

(A) Easement for Sewerage Purposes  
5 wide (vide 7011923)  
(B) Easement for Sewerage Purposes  
5 wide (vide 6579349)  
(C) Easement for Sewerage Purposes  
5 wide (vide 6750395)

5017  
DP1071760  
PUBLIC  
RESERVE

A  
DP 358765

5016  
DP1071760

LORIKEET  
GROVE

D P 2 7 0 4 2 6

D P 2 7 0 4 2 6

D P 2 7 0 4 2 6

D P  
5011

1 0 7 1 7 6 0  
5012

5013

D P 2 7 0 4 2 6

5014  
DP1071760



WARRIEWOOD  
ROAD

ROAD

APPROVED PITTWATER COUNCIL  
DEVELOPMENT CONSENT PLANS  
NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT

106  
PUBLIC RESERVE  
1944m<sup>2</sup>

105  
RESIDUE  
4150m<sup>2</sup>

LORIKEET  
GROVE

319

101

319

102

306

103

304

104

NOTE  
AREAS AND DIMENSIONS ARE APPROXIMATE ONLY

2  
DP 1115877

## STAGE 1 SUBDIVISION

PLAN OF PROPOSED SUBDIVISION  
OF LOT 1 DP1115877  
WARRIEWOOD ROAD, WARRIEWOOD

|     |               |                        |                          |                                                                                                                                                                         |                                                                                                                     |                     |                                                                                  |                                                                                                                                                                            |
|-----|---------------|------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F   | SURVEYED      | DATUM                  | SCALES                   | <b>PROUST &amp; GARDNER</b><br>CONSULTING PTY LIMITED<br>SURVEYORS & PLANNERS<br>406 Pacific Highway<br>PO Box 132<br>DX 22410<br>Lindfield NSW 2070<br>ACN 093 044 407 | Tel: 9416 1335<br>Fax: 9416 3845<br>Email: <a href="mailto:png@png.com.au">png@png.com.au</a><br>ABN 74 093 044 407 | JOB No. 22441       | CLIENT<br>ABAX Contracting Pty. Ltd.                                             | <b>PLAN OF PROPOSED SUBDIVISION<br/>OF LOT 1 DP1115877<br/>WARRIEWOOD ROAD, WARRIEWOOD</b><br><small>File: \122441 Warriewood Road Warriewood\Drawings\22441-1.dwg</small> |
| E   | DRAWN W.H.    | ORIGIN                 | A1 - 1:250<br>A3 - 1:500 |                                                                                                                                                                         |                                                                                                                     | DATE 2 Sept 2008    | PROPERTY DESCRIPTION<br>Lot 1 D.P.1115877<br>No.81 Warriewood Road<br>WARRIEWOOD |                                                                                                                                                                            |
| D   | APPROVED P.G. | R.L.<br>SOURCE<br>DATE |                          |                                                                                                                                                                         |                                                                                                                     | PLAN No. 22441-SUB1 |                                                                                  |                                                                                                                                                                            |
| C   | DATE          |                        |                          |                                                                                                                                                                         |                                                                                                                     | SHEET 1 OF 1 SHEETS |                                                                                  |                                                                                                                                                                            |
| B   |               |                        |                          |                                                                                                                                                                         |                                                                                                                     |                     |                                                                                  |                                                                                                                                                                            |
| A   | AMENDMENT     |                        |                          |                                                                                                                                                                         |                                                                                                                     |                     |                                                                                  |                                                                                                                                                                            |
| No. |               |                        |                          |                                                                                                                                                                         |                                                                                                                     |                     |                                                                                  |                                                                                                                                                                            |



CALCULATIONS  
OVERALL SITE AREA = 4163.30sqm

LOT 2

ALLOTMENT AREA = 301.80sqm  
GROUND FLOOR AREA  
Living area = 77.56sqm  
Garage area = 34.50sqm  
Alfresco area = 10.66sqm  
Porch area = 2.95sqm  
Total Ground Floor area = 125.61sqm  
FIRST FLOOR AREA  
Living area = 105.43sqm  
Balcony area = 5.85sqm  
Total First Floor area = 111.28sqm  
TOTAL FLOOR AREA = 236.89sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 87.75sqm

LOT 3

ALLOTMENT AREA = 318.30sqm  
GROUND FLOOR AREA  
Living area = 90.03sqm  
Garage area = 33.97sqm  
Alfresco area = 8.89sqm  
Porch area = 1.55sqm  
Total Ground Floor area = 134.47sqm  
FIRST FLOOR AREA  
Living area = 105.46sqm  
Balcony area = 3.55sqm  
Total First Floor area = 109.01sqm  
TOTAL FLOOR AREA = 243.48sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 82.00sqm

LOT 4

ALLOTMENT AREA = 303.05sqm  
GROUND FLOOR AREA  
Living area = 92.45sqm  
Garage area = 33.97sqm  
Alfresco area = 8.89sqm  
Total Ground Floor area = 135.91sqm  
FIRST FLOOR AREA  
Living area = 114.87sqm  
Balcony area = 7.52sqm  
Total First Floor area = 122.39sqm  
TOTAL FLOOR AREA = 258.30sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 93.91sqm

LOT 5

ALLOTMENT AREA = 301.40sqm  
GROUND FLOOR AREA  
Living area = 92.45sqm  
Garage area = 33.97sqm  
Alfresco area = 8.89sqm  
Total Ground Floor area = 135.91sqm  
FIRST FLOOR AREA  
Living area = 114.87sqm  
Balcony area = 7.52sqm  
Total First Floor area = 122.39sqm  
TOTAL FLOOR AREA = 258.30sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 92.34sqm

LOT 6

ALLOTMENT AREA = 430.00sqm  
GROUND FLOOR AREA  
Living area = 92.45sqm  
Garage area = 33.97sqm  
Alfresco area = 8.89sqm  
Total Ground Floor area = 135.91sqm  
FIRST FLOOR AREA  
Living area = 114.87sqm  
Balcony area = 7.52sqm  
Total First Floor area = 122.39sqm  
TOTAL FLOOR AREA = 258.30sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 189.73sqm

LOT 7

ALLOTMENT AREA = 534.80sqm  
GROUND FLOOR AREA  
Living area = 103.29sqm  
Garage area = 33.29sqm  
Alfresco area = 13.80sqm  
Total Ground Floor area = 153.58sqm  
FIRST FLOOR AREA  
Living area = 124.76sqm  
Balcony area = 6.79sqm  
Total First Floor area = 131.55sqm  
TOTAL FLOOR AREA = 285.13sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 267.88sqm

LOT 8

ALLOTMENT AREA = 319.40sqm  
GROUND FLOOR AREA  
Living area = 103.29sqm  
Garage area = 33.29sqm  
Alfresco area = 13.80sqm  
Total Ground Floor area = 153.58sqm  
FIRST FLOOR AREA  
Living area = 124.76sqm  
Balcony area = 6.79sqm  
Total First Floor area = 131.55sqm  
TOTAL FLOOR AREA = 285.13sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

LOT 9

ALLOTMENT AREA = 320.10sqm  
GROUND FLOOR AREA  
Living area = 103.29sqm  
Garage area = 33.29sqm  
Alfresco area = 13.80sqm  
Total Ground Floor area = 153.58sqm  
FIRST FLOOR AREA  
Living area = 124.76sqm  
Balcony area = 6.79sqm  
Total First Floor area = 131.55sqm  
TOTAL FLOOR AREA = 285.13sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

LOT 10

ALLOTMENT AREA = 320.10sqm  
GROUND FLOOR AREA  
Living area = 103.29sqm  
Garage area = 33.29sqm  
Alfresco area = 13.80sqm  
Total Ground Floor area = 153.58sqm  
FIRST FLOOR AREA  
Living area = 124.76sqm  
Balcony area = 6.79sqm  
Total First Floor area = 131.55sqm  
TOTAL FLOOR AREA = 285.13sqm  
PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

LOT 11

ALLOTMENT AREA = 317.99sqm  
GROUND FLOOR AREA  
Living area = 85.21sqm  
Garage area = 36.02sqm  
Alfresco area = 9.73sqm  
Total Ground Floor area = 134.40sqm  
FIRST FLOOR AREA  
Living area = 106.61sqm  
Balcony area = 5.85sqm  
Total First Floor area = 112.46sqm  
TOTAL FLOOR AREA = 246.86sqm  
PRIVATE COURTYARD (inc Alfresco) = 62.51sqm

LOT 12

ALLOTMENT AREA = 305.27sqm  
GROUND FLOOR AREA  
Living area = 85.07sqm  
Garage area = 33.19sqm  
Alfresco area = 8.89sqm  
Total Ground Floor area = 129.45sqm  
FIRST FLOOR AREA  
Living area = 107.06sqm  
Balcony area = 5.85sqm  
Total First Floor area = 112.89sqm  
TOTAL FLOOR AREA = 242.34sqm  
PRIVATE COURTYARD (inc Alfresco) = 83.77sqm



C:\Documents and Settings\Administrator\My Documents\ALHRA 3.pln

# Alkira Homes

A NEW GENERATION

REVISION : A 28/8/2010  
Provide rainwater tanks 3000litre

**APPROVED DEVELOPMENT CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor.

**I.L. New & Associates MBDA, NSW**  
BSC LICENCE No. 20388  
Unit 25 No. 11 Romford Rd  
Kings Park, NSW 2148  
Telephone: (02) 9671 6860  
Facsimile: (02) 9671 4331

For:  
ABAX Contracting  
Project Name:  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD, WARRIEWOOD

Drawing Title:  
- SITE PLAN  
SITE PLAN

Scale: as noted  
Status: DA  
Project No:  
**2010:137**

Date:  
Checked By:  
Layout No.:  
**1of17A**

Plot Date: 31/08/2010

PITTWATER COUNCIL
   
 APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
   
 CONJUNCTION WITH THE CONDITIONS OF
   
 DEVELOPMENT CONSENT

**Figure 8**
  
 SHEET 1 OF 2 SHEETS

**HOUSING DETAIL**
  
**GROUND FLOOR**
  
**LOT 105 LORIKEET GROVE**
  
 DATE 2 SEPT 2010 PLAN NO 22441/HD 1

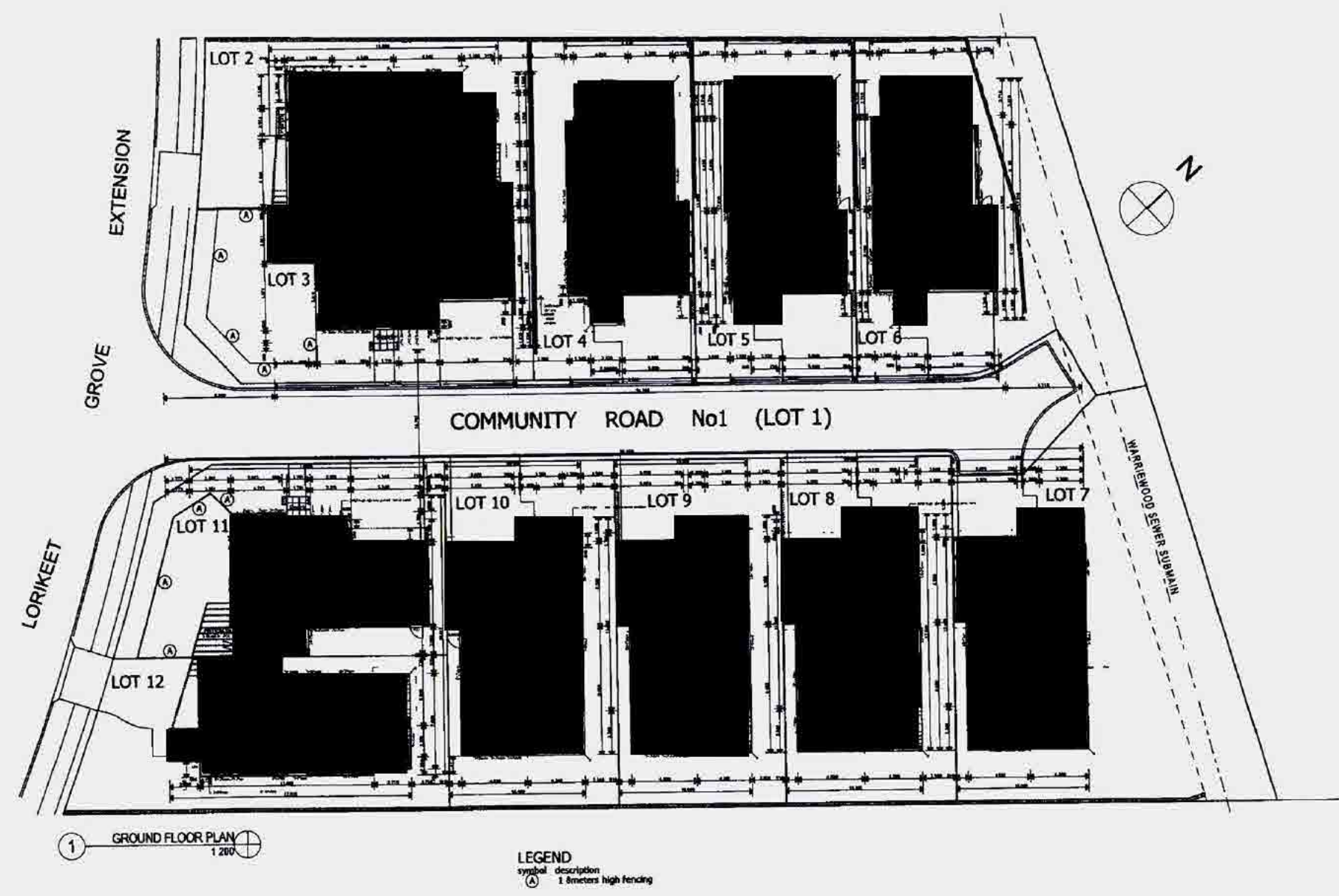
The builder shall check and verify all dimensions and
   
 levels and verify all errors and omissions to the
   
 Architect. Do not scale the drawings. Drawings shall
   
 not be used for construction purposes until issued
   
 by the Architect for construction

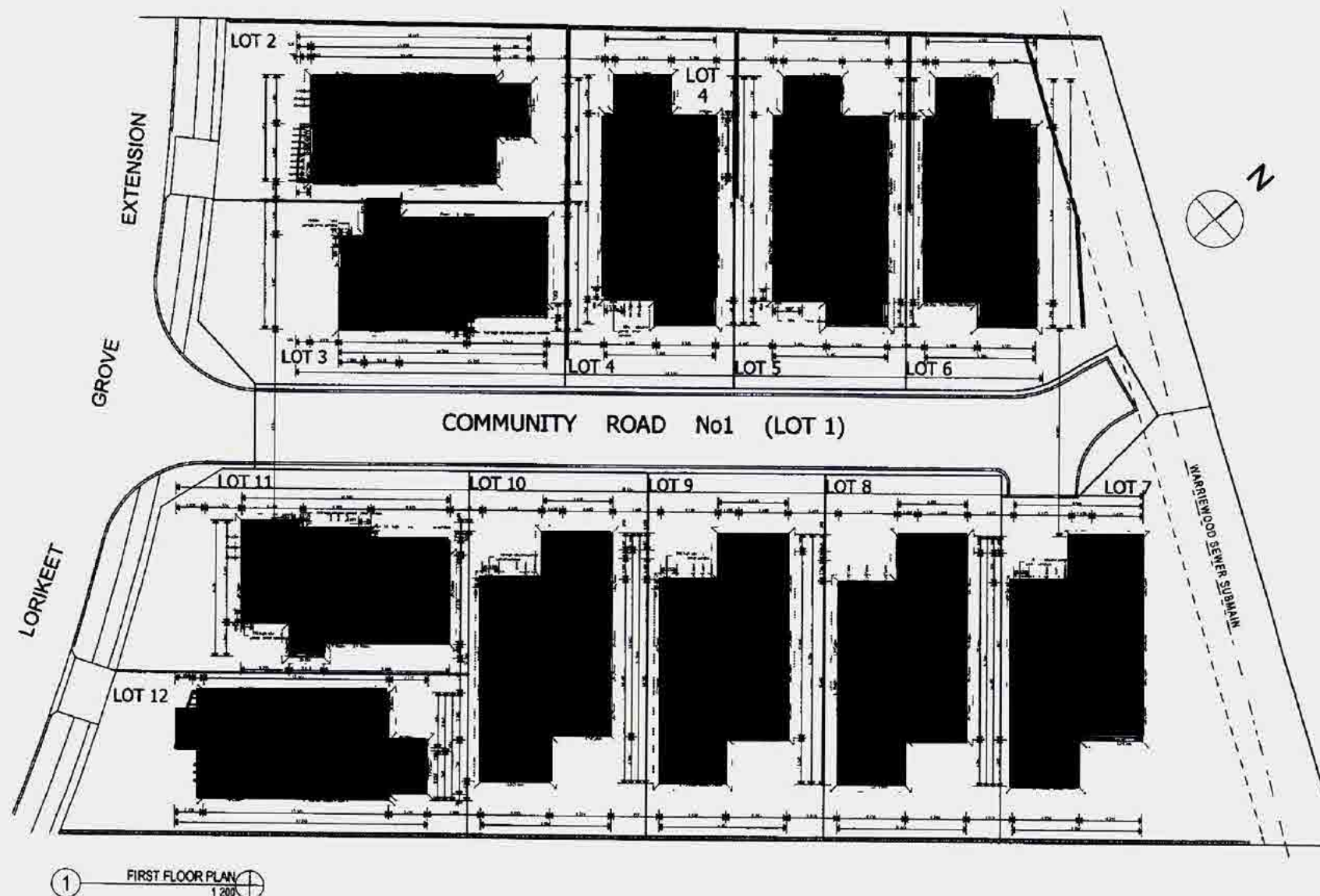
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 BSC LICENCE No 20388
   
 Unit 25 No 11 Romford Rd
   
 Kings Park, NSW 2148
   
 Telephone (02) 9671 6860
   
 Facsimile (02) 9671 4331
   


For
   
**ABAX Contracting**
  
 Project Name
   
**Integrated Housing Development**
  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A
   
 SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD
   
 WARREWOOD

|                     |            |
|---------------------|------------|
| Drawing Title       |            |
| GROUND FLOOR LAYOUT |            |
| GROUND FLOOR PLAN   |            |
| Scale as noted      | Date       |
| Status DA           | Checked By |
| Project No          | Layout No  |
| 2010 137            | 4of17A     |
| Plot Date           | 31/08/2010 |





PITTSWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT

**Figure 8**  
SHEET 2 OF 2 SHEETS

## HOUSING DETAIL FIRST FLOOR

**LOT 105 LORIKEET GROVE**

DATE 2 SEPT 2010 PLAN NO 22441/HD 2

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until released by the Architect for construction.

