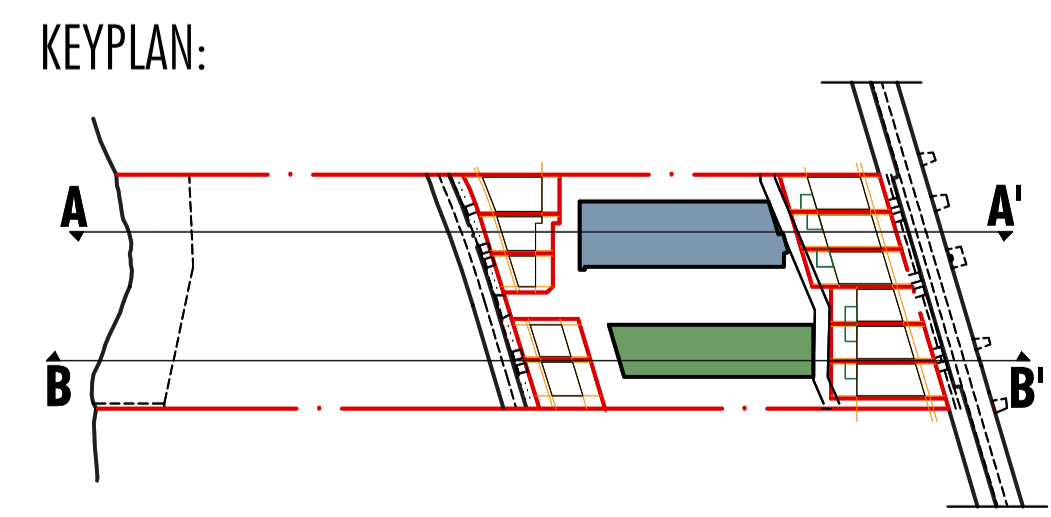


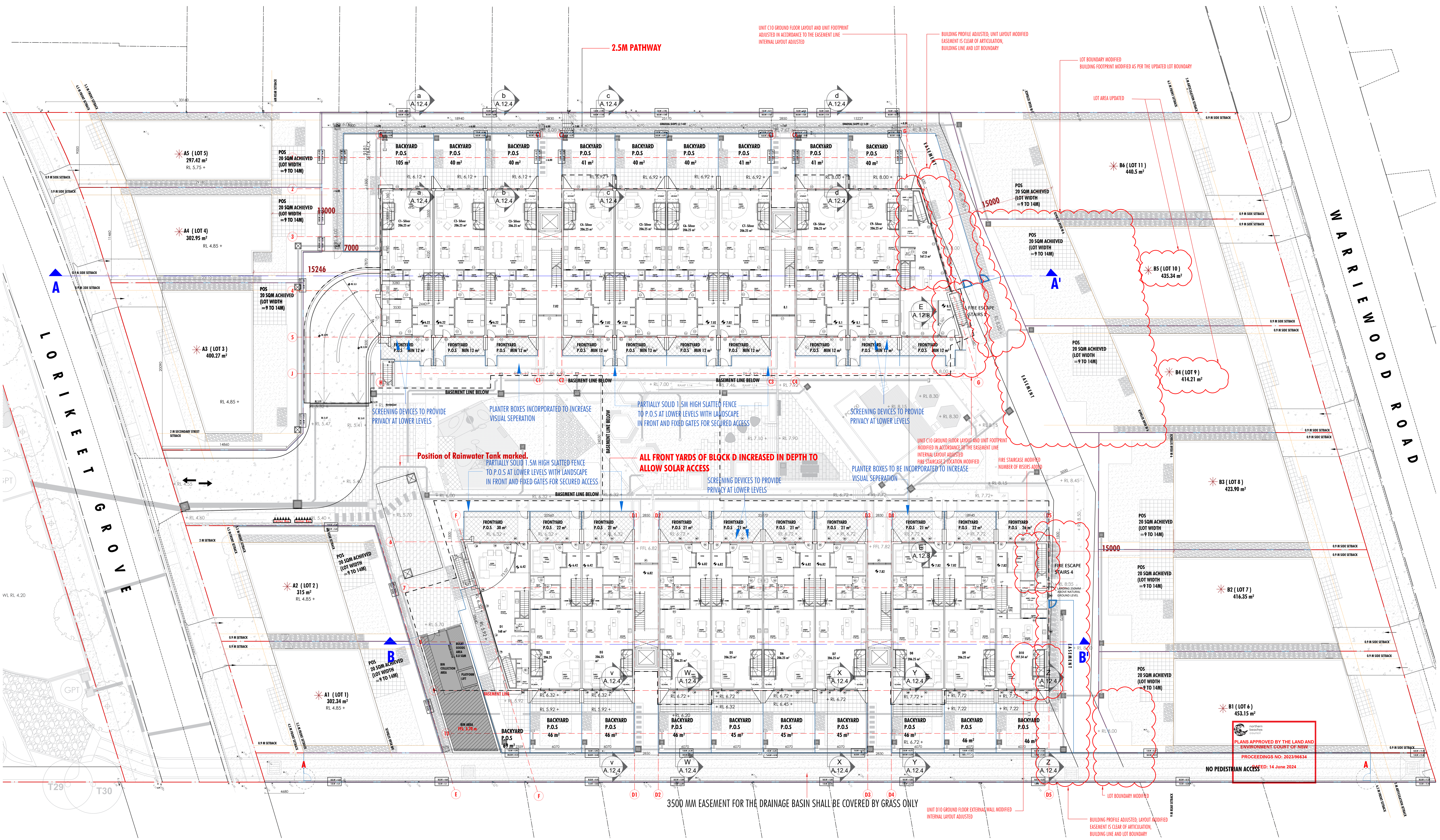
NOTES:
 THE DEVELOPMENT IS CAPABLE OF BEING FULLY BY THE FOLLOWING -
 RETICULATED WATER AND SEWER - REFER TO REVIEW BY SYDNEY WATER
 CO-ORDINATOR (KFW ORION GROUP).
 THIS DRAWING IS AN EXTRACT FROM ENGINEERING DRAWINGS BY WALKERBAI -
 DOC NO. : CSK - 001 FOR ELECTRICITY, GAS AND COMMUNICATIONS

SITE ANALYSIS - ESSENTIAL SERVICES PLAN - PART 2

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024



NOTES

- * BUILDING ENVELOPE PLANS ONLY
- THE DESIGN OF THE INDIVIDUAL DWELLINGS WITHIN THE LOTS WILL BE SUBJECT TO A SEPARATE APPROVAL PROCESS
- REFER TO SHEET A03.a FOR SITE PLAN WITH FENCING DETAILS
- REFER TO LANDSCAPE SET PROVIDED BY CPS - SECTION - LANDSCAPE CONCEPT - SOUTH AND DETAIL PLAN - SHARED PATHWAY

KEY

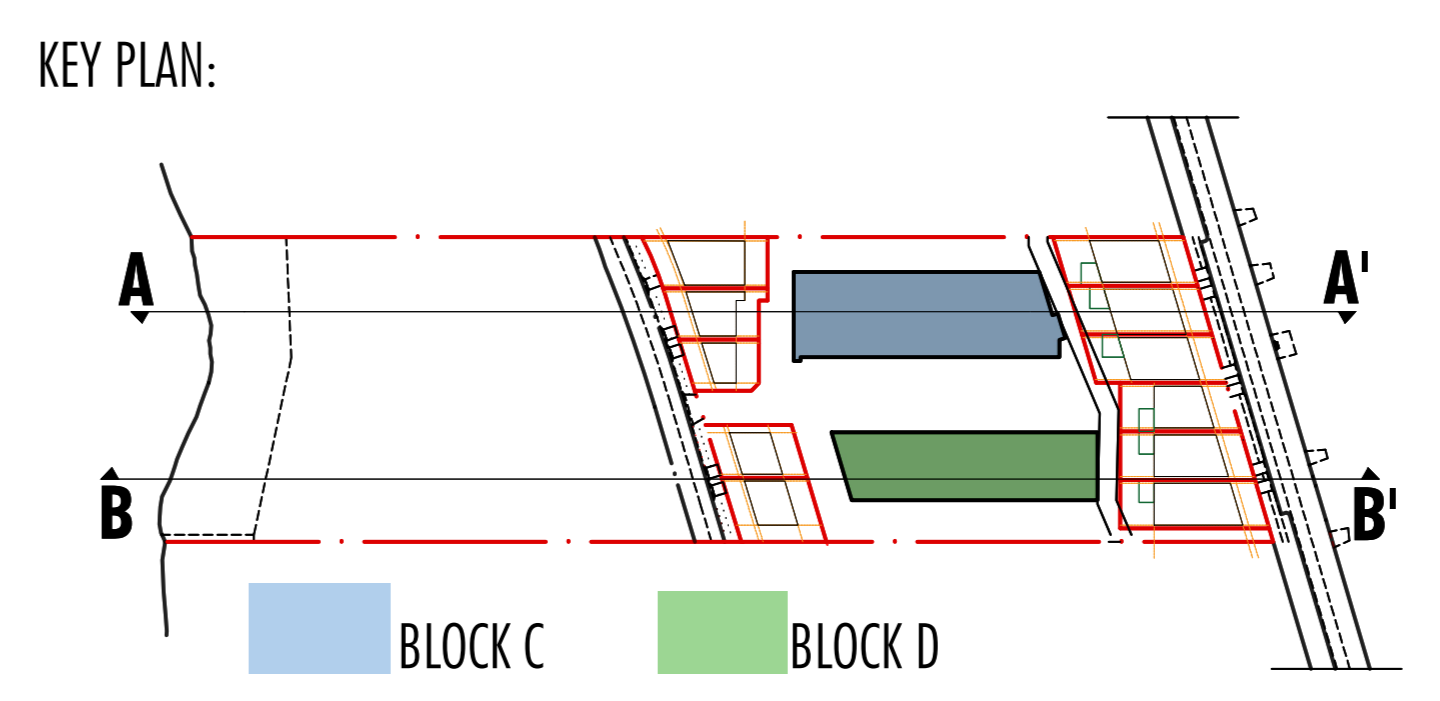
T.O.W. +0.00
B.O.W. +0.00

T.O.W. - TOP OF WALL
B.O.W. - BOTTOM OF WALL

PROPOSED SITE LEVELS ARE HIGHLIGHTED IN BLUE TEXT AS +.XXX (IN VALUES)

REVISION R12

- BUILDING PROFILE ADJUSTED AS PER THE EASEMENT ON THE EAST SIDE OF THE SITE.
- EASEMENT ON THE EAST IS CLEAR OF FENCE, ARTICULATION, BUILDING LINE OR LOT BOUNDARY.
- LOT BOUNDARY AND FENCE UPDATED FOR LOTS B1 (LOT 6), B4 (LOT 9) AND B5 (LOT 10). BUILDING FOOTPRINT MODIFIED AS PER THE UPDATED LOT BOUNDARY FOR LOT B4 AND B5
- FIRE ESCAPE STAIRCASE 4 UPDATED ON THE EAST SIDE OF THE BUILDING BLOCK D, NUMBER OF RISERS INCREASED. LANDING IS NOW 2500MM OVER THE NATURAL GROUND LEVEL
- GROUND FLOOR LAYOUT FOR UNIT D10 IN BLOCK D AND C10 IN BLOCK C UPDATED/MODIFIED IN ACCORDANCE TO THE EASEMENT LINE. INTERNAL LAYOUT ADJUSTED AS PER THE MODIFIED UNIT PRINT.
- FENCE LAYOUT MODIFIED.
- BASEMENT LINE BELOW ADJUSTED



LEGEND:

- PROPOSED SITE
- LATEST REVISION
- LETTERBOX LOCATION FOR ALL UNITS ADJACENT TO THE DRIVEWAY
- GATES PROVIDED FOR MAINTENANCE ACCESS ONLY
- FENCE LINE
- BASEMENT LINE BELOW

Energy Rating

Certificate Number: 130687896L

single-dwelling rating: 6.0 stars

multi-unit development (attach listing of ratings): heating 23.5 stars, cooling 25.1 stars, hot water 14.1 stars

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Sowmya Sastry VICBDAV101014

Assessor Signature: [Signature]

Date: 13/12/23

SITE PLAN

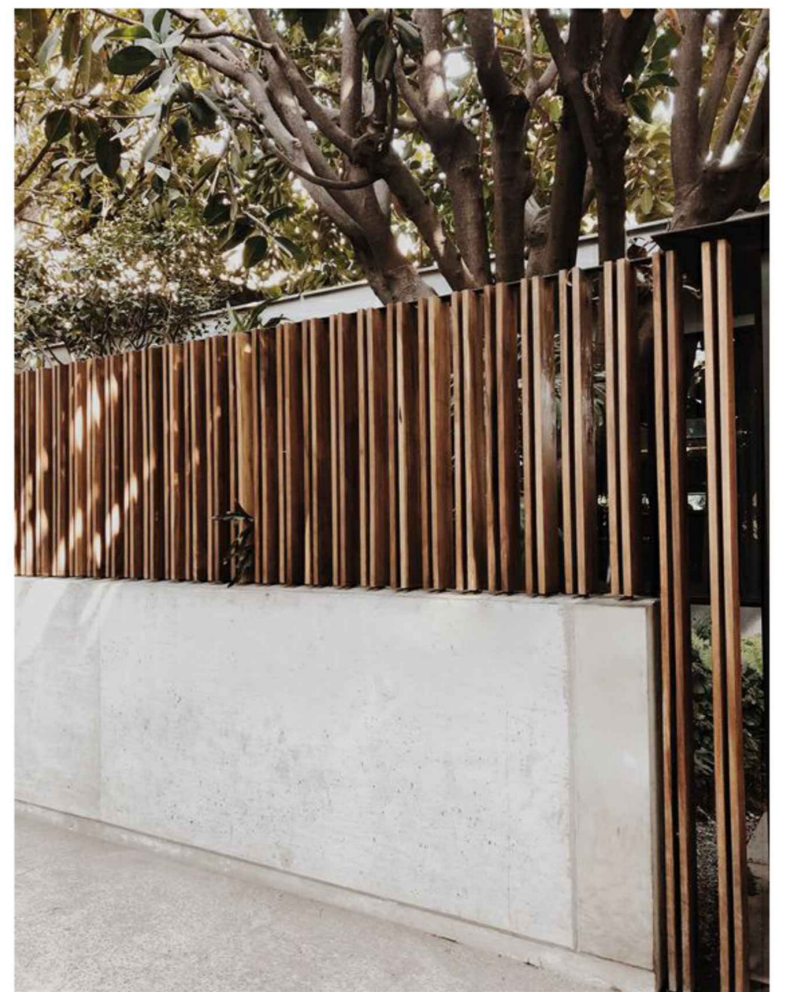
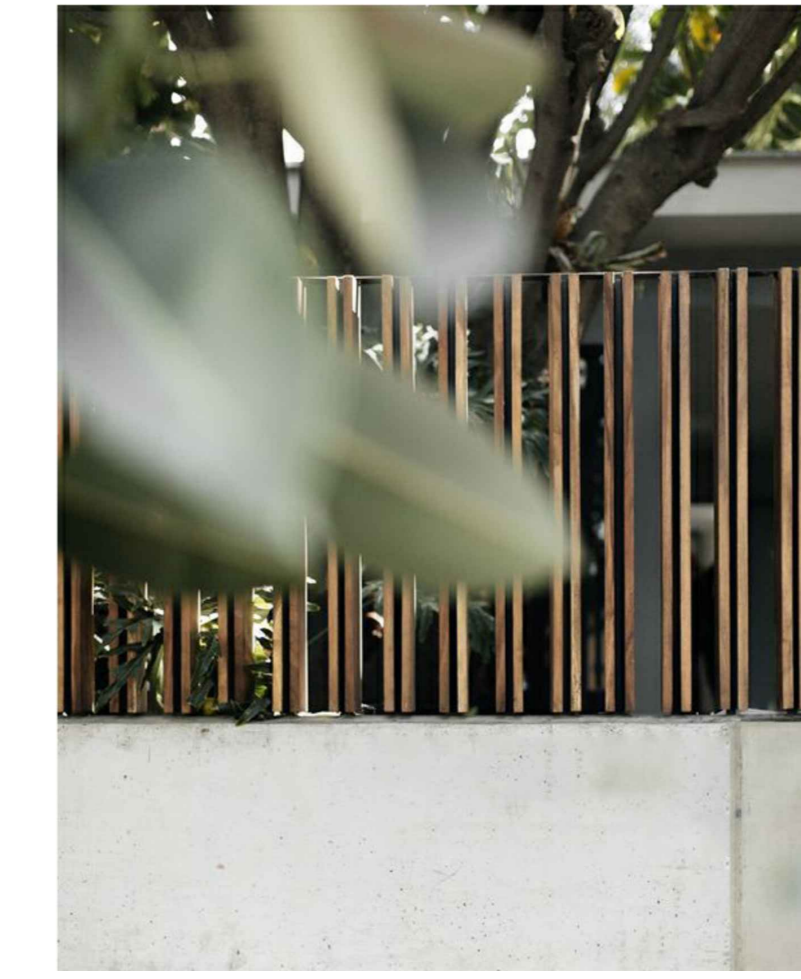
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD

ARCHIDROME

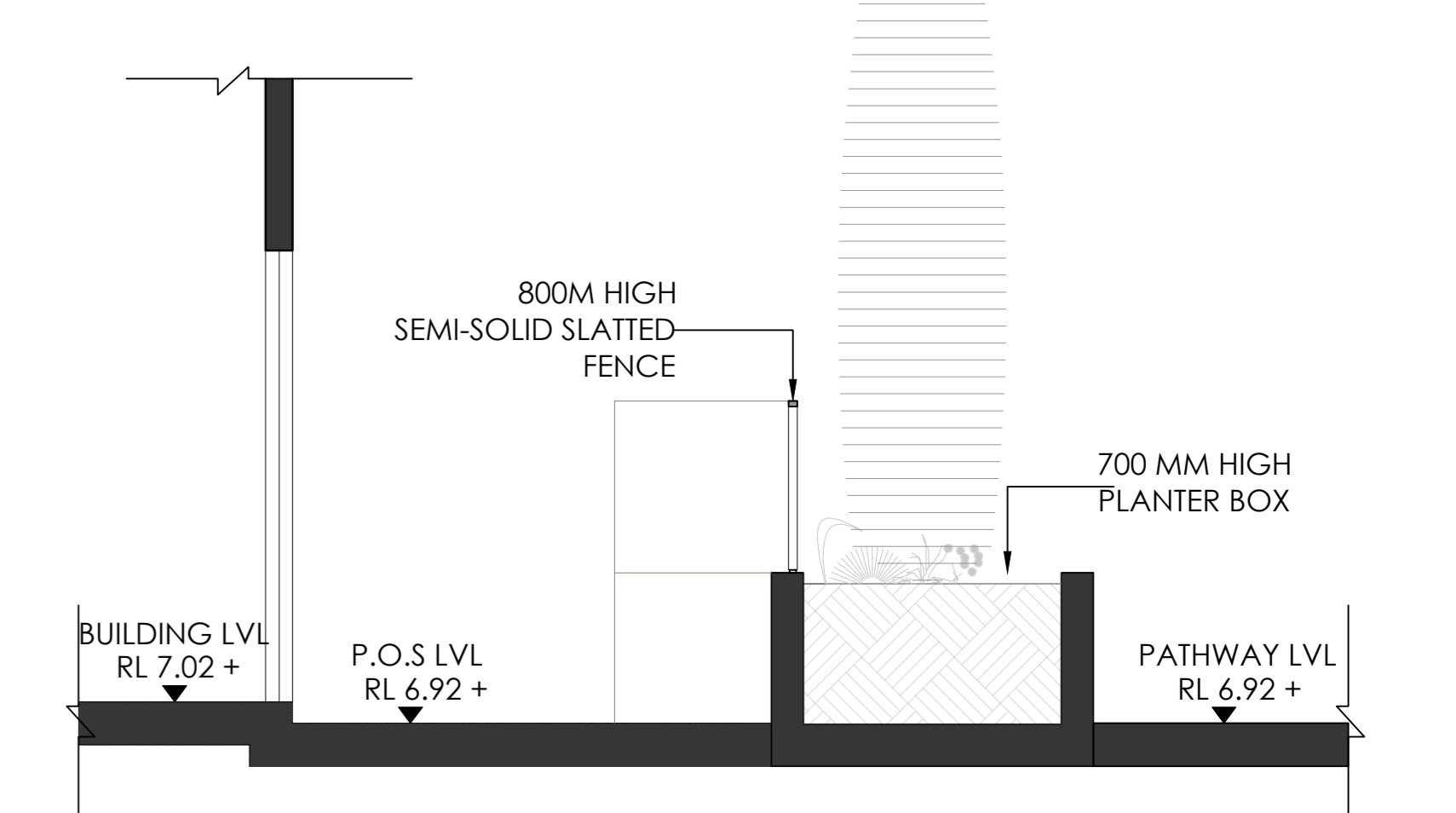
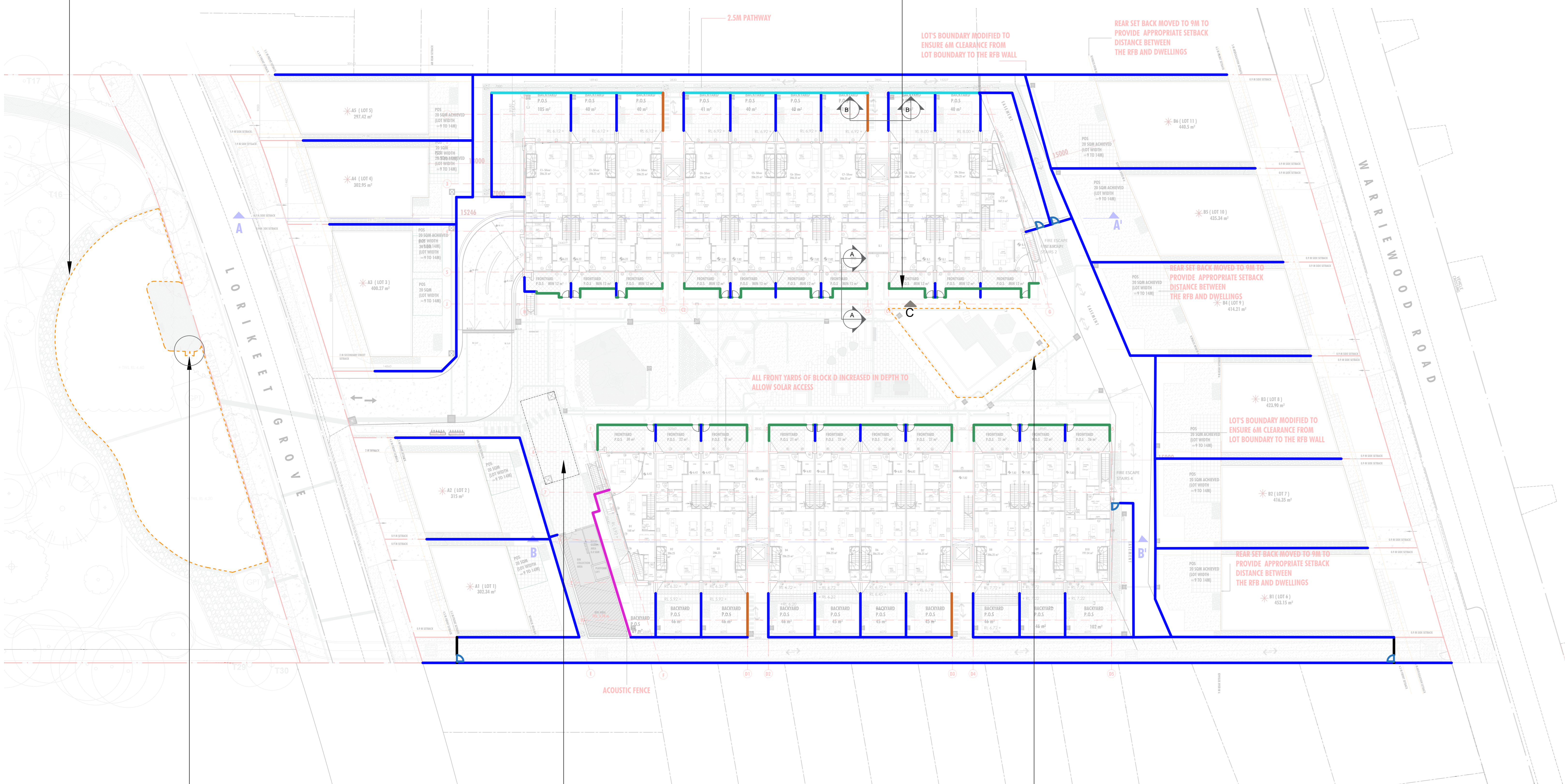
206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2047 TARUNCHADHA@ARCHIDROME.NET ARCHITECTS REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO. **A03**

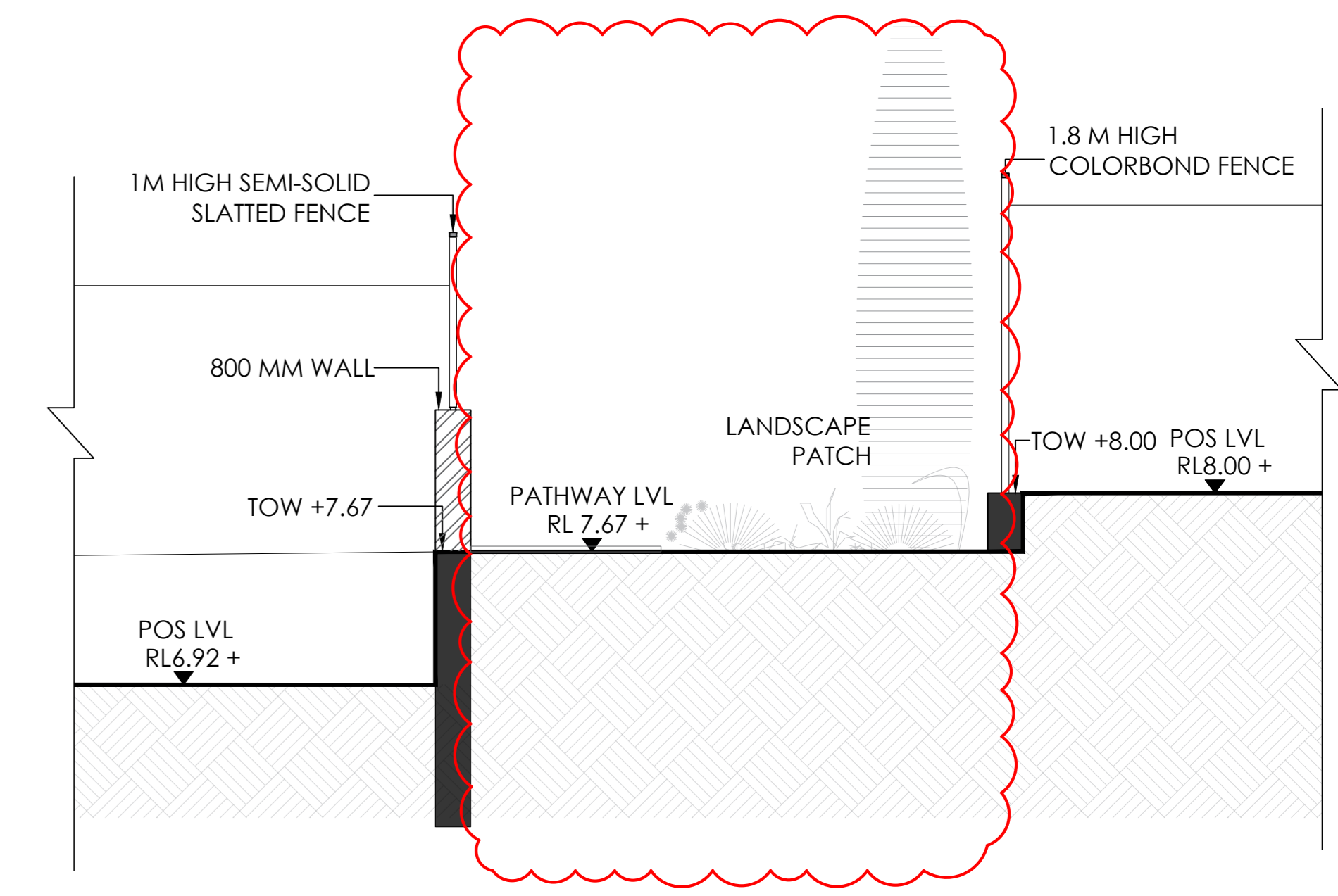
06/03/2024
1:150 @ A0
R-12



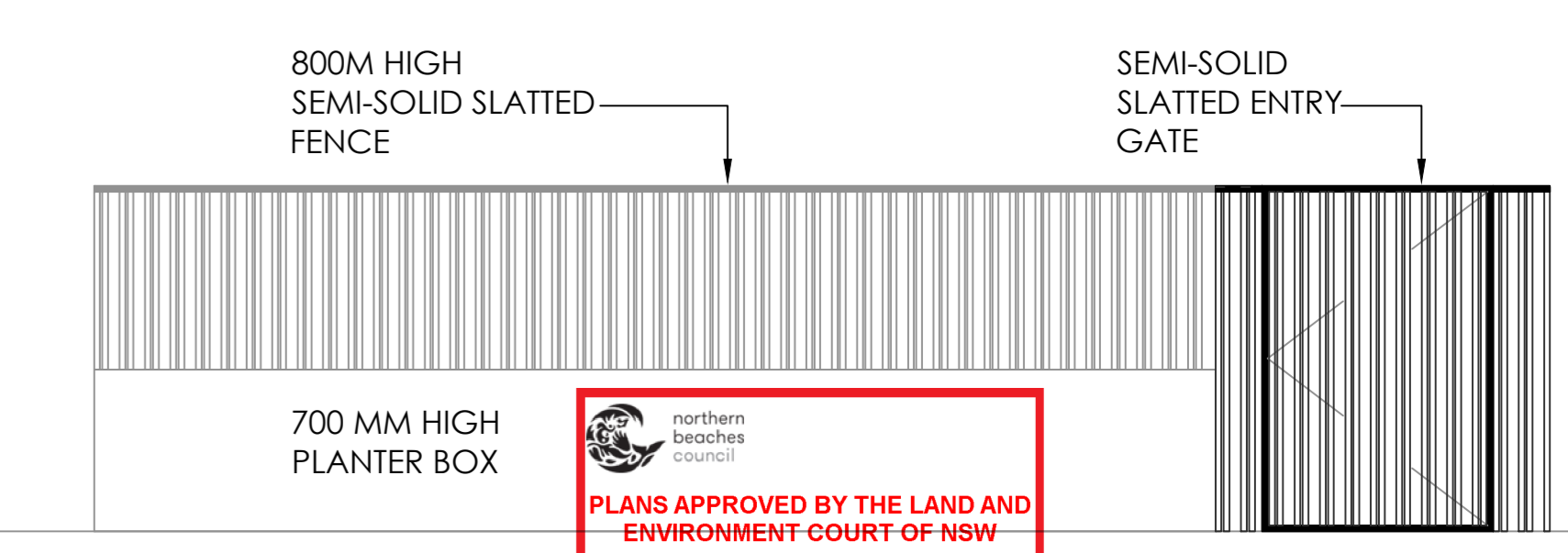
SLATTED SEMI-SOLID FENCING ON GROUND FLOOR TO ALLOW SURVEILLANCE OF COMMON OPEN SPACE AND THE PUBLIC DOMAIN WHILE PROVIDING ADEQUATE VISUAL PRIVACY.



