



- KEY**
- EXISTING VEGETATION - UNBUILT ON AREA WITHIN BOUNDARIES
  - NEW SCREEN PLANTING
  - ARENA, DAY YARDS, TOP PADDOCKS
  - ACCESS DRIVE COMPACTED ROAD BASE
  - HORSE PATH NATURAL GRADE
  - NEW STRUCTURES
  - EXISTING TREE CANOPY
  - TREE PROTECTION ZONE IMPORTANT TREES
  - TREE PROTECTION ZONE LESS IMPORTANT TREES
  - TREE TO BE REMOVED
  - APZ
  - NEW LEVEL
  - CLEAN WATER DIVERSION MOUND
  - BIO-RETENTION SWALE
  - EFFLUENT MANAGEMENT AREA
  - RETAINING WALL
  - 1200 HIGH TIMBER FENCE
  - RETAINING WALL

Revision	Date	Remarks
N	6.12.24	APPEAL APPLICATION S8.7
M	01.10.24	REVISED SITE PLAN
L	10.09.24	REMOVE HORSE WASH BAY, ARENA REPOSITIONED
K	04.06.24	REMOVE UNUSED SEPTIC TANK AND LINE
J	31.01.24	EMA SHOWN FOR DA
	11.5.23	

Project  
**PROPOSED HORSE ARENA AND FACILITIES AND NEW DWELLING**  
LOT 6 DP749791  
Address

113 Orchard St, Warriewood  
Title  
**SITE PLAN**

Tony McLain Architect (Reg. No. 4291)  
Tel 98108631  
Mob 0402223665  
mclain.tony@gmail.com

Scale 1:200 @ A1  
Project No. 1826  
Date DEC 2024  
Drawing No. 01  
Rev. N





**Client:** *A & S Simpson + N & J Hunter*  
**Site:** *113 Orchard Street*  
*Warriewood NSW 2102*  
*Lot 6, DP 749791*

A - A	Wet Area Details
A - B	Wet Area Details

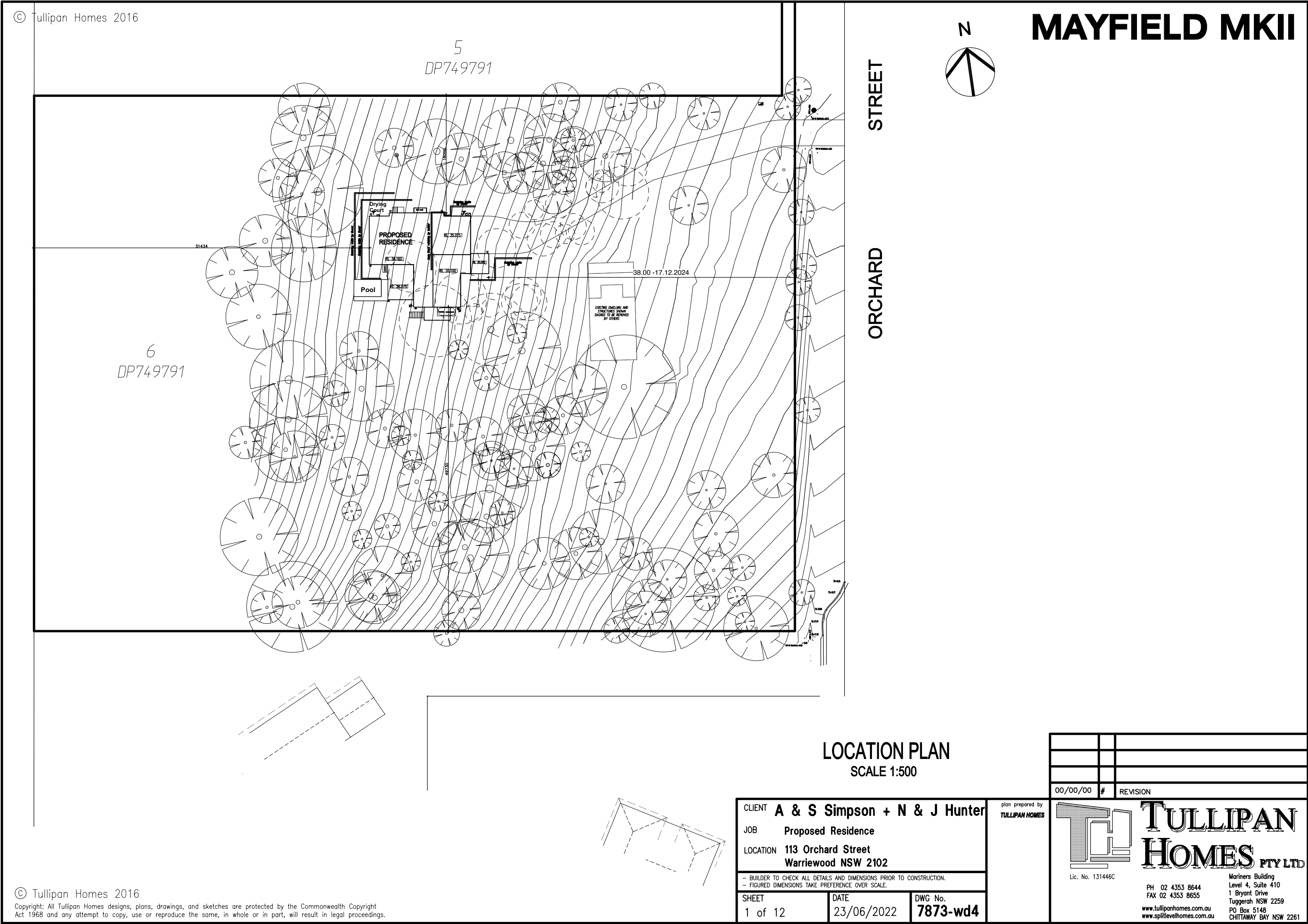
Site Details	
Site Area:	9598.8m <sup>2</sup>
Roof Area:	240.9m <sup>2</sup>
Harvested Roof Area:	As per BASIX
Total Garden & Lawn Area:	200m <sup>2</sup>


Issue A1

Revision	Date	Remarks
J	11.5.23	FOR DA
Revision	Date	Remarks
Project		
<b>PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING</b> <b>LOT 6 DP749791</b>		
Address		
<b>113 Orchard St , Warriewood</b>		
Title		
<b>TULIPAN RESIDENCE</b>		
Tony McLain Architect (Reg. No. 4291)		
Tel 98108631		
Mob 0402223665		
mclaintony@gmail.com		
Scale 1:1 @ A1	Date	MAY 2023
Project No.	Drawing No.	Rev.
1826	20	J



