

## 1. FALLS, SLIPS, TRIPS

### a) WORKING AT HEIGHTS

#### DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

#### DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

### b) SLIPPERY OR UNEVEN SURFACES

#### FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

#### FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

#### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

## 4. SERVICES

#### GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES

### ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

### POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

### TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

### VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

### SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

### TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

### EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

### ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

### SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

## 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

### NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

## 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	MB	28.11.24
B	CONCEPT PLAN	FA	12.12.24
C	CONCEPT PLAN UPDATES	MB	07.01.25
D	APPROVAL PLANS PREPARED	MB	17.03.25
E	BASIX ADDED TO PLANS	MB	16.04.25

# G.J. Gardner. HOMES

G.J. Gardner Homes - Sydney North West  
A Team Building Group Pty Ltd  
A.B.N. 53 159 728 855  
Builders No. 274553C

1/256 Newline Road, DURAL NSW 2158

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11. FOR NEW HOMES AND KNOCKDOWN REBUILDS, ALL SETBACKS ARE SUBJECT TO FINAL SURVEY BY QUALIFIED SURVEYOR.
12. ALL FINISHES AND MATERIALS ARE SUBJECT TO FINAL SELECTIONS AND MANUFACTURERS SPECIFICATIONS

#### SINGLE DWELLING

JOB NUMBER FJ403

#### Safe Design Sheet

CLIENT WERNER PIENAAR

LOCATION  
LOT 14 RAVEN CIRCUIT WARRIWOOD  
NSW 2102  
DP 271326  
LGA NORTHERN BEACHES COUNCIL  
SHEET NO: APPROVAL- 1  
SCALE: @ A3  
DATE PRINTED  
Wednesday, 16 April 2025



THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.





ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

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## SINGLE DWELLING

JOB NUMBER      FJ403

## Perspectives

CLIENT      WERNER PIENAAR

## LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP    271326

LGA      NORTHERN BEACHES COUNCIL

SHEET NO:    APPROVAL- 2

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Wednesday, 16 April 2025



BDAA Accreditation  
No.6617

ACCREDITED DESIGNER FA  
BUILDING DESIGNER



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## SINGLE DWELLING

JOB NUMBER FJ403

Survey

CLIENT WERNER PIENAAR

LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 3

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Wednesday, 16 April 2025



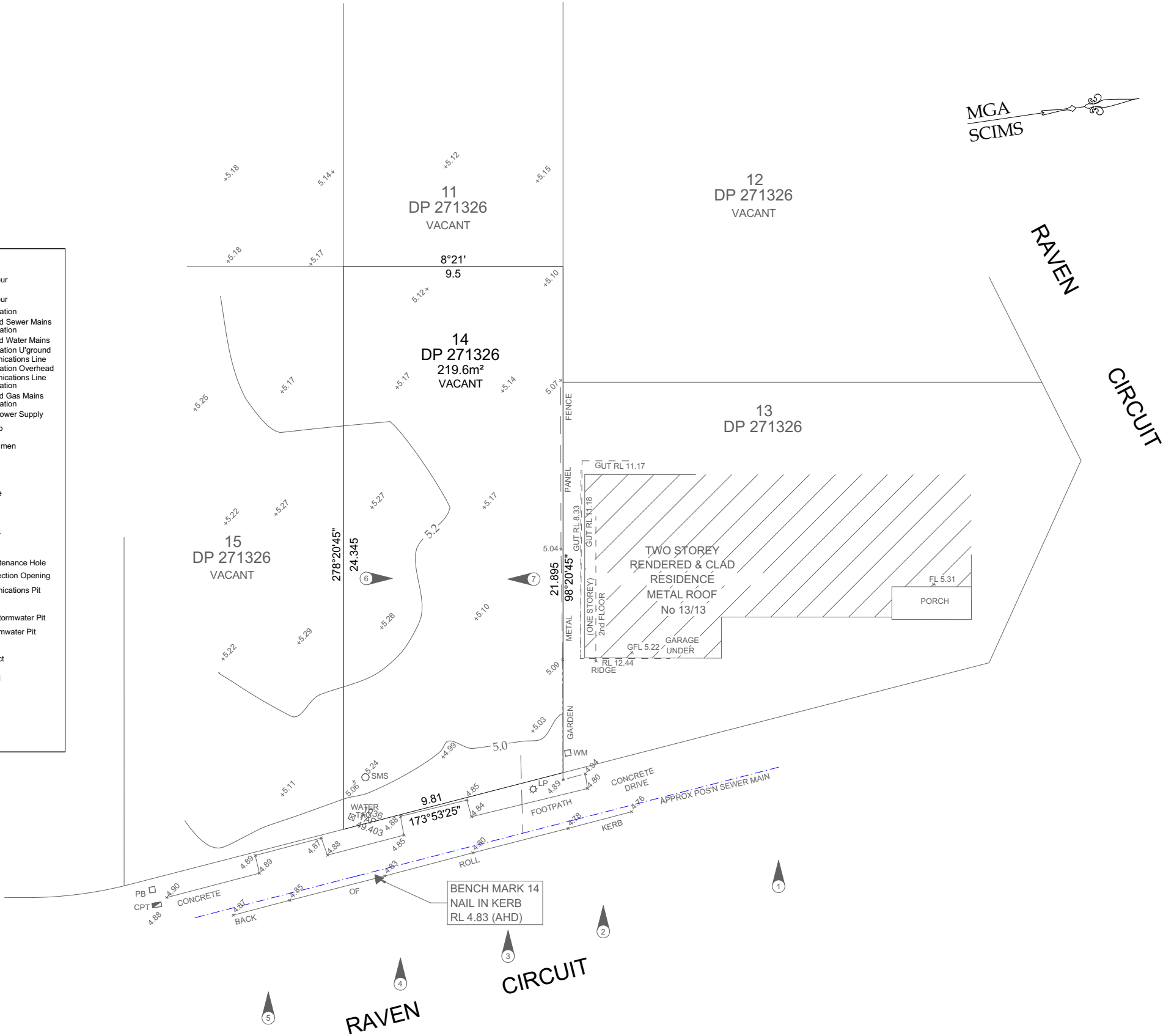
BDAA Accreditation  
No.6617

ACCREDITED DESIGNER FA  
BUILDING DESIGNER

LEGEND:

- Major Contour
- Minor Contour
- Approx. Location
- Underground Sewer Mains
- Approx. Location
- Underground Water Mains
- Approx. Location U'ground
- Telecommunications Line
- Approx. Location Overhead
- Telecommunications Line
- Approx. Location
- Underground Gas Mains
- Approx. Location
- Overhead Power Supply
- Back of Kerb
- Edge of Bitumen

- PP Power Pole
- PB Power Box
- SP Service Pole
- LP Light Pole
- HYD Hydrant
- WM Water Meter
- SV Stop Valve
- SMH Sewer Maintenance Hole
- SIO Sewer Inspection Opening
- CPT Telecommunications Pit
- Gas Meter
- Kerb Inlet Stormwater Pit
- Grated Stormwater Pit
- Benchmark
- Photo Aspect
- Gutter Level
- Ridge Level
- Tree
- GDN Garden



