



METAL / FC CLADDING - MEDIUM / DARK



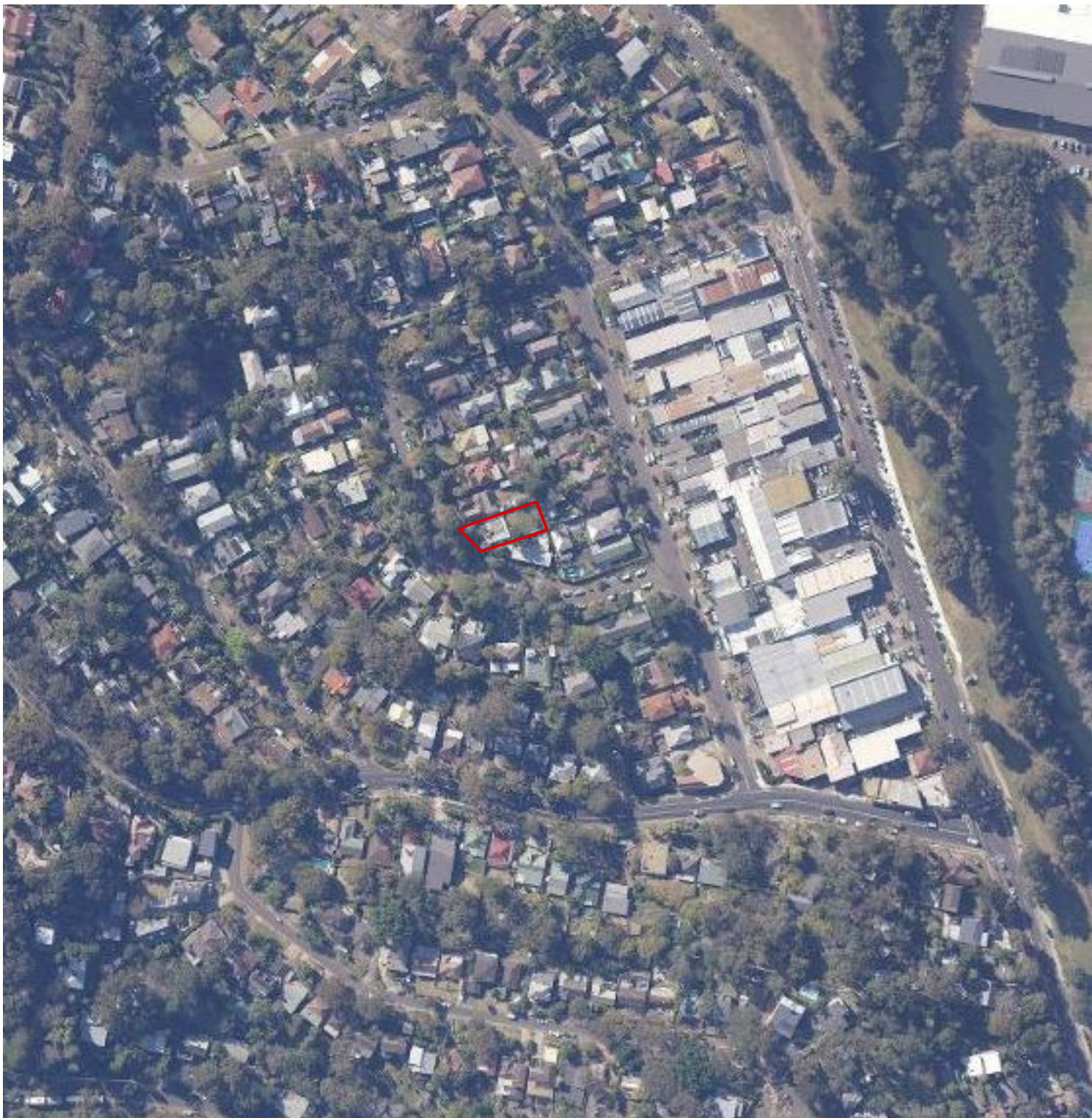
STEEL ROOFING - MEDIUM / DARK



ALUMINIUM DOORS AND WINDOWS



HARDWOOD DECKING



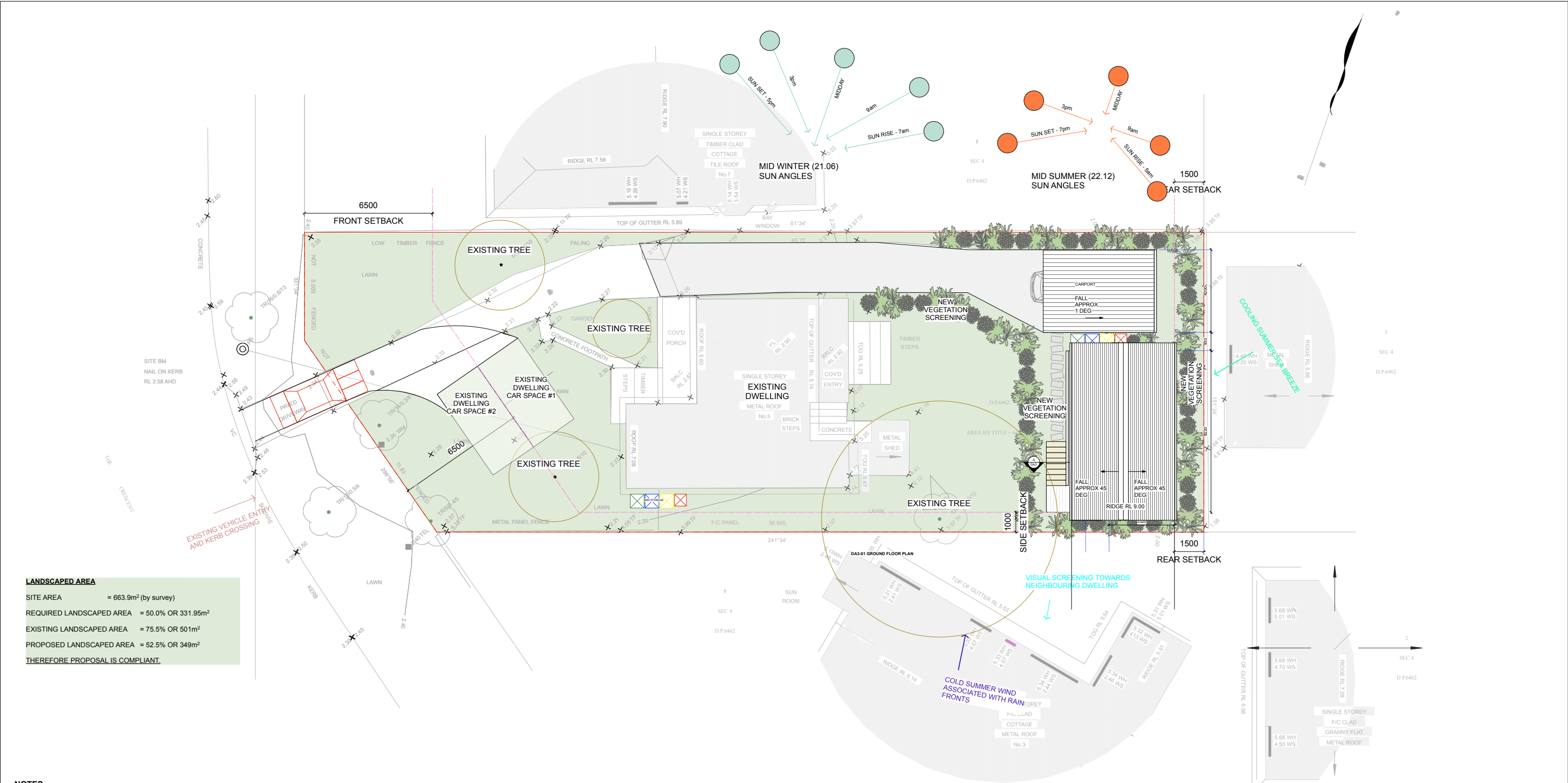
PAGE	DRAWING	DATE	REVISION
DA 1	1:200 SITE PLAN / SITE ANALYSIS	FEB 2020	DA ISSUE
DA 2	1:100 GROUND FLOOR PLAN, ELEVATIONS, SECTIONS - EXTERNAL	FEB 2020	DA ISSUE
DA 3	1:100 GROUND FLOOR PLAN, ELEVATIONS, SECTIONS - INTERNAL	FEB 2020	DA ISSUE
DA 4	1:200 EROSION AND SEDIMENT CONTROL PLAN	FEB 2020	DA ISSUE
DA 5	1:200 CONCEPT DRAINAGE PLAN	FEB 2020	DA ISSUE
DA 6	1:200 SITE WASTE MANAGEMENT PLAN	FEB 2020	DA ISSUE
DA 7	1:200 CONCEPT LANDSCAPE PLAN	FEB 2020	DA ISSUE

