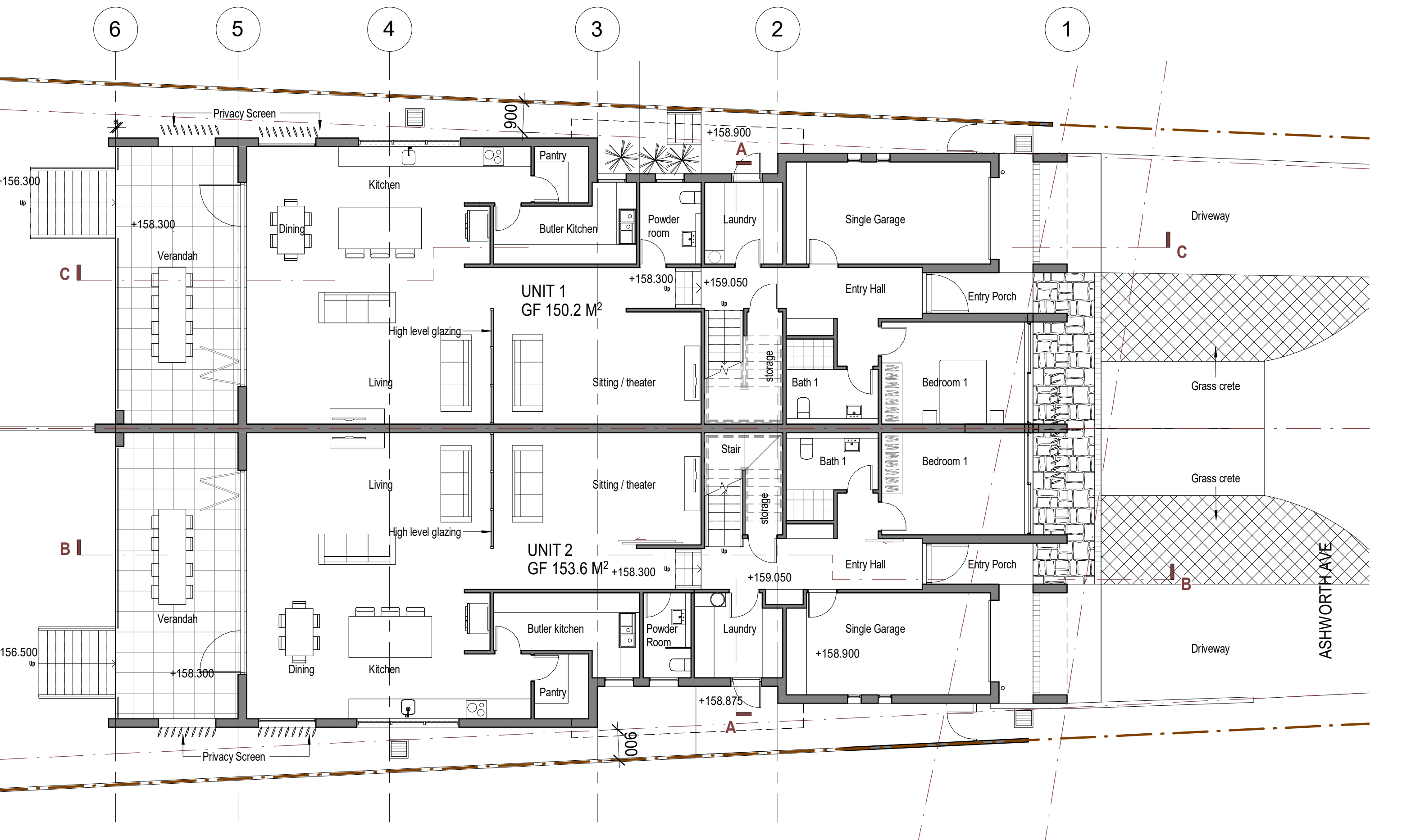


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GROUND FLOOR PLAN

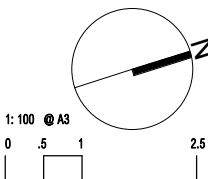
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FIRST FLOOR PLAN

79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

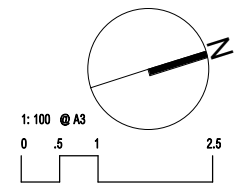
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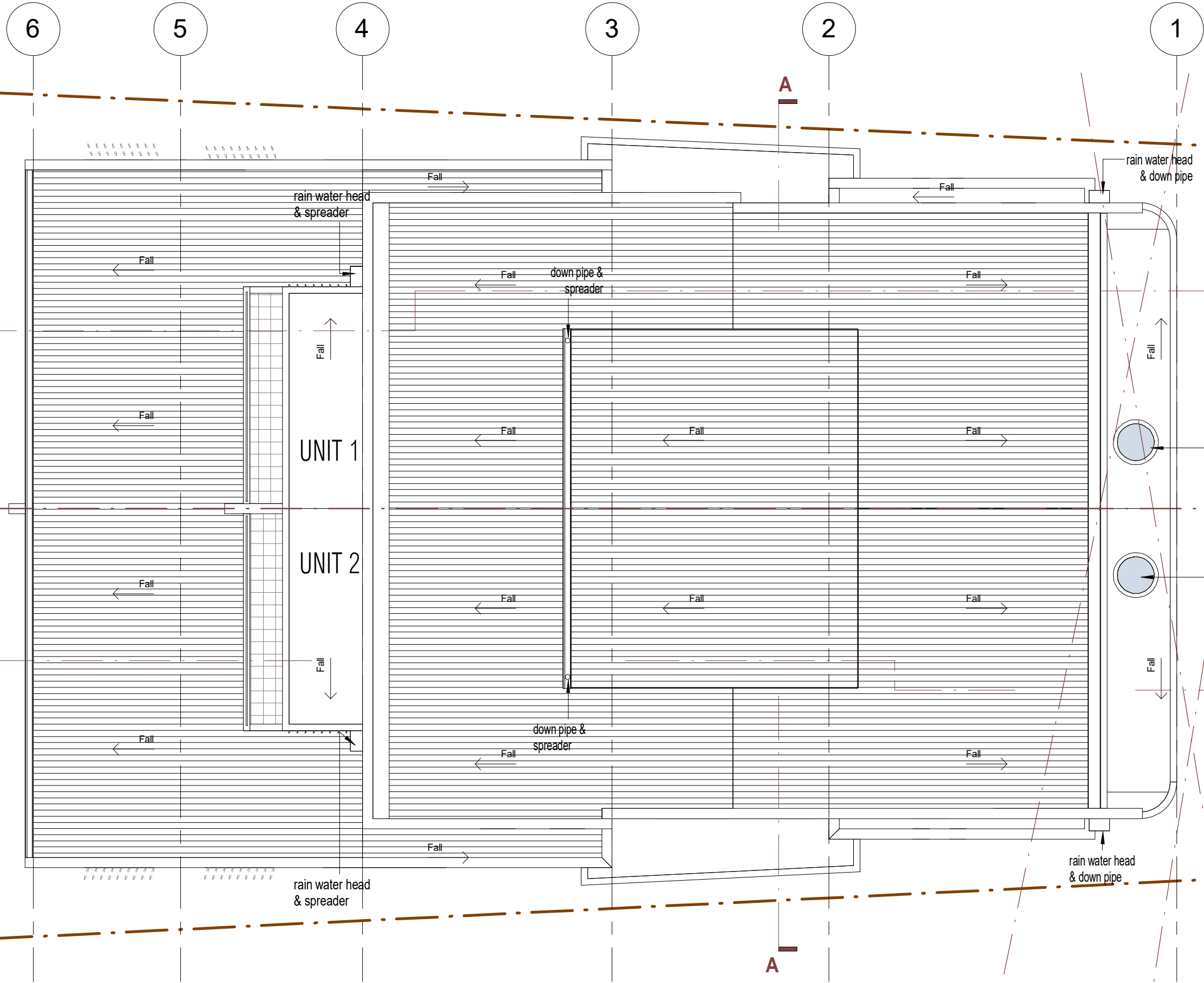