SECTION AA



SECTION BB



ELEVATION C

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

POOL FENCE
LOCKED GATE ACCESS FOR SERVICE ONLY

UNDERGROUND
RAIN WATER TANK

POOL FENCE + GATE

REVISION R12
- SECTION BB MODIFIED. LANDSCAPE PATCH ADDED
- POOL FENCE WITH LOCKED GATE ACCESS ADDED AT DRAINAGE BASIN.
- FENCE LAYOUT MODIFIED

NOTES
RAIN WATER TANKS ARE LOCATED UNDER THE BASEMENT IN ACCORDANCE WITH BASIX REQUIREMENTS. THE TOTAL CAPACITY OF THE RAIN WATER TANKS IS 50,000 LITRES; THESE SERVICE THE R.F.B DWELLINGS. PLEASE REFER TO ACOUSTIC REPORT PROVIDED BY GHD FOR ACOUSTIC FENCE DETAILS.

- LEGEND:
- 1.8M HIGH COLOURBOND FENCE
 - 1.5M HIGH COLOURBOND FENCE
 - 1M HIGH SEMI-SOLID SLATTED FENCE OVER 800MM WALL
 - 800 MM HIGH SEMI-SOLID SLATTED FENCE OVER 700MM HIGH PLANTER BOX
 - ACOUSTIC FENCE
 - RAIN WATER TANK UNDER BASEMENT
 - POOL FENCE WITH LOCKED GATE ACCESS

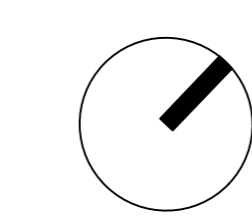
Energy Rating Certificate Number 130G8759KL

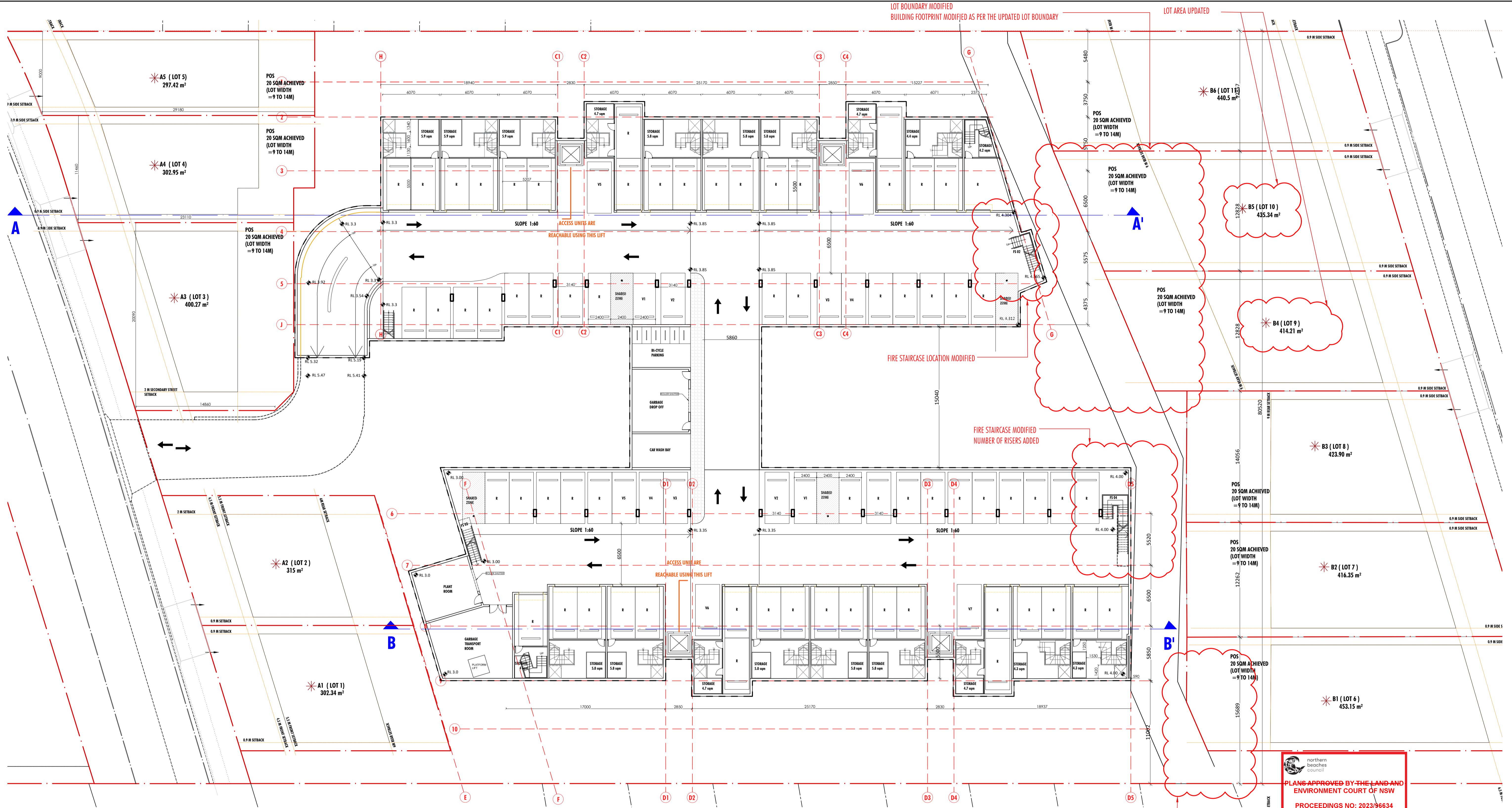
single-dwelling rating 6.0star stars

multi-unit development (attach listing of ratings) heating 23.5star stars
cooling 25.1star stars

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Sowmya Sastry VIC/BDV/101/014
Assessor Signature *[Signature]* Date 13/12/23

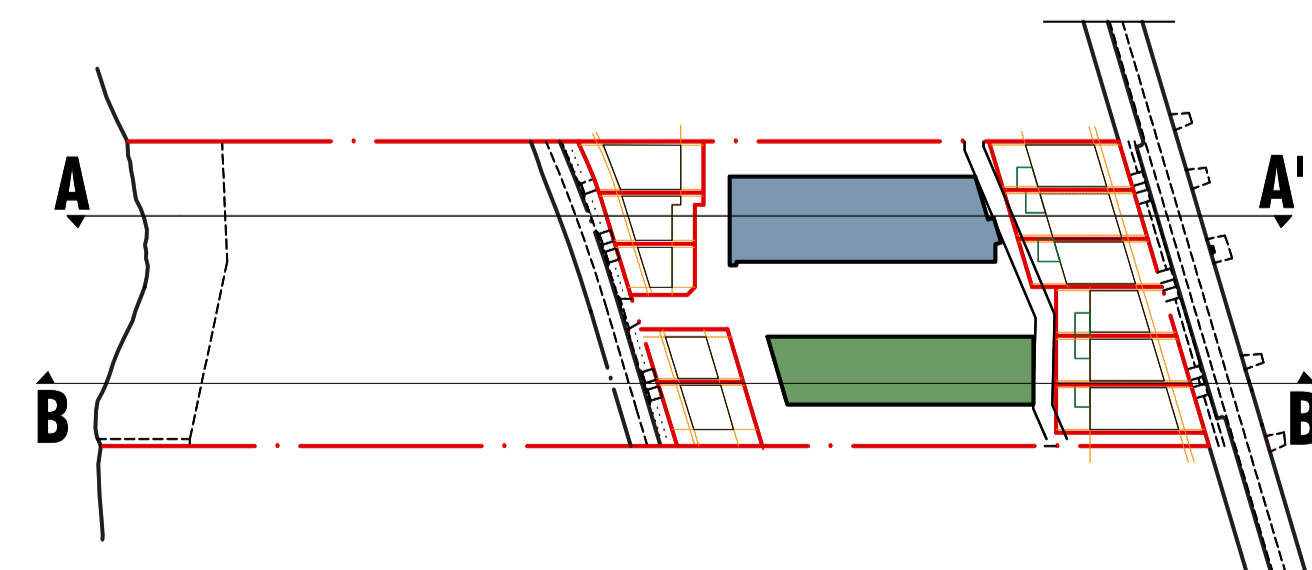




NOTES:
PARKING CALCULATIONS
 PARKING FOR RESIDENTS
 REQUIRED - 68
 PROVIDED - 68
 PARKING FOR VISITORS
 REQUIRED - 12
 PROVIDED - 13

THE DUPLEX UNITS IN THE GROUND AND FIRST FLOOR ARE DESIGNED WITH STORAGE THAT EXCEEDS THE REQUIREMENTS THROUGH EXPANSIVELY DESIGNED STORAGE INSIDE THE UNITS AT LAUNDRY, KITCHEN, LIVING AND BEDROOM AREAS. IN ADDITION TO THESE, A STORAGE LOCKER HAS ALSO BEEN PROVIDED FOR EACH UNIT IN THE BOTTOM FLOOR BEHIND THE CAR PARK

REVISION R12
 - BASEMENT PROFILE MODIFIED.
 - NUMBER OF RISERS ADDED TO FIRE STAIRCASE 4 IN BLOCK D
 - FIRE STAIRCASE 2 LOCATION MODIFIED AS PER THE UPDATED GROUND FLOOR FOOTPRINT



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

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

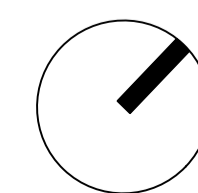
heating 6.0av stars
 cooling 23.5av MJ/m²
 25.1av MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Sowmya Sastry VIC/BDVA/10/1014
 Assessor Signature: [Signature] Date: 13/12/23

BASEMENT PLAN

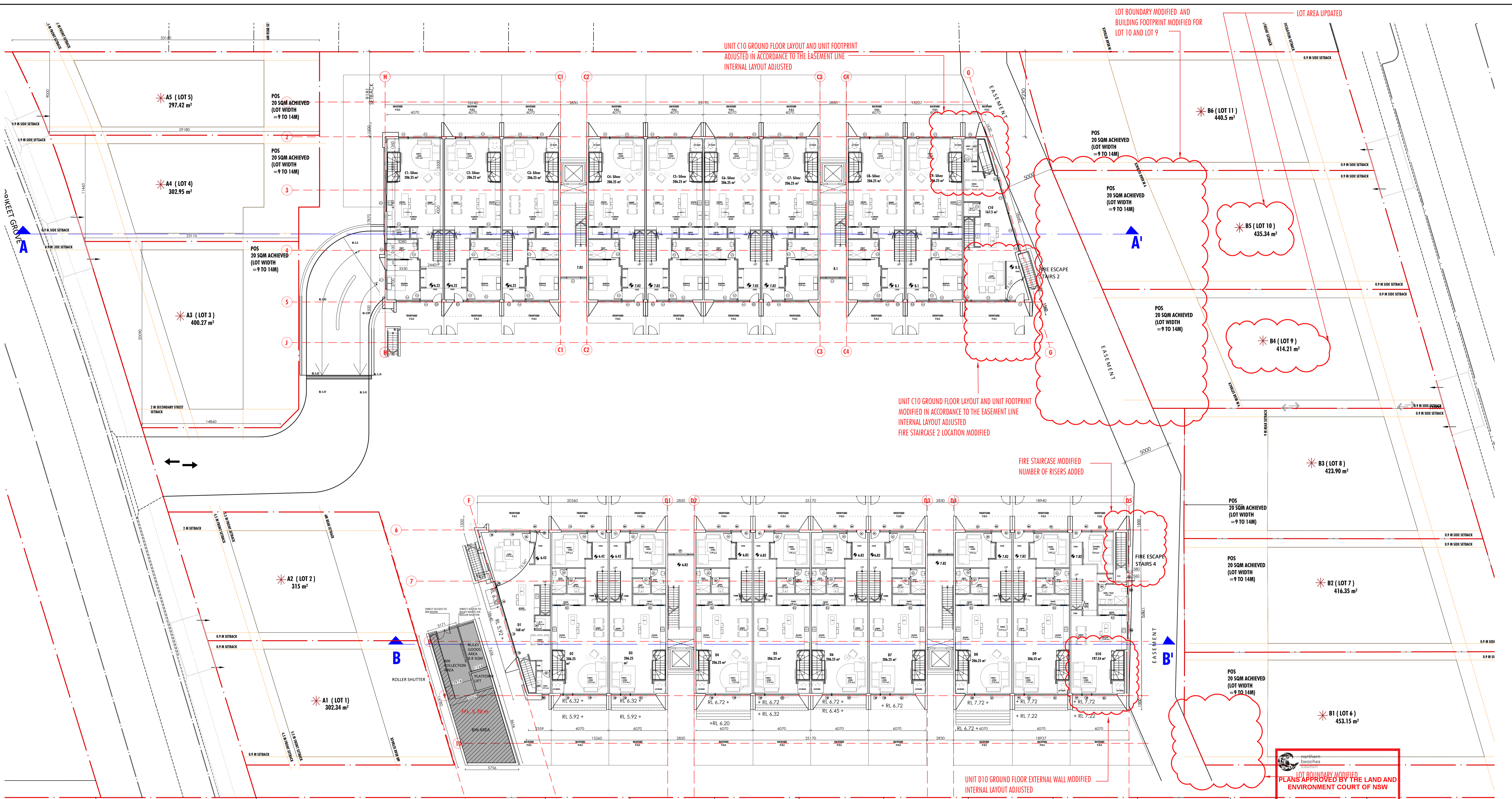
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



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DRWG. NO.
A04

06/03/24
 1:200 @A1
 R-12



NOTES:

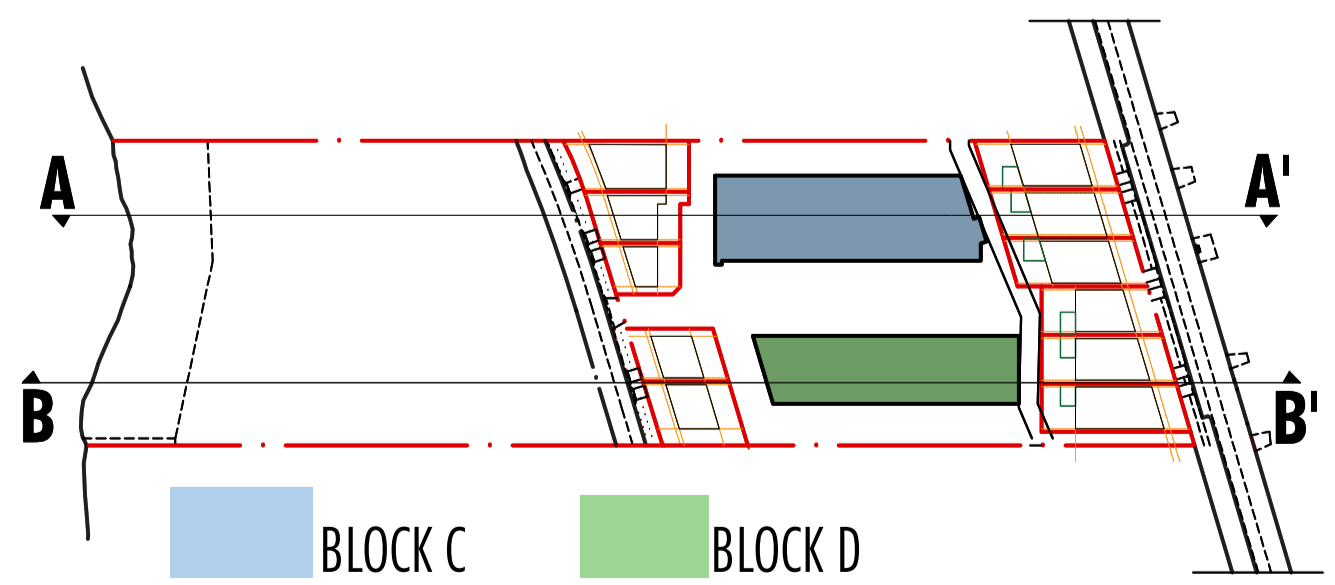
BASIX Specifications		Date: 15/03/2020
Water Constraints Target - 41 (achieved/40 (required))		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilets	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water 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	
Cooling System	Refers to BASIX Certificate for piping/insulation requirements	
	Living Areas	1-phase airconditioning - 4 star
	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 facade or roof; manual switch on/off
	Kitchen	Individual fan-ducted to facade or roof; manual switch on/off
	Laundry	Individual fan-ducted to facade or roof; manual switch on/off
Artificial Lighting	Primary type of artificial lighting to be fluorescent or light emitting diode (LED)	

REVISION R12

- BUILDING PROFILE ADJUSTED AS PER THE EASEMENT ON THE EAST SIDE OF THE SITE.
- FIRE ESCAPE STAIRCASE 4 UPDATED ON THE EAST SIDE OF THE BUILDING BLOCK D, NUMBER OF RISERS INCREASED. LANDING IS NOW 250MM OVER THE NATURAL GROUND LEVEL
- GROUND FLOOR LAYOUT FOR UNIT D10 IN BLOCK D AND C10 IN BLOCK C UPDATED/MODIFIED IN ACCORDANCE TO THE EASEMENT LINE.
- INTERNAL LAYOUT ADJUSTED AS PER THE MODIFIED UNIT PRINT.

KEY PLAN:

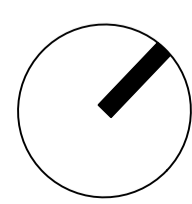


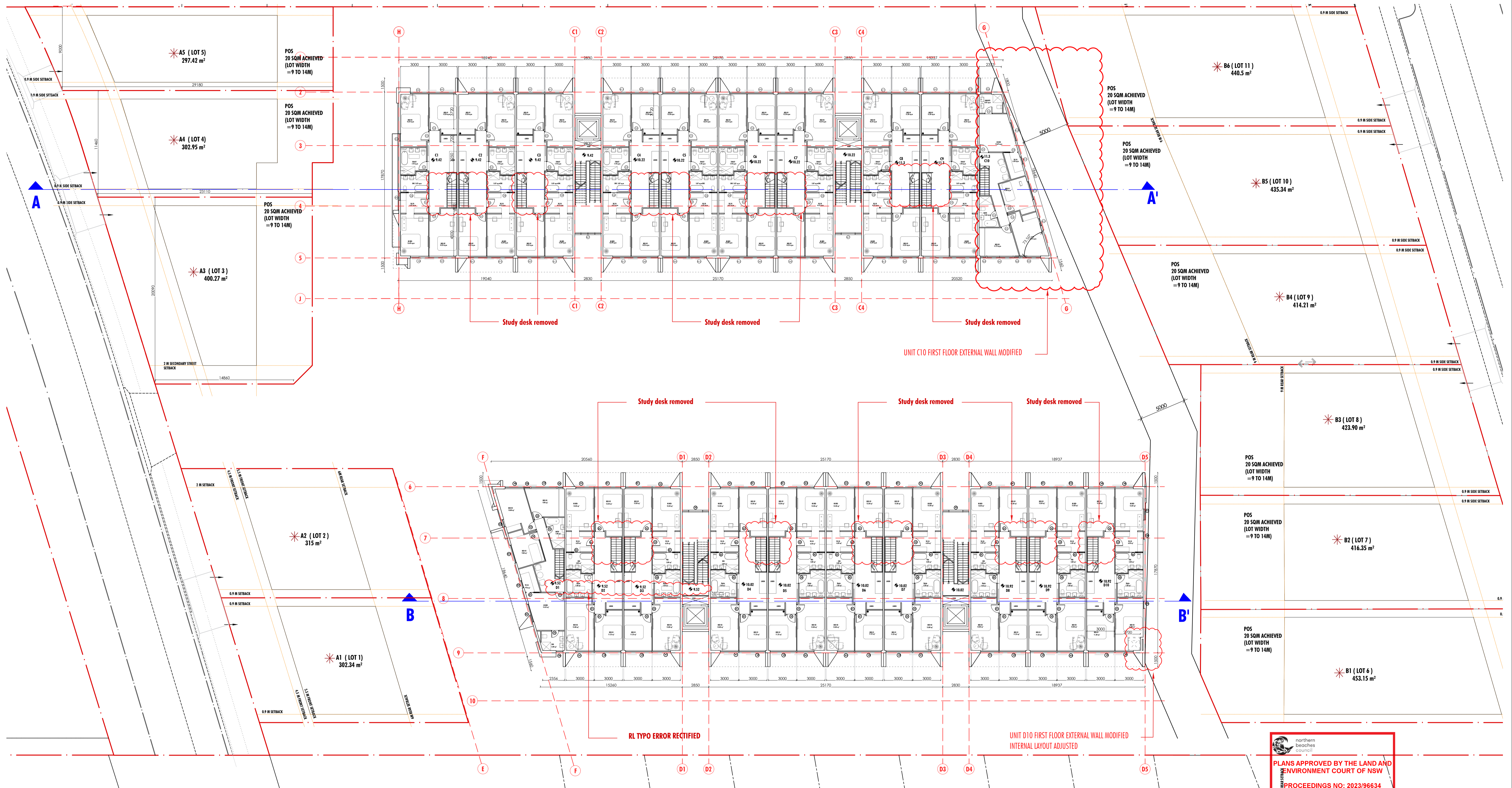
LEGEND:

 LATEST MODIFICATION

LOT BOUNDARY MODIFIED
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

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/BDVA/10/1014
 Assessor Signature: Date: 13/12/23






PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

NOTES:

BASIX Specifications		Date: 15/03/2020
Water Constraints Target - 41 (achieved)/40 (required)		
Water Conservation or Low Water Species	M/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	Ceiling Water Tank	50,000L For irrigation of common area landscape and private open spaces
Swimming Pool/SPA	M/A	

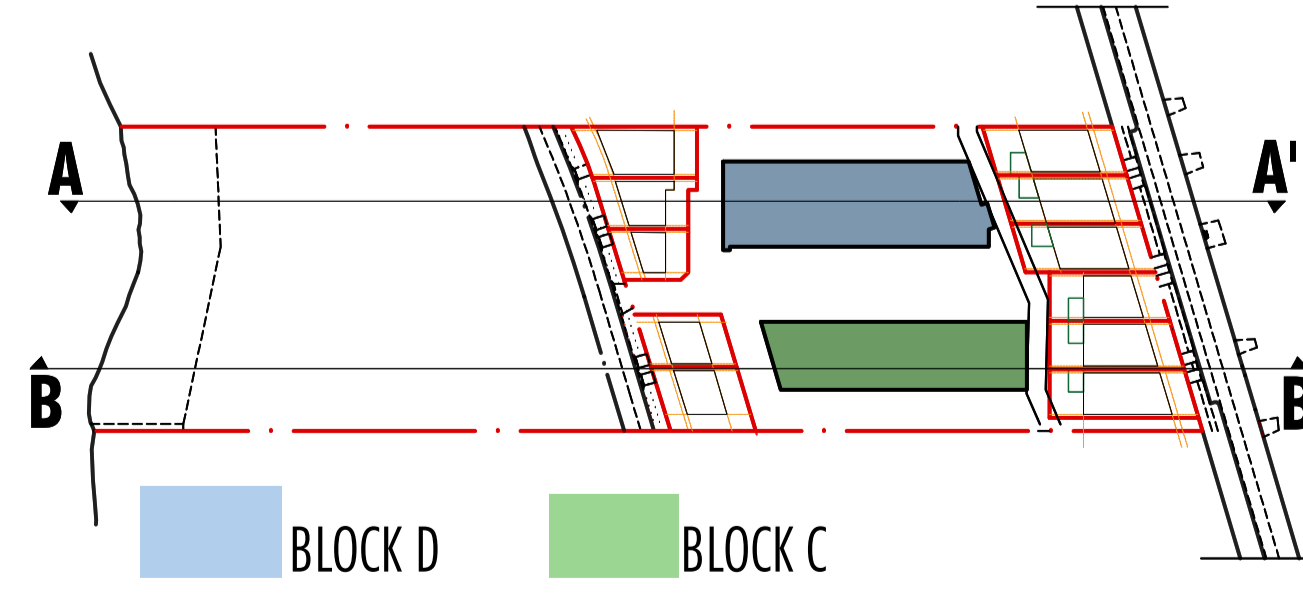
Energy Consultants - 46 (achieved)/45 (required) - refer to BASIX certificate for all	
Hot Water	Central Hot Water System - gas instantaneous Refer to BASIX Certificate for piping insulation requirements
Cooling System	Living Areas: 1-phase airconditioning - 4 star Bedrooms: 1-phase airconditioning - 4 star
Heating System	Living Areas: 1-phase airconditioning - 4 star Bedrooms: 1-phase airconditioning - 4 star
Ventilation	Bedrooms: Individual fan-ducted to facade or roof, manual switch on/off Kitchen: Individual fan-ducted to facade or roof, manual switch on/off Laundry: Individual fan-ducted to facade or roof, manual switch on/off
Artificial Lighting	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)

REVISION R12

- STUDY DESK REMOVED
- RL TYPO ERROR RECTIFIED IN BLOCK D (WEST)
- EXTERNAL WALLS MODIFIED FOR UNIT C10 & D10
- INTERNAL LAYOUT MODIFIED FOR UNIT D10

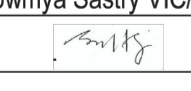
Natural Lighting	
Kitchen	Refer to plans
Bathrooms	Refer to plans
Other	Cooktop: Gas cooktop/ electric oven Refrigerator: Well ventilated as defined in BASIX Dishwasher: 4 Star Energy 5 Star Water Clothes Dryer: 3 Star
Alternative Energy	Central Photovoltaic System: 30 peak kW

KEY PLAN:



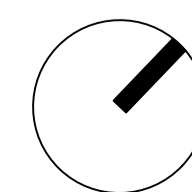
LEGEND:

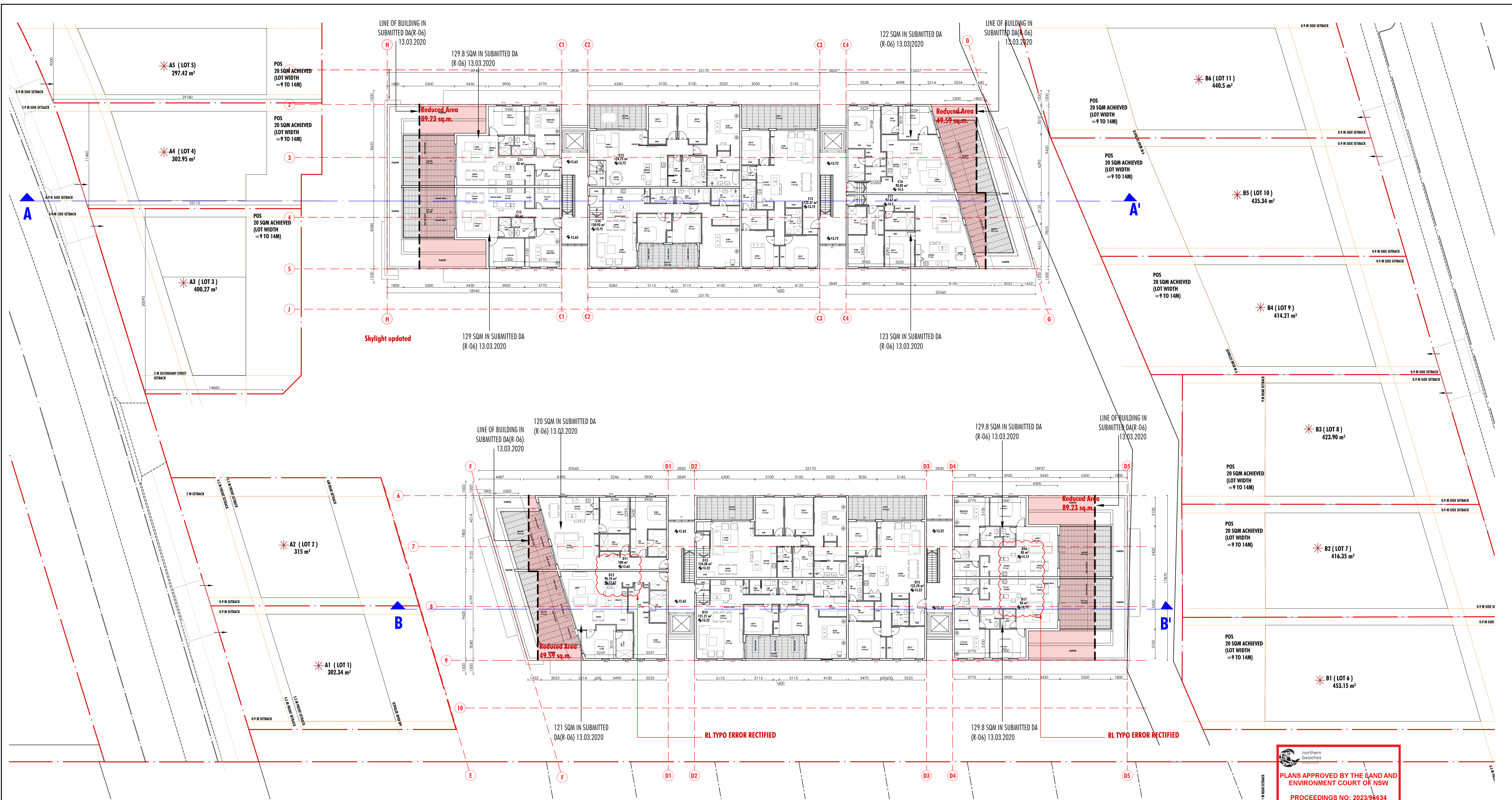
 LATEST MODIFICATION

Energy Rating		Certificate Number	I30GS71SKL
<input type="checkbox"/>	single-dwelling rating	6.0av	stars
<input checked="" type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	23.5av MJ/m ²
		cooling	25.1av MJ/m ²
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without			
Assessor Name/Number: Sowmya Sastry VIC/BD/AV/10/1014			
Assessor Signature: 		Date: 13/12/23	

