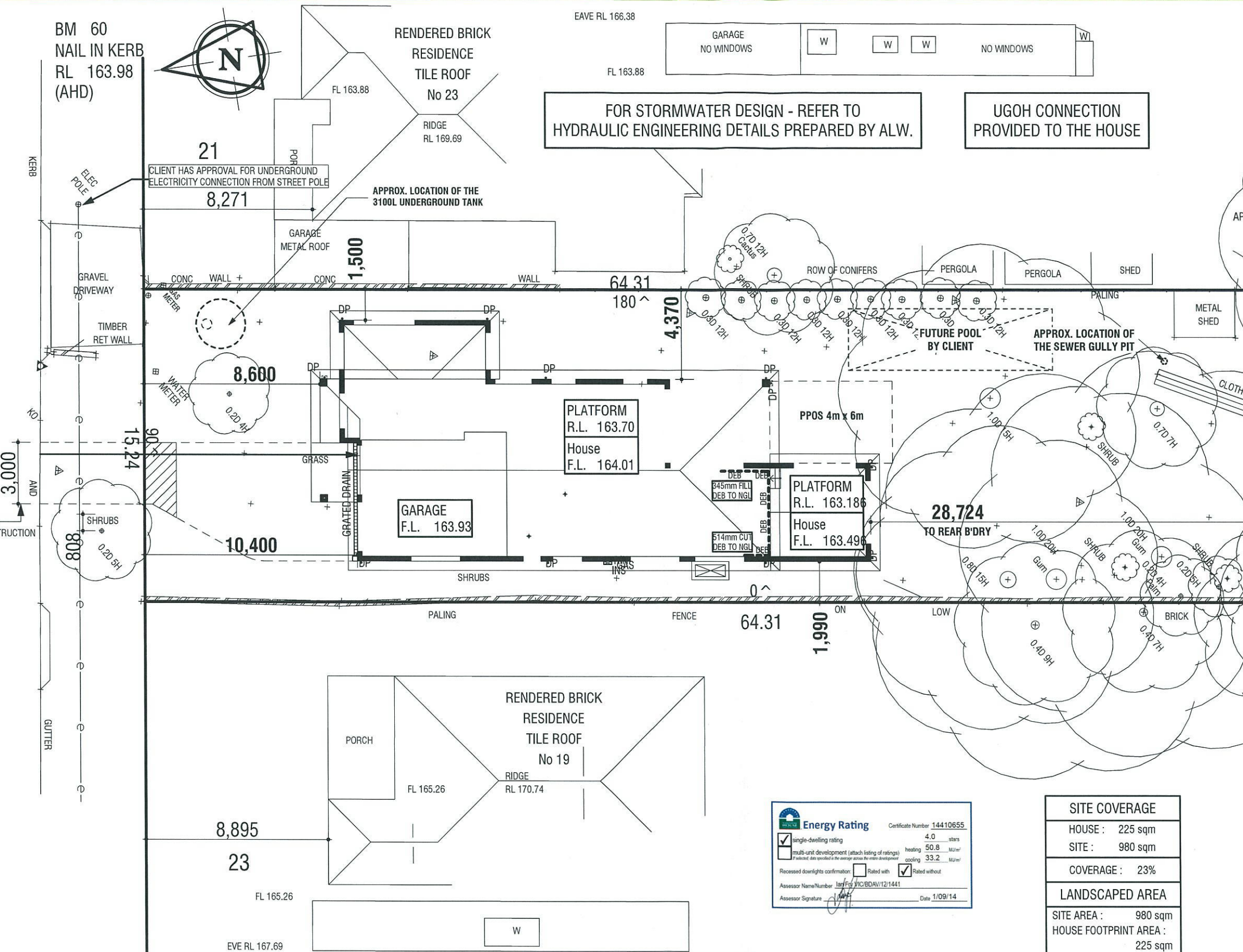


WORK SAFELY

DAWES ROAD

AS PER CONDITION 13.
IN DA. LAYBACK CONSTRUCTION



LEGEND
KO: DENOTES KERB OUTLET
WC, EC, TC: DENOTES SERVICE CONDUIT
SV: DENOTES STOP VALVE
HYD: DENOTES HYDRANT

NOTE: BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH TRUE NORTH IS APPROXIMATE ONLY FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.



THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2014/ 0194
WARRINGAH COUNCIL



SITE COVERAGE	
HOUSE :	225 sqm
SITE :	980 sqm
COVERAGE :	23%
LANDSCAPED AREA	
SITE AREA :	980 sqm
HOUSE FOOTPRINT AREA :	225 sqm
PAVED AREA :	52 sqm
LANDSCAPE OPEN SPACE :	71%

AMENDED WORK ORDER

AMENDMENTS	RESIDENCE FOR:
1 EL 7.3 NHP1b	MRS TOWILL
2 RC 20.9.13	LOT:22, 21 DAWES ROAD
3 MS 31.10.13	BELROSE 2085
4 LM 14.03.14	
5 MS 29.8.14	
6	
7	
8	

Site Plan					
<i>Tiara 280</i>			<i>NATURAL</i>		
DESIGN ID:		NDUTIANA44N1		CONTRACT No: 101176	
SPECIFICATION:		Essence		NHP NHC WO	
S.I. No.		ISSUE		MASTER	
DA 18/02/13		RC 24.5.13		LM 15.04.14	
GEN: P		1/1/2012		SK 12/9/11	
EL 15.4.13		RC 5.6.13			
H.T.:				PC 02.05.13	

HAND:	LH
SHEET NO:	01-2
SCALE:	1:200
ESSENCE UPGRADE	
Aurora	

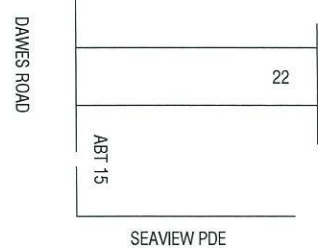
LEGEND	
Existing Trees	Trees to be removed prior to commencement of building operations.
Stormwater Main	A.G. Drain
Stormwater Disposal	Sewer Pipe
Existing Fencing	Fencing by Contractor
Underground Power	Grated Drain
Overhead Power	
100 Dia Stormwater	

NOTE: MIN 200mm FREEBOARD
SITE CUT & FILL LEVELS MAY VARY DUE TO SITE CONDITIONS.

