



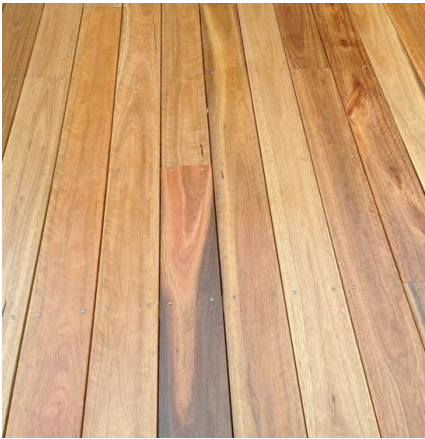
METAL / FC CLADDING - MEDIUM / DARK



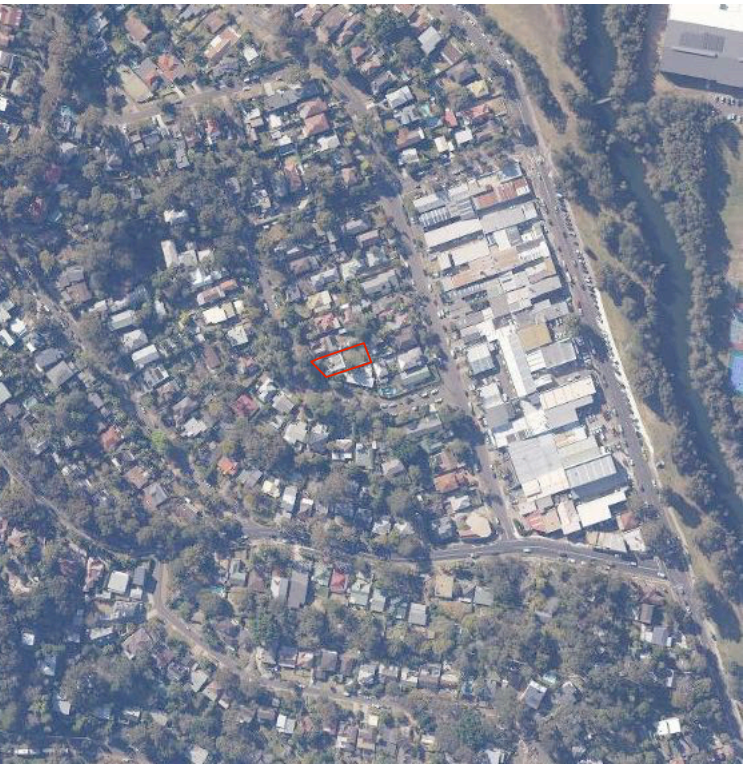
STEEL ROOFING - MEDIUM / DARK



ALUMINIUM DOORS AND WINDOWS



HARDWOOD DECKING



PAGE	DRAWING	DATE	REVISION
DA 1	1:200 SITE PLAN / SITE ANALYSIS	MAY 2020	DA ISSUE
DA 2	PAGE NOT REQUIRED	MAY 2020	DA ISSUE
DA 3	1:100 GROUND FLOOR PLAN, ELEVATIONS, SECTIONS	MAY 2020	DA ISSUE
DA 4	1:200 EROSION AND SEDIMENT CONTROL PLAN	MAY 2020	DA ISSUE
DA 5	1:200 CONCEPT DRAINAGE PLAN	MAY 2020	DA ISSUE
DA 6	1:200 SITE WASTE MANAGEMENT PLAN	MAY 2020	DA ISSUE
DA 7	1:200 CONCEPT LANDSCAPE PLAN	MAY 2020	DA ISSUE

NOTES

FINISHES LEGEND

RC

REINFORCED CONCRETE

SR

STEEL ROOFING

MC

METAL / FC CLADDING

TD

HARDWOOD DECKING

GENERAL:

- ALL LEVELS IN ACCORDANCE WITH AHD

- ALL WORK TO BE IN ACCORDANCE WITH DEVELOPMENT APPROVAL, CC AND ANY SUBSEQUENT AMENDMENTS.

A COPY OF APPROVALS IS TO BE KEPT ON SITE DURING CONSTRUCTION

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- AS 1684 - LIGHT TIMBER FRAMING CODE

- AS 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

- AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS

- AS 2870 -1996 - RESIDENTIAL SLABS AND FOOTINGS

- AS/NZS 2890 - OFF STREET CAR PARKING

- AS/NZS 3000 - 2007 - WIRING RULES

- AS/NZS 3500.5:2000 - PLUMBING AND DRAINAGE

- AS 3610 - FORMWORK FOR CONCRETE

- AS 3660.1 - 2000 - TERMITE MANAGEMENT

- AS 3700-2001 - MASONRY STRUCTURES

- AS 3740 - WATERPROOFING OF WET AREAS

- AS 3786 - SMOKE ALARMS

- AS 4100 - 1996 - STEEL STRUCTURES

- AS 4282-1997 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING

- AS 4970-2009 ' PROTECTION OF TREES ON DEVELOPMENT SITES'

BASIX SPECIFICATIONS

WATER :

- MIN 2000L Rainwater Tank

- Roof Collection area : 50m2

- Rainwater re-used in Garden Tap (x1) and Toilets

- Showers : 3", Taps : 4", Toilets 4"

- Min 50m2 Low Water Use Species

THERMAL COMFORT OPTIONS:

- Insulation blanket (55mm + foil) to underside of metal roof.

