

DA SCHEDULE

SITE DETAILS	
LGA CONTROL	Northern Beaches
LOT NUMBER/DP NUMBER	39 / 11909
ZONE & LOT WIDTH	R2 16.550m
SITE AREA	828.30 m ²
DWELLING AREAS	
GROUND FLOOR LIVING	177.57 m ²
FIRST FLOOR LIVING	168.56 m ²
PORCH	2.92 m ²
PATIO	0.00 m ²
FRONT BALCONY	3.75 m ²
REAR BALCONY	0.00 m ²
GARAGE	37.96 m ²
OUTDOOR LEISURE	20.66 m ²
TOTAL :	411.42 m²
DRIVE AREA	46.59 m ²
ROOF AREA (drained to tank)	256.22 m ²

SITE COVERAGE (Single storey/Lower floor)	
MAXIMUM SITE COVERAGE	414.15 m ² / 50.00%
ACTUAL SITE COVERAGE	215.53 m²/ 26.02%

LANDSCAPING AREAS	
MINIMUM LANDSCAPING	414.15 m ² / 50.00%
ACTUAL LANDSCAPING	540.77 m²/ 65.29%

PRIVATE OPEN SPACE	
MINIMUM POS	80.00 m ² / 4.0x6.0
ACTUAL POS	346.11 m²/ 4.0x6.0

'M' CLASS SITE SALINE AFFECTED

Lot 39, 33 AREA: 828.3

STORMWATER DRAINAGE TO STREET WATER TABLE.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

EXCAVATE SITE APPROX. **55 & 630mm** TO FORM JOB DATUM **R.L. 12.695 & 12.61** (AHD) DATUM POINT 310mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION

SITE PLAN

1:200

FILE PATH: T:\3 WISDOM HOMES\2019\180504_CARLILE\180504_CARLILE.pln

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Mrs Felicity Carlile & Mr Robert Carlile

ADDRESS:

**Lot 39, 33 Careel Head Rd,
AVALON BEACH**

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGE MENT:

D.A/C.C

DP No:

11909

"COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES, BUILDERS LIC. NO 131951C.

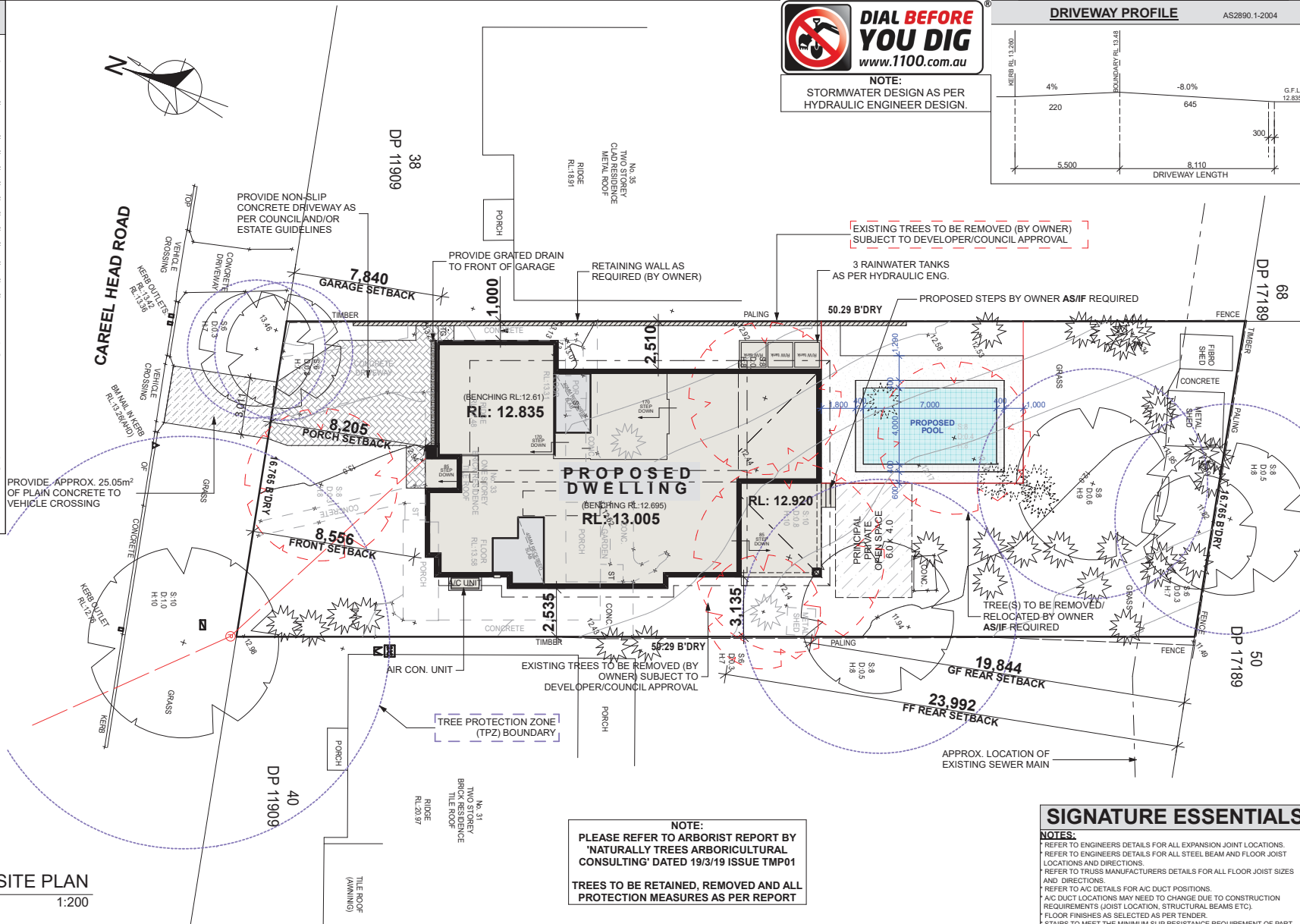
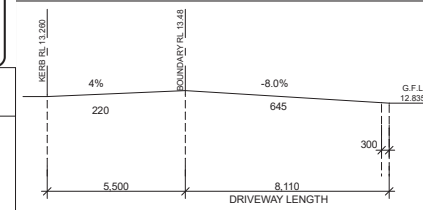
NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.