FIRST FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIWOOD ROAD, WARRIWOOD





PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

 PROCEEDINGS NO: 2023/96634

 DATED: 14 June 2024

NOTES:

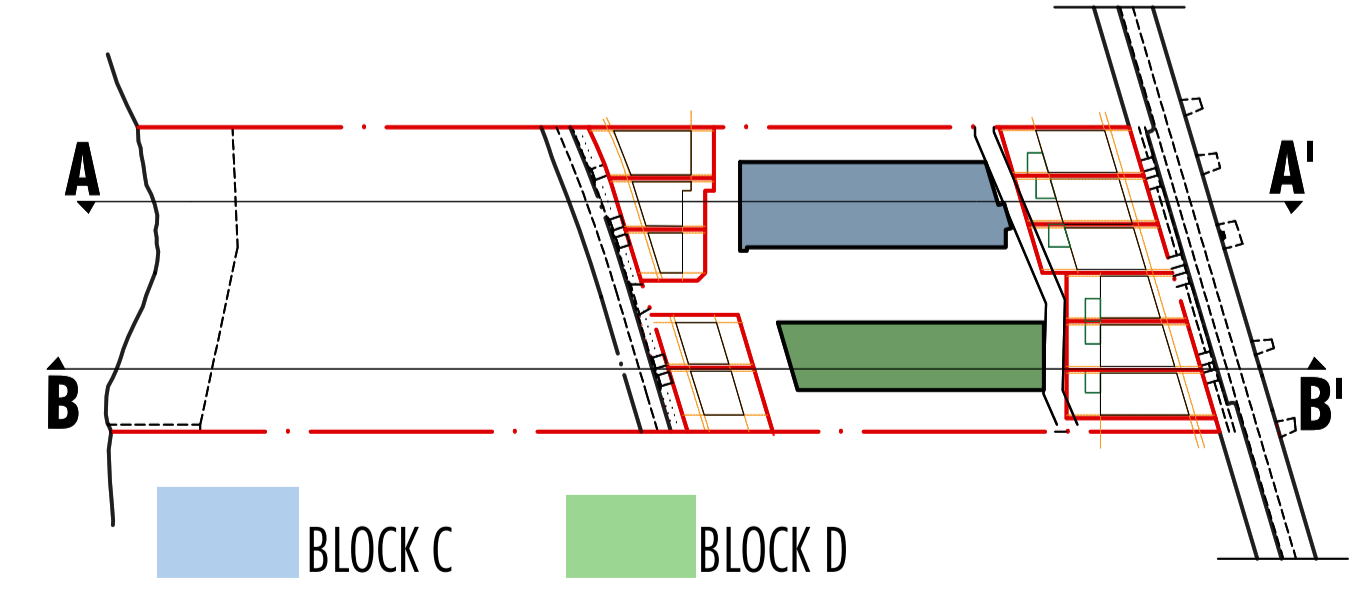
BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved/40 (required))		
Fodderless or Low Water Species		
Fences	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilet	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Ceiling Water Tank 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 – 4 star Bedrooms: 1-phase airconditioning – 4 star
Heating System	Living Areas: 1-phase airconditioning – 4 star Bedrooms: 1-phase airconditioning – 4 star
Ventilation	Bedrooms: Individual fan-ducted to facade or roof; manual switch on/off Kitchen: Individual fan-ducted to facade or roof; manual switch on/off Laundry: Individual fan-ducted to facade 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)

REVISION R12
- RL TYPO ERROR RECTIFIED IN BLOCK D

Natural Lighting	
Kitchen	Refer to plans
Bathrooms	Refer to plans
Other	Gas cooktop electric cookers Refrigerator: Well ventilated as defined in BASIX definition Dishwasher: 4 Star Energy/ 5 Star Water Clothes Dryer: 3 Star Central Photovoltaic System: 50 peak kW

KEY PLAN:



LEGEND:

LATEST MODIFICATION

SECOND FLOOR PLAN
PROJECT LOCATION : 43-45&49 WARRIWOOD ROAD, WARRIWOOD

Energy Rating Certificate Number: 130GS71SKL

 single-dwelling rating 6.0av stars

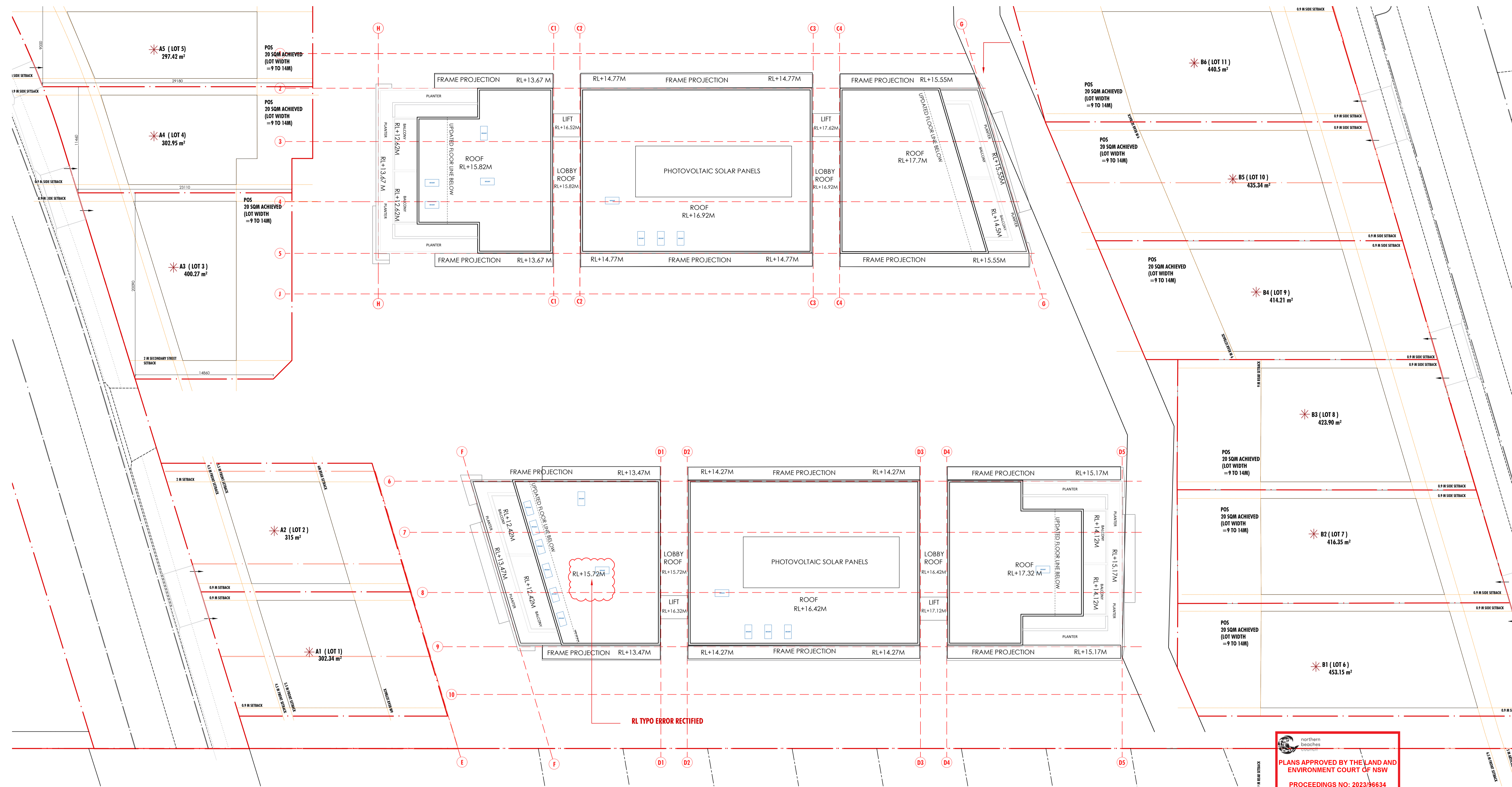
 multi-unit development (attach listing of ratings) heating 23.5av MJ/m²

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

 Recessed downlights confirmation: Rated with Rated without

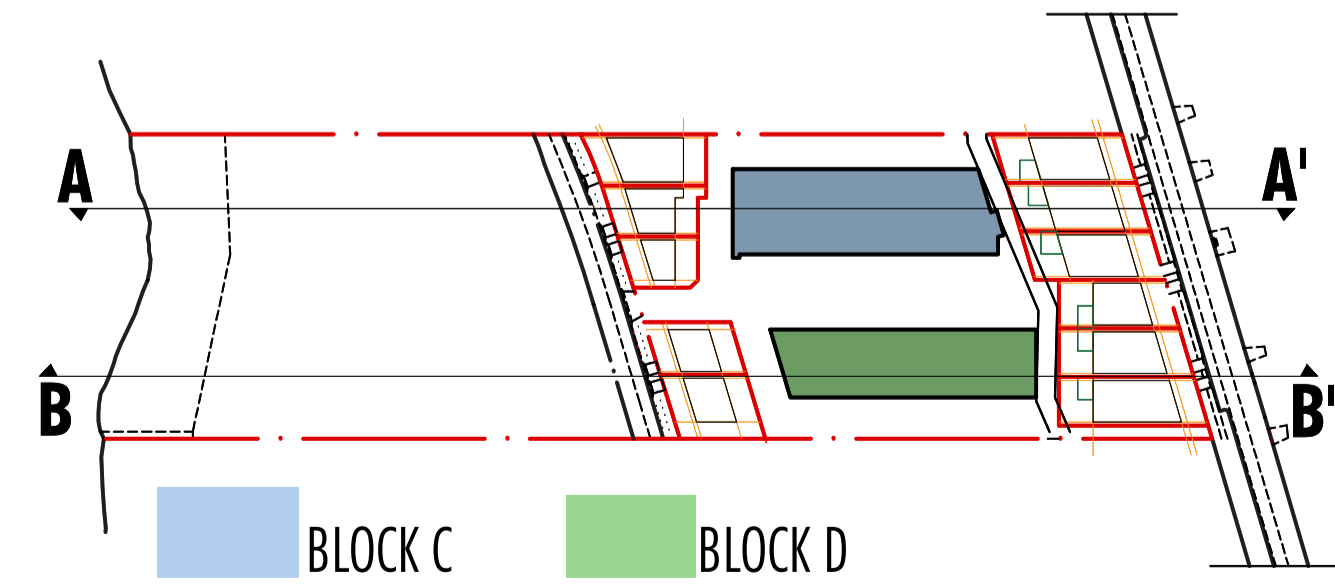
 Assessor Name/Number: Sowmya Sastry VIC/BDVA/10/1014

 Assessor Signature: Date: 13/12/23



REVISION R12
- RL TYPO ERROR RECTIFIED IN BLOCK D (WEST)

KEY PLAN:



LEGEND:



northern beaches
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

Energy Rating Certificate Number 130GS7ISKL

6.0av stars

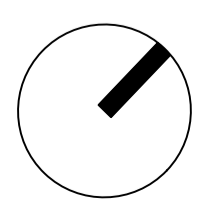
single-dwelling rating

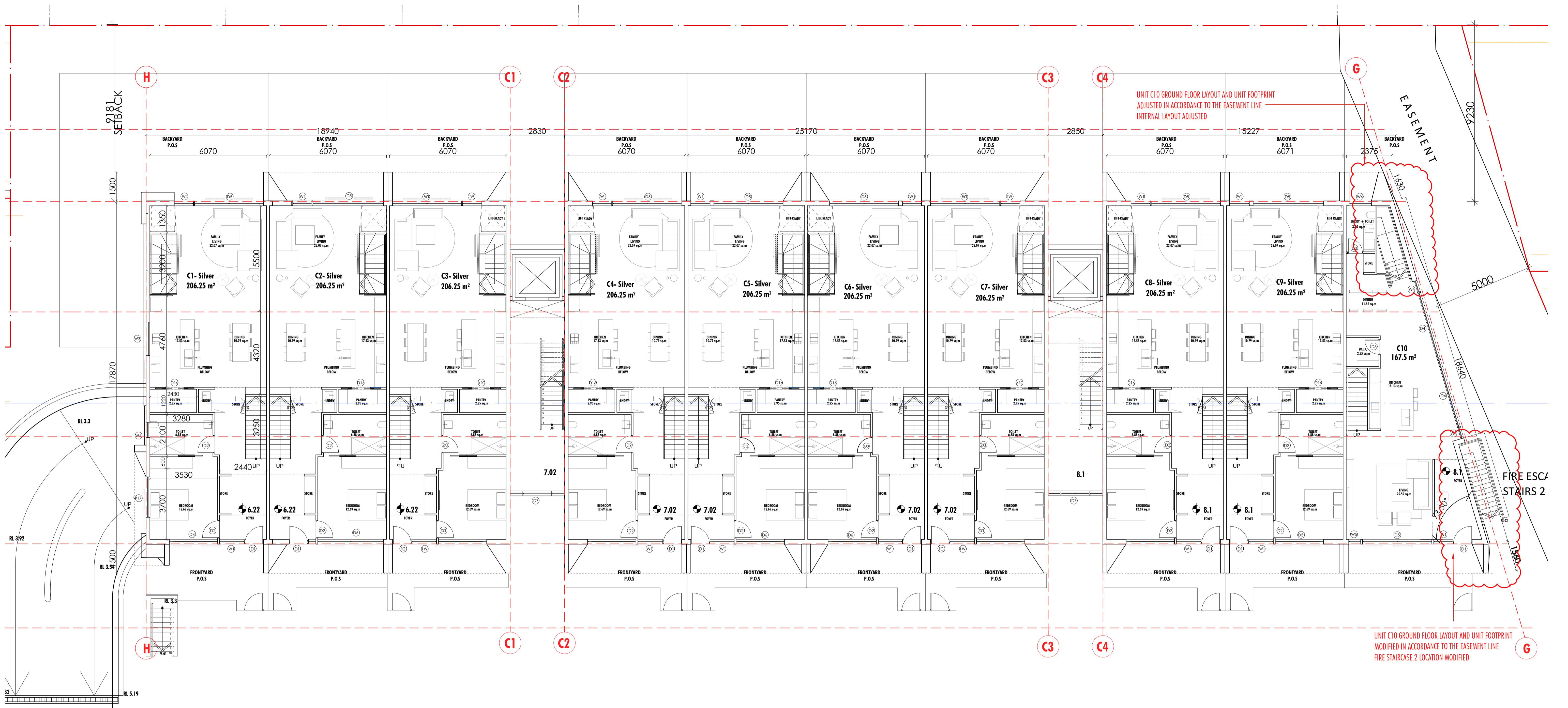
multi-unit development (attach listing of ratings) heating 23.5av MJ/m² cooling 25.1av MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *[Signature]* Date 13/12/23





UNIT C10 GROUND FLOOR LAYOUT AND UNIT FOOTPRINT
ADJUSTED IN ACCORDANCE TO THE EASEMENT LINE
INTERNAL LAYOUT ADJUSTED

EASEMENT

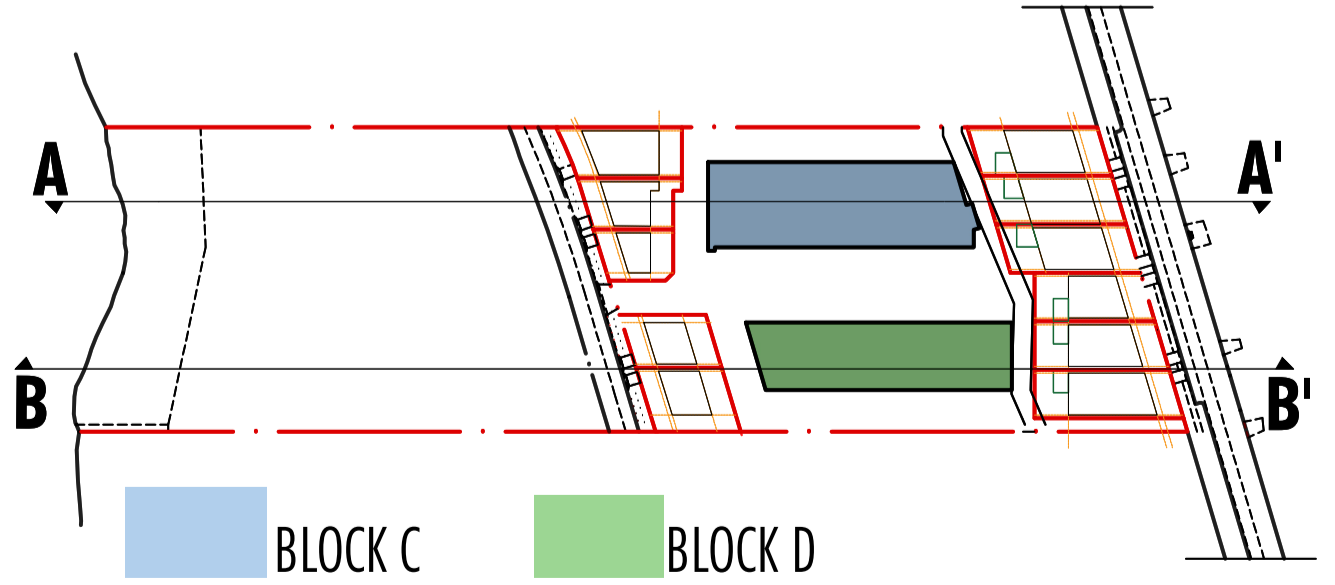
UNIT C10 GROUND FLOOR LAYOUT AND UNIT FOOTPRINT
MODIFIED IN ACCORDANCE TO THE EASEMENT LINE
FIRE STAIRCASE 2 LOCATION MODIFIED

UNITS	BED4
C1- Silver	3.53M X 3.6M
C2- Silver	3.53M X 3.6M
C3- Silver	3.53M X 3.6M
C4- Silver	3.53M X 3.6M
C5- Silver	3.53M X 3.6M
C6- Silver	3.53M X 3.6M
C7- Silver	3.53M X 3.6M
C8- Silver	3.53M X 3.6M
C9- Silver	3.53M X 3.6M
C10- Silver	3.53M X 3.6M

NOTE * Bedroom dimensions exclude Robes

REVISION R12
 - BUILDING PROFILE ADJUSTED AS PER THE EASEMENT ON THE EAST SIDE OF THE SITE.
 - FIRE ESCAPE STAIRCASE 2 UPDATED ON THE EAST SIDE OF THE BUILDING BLOCK C
 - GROUND FLOOR LAYOUT FOR UNIT C10 IN BLOCK C UPDATED/MODIFIED IN ACCORDANCE TO THE EASEMENT LINE.
 INTERNAL LAYOUT ADJUSTED AS PER THE MODIFIED UNIT PRINT.

KEY PLAN:



LEGEND:

LATEST MODIFICATION

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

Energy Rating Certificate Number 130GS7ISKL

single-dwelling rating 6.0av stars

multi-unit development (attach listing of ratings) heating 23.5av MJ/m² cooling 25.1av MJ/m²

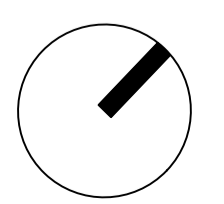
Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature Date 13/12/23

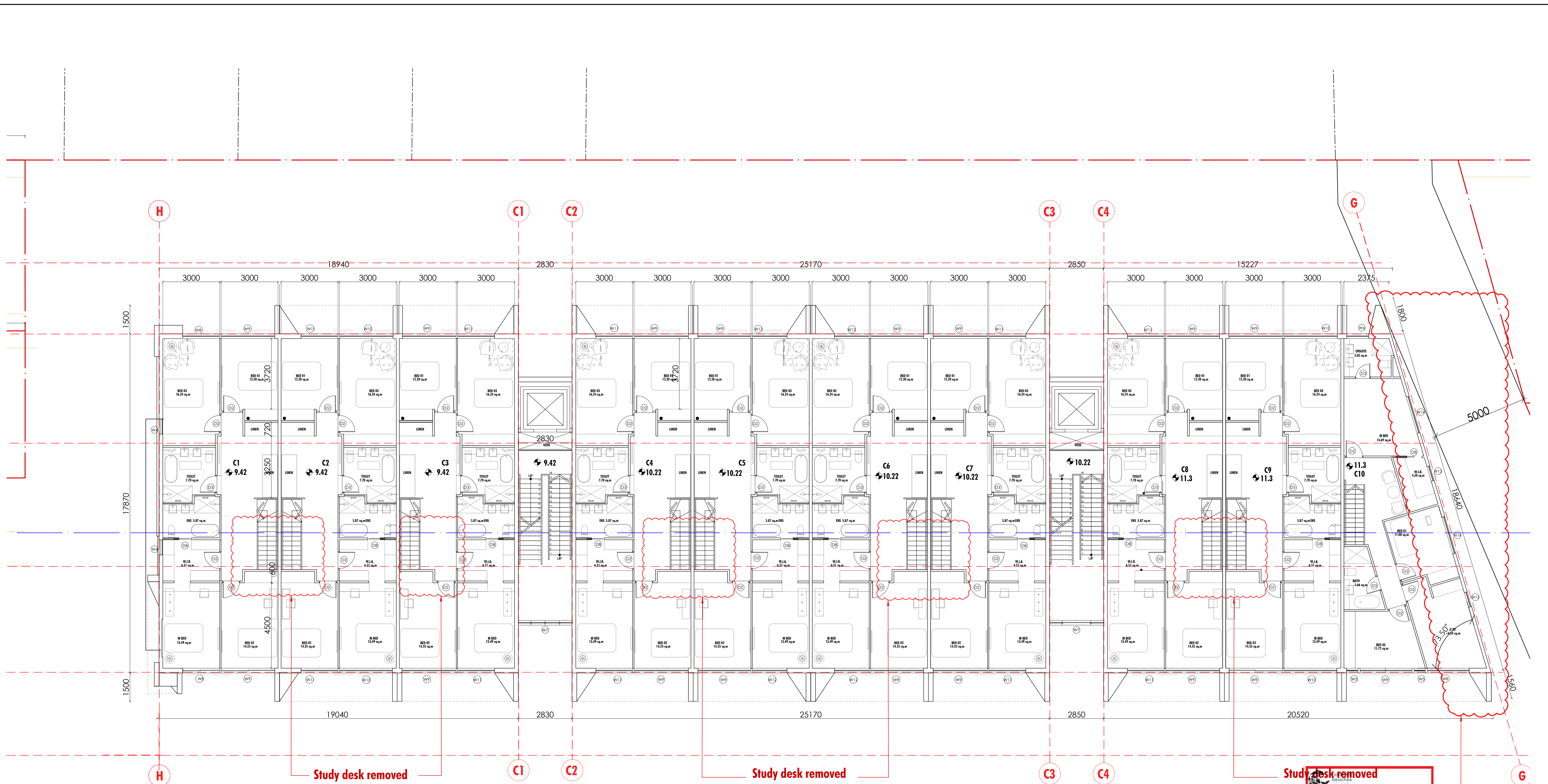
BLOCK C - GROUND FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



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 206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2067 TARUNCHADHA@ARCHIDROME.NET ARCHITECTS REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO. **A09.1**
 06/03/24
 1:100 @A1
 R-12



Study desk removed

Study desk removed

Study desk removed

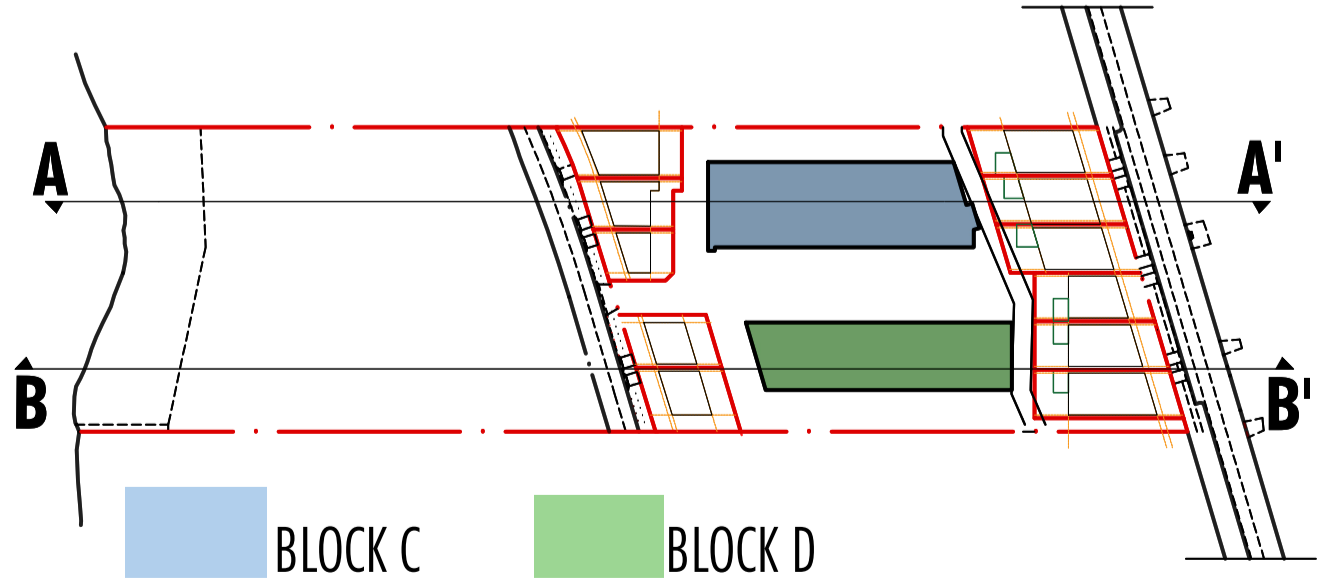
PLANS APPROVED BY THE LAND AND ENVIRONMENTAL AUTHORITY
EXTERNAL WALL
 PROCEEDING 106634
MODIFIED
 DATED: 14 June 2024

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

REVISION R12
 - STUDY DESK REMOVED
 - EXTERNAL WALL FOR UNIT C10 MODIFIED

KEY PLAN:



LEGEND:

 LATEST MODIFICATION

Energy Rating Certificate Number 130GS71SKL

single-dwelling rating 6.0av stars

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

cooling 25.1av MJ/m²

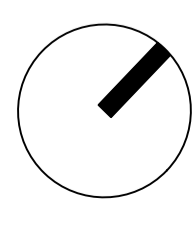
Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *[Signature]* Date 13/12/23

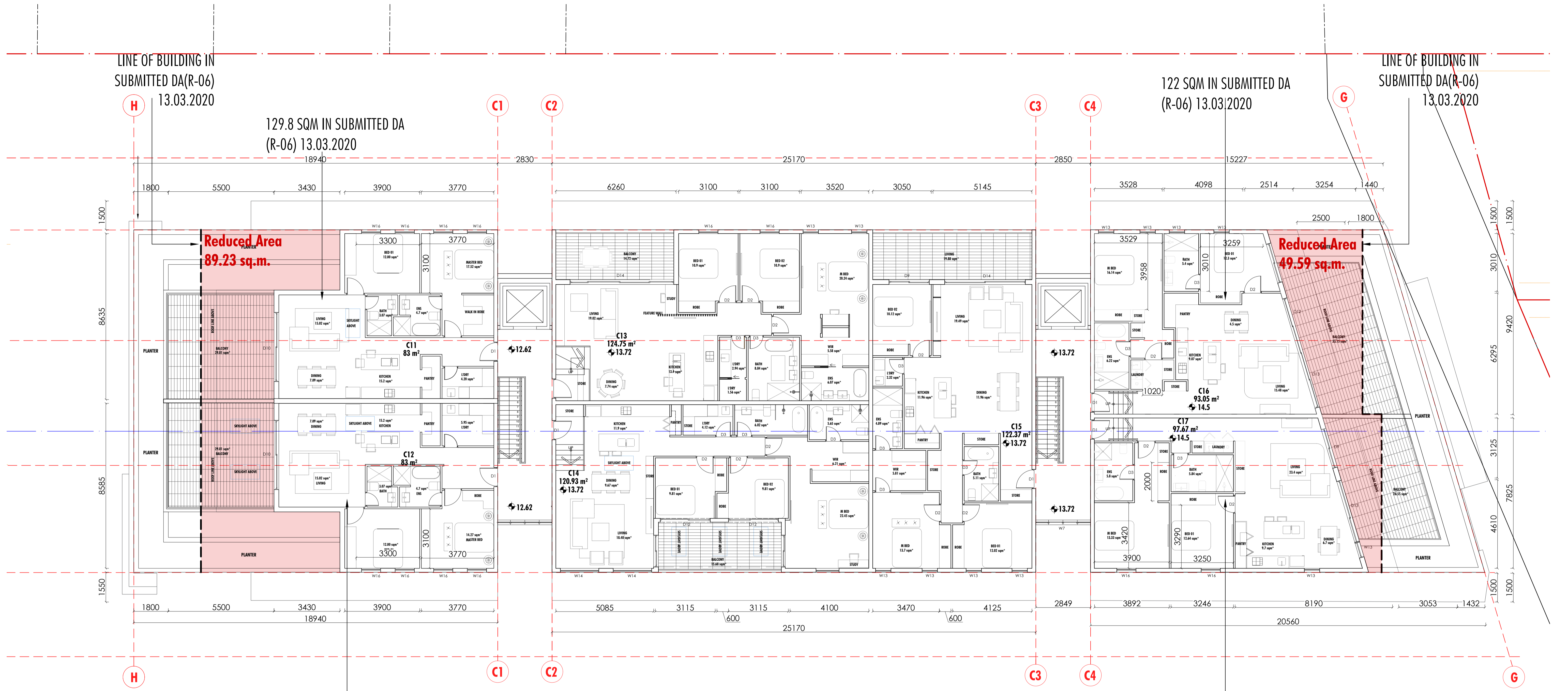
BLOCK C - FIRST FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



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DRWG. NO. **A09.2**
 06/03/24
 1:100 @A1
 R-12



