

DA DRAWINGS AND REPORTS

113 ORCHARD STREET WARRIEWOOD

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REPORTS

ARBORICULTURAL REPORT (Ecological Consultants Pty Ltd -12/5/2020)

FLORA AND FAUNA REPORT (Kingfisher Urban Ecology and Wetlands)May 2020

GEOTECHNICAL REPORT (Warwick Davies) 18-023.A-Rev1 . June 2020

BUSHFIRE RISK ASSESSMENT (Planning for Bushfire Protection .Ron Coffey)

BUSHFIRE RISK CERTIFICATE (Planning for Bushfire Protection) 1253-R

OSD CHECKLIST

COST SUMMARY

BASIX (A 334826_03)

ON -SITE WASTEWATER MANAGEMENT REPORT (Envirotech Environmental 19-8578-A

SURVEY (Axiom Surveying – Ref 2987 – February 2018)



- KEY**
- EXISTING VEGETATION - UNBUILT ON AREA WITHIN BOUNDARIES
 - NEW SCREEN PLANTING SEE LANDSCAPE CONCEPT PLAN
 - ARENA 125MM THICK WASHED EQUESTRIAN SILICA SAND OVER COMPACTED BASE
 - ACCESS DRIVE COMPACTED ROAD BASE TO ENGINEERS DETAILS 4% CROWN
 - HOUSE ADDITION
 - 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
 - NEW LEVEL
 - CUT BERM MAXIMUM 30° SLOPE
 - GABION RETAINING WALL TO ENGINEERS DETAILS SEE GEOTECHNICAL REPORT
 - 1800 HIGH TIMBER FENCE
- FOR ADDITIONS TO EXISTING HOUSE SEE 1825 DA04 D

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

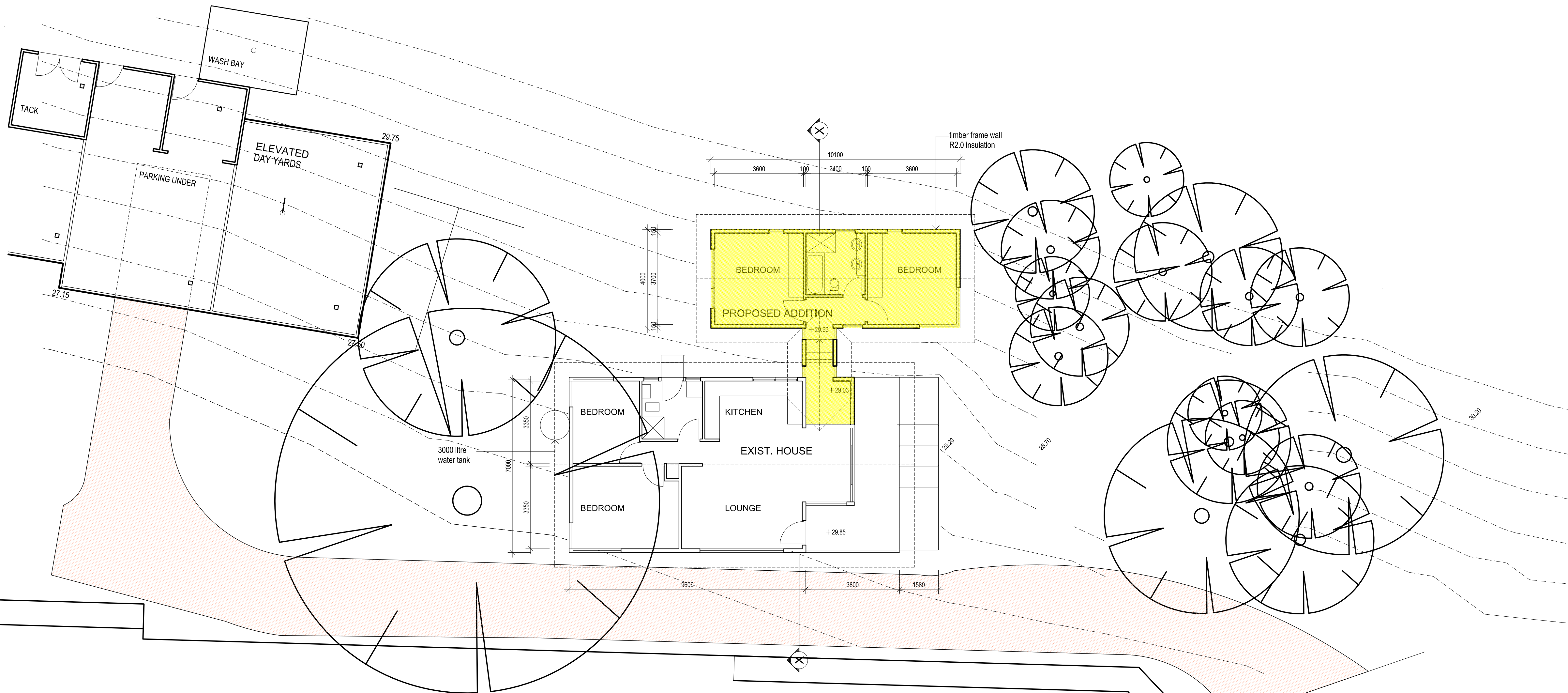
D 7-7-19 GENERAL, TREE PROTECTION ZONES SHOWN
C 10-4-19 SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
A 30-10-18 ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES
Revision Date Remarks
Project
**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP749791

Address
113 Orchard St , Warriewood
Title
SITE PLAN

Tony McLain Architect (Reg. No. 4291)

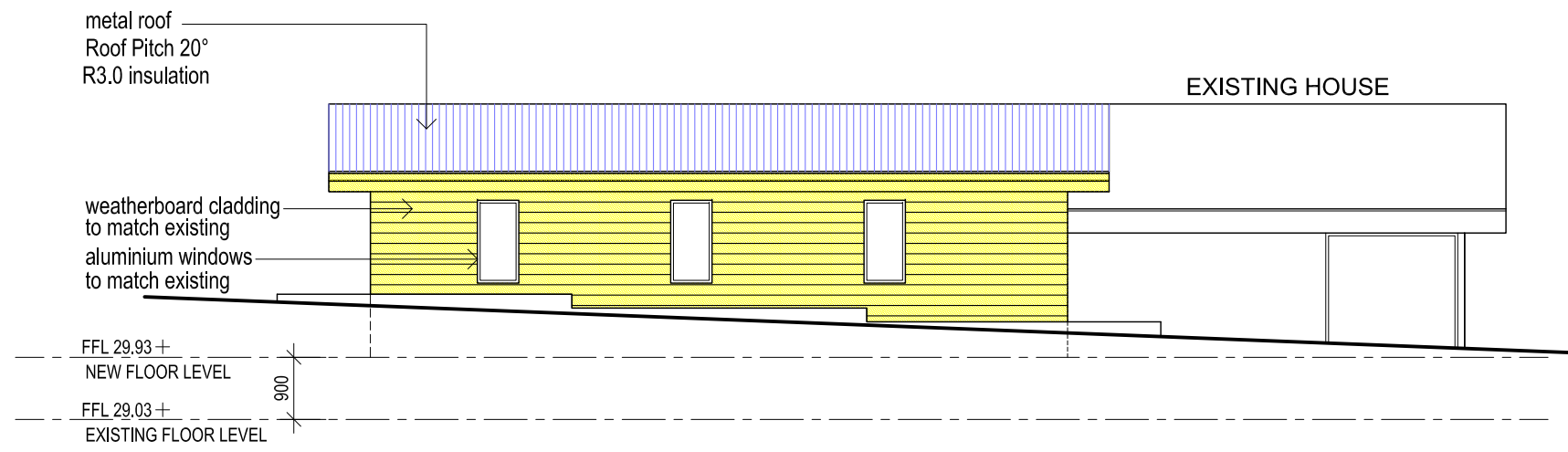
Tel 98108631
Mob 0402223865
mclaintony@gmail.com

Scale 1:200 at A1/1:400 at A3 Date JUNE 2020
Project No. 2820 Drawing No. DA01 Rev E

