

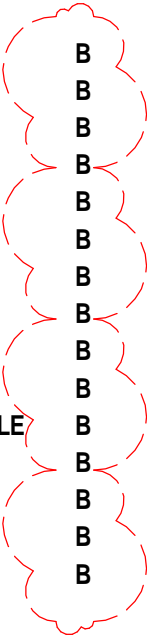
No. 79 ASHWORTH AVENUE

BELROSE



DRAWING LIST

DA00	COVER PAGE
DA01	SITE ANALYSIS
DA02	SITE PLAN
DA03	GROUND FLOOR PLAN
DA04	FIRST FLOOR PLAN
DA05	ROOF PLAN
DA06	ELEVATIONS 1
DA07	ELEVATIONS 2
DA08	ELEVATION & SECTION
DA09	SECTIONS
DA10	3D VIEWS & MATERIAL SCHEDULE
DA11	AREA CALCULATION
DA12	SHADOW DIAGRAMS
DA13	SHADOW DIAGRAMS
DA14	HEIGHT LIMIT STUDY



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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B	Amended as indicated	Jul 2025	GS	JK
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DWG NO.
2420 DA00
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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

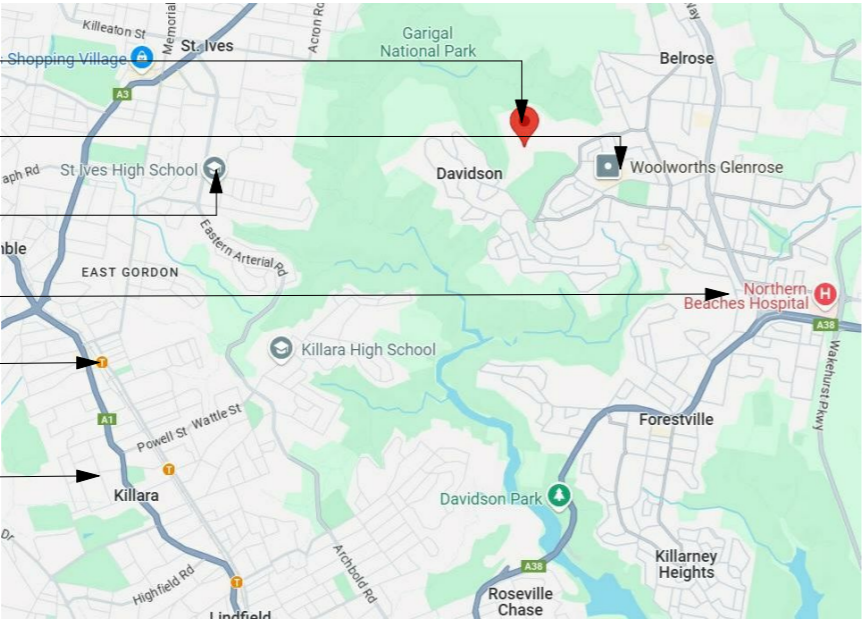
LOCAL SHOPPING CENTRE

ST IVES HIGH SCHOOL

NORTHERN BEACHES
HOSPITAL

GORDON TRAIN STATION

KILLARA TRAIN STATION



SITE ANALYSIS

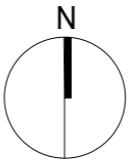
79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
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NTS

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2420 DA01
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ASHWORTH AVENUE STREETSCAPE ELEVATION

LOT AREA	1094 M ²	
	UNIT 1	UNIT 2
SITE AREA	560 M ²	534 M ²
GROUND FL AREA	150.5 M ²	140 M ²
FIRST FL AREA	117 M ²	116.5 M ²
TOTAL FL AREA	267.5 M ²	256.5 M ²
REAR LANDSCAPE	191.6 M ²	180 M ²
FRONT LANDSCAPE	65 M ²	72 M ²
TOTAL	256.6 M ² (45 %)	252 M ² (47 %)

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

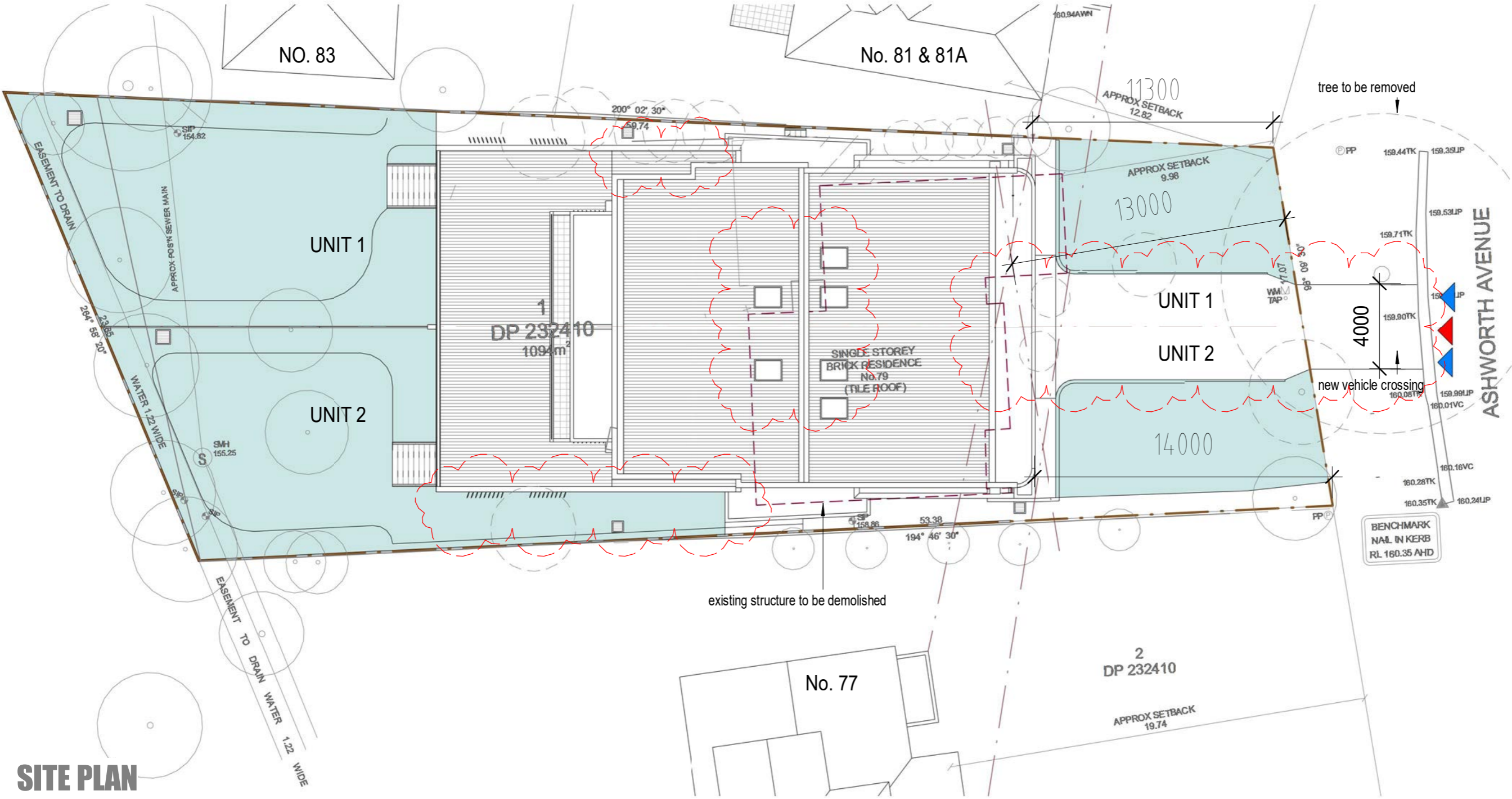
ENERGY

- 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



SITE PLAN

LEGEND

- Blue arrow: Pedestrian Entry
Red arrow: Vehicle Entry
Dashed circle: Trees To Be Removed
Solid circle: Trees To Be Retained
Circle with cross: New Planted Trees
Dashed line: Structure to be Demolished

