

**SITE PLAN LEGEND & NOTES**

Existing Relative Level

Proposed Relative Level

Contour Interval = 0.5m

- Landscaped area calculations and further landscape details shown on A5.1 landscape plan

- For further Driveway details see A5.4 Driveway Plan & Section

- For further excavation information see A5.3 Excavation & Fill Plan

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0259**

1 SITE ANALYSIS 1:200

**5.4**  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
58.7 MJ/m<sup>2</sup>  
www.nathers.gov.au

Certificate no.: 0004643268  
Assessor Name: Tracey Cools  
Accreditation no.: HERA10033  
Certificate date: 03 Mar 2020  
Dwelling Address: 128 Elanora Road, Elanora Heights, NSW 2101  
www.nathers.gov.au

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- Hydraulic Engineer - NB Consulting  
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- Mechanical Engineer - N/A  
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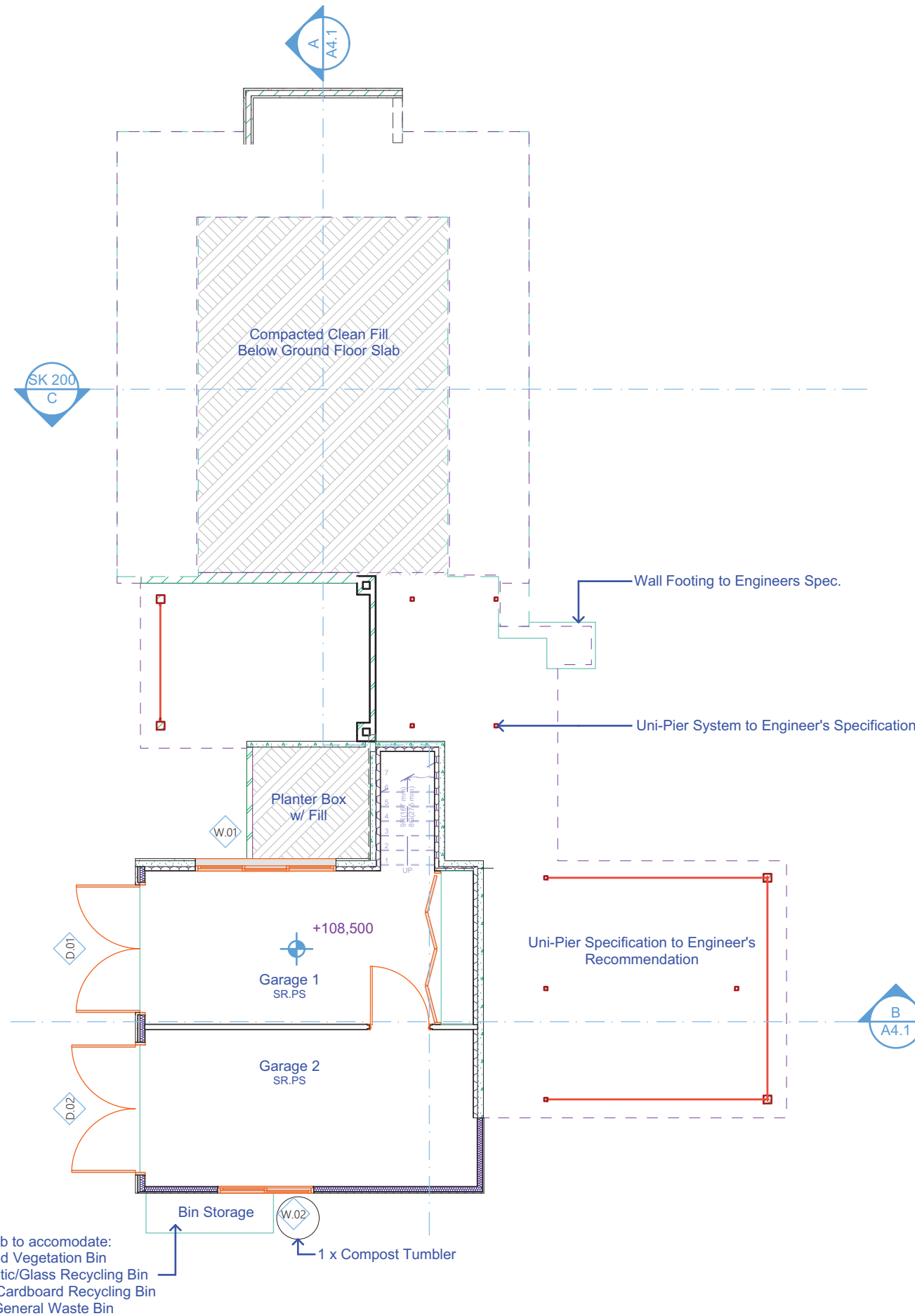
RevID	ChID	Change Name	Date

Drawn | Checked KS |  
Plot Date: 20/02/2020  
Sheet Size: A3  
Project NO: 19128ELA  
Project Status: For Coordination  
Client: Clair & Peter Shilling  
Site: Lot 1, 128 Elanora Rd Elanora Heights NSW 2101 Australia

**DRAWING TITLE :** SITE DRAWINGS  
**SITE PLAN**

**PROJECT NAME :** Elanora Passive

**REVISION NO:** 01  
**DRAWING NO:** A1.1



FLOOR PLAN LEGEND & NOTES

FF.C+  
(FF) = Floor Construction Type (C) = Floor Finish (+) = Plasterboard lined underside

FLOOR CONSTRUCTION TYPE QUICK REF.