- R4 insulation to all flat ceilings with roof above

- R2 insulation to all framed external walls.

- R1.3 insulation to all suspended floors above open sub floor

- 'Medium' coloured roof (Solar absorptance 0.45-0.70)

- Glazing spec (NFRC: U= 5.6 SHGC=0.66) eg Aluminium framed single-glazed clear glass to all glazing

ENERGY :

- Ceiling Fans to >1 Living Room and >1 Bedroom

- Instant Gas HW Heater 4"

- Gas Cooktop / Gas Oven

- Bath//Kitchen Exhaust Fans : Interlocked to light Laundry: Manual On/Off Switching

- Well Ventilated Fridge Space

- Indoor and Outdoor Clothes Lines

- Window or skylight in minimum 1 bathrooms

- Window or skylight in kitchen

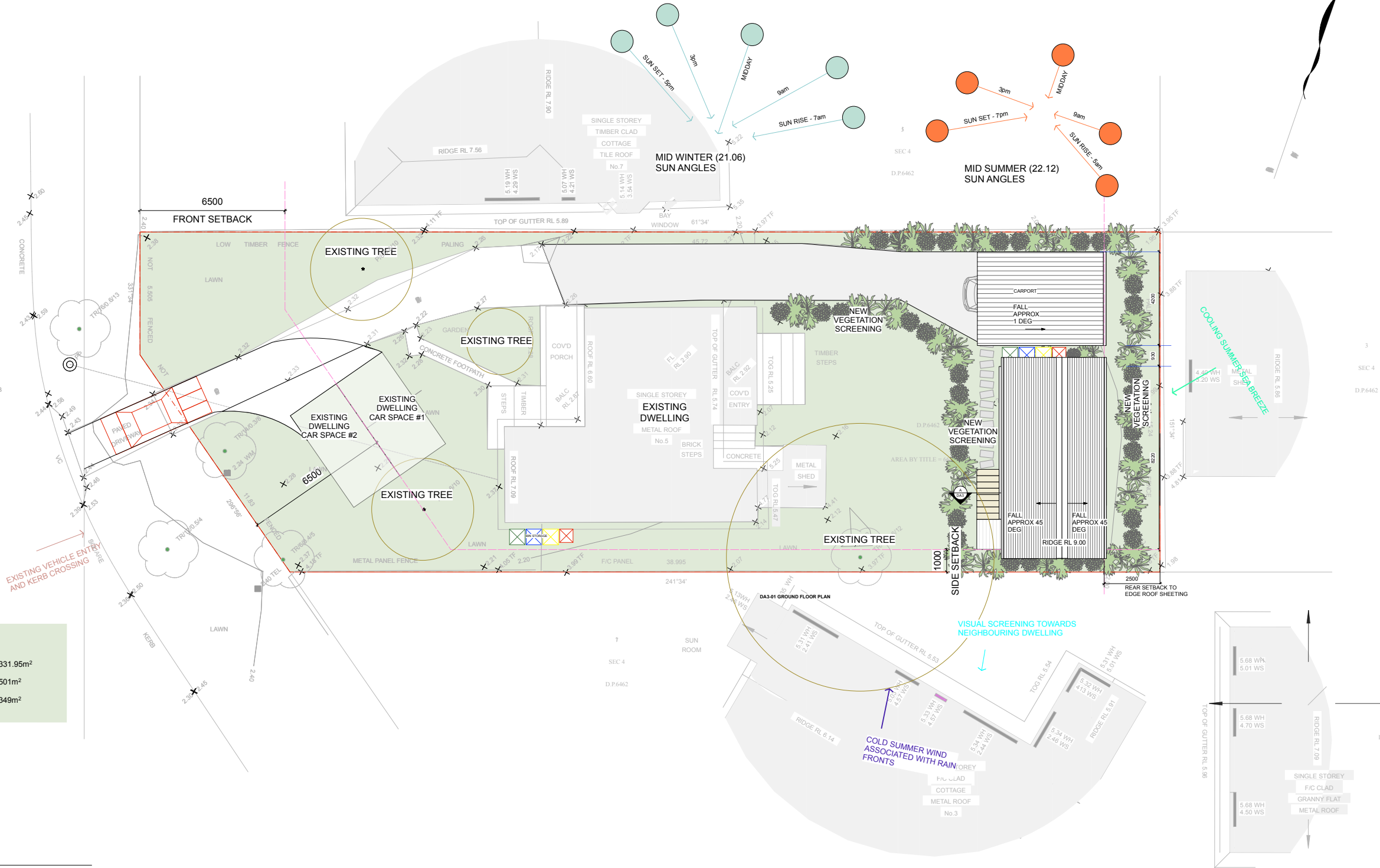
- Dedicated LED or Fluorescent lighting to bedroom, living.

