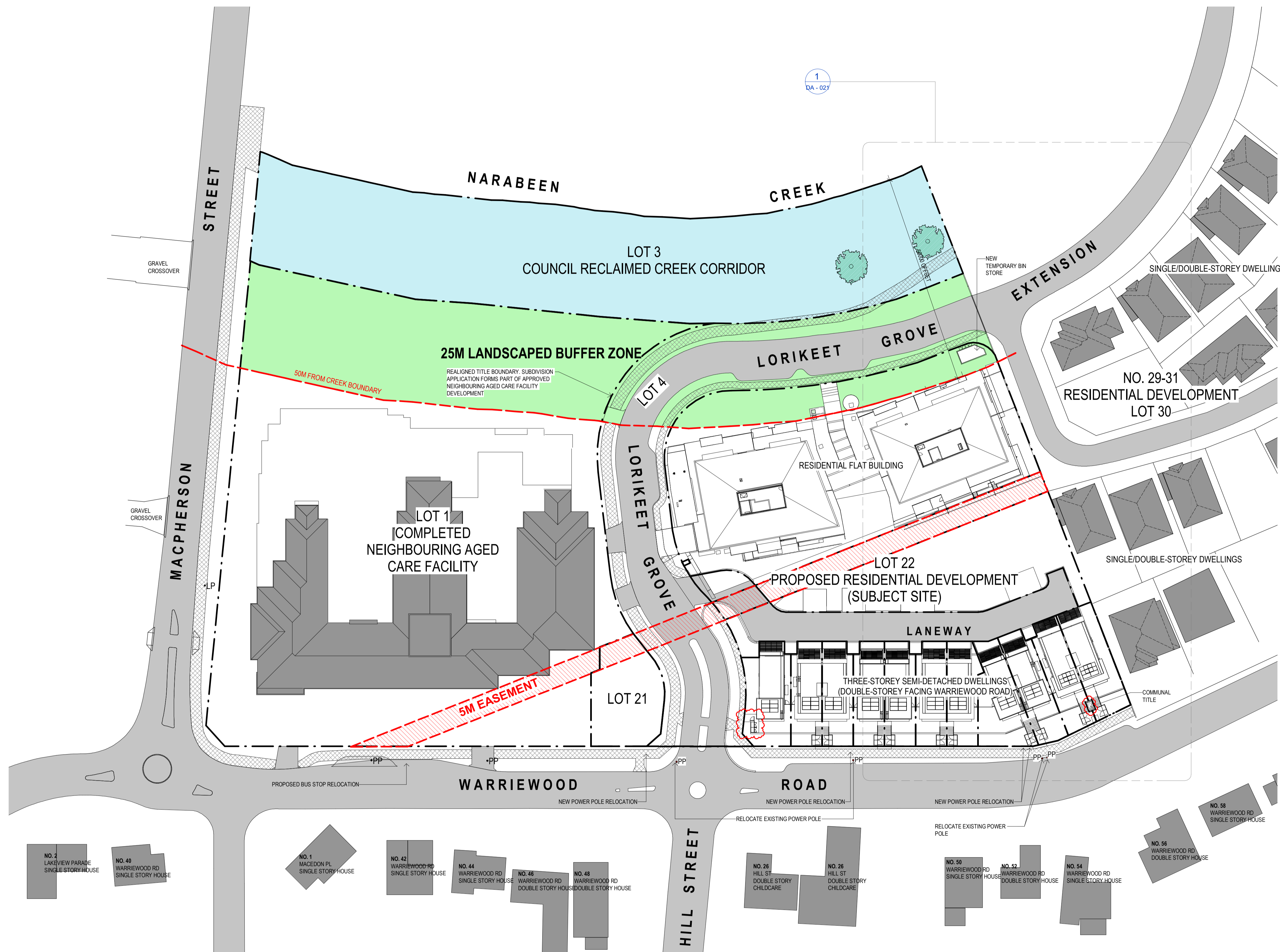


- LEGEND**
- COUNCIL RECLAIMED CREEK CORRIDOR ZONE
 - 25 METRE LANDSCAPED BUFFER ZONE
 - PROPOSED BUILDINGS - SUBJECT SITE
 - EXISTING NEIGHBOURING BUILDINGS


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

NOTE:
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'DRAFT PLAN OF SUBDIVISION SUBJECT TO FINAL SURVEY' PREPARED FOR APPROVED DEVELOPMENT CONSENT N0611/16 RELATING TO THE DEVELOPMENT OF THE RESIDUAL SUPER LOT (LOT 2).



VIA ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
 +61 3 8678 3300 / viaarchitects.com.au

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

REV	DESCRIPTION	DATE	BY
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA6	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA7	DA AMENDMENT	17.12.2020	TM
DA8	PLATFORM LIFT & T111 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

PROJECT REF: C:\Users\mumbol\Documents\1510121 - ARCADIA - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_mumbol.vnt
 TIMESTAMP: 20/08/2021 11:22:34 AM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



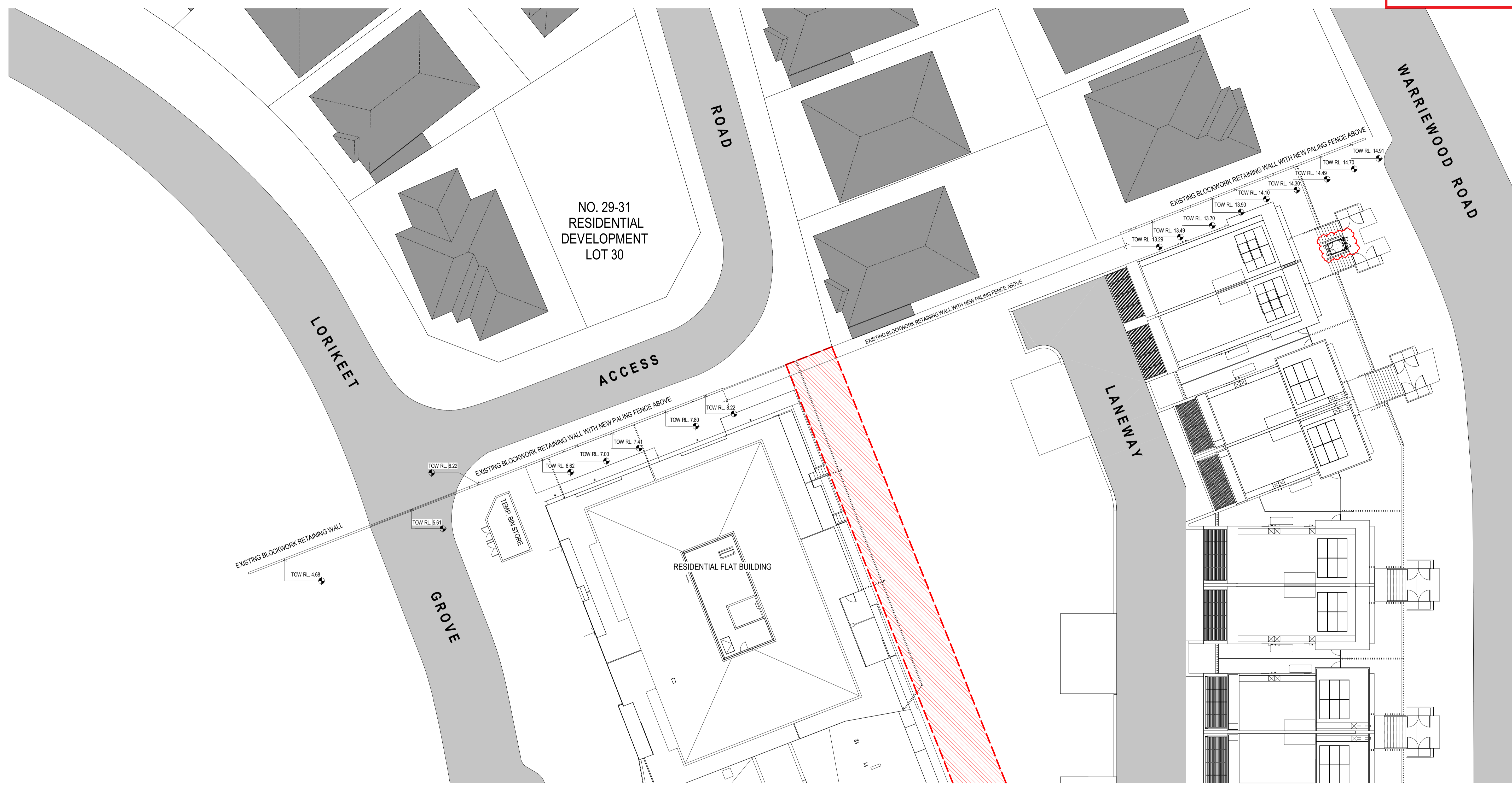
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



PROJECT
 WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
 25 - 27 WARRIWOOD ROAD, NSW 2102

CLIENT
 KNOWLES GROUP
DRAWING TITLE
 PROPOSED SITE PLAN

SCALE (A1) 1 : 500 / DRAWN BY MZ / CHECKED BY TM / PROJECT No. 1510121 / DRAWING No. DA - 020 / REV DA8



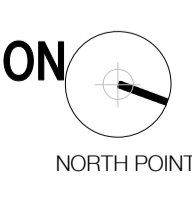
REV	DESCRIPTION	DATE	BY
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA6	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA7	DA AMENDMENT	17.12.2020	TM
DA8	PLATFORM LIFT & TH11 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

PROJECT REF: C:\Users\mumbal\Documents\1510121 - ARCADIA - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_mumbal.vnt
 TIMESTAMP: 20/08/2021 11:03:57 AM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



PROJECT
 WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
 25 - 27 WARRIWOOD ROAD, NSW 2102

CLIENT
 KNOWLES GROUP
DRAWING TITLE
 SITE PLAN - NORTHERN BOUNDARY

SCALE (A1) / DRAWN BY / CHECKED BY / PROJECT No. / DRAWING No. / REV
 1 : 200 / MZ / TM / 1510121 / DA - 021 / DA8



- LEGEND**
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DOCUMENTS
- CONCRETE FOOTPATH
 - STONE FOOTPATH
 - GARDEN
 - GRASS
 - PLANTER BOX
 - PERMEABLE PAVING / PARKING
 - PRIVATE OPEN SPACE - BALCONY / TERRACE
 - PRIVATE OPEN SPACE - GARDEN
 - TREE - PROPOSED
REFER TO LANDSCAPE PLAN FOR DETAILS
 - RAINWATER TANK -
REFER TO PLANS FOR LOCATIONS
 - WINDOW WITH BI-FOLD SHUTTERS
REFER TO DRAWING DA - 260

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

12.5m SETBACK LINE FROM TITLE BOUNDARY FOR 8.5m HEIGHT LIMIT FROM NGL

VIA ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
+61 3 8678 3300 / viaarchitects.com.au

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

REV	DESCRIPTION	DATE	BY
DA7	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA8	DEFERRED COMMENCEMENT ITEMS	13.11.2020	TM
DA9	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA10	DA AMENDMENT	17.12.2020	TM
DA11	DA AMENDMENT	28.01.2021	MZ
DA12	BASEMENT ENTRY AMENDMENT	23.04.2021	KS
DA13	PLATFORM LIFT & T111 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

PROJECT REF: C:\Users\mrbond\Documents\1510121 - ARCADE - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_mrbond.rvt
TIMESTAMP: 05/10/2021 1:03:47 PM

KEY PLAN

STATUS

DEVELOPMENT APPLICATION



PROJECT
WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED APARTMENT GROUND FLOOR PLAN / DWELLING LOWER LEVEL FLOOR PLAN

