


**CUSTOM DWELLING
, WARRIEWOOD**



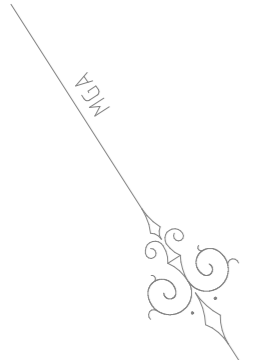
| DA | |
|-------|------------------------|
| SHEET | DESCRIPTION |
| 0 | COVER PAGE |
| 1 | SITE PLAN |
| 2 | GROUND FLOOR |
| 3 | FIRST FLOOR |
| 4 | ELEVATIONS 1 |
| 5 | ELEVATIONS 2 |
| 6 | SECTIONS & DETAILS |
| 7 | BASIX |
| 8 | SEDIMENT/ANALYSIS PLAN |
| 9 | SHADOWS JUNE |

| REV | DATE | DESCRIPTION | BY |
|-----|---------------|---|----------|
| A | 20/05/2019... | APPLICATION PLANS (v.2.01-4.01) | dalfonse |
| B | 14/06/2019... | SUBMISSION PLANS (v.4.01-4.22) | dalfonse |
| C | 10/07/2019... | AMENDED SUBMISSION PLANS (External Consultants) | dalfonse |
| D | 10/07/2019... | AMENDED SUBMISSION PLANS (v.5.01-5.30) | dalfonse |
| E | 7/08/2019 ... | AMENDED SUBMISSION PLANS (Council request) | dalfonse |
| F | 15/11/2019... | RHS DRIVEWAY | dalfonse |

CLIENT SIGNATURE: _____ DATE: _____

| | | | | | | |
|---|---|--|--|---------------------|---------------------------|------------------|
