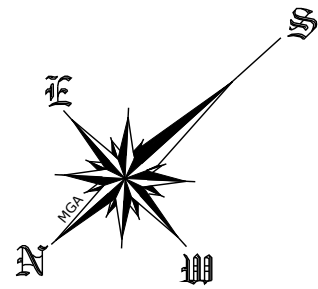




**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0146

- SITE NOTES:**
BEFORE STARTING WORK ON
SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS
- 'N2' WIND CATEGORY
O INDICATES DOWNPIPE LOCATION



BAS

(A) EASEMENT TO DRAIN WATER 1.5 WIDE

- WARNING -
UNREGISTERED PLAN

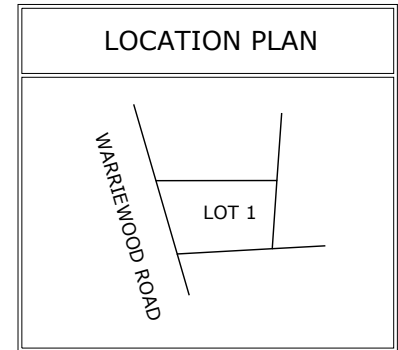
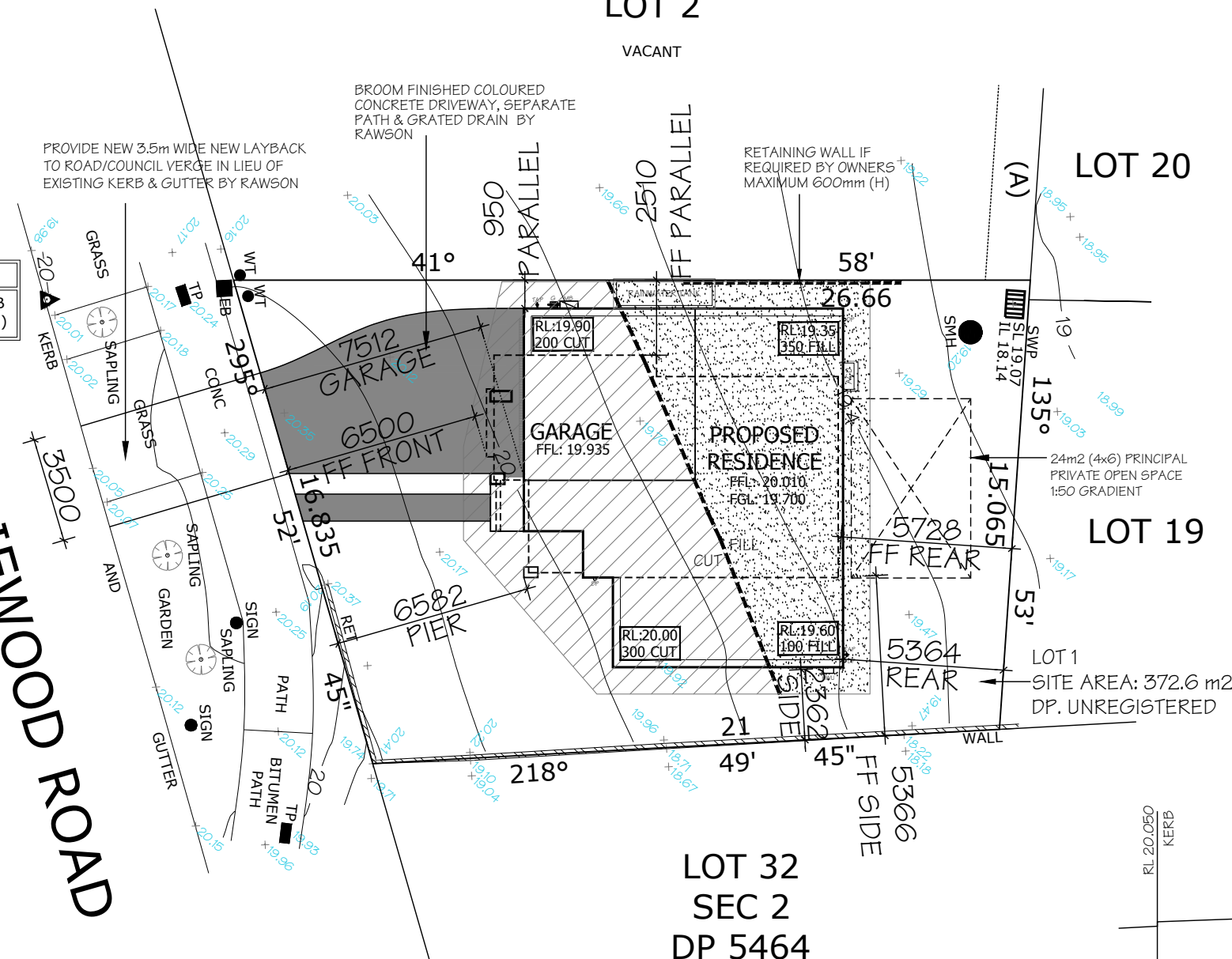
| LEGEND | |
|--------|--------------------|
| | BENCH MARK |
| | PHOTO POINT |
| | GULLY PIT |
| | VEHICULAR CROSSING |
| | TOP OF BANK |
| | BOTTOM OF BANK |

