

0 10 5 mm
50 100
25 50
100 200
150 300 A1 PAPER mm
150 A3 PAPER mm
DWG (m) @ 1:100
DWG (m) @ 1:50
1 5 10 20

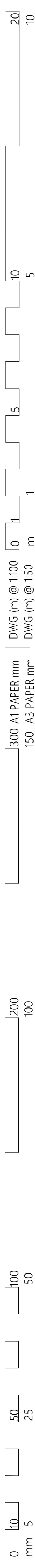
MODIFICATION TO CONSENT NEW DWELLING 101 COASTAL VIEW DRIVE TALLWOODS VILAGE FOR E C Schauwecker & A J Younan

NOTES:

- DATUM POINT SET AT 5,000mm (STREET KERB) AS PER SITE PLAN
- 3D IMAGES SHOW NATURAL GROUND SO READER CAN VISUALISE LEVEL CHANGES
- OWNER SUPPLIED LEVELS

DRAWING No.	DESCRIPTION	REV	REMARK
1	COVERPAGE	01	
2	SITE PLAN	01	
3	BASE WALLS	01	
4	LOWER GND FLR	02	KITCHENETTE REMOVED
5	GROUND FLOOR	01	
6	ROOF PLAN	01	
7	SECTIONS	01	
8	SECTIONS	01	
9	ELEVATIONS	01	
10	ELEVATIONS	01	
11	SHADOW DIAGRAMS	01	
11	SHADOW DIAGRAMS (JUNE@1:100)	01	ADDED
12	DOORS, WINDOWS & AREAS	01	



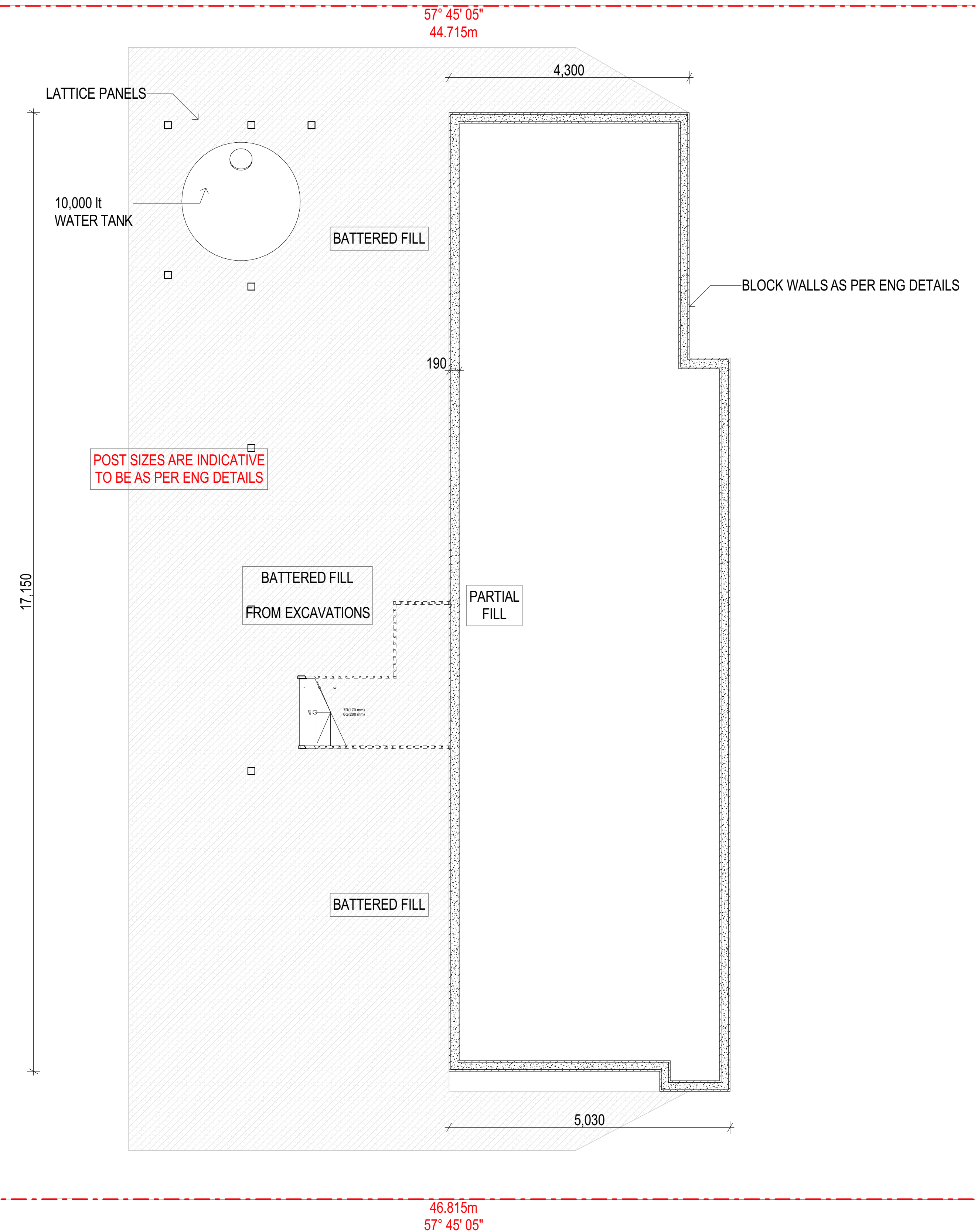


1 TERRAIN A3 @ 1:100 / A1 @ 1:50



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- | | |
|---|---|
| 1. DRAWINGS & DESIGN ARE THE INTELLECTUAL PROPERTY OF INORPAT PTY LTD & THEY MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT | 6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE) |
| 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE | 7. REFER TO MATERIALS SCHEDULE, CONSTRUCTION SPEC, MANUFACTURES' SPEC, AND ENGINEERS' DETAILS |
| 3. DO NOT SCALE DIRECTLY FROM DRAWINGS, USE WRITTEN DIMENSIONS ONLY. | 8. COMPLY WITH ALL BUILDING CODES, REGULATIONS, & ORDINANCE REQUIREMENTS |
| 4. CONFIRM ALL DIMENSIONS AND LEVELS ON SITE, AND REPORT ANY DISCREPANCIES TO DESIGNER, PRIOR TO THE COMMENCEMENT OF WORK | 9. ALL EXISTING SITE DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY |
| 5. ISSUED DRAWINGS MUST BE READ IN CONJUNCTION WITH ENTIRE CONTRACT SET & CONSULTANTS DOCUMENTATION (REFER TO INDEX) | 10. THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AND ISSUED AS 'FOR CONSTRUCTION' (REFER TO REVISION ISSUE) |



