

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

MOD2025/0506

VARIATIONS
PREMIUM INCLUSIONS
STRUCTURE

- PROVIDE 2,740mm HIGH CEILINGS TO GROUND AND FIRST FLOOR
- KITCHEN
 - PROVIDE 40mm ENGINEERED STONE BENCHTOPS TO KITCHEN WITH WATERFALL END
 - PROVIDE DISHWASHER AND MICROWAVE
- BATH/ENSUITE
 - PROVIDE STONE BENCHTOPS VANITIES
 - PROVIDE MIRROR WITH BUILT IN LIGHTS TO SUIT VANITIES
 - PROVIDE FULL HEIGHT WALL TILES TO BATHROOM AND ENSUITE
 - PROVIDE SMART WASTE WITH TILE INSET
- LAUNDRY
 - PROVIDE 20mm ENGINEERED STONE BENCHTOP WITH BUILT-IN SINGLE BOWL SINK AND CONCEALED WASHING MACHINE
 - PROVIDE CUPBOARDS ABOVE BENCHTOP WITH LAMINATED DOORS

- FLOORING
- PROVIDE 600x600mm FLOOR TILES TO GROUND FLOOR AREAS (ENTRY, FAMILY, DINING, KITCHEN, WALK-IN-PANTRY)

DOORS & WINDOWS

 - PROVIDE 1020x2,340mm ENTRY DOOR
 - PROVIDE 2,340mm HIGH LAUNDRY DOOR (SLIDING/HUNG) (IF APPLICABLE)
 - PROVIDE 2,340mm HIGH INTERNAL DOORS
 - PROVIDE 2,340mm HIGH ROBE DOORS

ELECTRICAL

 - PROVIDE UP TO 20 LED DOWNLIGHTS TO LIVING AREAS (REFER TO ELECTRICAL PLAN)
 - PROVIDE 1x LINEAR PENDANT LIGHT TO KITCHEN
 - PROVIDE 1x DOUBLE POWER POINT TO KITCHEN ISLAND BENCH
 - PROVIDE 1x ADDITIONAL DOUBLE POWER POINT TO BEDROOMS (EXCLUDING BED 1)
 - PROVIDE 1x ADDITIONAL SMOKE ALARM TO FIRST FLOOR (TOTAL 3)
 - PROVIDE 1x ADDITIONAL DOUBLE GPO TO GARAGE, LAUNDRY, LIVING, WIP (TOTAL 4)

- UPGRADES/VARIATIONS
- PROVIDE CUSTOM 'SEE-THROUGH' STAIRS

REVISION I

 - IN ORDER TO COMPLY WITH COUNCIL SETBACKS, REDUCE FIRST FLOOR CANTILEVERED PORTION BY APPROX. 900mm BY:
 - REDUCING BED 1 DEPTH BY APPROX. 190mm
 - REDUCING ENSUITE BY APPROX. 570mm
 - REDUCING BED 3 DEPTH BY APPROX. 140mm
 - GARAGE DOOR WIDTH REDUCED TO 3,000mm
 - SETBACKS AND LANDSCAPE AREA MORE VISIBLE
 - PROVIDE ONSITE DETENTION STORAGE AS PER COUNCIL'S REQUIREMENTS

BASIX REQUIREMENT

 - AWNING WINDOWS TO FIRST FLOOR IN LIEU OF SLIDING WINDOWS

- STORMWATER ON-SITE DENTENTION
- PROVIDE STORMWATER ON-SITE DETENTION SYSTEM (REF: WAW0009-C-401) AND DRIVEWAY DESIGN (REF: 3.22.11581-C-402) AS PREPARED BY STRUCTERRE
 - REMOVE STANDARD 3000L ABOVE GROUND RAINWATER TANK

PROPOSED DOUBLE STOREY HEBEL
DWELLING

- GENERAL NOTES
- ALL WORKS TO COMPLY WITH NCC OF AUSTRALIA & ALL OTHER RELEVANT LAWS AND AUTHORITIES.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL AND CIVIL ENGINEERING.
 - ALL TIMBER DIMENSIONS ARE TIMBER FRAMED SIZES ONLY UNLESS NOTATED OTHER WISE.
 - BOUNDARY CLEARANCES MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF BUILDING WORK.
 - BUILDING WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.
 - IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, MACASA HOMES IS TO BE NOFITIED IMMEDIATLY.

AMENDMENTS		
DATE	AMENDMENTS	REV.
13/10/22	ROOF + AWNINGS	E
26/10/22	FINAL DRAFT - STANDARD GLAZING / NO BOX AWNING	F
10/11/22	PREMIUM INCLUSIONS	G
	KITCHEN/LDRY/ELECTRICAL	
17/11/22	ARCHITECTURAL PLAN	H
30/01/23	PLANS AMENDED AS PER COUNCIL'S EMAIL DATED 25/01/23	I
20/02/23	LANDSCAPE AREA <4m EXCL.	J
24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	K
05/06/23	EASEMENT LENGTH	L
21/06/23	CC PLANS	M
14/07/23	ADDITIONAL CC NOTES	N
29/07/23	PLAN AMENDMENTS	O


DRAWING LIST	
DRAWING NAME	PAGE
COVER PAGE	1
SITE & STORMWATER PLAN	2
SEDIMENT & EROSION CONTROL	3
DRIVEWAY SECTION	4
SITE ANALYSIS	5
SHADOWS - JUNE 21	6
CONCRETE SLAB PLAN	7
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FIRST FLOOR PLAN	9
ELEVATIONS	10
SECTION	11
ZERO BDRY WALL DETAIL	12
WINDOW & DOOR SCHEDULE	13
COLOUR SELECTION	14
ELECTRICAL	15
CONTOUR	16

- MODIFICATIONS:
- REMOVED 900mm SIDE ACCESS & MAINTENANCE EASEMENT.
 - INCREASE GARAGE SIDE SETBACK TO 100mm IN LIEU OF 50mm. GARAGE AND L'DRY WIDTH REDUCED BY 50MM, REDUCING THE OVERALL BUILDING WIDTH TO 8350mm.
 - REMOVED STUDY AREA TO INCREASE VOID SIZE. BED 1 DOOR ENTRY RELOCATED TO THE FRONT OF BED 1 WALL TO ACCOMMODATE THIS CHANGE.