|  Unit 20, 7 Sefton Road Thornleigh NSW 2120 Telephone: (02) 9481 7441 Facsimile: (02) 9481 7442 | # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING © Copyright - All Rights Reserved This design and documentation remains the property of NEW SOUTH HOMES PTY LTD Any copying of this drawing shall not be undertaken without prior written permission from NEW SOUTH HOMES PTY LTD | PRODUCT: CUSTOM DWELLING CUSTOM FACADE SINGLE GARAGE | CLIENT: CRAIG & PAULA WALKER | COVER PAGE | | |
| | | | SITE ADDRESS: 41 WARRIEWOOD ROAD, WARRIEWOOD | DRAWN: #Drawn By | DATE: 15/11/2019 | Rev: F |
| | | | | RATIO @ A3: | CHECKED: JC | |
| | | | | SHEET: 0 | JOB No: N195509 | |

Master Issued: NA Revision: A



ACID SULPHATE: NA
 BAS/BOS: NA
 BAL RATING: NA
 FLOOD: NA
 HERITAGE: NA

ALL RETAINING WALLS BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE

SITE INDUCTION
 BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN

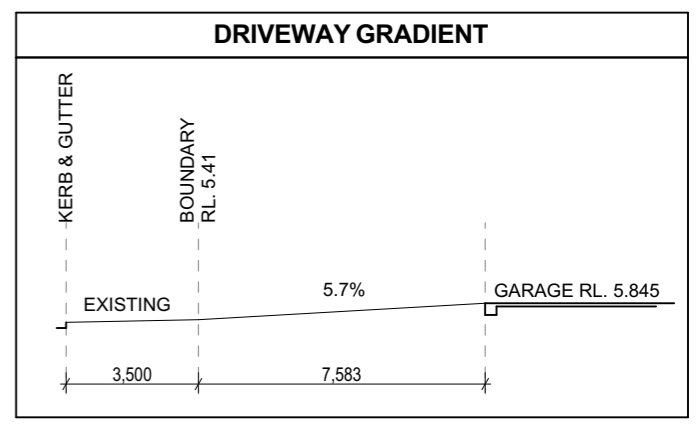
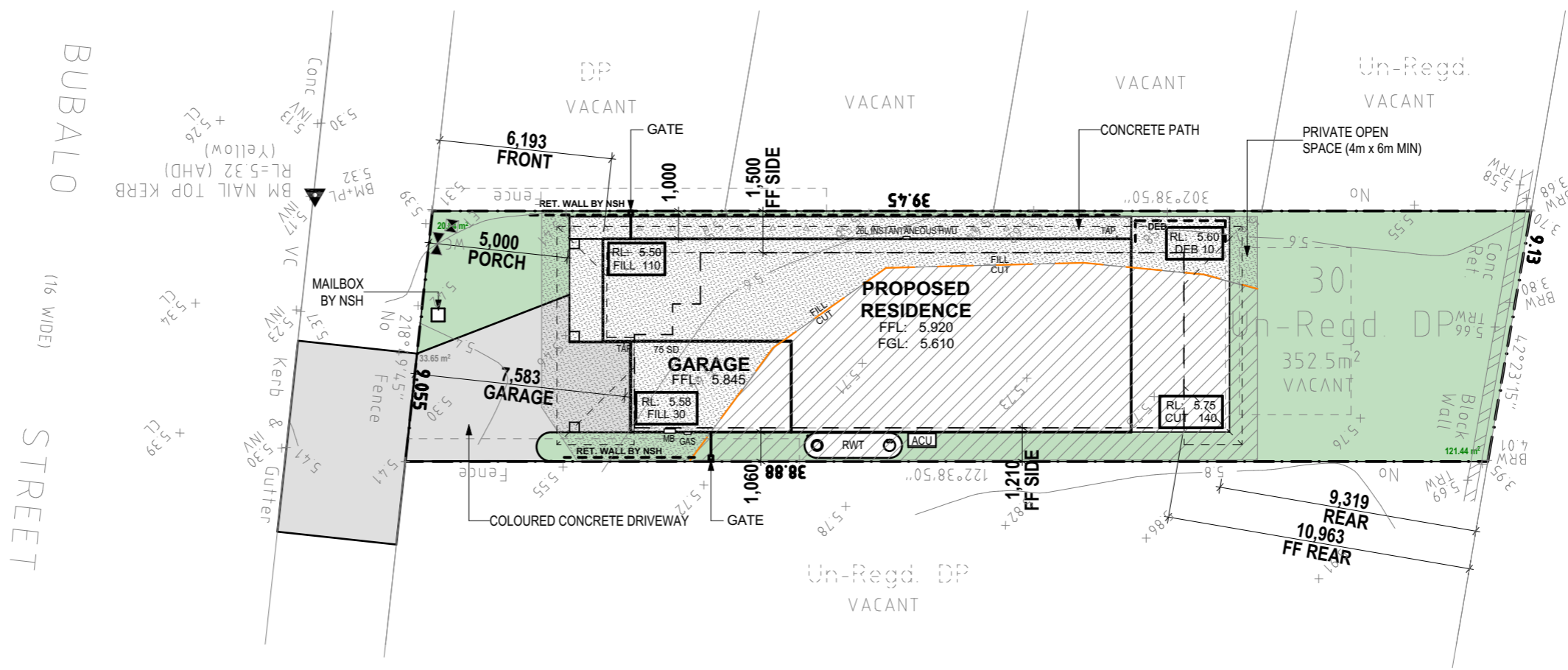
SITE CALCULATIONS - DA

