

NOTE:

OWNER TO DEMOLISH & REMOVE FROM WITHIN SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES etc. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

* EXISTING REAR STRUCTURES AT THE REAR OF HOUSE TO BE REMAINED, SUCH AS POOL/SPA, PUMP HOUSE, CUBBY HOUSE, GRASS AND TREES.

STORMWATER TO STREET VIA RAINWATER TANK

REFER TO HYDRAULIC DETAILS

***DA COUNCIL APPROVAL**

COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED
REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS

LOT 2
D.P: 13139
L.G.A: WARRINGAH

LOCATION PLAN

UBD REF: 177, P3
LAT: -33.74598
LONG: 151.27756



EXISTING TREES TO BE RETAINED.
ALL TREE PROTECTION MEASURES, INCLUDING FENCING, ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF WORKS.
REFER TO CONST. WASTE & EROSION PLAN

RETAINING WALL BY KURMOND HOMES

LOCATION OF RAIN WATER TANK

EXISTING POOL/SPA TO BE REMAINED

BRICK GARAGE

LOCATION OF AIR CONDITIONING UNIT

BRICK RESIDENCE TILE ROOF No 26

EXISTING RESIDENCE STRUCTURES AS SHOWN DOTTED TO BE DEMOLISHED BY OWNER

LOCATION OF INSTANTANEOUS GAS HW

LOCATION OF METER BOX
EXISTING GAS METER TO RELOCATED BY OWNER

6980

PROPOSED RESIDENCE

FFL R.L. 71.988
FGL R.L. 71.603

FILL

GARAGE STEPDOWN 429mm
FFL R.L. 71.559

8300

DRIVEWAY AREA 28.83

CROSS OVER AREA 18.96

BM 58
NAIL IN KERB
RL 69.99
(AHD)

PROPOSED CONCRETE DRIVEWAY & PATH BY KURMOND HOMES (approx gradient of 13%) (approx area 34.58 m²)

CONCRETE CROSSOVER SUBJECT TO COUNCIL SPECIFICATION (approx area 18.9m²)

SITE INDUCTION

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS

- * OVERHEAD POWERLINES
- * EXISTING POOL
- * TRAFFIC CONTROL REQUIRED
- * EXISTING TREES / OVERHEAD OBSTRUCTION

Maximum 1000mm CUT
Maximum 1000mm FILL

www.dialbeforeyoudig.com.au



PRIVATE OPEN SPACE

PRINCIPAL PRIVATE OPEN SPACE

SITE PLAN

SCALE 1:200M

NOTES

- Bearings and distances are by Title and/or Deed only. This detail survey is not a "survey" as defined by the Surveyors Act, 1929. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
- Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey. Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point.
- Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth. Australian Height Datum was established from SSM 168755 RL 69.056.
- Tree locations are accurate to +/- 0.30m
- The information is only to be used at a scale accuracy of 1:200.

LANDSCAPE AREA

SITE AREA	836.50 m ²
TOTAL HARDSTAND AREAS	308.96 m ²
REMAINING SOFT AREAS	527.54 m ²
LANDSCAPE AREA	63.07 %
MIN REQUIRED BY COUNCIL	40.00 %

PRIVATE OPEN SPACE (POS)

PROPOSED POS	437.60 m ²
MIN. POS REQUIRED BY COUNCIL	60.00 m ²

FLOOR SPACE RATIO (FSR)

*Areas are measured from the internal face of external walls and excludes First floor; voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)

SITE AREA	836.50 m ²
GROUND FLOOR	176.74 m ²
FIRST FLOOR	175.75 m ²
TOTAL GROSS FLOOR AREA	352.49 m ²
PROPOSED FSR	42.14 %

COVERAGE AREA

SITE AREA	836.50 m ²
BUILDING	233.08 m ²
PROPOSED COVERAGE	27.86 %
MAX REQUIRED BY COUNCIL	33.30 %

WIND CLASSIFICATION: "N1"

SLAB CLASSIFICATION: "H2"

CLIENT'S SIGNATURE:

DATE:

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME:
GLENLEIGH 45.5
FACADE:
VOGUE
SPECIFICATION:
DIAMOND INCL
SCALE:
1:200

CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN
SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