SCALE (8A1)
1 : 200

DRAWN BY
JC

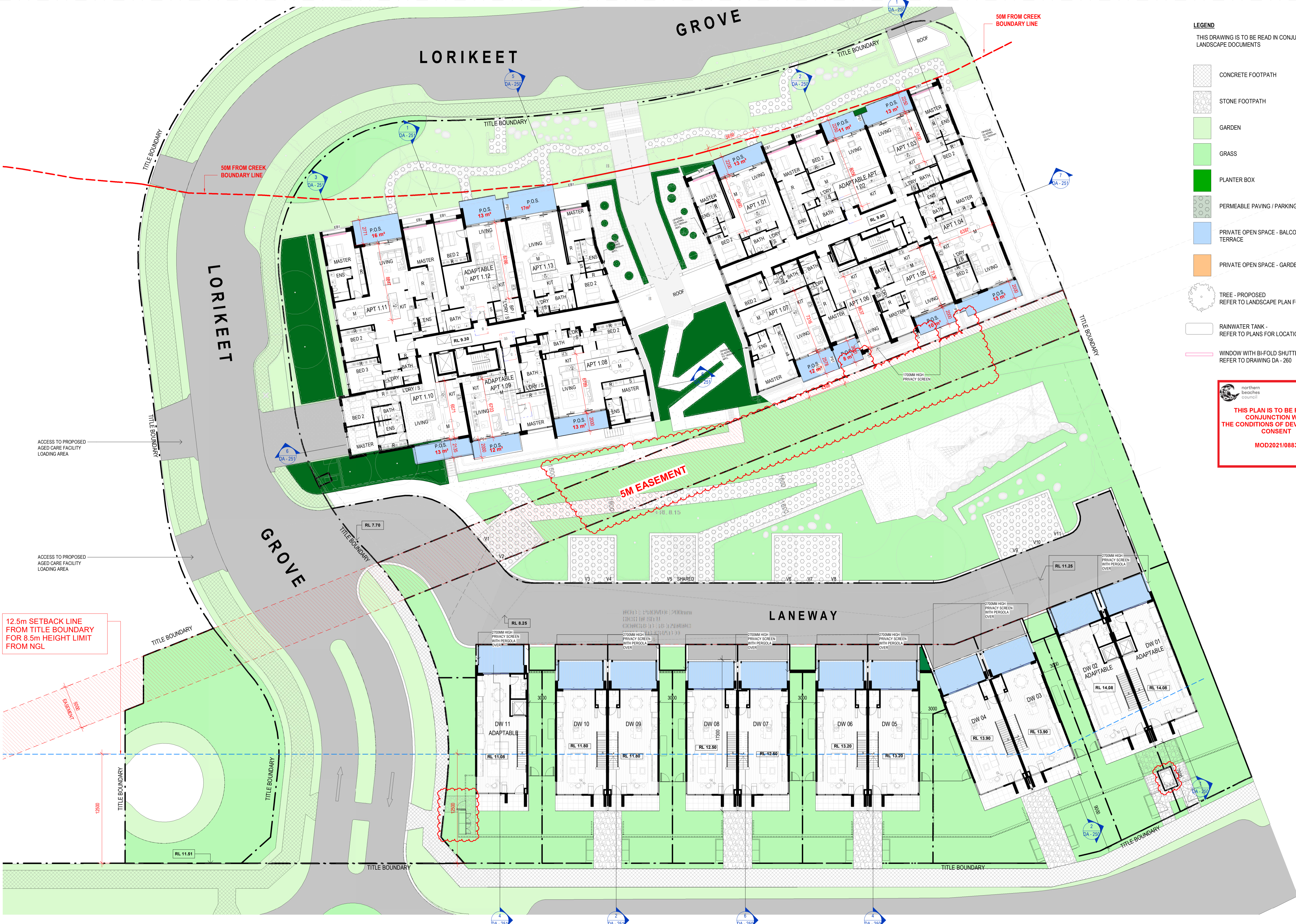
CHECKED BY
MA

PROJECT No.
1510121

DRAWING No.
DA - 100

REV
DA13

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. REQUIRED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



- LEGEND**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DOCUMENTS
- CONCRETE FOOTPATH
 - STONE FOOTPATH
 - GARDEN
 - GRASS
 - PLANTER BOX
 - PERMEABLE PAVING / PARKING
 - PRIVATE OPEN SPACE - BALCONY / TERRACE
 - PRIVATE OPEN SPACE - GARDEN
 - TREE - PROPOSED
REFER TO LANDSCAPE PLAN FOR DETAILS
 - RAINWATER TANK -
REFER TO PLANS FOR LOCATIONS
 - WINDOW WITH BI-FOLD SHUTTERS
REFER TO DRAWING DA - 260

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

12.5m SETBACK LINE FROM TITLE BOUNDARY FOR 8.5m HEIGHT LIMIT FROM NGL

REV	DESCRIPTION	DATE	BY
DA4	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA5	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA6	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA7	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA8	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA9	DA AMENDMENT	17.12.2020	TM
DA10	PLATFORM LIFT & T111 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

KEY PLAN STATUS

DEVELOPMENT APPLICATION



PROJECT
 WARRIEWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
 25 - 27 WARRIEWOOD ROAD, NSW 2102

CLIENT
 KNOWLES GROUP
DRAWING TITLE
 PROPOSED APARTMENT FIRST FLOOR PLAN / DWELLING MID LEVEL FLOOR PLAN
 PROJECT No. / DRAWING No. / REV
 1510121 / DA - 101 / DA10

SCALE (8A1)
 1 : 200
 DRAWN BY
 JC
 CHECKED BY
 MA

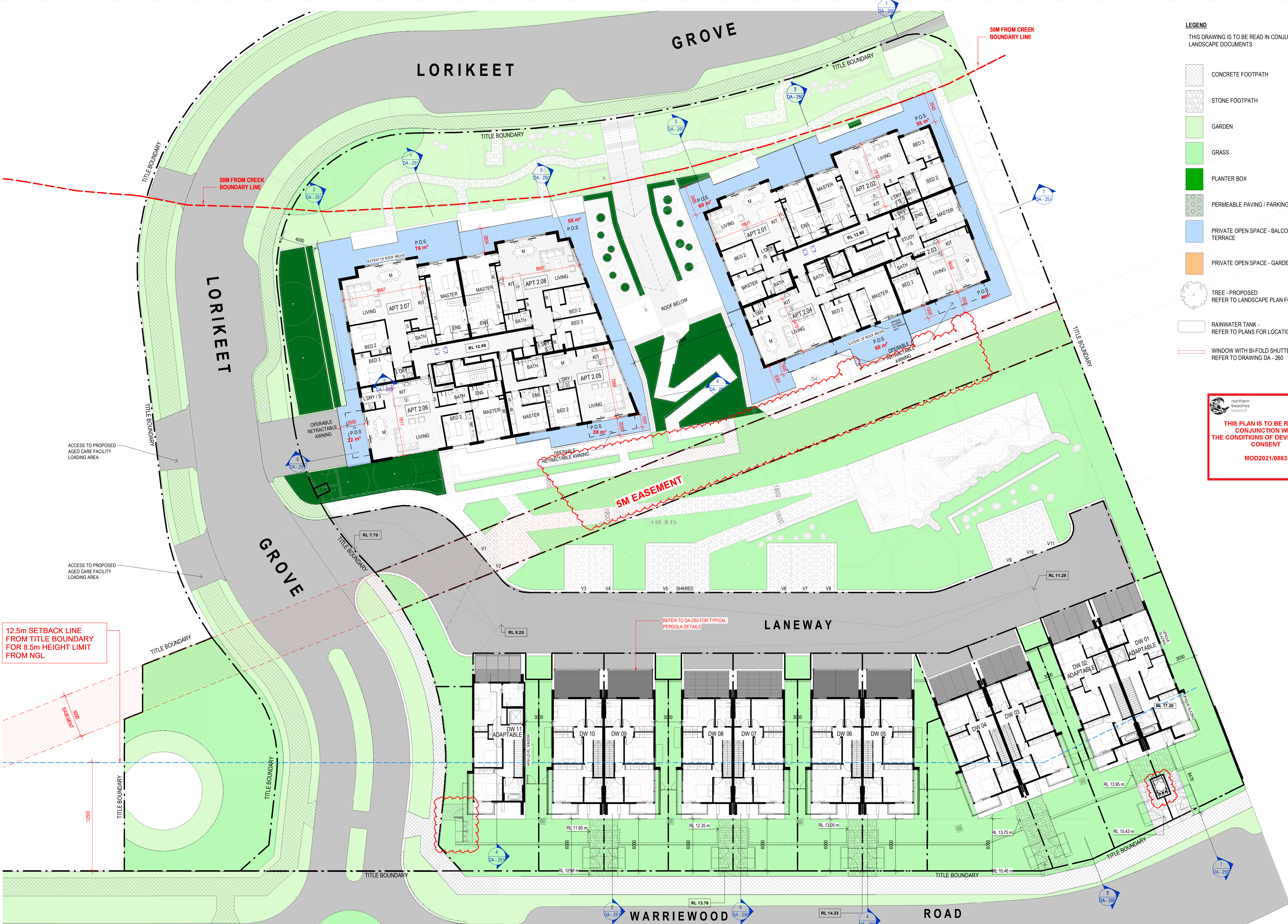
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. REQUIRED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALES. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

V I A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
 +61 3 8678 3300 / viarchitects.com.au

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

PROJECT REF: D:\Users\trinh\Documents\1510121 - ARCADE - WARRIEWOOD APT - DA PACKAGE_CENTRAL_19_M\kondragam.rvt
 TIME: 23/09/2021 3:25:58 PM



- LEGEND**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DOCUMENTS
- CONCRETE FOOTPATH
 - STONE FOOTPATH
 - GARDEN
 - GRASS
 - PLANTER BOX
 - PERMEABLE PAVING / PARKING
 - PRIVATE OPEN SPACE - BALCONY / TERRACE
 - PRIVATE OPEN SPACE - GARDEN
 - TREE - PROPOSED
REFER TO LANDSCAPE PLAN FOR DETAILS
 - RAINWATER TANK -
REFER TO PLANS FOR LOCATIONS
 - WINDOW WITH BI-FOLD SHUTTERS
REFER TO DRAWING DA - 260

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0883

12.5m SETBACK LINE FROM TITLE BOUNDARY FOR 8.5m HEIGHT LIMIT FROM NGL

REV	DESCRIPTION	DATE	BY
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA5	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA6	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA7	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA8	DA AMENDMENT	17.12.2020	TM
DA9	PLATFORM LIFT & T111 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

KEY PLAN STATUS
DEVELOPMENT APPLICATION

PROJECT
 WARRIEWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
 25 - 27 WARRIEWOOD ROAD, NSW 2102

SCALE (B/A1)
 1 : 200

DRAWN BY
 JC

CHECKED BY
 MA

CLIENT
 KNOWLES GROUP
DRAWING TITLE
 PROPOSED APARTMENT SECOND FLOOR PLAN / DWELLING UPPER LEVEL FLOOR PLAN

PROJECT No.
 1510121

DRAWING No.
 DA - 102

REV
 DA9

V I A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
 +61 3 8678 3300 / viaarchitects.com.au

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

PROJECT REF: D:\Users\trinh\Documents\1510121 - ARCADE - WARRIEWOOD APT - DA PACKAGE CENTRAL_19_M\kondragammi.rvt
 TIMESTAMP: 23/09/2021 3:26:21 PM

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. REQUIRED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



ROOF RELATIVE LEVEL SCHEDULE

APARTMENT BUILDING - NORTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	16.10	8.40	7.70
P2	16.10	8.00	8.10
P3	15.90	6.00	9.90
P4	15.90	6.05	9.85
P5	16.69	6.90	9.79
P6	16.70	7.10	9.60

DW 03

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	21.17	13.25	7.92
P2	21.11	11.75	9.36

APARTMENT BUILDING - SOUTH

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	15.61	7.75	7.86
P2	15.61	7.20	8.41
P3	15.40	5.35	10.05
P4	15.40	5.75	9.65
P5	16.17	6.50	9.67
P6	16.21	6.50	9.71

DW 04

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	21.17	13.00	8.17
P2	21.11	11.75	9.36

DW 01

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.80	9.01

DW 05

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.91	11.50	8.41
P2	19.91	11.25	8.66

DW 02

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	20.81	13.25	7.56
P2	20.81	11.75	9.06

DW 06

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.91	12.40	7.51
P2	19.91	11.25	8.66

DW 07

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.77	12.25	7.52
P2	19.71	10.75	8.96

DW 08

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	19.77	11.75	8.02
P2	19.71	10.51	9.2

DW 09

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	18.51	11.40	7.11
P2	18.51	10.25	8.26

DW 10

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	18.51	11.35	7.16
P2	18.51	10.00	8.51

DW 11

POINT REF.	RL (m)	EX NGL (m)	HEIGHT (m)
P1	18.37	10.75	7.62
P2	18.31	9.50	8.81

LEGEND
 H.P. HIGH POINT
 RL RELATIVE LEVEL
 T.O.P. TOP OF PARAPET

12.5m SETBACK LINE FROM TITLE BOUNDARY FOR 8.5m HEIGHT LIMIT FROM NGL

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

12.5m SETBACK LINE FROM TITLE BOUNDARY FOR 8.5m HEIGHT LIMIT FROM NGL

REV	DESCRIPTION	DATE	BY
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA5	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA6	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA7	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA8	DA AMENDMENT	17.12.2020	TM
DA9	PLATFORM LIFT & T111 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

