



# 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

### NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail				
V						
Address: Lot 9, 9 Raven Circuit, Warriewood NSW 2102       Building Elements     Material     Detail       External walls     Hebel Power Panel     R2.5HD bulk insulation (excluding garage)       Light Weight Cladding on Battens     Colours as per Colour Schedule       Internal walls     Plasterboard on studs     R2.5HD bulk insulation to walls adjacent to garage       Ceiling     Plasterboard on studs     R4.0 bulk insulation to ceilings with roof above (excluding garage)       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     Sliding windows/ Sliding Doors/ Fixed Windows: Aluminium frame, Single Glazed Clear     U value 6.70 or less and SHGC 0.70 +/- 10%       Lighting: This dwelling has been rated with non-ventilated LED downlights as per Lighting Plan Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two. Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. Note: Self-closing dampers to WC, Bathroom, Laundry & Ensuite enhaust [an. 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						
Ceiling	Plasterboard					
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	Sliding windows/ Sliding Doors/ Fixed U value 6.70 or less and SHGC 0.70 +/- 10%					
	Windows:					
	Aluminium frame, Single Glazed Clear					
	Awning windows:	U value 6.70 or less and SHGC 0.57 +/- 10%				
	Aluminium frame, Single Glazed Clear					
Lighting: This dwelling has been rate	d with non-ventilated LED downlights as per Lighting	g Plan				
<u>Note</u> : Insulation specified must be in:	talled in accordance with Part 3.12.1.1 of the BCA V	/olume Two.				
<u>Note</u> : In some climate zones, insulati	on should be installed with due consideration of con	densation and associated interaction with adjoining building materials.				
<u>Note</u> : Self-closing dampers to WC, Ba	throom, Laundry & Ensuite exhaust fan.					
Note: If metal frames are used, a the	mal break is required as per Section 3.12.1.1 – NSW	/ Variation of the BCA Volume Two				
	ACN 622 610 048	HOUSE				

		BASIX COMMITMEN	ITS NOTES					
		Lot 9, 9 Raven Circuit, W	arriewood					
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	Individual rainwater tank to	collect run off from at least 50 m <sup>2</sup>	of roof area - Tank size min	3000 litres				
water source	source 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 facade or roof; manual switch on/off							
	Cooling system: 1 Phase air-	conditioning EER 3.0-3.5 in at leas	t 1 living and bedroom (zone	d)				
	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 a	nd electric oven.						
	Must install a fixed outdoor	clothes drying line as part of the d	levelopment.					

	ACN 622 610 048 LICENSE No. 317953C	HOUSE TYPE: IVY 22	DRAWING: COVER PAGE	CLIENT: FU SHUN REALTY PTY LTD
	P: (61) 02 9096 9109 E: admin@macasahomes.com.au	FACADE: MODERN		site address: DP: 271326   LOT 9, No.9 RAVEN CIRCUIT,
LC 64 FICTREE DRIVE OF VMDIC DADK NOW 2127		GARAGE: SG		WARRIEWOOD, NSW 2102

Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

NOTE: FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING AND ARE TO FACE OF STRUCTURAL ELEMENTS. ROOM SIZES MAY VARY SUBJECT TO SELECTED FINISHES

# 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.

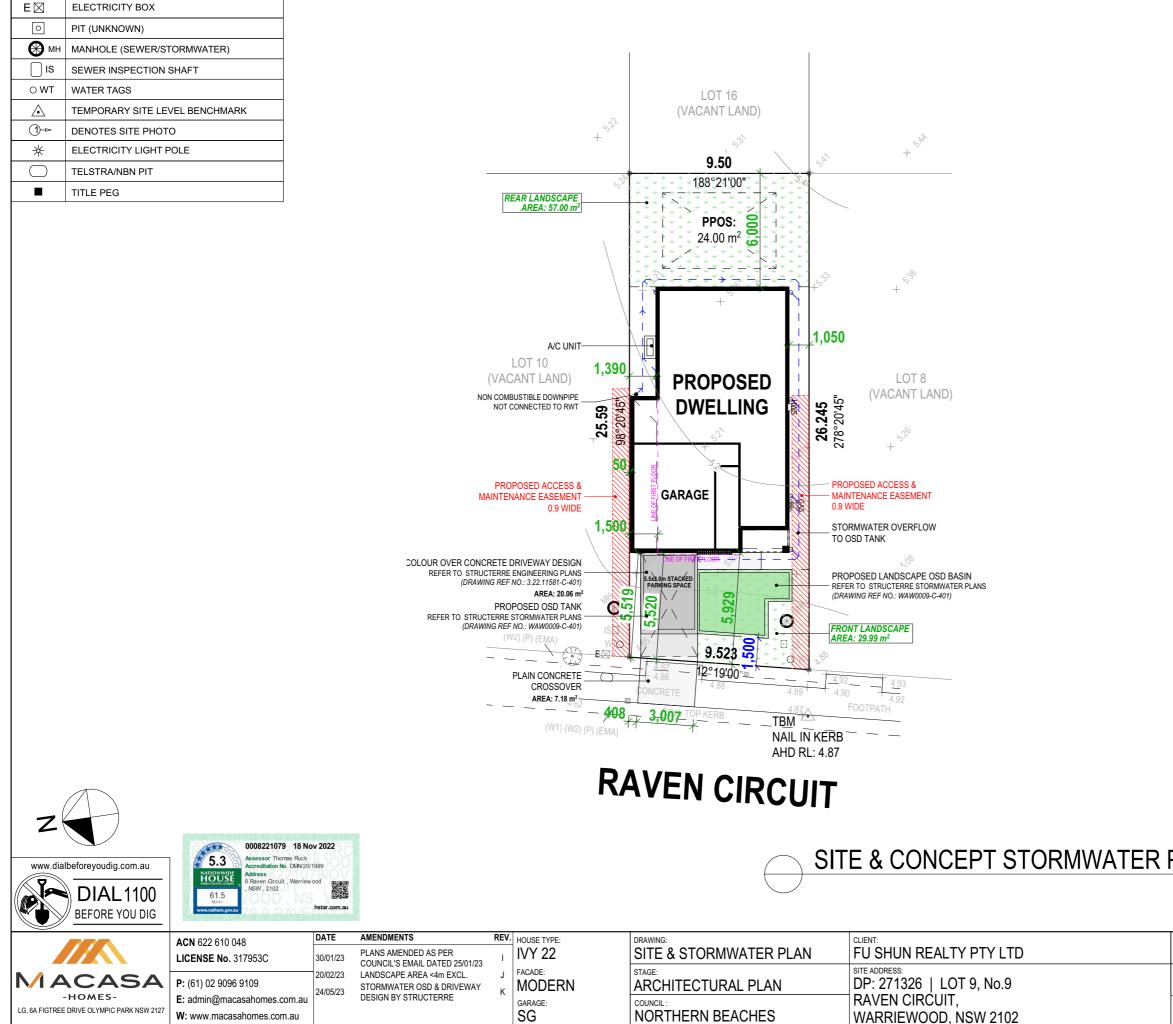
- BUILDING WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS - IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, MACASA HOMES IS TO BE NOFITIED IMMEDIATLY.

