

**NatHERS & BASIX Summary for 23 Warriewood Road, Warriewood**

**MINIMUM NatHERS & BASIX REQUIREMENTS**

**INSULATION**

- R2.0 insulation to all external walls
- R2.5 insulation to externally exposed First Floor frame.
- R1.5 insulation to all internal walls abutting a Garage space
- R4.1 insulation to ceiling
- Provide foil to underside of roof tiles and metal decking

**EXTERNAL COLOURS**

- External Wall Colour must be a mixture of MEDIUM(0.475<SA<0.70)/DARK(SA>0.70)
- Roof Colour must be DARK(SA>0.70)

**GLAZING**

- Lot 5
  - Low-e glazing to all windows and doors ( Uw= 5.4 & SHGCw= 0.58 )
- Lot 6
  - Low-e glazing to all Ground Floor windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows & doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 7
  - Low-e glazing to all windows and doors ( Uw= 5.4 & SHGCw= 0.58 )
- Lot 8
  - Low-e glazing to all Ground Floor windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows & doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 21
  - Low-e glazing to all Ground Floor windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows & doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 22
  - Low-e glazing to all windows and doors ( Uw= 5.4 & SHGCw= 0.58 )
- Lot 23
  - Low-e glazing to all Ground Floor windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows and doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 24
  - Low-e glazing to all Ground Floor, Bed 1 & Ensuite windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows and doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 28
  - Clear glazing to all windows and doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 29
  - Low-e glazing to all Ground Floor & Bed 1 windows & doors ( Uw= 5.4 & SHGCw= 0.58 )
  - Clear glazing to all other windows and doors ( Uw= 6.7 & SHGCw= 0.7 )
- Lot 30
  - Clear glazing to all windows and doors ( Uw= 6.7 & SHGCw= 0.7 )
- Weather strips to all windows and doors

**CEILING PENETRATIONS**

- Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used. All exhaust units to be sealed (dampers installed).

**FLOOR COVERINGS**

- Timber Flooring to Living area's

**ROOF VENTILATION**

- No Roof Ventilation

**RAINWATER TANK**

- minimum 3,000ltr rainwater tank to collect run-off from at least 100m<sup>2</sup> (approx. 60%) of roof area connected to WC's and at least one Outdoor Tap.

**WELS Water Rating**

- 3Star Rated (>7.5 but <= 9 L/min) Showerheads to all showers
- 4Star Rated Toilets
- 4Star Rated Taps to Kitchen
- 4Star Rated Taps to Bathrooms / Ensuites

**POOLS**

- No Pool or Spa to be installed as part of this development.

**HEATING AND COOLING**

- Air Conditioner With EER of 2.5 of Greater-Living/Bedrooms zones  
the A/C system is to be day & night zoned between Bedroom & Living areas

**VENTILATION**

- Ducted artificial ventilation to min. One Bathroom
- Ducted range hood to Kitchen
- Ducted artificial ventilation to Laundry

**HWS**

- Gas Instantaneous 5 Star HWS

**FLUORESCENT OR LED LIGHTING**

- Provide efficient Lighting to
  - Bedrooms
  - Living Rooms
  - Dining Rooms
  - Kitchen
  - Bathrooms
  - Toilets
  - Ensuite
  - Laundry

**NATURAL LIGHT**

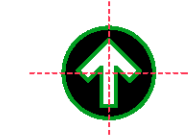
- Provide Natural Lighting to Kitchen
- Provide Natural Lighting to Bathrooms & Toilets
- Provide Natural Lighting to Powder Room

**DESIGN ENHANCEMENTS**

- Gas Cooktop & Electric Oven
- Outdoor Clothes Drying Line

Masterplan - 1:400

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 CONJUNCTION WITH DEFERRED  
 COMMENCEMENT  
 Endorsement Date: 18/02/2019  
 DA2018/0627  
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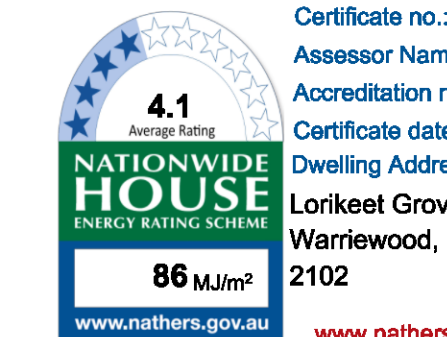


Rev	Date	By	Ckd	Description
C	04.08.2016	BK	ML	DP added to Aspen
D	09.08.2017	BK	ML	unit lot 30 removed
E	17.11.2017	BK	ML	easement lot 5 removed, lot 6 easement proposed, access & maintenance 0.9m easement added to lots 4, 7, 8, 9, 23, 24, 25, 29 & 30
F	07.03.2018	BK	ML	Lot 21 relocated
G	19.03.2018	BK	ML	furniture removed

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Project Name	Warriewood Houses	Project Number	11268
Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Masterplan
Client	Berem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD107
		Revision	G



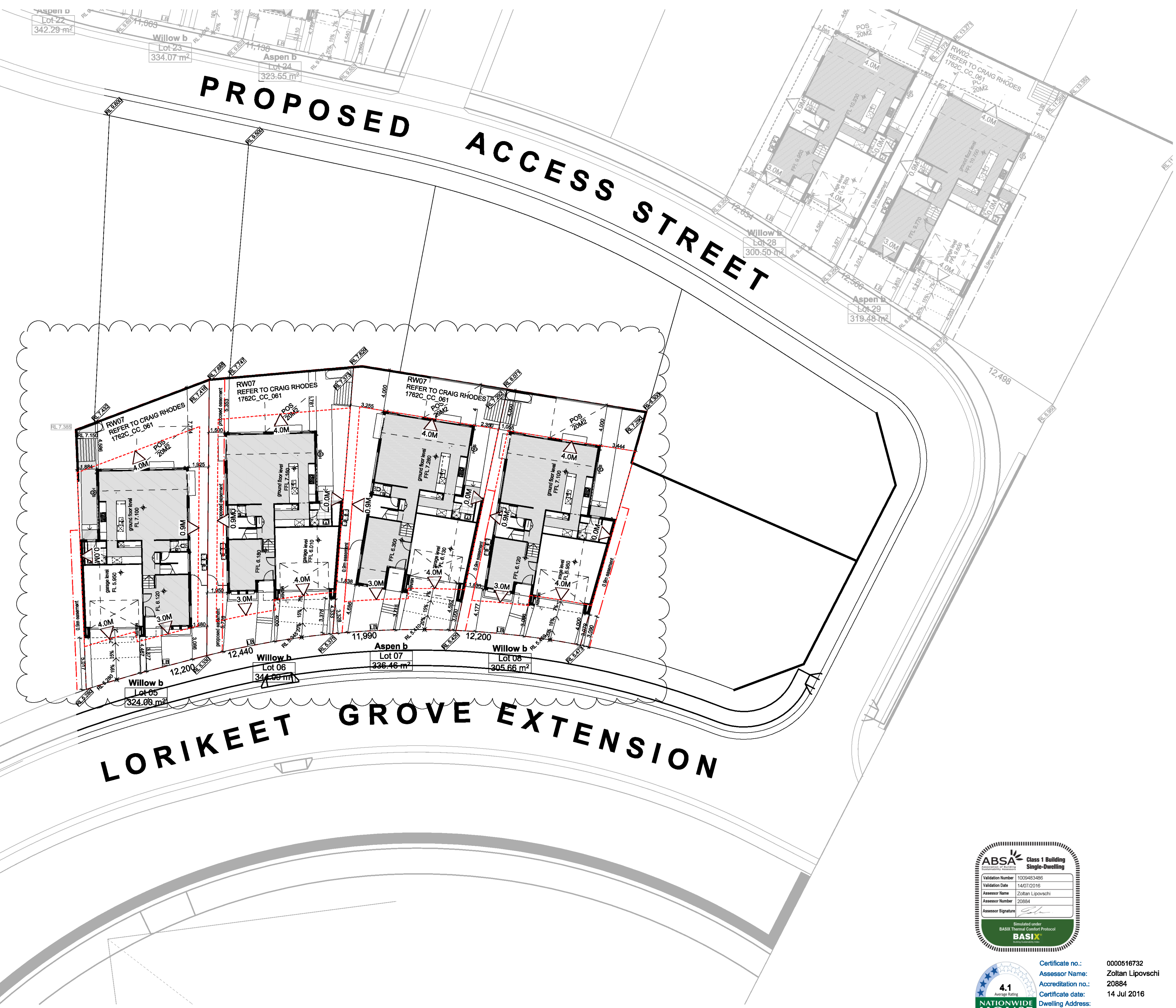
Certificate no.: 0000516732  
 Assessor Name: Zoltan Lipovschi  
 Accreditation no.: 20884  
 Certificate date: 14 Jul 2016

Dwelling Address:  
 Lorikeet Grove  
 Warriewood, NSW  
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# LORIKEET GROVE EXTENSION

# PROPOSED ACCESS STREET

Group Plan 1 - GF 1:200

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C	15.07.2016	BK	ML	Lot 05 amended, corner levels and setbacks added, stamp added
D	04.08.2016	BK	ML	DP added to Aspen
E	07.08.2017	BK	ML	setbacks revised
F	17.11.2017	BK	ML	esement lot 5 removed, lot 6 esement proposed, access & maintenance 0.9m esement added to lots 4, 7, 8, 9
G	23.11.2017	BK	ML	building envelopes and retaining walls notes added
H	19.03.2018	BK	ML	furniture removed

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Project Name	Warriwood Houses	Project Number	11268
Project Address	29-31 Warriwood Road Warriwood, NSW #Site Postcode	Drawing Name	Group Plan 01 - Ground Floor
Client	Besem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD108
		Revision	H



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Group Plan 1 - FF 1:200



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B	12.07.2016	BK	ML	Setbacks added
C	15.07.2016	BK	ML	Lot 05 amended, stamp added
D	04.08.2016	BK	ML	DP added to Aspen, windows amended
E	07.08.2017	BK	ML	setbacks revised
F	23.11.2017	BK	ML	building envelopes added
G	19.03.2018	BK	ML	furniture removed

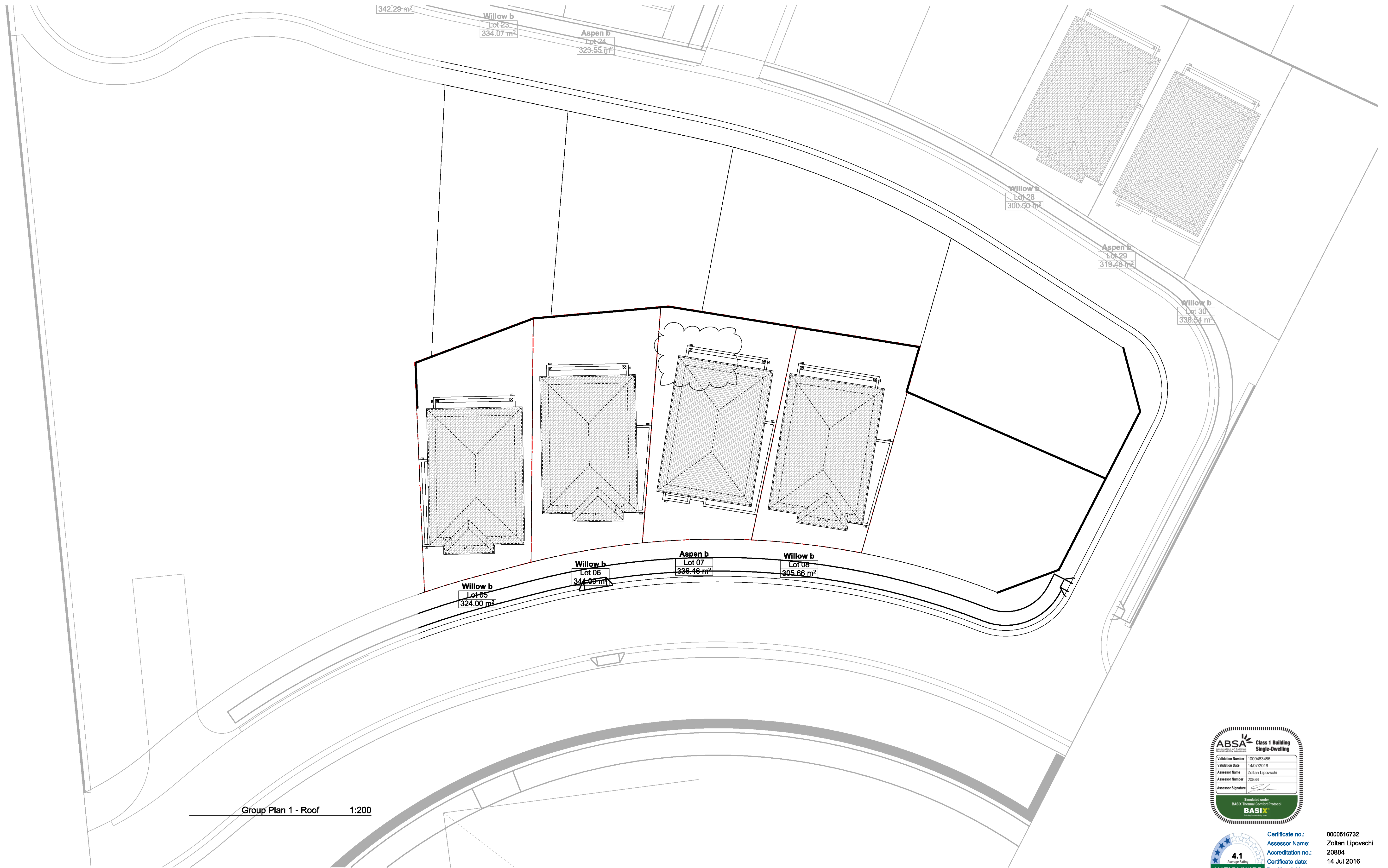
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Project Address	29-31 Warriewood Road, Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 01 - First Floor
Client	Berem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD109
		Revision	G







Group Plan 1 - Roof 1:200



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A	05.07.2016	BK	ML	Lot 05 amended, stamp added
B	04.08.2016	BK	ML	DP added to Aspen



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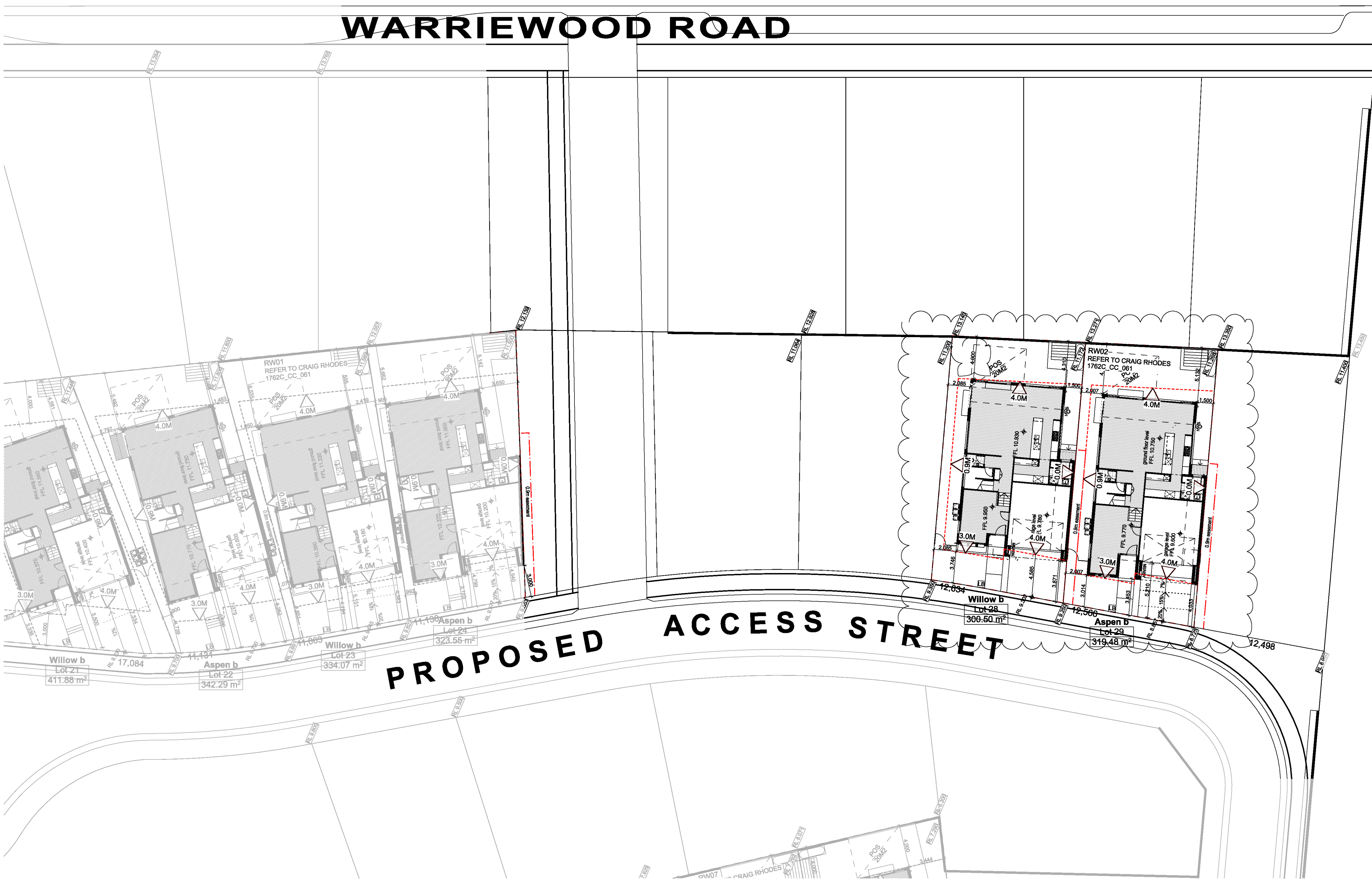
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Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 01 - Roof Plan
Client	Besem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD110
		Revision	B



# WARRIEWOOD ROAD



# PROPOSED ACCESS STREET

Group Plan 2 - GF 1:200

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B	15.07.2016	BK	ML	corner levels and setbacks added, stamp added
C	04.08.2016	BK	ML	DP added to Aspen
D	07.08.2017	BK	ML	setbacks revised, unit lot 30 removed
E	17.11.2017	BK	ML	access & maintenance 0.9m easement added to lots 29 & 30
F	23.11.2017	BK	ML	building envelopes and retaining walls notes added
G	19.03.2018	BK	ML	furniture removed

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Project Name	Warriewood Houses	Project Number	11268
Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 2 - Ground Floor
Client	Berem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD111
		Revision	G



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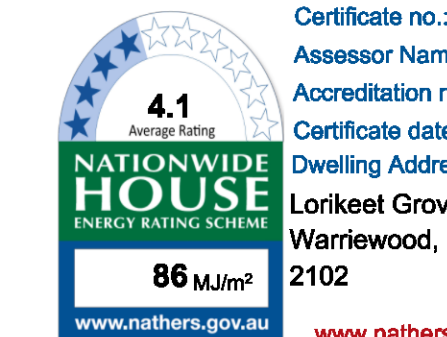
Group Plan 2 - FF 1:200

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A	12.07.2016	BK	ML	Setbacks added
B	15.07.2016	BK	ML	stamp added
C	04.08.2016	BK	ML	DP added to Aspen, windows amended
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Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 2 - First Floor
Client	Besem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD112
		Revision	F

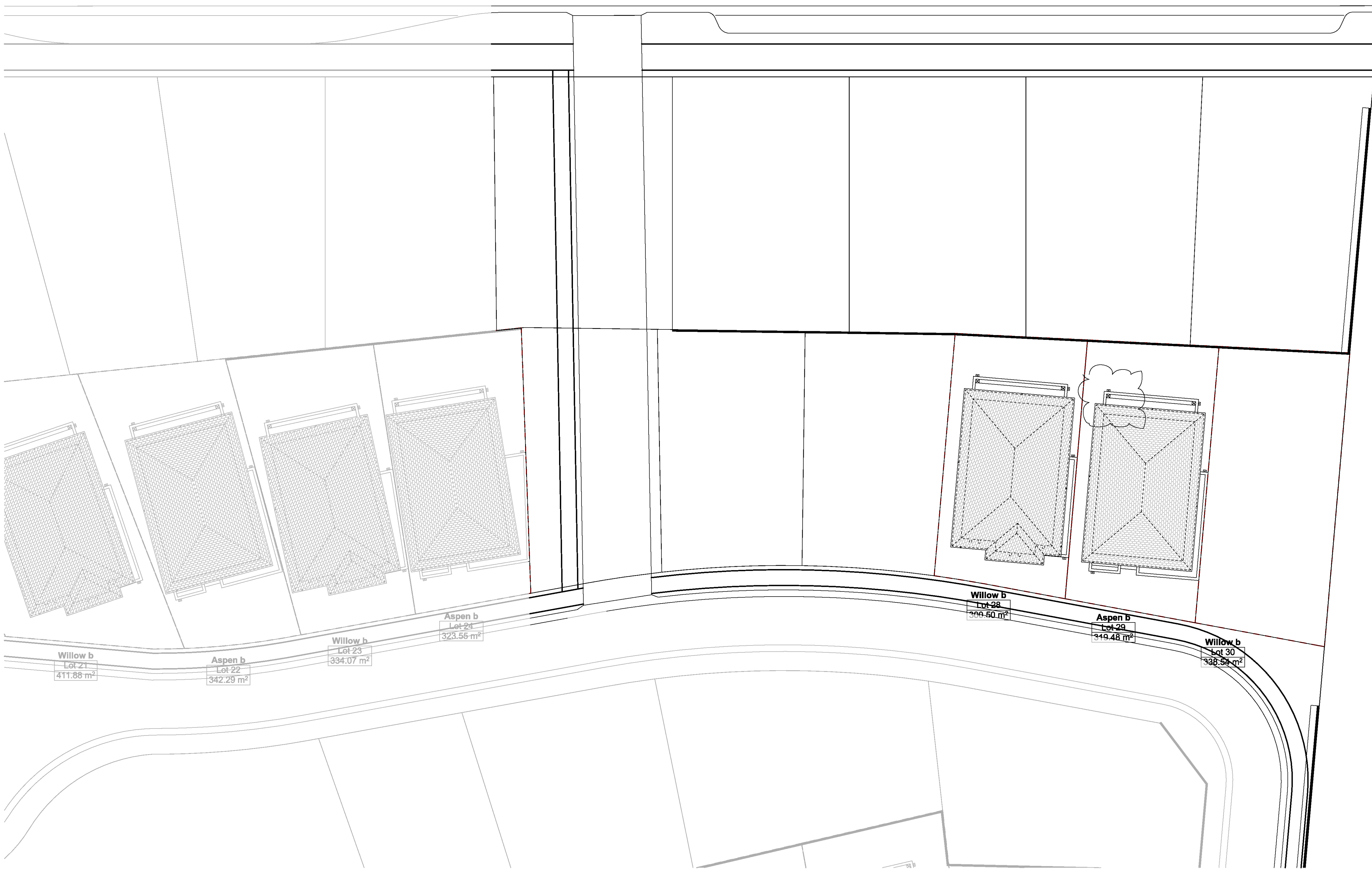


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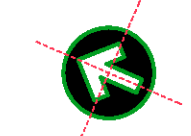




NORTHERN BEACHES COUNCIL Group Plan 2 - Roof 1:200

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A	15.07.2016	BK	ML	stamp added
B	04.08.2016	BK	ML	DP added to Aspen



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Project Name	Warriwood Houses	Project Number	11268
Project Address	29-31 Warriwood Road Warriwood, NSW #Site Postcode	Drawing Name	Group Plan 2 - Roof Plan
Client	Berem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD113
		Revision	B



Validation Number: 1003483488  
 Validation Date: 14/07/2016  
 Assessor Name: Zoltan Lipovschi  
 Assessor Number: 20884  
 Assessor Signature: *[Signature]*

Star Rating: 4.1  
 Average Rating  
 NATIONALWIDE ENERGY RATING SCHEME  
 86 MJ/m²  
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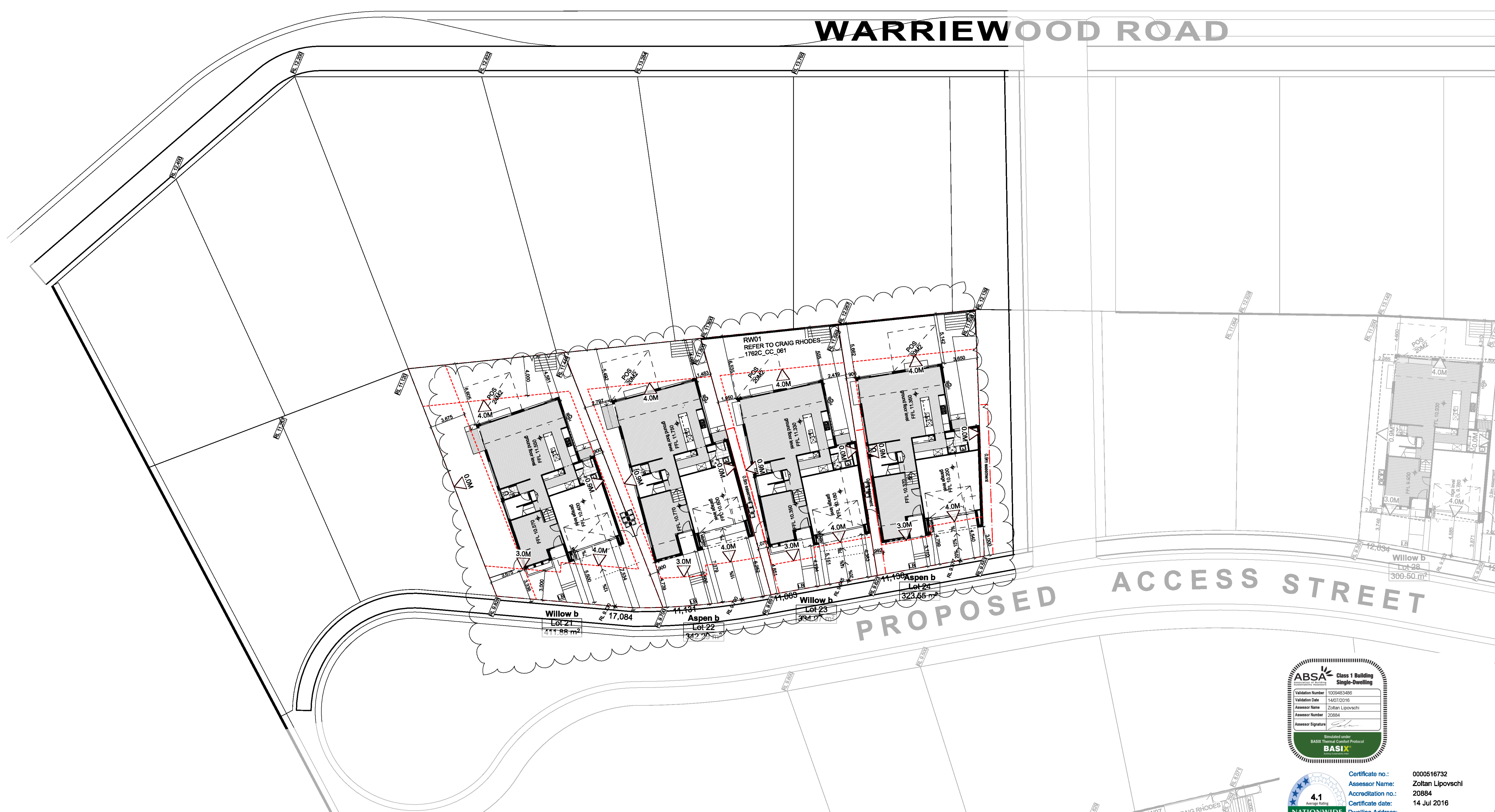
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# WARRIEWOOD ROAD

# ACCESS STREET

PROPOSED



Group Plan 3 - GF 1:200



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B	12.07.2016	BK	ML	Setbacks added
C	15.07.2016	BK	ML	corner levels and setbacks added, stamp added
D	04.08.2016	BK	ML	DP added to Aspen
E	17.11.2017	BK	ML	access & maintenance 0.9m easement added to lots 23, 24, 25
F	23.11.2017	BK	ML	building envelopes and retaining walls notes added
G	07.03.2018	BK	ML	lot 21 relocated
H	19.03.2018	BK	ML	furniture removed

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Project Name  
 Project Address  
 Client

Warriewood Houses  
 29-31 Warriewood Road  
 Warriewood, NSW  
 #Site Postcode

Project Number  
 Drawing Name  
 Scale  
 Date Printed  
 Drawing Number  
 Revision

11268  
 Group Plan 3 - Ground Floor  
 19-Mar-18  
 TD114  
 H





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Group Plan 3 - FF 1:200

Rev	Date	By	Ckd	Description
A	12.07.2016	BK	ML	Setbacks added
B	15.07.2016	BK	ML	stamp added
C	04.08.2016	BK	ML	DP added to Aspen, windows amended
D	07.08.2017	BK	ML	setbacks revised
E	23.11.2017	BK	ML	building envelopes added
F	07.03.2018	BK	ML	lot 21 relocated
G	19.03.2018	BK	ML	furniture removed

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Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 3 - First Floor
Client	Besem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD115
		Revision	G



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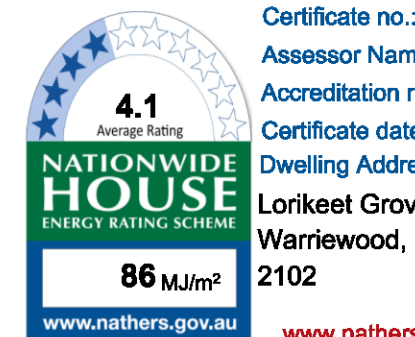






Willow b  
Lot 28  
300.50 m<sup>2</sup>

Willow b Lot 21 411.88 m<sup>2</sup>  
Aspen b Lot 22 342.29 m<sup>2</sup>  
Willow b Lot 23 334.07 m<sup>2</sup>  
Aspen b Lot 24 323.55 m<sup>2</sup>



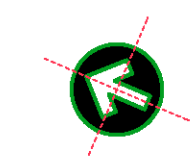
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Group Plan 3 - Roof 1:200

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B	04.08.2016	BK	ML	DP added to Aspen
C	07.03.2018	BK	ML	lot 21 relocated



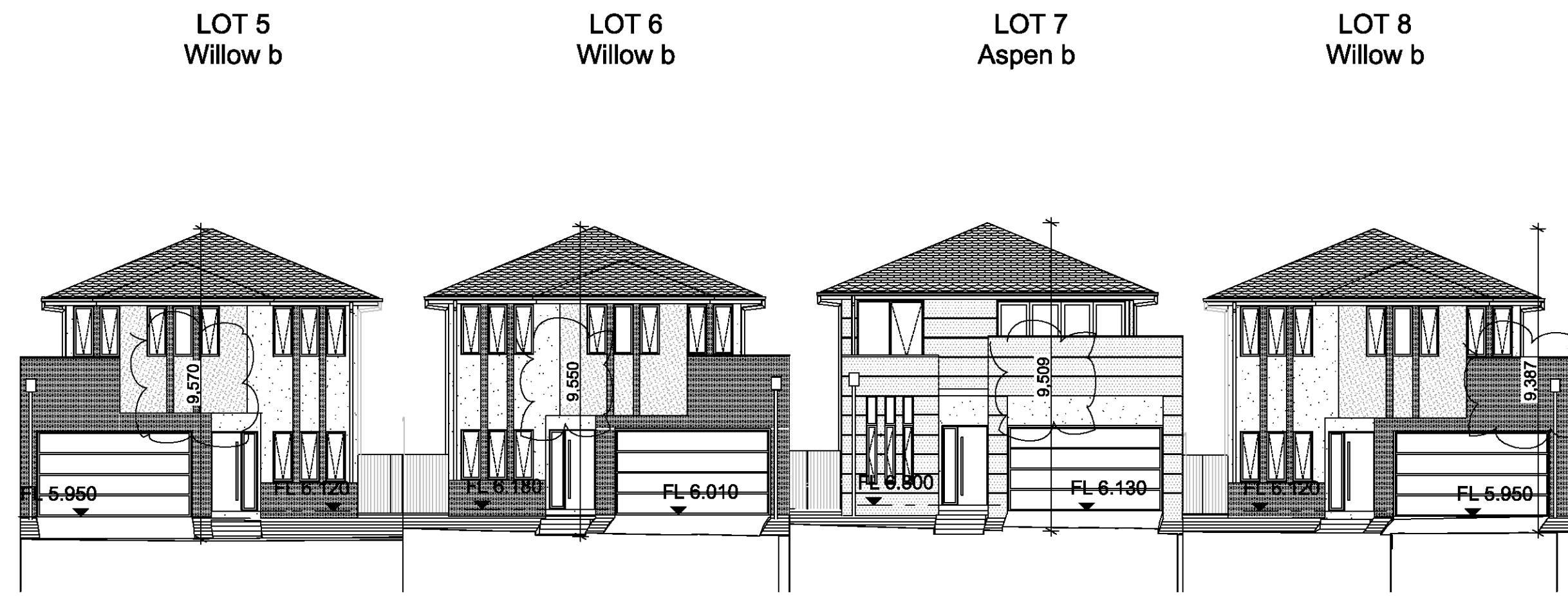
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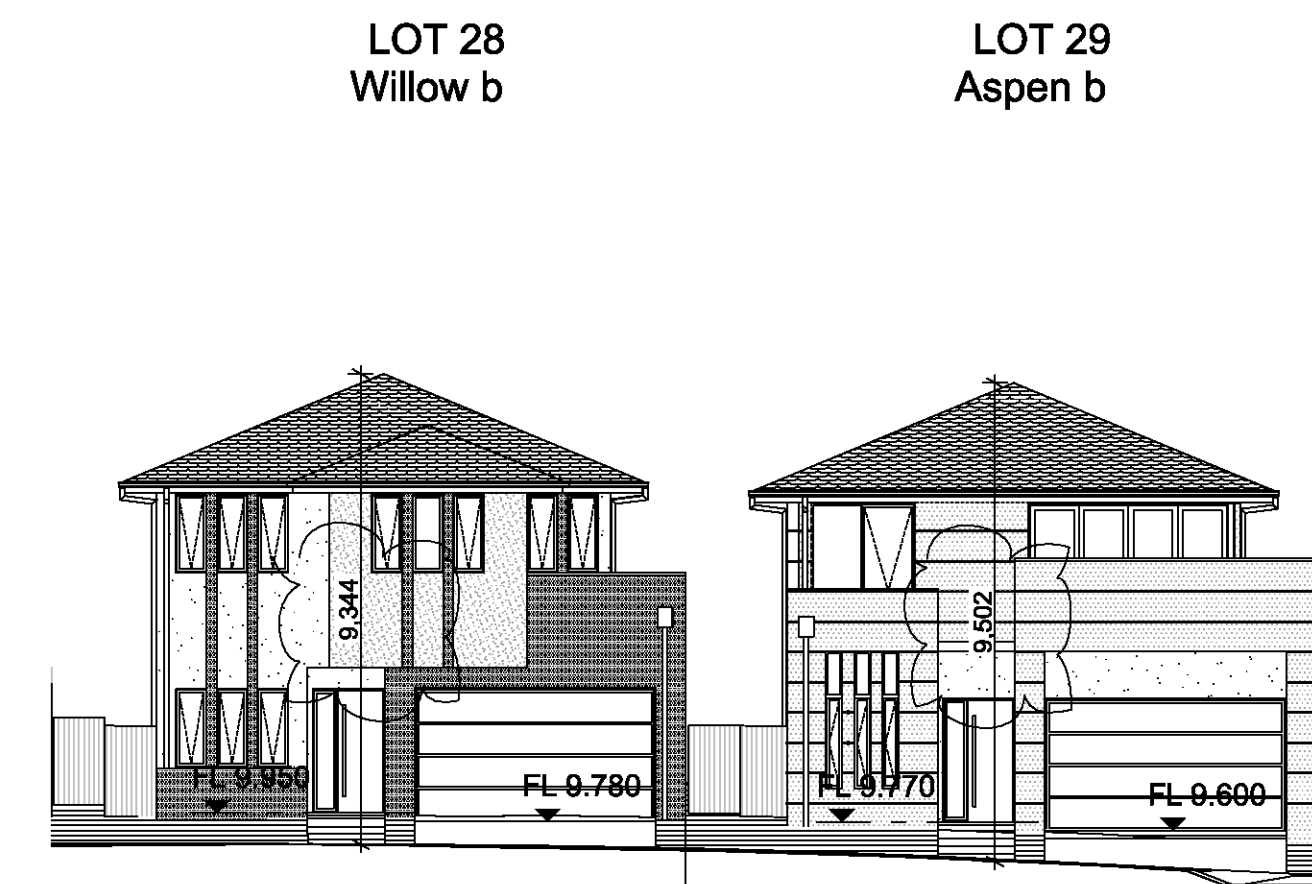
Project Name	Warriewood Houses	Project Number	11268
Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Group Plan 3 - Roof Plan
Client	Berem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD116
		Revision	C

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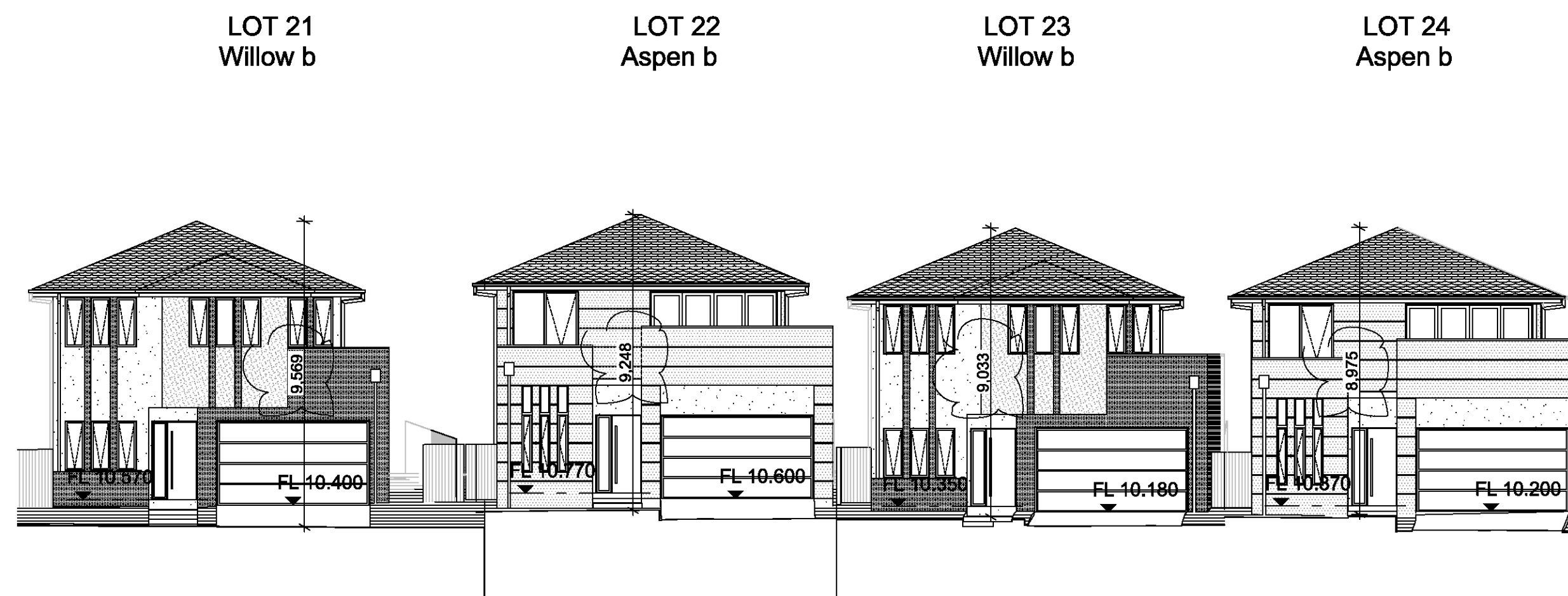




Elevation 1



Elevation 2



Elevation 3

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Rev	Date	By	Ckd	Description
A	05.07.2016	BK	ML	Lots 05 and 06 amended, stamp added
B	08.08.2017	BK	ML	unit lot 30 removed
C	13.02.2018	BK	ML	height of houses increased 150mm

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Project Name	Warriewood Houses	Project Number	11268
Project Address	29-31 Warriewood Road Warriewood, NSW #Site Postcode	Drawing Name	Streetscapes 01
Client	Besem	Scale	
		Date Printed	19-Mar-18
		Drawing Number	TD117
		Revision	C





# Warriewood Bazem

# Lot 5, Warriewood,

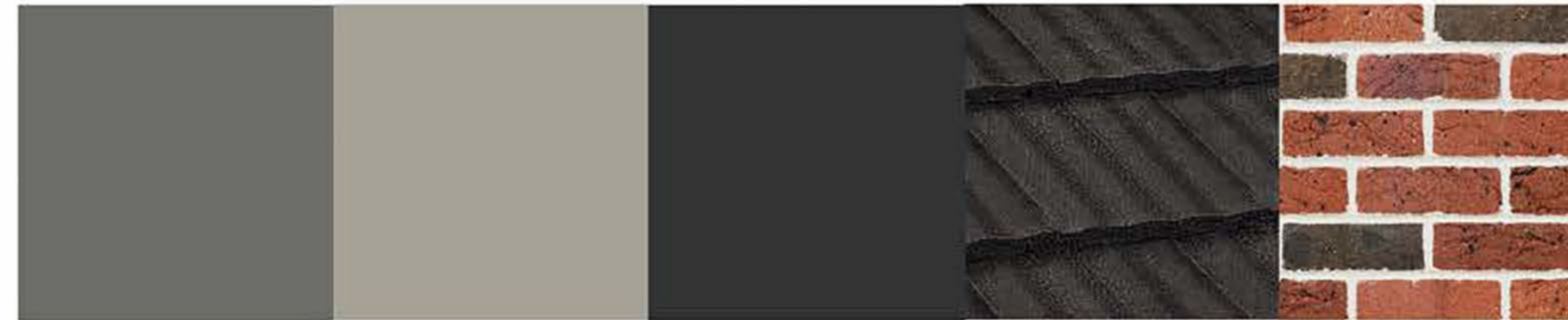


## Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

## General Notes

### External colour schedule



**Render 1**  
Dulux Malay Grey

**Render 2**  
Dulux Paving stone

**Garage**  
Colorbond Monument

**Roof**  
Boral Contour Ebony

**Bricks**  
Austral Governors Stewart

Note: colours indicative only and should not be used as a true representation of the product

