

LEGEND

BM - BENCH MARK
C - CONCRETE
ELEC - ELECTRICITY KIOSK
GB - GARDEN BED
GR - GRATE (PIT)
H - WINDOW HEADER
HYD - HYDRANT
KOP - KERB OUTLET POINT
LNT - KERB INLET PIT LINTEL
LP - LIGHT POLE
PC - PRAM CROSSING
S - WINDOW SILL
SIP - SEWER INSPECTION POINT
SMH - SEWER MANHOLE
SV - STOP VALVE
TEL - TELECOMMUNICATIONS PIT
TK - TOP KERB
VC - VEHICLE CROSSING
WM - WATER METER
5/0.3 - TREE 5m SPREAD 0.3m TRUNK



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2023/0206

(Activation of consent must be obtained
from Northern Beaches Council)

FOR COUNCIL APPROVAL

Approval PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

SITE SOIL CLASSIFICATION

- M CLASS ASSUMED TO BE CHECKED AND CONFIRMED

NATURAL GAS IS AVAILABLE TO SITE

TBC

OVERHEAD POWERLINE PROTECTION

WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY

SURFACE PICKUPS TO BE PROVIDED WHERE REQUIRED. TO BE
CONFIRMED ON SITE BY PLUMBER

POSITION OF STORMWATER DRAINAGE LINES AND
DOWNPIPES INDICATED ARE APPROXIMATE ONLY. TO BE
CONFIRMED ONSITE

90mm DIAMETER PVC DOWNPIEPES - CHARGED SYSTEM

BUSH FIRE PRONE AREA

B.A.L 0

SEWER MAIN POSITION

TO BE CHECKED AND CONFIRMED

SALINITY AFFECTED - TBC

INSULATION

SARKING THROUGHOUT
R VALUE TO EXTERNAL WALLS AS PER BASIX COMMITMENTS
R VALUE TO CEILING AS PER BASIX COMMITMENTS

NBN

NBN CONNECTION AS PER ESTATE REQUIREMENT

METER BOX

LOCATION OF METER BOX TO BE CONFIRMED ON SITE DURING
CONSTRUCTION STAGE

POOL TO BE HARD COVERED DURING CONSTRUCTION

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	FA	09.11.2022
A	PRE-APPROVAL PLAN	FA	01.12.2022
C	PRE-APPROVAL PLAN	LH	17.12.2022
D	APPROVAL PLAN	LH	19.01.2023
E	APPROVAL PLAN	FA	24.01.2023
F	APPROVAL PLAN	FA	15.02.2023
G	APPROVAL PLAN	FA	10.03.2023