PROJECT REF: D:\Users\trinh\Documents\1510121 - ARCADIA - WARRIWOOD APT - DA PACKAGE CENTRAL_19_M\kondragammi.rvt
 TIMESTAMP: 23/09/2021 3:27:03 PM

VIA ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
 +61 3 8678 3300 / viaarchitects.com.au

DEVELOPMENT APPLICATION

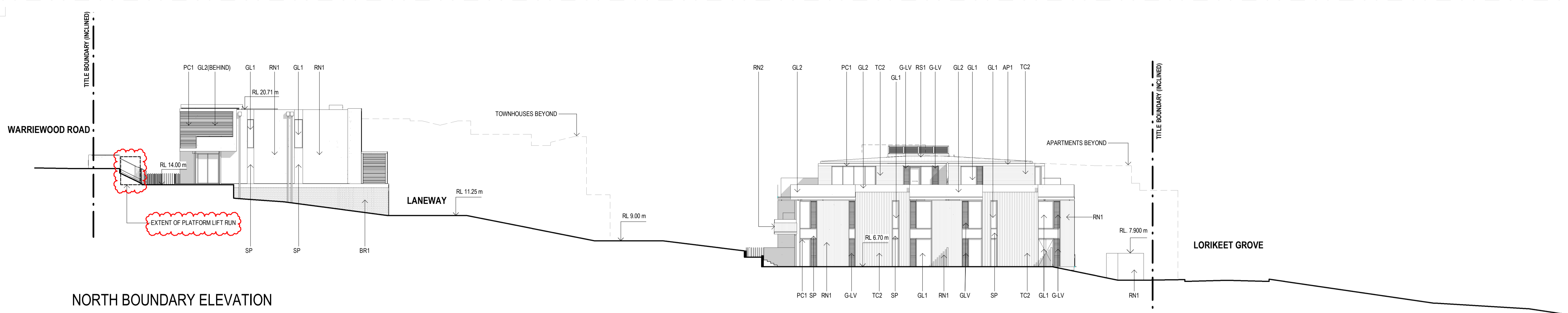
PROJECT
 WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
 25 - 27 WARRIWOOD ROAD, NSW 2102

CLIENT
 KNOWLES GROUP
DRAWING TITLE
 PROPOSED OVERALL ROOF PLAN

SCALE (@A1) 1:200 / DRAWN BY TM / CHECKED BY MA / PROJECT No. 1510121 / DRAWING No. DA-104 / REV DA9

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. REQUIRED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

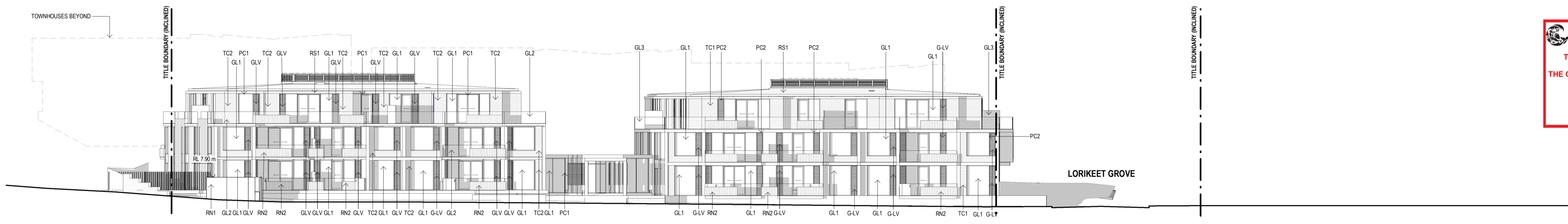


NORTH BOUNDARY ELEVATION

EXTERNAL FINISHES LEGEND

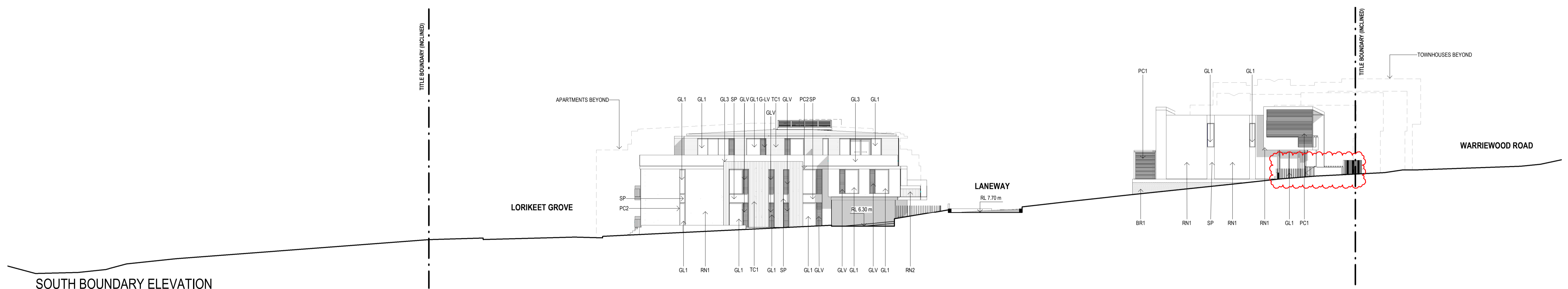
- TC1 ALUMINIUM TIMBER LOOK CLADDING - LIGHT TONE
- TC2 ALUMINIUM TIMBER LOOK CLADDING - DARK TONE
- RN1 RENDER FINISH 1 - MID TONE
- RN2 RENDER FINISH 2 - TEXTURED
- PC1 POWDERCOAT FINISH 1 - DARK
- PC2 POWDERCOAT FINISH 2 - LIGHT
- GL1 CLEAR GLASS
- GL2 GLASS BALUSTRADE
- GL3 GLASS BALUSTRADE - COPPER TINT
- GLV GLASS LOUVRE
- AP1 APPLIED FINISH - LIGHT GREY
- RS1 ROOF SHEET - COLOURBOND DARK GREY
- SP SPANDRAL PANEL - TO MATCH WINDOW FRAME
- BR1 BRICKWORK - DARK TONE

NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR DETAILS

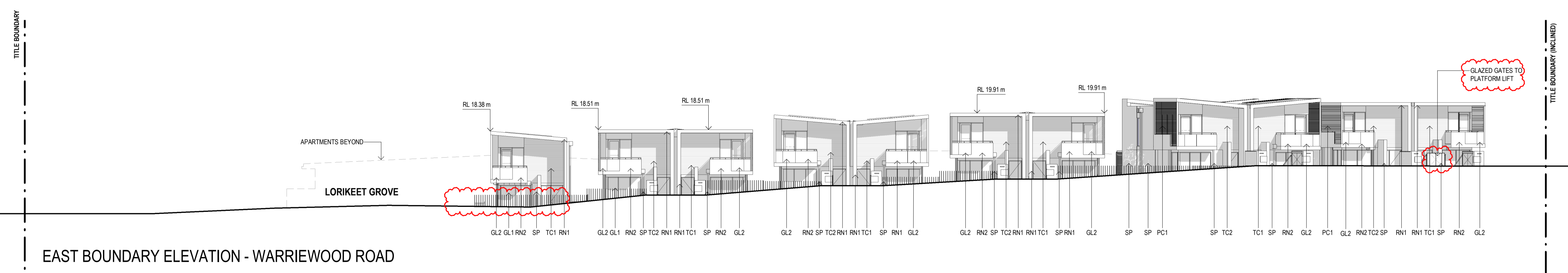


WEST BOUNDARY ELEVATION

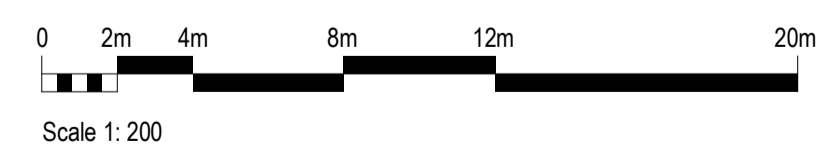
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883



SOUTH BOUNDARY ELEVATION



EAST BOUNDARY ELEVATION - WARRIWOOD ROAD



V / A ARCHITECTS

LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
+61 3 8678 3300 / viaarchitects.com.au

© COPYRIGHT 2019 VIA ARCHITECTS PTY LTD

REV	DESCRIPTION	DATE	BY
DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA5	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA6	DA AMENDMENT	17.12.2020	TM
DA7	PLATFORM LIFT & TH11 BIN ENCLOSURE AMENDMENT	20.08.2021	KS

PROJECT REF: C:\Users\mcaumb\Documents\1510121 - ARCADIA - WARRIWOOD APT - DA PACKAGE_CENTRAL_19_mcaumb\TMSAMP: 01/10/2021 12:37:30 PM

KEY PLAN STATUS
DEVELOPMENT APPLICATION

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.



PROJECT
WARRIWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIWOOD ROAD, NSW 2102

CLIENT
KNOWLES GROUP
DRAWING TITLE
PROPOSED ELEVATIONS

SCALE (BA1) 1:200 / DRAWN BY KC / CHECKED BY TM / PROJECT No. 1510121 / DRAWING No. DA-200 / REV DA7

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT RANGE	MATURE SPREAD RANGE
●	LARGE EVERGREEN TREES			
	Eg. <i>Angophora costata</i> <i>Corymbia maculata</i>	Smooth-barked Apple Spotted Gum	20.0m 20.0m	8-10.0m 8-10.0m
●	MEDIUM EVERGREEN TREES			
	Eg. <i>Tristanopsis laurina</i> <i>Baccharis citriodora</i>	Water Gum Lemon Ironwood	8.0m 8.0m	5.0m 4.0-5.0m
●	NARROW EVERGREEN TREES			
	Eg. <i>Syzygium australe</i> 'Pinnacle' <i>Hymenosporum flavum</i>	Lilly Pilly Pinnacle Native Frangipani	6.0-8.0m 10.0m	1.5m 4.0m
■	SHRUBS, TUFTED PLANTS & GROUNDCOVERS			
	Eg. <i>Acacia cognata</i> 'Winter Flame'	Wattle 'Winter Flame'	1.0m	1.0m
	<i>Arthropodium cirratum</i> 'Matapouri Bay'	Arthropodium 'Matapouri Bay'	1.0m	1.0m
	<i>Ajuga reptans</i> 'Blueberry Muffin'	Ajuga 'Blueberry Muffin'	Prostrate	0.5m
	<i>Bacopa diffusa</i> 'Yakima Blue'	Bacopa 'Yakima Blue'	Prostrate	0.45m
	<i>Buddleia 'CranRazz'</i>	Buddleia 'CranRazz'	1.5m	1.5m
	<i>Trachelospermum asiaticum</i>	Japanese Star Jasmine	3.0m	4.0m
	<i>Liriodendron muscari</i>	Turk Lily	0.5m	0.4m
	<i>Viola hederacea</i>	Ivy-leaved Violet	0.2m	0.3m
	<i>Westringia fruticosa</i>	Aussie Box	0.6m	0.6m
	<i>Lomandra longifolia</i> x <i>confertifolia</i>	Lime Tuft	0.5m	0.5m
	<i>Dietsia iridifolia</i>	Wild Iris	1.0m	1.0m
	<i>Grevillea juniperina</i> 'Prostrate Gold'	Grevillea 'Prostrate Gold'	Prostrate	1.5m
	<i>Crocosmia 'Coopers Classic'</i>	Crocosmia 'Coopers Classic'	0.6m	0.6m
	<i>Correa 'kusky bells'</i>	Dwarf Correa	1.0-1.5m	1.0m
<i>Correa 'Adorabell'</i>	Correa 'Adorabell'	1.0m	1.0m	
<i>Clivia miniata</i>	Kaffir Lily	0.4m	0.4m	
<i>Brachycome multifida</i>	Cut leaf Daisy	0.3m	0.5m	
<i>Myoporum parvifolium</i> 'Tine leaf'	Creeping Boobialla	Prostrate	1.5-2.0m	
<i>Murraya paniculata</i>	Orange Jessamine	2.0m	Clipped	
■	EVERGREEN CLIMBING PLANTS			
Eg. <i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	3.0-5.0m	3.0-5.0m	

DDA COMPLIANCE

- ALL WALKWAYS, RAMPS AND STEPS TO BE DESIGNED IN ACCORDANCE WITH AUSTRALIAN STANDARDS, TGS's, HANDRAILS & NON-SLIP NOSINGS TO BE PROVIDED WHERE REQUIRED.
- ALL WALKWAYS (GRADIENTS NO STEEPER THAN 1:20) ARE TO BE ABUTTED BY NGL FOR 600MM.
- WHERE A TURN OF 180° OCCURS ALONG A RAMP THE LANDING SHALL HAVE A DEPTH OF 1540MM (MIN).

