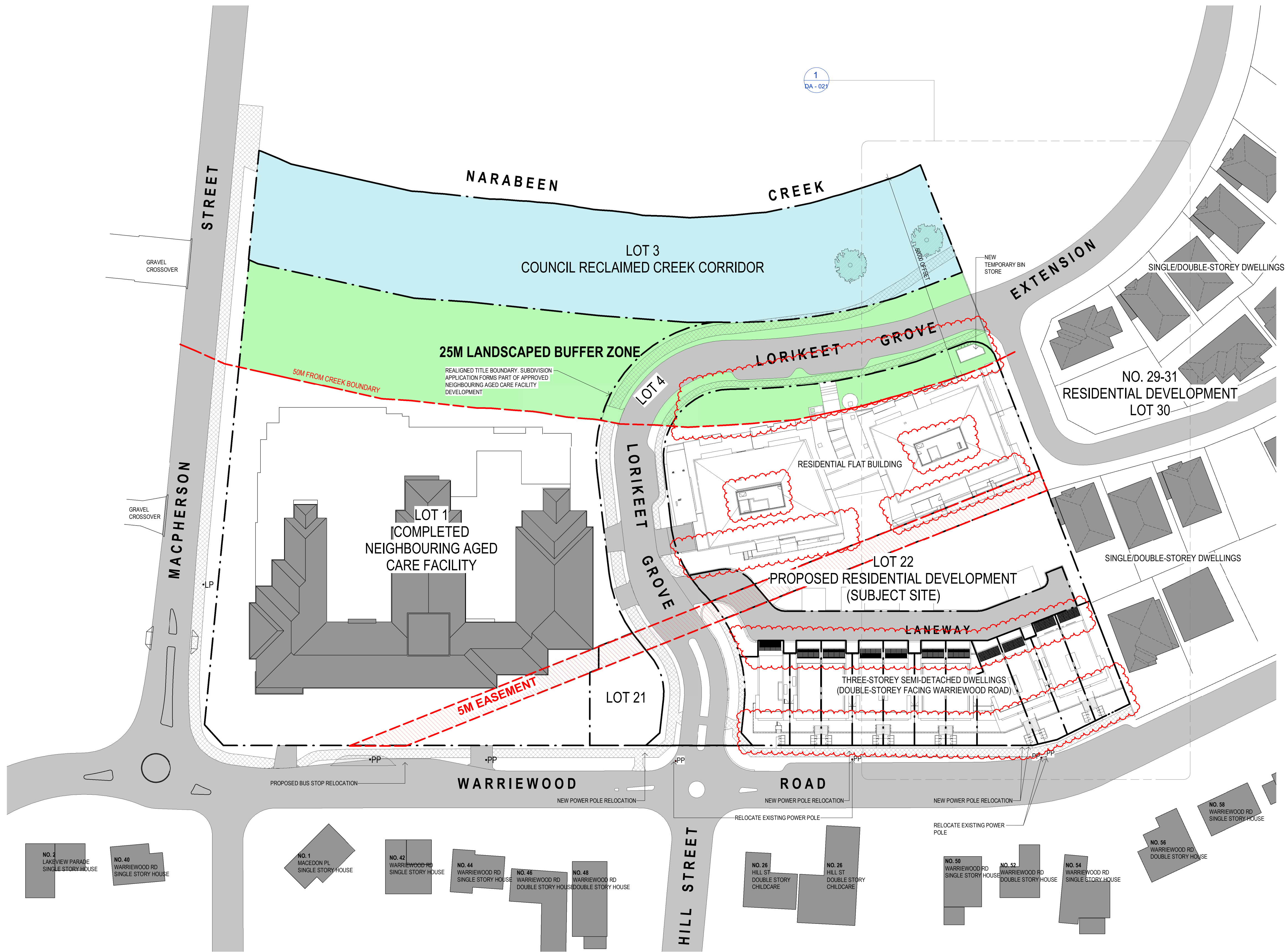




- LEGEND
- COUNCIL RECLAIMED CREEK CORRIDOR ZONE
 - 25 METRE LANDSCAPED BUFFER ZONE
 - PROPOSED BUILDINGS - SUBJECT SITE
 - EXISTING NEIGHBOURING BUILDINGS

NOTE:
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'DRAFT PLAN OF SUBDIVISION SUBJECT TO FINAL SURVEY' PREPARED FOR APPROVED DEVELOPMENT CONSENT N0611/16 RELATING TO THE DEVELOPMENT OF THE RESIDUAL SUPER LOT (LOT 2).

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

MOD2021/0004

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REV	DESCRIPTION	DATE	BY
DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	ISSUE FOR WASTE UPDATE	12.09.2020	MH
DA6	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA7	DA AMENDMENT	17.12.2020	TM

PROJECT REF: C:\Users\Mhondogianis\Documents\1510121 - AKCAPE - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_Mhondogianis.rvt
TIMESTAMP: 17/12/2020 5:02:24 PM

KEY PLAN

STATUS

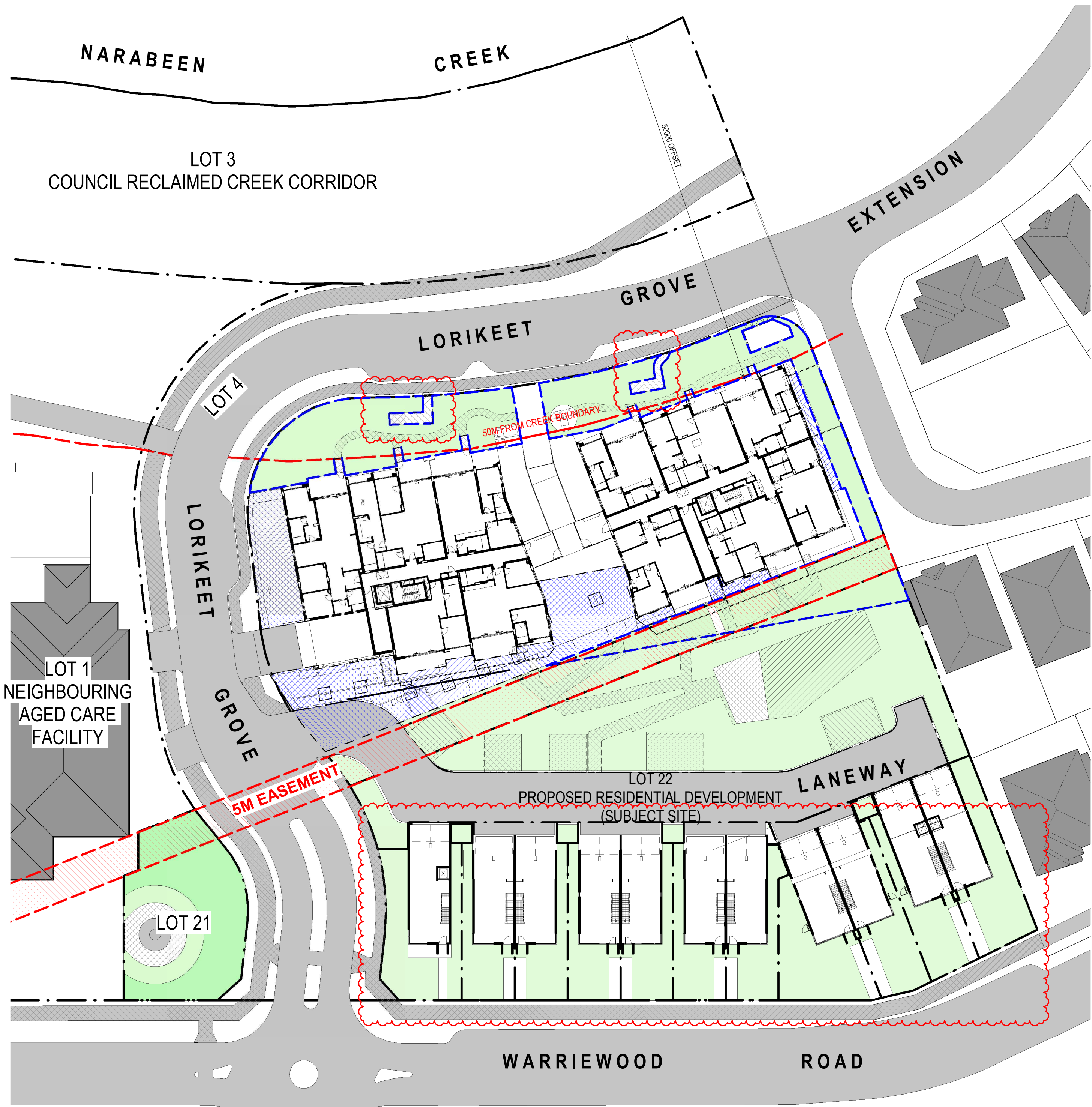
DEVELOPMENT APPLICATION



PROJECT
WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

SCALE (@A1) 1 : 500 / DRAWN BY MZ / CHECKED BY TM / PROJECT No. 1510121 / DRAWING No. DA - 020 / REV DA7

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED SITE PLAN



1 LANDSCAPED AREA DIAGRAM 1 (DCP)
DA-052 1:400

LEGEND

- LANDSCAPED AREA (AS PER CLAUSE DAN0611/16 41%)
- EXTENT OF SITE WITH BASEMENT UNDER NOT INCLUDED IN THE LANDSCAPE AREA

TOTAL SITE AREA OF LOT 21 =	394 SQM
TOTAL LANDSCAPED AREA =	328 SQM
LANDSCAPED AREA PROVIDED =	83% OF LOT 21 SITE AREA
TOTAL SITE AREA OF LOT 22 =	7784 SQM
TOTAL LANDSCAPED AREA =	3055 SQM
LANDSCAPED AREA PROVIDED =	39% OF LOT 22 SITE AREA
TOTAL COMBINED SITE AREA FOR LOT 21 & 22 =	8178 SQM
LANDSCAPED AREA REQUIRED =	41% OF TOTAL SITE AREA
TOTAL LANDSCAPED AREA =	3383 SQM
LANDSCAPED AREA PROVIDED =	41% OF TOTAL SITE AREA



2 LANDSCAPED AREA DIAGRAM 2 (DCP)
DA-052 1:400

LEGEND

- LANDSCAPED AREA OF MINIMUM DIMENSION 3-METRE WIDE (AS PER CLAUSE D16.5 OF DCP)
- EXTENT OF SITE WITH BASEMENT UNDER NOT INCLUDED IN THE LANDSCAPE AREA