DA ISSUE

NOT FOR CONSTRUCTION

PROJECT NAME: <b>GAINFORTH GRANNY FLAT</b>	DRAWING NAME: <b>COVER PAGE</b>	LEGENDS AND MATERIALS	SURVEYOR: HAS LAND SURVEYORS PTY LTD	TOWN PLANNER: VAUGHAN MLLIGAN DEVELOPMENT CONSULTING PTY LTD						CAD FILE: 191015 5 THE CRESCENTVWX	PHASE: DA	<b>SITE INFORMATION ;</b> - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
ADDRESS: <b>5 THE CRESCENT, NTH NARRABEEN, NSW 2101</b>			FLOOD PLANNER: HYTEN ENGINEERING PTY LTD						SCALE: NTS	DRAWING NO: <b>DA - C</b>	ISSUE:	
CLIENT: <b>WARWICK GAINFORTH</b>									PROJECT NUMBER: 191015			
									DATE: MAY 2020			





LANDSCAPED AREA	
SITE AREA	= 663.9m <sup>2</sup> (by survey)
REQUIRED LANDSCAPED AREA	= 50.0% OR 331.95m <sup>2</sup>
EXISTING LANDSCAPED AREA	= 75.5% OR 501m <sup>2</sup>
PROPOSED LANDSCAPED AREA	= 52.5% OR 349m <sup>2</sup>
THEREFORE PROPOSAL IS COMPLIANT.	

NOTES

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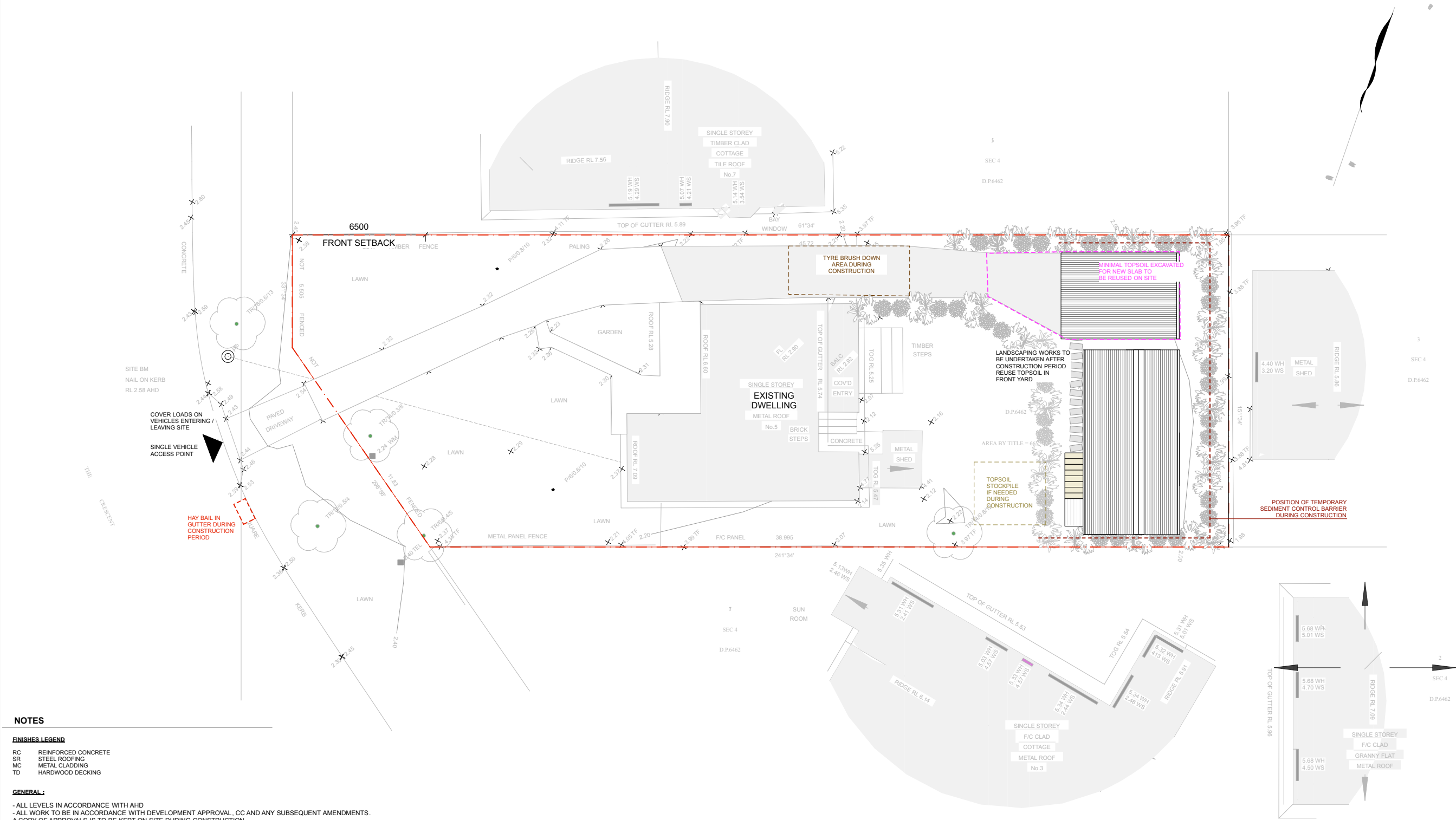
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  - AS 3786 - SMOKE ALARMS
  - AS 4100 - 1996 - STEEL STRUCTURES
  - AS 4282-1997 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
  - AS 4970-2009 - PROTECTION OF TREES ON DEVELOPMENT SITES

