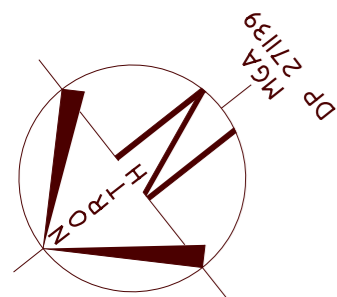


NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 53  
MAP: 138 REF: F8  
S  
GPS E

LOT 1  
DP 1206507

LOT 22  
DP 270907

LOT 18  
VACANT

LOT 17

LOT 16  
VACANT

LOT 19  
VACANT

- (A) EASEMENT FOR SEWAGE PURPOSES 5 WIDE (VIDE 6771995)
- (C) EASEMENT TO DRAIN WATER 2.5 WIDE
- (H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (BE1) RESTRICTION ON THE USE OF LAND
- (BE2) RESTRICTION ON THE USE OF LAND
- (BE3) RESTRICTION ON THE USE OF LAND

ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT AND DEVELOPMENT CONTRACT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN

NOTE: POSITION OF SEWER MAIN NOT YET AVAILABLE. REFER TO SYDNEY WATER DIAGRAM DATED 17/12/2019



**HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE**

For Details refer to [http://www.lpi.nsw.gov.au/data/assets/pdf/file/0007/64922/9908\\_Mark\\_Preservation\\_Flyer\\_web.pdf](http://www.lpi.nsw.gov.au/data/assets/pdf/file/0007/64922/9908_Mark_Preservation_Flyer_web.pdf)

Find out if there are survey marks located in the area of interest by:

1. Viewing the survey mark layer in the Spatial Information Exchange. See Site web page [www.sir.nsw.gov.au](http://www.sir.nsw.gov.au)
2. Contacting Survey Services, LPI, 1900 052 637 who will advise the location and status of survey marks in the area
3. Inspecting the site, paying particular attention to survey marks located in the footpath/kerb and gutter.

**IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS**

**IF SURVEY MARKS ARE IN THE AREA**

The locality sketch plan (Survey Mark Sketches) should be downloaded from the LPI online Shop <http://shop.lands.nsw.gov.au> see **Specialised Searches**

**IF SURVEY MARKS ARE LIKELY TO BE DISTURBED OR DESTROYED**

Avoid disturbing or destroying survey marks by:

1. Diverting works to avoid disturbing the marks or
2. Contacting a Registered Surveyor to plate and survey a mark at a more suitable site nearby to maintain survey integrity.

Any survey necessary to recover the position of survey marks proposed to be destroyed may only be undertaken by a surveyor registered under the Surveying and Spatial Information Act 2002 or by survey staff authorised by the Surveyor General.

**REPORT SURVEY MARKS AT RISK OF BEING DESTROYED**

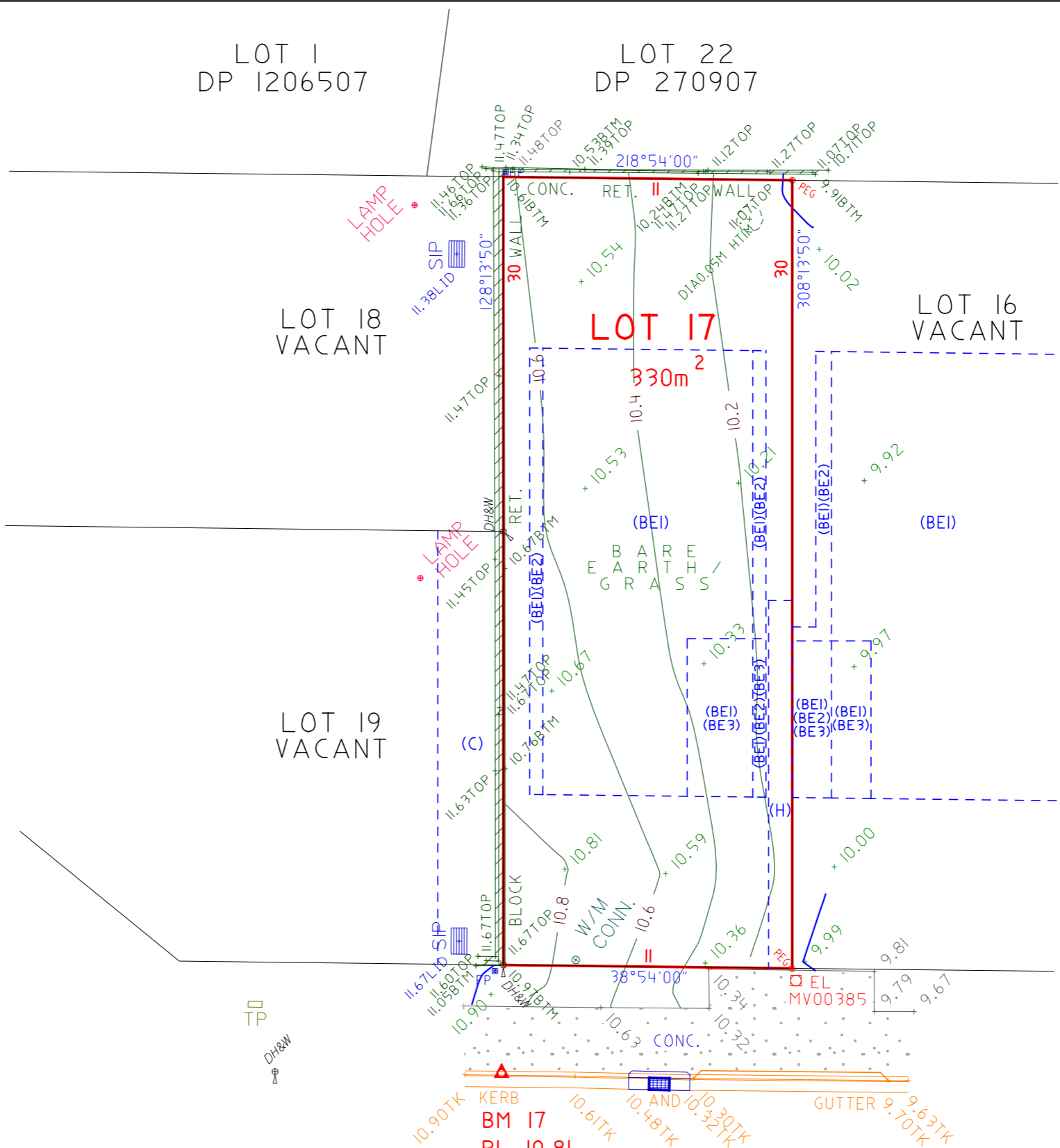
Look for the Survey Mark Status report at [http://scims.lpi.nsw.gov.au/status\\_report\\_frames.htm](http://scims.lpi.nsw.gov.au/status_report_frames.htm)