129.8 SQM IN SUBMITTED DA (R-06) 13.03.2020

129 SQM IN SUBMITTED DA (R-06) 13.03.2020

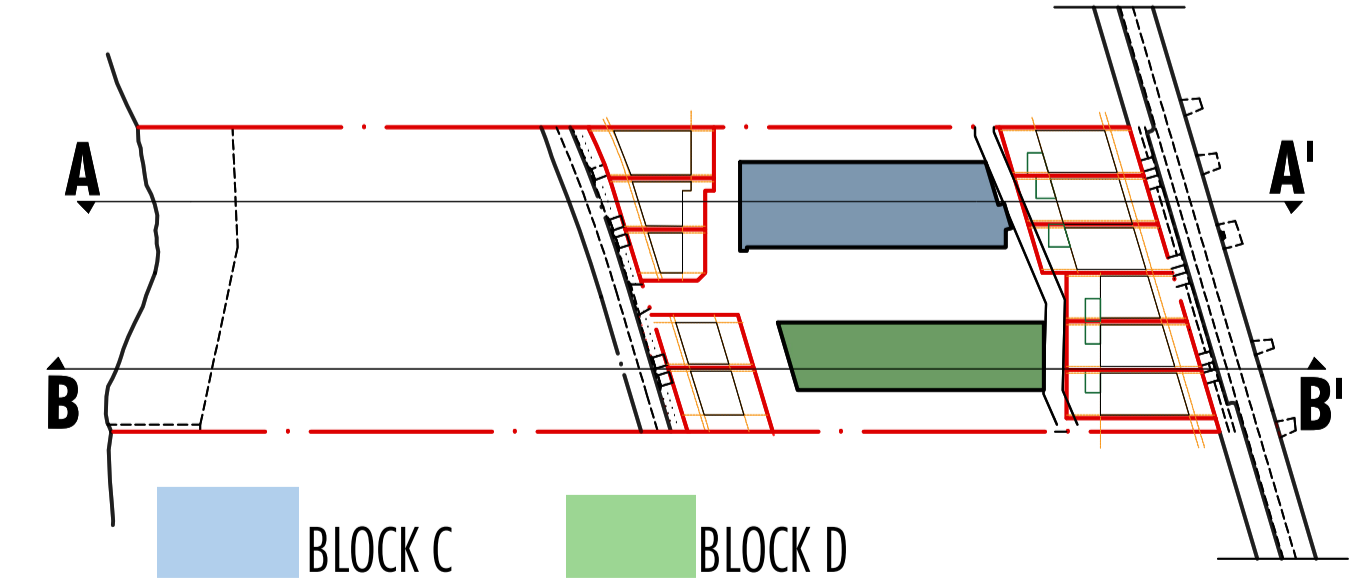
123 SQM IN SUBMITTED DA (R-06) 13.03.2020

UNITS	M.BED	ENS	BED1	BED2	UNITS	STORAGE CU.M.
C11	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M	C11	10.77
C12	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M	C12	10.77
C13	3.52M X 4.8M	✓	3.1M X 3.5M	3.1M X 3.5M	C13	10.08
C14	4.32M X 4.1M	✓	3.1M X 3.3M	3.1M X 3.3M	C14	10.5
C15	3.95M X 3.47M	✓	3M X 3.2M	3.5M X 3.4M	C15	10.29
C16	3.54M X 3.96M	✓	3.26 M X 3.01M	-	C16	8.40
C17	3.9M X 3.42M	✓	3.29M X 3.25M	-	C17	9.20

NOTE * Bedroom dimensions exclude Robes

REVISION R12

KEY PLAN:



LEGEND:

LATEST MODIFICATION

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

Energy Rating Certificate Number 130GS7ISKL

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

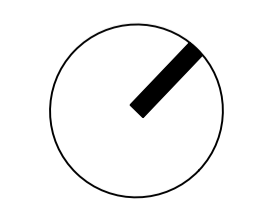
Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature Date 13/12/23

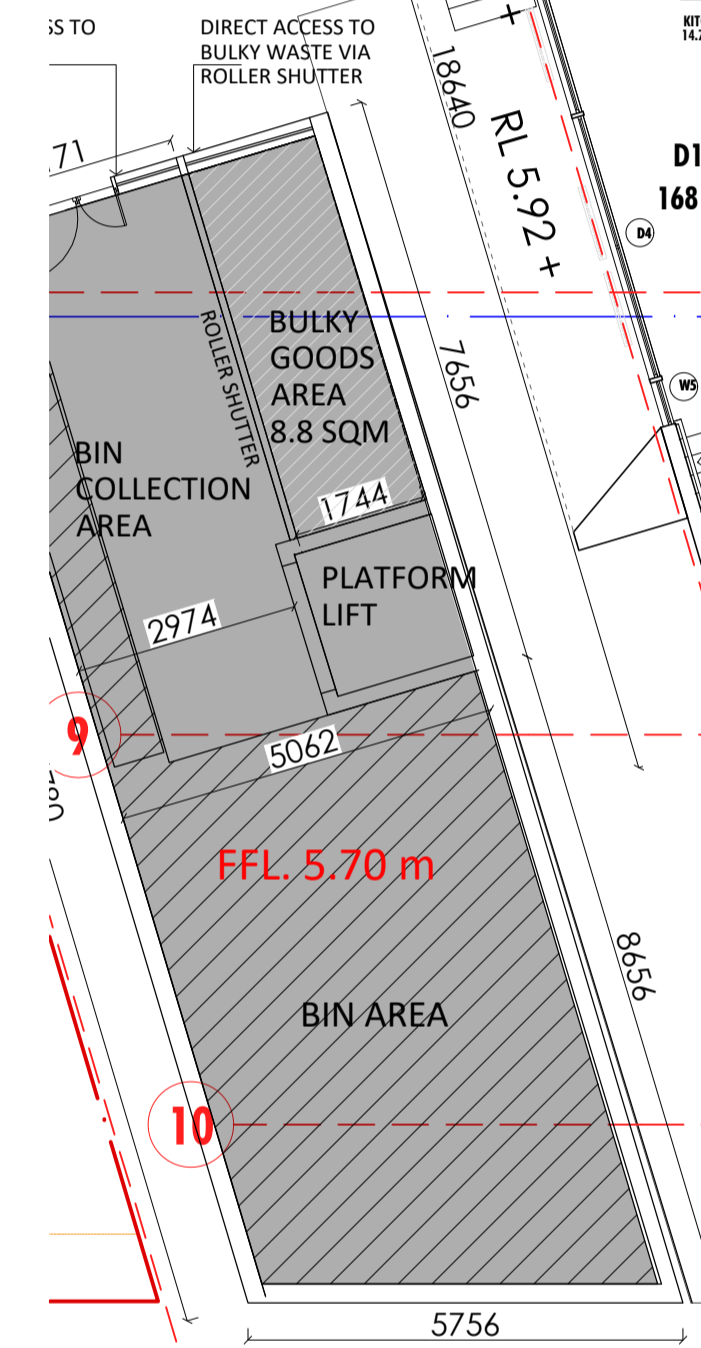
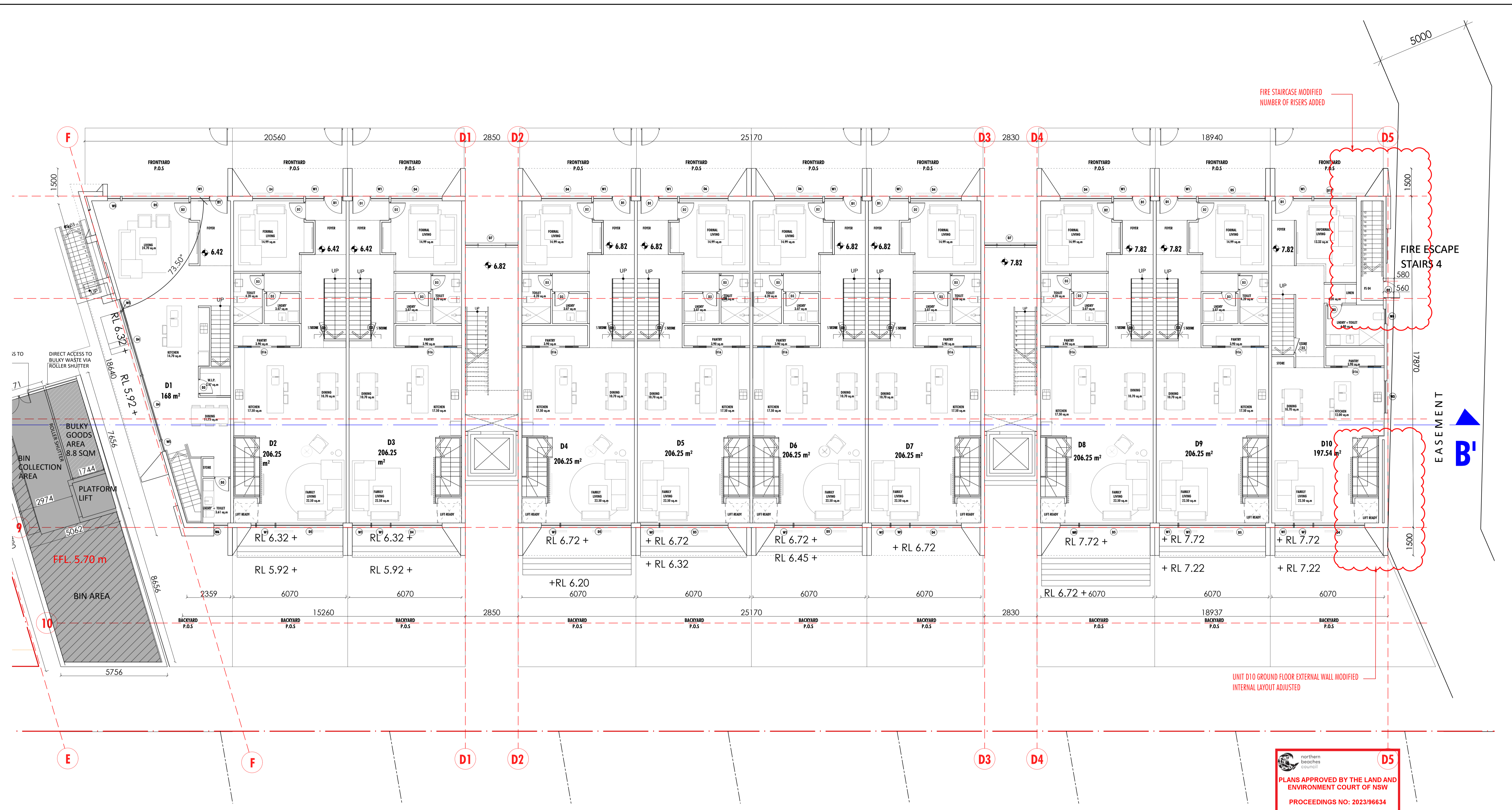
BLOCK C - SECOND FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



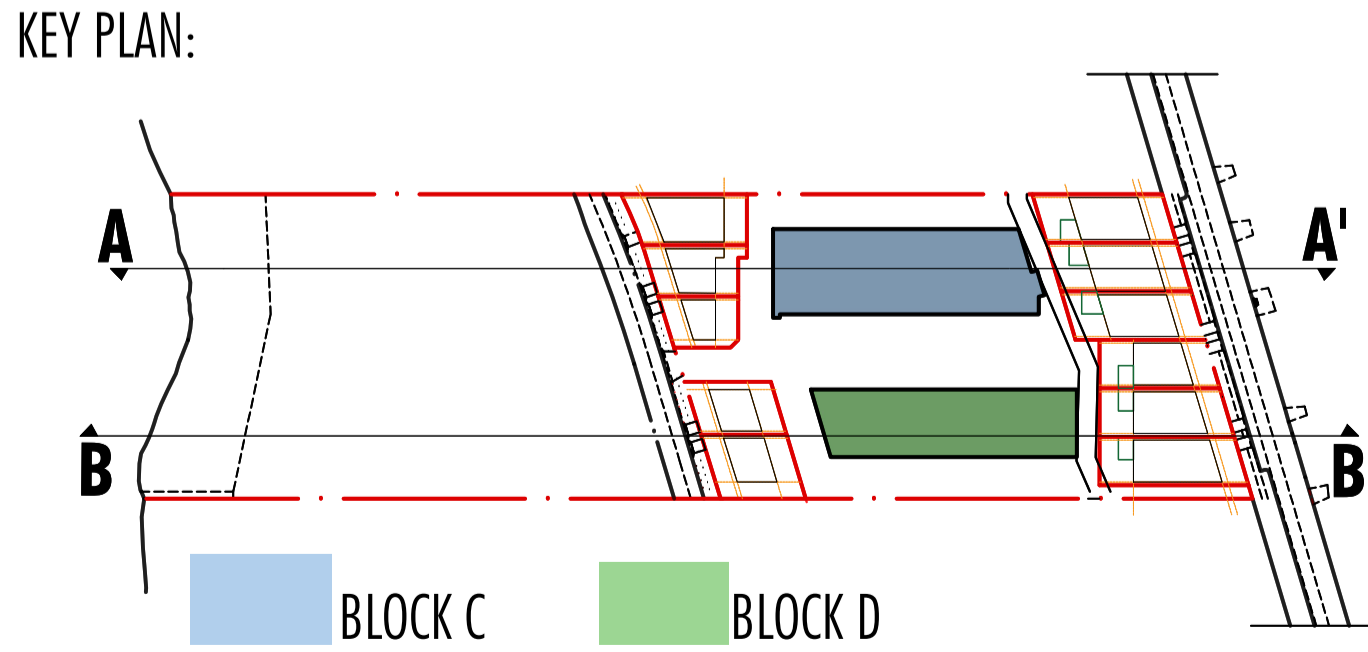
ARCHIDROME
 206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2067 TARUNCHADHA@ARCHIDROME.NET ARCHITECTS REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO. **A09.3**
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 1:100 @A1
 R-12



REVISION R12

- FIRE ESCAPE STAIRCASE 4 UPDATED ON THE EAST SIDE OF THE BUILDING BLOCK D, NUMBER OF RISERS INCREASED. LANDING IS NOW 250MM OVER THE NATURAL GROUND LEVEL
- EXTERNAL WALL MODIFIED FOR UNIT D10
- GROUND FLOOR LAYOUT FOR UNIT D10 IN BLOCK D UPDATED/MODIFIED IN ACCORDANCE TO THE EASEMENT LINE. INTERNAL LAYOUT ADJUSTED AS PER THE MODIFIED UNIT PRINT.



LEGEND:

 LATEST MODIFICATION

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/96634

DATED: 14 June 2024

Energy Rating Certificate Number 130GS71SKL

6.0av stars

single-dwelling rating

multi-unit development (attach listing of ratings)

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

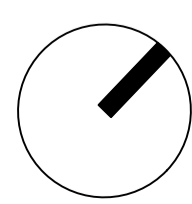
Recessed downlights confirmation: Rated with Rated without

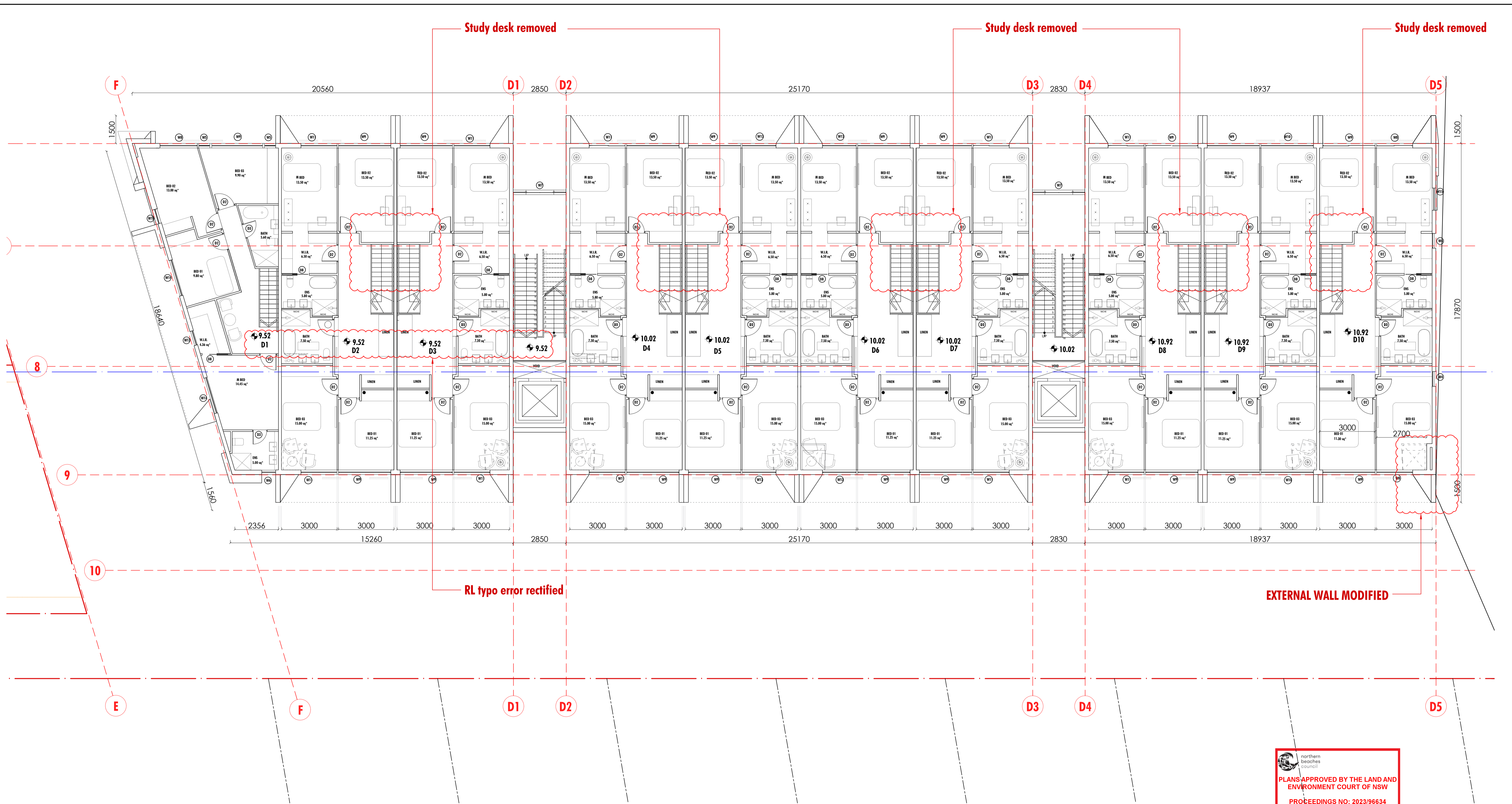
Assessor Name/Number Sowmya Sastry VIC/BDVA/10/1014

Assessor Signature *[Signature]* Date 13/12/23

BLOCK D - GROUND FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



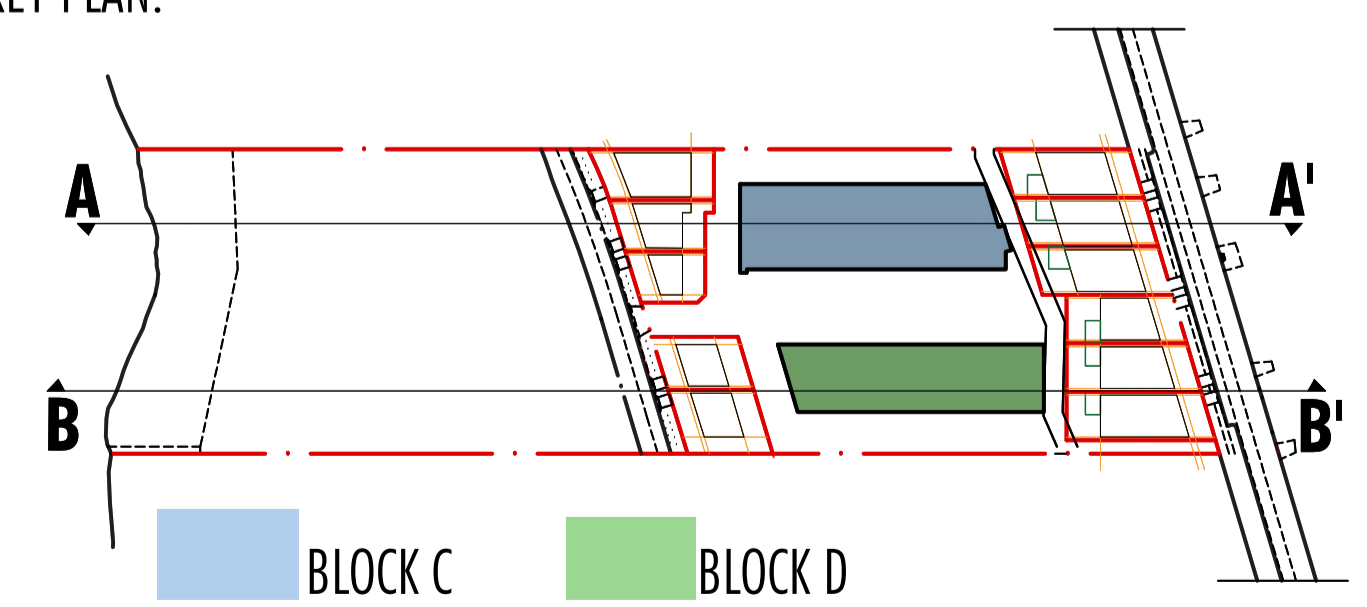


UNITS	M.BED	ENS	BED1	BED2	BED3
D1	3.57M X 4.03M	✓	3M X 3.3M	3M X 4M	3M X 3.3M
D2	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D3	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D4	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D5	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D6	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M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

REVISION R12
 - STUDY DESK REMOVED
 - RL TYPO ERROR RECTIFIED IN BLOCK D (WEST)
 - EXTERNAL WALL FOR UNIT D10 MODIFIED

KEY PLAN:



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 DATED: 14 June 2024

Energy Rating Certificate Number 130GS71SKL

single-dwelling rating 6.0av stars

multi-unit development (attach listing of ratings) heating 23.5av MJ/m² cooling 25.1av MJ/m²

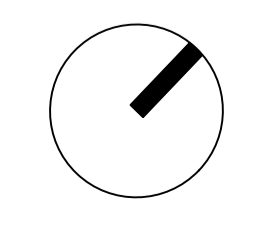
Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *[Signature]* Date 13/12/23

BLOCK D - FIRST FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD

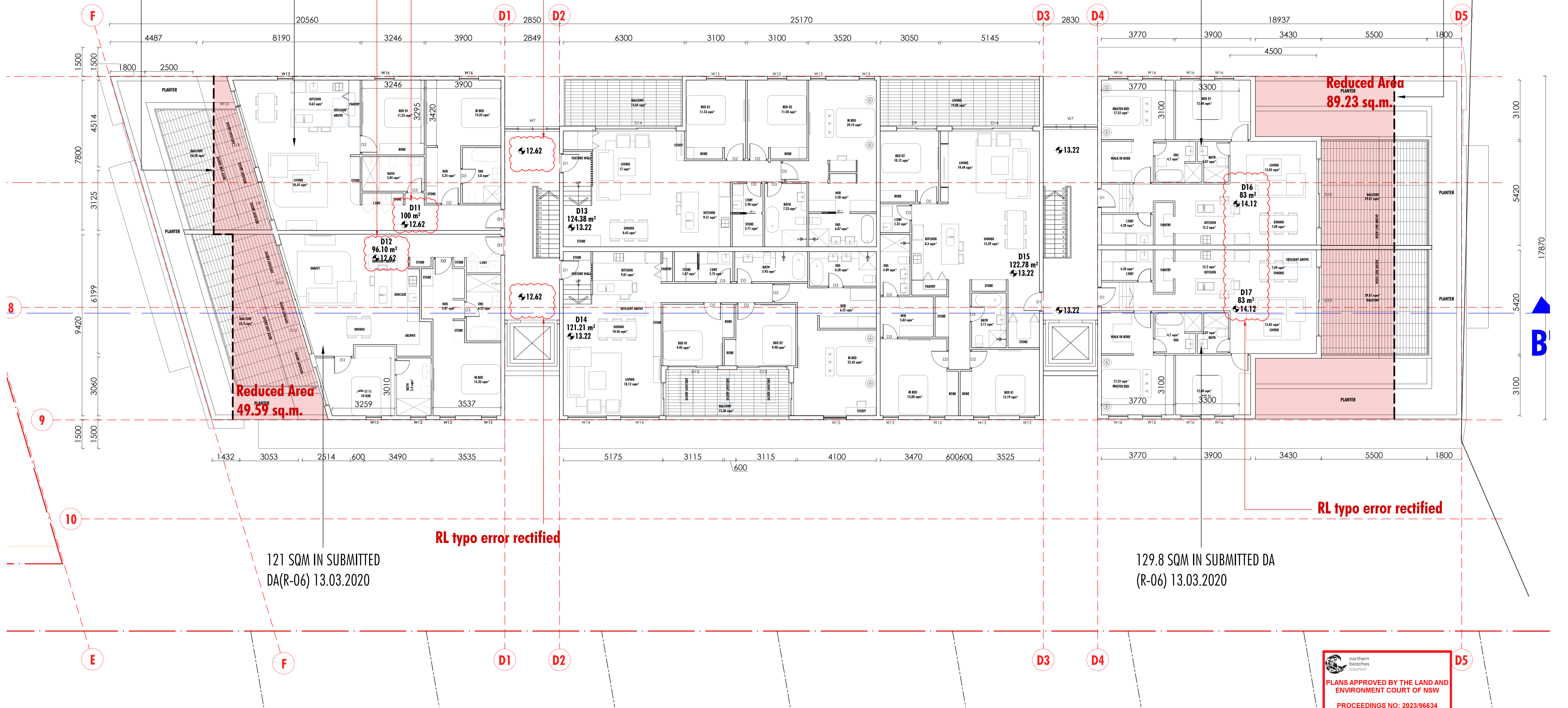


LINE OF BUILDING IN SUBMITTED DA(R-06) 13.03.2020

120 SQM IN SUBMITTED DA (R-06) 13.03.2020

129.8 SQM IN SUBMITTED DA (R-06) 13.03.2020

LINE OF BUILDING IN SUBMITTED DA(R-06) 13.03.2020



Reduced Area 49.59 sq.m.

Reduced Area 89.23 sq.m.

RL typo error rectified

RL typo error rectified

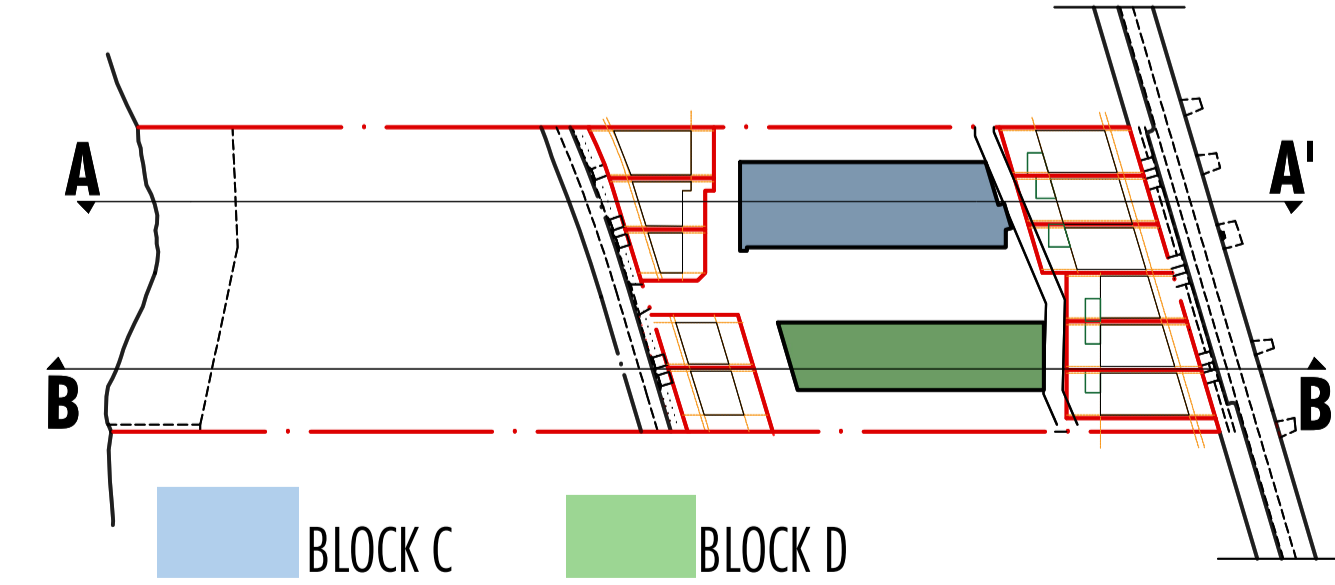
121 SQM IN SUBMITTED DA(R-06) 13.03.2020

129.8 SQM IN SUBMITTED DA (R-06) 13.03.2020

UNITS	M.BED	ENS	BED1	BED2	UNITS	STORAGE CU.M.
D11	3.9M X 3.42M	✓	3.25M X 3.29M		D11	8.64
D12	3.5M X 3.8M	✓	3.25M X 3.29M		D12	8.01
D13	3.5M X 4.7M	✓	3.1M X 3.5M	3.1M X 3.5M	D13	11.75
D14	4.1M X 4.46M	✓	3.12M X 3.3M	3.12M X 3.3M	D14	10.5
D15	3.47M X 4M	✓	3M X 3.2M	3.46M X 3.5M	D15	10.41
D16	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M	D16	10.12
D17	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M	D17	10.82

REVISION R12
- RL TYPO ERROR RECTIFIED IB BLOCK D

KEY PLAN:



LEGEND:

 LATEST MODIFICATION

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

Energy Rating 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

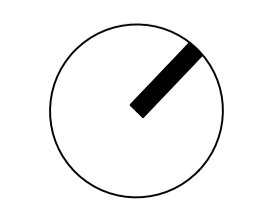
Assessor Name/Number: Sowmya Sastry VIC/BDVA/10/1014

Assessor Signature: *[Signature]* Date: 13/12/23

NOTE * Bedroom dimensions exclude Robes

BLOCK D - SECOND FLOOR PLAN

PROJECT LOCATION : 43-45&49 WARRIWOOD ROAD, WARRIWOOD



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DRWG. NO. **A10.3**
06/03/24
1:100 @A1
R-12

Articulation modified
Elevations updated as per the amendments made to plans and articulation.