## Areas (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	116.50
02 FF Living Area	125.80
03 Garage	37.55
05 Porch	1.47
	<b>281.32 m<sup>2</sup></b>

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**Endorsement Date: 18/02/2019**

**DA2018/0627**

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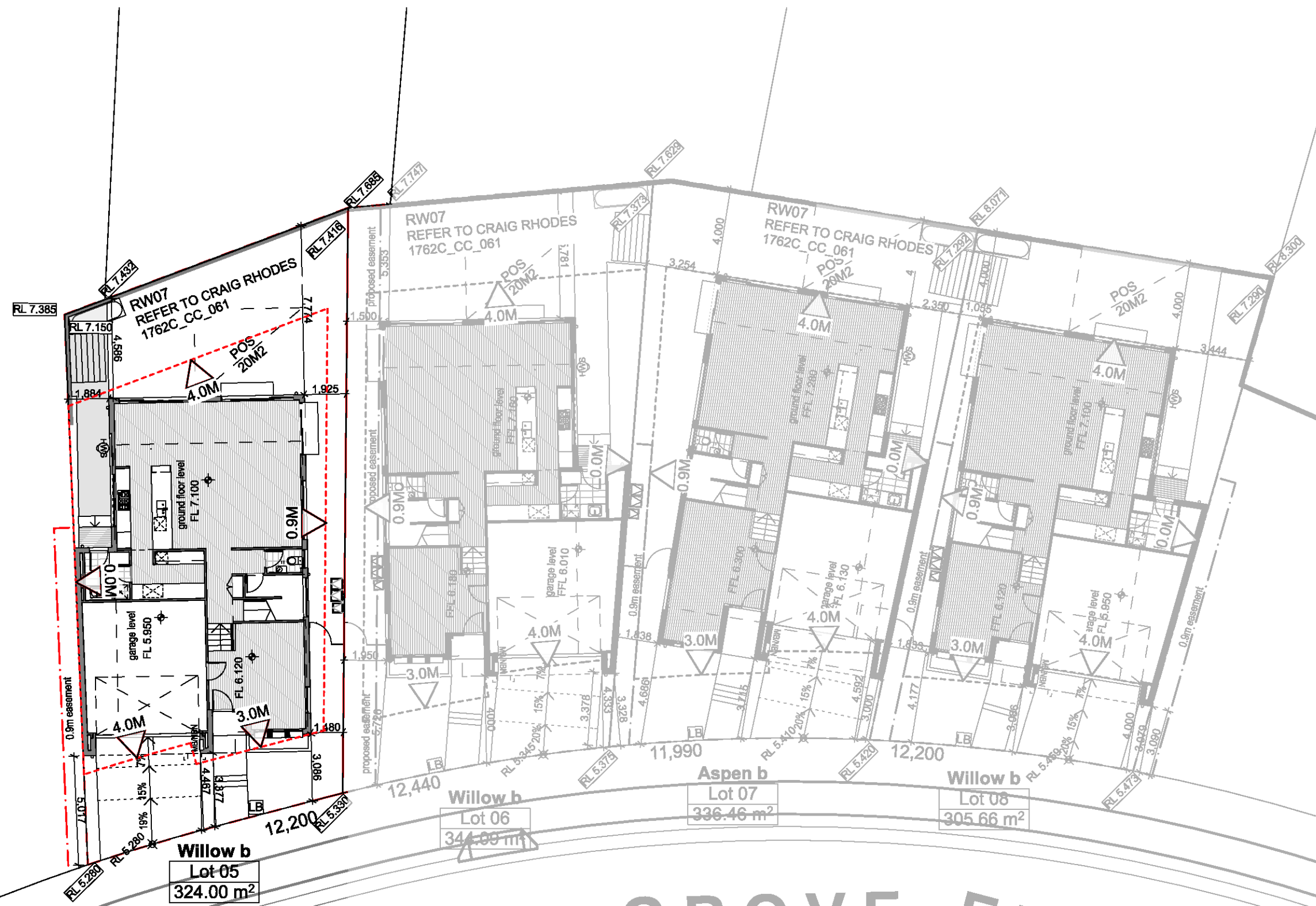
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Endorsement Date: 18/02/2019

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# LORIKEET GROVE EXTENSION

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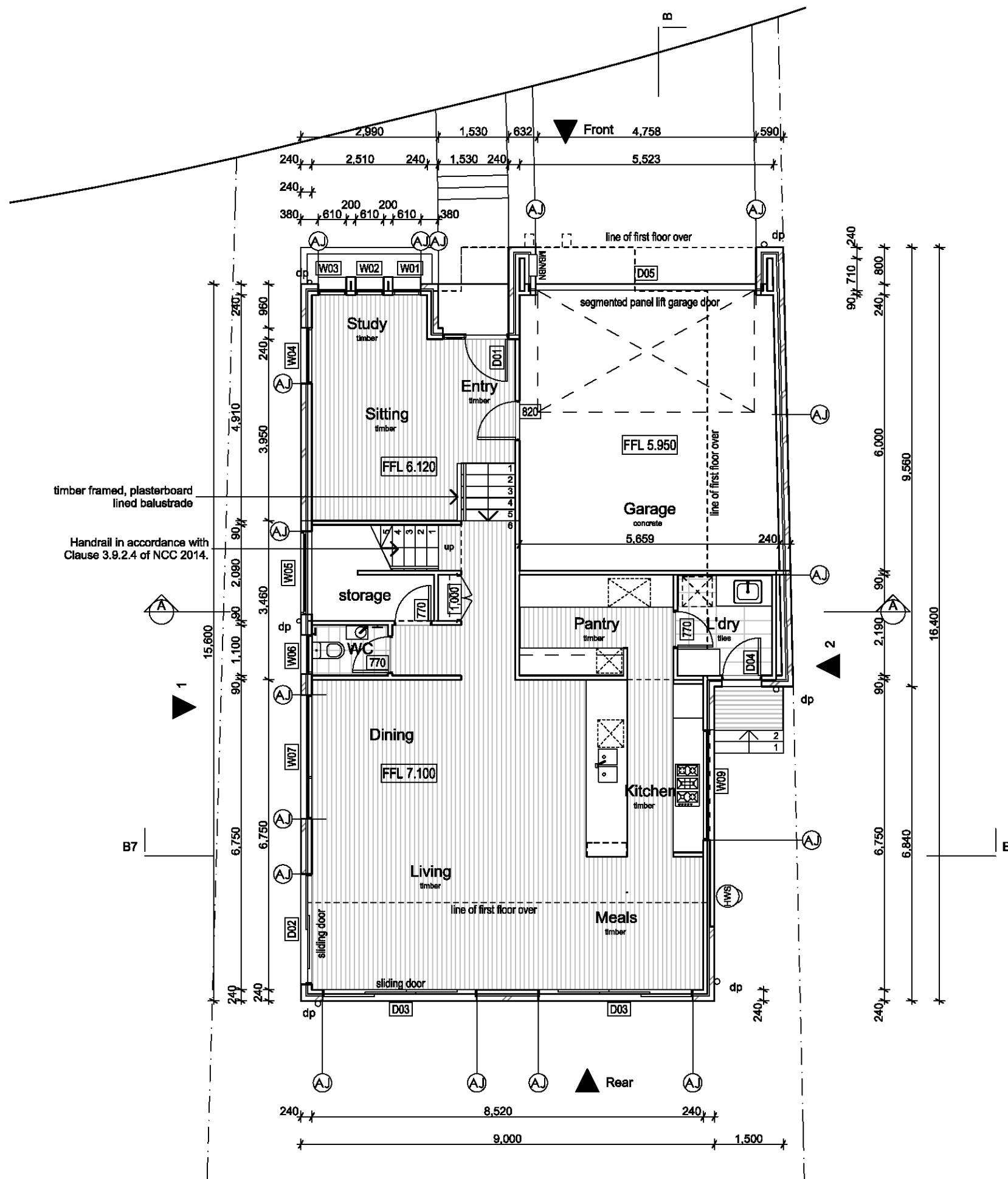
Rev	Description	By	Date



Project  
 Warriewood Bazem  
 Lot 5, Warriewood,  
 Project Number  
 11268

Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A1000  
 Revision





Note:  
 THE DWELLING IS TO BE PROTECTED FROM  
 TERMITE INFESTATION IN ACCORDANCE WITH AS  
 3660.1-2000



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 ABN: 61413783636

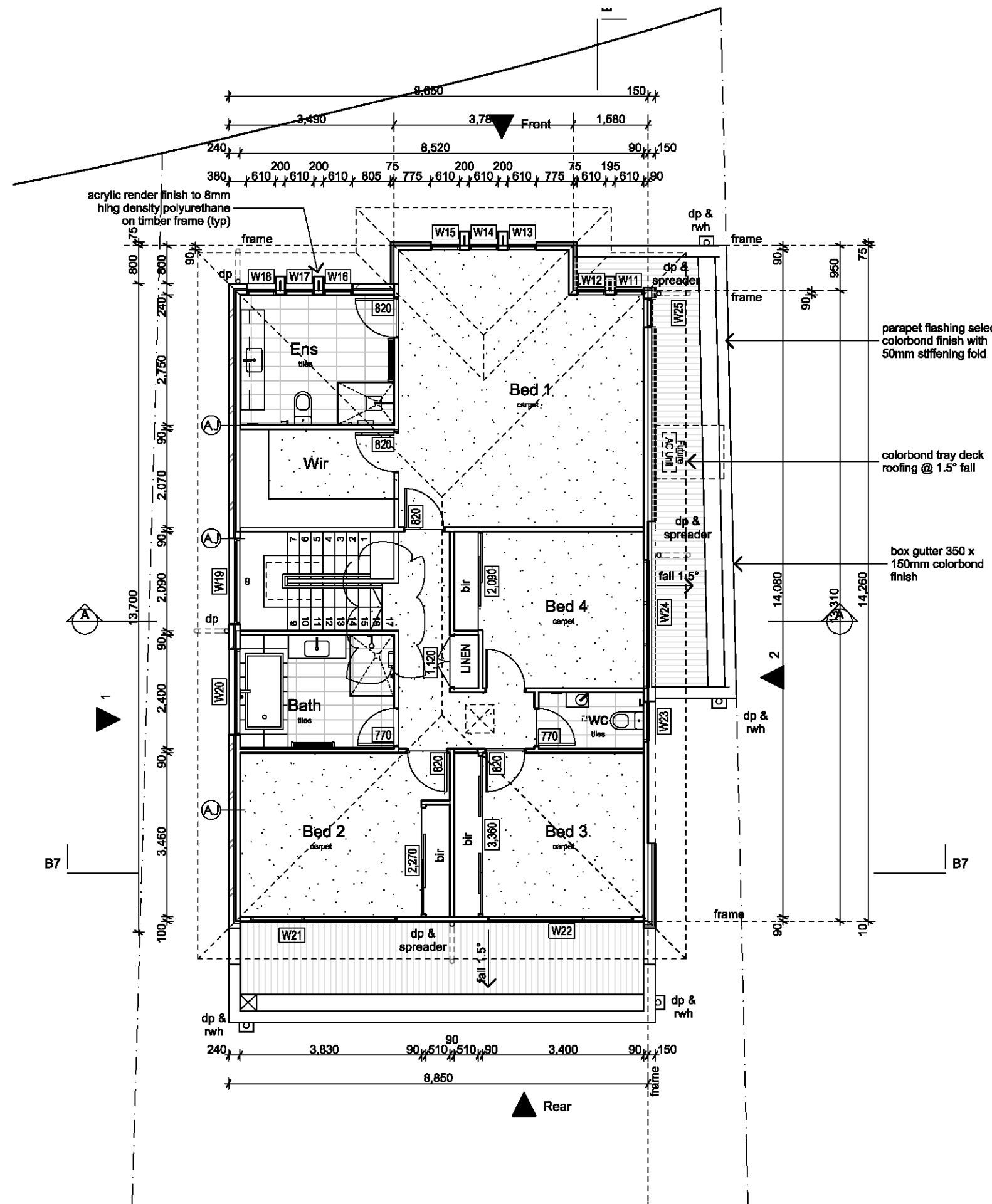
Rev	Description	By	Date



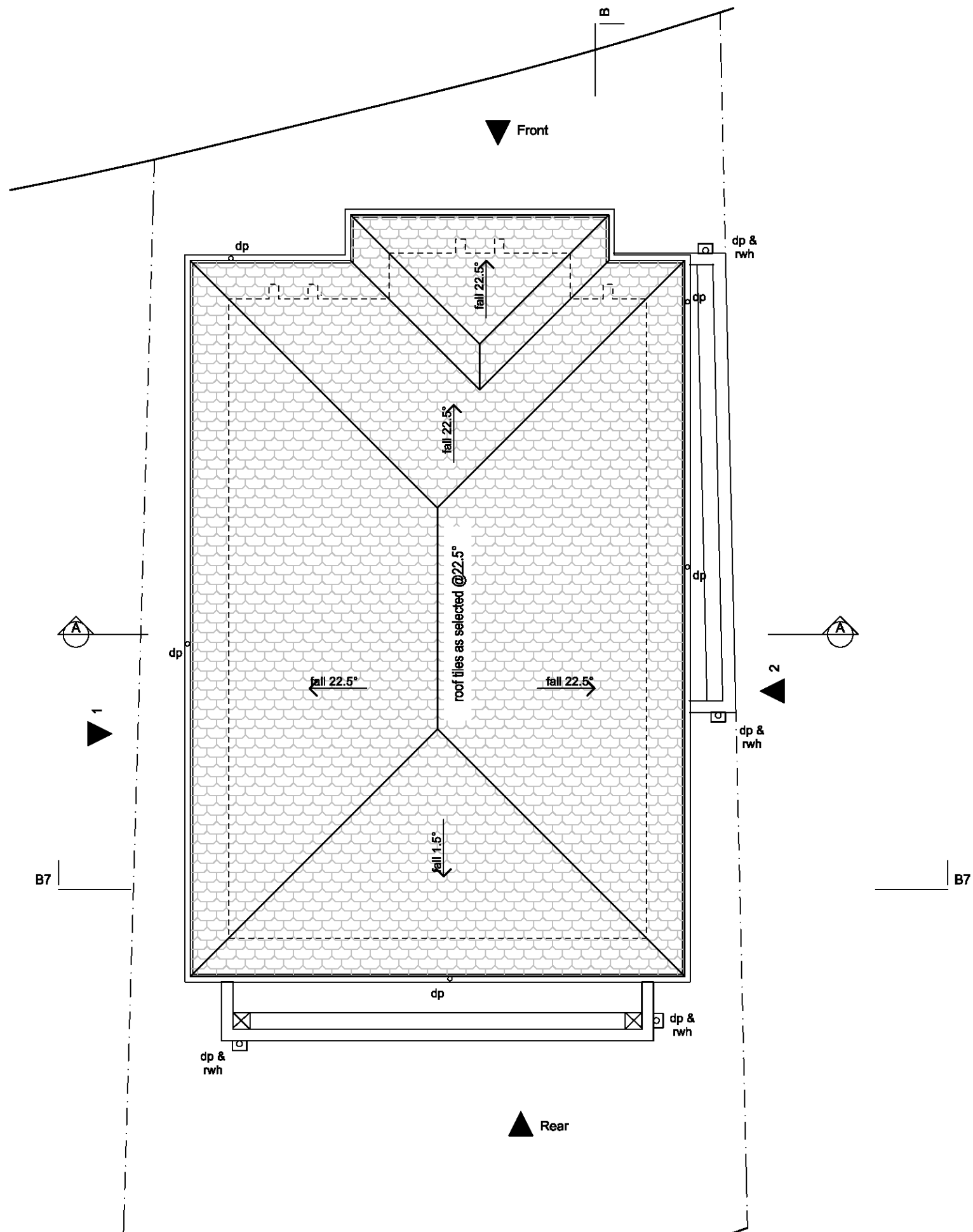
Client Details  
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 Project  
 Warriewood Bazem  
 Lot 5, Warriewood,  
 Project Number  
 11268

Drawing  
 General Arrangement Plans  
 Ground Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2100  
 Revision

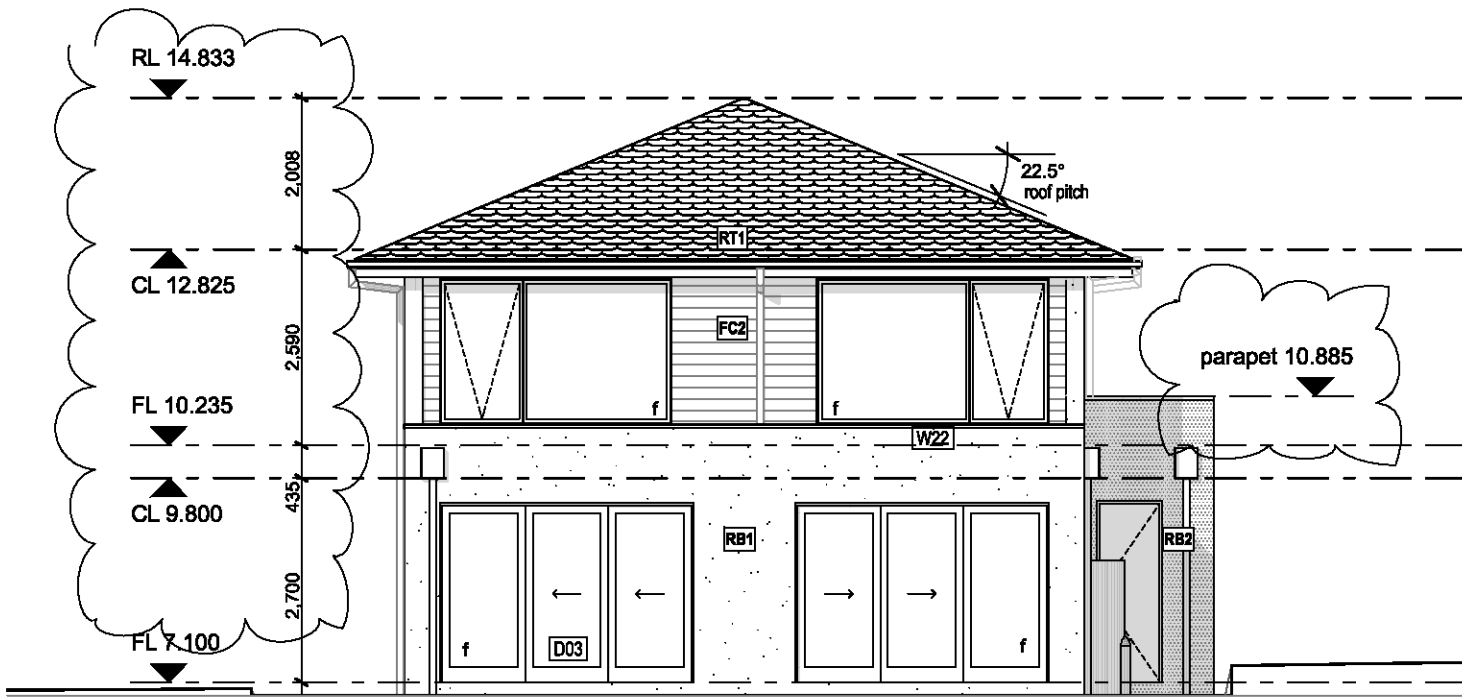




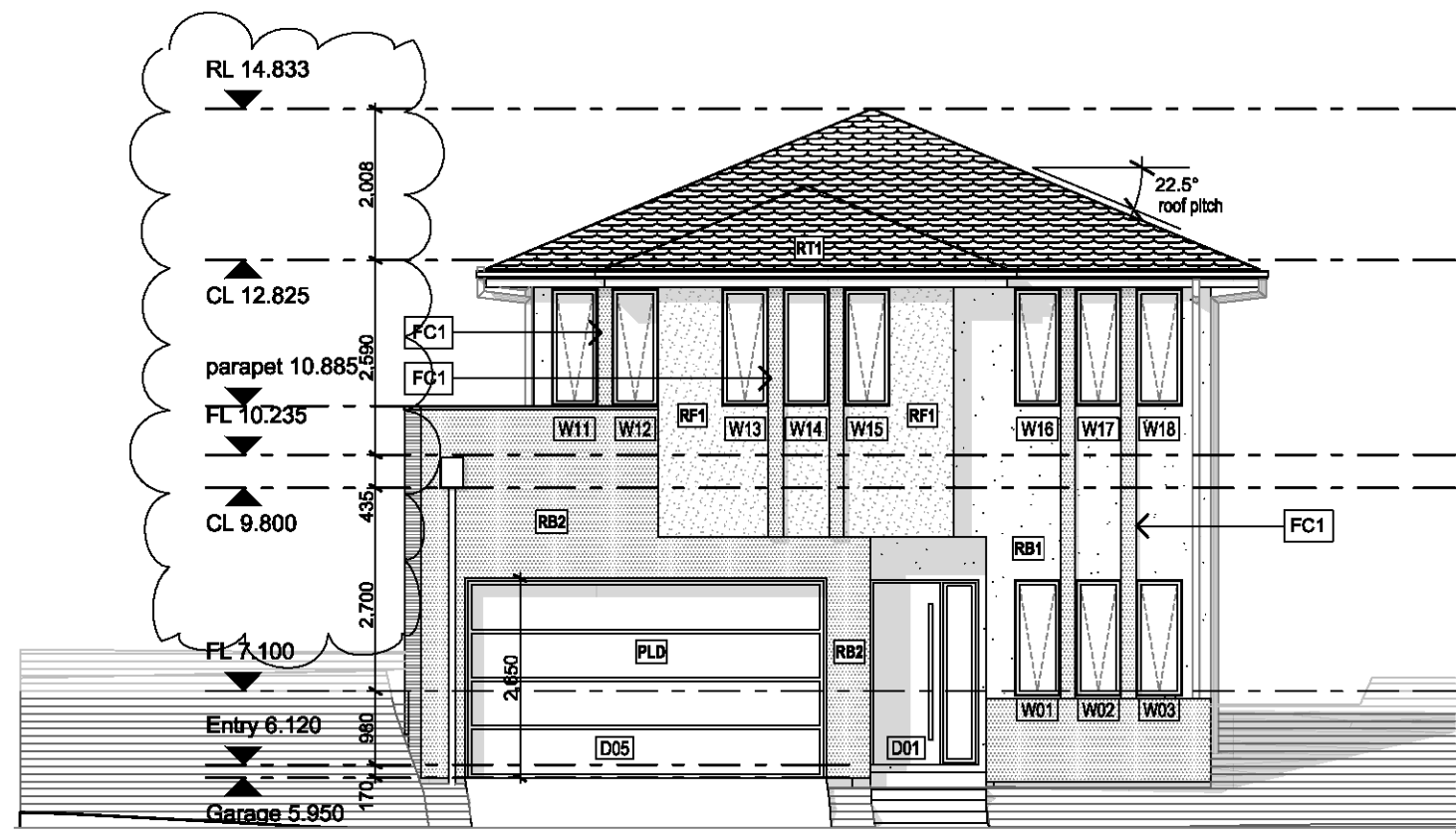






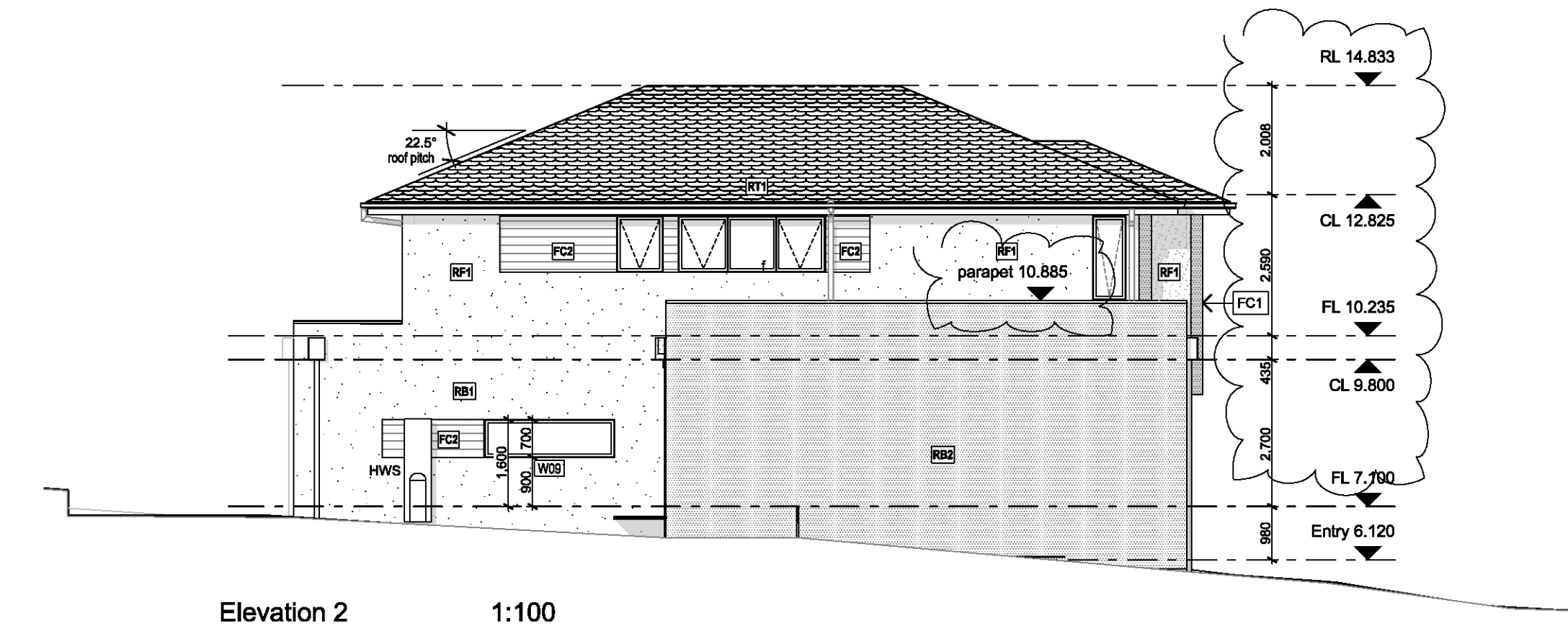
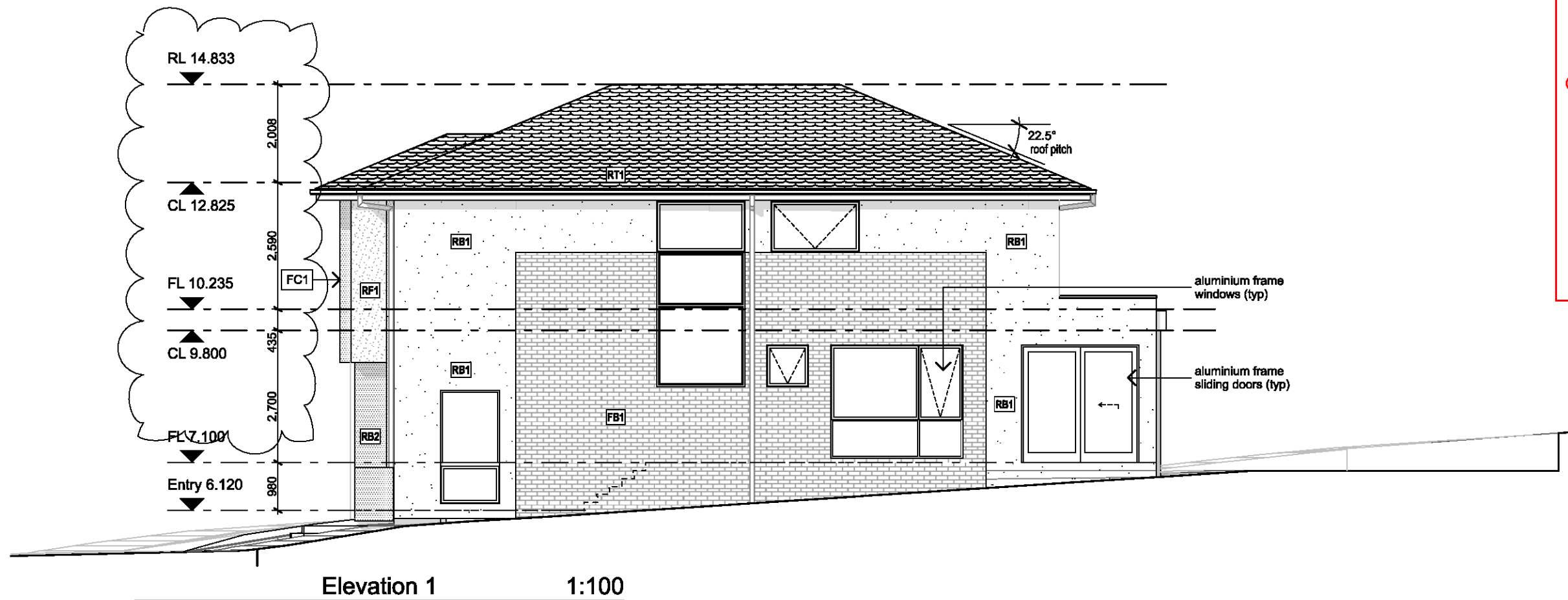


Elevation 3 1:100

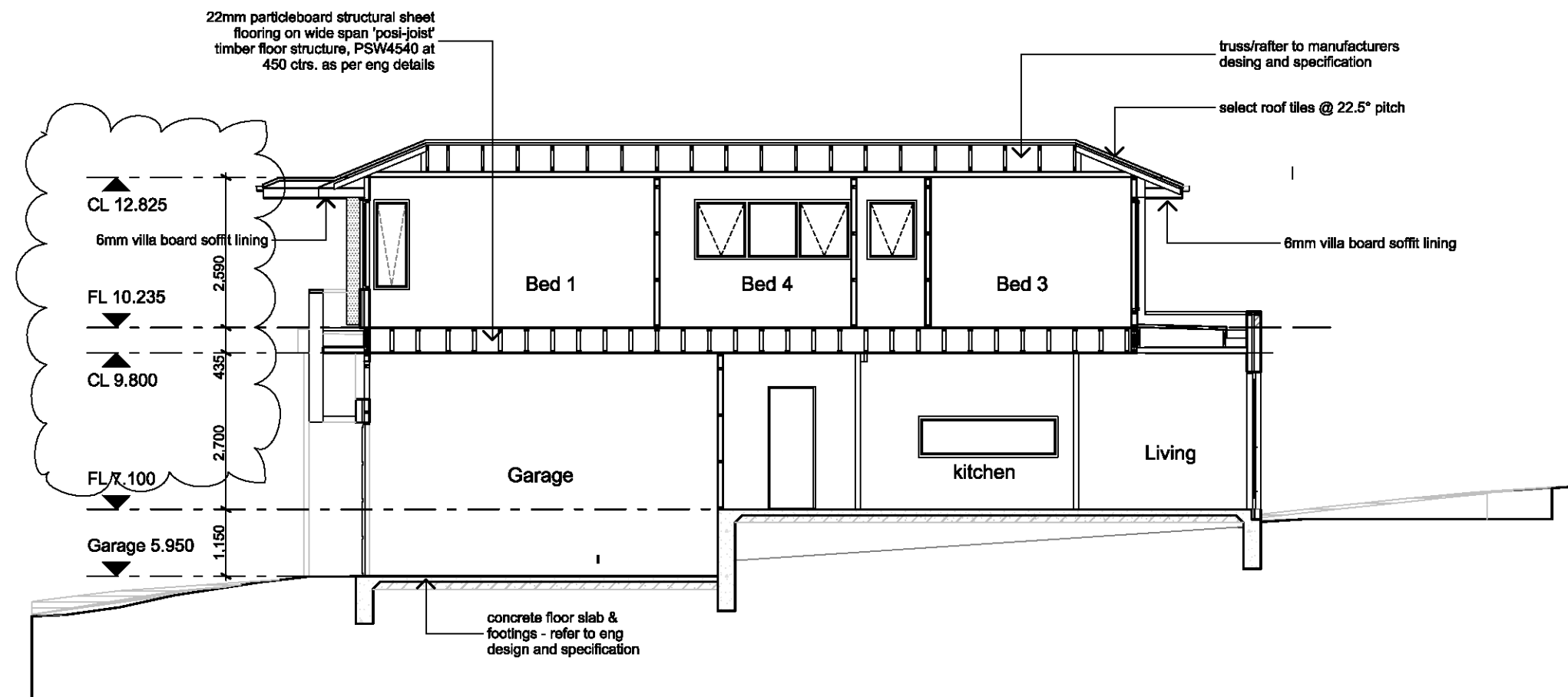


Elevation 4 1:100









Section B-B 1:100



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COMMENCEMENT**

**Endorsement Date: 18/02/2019**

**DA2018/0627**

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Northern Beaches Council)**



**Warriewood Bazem**

**Lot 06, Warriewood,**

**Drawings**

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

**General Notes**

**External colour schedule**



**Render 1** Resene Tea      **Render 2** Resene Double Masala      **Garage** Colorbond Night Sky      **Roof** Boral Contour Ebony      **Bricks** Austral The Avenue Stratton

**Note:** colours indicative only and should not be used as a true representation of the product

**Areas** (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	118.08
02 FF Living Area	123.80
03 Garage	38.42
05 Porch	1.47
	<b>284.77 m<sup>2</sup></b>



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 ABN: 61413783636

Rev Description By Date Client Details client

Project Warriewood Bazem  
 Lot 06, Warriewood,

Project Number  
**11268**

Drawing Sheets  
 Perspective Views, Notes, Areas  
 Project Status  
**PRELIMINARY - not for construction**  
 Scale  
 Drawn BK Checked ML  
 Drawing Number **A0000**  
 Revision



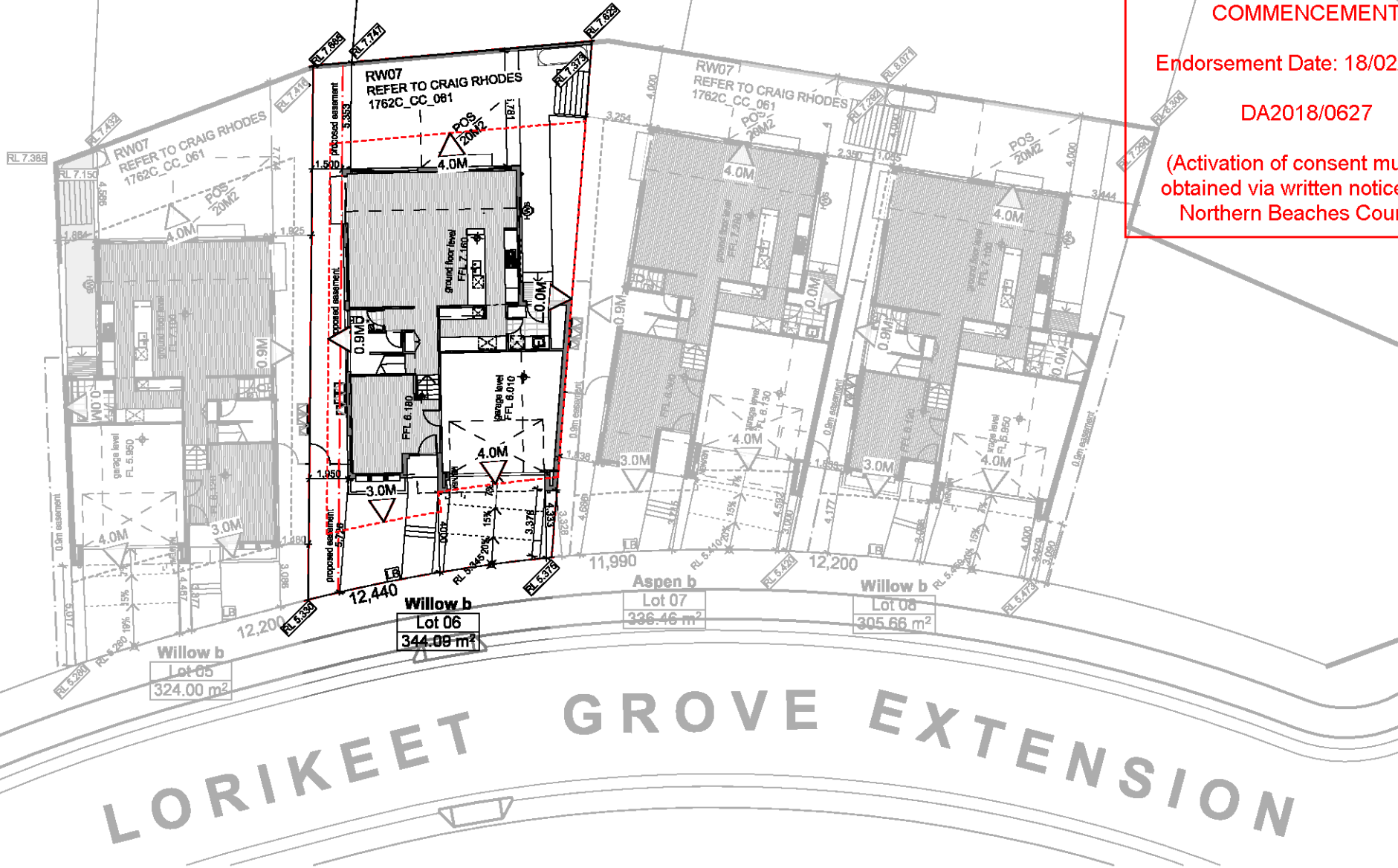
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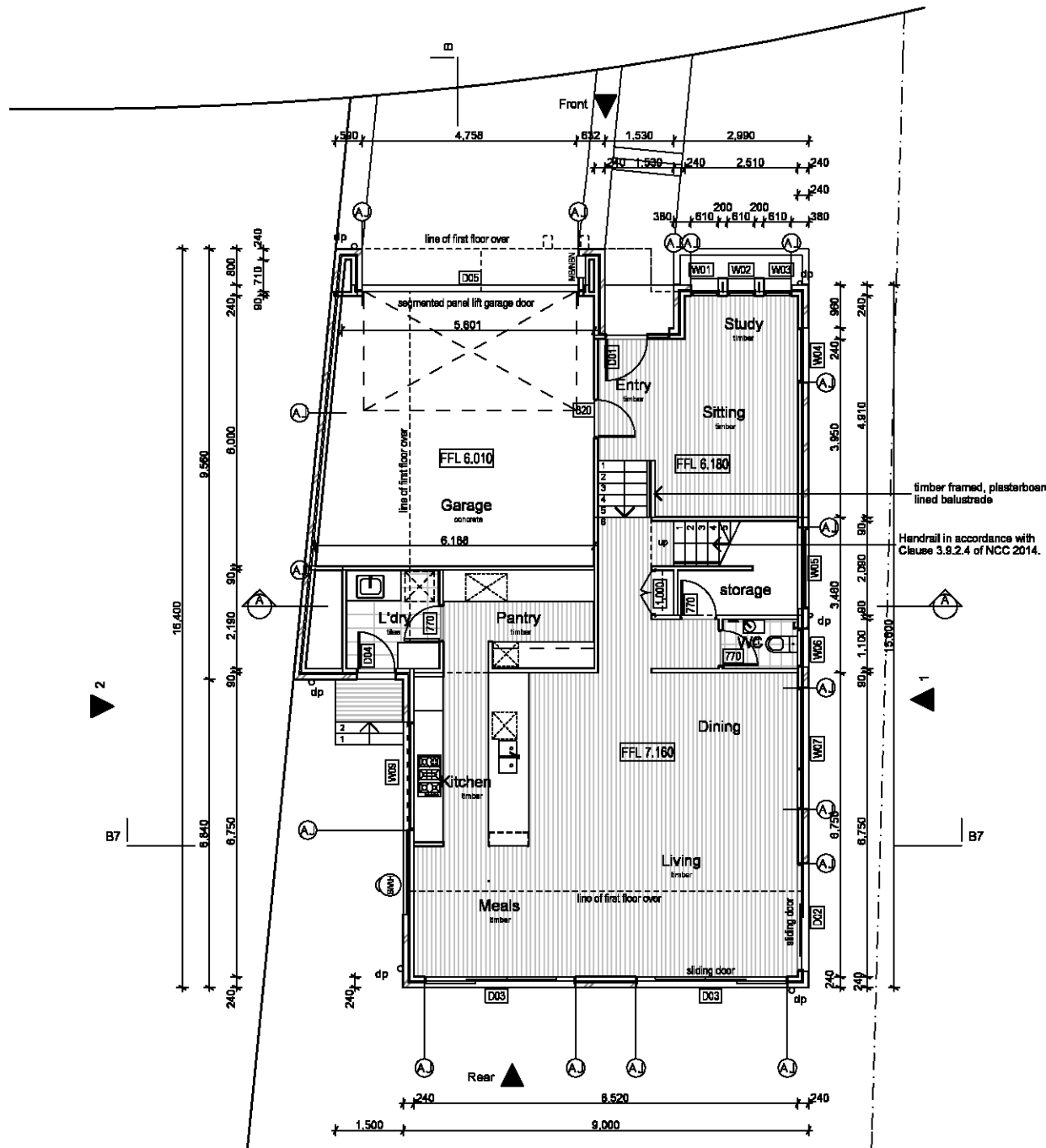
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www.dko.com.au / info@dko.com.au  
ABN: 61413783636

Rev Description By Date

Client Details  
client  
Project  
Warriewood Bazam  
Lot 08, Warriewood,  
Project Status  
PRELIMINARY - not for construction  
Scale  
Drawing Number  
A1000  
Revision



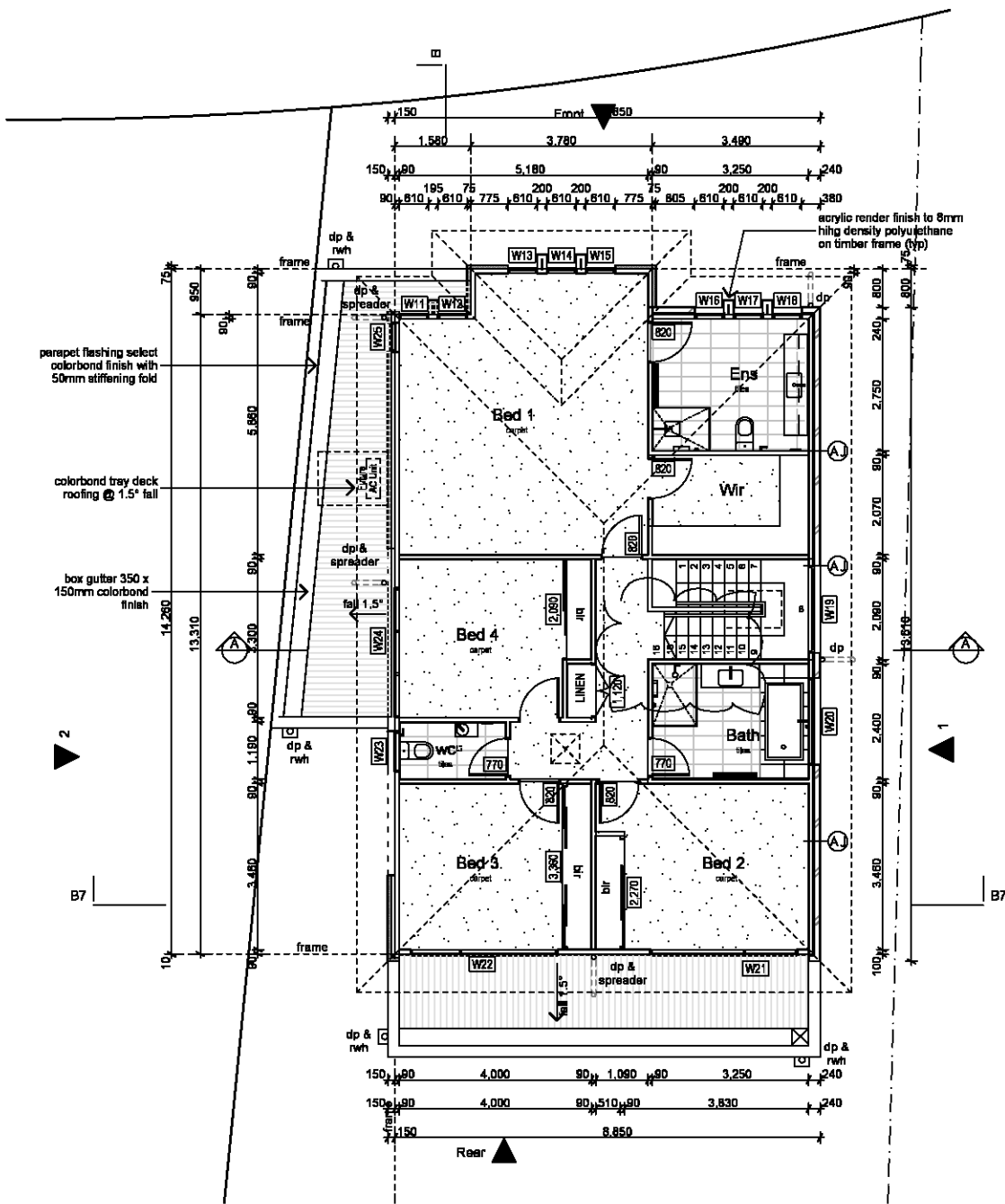
Project Number  
11268



Note:  
THE DWELLING IS TO BE PROTECTED FROM TERM INFESTATION IN ACCORDANCE WITH AS 3660.1-200







Rev	Description	By	Date
A	If level increased, stairs amended accordingly		12.02.2018.