NOTES	
FINISHES LEGEND	
RC	REINFORCED CONCRETE
SR	STEEL ROOFING
MC	METAL / FC CLADDING
TD	HARDWOOD DECKING
GENERAL :	
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- AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS	
- AS 2870 -1996 - RESIDENTIAL SLABS AND FOOTINGS	
- AS/NZS 2890 - OFF STREET CAR PARKING	
- AS/NZS 3000 - 2007 - WIRING RULES	
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- AS 4282:1997 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING	
- AS 4970-2009 ' PROTECTION OF TREES ON DEVELOPMENT SITES'	

BASIX SPECIFICATIONS	
WATER :	
- MIN 2000L Rainwater Tank	
- Roof Collection area : 50m2	
- Rainwater re-used in Garden Tap (x1) and Toilets	
- Showers : 3*, Taps : 4*, Toilets 4*	
- Min 50m2 Low Water Use Species	
THERMAL COMFORT OPTIONS:	
- Insulation blanket (55mm + foil) to underside of metal roof.	
- R4 insulation to all flat ceilings with roof above	
- R2 insulation to all framed external walls.	
- R1.3 insulation to all suspended floors above open sub floor	
- 'Medium' coloured roof (Solar absorptance 0.45-0.70)	
- Glazing spec (NFRC: U= 5.6 SHGC=0.66) eg Aluminium framed single-glazed clear glass to all glazing	
ENERGY :	
- Ceiling Fans to >1 Living Room and >1 Bedroom	
- Instant Gas HW Heater 4*	
- Gas Cooktop / Gas Oven	
- Bath//Kitchen Exhaust Fans : Interlocked to light Laundry: Manual On/Off Switching	
- Well Ventilated Fridge Space	
- Indoor and Outdoor Clothes Lines	
- Window or skylight in minimum 1 bathrooms	
- Window or skylight in kitchen	
- Dedicated LED or Fluorescent lighting to bedroom, living.	

DA ISSUE
NOT FOR CONSTRUCTION

PROJECT NAME: GAINFORTH GRANNY FLAT ADDRESS: 5 THE CRESCENT, NTH NARRABEEN, NSW 2101 CLIENT: WARWICK GAINFORTH	DRAWING NAME: COVER PAGE	LEGENDS AND MATERIALS	SURVEYOR: HAS LAND SURVEYORS PTY LTD	TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD					CAD FILE: 191015 5 THE CRESCENTVWX	PHASE: DA		SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
									DRAWING NO: DA - C	ISSUE:		
			FLOOD PLANNER: HYTEN ENGINEERING PTY LTD						USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. IF IN DOUBT ASK.			
			ISSUE:	DATE:	DESCRIPTION:	BY: CHK:	DATE: FEB 2020					



LANDSCAPED AREA	
SITE AREA	= 663.9m ² (by survey)
REQUIRED LANDSCAPED AREA	= 50.0% OR 331.95m ²
EXISTING LANDSCAPED AREA	= 75.5% OR 501m ²
PROPOSED LANDSCAPED AREA	= 52.5% OR 349m ²
THEREFORE PROPOSAL IS COMPLIANT.	

NOTES

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MC	METAL CLADDING
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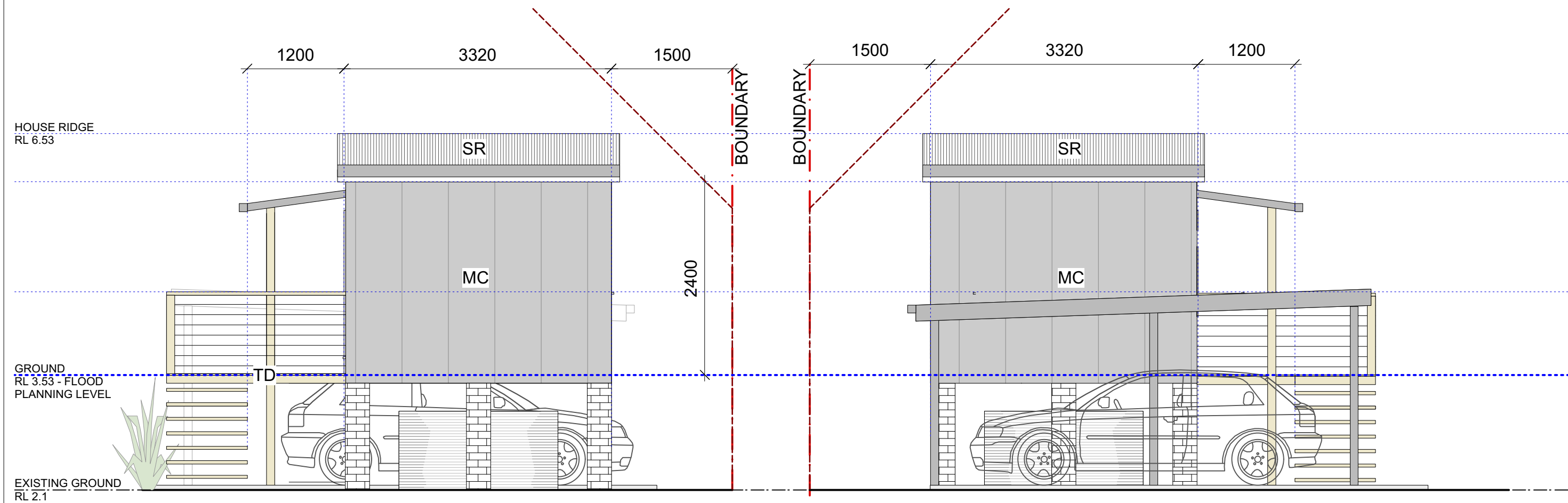
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DA ISSUE
NOT FOR CONSTRUCTION

PROJECT NAME: GAINFORTH GRANNY FLAT	DRAWING NAME: SITE ANALYSIS	LEGENDS AND MATERIALS	SURVEYOR: H&S LAND SURVEYORS PTY LTD	TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD				CAD FILE: 191015 5 THE CRESCENTVWX	PHASE: DA	SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m ² - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
ADDRESS: 5 THE CRESCENT, NTH NARRABEEN, NSW 2101								SCALE: 1:200 @ A3	DRAWING NO: DA - 01	
CLIENT: WARWICK GAINFORTH			FLOOD PLANNER: HYTEN ENGINEERING PTY LTD					PROJECT NUMBER: 191015	ISSUE:	
								DATE: APRIL 2020	USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. IF IN DOUBT ASK.	