TOTAL SITE AREA OF LOT 21 =	394 SQM
TOTAL LANDSCAPED AREA =	328 SQM
LANDSCAPED AREA PROVIDED =	83% OF LOT 21 SITE AREA
TOTAL SITE AREA OF LOT 22 =	7784 SQM
TOTAL LANDSCAPED AREA =	3029 SQM
LANDSCAPED AREA PROVIDED =	39% OF LOT 22 SITE AREA
TOTAL COMBINED SITE AREA FOR LOT 21 & 22 =	8178 SQM
LANDSCAPED AREA REQUIRED =	25% OF TOTAL SITE AREA
TOTAL LANDSCAPED AREA =	3347 SQM
LANDSCAPED AREA PROVIDED =	41% OF TOTAL SITE AREA

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DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA6	DA AMENDMENT	17.12.2020	TM

PROJECT REF: C:\Users\Mhondrogan\Documents\1510121 - ARKARE - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_Mhondrogan\int
TIMESTAMP: 17/12/2020 5:02:52 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION

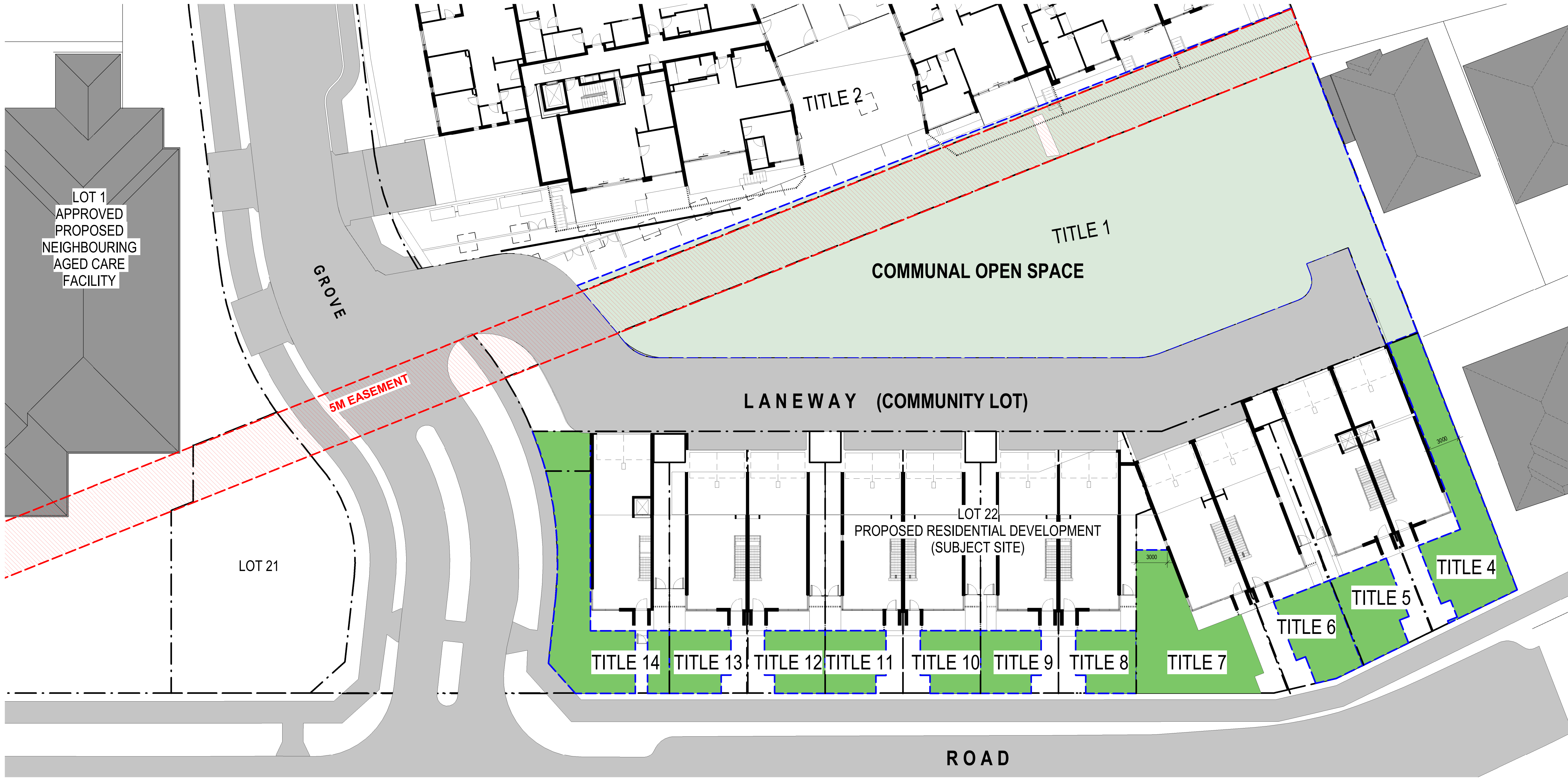


PROJECT
WARRIWOOD RESIDENTIAL
DEVELOPMENT
ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

SCALE (A1) 1:400 / DRAWN BY KC / CHECKED BY TM / PROJECT No. 1510121 / DRAWING No. DA-052 / REV. DA6

CLIENT
KNOWLES GROUP
DRAWING TITLE
SITE DIAGRAM - LANDSCAPED AREA

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0004



1 LANDSCAPED AREA DIAGRAM - COMMUNITY TITLE ALLOTMENT
DA - 053 1 : 200

LEGEND

- LANDSCAPED AREA OF MINIMUM DIMENSION 3-METRE WIDE (AS PER CLAUSE D16.5 OF DCP)
- COMMUNAL OPEN SPACE

LANDSCAPED AREA REQUIRED = 25% OF TOTAL SITE AREA

LANDSCAPED AREA SCHEDULE - COMMUNITY TITLES			
TITLE NUMBER	TOTAL LANDSCAPED AREA PER TITLE (M2)	TITLE TOTAL SITE AREA (M2)	PERCENTAGE OF LANDSCAPED AREA PROVIDED (%)
4	111	241	46
5	47	200	23.5
6	49	203	24.1
7	108	246	43.9
8	33	185	17.8
9	33	182	18.1
10	33	182	18.1
11	33	182	18.1
12	33	182	18.1
13	33	182	18.1
14	129	257	50.1

NOTE:
COMMUNAL SHARED OPEN SPACE AND TOTAL LANDSCAPED AREA ACROSS ALL SITES AT 40% LANDSCAPED AREA (SEE PREVIOUS PAGE) TO BE CONSIDERED IN LIEU OF MEETING REQUIREMENT PER SITE.

northern beaches council
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MOD2021/0004

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DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH

PROJECT REF: C:\Users\Mikondraganits\Documents\1510121 - ARKARE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_Mikondraganits.rvt
TIMESTAMP: 17/12/2020 5:03:11 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



PROJECT
WARRIEWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

SCALE (@A1) As indicated / DRAWN BY KC / CHECKED BY TM / PROJECT No. 1510121 / DRAWING No. DA - 053 / REV DA5

CLIENT
KNOWLES GROUP
DRAWING TITLE
SITE DIAGRAM - LANDSCAPED AREA

REV	DESCRIPTION	DATE	BY
DA6	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA7	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA8	DEFERRED COMMENCEMENT ITEMS	13.11.2020	TM
DA9	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA10	DA AMENDMENT	17.12.2020	TM
DA11	DA AMENDMENT	28.01.2021	MZ
DA12	BASEMENT ENTRY AMENDMENT	23.04.2021	KS

PROJECT REF: C:\Users\Mikondraganis\Documents\1510121 - ARKARE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_Mikondraganis.rvt
TIMESTAMP: 26/04/2021 4:33:05 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



PROJECT
WARRIEWOOD RESIDENTIAL
DEVELOPMENT
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

SCALE (8A1)
1:200
DRAWN BY
JC
CHECKED BY
MA

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED APARTMENT GROUND
FLOOR PLAN / DWELLING LOWER LEVEL
FLOOR PLAN

PROJECT No.
1510121
DRAWING No.
DA - 100
REV
DA12

LEGEND

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
LANDSCAPE DOCUMENTS

- CONCRETE FOOTPATH
- STONE FOOTPATH
- GARDEN
- GRASS
- PLANTER BOX
- PERMEABLE PAVING / PARKING
- PRIVATE OPEN SPACE - BALCONY / TERRACE
- PRIVATE OPEN SPACE - GARDEN
- TREE - PROPOSED
REFER TO LANDSCAPE PLAN FOR DETAILS
- RAINWATER TANK -
REFER TO PLANS FOR LOCATIONS
- WINDOW WITH BI-FOLD SHUTTERS
REFER TO DRAWING DA - 260



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
MOD2021/0004





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REV	DESCRIPTION	DATE	BY
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA5	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA6	ISSUE FOR WASTE UPDATE	12.09.2020	MH
DA7	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA8	DA AMENDMENT	14.12.2020	TM

PROJECT REF: C:\Users\Mikondraganis\Documents\1510121 - ARKARE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_Mikondraganis.rvt
TIMESTAMP: 15/12/2020 11:08:58 AM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



PROJECT
WARRIEWOOD RESIDENTIAL
DEVELOPMENT
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

SCALE (@A1)
1 : 200

DRAWN BY
JC

CHECKED BY
MA

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED APARTMENT SECOND
FLOOR PLAN / DWELLING UPPER LEVEL
FLOOR PLAN

PROJECT No.
1510121

DRAWING No.
DA - 102

REV
DA8

LEGEND

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
LANDSCAPE DOCUMENTS

- CONCRETE FOOTPATH
- STONE FOOTPATH
- GARDEN
- GRASS
- PLANTER BOX
- PERMEABLE PAVING / PARKING
- PRIVATE OPEN SPACE - BALCONY / TERRACE
- PRIVATE OPEN SPACE - GARDEN
- TREE - PROPOSED
REFER TO LANDSCAPE PLAN FOR DETAILS
- RAINWATER TANK -
REFER TO PLANS FOR LOCATIONS
- WINDOW WITH BI-FOLD SHUTTERS
REFER TO DRAWING DA - 260

THERMAL PERFORMANCE SPECIFICATIONS:

(20375_03 - Town Houses - Warriewood Rd)

Specification for Town Houses.

