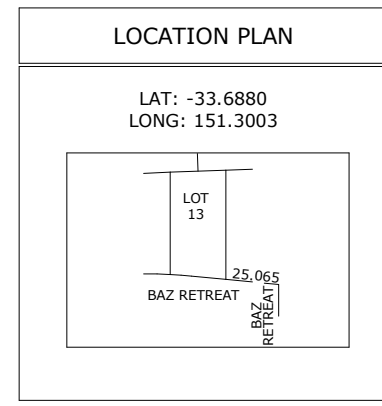
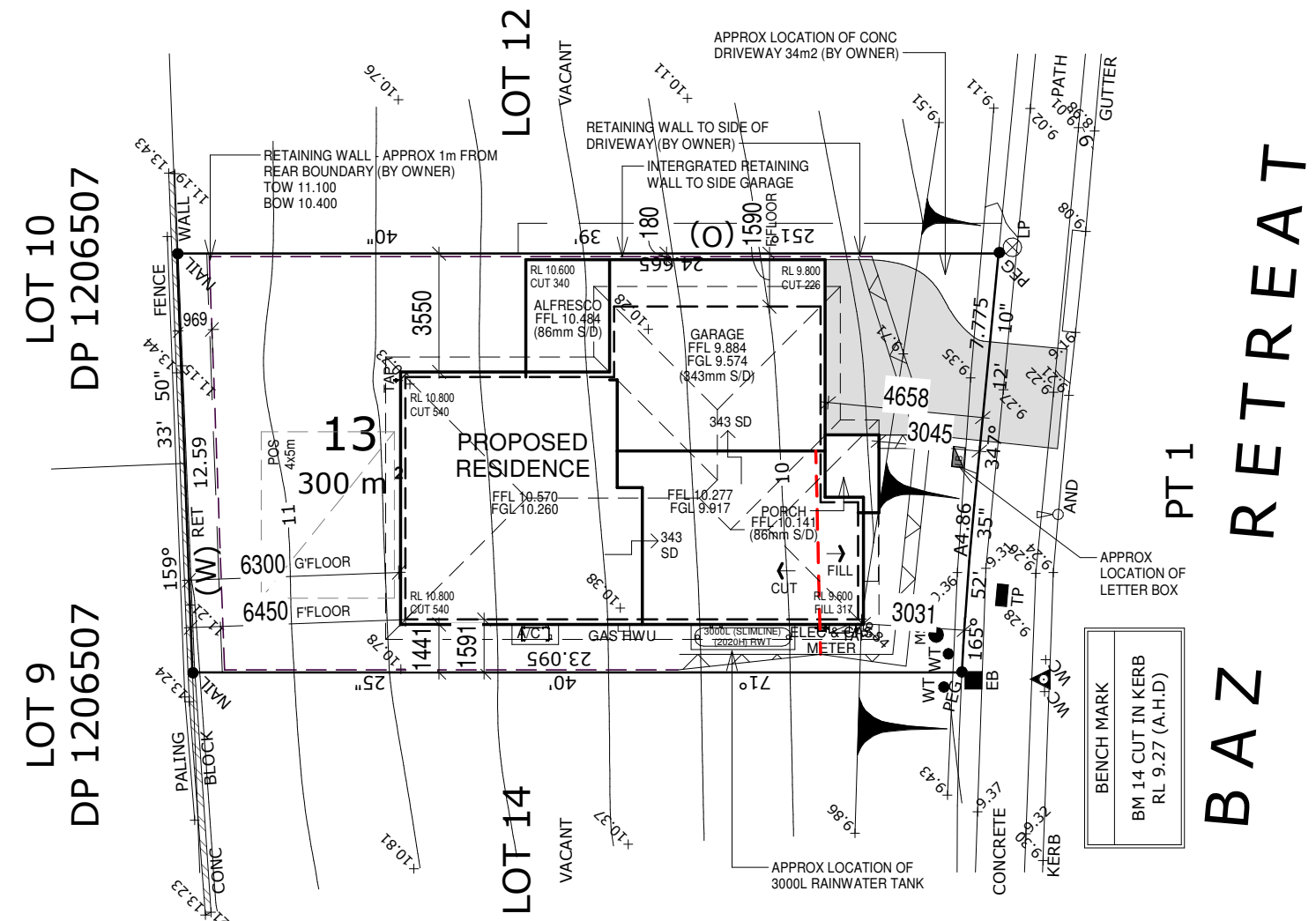


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OWNER/S SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE  
(W): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE (VIDE D.P.1206507)



**LEGEND**

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

**ABBREVIATIONS**

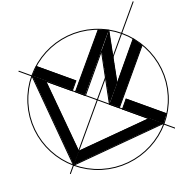
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- EM - ELECTRICAL METER
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- WC, GC, EC, TC - SERVICE CONDUIT
- W/C - WATER CLOSET

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**DA2021/0677**

**CALCULATIONS DA**

GROUND FLOOR (EX. EXTERNAL WALLS)	111.54	m <sup>2</sup>
FIRST FLOOR (EX. EXCLUDING EXTERNAL WALLS AND VOIDS)	101.40	m <sup>2</sup>
TOTAL LIVING AREA	212.94	m <sup>2</sup>
SITE AREA	300.00	m <sup>2</sup>
BUILDING FOOTPRINT	120.58	m <sup>2</sup>
DRIVEWAY & PATH	23.53	m <sup>2</sup>
TOTAL LANDSCAPE AREA	119.49	m <sup>2</sup>
LANDSCAPE AREA (%) (MIN 30%)	39.83	%
FLOOR SPACE RATIO	0.71	:1
SITE COVERAGE	40.19	%



SITE PLAN

SCALE: 1 : 200

**HOTONDO HORNSBY**  
9/4 HAMLEY ROAD, MT KURING-GAI 2080  
PH: 02 9457 6800



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CLIENT: FALKLAND

SITE: LOT 13 D.P. 270907  
12 BAZ RETREAT  
WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 2 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			