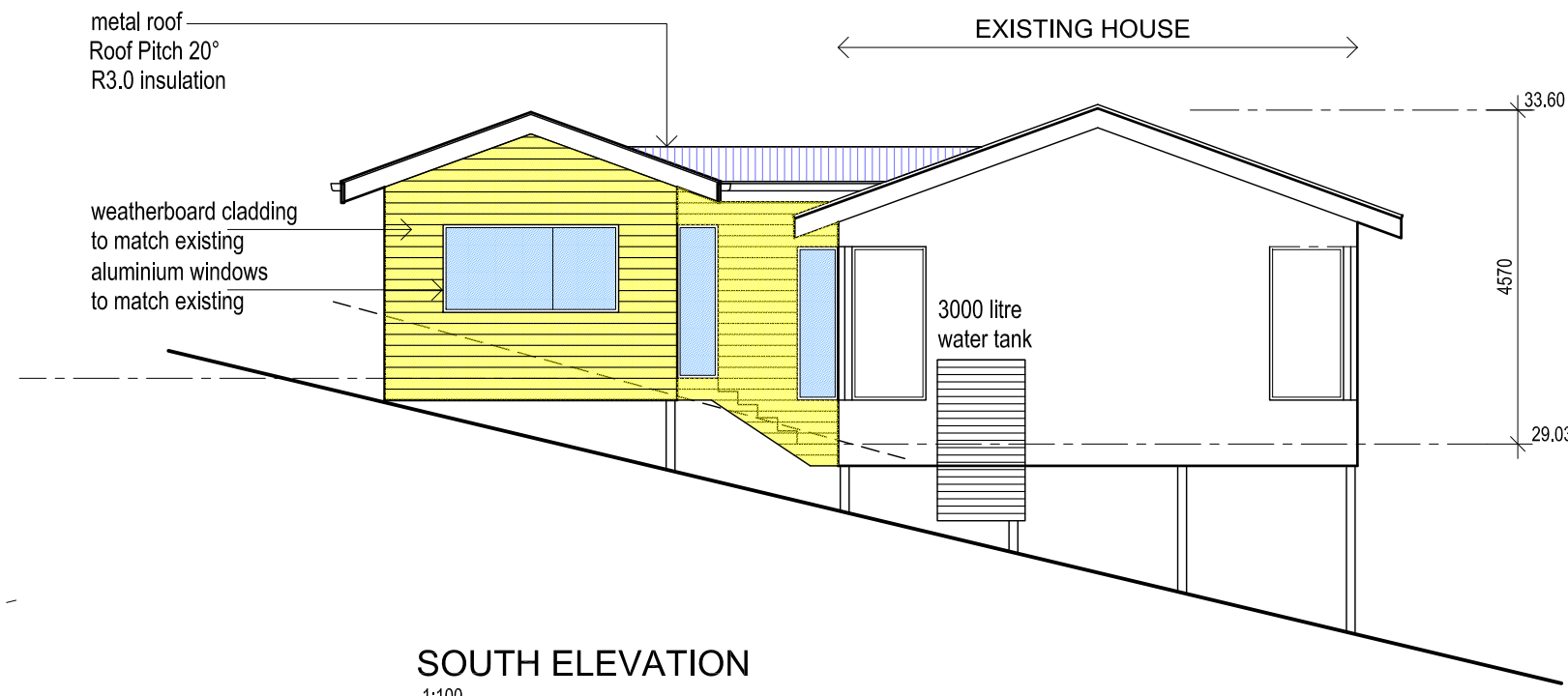


PLAN - ADDITIONS TO HOUSE
1:100

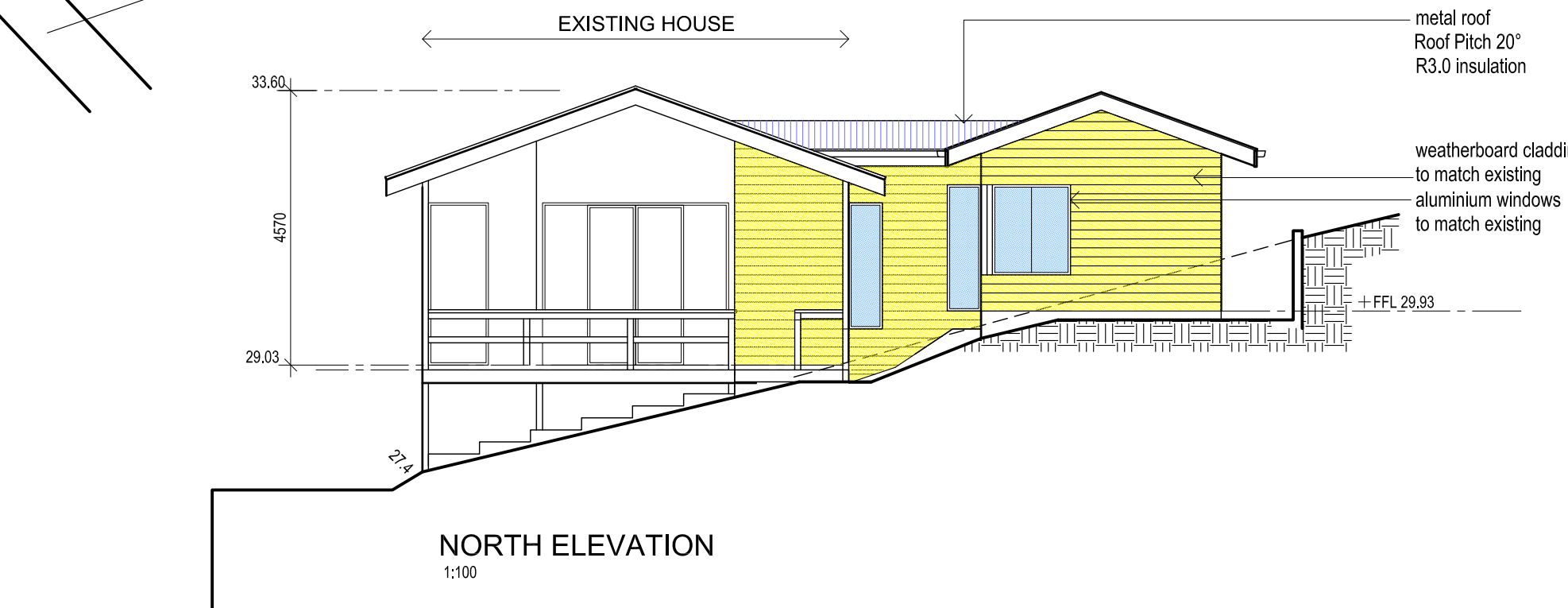
- BASIX NOTES (Certificate A334826_03)
- 1 40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent or LED lamps.
 - 2 All Showerheads, WC's, Kitchen and bathroom taps to be 3 star rated
 - 3 New External timber walls minimum R 1.7 total. Install R 2.0 insulation
Roof . R 3.0 bulk insulation (100 mm foil backed blanket)
Ceiling R 1.24 Up
 - 4 All windows to be standard aluminium, clear , single pyrolytic low-e (U-value : 5.7 , SHGC : 0.47)
 - 5 Install gas instantaneous hot water system.



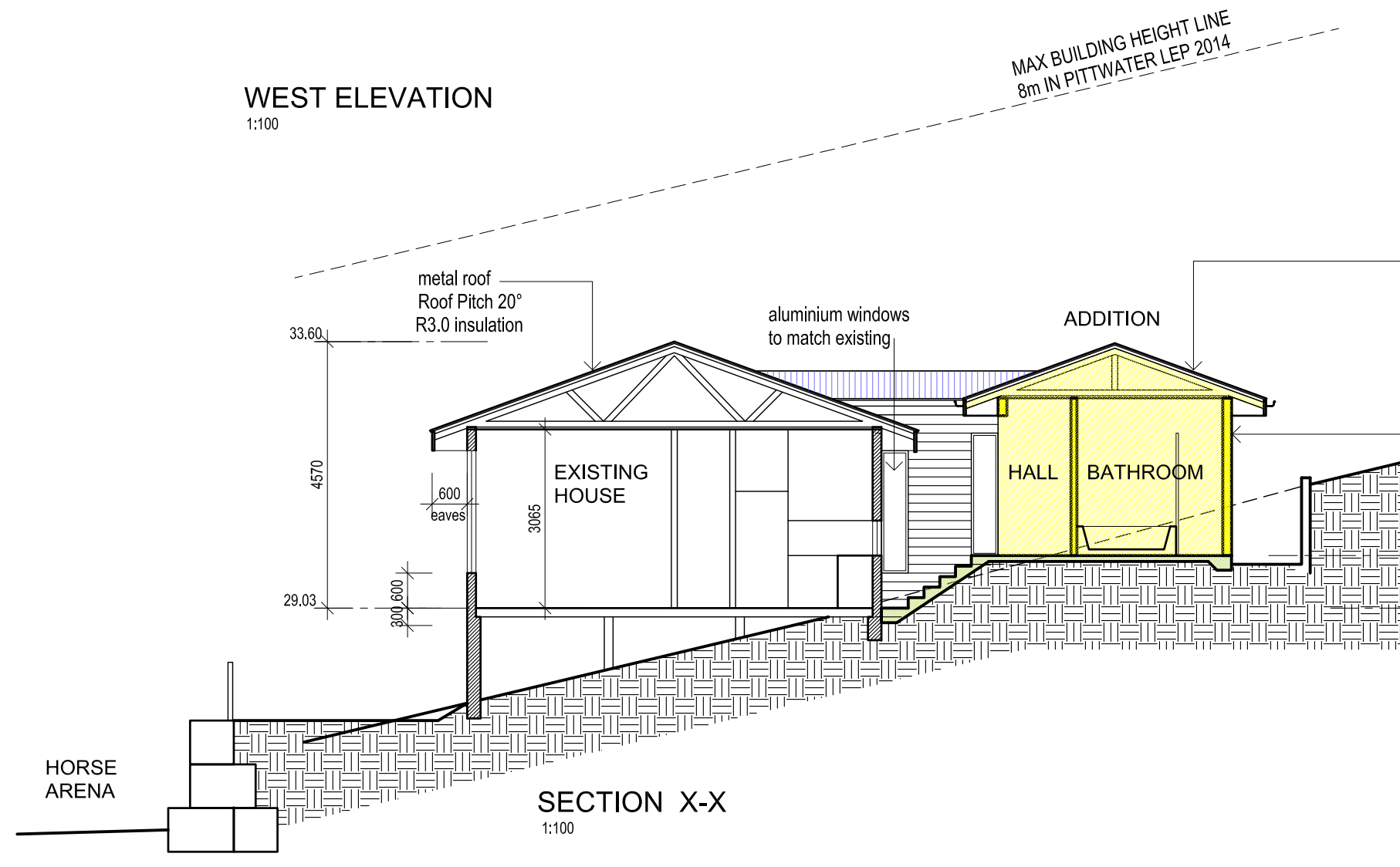
WEST ELEVATION
1:100



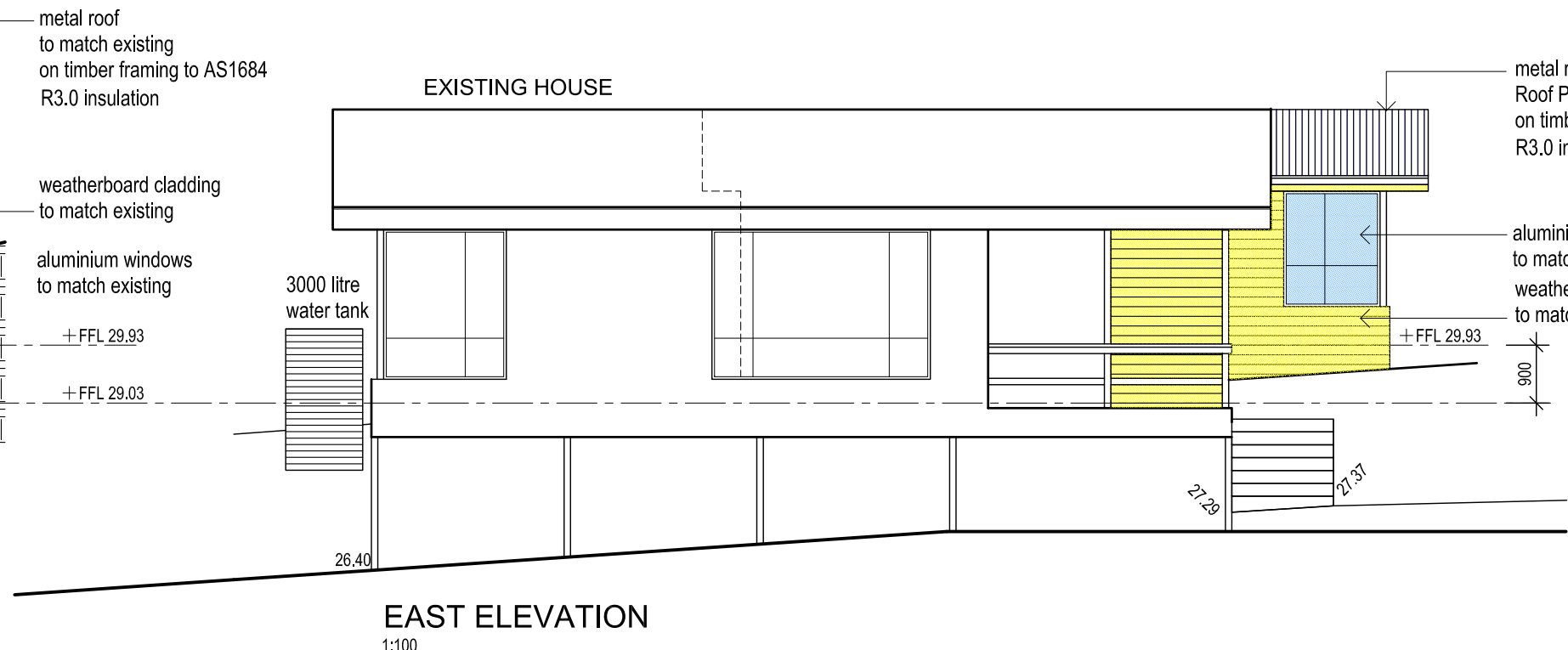
SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

