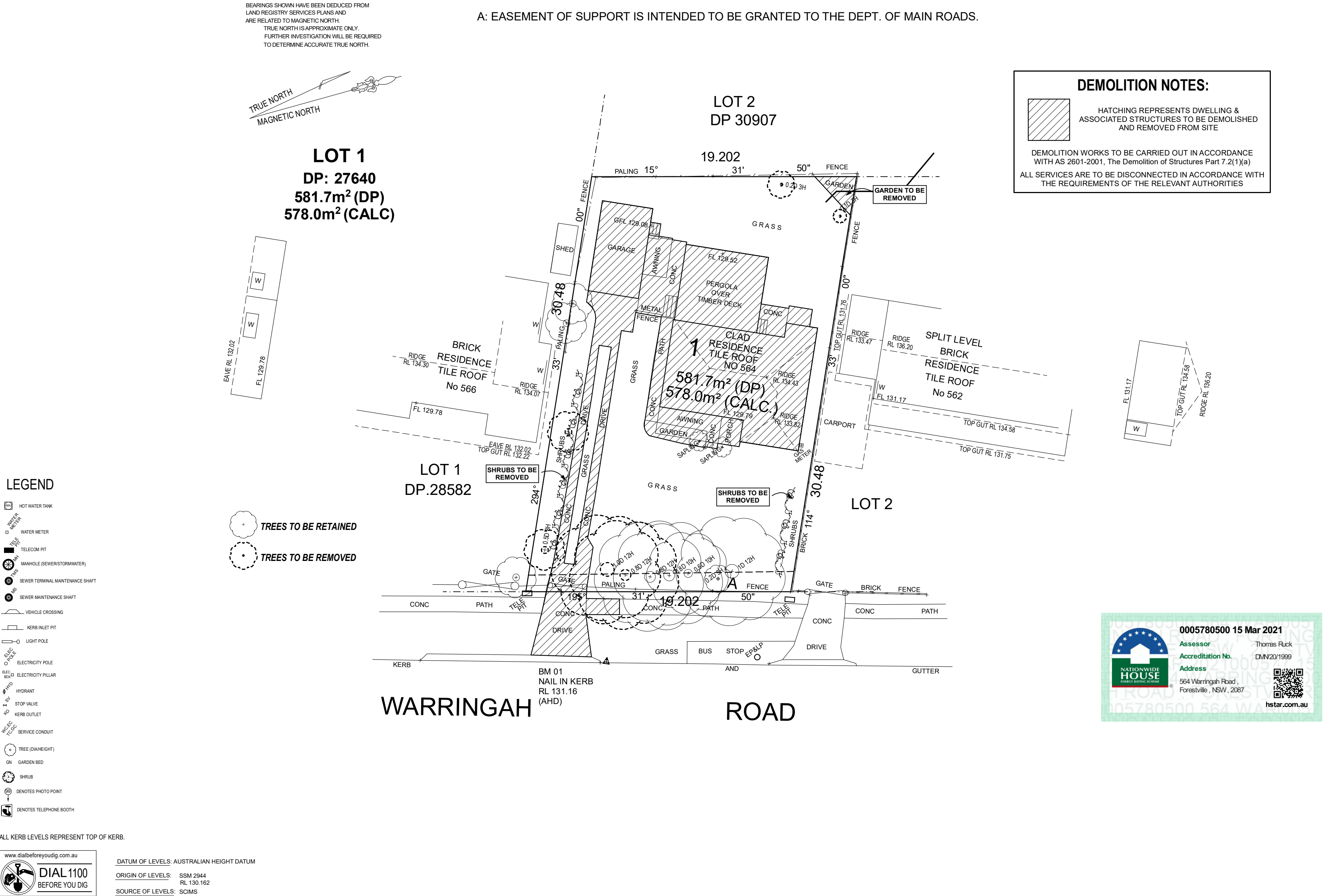


Proposed Demolition Plan
Scale 1:200



LOCATION PLAN

UBD REF: 176 H8
LAT: -33.756383
LONG: 151.220285



CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.

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Rev	Date	Amendment
D	09.04.21	BASIC INFO ADDED & DA PLANS - AW
C	11.03.21	HYDRAULICS AMENDMENTS - SI
B	27.11.20	CLIENT AMENDMENTS - MA
A	04.11.20	CONTRACT DRAWINGS - AW

Plot Date: Friday, 9 April 2021

Soil Class:	Slab Class:	Wind Class:
TBC	TBC	TBC

NOT FOR CONSTRUCTION

Proposed: Principal Dwelling + Secondary Dwelling

Lot:1 DP:27640
No.564 Warringah Road
Forestville, NSW 2087

Client :

M. Kulkarni & S. Kulkarni

LGA: Northern Beaches Council Date: 04.11.20

Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 1 of 12



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Proposed Site Plan
Scale 1:200

BEARINGS SHOWN HAVE BEEN DEDUCED FROM
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ARE RELATED TO MAGNETIC NORTH.
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FURTHER INVESTIGATION WILL BE REQUIRED
TO DETERMINE ACCURATE TRUE NORTH.

A: EASEMENT OF SUPPORT IS INTENDED TO BE GRANTED TO THE DEPT. OF MAIN ROADS.

STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S
PLANS AND BASIX REQUIREMENTS ALL IN
ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

LOCATION PLAN

UBD REF: 176 H8
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LONG: 151.220285



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LEGEND

- HOT WATER TANK
- WATER METER
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL MAINTENANCE SHAFT
- SEWER MAINTENANCE SHAFT
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)
- G/N GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

TREES TO BE RETAINED
TREES TO BE REMOVED

LOT 1
DP.28582

WARRINGAH

ROAD

LOT 2

HATCHING DENOTES
OUTLINE OF EXISTING
DWELLING
TO BE REMOVED



ALL KERB LEVELS REPRESENT TOP OF KERB.



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: SSM 2944
SOURCE OF LEVELS: RL 130.162
SCIMS

SCALE BAR 1:200



NOTE:
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WARRINGAH REQUIREMENTS:
SITE AREA: 578.0m²
PRIVATE OPEN SPACE:
REQUIRED: 95m²
(Principal = 60m² / Secondary 35m²)
ACHIEVED: 114.53m²
LANDSCAPE AREA:(MIN 2m WIDE)
REQUIRED: 40% OR 231.24m²
ACHIEVED: 40% OR 233.31m²
SECONDARY DWELLING FLOOR AREA:
ALLOWED: 60m²
ACHIEVED: 58.83m²

LOCATION PLAN

UBD REF: 176 H8
LAT: -33.756383
LONG: 151.220285



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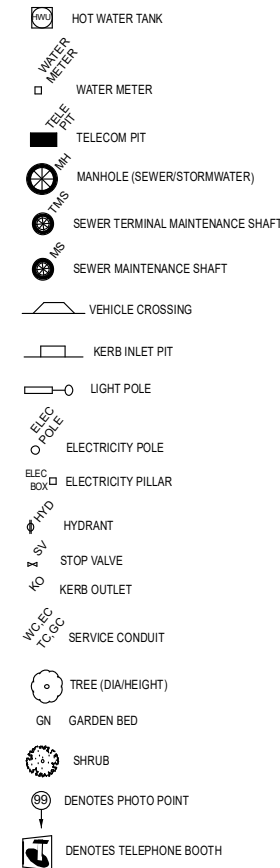
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 3 of 12



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LEGEND



TREES TO BE RETAINED
TREES TO BE REMOVED

ALL KERB LEVELS REPRESENT TOP OF KERB.

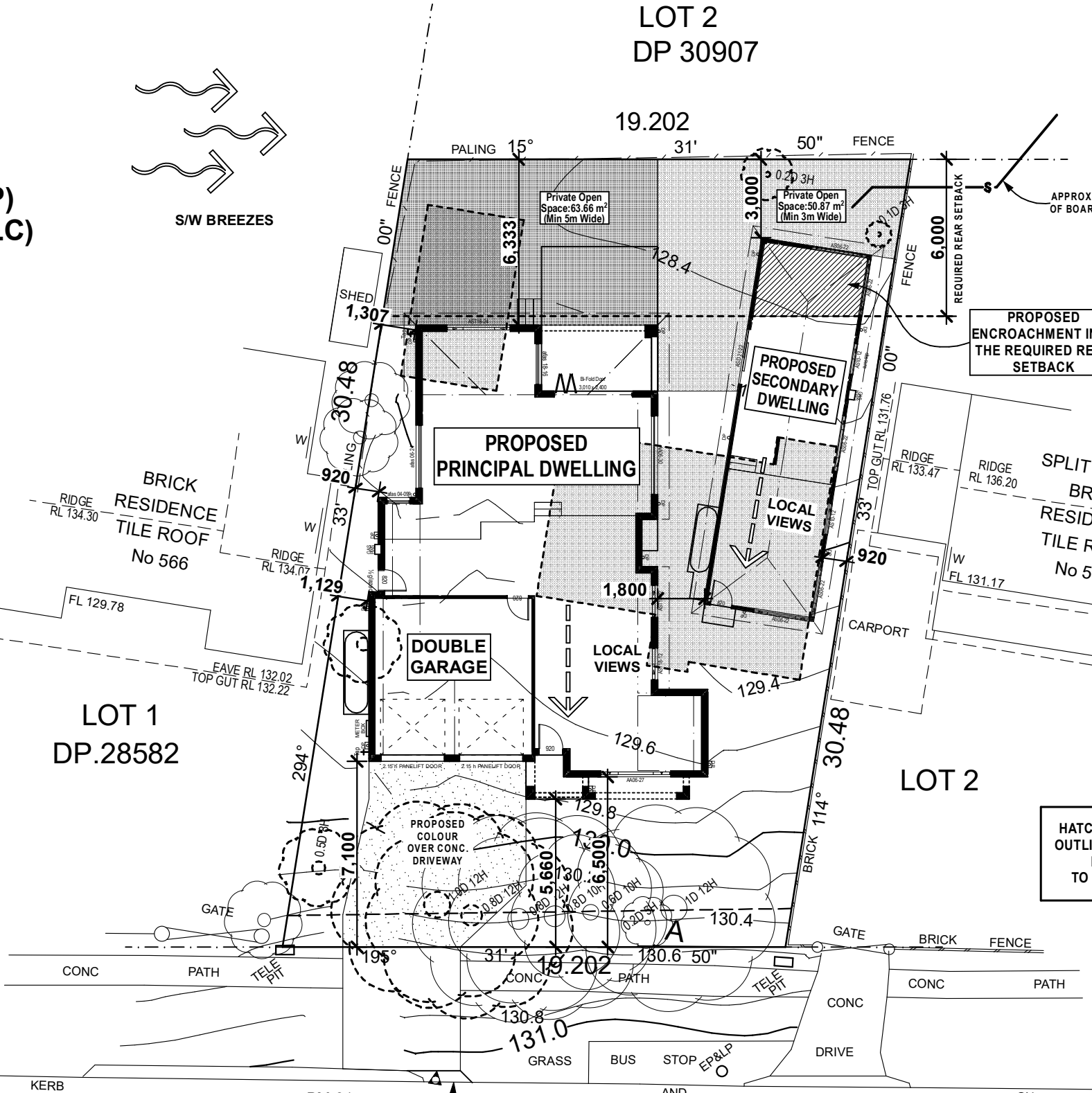


DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: SSM 2944
SOURCE OF LEVELS: RL 130.162
SCIMS

