

SITE DETAILS :

Lot No: 5 (No. 59)
Government Authority: NORTHERN BEACHES COUNCIL
D.P : 271139
Parish:
County:

Proposed Dwelling : 222.45m²
Site Area : 303.06 m²
Site Coverage: 41%

Site Notes:
Ground Surface Water
Fall Ground min.50mm in first 1m from building
The height of slab above external finished surface to be not less than:
(a) 150mm above finished ground level
(b) 100mm above sandy well-drained areas
(c) 50mm above paved or concrete areas with fall away from the building

Roof Drainage
Face gutters to have min. fall of 1:500
Box gutters to have min.fall of 1:100
Catchment Area Gutter Description
30 m2 115mm D Gutter
40m2 125mm D Gutter
50m2 150mm D Gutter
60m2 150mm D Gutter

Downpipes
Min. size 90mm dia.
Max. Spacing of downpipes is 12m
Downpipes to be fixed as close as possible to valley gutters and if more than 1.2m from valley provision for overflow is needed.
Stormwater lines for 2 or more downpipes to be 100mm dia. and all branches to be 90mm dia.
Stormwater lines shall be to a min. fall of 1:60 and where possible placed as shown.
100mm cover to stormwater drainage

Contuors & Levels provided by: C&A Surveyors P/L

NOTES:

USE FIGURED DIMENSION ONLY (DO NOT SCALE).
* CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK AND REPORT ANY DISCREPANCIES
* FINISHED GROUND LEVELS SHOWN ON THE PLAN ARE SUBJECT SITE CONDITIONS
* ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
* NO ALLOWANCE HAS BEEN MADE FOR ANY SHRINKAGE OR MILLING
* POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

SITE LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



ABN: 63 973 037 637
Contact: Jerue Habito
Mob: 0416 237 594
Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of Triple9 Drafting & Design and may not be altered, reproduced or transmitted in any form or by any means or in any part without the written permission from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:

All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS:

DRAWING DESCRIPTION: TWO STOREY RESIDENTIAL DWELLING

CLIENT PARTICULARS: MR & MRS FREWEN

59 LORIKEET GROVE, WARRIEWOOD

BUBALO STREET

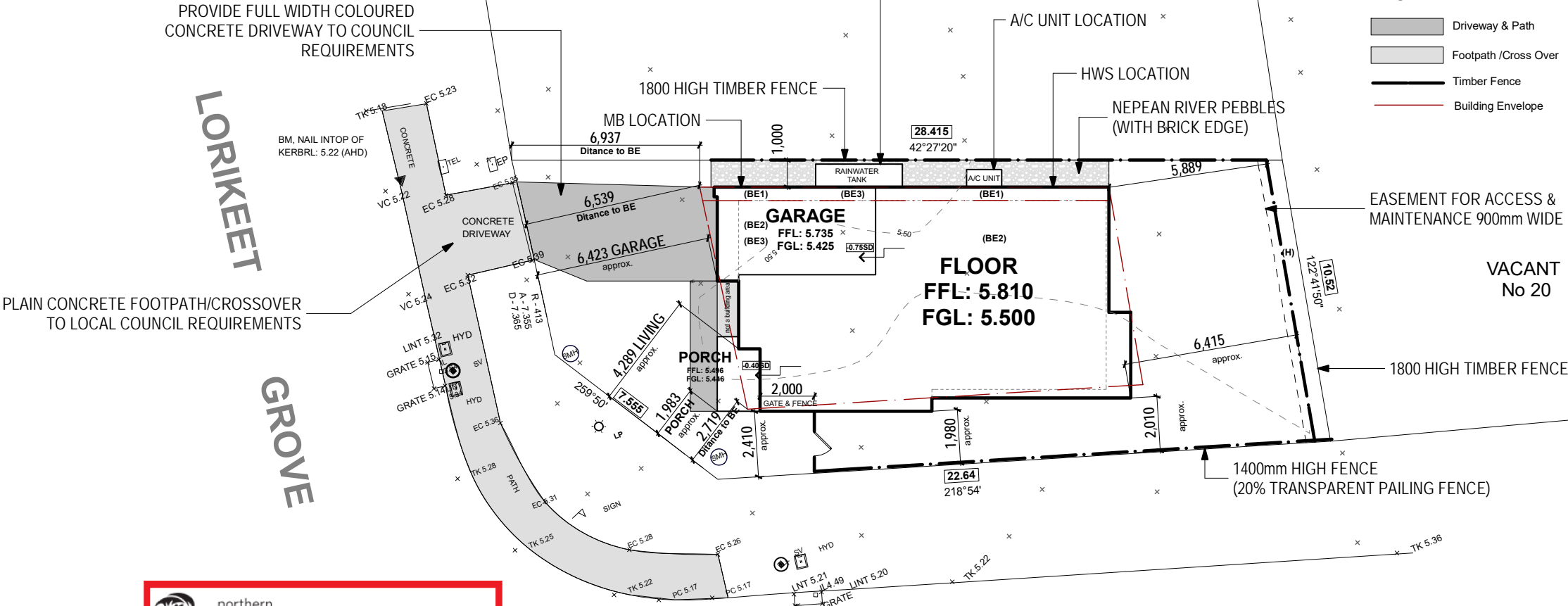
STREET

LOT 5 (No.59)

303.6 m²
(STATED BY DP 271139)
303.6 m²
(BY CALCULATION)

LEGEND:

- Driveway & Path
- Footpath /Cross Over
- Timber Fence
- Building Envelope



northern
beaches
council

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

DA2020/0704

PROOF OF EXISTANCE OF ALL SERVICES IS
THE CONTRACTOR'S RESPONSIBILITIES.
CURRENT "DIAL BEFORE YOU DIG" SERVICES
PLANS MUST BE OBTAINED PRIOR TO
ANY COMMENCEMENT OF EXCAVATION

Site Calculations:

Site Area: 303.60m²
Site Coverage Area: 117.10m²

(H) - EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE (DP271139)
(BE1), (BE2), (BE3) - RESTRICTION ON THE USE OF LAND