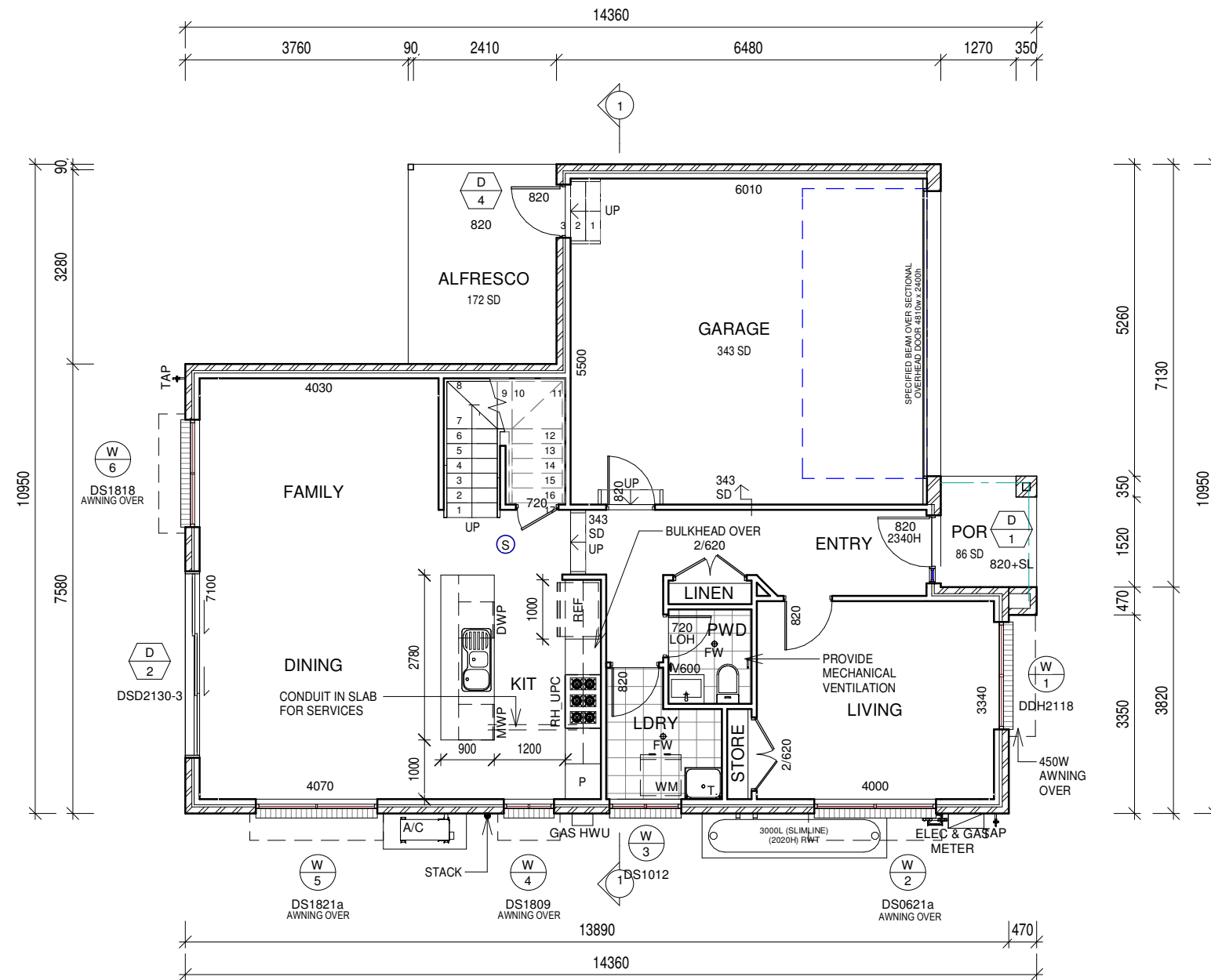
### GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS.
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
- LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITIONS AS DETERMINED BY BUILDER.

- Ⓢ SMOKE ALARM
- ⊕ EXHAUST FAN
- LOH LIFT OFF HINGES

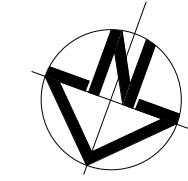
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OWNER/S SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_




  
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**DA2021/0677**

AREA SCHEDULE	
GROUND FLOOR	85.26 m <sup>2</sup>
GARAGE	36.63 m <sup>2</sup>
PORCH	3.33 m <sup>2</sup>
ALFRESCO	8.43 m <sup>2</sup>
FIRST FLOOR	109.79 m <sup>2</sup>
<b>TOTAL</b>	<b>243.43 m<sup>2</sup></b>



GROUND FLOOR

SCALE: 1 : 100

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CLIENT: FALKLAND

SITE: LOT 13 D.P. 270907  
 12 BAZ RETREAT  
 WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 3 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			