| ABBREVIATIONS | |
|----------------|----------------------------|
| EB | - ELECTRICAL BOX |
| EM | - ELECTRICAL METER |
| GM | - GAS METER |
| H | - HYDRANT |
| R | - HYDRANT RECYCLED |
| KO | - KERB OUTLET |
| LP | - LIGHT POLE |
| LH | - LAMP HOLE |
| MH | - MAN HOLE |
| PP | - POWER POLE |
| SH | - SHRUB |
| SMH | - SEWER MAN HOLE |
| SIO | - SEWER INSPECTION OPENING |
| SV | - STOP VALVE |
| SR | - STOP VALVE RECYCLED |
| SVP | - SEWER VENT PIPE |
| SWP | - STORM WATER PIT |
| T | - TREE |
| TP | - TELECOMMUNICATIONS PIT |
| VER | - VERANDAH |
| WT | - WATER TAG |
| WM | - WATER METER |
| WMR | - WATER METER RECYCLED |
| WC, GC, EC, TC | - SERVICE CONDUIT |
| W/C | - WATER CLOSET |

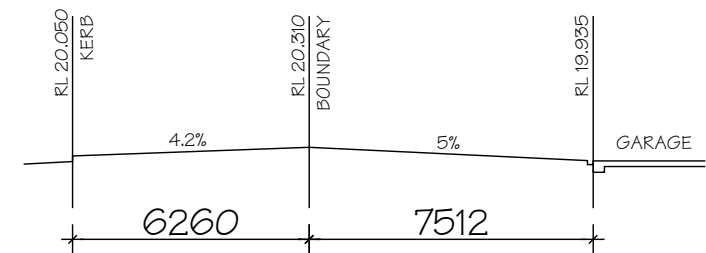


BENCH MARK
BM 21 NAIL IN KERB
RL 20.00 (ASSUMED)

WARRIEWOOD ROAD



| SITE CALCULATIONS DA | |
|----------------------|-----------------------|
| GROUND FLOOR | 83.20 m ² |
| FIRST FLOOR | 77.28 m ² |
| TOTAL LIVING AREA | 160.48 m ² |
| SITE AREA | 372.60 m ² |
| | |
| BUILDING FOOTPRINT | 118.22 m ² |
| DRIVEWAY & PATH | 47.09 m ² |
| TOTAL LANDSCAPE AREA | 207.29 m ² |
| LANDSCAPE AREA (%) | 55.63 % |
| | |
| FLOOR SPACE RATIO | 0.43 :1 |
| SITE COVERAGE | 31.73 % |



NOTES:
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RAWSON HOMES
1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



CLIENT:
MR R. & MRS M. ELDER
SITE ADDRESS:
LOT 1, DP.UNREGISTERED,
WARRIEWOOD ROAD,
WARRIEWOOD

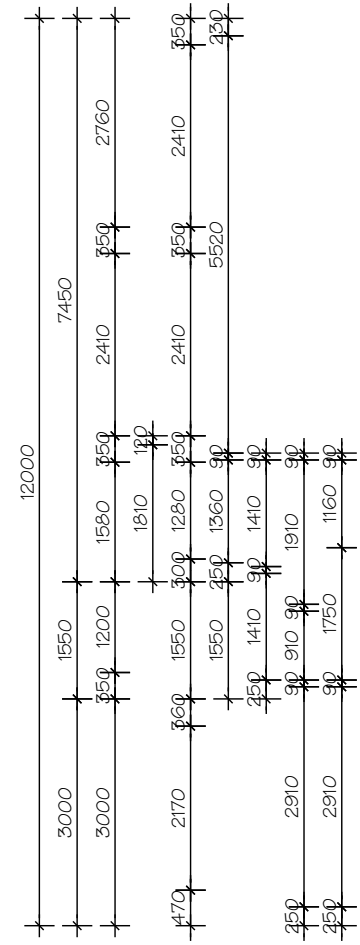
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
SITE PLAN

| | | | |
|--|--------------------------------|------------------------|-----------------------------------|
| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:200 | |
| JOB No: A007713 | DRWG No.: 02 | ISSUE: D | |