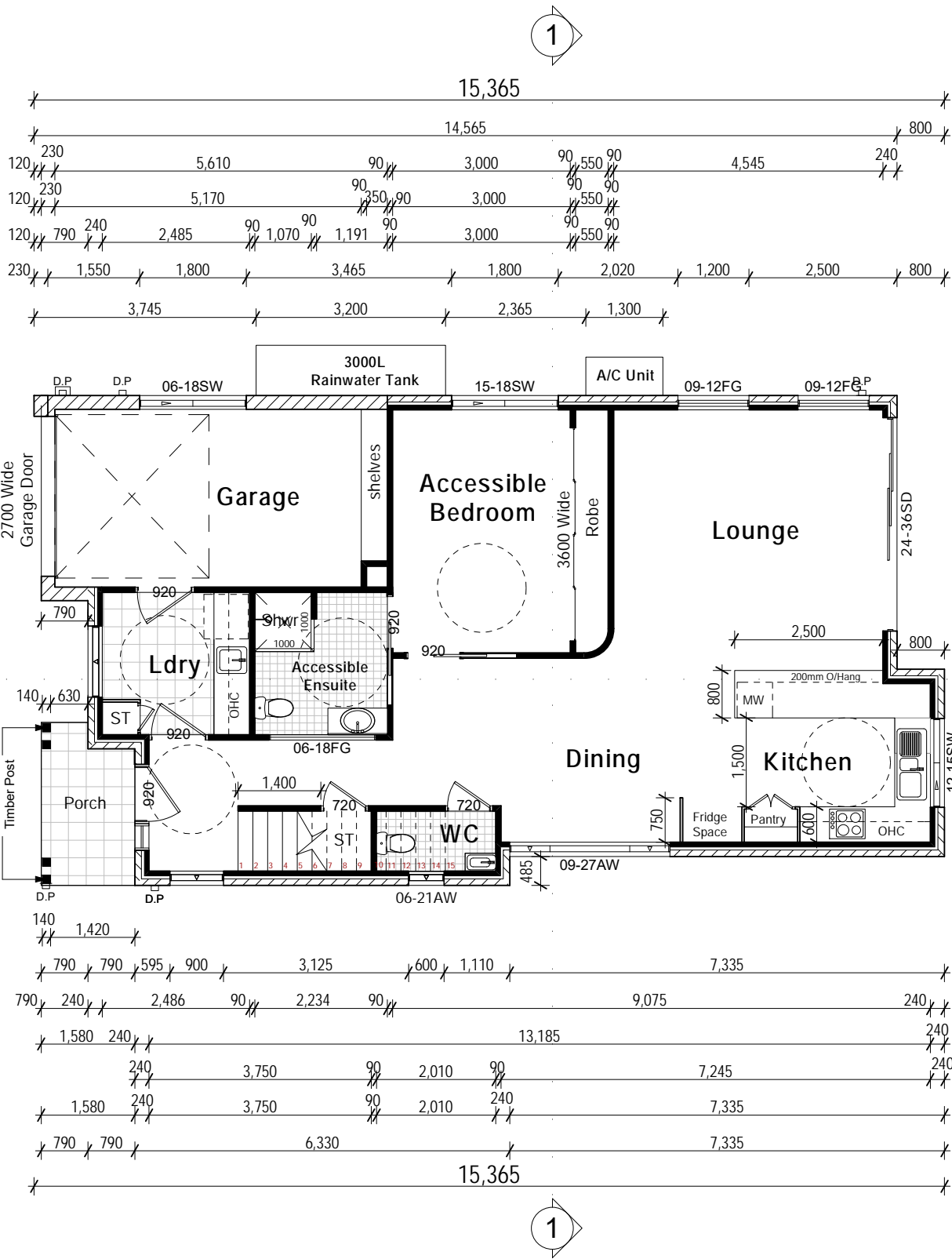
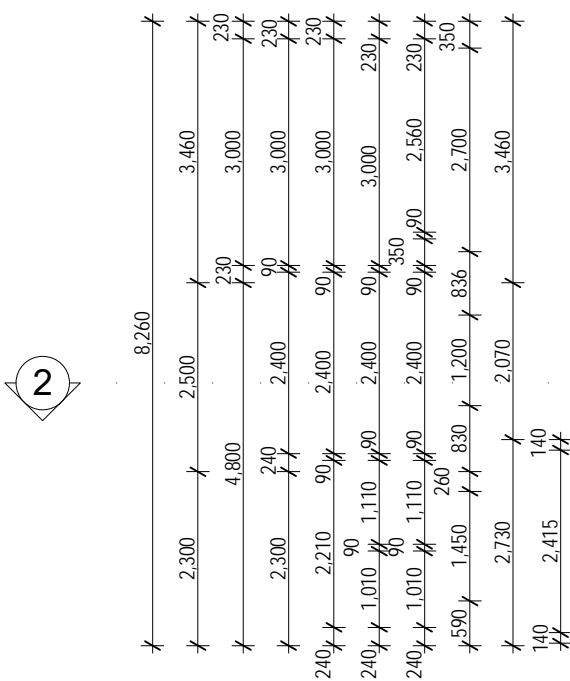
LEGEND:

- AHD AUSTRALIAN HEIGHT DATUM
- AWN AWNING
- BM BENCH MARK
- CONC CONCRETE
- CS CONCRETE SURFACE
- D/H/S DIAMETER/HEIGHT/SPREAD
- EC EDGE OF CONCRETE
- HYD HYDRANT
- IL INVERT LEVEL
- LH LAMP HOLE
- LP LIGHT POST
- NS NATURAL SURFACE
- PP POWER POLE
- RL REDUCED LEVEL
- SL SURFACE LEVEL
- SV STOP VALE
- SMH SEWER MANHOLE
- TEL TELSTRA PIT
- TK TOP OF KERB
- VC VEHICLE CROSSING
- W WINDOW
- WM WATER METER