**G.J. Gardner. HOMES**

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## SINGLE DWELLING

JOB NUMBER      FJ403

## Site Plan

CLIENT    WERNER PIENAAR

LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 4

SCALE: 1:200, 1:100 @ A3

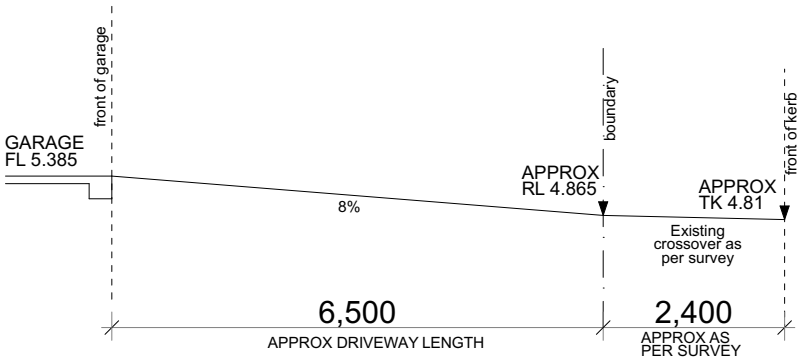
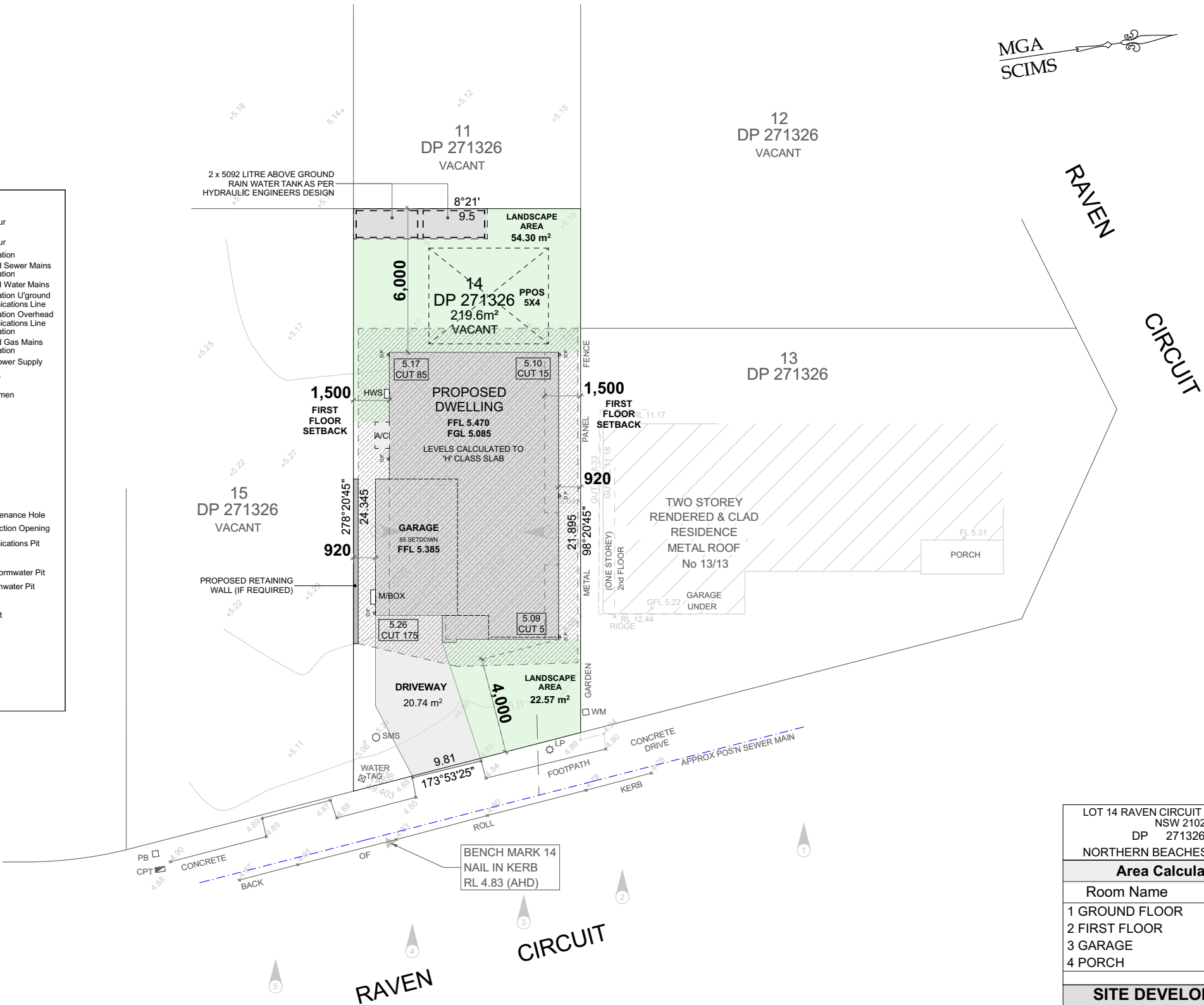
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ACCREDITED DESIGNER FIRM  
BUILDING DESIGNER

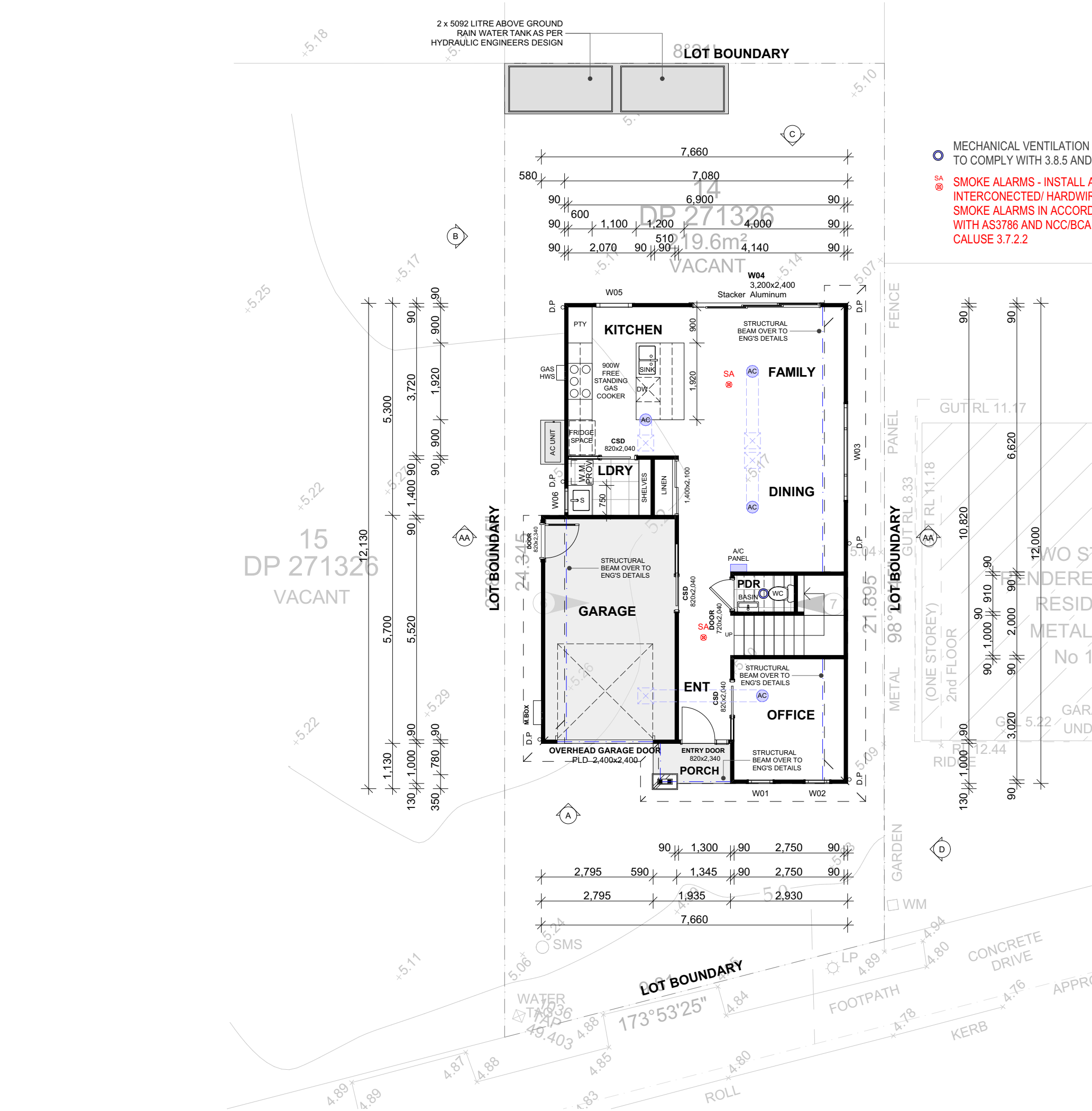


## DRIVEWAY GRADIENT DETAIL

TAKEN FROM LEVELS ON THE RIGHT HAND SIDE OF DRIVEWAY.

1:100

<b>FOR DA APPROVAL</b>	<b>90mm DIAMETER PVC DOWNPIEPES - CHARGED SYSTEM</b>
<b>CONCEPT PLANS</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES	<b>BUSH FIRE PRONE AREA</b> <b>B.A.L - TBC</b>
<b>SITE SOIL CLASSIFICATION</b> - M CLASS ASSUMED TO BE CHECKED AND CONFIRMED	<b>SEWER MAIN POSITION</b> TO BE CHECKED AND CONFIRMED
<b>NATURAL GAS IS AVAILABLE TO SITE</b> - TO BE CHECKED AND CNFIRMED ON SITE.	<b>SALINITY AFFECTED - TBC</b>
<b>OVERHEAD POWERLINE PROTECTION</b> WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY	<b>INSULATION</b> SARKING THROUGHOUT R VALUE TO EXTERNAL WALLS AS PER BASIX COMMITMENTS R VALUE TO CEILING AS PER BASIX COMMITMENTS
<b>SURFACE PICKUPS</b> TO BE PROVIDED WHERE REQUIRED. TO BE CONFIRMED ON SITE BY PLUMBER	<b>NBN</b> FOR GREENFIELDS - NBN CONNECTION AS PER ESTATE REQUIREMENT
<b>POSITION OF STORMWATER DRAINAGE LINES AND DOWNPIPES</b> INDICATED ARE APPROXIMATE ONLY. TO BE CONFIRMED ONSITE	<b>METER BOX</b> LOCATION OF METER BOX TO BE CONFIRMED ON SITE DURING CONSTRUCTION STAGE
<b>BENCHING</b> BENCHING ALLOWANCE +/- 100mm	



Area Calculations	
Room Name	Area
1 GROUND FLOOR	64.56
2 FIRST FLOOR	76.91
3 GARAGE	19.55
4 PORCH	2.01
163.03 m <sup>2</sup>	

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## SINGLE DWELLING

JOB NUMBER FJ403

## Ground Floor Plan

CLIENT WERNER PIENAAR

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DATE PRINTED

Wednesday, 16 April 2025

BDAA Accreditation  
No.6617  
ACCREDITED DESIGNER FA  
BUILDING DESIGNER

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	MB	28.11.24
B	CONCEPT PLAN	FA	12.12.24
C	CONCEPT PLAN UPDATES	MB	07.01.25
D	APPROVAL PLANS PREPARED	MB	17.03.25
E	BASIX ADDED TO PLANS	MB	16.04.25

**G.J. Gardner Homes - Sydney North West**  
A Team Building Group Pty Ltd  
A.B.N. 53 159 728 855  
Builders No. 274553C