PROJECT:	NEW DWELLING	FOR:	SITE ADDRESS:	PAGE INFO:	PAGE: 3
	REF #: DA2023/0317		101 Coastal View Drive		BASE WALLS
	ISSUED AS: MODIFICATION		Tallwoods Village NSW 2430		
	TO CONSENT				
CLIENT:		LOT:	DP:	DATE OF ISSUE:	4/04/2025
E C Schauwecker & A J		710	1061078	REV.	01
Younan		<small>FILE PATH: C:\Users\Tim.Cress\OneDrive\Documents\Anthony Younan\Plan Models\WOT Coastal View Drive Tallwoods VILLAGE NSW 2430</small>			

300 A1 PAPER mm | DWG (m) @ 1:100 | 0 | 1 | 5 | 10 | 20 | 50 | 100 | 200 | 300 A3 PAPER mm | DWG (m) @ 1:50 | 0 | 1 | 5 | 10 | 20 | 50 | 100 | 200 | 300

1. LOWER GND A3 @ 1:100 / A1 @ 1:50

i

nortap

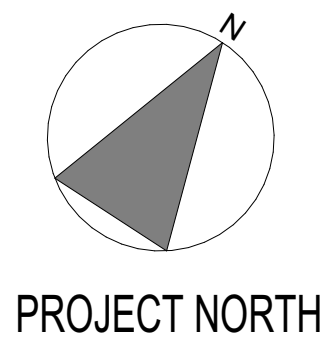
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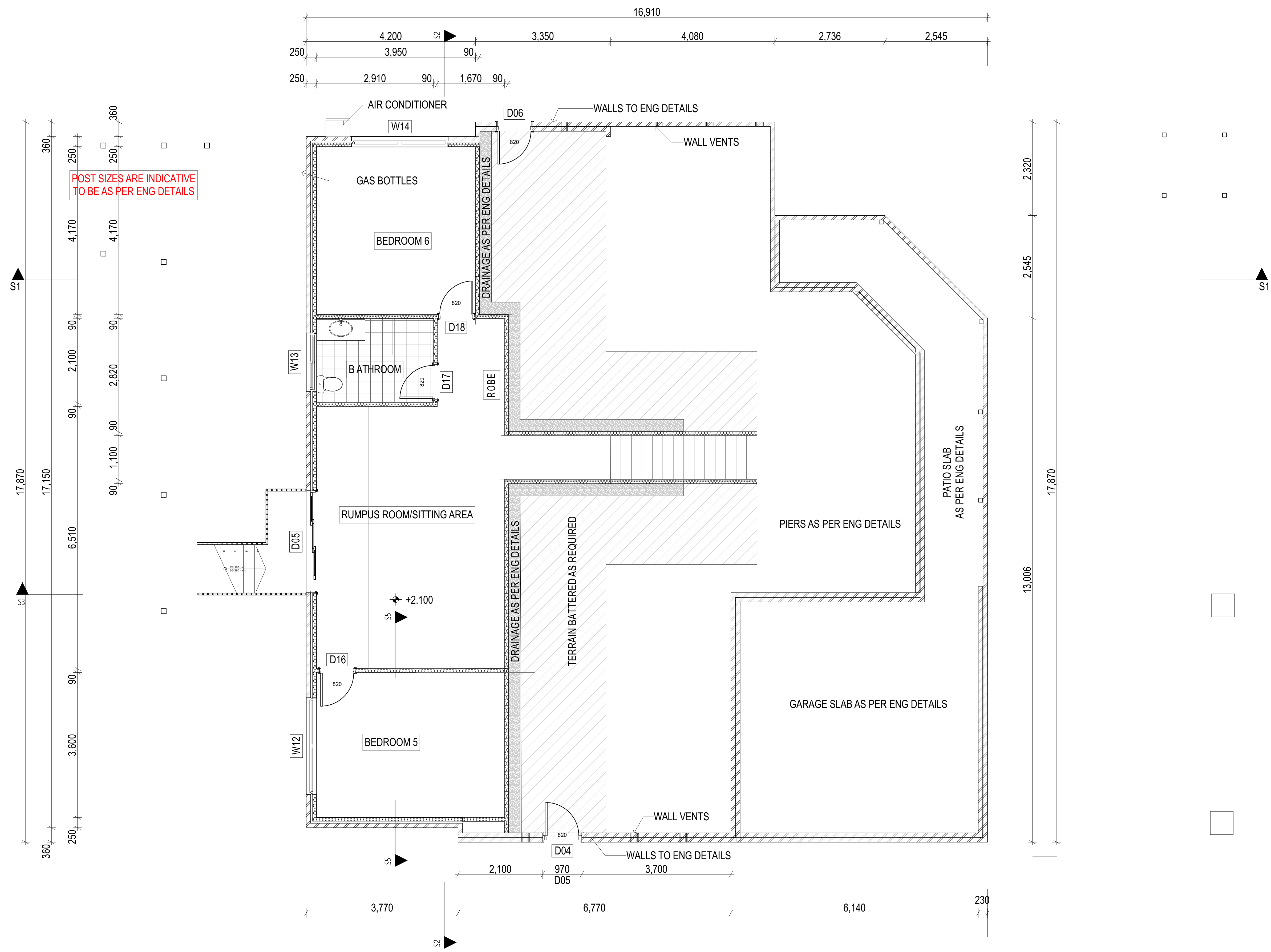
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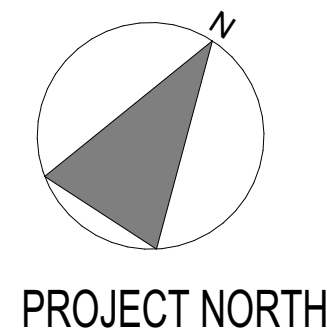
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PROJECT:	NEW DWELLING	FOR:	SITE ADDRESS: 101 Coastal View Drive Tallwoods Village NSW 2430	PAGE INFO:	PAGE: 4 LOWER GND FLR
	REF #: DA2023/0317				
	ISSUED AS: MODIFICATION TO CONSENT				
CLIENT:	E C Schauwecker & A J Younan	LOT: 710	DP: 1061078	DATE OF ISSUE: 4/04/2025	REV. 01