The following specifications take precedence over other
plan notations for the construction of this building.

NOTE: In addition to BASIX commitments, building compliance
is required to comply with the New South Wales Additions in the
current edition of the NCC - Vol. 2, at the time of building.

This includes New South Wales Parts 2.6 and 3.12.

Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation

- Building Services

- Building Sealing

(NOTE: If steel framing is used a thermal break may be required)

(NOTE: Ventilation requirements of Section 3.8.5.2 c) (i) (B) must also
be complied with and this means bathrooms should not normally be
exhausted into roofspaces.)

WINDOWS (total product specification - glass + frame)

U-value 2.50 (or less than) & SHGC 0.51 (+/-5%) typically Double glazing in AL frame (DW11)

U-value 2.50 (or less than) & SHGC 0.44 (+/-5%) typically tinted Double glazing in AL frame (generally)

U-value 4.80 (or less than) & SHGC 0.51 (+/-5%) typically tinted Low-e in AL frame (louvers)

EXTERNAL WALL (Medium colour)

Concrete Block - R1.5 Bulk insulation with vapour barrier (adjacent to earth)

Cavity Panel - R2.5 - 50mm thick Bulk insulation with vapour barrier

INTERNAL WALL

Cavity Panel - No Insulation (generally)

Cavity Panel - R2.5 - 50mm thick Bulk insulation (between Garage & Living areas)

EXTERNAL FLOOR

Concrete Slab on Ground - No insulation

Suspended Timber (Open Sub-Floor) - R2.5 Bulk insulation

CEILING SPACE WITH ROOF ABOVE

Plasterboard - R3.5 Bulk insulation (No insulation required for external Garage ceilings)

Plasterboard - R3.0 Bulk insulation (in Garage ceiling)

ROOF (Medium colour) (Non-ventilated)

Sheet Metal Roofing - 50mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights

which do not penetrate ceiling insulation (ie. IC rated)



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CONSENT
MOD2021/0004

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DA7	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA8	DA AMENDMENT	17.12.2020	TM

PROJECT REF: C:\Users\Mhondroganis\Documents\1510121 - ARKARE - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_Mhondroganis.rvt
TIMESTAMP: 17/12/2020 5:04:26 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION

NORTH POINT

PROJECT
WARRIWOOD RESIDENTIAL
DEVELOPMENT
ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

SCALE (B/A1) 1:200 / DRAWN BY TM / CHECKED BY MA / PROJECT No. 1510121 / DRAWING No. DA-104 / REV DA8

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED OVERALL ROOF PLAN

MOD2021/0004

0 2m 4m 8m 12m 20m
Scale 1: 200

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



northern beaches council

LEGEND

H.P. HIGH POINT
RL RELATIVE LEVEL
T.O.P. TOP OF PARAPET

DW 10

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	18.51	11.35	7.16
P2	18.51	10.00	8.51

DW 09

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	18.51	11.40	7.11
P2	18.51	10.25	8.26

DW 08

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.77	11.75	8.02
P2	19.71	10.51	9.2

DW 07

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.91	12.50	7.41
P2	19.91	11.50	8.41

DW 06

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.91	12.40	7.51
P2	19.91	11.25	8.66

DW 05

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.91	13.00	8.17
P2	21.11	11.75	9.36

DW 04

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	21.17	13.25	7.92
P2	21.11	11.75	9.36

DW 03

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	21.17	13.25	7.92
P2	21.11	11.75	9.36

APARTMENT BUILDING - SOUTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	15.61	7.75	7.86
P2	15.61	7.20	8.41
P3	15.40	5.35	10.05
P4	15.40	5.75	9.65
P5	16.17	6.50	9.67
P6	16.21	6.50	9.71

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

APARTMENT BUILDING - NORTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P4	15.90	6.05	9.85
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APARTMENT BUILDING - SOUTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P4	15.40	5.75	9.65
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DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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APARTMENT BUILDING - NORTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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DW 01

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DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P4	15.40	5.75	9.65
P5	16.17	6.50	9.67
P6	16.21	6.50	9.71

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
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DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

APARTMENT BUILDING - NORTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
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ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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APARTMENT BUILDING - SOUTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
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P2	15.61	7.20	8.41
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P4	15.40	5.75	9.65
P5	16.17	6.50	9.67
P6	16.21	6.50	9.71

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

APARTMENT BUILDING - NORTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

APARTMENT BUILDING - SOUTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	15.61	7.75	7.86
P2	15.61	7.20	8.41
P3	15.40	5.35	10.05
P4	15.40	5.75	9.65
P5	16.17	6.50	9.67
P6	16.21	6.50	9.71

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

ROOF RELATIVE LEVEL SCHEDULE

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

APARTMENT BUILDING - NORTH

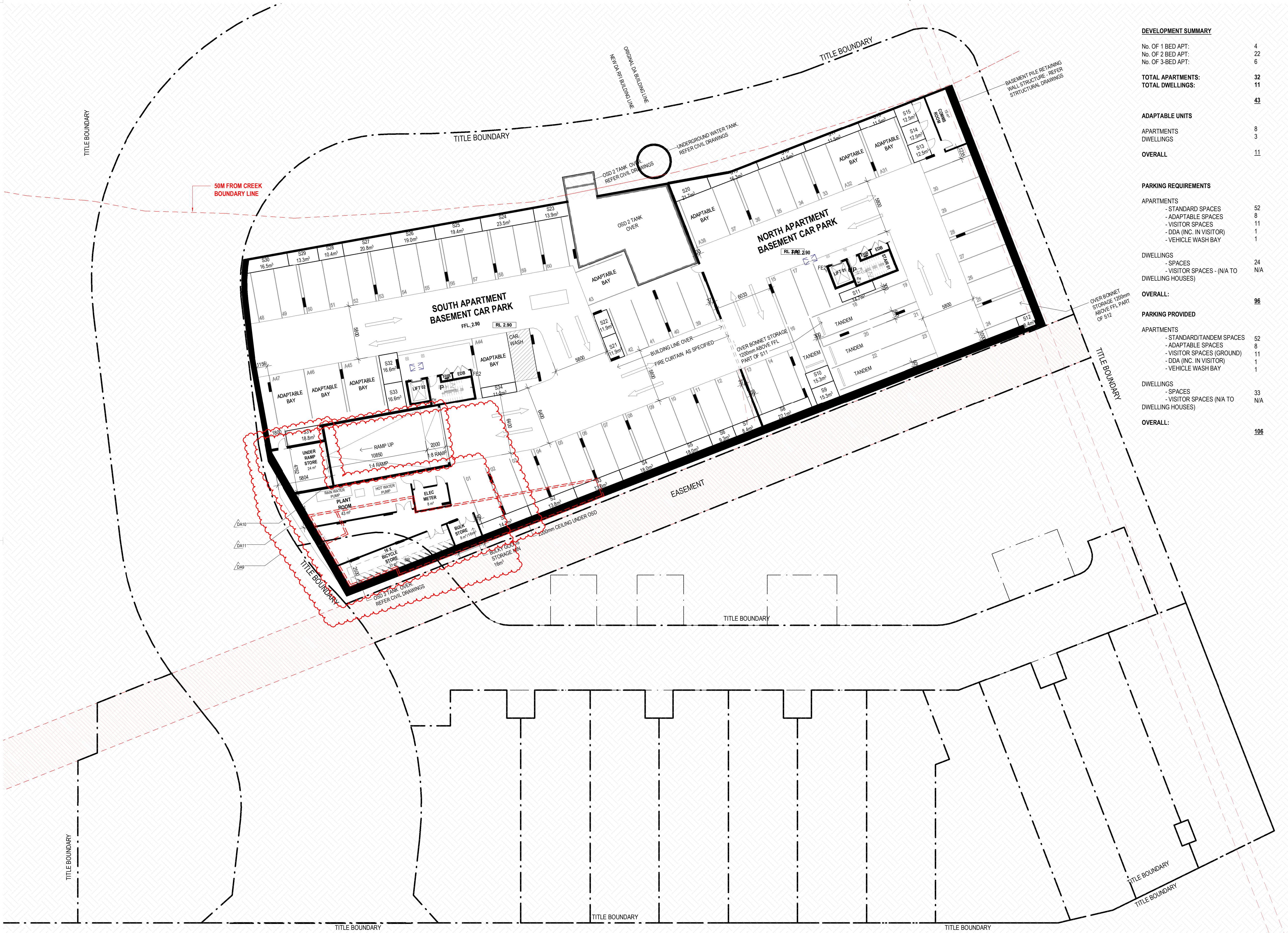
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P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06



DEVELOPMENT SUMMARY

No. OF 1 BED APT:	4
No. OF 2 BED APT:	22
No. OF 3-BED APT:	6
TOTAL APARTMENTS:	32
TOTAL DWELLINGS:	11
	43
ADAPTABLE UNITS	
APARTMENTS	8
DWELLINGS	3
OVERALL	11

PARKING REQUIREMENTS

APARTMENTS	52
- STANDARD SPACES	8
- ADAPTABLE SPACES	11
- VISITOR SPACES	1
- DDA (INC. IN VISITOR)	1
- VEHICLE WASH BAY	
DWELLINGS	24
- SPACES	N/A
- VISITOR SPACES - (N/A TO DWELLING HOUSES)	

OVERALL:

96

PARKING PROVIDED

APARTMENTS	52
- STANDARD/TANDEM SPACES	8
- ADAPTABLE SPACES	11
- VISITOR SPACES (GROUND)	1
- DDA (INC. IN VISITOR)	1
- VEHICLE WASH BAY	
DWELLINGS	33
- SPACES	N/A
- VISITOR SPACES (N/A TO DWELLING HOUSES)	

OVERALL:

106

APARTMENT NUMBER	NO. OF BEDROOMS	CARPARK NUMBER	STORAGE NUMBER
GROUND FLOOR			
STANDARD APARTMENTS			
APT. G01 - N	2	39, 40	S21
APT. G03 - N	2	24, 25	S12
APT. G04 - N	2	9, 10	S5
APT. G05 - N	2	20 TANDEM, 21	S13
APT. G06 - N	2	22 TANDEM, 23	S9
APT. G07 - S	2	41, 42	S22
APT. G09 - S	3	52, 53	S27
APT. G11 - S	2	58, 59	S24
ADAPTABLE APARTMENTS			
APT. G02 - N	2	17, A38	S20
APT. G08 - S	1	A47	S31
APT. G10 - S	2	A46, 50	S29, S32