DETAILS
DATUM: RL 163.98 AHD
CONTOUR INTERVALS: 0.20 Metres
WATER CONNECTION: (BY THE BUILDER)
20mm line from water meter to entry point.
WASTE DISPOSAL: (BY THE BUILDER)
Connection to mains sewer in accordance with local authority requirements.
ROOFWATER DISPOSAL: (BY THE BUILDER)
Connection of downpipes to water tank and underground drain. Position of roofwater lines are indicative only and may vary depending on site.
POWER CONNECTION:
Installation to underground line by the builder. Connection of power to main line by Electricity Authority.
EARTHWORKS: (BY THE BUILDER) AG Drains: 0 Metres
Cut and fill to create level building platform. Remove spoil from site. Earthworks indicated on the plan are for construction purposes only.

LOCAL AUTHORITY: WARRINGAH
TITLE PARTICULARS:
LOT: 22 DIA/PLAN: 20287
VOL: 980.1 PARISH: MANLY COVE
FOL: 22/20287 COUNTY: CUMBERLAND

LOCATION: UBD REF: 156,H14
MAP REFERENCE: LAT: -33.73482
LONG: 151.22305



WORK SAFELY

THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2014/0194

WARRINGAH COUNCIL

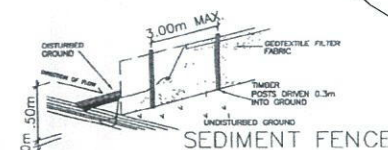
FOR STORMWATER DESIGN - REFER TO
HYDRAULIC ENGINEERING DETAILS PREPARED BY ALW.

UGOH CONNECTION
PROVIDED TO THE HOUSE

Construction to Comply with
Bushfire Attack Level BAL 12.5

SILTATION FENCE

BUILDER TO PROVIDE & INSTALL APPROVED
SILTATION FENCE & DIVERTER DRAINS PRIOR
TO SITE START AS REQUIRED BY LOCAL COUNCIL



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
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 60 % 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.
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.

SITE COVERAGE

HOUSE : 225 sqm

SITE : 980 sqm

COVERAGE : 23%

LANDSCAPED AREA

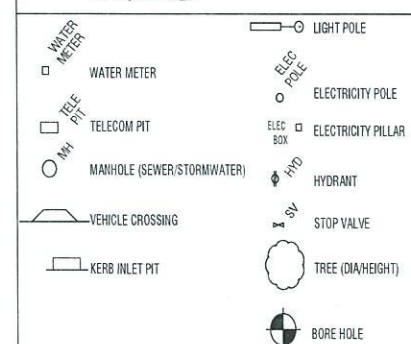
SITE AREA : 980 sqm

HOUSE FOOTPRINT AREA : 225 sqm

PAVED AREA : 52 sqm

LANDSCAPE OPEN SPACE 71%

LEGEND



BM 60
NAIL IN KERB
RL 163.98
(AHD)
RECYCLING
WASTE AREA

21

RENDERED BRICK
RESIDENCE
TILE ROOF
No 23

FL 163.88

RIDGE
RL 169.69

APPROX. LOCATION OF THE
3100L UNDERGROUND TANK

GARAGE
METAL ROOF

163.65 (50 fill)

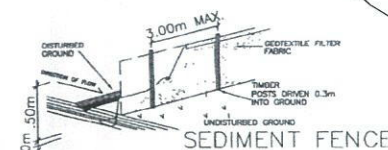
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Construction to Comply with
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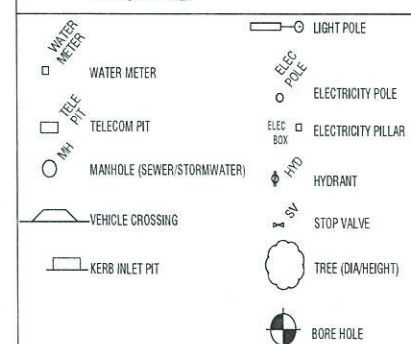
SITE AREA : 980 sqm

HOUSE FOOTPRINT AREA : 225 sqm

PAVED AREA : 52 sqm

LANDSCAPE OPEN SPACE 71%

LEGEND



LEGEND
KO: DENOTES KERB OUTLET
WC, EC, TC: DENOTES SERVICE CONDUIT
SV: DENOTES STOP VALVE
HYD: DENOTES HYDRANT

NOTE: BEARINGS SHOWN HAVE BEEN DETERMINED
FROM LAND & PROPERTY INFORMATION PLANS
AND ARE RELATED TO MAGNETIC NORTH
TRUE NORTH IS APPROXIMATE ONLY
FURTHER INVESTIGATION WOULD BE REQUIRED
TO DETERMINE ACCURATE TRUE NORTH.

