

VARIATIONS
PREMIUM INCLUSIONS

STRUCTURE

- PROVIDE 2,740mm HIGH CEILINGS TO GROUND AND FIRST FLOOR

KITCHEN

- PROVIDE 40mm ENGINEERED STONE BENCHTOPS TO KITCHEN WITH WATERFALL END
- PROVIDE DISHWASHER AND MICROWAVE

BATH/ENSUITE

- PROVIDE STONE BENCHTOPS VANITIES
- PROVIDE MIRROR WITH BUILT IN LIGHTS TO SUIT VANITIES
- PROVIDE FULL HEIGHT WALL TILES TO BATHROOM AND ENSUITE
- PROVIDE SMART WASTE WITH TILE INSET

LAUNDRY

- PROVIDE 20mm ENGINEERED STONE BENCHTOP WITH BUILT-IN SINGLE BOWL SINK AND CONCEALED WASHING MACHINE
- PROVIDE CUPBOARDS ABOVE BENCHTOP WITH LAMINATED DOORS

FLOORING

- PROVIDE 600x600mm FLOOR TILES TO GROUND FLOOR AREAS (ENTRY, FAMILY, DINING, KITCHEN, WALK-IN-PANTRY)

DOORS & WINDOWS

- PROVIDE 1020x2,340mm ENTRY DOOR
- PROVIDE 2,340mm HIGH LAUNDRY DOOR (SLIDING/HUNG) (IF APPLICABLE)
- PROVIDE 2,340mm HIGH INTERNAL DOORS
- PROVIDE 2,340mm HIGH ROBE DOORS

ELECTRICAL

- PROVIDE UP TO 20 LED DOWNLIGHTS TO LIVING AREAS (REFER TO ELECTRICAL PLAN)
- PROVIDE 1x LINEAR PENDANT LIGHT TO KITCHEN
- PROVIDE 1x DOUBLE POWER POINT TO KITCHEN ISLAND BENCH
- PROVIDE 1x ADDITIONAL DOUBLE POWER POINT TO BEDROOMS (EXCLUDING BED 1)
- PROVIDE 1x ADDITIONAL SMOKE ALARM TO FIRST FLOOR (TOTAL 3)
- PROVIDE 1x ADDITIONAL DOUBLE GPO TO GARAGE, LAUNDRY, LIVING, WIP (TOTAL 4)

UPGRADES/VARIATIONS

- PROVIDE CUSTOM 'SEE-THROUGH' STAIRS

REVISION I

- IN ORDER TO COMPLY WITH COUNCIL SETBACKS, REDUCE FIRST FLOOR CANTILEVERED PORTION BY APPROX. 900mm BY:
- REDUCING BED 1 DEPTH BY APPROX. 190mm
- REDUCING ENSUITE BY APPROX. 570mm
- REDUCING BED 3 DEPTH BY APPROX. 140mm
- GARAGE DOOR WIDTH REDUCED TO 3,000mm
- SETBACKS AND LANDSCAPE AREA MORE VISIBLE
- PROVIDE ONSITE DETENTION STORAGE AS PER COUNCIL'S REQUIREMENTS

BASIX REQUIREMENT

- AWNING WINDOWS TO FIRST FLOOR IN LIEU OF SLIDING WINDOWS

STORMWATER ON-SITE DENTENTION

- PROVIDE STORMWATER ON-SITE DETENTION SYSTEM (REF: WAW0009-C-401) AND DRIVEWAY DESIGN (REF: 3.22.11581-C-402) AS PREPARED BY STRUCTERRE
- REMOVE STANDARD 3000L ABOVE GROUND RAINWATER TANK

PROPOSED DOUBLE STOREY HEBEL DWELLING

GENERAL NOTES

- ALL WORKS TO COMPLY WITH NCC OF AUSTRALIA & ALL OTHER RELEVANT LAWS AND AUTHORITIES.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL AND CIVIL ENGINEERING.
- ALL TIMBER DIMENSIONS ARE TIMBER FRAMED SIZES ONLY UNLESS NOTATED OTHER WISE.
- BOUNDARY CLEARANCES MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF BUILDING WORK.
- BUILDING WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.
- IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, MACASA HOMES IS TO BE NOFOTIED IMMEDIATLY.

AMENDMENTS

DATE	AMENDMENTS	REV.
16/09/22	FIRST DRAFT	A
27/09/22	SECOND DRAFT	B
07/10/22	COLOURS + BUILDING HEIGHT	C
	HOUSE RENAME	
	STANDARD BASIX INCLUSIONS	D
13/10/22	ROOF + AWNINGS	E
26/10/22	FINAL DRAFT - STANDARD GLAZING / NO BOX AWNING	F
10/11/22	PREMIUM INCLUSIONS	G
	KITCHEN/LDRY/ELECTRICAL	
17/11/22	ARCHITECTURAL PLAN	H
30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I
20/02/23	LANDSCAPE AREA <4m EXCL.	J
24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	K

DRAWING LIST

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DRIVEWAY SECTION	4
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SECTION	10
WINDOW & DOOR SCHEDULE	11
COLOUR SELECTION	12
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CONTOUR	14


NatHERS - THERMAL COMFORT SUMMARY











Address: Lot 9, 9 Raven Circuit, Warriewood NSW 2102		
Building Elements	Material	Detail
External walls	Hebel Power Panel	R2.5HD bulk insulation <i>(excluding garage)</i>
	Light Weight Cladding on Battens	<i>Colours as per Colour Schedule</i>
Internal walls	Plasterboard on studs	R2.5HD bulk insulation to walls adjacent to garage
Ceiling	Plasterboard	R4.0 bulk insulation to ceilings with roof above <i>(excluding garage)</i>
Floors	Concrete – ground floor	Waffle Pod (dwelling 225mm; garage 175mm)
	Timber – first floor	R4.0 bulk insulation to floor between garage and first floor
Roof	Metal Roof – Shale Grey	Foil + R1.3 (builders Blanket) to underside of roof
Windows / Doors	<i>Sliding windows/ Sliding Doors/ Fixed Windows:</i>	U value 6.70 or less and SHGC 0.70 +/- 10%
	Aluminium frame, Single Glazed Clear	
	<i>Awning windows:</i>	U value 6.70 or less and SHGC 0.57 +/- 10%
	Aluminium frame, Single Glazed Clear	
<i>Lighting: This dwelling has been rated with non-ventilated LED downlights as per Lighting Plan</i>		
<i>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two.</i>		
<i>Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</i>		
<i>Note: Self-closing dampers to WC, Bathroom, Laundry & Ensuite exhaust fan.</i>		
<i>Note: Additional insulation may be required to meet acoustic requirements</i>		
<i>Note: If metal frames are used, a thermal break is required as per Section 3.12.1.1 – NSW Variation of the BCA Volume Two</i>		

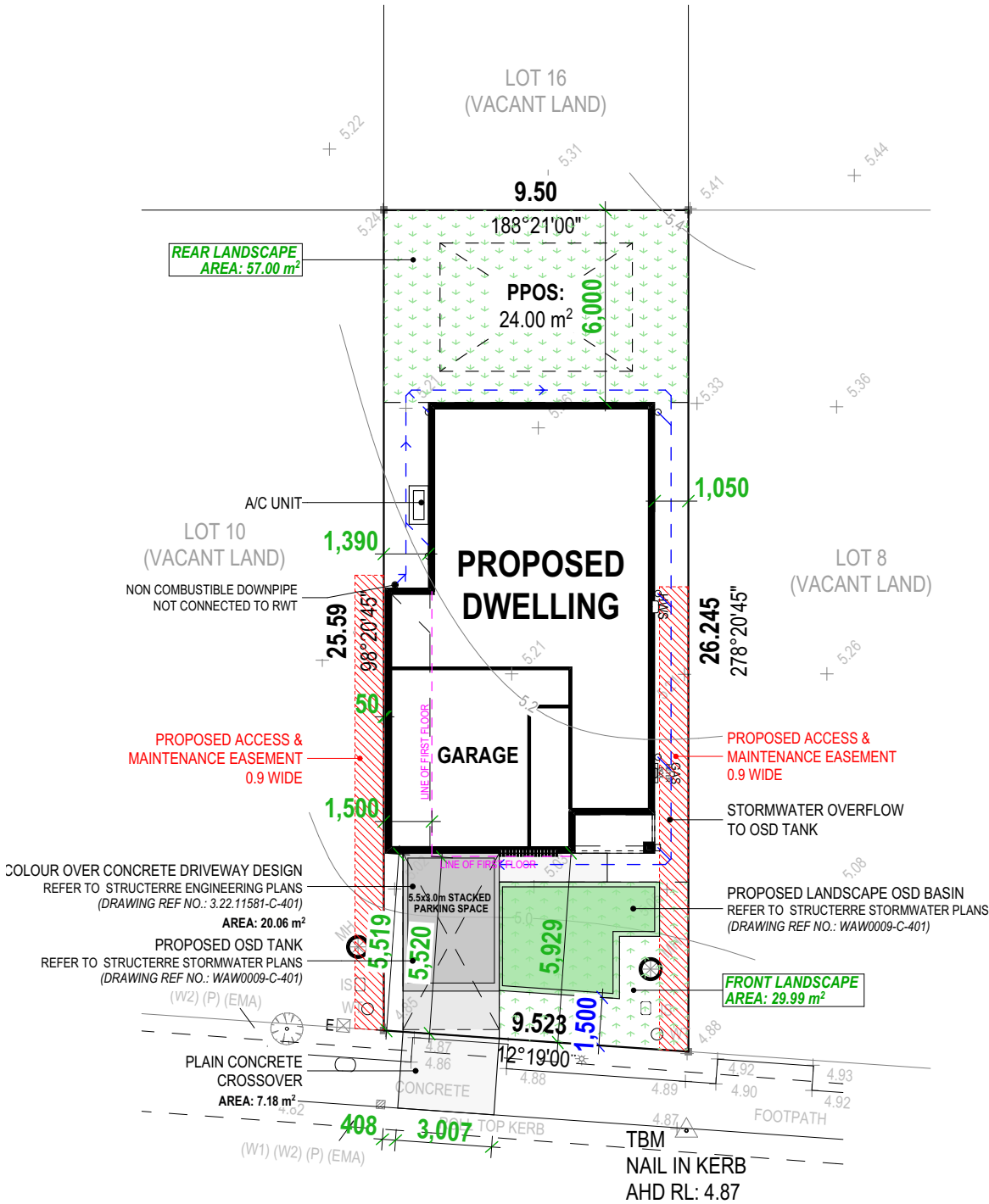


BASIX COMMITMENTS NOTES

Lot 9, 9 Raven Circuit, Warriewood				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star
Alternative water source	Individual rainwater tank to collect run off from at least 50 m ² of roof area - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
	Outdoor tap connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living and bedroom (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living and bedroom (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven.			
Must install a fixed outdoor clothes drying line as part of the development.				

 LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C	HOUSE TYPE: IVY 22 FACADE: MODERN GARAGE: SG	DRAWING: COVER PAGE	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109		STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 1/14
	E: admin@macasahomes.com.au		COUNCIL : NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINITY ASSESSMENT: -	DRAWN BY: AT	REV. ID: K	
	W: www.macasahomes.com.au							

LEGEND	
E 	ELECTRICITY BOX
	PIT (UNKNOWN)
 MH	MANHOLE (SEWER/STORMWATER)
 IS	SEWER INSPECTION SHAFT
 WT	WATER TAGS
	TEMPORARY SITE LEVEL BENCHMARK
	DENOTES SITE PHOTO
	ELECTRICITY LIGHT POLE
	TELSTRA/NBN PIT
	TITLE PEG

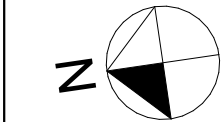


RAVEN CIRCUIT

SITE & CONCEPT STORMWATER PLAN

1:200

SITE NOTE		
<div>- STORMWATER DRAINAGE TO OSD TANK (SUBJECT TO HYDRAULIC ENGINEER'S REPORT IF APPLICABLE)</div> <div>- 6 DOWNPIPIES TO DRAIN TO 3000L RAINWATER TANK.</div> <div>- STORMWATER DESIGN TO COMPLY TO COUNCIL CODE & REQUIREMENTS IN ACCORDANCE WITH AS3500.3</div> <div>- EXCAVATE APPROX 100mm TO FORM JOB DATUM. (DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL). EXTENT OF EXCAVATION AND BATTERS TO BE CONFIRMED ON SITE.</div> <div>- FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY + 100mm FROM THE APPROVED DOCUMENTS DUE TO CONDITIONS THAT MAY BE ENCOUNTERED ON SITE DURING BUILDING WORKS.</div> <div>- ANY RETAINING WALLS REQUIRED ARE TO BE COMPLETED TO MANUFACTURER'S SPECIFICATIONS AND DETAIL.</div>		
ON-SITE DETENTION REQUIREMENTS		
<div>STORMWATER OSD REQUIREMENTS AS PER WARRIEWOOD VALLEY URBAN LAND RELEASE WATER MANAGEMENT SPECIFICATION FEBRUARY 2001 - SECTOR D.</div> <div>- SITE STORAGE REQUIREMENT - 9.0m³</div> <div>- PSD REQUIREMENT - 3.40L/Sec</div> <div>ENGINEER PLANS AND SPECIFICATIONS PREPARED BY STRUTTERRE (REF: WAW0009-C-401) AND DRIVEWAY DESIGN (3.22.11581-C-401)</div>		
SURVEY NOTE		
<div>- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM BASED ON SSM 196252 WITH A STATED VALUE OF 4.54M.</div> <div>- CONTOUR INTERVALS AT 0.2 METRES.</div> <div>- BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.</div> <div>- THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.</div> <div>- PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.</div> <div>- ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY.</div> <div>- DATE OF SURVEY: 08/09/20222</div> <div>EMA: EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)</div> <div>P: POSITIVE COVENANT (DP1282811)</div> <div>W1: EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1282811)</div> <div>W1: EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1282811)</div>		
CALCULATIONS - DA-CC		
SITE AREA: 246.2m²	REQUIRED	ACHIEVED
FLOOR SPACE RATIO MAX ALLOWABLE	N/A	N/A
SITE COVERAGE MAX ALLOWABLE	N/A	N/A
LANDSCAPED AREA MIN 4m WIDE	35% (86.17m²)	35.30% (86.99m²)
PRINCIPLE PRIVATE OPEN SPACE MIN 4m WIDE	20m²	24m²
HOUSE AREAS		
AREA NAME		AREA m2
1. GROUND FLOOR		74.45
2. FIRST FLOOR		95.05
3. GARAGE		32.96
4. PORCH		2.98
		205.44 m²
INTERNAL FLOOR AREA		
		AREA m2
1. GROUND FLOOR		67.18
2. FIRST FLOOR		81.85
		149.03 m²
WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 2/14
	DRAWN BY: AT	REV. ID: K



www.dialbeforeyoudig.com.au



DIAL 1100
BEFORE YOU DIG



ACN 622 610 048
LICENSE No. 317953C
P: (61) 02 9096 9109
E: admin@macasahomes.com.au
W: www.macasahomes.com.au

DATE
30/01/23
20/02/23
24/05/23
AMENDMENTS
PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23
LANDSCAPE AREA <4m EXCL.
STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE

REV.
I
J
K
HOUSE TYPE:
IVY 22
FACADE:
MODERN
GARAGE:
SG

DRAWING:
SITE & STORMWATER PLAN
STAGE:
ARCHITECTURAL PLAN
COUNCIL :
NORTHERN BEACHES











CLIENT:
FU SHUN REALTY PTY LTD
SITE ADDRESS:
DP: 271326 | LOT 9, No.9
RAVEN CIRCUIT,
WARRIEWOOD, NSW 2102

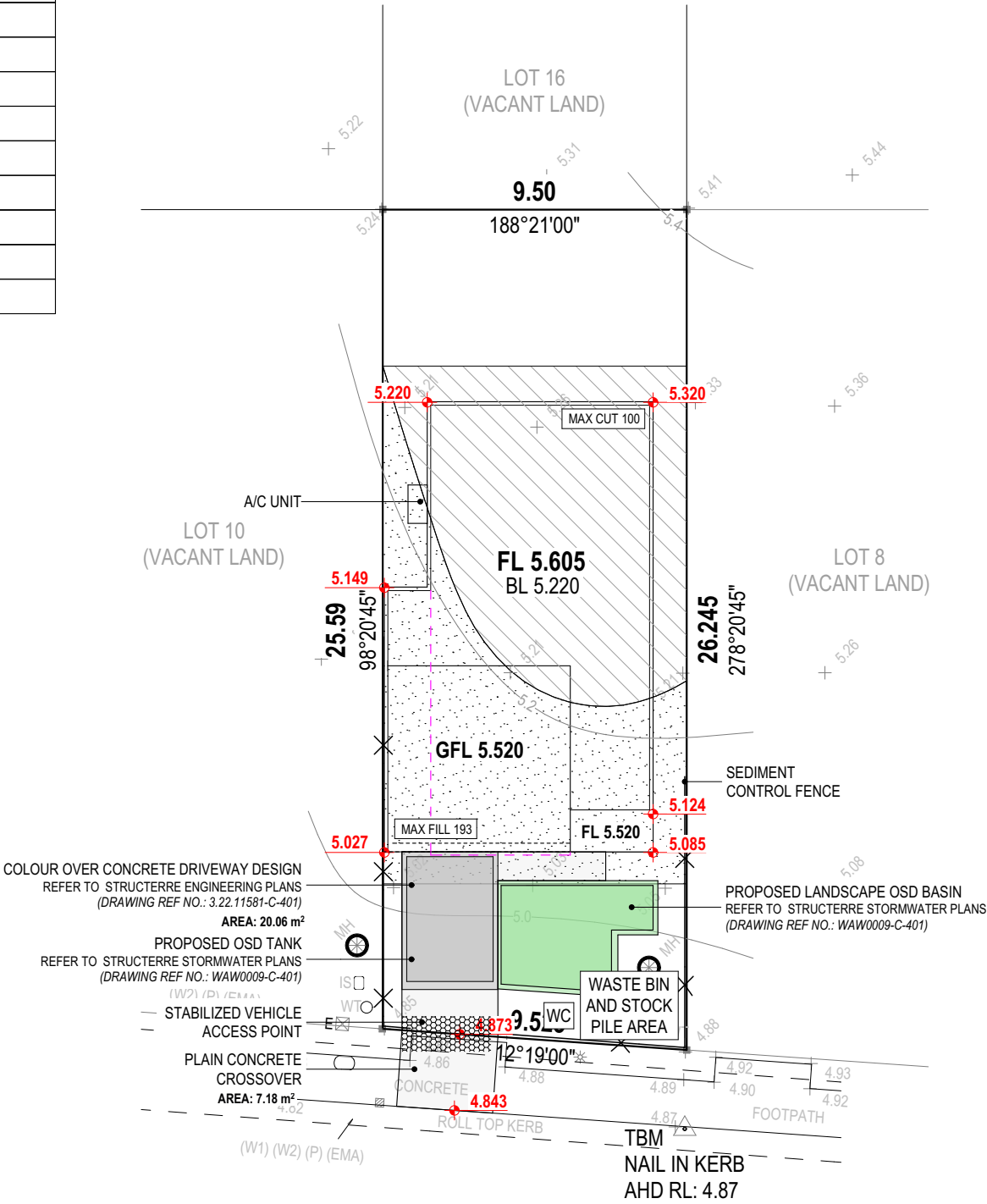
BUSHFIRE ASSESSMENT:
N/A
FLOOD ASSESSMENT:
N/A
SALINTY ASSESSMENT:
-

WIND CLASSIFICATION:
N2
SLAB CLASSIFICATION:
H1

LODGEEMENT:
DA-CC
DATE DRAWN:
16/09/22
DRAWN BY:
AT

PROJECT ID :
WAW0009
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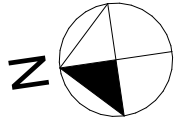
LEGEND	
E 	ELECTRICITY BOX
	PIT (UNKNOWN)
	MANHOLE (SEWER/STORMWATER)
	SEWER INSPECTION SHAFT
	WATER TAGS
	TEMPORARY SITE LEVEL BENCHMARK
	DENOTES SITE PHOTO
	ELECTRICITY LIGHT POLE
	TELSTRA/NBN PIT
	TITLE PEG



RAVEN CIRCUIT

SITE WORKS PLAN

1:200



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MACASA
-HOMES-

LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127

ACN 622 610 048 LICENSE No. 317953C	DATE 30/01/23	AMENDMENTS PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	REV. I
P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au	20/02/23 24/05/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	J K

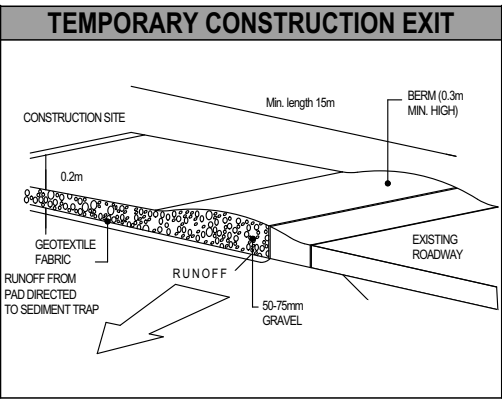
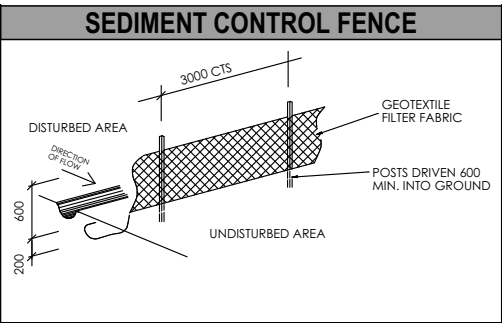
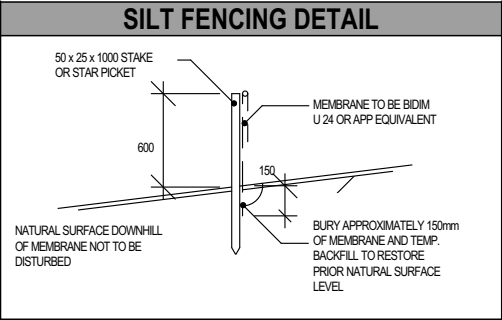
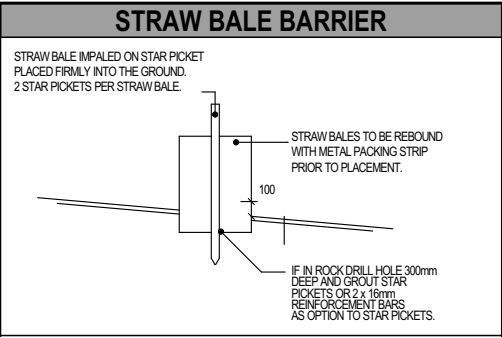
HOUSE TYPE: IVY 22	DATE 30/01/23	AMENDMENTS PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	REV. I
FACADE: MODERN	20/02/23	LANDSCAPE AREA <4m EXCL.	J
GARAGE: SG	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K

