

14

DP270907

VACANT

13

DP270907

VACANT

STORMWATER TO HYDRAULIC **ENG'S DETAILS**

ADDITIONAL SEWER INFO. REQUIRED

ROAD

WARRIEWOOD

BM NAIL IN

TOP KERB

ORIGIN OF LEVELS:

SSM 206430 RL=14.58 (AHD) FOUND ADJACENT TO No.43 WARRIEWOOD ROAD, WARRIEWOOD .

ACCURACY OF ORIGIN: ± 0.010n

DP NUMBER 1206507 AREAS SITE AREA: 410.08m2 GROUND FLOOR 128.65 m² FIRST FLOOR 101.78 m² GARAGE 37.32 m²

4.63 m²

272.37 m²

DRIVEWAY: 33.37m2

SITE COVERAGE: 169.86m2 - 41.42% PRIVATE OPEN SPACE: 93.09m2

PROJECT DETAILS:

SITE DETAILS

LOT NUMBER:

PORCH

Grand total

GROUND & FIRST FLOOR LIVING TOTAL: 230.67m2 **ROOF AREA:** 199.69m2 NO. OF BEDROOMS:

LANDSCAPE:

TOTAL AREA OF VEGETATION: 207.06m2 - 50.49%

STORMWATER:

RAINWATER TANK SIZE: = 3000 litre ROOF AREA CONNECTED TO RAINWATER

TANK: (62) % MIN MIN- 125.00m2 (to eng's details) RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION. -EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE

REMOVED BY OWNER
-EXISTING FENCING TO BE SECURED BY OWNER. PRIOR TO CONSTRUCTION

AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.

-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING

AREA PRIOR TO CONSTRUCTION, BY OWNER.
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
-DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES

AND FROM WINCREST FFL (CONCRETE) TO UNDERSIDE OF FLOOR JOIST -FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND NILL VARY ON SITE ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE

ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

CLASSIFICATION

WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ACID SULFATE EFFECTED SITE REQUIREMENTS (CLASS 5)

PROVIDE 32 MPa CONCRETE TO SLAB WITH **SULFATE RESISTING CEMENT** PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE

SEVERE MARINE

THE SUBJECT PROPERTY WAS AFFECTED BY THE FOLLOWING:

THE SUBJECT PROPERTY WAS BENEFITED BY THE FOLLOWING:

-FASEMENT TO DRAIN WATER VARIABLE WIDTH VIDE DP1206507

-EASEMENT TO DRAIN WATER 2.5 WIDE VIDE DP1206507

-EASEMENT TO DRAIN WATER 1.5 WIDE VIDE DP1206507

(V) - EASEMENT TO DRAIN WATER 2 WIDE VIDE DP1206507

DATE:06507
(0) - THAT PART LOT 12 BENEFITED BY EASEMENT FOR ELECTRICITY

MARIABLE WIDTH (N) & BURDENED BY POSITIVE COVENANT No.11 VIDE BO12064 FMENT TO DRAIN WATER 2 WIDE VIDE DP1206507

-RESTRICTION(S) ON THE USE OF LAND VIDE THE 88B INSTRUMENT REGISTERED

(W) - EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE VIDE DP1206507

ALL TRADES & SUPPLIERS TO COMPLY

SITE PLAN

LOCATION: T:\First draft\17398 CATLIN & KALOUS\Drawings\17398 CATLIN.rvt

AMENDMENT DATE ISSUE PFD & SV1 (EB) 14.08.19 VARY B (EC) 29.08.19 С VARY C (EC) 02.09.19 Ď VARY D (EC) 25.09.19 Ε POOL AMENDED (EC) 26.09.19 FFD (EB) 30.09.19

Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.

WINCREST

44

RL 14.25

GARAGE

FFL 14.135

FGL 13.900

69

DP1206507

VACANT

RL 14.35

CUT 450

PORCH

6500

RL 14.40

CUT 500

6501

DRIVEWAY

BY OWNER

CONNECTION

BY OWNER

SW GRATE AND

5500

500

N

PROPOSED

RESIDENCE

:FFL 14.210:

FGL 13.900

LINE OF FIRST FLOOR OVER

8

RL 14.10 CUT 200

RL 13.50 DEB 5 CRS (S)

FENCED

RL 13.65

FILL 250-

POOL BY OWNER

RL 13.30

FILL 600

4031

^{₹(V)} 6107

CLOTHES LINE

2057

-SELECTED RETAINING

WALL BY OWNER

BY OWNER^{3,2}

BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St. Paramatta NSW 2150

Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:

POSITION OF 3000L "THE EVOLUTION SERIES MKII" ABOVE GROUND RAIN

GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED TO THE COLD

WATER SUPPLY TO TOILETS. WASHING MACHINE & EXTERNAL GARDEN TAPS.

WATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL

FSR CALCULATIONS

SITE AREA: 410.08m2

HOUSE AREAS:

INTERNAL GROUND FLOOR LIVING: 156.59m2 INTERNAL FIRST FLOOR LIVING: 93.57m2

0.61:1

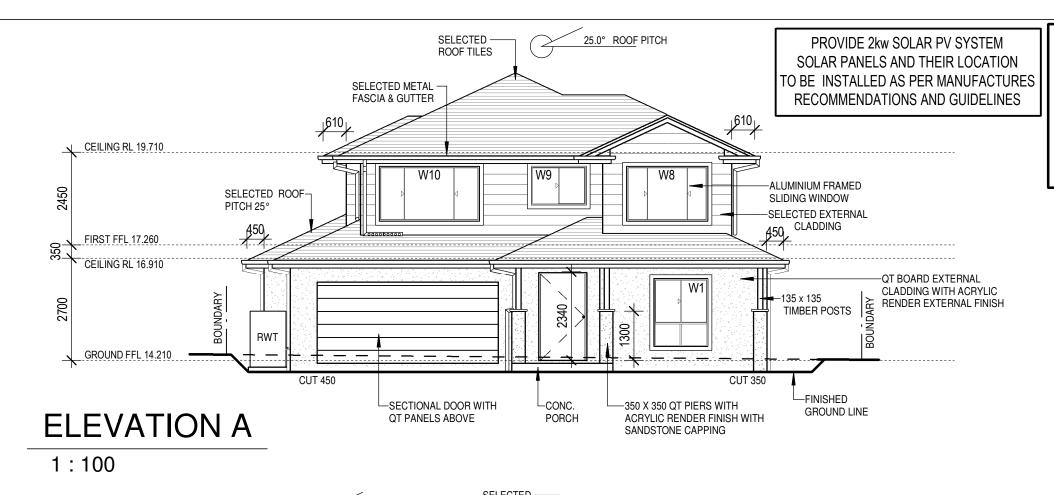
CASA BELA INCLUSIONS

INTERNAL TOTAL: 250.16m2

FLOOR SPACE RATIO:

FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION

CLIENT: MR CATLIN & MRS KALOUS	JOB NO: 17398	DATE: 26.09.19	
ADDRESS:	DRAWN: EB	CHECKED:.	
LOT 9, No 41 WARRIEWOOD ROAD WARRIEWOOD	SCALE: As indicated	SHEET NO: 01	
	PLEASE DISCARD ALL OTHER PLANS		
NORTHERN BEACHES COUNCIL	DO NOT SCALE DRAWING		



NOTE:

AT EQUAL HEIGHT

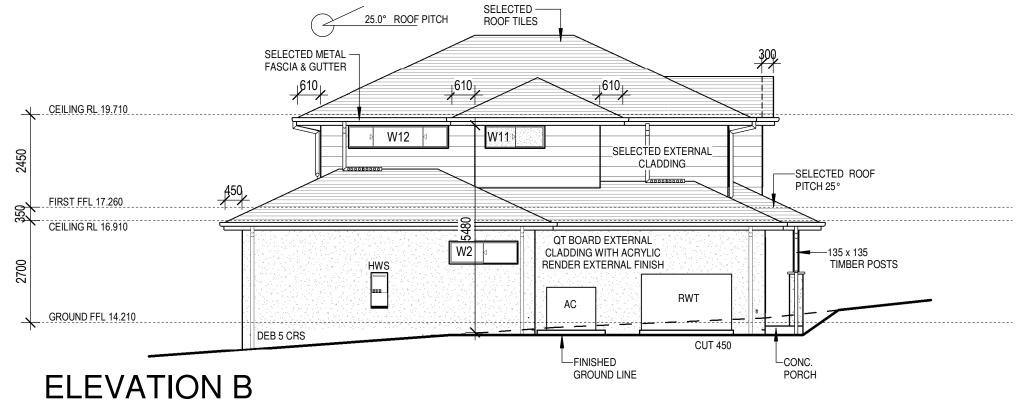
NOTED OTHERWISE.