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New Dwelling

JOB NUMBER FJ255

Site Plan

CLIENT Mr Eddie Grobler

LOCATION
11B Hill Street
Warriewood NSW 2102

DP B/-DP419338

LGA Northern Beaches COUNCIL

DESIGNER FA - BDAA Accreditation No.6617

SHEET NO: APPROVAL - 4
SCALE: 1:200, 1:194.166 @ A3

DATE PRINTED
Friday, 12 May 2023

AREA CALCULATION

AS PER PIT/WATER 21 DCP

TOTAL SITE AREA: 1328sqm
LOT WIDTH: 31.81 metres

LANDSCAPED AREA

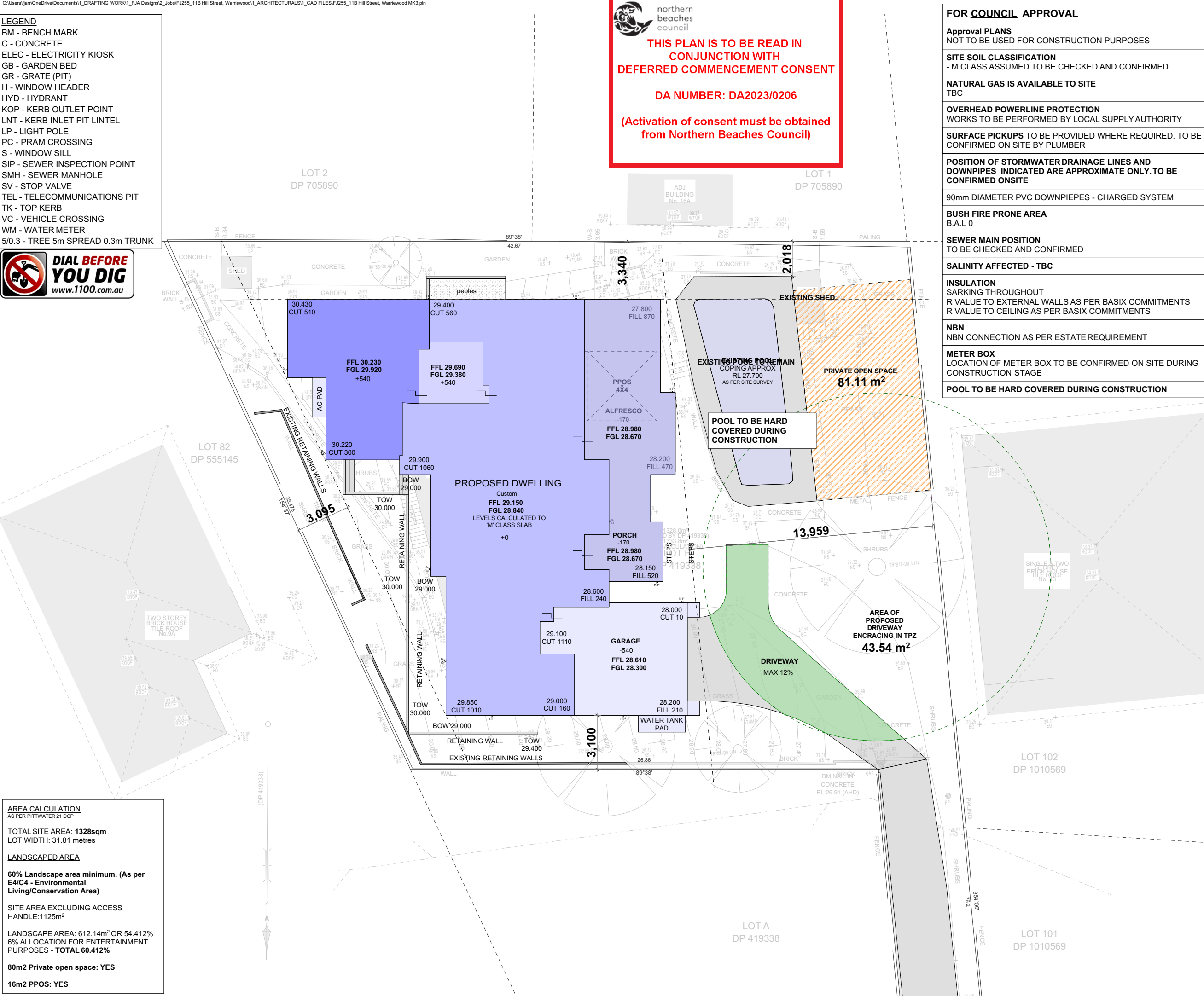
60% Landscape area minimum. (As per
E4/C4 - Environmental
Living/Conservation Area)

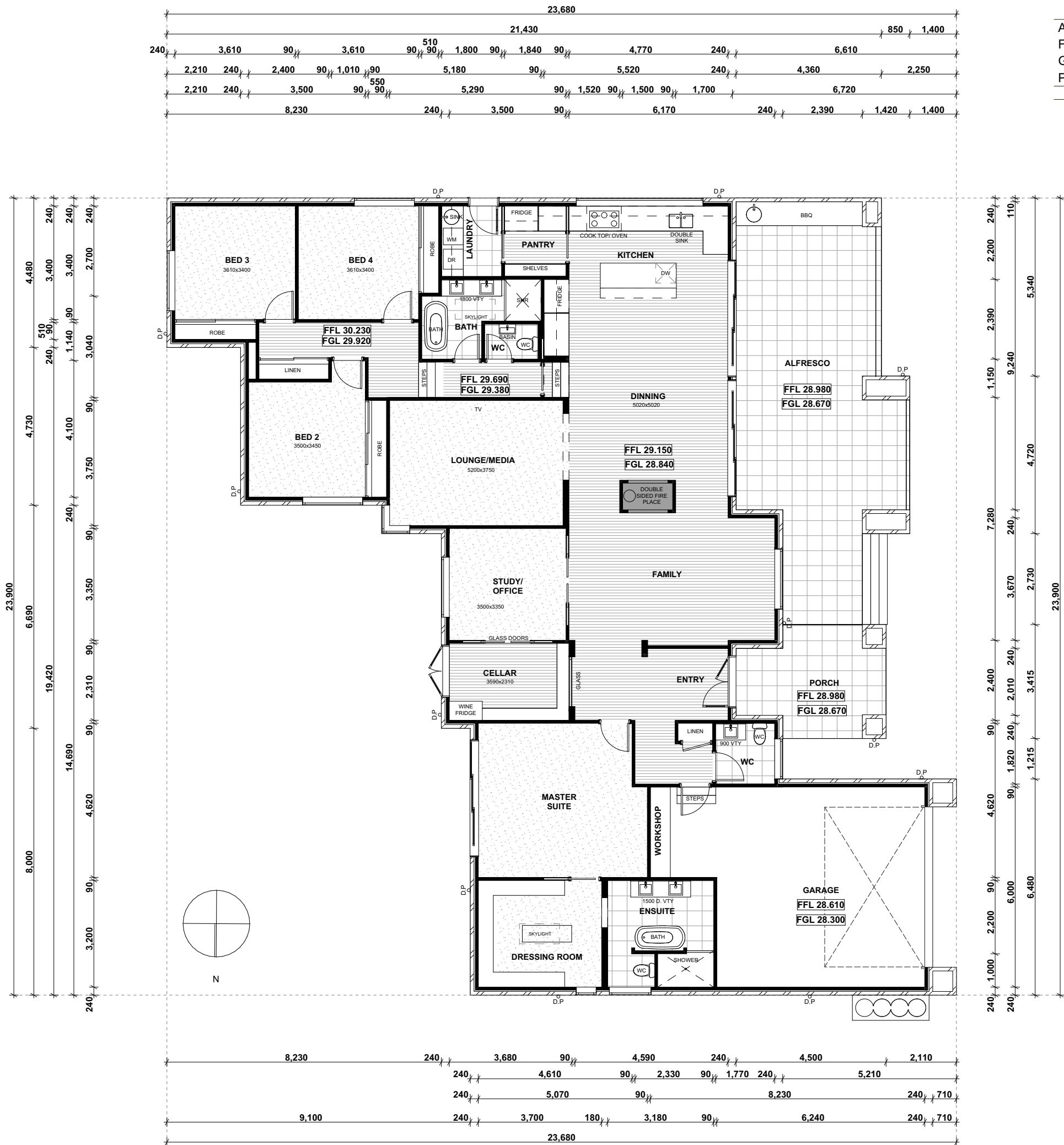
SITE AREA EXCLUDING ACCESS
HANDLE: 1125m²