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ROOF PLAN

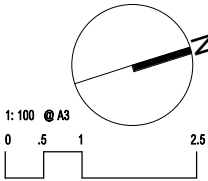
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NORTH ELEVATION
WEST ELEVATION



ELEVATIONS 1

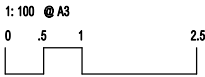
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SOUTH ELEVATION

ELEVATIONS 2

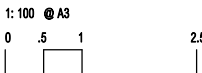
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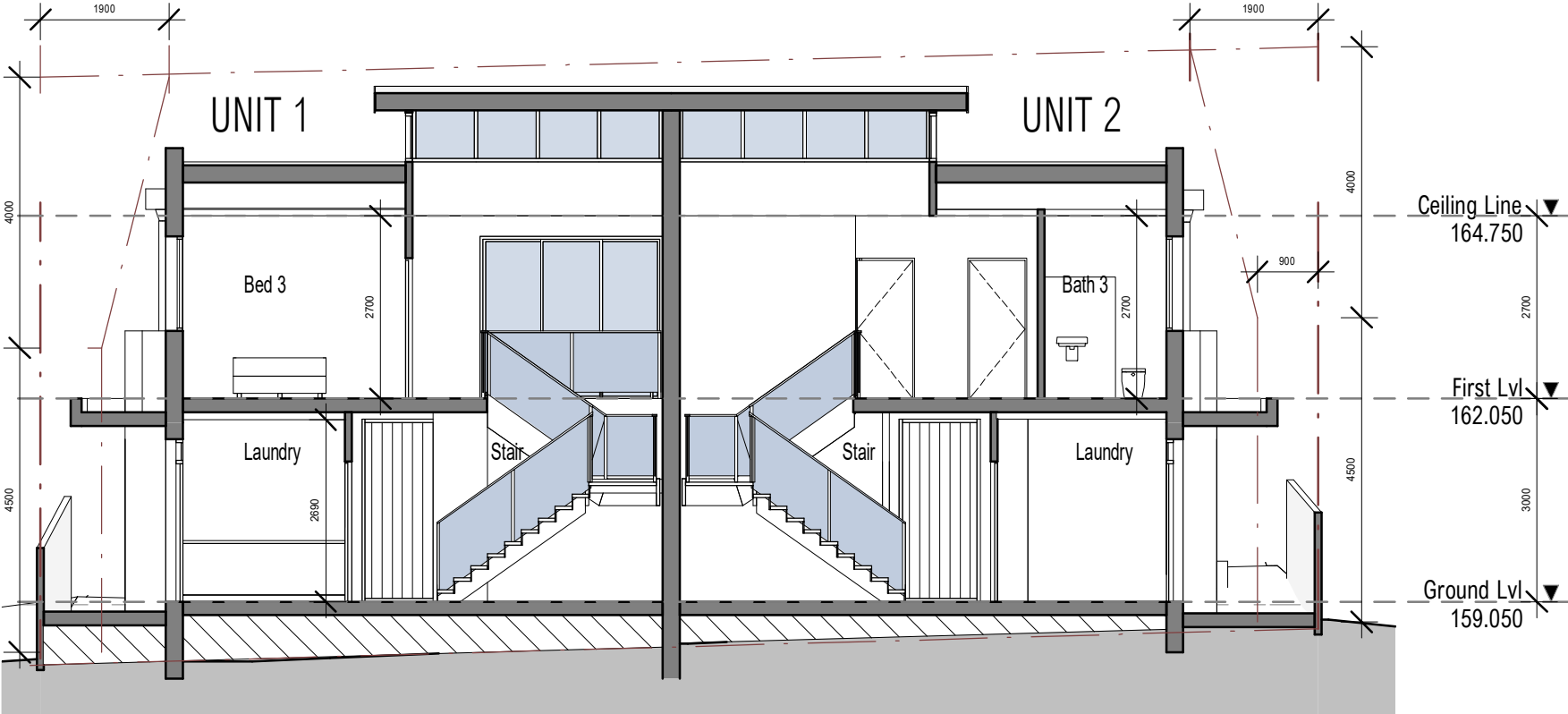