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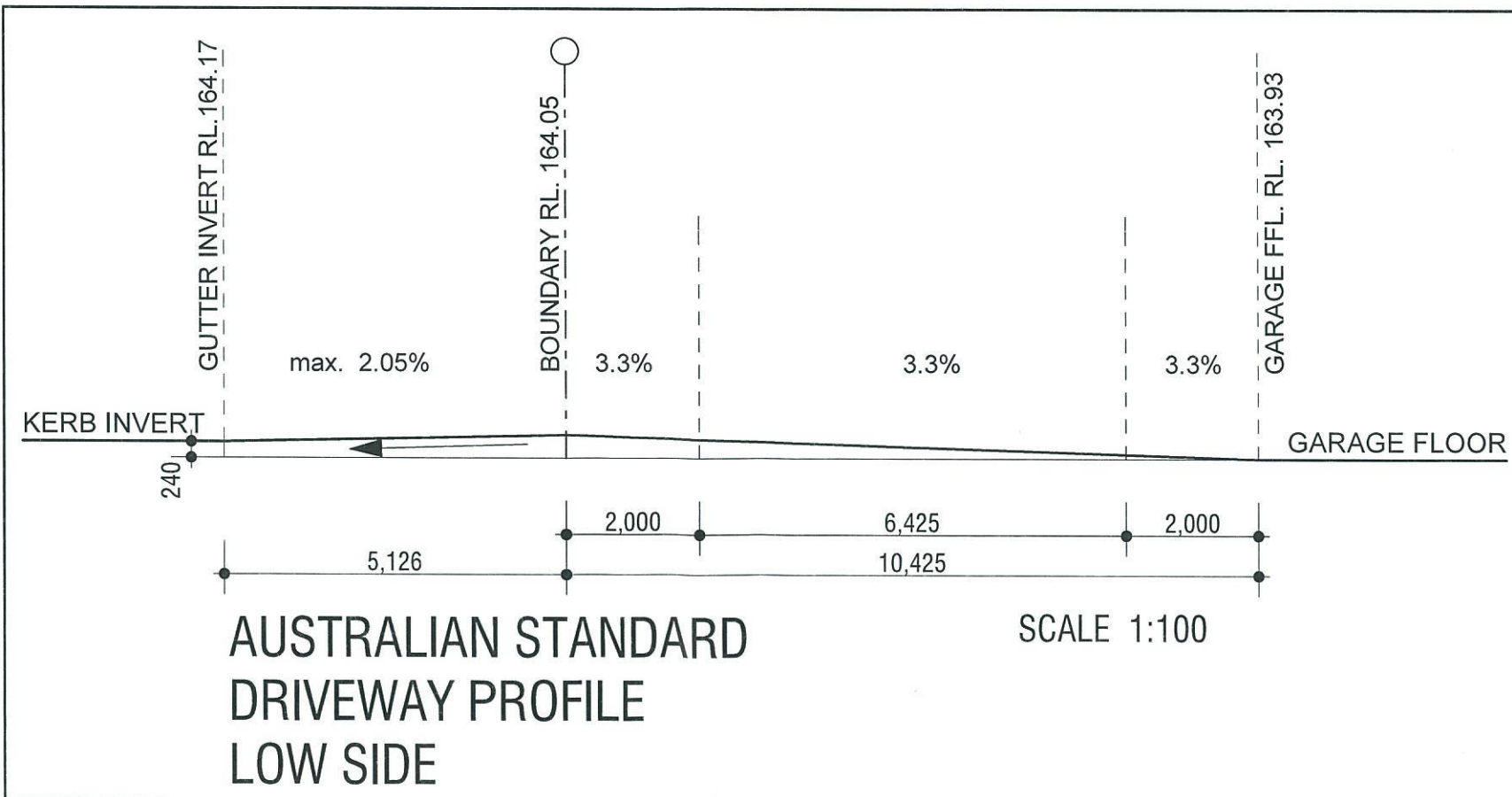
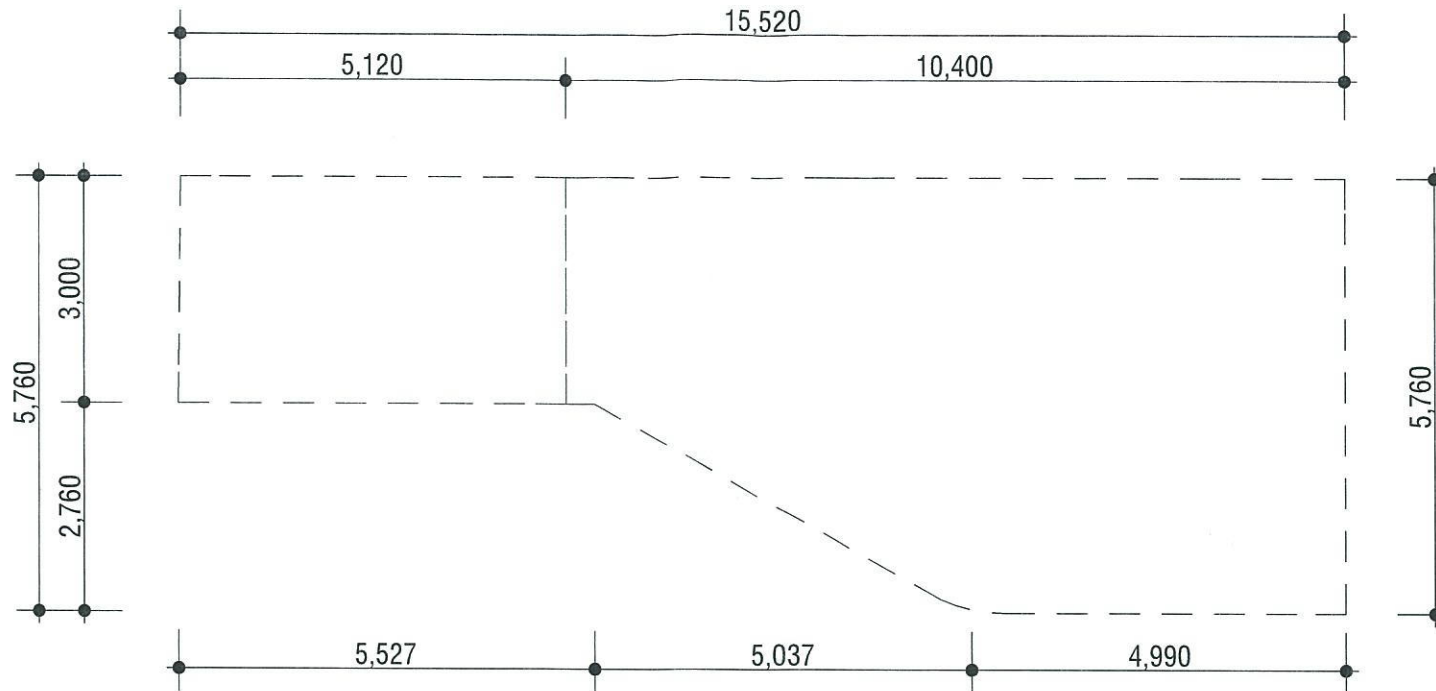