All works to be set out by registered surveyor

**I L New & Associates** MBDA, NSW  
BSC LICENCE No 20388  
Unit 25 No 11 Romford Rd  
Kings Park, NSW 2148  
Telephone (02) 9571 6860  
Facsimile (02) 9571 4331



For  
**ABAX Contracting**  
Project Name

**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD  
WARREWOOD

Drawing Title  
**FIRST FLOOR LAYOUT**  
**FIRST FLOOR PLAN**

|                               |                            |
|-------------------------------|----------------------------|
| Scale as noted                | Date                       |
| Stella DA                     | On filed By                |
| Project No<br><b>2010 137</b> | Layout No<br><b>5of17A</b> |

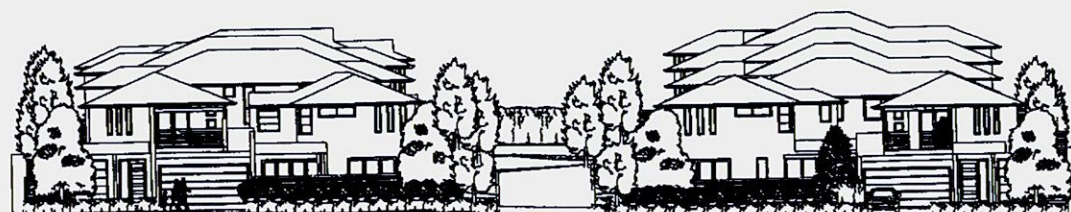
Plot Date 31/04/2010



1 STREETScape ROAD No1  
1:200



1 STREETScape ROAD No1  
1:200



3 STREETScape LORIKEET GROVE  
1:200

PITTWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT

Figure 9

## STREETSCAPES LOT 105 LORIKEET GROVE

DATE 2 SEPT 2010 PLAN NO 22441/SS

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

**IL New & Associates MBDA NSW**  
BSC LICENCE No 20388

Unit 25 No 11 Romford Rd  
Kings Park, NSW 2148  
Telephone (02) 9671 6860  
Facsimile (02) 9671 4331

**bol** Builders  
Association  
of NSW Inc

For  
ABAX Contracting

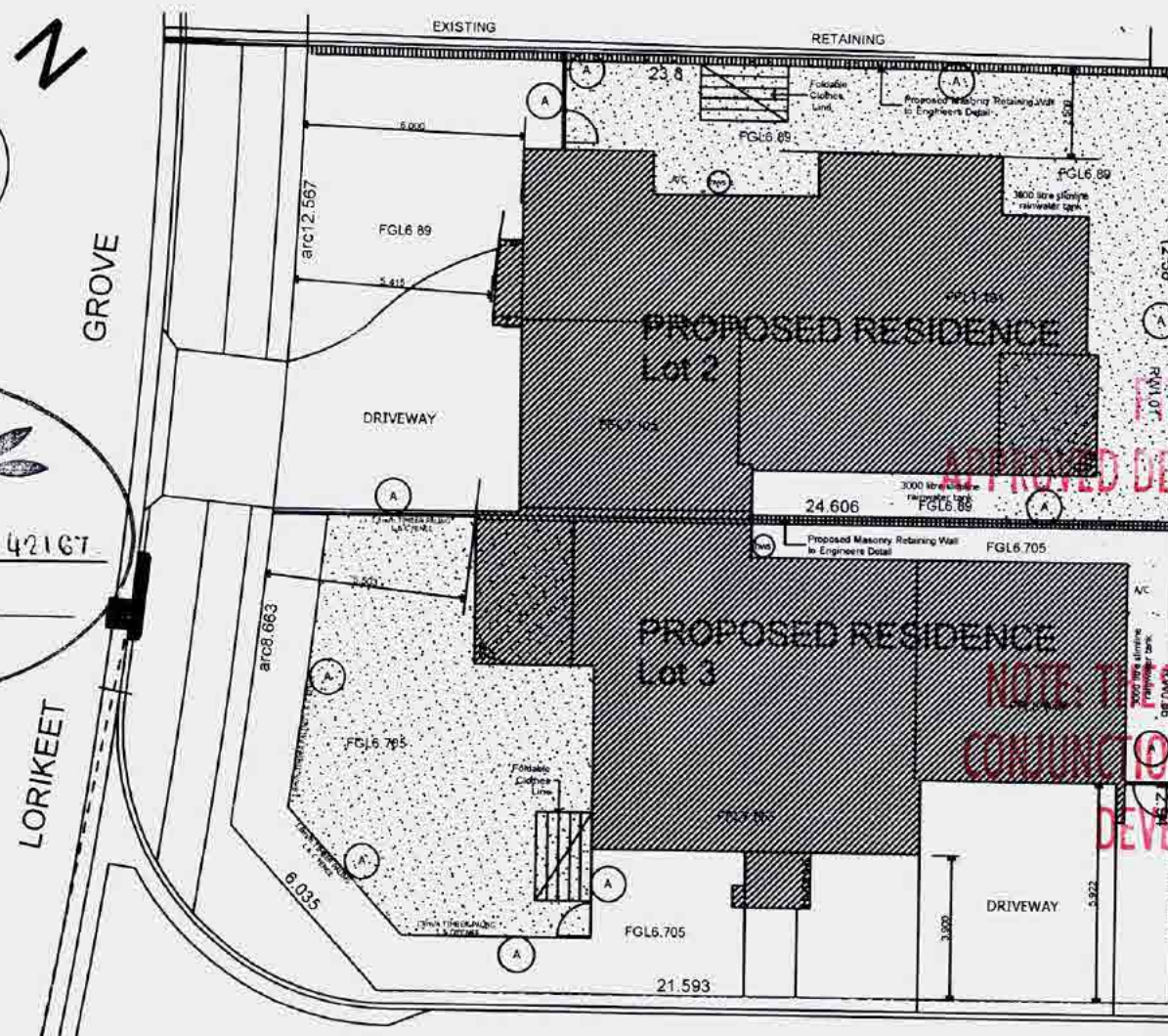
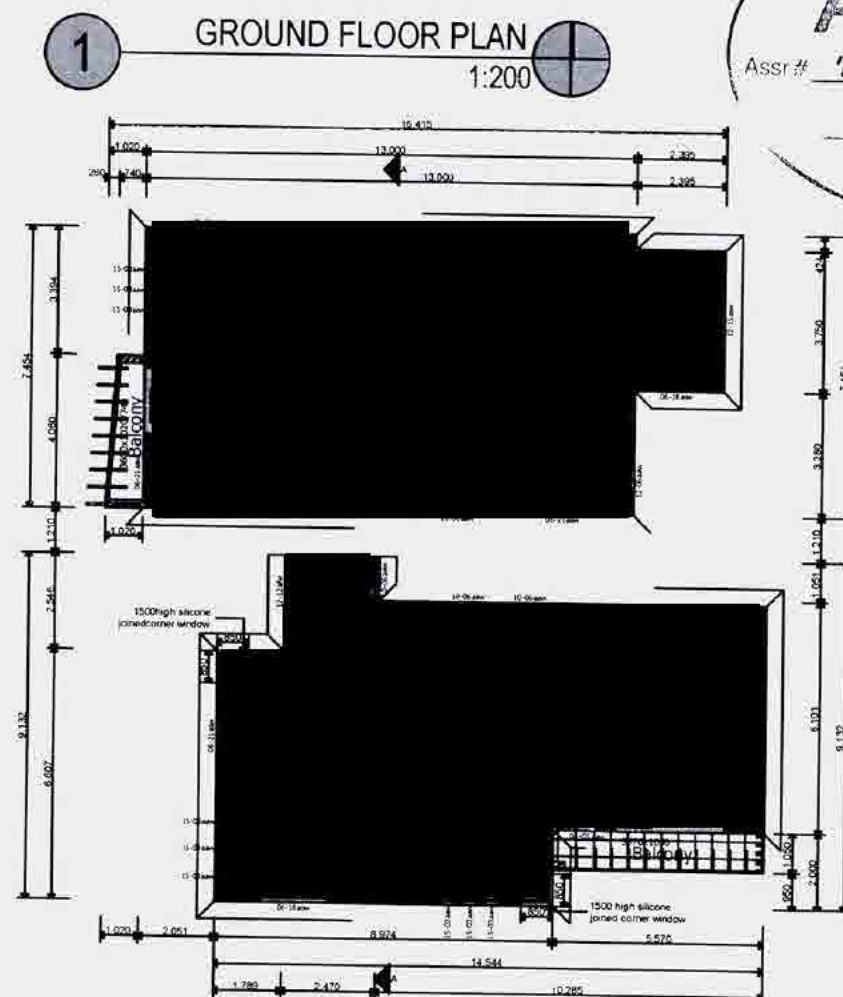
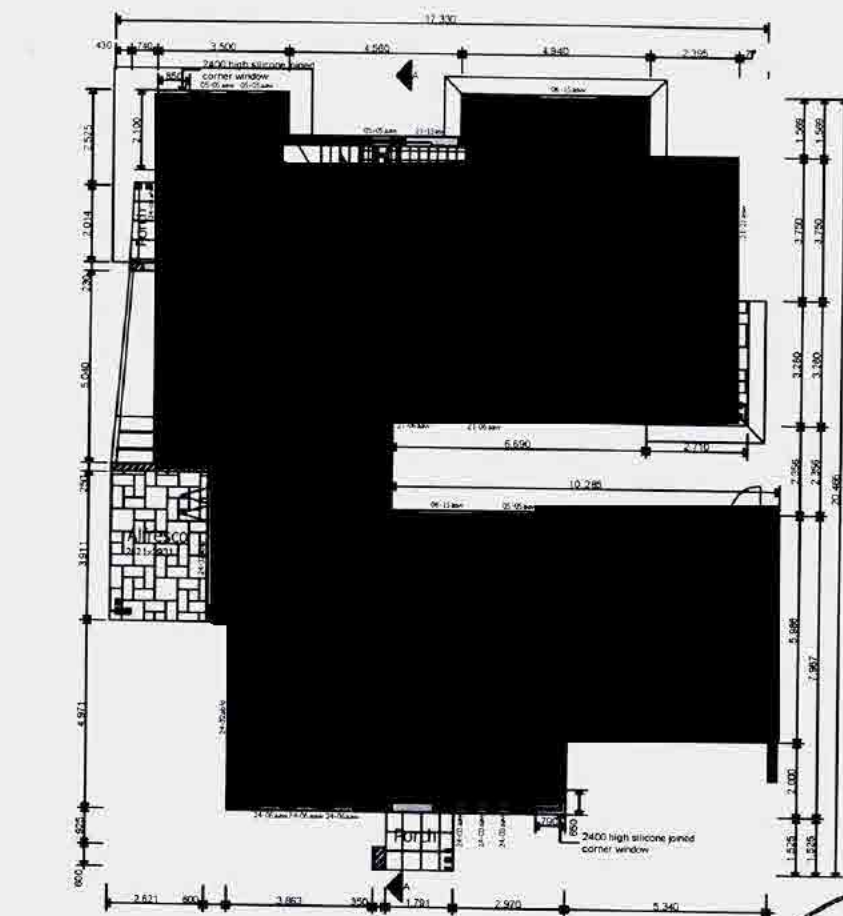
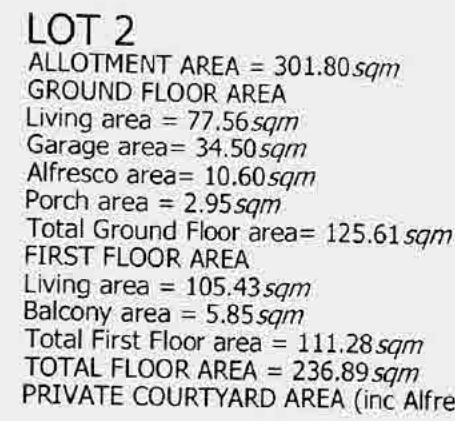
Project Name  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD  
WARRIEWOOD

Drawing Title  
**ELEVATIONS**  
STREETScape-ROAD No1 STREETScape  
LORIKEET GROVE

|                               |                            |
|-------------------------------|----------------------------|
| Scale as noted                | Date                       |
| Status DA                     | Checked By                 |
| Project No<br><b>2010 137</b> | Layout No<br><b>6of17A</b> |

Plot Data

31/08/2010



## LEGEND

**LEGEND**  
symbol description

| Symbol | Description            |
|--------|------------------------|
| A      | 1.8meters high Fencing |

Denotes Private Open Space (minimum dimension 2.0m)

FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by *Proust & Gardener*)

RW Denotes Proposed Retaining Wall

Denotes Proposed Clothes Line

### LEGEND

symbol description  
(A) 1.8meters high Fencing

Denotes Private Open Space (minimum dimension 2.0m)

FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardiner)

RW Denotes Proposed Retaining Wall

 Denotes Proposed Clothes Line

# Akira Homes

REVISION : A 28/8/2010  
Provide rainwater tanks 3000litre

BASIX Commitments DW1

|                                   |                      |
|-----------------------------------|----------------------|
| <b><u>CERTIFICATE NUMBER:</u></b> | 331814M              |
| <b><u>SITE DETAILS:</u></b>       |                      |
| Lot No:                           | 2                    |
| DP Number:                        | 1115877              |
| Site Area:                        | 620.10m <sup>2</sup> |

| PROJECT DETAILS:         |                      |
|--------------------------|----------------------|
| No. Bedrooms:            | 3                    |
| Conditioned Floor Area   | 152.38m <sup>2</sup> |
| Unconditioned Floor Area | 14.44m <sup>2</sup>  |
| Roof Area:               | 279.19m <sup>2</sup> |
| Garden & Lawn Area       | 132.83m <sup>2</sup> |

|                                      |                                    |
|--------------------------------------|------------------------------------|
| <b>ALTERNATIVE WATER:</b>            |                                    |
| Rain Water Tank Volume:              | 3090 L                             |
| Roof Area Connected to Tank          | 279.19m <sup>2</sup>               |
| Rainwater Usages:                    | Toilets, One Outdoor Tap & Laundry |
| Remainder of Roof Water to Easement: | Yes                                |
| Hydraulic Design System Required:    | Yes                                |

|                               |               |
|-------------------------------|---------------|
| <b><u>WATER FIXTURES:</u></b> |               |
| Showerheads Rating:           | 3 Star (Min.) |
| Toilet Flushing System:       | 4 Star (Min.) |
| Kitchen Tap Fittings:         | 4 Star (Min.) |
| Basin Tap Fittings:           | 4 Star (Min.) |

**THERMAL COMFORT:**  
 External Wall & Floor Specifications:  
 \* Brick Veneer R1.5  
 \* Roof & Ceiling Specifications: R4.0 (Foil/Sarking) & R1.5 Foil + Batts  
 \* Internal Walls: R1.5 (Garage Wall Only)  
 Windows Glazed Doors & Skylights:  
 \* W1, 5-14, 19-27 Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35)  
 \* W2-4, 15-16 Improved Aluminium Low e (SHGC: 0.47 U-Value: 4.32)

**ENERGY:**  
Hot Water System: Gas (Instantaneous) 5 Stage  
Cooling & Heating System: 3 Phase Air Conditioning (EER 2.5-3.0)  
Ventilation:  
\* Fan Ducted to Facade/Roof (Manual Switch) Bath & Kitchen  
\* Natural Ventilation Only Laundry  
Natural Lighting:  
Windows/Skylight in 3 Bathrooms/Toilets & Kitchens  
Refrigerator Space: Yes  
Outdoor ClotheLine: Yes  
Appliances: Gas Cooktop & Electric Oven

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

**I.L. New & Associates** MBDA, NSW  
BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
Kings Park, NSW 2148  
Telephone: (02) 9671 6860  
Facsimile: (02) 9671 4331

For:  
**ABAX Contracting**

**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD,  
WARRIEWOOD

Drawing Title:  
- LOT 2 & 3  
GROUND FLOOR PLAN, FIRST FLOOR PLAN

Story SITE PLAN

Scale as noted

Status: O

Project No. \_\_\_\_\_

2010:137

Plot Date

Date: \_\_\_\_\_

|            |  |
|------------|--|
| Checked By |  |
|------------|--|

Drawing No.

7 of 17A(a3)

2000

## Table of Materials & Finishes

cement rendered & painted brickwork  
concrete rppf tiles as selected  
aluminium framed windows as selected  
panel lift garage doors as selected  
stainless steel balustrade as selected to comply with BCA requirements  
aluminium framed sliding door as selected  
cement rendered & painted blueboard cladding  
colorbond capping  
aluminium framed silicone joined corner windows  
aluminium framed glazed swing door as selected  
metal deck roof sheeting as selected installed to manufacturers specifications  
timber framed roof trusses to manufacturers specifications  
sheet flooring on timber floor joists to manufacturers specifications  
plasterboard wall & ceiling lining  
selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
reinforced concrete slab to engineers details  
blueboard lined timber awnings cement rendered & painted finish  
aluminium framed bi-fold doors as selected



1 SECTION A:A  
1:200



2 SOUTH EASTERN ELEVATION  
1:200



2 NORTH EASTERN ELEVATION LOTS 2 & 3  
1:200



4 SOUTH WESTERN ELEVATION LOTS 2 & 3  
1:200



4 NORTH WESTERN ELEVATION LOTS 2 & 3  
1:200



**Alkira Homes**  
A NEW GENERATION

REVISION : A 28/8/2010  
Provide rainwater tanks 3000litre

BASIX Commitments DW2

|                                                                          |                                                                   |
|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                               | 331814M                                                           |
| <b>SITE DETAILS:</b>                                                     |                                                                   |
| Lot No:                                                                  | 3                                                                 |
| DP Number:                                                               | 1115877                                                           |
| Site Area:                                                               | 620.10m <sup>2</sup>                                              |
| <b>PROJECT DETAILS:</b>                                                  |                                                                   |
| No. Bedrooms:                                                            | 4                                                                 |
| Conditioned Floor Area:                                                  | 142.08m <sup>2</sup>                                              |
| Unconditioned Floor Area:                                                | 15.23m <sup>2</sup>                                               |
| Roof Area:                                                               | 279.19m <sup>2</sup>                                              |
| Garden & Lawn Area:                                                      | 165.05m <sup>2</sup>                                              |
| <b>ALTERNATIVE WATER:</b>                                                |                                                                   |
| Rain Water Tank Volume:                                                  | 3090 L                                                            |
| Roof Area Connected to Tank:                                             | 279.19m <sup>2</sup>                                              |
| Rainwater Usages:                                                        | Toilets, One Outdoor Tap & Laundry                                |
| Remainder of Roof Water to Easement:                                     | Yes                                                               |
| Hydraulic Design System Required:                                        | Yes                                                               |
| <b>WATER FIXTURES:</b>                                                   |                                                                   |
| Showerheads Rating:                                                      | 3 Star (Min.)                                                     |
| Toilet Flushing System:                                                  | 4 Star (Min.)                                                     |
| Kitchen Tap Fittings:                                                    | 4 Star (Min.)                                                     |
| Basin Tap Fittings:                                                      | 4 Star (Min.)                                                     |
| <b>THERMAL COMFORT:</b>                                                  |                                                                   |
| External Wall & Floor Specifications:                                    |                                                                   |
| *Brick Veneer:                                                           | R1.5                                                              |
| *Roof & Ceiling Specifications:                                          | R4.0 (Foil/Sarking & R1.5 Foil + Batts)                           |
| *Internal Walls:                                                         | R1.5 (Garage Wall Only)                                           |
| Windows Glazed Doors & Skylights:                                        |                                                                   |
| *W9-20, 23-26 Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35) |                                                                   |
| *W1-8, 21-22 Improved Aluminium Low e (SHGC: 0.47 U-Value: 4.32)         |                                                                   |
| <b>ENERGY:</b>                                                           |                                                                   |
| Hot Water System:                                                        | Gas (Instantaneous) 5 Star                                        |
| Cooling & Heating System:                                                | 3 Phase Air Conditioning (SEER 2.5-3.0)                           |
| Ventilation:                                                             | *Fan Ducted to Facade/Roof (Manual Switch) Bath & Kitchen Laundry |
| *Natural Ventilation Only:                                               |                                                                   |
| Windows/Skylight in 3 Bathrooms/Toilets & Kitchen:                       |                                                                   |
| Refrigerator Space:                                                      | Yes                                                               |
| Outdoor ClotheLine:                                                      | Yes                                                               |
| Appliances:                                                              | Gas Cooktop & Electric Oven                                       |

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

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**Building Designers Association of NSW Inc.**

For:  
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AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD,  
WARREWOOD

