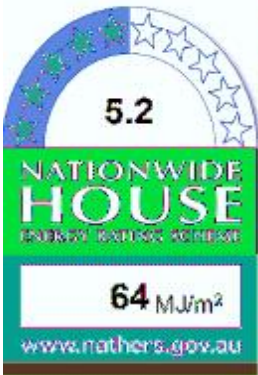


Certificate number: 872281S

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 (> 7.5 but <= 9 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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 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 100 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.)		✓	✓
Energy Commitments			
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: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
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 5 of the bedrooms / study;		✓	✓
• at least 4 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
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 3 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.		✓	



Certificate no.: 0002065159

Assessor Name: Ian Fry

Accreditation no.: VIC/BDAV/12/1441

Certificate date: 24 Oct 2017

Dwelling Address: 8 Orchard Street Warriewood, NSW 2102

www.nathers.gov.au



AREAS	
SITE:	364.4 m ²
GROUND FLOOR:	110.88 m ²
FIRST FLOOR:	126.20 m ²
GARAGE:	37.17 m ²
PORCH:	5.81 m ²
BALCONY:	N/A m ²
ALFRESCO	24.64 m ²
	m ²
TOTAL:	304.70 m ²

QUOTE	DATE	QUOTE NUMBER	REV
KITCHEN	21.03.17	10147	-
ELECTRICAL	18.01.17	ZAQ1610576	-
TILES	18.01.17	29911591	-
CARPET		N/A	-
ZURCORP	06.02.17	ZAQ1610575	-
EH1	20.01.17	086603-01	-
AIR CONDITIONING	21.10.16	SB:29911591	-
STAIRS	25.10.16	YQ102207-S-R1	-
LANDSCAPE	19.10.17	L01C-L02C	C
HYDRAULICS	07.11.17	C8076-11591	
ENGINEER	25.01.18	78578CL	
PEG OUT	16.02.18	21/1040693/242883	-

REV	DATE	AMENDMENTS	BY
L	03.05.18	RETAINING WALL CO-ORDINATION	JS
K	12.04.18	ADDITIONAL A/C TO STUDY	JS
J	01.03.18	FINAL CONSTRUCTION DRAWINGS	JS
I	28.02.18	AMENDED DRIVEWAY	JS
H	12.02.18	INITIAL CONSTRUCTION DRAWINGS	JS
G	14.11.17	DA DRAWINGS & HYDRAULICS CO ORDINATED	SC
F	16.10.17	DA IN LIEU OF CDC	CH
E	1.08.17	REGISTERED SURVEY ADDED	JS
D	23.01.17	EXTERNAL COLOUR VARIATIONS	G.J.S
C	11.10.16	PCV - 1	G.J.S
B	26.09.16	CONTRACT DRAWINGS	PG.
A	19.09.16	PRELIMINARY TENDER SITING	CH

SHEET	DESCRIPTION
2.4	NEIGHBOUR NOTIFICATION PLAN
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS
2.1	CONSTRUCTION MANAGEMENT
14	DETAILS CONSTRUCTION DRAWING ONLY
13	DETAILS CONSTRUCTION DRAWING ONLY
12	SCAB PLAN CONSTRUCTION DRAWING ONLY
11	STEEL PLAN CONSTRUCTION DRAWING ONLY
10	WET AREA DETAILS
9	WET AREA DETAILS
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8954 5000

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DIMENSIONS TO BE READ IN
CONJUNCTION WITH CLAUD

PRODUCT:
PADDINGTON 29 MKII
Chisholm
R/H Garage

Sapphire Specification

CLIENT:
Mr FAINBAUM
Mrs MORIKI
SITE ADDRESS:
Lot 204, No.8
ORCHARD STREET
WARRIEWOOD 2102

CONSTRUCTION DRAWINGS

DRAWN:
PG.