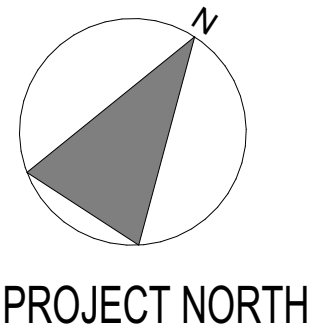
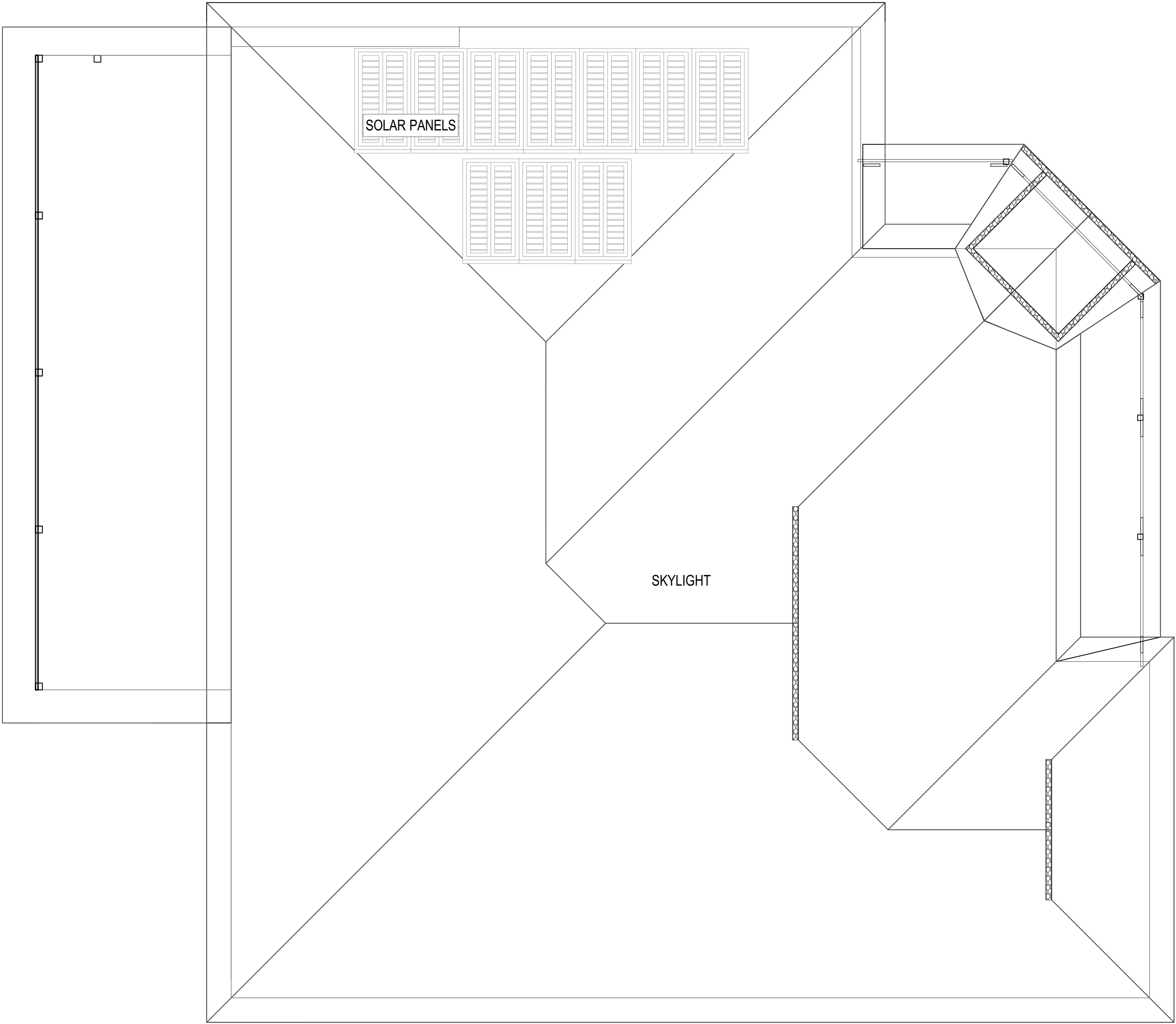
FILE PATH: C:\Users\Tim Crook\OneDrive\Documents\Anthony Younan\Plan Model\W101 Coastal View Drive Tallwoods (NOUNAR) V4.1.pdf





0 10 5 25 50 100 200 300 A1 PAPER mm 150 A3 PAPER mm DWG (m) @ 1:100 DWG (m) @ 1:50 0 1 5 10 20

3. ROOF A3 @ 1:100 / A1 @ 1:50

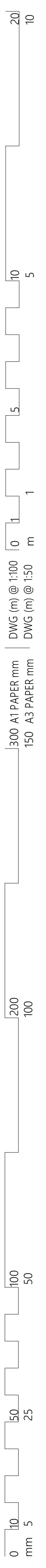


PROJECT: NEW DWELLING
REF #: DA2023/0317
ISSUED AS: MODIFICATION TO CONSENT
CLIENT: E C Schauwecker & A J Younan

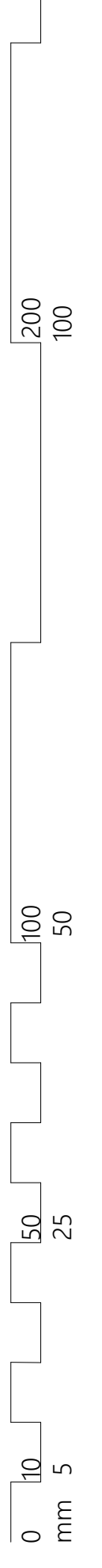
FOR: **SITE ADDRESS:** 101 Coastal View Drive Tallwoods Village NSW 2430
LOT: 710 **DP:** 1061078