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EAST ELEVATION



SECTION A - A

ELEVATION & SECTION

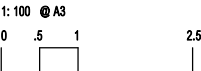
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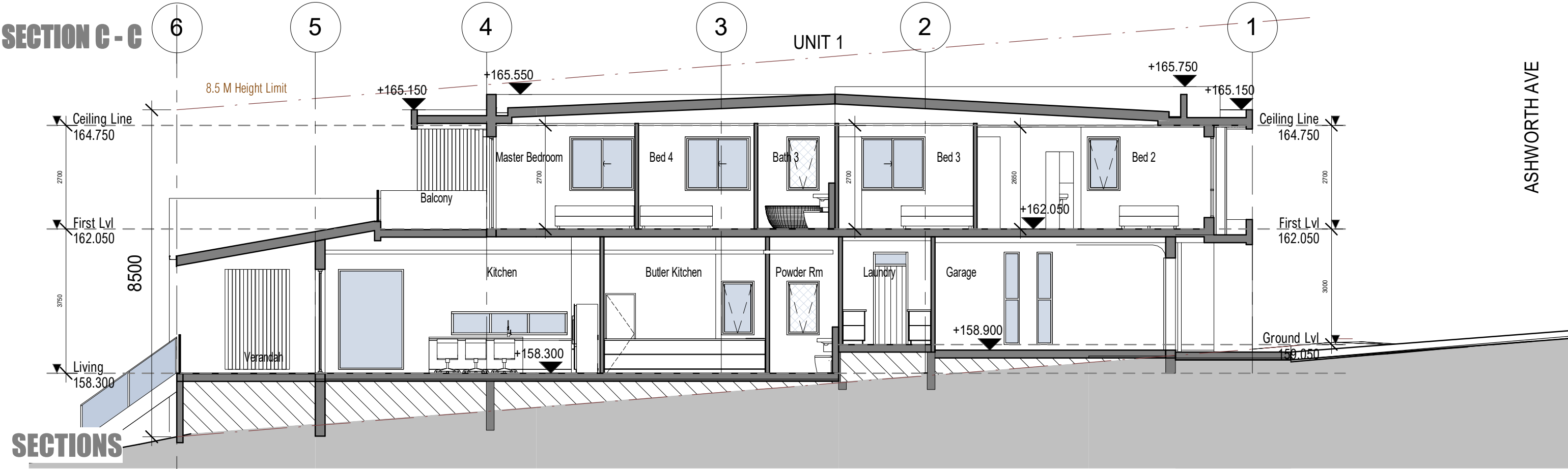
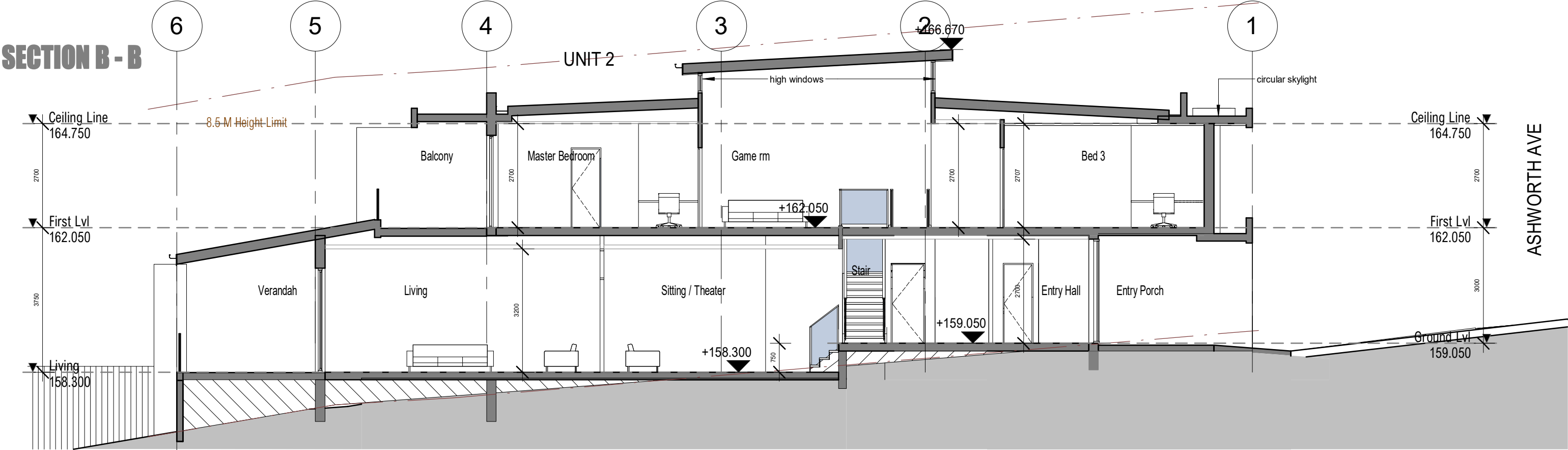


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SECTIONS

**79 ASHWORTH AVENUE, BELROSE
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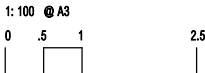
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Frontal view of the house



Rear view of the house

MATERIAL SCHEDULE

1		METAL ROOF CORRUGATED COLORBOND ROOFING COLOUR SHALE GREY
2		ALUMINIUM CLADDING TIMBER TEXTURE
3		ELLIPTICAL VERTICAL LOURVE DARK TIMBER TEXTURE
4		CONCRETE / CONCRETE LOOK CLADDING
5		WINDOW FRAME & GUTTER MAIN ROOF FASCIA COLORBOND MONUMENT COLOUR
6		RENDERED AND PAINTED WALL COLOUR WHITE