Client Details  
 client  
 Project  
 Warriewood Bazam  
 Lot 08, Warriewood,

Project Number  
 11268

Drawing  
 Cardinal Arrangement Plans  
 First Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2101  
 Revision  
 A

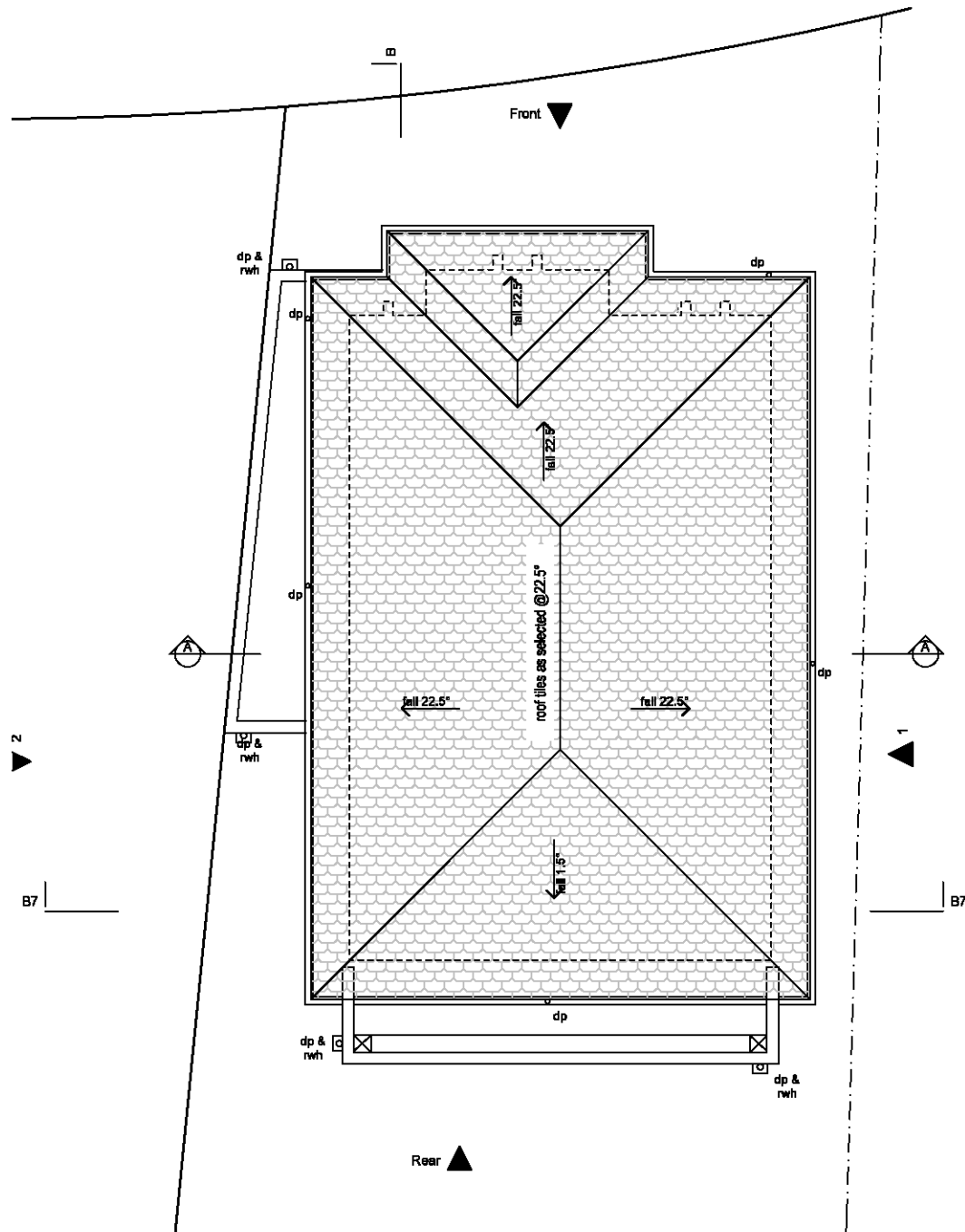
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ABN: 61413783636

Rev Description By Date

Client Details  
client

Project  
Warriewood Bazem  
Lot 08, Warriewood,



Project Number  
11268

Drawing  
General Arrangement Plans  
Roof Plan

Project Status  
PRELIMINARY - not for construction

Scale  
Drawn BK Checked ML

Drawing Number  
A2102  
Revision

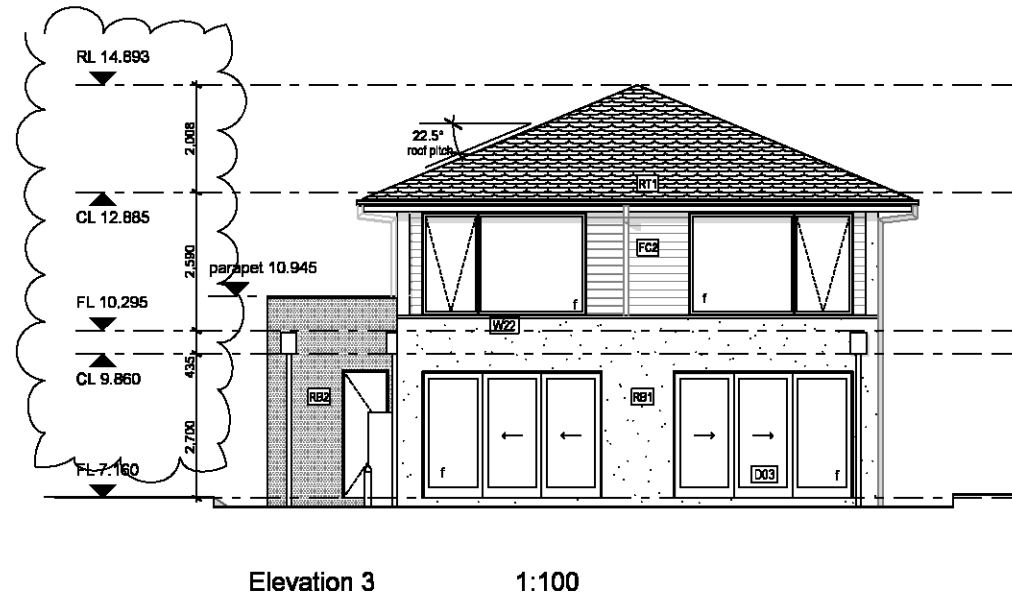
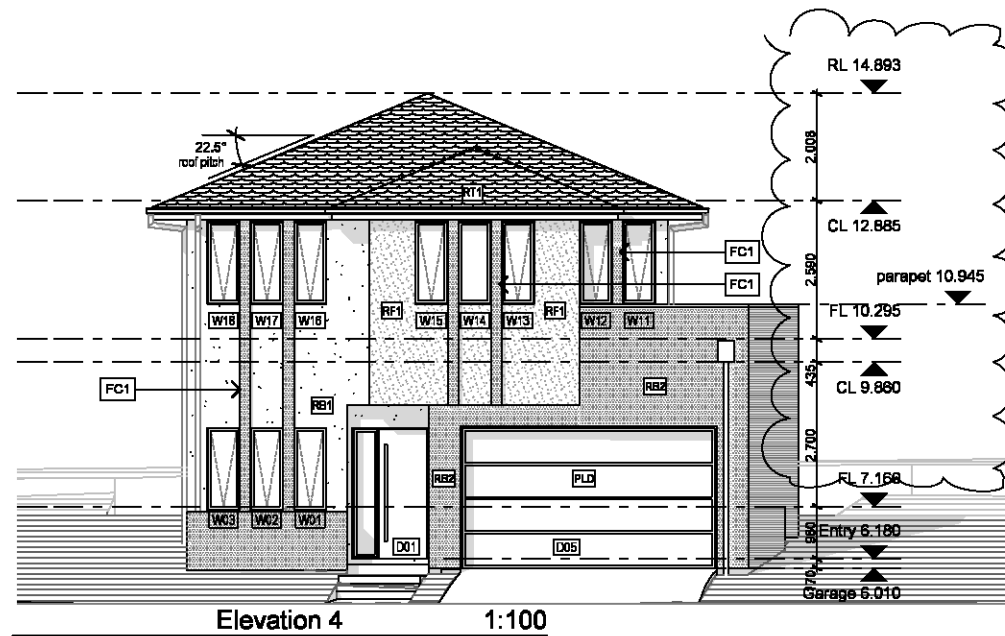


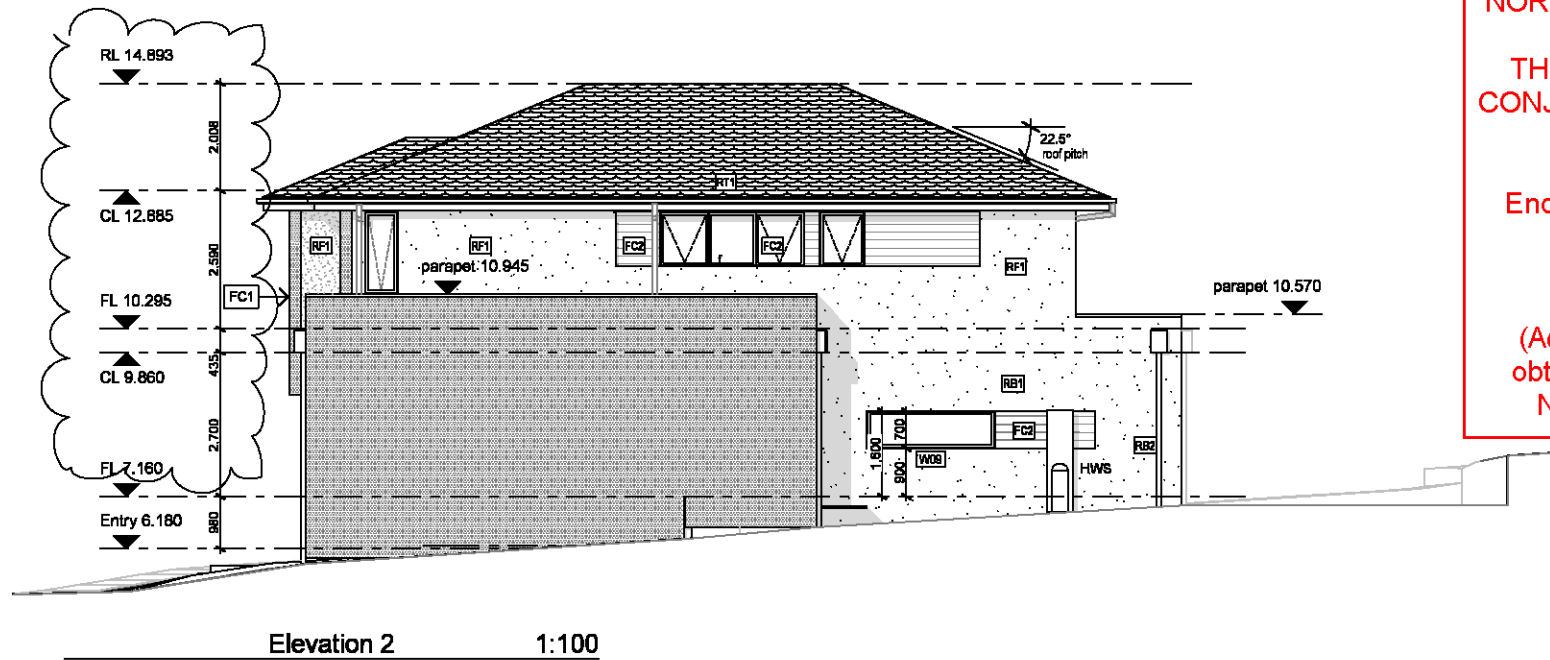
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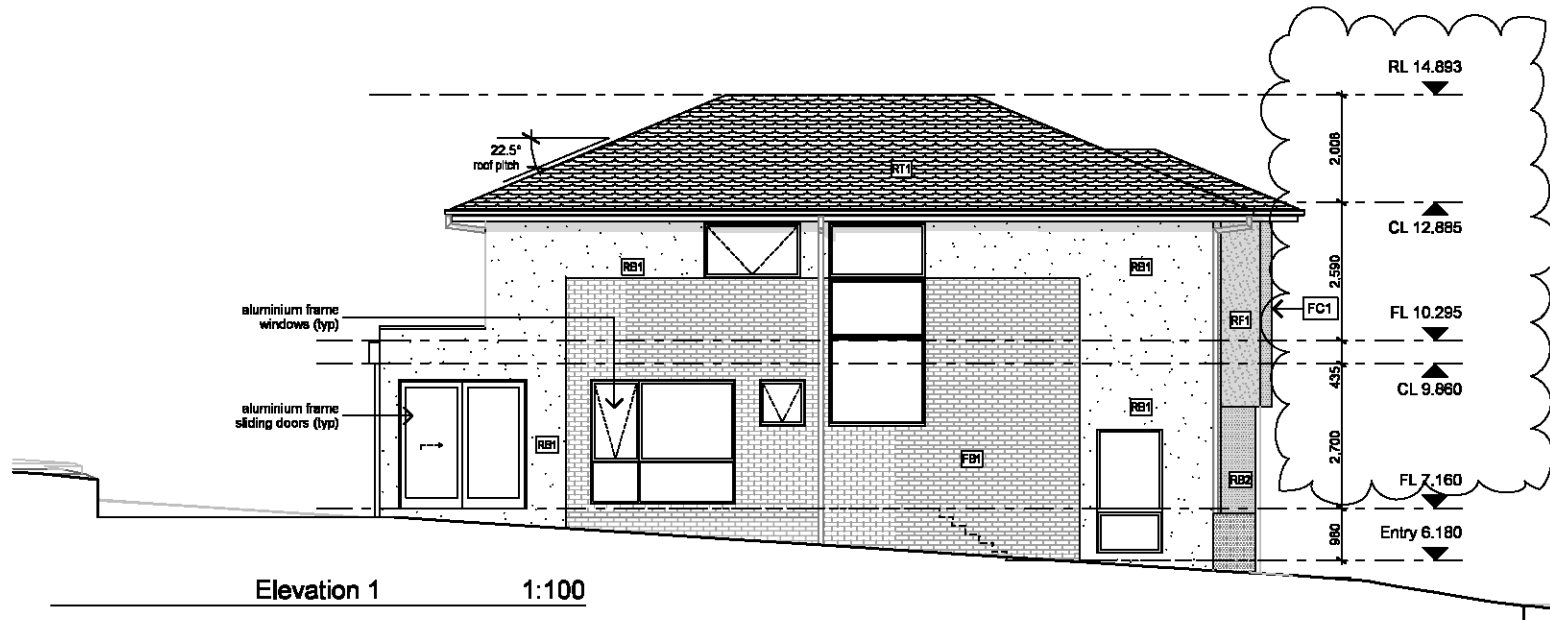
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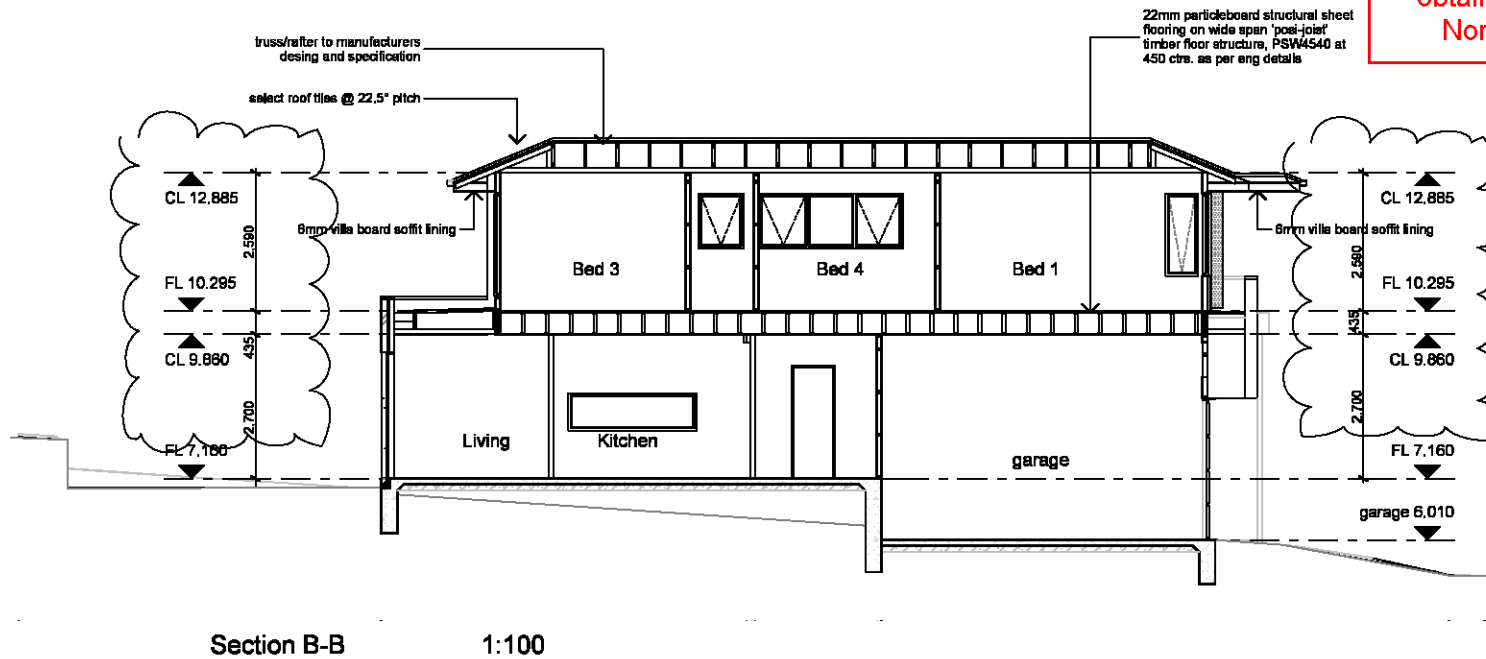


Elevation 2 1:100



Elevation 1 1:100





Section B-B 1:100





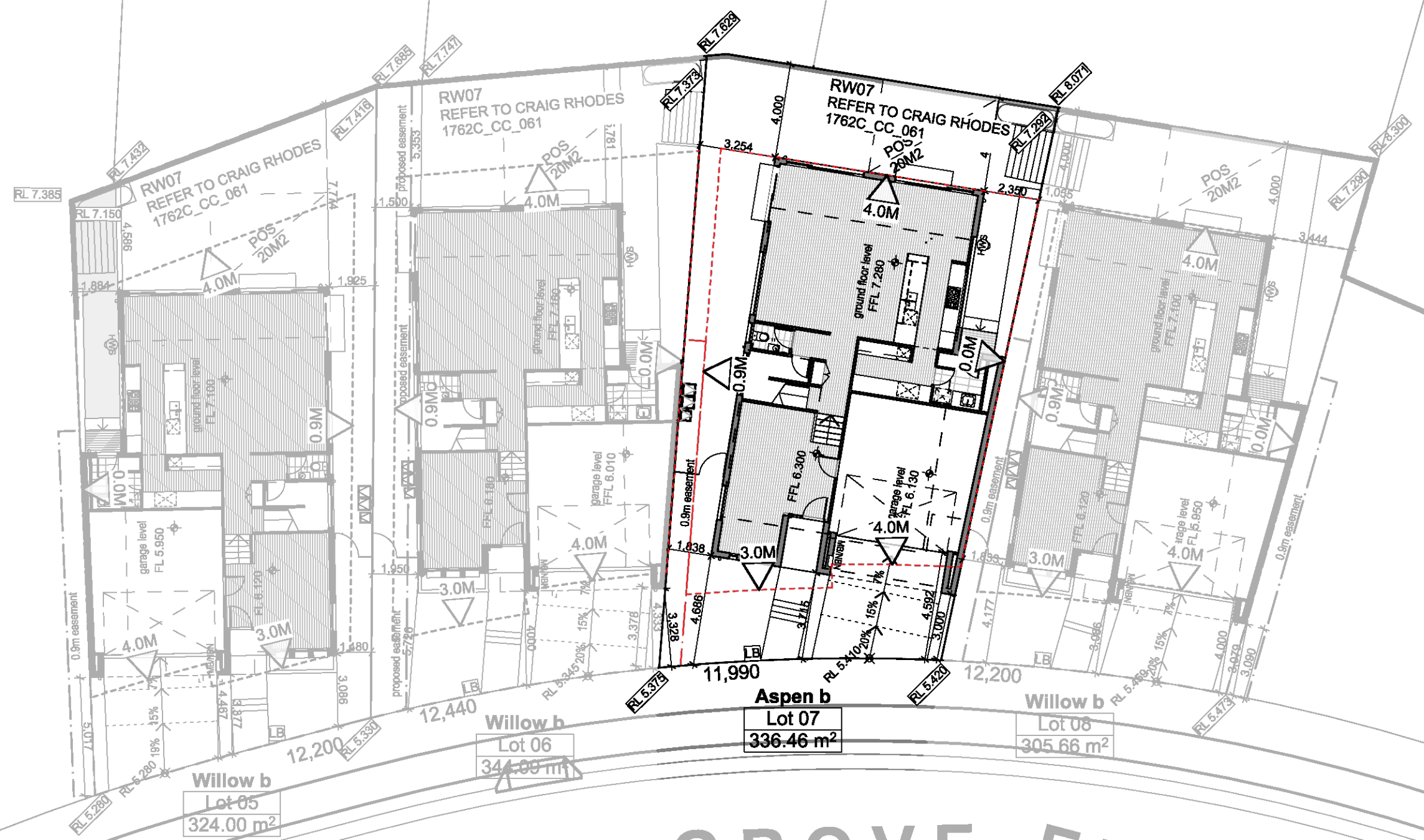
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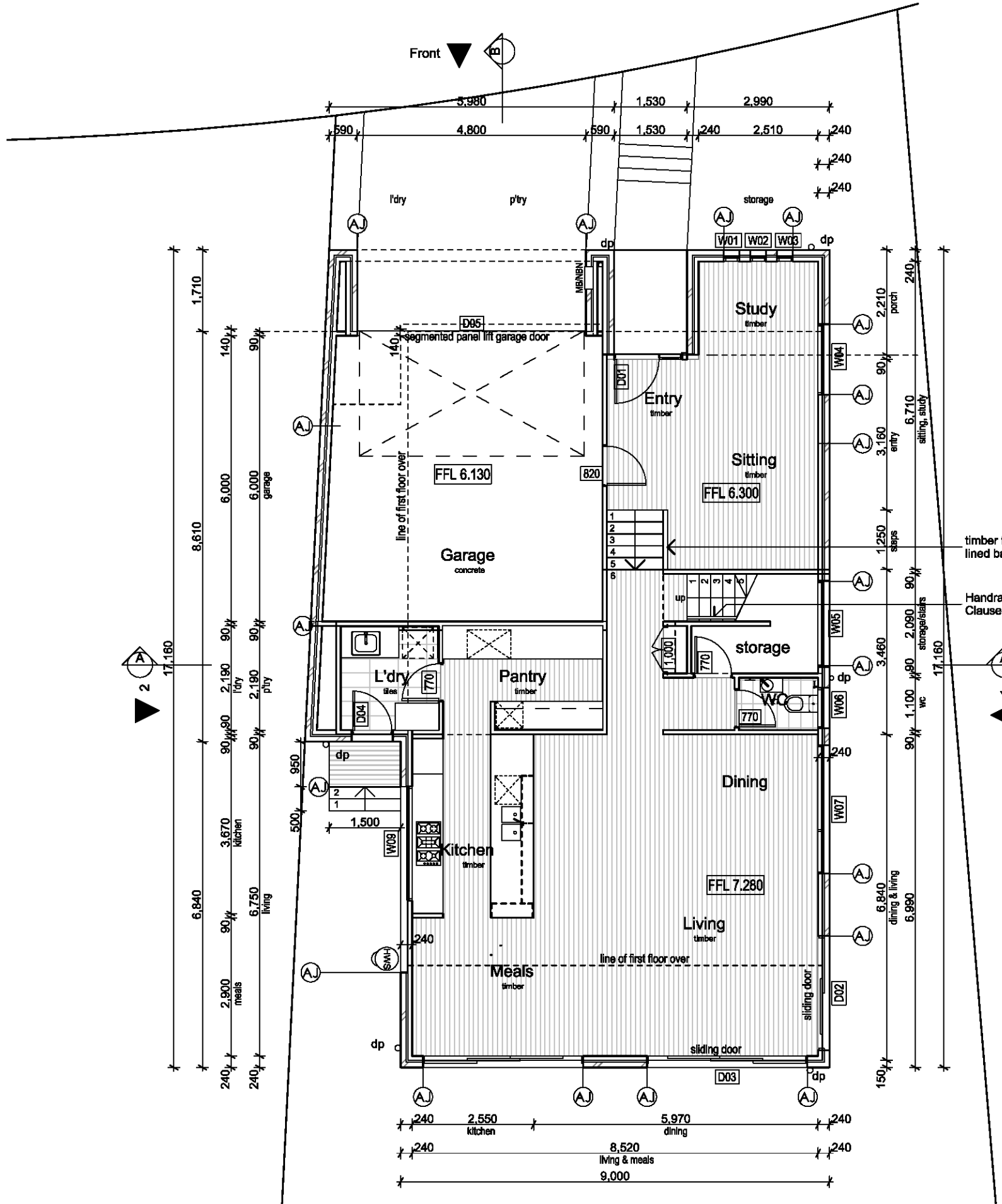
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 ABN: 61413783636

Rev	Description	By	Date

Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 7, Warriewood,  
 Project Number  
 11268



Drawing Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A1000  
 Revision



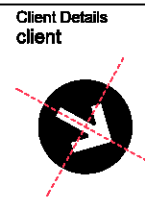
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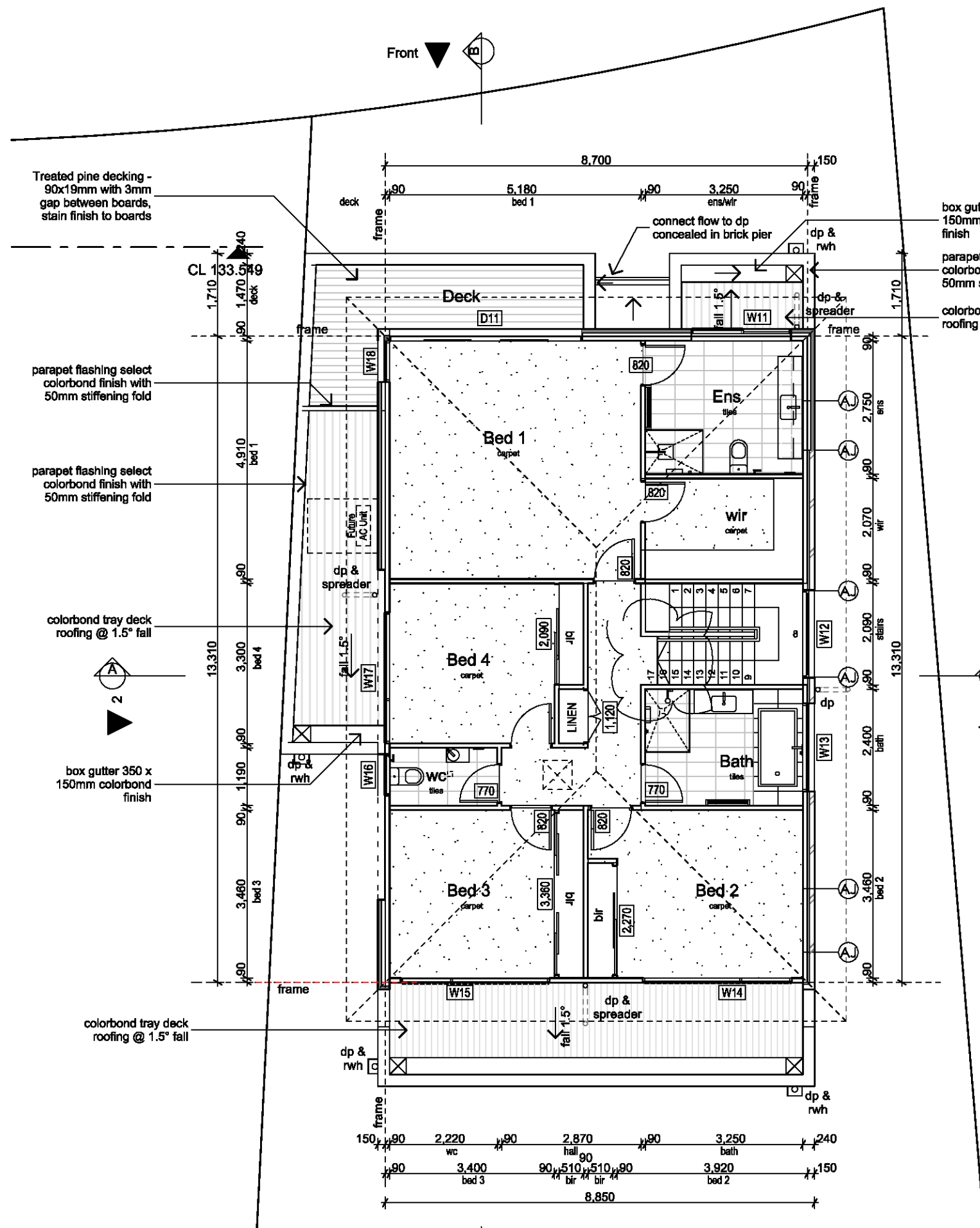
Rev	Description	By	Date
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Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 7, Warriewood,  
 Project Number  
 11268

Drawing  
 General Arrangement Plans  
 Ground Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2100  
 Revision





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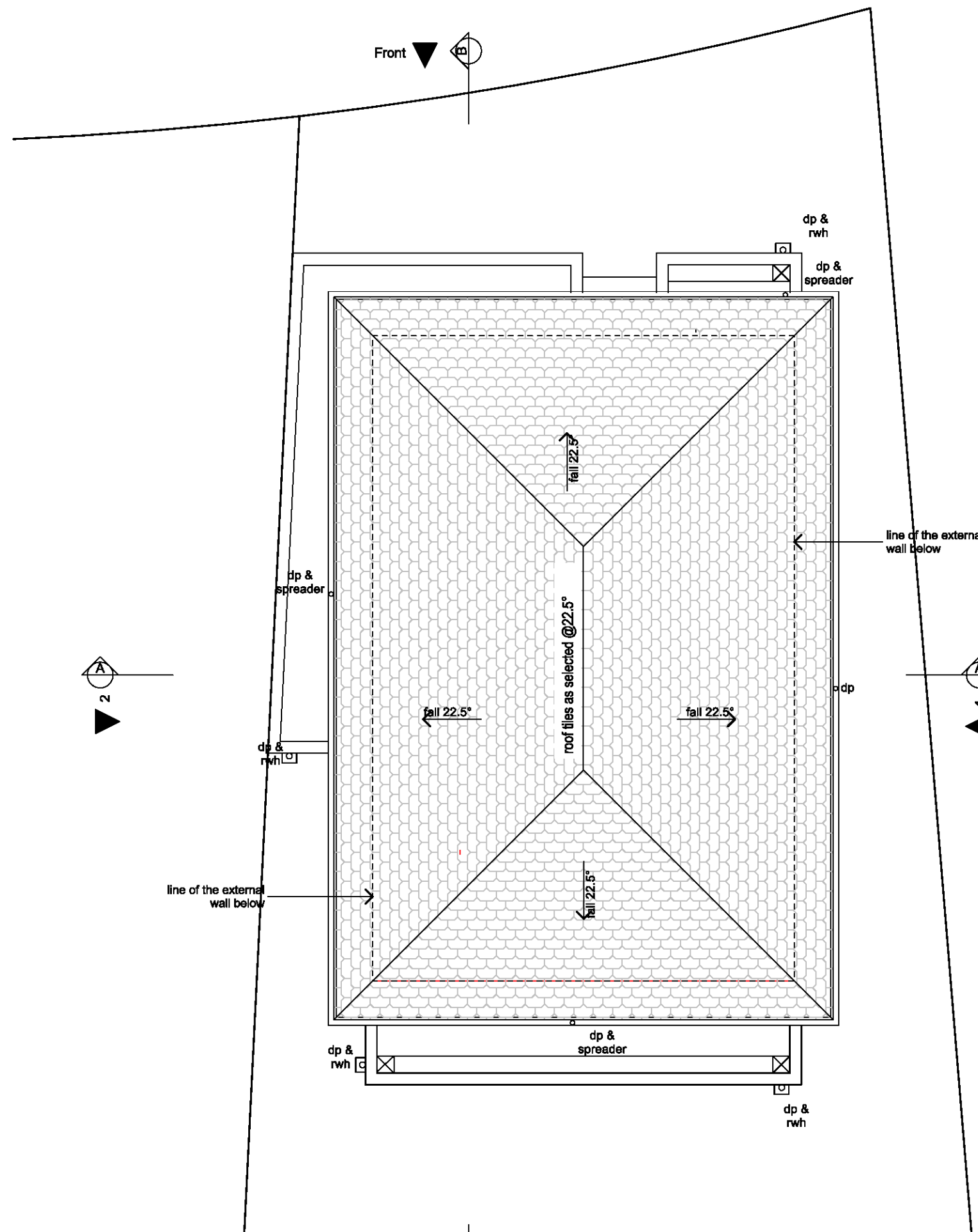
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 ABN: 61413783636

Rev	Description	By	Date
A	levels amended, stairs adjusted accordingly		12.02.2018.

Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 7, Warriewood,  
 Project Number  
 11268

Drawing  
 General Arrangement Plans  
 First Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2101  
 Revision  
 A



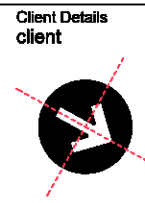
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 ABN: 61413783636

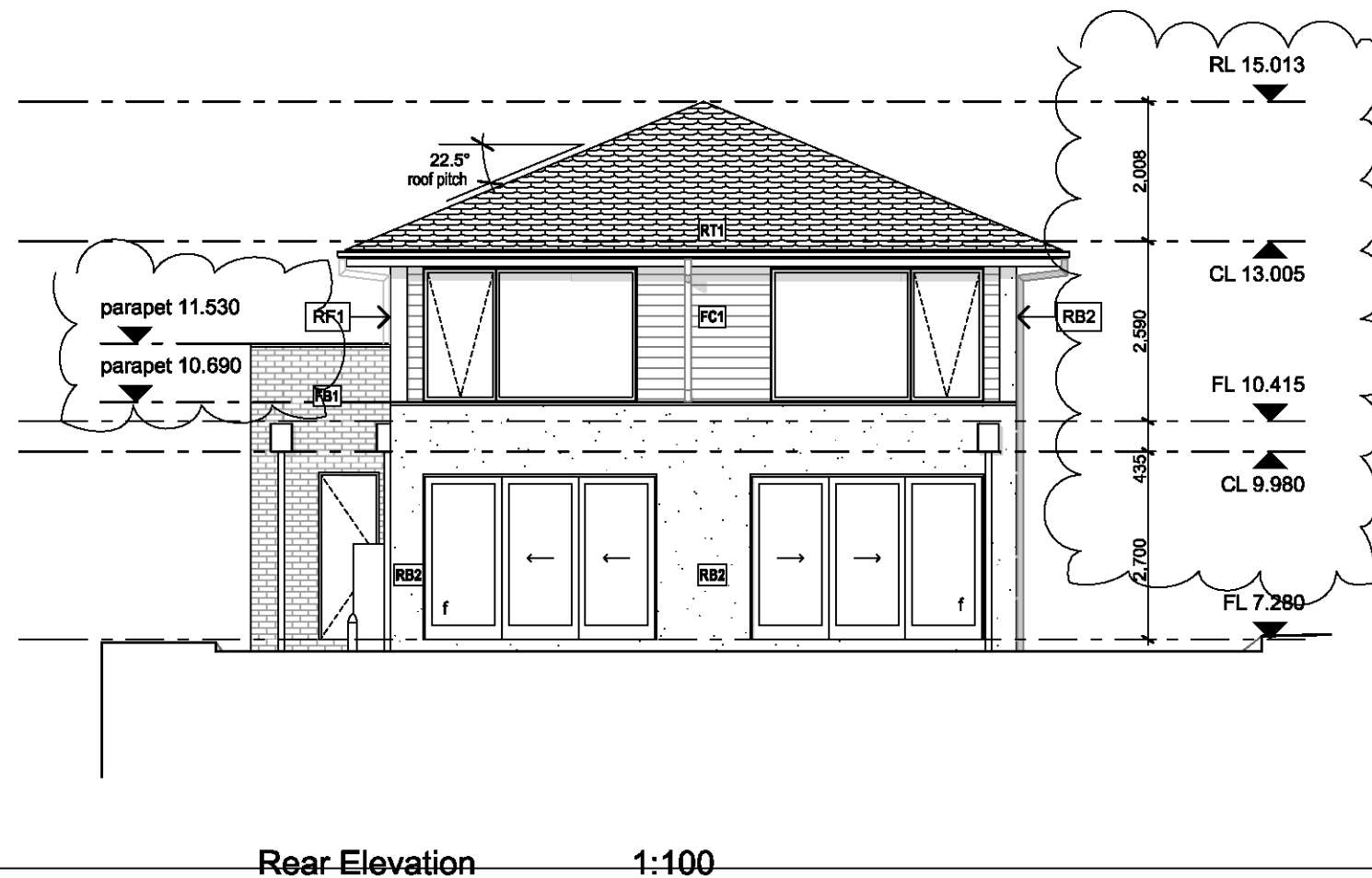
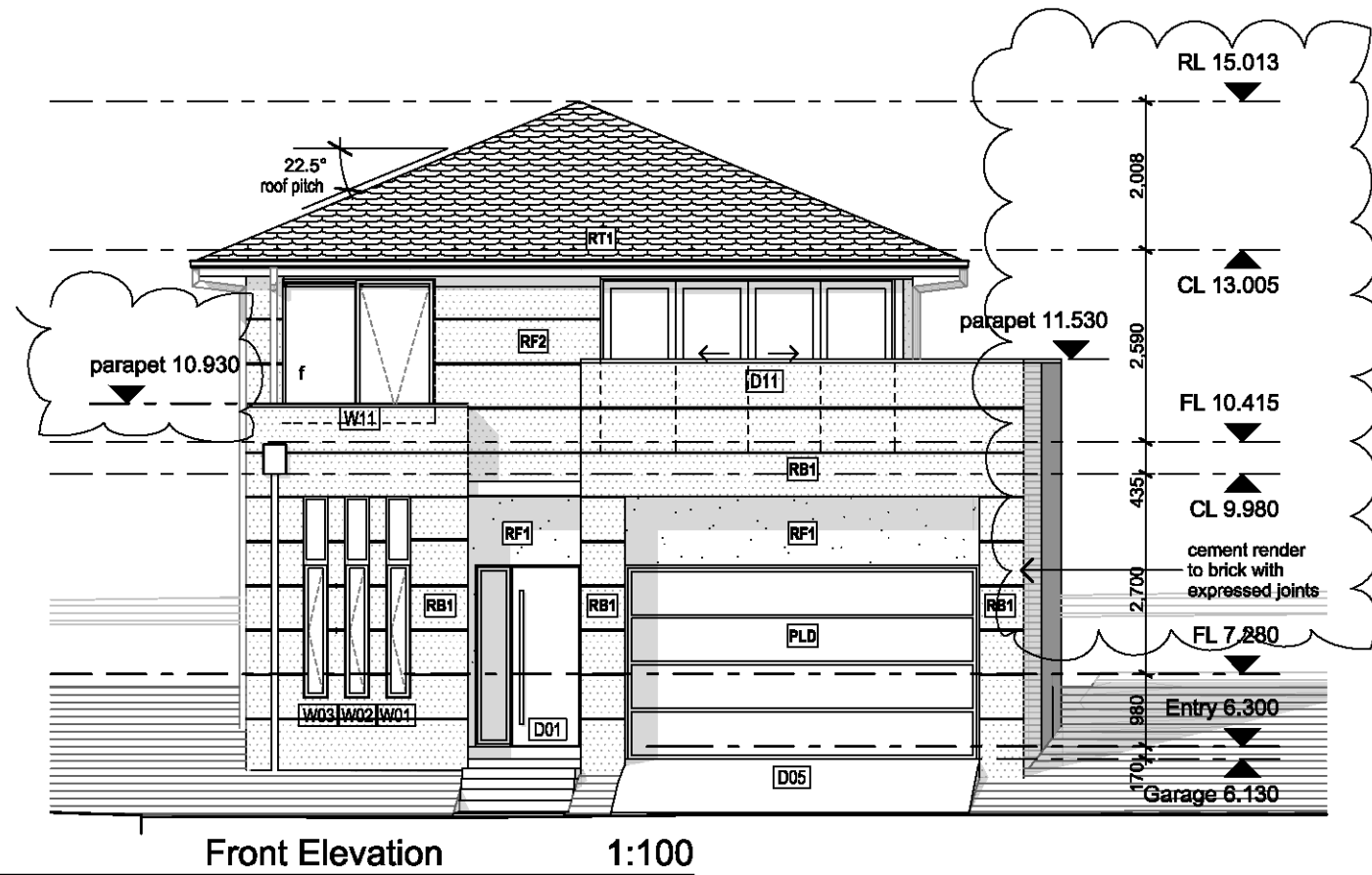
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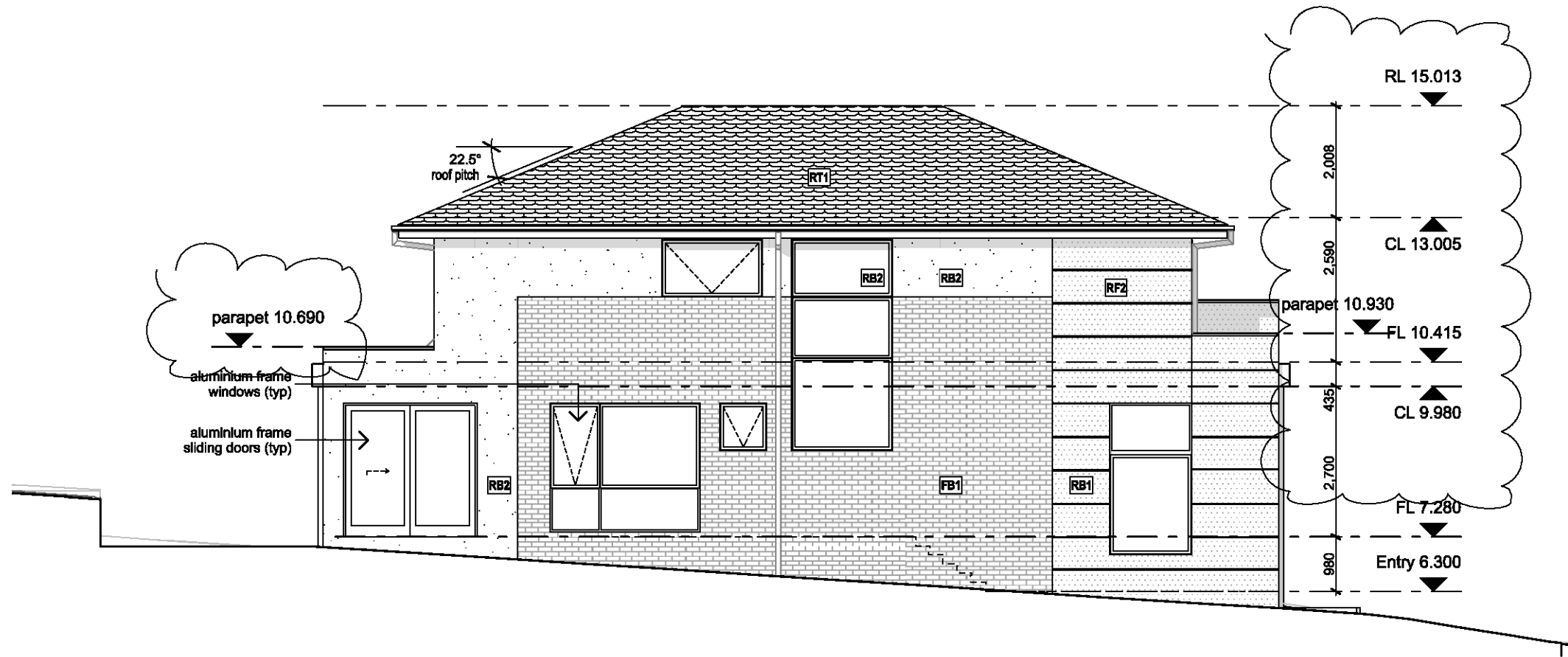


Client Details  
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 Project  
 Warriewood Bazem  
 Lot 7, Warriewood,  
 Project Number  
 11268

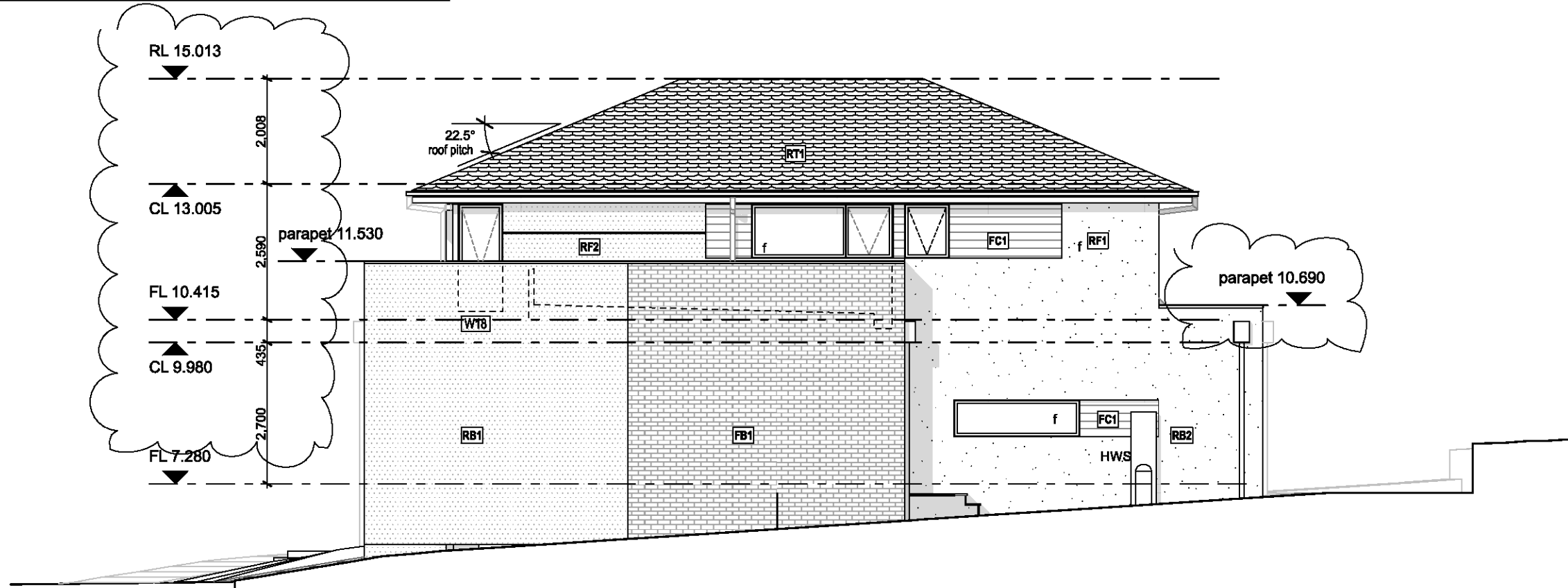
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 Roof Plan  
 Project Status  
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 Scale  
 Drawn BK Checked ML  
 Drawing Number A2102  
 Revision





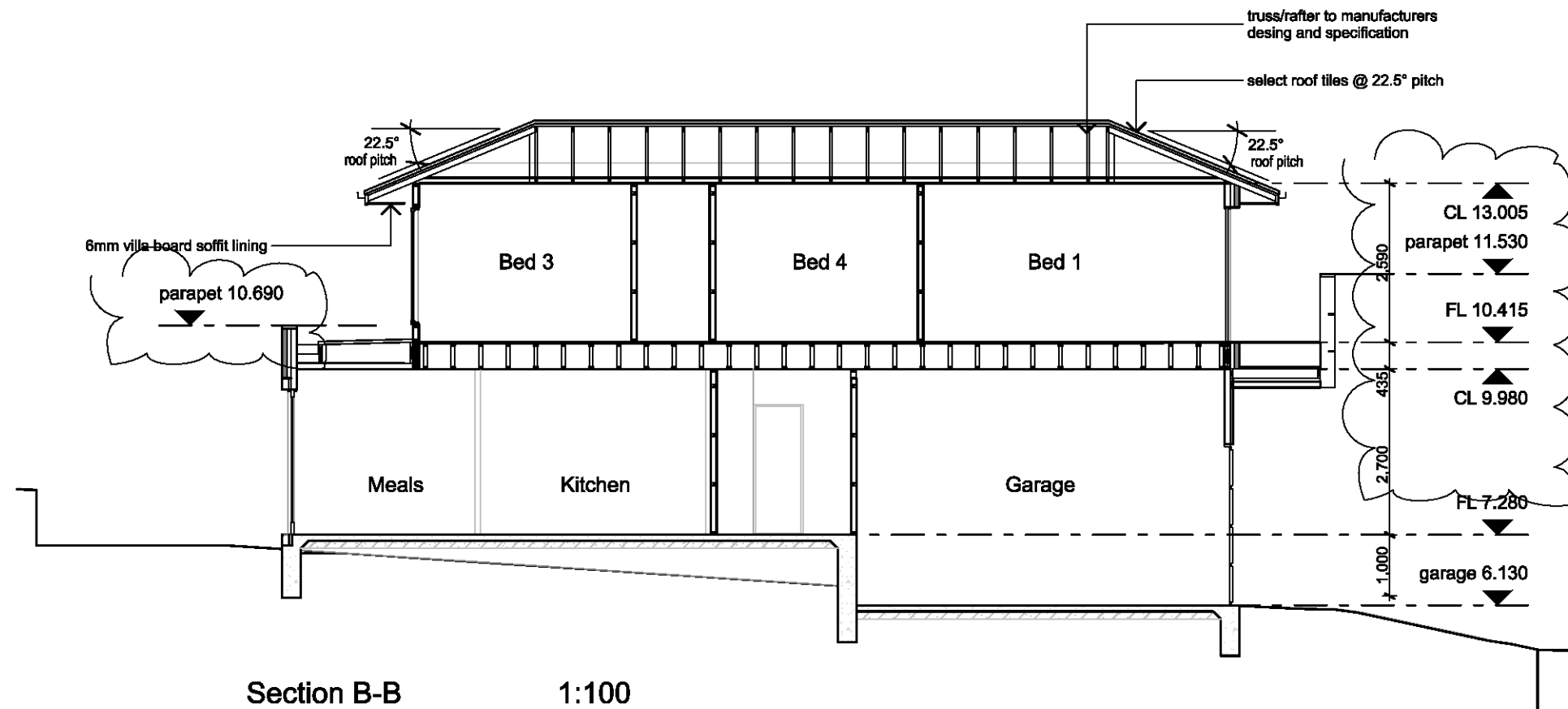


Side Elevation 1 1:100



Side Elevation 2 1:100





Section B-B 1:100

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COMMENCEMENT

Endorsement Date: 18/02/2019

DA2018/0627

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Warriewood Bazem

Lot 08, Warriewood,

Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

General Notes

External colour schedule



Render 1  
Dulux Linseed

Render 2  
Resene 1/8 Thorndon Cream

Garage  
Woodland Grey

Roof  
Boral Contour Gunmetal

Bricks  
Austral Everyday Life Engage

Note: colours indicative only and should not be used as a true representation of the product

Areas (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	118.50
02 FF Living Area	125.80
03 Garage	39.95
05 Porch	1.47
	<b>285.72 m<sup>2</sup></b>



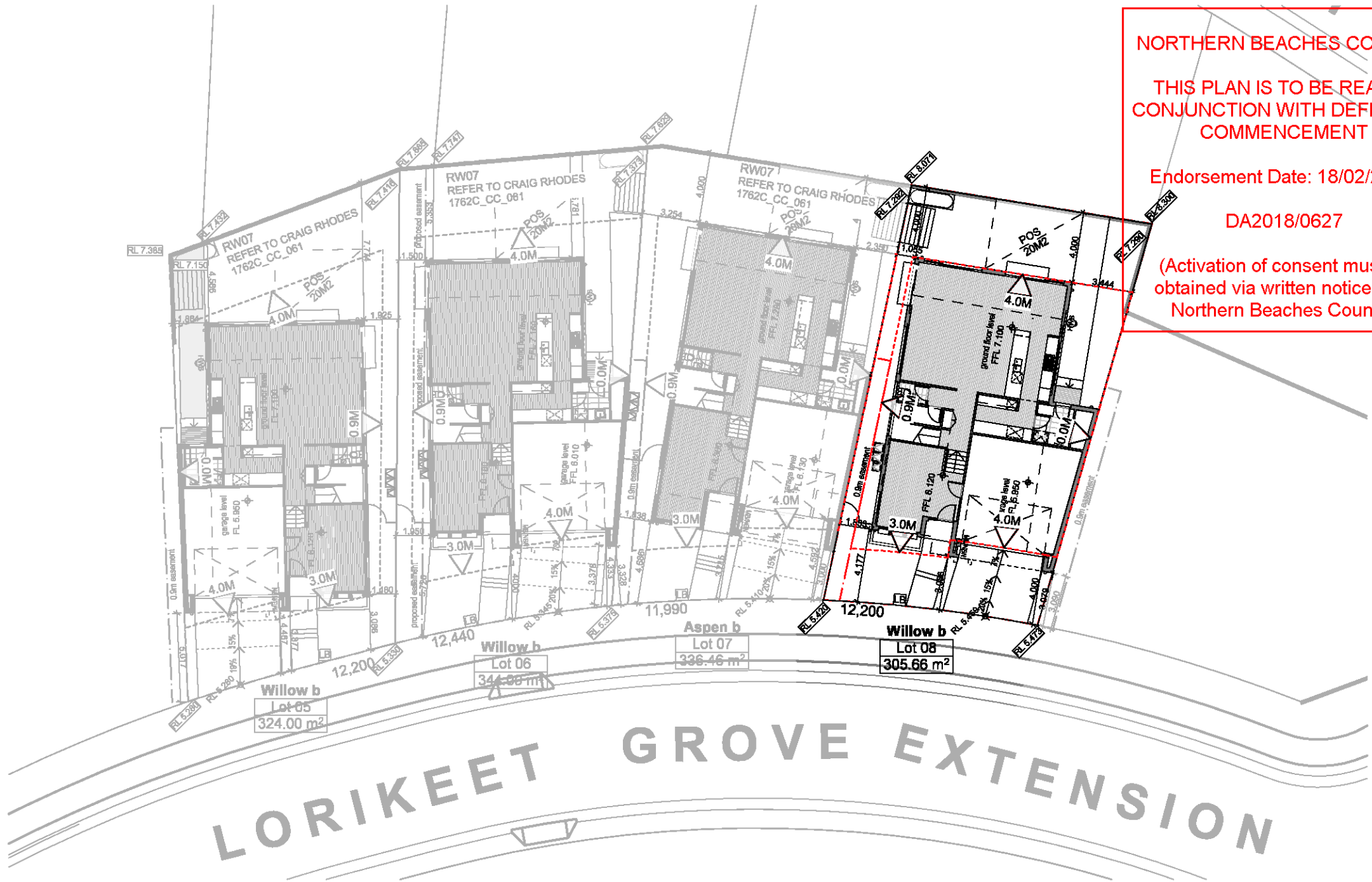
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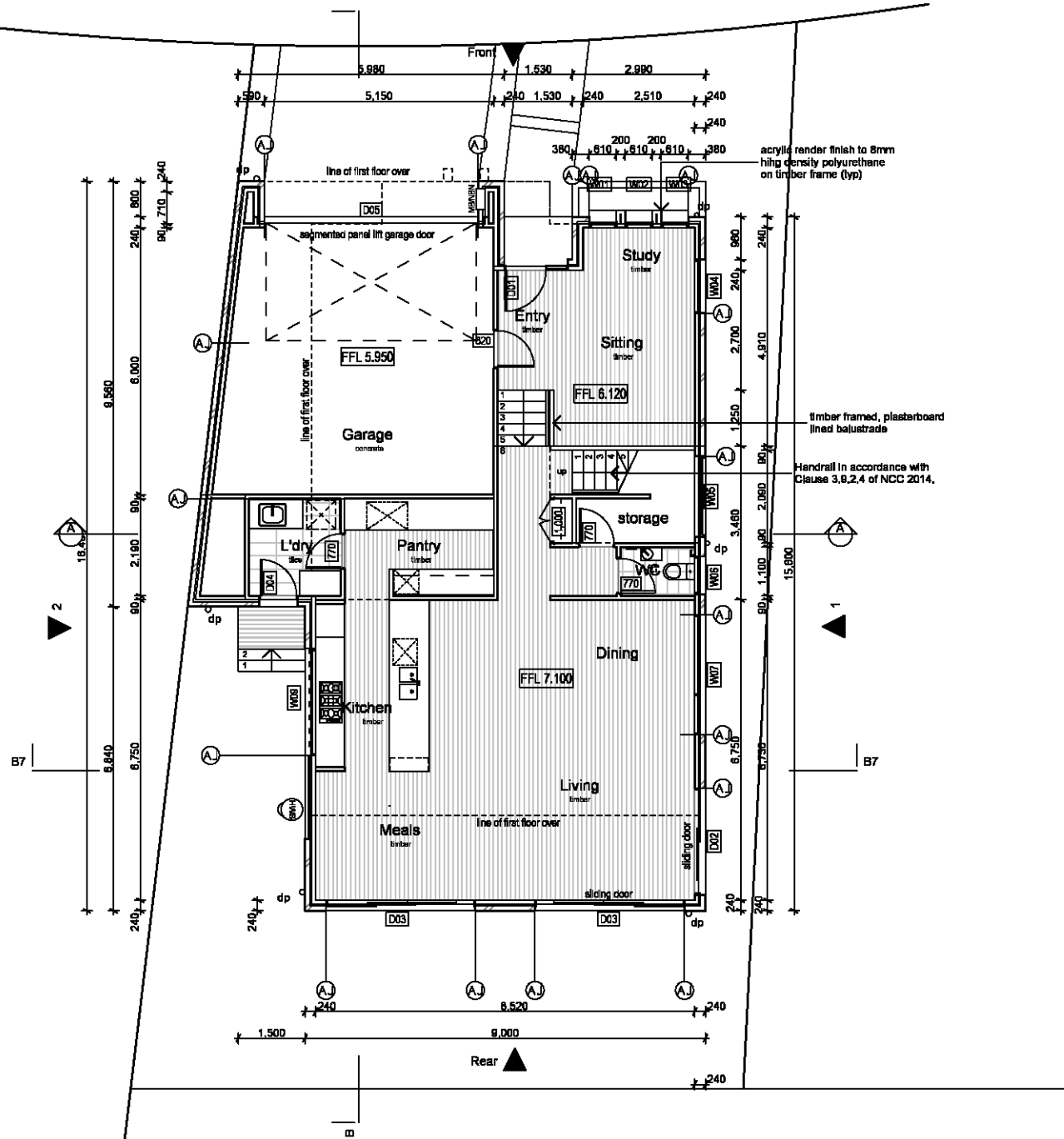
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www.dko.com.au / info@dko.com.au  
ABN: 61413783636

Rev Description By Date

Client Details  
client  
Project  
Warriewood Bazam  
Lot 08, Warriewood,



Drawing  
Site  
Site Plan  
Project Status  
PRELIMINARY - not for construction  
Scale  
Drawn BK Checked ML  
Project Number  
11268  
Drawing Number  
A1000  
Revision



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 www.dko.com.au / info@dko.com.au  
 ABN: 61413783636

Rev	Description	By	Date
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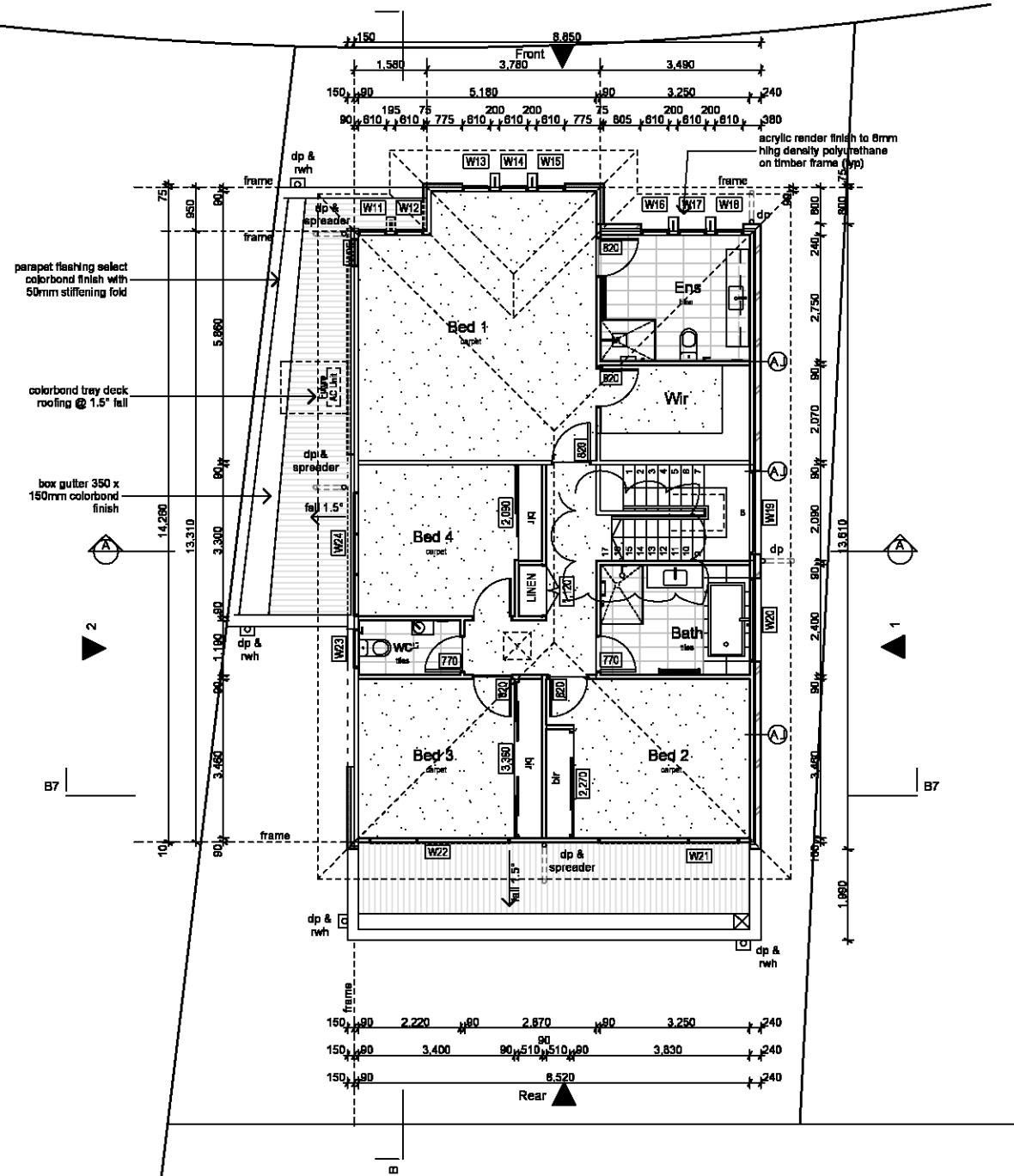
Client Details  
 Project  
 Warriewood Bazam  
 Lot 08, Warriewood,

Project Number  
 11268

Drawing  
 General Arrangement Plans  
 Ground Floor Plan  
 Project Status  
 PRELIMINARY - not for construction

Scale  
 Drawing Number  
 Checked ML  
 A2100  
 Revision





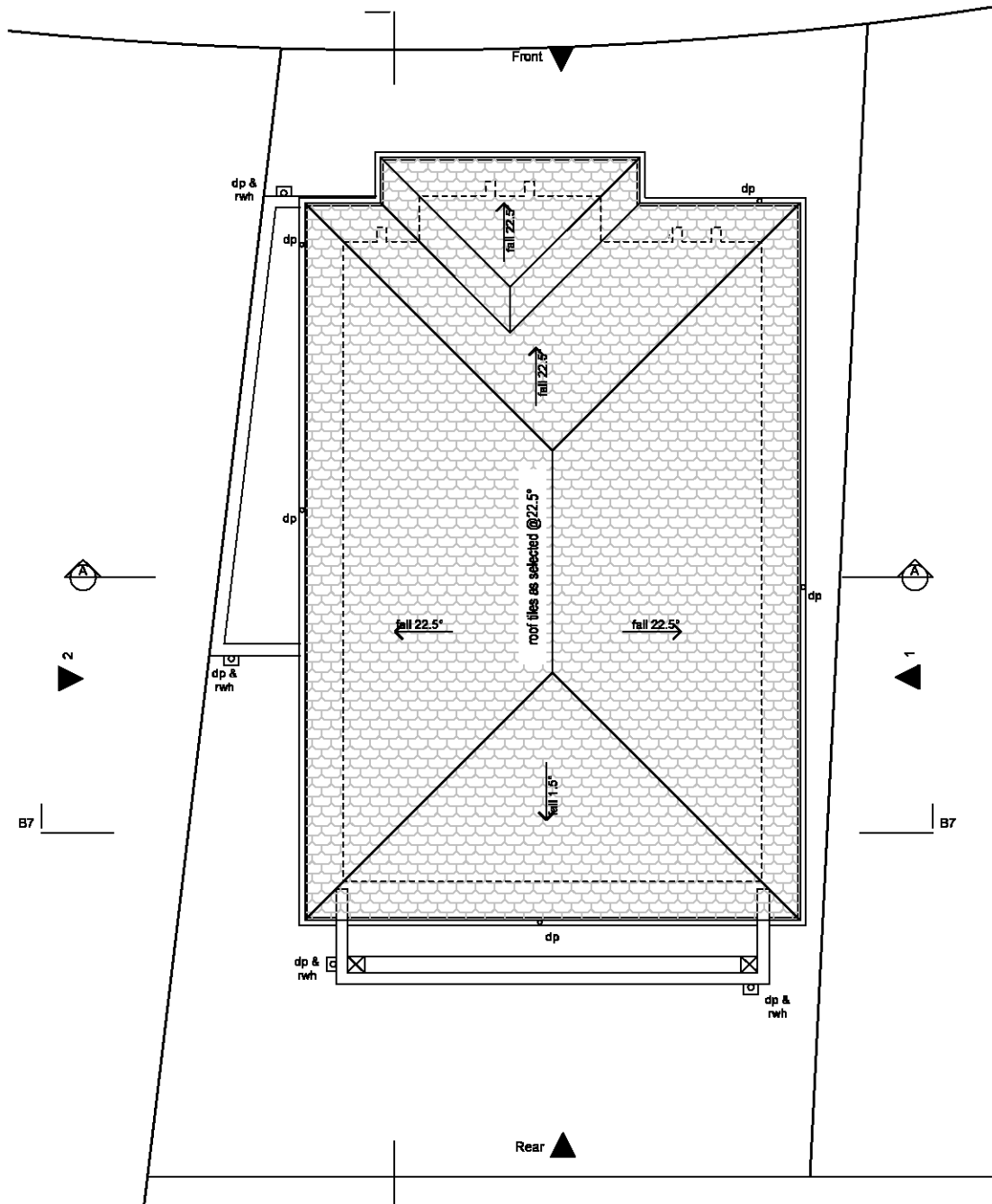
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COMMENCEMENT

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ABN: 61413783636

Rev Description

By Date

Client Details  
client

Project  
Warriewood Bazam  
Lot 08, Warriewood,

Drawing  
Garbinal Arrangement Plans  
Roof Plan

Project Status  
PRELIMINARY - not for construction

Scale  
Drawn BK Checked ML

Project Number  
11268

Drawing Number  
A2102  
Revision





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Endorsement Date: 18/02/2019

DA2018/0627

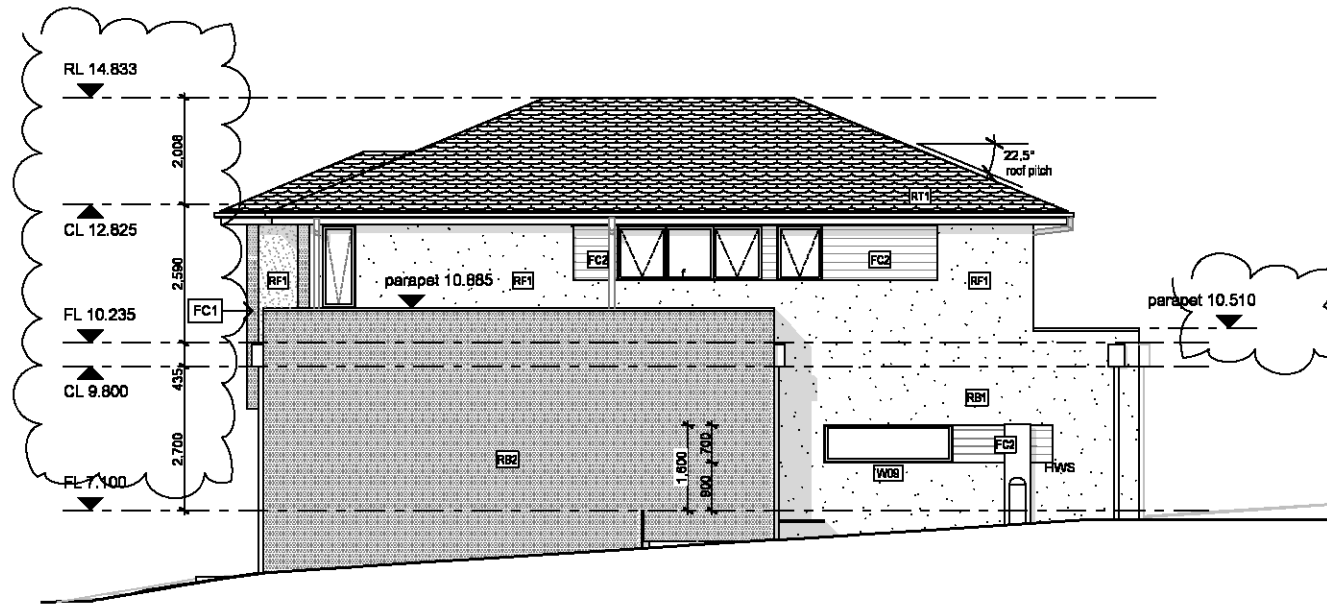
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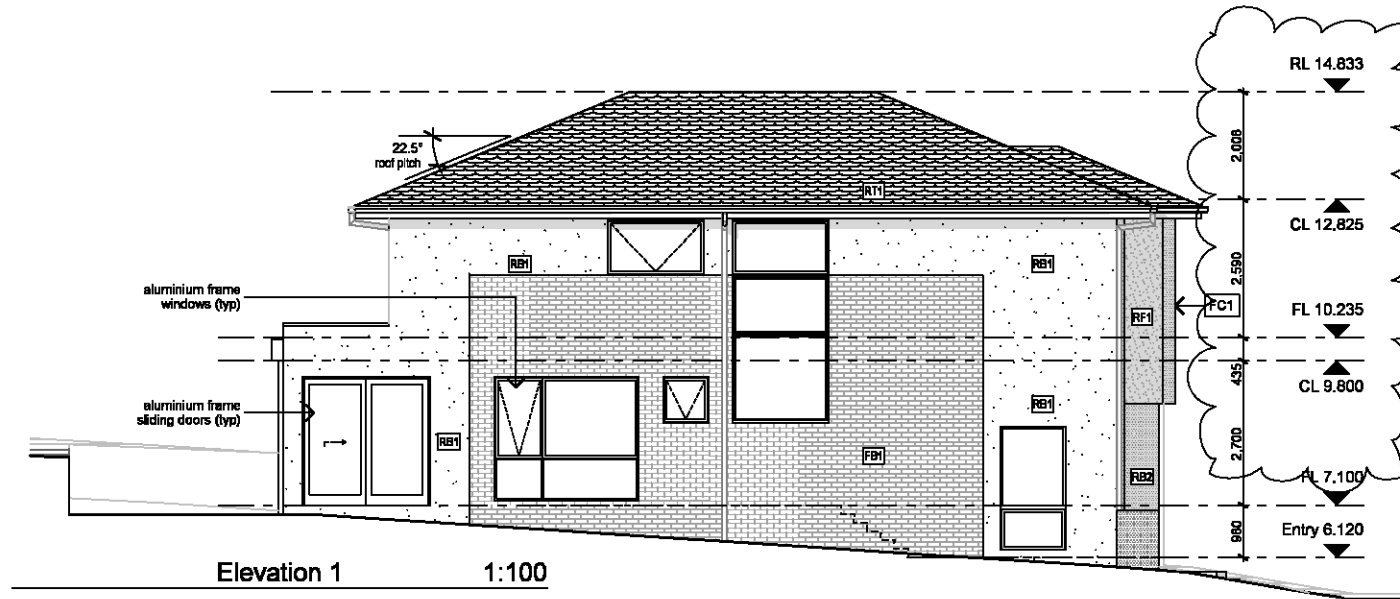
Elevation 4 1:100



Elevation 3 1:100



Elevation 2 1:100



Elevation 1 1:100

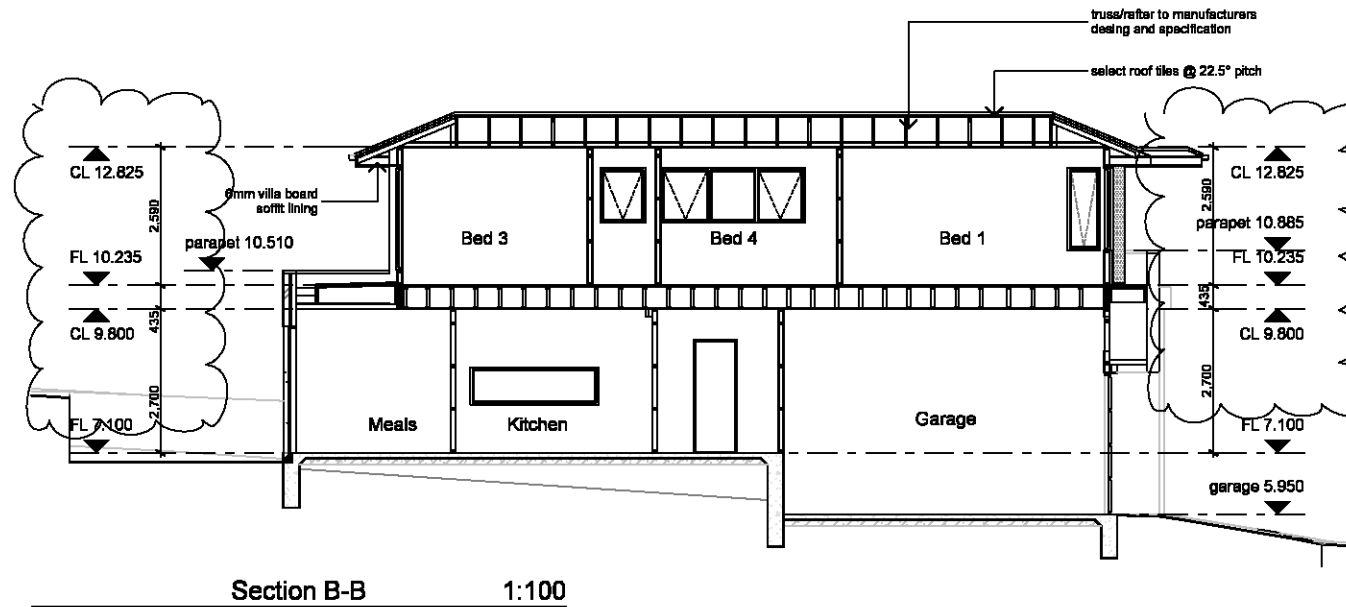
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Section B-B 1:100



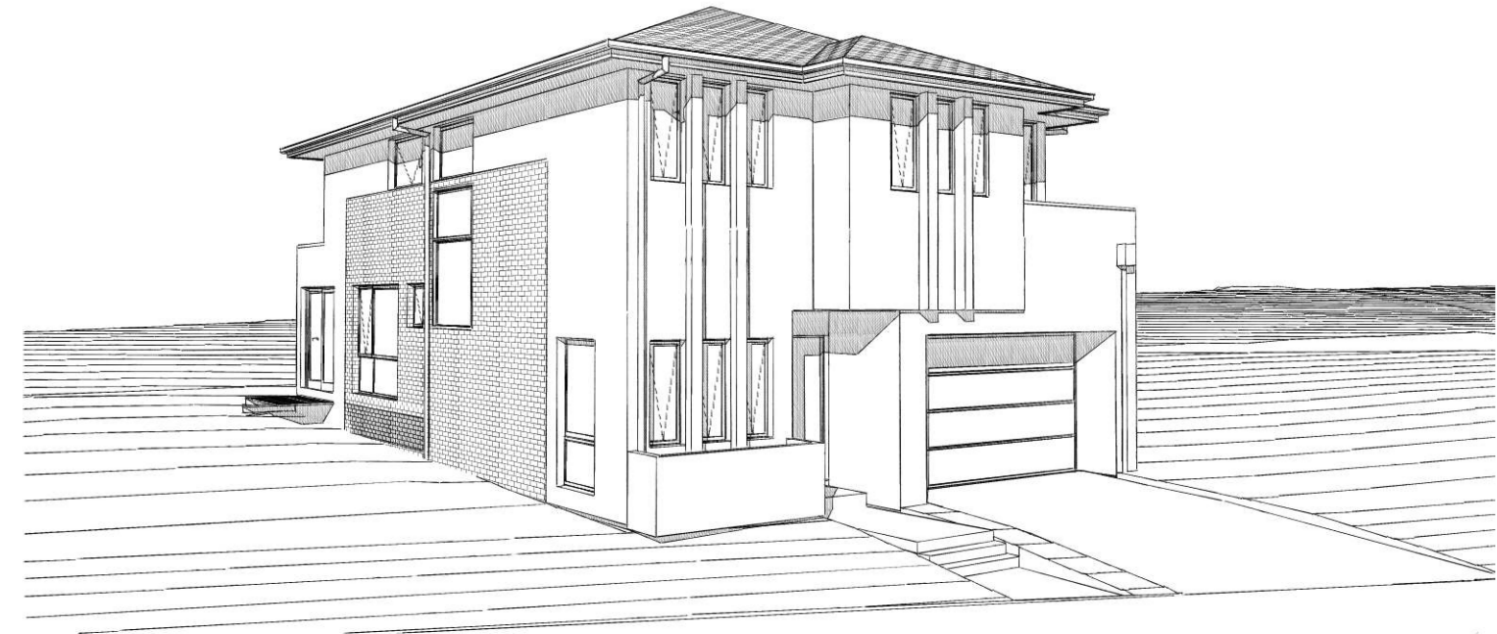
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Endorsement Date: 18/02/2019

DA2018/0627

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## Warriewood Bazem

## Lot 21, Warriewood,

### Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000	A	Site Plan
A1001	A	Landscape Plan
A2100	A	Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

### General Notes

#### External colour schedule



Render 1  
Dulux Linseed

Render 2  
Resene 1/8 Thorndon Cream

Garage  
Woodland Grey

Roof  
Boral Contour Gunmetal

Bricks  
Austral Everyday Life Engage

Note: colours indicative only and should not be used as a true representation of the product

### Areas (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	116.02
02 FF Living Area	128.00
03 Garage	36.99
05 Porch	1.47
	<b>280.48 m<sup>2</sup></b>

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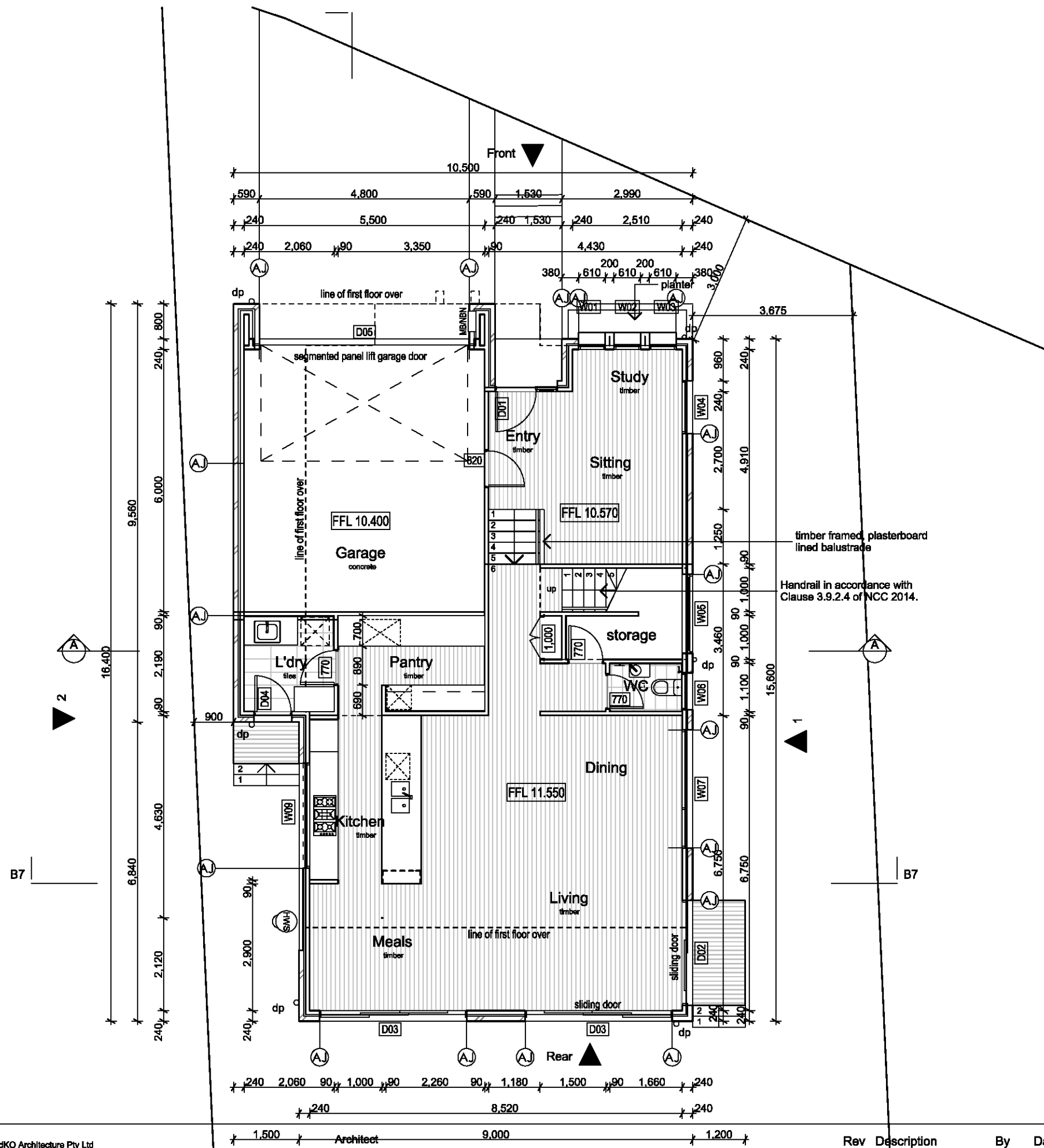
Rev	Description	By	Date
A	setbacks amended		07.03.2018.