FF	Framed Floor
SR	Stiffened Raft Slab
SS	Suspended Slab
SP	Structurally Insulated Panel
CL	Cross Laminated Timber

FLOOR FINISH REFERENCE

CT	Ceramic Floor Tile - Dry Area
CW	Ceramic Floor Tile - Wet Area
PT	Porcelain Floor Tile - Dry Area
PW	Porcelain Floor Tile - Wet Area
HT	Hardwood Floorboards
EF	Engineered Floating Floorboards
FL	Laminate Floating Floorboards
PS	Polished Slab
SC	Sealed Concrete Slab
C	Carpet w/ Underlay

DP Downpipe

W.T.T Wall-Type Transition Point (Used when the construction type changes on walls aligned in the same direction)

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- For wall construction and finish details see A6.1 Wall schedule. (E.g. LC.61, IP.11, etc.)

 **northern beaches council**

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Client: Clair & Peter Shilling  
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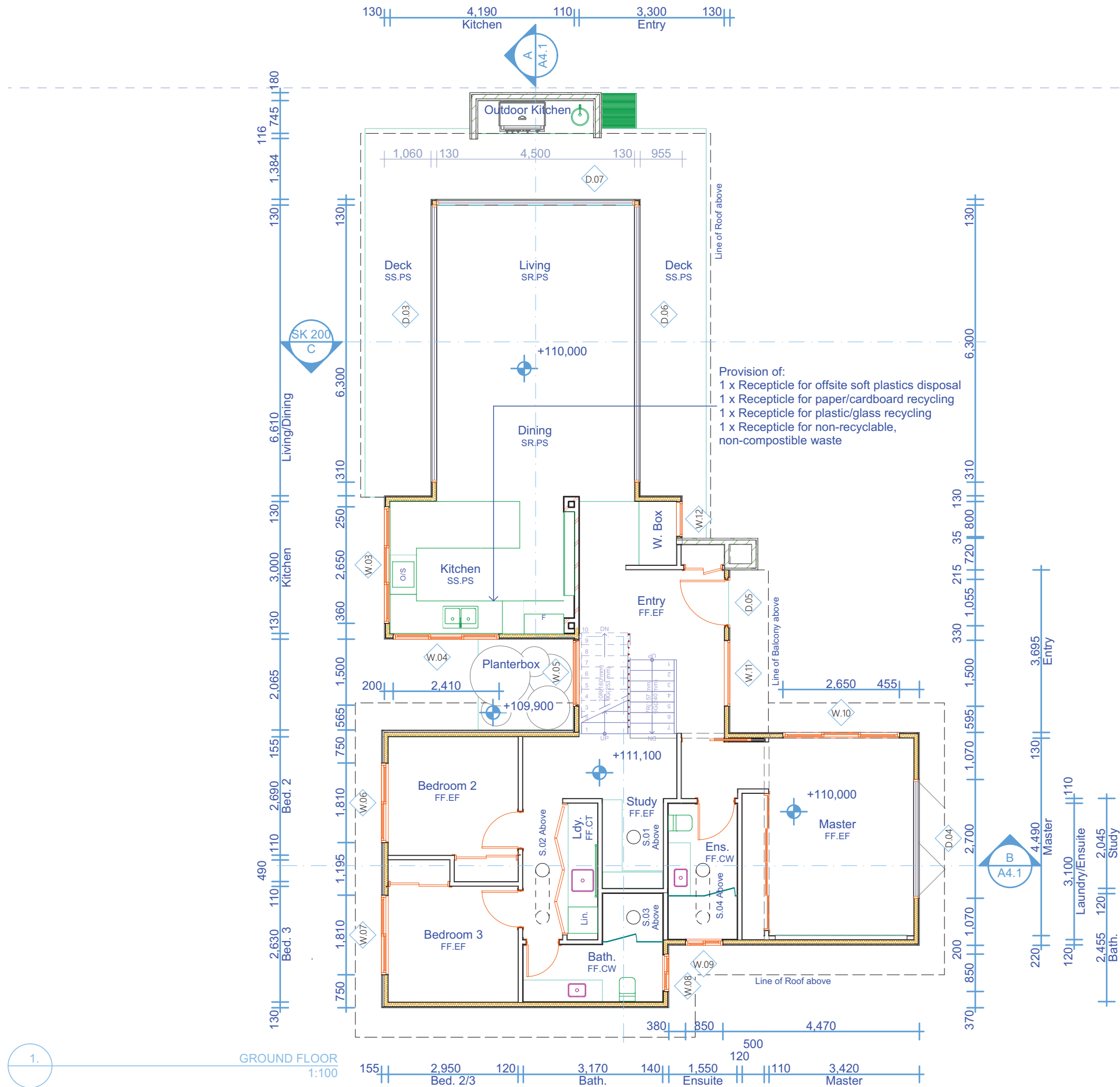


DRAWING TITLE : **FLOOR PLANS  
LOWER GROUND FLOOR**

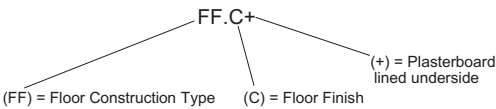
PROJECT NAME : **Elanora Passive**

REVISION NO:  
**02**

DRAWING NO:  
**A2.1**



# FLOOR PLAN LEGEND & NOTES



## FLOOR CONSTRUCTION TYPE QUICK REF.

FF	Framed Floor
SR	Stiffened Raft Slab
SS	Suspended Slab
SP	Structurally Insulated Panel
CL	Cross Laminated Timber

## FLOOR FINISH REFERENCE

CT	Ceramic Floor Tile - Dry Area
CW	Ceramic Floor Tile - Wet Area
PT	Porcelain Floor Tile - Dry Area
PW	Porcelain Floor Tile - Wet Area
HT	Hardwood Floorboards
EF	Engineered Floating Floorboards
FL	Laminate Floating Floorboards
PS	Polished Slab
SC	Sealed Concrete Slab
C	Carpet w/ Underlay

DP	Downpipe
W.T.T	Wall-Type Transition Point (Used when the construction type changes on walls aligned in the same direction)

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DRAWING TITLE :

FLOOR PLANS  
GROUND FLOOR

PROJECT NAME :

