

(H): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE



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

DA2020/0027

NOTE: POOL OR EXCAVATION COVER (NEW OR EXISTING): IN ACCORDANCE WITH SECTION 5.4.1 POOLS, OF THE RAWSON GROUP WHS SAFETY MANAGEMENT PLAN 2019.2020, THE OWNER MUST MEET, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION THE FOLLOWING REQUIREMENTS: (REFER TO TENDER VARIATION 4, ITEM 1-7 FOR DETAILS)

SERVICE FREE AREA ON SITE PLAN FOR POOL BY OWNER PRIOR TO CONSTRUCTION APPROX. 6000mm (L) x 3000mm (W), MAX DEPTH 1.4m

SITE NOTES:

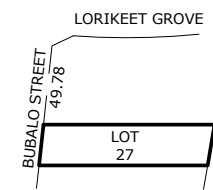
BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

- SERVICE LOCATIONS
- SEWER CONNECTION POSITION
- DRIVEWAY ALIGNMENT & LEVELS

"N2 WIND CATEGORY"

dp indicates DOWNPIPE LOCATION

LOCATION PLAN



LEGEND

	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR CROSSING
	TOP OF BANK
	BOTTOM OF BANK

ABBREVIATIONS

EB - ELECTRICAL BOX
EM - ELECTRICAL METER
GM - GAS METER
H - HYDRANT
R - HYDRANT RECYCLED
KO - KERB OUTLET
LP - LIGHT POLE
LH - LAMP HOLE
MH - MAN HOLE
MS - MAINTENANCE SHAFT
PP - POWER POLE
SH - SHRUB
SMH - SEWER MAN HOLE
SIO - SEWER INSPECTION OPENING
SV - STOP VALVE
SR - STOP VALVE RECYCLED
SVP - SEWER VENT PIPE
SWP - STORM WATER PIT
T - TREE
TP - TELECOMMUNICATIONS PIT
VER - VERANDAH
WT - WATER TAG
WM - WATER METER
WMR - WATER METER RECYCLED
WC, GC, EC, TC - SERVICE CONDUIT
W/C - WATER CLOSET

NOTE:
DRIVEWAY & FRONT
PATH TO COMPLY WITH
AS2890

NOTE:
RAWSON HOMES TO
PROVIDE IMPORT OF FILL



The Essential First Step

- WARNING - UNREGISTERED PLAN

- THIS CONTOUR AND DETAIL SURVEY IS BASED UPON AN UNREGISTERED PLAN.
- ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE.
- THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION
- NO FURTHER INVESTIGATION HAS BEEN UNDERTAKEN TO DISCLOSE EASEMENTS ETC OMITTED FROM THE UNREGISTERED PLAN

500mm FALL ACROSS BUILDING ENVELOPE

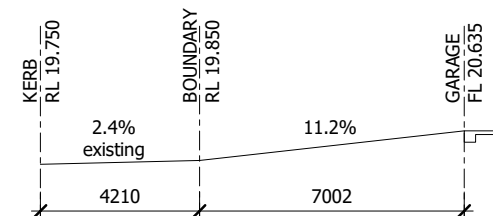
DISCLAIMER

DONOVAN ASSOCIATES CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION, DUE TO OMISSIONS, ERRORS OR VARIATIONS ON THE UNREGISTERED PLAN. COPIES OF THIS CONTOUR PLAN MUST NOT BE REPRODUCED WITHOUT THIS NOTICE

NOTE

THIS SURVEY IS FOR CONTOUR PURPOSES ONLY SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.

POSSIBLE BAS



DRIVEWAY GRADIENT

SCALE: 1 : 200

SITE CALCULATIONS DA

GROUND FLOOR	94.71	m ²
FIRST FLOOR	105.95	m ²
TOTAL LIVING AREA	200.66	m ²
SITE AREA	337.10	m ²
BUILDING FOOTPRINT	143.82	m ²
DRIVEWAY & PATH	24.97	m ²
TOTAL LANDSCAPE AREA	168.31	m ²
LANDSCAPE AREA (%)	50	%
FRONT LANDSCAPE (%)	62.68	%
FLOOR SPACE RATIO	0.60	:1
SITE COVERAGE	42.66	%
LANDSCAPE AREA (4m)	35.17	%

NOTES:

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RAWSON HOMES

1 HOMEBUSH BAY DRIVE, BLDG. F
LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:

MR. M. GEORG & MRS. T. OSTERMAIER

SITE ADDRESS:

LOT 27, DP UNREG
BUBALO STREET
WARRIEWOOD

HOUSE TYPE

MODEL: ELLERSTON 26 MKII
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE DRAWN: CHECKED BY: APPROVED FOR CONSTRUCTION
MTT 19.11.19 MTT

COUNCIL AREA: SCALE:
NORTHERN BEACHES 1 : 200

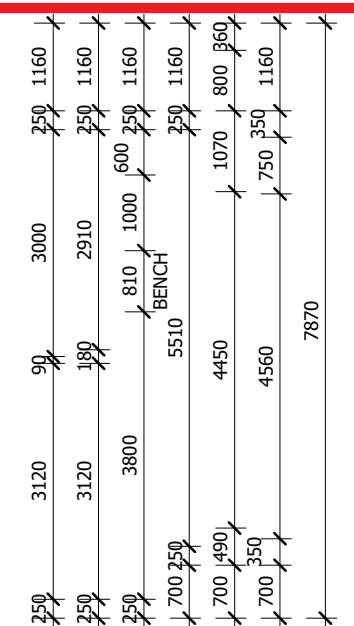
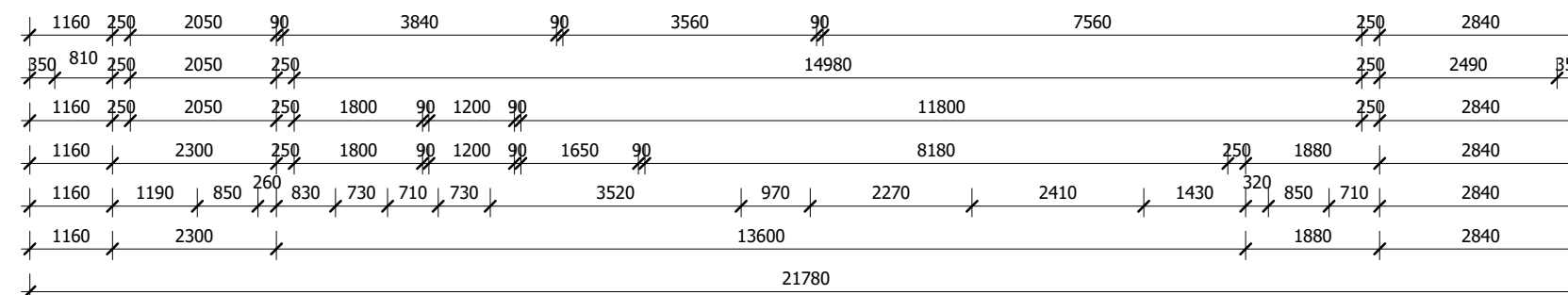
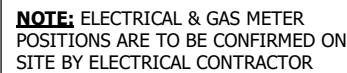
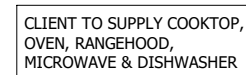
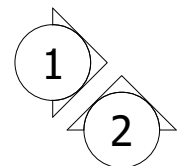
JOB No: DRWG No: ISSUE:
A009172 02 B

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- 2340H INTERNAL DOORS INCLUDING 2400H SQUARE SET OPENING TO GROUND FLOOR ONLY (EXCLUDES BEDROOM ROBES & DOORS UNDER STAIRS)

POSITIONS OF OUTLETS, RETURN AIR AND
NUMBER OF DROPPERS IS DETERMINED BY
AIR CONDITIONING CONTRACTOR



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FLOOR AREAS	
GROUND FLOOR	94.71 m ²
FIRST FLOOR	105.95 m ²
GARAGE	29.19 m ²
PORCH	2.85 m ²
ALFRESCO	17.07 m ²
TOTAL	249.76 m²

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SITE ADDRESS:
LOT 27, DP UNREG
BUBALO STREET
WARRIEWOOD

DRAWING TITLE:
GROUND FLOOR

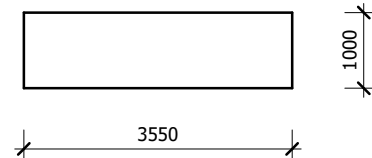
COUNCIL AREA:	SCALE:
NORTHERN BEACHES	1 : 100


JOB No:	DRWG No:	ISSUE:
A009172	03	B

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- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
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- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- 2040H INTERNAL DOOR
- POSITION OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIRCONDITIONING CONTRACTOR

NOTE:

- RESTRICTORS TO BE FITTED TO ALL 1st FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