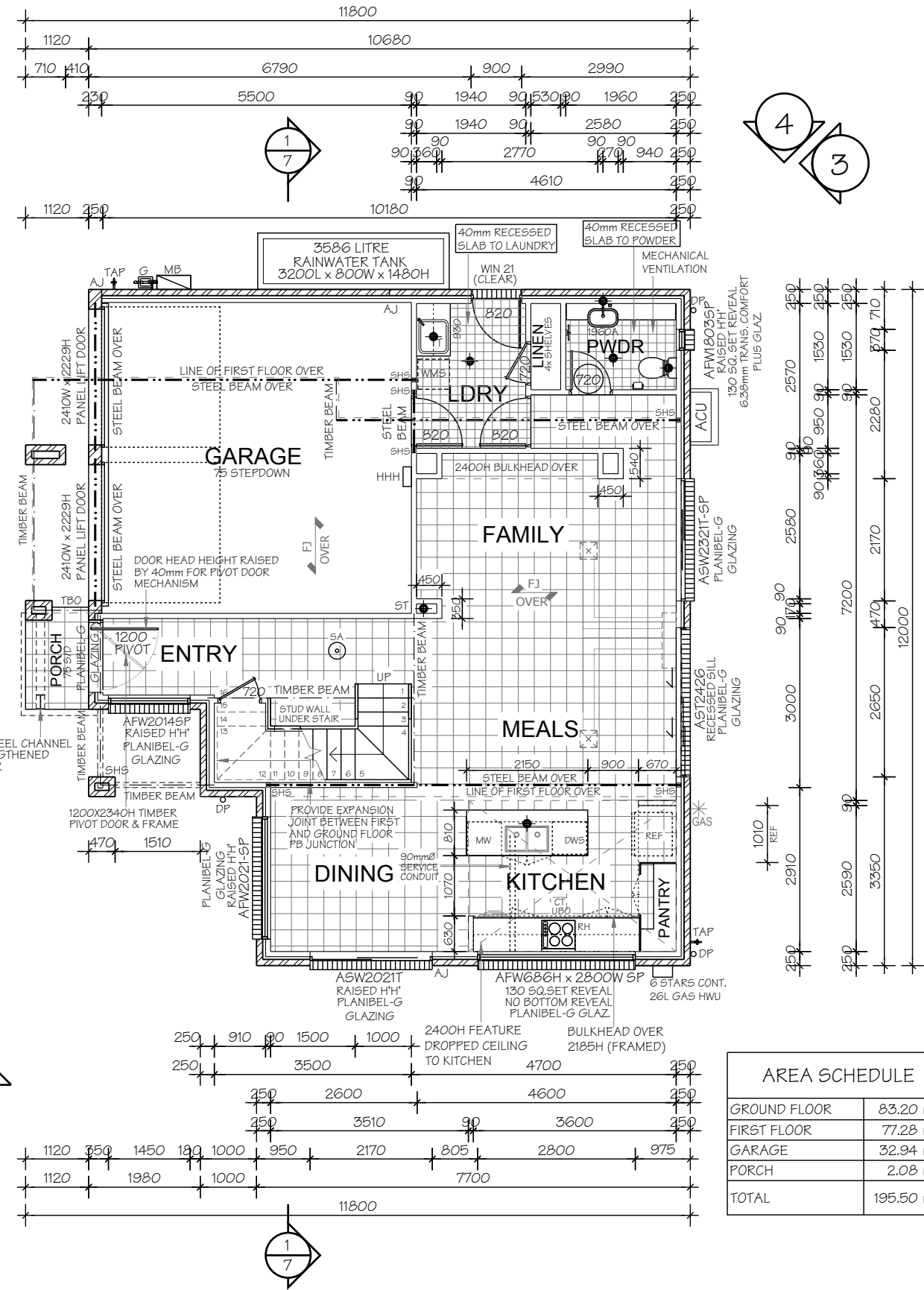
SPECIAL NOTES:
2340 HIGH DOORS TO GROUND FLOOR
(EXCL. ROBES & DOOR UNDER STAIRS)
HEIGHT OF SQ SET OPENINGS
2400 HIGH OR AS SHOWN
720 LIFT OFF HINGE TO WC
AC DUCTING ABOVE

NOTE:
ROOF SPACE TO BE
VENTILATED BY EAVE VENTS

NOTE: LOCATION OF GAS AND ELECTRICAL
METERS TO BE DETERMINED BY CONTRACTOR
ON SITE TO NEAREST POINT OF CONNECTION



A/C NOTE:
POSITIONS OF OUTLETS, RETURN AIR AND
NUMBER OF DROPPERS IS DETERMINED
BY AIR CONDITIONING CONTRACTOR



| AREA SCHEDULE | |
|---------------|------------------|
| GROUND FLOOR | 83.20 m2 |
| FIRST FLOOR | 77.28 m2 |
| GARAGE | 32.94 m2 |
| PORCH | 2.08 m2 |
| TOTAL | 195.50 m2 |

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DA2019/0146

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SITE ADDRESS:
LOT 1, DP.UNREGISTERED,
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WARRIEWOOD