NatHERS - THERMAL COMFORT SUMMARY

Address: Lot 9, 9 Raven Circuit, Warriewood NSW 2102		
Building Elements	Material	Detail
External walls	Hebel Power Panel	R2.5HD bulk insulation (<i>excluding garage</i>) <i>Colours as per Colour Schedule</i>
Internal walls	Plasterboard on studs	R2.5HD bulk insulation to walls adjacent to garage
Ceiling	Plasterboard	R4.0 bulk insulation to ceilings with roof above (<i>excluding garage</i>)
Floors	Concrete – ground floor	Waffle Pod (dwelling 225mm; garage 175mm)
	Timber – first floor	R4.0 bulk insulation to floor between garage and first floor
Roof	Metal Roof – Shale Grey	Foil + R1.3 (builders Blanket) to underside of roof
Windows / Doors	<i>Sliding windows/ Sliding Doors/ Fixed Windows:</i> Aluminium frame, Single Glazed Clear	U value 6.70 or less and SHGC 0.70 +/- 10%
	<i>Awning windows:</i> Aluminium frame, Single Glazed Clear	U value 6.70 or less and SHGC 0.57 +/- 10%
<i>Lighting: This dwelling has been rated with non-ventilated LED downlights as per Lighting Plan</i>		
<i>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two.</i>		
<i>Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</i>		
<i>Note: Self-closing dampers to WC, Bathroom, Laundry & Ensuite exhaust fan.</i>		
<i>Note: Additional insulation may be required to meet acoustic requirements</i>		
<i>Note: If metal frames are used, a thermal break is required as per Section 3.12.1.1 – NSW Variation of the BCA Volume Two</i>		

BASIX COMMITMENTS NOTES				
Lot 9, 9 Raven Circuit, Warriewood				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star
Alternative water source	Individual rainwater tank to collect run off from at least 50 m ² of roof area - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
	Outdoor tap connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living and bedroom (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living and bedroom (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven.			
Must install a fixed outdoor clothes drying line as part of the development.				

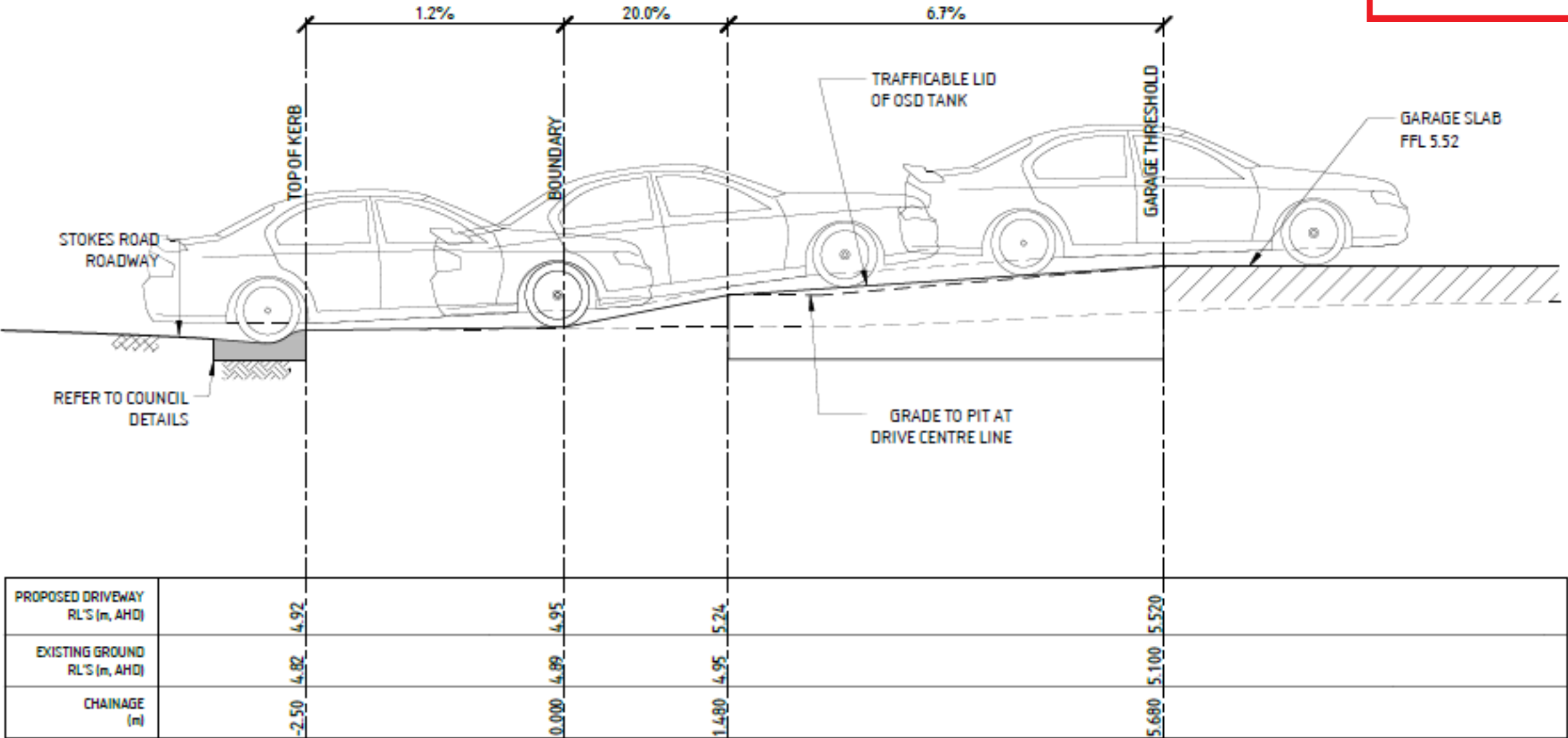
 <p>MACASA - HOMES - LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</p>	ACN 622 610 048 LICENSE No. 317953C	HOUSE TYPE: IVY 22 FACADE: MODERN GARAGE: SG	DRAWING: COVER PAGE	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID : WAW0009
	P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au		STAGE: CC PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 1/16
			COUNCIL : NORTHERN BEACHES		SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: O



