NEW DRIVEWAY AND PARKING
COMPACTED ROAD BASE
TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

NEW SCREEN PLANTING

DRIVEWAY

DRYING COURT

TULLIPAN PROJECT HOME

POOL 4 X 2.5

BERM

RL 24.5

SCREEN PLANTING
TO 4 metres
incorperate existing trees

GABION RETAINING WALL
TO ENGINEERS DETAILS
SEE GEOTECHNICAL REPORT

47.000

FETTLER

20.000

NEW SEPARATE
SEWER LINE TO
SERVICE BUILDING

HORSE ARENA
50m X 20m
RL 24.50

50.000

PADDOCK 1

HORSE PATH

PADDOCK 3

PADDOCK 2

PADDOCK 4

YARD
RL 29.0

YARD
RL 28.0

STABLE A

STABLE B

STABLE C

STABLE D

RAMP

YARD
LEVEL 7 X 9
RL 28.8

DISABLE WC

WASH BAY
RL 24.8

FEED ROOM

TACK ROOM

TREATMENT TANK

MANURE STORE

ORCHARD STREET

TIMBER DECK

KEY

- EXISTING VEGITATION - UNBUILT ON AREA WITHIN BOUNDARIES
- NEW SCREEN PLANTING
- ARENA, DAY YARDS, TOP PADDOCKS
- ACCESS DRIVE
- HORSE PATH
- NEW STRUCTURES

CHECK TREE POSITIONS NEAR TO FACILITIES
REPORT ANY DISCREPANCIES TO ARCHITECT
BEFORE COMMENCING CONSTRUCTION

- EXISTING TREE CANOPY
- TREE PROTECTION ZONE IMPORTANT TREES
- TREE PROTECTION ZONE LESS IMPORTANT TREES
- TREE TO BE REMOVED
- +XXX NEW LEVEL
- CUT BERM MAXIMUM 30° SLOPE
- GABION RETAINING WALL
- 1800 HIGH TIMBER FENCE
- RETAINING WALL

True North

SITE PLAN

SCALE 1:200 AT A1
SITE AREA 9766m2

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

SITE PLAN DA

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Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 01	Rev. J

NEW DRIVEWAY AND PARKING
COMPACTED ROAD BASE
TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

NEW SCREEN PLANTING

DRIVEWAY

DRYING COURT

TULLIPAN PROJECT HOME

POOL 4 X 2.5

BERM

RL 24.5

SCREEN PLANTING
TO 4 metres
incorperate existing trees

GABION RETAINING WALL
TO ENGINEERS DETAILS
SEE GEOTECHNICAL REPORT

47.000

FETTLER

20.000

NEW SEPARATE
SEWER LINE TO
SERVICE BUILDING

HORSE ARENA
50m X 20m
RL 24.50

50.000

PADDOCK 1

HORSE PATH

PADDOCK 3

PADDOCK 2

PADDOCK 4

YARD
RL 29.0

YARD
RL 28.0

STABLE A

STABLE B

STABLE C

STABLE D

RAMP

YARD
LEVEL 7 X 9
RL 28.8

DISABLE WC

WASH BAY
RL 24.8

FEED ROOM

TACK ROOM

TREATMENT TANK

MANURE STORE

ORCHARD STREET

TIMBER DECK

KEY

- EXISTING VEGITATION - UNBUILT ON AREA WITHIN BOUNDARIES
- NEW SCREEN PLANTING
- ARENA, DAY YARDS, TOP PADDOCKS
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BEFORE COMMENCING CONSTRUCTION

- EXISTING TREE CANOPY
- TREE PROTECTION ZONE IMPORTANT TREES
- TREE PROTECTION ZONE LESS IMPORTANT TREES
- TREE TO BE REMOVED
- +XXX NEW LEVEL
- CUT BERM MAXIMUM 30° SLOPE
- GABION RETAINING WALL
- 1800 HIGH TIMBER FENCE
- RETAINING WALL

True North

SITE PLAN

SCALE 1:200 AT A1
SITE AREA 9766m2

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

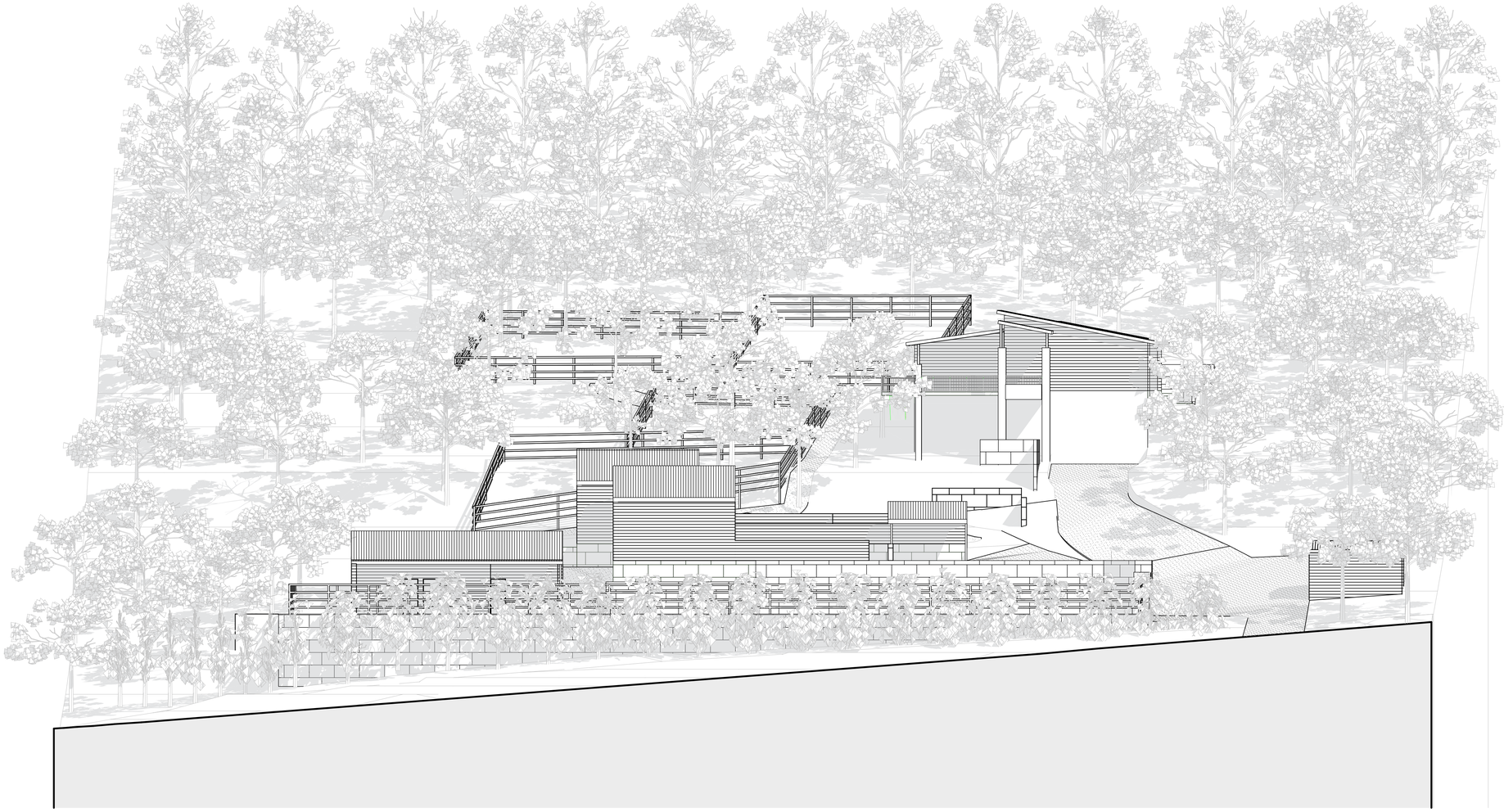
113 Orchard St, Warriewood

Title

SITE PLAN DA

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mclaintony@gmail.com

Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 01	Rev. J



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

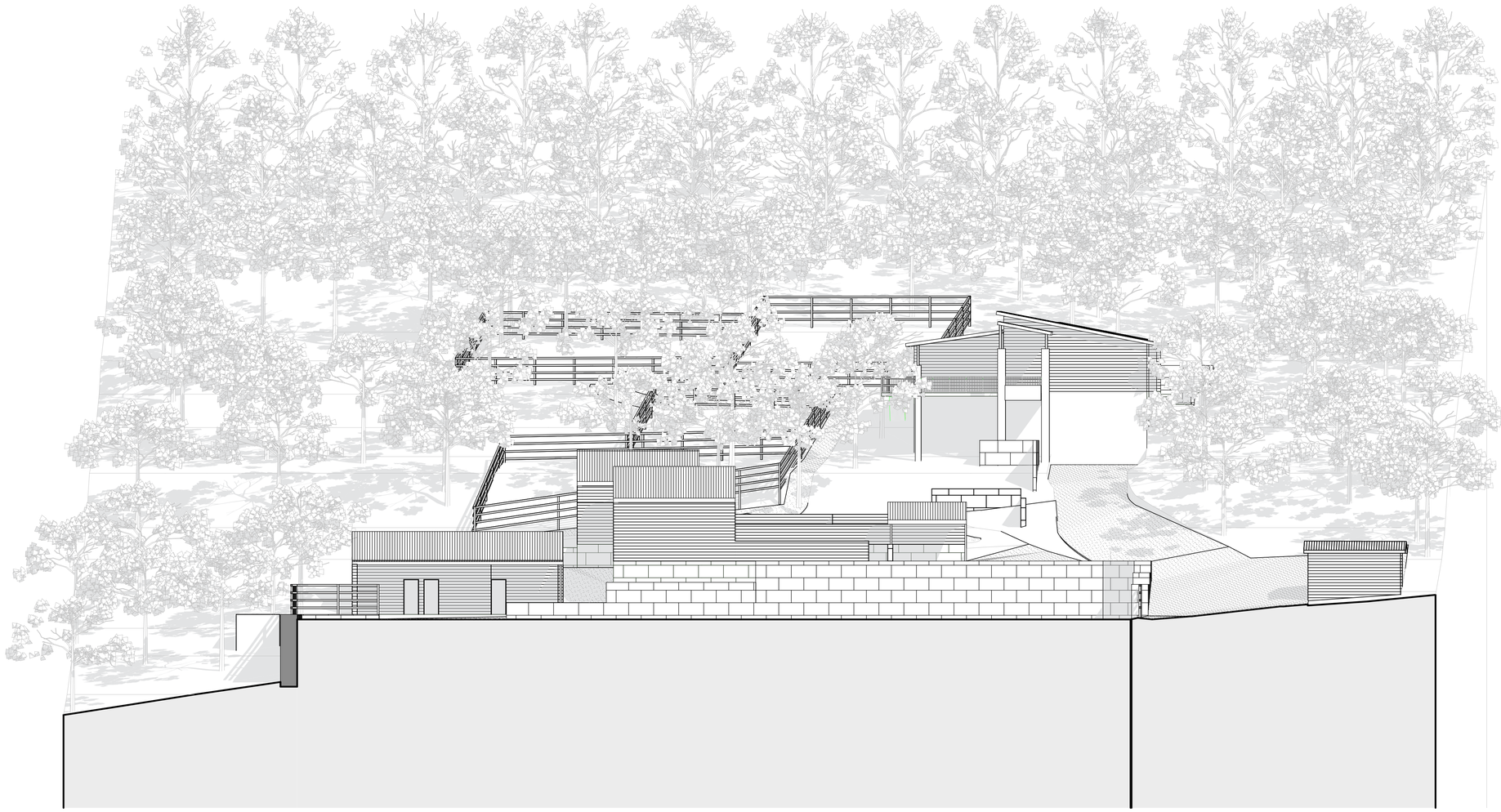
Title

STREET ELEVATION DA

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Scale 1:150 @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	02	J