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NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS,
SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

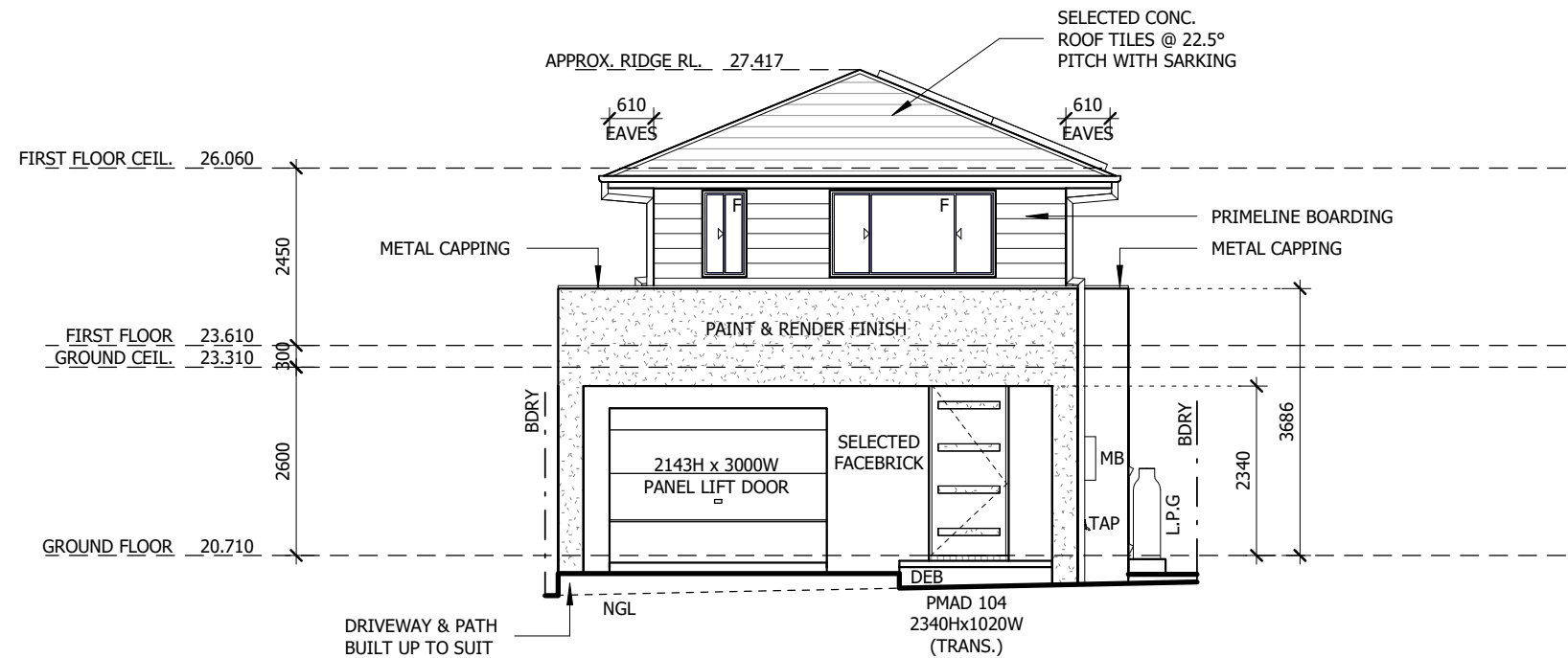
PROVIDE WINDOW FRAME & FLYSCREENS
COLOUR IN ANODIC NATURAL MALT

PROVIDE COLORBOND 'ULTRA' RATING
TO FASCIA & GUTTERS

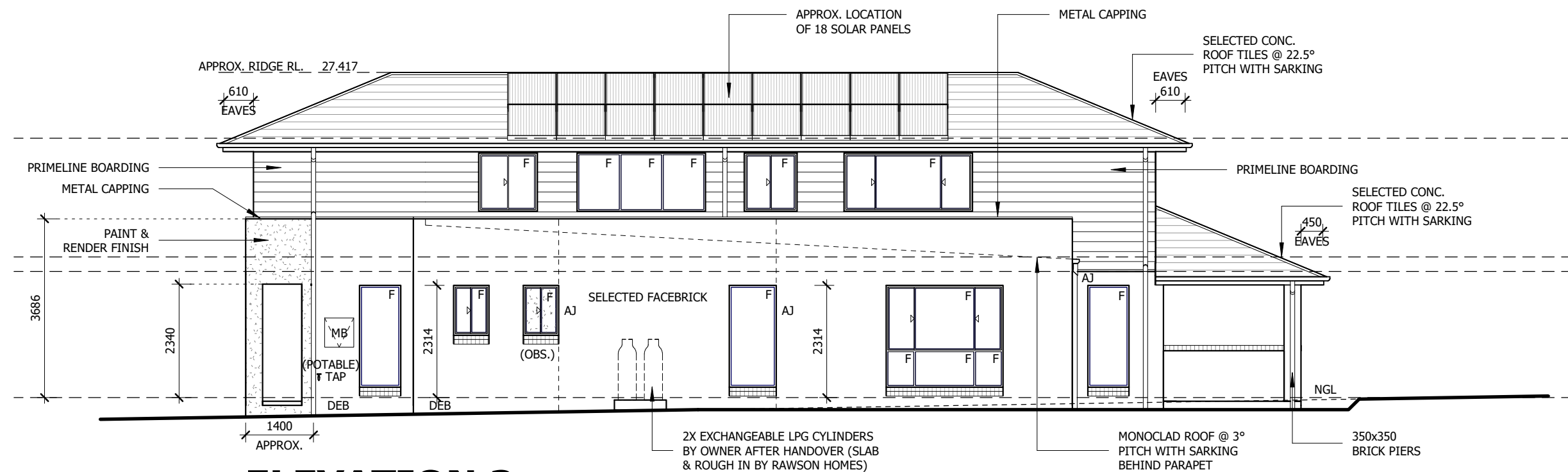


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ELEVATION 1



ELEVATION 2

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RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:
MR. M. GEORG & MRS. T. OSTERMAIER

SITE ADDRESS:
LOT 27, DP UNREG
BUBALO STREET
WARRIEWOOD

HOUSE TYPE
MODEL: ELLERSTON 26 MKII
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 1-2