FIRST FLOOR			
STANDARD APARTMENTS			
APT. 1.01 - N	2	13, 14	S8
APT. 1.03 - N	2	15, 16 TANDEM	S10
APT. 1.04 - N	2	26, 27	S14
APT. 1.05 - N	1	11	S6
APT. 1.06 - N	1	12	S7
APT. 1.07 - N	2	18 TANDEM, 19	S11
APT. 1.08 - S	2	1, 2	S1
APT. 1.10 - S	2	56, 57	S25
APT. 1.11 - S	3	48, 49	S30
APT. 1.13 - S	2	7, 8	S4
ADAPTABLE APARTMENTS			
APT. 1.02 - N	2	30, A31	S16
APT. 1.09 - S	1	A44	S34
APT. 1.12 - S	2	A45, 51	S28, S33

SECOND FLOOR			
STANDARD APARTMENTS			
APT. 2.01 - N	3	36, 37	S19
APT. 2.02 - N	3	28, 29	S15
APT. 2.03 - N	2	34, 35	S18
APT. 2.06 - S	2	3, 4	S2
APT. 2.07 - S	3	54, 55	S26
APT. 2.08 - S	3	5, 6	S3
ADAPTABLE APARTMENTS			
APT. 2.04 - N	2	A32, 33	S17
APT. 2.05 - S	2	A43, 60	S23

VISITORS / DDA			
VISITORS - GROUND		V1	
		V2	
		V3	
		V4	
		V5 (DDA)	
		V6	
		V7	
		V8	
		V9	
		V10	
		V11	



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REV	DESCRIPTION	DATE	BY
DA9	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA6	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA7	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA8	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA9	DA AMENDMENT	17.12.2020	TIA
DA10	DA AMENDMENT	28.01.2021	MZ
DA11	BASEMENT ENTRY AMENDMENT	23.04.2021	KS

PROJECT REF: C:\Users\Mikondraganis\Documents\1510121 - AKCAPE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_Mikondraganis.rvt
TIMESTAMP: 26/04/2021 4:33:18 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



NORTH POINT



PROJECT
WARRIEWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

SCALE (@A1) 1:200 / DRAWN BY JC / CHECKED BY MA / PROJECT No. 1510121 / DRAWING No. DA - 105 / REV DA11

CLIENT
KNOWLES GROUP
DRAWING TITLE
OVERALL FLOOR PLAN - BASEMENT



KEY PLAN

STATUS

DEVELOPMENT APPLICATION

PROJECT
WARRIEWOOD RESIDENTIAL
DEVELOPMENT

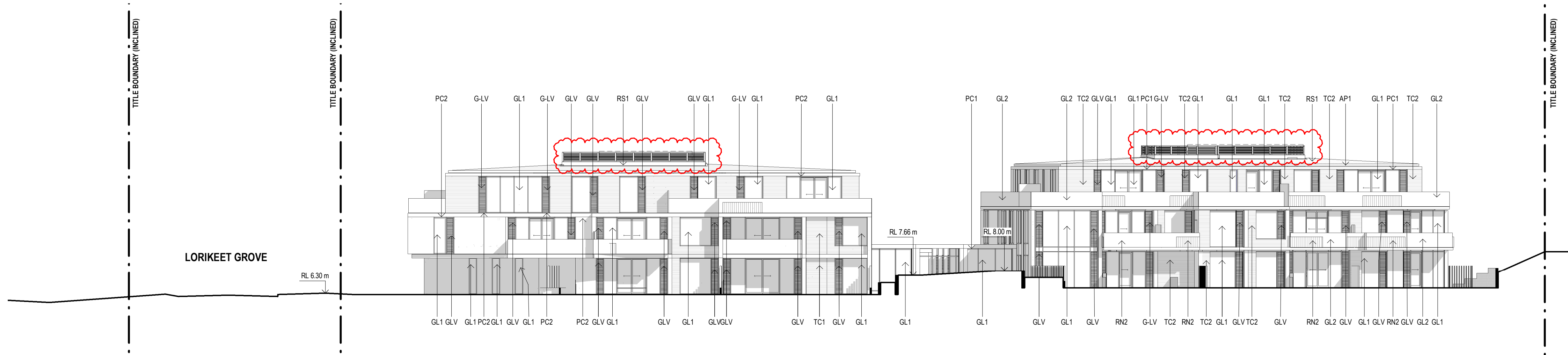
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED ELEVATIONS

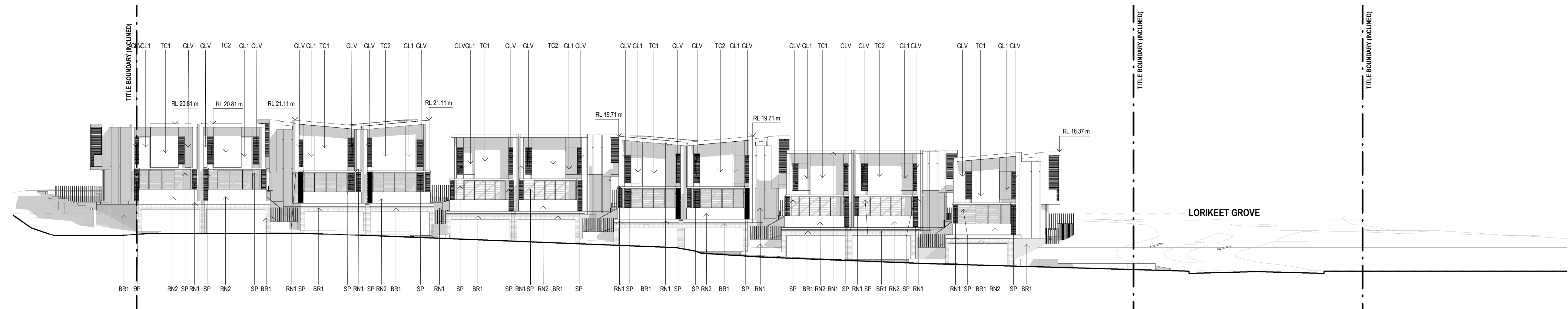
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1:200 / KC / TM / 1510121 / DA - 200 / DA6

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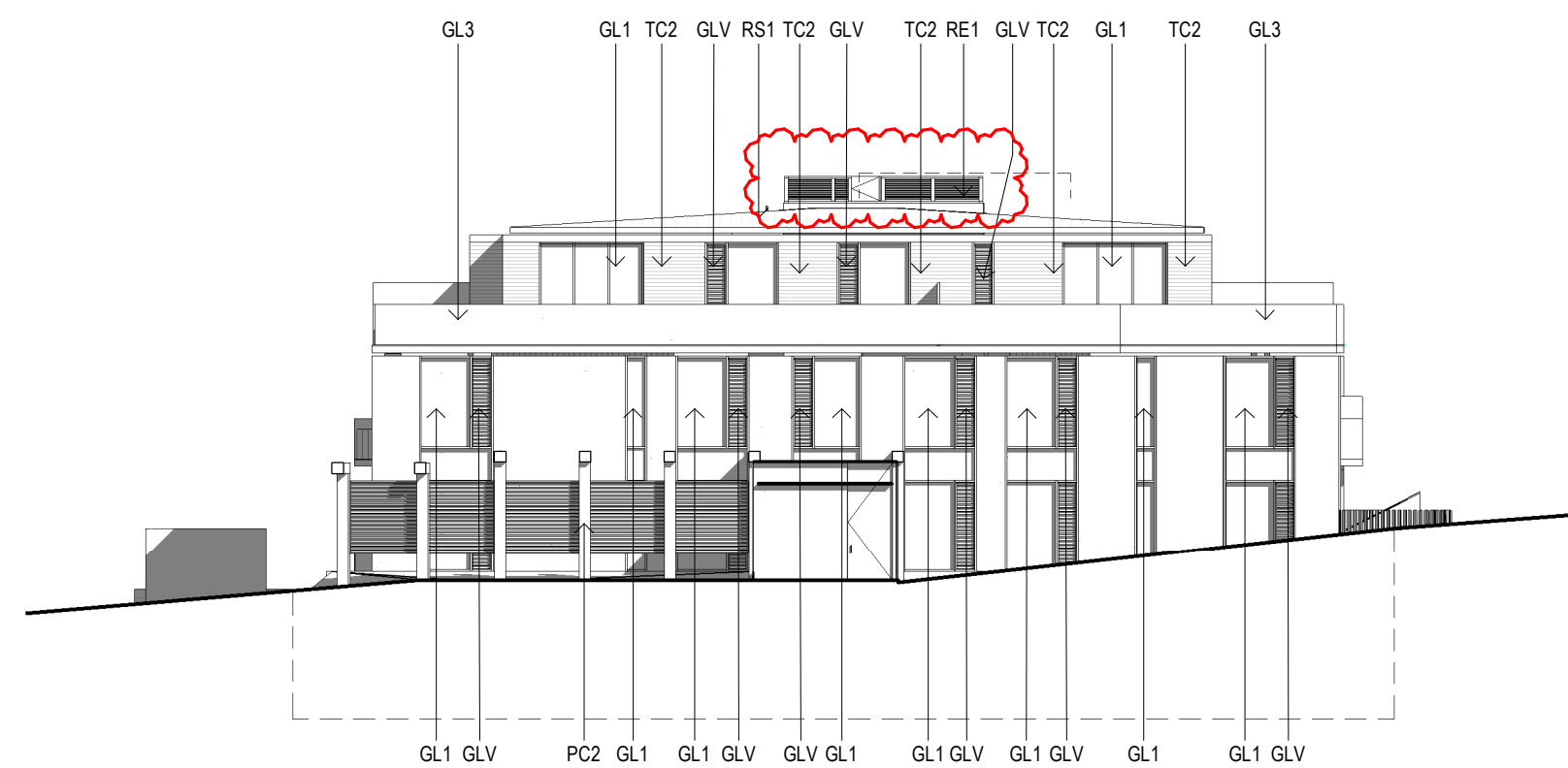




