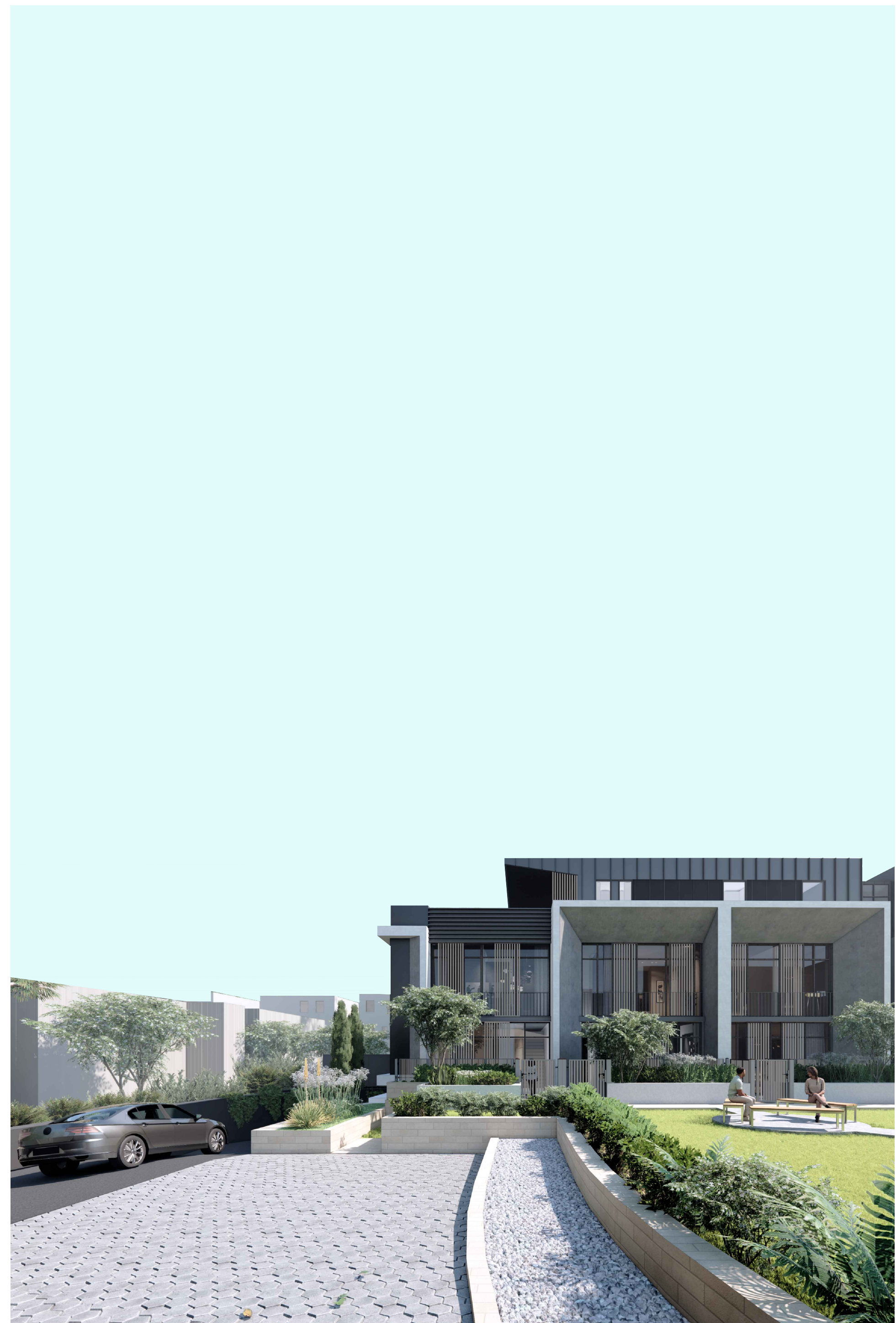
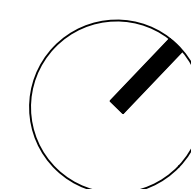




PROPOSED RESIDENTIAL
DEVELOPMENT
43-45&49 WARRIEWOOD ROAD, WARRIEWOOD, NSW

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 ARCHITECT'S REG. NO. 8777 NSW ARCHIDROME.COM.AU

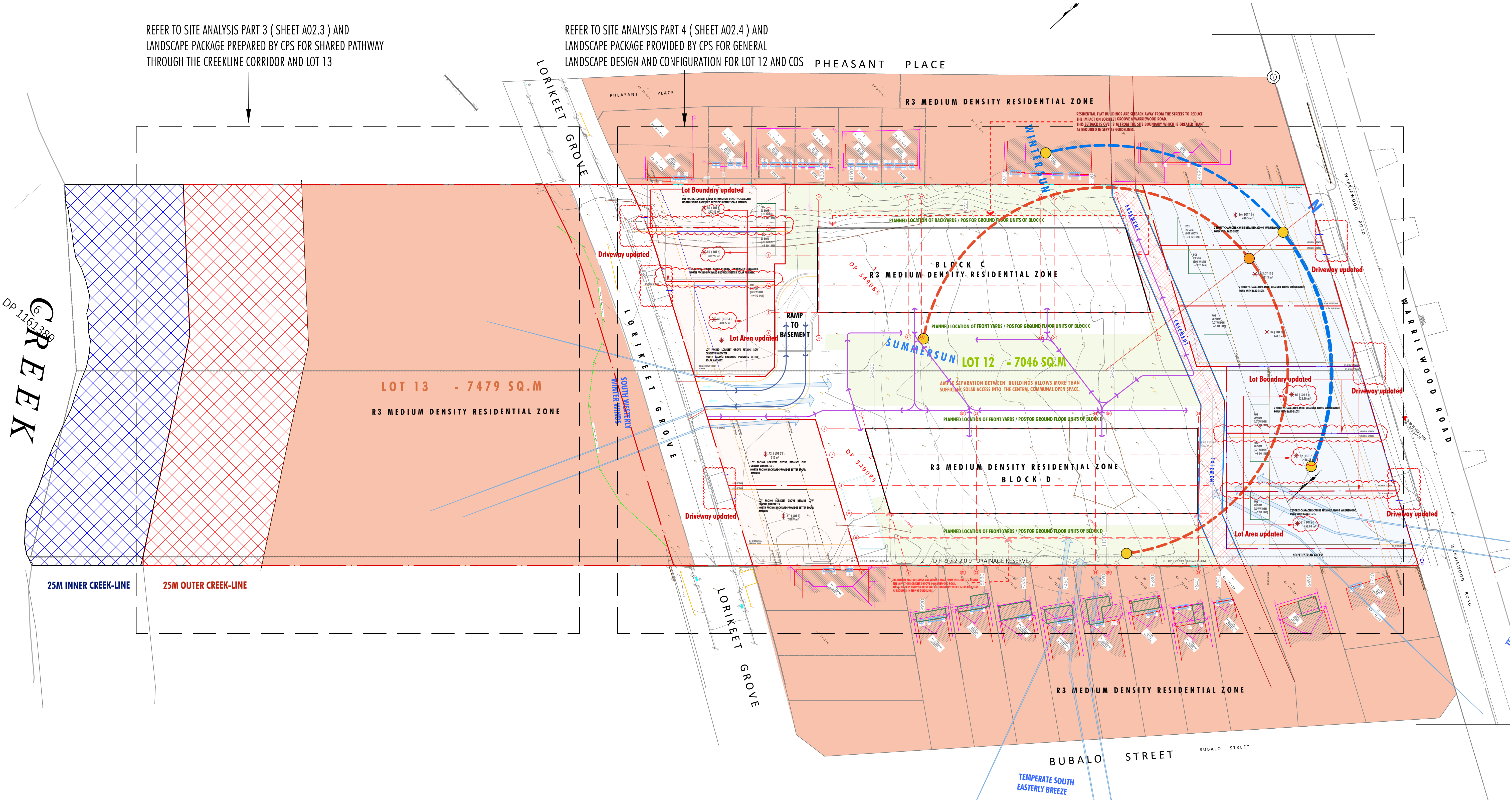
DRWG. NO.
A01

14/12/23
N.T.S
R-10

REFER TO SITE ANALYSIS PART 3 (SHEET A02.3) AND
LANDSCAPE PACKAGE PREPARED BY CPS FOR SHARED PATHWAY
THROUGH THE CREEKLINE CORRIDOR AND LOT 13

REFER TO SITE ANALYSIS PART 4 (SHEET A02.4) AND
LANDSCAPE PACKAGE PROVIDED BY CPS FOR GENERAL
LANDSCAPE DESIGN AND CONFIGURATION FOR LOT 12 AND COS PHEASANT PLACE

DP 1161389
CREEK



NOTES:

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

This Site Analysis is to be read in conjunction with shadow analysis (Sheets A13.1 to A13.11), Survey Plans and Essential Services Plans (Sheet A02.2) , and Creekline Corridor Plan(Sheets A023)
This Site Analysis Plan demonstrates the context of the site, specifically:

- Development of adjoining properties, ground levels of adjoining properties, including the pattern of buildings, subdivision pattern, setbacks, building typologies, and land uses.
- Movement and access for vehicles, servicing, pedestrians and cyclists.
- Location and height of existing windows, balconies, walls and fences on adjoining properties facing the site, as well as parapets and rooflines,
- For Location of utilities and services refer to Sheet A02.2 or Essential Services Plan provided by Walkerbai . For Reticulated Water and Sewer, refer to review by Sydney Water coordinator
- The Creekline corridors on this drawing are depictive only, Refer to Sheet A023 for inner and outer creek-line corridor plan and further details.
- REFER TO LANDSCAPE SET PROVIDED BY CPS - SECTION - ' LANDSCAPE CONCEPT : SOUTH'(Pg.09) AND ' DETAIL PLAN : SHARED PATHWAY' (Pg.10)
- FOR GENERAL LANDSCAPE CONCEPT FOR LOT 12, REFER TO LANDSCAPE SET PROVIDED BY CPS - SECTION - 'LANDSCAPE CONCEPT : NORTH'

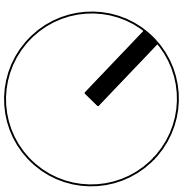
REVISION R10

- TORRENS TITLE LOT BOUNDARIES AND AREAS
FOR LOT 3,4,5 AND 6,7,8 AMENDED.
- SHARED DRIVEWAY CROSSINGS UPDATED

LEGEND:

- PROPOSED SITE
- LOTS FACING LORIKEET GROVE
- LOTS FACING WARRIEWOOD ROAD
- EASEMENT ZONE
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- WINDOW POSITION HIGHLIGHTED
- ALFRESCO / OUTDOOR ROOM
- R3 ZONE
- LANDSCAPED AREA ON SITE

		Certificate Number 130GS7ISKL	
☐ single-dwelling rating	6.0av stars		
☒ multi-unit development (attach listing of ratings)	heating	23.5av MJ/m ²	
If selected, data specified is the average across the entire development	cooling	25.1av MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014			
Assessor Signature		Date 13/12/23	





LEGEND

Existing trees retained*
Refer Arboricultural Impact Assessment

Existing trees removed*
Refer Arboricultural Impact Assessment

Street trees

EEC restoration*
Refer Planting Plan & Biodiversity Management Plan

Buffer planting

Stormwater basin planting

Lawn

Coloured concrete type 1

Coloured concrete type 2

Hardwood decking

FRP / GRP surfacing

Timber sculpture/climbing structure

Signage board

Signage totem

Site boundary

KEY

- 1

Adjoining Allotment
adjoining allotment to south: Anglicare Warriewood Brook
- 2

Narrabeen Creek
creekline adjoining rear boundary of subject site
- 3

EEC Restoration Area
bushland restoration of existing weed infested EEC - refer to planting plan & Biodiversity Management Plan
- 4

Shared Pathway
elevated 2.5m shared pedestrian/cycleway with breakout areas featuring seating, signage and sculptural elements - FRP / GRP surface material
- 5

Landscape Batter
max 1:5 landscaped batter with buffer planting to Lorikeet Grove
- 6

Viewing Deck
elevated decking structure with views over EEC regen area with informative signage to perimeter
- 7

Stormwater Basin
300mm deep stormwater infiltration basin with sedges & rushes suitable for periodic inundation
- 8

Street Tree Planting
Street tree planting in accordance with Warriewood Valley Landscape Masterplan
- 9

Lorikeet Grove
new sealed vehicular carriageway

NOTES:
FOR ACCURATE CREEK LINE CORRIDOR IDENTIFICATION, DIMENSIONS AND INFORMATION REFER TO SURVEY PLAN REFERENCE 6278 BY SUMMIT GEOMATIC AND SHEET NUMBER A22-INNER AND OUTER CREEK LINE CORRIDOR PLAN

REVISION R10
- STORMWATER BASIN DESIGN UPDATED.
REFER STORMWATER ENGINEER DRAWINGS
FOR DETAILS



LEGEND

	Existing trees retained* Refer Arboricultural Impact Assessment		Hardwood timber decking
	Existing trees removed* Refer Arboricultural Impact Assessment		Softfall area & play equipment
	Large canopy trees		Stone steps & river gravel
	Small-medium tress		Raised planter
	Palms		Timber bench seating
	Screen planting		Pod-style composite seating
	Shrub & accent planting		Timber/steel shade structure & BBQ area
	Groundcovers		Clothesline
	Lawn		1.8m high Colorbond fence
	Coloured concrete type 1		1.2m high AS compliant pool fencing & gate
	Stone paving type 1		1m high slatted fence over 800mm wall
	Stone paving type 2		1.8m high flood design fence
	800mm high slatted fence over 700mm high planter box		1.5m high Colorbond fence
	Line of basement		Site boundary

KEY

- 1 Vehicular Entry
coloured concrete driveway with ramped entry to basement

2 Subdivision Allotments
indicative landscape arrangements shown - final arrangements to be outlined within future DAs
- 3 Play Space Area
climbing structures, softfall, seating & small trees

4 Central Terrace
palm grove, primary lawn area & seating plaza
- 5 Upper Terrace
functional paved area with seating, fixed shade & BBQ facilities

6 Swimming Pool Area
12m x 3.5m lap pool, decking, seating areas & shade umbrellas within lush planting surrounds
- 7 Landscape Maintenance Pathway
concrete pathway providing maintenance access to greenspace areas

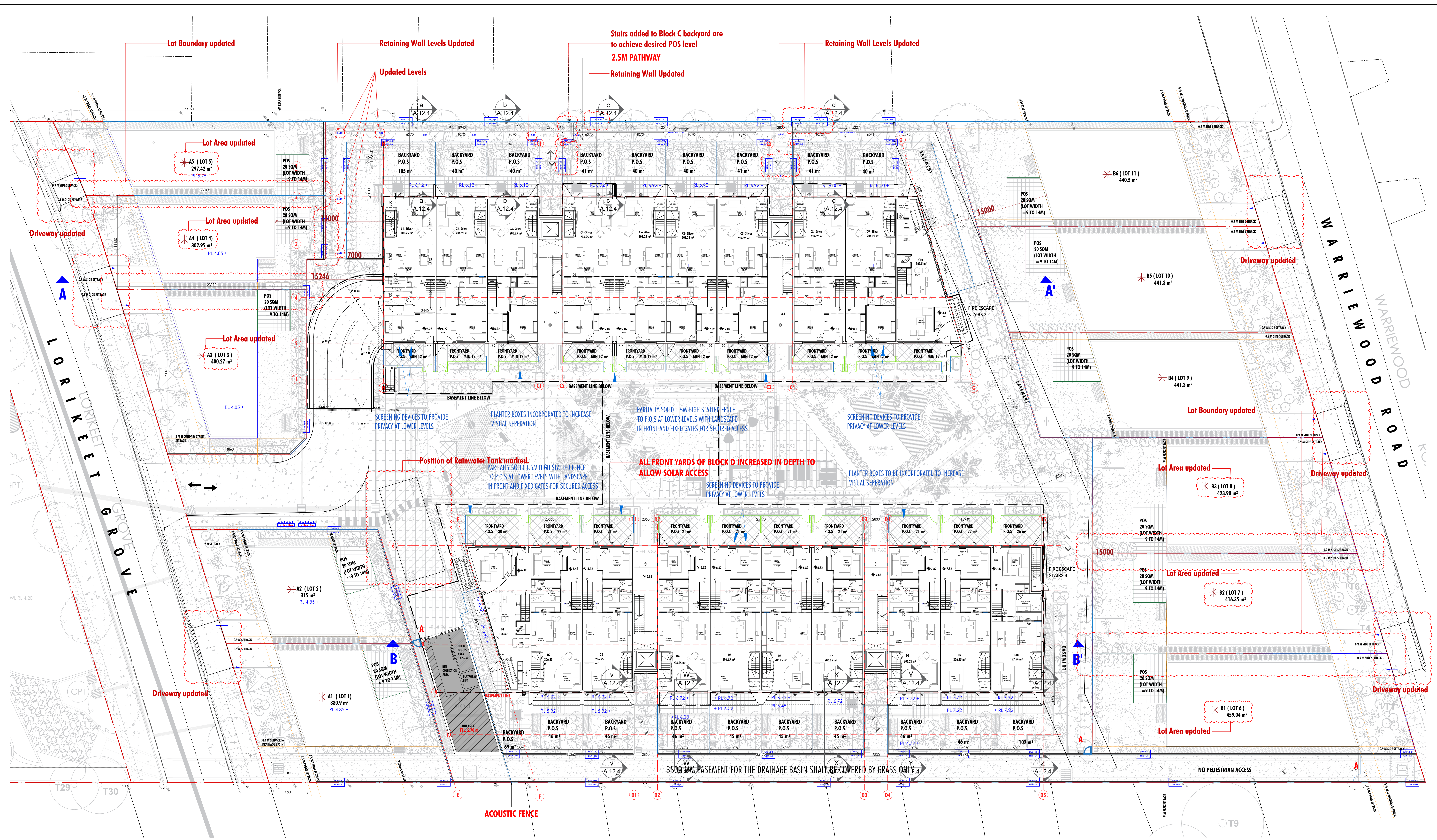
8 Private Open Space
paved patios adjacent to open lawn areas with screen planting, accent plants & feature trees
- 9 Street Tree Planting
street tree planting in accordance with Warriewood Valley Landscape Masterplan

10 Drainage Easement
open lawn atop drainage easement area

NOTES:
THE AREAS DEPICTED IN THIS PLAN ARE CONCEPTUAL
FOR ACCURATE LOT AREAS REFER TO SURVEY PLAN REFERENCE 6278
BY SUMMIT GEOMATIC AND SITE PLAN SHEET A03

REVISION R10

- PART LANDSCAPE PLAN UPDATED AS PER
THE AMENDED LOT BOUNDARIES.



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

SITE PLAN

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

KEY

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

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

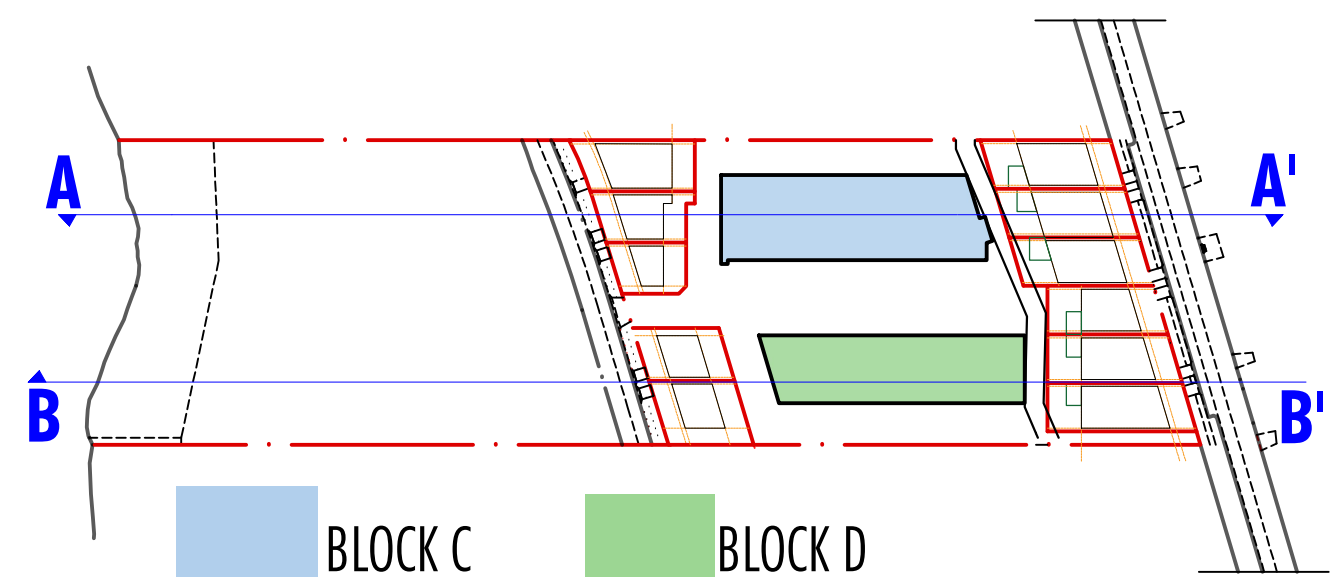
PROPOSED SITE LEVELS ARE HIGHLIGHTED IN BLUE TEXT AS +X.XX (IN VALUES)

PROPOSED RETAINING WALL LEVELS

REVISION R10

- Landscape level reduced to match the neighboring plots indicated in Revision cloud
- Planter Boxes behind lift cores removed.
- Torrens Title Lot Boundary and Lot Area for Lots 3, 4, 5 and 6, 7, 8 updated.
- Retaining Wall Levels updated.
- Maintenance Pathway Levels updated near Block C.
- Position of Rainwater Tank marked.
- Stairs added to Block D backyard area to achieve its desired pos level
- Shared Driveway crossings updated

KEY PLAN:



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

single-dwelling rating

multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Sowmya Sastry VICBDAV101014

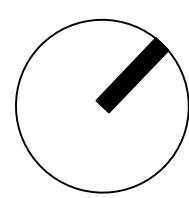
Assessor Signature: [Signature]

Date: 13/12/23

Certificate Number: 1300676BKJ

6.0 star rating

heating: 23.5 star
cooling: 23.5 star



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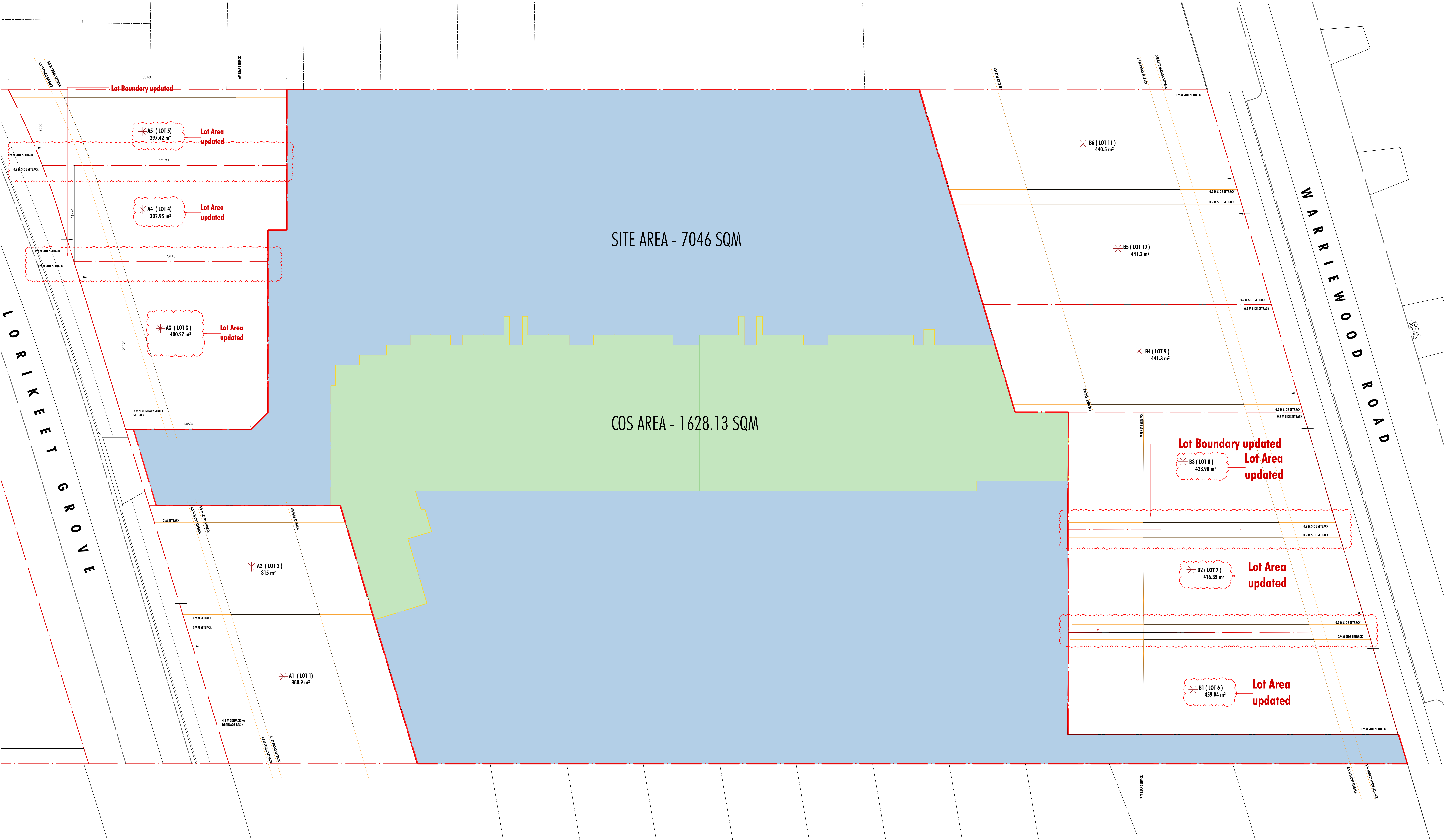
TARUNCHADHA@ARCHIDIROME.NET

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A03

11/12/23
1:150 @ A0
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NOTES: TOTAL SITE AREA - 7046 SQ.M , COS AREA - 1628.1 SQ.M

With regard to Planning Circular PS 17-001, where the objectives and design guidance requirements of the ADG are met, the design criteria is not to be treated as a strict set of development standards. COS area is 23% of the total site area in the proposed residential development. Whilst the proposed does not provide a minimum 25% of communal open space, the space would consist of well designed, easily identifiable and predominately landscaped areas. The communal space is to be entirely located at ground level, will contain large deep soil areas and a range of amenities (including expansive landscaped areas, swimming pool, outdoor seating and BBQ areas).Further, the majority (i.e. 20 of the 34 units) would contain landscaped private open space areas that are well in excess of minimum requirements since setbacks of 9m and 1m are given to Block C and Block D respectively. The site layout therefore enhances residential amenity and provides ample opportunities for residential recreation opportunities within well-designed landscaped areas. As such, the proposal would satisfy the objectives and relevant design guidance requirements, therefore the variation would be supportable. By definition, Communal Open Spaces (COS) could include fringes and strips of land with a minimum width of 3m. These 3m fringes of COS add no actual value to the amenity for the residences and are usually placed around the periphery of the site and acts as mere buffers between the site and the outside. Although the COS is lesser than the required 25% of the total site area, the 23% of the proposed COS a high quality space. The Principal COS is required to be a total of 12.5% of the total site area and more than that is achieved in the central area between Block C and D.