DA ISSUE  
NOT FOR CONSTRUCTION

PROJECT NAME: <b>GAINFORTH GRANNY FLAT</b> ADDRESS: <b>5 THE CRESCENT, NTH NARRABEEN, NSW 2101</b> CLIENT: <b>WARWICK GAINFORTH</b>	DRAWING NAME: <b>SITE ANALYSIS</b>	LEGENDS AND MATERIALS	SURVEYOR: H&S LAND SURVEYORS PTY LTD FLOOD PLANNER: HYTEN ENGINEERING PTY LTD	TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD	ISSUE: DATE: DESCRIPTION: BY: CHK: DATE: MAY 2020	CAD FILE: 191015 5 THE CRESCENTVWX SCALE: 1:200 @ A3 PROJECT NUMBER: 191015	PHASE: DA DRAWING NO: <b>DA - 01</b> ISSUE: USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. IF IN DOUBT ASK.	<b>SITE INFORMATION ;</b> - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m <sup>2</sup> - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
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PROJECT NAME:  
**GAINFORTH GRANNY FLAT**  
ADDRESS:  
**5 THE CRESCENT, NTH NARRABEEN, NSW 2101**  
CLIENT:  
**WARWICK GAINFORTH**

DRAWING NAME:  
**EROSION AND SEDIMENT CONTROL PLAN**

LEGENDS AND MATERIALS

SURVEYOR:  
HAS LAND SURVEYORS  
PTY LTD  
FLOOD PLANNER:  
HYTEN ENGINEERING PTY LTD

TOWN PLANNER:  
VAUGHAN MILLIGAN  
DEVELOPMENT CONSULTING  
PTY LTD

ISSUE: DATE: DESCRIPTION: BY: CHK:

CAD FILE: 191015 5 THE CRESCENTVWX  
SCALE: 1:200 @ A3  
PROJECT NUMBER: 191015  
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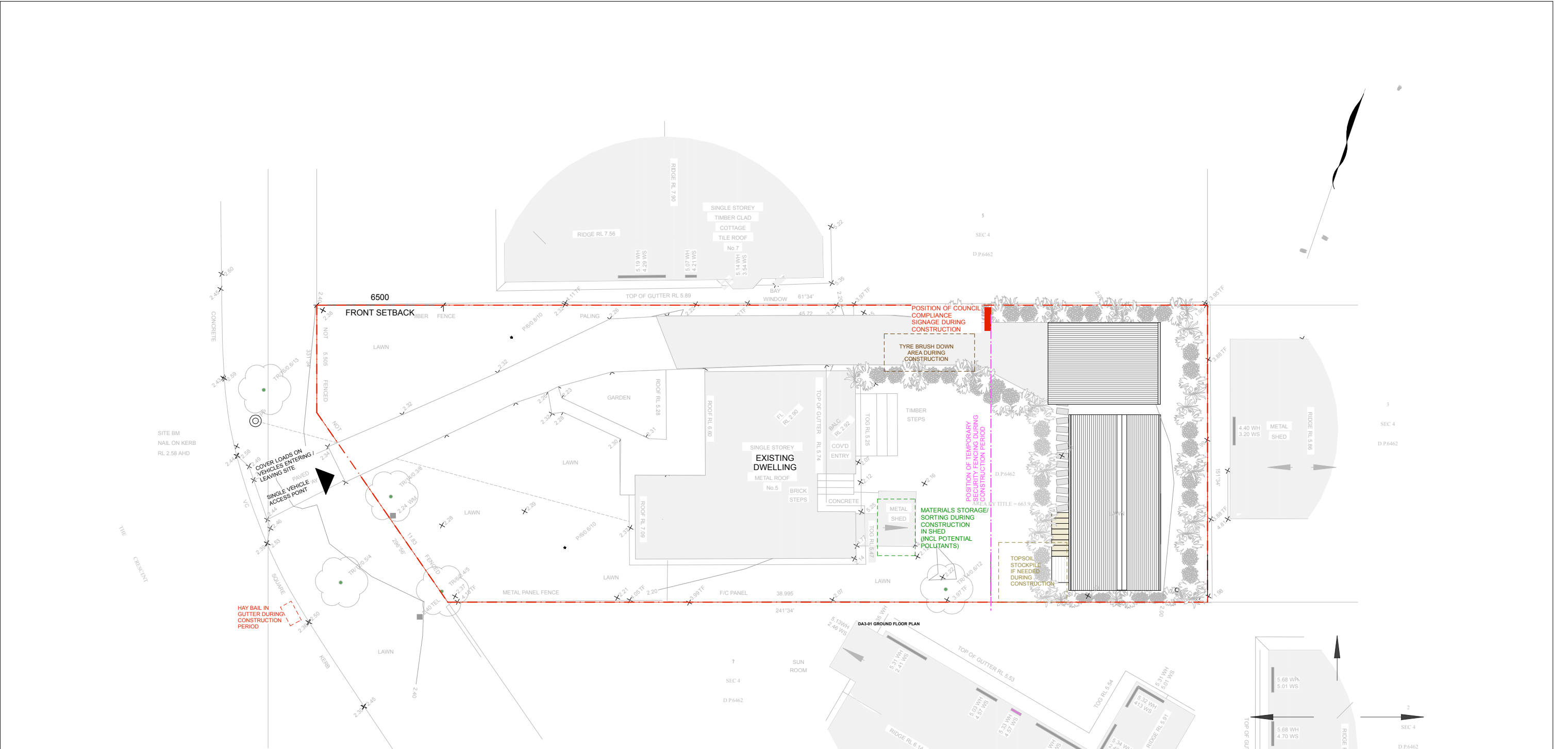
PHASE: DA  
DRAWING NO: **DA - 04**  
ISSUE:  
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.  
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION.  
REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT.  
IF IN DOUBT ASK.