Drawing Title  
- LOTS 2 & 3  
SOUTH WESTERN ELEVATION LOTS 2 & 3,  
SOUTH EASTERN ELEVATION, NORTH

WESTERN ELEVATION LOTS 2 & 3, NORTH

EASTERN ELEVATION LOTS 2 & 3, SECTION

Project No  
**2010:137**

Plot Date

Drawing No  
**8of17A(a3)**

30/08/2010

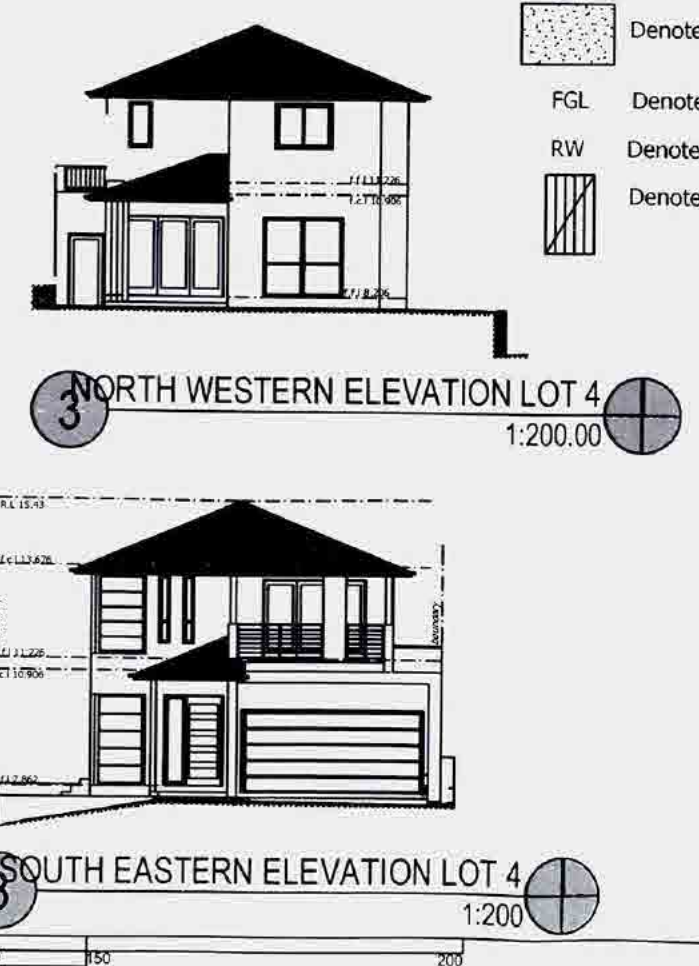
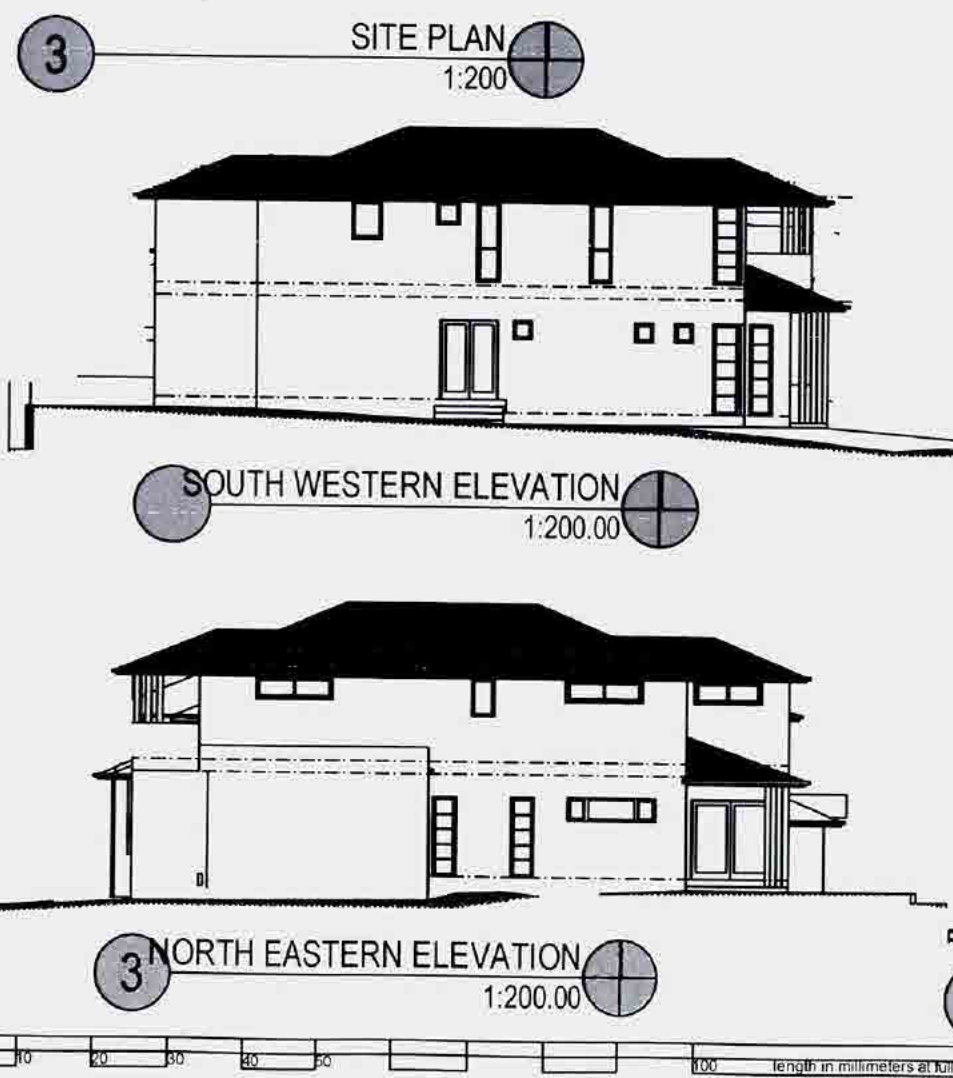
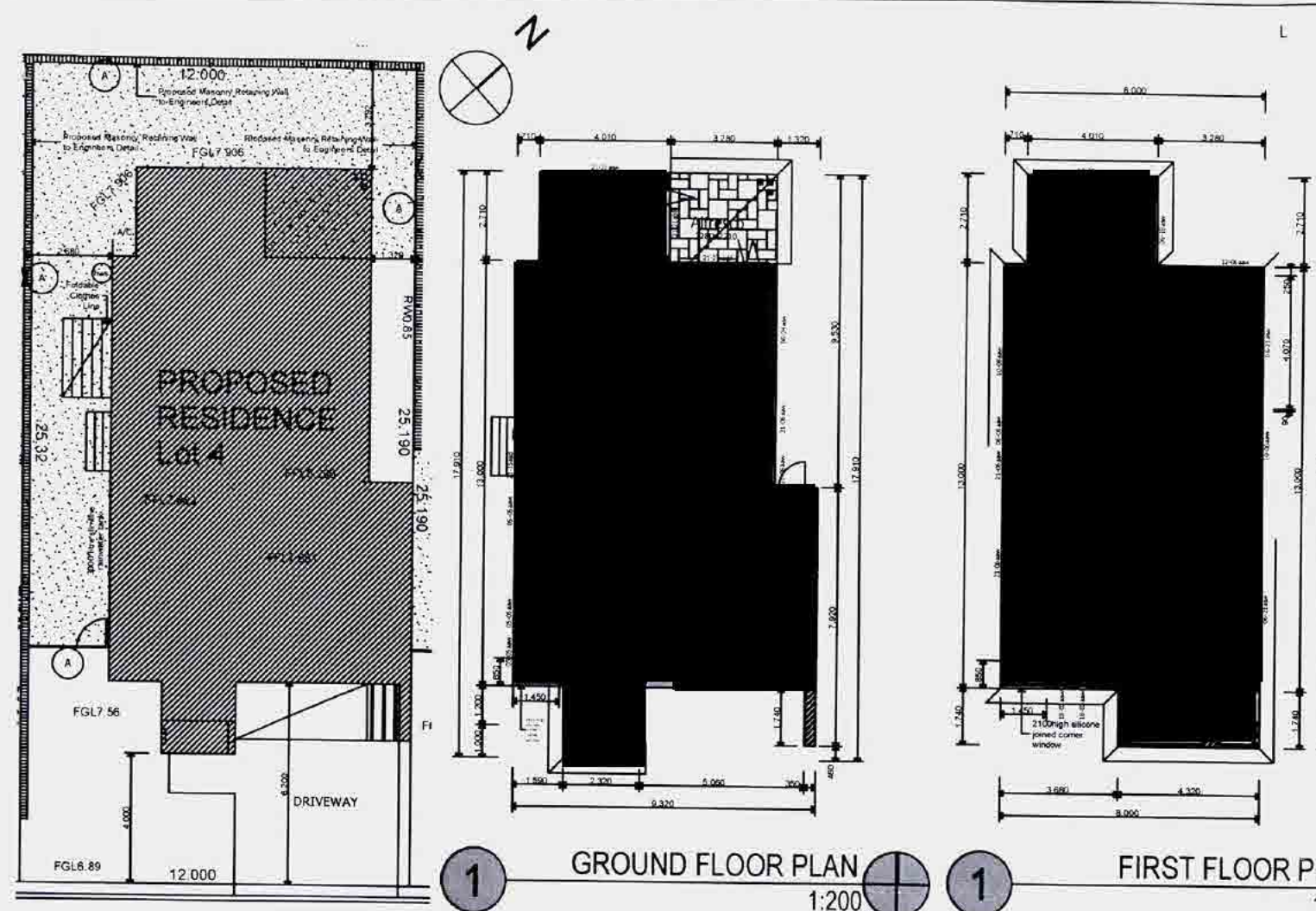
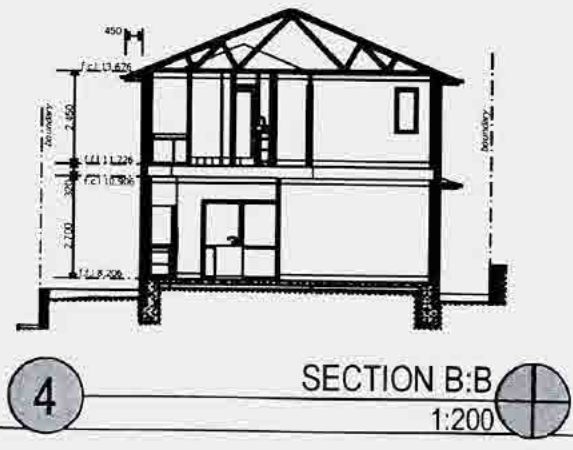


**Table of Materials & Finishes**  
 cement rendered & painted brickwork  
 concrete rppf tiles as selected  
 aluminium framed windows as selected  
 panel lift garage doors as selected  
 stainless steel balustrade as selected to comply with BCA requirements  
 aluminium framed sliding door as selected  
 cement rendered & painted blueboard cladding  
 colorbond capping  
 aluminium framed silicone joined corner windows  
 aluminium framed glazed swing door as selected  
 metal deck roof sheeting as selected installed to manufacturers specifications  
 timber framed roof trusses to manufacturers specifications  
 sheet flooring on timber floor joists to manufacturers specifications  
 plasterboard wall & ceiling lining  
 selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
 reinforced concrete slab to engineers details  
 blueboard lined timber awnings cement rendered & painted finish  
 aluminium framed bi-fold doors as selected

**LOT 4**  
 ALLOTMENT AREA = 303.0sqm  
 GROUND FLOOR AREA  
 Living area = 92.45sqm  
 Garage area = 33.97sqm  
 Alfresco area = 8.89sqm  
 Total Ground Floor area = 135.91sqm  
 FIRST FLOOR AREA  
 Living area = 114.87sqm  
 Balcony area = 7.52sqm  
 Total First Floor area = 122.39sqm  
 TOTAL FLOOR AREA = 258.30sqm  
 PRIVATE COURTYARD AREA (inc Alfresco) = 93.91sqm

**LEGEND**  
 symbol description  
 (A) 1.8meters high Fencing  
 Denotes Private Open Space (minimum dimension 2.0m)  
 FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardener)  
 RW Denotes Proposed Retaining Wall  
 Denotes Proposed Clothes Line

**ABSA**  
 Assr # 20872 Cert # 53927213  
 Date 27/8/10



**Alkira Homes**  
A NEW GENERATION

REVISION : A 28/8/2010  
Provide rainwater tanks 3000litre

BASIX Commitments DW3

**CERTIFICATE NUMBER:** 3318205  
**SITE DETAILS:**  
 Lot No: 4  
 DP Number: 1115877  
 Site Area: 303.00m<sup>2</sup>

**PROJECT DETAILS:**  
 No. Bedrooms: 4  
 Conditioned Floor Area: 161.00m<sup>2</sup>  
 Unconditioned Floor Area: 17.00m<sup>2</sup>  
 Roof Area: 143.00m<sup>2</sup>  
 Garden & Lawn Area: 141.00m<sup>2</sup>

**ALTERNATIVE WATER:**  
 Rain Water Tank Volume: 3090 L  
 Roof Area Connected to Tank: 142.92m<sup>2</sup>  
 Rainwater Usages: Toilets, One Outdoor Tap & Laundry  
 Remainder of Roof Water to Facement: Yes  
 Hydraulic Design System Required: Yes

**WATER FIXTURES:**  
 Showerheads Rating: 3 Star (Min.)  
 Toilet Flushing System: 4 Star (Min.)  
 Kitchen Tap Fittings: 4 Star (Min.)  
 Basin Tap Fittings: 4 Star (Min.)

**THERMAL COMFORT:**  
 External Wall & Floor Specifications:  
 \*Brick Veneer: R2.0  
 \*Roof & Ceiling Specifications: R4.0 (Foil/Sarking & R1.5 Foil + Batt) R2.0 (Garage Ceiling Floor) R1.5 (Garage Wall Only)  
 \*Internal Walls: R2.0  
 Windows Glazed Doors & Skylights: All Windows Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 0.35)  
**ENERGY:**  
 Hot Water System: Gas (Instantaneous) 5 Star  
 Cooling & Heating System: 3 Phase Air Conditioning (EER 2.5-3.0)  
 Ventilation: Mechanical Exhaust Fan (Manual Switch) Bath & Kitchen  
 \*Natural Ventilation Only: Bath & Kitchen  
 Natural Lighting: Windows/Skylight in 3 Bathrooms/Toilets & Kitchen  
 Refrigerator Space: Yes  
 Outdoor Clothesline: Yes  
 Appliances: Gas Cooktop & Electric Oven

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

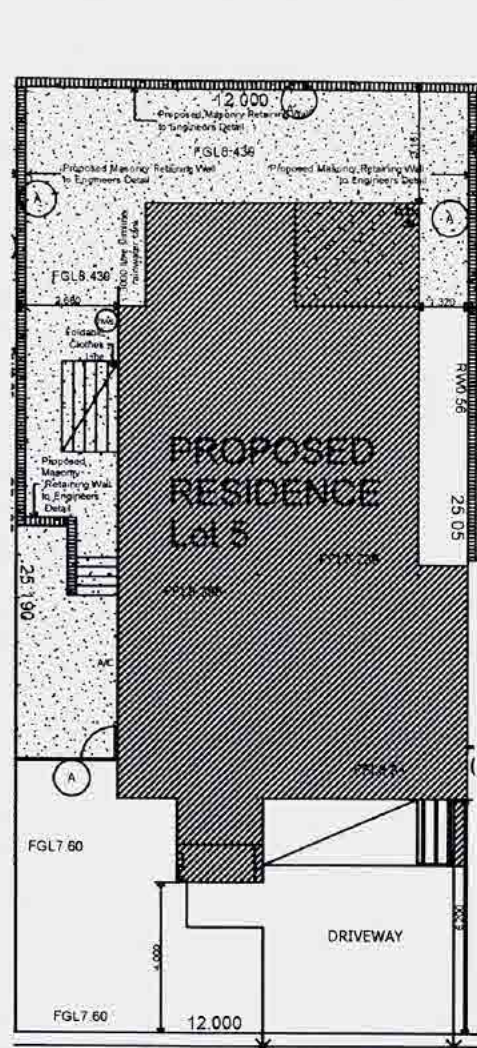
All works to be set out by registered surveyor

**I.L. New & Associates** MBDA, NSW  
 BSC LICENCE No. 20388  
 Unit 25 No. 11 Romford Rd  
 Kings Park, NSW 2148  
 Telephone: (02) 9671 6860  
 Facsimile: (02) 9671 4331

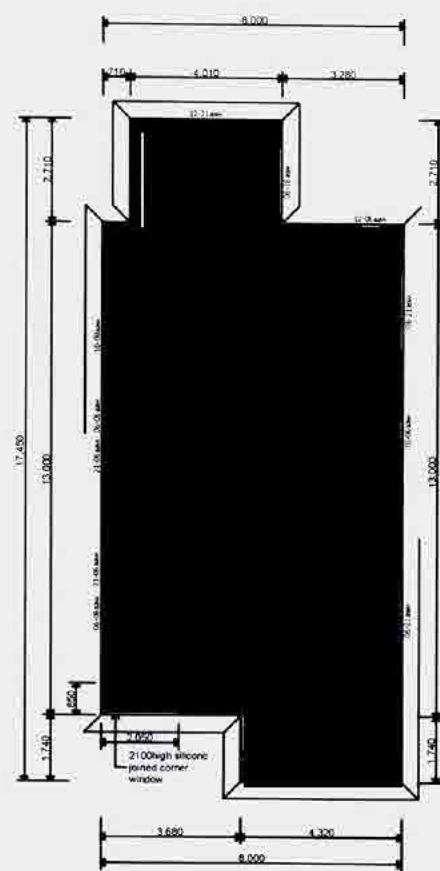
For: ABAX Contracting  
 Project Name: Integrated Housing Development  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD, WARRIEWOOD

Drawing Title: LOT 4  
 SITE PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, NORTH EASTERN ELEVATION, SOUTH WESTERN ELEVATION, NORTH WESTERN ELEVATION LOT 4, SOUTH EASTERN ELEVATION LOT 4, SECTION B:B, Story

2010:137 9of17A(a3)

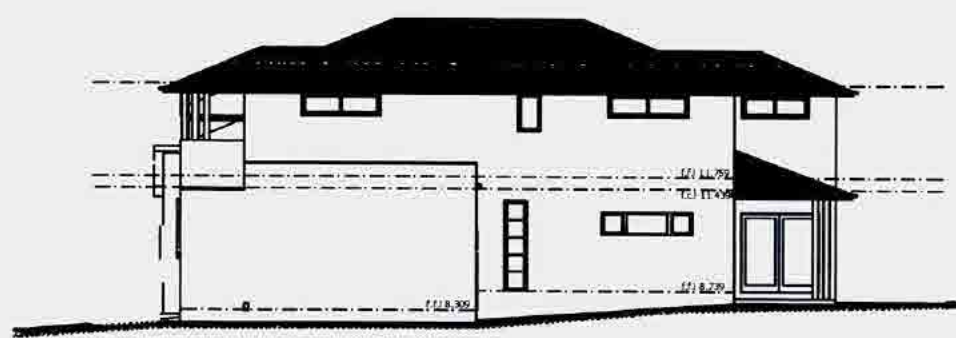


1 GROUND FLOOR PLAN 1:200



1 FIRST FLOOR PLAN 1:200

3 SITE PLAN 1:200



3 NORTH EASTERN ELEVATION LOT 5 1:200



3 SOUTH WESTERN ELEVATION LOT 5 1:200



3 SOUTH EASTERN ELEVATION LOT 5 1:200



3 NORTH WESTERN ELEVATION LOT 5 1:200

## Table of Materials & Finishes

cement rendered & painted brickwork  
concrete rppf tiles as selected  
aluminium framed windows as selected  
panel lift garage doors as selected  
stainless steel balustrade as selected to comply with BCA requirements  
aluminium framed sliding door as selected  
cement rendered & painted blueboard cladding  
colorbond capping  
aluminium framed silicone joined corner windows  
aluminium framed glazed swing door as selected  
metal deck roof sheeting as selected installed to manufacturers specifications  
timber framed roof trusses to manufacturers specifications  
sheet flooring on timber floor joists to manufacturers specifications  
plasterboard wall & ceiling lining  
selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
reinforced concrete slab to engineers details  
blueboard lined timber awnings cement rendered & painted finish  
aluminium framed bi-fold doors as selected

## LOT 5

ALLOTMENT AREA = 301.40sqm

GROUND FLOOR AREA

Living area = 92.45sqm

Garage area = 33.97sqm

Alfresco area = 8.89sqm

Total Ground Floor area = 135.91sqm

FIRST FLOOR AREA

Living area = 114.87sqm

Balcony area = 7.52sqm

Total First Floor area = 122.39sqm

TOTAL FLOOR AREA = 258.30sqm

PRIVATE COURTYARD AREA (inc Alfresco) = 92.34sqm

## LEGEND

symbol description

(A) 1.8meters high Fencing

Denotes Private Open Space (minimum dimension 2.0m)

FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardner)

RW Denotes Proposed Retaining Wall

Denotes Proposed Clothes Line



4 SECTION C:C 1:200

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**Alkira Homes**  
A NEW GENERATION