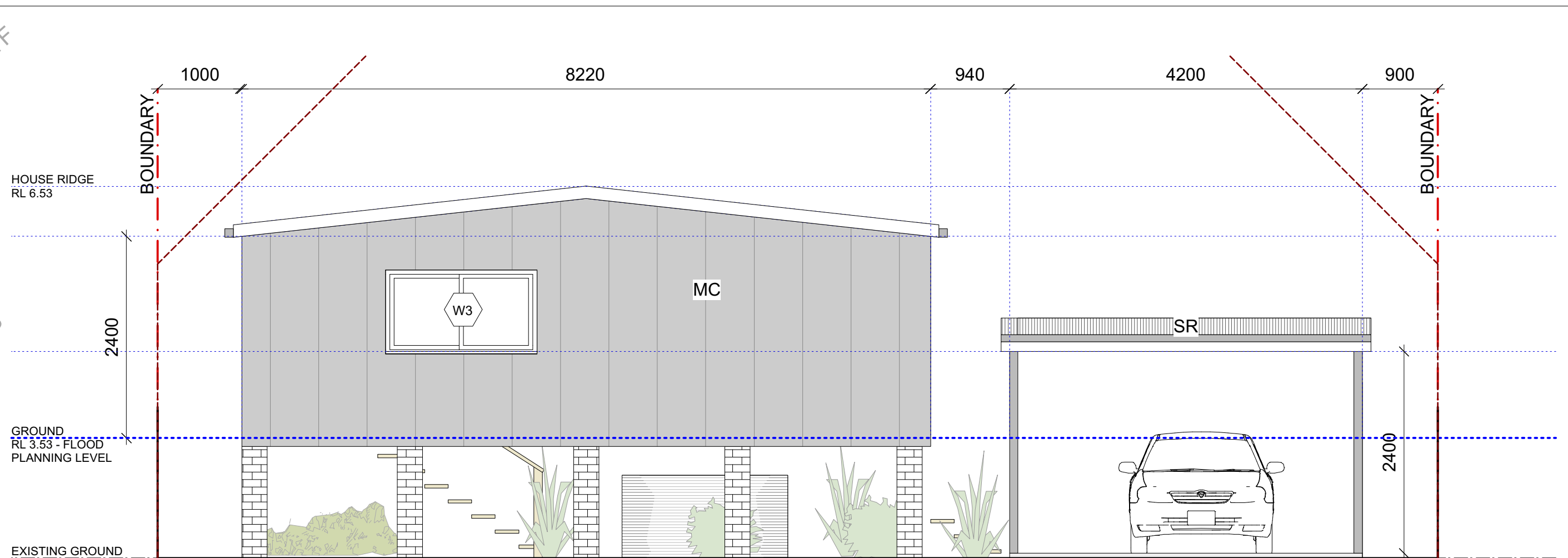


DA2-01 GROUND FLOOR PLAN

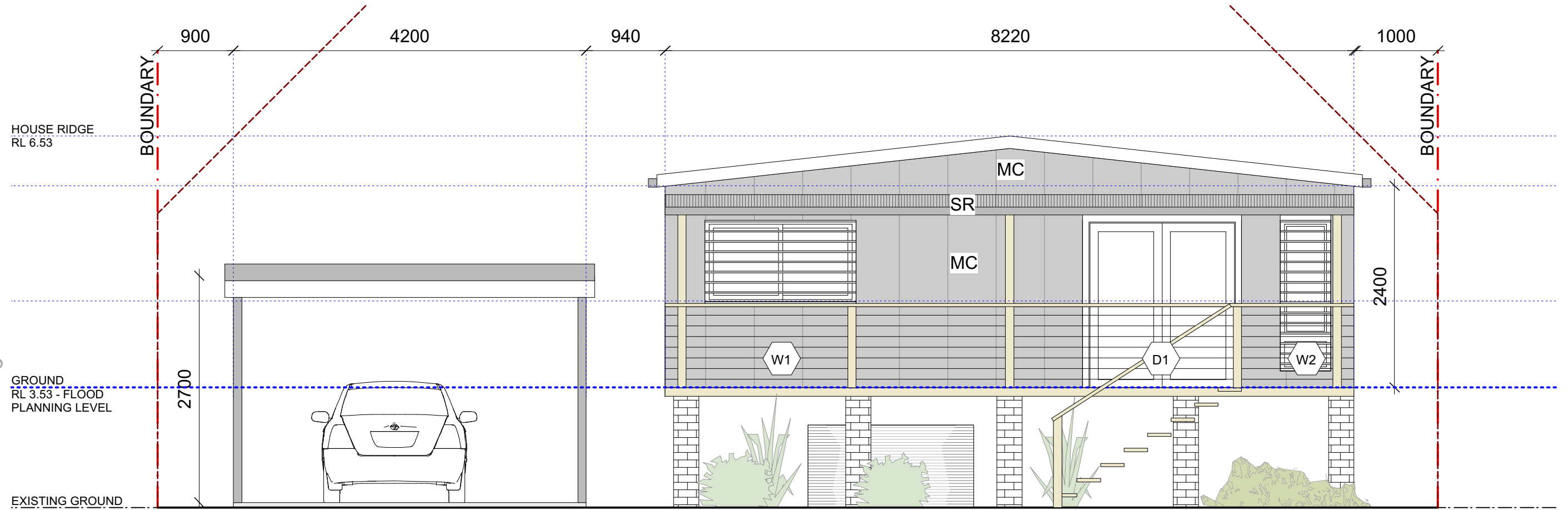


DA2-04 SOUTHERN ELEVATION

DA2-05 NORTHERN ELEVATION



DA2-02 EASTERN ELEVATION



DA2-03 WESTERN ELEVATION

NOTES

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BASIX SPECIFICATIONS

WATER :
- MIN 2000L Rainwater Tank
- Roof Collection area : 50m2
- Rainwater re-used in Garden Tap (x1) and Toilets
- Showers : 3", Taps : 4", Toilets 4"
- Min 50m2 Low Water Use Species

THERMAL COMFORT OPTIONS:

- Insulation blanket (55mm + foil) to underside of metal roof.
- R4 insulation to all flat ceilings with roof above
- R2 insulation to all framed external walls.
- R1.3 insulation to all suspended floors above open sub floor
- 'Medium' coloured roof (Solar absorbance 0.45-0.70)
- Glazing spec (NFRG: U= 5.6 SHGC=0.66) eg Aluminium framed single-glazed clear glass to all glazing

ENERGY :

- Ceiling Fans to >1 Living Room and >1 Bedroom
- Instant Gas HW Heater 4"
- Gas Cooktop / Gas Oven
- Bath/Kitchen Exhaust Fans : Interlocked to light Laundry: Manual On/Off Switching
- Well Ventilated Fridge Space
- Indoor and Outdoor Clothes Lines
- Window or skylight in minimum 1 bathrooms
- Window or skylight in kitchen
- Dedicated LED or Fluorescent lighting to bedroom, living.

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PROJECT NAME:
GAINFORTH GRANNY FLAT
ADDRESS:
5 THE CRESCENT, NTH NARRABEEN, NSW 2101
CLIENT:
WARWICK GAINFORTH