DRAINAGE GRATES

SLOTTED OPENINGS SHALL BE NO GREATER THAN 13MM WIDE & ORIENTATED SO THAT THE LONG DIMENSION IS TRAVERSE TO THE DOMINANT DIRECTION OF TRAVEL.

LEGEND

- EXISTING TREES TO BE RETAINED
- ✗ EXISTING TREES TO BE REMOVED
- GRASS APPROVED GRASS MIXTURE 75mm APPROVED TOPSOIL 300mm CULTIVATED SUBGRADE
- P1 SURFACE FINISH TYPE 1 POROUS PAVING
- P2 SURFACE FINISH TYPE 2 EG. PEDESTRIAN PAVING - WATER-PAVE
- P3 SURFACE FINISH TYPE 3 EG. STONE CRAZY PAVING
- P4 SURFACE FINISH TYPE 4 EG. MODULAR PAVERS
- P5 SURFACE FINISH TYPE 5 EXPOSED AGGREGATE CONCRETE
- P6 SURFACE FINISH TYPE 6 PROPOSED GREY CONCRETE PATH
- P7 SURFACE FINISH TYPE 7 SOFTFALL MULCH
- P8 SURFACE FINISH TYPE 8 PEBBLES, REFER DETAIL
- P9 SURFACE FINISH TYPE 9 EG. PERMEABLE PAVING SLABS WITH GRASS GAPS
- P10 SURFACE FINISH TYPE 10 EG. PERMEABLE PAVING
- P11 SURFACE FINISH TYPE 11 EG. TIMBER DECKING
- GARDEN BED 75mm APPROVED MULCH 150mm APPROVED TOPSOIL 300mm CULTIVATED SUBGRADE
- RAISED IN SITU PLANTER BOX MIN. 75mm APPROVED MULCH BLENDED AND APPROVED SOIL MIX DRAINAGE LAYER, RAISED PLANTERS TO BE PROVIDED FOR ALL GARDEN AREAS ABOVE BASEMENT

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0883

Rev	Date	Description
H	05.10.2021	FINAL COUNCIL ISSUE
H P3	01.10.2021	PRELIMINARY COUNCIL ISSUE
H P2	29.09.2021	PRELIMINARY COUNCIL ISSUE
G	29.04.2021	COUNCIL ISSUE
F	23.03.2021	COUNCIL ISSUE
E	17.12.2020	COUNCIL ISSUE
D	27.05.2020	COUNCIL ISSUE
C	15.03.2019	COUNCIL ISSUE
B	29.10.2018	COUNCIL ISSUE
A	29.08.2017	Final Issue
-	11.08.2017	Final Issue

KNOWLES GROUP

23-27 WARRIEWOOD ROAD - WARRIEWOOD

LANDSCAPE PLAN - COMPOSITE GROUND, FIRST AND SECOND FLOOR

Scale: 1:200 @ A1 size

CDA Design Group Pty Ltd
Landscape Architecture
Urban Design
185 Forray Street
Canton Victoria 3053
T 03 9349 6862
F 03 9349 6877
E office@cddesigngroup.com.au

Project No. 17018
Date: JULY 2017
Drawn by: EG
Checked: TV
Drawing No. TP01H

- LIST OF REVISIONS**
- RE-ALIGNMENT OF PEDESTRIAN PATH
 - REVISED RAISED PLANTERS
 - REVISED PLANTING AREAS
 - REVISED SURFACE FINISH DESCRIPTIONS
 - REVISED CONFIGURATION FOR DW11
 - INCLUSION OF WHEELCHAIR LIFT AT DW01 AND DW02

**FOR TOWN PLANNING PURPOSES
NOT FOR CONSTRUCTION**

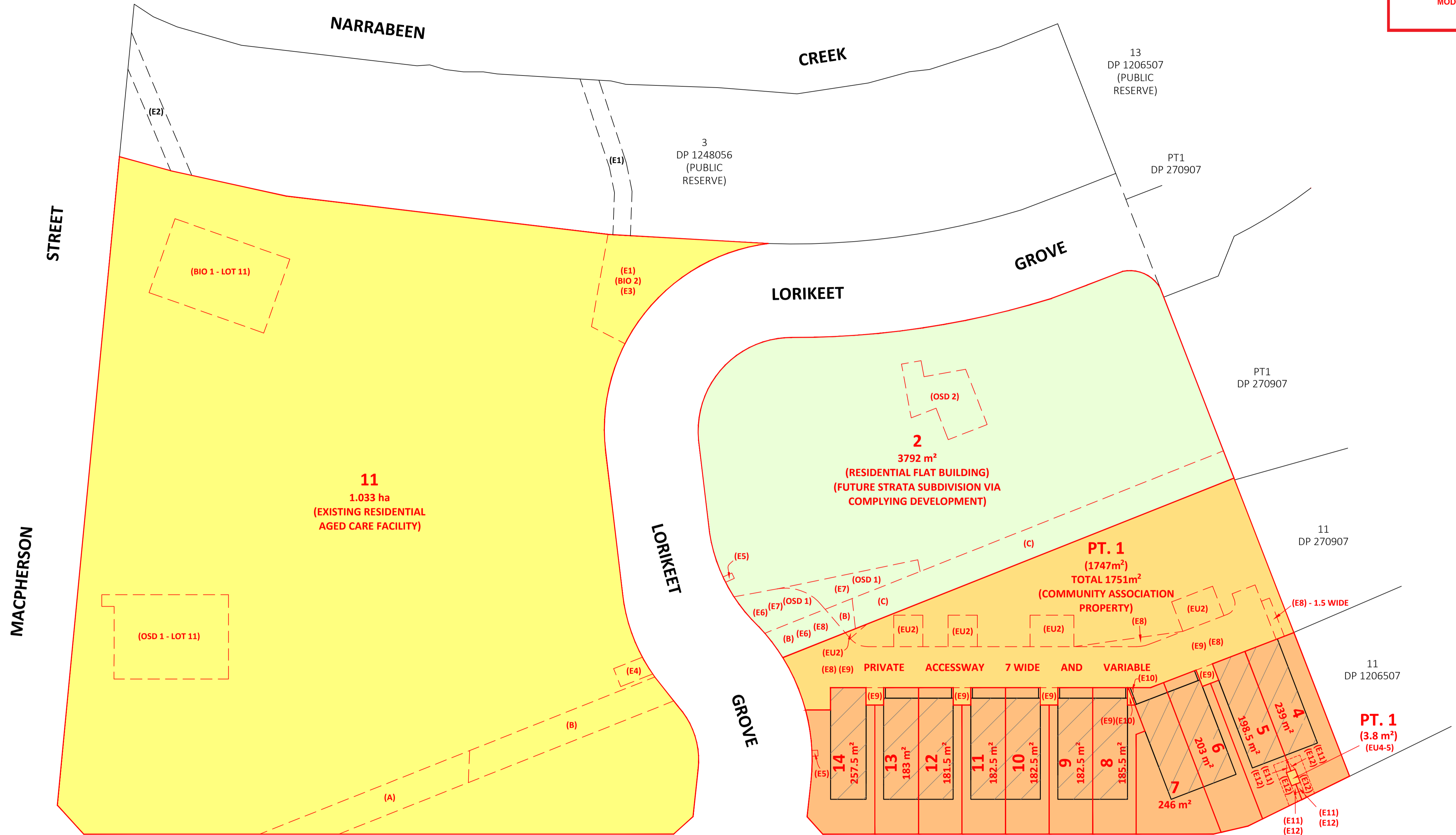


23-27 WARRIEWOOD ROAD - AGED CARE FACILITY

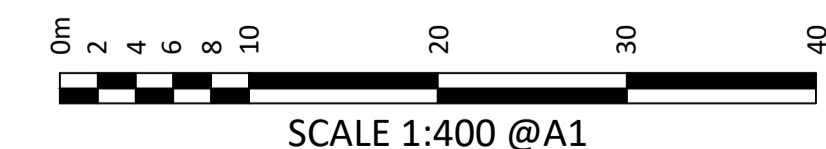
NOTES

- Do not scale from this plan.
- This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883



- (A) - Easement for sewerage purposes 5 wide (6390754)
- (B) - Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)
- (E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)
- (E2) - Easement for drainage of water 3 wide (DP 1248056)
- (E3) - Right of access variable width (DP 1248056)
- (E4) - Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) - Easement for services 1 wide (DP 1248056)
- (E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
- (E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
- (E8) - Easement for drainage of water 1.5, 7 wide and variable width
- (E9) - Easement for services 3, 7 wide and variable width
- (E10) - Easement for services and easement for drainage of water variable width
- (E11) - Right of access 0.8 wide and variable width
- (E12) - Easement for repairs 1.6, 2.4 wide and variable
- (EU2) - Exclusive use parking area (Lot 2)
- (EU4-5) - Exclusive use platform lift area (Lots 4 and 5)
- (BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)
- (BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)
- (OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)
- (OSD 1) - Site of below ground detention tank
- (OSD 2) - Site of below ground detention tank



CLIENT
KNOWLES GROUP

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS	--	LN	LN
D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN
C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN
B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM
A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM


 We make it easy. We make it happen.
 02 9651 2921
 info@surveyplus.com.au
 www.surveyplus.com.au

DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N . A

DRAWING TITLE

PROPOSED SUBDIVISION PLAN
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD

SCALE	1:400 @ A1
REVISION	E
SHEET	1 OF 6
REF	18442_SUB_1E

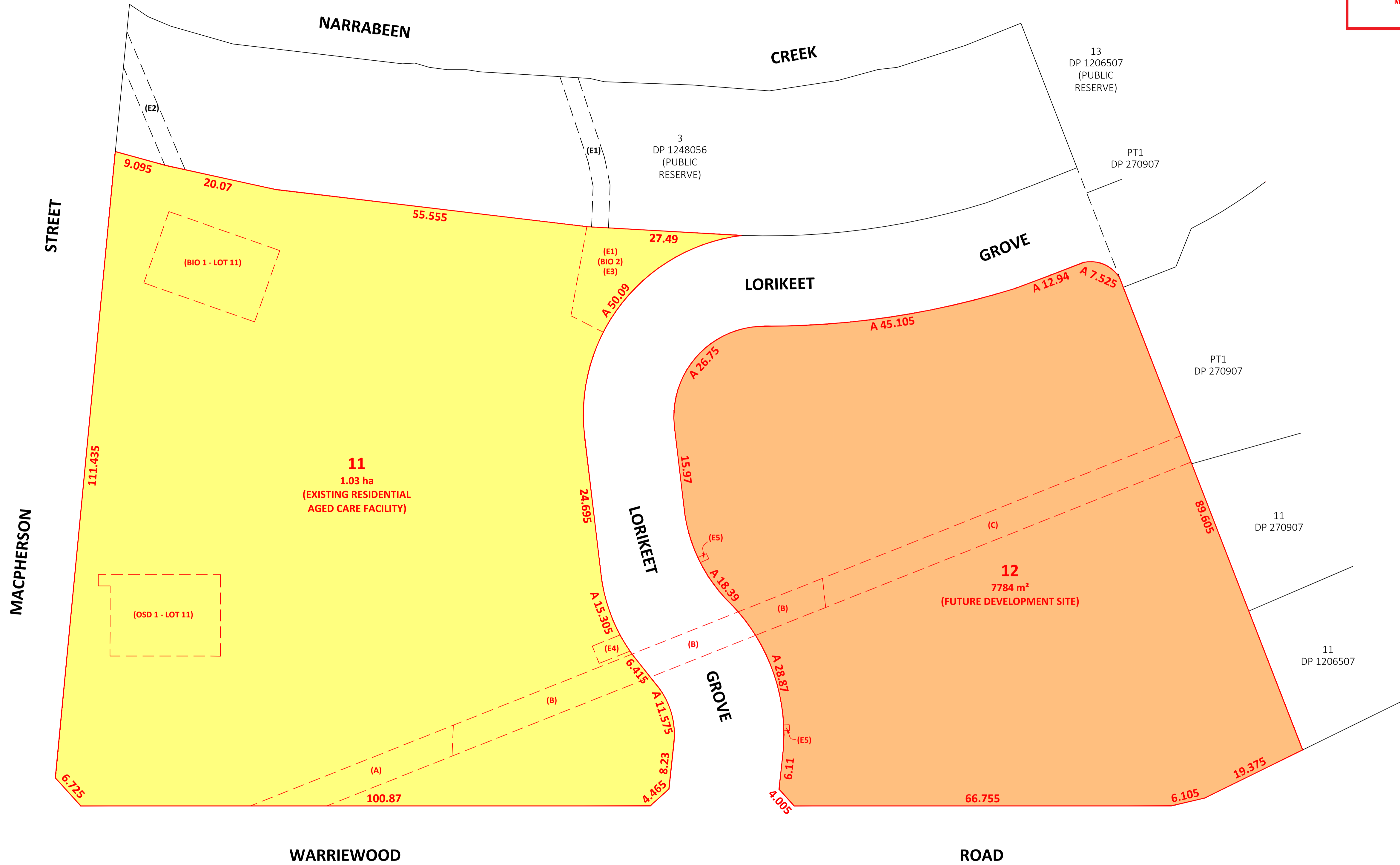
NOTES

- Do not scale from this plan.
- This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.