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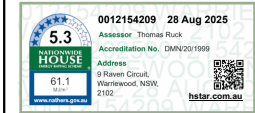


PROPOSED DRIVEWAY LONGITUDINAL SECTION - SECTION 'A'

SCALE: 1:50 (HORIZ & VERT.)

DRIVEWAY DESIGN PREPARED BY STRUCTURE
DRAWING REF. NO. 3.22.11581-C-402

 <div>MACASA -HOMES- LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127</div>	ACN 622 610 048 LICENSE No. 317953C	DATE	AMENDMENTS	REV.	HOUSE TYPE: IVY 22	DRAWING: DRIVEWAY SECTION	CLIENT: FU SHUN REALTY PTY LTD	BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2	LODGEMENT: DA-CC	PROJECT ID: WAW0009
	P: (61) 02 9096 9109	05/06/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	K	FACADE: MODERN	STAGE: CC PLAN	SITE ADDRESS: DP: 271326 LOT 9, No.9	FLOOD ASSESSMENT: N/A	SLAB CLASSIFICATION: H1	DATE DRAWN: 16/09/22	DRAWING No.: 4/16
	E: admin@macasahomes.com.au	21/06/23	EASEMENT LENGTH	L	GARAGE: SG	COUNCIL: NORTHERN BEACHES	RAVEN CIRCUIT, WARRIWOOD, NSW 2102	SALINITY ASSESSMENT: -		DRAWN BY: AT	REV. ID: 0
	W: www.macasahomes.com.au	14/07/23	CC PLANS	M							
		29/07/23	ADDITIONAL CC NOTES	N							
			PLAN AMENDMENTS	O							