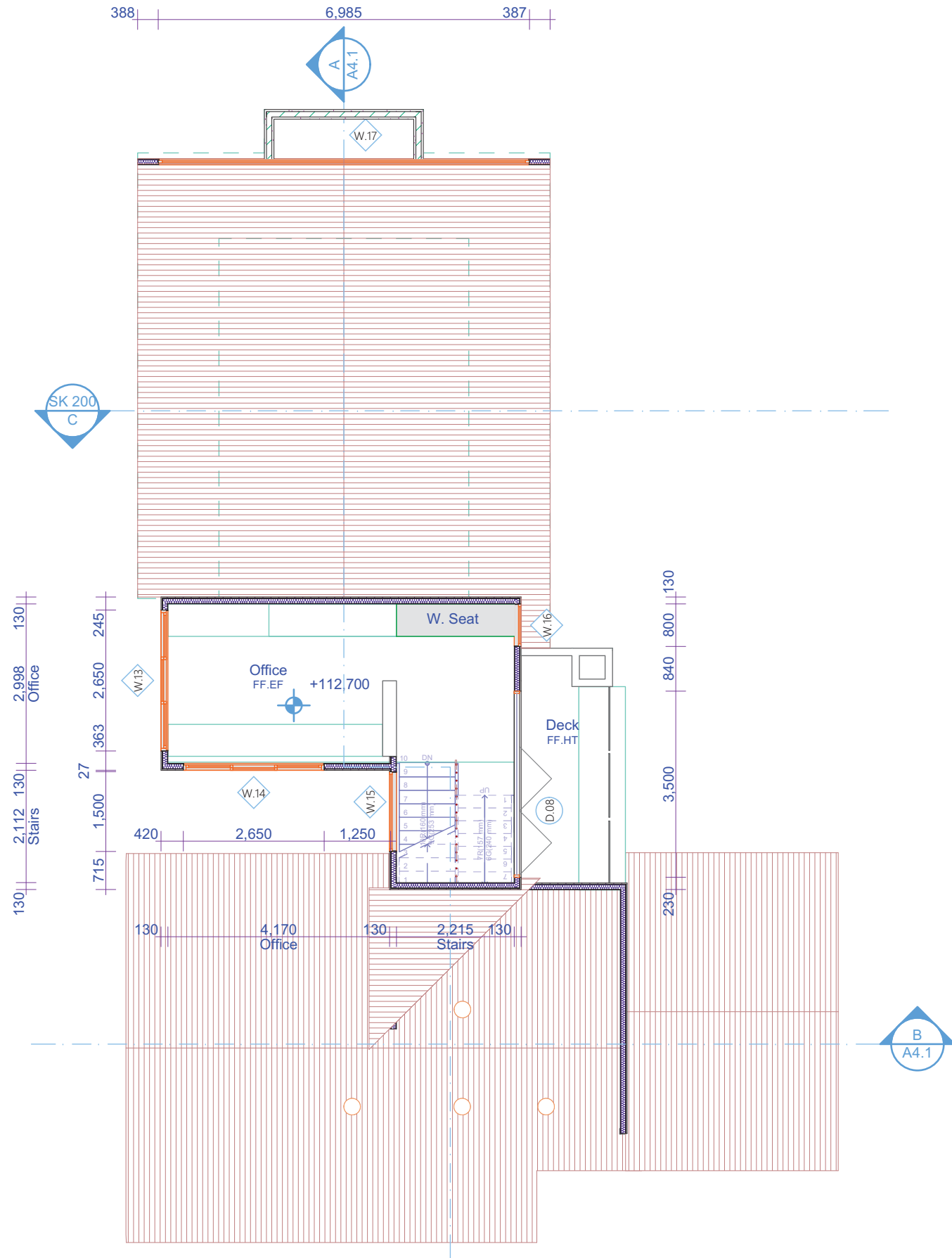
Elanora Passive

REVISION NO.

02

DRAWING NO.

A2.2



FLOOR PLAN LEGEND & NOTES

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(FF) = Floor Construction Type (C) = Floor Finish (+) = Plasterboard lined underside

FLOOR CONSTRUCTION TYPE QUICK REF.

FF	Framed Floor
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 **northern beaches council**

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**DA2020/0259**

 **5.4**  
NATIONWIDE HOUSE  
ENERGY RATING 5.4  
58.7 MJ/m<sup>2</sup>  
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Assessor Name: Tracey Cools  
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Client: Clair & Peter Shilling  
Site: Lot 1, 128 Elanora Rd Elanora Heights NSW 2101 Australia