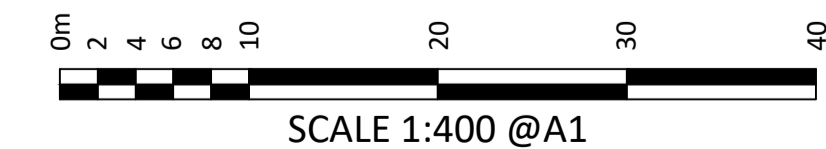
**STAGE 1
INITIAL FACILITATING SUBDIVISION OF 2 LOTS
INTO 2 LOTS (NO PHYSICAL WORKS)**

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

MOD2021/0883



- (A) - Easement for sewerage purposes 5 wide (6390754)
- (B) - Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)
- (E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)
- (E2) - Easement for drainage of water 3 wide (DP 1248056)
- (E3) - Right of access variable width (DP 1248056)
- (E4) - Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) - Easement for services 1 wide (DP 1248056)
- (BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)
- (BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)
- (OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)



CLIENT
KNOWLES GROUP

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS	--	LN	LN
D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN
C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN
B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM
A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM

surveyplus
land development consultants

We make it easy.
We make it happen.

02 9651 2921
info@surveyplus.com.au
www.surveyplus.com.au

DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N . A

DRAWING TITLE
**STAGE 1 - FACILITATING SUBDIVISION
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD**

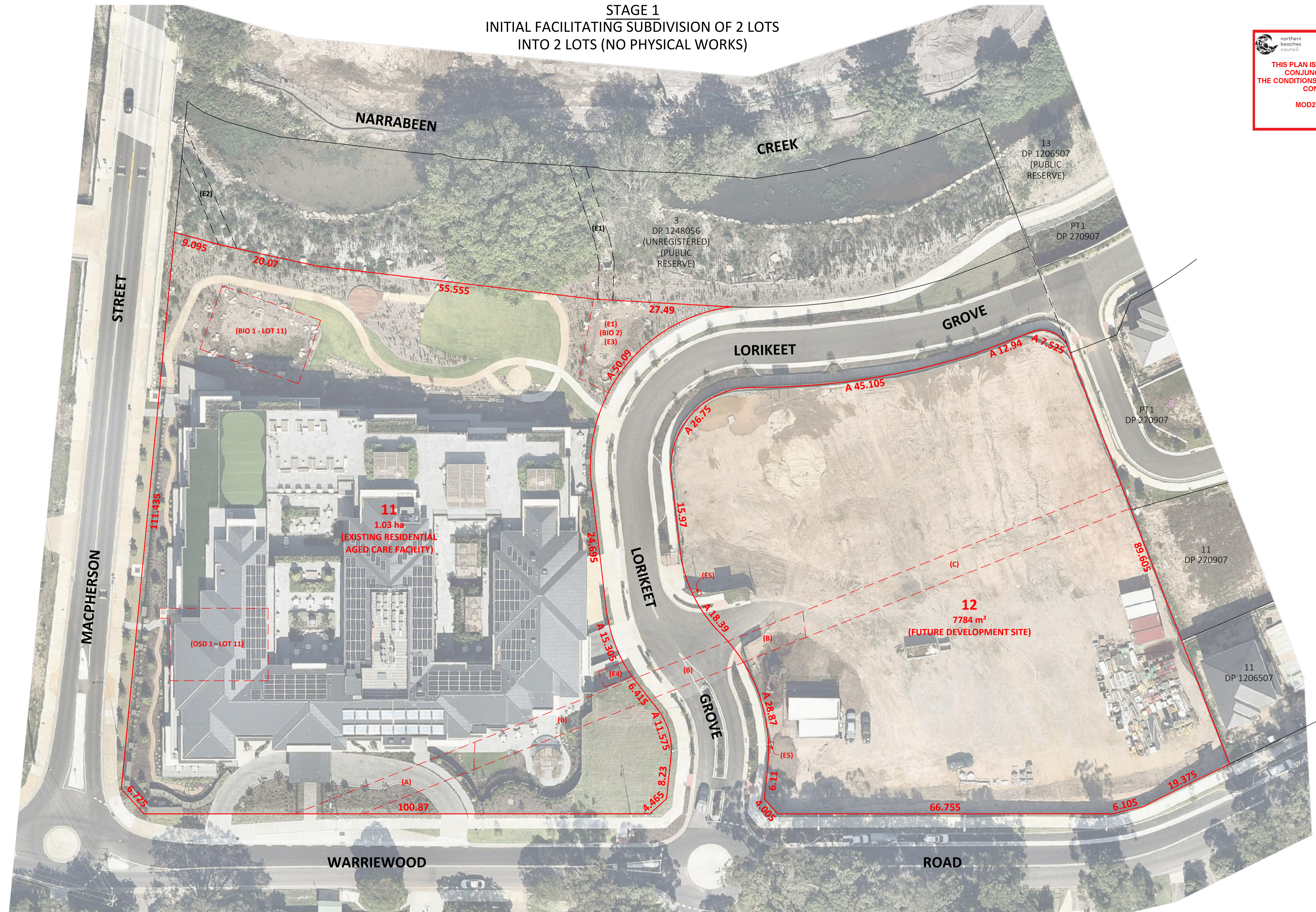
SCALE	1:400 @ A1
REVISION	E
SHEET	2 OF 6
REF	18442_SUB_1E

NOTES

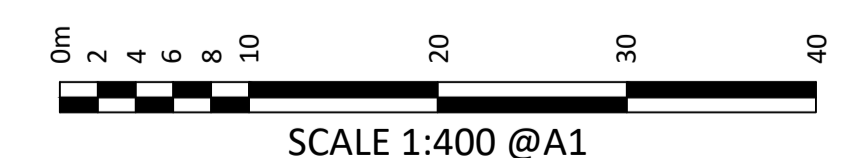
- Do not scale from this plan.
- This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.

**STAGE 1
INITIAL FACILITATING SUBDIVISION OF 2 LOTS
INTO 2 LOTS (NO PHYSICAL WORKS)**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0883



- (A) - Easement for sewerage purposes 5 wide (6390754)
- (B) - Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)
- (E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)
- (E2) - Easement for drainage of water 3 wide (DP 1248056)
- (E3) - Right of access variable width (DP 1248056)
- (E4) - Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) - Easement for services 1 wide (DP 1248056)
- (BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)
- (BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)
- (OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)



CLIENT
KNOWLES GROUP

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS	--	LN	LN
D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN
C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN
B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM
A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM

surveyplus
land development consultants
We make it easy. We make it happen.
02 9651 2921
info@surveyplus.com.au
www.surveyplus.com.au

DATE OF SURVEY	N/A
ORIGIN OF LEVELS	N/A
ORIGIN OF COORDS	N/A
CONTOUR INTERVAL	N/A

DRAWING TITLE
**STAGE 1 - FACILITATING SUBDIVISION
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD**

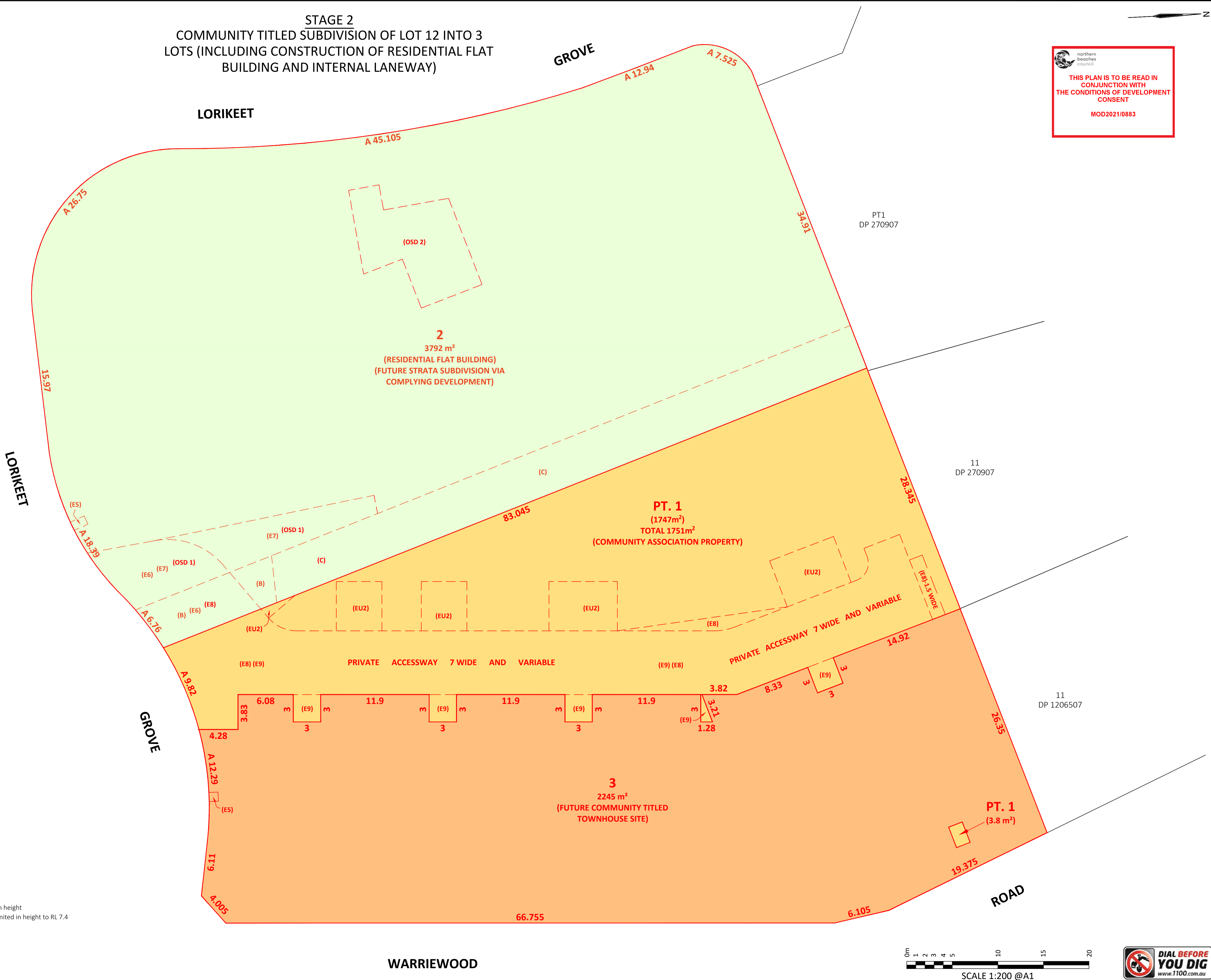
SCALE	1:400 @ A1
REVISION	E
SHEET	3 OF 6
REF	18442_SUB_1E

NOTES

- Do not scale from this plan.
- This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.