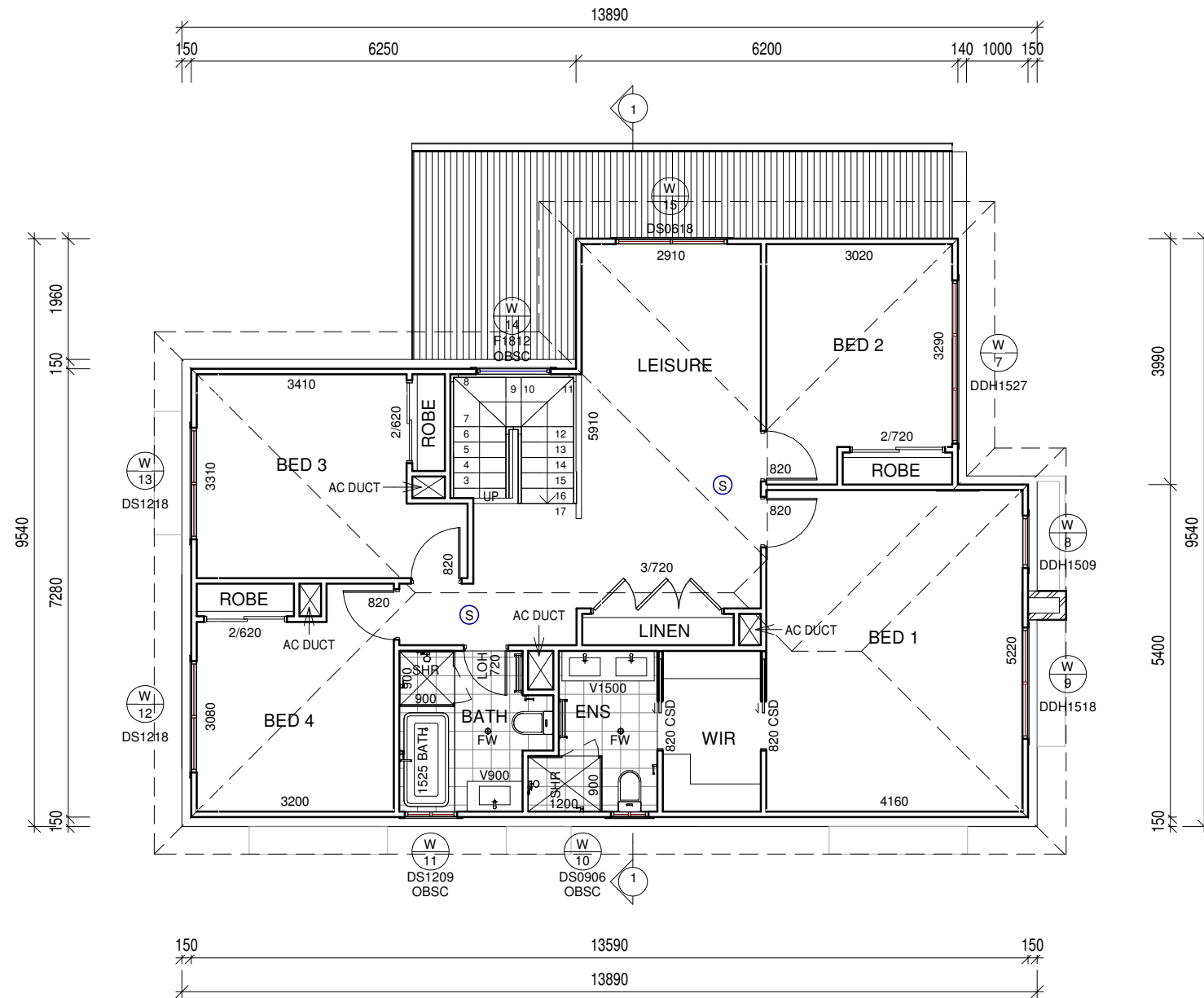
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- ⊕ EXHAUST FAN
- LOH LIFT OFF HINGES

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OWNER/S SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**northern beaches council**

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**DA2021/0677**

FIRST FLOOR

SCALE: 1 : 100

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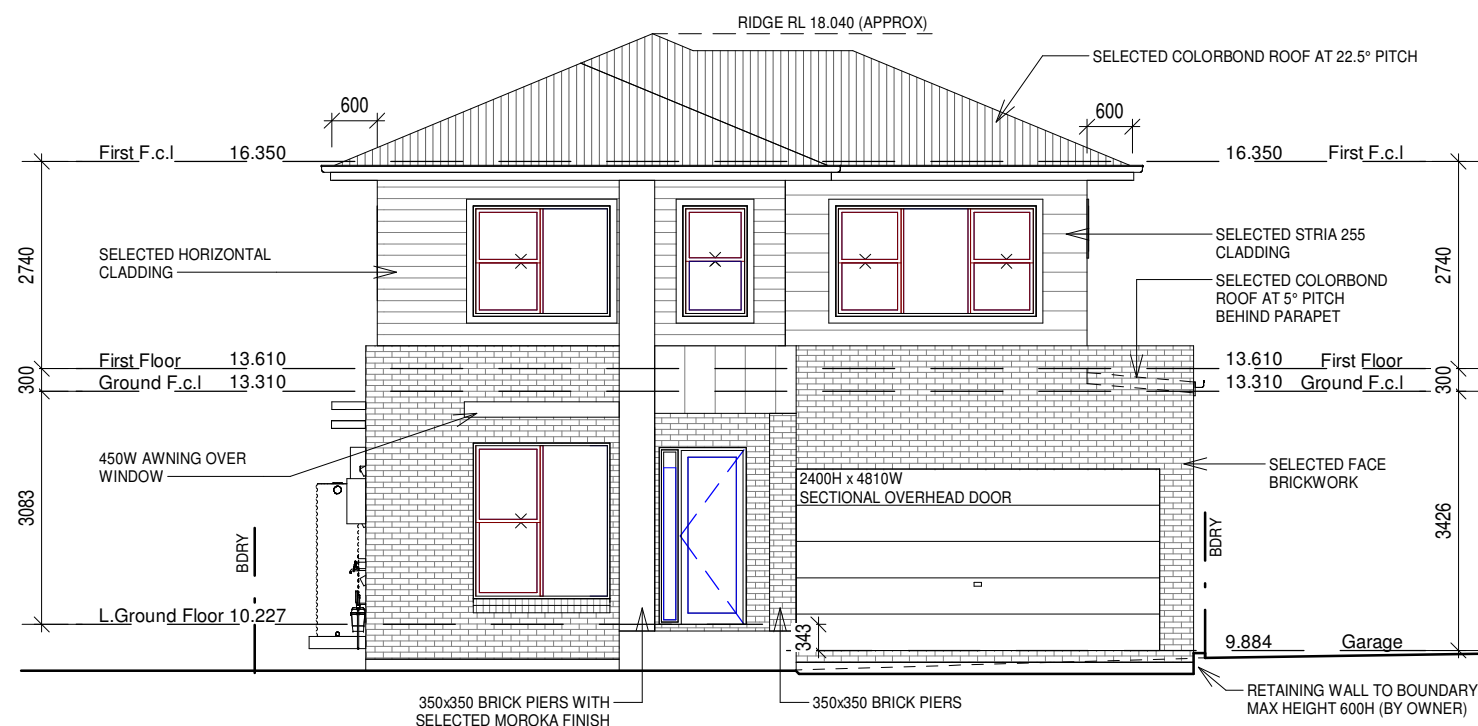
SITE: LOT 13 D.P. 270907  
 12 BAZ RETREAT  
 WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 4 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			