AMENDMENTS	RESIDENCE FOR:
1 EL 7.3 NHP1b	MRS TOWILL
2 RC 20.9.13	LOT:22, 21 DAWES ROAD
3 MS 31.10.13	BELROSE 2085
4 LM 14.03.14	
5 MS 29.8.14	
6	
7	
8	

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: (02) 8817 1400 Fax: (02) 8817 4801	Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C. COPYRIGHT 2014 REPRODUCTION IN PART OR WHOLE FORBIDDEN
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Site Works	
Tiara 280	
NATURAL	
DESIGN ID: NDU1ANA44N1	CONTRACT No: 101176
SPECIFICATION: Essence	NHP NHC WO
S.I. No. ISSUE MASTER	DA 18/02/13 RC 24.5.13 LM 15.04.14
GEN: P	1/1/2012 SK 12/9/11 EL 15.4.13 RC 5.6.13
H.T.:	PC 02.05.13

HAND: LH	SHEET NO: 01-3
3 of 18	
SCALE: 1:200	
ESSENCE UPGRADE	
Aurora	



THIS PLAN TO BE READ IN
CONJUNCTION WITH
MOD2014/ 0194
WARRINGAH COUNCIL



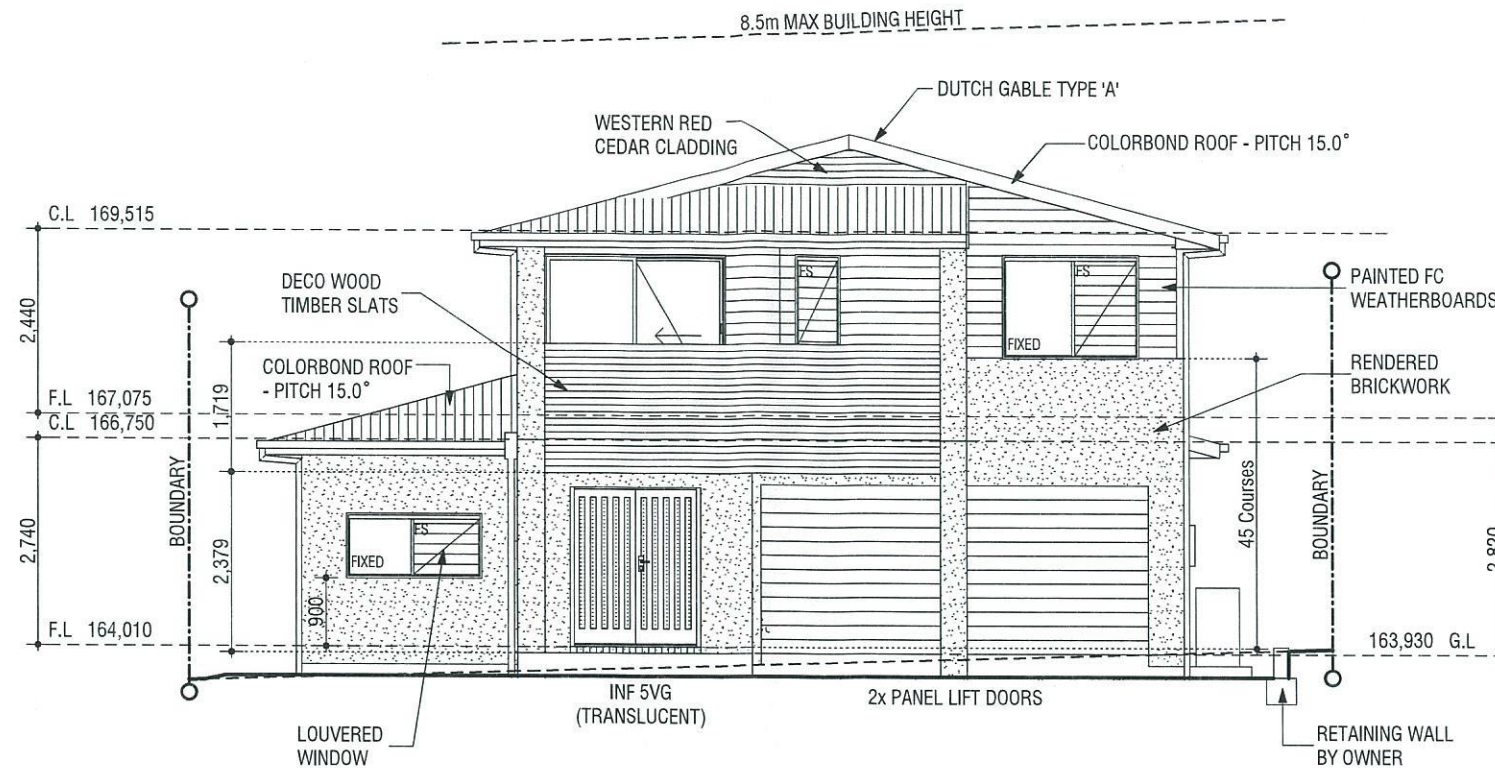
AMENDED WORK ORDER

AMENDMENTS		RESIDENCE FOR: MRS TOWILL LOT:22, 21 DAWES ROAD BELROSE 2085  SEKISUI HOUSE 68 Waterloo Rd Macquaire Park, NSW 2113 Tel: (02) 8817 1400 Fax: (02) 8817 4801 Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.  COPYRIGHT 2014 REPRODUCTION IN PART OR WHOLE FORBIDDEN	Driveway Details					HAND:	SHEET No:	01-4	
1	EL 7.3 NHP1b		Tiara 280					LH	4 of 18		
2	RC 20.9.13		NATURAL					SCALE: 1:100			