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SEE DA DRAWINGS No 1826 (1-10) .Issue N  
PROPOSED HORSE ARENA AND FACILITIES  
AND NEW RESIDENCE  
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA
Revision	Date	Remarks
Project		
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LOT 6 DP749791		
Address		
113 Orchard St , Warriewood		
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TULLIPAN RESIDENCE		
Tony McLain Architect (Reg. No. 4291)		
Tel 98108631 Mob 0402223665 mclainTony@gmail.com		
Scale 1:1 @ A1		Date MAY 2023
Project No.	Drawing No.	Rev.
1826	21	J



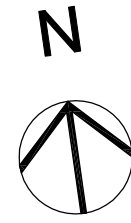
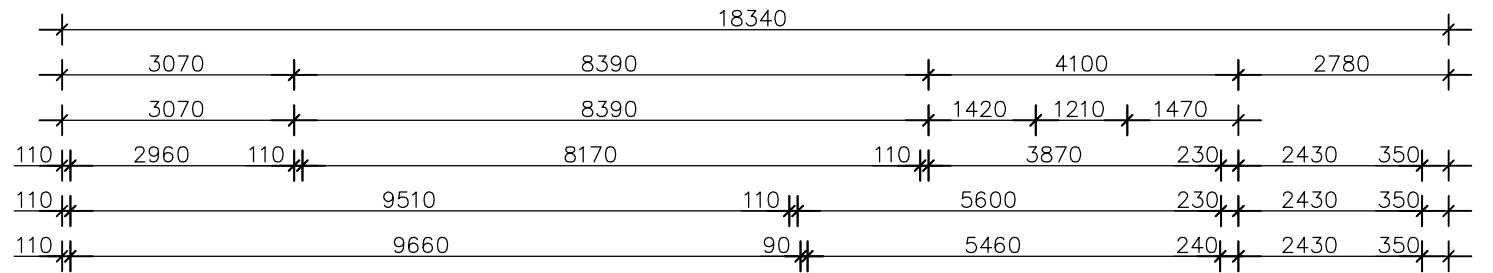




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FIXING LEGEND	
TOWEL RAIL	—
TOILET ROLL	■

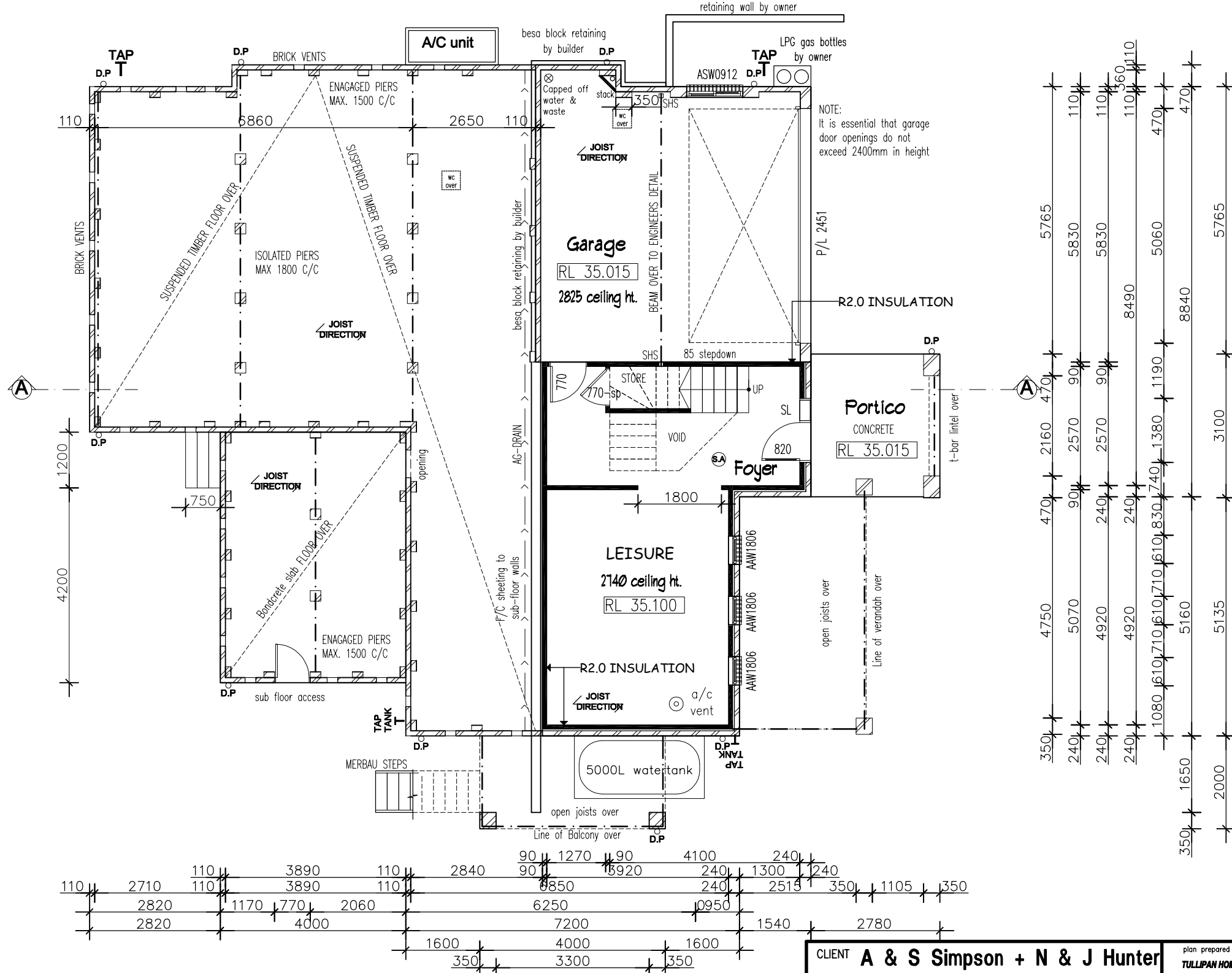
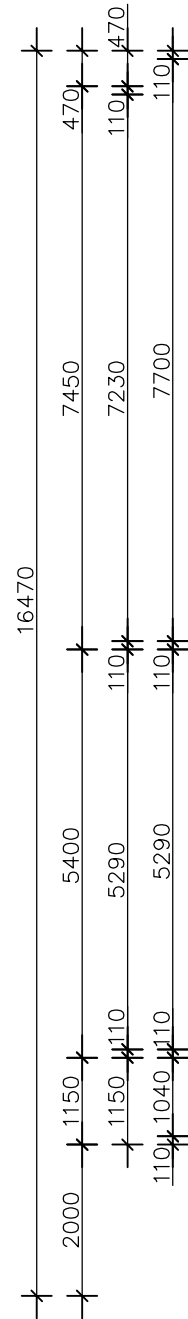
BULKHEAD AND STACK LOCATION  
TO BUILDERS DISCRETION