SCALE BAR 1:200



WARRINGAH ROAD



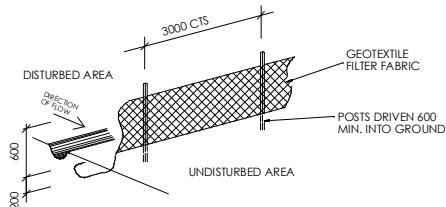
HATCHING DENOTES
OUTLINE OF EXISTING
DWELLING
TO BE REMOVED



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SEDIMENT CONTROL FENCE

Excavation & Fill Plan

Scale 1:200

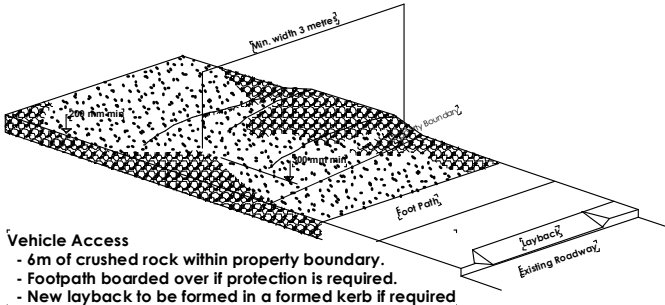
LOCATION PLAN

UBD REF: 176 H8
LAT: -33.756383
LONG: 151.220285



SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY.
FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT.
SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS, REMAIN AT THE DISCRETION OF THE BUILDER.



Vehicle Access
- 4m of crushed rock within property boundary.
- Footpath boarded over if protection is required.
- New layback to be formed in a formed kerb if required.

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Plot Date: Friday, 9 April 2021

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Proposed: Principal Dwelling + Secondary Dwelling

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Client :

M. Kulkarni & S. Kulkarni

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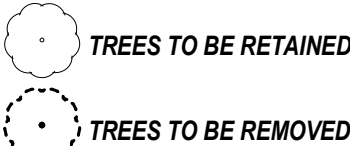
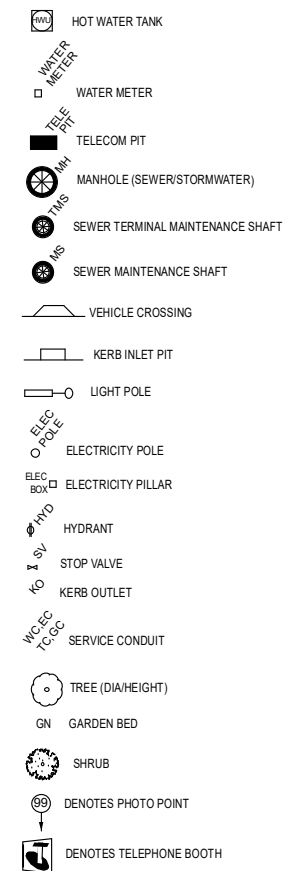
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 4 of 12



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LEGEND



LOT 1
DP.28582

WARRINGAH

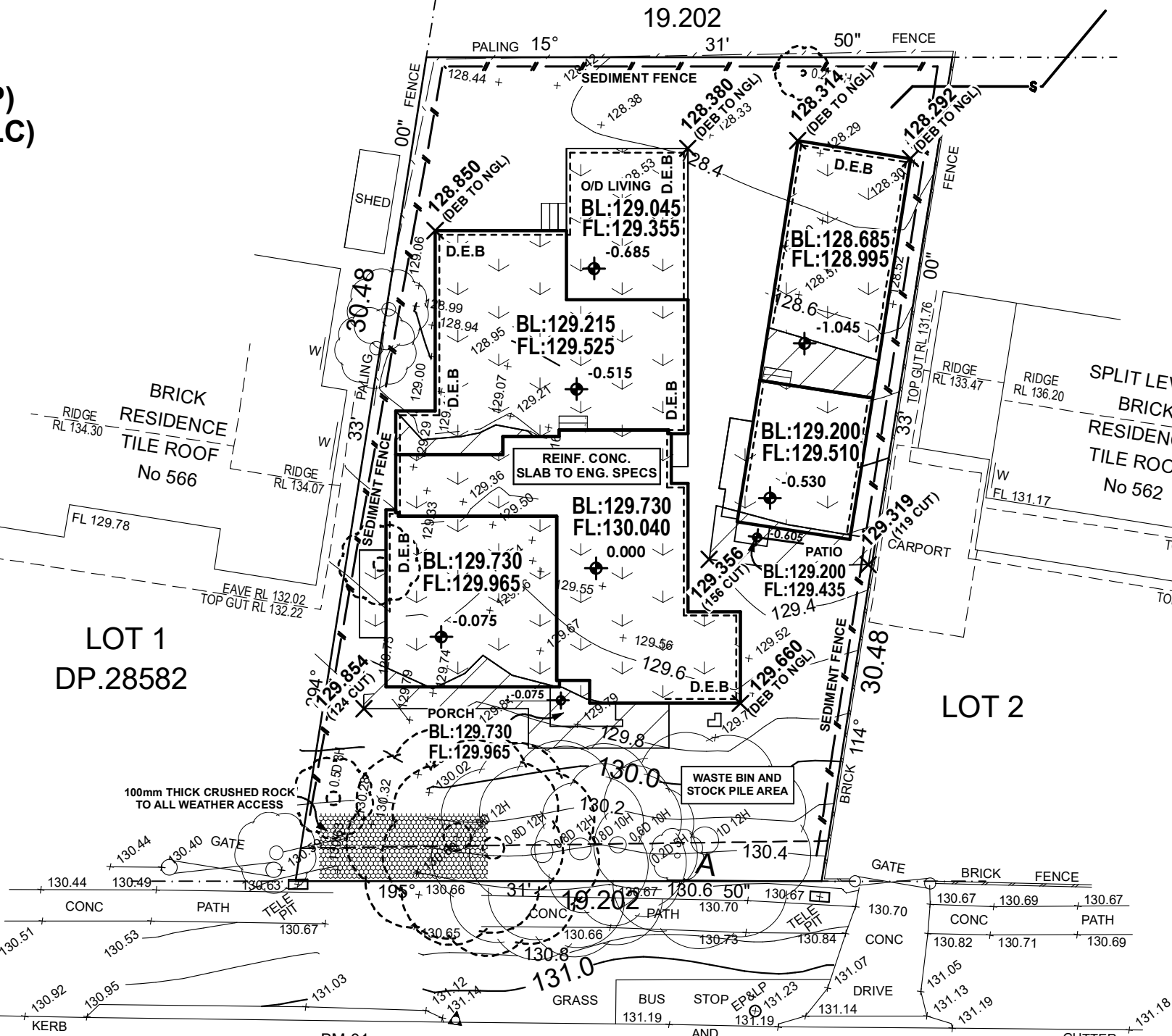
ROAD

LOT 2

LOT 1

DP: 27640
581.7m² (DP)
578.0m² (CALC)

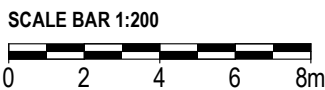
LOT 2
DP 30907



ALL KERB LEVELS REPRESENT TOP OF KERB.