DATE:
26.09.16

Rev:
L

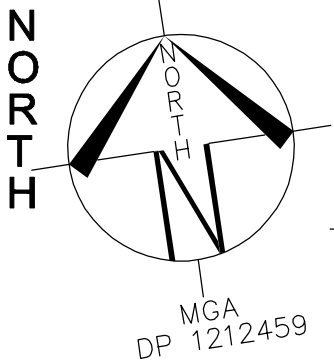
RATIO @ A3:
N/A

CHECKED:
M.P

SHEET:
1

JOB No:
29911591

NSW



(A) EASEMENT TO DRAIN WATER 1.5
(B) EASEMENT FOR REPAIRS 0.9 WIDE

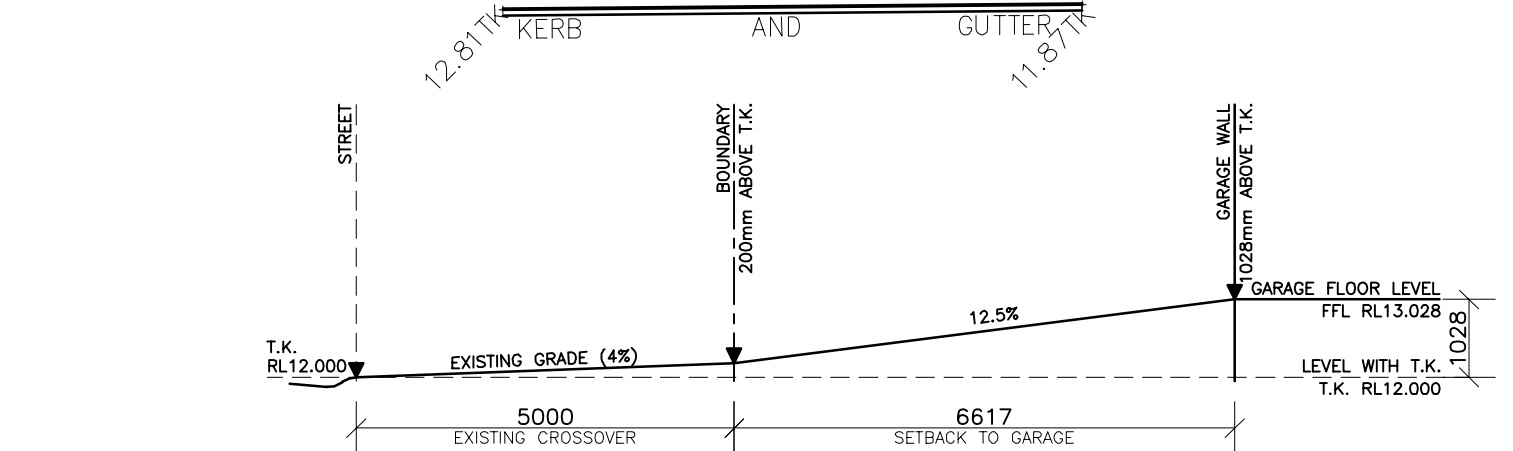
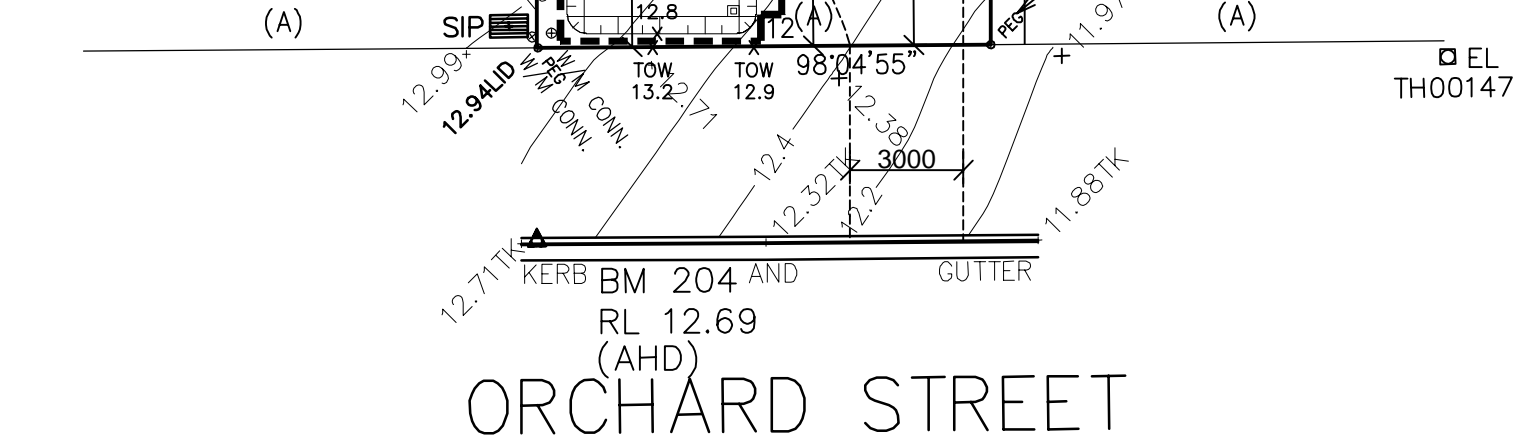
LOCATION OF FUTURE
3000L SLIMLINE ABOVE
GROUND RAINWATER TANK