# **AMENDMENTS**

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

# **DRAWING LIST**

DRAWING NA	ME		PAGE				
COVER PAGE							
SITE & STORMW	ATER PLAN		2				
SITE WORKS PL	AN		3				
DRIVEWAY SECT	ΓΙΟΝ		4				
SITE ANALYSIS			5				
SHADOWS - JUN	NE 21		6				
GROUND FLOOF	R PLAN		7				
FIRST FLOOR PL	AN		8				
ELEVATIONS			9				
SECTION			10				
WINDOW & DOO	R SCHEDULE		11				
COLOUR SELEC	TION		12				
ELECTRICAL			13				
CONTOUR			14				
BUSHFIRE ASSESSMENT:	WIND CLASSIFICATION:	LODGEMENT:	PROJECT ID :				
N/A	N2	DA-CC	WAW0009				
FLOOD ASSESSMENT:	SLAB CLASSIFICATION:	DATE DRAWN:	DRAWING No.: 1/14				
N/A	H1	16/09/22					
SALINTY ASSESSMENT:		DRAWN BY:	REV. ID:				
-		AT	n				

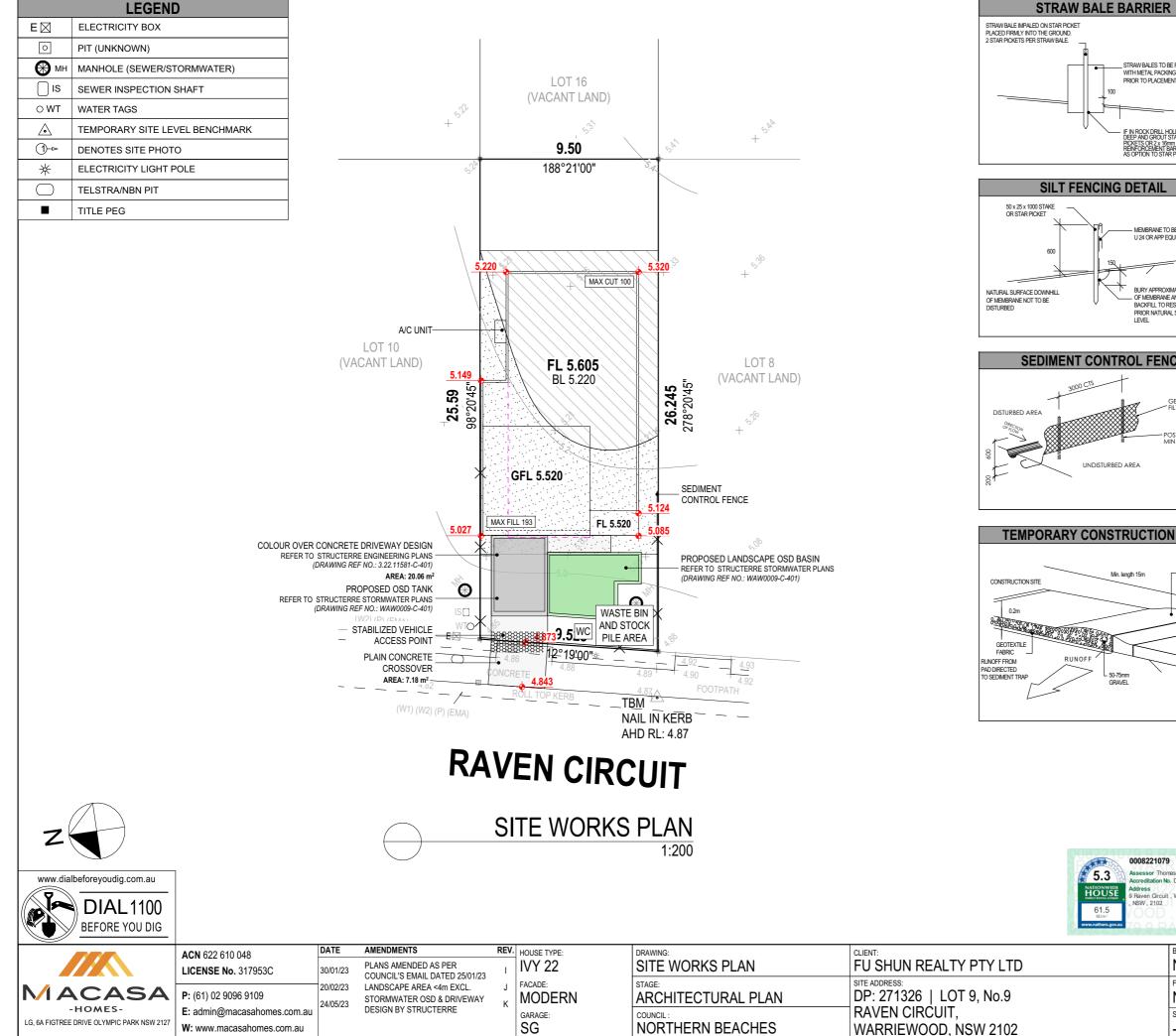


Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

LEGEND

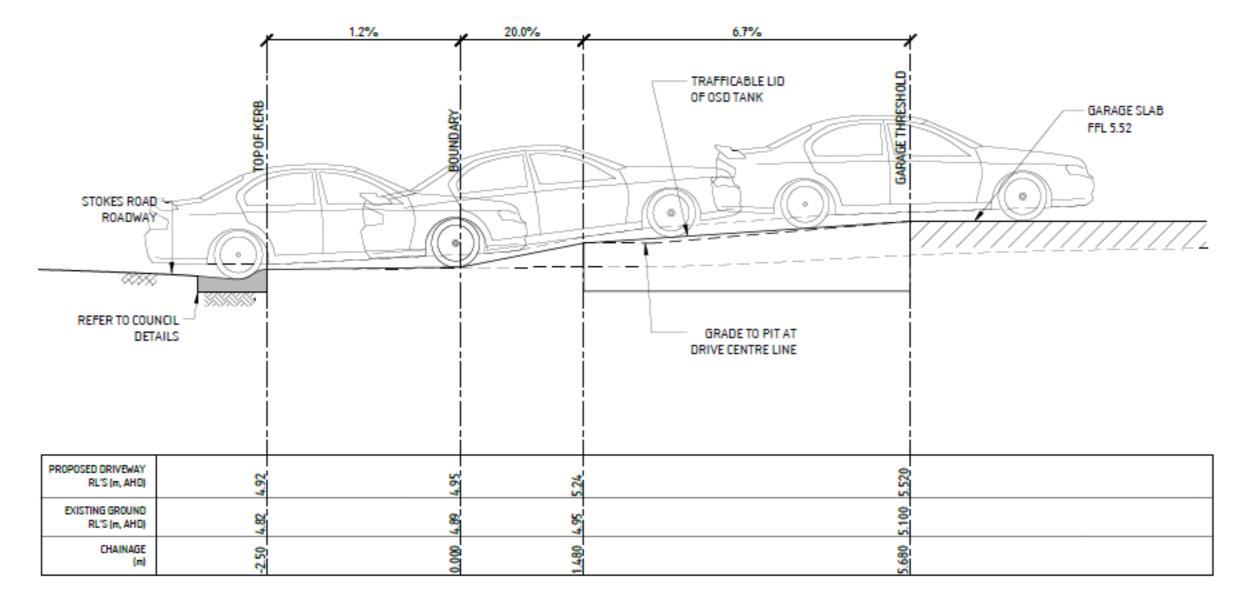
NOTE: FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING AND A