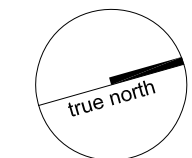


SECTION X-X
1:100



EAST ELEVATION
1:100

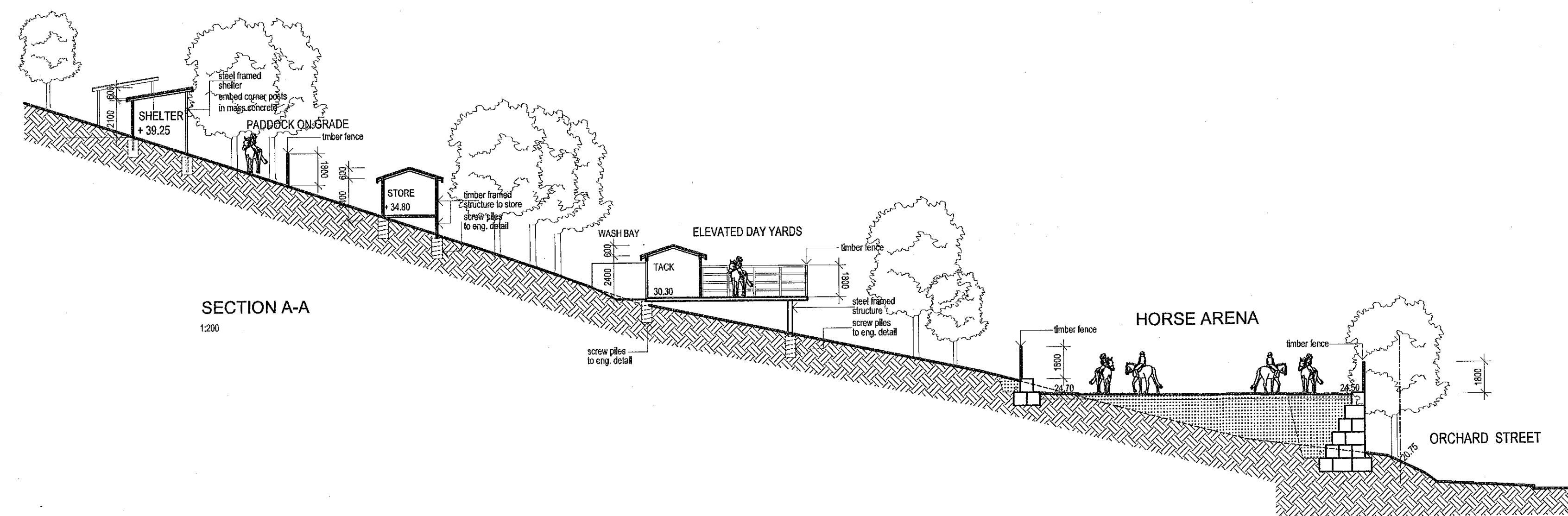
D 7-7-19 GENERAL, TREE PROTECTION ZONES SHOWN
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A 30-10-18 ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES
Revision Date Remarks
Project
**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP749791
113 ORCHARD STREET WARRIEWOOD
Title



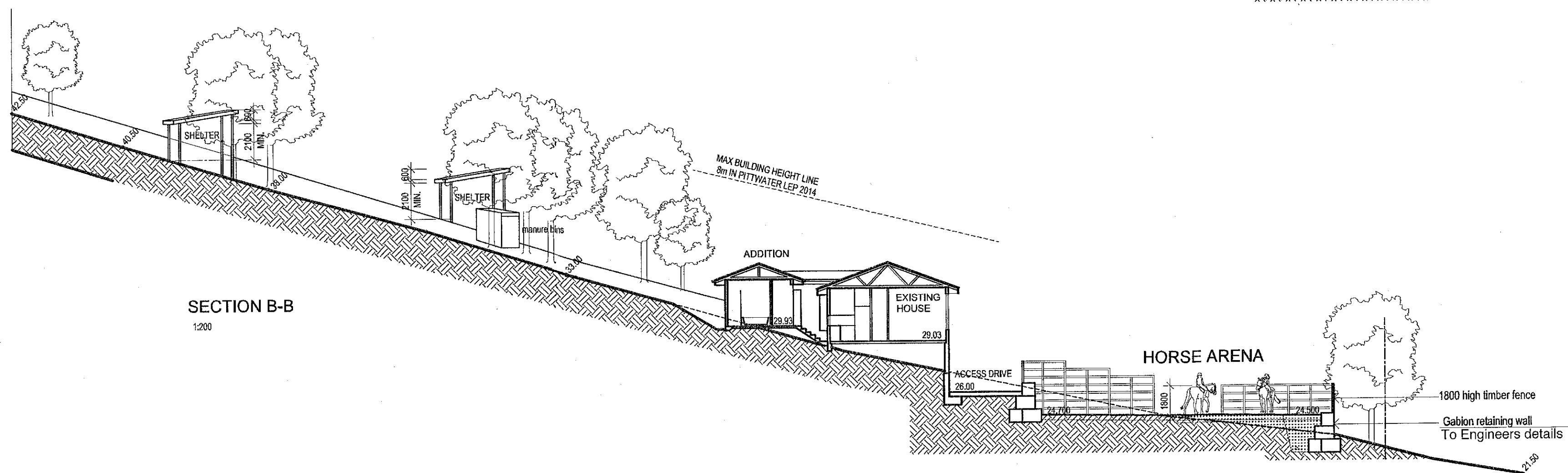
ADDITION TO HOUSE

Tony McLain Architect (Reg. No. 4291)
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mclaintony@gmail.com

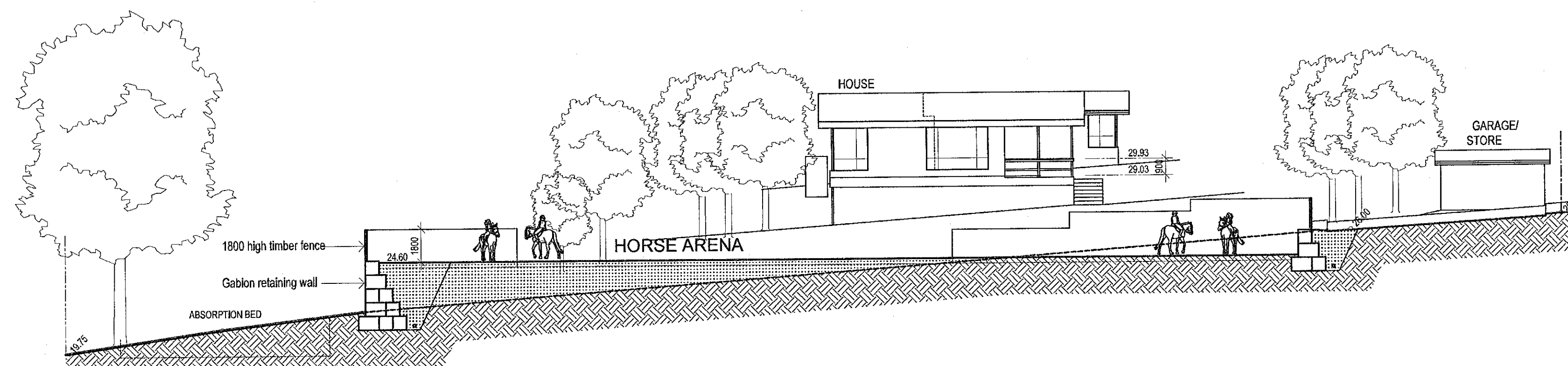
Scale 1:100 at A1/1:200 at A3 Date NOVEMBER 2019
Project No. 2820 Drawing No. DA02 Rev. E



SECTION A-A
1:200



SECTION B-B
1:200



SECTION C-C
1:200

No	Amendment	Date
E	For DA Submission	May 2020

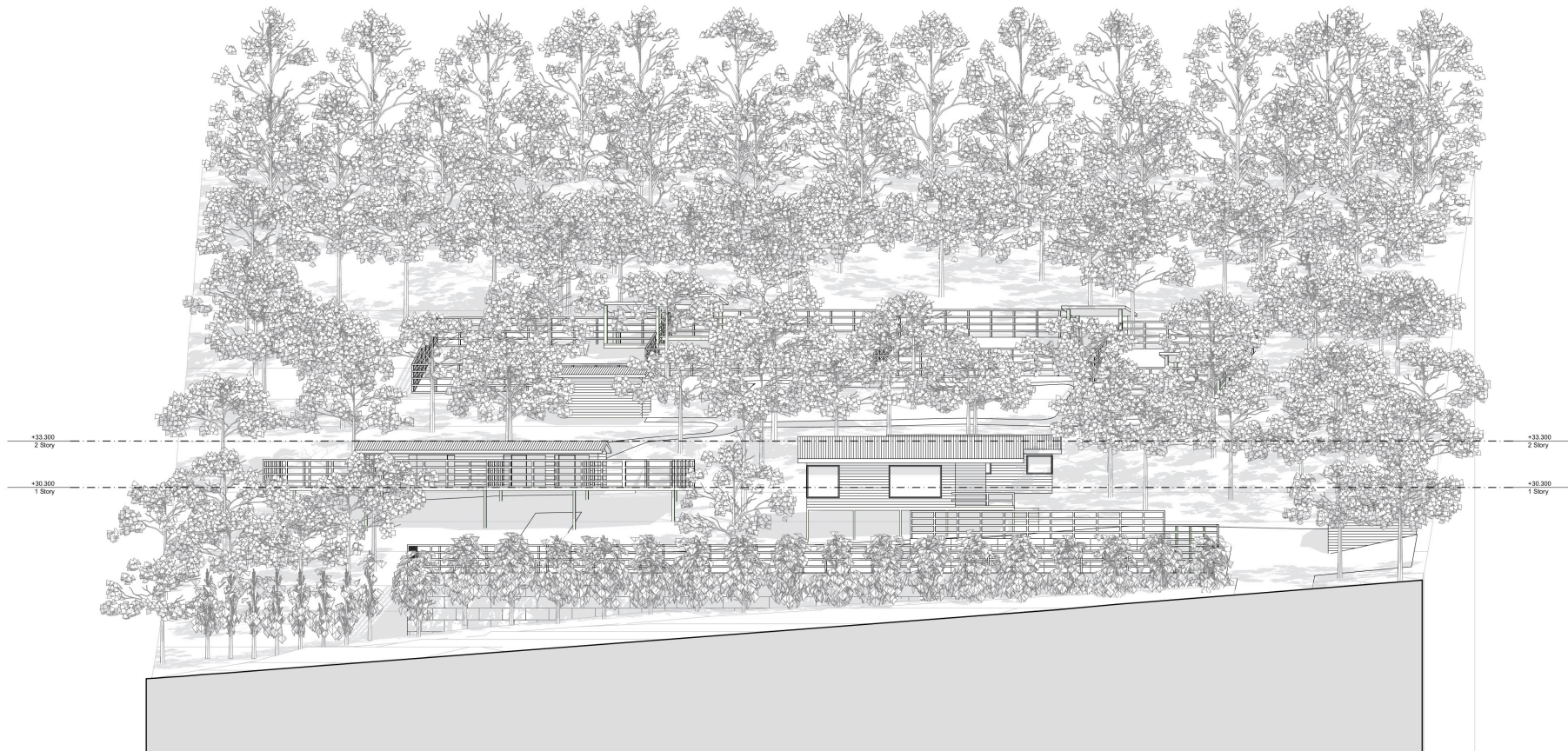
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**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791
 113 ORCHARD STREET WARREWOOD
 Title