DRAWING TITLE :  
**FLOOR PLANS  
FIRST FLOOR**

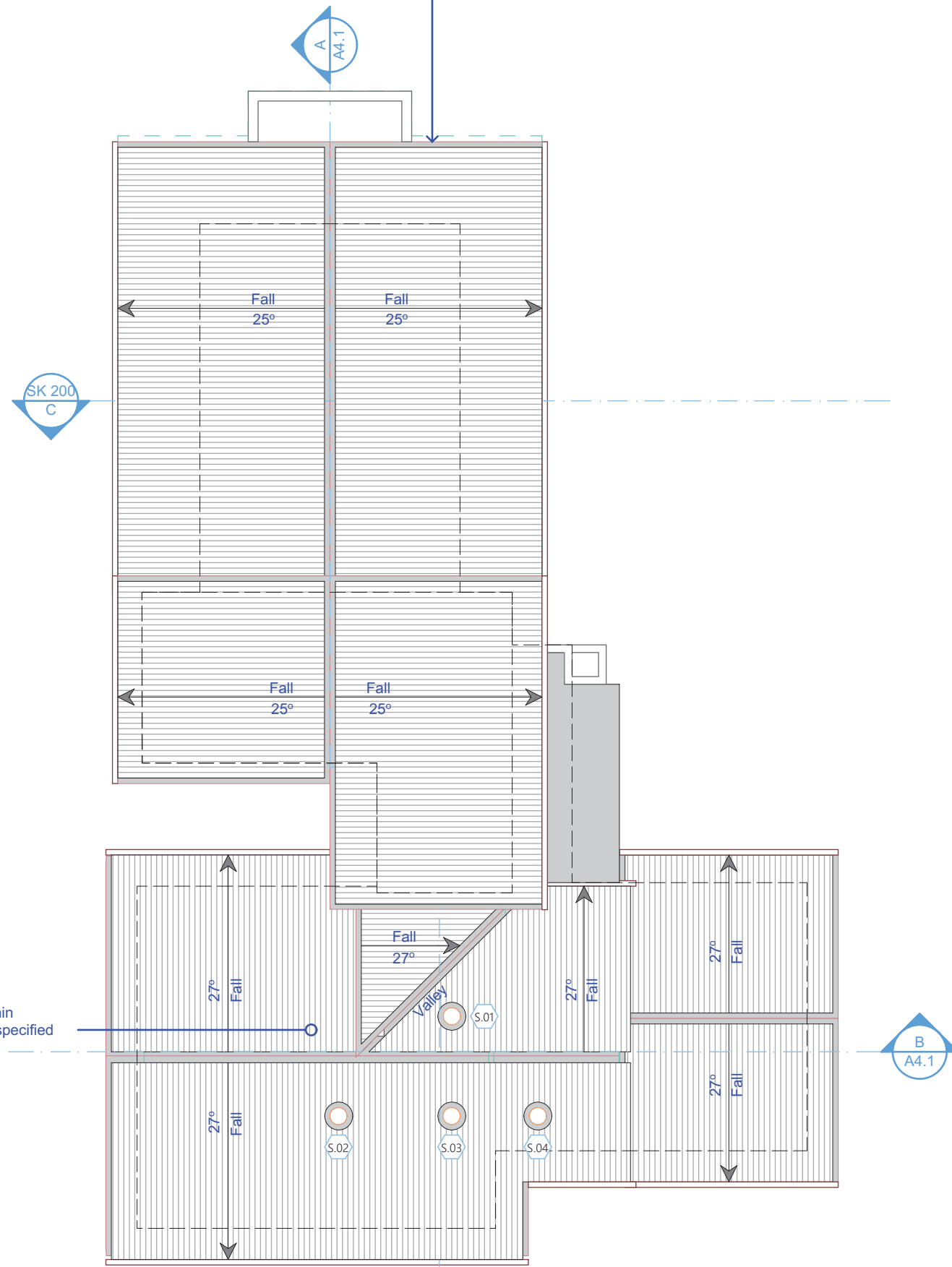
PROJECT NAME :  
**Elanora Passive**

REVISION NO:  
**02**

DRAWING NO:  
**A2.3**



Clerestory Window Shown on First Floor Plan



Ventis Mechanical Ventilation within roofspace. Intake Location to be specified prior to construction.



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128 Elanora Road  
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2101

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3.

ROOF PLAN  
1:100

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Project NO: 19128ELA  
Project Status: For Coordination

Client Site: Clair & Peter Shilling  
Lot 1, 128 Elanora Rd Elanora  
Heights NSW 2101 Australia



DRAWING TITLE :

FLOOR PLANS  
ROOF PLAN

PROJECT NAME :

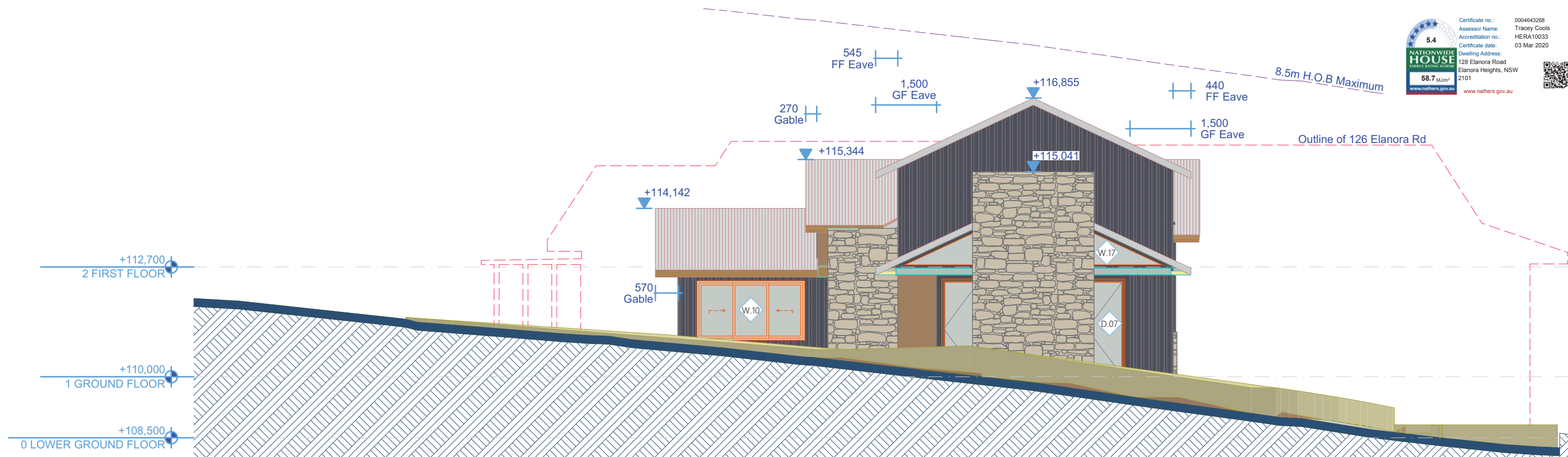
Elanora Passive

REVISION NO.