ARE TO FACE OF STRUCTU	JRAL ELEMENTS. ROOM			SELECTED FINISHES				
	- STORMWATER DRA HYDRAULIC ENGINEE	R'S REPORT	IF APPLICABLE	E)				
	- 6 DOWNPIPIES TO D - STORMWATER DESI	GN TO COMF	LY TO COUNCI	L CODE &				
	REQUIREMENTS IN ACCORDANCE WITH AS3500.3							
	- EXCAVATE APPROX <b>100mm</b> TO FORM JOB DATUM. (DATUM POINT <b>385mm</b> BELOW FINISHED FLOOR LEVEL). EXTENT OF EXCAVATION AND BATTERS TO BE CONFIRMED ON SITE.							
	- FINAL RIDGE AND FI 100mm FROM THE AP THAT MAY BE ENCOU	PROVED DO	CUMENTS DUE	TO CONDITIONS				
	- ANY RETAINING WA MANUFACTURER'S SI							
	ON-SITE DE	TENTIO	N REQUI	REMENTS				
	STORMWATER OSD F VALLEY URBAN LAND SPECIFICATION FEBF - SITE STORAGE REQ - PSD REQUIREMENT ENGINEER PLANS ANI	RELEASE W. RUARY 2001 - UIREMENT - - 3.40L/Sec	ATER MANAGE SECTOR D. 9.0m <sup>3</sup>	MENT				
	STRUCTERRE (REF: W (3.22.11581-C-401)	/AW0009-C-40	1) AND DRIVEW	AY DESIGN				
	(	SURVE	<b>NOTE</b>					
	- LEVELS ARE TO AUS 196252 WITH A STATE			ASED ON SSM				
	- CONTOUR INTERVA -BOUNDARIES ARE U - THE LOCATIONS OF SHOWN HEREON HAY DIRECT KNOWLEDGE UNDERGROUND SER	LS AT 0.2 ME NFENCED UN SURFACE PI /E BEEN DET IS CLAIMED	TRES. ILESS NOTED C TS, VALVE COV ERMINED BY T	'ERS ETC. HIS SURVEY. NO				
	- PRIOR TO ANY EXC/ AUTHORITY SHOULD UNDERGROUND SER - ADJOINING PROPER GROUND MEASUREM IMAGERY. - DATE OF SURVEY: 0	BE CONTACT VICES. RTY INFORMA IENT AND INT	TED TO LOCATE	E POSSIBLE BINATION OF				
	EMA: EASEMENT FOR ENTIRE LOT) P: POSITIVE COVENAI W1: EASEMENT FOR V (DP1282811) W1: EASEMENT FOR A WIDTH (DP1282811)	NT (DP128281 VATER SUPPL ACCESS AND I	1) .Y PURPOSES 2 DRAINAGE PUR	2.5 WIDE POSES VARIABLE				
			DNS - DA-	CC				
	SITE AREA: 246.2m		REQUIRED	ACHIEVED				
	FLOOR SPACE RAT MAX ALLOWABLE	10	N/A	N/A				
	SITE COVERAGE MAX ALLOWABLED		N/A	N/A				
	LANDSCAPED ARE MIN 4m WIDE	A	35% (86.17m²)	35.30% (86.99m <sup>2</sup> )				
	PRINCIPLE PRIVATE O MIN 4m WIDE	PEN SPACE	20m²	24m²				
		HOUSE						
	ARE	A NIAME						
				AREA m2				
	1. GROUND FLOOR		<b>_</b>	74.45				
	1. GROUND FLOOR 2. FIRST FLOOR		<u> </u>					
	1. GROUND FLOOR		<u> </u>	74.45 95.05				
	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH			74.45 95.05 32.96 2.98 <b>205.44 m</b> <sup>2</sup>				
PI AN	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH		LOOR AR	74.45 95.05 32.96 2.98 205.44 m <sup>2</sup> EA				
	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH INTE	RNAL FI		74.45 95.05 32.96 2.98 205.44 m <sup>2</sup> EA AREA m2				
PLAN 1:200	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH	RNAL FI		74.45 95.05 32.96 2.98 205.44 m <sup>2</sup> EA				
PLAN 1:200	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH INTE 1. GROUND FLOOR	RNAL FI		74.45 95.05 32.96 2.98 <b>205.44 m<sup>2</sup></b> EA AREA m2 67.18				
1:200 BUSHFIRE ASSESSMENT:	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH INTE 1. GROUND FLOOR 2. FIRST FLOOR WIND CLASSIFICATION:	RNAL FI		74.45 95.05 32.96 2.98 <b>205.44 m<sup>2</sup></b> <b>EA</b> <b>AREA m2</b> 67.18 81.85 <b>149.03 m<sup>2</sup></b> PROJECT ID :				
1:200 BUSHFIRE ASSESSMENT: N/A	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH 1. GROUND FLOOR 2. FIRST FLOOR WIND CLASSIFICATION: N2	RNAL FI	LOOR AR	74.45 95.05 32.96 2.98 205.44 m <sup>2</sup> EA AREA m2 67.18 81.85 149.03 m <sup>2</sup> PROJECT ID : WAW0009				
1:200 BUSHFIRE ASSESSMENT:	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH INTE 1. GROUND FLOOR 2. FIRST FLOOR WIND CLASSIFICATION:	RNAL FI	LOOR AR	74.45 95.05 32.96 2.98 <b>205.44 m<sup>2</sup></b> <b>EA</b> <b>AREA m2</b> 67.18 81.85 <b>149.03 m<sup>2</sup></b> PROJECT ID :				
1:200 BUSHFIRE ASSESSMENT: N/A FLOOD ASSESSMENT:	1. GROUND FLOOR 2. FIRST FLOOR 3. GARAGE 4. PORCH INTE 1. GROUND FLOOR 2. FIRST FLOOR WIND CLASSIFICATION: N2 SLAB CLASSIFICATION:	RNAL FI	LOOR AR	74.45 95.05 32.96 2.98 205.44 m <sup>2</sup> EA AREA m2 67.18 81.85 149.03 m <sup>2</sup> PROJECT ID : WAW0009 DRAWING No.:				



Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

	IMENSIONS TO BE READ IN PREFERENCE TO SO STRAW BALE E			SITE				
	STRAW BALE IMPACED ON STAR PICKET PLACED FRMLY INTO THE GROUND. 2 STAR PICKETS PER STRAW BALE		HYDRAULIC E - 6 DOWNPIPI	ER DRAINAGE TO OS ENGINEER'S REPORT ES TO DRAIN TO 300 ER DESIGN TO COMP	SD TANK (SUBJ IF APPLICABLE DL RAINWATER	:) TANK.		
		STRAW BALES TO BE REBOUND WITH METAL PACKING STRIP PRIOR TO PLACEMENT.	REQUIREMEN	ITS IN ACCORDANCE	WITH AS3500.3	3		
			POINT 385mm	APPROX <b>100mm</b> to F 1 Below Finished Fi And Batters to Be	LOOR LEVEL). E	EXTENT OF		
		IF IN ROCK DRILL HOLE 300mm DEEP AND GROUT STAR PICKETS OR 2x 16mm REINFORCEMENT BARS AS OPTION TO STAR PICKETS.	100mm FROM	- FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO V 100mm FROM THE APPROVED DOCUMENTS DUE TO CON THAT MAY BE ENCOUNTERED ON SITE DURING BUILDING				
	SILT FENCING	DETAIL		IING WALLS REQUIRE RER'S SPECIFICATIO				
	50 x 25 x 1000 STAKE		ON-SIT	E DETENTIO	N REQUI	REMENTS		
	600 NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE	MEMBRANE TO BE BIDIM U 24 OR APP EQUIVALENT BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMP. BACKFILL TO RESTORE	VALLEY URB/ SPECIFICATIO - SITE STORA - PSD REQUIF ENGINEER PL	R OSD REQUIREMEN AN LAND RELEASE W DN FEBRUARY 2001 - GE REQUIREMENT - REMENT - 3.40L/Sec LANS AND SPECIFICA E (REF: WAW0009-C-4 -401)	ATER MANAGE SECTOR D. 9.0m <sup>3</sup> TIONS PREPAF	MENT RED BY		
	DISTURBED	PRIOR NATURAL SURFACE	(	SURVE	<b>NOTE</b>			
	SEDIMENT CONTR	GEOTEXTILE FILTER FABRIC POSTS DRIVEN 600 MIN. INTO GROUND	196252 WITH - CONTOUR II -BOUNDARIE: - THE LOCATI SHOWN HERI DIRECT KNOU UNDERGROU - PRIOR TO A AUTHORITY S UNDERGROU - ADJOINING GROUND MEJ IMAGERY.	TO AUSTRALIAN HE A STATED VALUE OF VTERVALS AT 0.2 ME' S ARE UNFENCED UN ONS OF SURFACE PI EON HAVE BEEN DET VLEDGE IS CLAIMED IND SERVICES. NY EXCAVATION OR SHOULD BE CONTACT IND SERVICES. PROPERTY INFORMA ASUREMENT AND INT IRVEY: 08/09/20222	4.54M. TRES. ILESS NOTED C TS, VALVE COV ERMINED BY TI OF THE LOCAT CONSTRUCTIO TED TO LOCATE TION IS A COM	DTHERWISE. (ERS ETC. HIS SURVEY. NO ION OF N, THE RELEVAN' POSSIBLE BINATION OF		
	CONSTRUCTION SITE	RUCTION EXIT	ENTIRE LOT) P: POSITIVE C W1: EASEMEN (DP1282811) W1: EASEMEN WIDTH (DP128	ENT FOR MAINTENANG COVENANT (DP128281) IT FOR WATER SUPPL IT FOR ACCESS AND 32811) CALCULATIC	1) Y PURPOSES 2 DRAINAGE PUR	.5 WIDE Poses variable		
	0.2m		SITE AREA:		REQUIRED	ACHIEVED		
		EXISTING ROADWAY	FLOOR SPA MAX ALLOW		N/A	N/A		
	FABRIC RUNOFF RUNOFF FROM RUNOFF PAD DIFECTED TO SEDIMENT TRAP GRAV	TIM .	SITE COVER MAX ALLOW	-	N/A	N/A		
			LANDSCAPE MIN 4m WID	E	35% (86.17m²)	36.10% (86.51m <sup>2</sup> )		
			MIN 4m WID		20m <sup>2</sup>	24m²		
				HOUSE				
						AREA m2		
			1. GROUND 2. FIRST FL			74.45		
			3. GARAGE	UUK		95.05 32.96		
			4. PORCH			2.98		
						2.90 205.44 m <sup>2</sup>		
	A REAL PROPERTY AND A REAL	0008221079 18 Nov 2022	ī.	INTERNAL FI	LOOR AR			
	5.3	Assessor Thomas Ruck Accreditation No. DMN/20/1999	~			AREA m2		
	KATONWIDE HOUSE DEEX LEDICS CORE	Address 9 Raven Circuit, Warriewood NSW, 2102	1. GROUND	FLOOR		67.18		
	61.5 MJim <sup>2</sup>	VOOD NS V	2. FIRST FL	OOR		81.85		
	www.nathers.gov.au	700 DAVE hstar.com.au	2			149.03 m <sup>2</sup>		
IN REALT	Y PTY LTD	BUSHFIRE ASSESSIN	MENT: WIND CLASSIFI	CATION: LODGEMENT: DA-CC		PROJECT ID : WAW0009		
326     O	Г 9, No.9	FLOOD ASSESSMEN	IT: SLAB CLASSIFI	CATION: DATE DRAWN: 16/09/22		DRAWING No.: 3/14		
EWOOD, N		SALINTY ASSESSME	NT:	DRAWN BY:		REV. ID: K		