10.5m MAX BUILDING HEIGHT

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OWNER/S SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**BASIX COLOURS**  
 LIGHT CLADDING  
 MEDIUM BRICK  
 DARK ROOF

**northern beaches council**

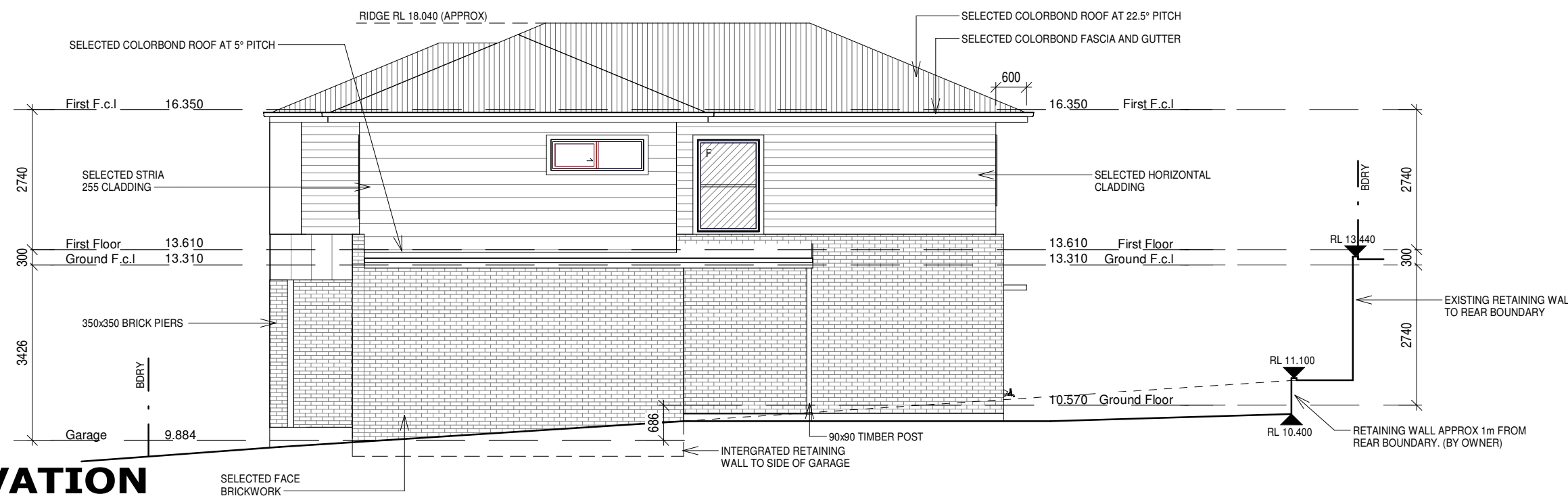
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**DA2021/0677**

**WESTERN ELEVATION**

10.5m MAX BUILDING HEIGHT

8.5m MAX BUILDING HEIGHT



**SOUTHERN ELEVATION**

ELEVATION 1

SCALE: 1 : 100

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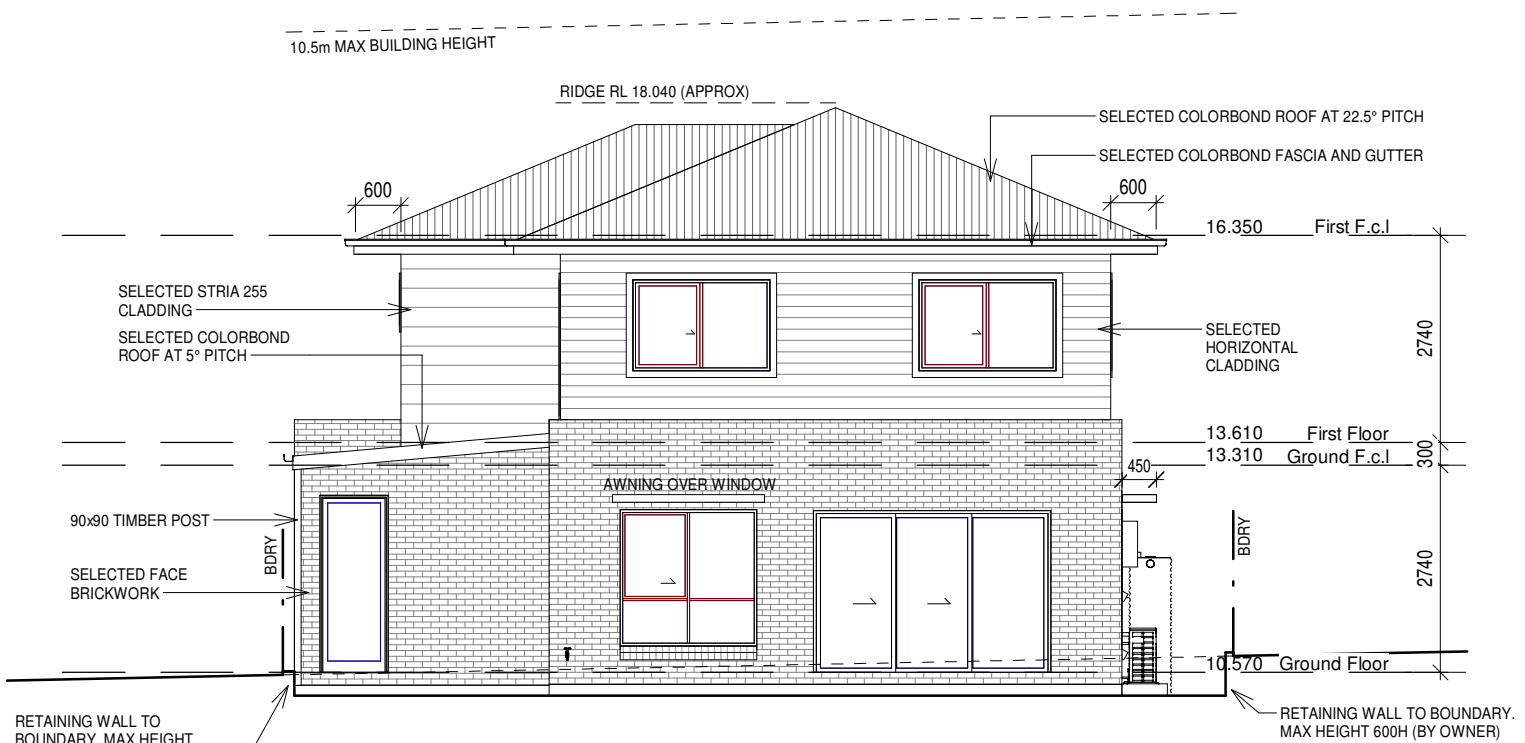
CLIENT: FALKLAND