SITE SECTIONS

Tony McLain Architect (Reg. No. 4291)

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 mclain@tonyarchitect.com

Scale 1:200	Date NOVEMBER 2019
Project No. 2820	Drawing No. DA03
	Rev. E



Revision Date Remarks
 Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791

Title
STREET ELEVATION

Tony McLain Architect (Reg. No. 4291)

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Scale	Date	Rev.
1:150 @ A1	JANUARY 2020	
Project No. 2820	Drawing No. DA04	Rev. E



Revision Date Remarks

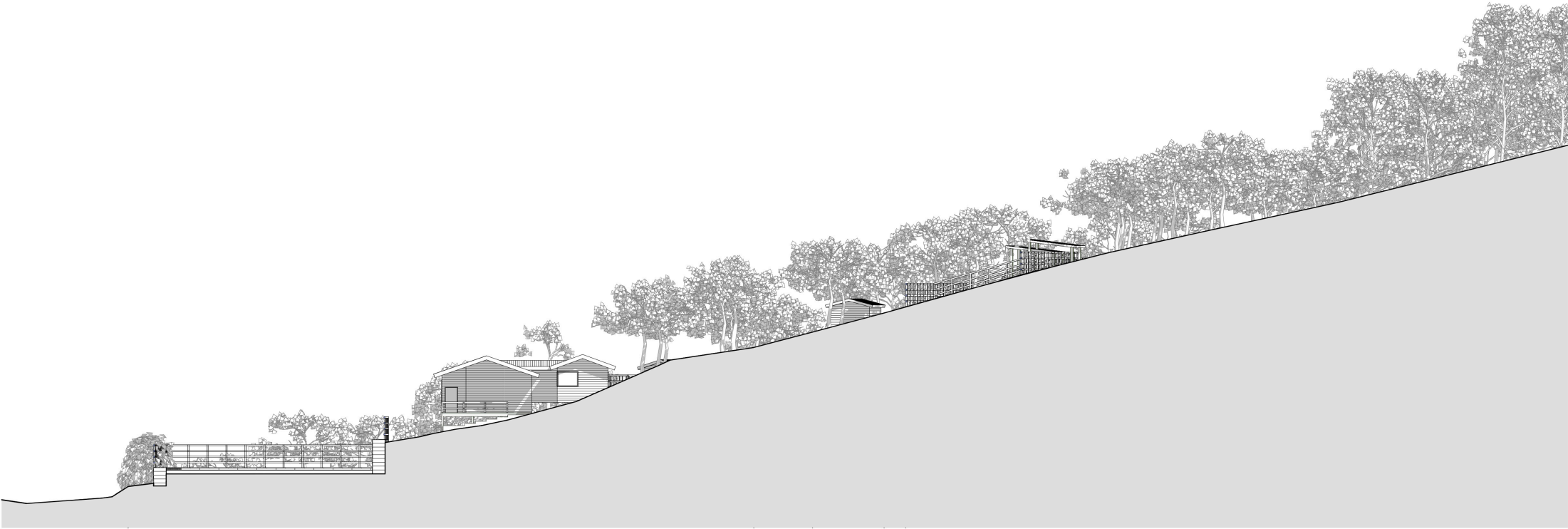
Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791

Title
EAST ELEVATION

Tony McLain Architect (Reg. No. 4291)

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Scale 1:150 @ A1 Date JANUARY 2020
 Project No. 2820 Drawing No. DA05 Rev. E



Revision Date Remarks

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

Title
NORTH ELEVATION

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Scale 1:150 @ A1 Date JANUARY 2020
Project No. 2820 Drawing No. DA06 Rev. E



Revision Date Remarks

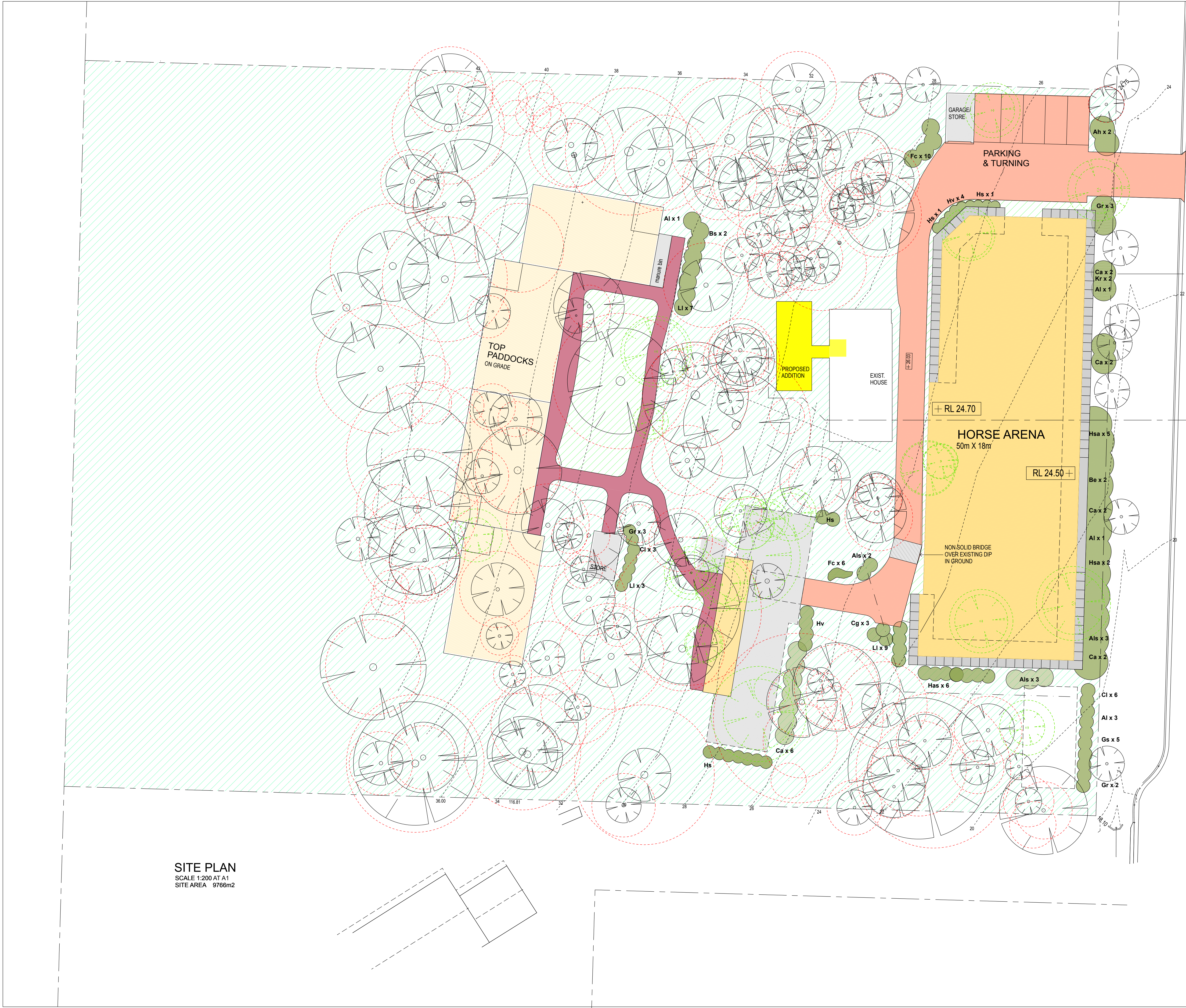
Project
**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING**
LOT 6 DP749791

Title
SOUTH ELEVATION

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Scale 1:150 @ A1	Date JANUARY 2020	Rev.
Project No. 2820	Drawing No. DA07	E



KEY

- EXISTING VEGETATION - 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
- HOUSE ADDITION
- HORSE TRACK ON GRADE
- CHECK TREE POSITIONS NEAR TO FACILITIES REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING CONSTRUCTION
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- GABION RETAINING WALL TO ENGINEERS DETAILS SEE GEOTECHNICAL REPORT