PAGE INFO: **PAGE:** 6
ROOF PLAN
DATE OF ISSUE: 4/04/2025
REV. 01

FILE PATH: C:\Users\Tim\OneDrive\Documents\Anthony Younan\Plan Models\101 Coastal View Drive Tallwoods (NOUNAN) V4.1.ppt



300 A1 PAPER mm
150 A3 PAPER mm



50
25



6. ENSURE ALL WORK IS UNDERTAKEN USING THE MOST RECENT ISSUE OF DOCUMENTATION (REFER TO REVISION ISSUE & DATE)
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PROJECT NORTH

FOR:

SITE ADDRESS:
101 Coastal View Drive
Tallwoods Village NSW 2430

LOT: 710 **DP:** 1061078

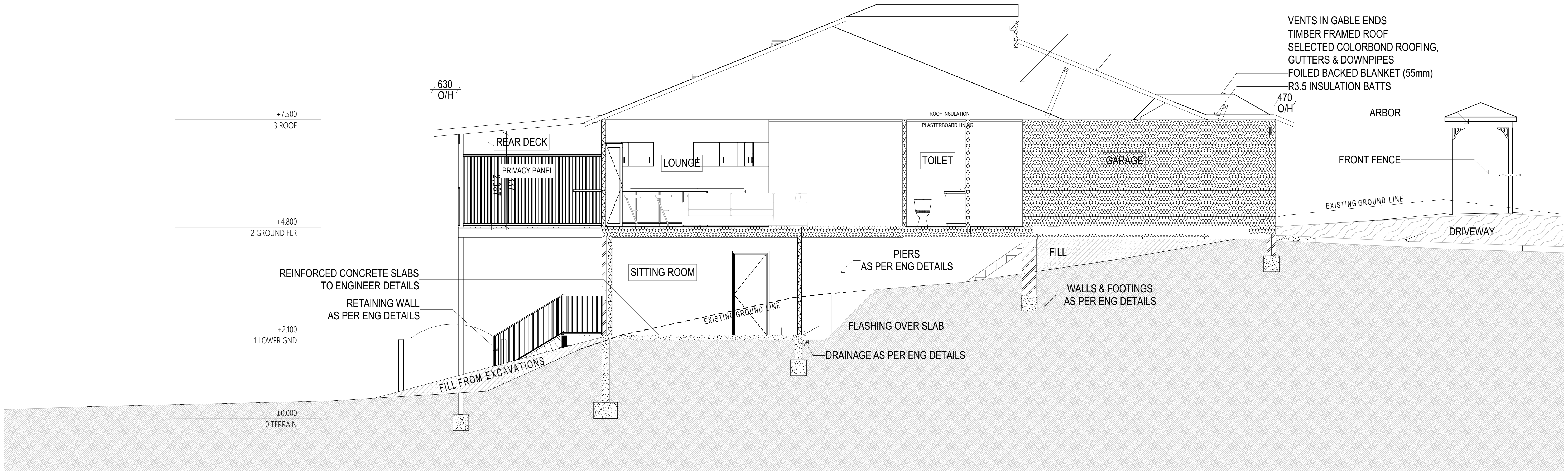
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PAGE: 7
SECTIONS

DATE OF ISSUE: 4/04/2025
REV. 01

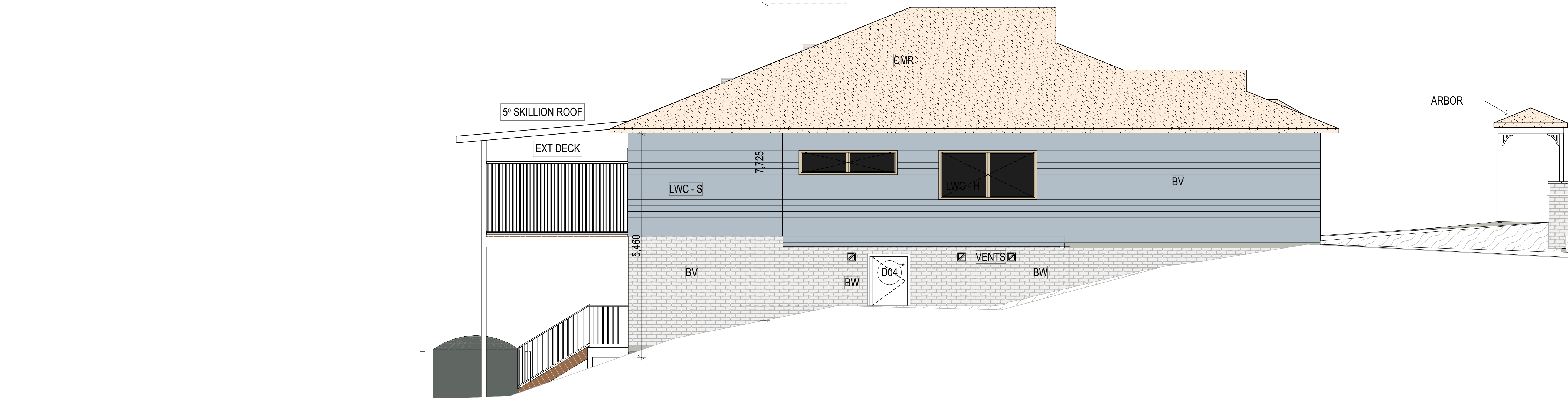
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200 100 50 25 10 5 20 10 5 1 0 1 0 5 10 20
mm
DWG (m) @ 1:100
DWG (m) @ 1:50
300 A1 PAPER mm
150 A3 PAPER mm
200 100 50 25 10 5 20 10 5 1 0 1 0 5 10 20
mm
DWG (m) @ 1:100
DWG (m) @ 1:50
300 A1 PAPER mm
150 A3 PAPER mm