LANDSCAPE AREA: 612.14m² OR 54.412%
6% ALLOCATION FOR ENTERTAINMENT
PURPOSES - TOTAL 60.412%

80m² Private open space: YES

16m² PPOS: YES





Area Calculations		REV	DESCRIPTION	BY	DATE
Room Name	Area	A	CONCEPT PLAN	FA	09.11.2022
ALFRESCO	46.87	A	PRE-APPROVAL PLAN	FA	01.12.2022
FLOOR AREA	270.99	C	PRE-APPROVAL PLAN	LH	17.12.2022
GARAGE	46.91	D	APPROVAL PLAN	LH	19.01.2023
PORCH	13.40	E	APPROVAL PLAN	FA	24.01.2023
		F	APPROVAL PLAN	FA	15.02.2023
		G	APPROVAL PLAN	FA	10.03.2023
378.17 m ²					



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New Dwelling

JOB NUMBER FJ255

Ground Floor Plan

CLIENT Mr Eddie Grobler

LOCATION
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LGA Northern Beaches COUNCIL

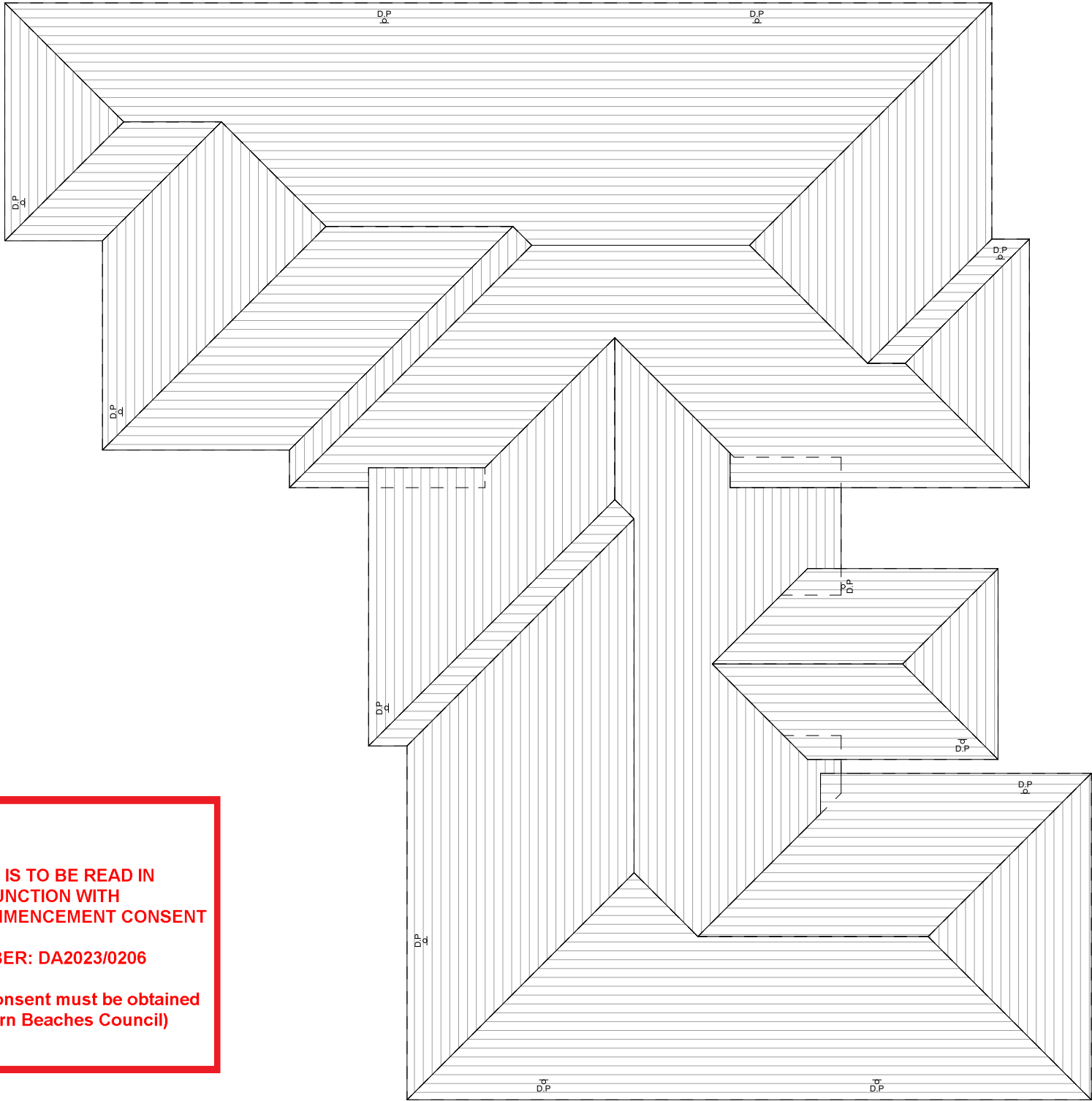
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SHEET NO: APPROVAL - 5
SCALE: 1:125 @ A3

DATE PRINTED
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Area Calculations	
Room Name	Area
ALFRESCO	46.87
FLOOR AREA	270.99
GARAGE	46.91
PORCH	13.40
378.17 m²	

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New Dwelling

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Roof Plan

CLIENT Mr Eddie Grobler

LOCATION
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Warriewood NSW 2102

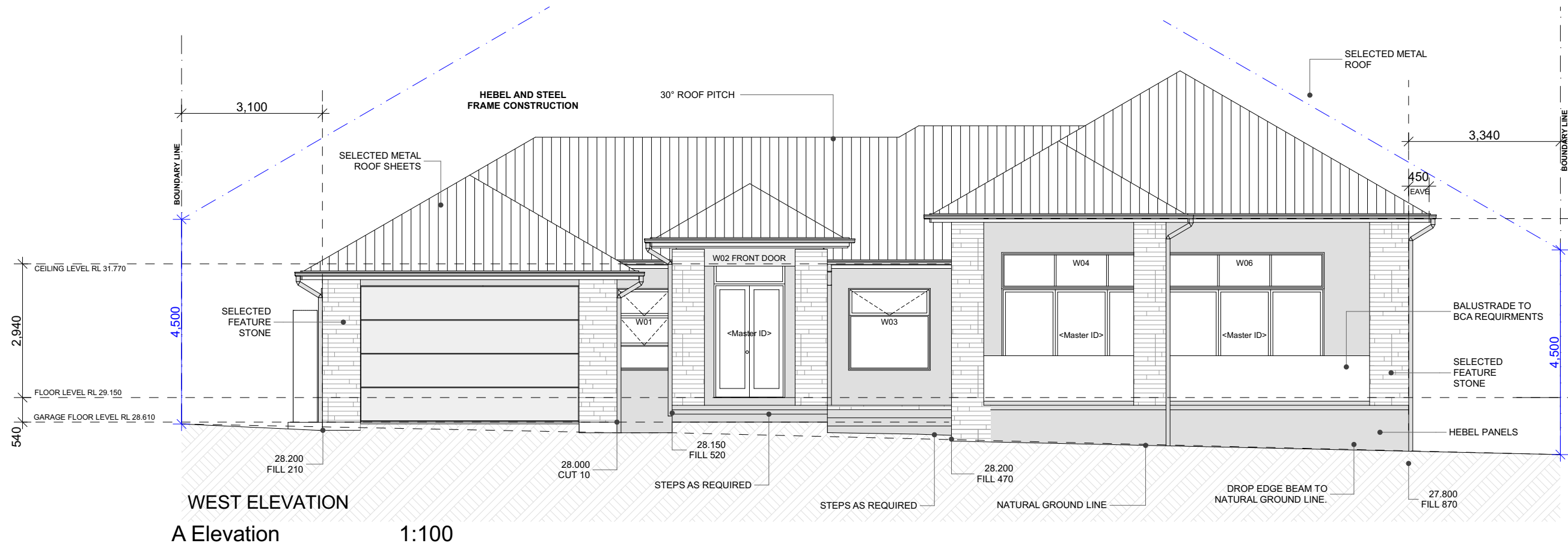
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New Dwelling