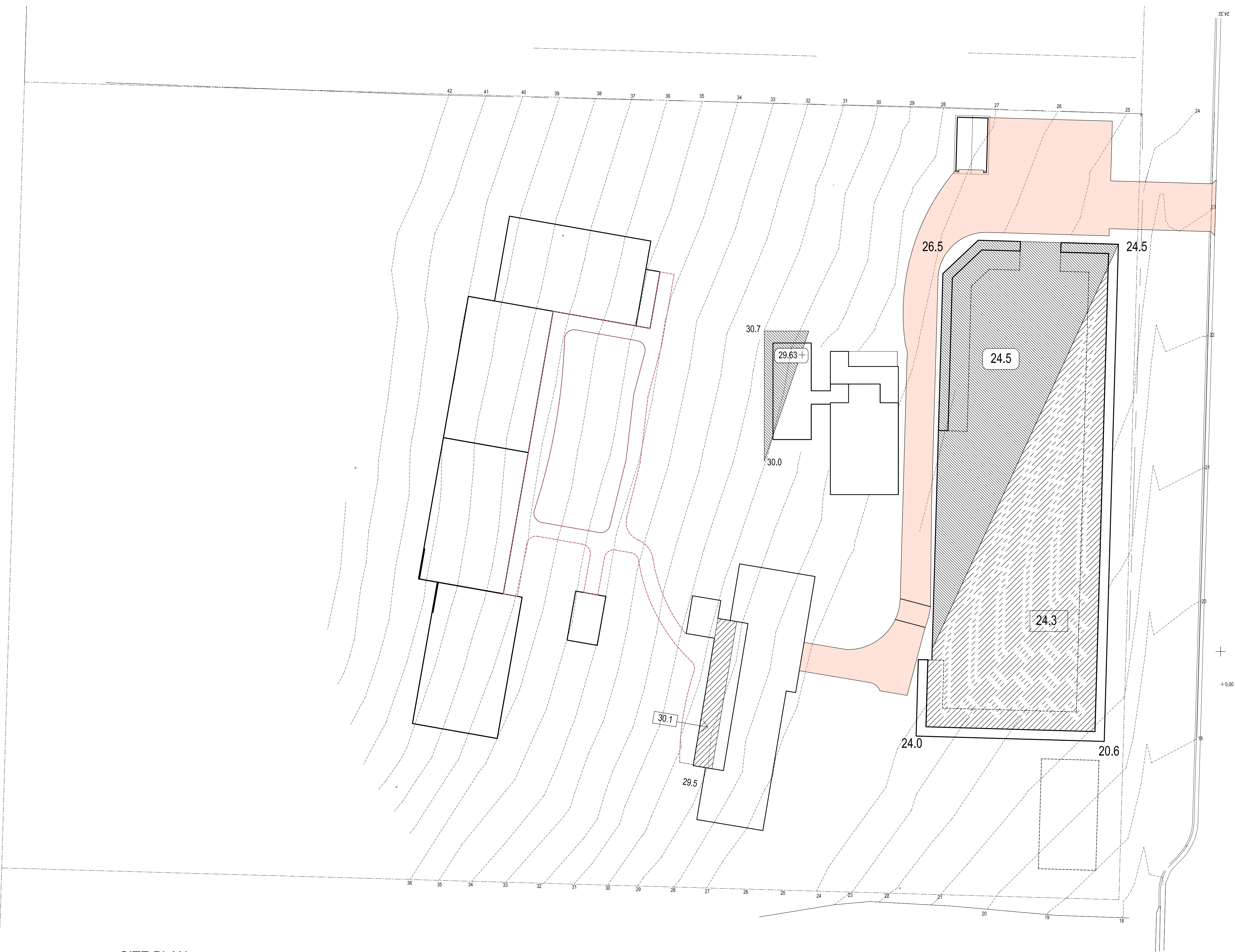
NOTES
The builder is responsible for subgrade excavation and preparation to allow for topsoil and mulch depths.
Topsoil mix supply from Australian Native Landscapes.
All planting beds shall be mulched to a depth of 75mm with 15mm grade horticultural pine bark.
Tree and large shrub plantings shall be 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 erata	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
Cc	Grevillea sericea	Pink spider flower	11	2	200 mm
Hs	Hakea salicifolia	Willow leaved 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	Ficinia nodosa	Club rush	34	1	150 mm
Li	Lomandra longifolia	Mat rush	34	1	150 mm
Dc	Daniella caerulea	Piano lily	82	0.6	150 mm

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

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

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mclaintony@gmail.com
Scale 1:200 at A1/1:400 at A3 Date JUNE 2020
Project No. 2820 Drawing No. DA08 Rev E



EXCAVATED
VOLUME
858m3

FILLED
VOLUME
1525m3

24.5
EXCAVATED
LEVEL

24.5
FILL
LEVEL

24.5
EXISTING
LEVEL

SITE PLAN

SCALE 1:200 AT A1
SITE AREA

9766m2

Existing and proposed impervious areas
(Excludes drive, Arena and top paddocks)

495m2 (5%)

Revision Date Remarks

Project
PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
EXISTING DWELLING
LOT 6 DP749791
113 ORCHARD STREET WARRIEWOOD
Title

EXCAVATION PLAN

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Scale 1:200@A1, 1:400@A3

Project No.
2820

Date NOVEMBER 2019

Drawing No.
DA 09

Rev.
E

82.2

114-78

STEEP
GRADE.
HEAVY
TREE
COVER

EXISTING VEGETATION

MEDIUM TO
DENSE
TREE COVER

EXISTING
MEDIUM TREE
COVER

EXISTING
HOUSE

DISTANT
VIEWS

APPROX 16° SLOPE

OPEN
GRASED
AREA

SUMMER SUN

EXISTING
ALLEN

OPEN
AREA

SUMMER BREEZES

11° SLOPE

EXISTING VEGETATION

RESIDENCES

ORCHARD STREET

SITE PLAN
SCALE 1:200 AT A1
SITE AREA 9786m2

Project
PROPOSED HORSE ARENA
AND FACILITIES
113 ORCHARD STREET
WARRIEWOOD

Title
SITE ANALYSIS PLAN

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Scale 1:100 Date July 2018

Project No.	Drawing No.	Rev
2820	DA 10	E

No	Amendment	Date
E	For DA Submission	May 2020

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
- 7 Sediment 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 centres 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

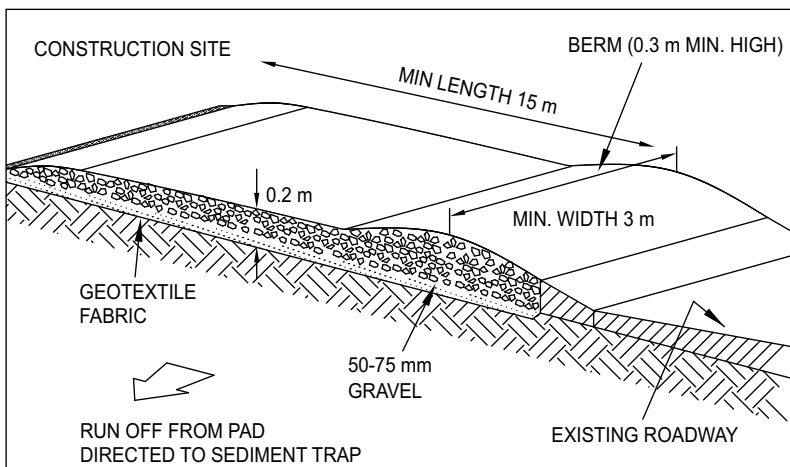
EXCAVATED
VOLUME
858M³

FILLED
VOLUME
1525M³

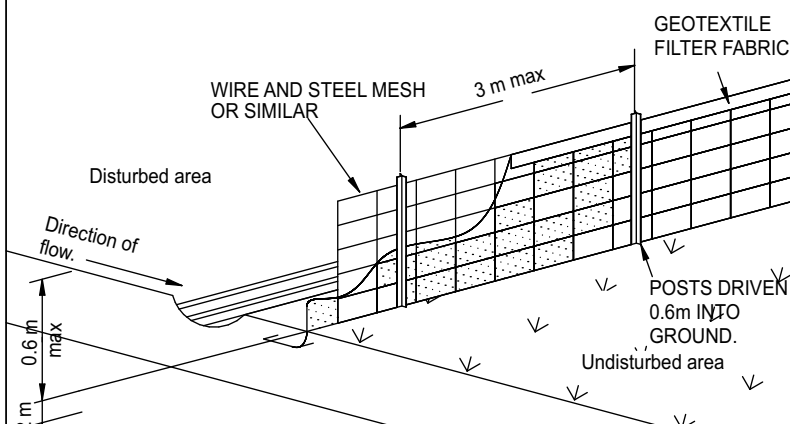
24.5
EXCAVATED
LEVEL

24.5
FILL
LEVEL

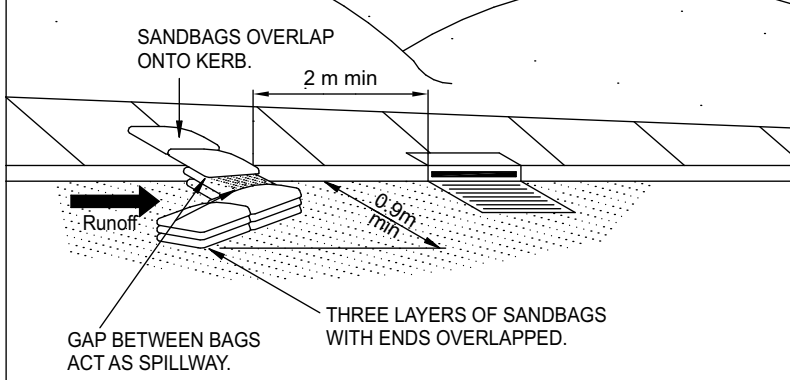
24.5
EXISTING
LEVEL



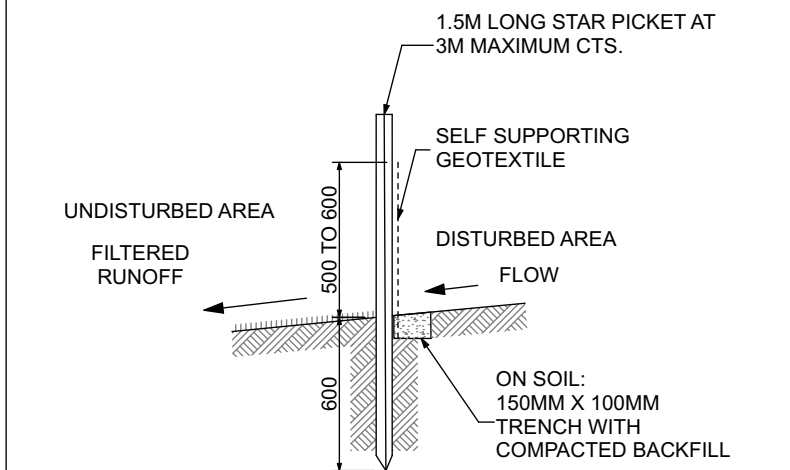
TEMPORARY CONSTRUCTION EXIT



SEDIMENT FENCE



SANDBAG KERB INLET SEDIMENT TRAP



SILT FENCE SECTION NTS

E 11-6-20 FOR DA SUBMISSION
D 7-7-19 GENERAL, TREE PROTECTION ZONES SHOWN
C 10-6-19 SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
A 30-10-18 GENERAL
Revision Date Remarks
Project