DRAWN BY: DATE DRAWN: CHECKED BY: APPROVED FOR
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COUNCIL AREA: SCALE:
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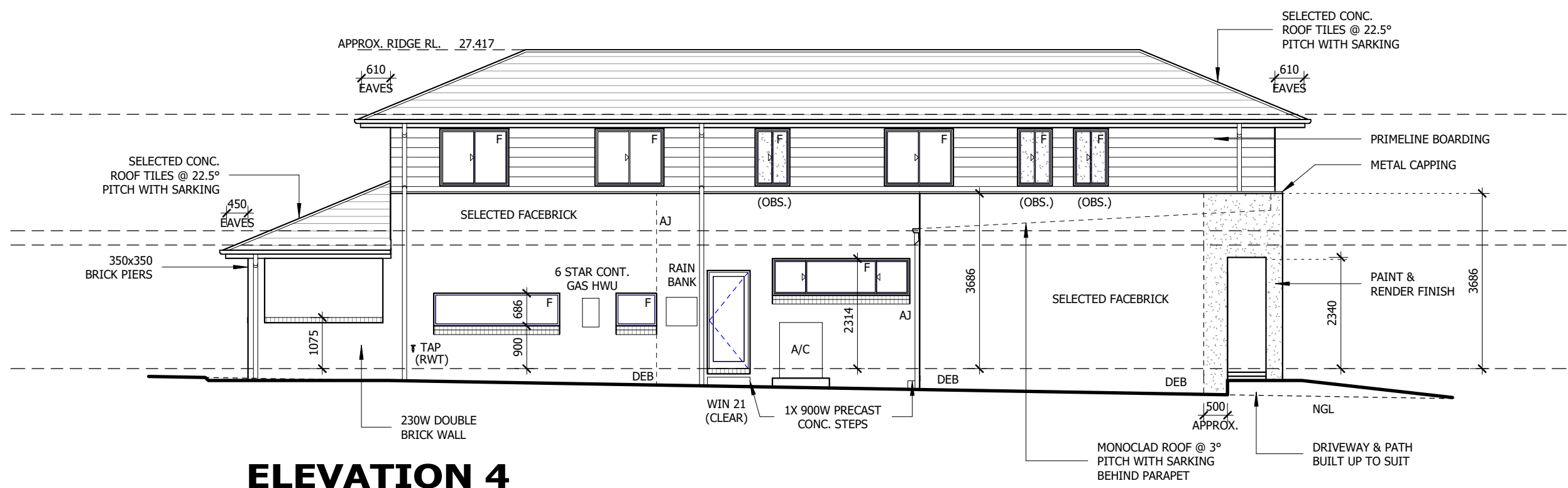
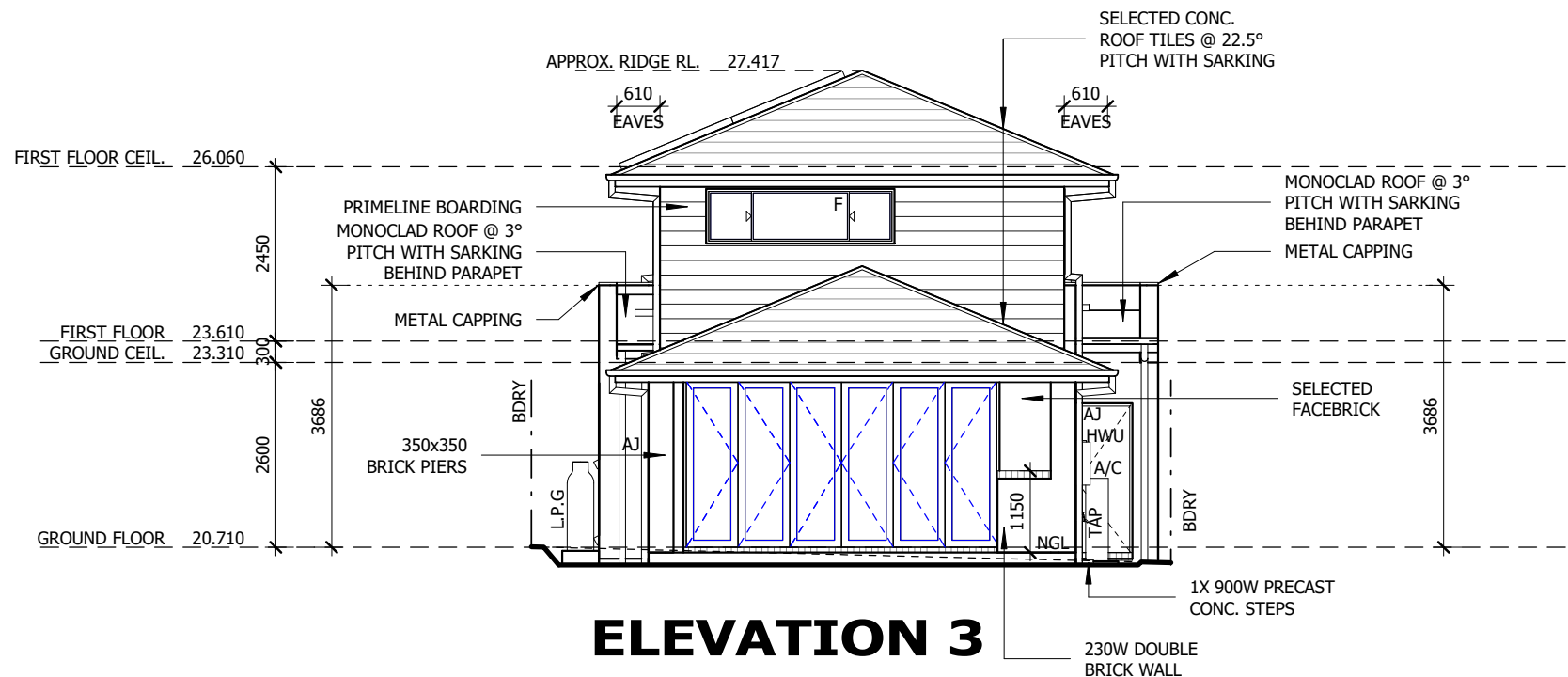
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HOUSE TYPE
MODEL: ELLERSTON 26 MKII
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3-4

DRAWN BY: MTT	DATE DRAWN: 19.11.19	CHECKED BY: MTT	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A009172	DRWG No: 06	ISSUE: B	