COS AREA CALCULATION

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

REVISION R10

- LOT BOUNDARIES UPDATED

- LEGEND:
- SITE AREA
 - PRIMARY COS
 - SITE BOUNDARY
 - COS BOUNDARY



Energy Rating

Certificate Number 130G5716KL

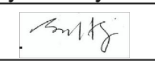
6.0 star stars

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

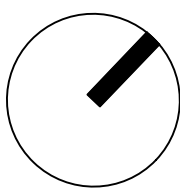
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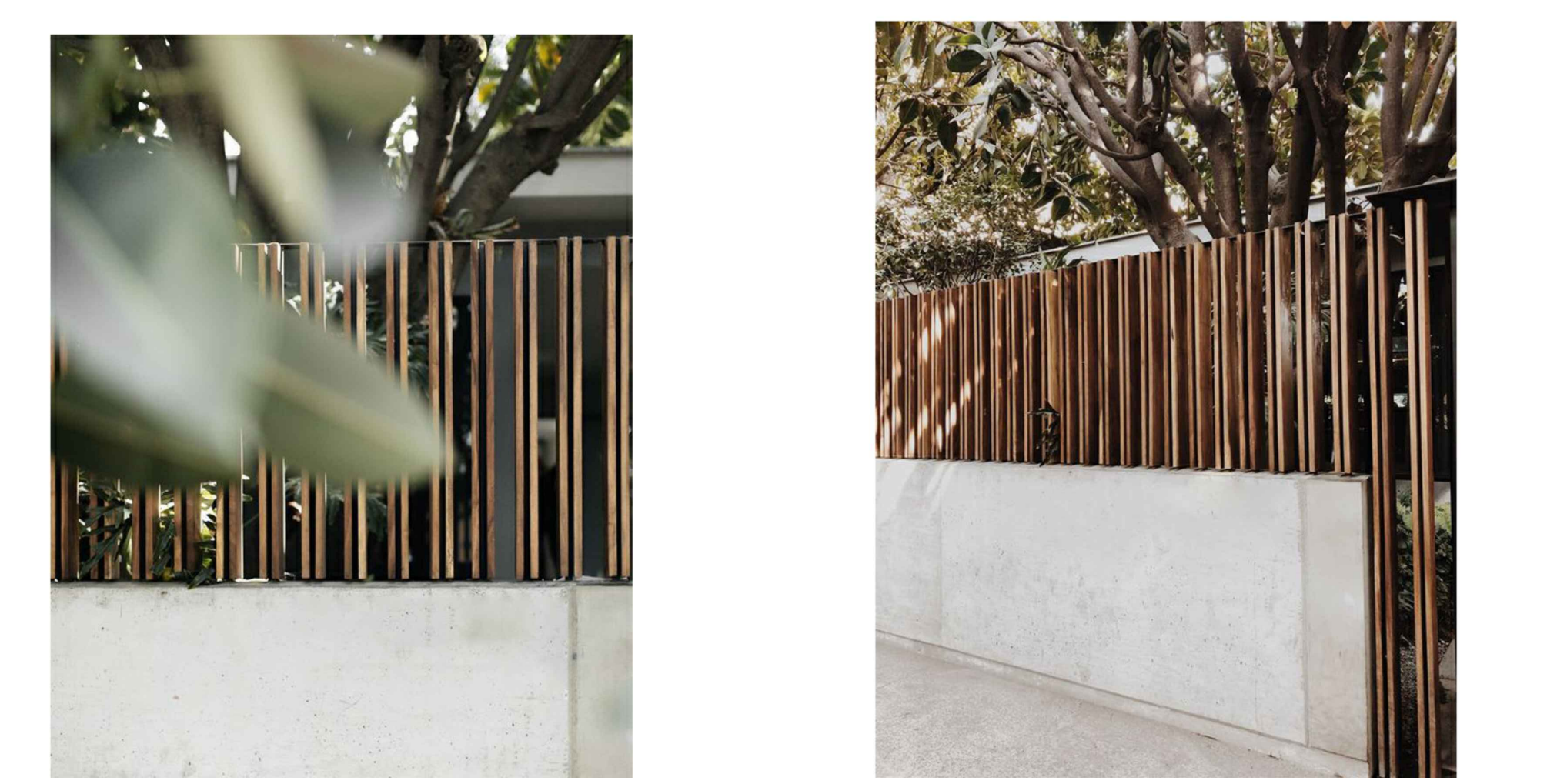
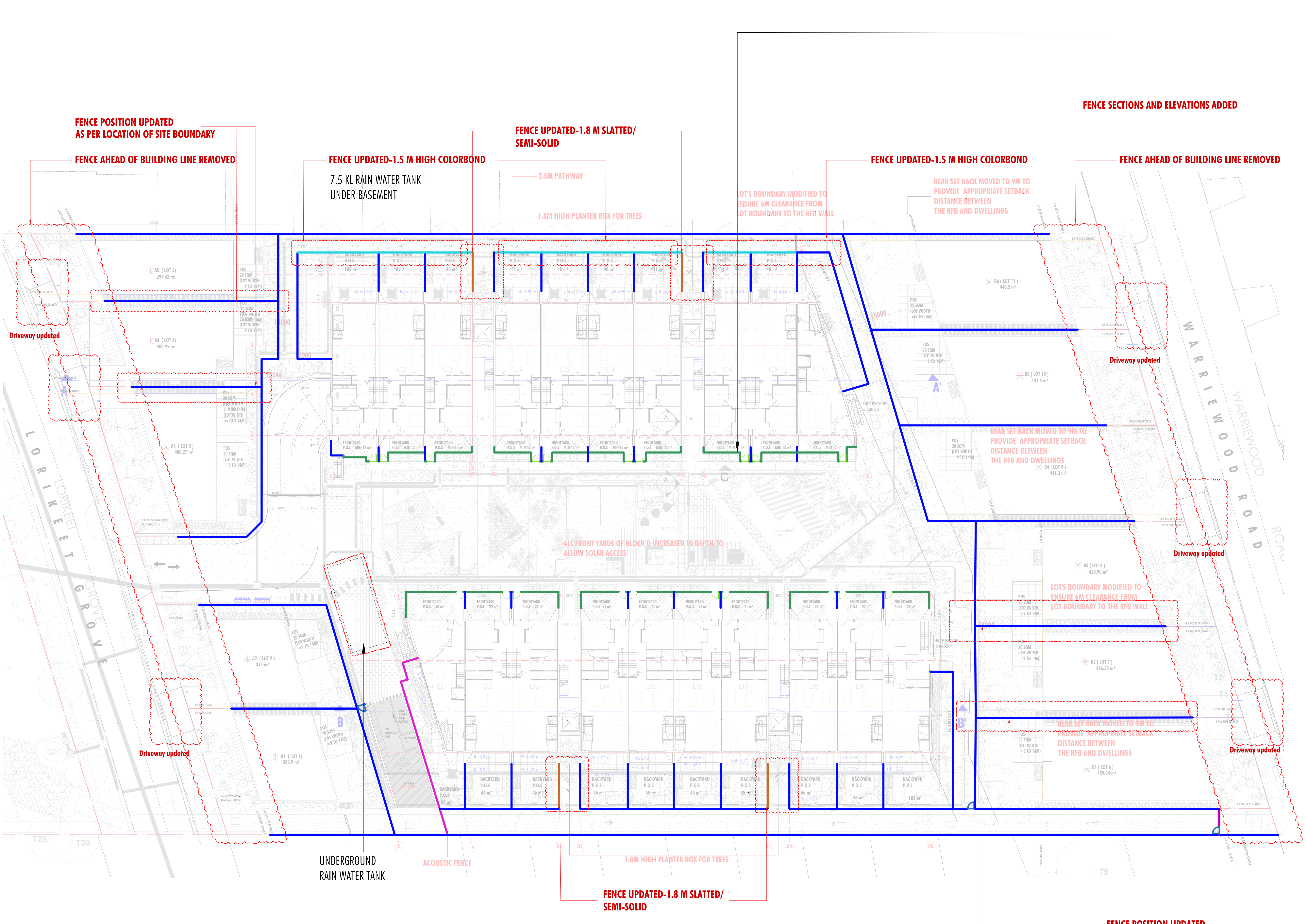
Assessor Name/Number: Sowmya Sastry VICBDAV101014

Assessor Signature:  Date: 13/12/23

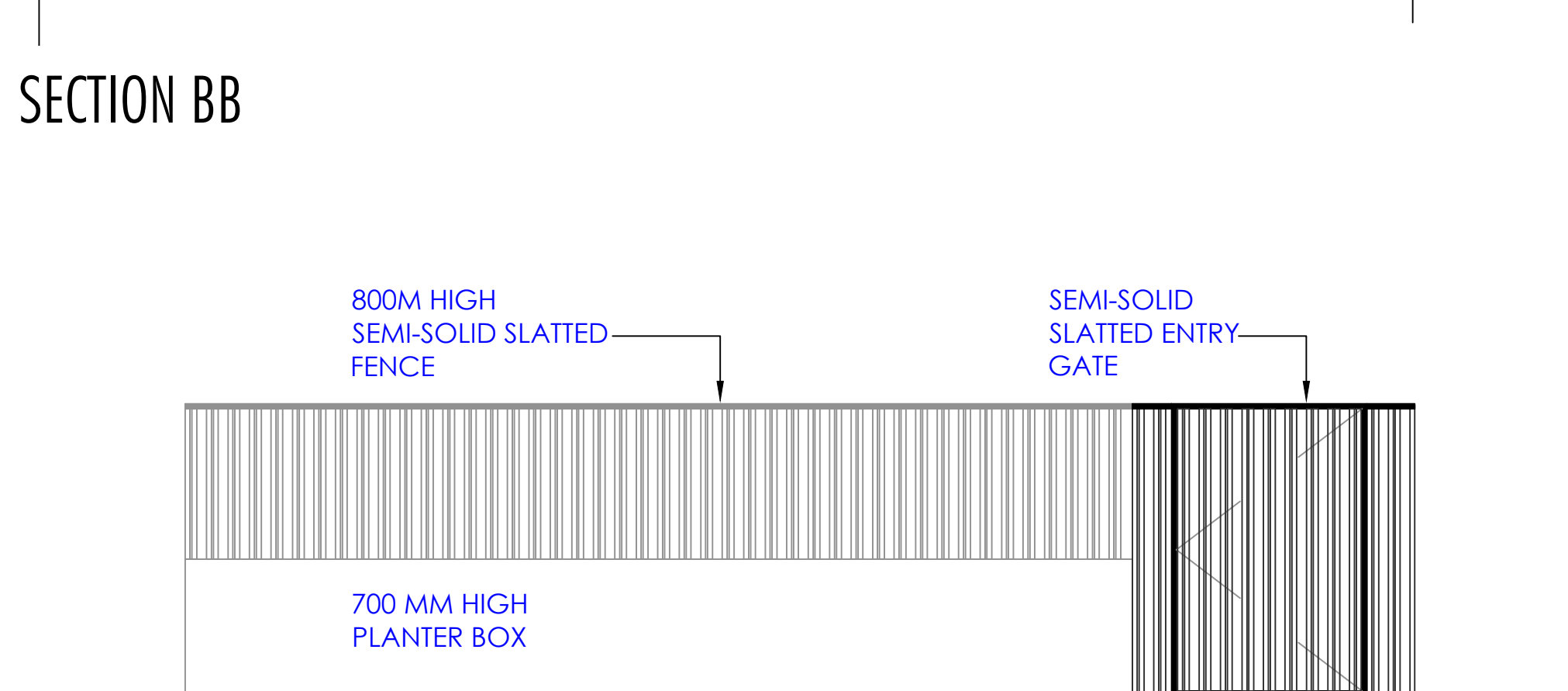
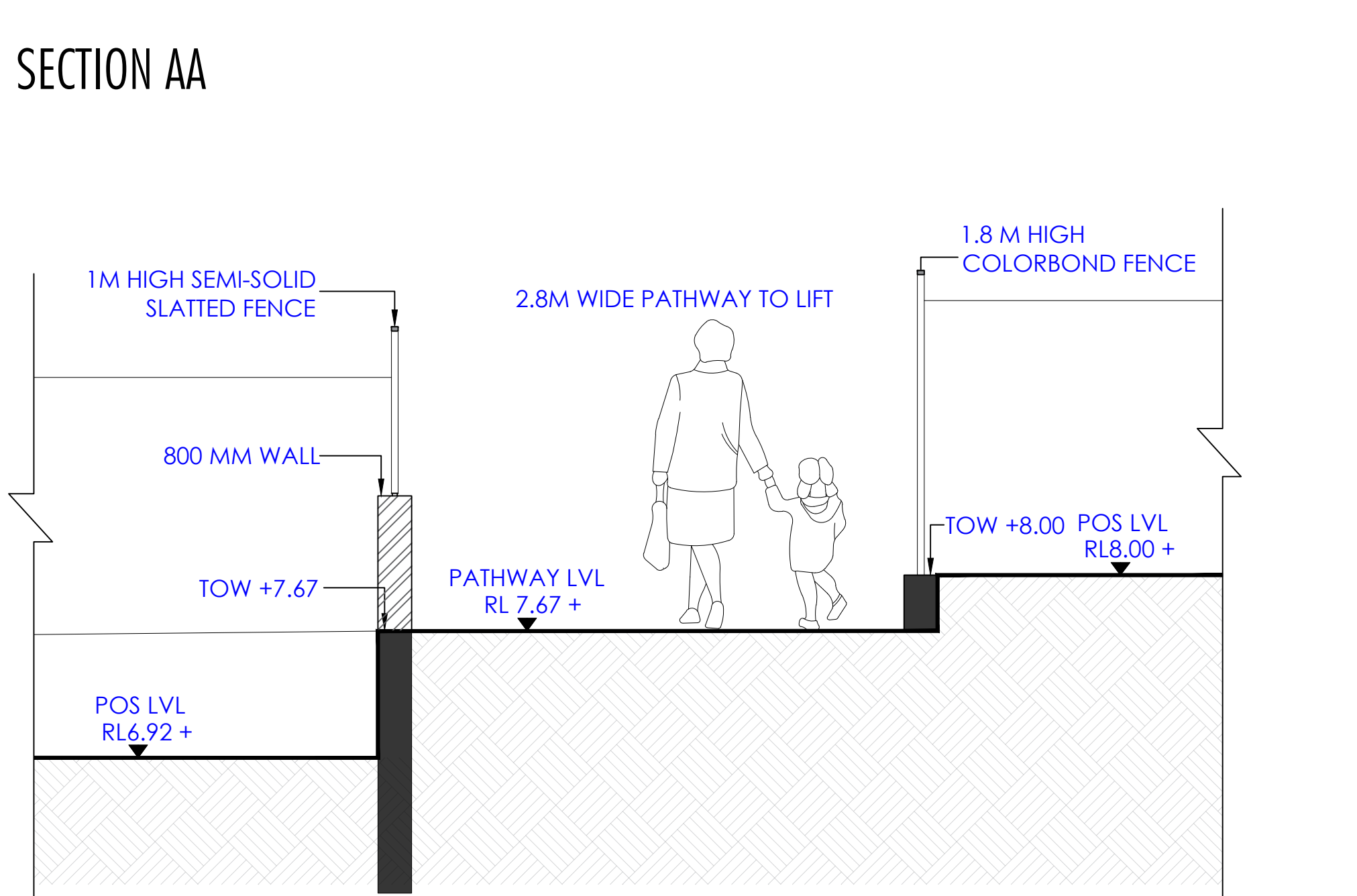
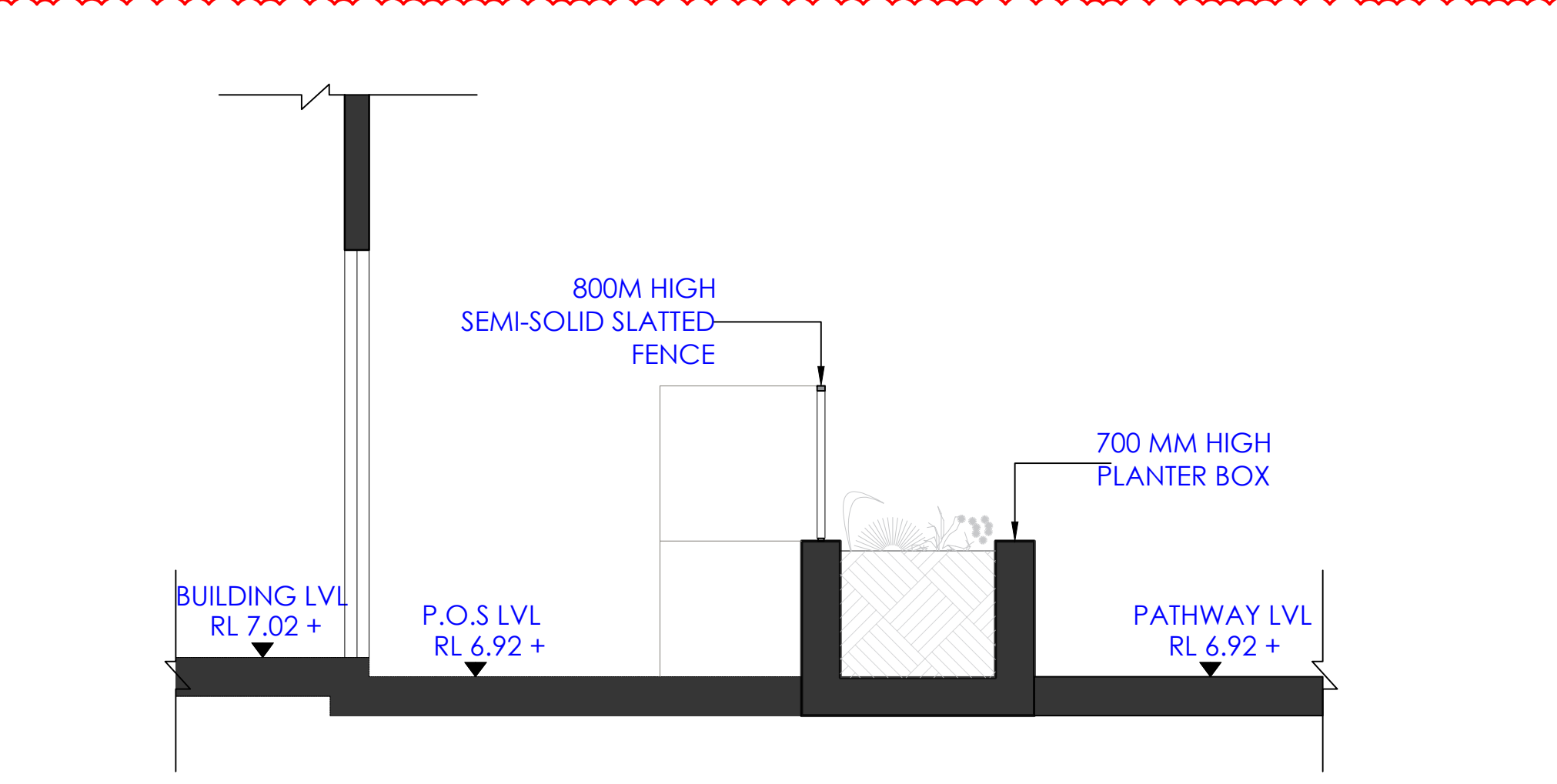
heating 23.5kw MJ/m²

cooling 25.1kw MJ/m²





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



ELEVATION C

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.

REVISION R10

- Fence updated for Block C
- Legends Updated
- Fence Elevation and Sections Updated
- Fence positions for Lot 3,4,5 and Lot 6,7,8 updated as per position of Lot Boundary.
- Shared Driveway Crossing Updated
- Individual Rain water tanks removed and relocated to a central underground Rain Water tank

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

LEGEND UPDATED

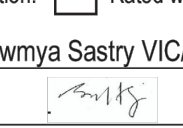
**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature:  Date: 13/12/23

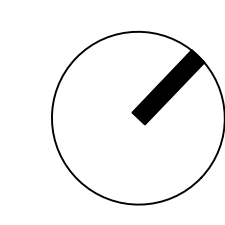
Certificate Number: 130G578MKL

6.0star

heating 23.5star cooling 25.1star

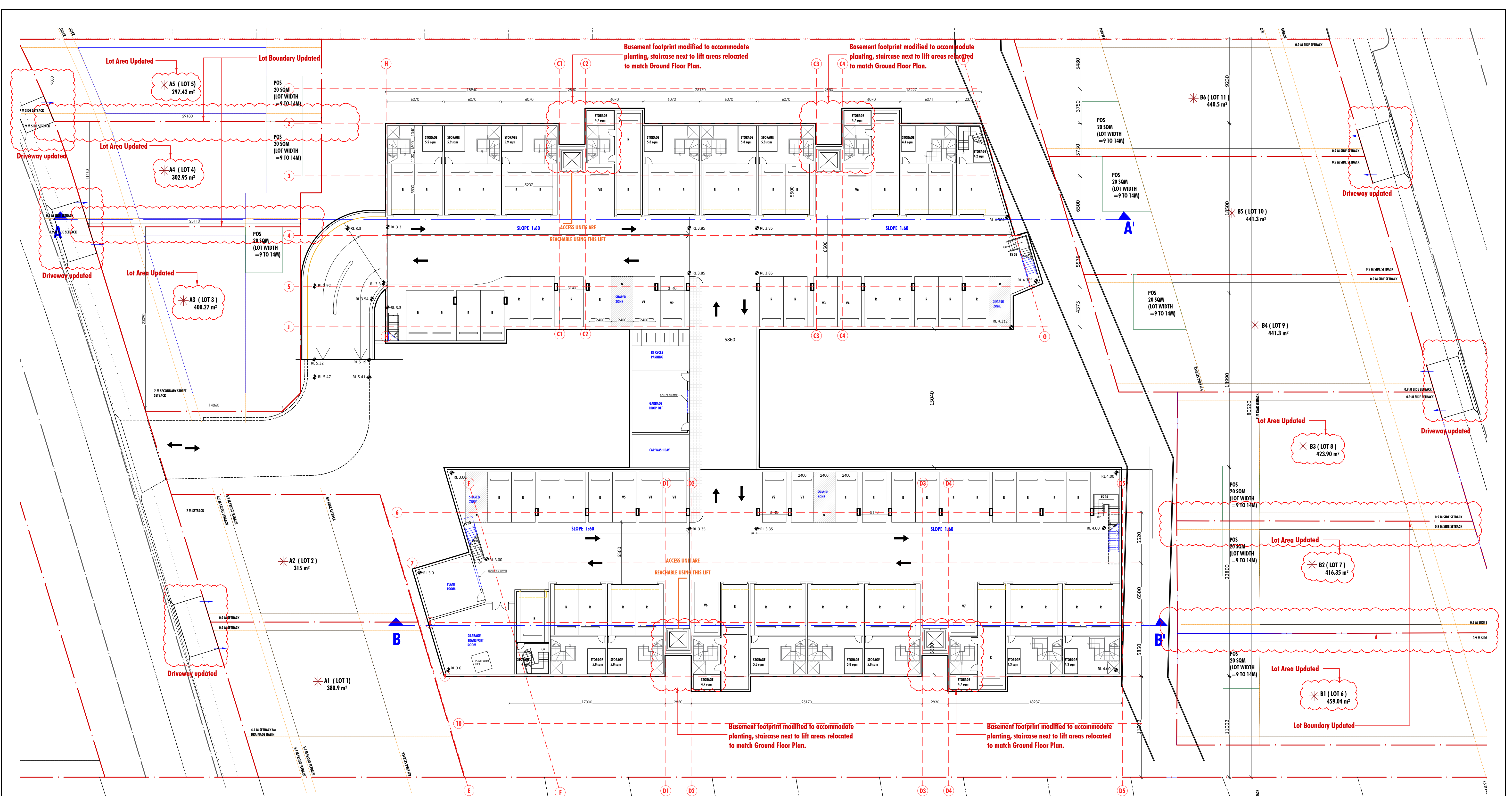
SITE FENCING AND RAIN WATER TANK DETAILS

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



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DRWG. NO. **A03.a**
11/12/23
1:200 @ A0
R-10



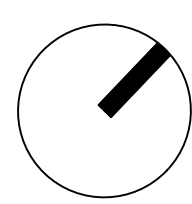
NOTES:
PARKING CALCULATIONS
PARKING FOR RESIDENTS
REQUIRED - 68
PROVIDED - 68
PARKING FOR VISITORS
REQUIRED - 12
PROVIDED - 13

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 R10
-Torrens Title Lot Boundary and Lot Area for Lots 3,4,5 and 6,7,8 updated.
-Shared Driveway Crossings Updated
-Basement footprint modified to accommodate planting, staircase next to lift areas relocated to match ground floor plan.

LEGEND:
REVISION

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



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A04
11/12/23
1:200 @A1
R-10

**Energy Rating**

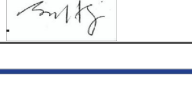
Certificate Number 130GS7ISKL

☐ single-dwelling rating

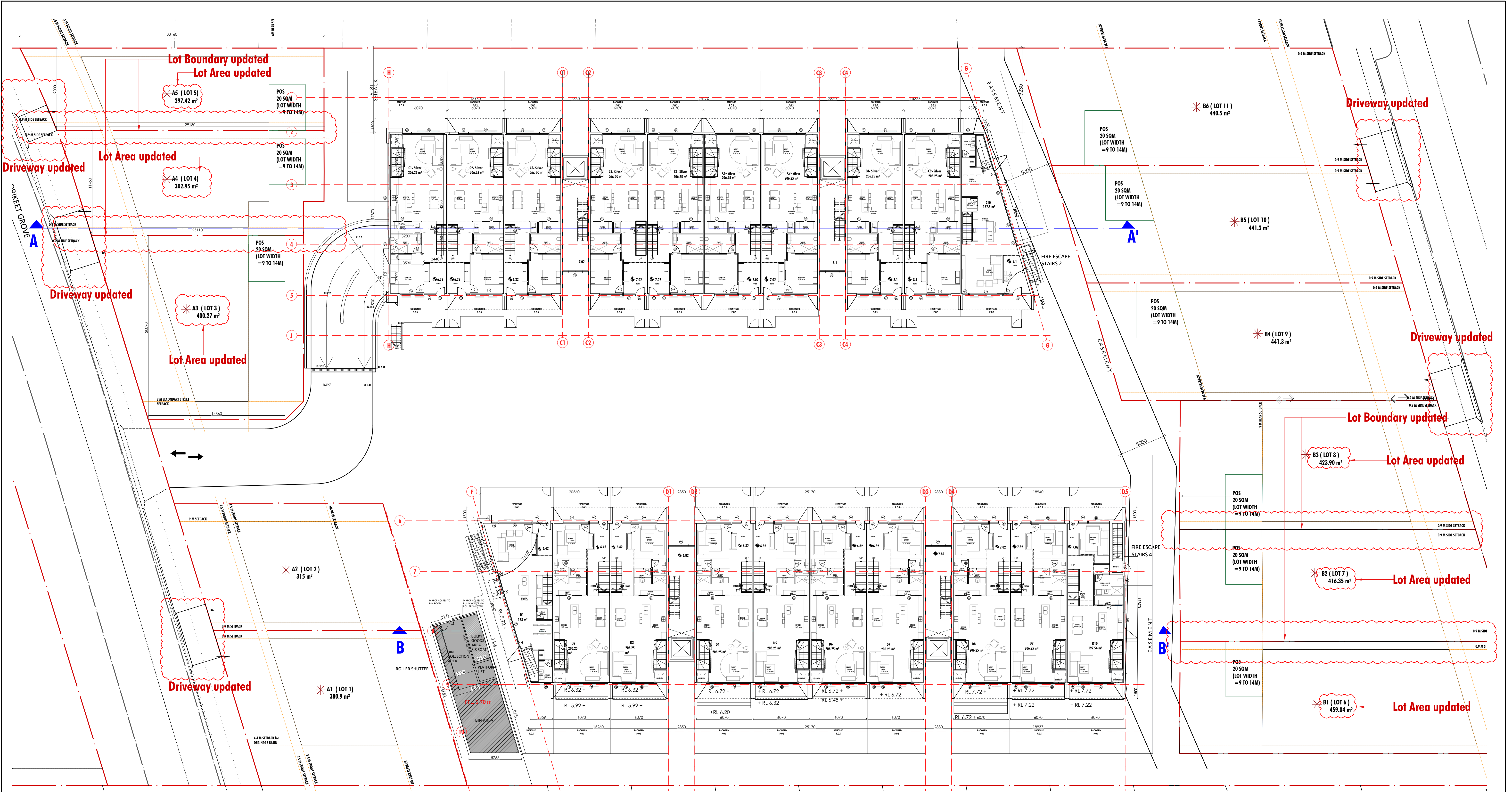
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature  Date 13/12/23

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



NOTES:

BASIX Specifications		Date: 15/03/2020
Water Constraints Target - 41 (achieved/40 required)		
Indigenous or Low Water Species	N/A	
Fittings	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	

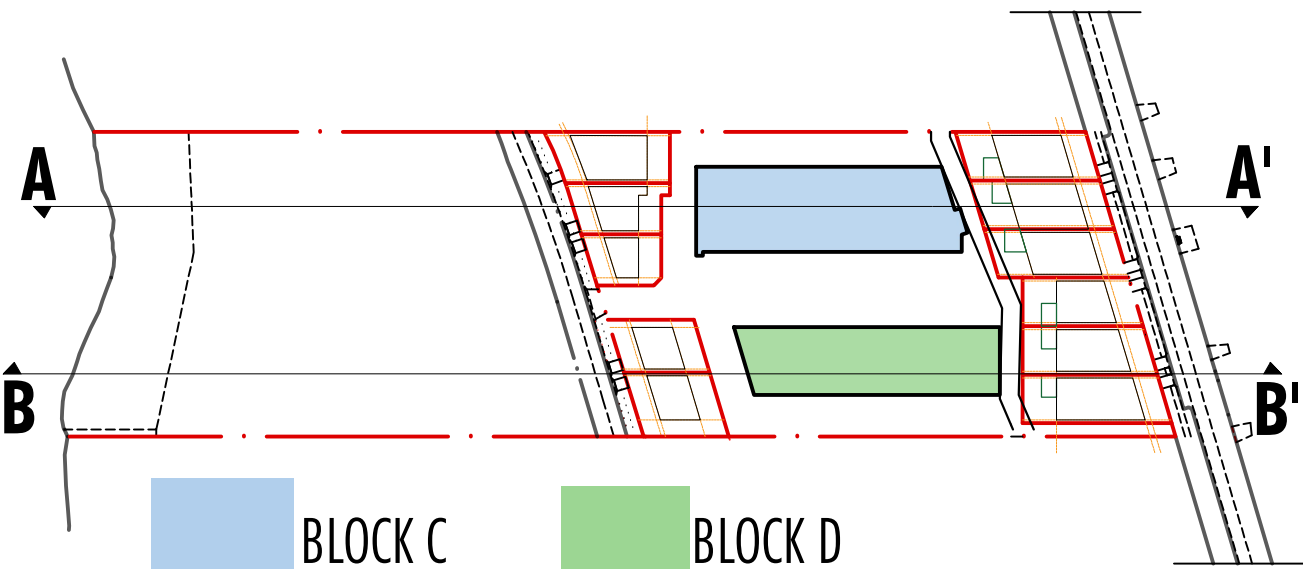
Energy Commitments - 46 (achieved/45 required) - refer to BASIX certificate for all	
Hot Water	Central Hot Water System - gas instantaneous
Cooling System	Refer to BASIX Certificate for piping/insulation requirements
Living Areas	3-phase airconditioning - 4 star
Bedrooms	1-phase airconditioning - 4 star
Heating System	Living Areas 3-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	Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways
Artificial Lighting	Primary type of artificial lighting to be fluorescent or light emitting diode (LED)

REVISION R10

- Torrens Title Lot Boundary and Lot Area for Lots 3,4,5 and 6,7,8 updated.
- Shared Driveway crossing updated

Natural Lighting	Kitchen	Refer to plans
	Bathrooms	Refer to plans
Other	Cooktop	Gas cooktop/electric oven
	Refrigerator	Well ventilated as defined in BASIX definitions
	Dishwasher	4 Star Energy/ 5 Star Water
	Clothes Dryer	3 Star
Alternative Energy	Central Photovoltaic System	80 peak kW

KEY PLAN:



LEGEND:

LATEST MODIFICATION

Energy Rating

Certificate Number 130GS7ISKL

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating 23 Sav MJ/m²

cooling 25.1av MJ/m²

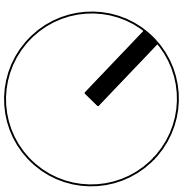
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature Date 13/12/23

GROUND FLOOR PLAN

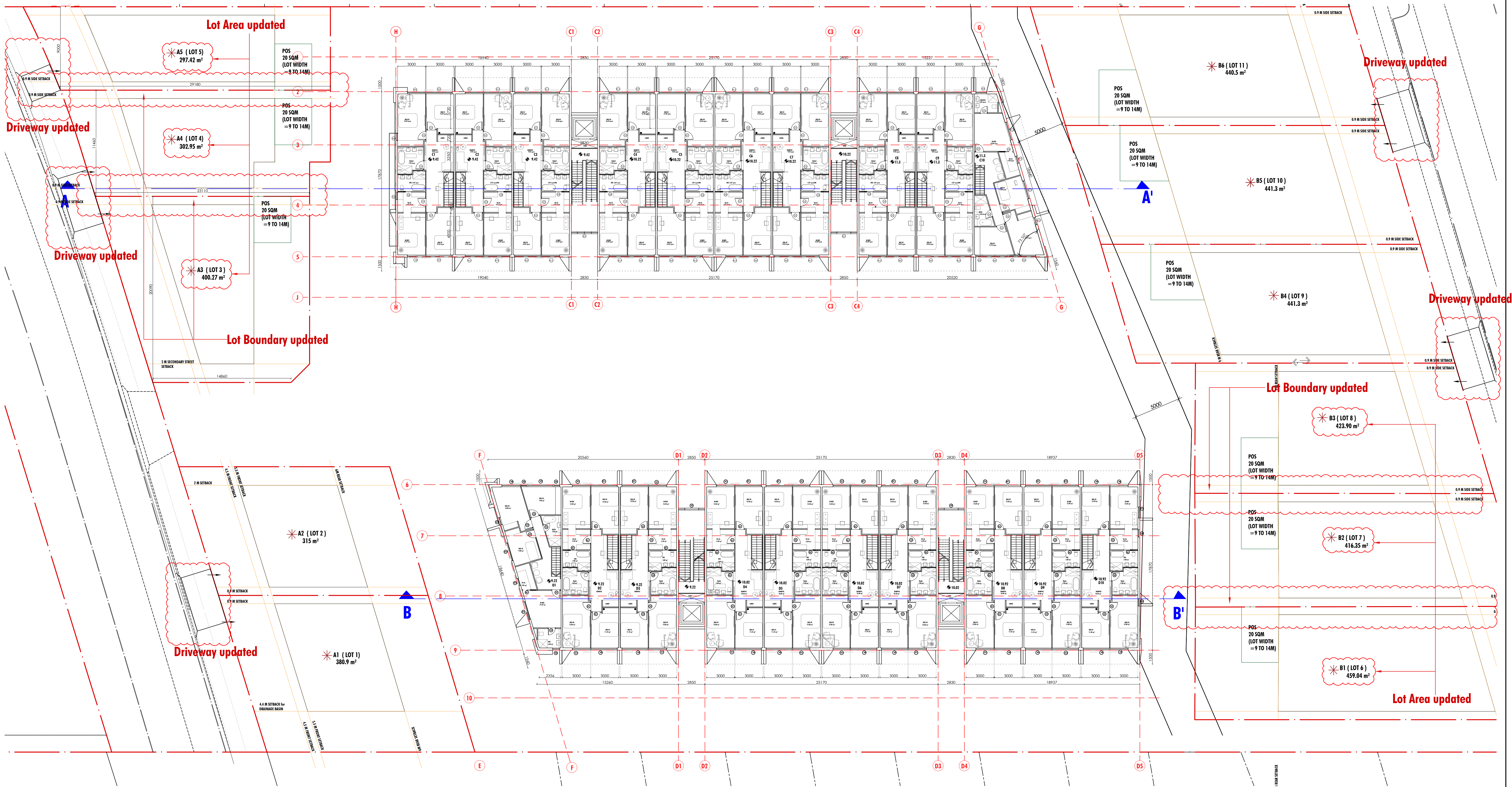
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