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.



SCALE 1:200



A	REG'D PLAN INFO. UPDATED: SEWER ADDED	06/01/20	JZ
ISSUE	REVISION	DATE	DRAWN

© COPYRIGHT : COPYRIGHT OF THIS PLAN AND THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

**GENERAL NOTES**

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
- PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORKS.
- CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
- THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

SYMBOLS & ABBREVIATIONS:		
GP	GULLY PIT	-E <sup>3</sup> - OVERHEAD ELEC LINE
SIP	SURFACE INLET PIT	-S- SEWER LINE
SIC	SEWER INSPECTION COVER	PP POWER POLE
MH	SEWER MANHOLE	LP LIGHT POLE
SWMH	STORMWATER MANHOLE	EC ELECTRICITY CONDUIT
W/M	WATER METER	ECT ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC TELECOM CONDUIT
TP	TELECOMMUNICATIONS PIT	WC WATER CONDUIT
HYD	WATER HYDRANT	G GAS CONDUIT
R/W	RECYCLED WATER HYDRANT	GM GAS METER
SV	STOP VALVE	FP FLUSHING POINT
		TK TOP OF KERB
		RTK ROLL TOP KERB
		VC VEHICLE CROSSING
		INV INVERT
		KO KERB OUTLET
		TOB TOP OF BANK
		BOB BOTTOM OF BANK
		OPSP PRESSURE SEWER PUMP PIT
		PSVP PRESSURE SEWER VALVE PIT
		FP FLUSHING POINT

**ASPECT DEVELOPMENT & SURVEY Pty. Ltd.**  
CONSULTING REGISTERED SURVEYORS  
ABN 60 078 649 000

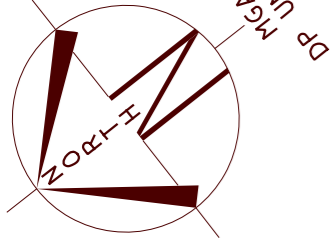
SUITE 1  
103 VANESSA STREET  
KINGSGROVE NSW 2208  
PHONE (02) 9554 8388  
FAX (02) 9554 8588  
admin@aspectsurvey.com.au

PO BOX 161  
KINGSGROVE NSW 1480  
DX 11392  
HURSTVILLE

PROJECT		
OUR REFERENCE	21/1047441/293785	
LOT 17	DP 271139	SECTION
DATUM AHD	SOURCE SCMS 27/11/18	
ORIGIN OF LEVELS	SSM 24845	REDUCED LEVEL 12.835
SURVEYED DM	DATE 06/02/19	
DRAWN KM	DATE 07/02/19	
SCALE 1: 200	A3 SHEET	

CLIENT: CLARENDON HOMES Pty Ltd  
REF: SOMMER  
REF: 29913455  
ADDRESS: BUBALO STREET  
SUBURB: WARRIEWOOD

NORTH



(C) PROPOSED EASEMENT TO DRAIN WATER I.S  
(H) PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE

LOT 31  
SEC C DP 5464

LOCALITY SKETCH

UBD AREA: SYD REVISION: 53  
MAP: 138 REF:  
S  
GPS E



HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

For Details refer to [http://www.lpi.nsw.gov.au/data/assets/pdf/file/0007/169522/19608\\_Mark\\_Preservation\\_Flyer\\_web.pdf](http://www.lpi.nsw.gov.au/data/assets/pdf/file/0007/169522/19608_Mark_Preservation_Flyer_web.pdf)  
Find out if there are survey marks located in the area of interest by:  
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2. Contacting Survey Services, LPI, 1300 052 637 who will advise the location and status of survey marks in the area  
3. Inspecting the site, paying particular attention to survey marks located in the footpath/kerb and gutter.  
IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS

IF SURVEY MARKS ARE IN THE AREA

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IF SURVEY MARKS ARE LIKELY TO BE DISTURBED OR DESTROYED

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2. Contacting a Registered Surveyor to place and survey a mark at a more suitable site nearby to maintain survey integrity.  
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REPORT SURVEY MARKS AT RISK OF BEING DESTROYED

Look for the Survey Mark Status report at [http://scims.lpi.nsw.gov.au/status\\_report\\_frames.htm](http://scims.lpi.nsw.gov.au/status_report_frames.htm)

SERVICES NOTE:-  
SURVEY PLAN UNREGISTERED  
SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY

NOTE: AREAS AND DIMENSIONS ARE FROM AN UNREGISTERED PLAN AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN. THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE. THE SUBJECT LOT COULD BE AFFECTED BY EASEMENTS.