NORTH - WEST ELEVATION BLOCK C

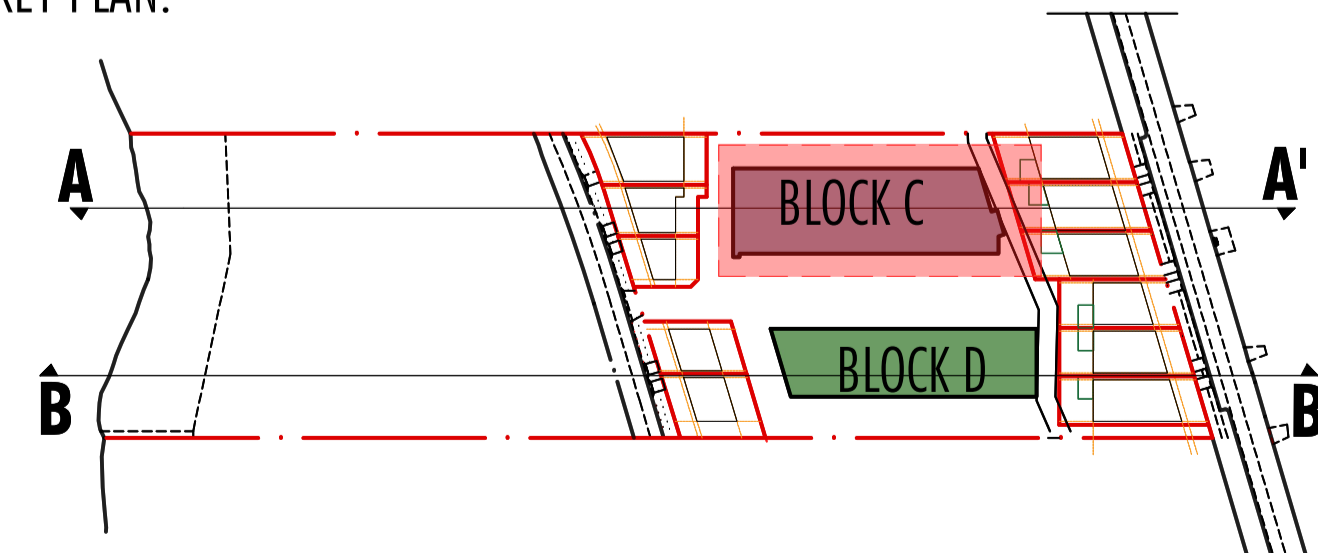


SOUTH - EAST ELEVATION BLOCK C

REVISION R12

- ARTICULATION MODIFIED ON NORTH EAST SIDE OF BLOCK C
- ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO PLANS AND ARTICULATION.

KEY PLAN:



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634

Energy Rating Certificate Number 130GS71SKL

6.0av stars

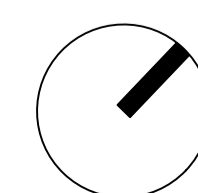
single-dwelling rating
 multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

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

Recessed downlights confirmation: Rated with Rated without

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

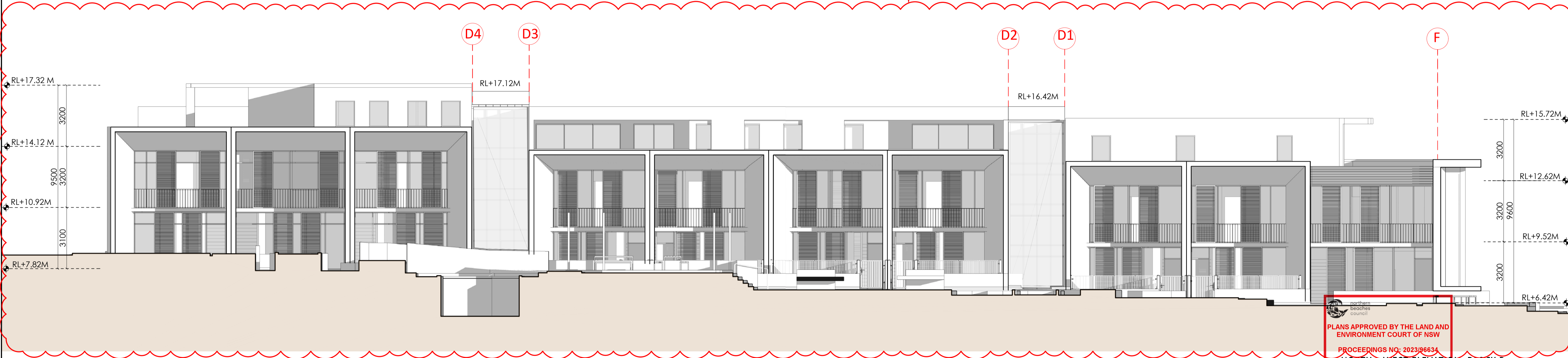
Assessor Signature *[Signature]* Date 13/12/23





**Articulation modified
Elevations updated as per the amendments made to
plans and articulation.**

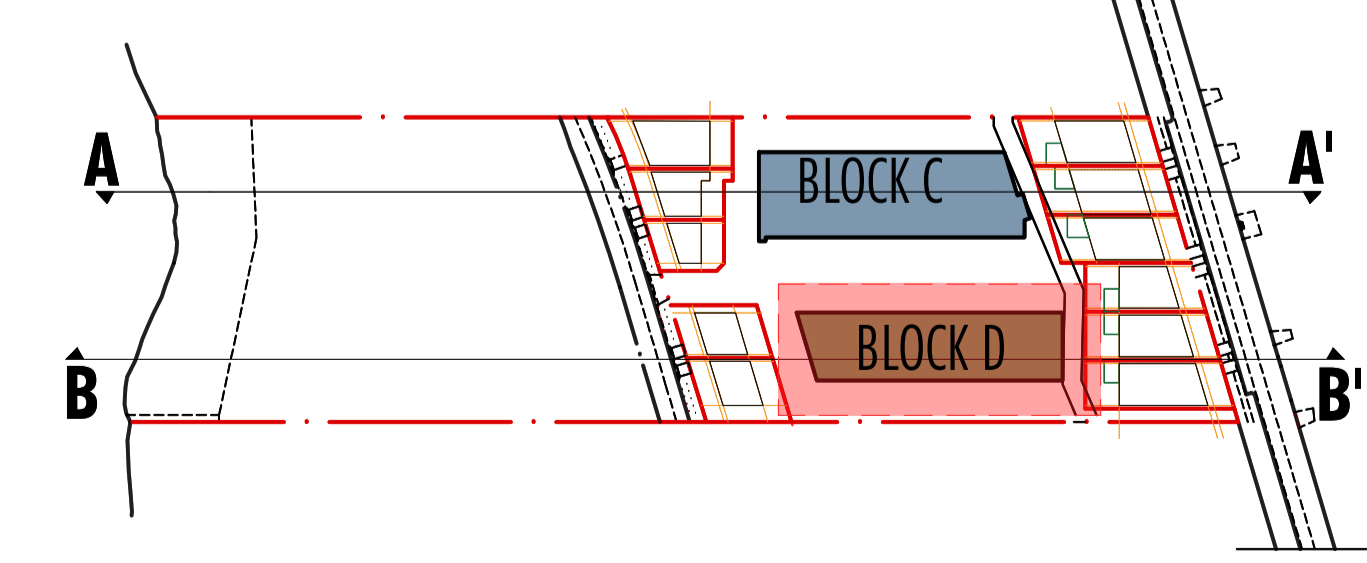
SOUTH - EAST ELEVATION BLOCK D



NORTH - WEST ELEVATION BLOCK D

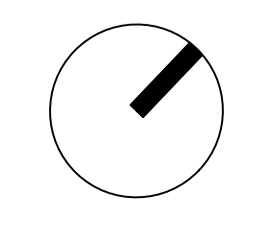
REVISION R12
 - ARTICULATION MODIFIED ON NORTH EAST SIDE OF BLOCK D.
 - ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO PLANS AND ARTICULATION.

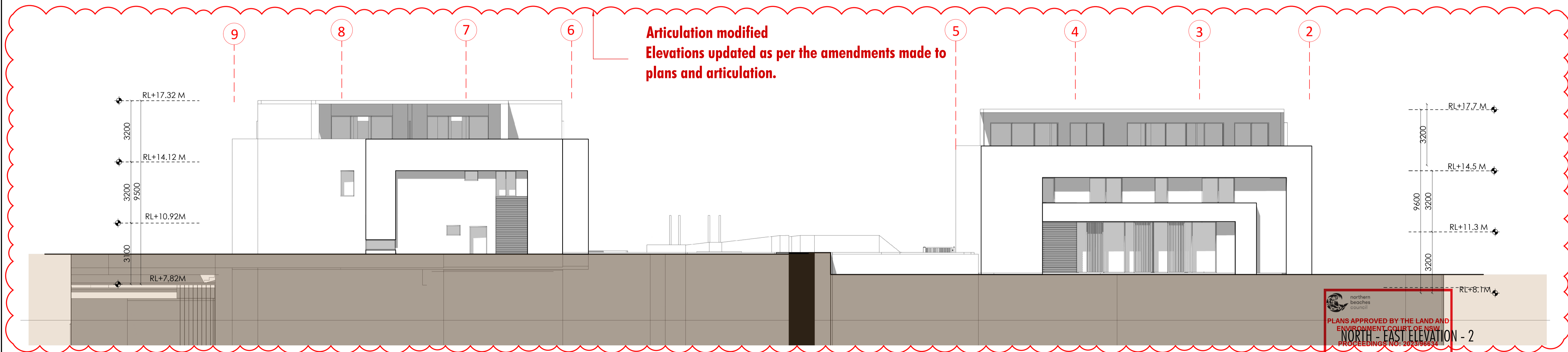
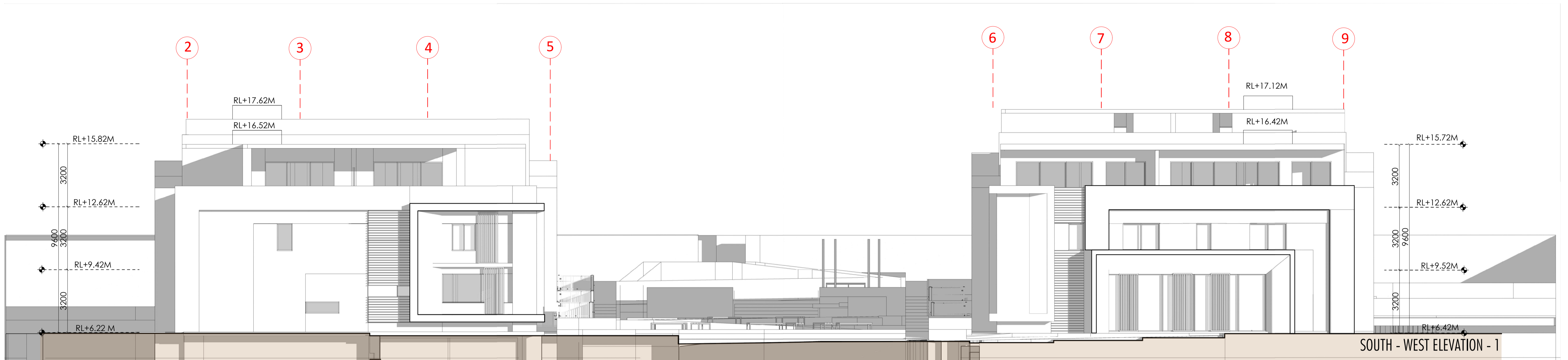
KEY PLAN:



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO. 2023/96634

Energy Rating		Certificate Number 130GS71SKL
<input type="checkbox"/> single-dwelling rating		6.0av stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating 23.5av MJ/m ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 25.1av MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Sowmya Sastry VIC/BDVA/10/1014		
Assessor Signature <i>[Signature]</i>		Date 13/12/23

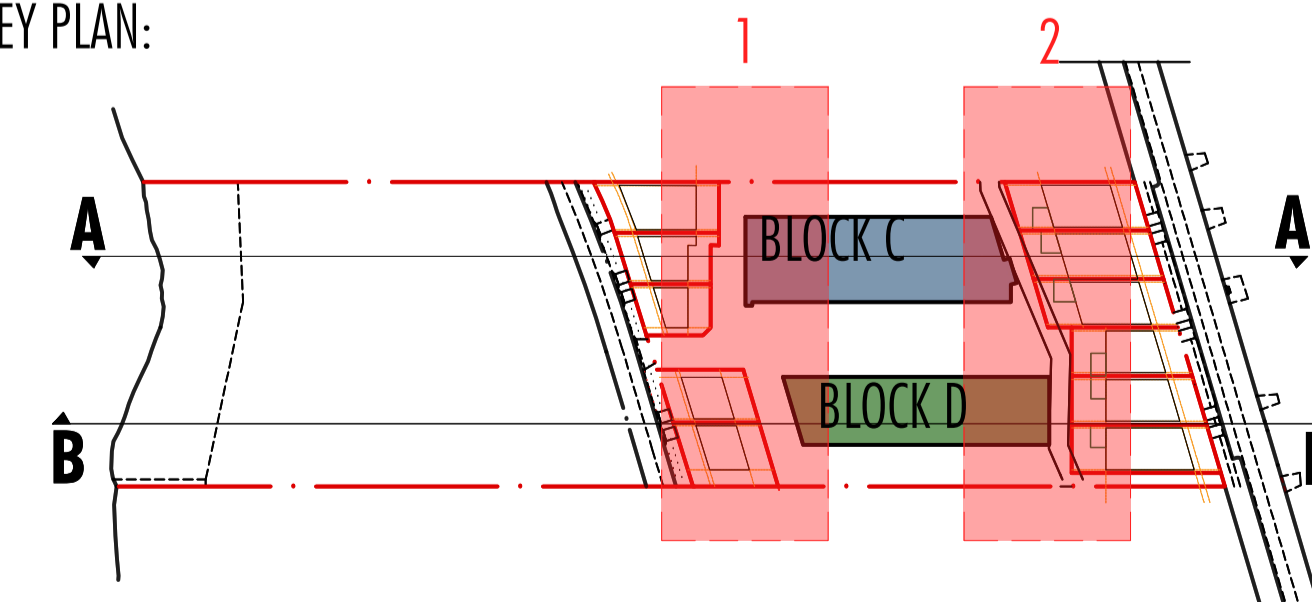




REVISION R12

- ARTICULATION MODIFIED ON NORTH EAST SIDE OF BLOCK C AND D.
- ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO PLANS AND ARTICULATION.

KEY PLAN:

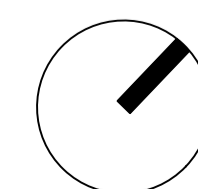


northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT NSW
 NORTH - EAST ELEVATION - 2
 PROCEEDINGS NO: 2023/98694
 DATED: 14 June 2024

Energy Rating		Certificate Number 130GS7ISKL
<input type="checkbox"/> single-dwelling rating		6.0av stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating 23.5av MJ/m ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 25.1av MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Sowmya Sastry VIC/BDVA/10/1014		
Assessor Signature	Date 13/12/23	

ELEVATIONS 03

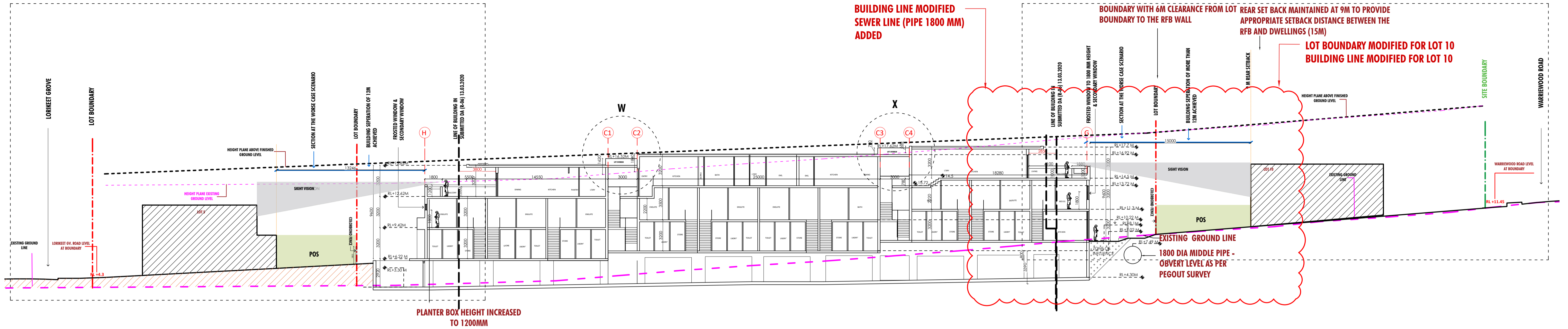
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



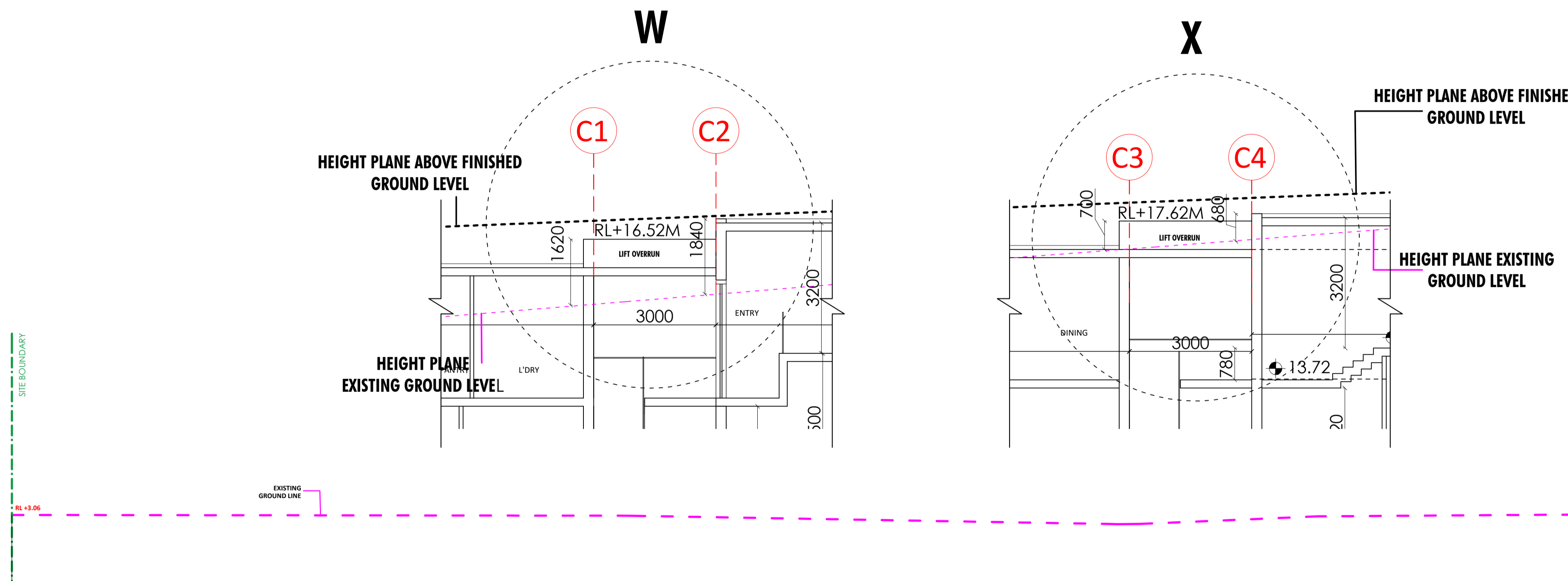
ARCHIDROME
 206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2067 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO. **A11.3**
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 R-12

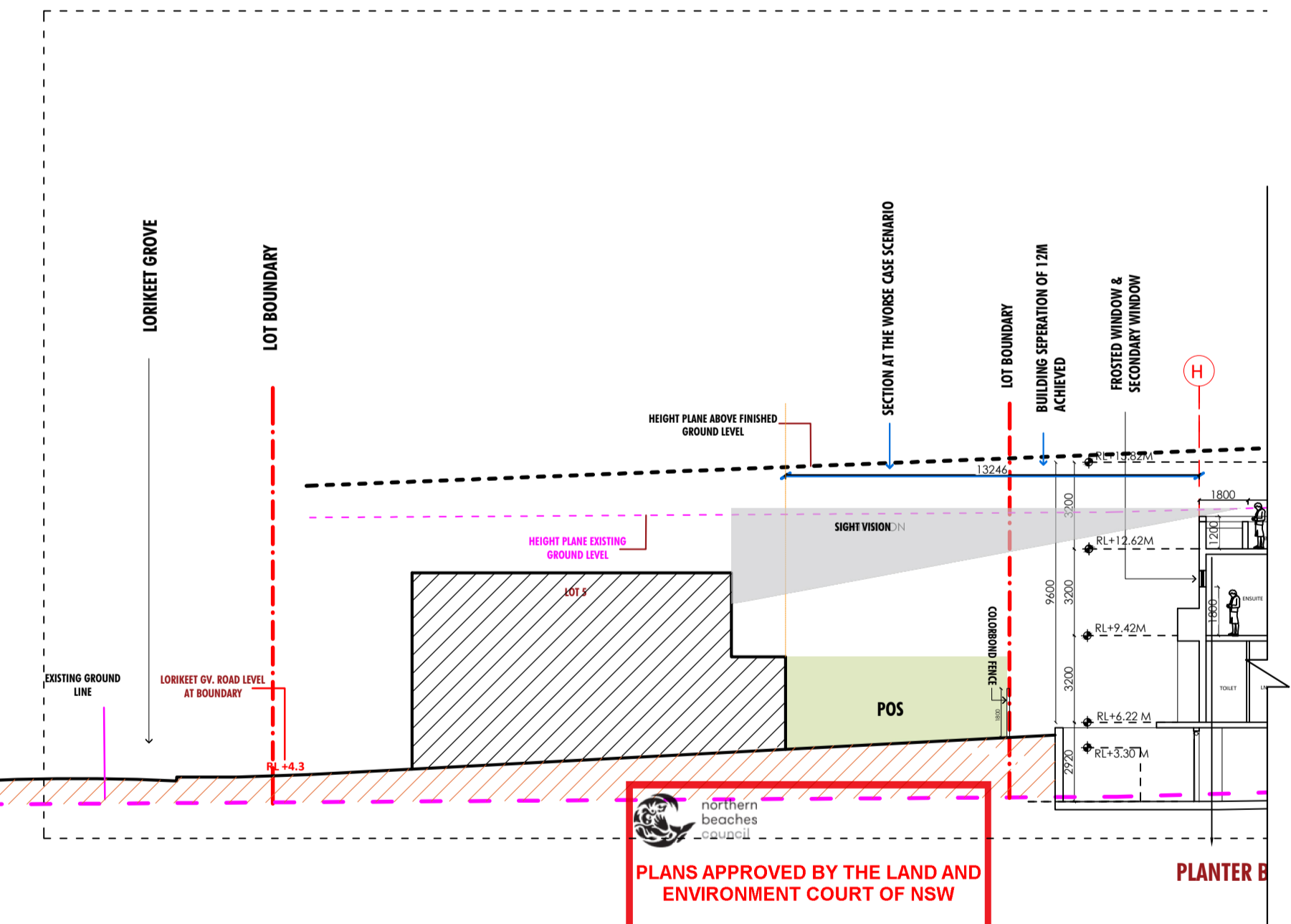
DETAIL A REFER TO SHEET A12.5



SECTION AA' - PART NORTH OF LORIKET GROVE (CONTINUES BELOW)



DETAIL A REFER TO SHEET A12.5



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/96634
 SECTION AA' - PART SOUTH OF LORIKET GROVE

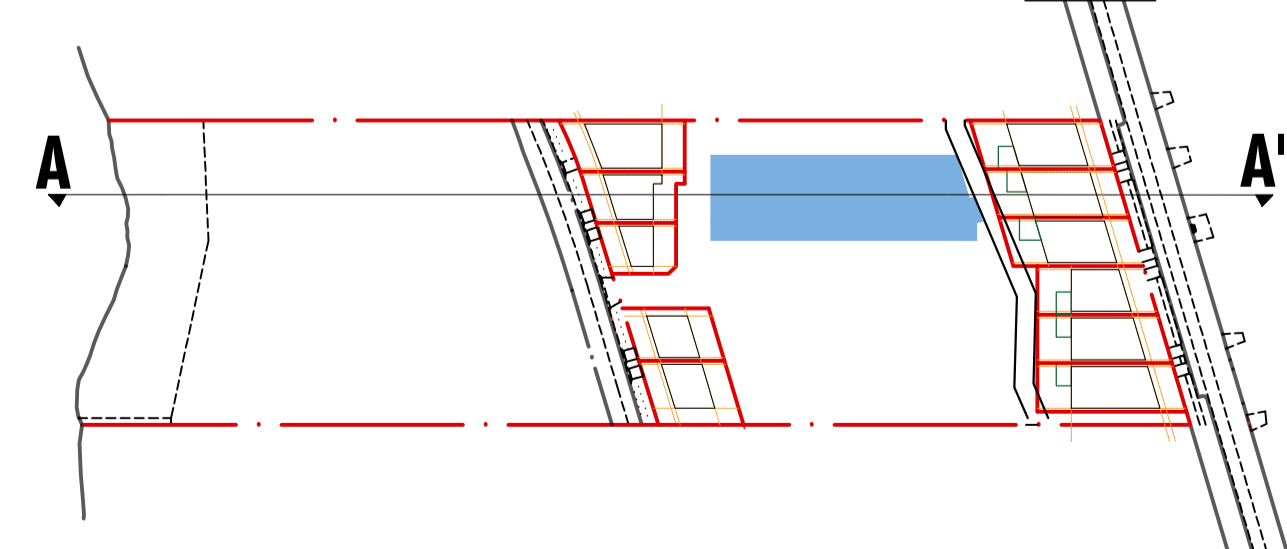
NOTES

- THE HEIGHT PLANES FOR THE SITE HAVE BEEN CLEARLY MARKED IN THE SECTIONS. THE ACTUAL HEIGHT PLANE IS CONSIDERED AS THE HEIGHT PLANE ABOVE THE FINISHED GROUND FLOOR LEVEL OF THE SITE. IF THE EXISTING RL'S ARE CONSIDERED TO DETERMINE THE HEIGHT PLANE, THE SITE BECOMES PRONE TO FLOODING AS THE ROADS AROUND THE SITE HAVE BEEN PLANNED AT A MUCH HIGHER LEVEL THAN THE EXISTING SITE LEVELS.

REVISION R12

- BUILDING LINE FOR BLOCK C ON THE EAST SIDE MODIFIED.
- LOT BOUNDARY AND BUILDING PROFILE UPDATED FOR LOT 10.
- SEWER PIPE 1800MM DIA ADDED AS PER THE PEGOUT DATA.
- GROUND LEVEL MODIFIED AS PER LANDSCAPE PLAN.