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DRWG. NO.
A05

11/12/23
1:200 @A1
R-10



NOTES:

BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Luxe Water Species	M/A	
Features	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	M/A	

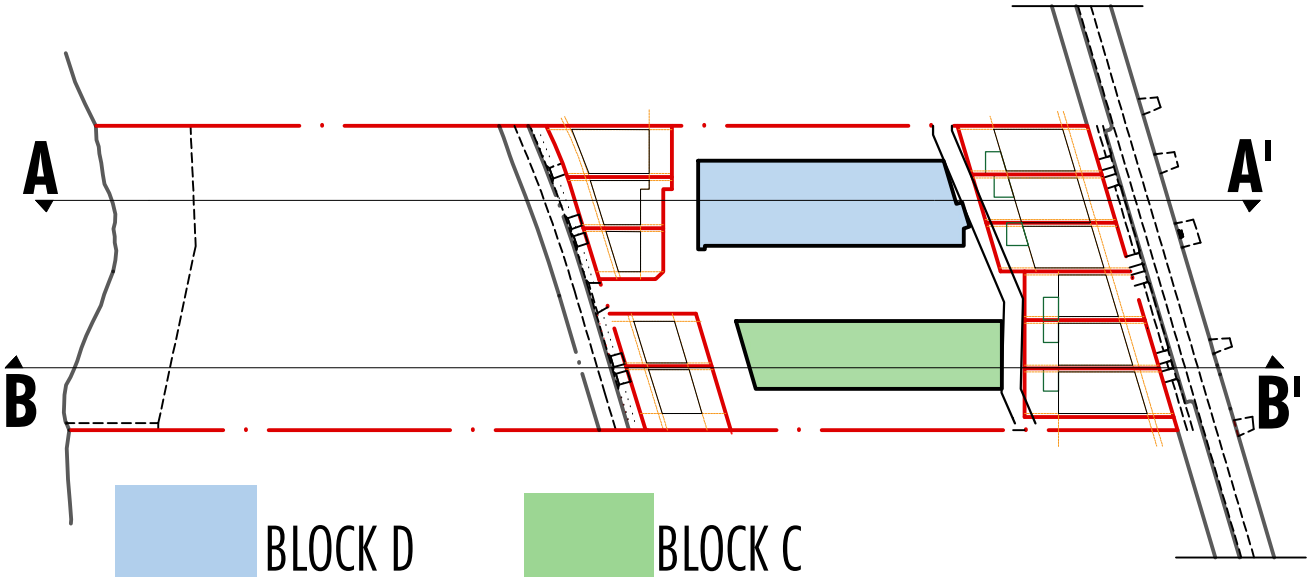
Energy Commitments - 46 (achieved)/45 (required) – refer to BASIX certificate for all	
Hot Water	1 Central Hot Water System – gas instantaneous Refer to BASIX Certificate for piping/ventilation requirements
Cooling System	Living Areas 3-phase airconditioning – 4 star Bedrooms 3-phase airconditioning – 4 star
Heating System	Living Areas 3-phase airconditioning – 4 star Bedrooms 3-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) Bedrooms/ living/ kitchen/ bathrooms/ laundry and hallways

REVISION R10

- Torrens Title Lot Boundary and Lot Area for Lots 3,4,5 and 6,7,8 updated.
- Shared Driveway Crossing Updated

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

KEY PLAN:



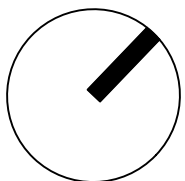
LEGEND:

LATEST MODIFICATION

	Energy Rating	Certificate Number	I30GS71SKL
☐	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/BD4V/10/1014			
Assessor Signature		Date 13/12/23	

FIRST FLOOR PLAN

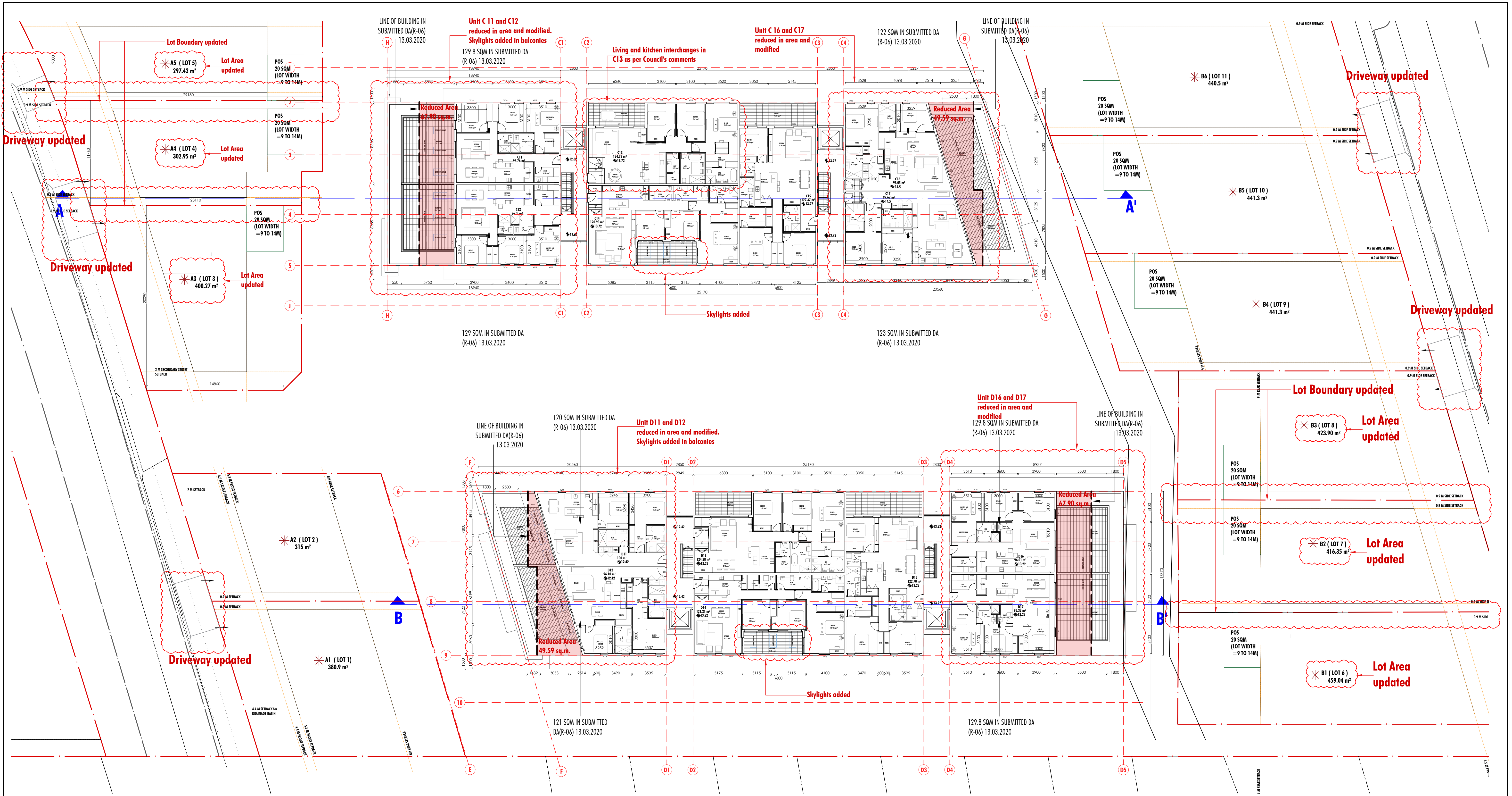
PROJECT LOCATION : 43-45&49 WARRIEWOOD ROAD, WARRIEWOOD



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DRWG. NO.
A06

11/12/23
1:200 @A1
R-10



NOTES:

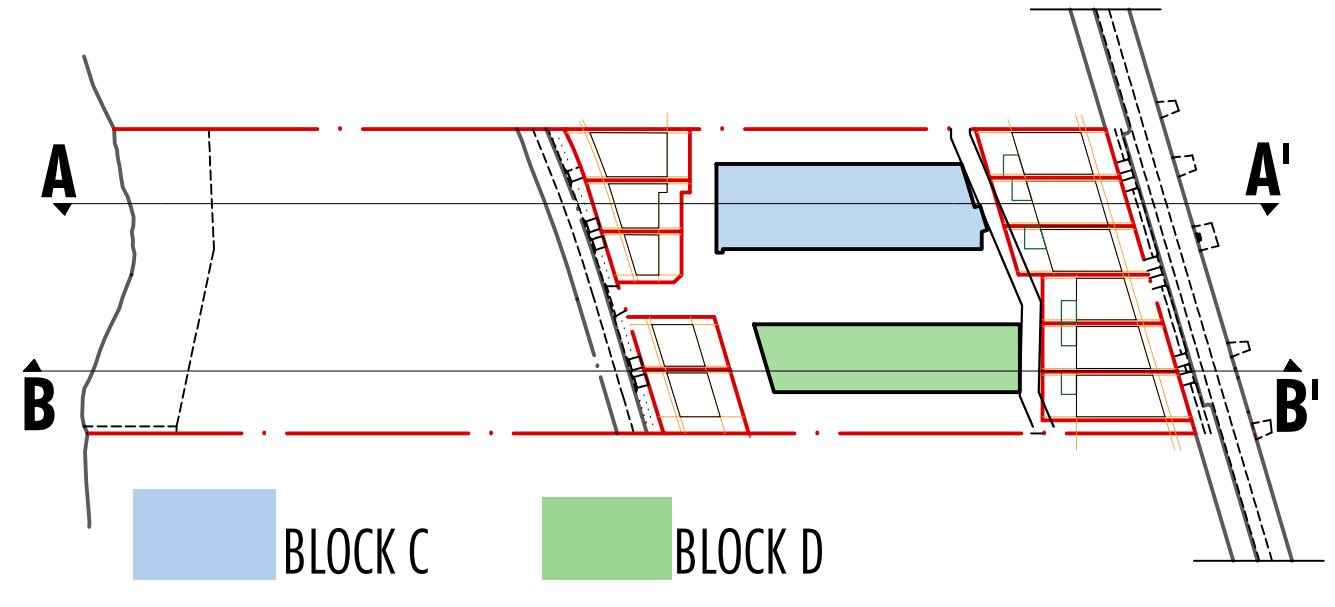
BASIX Specifications		Date: 15/03/2020
Water Commitments Target – 41 (achieved)/40 (required)		
Indigenous or Low Water Species	N/A	
Fixtures	Shower Heads	3 Star (>4.5 but <=6 L/min) in all showers in the development
	Toilets	4 Star
	Kitchen Taps	5 Star
	Basin Taps	5 Star
Alternative Water	Central Water 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	Refer to BASIX Certificate for piping/insulation requirements	
	Living Areas	3-phase airconditioning – 4 star
	Bedrooms	3-phase airconditioning – 4 star
Heating System	Living Areas	3-phase airconditioning – 4 star
	Bedrooms	3-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	
	Primary type of artificial lighting to be fluorescent or light emitting diode (LED)	

- REVISION R10
- Units C11, C12, C16 and C17 reduced in area and modified.
 - Units D11, D12, D16 and D17 reduced in area and modified.
 - Skylights added.
 - Lot Boundary, Shared Driveway crossing and Lot Area for Lots 3, 4, 5, 6, 7 & 8 updated.
 - Living and Kitchen plans changed in C13 as per council's comments

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

KEY PLAN:



LEGEND:

LATEST MODIFICATION

Energy Rating

Certificate Number I30GS71SKL

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

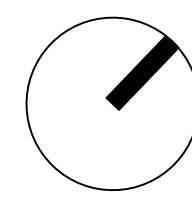
Assessor Name/Number Sowmya Sastry VIC/BD4V/10/1014

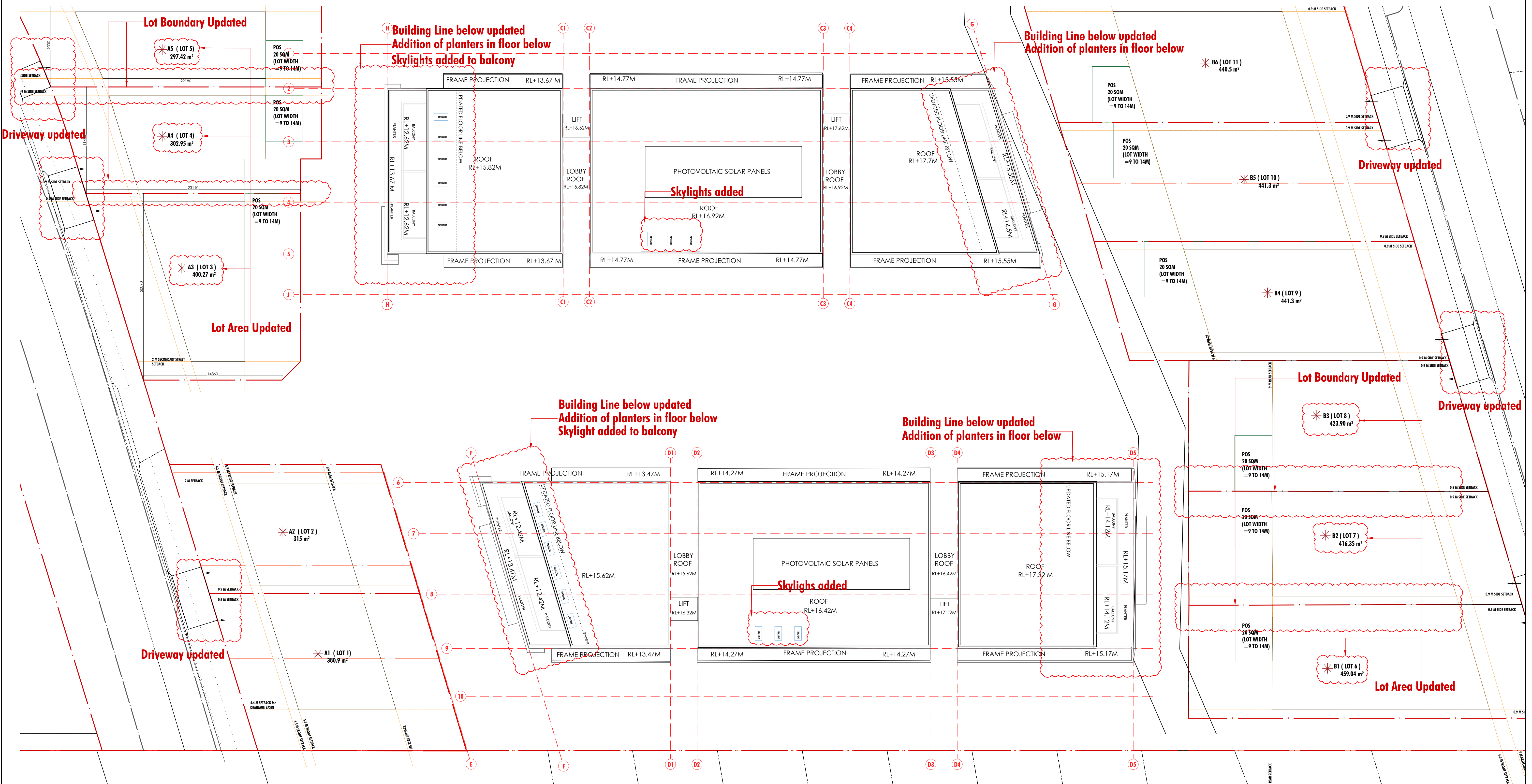
Assessor Signature Date 16/12/21

6.0av stars

heating 23.5av MJ/m²

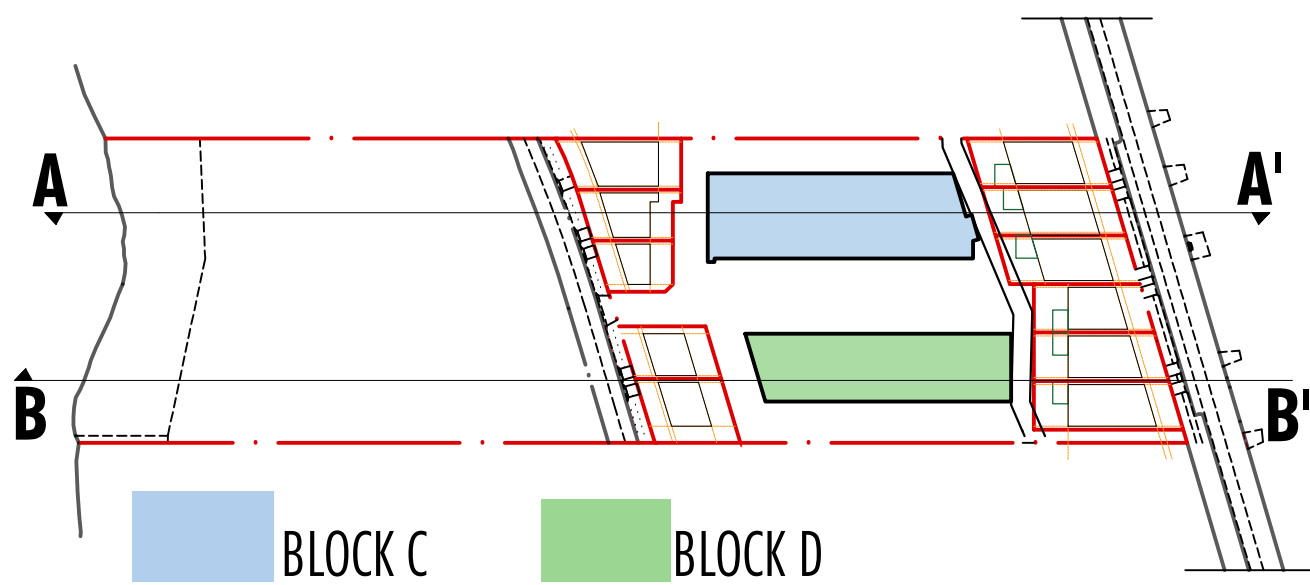
cooling 25.1av MJ/m²





- REVISION R10
- Building line below the terrace updated.
 - Skylight added to balconies of the units - C11, C12, & C14; D11, D12 & D14.
 - Balconies are covered in the units - C11, C12, C16 & C17; D11, D12, D16 & D17.
 - Addition of Planters in floors below
 - Torrens Title Lot Boundary and Lot Area for Lots 3,4,5 and 6,7,8 updated
 - Shared Driveway Crossings updated

KEY PLAN:



LEGEND:

LATEST MODIFICATION

Energy Rating

Certificate Number 130GS7ISKL

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

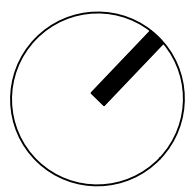
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014

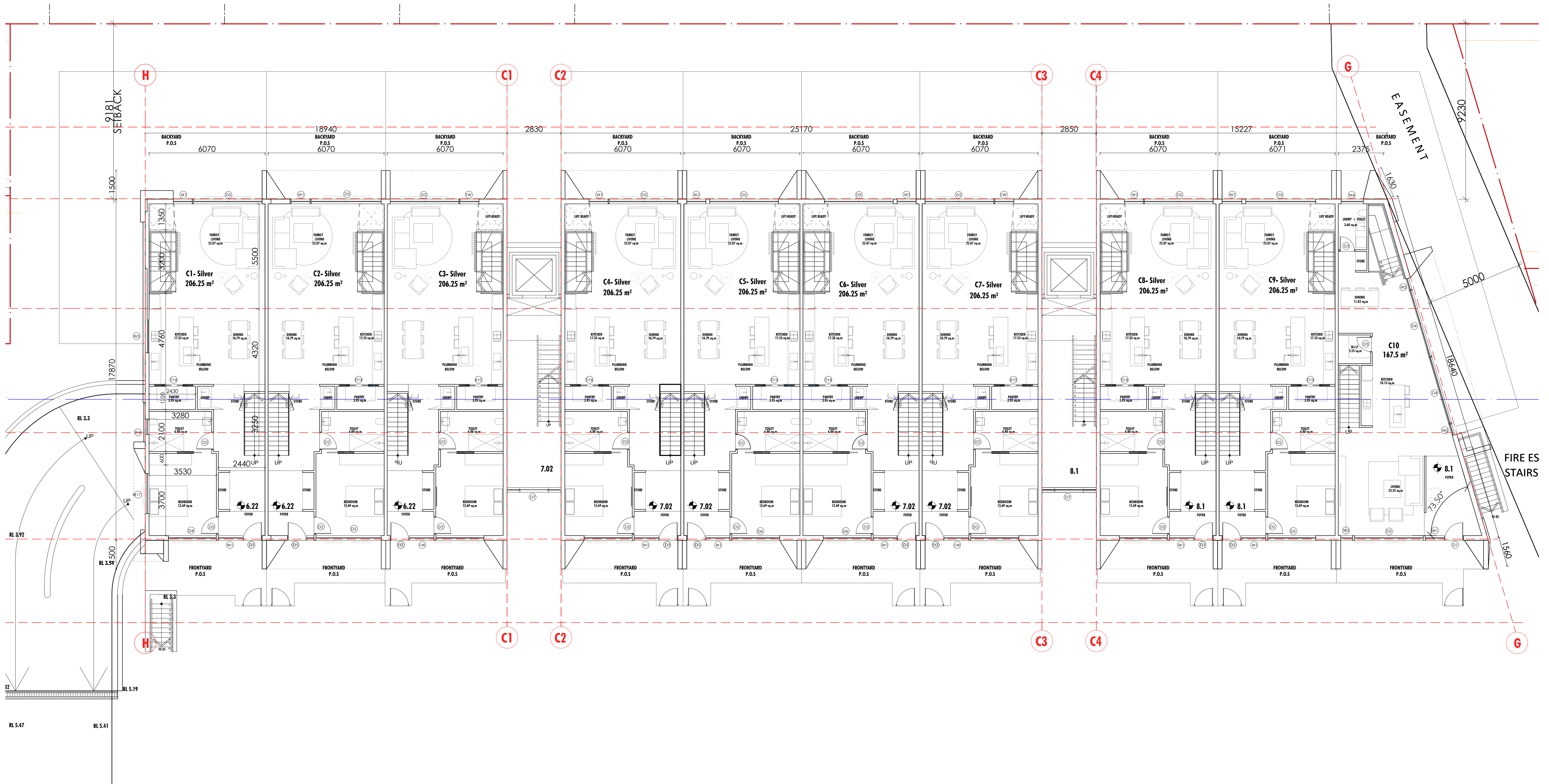
Assessor Signature Date 13/12/23

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²

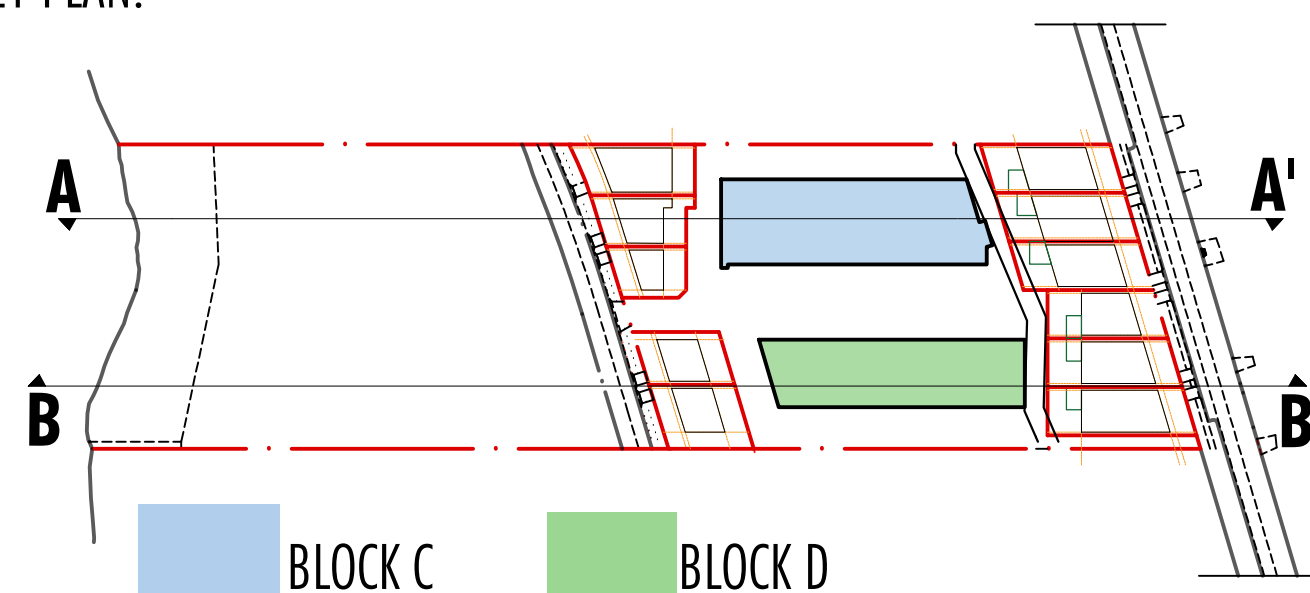




UNITS	BED4
C1- Silver	3.53M X 3.6M
C2- Silver	3.53M X 3.6M
C3- Silver	3.53M X 3.6M
C4- Silver	3.53M X 3.6M
C5- Silver	3.53M X 3.6M
C6- Silver	3.53M X 3.6M
C7- Silver	3.53M X 3.6M
C8- Silver	3.53M X 3.6M
C9- Silver	3.53M X 3.6M
C10- Silver	3.53M X 3.6M

* Bedroom dimensions exclude Robes

KEY PLAN:

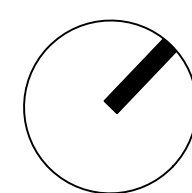


LEGEND:

Energy Rating		Certificate Number I30GS7ISKL
☐ single-dwelling rating ☒ multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development	heating 23.5av MJ/m ² cooling 25.1av MJ/m ²	6.0av stars
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014		
Assessor Signature		Date 13/12/23

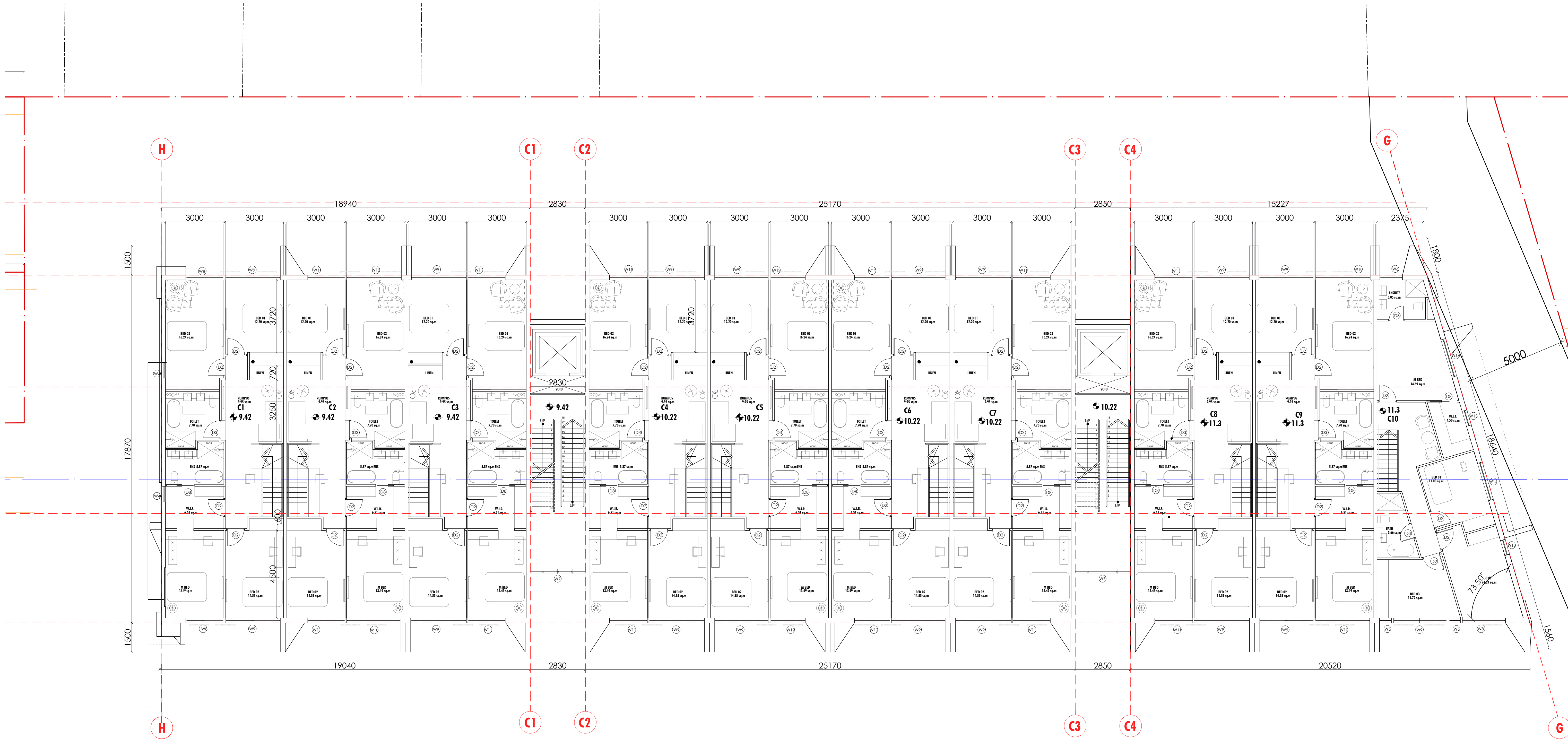
BLOCK C - GROUND FLOOR PLAN

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



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DRWG. NO. **A09.1**
 11/12/23
 1:100 @A1
 R-10