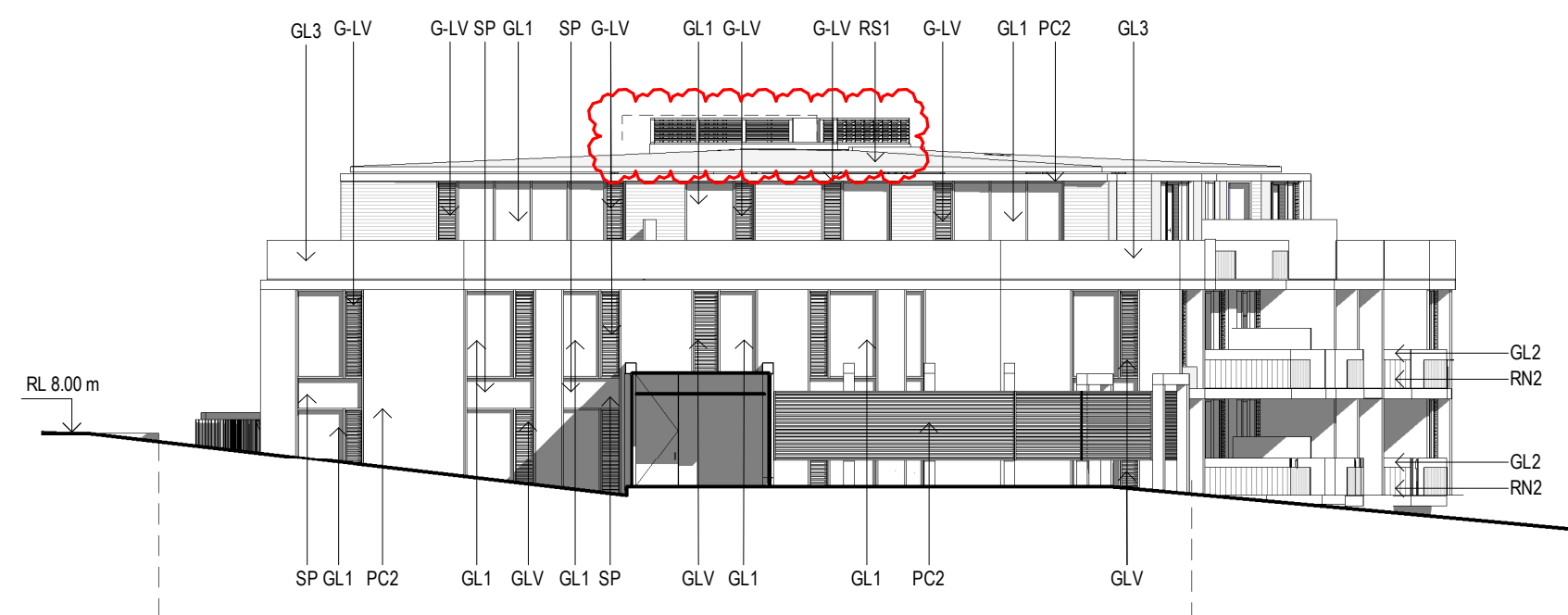
APARTMENT WEST ELEVATION



LANEWAY LOOKING EAST ELEVATION



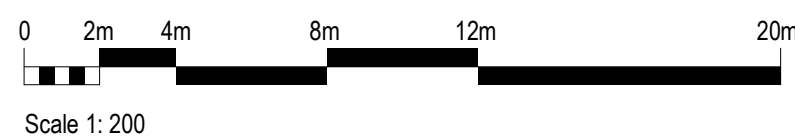
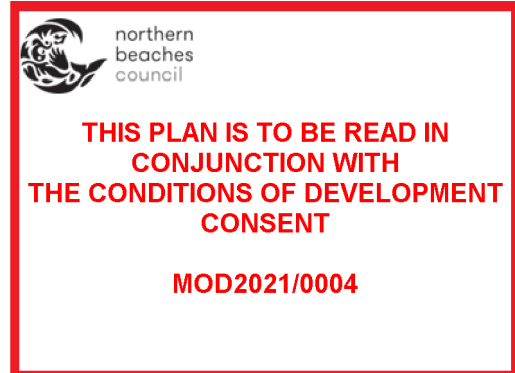
APT ENTRY COURTYARD ELEVATION 3



APT ENTRY COURTYARD ELEVATION 4

EXTERNAL FINISHES LEGEND

- TC1 ALUMINIUM TIMBER LOOK CLADDING - LIGHT TONE
 - TC2 ALUMINIUM TIMBER LOOK CLADDING - DARK TONE
 - RN1 RENDER FINISH 1 - MID TONE
 - RN2 RENDER FINISH 2 - TEXTURED
 - PC1 POWDERCOAT FINISH 1 - DARK
 - PC2 POWDERCOAT FINISH 2 - LIGHT
 - GL1 CLEAR GLASS
 - GL2 GLASS BALUSTRADE
 - GL3 GLASS BALUSTRADE - COPPER TINT
 - GLV GLASS LOUVRE
 - AP1 APPLIED FINISH - LIGHT GREY
 - RS1 ROOF SHEET - COLOURBOND DARK GREY
 - SP SPANDRAL PANEL - TO MATCH WINDOW FRAME
 - BR1 BRICKWORK - DARK TONE
- NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR DETAILS



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REV	DESCRIPTION	DATE	BY
DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	DA AMENDMENT	17.12.2020	TM

PROJECT REF: C:\Users\Mikondraganin\Documents\1510121 - ARKARE - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_Mikondraganin.rvt
TIMESTAMP: 17/12/2020 5:08:09 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION

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PROJECT
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DEVELOPMENT
ADDRESS
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CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED ELEVATIONS

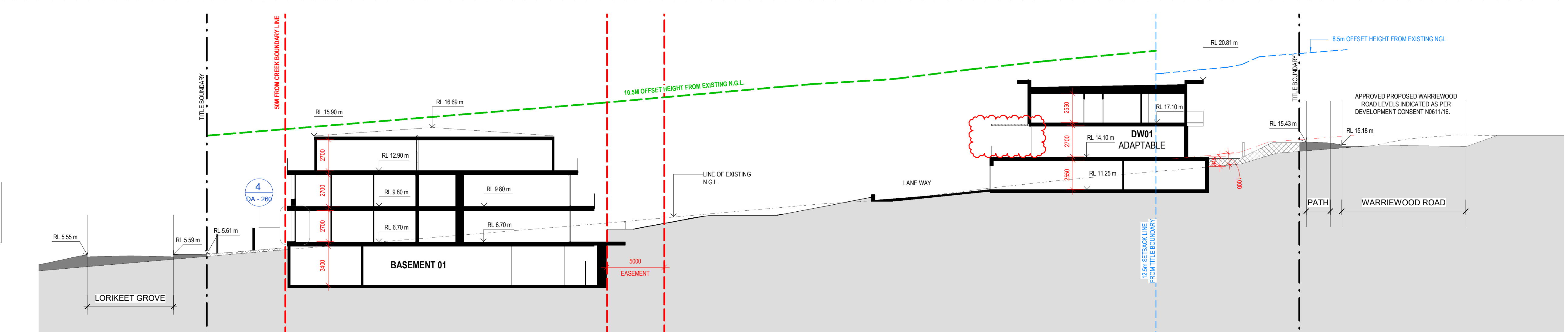
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APPROVED FILL AS PER
DEVELOPMENT CONSENT N0611/16

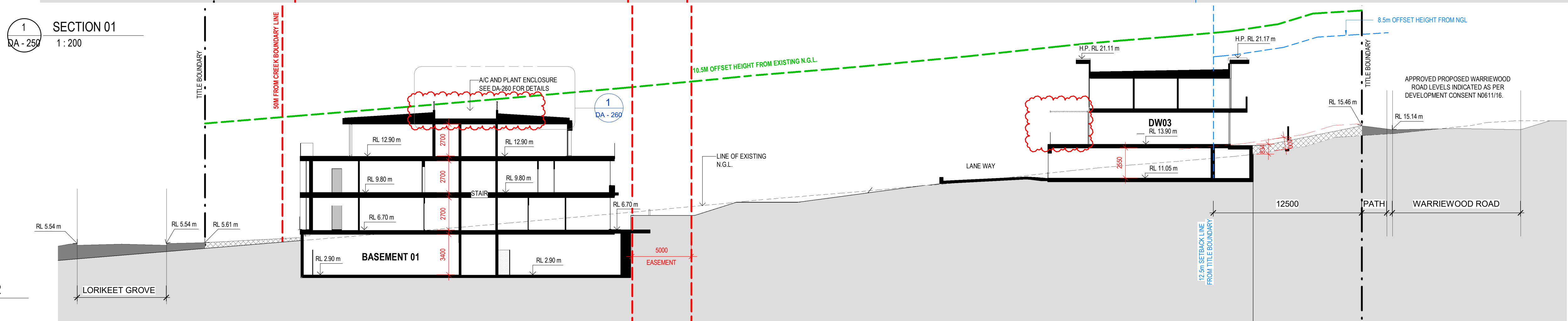
PROPOSED FILL

EXISTING NATURAL GROUND

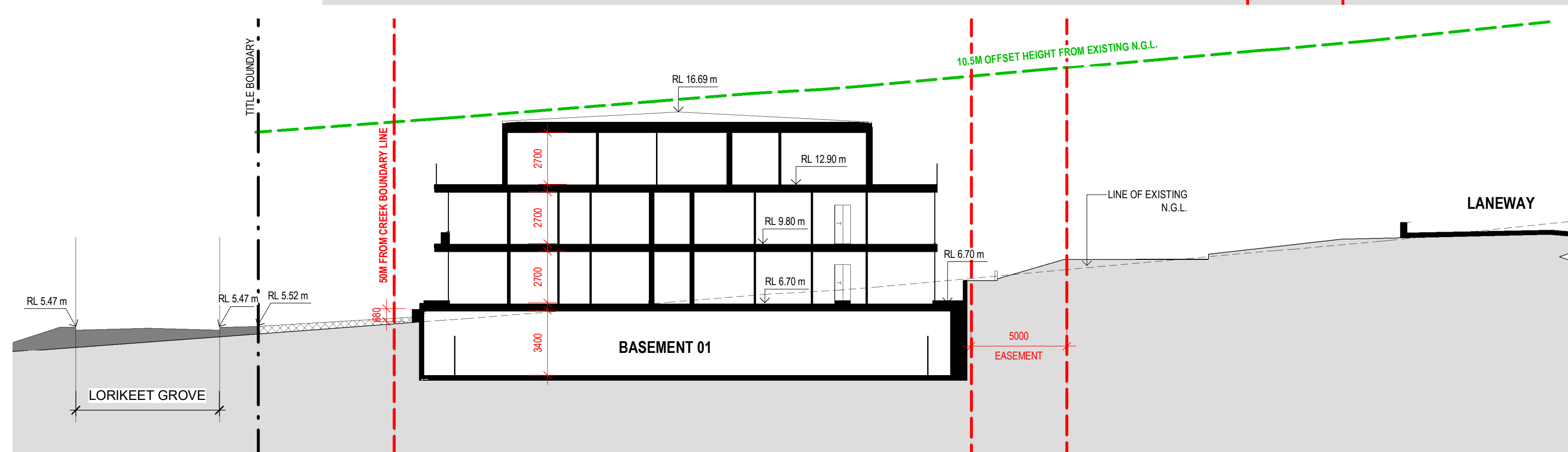
NOTE:
PROPOSED RL'S INDICATED OUTSIDE OF TITLE BOUNDARIES ARE IN
ACCORDANCE WITH THE CIVIL WORKS DOCUMENTATION PREPARED
BY SGC ENGINEERING FOR DEVELOPMENT CONSENT N0611/16.