3	MS 31.10.13		DESIGN ID: NDTIANA44N1		CONTRACT No: 101176			ESSENCE UPGRADE			
4	LM 14.03.14 DA		SPECIFICATION: Essence		NHP	NHC	WO	Aurora			
5	MS 29.8.14		S.I. No.	ISSUE	MASTER	DA 18/02/13	RC 24.5.13				LM 15.04.14
6			GEN: P	1/1/2012	SK 12/9/11	EL 15.4.13	RC 5.6.13				
7			H.T.:			PC 02.05.13					
8											

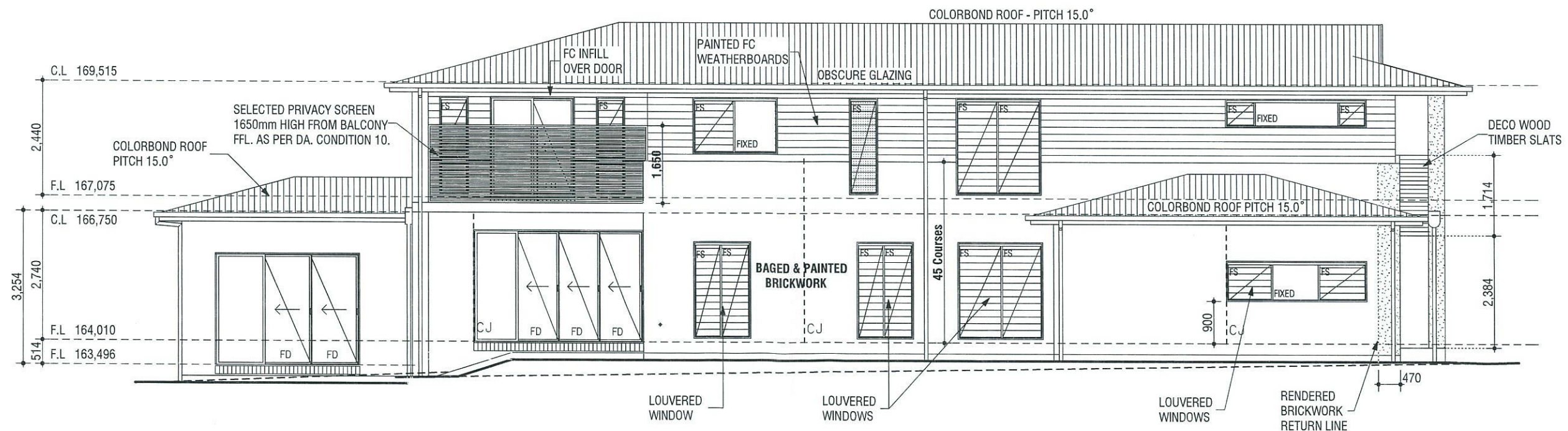
NOTE: OPENING RESTRICTOR TO SASH OF BEDROOM WINDOWS AS REQUIRED BY THE BCA	
NOTE: TRUSS STRENGTHENING BY MANUFACTURER FOR AC MOTOR AS REQUIRED	



THIS PLAN TO BE READ IN
CONJUNCTION WITH
MOD2014/ 0194
WARRINGAH COUNCIL



Elevation A - North Elevation



Elevation B - East Elevation

AMENDED WORK ORDER

AMENDMENTS		RESIDENCE FOR: MRS TOWILL LOT:22, 21 DAWES ROAD BELROSE 2085	External Elevations					HAND:	SHEET No:	03-1 7 of 18		
1	EL 7.3 NHP1b		Tiara 280					LH				
2	RC 20.9.13		NATURAL									
3	MS 31.10.13											
4	LM 14.03.14 DA	 SEKISUI HOUSE	68 Waterloo Rd Macquaire Park, NSW 2113 Tel: (02) 8817 1400 Fax: (02) 8817 4801		DESIGN ID:	NDUTIANA44N1		CONTRACT No:		101176	SCALE: 1:100	
5	MS 29.8.14		 SEKISUI HOUSE		SPECIFICATION:		Essence		NHP	NHC		WO
6					S.I. No.	ISSUE	MASTER	DA 18/02/13	RC 24.5.13	LM 15.04.14		
7					GEN: P	1/1/2012	SK 12/9/11	EL 15.4.13	RC 5.6.13			
8					H.T.:	PC 02.05.13					Aurora	