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

Address
113 Orchard St , Warriewood

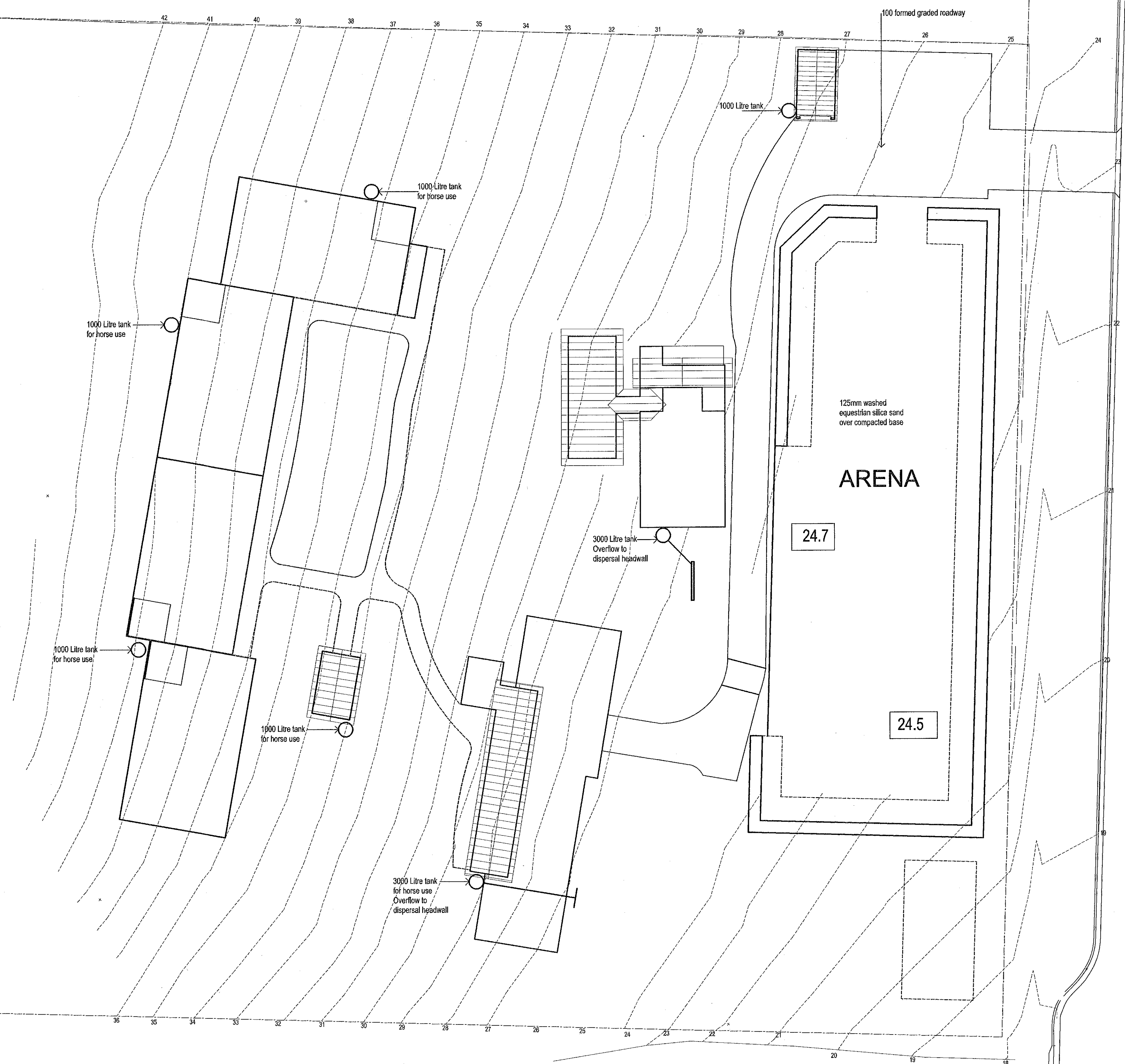
Title
**EROSION + SEDIMENT
CONTROL PLAN**

Tony McLain Architect (Reg. No. 4291)

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mclaintony@gmail.com

Scale 1:200 at A1/1:400 at A3 Date JUNE 2020
Project No. 2820 Drawing No. DA11 Rev. E

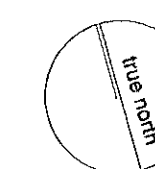
GENERAL STORMWATER NOTES
 1 Read this plan in conjunction with the Council approved Architectural Plans.
 2 Location of downpipes and tanks to be confirmed on site.
 3 Depth and location of existing and new services to be established prior to commencement of drainage works.
 4 All gutters to be 150mm semi round or equivalent.
 5 Minimum cover for all drainage pipes to be 150mm.
 6 All work to be carried out in accordance with AS/NZS 3500.3.2.
 Plumbing and Drainage – Stormwater- National Plumbing and Drainage Code
 7 The downhill boundary of the site is to be protected by a Sediment barrier during the works.