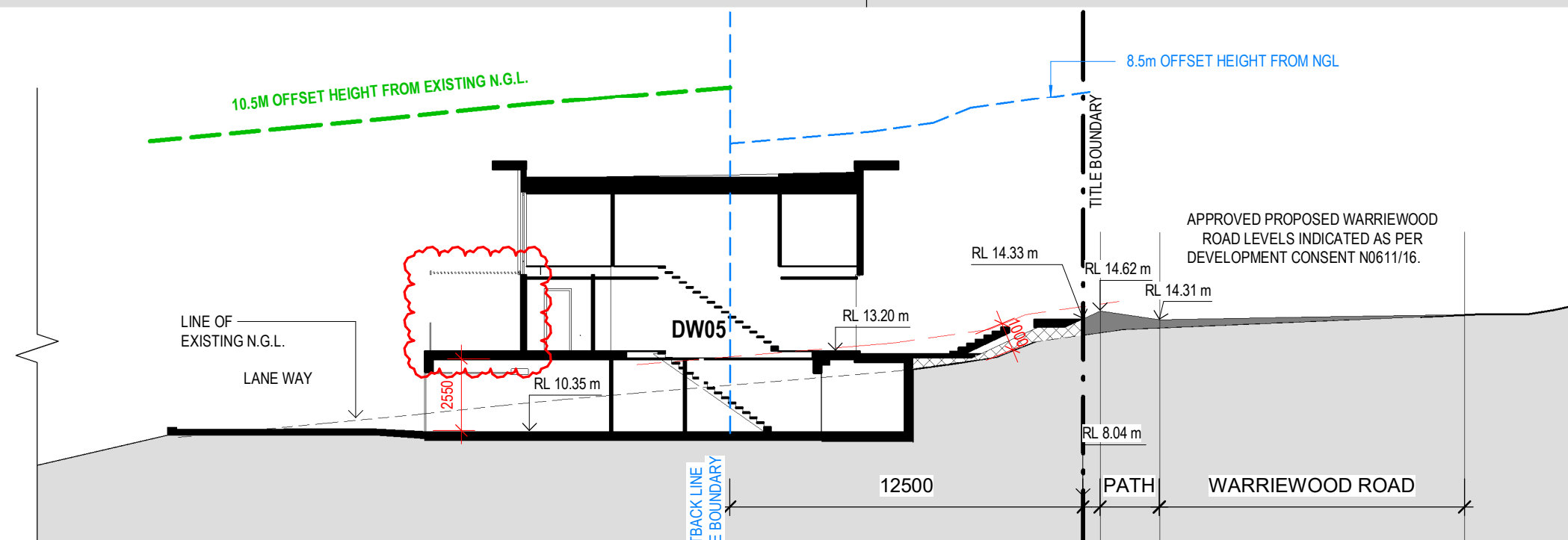
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DA - 250 1 : 200



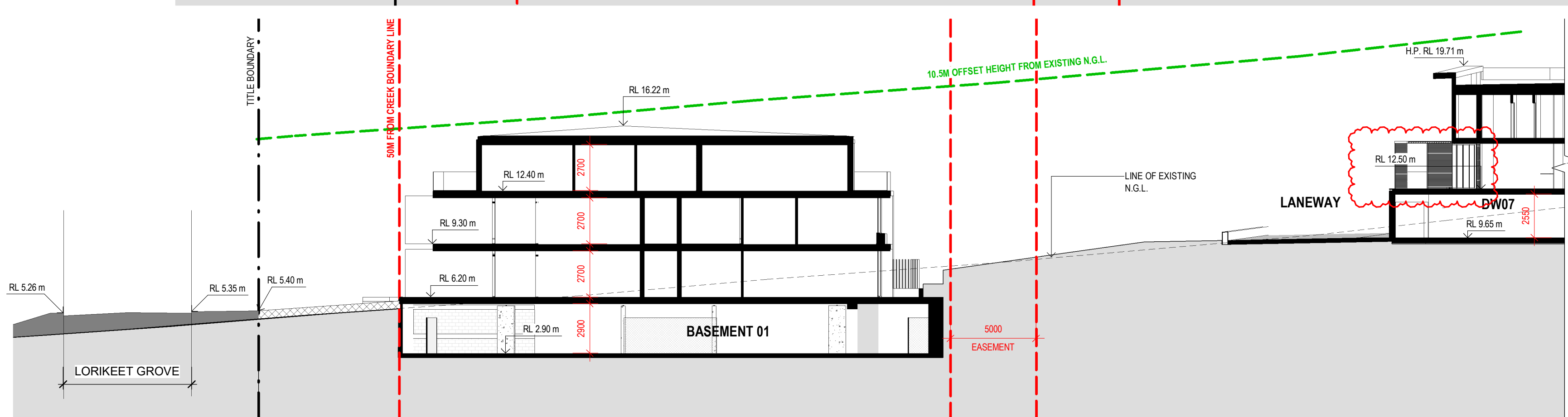
2 SECTION 02
DA - 250 1 : 200



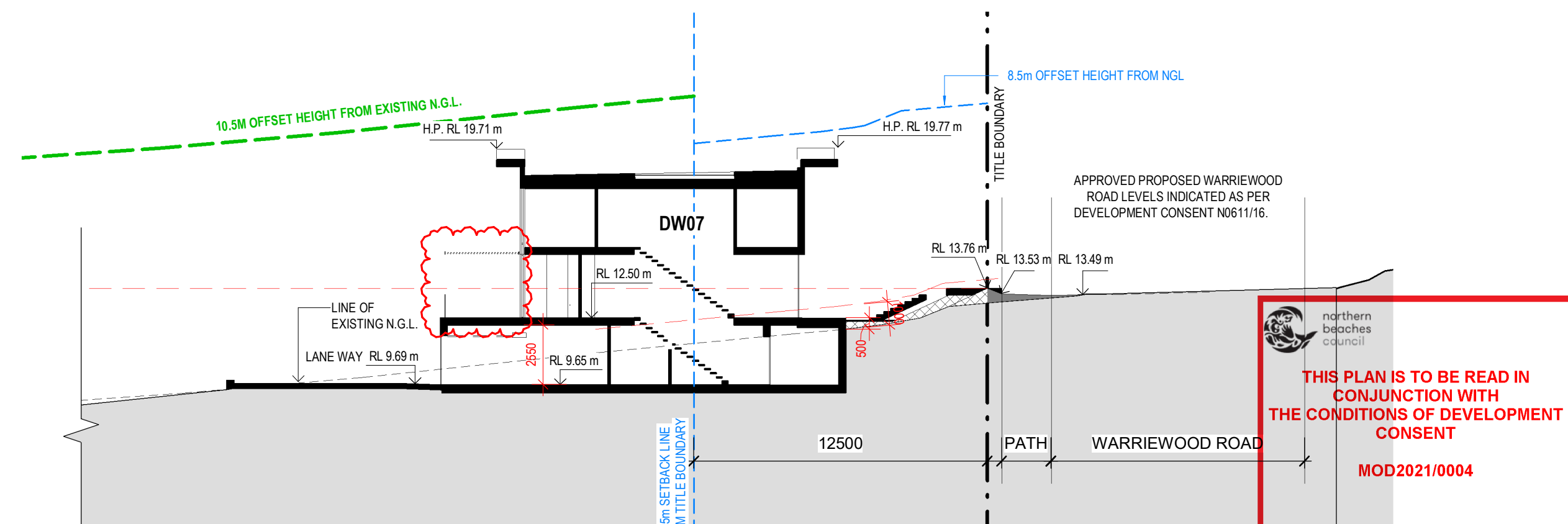
3 SECTION 03
DA - 250 1 : 200



4 SECTION 04
DA - 250 1 : 200



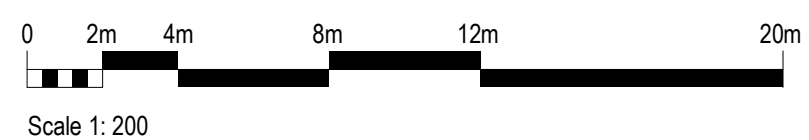
5 SECTION 05
DA - 250 1 : 200



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

MOD2021/0004

6 SECTION 06
DA - 250 1 : 200



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DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
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DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	DA AMENDMENT	14.12.2020	TM

PROJECT REF: C:\Users\Mihondrogianis\Documents\1510121 - ARCARE - WARREWOOD APT - DA PACKAGE CENTRAL_19_Mihondrogianis.n
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KEY PLAN

STATUS

DEVELOPMENT APPLICATION

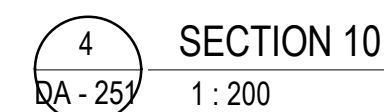
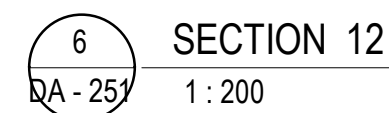
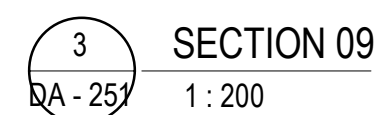
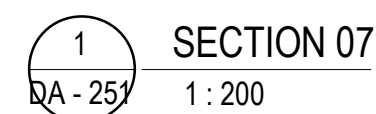


PROJECT
WARRIWOOD RESIDENTIAL
DEVELOPMENT

ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

SCALE (@A1) / DRAWN BY / CHECKED BY / PROJECT No. / DRAWING No. / REV
1:200 / KC / TM / 1510121 / DA - 250 / DA5

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED SECTIONS

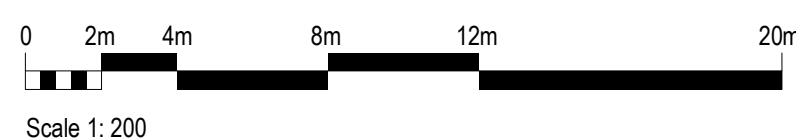


APPROVED FILL AS PER
DEVELOPMENT CONSENT N0611/16.