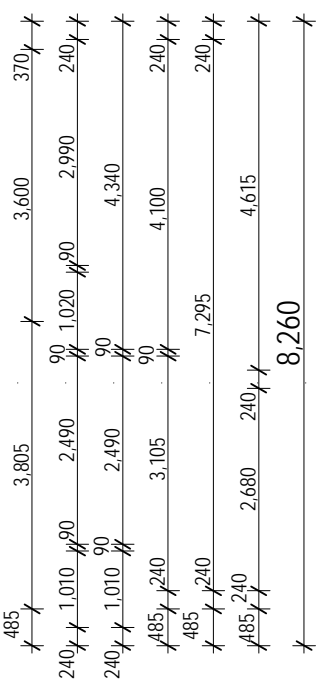
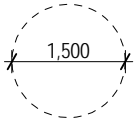


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0704



Note:
Wheel Chair turning access



GENERAL NOTES:

- * All works to be carried out in accordance with the requirements of the building code of Australia and the relevant local authority.
- * All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
- * All reinforcement concrete, steel beams, including supports, and nominated beams including support as per Engineers Details.
- * Structural Engineers to check, details and certify brickwork to garage area with a height greater than 3000mm between horizontal support.
- * All brickwork to be constructed in accordance with the requirements of the building code of Australia.
- * Control joints in brickwork to be provided in accordance with the requirements of the building code of Australia.
- * Door way openings with inward opening doors to room containing toilets which is closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

AREA	SQM
GROUND FLOOR:	