JOB No:
14174

DRAWN: ME
CHECKED: ME
DATE: 16.11.15
SHEET: 2

AUTHORITY

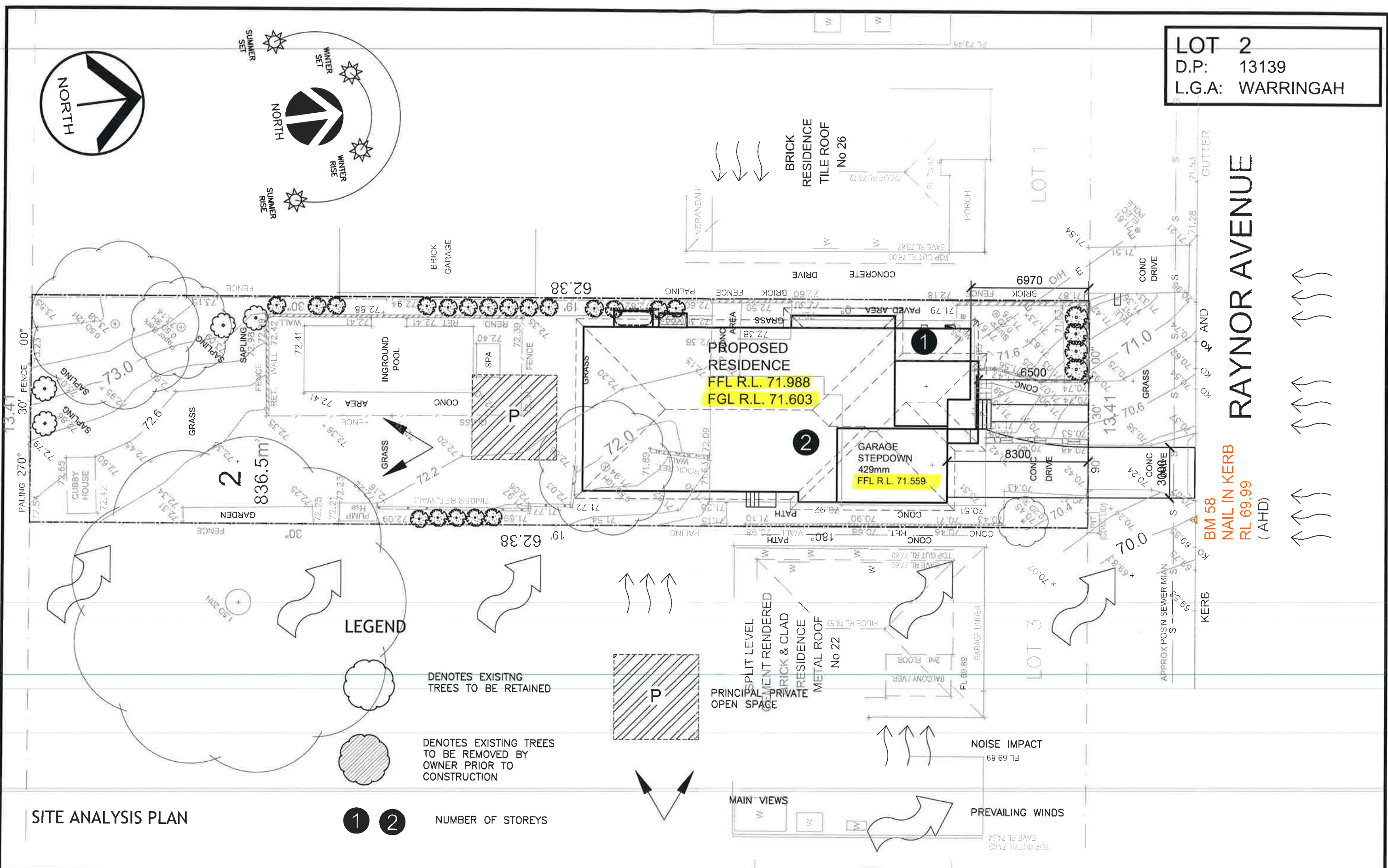
kurmondhomes
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761
F: (02) 45714015
BL No. 205 457C
ABN 481 288 211 98
ALL RIGHTS RESERVED. This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD.



LOT 2
D.P: 13139
L.G.A: WARRINGAH

RAYNOR AVENUE

BM 58
NAIL IN KERB
RL 69.99
(AHD)



SITE ANALYSIS PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

I accept and understand the plans and documents
that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN
MILLIMETERS. ALL DIMENSIONS
ARE FRAME TO FRAME. DO NOT
SCALE OFF PLANS.

HOUSE NAME:	
GLENLEIGH 45.5	
FACADE:	
VOGUE	
SPECIFICATION	
DIAMOND INCL	
SCALE	GARAGE HAND
1:200	L/H

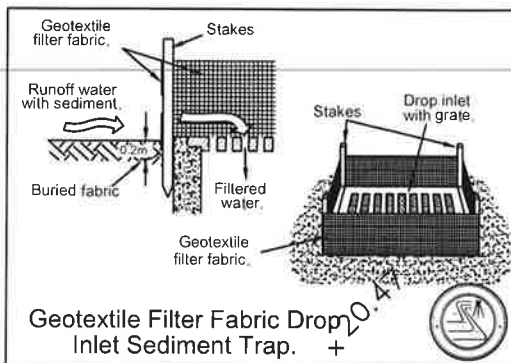
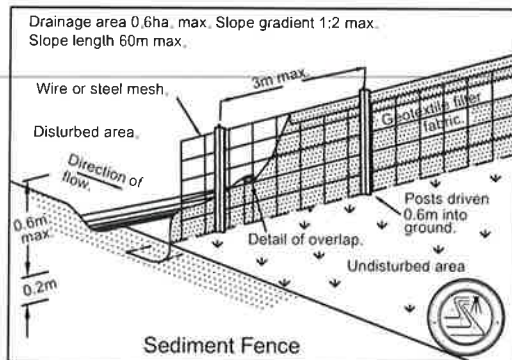
CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN

SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

JOB No:			14174		
DRAWN: ME		DATE: 16.11.15		Rev:	
CHECKED: ME		SHEET: 2.2		C	
AUTHORITY					

kurmondhomes
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761 BL No. 205 457C
F: (02) 45714015 ABN 481 288 211 98
ALL RIGHTS RESERVED. This plan is the property of KURMOND HOMES PTY LTD.
Copyright in this document is owned by KURMOND HOMES PTY LTD.
Under the provisions of the Copyright ACT 1958 and is intended for use only as
authorised by KURMOND HOMES PTY LTD. © COPYRIGHT