PROPOSED FILL

EXISTING NATURAL GROUND

NOTE:
PROPOSED RL'S INDICATED OUTSIDE OF TITLE BOUNDARIES ARE IN
ACCORDANCE WITH THE CIVIL WORKS DOCUMENTATION PREPARED
BY SGC ENGINEERING FOR DEVELOPMENT CONSENT N0611/16.

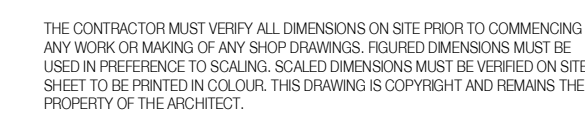


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KEY PLAN

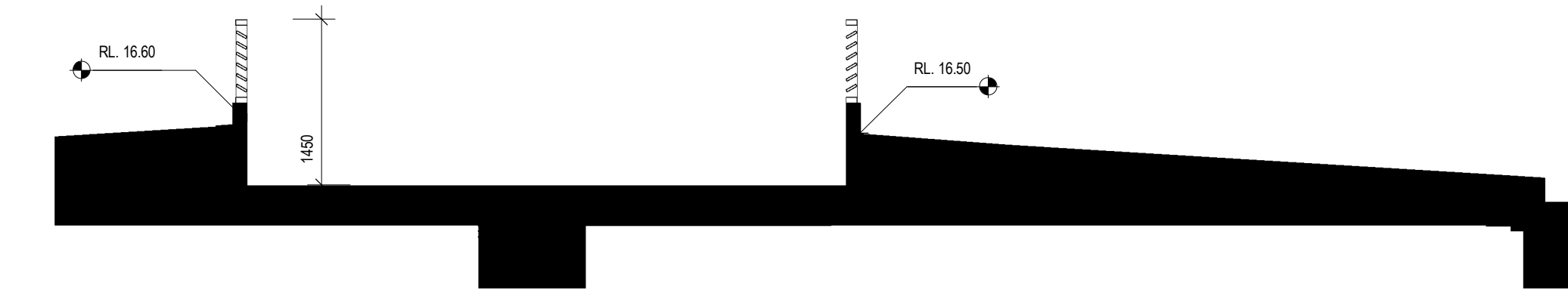
STATUS

ON  **NORTH POINT**



MOD2021/0004

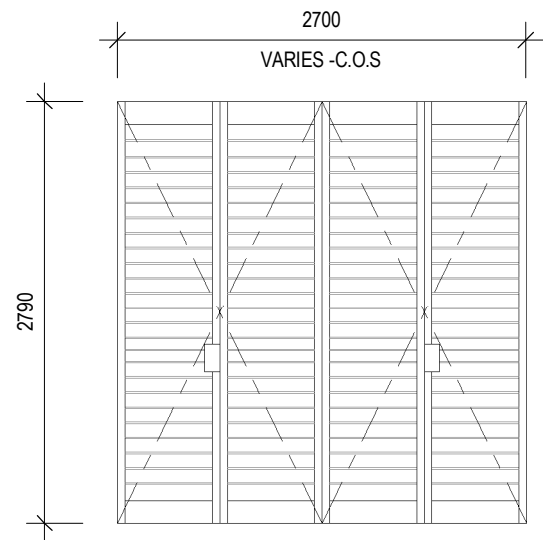
DA7



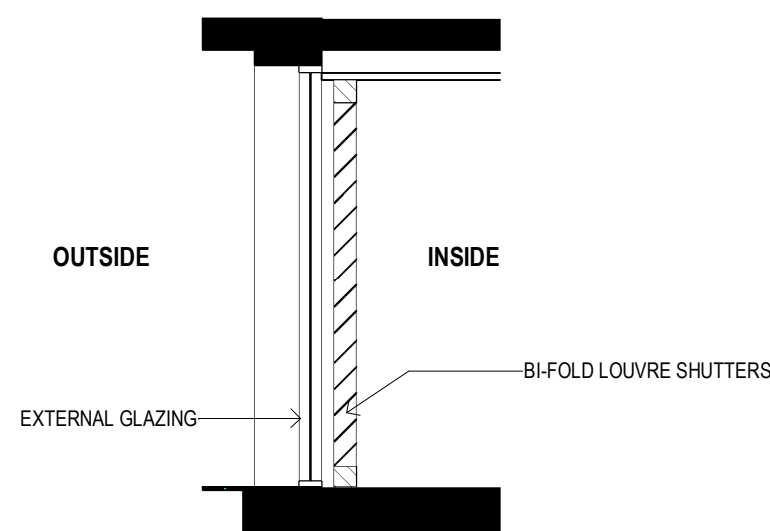
1 ROOF PLANT SECTION DETAIL- NORTH
DA - 260 1 : 50



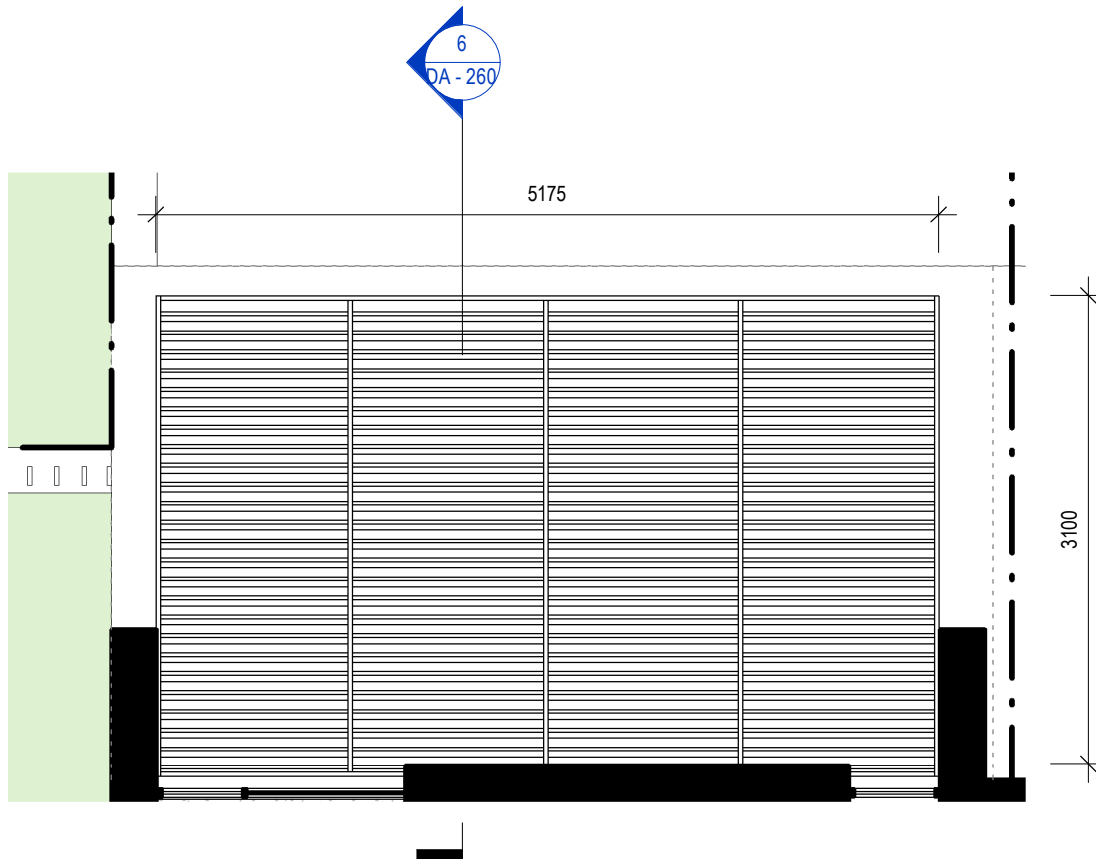
2 ROOF PLANT SECTION DETAIL- SOUTH
DA - 260 1 : 50