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

EAST ELEVATION/ SECT C DA

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Scale 1:150 @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	03	J



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

NORTH ELEVATION DA

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Scale 1:150 @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	04	J



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

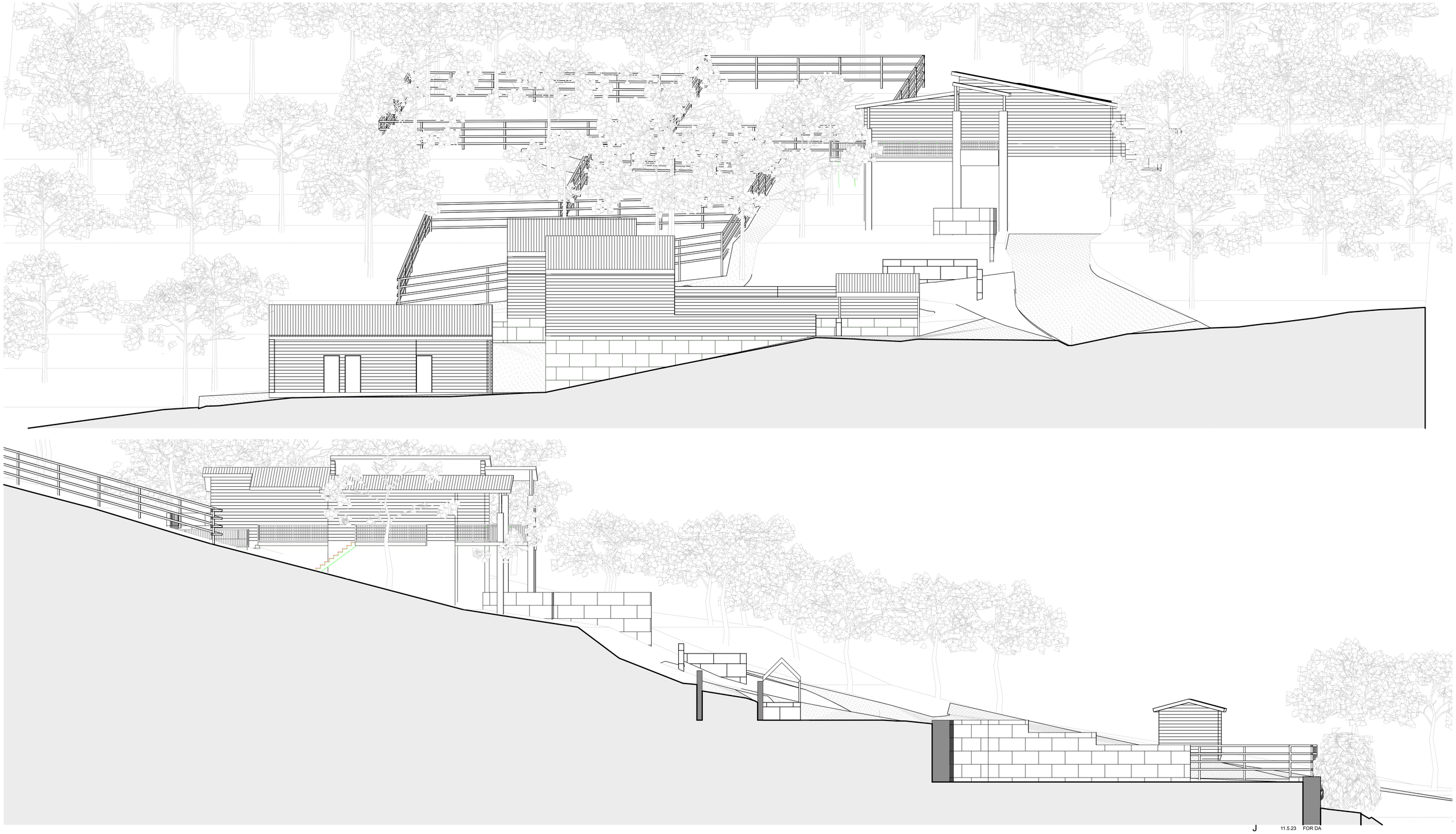
SOUTH ELEVATION DA

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Scale 1:150 @ A1 Date MAY 2023

Project No.	Drawing No.	Rev.
1826	05	J



Revision	Date	Remarks
J	11.5.23	FOR DA

Project

PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

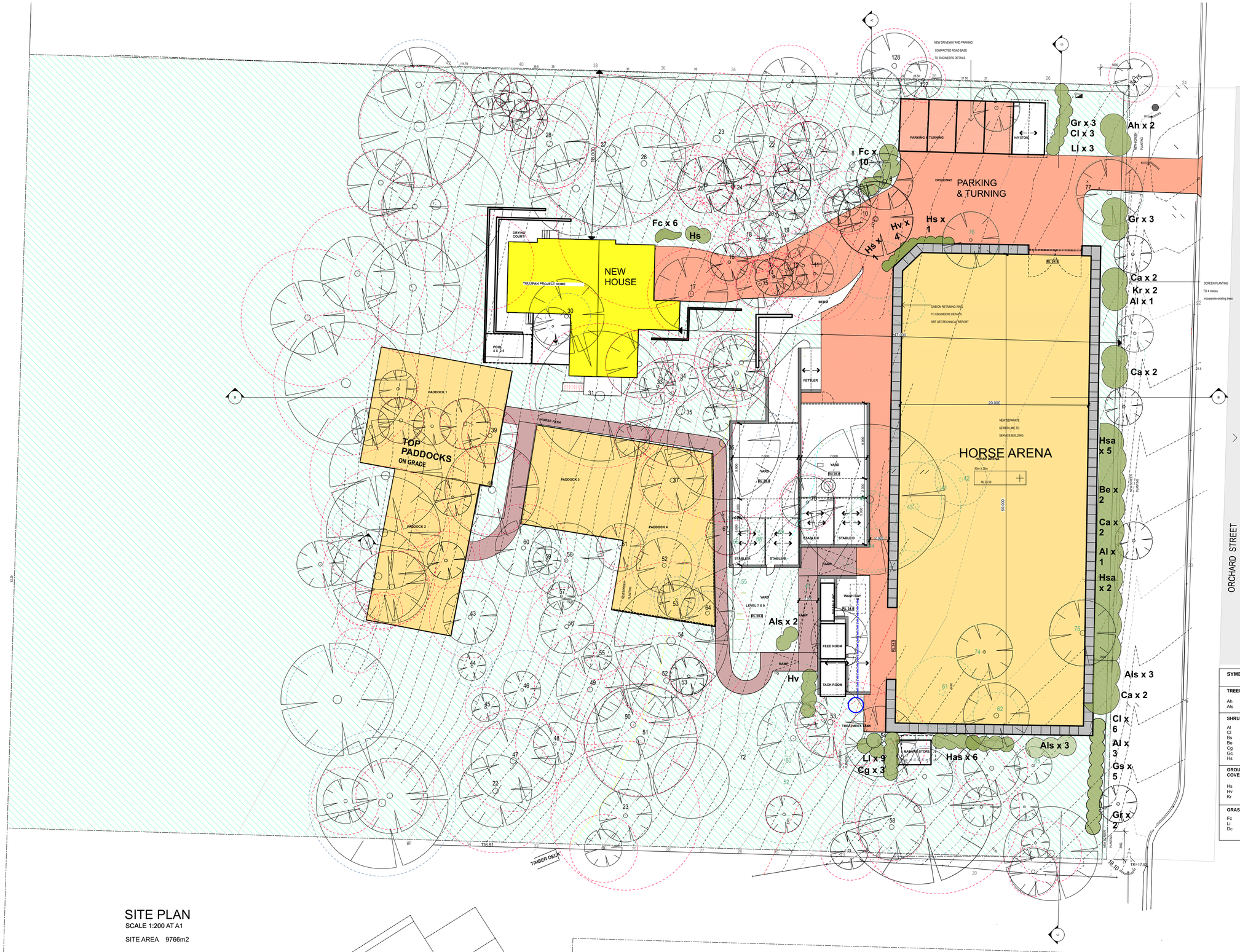
Title

SECTION A+B DA

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Scale 1:100 @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	07	J



KEY

- EXISTING VEGITATION - UNBUILT ON AREA WITHIN BOUNDARIES
- NEW SCREEN PLANTING SHOWN INDICATIVE SEE PLANT SCHEDULE BELOW
- ARENA 125MM THICK WASHED EQUESTRIAN SILICA SAND OVER COMPACTED BASE
- ACCESS DRIVE COMPACTED ROAD BASE TO ENGINEERS DETAILS 4% CROWN
- NEW HOUSE
- HORSE TRACK ON GRADE

CHECK TREE POSITIONS NEAR TO FACILITIES REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING CONSTRUCTION

- EXISTING TREE CANOPY
- TREE PROTECTION ZONE IMPORTANT TREES REFER TO ARBORIST REPORT
- TREE WITHIN THE DEVELOPMENT FOOTPRINT TO BE REMOVED REFER TO ARBORIST REPORT
- GABION RETAINING WALL TO ENGINEERS DETAILS SEE GEOTECHNICAL REPORT

NOTES

The builder is responsible for subgrade excavation and preparation to allow for topsoil and mulch depths.
Topsoil mix supply from Australian Native Landscapes.
All planting beds shall be mulched to a depth of 75mm with 15mm grade horticultural pine bark.
Tree and large shrub plantings shall be staked.
All trees shrubs and ground covers are to be well grown, of typical form, not root bound, and free of disease and pests.
The landscape contractor is to maintain the works for 12 months after practical completion. This includes watering, weeding, replacement of failed plants, replacement of mulch to maintain specified depth and rectification of surface subsidence in garden beds.