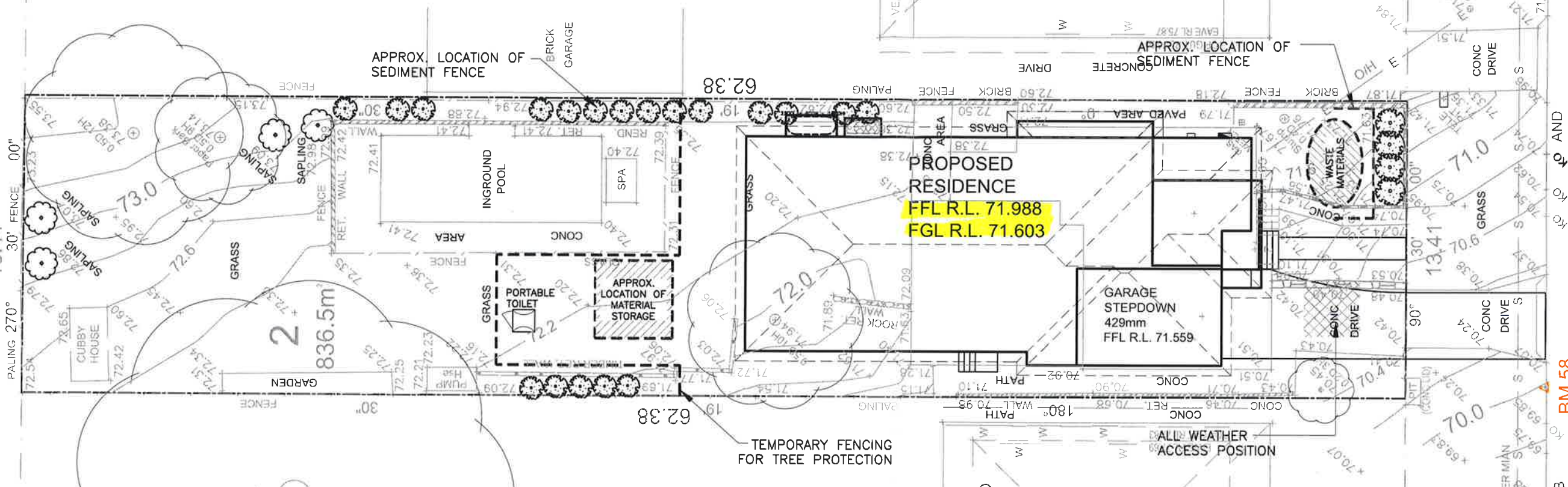




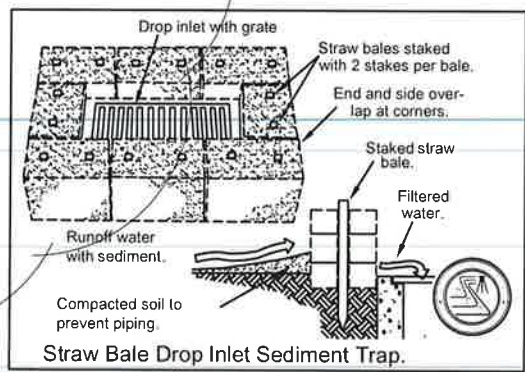
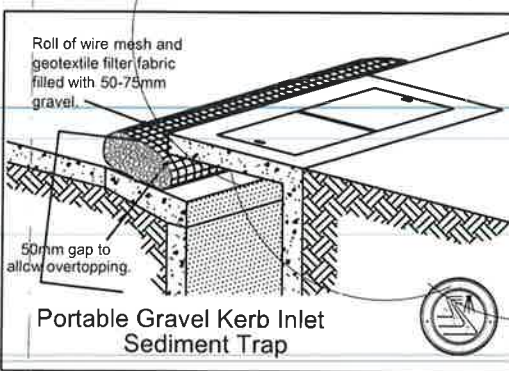
NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

LOT 2
D.P: 13139
L.G.A: WARRINGAH

NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.



RAYNOR AVENUE
BM 58
NAIL IN KERB
RL 69.99
(AHD)