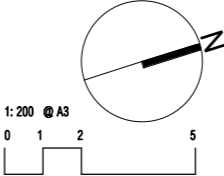
79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
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GROUND FLOOR PLAN

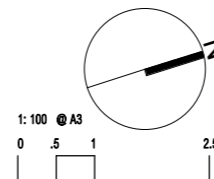
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FIRST FLOOR PLAN

79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

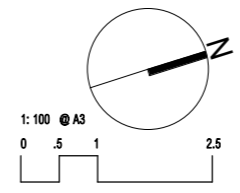
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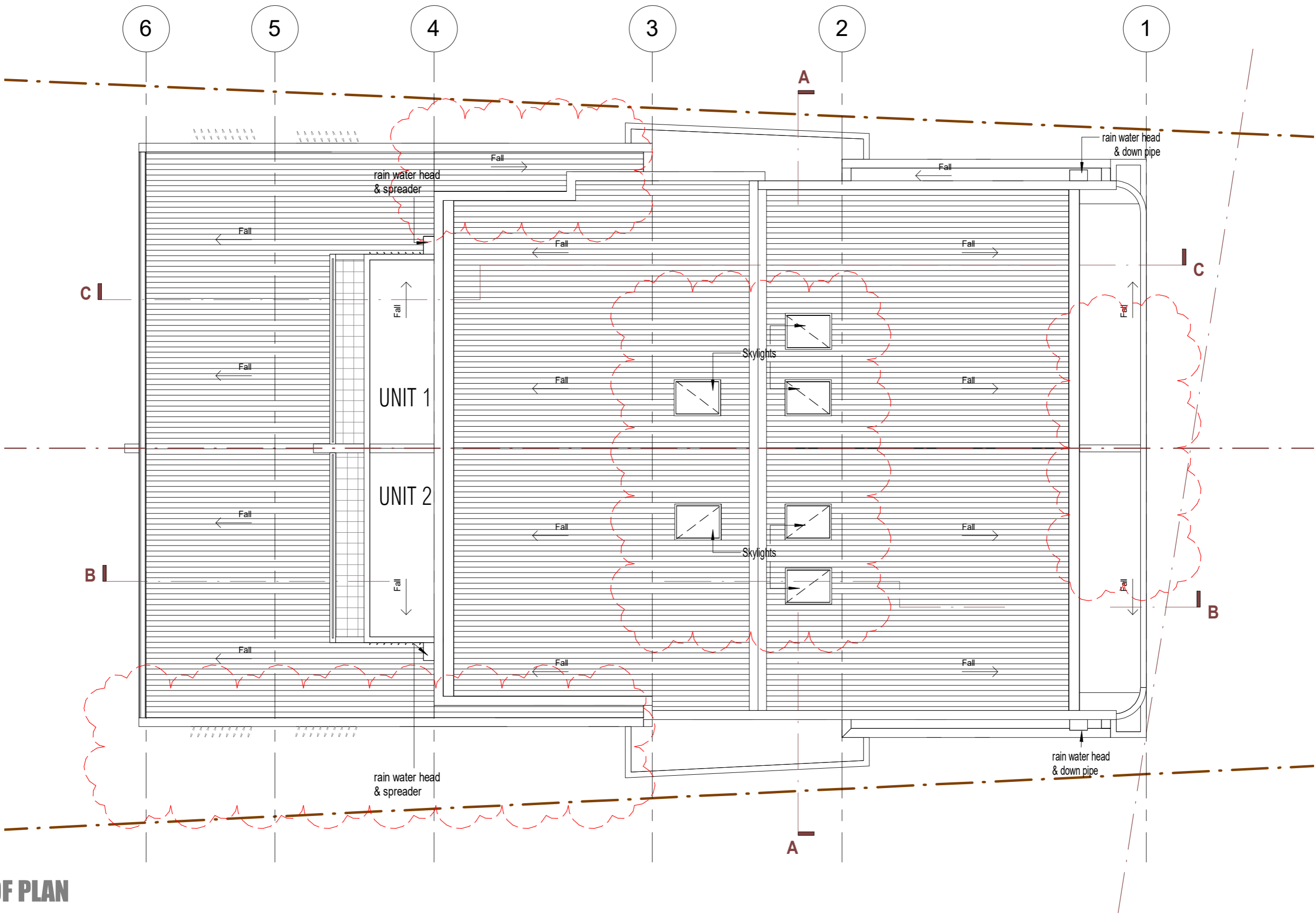
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2420 DA04

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ROOF PLAN

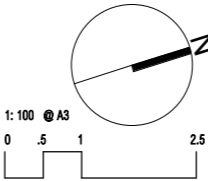
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NORTH ELEVATION
WEST ELEVATION



ELEVATIONS 1

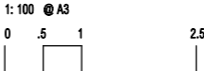
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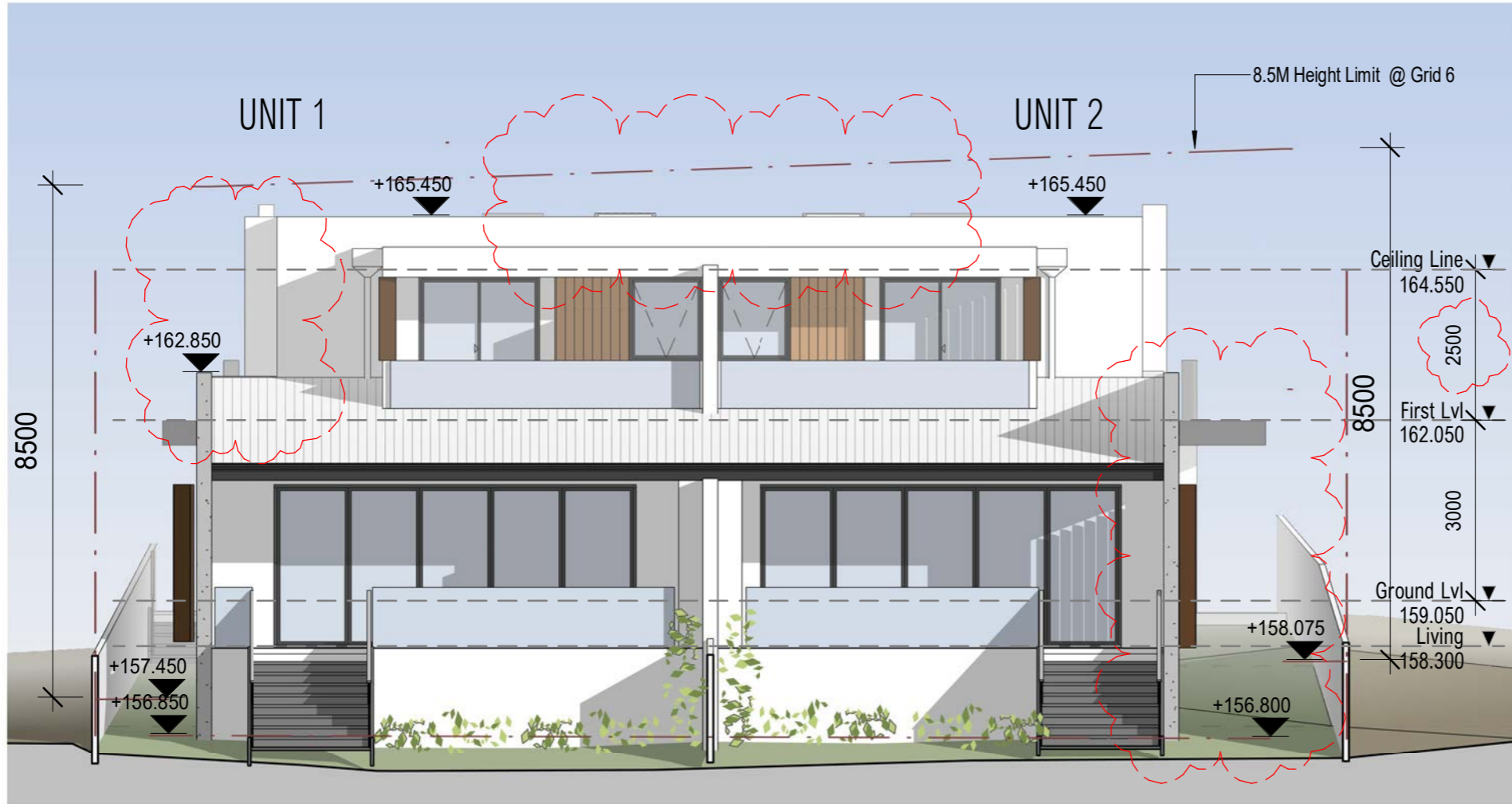