NOTE: DIMENSIONS FOR LOT 17 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM CLARENDON HOMES Pty Ltd ON 27/11/18 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.



SCALE 1:200

LOT 18 VACANT

LOT 19 VACANT

LOT 17  
330m<sup>2</sup>

LOT 16 VACANT

TP  
DH&W

DH&W  
HYD  
HYD

PROPOSED ROAD  
(BUBALO STREET BY SIGN)

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GENERAL NOTES  
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C) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORKS.  
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E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

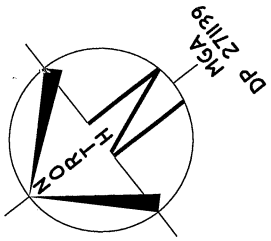
Table with 3 columns: SYMBOLS & ABBREVIATIONS, GP GULLY PIT, SIP SURFACE INLET PIT, SIC SEWER INSPECTION COVER, MH SEWER MANHOLE, SWMH STORMWATER MANHOLE, W/M WATER METER, EL ELECTRICITY BOX, TP TELECOMMUNICATIONS PIT, HYD WATER HYDRANT, R/W RECYCLED WATER HYDRANT, SV STOP VALVE, OVERHEAD ELEC LINE, SEWER LINE, POWER POLE, LIGHT POLE, ELECTRICITY CONDUIT, ELEC & TELE CONDUIT, TELECOM CONDUIT, WATER CONDUIT, GAS CONDUIT, GAS METER, OVERHEAD ELEC LINE, ROLL TOP KERB, VC VEHICLE CROSSING, INVERT, KERB OUTLET, TOB TOP OF BANK, BOB BOTTOM OF BANK, PRESSURE SEWER PUMP PIT, PRESSURE SEWER VALVE PIT, FLUSHING POINT

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.  
CONSULTING REGISTERED SURVEYORS  
ABN 60 078 649 000  
SUITE 1  
103 VANESSA STREET  
KINGSGROVE NSW 2208  
PHONE (02) 9554 8388  
FAX (02) 9554 8588  
admin@aspectsurvey.com.au  
PO BOX 161  
KINGSGROVE NSW 1480  
DX 11392  
HURSTVILLE

PROJECT  
OUR REFERENCE 21/1047441/265610  
LOT 17 DP UNREG SECTION  
DATUM AHD SOURCE SCIMS 27/11/18  
ORIGIN OF LEVELS SSM 24845 REDUCED LEVEL 12.835  
SURVEYED DM DATE 06/02/19  
DRAWN KM DATE 07/02/19  
SCALE 1: 200 A3 SHEET