SYMBOL	BOTANIC NAME	COMMON NAME	QTY	MATURE HEIGHT	CONTAINER
TREES					
Ah	Angophora hispida	Black Sheoak	9	5	45 litre
Als	Allocasuarina littoralis	Dwarf Apple Gum	4	10	45 litre
SHRUBS					
Al	Acacia longifolia	Golden wattle	10	3	200 mm
Cl	Callistemon linearis	Narrow leaf Bottle brush	5	2	200 mm
Bs	Banksias ernata	Old man banksia	5	3	200 mm
Be	Banksias ericifolia	Heath banksia	3	3	200 mm
Cg	Ceratopetalum gummiferum	Christmas bush	2	3	200 mm
Gc	Grevillea serica	Pink spider flower	11	2	200 mm
Hs	Hakea salicifolia	Willow leafed hakea	18	4	200 mm
GROUND COVER					
Hs	Hibbertia scandens	Guinea flower	7		150 mm
Hv	Hardenbergia violacea	Native sarsparilla	8		150 mm
Kr	Kennedia rubicunda	Dusky coral pea	6		150 mm
GRASSES					
Fc	Ficina nodosa	Club rush	34	1	150 mm
Ll	Lomandra longifolia	Mat rush	34	1	150 mm
Dc	Daniela caerulea	Paroo lilly	82	0.6	150 mm

SITE PLAN

SCALE 1:200 AT A1

SITE AREA 9766m2

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

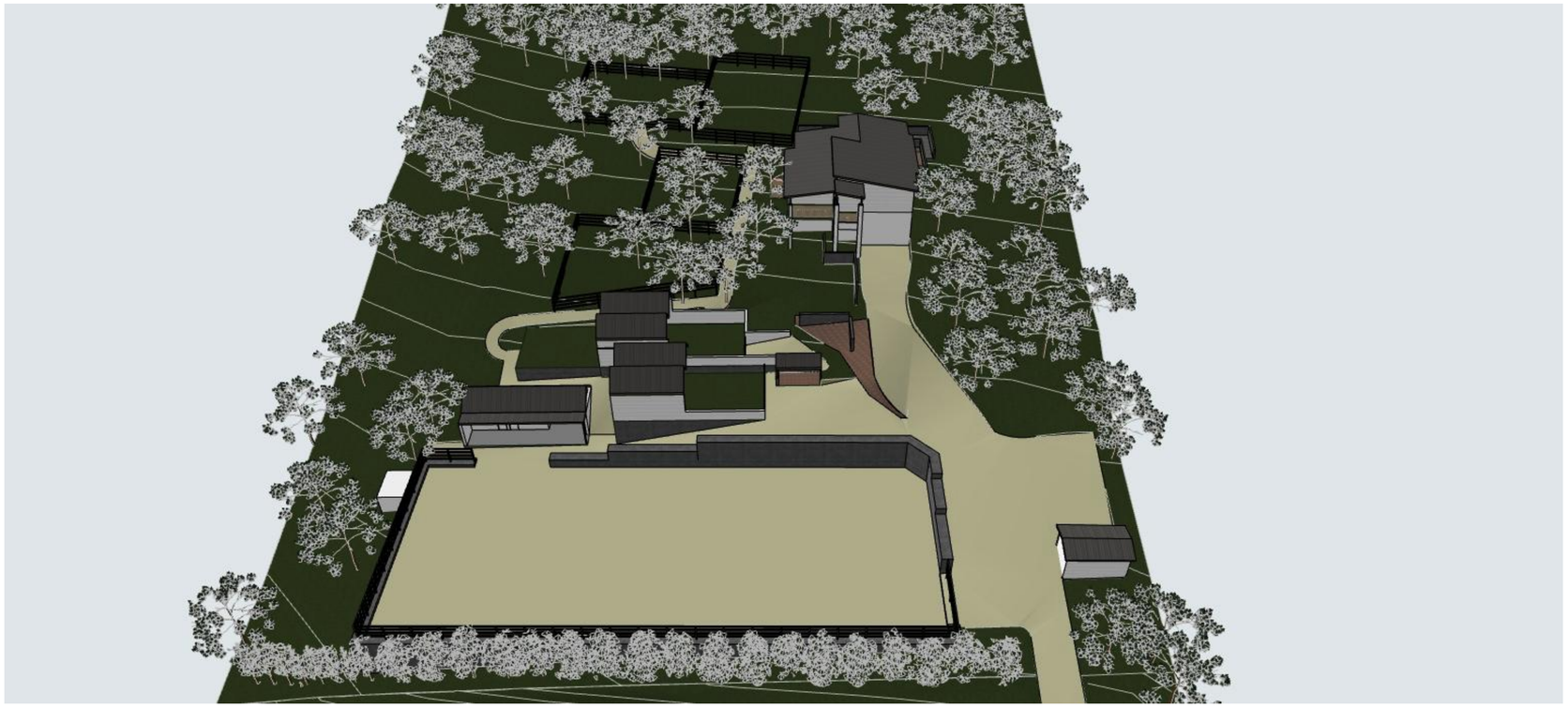
Title

LANDSCAPE CONCEPT PLAN DA

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mclaintony@gmail.com

Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 7	Rev. J





Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

PERSPECTIVES DA

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Scale @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	08	J





Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

PERSPECTIVES DA

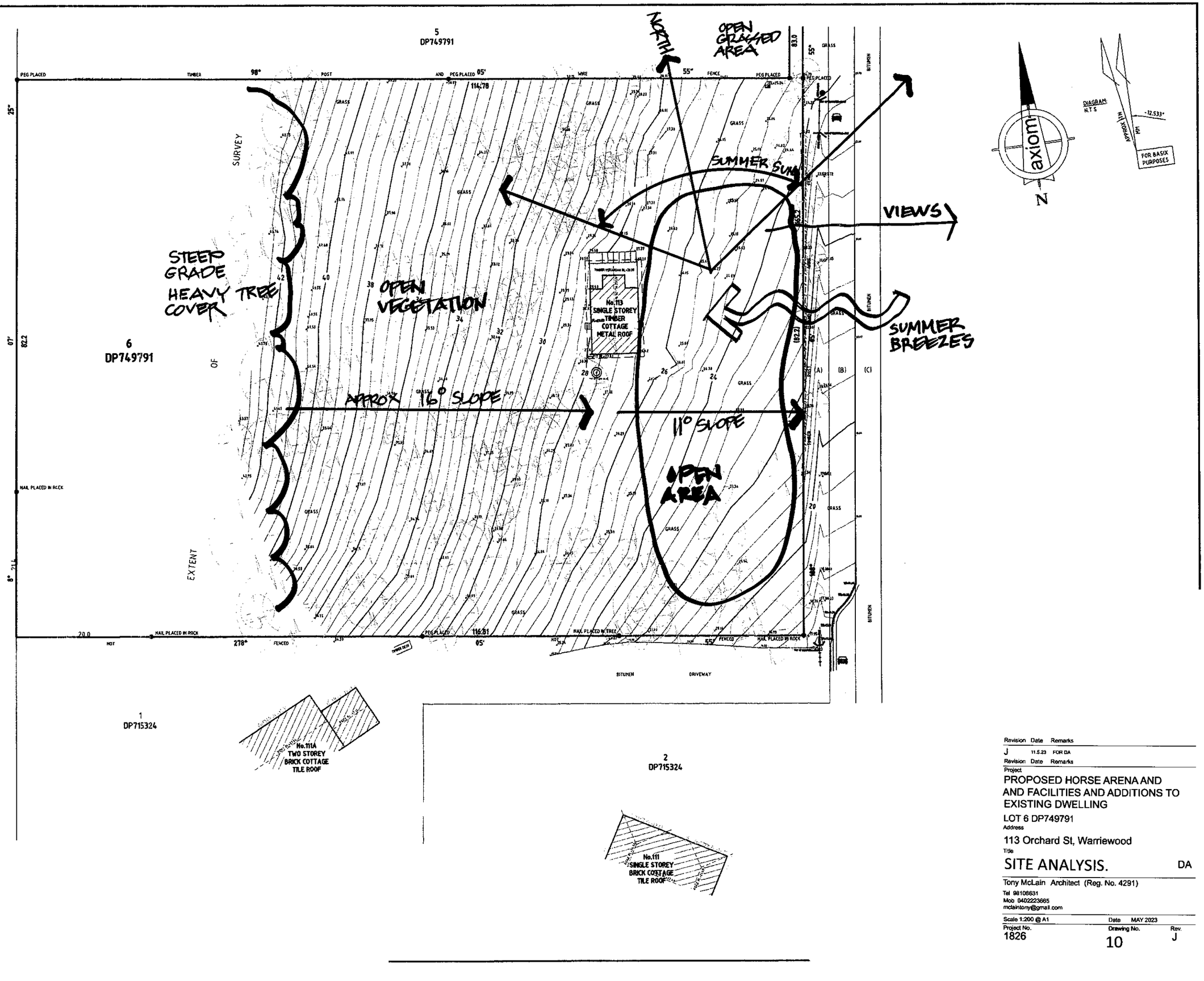
Tony McLain Architect (Reg. No. 4291)

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mclaintony@gmail.com

Scale @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
1826	09	J

A1

L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St, Warriewood

Title

SITE ANALYSIS.

DA

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Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 10	Rev. J

SOIL and WATER MANAGEMENT PLAN

1 Minimise the area of soils exposed at any one time.
2 Conserve topsoil where removed and stockpile for future use.
3 Protect stockpiles. Install sediment barrier on down slope side.
4 Preserve existing vegetation not impacted by the approved work.
5 Prevent soil, sand and sediments leaving the site.
6 Control water surface flows through the site in a manner that
a) Diverts clean water runoff around disturbed areas
b) Ensure surface runoff occurs at non-erodible velocities
c) Ensures that disturbed areas are promptly rehabilitated

7Sediment and erosion control measures are to be in place before site work starts
8 Materials are not to be tracked onto Orchard Street by vehicles entering or leaving the site.

EROSION CONTROL NOTES

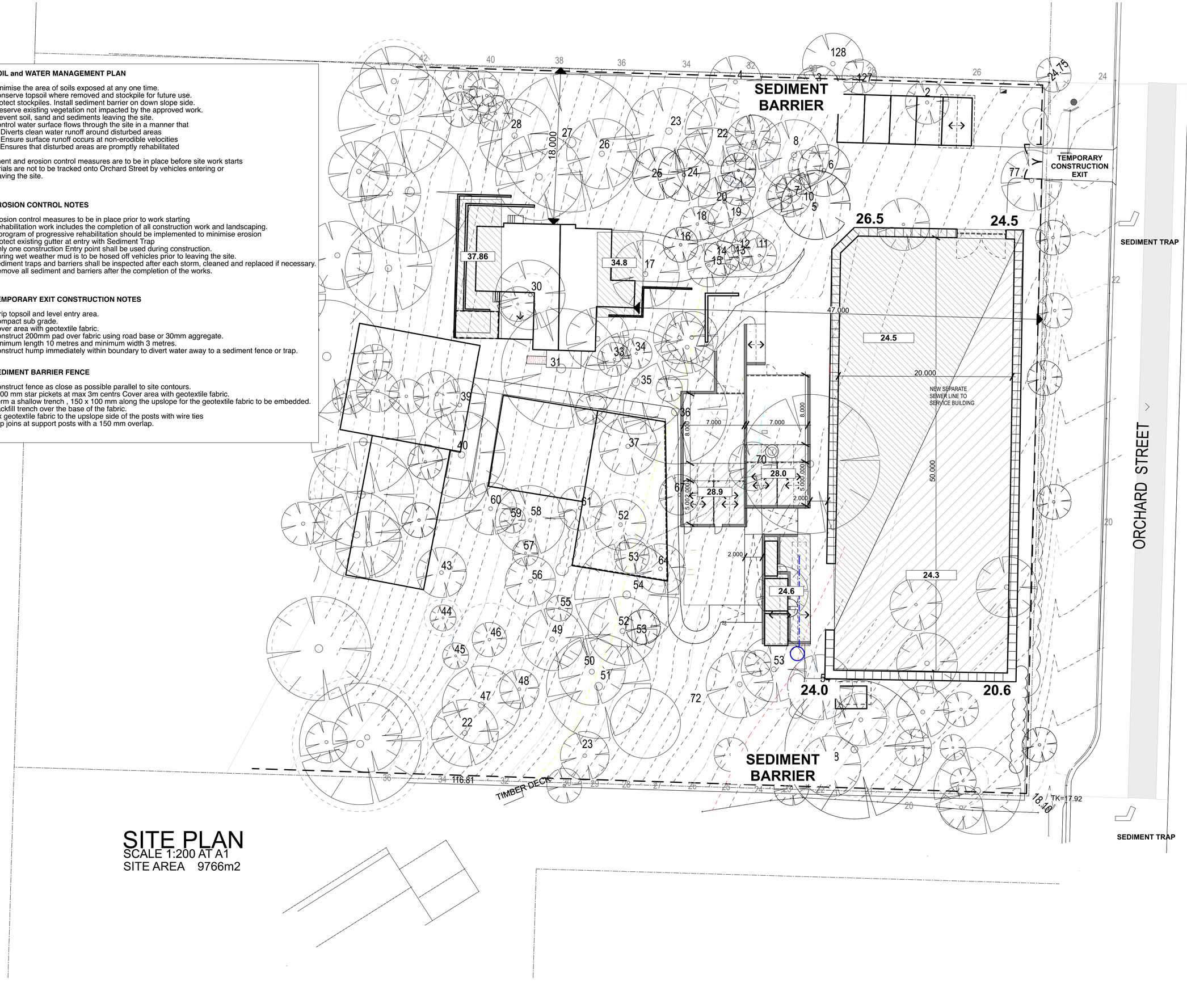
1 Erosion control measures to be in place prior to work starting
2 Rehabilitation work includes the completion of all construction work and landscaping. A program of progressive rehabilitation should be implemented to minimise erosion
3 Protect existing gutter at entry with Sediment Trap
4 Only one construction Entry point shall be used during construction.
5 During wet weather mud is to be hosed off vehicles prior to leaving the site.
6 Sediment traps and barriers shall be inspected after each storm, cleaned and replaced if necessary.
7 Remove all sediment and barriers after the completion of the works.