DRAWING: SITE WORKS PLAN	HOUSE TYPE: IVY 22
STAGE: ARCHITECTURAL PLAN	FACADE: MODERN
COUNCIL: NORTHERN BEACHES	GARAGE: SG

CLIENT: FU SHUN REALTY PTY LTD	HOUSE TYPE: IVY 22
SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	FACADE: MODERN
	GARAGE: SG

WIND CLASSIFICATION: N2	CLIENT: FU SHUN REALTY PTY LTD
SLAB CLASSIFICATION: H1	SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102
DATE DRAWN: 16/09/22	
DRAWN BY: AT	

PROJECT ID: WAW0009	WIND CLASSIFICATION: N2	CLIENT: FU SHUN REALTY PTY LTD
DRAWING No.: 3/14	SLAB CLASSIFICATION: H1	SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102
REV. ID: K	DATE DRAWN: 16/09/22	
	DRAWN BY: AT	



SITE NOTE

| - STORMWATER DRAINAGE TO OSD TANK (SUBJECT TO HYDRAULIC ENGINEER'S REPORT IF APPLICABLE) |
| - 6 DOWNPIPIES TO DRAIN TO 3000L RAINWATER TANK. |
| - STORMWATER DESIGN TO COMPLY TO COUNCIL CODE & REQUIREMENTS IN ACCORDANCE WITH AS3500.3 |
| - EXCAVATE APPROX **100mm** TO FORM JOB DATUM. (DATUM POINT **385mm** BELOW FINISHED FLOOR LEVEL). EXTENT OF EXCAVATION AND BATTERS TO BE CONFIRMED ON SITE. |
| - FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY + 100mm FROM THE APPROVED DOCUMENTS DUE TO CONDITIONS THAT MAY BE ENCOUNTERED ON SITE DURING BUILDING WORKS. |
| - ANY RETAINING WALLS REQUIRED ARE TO BE COMPLETED TO MANUFACTURER'S SPECIFICATIONS AND DETAIL. |

ON-SITE DETENTION REQUIREMENTS

| STORMWATER OSD REQUIREMENTS AS PER WARRIEWOOD VALLEY URBAN LAND RELEASE WATER MANAGEMENT SPECIFICATION FEBRUARY 2001 - SECTOR D. |
| - SITE STORAGE REQUIREMENT - 9.0m³ |
| - PSD REQUIREMENT - 3.40L/Sec |
| ENGINEER PLANS AND SPECIFICATIONS PREPARED BY STRUTTERRE (REF: WAW0009-C-401) AND DRIVEWAY DESIGN (3.22.11581-C-401) |

SURVEY NOTE

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| - CONTOUR INTERVALS AT 0.2 METRES. |
| - BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE. |
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| - ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY. |
| - DATE OF SURVEY: 08/09/20222 |
| EMA: EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT) |
| P: POSITIVE COVENANT (DP1282811) |
| W1: EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1282811) |
| W1: EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1282811) |

CALCULATIONS - DA-CC

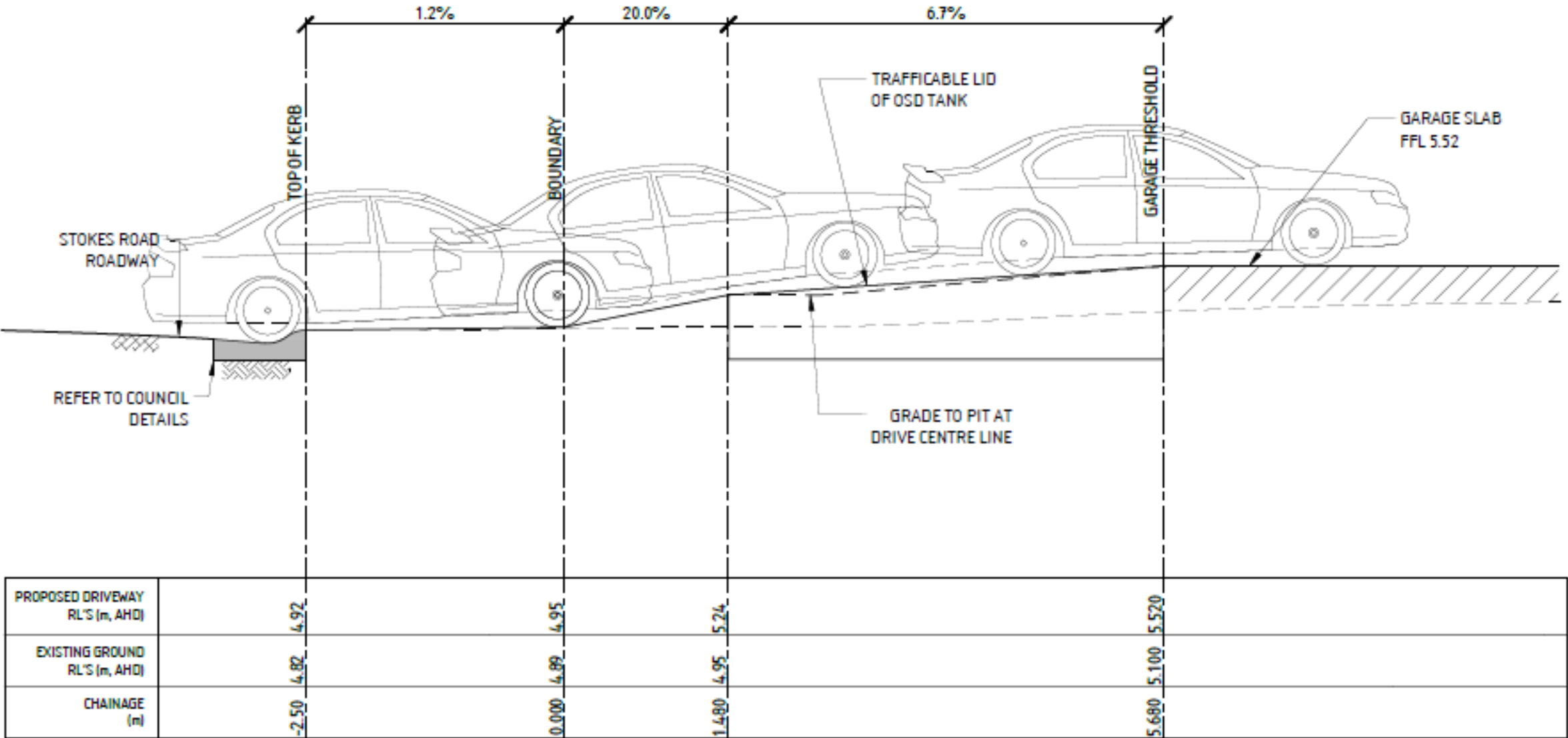
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FLOOR SPACE RATIO MAX ALLOWABLE	N/A	N/A
SITE COVERAGE MAX ALLOWABLE	N/A	N/A
LANDSCAPED AREA MIN 4m WIDE	35% (86.17m²)	36.10% (86.51m²)
PRINCIPLE PRIVATE OPEN SPACE MIN 4m WIDE	20m²	24m²

HOUSE AREAS

AREA NAME	AREA m2
1. GROUND FLOOR	74.45
2. FIRST FLOOR	95.05
3. GARAGE	32.96
4. PORCH	2.98
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INTERNAL FLOOR AREA

	AREA m2
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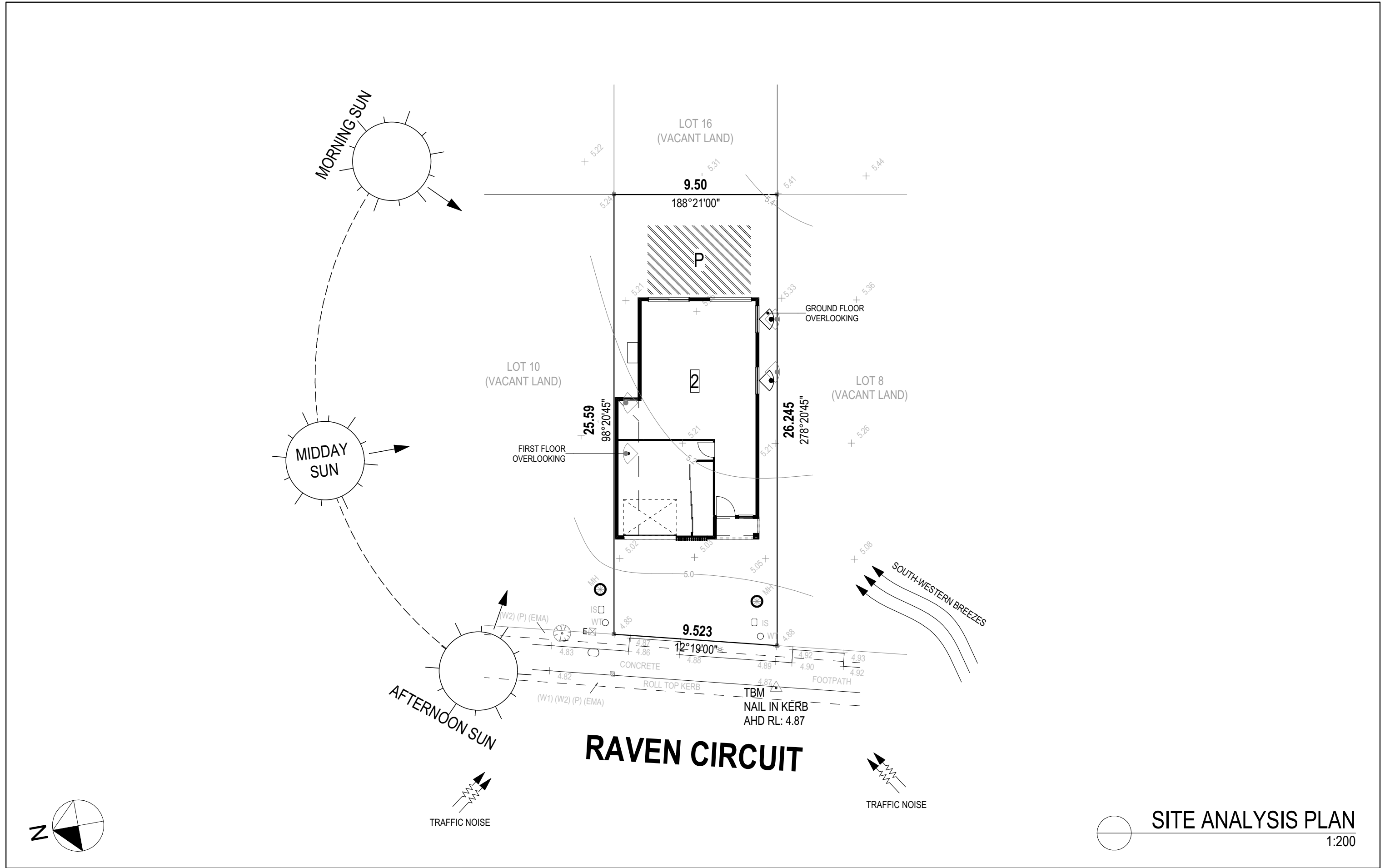



PROPOSED DRIVEWAY LONGITUDINAL SECTION - SECTION 'A'




SCALE: 1:50 (HORIZ & VERT.)