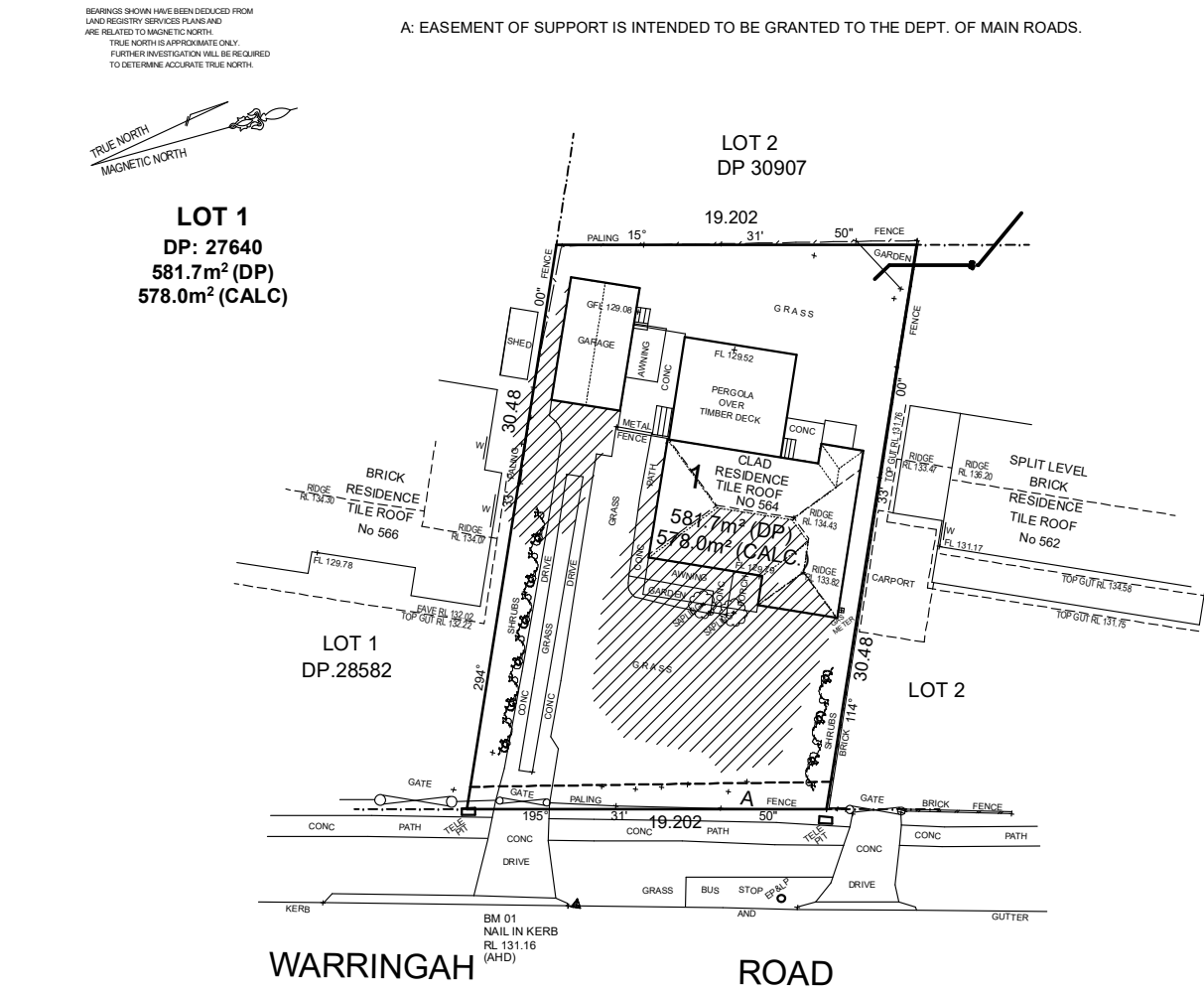
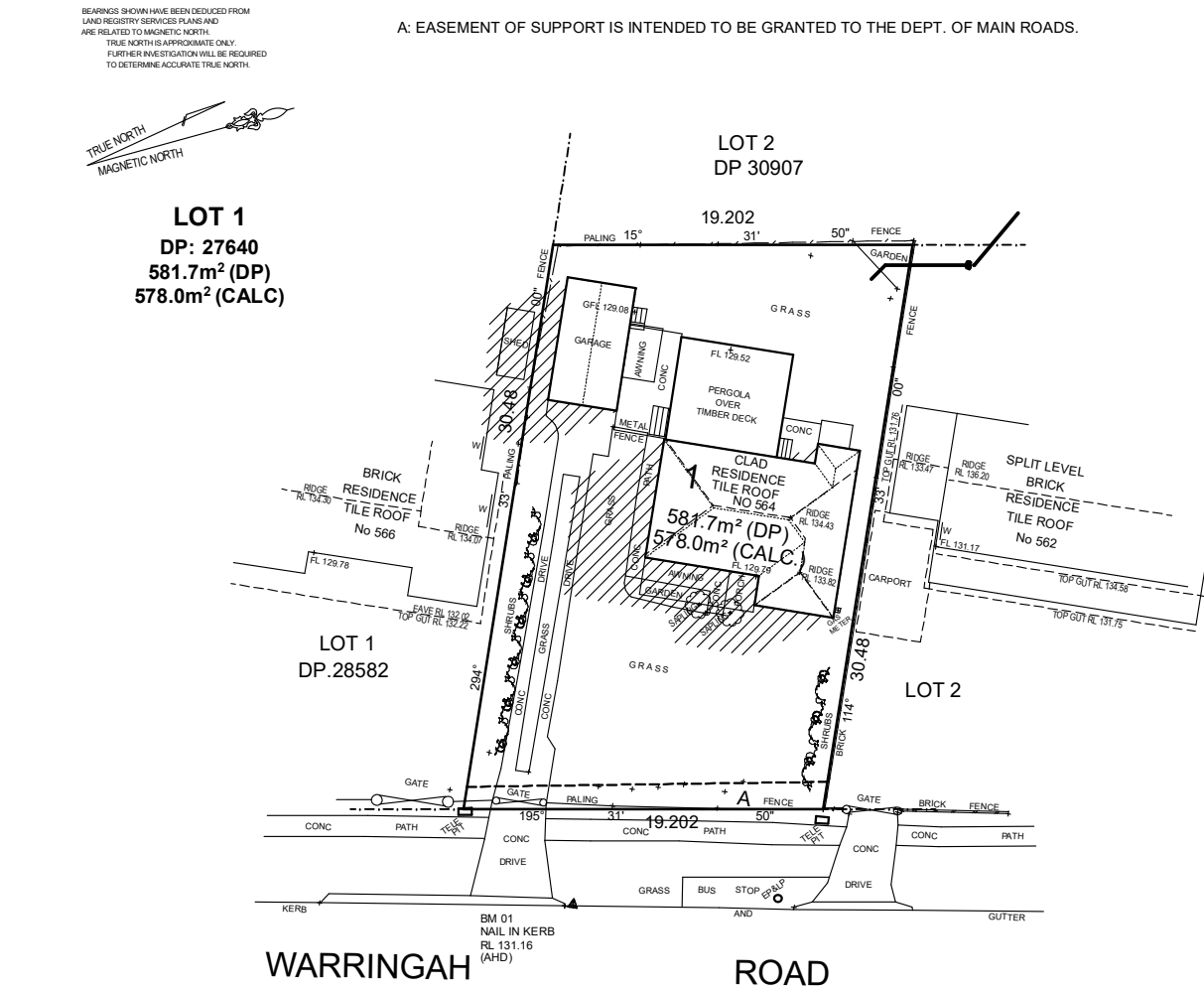
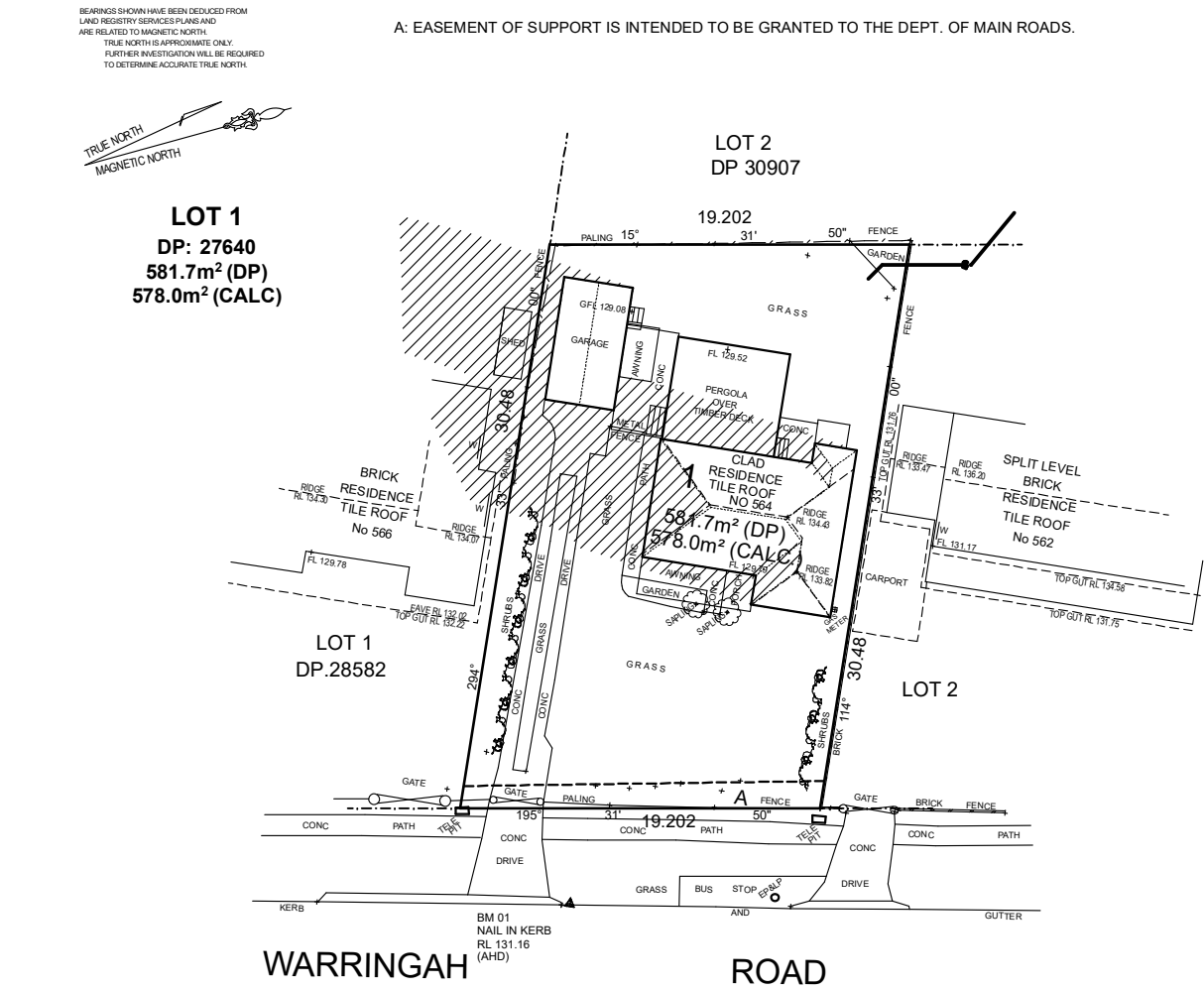


DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: SSM 2944
SOURCE OF LEVELS: SCIMS