| | | |
|----------------------|--------|----------------|
| SITE AREA | 352.5 | m ² |
| GROUND FLOOR | 109.61 | m ² |
| FIRST FLOOR | 136.55 | m ² |
| GARAGE | 18.78 | m ² |
| BUILDING FOOTPRINT | 160.13 | m ² |
| DRIVEWAY AREA | 28.33 | m ² |
| CROSSOVER | NA | m ² |
| TOTAL LANDSCAPE AREA | 164.04 | m ² |
| LANDSCAPE AREA (%) | 46.54 | % |
| FLOOR SPACE RATIO | 0.70:1 | |
| SITE COVERAGE | 53.46 | % |

AREA SCHEDULE

| | |
|--------------|-----------------------|
| FIRST FLOOR | 136.55 |
| GROUND FLOOR | 109.61 |
| AFRESCO | 27.32 |
| GARAGE | 18.78 |
| PORCH | 4.42 |
| | 296.68 m ² |

0.29m OF FALL ACCROSS THE BUILDING ENVELOPE



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 SINGLE GARAGE**

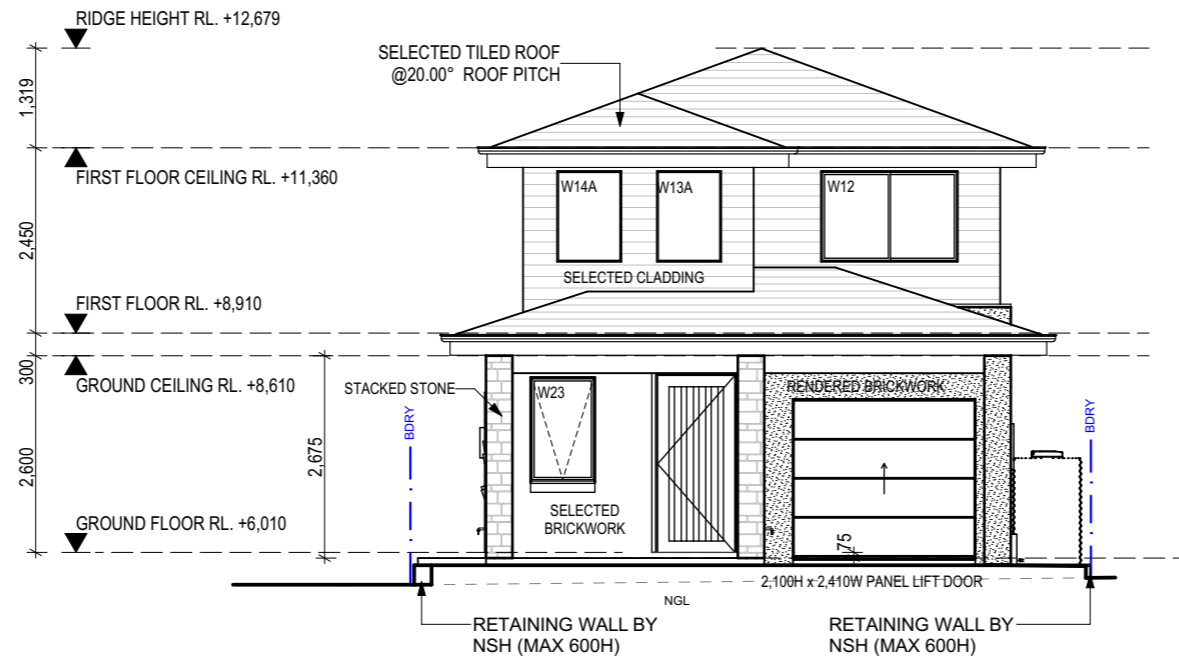
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CLIENT:
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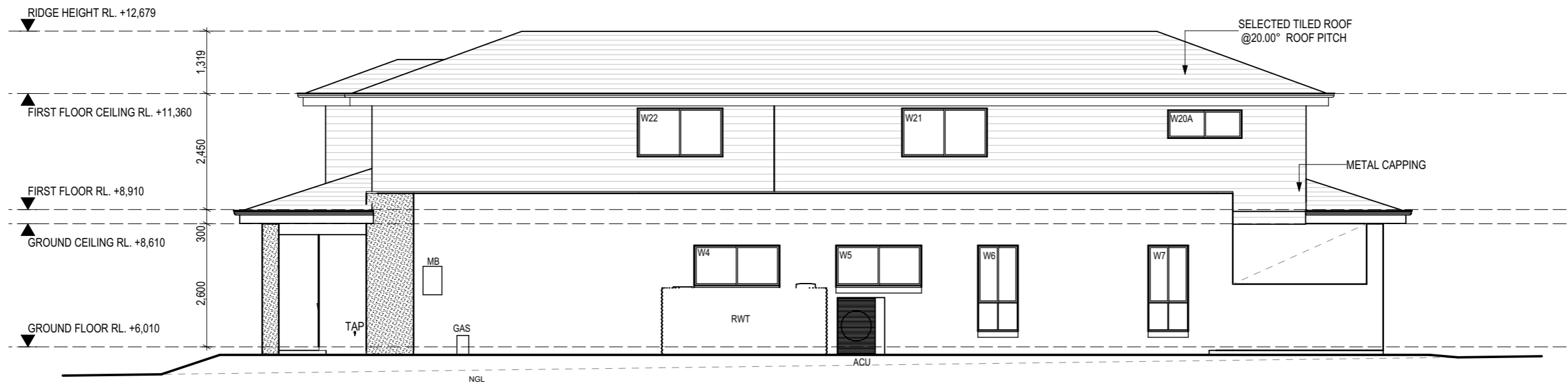
SITE ADDRESS:
**41 WARRIEWOOD ROAD,
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SITE PLAN

| | | |
|-------------------|------------------|--------|
| DRAWN: #Drawn By | DATE: 15/11/2019 | Rev: F |
| RATIO @ A3: 1:200 | CHECKED: JC | |
| SHEET: 1 | JOB No: N195509 | |



ELEVATION - EAST



ELEVATION - NORTH

LANDSCAPE NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75MM ABOVE THE FINISHED LANDSCAPE LEVEL.

GUTTER NOTE
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER TO OVERFLOW UNDER THE ROOF TILES OR SHEETING.

FLOOR LEVELS NOTE
THE NATURAL GROUND LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER DEMOLITION, EXCAVATION OR SOIL REMOVAL.