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SOUTH ELEVATION

ELEVATIONS 2

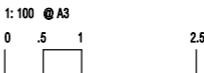
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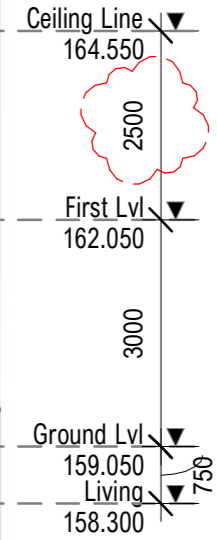
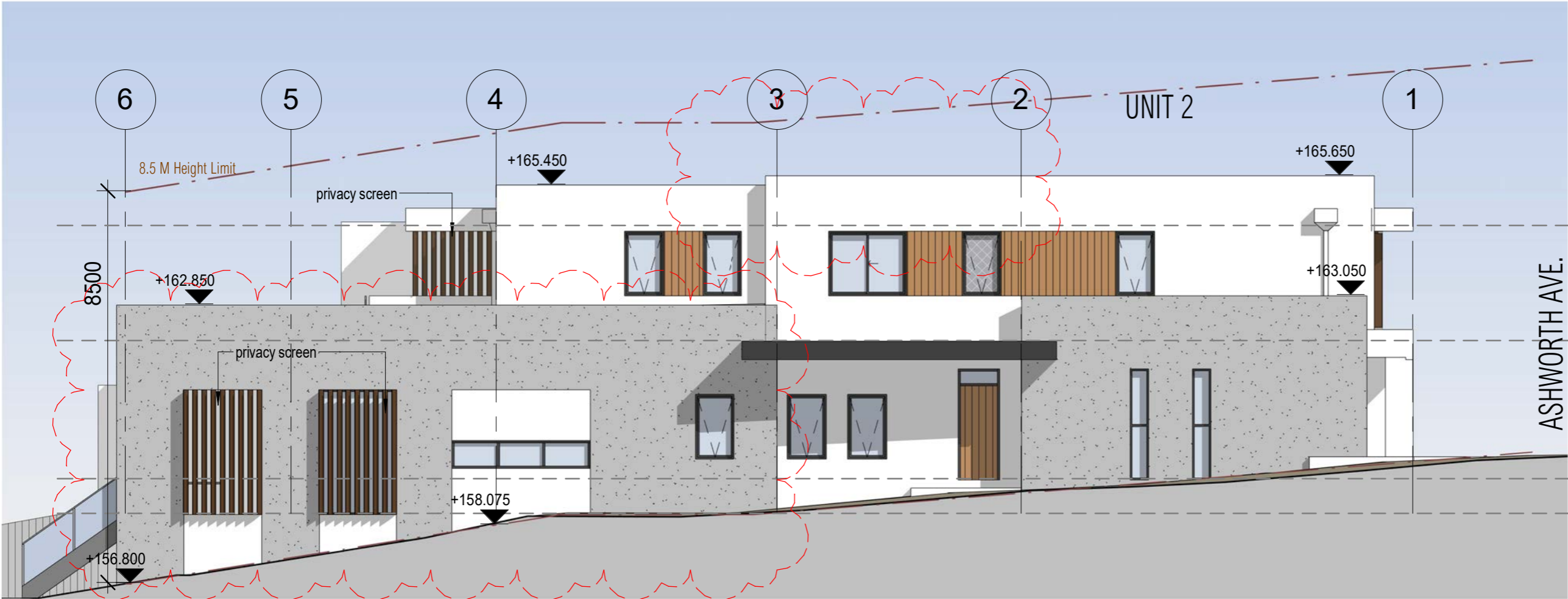


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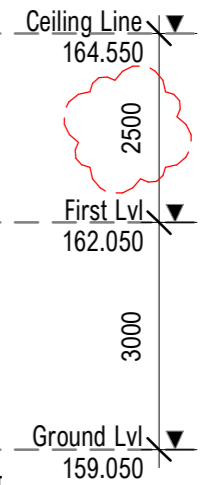
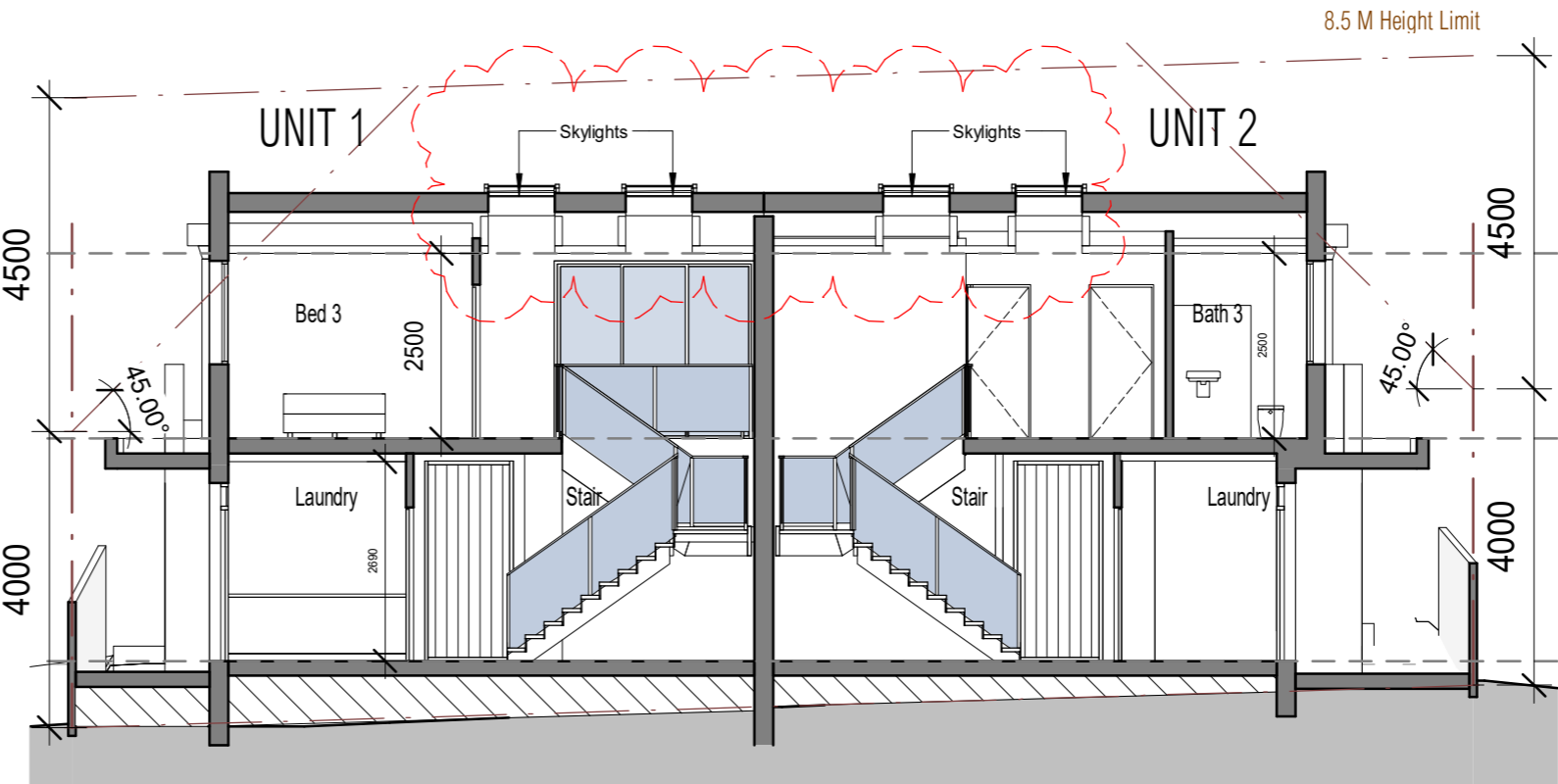