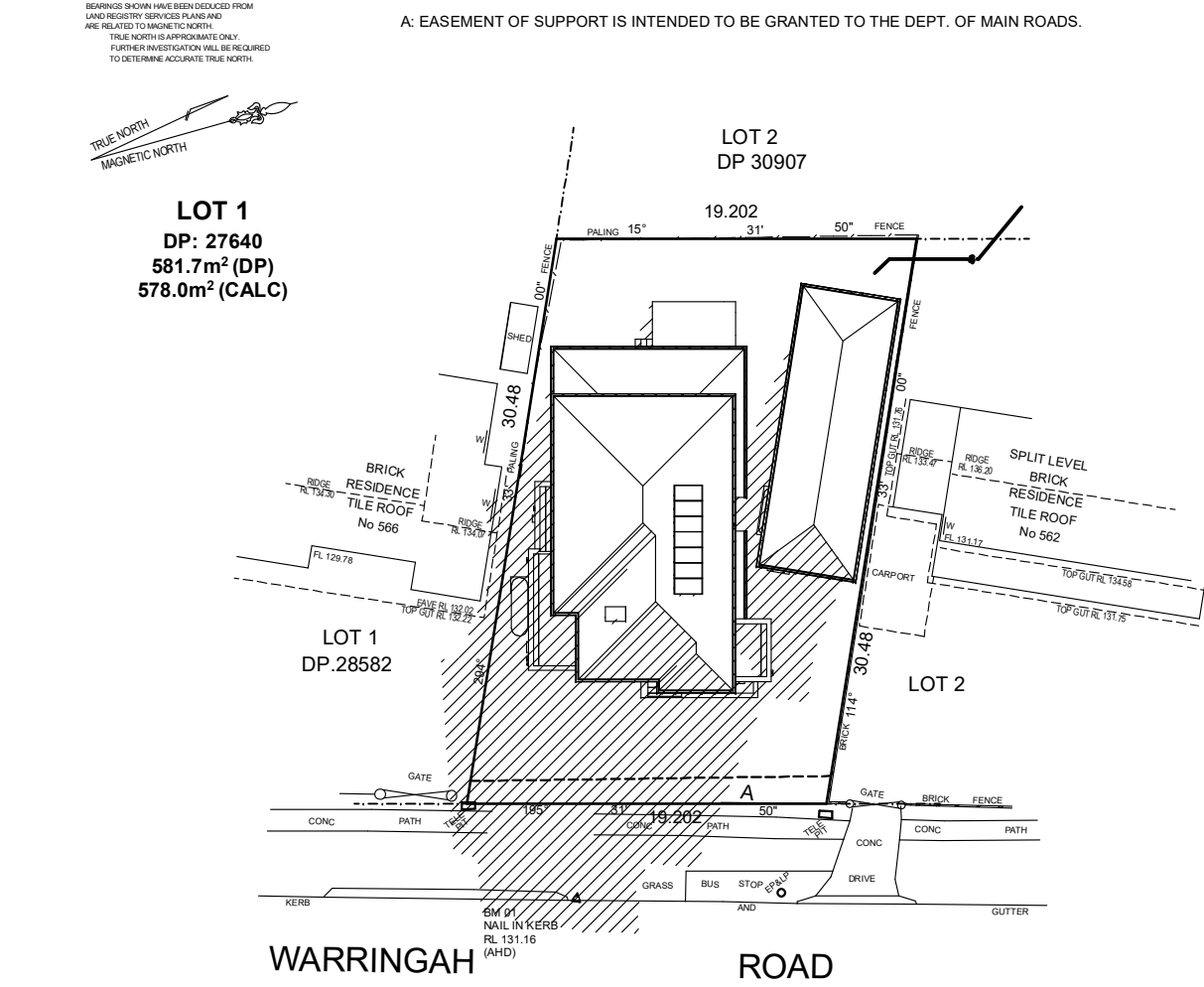
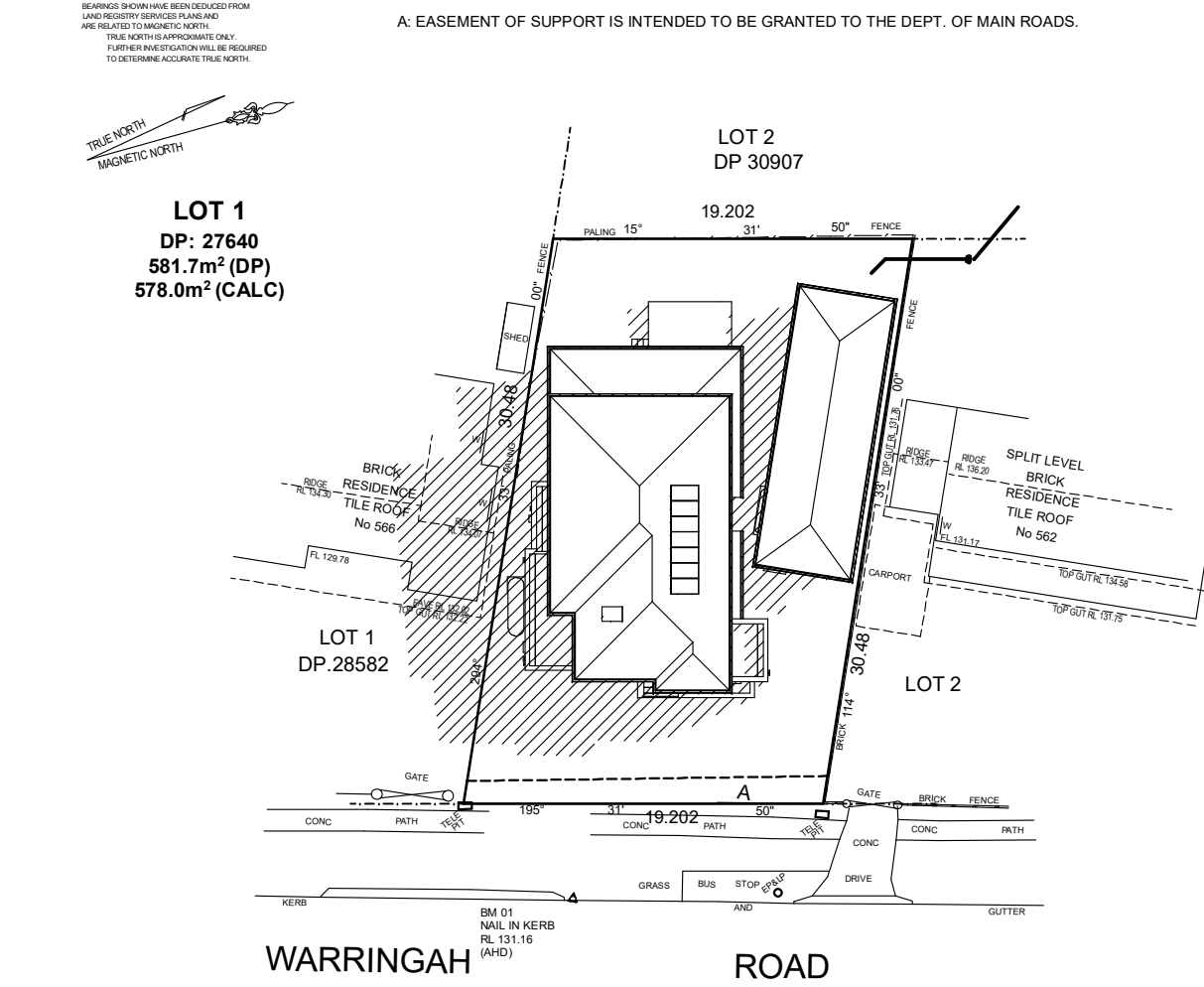
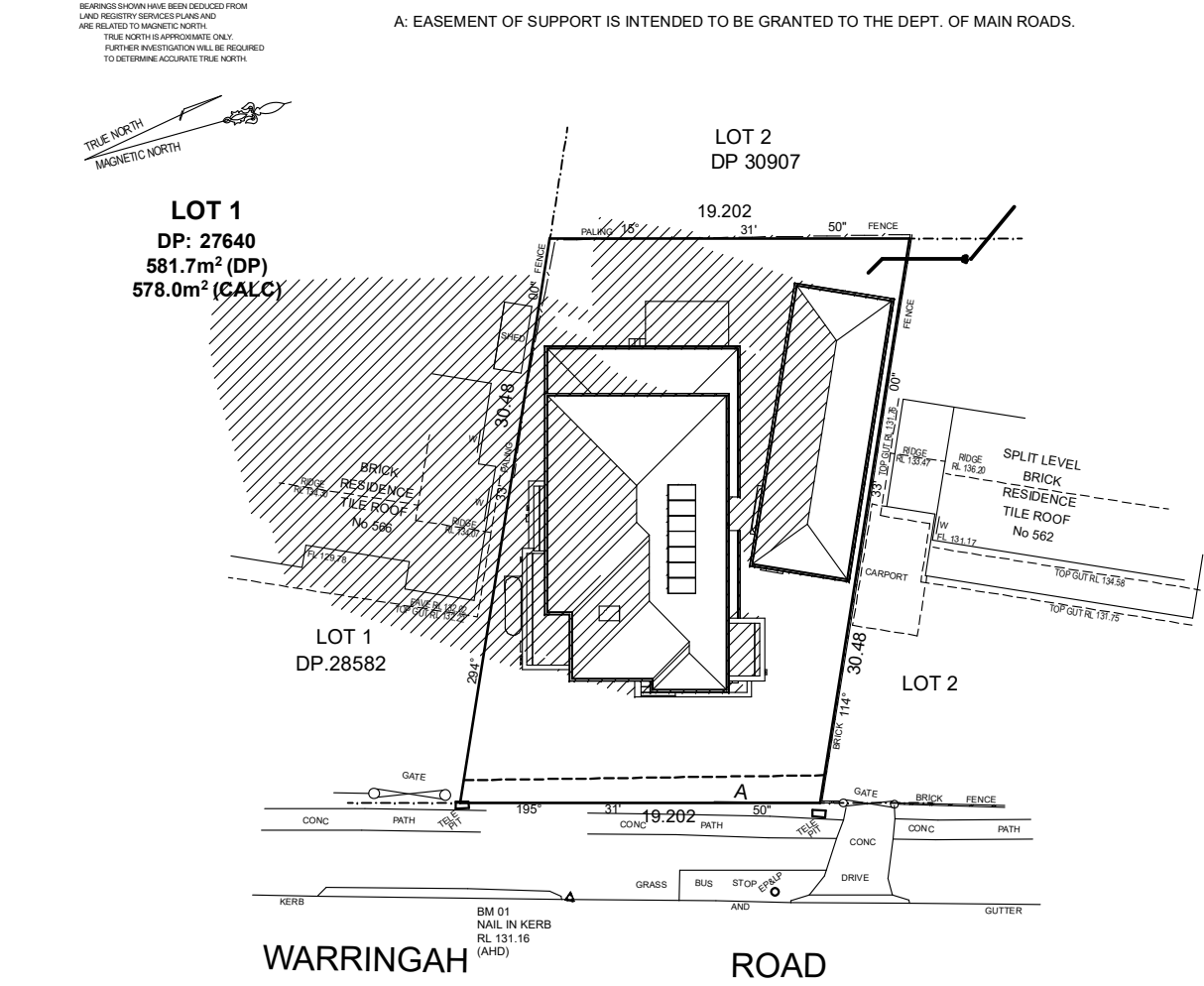