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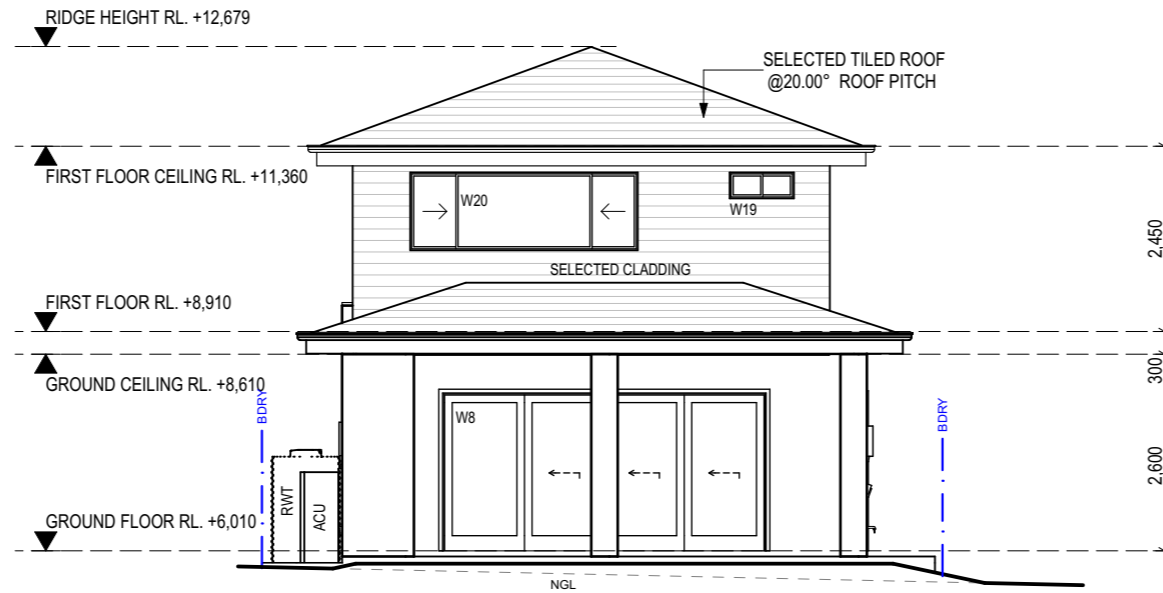
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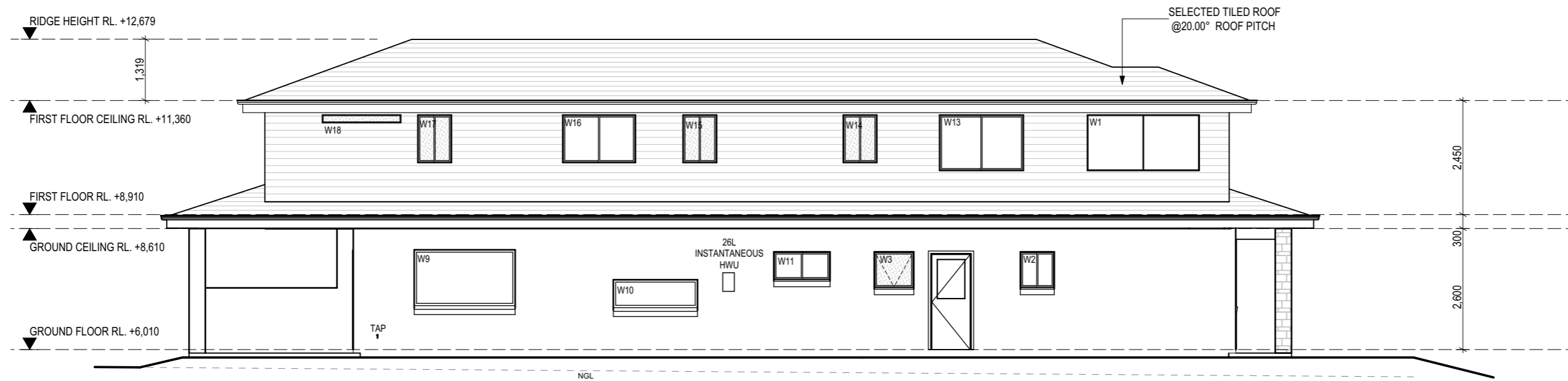
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WARRIEWOOD**

ELEVATIONS 1

| | | |
|----------------------|---------------------|-----------|
| DRAWN: #Drawn By | DATE: 15/11/2019 | Rev: F |
| RATIO @ A3: 1:100 | CHECKED: | |
| SHEET: 4 | JOB No: N195509 | |



ELEVATION - WEST



ELEVATION - SOUTH

LANDSCAPE NOTE
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ELEVATIONS 2

| | | |
|----------------------|---------------------|-----------|
| DRAWN: #Drawn By | DATE: 15/11/2019 | Rev: F |
| RATIO @ A3: 1:100 | CHECKED: | |
| SHEET: 5 | JOB No: N195509 | |

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 19 November 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project summary | | |
|---------------------------|------------------------------------|-------------|
| Project name | 19326_02 | |
| Street address | 41 Warriewood Road Warriewood 2102 | |
| Local Government Area | Northern Beaches Council | |
| Plan type and plan number | deposited 5464 | |
| Lot no. | 32 | |
| Section no. | - | |
| Project type | separate dwelling house | |
| No. of bedrooms | 5 | |
| Project score | | |
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 50 | Target 50 |

| Certificate Prepared by | |
|-------------------------|-----------------|
| Name / Company Name: | SDS Engineering |
| ABN (if applicable): | 62609585006 |

Description of project

| Project address | | Assessor details and thermal loads | |
|---|------------------------------------|--|--------------------|
| Project name | 19326_02 | Assessor number | 101512 |
| Street address | 41 Warriewood Road Warriewood 2102 | Certificate number | 0004376752 |
| Local Government Area | Northern Beaches Council | Climate zone | 56 |
| Plan type and plan number | Deposited Plan 5464 | Area adjusted cooling load (MJ/m ² -year) | 23 |
| Lot no. | 32 | Area adjusted heating load (MJ/m ² -year) | 39 |
| Section no. | - | Project score | |
| Project type | | Water | ✓ 40 Target 40 |
| Project type | separate dwelling house | Thermal Comfort | ✓ Pass Target Pass |
| No. of bedrooms | 5 | Energy | ✓ 50 Target 50 |
| Site details | | | |
| Site area (m ²) | 353 | | |
| Roof area (m ²) | 174 | | |
| Conditioned floor area (m ²) | 195.0 | | |
| Unconditioned floor area (m ²) | 33.3 | | |
| Total area of garden and lawn (m ²) | 140 | | |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Fixtures | | | |
| The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development. | | ✓ | ✓ |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. | | ✓ | ✓ |
| The applicant must install taps with a minimum rating of 3 star in the kitchen in the development. | | ✓ | |
| The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development. | | ✓ | |
| Alternative water | | | |
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✓ | ✓ | ✓ |
| The applicant must configure the rainwater tank to collect rain runoff from at least 110 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). | | ✓ | ✓ |
| The applicant must connect the rainwater tank to: | | | |
| • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) | | ✓ | ✓ |

| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|---------------------------|
| Simulation Method | | | |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development. | | | |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate. | | | |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓ | ✓ | ✓ |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |
| Floor and wall construction | | | |
| floor - concrete slab on ground | | | Area |
| | | | 115.0 square metres |
| floor - suspended floor/open subfloor | | | 12.0 square metres |
| floor - suspended floor above garage | | | All or part of floor area |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Hot water | | | |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous. | ✓ | ✓ | ✓ |
| Cooling system | | | |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| Heating system | | | |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| Ventilation | | | |
| The applicant must install the following exhaust systems in the development: | | | |
| At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Artificial lighting | | | |
| The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: | | | |
| • at least 6 of the bedrooms / study; dedicated | | ✓ | ✓ |
| • at least 2 of the living / dining rooms; dedicated | | ✓ | ✓ |
| • the kitchen; dedicated | | ✓ | ✓ |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| • all bathrooms/toilets; dedicated | | ✓ | ✓ |
| • the laundry; dedicated | | ✓ | ✓ |
| • all hallways; dedicated | | ✓ | ✓ |
| Natural lighting | | | |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. | ✓ | ✓ | ✓ |
| The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting. | ✓ | ✓ | ✓ |
| Other | | | |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. | | ✓ | |
| The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. | | ✓ | |
| The applicant must install a fixed outdoor clothes drying line as part of the development. | | ✓ | |
| The applicant must install a fixed indoor or sheltered clothes drying line as part of the development. | | ✓ | |

| Legend |
|--|
| In these commitments, "applicant" means the person carrying out the development. |
| Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). |
| Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued. |



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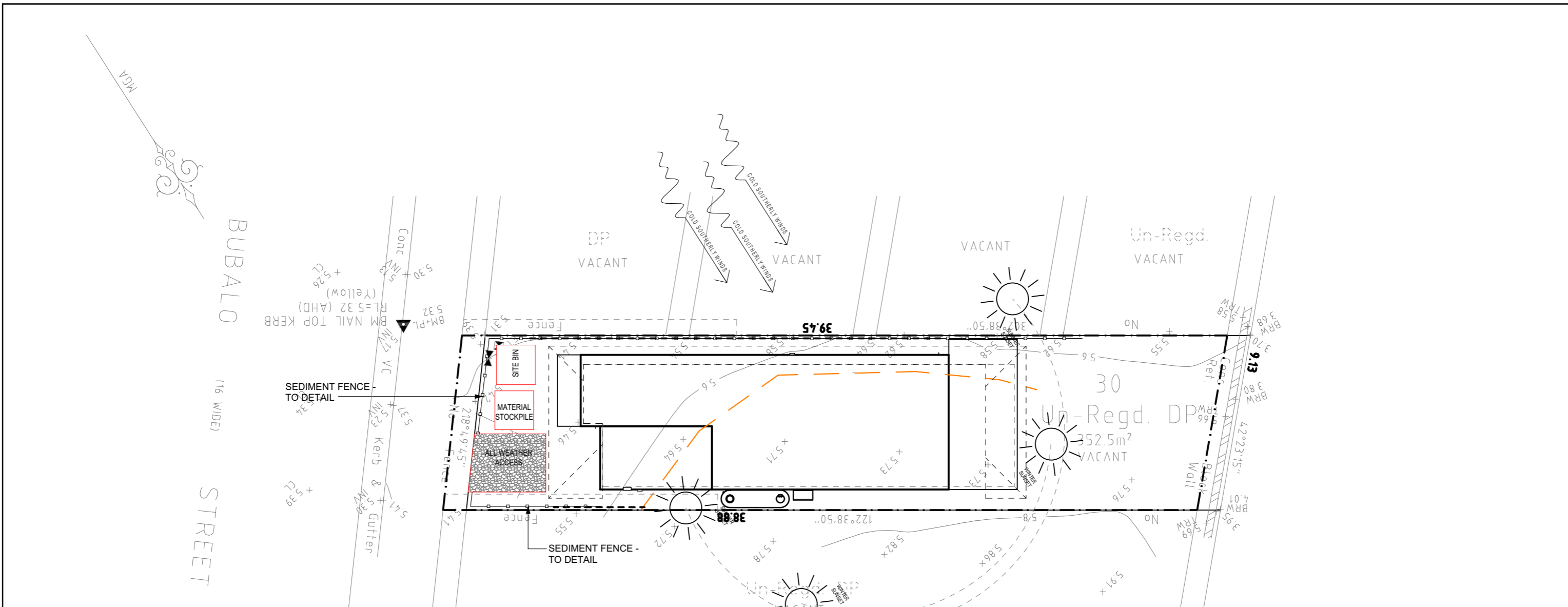
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CLIENT:
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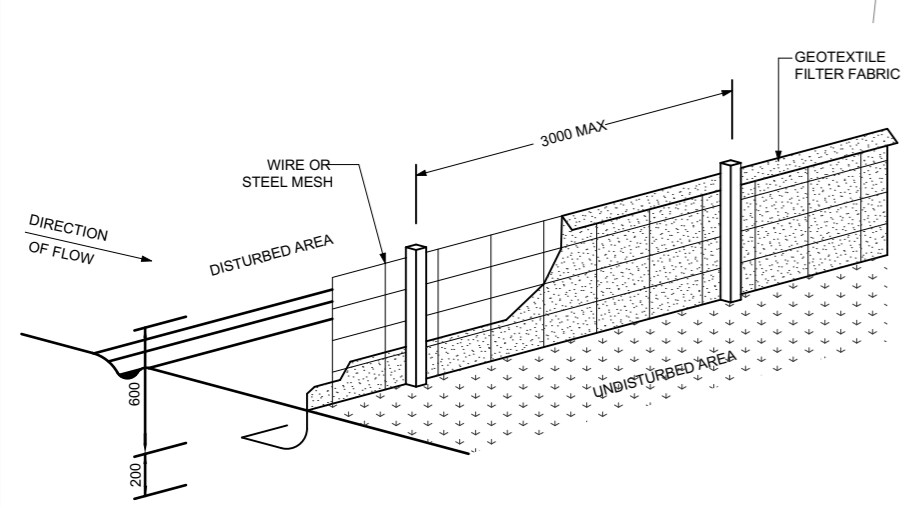
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BASIX