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE

www.dialbeforeyoudig.com.au

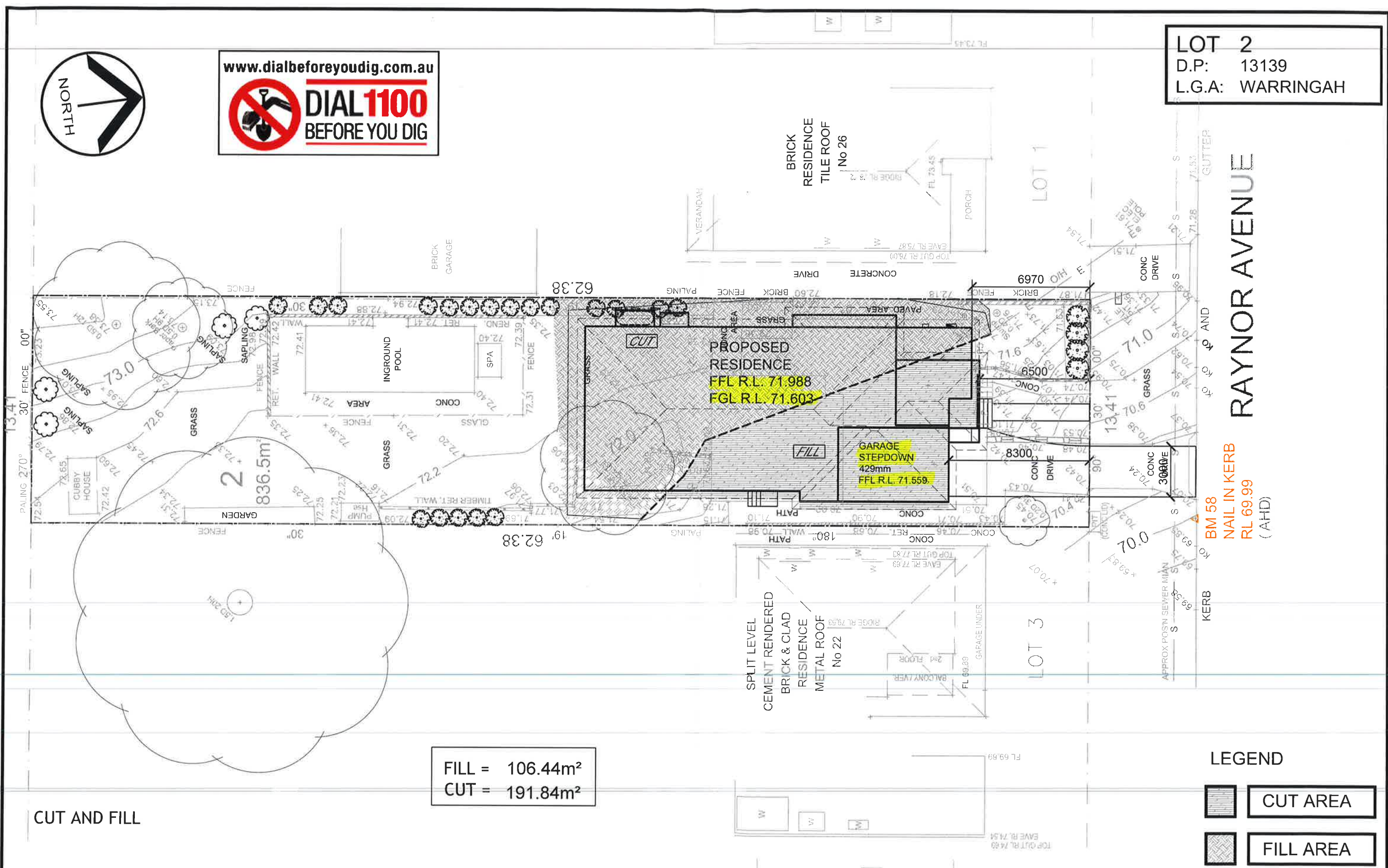
DIAL 1100
BEFORE YOU DIG

CONSTRUCTION MANAGEMENT PLAN
EROSION & SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Kurmond Homes.	NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: GLENLEIGH 45.5 FACADE: VOGUE DESCRIPTION: DIAMOND INCL SCALE: 1:200 L/H	CLIENT: EDDIE DE MARTIN DIANA DE MARTIN SITE ADDRESS: LOT 2 DP 13139 24 RAYNER AVENUE NARRAWEENA 2099	JOB No: 14174 <table><tr><td>DRAWN:</td><td>ME</td><td>DATE:</td><td>16.11.15</td><td>Rev:</td><td></td></tr><tr><td>CHECKED:</td><td>ME</td><td>SHEET:</td><td>2.3</td><td></td><td>0</td></tr></table> AUTHORITY	DRAWN:	ME	DATE:	16.11.15	Rev:		CHECKED:	ME	SHEET:	2.3		0	kurmondhomes Kurmond Homes PTY LTD 10 Sovereign Place, South Windsor 2756 T: 1300 764 761 BL No. 205 457C F: (02) 45714015 ABN 481 288 211 98 ALL RIGHTS RESERVED. This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD. K
DRAWN:	ME	DATE:	16.11.15	Rev:													
CHECKED:	ME	SHEET:	2.3		0												