# MAYFIELD MKII

A/C VENT NOTE: AC VENTS MUST NOT BE POSITIONED WITHIN 500mm OF KITCHEN ISLAND BENCH

BAL 40 construction



AREAS:	
Portico:	8.6m <sup>2</sup>
Ground Floor:	38.7m <sup>2</sup>
Garage:	36.1m <sup>2</sup>
First Floor:	169.2m <sup>2</sup>
Verandah:	21.3m <sup>2</sup>
Alfresco:	21.6m <sup>2</sup>
Balcony:	8.0m <sup>2</sup>
TOTAL:	303.5m <sup>2</sup>

**BASIX NOTES**  
All Showerheads, WC's, Kitchen and bathroom taps to be 3 star rated  
Install 5000 litre water tank  
Swimming pool max volume 10 Kilolitres  
Install photovoltaic system .Generating capacity 1.5 peak kilowatts  
Install windows to bathrooms  
Install skylight to kitchen  
Install 5 star instantaneous gas hot water system  
Double Glazing to the Kitchen,Family,Living and Stairwell glazed areas  
Hinged doors Uw = 4.10 , SHGC = 0.47  
Sliding doors Uw = 4.10 , SHGC = 0.52

air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

GROUND FLOOR PLAN  
SCALE 1:100

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CLIENT <b>A &amp; S Simpson + N &amp; J Hunter</b>		
JOB <b>Proposed Residence</b>		
LOCATION <b>113 Orchard Street Warriewood NSW 2102</b>		
— BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. — DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET 3 of 12	DATE 23/06/2022	DWG No. <b>7873-wd4</b>

plan prepared by  
**TULLIPAN HOMES**

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CHITTAWAY BAY NSW 2261

SEE DA DRAWINGS No 1826 (1-10) .Issue N  
PROPOSED HORSE ARENA AND FACILITIES  
AND NEW RESIDENCE  
113 ORCHARD ST, WARRIEWOOD

Revision	Date	Remarks
J	11.5.23	FOR DA
Project PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING LOT 6 DP749791 Address 113 Orchard St , Warriewood Title TULIPAN RESIDENCE Tony McLain Architect (Reg. No. 4291) Tel 98108631 Mob 0402223665 mclaintony@gmail.com Scale 1:1 @ A1 Project No. 1826		
Date MAY 2023		Rev. J

**Certificate No. # XSD24B574Y**  
Scan QR code or follow website link for rating details.

Assessor name  
Accreditation No.  
Property Address

Albert Burton  
DMN/21/2045  
113 Orchard Street,  
Warriewood, NSW, 2102

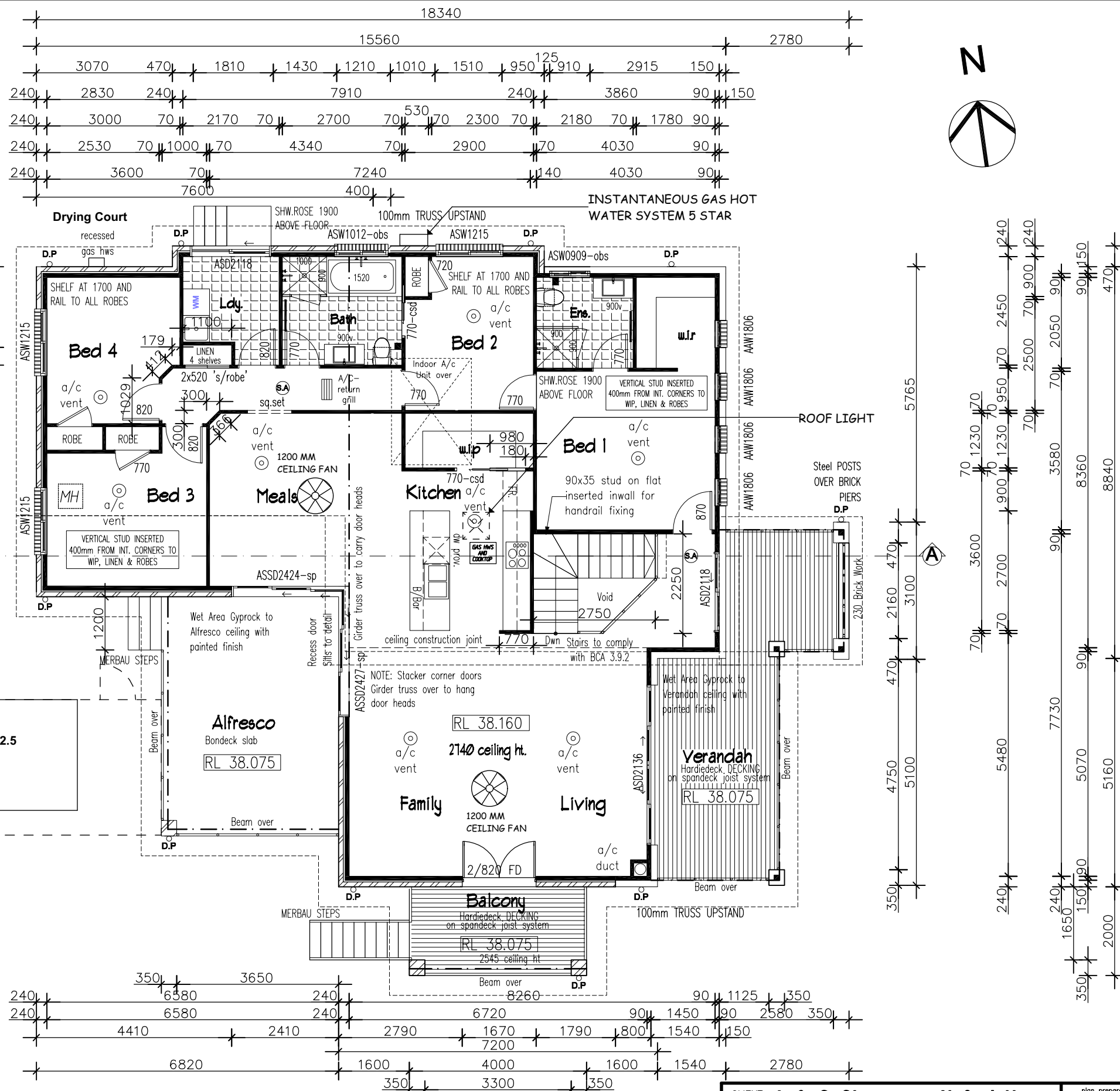
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FIXING LEGEND	
TOWEL RAIL	—
TOILET ROLL	■