NOTES:-

- * TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS.
- * EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS
- * ALL GLAZING TO AUSTRALIAN STANDARD 1288 - 2006
- * WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECIFICATIONS
- * ALL BRICKWORK HEIGHTS DIMENSIONED FROM HOUSE OR GARAGE FLOOR LEVEL ARE NOMINAL

Energy Rating Certificate Number **14410655**

☒ single-dwelling rating **4.0** stars

☐ multi-unit development (attach listing of ratings) heating **50.8** MJ/m²

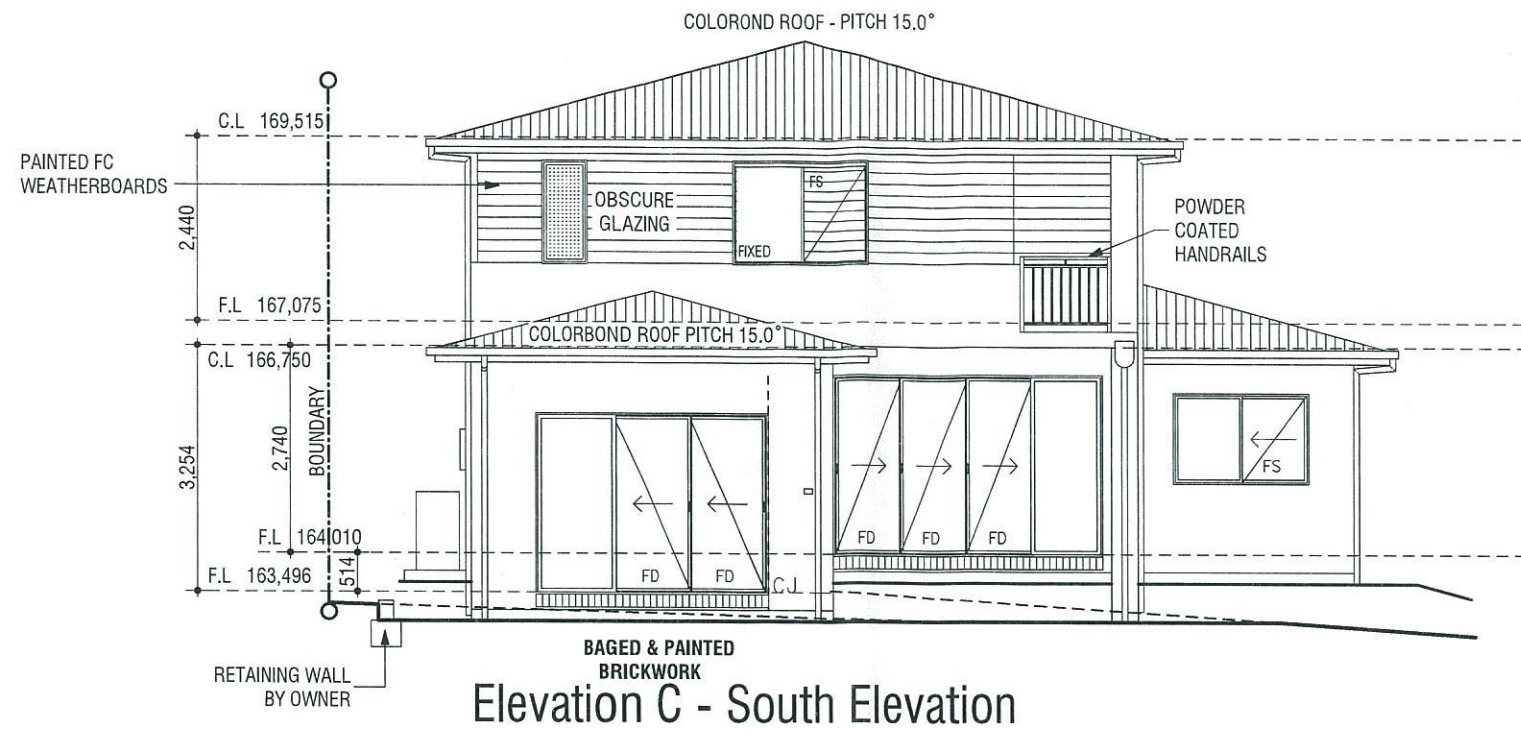
(if relevant, data specified in the average across the entire development) cooling **33.2** MJ/m²