LIVING:	94.02
GARAGE:	19.09
PORCH:	3.99

UPPER FLOOR:	
LIVING:	88.58
VOID:	7.71

TOTAL AREAS: 213.39 SQM

GROUND FLOOR LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



ABN: 63 973 037 637
Contact: Jerue Habito
Mob: 0416 237 594
Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of
Triple9 Drafting & Design
and may not be altered,
reproduce or transmitted
in any form or by any means
or in any part without
the written permission
from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:

All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS:

59 LORIKEET GROVE, WARRIEWOOD

DRAWING DESCRIPTION:

TWO STOREY RESIDENTIAL DWELLING

CLIENT PARTICULARS:

MR & MRS FREWEN

DRAWN:

JHA

DESIGN:

CUSTOM DESIGN

JOB No.:

FRE-WD

SCALE:

1:100 ON A3

DATE:

19/08/2020

SHEET:

3

ISSUE:

AMENDMENTS:

DATE:

SIGNATURE

BUILDER

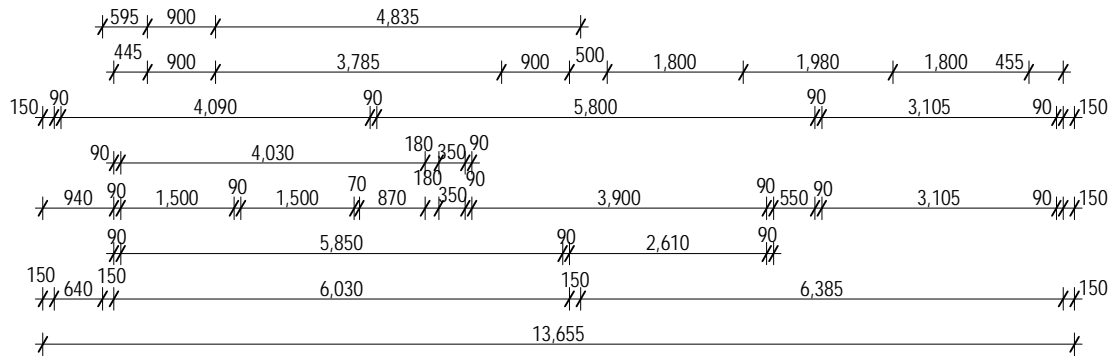
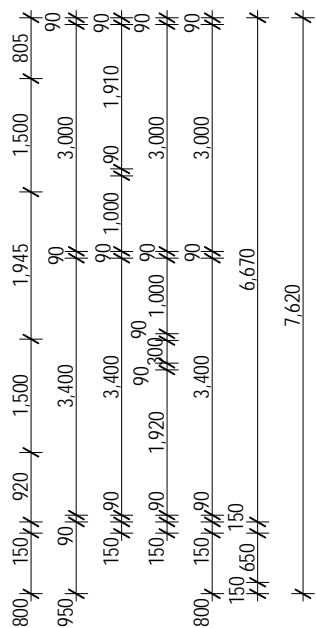
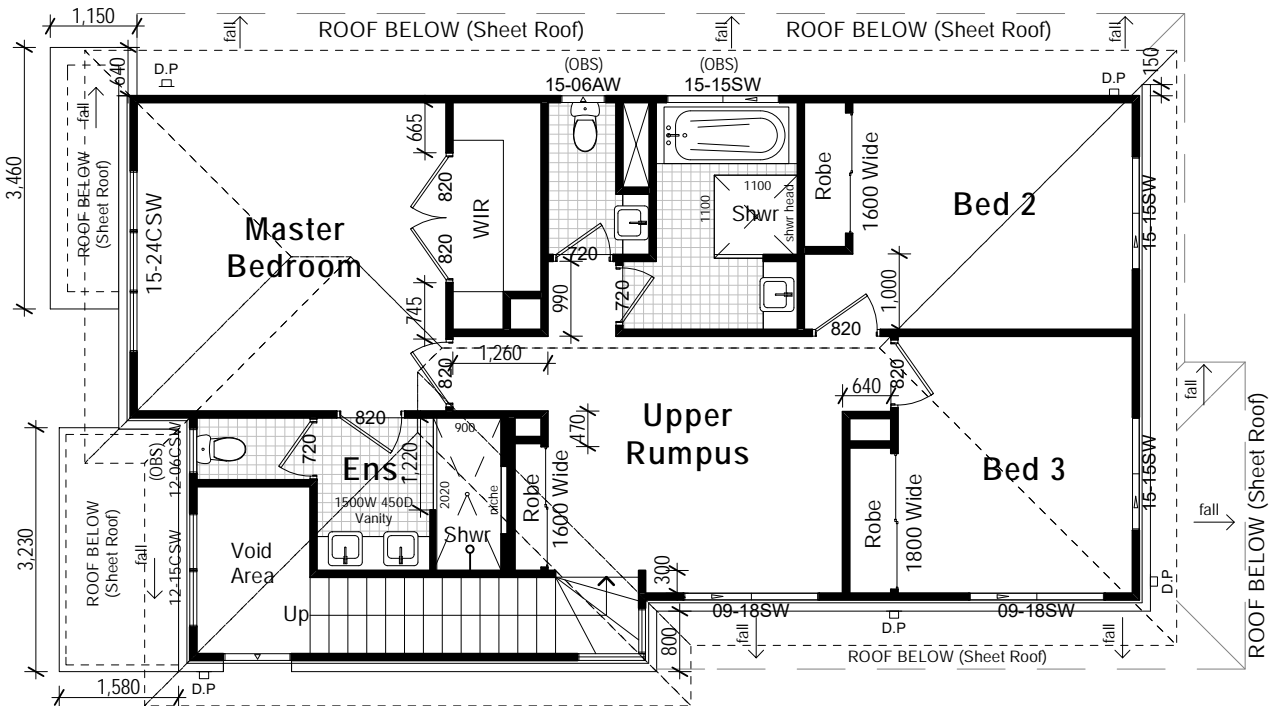
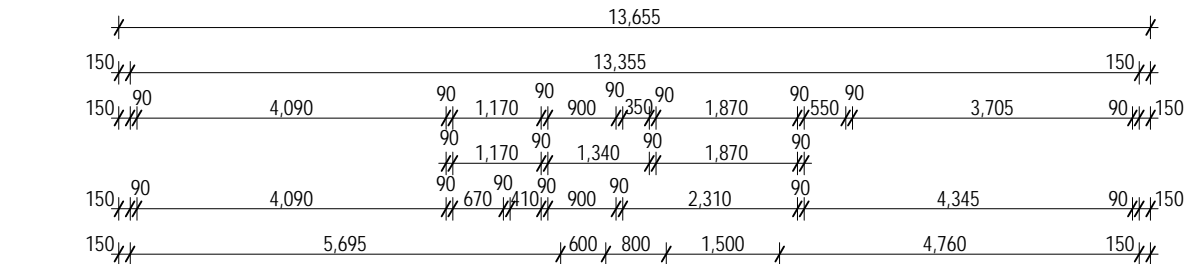
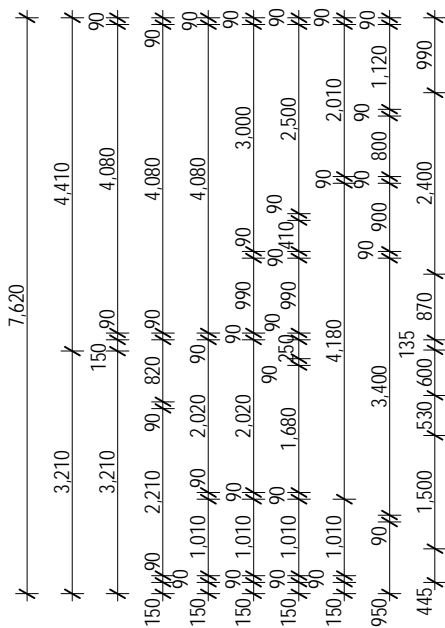
CLIENT 1:

CLIENT 2:



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

DA2020/0704



AREA	SQM
GROUND FLOOR:	
LIVING:	94.02
GARAGE:	19.09
PORCH:	3.99

UPPER FLOOR:	
LIVING:	88.58
VOID:	7.71

TOTAL AREAS: 213.39 SQM

UPPER FLOOR LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



ABN: 63 973 037 637
Contact: Jerue Habito
Mob: 0416 237 594
Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of
Triple9 Drafting & Design
and may not be altered,
reproduce or transmitted
in any form or by any means
or in any part without
the written permission
from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:
All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS:

59 LORIKEET GROVE, WARRIEWOOD

DRAWING DESCRIPTION:

TWO STOREY RESIDENTIAL DWELLING

CLIENT PARTICULARS:

MR & MRS FREWEN

DRAWN: JHA

DESIGN: CUSTOM DESIGN

JOB No.: FRE-WD

SCALE: 1:100 ON A3

DATE: 19/08/2020

SHEET: 4

ISSUE:

AMENDMENTS:

DATE:

SIGNATURE

BUILDER

CLIENT 1:

CLIENT 2:

 northern
beaches
council

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

DA2020/0704



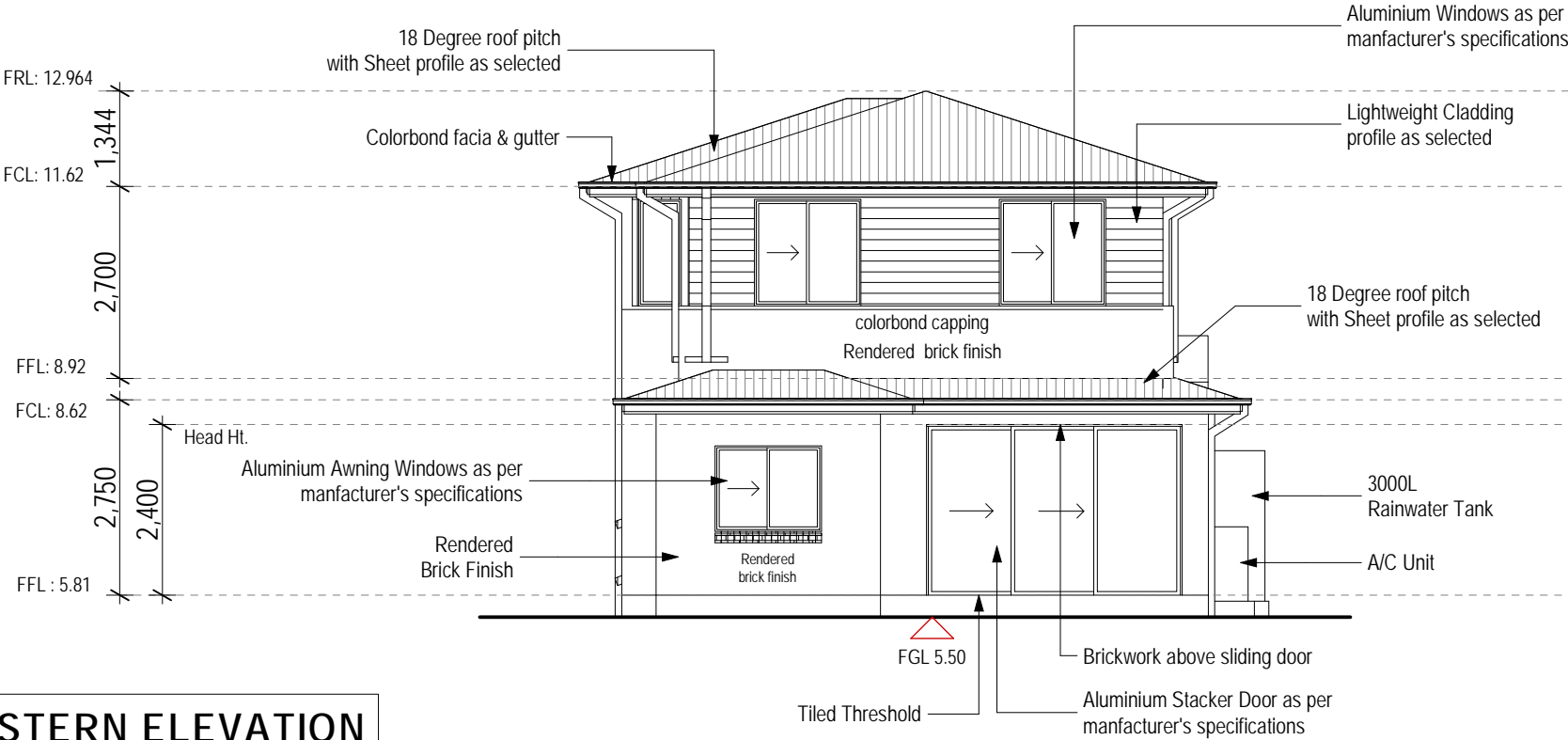
CLIENT 2:

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE
DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

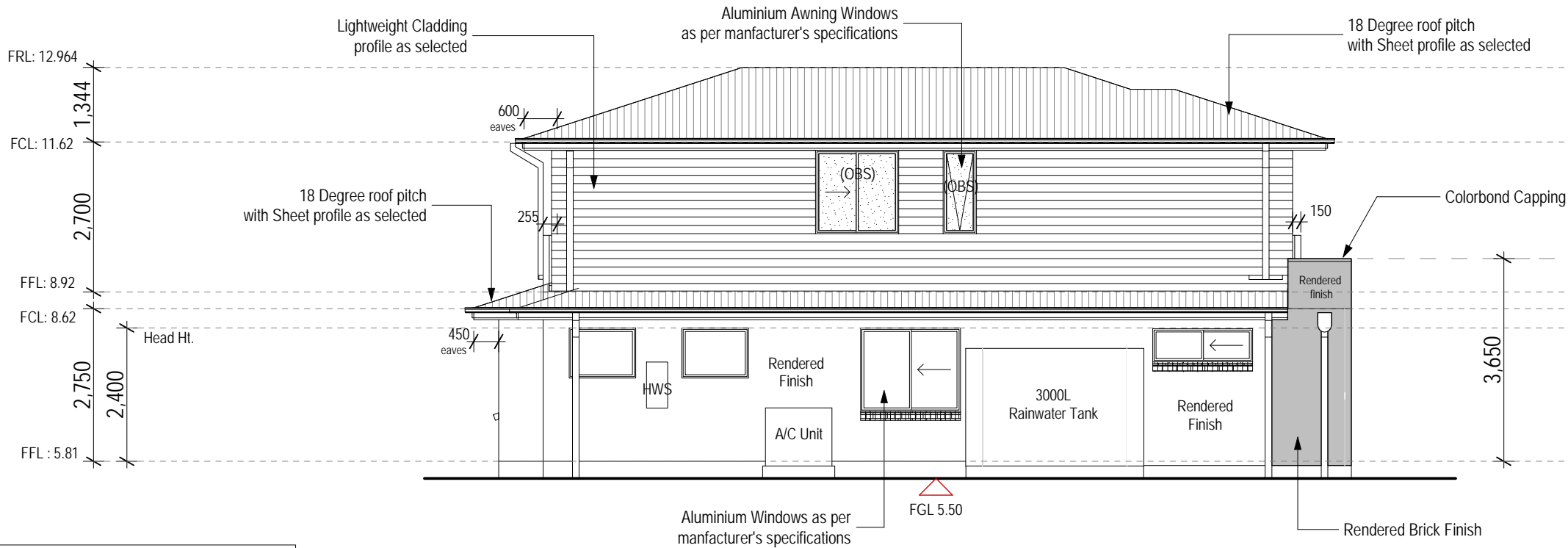


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0704



NORTH EASTERN ELEVATION



NORTH WESTERN ELEVATION

ELEVATIONS 3-4 LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



ABN: 63 973 037 637
Contact: Jerue Habito
Mob: 0416 237 594
Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of
Triple9 Drafting & Design
and may not be altered,
reproduce or transmitted
in any form or by any means
or in any part without
the written permission
from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:
All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS:

59 LORIKEET GROVE, WARRIEWOOD

DRAWING DESCRIPTION:

TWO STOREY RESIDENTIAL DWELLING

CLIENT PARTICULARS:

MR & MRS FREWEN

DRAWN: JHA

DESIGN: CUSTOM DESIGN

JOB No.: FRE-WD

SCALE: 1:100 ON A3

DATE: 19/08/2020

SHEET: 6

ISSUE:

AMENDMENTS:

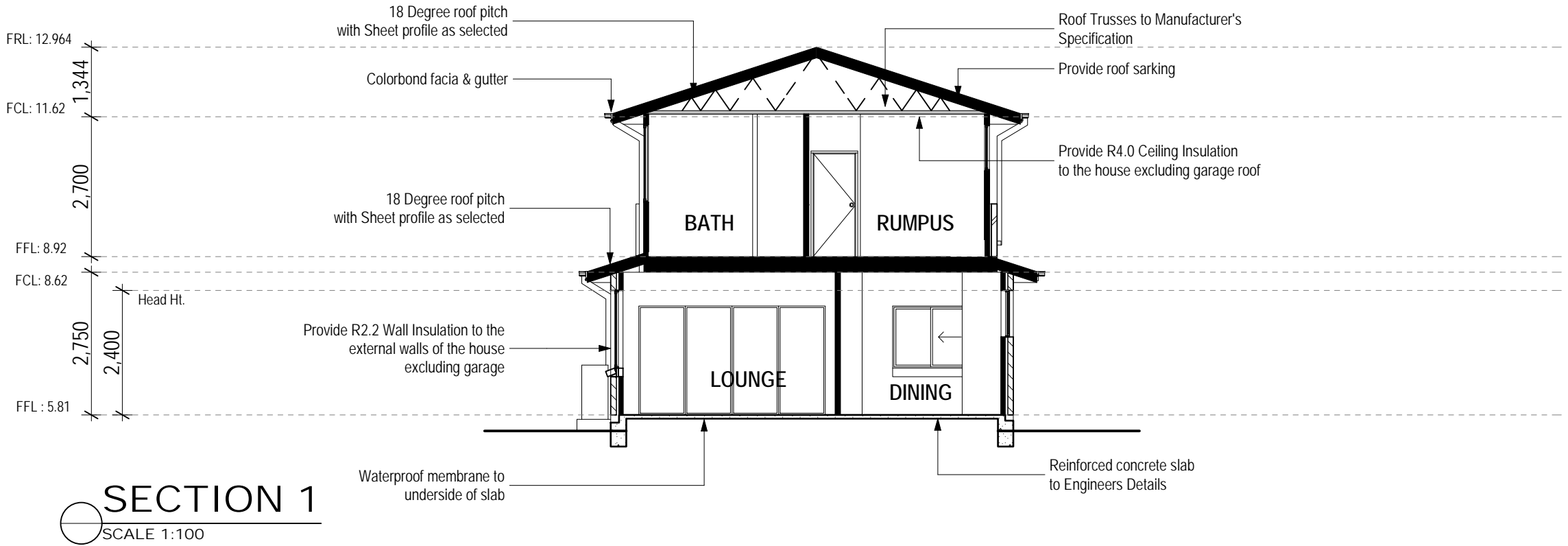
DATE:

SIGNATURE

BUILDER

CLIENT 1:

CLIENT 2:



CONDENSATION MANAGEMENT :
- Exhaust Fans will be Compliant with NCC Clause 3.8.7.3.b (i). Australian Standard AS4200.1
- Wall wrap to be in accordance with Clause 3.8.7.2 of NCC 2019 & AS4200.1 & Installed in Compliance with AS4200.2

ROOF RAINWATER :
- Provide overflow measures for gutters and downpipes: Compliant with NCC Clause 3.5.3

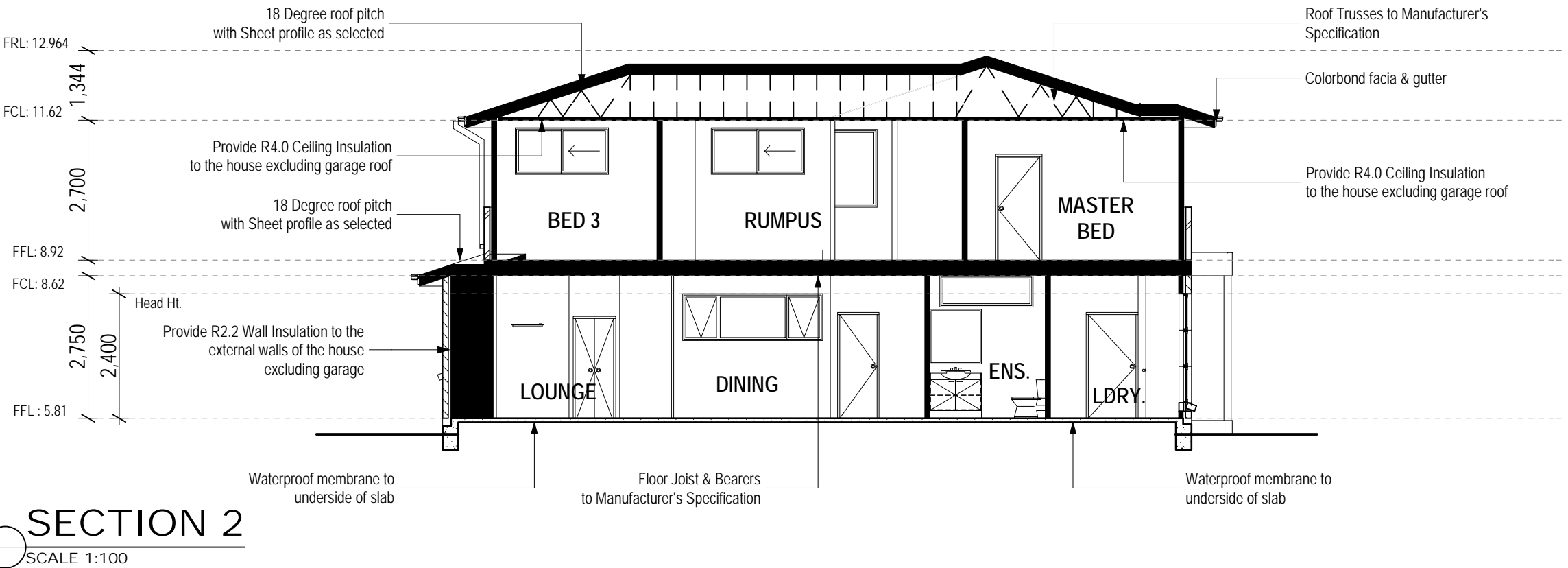
BALCONIES:
- Balcony construction to comply with Part 3.10.6 of Volume 2 of the NCC 2019.
- Provide stepdown to prevent ingress of water: Compliant with NCC Clause 3.1.3.3

STAIRS, RAMP & LANDINGS:
- Internal & External: Bounded by walls: Compliant with NCC Clause 3.9.1
- Internal & External: Finish of nosings/slip resistance: Compliant with NCC Clause 3.9.1.4

BALLUSTRADES:
- Internal/External: All installations: Compliant with NCC 3.9.2; Clause 3.9.2.3 & 3.9.2.4 as applicable for handrails

ELECTRICAL:
- Lighting: In accordance with BASIX commitments
- Smoke Alarms: Installation to NCC Clause 3.7.5

GLAZING:
- Fall Protection: All first floor glazing to bedroom and living areas shall be fitted with a restrictive device installed in accordance with NCC 3.9.2 and comply with Clause 3.9.2.6 as applicable. Windows with (R) suffix denotes restricted opening for bedrooms & Clause 3.9.2.7 for other Windows.