# PROPOSED DRIVEWAY LONGITUDINAL SECTION - SECTION 'A'

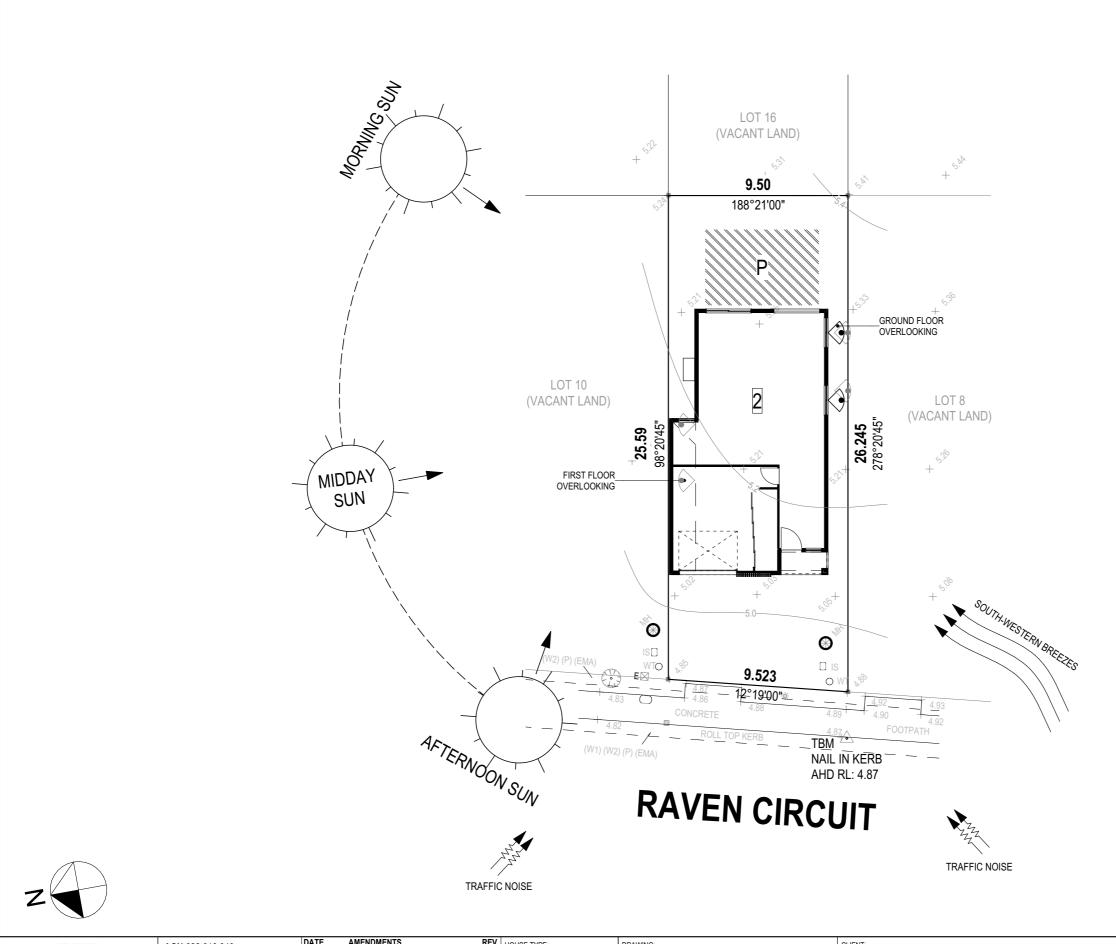
SCALE: 1:50 (HORIZ. & VERT.)

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



	ACN 622 610 048 LICENSE No. 317953C	DATE 30/01/23	AMENDMENTS PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	HOUSE TYPE: I IVY 22	DRAWING: DRIVEWAY SECTION	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT:	WIND CLASSIFICATION: $N2$		PROJECT ID : WAW0009
	<b>P:</b> (61) 02 9096 9109	20/02/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY			DP: 271326   LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION:	DATE DRAWN: 16/09/22	DRAWING No.: 4/14
27	E: admin@macasahomes.com.au W: www.macasahomes.com.au	2 1/00/20	DESIGN BY STRUCTERRE	GARAGE:		RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT:	1	drawn by: AT	REV. ID:

Copyright Image and the sevent of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

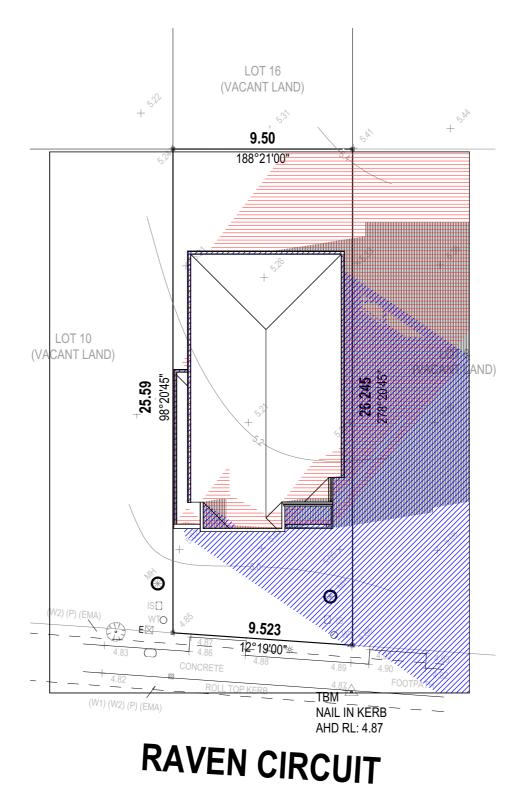


	ACN 622 610 048	DATE	AMENDMENTS	REV. HOUSE TYPE:	DRAWING:	CLIENT:	BUSHFIRE ASSESSMENT:			PROJECT ID :
	LICENSE No. 317953C	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	1 IVY 22	SITE ANALYSIS	FU SHUN REALTY PTY LTD	N/A	N2	DA-CC	WAW0009
		20/02/23	LANDSCAPE AREA <4m EXCL.	J FACADE:	STAGE:	SITE ADDRESS:	FLOOD ASSESSMENT:	SLAB CLASSIFICATION:		DRAWING No.:
	<b>P</b> : (61) 02 9096 9109	24/05/23	STORMWATER OSD & DRIVEWAY	K MODERN	ARCHITECTURAL PLAN	DP: 271326   LOT 9, No.9	N/A	H1	16/09/22	5/14
-HOMES-	E: admin@macasahomes.com.au		DESIGN BY STRUCTERRE	GARAGE:	COUNCIL :	RAVEN CIRCUIT,	SALINTY ASSESSMENT:		DRAWN BY:	REV. ID:
LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	W: www.macasahomes.com.au			SG	NORTHERN BEACHES	WARRIEWOOD, NSW 2102	-		AT	K

