

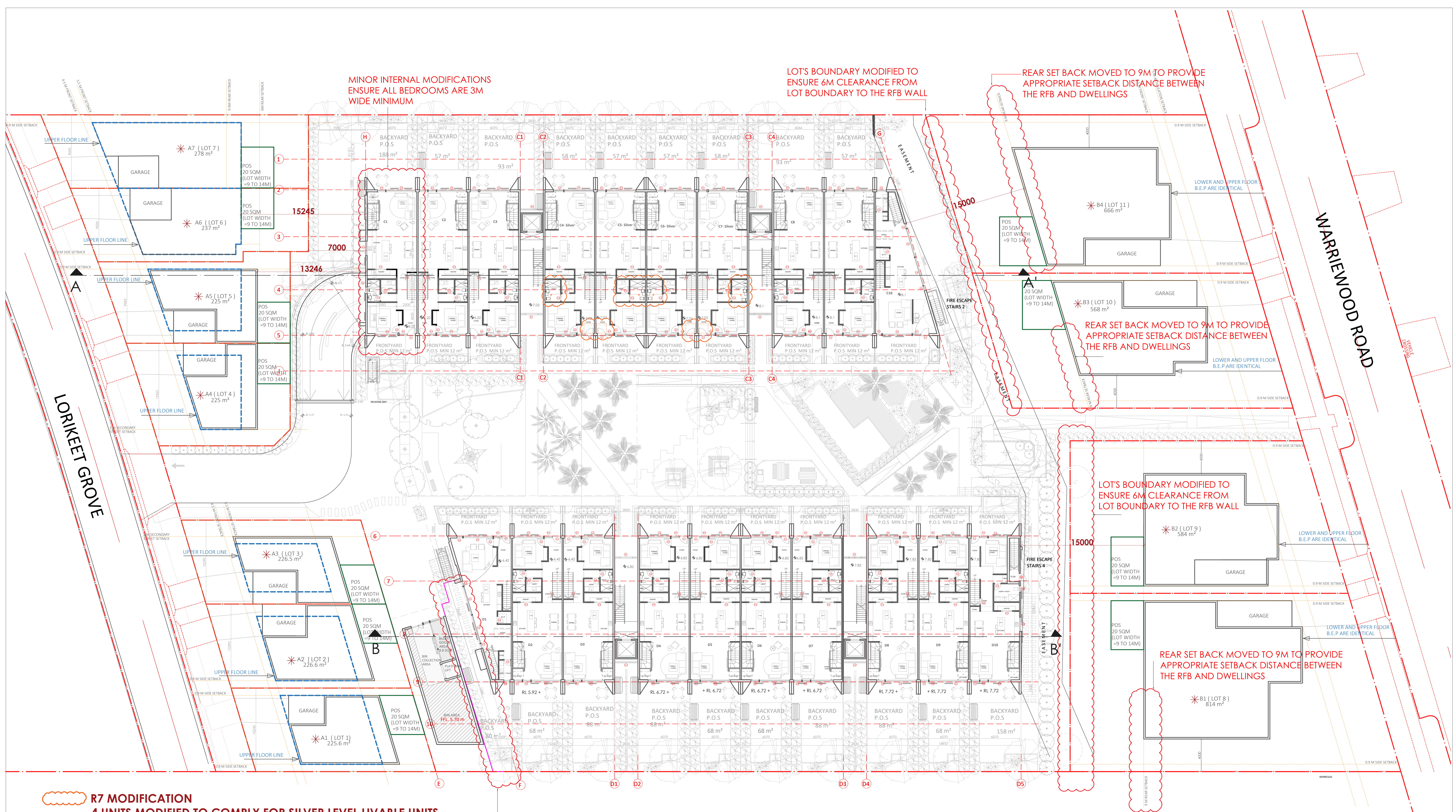
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PROPOSED RESIDENTIAL DEVELOPMENT

45-49 WARRIEWOOD ROAD

WARRIEWOOD





R7 MODIFICATION
4 UNITS MODIFIED TO COMPLY FOR SILVER LEVEL LIVABLE UNITS

MODIFICATION
INTERNAL MODIFICATIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES
TO MINIMUM 3M WIDTH

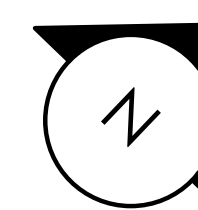
OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT

* **BUILDING ENVELOPE PLANS ONLY**
THE DESIGN OF THE INDIVIDUAL DWELLINGS WITHIN THE LOTS
WILL BE SUBJECT TO A SEPARATE APPROVAL PROCESS

ACOUSTIC FENCE

	Energy Rating	Certificate Number	I30GS7ISKL
☐	single-dwelling rating	6.0av	stars
☒	multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development	heating	23.5av MJ/m ²
		cooling	25.1av MJ/m ²
Recessed downlights confirmation:		☐ Rated with	☒ Rated without
Assessor Name/Number		Sowmya Sastry VIC/BDAY/10/1014	
Assessor Signature		Date 16/12/21	

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD, WARRIEWOOD, NSW

 **SITE PLAN**

ARCHIDROME
SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A03
R-07

14/12/21



Energy Rating

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating

cooling

6.0av stars

23.5av MJ/m²

25.1av MJ/m²

Recessed downlights confirmation:

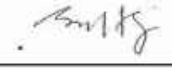
☐ Rated with

☒ Rated without

Assessor Name/Number

Sowmya Sastry VIC/BDV/10/1014

Assessor Signature



Date

16/12/21

Certificate Number I30GS7ISKL

CAR PARKING SPACES:

RESIDENTIAL-
REQUIRED = 68
PROVIDED = 68

VISITORS-
REQUIRED = 12
PROVIDED = 13



R7 MODIFICATION AS PER BCA



MODIFICATION



INTERNAL MODIFICTIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH



OPTIONAL ARRANGEMENT WITH LIFT READY: PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT



BUILDING ENVELOPE PLANS ONLY
THE DESIGN OF THE INDIVIDUAL DWELLINGS WITHIN THE LOTS WILL BE SUBJECT TO A SEPARATE APPROVAL PROCESS

ARCHIDROME

SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.

A04

R-07

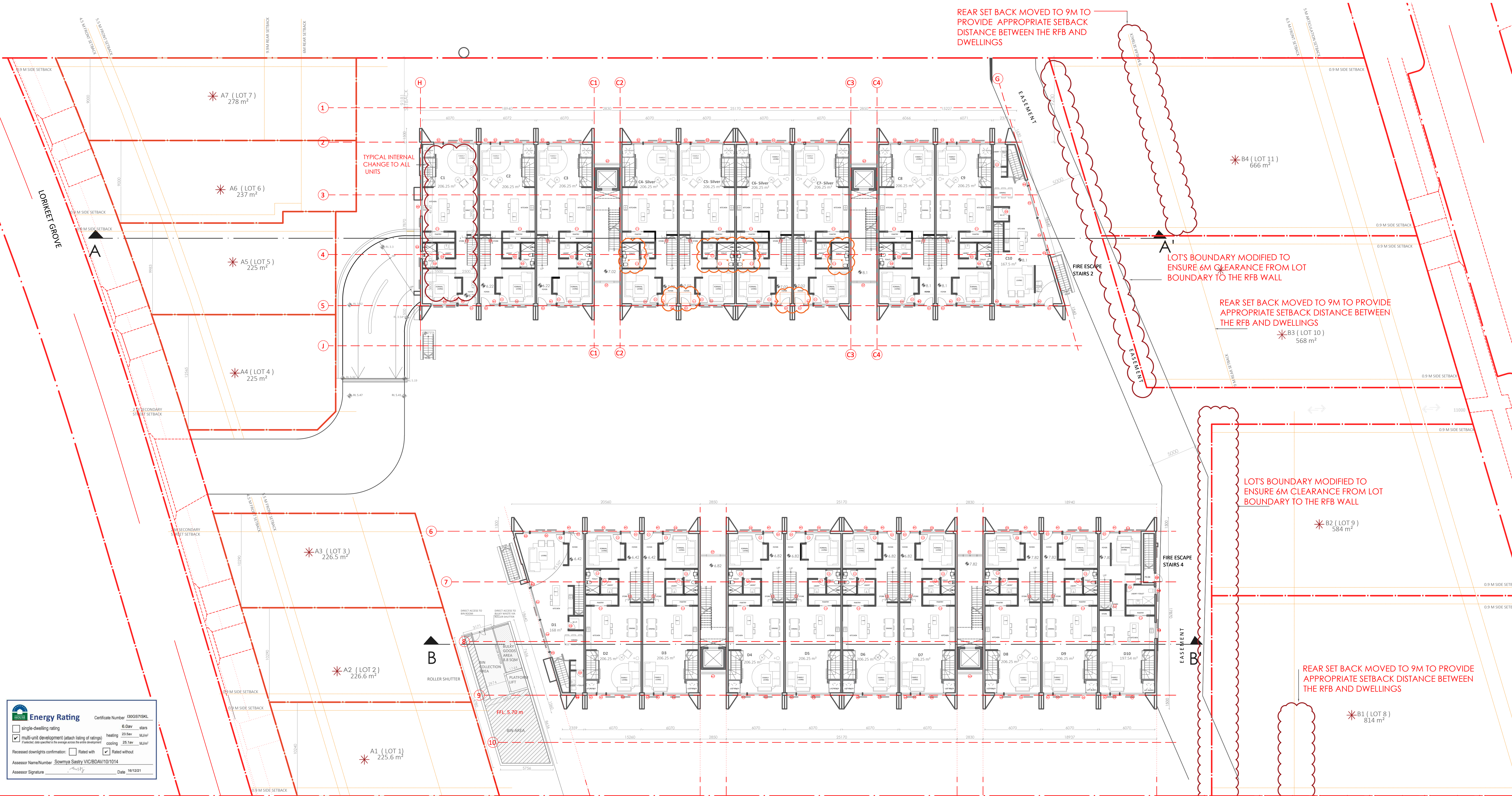
14/12/21

PROPOSED RESIDENTIAL DEVELOPMENT

45-49 WARRIWOOD ROAD, WARRIWOOD, NSW

SCALE 1: 200 @A1

BASEMENT PLAN



Energy Rating Certificate Number 1300579SKL

☐ single-dwelling rating ☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Sowmya Sastry VICBDA/101014

Assessor Signature: [Signature] Date: 16/12/21

6 Day stars
heating 23.5av MJ/m²
cooling 25.1av MJ/m²

BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all	
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements
Cooling System	Living Areas
	Bedrooms
Heating System	Living Areas
	Bedrooms
Ventilation	Bathrooms
	Kitchen
	Laundry
	Artificial Lighting

R7 MODIFICATION 4 UNITS MODIFIED TO COMPLY FOR SILVER LEVEL LIVABLE UNITS		
Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

*** BUILDING ENVELOPE PLANS ONLY**

MODIFICATION

INTERNAL MODIFICATIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH.

**OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT**

**UNIT AREA MEASUREMENT:
UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)**

**Energy Rating**

Certificate Number 130GS71SKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 6.0av stars

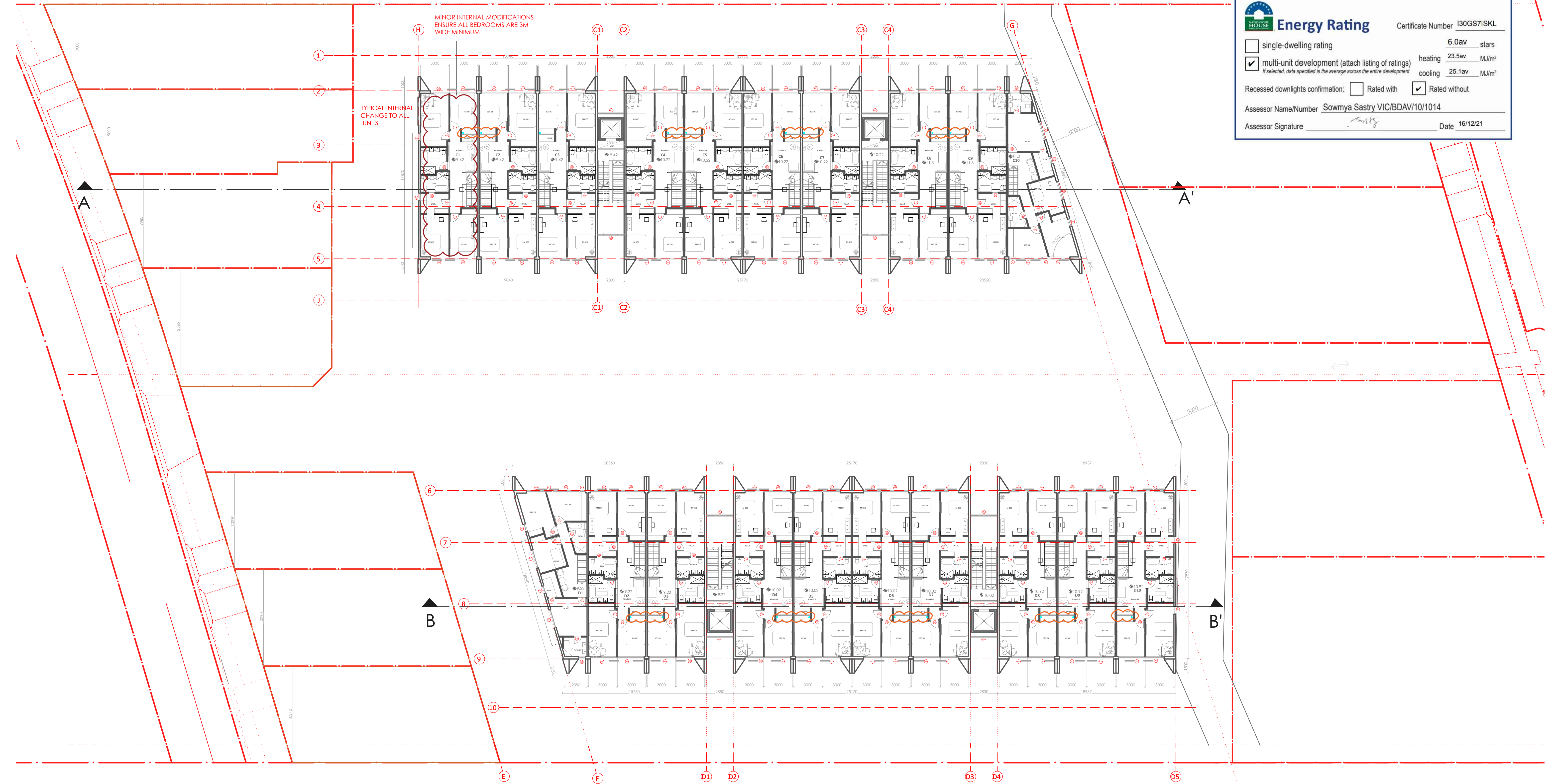
cooling 23.5av MJ/m²

25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 16/12/21



BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways
Artificial Lighting Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

R7 MODIFICATION
RUMPUS ROOMS FOR ALL TERRACE DWELLINGS PROVIDED BORROWED NATURAL LIGHT-FIXED WINDOW ABOVE THE LINEN CUPBOARD

MODIFICATION
INTERNAL MODIFICATIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH.

OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT



FIRST FLOOR PLAN

**Energy Rating**

Certificate Number **I30GS7ISKL**

☐ single-dwelling rating

6.0av stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 23.5av MJ/m²
cooling 25.1av MJ/m²

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

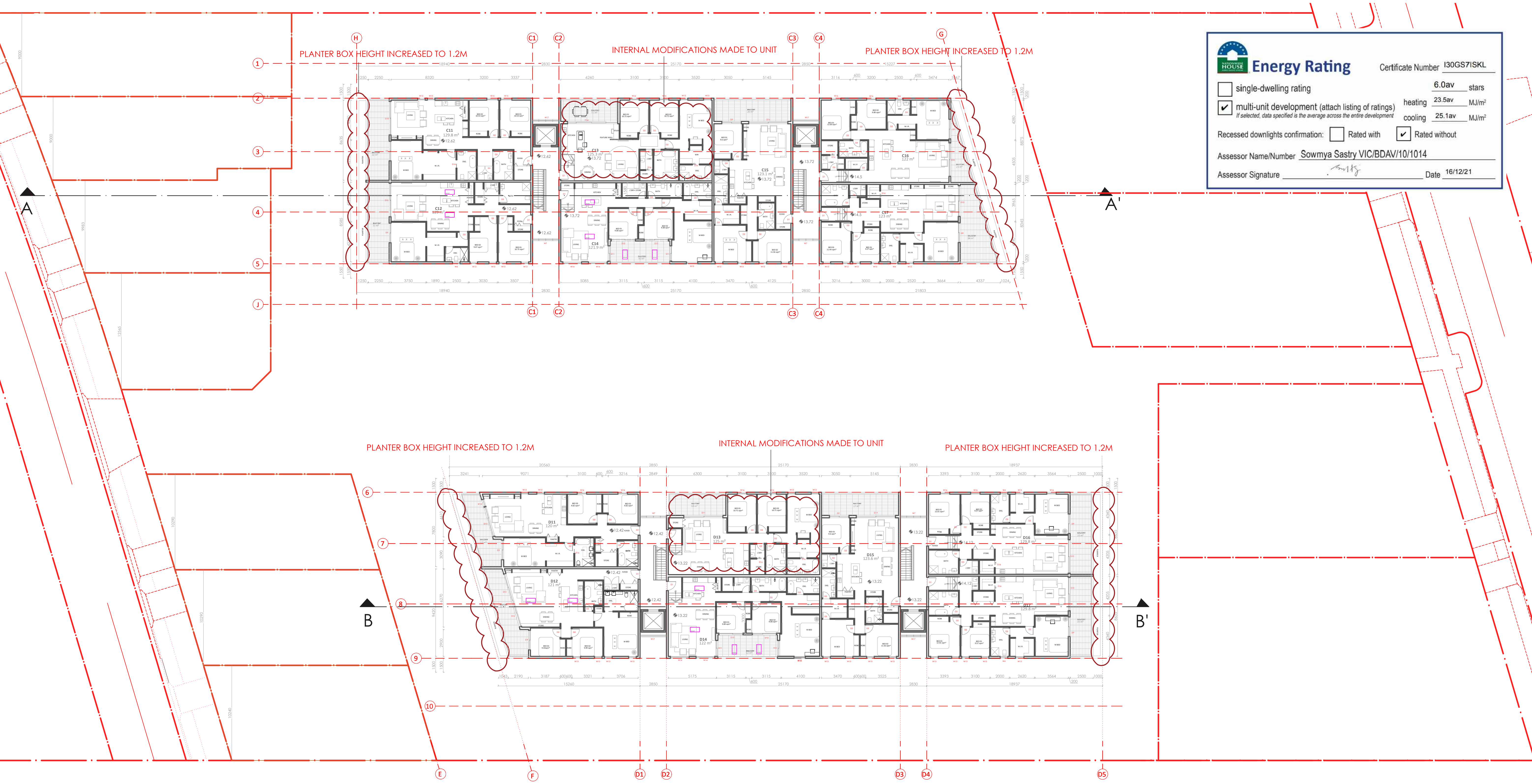
Assessor Name/Number

Sowmya Sastry VIC/BDV/10/1014

Assessor Signature



Date 16/12/21



BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water Tank 50,000L For irrigation of common area landscape and private open spaces	
Swimming Pool/ SPA	N/A	

Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all		
Hot Water	Central Hot Water System – gas instantaneous Refer to Basix Certificate for piping insulation requirements	
Cooling System	Living Areas	1-phase airconditioning – 4star
	Bedrooms	1-phase airconditioning – 4 star
Heating System	Living Areas	1-phase airconditioning – 4 star
	Bedrooms	1-phase airconditioning – 4 star
Ventilation	Bathrooms	Individual fan-ducted to façade or roof; manual switch on/ off
	Kitchen	Individual fan-ducted to façade or roof; manual switch on/ off
	Laundry	Individual fan-ducted to façade or roof; manual switch on/ off
Artificial Lighting Primary type of artificial lighting to be fluorescent or light emitting diode (LED)		Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/ electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	30 peak kW

*** BUILDING ENVELOPE PLANS ONLY**

MODIFICATION

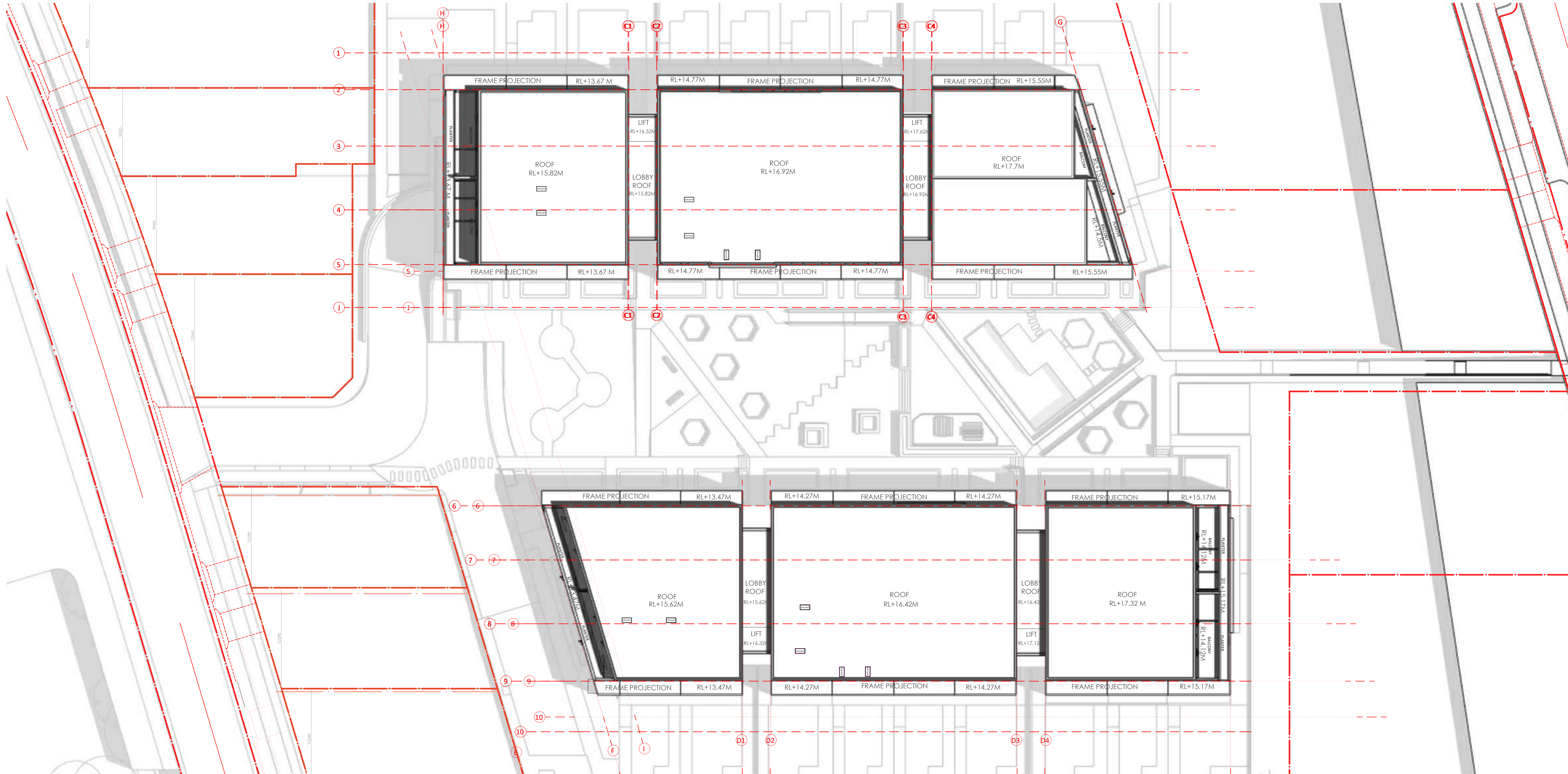
INTERNAL MODIFICTIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH.