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EAST ELEVATION



SECTION A - A

ELEVATION & SECTION

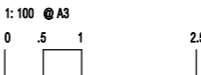
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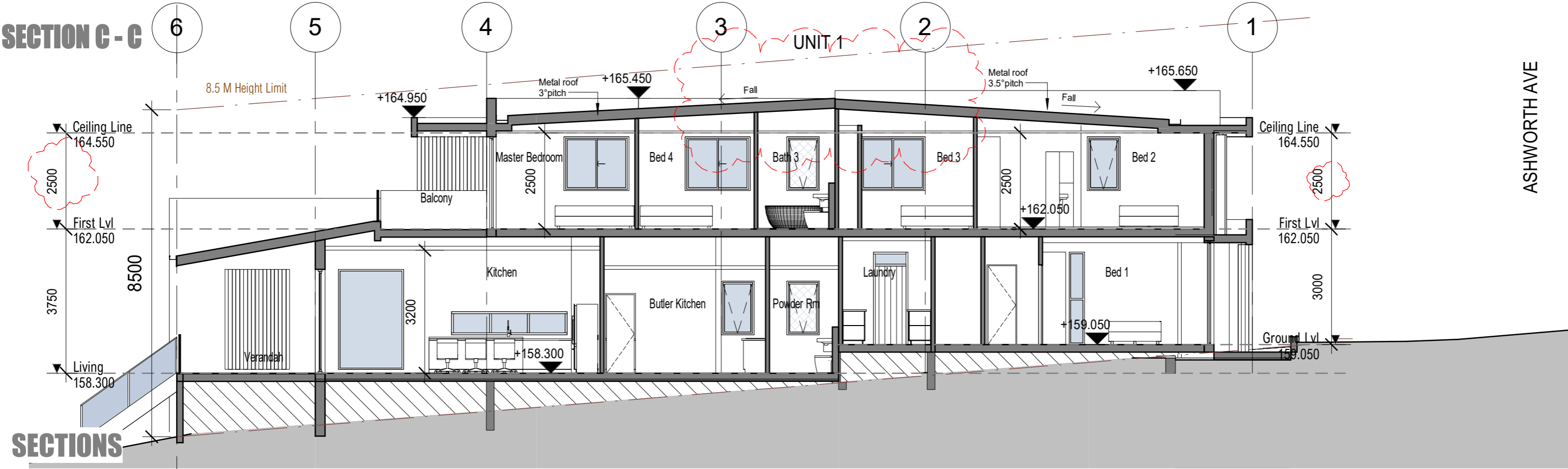
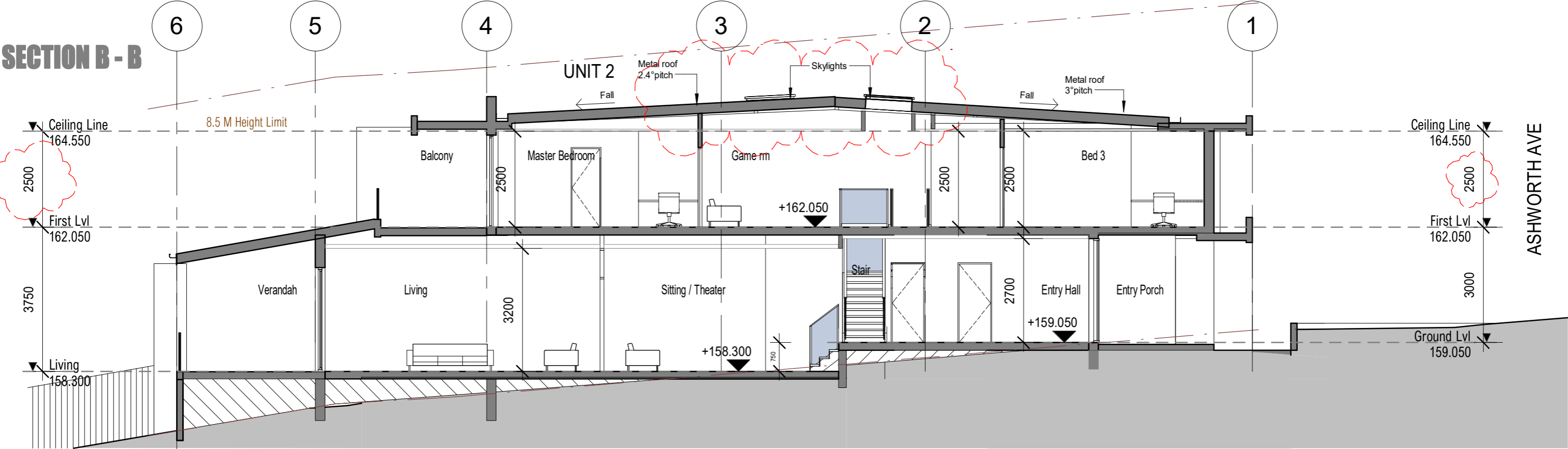


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2420 DA09
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B







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 GARAGE DOOR COLORBOND MONUMENT COLOUR
6		RENDERED AND PAINTED WALL COLOUR WHITE