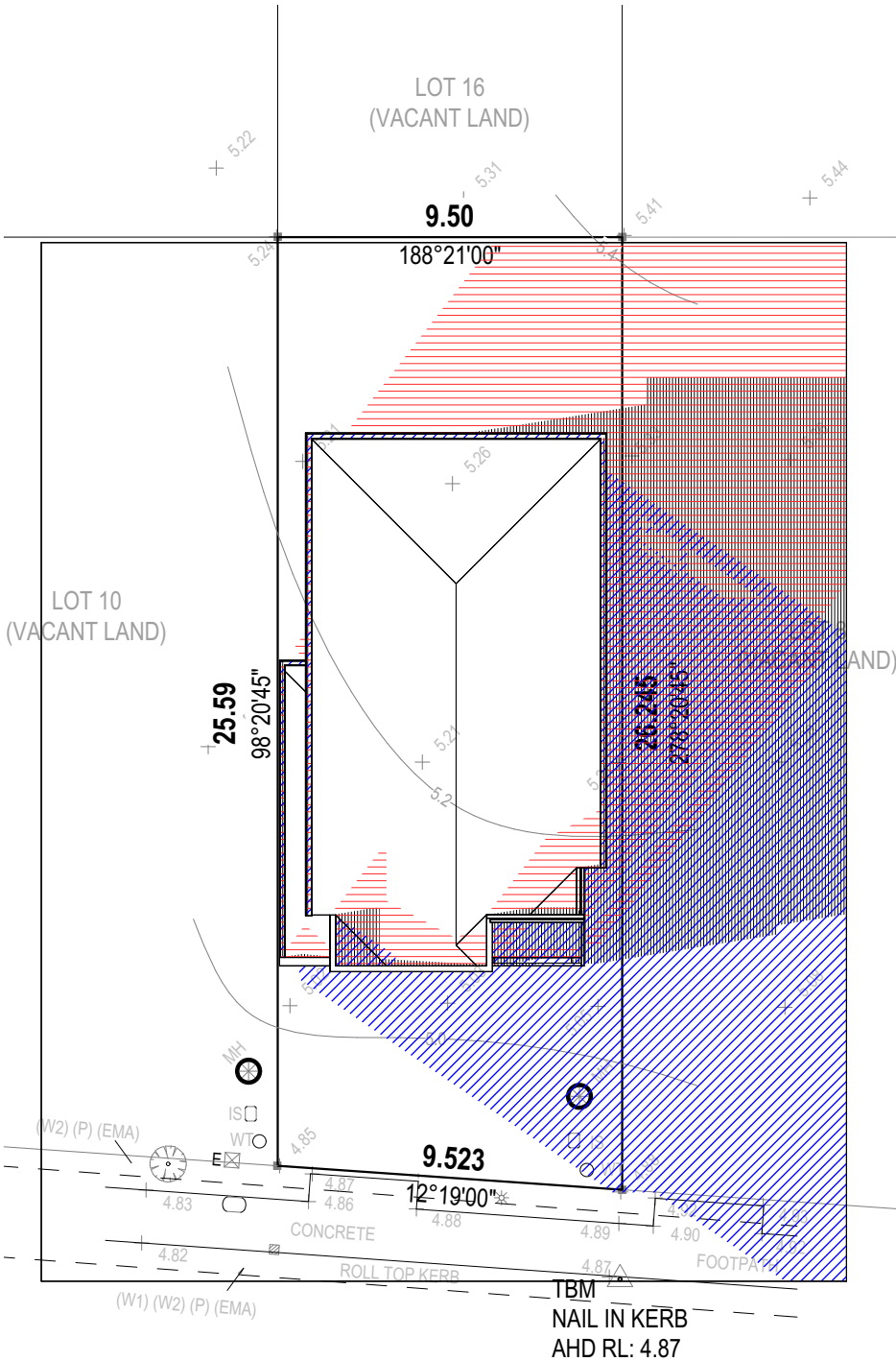
DRIVEWAY DESIGN PREPARED BY STRUCTURRE
DRAWING REF. NO. 3.22.11581-C-402

<div><div><div></div></div><div>MACASA</div><div>- HOMES -</div><div>LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</div></div>	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: DRIVEWAY SECTION	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID: WAW0009
	P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 4/14
		20/02/23 24/05/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY DESIGN BY STRUTERRE	J K	GARAGE: SG	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: K

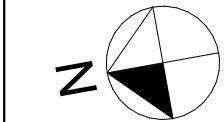



 MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: SITE ANALYSIS	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID: WAW0009
	P: (61) 02 9096 9109	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 5/14
	E: admin@macasahomes.com.au	20/02/23	LANDSCAPE AREA <4m EXCL.	J	GARAGE: SG	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT,	SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: K
	W: www.macasahomes.com.au	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K			WARRIEWOOD, NSW 2102				

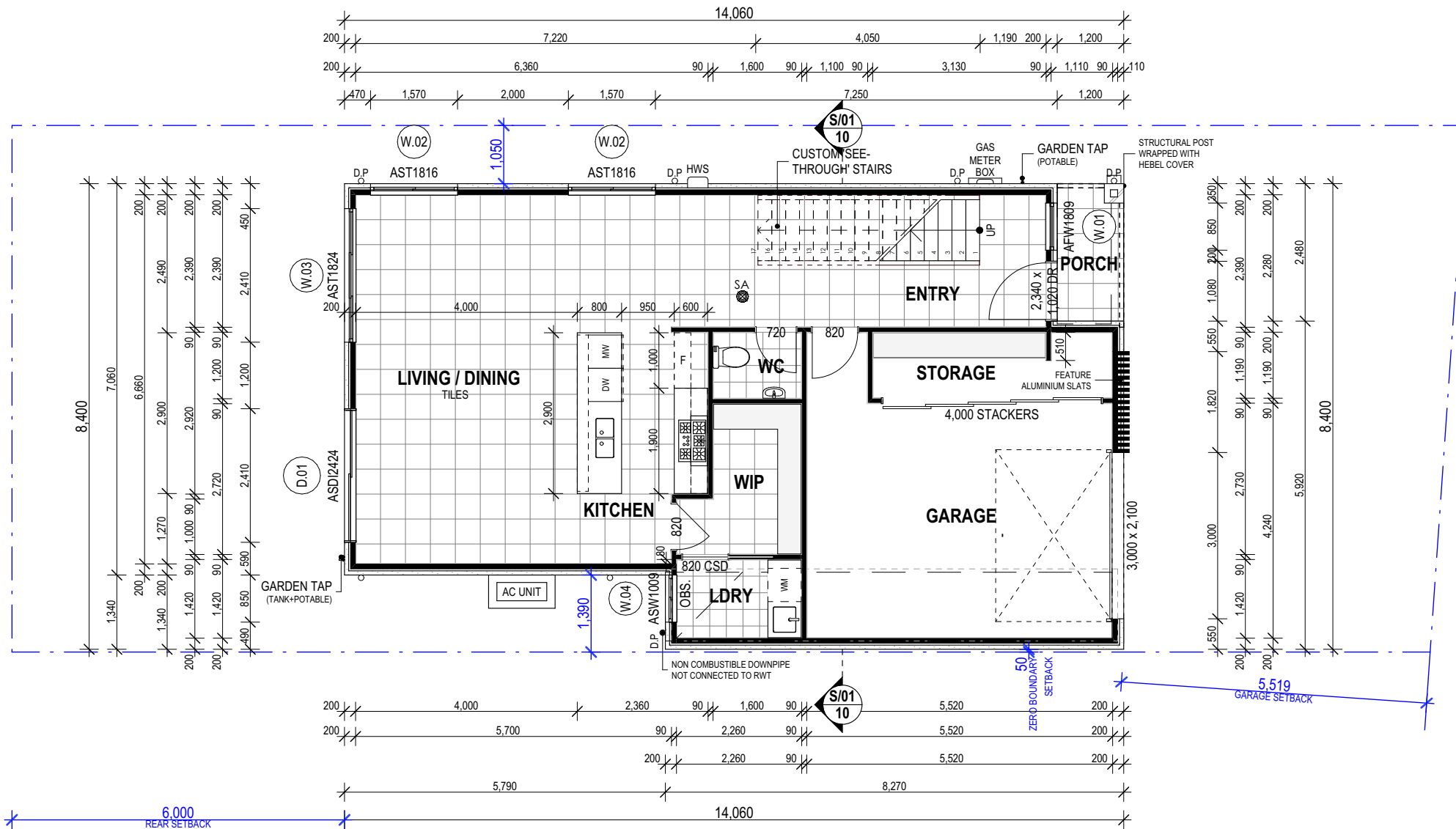
SHADOW DIAGRAM LEGEND		
— 9 —		9AM
— 12 —		12PM
— 3 —		3PM



RAVEN CIRCUIT



 MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: SHADOWS - JUNE 21	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID: WAW0009
	P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 6/14
		20/02/23	LANDSCAPE AREA <4m EXCL.	J	GARAGE: SG	COUNCIL: NORTHERN BEACHES		SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: K
		24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	K							



GROUND FLOOR PLAN

1:100



ACN 622 610 048
LICENSE No. 317953C
P: (61) 02 9096 9109
E: admin@macasahomes.com.au
W: www.macasahomes.com.au

DATE	AMENDMENTS	REV.
30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I
20/02/23	LANDSCAPE AREA <4m EXCL.	J
24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K