LOT 2
D.P: 13139
L.G.A: WARRINGAH



FILL = 106.44m²
CUT = 191.84m²

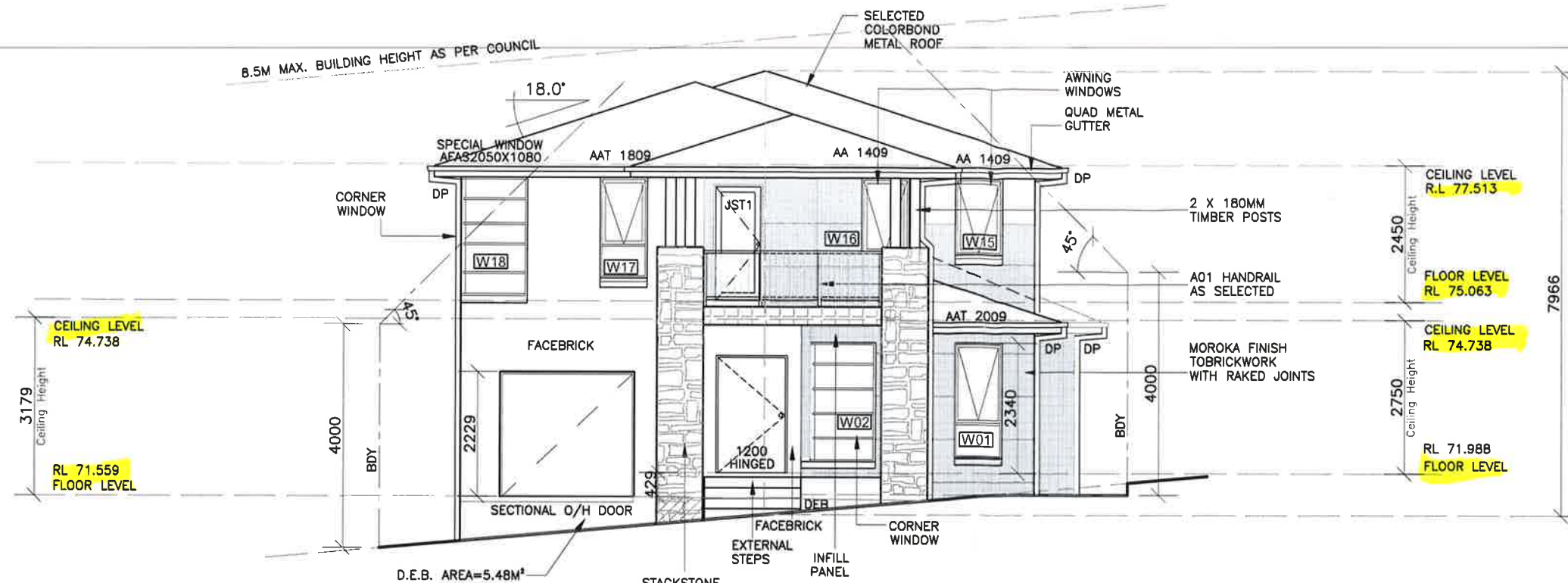
CUT AND FILL

LEGEND

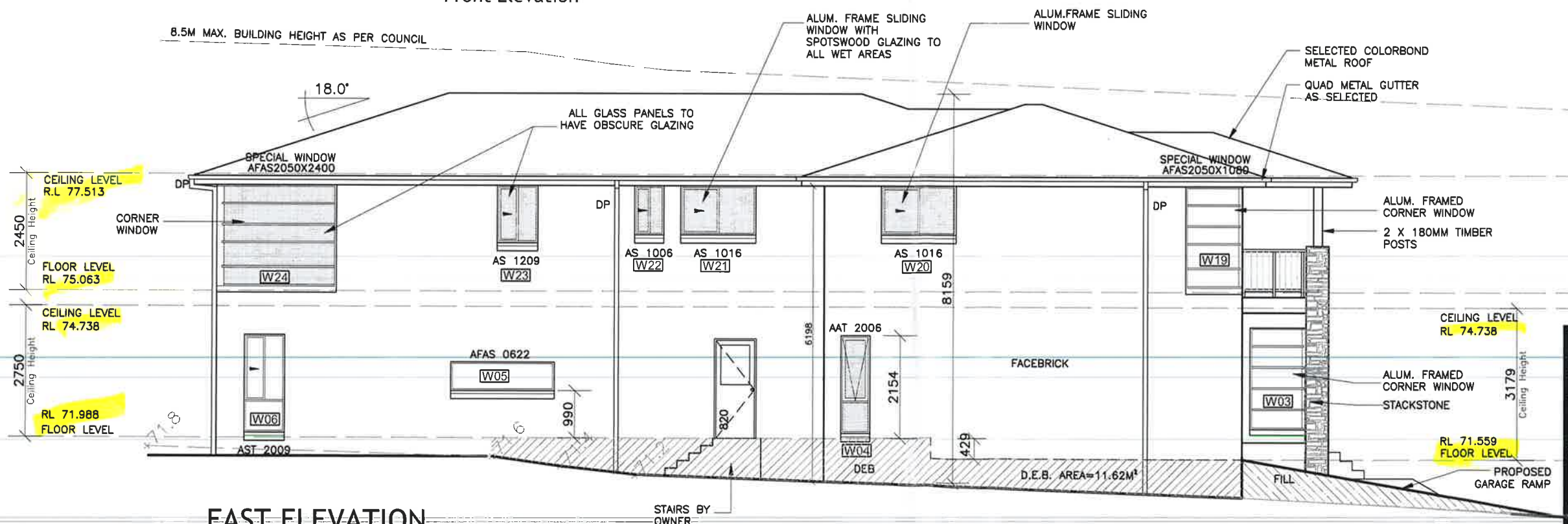
CUT AREA

FILL AREA

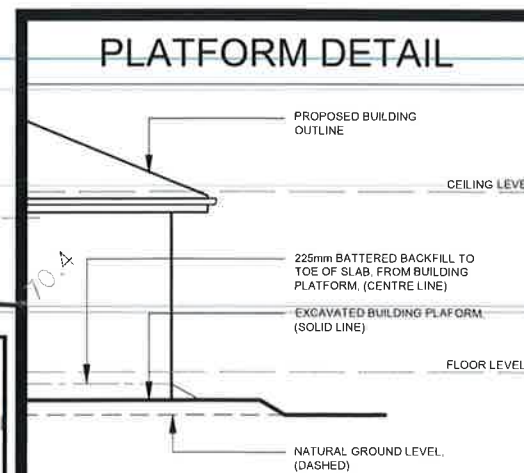
CLIENT'S SIGNATURE: _____ DATE: _____ I accept and understand the plans and documents that have been provided to me by Kurmond Homes.	NOTE: ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: GLENLEIGH 45.5	CLIENT: EDDIE DE MARTIN DIANA DE MARTIN	JOB No: 14174	DRAWN: ME DATE: 16.11.15 Rev: 0	CHECKED: ME SHEET: 2.6	AUTHORITY	kurmondhomes Kurmond Homes PTY LTD 10 Sovereign Place, South Windsor 2756 T: 1300 764 761 F: (02) 45714015 BL No. 205 457C ABN 481 288 211 98 All rights reserved. This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD. © COPYRIGHT	
		FACADE: VOGUE	SITE ADDRESS: LOT 2 DP 13139 24 RAYNER AVENUE NARRAWEENA 2099						
		DIAMOND INCL SCALE: 1:200 L/H							



NORTH ELEVATION
Front Elevation



EAST ELEVATION
Side Elevation



PROVIDE T2 FRAMES, TRUSSES,
FLOOR JOISTS & GARAGE BEAMS
IN LIEU OF STANDARD

CLIENT'S SIGNATURE: _____
DATE: _____
I accept and understand the plans and documents
that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN
MILLIMETERS. ALL DIMENSIONS
ARE FRAME TO FRAME. DO NOT
SCALE OFF PLANS.