JOB NUMBER FJ255

Elevations

CLIENT Mr Eddie Grobler

LOCATION
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Warriewood NSW 2102

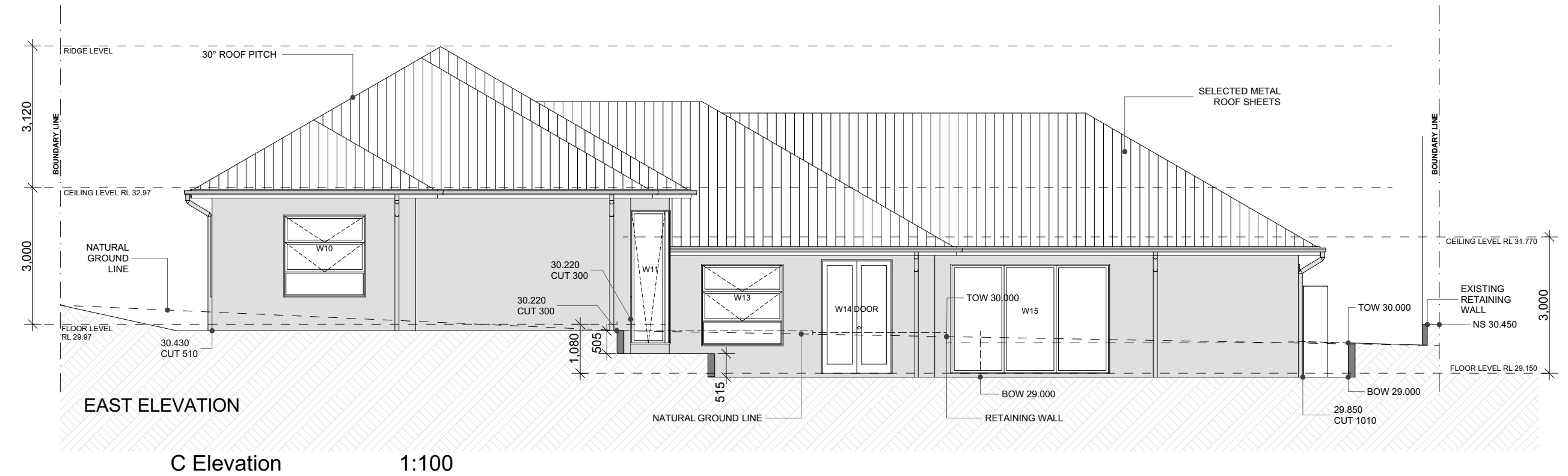
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SCALE: 1:100 @ A3