Copyright Image and the sevent of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

NOTE: FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING AND ARE TO FACE OF STRUCTURAL ELEMENTS. ROOM SIZES MAY VARY SUBJECT TO SELECTED FINISHES







	ACN 622 610 048	DATE	AMENDMENTS	REV. HOUSE TYPE:	DRAWING:	ocient.	BUSHFIRE ASSESSMENT:			PROJECT ID :
	LICENSE No. 317953C	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	1 IVY 22	SHADOWS - JUNE 21	FU SHUN REALTY PTY LTD	N/A	N2	DA-CC	WAW0009
MACASA	( )	20/02/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY	J FACADE: K MODERN		DP: 271326   LOT 9, No.9	FLOOD ASSESSMENT:		DATE DRAWN: 16/09/22	DRAWING No.: 6/14
- HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	E: admin@macasahomes.com.au W: www.macasahomes.com.au		DESIGN BY STRUCTERRE	GARAGE:		RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT:		drawn by: AT	REV. ID:

Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

NOTE: FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING AND ARE TO FACE OF STRUCTURAL ELEMENTS. ROOM SIZES MAY VARY SUBJECT TO SELECTED FINISHES

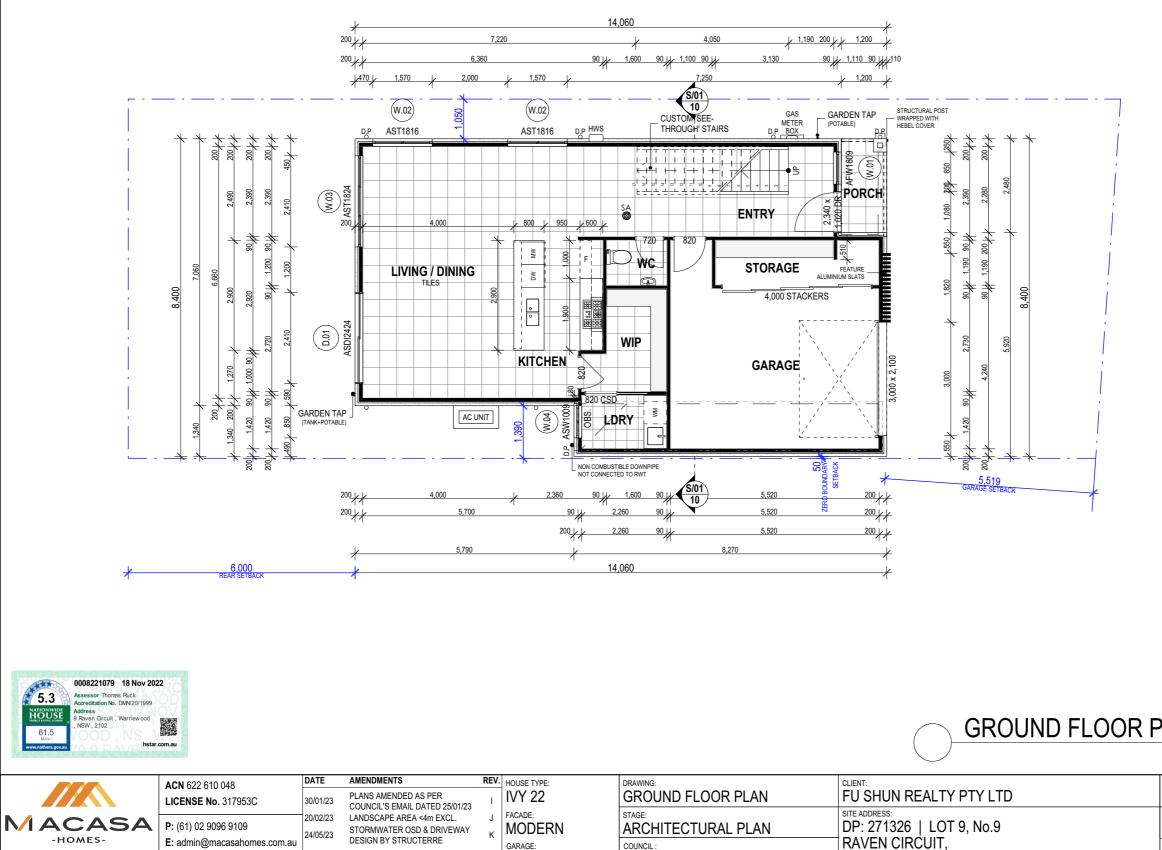
SHADOW D	DIAGRAN	I LEGEND
<u> </u>		9AM
—12 —		12PM
—3—		3PM





LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127

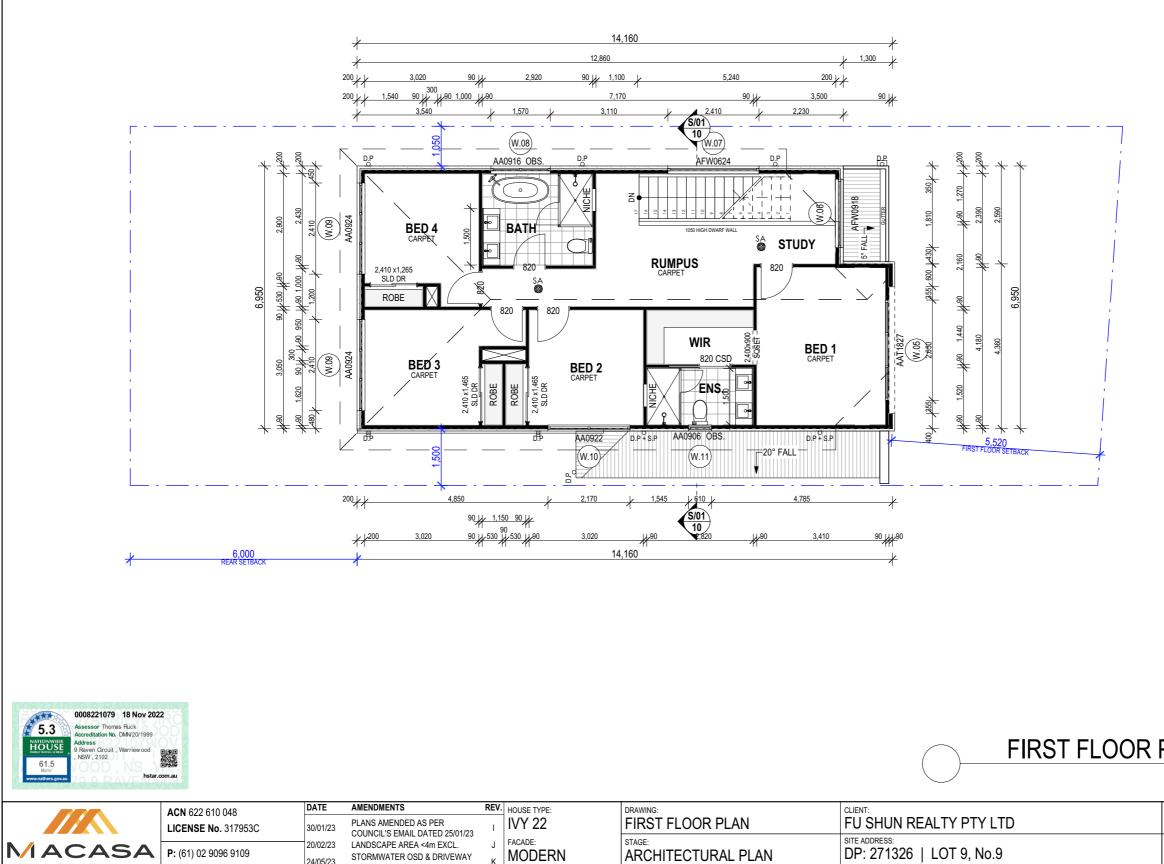
W: www.macasahomes.com.au



s.com.au			SG	NORTHERN BEACHES	WARRIEWOOD, NSW 2102	-
	Copyright ©	"All rights reserved.No part of this pl	an may be reproduced, stored	in a retrieval system or transmitted in any form or by any	y means eletronic, mechanical, photocopying, recording or otherwise without written	permission."