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JOB NUMBER      FJ403

## First Floor Plan

CLIENT    WERNER PIENAAR

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 6

SCALE: 1:100 @ A3

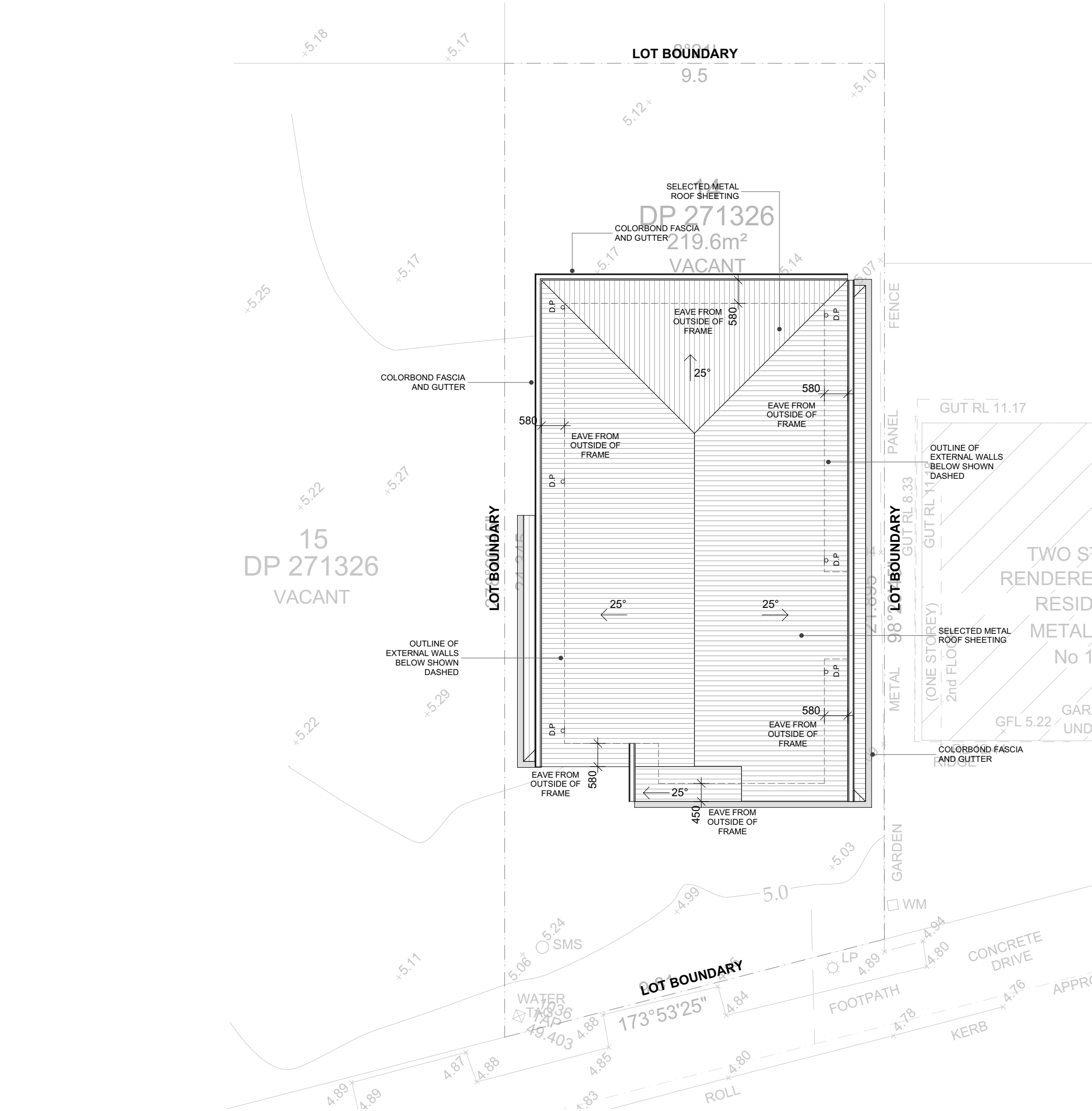
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BDAA Accreditation  
No.6617

ACCREDITED DESIGNER FIRM  
BUILDING DESIGNER





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### SINGLE DWELLING

JOB NUMBER FJ403

### Roof Plan

CLIENT WERNER PIENAAR

### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 7

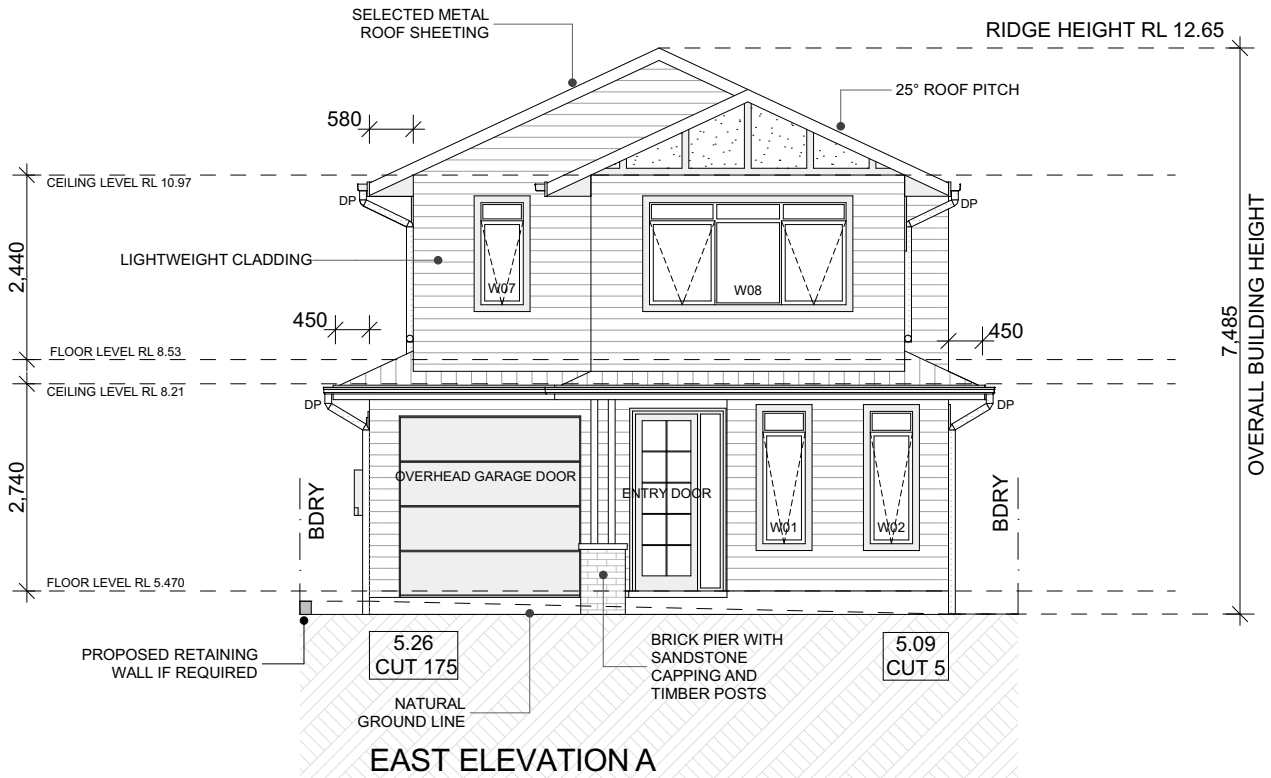
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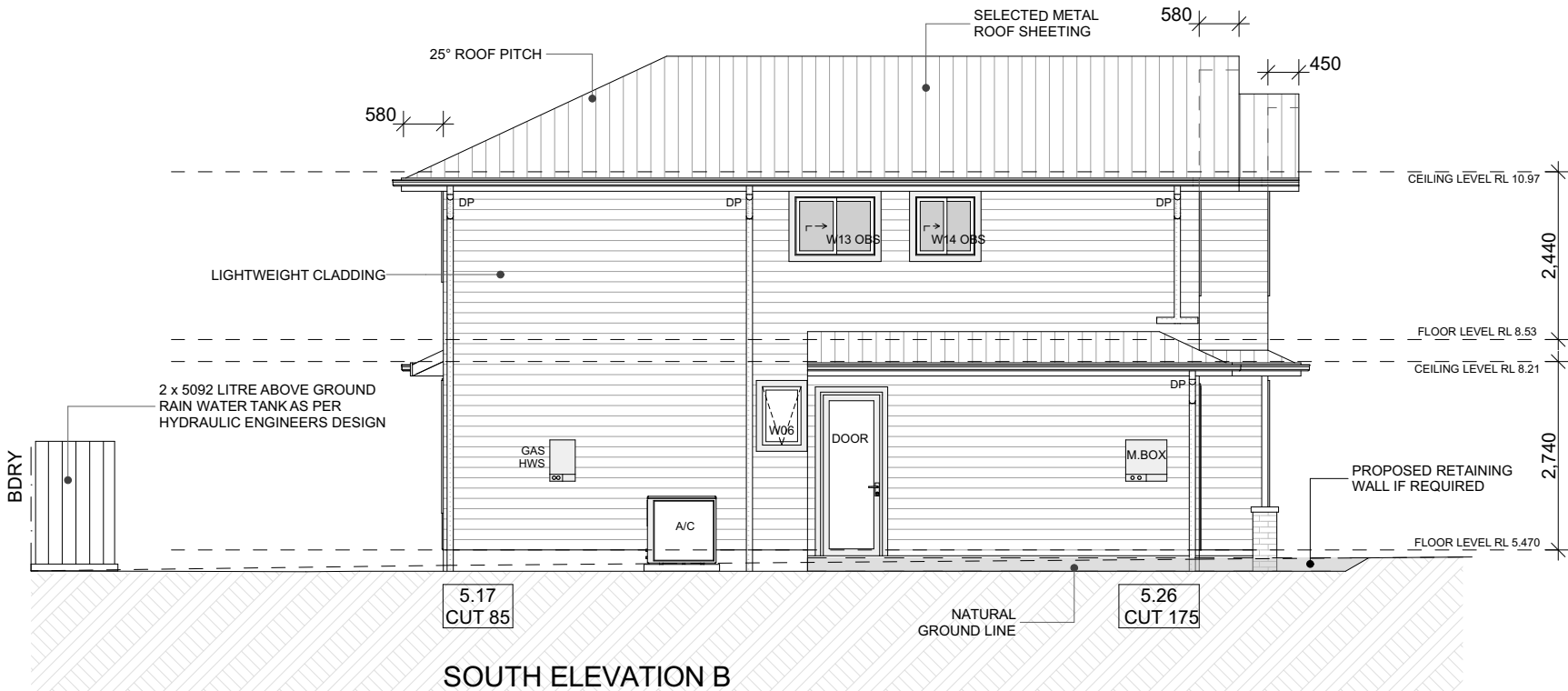
**BDAA Accreditation**  
No.6617