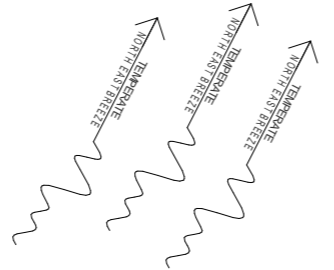
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| DRAWN: #Drawn By | DATE: 15/11/2019 | Rev: F |
| RATIO @ A3: | CHECKED: | |
| SHEET: 7 | JOB No: N195509 | |



SEDIMENT DETAIL



ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
 STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
 ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT,
 AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.



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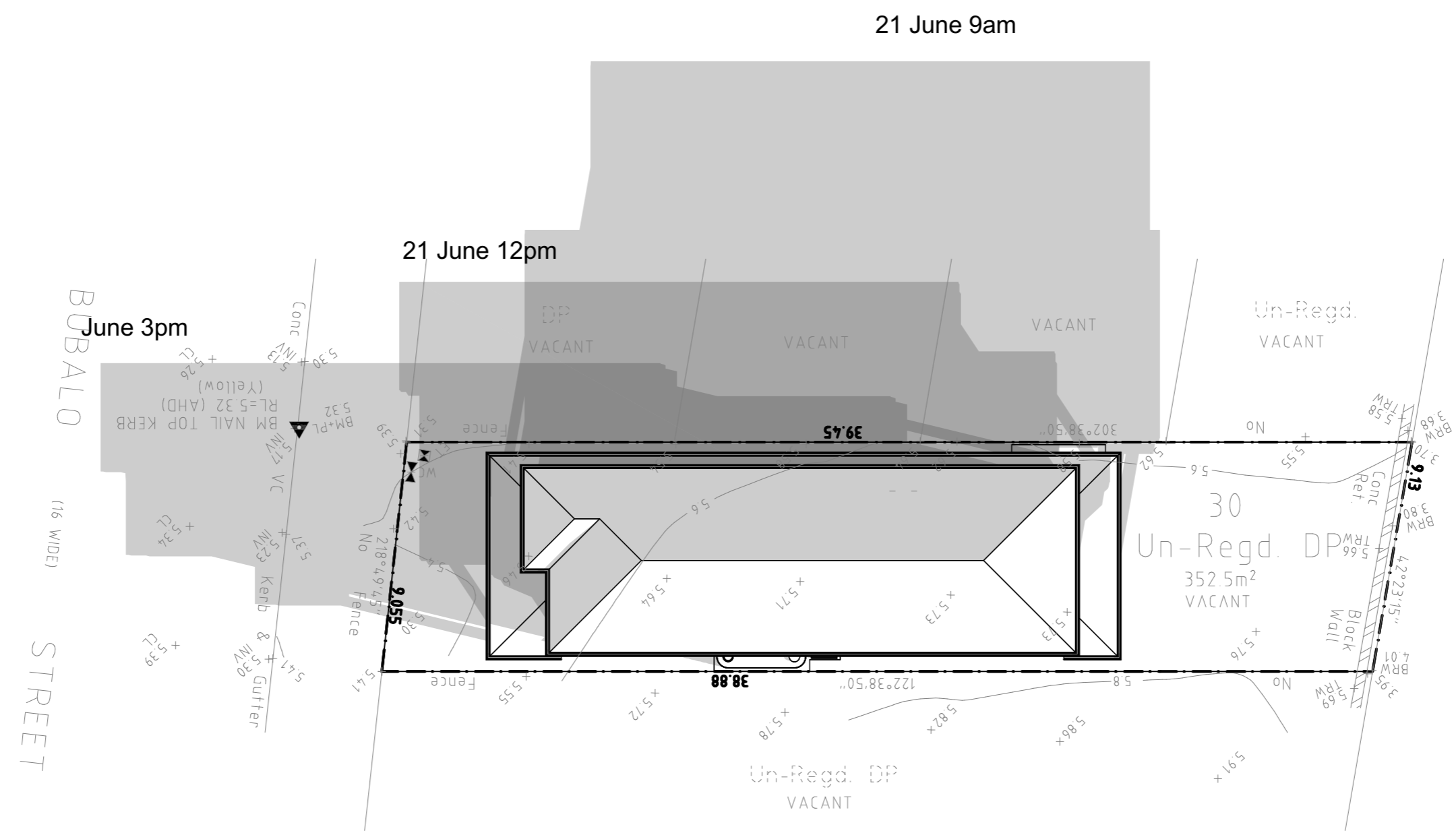
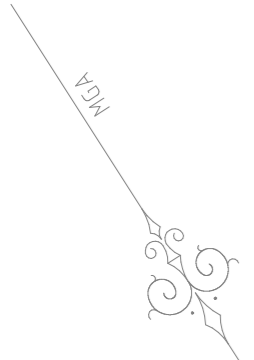
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SEDIMENT/ANALYSIS PLAN