DRAWING NAME:
PLANS, ELEVATIONS, SECTIONS - EXTERNAL

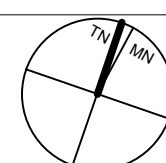
LEGENDS AND MATERIALS

SURVEYOR:
HAS LAND SURVEYORS
PTY LTD
FLOOD PLANNER:
HYTEN ENGINEERING PTY LTD

TOWN PLANNER:
VAUGHAN MILLIGAN
DEVELOPMENT CONSULTING
PTY LTD

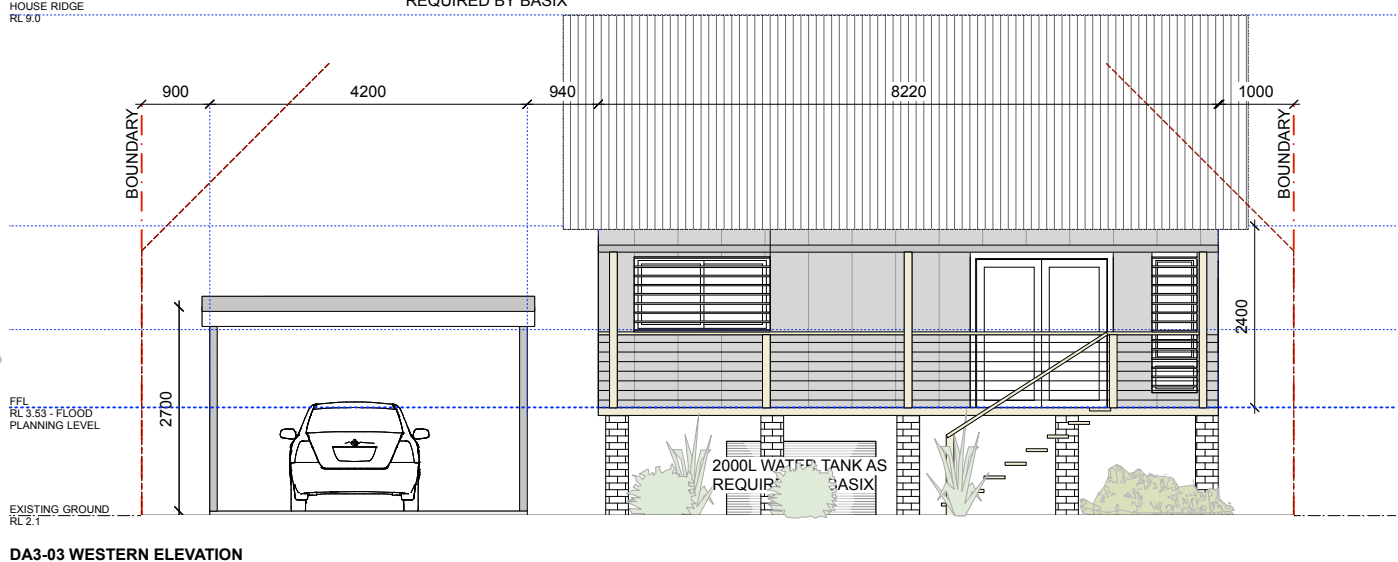
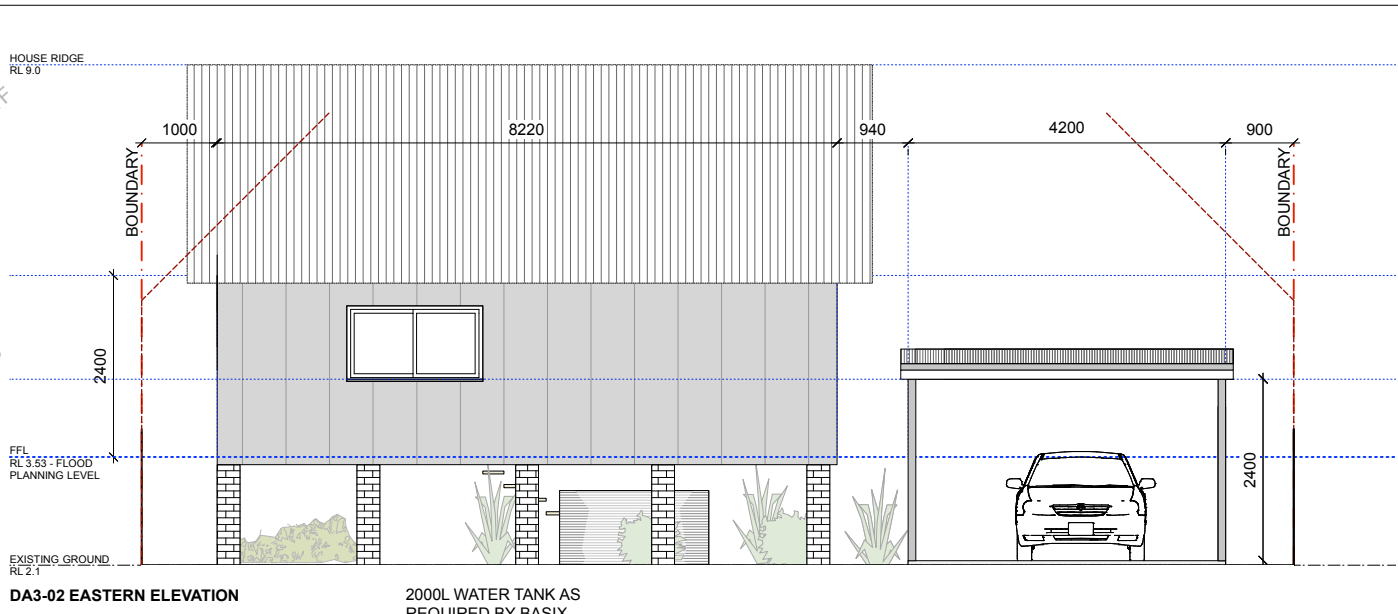
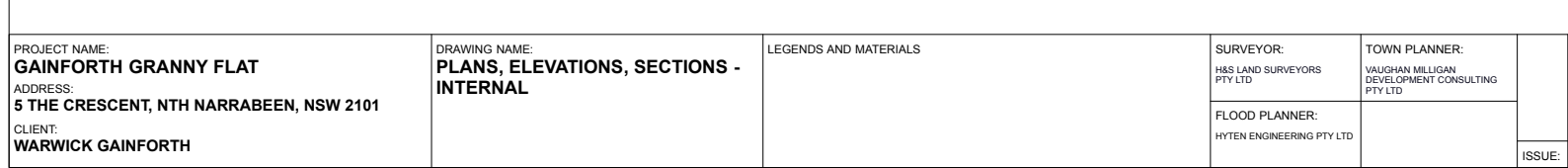
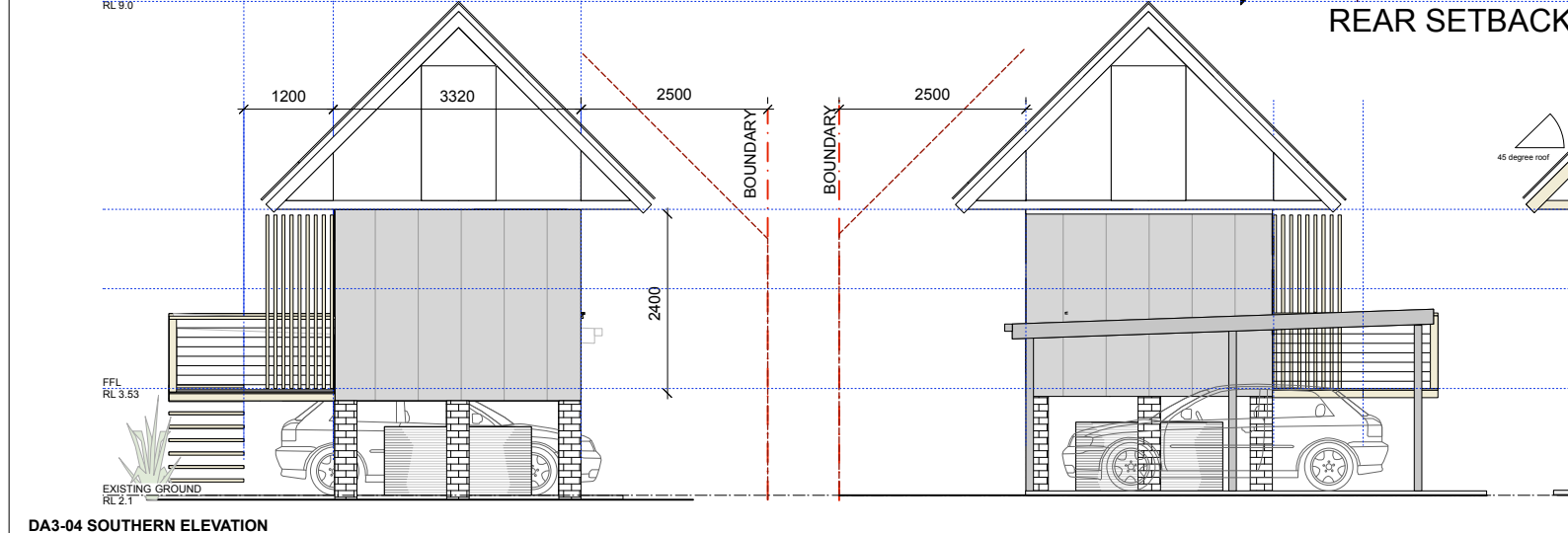
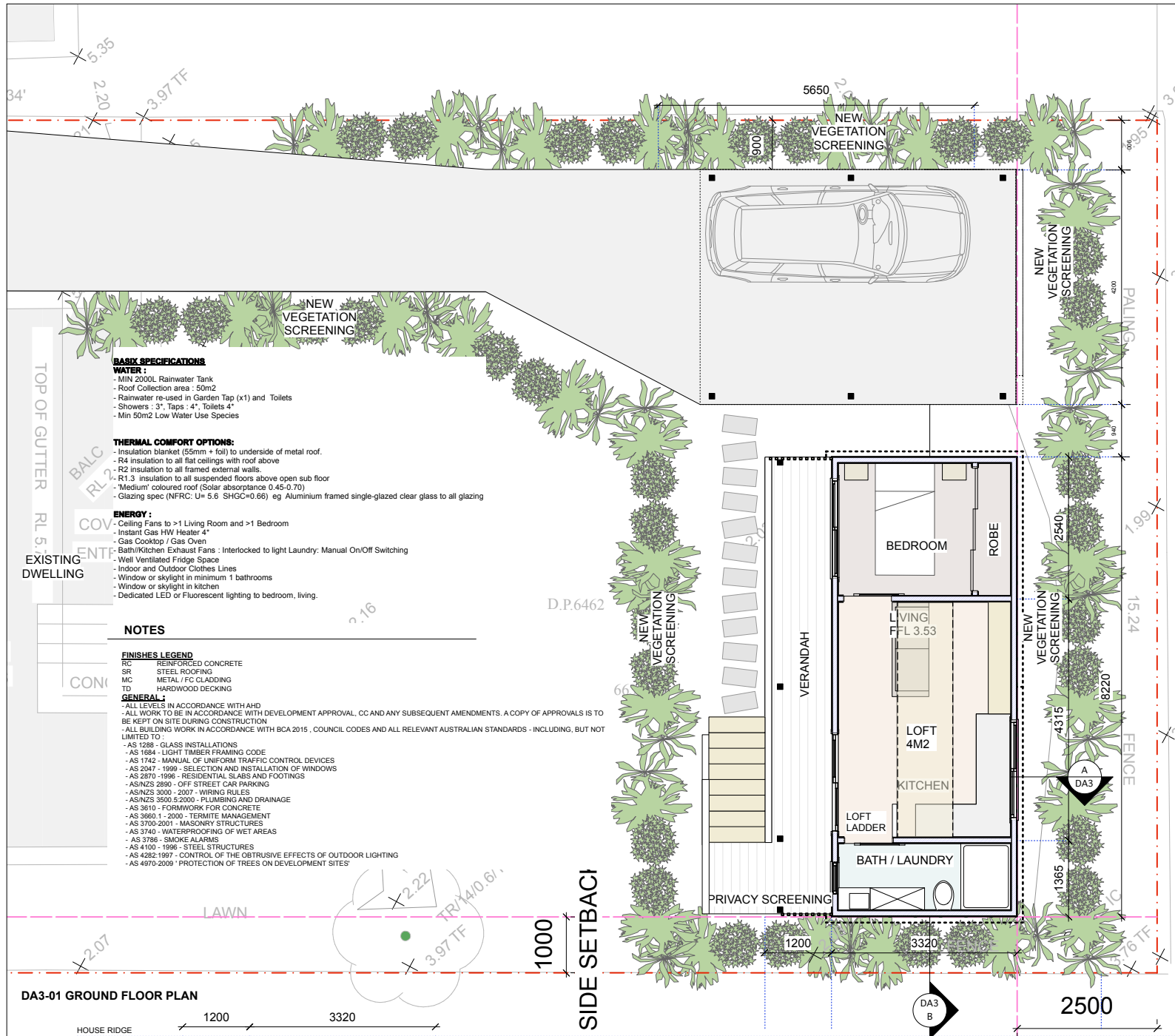
ISSUE: DATE: DESCRIPTION: BY: CHK: DATE: FEB 2020