Shadow Diagrams

Existing Shadows



Proposed Shadows



0005780500 15 Mar 2021

Assessor
Accreditation No.
Address

564 Warringah Road,
Forestville, NSW, 2087

hstar.com.au

NOT FOR CONSTRUCTION

Soil Classification: TBC

Slab Classification: TBC

Wind Speed Class: TBC

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LGA: Northern Beaches Council Date: 04.11.20

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Job No: 4353N Sheet Size: A2 Sheet No: 5 of 12

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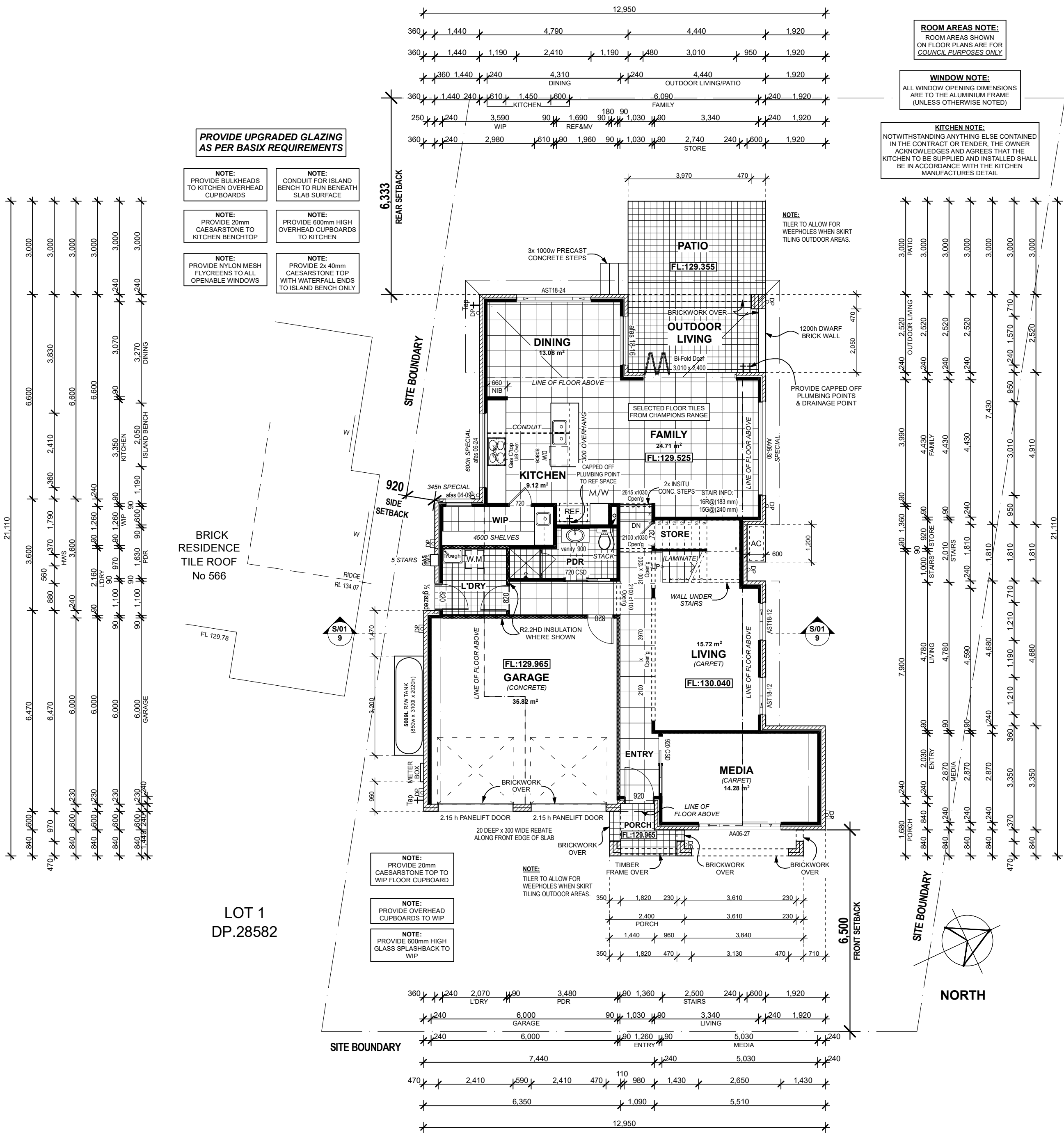
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PRIMARY DWELLING

Ground Floor Plan

Scale 1:100



ROOM AREAS NOTE:
ROOM AREAS SHOWN
ON FLOOR PLANS ARE FOR
COUNCIL PURPOSES ONLY

WINDOW NOTE:

ALL WINDOW OPENING DIMENSIONS
ARE TO THE ALUMINIUM FRAME
(UNLESS OTHERWISE NOTED)

KITCHEN NOTE:

NOTWITHSTANDING ANYTHING ELSE CONTAINED
IN THE CONTRACT OR TENDER, THE OWNER
ACKNOWLEDGES AND AGREES THAT THE
KITCHEN TO BE SUPPLIED AND INSTALLED SHALL
BE IN ACCORDANCE WITH THE KITCHEN
MANUFACTURERS DETAIL.

NOTE
TILER
WEEP
TILING

Principal Dwelling Areas	
Area Name	Area m ²
FIRST FLOOR	113.23
GARAGE	38.99
GROUND FLOOR	127.76
OUTDOOR LIVING	24.51
PORCH	3.20
	307.69 m²

ROOF AREA (m2) - Primary	
Pitch	Horizontal Area
5.00°	17.80
10.00°	6.04
22.50°	183.11

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Rev	Date	Amendment

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Soil Class: TBC	Slab Class: TBC	Wind Class: TBC
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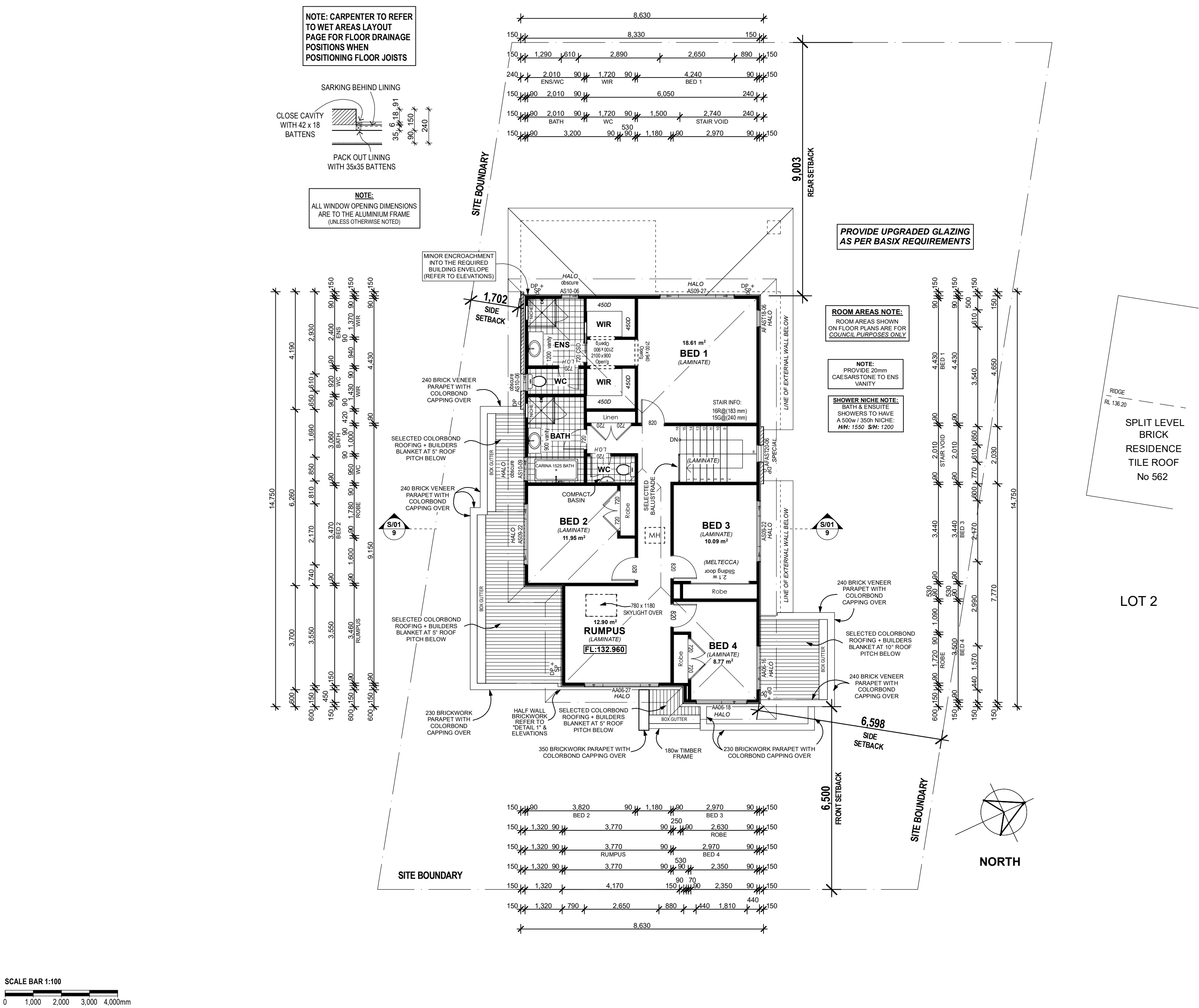
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SCALE BAR 1:100