**DA ISSUE**  
NOT FOR CONSTRUCTION

**SITE INFORMATION :**  
- LOT 16 SEC 4 in D.P. 6462  
- SITE AREA : 663.9m2  
- LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)







NOTES

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PROJECT NAME: <b>GAINFORTH GRANNY FLAT</b> ADDRESS: <b>5 THE CRESCENT, NTH NARRABEEN, NSW 2101</b> CLIENT: <b>WARWICK GAINFORTH</b>	DRAWING NAME: <b>SITE WASTE MANAGEMENT PLAN</b>	LEGENDS AND MATERIALS	SURVEYOR: H&S LAND SURVEYORS PTY LTD	TOWN PLANNER: VAUGHAN MULLIGAN DEVELOPMENT CONSULTING PTY LTD							CAD FILE: 191015 5 THE CRESCENTVWX	PHASE: DA	<b>SITE INFORMATION ;</b> - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)		
														DRAWING NO: <b>DA - 06</b>	ISSUE:
			FLOOD PLANNER: HYTEN ENGINEERING PTY LTD												





DA07-01 CONCEPT LANDSCAPE PLAN

NOTES

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- NOTES :**
- AREAS OF NATIVE PLANTING SHOWN HERE ARE ACCURATE.
  - PROPOSED SPECIES LISTS ARE INDICATIVE ONLY. EXACT SPECIES, POT SIZE AND CULTIVAR TO BE CONFIRMED SUBJECT TO AVAILABILITY AT THE TIME OF ORDER.
  - NO NOXIOUS WEEDS OR INVASIVE SPECIES TO BE IMPORTED ONTO SITE
  - WEED/CONTAMINANT FREE MULCH TO BE USED
  - EXISTING EXOTIC SPECIES TO BE MANAGED IN ACCORDANCE WITH COUNCIL GUIDELINES
  - PROPOSED PLANT SPECIES SELECTED ARE IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL NATIVE GARDENING BOOKLET

LEGEND

	LAWN : S/L BUFFALO OR MICRO LAENA STIPODES & DICHONDRA REPENS (SEED)
	EXISTING TREE / SHRUB - AS LABELLED. <b>E1,E2,E3</b> etc
	TREE / SHRUB TO BE REMOVED

2 BOUNDARY SCREENING

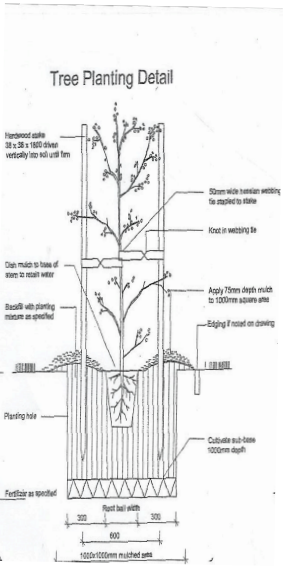
COMMON NAME	NAME	SIZE	POT SIZE
Tanika	Lomandra longifolia Tanika	.65m	5L

2 SCREENING BED

COMMON NAME	NAME	SIZE	POT SIZE
Christmas Bush	Ceratopetalum gummiferum	2.5m	5L
Lantern Banksia	Banksia ericifolia	1.5m	5L
Coastal Rosemary	Westringia fruticosa	4m	5L
Correa Alba	Correa alba	1m	5L
Wedding Bush	Ricinocarpus pinifolius	1m	5L