**STAGE 2
COMMUNITY TITLED SUBDIVISION OF LOT 12 INTO 3
LOTS (INCLUDING CONSTRUCTION OF RESIDENTIAL FLAT
BUILDING AND INTERNAL LANEWAY)**

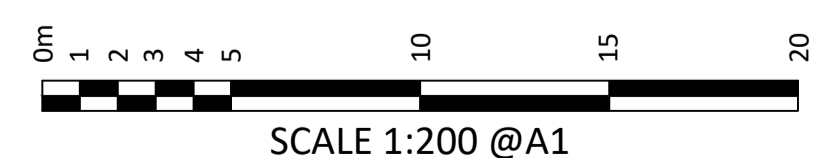

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**
MOD2021/0883




(B) - Easement for sewer 5 wide (U119261)
(C) - Easement for sewerage purposes 5 wide (6390839)
(E5) - Easement for services 1 wide (DP 1248056)

(E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
(E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
(E8) - Easement for drainage of water 1.5, 7 wide and variable width
(E9) - Easement for services 3, 7 wide and variable width
(EU2) - Exclusive use parking area (lot 2)
(OSD 1) - Site of below ground detention tank
(OSD2) - Site of below ground detention tank

WARRIEWOOD



CLIENT KNOWLES GROUP	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
	E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS	--	LN	LN
	D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	--	LN	LN
	C 3.5.2021	REVISE STAGING NUMBERS	--	LN	LN
	B 15.04.2020	PROPOSED EASEMENTS UPDATE	--	CE	JM
	A 07.04.2020	AS SURVEYED ON SITE	--	CE	JM


surveyplus
 land development consultants

We make it easy.
 We make it happen.
 02 9651 2921
 info@surveyplus.com.au
 www.surveyplus.com.au

DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N . A

DRAWING TITLE
STAGE 2 - COMMUNITY TITLED SUBDIVISION
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD

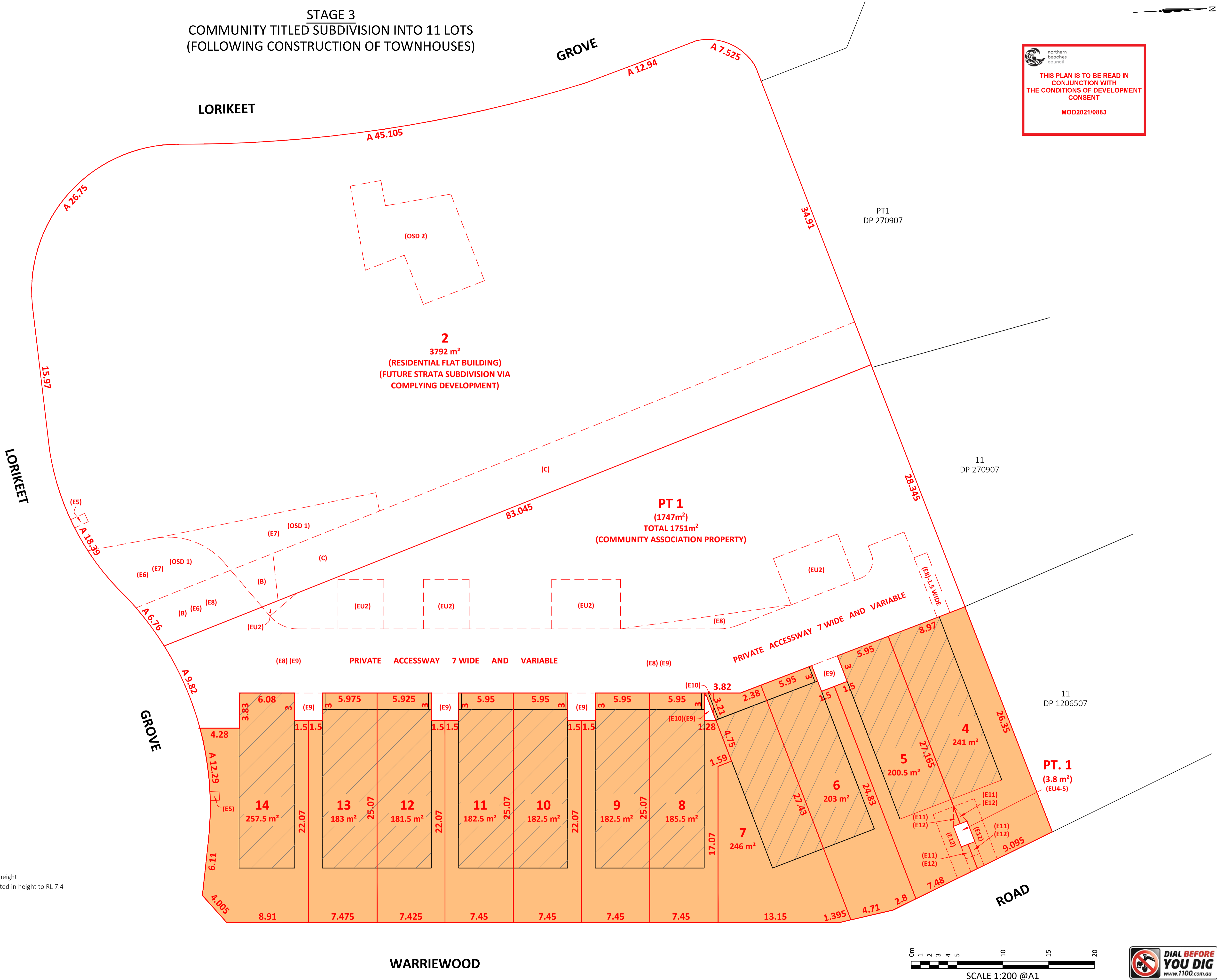
SCALE	1:200 @ A1
REVISION	E
SHEET	4 OF 6
REF	18442_SUB_1E

NOTES

- Do not scale from this plan.
- This plan shows a proposed subdivision layout for DA purposes and must not be used for any other purpose. The information shown is subject to change following input from the relevant regulatory authorities.
- Proposed areas shown may differ slightly from the area stated on the current Deposited Plan due to advances in technology since the date of registration of this plan. Areas shown on this plan were calculated using CAD software and have a higher degree of accuracy than the area shown on the current Deposited Plan which was calculated without the benefit of modern computers.
- Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. No boundaries have been surveyed or marked. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- All dimensions, areas and easements shown are approximate only and subject to site survey, regulatory approval, final survey and registration of the Plan of Subdivision at LRS NSW.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes form an integral part of this plan and must not be erased.

**STAGE 3
COMMUNITY TITLED SUBDIVISION INTO 11 LOTS
(FOLLOWING CONSTRUCTION OF TOWNHOUSES)**

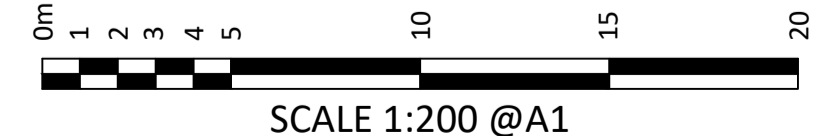
northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0883



(B) - Easement for sewer 5 wide (U119261)
(C) - Easement for sewerage purposes 5 wide (6390839)
(E5) - Easement for services 1 wide (DP 1248056)

(E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
(E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
(E8) - Easement for drainage of water 1.5, 7 wide and variable width
(E9) - Easement for services 3, 7 wide and variable width
(E10) - Easement for services and easement for drainage of water variable width
(E11) - Right of access 0.8 wide and variable width
(E12) - Easement for repairs 1.6, 2.4 wide and variable
(EU2) - Exclusive use parking area (Lot 2)
(EU4-5) - Exclusive use platform lift area (Lots 4 and 5)
(OSD 1) - Site of below ground detention tank
(OSD2) - Site of below ground detention tank

WARRIEWOOD



CLIENT	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
KNOWLES GROUP					
	E	15.09.2021	REVISE LOT 4 & 5 BOUNDARIES AND EASEMENTS	LN	LN
	D	3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	LN	LN
	C	3.5.2021	REVISE STAGING NUMBERS	LN	LN
	B	15.04.2020	PROPOSED EASEMENTS UPDATE	CE	JM
A	07.04.2020	AS SURVEYED ON SITE	CE	JM	

surveyplus
land development consultants

We make it easy.
We make it happen.

02 9651 2921
info@surveyplus.com.au
www.surveyplus.com.au

DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N . A

DRAWING TITLE
STAGE 3 - COMMUNITY TITLED SUBDIVISION
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD

SCALE	1:200 @ A1
REVISION	E
SHEET	5 OF 6
REF	18442_SUB_1E

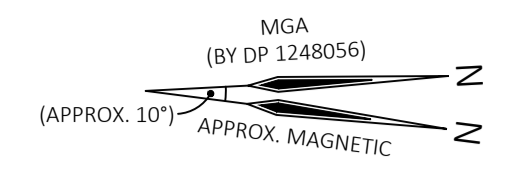
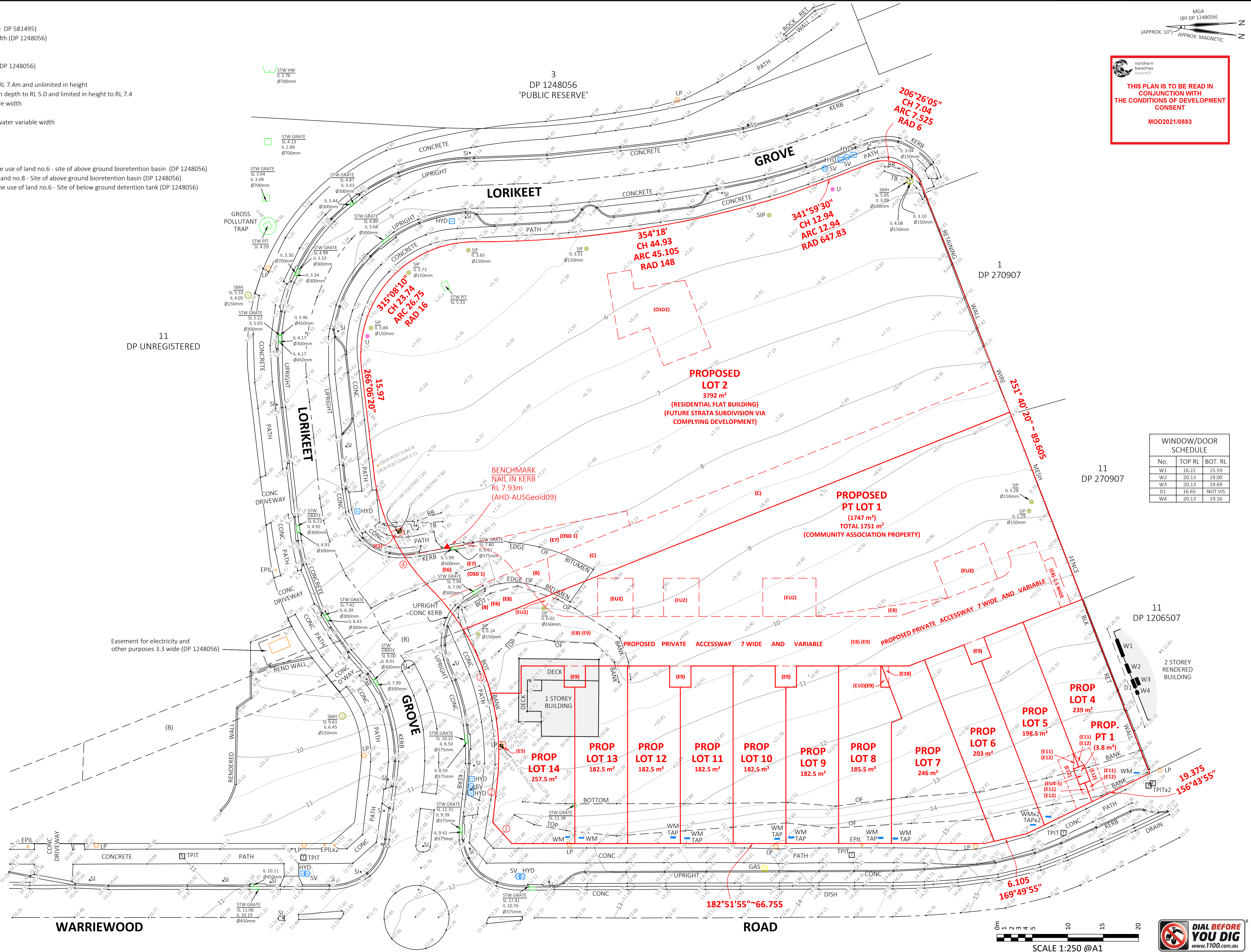
- (A) - Easement for sewerage purposes 5 wide (6390754)
- (B) - Easement for sewer 5 wide (U119261) (vide DP 581495)
- (C) - Easement for sewerage purposes 5 wide (6390839) (vide DP 581495)
- (E1) - Easement for drainage of water 3 wide and variable width (DP 1248056)
- (E2) - Easement for drainage of water 3 wide (DP 1248056)
- (E3) - Right of access variable width (DP 1248056)
- (E4) - Easement for electricity and other purposes 3.3 wide (DP 1248056)
- (E5) - Easement for services 1 wide (DP 1248056)
- (E6) - Right of carriageway variable width limited in depth to RL 7.4m and unlimited in height
- (E7) - Easement for drainage of water variable width limited in depth to RL 5.0 and limited in height to RL 7.4
- (E8) - Easement for drainage of water 1.5, 7 wide and variable width
- (E9) - Easement for services 3, 7 wide and variable width
- (E10) - Easement for services and easement for drainage of water variable width
- (E11) - Right of access 0.8 wide and variable width
- (E12) - Easement for repairs 1.6, 2.4 wide and variable
- (EU2) - Exclusive use parking area (Lot 2)
- (EU4-5) - Exclusive use platform lift area (Lots 4 and 5)
- (BIO 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - site of above ground bioretention basin (DP 1248056)
- (BIO 2) - Positive covenant no.9 and restriction on the use of land no.8 - Site of above ground bioretention basin (DP 1248056)
- (OSD 1 - LOT 11) - Positive covenant no.7 and restriction on the use of land no.6 - Site of below ground detention tank (DP 1248056)
- (OSD 1) - Site of below ground detention tank
- (OSD 2) - Site of below ground detention tank