3D VIEWS & MATERIAL SCHEDULE

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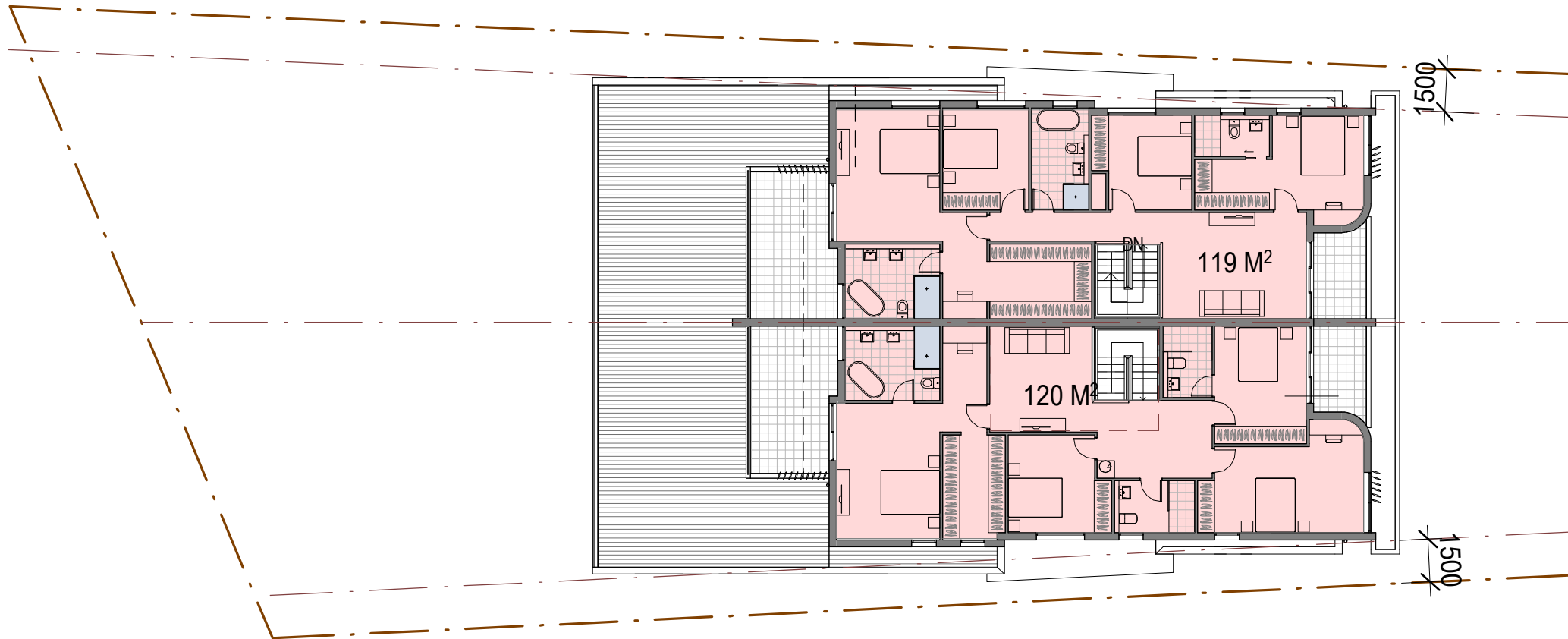
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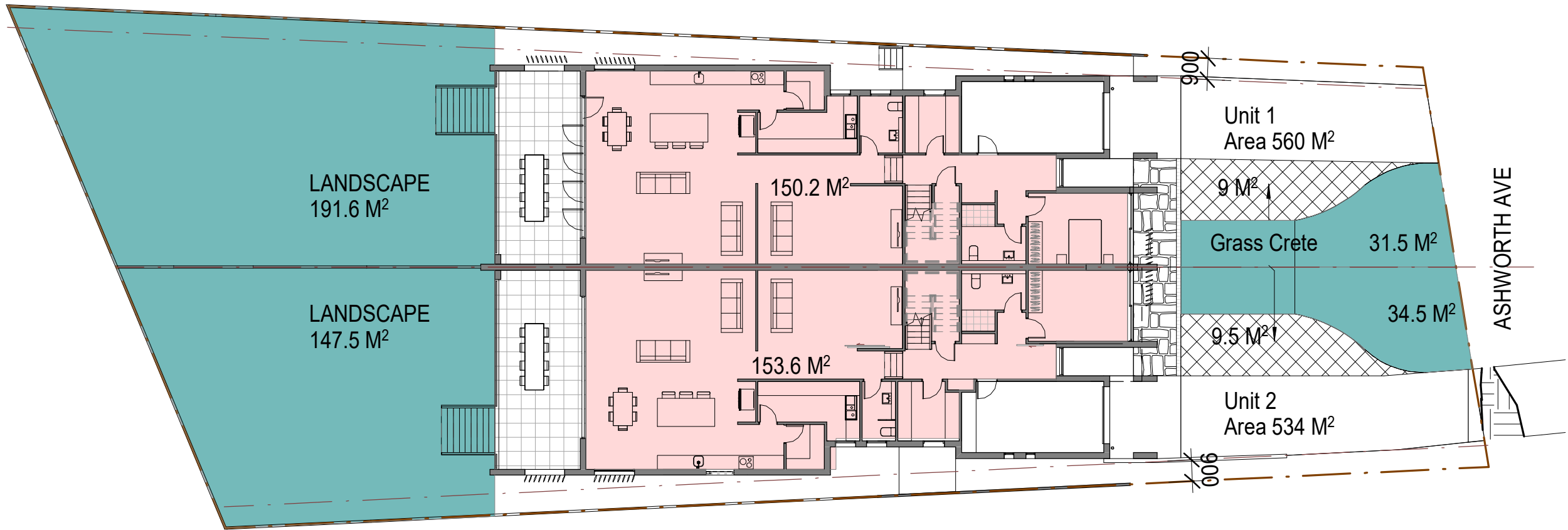
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TOTAL	232.1 M ² (41.4 %)	191.5 M ² (35.8 %)



LEGEND	
	BUILT UPON AREA
	LANDSCAPE
	PERMEABLE DRIVEWAY PAVERS (GRASSCRETE)