Project  
 Warriewood Bazem  
 Lot 21, Warriewood,

Project Number  
 11268

Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number **A1000**  
 Revision **A**



Note:  
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ABN: 61413783636

Rev	Description	By	Date
A	setbacks amended		07.03.2018.

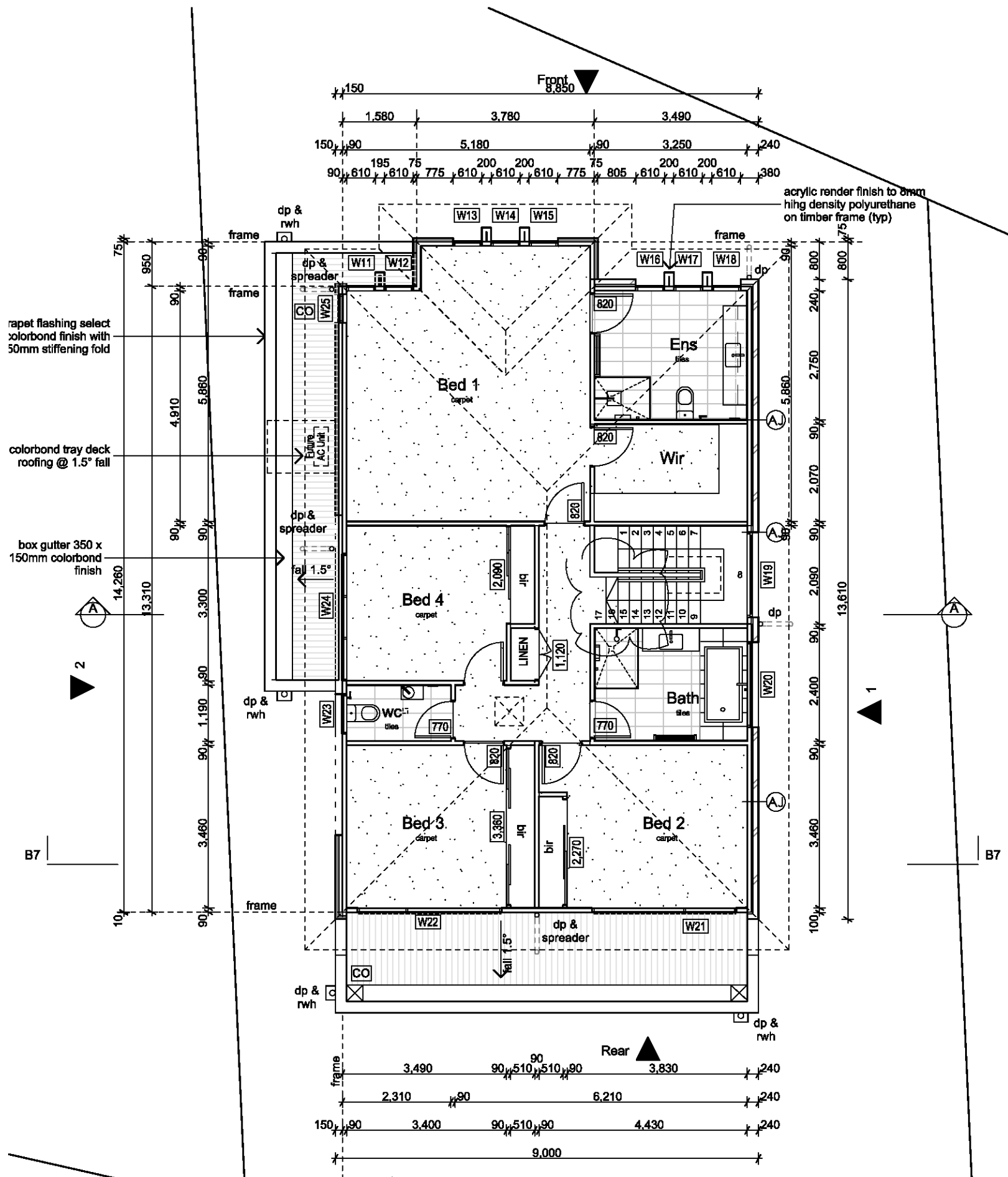


Project  
Warriewood Bazem  
Lot 21, Warriewood,

Project Number  
11268

Drawing  
General Arrangement Plans  
Ground Floor Plan  
Project Status  
PRELIMINARY - not for construction  
Scale  
Drawn BK Checked ML  
Drawing Number  
A2100  
Revision  
A



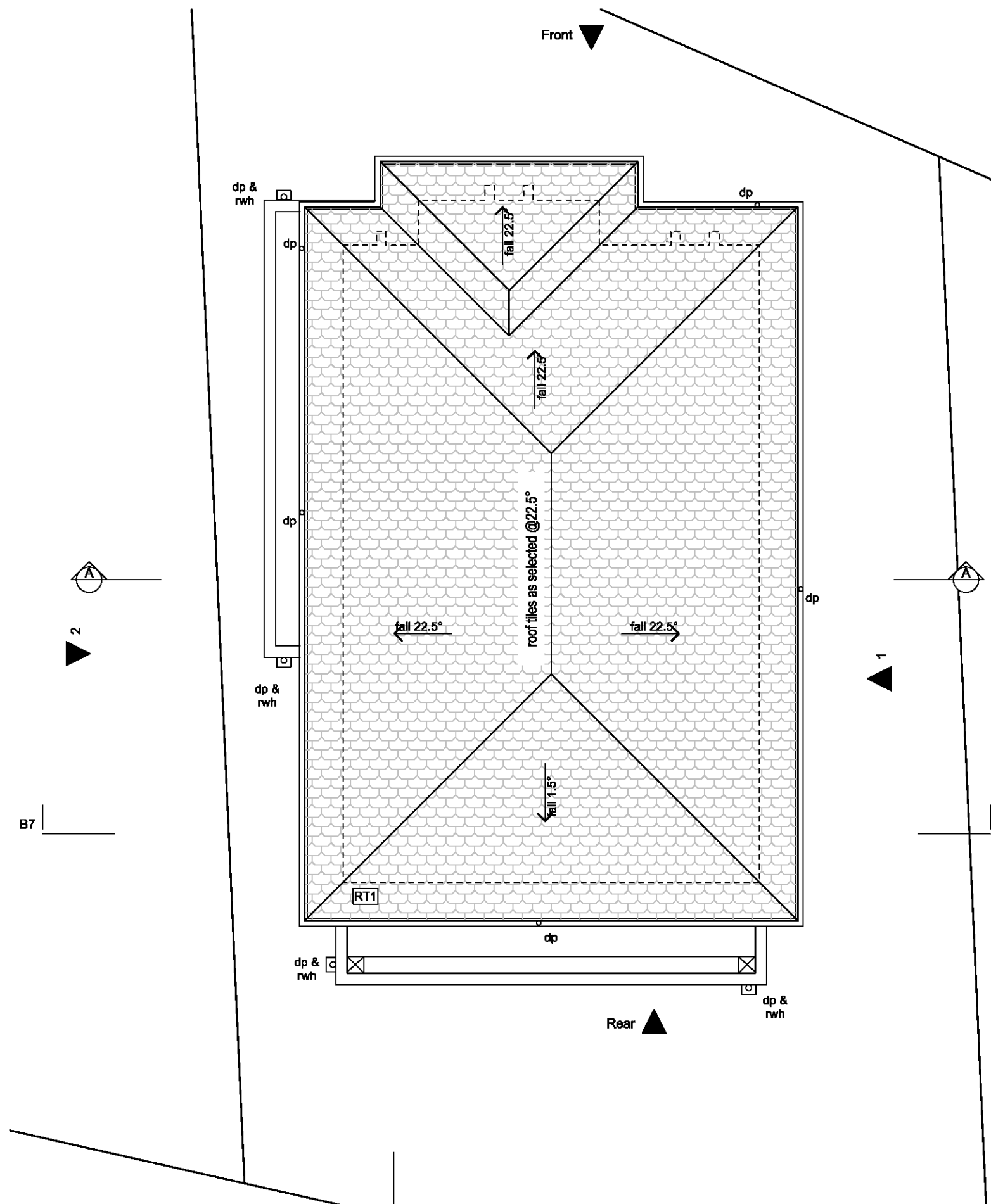


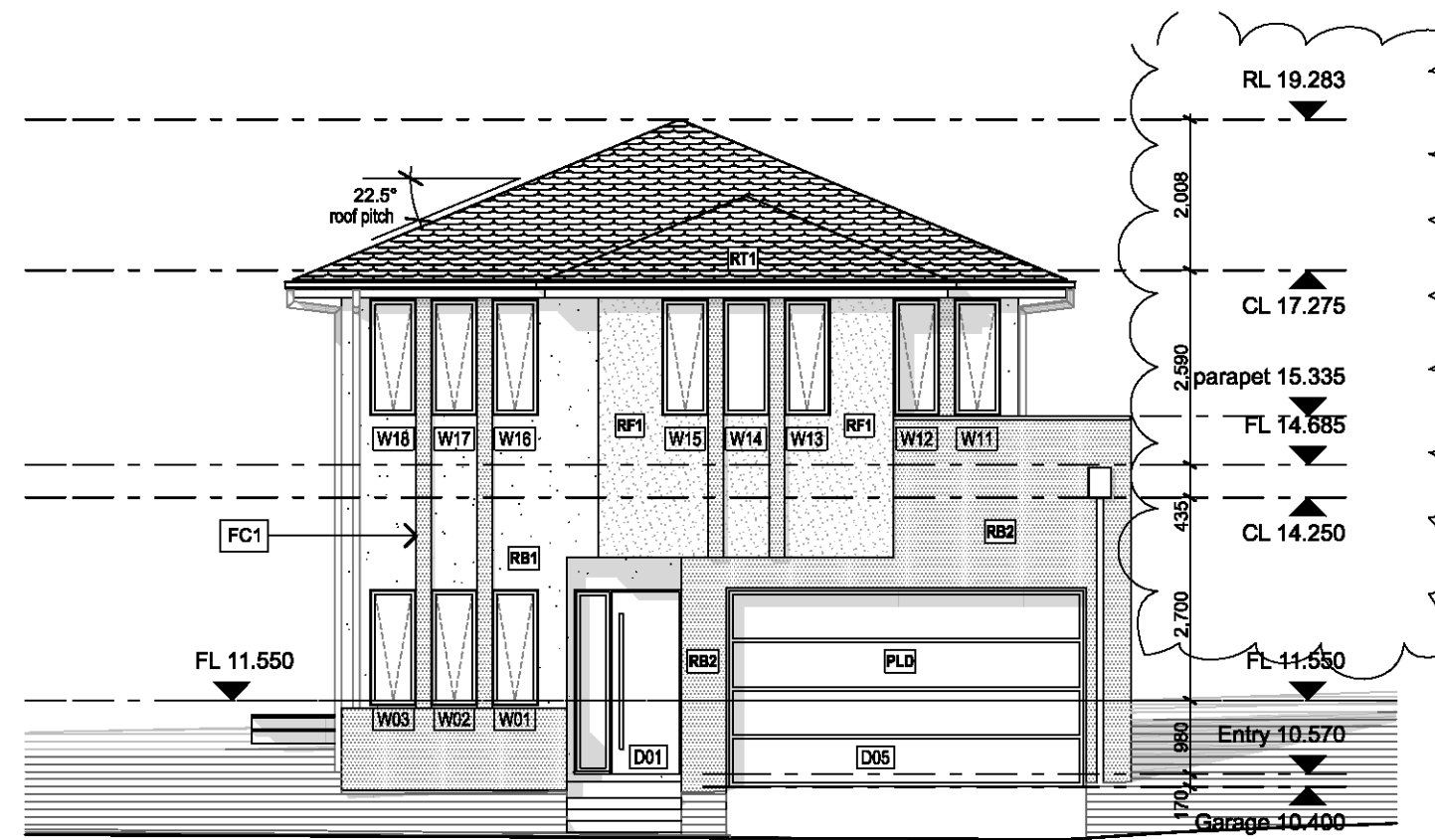
rapet flashing select colorbond finish with 50mm stiffening fold

colorbond tray deck roofing @ 1.5° fall

box gutter 350 x 150mm colorbond finish

acrylic render finish to brick high density polyurethane on timber frame (typ)



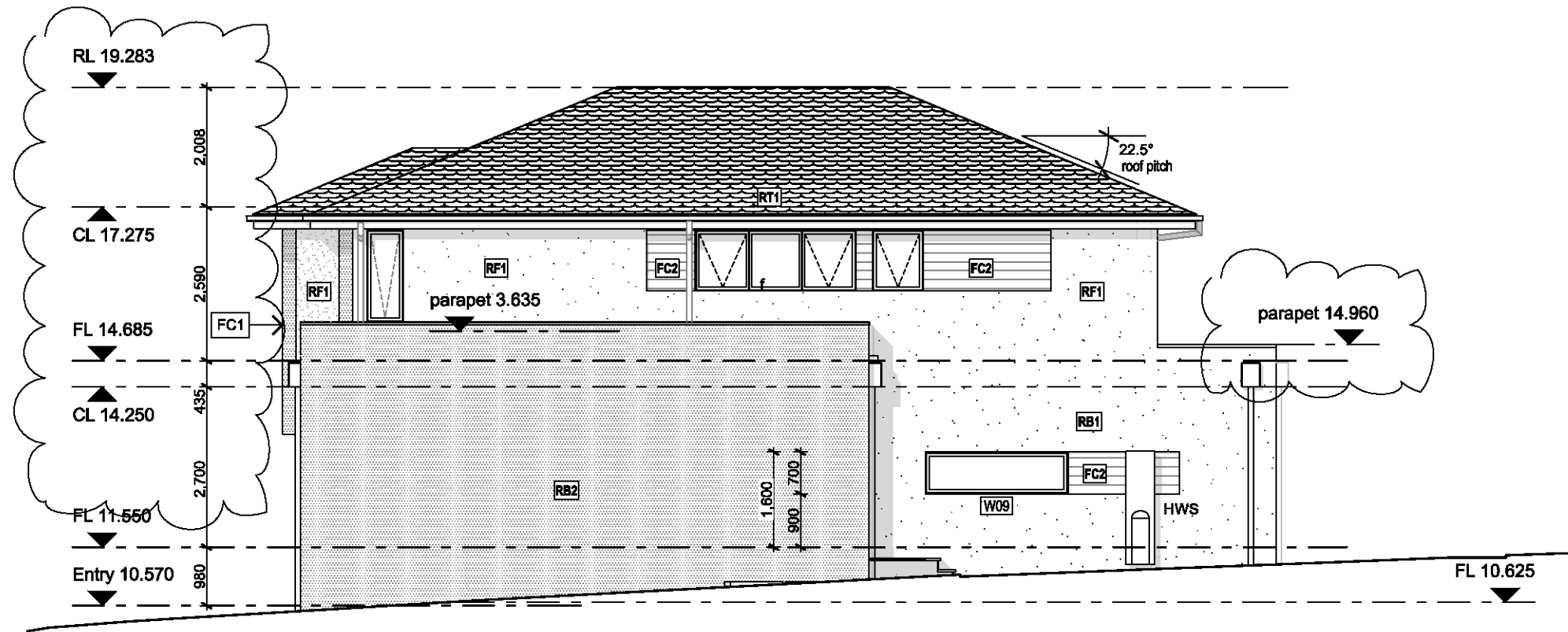


Elevation 4 1:100



Elevation 3 1:100

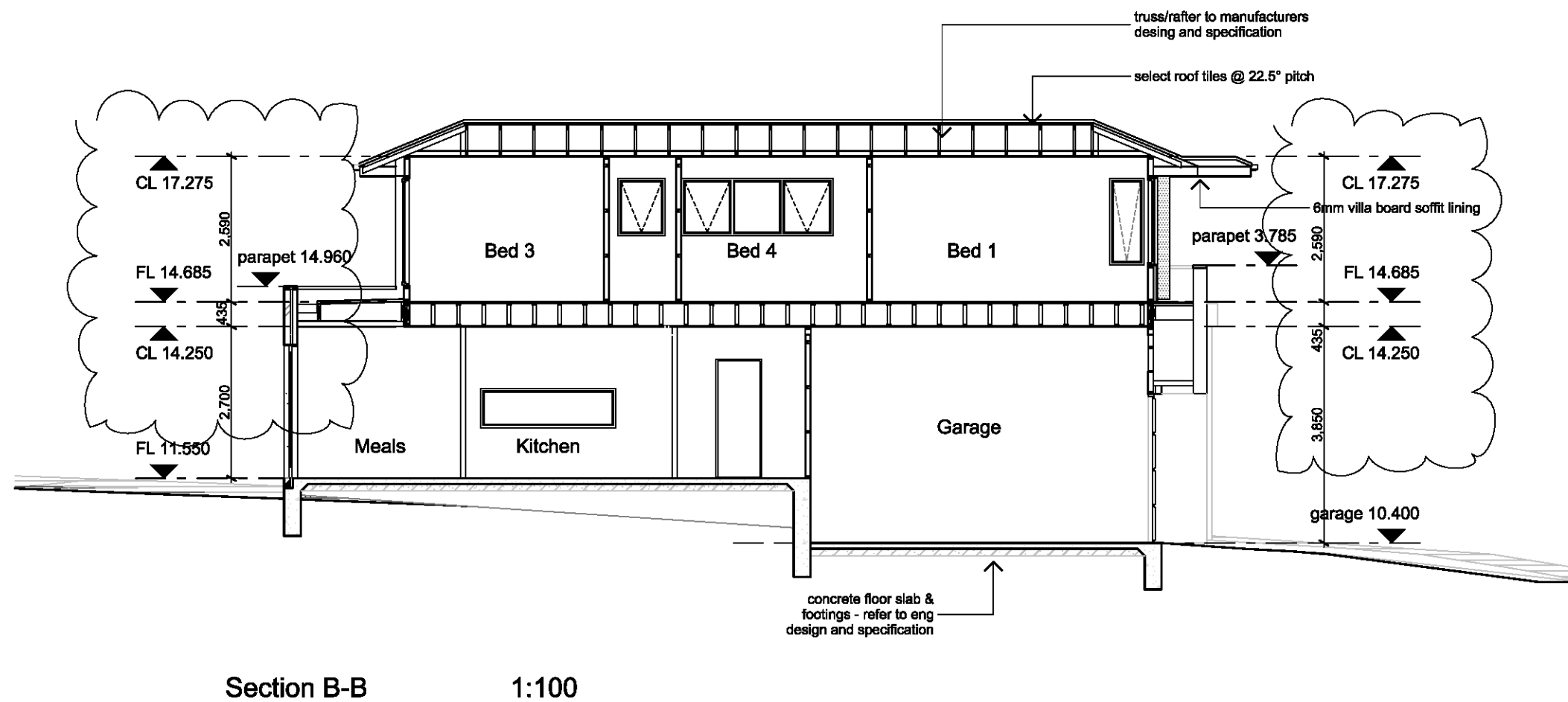




Elevation 2 1:100



Elevation 1 1:100



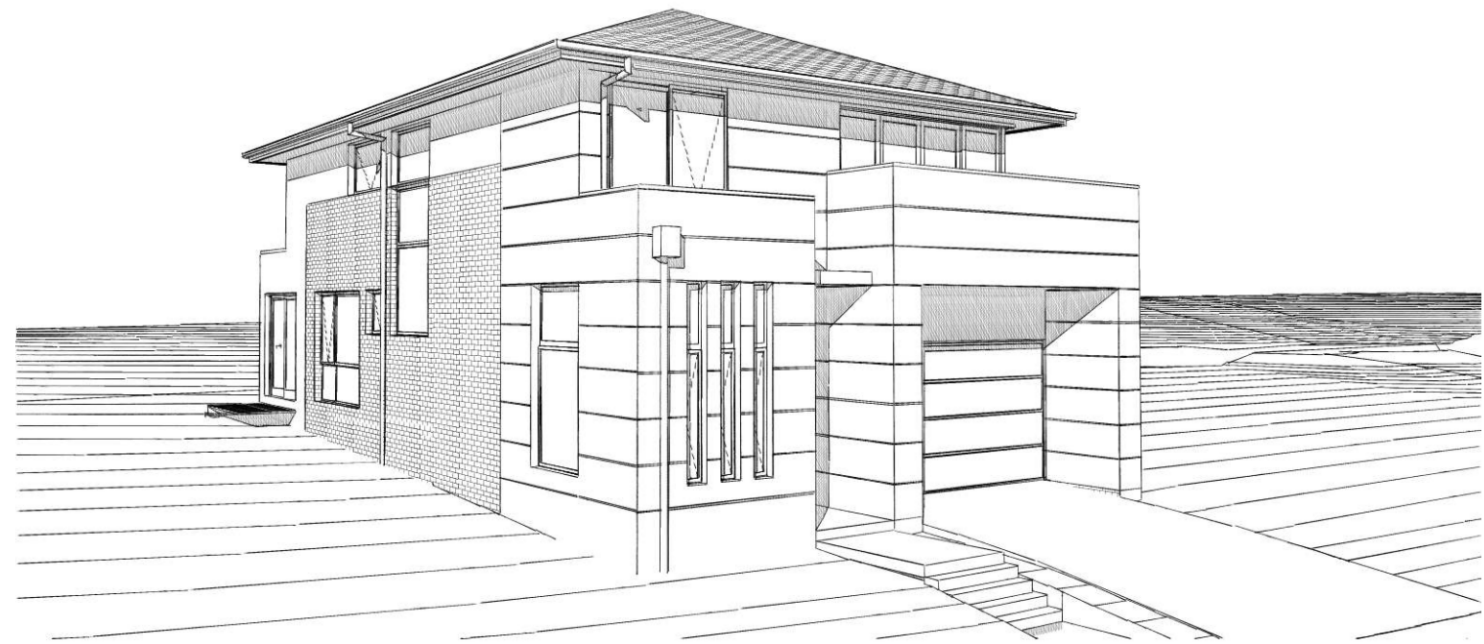
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COMMENCEMENT

Endorsement Date: 18/02/2019

DA2018/0627

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Warriewood Bazem

Lot 22, Warriewood,

## Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

## General Notes

### External colour schedule



Render 1  
Resene Tea

Render 2  
Dulux Blackball

Garage  
Woodland Grey

Roof  
Boral Contour Gunmetal

Bricks  
Austral The Avenue Stratton

Note: colours indicative only and should not be used as a true representation of the product

## Areas (for Building Permit purposes only)

Aspen b	
Area Name	Measured Area
01 GF Living Area	121.54
02 FF Living Area	121.14
03 Garage	37.74
04 FF Balcony	11.97
05 Porch	3.15
	<b>295.54 m<sup>2</sup></b>



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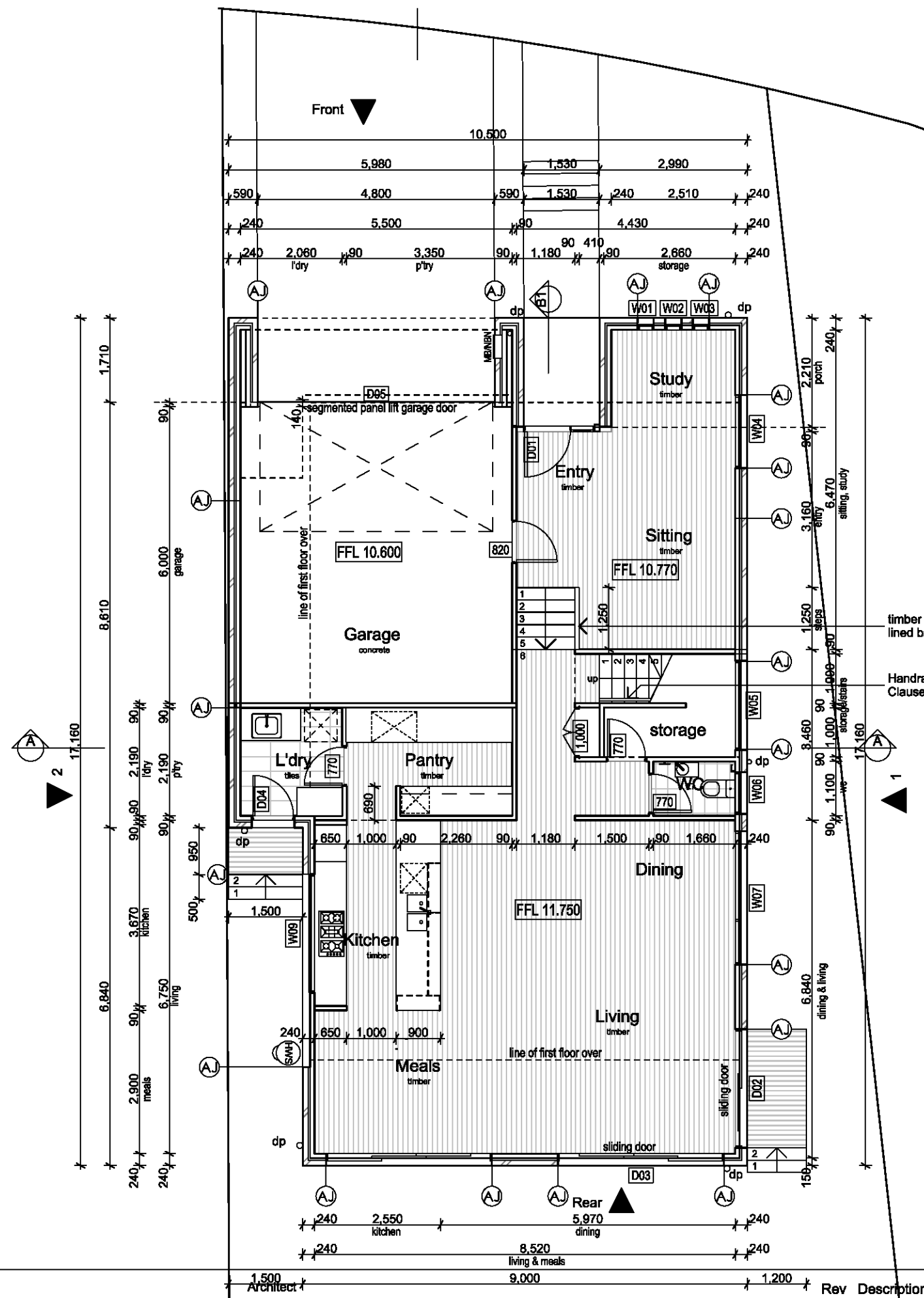
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Rev	Description	By	Date

Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 22, Warriewood,  
 Project Number  
 11268

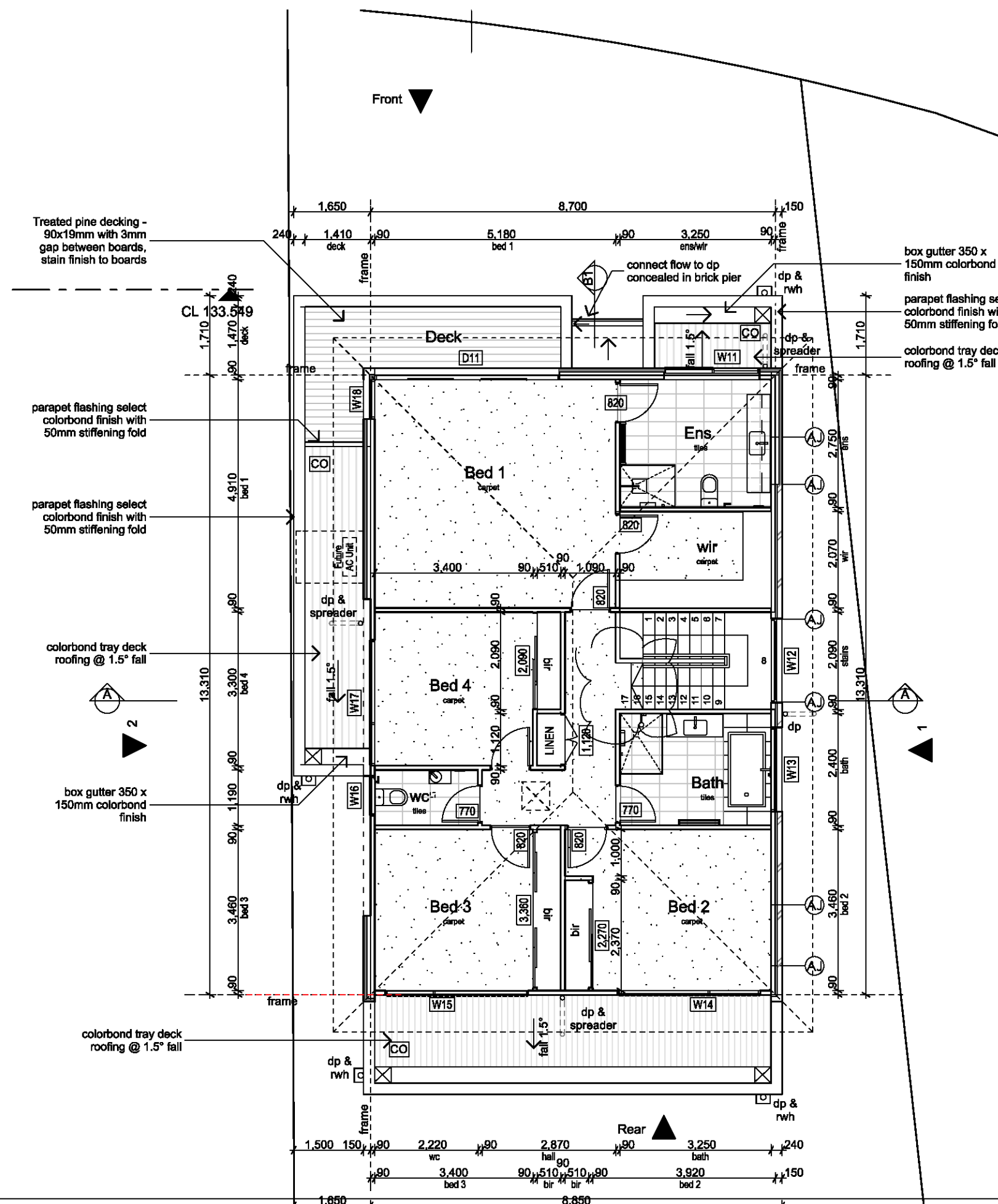


Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A1000  
 Revision



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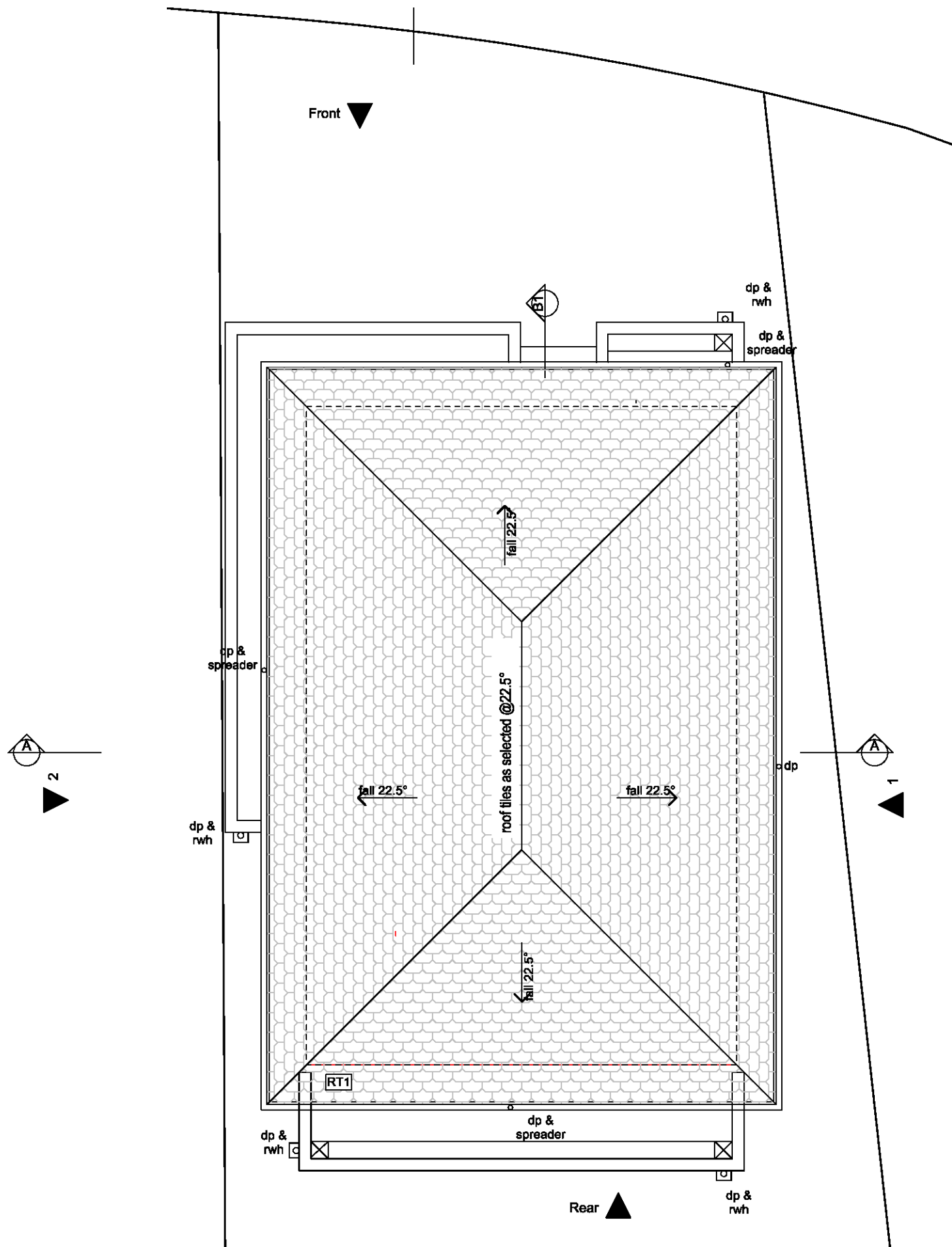
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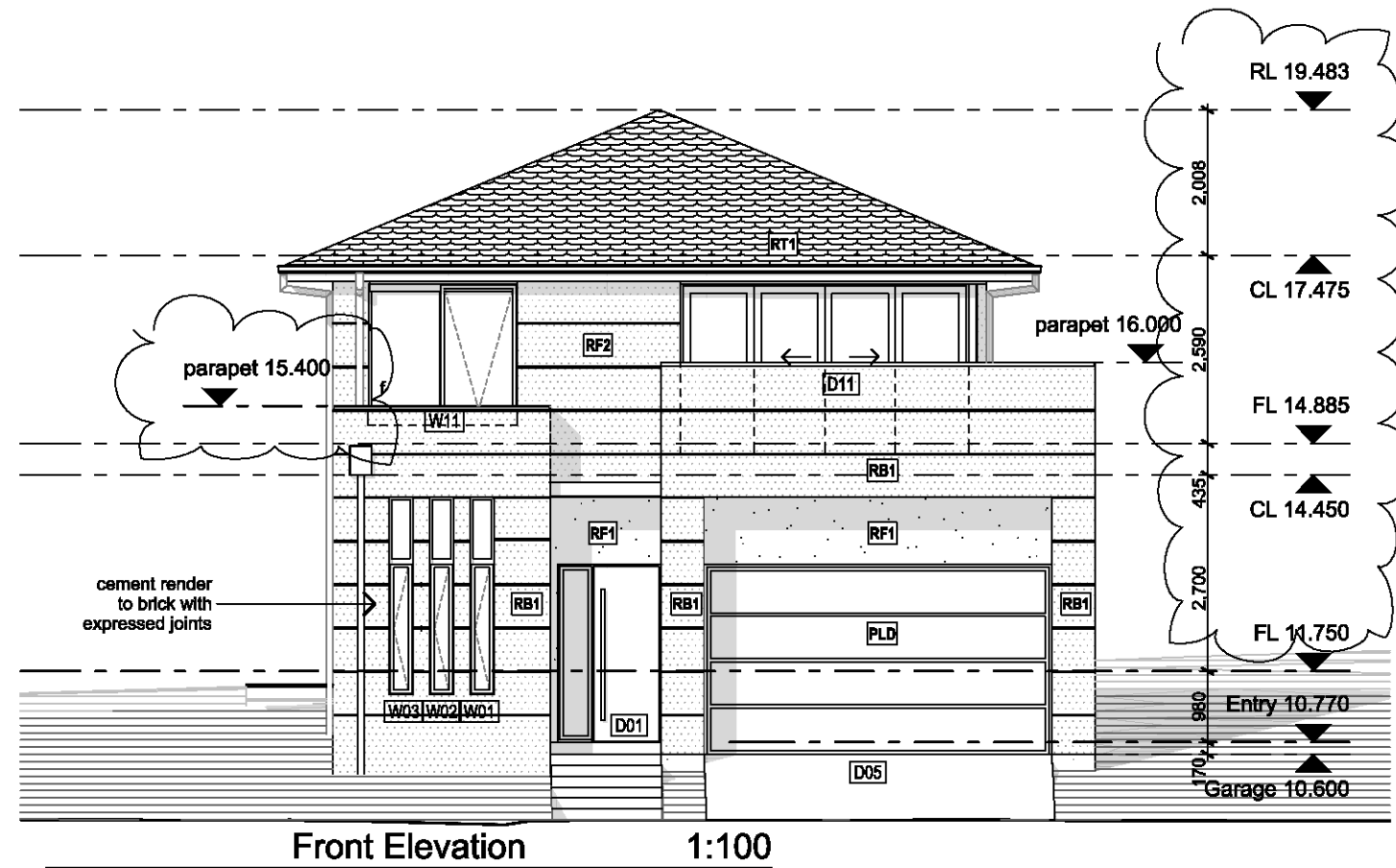
Client Details  
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 Project  
 Warriewood Bazem  
 Lot 22, Warriewood,  
 Project Number  
 11268



Drawing  
 General Arrangement Plans  
 First Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2101  
 Revision  
 A