NOTES

- Do not scale from this plan.
- The purpose of this Detail Survey plan is to show detail and levels for planning and design. Do not use the information shown for any other purpose.
- Plan coordinates have been determined from ground (real) distances and are related to an MGA (GDA20) grid point of origin. A scale factor must be applied to convert plan coordinates to true MGA (GDA20) grid coordinates.
- Contours are an indication of the topography and should only be used for planning purposes. Spot levels only should be used for detailed design.
- A preliminary fixation of subject site boundaries has been made. Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
- The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are approximate only.
- Building and feature descriptions are to be used for general identification purposes only and may require further investigation.
- No services search has been undertaken. Only those services visible at the time of survey have been located. It is recommended to contact Dial Before You Dig and the relevant service authority prior to commencement of any work.
- Only those windows visible and unobscured from within the subject property on the date of survey have been located.
- The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file.
- This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
- These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

LEGEND

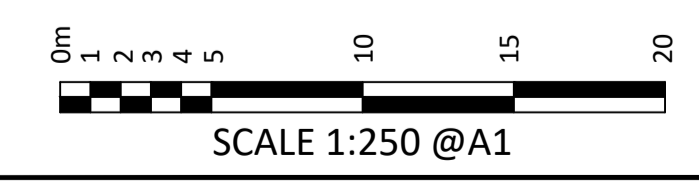
BB	- Bottom of Bank
EBOX	- Electricity Fuse Pillar
EPIL	- Electrical Pillar
FL	- Floor Level
G XX.XX	- Gutter RL XX.XX
GAS	- Gas Point
HYD	- Hydrant
IL XX.XX	- Invert Level RL XX.XX
LP	- Light Pole
R XX.XX	- Ridge/Roof RL XX.XX
SIP	- Sewer Inspection Point
SL XX.XX	- Surface Level RL XX.XX
SMH	- Sewer Manhole
STW	- Stormwater
SV	- Stop Valve
TAP	- Water Tap
TB	- Top of Bank
TPIT	- Telecommunication Pit
U	- Unknown Service
WM	- Water Meter
SS	- Kerb subsoil flush point



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

WINDOW/DOOR SCHEDULE

No.	TOP RL	BOT. RL
W1	16.22	15.59
W2	20.13	19.00
W3	20.13	19.69
D1	16.65	NOT VIS
W4	20.13	19.16



CLIENT
KNOWLES GROUP

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	CHECKED BY
E 15.09.2021	REVISE LOT 4 & 5 BOUNDARIES & EASEMENTS	LN	LN	LN
D 3.5.2021	REVISE LOT 4 & 5 BOUNDARIES	LN	LN	LN
C 3.5.2021	REVISE STAGING NUMBERS	LN	LN	LN
B 15.04.2020	PROPOSED EASEMENTS UPDATE	CE	CE	JM
A 07.04.2020	INITIAL ISSUE	DB	CE	MG / JM

surveyplus
land development consultants

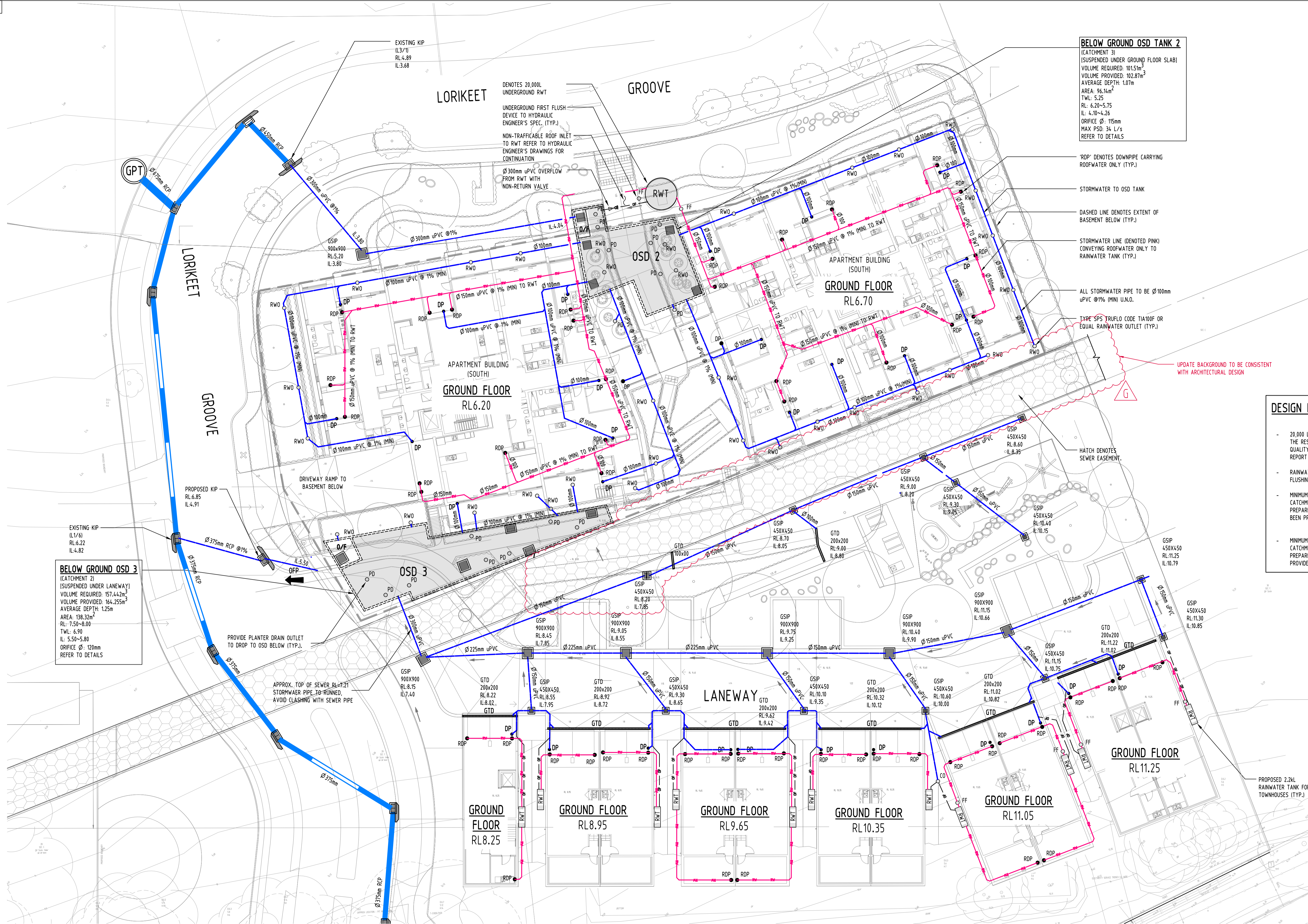
02 9651 2921
info@surveyplus.com.au
www.surveyplus.com.au

We make it easy.
We make it happen.

DATE OF SURVEY	23.01.2019 & 16.04.2021
ORIGIN OF LEVELS	SSM 24645 RL 12.360 (AHD-AUSGeoid2020)
ORIGIN OF COORDS	SSM 24645 (MGA-GDA20)
CONTOUR INTERVAL	0.5m

DETAIL SURVEY PLAN
PROP. SUBDIVISION OF LOT 1 & LOT 2 DP 1248056
No. 23-27 WARRIEWOOD ROAD, WARRIEWOOD

SCALE 1:250 @ A1
 REVISION E
 SHEET 6 OF 6
 REF 18442_SUB_1E



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883

BELOW GROUND OSD TANK 2
 (CATCHMENT 3)
 (SUSPENDED UNDER GROUND FLOOR SLAB)
 VOLUME REQUIRED: 101.51m³
 VOLUME PROVIDED: 102.87m³
 AVERAGE DEPTH: 1.07m
 AREA: 96.14m²
 TWL: 5.25
 RL: 6.20-5.75
 IL: 4.10-4.26
 ORIFICE Ø: 150mm
 MAX PSD: 34 L/S
 REFER TO DETAILS

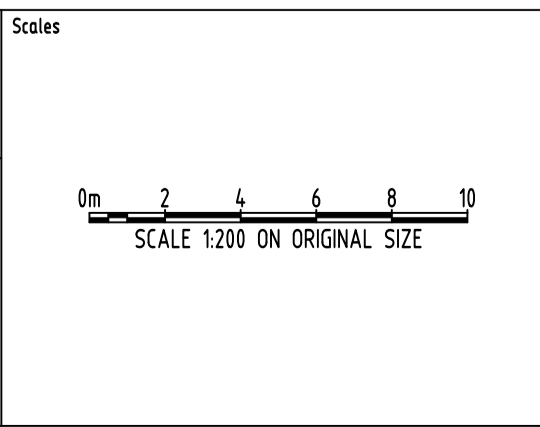
BELOW GROUND OSD 3
 (CATCHMENT 2)
 (SUSPENDED UNDER LANEWAY)
 VOLUME REQUIRED: 157.44m³
 VOLUME PROVIDED: 164.25m³
 AVERAGE DEPTH: 1.25m
 AREA: 138.32m²
 TWL: 7.50-8.00
 RL: 7.50-8.00
 IL: 5.50-5.80
 ORIFICE Ø: 120mm
 REFER TO DETAILS

- DESIGN NOTES:**
- 20,000 LITRES RAINWATER TANK TO BE PROVIDED FOR THE RESIDENTIAL FLAT BUILDING AS A PART OF WATER QUALITY COMMITMENT; AS PER WATER MANAGEMENT REPORT PREPARED BY 'S&G CONSULTANTS P/L'
 - RAINWATER REUSE TO BE USED FOR LAUNDRY, TOILET FLUSHING & WATERING THE LANDSCAPE AREA PURPOSES.
 - MINIMUM 157.44m³ OF OSD VOLUME IS REQUIRED FOR CATCHMENT 2 AS PER WATER MANAGEMENT REPORT PREPARED BY 'S&G CONSULTANTS P/L'; WHICH HAS BEEN PROVIDED THROUGH 'OSD TANK - 2'
 - MINIMUM 101.51m³ OF OSD VOLUME IS REQUIRED FOR CATCHMENT 3 AS PER WATER MANAGEMENT REPORT PREPARED BY 'S&G CONSULTANTS P/L'; WHICH HAS BEEN PROVIDED THROUGH 'OSD TANK - 3'

Issue	Date	Status	By	Check	Rev
G	28.09.21	2			
F	31.08.21	2			
E	03.05.21	2			
D	26.05.20	2			
C	15.05.20	2			
B	05.05.20	2			
A	30.04.20	2			
P3	24.02.20	1			
P2	17.01.20	1			

Discipline	Drawing Title and Number	Date	Rev
MS	MS	28.09.21	2
MS	MS	28.09.21	2
MS	MS	28.09.21	2
MS	MS	28.09.21	2
MS	MS	28.09.21	2

Discipline	Checked	SH	DATE
MS	MS	SH	28.09.21
MS	MS	SH	28.09.21
MS	MS	SH	28.09.21
MS	MS	SH	28.09.21



CLIENT
THE KNOWLES GROUP- ARCADE

ARCHITECT
V/A ARCHITECTS
 LEVEL 3, 377 LONSDALE STREET
 +61 3 8678 3300
 v/aarchitects.com.au