3D VIEWS & MATERIAL SCHEDULE

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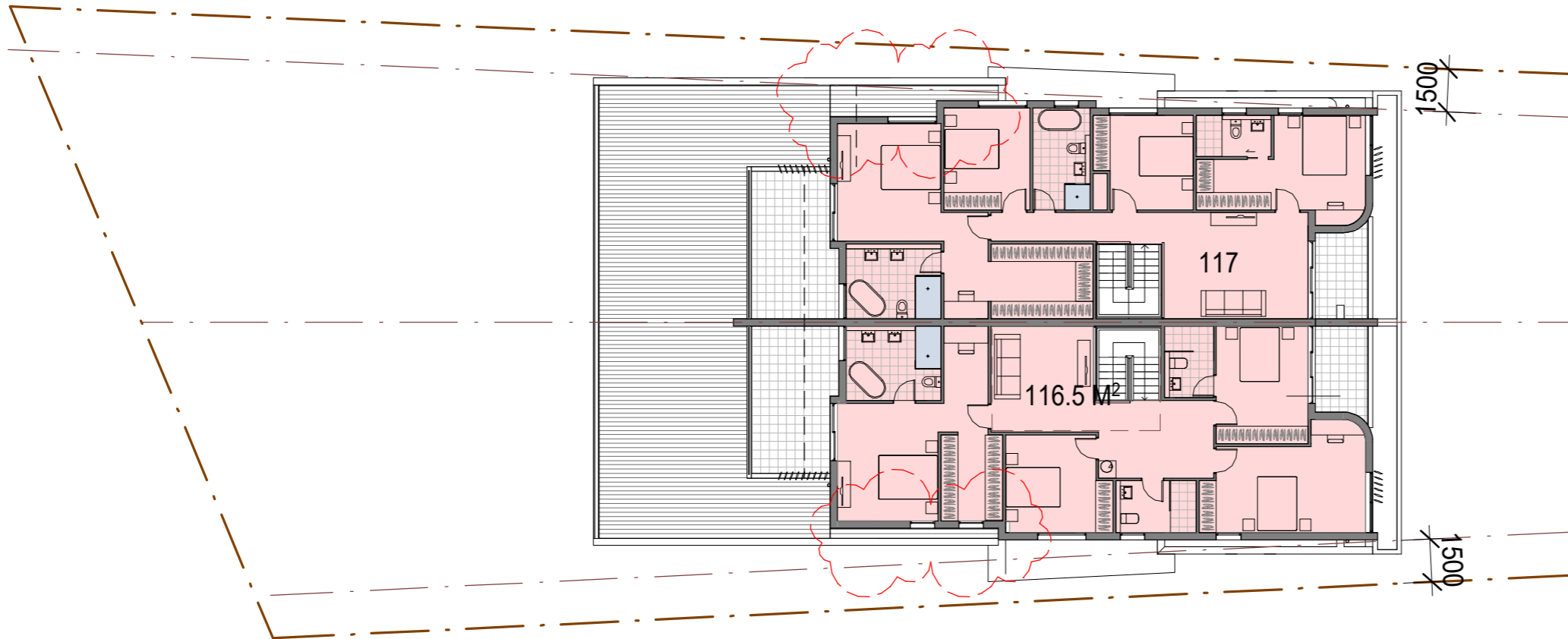
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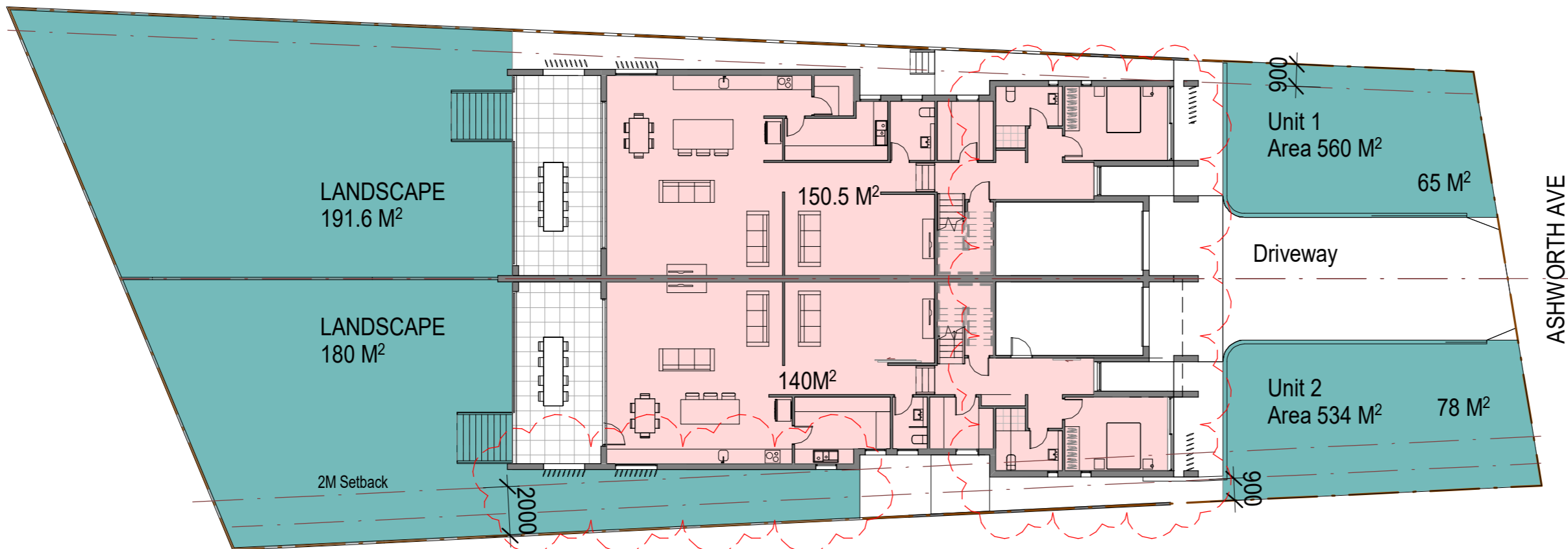
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FRONT LANDSCAPE	65 M ²	72 M ²
TOTAL	256.6 M ² (45 %)	252 M ² (47 %)