BULKHEAD AND STACK LOCATION  
TO BUILDERS DISCRETION



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OF KITCHEN ISLAND BENCH

BAL 40 construction

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FIRST FLOOR PLAN  
SCALE 1:100

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Scale 1:1 @ A1 Date MAY 2023  
Project No. 1826 Drawing No. 24 Rev. J



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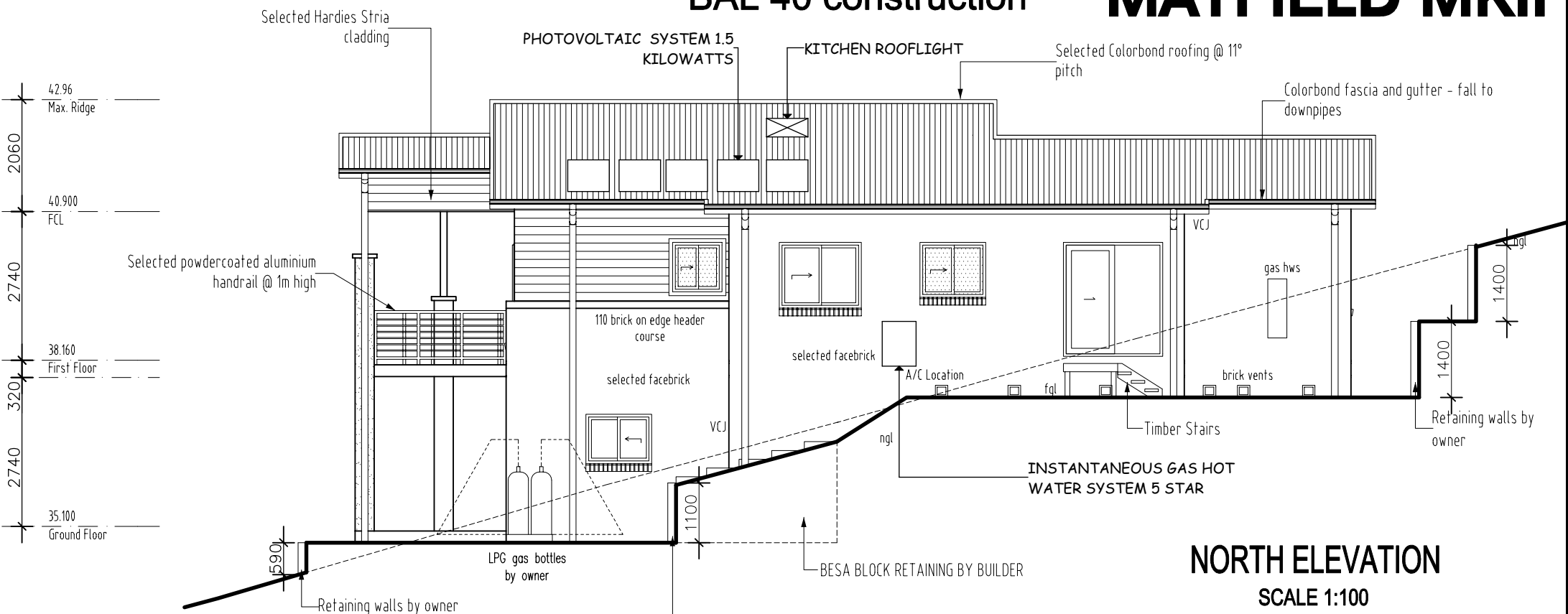
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Assessor name Albert Burton  
Accreditation No. DMN/21/2045  
Property Address 113 Orchard Street,  
Warriewood, NSW, 2102