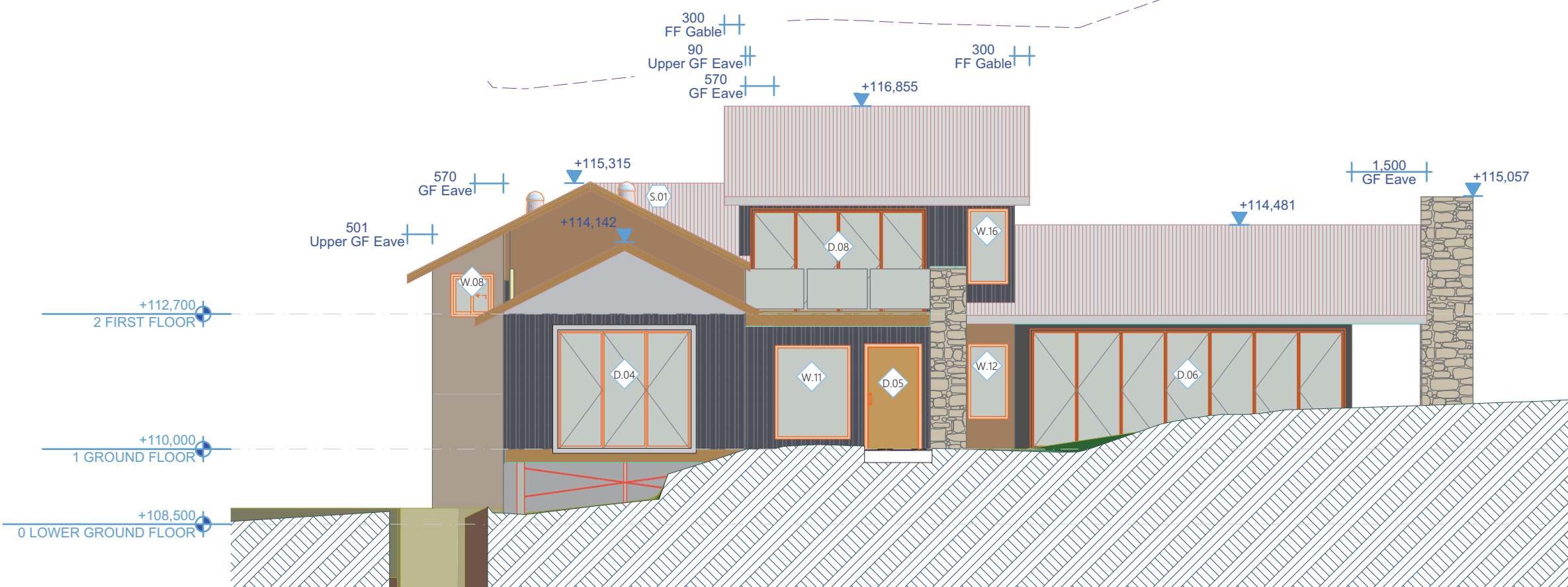
02

DRAWING NO.

A2.4



N  
#LayID  
ELEVATION  
1:100



E  
#LayID  
ELEVATION  
1:100

8.5m H.O.B. Maximum  
northern  
beaches  
council

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**DA2020/0259**

ELEVATION LEGEND & NOTES

CJ Control Joint

DP Downpipe

- For wall finish details, see A6.1 Wall schedule and corresponding notation on floor plans.

- For window details and opening types see A6.2 Opening Schedule

- Shown storey levels are not finished floor levels. Storey levels are for construction purposes and show the relative level for the top of the structural core of the floor system (i.e. top of joist or concrete slab prior to an applied floor substrate). Finished floor levels are identified with a dimension marker in section and plan view. Any slab (or joist) setdowns from the average marked storey levels will be specifically notated as such on the drawings.