TEMPORARY EXIT CONSTRUCTION NOTES

1 Strip topsoil and level entry area.
2 Compact sub grade.
3 Cover area with geotextile fabric.
4 Construct 200mm pad over fabric using road base or 30mm aggregate. Minimum length 10 metres and minimum width 3 metres.
5 Construct hump immediately within boundary to divert water away to a sediment fence or trap.

SEDIMENT BARRIER FENCE

1 Construct fence as close as possible parallel to site contours.
2 1500 mm star pickets at max 3m centrs Cover area with geotextile fabric.
3 Form a shallow trench , 150 x 100 mm along the upslope for the geotextile fabric to be embedded.
4 Backfill trench over the base of the fabric.
5 Fix geotextile fabric to the upslope side of the posts with wire ties
6 Lap joins at support posts with a 150 mm overlap.



SITE PLAN
SCALE 1:200 AT A1
SITE AREA 9766m2

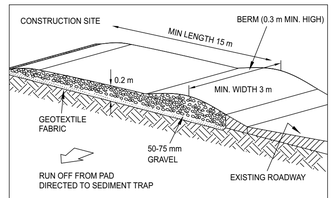
EXCAVATED VOLUME 858M^3

FILLED VOLUME 1525M^3

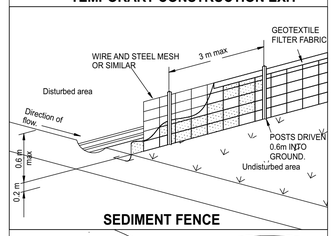
24.5 EXCAVATED LEVEL

24.5 FILL LEVEL

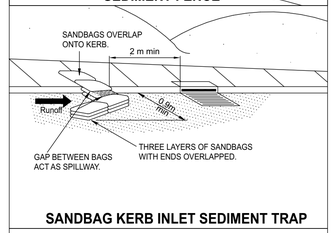
24.5 EXISTINGLEVEL



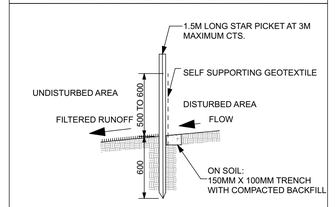
TEMPORARY CONSTRUCTION EXIT



SEDIMENT FENCE



SANDBAG KERB INLET SEDIMENT TRAP



SILT FENCE SECTION NTS

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791
Address
113 Orchard St, Warriewood
Title
EROSION + SEDIMENT CONTROL DA

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Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 11	Rev. J

A1

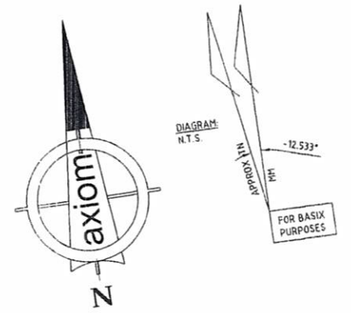
L.G.A. : NORTHERN BEACHES
PARISH : NARRABEEN
COUNTY : CUMBERLAND

Material storage area for New construction

Storage area for reused and recycled waste

Existing house to be demolished

Material storage area for new construction



Revision	Date	Remarks
J	11.5.23	FOR DA

Revision	Date	Remarks

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING
LOT 6 DP749791
Address
113 Orchard St, Warriewood
Title
DEMOLITION PLAN. DA

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Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 12	Rev. J

COMPACTED ROAD BASE
TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

DRIVEWAY

NEW SCREEN PLANTING

DRYING COURT

TULLIPAN PROJECT HOME

POOL
4 X 2.5

BERM

RL 24.5

SCREEN PLANTING
TO 4 metres
incorporate existing trees

GABION RETAINING WALL
TO ENGINEERS DETAILS
SEE GEOTECHNICAL REPORT

47.000

20.000

NEW SEPARATE
SEWER LINE TO
SERVICE BUILDING

FETTLER

PADDOCK 1

HORSE PATH

PADDOCK 2

PADDOCK 3

PADDOCK 4

HORSE ARENA
50m X 20m
RL 24.50

50.000

YARD
RL 29.0

YARD
RL 28.0

YARD
LEVEL 7 X 9
RL 28.8

STABLE A

STABLE B

STABLE C

STABLE D

RAMP

WASH BAY
RL 24.8

DISABLE M/C

FEED ROOM

TACK ROOM

TREATMENT TANK

MANURE STORE

ORCHARD STREET

TREES TO BE REMOVED

TREES TO BE REMOVED WITHIN THE DEVELOPMENT FOOTPRINT (24)

5,6,8,11,18,33,35,64,66,84,85,
86,87,89,122,123,134,138,146
147,148,156,157,158

TREES TO BE REMOVED IN SRZ (SOME GONE)

TREES TO BE REMOVED WITHIN THE SRZ (11) . Some have already gone

1,14,15,17,63,65,71,72,88,111,143

See L&Co ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION SPECIFICATION REF 22032 V 3

TREE 69 TO REMAIN

Revision	Date	Remarks
J	11–5-23	FOR DA
G	21–7-22	REVISED HOUSE LOCATION
F	11–4-22	REVISED HOUSE LOCATION
E	11–6-20	FOR DA SUBMISSION
D	7-7-19	GENERAL, TREE PROTECTION ZONES SHOWN SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
C	10-6-19	GENERAL
A	30-10-18	ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES

Project

PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St , Warriewood

Title

TREE REMOVAL

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Scale 1:200 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 13	Rev. J

HORSE PATHS ON NATURAL GROUND

VEHICLE, HORSE FLOAT, QUAD BIKE AREA

COMPACTED ROAD BASE TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

DRIVEWAY

NEW SCREEN PLANTING

SCREEN PLANTING TO 4 metres incorperate existing trees

DRYING COURT

TULLIPAN PROJECT HOME

POOL 4 X 2.5

BERM

RL 24.5

GABION RETAINING WALL TO ENGINEERS DETAILS SEE GEOTECHNICAL REPORT

47.000

18.000

FETTLER

PADDOCK 1

PADDOCK 2

PADDOCK 3

PADDOCK 4

HORSE PATH

20.000

NEW SEPARATE SEWER LINE TO SERVICE BUILDING

HORSE ARENA

50m X 20m

RL 24.50

50.000

7.000

YARD

RL 29.0

YARD

RL 28.0

8.000

5.000

STABLE C

STABLE D

STABLE A

STABLE B

RAMP

YARD

LEVEL 7 X 9

RL 28.8

2.000

DISABLE WC

WASH BAY

RL 24.8

FEED ROOM

TACK ROOM

TREATMENT TANK

MANURE STORE

24.60

ORCHARD STREET

J 11–5–23 FOR DA
G 21–7–22 REVISED HOUSE LOCATION
F 11–4–22 REVISED HOUSE LOCATION
E 11–6–20 FOR DA SUBMISSION
D 7-7-19 GENERAL, TREE PROTECTION ZONES SHOWN SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
C 10-6-19 GENERAL
A 30-10-18 ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES

Revision Date Remarks

Project

PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS TO EXISTING DWELLING

LOT 6 DP749791

Address

113 Orchard St , Warriewood

Title

PATHS

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Mob 0402223665
mclaintony@gmail.com

Scale 1:200 @ A1 Date MAY 2023

Project No. 1826 Drawing No. 14 Rev. J

COMPACTED ROAD BASE
TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

DRIVEWAY

NEW SCREEN PLANTING

DRYING COURT

TULLIPAN PROJECT HOME

POOL
4 X 2.5

BERM

RL 24.5

SCREEN PLANTING
TO 4 metres
incorperate existing trees

GABION RETAINING WALL
TO ENGINEERS DETAILS
SEE GEOTECHNICAL REPORT

47.000

FETTLER

PADDOCK 1

HORSE PATH

PADDOCK 3

PADDOCK 4

PADDOCK 2

20.000

NEW SEPARATE
SEWER LINE TO
SERVICE BUILDING

HORSE ARENA
50m X 20m
RL 24.50

50.000

YARD
RL 29.0

YARD
RL 28.0

STABLE A

STABLE B

STABLE C

STABLE D

RAMP

YARD
LEVEL 7 X 9
RL 28.8

WASH BAY
RL 24.8

DISABLE WC

FEED ROOM

TACK ROOM

RAMP

RL 24.5

NEW RESIDENTIAL
CONNECTION TO
MAIN

TREATMENT TANK

MANURE STORE

ORCHARD STREET

NOTE: NO ONSITE TREATMENT OF RESIDENTIAL AND EQUINE WASTE. DIRECT CONNECTION TO NEW SEWER AT SE CORNER

J	11–5-23	FOR DA
G	21–7-22	REVISED HOUSE LOCATION
F	11–4-22	REVISED HOUSE LOCATION
E	11–6-20	FOR DA SUBMISSION
D	7-7-19	GENERAL, TREE PROTECTION ZONES SHOWN SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
C	10-6-19	GENERAL
A	30-10-18	ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
WASTE WATER

Tony McLain Architect (Reg. No. 4291)
Tel 98108631
Mob 0402223665
mclaintony@gmail.com