KEY PLAN:



Energy Rating Certificate Number 130GS7ISKL

6.0av stars

single-dwelling rating multi-unit development (attach listing of ratings) heating 23.5av MJ/m² cooling 25.1av MJ/m²

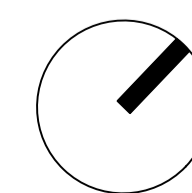
Recessed downlights confirmation: Rated with Rated without

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

Assessor Signature *[Signature]* Date 13/12/23

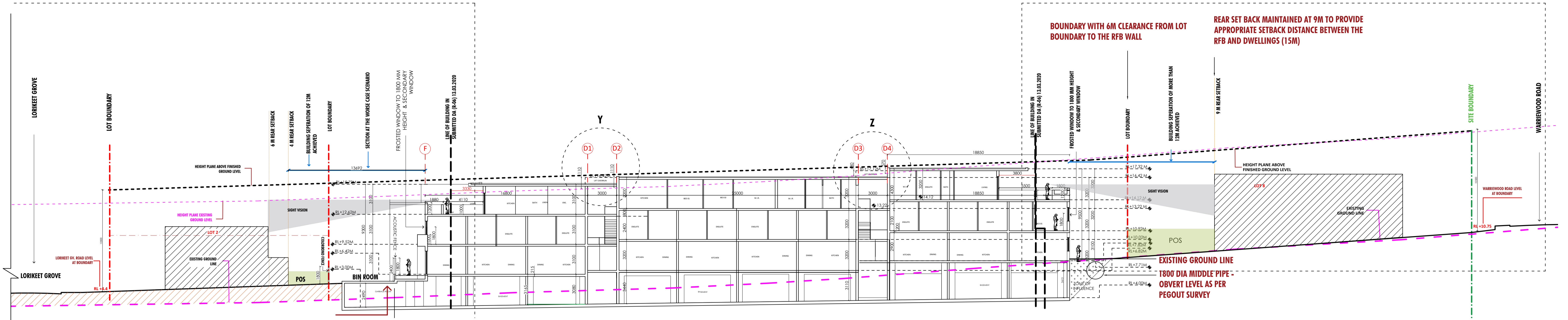
SECTION AA'

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD

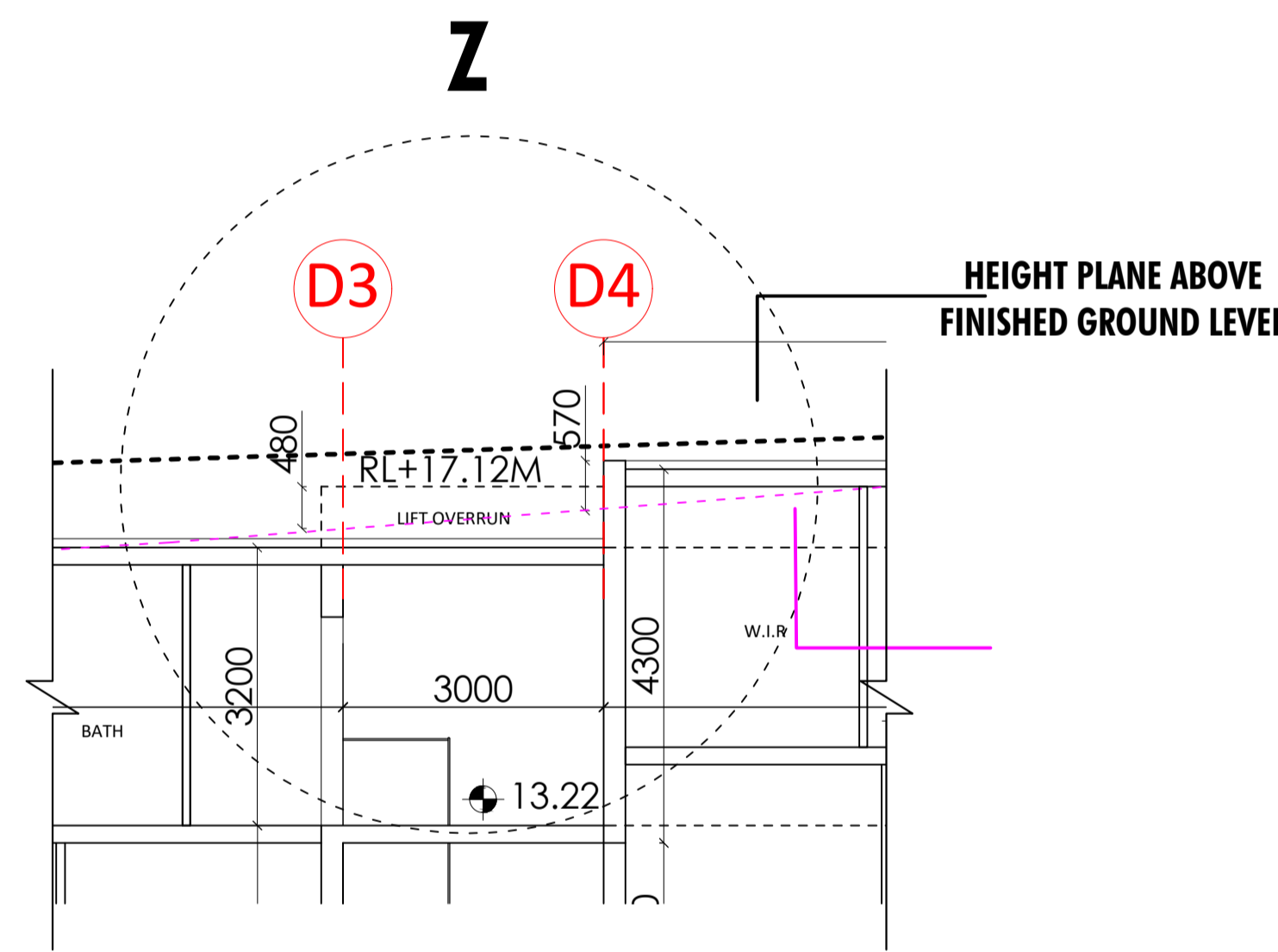
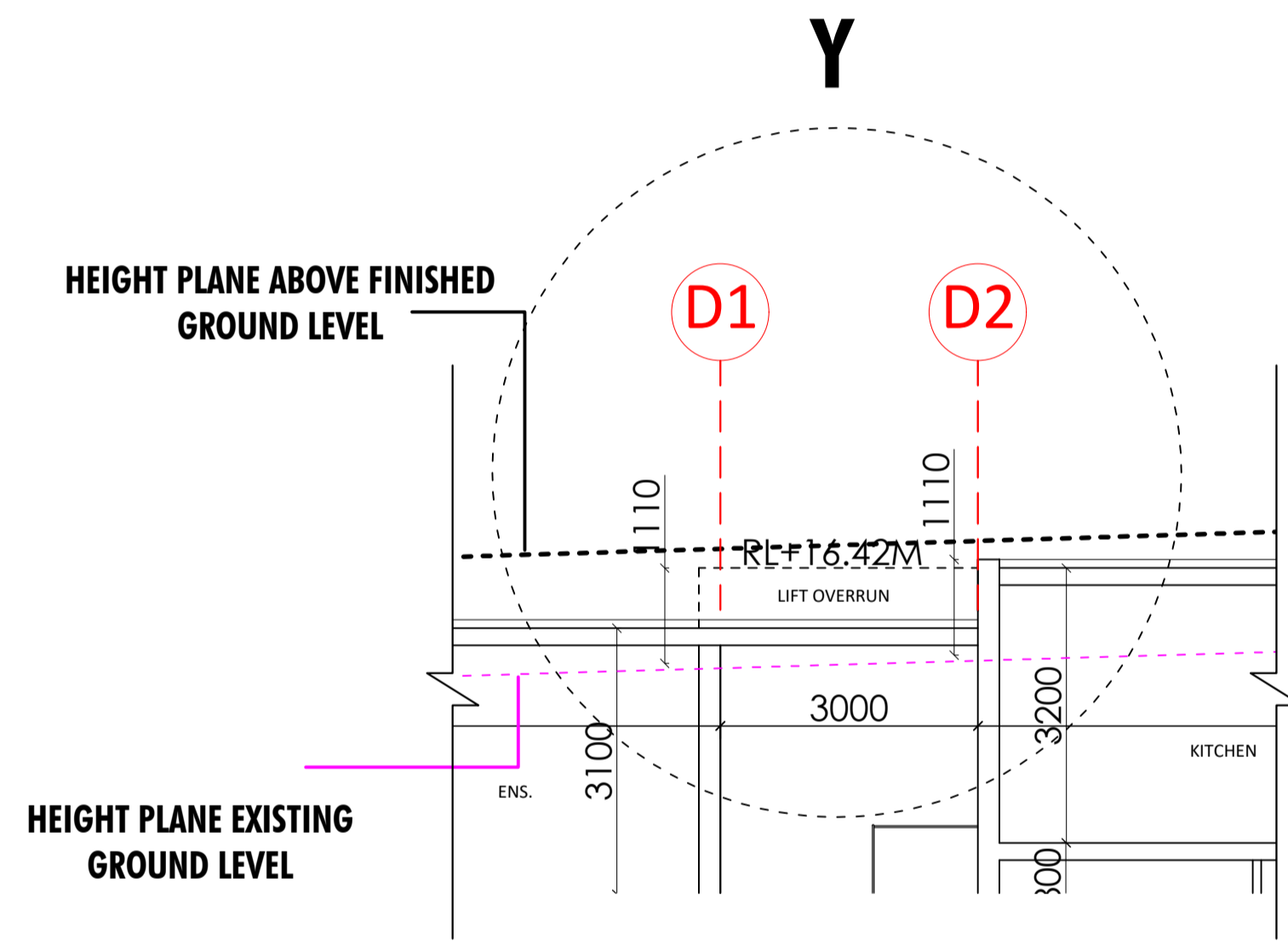


DETAIL C REFER TO SHEET A12.5

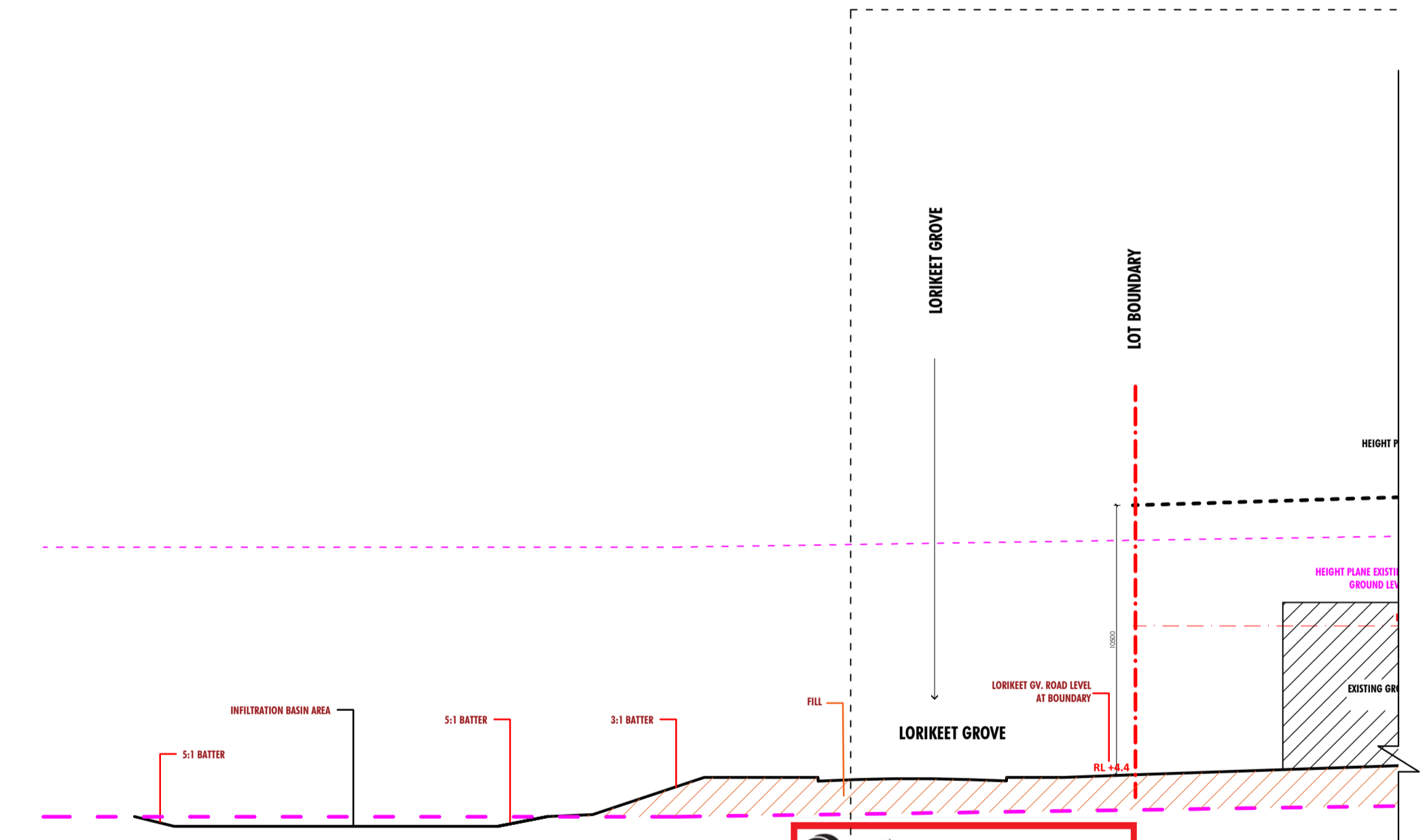
D REFER TO SHEET A12.5



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



DETAIL C REFER TO SHEET A12.5



SECTION BB' - PART SOUTH OF LORIKEET GROVE

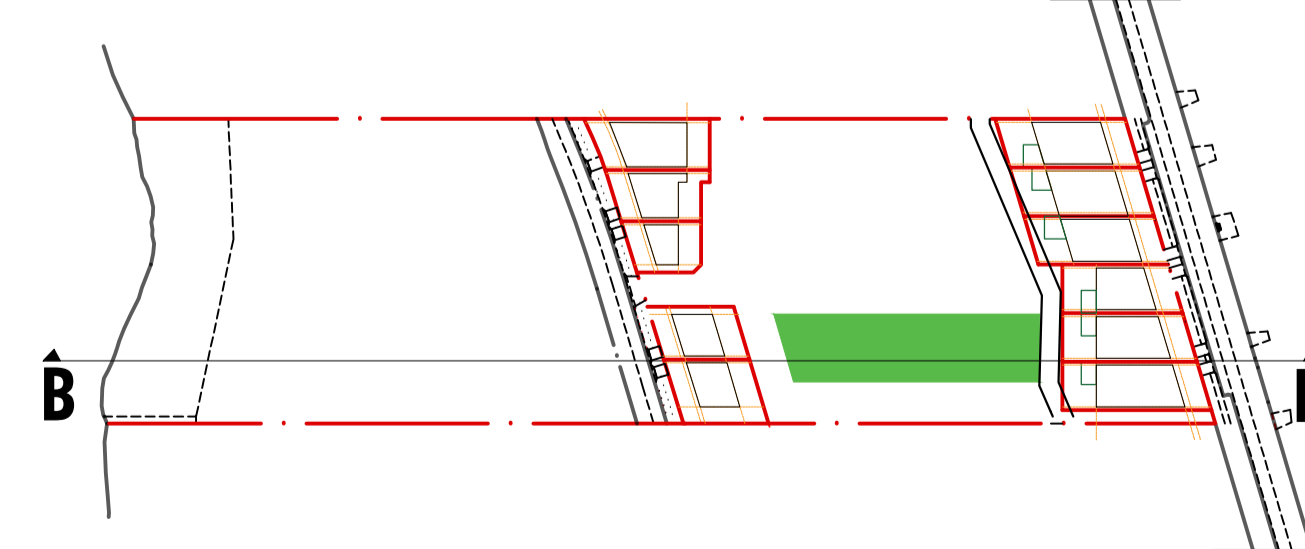
NOTES

THE HEIGHT PLANES FOR THE SITE HAVE BEEN CLEARLY MARKED IN THE SECTIONS. THE ACTUAL HEIGHT PLANE IS CONSIDERED AS THE HEIGHT PLANE ABOVE THE FINISHED GROUND FLOOR LEVEL OF THE SITE. IF THE EXISTING RL'S ARE CONSIDERED TO DETERMINE THE HEIGHT PLANE, THE SITE BECOMES PRONE TO FLOODING AS THE ROADS AROUND THE SITE HAVE BEEN PLANNED AT A MUCH HIGHER LEVEL THAN THE EXISTING SITE LEVELS

REVISION R12

- SEWER PIPE 1800MM DIA ADDED AS PER THE PEGOUT DATA.
- GROUND LEVEL MODIFIED AS PER LANDSCAPE PLAN.

KEY PLAN:



PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

Energy Rating Certificate Number 130GS71SKL

6.0av stars

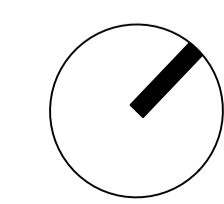
single-dwelling rating multi-unit development (attach listing of ratings)

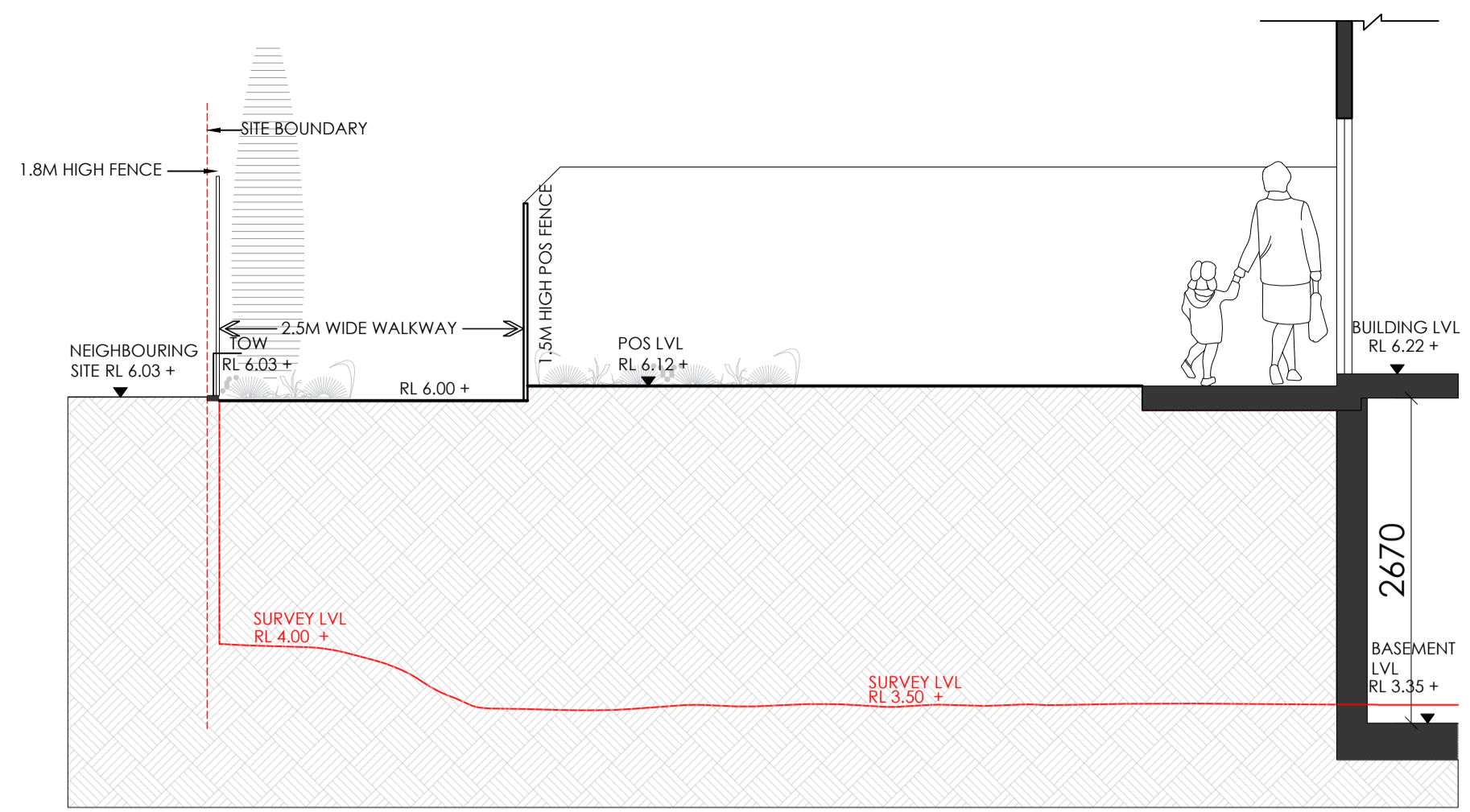
heating 23.5av MJ/m² cooling 25.1av MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

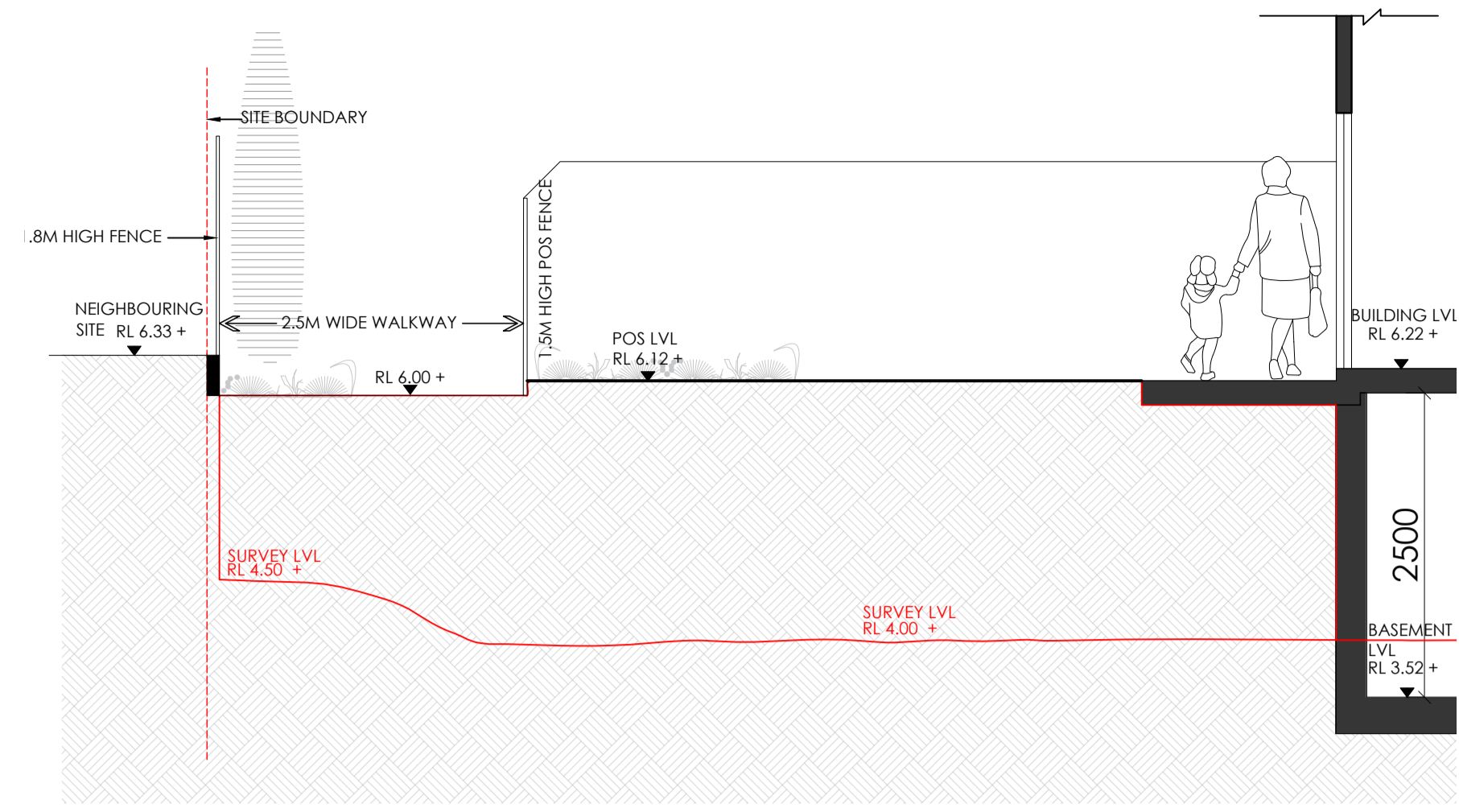
Assessor Signature *[Signature]* Date 13/12/23





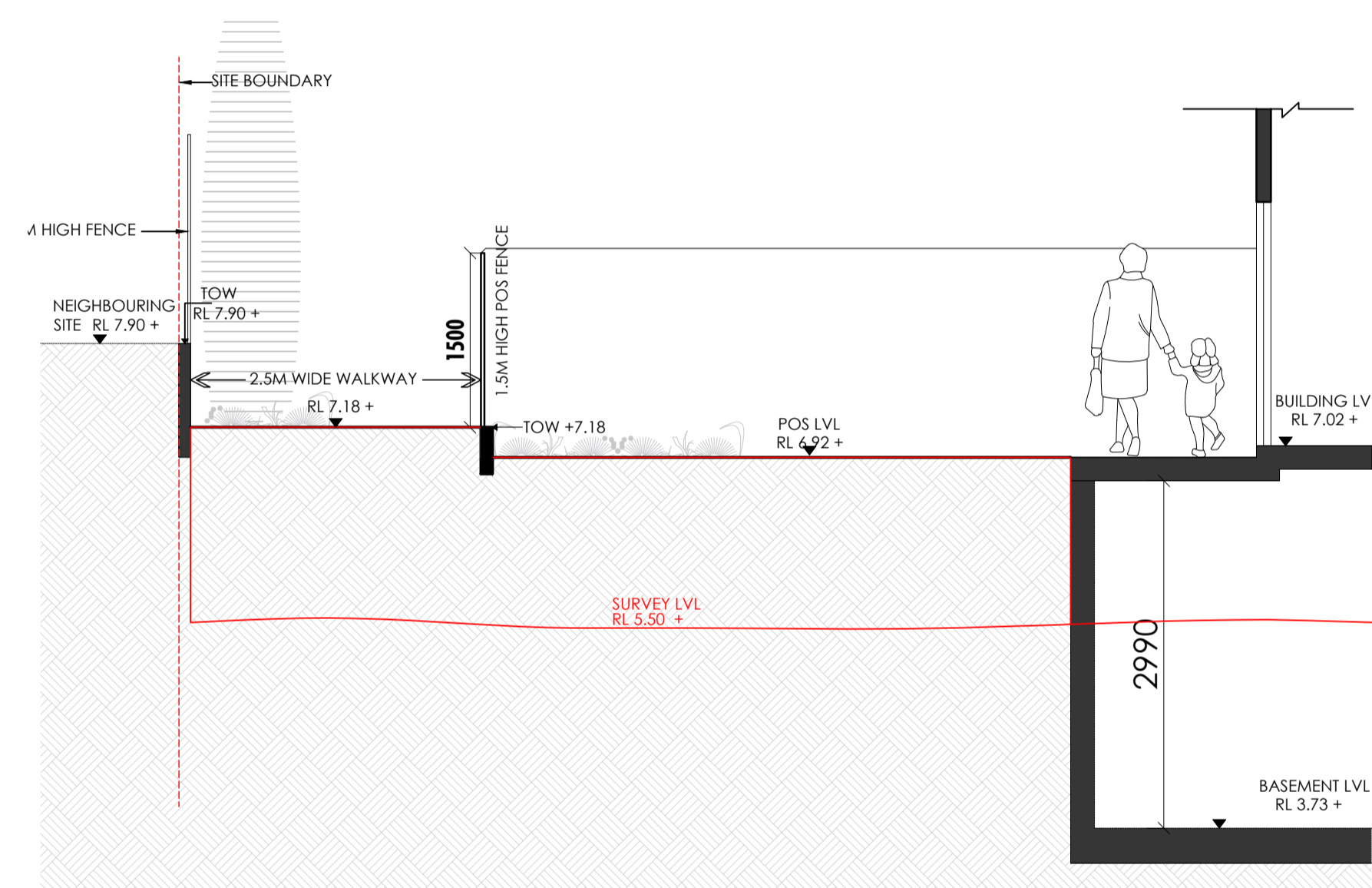
aa SECTION aa
A12.3

PROPOSED POS LEVELS ARE NOT HIGHER THAN 89MM FROM THE NEIGHBORING SITE LEVELS AT THIS POINT



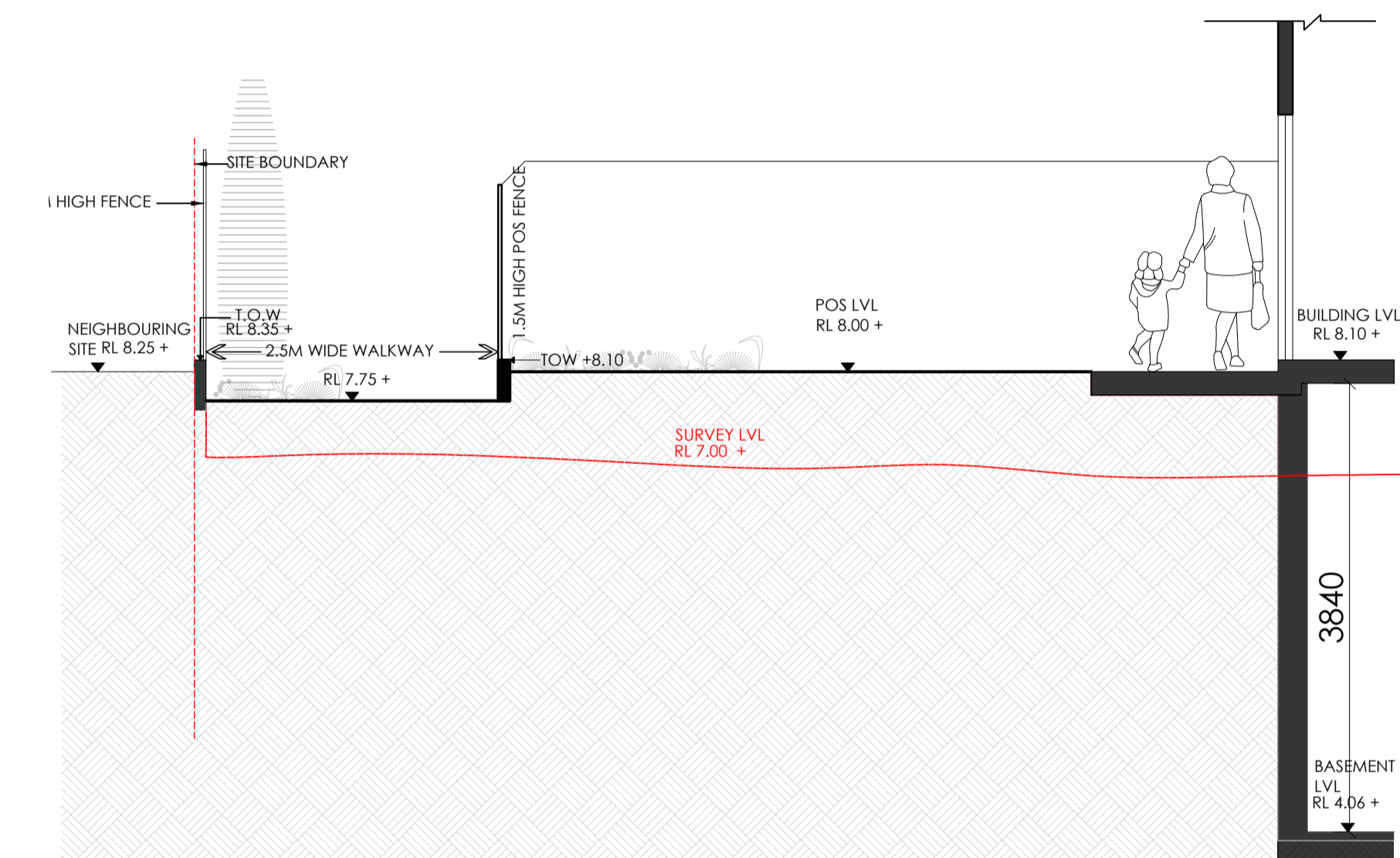
bb SECTION bb
A12.3

PROPOSED POS LEVELS ARE NOT HIGHER THAN THE NEIGHBORING SITE LEVELS AT THIS POINT



cc SECTION cc
A12.3

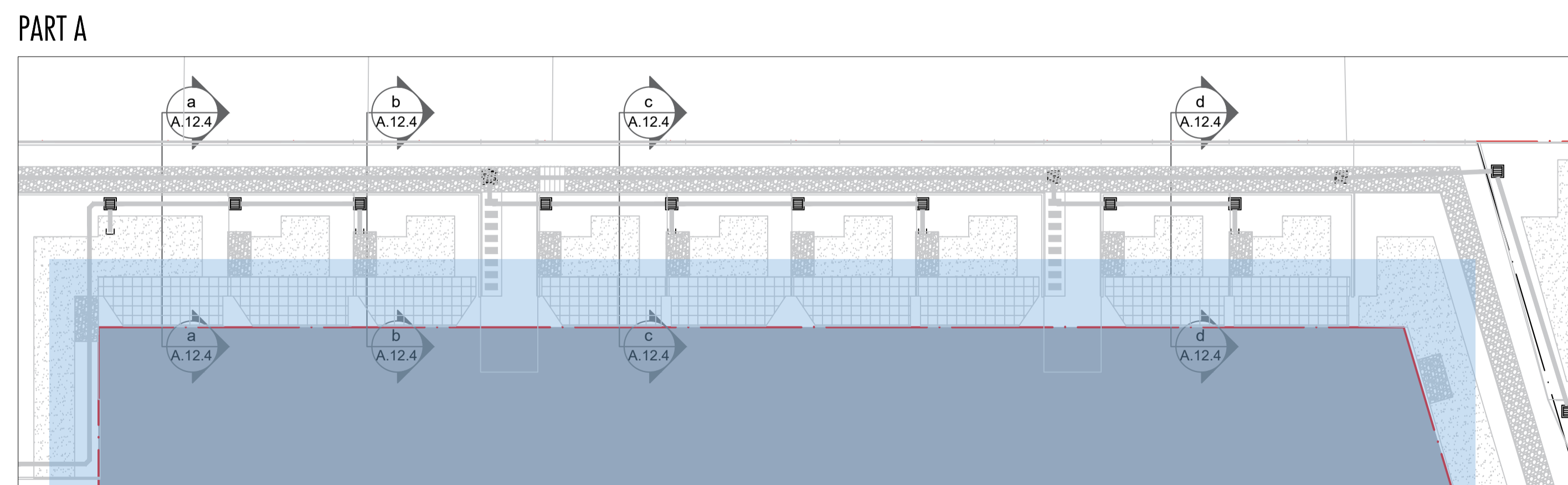
PROPOSED POS LEVELS ARE NOT HIGHER THAN THE NEIGHBORING SITE LEVELS AT THIS POINT



dd SECTION dd
A12.3

PROPOSED POS LEVELS ARE NOT HIGHER THAN THE NEIGHBORING SITE LEVELS AT THIS POINT

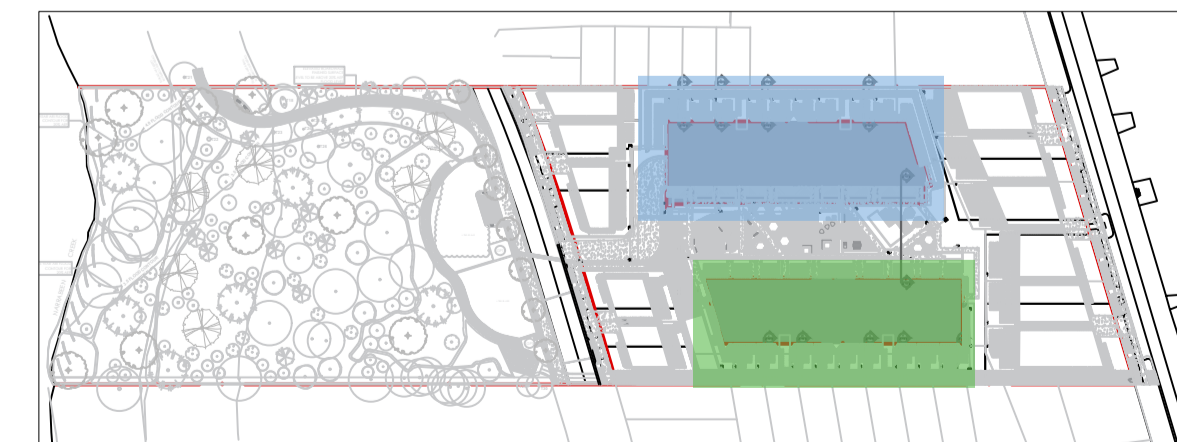
NOTES:
-Sections cut at multiple POS levels to denote the level difference between the Proposed development and the existing neighbouring developments. The inference being - There is no adverse effect on privacy between the existing developments and the proposed RFB. Survey levels for the RW sections adopted from survey by CMS surveyors dated 7/12/16.