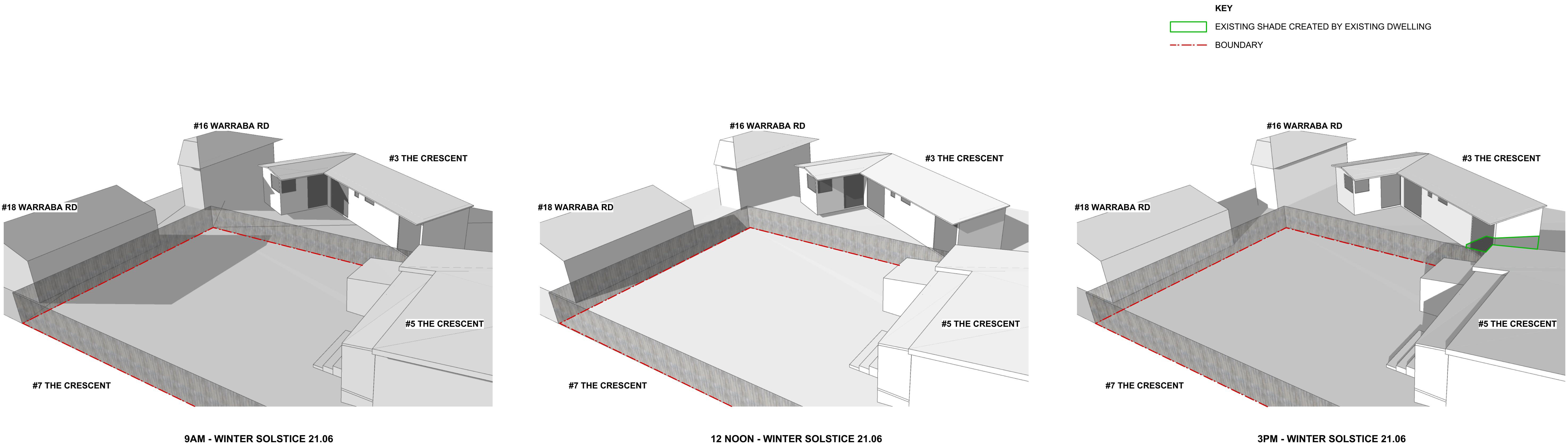
Existing Tree schedule

TREE	SIZE	NAME	COMMON NAME
<b>E1</b>	Existing 12m DIA	Unknown	Unknown

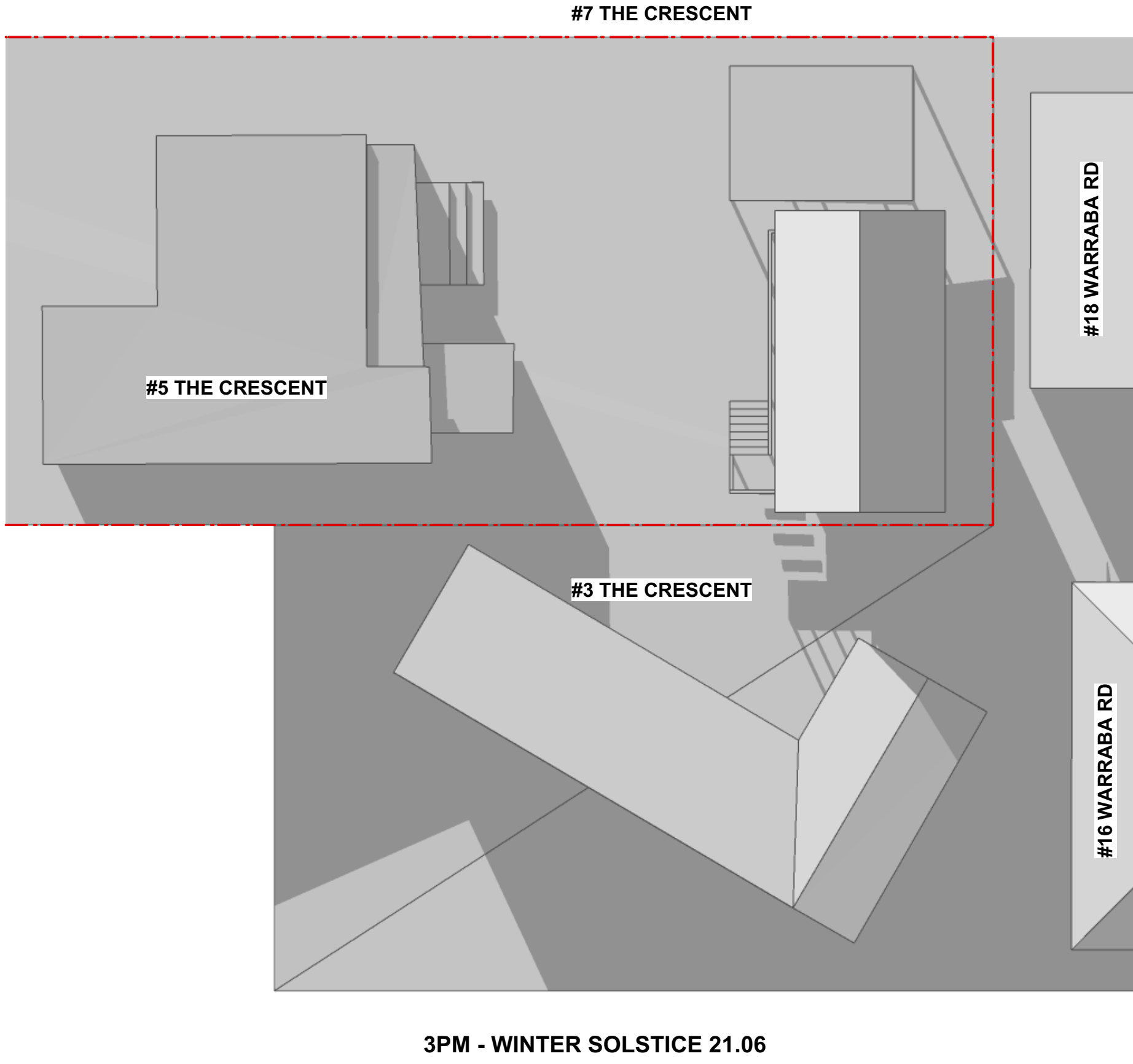
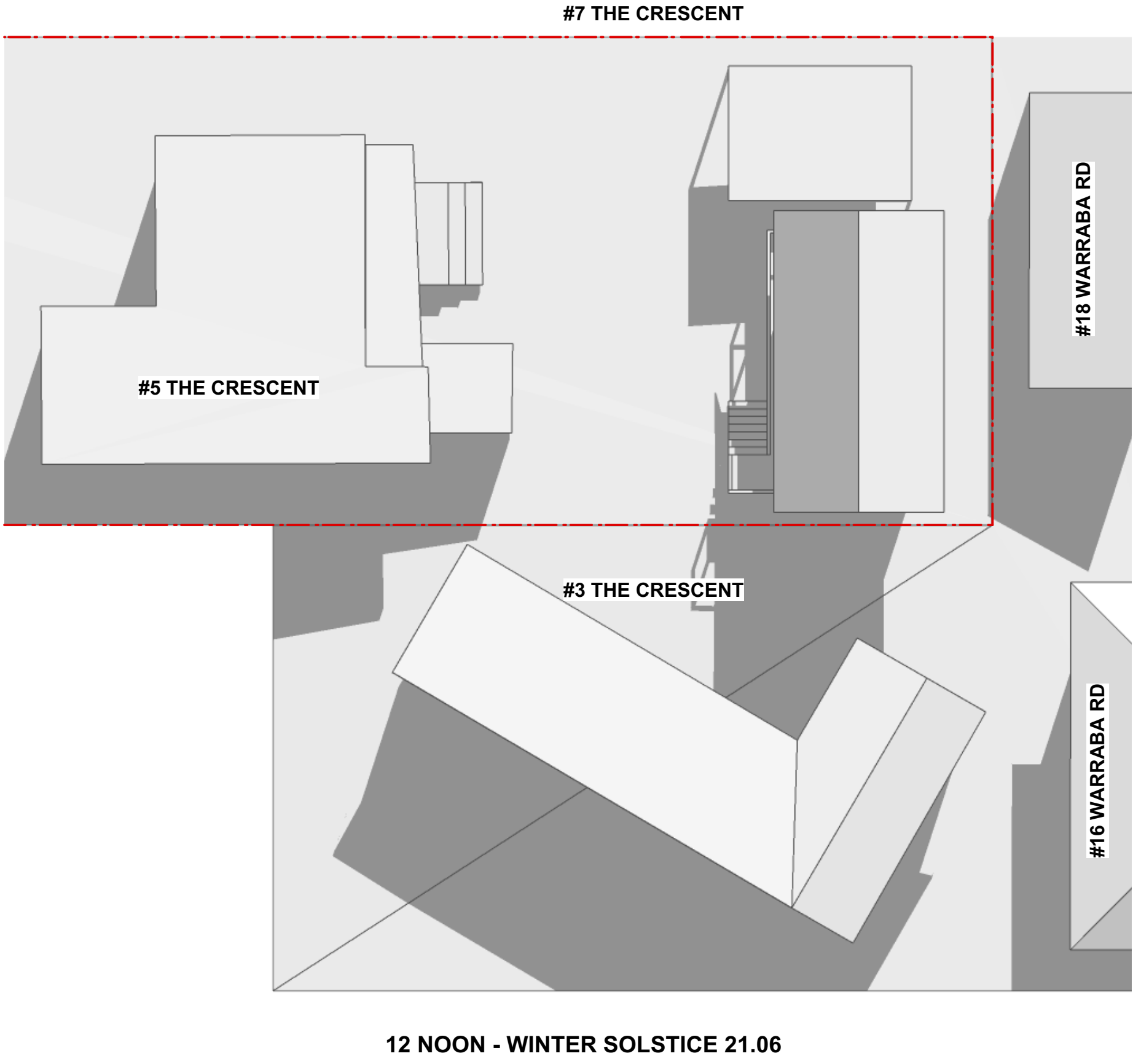
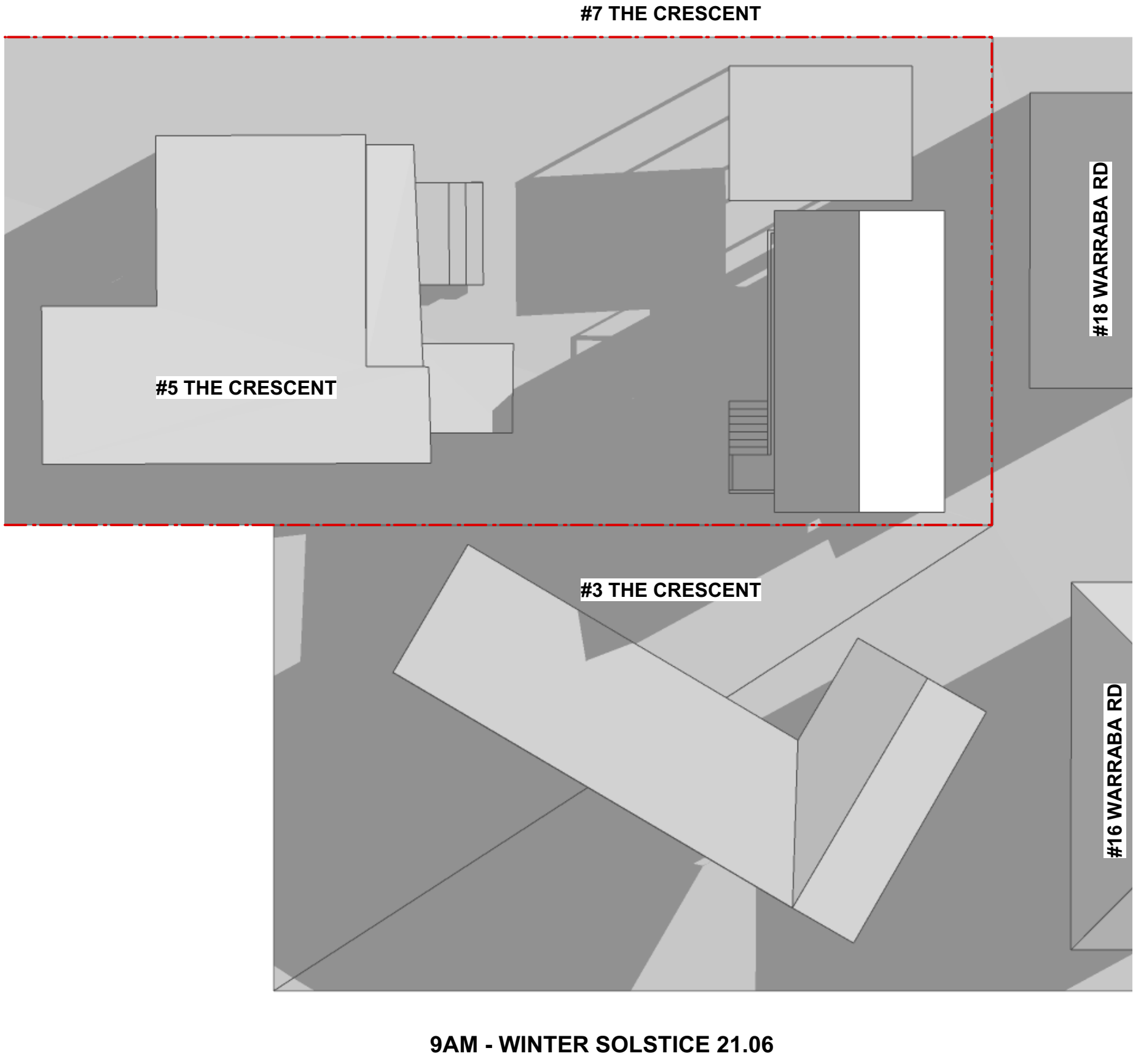
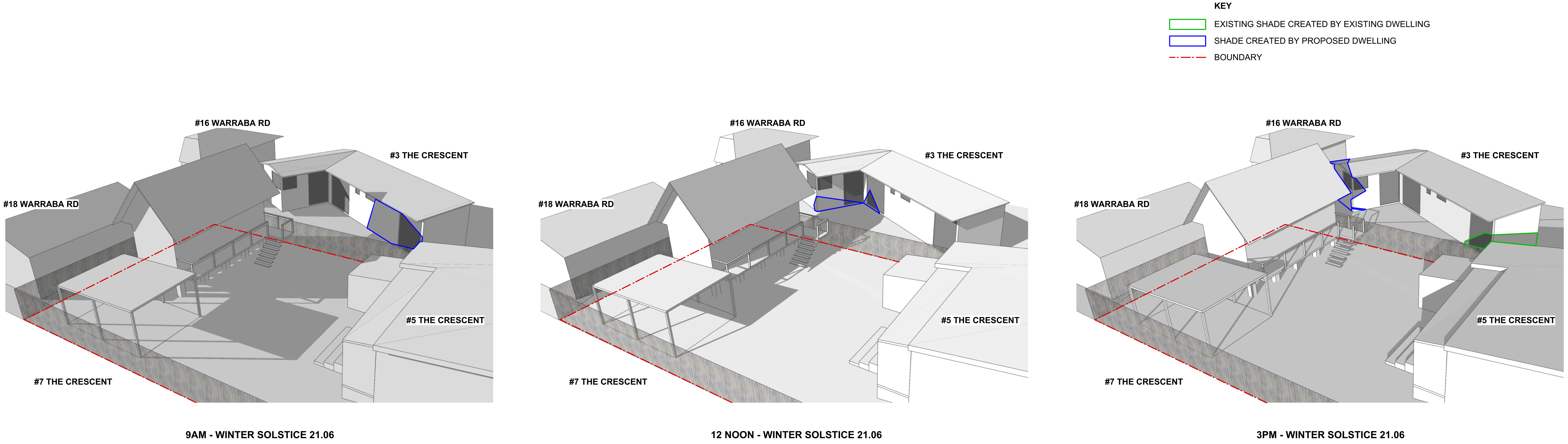


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NOTES :  
- ALTITUDE AND AZIMUTH DATA FROM CSIRO TECHNICAL REPORT 92/2  
- HEIGHT AND POSITION OF EXISTING STRUCTURES FROM SURVEY PLAN  
- RIDGE HEIGHTS AND NATURAL GROUND LEVELS MARKED ON SURVEY. GUTTER HEIGHT AND SILL HEIGHTS ARE ASSUMED.

DA ISSUE  
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PROJECT NAME: <b>GAINFORTH GRANNY FLAT</b>				DRAWING NAME: <b>SHADOW DIAGRAMS - PROPOSED</b>				LEGENDS AND MATERIALS				SURVEYOR: H&S LAND SURVEYORS PTY LTD		TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD		CAD FILE: 191015 5 THE CRESCENTVWX		PHASE: DA		<div>SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)</div>		
ADDRESS: <b>5 THE CRESCENT, NTH NARRABEEN, NSW 2101</b>								FLOOD PLANNER: HYTEN ENGINEERING PTY LTD								0 1 2 3 4 5		DRAWING NO: <b>DA - S2</b>			ISSUE:	
CLIENT: <b>WARWICK GAINFORTH</b>																SCALE: NTS					USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. <b>IF IN DOUBT ASK.</b>	
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