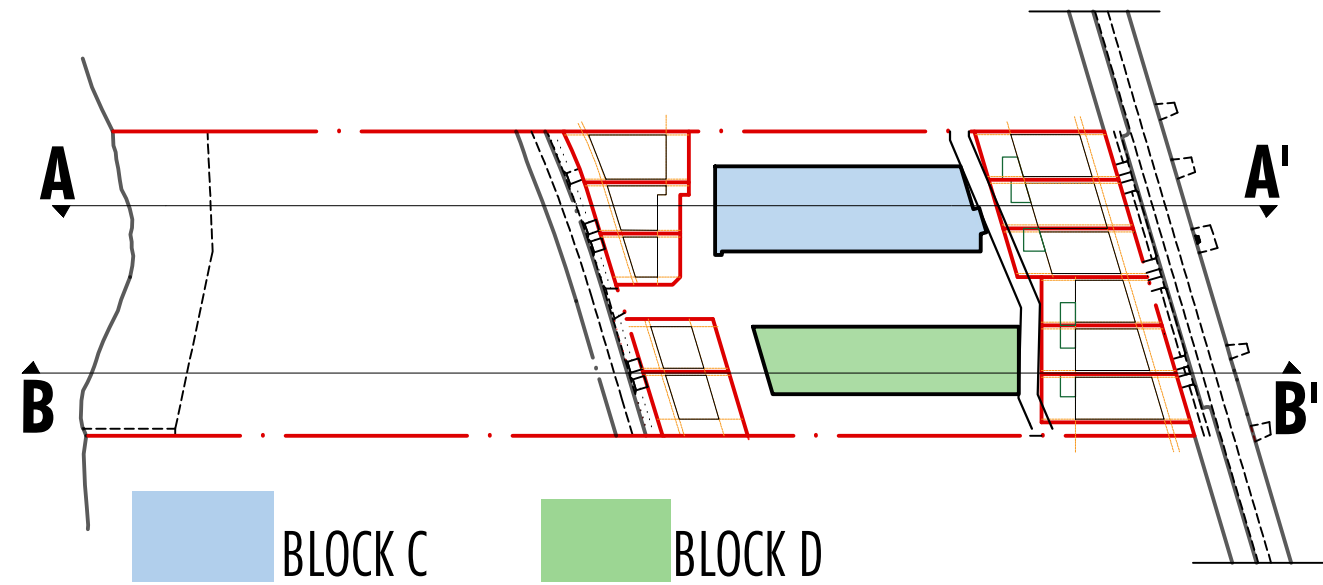


REVISION R10

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

KEY PLAN:



**Energy Rating**

Certificate Number **I30GS7ISKL**

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

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

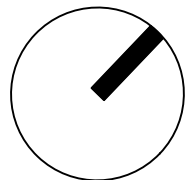
6.0av stars

heating **23.5av MJ/m²**

cooling **25.1av MJ/m²**

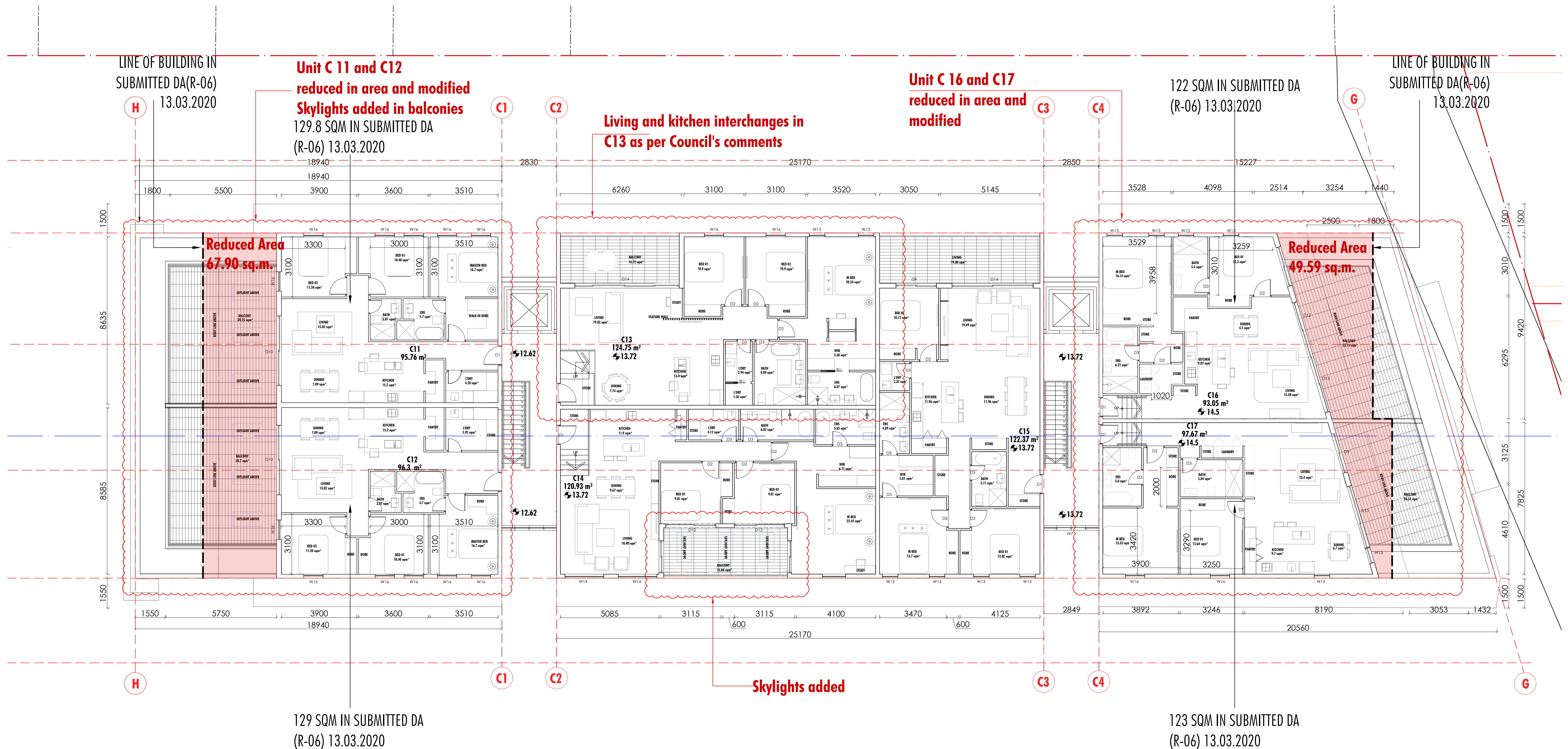
BLOCK C - FIRST FLOOR PLAN

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



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DRWG. NO. **A09.2**
11/09/23
1:100 @A1
R-10



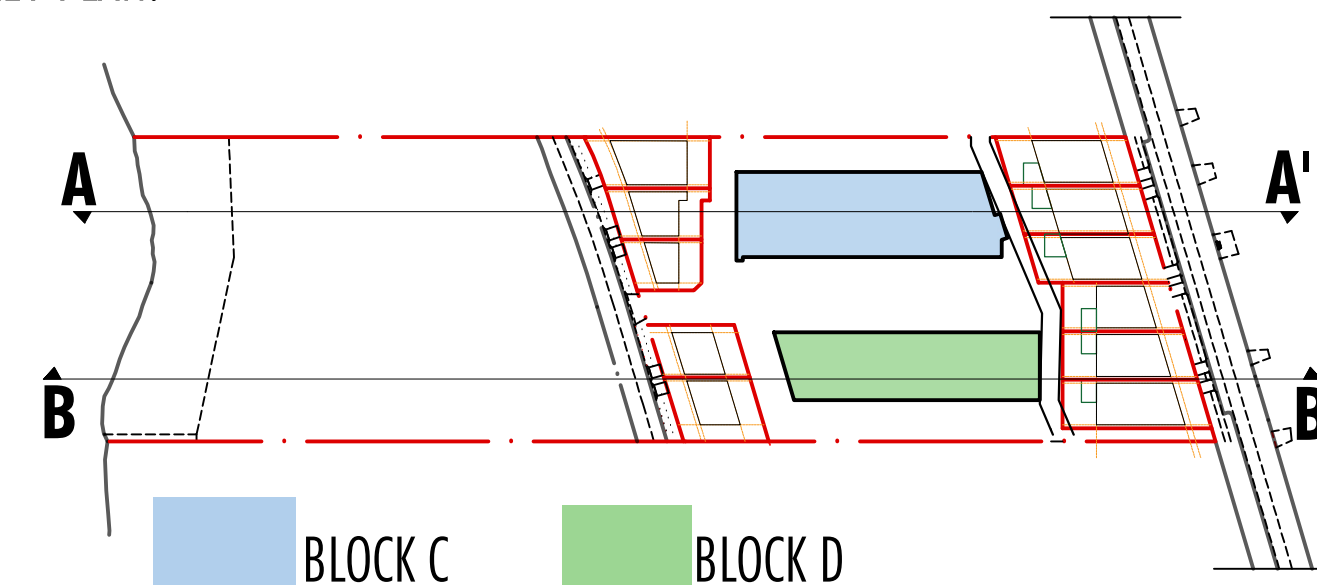
UNITS	M.BED	ENS	BED1	BED2
C11	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M
C12	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M
C13	3.52M X 4.8M	✓	3.1M X 3.5M	3.1M X 3.5M
C14	4.32M X 4.1M	✓	3.1M X 3.3M	3.1M X 3.3M
C15	3.95M X 3.47M	✓	3M X 3.2M	3.5M X 3.4M
C16	3.54M X 3.96M	✓	3.26 M X 3.01M	-
C17	3.9M X 3.42M	✓	3.29M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

UNITS	STORAGE CU.M.
C11	10.77
C12	10.77
C13	10.08
C14	10.5
C15	10.29
C16	8.40
C17	9.20

REVISION R10

- Units C11, C12, C16 and C17 reduced in area and modified.
- Skylights added.
- Torrens Title Lot Boundary and Lot Area for Lots 3,4,5 and 6,7,8 updated.
- C13 Living and Kitchen plans changed as per council's comments

KEY PLAN:



LEGEND:

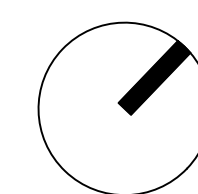
Red dashed line: LATEST MODIFICATION

	Energy Rating	Certificate Number: I30GS71SKL
☐ 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/BD4V/10/1014		
Assessor Signature: [Signature] Date: 16/12/21		

NOTE * Bedroom dimensions exclude Robes

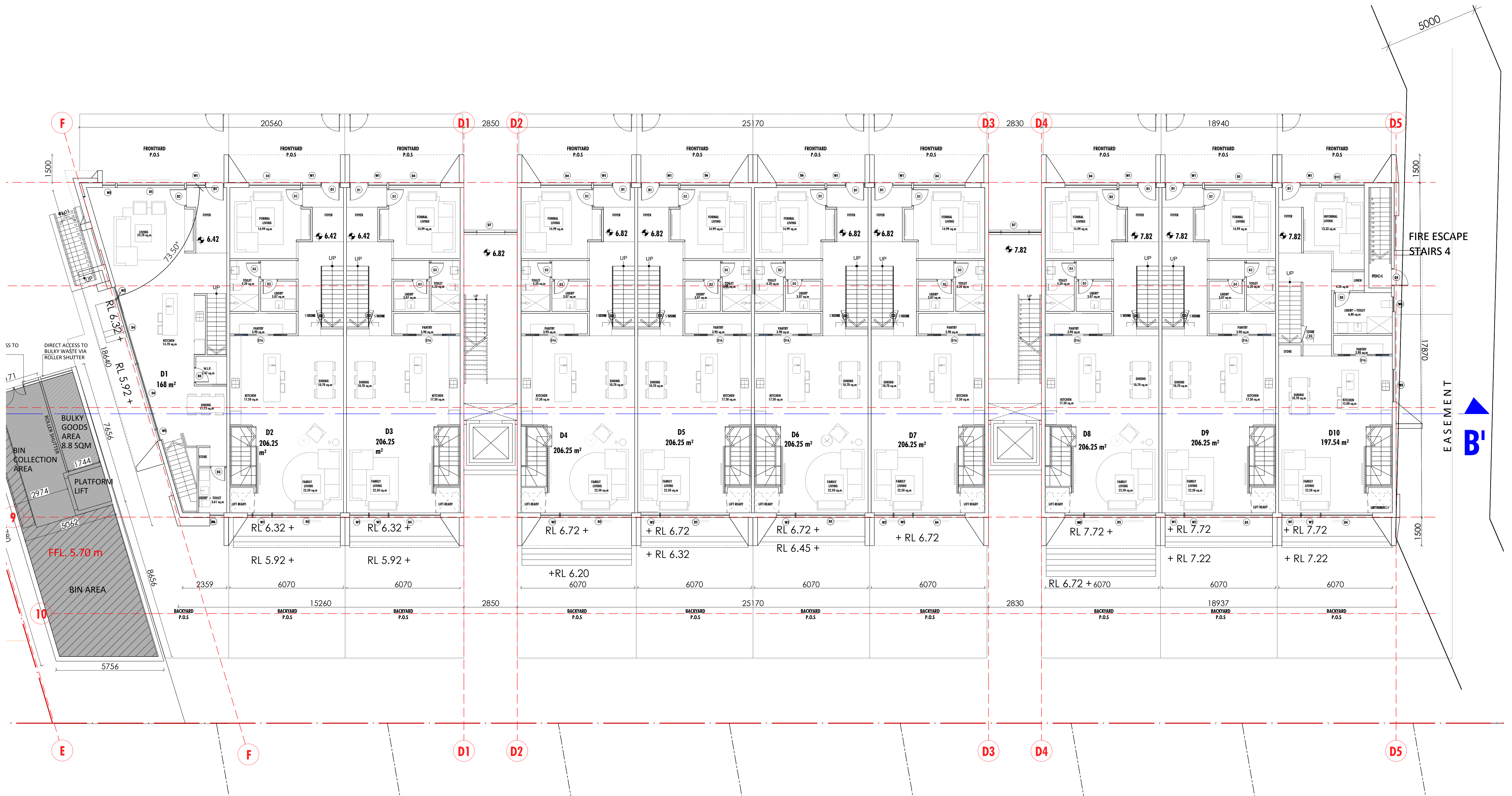
BLOCK C - SECOND FLOOR PLAN

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

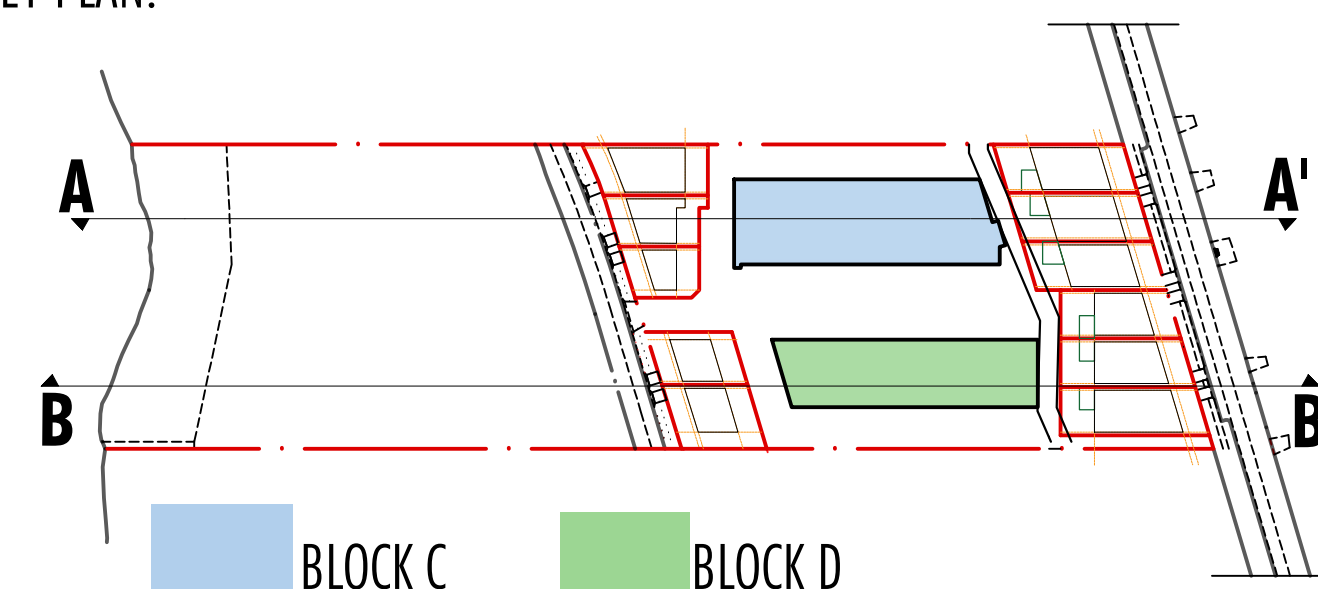


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DRWG. NO. **A09.3**
11/12/23
1:100 @A1
R-10



KEY PLAN:

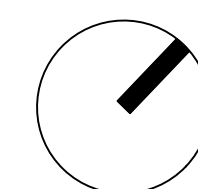


LEGEND:

	Energy Rating	Certificate Number	I30GS7ISKL
☐	single-dwelling rating	6.0av	stars
☒	multi-unit development (attach listing of ratings)	heating	23.5av MJ/m ²
If selected, data specified is the average across the entire development		cooling	25.1av MJ/m ²
Recessed downlights confirmation:		☐	Rated with
		☒	Rated without
Assessor Name/Number		Sowmya Sastry VIC/BDV/10/1014	
Assessor Signature		Date 13/12/23	

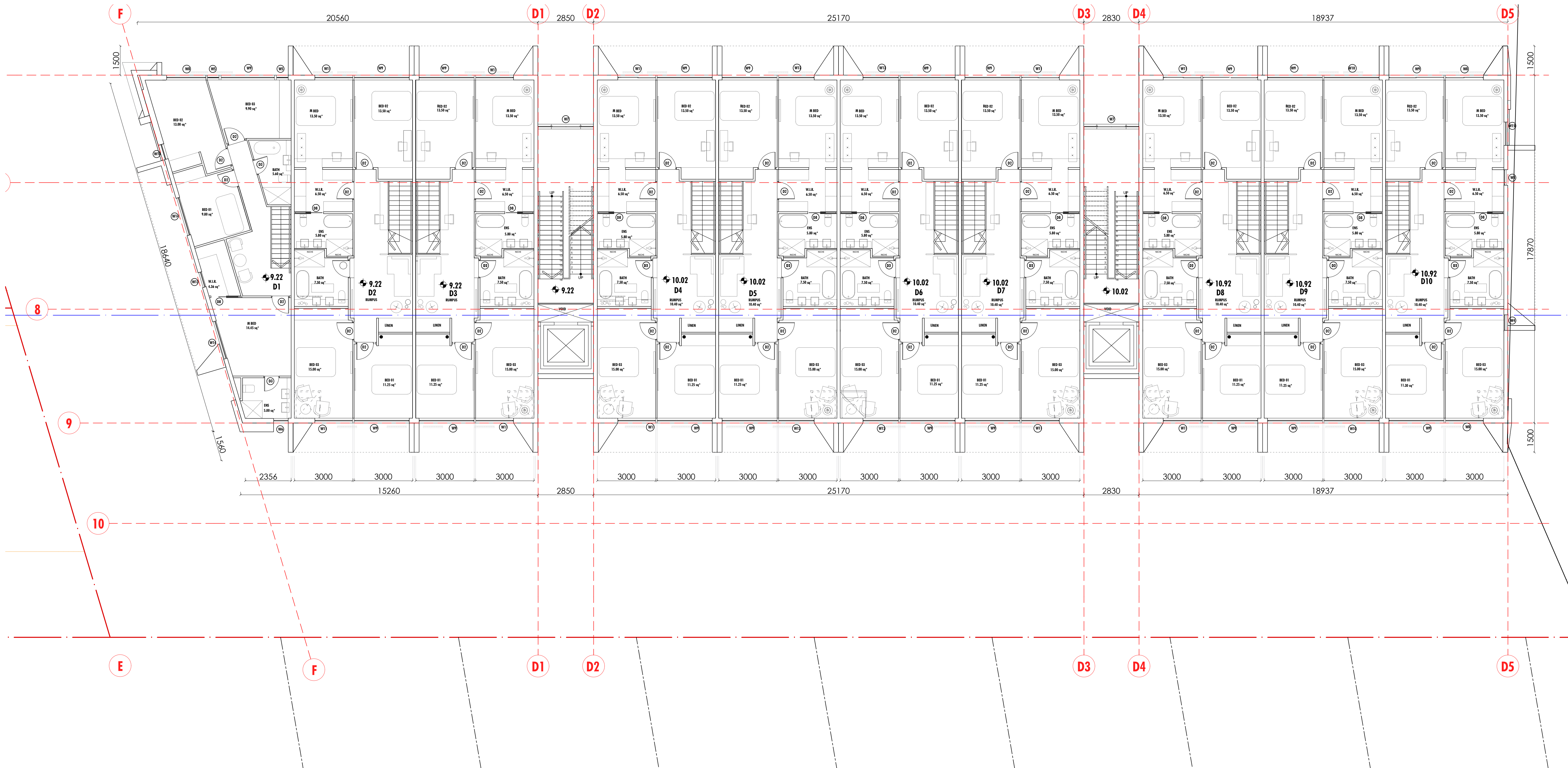
BLOCK D - GROUND FLOOR PLAN

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



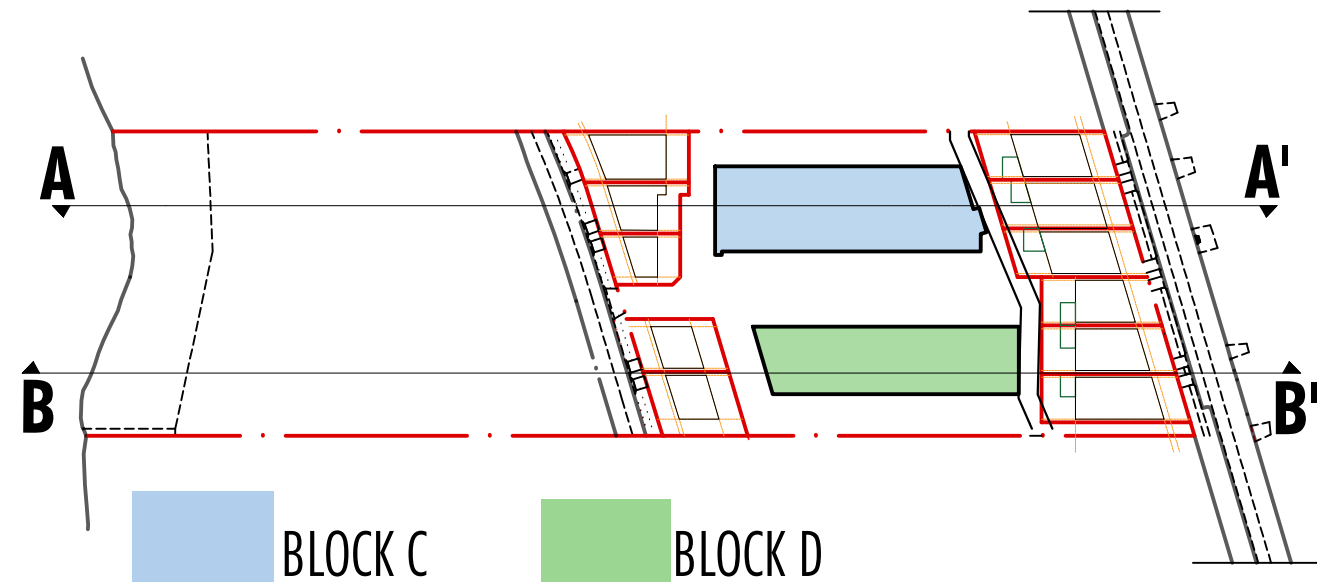
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DRWG. NO. **A10.1**
11/09/23
1:100 @A1
R-10



REVISION R10

KEY PLAN:

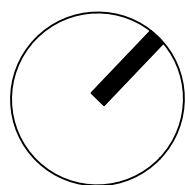


UNITS	M.BED	ENS	BED1	BED2	BED3
D1	3.57M X 4.03M	✓	3M X 3.3M	3M X 4M	3M X 3.3M
D2	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D3	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D4	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D5	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M	3M X 5.04M
D6	3M X 4.5M	✓	3M X 3.72M	3M X 4.5M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

BLOCK D - FIRST FLOOR PLAN

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



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**Energy Rating**

Certificate Number 130GS7ISKL

☐ single-dwelling rating

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

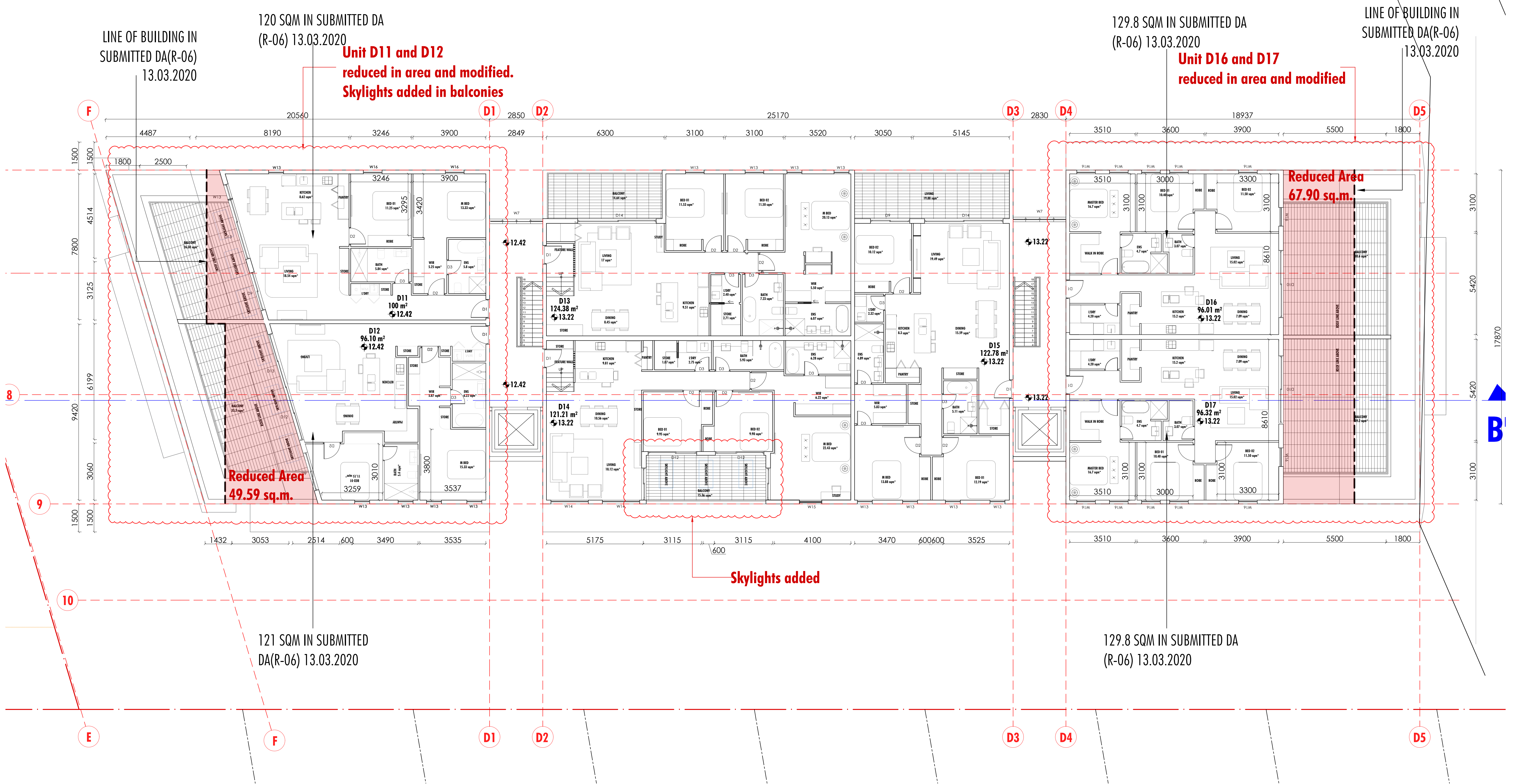
heating 23.5av MJ/m²
cooling 25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

Assessor Signature  Date 13/12/23

DRWG. NO. 11/12/23
A10.2 1:100 @A1
R-10



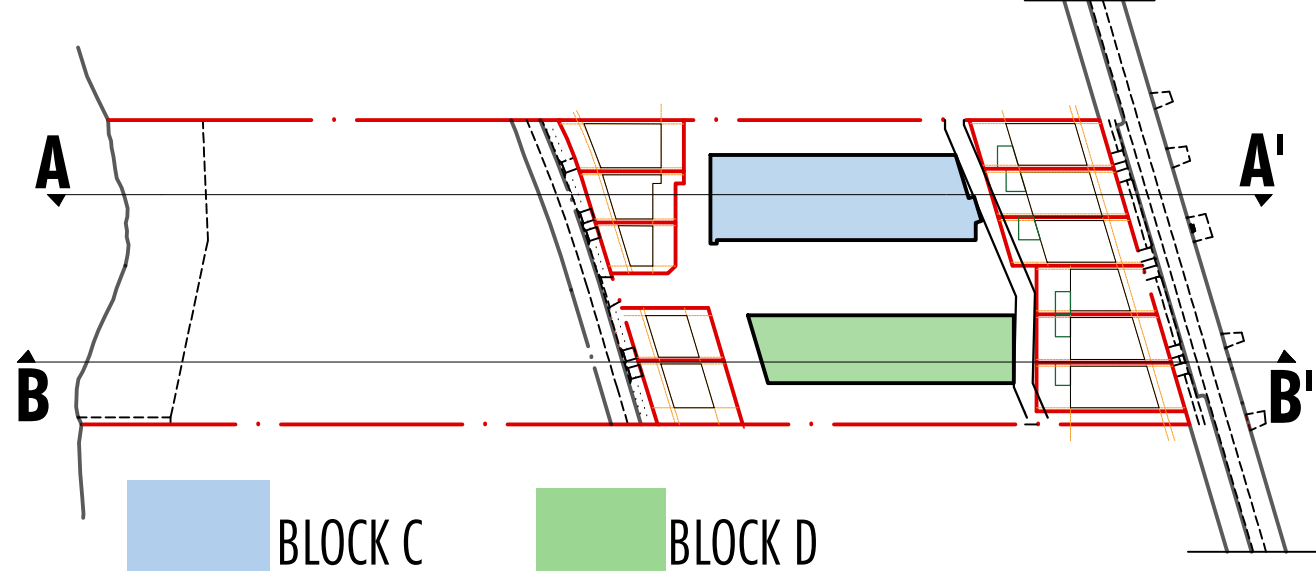
UNITS	M.BED	ENS	BED1	BED2
D11	3.9M X 3.42M	✓	3.25M X 3.29M	
D12	3.5M X 3.8M	✓	3.25M X 3.29M	
D13	3.5M X 4.7M	✓	3.1M X 3.5M	3.1M X 3.5M
D14	4.1M X 4.46M	✓	3.12M X 3.3M	3.12M X 3.3M
D15	3.47M X 4M	✓	3M X 3.2M	3.46M X 3.5M
D16	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M X 3.1M
D17	3.51M X 3.1M	✓	3.0M X 3.1M	3.30M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

UNITS	STORAGE C.U.M.
D11	8.64
D12	8.01
D13	11.75
D14	10.5
D15	10.41
D16	10.12
D17	10.82

REVISION R10

- Units D11, D12, D16 and D17 reduced in area and modified.
- Torrens Title Lot Boundary and Lot Area for Lots 3, 4, 5 and 6, 7, 8 updated.
- Skylights added

KEY PLAN:



LEGEND:

LATEST MODIFICATION

Energy Rating
Certificate Number I30GS71SKL

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

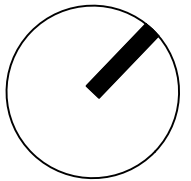
Assessor Name/Number Sowmya Sastry VIC/BDV/10/1014
Assessor Signature Date 16/12/21

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

NOTE * Bedroom dimensions exclude Robes

BLOCK D - SECOND FLOOR PLAN

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



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DRWG. NO. **A10.3**
12/12/23
1:100 @A1
R-10



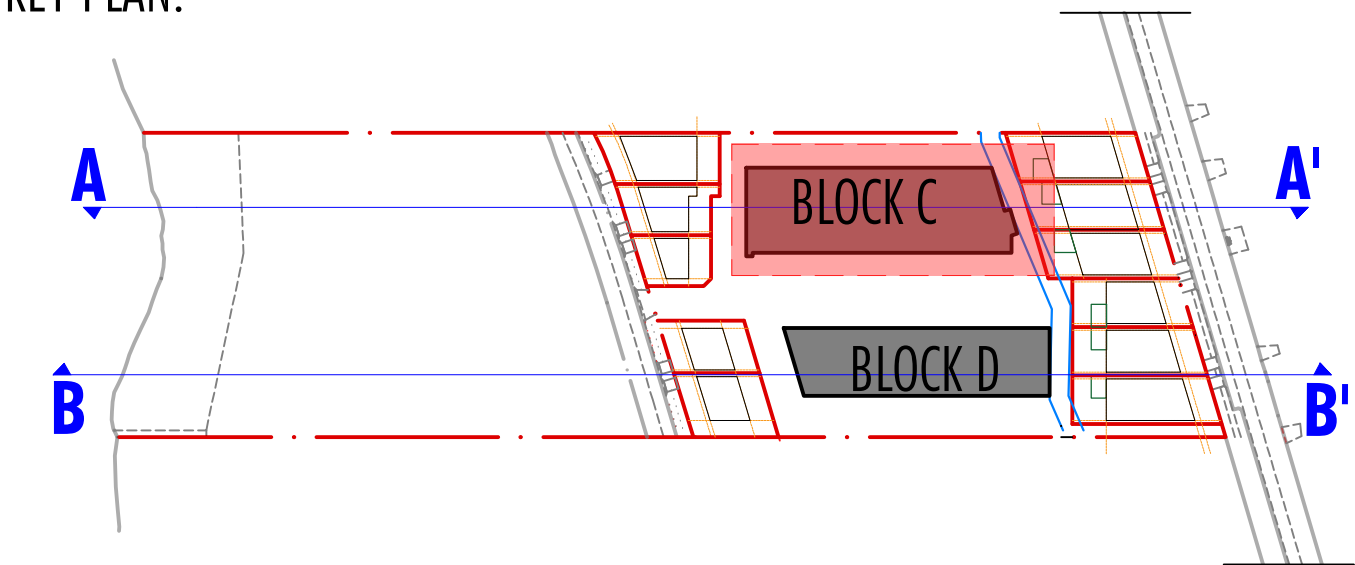
NORTH - WEST ELEVATION BLOCK C



SOUTH - EAST ELEVATION BLOCK C

REVISION R10
- NORTH AND SOUTHERN FACADES OF THE RFB MODIFIED TO REDUCE VISUAL BULK. ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO UNITS ON SECOND FLOOR.
- WINDOWS MODIFIED AS PER THE UPDATES ON SECOND FLOOR.