REVISION : A 28/8/2010

Provide rainwater tanks 3000litre

BASIX Commitments DW4

|                                                                        |                                                           |
|------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                             | 3318215                                                   |
| <b>SITE DETAILS:</b>                                                   |                                                           |
| Lot No:                                                                | 5                                                         |
| DP Number:                                                             | 1115877                                                   |
| Site Area:                                                             | 301.00m <sup>2</sup>                                      |
| <b>PROJECT DETAILS:</b>                                                |                                                           |
| No. Bedrooms:                                                          | 4                                                         |
| Conditioned Floor Area:                                                | 161.00m <sup>2</sup>                                      |
| Unconditioned Floor Area:                                              | 17.00m <sup>2</sup>                                       |
| Roof Area:                                                             | 143.00m <sup>2</sup>                                      |
| Garden & Lawn Area:                                                    | 131.00m <sup>2</sup>                                      |
| <b>ALTERNATIVE WATER:</b>                                              |                                                           |
| Rain Water Tank Volume:                                                | 3090 L                                                    |
| Roof Area Connected to Tank:                                           | 142.92m <sup>2</sup>                                      |
| Rainwater Usages:                                                      | Toilets, One Outdoor Tap & Laundry                        |
| Remainder of Roof Water to Easement:                                   | Yes                                                       |
| Hydraulic Design System Required:                                      | Yes                                                       |
| <b>WATER FIXTURES:</b>                                                 |                                                           |
| Showerheads Rating:                                                    | 3 Star (Min.)                                             |
| Toilet Flushing System:                                                | 4 Star (Min.)                                             |
| Kitchen Tap Fittings:                                                  | 4 Star (Min.)                                             |
| Basin Tap Fittings:                                                    | 4 Star (Min.)                                             |
| <b>THERMAL COMFORT:</b>                                                |                                                           |
| External Wall & Floor Specifications:                                  |                                                           |
| *Brick Veneer:                                                         | R1.5                                                      |
| *Roof & Ceiling Specifications:                                        | R3.0 (Foil/Sarking & R1.5 Foil + Batts)                   |
| Internal Walls:                                                        | R1.5 (Garage Wall Only)                                   |
| Windows Glazed Doors & Skylights:                                      |                                                           |
| All Windows Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35) |                                                           |
| <b>ENERGY:</b>                                                         |                                                           |
| Hot Water System:                                                      | Gas (Instantaneous) 5 Star                                |
| Cooling & Heating System:                                              | 3 Phase Air Conditioning (EER 2.5-3.0)                    |
| Ventilation:                                                           | *Fan Ducted to Facade/Roof (Manual Switch) Bath & Kitchen |
| *Natural Ventilation Only:                                             | Laundry                                                   |
| Natural Lighting:                                                      |                                                           |
| Windows Skylight in 3 Bedrooms/Toilets & Kitchen:                      | Yes                                                       |
| Refrigerator Space:                                                    | Yes                                                       |
| Outdoor Clothesline:                                                   | Yes                                                       |
| Appliances:                                                            | Gas Cooktop & Electric Oven                               |

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

**I.L. New & Associates** MBDA, NSW  
BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
Kings Park, NSW 2148  
Telephone: (02) 9671 6860  
Facsimile: (02) 9671 4331

**building**  
Designers  
Association  
of NSW Inc.

For  
ABAX Contracting

Project Name  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD,  
WARREWOOD

Drawing Title  
LOT 5  
SITE PLAN, GROUND FLOOR PLAN, FIRST

FLOOR PLAN, NORTH EASTERN ELEVATION LOT

Scale as noted Date

South Western Elevation Lot 5, North

Western Elevation Lot 5, South Eastern

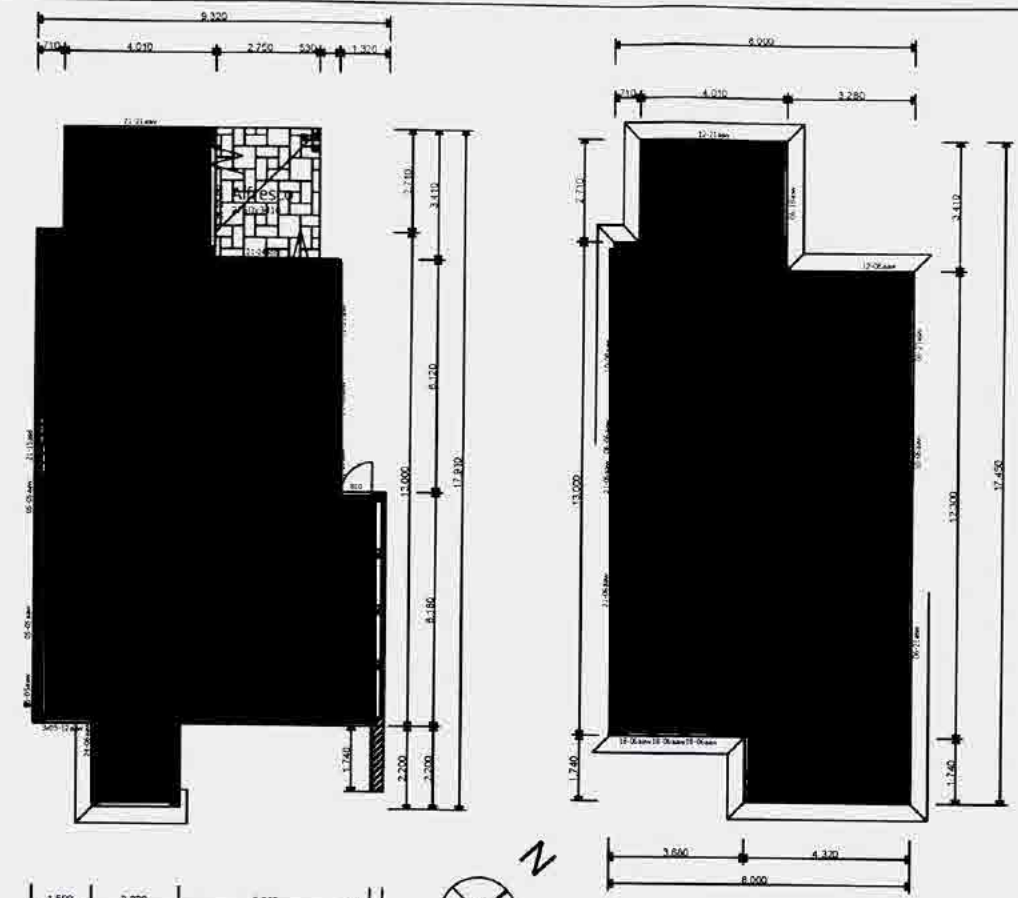
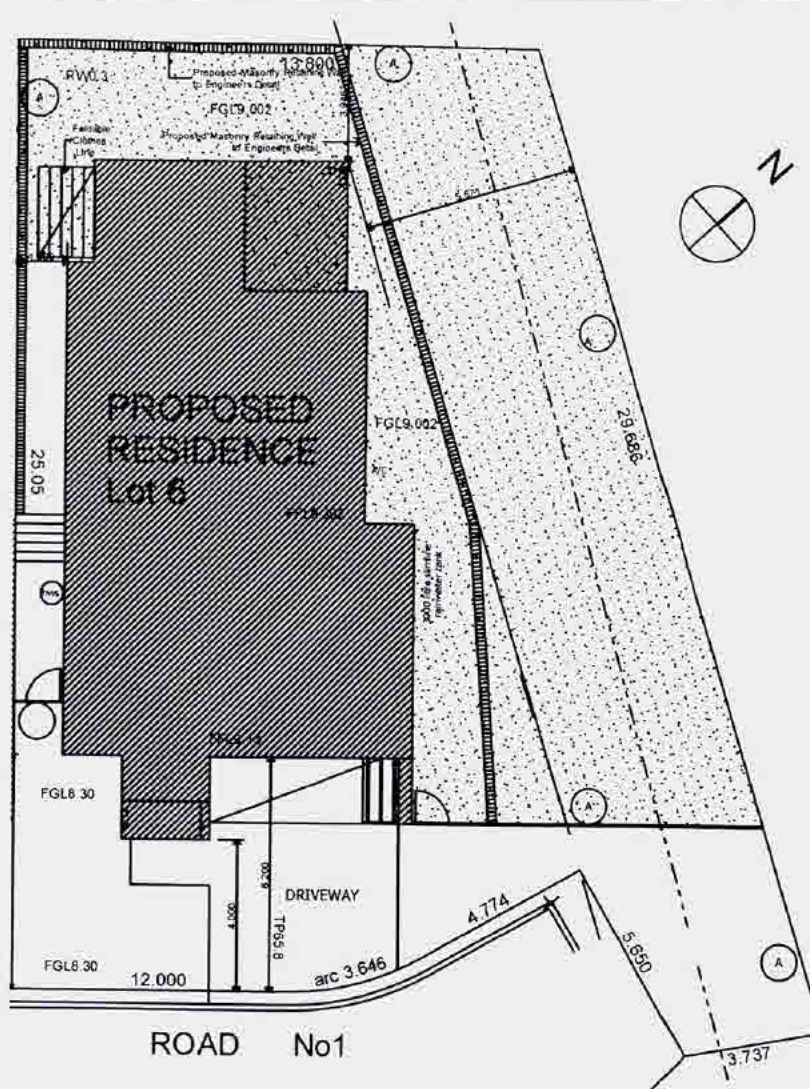
Project No. Drawing No.

2010/137 SECTION C:C, Story

10 of 17A(a3)

Plot Date

30/08/2010



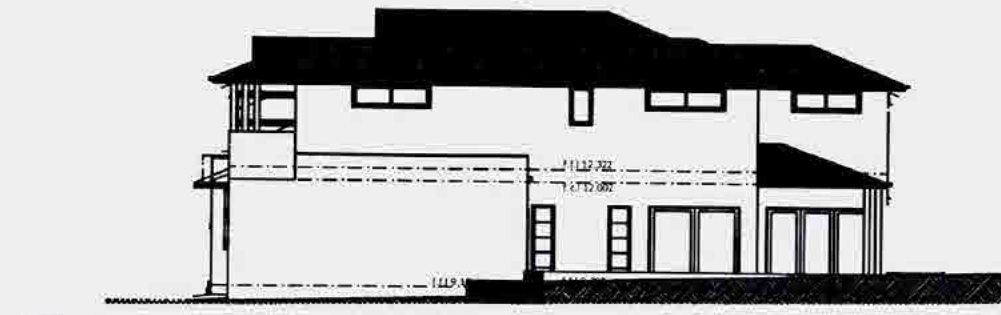
**LOT 6**  
 ALLOTMENT AREA = 430.00sqm  
 GROUND FLOOR AREA  
 Living area = 92.45sqm  
 Garage area = 33.97sqm  
 Alfresco area = 8.89sqm  
 Total Ground Floor area = 135.91sqm  
 FIRST FLOOR AREA  
 Living area = 114.87sqm  
 Balcony area = 7.52sqm  
 Total First Floor area = 122.39sqm  
 TOTAL FLOOR AREA = 258.30sqm  
 PRIVATE COURTYARD AREA (inc Alfresco) = 189.73sqm

**LEGEND**  
 symbol description  
 1.8meters high Fencing  
 Denotes Private Open Space (minimum dimension 2.0m)  
 FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardner)  
 RW Denotes Proposed Retaining Wall  
 Denotes Proposed Clothes Line

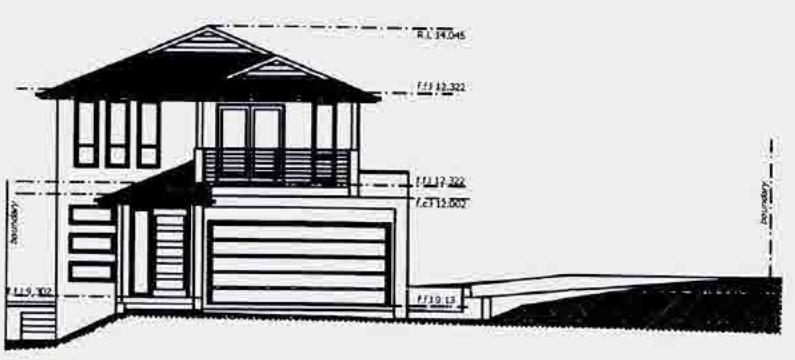
3 SITE PLAN 1:200



3 SOUTH WESTERN ELEVATION 1:200



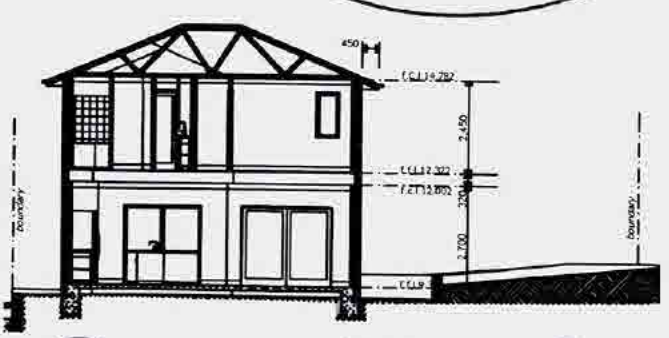
3 NORTH EASTERN ELEVATION 1:200



3 SOUTH EASTERN ELEVATION 1:200



3 NORTH WESTERN ELEVATION 1:200

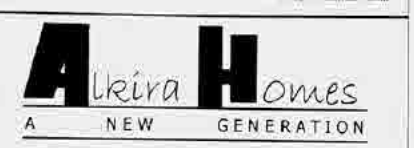


4 SECTION E-E 1:200

**Table of Materials & Finishes**  
 cement rendered & painted brickwork  
 concrete rppf tiles as selected  
 aluminium framed windows as selected  
 panel lift garage doors as selected  
 stainless steel balustrade as selected to comply with BCA requirements  
 aluminium framed sliding door as selected  
 cement rendered & painted blueboard cladding  
 colorbond capping  
 aluminium framed silicone joined corner windows  
 aluminium framed glazed swing door as selected  
 metal deck roof sheeting as selected installed to manufacturers specifications  
 timber framed roof trusses to manufacturers specifications  
 sheet flooring on timber floor joists to manufacturers specifications  
 plasterboard wall & ceiling lining  
 selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
 reinforced concrete slab to engineers details  
 blueboard lined timber awnings cement rendered & painted finish  
 aluminium framed bi-fold doors as selected



**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**



REVISION : A 28/8/2010  
 Provide rainwater tanks 3000litre

BASIX Commitments DW5

**CERTIFICATE NUMBER:** 3318275  
**SITE DETAILS:**  
 Lot No: 6  
 DP Number: 1115877  
 Site Area: 430.00m<sup>2</sup>

**PROJECT DETAILS:**  
 No. Bedrooms: 4  
 Conditioned Floor Area: 161.00m<sup>2</sup>  
 Unconditioned Floor Area: 17.00m<sup>2</sup>  
 Roof Area: 143.00m<sup>2</sup>  
 Garden & Lawn Area: 262.00m<sup>2</sup>

**ALTERNATIVE WATER:**  
 Rain Water Tank Volume: 3090 L  
 Roof Area Connected to Tank: 142.92m<sup>2</sup>  
 Rainwater Usages: Toilets, One Outdoor Tap & Laundry  
 Remainder of Roof Water to Easement: Yes  
 Hydraulic Design System Required: Yes

**WATER FIXTURES:**  
 Showerheads Rating: 3 Star (Min.)  
 Toilet Flushing System: 4 Star (Min.)  
 Kitchen Tap Fittings: 4 Star (Min.)  
 Basin Tap Fittings: 4 Star (Min.)

**THERMAL COMFORT:**  
 External Wall & Floor Specifications: R1.5  
 \*Brick Veneer  
 \*Roof & Ceiling Specifications: R3.0 (Foil/Sarking & R1.5 Foil + Batts)  
 Internal Walls: R1.5 (Garage Wall Only)  
 Windows Glazed Doors & Skylights: All Windows Improved Aluminum Single Clear (SHGC: 0.77 U-Value: 6.35)

**KNOSYS:**  
 Hot Water System: Gas (Instantaneous) 5 Star  
 Cooling & Heating System: 3 Phase Air Conditioning (EER 2.5-3.0)  
 Ventilation: \*Roh Excluded to Facade Roof (Manual Switch) Bath & Kitchen  
 \*Natural Ventilation Only Laundry  
 Natural Lighting: Windows/Skylight in 3 Bathrooms/Toilets & Kitchen  
 Refrigerator Space: Yes  
 Outdoor Clothesline: Yes  
 Appliances: Gas Cooktop & Electric Oven

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

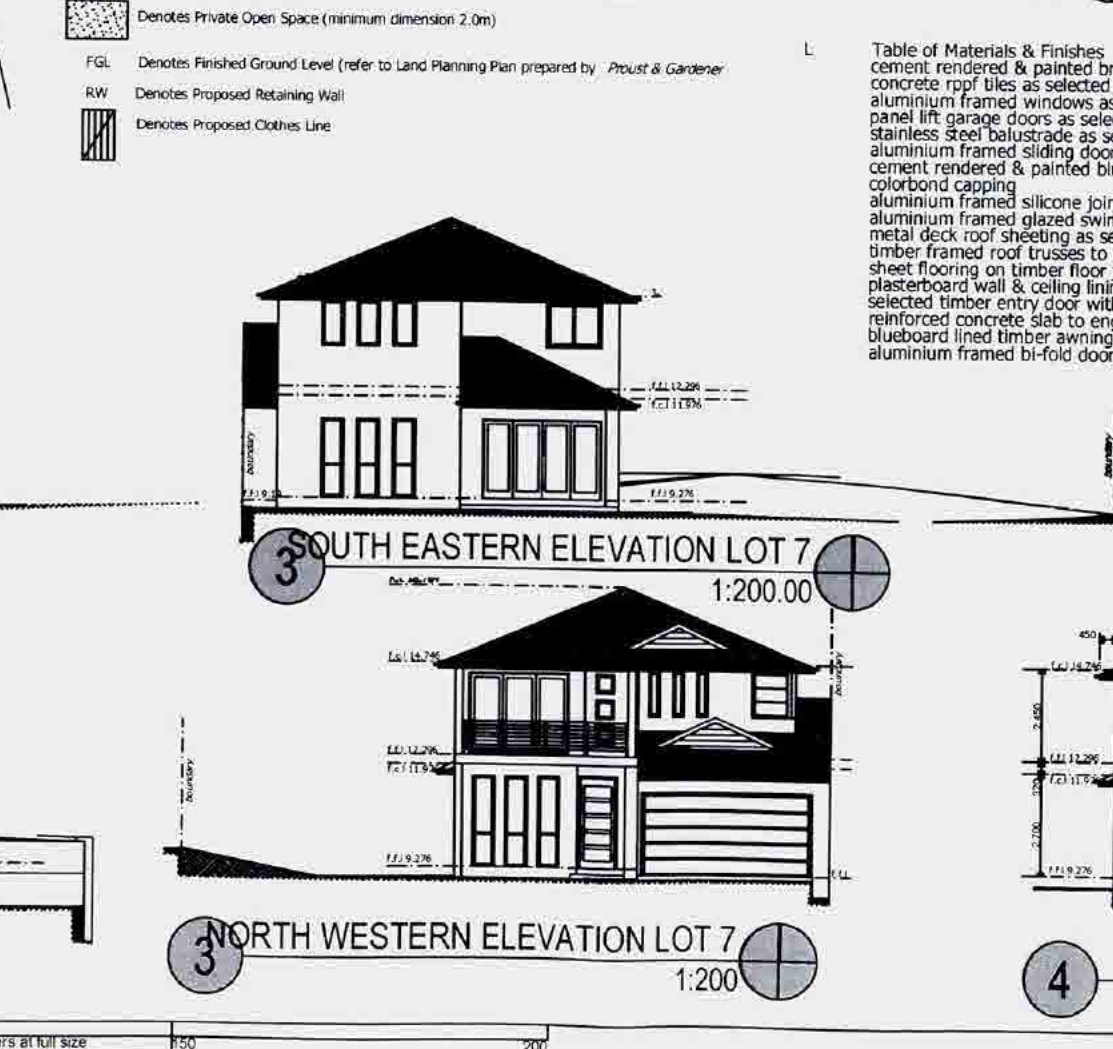
**I.L. New & Associates MBDA, NSW**  
 BSC LICENCE No. 20388  
 Unit 25 No. 11 Romford Rd  
 Kings Park, NSW 2148  
 Telephone: (02) 9671 6860  
 Facsimile: (02) 9671 4331

For:  
 ABAX Contracting  
 Project Name  
**Integrated Housing Development**  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
 SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD,  
 WARRIEWOOD

Drawing Title  
 - LOT 6  
 NORTH WESTERN ELEVATION, NORTH  
 EASTERN ELEVATION, SOUTH WESTERN  
 ELEVATION, SOUTH EASTERN ELEVATION, SITE  
 PLAN, GROUND FLOOR PLAN, FIRST FLOOR  
 PLAN, SECTION E-E, Story

2010:137  
 11 of 17A(a3)

Plot Date 30/08/2010



ABSAS

Accr # 70872 Cert # 88517208

Adl 12

Date 27/8/10.