LOCATION OF AIR
CONDITIONING UNIT

REFER TO LANDSCAPE
PLAN FOR RETAINING
WALL DETAILS

LOT 205
VACANT

LOCATION OF METER BOX
APPROX. LOCATION OF
RAINGARDEN
-15.5m³ STORAGE
-21.8m² SURFACE AREA
(REFER TO DETAILS)



DRIVEWAY GRADIENT PROFILE

SCALE-1:100

APPROXIMATE POSITION OF SEWER MAIN.
REFER TO SEWER DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A
SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE
THE EXACT LOCATION OF THE SEWER LINE.

THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD
BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.

WATER APPROVAL

APPLICATION No.: 294759
PIER INSPECTION REQUIRED: YES

JOHN VASSALLO: 0404 868 412

COUNCIL D.A. CONSENT

D.A. NUMBER: N0541/17

LOCAL

PHONE: 9836 5711
FAX: 9636 5722

LOT 204

D.P: 1212459

L.G.A: Northern Beaches

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRIEWOOD VALLEY URBAN
RELEASE

LANDSCAPED OPEN SPACE

SITE AREA: 364.40 m²
LANDSCAPE AREA: (MIN. DIMENSION OF 4m)

149.26 m²
40.96 %

MIN. REQUIRED BY COUNCIL: 35 %

PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 92.78 m²
(MIN. DIMENSION OF 3.0m)

MIN. REQUIRED BY NSW H/CODE: 80 m²

HEIGHT RESTRICTION

MAXIMUM RIDGE HEIGHT 8.5 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS
MAY NOT COMPLY WITH REQUIREMENTS)

Maximum 1000mm CUT
Maximum 1000mm FILL

NOTE:

ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

SALINE AFFECTED
SOILS

REFER TO ENGINEER'S DETAIL

WIND CLASSIFICATION: "N2"

SLAB CLASSIFICATION: "H1"

B.A.S.

(BUILDING ADJACENT TO SEWER)
ORDER SEWER PEGOUT

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 SPECIFIC HAZARDS

- * OVERHEAD POWERLINES
- * LIMITED STREET PARKING
- * LIMITED SPACE FOR MATERIAL STOCK PILE
- * EXISTING POOL
- * CLOSE TO SCHOOLS
- * FOOTPATH / PEDESTRIAN TRAFFIC
- * TRAFFIC CONTROL REQUIRED
- * EXISTING TREES / OVERHEAD OBSTRUCTION
- * DROP EDGE BEAM

STORMWATER TO
EASEMENT VIA RAINWATER
TANK , O.S.D AND RAIN
GARDEN

REFER TO HYDRAULIC DETAILS

SITE PLAN

SCALE 1:200

GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: DATE:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8854 5000

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DIMENSIONS TO BE READ IN
DIRECTION OF DIMENSION

PRODUCT:
PADDINGTON 29 MKII
Chisholm
R/H Garage
Sapphire Specification

CLIENT:
Mr FAINBAUM
Mrs MORIKI
SITE ADDRESS:
Lot 204, No.8
ORCHARD STREET
WARRIEWOOD 2100

CONSTRUCTION DRAWINGS

DRAWN: CH	DATE: 19.09.16	Rev: L
RATIO @ A3: 1:200	CHECKED: PH	
SHEET: 2	JOB No: 29911591	NSW

NORTH

LOT 204
D.P: 1212459
L.G.A: Northern Beaches

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRIEWOOD VALLEY URBAN
RELEASE