AREA CALCULATION

79 ASHWORTH AVENUE, BELROSE PROPOSED DUPLEX

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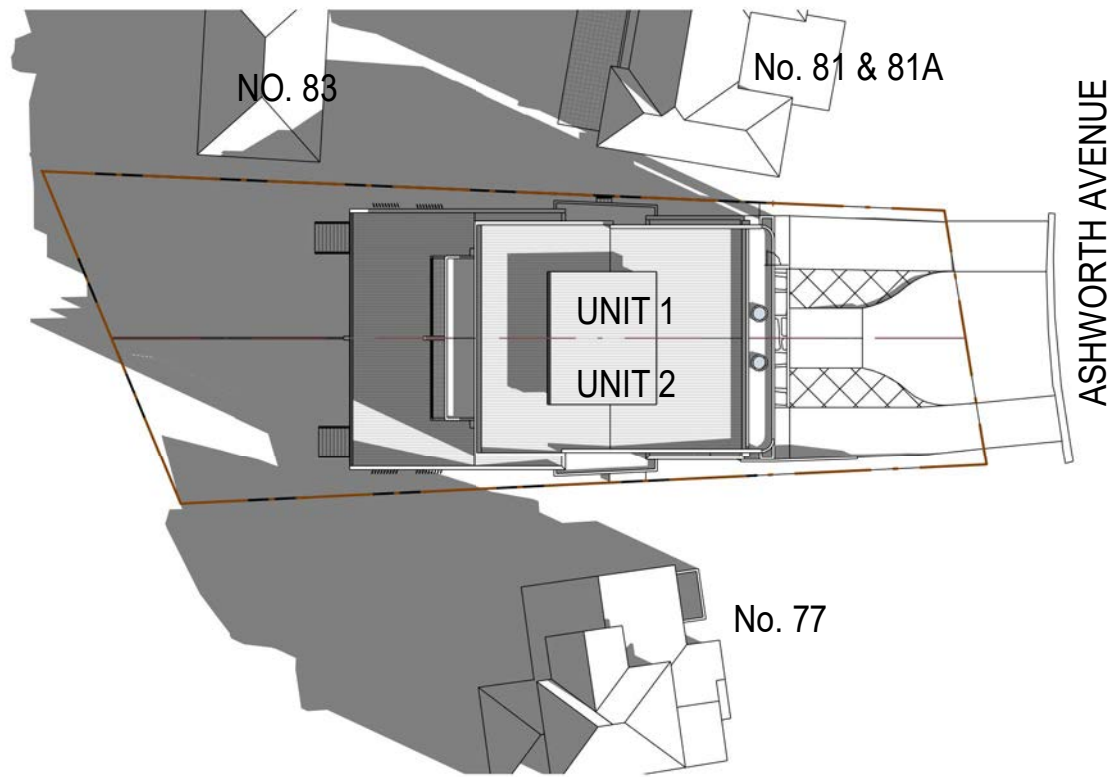
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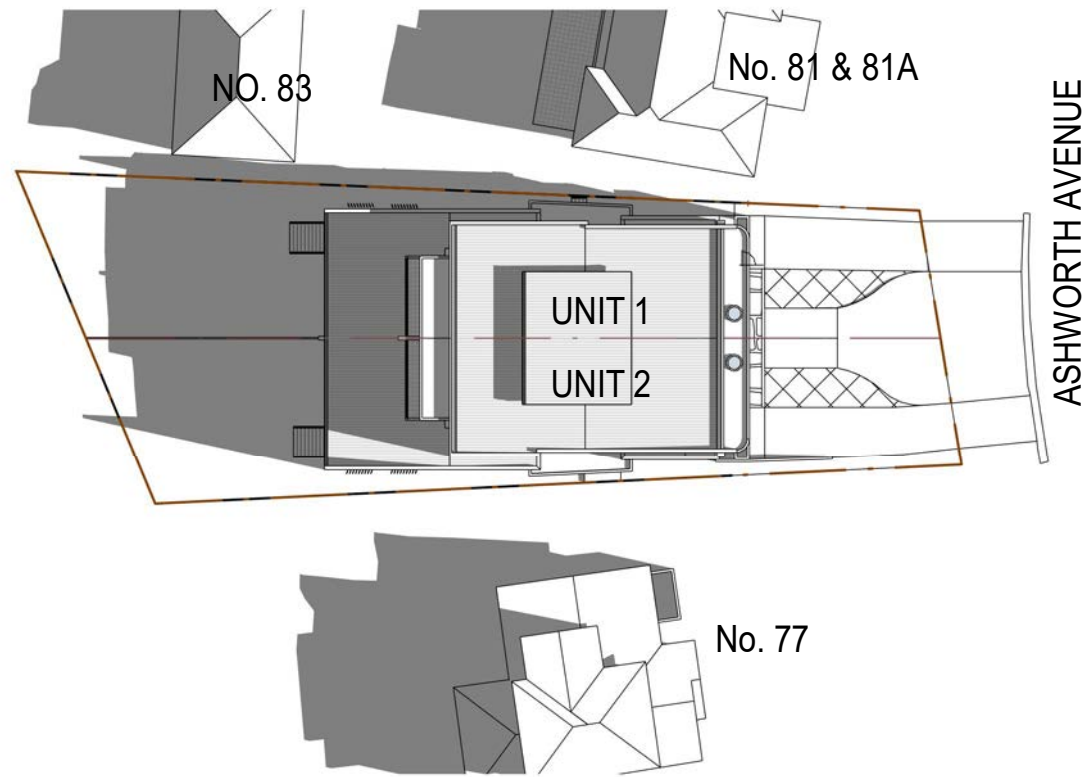