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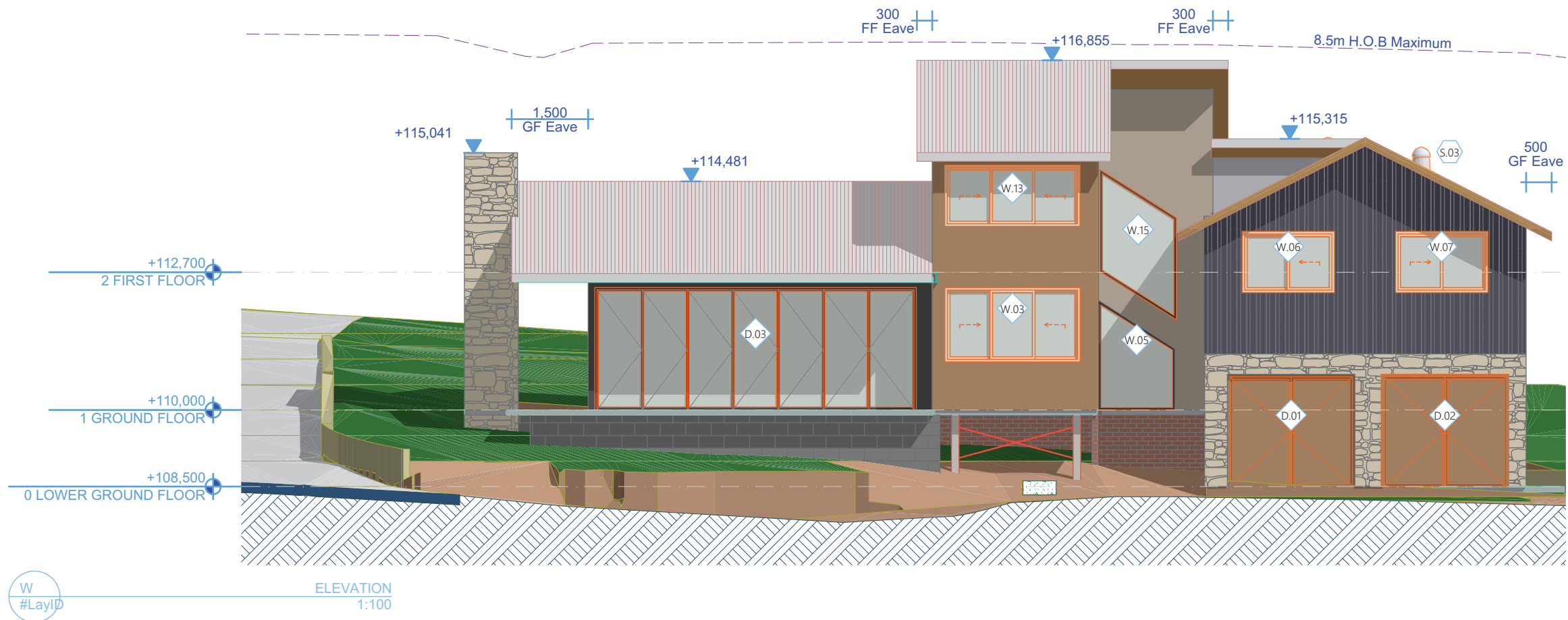
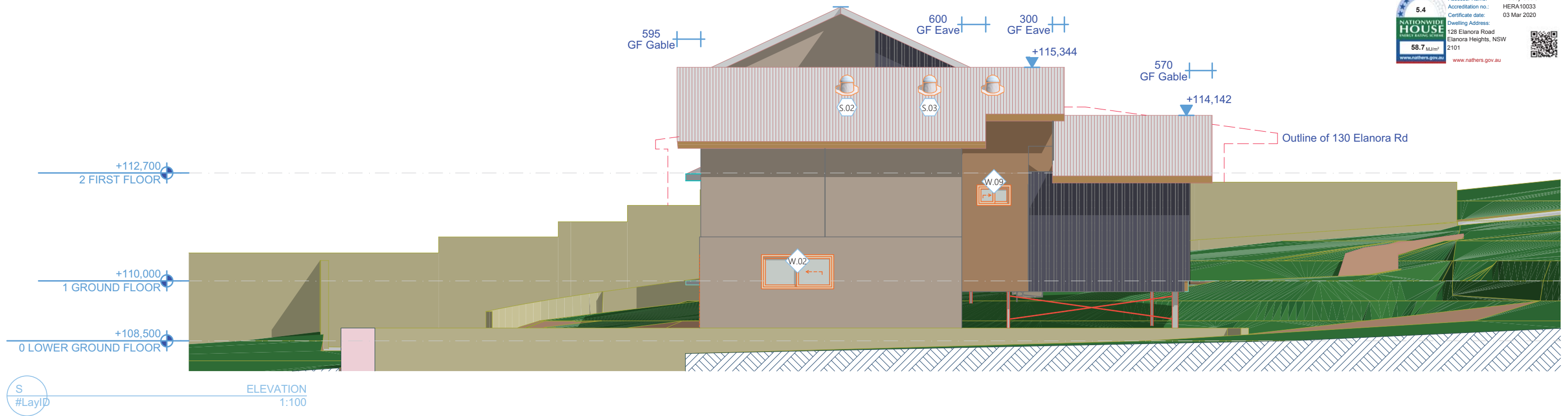