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

|                                                                                                                                                                                                           |  |                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------|--|
| Drawing Title<br>- LOT 7<br>SITE PLAN, GROUND FLOOR PLAN, FIRST<br>FLOOR PLAN, SOUTH EASTERN ELEVATION LOT 7, NORTH WESTERN ELEVATION LOT 7, SOUTH EASTERN ELEVATION LOT 8, NORTH EASTERN ELEVATION LOT 8 |  | Drawing No.<br><b>12of17A(a3)</b> |  |
| SUBDIVISION SECTION F.F. Story                                                                                                                                                                            |  | Sheet Date                        |  |

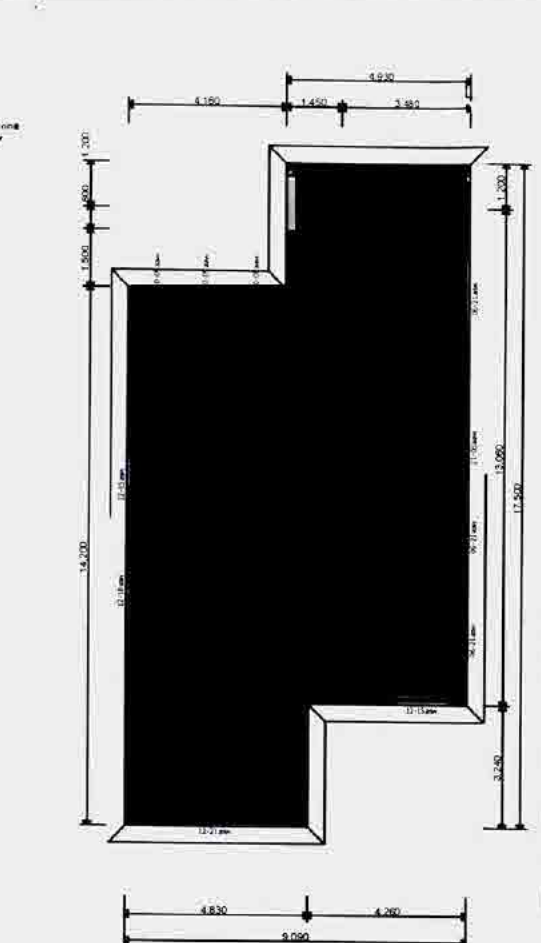
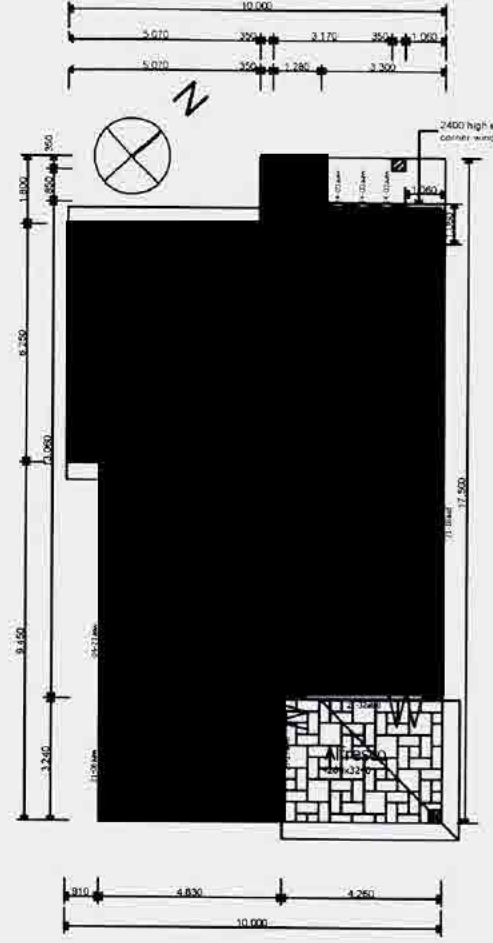
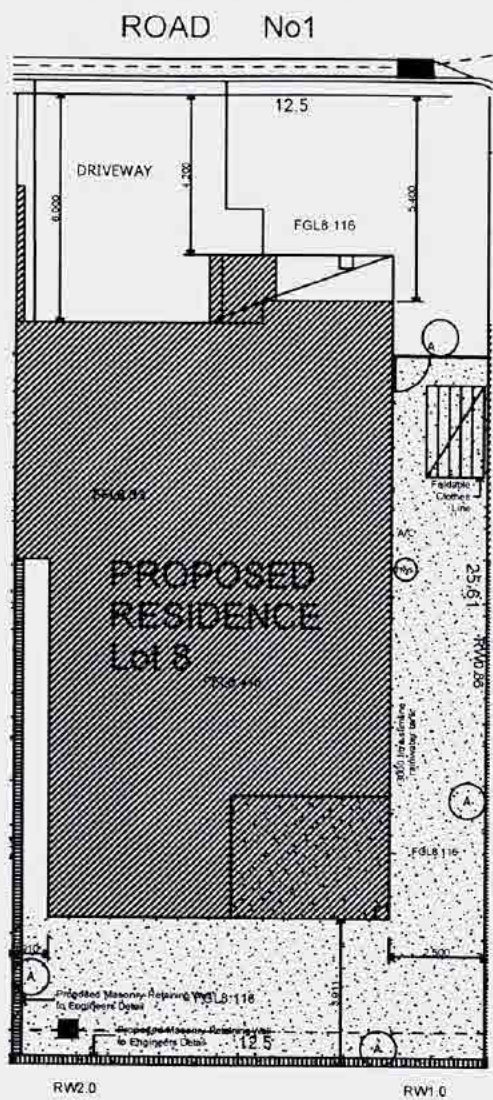


**Table of Materials & Finishes**  
 cement rendered & painted brickwork  
 concrete rppf tiles as selected  
 aluminium framed windows as selected  
 panel lift garage doors as selected  
 stainless steel balustrade as selected to comply with BCA requirements  
 aluminium framed sliding door as selected  
 cement rendered & painted blueboard cladding  
 colorbond capping  
 aluminium framed silicone joined corner windows  
 aluminium framed glazed swing door as selected  
 metal deck roof sheeting as selected installed to manufacturers specifications  
 timber framed roof trusses to manufacturers specifications  
 sheet flooring on timber floor joists to manufacturers specifications  
 plasterboard wall & ceiling lining  
 selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
 reinforced concrete slab to engineers details  
 blueboard lined timber awnings cement rendered & painted finish  
 aluminium framed bi-fold doors as selected

**LOT 8**  
 ALLOTMENT AREA = 319.40sqm  
 GROUND FLOOR AREA  
 Living area = 103.29sqm  
 Garage area= 33.29sqm  
 Alfresco area= 13.80sqm  
 Total Ground Floor area= 153.58sqm  
 FIRST FLOOR AREA  
 Living area = 124.76sqm  
 Balcony area = 6.79sqm  
 Total First Floor area = 131.55sqm  
 TOTAL FLOOR AREA = 285.13sqm  
 PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

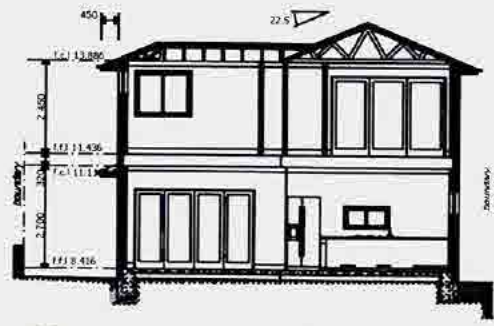
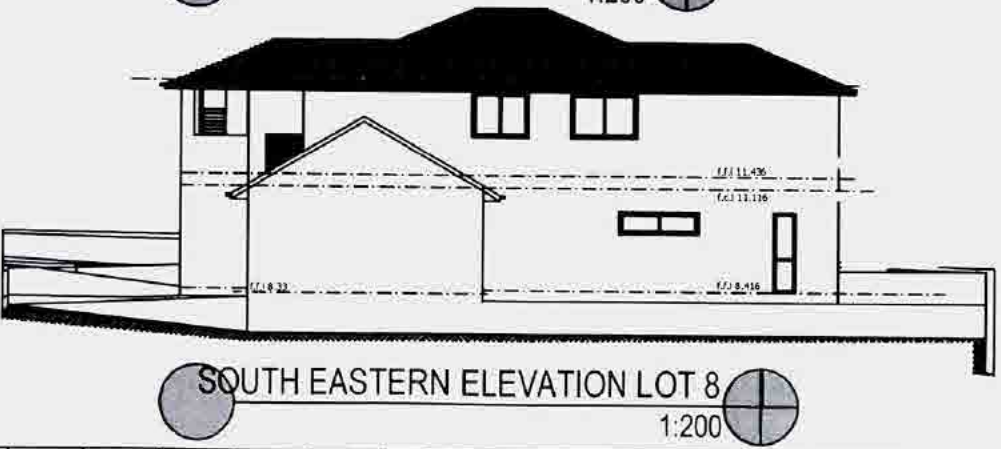


REVISION : A 28/8/2010  
 Provide rainwater tanks 3000litre

**BASIX Commitments DW7**

|                                                                        |                                        |
|------------------------------------------------------------------------|----------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                             | 3318255                                |
| <b>SITE DETAILS:</b>                                                   |                                        |
| Lot No:                                                                | 8                                      |
| DP Number:                                                             | 1115877                                |
| Site Area:                                                             | 319.00m <sup>2</sup>                   |
| <b>PROJECT DETAILS:</b>                                                |                                        |
| No. Bedrooms:                                                          | 4                                      |
| Conditioned Floor Area:                                                | 184.00m <sup>2</sup>                   |
| Unconditioned Floor Area:                                              | 13.00m <sup>2</sup>                    |
| Roof Area:                                                             | 171.00m <sup>2</sup>                   |
| Garden & Lawn Area:                                                    | 358.00m <sup>2</sup>                   |
| <b>ALTERNATIVE WATER:</b>                                              |                                        |
| Rain Water Tank Volume:                                                | 3090 L                                 |
| Roof Area Connected to Tank:                                           | 170.67m <sup>2</sup>                   |
| Rainwater Usages:                                                      | Toilets, One Outdoor Tap & Laundry     |
| Remainder of Roof Water to Easement:                                   | Yes                                    |
| Hydraulic Design System Required:                                      | Yes                                    |
| <b>WATER FIXTURES:</b>                                                 |                                        |
| Showerheads Rating:                                                    | 3 Star (Min.)                          |
| Toilet Flushing System:                                                | 4 Star (Min.)                          |
| Kitchen Tap Fittings:                                                  | 4 Star (Min.)                          |
| Basin Tap Fittings:                                                    | 4 Star (Min.)                          |
| <b>THERMAL COMFORT:</b>                                                |                                        |
| External Wall & Floor Specifications:                                  |                                        |
| *Brick Veneer:                                                         | R1.5                                   |
| *Roof & Ceiling Specifications:                                        | R3.0 (No Sarking)                      |
| Internal Walls:                                                        | R1.5 (Garage Wall Only)                |
| Windows Glazed Doors & Skylights:                                      |                                        |
| All Windows Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35) |                                        |
| <b>ENERGY:</b>                                                         |                                        |
| Hot Water System:                                                      | Gas (Instantaneous) 5 Star             |
| Cooling & Heating System:                                              | 3 Phase Air Conditioning (EER 2.5-3.0) |
| *Fan Ducted to Facade/Roof (Manual Switch):                            | Bath & Kitchen                         |
| *Natural Ventilation Only:                                             | Laundry                                |
| Natural Lighting:                                                      |                                        |
| Windows/Skylight in 2 Bathrooms/Toilets & Kitchen:                     | Yes                                    |
| Refrigerator Space:                                                    | Yes                                    |
| Outdoor Clothesline:                                                   | Yes                                    |
| Appliances:                                                            | Gas Cooktop & Electric Oven            |

**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**



**LEGEND**  
 symbol description  
 1.8meters high Fencing  
 Denotes Private Open Space (minimum dimension 2.0m)  
 FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardener)  
 RW Denotes Proposed Retaining Wall  
 Denotes Proposed Clothes Line



The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

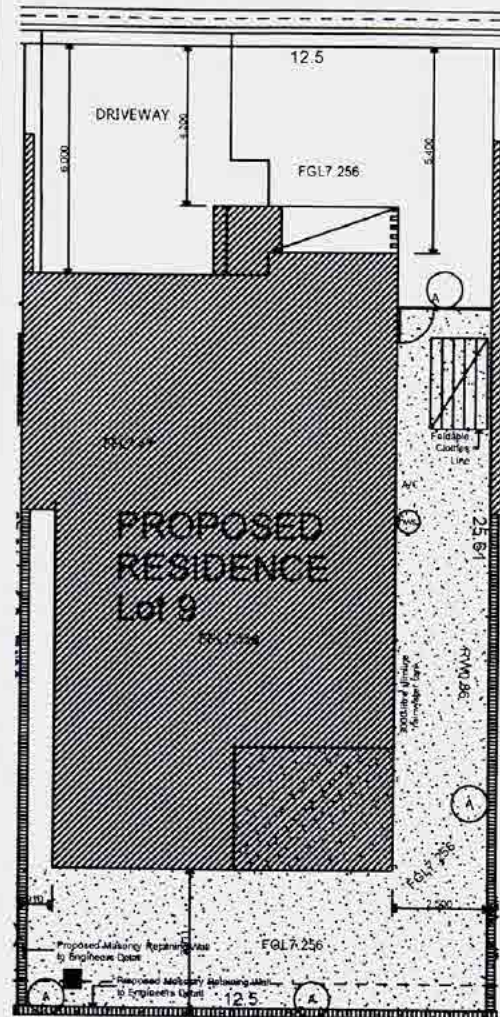
**I.L. New & Associates MBDA, NSW**  
 BSC LICENCE No. 20388  
 Unit 25 No. 11 Romford Rd  
 Kings Park, NSW 2148  
 Telephone: (02) 9671 6860  
 Facsimile: (02) 9671 4331

For:  
 ABAX Contracting  
 Project Name:  
**Integrated Housing Development**  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD, WARRIEWOOD

Drawing Title:  
 - LOT 8  
 GROUND FLOOR PLAN, FIRST FLOOR PLAN,  
 SITE PLAN, SOUTH EASTERN ELEVATION LOT 8,  
 NORTH WESTERN ELEVATION LOT 8, SOUTH EASTERN ELEVATION LOT 8, NORTHERN ELEVATION LOT 8, SECTION G:G Story  
 2010:137  
 13of17A(a3)

Plot Date 30/08/2010

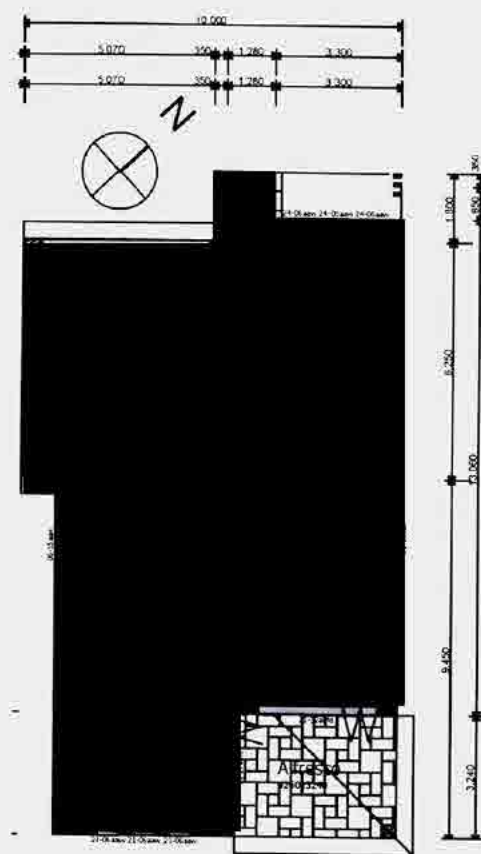
ROAD No1



SITE PLAN

1:200

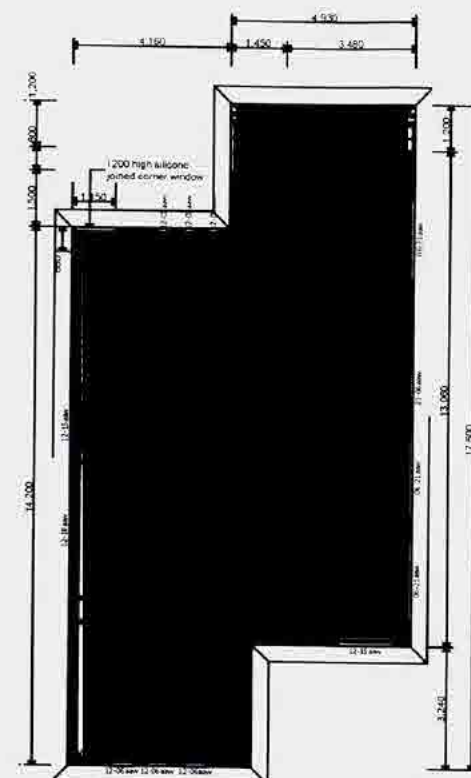
3



GROUND FLOOR PLAN

1:200

1



FIRST FLOOR PLAN

1:200

1

## LOT 9

ALLOTMENT AREA = 320.10sqm

GROUND FLOOR AREA

Living area = 103.29sqm

Garage area = 33.29sqm

Alfresco area = 13.80sqm

Total Ground Floor area = 153.58sqm

FIRST FLOOR AREA

Living area = 124.76sqm

Balcony area = 6.79sqm

Total First Floor area = 131.55sqm

TOTAL FLOOR AREA = 285.13sqm

PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

### LEGEND

Symbol description

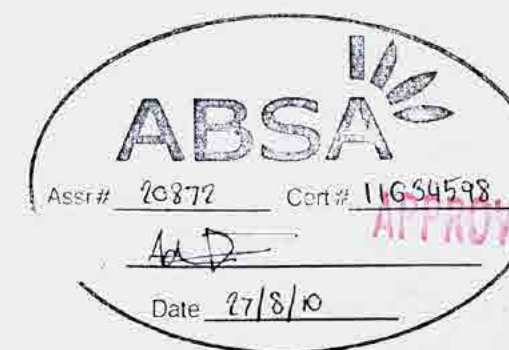
1.8meters high Fencing

Denotes Private Open Space (minimum dimension 2.0m)

FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardener)

RW Denotes Proposed Retaining Wall

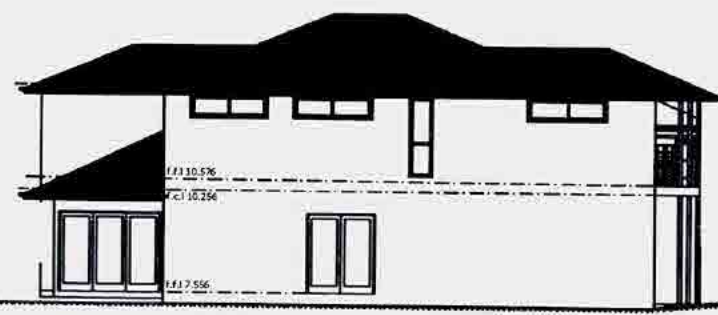
Denotes Proposed Clothes Line



### Table of Materials & Finishes

cement rendered & painted brickwork  
concrete rppf tiles as selected  
aluminium framed windows as selected  
panel lift garage doors as selected  
stainless steel balustrade as selected to comply with BCA requirements  
aluminium framed sliding door as selected  
cement rendered & painted blueboard cladding  
colorbond capping  
aluminium framed silicone joined corner windows  
aluminium framed glazed swing door as selected  
metal deck roof sheeting as selected to manufacturers specifications  
timber framed roof trusses to manufacturers specifications  
sheet flooring on timber floor joists to manufacturers specifications  
plasterboard wall & ceiling lining  
selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
reinforced concrete slab to engineers details  
blueboard lined timber awnings cement rendered & painted finish  
aluminium framed bi-fold doors as selected