CAD FILE: 191015 5 THE CRESCENTVWX
SCALE: 1:100 @ A3
PROJECT NUMBER: 191015



PHASE: DA
DRAWING NO: **DA - 02**
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SITE INFORMATION ;
- LOT 16 SEC 4 in D.P. 6462
- SITE AREA : 663.9m2
- LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)



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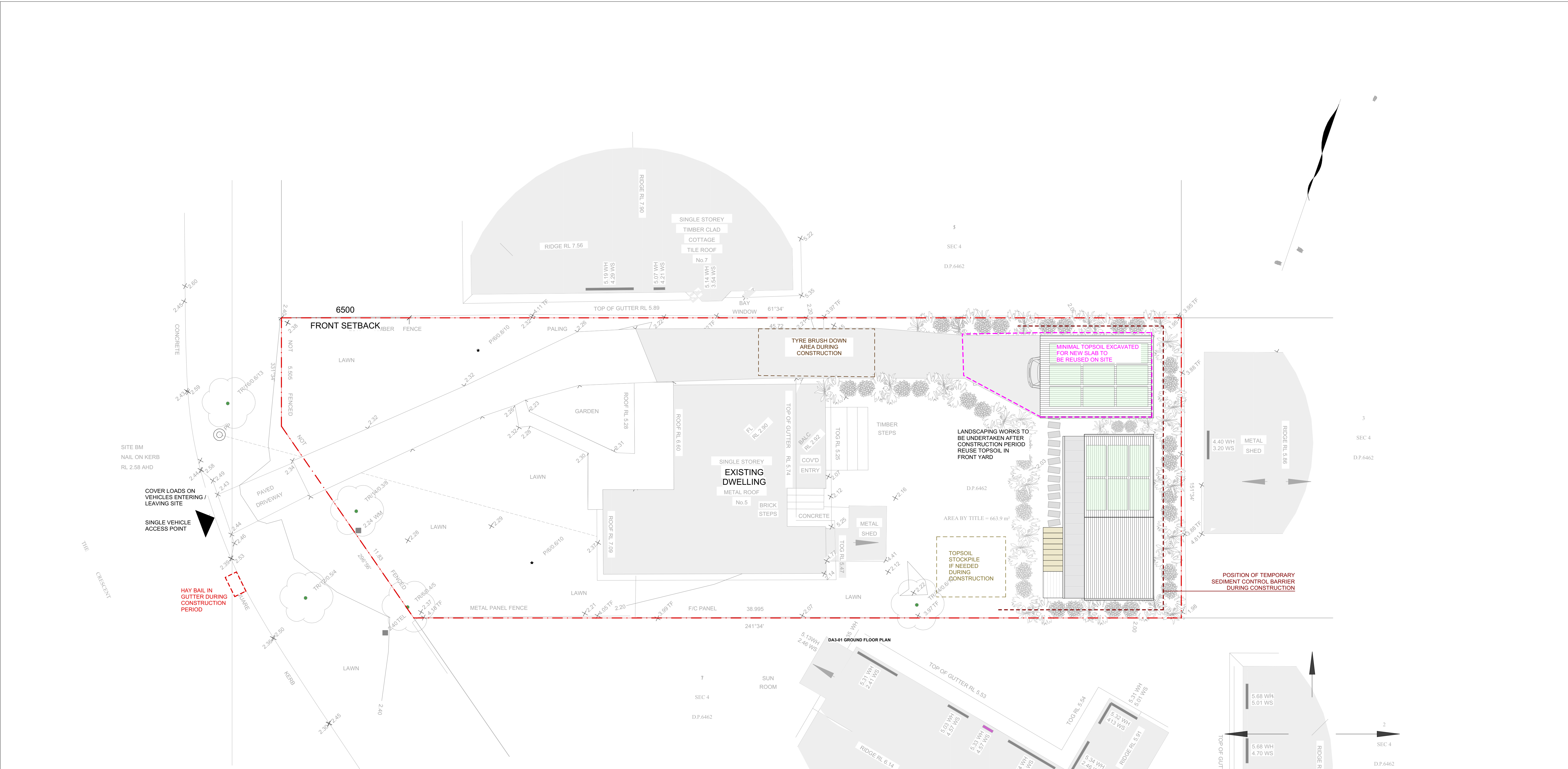
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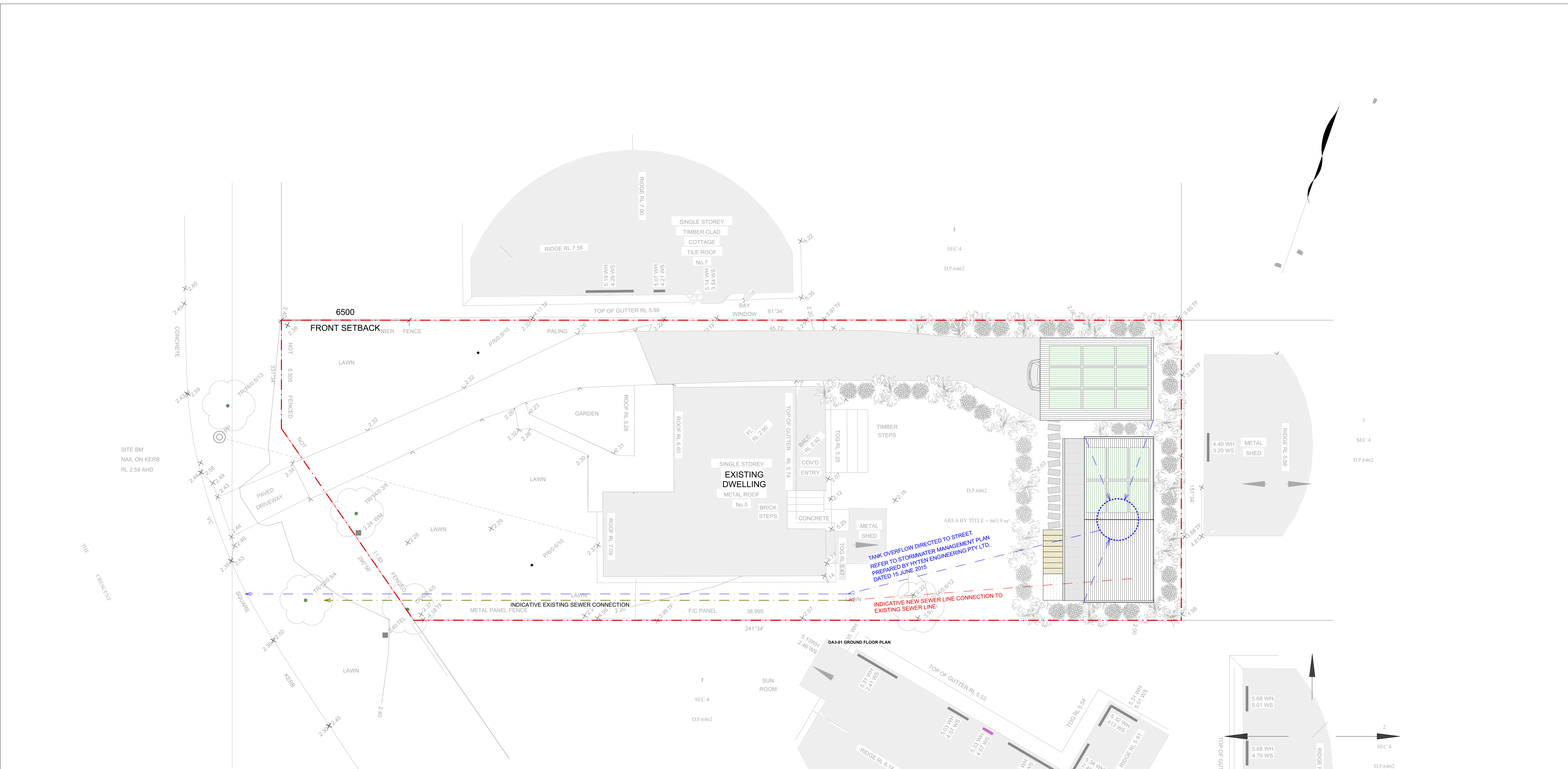
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PROJECT NAME: GAINFORTH GRANNY FLAT ADDRESS: 5 THE CRESCENT, NTH NARRABEEN, NSW 2101 CLIENT: WARWICK GAINFORTH		DRAWING NAME: EROSION AND SEDIMENT CONTROL PLAN	LEGENDS AND MATERIALS	SURVEYOR: HAS LAND SURVEYORS PTY