DRAWING TITLE :  
ELEVATIONS  
NORTH/EAST

PROJECT NAME :  
Elanora Passive

REVISION NO:  
02

DRAWING NO:  
A3.1



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**DA2020/0259**

#### ELEVATION LEGEND & NOTES

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DP Downpipe

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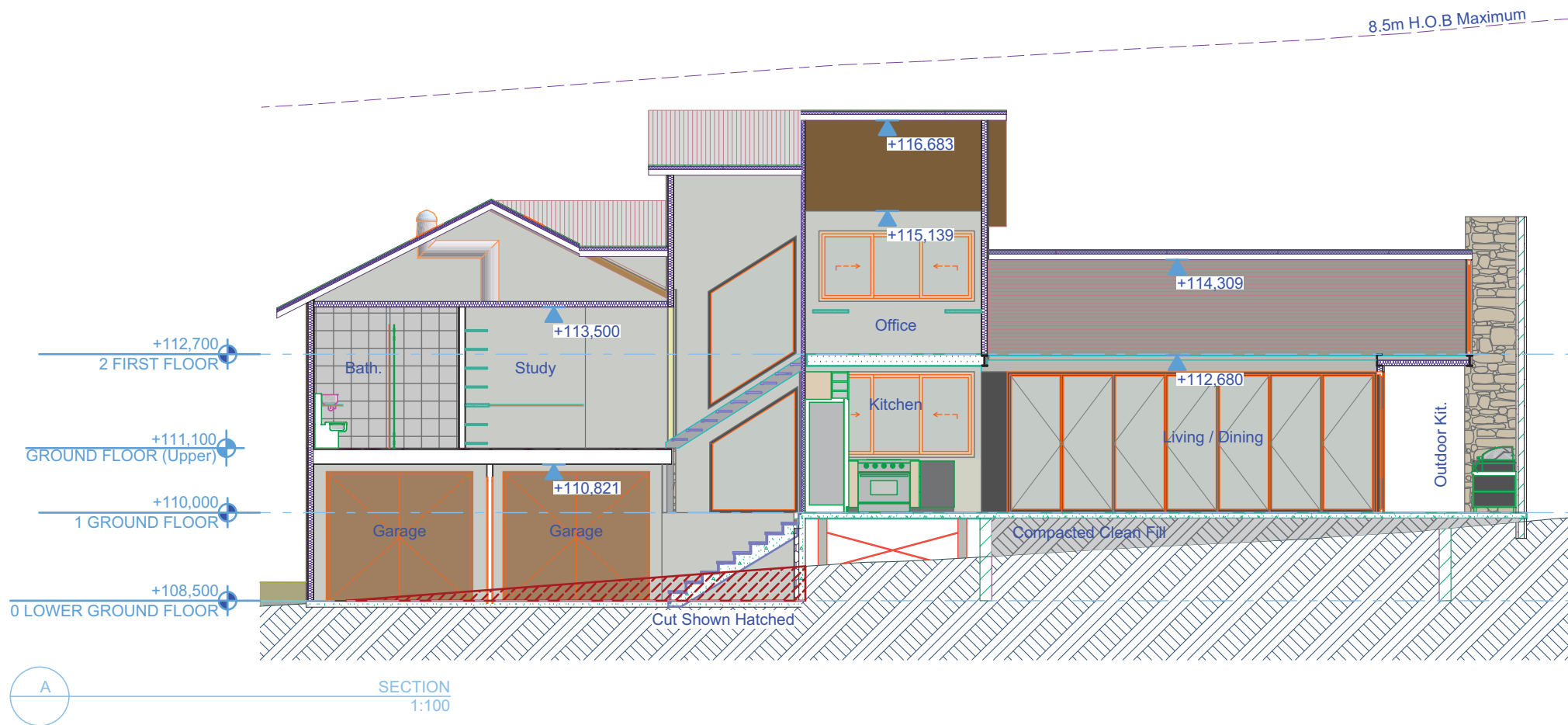
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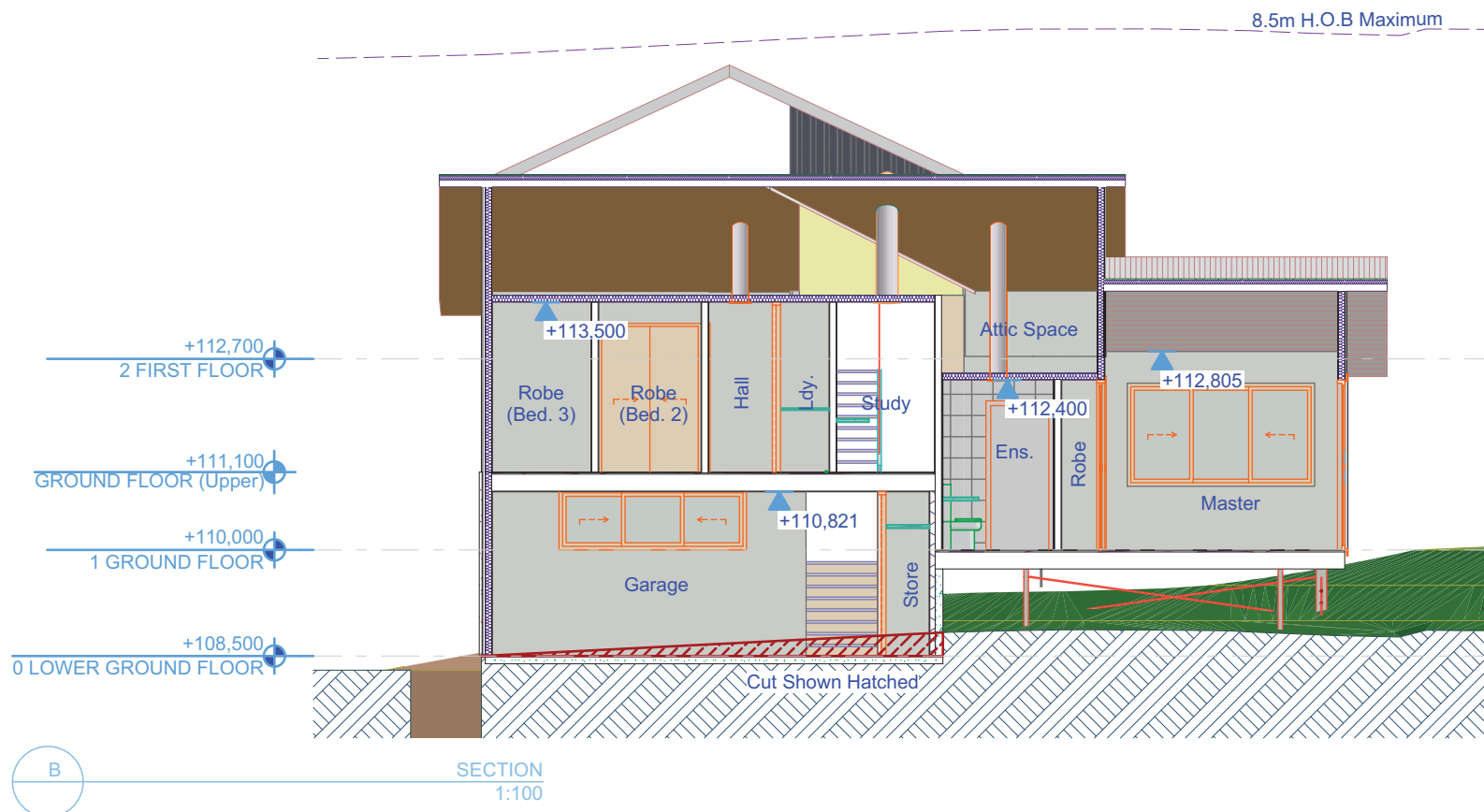
DRAWING TITLE :  
ELEVATIONS  
SOUTH/WEST  
PROJECT NAME :  
Elanora Passive

REVISION NO:  
02  
DRAWING NO:  
A3.2



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DRAWING TITLE :

SECTIONS  
**SECTION A-A & B-B**

PROJECT NAME :