LOCATION OF FUTURE
3000L SLIMLINE ABOVE
GROUND RAINWATER TANK

LOT 205
VACANT

LOT 203
VACANT

APPROX. LOCATION OF
RAINGARDEN
-15.5m³ STORAGE
-21.8m² SURFACE AREA
(REFER TO DETAILS)

PROVIDE LANDING
TO LAUNDRY

INTEGRATED
RETAINING WALL

PROPOSED PAVED
DRIVEWAY & STEPS BY
CLARENDON

KERB BM 204 AND
RL 12.69
(AHD)

ORCHARD STREET

KERB AND GUTTER

1/2

NUMBER OF STOREYS

P

PRINCIPAL PRIVATE
OPEN SPACE



MAIN VIEWS



NOISE IMPACT



PREVAILING WINDS

SITE ANALYSIS PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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DIMENSIONS TO BE READ IN
REFERENCE TO SCALE

PRODUCT:
PADDINGTON 29 MKII
Chisholm
R/H Garage

Sapphire Specification

CLIENT:
**Mr FAINBAUM
Mrs MORIKI**
SITE ADDRESS:
**Lot 204, No.8
ORCHARD STREET
WARRIEWOOD 2100**

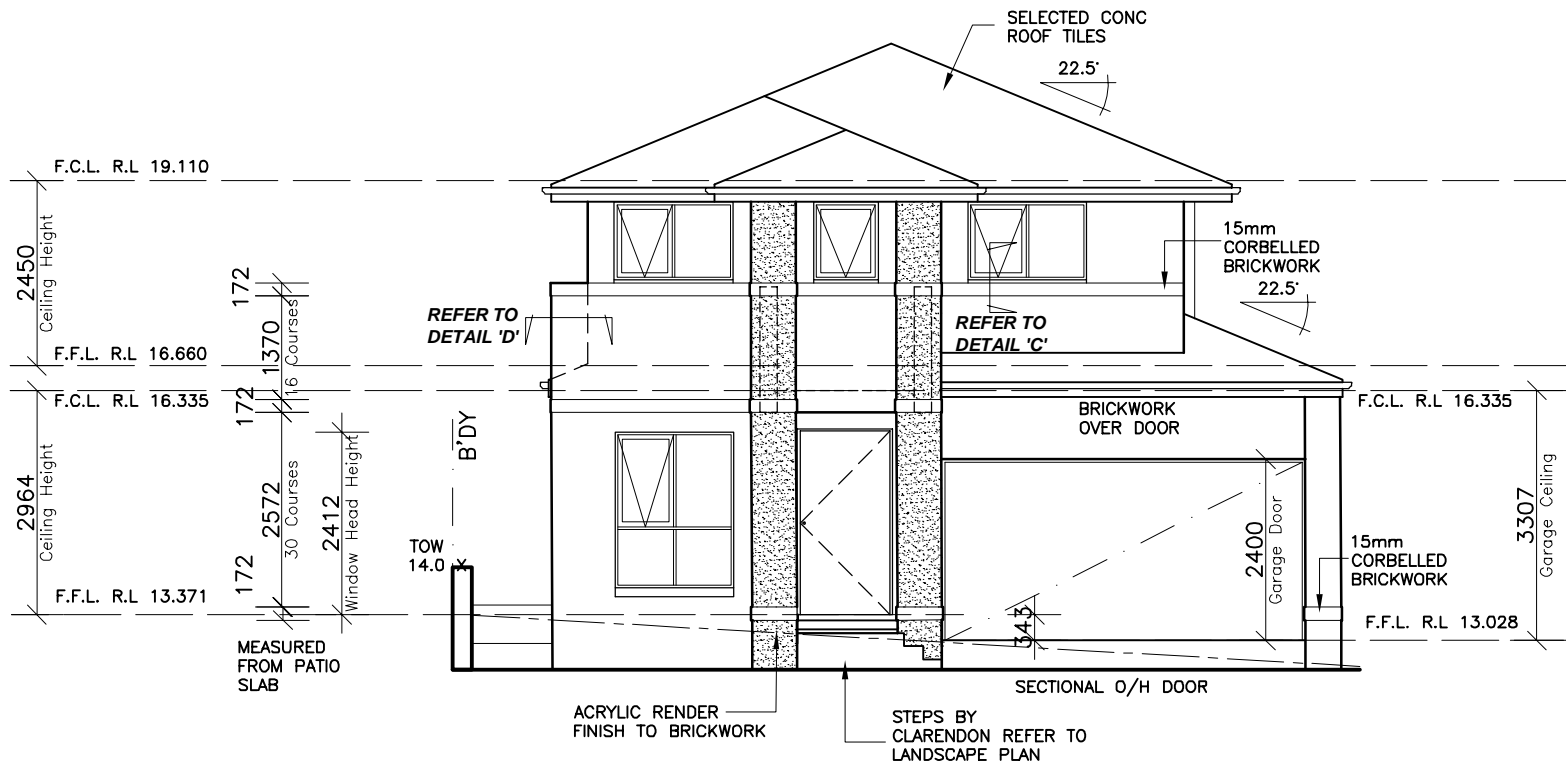
CONSTRUCTION DRAWINGS

DRAWN: PG.	DATE: 26.09.16	Rev: L
RATIO @ A3: 1:200	CHECKED: M.P	
SHEET: 22	JOB No: 29911591	NSW

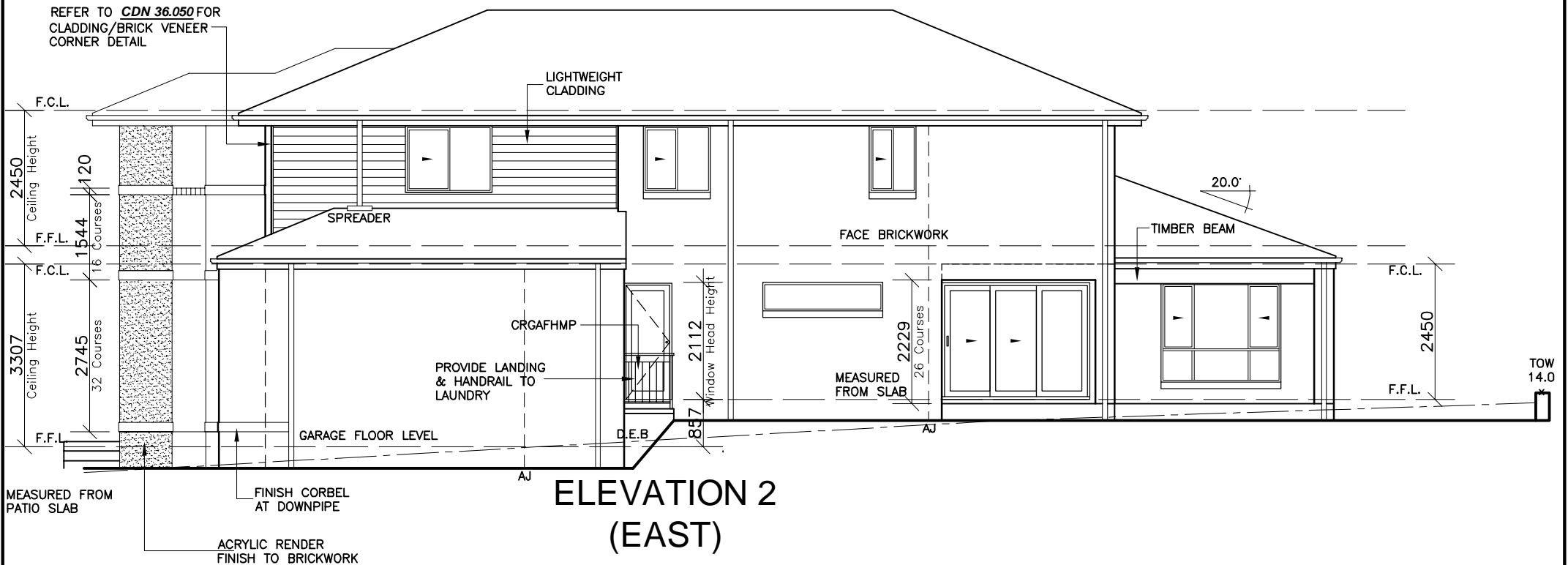
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