LTD FLOOD PLANNER: HYTEN ENGINEERING PTY LTD	TOWN PLANNER: VAUGHAN MULLIGAN DEVELOPMENT CONSULTING PTY LTD	ISSUE:	DATE:	DESCRIPTION:	BY: CHK:	DATE: FEB 2020	CAD FILE: 191015 5 THE CRESCENTVWX 0 2 4 6 8 10 SCALE: 1:200 @ A3 PROJECT NUMBER: 191015	PHASE: DA DRAWING NO: DA - 04 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. IF IN DOUBT ASK.	ISSUE:	SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
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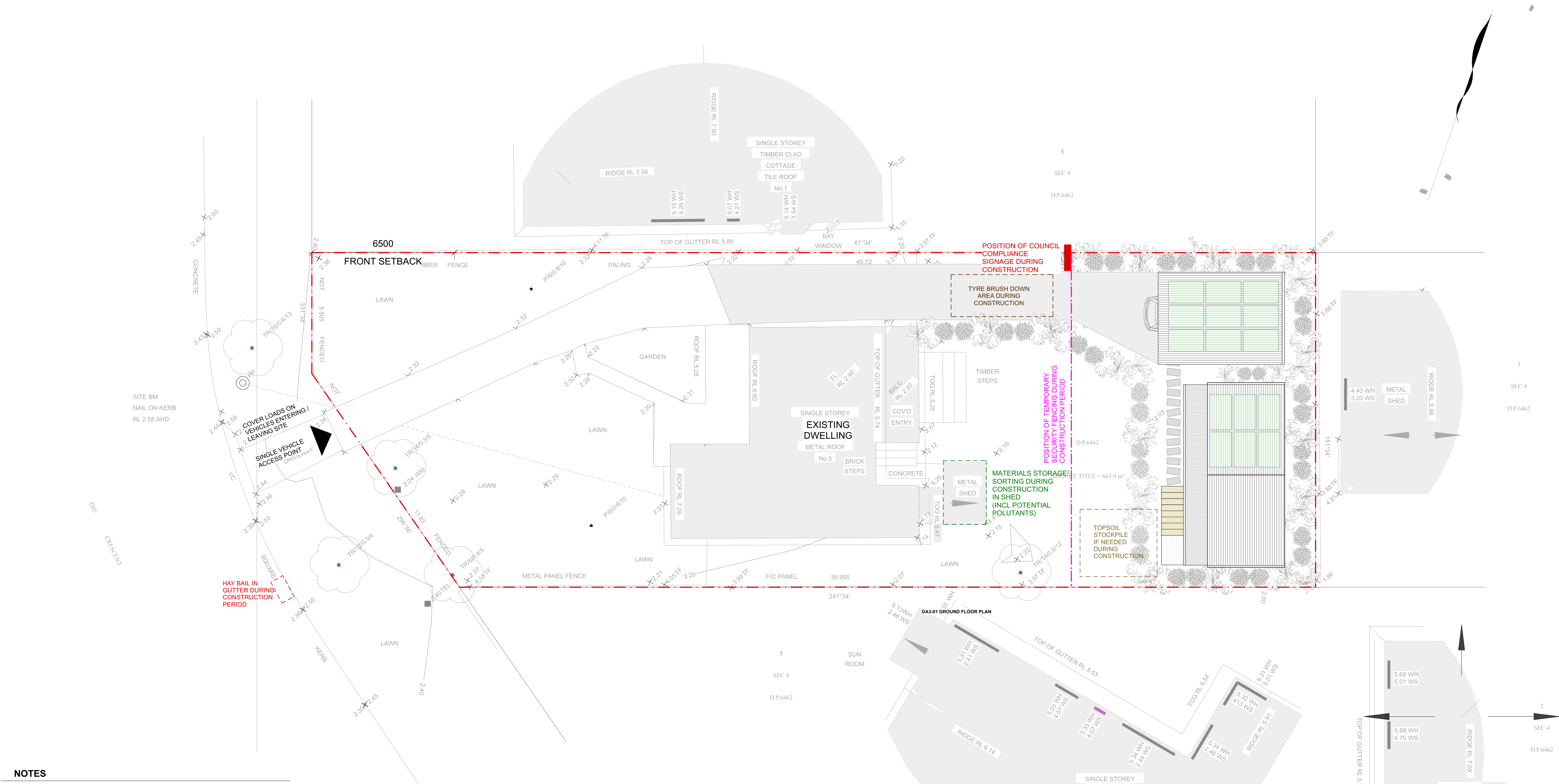
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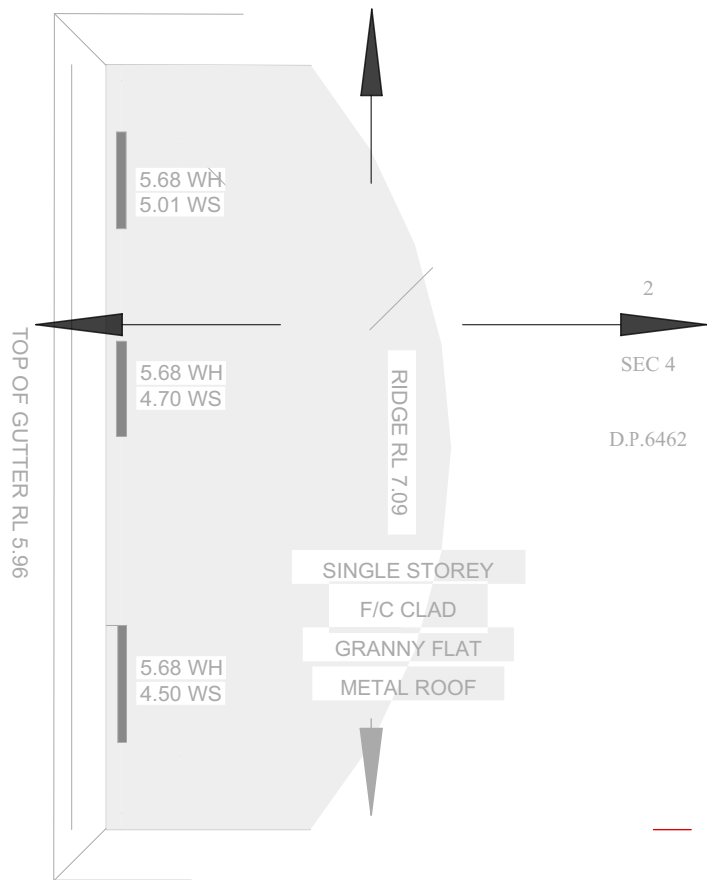
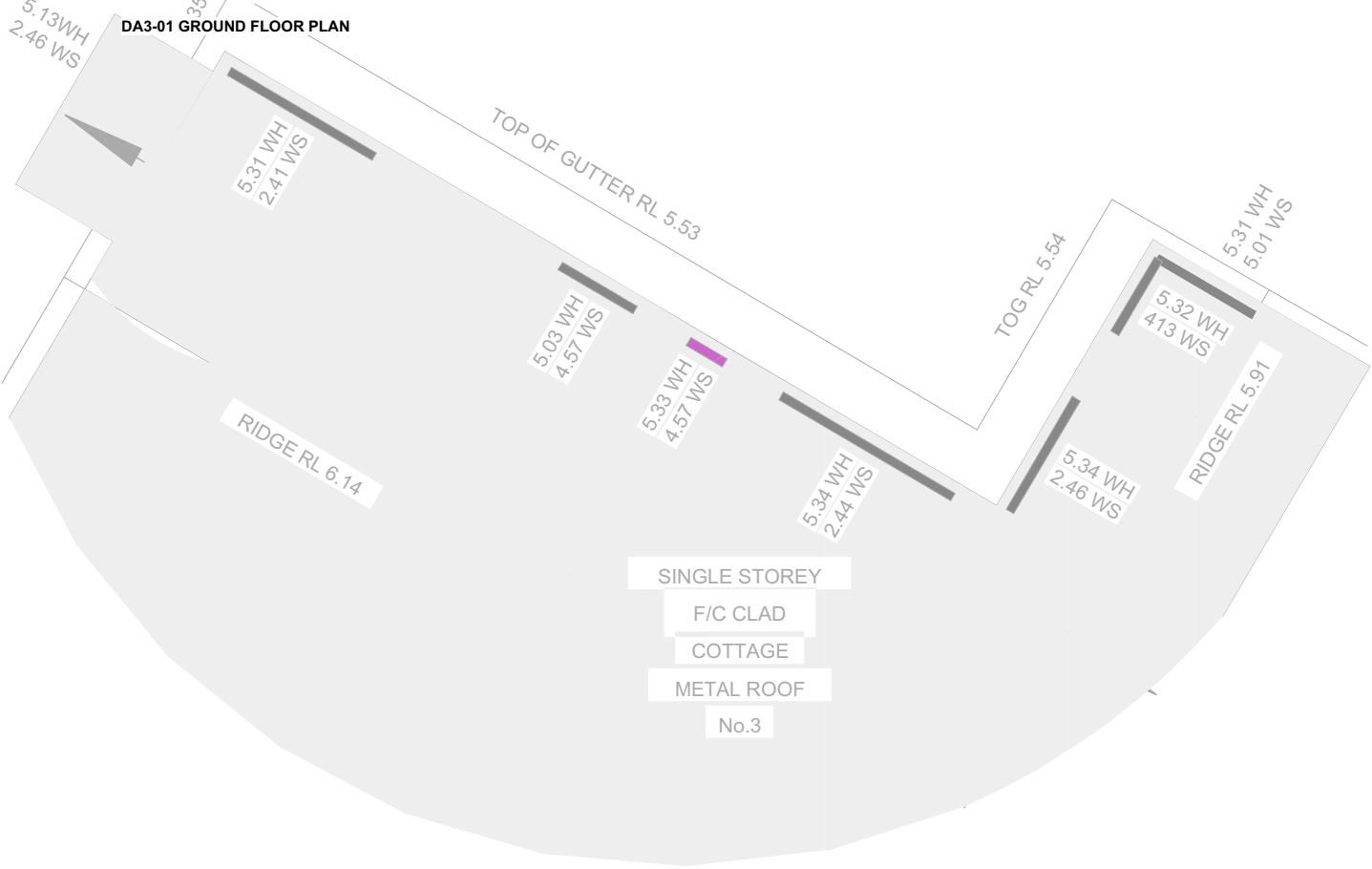
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- EXISTING SEWER INDICATIVE ONLY
- STORMWATER INDICATIVE ONLY