Scale 1:200 @ A1 Date MAY 2023

Project No. 1826 Drawing No. 15 Rev. J

COMPACTED ROAD BASE
TO ENGINEERS DETAILS

PARKING & TURNING

HAY STORE

DRIVEWAY

NEW SCREEN PLANTING

DRYING COURT

TULLIPAN PROJECT HOME

POOL
4 X 2.5

BERM

GABION RETAINING WALL
TO ENGINEERS DETAILS
SEE GEOTECHNICAL REPORT

RL 24.5

SCREEN PLANTING
TO 4 metres
incorperate existing trees

FETTLER

PADDOCK 1

HORSE PATH

PADDOCK 2

PADDOCK 3

PADDOCK 4

NEW SEPARATE
SEWER LINE TO
SERVICE BUILDING

HORSE ARENA
50m X 20m
RL 24.50

YARD
RL 29.0

YARD
RL 28.0

STABLE A

STABLE B

STABLE C

STABLED

RAMP

YARD
LEVEL 7 X 9
RL 28.8

DISABLE WC

WASH BAY
RL 24.8

FEED ROOM

TACK ROOM

TREATMENT TANK

MANURE STORE

ORCHARD STREET

-1.5 -2.8 +0.6 +1.0 -1.0 +1.0 +0.0 -2.0 0.0 +2.5 -1.2 +.5 +0.6 +4.5

47.000 20.000 18.000 50.000 24.60

FILL AREA
1330m³

CUT AREA
610m³

XX DEPTH OF CUT OR FILL

CUT VOLUME USED ON SITE TO REDUCE IMPORTED FILL VOLUME

Revision	Date	Remarks
J	11–5–23	FOR DA
G	21–7–22	REVISED HOUSE LOCATION
F	11–4–22	REVISED HOUSE LOCATION
E	11–6–20	FOR DA SUBMISSION
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Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
EXCAVATION

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Scale 1:200 @ A1 | Date MAY 2023
Project No. 1826 | Drawing No. 16 | Rev. J

EXTERNAL MATERIALS AND FINISHES

PROPOSED HORSE ARENA AND FACILITIES- 113 ORCHARD ST WARRIEWOOD

RETAINING WALLS

GABBION Stone baskets.AL-TEN. **Basalt** fill to face



STABLE ROOF and new HOUSE ROOF , GARAGE DOOR

Colorbond **PALE EUCALYPT**



STABLE WALL CLADDING , HOUSE CLADDING

Painted weatherboards

DULUX **TAPESTRY BEIGE**



HOUSE FACEBRICK



Austral **PORTLAND**

HOUSE WINDOWS

Powder coat finish aluminium

Dulux **WHITE BEACH QUARTER**

1826 .18 . J

constructed by:
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PO Box 5148
CHITTAWAY BAY NSW 2261

PROPOSED RESIDENCE

Client: *A & S Simpson + N & J Hunter*
Site: *113 Orchard Street*
Warriewood NSW 2102
Lot 6, DP 749791

AA	Front Page
A01	Location Plan
A02	Site Plan - Site Anaysis
A03	Ground Floor Plan
A04	First Floor Plan
A05	Elevations
A06	Elevations
A07	Cross Section & Driveway levels
A08	Water Management Plan
A09	Shadow Diagram
A10	Ground Floor Electrical Plan
A11	First Floor Electrical Plan
A12	Gas Plan
A - A	Wet Area Details
A - B	Wet Area Details

Site Details	
Site Area:	9598.8m²
Roof Area:	240.9m²
Harvested Roof Area:	As per BASIX
Total Garden & Lawn Area:	200m²

BASIX NOTES

1. All **showerheads** to have a minimum 3 star rating (>7.5 but < 9 L/min)
2. All **flushing toilets** to have a minimum 4 star rating
3. **Kitchen taps** and all **Basin Taps** to have a minimum 4 star rating
4. Install **a rainwater tank** minimum 5000 litres (to be collected from 241 m2 of roof area) Rainwater tank to be connected to all toilets , the laundry cold water tap and one outdoor tap
5. **Pool** volume < 10 kilolitres . Pool to be outdoors. No heating . Install pool pump with timer
6. **Hot water** . Gas instantaneous minimum 5 star rating
7. Install **Photo voltaic system** . Minimum generating capacity 1.5 peak kilowatts Installation to face North . Angle between 10 – 25 degrees
8. **Kitchen**. Install gas cooktop and electric oven. Install skylight
9. **Bathroom** to have an external window
10. **Artificial lighting** 100% of light fixtures to be fluorescent , compact fluorescent or LED . All to be IC/ICF rated.
11. **Cooling** Living area and 1 bedroom to have air-conditioning Total dwelling Cooling load < 18(MJ/m2)
12. **Heating** Living area and 1 bedroom to have air-conditioning Total dwelling Heating load < 25(MJ/m2)
13. **Ventilation** 1 bathroom and kitchen to have an individual fan ducted to the façade or roof. Manual on/off switch Laundry to have natural ventilation only

Issue A1

SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS AND
NEW DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
TULIPAN RESIDENCE

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Tel 98108631
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mclaintony@gmail.com

Scale 1:1 @ A1 Date MAY 2023
Project No. 1826 Drawing No. 22 Rev. J

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MAYFIELD MKII



LOCATION PLAN
SCALE 1:500

BASIX NOTES

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00/00/00	#	REVISION

CLIENT **A & S Simpson + N & J Hunter**
JOB **Proposed Residence**
LOCATION **113 Orchard Street Warriewood NSW 2102**

– BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
– FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET	DATE	DWG No.
1 of 12	23/06/2022	**7873-wd4**

plan prepared by *TULLIPAN HOMES*

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SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING
LOT 6 DP749791

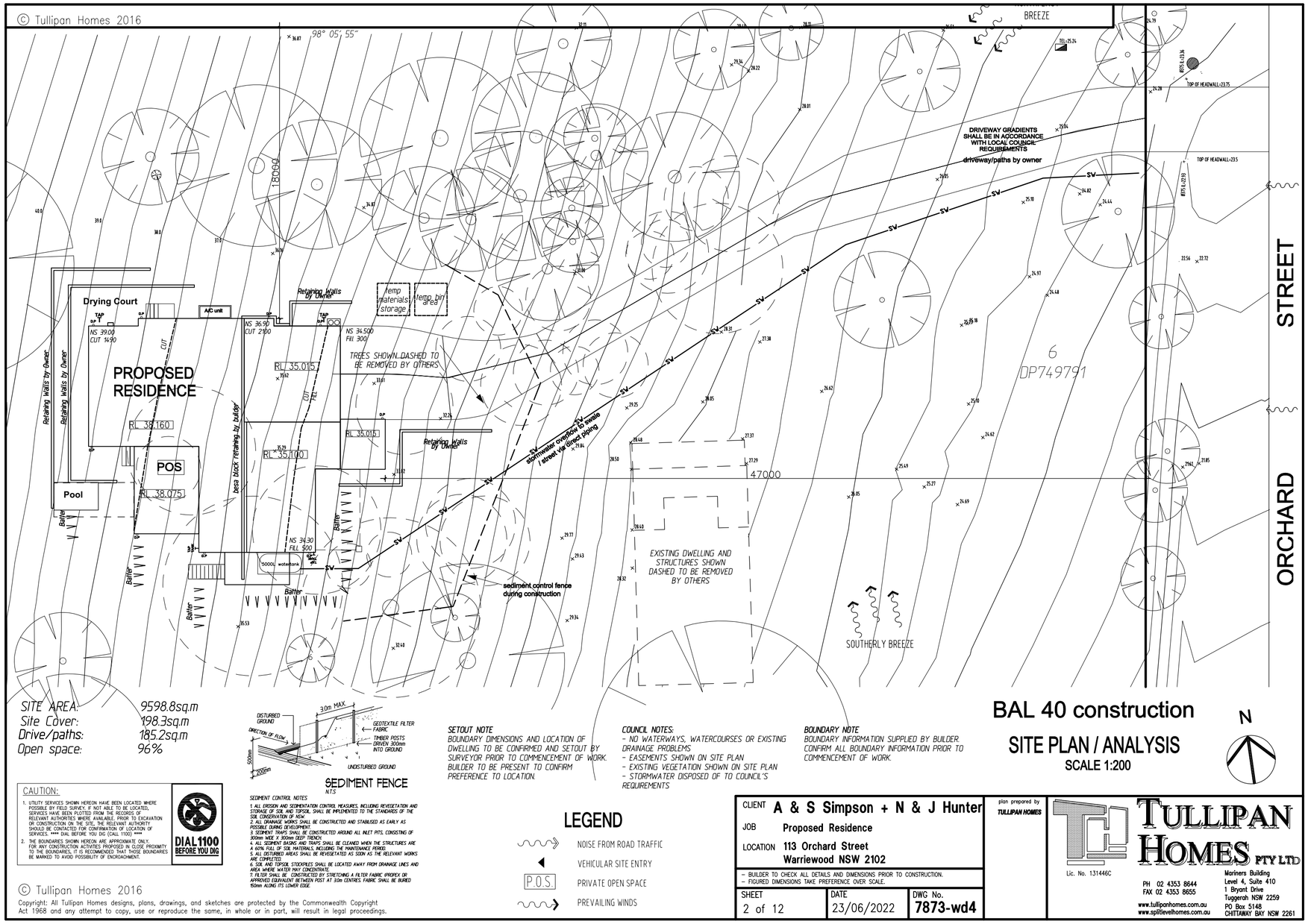
Address
113 Orchard St , Warriewood

Title
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Tel 98108631
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mclaintony@gmail.com

Scale 1:1 @ A1 Date MAY 2023

Project No.	Drawing No.	Rev.
1826	23	J



SITE AREA:	9598.8sq.m
Site Cover:	198.3sq.m
Drive/paths:	185.2sq.m
Open space:	96%

SEDIMENT FENCE
NTS

SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

CAUTION:
1. UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES. **** DIAL BEFORE YOU DIG (CALL 1100) ****
2. THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.