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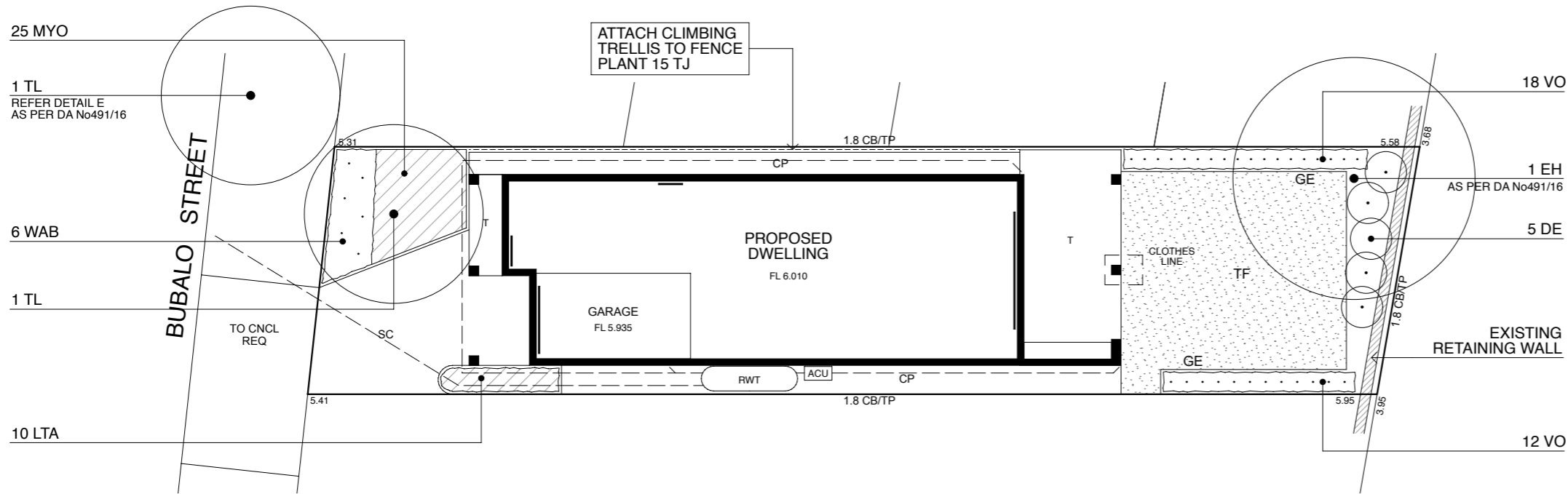
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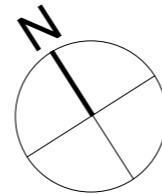
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| SHEET: 9 | JOB No: N195509 | |



PLANTING SCHEDULE

| Code | Name | Pot Size | Mt Size | Qty |
|------|-----------------------------|-----------|--------------|-------|
| DE | Doryanthes excelsa | 300mm | 1.5m | 5No. |
| EH | Eucalyptus haemostoma* | 200Litre* | 15.0m | 1No. |
| LTA | Lomandra 'tanika' | 150mm | 0.5m | 10No. |
| MYO | Myoporum parvifolium | 100mm | G Cover | 25No. |
| TJ | Trachelospermum jasminoides | 150mm | Climber | 15No. |
| TL | Tristaniopsis laurina | 75Litre | 8.0m | 1No. |
| TLA | Tristaniopsis laurina* | 200Litre* | 6.0m | 1No. |
| VO | Viburnum odoratissimum | 200mm | Trim to 2.0m | 30No. |
| WAB | Westringia 'Aussie Box | 200mm | Trim to 1.0m | 6No. |

20 Bubalo Road Warriewood * Council requirement DA NO 491/61 20 Nov 2019



NOTES AND SPECIFICATIONS

EXCAVATIONS

Prior to carrying out any excavations, the contractor is to confirm locations of all services. Services pits and lids are not to be covered by any material. Trim and grade area to form a smooth even finish to required falls.