LEGEND	
	BUILT UPON AREA
	LANDSCAPE

AREA CALCULATION

79 ASHWORTH AVENUE, BELROSE PROPOSED DUPLEX

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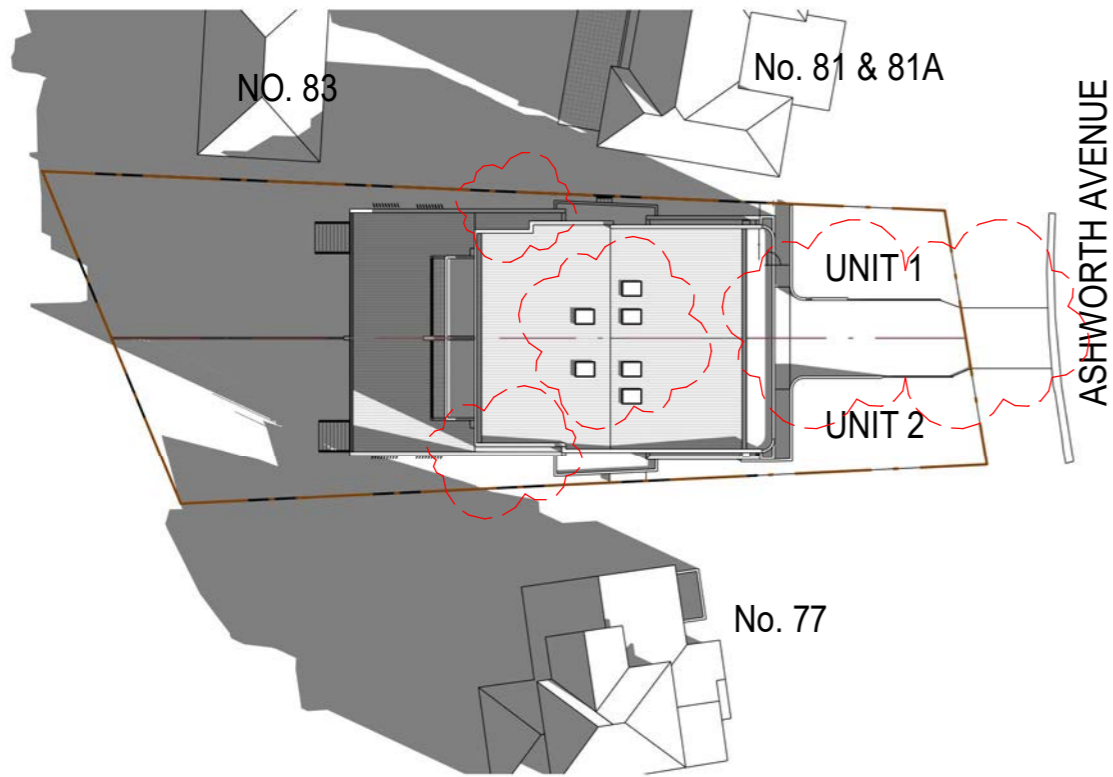
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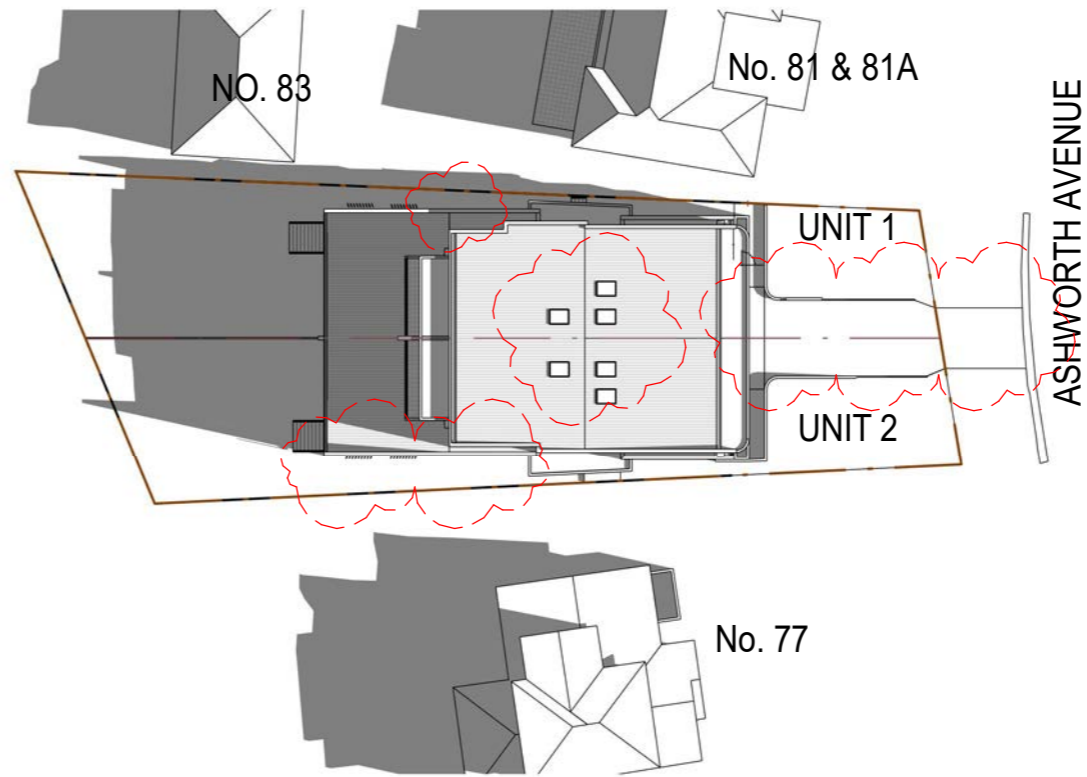
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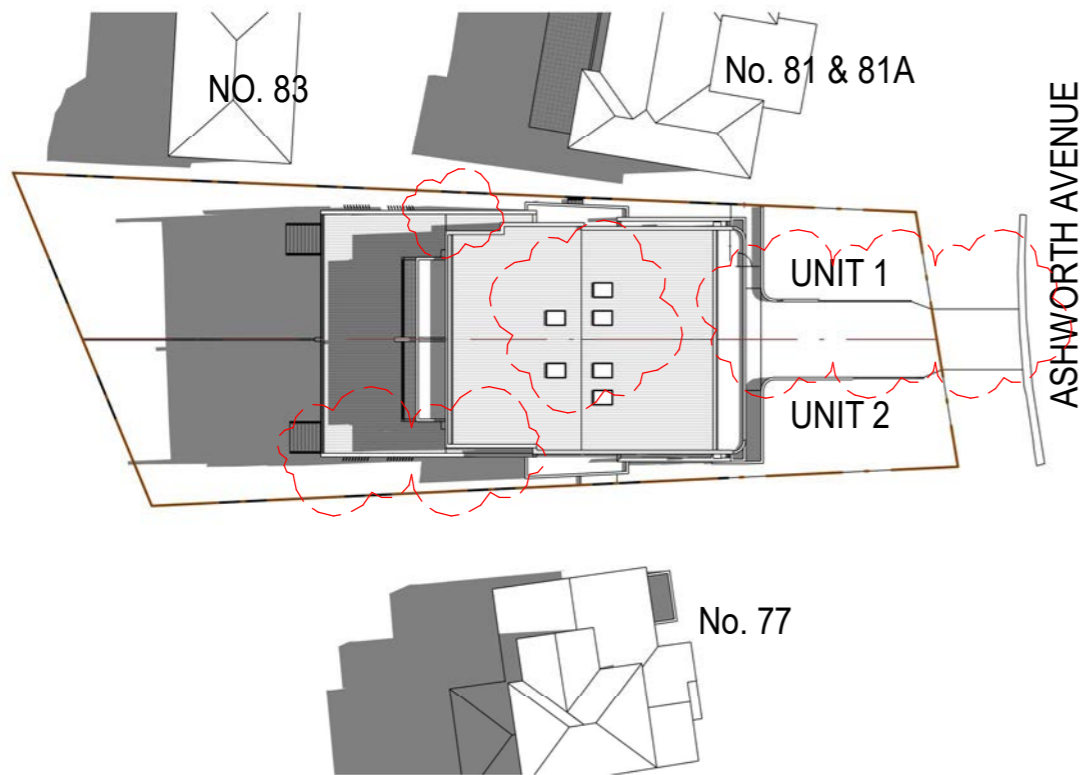
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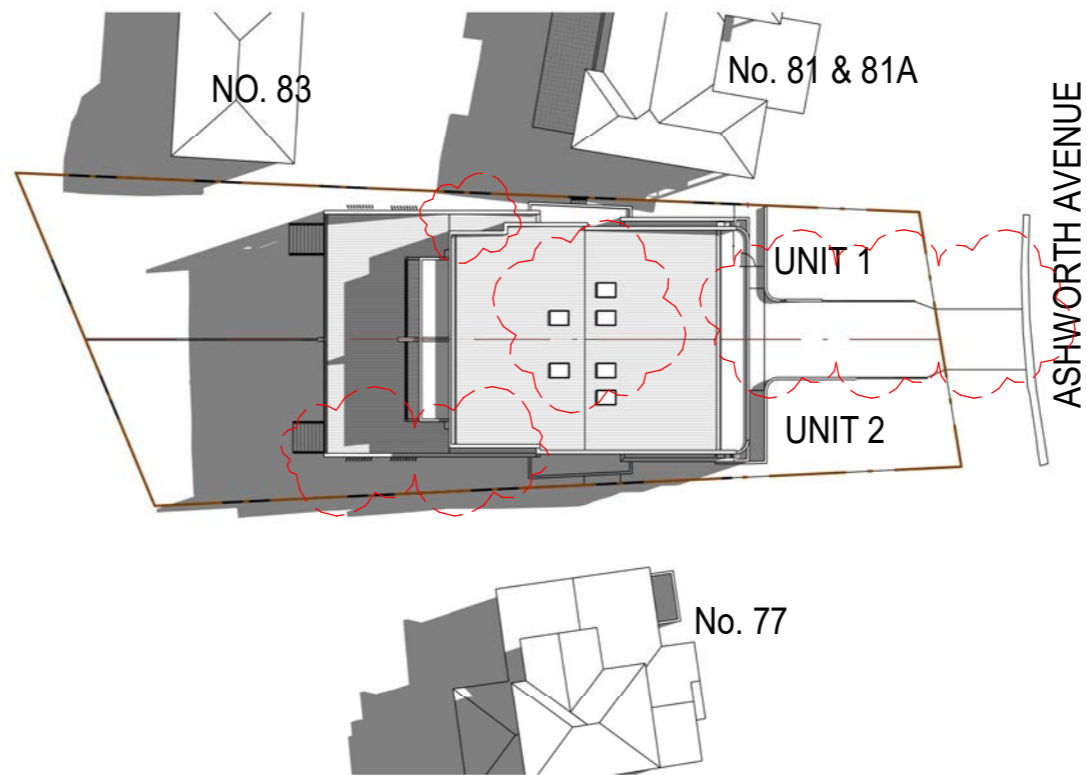
Shadow Diagram 9 am