KEY PLAN:



**Energy Rating**

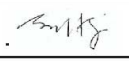
Certificate Number **I30GS7ISKL**

☐ single-dwelling rating

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

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

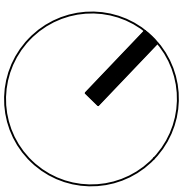
Assessor Name/Number **Sowmya Sastry VIC/BDVA/10/1014**

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

6.0av stars

heating 23.5av MJ/m²

cooling 25.1av MJ/m²





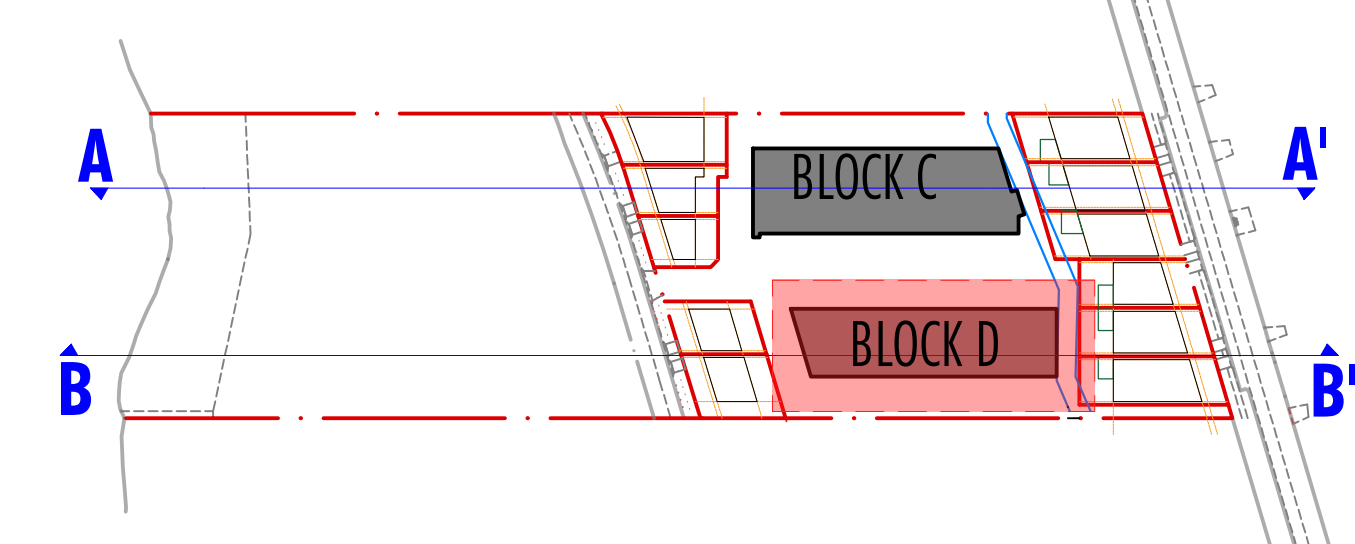
SOUTH - EAST ELEVATION BLOCK D



NORTH - WEST ELEVATION BLOCK D

REVISION R10
- NORTH AND SOUTHERN FACADES OF THE RFB MODIFIED TO REDUCE VISUAL BULK. ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO UNITS ON SECOND FLOOR.
- WINDOWS MODIFIED AS PER THE UPDATES ON SECOND FLOOR.

KEY PLAN:



 **Energy Rating**

☐ single-dwelling rating

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

Certificate Number

130GS7ISKL

6.0av stars

heating

23.5av MJ/m²

cooling

25.1av MJ/m²

Recessed downlights confirmation:

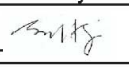
☐ Rated with

☒ Rated without

Assessor Name/Number

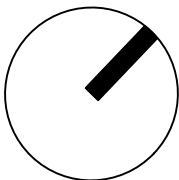
Sowmya Sastry VIC/BDAN/10/1014

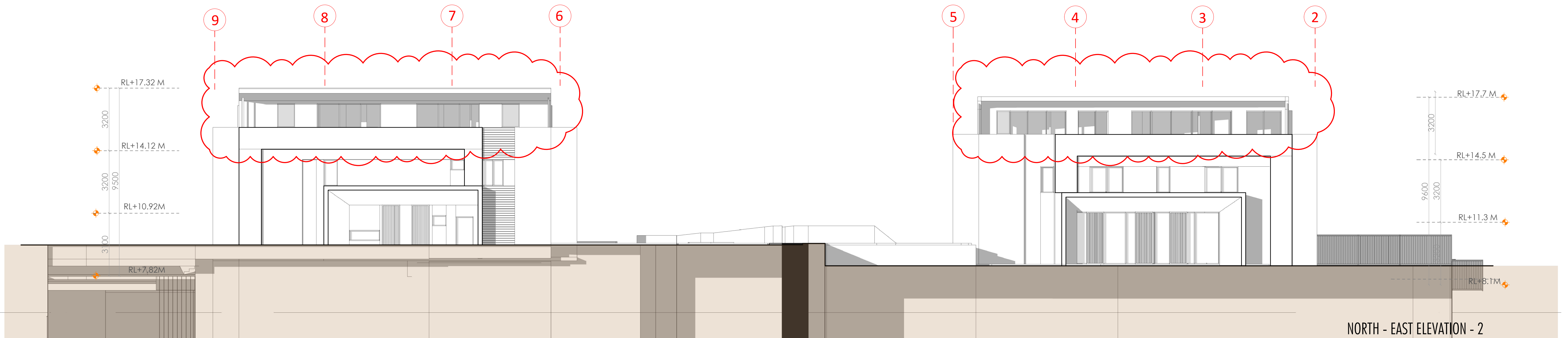
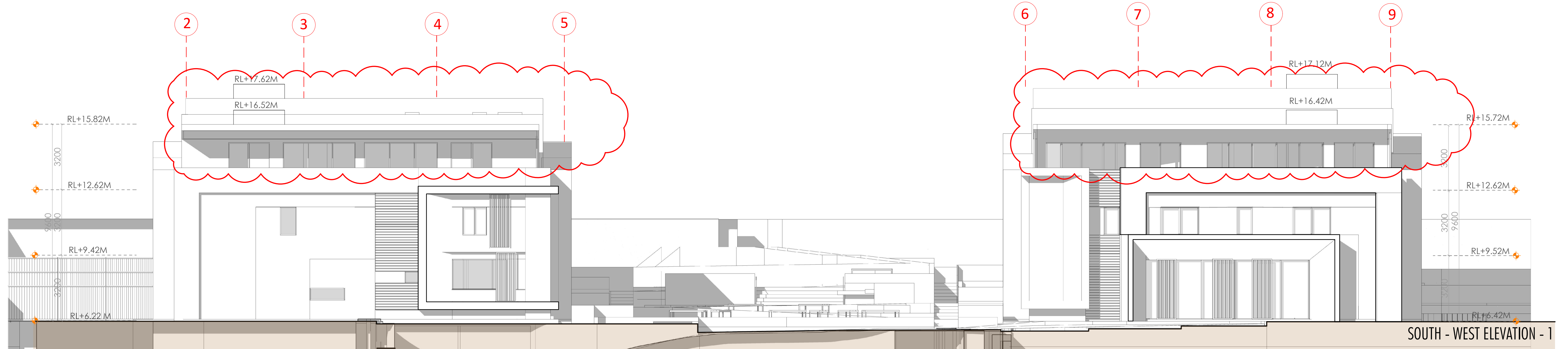
Assessor Signature



Date

13/12/23

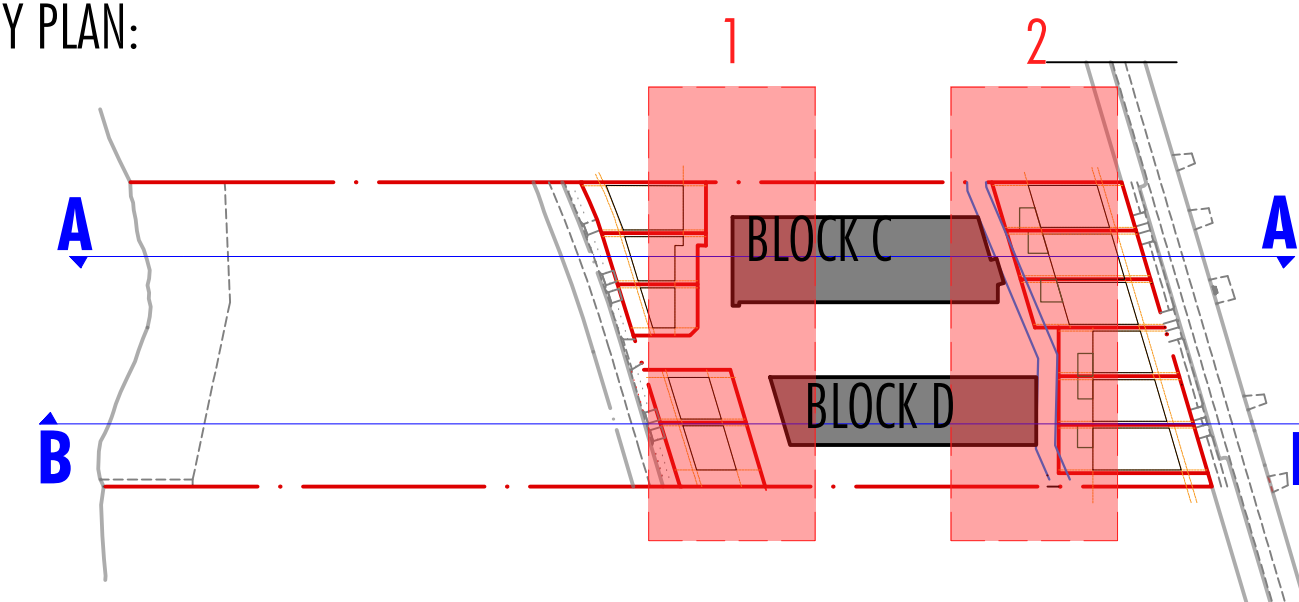




REVISION R10

- NORTH AND SOUTHERN FACADES OF THE RFB MODIFIED TO REDUCE VISUAL BULK. ELEVATIONS UPDATED AS PER THE AMENDMENTS MADE TO UNITS ON SECOND FLOOR.
- WINDOWS MODIFIED AS PER THE UPDATES ON SECOND FLOOR.

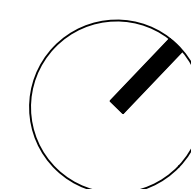
KEY PLAN:



	Energy Rating	Certificate Number 130GS7ISKL
☐ single-dwelling rating		6.0av stars
☒ multi-unit development (attach listing of ratings)	heating 23.5av MJ/m ²	
	cooling 25.1av MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Sowmya Sastry VIC/BDAY10/1014		
Assessor Signature Date 13/12/23		

ELEVATIONS 03

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



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DRWG. NO.
A11.3
11/12/23
1:100 @A1
R-10

[illegible]

Y
(6)

LINE OF BUILDING IN
SUBMITTED (P-44) 13.03.2020

FROSTED WINDOW TO 1800 MM HEIGHT
& SECONDARY WINDOW

SECTION AT THE WORSE CASE SCENARIO

BUILDING SEPARATION OF 12M
ACHIEVED

LOT BOUNDARY

9 M REAR SETBACK

HEIGHT PLANE ABOVE FINISHED
GROUND LEVEL

SIGHT VISION

POS

RESTING GROUND LINE

RL+12.72 M

RL+16.92 M

RL+14.42 M

RL+12.72 M

RL+13.24 M

RL+10.92 M

RL+10.14 M

RL+7.02 M

RL+11.45

WARRIEWOOD ROAD LEVEL
AT BOUNDARY

SITE BOUNDARY

WARRIEWOOD ROAD

BOUNDARY TO THE RFB WALL

REAR SET BACK MAINTAINED AT 9M TO PROVIDE
APPROPRIATE SETBACK DISTANCE BETWEEN THE
RFB AND DWELLINGS (15M)

HEIGHT PLANE ABOVE FINISHED GROUND LEVEL

HEIGHT PLANE EXISTING GROUND LEVEL

W

C1

C2

RL+16.52M

LIFT OVERRUN

BATH

ENTRY

1620

1840

3000

3200

300

EXISTING GROUND LINE

RL+3.05

SITE BOUNDARY

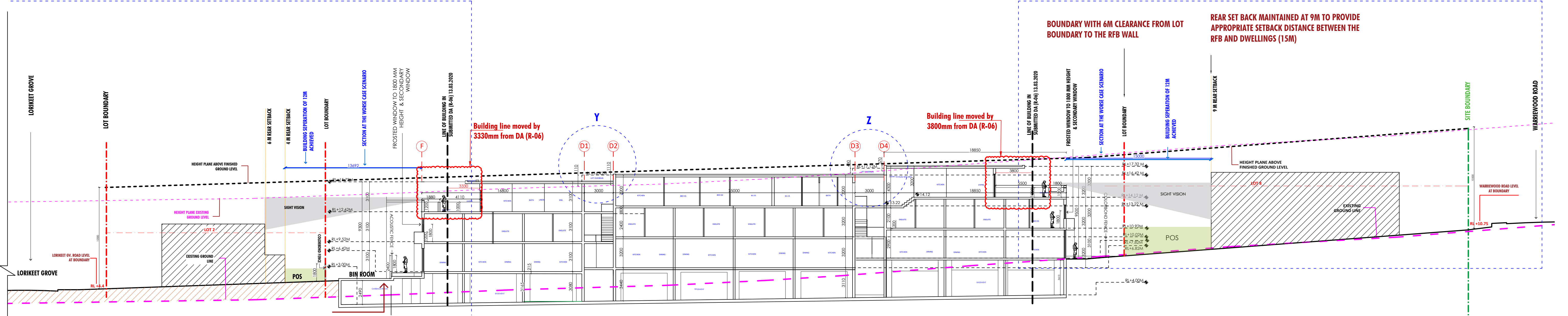
Technical drawing of a building section showing a lift overrun. A dashed blue circle labeled 'X' indicates the lift's path. Two red circles labeled 'C3' and 'C4' are positioned on the lift's path. The drawing shows a lift shaft with a landing at RL+17.62M. Dimensions include 760, 680, 3200, 3000, 780, and 20. Labels include 'HEIGHT PLANE ABOVE FINISHED GROUND LEVEL', 'HEIGHT PLANE EXISTING GROUND LEVEL', 'BINING', and 'LIFT OVERRUN'.

[illegible]

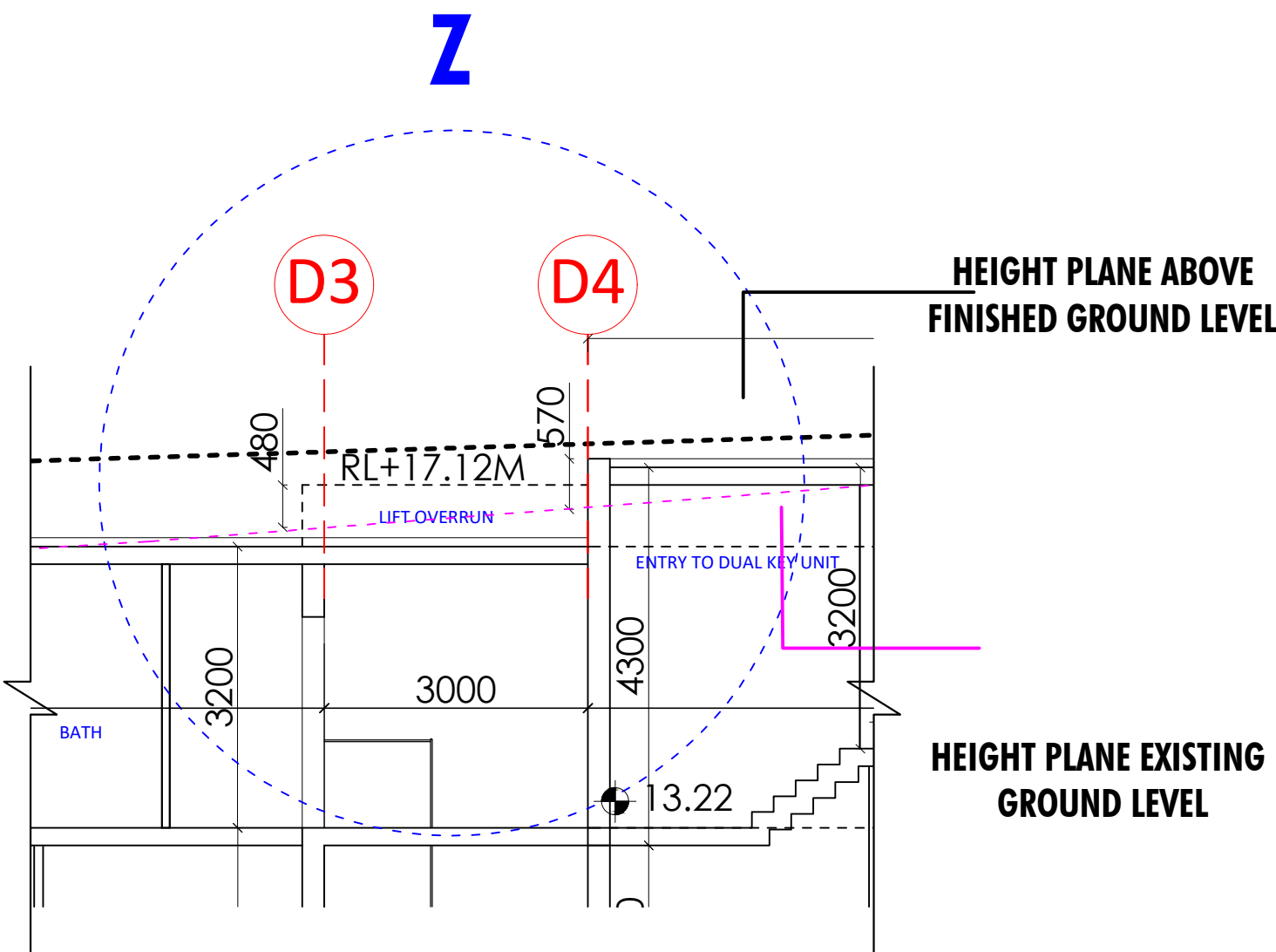
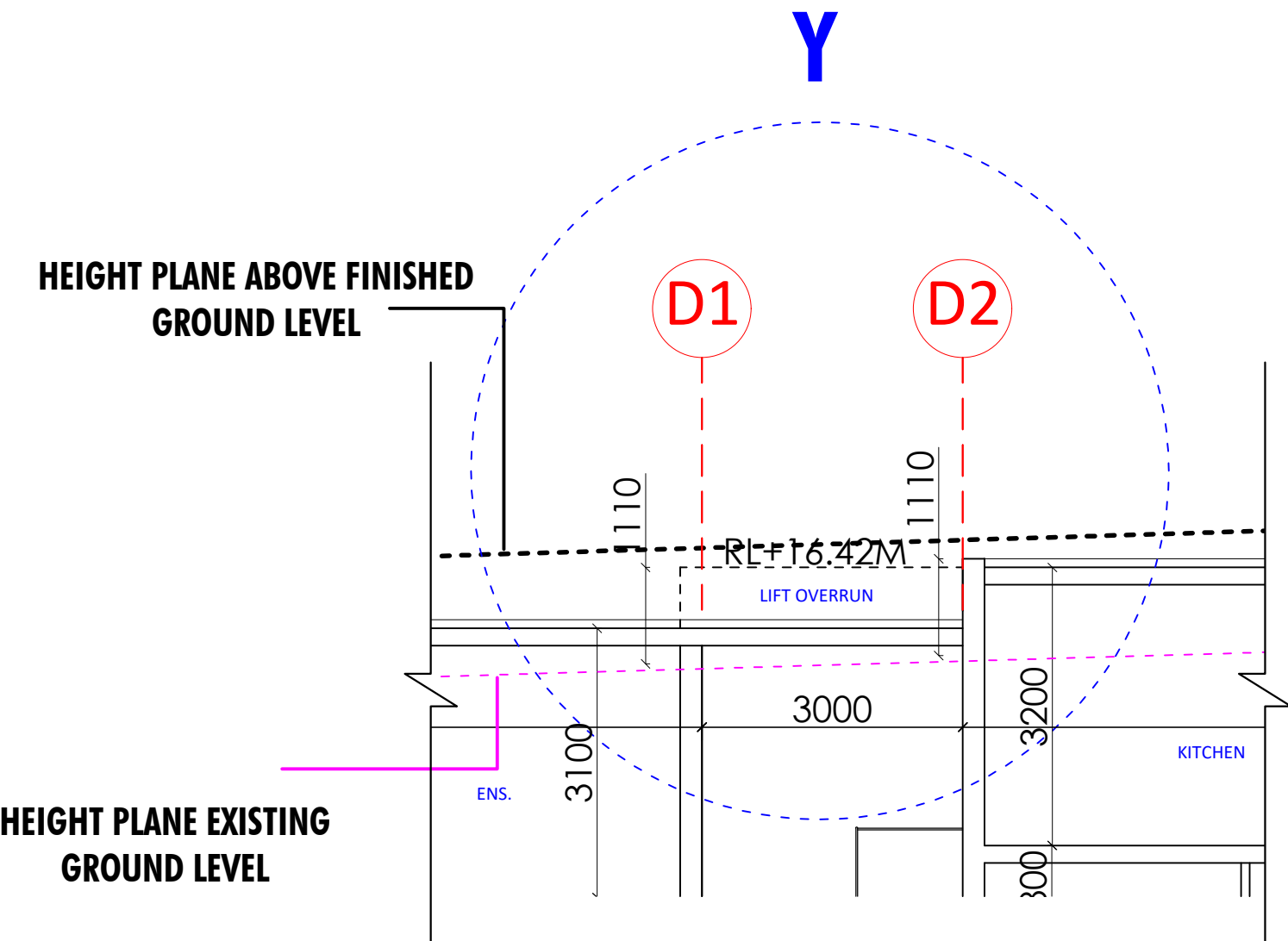
 Energy Rating	Certificate Number	I30GS7ISKL
	☐ single-dwelling rating ☒ multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development	heating 23.5av stars cooling 25.1av MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number <u>Sowmya Sastry VIC/BD4V/101014</u>		
Assessor Signature <u></u>		Date <u>13/12/23</u>

DRWG. NO. 11/12/23
A12.1 1:200 @A1
R-10

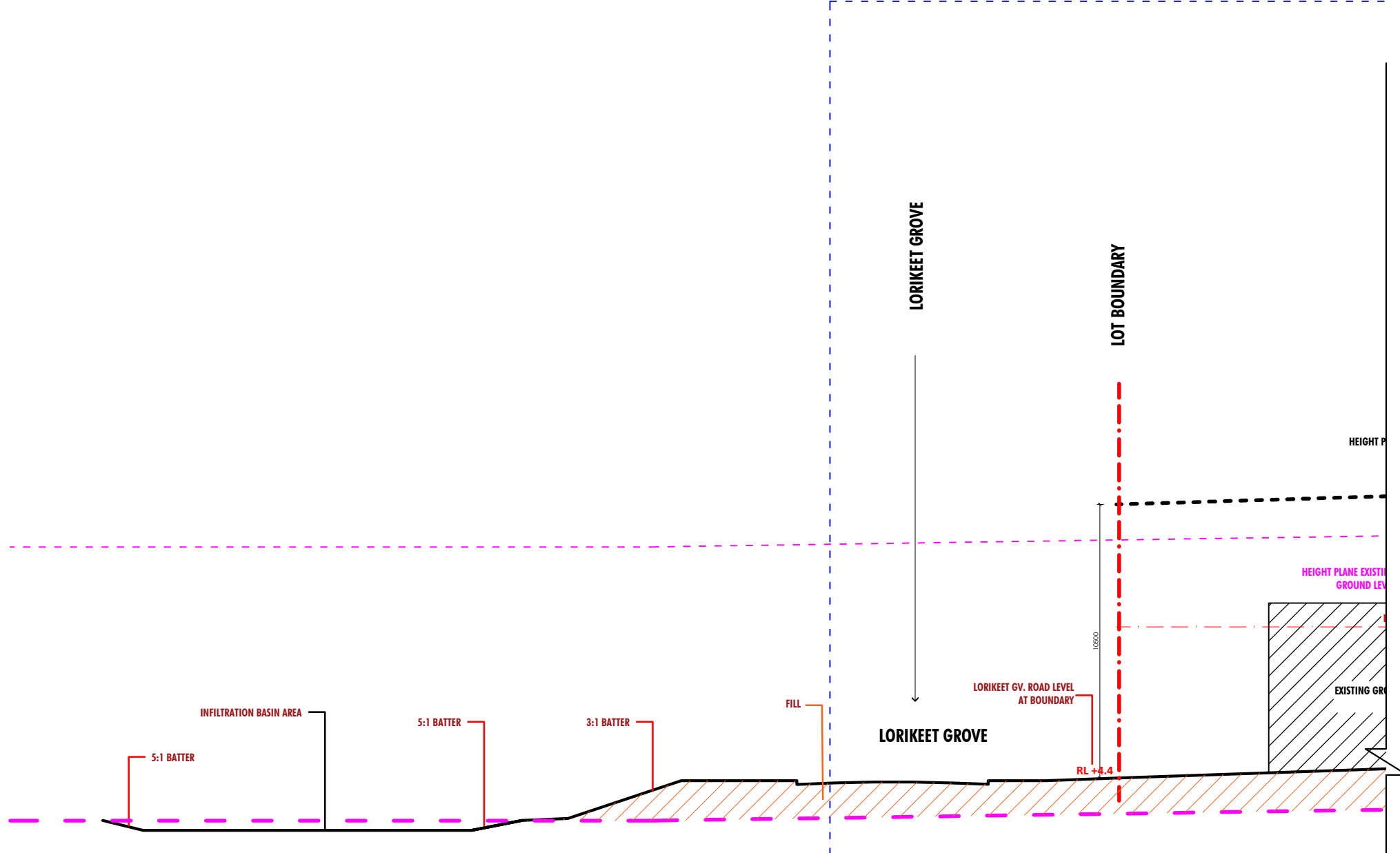
DETAIL C REFER TO SHEET A12.5



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



DETAIL C REFER TO SHEET A12.5



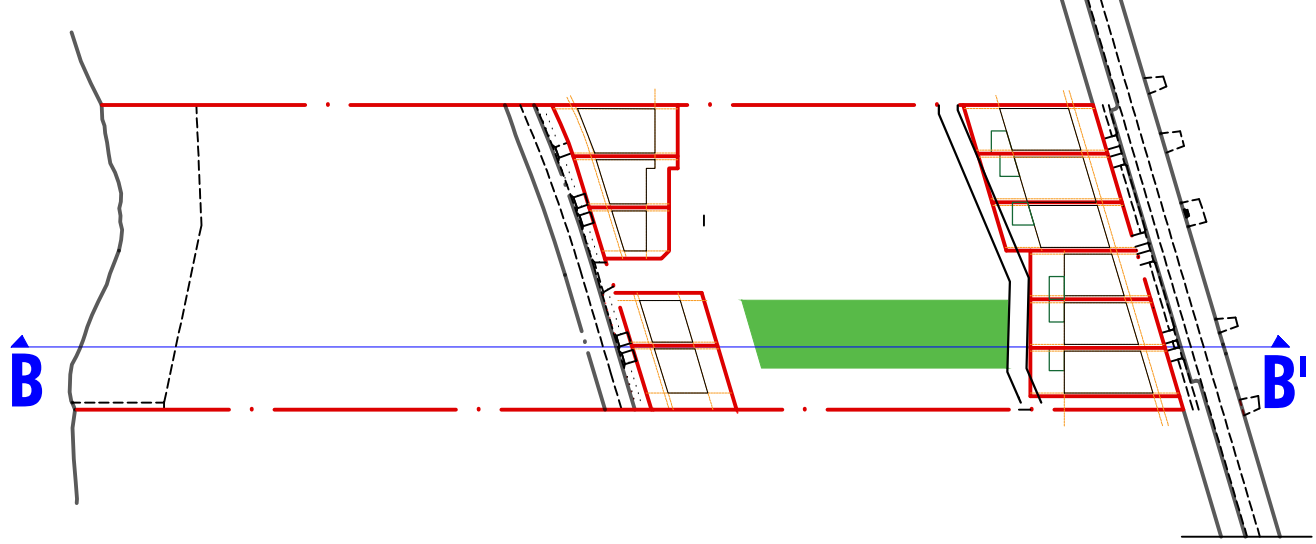
SECTION BB' - PART SOUTH OF LORIKEET GROVE

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 R10
- SECTIONS UPDATED AS PER AMENDMENTS TO SECOND FLOOR UNIT PLANS