HOUSE TYPE:
IVY 22
FACADE:
MODERN
GARAGE:
SG

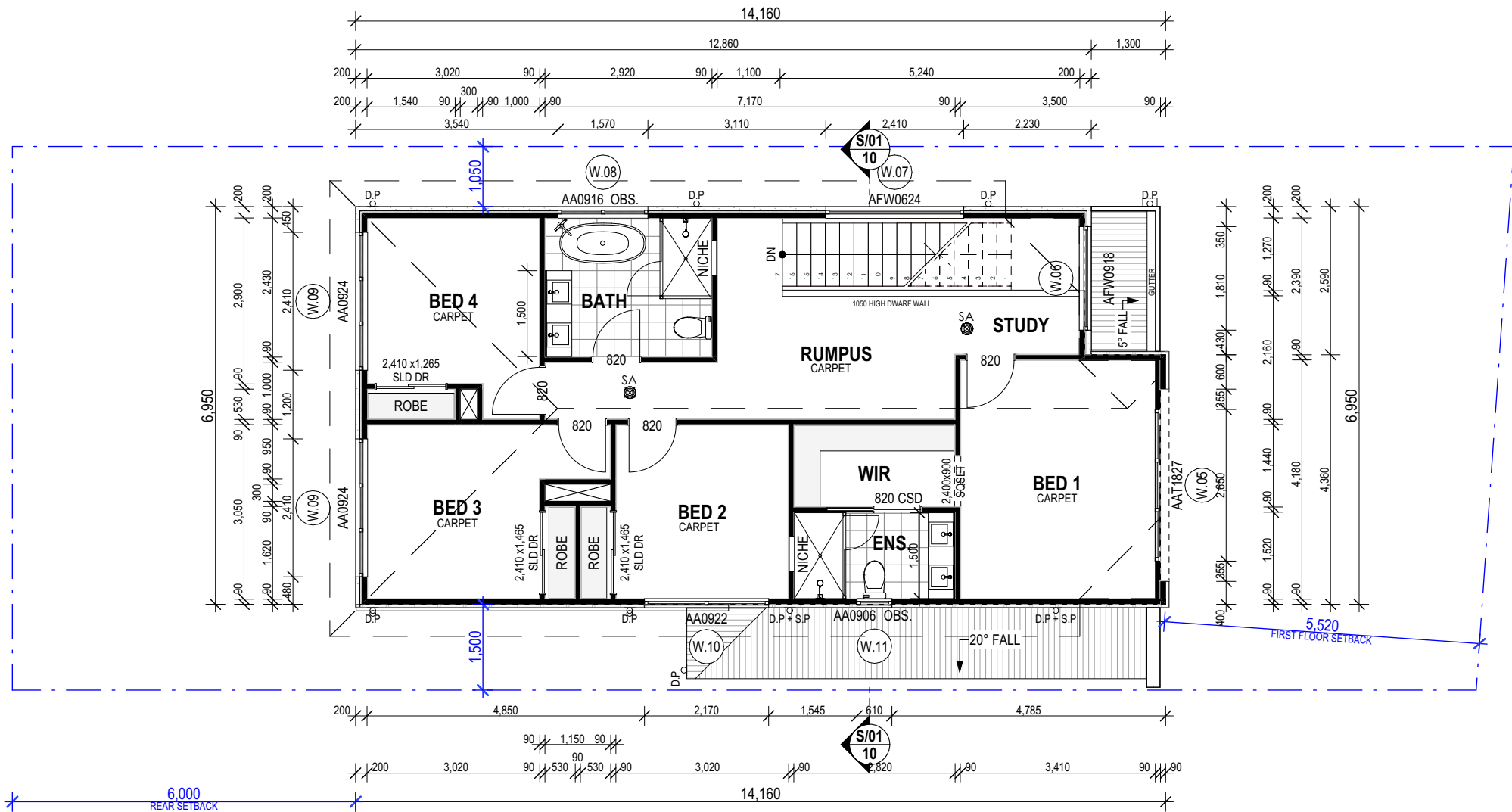
DRAWING:
GROUND FLOOR PLAN
STAGE:
ARCHITECTURAL PLAN
COUNCIL:
NORTHERN BEACHES

CLIENT:
FU SHUN REALTY PTY LTD
SITE ADDRESS:
DP: 271326 | LOT 9, No.9
RAVEN CIRCUIT,
WARRIEWOOD, NSW 2102

BUSHFIRE ASSESSMENT:
N/A
FLOOD ASSESSMENT:
N/A
SALINITY ASSESSMENT:
-


WIND CLASSIFICATION:
N2
SLAB CLASSIFICATION:
H1
LODGEEMENT:
DA-CC
DATE DRAWN:
16/09/22
DRAWN BY:
AT

PROJECT ID:
WAW0009
DRAWING No.:
7/14
REV. ID:
K



FIRST FLOOR PLAN
1:100



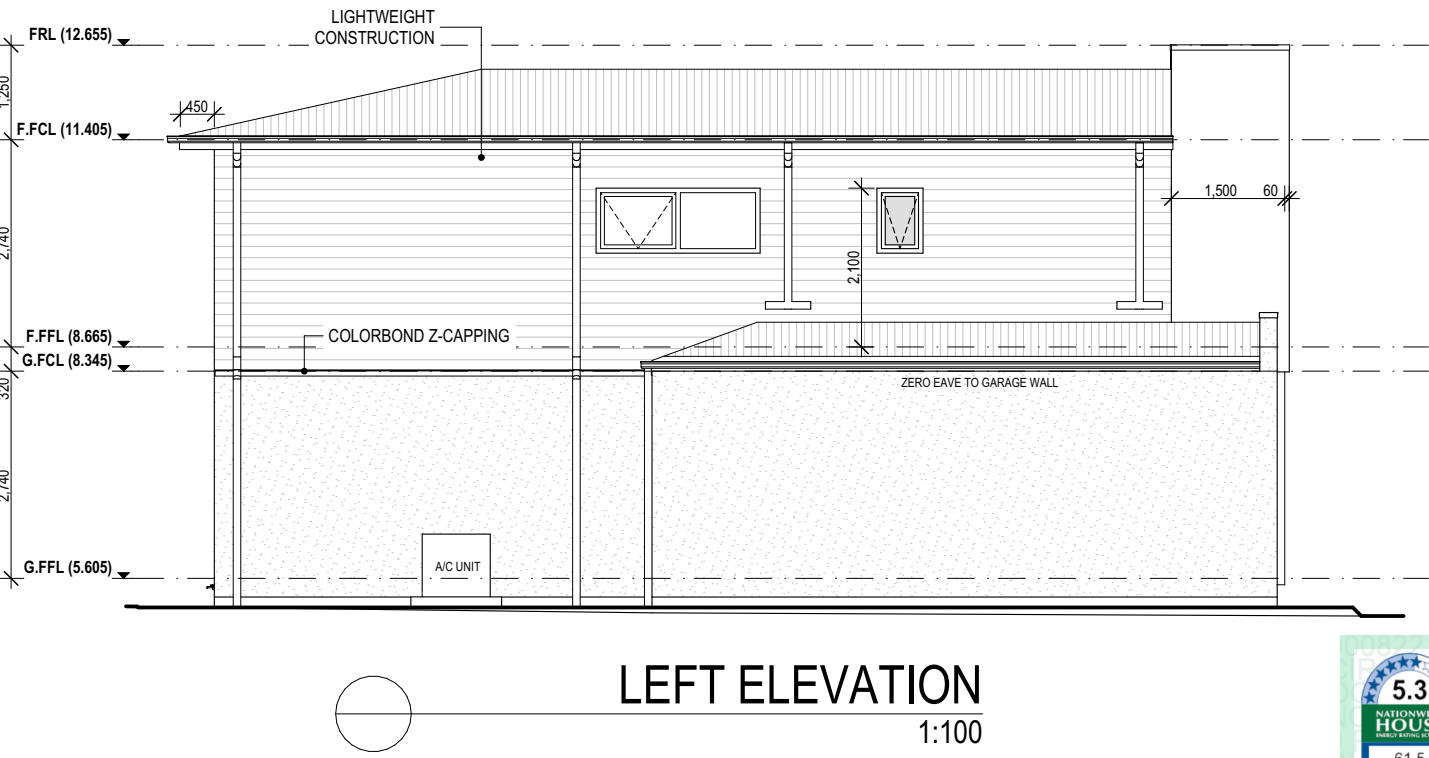
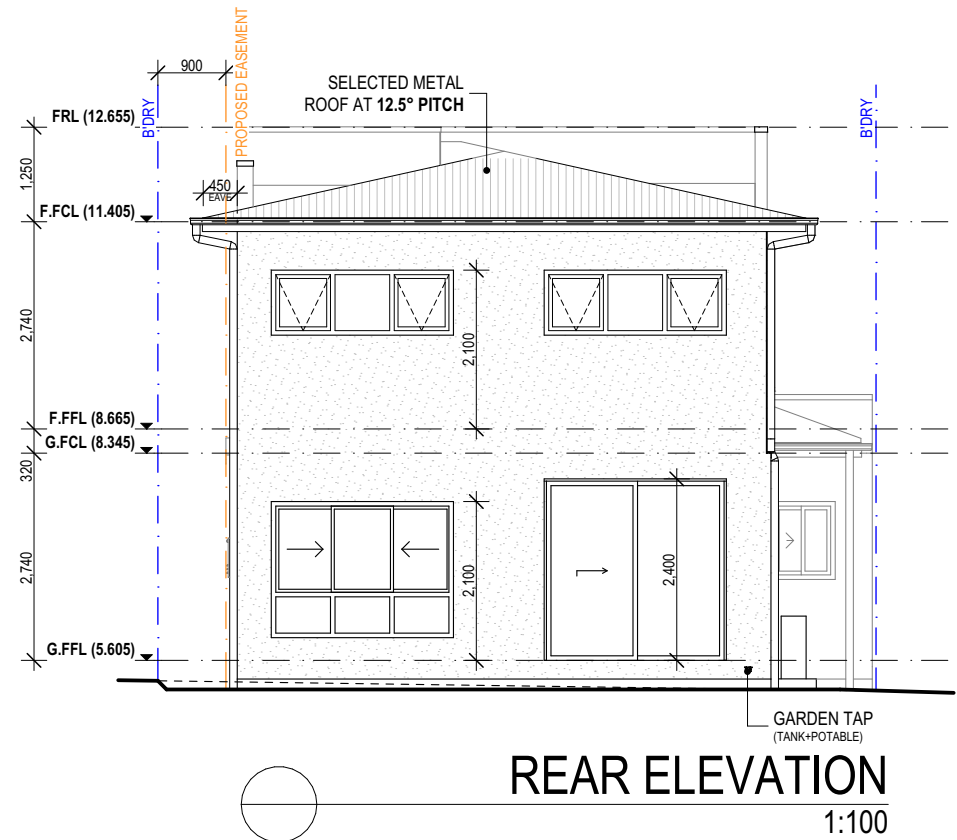
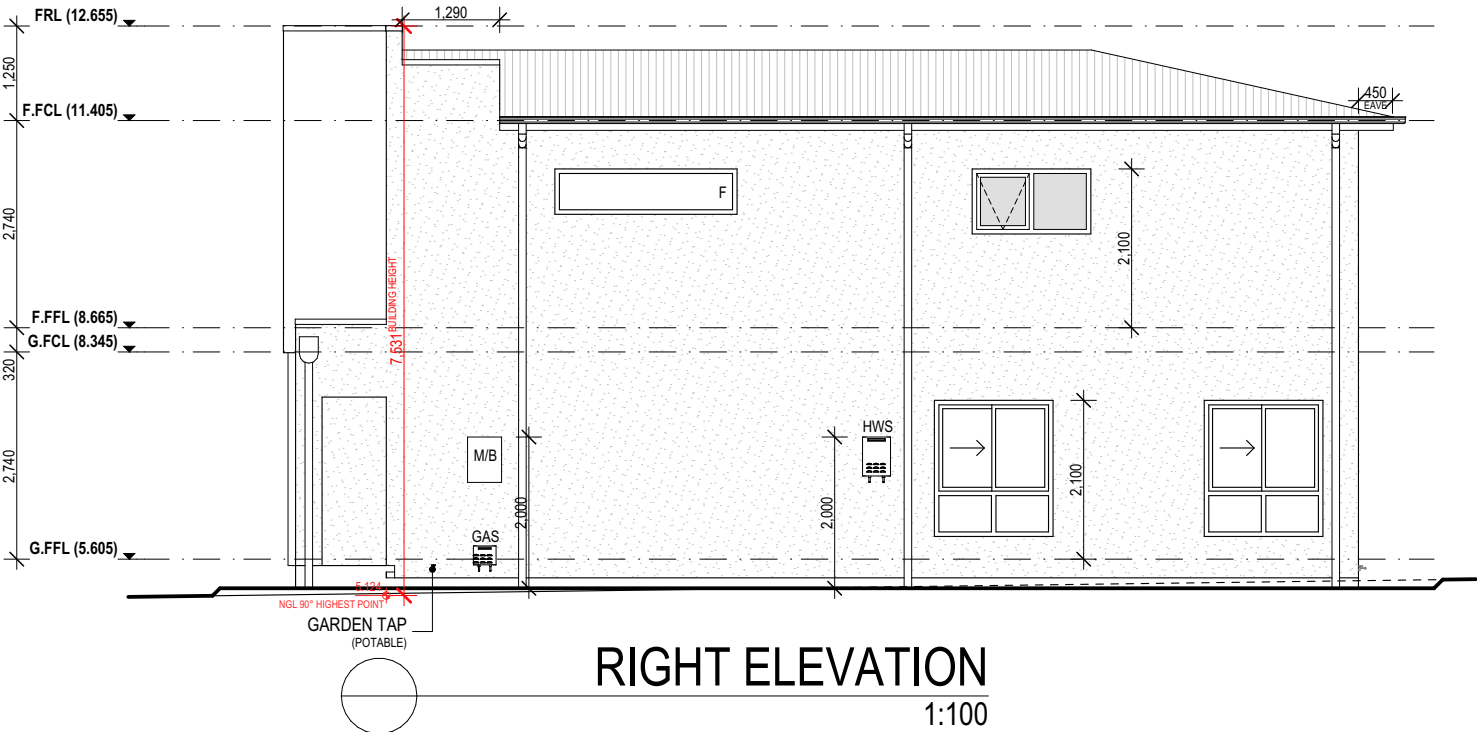
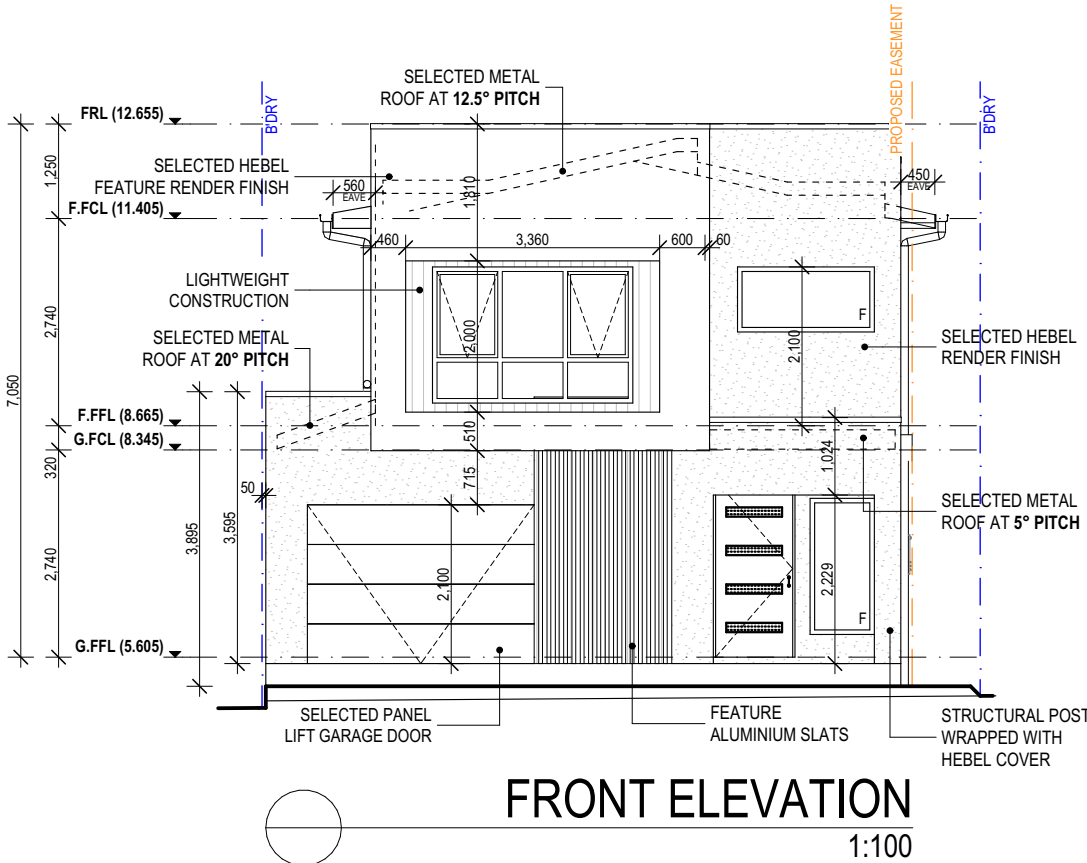
 <div>MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</div>	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: FIRST FLOOR PLAN	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 8/14
	E: admin@macasahomes.com.au	20/02/23	LANDSCAPE AREA <4m EXCL.	J	GARAGE: SG	COUNCIL : NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT: -	DRAWN BY: AT	REV. ID: K	
	W: www.macasahomes.com.au	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K							