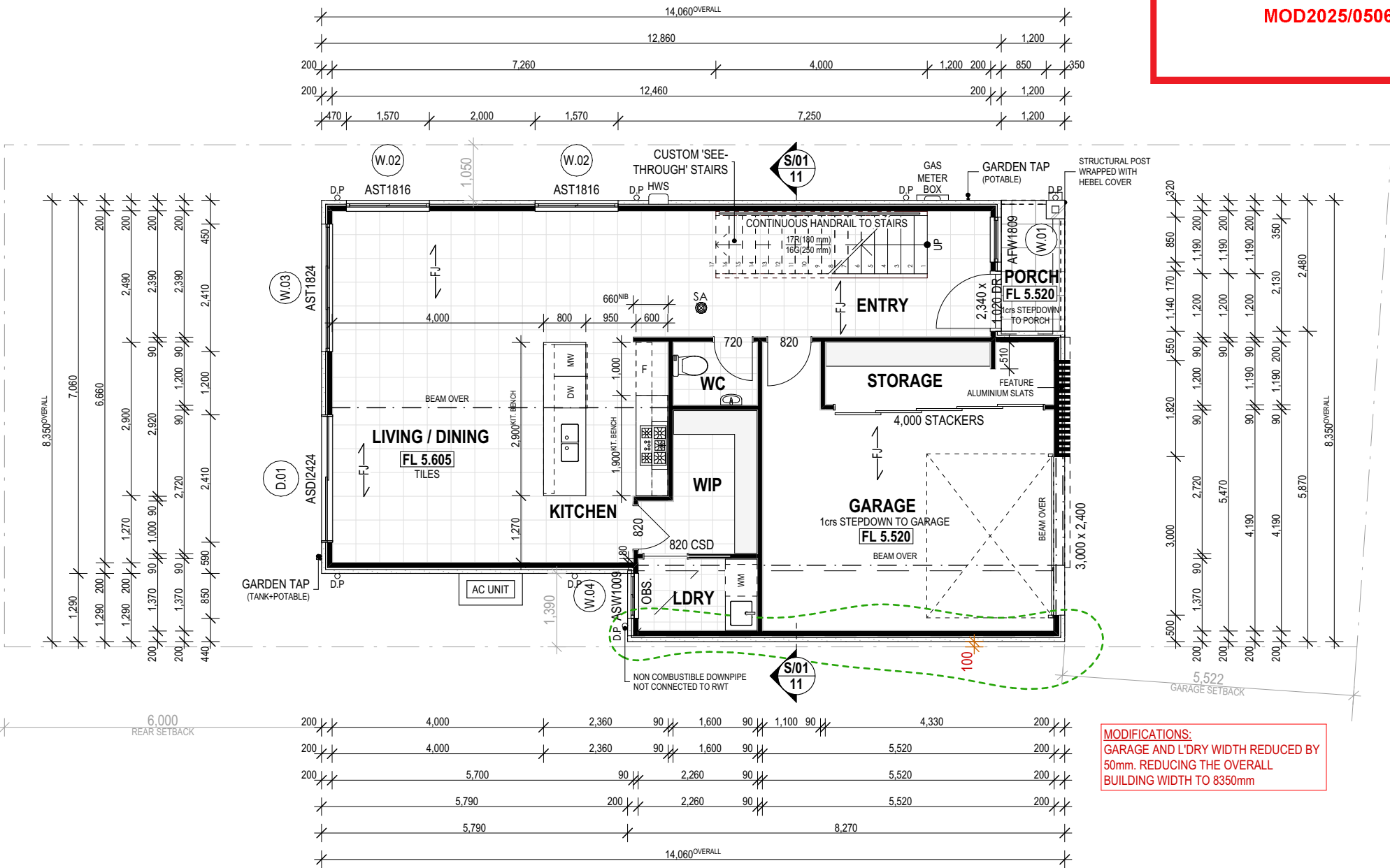




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GROUND FLOOR PLAN
1:100

CEILING HEIGHT		
2740 TO GROUND FLOOR		
2740 TO FIRST FLOOR		
NOTES		
<div>- STAIR TREADS TO ACHIEVE P3 SLIP RESISTANCE</div> <div>- PROVIDE CONTINUOUS HANDRAIL TO STAIRS</div> <div>- MECHANICAL VENTILATION TO BE DUCTED TO OUTSIDE AIR</div>		



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DATE	AMENDMENTS	REV.
24/05/23	STORMWATER OSD & DRIVEWAY DESIGN BY STRUCTERRE	K
05/06/23	EASEMENT LENGTH	L
21/06/23	CC PLANS	M
14/07/23	ADDITIONAL CC NOTES	N
29/07/23	PLAN AMENDMENTS	O

HOUSE TYPE:
IVY 22
FACADE:
MODERN
GARAGE:
SG

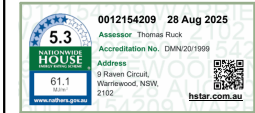
DRAWING:
GROUND FLOOR PLAN
STAGE:
CC PLAN
COUNCIL :
NORTHERN BEACHES

CLIENT:
FU SHUN REALTY PTY LTD
SITE ADDRESS:
DP: 271326 | LOT 9, No.9
RAVEN CIRCUIT,
WARRIEWOOD, NSW 2102

WIND CLASSIFICATION:
N2
SLAB CLASSIFICATION:
H1
DATE DRAWN:
16/09/22
DRAWN BY:
AT

LODGEEMENT:
DA-CC
DATE DRAWN:
16/09/22
DRAWN BY:
AT

PROJECT ID :
WAW0009
DRAWING No.:
8/16
REV. ID:
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FIRST FLOOR PLAN
1:100

CEILING HEIGHT	
2740 TO GROUND FLOOR	
2740 TO FIRST FLOOR	
NOTES	
- STAIR TREADS TO ACHIEVE P3 SLIP RESISTANCE - PROVIDE CONTINUOUS HANDRAIL TO STAIRS - MECHANICAL VENTILATION TO BE DUCTED TO OUTSIDE AIR	
HOUSE AREA	
AREA NAME	AREA m2
1. GROUND FLOOR	74.33
2. FIRST FLOOR	95.05
3. GARAGE	32.67
4. PORCH	2.98
	205.03 m²
INTERNAL FLOOR AREA	
	AREA m2
1. GROUND FLOOR	67.18
2. FIRST FLOOR	81.85
	149.03 m²
ROOF AREA	
PITCH	AREA m2
5.00°	2.40
12.50°	110.74
20.00°	11.07
	124.21 m²
BUSHFIRE ASSESSMENT: N/A	WIND CLASSIFICATION: N2
FLOOD ASSESSMENT: N/A	LODGE MENT: DA-CC
SALINITY ASSESSMENT: -	SLAB CLASSIFICATION: H1
	DATE DRAWN: 16/09/22
	DRAWN BY: AT
CLIENT: FU SHUN REALTY PTY LTD	PROJECT ID: WAW0009
SITE ADDRESS: DP: 271326 LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	DRAWING No.: 9/16
	REV. ID: 0



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05/06/23	EASEMENT LENGTH	L
21/06/23	CC PLANS	M
14/07/23	ADDITIONAL CC NOTES	N
29/07/23	PLAN AMENDMENTS	O