Shadow Diagram 10 am



Shadow Diagram 11 am



Shadow Diagram 12 noon

SHADOW DIAGRAMS

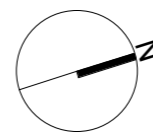
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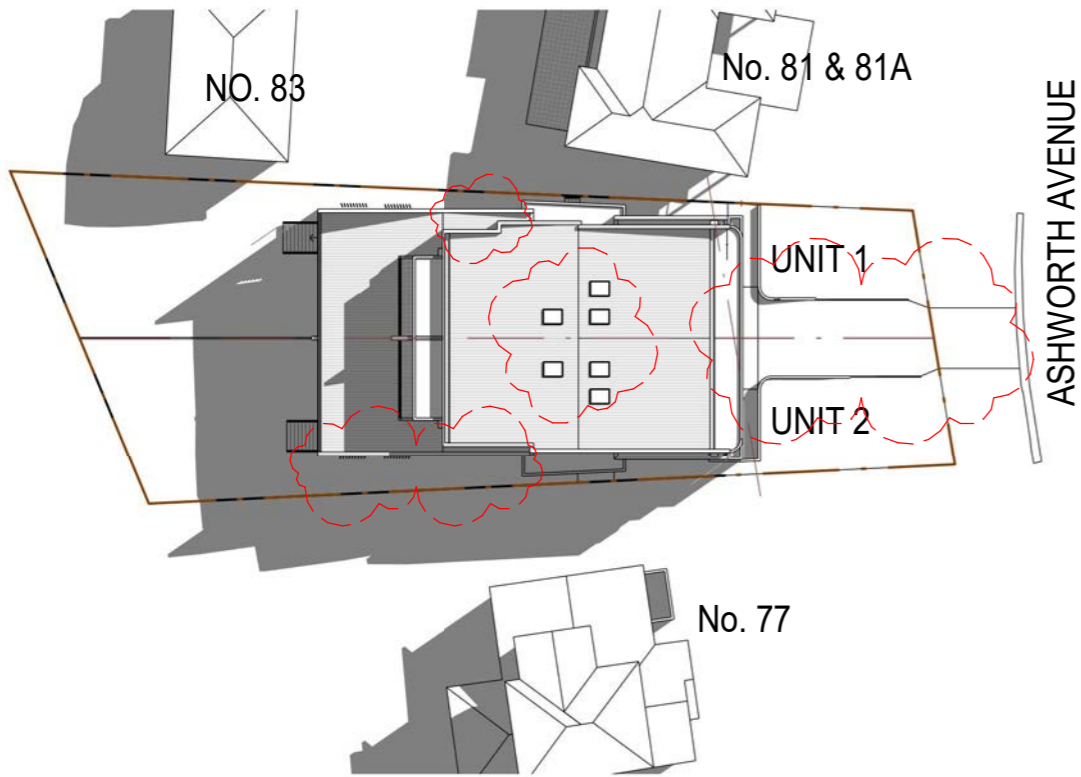


NOT TO SCALE

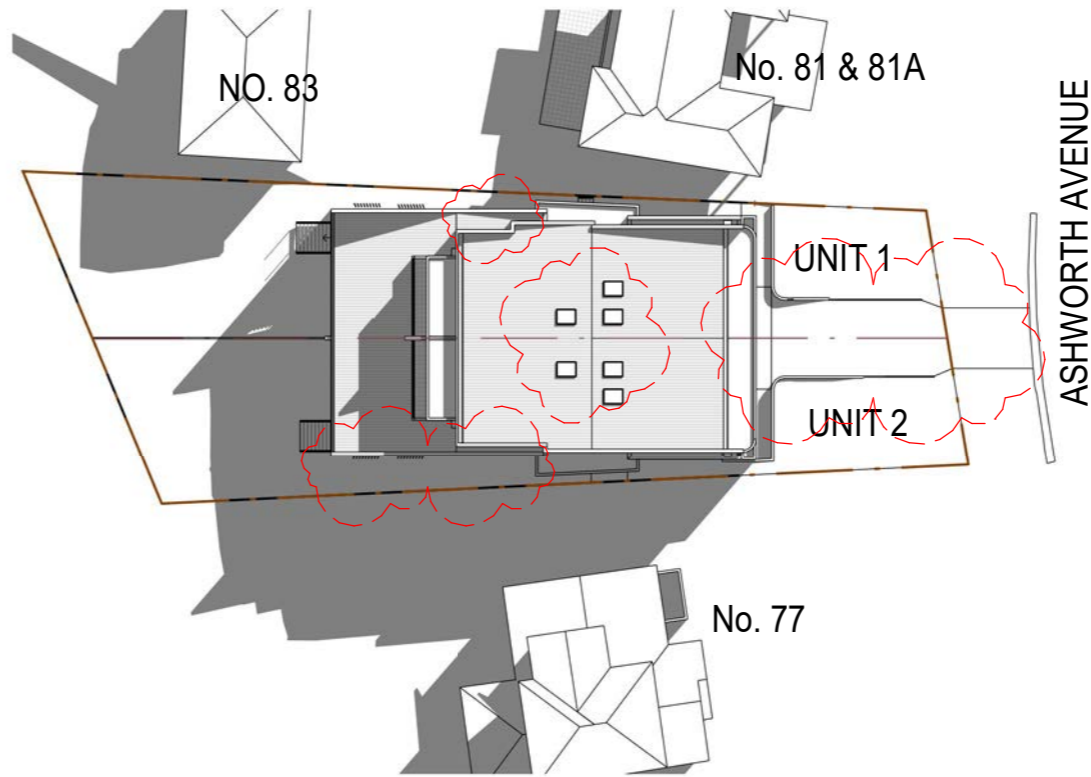
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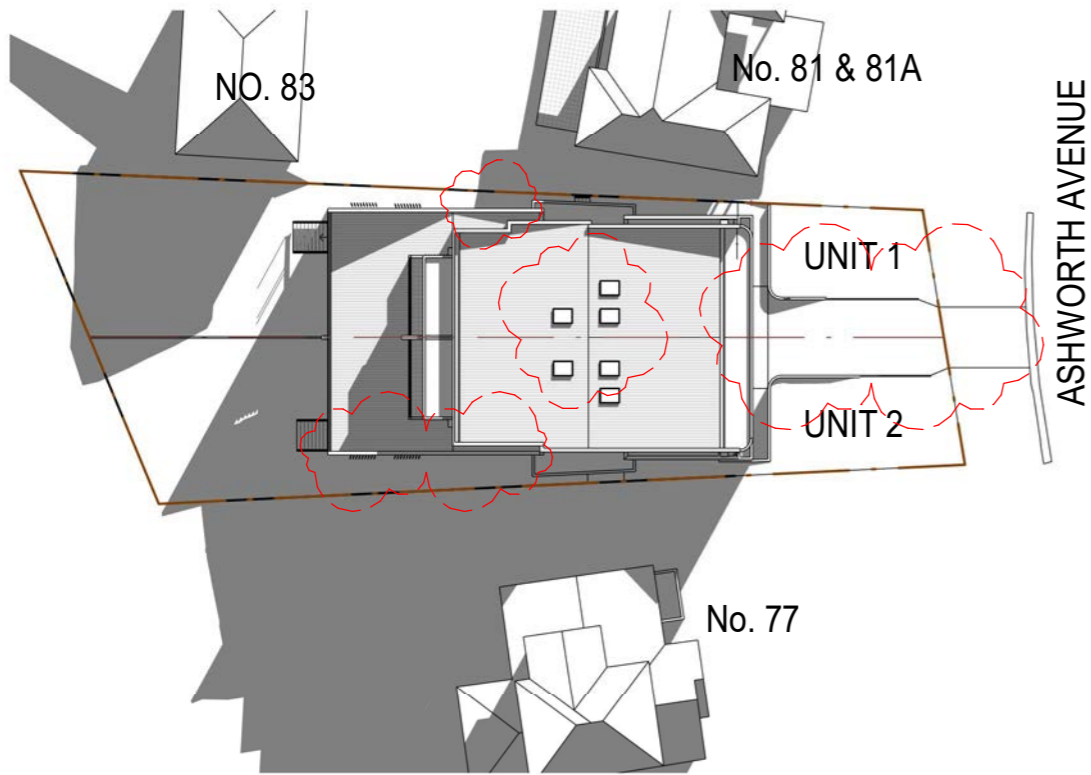
B