HEAD HEIGHT NOTE

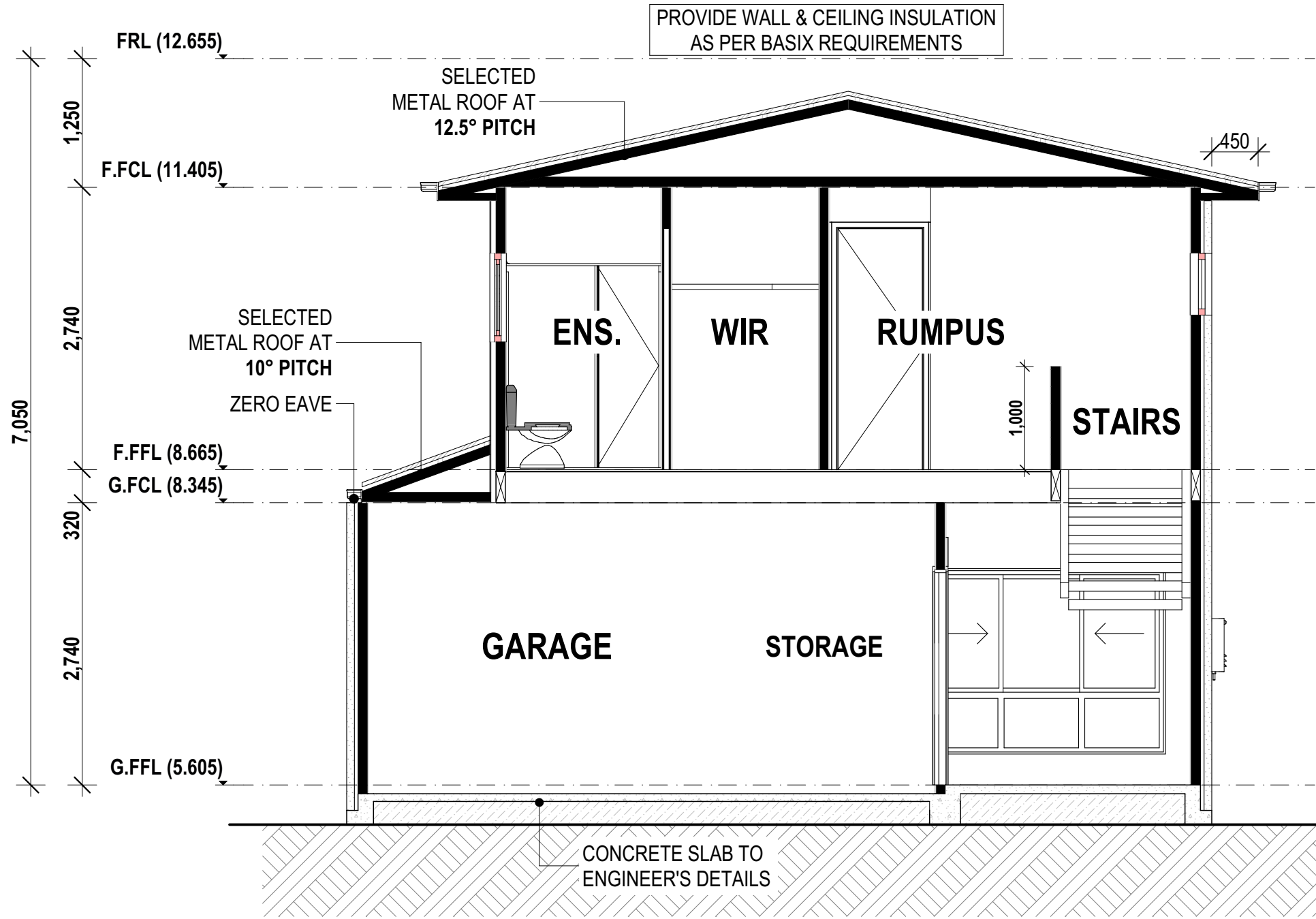
GR. FLR. WINDOW HEAD HEIGHT AT 2100mm FROM FFL
FIRST FLR. HEAD HEIGHT AT 2100mm FROM FFL
UNLESS NOTATED OTHERWISE

SARKING NOTE:

SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER
TABLE 3.5.1.1(A) AND TABLE 3.5.1.1(B) AS SET OUT IN THE
BUILDING CODE OF AUSTRALIA



 <p>MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</p>	ACN 622 610 048 LICENSE No. 317953C P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au	DATE 30/01/23 20/02/23 24/05/23	AMENDMENTS PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23 LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY DESIGN BY STRUTERRE	REV. I J K	HOUSE TYPE: IVY 22 FACADE: MODERN GARAGE: SG	DRAWING: ELEVATIONS STAGE: ARCHITECTURAL PLAN COUNCIL: NORTHERN BEACHES	CLIENT: FU SHUN REALTY PTY LTD SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	BUSHFIRE ASSESSMENT: N/A FLOOD ASSESSMENT: N/A SALINITY ASSESSMENT: -	WIND CLASSIFICATION: N2 SLAB CLASSIFICATION: H1	LODGEEMENT: DA-CC DATE DRAWN: 16/09/22 DRAWN BY: AT	PROJECT ID: WAW0009 DRAWING No.: 9/14 REV. ID: K



S/01
7
SECTION 01
1:50

HEAD HEIGHT NOTE

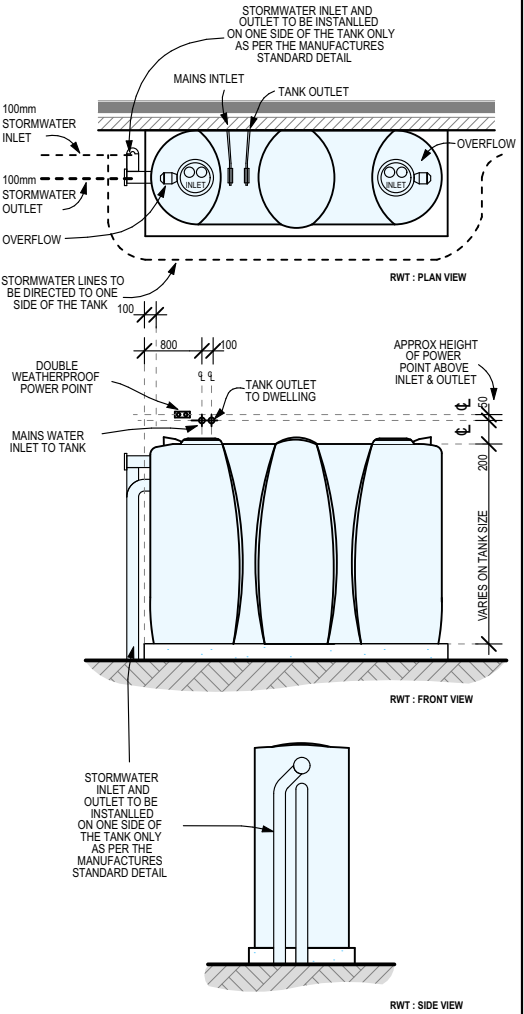
GR. FLR. WINDOW HEAD HEIGHT AT 2100mm FROM FFL
FIRST FLR. HEAD HEIGHT AT 2100mm FROM FFL
UNLESS NOTATED OTHERWISE