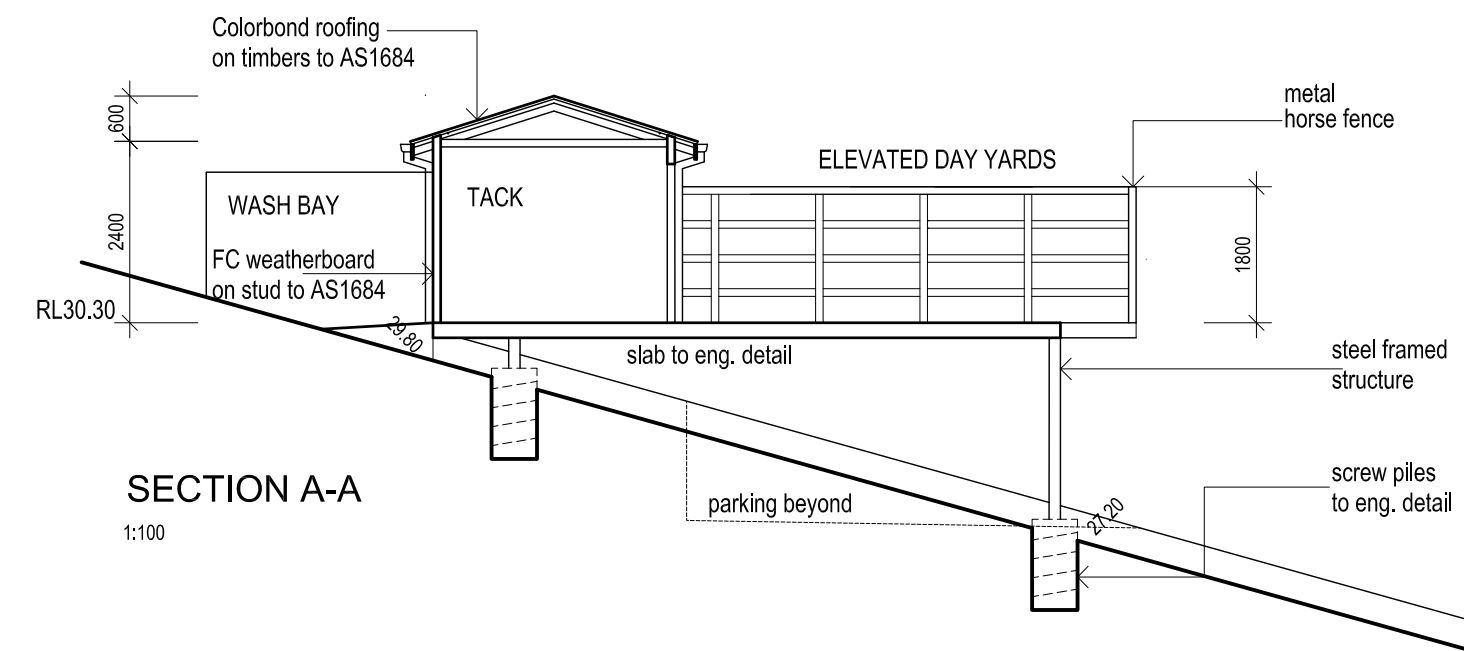
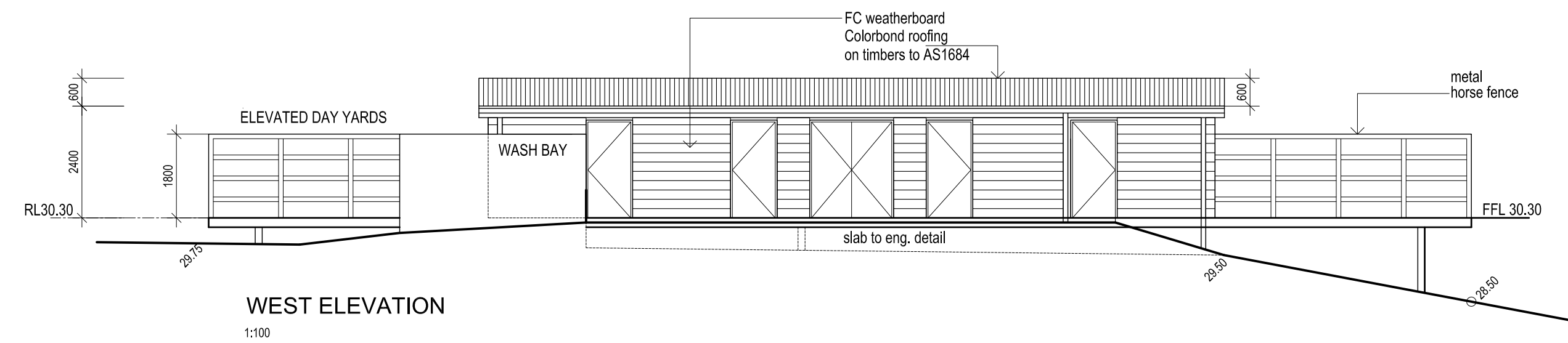
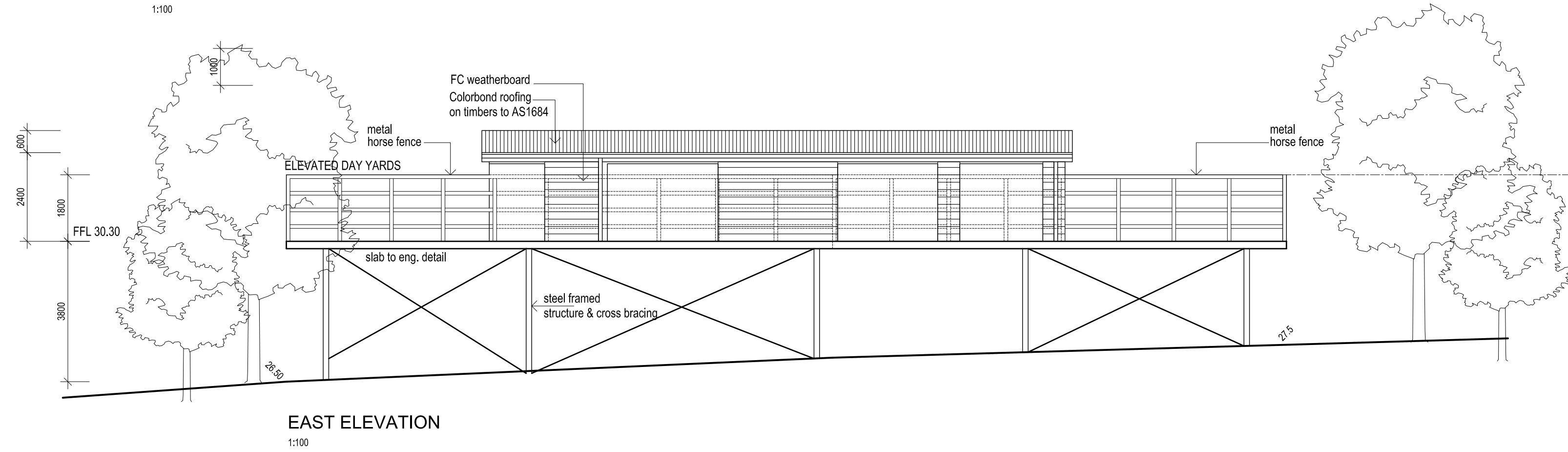
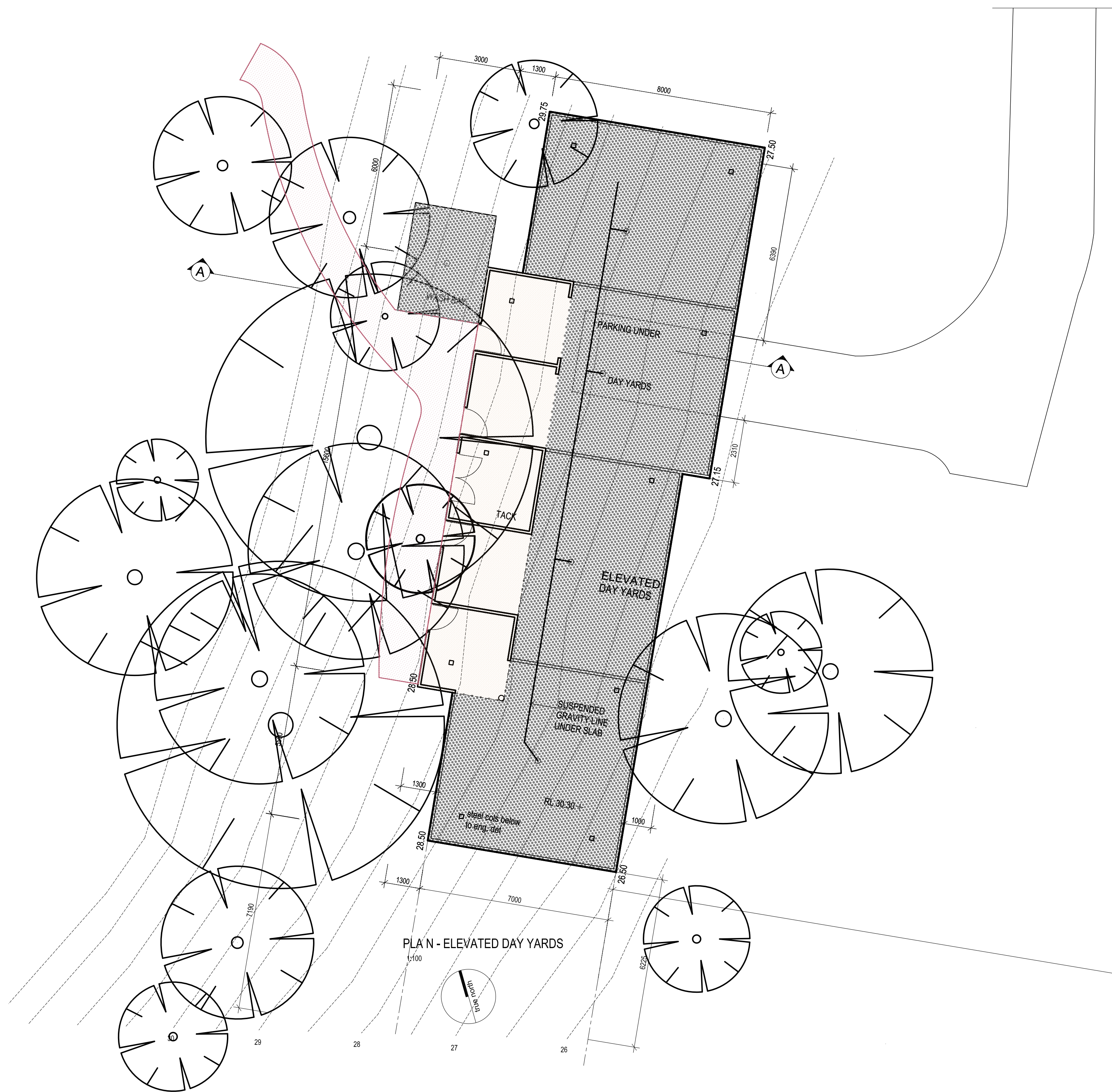
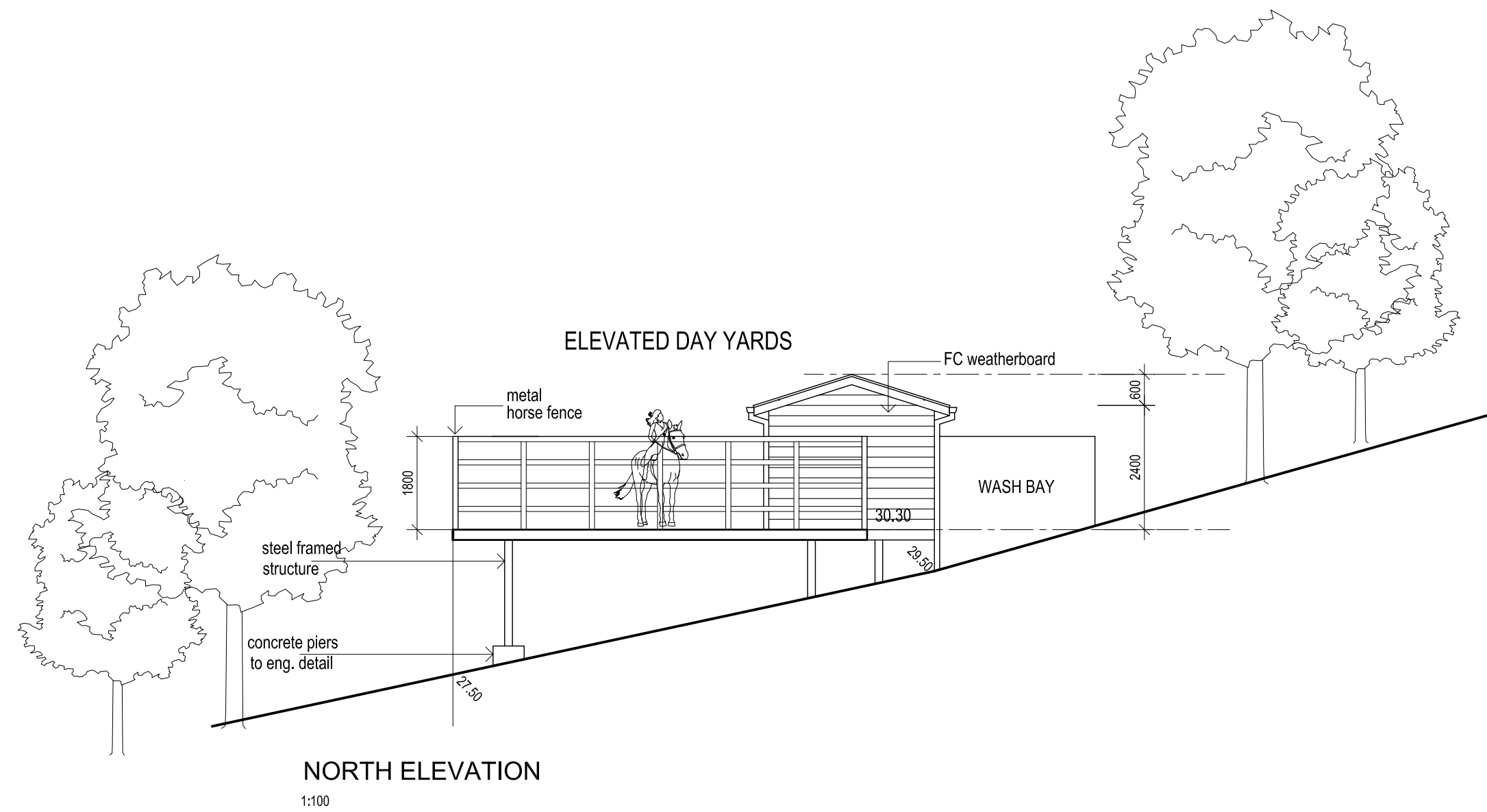
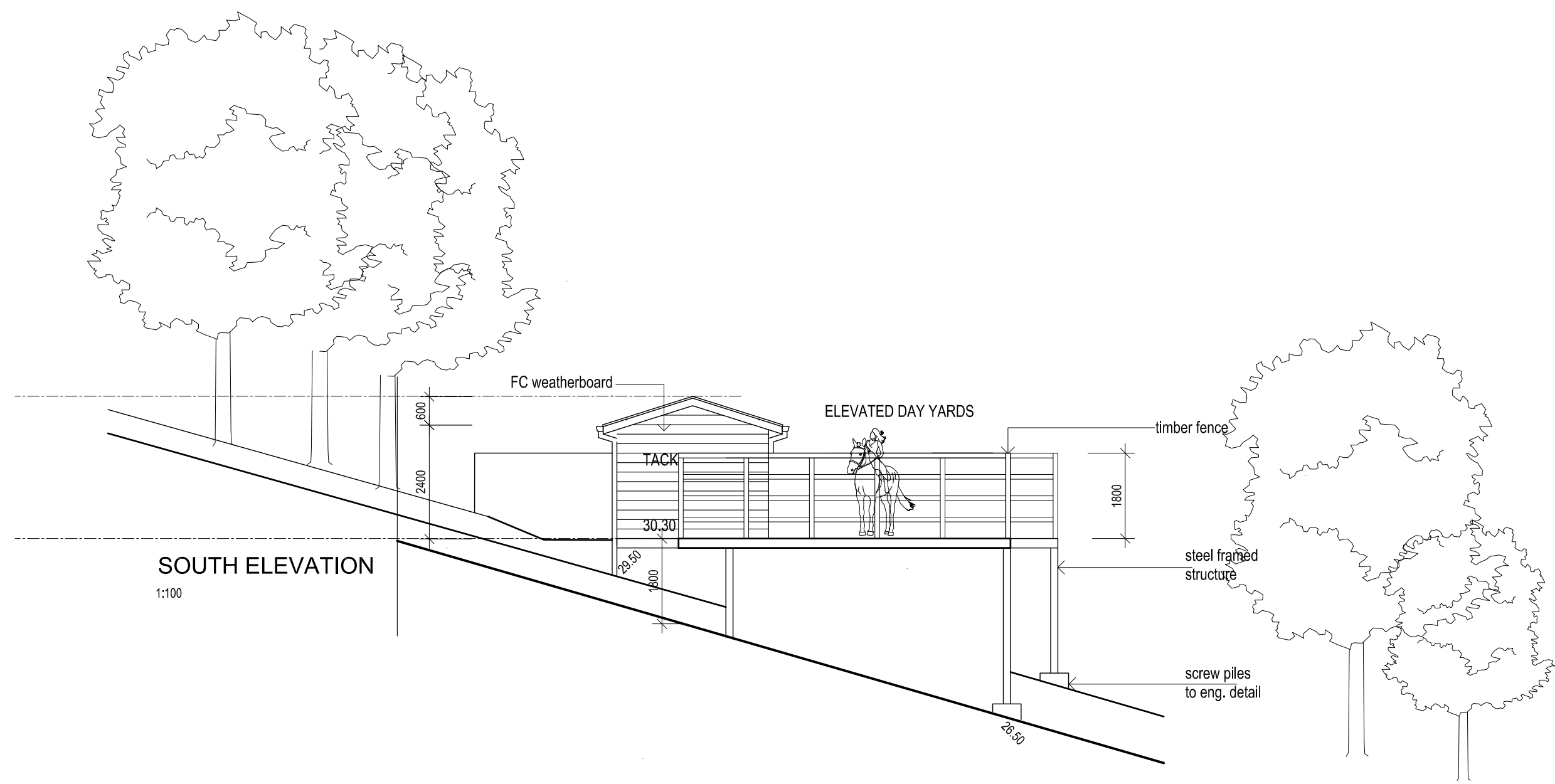
SITE PLAN
 SCALE 1:200 AT A1
 SITE AREA 9766m²
 Existing and proposed impervious areas 495m² (5%)
 (Excludes drive, Arena and top paddocks)