NOTE:
STORMWATER DESIGN AS PER
HYDRAULIC ENGINEER DESIGN.

DRIVEWAY PROFILE

AS2890.1-2004



NOTE:
PLEASE REFER TO ARBORIST REPORT BY
'NATURALLY TREES ARBORICULTURAL
CONSULTING' DATED 19/3/19 ISSUE TMP01

TREES TO BE RETAINED, REMOVED AND ALL
PROTECTION MEASURES AS PER REPORT

SIGNATURE ESSENTIALS

NOTES:

* REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
* REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
* REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
* A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
* FLOOR FINISHES AS SELECTED AS PER TENDER.
* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

JOB No:

180504

LGA:

Northern Beaches

DESIGN:

MANHATTAN 44 Ens

FACADE:

STATESMAN

DRAWN:

BU

PLOT DATE:

2/12/2019

SLAB CLASS:

'M' CLASS

SHEET:

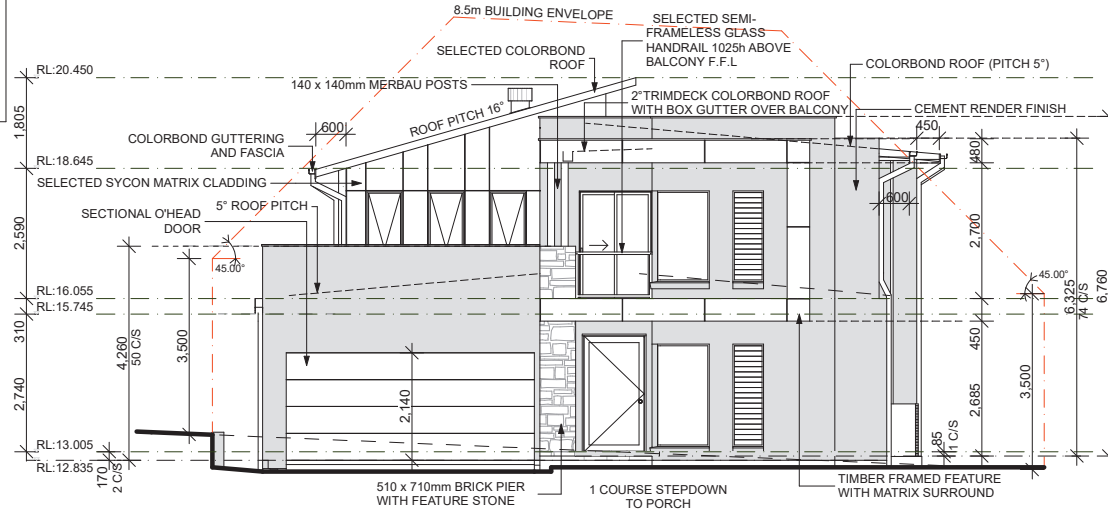
02



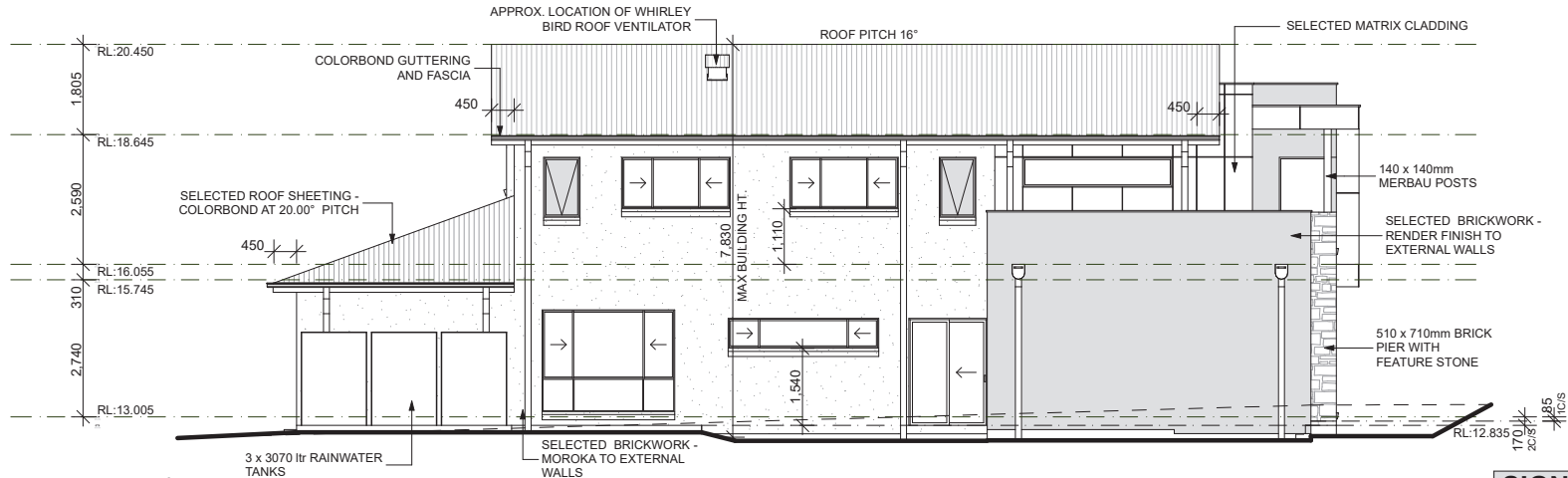
1300 855 775
wisdomhomes.com.au

NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

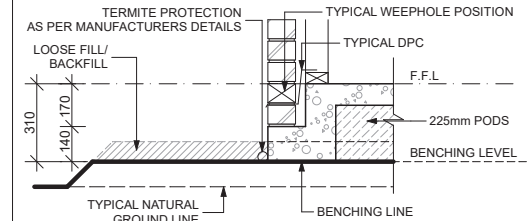


North Front
1:100



East Left
1:100




ELEVATIONS
1:100

'M', 'M-H' CLASS BENCHING DETAIL**SIGNATURE ESSENTIALS****NOTES:**

- * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- * A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- * FLOOR FINISHES AS SELECTED AS PER TENDER.
- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