Recessed downlights conform to ☐ Rated with ☒ Rated without

Assessor Name/Number **Ian Fyfe VIC EDA/121441**

Assessor Signature *[Signature]* Date **1/09/14**

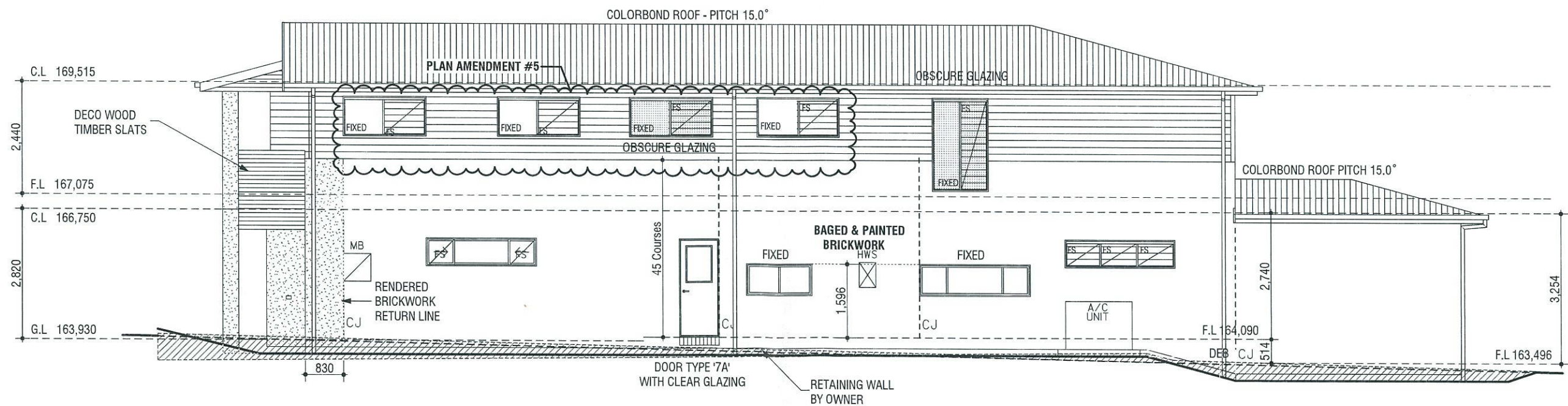
NOTE: OPENING RESTRICTOR TO SASH OF BEDROOM WINDOWS AS REQUIRED BY THE BCA	
NOTE: TRUSS STRENGTHENING BY MANUFACTURER FOR AC MOTOR AS REQUIRED	



THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2014/ 0194

WARRINGAH COUNCIL



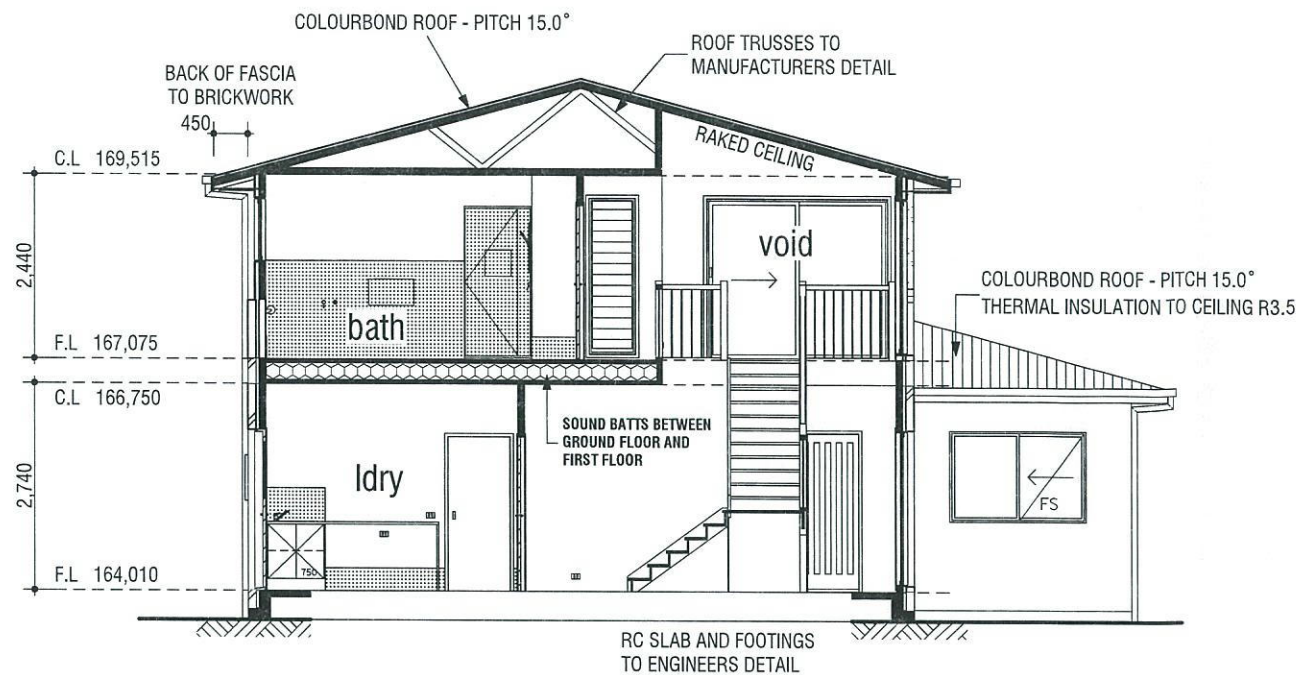
Elevation D - West Elevation

AMENDED WORK ORDER

AMENDMENTS		RESIDENCE FOR: MRS TOWILL LOT:22, 21 DAWES ROAD BELROSE 2085	 SEKISUI HOUSE	68 Waterloo Rd Macquaire Park, NSW 2113 Tel: (02) 8817 1400 Fax: (02) 8817 4801	External Elevations					HAND:	SHEET NO: 03-2 8 of 18	
1	EL 7.3 NHP1b				<i>Tiara 280</i> <i>NATURAL</i>					<i>LH</i>		
2	RC 20.9.13											
3	MS 31.10.13											
4	LM 14.03.14 DA	 SEKISUI HOUSE	Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.  COPYRIGHT 2014 REPRODUCTION IN PART OR WHOLE FORBIDDEN	DESIGN ID: NDOTIANA44N1	CONTRACT No: 101176			SCALE: 1:100				
5	MS 29.8.14				SPECIFICATION: Essence			NHP	NHC	WO	<i>ESSENCE</i> <i>UPGRADE</i>	
6					S.I. No.	ISSUE	MASTER	DA 18/02/13	RC 24.5.13	LM 15.04.14	<i>Aurora</i>	
7					GEN: P	1/1/2012	SK 12/9/11	EL 15.4.13	RC 5.6.13			
8		H.T.:			PC 02.05.13							