NOTE:
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First Floor Plan
Scale 1:100



Principal Dwelling Areas	
Area Name	Area m2
FIRST FLOOR	113.23
GARAGE	38.99
GROUND FLOOR	127.76
OUTDOOR LIVING	24.51
PORCH	3.20
	307.69 m²

ROOF AREA (m2) - Primary	
Pitch	Horizontal Area
5.00°	17.80
10.00°	6.04
22.50°	183.11

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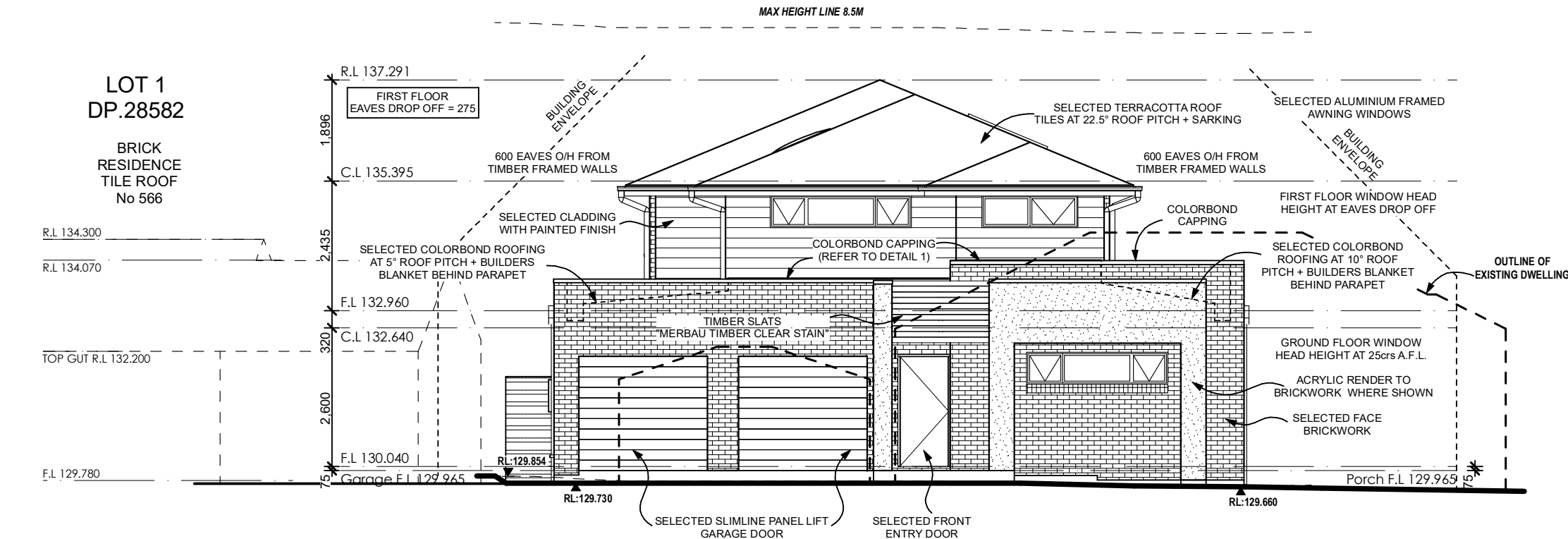
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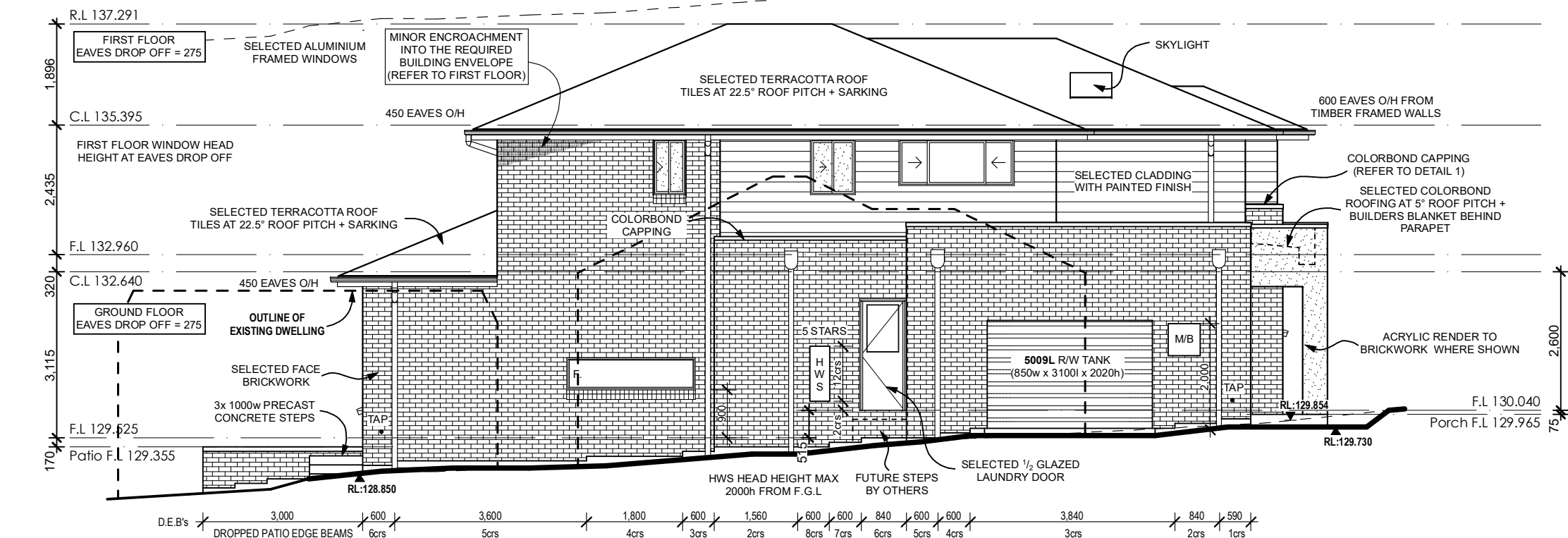
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CHAMPION HOMES

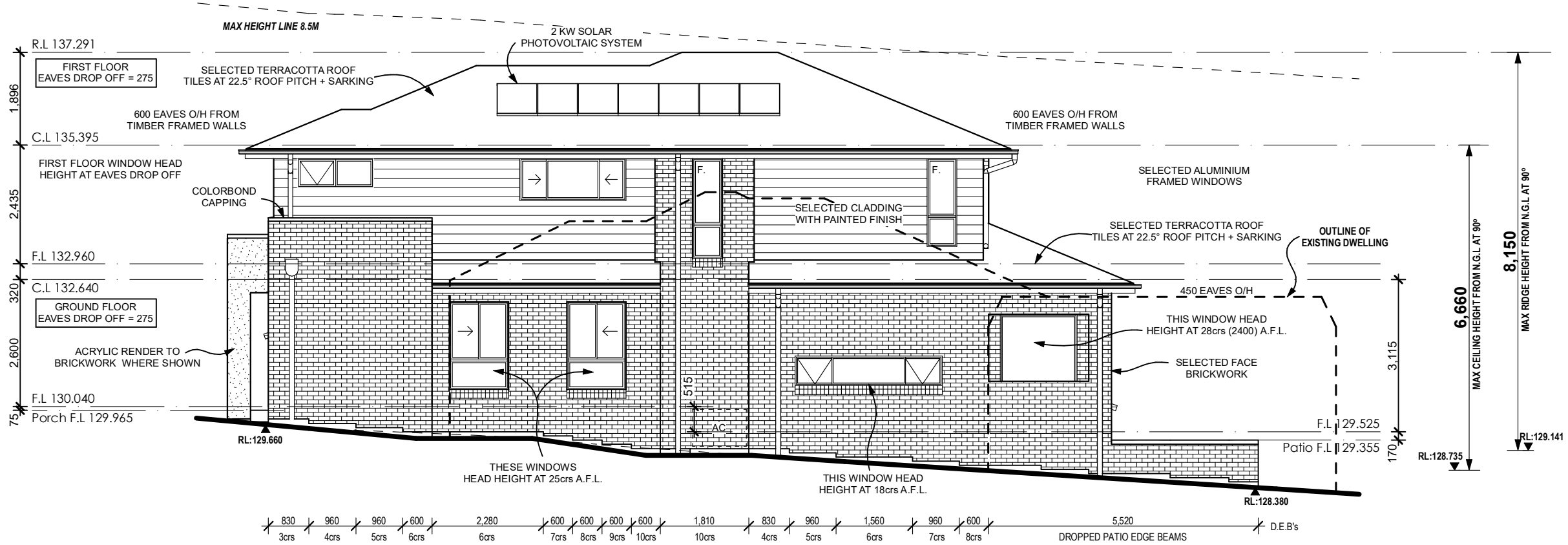
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Eastern Elevation
Scale 1:100