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



NORTH EASTERN ELEVATION

1:200

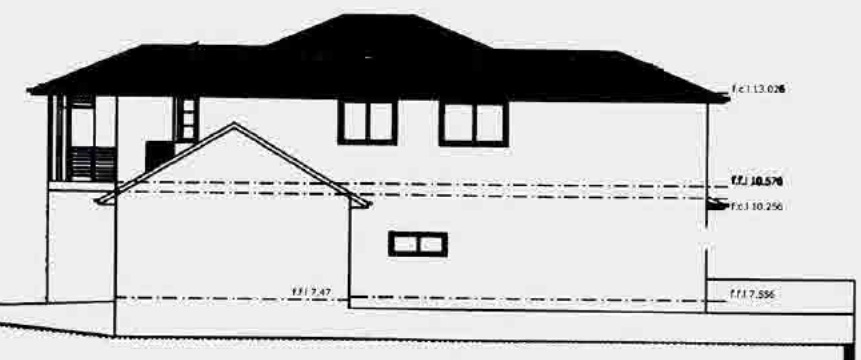
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SOUTH EASTERN ELEVATION LOT 9

1:200

3



SOUTH WESTERN ELEVATION

1:200

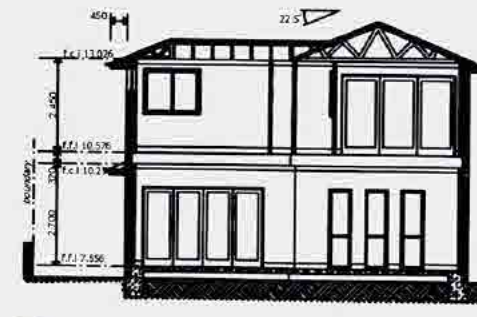
3



NORTH WESTERN ELEVATION LOT 9

1:200

3



SECTION H:H

1:200

4

**Alkira Homes**  
A NEW GENERATION

REVISION : A 28/8/2010  
Provide rainwater tanks 3000litre

### BASIX Commitments DW8

|                                                                       |                                        |
|-----------------------------------------------------------------------|----------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                            | 3318265                                |
| <b>SITE DETAILS:</b>                                                  |                                        |
| Lot No:                                                               | 9                                      |
| DP Number:                                                            | 1115877                                |
| Site Area:                                                            | 319.00m <sup>2</sup>                   |
| <b>PROJECT DETAILS:</b>                                               |                                        |
| No. Bedrooms:                                                         | 4                                      |
| Conditioned Floor Area:                                               | 184.00m <sup>2</sup>                   |
| Unconditioned Floor Area:                                             | 13.00m <sup>2</sup>                    |
| Roof Area:                                                            | 171.00m <sup>2</sup>                   |
| Garden & Lawn Area:                                                   | 358.00m <sup>2</sup>                   |
| <b>ALTERNATIVE WATER:</b>                                             |                                        |
| Rain Water Tank Volume:                                               | 3090 L                                 |
| Roof Area Connected to Tank:                                          | 170.67m <sup>2</sup>                   |
| Rainwater Usage:                                                      | Toilets, One Outdoor Tap & Laundry     |
| Remainder of Roof Water to Easement:                                  | Yes                                    |
| Hydraulic Design System Required:                                     | Yes                                    |
| <b>WATER FIXTURES:</b>                                                |                                        |
| Showerheads Rating:                                                   | 3 Star (Min.)                          |
| Toilet Flushing System:                                               | 4 Star (Min.)                          |
| Kitchen Tap Fittings:                                                 | 4 Star (Min.)                          |
| Basin Tap Fittings:                                                   | 4 Star (Min.)                          |
| <b>THERMAL COMFORT:</b>                                               |                                        |
| External Wall & Floor Specifications:                                 |                                        |
| *Brick Veneer:                                                        | R1.5                                   |
| *Roof & Ceiling Specifications:                                       | R3.0 (No Sarking)                      |
| Internal Walls:                                                       | R1.5 (Garage Wall Only)                |
| Windows Glazed Doors & Skylights:                                     |                                        |
| All Windows Improved Aluminium Single Glaz (SHGC: 0.77 U-Value: 6.35) |                                        |
| <b>ENERGY:</b>                                                        |                                        |
| Hot Water System:                                                     | Gas (Instantaneous) 5 Star             |
| Lighting & Heating System:                                            | 3 Phase Air Conditioning (EER 2.5-3.0) |
| Ventilation:                                                          |                                        |
| *Fan Ducted to Facade/Roof (Manual Switch)                            | Bath & Kitchen                         |
| *Natural Ventilation Only                                             | Laundry                                |
| Windows/Skylight in 2 Bathrooms/Toilets & Kitchen:                    | Yes                                    |
| Refrigerator Space:                                                   | Yes                                    |
| Outdoor Clothesline:                                                  | Yes                                    |
| Appliances:                                                           | Gas Cooktop & Electric Oven            |

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor.

**I.L. New & Associates** MBDA, NSW  
BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
Kings Park, NSW 2148  
Telephone: (02) 9671 6880  
Facsimile: (02) 9671 4331

**bol** Building  
Designers  
Association  
of NSW Inc.

For  
ABAX Contracting

Project Name  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD,  
WARREWOOD

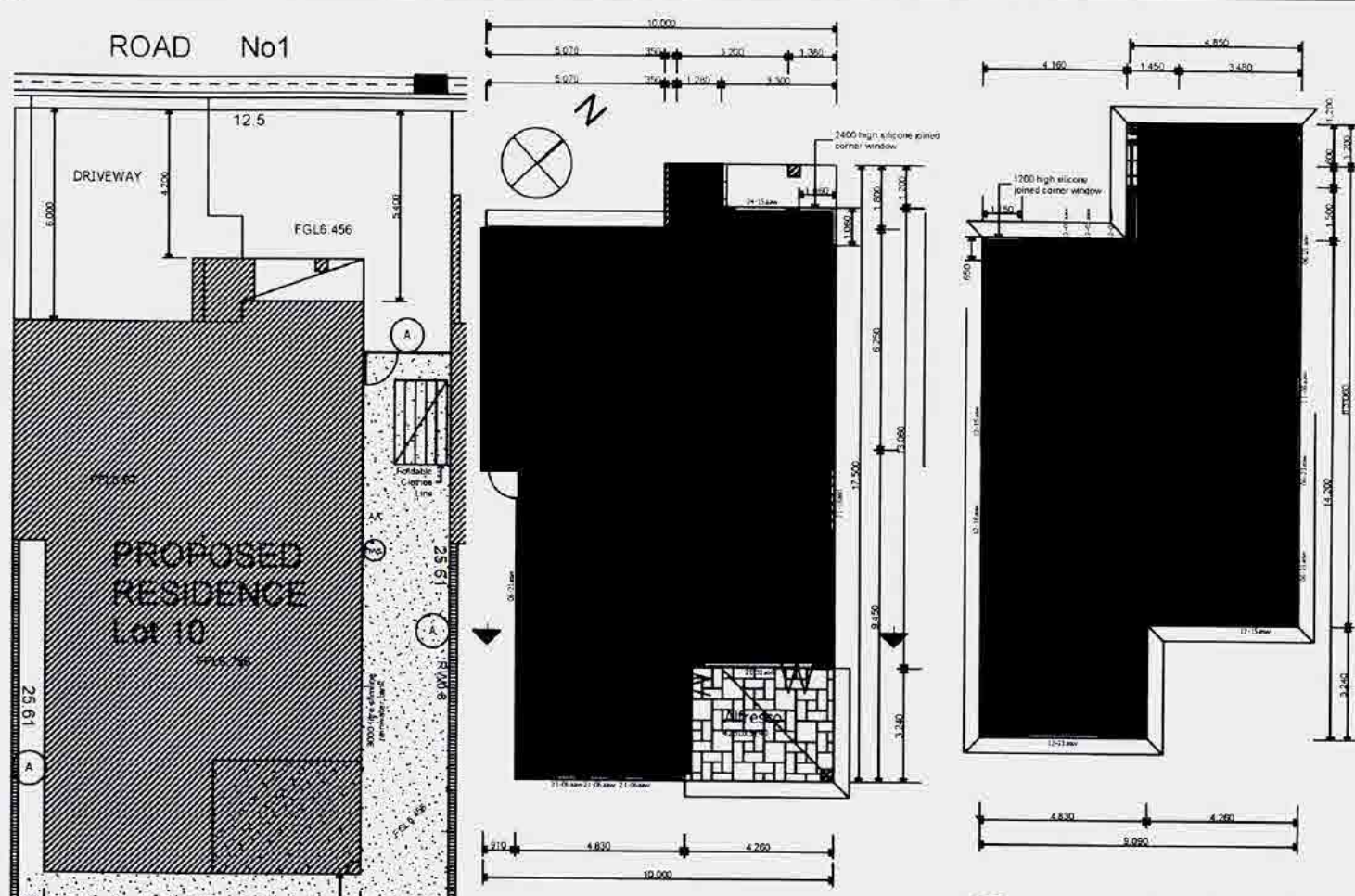
Drawing Title  
LOT 9  
GROUND FLOOR PLAN, FIRST FLOOR PLAN,  
SITE PLAN, NORTH EASTERN ELEVATION,  
SOUTH WESTERN ELEVATION, NORTH  
WESTERN ELEVATION LOT 9, SOUTH EASTERN  
ELEVATION LOT 9, SECTION H:H

Date  
2010:137  
14of17A(a3)

Plot Date  
30/08/2010

length in millimeters at full size

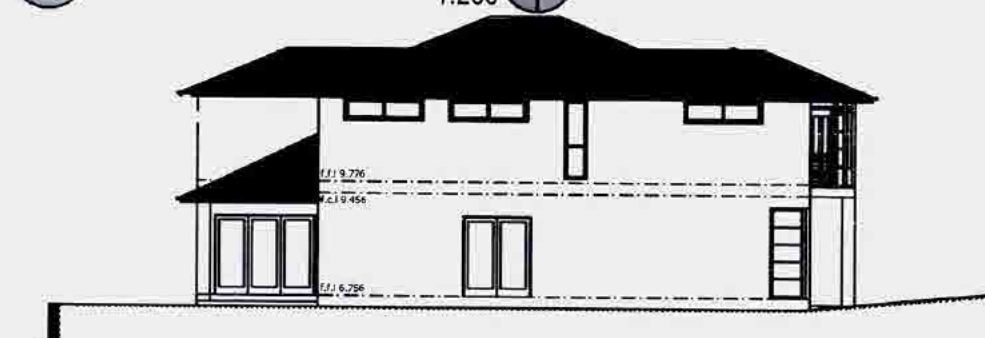
ROAD No1



GROUND FLOOR PLAN 1:200

FIRST FLOOR PLAN 1:200

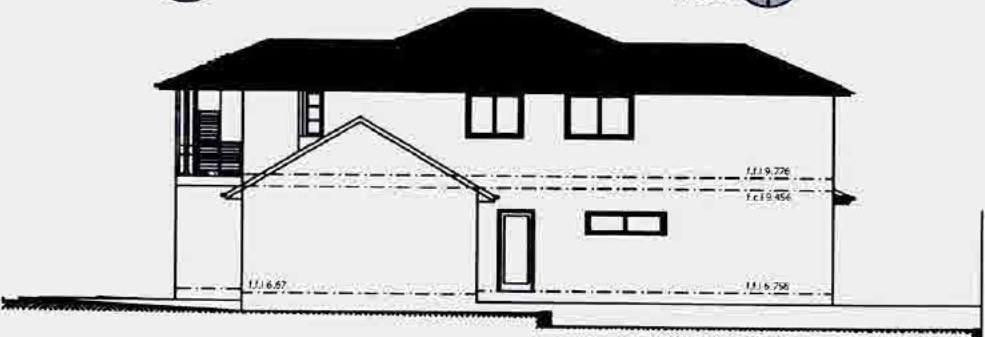
SITE PLAN 1:200



NORTH EASTERN ELEVATION LOT 10 1:200



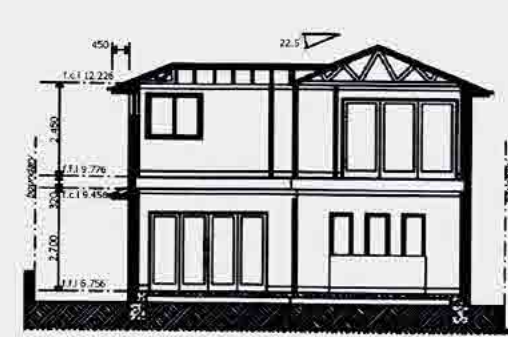
NORTH WESTERN ELEVATION LOT 10 1:200



SOUTH WESTERN ELEVATION 1:200.00



SOUTH EASTERN ELEVATION LOT 10 1:200.00



SECTION I-I 1:200

**LOT 10**  
 ALLOTMENT AREA = 320.10sqm  
 GROUND FLOOR AREA  
 Living area = 103.29sqm  
 Garage area = 33.29sqm  
 Alfresco area = 13.80sqm  
 Total Ground Floor area = 153.58sqm  
 FIRST FLOOR AREA  
 Living area = 124.76sqm  
 Balcony area = 6.79sqm  
 Total First Floor area = 131.55sqm  
 TOTAL FLOOR AREA = 285.13sqm  
 PRIVATE COURTYARD AREA (inc Alfresco) = 99.91sqm

**Table of Materials & Finishes**  
 cement rendered & painted brickwork  
 concrete rppf tiles as selected  
 aluminium framed windows as selected  
 panel lift garage doors as selected  
 stainless steel balustrade as selected to comply with BCA requirements  
 aluminium framed sliding door as selected  
 cement rendered & painted blueboard cladding  
 colorbond capping  
 aluminium framed silicone joined corner windows  
 aluminium framed glazed swing door as selected  
 metal deck roof sheeting as selected installed to manufacturers specifications  
 timber framed roof trusses to manufacturers specifications  
 sheet flooring on timber floor joists to manufacturers specifications  
 plasterboard wall & ceiling lining  
 selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
 reinforced concrete slab to engineers details  
 blueboard lined timber awnings cement rendered & painted finish  
 aluminium framed bi-fold doors as selected

- LEGEND**
- symbol description
  - 1.8meters high Fencing
  - Denotes Private Open Space (minimum dimension 2.0m)
  - FGL Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardner)
  - RW Denotes Proposed Retaining Wall
  - Denotes Proposed Clothes Line



NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



REVISION : A 28/8/2010  
 Provide rainwater tanks 3000litre

BASIX Commitments DW9

|                                                                        |                                                            |
|------------------------------------------------------------------------|------------------------------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                             | 3318275                                                    |
| <b>SITE DETAILS:</b>                                                   |                                                            |
| Lot No:                                                                | 10                                                         |
| DP Number:                                                             | 1115877                                                    |
| Site Area:                                                             | 319.00m <sup>2</sup>                                       |
| <b>PROJECT DETAILS:</b>                                                |                                                            |
| No. Bedrooms:                                                          | 4                                                          |
| Conditioned Floor Area:                                                | 184.00m <sup>2</sup>                                       |
| Unconditioned Floor Area:                                              | 13.00m <sup>2</sup>                                        |
| Roof Area:                                                             | 171.00m <sup>2</sup>                                       |
| Garden & Lawn Area:                                                    | 131.00m <sup>2</sup>                                       |
| <b>ALTERNATIVE WATER:</b>                                              |                                                            |
| Rain Water Tank Volume:                                                | 3090 L                                                     |
| Roof Area Connected to Tank:                                           | 170.67m <sup>2</sup>                                       |
| Rainwater Usages:                                                      | Toilets, One Outdoor Tap & Laundry                         |
| Remainder of Roof Water to Easement:                                   | Yes                                                        |
| Hydraulic Design System Required:                                      | Yes                                                        |
| <b>WATER FIXTURES:</b>                                                 |                                                            |
| Showerheads Rating:                                                    | 3 Star (Min.)                                              |
| Toilet Flushing System:                                                | 4 Star (Min.)                                              |
| Kitchen Tap Fittings:                                                  | 4 Star (Min.)                                              |
| Basin Tap Fittings:                                                    | 4 Star (Min.)                                              |
| <b>THERMAL COMFORT:</b>                                                |                                                            |
| External Wall & Floor Specifications:                                  |                                                            |
| *Brick Veneer:                                                         | R1.5                                                       |
| *Roof & Ceiling Specifications:                                        | R3.0 (No Sarking)                                          |
| Internal Walls:                                                        | R1.5 (Garage Wall Only)                                    |
| Windows Glazed Doors & Skylights:                                      |                                                            |
| All Windows Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35) |                                                            |
| <b>ENERGY:</b>                                                         |                                                            |
| Hot Water System:                                                      | Gas (Instantaneous) 5 Star                                 |
| Cooling & Heating System:                                              | 3 Phase Air Conditioning (EER 2.5-3.0)                     |
| Ventilation:                                                           | *Fan Ducted to Outside/Roof (Manual Switch) Bath & Kitchen |
| Natural Ventilation Only:                                              | Laundry                                                    |
| Windows/Skylight in 2 Bathrooms/Toilets & Kitchen:                     | Yes                                                        |
| Refrigerator Space:                                                    | Yes                                                        |
| Outdoor Clothesline:                                                   | Yes                                                        |
| Appliances:                                                            | Gas Cooktop & Electric Oven                                |

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor

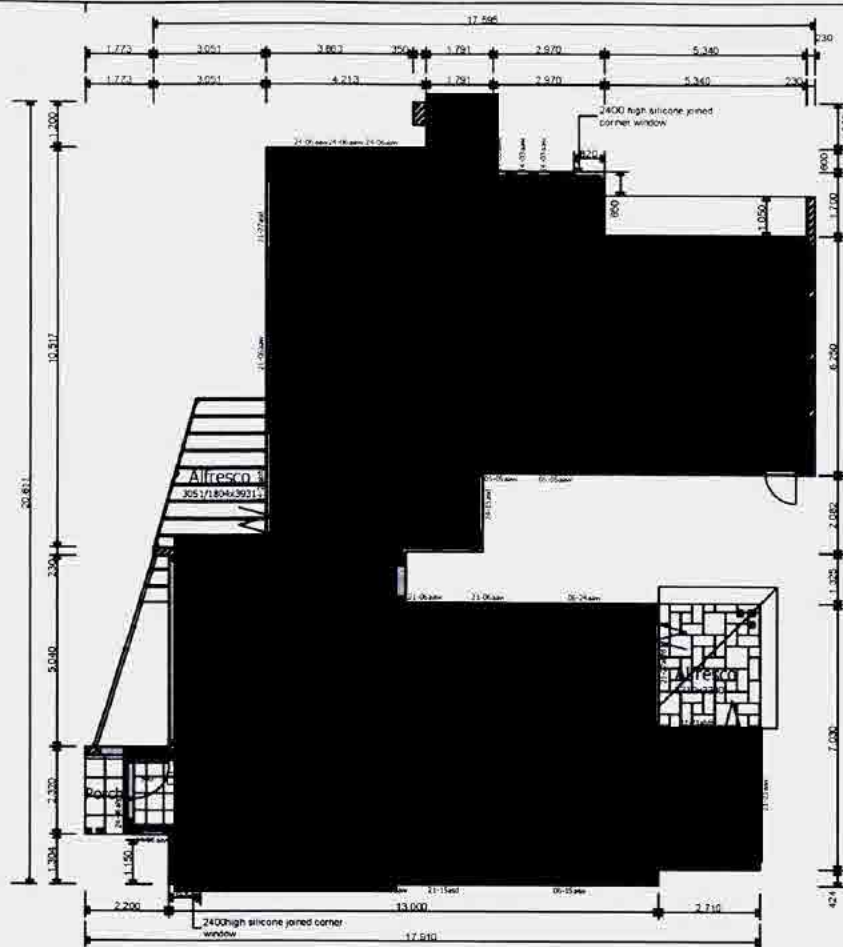
**I.L. New & Associates** MBDA, NSW  
 BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
 Kings Park, NSW 2148  
 Telephone: (02) 9671 6860  
 Facsimile: (02) 9671 4331