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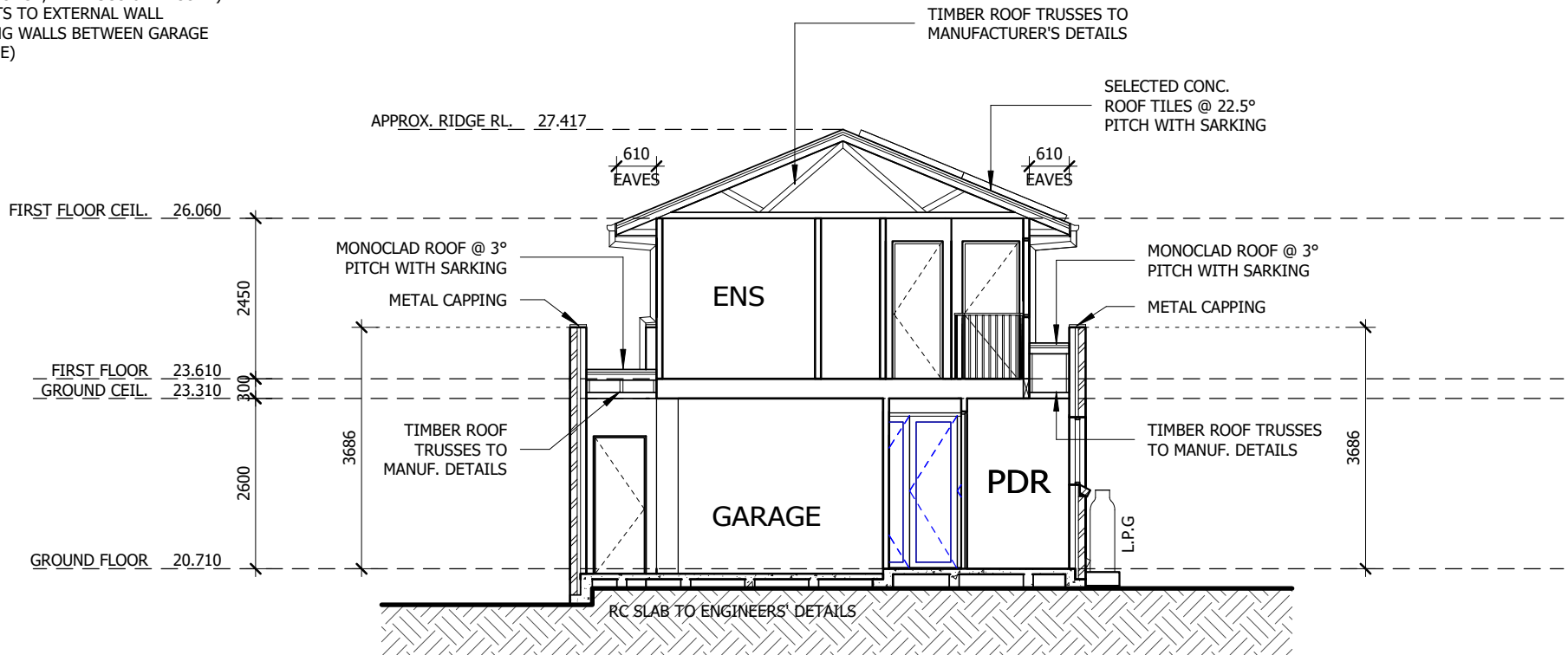


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INSULATION

- R4.1 BATTS TO CEILING WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & BALCONY)
- R2.5 BATTS TO EXTERNAL WALL (EXCLUDING WALLS BETWEEN GARAGE AND HOUSE)



SECTION A-A

BASIX COMMITMENTS					
PROJECT DETAILS			STORMWATER	ENERGY	LIGHTING
Site area	337	m²	Rainwater tank to collect at least 49m² of rain run off from roof area	ACTIVE COOLING/HEATING 1-phase	Applicant must provide a window or skylight for natural lighting to 4 bathrooms/toilets and kitchen
Roof area	165.0	m²	Rainwater tank to be connected to all toilets with in the development	Cooling system with day/night zoning for bedrooms & living areas with 3 star rating	COOKING (KITCHEN APPLIANCES)
number of bedrooms	4		Rainwater tank to be connected to cold water tap to supply water to the washing machine	Heating system with day/night zoning for bedrooms & living areas with 3.5 star rating	
Total area of vegetation (garden & lawn)	168	m²	Rainwater to be connected to at least one outdoor tap for garden watering	VENTILATION	Install a induction cooktop and electric oven
ABSA Certificate Number (if applicable)	0004431011		Rainwater to have a capacity of at least 3000L	At least 1 Bathroom: individual fan, ducted to façade or roof: manual switch on/off	DESIGN ENHANCEMENT
Net conditioned floor area	162	m²	WATER	Kitchen: individual fan, ducted to façade or roof: manual switch on/off	Install a fixed outdoor clothes drying line
Net Unconditioned floor area	14	m²		Laundry: natural ventilation only, or no laundry.	INSULATION
Concession claimed (if applicable)	N/A		Each toilet is to have a flushing system of no less than a 4 star rating	HOT WATER	External wall [including garage]: R2.5
Cooling load (if applicable)	25	MJ/m²/pa	All basin taps to have a minimum rating of 3 star rating	Instantaneous hot water system with performance of 6 stars	Ceiling [excluding garage & alfresco]: R4.1
Heating load (if applicable)	40	MJ/m²/pa	All taps in the kitchen are to have a minimum rating of 3 star	ALTERNATIVE ENERGY	
				The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system	