SARKING NOTE:


SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(A) AND TABLE 3.5.1.1(B) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA

RAINWATER TANK DETAIL


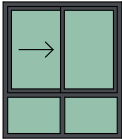
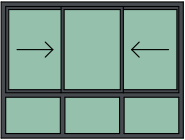

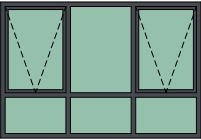






"SLIMLINE TANKS"




 <p>MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</p>	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: SECTION	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID: WAW0009
	P: (61) 02 9096 9109	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 10/14
	E: admin@macasahomes.com.au	20/02/23	LANDSCAPE AREA <4m EXCL.	J	GARAGE: SG	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT: -		DRAWN BY:	REV. ID: K
	W: www.macasahomes.com.au	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K						AT	

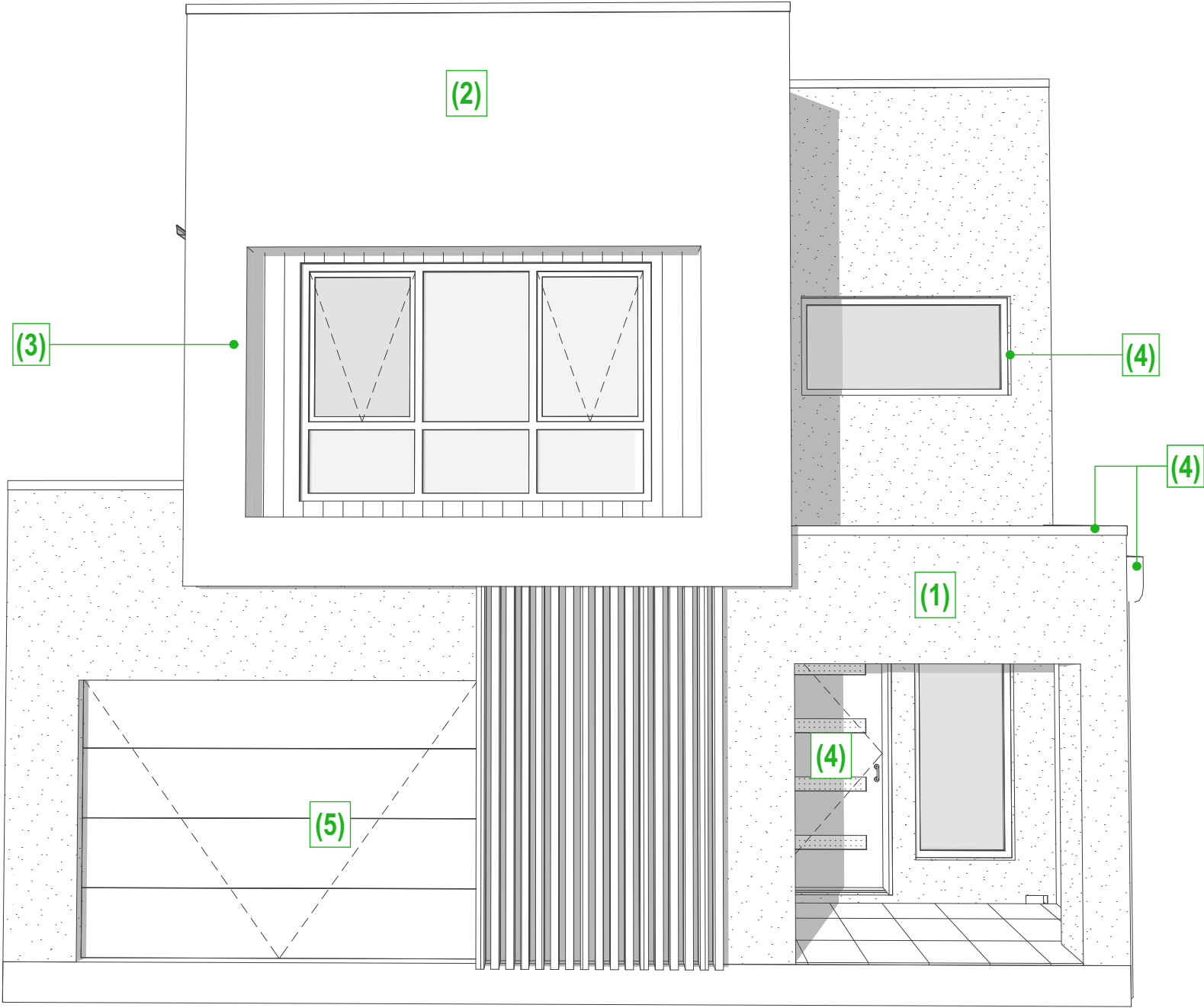
DOOR SCHEDULE		
HOME STORY	G.FFL	
ID	D.01	
MODEL	ASDI2424	
WIDTH	2,410	
HEIGHT	2,400	
ELEVATION		
QTY	1	1

NOTE
- ALL WINDOWS ARE VIEWED EXTERNALLY CONFIRM ALL DIMENSIONS ON SITE AND NOTIFY THE SUPERVISOR OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO FABRICATION AND INSTALLATION.
- ALL GLAZING TO EXTERNAL WINDOWS, EXTERNAL SLIDING DOORS, ADJUSTABLE TO BE IN ACCORDANCE WITH AS2047 AND ALL OTHER GLAZED ASSEMBLIES ARE TO BE IN ACCORDANCE WITH AS1288.
- PROVIDE AND INSTALL ALL NECESSARY FLASHING, TRIM, REVEALS AND SILL TRAYS TO MAKE SUITE WEATHERPROOF AND WATERPROOF, FINISH TO MATCH ALUMINIUM GLAZING.
- CHECK ALL NUMBERING AND QUANTITIES AGAINST PLANS AND ELEVATIONS AND NOTIFY THE CONSTRUCTION MANAGER SHOULD THERE BE ANY DISCREPANCIES.
BASIX
- AWNING WINDOWS TO FIRST FLOOR IN LIEU OF SLIDING WINDOWS

WINDOW SCHEDULE												
HOME STORY	G.FFL				F.FFL							
ID	W.01	W.02	W.03	W.04	W.05	W.06	W.07	W.08	W.09	W.10	W.11	
MODEL	AFW1809	AST1816	AST1824	ASW1009	AAT1827	AFW0918	AFW0624	AA0916	AA0924	AA0922	AA0906	
GLAZING	STANDARD	STANDARD	STANDARD	OBSCURE	STANDARD	STANDARD	STANDARD	OBSCURE	STANDARD	STANDARD	OBSCURE	
WIDTH	850	1,570	2,410	850	2,650	1,810	2,410	1,570	2,410	2,170	610	
HEIGHT	1,800	1,800	1,800	1,030	1,800	860	600	860	860	860	860	
ELEVATION												
QUANTITY	1	2	1	1	1	1	1	1	2	1	1	13




 LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: WINDOW & DOOR SCHEDULE	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109 E: admin@macasahomes.com.au	30/01/23 20/02/23 24/05/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23 LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	I J K	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 11/14
	W: www.macasahomes.com.au				GARAGE: SG	COUNCIL : NORTHERN BEACHES		SALINTY ASSESSMENT: -		DRAWN BY: AT	REV. ID: K

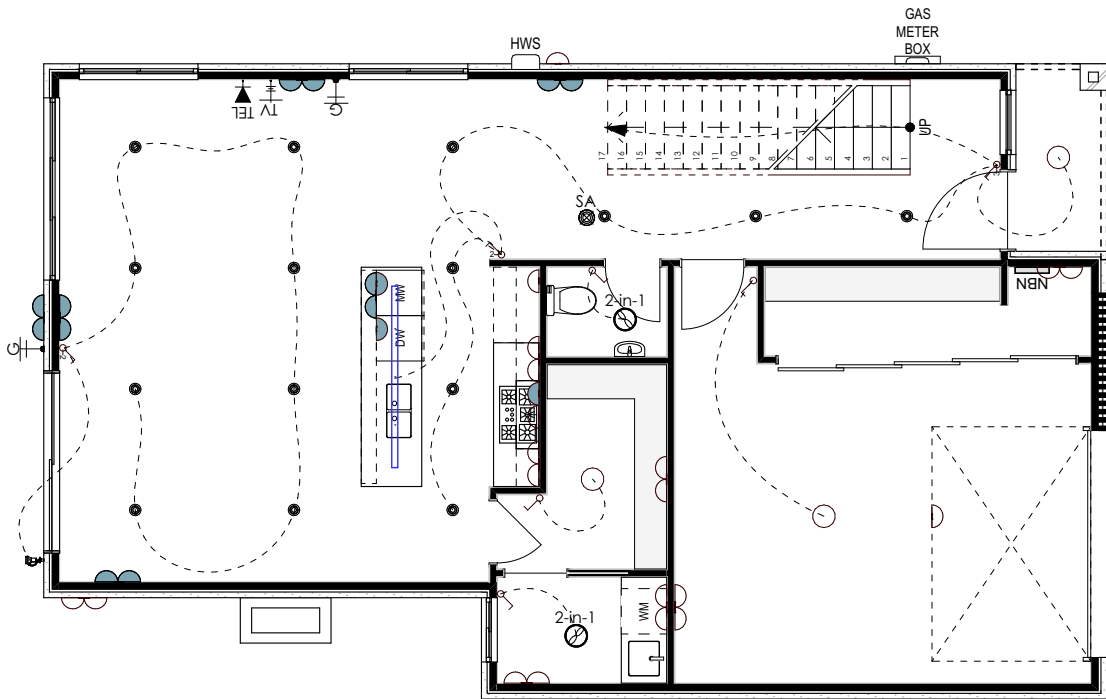


EXTERNAL COLOUR SELECTION
DARK STORM 2

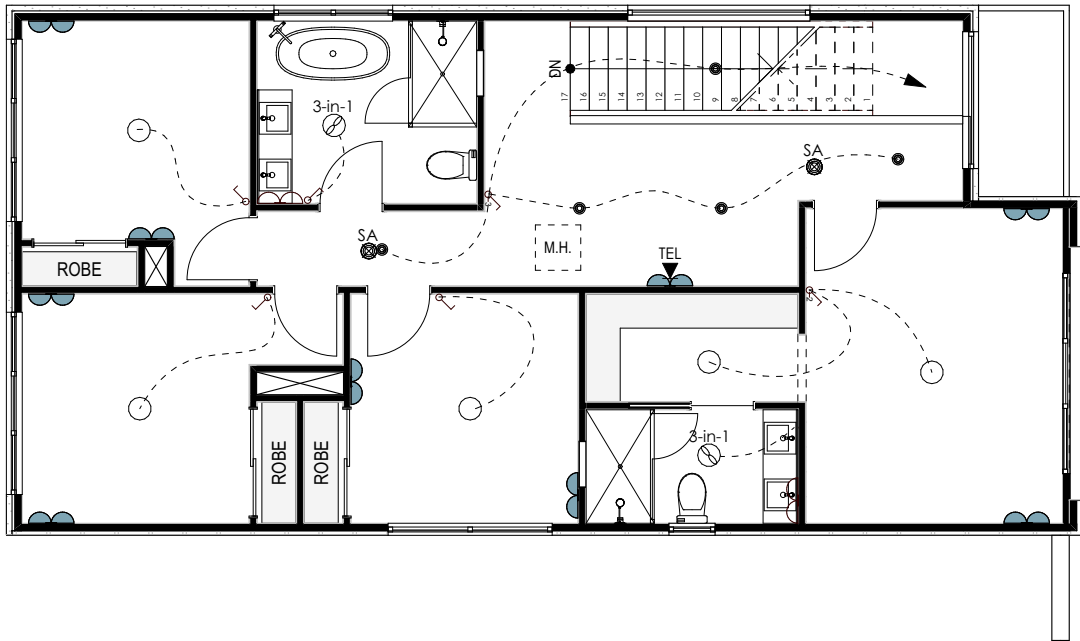
(1)	WALLS - MAIN HEBEL & SIDE CLADDING TAUBMANS - ALPINE SNOW
(2)	WALLS - FEATURE RENDER TAUBMANS - BASALT
(3)	WALLS - FEATURE CLADDING WEATHERGROVE 150 NATURAL
(4)	WINDOW FRAMES ENTRY DOOR GUTTER, DOWNPIPES, FASCIA COLORBOND - IRONSTONE
(5)	EAVES/GARAGE DOOR SURFMIST
	DRIVEWAY CHARCOAL
	METAL ROOF SHALE GREY