OPTIONAL ARRANGEMENT WITH LIFT READY:

PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT

UNIT AREA MEASUREMENT:

UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)



**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

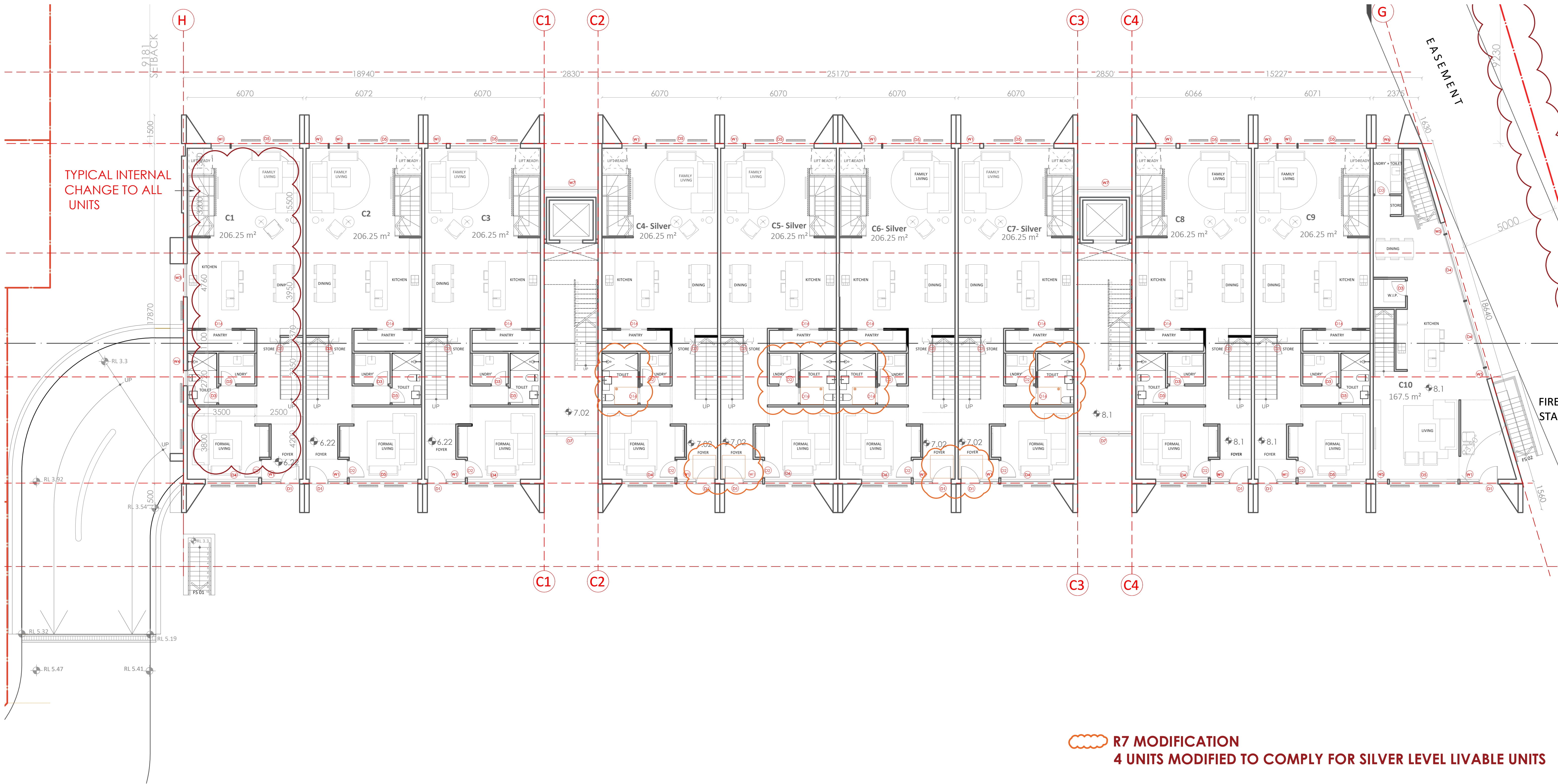
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 16/12/21



ROOF PLAN



R7 MODIFICATION
4 UNITS MODIFIED TO COMPLY FOR SILVER LEVEL LIVABLE UNITS

MODIFICATION
INTERNAL MODIFICATIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH.
OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT

UNIT AREA MEASUREMENT:
UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

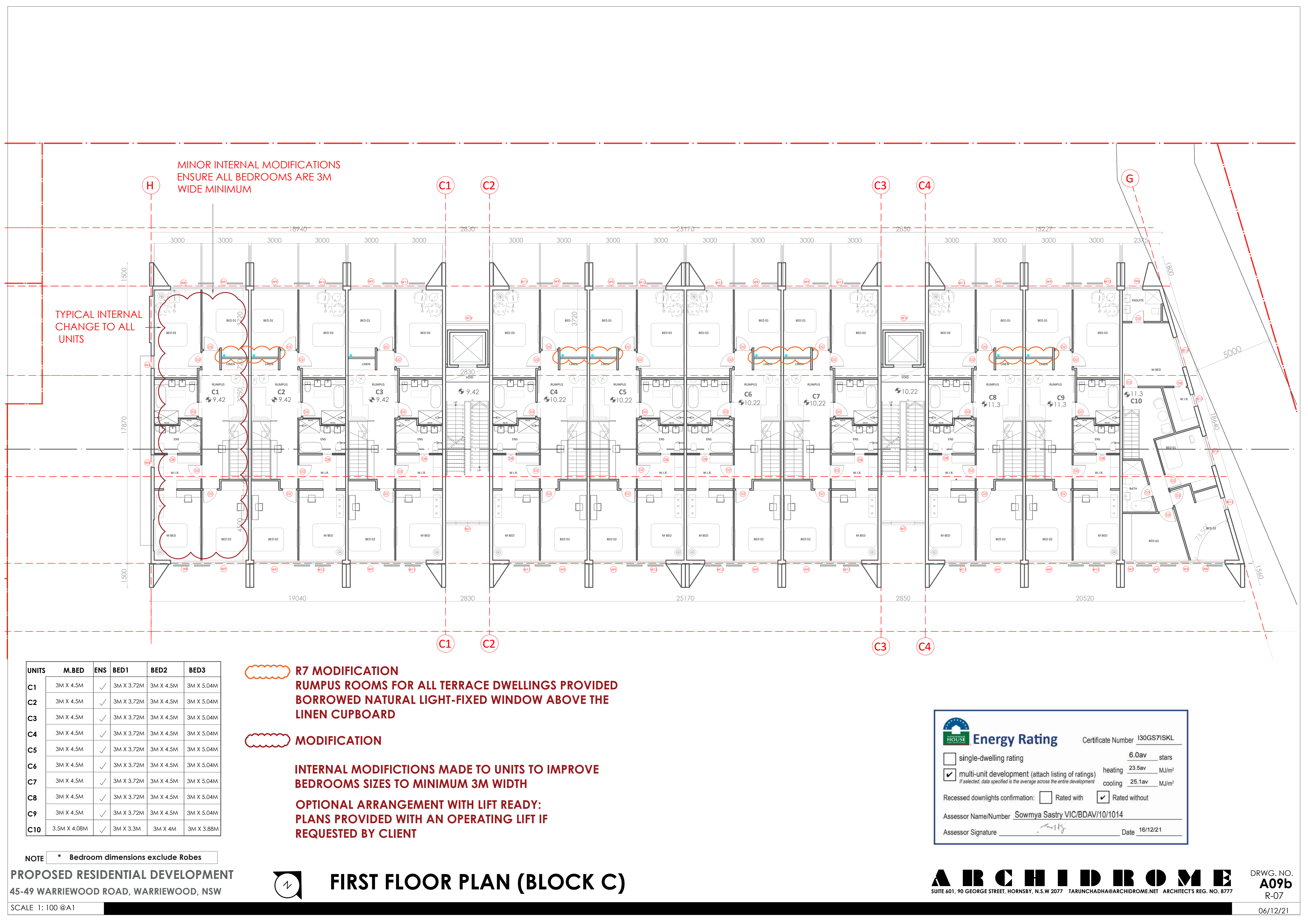
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BD4V/10/1014

Assessor Signature  Date 16/12/21



MINOR INTERNAL MODIFICATIONS
ENSURE ALL BEDROOMS ARE 3M
WIDE MINIMUM

TYPICAL INTERNAL
CHANGE TO ALL
UNITS

UNITS	M.BED	ENS	BED1	BED2	BED3
C1	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C2	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C3	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C4	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C5	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C6	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C7	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C8	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C9	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
C10	3.5M X 4.08M	✓	3M X 3.3M	3M X 4M	3M X 3.88M

NOTE * Bedroom dimensions exclude Robes

R7 MODIFICATION
RUMPUS ROOMS FOR ALL TERRACE DWELLINGS PROVIDED
BORROWED NATURAL LIGHT-FIXED WINDOW ABOVE THE
LINEN CUPBOARD

MODIFICATION

INTERNAL MODIFICTIONS MADE TO UNITS TO IMPROVE
BEDROOMS SIZES TO MINIMUM 3M WIDTH

OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF
REQUESTED BY CLIENT

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

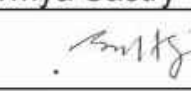
6.0av stars

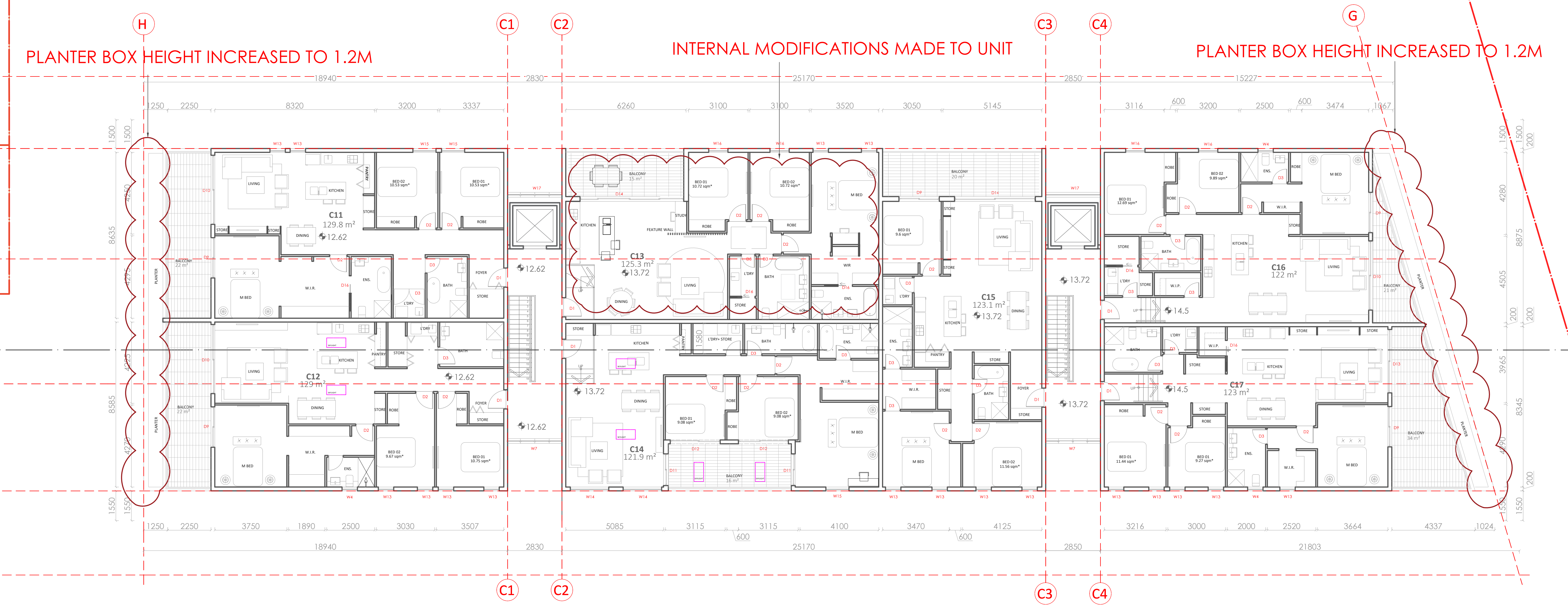
heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDIV/10/1014

Assessor Signature  Date 16/12/21



UNIT AREA MEASUREMENT:
UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID
ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE
LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)

UNITS	M.BED	ENS	BED1	BED2
C11	3.35M X 4.3M	✓	3.3M X 3.3M	3.2M X 3.3M
C12	3.75M X 4.27M	✓	3.5M X 3.2M	3M X 3.2M
C13	3.52M X 4.8M	✓	3.1M X 3.5M	3.1M X 3.5M
C14	4.32M X 4.1M	✓	3.1M X 3.3M	3.1M X 3.3M
C15	3.95M X 3.47M	✓	3M X 3.2M	3.5M X 3.4M
C16	3.47M X 4.28M	✓	3.1M X 4.2M	3.1M X 3.2M
C17	3.66M X 4.29M	✓	3M X 3.09M	3.2M X 3.6M

NOTE
* Bedroom dimensions exclude Robes

 **MODIFICATION**

**Energy Rating**

Certificate Number 130GS71SKL

☐ single-dwelling rating

6.0av stars

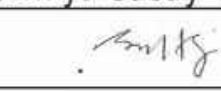
☒ multi-unit development (attach listing of ratings)

If selected, data specified is the average across the entire development

heating 23.5av MJ/m²cooling 25.1av MJ/m²

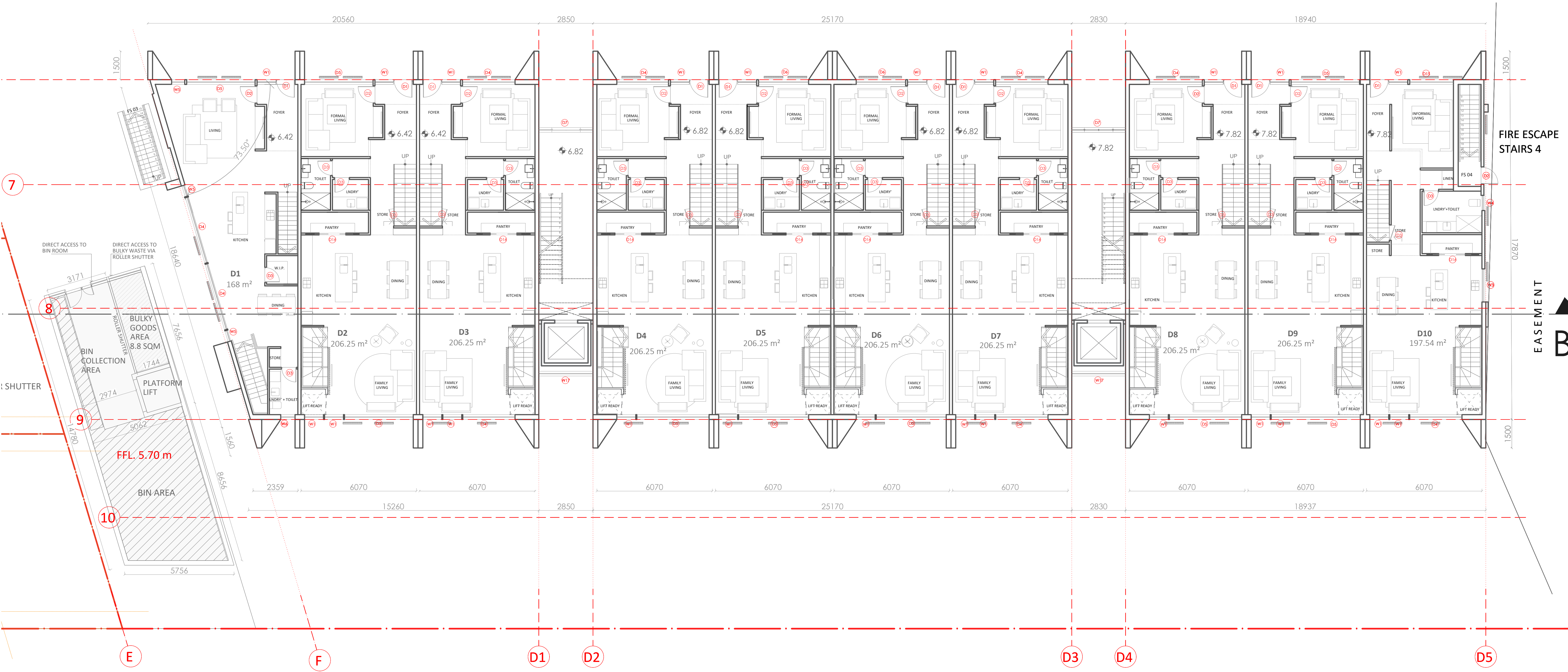
Recessed downlights confirmation: ☐ Rated with☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014

Assessor Signature  Date 16/12/21



SECOND FLOOR PLAN (BLOCK C)



**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

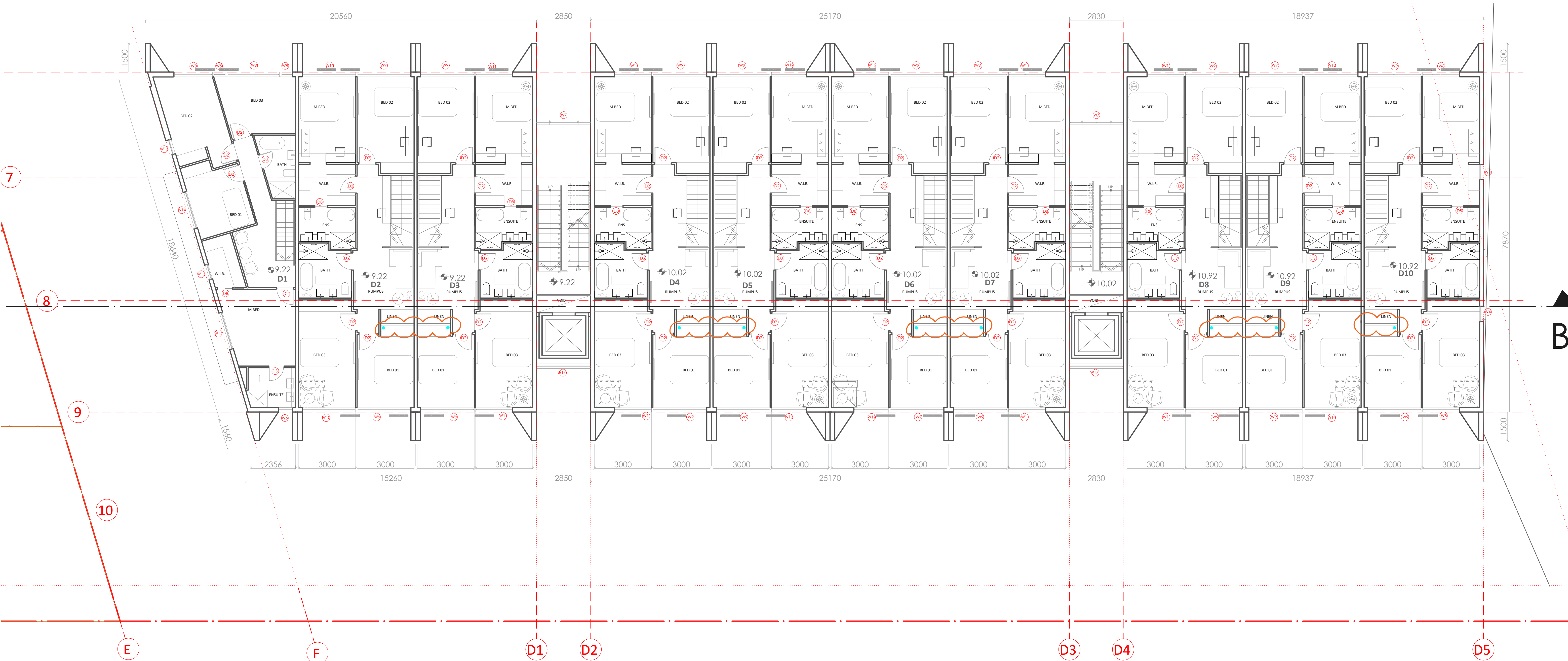
Assessor Signature  Date 16/12/21

MODIFICATION
INTERNAL MODIFICATIONS MADE TO UNITS TO IMPROVE BEDROOMS SIZES TO MINIMUM 3M WIDTH.

OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF REQUESTED BY CLIENT

UNIT AREA MEASUREMENT:
UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)

GROUND FLOOR PLAN (BLOCK D)



UNITS	M.BED	ENS	BED1	BED2	BED3
D1	3.57M X 4.03M	✓	3M X 3.3M	3M X 4M	3M X 3.3M
D2	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D3	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D4	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D5	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D6	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D7	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D8	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D9	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D10	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M

NOTE
* Bedroom dimensions exclude Robes

R7 MODIFICATION
RUMPUS ROOMS FOR ALL TERRACE DWELLINGS PROVIDED
BORROWED NATURAL LIGHT-FIXED WINDOW ABOVE THE
LINEN CUPBOARD

MODIFICATION

INTERNAL MODIFICTIONS MADE TO UNITS TO IMPROVE
BEDROOMS SIZES TO MINIMUM 3M WIDTH

OPTIONAL ARRANGEMENT WITH LIFT READY:
PLANS PROVIDED WITH AN OPERATING LIFT IF
REQUESTED BY CLIENT

**Energy Rating**

Certificate Number **I30GS71SKL**

☐ single-dwelling rating

6.0av stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 23.5av MJ/m²
cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

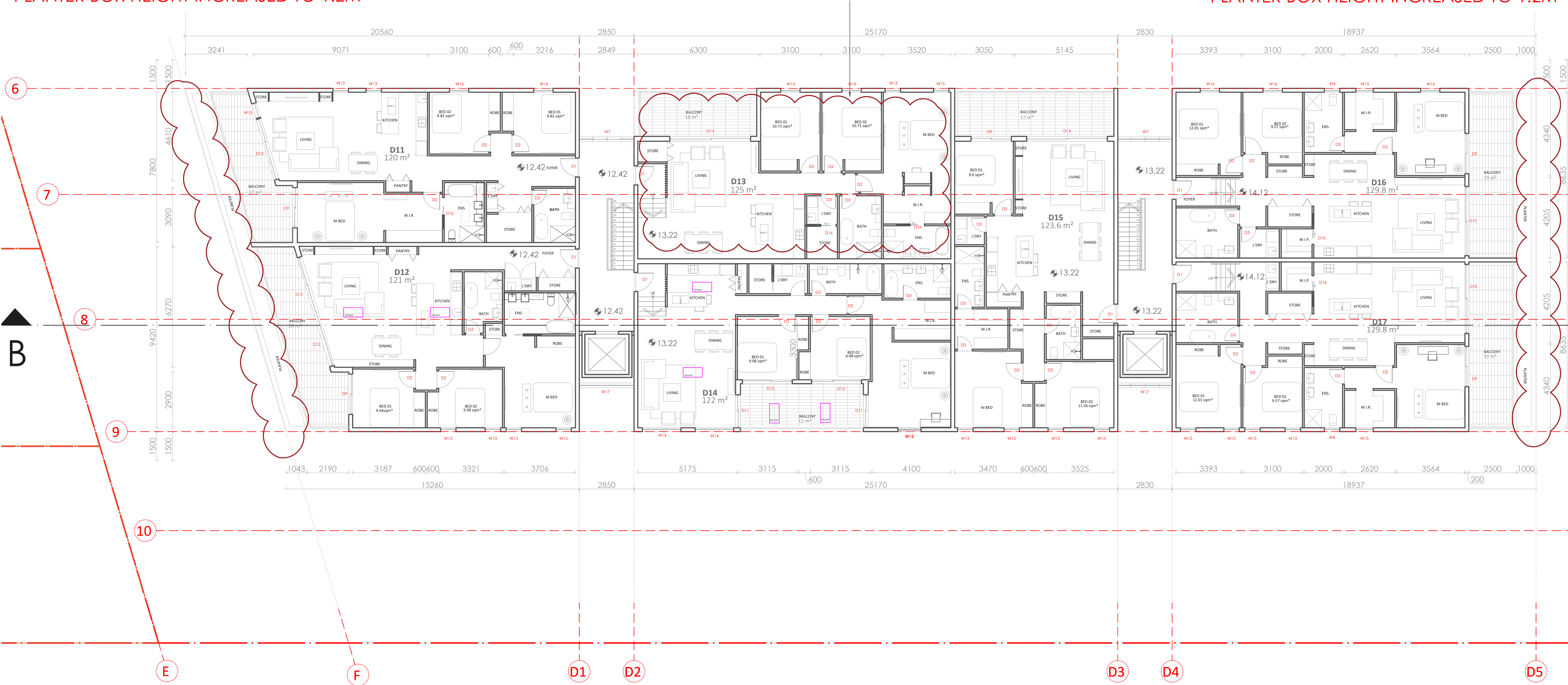
Assessor Name/Number **Sowmya Sastry VIC/BD4V/10/1014**

Assessor Signature  Date **16/12/21**

PLANTER BOX HEIGHT INCREASED TO 1.2M

INTERNAL MODIFICATIONS MADE TO UNIT

PLANTER BOX HEIGHT INCREASED TO 1.2M



UNIT AREA MEASUREMENT:
UNIT AREAS EXCLUDE EXTERNAL WALLS, PARTITION WALLS AND VOID
ABOVE STAIRCASE (STAIRS ARE COUNTED ONLY ONCE ON THE
LOWEST FLOOR OF THE RESPECTIVE UNIT, FOR TOWN HOME UNITS)