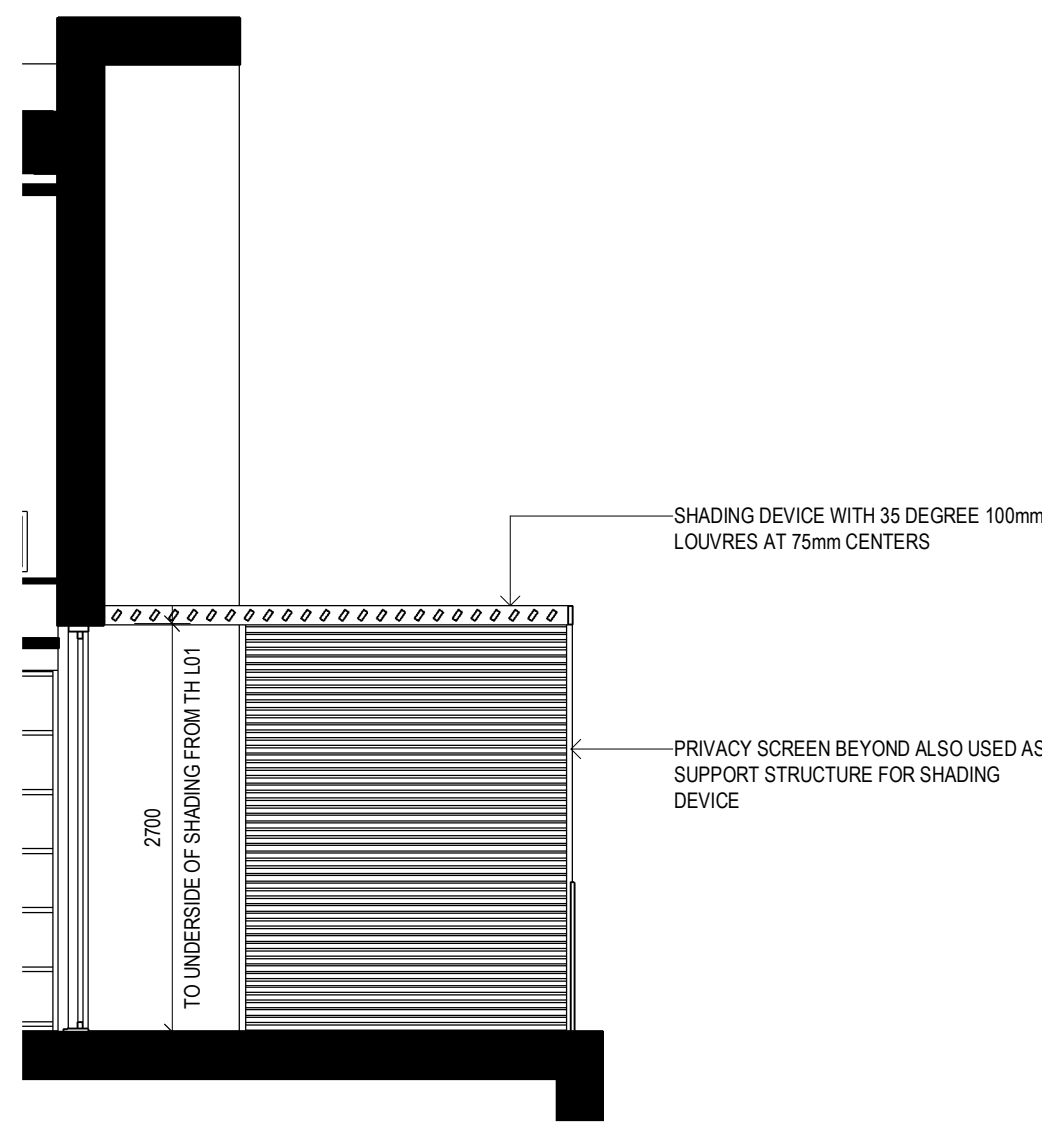
3 BI-FOLD SHUTTER ELEVATION
DA - 260 1 : 50



4 BI-FOLD SHUTTER SECTION
DA - 260 1 : 50



5 DWELLING TYPICAL PERGOLA PLAN
DA - 260 1 : 50



6 DWELLING TYPICAL PERGOLA SECTION
DA - 260 1 : 50

 **northern beaches council**
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
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REV	DESCRIPTION	DATE	BY
DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA3	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA4	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA5	DA AMENDMENT	14.12.2020	TM

PROJECT REF: C:\Users\Mhondrogianis\Documents\1510121 - AKICAFE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_Mhondrogianis.rvt
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KEY PLAN

STATUS

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ADDRESS
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SCALE (@A1) 1 : 50 / DRAWN BY Author / CHECKED BY Checker / PROJECT No. 1510121 / DRAWING No. DA - 260 / REV DA5

CLIENT
KNOWLES GROUP
DRAWING TITLE
SECTION DETAILS- ROOF PLANT & BI-FOLD SHUTTER



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT RANGE	MATURE SPREAD RANGE
	LARGE EVERGREEN TREES Eg. <i>Angophora costata</i> <i>Corymbia maculata</i>	Smooth-barked Apple Spotted Gum	20.0m 20.0m	8-10.0m 8-10.0m
	MEDIUM EVERGREEN TREES Eg. <i>Tristania laurina</i> <i>Backhousia citriodora</i>	Water Gum Lemon Ironwood	8.0m 8.0m	5.0m 4.0-5.0m
	NARROW EVERGREEN TREES Eg. <i>Syzygium australe</i> 'Pinnacle' <i>Hymenosporum flavum</i>	Lilly Pilly Pinnacle Native Frangipani	6.0-8.0m 10.0m	1.5m 4.0m
	CLIPPED EVERGREEN HEDGE Eg. <i>Viburnum odoratissimum</i> 'Awabuki' <i>Muraya paniculata</i> <i>Buxus sempervirens</i> <i>Michelia figo</i>	Sweet Viburnum Orange Jessamine English Box Port Wine Magnolia	3.0m 2.0m 1.0m 2.0m	Clipped Clipped Clipped Clipped
	SHRUBS, TUFTED PLANTS & GROUNDCOVERS Eg. <i>Acacia cognata</i> 'Winter Flame' <i>Arthropodium cirratum</i> 'Matapouri Bay' <i>Ajuga lamiaceae</i> 'Blueberry Muffin' <i>Bacopa diffusa</i> 'Yakima Blue' <i>Buddleia</i> 'CranRazz' <i>Trachelospermum asiaticum</i> <i>Liriope muscari</i> <i>Viola hederacea</i> <i>Westringia fruticosa</i> <i>Lomandra longifolia</i> x <i>confertifolia</i> <i>Dietes iridioides</i> <i>Grevillea juniperina</i> 'Prostrate Gold' <i>Crowea</i> 'Coopers Classic' <i>Correa</i> 'dusky bells' <i>Correa</i> 'Adorabell' <i>Clivia miniata</i> <i>Brachycome multifida</i> <i>Myoporum parvifolium</i> 'fine leaf' <i>Muraya paniculata</i>	Wattle 'Winter Flame' Arthropodium 'Matapouri Bay' Ajuga 'Blueberry Muffin' Bacopa 'Yakima Blue' Buddleia 'CranRazz' Japanese Star Jasmine Turk Lily Ivy-leaved Violet Aussie Box Lime Tuft Wild Iris Grevillea 'Prostrate Gold' Crowea 'Coopers Classic' Dwarf Correa Correa 'Adorabell' Kaffir Lily Cut leaf Daisy Creeping Boobialla Orange Jessamine	1.0m 1.0m 1.0m 0.5m 0.45m 1.5m 3.0m 0.4m 0.2m 0.6m 0.5m 1.0m 1.0m 0.6m 1.0-1.5m 1.0m 0.4m 0.3m 1.5-2.0m 2.0m	1.0m 1.0m 0.5m 0.45m 1.5m 4.0m 0.4m 0.3m 0.6m 0.5m 1.0m 1.0m 0.6m 1.0m 0.4m 0.5m Clipped
	EVERGREEN CLIMBING PLANTS Eg. <i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	3.0-5.0m	3.0-5.0m

DDA COMPLIANCE

- ALL WALKWAYS, RAMPS AND STEPS TO BE DESIGNED IN ACCORDANCE WITH AUSTRALIAN STANDARDS. TGS's, HANDRAILS & NON-SLIP NOSINGS TO BE PROVIDED WHERE REQUIRED.
- ALL WALKWAYS (GRADIENTS NO STEEPER THAN 1:20) ARE TO BE ABUTTED BY NGL FOR 600MM.
- WHERE A TURN OF 180° OCCURS ALONG A RAMP THE LANDING SHALL HAVE A DEPTH OF 1540MM (MIN.)

DRAINAGE GRATES

SLOTTED OPENINGS SHALL BE NO GREATER THAN 13MM WIDE & ORIENTATED SO THAT THE LONG DIMENSION IS TRAVERSE TO THE DOMINANT DIRECTION OF TRAVEL.

LEGEND

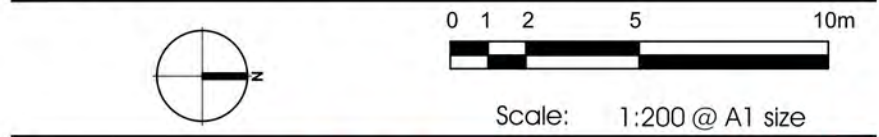
- EXISTING TREE TO BE REMOVED
THE EXISTING VEGETATION PROPOSED FOR REMOVAL IS NOT ENDEMIC & GENERALLY COMPRISES POOR QUALITY PINE & PALM TREES THAT ARE READILY REPLACEABLE
- SURFACE FINISH TYPE 1 - PERMEABLE PAVING
EG. MODULAR PAVERS / SOFTFALL MULCH TO PLAY AREA
- SURFACE FINISH TYPE 2
EG. MODULAR PAVERS WITHIN OPEN SPACE TO MATCH PERMEABLE PAVING / GREY CONCRETE PAVING ELSEWHERE
- SURFACE FINISH TYPE 3
EG. CONCRETE CRAZY PAVING
- SURFACE FINISH TYPE 4
EG. PRECAST CONCRETE PAVERS
- SURFACE FINISH TYPE 5
EG. 75MM COMPACTED APPROVED GRAVEL
- SURFACE FINISH TYPE 6
EG. EXPOSED AGGREGATE CONCRETE
- SURFACE FINISH TYPE 7
EG. TIMBER DECKING
- SURFACE FINISH TYPE 8
EG. PERMEABLE PAVING SLABS WITH GRASS GAPS
- GARDEN BED
75mm APPROVED MULCH
150mm APPROVED TOPSOIL
300mm CULTIVATED SUBGRADE
- RAISED IN SITU PLANTER BOX
MIN. 75mm APPROVED MULCH BLENDED AND APPROVED SOIL MIX DRAINAGE LAYER. RAISED PLANTERS TO BE PROVIDED FOR ALL GARDEN AREAS ABOVE BASEMENT
- GRASS
APPROVED GRASS MIX/TURF
75mm APPROVED TOPSOIL
300mm CULTIVATED SUBGRADE

G	29.04.2021	COUNCIL ISSUE
F	23.03.2021	COUNCIL ISSUE
E	17.12.2020	COUNCIL ISSUE
D	27.05.2020	COUNCIL ISSUE
C	15.03.2019	COUNCIL ISSUE
B	29.10.2018	COUNCIL ISSUE
A	29.08.2017	Final Issue
-	11.08.2017	Final Issue
Rev	Date	Description

KNOWLES GROUP

23-27 WARRIEWOOD ROAD - WARRIEWOOD

LANDSCAPE PLAN - COMPOSITE GROUND, FIRST AND SECOND FLOOR



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FOR TOWN PLANNING PURPOSES
NOT FOR CONSTRUCTION