NOTES:-

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- * EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS
- * ALL GLAZING TO AUSTRALIAN STANDARD 1288 - 2006
- * WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECIFICATIONS
- * ALL BRICKWORK HEIGHTS DIMENSIONED FROM HOUSE OR GARAGE FLOOR LEVEL ARE NOMINAL



Section X-X

- PROVIDE R3.5 CEILING INSULATION
- PROVIDE R2.5 EX. WALL INSULATION



THIS PLAN TO BE READ IN
CONJUNCTION WITH

MOD2014/ 0194

WARRINGAH COUNCIL



BASIX NOTES TABLE:

PROJECT TYPE: SEPARATE DWELLING HOUSE: No. OF BEDROOMS:	KNOCK DOWN REBUILD 5
SITE DETAILS: SITE AREA: TOTAL ROOF AREA (INCLUDING EAVES): TOTAL SOFT LANDSCAPED AREA: (INCLUDES ALL UNBUILT UPON AREA OF SITE & EXCLUDES ALL BUILDING(S) DRIVEWAY & PATHS)	980.1 m2 270.5 m2 550 m2
RAINWATER: IS A RAINWATER TANK PROPOSED: MINIMUM RAINWATER TANK SIZE: ROOF AREA COLLECTED BY RAINWATER TANK: RAINWATER CONNECTED TO:	YES 3100 LITRES 215 m2 GARDEN / TOILETS / LAUNDRY
WATER SUPPLY: IS DUAL / RETICULATED WATER AVAILABLE TO SITE: IS TOWN WATER AVAILABLE TO SITE:	NO YES
WATER FIXTURES: SHOWER HEAD RATING: TOILET FLUSHING SYSTEM RATING: TAP FITTING RATING: BASIN TAP RATING:	3A 4 STAR (VISION & BLUEPRINT) 3 STAR 3 STAR
HOT WATER SYSTEM: HOT WATER SYSTEM TYPE:	GAS INSTANT. 5.6 STAR HWS
AIR CONDITIONING SYSTEM: IS AIR CONDITIONING PROPOSED TO THE DWELLING:	YES
AIR CONDITIONING SYSTEM BY SEKISUI HOUSE: (ON 2 ZONES : LIVING RMS. x 1 ZONE & BEDS x 1 ZONE)	3 PHASE
LIVING AREA COOLING SYSTEM: BEDROOM AREA COOLING SYSTEM: LIVING AREA HEATING SYSTEM: BEDROOM AREA HEATING SYSTEM:	E.E.R 2.5 - 3.0 E.E.R 2.5 - 3.0 E.E.R 3.0 - 3.5 E.E.R 3.0 - 3.5
COOKING APPLIANCES: COOKING APPLIANCE TYPE:	GAS COOKTOP WITH ELECTRIC OVEN
THERMAL COMFORT: MAX. EAVE WIDTH INCLUDING EAVE, FASCIA & GUTTER: EXTERNAL WALL INSULATION (EXCLUDING GARAGE): CEILING INSULATION (EXCLUDING GARAGE): IS ANTICON BLANKET PROVIDED TO UNDERSIDE OF ROOF: IS SARKING PROVIDED TO UNDERSIDE OF ROOF: IS SARKING PROVIDED TO EXTERNAL WALLS: ROOF MATERIAL TYPE: ROOF COLOUR CLASSIFICATION:	600 mm R 2.5 R 3.5 NO YES NO COLOURBOND DARK
GENERAL: WEATHER STRIPPING TO ALL EXTERNAL DOORS: WELL VENTILATED REFRIDGERATOR SPACE: CLOTHES LINE TYPE:	YES NO INDOOR & OUTDOOR (BY CLIENT)

NOTES:-

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AMENDED WORK ORDER

AMENDMENTS	RESIDENCE FOR:	External Elevations/Sections	HAND:	SHEET No:
1 EL 7.3 NHP1b	MRS TOWILL	Tiara 280	LH	03-3
2 RC 20.9.13	LOT:22, 21 DAWES ROAD	NATURAL		9 of 18
3 MS 31.10.13	BELROSE 2085			
4 LM 14.03.14 DA	68 Waterloo Rd Macquaire Park, NSW 2113 Tel: (02) 8817 1400 Fax: (02) 8817 4801	DESIGN ID: NDU1TIANA44N1 CONTRACT No: 101176		
5 MS 29.8.14	Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.	SPECIFICATION: Essence NHP NHC WO		
6		S.I. No. ISSUE MASTER DA 18/02/13 RC 24.5.13 LM 15.04.14		
7		GEN: P 1/1/2012 SK 12/9/11 EL 15.4.13 RC 5.6.13		
8		H.T.: PC 02.05.13		
	SEKISUI HOUSE			ESSENCE UPGRADE
				Aurora