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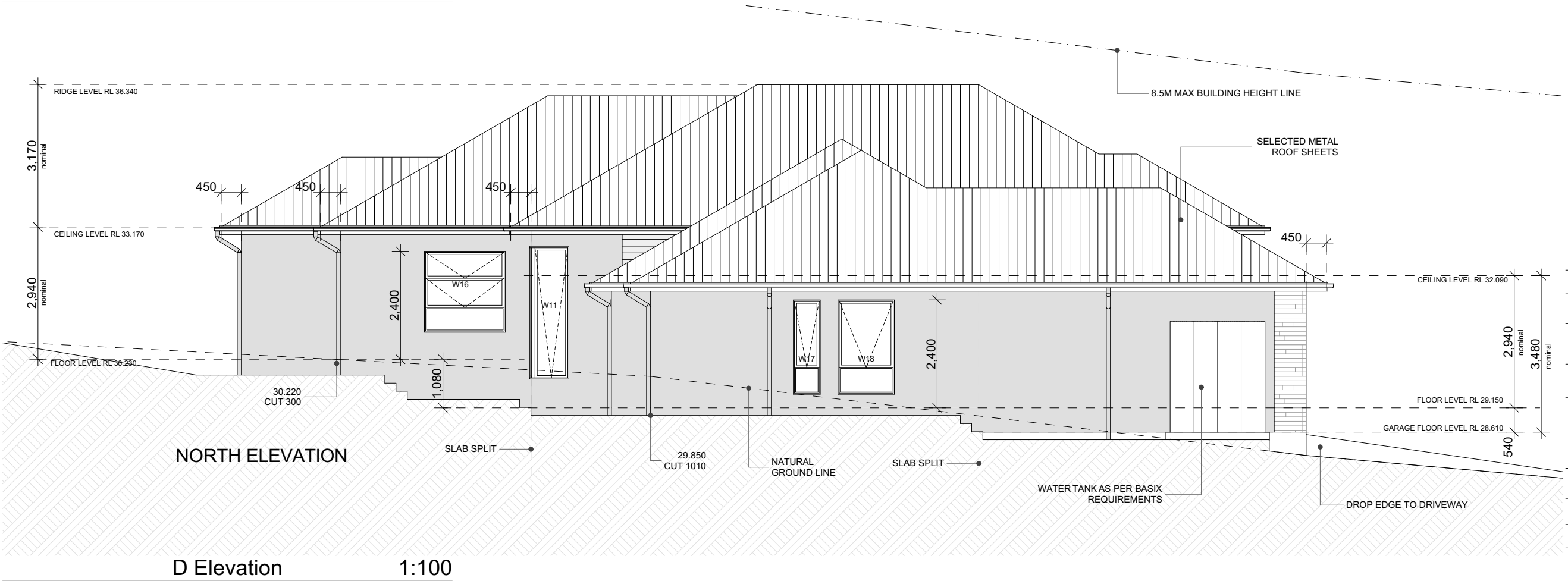
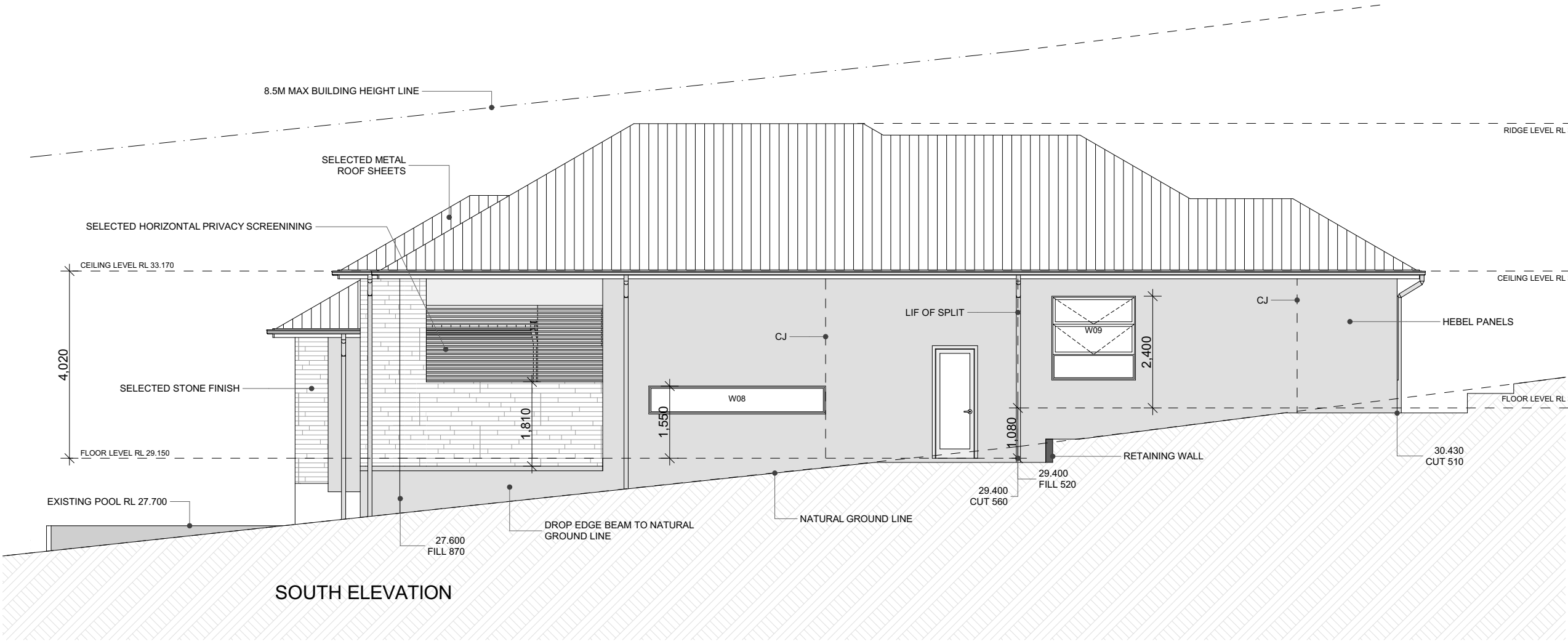