UNITS	M.BED	ENS	BED1	BED2
D11	3.1M X 4.5M	✓	3.2M X 3.2M	3.1M X 3.2M
D12	3.7M X 4.19M		3M X 3.19M	3M X 3.3M
D13	3.5M X 4.7M	✓	3.1M X 3.5M	3.1M X 3.5M
D14	4.1M X 4.46M	✓	3.12M X 3.3M	3.12M X 3.3M
D15	3.47M X 4M	✓	3M X 3.2M	3.46M X 3.5M
D16	3.5M X 4.3M	✓	3.4M X 3.74M	3.1M X 3.14M
D17	3.56M X 4.34M	✓	3.1M X 3.14M	3.39M X 3.7M

NOTE
* Bedroom dimensions exclude Robes

MODIFICATION

**Energy Rating**

Certificate Number I30GS7ISKL

☐ single-dwelling rating

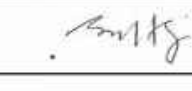
6.0av stars

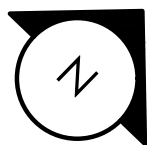
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 23.5av MJ/m²
cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature  Date 16/12/21





NORTH- WEST ELEVATION BLOCK C



SOUTH- EAST ELEVATION BLOCK C

R-07
6/12/2021



Energy Rating

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation:

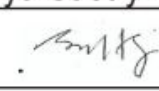
☐ Rated with

☒ Rated without

Assessor Name/Number

Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature



Date

16/12/21



SOUTH- EAST ELEVATION BLOCK D



NORTH- WEST ELEVATION BLOCK D

R-07
6/12/2021



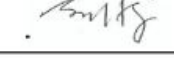
Energy Rating

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDAV/10/1014

Assessor Signature  Date 16/12/21

Certificate Number I30GS7ISKL

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIWOOD ROAD, WARRIWOOD, NSW

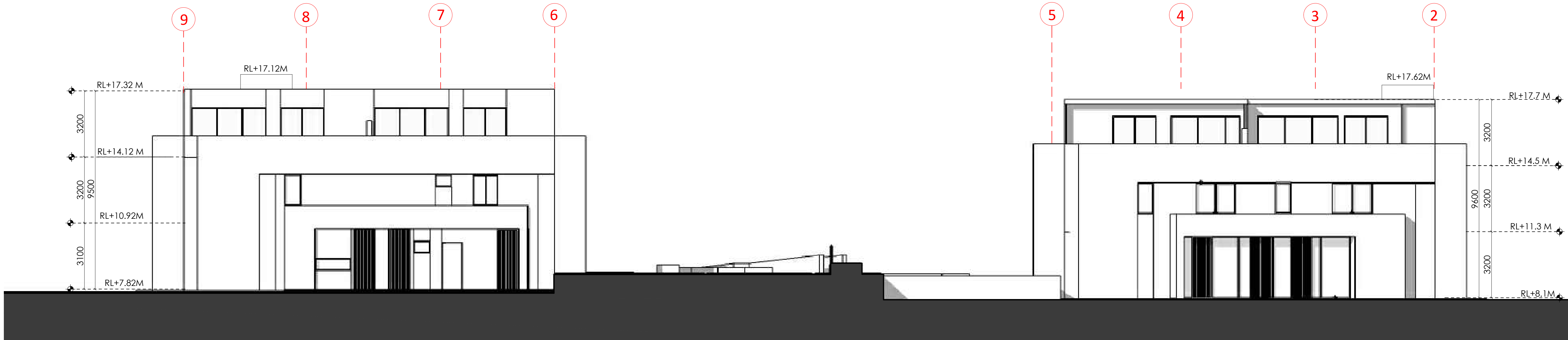
ELEVATIONS 02

ARCHIDROME
SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECTS REG. NO. 8777

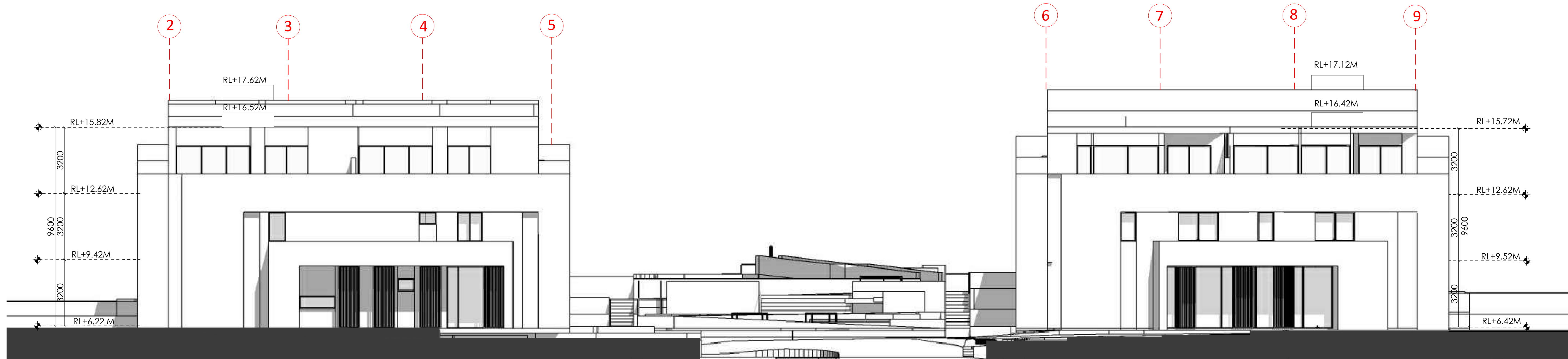
DRWG. NO.
A11b
R-04

SCALE 1: 100 @A1

13/03/20



NORTH- EAST ELEVATION



SOUTH- WEST ELEVATION

R-07
6/12/2021



Energy Rating

Certificate Number I30GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 23.5av MJ/m²

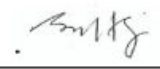
cooling 25.1av MJ/m²

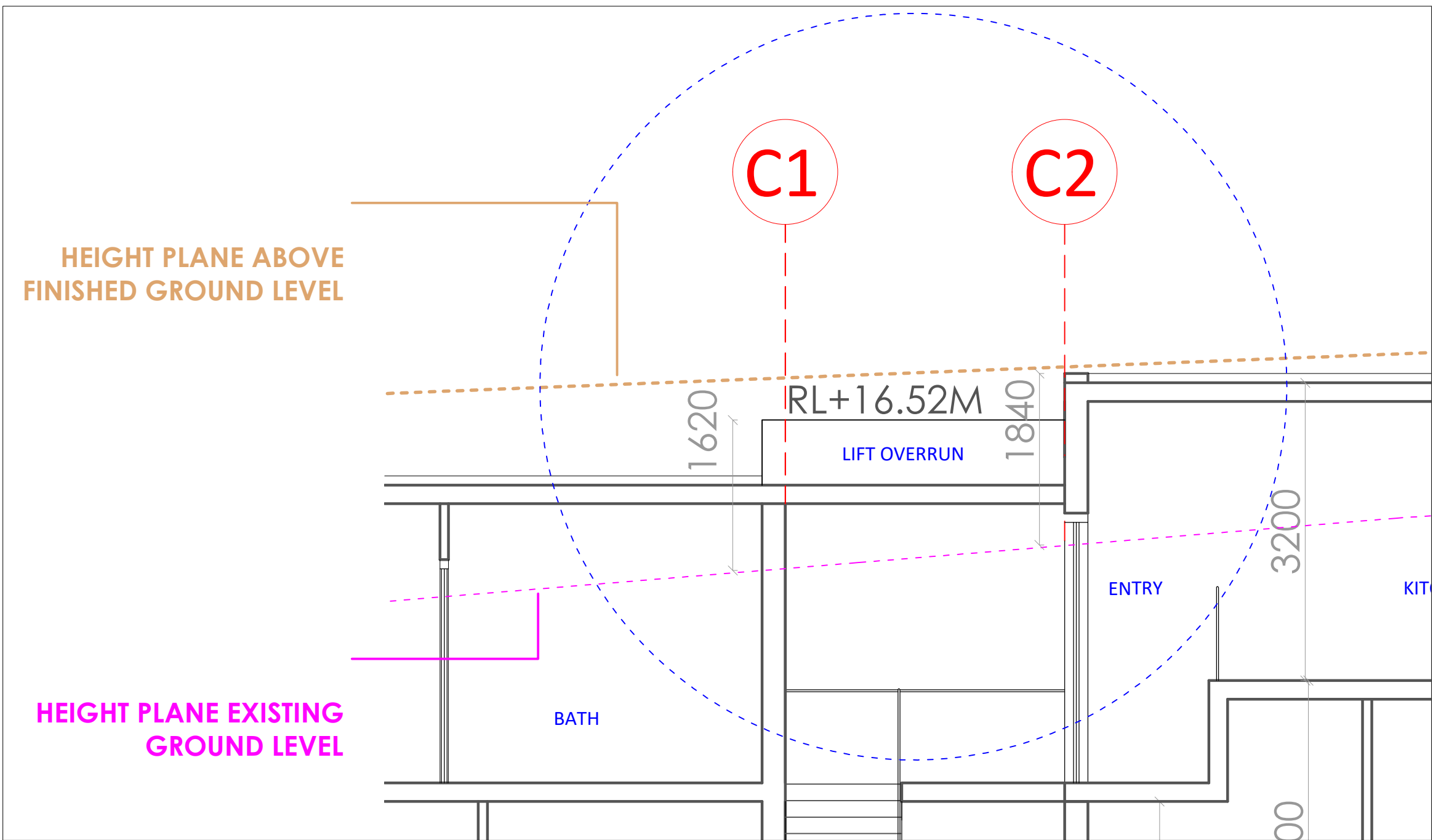
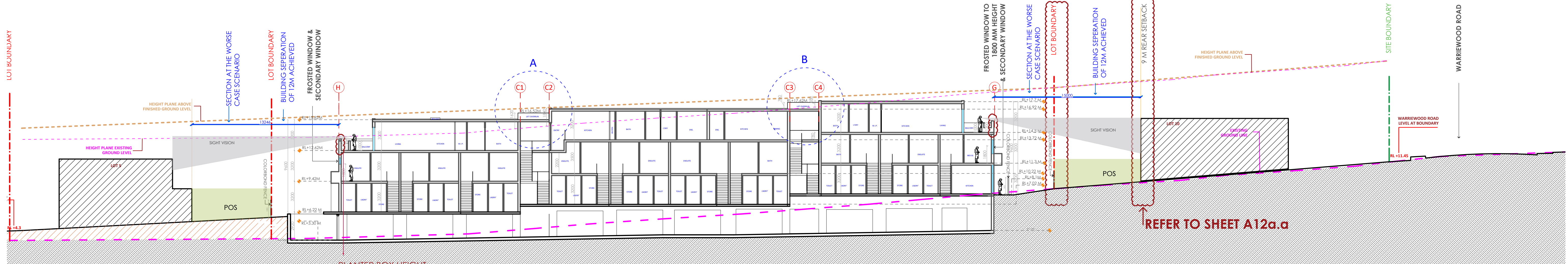
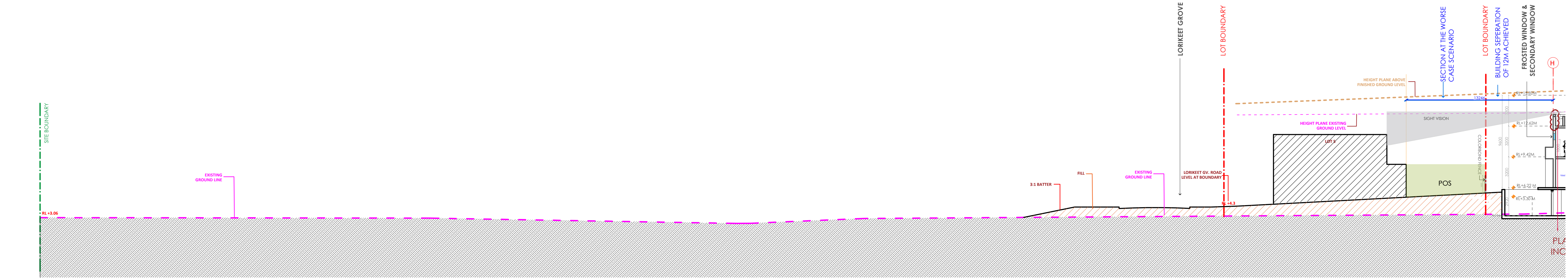
Recessed downlights confirmation:

☐ Rated with

☒ Rated without

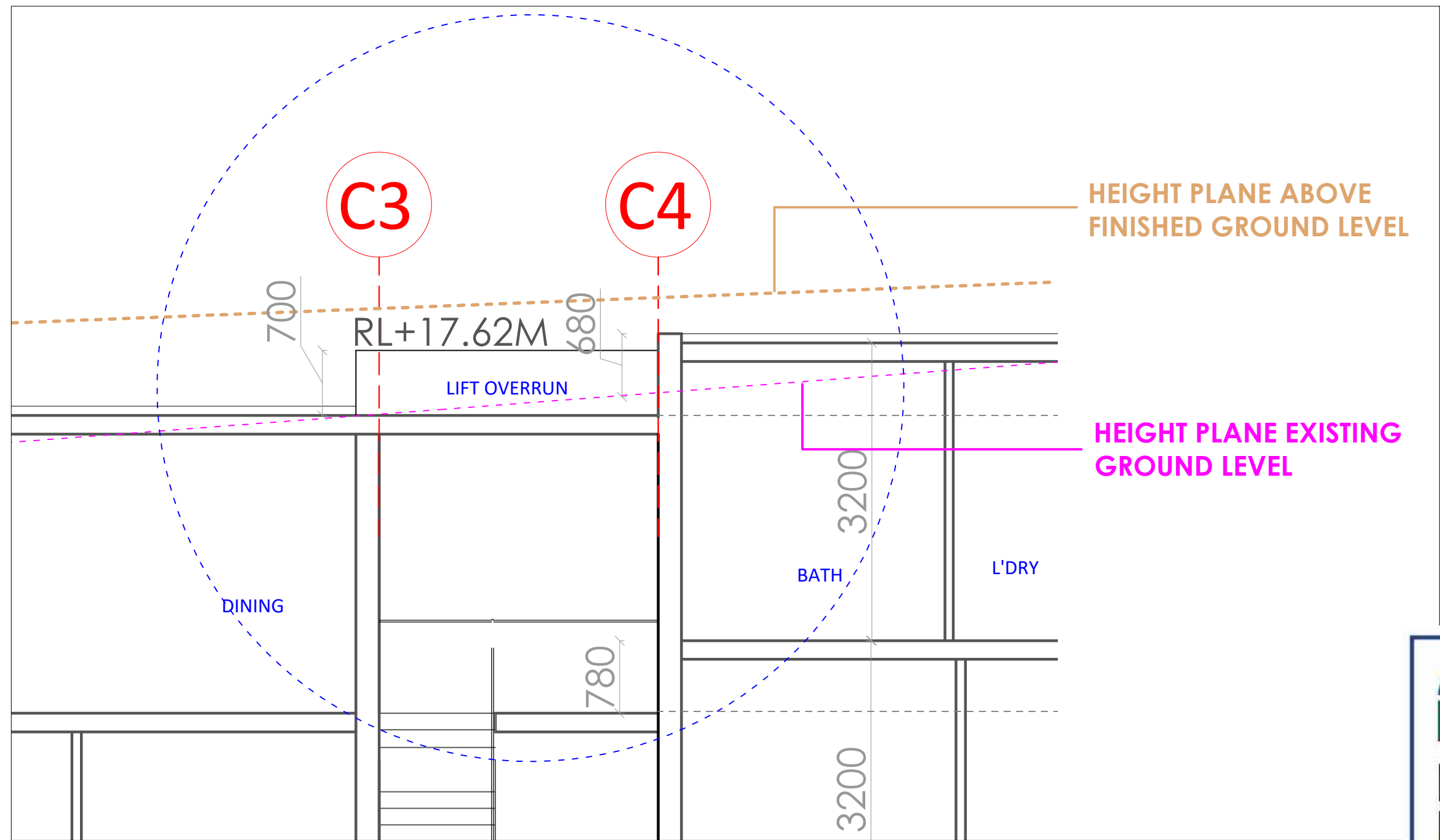
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014

Assessor Signature  Date 16/12/21



DETAIL A (1:50)

MODIFICATION



DETAIL B (1:50)

Energy Rating Certificate Number I30GS7ISKL

☐ single-dwelling rating 6.0av stars

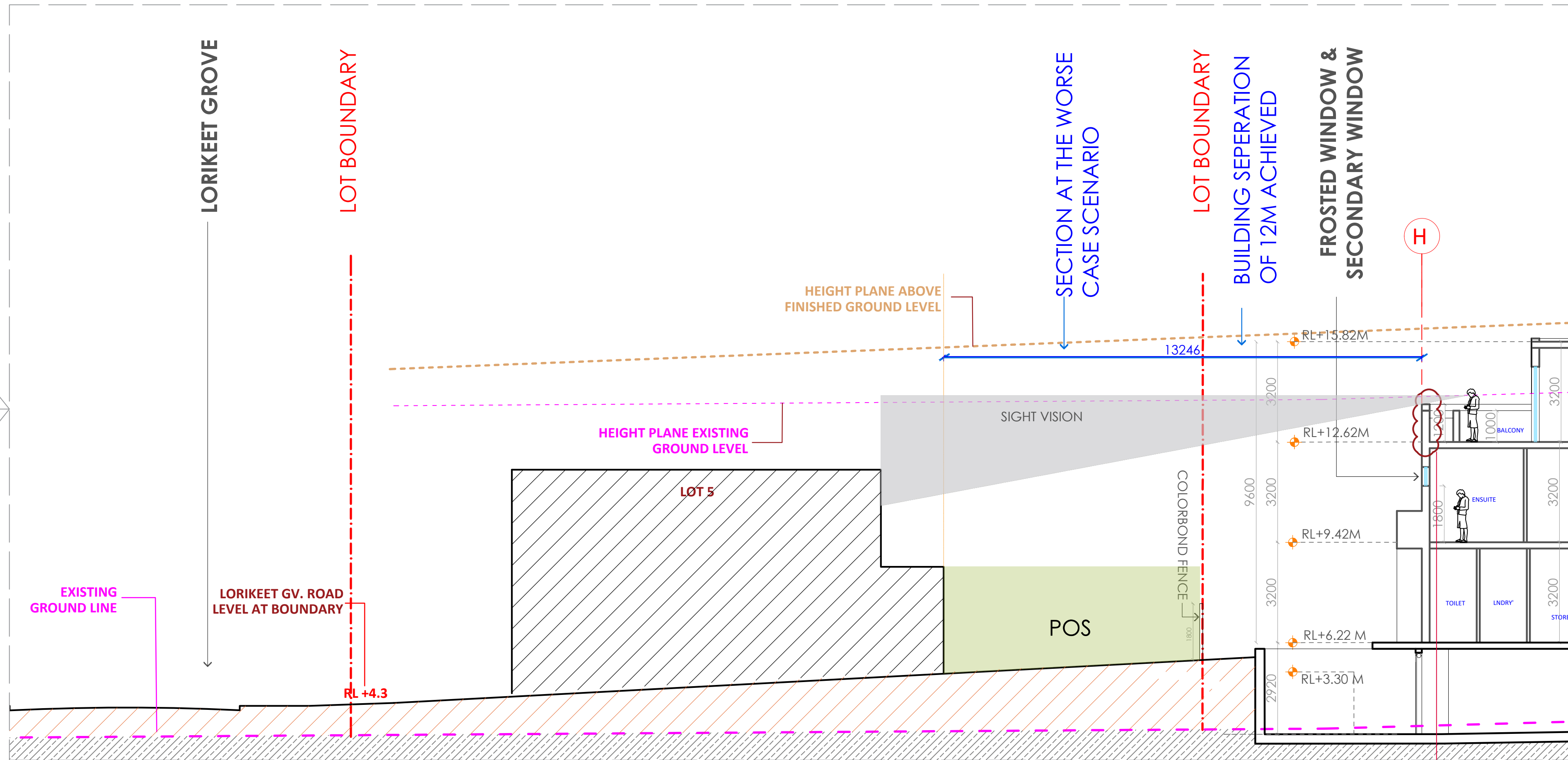
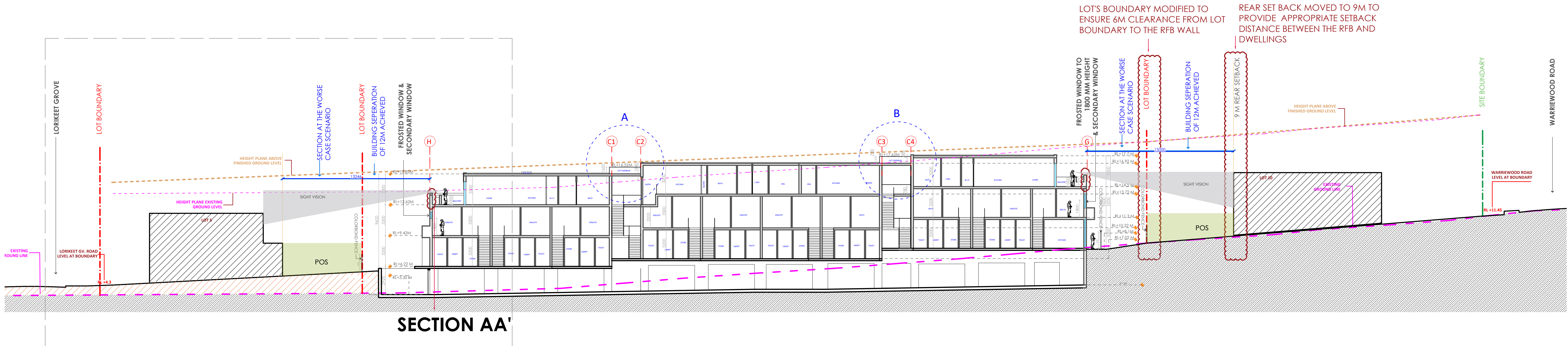
☒ multi-unit development (attach listing of ratings) heating 23.5av MJ/m²

If selected, data specified is the average across the entire development cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014

Assessor Signature *Sowmya Sastry* Date 16/12/21



SECTION AA'- PART SOUTH OF LORIKEET GROVE (1:100)