RE TO FACE OF STRUCTU	JRAL ELEMENTS. RO	ОМ	SIZES MAY VARY SUBJECT	TO SELECTED FINISHES
		(	EILING HEIGH	Т
	2	74	0 TO GROUND FLO	DOR
			40 TO FIRST FLOO	
			NOTES	
			NOILS	
			HOUSE AREA	
	A			
				AREA m2
	1. GROUND FLC		8	74.45
	2. FIRST FLOOR	K		95.05
	3. GARAGE			32.96
	4. PORCH			2.98
	11.19			205.44 m <sup>2</sup>
	IN	IE	RNAL FLOOR A	
				AREA m2
	1. GROUND FLC		{	67.18
	2. FIRST FLOOR	٢		81.85 149.03 m <sup>2</sup>
				149.03 M <sup>2</sup>
			ROOF AREA	
	PITCH		AREA	m2
PLAN	5.00°		2.40	
	12.50°		111.96	
1:100	20.00°		11.15	
			125.51 n	
BUSHFIRE ASSESSMENT:		ON:		
N/A	N2		DA-CC	WAW0009
FLOOD ASSESSMENT:		ON:	DATE DRAWN:	DRAWING No.: 7/14
N/A	H1		16/09/22	
SALINTY ASSESSMENT:				REV. ID:
-			AT	K



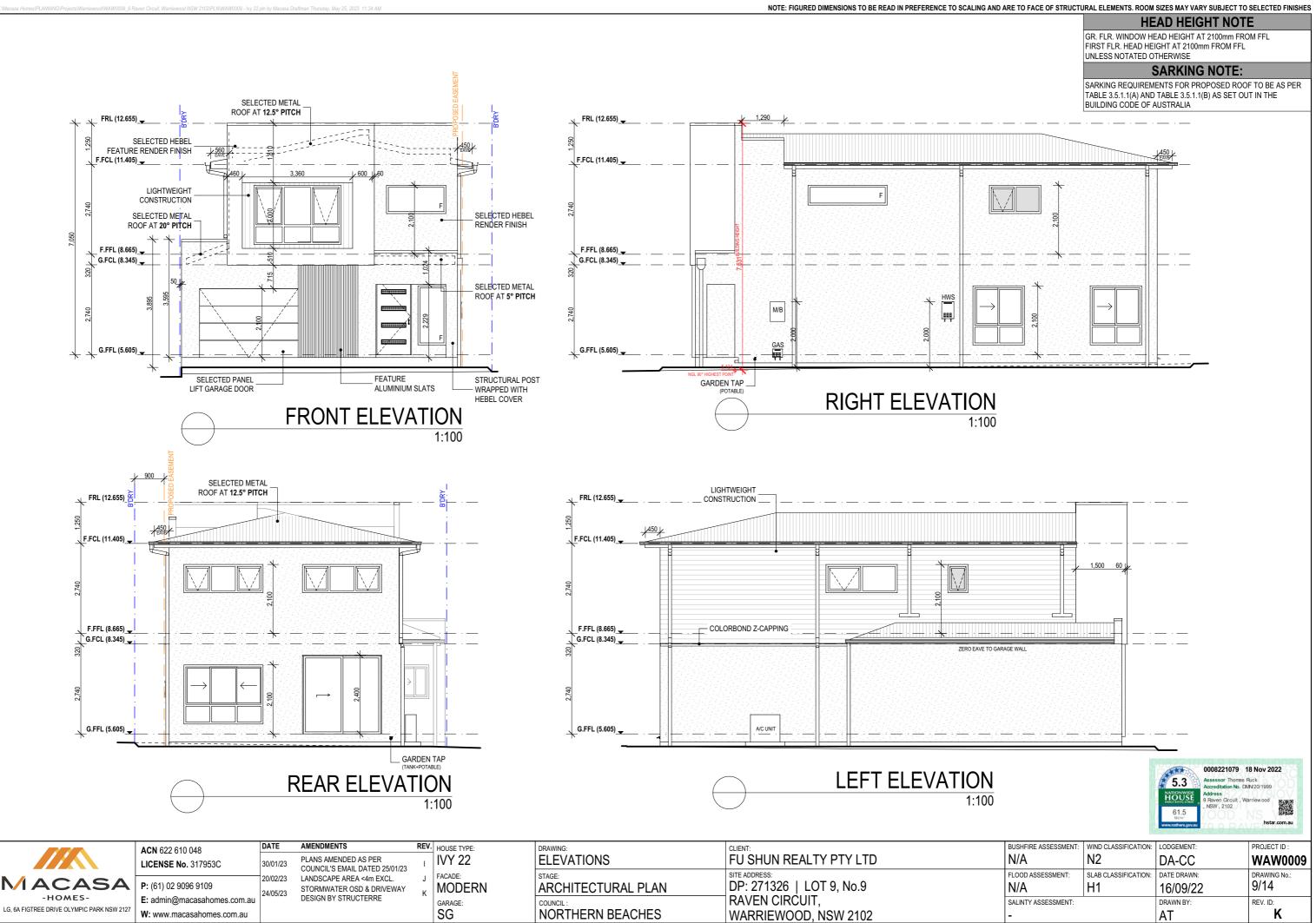


		Conviriant @ "	"All rights reserved No part of this p	lan may be repreduced stored	lin a rational anatom or transmitted in any form or by any	means eletronic mechanical photoconving recording or otherwise without written	-
LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	W: www.macasahomes.com.au			SG	NORTHERN BEACHES	WARRIEWOOD, NSW 2102	-
-HOMES-	E: admin@macasahomes.com.au	DESIC DESIC	IGN BY STRUCTERRE	GARAGE:	COUNCIL :	RAVEN CIRCUIT,	SA