Shadow Diagram 1PM



Shadow Diagram 2PM



Shadow Diagram 3PM

SHADOW DIAGRAMS

79 ASHWORTH AVENUE, BELROSE PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
CLIENT: Mr. Luca Mastroiani

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



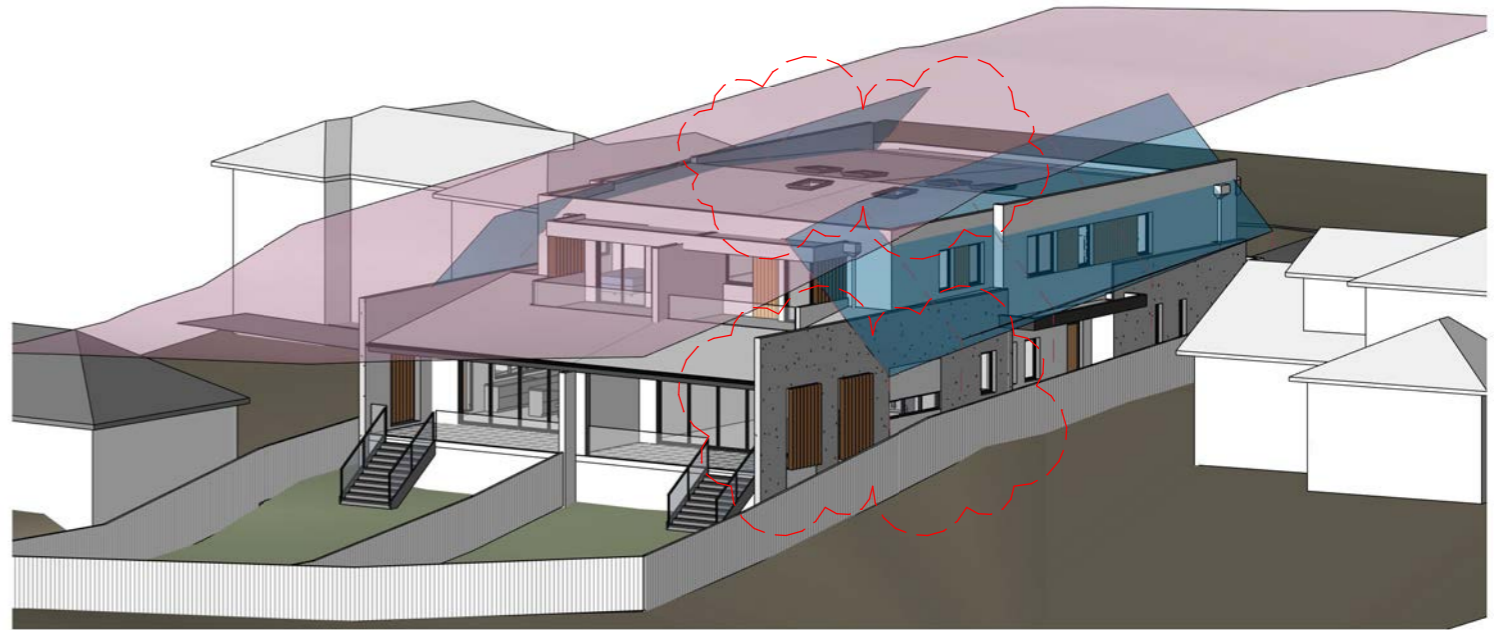
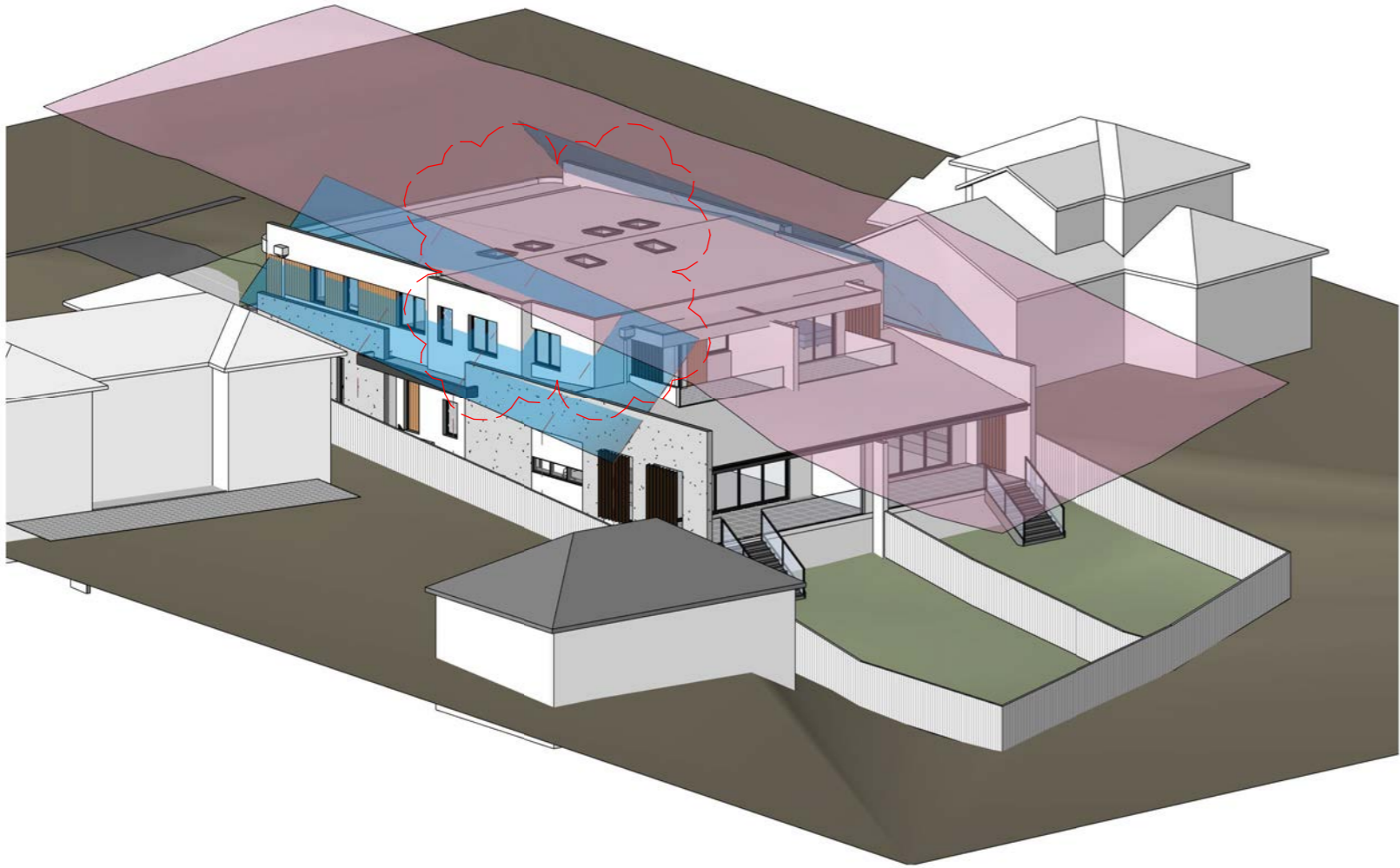
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Nominated Architect : Robert Jurukovski
Reg. No. 7632

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HEIGHT LIMIT STUDY

79 ASHWORTH AVENUE, BELROSE
PROPOSED DUPLEX

LGA: NORTHERN BEACHES COUNCIL
CLIENT: Mr. Luca Mastrolani

GENERAL NOTES
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