**Elanora Passive**

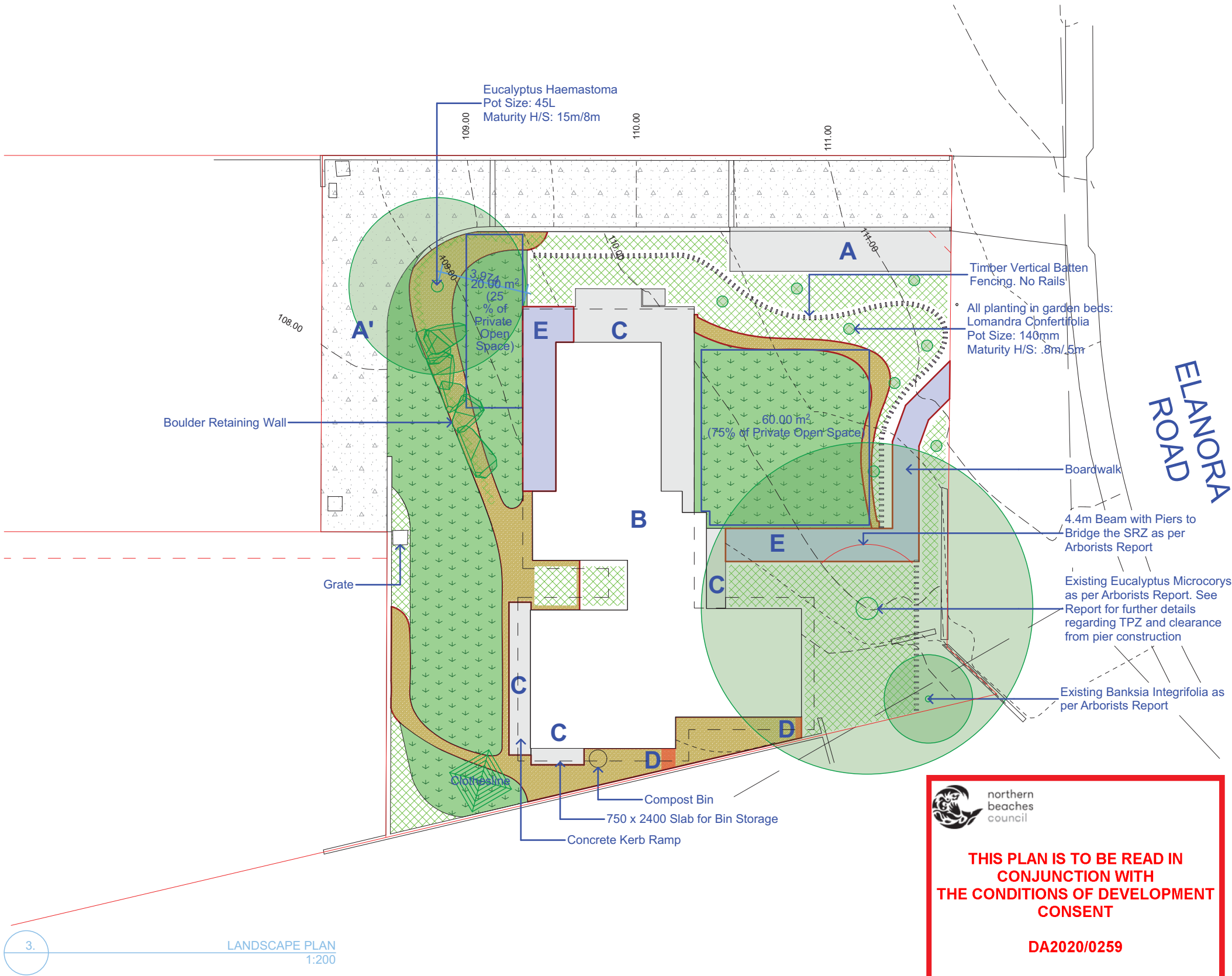
REVISION NO.

**02**

DRAWING NO.

**A4.1**





LANDSCAPE CALCULATIONS	
Minimum Landscaped Open Space Required	60% (358.78m <sup>2</sup> *)
Proposed Landscaped Open Space:	71.95% (430.22m <sup>2</sup> *)
Hard Surface Calculation	
A: Shared Communal Area -	164.63m <sup>2</sup>
B: Dwelling -	132.6m <sup>2</sup>
C: Paths, Decks & Hard Surface -	34.31m <sup>2</sup>
D: Areas <1m wide & Other -	.84m <sup>2</sup>
SUBTOTAL:	332.38m <sup>2</sup>
Landscape Calculation	
E: Permissible Impervious Landscape Treatments (6%) -	35.85m <sup>2</sup>
F: Landscaped Open Area -	394.37m <sup>2</sup>
SUBTOTAL:	430.22m <sup>2</sup>
TOTAL	100% (762.60m <sup>2</sup> )

NB: "A: Shared Communal Area" has not been included in the calculations of the Minimum Landscaped Open Space. Thus the ratios have been calculated on a site area of 597.97m<sup>2</sup>. See Statement of Environmental Effects for further details.

For further ground level information, see 5.4 Driveway Plan & Section and 5.3 Excavation and Fill Plan

LANDSCAPE LEGEND	
Lawn	
Crushed Stone/Gravel	
Mulch/Garden Bed	

5.4

58.7 MJ/m<sup>2</sup>

www.nathn.gov.au

Certificate no.: 0004643268

Assessor Name: Tracey Cools

Accreditation no.: HERA10033

Certificate date: 03 Mar 2020

Dwelling Address: 128 Elanora Road, Elanora Heights, NSW 2101

www.nathn.gov.au

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0259**

**NOTE**  
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by The Rubix Collective and is to be used only for work when authorised in writing by The Rubix Collective.

All boundaries and contours are subject to survey drawing as provided by Hammond Smeallie & Co. Pty Ltd. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

**Project Partners**  
Refer to consultant documentation when directed

- BCA Consultant - TBA
- Civil Engineer - Efficient Living Pty Ltd
- Hydraulic Engineer - NB Consulting
- Landscape Designer - MUD Design
- Mechanical Engineer - N/A
- Planning Consultant - Urban Strategies Pty Ltd
- Services - N/A
- Structural Engineer - TBA
- Surveyor - Hammond Smeallie & Co. Pty Ltd

**The Rubix Collective**

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RevID	ChID	Change Name	Date

Drawn | Checked KS |  
Plot Date: 20/02/2020  
Sheet Size: A3  
Project NO: 19128ELA  
Project Status: For Coordination

Client: Clair & Peter Shilling  
Site: Lot 1, 128 Elanora Rd, Elanora Heights NSW 2101 Australia

DRAWING TITLE :

OTHER PLANS

**LANDSCAPE PLAN**

PROJECT NAME :

**Elanora Passive**

REVISION NO:

**02**

DRAWING NO:

**A5.1**