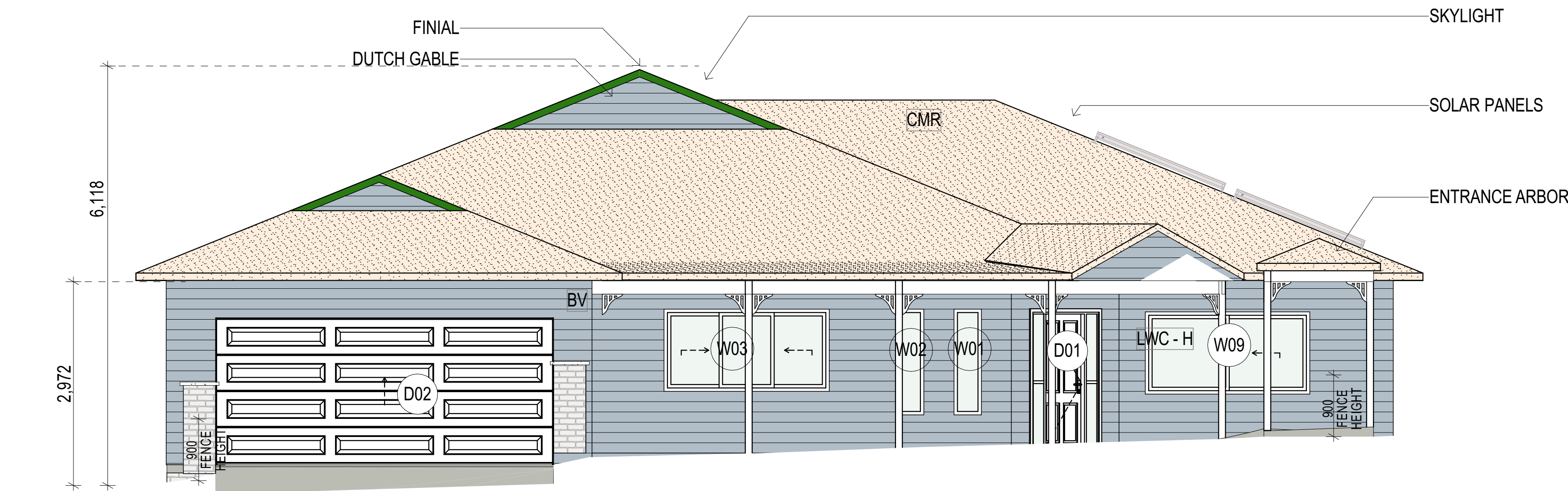
S3 LONG (DRIVEWAY) A3 @ 1:100 / A1 @ 1:50

20
10
5
5
1
0
1
0
m
300 A1 PAPER mm
150 A3 PAPER mm
200
100
50
50
25
10
5
0
mm



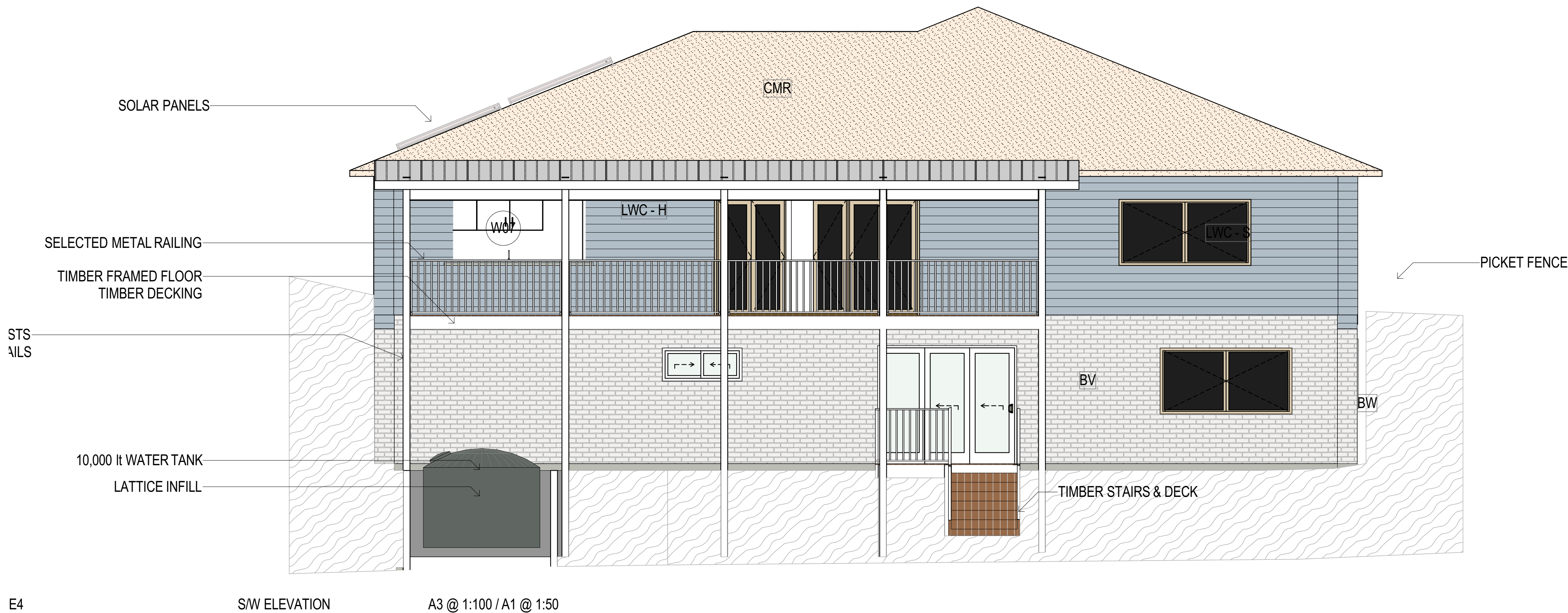
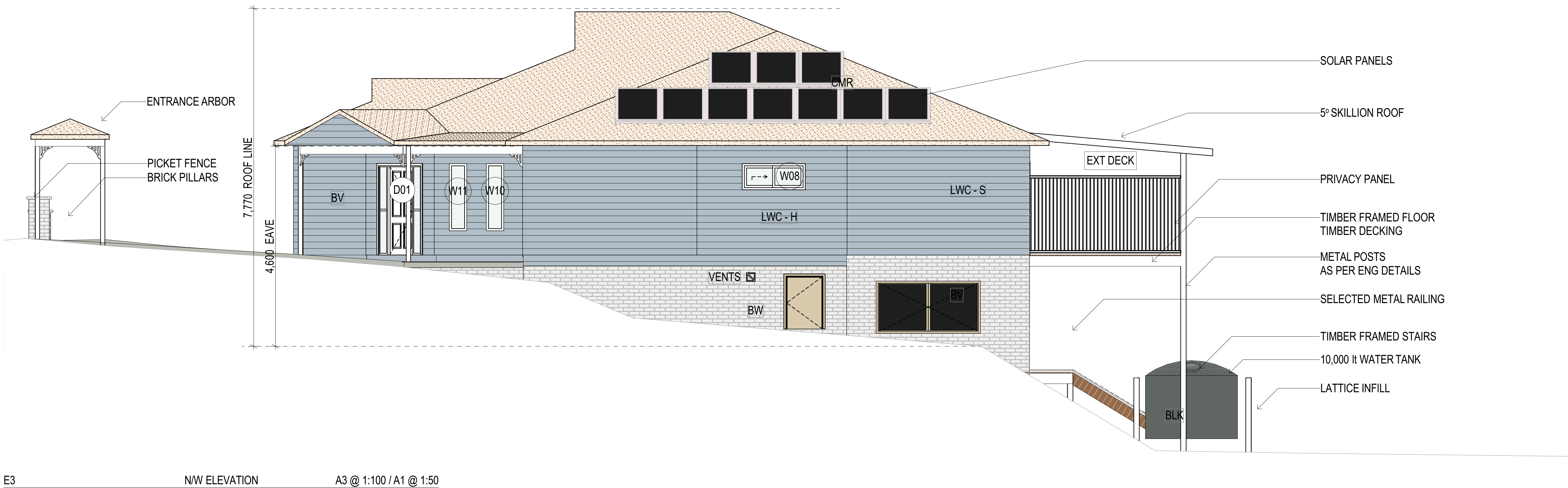
E1 S/E ELEVATION A3 @ 1:100 / A1 @ 1:50