HOUSE TYPE: IVY 22
FACADE: MODERN
GARAGE: SG

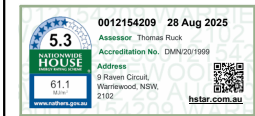
DRAWING: FIRST FLOOR PLAN
STAGE: CC PLAN
COUNCIL: NORTHERN BEACHES

CLIENT: FU SHUN REALTY PTY LTD
SITE ADDRESS: DP: 271326 | LOT 9, No.9 RAVEN CIRCUIT, WARRIEWOOD, NSW 2102

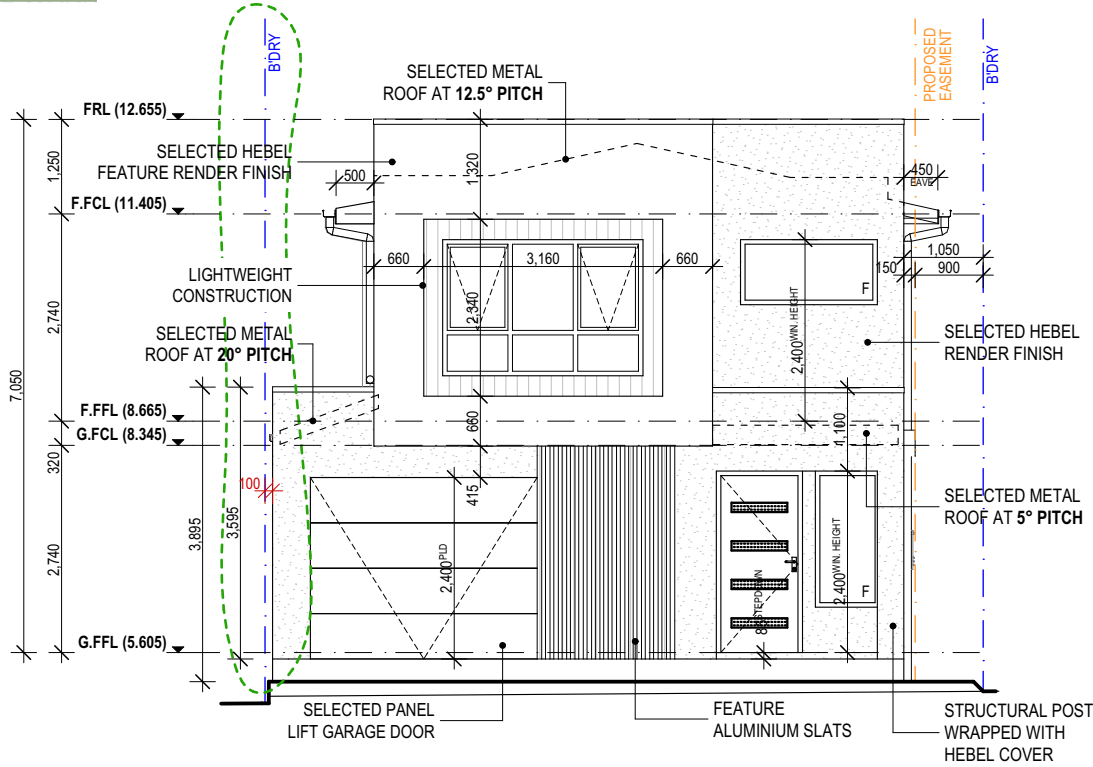
BUSHFIRE ASSESSMENT: N/A
FLOOD ASSESSMENT: N/A
SALINITY ASSESSMENT: -

WIND CLASSIFICATION: N2
SLAB CLASSIFICATION: H1
LODGE MENT: DA-CC
DATE DRAWN: 16/09/22