GARDEN BED / MULCH

The topsoil to all deep soil garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thoroughly blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL or similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instructions from landscape architect.

TURF / GARDEN EDGING

Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging as denoted by 'GE' on the plan is to be constructed as per detail.

STREET TREE PLANTING

Stakes and Ties: 2 x 50 x 50 x 2500 HW Stakes, Ties: 50mm Hessian ties in figure 8 loop
 Mulch: 75mm Pine Bark Nuggets as supplied by ANL or similar.
 Backfill: Blended mix of 50% Site Topsoil, 50% Imported general purpose landscape mix
 Root Barrier: 600mm Deep, 1mm recycled High density polyethylene
 Sharp Sand: River sand as supplied by ANL or equivalent

EXISTING TREES TO BE RETAINED

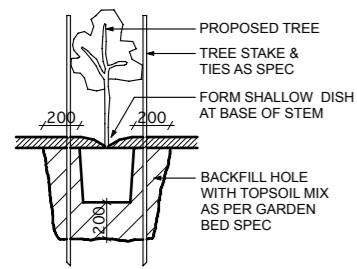
The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limbs contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site, The landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance recommendations of this report. These recommendations will take precedence over any measures outline in the landscape plan.

MAINTENANCE / ON GOING CARE

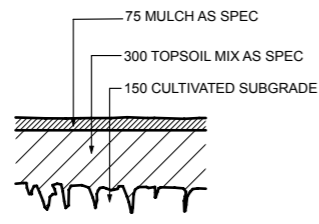
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed planting, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

DISCREPANCIES

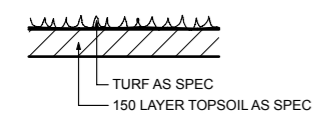
Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works



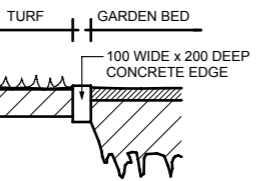
A TREE PLANTING DETAIL NTS



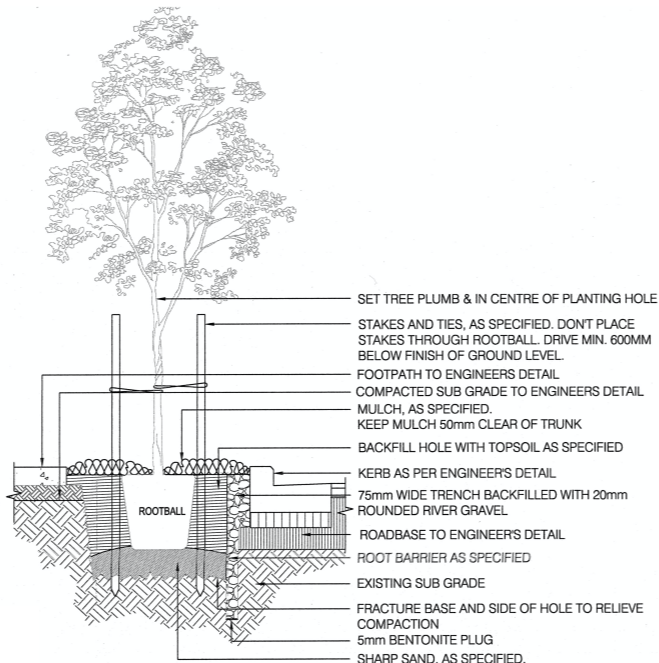
B GARDEN BED NTS



C TURFING DETAIL NTS

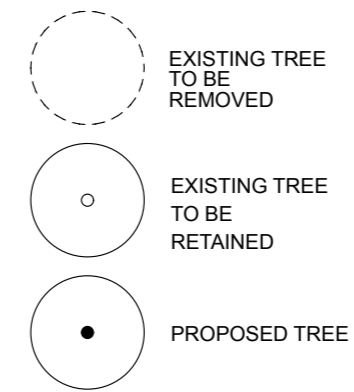


D GARDEN EDGE NTS



E STREET TREE PLANTING NTS

EXISTING TREE LEGEND



SURFACE TREATMENT LEGEND

- STF Synthetic Turf
- TF Turf
- SGE Steel Garden Edge (to detail)
- GE Garden Edge (to detail)
- CL Clothes Lines (to client requirements)
- CB/TP Colorbond / Timber Paling (1.8 high)
- T Tile (to client requirements)
- RWT Rainwater Tank (to Engineers Specifications)
- PV Pavers
- PP Water Permeable Unit Paver
- SC Stenciled Concrete (Charcoal/gunmetal)
- TPF Temporary Protection Fence (1.8m chainmesh)
- GVL Gravel Surface / Path (Nepean River Pebble)
- TD Timber Deck
- CP Concrete Path
- B Bench Seat
- BT Table / Seating

Rev B Modified Application 19 Nov 2019

Rev A Client Req 11 July 2019



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Landscape Planting Plan

Proposed Residence
 20 Bubalo Road Warriewood

Scale: 1:200@A3 Dwg: L01/1- K23617 24 June 2019