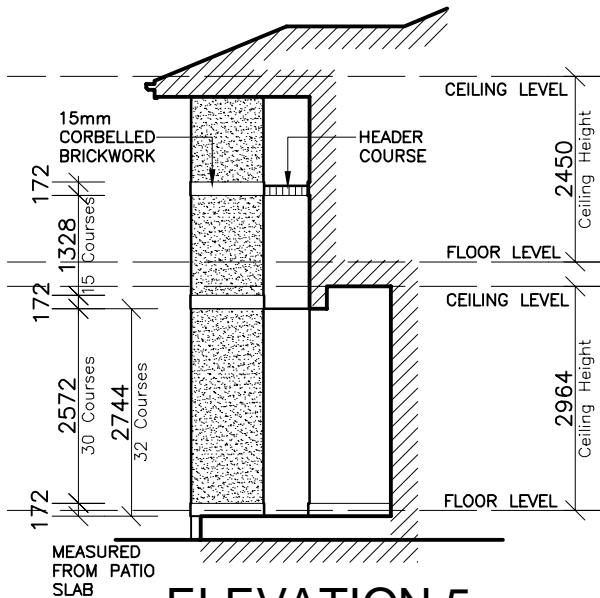
NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



ELEVATION 1
(NORTH)



ELEVATION 2
(EAST)