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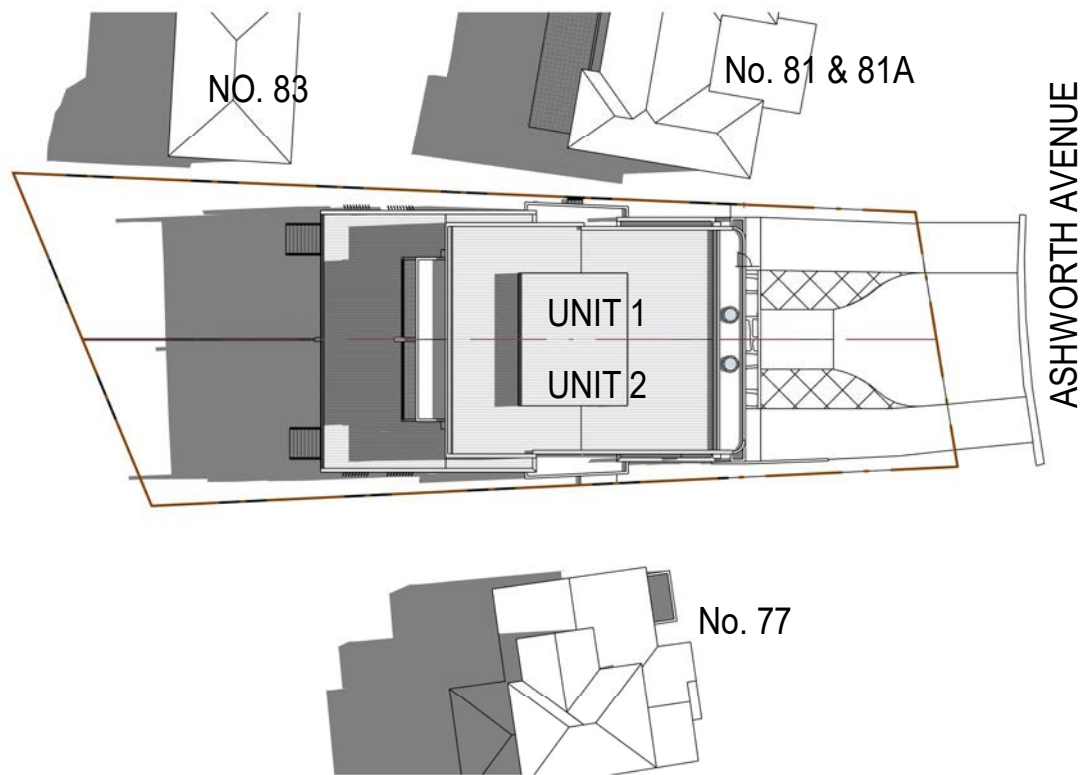
DWG NO. 2420 DA11 ISSUE A
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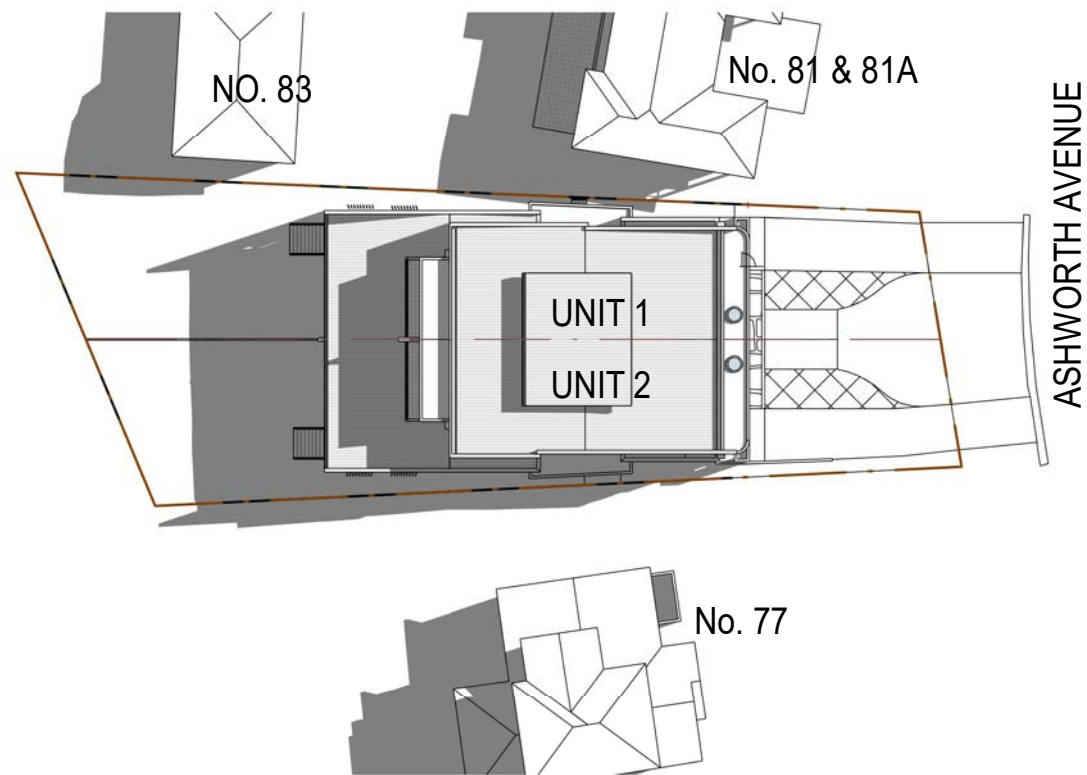
Shadow Diagram 9 am