CLIENT: CLARENDON HOMES Pty Ltd  
REF: SOMMER  
REF: 29913455  
ADDRESS: PROPOSED ROAD  
SUBURB: WARRIEWOOD

CLAREN

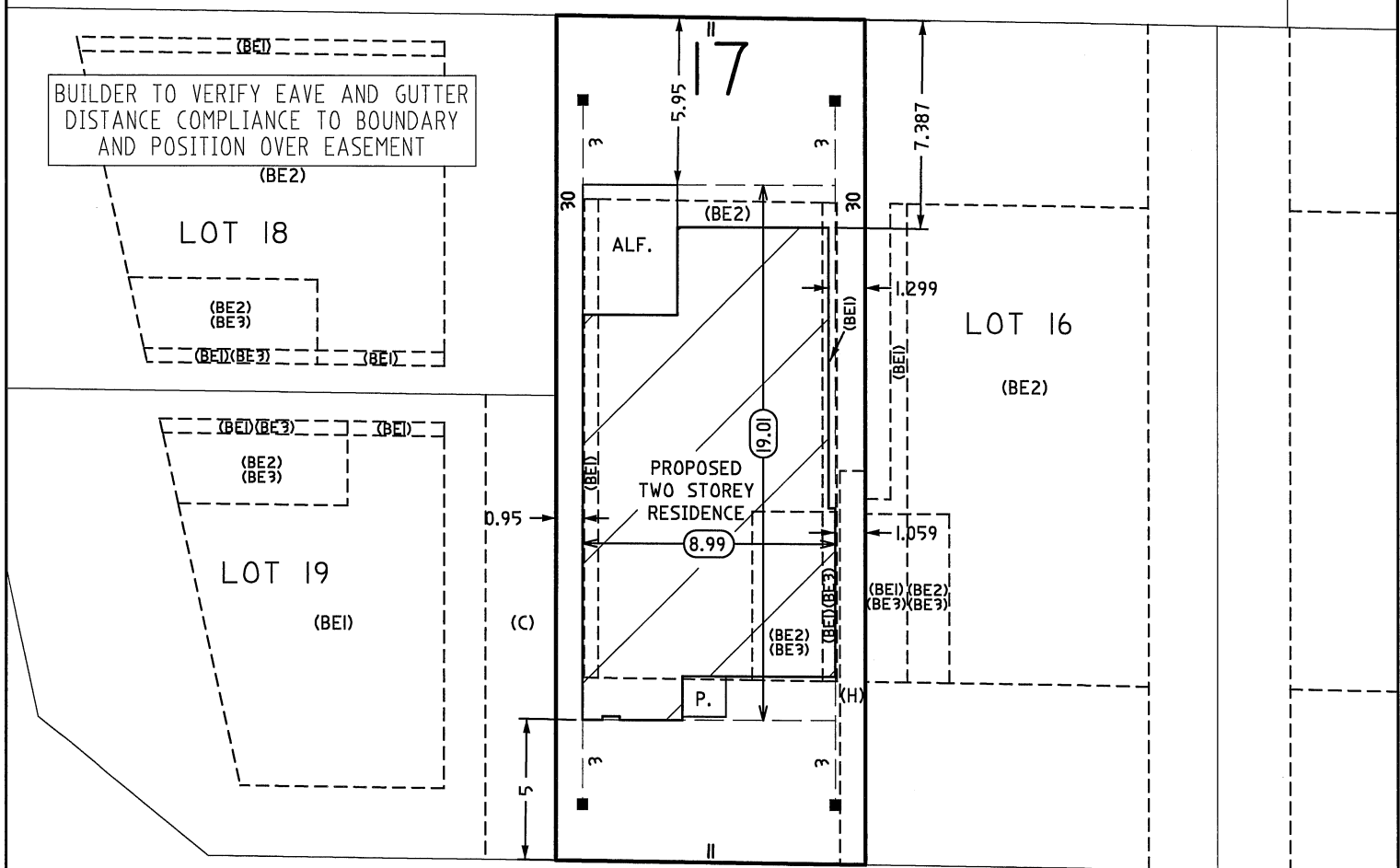


# SKETCH

LOT: 17  
DP: 271139  
ADDRESS: BUBALO STREET

BUILDER TO VERIFY BUILDING COMPLIANCE  
OUTSIDE BUILDING ENVELOPES  
AND POSITION OVER EASEMENT

IF FURTHER IMPROVEMENTS ARE  
PROPOSED THE BOUNDARIES OF THE  
SUBJECT LAND SHOULD BE MARKED.



clientservicesnsw@clarendon.com.au  
DraftingNSW@clarendon.com.au

THIS PLAN IS TO BE READ IN CONJUNCTION  
WITH ANY CONSTRUCTION & SHOULD BE CROSS  
REFERENCED WITH THE STAKES & PEGS ONSITE,  
AS WELL AS THE PLAN DRAWING NUMBER AND  
REVISION OR ISSUE SHOWN BELOW.  
ALL OVERALL DIMENSIONS SHOWN SHOULD  
BE CONFIRMED WITH THE PEGS ON SITE.  
IF DISCREPANCIES ARE FOUND - STOP WORK AND  
NOTIFY ASPECT DEVELOPMENT & SURVEY IMMEDIATELY.

SETOUT COMPLETED  
ON DATE: 17/1/20

NOTE: AMBIGUITIES WITH HOUSE PLANS REVISION  
DATES VARY FROM SHEET TO SHEET

PRIOR TO:-  
-PIERING  
-ERECTION OF FORMWORK  
-DRAINAGE  
-FORMWORK CHECK  
IT IS CRITICAL THAT THE CONCRETOR  
VERIFIES THE EXCAVATED PAD LEVEL IS  
IN ACCORDANCE WITH THE DESIGN LEVEL

## BUBALO STREET

- DENOTES NAIL IN OFFSET PEG
- (C) EASEMENT TO DRAIN WATER 2.5 WIDE
- (H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (BE1) RESTRICTION ON THE USE OF LAND
- (BE2) RESTRICTION ON THE USE OF LAND
- (BE3) RESTRICTION ON THE USE OF LAND

### IMPORTANT NOTICE

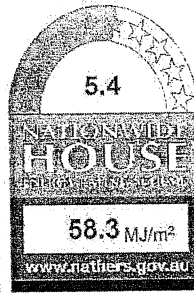
Setout dimensions on this plan prepared for CLARENDON HOMES (Aust) Pty. Ltd. on 15/01/20 are based on INITIAL CONSTRUCTION drawing No.29913455 Rev:I - 9/01/20. This information is prepared for the purpose of setting out the construction shown on that drawing and should not be used for any other purpose. The builder should verify setout dimensions shown on this plan with the latest approved design drawings. Any discrepancies shall be clarified in writing with Aspect Development and Survey Pty Ltd prior to commencement of the work. Commencement of the work shall be deemed to be confirmation of these dimensions. Aspect Development and Survey Pty Ltd accepts no responsibility for disturbance to any marks subsequent to leaving site. The boundary location as shown on this plan is from information or marks placed by others, the verification of which does not form part of this survey. This note is an integral part of this plan.