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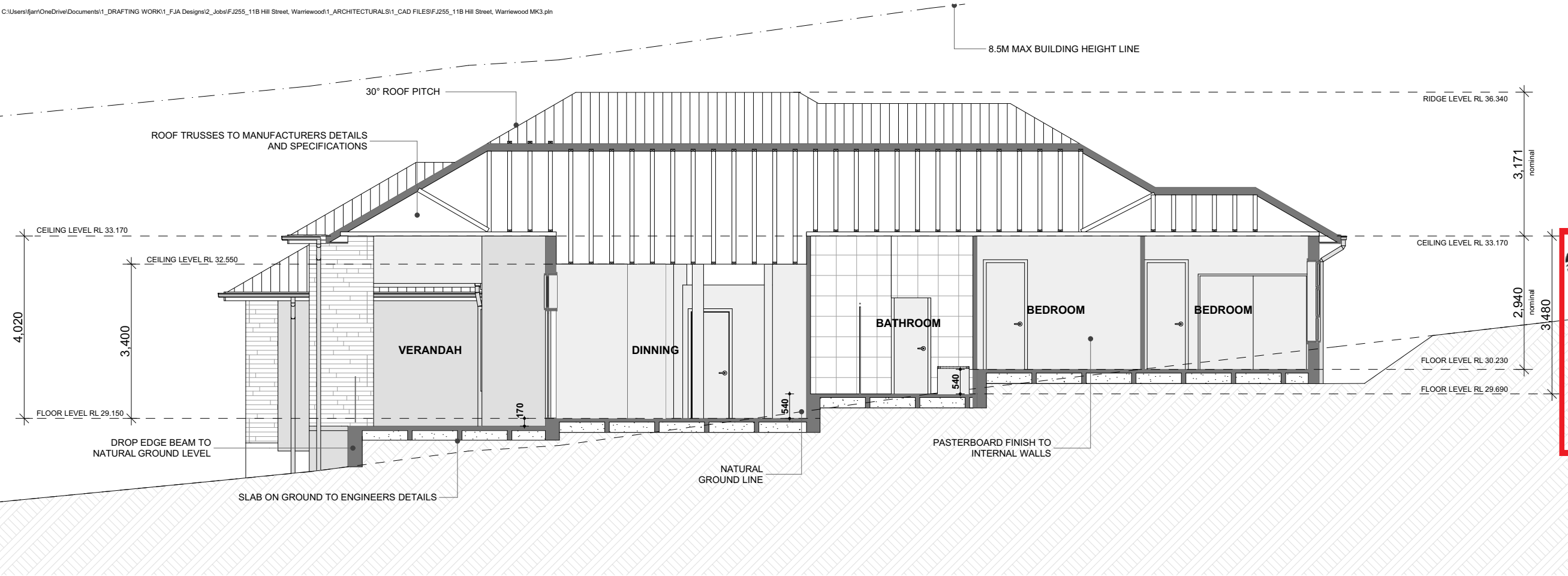
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APPROVAL- 8