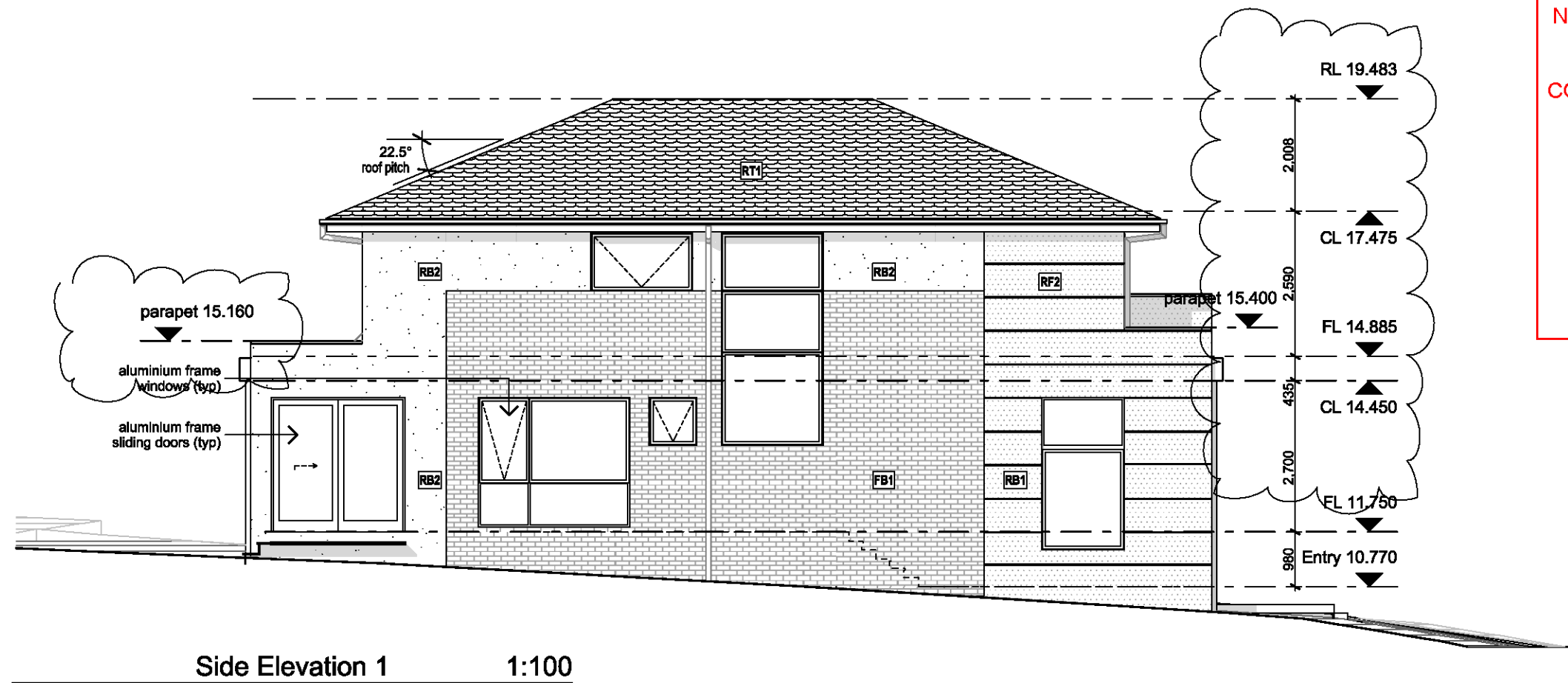




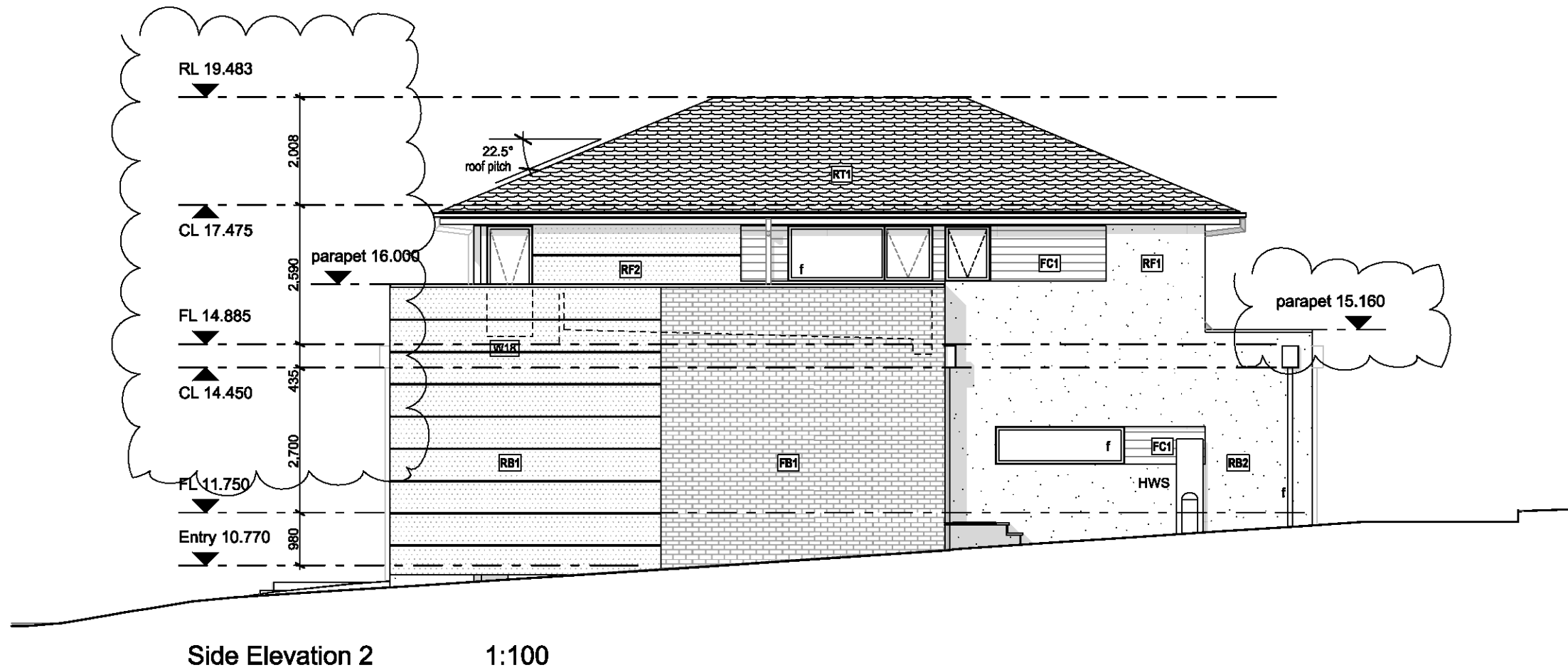
Front Elevation 1:100



Rear Elevation 1:100

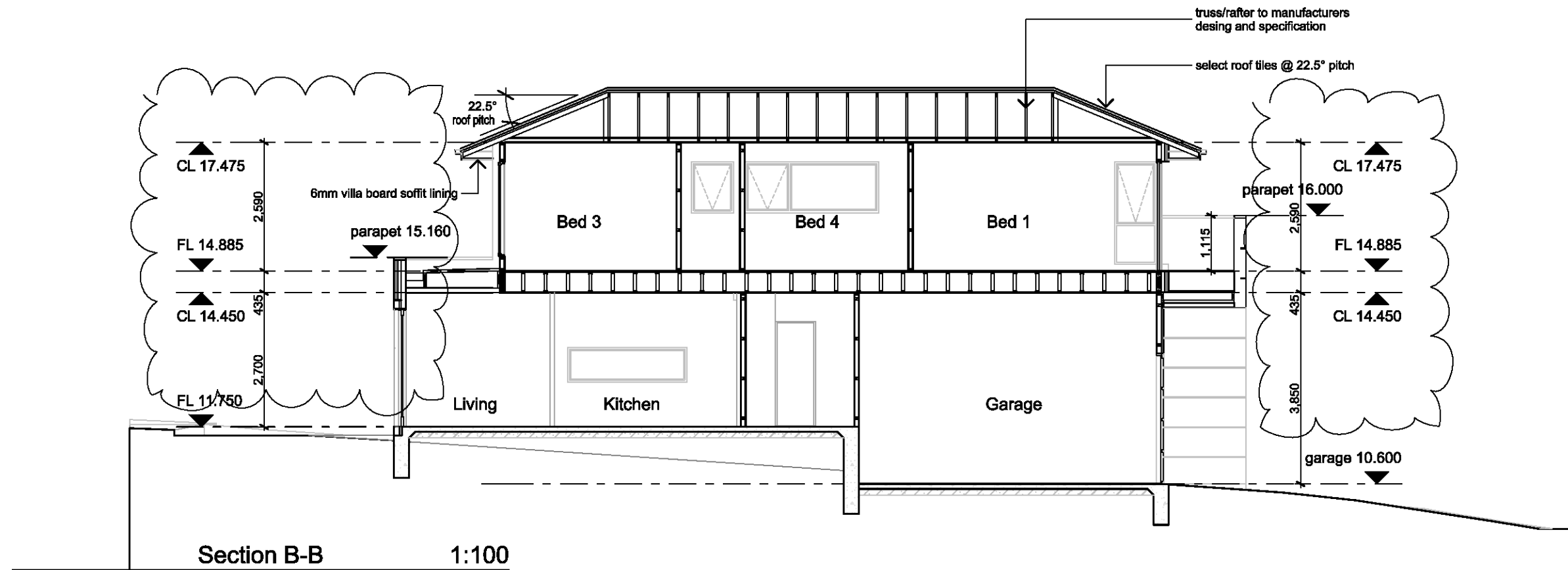


Side Elevation 1 1:100



Side Elevation 2 1:100





Section B-B 1:100

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Warriewood Bazem

Lot 23, Warriewood,

## Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

## General Notes

### External colour schedule



Render 1  
Dulux Malay Grey

Render 2  
Dulux Paving Stone

Garage  
Colorbond Monument

Roof  
Boral Contour Ebony

Bricks  
Austral Governors Stewart

Note: colours indicative only and should not be used as a true representation of the product

## Areas (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	117.20
02 FF Living Area	125.80
03 Garage	38.38
05 Porch	1.47
	<b>282.85 m<sup>2</sup></b>

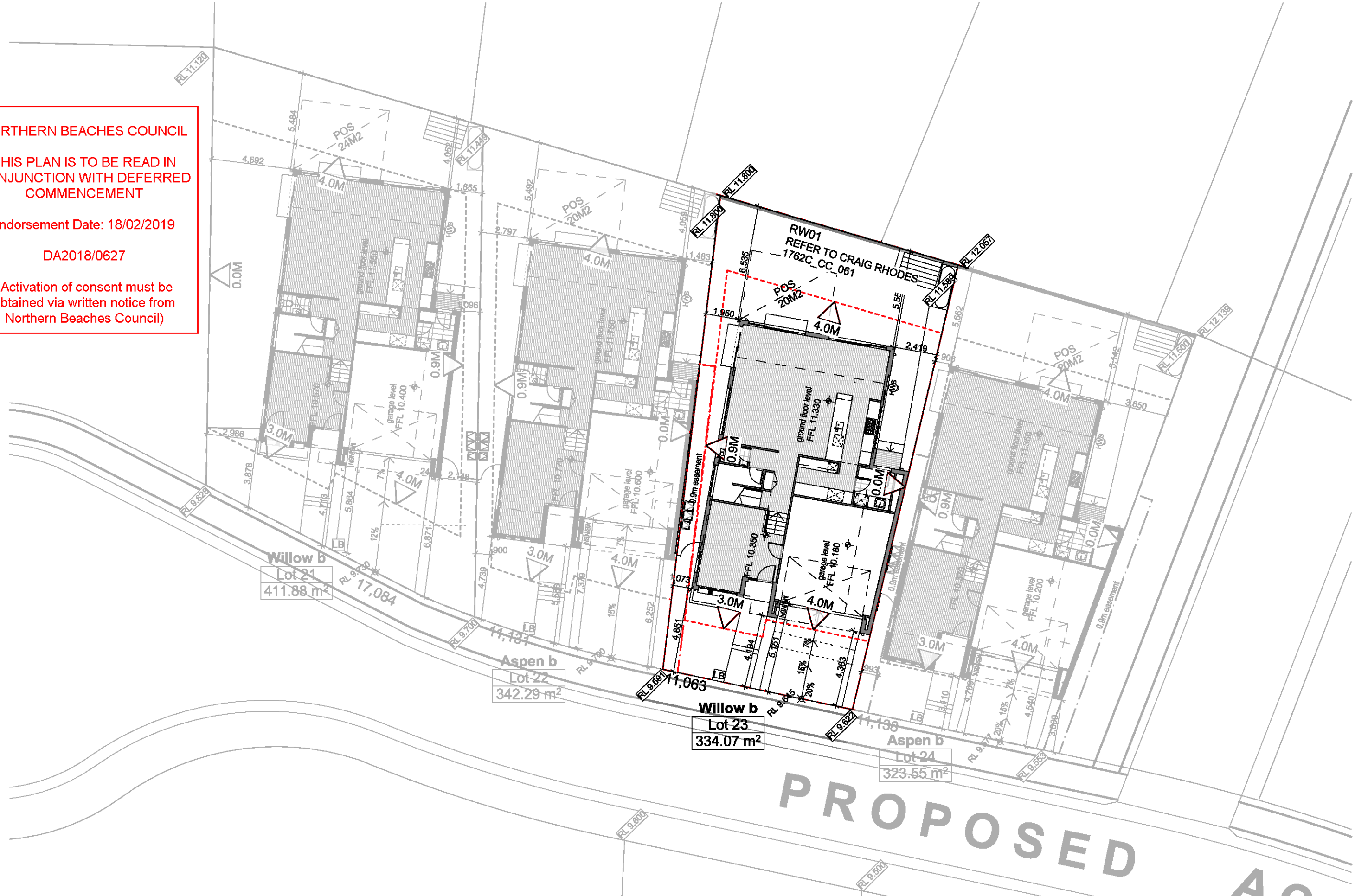
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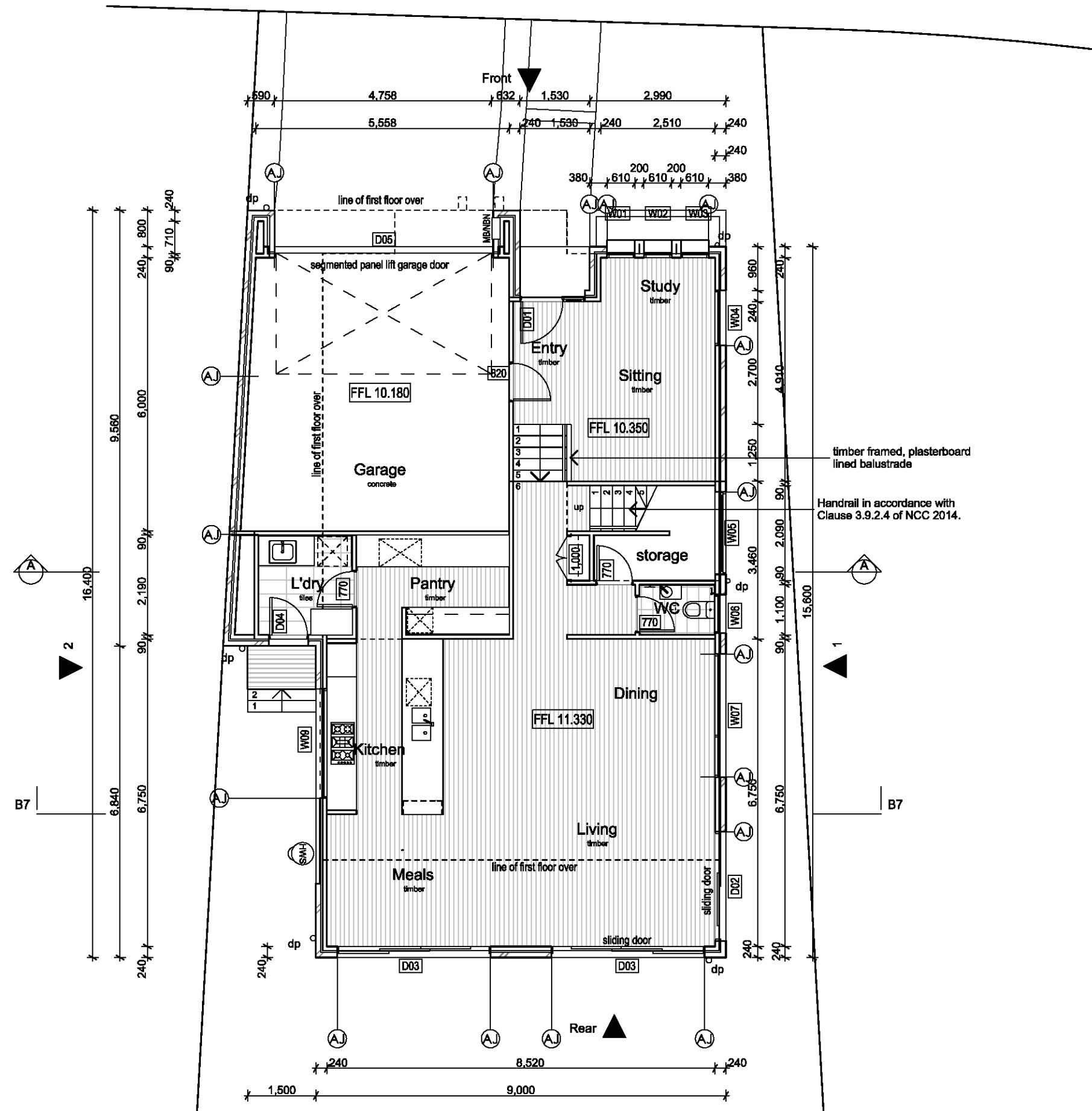
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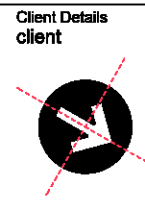
Project  
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 Lot 23, Warriewood,  
 Project Number  
 11268

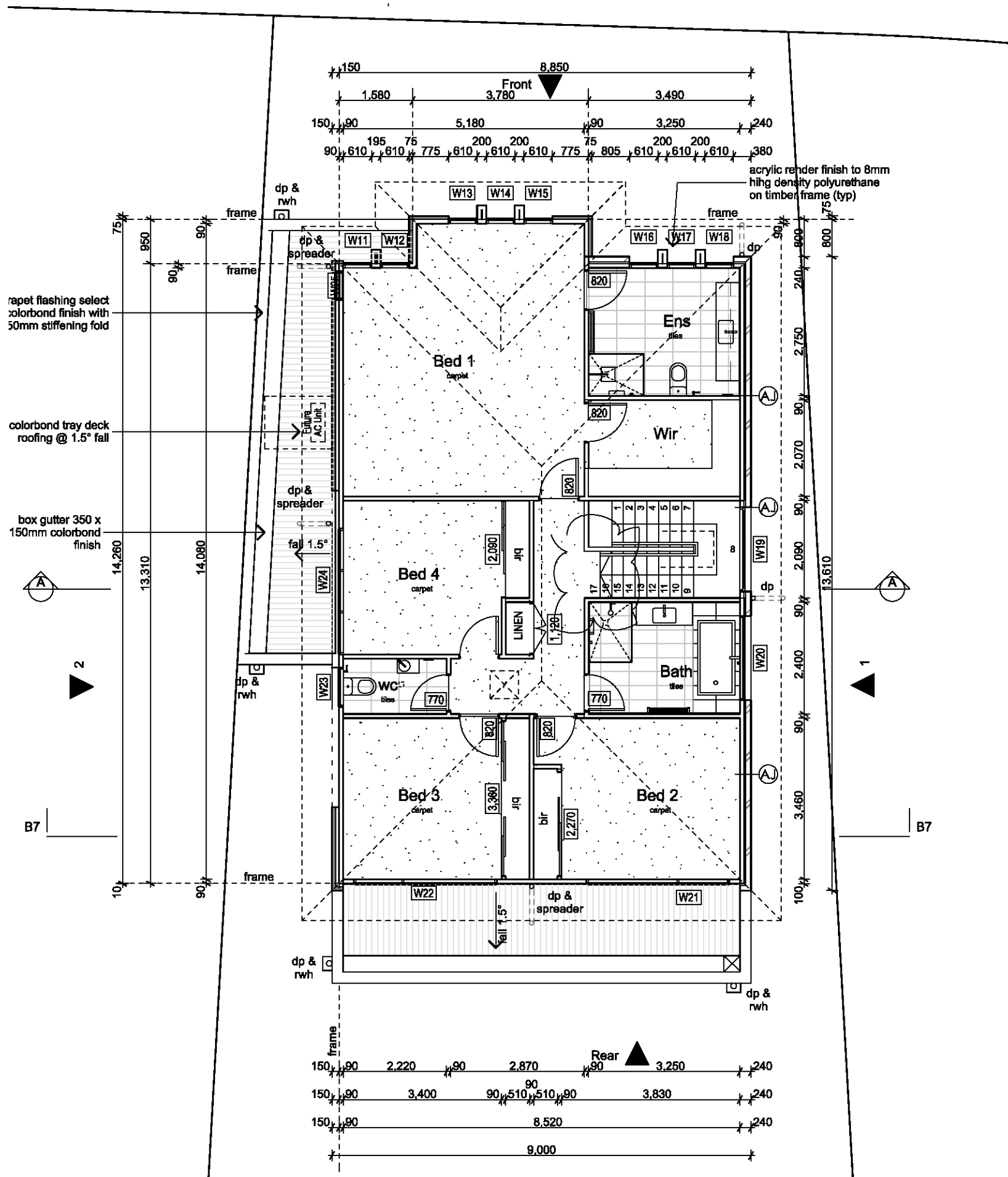
Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A1000  
 Revision





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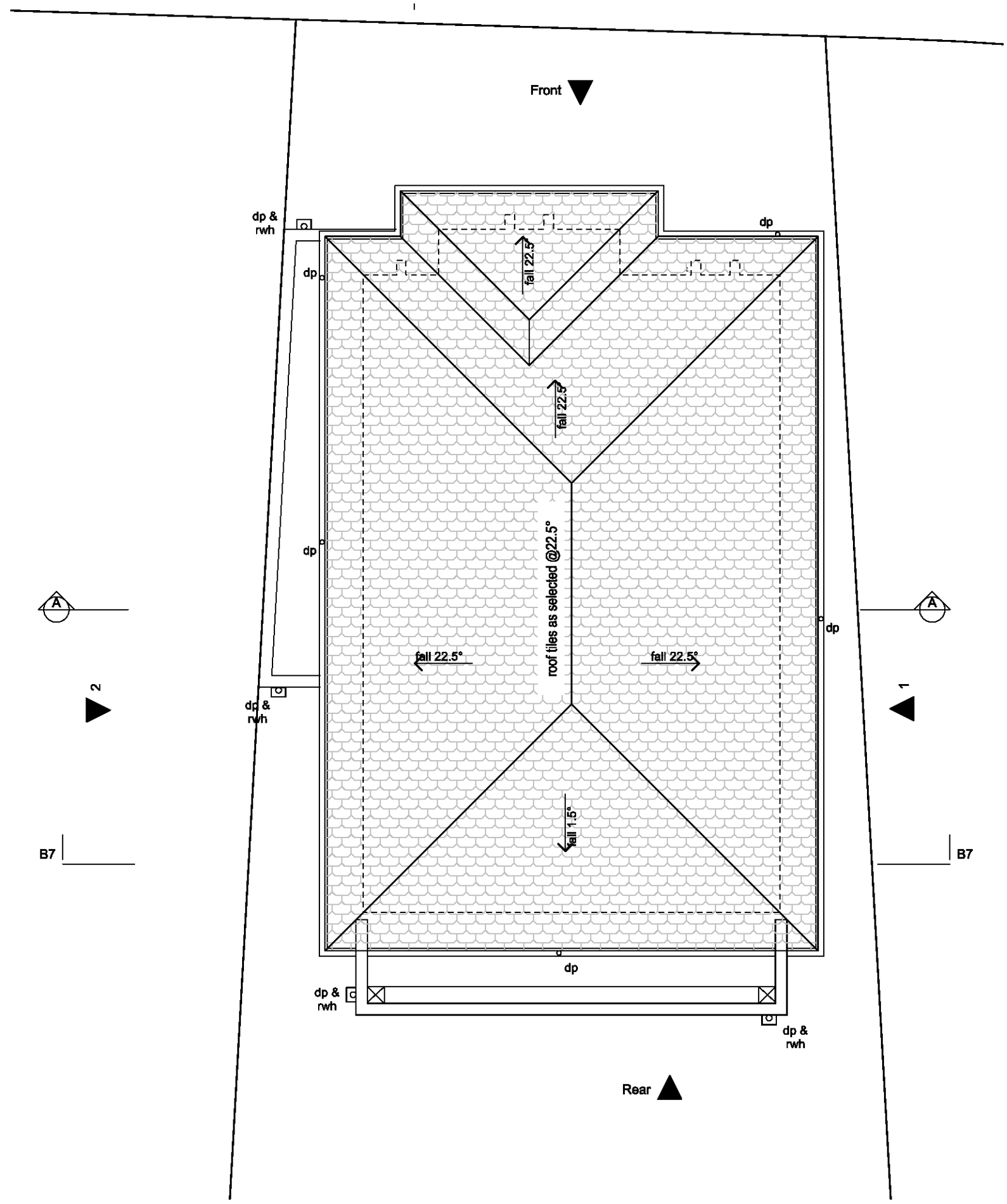
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 ABN: 61413783636

Rev	Description	By	Date
A	levels amended, stairs adjusted accordingly		13.02.2018.

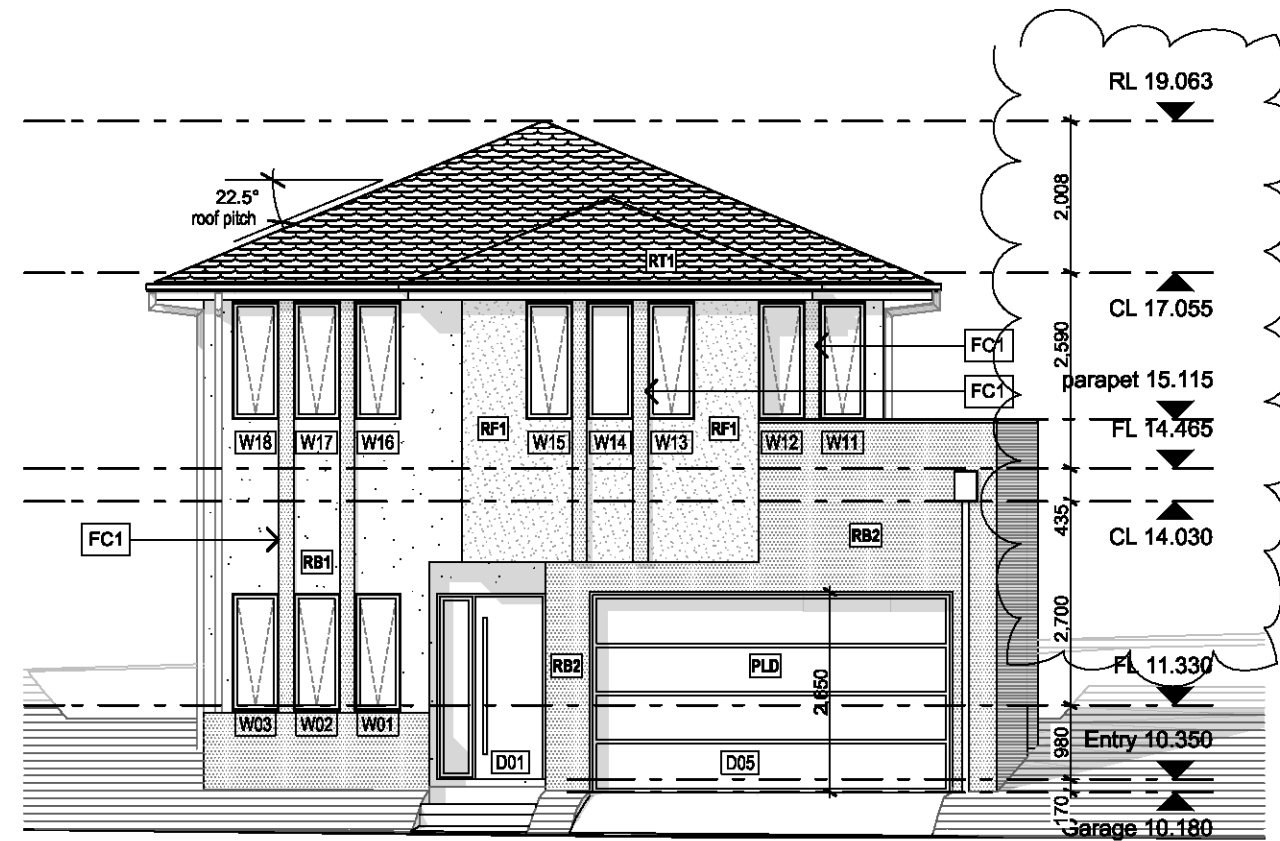


Client Details  
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 Project  
 Warriewood Bazem  
 Lot 23, Warriewood,  
 Project Number  
 11268

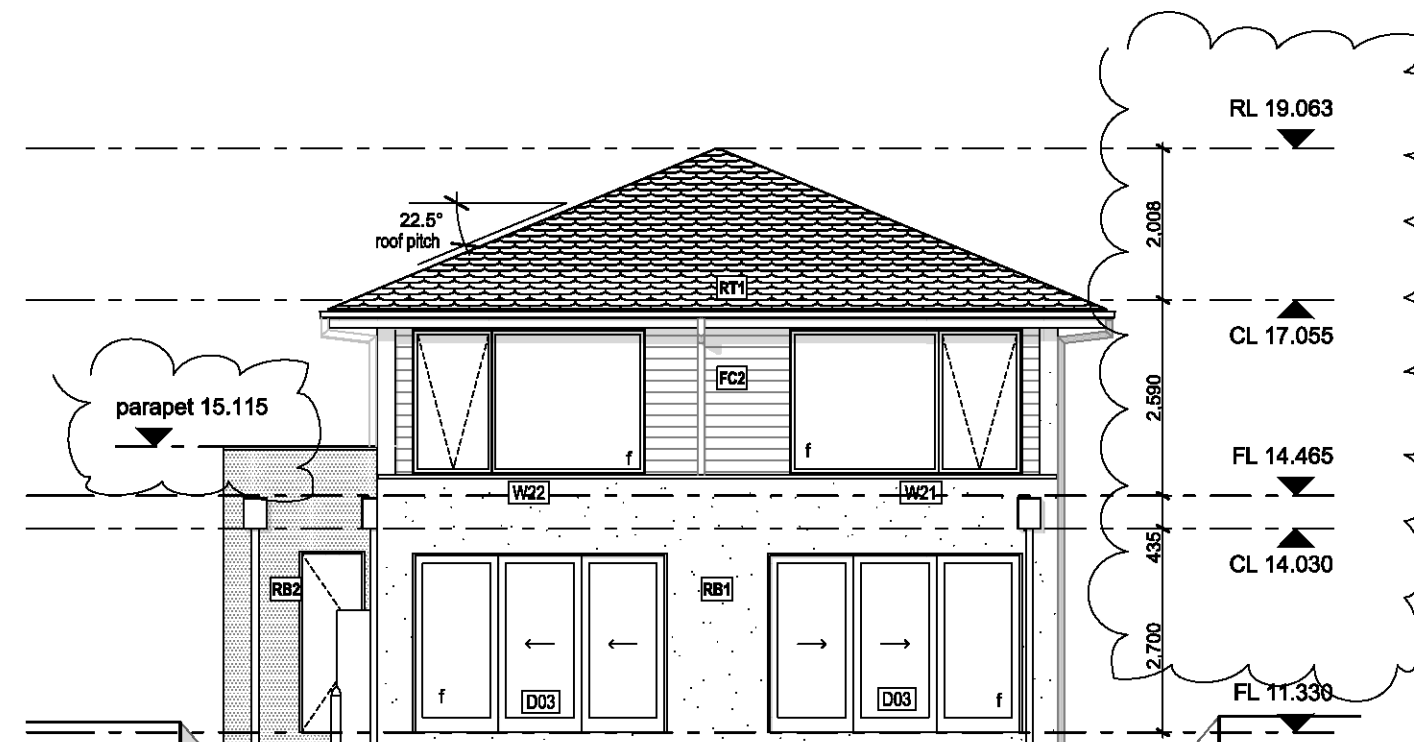
Drawing  
 General Arrangement Plans  
 First Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
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 A2101  
 Revision  
 A



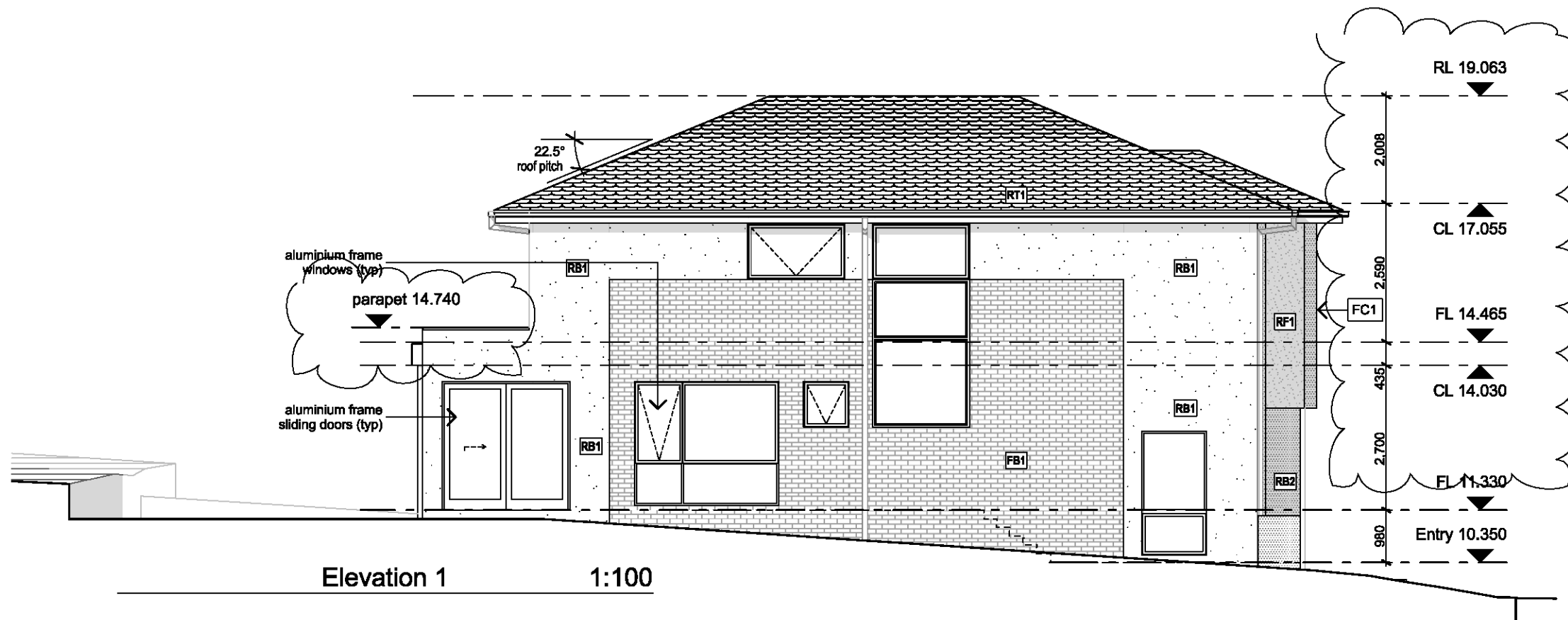
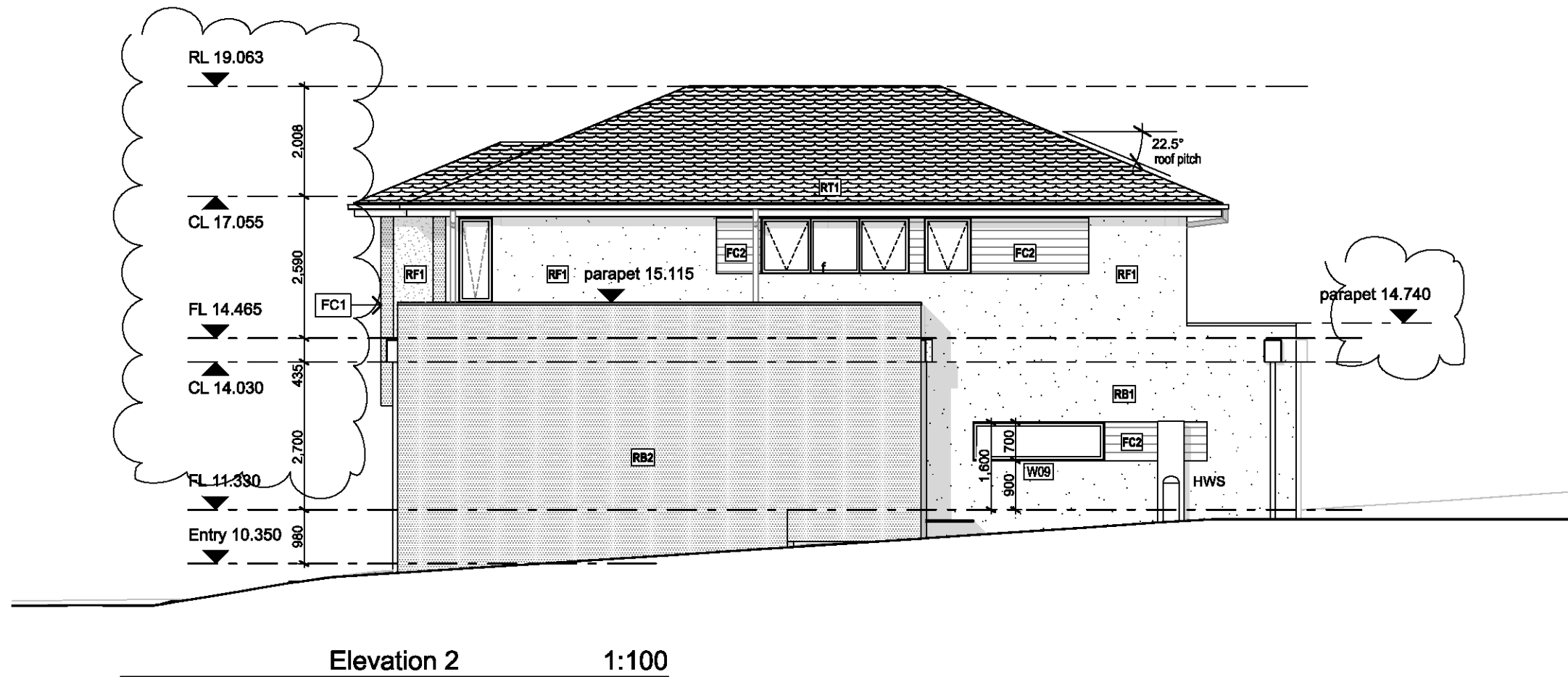


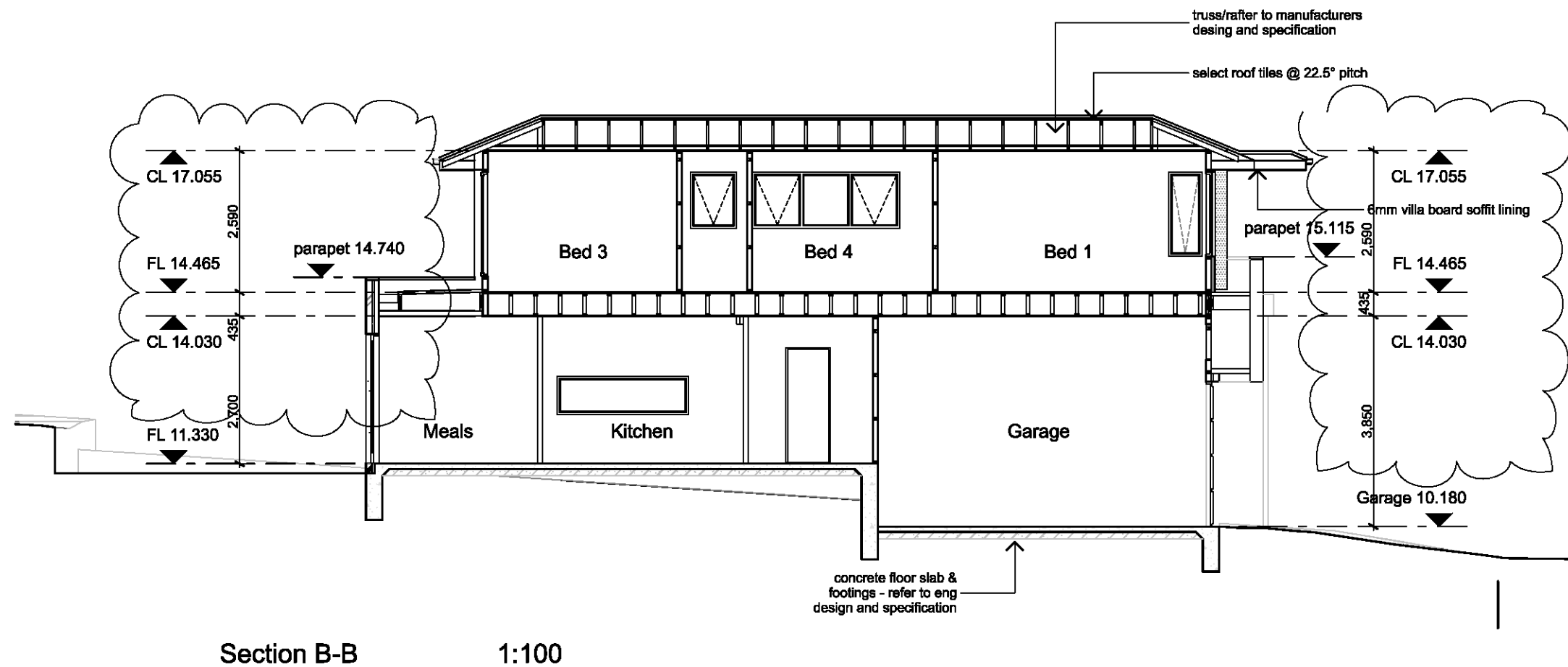


Elevation 4 1:100



Elevation 3 1:100







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Warriewood Bazem

Lot 24, Warriewood,

## Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

## General Notes

### External colour schedule



Render 1  
Resene Thorndorn Cream

Render 2  
Dulux Malay Grey

Garage  
Woodland Grey

Roof  
Boral Contour Gunmetal

Bricks  
Austral Everyday Life Engage

Note: colours indicative only and should not be used as a true representation of the product