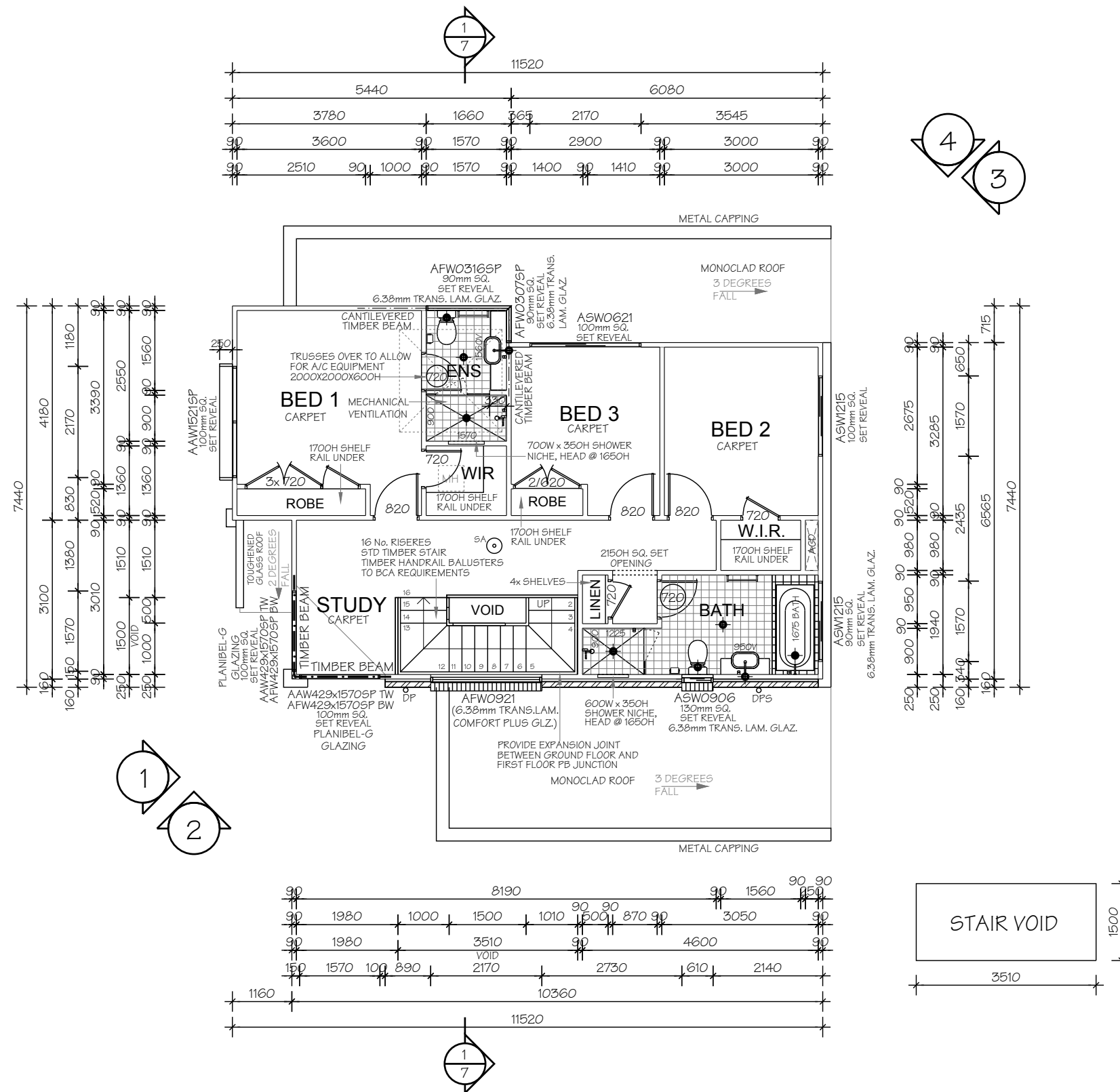
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX
DRAWING TITLE:
GROUND FLOOR PLAN

| | | | |
|--|--------------------------------|------------------------|-----------------------------------|
| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:100 | |
| JOB No: A007713 | DRWG No.: 03 | ISSUE: D | |

SPECIAL NOTES:
 HEIGHT OF SQ SET OPENINGS 2150 HIGH OR AS SHOWN
 (720) LIFT OFF HINGE TO WC
 [X] AC DUCTING ABOVE

NOTE:
 ROOF SPACE TO BE VENTILATED BY EAVE VENTS

NOTE: RESTRICTORS TO BE FITTED TO ALL 1st FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



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CLIENT:
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SITE ADDRESS:
 LOT 1, DP.UNREGISTERED,
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 WARRIEWOOD