**ASPECT DEVELOPMENT & SURVEY PTY LTD** A.C.N. 078 649 000  
CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1047441/294438	SUITE 1, 103 VANESSA STREET	DX 11392
YOUR REF: SOMMER	KINGSGROVE NSW 2208	HURSTVILLE
29913455	TELE (02) 9554 8388	P.O. BOX 161
SUBURB: WARRIEWOOD	FAX (02) 9554 8588	KINGSGROVE NSW 1480

Certificate number: 1002814S\_02

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a maximum rating of 3 star (< 7.5 but >= 3 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a maximum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a maximum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a maximum rating of 4 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 171.1 square metres of the roof area of the development (specifying the area of the roof which drains to grey stormwater tank or prisms tank).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note, NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply)		✓	✓



Certificate no.: 0003694460  
 Assessor Name: Ian Fry  
 Accreditation no.: VIC/BDV/12/1441  
 Certificate date: 15 Mar 2019

Dwelling Address:  
 Proposed Road  
 Warriewood, NSW  
 2102

www.nathers.gov.au



Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, in that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. These plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
Floor - concrete slab on ground	All or part of floor area square metres
Floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating, gas instantaneous with a performance of 5 stars	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for dry/high zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for dry/high zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to outside or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 1 of the bedrooms / study;		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 5 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bedrooms/bathrooms;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	✓

AREAS	
SITE:	330.00 m <sup>2</sup>
GROUND FLOOR:	112.26 m <sup>2</sup>
FIRST FLOOR:	139.05 m <sup>2</sup>
GARAGE:	23.73 m <sup>2</sup>
PORCH:	2.25 m <sup>2</sup>
BALCONY:	N/A m <sup>2</sup>
ALFRESCO:	15.52 m <sup>2</sup>
	m <sup>2</sup>
TOTAL:	292.81 m <sup>2</sup>

QUOTE	DATE	QUOTE NUMBER	REV
KITCHEN	18.04.19	11875	-
ZURCORP ELECTRICAL	16.05.19	ZAQ1903636	-
TILES	29.03.19	5896	-
CARPET	22.03.19	29913455	-
ZURCORP SECURITY	16.05.19	ZAQ1903635	-
EHI	04.04.19	101218-01	-
AIR CONDITIONING	27.03.19	29913455	-
STAIRS	15.03.19	YQ113298-S	-
LANDSCAPE	03.04.19	1903	B
HYDRAULICS	11.04.19	C8985-13455	1
ENGINEER		pending	
PEG OUT		pending	

REV	DATE	AMENDMENTS	BY
I	09.01.20	REGISTERED CONTOUR ADDED	JS
H	09.12.19	RELOCATED DOORS TO ALFRESCO	FD
G	28.10.19	INITIAL CONSTRUCTION PLAN	FD
F	12.04.19	COORDINATE HYDRAULICS, EXTERNAL COLOURS & BASIX	MD
E	02.04.19	COORDINATE RETAINING WALLS	MD
D	19.03.19	DA DRAWINGS	PG.
C	13.03.19	PCV1	PJ
B	28.02.19	CONTRACT DRAWINGS	PG.
A	07.02.19	PRELIMINARY TENDER	BG

SHEET	DESCRIPTION
2.1	CONSTRUCTION MANAGEMENT
13	DETAILS
12	SLAB PLAN
11	STEEL PLAN
10	WET AREA DETAILS
9	WET AREA DETAILS
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

BL No. 2298C  
 ABN 19 003 892 706  
 Clarendon Homes (NSW) P/L  
 21 Solent Circuit, Baulkham Hills NSW 2153  
 T: (02) 885 1 5300

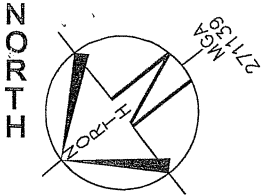
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PRODUCT:  
**PARKHILL 32**  
 Prominent  
 R/H Garage  
 Evolution Specification  
 Master Issued: 07.08.15 Revision: C

CLIENT:  
 Mr. SOMMER  
 Mrs. SOMMER  
 SITE ADDRESS:  
 Lot 17  
 Proposed Road  
 WARRIEWOOD 2102

INITIAL CONSTRUCTION

DRAWN: PG.	DATE: 28.02.19	Rev: 1
RATIO @ A3: N/A	CHECKED: J.S.	
SHEET: 1	JOB No: 29913455	NSW



- (A) EASEMENT FOR SEWAGE PURPOSES 5 WIDE (VIDE 6771995)
- (C) EASEMENT TO DRAIN WATER 2.5 WIDE
- (H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (BE1) RESTRICTION ON THE USE OF LAND
- (BE2) RESTRICTION ON THE USE OF LAND
- (BE3) RESTRICTION ON THE USE OF LAND

**LOT 17**  
**D.P: 271139**  
**L.G.A: NORTHERN BEACHES**

**SITING HAS BEEN COMPLETED**  
**IN ACCORDANCE WITH**  
**PITTSWATER DCP 21 - D16**

SITE AREA	330 m <sup>2</sup>
SITE COVERAGE	
HOUSE FOOTPRINT:	153.8 m <sup>2</sup>
ESTIMATED DRIVEWAY, PATHS & PAVING:	49.4 m <sup>2</sup>
TOTAL SITE COVERAGE:	203.2 m <sup>2</sup>
	61.6 %
MAX. ALLOWABLE BY DEVELOPER:	65 %
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	126.7 m <sup>2</sup>
(MIN. DIMENSION OF 3.0m)	38.4 %
MIN. REQUIRED BY COUNCIL:	35 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	95.3 m <sup>2</sup>
(MIN. DIMENSION OF 4.0m)	
MIN. REQUIRED BY COUNCIL:	24 m <sup>2</sup>
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	10.5 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