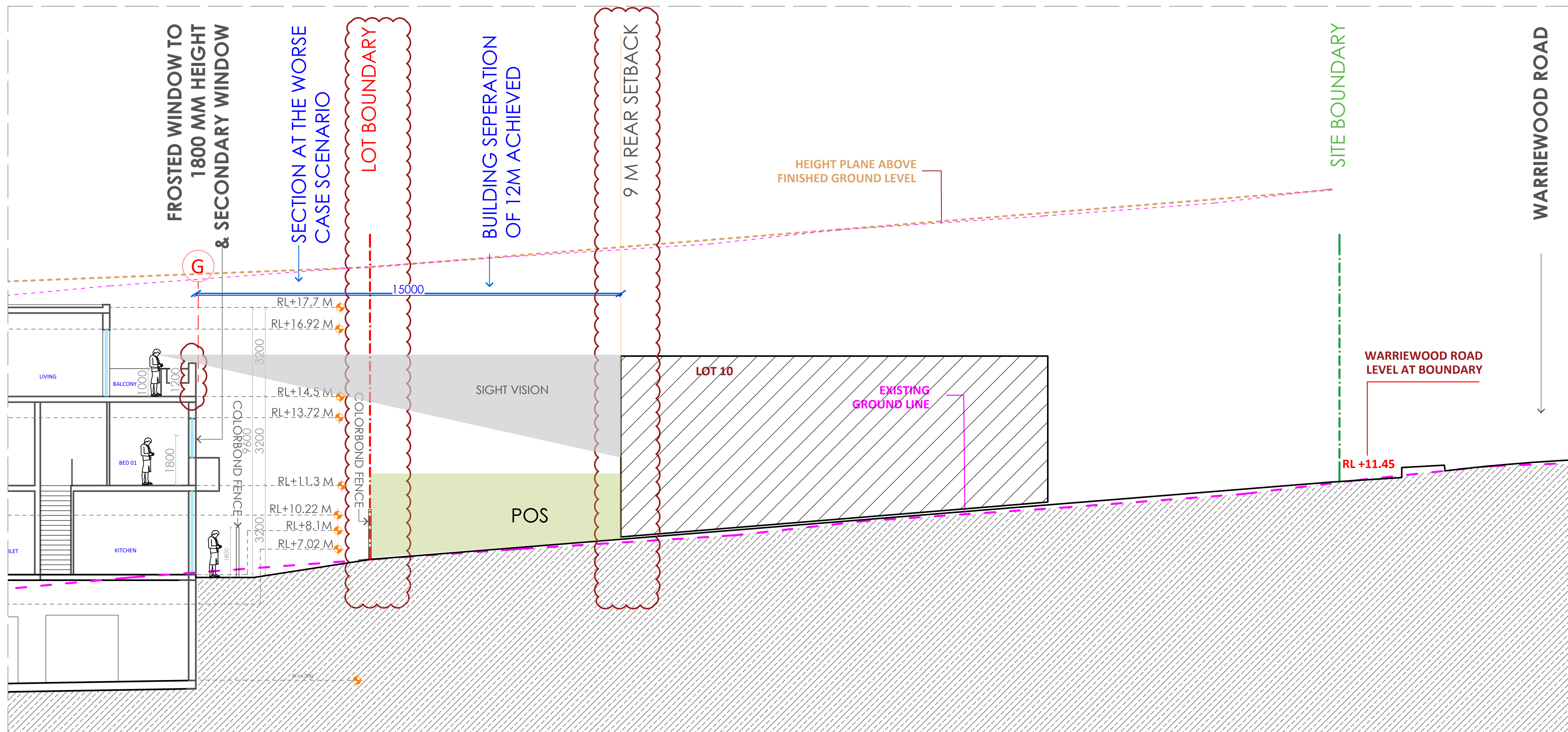
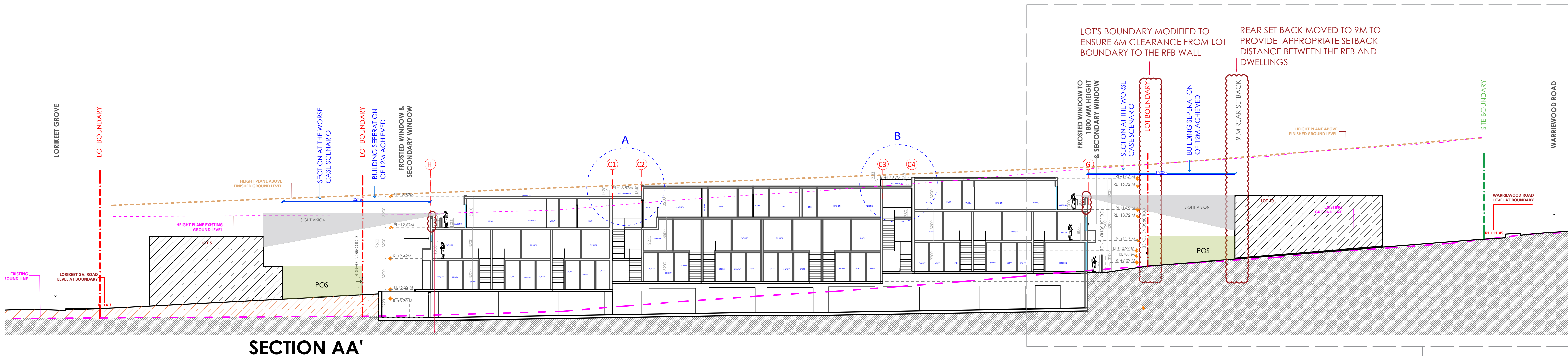
MODIFICATION

ARCHIDROME DRWG. NO. A12a-a
 SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777 R-01

PROPOSED RESIDENTIAL DEVELOPMENT
 45-49 WARRIWOOD ROAD, WARRIWOOD, NSW

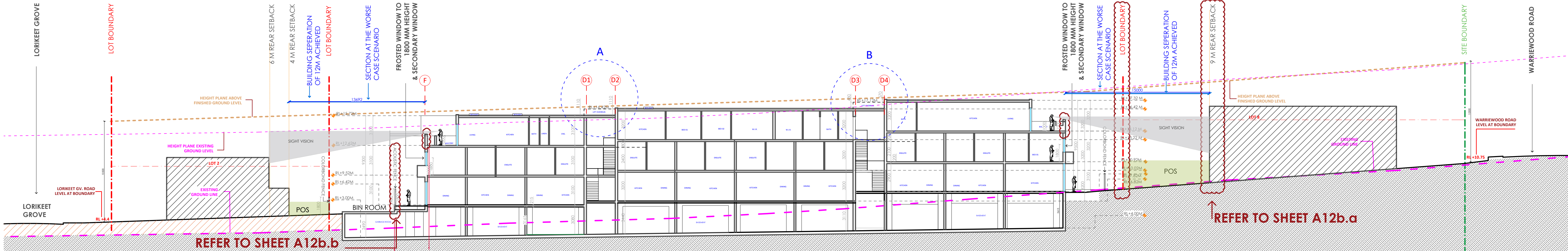
SCALE 1: 200 @A1

25/05/21

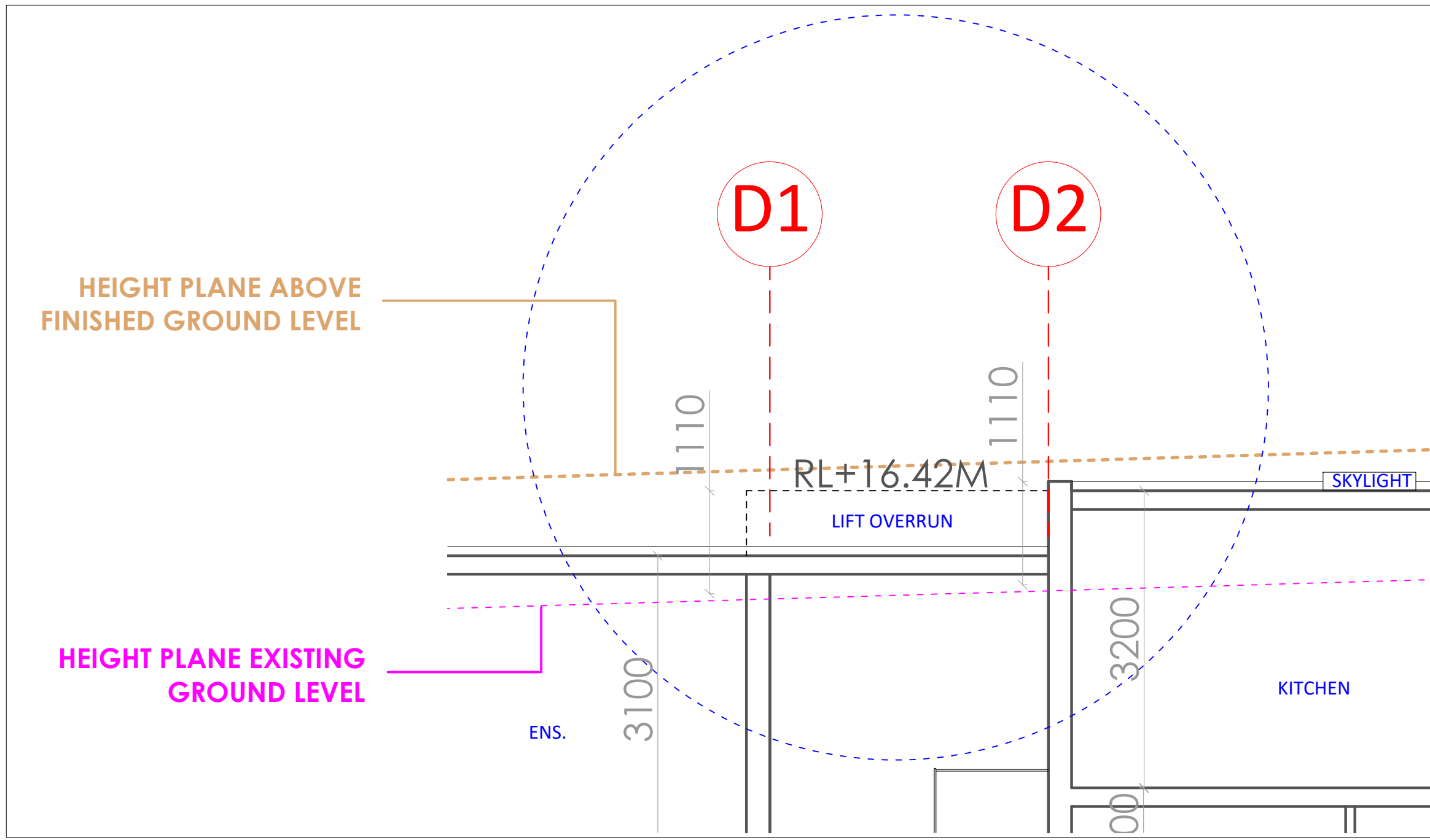




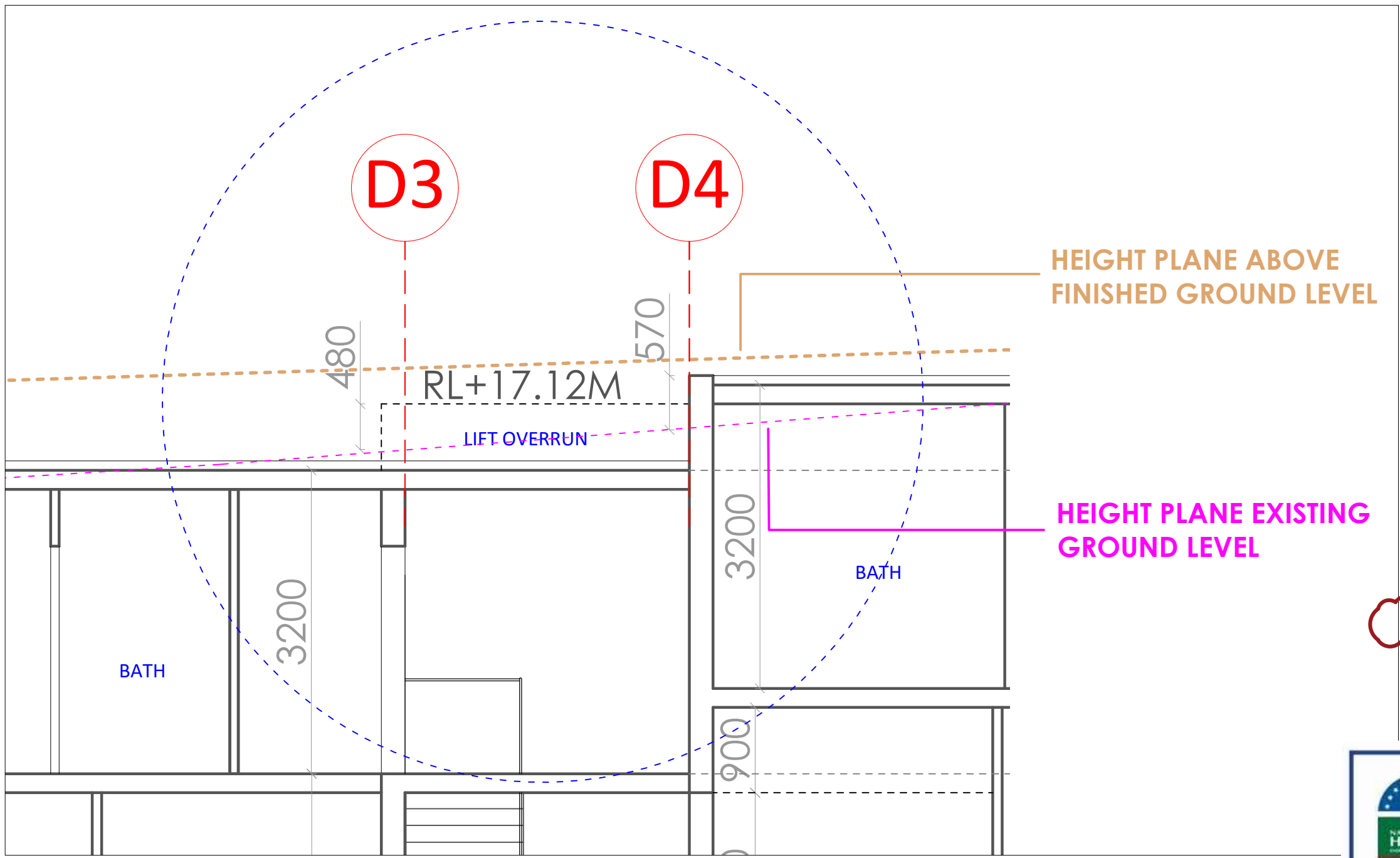
SECTION BB' - PART SOUTH OF LORIKEET GROVE (CONTINUES BELOW)



SECTION BB' - PART NORTH OF LORIKEET GROVE



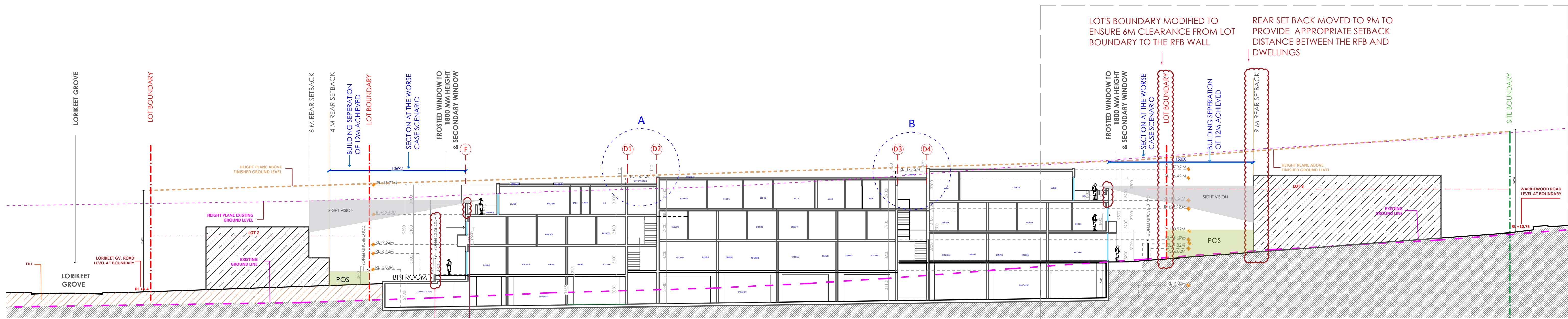
DETAIL A (1:50)



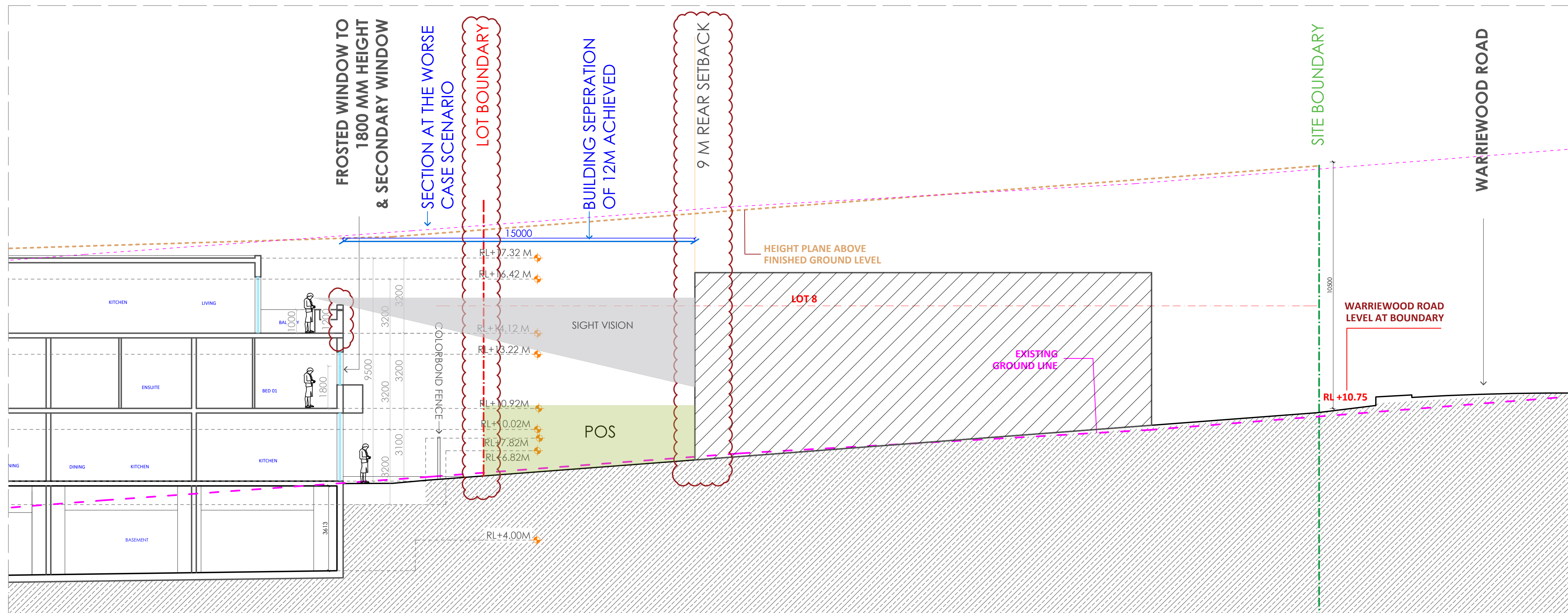
DETAIL B (1:50)

MODIFICATION

		Certificate Number 130GS71SKL	
☐ single-dwelling rating	6.0av stars		
☒ multi-unit development (attach listing of ratings)	heating	23.5av	MJ/m²
If selected, data specified is the average across the entire development	cooling	25.1av	MJ/m²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014			
Assessor Signature <i>Sowmya</i> Date 16/12/21			



SECTION BB'



SECTION BB'- PART NORTH NEXT TO WARRIEWOOD ROAD (1:100)

MODIFICATION

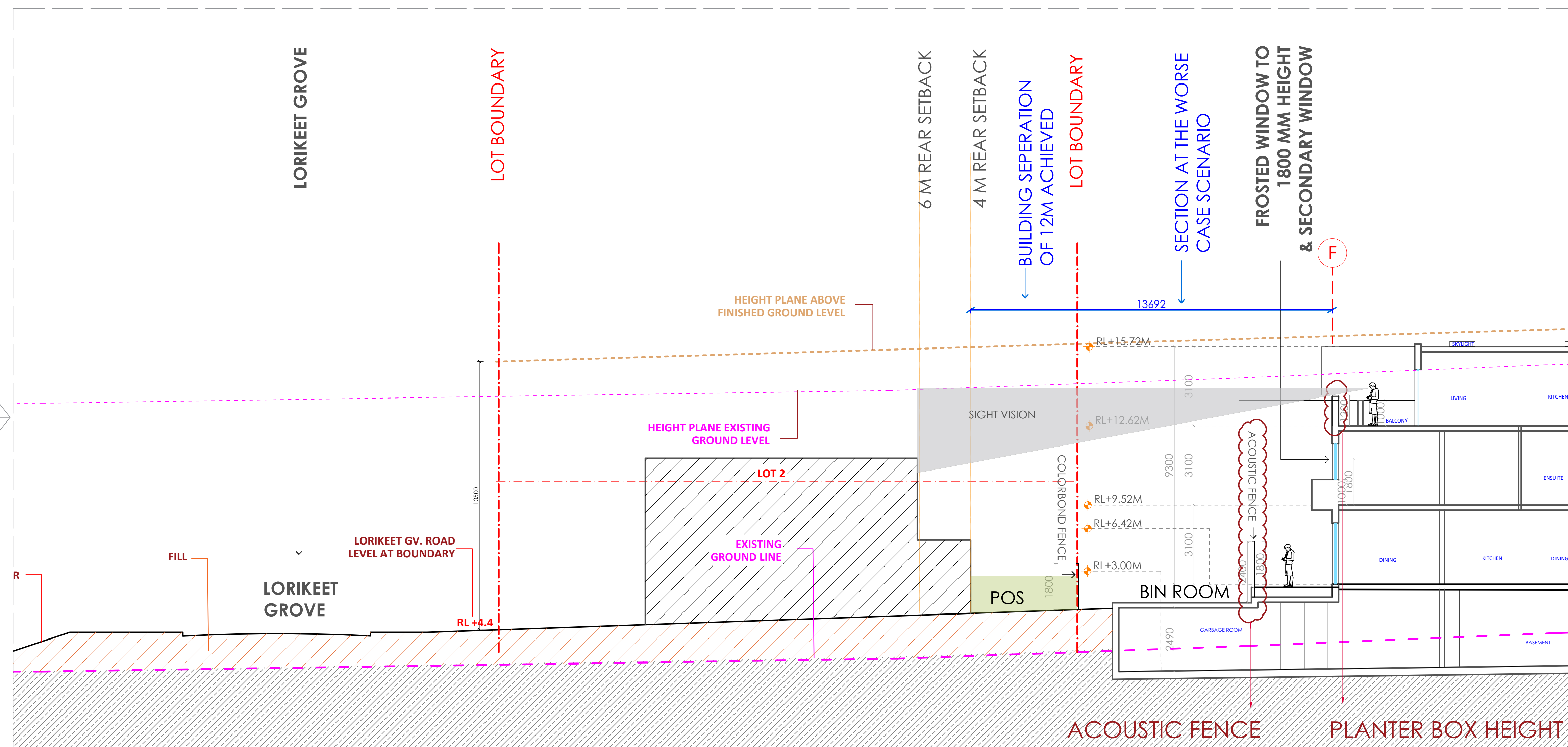
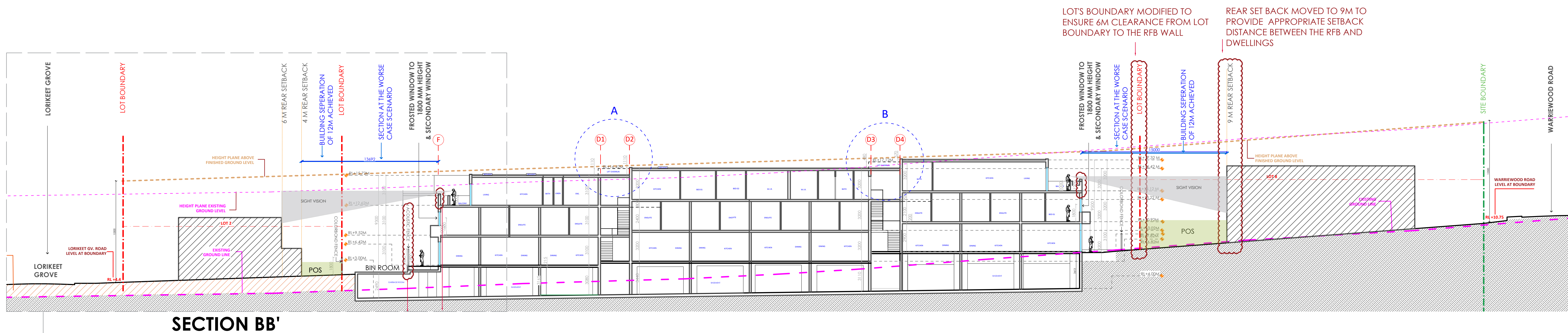
ARCHIDROME
SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777
DRWG. NO. A12b-a
R-01

25/05/21

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD, WARRIEWOOD, NSW

PRIVACY ANALYSIS- NORTH SECTION BB'

SCALE 1: 200 @A1



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PRIVACY ANALYSIS- NORTH SECTION BB'	A12b-a
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PROPOSED RESIDENTIAL DEVELOPMENT

45-49 WARRIEWOOD ROAD

WARRIEWOOD





9 AM, 21ST JUNE



10 AM, 21ST JUNE



11 AM, 21ST JUNE



12 PM, 21ST JUNE

* BLOCK C RECEIVES FULL SOLAR ACCESS IN THE BACKYARD POS FROM 9AM TO 3PM

* BLOCK D RECEIVES 2 HOURS OF SOLAR ACCESS IN THE BACKYARD POS (POS REQUIREMENT IS 15 SQM), OVER 10 SQM RECEIVES DIRECT SUNLIGHT FROM 9AM TO 11 AM. IN ADDITION TO THIS, THE FRONTYARD POS RECIEVE SUNLIGHT FROM 9AM TO 2PM