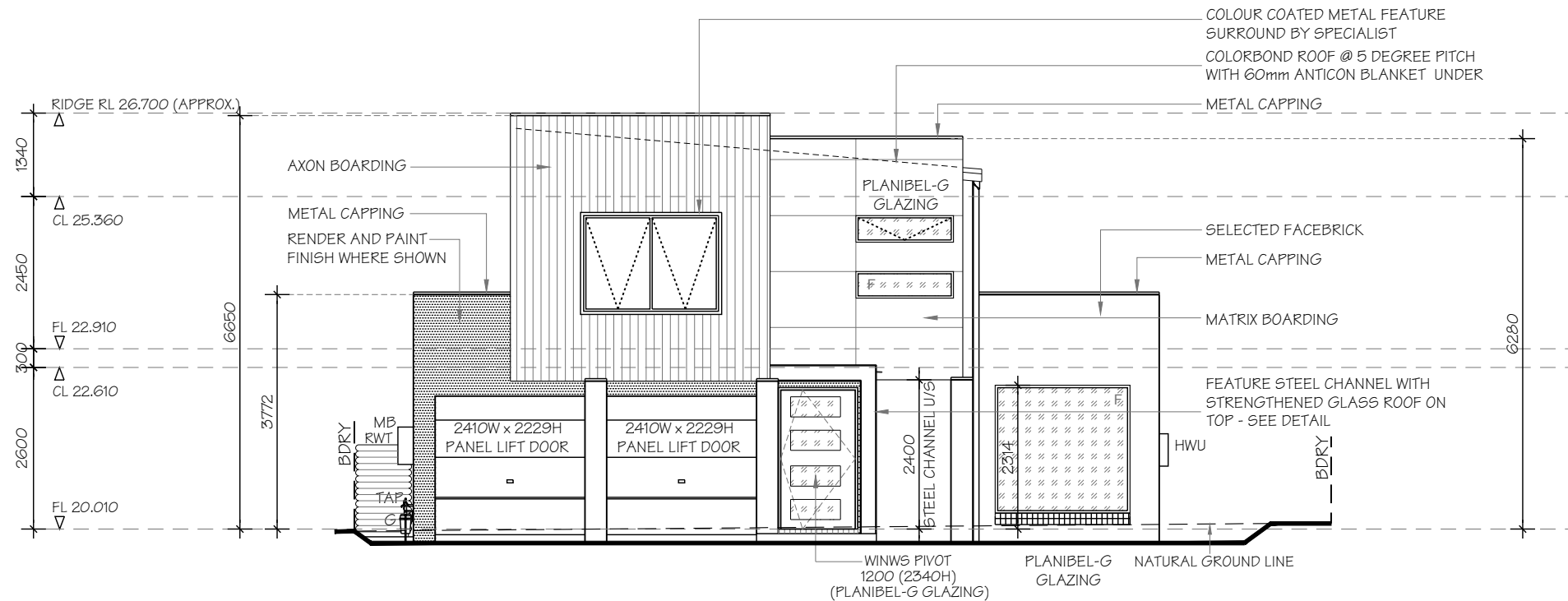
HOUSETYPE:
 MODEL: DERWENT 21
 FACADE: ELITE
 TYPE: DOUBLE GARAGE
 SPECIFICATION: LUX

DRAWING TITLE:
 FIRST FLOOR PLAN

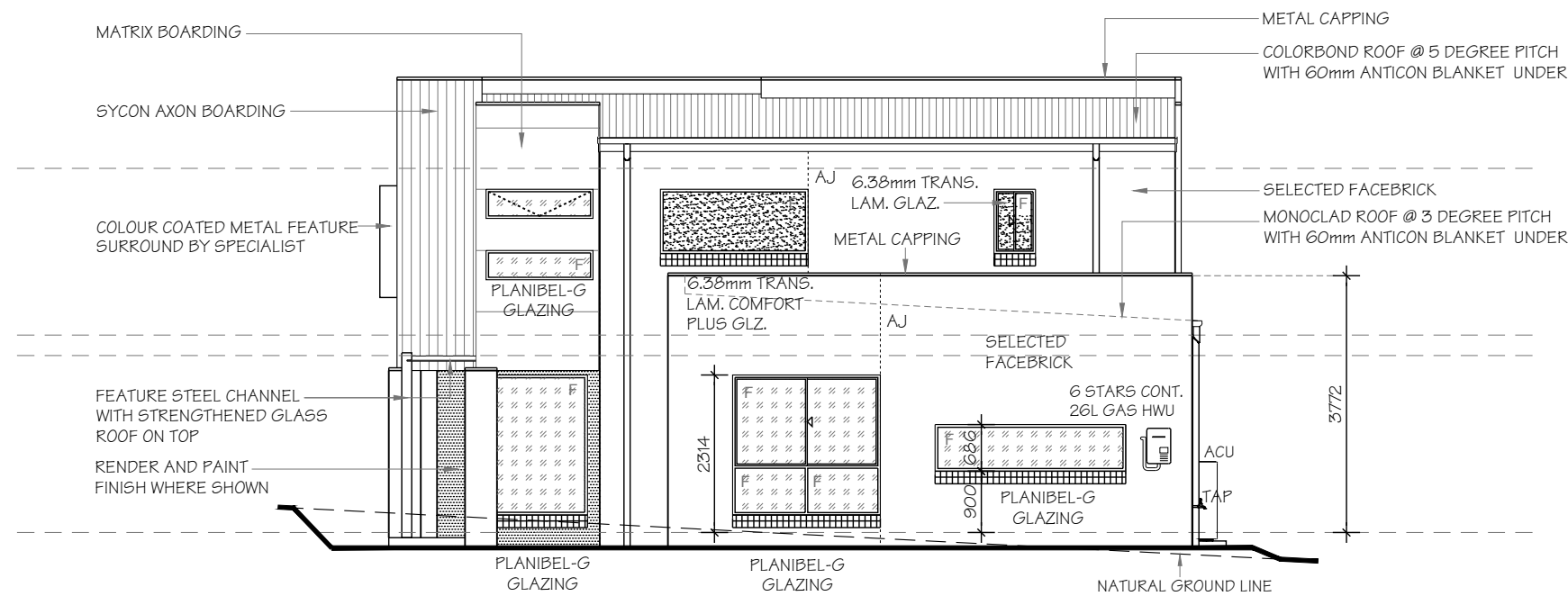
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| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:100 | |
| JOB No: A007713 | DRWG No.: 04 | ISSUE: D | |