 <p>MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</p>	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: COLOUR SELECTION	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE:	STAGE:	SITE ADDRESS:	FLOOD ASSESSMENT:	SLAB CLASSIFICATION:	DATE DRAWN:	DRAWING No.:
	E: admin@macasahomes.com.au	20/02/23	LANDSCAPE AREA <4m EXCL.	J	MODERN	ARCHITECTURAL PLAN	DP: 271326 LOT 9, No.9	N/A	H1	16/09/22	12/14
	W: www.macasahomes.com.au	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K	GARAGE: SG	COUNCIL : NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: K



GROUND FLOOR ELECTRICAL PLAN
1:100



FIRST FLOOR ELECTRICAL PLAN
1:100

ELECTRICAL NOTE

- ALL ELECTRICAL WORK CARRIED OUT TO COMPLY WITH AS3000:2018, AND ALL OTHER RELEVANT STANDARDS INCLUDING SERVICES AND INSTALLATION RULES, LOCAL POWER COMPANY REQUIREMENTS, RECOMMENDATIONS OF MANUFACTURERS, SUPPLIERS, PROFESSIONALS AND TRADE ASSOCIATIONS.
- POSITION OF LIGHTS AND POWER OUTLETS ARE TO BE CONFIRMED ON SITE BY THE SUPERVISOR.
- ALL EXTERNAL POWER POINTS ARE TO BE WEATHER-PROOF
- SMOKE ALARMS TO COMPLY WITH AS3786.

NOTE

- ALL EXHAUST FANS ARE TO BE DUCTED TO OUTSIDE AIR.
- SELF-CLOSING DAMPENER TO ALL EXHAUST FANS.
- DUCT KITCHEN RANGEHOOD TO OUTSIDE AIR.
- PROVIDE REMOTE CONTROL TO GARAGE DOORS.


ELECTRICAL SCHEDULE

2-in-1	2 IN 1 EXHAUST FAN + LIGHT	2
3-in-1	3 IN 1 EXHAUST FAN + LIGHT + HEATER	2
	GAS BAYONET	2
	GPO	4
	GPO - @ 300mm FROM FFL	3
	GPO - DBL	10
	GPO - DBL @ 300mm ABOVE FFL	15
	LED DOWNLIGHT	20
	LIGHT - CAPPED-OFF	1
	LIGHT - LINEAR LED PENDANT	1
	LIGHT - OYSTER	8
	LIGHT SWITCH	10
	LIGHT SWITCH - DBL	2
	LIGHT SWITCH - TRIPLE	2
NBN	NBN BOX	1
SA	SMOKE ALARM	3
TEL	TELEPHONE POINT	2
	TELEVISION POINT	1

UPGRADES

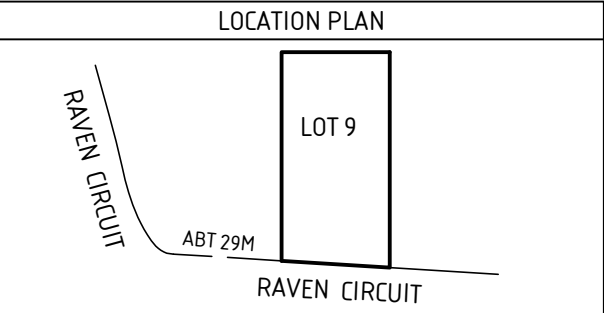
- PROVIDE UP TO 20 LED DOWNLIGHTS TO LIVING AREAS (REFER TO PLAN)
- PROVIDE 1x LINEAR PENDANT LIGHT TO KITCHEN
- PROVIDE 1x DOUBLE POWER POINT TO KITCHEN ISLAND BENCH
- PROVIDE 1x ADDITIONAL DOUBLE POWER POINT TO BEDROOMS (EXCLUDING BED 1)
- PROVIDE 1x ADDITIONAL DOUBLE GPO TO GARAGE, LAUNDRY, LIVING, WIP (TOTAL 4)



 LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: ELECTRICAL	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 13/14
	E: admin@macasahomes.com.au	20/02/23	LANDSCAPE AREA <4m EXCL.	J	GARAGE: SG	COUNCIL : NORTHERN BEACHES	RAVEN CIRCUIT,	SALINITY ASSESSMENT: -	DRAWN BY:	REV. ID:	K
	W: www.macasahomes.com.au	24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUTTERRE	K			WARRIEWOOD, NSW 2102		AT		

SURVEY NOTES

- LEVELS ARE TO AUSTRALIAN HEIGHT DATUM BASED ON SSM 196252 WITH A STATED VALUE OF 4.54M.
- CONTOUR INTERVALS AT 0.2 METRES.
- BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.
- THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.
- PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.
- ADJOINING PROPERTY INFORMATION IS A COMBINATION OF GROUND MEASUREMENT AND INTERPRETATION OF AERIAL IMAGERY.
- DATE OF SURVEY: 08/09/2022



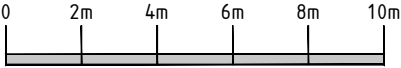
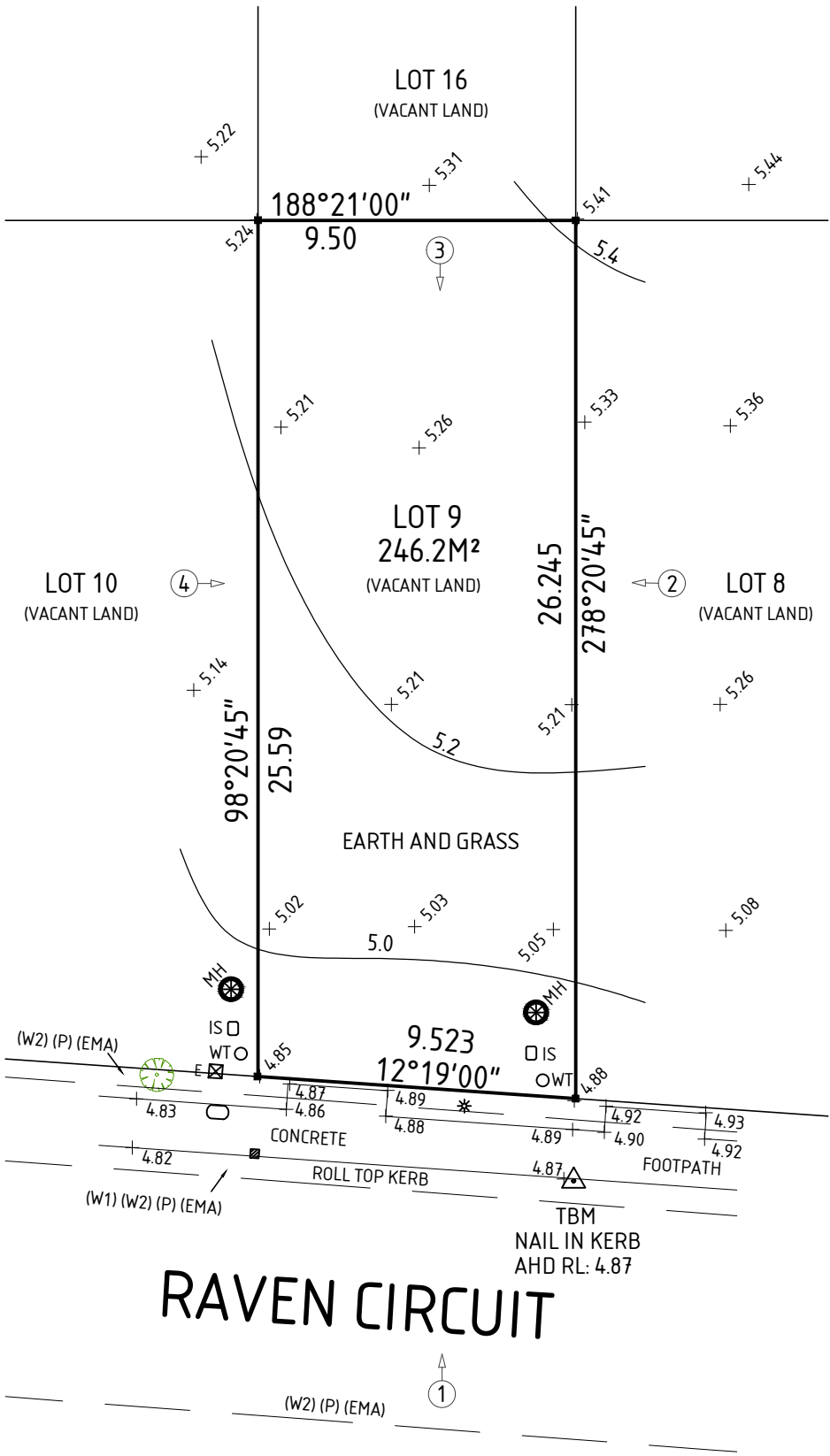
LEGEND

E ☒	ELECTRICITY BOX
△	TEMPORARY SITE LEVEL BENCHMARK
✱	ELECTRICITY LIGHT POLE
○	TELSTRA/NBN PIT
■	TITLE PEG
□	EXISTING SEWER PIT
□ IS	SEWER INSPECTION SHAFT
■	WATER STOP VALVE
○ WT	WATER TAGS

NOTES:

THIS SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF THE PROPRIETORS FOR THE PURPOSE OF TITLE RE-ESTABLISHMENT ON THE SITE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION. STRUCTURES BELOW THE SURFACE LEVEL (IF ANY) INCLUDING FOOTINGS PROJECTING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THEIR EXISTENCE. THE POSITION OF OCCUPATION (FENCES, BUILDINGS ETC) SHOWN NEAR BOUNDARIES ARE NOT NECESSARILY PLOTTED TO SCALE AND IN MOST INSTANCES THEIR POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.

EMA: EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)
P: POSITIVE COVENANT (DP1282811)
W1: EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1282811)
W1: EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1282811)



APPROVED JOHN MULDOWNEY LICENSED SURVEYOR	CLIENT MACASA HOMES PTY LTD	SHEET FEATURE SURVEY PLAN SCALE 1:200 @ A3	PROJECT ADDRESS RAVEN CIRCUIT, WARRIEWOOD LOT 9 DP 271326		DESIGN BY T.N	REVISION 1	PROJECT NO. 3.22.11581.1
					CHECKED PAS	DATE 09/09/2022	SHEET NO. 1 of 1