LEGEND:

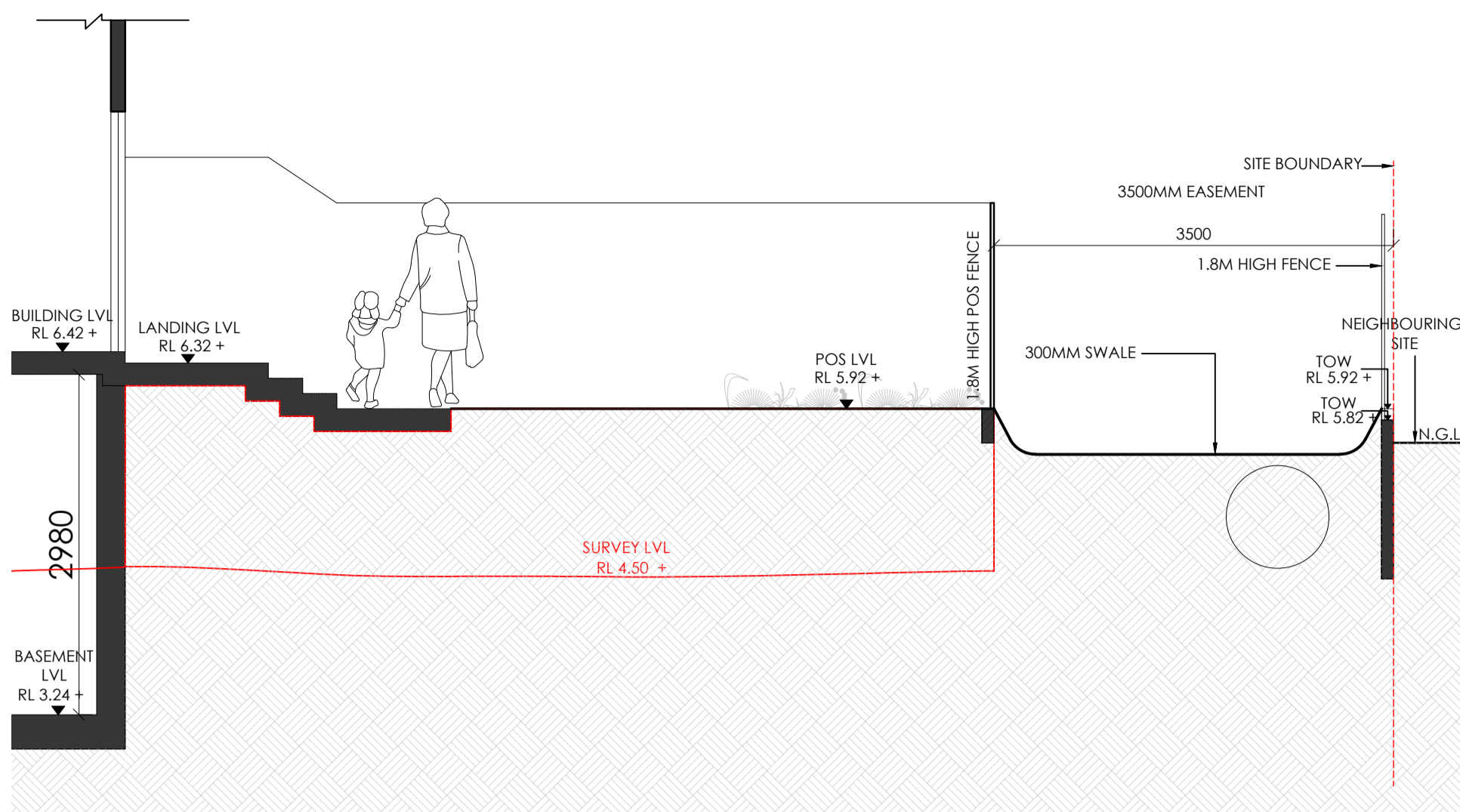
BLOCK C BLOCK D EARTH FILL PROPOSED

KEY PLAN



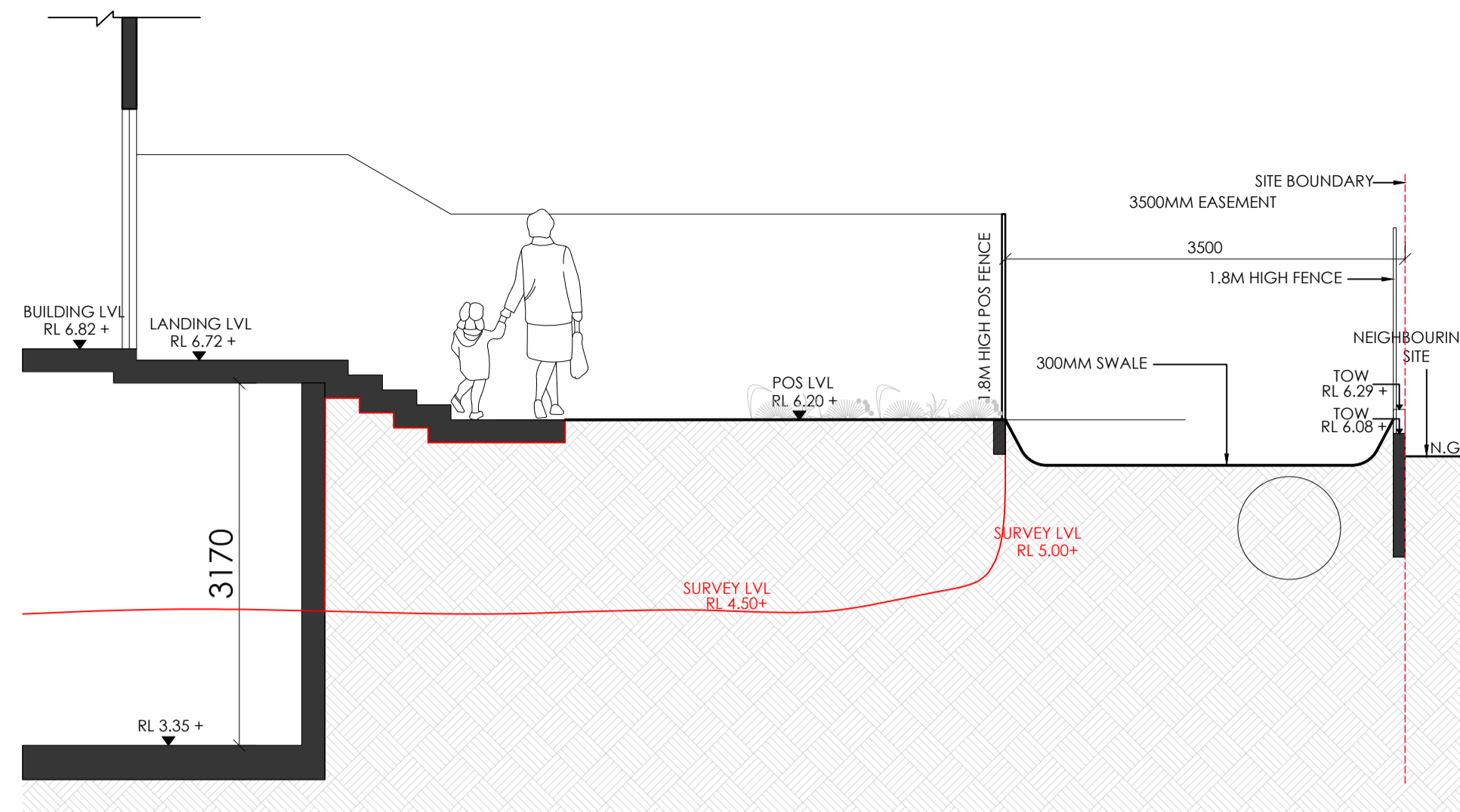
northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

Energy Rating		Certificate Number 130GS7ISKL
<input type="checkbox"/> single-dwelling rating		6.0av stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating 23.5av MJ/m ²	
<small>If selected, data specified is the average across the entire development</small>	cooling 25.1av MJ/m ²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Sowmya Sastry VIC/BD/AV/10/1014		
Assessor Signature		Date 13/12/23



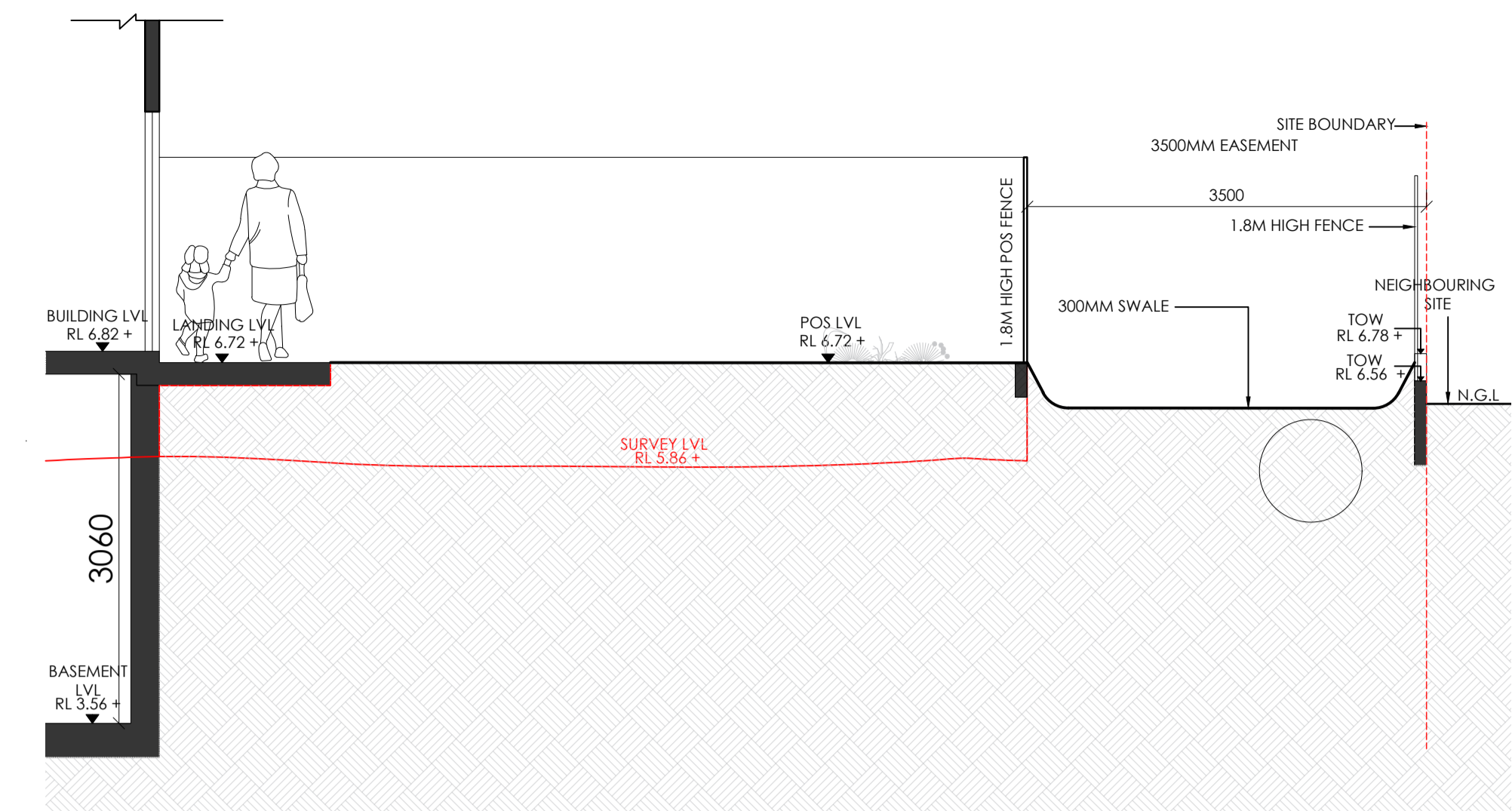
SECTION vv
A12.4

PROPOSED POS LEVELS ARE NOT HIGHER THAN 100MM FROM THE TOP OF THE RETAINING WALL AT THIS POINT



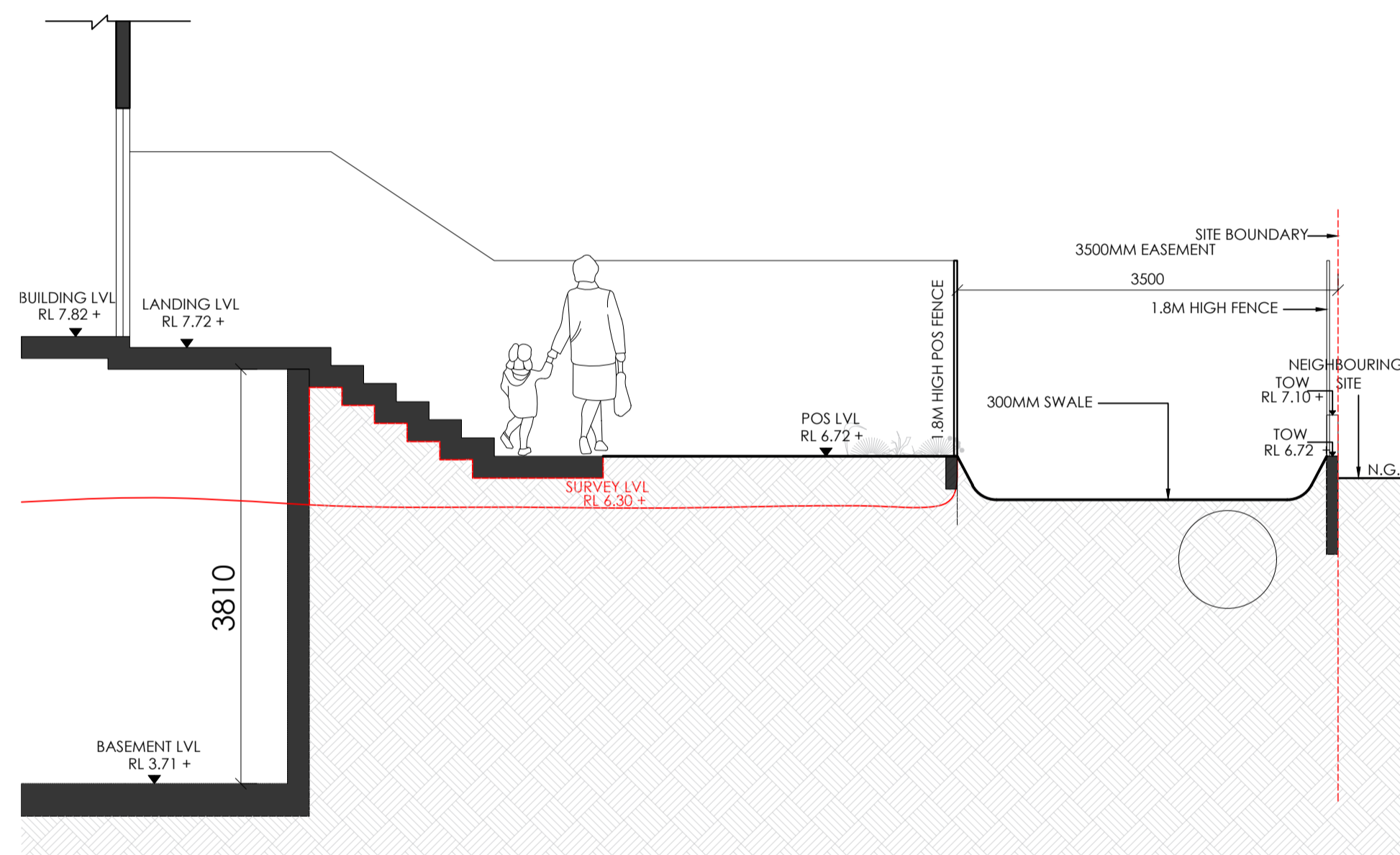
SECTION ww
A12.4

PROPOSED POS LEVELS ARE NOT HIGHER THAN 120MM FROM THE TOP OF THE RETAINING WALL AT THIS POINT



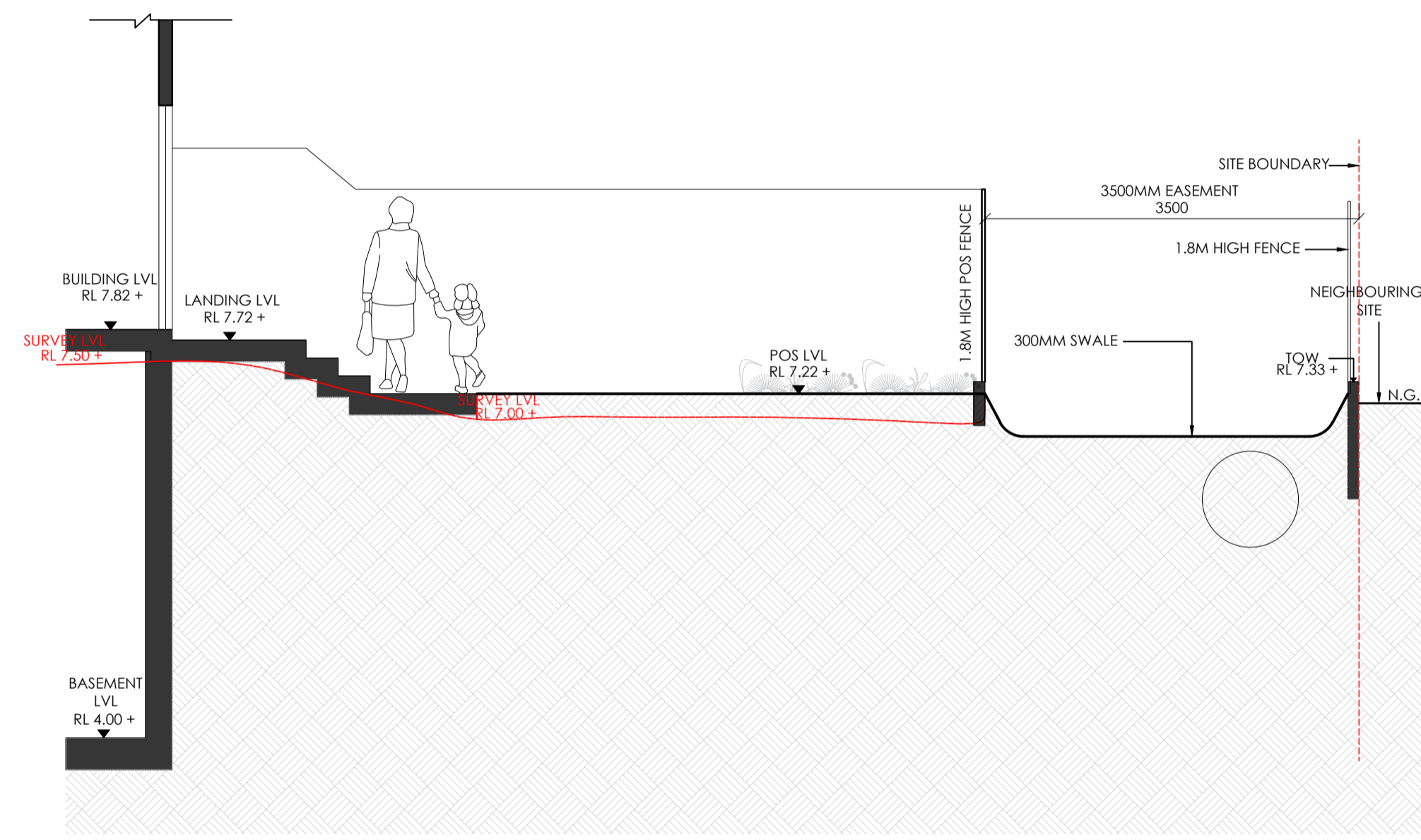
SECTION xx
A12.4

PROPOSED POS LEVELS ARE NOT HIGHER THAN 160MM FROM THE TOP OF THE RETAINING WALL AT THIS POINT



SECTION yy
A12.4

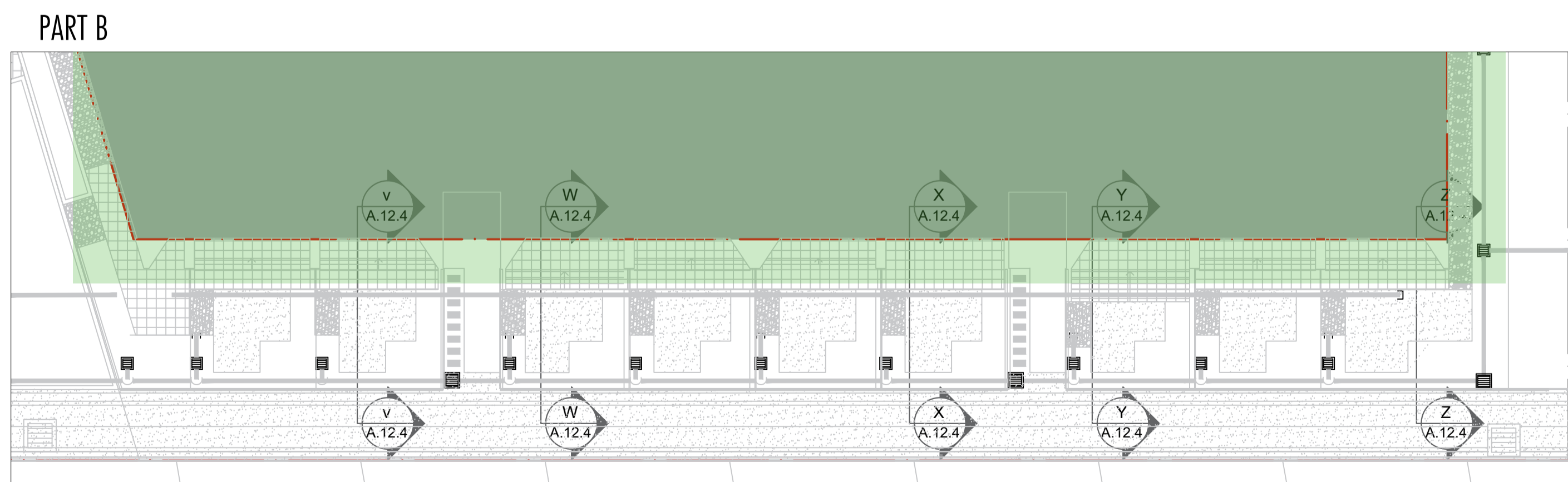
PROPOSED POS LEVELS ARE EQUAL TO THE TOP OF THE RETAINING WALL AT THIS POINT



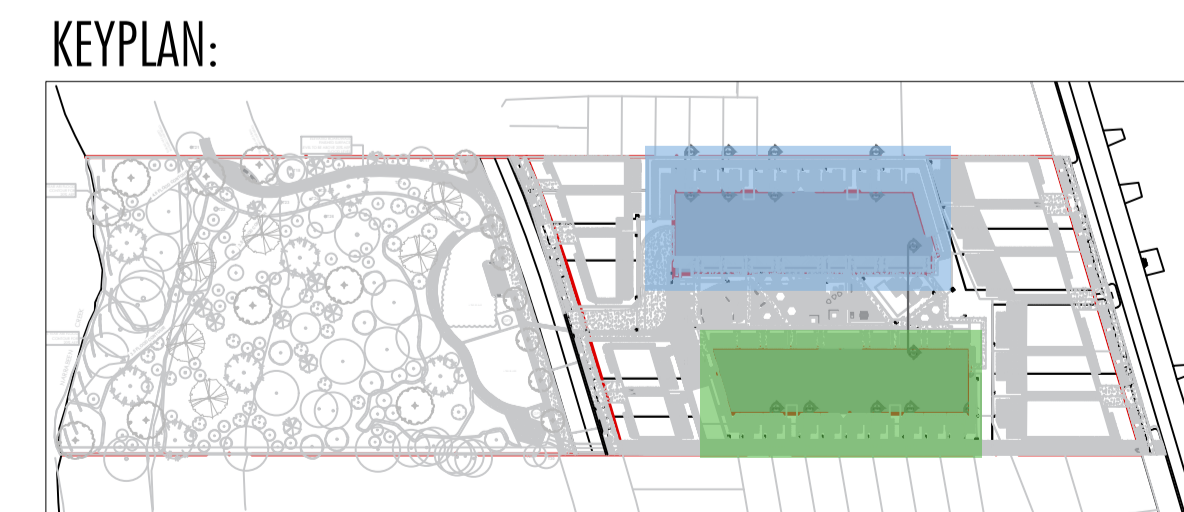
SECTION zz
A12.4

PROPOSED POS LEVELS ARE NOT LOWER THAN 110MM FROM THE TOP OF THE RETAINING WALL AT THIS POINT

NOTES:
-Sections cut at multiple POS levels to denote the level difference between the Proposed development and the existing neighbouring developments. The inference being - There is no adverse effect on privacy between the existing developments and the proposed RFB. Survey levels for the RW sections adopted from survey by CMS surveyors dated 7/12/16.