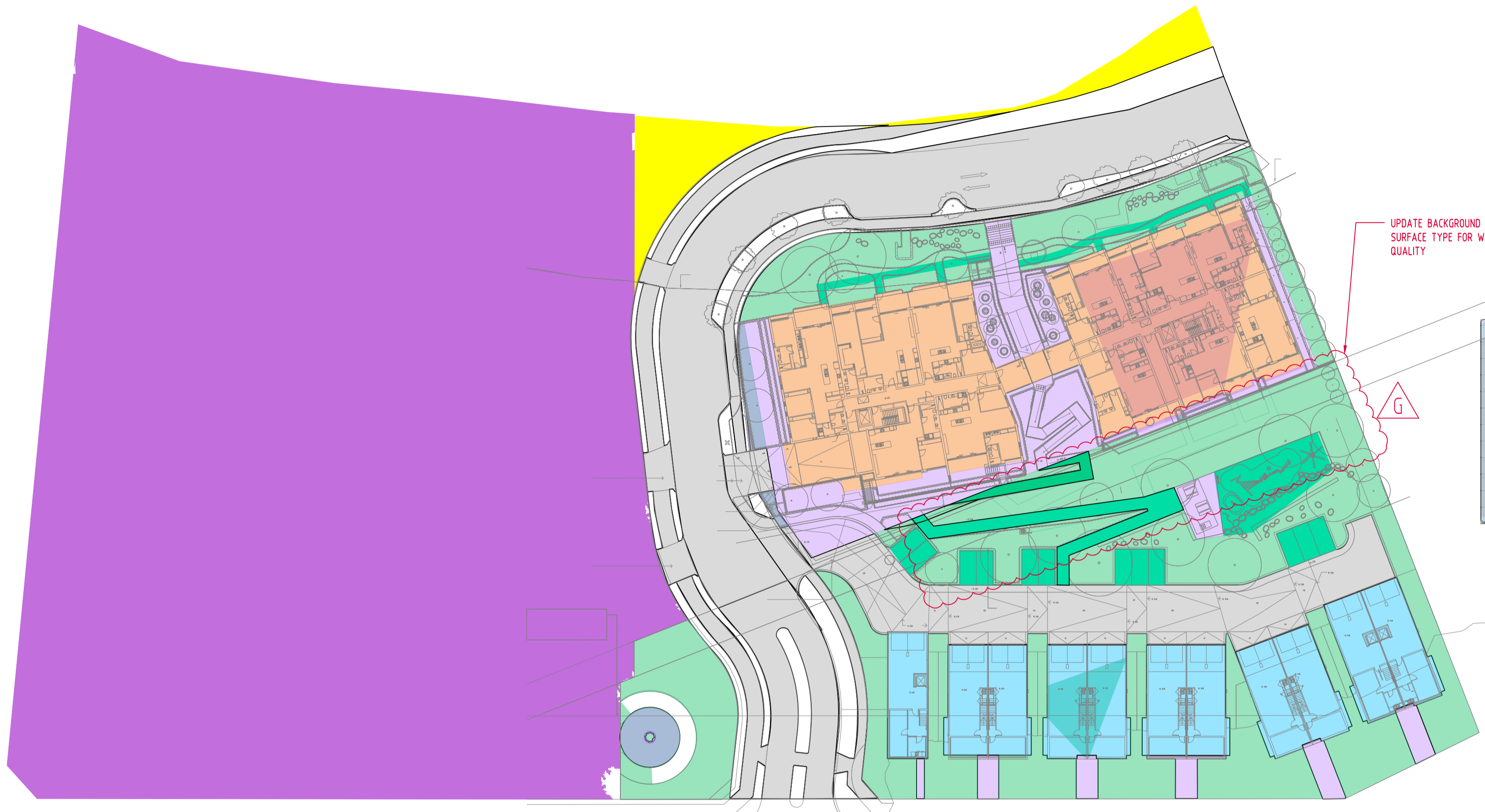
SGC
 Suite 5.03, Level 5,
 156 PACIFIC HIGHWAY,
 ST. LEONARDS, NSW 2065
 T: +61 2 8883 4239
 Email: office@sgce.com.au
 Web: www.sgce.com.au

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
 25-27 WARRIEWOOD ROAD,
 WARRIEWOOD - STAGE II

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	3 OF 8	1:200 @ A1

Project No	Drawing No	Revision No
20160112	SW201	G

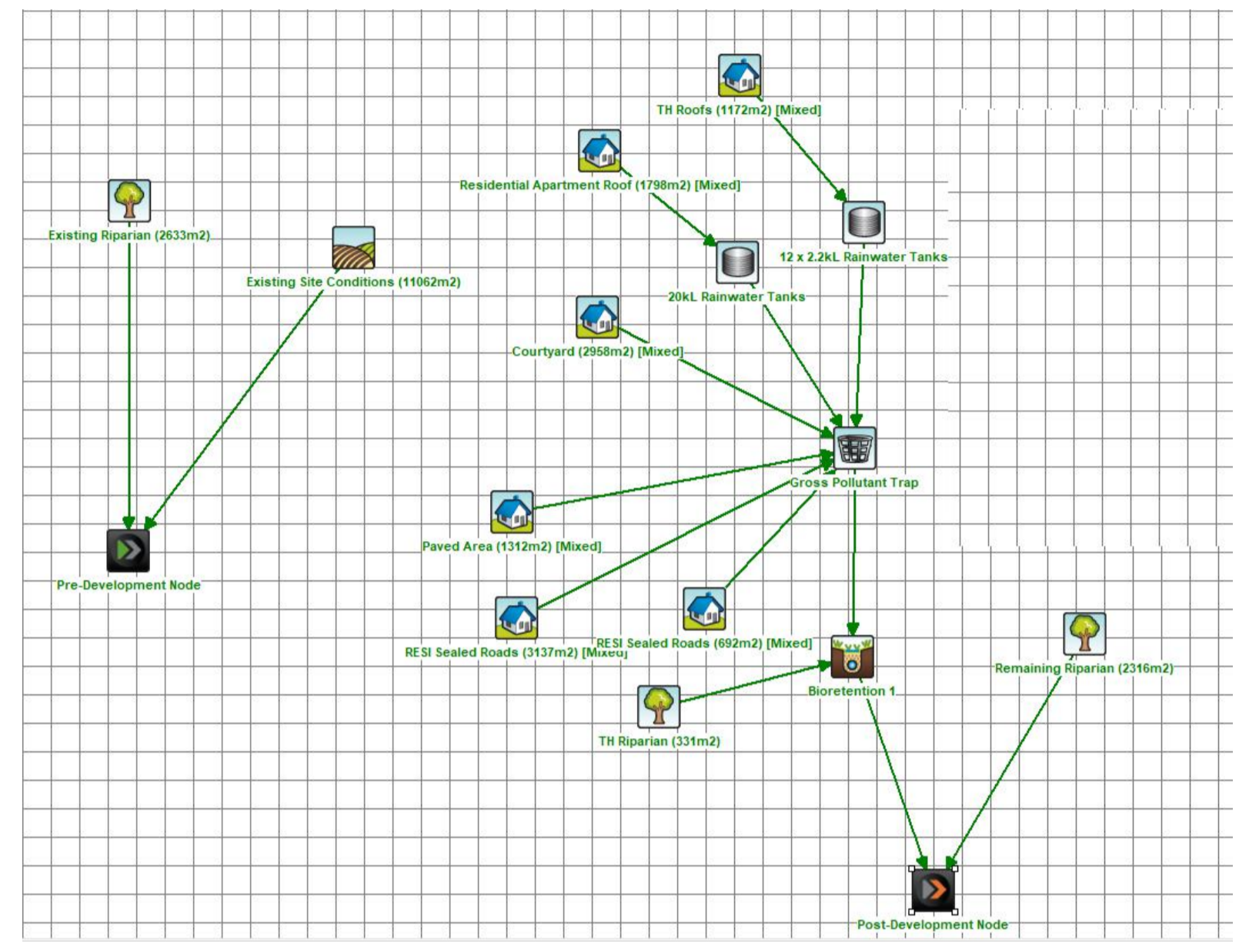
northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2021/0883



UPDATE BACKGROUND AND SURFACE TYPE FOR WATER QUALITY

Treatment Train Effectiveness - Post-Development Node			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	12.5	6.71	46.2
Total Suspended Solids (kg/yr)	2090	297	85.8
Total Phosphorus (kg/yr)	4.33	1.01	76.7
Total Nitrogen (kg/yr)	24.6	9.26	62.3
Gross Pollutants (kg/yr)	227	0	100

Include Pre-Development



MUSIC MODEL AND RESULT
 NOT TO SCALE

TOWNHOUSES CATCHMENT (BIORETENTION 1) STAGE 1

- RIPARIAN ZONE INTO BIO 1. AREA: 331m², 100% PERVIOUS (OUTSIDE STAGE 2 SITE AREA)
- SEALED ROADS LANDSCAPE INTO GPT & BIO 1. AREA: 692m², 100% PERVIOUS
- SEALED ROADS INTO GPT & BIO 1. AREA: 2217m², 100% IMPERVIOUS

AGEDCARE (AC) CATCHMENT (BIORETENTION 2)

- AREA WHICH MUSIC MODEL HAS BEEN APPROVED IN DA N0611/16

TOWNHOUSE CATCHMENT (BIORETENTION 1) STAGE 2

- AREA WHICH MUSIC MODEL HAS BEEN APPROVED IN DA N0611/16
- COURTYARD INTO GPT & BIO 1. AREA: 2828m², 100% PERVIOUS
- RESIDENTIAL APARTMENT ROOF INTO 20000L RWT, GPT & BIO 1. AREA: 1798m², 100% IMPERVIOUS
- 11 TOWNHOUSES ROOF INTO 11x2200L RWT, GPT & BIO 1. AREA: 180m², 100% IMPERVIOUS
- SEALED ROADS INTO GPT & BIO 1. AREA: 770.3m², 100% IMPERVIOUS
- PAVED AREA INTO GPT & BIO 1. AREA: 1082m², 100% IMPERVIOUS
- PERMEABLE PAVING INTO GPT & BIO 1. AREA: 547m², 100% PERVIOUS

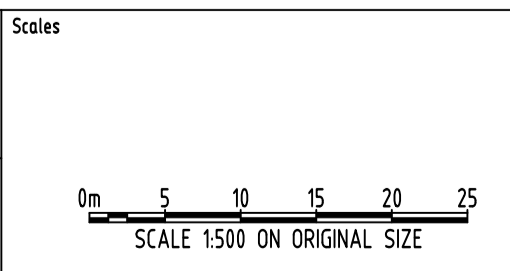
STAGE 2 MUSIC CATCHMENT SUMMARY

TOTAL PERVIOUS AREA EXCLUDING ROADS (m2)	TOTAL SITE AREA EXCLUDING ROADS (m2)	PERVIOUS (%) (OF STAGE 2 SITE AREA)
3353	8187	41.00

Issue No	Issue Title	MS	Date	Rev	Status
G	ISSUE FOR S4.55 / UPDATE ARCHITECTURAL PLANS	MS	28.09.21	2	Reference Coordination Drawing
F	ISSUE FOR S4.55 / UPDATE ARCHITECTURAL PLANS	MS	31.08.21	2	
E	ISSUE FOR S4.55	MS	03.05.21	2	Discipline
D	ISSUE FOR DA	MS	26.05.20	2	ARCH
C	ISSUE FOR DA	MS	15.05.20	2	ARCH
B	ISSUE FOR DA	RJ	05.05.20	2	STRUCT
A	ISSUE FOR DA	RJ	30.04.20	2	MEECH
P3	PRELIMINARY ISSUE	MS	24.02.20	1	ELEC
P2	PRELIMINARY ISSUE	MS	17.01.20	1	HYD
Issue	Last revision title	by	Date	Status	FRG

Discipline	Checked	SH	DATE
DRAWN	MS	DATE	28.09.21
CHECKED	SH	DATE	28.09.21
DESIGNED	MS	DATE	28.09.21
VERIFIED	SH	DATE	28.09.21
APPROVED	SH	DATE	28.09.21

WARNING: THE DESIGN DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&G CONSULTANTS PTY LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&G CONSULTANTS PTY LTD



CLIENT
THE KNOWLES GROUP- ARCADE

ARCHITECT
V/A ARCHITECTS
 LEVEL 3, 377 LONSDALE STREET
 +61 3 9678 3300
 v/aarchitects.com.au

Suite 5.03, Level 5,
 156 PACIFIC HIGHWAY,
 ST. LEONARDS, NSW 2065
 T: +61 2 8883 4239
 Email: office@sgce.com.au
 Web: www.sgce.com.au

A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
 25-27 WARRIEWOOD ROAD,
 WARRIEWOOD - STAGE II

Drawing Status	FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Drawing Title	STORMWATER CONCEPT DESIGN MUSIC CATCHMENT PLAN
Project No	20160112
Drawing No	SW500
Revision No	G
Grid	-
Datum	A.H.D.
Sheet	8 OF 8
Scale (at original size)	1500 @ A1

DATE PLOTTED: 29 September 2021 3:48 PM BY: SGC/MAC/0 DATE PLOTTED: 29 September 2021 3:48 PM BY: SGC/MAC/0