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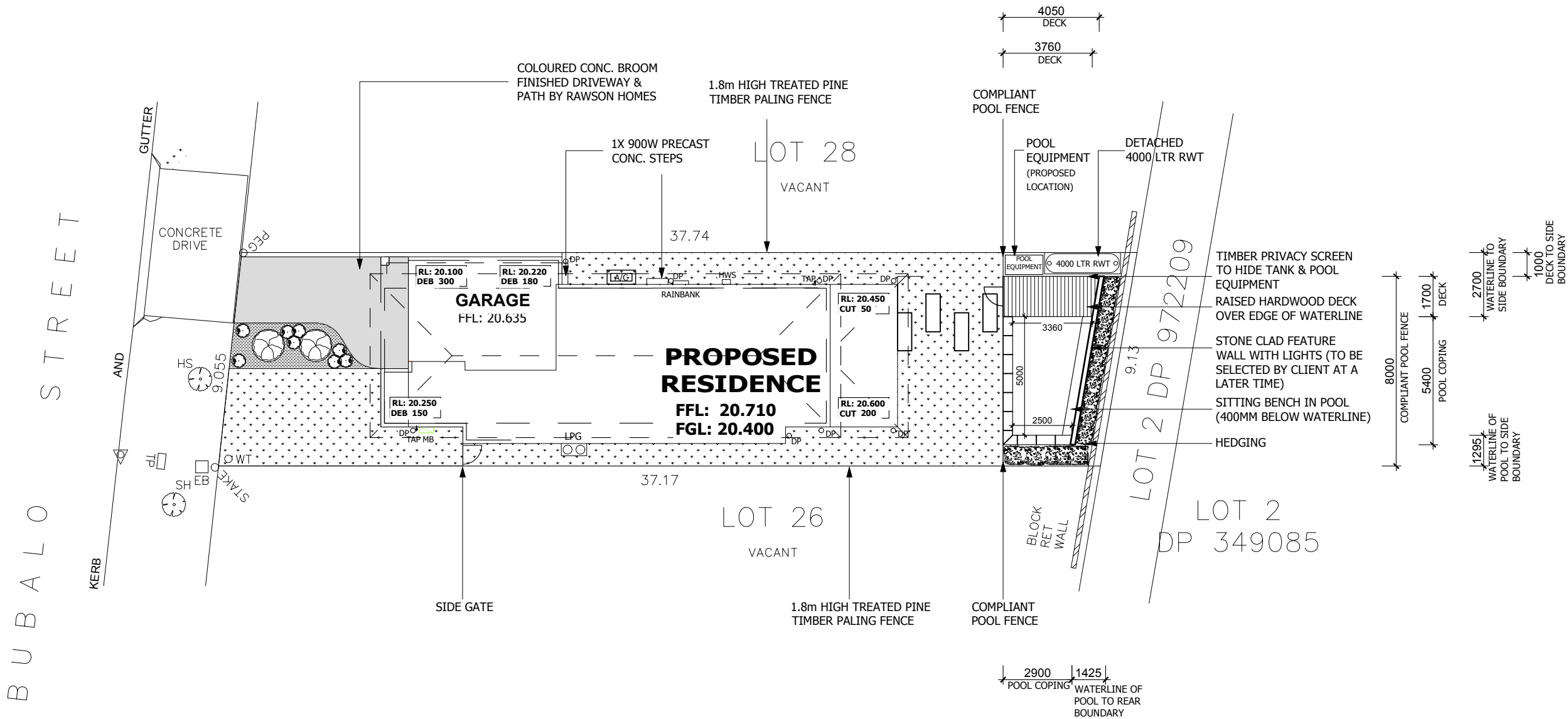
HOUSE TYPE
MODEL: ELLERSTON 26 MKII
FACADE: CLASSIC
TYPE: SINGLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SECTIONS