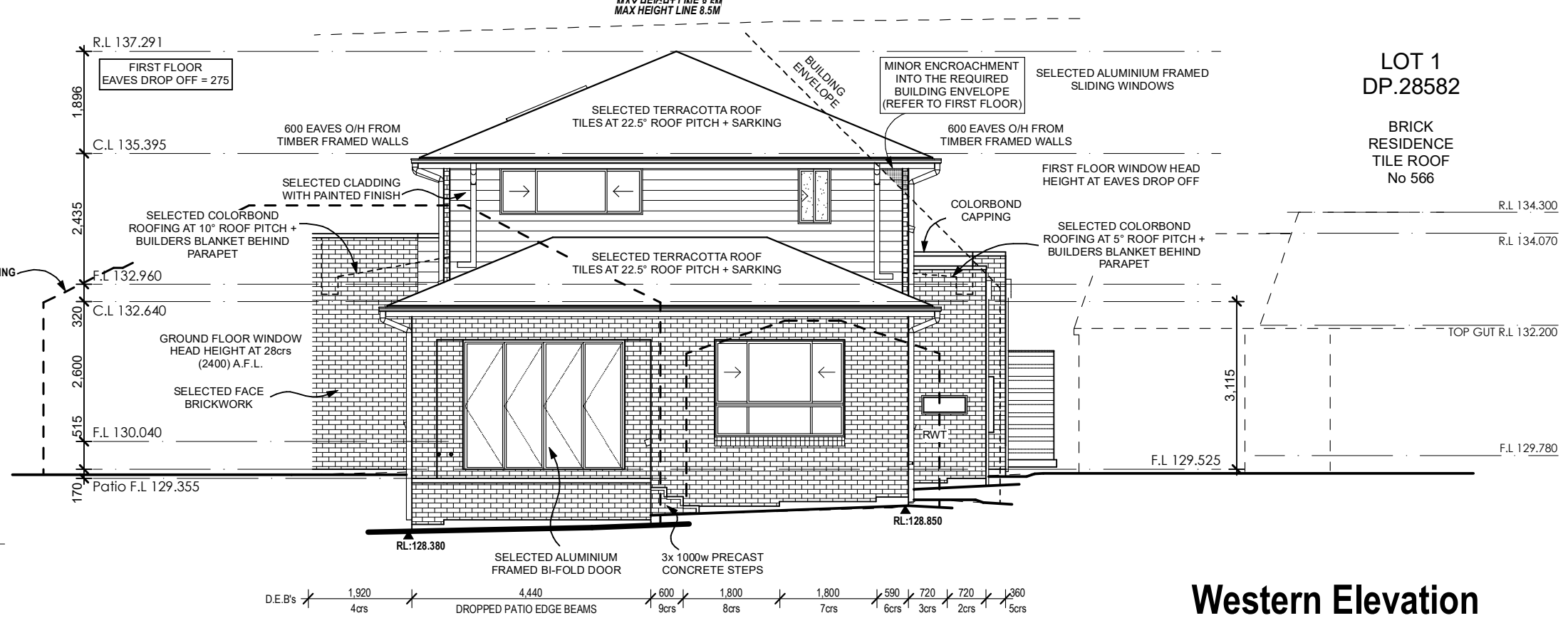


Southern Elevation
Scale 1:100



Northern Elevation
Scale 1:100

PRIMARY DWELLING



Western Elevation
Scale 1:100

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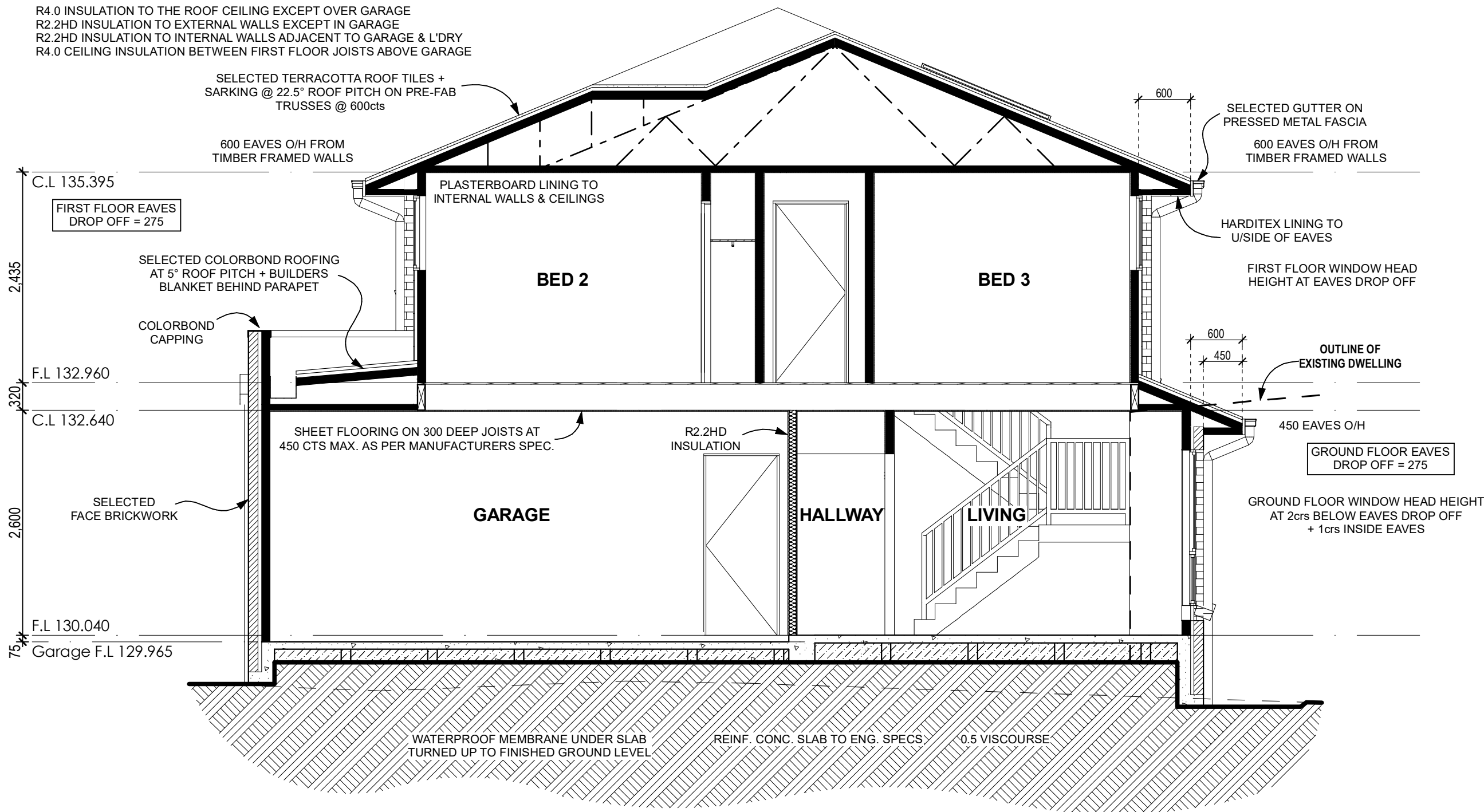
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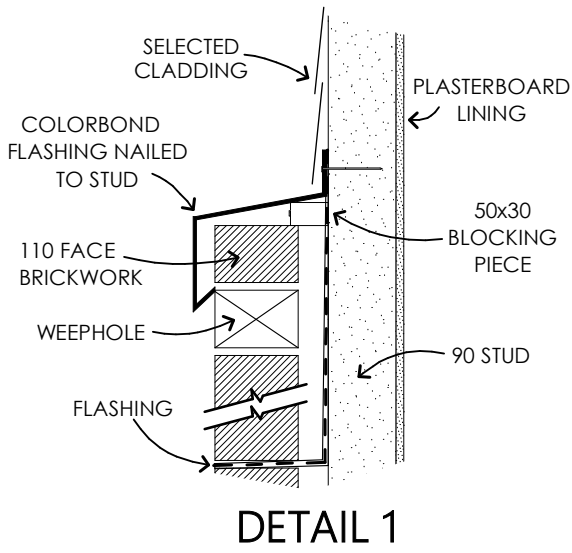
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A	04.11.20	CONTRACT DRAWINGS - AW

Plot Date: Friday, 9 April 2021

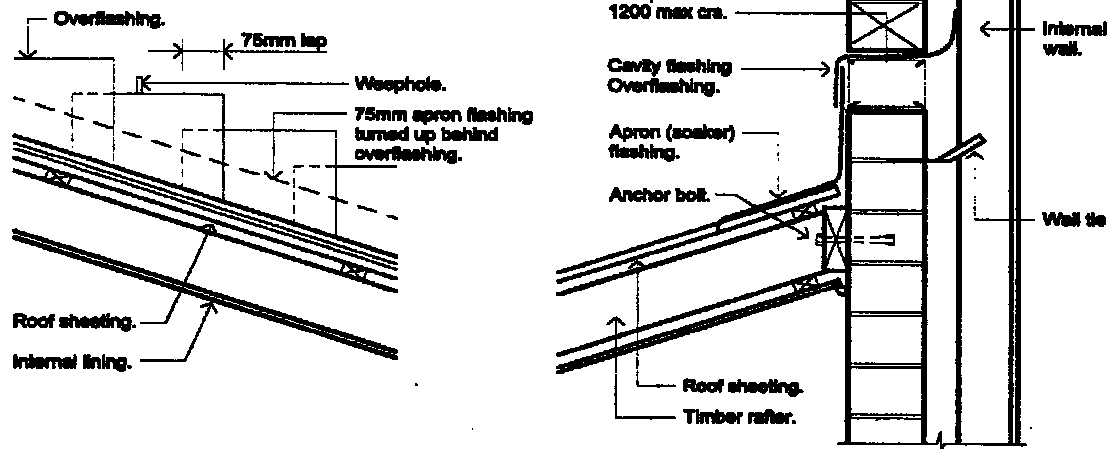
Soil Class:	Slab Class:	Wind Class:
TBC	TBC	TBC
NOT FOR CONSTRUCTION		
Proposed: Principal Dwelling + Secondary Dwelling		
Lot:1 DP:27640 No.564 Warringah Road Forestville, NSW 2087		
Client : M. Kulkarni & S. Kulkarni		
LGA:	Northern Beaches Council	Date: 04.11.20
Design : Custom Design		
Job No:	4353N	Sheet Size: A2
		Sheet No: 8 of 12
 Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171 Telephone: (02) 9825 8000 Fax: (02) 9825 8110 www.championhomes.com.au Builders Licence No.92732C		



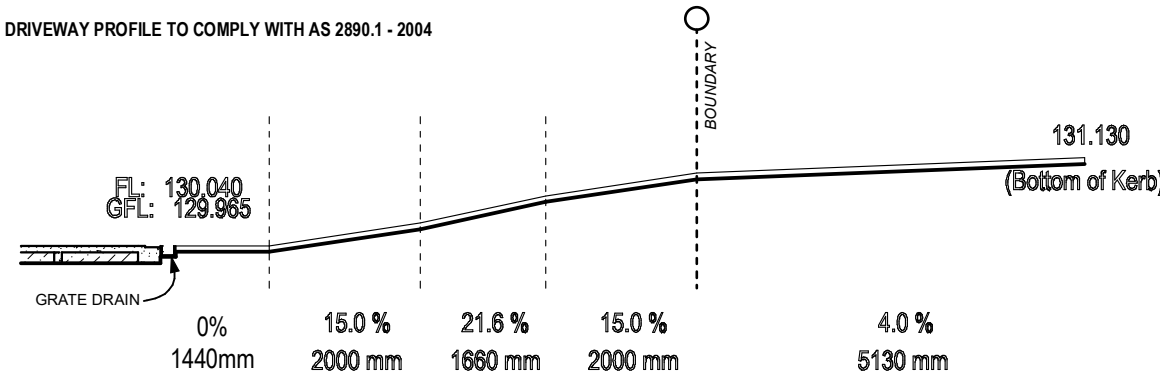
Section 01
Scale 1:50



STEPPED CAVITY FLASHINGS



DRIVEWAY PROFILE TO COMPLY WITH AS 2890.1 - 2004




Driveway Profile
Scale 1:100

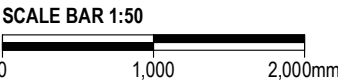
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Do not assume - if in doubt ASK.