**ACCREDITED** DESIGNER FA  
BUILDING DESIGNER



A Elevation

1:100



B Elevation

1:100

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#### SINGLE DWELLING

JOB NUMBER FJ403

#### Elevations

CLIENT WERNER PIENAAR

LOCATION  
LOT 14 RAVEN CIRCUIT WARRIEWOOD  
NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 8

SCALE: 1:100 @ A3

DATE PRINTED  
Wednesday, 16 April 2025

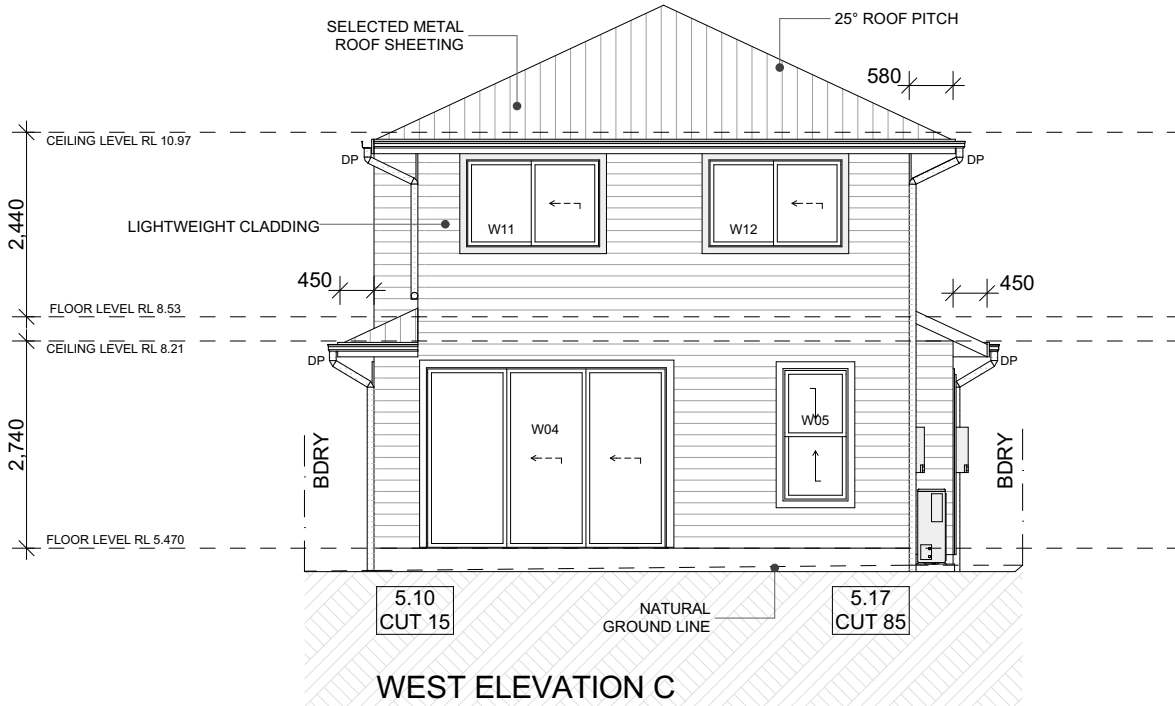


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No.6617

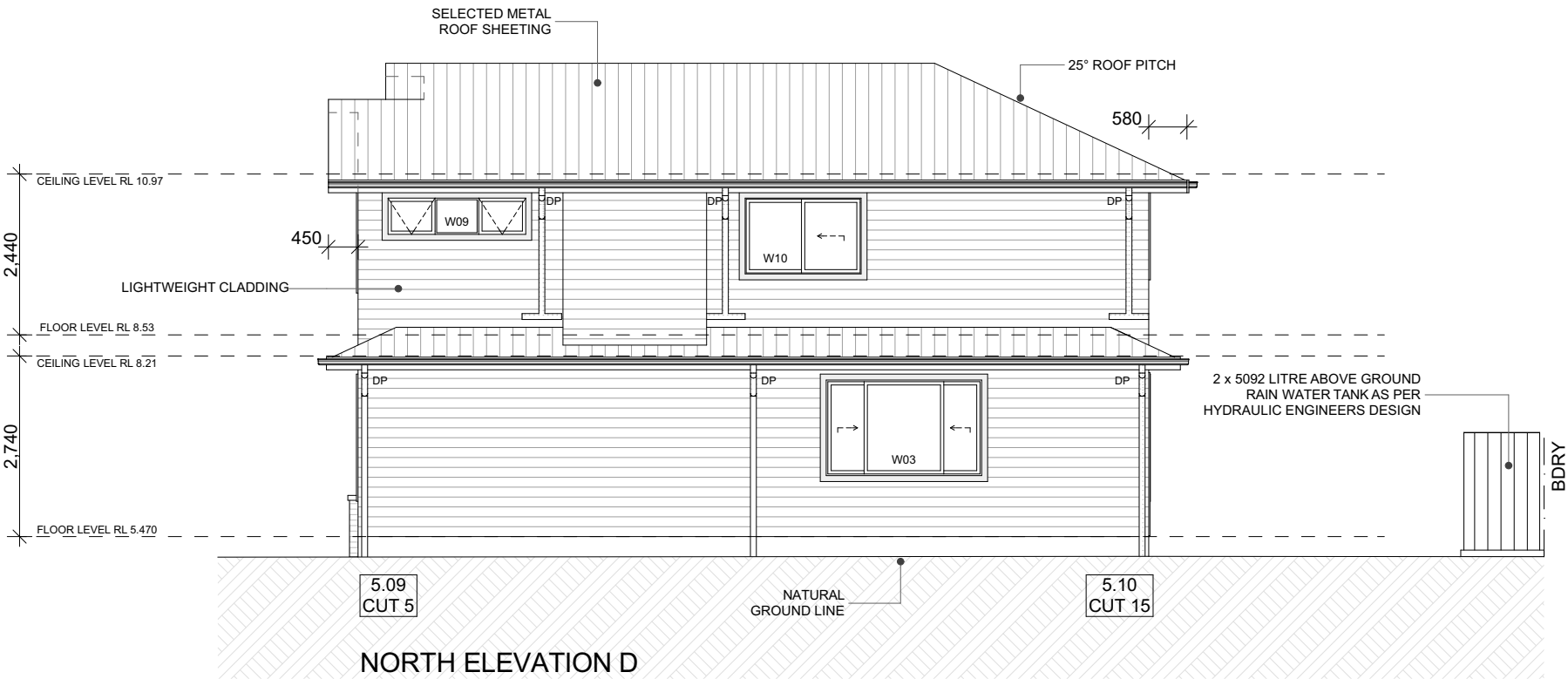
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BUILDING DESIGNER



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C Elevation 1:100



D Elevation 1:100

## G.J. Gardner. HOMES

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### SINGLE DWELLING

JOB NUMBER FJ403

### Elevations

CLIENT WERNER PIENAAR

### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 9

SCALE: 1:100 @ A3

DATE PRINTED

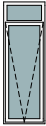

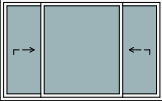
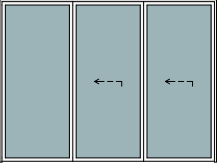
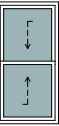


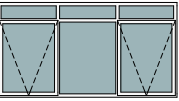
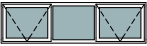
Wednesday, 16 April 2025

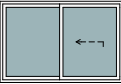
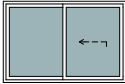
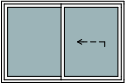


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No.6617

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BUILDING DESIGNER





Window Schedule									
Window Code	W01	W02	W03	W04	W05	W06	W07	W08	W09
Height	1,800	1,800	1,500	2,400	1,800	900	1,400	1,400	600
Width	610	610	2,410	3,200	910	610	610	2,650	2,140
Head height	2,400	2,400	2,400	2,400	2,400	2,400	2,100	2,100	2,100
Surface Area	1.10	1.10	3.62	7.68	1.64	0.55	0.85	3.71	1.28
Quantity	1	1	1	1	1	1	1	1	1
Elevation									
Room Location	OFFICE	OFFICE	DINING	FAMILY	KITCHEN	LAUNDRY	WIR	MASTER BED	MASTER BED
Window Type	AWNING	AWNING	SLIDING	STACKER DOOR	DOUBLE HUNG	AWNING	AWNING	AWNING	AWNING