ELEVATION 5

CLIENT'S SIGNATURE: _____ DATE: _____

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ABN 18 003 892 706

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DIMENSIONS TO BE READ IN
CONJUNCTION TO CONSTRUCTION DRAWINGS

PRODUCT:
PADDINGTON 29 MKII
Chisholm
R/H Garage

Sapphire Specification

CLIENT:
Mr FAINBAUM
Mrs MORIKI
SITE ADDRESS:
Lot 204, No.8
ORCHARD STREET
WARRIEWOOD 2100

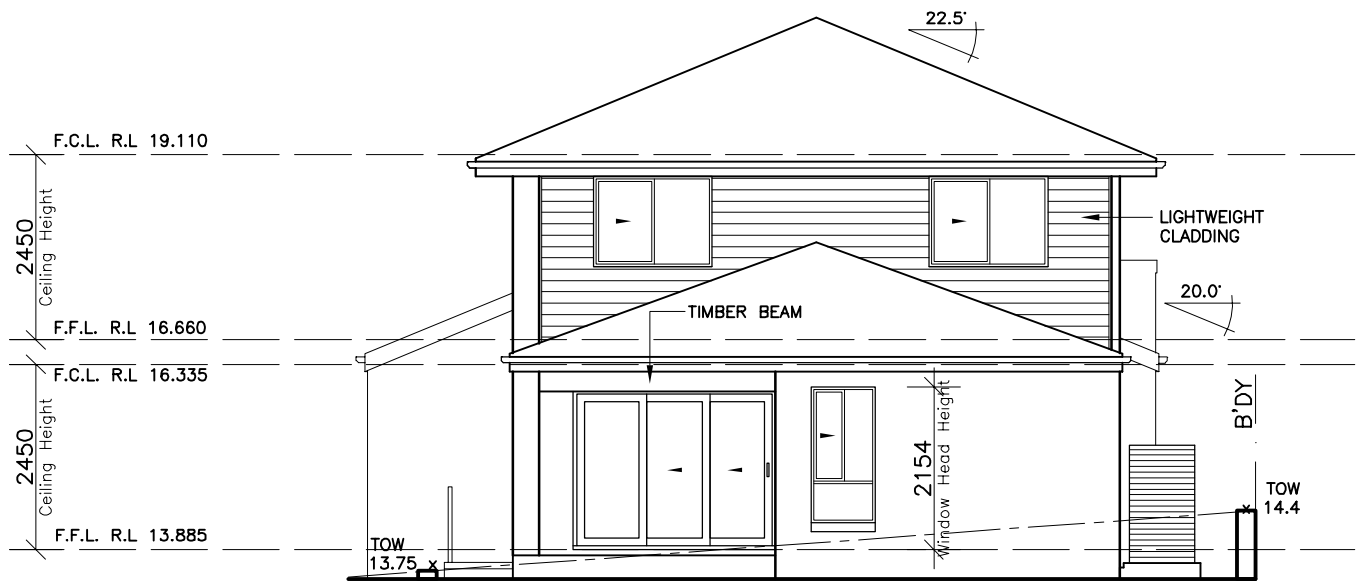
CONSTRUCTION DRAWINGS

DRAWN: PG.	DATE: 26.09.16	Rev:
RATIO @ A3: 1:100	CHECKED: M.P.	L
SHEET: 5	JOB No: 29911591	NSW

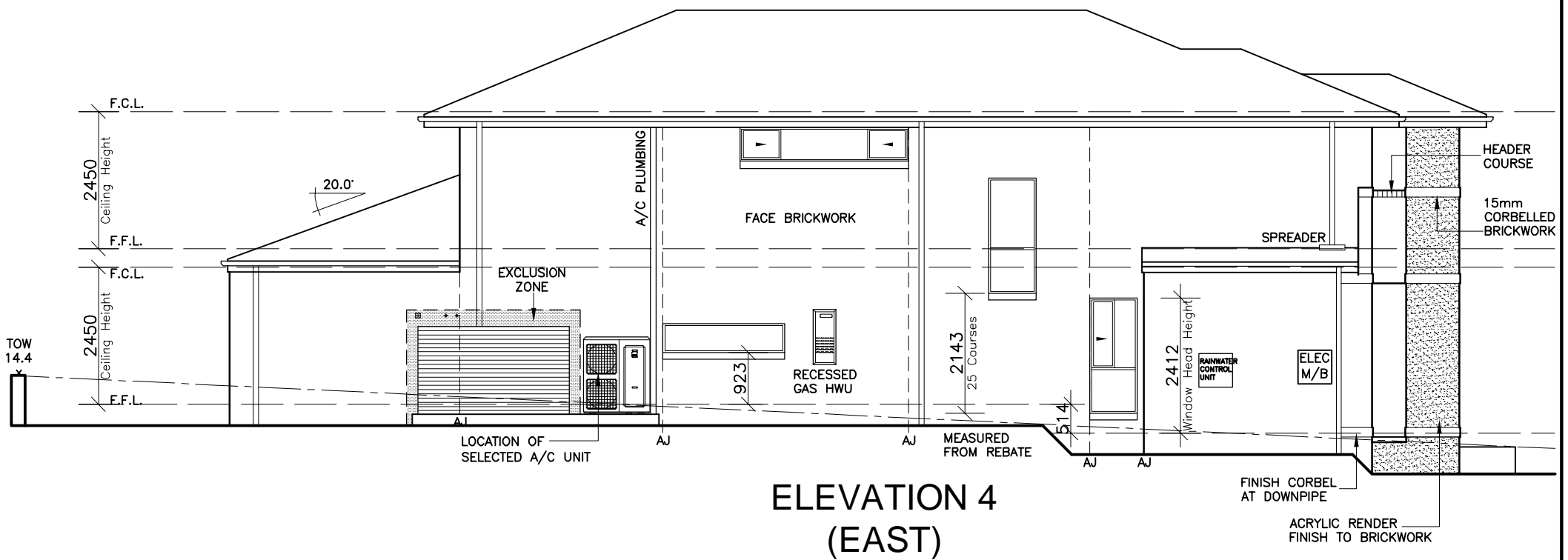
NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



ELEVATION 3
(SOUTH)



ELEVATION 4
(EAST)

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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REFERENCE TO DRAWING

PRODUCT:
PADDINGTON 29 MKII
Chisholm
R/H Garage

Sapphire Specification

CLIENT:
Mr FAINBAUM
Mrs MORIKI
SITE ADDRESS:
Lot 204, No.8
ORCHARD STREET
WARRIEWOOD 2102

CONSTRUCTION DRAWINGS

DRAWN: PG.	DATE: 26.09.16	Rev:
RATIO @ A3: 1:100	CHECKED: M.P.	L
SHEET: 6	JOB No: 29911591	NSW