KEY PLAN:



Energy Rating

Certificate Number 130GS71SKL

6.0av stars

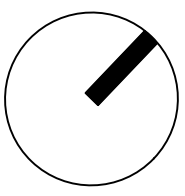
23.5av MJ/m²

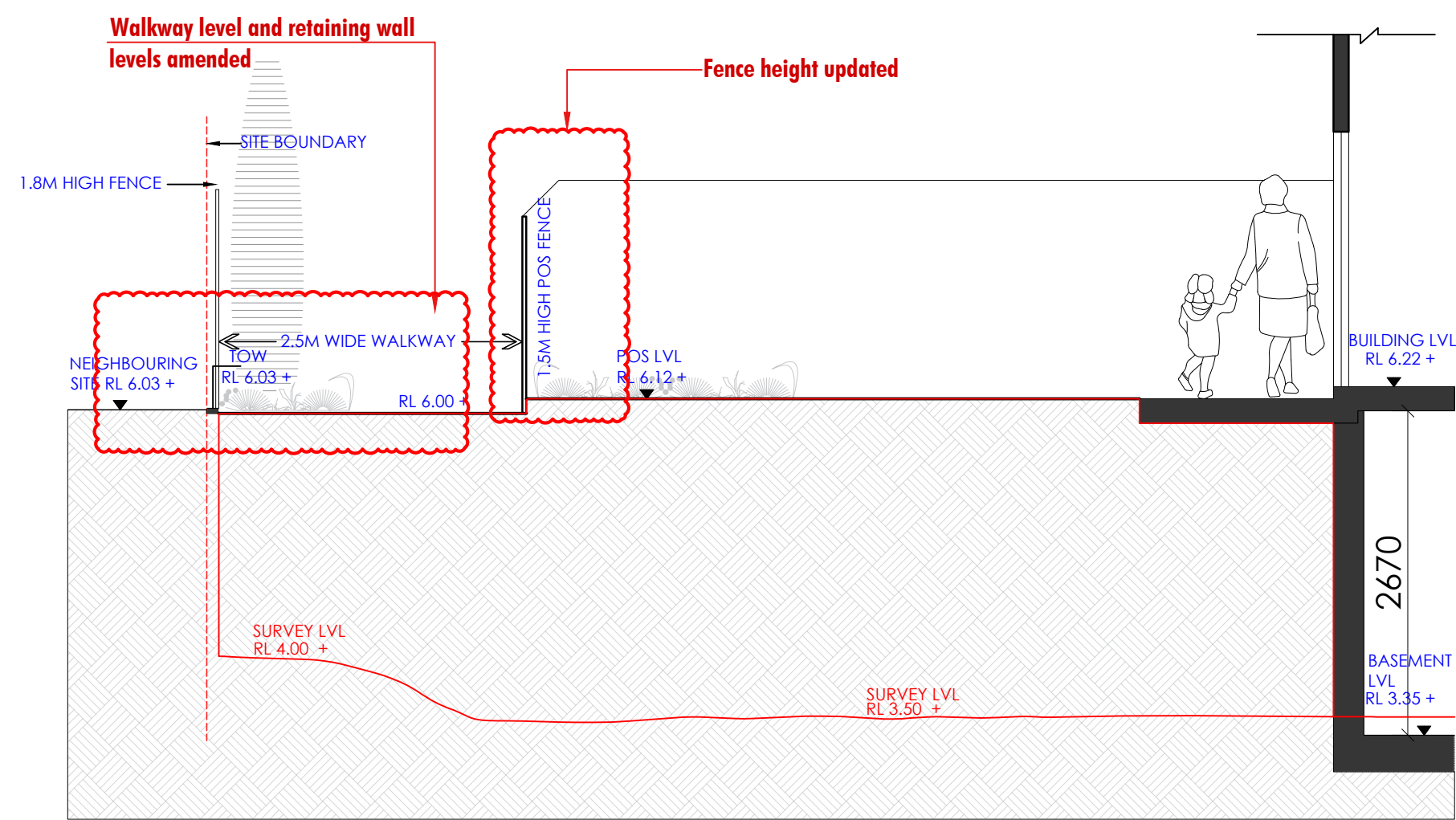
25.1av MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

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

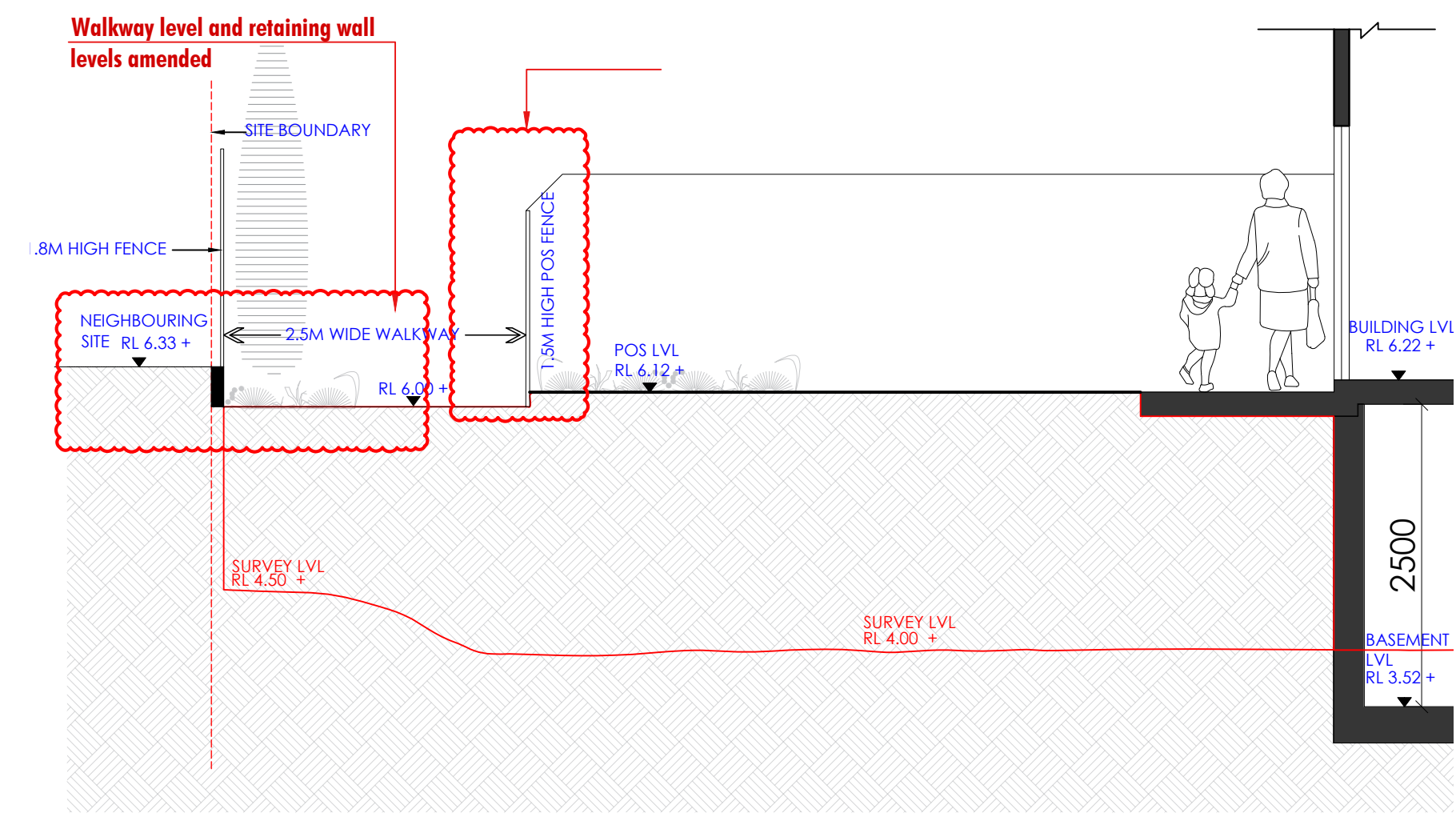
Assessor Signature Date 13/12/23





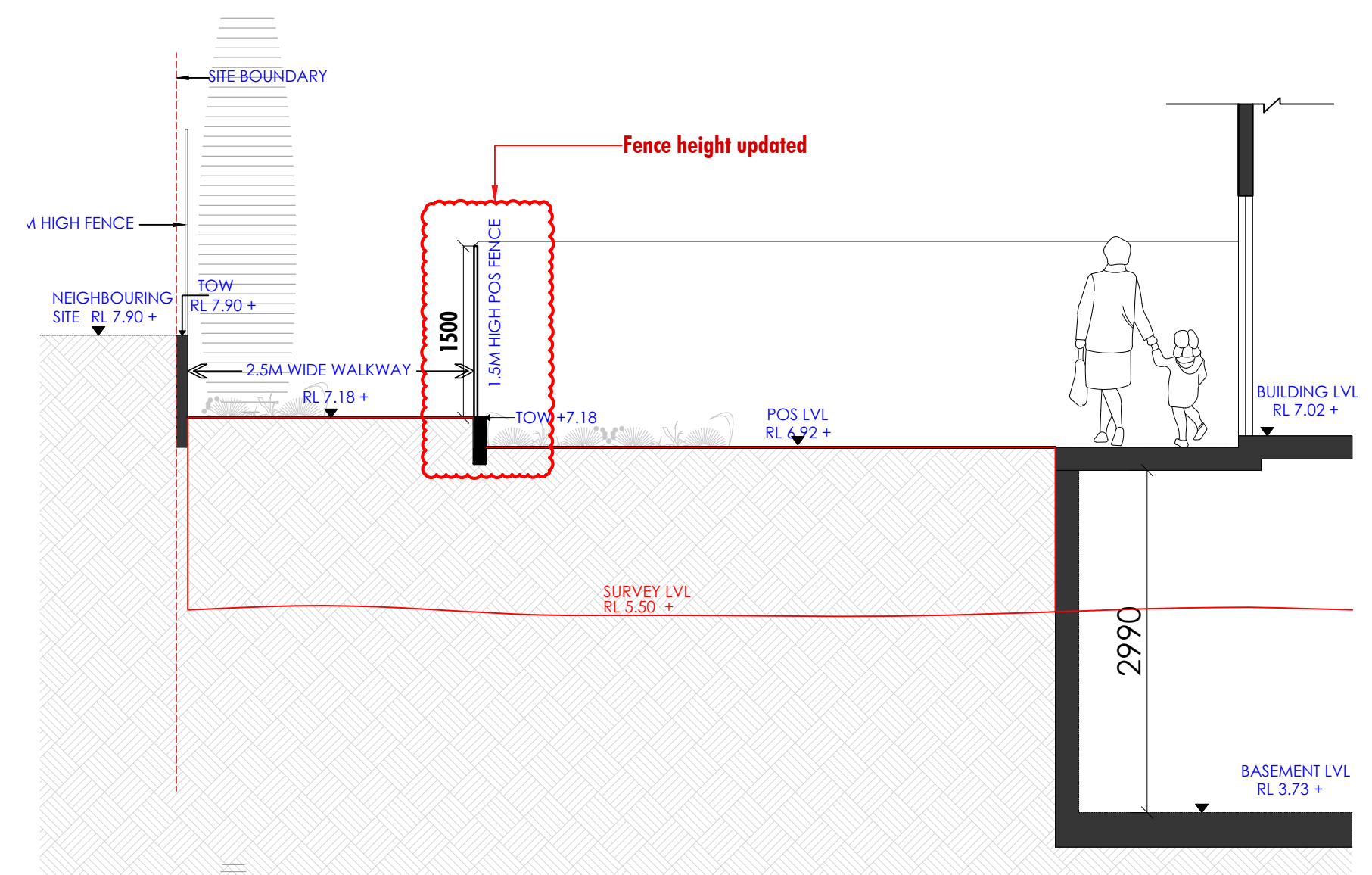
aa
A12.3
SECTION aa

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



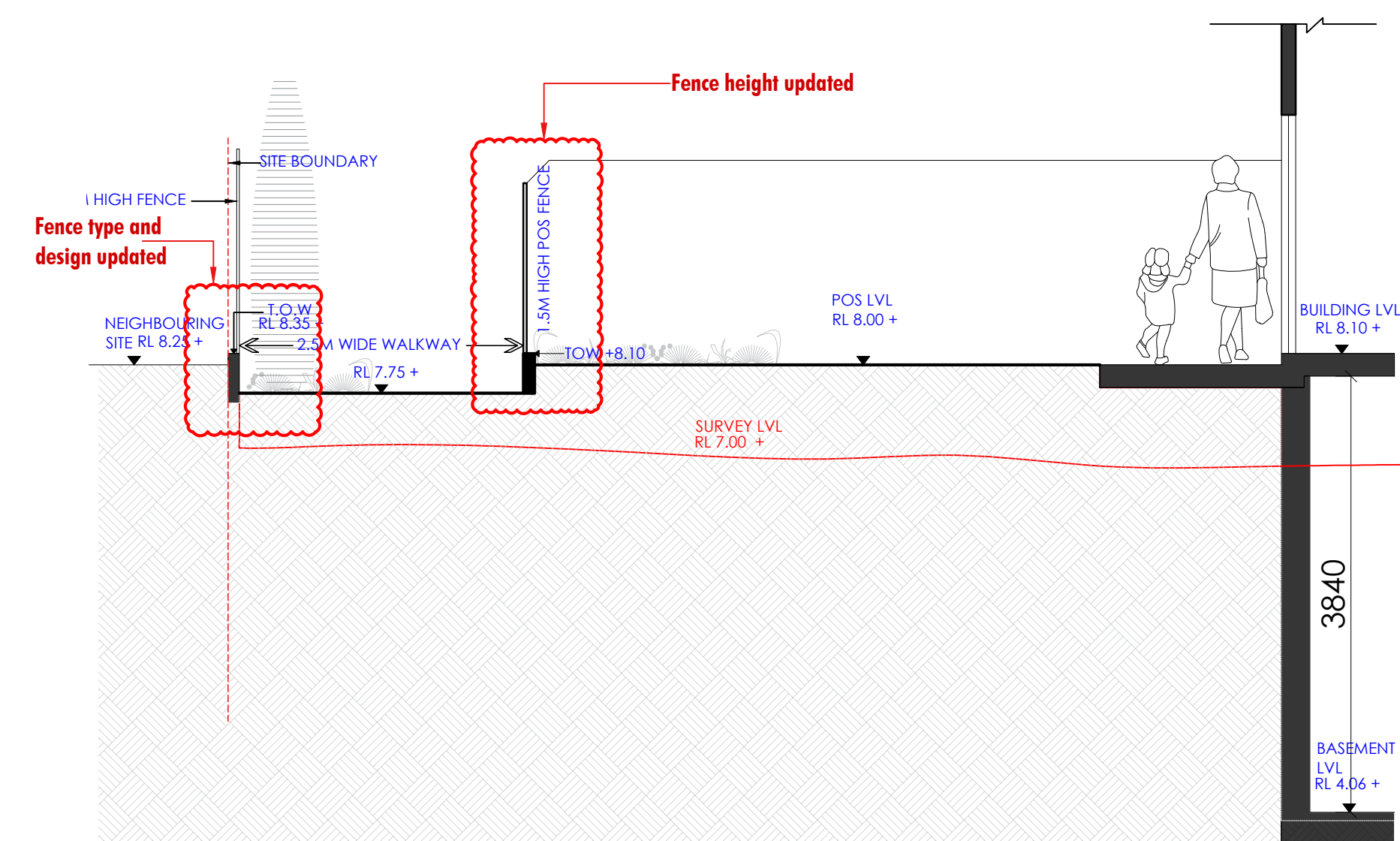
bb
A12.3
SECTION bb

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



cc
A12.3
SECTION cc

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



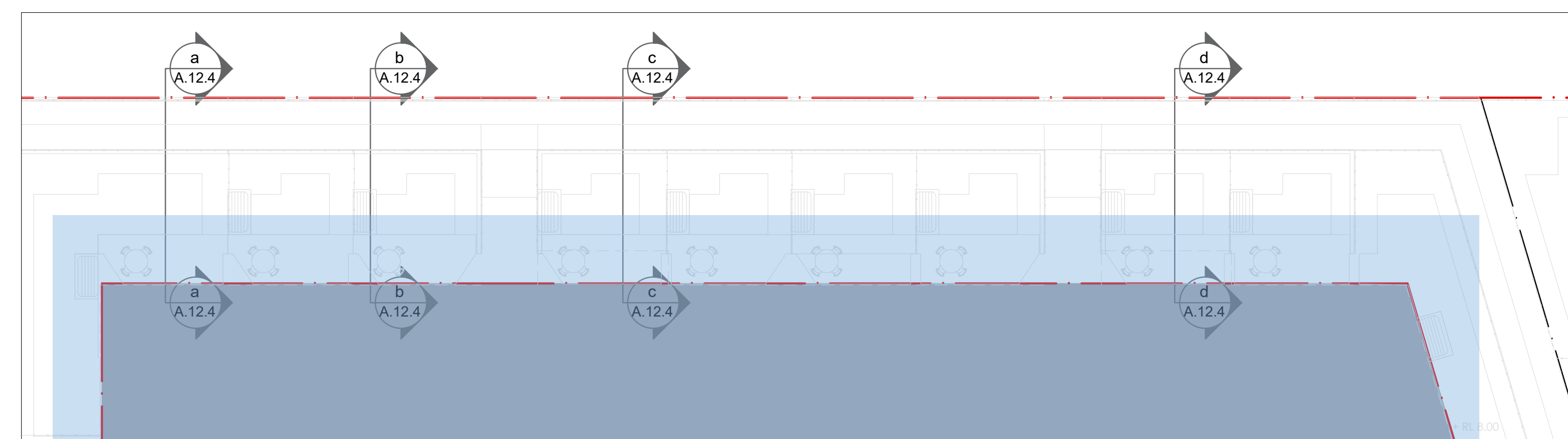
dd
A12.3
SECTION dd

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

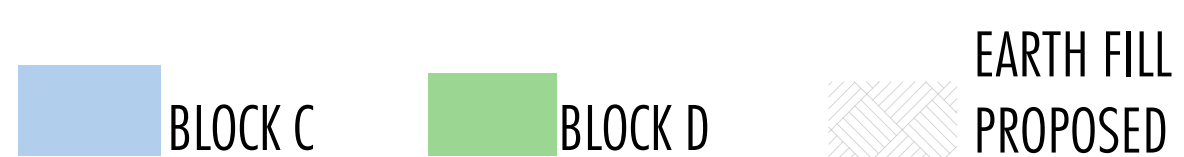
NOTES:

-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.

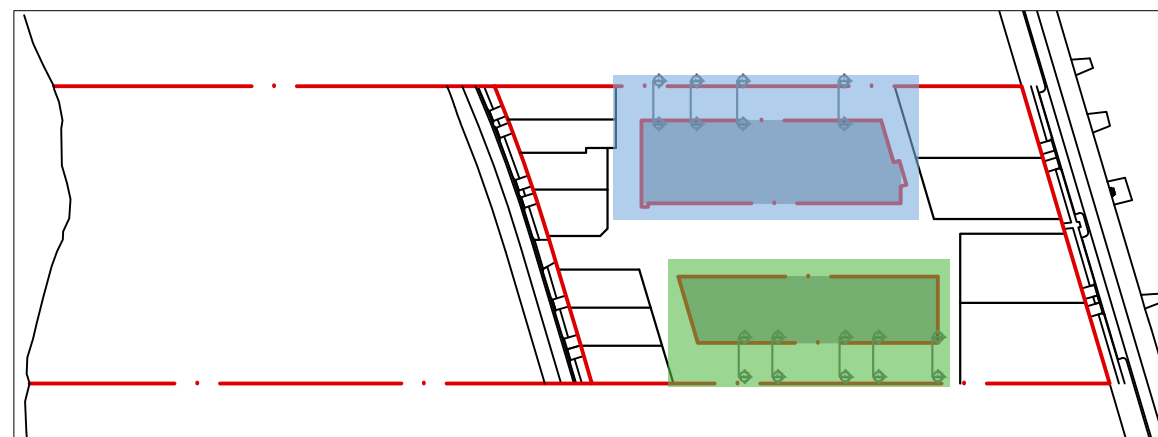
PART A



LEGEND:



KEY PLAN



REVISION R10

- FENCE AND RETAINING WALL LEVELS UPDATED

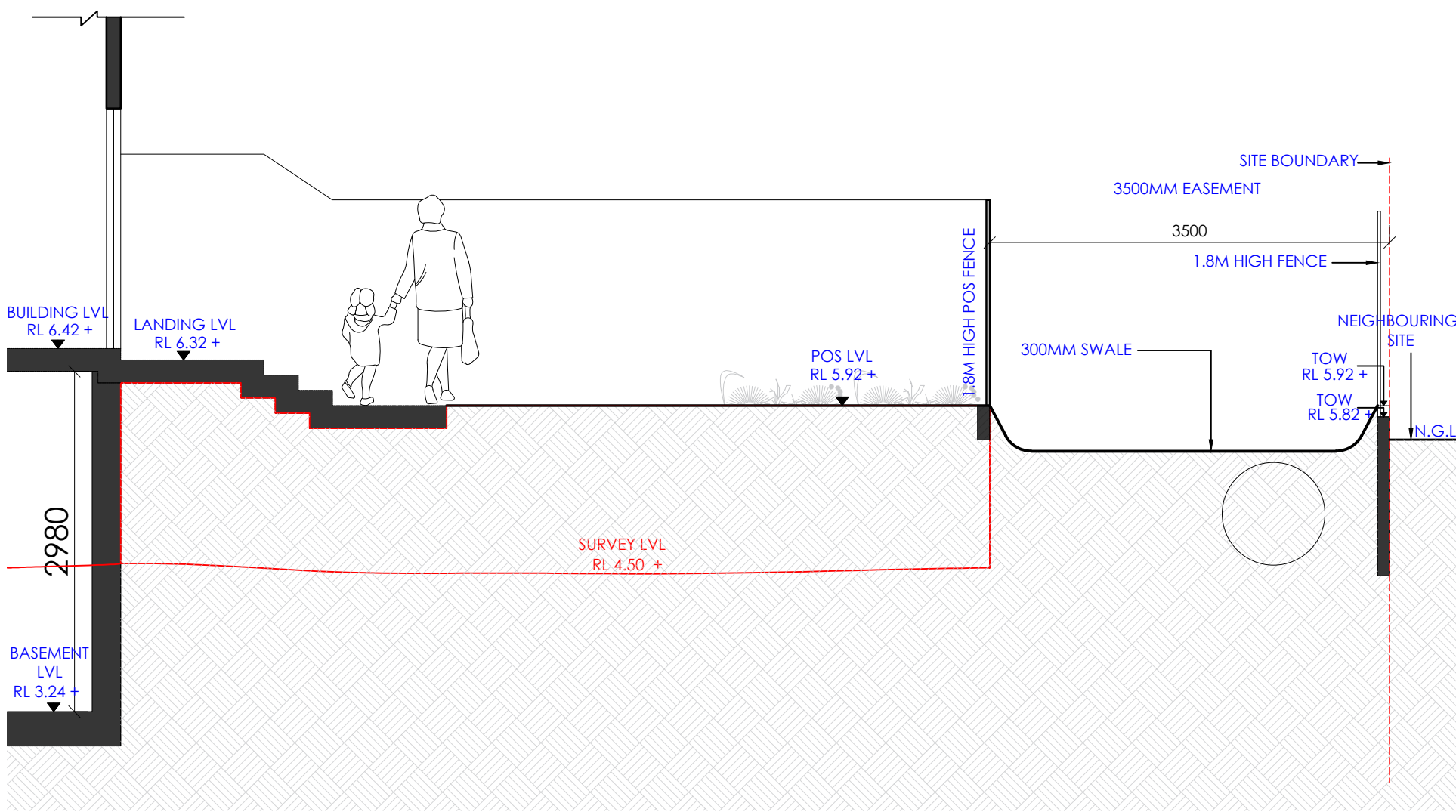
Energy Rating		Certificate Number 130GS71SKL
☐ single-dwelling rating ☒ multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development	heating 23.5av MJ/m² cooling 25.1av MJ/m²	6.0av stars
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014		
Assessor Signature		Date 13/12/23

RW SECTIONS ACROSS SITE BOUNDARY (NORTH-WEST)

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

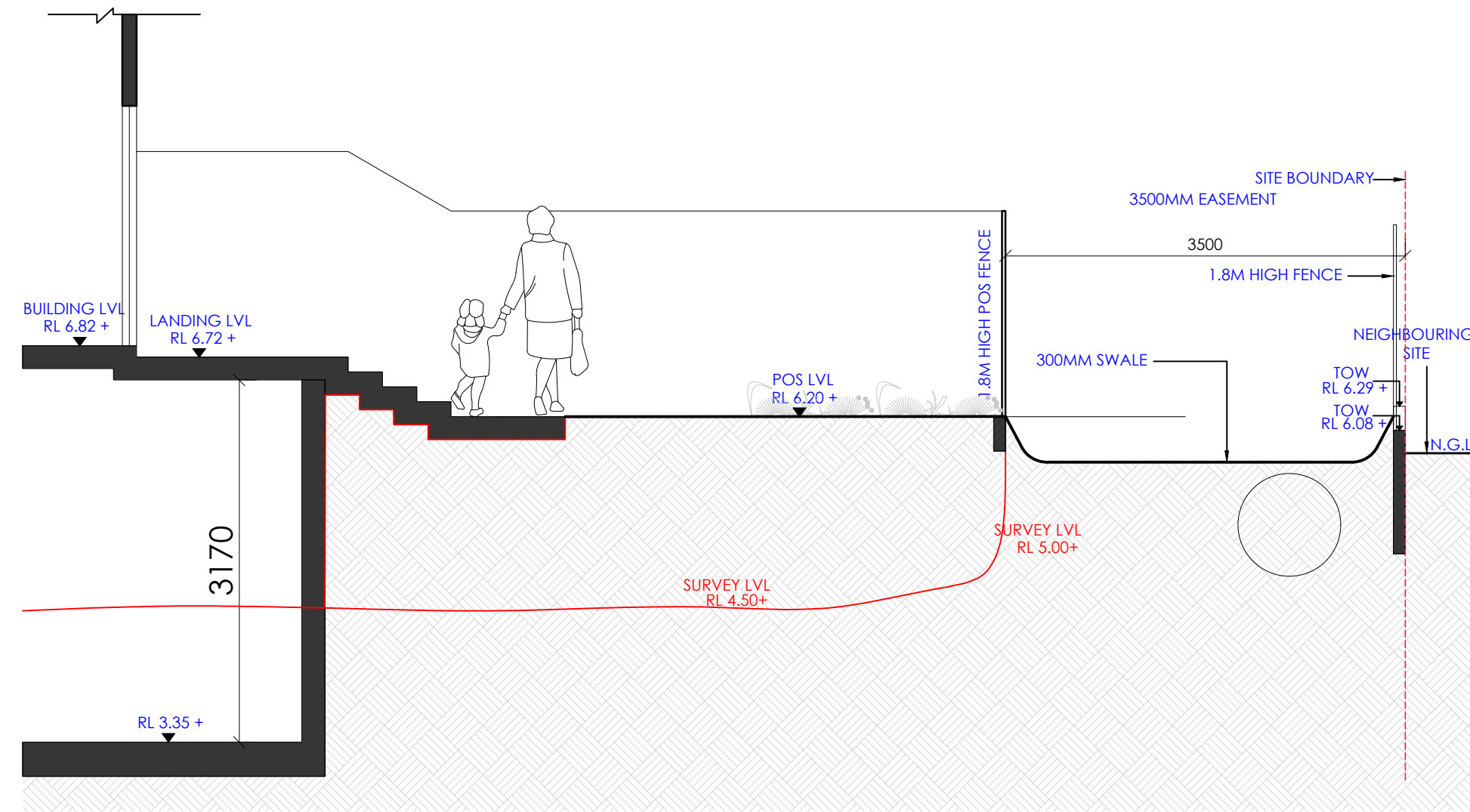
ARCHIDROME
206, LEVEL 2, 8 HELP ST, CHATSWOOD, N.S.W 2067 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777 NSW ARCHIDROME.COM.AU