## Areas (for Building Permit purposes only)

Aspen b	
Area Name	Measured Area
01 GF Living Area	121.54
02 FF Living Area	121.14
03 Garage	37.74
04 FF Balcony	11.97
05 Porch	3.15
	<b>295.54 m<sup>2</sup></b>

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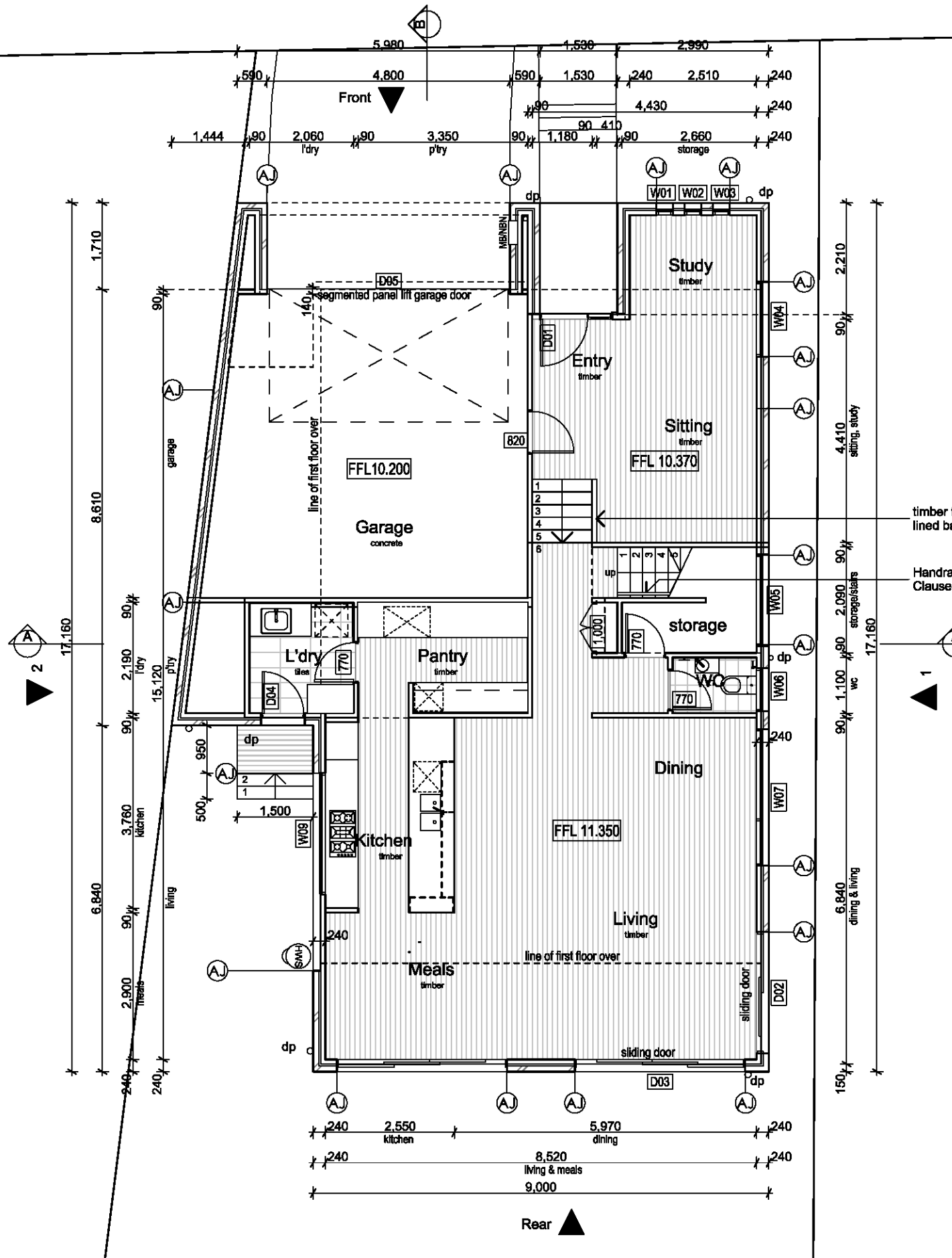
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 ABN: 61413783636

Rev	Description	By	Date



Project  
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 Lot 24, Warriewood,  
 Project Number  
 11268

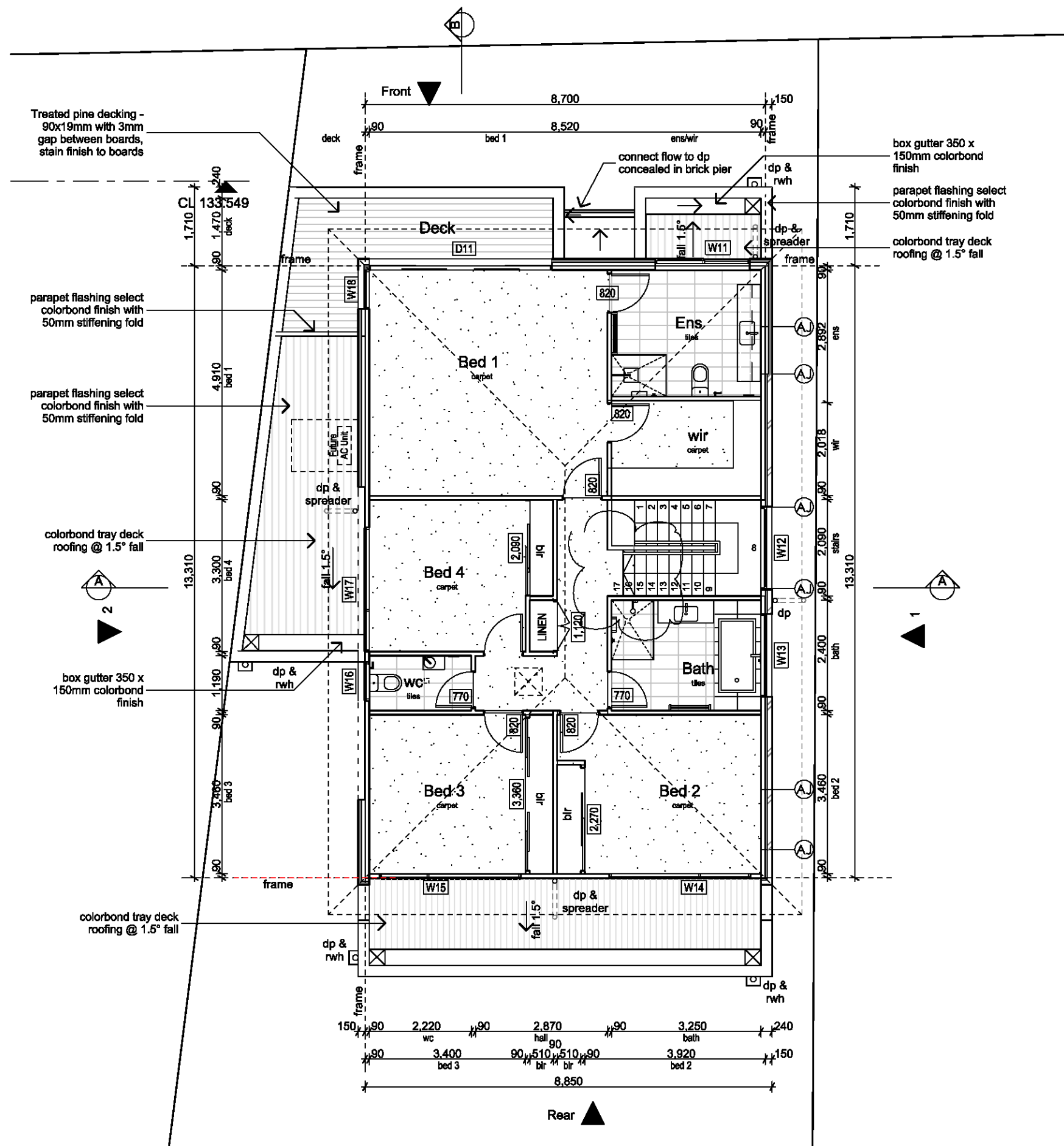
Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
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 Drawing Number A1000  
 Revision



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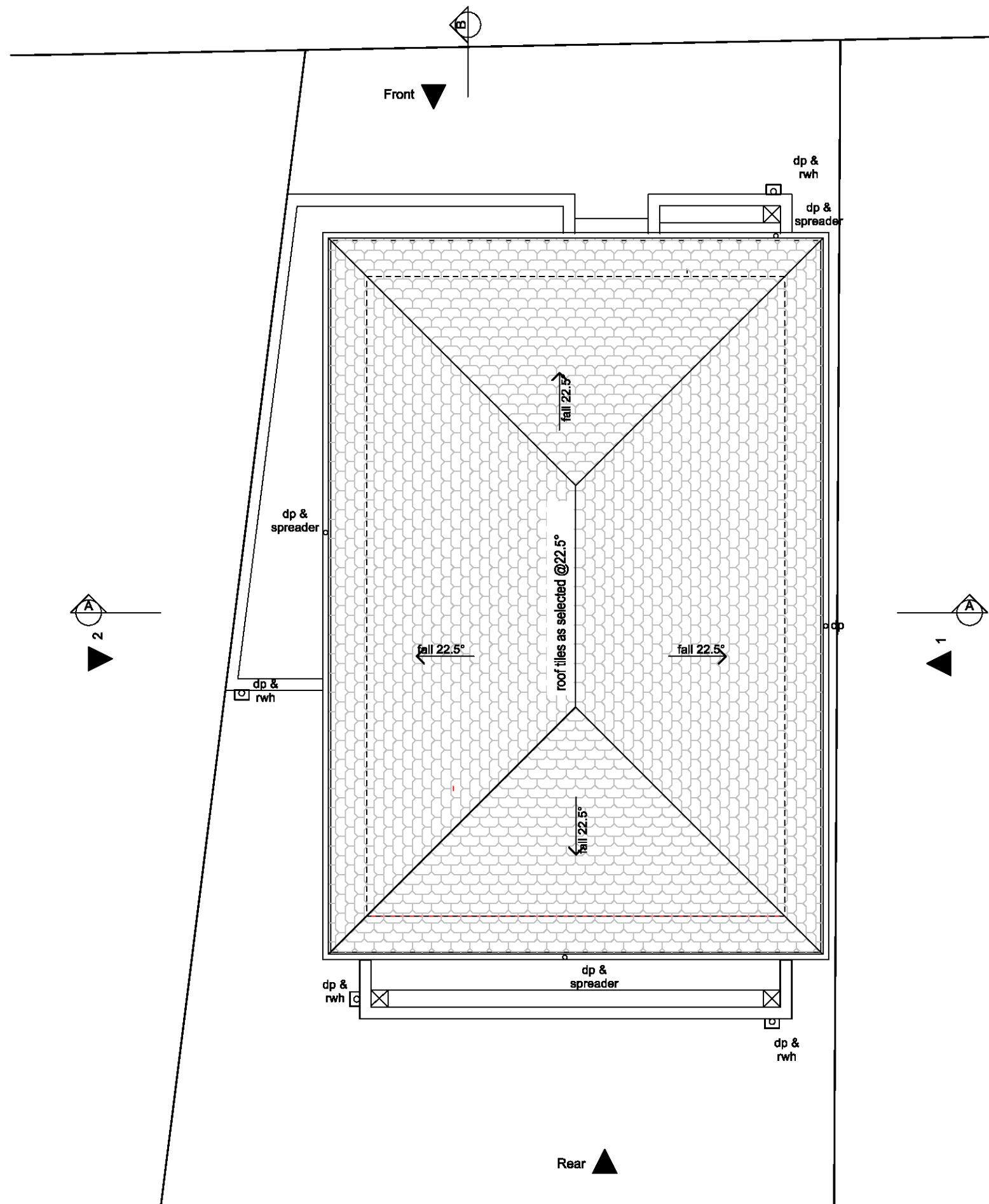
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ABN: 61413783636

Rev	Description	By	Date
A	Street name changed, skylight SK1 removed		15.12.2015.

Client Details  
client

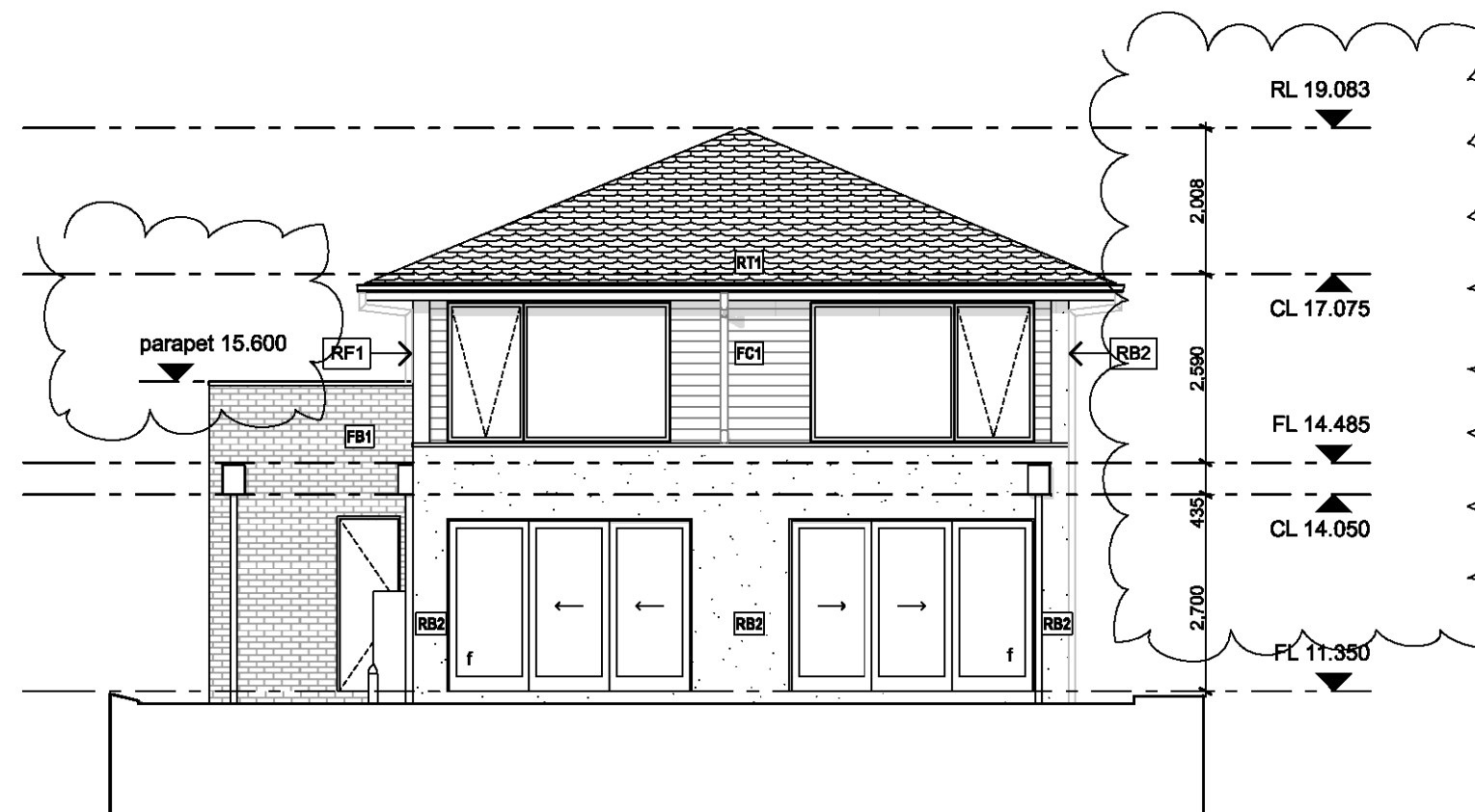
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Warriewood Bazem  
Lot 24, Warriewood,

Project Number  
11268

Drawing  
General Arrangement Plans  
Roof Plan  
Project Status  
PRELIMINARY - not for construction  
Scale  
Drawn BK Checked ML  
Drawing Number A2102  
Revision

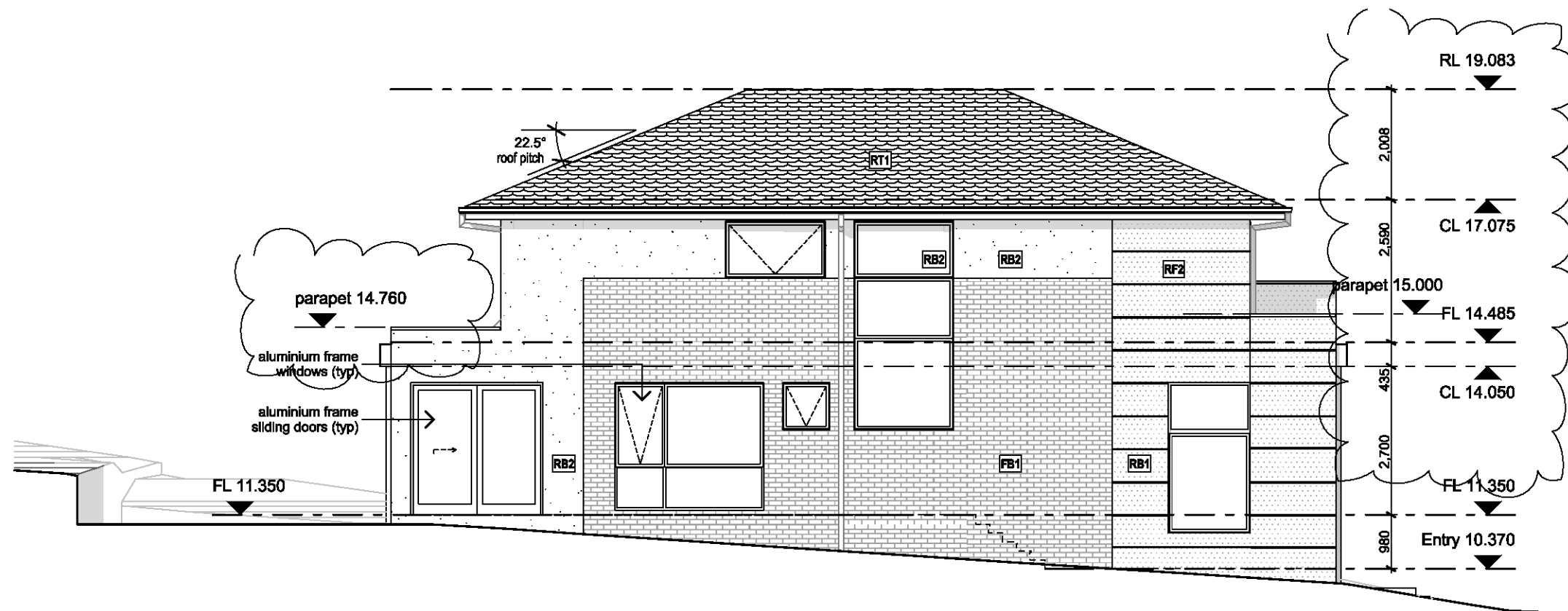


Front Elevation 1:100

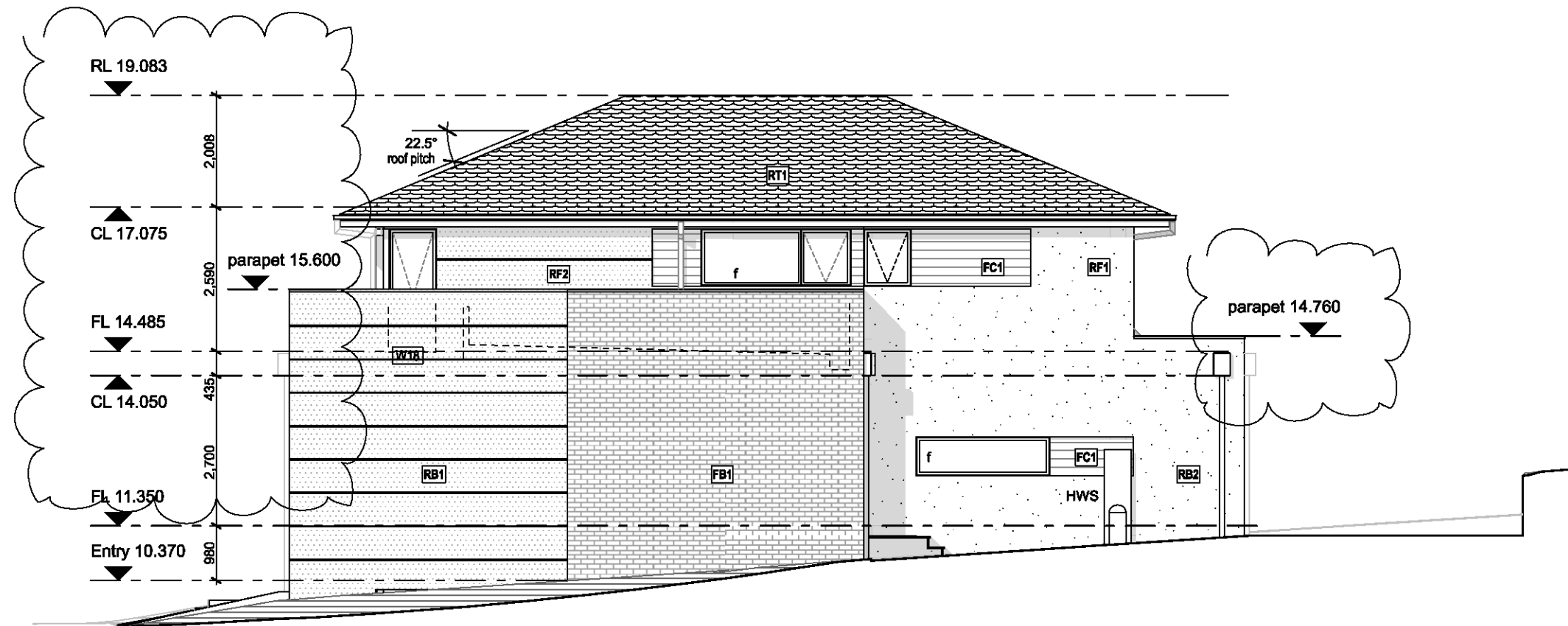


Rear Elevation 1:100





Side Elevation 1 1:100



Side Elevation 2 1:100

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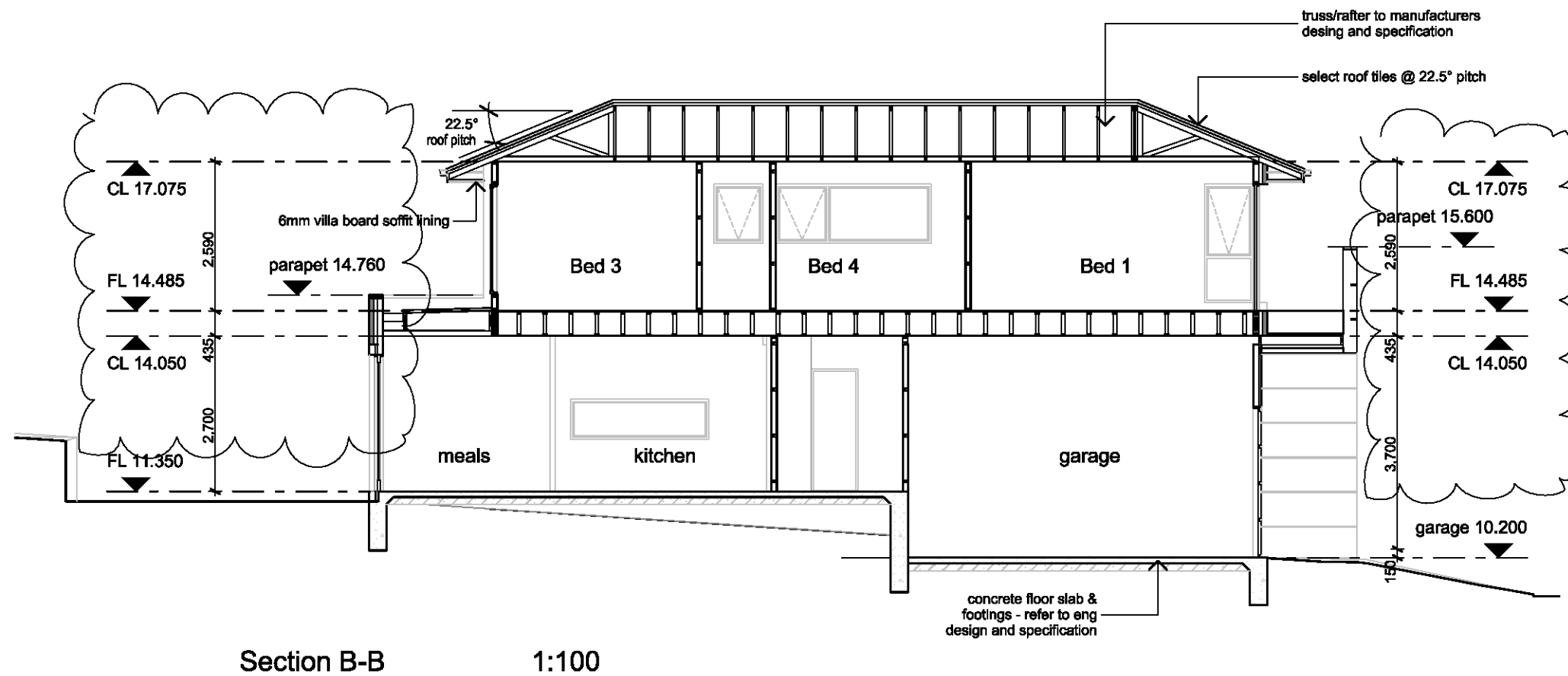
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 www.dko.com.au / info@dko.com.au  
 ABN: 61413783636

Rev	Description	By	Date
A	levels amended		13.02.2018.

Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 24, Warriewood,

Project Number  
 11268

Drawing  
 Elevations  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A3001  
 Revision A



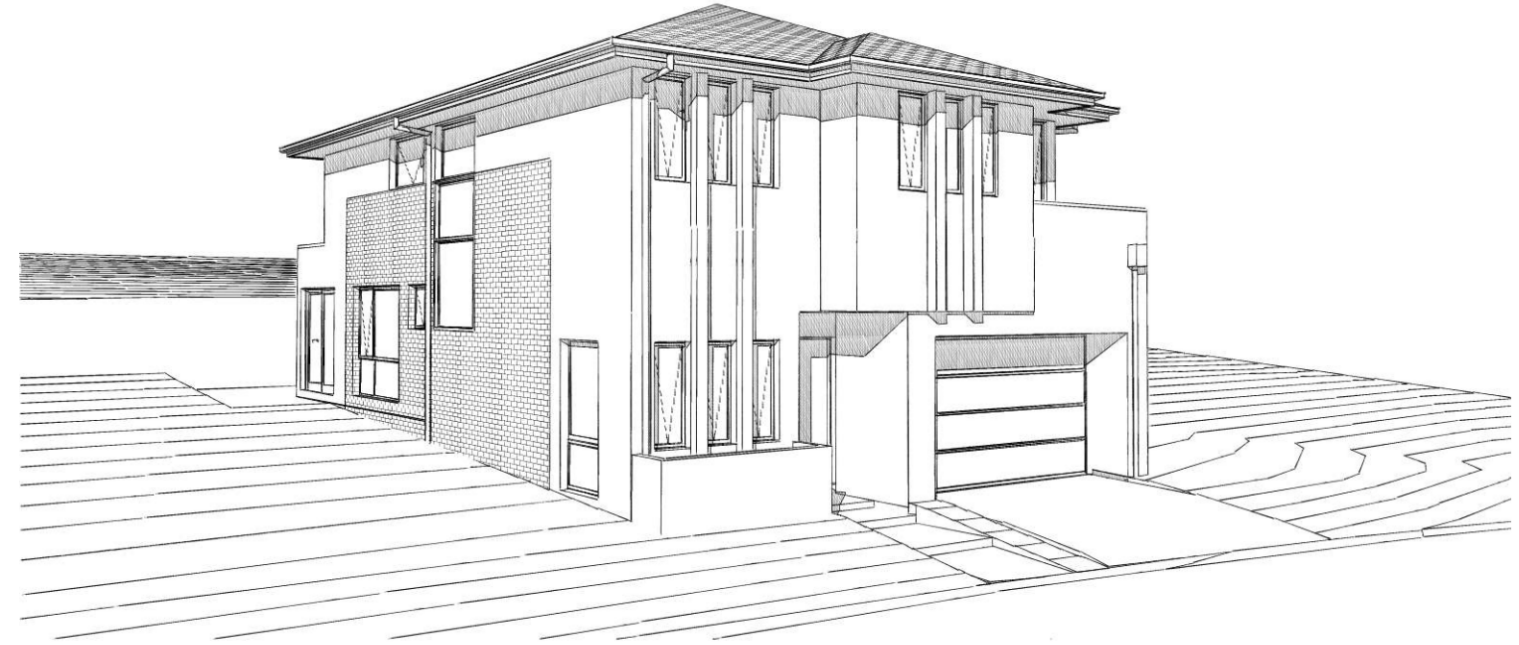
NORTHERN BEACHES COUNCIL

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COMMENCEMENT

Endorsement Date: 18/02/2019

DA2018/0627

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## Warriewood Bazem

## Lot 28, Warriewood,

### Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

### General Notes

#### External colour schedule



Render 1  
Resene Tea

Render 2  
Dulux Blackball

Garage  
Woodland Grey

Roof  
Boral Contour Gunmetal

Bricks  
Austral The Avenue Stratton

Note: colours indicative only and should not be used as a true representation of the product

### Areas (for Building Permit purposes only)

Willow b	
Area Name	Measured Area
01 GF Living Area	116.02
02 FF Living Area	126.00
03 Garage	36.99
05 Porch	1.47
	<b>280.48 m<sup>2</sup></b>





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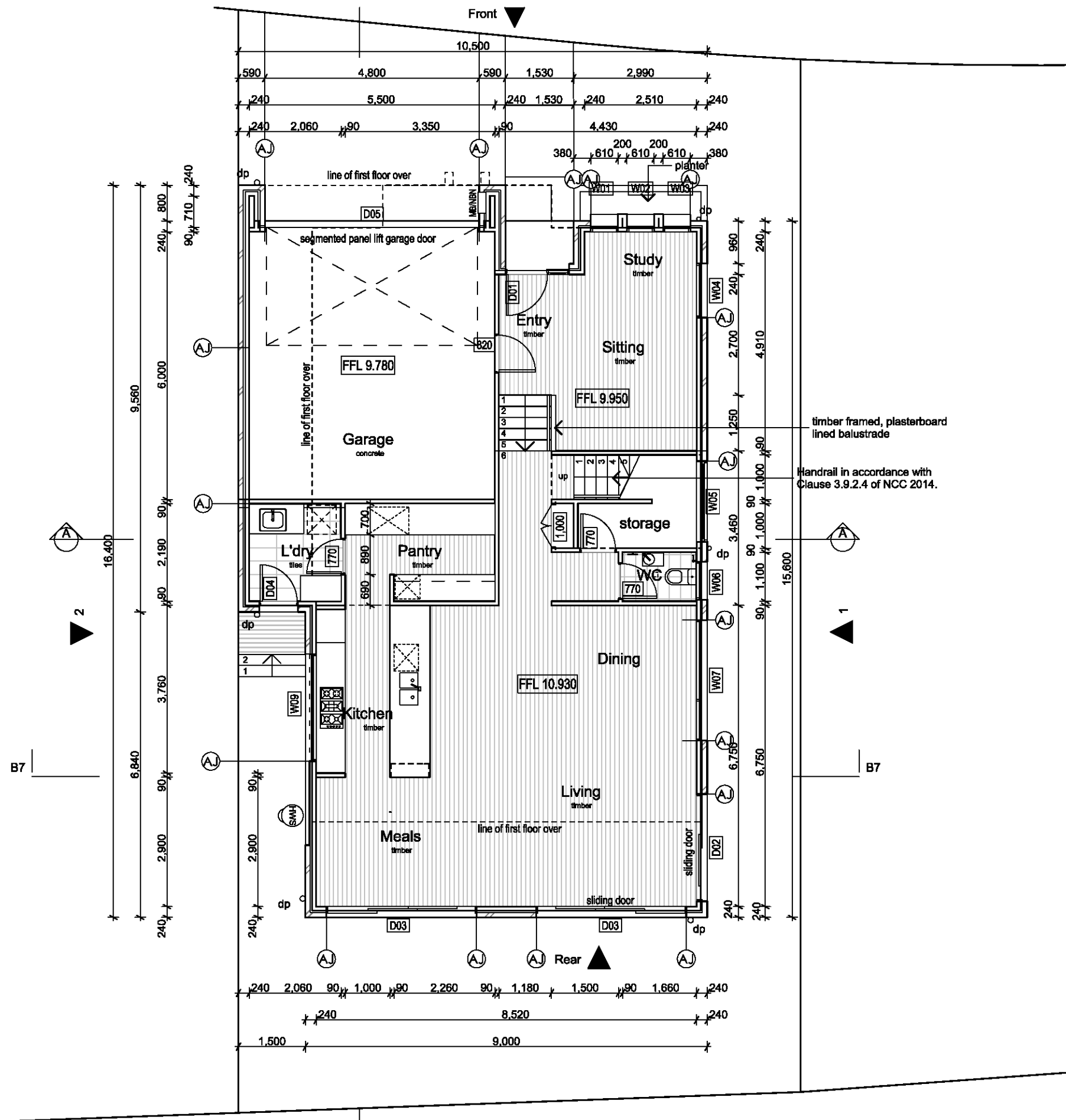
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 ABN: 61413783636

Rev	Description	By	Date



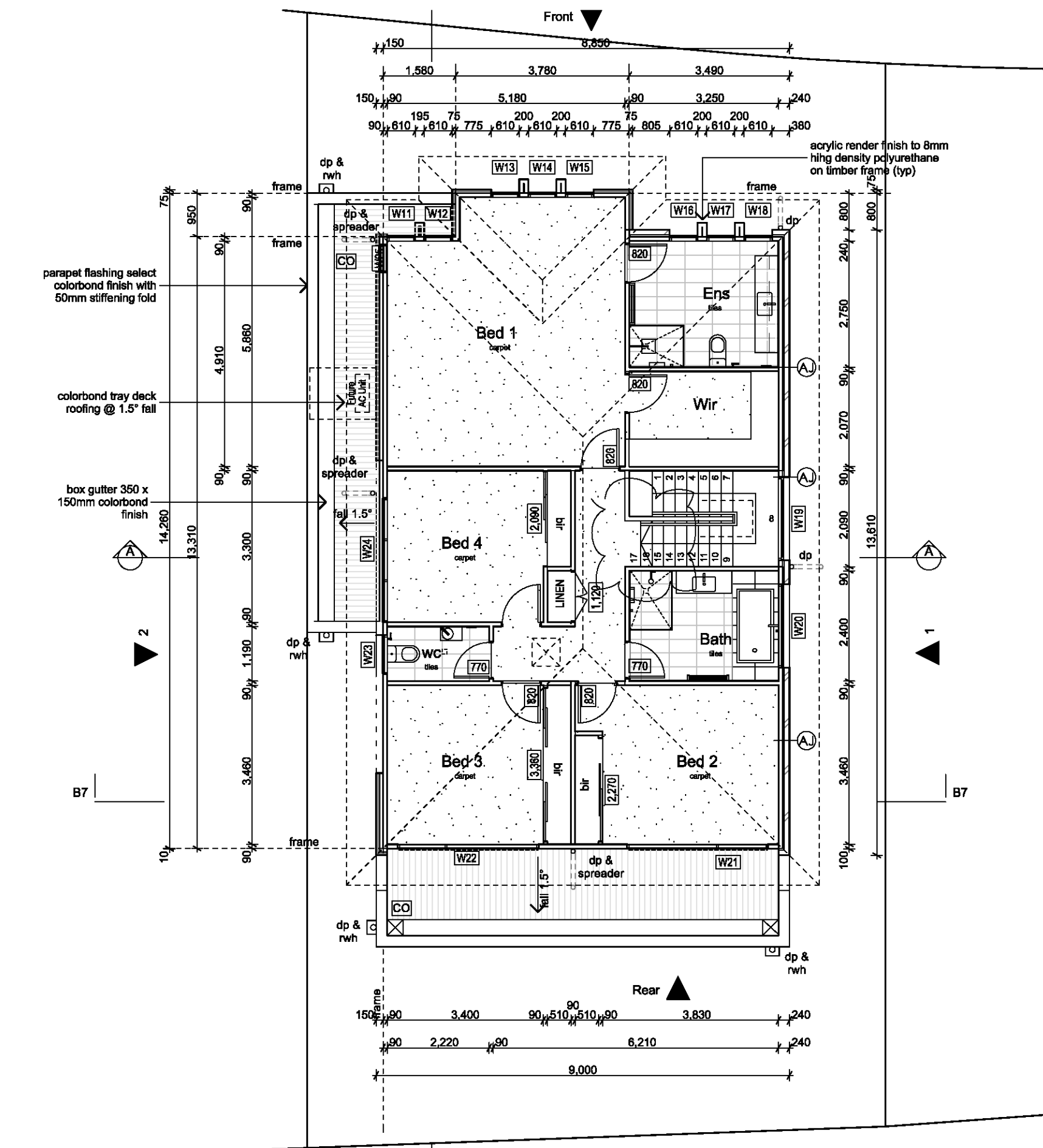
Project  
 Warriewood Bazem  
 Lot 28, Warriewood,  
 Project Number  
 11268

Drawing  
 Site  
 Site Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A1000  
 Revision



Note:  
THE DWELLING IS TO BE PROTECTED FROM TERMITE INFESTATION IN ACCORDANCE WITH AS 3660.1-2000





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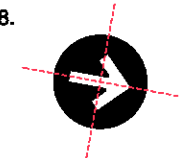


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Rev	Description	By	Date
A	levels amended, stairs adjusted accordingly		12.02.2018.