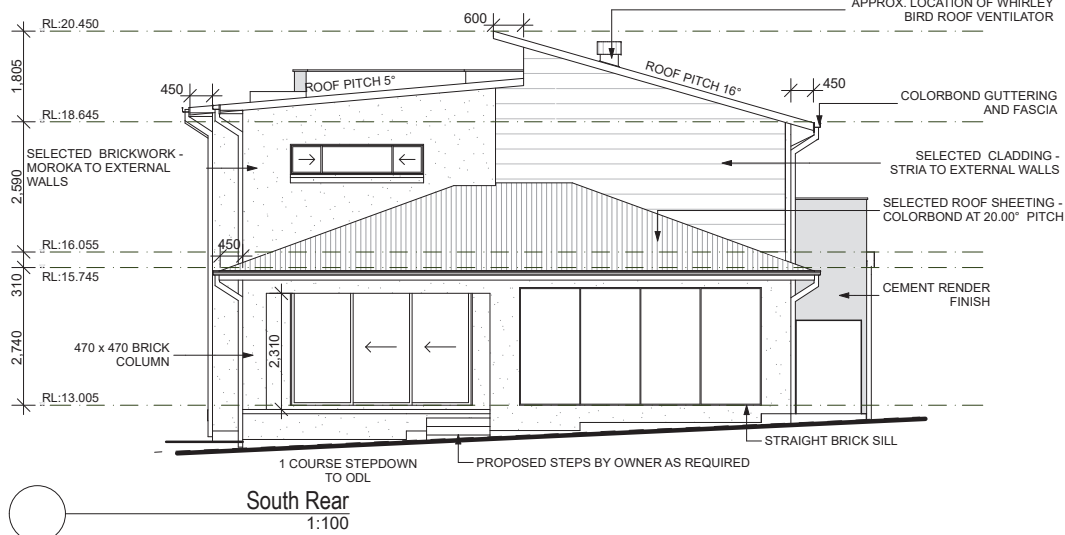
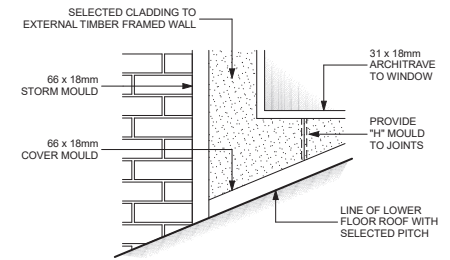
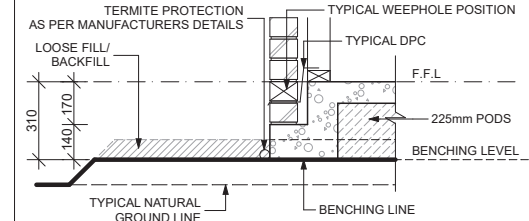
JOB No:	180504	DRAWN:	BU
PLOT DATE:	2/12/2019	LGA:	Northern Beaches
SLAB CLASS:	'M' CLASS	DESIGN:	MANHATTAN 44 Ens
SHEET:	06	FACADE:	STATESMAN

FILE PATH: T:\ WISDOM HOMES\2019\180504_CARLILE\180504_CARLILE.pln

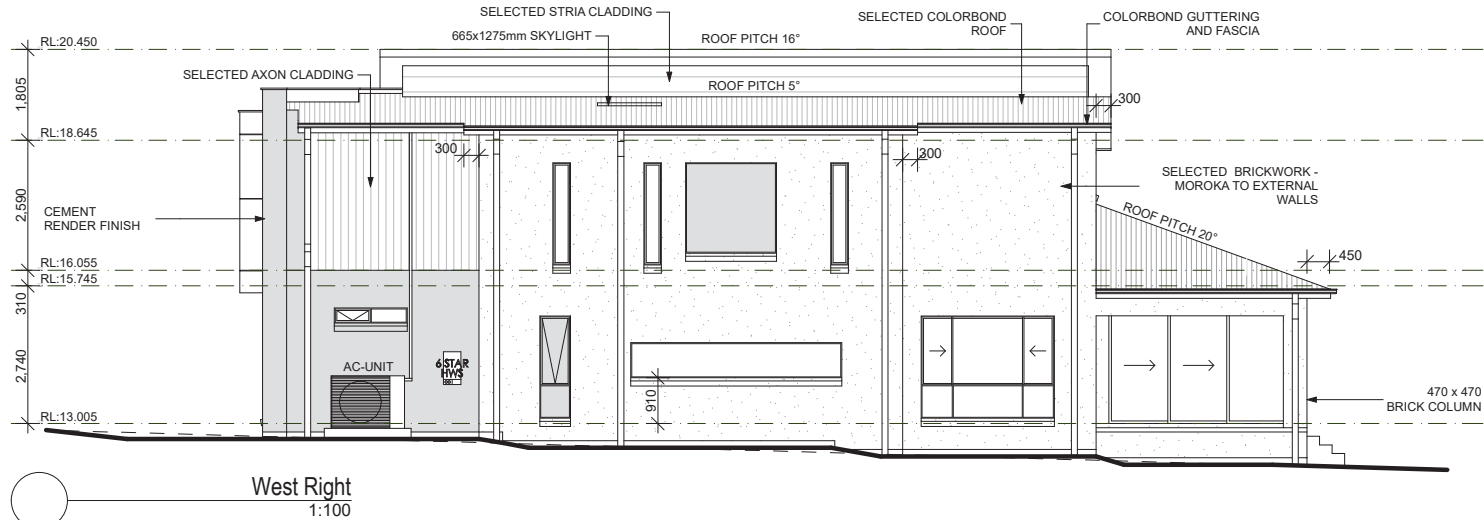
<div></div> <div>1300 855 775</div> <div>wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div><div></div> EXHAUST FAN</div> <div><div></div> SMOKE ALARM AS 3786-1993</div>	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS, LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: 180504	DRAWN: BU	
	CLIENT: Mrs Felicity Carlile & Mr Robert Carlile				ISSUE	DESCRIPTION	DRAWN	DATE	LGA: 180504	PLOT DATE: 2/12/2019
	ADDRESS: Lot 39, 33 Careel Head Rd, AVALON BEACH	LODGEMENT: D.A/C.C		DP No: 11909	A-6	VARIATIONS 20/08/19	DW	27/07/19	Northern Beaches	SUB CLASS: 'M' CLASS
					A-7	POOL DETAILS	JD	15/10/19		SHEET:
					B	SUBMISSION SET	JD	2/12/19	DESIGN: MANHATTAN 44 Ens	
			A-3	AMENDMENT	DW	14/03/19				
			A-4	AMENDMENTS 24/4/19	DW	2/5/19				
			A-5	LIVE TENDER	AES	24.05.19				

NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

**'M', 'M-H' CLASS BENCHING DETAIL**

External Moulding & Architrave Detail
1:20







ELEVATIONS
1:100, 1:20

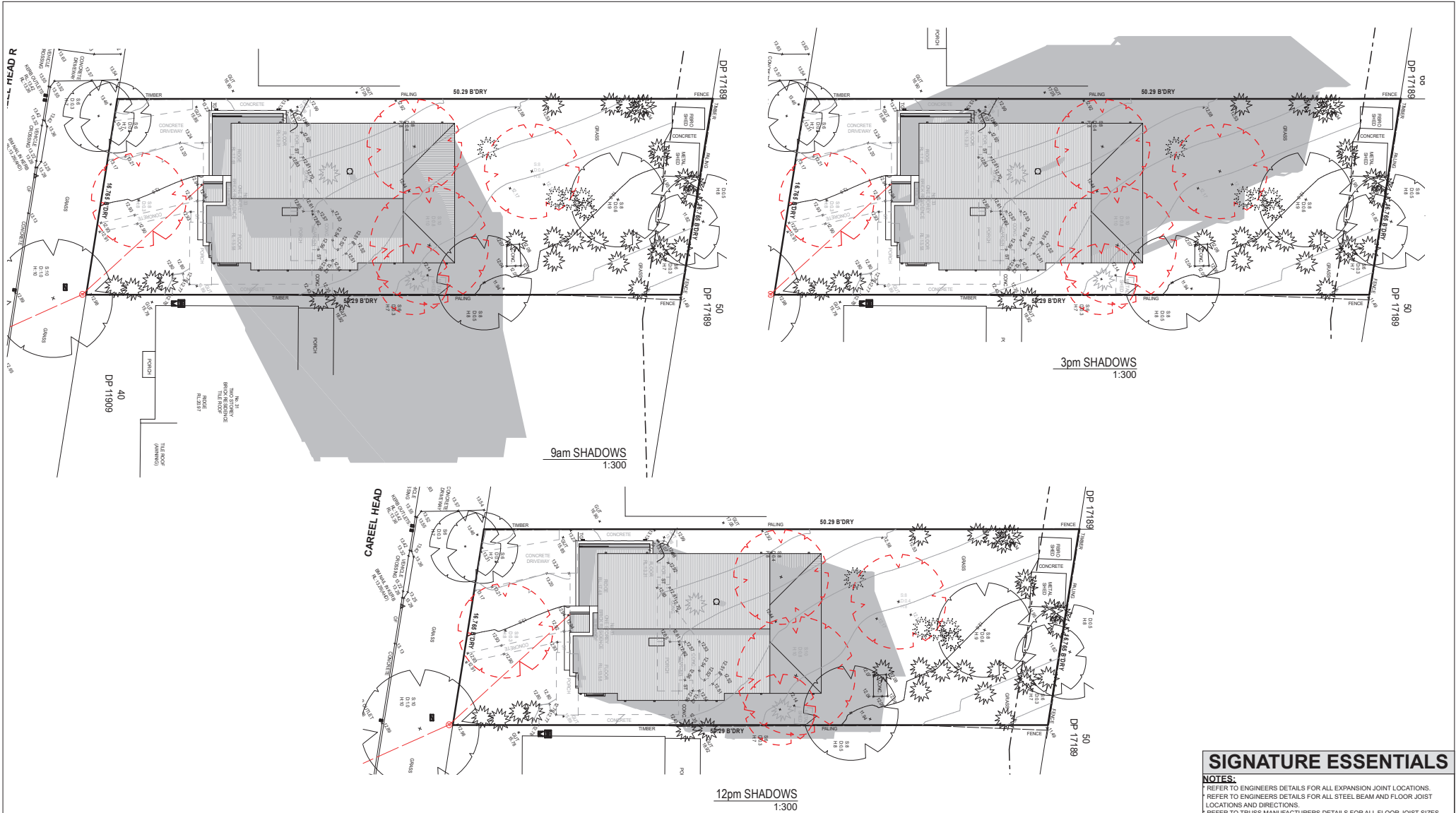
SIGNATURE ESSENTIALS**NOTES:**

- * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- * A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- * FLOOR FINISHES AS SELECTED AS PER TENDER.
- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

JOB No:		180504	DRAWN: BU
LGA:		Northern Beaches	PLOT DATE: 2/12/2019
DESIGN:		MANHATTAN 44 Ens	SLAB CLASS: 'M' CLASS
FACADE:		STATESMAN	SHEET: 07

FILE PATH: T:\ WISDOM HOMES\2019\180504_CARLILE\180504_CARLILE.pln

 WISDOM 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING		 EXHAUST FAN  SMOKE ALARM AS 3786-1993	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: 180504		DRAWN: BU	
	CLIENT: Mrs Felicity Carlile & Mr Robert Carlile				 LODGEMENT: D.A/C.C	DP No: 11909	ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE:
	ADDRESS: Lot 39, 33 Careel Head Rd, AVALON BEACH						A-6	VARIATIONS 20/08/19	DW	27/07/19	Northern Beaches	2/12/2019
							A-7	POOL DETAILS	JD	15/10/19	DESIGN: MANHATTAN 44 Ens	SHEET:
							B	SUBMISSION SET	JD	2/12/19		