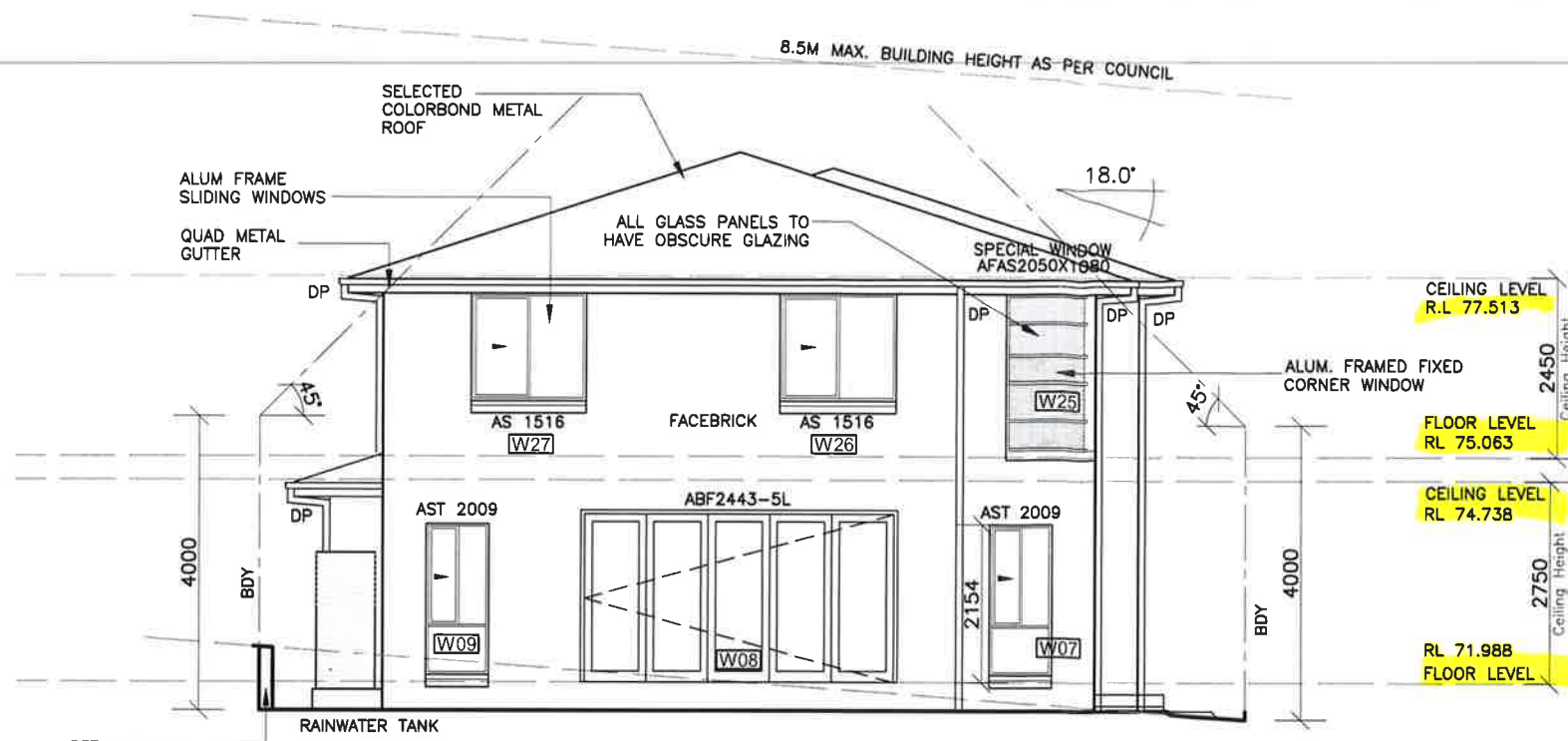
HOUSE NAME:
GLENLEIGH 45.5
FACADE:
VOGUE
SPECIFICATION:
DIAMOND INCL
SCALE: 1:100 L/H

CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN
SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

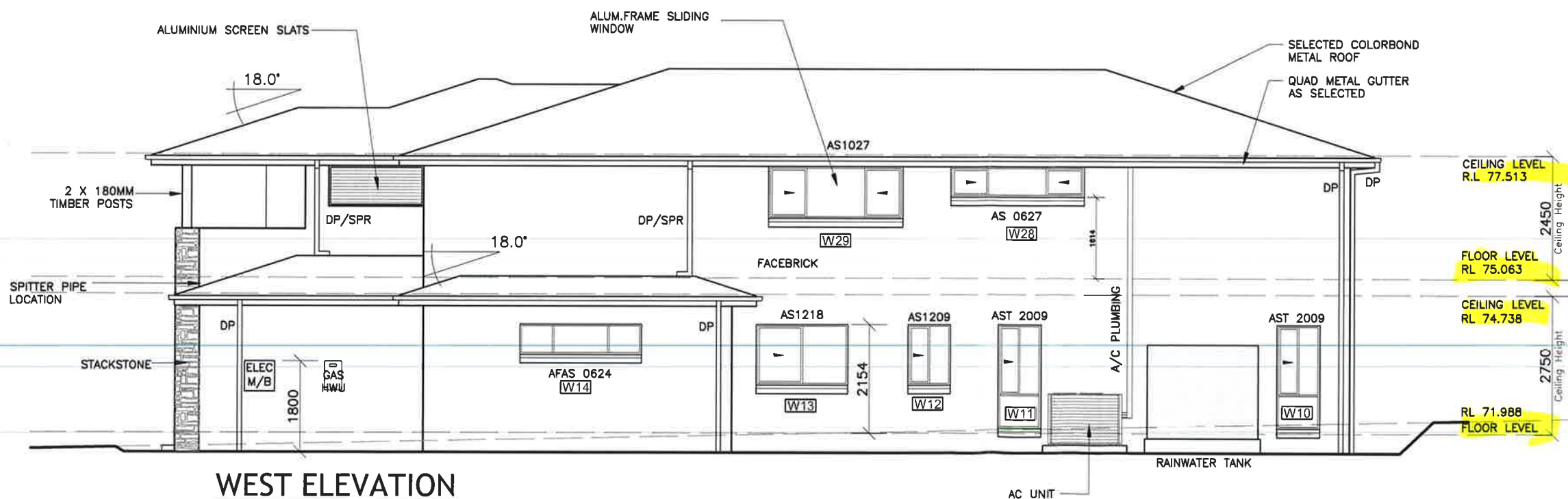
JOB No: 14174
DRAWN: ME DATE: 16.11.15
CHECKED: ME SHEET: 5
AUTHORITY

kurmondhomes
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761 BL No. 205 457C
F: (02) 45714015 ABN 481 288 211 98
ALL RIGHTS RESERVED This plan is the property of KURMOND HOMES PTY LTD.
Copyright in this document is owned by KURMOND HOMES PTY LTD.
Under the provisions of the Copyright ACT 1968 and is intended for use only as
authorised by KURMOND HOMES PTY LTD. © COPYRIGHT