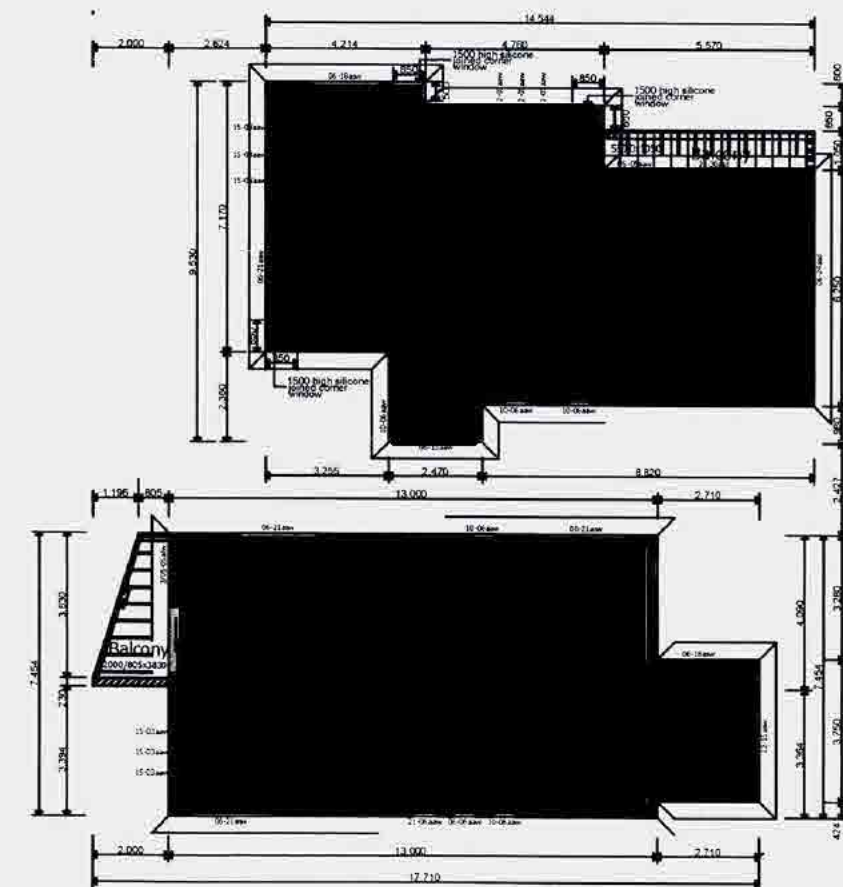
For:  
 ABAX Contracting  
 Project Name  
**Integrated Housing Development**  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 10S IN A  
 SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD,  
 WARREWOOD

|                                        |             |
|----------------------------------------|-------------|
| Drawing Title                          | LOT10       |
| SITE PLAN, GROUND FLOOR PLAN, FIRST    |             |
| FLOOR PLAN, NORTH WESTERN ELEVATION    |             |
| POT 10 SOUTH EASTERN ELEVATION LOT 10, |             |
| NORTH EASTERN ELEVATION LOT 10, SOUTH  |             |
| WESTERN ELEVATION, SECTION I-I, Store  | Drawn By    |
| 2010:137                               | 15of17A(a3) |

Plot Date: 30/08/2010



1 GROUND FLOOR PLAN 1:200



3 FIRST FLOOR PLAN 1:200

**LOT 11**  
 ALLOTMENT AREA = 317.99sqm  
 GROUND FLOOR AREA  
 Living area = 85.21sqm  
 Garage area = 36.02sqm  
 Alfresco area = 9.73sqm  
 Total Ground Floor area = 134.40sqm  
 FIRST FLOOR AREA  
 Living area = 106.61sqm  
 Balcony area = 5.85sqm  
 Total First Floor area = 112.46sqm  
 TOTAL FLOOR AREA = 246.86sqm  
 PRIVATE COURTYARD (inc Alfresco) = 62.51sqm

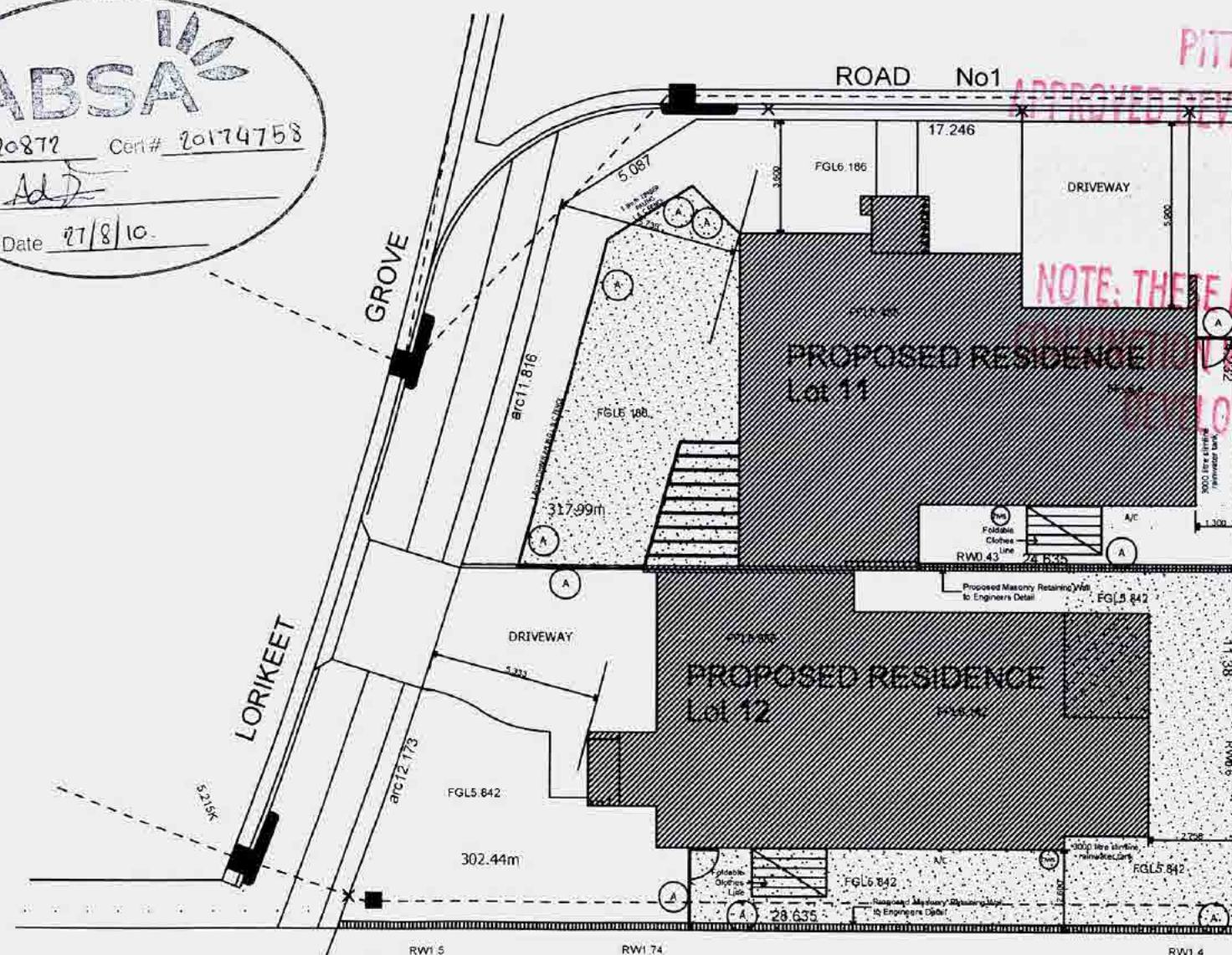
**LOT 12**  
 ALLOTMENT AREA = 305.27sqm  
 GROUND FLOOR AREA  
 Living area = 85.07sqm  
 Garage area = 33.19sqm  
 Alfresco area = 8.89sqm  
 Total Ground Floor area = 129.45sqm  
 FIRST FLOOR AREA  
 Living area = 107.06sqm  
 Balcony area = 5.83sqm  
 Total First Floor area = 112.89sqm  
 TOTAL FLOOR AREA = 242.34sqm  
 PRIVATE COURTYARD (inc Alfresco) = 83.77sqm

## Table of Materials & Finishes

cement rendered & painted brickwork  
 concrete rppf tiles as selected  
 aluminium framed windows as selected  
 panel lift garage doors as selected  
 stainless steel balustrade as selected to comply with BCA requirements  
 aluminium framed sliding door as selected  
 cement rendered & painted blueboard cladding  
 colorbond capping  
 aluminium framed silicone joined corner windows  
 aluminium framed glazed swing door as selected  
 metal deck roof sheeting as selected installed to manufacturers specifications  
 timber framed roof trusses to manufacturers specifications  
 sheet flooring on timber floor joists to manufacturers specifications  
 plasterboard wall & ceiling lining  
 selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
 reinforced concrete slab to engineers details  
 blueboard lined timber awnings cement rendered & painted finish  
 aluminium framed bi-fold doors as selected

## LEGEND

| symbol | description                                                                              |
|--------|------------------------------------------------------------------------------------------|
| (A)    | 1.8meters high Fencing                                                                   |
| (D)    | Denotes Private Open Space (minimum dimension 2.0m)                                      |
| FGL    | Denotes Finished Ground Level (refer to Land Planning Plan prepared by Proust & Gardner) |
| RW     | Denotes Proposed Retaining Wall                                                          |
| (C)    | Denotes Proposed Clothes Line                                                            |



3 SITE PLAN 1:200

**Alkira Homes**  
 A NEW GENERATION

REVISION : A 28/8/2010  
 Provide rainwater tanks 3000litre

## BASIX Commitments DW10

|                                                                        |                                           |
|------------------------------------------------------------------------|-------------------------------------------|
| <b>CERTIFICATE NUMBER:</b>                                             | 3318185                                   |
| <b>SITE DETAILS:</b>                                                   |                                           |
| Lot No.                                                                | 11                                        |
| DP Number                                                              | 1115877                                   |
| Site Area                                                              | 623.26m <sup>2</sup>                      |
| <b>PROJECT DETAILS:</b>                                                |                                           |
| No. Bedrooms                                                           | 4                                         |
| Conditioned Floor Area                                                 | 152.00m <sup>2</sup>                      |
| Unconditioned Floor Area                                               | 14.00m <sup>2</sup>                       |
| Roof Area                                                              | 263.05m <sup>2</sup>                      |
| Garden & Lawn Area                                                     | 149.08m <sup>2</sup>                      |
| <b>ALTERNATIVE WATER:</b>                                              |                                           |
| Rain Water Tank Volume                                                 | 3090 L                                    |
| Roof Area Connected to Tank                                            | 270.19m <sup>2</sup>                      |
| Rainwater Usages                                                       | Toilets, One Outdoor Tap & Laundry        |
| Remainder of Roof Water to Easement                                    | Yes                                       |
| Hydraulic Design System Required                                       | Yes                                       |
| <b>WATER FIXTURES:</b>                                                 |                                           |
| Showerheads Rating                                                     | 3 Star (Min.)                             |
| Toilet Flushing System                                                 | 4 Star (Min.)                             |
| Kitchen Tap Fittings                                                   | 4 Star (Min.)                             |
| Basin Tap Fittings                                                     | 4 Star (Min.)                             |
| <b>THERMAL COMFORT:</b>                                                |                                           |
| External Wall & Floor Specifications:                                  |                                           |
| *Brick Veneer                                                          | R1.5                                      |
| *Roof & Ceiling Specifications:                                        | R3.0 (Foil/Sealant) & R1.5 (Batts + Foil) |
| Internal Walls                                                         | R1.5 (Garage Wall Only)                   |
| Windows Glazed Doors & Skylights:                                      |                                           |
| All Windows Improved Aluminium Single Clear (SHGC: 0.77 U-Value: 6.35) |                                           |
| <b>ENERGY:</b>                                                         |                                           |
| Hot Water System                                                       | Gas (Instantaneous) 5 Star                |
| Cooling & Heating System                                               | 3 Phase Air Conditioning (EER 2.5-3.0)    |
| Ventilation:                                                           |                                           |
| *Fans Ducted to Facade/Roof (Manual Switch)                            | Bath & Kitchen                            |
| *Natural Ventilation Only                                              | Laundry                                   |
| Natural Lighting                                                       | Yes                                       |
| Windows/Skylight in 2 Bathrooms/Toilets & Kitchen                      | Yes                                       |
| Refrigerator Space                                                     | Yes                                       |
| Outdoor Clothesline                                                    | Yes                                       |
| Appliances:                                                            | Gas Cooktop & Electric Oven               |

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

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**I.L. New & Associates** MBDA, NSW  
 BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
 Kings Park, NSW 2148  
 Telephone: (02) 9671 6860  
 Facsimile: (02) 9671 4331



For:  
 ABAX Contracting

Project Name:  
**Integrated Housing Development**  
 AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
 SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD,  
 WARREWOOD

Drawing Title:  
 - LOT 11 & 12  
 SITE PLAN, GROUND FLOOR PLAN, FIRST

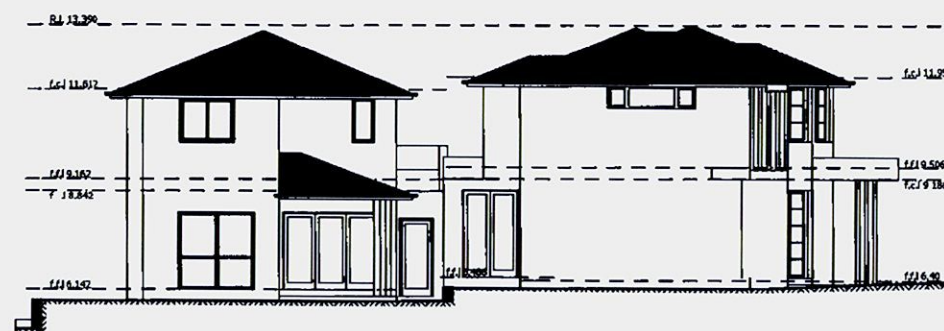
|                   |             |
|-------------------|-------------|
| FLOOR PLAN, Story |             |
| Scale as noted    | Date        |
| Status DA         | Checked By  |
| Project No        | Drawing No  |
| 2010:137          | 16of17A(a3) |

Plot Date 30/08/2010

REVISION A 28/8/2010  
Provide rainwater tanks 3000litre



SOUTHWESTERN ELEVATION LOTS 11 & 12  
1 200



NORTH EASTERN ELEVATION LOTS 11 & 12  
1 200



3 SOUTH EASTERN ELEVATION  
1 200



3 NORTH WESTERN ELEVATION  
1 200

### Table of Materials & Finishes

cement rendered & painted brickwork  
concrete rppf tiles as selected  
aluminium framed windows as selected  
panel lift garage doors as selected  
stainless steel balustrade as selected to comply with BCA requirements  
aluminium framed sliding door as selected  
cement rendered & painted blueboard cladding  
colorbond capping  
aluminium framed silicone joined corner windows  
aluminium framed glazed swing door as selected  
metal deck roof sheeting as selected installed to manufacturers specifications  
timber framed roof trusses to manufacturers specifications  
sheet flooring on timber floor joists to manufacturers specifications  
plasterboard wall & ceiling lining  
selected timber entry door with glazed panels & aluminium framed highlight & sidelight  
reinforced concrete slab to engineers details  
blueboard lined timber awnings cement rendered & painted finish  
aluminium framed bi-fold doors as selected

PITTVATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

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**I L New & Associates MBDA, NSW**  
BSC LICENCE No 20388  
Unit 25 No 11 Romford Rd  
Kings Park, NSW 2148  
Telephone (02) 9671 6860  
Facsimile (02) 9671 4331

For  
ABAX Contracting  
Project Name  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARREWOOD ROAD  
WARREWOOD

|                                      |             |
|--------------------------------------|-------------|
| Drawing Title                        |             |
| LOT 11 & 12                          |             |
| SOUTHWESTERN ELEVATION LOTS 11 & 12  |             |
| NORTH EASTERN ELEVATION LOTS 11 & 12 |             |
| SOUTHWESTERN ELEVATION NORTH         |             |
| WESTERN ELEVATION                    |             |
| Project No                           | Drawing No  |
| 2010 137                             | 17of17A(a3) |
| Plot Date                            | 26/9/2010   |

# SCHEDULE OF PLANT MATERIAL

| CODE BOTANICAL NAME                     | COMMON NAME          | QUANTITY | MATURE SIZE | CONTAINER | STAKES |
|-----------------------------------------|----------------------|----------|-------------|-----------|--------|
| BS <i>Banksia serrata</i>               | Old Man Banksia      | 3        | 7m          | 35 litre  | 2      |
| BSp <i>Banksia spinulosa</i>            | Halpin Banksia       | 43       | 1.5m        | 200mm     | -      |
| CAI <i>Correa alba</i>                  | White Correa         | 47       | 1.5m        | 200mm     | -      |
| CC <i>Callistemon citrinus</i>          | Bokebrush            | 53       | 2.5m        | 200mm     | -      |
| DC <i>Dianella caerulea</i>             | Parrot Lily          | 145      | 0.4m        | 140mm     | -      |
| DR <i>Doronicum excelsa</i>             | Flax Lily            | 163      | 0.4m        | 140mm     | -      |
| DE <i>Doronicum excelsa</i>             | Gymea Lily           | 36       | 1.5m        | 200mm     | -      |
| ER <i>Elaeocarpus reticulatus</i>       | Blueberry Ash        | 4        | 7m          | 35 litre  | 2      |
| ERo <i>Eucalyptus robusta</i>           | Swamp Mahogany       | 5        | 20m         | 35 litre  | 2      |
| GS <i>Grevillea sericea</i>             | Poa Flower Grevillea | 18       | 1.5m        | 140mm     | -      |
| KA <i>Kunzea ambigua</i>                | Tick Bush            | 46       | 3m          | 200mm     | -      |
| LL <i>Lomandra longifolia</i>           | Mat Rush             | 66       | 1m          | 140mm     | -      |
| LS <i>Lomandra 'Seascape'</i>           | Seascape Lomandra    | 85       | 0.4m        | 140mm     | -      |
| LL <i>Lomandra longifolia 'Tanika'</i>  | Tanika Mat Rush      | 56       | 0.4m        | 140mm     | -      |
| PTI <i>Phormium tenax 'Flamin'</i>      | Red NZ Flax          | 28       | 1m          | 200mm     | -      |
| PR <i>Pittosporum revolutum</i>         | Yellow Pittosporum   | 19       | 3m          | 200mm     | -      |
| Sae <i>Syzygium australe 'Elegance'</i> | Dwarf Lilly Pili     | 16       | 3m          | 200mm     | -      |
| SAP <i>Syzygium australe 'Pinnacle'</i> | Narrow Lilly Pili    | 50       | 3m          | 200mm     | -      |
| SPi <i>Syzygium paniculatum Dwarf</i>   | Dwarf Lilly Pili     | 68       | 3m          | 200mm     | -      |
| TL <i>Tristanopsis laurina</i>          | Water Gum            | 10       | 7m          | 35 litre  | 2      |

The majority of the plants in this schedule have been selected from a list of Plant Species for Landscape Development within the Warriewood Valley Urban Release Area Masterplan and Design Guidelines.