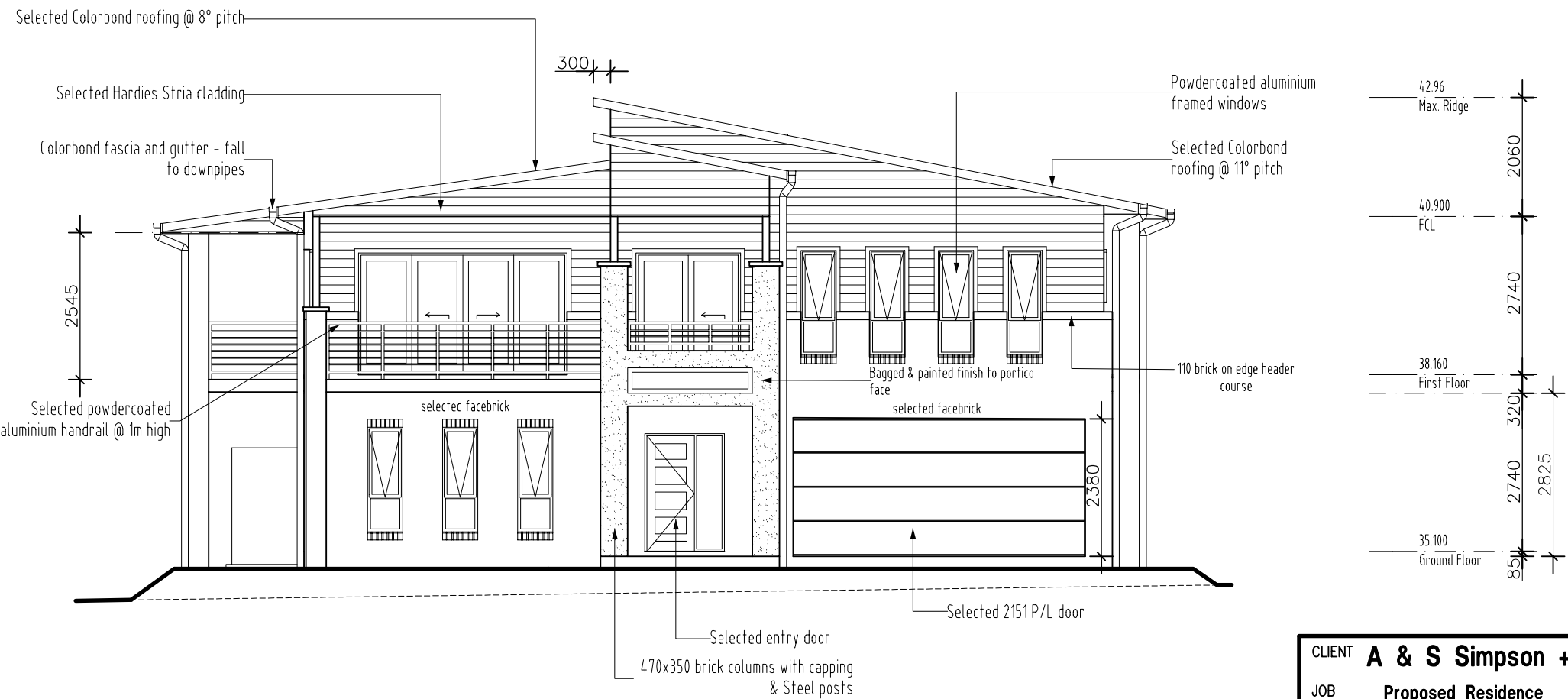


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BAL 40 construction **MAYFIELD MKII**



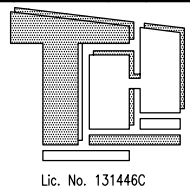
**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

CLIENT <b>A &amp; S Simpson + N &amp; J Hunter</b>		
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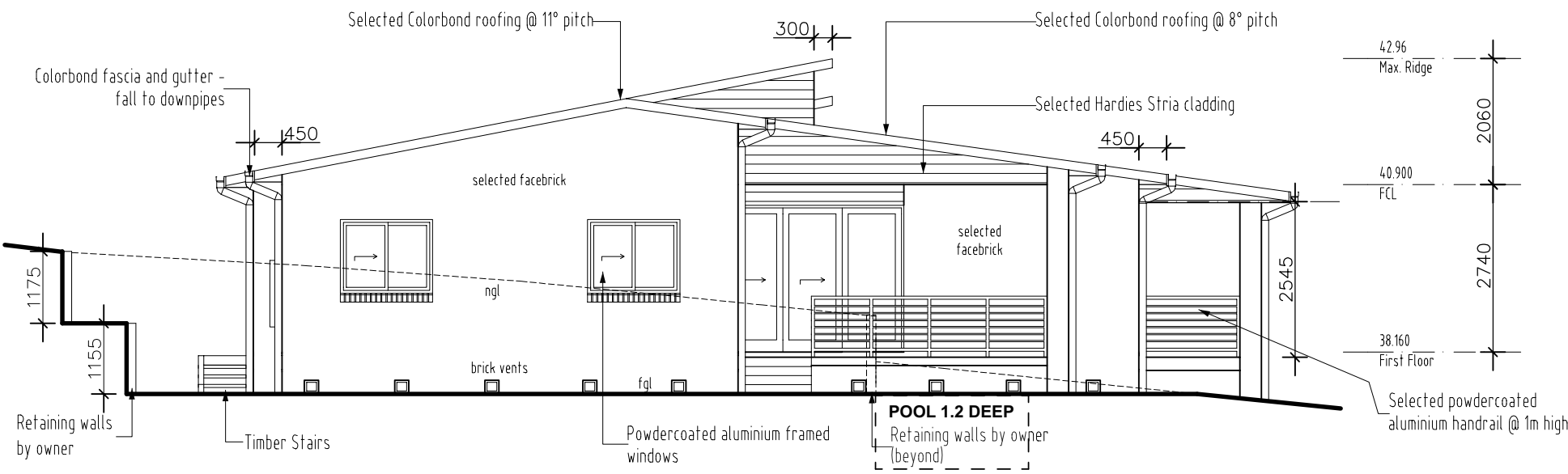
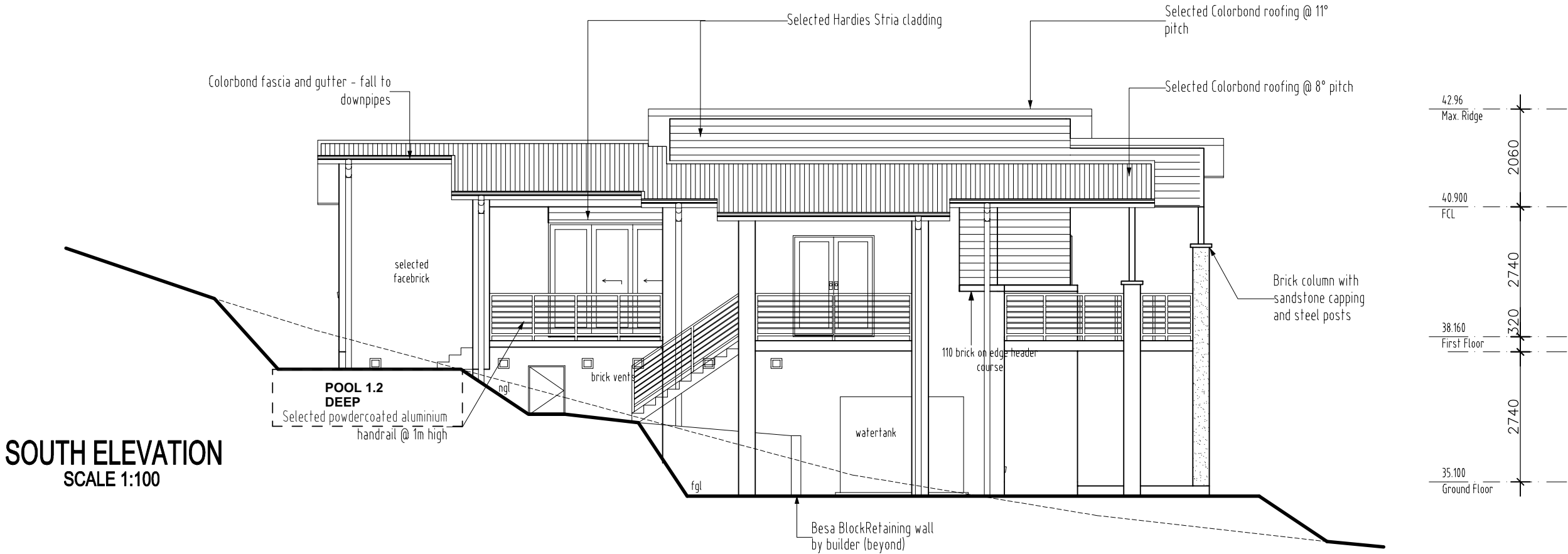
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PROPOSED HORSE ARENA AND FACILITIES  
AND NEW RESIDENCE  
113 ORCHARD ST, WARRIEWOOD**