- BACKYARD PRIVATE OPEN SPACE
- FRONTYARD PRIVATE OPEN SPACE
- SKYLIGHT

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM



1 PM, 21ST JUNE



2 PM, 21ST JUNE



3 PM, 21ST JUNE

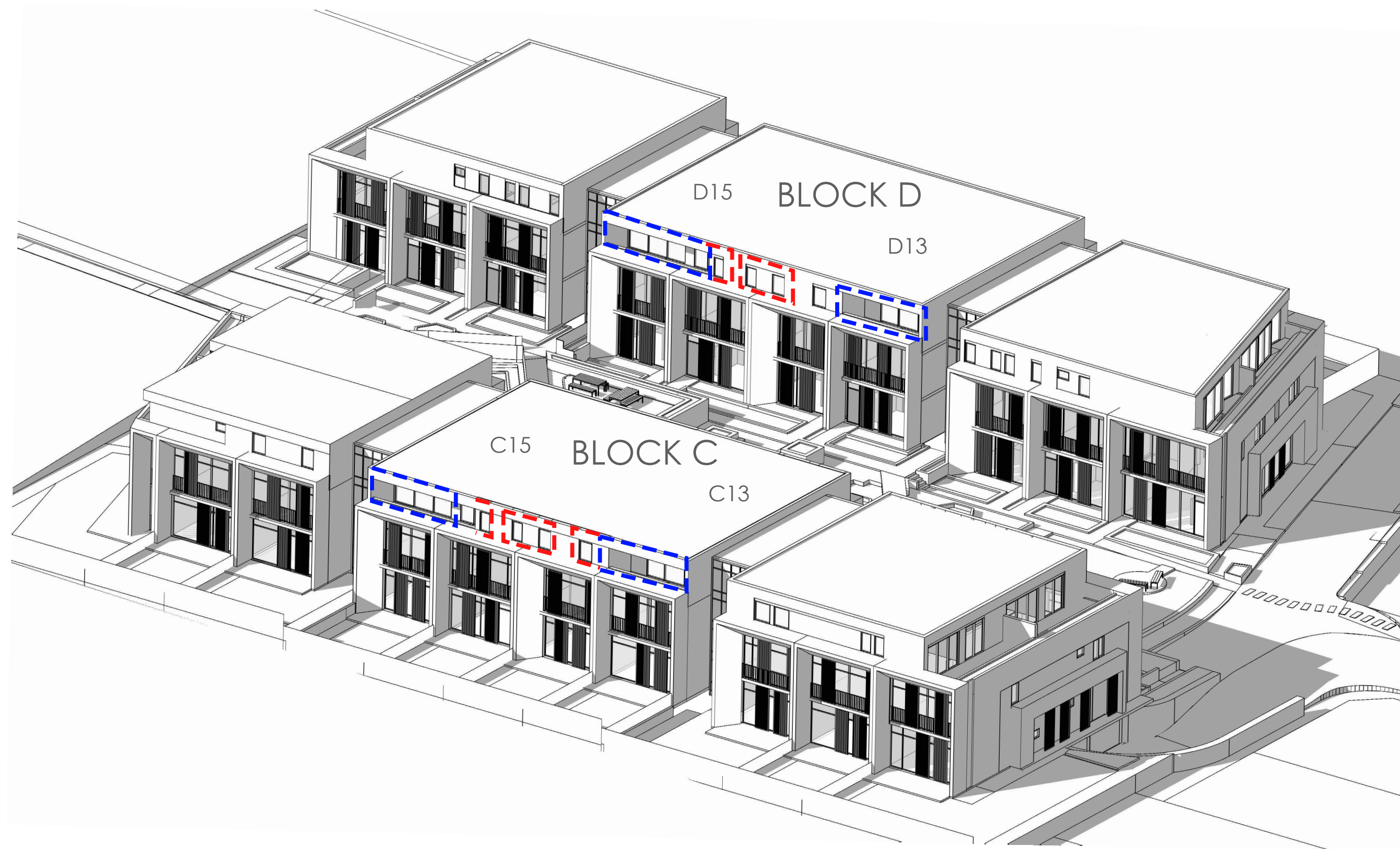
PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

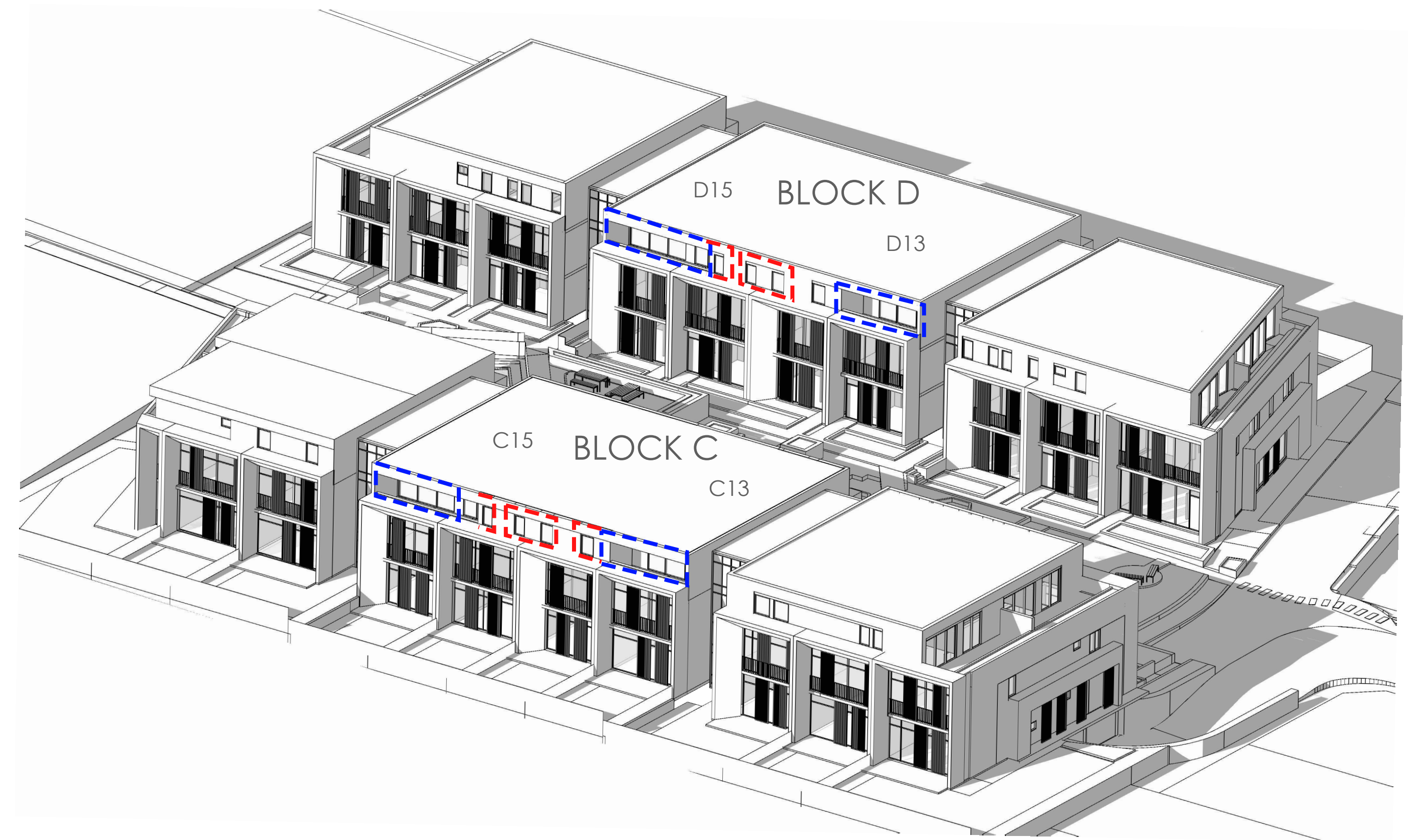
* BLOCK C RECEIVES FULL SOLAR ACCESS
IN THE BACKYARD POS FROM 9AM TO 3PM

* BLOCK D RECEIVES 2 HOURS OF SOLAR
ACCESS IN THE BACKYARD POS (POS
REQUIREMENT IS 15 SQM), OVER 10 SQM
RECEIVES DIRECT SUNLIGHT FROM 9AM TO
11 AM. IN ADDITION TO THIS, THE
FRONTYARD POS RECIEVE SUNLIGHT FROM
9AM TO 2PM

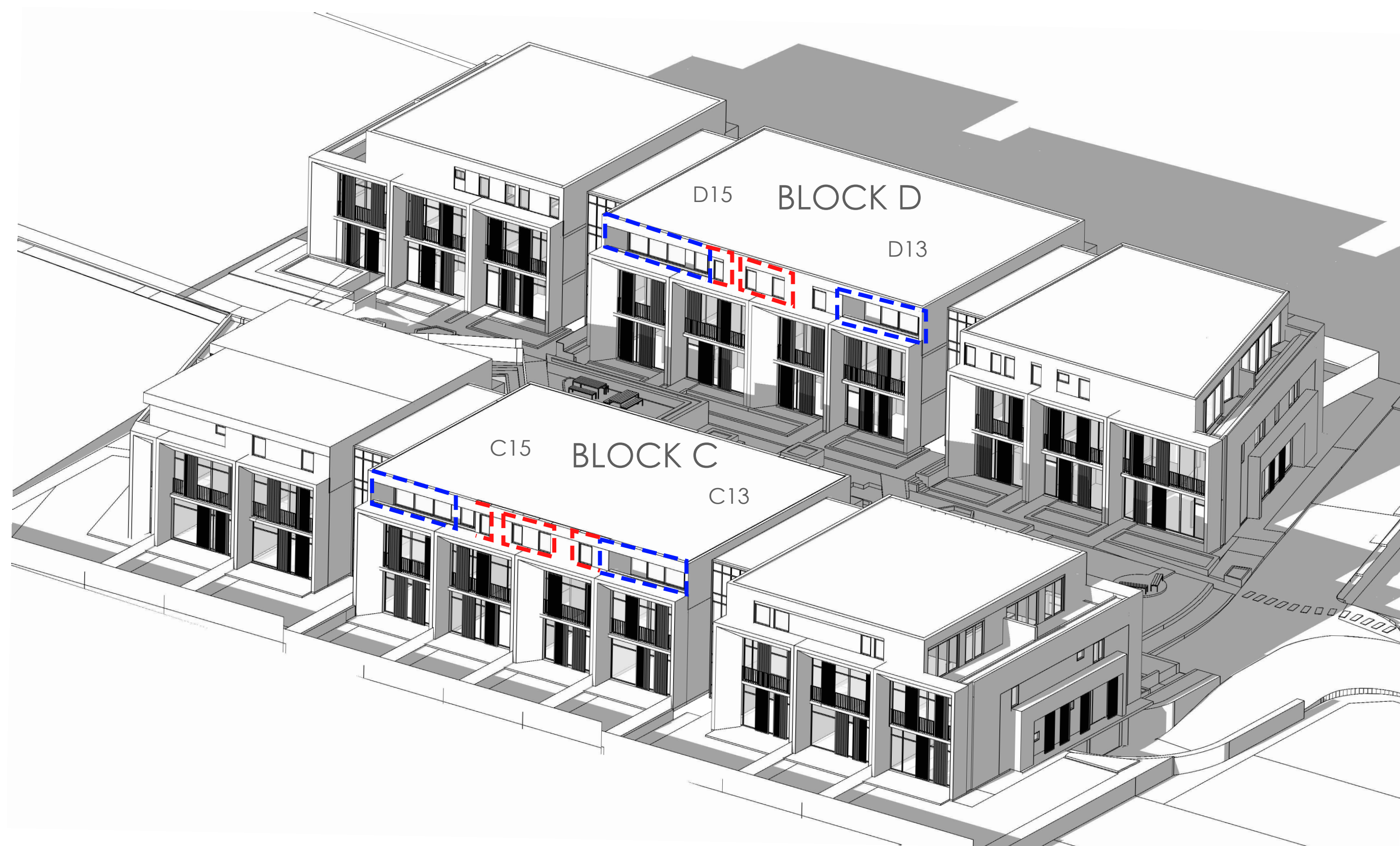
- BACKYARD PRIVATE OPEN SPACE
- FRONTYARD PRIVATE OPEN SPACE
- SKYLIGHT



3D _1 : 1 PM, 21ST JUNE



3D _2 : 2 PM, 21ST JUNE



3D _3 : 3 PM, 21ST JUNE

--- WINDOW
--- BALCONI

* 3D _1 , 3D _2 & 3D _3 SHOW THAT BALCONIES ON UNIT C13, C15, D13 & D15 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 1PM TO 3PM

THESE UNITS, THUS, COMPLY WITH THE 2 HRS OF SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE .

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.

A13 _ b

R-01

05/08/2020



3D _1 : 9 AM, 21ST JUNE

- SKYLIGHT
- UNITS FACING SOUTH AND EAST
- WINDOWS
- BALCONIES

* 3D _ 4 SHOWS THAT UNITS WHICH HAVE BALCONIES FACING SOUTH AND EAST - C12, C14, D12 & D14, DO NOT RECEIVE DIRECT SOLAR ACCESS THROUGH WINDOWS OR BALCONIES AT ANY POINT BETWEEN 9 AM TO 3 PM.

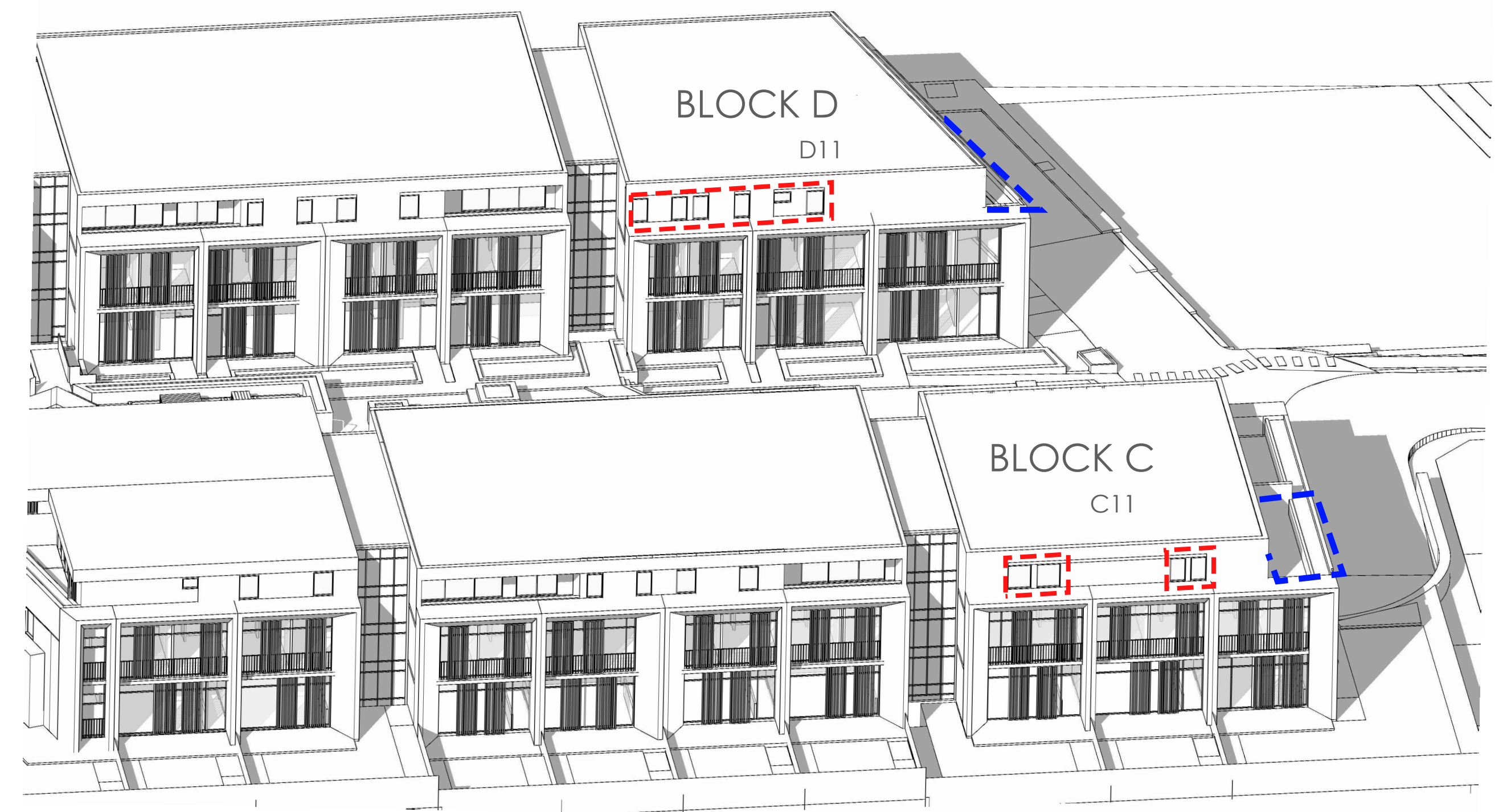
THESE UNITS HAVE, THUS, BEEN PROVIDED WITH SKYLIGHTS OF 1 SQM OF GLAZING AREA EACH AS A PRIMARY SOURCE OF DIRECT SUNLIGHT INTO THE UNITS.

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

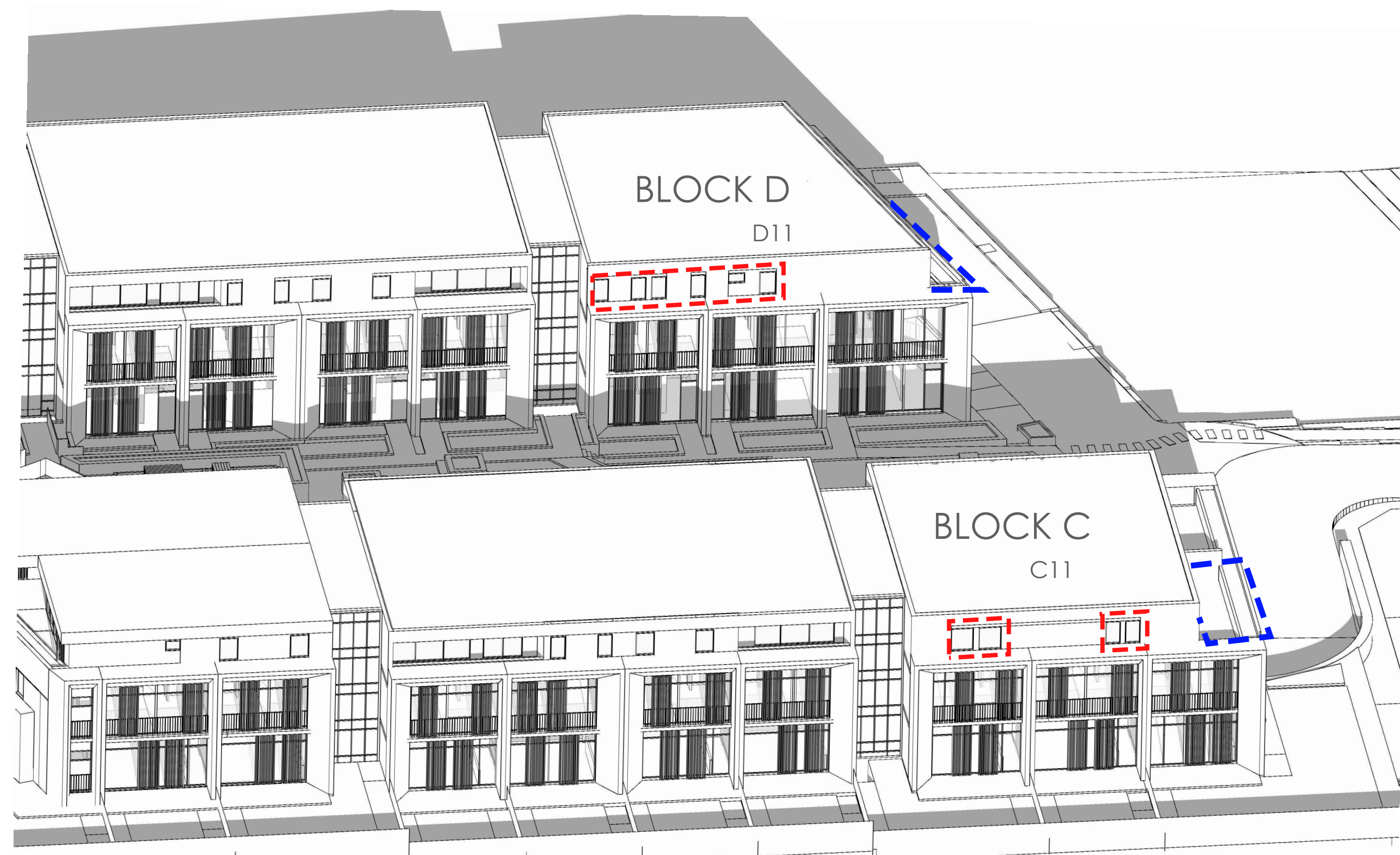
SHADOW DIAGRAM



3D _1 :12 PM, 21ST JUNE



3D _2 : 1 PM, 21ST JUNE



3D _3 :3 PM, 21ST JUNE

- WINDOWS
- BALCONIES

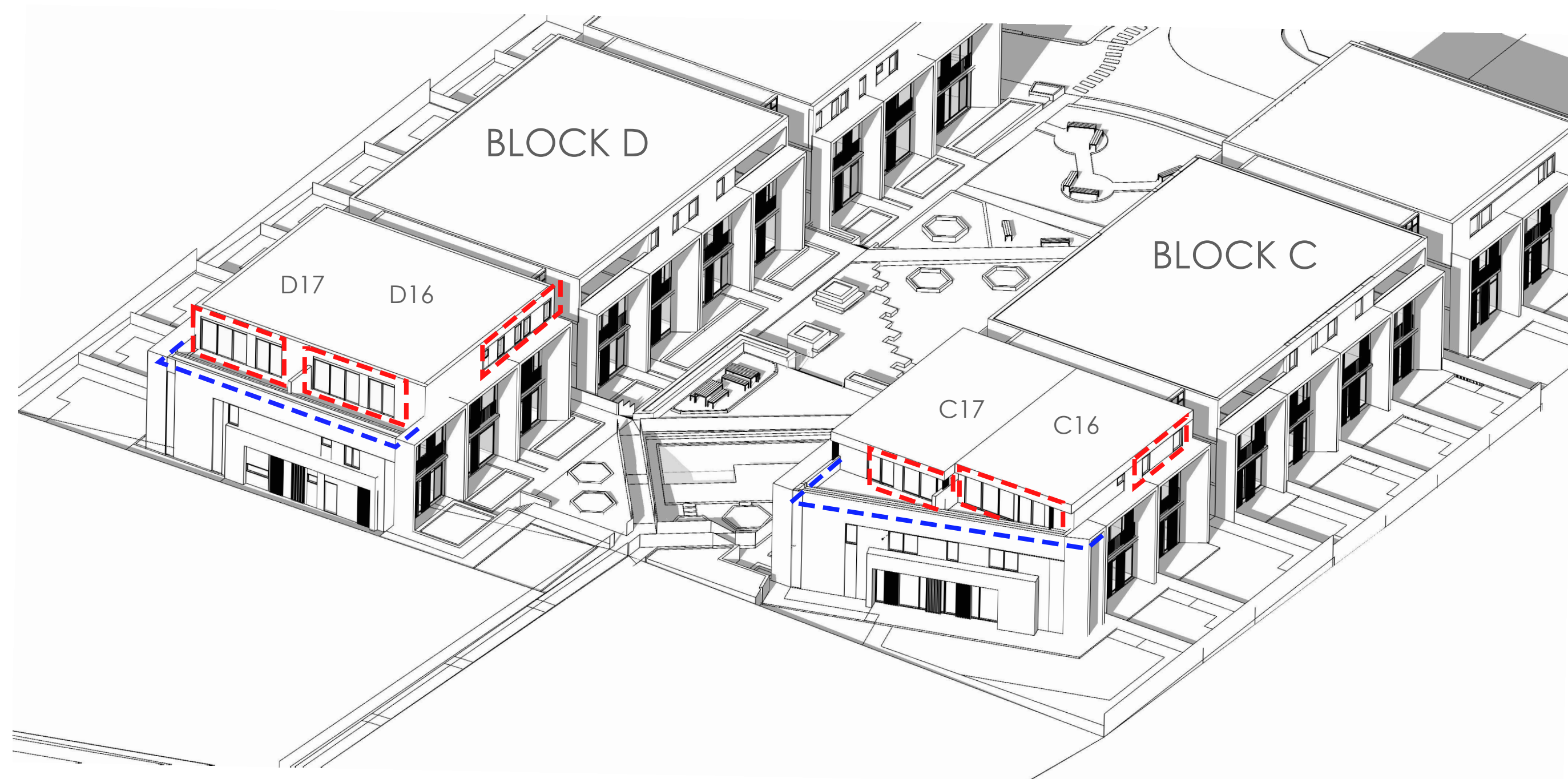
PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