**Maximum 1000mm CUT**  
**Maximum 1000mm FILL**

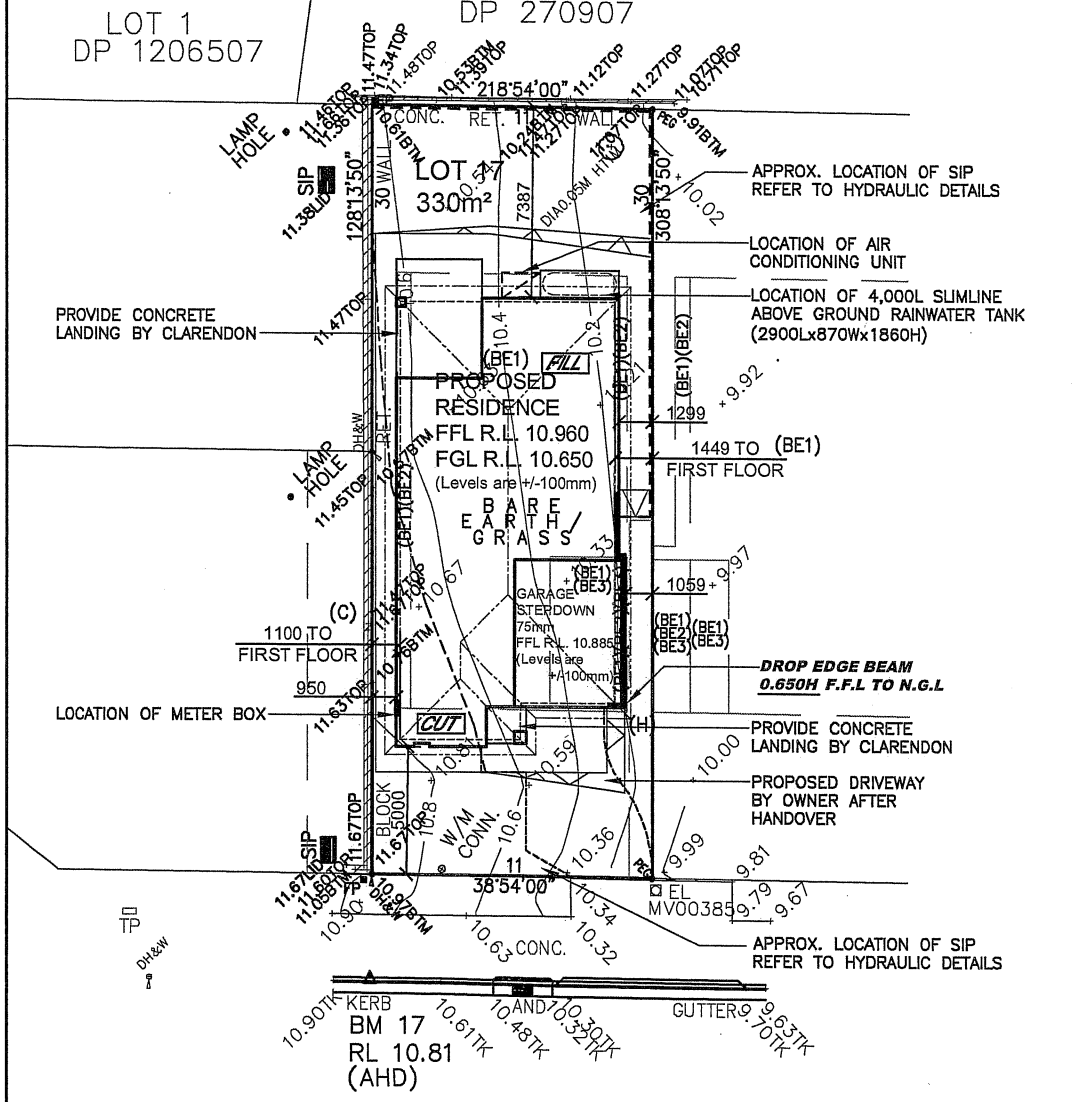
WIND CLASSIFICATION: "N2"  
 SLAB CLASSIFICATION: "M"

**NOTE:**  
 ALL GROUND LINES ARE APPROXIMATE.  
 EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

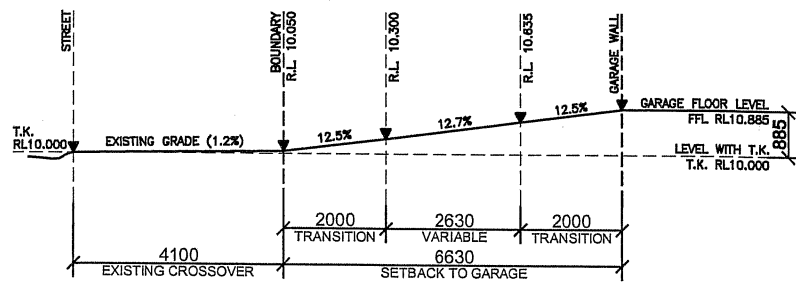
**STORMWATER TO STREET VIA RAINWATER TANK**  
 REFER TO HYDRAULIC DETAILS

**WATER APPROVAL**  
 APPLICATION No.: XXXXXXXX  
 PIER INSPECTION REQUIRED: YES NO  
 JOHN VASSALLO: 0404 868 412

**COUNCIL D.A. CONSENT**  
 D.A. NUMBER: XXXXXXXX



**BUBALO STREET**



**SITE PLAN**

SCALE 1:200

- GENERAL NOTES
- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
  - B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
  - C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
  - D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