## LEGEND

- EXISTING & ARCHITECTS LEVELS
- PROPOSED LEVELS
- NEW TURF AREAS: SOFT LEAF BUFFALO
- PEBBLE MULCH
- RETAINING WALLS REFER TO DETAILS BY OTHERS
- BRICK GARDEN EDGING
- STEPPING STONES
- CLOTHESLINES

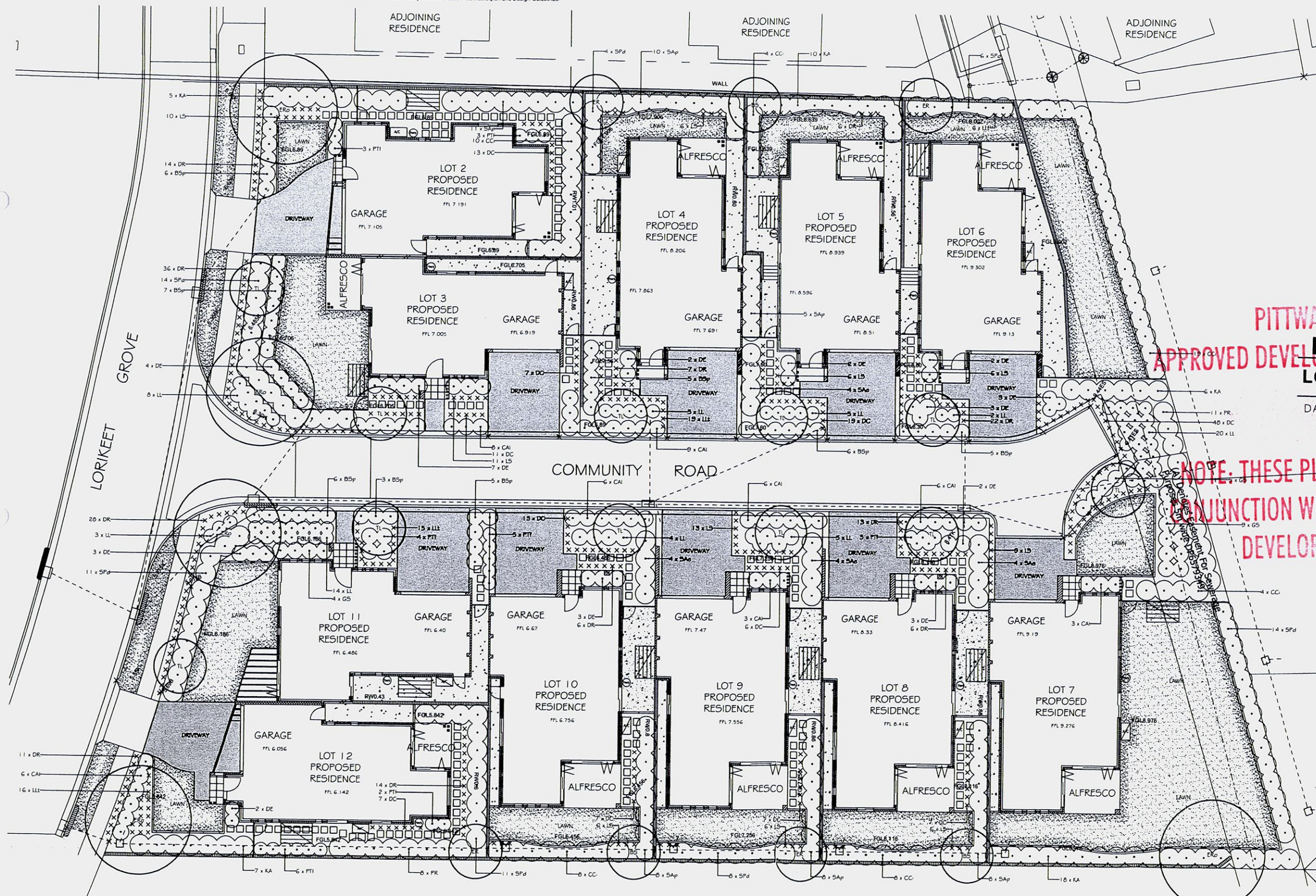


Figure 14

PITTSWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS  
LANDSCAPE PLAN  
LOT 105 LORIKEET GROVE

DATE: 2 SEPT 2010 PLAN NO.22441/LAN

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

## NOTES

This plan is to be read in conjunction with all documentation prepared by I.L. New & Associates.

iScape  
LANDSCAPE ARCHITECTURE

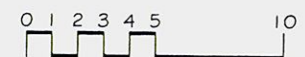
office, 16/303 pacific highway  
lindfield nsw 2070  
postal, 25 bent street  
lindfield nsw 2070  
ph 9416 4290 fax 9416 4735  
A.C.N 097 328 580  
email ija@netspace.net.au

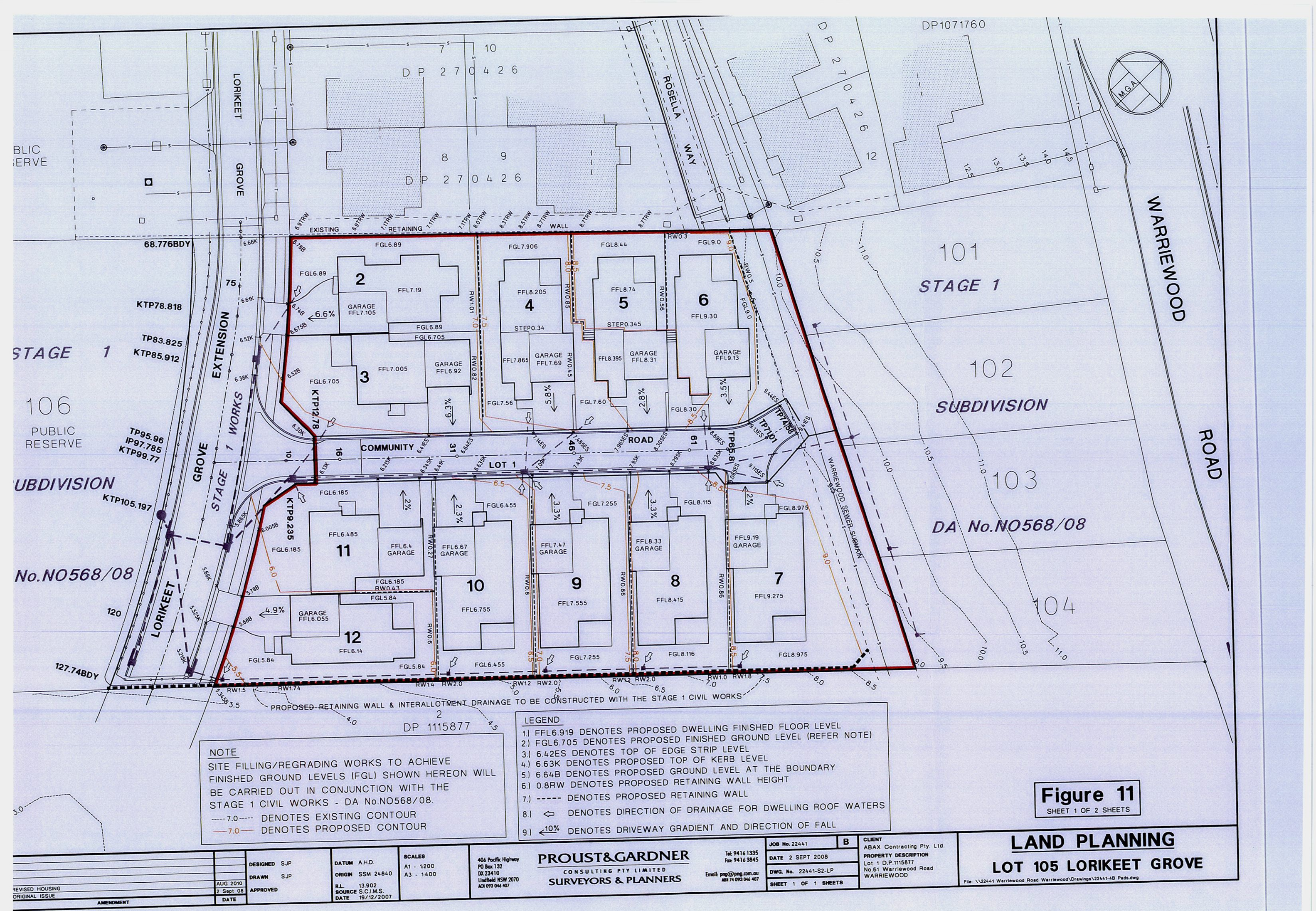
project  
Integrated Housing  
Development  
Lot 105 Lorikeet Avenue, Warriewood  
drawing  
Landscape Plan

client  
ABAX Contracting

date  
August 2010  
Job.dwg no.  
150.10/262  
designed by  
IJ

scale  
1:100 @ A0  
1:200 @ A2  
no. in set  
ONE/ONE  
drawn by  
AM







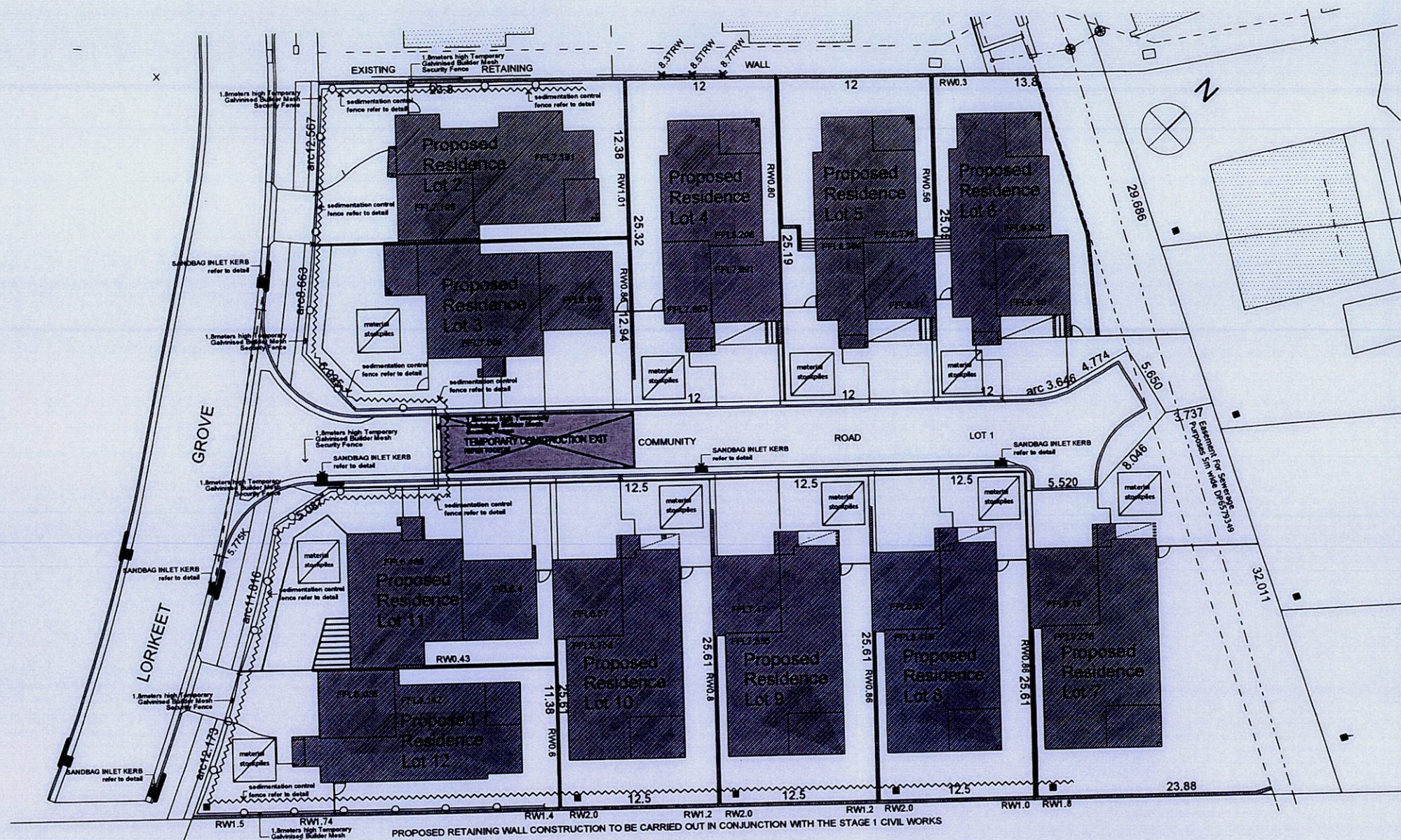


Figure 15

## SOIL, WATER & WASTE MANAGEMENT PLAN

### LOT 105 LORIKEET GROVE

DATE: 2 SEPT 2010 PLAN NO.22441/SWW

The builder shall check and verify all dimensions and levels and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

All works to be set out by registered surveyor.

**I.L. New & Associates MBDA, NSW**  
BSC LICENCE No. 20388

Unit 25 No. 11 Romford Rd  
Kings Park, NSW 2148  
Telephone: (02) 9671 6860  
Facsimile: (02) 9671 4331



For:  
ABAX Contracting

Project Name:  
**Integrated Housing Development**  
AT THE PROPOSED SUBDIVISION OF PROPOSED LOT 105 IN A  
SUBDIVISION OF LOT 1 DP 1115877 WARRIEWOOD ROAD,  
WARRIEWOOD

Drawing Title:  
- WASTE MANAGEMENT PLAN  
WASTE MANAGEMENT PLAN

Scale: as noted

Date:

Status: DA

Checked By:

Project No:

Layout No:

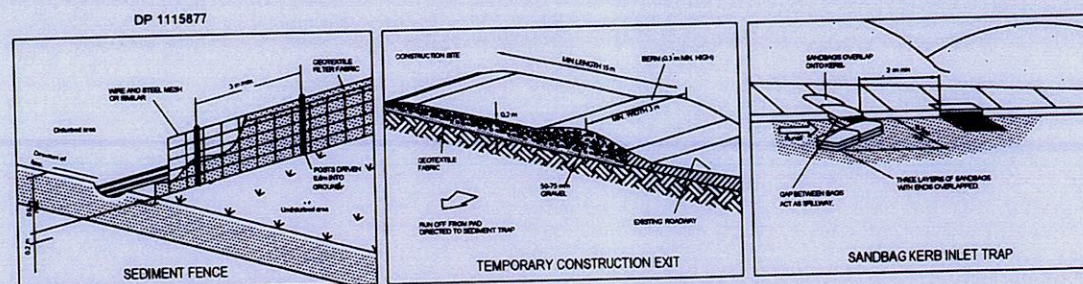
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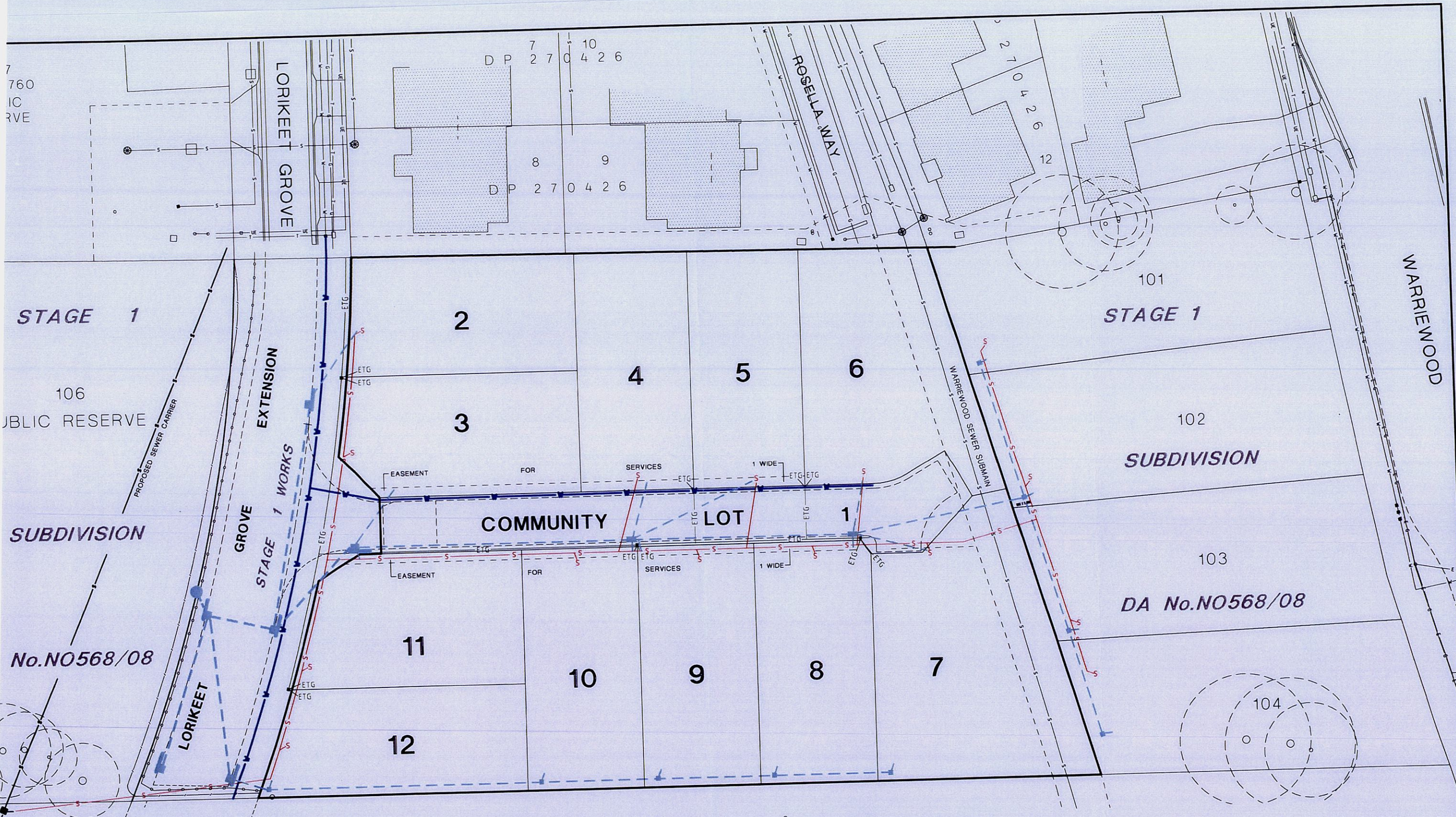
2of17A

Plot Date:

31/08/2010

① WASTE MANAGEMENT PLAN  
1:200





**NOTE**  
PRELIMINARY SERVICES PLAN SUBJECT TO APPROVAL BY THE RELEVANT AUTHORITIES

**LEGEND**

- PROPOSED STORMWATER PIPELINE
- PROPOSED WATER MAIN
- PROPOSED ELECTRICITY, TELSTRA, GAS MAIN
- ETG
- PROPOSED SEWER MAIN

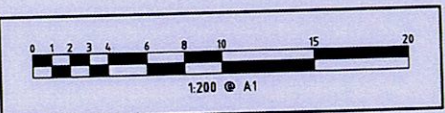


**Figure 16**

|             |  |              |  |                                            |                                    |                                                                                        |                                                                                                                                                     |                                                                                                                            |                     |  |                   |                                                                                                    |
|-------------|--|--------------|--|--------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------|--|-------------------|----------------------------------------------------------------------------------------------------|
| STAGE 2 -DA |  | DESIGNED SJP |  | DATUM<br>ORIGIN<br>LEVEL<br>SOURCE<br>DATE | SCALES<br>A1 - 1:200<br>A3 - 1:400 | 406 Pacific Highway<br>PO Box 132<br>DX 23410<br>Lindfield NSW 2070<br>ACN 093 046 407 | PROUST&GARDNER<br>CONSULTING PTY LIMITED<br>SURVEYORS & PLANNERS<br>Tel: 9416 1335<br>Fax: 9416 3845<br>Email: ppg@png.com.au<br>ABN 74 093 046 407 | OWNER/DEVELOPER<br>ABAX CONTRACTING P/L<br>PROPERTY DESCRIPTION<br>LOT 1 DP 1115877<br>No.61 WARRIEWOOD ROAD<br>WARRIEWOOD | DA No. -----        |  | B                 | UTILITY SERVICING<br>LOT 105 LORIKEET GROVE<br>DWG NAME: X:\Drawings\INTEGRATED-2010\Services_Plan |
| AUG 2010    |  | DRAWN CAH    |  |                                            |                                    |                                                                                        |                                                                                                                                                     |                                                                                                                            | DATE 25 AUGUST 2008 |  | DWG. No. 22441-SP |                                                                                                    |
| 25 AUG 08   |  | CHECKED SJP  |  |                                            |                                    |                                                                                        |                                                                                                                                                     |                                                                                                                            | SHEET 1 OF 1 SHEETS |  |                   |                                                                                                    |
|             |  |              |  |                                            |                                    |                                                                                        |                                                                                                                                                     |                                                                                                                            |                     |  |                   |                                                                                                    |