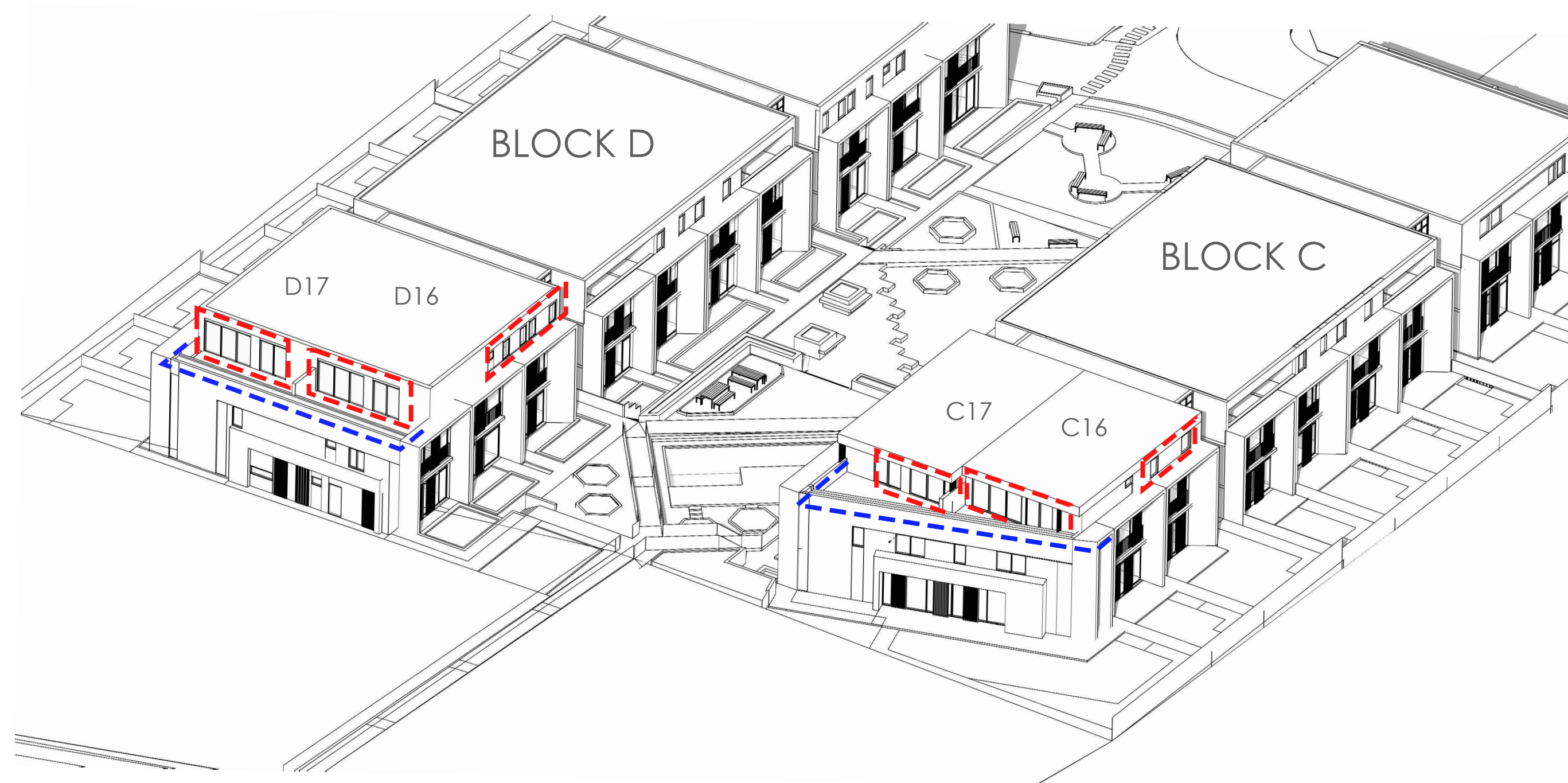
SCALE N/A

* 3D _1 , 3D _2 & 3D _3 SHOW THAT UNITS C11 & D11 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 12 PM TO 3PM

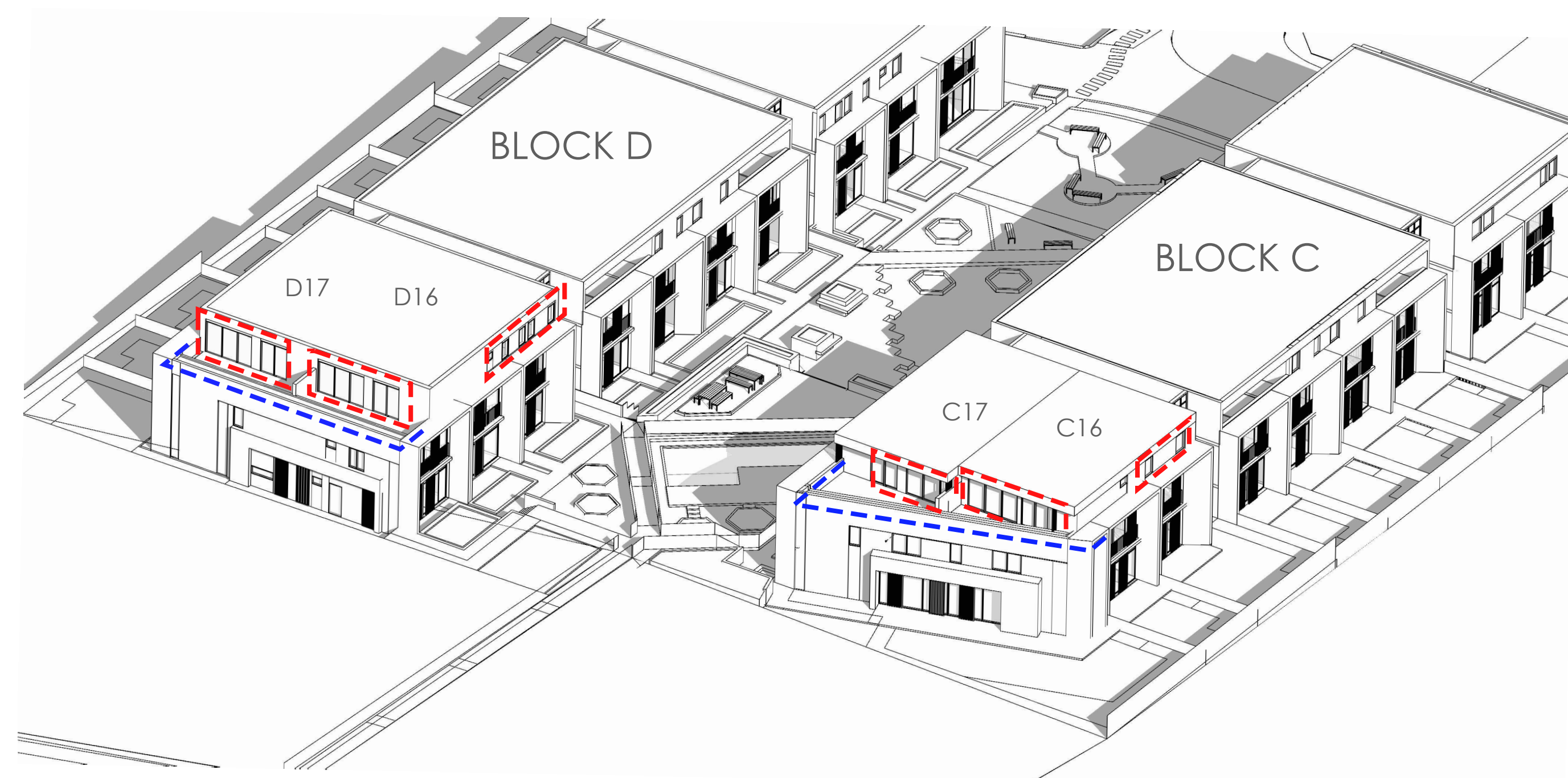
THESE UNITS, THUS, COMPLY WITH THE 2 HRS OF SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE .



3D _1 :10 AM, 21ST JUNE



3D _2 :11 AM, 21ST JUNE



3D _3 :1 PM, 21ST JUNE

- WINDOWS
- BALCONIES + WINDOWS

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

SHADOW DIAGRAM

* 3D _1 , 3D _2 & 3D _3 SHOW THAT UNITS C16, C17 & D16, D17 OF TOP FLOOR IN BLOCK C & BLOCK D GETS SUFFICIENT SOLAR ACCESS FROM 10 PM TO 1 PM

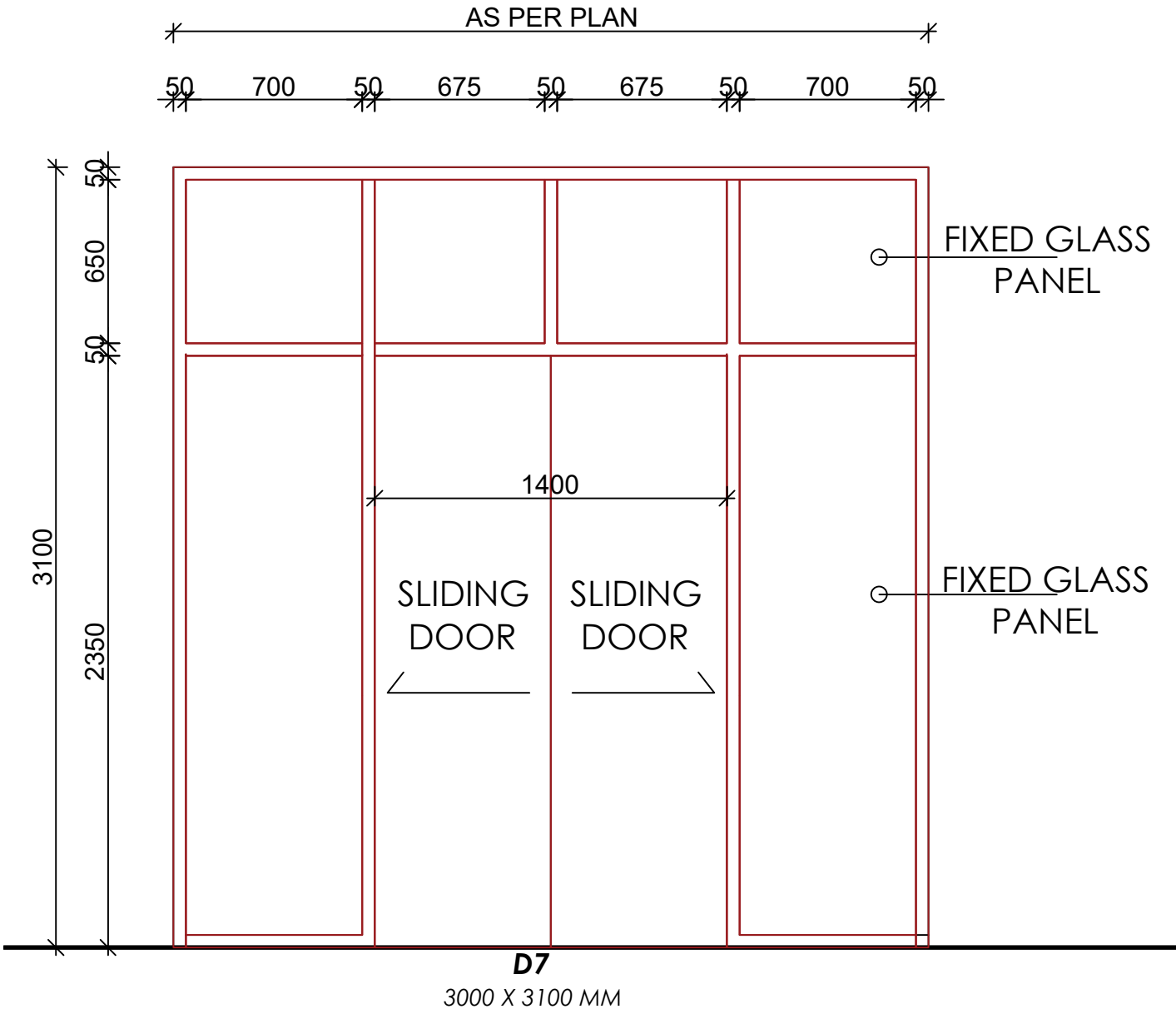
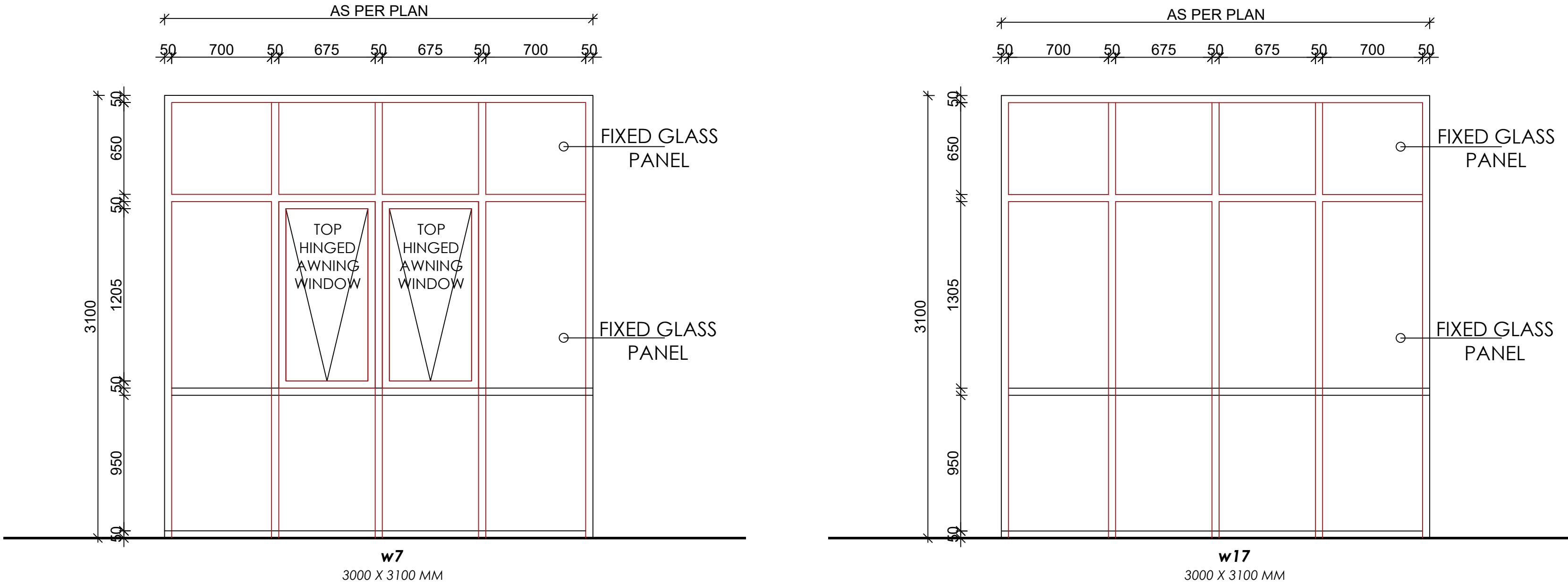
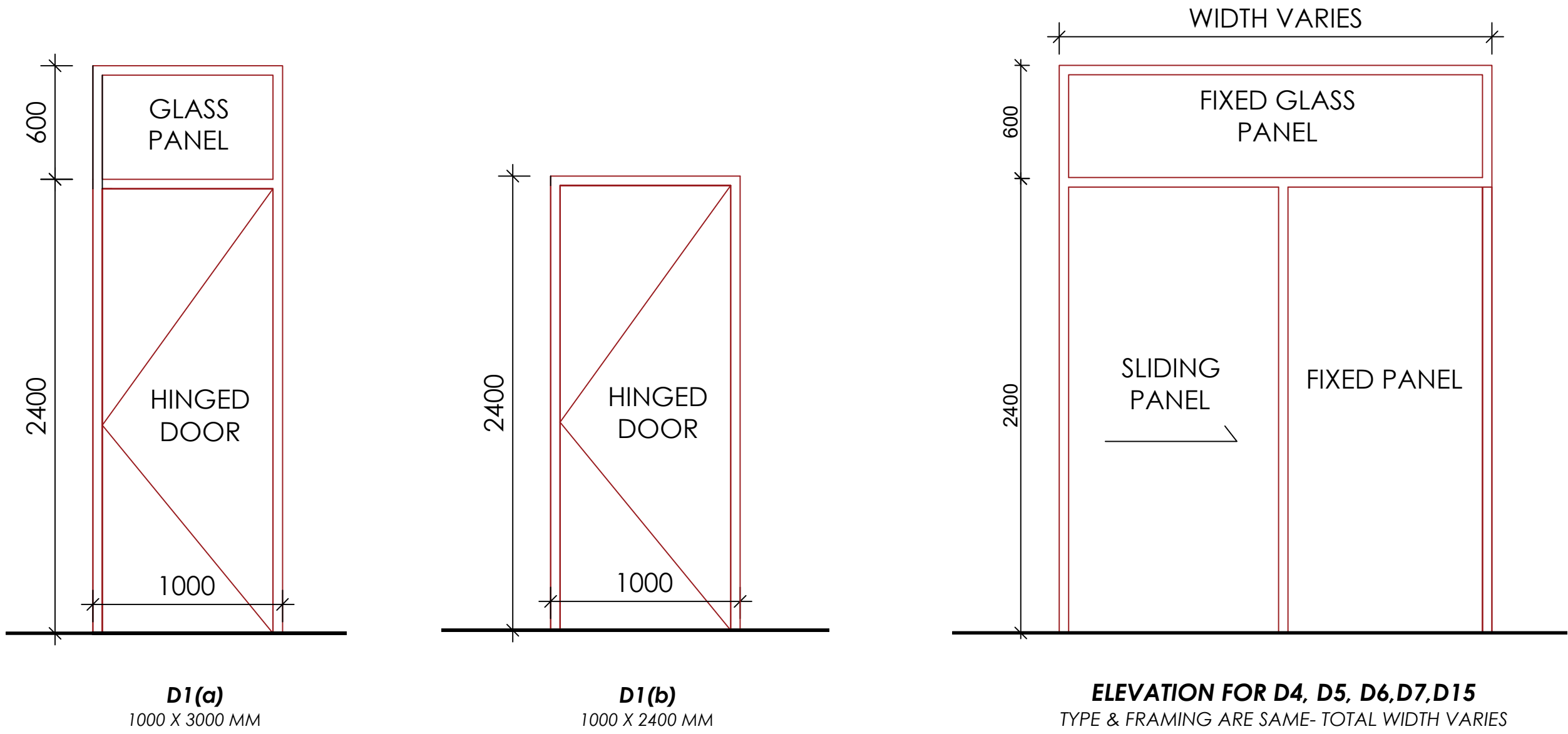
THESE UNITS, THUS, COMPLY WITH 2 HRS SOLAR ACCESS REQUIREMENT FROM 9AM TO 3PM ON 21ST JUNE

GROUND FLOOR					
	TYPE	CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR WITH FIXED GLASS PANEL TOP	D1(a)	2400	1000	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D4	3000	AS PER PLAN	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D5	3000	AS PER PLAN	NA
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D6	3000	AS PER PLAN	NA
	SLIDING GLASS DOOR WITH FIXED PANEL SIDE & TOP	D7	3100	AS PER PLAN	NA
	SLIDING GLASS DOOR WITH FIXED PANEL TOP	D15	3000	AS PER PLAN	NA
	SLIDING DOOR	D16	2400	1400	NA
WINDOW	FIXED WINDOW	W1	3000	1000	0
	SLIDING WINDOW	W3	600	1750	950
	SLIDING WINDOW	W4	600	800	1800
	FIXED WINDOW	W5	3000	AS PER PLAN	0
	SLIDING WINDOW	W6	600	AS PER PLAN	1800
	CURTAIN WALL GLAZING	W17	3100	AS PER PLAN	0

FIRST FLOOR					
	TYPE	CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR WITH FIXED GLASS PANEL TOP	D1(a)	2400	WIDTH OF OPENING	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING DOOR	D8	2400	800	NA
WINDOW	PARTLY FIXED & AWNING WINDOW	W7	3100	AS PER PLAN	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W8	2400	AS PER PLAN	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W9	2400	AS PER PLAN	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W10	2400	AS PER PLAN	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W11	2400	AS PER PLAN	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W12	2400	AS PER PLAN	0
	SLIDING WINDOW	W13	1500	AS PER PLAN	900
	SLIDING WINDOW	W14	1400	AS PER PLAN	1000
	CURTAIN WALL GLAZING	W17	3100	AS PER PLAN	0

SECOND FLOOR					
	TYPE	CODE	HEIGHT OF OPENING	WIDTH OF OPENING	SILL HEIGHT
DOOR	HINGED DOOR	D1(b)	2400	1000	NA
	HINGED DOOR	D2	2400	920	NA
	HINGED DOOR	D3	2400	800	NA
	SLIDING GLASS DOOR	D9	2400	2100	NA
	SLIDING GLASS DOOR	D10	2400	3600	NA
	SLIDING GLASS DOOR	D11	2400	1650	NA
	SLIDING GLASS DOOR	D12	2400	2600	NA
	SLIDING GLASS DOOR	D13	2400	3300	NA
	SLIDING GLASS DOOR	D14	2400	4200	NA
	SLIDING DOOR	D16	2400	800	NA
WINDOW	SLIDING WINDOW	W4	600	800	1800
	PARTLY FIXED & AWNING WINDOW	W7	3100	3000	0
	SLIDING WINDOW	W13	1400	800	1000
	SLIDING WINDOW	W14	1400	2000	1000
	SLIDING WINDOW	W15	1400	1200	1000
	SLIDING WINDOW	W16	1400	1000	1000
	CURTAIN WALL GLAZING	W17	3100	AS PER PLAN	0

NOTES
- SILL HEIGHT IS GIVEN OVER FINISHED FLOOR LEVEL.
- WINDOWS IN BEDROOM WILL BE FITTED WITH RESTRICTOR DEVICE TO RELEVANT AUSTRALIAN

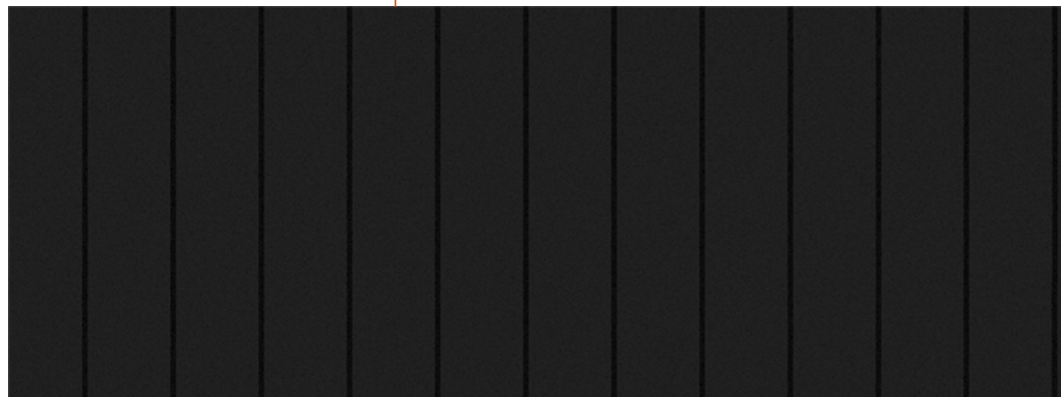




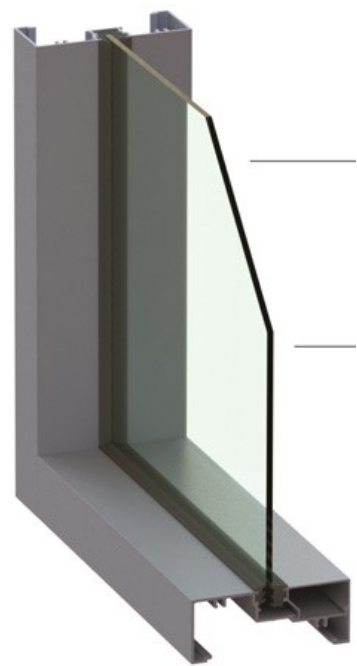
MASONRY WALL SYSTEM WITH RENDER
FINISH, PAINT - DULUX CHINA WHITE



DARK GREY COLOUR
ON RENDER FINISH-
DULUX TEAHOUSE



DARK GREY METAL PANELLING POWDER
COAT - DULUX DOMINO



POWDER COATED
ALUMINIUM FRAMES -
DULUX DOMINO



METAL BALLUSTRADES & WINDOW
FRAMES POWDER COAT - DULUX
DOMINO

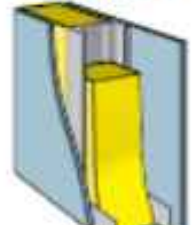
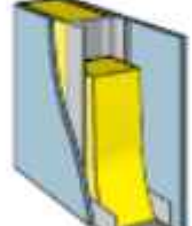
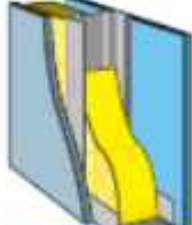
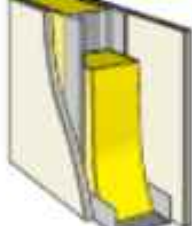
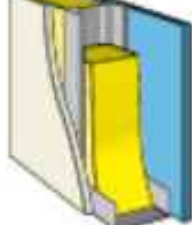
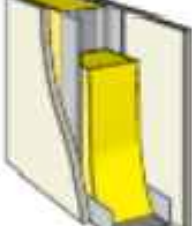