**DRIVEWAY GRADIENT PROFILE**  
 SCALE-1:100

CLIENT'S SIGNATURE:	DATE:	PRODUCT:	CLIENT:	INITIAL CONSTRUCTION	
<b>ClarendonHomes</b>		Mr. SOMMER Mrs. SOMMER	Mr. SOMMER Mrs. SOMMER	DRAWN: PG.	DATE: 28.02.19
BL No. 2288C ABN 19 003 992 708		PARKHILL 32 Prominent R/H Garage	Lot 17 Proposed Road WARRIEWOOD 2102	RATIO @ A3: 1:200	CHECKED: J.S.
Clarendon Homes (NSW) P/L 21 Solent Circuit, Baukham Hills NSW 2153 T: (02) 8851 5300		Evolution Specification		SHEET: 2	JOB No: 29913455
					NSW

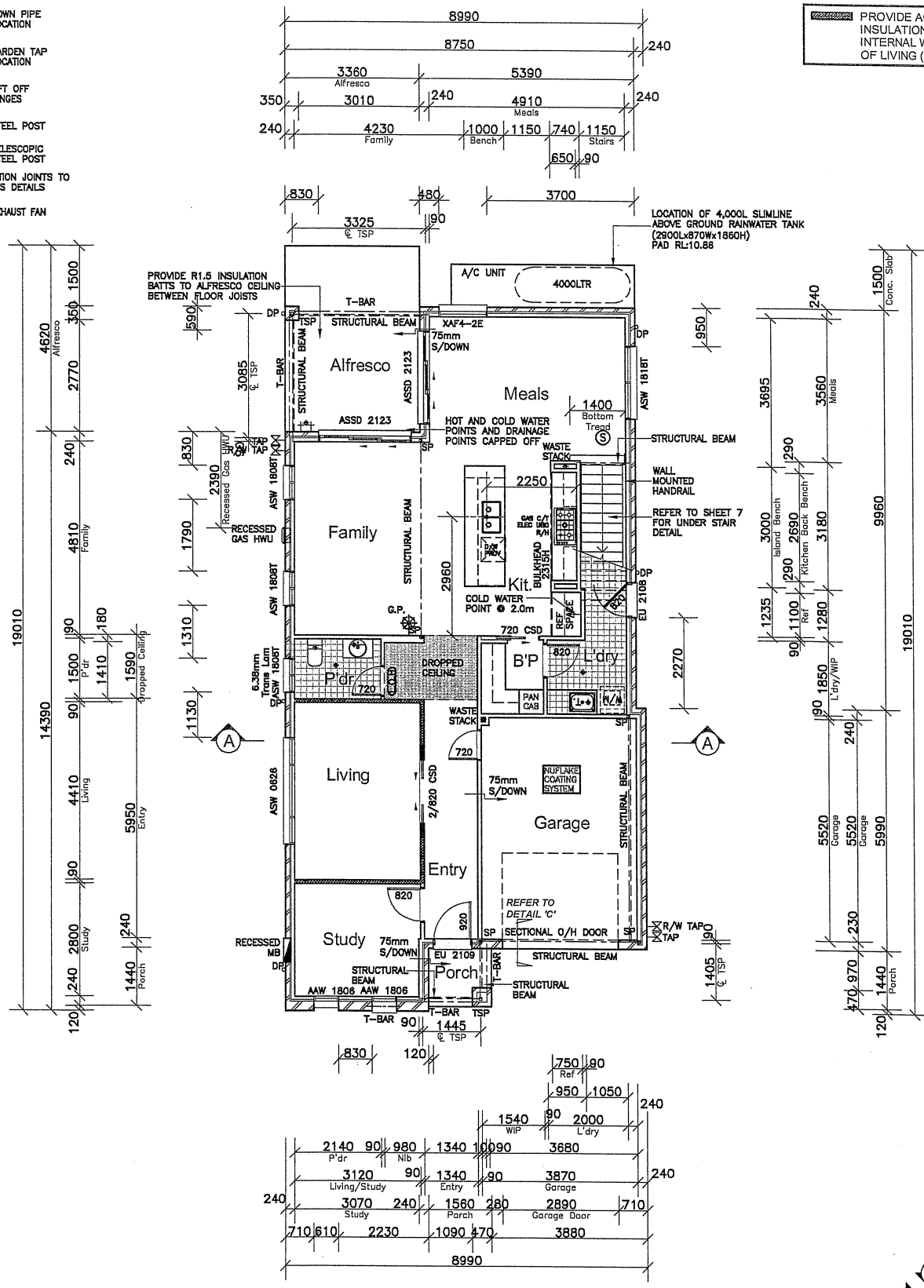
SMOKE ALARM

FLOOR JOIST DIRECTION

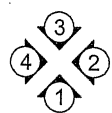
- DP° DOWN PIPE LOCATION
- TAP GARDEN TAP LOCATION
- LIFT OFF HINGES
- SP STEEL POST
- TSP TELESCOPIC STEEL POST
- ARTICULATION JOINTS TO ENGINEERS DETAILS
- EXHAUST FAN

NOTE:  
(UNLESS NOTED OTHERWISE)  
300 DEEP BULKHEADS & SQ.  
SETS. 150 DROPPED CEILINGS

PROVIDE ACOUSTIC INSULATION WALL BATTS TO INTERNAL WALLS OF LIVING (ONLY)