DRWG. NO. **A12.3**
11/12/23
1:50 @A1
R-10



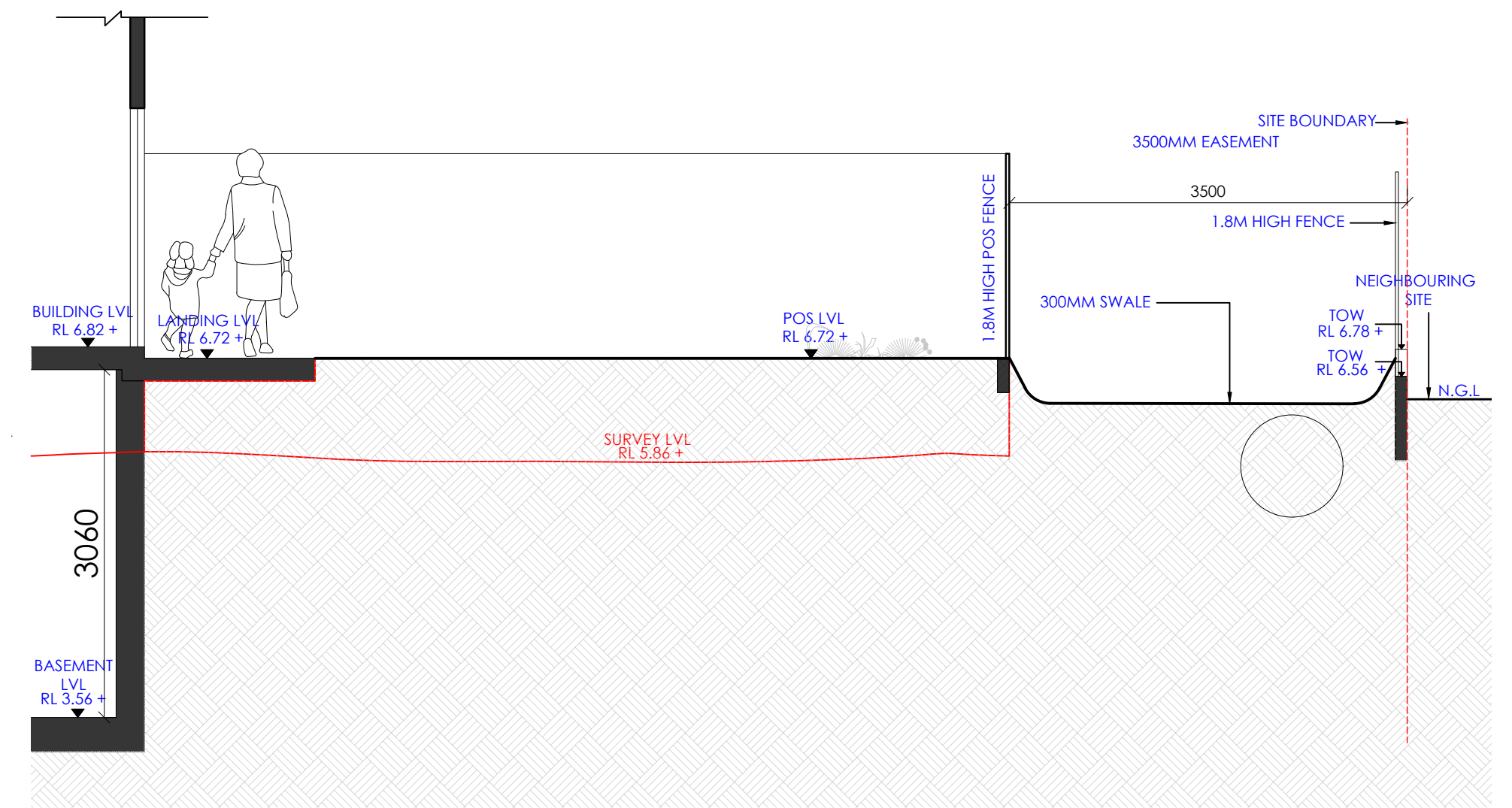
vv SECTION vv
A12.4

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



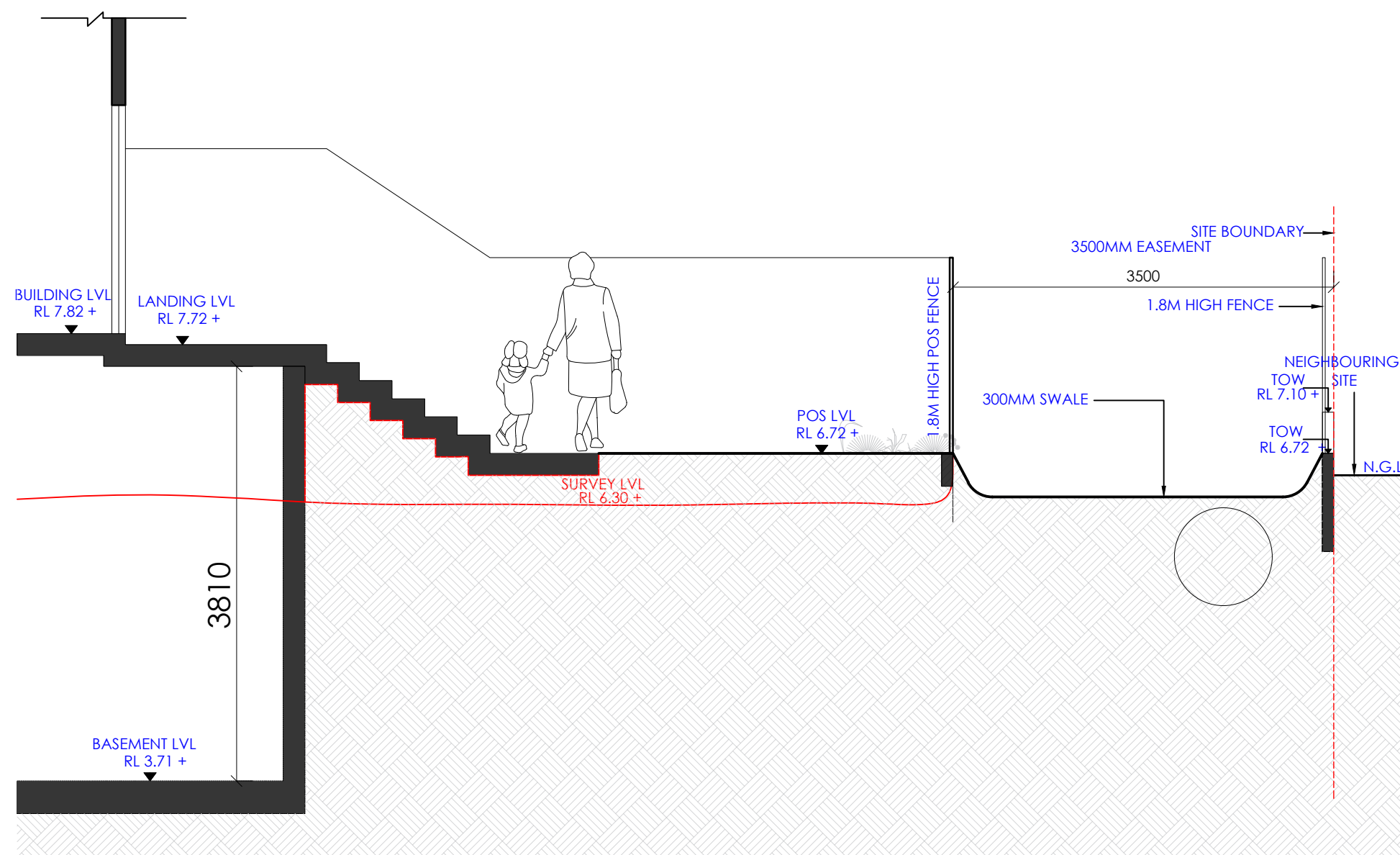
ww SECTION ww
A12.4

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



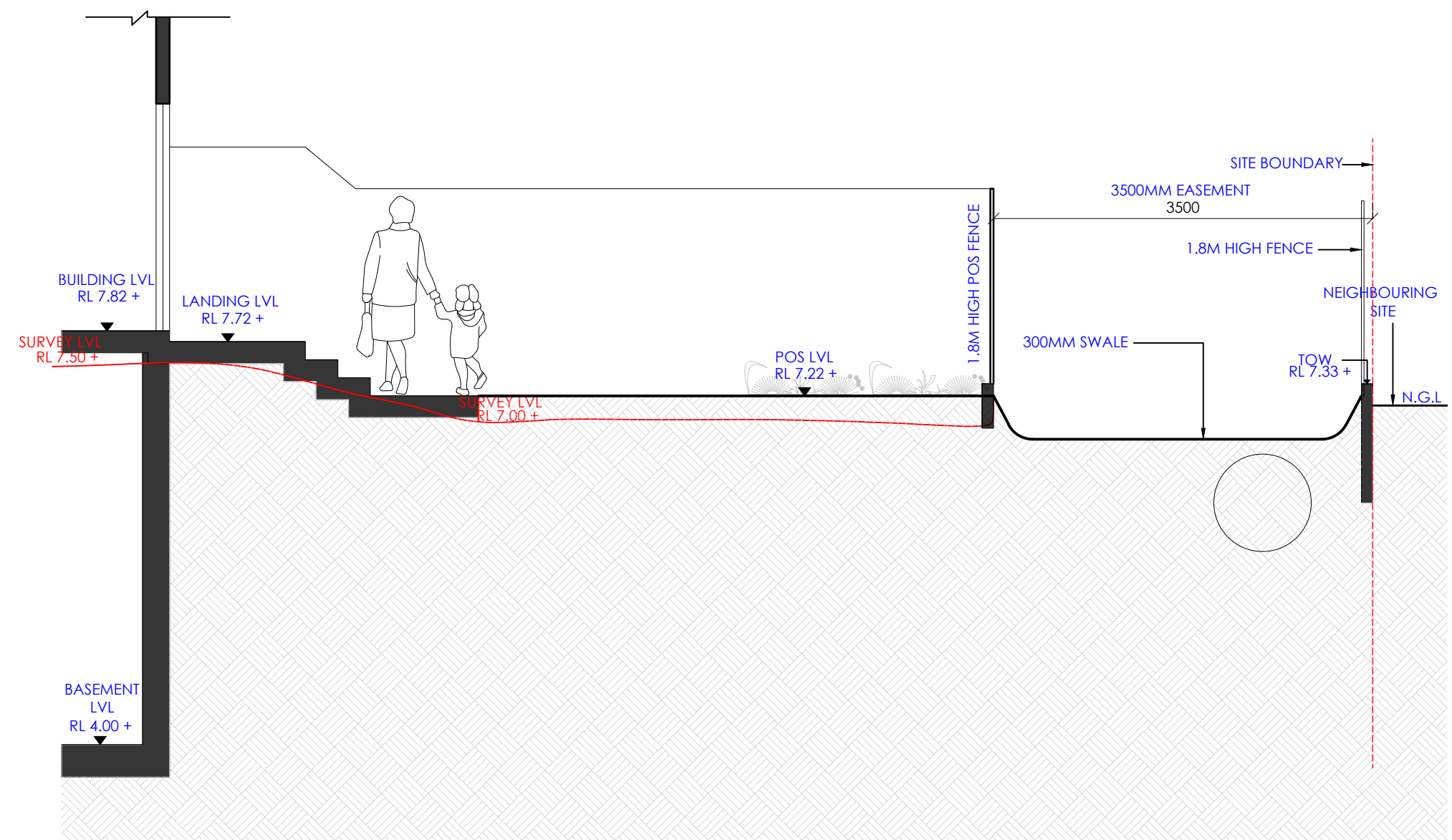
xx SECTION xx
A12.4

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



yy SECTION yy
A12.4

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

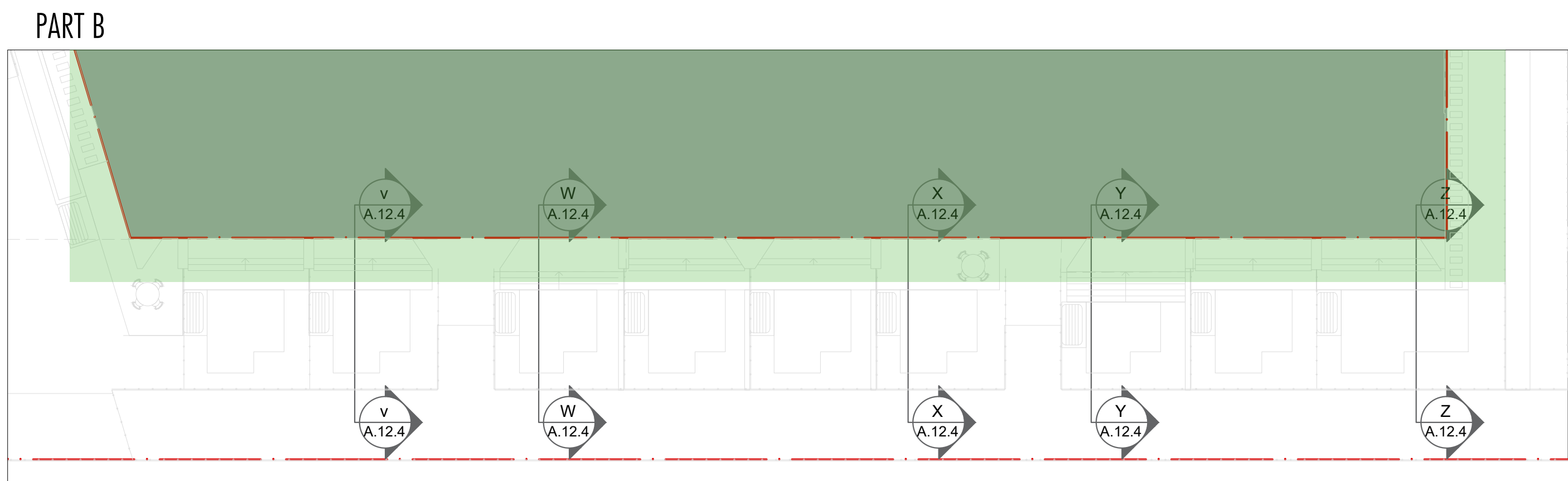


zz SECTION zz
A12.4

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

NOTES:

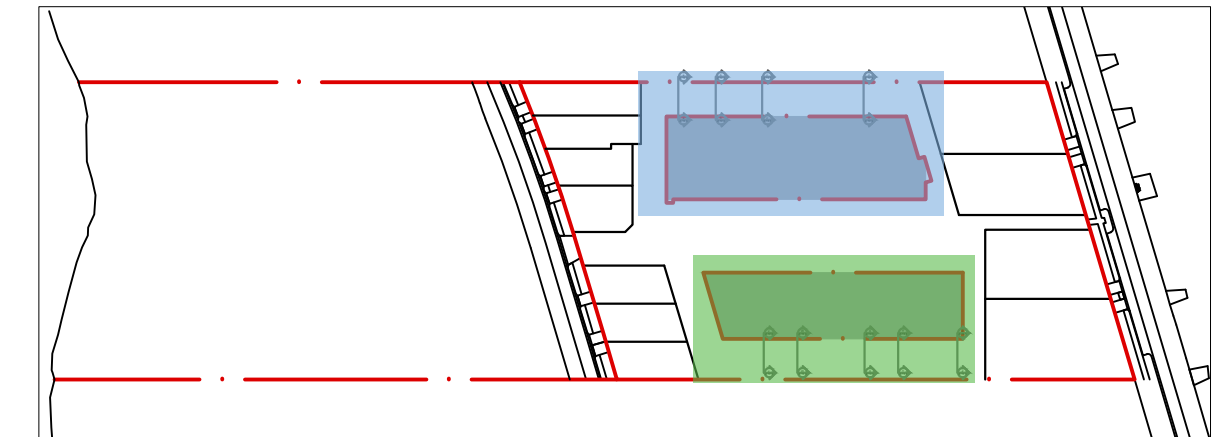
-Sections cut at multiple POS levels to denote the level difference between the Proposed development and the existing neighbouring developments. The inference being - There is no adverse effect on privacy between the existing developments and the proposed RFB. Survey levels for the RW sections adopted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



LEGEND:

RW - Retaining Wall
BLOCK C
BLOCK D
EARTH FILL PROPOSED

KEYPLAN:



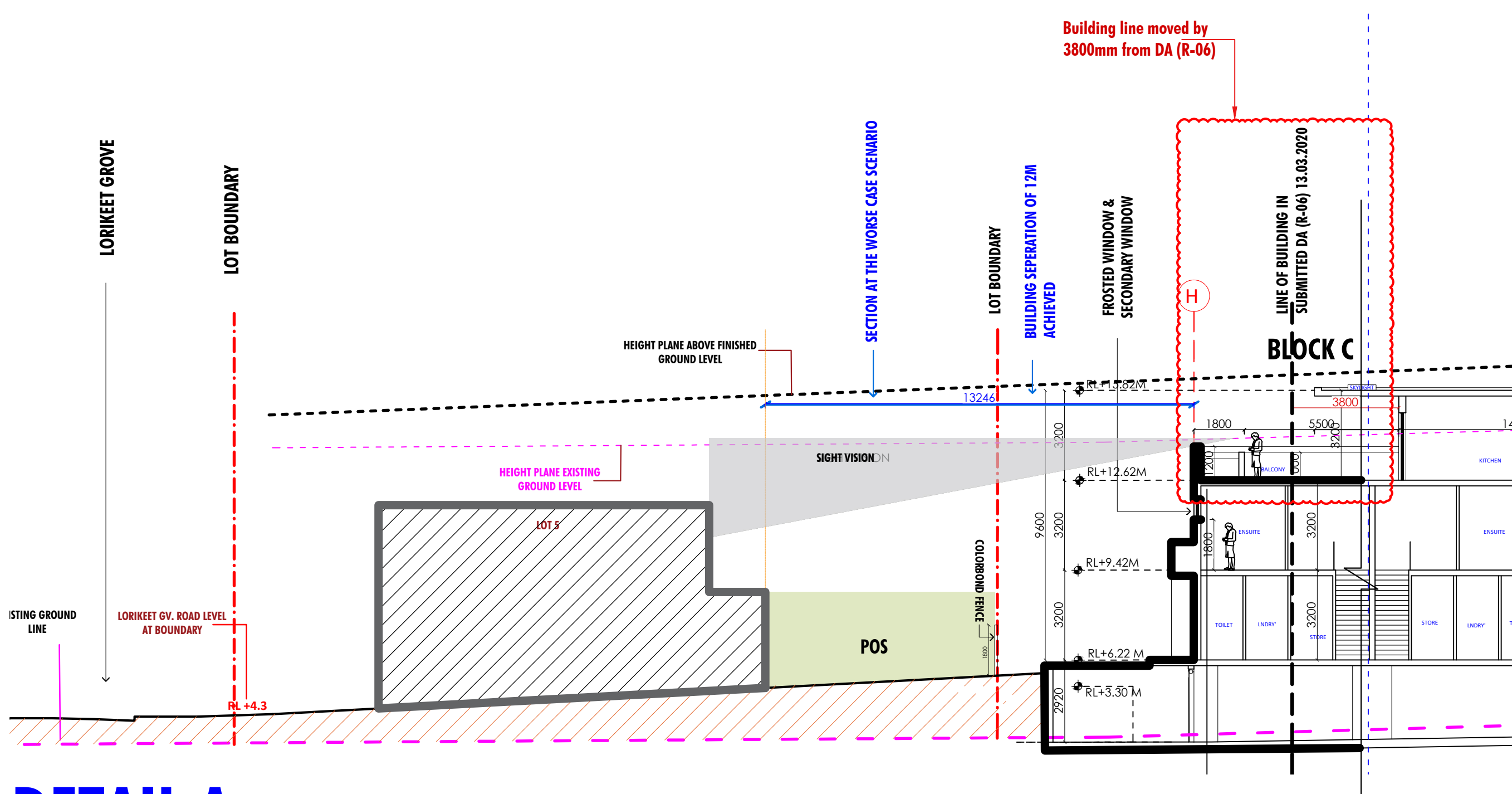
Energy Rating		Certificate Number 130GS7ISKL
☐ single-dwelling rating	6.0av stars	
☒ multi-unit development (attach listing of ratings)	heating 23.5av MJ/m ²	
If selected, data specified is the average across the entire development	cooling 25.1av MJ/m ²	
Recessed downlights confirmation: ☐ Rated with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

RW SECTIONS ACROSS SITE BOUNDARY (SOUTH-EAST)

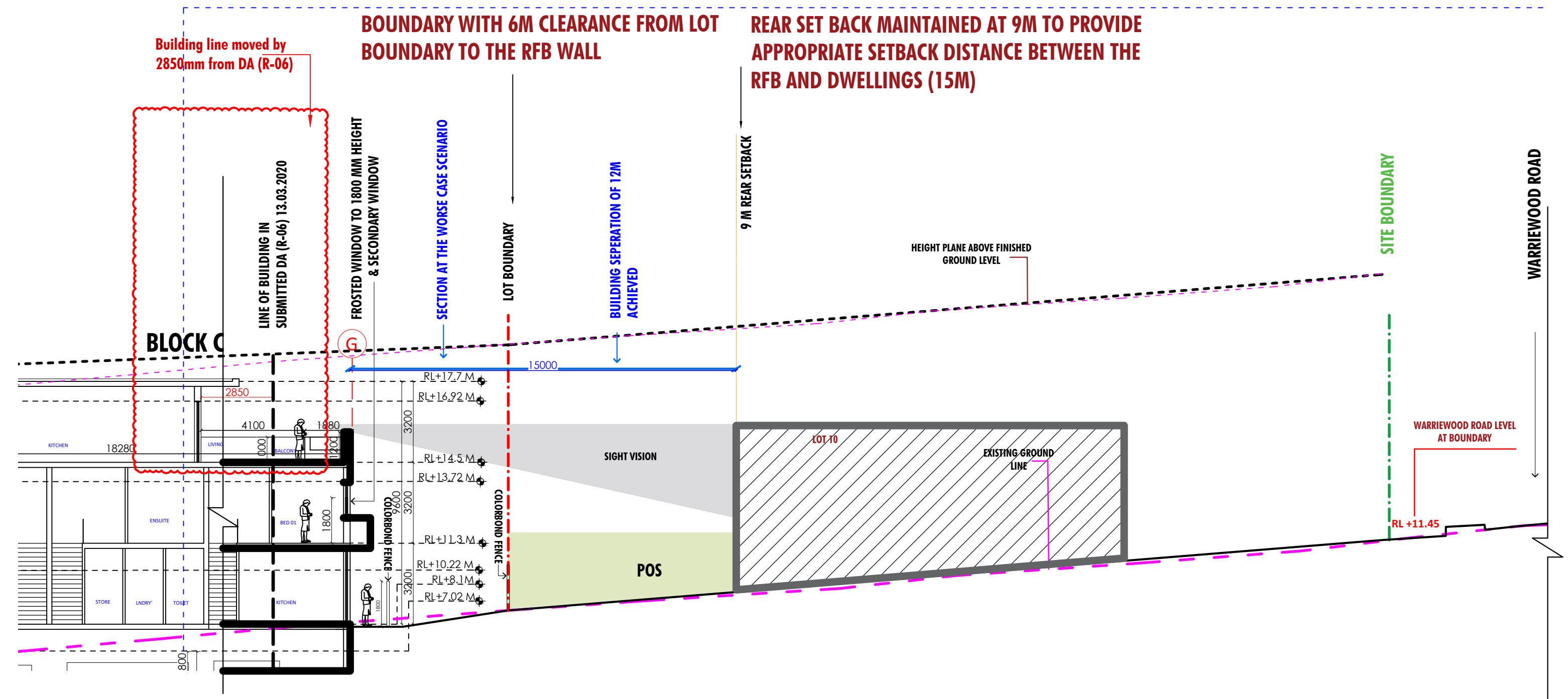
PROJECT LOCATION : 43-45&49 WARRIWOOD ROAD, WARRIWOOD

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

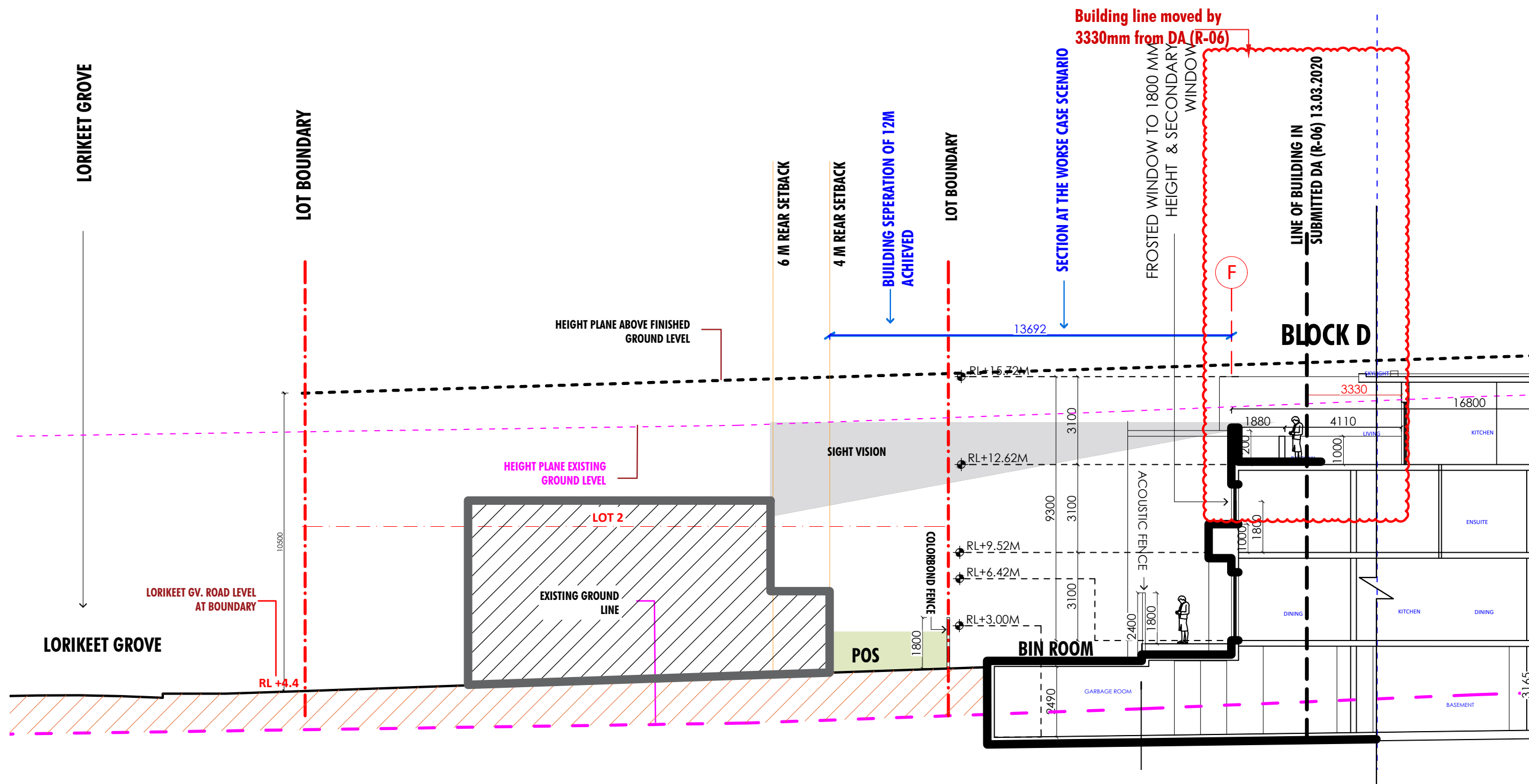
DRWG. NO. 11/12/23
A12.4 1:50 @A1
R-10



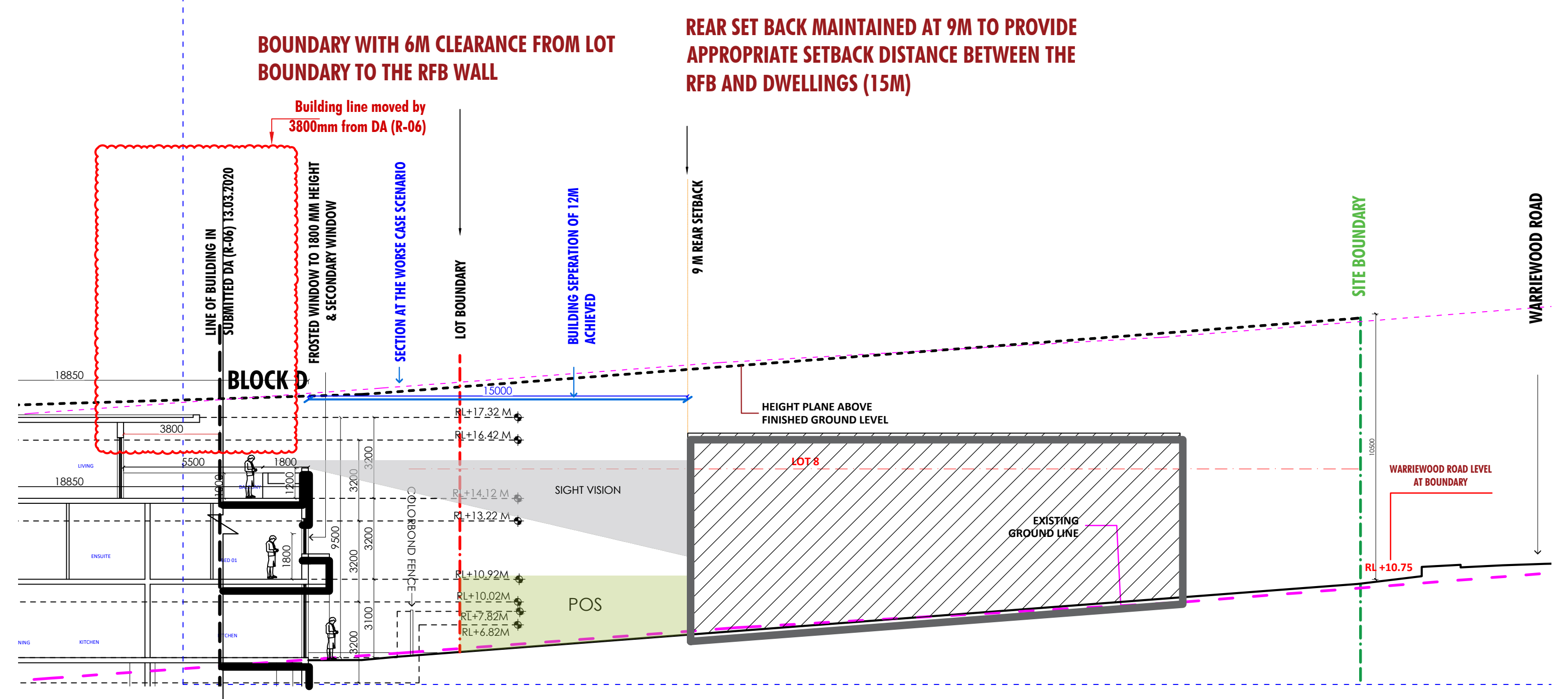
DETAIL A REFER TO SHEET A12.1 SECTION AA' - PART SOUTH OF LORIKEET GROVE (1:150)



DETAIL B REFER TO SHEET A12.1 SECTION AA' - PART NORTH NEXT TO WARRIEWOOD ROAD (1:150)



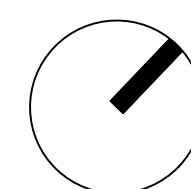
DETAIL C REFER TO SHEET A12.2 SECTION BB' - PART SOUTH NEXT TO LORIKEET GROVE (1:100)

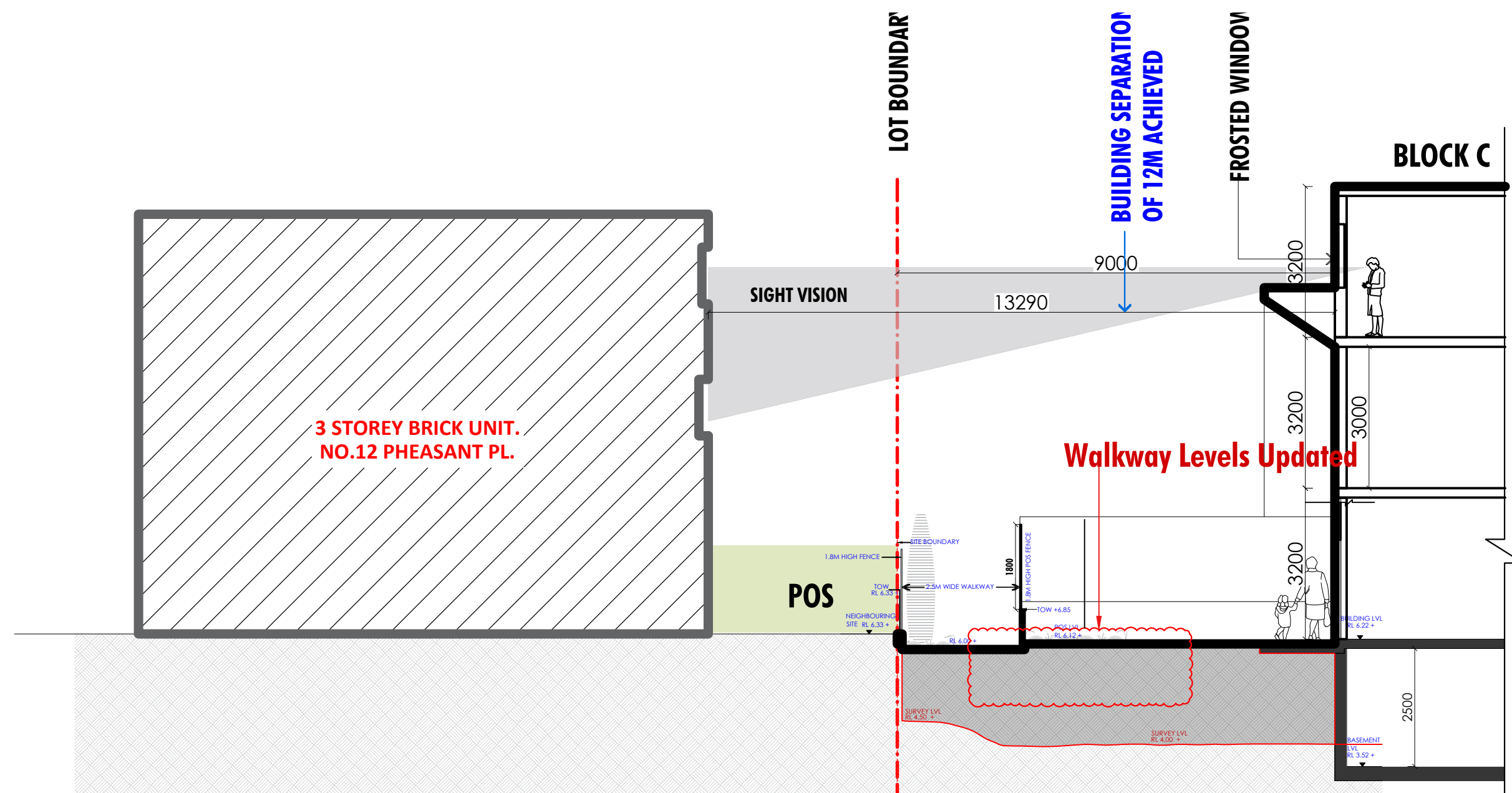


DETAIL D REFER TO SHEET A12.2 SECTION BB' - PART NORTH NEXT TO WARRIEWOOD ROAD (1:100)