Revision	Date	Remarks
<b>J</b>	11.5.23	FOR DA
Revision Date Remarks		
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<b>PROPOSED HORSE ARENA AND AND FACILITIES AND ADDITIONS AND NEW DWELLING</b>		
LOT 6 DP749791		
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Title		
<b>TULLIPAN RESIDENCE</b>		
Tony McLain Architect (Reg. No. 4291)		
Tel 98108631 Mob 0402223665 mclain.tony@gmail.com		
Scale 1:1 @ A1	Date	MAY 2023
Project No.	Drawing No.	Rev.
<b>1826</b>	<b>25</b>	<b>J</b>

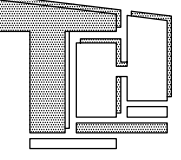


BAL 40 construction **MAYFIELD MKII**



CLIENT <b>A &amp; S Simpson + N &amp; J Hunter</b>		
JOB <b>Proposed Residence</b>		
LOCATION <b>113 Orchard Street Warriewood NSW 2102</b>		
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SHEET 6 of 12	DATE 23/06/2022	DWG No. <b>7873-wd4</b>

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**PROPOSED HORSE ARENA AND FACILITIES**  
**AND NEW RESIDENCE**  
**113 ORCHARD ST, WARRIEWOOD**

Revision	Date	Remarks
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Revision Date Remarks		
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<b>TULLIPAN RESIDENCE</b>		
Tony McLain Architect (Reg. No. 4291)		
Tel 98108631 Mob 0402223665 mclainTony@gmail.com		
Scale 1:1 @ A1	Date MAY 2023	
Project No.	Drawing No.	Rev.
<b>1826</b>	<b>26</b>	<b>J</b>



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Assessor name Albert Burton  
Accreditation No. DMN/21/2045  
Property Address 113 Orchard Street,  
Warriewood, NSW, 2102



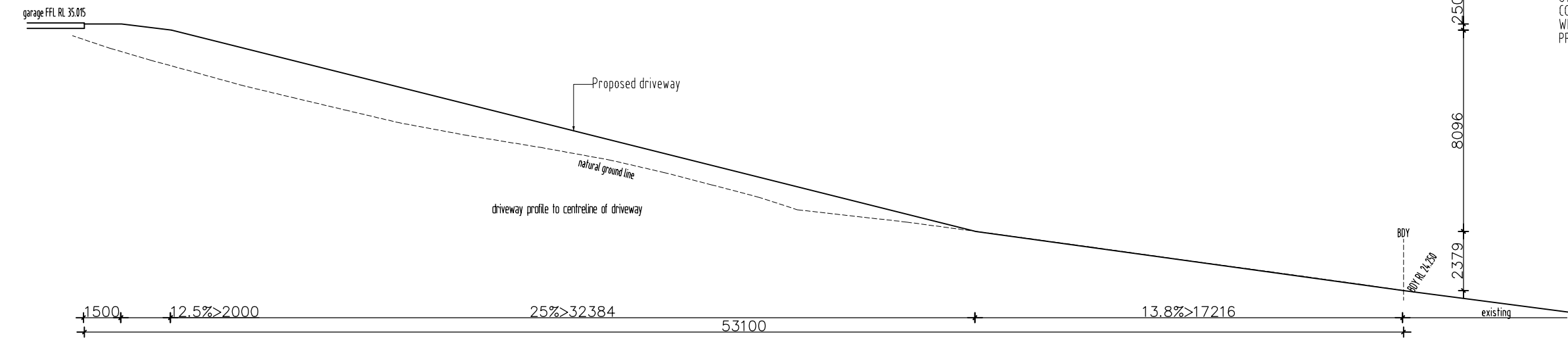
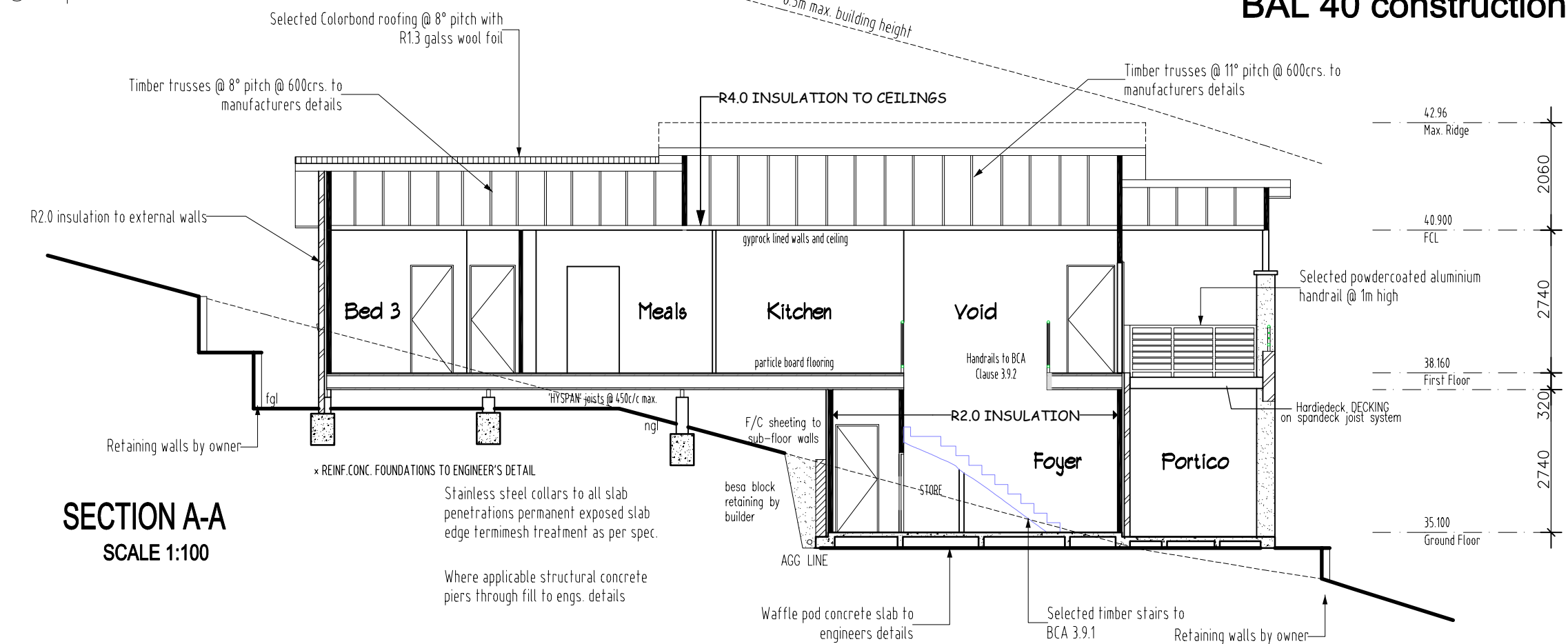
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BAL 40 construction