Shadow Diagram 10 am



Shadow Diagram 11 am



Shadow Diagram 12 noon

SHADOW DIAGRAMS

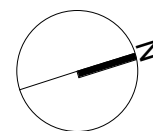
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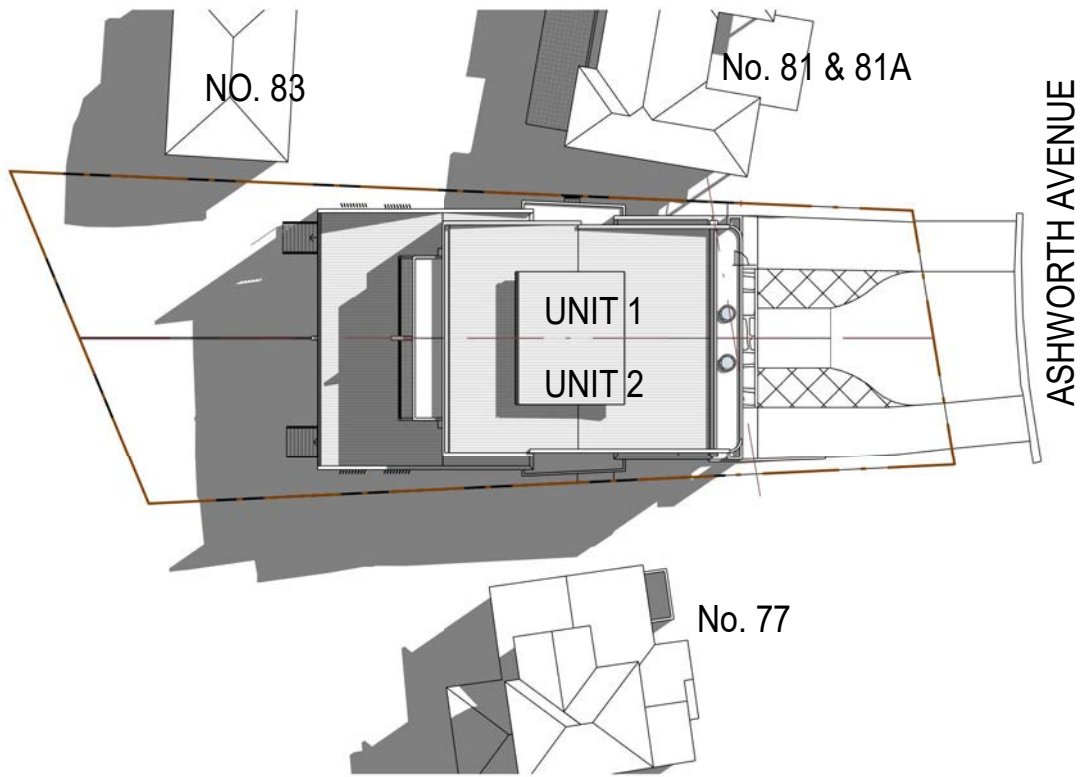


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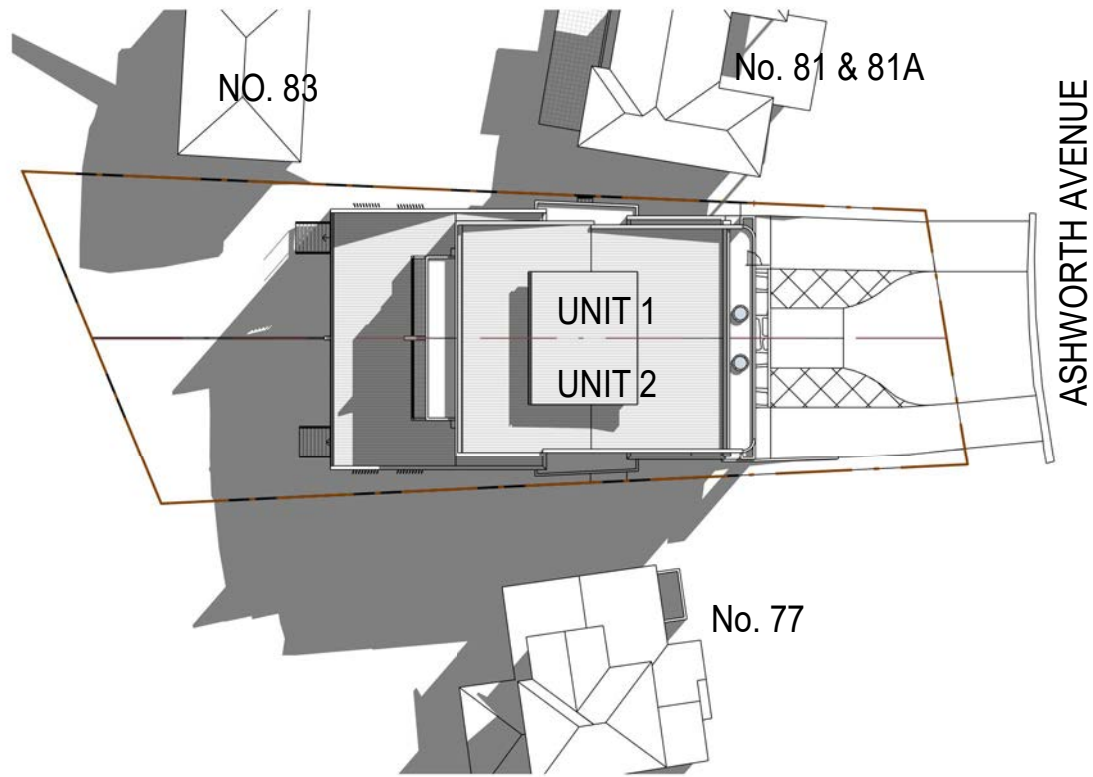
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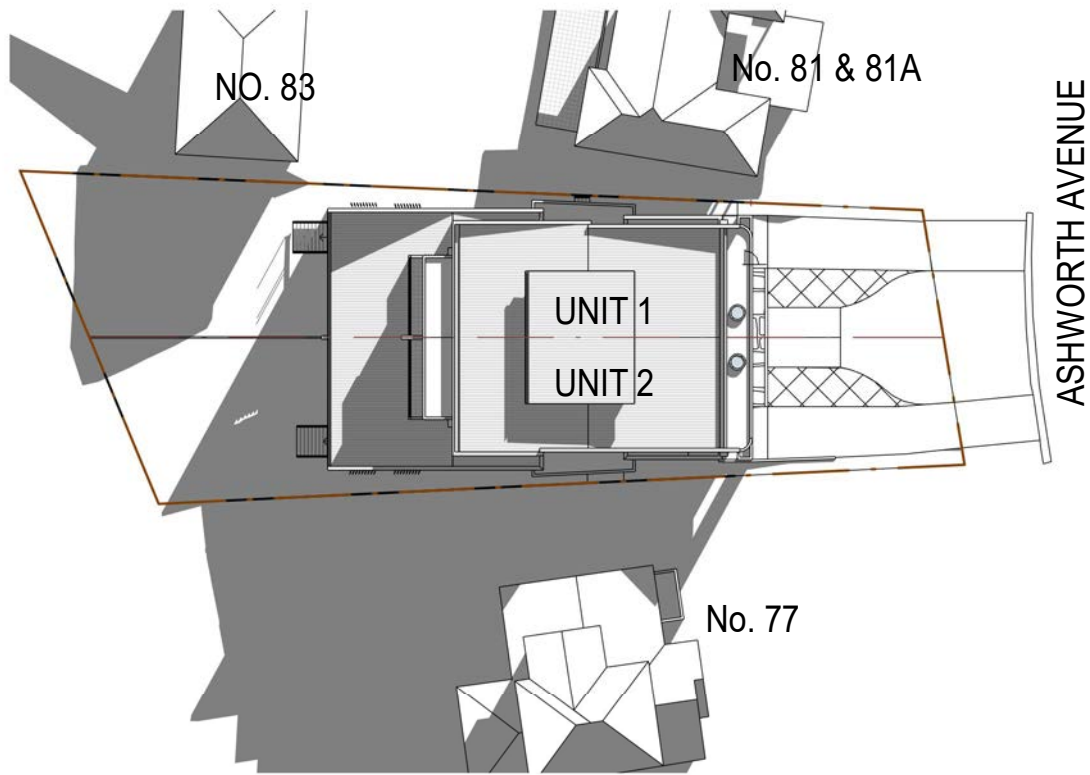
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Shadow Diagram 1PM