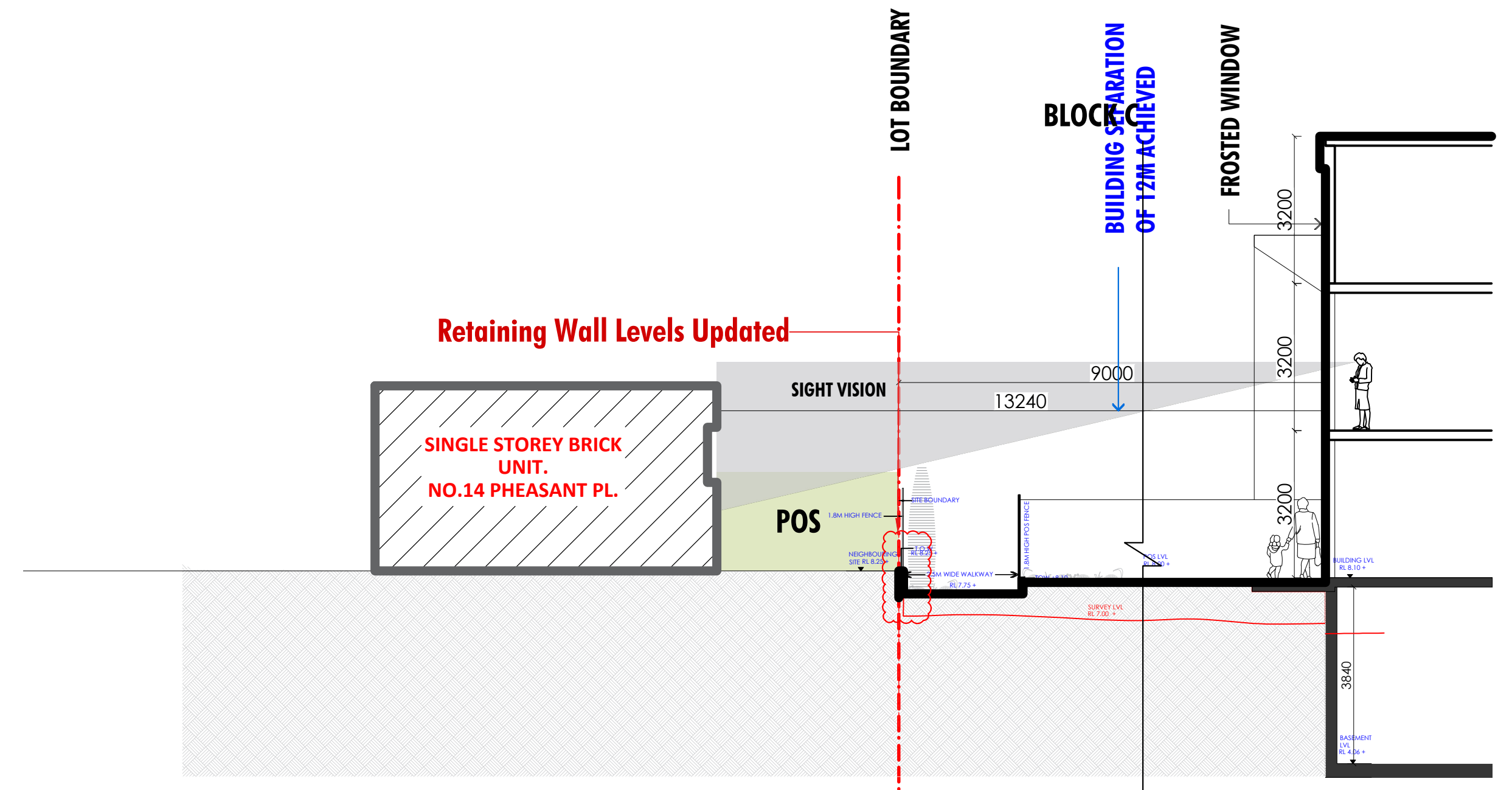
REVISION R10

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

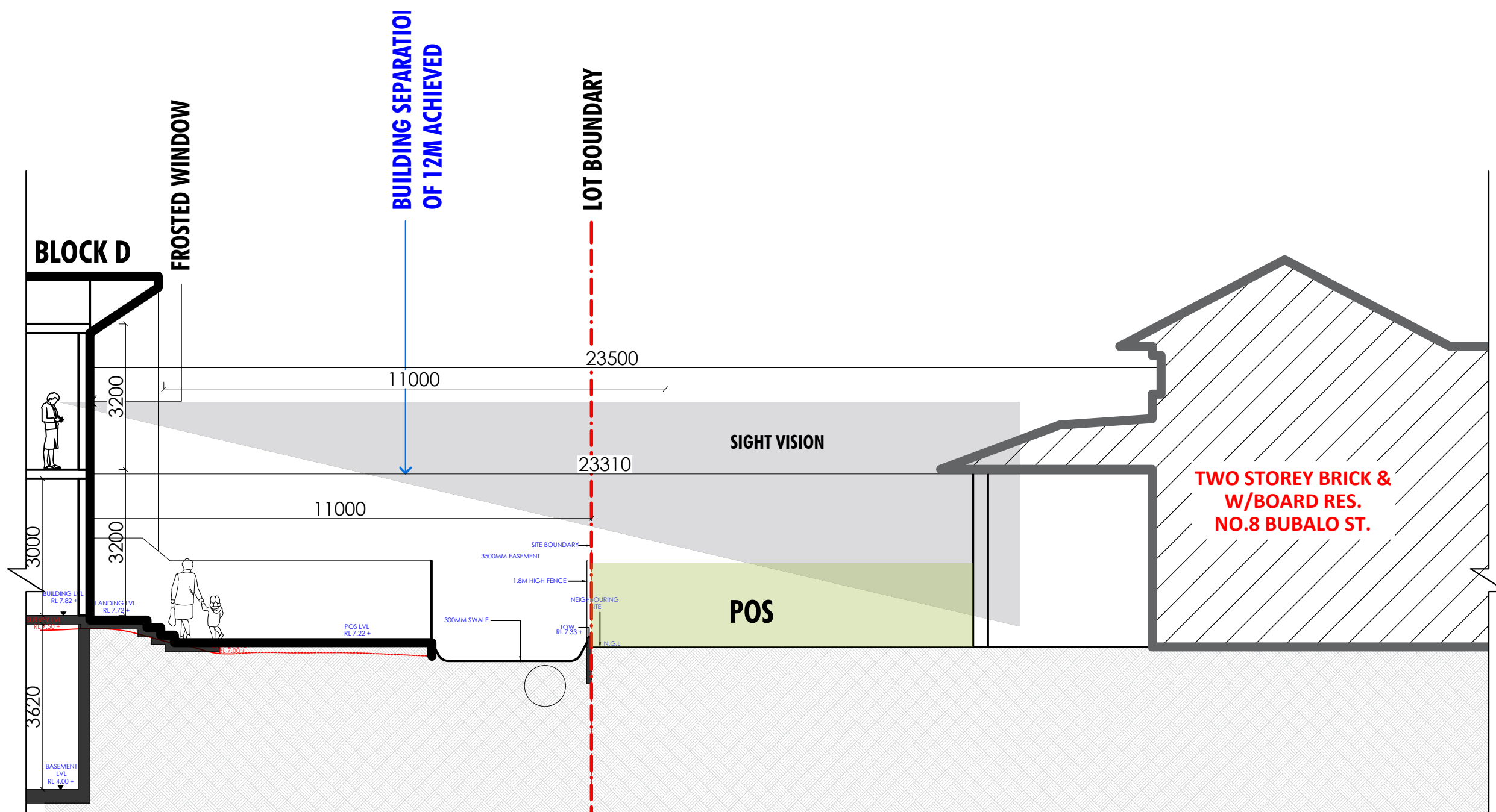




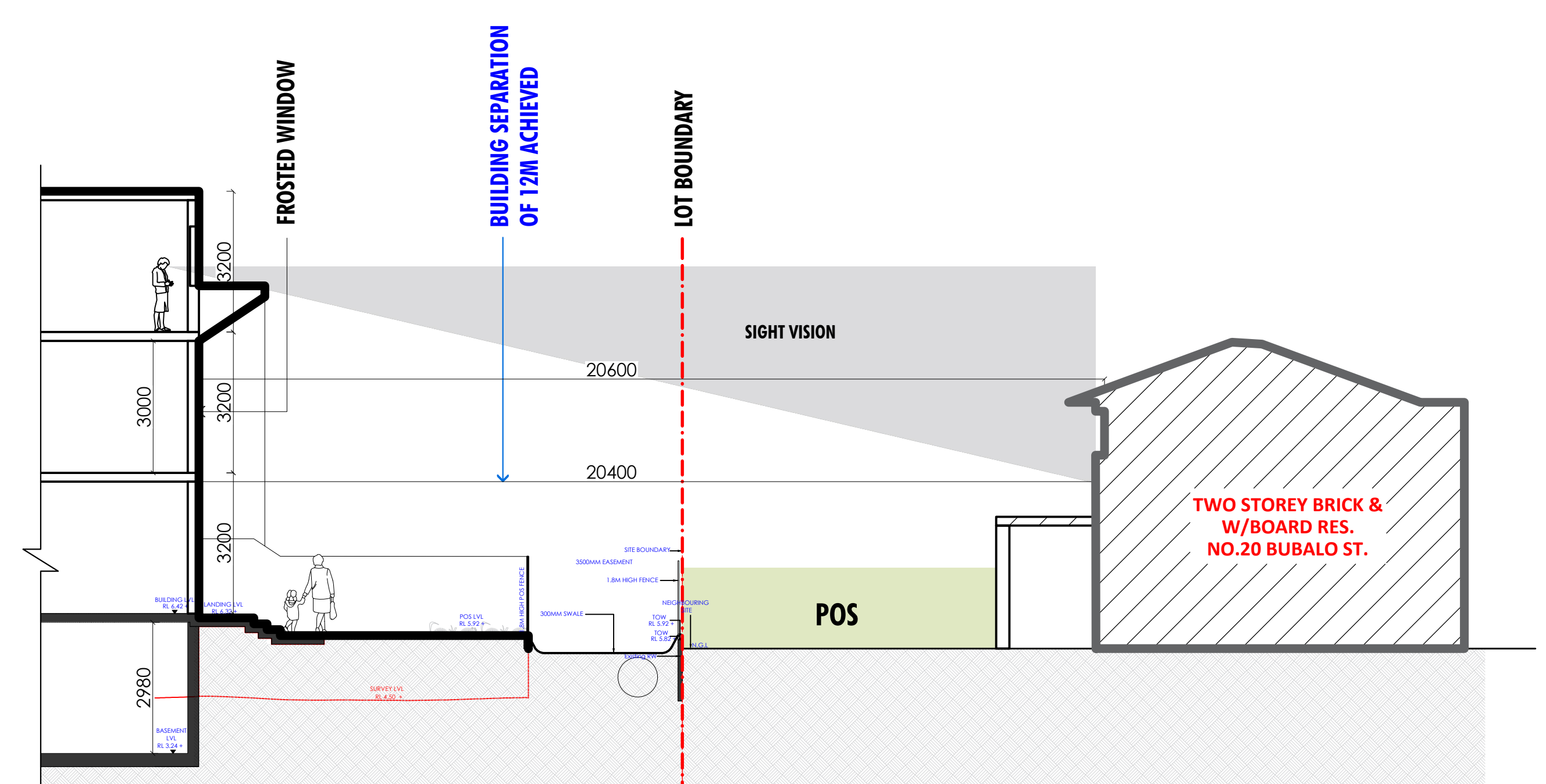
EE
A.12.6
SECTION EE'



FF
A.12.6
SECTION FF'

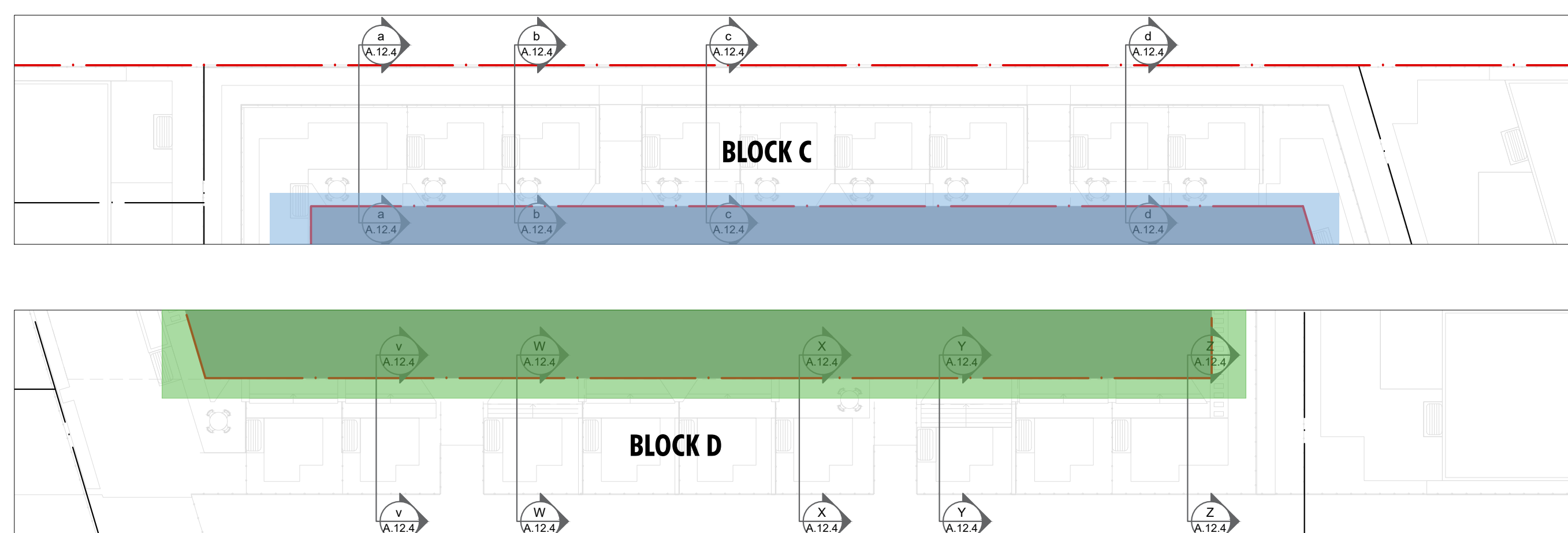


GG
A.12.6
SECTION GG'



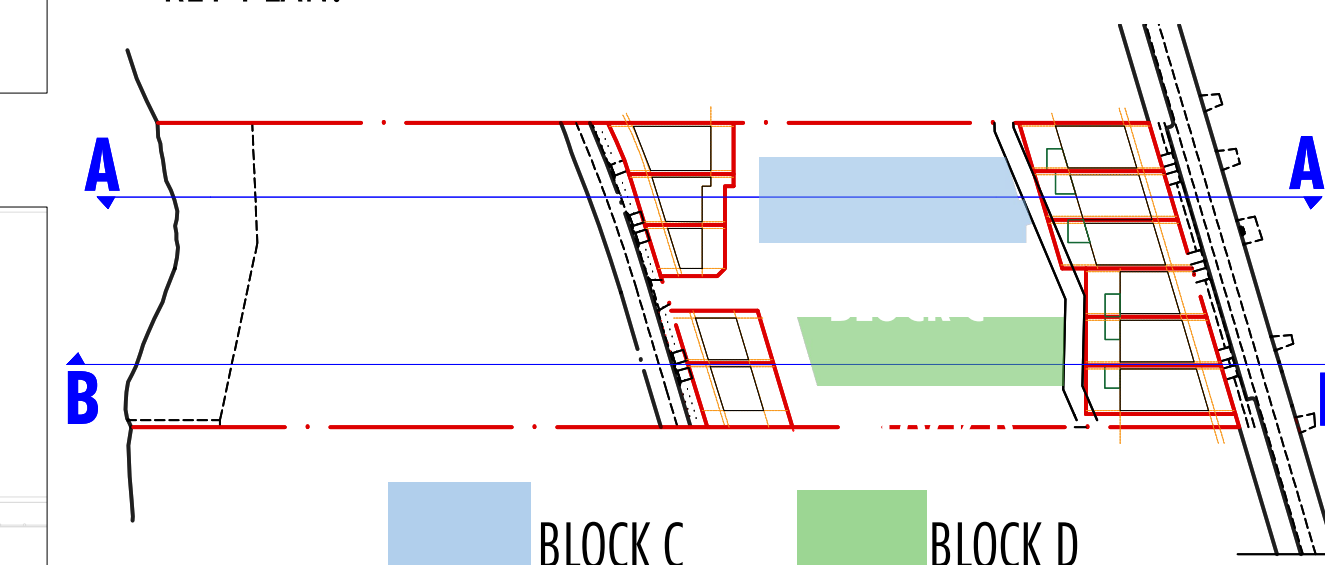
HH
A.12.6
SECTION HH'

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



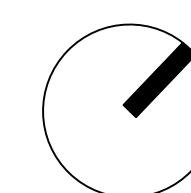
RW - Retaining Wall

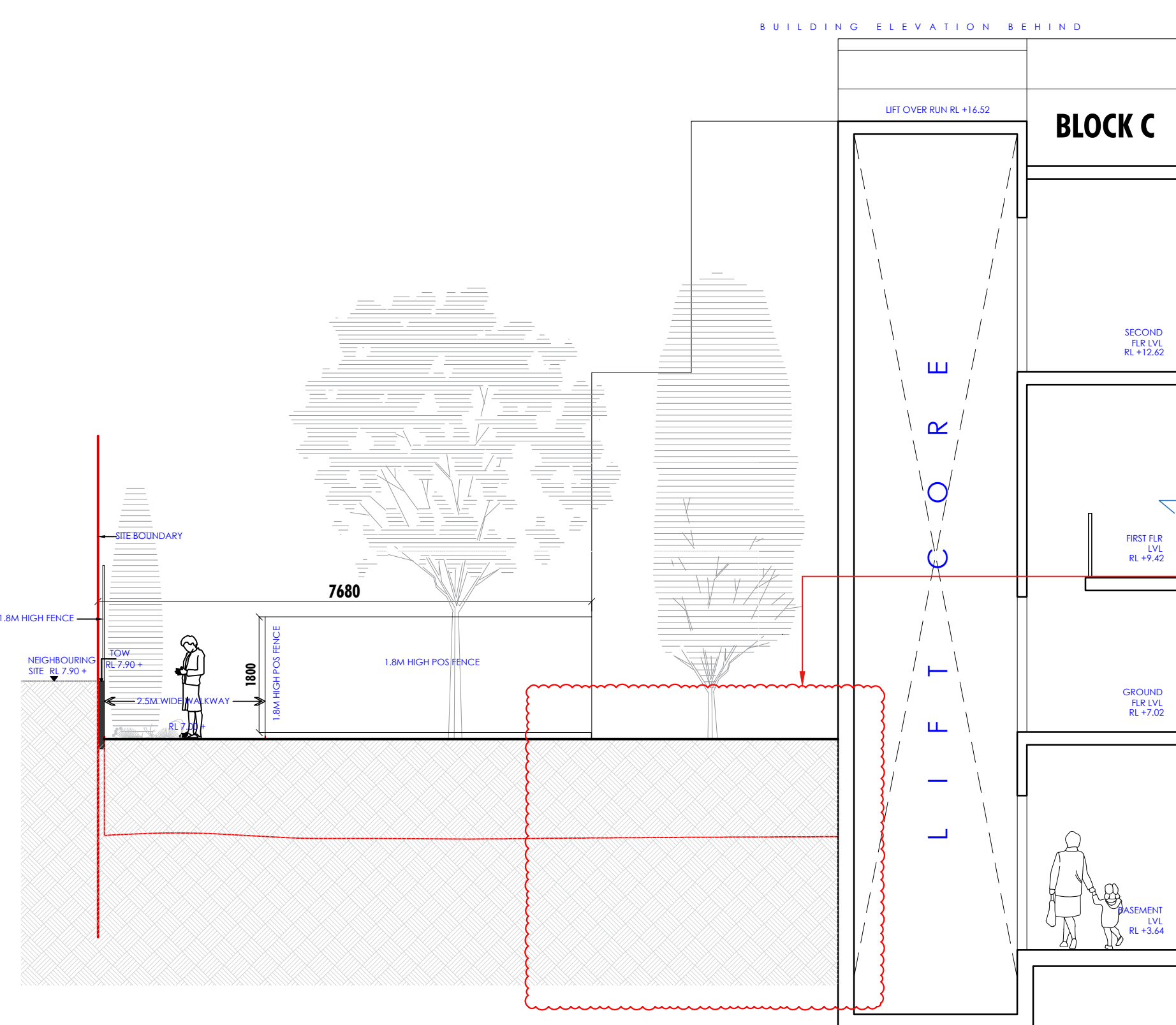
KEY PLAN:



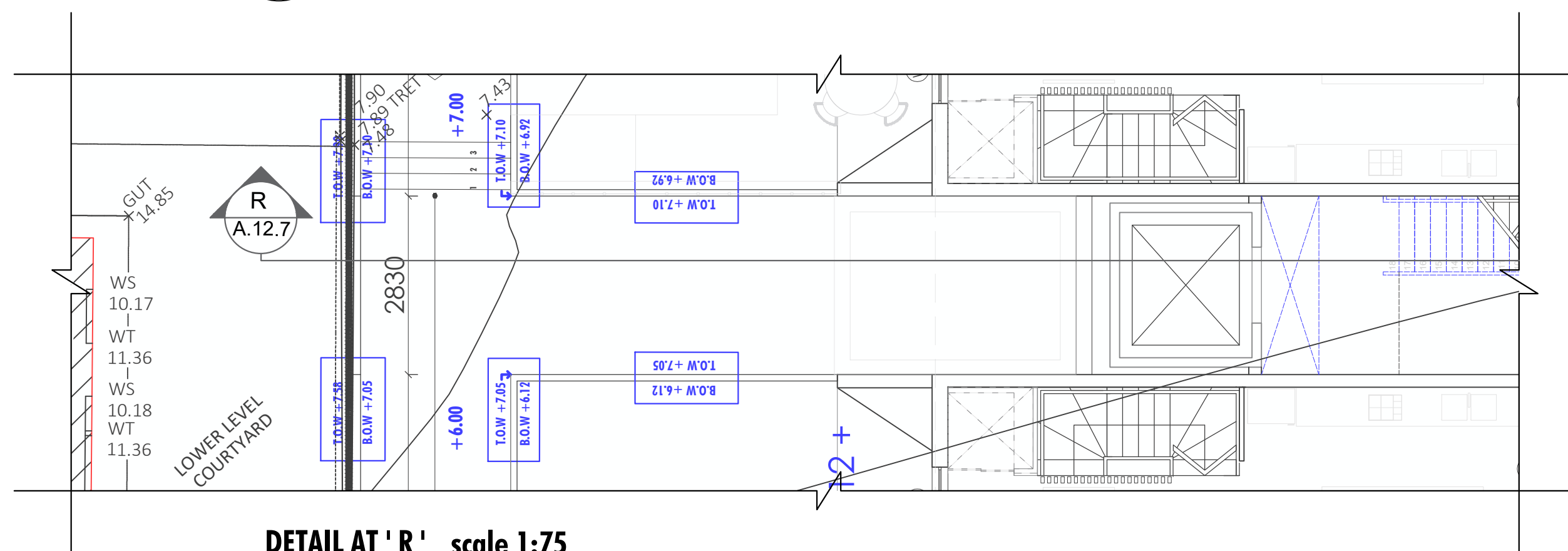
REVISION R10
- Section EE walkway levels updated.
- Section FF' retaining wall level updated

Energy Rating		Certificate Number	I30GS7ISKL
☐ single-dwelling rating	6.0av	stars	
☒ multi-unit development (attach listing of ratings)	heating	23.5av	MJ/m ²
	cooling	25.1av	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014			
Assessor Signature		Date 13/12/23	





RR
A.12.7
SECTION RR' scale 1:75

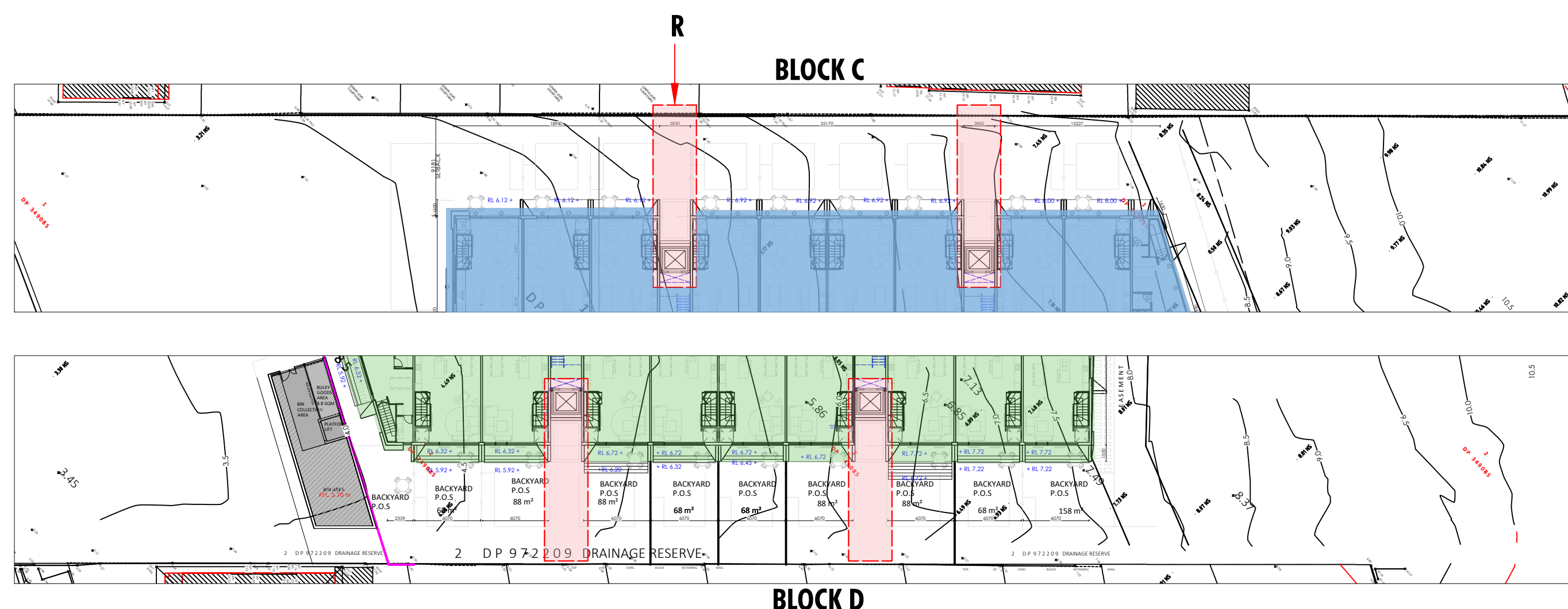


DETAIL AT 'R' scale 1:75

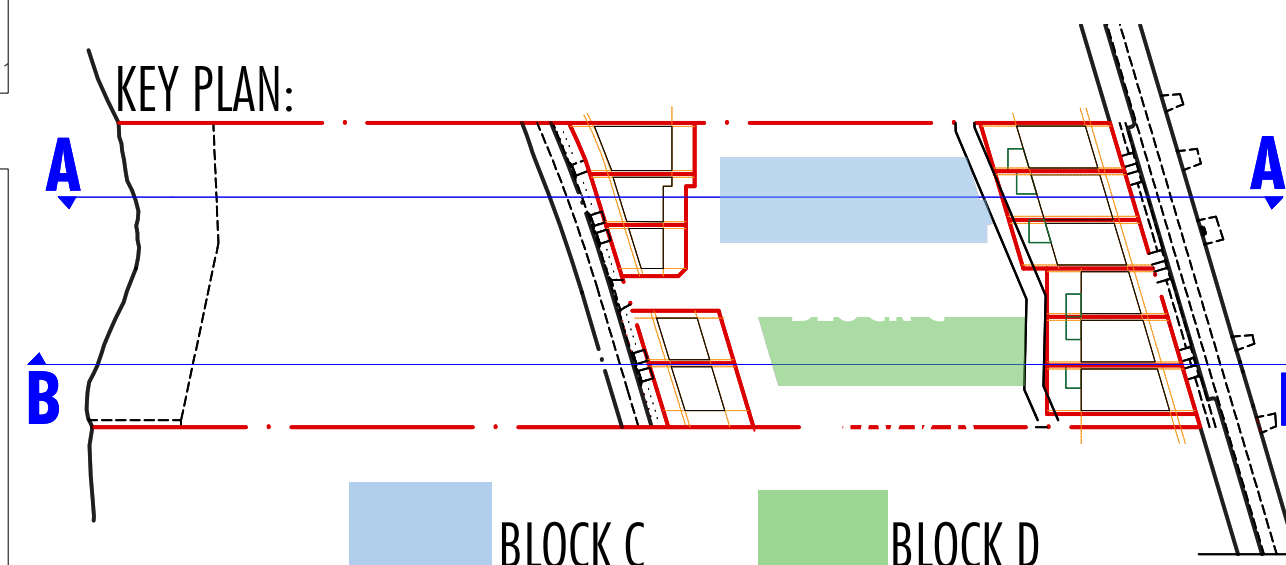
Basement footprint modified to accomodate planting, staircase next to lift areas relocated to match Ground Floor Plan



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



LEGEND:
EARTH FILL PROPOSED
POSITION OF LIFT CORES



REVISION R10
- Basement footprint modified to accommodate planting, staircase next to lift areas relocated to match ground floor plan.

Energy Rating		Certificate Number	I30GS7ISKL
☐ single-dwelling rating	6.0av	stars	
☒ multi-unit development (attach listing of ratings)	heating	23.5av	MJ/m ²
	cooling	25.1av	MJ/m ²
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Sowmya Sastry VIC/BDAY/10/1014			
Assessor Signature		Date 13/12/23	