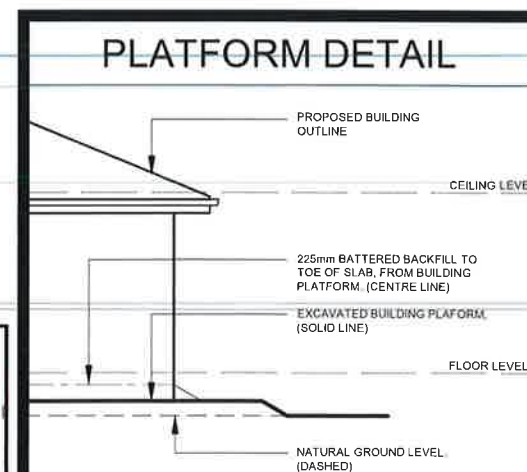




SOUTH ELEVATION
Rear Elevation



WEST ELEVATION
Side Elevation



PROVIDE T2 FRAMES, TRUSSES,
FLOOR JOISTS & GARAGE BEAMS
IN LIEU OF STANDARD



CLIENT'S SIGNATURE: _____
DATE: _____
I accept and understand the plans and documents
that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN
MILLIMETERS. ALL DIMENSIONS
ARE FRAME TO FRAME. DO NOT
SCALE OFF PLANS.

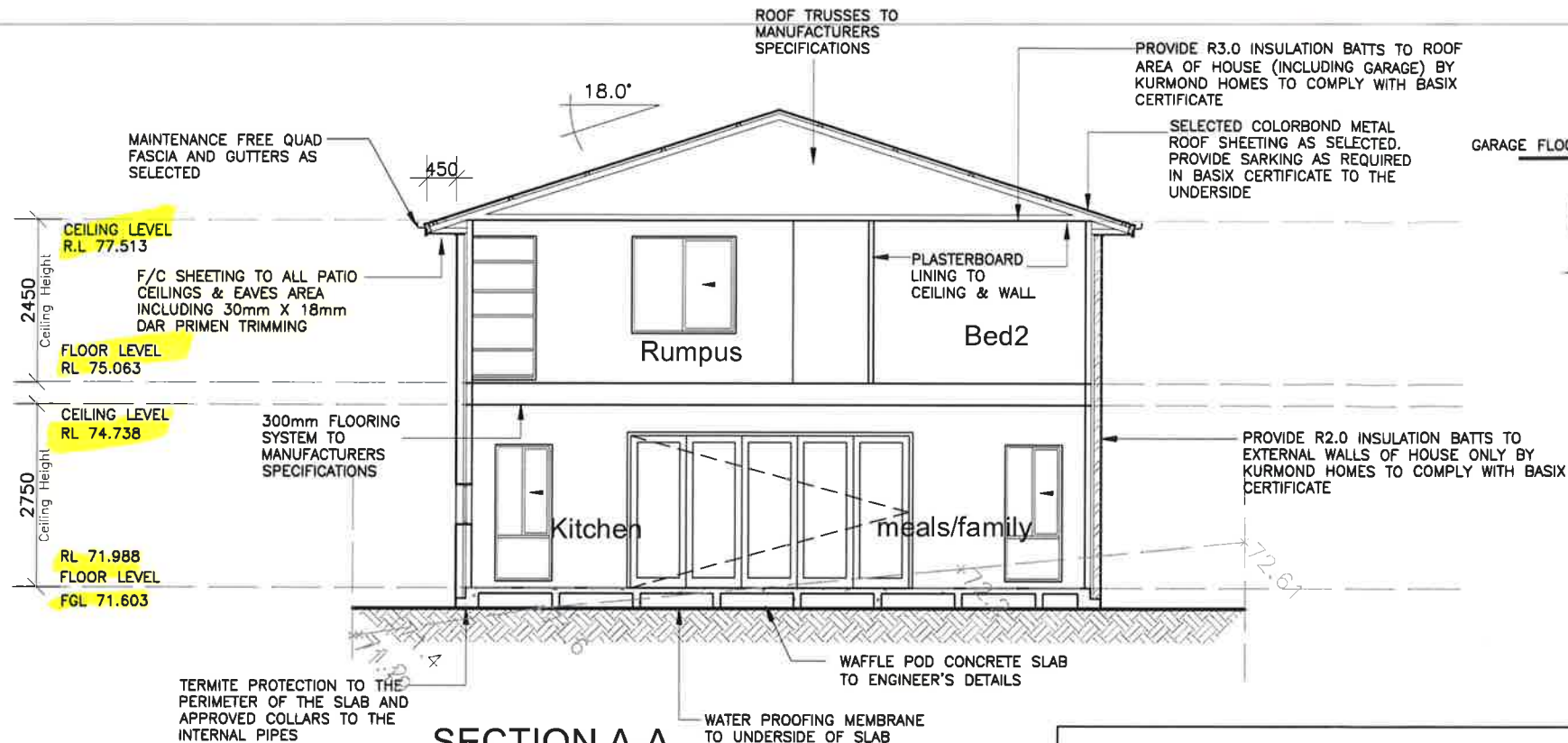
HOUSE NAME:
GLENLEIGH 45.5
FACADE:
VOGUE
SPECIFICATION:
DIAMOND INCL
SCALE: 1:100 L/H