DRAWN BY: DATE DRAWN: CHECKED BY: APPROVED FOR
MTT 19.11.19 MTT CONSTRUCTION

COUNCIL AREA: SCALE:
NORTHERN BEACHES 1 : 100

JOB No: DRWG No: ISSUE:
A009172 07 B



LEGEND			
	GRASS - SIR WALTER BUFFALO		HEDGE METROSIDEROS THOMASII
	HARDWOOD TIMBER DECK		LOW-GROWING SHRUB WESTRINGIA FRUTICOSA
	FEATURE TREE ACACIA COGNATA "LIME MAGIK"		GROUNDCOVER PLANTING MYOPORUM PARVIFOLIUM AND ACACIA COGANTA "LITTLE COG"

- NOTES**
- ALL GARDEN EDGING TO BE LINKEDGE SYSTEM
- FEATURE STONE CLAD WALL ALONG BACK EDGE OF POOL CONTINUES ACROSS THE BACK OF THE DECK, TO HAVE FEATURE LIGHTING INSTALLED. LIGHTS TO BE SELECTED AT A LATER DATE BY CLIENT
- ALL NEW PLANTS TO BE SELECTED FROM NURSERY TO BE OF GOOD HEALTH AND CONDITION PRIOR TO PLANTING
- POOL COPING AND STEPPERS TO BE 600 X 400 X 30MM CLASSIC TRAVERTINE. FINISHED POOL COPING TO BE LEVEL WITH REAR PATIO FINISHED LEVEL.
- DECKING/SCREENING TIMBER TO BE 86MM BLACKBUTT, 42MM BLACKBUTT WITH STAINLESS STEEL SCREWS
- VERTICAL TIMBER SCREEN TO HIDE WATERTANK AND POOL EQUIPMENT. HEIGHT TO BE DETERMINED ONCE WATER TANK AND POOL EQUIPMENT IS INSTALLED.
- POOL EQUIPMENT TO BE ENCLOSED WITH ACOUSTIC COVER TO REDUCE SOUND. LOCATION OF POOL EQUIPMENT ON PLAN IS INDICATIVE ONLY AND SUBJECT TO CHANGE ONCE ACTUAL POOL EQUIPMENT HAS BEEN SELECTED.
- POOL TO HAVE ADEQUATE COVER
- POOL DEPTH TO BE 1.4M AT DEEPEST POINT
- COMPLIANT FRAMELESS GLASS POOL FENCE TO BE INSTALLED AS INDICATED ON PLAN
- SIR WALTER BUFFALO TURF INSTALLED THROUGHOUT
- PLANT SPECIES SUBJECT TO AVAILABILITY

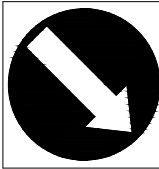
PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	POT SIZE	QTY
	ACACIA COGNATA "LIME MAGIK"	LIME MAGIK RIVER WATTLE	3-10 M HIGH 3-4 M SPREAD	400MM	2
	METROSIDEROS THOMASII	NZ CHRISTMAS BUSH	4-6 M HIGH 5 M SPREAD	400MM	16
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	0.5-3 M HIGH 2 M SPREAD	200MM	8
	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	0.1 M HIGH 1 M SPREAD	140MM	5 PER M²
	ACACIA COGNATA "LITTLE COG"	MINI RIVER WATTLE	0.75M HIGH 1 M SPREAD	140MM	5 PER M²



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LANDSCAPE PLAN

NOTES

DO NOT SCALE FROM DRAWING. ANY DISCREPANCIES PLEASE CONTACT DESIGNER IMMEDIATELY. ALL WORK © BRANCHING OUT CO.

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AMENDMENTS

REV.	DESCRIPTION	DATE	BY
A	PLAN V1	13.11.19	SP
B	PLAN V2 - RELOCATE WATER TANK	27.11.19	SP
C	FINAL LANDSCAPE PLAN (PRE-DA LODGMENT)	10.12.19	SP

JOB ADDRESS

LOT 27 BUBALO STREET
WARRIEWOOD, NSW 2102

CLIENT

MARKUS OSTERMAIER

DRAWN BY

SARAH PALATUCCI

SCALE

DATE

DRAWING NO.

ISSUE

BRANCHING OUT CO.

NICK PALATUCCI
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NICK@BRANCHINGOUTCO.COM.AU
DRAFTED BY SARAH PALATUCCI
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CROMER, NSW, 2099