Client Details  
 client

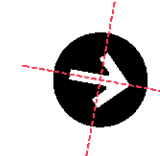
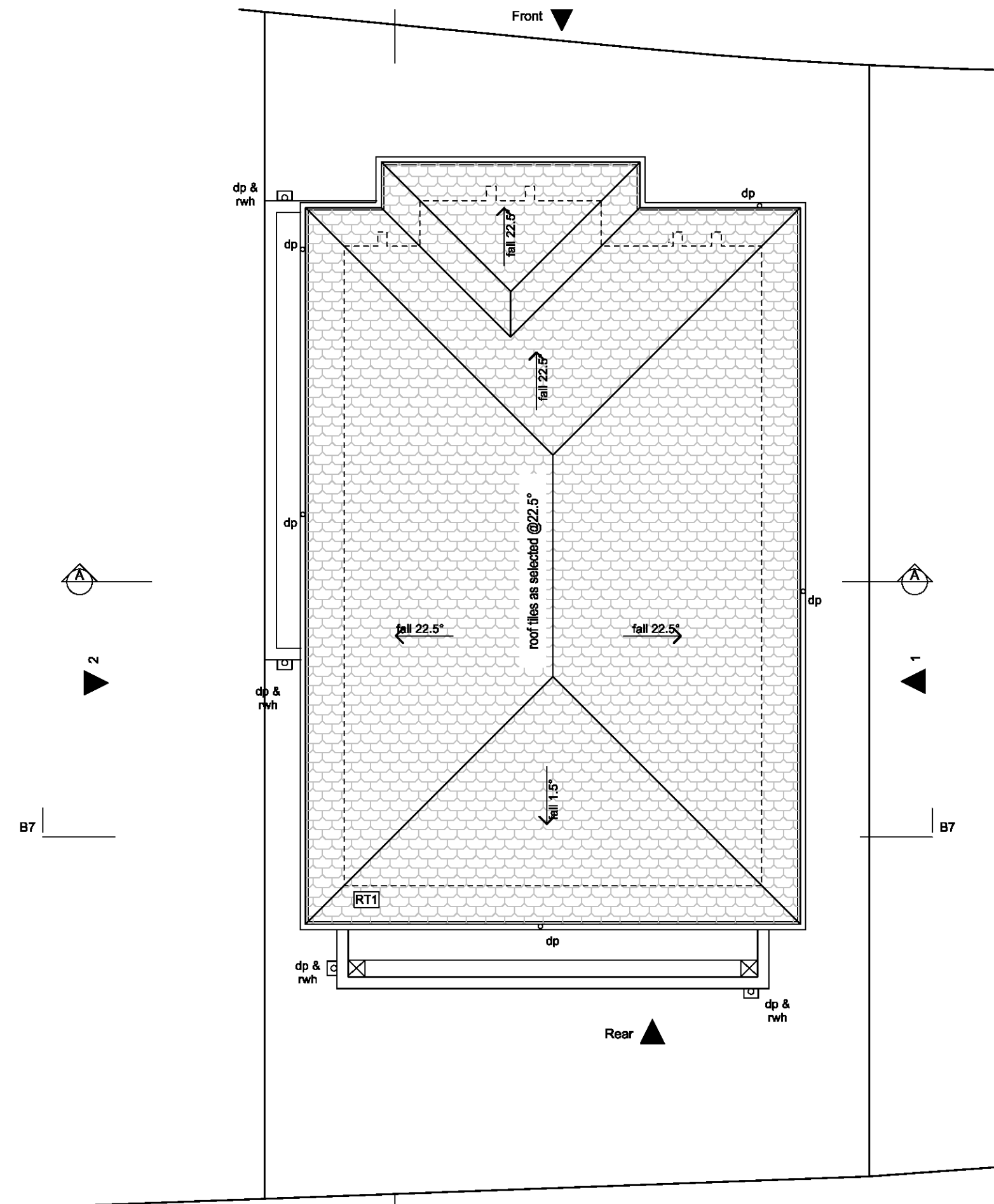


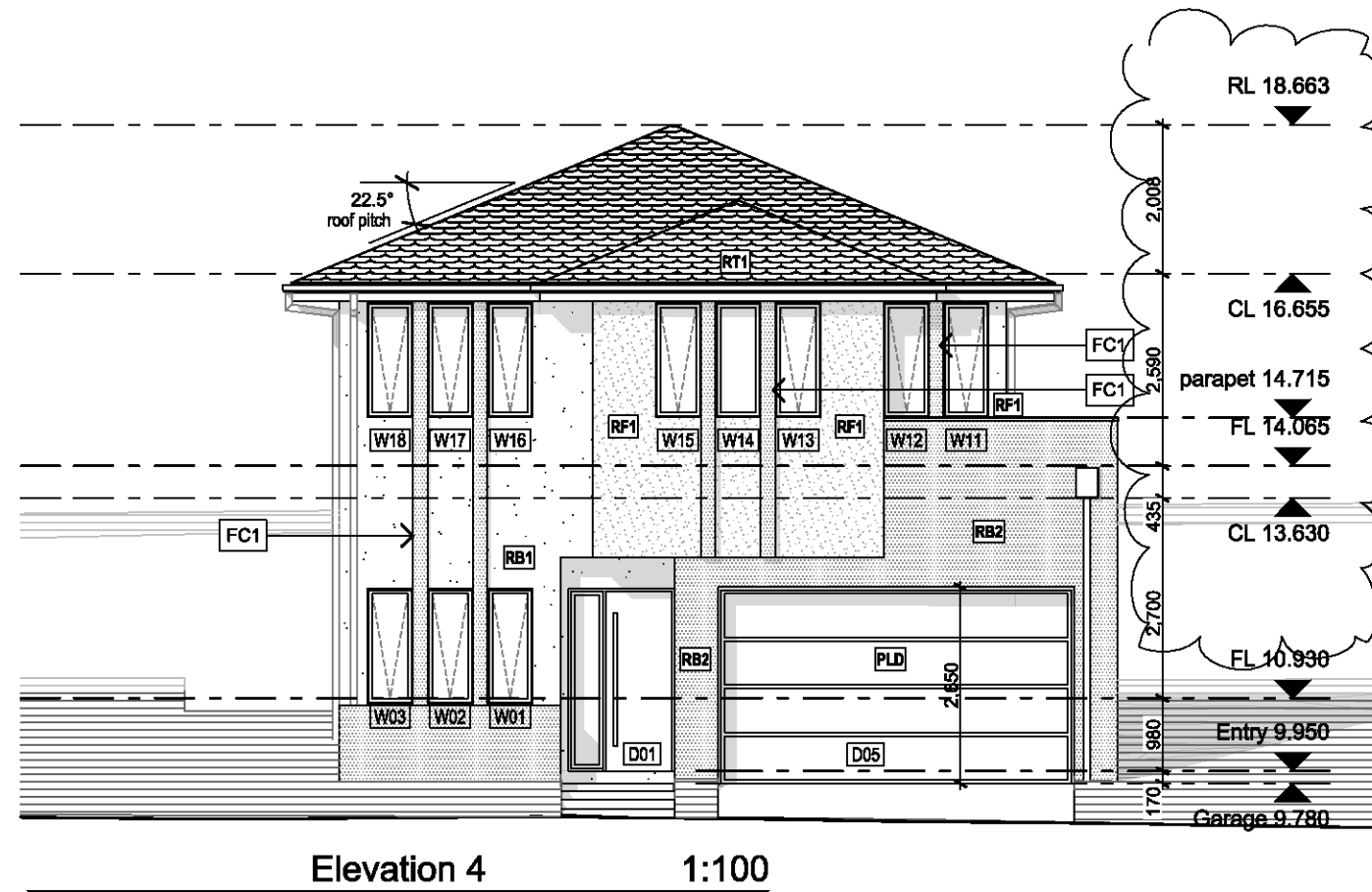
Project  
 Warriewood Bazem  
 Lot 28, Warriewood,

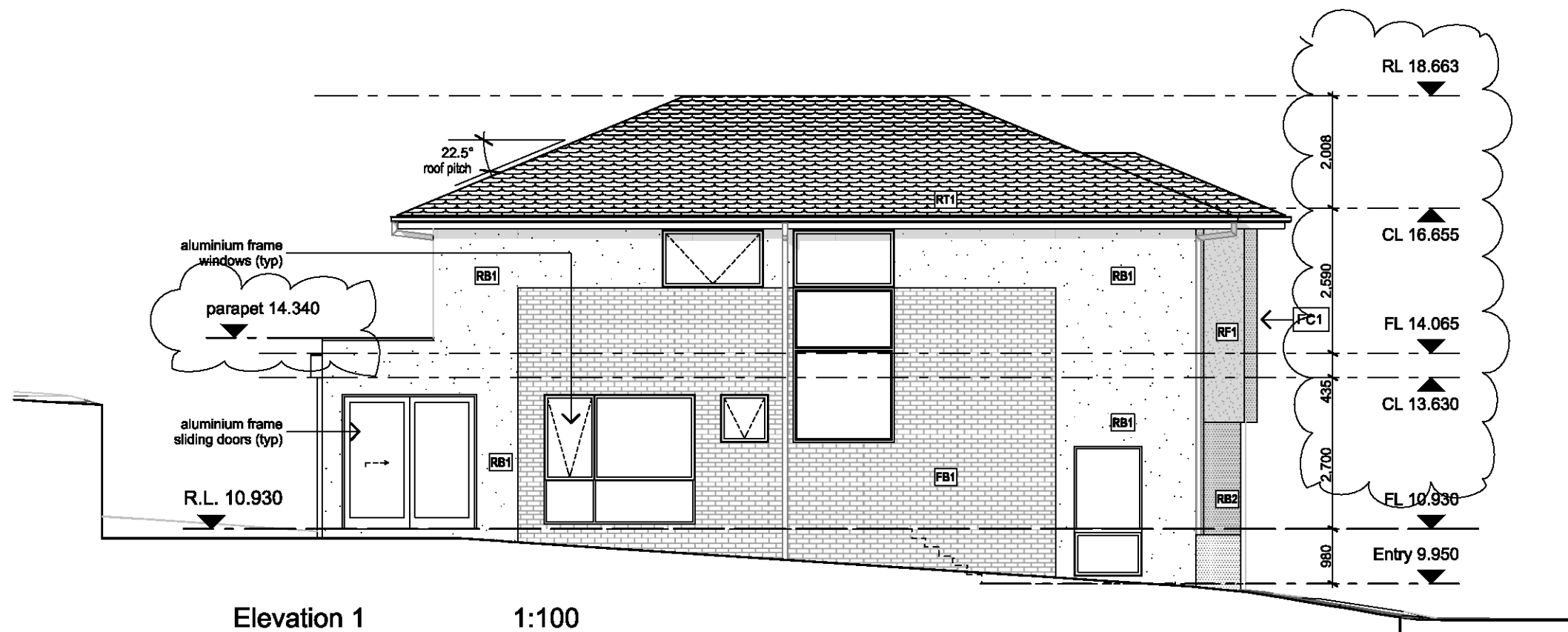
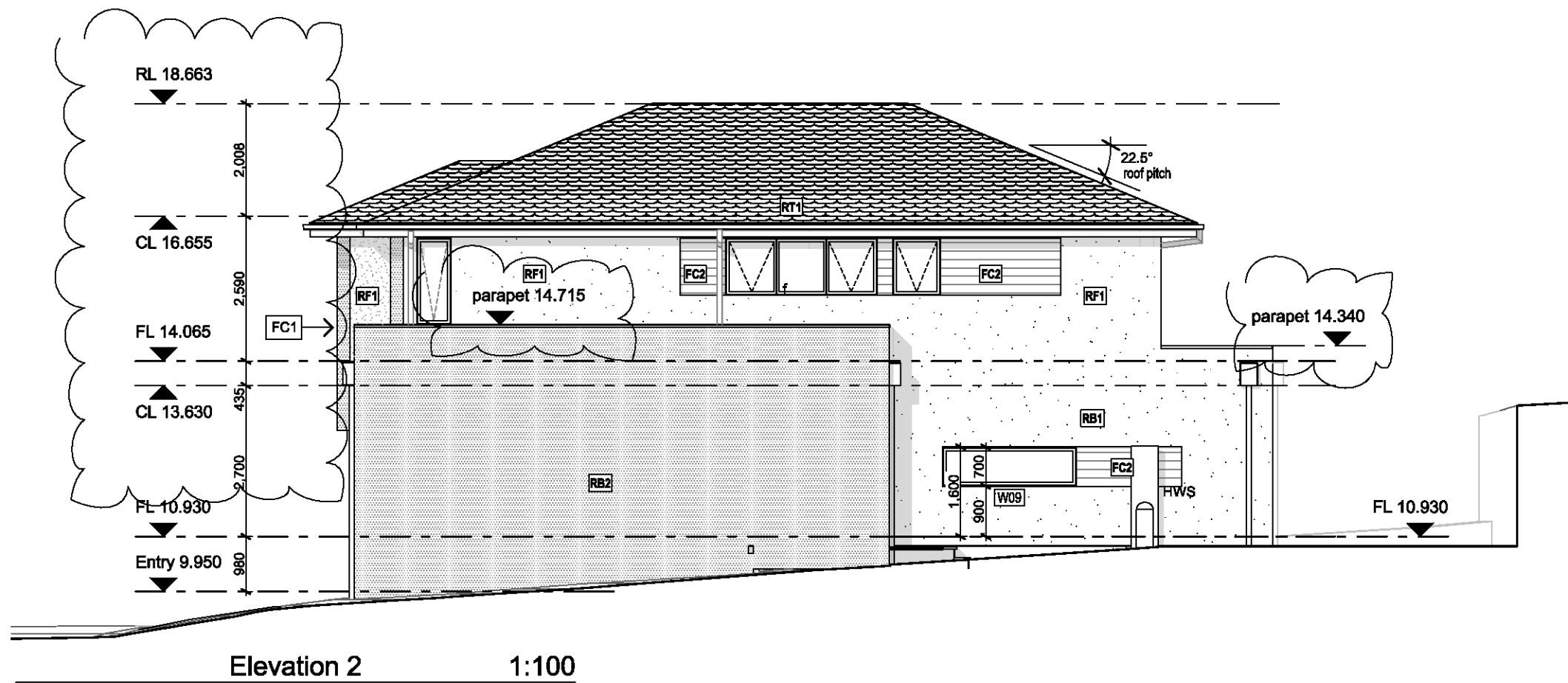
Project Number  
 11268

Drawing  
 General Arrangement Plans  
 First Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2101  
 Revision  
 A

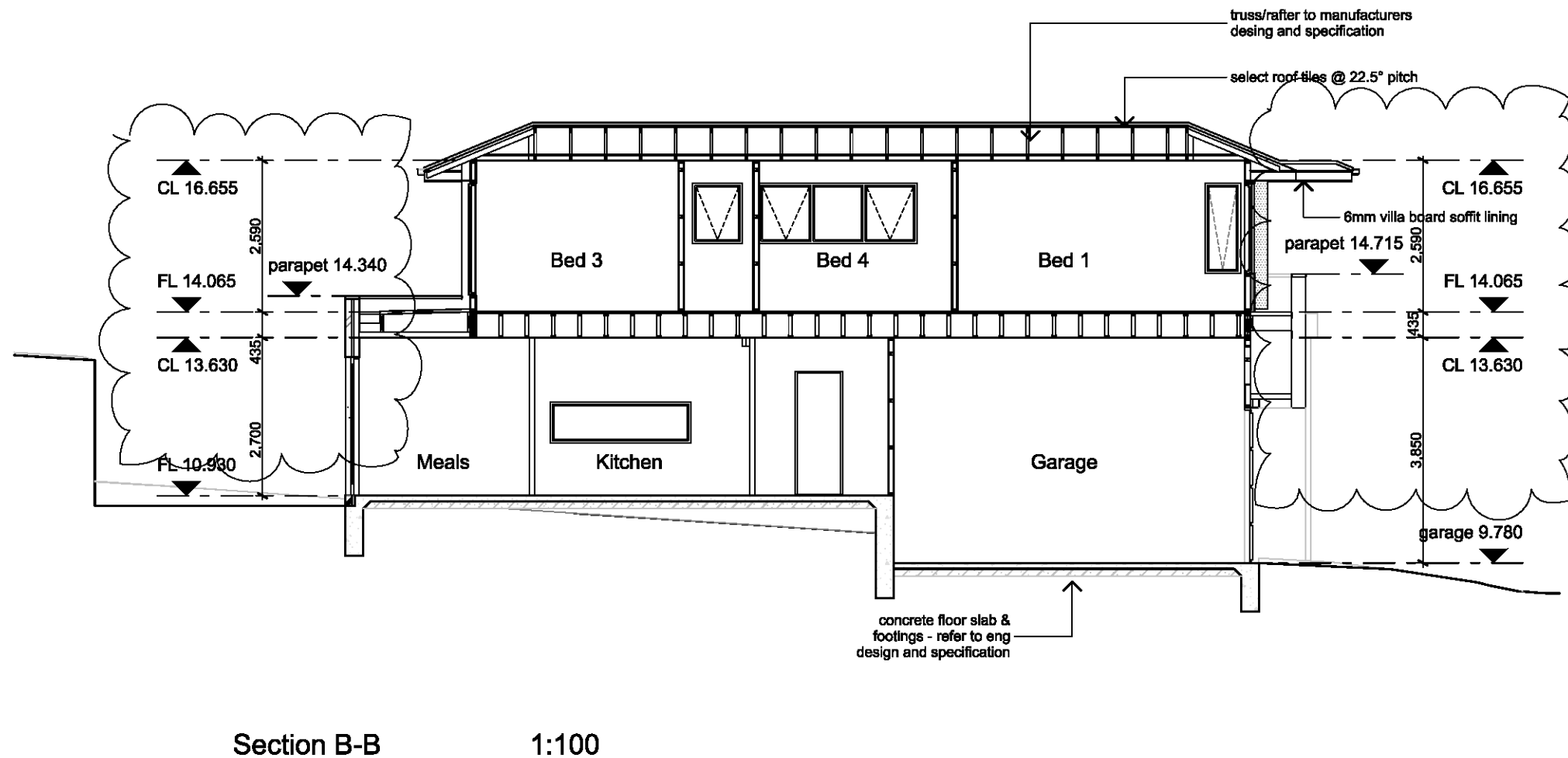












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COMMENCEMENT

Endorsement Date: 18/02/2019

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Northern Beaches Council)



Warriewood Bazem

Lot 29, Warriewood,

## Drawings

No	Rev	Drawing
A0000		Perspective Views, Notes, Areas
A1000		Site Plan
A1001		Landscape Plan
A2100		Ground Floor Plan
A2101	A	First Floor Plan
A2102		Roof Plan
A2400		Electrical Plan - GF
A2401		Electrical Plan - FF
A2500		Shadow Diagrams
A3000	A	Elevations
A3001	A	Elevations
A3100	A	Sections

## General Notes

### External colour schedule



Render 1  
Dulux Gnu Tan

Render 2  
Dulux Malay Grey

Garage  
Cedar Look

Roof  
Boral Contour Gunmetal

Bricks  
Austral Governors Cairns

Note: colours indicative only and should not be used as a true representation of the product

## Areas (for Building Permit purposes only)

Aspen b	
Area Name	Measured Area
01 GF Living Area	121.54
02 FF Living Area	121.14
03 Garage	37.74
04 FF Balcony	11.87
05 Porch	3.15
	<b>295.54 m<sup>2</sup></b>



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Rev	Description	By	Date

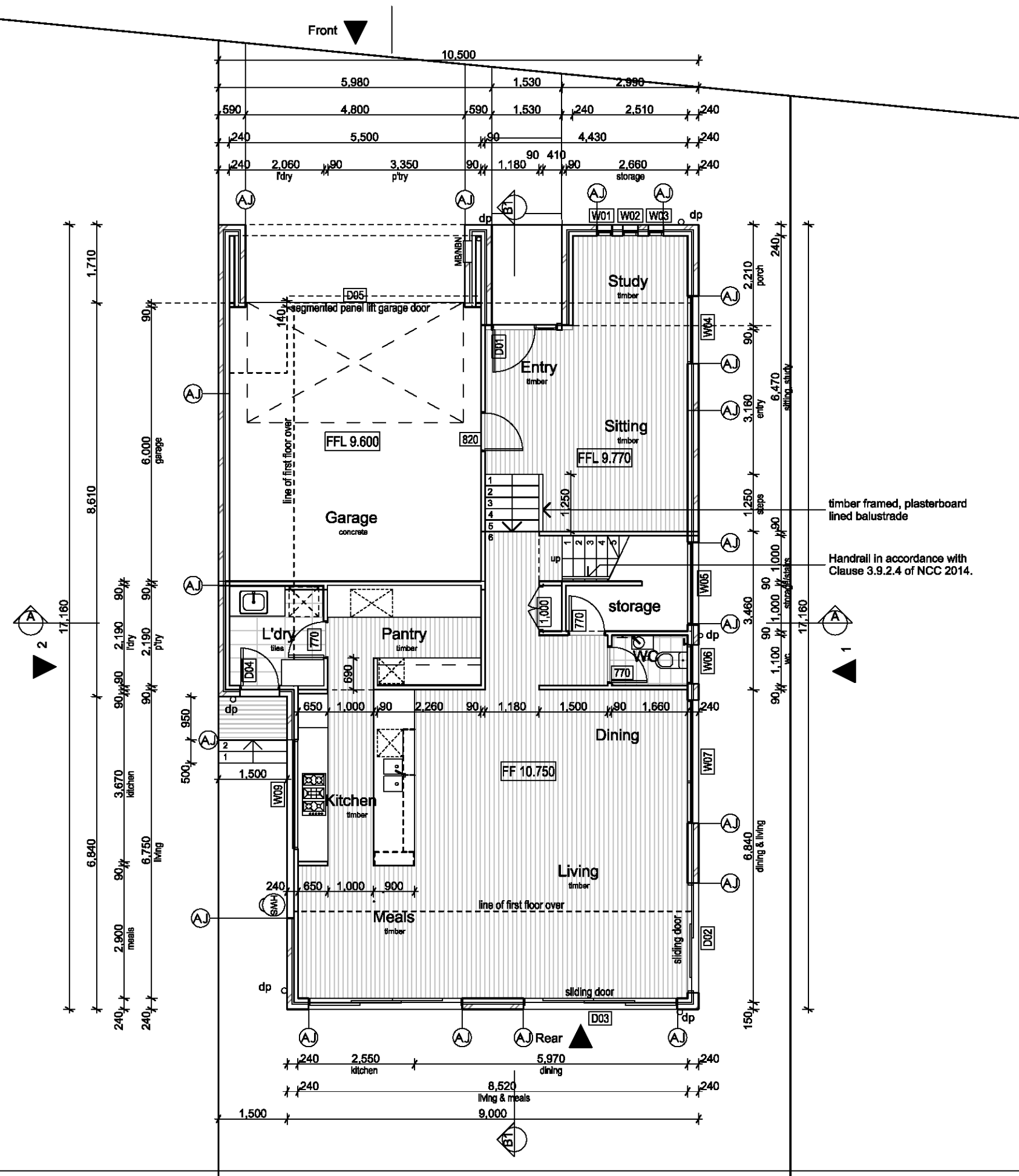
Client Details client



Project Warriewood Bazem  
 Lot 29, Warriewood,  
 Project Number 11268

Drawing Site  
 Site Plan  
 Project Status PRELIMINARY - not for construction  
 Scale Drawn BK Checked ML  
 Drawing Number A1000  
 Revision





Note:  
THE DWELLING IS TO BE PROTECTED FROM TERMITE INFESTATION IN ACCORDANCE WITH AS 3660.1-2000

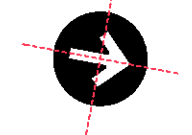


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Rev	Description	By	Date

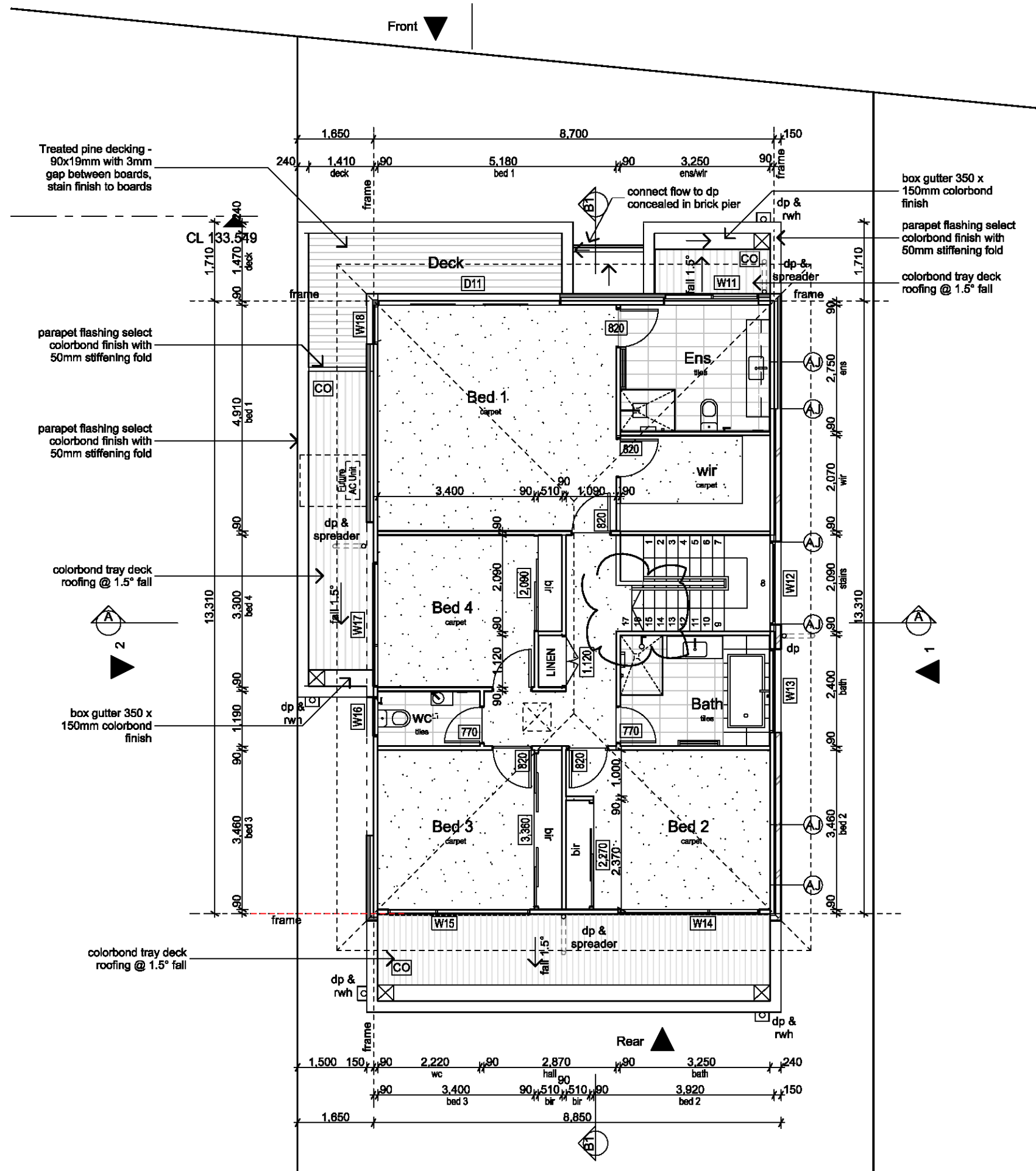
Client Details  
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Project  
 Warriewood Bazem  
 Lot 29, Warriewood,

Project Number  
 11268

Drawing  
 General Arrangement Plans  
 Ground Floor Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number A2100  
 Revision



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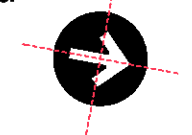
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Rev	Description	By	Date
A	levels amended, stairs adjusted accordingly		12.02.2018.

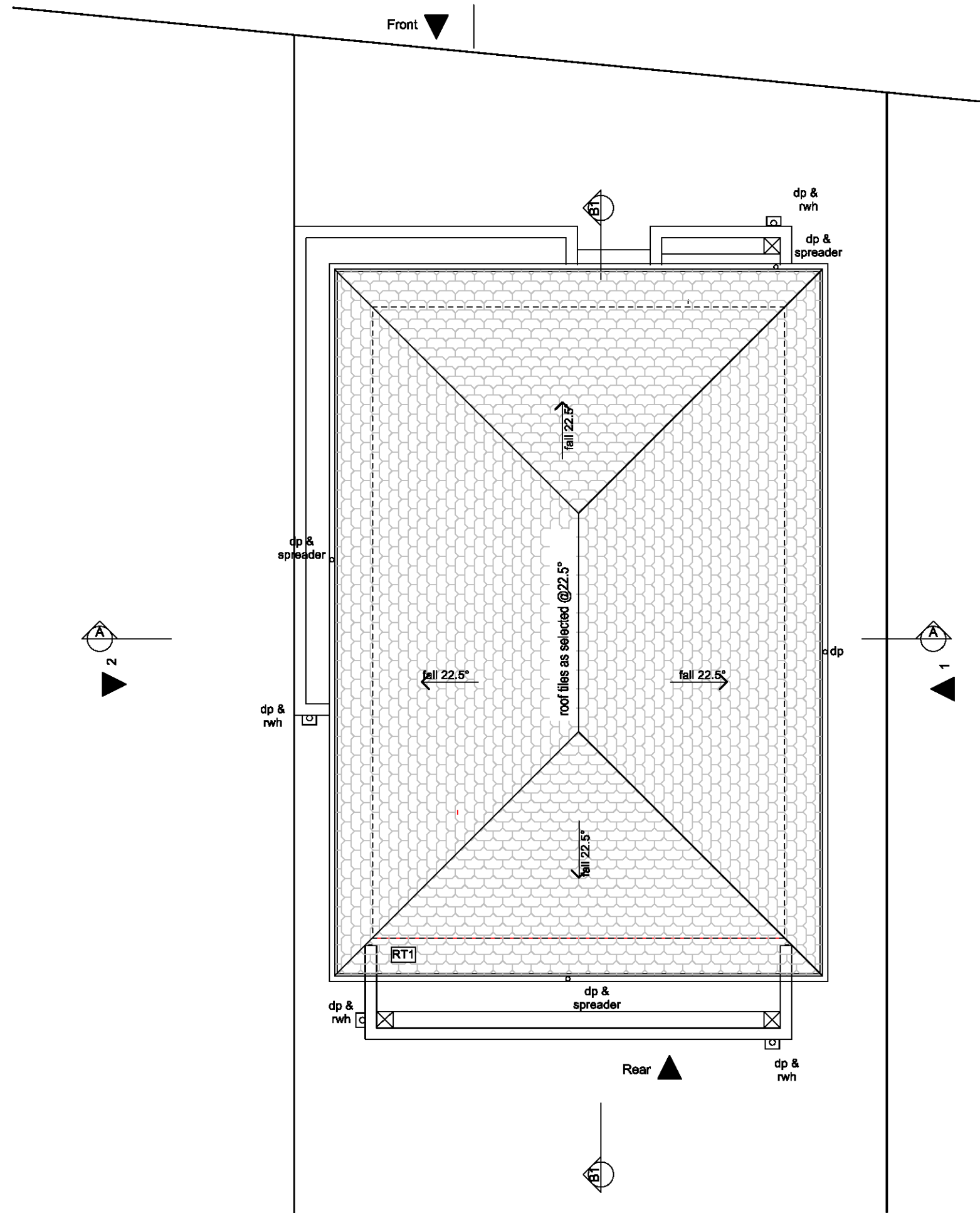
Client Details  
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Project  
 Warriewood Bazem  
 Lot 29, Warriewood,



Project Number  
 11268

Drawing  
 General Arrangement Plans  
 First Floor Plan  
 Project Status  
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 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2101  
 Revision  
 A



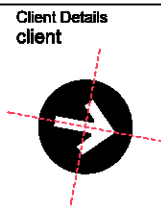
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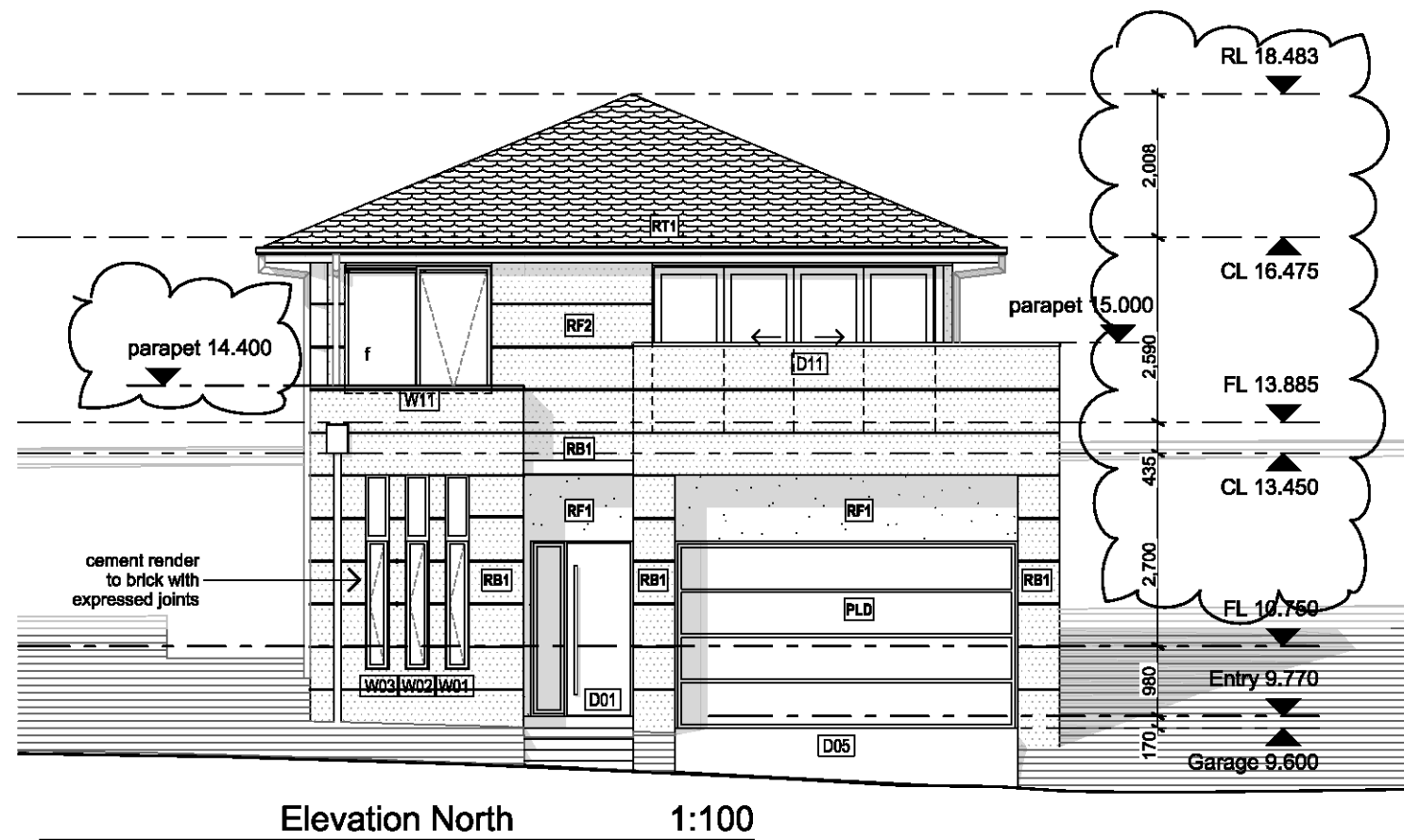
Rev	Description	By	Date



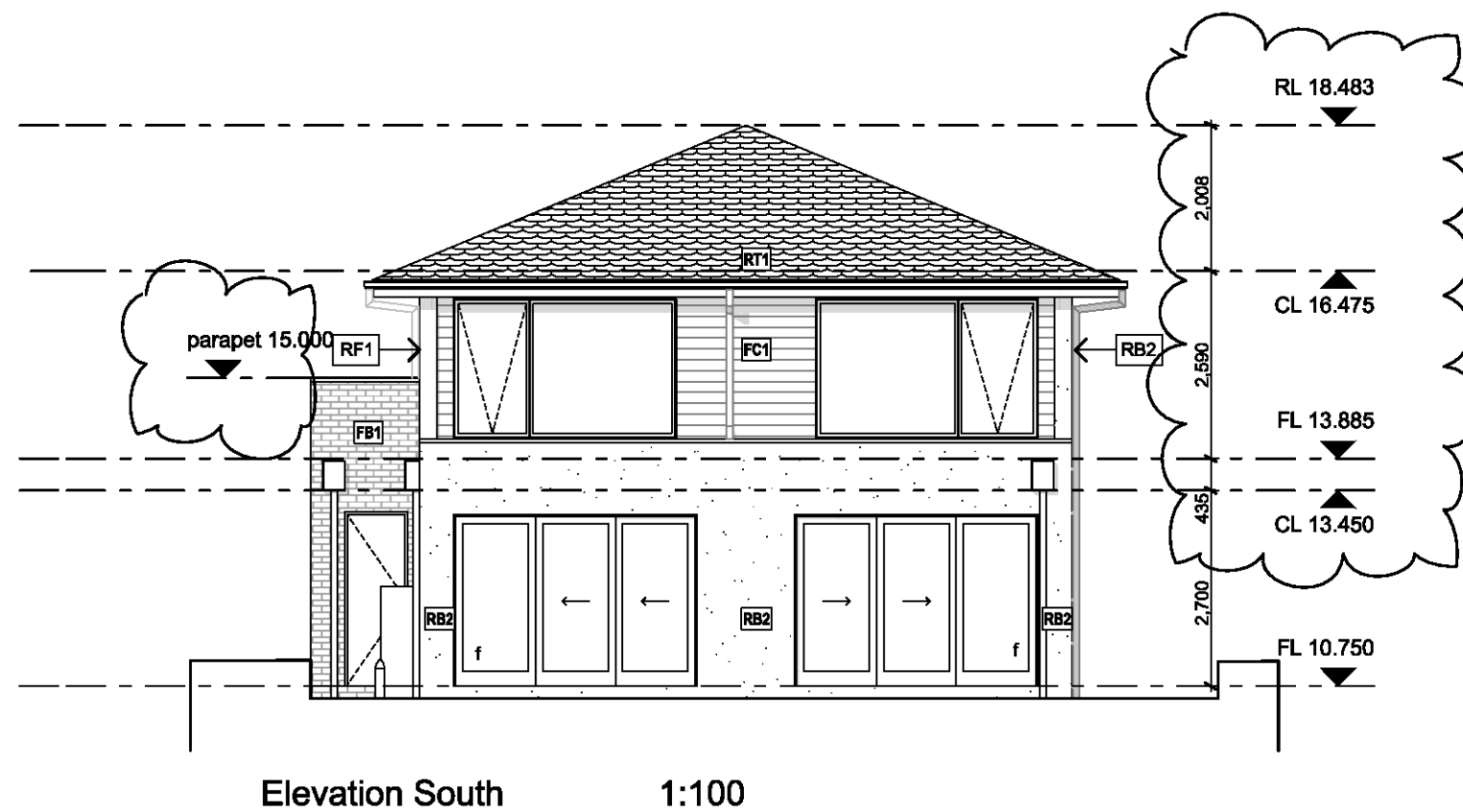
Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 29, Warriewood,  
 Project Number  
 11268

Drawing  
 General Arrangement Plans  
 Roof Plan  
 Project Status  
 PRELIMINARY - not for construction  
 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A2102  
 Revision





Elevation North 1:100



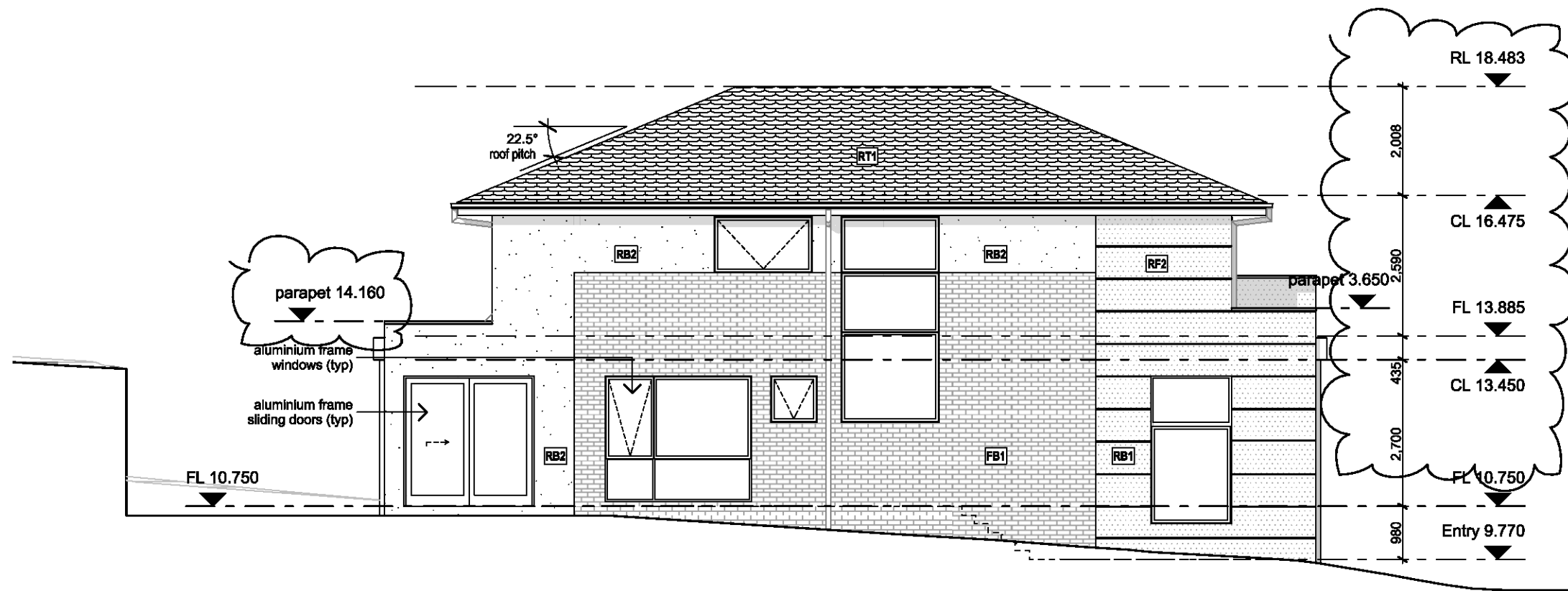
Elevation South 1:100

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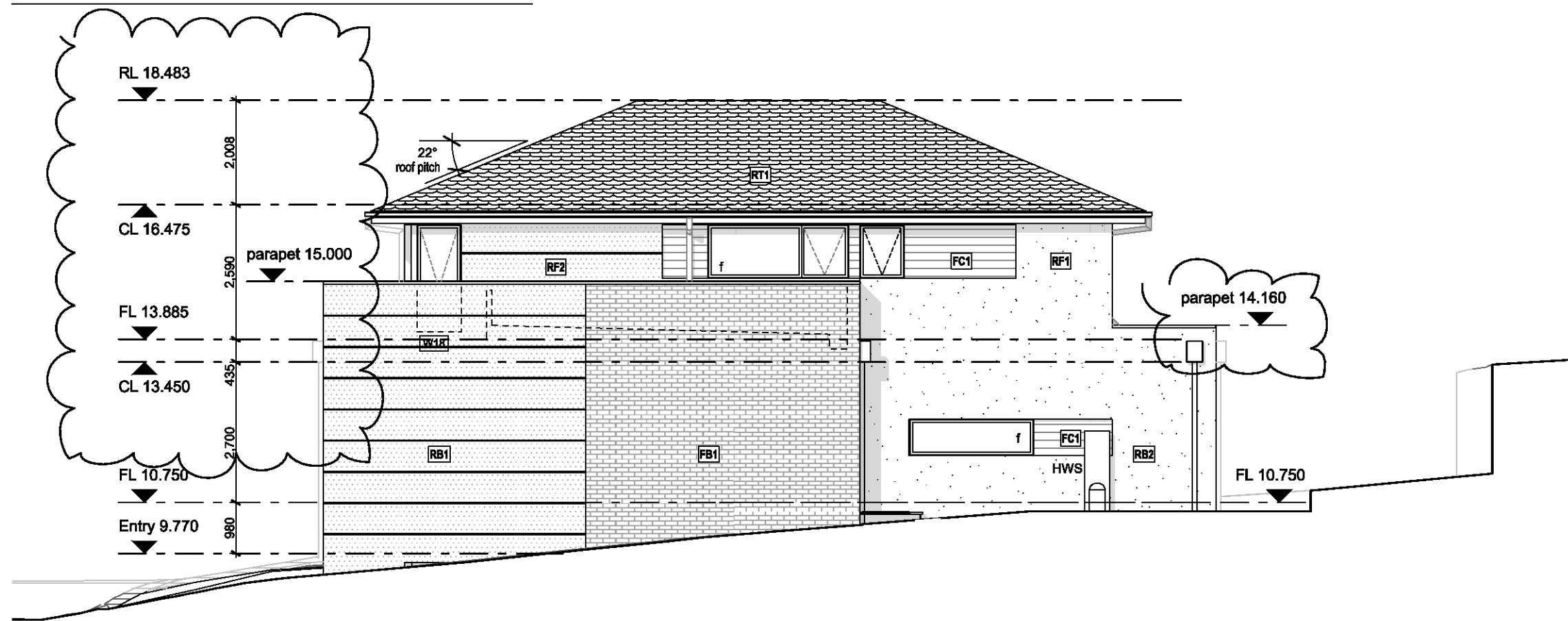
Endorsement Date: 18/02/2019

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Elevation West 1:100



Elevation East 1:100

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Rev	Description	By	Date
A	levels amended		12.02.2018.

Client Details  
 client  
 Project  
 Warriewood Bazem  
 Lot 29, Warriewood,

Project Number  
 11268

Drawing  
 Elevations  
 Elevations  
 Project Status  
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 Scale  
 Drawn BK Checked ML  
 Drawing Number  
 A3001  
 Revision  
 A