SITE: LOT 13 D.P. 270907  
 12 BAZ RETREAT  
 WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 5 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			

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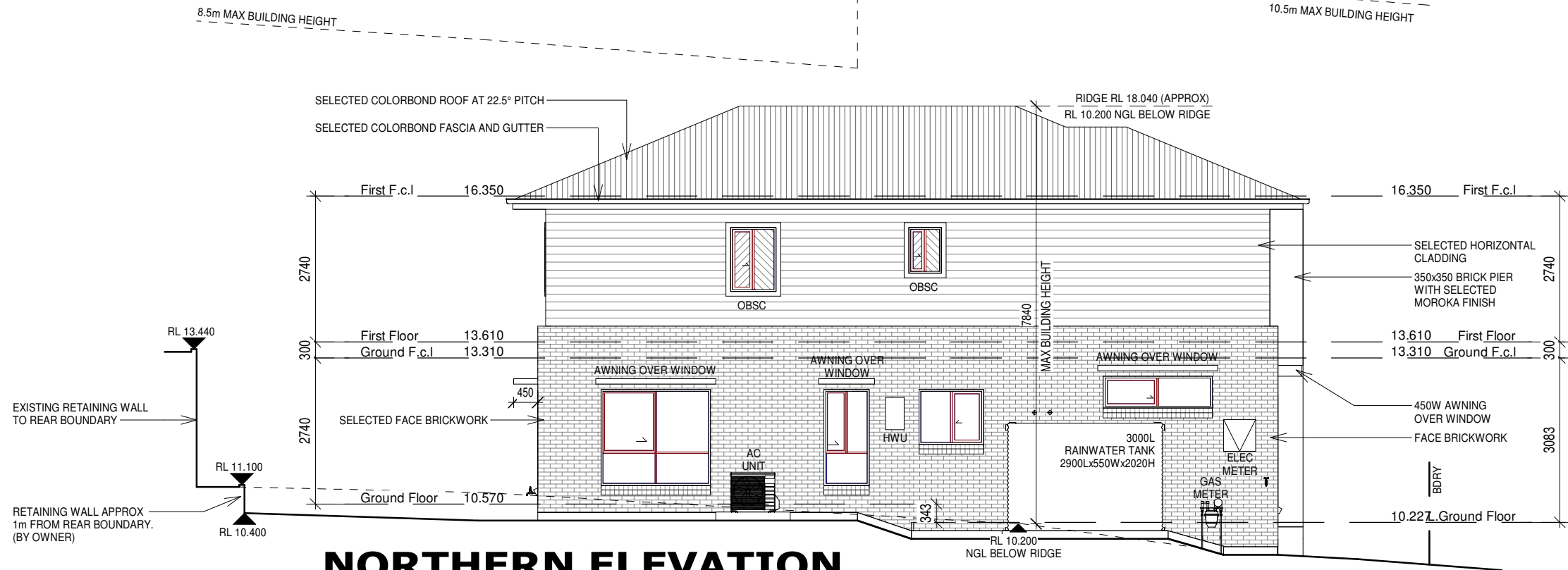
# EASTERN ELEVATION

**BASIX COLOURS**  
 LIGHT CLADDING  
 MEDIUM BRICK  
 DARK ROOF

 northern beaches council

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**DA2021/0677**



# NORTHERN ELEVATION

ELEVATION 2

SCALE: 1 : 100

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 9/4 HAMLEY ROAD, MT KURING-GAI 2080  
 PH: 02 9457 6800



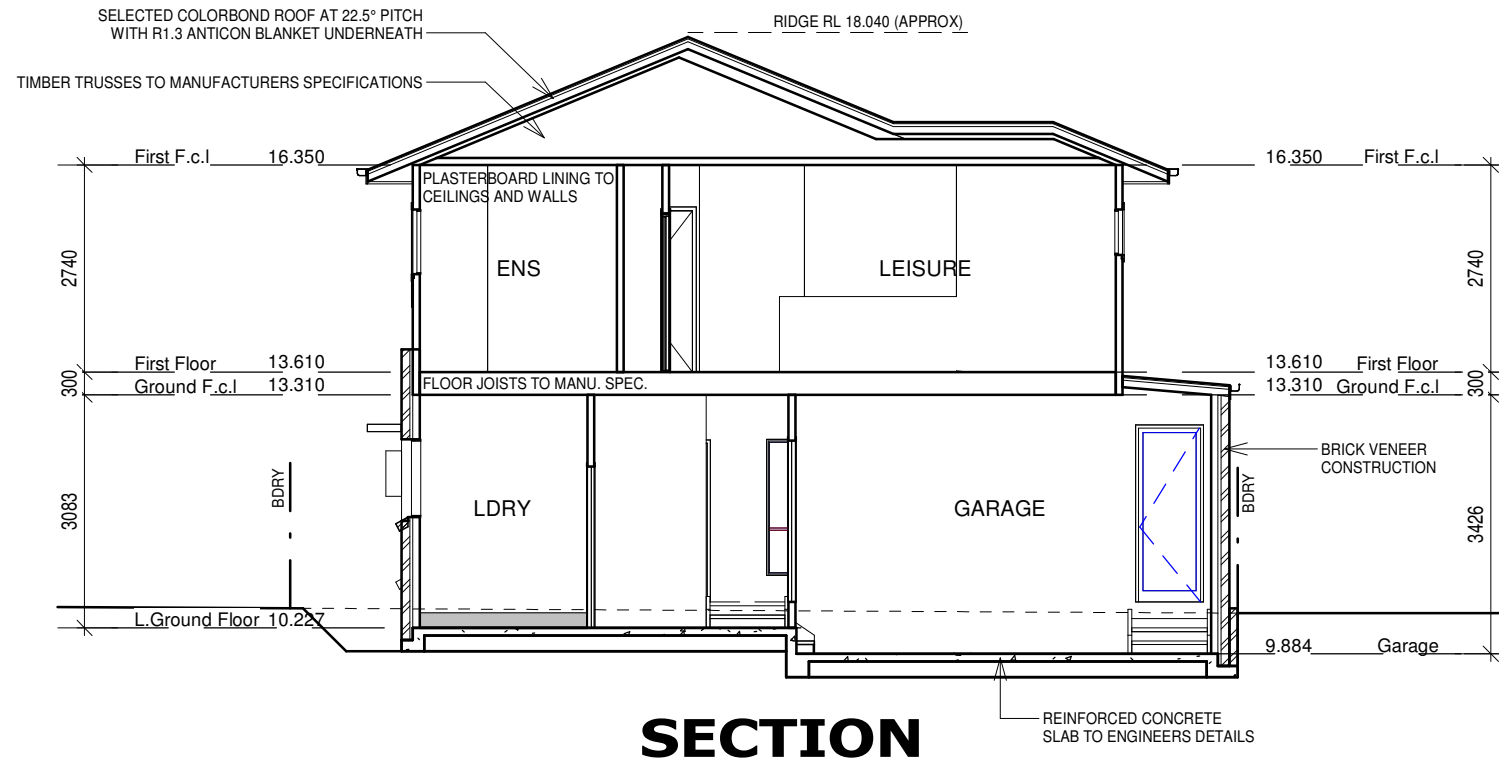
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CLIENT: FALKLAND  
 SITE: LOT 13 D.P. 270907  
 12 BAZ RETREAT  
 WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 6 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			ISSUE: <b>F</b>