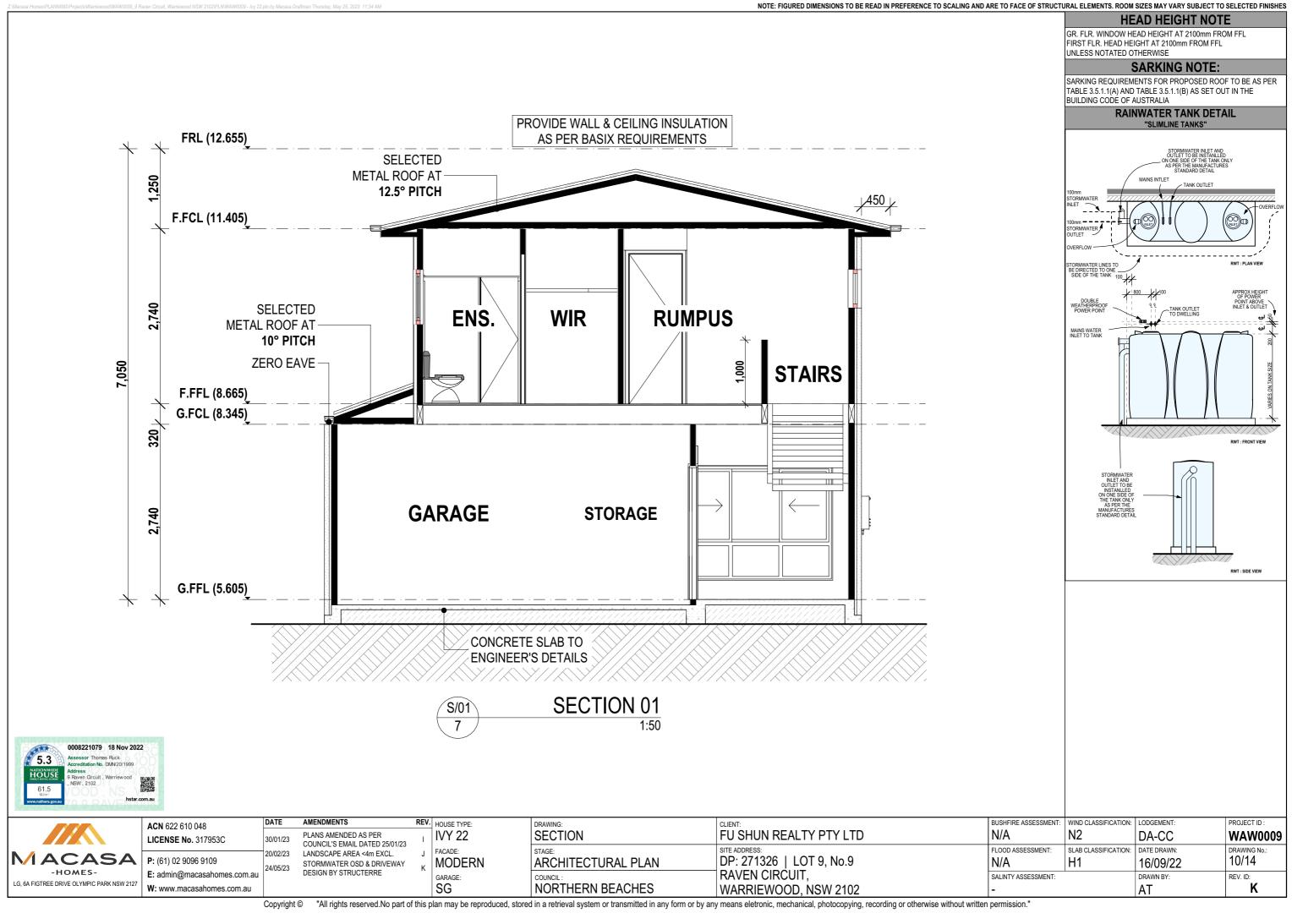
Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

RE TO FACE OF STRUCT	JRAL ELEMENTS. RO	_			SELECTED FINISHES
			EILING HEI		
	2		0 TO GROUND		
		27	40 TO FIRST F	LOOR	
			NOTES		
			HOUSE AR	= ^	
	A 1				
					AREA m2
	1. GROUND FLC 2. FIRST FLOOF		(		74.45 95.05
	3. GARAGE	`			32.96
	4. PORCH				2.98
					205.44 m <sup>2</sup>
	IN	ΓE	RNAL FLOO	R AR	
					AREA m2
	1. GROUND FLO		{		67.18
	2. FIRST FLOOF	(			81.85
			ROOF ARE	٨	149.03 m <sup>2</sup>
	DITCU				)
	<b>PITCH</b> 5.00°			<b>EA m2</b> 2.40	<u> </u>
PLAN	5.00° 12.50°			2.40 11.96	
1:100	20.00°			1.15	
				.51 m²	
BUSHFIRE ASSESSMENT:	WIND CLASSIFICATION	ON:			PROJECT ID :
N/A	N2		DA-CC		WAW0009
FLOOD ASSESSMENT:	SLAB CLASSIFICATIO	ON:			DRAWING No.: 8/14
N/A SALINTY ASSESSMENT:	H1		16/09/22 DRAWN BY:		O/ 14 REV. ID:
SALINI I ASSESSMENT			AT		KEV. ID:





Copyright © "All rights reserved.No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."



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

	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			$\rightarrow \qquad \leftarrow$	>							$\mathbf{M}$		
QUANTITY	1	2	1	1	1	1	1	1	2	1	1	13	



	ACN 622 610 048	DATE	AMENDMENTS	REV. HOUSE TYPE:	DRAWING:	CLIENT:	BUSHFIRE ASSESSMENT:	WIND CLASSIFICATION:	LODGEMENT:	PROJECT ID :
	LICENSE No. 317953C	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	1 IVY 22	WINDOW & DOOR SCHEDULE	FU SHUN REALTY PTY LTD	N/A	N2	DA-CC	WAW0009
	<b>P:</b> (61) 02 9096 9109	20/02/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY	J FACADE:	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326   LOT 9, No.9	FLOOD ASSESSMENT:	SLAB CLASSIFICATION:	DATE DRAWN: 16/09/22	DRAWING No.: 11/14
- HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	E: admin@macasahomes.com.au W: www.macasahomes.com.au		DESIGN BY STRUCTERRE	GARAGE: SG	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT:		DRAWN BY: AT	REV. ID:

Copyright Image and the sevent of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

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.

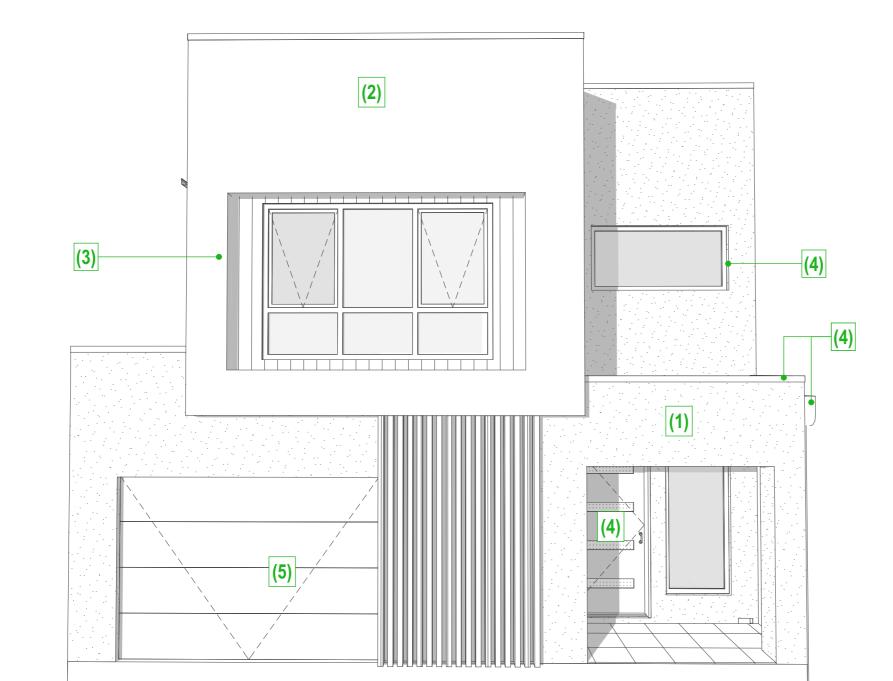
- ALL GLAZING TO EXTERNAL WINDOWS, EXTERNAL SLIDING DOORS, ADJUSTABLE TO BE IN ACCORDANCE WITH AS2047 AND ALL OTHER GLAZED ASSEMBLIES ARE TO BE IN ACCORDANCE WITH AS1288.