MAYFIELD MKII



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SHEET	DATE	DWG No.	
7 of 12	23/06/2022	7873-wd4	

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- SUSPENDED TIMBER FLOORS  
\* GALVANISED ANT  
CAPPING TO BRICK PIERS  
& FOUNDATION WALLS  
\* REINF.CONC. FOUNDATIONS  
TO ENGINEER'S DETAIL

ALL MECHANICAL VENTILATION  
DISCHARGE POINTS TO COMPLY  
WITH BCA PART 3.8.7.4

BULKHEAD AND STACK  
LOCATION TO BUILDERS  
DISCRETION

BRACING, TIE DOWN AND  
GLAZING DETAILS TO  
ENGINEERS SPECIFICATIONS

STAINLESS STEEL COLLARS TO ALL  
SLAB PENETRATIONS PERMANENT  
EXPOSED SLAB EDGE TERMIMESH  
TREATMENT AS PER SPEC.
- 19mm COMPRESSED FC SHEETING  
PLUS WET AREA  
WATERPROOFING INSTALLATION  
AS PER AS 3740 TO WET ROOMS

HANDRAILS TO BCA 3.9.2

STAINLESS STEEL WALL TIES &  
GALVANIZING TO ANY EXPOSED  
BEAMS

NOTE:  
BLUE H2-F TIMBER FRAMING  
TO COMPLY WITH AS1684

ALL FIRST FLOOR BEDROOMS WITH  
SILLS LESS THAN 17m WILL HAVE  
DEVICES INSTALLED RESTRICTING  
THE WINDOW OPENING TO COMPLY  
WITH BCA PART 3.9.2.6

### BRICKLAYER

LOCATION OF VERTICAL CONTROL JOINTS SHOWN ON PLAN TO BE USED AS GUIDE ONLY. REFER TO BCA 3.3.18(b) BELOW FOR CONFIRMATION.

BCA 3.3.18

(b) Articulation joints must have a width not less than 10mm and be provided

- (i) in straight, continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners; and
- (ii) where the height of the wall changes by more than 20%, at the position of change in height; and
- (iii) where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one edge of the opening; and
- (iv) where walls change in thickness; and
- (v) at control or construction joints in footing slabs; and
- (vi) at junctions of walls constructed of different masonry materials; and
- (vii) at deep chases (rebates) for service pipes.

### ENGINEER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEERS CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEERS REFERENCES TAKING PRECEDENCE.

SEE DA DRAWINGS No 1826 (1-10) .Issue N  
PROPOSED HORSE ARENA AND FACILITIES  
AND NEW RESIDENCE  
113 ORCHARD ST, WARRIEWOOD

Revision Date Remarks

J 11.5.23 FOR DA

Revision Date Remarks

Project

PROPOSED HORSE ARENA AND  
AND FACILITIES AND ADDITIONS AND  
NEW DWELLING

LOT 6 DP749791

Address

113 Orchard St , Warriewood

Title

TULLIPAN RESIDENCE

Tony McLain Architect (Reg. No. 4291)

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mclaintony@gmail.com

Scale 1:1 @ A1

Project No.

1826

Date MAY 2023

Drawing No.

27

Rev.

J



Certificate No. # XSD24B574Y

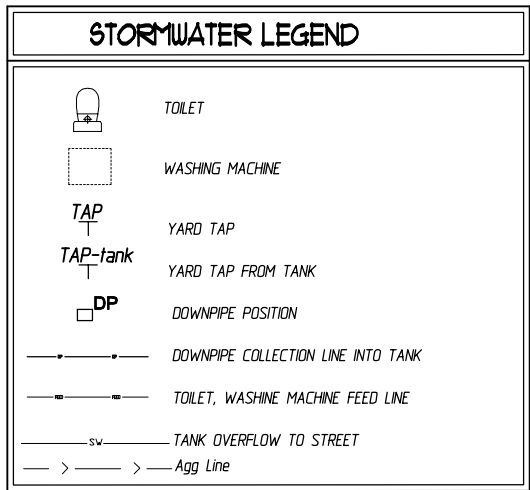
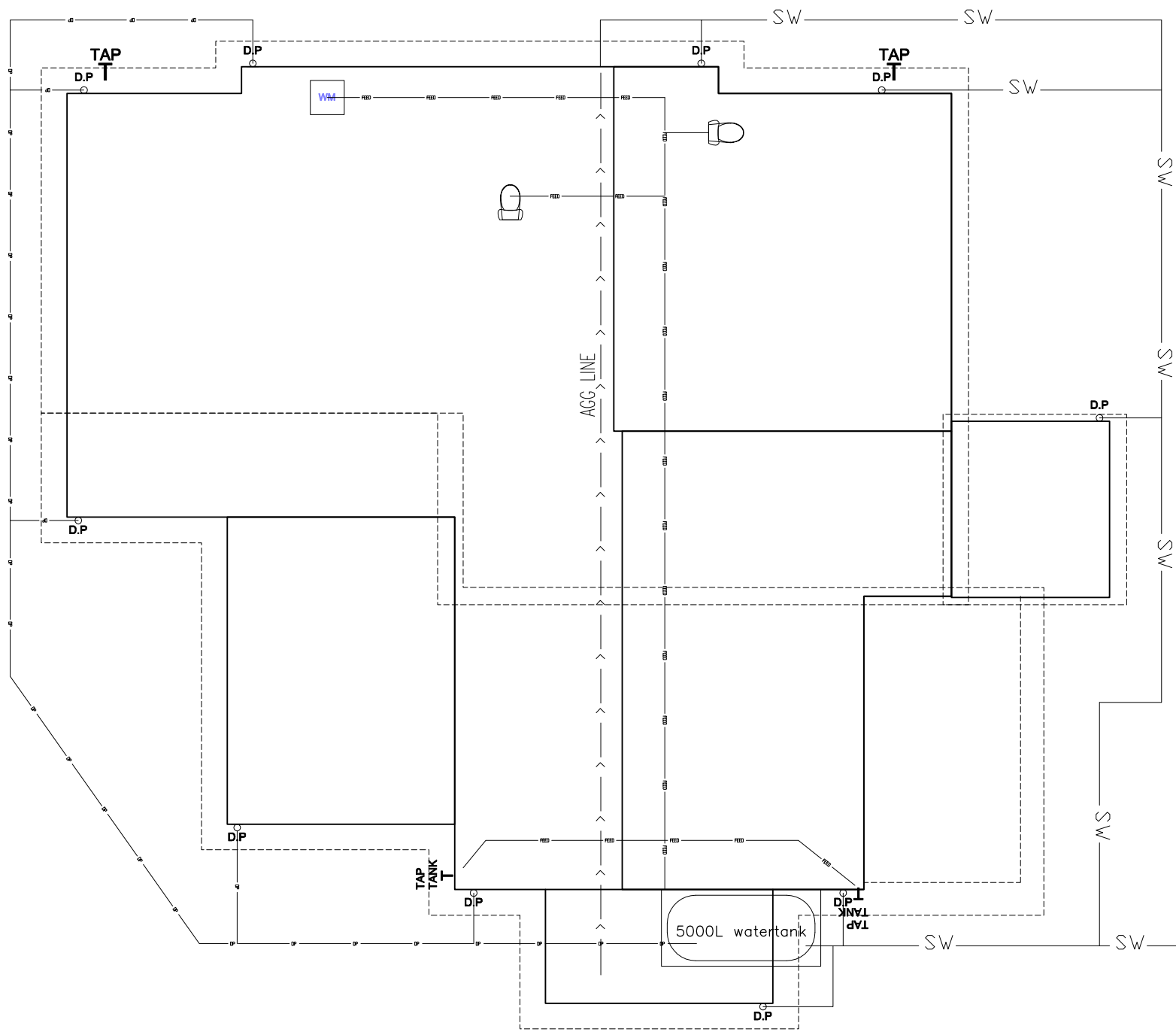
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**WATER MANAGEMENT PLAN**  
SCALE 1:100