DIAL 1100 BEFORE YOU DIG

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SETOUT NOTE
BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK. BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

COUNCIL NOTES:
- NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS
- EASEMENTS SHOWN ON SITE PLAN
- EXISTING VEGETATION SHOWN ON SITE PLAN
- STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS

BOUNDARY NOTE
BOUNDARY INFORMATION SUPPLIED BY BUILDER. CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

LEGEND

- NOISE FROM ROAD TRAFFIC
- VEHICULAR SITE ENTRY
- P.O.S. PRIVATE OPEN SPACE
- PREVAILING WINDS

BAL 40 construction

SITE PLAN / ANALYSIS

SCALE 1:200

N

CLIENT	A & S Simpson + N & J Hunter
JOB	Proposed Residence
LOCATION	113 Orchard Street Warriewood NSW 2102

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET	DATE	DWG No.
2 of 12	23/06/2022	7873-wd4

plan prepared by TULLIPAN HOMES

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SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
TULIPAN RESIDENCE

Tony McLain Architect (Reg. No. 4291)
Tel 98108631
Mob 0402223665
mclaintony@gmail.com

Scale 1:1 @ A1	Date MAY 2023	
Project No. 1826	Drawing No. 24	Rev. J

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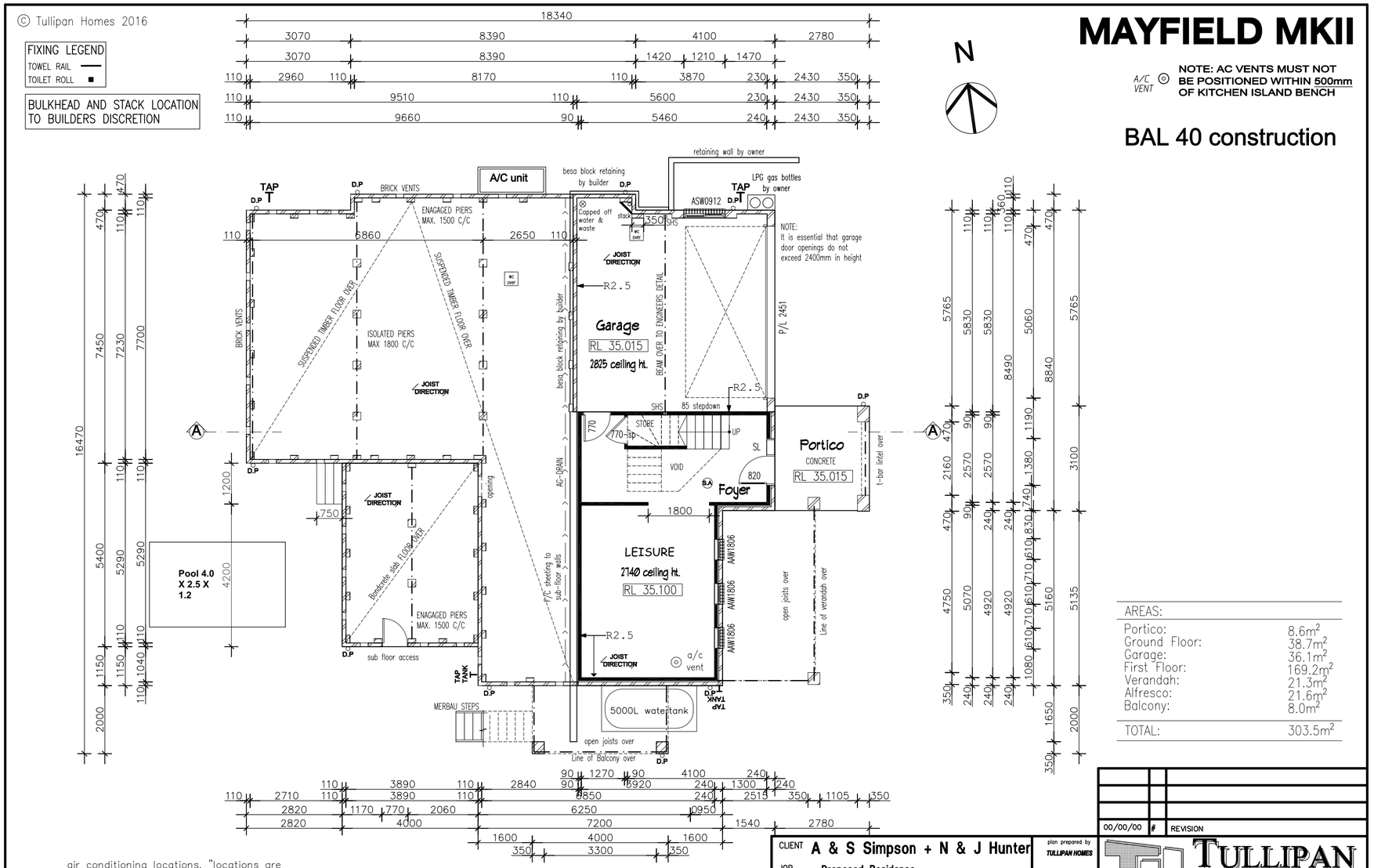
FIXING LEGEND
TOWEL RAIL
TOILET ROLL

BULKHEAD AND STACK LOCATION TO BUILDERS DISCRETION

MAYFIELD MKII

A/C VENT — NOTE: AC VENTS MUST NOT BE POSITIONED WITHIN 500mm OF KITCHEN ISLAND BENCH

BAL 40 construction



AREAS:	
Portico:	8.6m²
Ground Floor:	38.7m²
Garage:	36.1m²
First Floor:	169.2m²
Verandah:	21.3m²
Alfresco:	21.6m²
Balcony:	8.0m²
TOTAL:	303.5m²

air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

GROUND FLOOR PLAN
SCALE 1:100

00/00/00	#	REVISION

CLIENT A & S Simpson + N & J Hunter
JOB Proposed Residence
LOCATION 113 Orchard Street Warriewood NSW 2102

– BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
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SHEET	DATE	DWG No.
3 of 12	23/06/2022	7873-wd4

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CONSTRUCTION AND INSULATION NOTES

1. **Walls**
   Garage, bath and laundry internal walls — R 2.5
   All external walls excluding the garage — R 2.5
2. **Floors**
   Floors over sub floor spaces and garage — R 4.0
3. **Ceilings**
   Plasterboard — R 6.0
4. **Roof**
   Colorbond — Anticon blanket — R 1.3
   Seal all penetrations
5. **Concrete slab**
   50 mm slab edge insulation (excluding the garage)

SEE ALSO BASIX NOTES ON SITE PLAN

SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING
LOT 6 DP749791

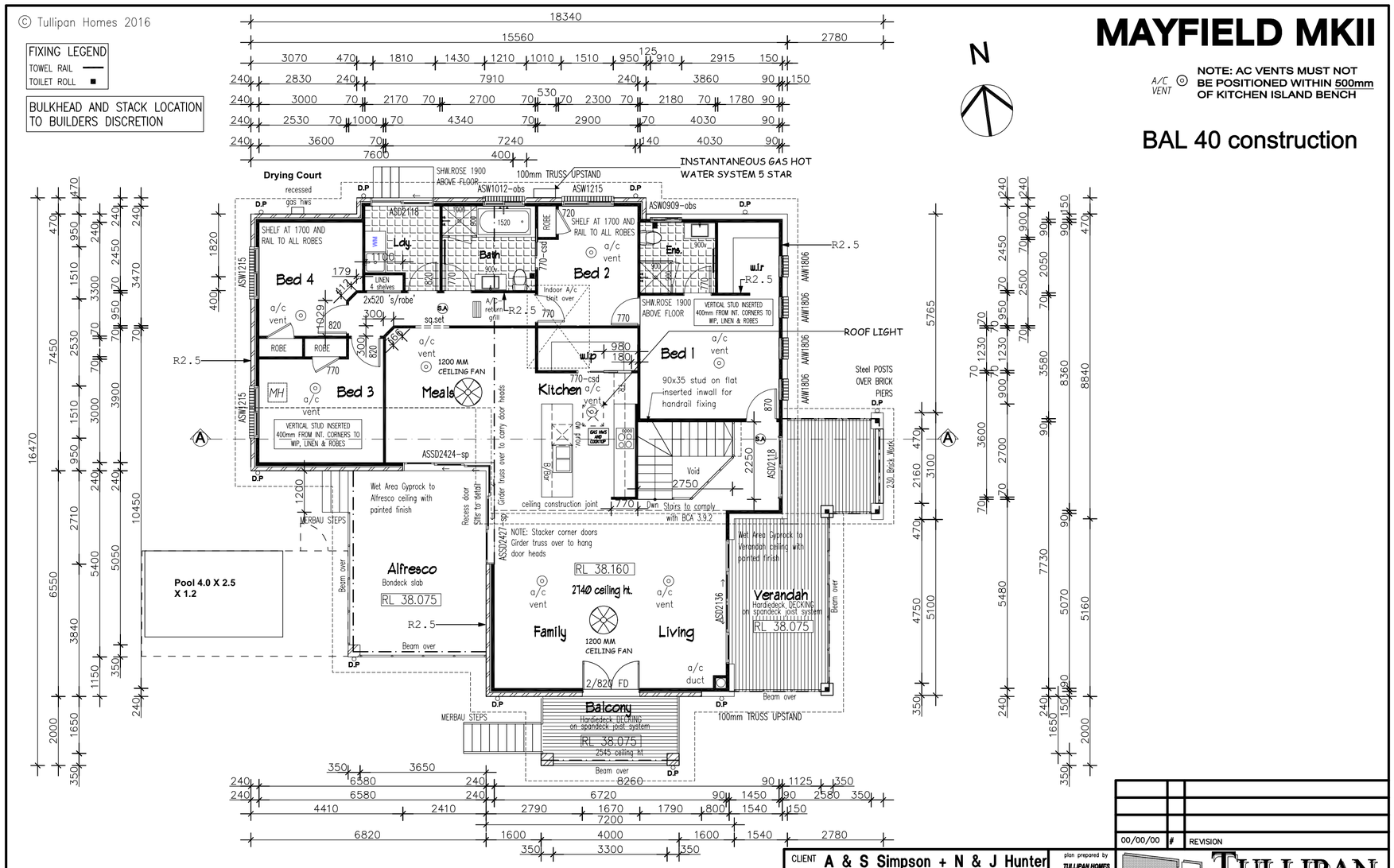
Address
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Tel 98108631
Mob 0402223665
mclaintony@gmail.com

Scale 1:1 @ A1 — Date MAY 2023

Project No.	Drawing No.	Rev.
1826	25	J



FIRST FLOOR PLAN
SCALE 1:100

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00/00/00	#	REVISION

CLIENT **A & S Simpson + N & J Hunter**
JOB **Proposed Residence**
LOCATION **113 Orchard Street Warriewood NSW 2102**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET	DATE	DWG No.
4 of 12	23/06/2022	**7873-wd4**

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SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Project
PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
TULIPAN RESIDENCE

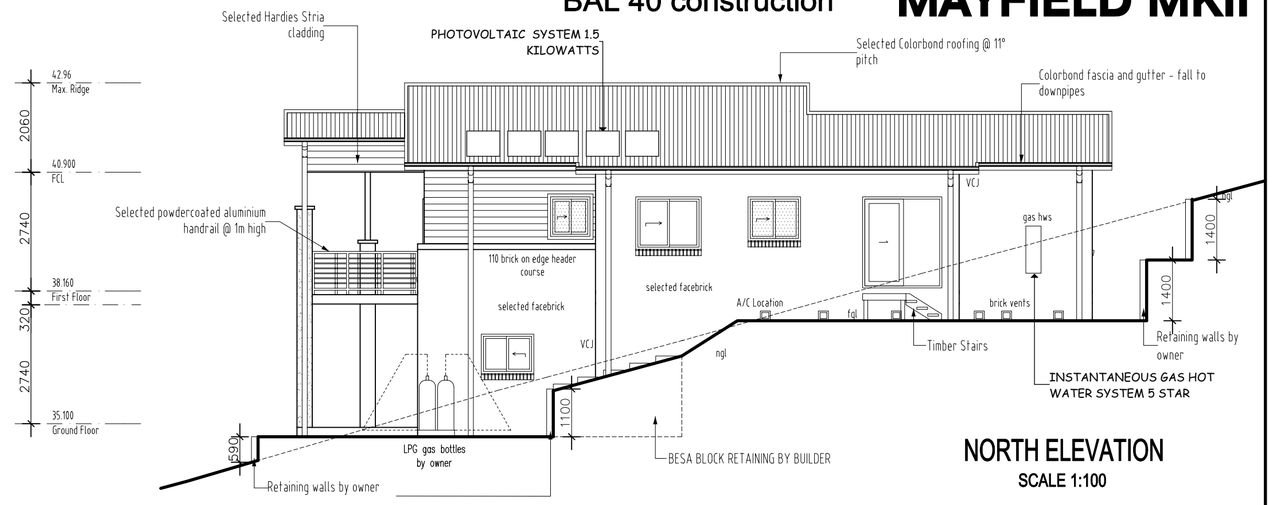
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Scale 1:1 @ A1 — Date MAY 2023
Project No. 1826 — Drawing No. 26 — Rev. J