- 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



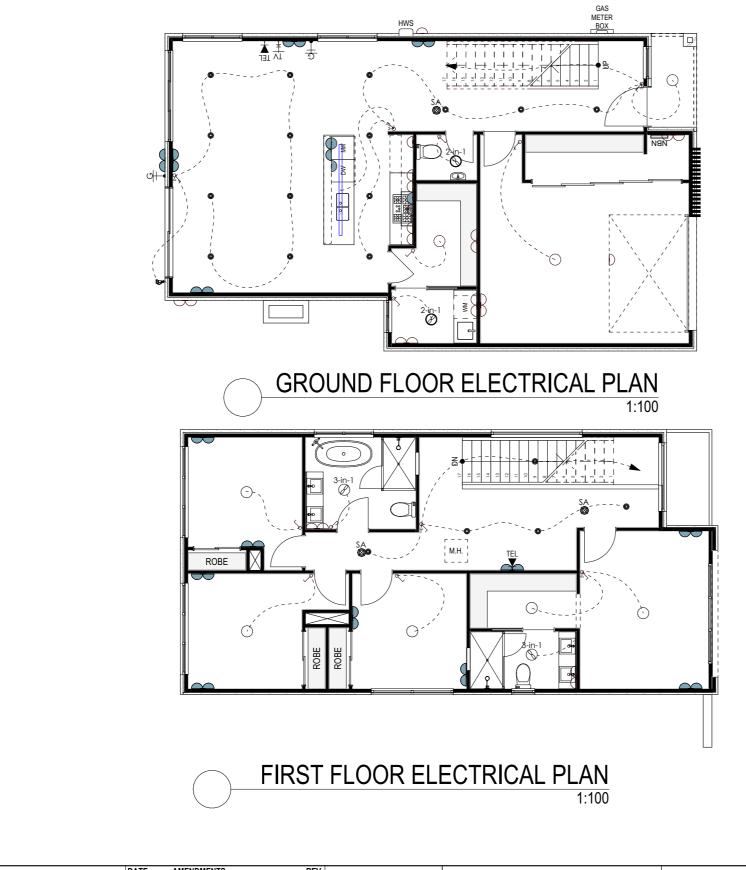


								000221079.91
	ACN 622 610 048	DATE	AMENDMENTS	REV.	HOUSE TYPE:	DRAWING:	CLIENT:	
	LICENSE No. 317953C	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	IVY 22	COLOUR SELECTION	FU SHUN REALTY PTY LTD	
	<b>P</b> : (61) 02 9096 9109	20/02/23 24/05/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY		FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326   LOT 9, No.9	
- HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	E: admin@macasahomes.com.au W: www.macasahomes.com.au		DESIGN BY STRUCTERRE		garage:	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	
		<b>a</b>	<b>A BAR</b> 1 1 4 <b>A A A A A A A A A A</b>	e			and a second	

Copyright © "All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

		AL COLO DARK ST	UR SELECTION ORM 2
	(1)		WALLS - MAIN HEBEL & SIDE CLADDING TAUBMANS - ALPINE SNOW
	(2)		WALLS - FEATURE RENDER <b>TAUBMANS - BASALT</b>
	(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
<b>18 Nov 2022</b> s Ruck DMV2011999 Warriewood			
hstar.com.au JSHFIRE ASSESSMENT: I/A	WIND CLASSIFICATION:	LODGEMENT: DA-CC	PROJECT ID : WAW0009
177 X			
OOD ASSESSMENT:	SLAB CLASSIFICATION:	DATE DRAWN: 16/09/22	DRAWING No.: 12/14





	Att	0008221
17	5.3	Assessor Accreditatio
g	NATIONWIDE HOUSE INTROVERING ICHEME	Address 9 Raven Cir
V.	61.5 MJ/m <sup>2</sup>	, NSW , 210
	www.nathers.gov.au	70.0
193	<u> 022210</u>	19.9

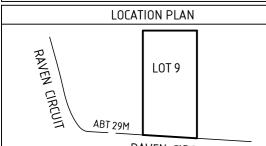
	ACN 622 610 048	DATE	AMENDMENTS	REV.	HOUSE TYPE:	DRAWING:	CLIENT:	BL
	LICENSE No. 317953C	30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I	IVY 22	ELECTRICAL	FU SHUN REALTY PTY LTD	N
MACASA	<b>P:</b> (61) 02 9096 9109	20/02/23	LANDSCAPE AREA <4m EXCL. STORMWATER OSD & DRIVEWAY	Г	FACADE: MODERN	STAGE: ARCHITECTURAL PLAN	SITE ADDRESS: DP: 271326   LOT 9, No.9	FL
- HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	E: admin@macasahomes.com.au W: www.macasahomes.com.au	21100120	DESIGN BY STRUCTERRE	ĸ	garage: SG		RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	S/ -

Copyright © "All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means eletronic, mechanical, photocopying, recording or otherwise without written permission."

E TO FACE OF STRUCT		SIZES MAY VARY SUBJECT TO	
	AS3000:2018, AND AL SERVICES AND INST REQUIREMENTS, RE SUPPLIERS, PROFES - POSITION OF LIGHT CONFIRMED ON SITE - ALL EXTERNAL POV	ORK CARRIED OUT TO COM L OTHER RELEVANT STAND ALLATION RULES, LOCAL PC COMMENDATIONS OF MANL SIONALS AND TRADE ASSO IS AND POWER OUTLETS AF E BY THE SUPERVISOR. WER POINTS ARE TO BE WE	ARDS INCLUDING DWER COMPANY JFACTURERS, CIATIONS. RE TO BE
	- SMOKE ALARMS TO	COMPLY WITH AS3786.	
		NOTE S ARE TO BE DUCTED TO OU	
	- SELF-CLOSING DAM - DUCT KITCHEN RAM	MPENER TO ALL EXHAUST F NGEHOOD TO OUTSIDE AIR. CONTROL TO GARAGE DOO	ANS.
		CTRICAL SCHEDU	
	<sup>2-in-1</sup> 2 IN 1	EXHAUST FAN + LIC	GHT 2
	3-in-1 3 IN 1	EXHAUST FAN + LIC	GHT + 2
		ER BAYONET	2
	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	BATOMET	4
		- @ 300mm FROM FF	
	🗢 GPO		10
	GPO GPO	- DBL @ 300mm ABO	VE FFL 15
	● LED [	DOWNLIGHT	20
	IGH <sup>™</sup>	T - CAPPED-OFF	1
		T - LINEAR LED PEN	DANT 1
		T - OYSTER	8
		T SWITCH	10
		T SWITCH - DBL	
		T SWITCH - TRIPLE	2
			_
			1
		KE ALARM	3
	≓ <b>►</b> TELE	PHONE POINT	2
	≥ <del> ∗</del> ∙ TELE	VISION POINT	1
		UPGRADES LED DOWNLIGHTS TO LIVIN	0.48540
	(REFER TO PLAN) - PROVIDE 1x LINEAF - PROVIDE 1x DOUBL - PROVIDE 1x ADDITI (EXCLUDING BED 1)	R PENDANT LIGHT TO KITCH E POWER POINT TO KITCHE ONAL DOUBLE POWER POIN ONAL DOUBLE GPO TO GAR	EN EN ISLAND BENCH IT TO BEDROOMS
18 Nov 2022 s Ruck DMV20/1999 Warriewood			
hstar.com.au			
VENUUOZ			
SHFIRE ASSESSMENT:	WIND CLASSIFICATION:		PROJECT ID :
SHFIRE ASSESSMENT: /A	N2 SLAB CLASSIFICATION:	DA-CC DATE DRAWN:	WAW0009 DRAWING No.:
ISHFIRE ASSESSMENT: I/A 00D ASSESSMENT: I/A LINTY ASSESSMENT:	N2	DA-CC	WAW0009



- 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







WATER STOP VALVE

WATER TAGS

# NOTES:

OWT

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)
- LOT 16 (VACANT LAND) +522 + <sup>(3)</sup> 188°21'00" 9.50 5.2h (3) 5.4 5.22 در<u>؟</u>؟ + 5,26 LOT 9 26.245 246.2M<sup>2</sup> 78°20'4 LOT 10 (4)-⊳ ⊲–(2) (VACANT LAND) (VACANT LAND) 98°20'45" 5.2 59 25. EARTH AND GRASS +5,03 2. Or s.es 5.0 ť® ⊛ IS 🛛 9.523 (W2) (P) (EMĄ) WTO DIS 12°19'00" OW 4.87 4.89 \* 4.83 -4.86  $\Box$ <u>4.9</u>2 4.88 CONCRETE 4.89 +4.90

+5,141

+ 53%

LOT 8

(VACANT LAND)

+5,26

5.08

4.93

4.92

FOOTPATH

(W1) (W2) (P) (EMA) ROLL TOP KERB TBM NAIL IN KERB AHD RL: 4.87 RAVEN CIRCUIT (W2) (P) (EMA)

HAVE BEEN EXAGGERATED FOR CLARITY.				
APPROVED	CLIENT	SHEET	PROJECT ADDRESS	1
JOHN MULDOWNEY	MACASA HOMES PTY LTD	FEATURE SURVEY PLAN	RAVEN CIRCUIT, WARRIEWOOD	
LICENSED SURVEYOR			LOT 9 DP 271326	
		SCALE 1:200 @ A3		