Window Schedule						
Window Code	W10	W11	W12	W13 OBS	W14 OBS	
Height	1,200	1,200	1,200	900	900	
Width	1,810	1,810	1,810	1,210	910	
Head height	2,100	2,100	2,100	2,100	2,100	
Surface Area	2.17	2.17	2.17	1.09	0.82	29.95 m²
Quantity	1	1	1	1	1	14
Elevation						
Room Location	BED 4	BED 3	BED 2	BATHROOM	ENSUITE	
Window Type	SLIDING	SLIDING	SLIDING	SLIDING OBSCURE	SLIDING OBSCURE	

WINDOW SCHEDULE IS MEASURED TO THE ALUMINIUM - ALL WINDOW SIZES ARE NOMINAL AND ARE SUBJECT TO WINDOW MANUFACTURERS STANDARD SIZES AND FINAL DETAILS

REV	DESCRIPTION	BY	DATE
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E	BASIX ADDED TO PLANS	MB	16.04.25

G.J. Gardner. HOMES

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SINGLE DWELLING

JOB NUMBER      FJ403

Schedules

CLIENT      WERNER PIENAAR

LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP    271326

LGA      NORTHERN BEACHES COUNCIL

SHEET NO:    APPROVAL- 11

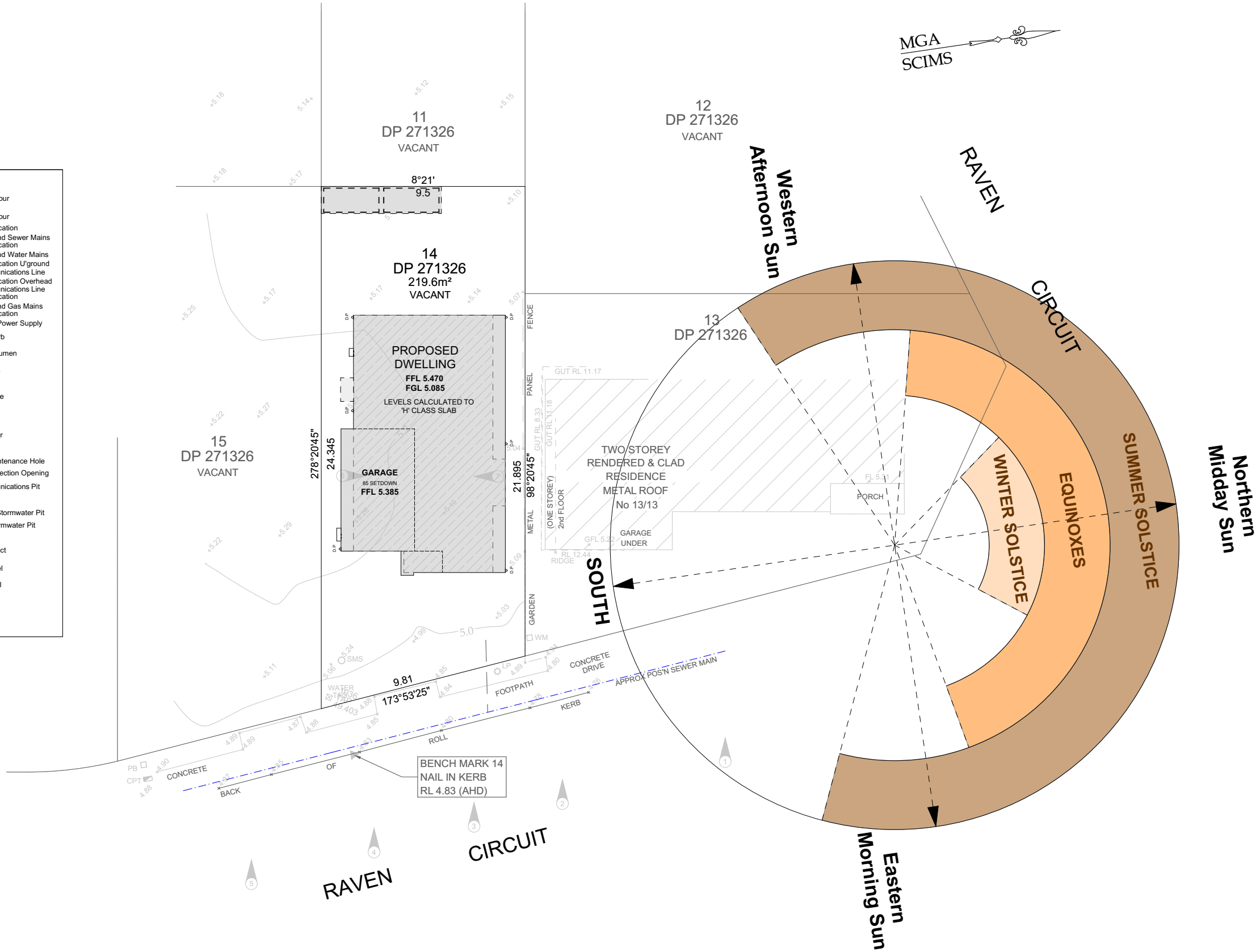
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LEGEND:

	Major Contour
	Minor Contour
	Approx. Location
	Underground Sewer Mains
	Approx. Location
	Underground Water Mains
	Approx. Location U'ground
	Telecommunications Line
	Approx. Location Overhead
	Telecommunications Line
	Approx. Location
	Underground Gas Mains
	Approx. Location
	Overhead Power Supply
	Back of Kerb
	Edge of Bitumen
	Power Pole
	Power Box
	Service Pole
	Light Pole
	Hydrant
	Water Meter
	Stop Valve
	Sewer Maintenance Hole
	Sewer Inspection Opening
	Telecommunications Pit
	Gas Meter
	Kerb Inlet Stormwater Pit
	Grated Stormwater Pit
	Benchmark
	Photo Aspect
	Gutter Level
	Ridge Level
	Tree
	Garden



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### SINGLE DWELLING

JOB NUMBER FJ403

Site Analysis Plan

CLIENT WERNER PIENAAR

LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 12

SCALE: 1:200 @ A3

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BDAA Accreditation No.6617

ACCREDITED DESIGNER FA  
BUILDING DESIGNER



LEGEND:

Major Contour

Minor Contour

Approx. Location  
Underground Sewer Mains

Approx. Location  
Underground Water Mains

Approx. Location U'ground  
Telecommunications Line

Approx. Location Overhead  
Telecommunications Line

Approx. Location  
Underground Gas Mains

Approx. Location  
Overhead Power Supply

Back of Kerb

Edge of Bitumen

○ PP

Power Pole

□ PB

Power Box

○ SP

Service Pole

⊙ LP

Light Pole

○ HYD

Hydrant

□ WM

Water Meter

⋈ SV

Stop Valve

○ SMH

Sewer Maintenance Hole

○ SIO

Sewer Inspection Opening

■ CPT

Telecommunications Pit

■

Gas Meter

■

Kerb Inlet Stormwater Pit

■

Grated Stormwater Pit

●

Benchmark

▲

Photo Aspect

○

Gutter Level

○

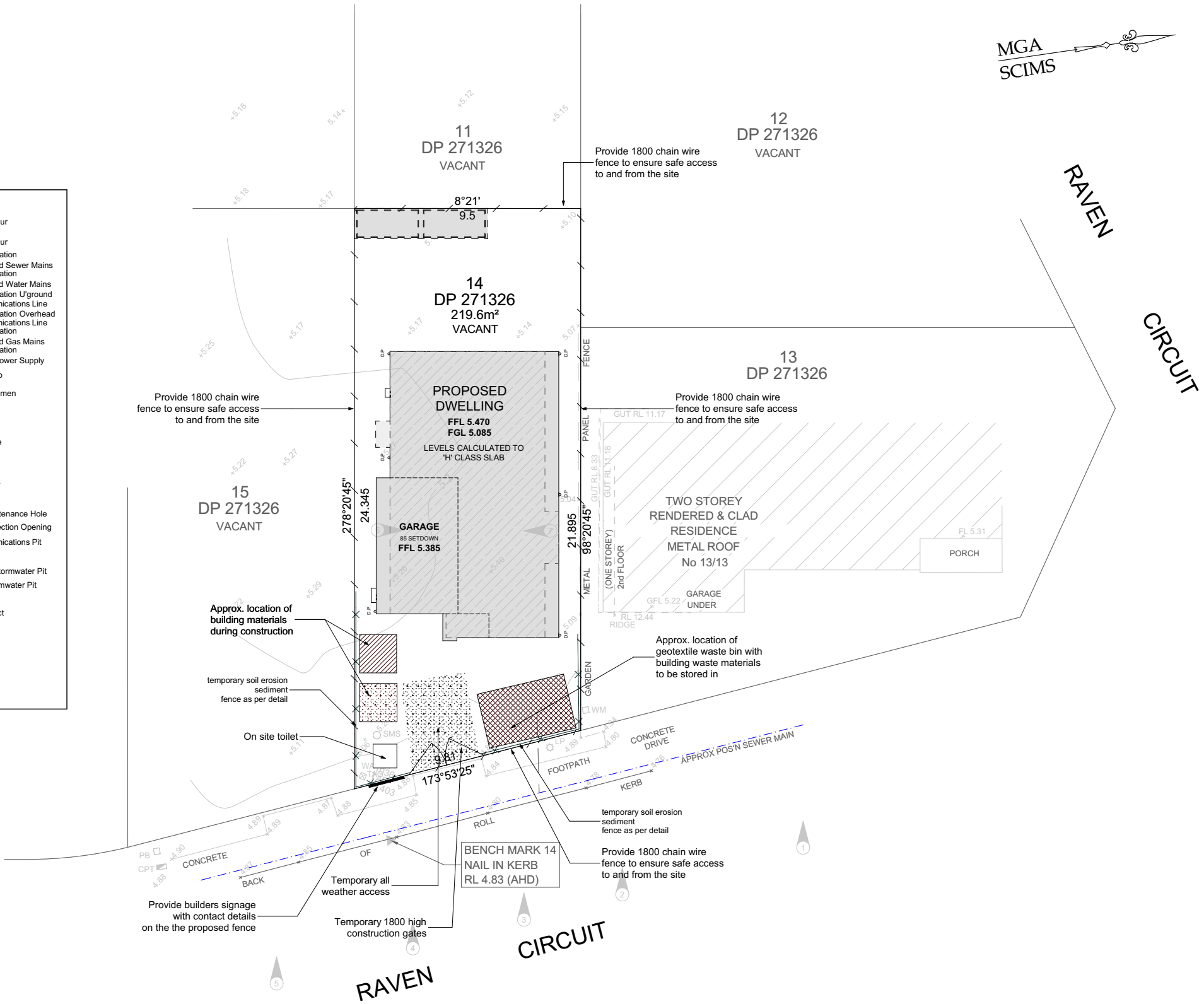
Ridge Level

○

Tree

○

Garden



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#### SINGLE DWELLING

JOB NUMBER FJ403

Site Management Plan

CLIENT WERNER PIENAAR

#### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 13

SCALE: 1:1, 1:200 @ A3

DATE PRINTED

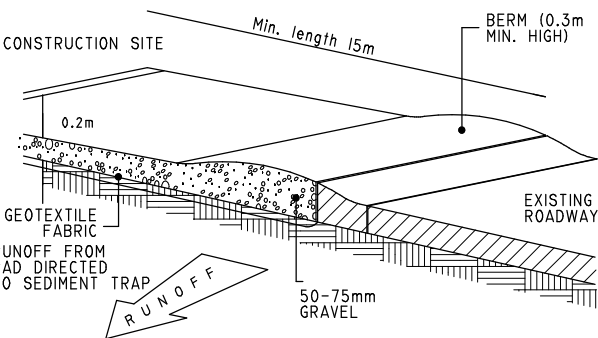
Wednesday, 16 April 2025

bdaa

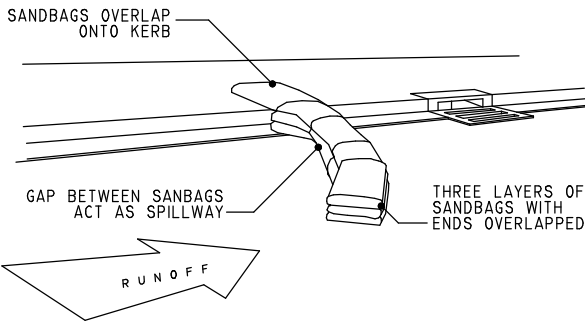
ACCREDITED DESIGNER FA  
BUILDING DESIGNER

BDAA Accreditation  
No.6617

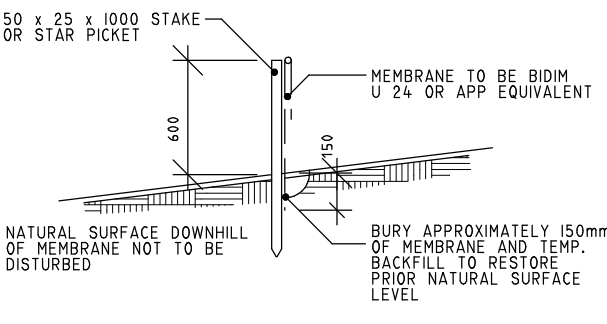
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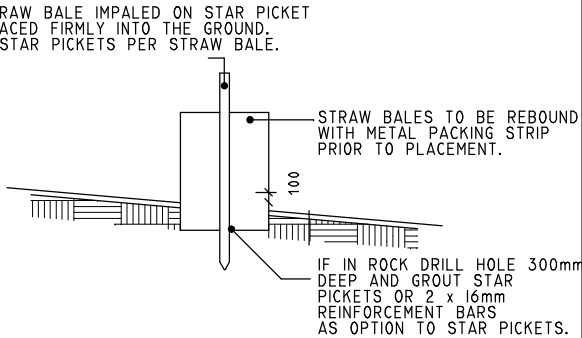
#### SANDBAG KERB INLET SEDIMENTATION TRAP



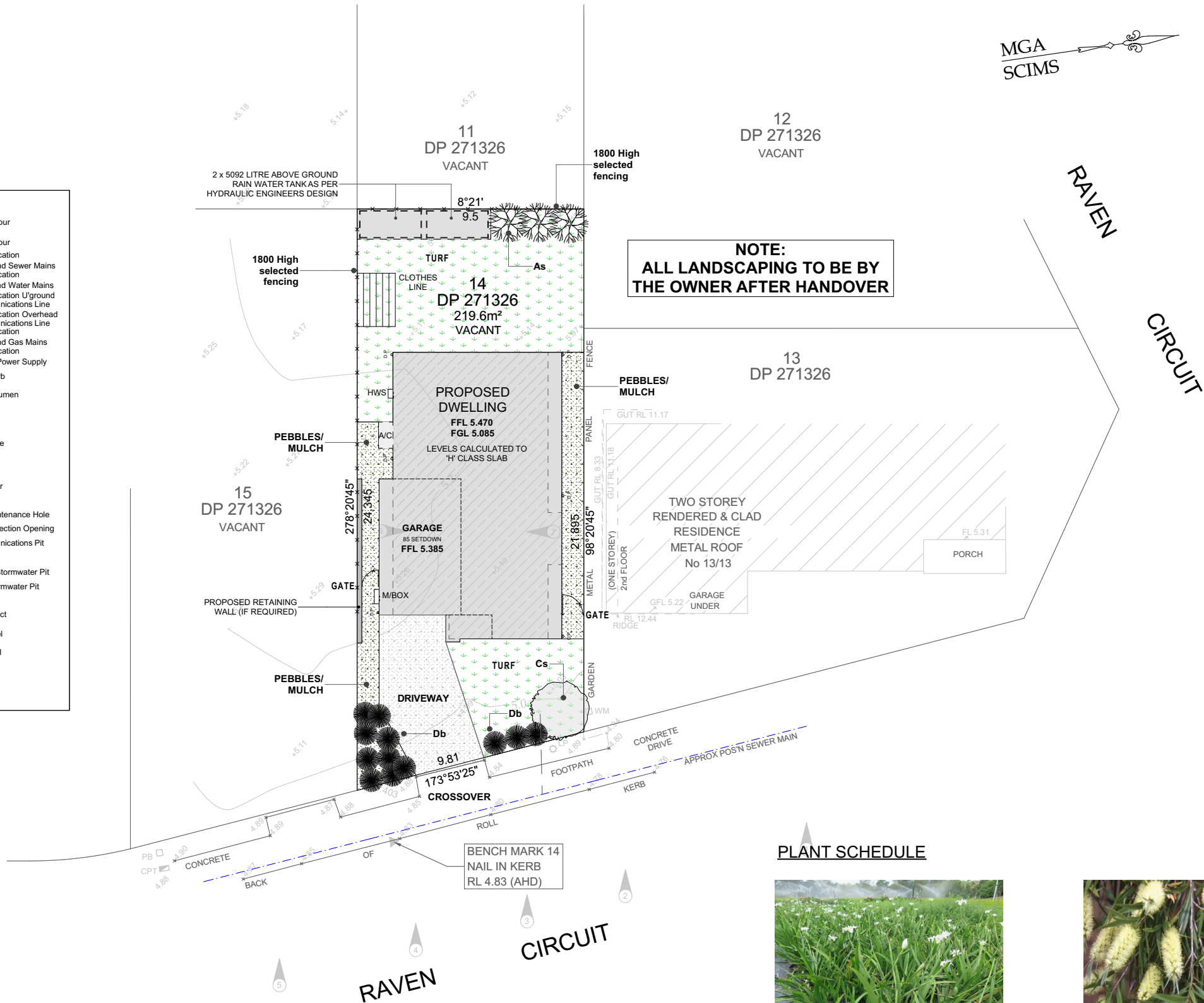
#### SILT FENCING DETAIL



#### STRAW BALE BARRIER (TYPICAL SECTION)



LEGEND:	
	Major Contour
	Minor Contour
	Approx. Location Underground Sewer Mains
	Approx. Location Underground Water Mains
	Approx. Location U'ground Telecommunications Line
	Approx. Location Overhead Telecommunications Line
	Approx. Location Underground Gas Mains
	Approx. Location Overhead Power Supply
	Back of Kerb
	Edge of Bitumen
	Power Pole
	Power Box
	Service Pole
	Light Pole
	Hydrant
	Water Meter
	Stop Valve
	Sewer Maintenance Hole
	Sewer Inspection Opening
	Telecommunications Pit
	Gas Meter
	Kerb Inlet Stormwater Pit
	Grated Stormwater Pit
	Benchmark
	Photo Aspect
	Gutter Level
	Ridge Level
	Tree
	Garden



#### PLANT SCHEDULE



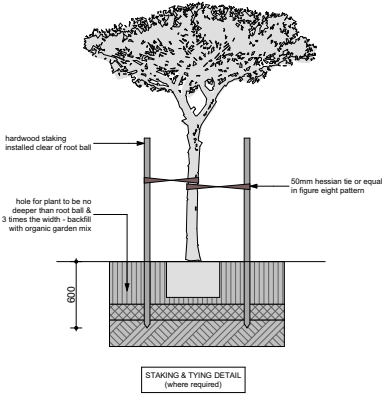
Db- Dietes bicolor - Fortnight Lilly  
1.0 high x 0.75 wide (250dia)



As- Acemena smithii - Lilly Pilly  
1.5m high x 1.0m wide (250dia)



Cs- Callistemon salignus - Willow  
Bottlebrush- up to 10m high



#### GARDEN BED AREAS

Ensure that mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Do not excavate within 1500mm of existing trees. Supply and install 300.. depth of top soil mix, comprising of one (1) part mushroom compost to three (3) parts top soil. Top soil shall be either imported or from stockpiled site top soil i.e. free of clay. Install minimum 75mm depth of organic mulch.