NOTE:
NYLON MESH FLYSCREENS TO ALL OPENING
WINDOWS, SLIDING & STACKER DOORS
(EXCLUDING HINGED DOORS)


NOTE:
- COLORBOND 'ULTRA' RATING TO FASCIA AND
GUTTER TO COMPLY WITH BUILDING WITHIN A
MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND
FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND
FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT



FRONT ELEVATION - 1



SIDE ELEVATION - 2

 northern
beaches
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SITE ADDRESS:
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WARRIEWOOD**

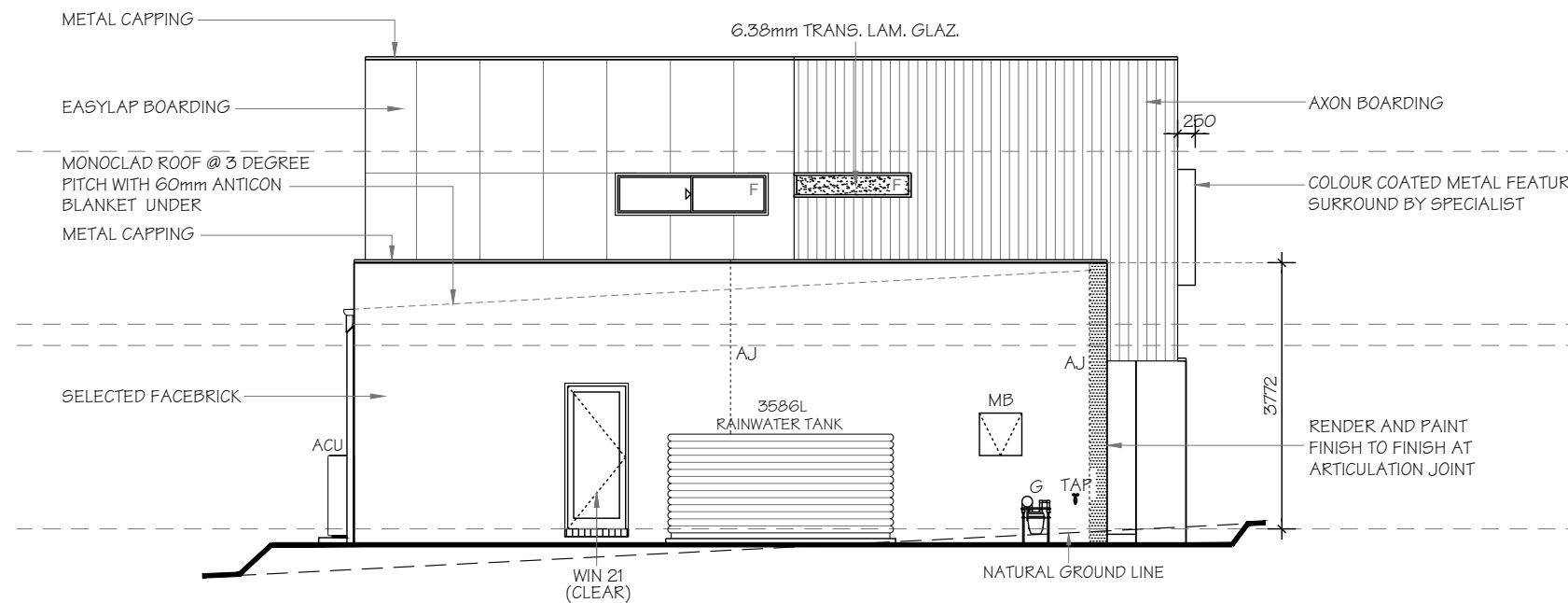
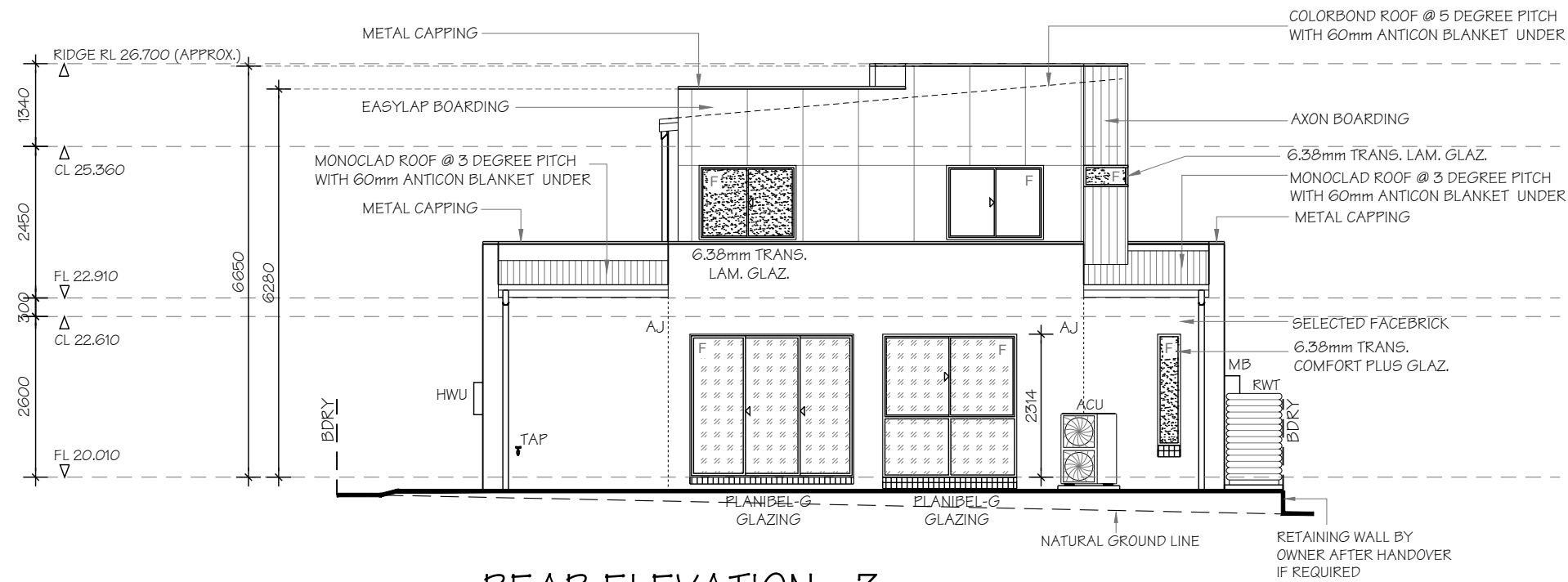
HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX


DRAWING TITLE:
ELEVATIONS 1 & 2

| | | | |
|-----------------------------------|-------------------------|-----------------|-------------------------------|
| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:100 | |
| JOB No: A007713 | DRWG No.: 05 | ISSUE: D | |

NOTE:
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NOTE:
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GUTTER TO COMPLY WITH BUILDING WITHIN A
MARINE ENVIRONMENT
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FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND
FLYSCREENS TO COMPLY WITH BUILDING WITHIN
A MARINE ENVIRONMENT



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CLIENT:
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SITE ADDRESS:
**LOT 1, DP.UNREGISTERED,
WARRIEWOOD ROAD,
WARRIEWOOD**

HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
ELEVATIONS 3 & 4

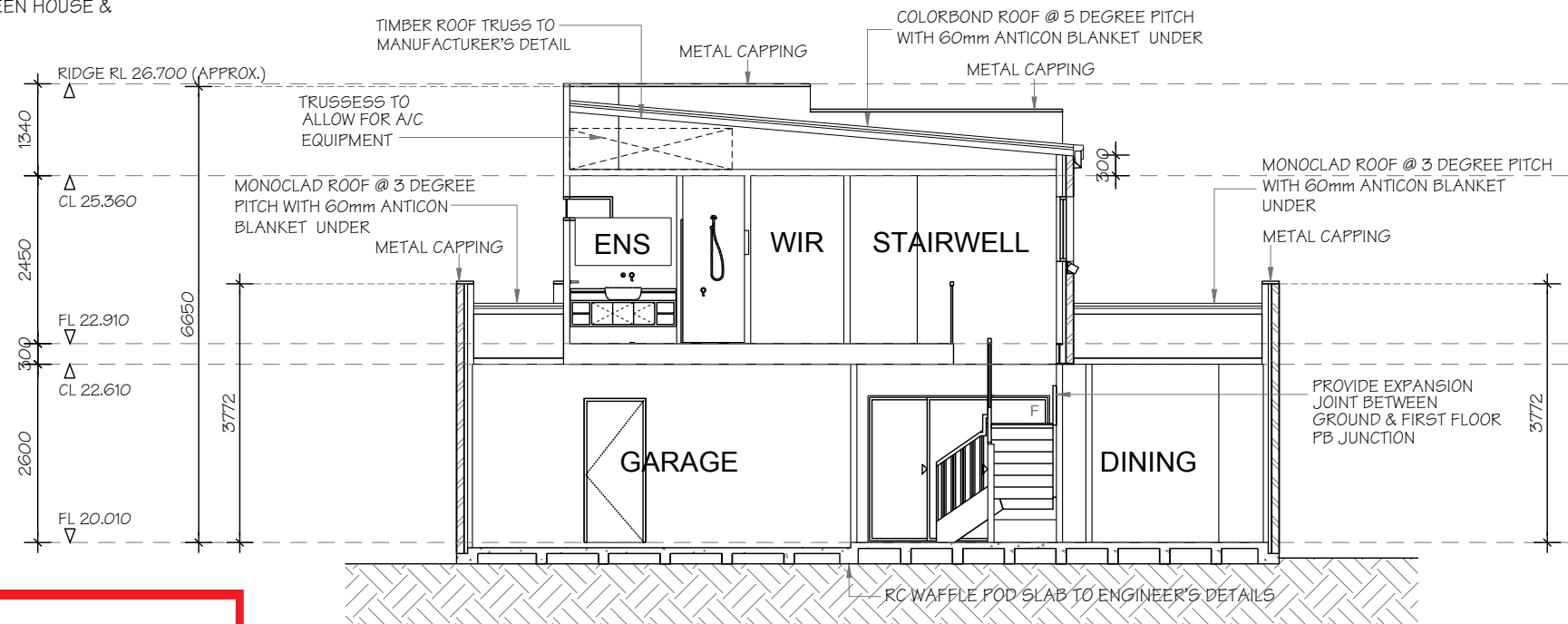
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| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:100 | |
| JOB No: A007713 | DRWG No.: 06 | ISSUE: D | |