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PROJECT NAME: GAINFORTH GRANNY FLAT ADDRESS: 5 THE CRESCENT, NTH NARRABEEN, NSW 2101 CLIENT: WARWICK GAINFORTH	DRAWING NAME: SITE WASTE MANAGEMENT PLAN	LEGENDS AND MATERIALS	SURVEYOR: H&S LAND SURVEYORS PTY LTD FLOOD PLANNER: HYTEN ENGINEERING PTY LTD	TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD	ISSUE:	DATE:	DESCRIPTION:	BY: CHK:	CAD FILE: 191015 5 THE CRESCENTVWX SCALE: 1:200 @ A3 PROJECT NUMBER: 191015	PHASE: DA DRAWING NO: DA - 06 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO FABRICATION, SETOUT OR CONSTRUCTION. REFER AND DISCREPANCIES TO THE PROJECT ARCHITECT. IF IN DOUBT ASK.	ISSUE:	SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
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LEGEND

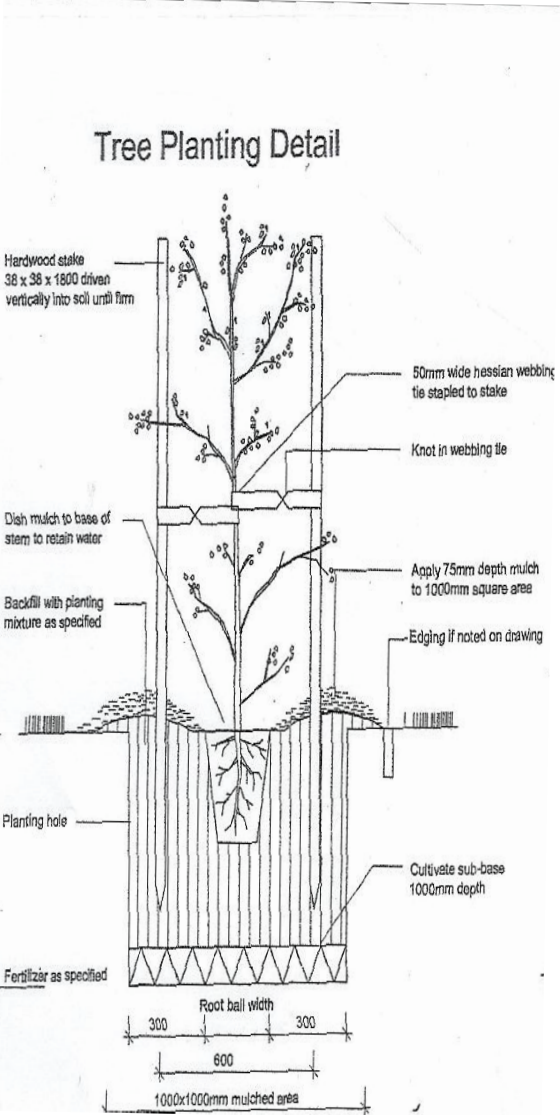
	LAWN : S/L BUFFALO OR MICRO LAENA STIPODES & DICHONDRA REPENS (SEED)
	EXISTING TREE / SHRUB - AS LABELLED. E1,E2,E3 etc
	TREE / SHRUB TO BE REMOVED

2 BOUNDARY SCREENING

COMMON NAME	NAME	SIZE	POT SIZE
Tanika	Lomandra longfolia Tanika	.65m	5L

2 SCREENING BED

COMMON NAME	NAME	SIZE	POT SIZE
Christmas Bush	Ceratopetalum gummiferum	2.5m	5L
Lantern Banksia	Banksia ericifolia	1.5m	5L
Coastal Rosemary	Westringia fruticosa	4m	5L
Correa Alba	Correa alba	1m	5L
Wedding Bush	Ricinocarpus pinifolius	1m	5L



Existing Tree schedule

TREE	SIZE	NAME	COMMON NAME
E1	Existing 12m DIA	Unknown	Unknown

DA07-01 CONCEPT LANDSCAPE PLAN

NOTES

FINISHES LEGEND

RC	REINFORCED CONCRETE
SR	STEEL ROOFING
MC	METAL CLADDING
TD	HARDWOOD DECKING

GENERAL:

- ALL LEVELS IN ACCORDANCE WITH AHD
- ALL WORK TO BE IN ACCORDANCE WITH DEVELOPMENT APPROVAL, CC AND ANY SUBSEQUENT AMENDMENTS.
- A COPY OF APPROVALS IS TO BE KEPT ON SITE DURING CONSTRUCTION
- ALL BUILDING WORK IN ACCORDANCE WITH BCA 2015 , COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS - INCLUDING, BUT NOT LIMITED TO :
 - AS 1288 - GLASS INSTALLATIONS
 - AS 1684 - LIGHT TIMBER FRAMING CODE
 - AS 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - AS 2047 - 1999 - SELECTION AND INSTALLATION OF WINDOWS
 - AS 2870 -1996 - RESIDENTIAL SLABS AND FOOTINGS
 - AS/NZS 2890 - OFF STREET CAR PARKING
 - AS/NZS 3000 - 2007 - WIRING RULES
 - AS/NZS 3500.5:2000 - PLUMBING AND DRAINAGE
 - AS 3610 - FORMWORK FOR CONCRETE
 - AS 3660.1 - 2000 - TERMITE MANAGEMENT
 - AS 3700-2001 - MASONRY STRUCTURES
 - AS 3740 - WATERPROOFING OF WET AREAS
 - AS 3786 - SMOKE ALARMS
 - AS 4100 - 1996 - STEEL STRUCTURES
 - AS 4282:1997 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
 - AS 4970-2009 ' PROTECTION OF TREES ON DEVELOPMENT SITES'

NOTES :

- AREAS OF NATIVE PLANTING SHOWN HERE ARE ACCURATE.
- PROPOSED SPECIES LISTS ARE INDICATIVE ONLY. EXACT SPECIES, POT SIZE AND CULTIVAR TO BE CONFIRMED SUBJECT TO AVAILABILITY AT THE TIME OF ORDER.
- NO NOXIOUS WEEDS OR INVASIVE SPECIES TO EB IMPORTED ONTO SITE
- WEED/CONTAMINANT FREE MULCH TO BE USED
- EXISTING EXOTIC SPECIES TO BE MANAGED IN ACCORDANCE WITH COUNCIL GUIDELINES
- PROPOSED PLANT SPECIES SELECTED ARE IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL NATIVE GARDENING BOOKLET

DA ISSUE
NOT FOR CONSTRUCTION

PROJECT NAME: GAINFORTH GRANNY FLAT ADDRESS: 5 THE CRESCENT, NTH NARRABEEN, NSW 2101 CLIENT: WARWICK GAINFORTH	DRAWING NAME: CONCEPT LANDSCAPE PLAN	LEGENDS AND MATERIALS	SURVEYOR: H&S LAND SURVEYORS PTY LTD TOWN PLANNER: VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD FLOOD PLANNER: HYTEN ENGINEERING PTY LTD	ISSUE:	DATE:	DESCRIPTION:	BY: CHK:	DATE: FEB 2020	CAD FILE: 191015 5 THE CRESCENT.VWX 10 2 4 6 8 10 SCALE: 1:200 @ A3 PROJECT NUMBER: 191015 	PHASE: DA DRAWING NO: DA - 07 ISSUE:	SITE INFORMATION ; - LOT 16 SEC 4 in D.P. 6462 - SITE AREA : 663.9m2 - LOCAL GOVERNMENT : NORTHERN BEACHES (PITTWATER)
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