SECTION LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:

Triple9
DRAFTING & DESIGN

ABN: 63 973 037 637
Contact: Jerue Habito
Mob: 0416 237 594
Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of Triple9 Drafting & Design and may not be altered, reproduced or transmitted in any form or by any means or in any part without the written permission from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:
All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS:
DRAWING DESCRIPTION:
CLIENT PARTICULARS:

59 LORIKEET GROVE, WARRIEWOOD

TWO STOREY RESIDENTIAL DWELLING

MR & MRS FREWEN

DRAWN: JHA
DESIGN: CUSTOM DESIGN
JOB No.: FRE-WD
SCALE: 1:100 ON A3
DATE: 19/08/2020
SHEET: 7

ISSUE:
AMENDMENTS:
DATE:

SIGNATURE
BUILDER
CLIENT 1:
CLIENT 2:

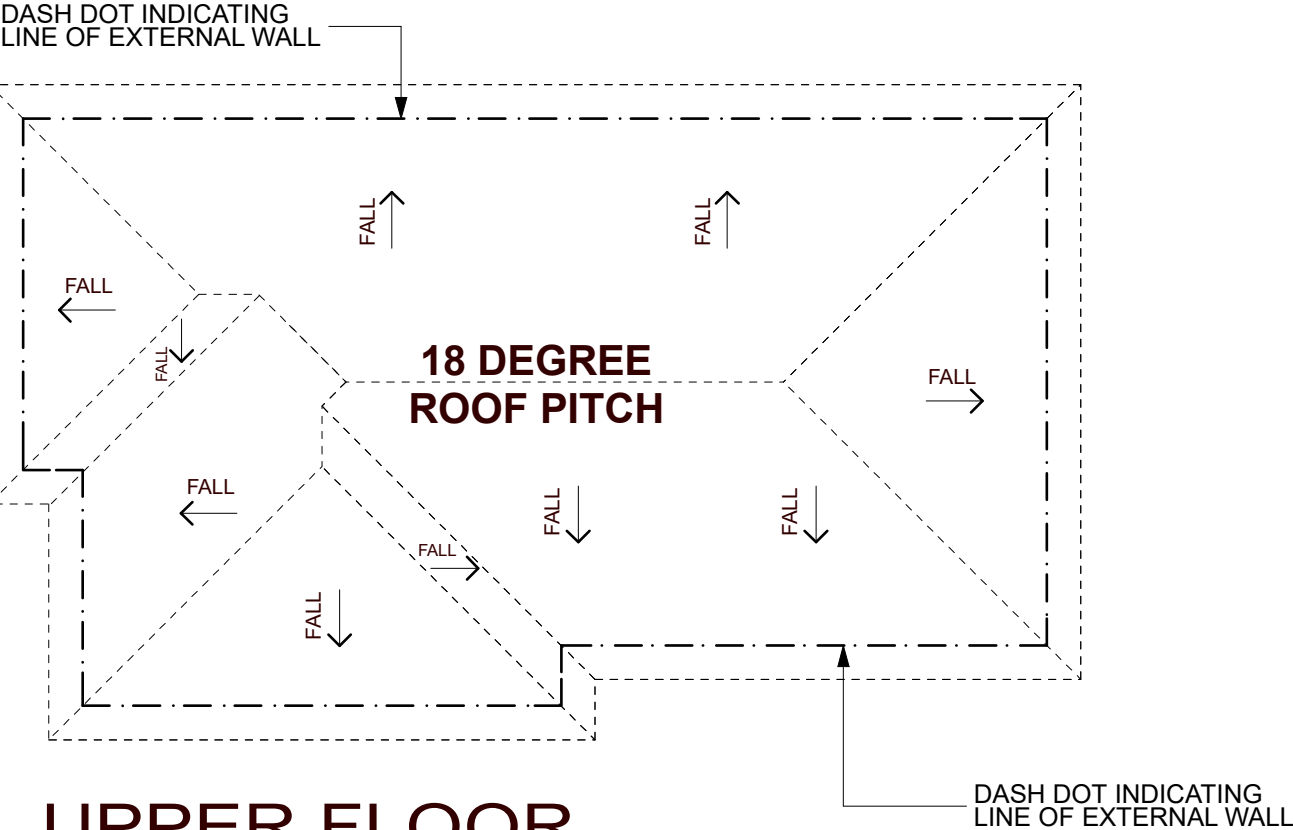


northern
beaches
council

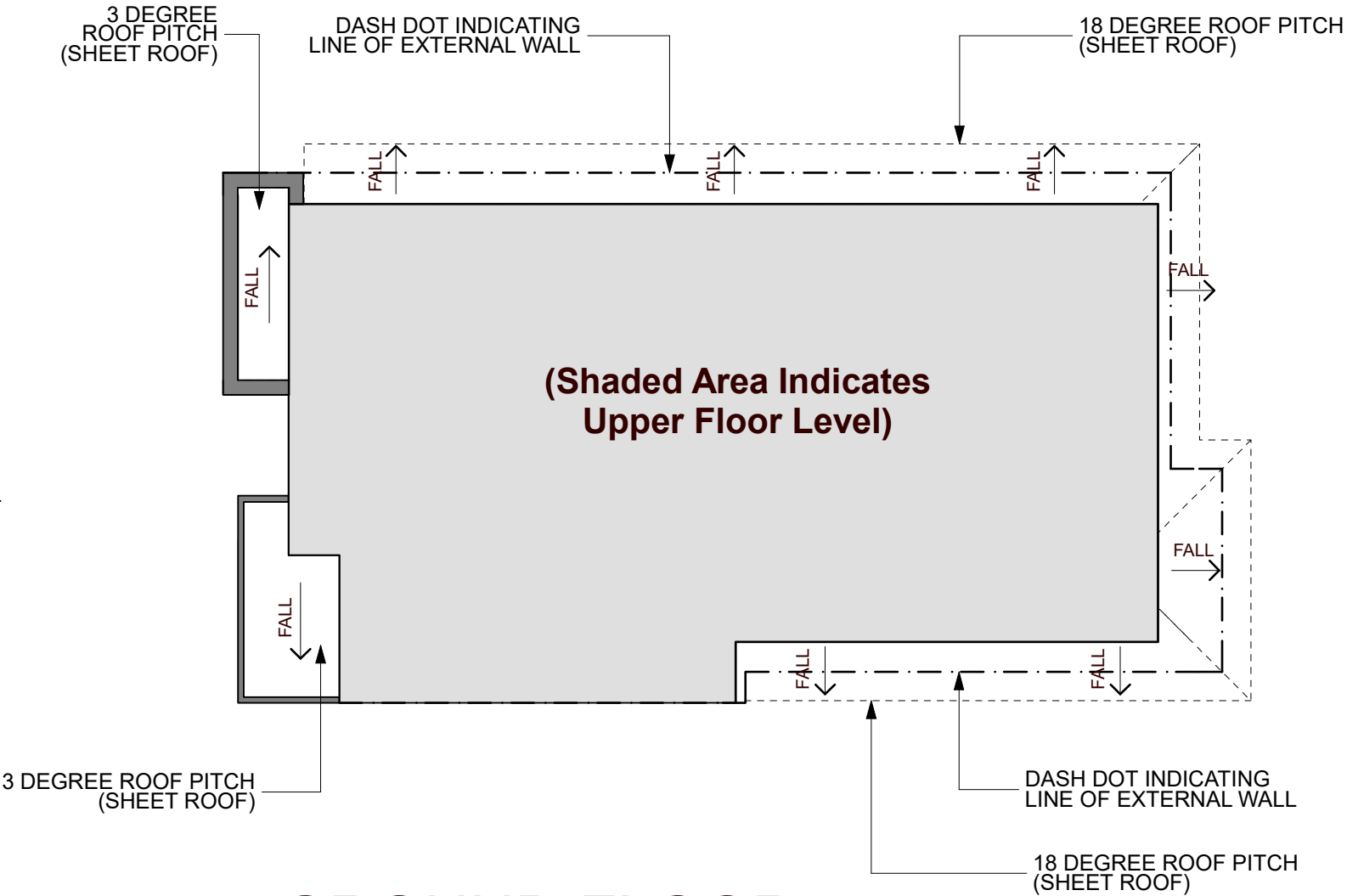
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0704

NOTE: COLORBOND ROOFING MATERIALS



UPPER FLOOR
ROOF PLAN



GROUND FLOOR
ROOF PLAN

ROOF LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



ABN: 63 973 037 637

Contact: Jerue Habito

Mob: 0416 237 594

Email: triple9drafting@hotmail.com

Copyright Reserve
This is the copyright of
Triple9 Drafting & Design
and may not be altered,
reproduce or transmitted
in any form or by any means
or in any part without
the written permission
from Triple9 Drafting & Design.

SITE NOTES & CONDITIONS:
All workmanship and materials shall be in strict accordance with the Building Code of Australia (BCA), all SAA codes, ordinances and by-laws of the relevant Local consent. Authority and all other relevant building authorities. All levels and dimensions are to be checked and verified prior to the commencement of any work and all boundaries and setbacks and building locations to be verified by a registered surveyor. All footings, beams, slabs, bracing, tie-downs, structural framing and design strictly to the engineers detail, instructions and specifications.

JOB ADDRESS: 59 LORIKEET GROVE, WARRIEWOOD
DRAWING DESCRIPTION: TWO STOREY RESIDENTIAL DWELLING
CLIENT PARTICULARS: MR & MRS FREWEN

DRAWN: JHA	DESIGN: CUSTOM DESIGN
JOB No.: FRE-WD	SCALE: 1:100 ON A3
DATE: 19/08/2020	SHEET: 14

ISSUE:	AMENDMENTS:	DATE:





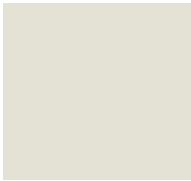
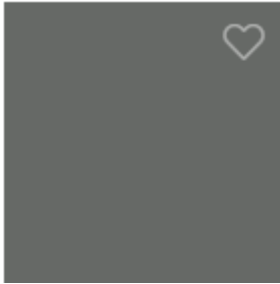
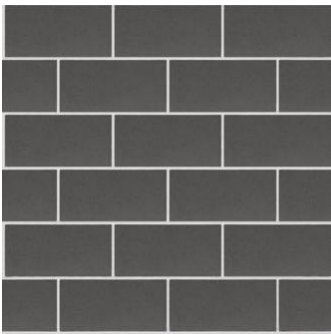
SIGNATURE
BUILDER
CLIENT 1:
CLIENT 2:

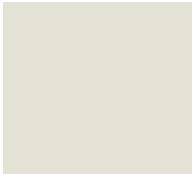




59 Lorikeet Gr, Warriewood

External Colour Schedule



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2020/0704**

Location	Colour scheme
Colorbond Roof	Shale Grey or Windspray  
Fascia, Gutter	Shale Grey or Windspray  
Windows & Aluminium Doors	Surfmist 
Render	Teahouse 
Facebrick	Pewter Masonry Smooth Blocks 

Cladding	Surfmist 	 northern beaches council THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
Driveway	'Granite' Exposed aggregate 	DA2020/0704
Garage Door	Shale Grey (or similar) 	
Front Door	Timber veneer 	

Colours are indicative and subject to Client final selection.