INSULATION NOTE:

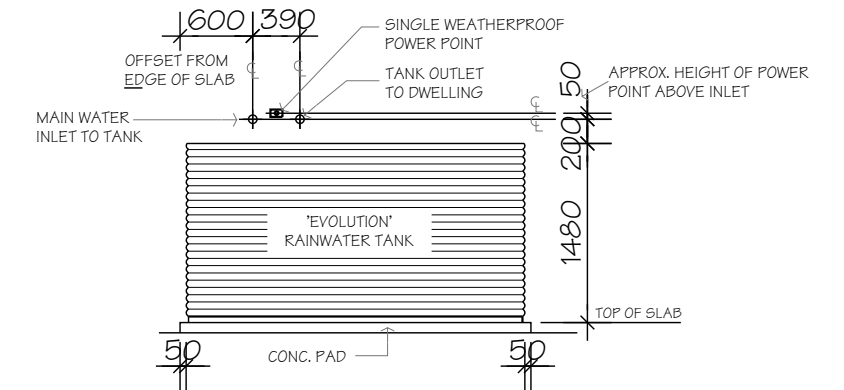
- R4.1 INSULATION TO CEILINGS EXCLUDING GARAGE
- R2.5 INSULATION TO EXTERNAL WALLS INCLUDING WALLS BETWEEN HOUSE & GARAGE

NOTE:
NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING & STACKER DOORS (EXCLUDING HINGED DOORS)

NOTE:
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- COLORBOND 'ULTRA' RATING TO WINDOWS AND FLYSCREENS TO COMPLY WITH BUILDING WITHIN A MARINE ENVIRONMENT
- COLORBOND 'ULTRA' RATING TO WINDOWS AND FLYSCREENS TO COMPLY WITH BUILDING WITHIN A MARINE ENVIRONMENT



SECTION A - A



RAINWATER TANK DETAIL
NOT TO SCALE

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0146

| BASIX COMMITMENTS | | | RAINWATER | ENERGY | ARTIFICIAL LIGHTING |
|--|------------|----------|--|---|---|
| PROJECT DETAILS | | | RAINWATER | ACTIVE COOLING/HEATING | ARTIFICIAL LIGHTING |
| Site area | 373 | m2 | Rainwater tank capacity of 3000L to collect rain runoff of at least 124m ² of the roof area & connected to all toilets, cold water taps connected to clothes washers & at least one outdoor tap on development. | Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3 stars | The applicant must provide LED lighting to at least 4 of the bedrooms/study; the kitchen at least 2 of the living / dining rooms; |
| Roof area | 124 | m2 | | Provide fully ducted reverse cycle 3 phase air conditioner with EER rating of 3.5 stars | all bathrooms/toilets, laundry & hallways |
| number of bedrooms | 3 | | WATER | Provide day/night zoning between living areas and bedrooms | COOKING (KITCHEN APPLIANCES) |
| Total area of vegetation (garden & lawn) | 207 | m2 | All showers with in the development are to have a minimum rating of 3 star showerheads | VENTILATION | Install a gas cooktop and electric oven |
| ABSA Certificate Number (if applicable) | 0002482768 | | Each toilet is to have a flushing system of no less than a 4 star rating | Exhaust systems kitchen, bathrooms with manual switch on/off ducted to roof & facade. | DESIGN ENHANCEMENTS |
| Net conditioned floor area | 124.0 | m2 | All taps in the kitchen and bathrooms are to have a minimum rating of 3 star | Natural Ventilation to laundry. | Install an outdoor clothes drying line |
| Net unconditioned floor area | 13.0 | m2 | HOT WATER | LIGHTING | Install an indoor sheltered clothes drying line. |
| Cooling load (if applicable) | 26 | MJ/m2/pa | Gas instantaneous hot water system with a performance of 6 stars | Provide standard lighting | INSULATION |
| Heating load (if applicable) | 35 | MJ/m2/pa | | Provide window(s) and/or skylight to 3 bathroom(s) & toilet(s) | External wall R2.5 [including garage] |
| | | | | Provide window(s) and/or skylight to the kitchen | Ceiling R4.1 [excluding garage] |

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CLIENT:
MR R. & MRS M. ELDER

SITE ADDRESS:
**LOT 1, DP.UNREGISTERED,
WARRIEWOOD ROAD,
WARRIEWOOD**

HOUSETYPE:
MODEL: DERWENT 21
FACADE: ELITE
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWING TITLE:
SECTION

| | | | |
|--|-------------------------|-----------------|----------------------------|
| DRAWN BY: FL | DATE DRAWN: 20.06.17 | CHECKED BY: | APPROVED FOR CONSTRUCTION: |
| COUNCIL AREA: NORTHERN BEACHES | | SCALE: 1:100 | |
| JOB No: A007713 | DRWG No.: | ISSUE: | |
| | 07 | D | |