CLIENT <b>A &amp; S Simpson + N &amp; J Hunter</b>		
JOB <b>Proposed Residence</b>		
LOCATION <b>113 Orchard Street Warriewood NSW 2102</b>		
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET 8 of 12	DATE 23/06/2022	DWG No. <b>7873-wd4</b>

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Tony McLain Architect (Reg. No. 4291)		
Tel 98108631 Mob 0402223665 mclainTony@gmail.com		
Scale 1:1 @ A1	Date MAY 2023	Rev.
Project No. <b>1826</b>	Drawing No. <b>28</b>	<b>J</b>

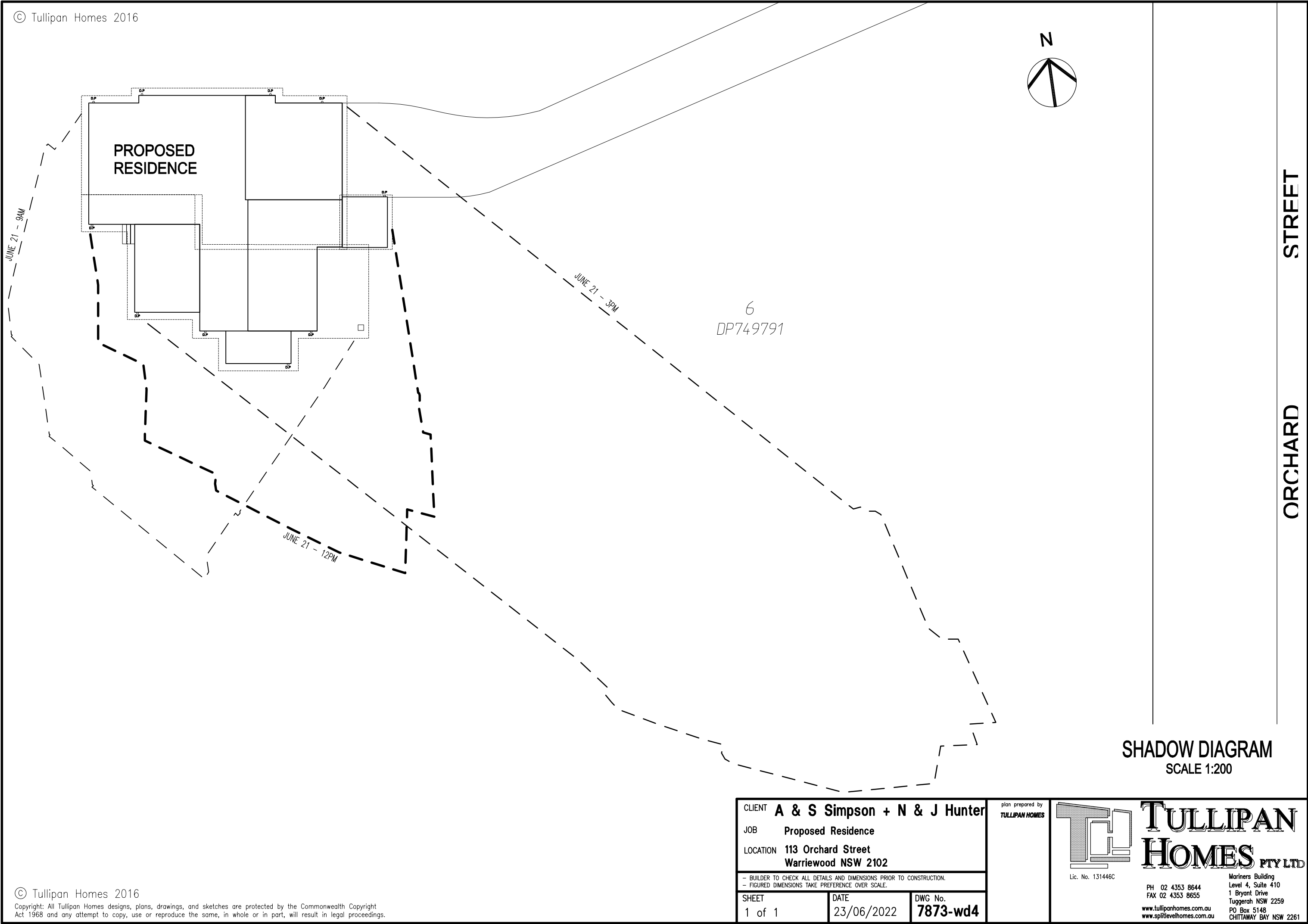
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Assessor name Albert Burton  
Accreditation No. DMN/21/2045  
Property Address 113 Orchard Street,  
Warriewood, NSW, 2102

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