SCALE:
1:100 @ A3

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New Dwelling

JOB NUMBER FJ255

Section

CLIENT Mr Eddie Grobler

LOCATION
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SHEET NO:
APPROVAL - 9

SCALE:
1:100 @ A3

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AA Section 1:100

Window Schedule										
Window Code	W01	W02 FR...	W03	W04	W06	W08	W09	W10	W11	W11
Height	1,800	785	1,800	785	785	600	1,800	1,800	2,940	2,940
Width	1,200	1,560	1,800	3,500	3,500	3,800	1,800	1,800	780	780
Head height	2,400	3,285	2,400	3,185	3,185	1,550	2,400	2,400	3,582	3,582
Surface Area	2.16	1.22	3.24	2.75	2.75	2.28	3.24	3.24	2.29	2.29
Quantity	1	1	1	1	1	1	1	1	1	1
Elevation										
Room Location										
Window Type	AW	FIXED	AW	FIXED	FIXED	FIXED	AW	AW		AW

Window Schedule							
Window Code	W13	W14 DOOR	W15	W16	W17	W18	
Height	1,800	2,500	2,400	1,800	2,100	2,100	
Width	1,800	1,560	3,500	1,800	600	1,250	
Head height	2,400	2,500	2,400	2,400	2,400	2,400	
Surface Area	3.24	3.90	8.40	3.24	1.26	2.63	48.13 m ²
Quantity	1	1	1	1	1	1	16
Elevation							
Room Location							
Window Type	AW		SLIDING DOOR	AW	AW	AW	