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OWNER/S SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



### SECTION

BASIX CERTIFICATE No.: 1196379S\_03

#### SCHEDULE FOR BASIX REQUIREMENTS 12 Baz Retreat Warriewood

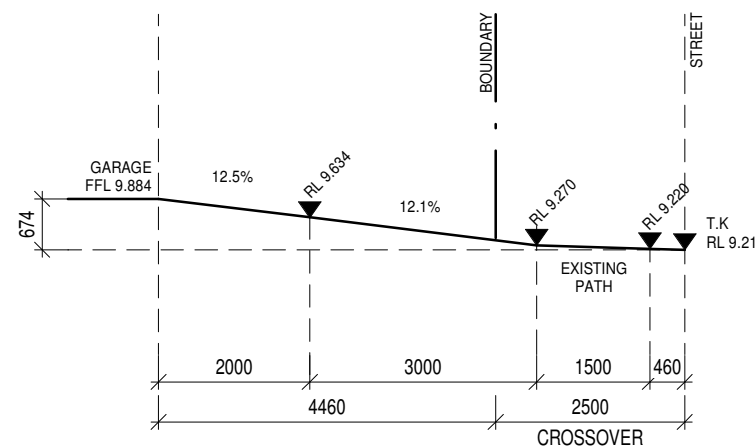
ITEM	REQUIREMENT UNDER BASIX
<b>FIXTURES</b>	
Shower Heads	4 star (>6 but <=7.5 L/min)
Toilet Flushing System	4 Star
Kitchen Taps	4 Star
Bathroom Taps	4 Star
<b>RAINWATER TANK</b>	
Rainwater Tank	Capturing 100m2 1500L Plumbed to landscape, laundry and toilets
<b>THERMAL COMFORT</b>	
<b>Insulation Requirements</b>	
External Walls	Single Skin Brick Walls (Colour: Medium): NIL Brick Veneer Walls (Colour: Medium): Bulk Insulation R2.0 + Antiglare Foil All Clad Walls (Colour: Light): Bulk Insulation R2.0 + Antiglare Foil
Internal Walls	Garage: R2.5 Laundry, bath & ensuite: R2.0 All remaining internal walls: NIL
Ceilings	All ceilings below roof: R4.0
Roofs	Colorbond Roof: (Colour: Dark) R1.3 Anticon Blanket 5 & 22.5 Deg Pitch
Floors	Concrete slab on ground: NIL (thermal break between garage and main dwelling) Suspended timber floor (open) R2.0
<b>Glazing Requirements</b>	
Glazing	All windows: (DEFAULT) Aluminium single glaze, clear: U Value 6.70 SHGC: 0.70
<b>ENERGY COMMITMENTS</b>	
Hot Water	Gas Instantaneous 3 Star
Cooling System	3 Phase Air Conditioning to Living and Bedrooms, EER 3.0-3.5, Zoned
Heating System	3 Phase Air Conditioning to Living and Bedrooms, EER 3.0-3.5, Zoned
Bathroom Ventilation	Individual fan ducted to façade or roof. Manual on/off switch
Kitchen Ventilation	Individual fan ducted to façade or roof. Manual on/off switch
Laundry Ventilation	No mechanical ventilation
LED Lighting	ALL lighting to be dedicated LED or flourescent (no recessed downlights modelled in NatHERS)
Photovoltaic System	n/a
Fridge Space	n/a
Kitchen Appliances	Gas cooktop, Electric oven
Washing Line	Outdoor Washing Line
Swimming Pool	n/a

#### WINDOW SCHEDULE

No.	HEIGHT	WIDTH	TYPE	COMMENTS
1	2060	1810	DOUBLE HUNG	
2	600	2050	SLIDING	
3	1029	1210	SLIDING	
4	1800	850	SLIDING	
5	1800	2050	SLIDING	
6	1800	1810	SLIDING	
7	1457	2650	DOUBLE HUNG	
8	1457	850	DOUBLE HUNG	
9	1457	1810	DOUBLE HUNG	
10	857	610	SLIDING	OBSCURE
11	1200	850	SLIDING	OBSCURE
12	1200	1810	SLIDING	
13	1200	1810	SLIDING	
14	1800	1210	FIXED	
15	600	1810	SLIDING	

#### DOOR SCHEDULE

No.	HEIGHT	WIDTH	TYPE	COMMENTS
1	2340	1150	FRONT ENTRY DOOR	
2	2140	3144	GLASS STACKING DOOR	
4	2340	820	EXTERNAL HUNG DOOR	