DRAWN BY: AT

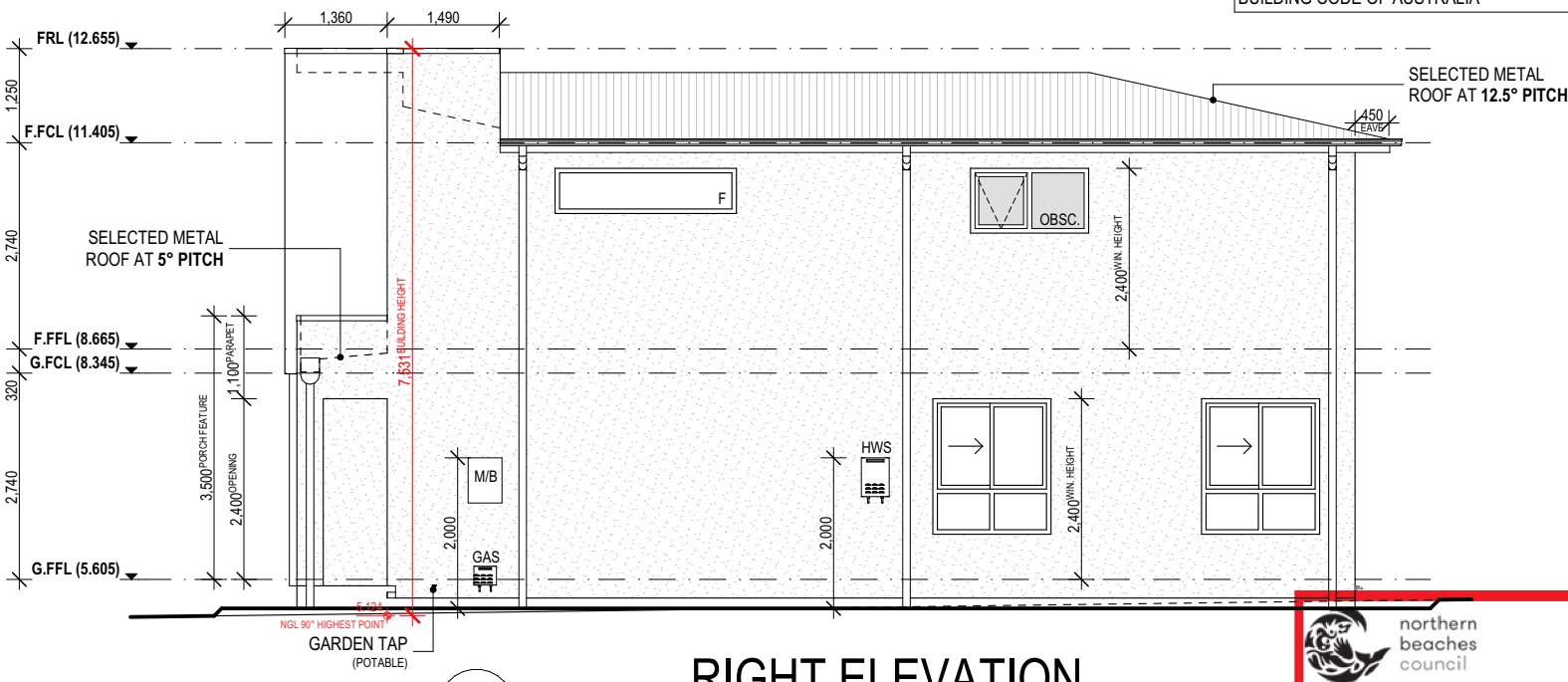
PROJECT ID: WAW0009
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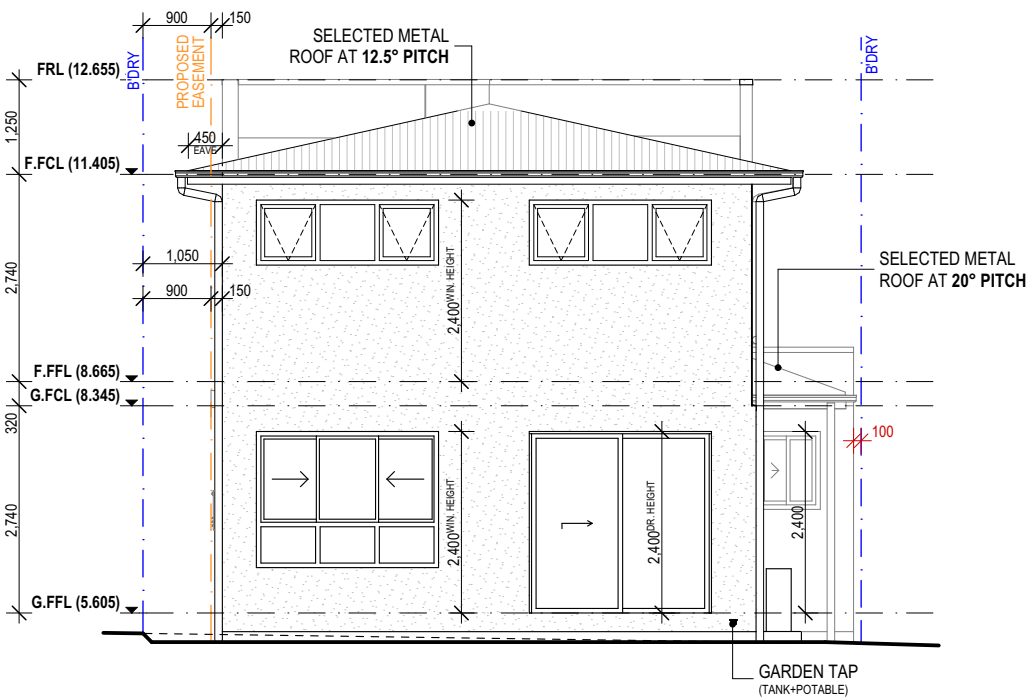
HEAD HEIGHT NOTE
GR. FLR. WINDOW HEAD HEIGHT AT 2400mm FROM FFL FIRST FLR. HEAD HEIGHT AT 2400mm FROM FFL UNLESS NOTATED OTHERWISE
SARKING NOTE:
SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(A) AND TABLE 3.5.1.1(B) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA



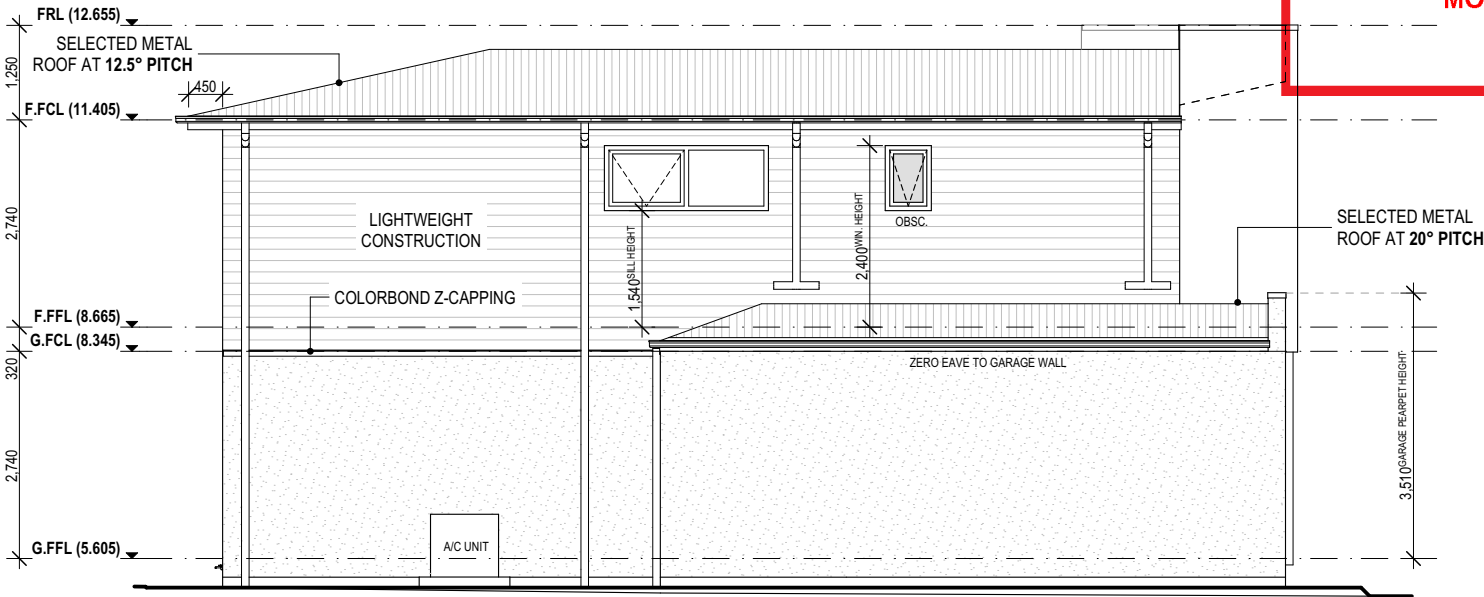
FRONT ELEVATION
1:100



RIGHT ELEVATION
1:100




REAR ELEVATION
1:100

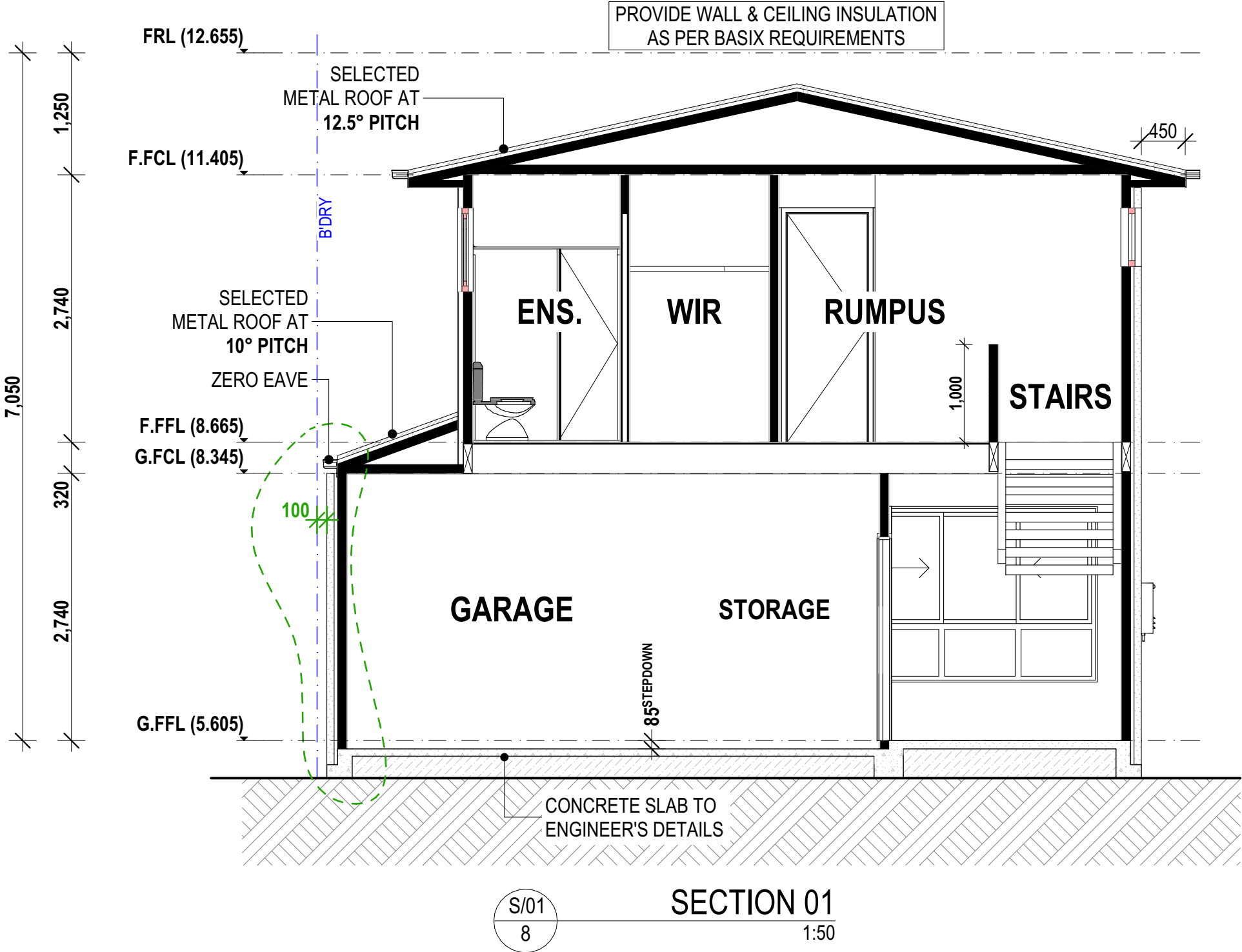
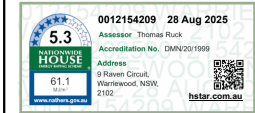


LEFT ELEVATION
1:100

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 LG, 6A FIGTREE DRIVE OLYMPIC PARK NSW 2127	ACN 622 610 048 LICENSE No. 317953C P: (61) 02 9096 9109 E: admin@macasahomes.com.au W: www.macasahomes.com.au	DATE	AMENDMENTS	REV.	HOUSE TYPE:	DRAWING:	CLIENT:	BUSHFIRE ASSESSMENT:	WIND CLASSIFICATION:	LODGEMENT:	PROJECT ID:
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		05/06/23	EASEMENT LENGTH	L	FACADE:	STAGE:	SITE ADDRESS:	FLOOD ASSESSMENT:	SLAB CLASSIFICATION:	DATE DRAWN:	DRAWING No.:
		21/06/23	CC PLANS	M	MODERN	CC PLAN	DP: 271326 LOT 9, No.9	N/A	H1	16/09/22	10/16
		14/07/23	ADDITIONAL CC NOTES	N	GARAGE:	COUNCIL:	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINITY ASSESSMENT:		DRAWN BY:	REV. ID:
		29/07/23	PLAN AMENDMENTS	O	SG	NORTHERN BEACHES		-		AT	O




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RAINWATER TANK DETAIL
"SLIMLINE TANKS"