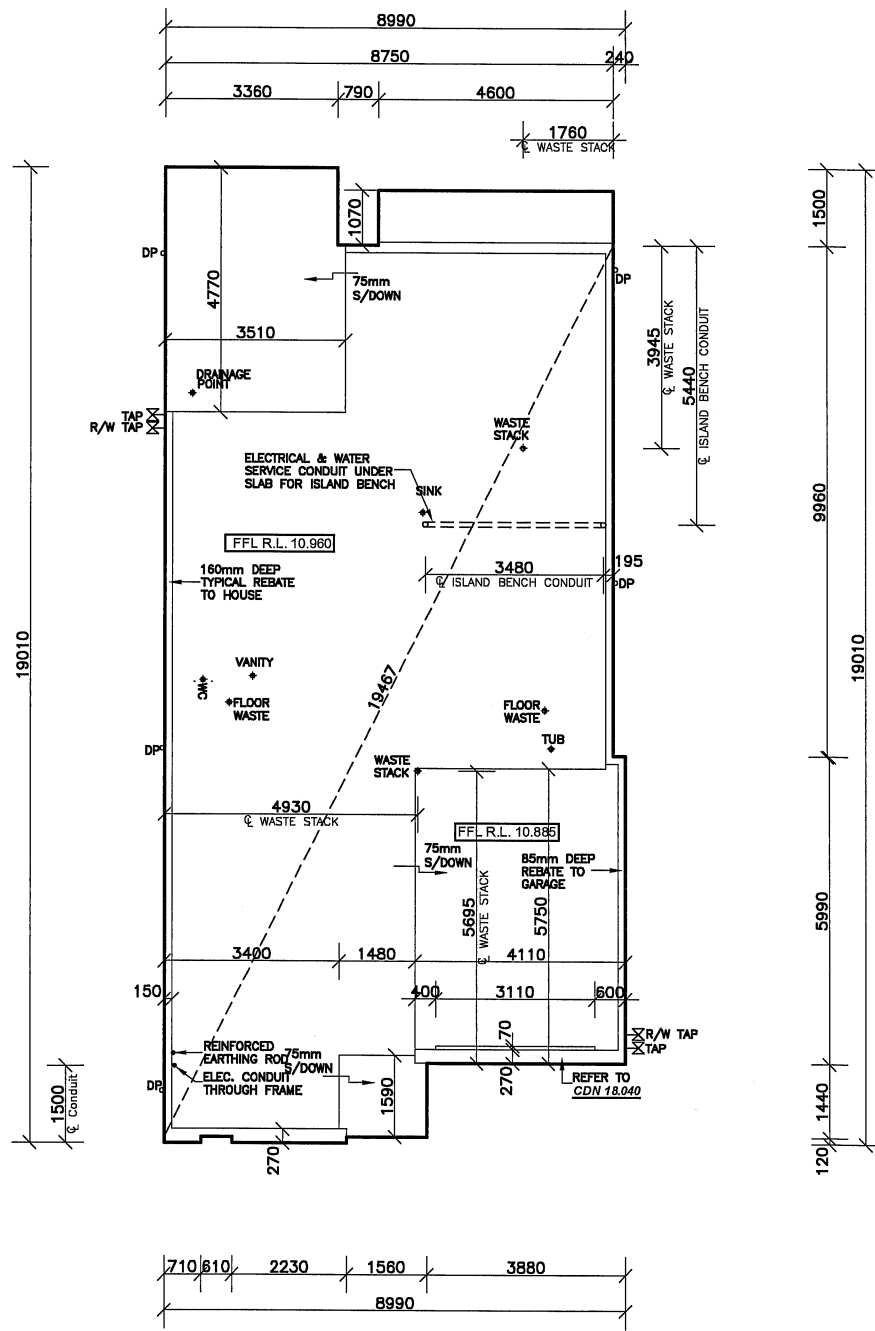
# GROUND FLOOR PLAN



CLIENT'S SIGNATURE: _____ DATE: _____		PRODUCT: <b>PARKHILL 32</b> Prominent R/H Garage Evolution Specification		CLIENT: <b>Mr. SOMMER</b> <b>Mrs. SOMMER</b>		INITIAL CONSTRUCTION	
<b>ClarendonHomes</b> <small>BL No 2298C ABN 19 003 692 708</small> Clarendon Homes (NSW) P/L 21 Solent Circuit, Baukham Hills NSW 2153 T: (02) 8851 5300		<small>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L ALL DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE SPECIFIED IN PREFERENCE TO FINISHES.</small>		SITE ADDRESS: <b>Lot 17</b> <b>Proposed Road</b> <b>WARRIEWOOD 2102</b>		DRAWN: PG. _____ DATE: 28.02.19 RATIO @ A3: 1:100 CHECKED: J.S. SHEET: 3 JOB No: 29913455 Rev: 1	

**NOTE:**  
ALL INTERNAL DRAINAGE POINTS  
INDICATIVE ONLY. POSITION TO BE  
DETERMINED ON SITE

DP ◦ DOWN PIPE  
LOCATION  
TAP X GARDEN TAP  
LOCATION



**SLAB PLAN**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**  
BL No. 2280C  
ABN 18 003 892 709  
Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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CLARENDON HOMES (NSW) P/L  
# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ  
IN PREFERENCE TO SCALING.

PRODUCT:  
**PARKHILL 32**  
Prominent  
R/H Garage  
Evolution Specification

CLIENT:  
**Mr. SOMMER**  
**Mrs. SOMMER**  
SITE ADDRESS:  
Lot 17  
Proposed Road  
WARRIEWOOD 2102

INITIAL CONSTRUCTION		
DRAWN: PG.	DATE: 28.02.19	Rev: 1
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 12	JOB No: 29913455	NSW