Shadow Diagram 2PM



Shadow Diagram 3PM

SHADOW DIAGRAMS

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- Unless noted Issued for construction* drawing not to be used for construction



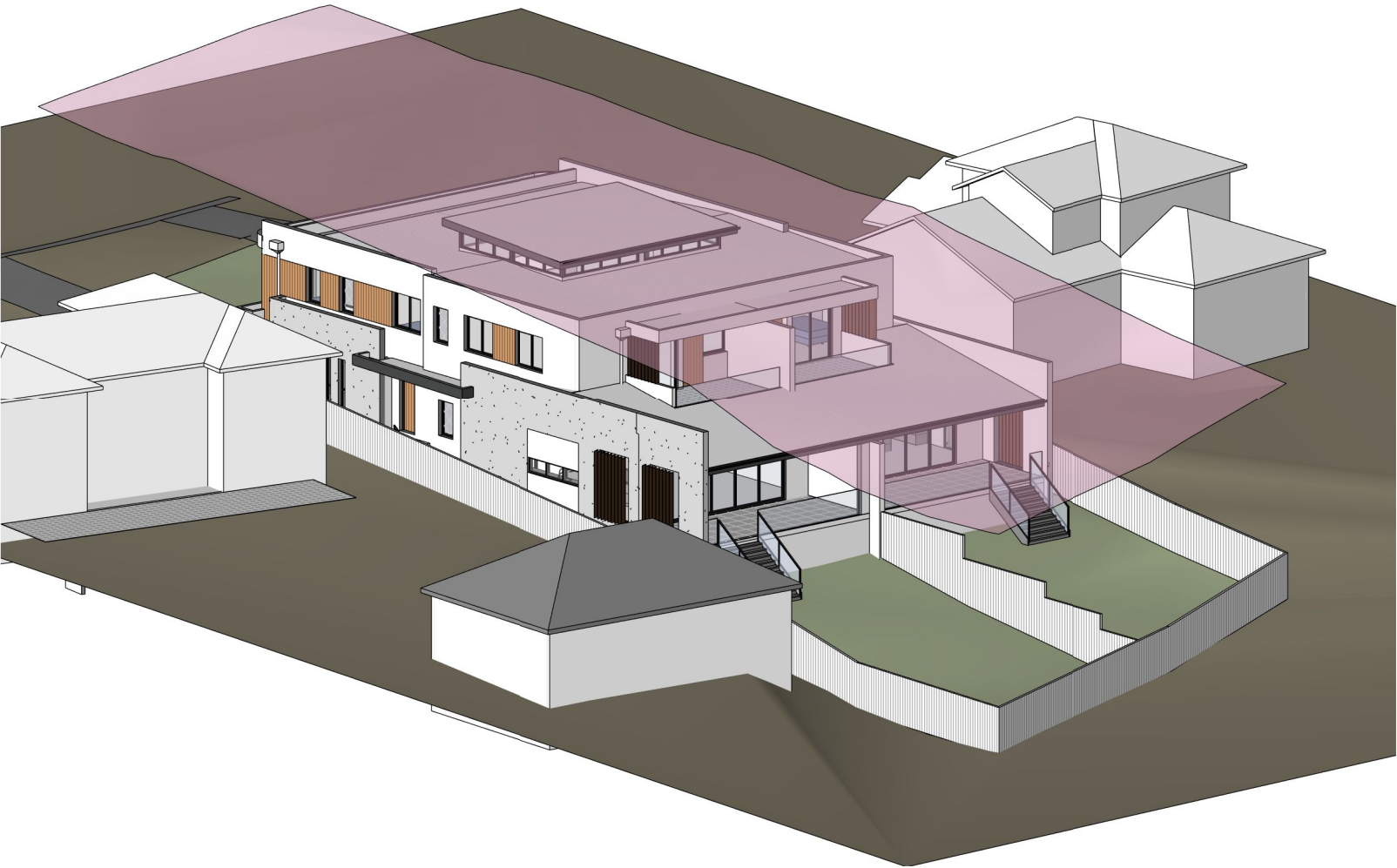
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P: (02) 8084 4435 E: admin@rjkarchitects.com.au
Nominated Architect : Robert Jurukovski
Reg. No. 7632

NOT TO SCALE

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
A	Issue for Development Application	07MAR2025	GS	JK
P1	Issue for comments / consultants	FEB 2025	GS	JK

DWG NO.
2420 DA13
ISSUE

A



HEIGHT LIMIT STUDY

79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
CLIENT: Mr. Luca Mastrolani

GENERAL NOTES
- Figured dimensions shall be taken in preference to scaling
- Drawing to be read in conjunction with information on the first page
- Check all dimensions and levels on site prior to commencement of works
- All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions
- All existing ground lines and trees locations are approximate and are to be verified on-site by Builder
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A	Issue for Development Application	07MAR2025	GS	JK
P1	Issue for comments / consultants	FEB 2025	GS	JK
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

DWG NO.
2420 DA14
ISSUE
A