LEGEND	
BLK	CONCRETE BLOCK
BV	BRICK VENEER
BW	BRICK WALL
CMR	COLORBOND METAL ROOF
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWC - S	LIGHT WEIGHT CLADDING - SHEETS
VENT	VENTILATION VENT

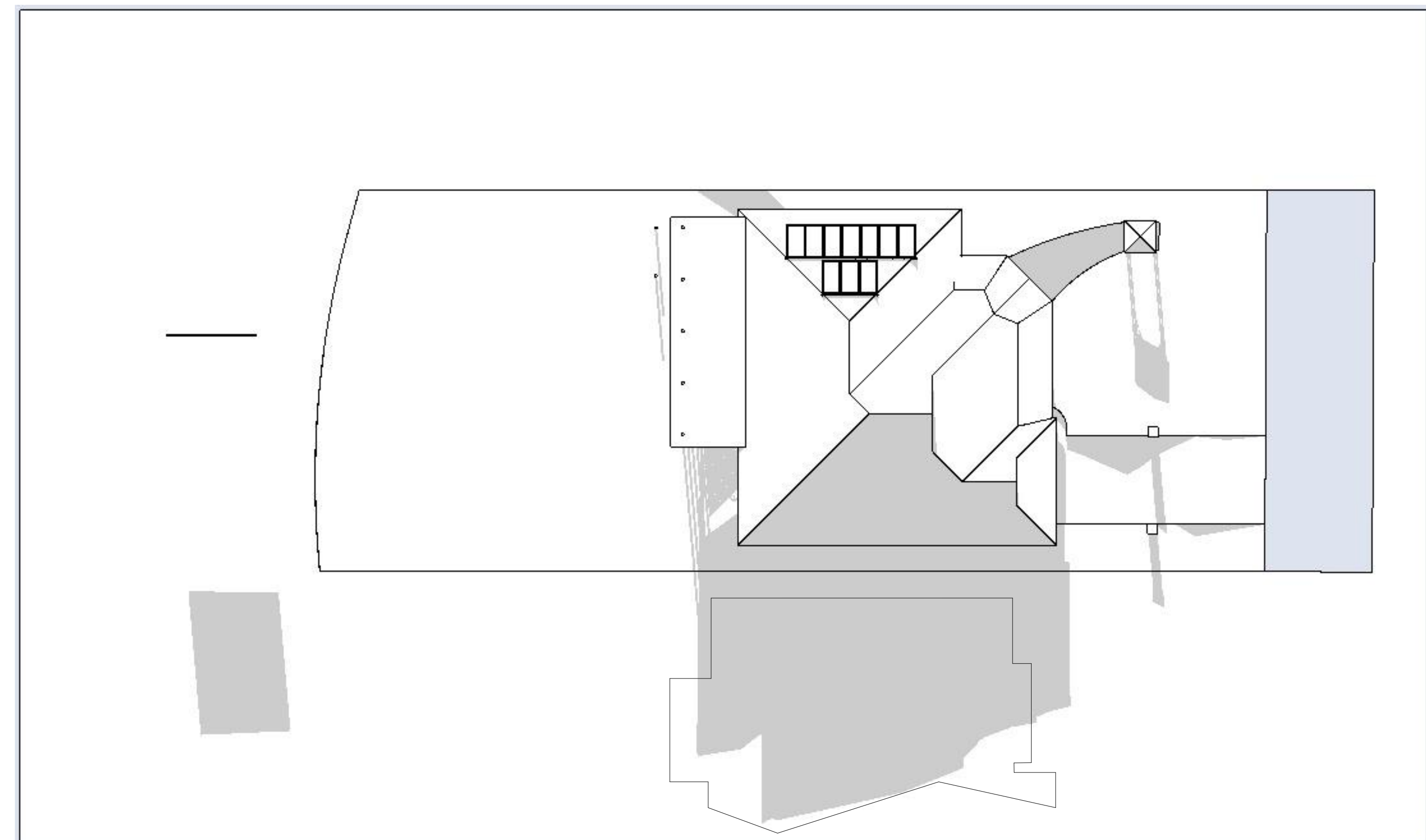
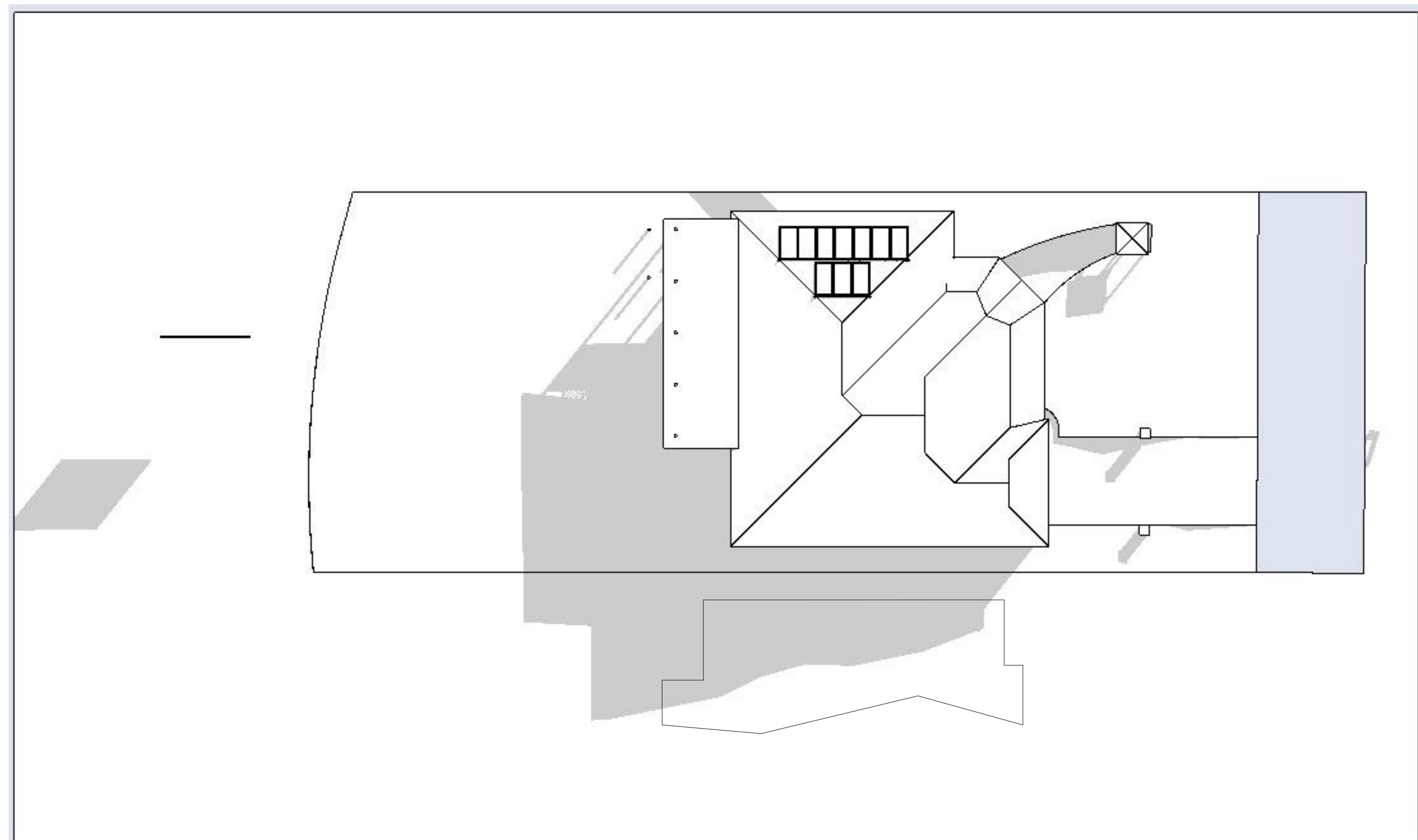
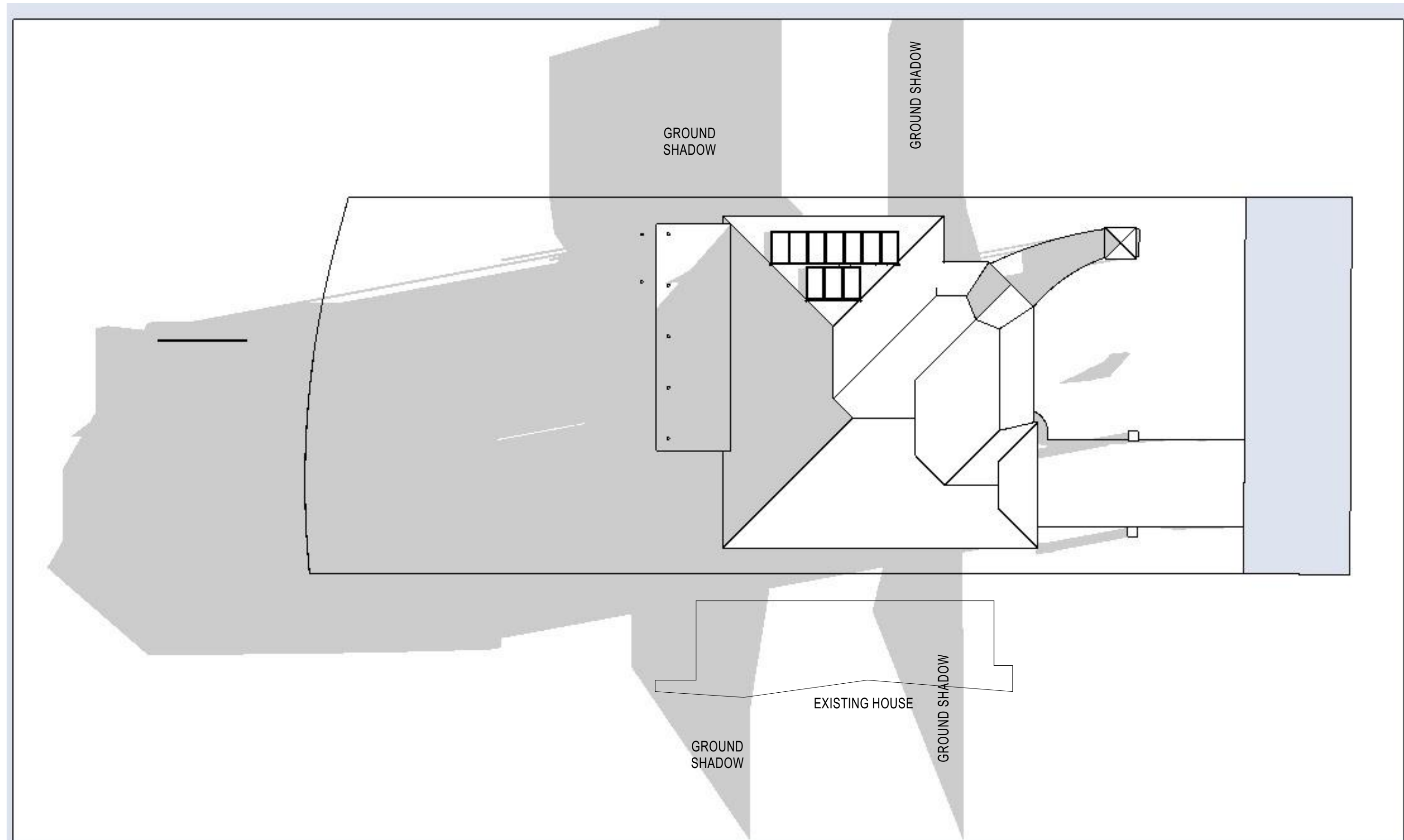