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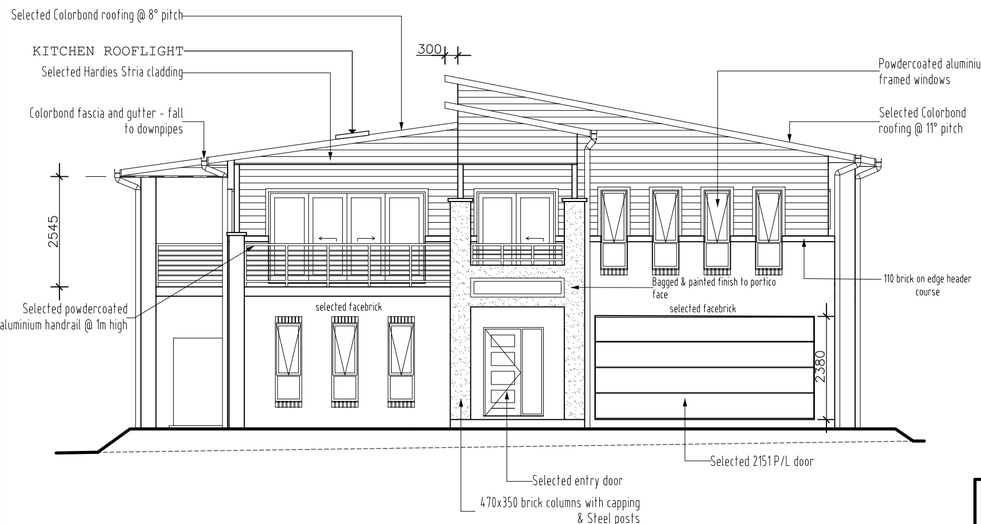
BAL 40 construction

MAYFIELD MKII



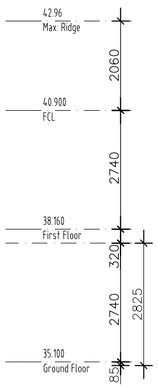
NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



00/00/00	#	REVISION

CLIENT **A & S Simpson + N & J Hunter**

JOB **Proposed Residence**

LOCATION **113 Orchard Street Warriewood NSW 2102**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET	DATE	DWG No.
5 of 12	23/06/2022	**7873-wd4**

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BASIX GLAZING NOTES

1. **Kitchen/meals/Family/Living** — High performance double glazing with Low-E
2. **All other windows** (excluding Garage. Laundry , Bath) — Double glazing with Low-E
3. **Glazing Values**

Opening Type	Glass Type.	U- Value	SHGC
Awning	DG + Low-E	3.6	0.47
Fixed	DG + Low-E	3.6	0.54
Sliding windows.	Single glazed	6.7	0.7
Sliding windows.	DG + Low-E	3.6	0.54
Sliding doors	Single glazed	6.7	0.7
Sliding doors	DG + Low -E	2.18	0.4
Hinged doors	DG + Low-E	2.17	0.39

SEE ALSO BASIX NOTES ON SITE PLAN

SEE DA DRAWINGS No 1826 (1-10) .Issue J
PROPOSED HORSE ARENA AND FACILITIES AND NEW RESIDENCE
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS AND NEW DWELLING
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
TULIPAN RESIDENCE

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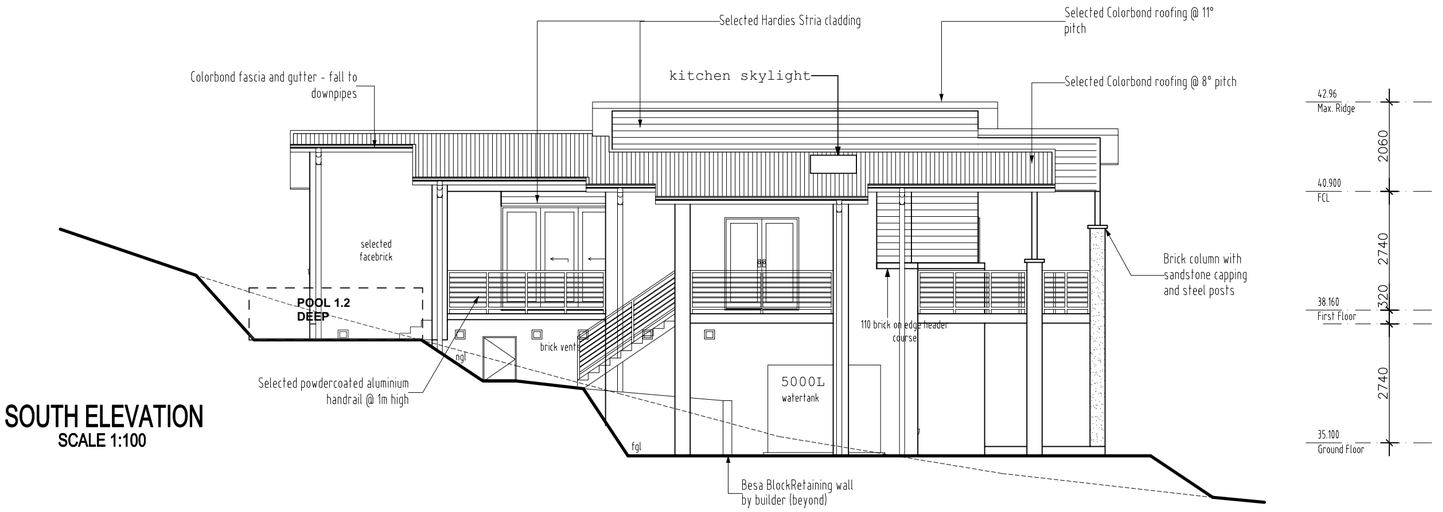
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Project No.	Drawing No.	Rev.
1826	27	J

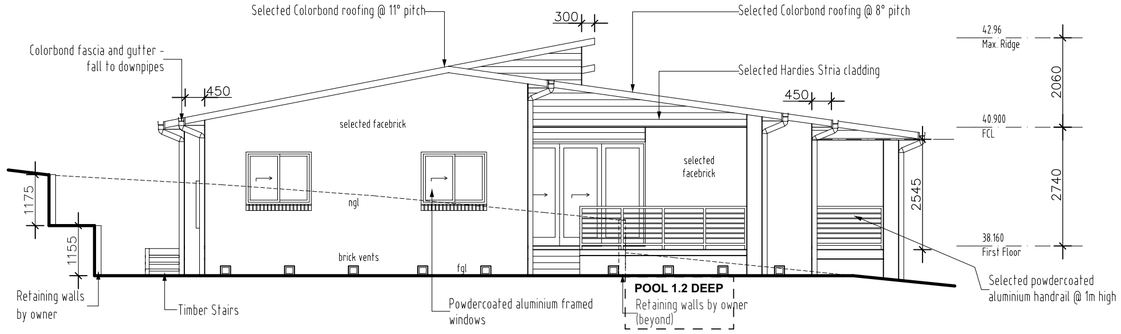
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BAL 40 construction

MAYFIELD MKII



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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00/00/00	#	REVISION

CLIENT **A & S Simpson + N & J Hunter**
JOB **Proposed Residence**
LOCATION **113 Orchard Street Warriewood NSW 2102**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET 6 of 12 | DATE 23/06/2022 | DWG No. **7873-wd4**

plan prepared by **TULLIPAN HOMES**

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BASIX GLAZING NOTES

1. **Kitchen/meals/Family/Living** glazing — High performance double with Low-E
2. **All other windows** (excluding Garage. Laundry , Bath) — Double glazing with Low-E
3. **Glazing Values**

Opening Type	Glass Type.	U- Value	SHGC
Awning	DG + Low-E	3.6	0.47
Fixed	DG + Low-E	3.6	0.54
Sliding windows.	Single glazed	6.7	0.7
Sliding windows.	DG + Low-E	3.6	0.54
Sliding doors	Single glazed	6.7	0.7
Sliding doors	DG + Low -E	2.18	0.4
Hinged doors	DG + Low-E	2.17	0.39

SEE ALSO BASIX NOTES ON SITE PLAN

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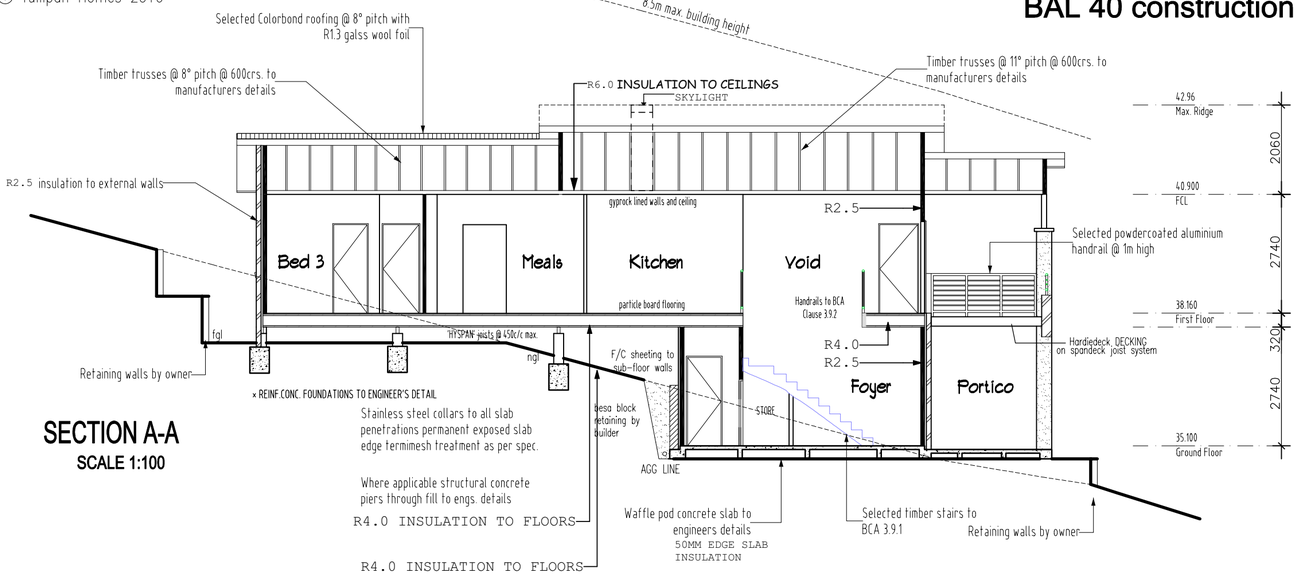
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Project No. 1826 | Drawing No. 28 | Rev. J

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BAL 40 construction

MAYFIELD MKII



SECTION A-A
SCALE 1:100

SUSPENDED TIMBER FLOORS
* GALVANISED ANT CAPPING TO BRICK PIERS & FOUNDATION WALLS
* REINF.CONC. FOUNDATIONS TO ENGINEER'S DETAIL

ALL MECHANICAL VENTILATION DISCHARGE POINTS TO COMPLY WITH BCA PART 3.8.7.4

BULKHEAD AND STACK LOCATION TO BUILDERS DISCRETION

BRACING, TIE DOWN AND GLAZING DETAILS TO ENGINEERS SPECIFICATIONS

STAINLESS STEEL COLLARS TO ALL SLAB PENETRATIONS PERMANENT EXPOSED SLAB EDGE TERMIMESH TREATMENT AS PER SPEC.