LEGEND:
RW - Retaining Wall
BLOCK C (Blue)
BLOCK D (Green)
EARTH FILL PROPOSED (Red)



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

Energy Rating Certificate Number 130GS7ISKL

single-dwelling rating 6.0av stars

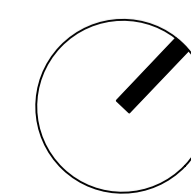
multi-unit development (attach listing of ratings) heating 23.5av MJ/m²

cooling 25.1av MJ/m²

Recessed downlights confirmation: Rated with Rated without

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

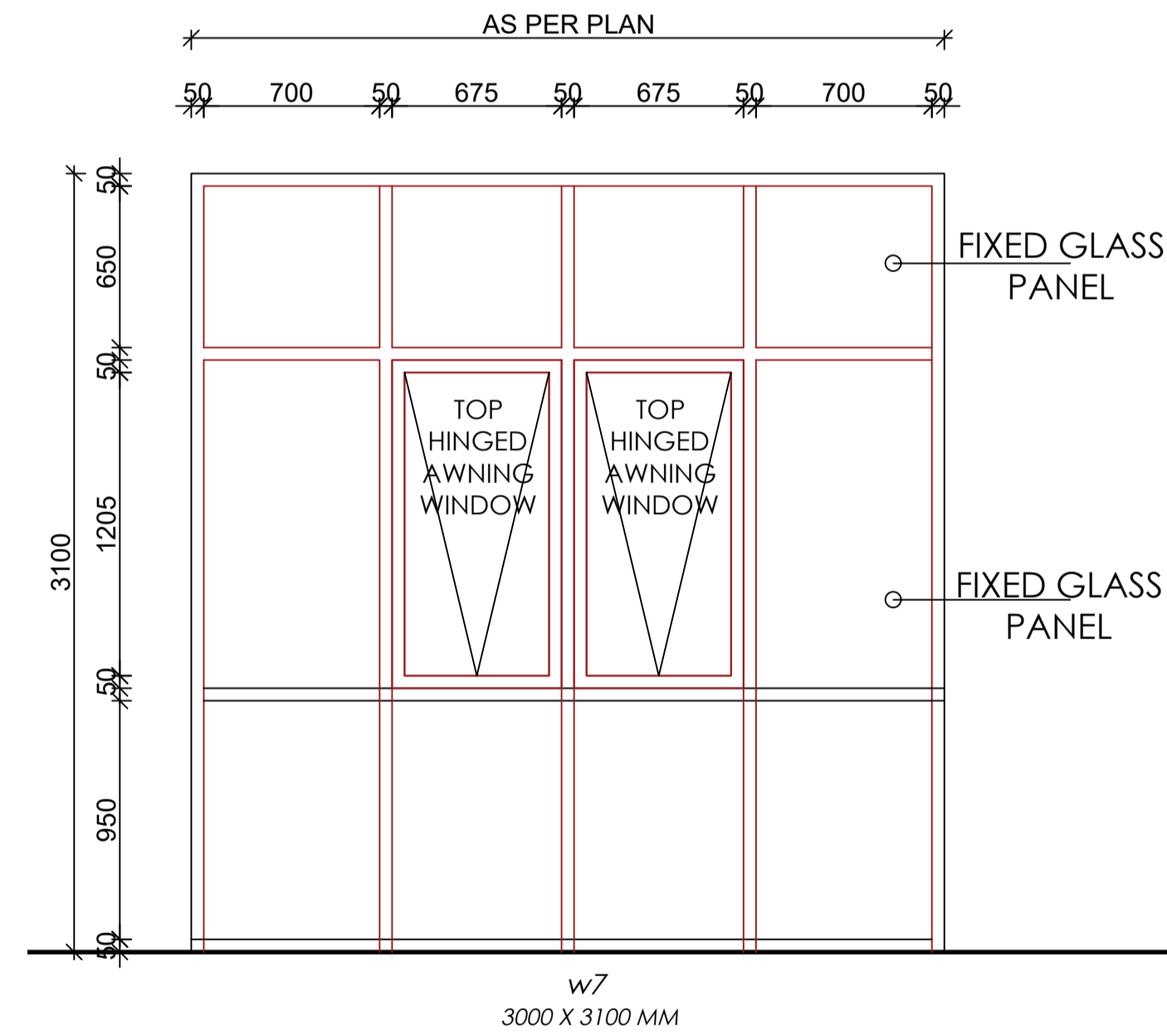
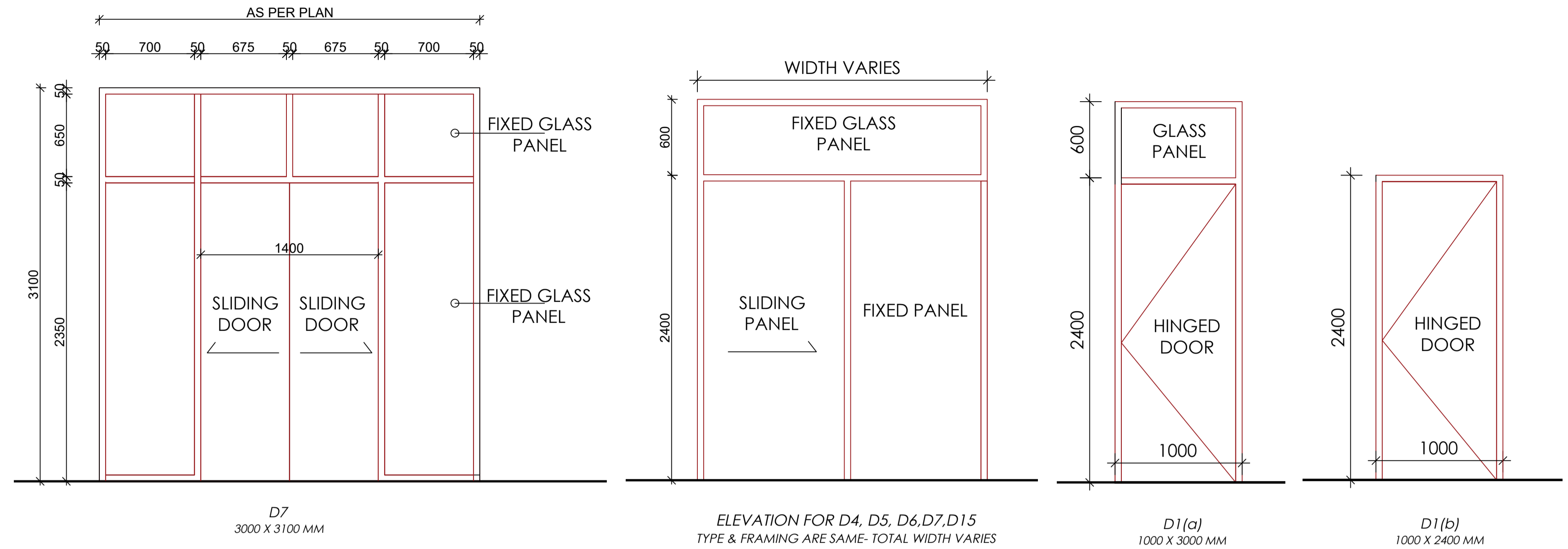
Assessor Signature _____ Date 13/12/23



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	2700	NA	
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D5	3000	3600	NA	
	SLIDING DOOR WITH FIXED GLASS PANEL TOP	D6	3000	2600	NA	
	SLIDING GLASS DOOR WITH FIXED PANEL SIDE & TOP	D7	3100	3000	NA	
	SLIDING GLASS DOOR WITH FIXED PANEL TOP	D15	3000	2300	NA	
	WINDOW	FIXED WINDOW	W1	3000	1000	0
		SLIDING WINDOW	W3	600	1750	950
SLIDING WINDOW		W4	600	800	1800	
FIXED WINDOW		W5	3000	600	0	
SLIDING WINDOW		W6	600	1160	1800	
FIXED WINDOW		W17	1500	2100	1500	

FIRST 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	D8	2400	800	NA
WINDOW	PARTLY FIXED & AWNING WINDOW	W7	3100	3000	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W8	2400	2000	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W9	2400	2750	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W10	2400	2850	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W11	2400	1950	0
	SLIDING WINDOW WITH FIXED GLASS PANEL TOP	W12	2400	1850	0
	SLIDING WINDOW	W13	1400	800	900
	SLIDING WINDOW	W14	1400	2000	1000
	SLIDING WINDOW	W15	1400	1200	1000

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
	WINDOW	SLIDING WINDOW	W4	600	800
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



NOTES

- * ALL SILLS ARE ACCOUNTED FROM FINISHED FLOOR LEVELS
- ALL WINDOWS IN BEDROOMS WILL BE FITTED WITH RESTRICTING DEVICE TO RELEVANT AUSTRALIAN STANDARDS
- REFER TO PLANS FOR LOCATION OF DOORS AND WINDOWS



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 88)	R _w / R _w +C _{tr}				
- / - / -	CSR 1000	BOTH SIDES • 1 x 6mm CeminSeal 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 CeminSeal 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 CeminSeal Wallboard.	(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
		SIDE TWO • 1 x 10mm Gyprock Aquachek Plasterboard.	(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.	(a) Nil	30/22	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
		SIDE TWO • 1 x 10mm Gyprock Aquachek Plasterboard.	(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/m ²)	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

northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/96634

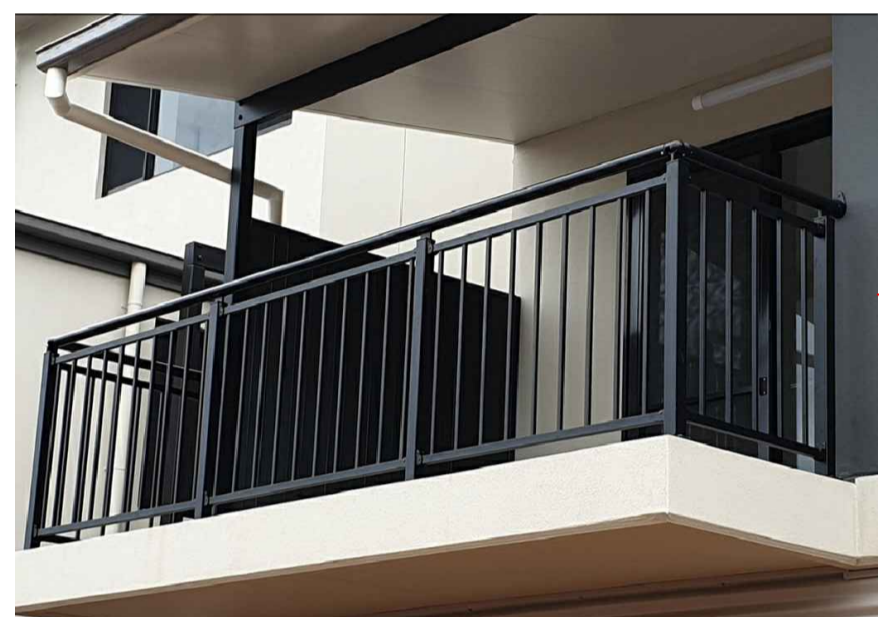
DATED: 14 June 2024

WALL DETAILS- PARTY AND INTERNAL WALLS

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



**POWDER COATED ALUMINUM
WINDOWS IN MONUMENT**



METAL BALUSTRADE IN DOMINO



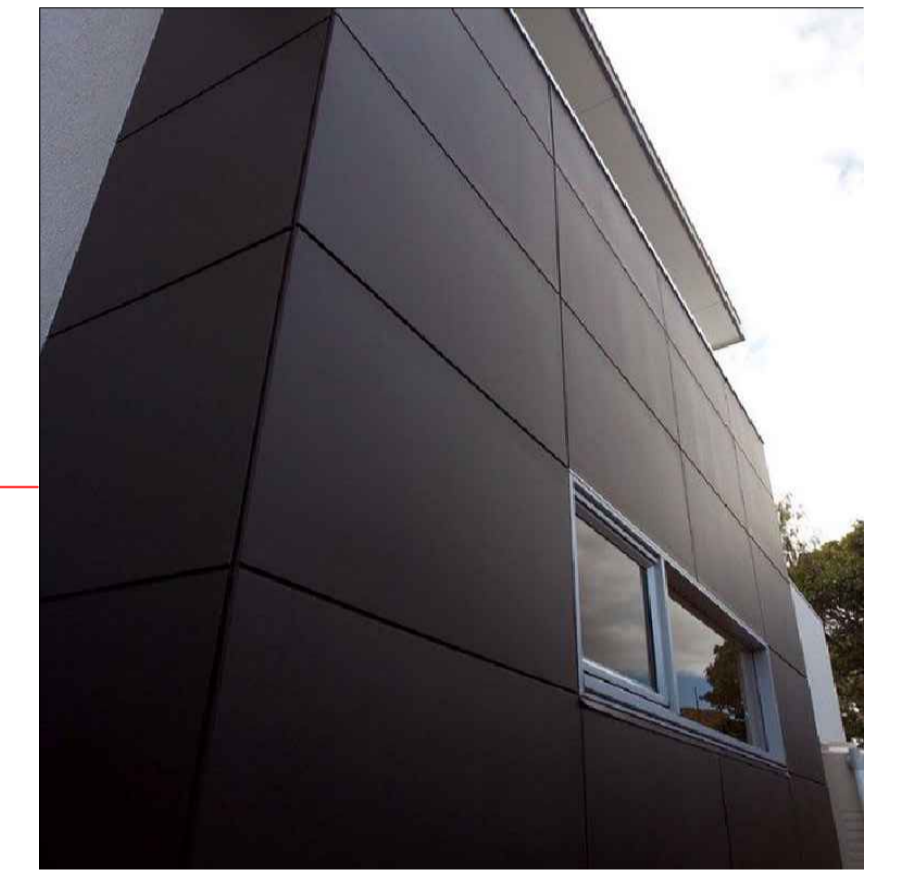
**PORTERS PAINT - LIME WASH
IN ELEGANCE LIGHT GREY**



REVISION R12
- MATERIAL SPECIFICATIONS UPDATED



**ZINC STANDING SEAM
(Colorbond Nightsky or similar)**



**JAMES HARDIE - MATRIX CLADDING
(Dulux Monument matt finish or similar)**



**ELEVATOR REAR WALL - MATRIX CLADDING
(Dulux Monument matt finish or similar)**

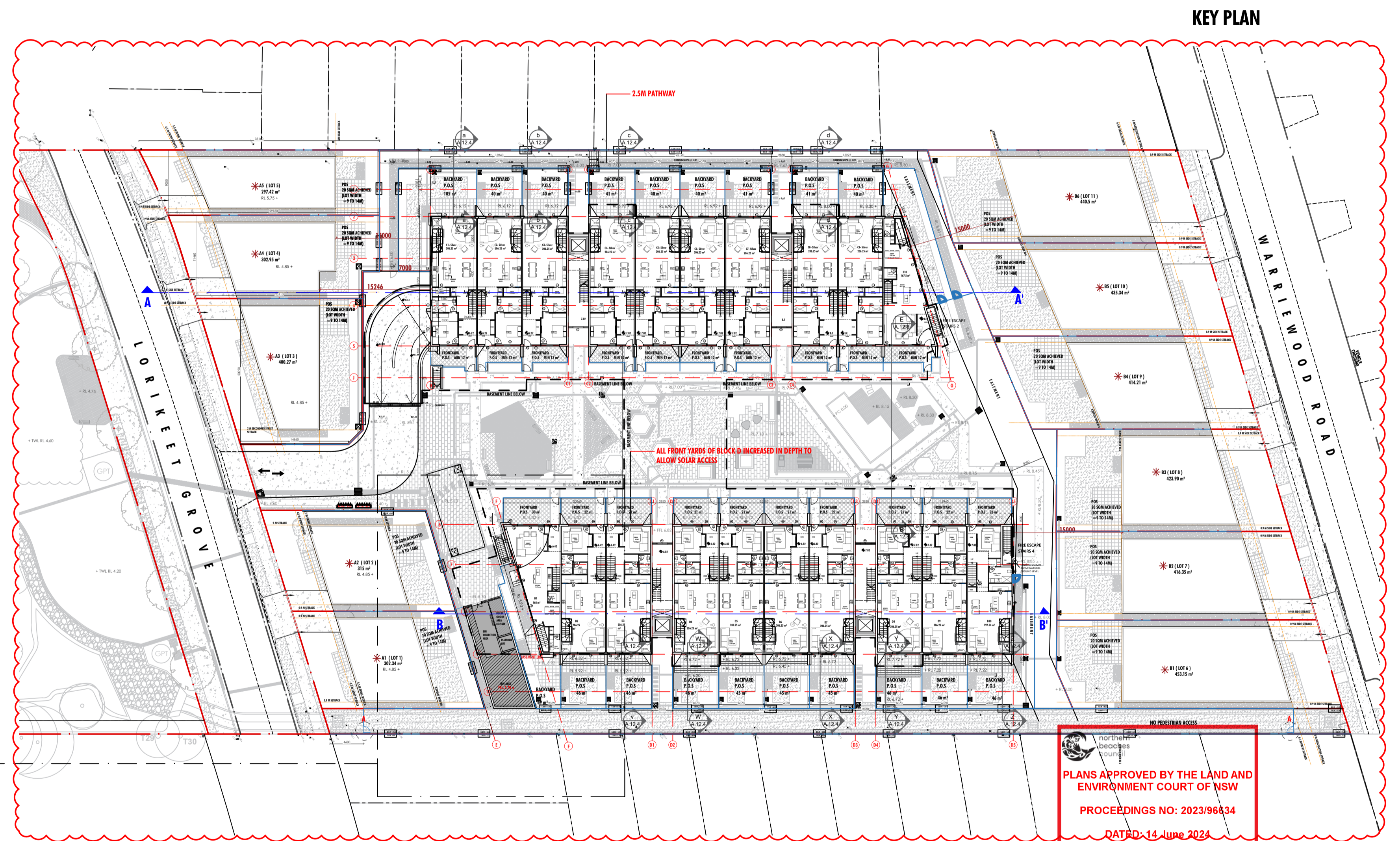
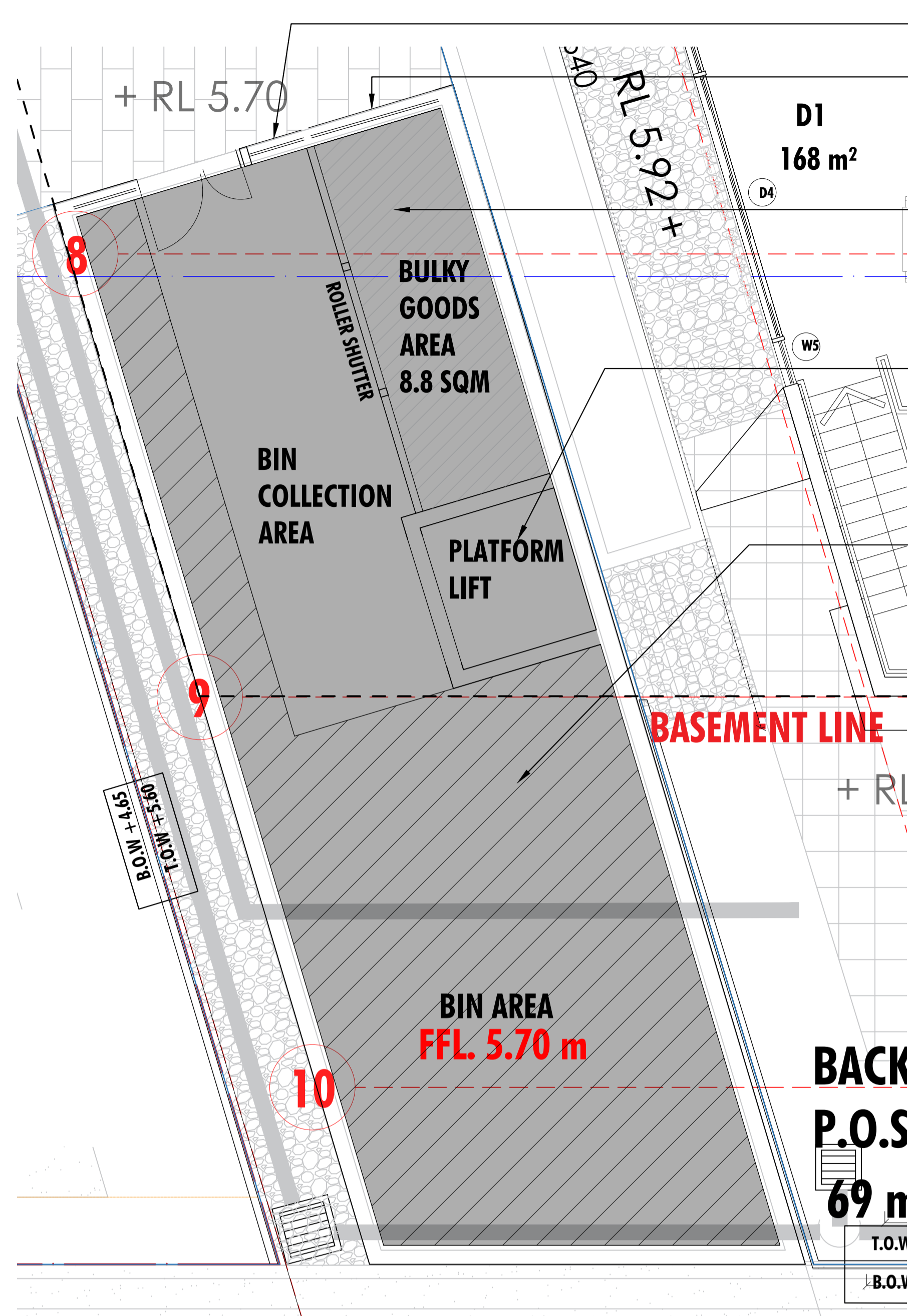
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

LEGEND:

LATEST MODIFICATION

MATERIAL SCHEDULE

PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



NOTES

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

REVISION R12
 - KEY PLAN UPDATED

Energy Rating Certificate Number: I30GS7ISKL

single-dwelling rating 6.0av stars

multi-unit development (attach listing of ratings) 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: [Signature] Date: 13/12/23

BRANDS LANE

1
DP 1161389

NARRABEEN

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 15783	342457.966	6271269.456	B	N/A	SCIMS	FOUND
SS 203322	342157.985	6271241.267	D	N/A	SCIMS	FOUND
SS 24840	342192.310	6271411.203	B	N/A	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 10/05/2022 MGA ZONE: 56 MGA DATUM: GDA2020 COMBINED SCALE FACTOR: 0.999901						

2
DP 1161389

6
DP 1161389

3
DP 1161389

4
DP 1161389

MAGG

RMGIP FD (LOOSE)
222°27'35" 1.00
(DP 1115877)

CREEK

2
DP 1214859

SS 203322 FD.
(EST'D.)

SS-CNR
122°47'30" 19.012
(DP 270946)

12
14,656 m²

SEE DIAGRAM
P.2

1
DP 271139

SS 24840 - CNR
.194°34' 16.235
(DP 270946)

SS 24840 FD.
(EST'D.)

2
DP 1115877

3
DP 1115877

DP 270946

SEE DIAGRAM
P.2

RMDH&W FD
203°53'20" 15.05
(DP 1115877)
RMDH&W FD
259°25' 9.10
(DP 1214859)

RMDH&W'S FD
220°00' 15.495 &
155°44' 8.435
(DP 1214859)

RMDH&W FD
206°49' 8.005
(DP 1238959)
RMDH&W FD
206°49' 8.005
(DP 1238959)

PM-CNR
160°32' 6.315
(DP 647935)

PM 15783 FD
(EST'D.)

RMDH&W FD
206°44'50" 4.58
(DP 1238959)

WARRIEWOOD

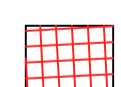
M.G.A.
SCIMS


(20.15 WIDE)

ROAD

BUBALO STREET

This plan identifies 50m creekline corridor comprising of the 25m inner and 25m outer creekline corridor. The inner 25m creekline corridor is proposed to be dedicated to the Council.

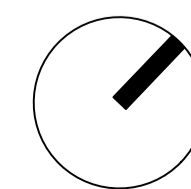
 Outer creek is part of LOT 12 (refer the subdivision survey reference no. 6278 - STG2)

 25M inner creek line corridor identified on Preliminary survey plan reference no. 6278-STG2 by Peter Laurence Nancarrow is proposed to be dedicated to council.


northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

INNER AND OUTER CREEKLINE CORRIDOR PLAN

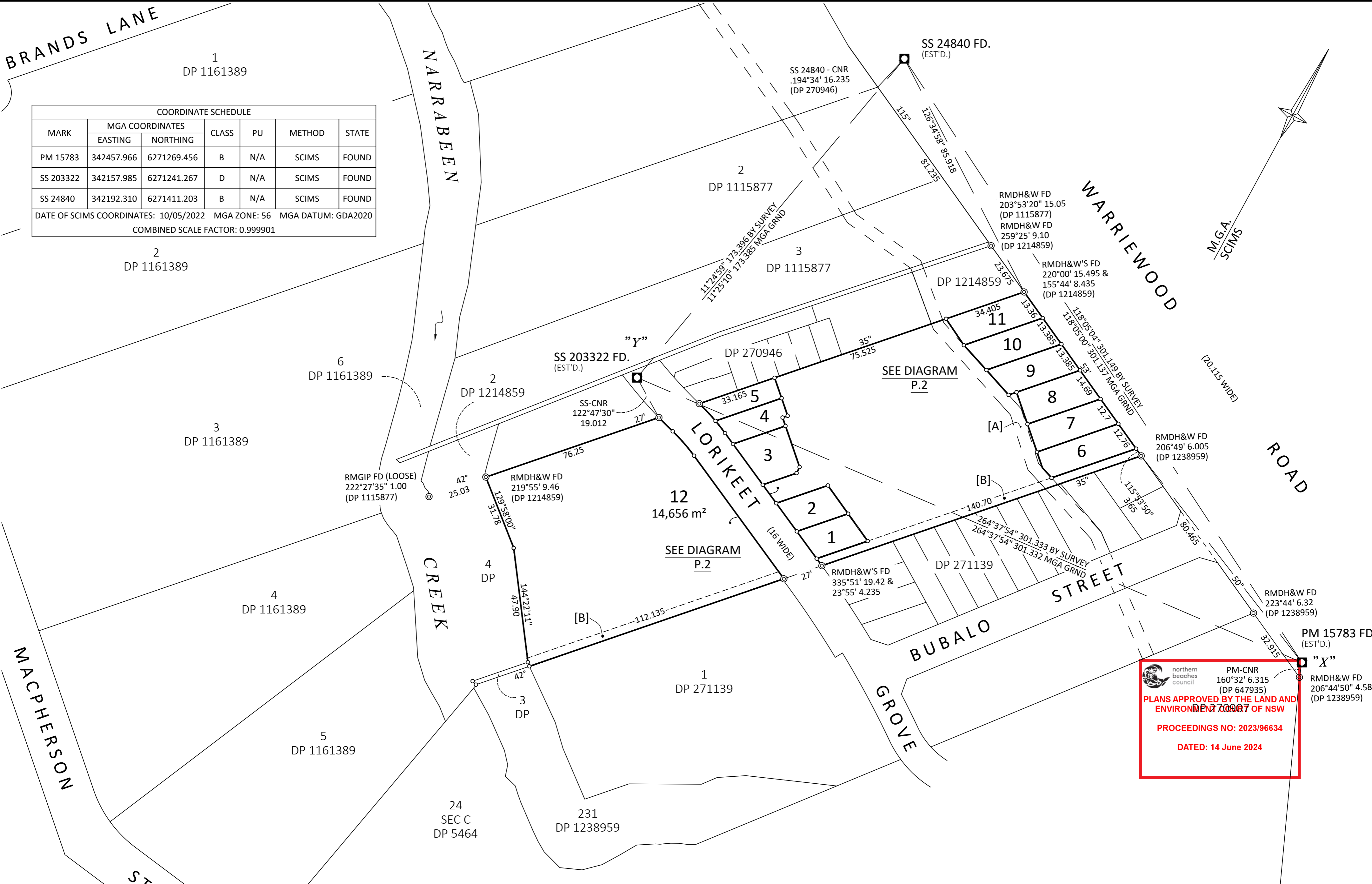
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD




ARCHIDROME
206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2067 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO.
A022

06/03/24
1:500 @A1
R-12

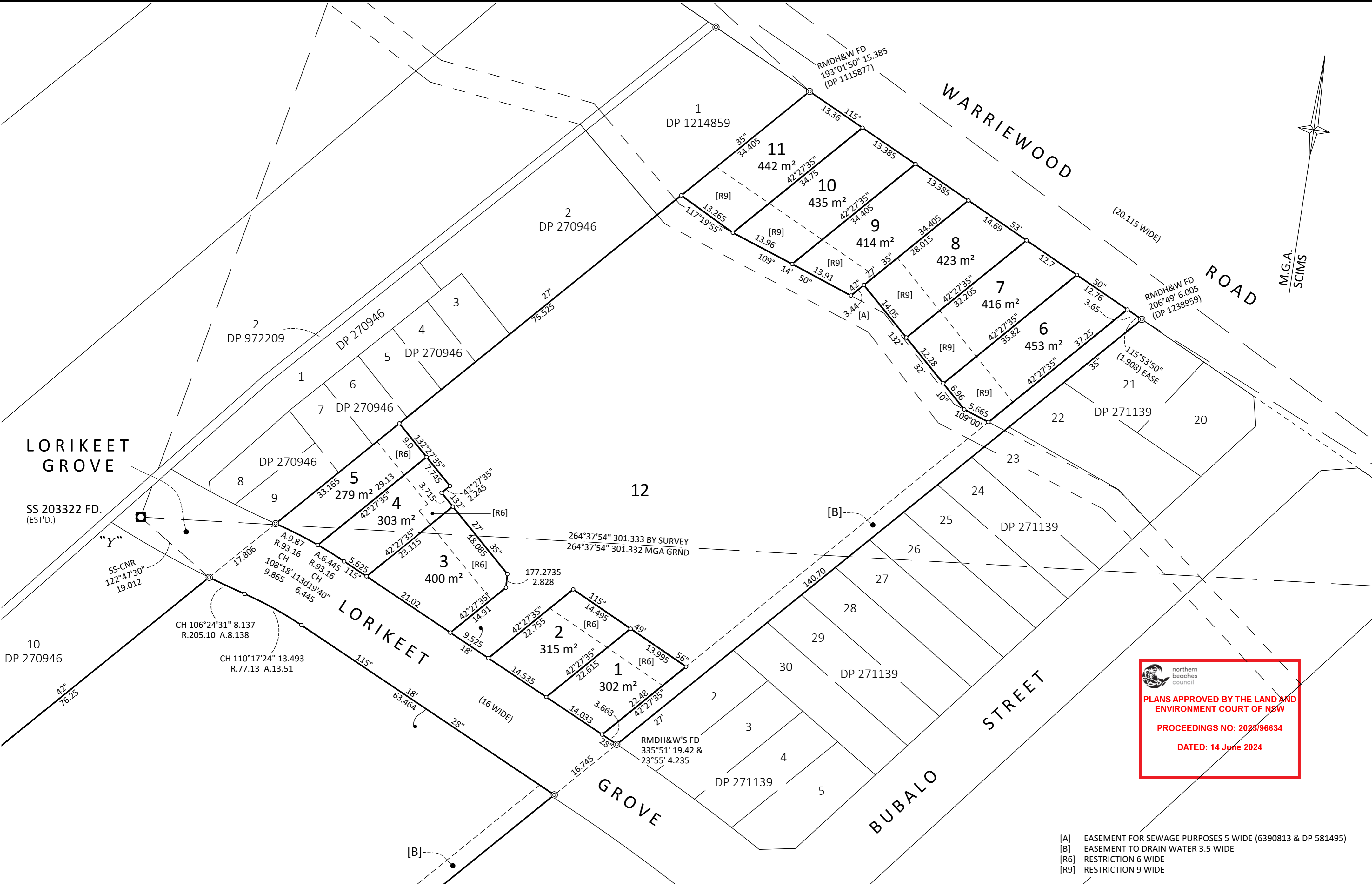


COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 15783	342457.966	6271269.456	B	N/A	SCIMS	FOUND
SS 203322	342157.985	6271241.267	D	N/A	SCIMS	FOUND
SS 24840	342192.310	6271411.203	B	N/A	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 10/05/2022 MGA ZONE: 56 MGA DATUM: GDA2020						
COMBINED SCALE FACTOR: 0.999901						


 northern beaches council
 PM-CNR 160°32' 6.315 (DP 647935)
PLANS APPROVED BY THE LAND AND ENVIRONMENT DEPARTMENT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

[A] EASEMENT FOR SEWAGE PURPOSES 5 WIDE (6390813 & DP 581495)
 [B] EASEMENT TO DRAIN WATER 3.5 WIDE

SURVEYOR Name: PETER LAURENCE NANCARROW Date: MARCH 2024 Reference: 6278-STG2	PLAN OF SUBDIVISION OF LOT 1 & 2 IN DP	L.G.A: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio 1: 1000 Lengths are in metres	REGISTERED	<div style="border: 1px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">PRELIMINARY</div>
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 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/96634
DATED: 14 June 2024

- [A] EASEMENT FOR SEWAGE PURPOSES 5 WIDE (6390813 & DP 581495)
- [B] EASEMENT TO DRAIN WATER 3.5 WIDE
- [R6] RESTRICTION 6 WIDE
- [R9] RESTRICTION 9 WIDE

<p>SURVEYOR Name: PETER LAURENCE NANCARROW Date: MARCH 2024 Reference: 6278-STG2</p>	<p>PLAN OF SUBDIVISION OF LOT 1 & 2</p>	<p>L.G.A: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio 1: 500 Lengths are in metres</p>	<p>REGISTERED</p>	<p style="text-align: center; border: 1px solid black; padding: 5px;">PRELIMINARY</p>
---	--	---	-------------------	--