E2 N/E ELEVATION A3 @ 1:100 / A1 @ 1:50

300 A1 PAPER mm
150 A3 PAPER mm
200 100
50 25
10 5
20 10
5
1
0
mm



LEGEND	
BLK	CONCRETE BLOCK
BV	BRICK VENEER
BW	BRICK WALL
CMR	COLORBOND METAL ROOF
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWC - S	LIGHT WEIGHT CLADDING - SHEETS
VENT	VENTILATION VENT



20
10
10
5
5
1
1
0
m
150
A3 PAPER mm
300
A1 PAPER mm
200
100
100
50
50
25
10
5
mm
0

EXT. DOOR SCHEDULE																					
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21
OPENING SIZE	1,396×2,068	4,930×2,143	3,730×2,143	970×1,228	2,530×2,143	876×1,228	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	1,550×2,100	2,450×2,100	2,450×2,100
FRAME SIZE	820×2,040	4,930×2,143	3,730×2,143	820×1,200	2,530×2,143	820×1,200	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	876×2,068	1,550×2,100	2,450×2,100	2,450×2,100
ELEVATION																					
PLAN																					

WINDOW SCHEDULE														
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14
OPENING SIZE*	400×1,543	400×1,543	2,410×1,200	2,400×1,200	2,400×600	2,400×1,200	2,410×1,090	1,450×600	2,400×1,200	400×1,543	400×1,543	2,400×1,200	1,450×600	2,400×1,200
SILL HEIGHT	557	557	900	900	1,500	900	1,010	1,500	900	557	557	900	1,500	900
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
ELEVATION														
PLAN														

HEIGHT PLANE - RED PLANE SET AT 8.5m ABOVE EXISTING TERRAIN.



Areas	
Upper Living	220.4m ²
Lower Living	77.16m ²
Front verandah	19.4m ²
Rear Deck	42.04m ²
Garage	39.2m ²
Total	398.2m ²

BASIX COMMITMENTS	
BELOW IS A SUMMARY, PLEASE REFER TO ACTUAL BASIX REPORT	
BASIX CERTIFICATE NUMBER	1384476S
SITE AREA	992.6 m²
ROOF AREA	375 m²
NUMBER OF BEDROOMS	3
GARDEN & LAWN AREA	625 m²
WATER	
FIXTURES	
SHOWER RATING	4 STAR (MINIMUM)
TAP RATING	4 STAR (MINIMUM)
KITCHEN TAP RATING	4 STAR (MINIMUM)
W.C. RATING	4 STAR (MINIMUM)
ALTERNATIVE	
RAINWATER TANK SIZE	10,000 Lts
RAINWATER COLLECTION (ROOF AREA)	200 m² (MINIMUM)
RAINWATER TANK CONNECTION	ALL TOILETS, LAUNDRY, COLD WATER TAP
RAINWATER TAPS	AT LEAST 1 OUTDOOR TAP
THERMAL COMFORT	
CONSTRUCTION	
FLOOR - CONCRETE SLAB ON GND	NIL
SUSPENDED FLOOR - ABOVE ENCLOSED SUBFLOOR	R1.2
EXT WALL INSULATION (BV & FRAMED)	R3.0 TO EXTERNAL
INTERNAL WALL SHARED WITH GARAGE	NIL
CEILING INSULATION	R3.5
ROOF INSULATION	FOIL BACKED BLANKET (55MM)
ROOF VENTS	GABLE END VENTS
WALL SARKING	YES
EXTERNAL ROOF COLOUR	LIGHT
BUILDING SEALING	
EXTERNAL DOORS WEATHER STRIPPED	YES
WINDOWS COMPLY WITH AS2047	YES
LED DOWNLIGHTS TO BE SEALED	YES
EXHAUST FANS TO BE FITTED WITH DAMPERS AS PER NCC	YES
ENERGY	
HOT WATER SYSTEM	
GAS	GAS INSTANTANEOUS
COOLING	
LIVING ROOM INSTALLATION	1-PHASE AIRCONDITIONING (7 STAR)
BEDROOM INSTALLATION	1-PHASE AIRCONDITIONING (7 STAR)
CEILING FAN LOCATIONS	LOUNGE + BEDROOMS
HEATING	
LIVING ROOM INSTALLATION	WOOD HEATER
BEDROOM INSTALLATION	1-PHASE AIRCONDITIONING (7 STAR)
AIRCONDITIONING NOTE: DAY/NIGHT ZONING BETWEEN LIVING AREAS & BEDROOMS REQUIRED.	
VENTILATION	
BATHROOM	DUCTED TO FACADE OR ROOF - MANUAL SWITCH
KITCHEN	DUCTED TO FACADE - MANUAL SWITCH
LAUNDRY	DUCTED TO FACADE - MANUAL SWITCH
NATURAL LIGHTING	
KITCHEN WINDOW	YES
NUMBER OF BATHROOM WINDOWS	3
ARTIFICIAL LIGHTING - FLUORESCENT OR LED	
PRIMARY ARTIFICIAL LIGHTING	ALL ROOMS
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	6.6kW
OTHER	
COOKTOP	GAS
OVEN	ELECTRIC
WELL VENTILATED FRIDGE SPACE	YES
BY CLIENT	