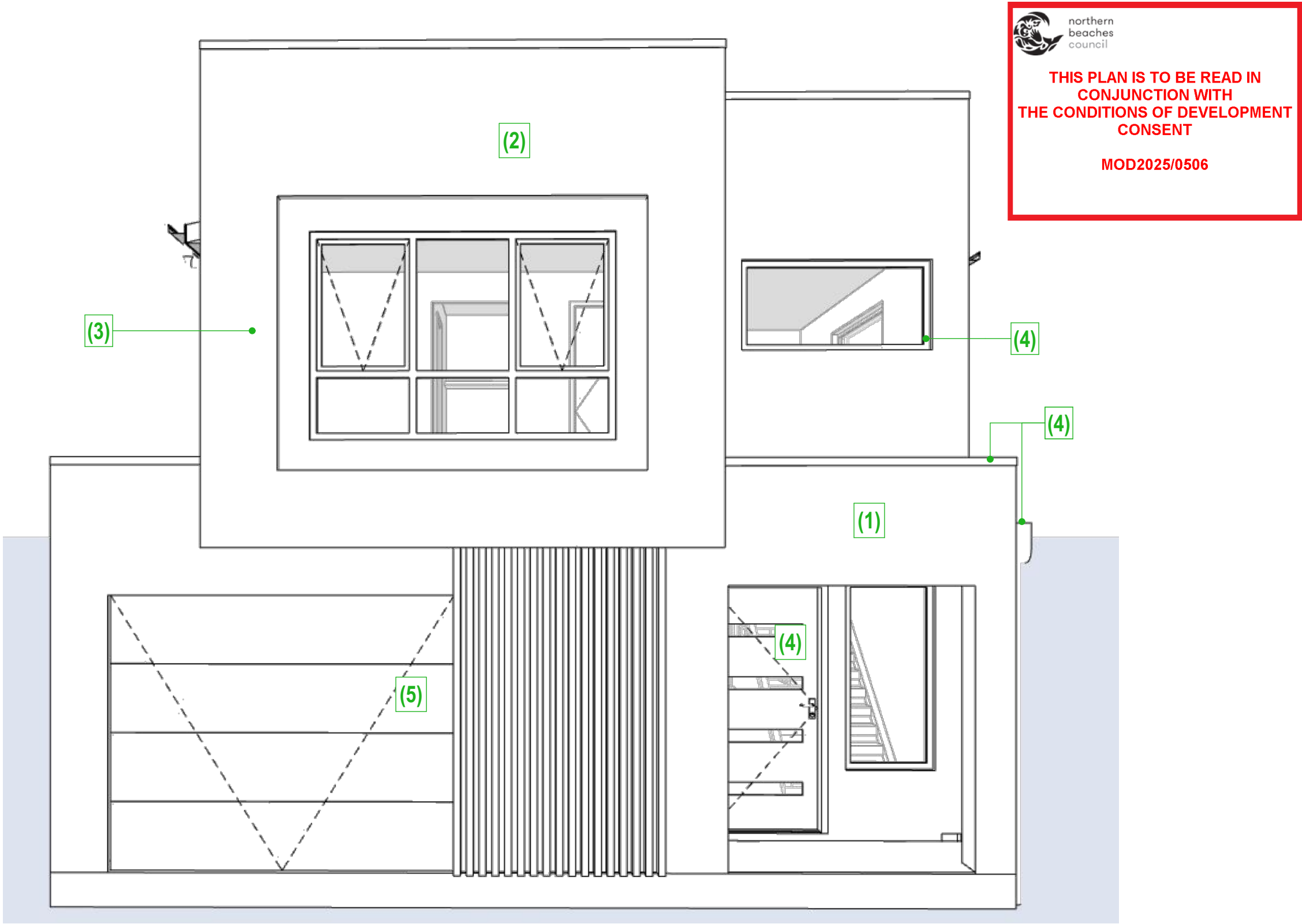


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	E: admin@macasahomes.com.au	21/06/23	CC PLANS	M	GARAGE: SG	COUNCIL : NORTHERN BEACHES	RAVEN CIRCUIT, WARRIEWOOD, NSW 2102	SALINTY ASSESSMENT: -		DRAWN BY: AT	REV. ID: 0
	W: www.macasahomes.com.au	14/07/23	ADDITIONAL CC NOTES	N							
		29/07/23	PLAN AMENDMENTS	O							



EXTERNAL COLOUR SELECTION DARK STORM 2	
	WALLS - MAIN HEBEL & SIDE CLADDING TAUBMANS - ALPINE SNOW
	WALLS - FEATURE RENDER TAUBMANS - BASALT
	WALLS - FEATURE CLADDING WEATHERGROVE 150 NATURAL
	WINDOW FRAMES ENTRY DOOR GUTTER, DOWNPIPES, FASCIA COLORBOND - IRONSTONE
	EAVES/GARAGE DOOR SURFMIST
	DRIVEWAY CHARCOAL
	METAL ROOF SHALE GREY



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HOUSE TYPE:
 IVY 22
 FACADE:
 MODERN
 GARAGE:
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DRAWING:
 COLOUR SELECTION
 STAGE:
 CC PLAN
 COUNCIL :
 NORTHERN BEACHES

CLIENT:
 FU SHUN REALTY PTY LTD
 SITE ADDRESS:
 DP: 271326 | LOT 9, No.9
 RAVEN CIRCUIT,
 WARRIEWOOD, NSW 2102

BUSHFIRE ASSESSMENT:
 N/A
 FLOOD ASSESSMENT:
 N/A
 SALINITY ASSESSMENT:
 -

WIND CLASSIFICATION:
 N2
 SLAB CLASSIFICATION:
 H1

LODGEMENT:
 DA-CC
 DATE DRAWN:
 16/09/22
 DRAWN BY:
 AT

PROJECT ID :
 WAW0009
 DRAWING No.:
 14/16
 REV. ID:
 0