ALUMINIUM FRAMED SHUTTERS
POWDER COAT - DULUX TEAHOUSE

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

MATERIAL SCHEDULE

SCALE N/A

SYSTEM SPECIFICATION Refer to Book 3 Commercial & Multi-Residential Installation Guide			ACOUSTIC OPINION: PKA Predictor V16					
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	51	64	76	92	150
			STUD BMT mm	0.50	0.50	0.55	0.55	0.75
			CAVITY INFILL (Refer to TABLE B9)	R _w / R _w +C _{tr}				
- / - / -	 CSR 1000	BOTH SIDES • 1 x 6mm CaminSeal Wallboard.	(a) Nil	32/25	34/27	35/28	36/29	38/31
			(b) 50 GW Acoustigard 11kg	40/31	42/33	43/34	44/35	45/36
			(c) 75 GW Acoustigard 11kg	—	44/35	44/35	45/36	46/37
			(d) MSB3 Polyester	38/30	40/32	41/33	42/34	43/35
			(e) 60 Soundscreen 1.7	—	44/34	45/35	46/36	47/37
			Wall Thickness mm	63	76	88	104	162
- / - / -	 CSR 1002	BOTH SIDES • 1 x 9mm CaminSeal Wallboard.	(a) Nil	37/30	38/31	39/32	40/33	42/36
			(b) 50 GW Acoustigard 11kg	45/36	46/37	47/38	48/39	49/41
			(c) 75 GW Acoustigard 11kg	—	48/39	48/39	49/40	50/42
			(d) MSB3 Polyester	43/35	44/36	45/37	46/38	47/40
			(e) 60 Soundscreen 1.7	—	48/38	49/39	50/40	51/42
			Wall Thickness mm	69	82	94	110	168
- / - / -	 CSR 1005	SIDE ONE • 1 x 6mm CaminSeal Wallboard. SIDE TWO • 1 x 10mm Gyprock Aquacheck Plasterboard.	(a) Nil	32/24	33/26	34/27	35/28	37/30
			(b) 50 GW Acoustigard 11kg	40/30	41/32	42/33	43/34	44/35
			(c) 75 GW Acoustigard 11kg	—	43/34	43/34	44/35	45/36
			(d) MSB3 Polyester	38/29	39/31	40/32	41/33	42/34
			(e) 60 Soundscreen 1.7	—	43/33	44/34	45/35	46/36
			Wall Thickness mm	67	80	92	108	166
- / - / -	 CSR 1008	BOTH SIDES • 1 x 10mm Gyprock Plus Plasterboard.	(a) Nil	28/20	29/21	30/22	30/23	33/26
			(b) 50 GW Acoustigard 11kg	36/26	37/27	38/28	38/29	40/31
			(c) 75 GW Acoustigard 11kg	—	39/29	39/29	39/30	41/32
			(d) Prime 75	—	39/29	39/29	39/30	41/32
			(e) 60 Soundscreen 1.7	—	39/28	40/29	40/30	42/32
			Wall Thickness mm	71	84	96	112	170
- / - / -	 CSR 1009	SIDE ONE • 1 x 10mm Gyprock Plus Plasterboard. SIDE TWO • 1 x 10mm Gyprock Aquacheck Plasterboard.	(a) Nil	29/22	31/23	31/23	32/26	35/28
			(b) 50 GW Acoustigard 11kg	38/28	39/29	39/29	41/32	42/33
			(c) 75 GW Acoustigard 11kg	—	41/31	40/30	42/33	43/34
			(d) Prime 75	—	41/31	40/30	42/33	43/34
			(e) 60 Soundscreen 1.7	—	41/30	41/30	43/33	44/34
			Wall Thickness mm	71	84	96	112	170
- / - / -	 CSR 1008	BOTH SIDES • 1 x 10mm Gyprock Plus Plasterboard.	(a) Nil	28/20	29/21	30/22	30/23	33/26
			(b) 50 GW Acoustigard 11kg	36/26	37/27	38/28	38/29	40/31
			(c) 75 GW Acoustigard 11kg	—	39/29	39/29	39/30	41/32
			(d) Prime 75	—	39/29	39/29	39/30	41/32
			(e) 60 Soundscreen 1.7	—	39/28	40/29	40/30	42/32
			Wall Thickness mm	71	84	96	112	170

SINGLE STUD WALL

Wall Type	LW120 Single reinforcement	LW150 Single reinforcement	LW162 Single reinforcement	LW200 Single reinforcement	LW200D Double reinforcement	LW262 Double reinforcement
Wall Thickness	120mm	150mm	162mm	200mm	200mm	262mm
Filled Wall Mass (kg/m²)	290	360	394	480	480	630
Application	External façades, batten/sheet party walls, balustrades	External façades, batten/sheet party walls, blade walls	Stand-alone party walls, external façades, blade walls	Lift and stair shafts, stand-alone party walls, blade walls	Deep beams, lift & stair shafts, shear walls, blade walls	Shear walls, lift and stair shafts, blade walls
Acoustic Rating (R _w) R _w + C _{tr}	50 47	54 50	55 50	58 53	58 53	62 57
Max Fire Resistance Level (based on CSIRO testing)	240/240/180 ⁺	240/240/180 ⁺	240/240/240 ⁺	240/240/240 ⁺	240/240/240 ⁺	240/240/240 ⁺
Design Axial Capacities [§] (based on AS3600-2018)	320 kN/m [~]	415 kN/m [^]	555 kN/m ^{^^}	870 kN/m ^{^^^}	2055 kN/m [#]	3460 kN/m [#]

AFS PARTY WALL

WALL DETAILS FOR PARTY WALLS AND
INTERNAL WALLS



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_1
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_2
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_4
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_5
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_6
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_6
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_7
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

VIEWS

SCALE N/A

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A17_8
R-00

10/03/2020



PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

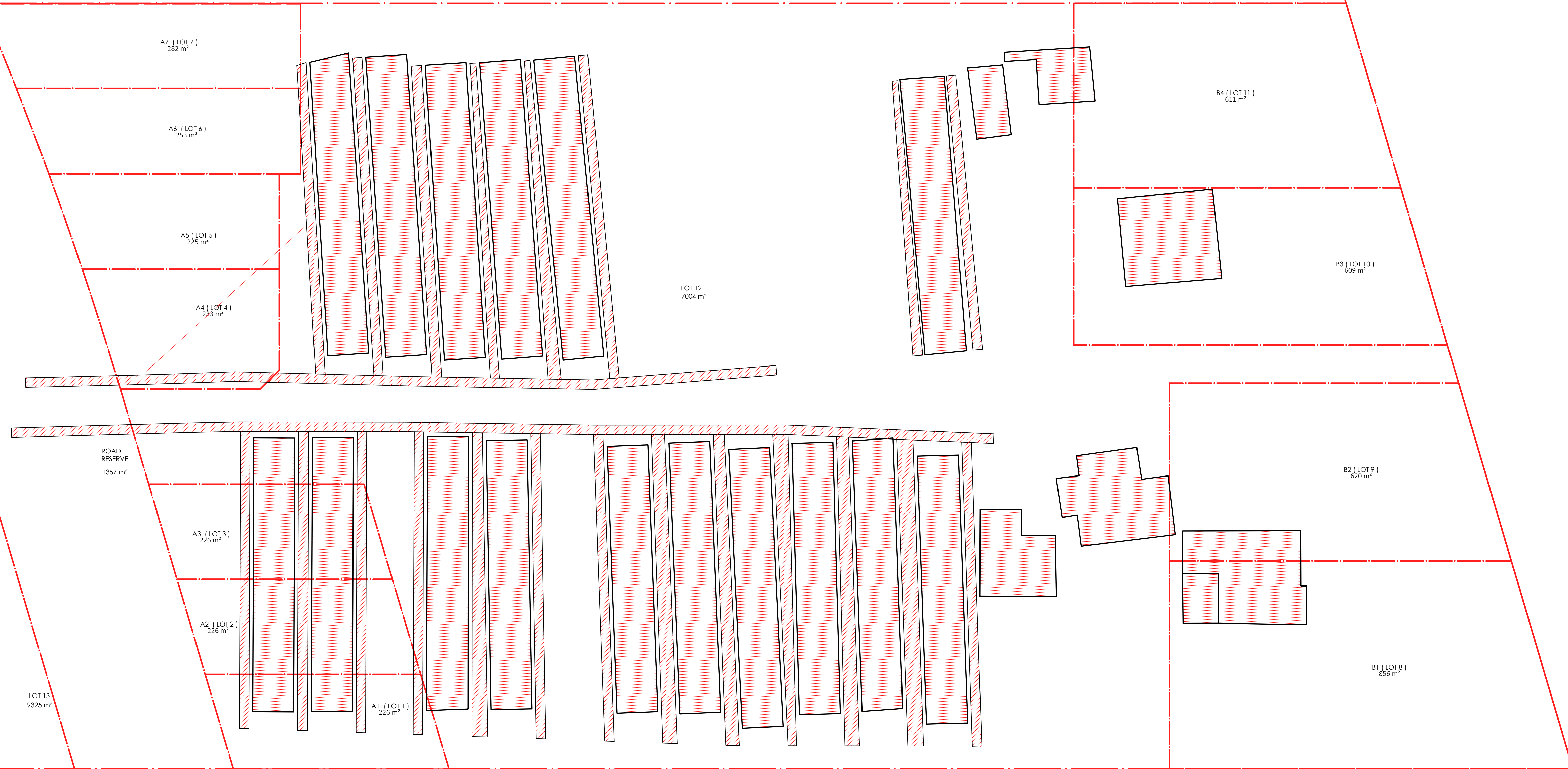
VIEWS

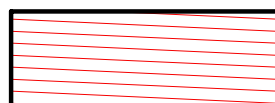
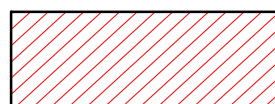
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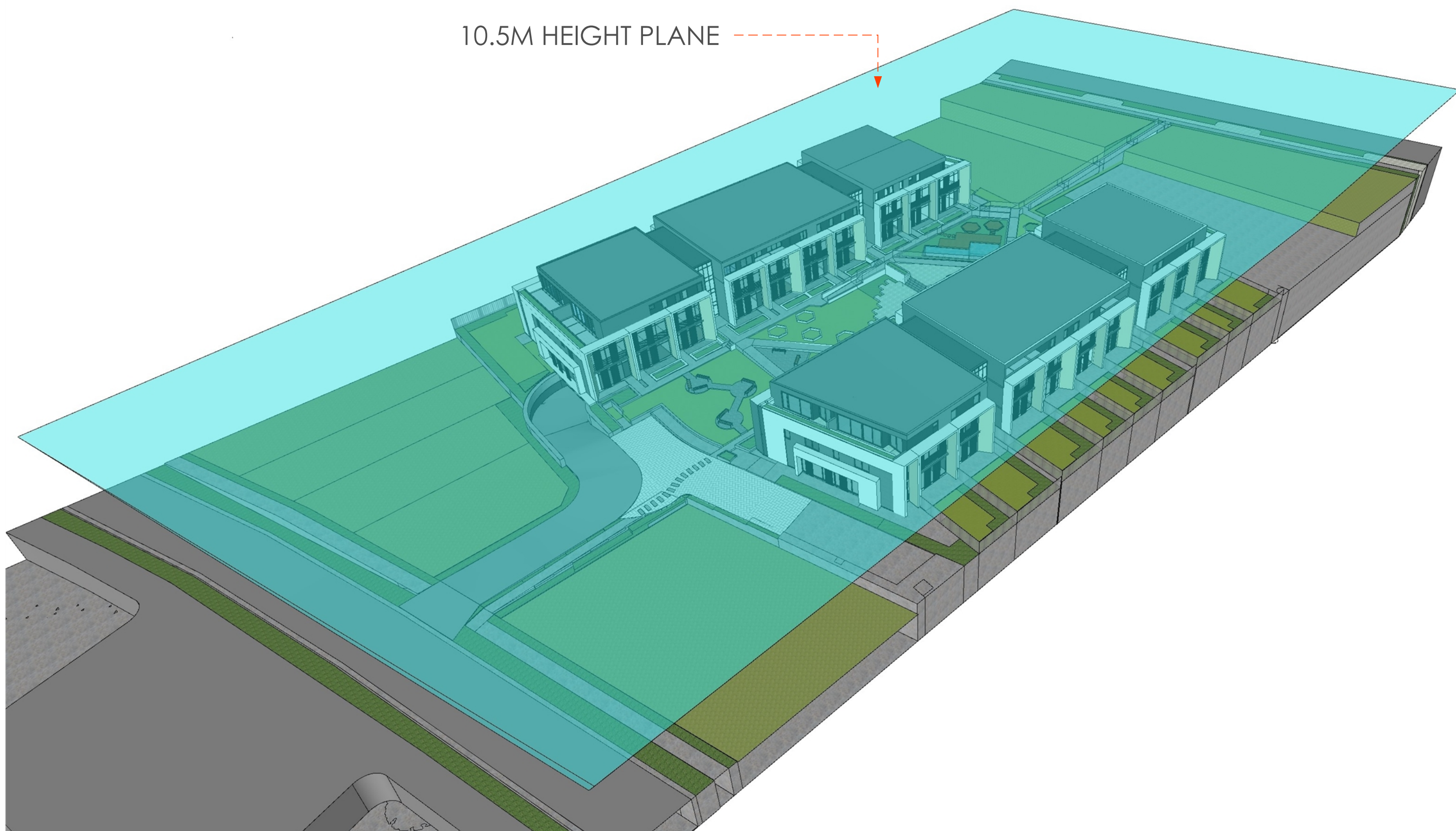
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DRWG. NO.
A17_9
R-00

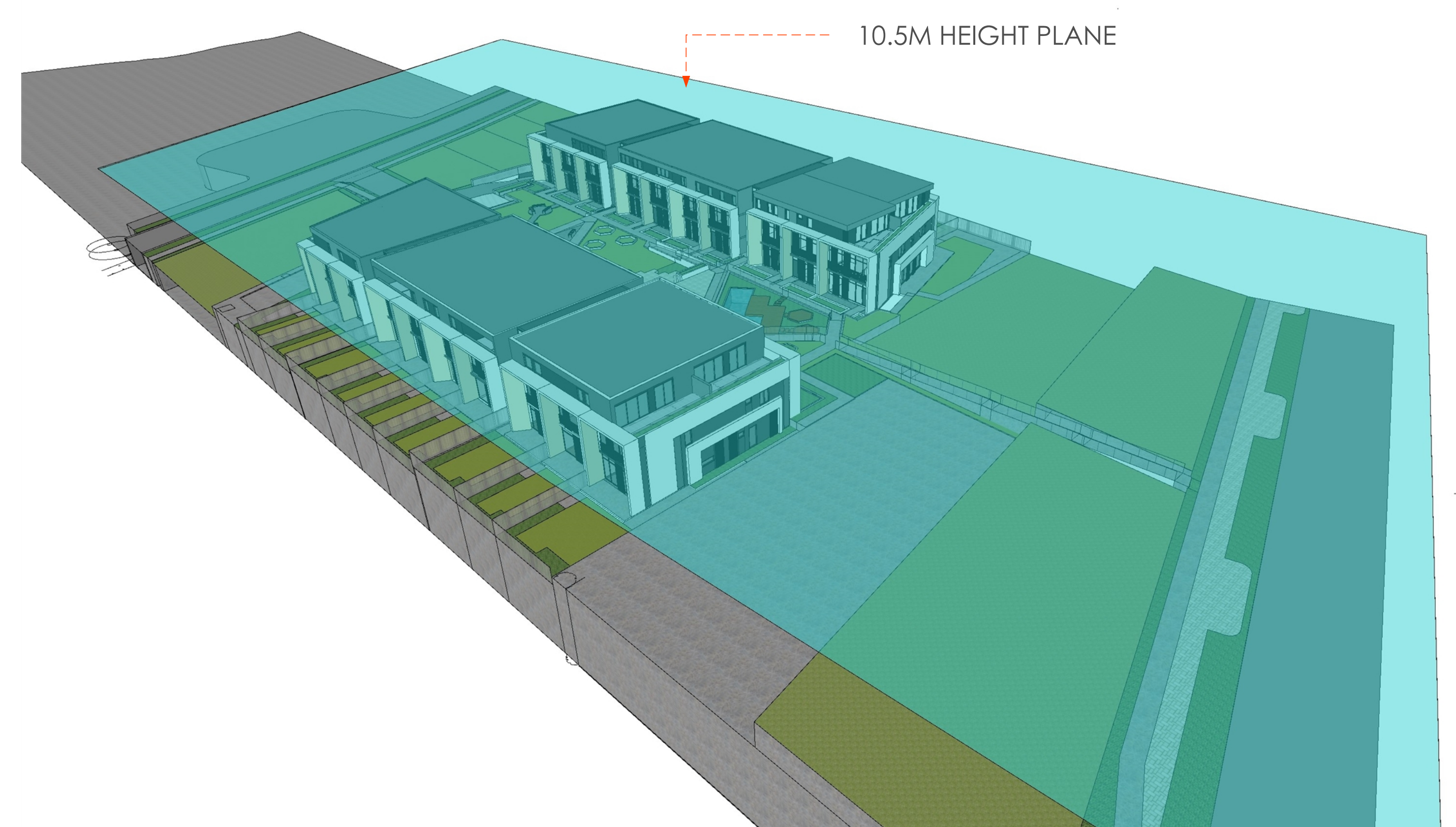
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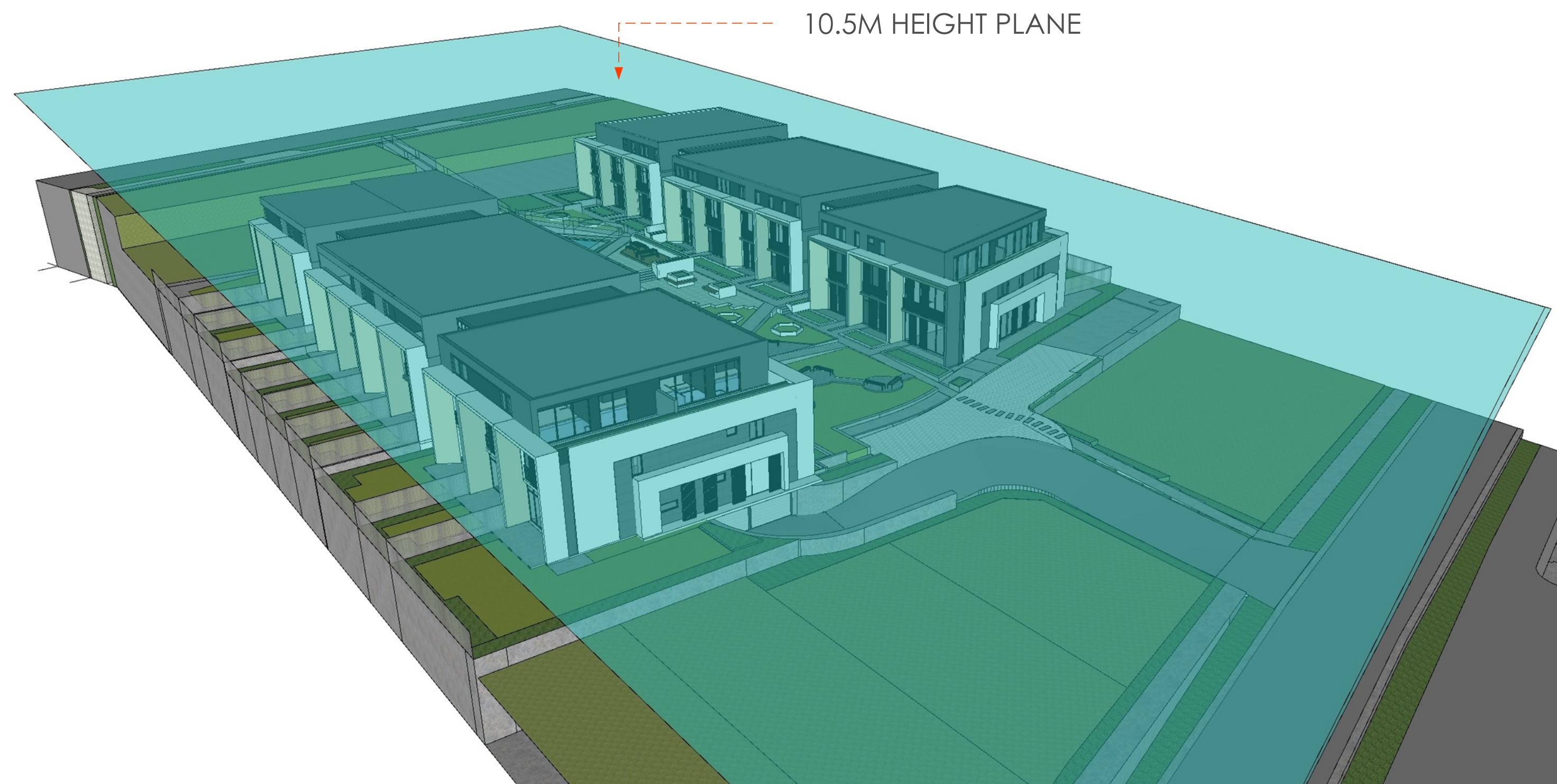
-  DEMOLISH SHEDS & OTHER STRUCTURES
-  DEMOLISH DISH DRAINS



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD

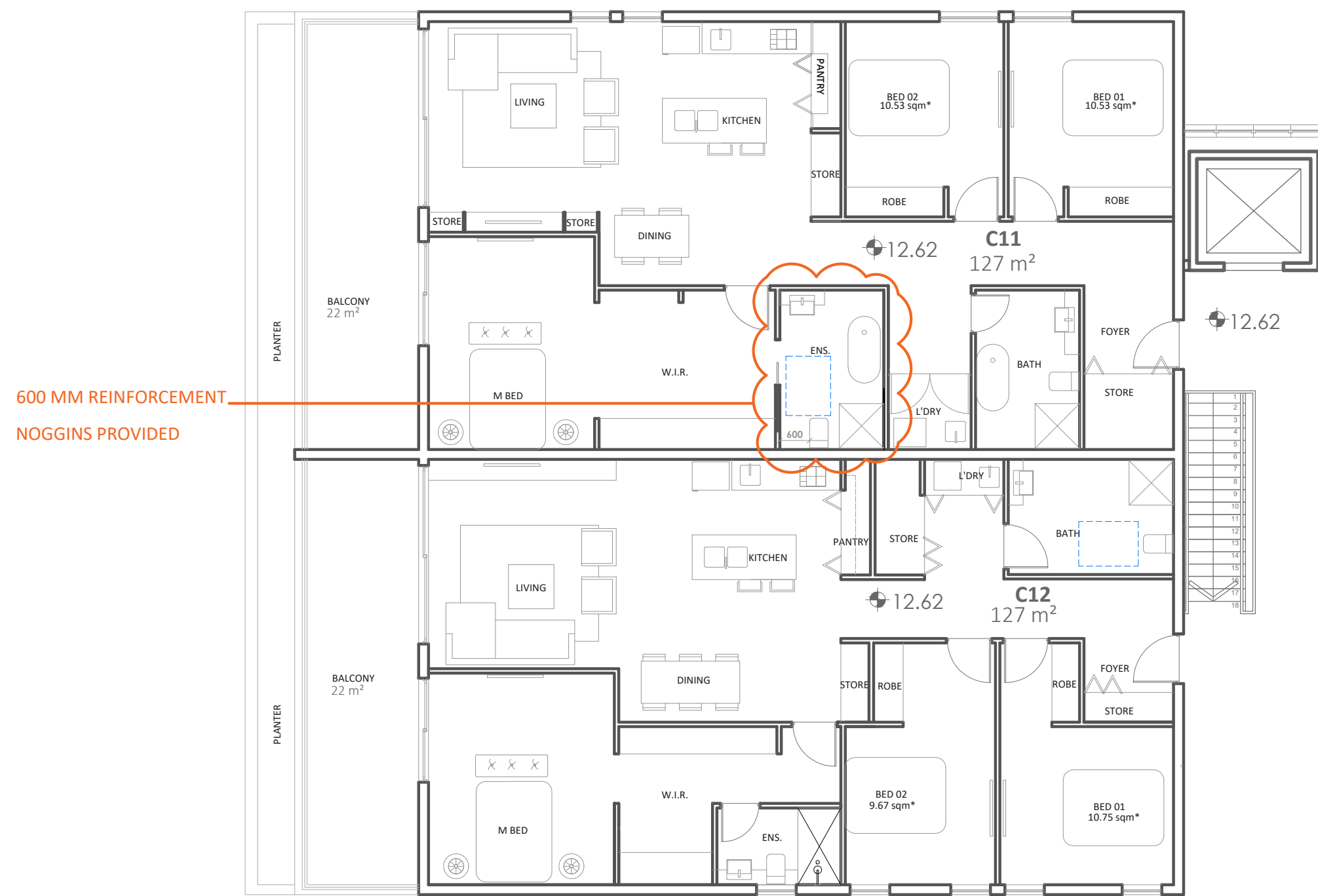
3D HEIGHT ENVELOPE

REFER TO SECTION AA' & SECTION BB' FOR DETAILS OF
EXISTING HEIGHT PLANE INTERSECTING WITH THE BUILDINGS.