#### TURF

Turf shall be select species with an even thickness of not less than 30mm. Excavate / Grade all areas to be turfed to 100mm below required finished levels. Do not excavate within 1500mm of existing trees. Ensure that all surface water runoff is directed towards inlet pits (if required) and away from dwelling. Ripp to a minimum depth of 150mm. Install 80mm depth of imported or onsite stock piled top soil.

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	MB	28.11.24
B	CONCEPT PLAN	FA	12.12.24
C	CONCEPT PLAN UPDATES	MB	07.01.25
D	APPROVAL PLANS PREPARED	MB	17.03.25
E	BASIX ADDED TO PLANS	MB	16.04.25

**G.J. Gardner. HOMES**

G.J. Gardner Homes - Sydney North West  
A Team Building Group Pty Ltd  
A.B.N. 53 159 728 855  
Builders No. 274553C

1/256 Newline Road, DURAL NSW 2158

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#### SINGLE DWELLING

JOB NUMBER FJ403

Landscape Plan

CLIENT WERNER PIENAAR

#### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 14

SCALE: 1:200 @ A3

DATE PRINTED

Wednesday, 16 April 2025

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BUILDING DESIGNER





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JOB NUMBER FJ403

## 21st June 9am Shadow

CLIENT    WERNER PIENAAR

## LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 15

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## SINGLE DWELLING

JOB NUMBER FJ403

21st June 12noon Shadow

CLIENT    WERNER PIENAAR

## LOCATION

## LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 16

SCALE: 1:200 @ A3

DATE PRINTED

Wednesday, 16 April 2025



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No.6617

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DESIGNER FA



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JOB NUMBER FJ403

## 21st June 3pm Shadow

CLIENT    WERNER PIENAAR

## LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD  
NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 17

SCALE: 1:200 @ A3

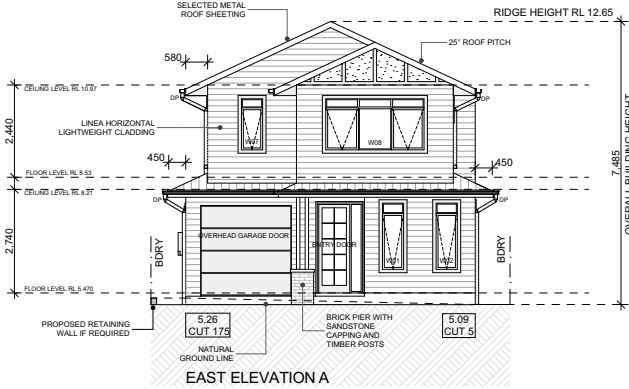
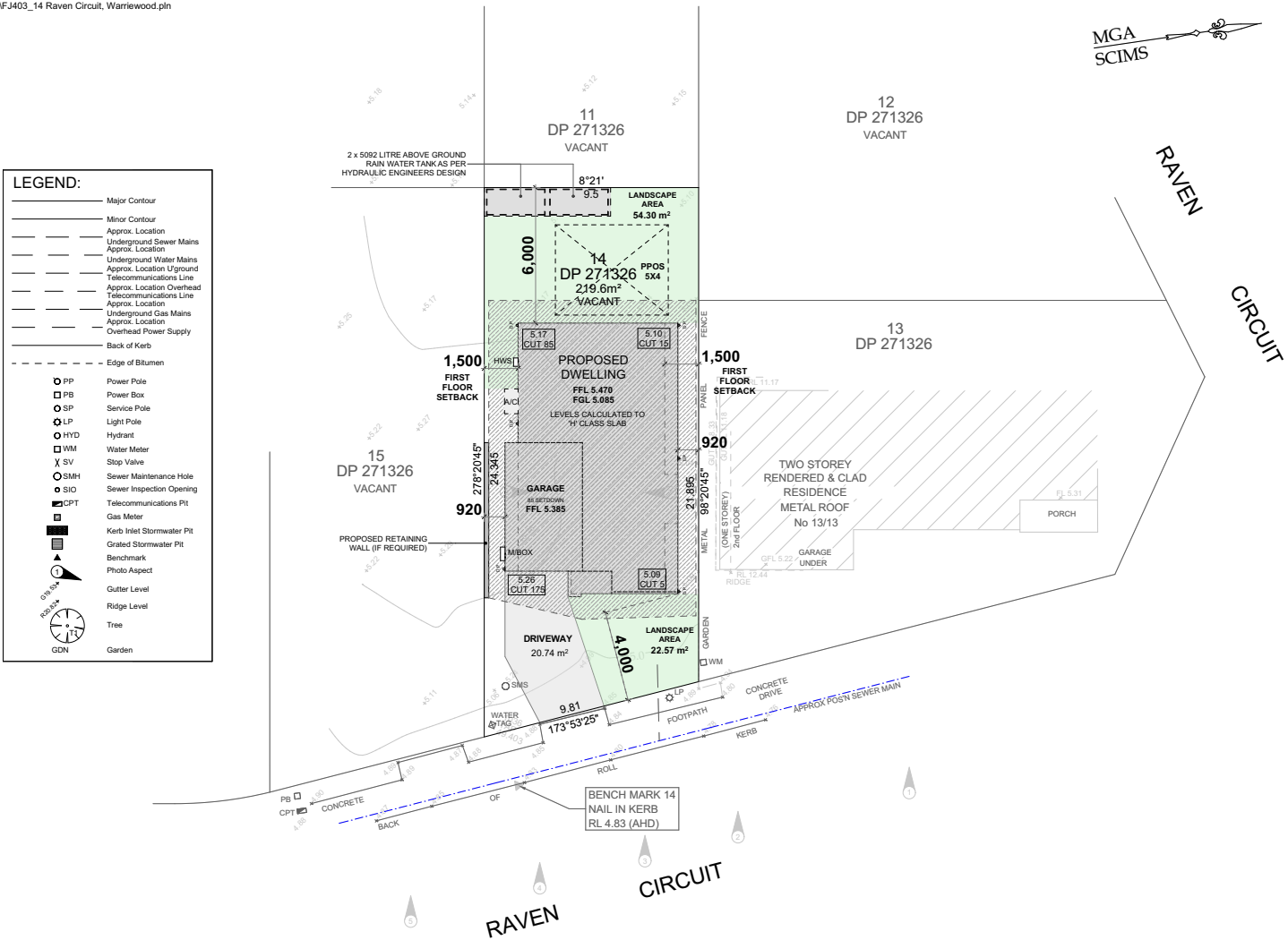
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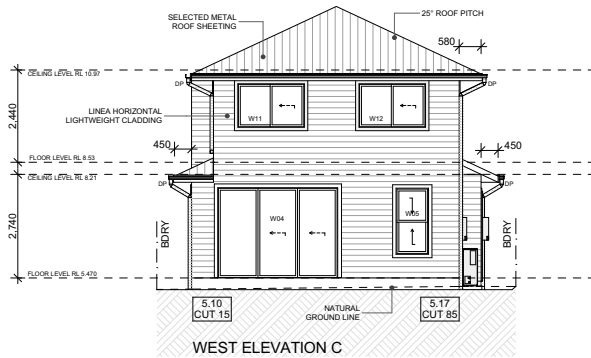


LEGEND:	
	Major Contour
	Minor Contour
	Approx. Location
	Underground Sewer Mains
	Approx. Location
	Underground Water Mains
	Approx. Location
	Telecommunications Line
	Approx. Location Overhead
	Telecommunications Line
	Approx. Location
	Underground Gas Mains
	Approx. Location
	Overhead Power Supply
	Back of Kerb
	Edge of Bitumen
	Power Pole
	Power Box
	Service Pole
	Light Pole
	Hydrant
	Water Meter
	Stop Valve
	Sewer Maintenance Hole
	Sewer Inspection Opening
	Telecommunications Pit
	Gas Meter
	Kerb Inlet Stormwater Pit
	Grated Stormwater Pit
	Benchmark
	Photo Aspect
	Gutter Level
	Ridge Level
	Tree
	Garden

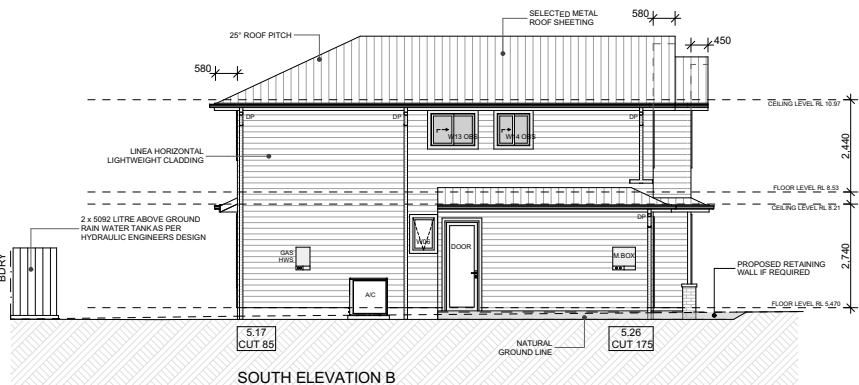


A Elevation

1:200



WEST ELEVATION C



SOUTH ELEVATION B

B Elevation

1:200



NORTH ELEVATION D

REV	DESCRIPTION	BY	DATE
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B	CONCEPT PLAN	FA	12.12.24
C	CONCEPT PLAN UPDATES	MB	07.01.25
D	APPROVAL PLANS PREPARED	MB	17.03.25
E	BASIX ADDED TO PLANS	MB	16.04.25

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#### SINGLE DWELLING

JOB NUMBER FJ403

Notification Plan

CLIENT WERNER PIENAAR

#### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 18

SCALE: 1:300, 1:200 @ A3

DATE PRINTED

Wednesday, 16 April 2025



BDA Accreditation  
No.6617

ACCREDITED DESIGNER FA  
BUILDING DESIGNER

## BASIX™Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

### Single Dwelling

Certificate number: 1791725S

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 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary  
Date of issue: Monday, 14 April 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 3ZLP2RZQPZ.