### DRIVEWAY GRADIENT PROFILE

SCALE 1:100  
\*\* TO COMPLY WITH AS2890.1:2004\*\*

**northern beaches council**

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**DA2021/0677**

SECTION

SCALE: 1 : 100

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CLIENT: FALKLAND

SITE: LOT 13 D.P. 270907  
12 BAZ RETREAT  
WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 7 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FAÇADE: HAMPTONS			

LEGEND:

①/② NUMBER OF STOREYS

↔ SITE ACCESS

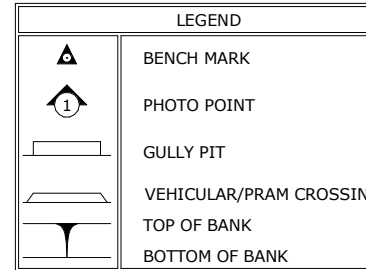
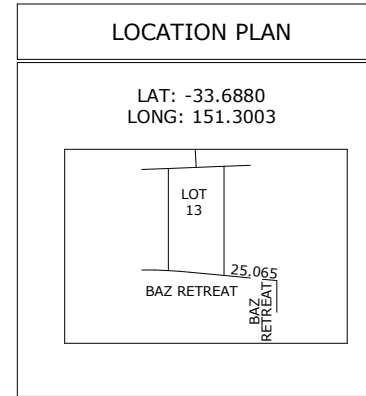
P PRINCIPAL PRIVATE OPEN SPACE

↻ PREVAILING WINDS

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(W): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE (VIDE D.P.1206507)

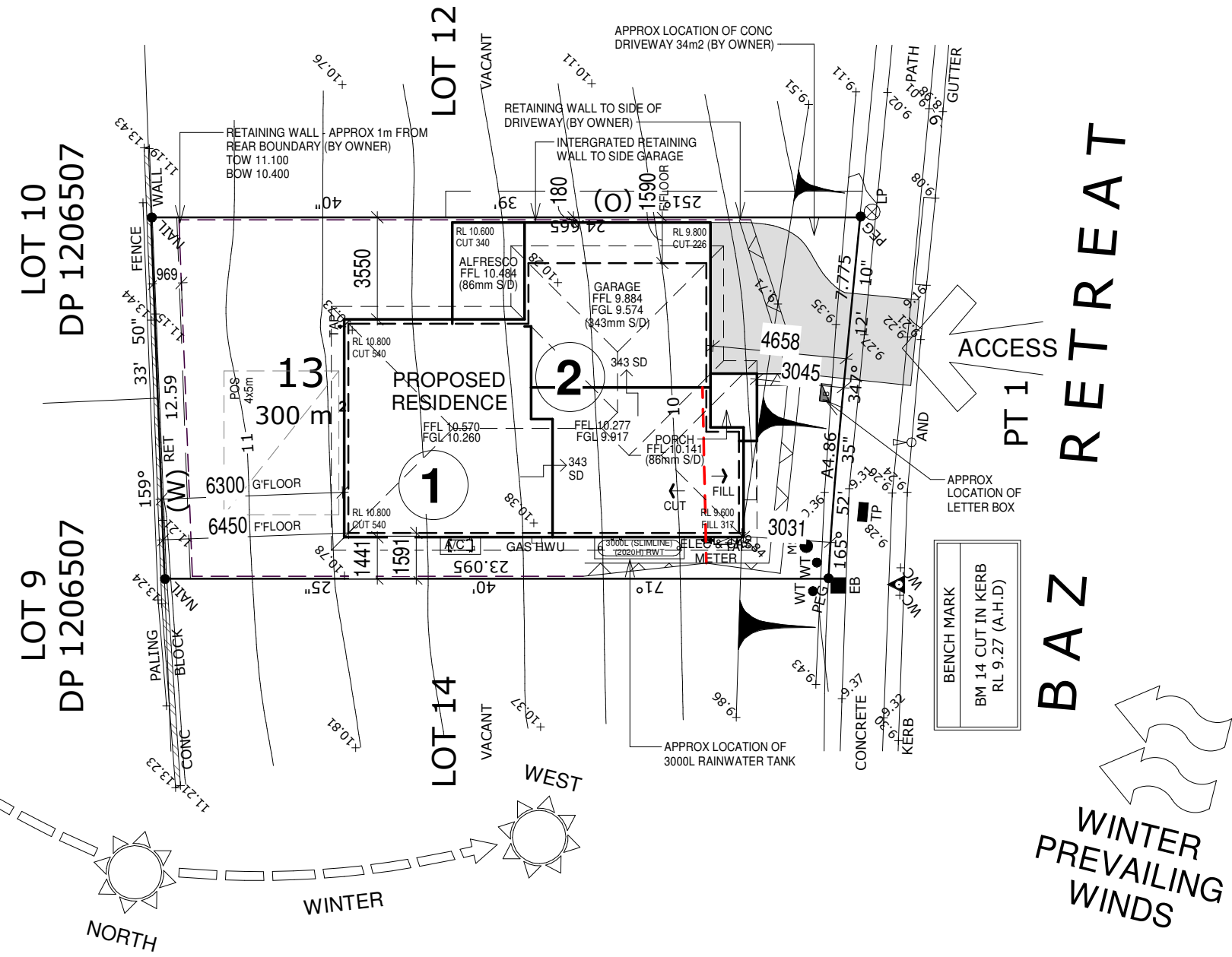


ABBREVIATIONS

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WC, GC, EC, TC	- SERVICE CONDUIT
W/C	- WATER CLOSET

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**DA2021/0677**



SITE ANALYSIS

SCALE: 1 : 200

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CLIENT: FALKLAND

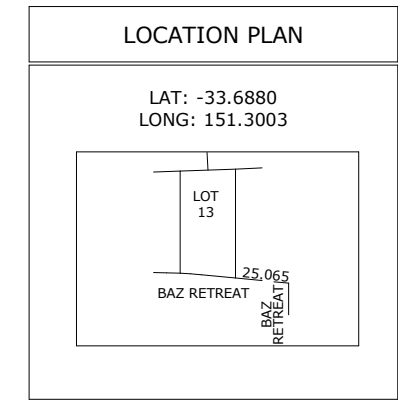
SITE: LOT 13 D.P. 270907  
12 BAZ RETREAT  
WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 13 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			