CODE KEY
CSD= CAVITY SLIDING DOOR
LOH=LIFT OF HINGE DOORS
DG= DOUBLE GLASS (REFER TO TENDER)
OBS= OBSCURE GLAZING AS SELECTED
RD= ROBE DOOR
MR=MIRROR
SP=SPECIALY MADE
SQ SET= SQUARE SET OPEINING
SHR= SHOWER LOCATION
AA= ALUMINIUM AWNING WINDOW
AS= ALUMINIUM SLIDING WINDOW
ASDI= ALUMINIUM SLIDING DOOR
ASSD= ALUMINIUM STACKER DOOR
CR= OPEN CORNER (NO POST)
EXT= EXTERNAL DOOR (CLEAR GLAZING U.N.O.)
WINDOW SCHEDULE IS MESURED TO THE ALUMINIUM - ALL WINDOW SIZES ARE NOMINAL AND ARE SUBJECT TO WINDOW MANUFACTURERS STANDARD SIZES AND FINAL DETAILS



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SHEET NO:	SCALE:
APPROVAL- 10	1:200 @ A3

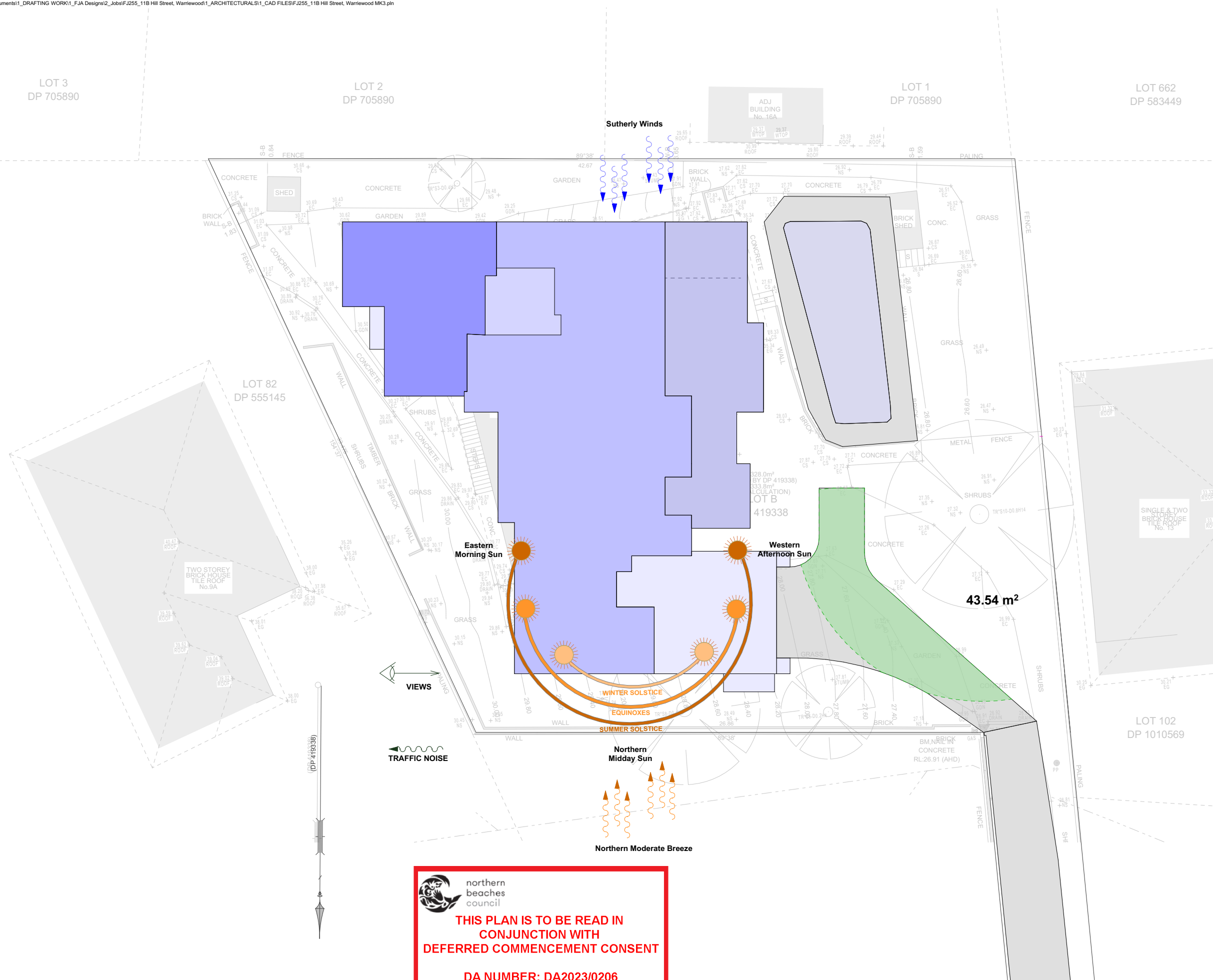
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New Dwelling

JOB NUMBER FJ255

Site Analysis Plan

CLIENT Mr Eddie Grobler

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