							A-3	AMENDMENT	DW	14/03/19		
		A-4	AMENDMENTS 24/4/19	DW	2/5/19	FACADE: STATESMAN	V18					
		A-5	LIVE TENDER	AES	24.05.19							



SHADOW DIAGRAMS
1:300

SHADOW PROJECTIONS 21st JUNE

SIGNATURE ESSENTIALS

NOTES:
 * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 * A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 * FLOOR FINISHES AS SELECTED AS PER TENDER.
 * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

JOB No:	180504	DRAWN:	BU
PLOT DATE:	2/12/2019		
LGA:	Northern Beaches	SLAB CLASS:	'M' CLASS
DESIGN:	MANHATTAN 44 Ens	SHEET:	12
FACADE:	STATESMAN		

FILE PATH: T:_WISDOM HOMES\2019\180504_CARLILE\180504_CARLILE.pln

PROJECT:
PROPOSED BRICK VENEER DWELLING

CLIENT:
 Mrs Felicity Carlile & Mr Robert Carlile

ADDRESS:
 Lot 39, 33 Careel Head Rd,
 AVALON BEACH

☒ EXHAUST FAN
☒ SMOKE ALARM AS 3786-1993

LODGE MENT:
D.A/C.C

DP No:
11909

*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES, BUILDERS LIC. No 131951C.

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A-6	VARIATIONS 20/08/19	DW	27/07/19
A-7	POOL DETAILS	JD	15/10/19
B	SUBMISSION SET	JD	2/12/19
A-3	AMENDMENT	DW	14/03/19
A-4	AMENDMENTS 24/4/19	DW	2/5/19
A-5	LIVE TENDER	AES	24.05.19