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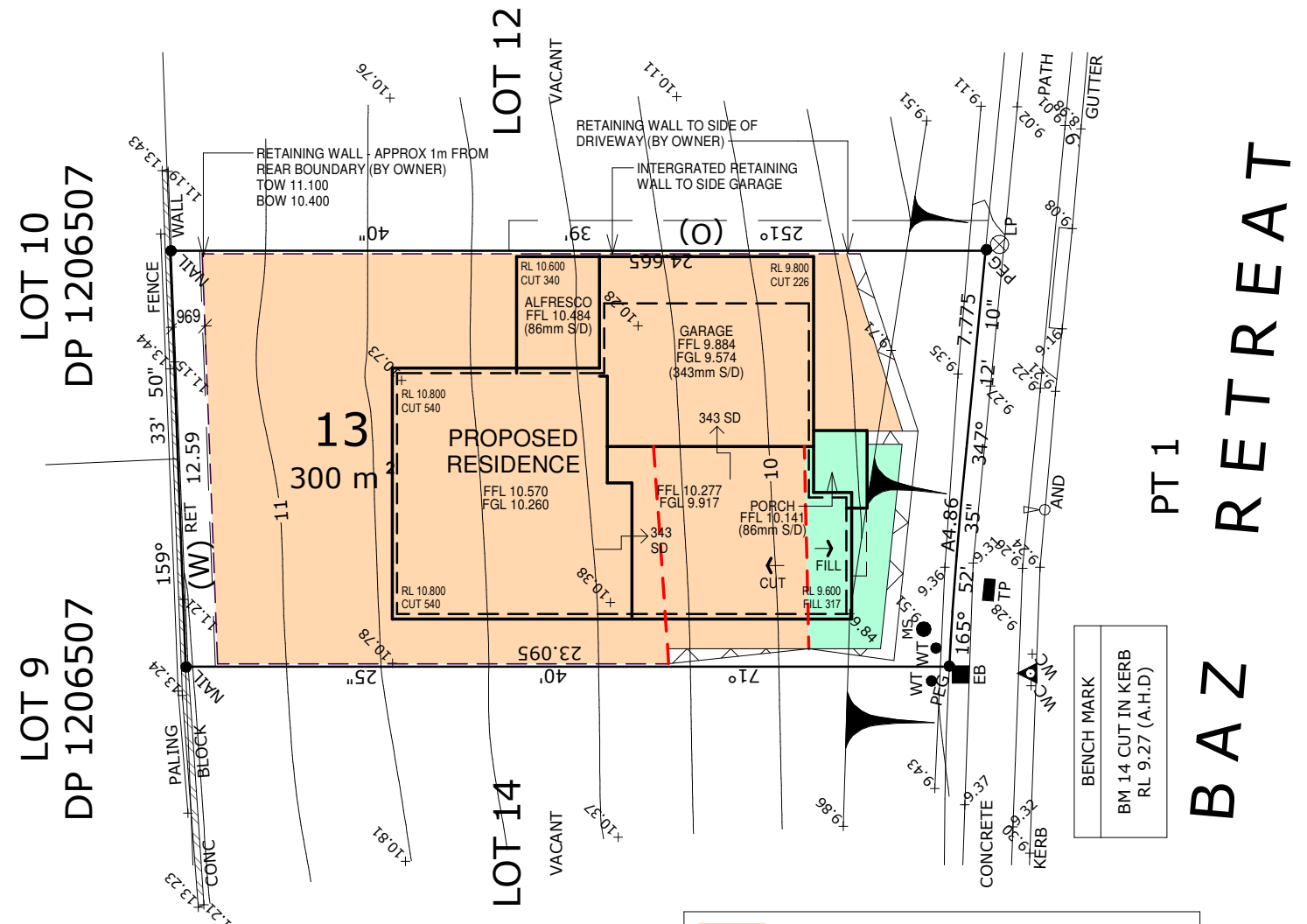
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(W): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE (VIDE D.P.1206507)



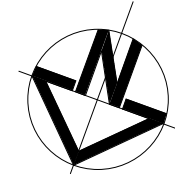
LEGEND	
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	PHOTO POINT
	GULLY PIT
	VEHICULAR/PRAM CROSSING
	TOP OF BANK
	BOTTOM OF BANK

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WM	WATER METER
WMR	WATER METER RECYCLED
WC, GC, EC, TC	SERVICE CONDUIT
W/C	WATER CLOSET



= DENOTES AREAS OF CUT - 82m<sup>3</sup>  
 = DENOTES AREAS OF FILL - 2m<sup>3</sup>

northern beaches council  
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**DA2021/0677**



# Excavation Plan

EXCAVATION PLAN

SCALE: 1 : 200

**HOTONDO HORNSBY**  
9/4 HAMLEY ROAD, MT KURING-GAI 2080  
PH: 02 9457 6800



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CLIENT: FALKLAND

SITE: LOT 13 D.P. 270907  
12 BAZ RETREAT  
WARRIEWOOD NSW

DATE: 17.05.21	DRAWN: S.R.P	JOB NO: 021BOR	SHEET NO. 16 / 18
HOUSE TYPE: ILLAWARRA 215	INCLUSIONS -		
FACADE: HAMPTONS			



**SCHEDULE OF PROPOSED COLOURS & MATERIALS**

**Client: Mr & Mrs Falkland**

**Site: 12 Baz Retreat, Warriewood NSW 2102**

**Bricks (PGH Bricks):**

**Name - Highlands  
Colour - Blackheath**

**Render paint colour: Ironstone**

**Cladding paint colour: Surfmist**

**Colorbond Roof:**

**Colour - Ironstone**

**Fascia (Colorbond):**

**Colour - Ironstone**

**Gutter (Colorbond):**

**Colour - Ironstone**

**Window Frames (Dowell):**

**Colour - Surfmist**

**Garage Doors (B&D):**

**Colour - Black Walnut**



BLACKHEATH\* EXP1



Surfmist®



Ironstone®



Black Walnut