No	Amendment	Date
E	For DA Submission	May 2020

Revision Date Remarks
 Project
**PROPOSED HORSE ARENA AND
 AND FACILITIES AND ADDITIONS TO
 EXISTING DWELLING**
 LOT 6 DP749791
 113 ORCHARD STREET WARRIEWOOD
 Title



STORMWATER CONCEPT PLAN
 Tony McLain Architect (Reg. No. 4291)
 Tel 98108631
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 mclain@tonyarchitect.com.au
 Scale 1:200@A1, 1:400@A3 Date NOVEMBER 2019
 Project No. 2820 Drawing No. DA 13 Rev. E



D 7-7-19 GENERAL TREE PROTECTION ZONES SHOWN
SCREEN PLANTING, TIMBER FENCES, ABSORPTION PIT SHOWN
C 10-6-19 GENERAL
A 30-10-19 ABSORPTION BED ADDED, DIMENSIONS TO BOUNDARIES
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**PROPOSED HORSE ARENA AND
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LOT 6 DP749791
113 ORCHARD STREET WARRIEWOOD
Title

DAY PADDOCK DETAIL
Tony McLain Architect (Reg. No. 4291)
Tel 98108631
Mob 0402223665
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Scale 1:100 at A1/1:200 at A3
Project No. **2820**
Date **NOVEMBER 2019**
Drawing No. **DA14**
Rev. **E**



- 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
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Revision	Date	Remarks
Project		

**PROPOSED HORSE ARENA AND
AND FACILITIES AND ADDITIONS TO
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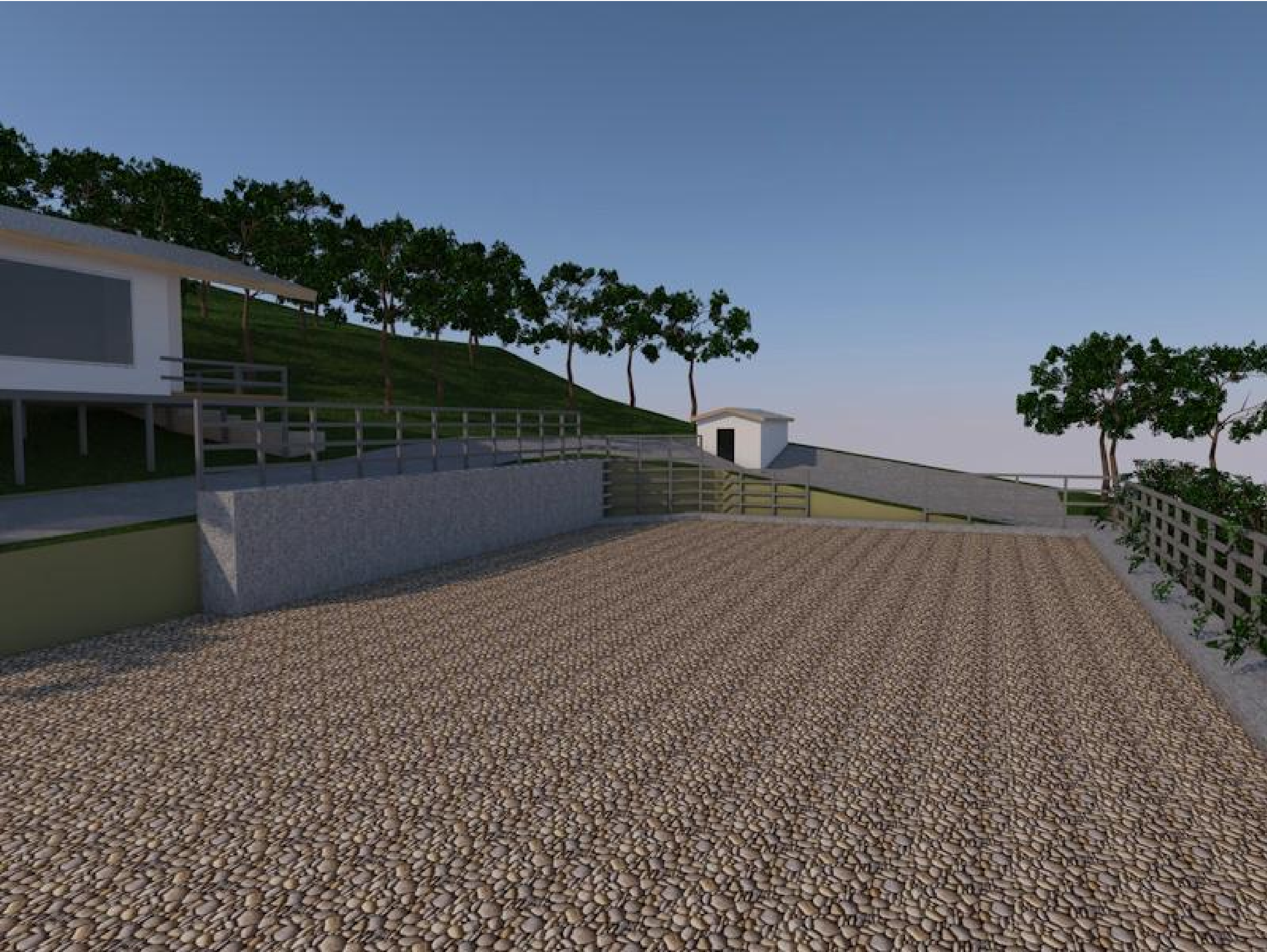
LOT 6 DP749791

Address
113 Orchard St , Warriewood

Title
ENTRY VIEW

Tony McLain Architect (Reg. No. 4291)
Tel 98108631
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Scale 1:0.85 @ A1	Date JUNE 2020	
Project No. 2820	Drawing No. DA15	Rev. E



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
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Title
ARENA VIEW

Tony McLain Architect (Reg. No. 4291)
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Scale 1:0.85 @ A1	Date JUNE 2020	
Project No. 2820	Drawing No. DA16	Rev. E



- 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
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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

DAY PADDOCKS VIEW

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Scale 1:0.85 @ A1	Date JUNE 2020	
Project No. 2820	Drawing No. DA17	Rev. E



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
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Project

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

LOT 6 DP749791

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Title

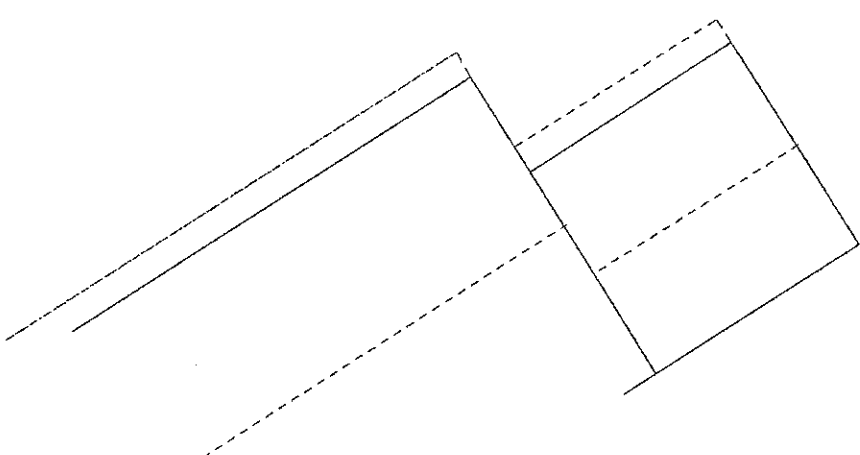
FRONT VIEW

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Scale 1:0.85 @ A1	Date JUNE 2020	
Project No. 2820	Drawing No. DA18	Rev. E

SITE PLAN
SCALE 1:200 AT A1
SITE AREA 9766m²
Existing and proposed impervious areas
(Excludes drive, Arena and top paddocks) 495m² (5%)



No.	Amendment	Date
E	For DA Submission	May 2020

See Waste Water Management Report
ENVIROTECH Ref -19-8578-A

Revision	Date	Remarks
1		PROPOSED HORSE ARENA AND FACILITIES AND ADDITIONS TO EXISTING DWELLING
2		LOT 6 DP749791
3		113 ORCHARD STREET WARRIEWOOD

SITE WASTE PLAN
Tony McLein Architect (Reg. No. 4291)
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mclain.tony@gmail.com

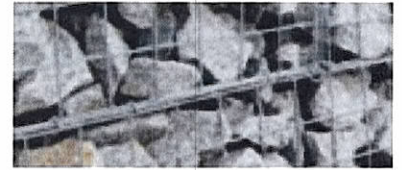
Scale	Date	Rev.
Project No. 2820	NOVEMBER 2019	E

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 HOUSE ADDITION ROOF

To match existing house

Colorbond **PALE EUCALYPT**



Colorbond® Pal...

C5

STABLE WALL CLADDING

Painted weatherboards

DULUX **TAPESTRY BEIGE**



Tapestry Beige

A167

HOUSE ADDITION CLADDING

To match existing stained weatherboards

Cabots **AUSTRALIAN JARRAH**

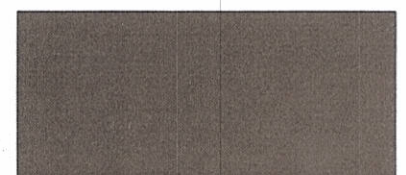


AUSTRALIAN JARRAH BASE

HOUSE ADDITION WINDOWS

Powder coat finish aluminium to match existing

Dulux **EARTHEN POT**



Earthen Pot

Col 11.2

2820 DA 20E

No	Amendment	Date
E	For DA Submission	May 2020