■FIRST FLOOR WINDOW HEADS TO BE

■ GROUND FLOOR WINDOW HEAD HEIGHT 2166 ABOVE FFL

■ ALL ANGLED WALLS @ 45° UNLESS

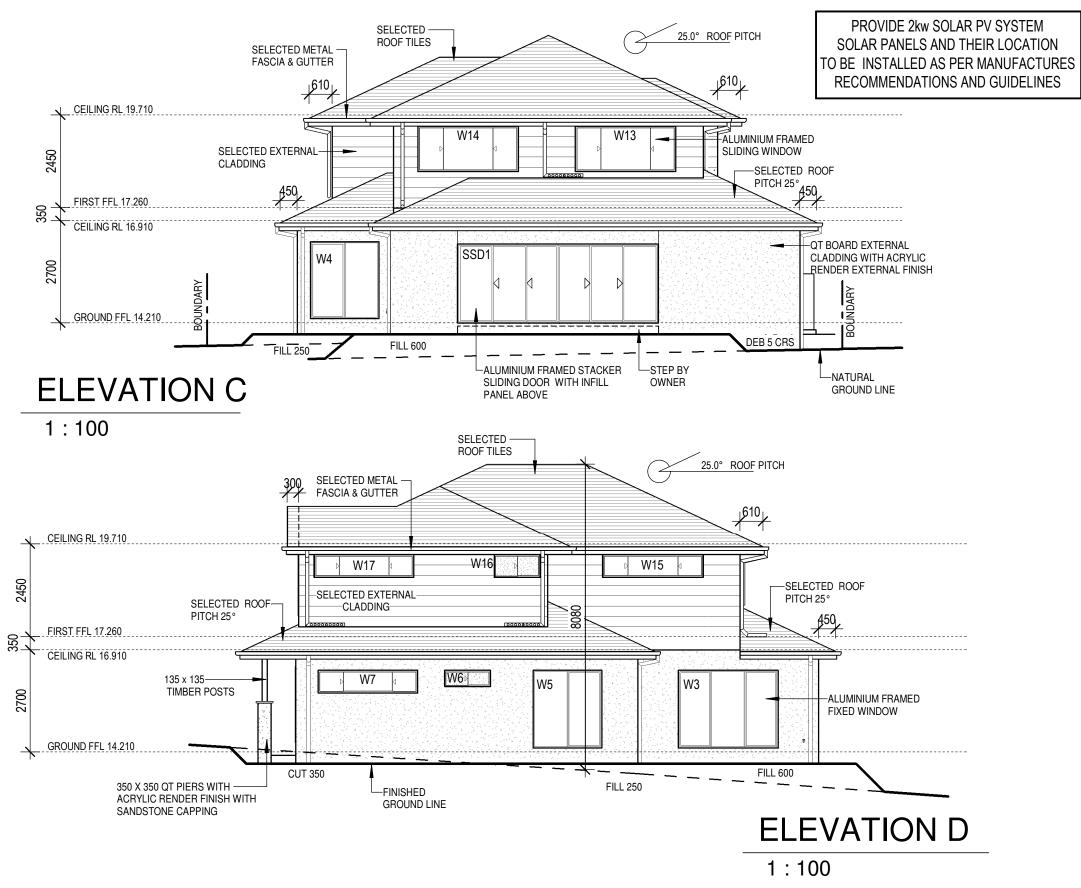
PLACED DIRECTLY UNDER EAVES OR



ELEVATIONS

1:100

ISSUE	AMENDMENT	DATE			PROPOSED RESIDENCE FOR:	CAS	A BELA INCLUSIONS	
A B C	PFD & SV1 (EB) VARY B (EC) VARY C (EC)	Copyright reserved. No part of these plans may 14.08.19 29.08.19 No part of these plans may	No part of these plans may be reproduced or transmitted	No part of these plans may be reproduced or transmitted in any form without the written permission of	No part of these plans may be reproduced or transmitted in any form without the written permission of	JOB NO: 17398	DATE: 26.09.19	
D E	VARY D (EC) POOL AMENDED (EC)	25.09.19 26.09.19				BESPOKE	ADDRESS:	DRAWN: EB
	FFD (EB)	written permission of	written permission of Wincrest Group Pty Ltd. ACN 135 562 873			written permission of	LOT 9, No 41 WARRIEWOOD ROAD WARRIEWOOD	SCALE: 1:100
	Wincrest Group Pty Ltd.	Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150		PLEASE DISCARD ALL OTHER PLANS				
LOCATION	LOCATION: T:\First draft\17398_CATLIN & KALOUS\Drawings\17398_CATLIN.rvt		Ph:(02) 9635 1644 Fax:(02) 9633 4806	NORTHERN BEACHES COUNCIL	DO NOT SCALE DRAWING			



NOTE:

AT EQUAL HEIGHT

NOTED OTHERWISE.

HEIGHT 2166 ABOVE FFL

■FIRST FLOOR WINDOW HEADS TO BE

PLACED DIRECTLY UNDER EAVES OR

■ GROUND FLOOR WINDOW HEAD

■ ALL ANGLED WALLS @ 45° UNLESS

ELEVATIONS

ISSUE	AMENDMENT DA			PROPOSED RESIDENCE FOR:	CASA	A BELA INCLUSIONS			
B C	PFD & SV1 (EB) 14.0 VARY B (EC) 29.0 VARY C (EC) 02.0	19 No rest of the second reserved.	WINCREST	CLIENT: MR CATLIN & MRS KALOUS	JOB NO: 17398	DATE: 26.09.19			
D E	POOL AMENDED (EC) 26.0	9.19 in any form without the	· •	in any form without the	26 09 19	ADDRESS:	ADDRESS:	DRAWN: EB	CHECKED:.
	FFD (EB) 30.0	written permission of	Wincrest Group Pty Ltd. ACN 135 562 873	LOT 9, No 41 WARRIEWOOD ROAD WARRIEWOOD	SCALE: 1:100	SHEET NO: 05			
		Wincrest Group Pty Ltd.	Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150		PLEASE DISCARD ALL OTHER PLANS				
LOCATION: T:\First draft\17398_CATLIN & KALOUS\Drawings\17398_CATLIN.rvt			Ph:(02) 9635 1644 Fax:(02) 9633 4806	NORTHERN BEACHES COUNCIL	DO NOT SCA	LE DRAWING			