- VIEW 01, 02, 03, 04 & 05 CLEARLY SHOW THAT THERE IS NO ENCROACHMENT BY THE BUILDINGS IN THE 10.5M HEIGHT PLANE.
- HEIGHT PLANE ANALYSIS IS BASED ON FINISHED GROUND LEVEL.

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

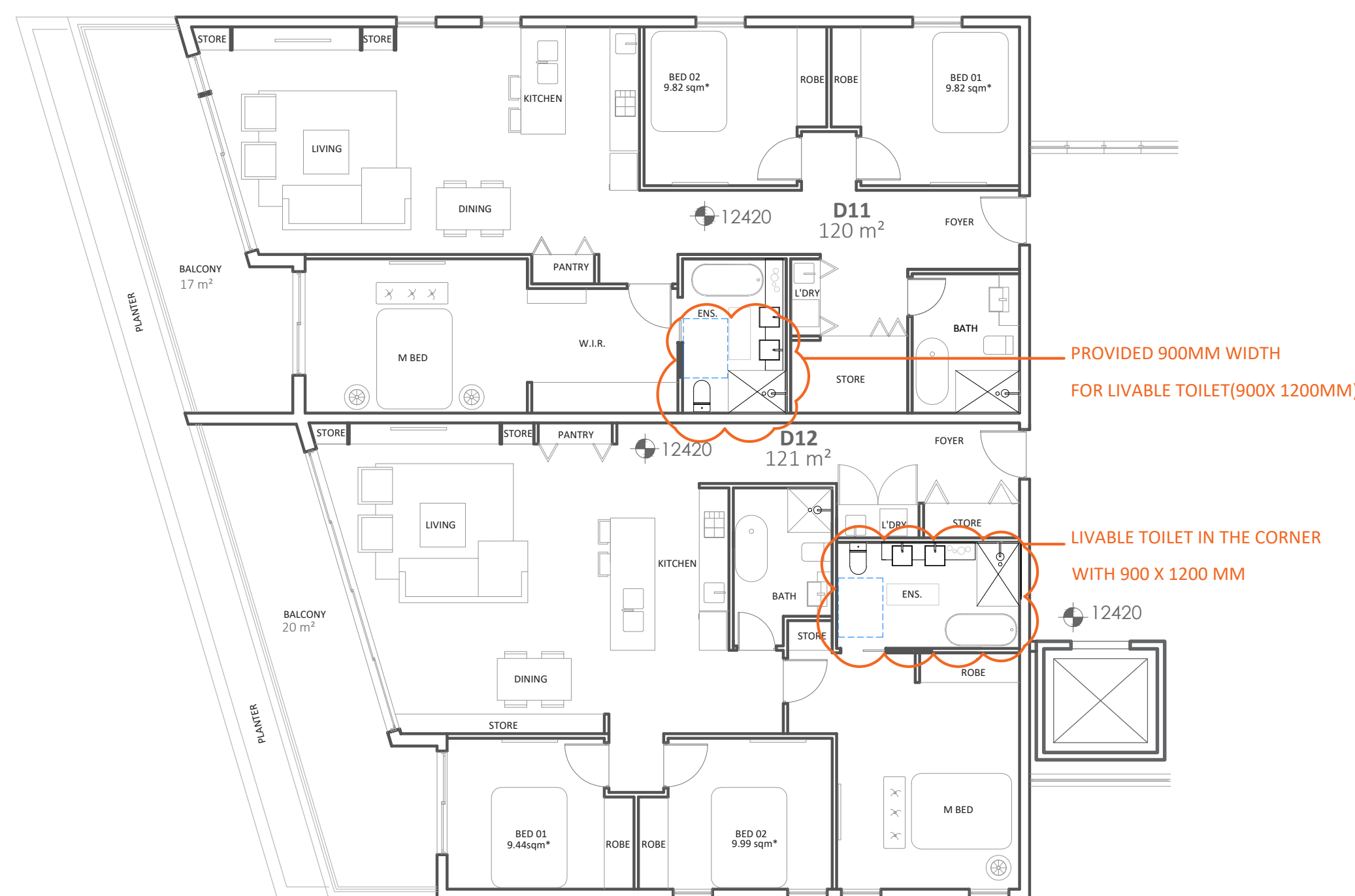
DRWG. NO.
A19
R-01



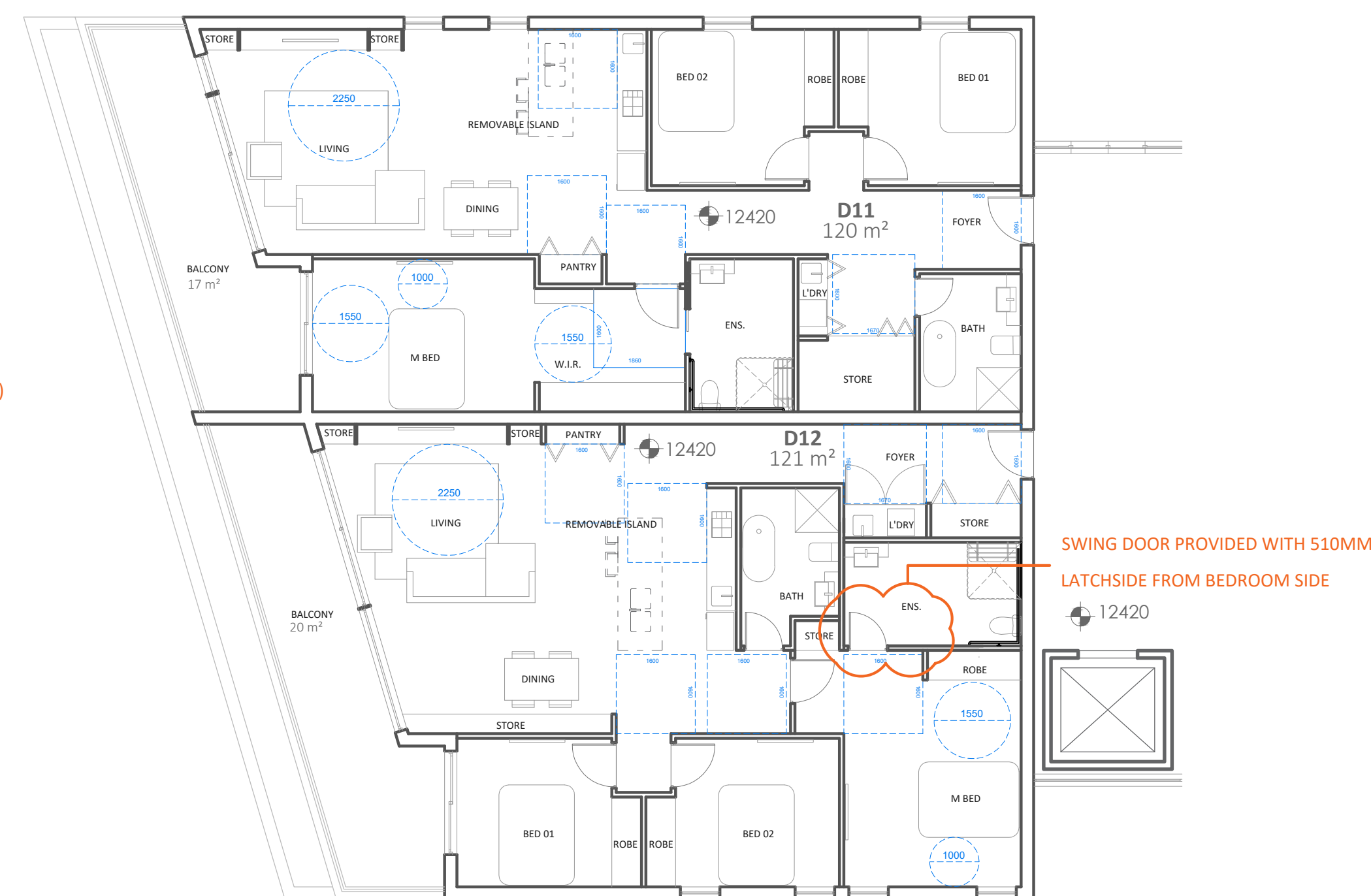
NOTE: ALL DOORS IN ABOVE UNITS HAVE MINIMUM 850mm CLEAR OPENING
PRE ADAPTABLE (UNITS C11 & C12)



NOTE: ALL DOORS IN ABOVE UNITS HAVE MINIMUM 850mm CLEAR OPENING
POST ADAPTABLE (UNITS C11 & C12)



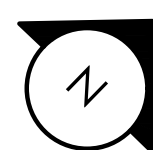
NOTE: ALL DOORS IN ABOVE UNITS HAVE MINIMUM 850mm CLEAR OPENING
PRE ADAPTABLE (UNITS D11 & D12)



NOTE: ALL DOORS IN ABOVE UNITS HAVE MINIMUM 850mm CLEAR OPENING
POST ADAPTABLE (UNITS D11 & D12)

R7 MODIFICATION

PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIWOOD ROAD, WARRIWOOD, NSW



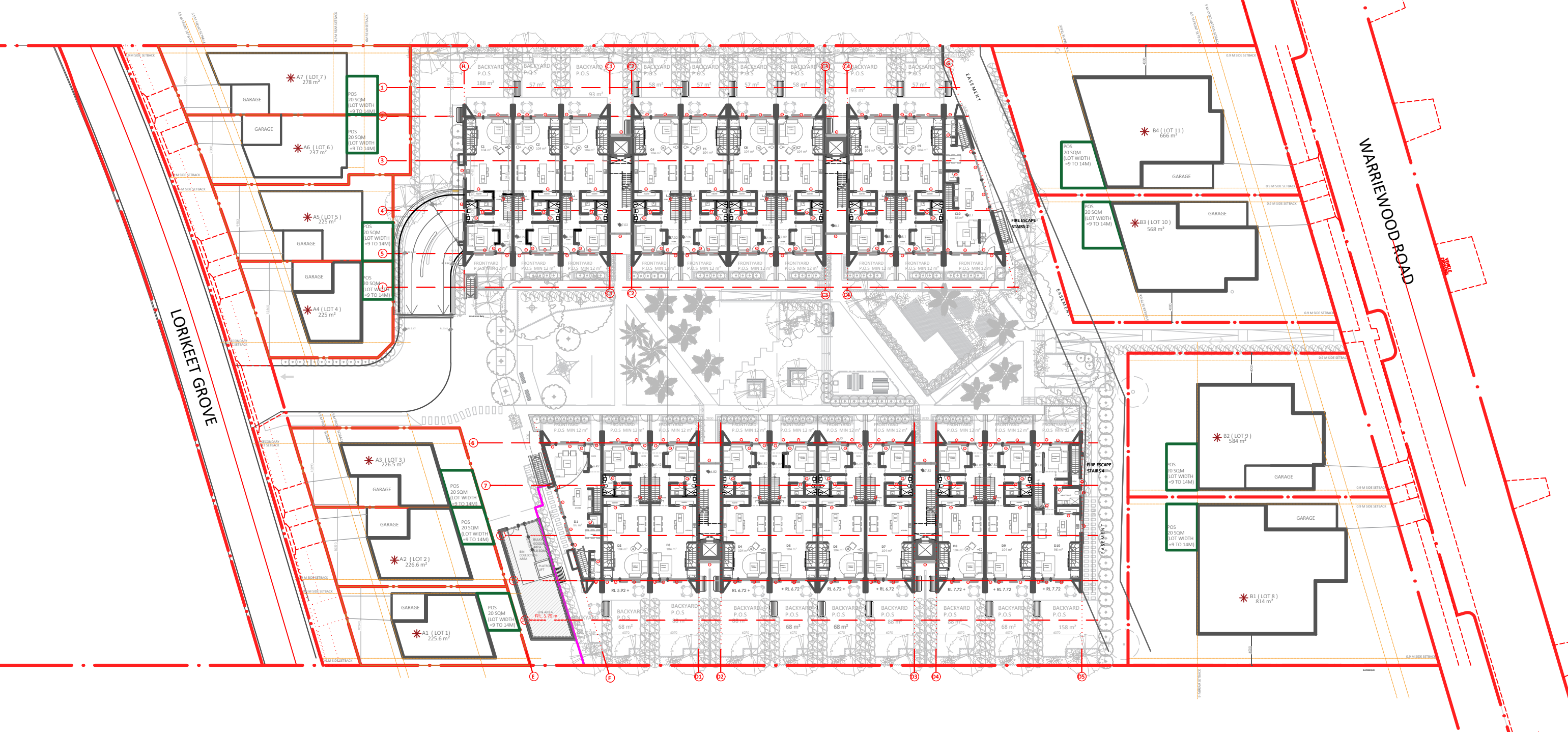
ADAPTABLE UNITS

SCALE 1: 100 @A1

ARCHIDROME
SUITE 601, 90 GEORGE STREET, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A20
R-07

06/12/21



* BUILDING ENVELOPE PLANS ONLY
THE DESIGN OF THE INDIVIDUAL DWELLINGS WITHIN THE LOTS
WILL BE SUBJECT TO A SEPARATE APPROVAL PROCESS

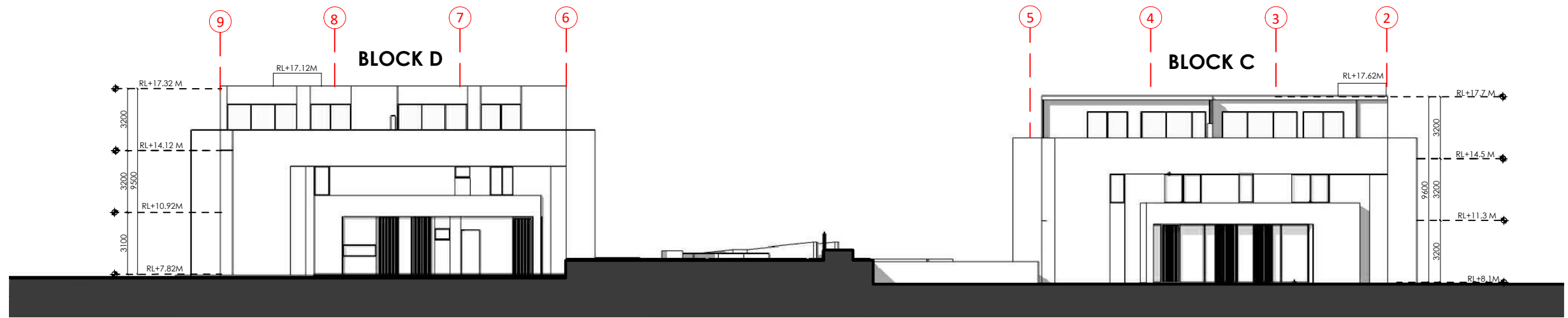
PROPOSED RESIDENTIAL DEVELOPMENT
45-49 WARRIEWOOD ROAD, WARRIEWOOD



NOTIFICATION PLAN 1

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A21a
R-01



NORTH- EAST ELEVATION (FROM WARRIEWOOD ROAD)

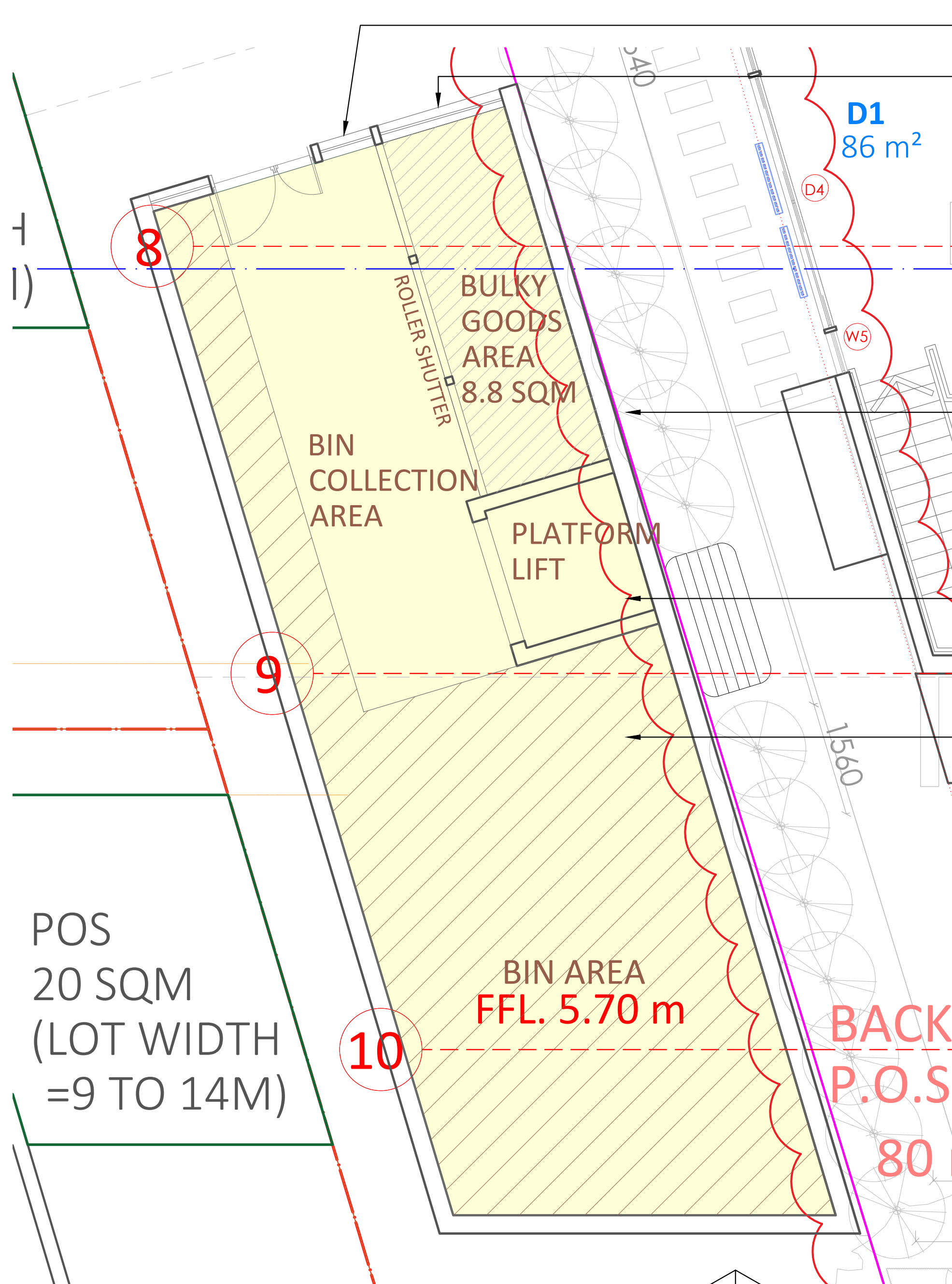


NORTH- WEST ELEVATION BLOCK C



SOUTH- EAST ELEVATION BLOCK D





BIN COLLECTION ROOM DETAIL

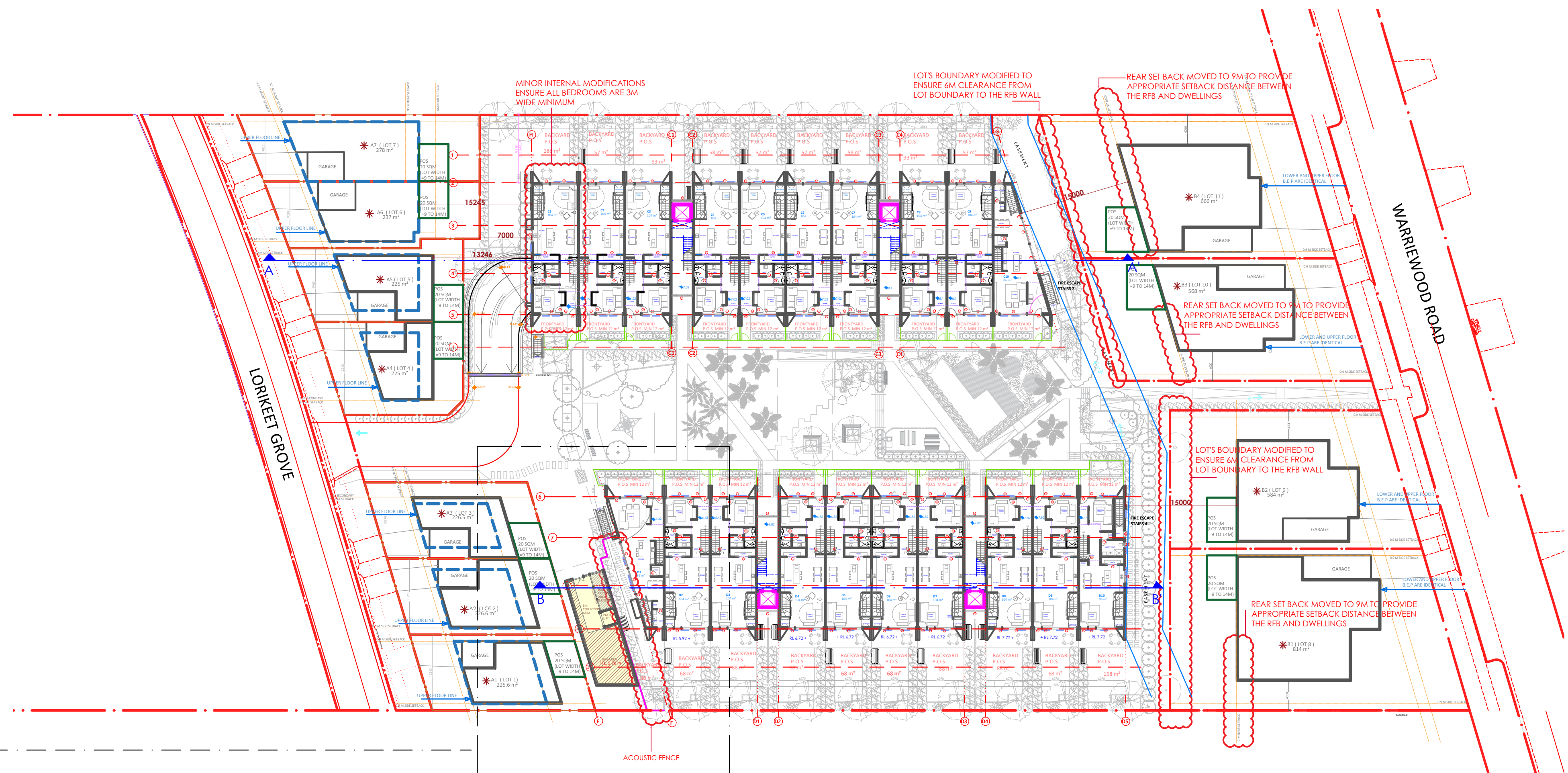
Direct access to Bins area

Direct access to Bulky goods area via roller shutter

Bulky goods area 8.8 sqm= 17.6 cbm

Bins transported using lift

Bins placed here, ready for collection



* BUILDING ENVELOPE PLANS ONLY
THE DESIGN OF THE INDIVIDUAL DWELLINGS WITHIN THE LOTS
WILL BE SUBJECT TO A SEPARATE APPROVAL PROCESS