CLIENT:
**EDDIE DE MARTIN
DIANA DE MARTIN**
SITE ADDRESS:
**LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099**

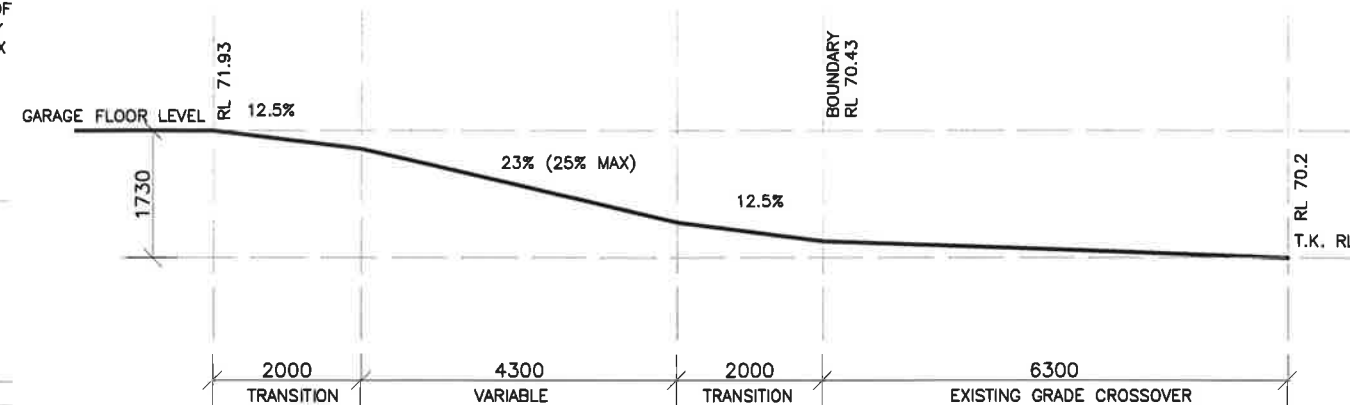
JOB No: **14174**
DRAWN: ME DATE: 16.11.15 Rev: 0
CHECKED: ME SHEET: 6
AUTHORITY

kurmondhomes
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761 BL No. 205 457C
F: (02) 45714015 ABN 481 288 211 98
ALL RIGHTS RESERVED. This plan is the property of KURMOND HOMES PTY LTD.
Copyright in this document is owned by KURMOND HOMES PTY LTD.
Under the provisions of the Copyright ACT 1968 and is intended for use only as
authorised by KURMOND HOMES PTY LTD. © COPYRIGHT





SECTION A-A
SCALE 1:100M



DRIVEWAY GRADIENT PROFILE
SCALE 1:100
AS2890.1:2004

WINDOW SCHEDULE								
Window Code	DEPTH	WIDTH	TYPE	LINTEL/STEEL	Orientation	EAVES	Window Protection	TOTAL
W1	2050	850	ALUM. FRAME AWNING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	N	450	NO	1.74
W2	2050	1080	ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	LINTEL	N	450	NO	2.21
W3	2050	1080	ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	LINTEL	E	>2000	NO	2.21
W4	2050	610	IMPROVED ALUM. FRAME AWNING WINDOW (SINGLE SPOTSWOOD GLAZING)	LINTEL	E	0	NO	1.25
W5	600	2170	IMPROVED ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	LINTEL	E	0	NO	1.30
W6	2050	850	IMPROVDE ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	E	0	NO	1.74
W7	2050	850	ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	S	0	NO	1.74
W8	2340	4300	ALUM. FRAME BI FOLDING DOOR (SINGLE CLEAR GLAZING)	LINTEL	S	0	NO	10.06
W9	2050	850	ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	S	0	NO	1.74
W10	2050	850	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	W	0	NO	1.74
W11	2050	850	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	W	0	NO	1.74
W12	1200	850	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	W	0	NO	1.02
W13	1200	1810	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	LINTEL	W	0	YES	2.17
W14	600	2410	IMPROVED ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	LINTEL	W	450	NO	1.45
W15	1370	850	ALUM. FRAME AWNING WINDOW (SINGLE CLEAR GLAZING)	NONE	N	450	NO	1.16
W16	1370	850	ALUM. FRAME AWNING WINDOW (SINGLE CLEAR GLAZING)	NONE	N	>2000	NO	1.16
W17	1800	850	ALUM. FRAME AWNING WINDOW (SINGLE CLEAR GLAZING)	NONE	N	450	YES	1.53
W18	2050	1080	ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	NONE	E	450	NO	2.21
W19	2050	1080	ALUM. FRAME FIXED WINDOW (SINGLE CLEAR GLAZING)	NONE	E	450	NO	2.21
W20	1030	1570	ALUM. FRAME SLIDING WINDOW (SINGLE SPOTSWOOD GLAZING)	NONE	E	450	NO	1.62
W21	1030	1570	ALUM. FRAME SLIDING WINDOW (SINGLE SPOTSWOOD GLAZING)	NONE	E	450	NO	1.62
W22	1030	610	ALUM. FRAME SLIDING WINDOW (SINGLE SPOTSWOOD GLAZING)	NONE	E	450	NO	0.63
W23	1200	850	ALUM. FRAME SLIDING WINDOW (OBSCURE GLAZING)	NONE	E	450	NO	1.02
W24	2050	2400	ALUM. FRAME FIXED WINDOW (OBSCURE GLAZING)	NONE	E	450	NO	4.92
W25	2050	1080	ALUM. FRAME FIXED WINDOW (OBSCURE GLAZING)	NONE	S	450	NO	2.21
W26	1460	1570	ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	NONE	S	450	NO	2.29
W27	1460	1570	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	NONE	S	450	YES	2.29
W28	600	2650	IMPROVED ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	NONE	W	450	YES	1.59
W29	1030	2650	ALUM. FRAME SLIDING WINDOW (SINGLE CLEAR GLAZING)	NONE	W	450	YES	2.73

CONFIRM ALL WINDOWS WITH MANUFACTURER'S DETAIL PRIOR TO START OF CONSTRUCTION WORK

CLIENT'S SIGNATURE: _____
DATE: _____
I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME, DO NOT SCALE OFF PLANS.

HOUSE NAME:
GLENLEIGH 45.5
FACADE:
VOGUE
SPECIFICATION:
DIAMOND INCL
SCALE: 1:100 GARAGE HOOD: L/H

CLIENT:
EDDIE DE MARTIN
DIANA DE MARTIN
SITE ADDRESS:
LOT 2 DP 13139
24 RAYNER AVENUE
NARRAWEENA 2099

JOB No: **14174**
DRAWN: ME DATE: 16.11.15 Rev: 0
CHECKED: ME SHEET: 7
AUTHORITY

kurmondhomes
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761 BL No. 205 457C
F: (02) 45714015 ABN 481 288 211 98
ALL RIGHTS RESERVED This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD. © COPYRIGHT