19mm COMPRESSED FC SHEETING PLUS WET AREA WATERPROOFING INSTALLATION AS PER AS 3740 TO WET ROOMS

HANDRAILS TO BCA 3.9.2

STAINLESS STEEL WALL TIES & GALVANIZING TO ANY EXPOSED BEAMS

NOTE:
BLUE H2-F TIMBER FRAMING TO COMPLY WITH AS1684

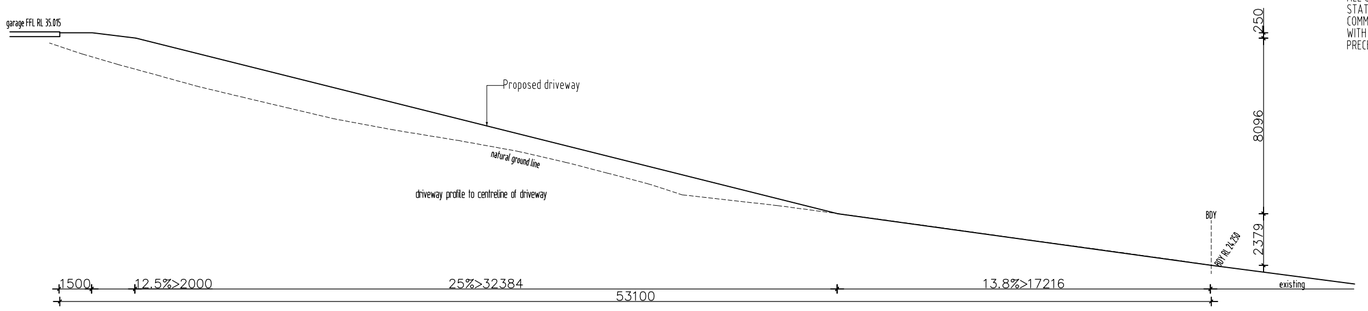
ALL FIRST FLOOR BEDROOMS WITH SILLS LESS THAN 1.7m WILL HAVE DEVICES INSTALLED RESTRICTING THE WINDOW OPENING TO COMPLY WITH BCA PART 3.9.2.6

BRICKLAYER

LOCATION OF VERTICAL CONTROL JOINTS SHOWN ON PLAN TO BE USED AS GUIDE ONLY. REFER TO BCA 3.3.1.8(b) BELOW FOR CONFIRMATION.
BCA 3.3.1.8
(b) Articulation joints must have a width not less than 10mm and be provided
(i) in straight, continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners; and
(ii) where the height of the wall changes by more than 20%, at the position of change in height; and
(iii) where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one edge of the opening; and
(iv) where walls change in thickness; and
(v) at control or construction joints in footing slabs; and
(vi) at junctions of walls constructed of different masonry materials; and
(vii) at deep chases (rebates) for service pipes.

ENGINEER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEERS CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEERS REFERENCES TAKING PRECEDENCE.



DRIVEWAY PROFILE
SCALE 1:200

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SHEET	DATE	DWG No.
7 of 12	23/06/2022	**7873-wd4**

plan prepared by *TULLIPAN HOMES*

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CONSTRUCTION AND INSULATION NOTES

1. **Walls**
   Garage, bath and laundry internal walls — R 2.5
   All external walls excluding the garage — R 2.5
2. **Floors**
   Floors over sub floor spaces and garage — R 4.0
3. **Ceilings**
   Plasterboard — R 6.0
4. **Roof**
   Colorbond — Anticon blanket — R 1.3
   Seal all penetrations
5. **Concrete slab**
   50 mm slab edge insulation (excluding the garage)

SEE ALSO BASIX NOTES ON SITE PLAN

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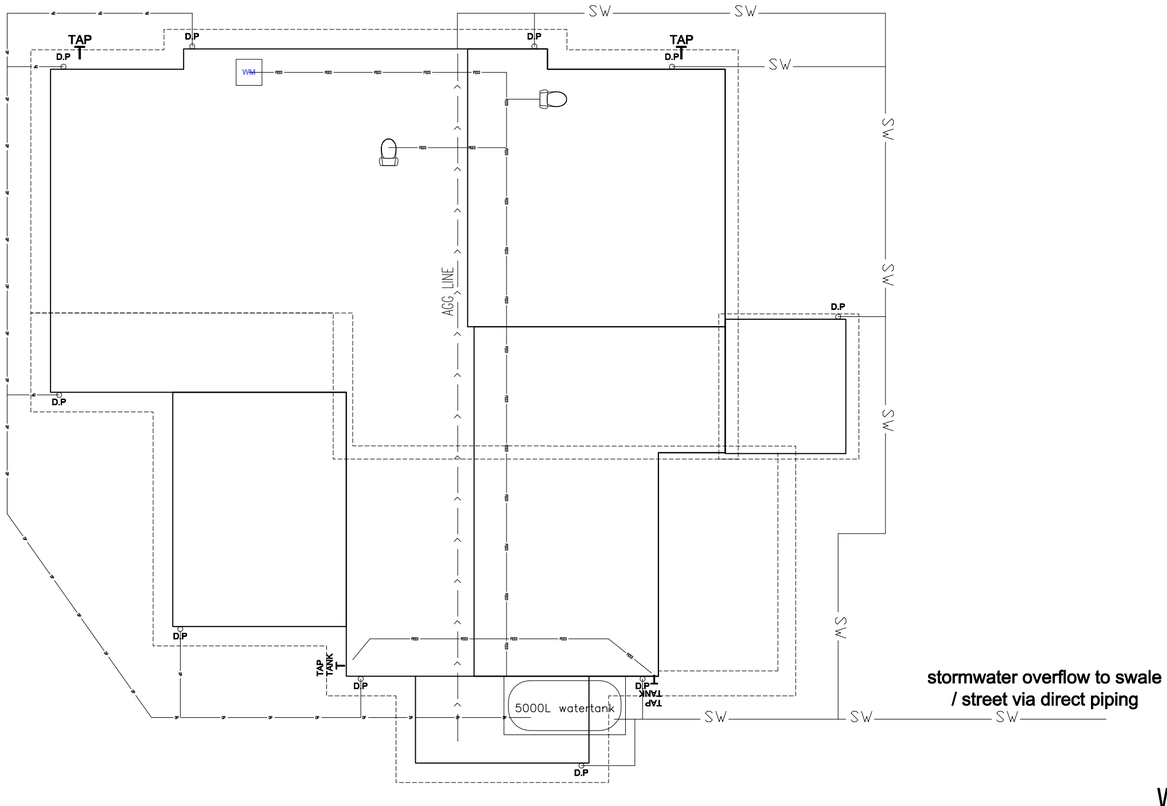
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STORMWATER LEGEND

- TOILET
- WASHING MACHINE
- TAP — YARD TAP
- TAP-tank — YARD TAP FROM TANK
- DP — DOWNPIPE POSITION
- DOWNPIPE COLLECTION LINE INTO TANK
- TOILET, WASHINE MACHINE FEED LINE
- SV — TANK OVERFLOW TO STREET
- Agg Line

WATER MANAGEMENT PLAN

SCALE 1:100

CLIENT **A & S Simpson + N & J Hunter**

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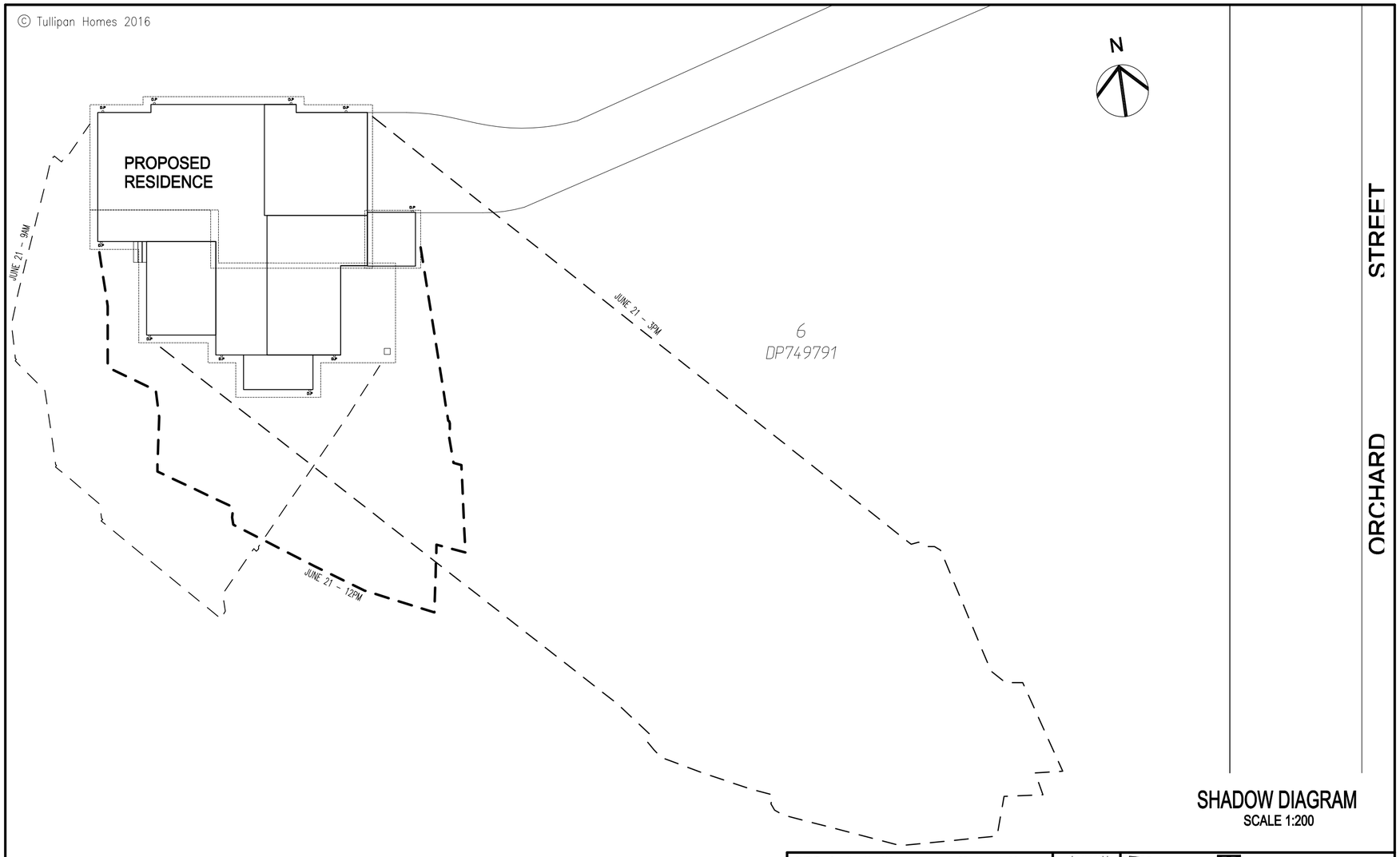
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SHADOW DIAGRAM
SCALE 1:200

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