Project summary		
Project name	14, Raven	
Street address	14 14 RAVEN Circuit WARRIEWOOD 2102	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP271326	
Lot no.	14	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✓ 44	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 72
Materials	✓ 19	Target n/a

#### Certificate Prepared by

Name / Company Name: Energy Advance

ABN (if applicable):

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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 and the "Construction" and "Glazing" tables below.			
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 show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.			

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 with a performance of 6 stars.	✓	✓	✓
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 - ducted, 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 - ducted, 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 - ducted, Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 3.5 - 4.0		✓	✓
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: interlocked to light			
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Description of project

Project address

Project name	14_Raven
Street address	14 14 RAVEN Circuit WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP271326
Lot no.	14
Section no.	-

Project type

Project type	dwelling house (detached)
No. of bedrooms	4

Site details

Site area (m²)	220
Roof area (m²)	121
Conditioned floor area (m²)	116.0
Unconditioned floor area (m²)	9.0
Total area of garden and lawn (m²)	88
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads

NatHERS assessor number	DMN14/1662	
NatHERS certificate number	3ZLP2RZQPZ	
Climate zone	56	
Area adjusted cooling load (MJ/ m²/year)	12	
Area adjusted heating load (MJ/ m²/year)	18	

Project score

Water	✓ 44	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 72	Target 72
Materials	✓ 19	Target n/a

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.			
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	60.5	none
floor - suspended floor above open subfloor, particle board; frame: timber - H2 treated softwood.	1.8	fibre-glass batts or roll
floor - above habitable rooms or mezzanine, particle board; frame: timber - H2 treated softwood.	50.7	fibre-glass batts or roll
floor - suspended floor above garage, particle board; frame: timber - H2 treated softwood.	14.74	fibre-glass batts or roll
garage floor - concrete slab on ground, waffle pod slab.	17.9	none
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	all external walls	fibre-glass batts or roll
internal wall: plasterboard; frame: timber - H2 treated softwood.	99.5	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	27.1	fibre-glass batts or roll
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	120.77	ceiling: fibre-glass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.			

Frames	Maximum area - m2
aluminium	29.95
timber	4.64
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	4.64
double	29.95
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 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 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.		✓	

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 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 25 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:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• 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.)		✓	✓

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.

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	MB	28.11.24
B	CONCEPT PLAN	FA	12.12.24
C	CONCEPT PLAN UPDATES	MB	07.01.25
D	APPROVAL PLANS PREPARED	MB	17.03.25
E	BASIX ADDED TO PLANS	MB	16.04.25

# G.J. Gardner. HOMES

G.J. Gardner Homes - Sydney North West  
A Team Building Group Pty Ltd  
A.B.N. 53 159 728 855  
Builders No. 274553C

1/256 Newline Road, DURAL NSW 2158

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### GENERAL BUILDING NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/ CONTRACT DOCUMENTATION.
- TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
- FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
- LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
- DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
- IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
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- FOR EXTENSIONS AND ADDITIONS: ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO WORKS COMMENCEMENT BY BUILDER.
- FOR NEW HOMES AND KNOCKDOWN REBUILDS, ALL SETBACKS ARE SUBJECT TO FINAL SURVEY BY QUALIFIED SURVEYOR.
- ALL FINISHES AND MATERIALS ARE SUBJECT TO FINAL SELECTIONS AND MANUFACTURERS SPECIFICATIONS

### SINGLE DWELLING

JOB NUMBER FJ403

### BASIX Requirements

CLIENT WERNER PIENAAR

### LOCATION

LOT 14 RAVEN CIRCUIT WARRIEWOOD

NSW 2102

DP 271326

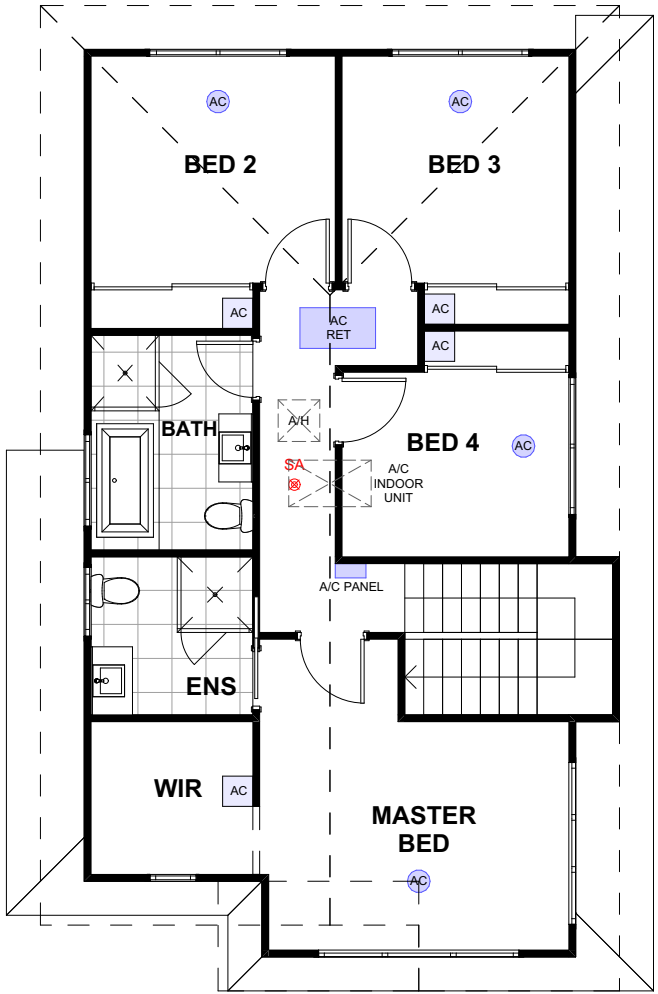
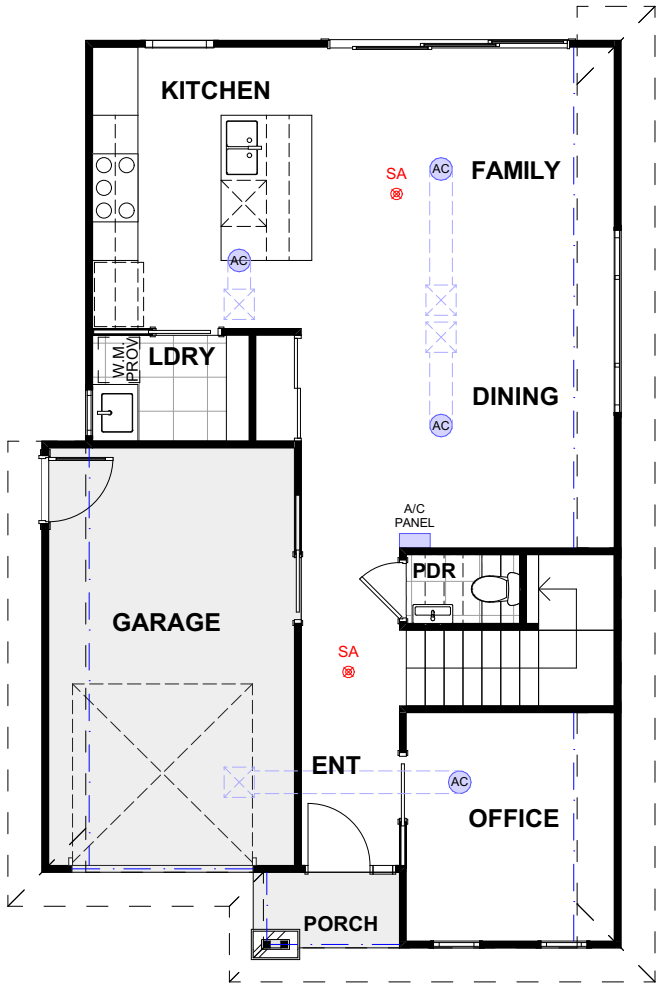
LGA NORTHERN BEACHES COUNCIL

SHEET NO: APPROVAL- 19

SCALE: 1:2.632 @ A3

DATE PRINTED

Wednesday, 16 April 2025



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## SINGLE DWELLING

JOB NUMBER      FJ403

## Electrical Floor Plans

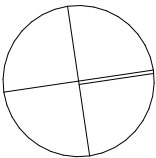
CLIENT      WERNER PIENAAR

LOCATION  
LOT 14 RAVEN CIRCUIT WARRIEWOOD  
NSW 2102  
DP    271326  
LGA    NORTHERN BEACHES COUNCIL

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