Rev	Date	Amendment
D	09.04.21	BASIX INFO ADDED & DA PLANS - AW
C	11.03.21	HYDRAULICS AMENDMENTS - SI
B	27.11.20	CLIENT AMENDMENTS - MA
A	04.11.20	CONTRACT DRAWINGS - AW

Plot Date: Friday, 9 April 2021

Soil Class:	Slab Class:	Wind Class:
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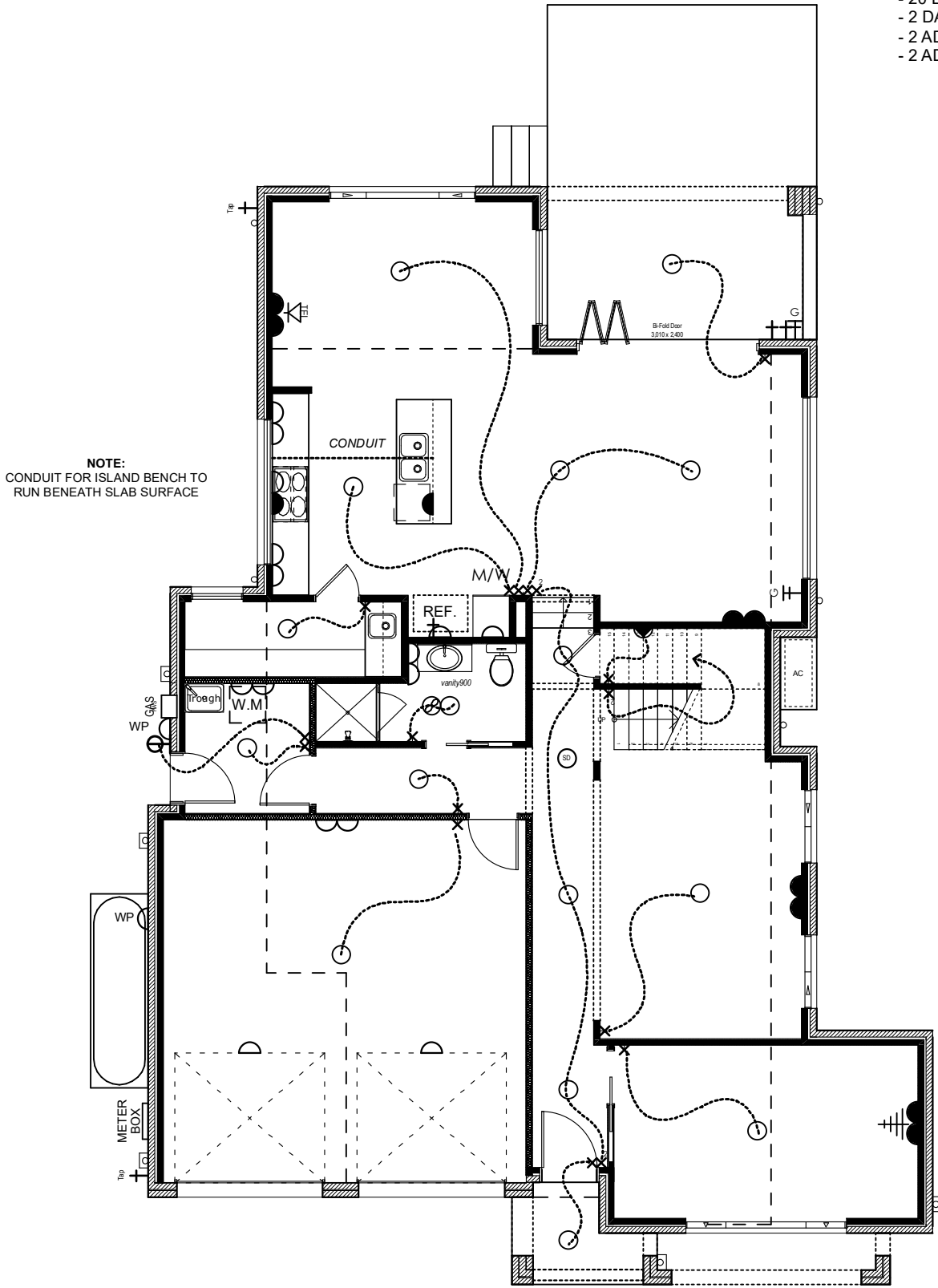
PRIMARY DWELLING

NOTE:
PROVIDE 2 KILOWATT SOLAR PHOTOVOLTAIC SYSTEM TO ROOF

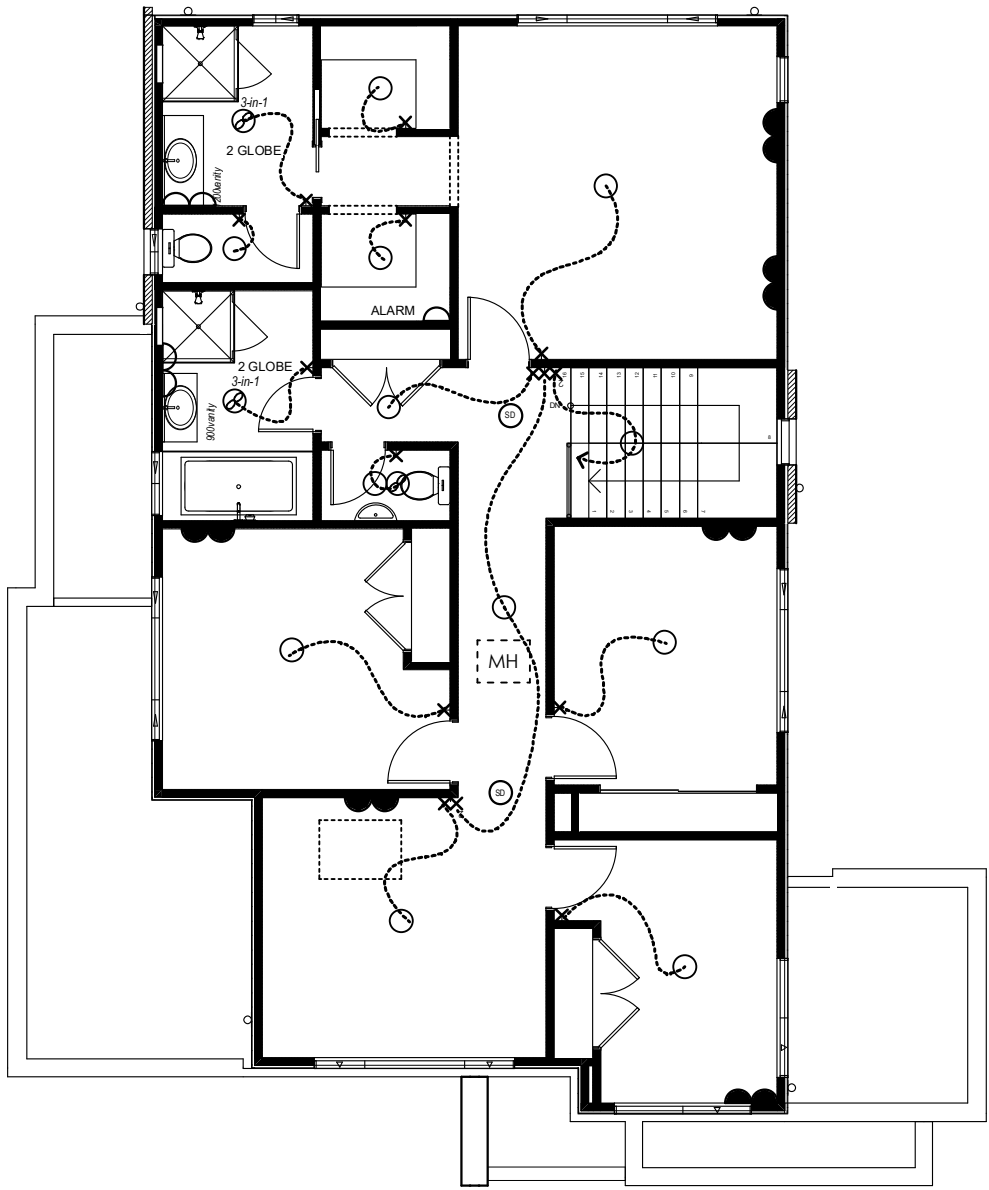
- NOTES:
- ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR WITH SELF-CLOSING DAMPER
 - DUCT KITCHEN RANGEHOOD TO OUTSIDE AIR
 - PROVIDE ALARM SYSTEM
 - PROVIDE REMOTE CONTROL TO GARAGE DOORS (TWO HANDSETS)
 - PROVIDE 18KW DUCTED REVERSE CYCLE AIR CONDITIONING WITH INVERTER (TWO ZONES)
 - SMOKE ALARMS TO BE INTERLOCKED AS PER BCA 2017 (3.7.2)

PROVIDE THE FOLLOWING ADDITIONAL POINTS WITH THEIR LOCATIONS TO BE NOMINATED AT ELECTRICAL APPOINTMENT:

- 20 LED DOWNLIGHTS
- 2 DATA POINTS
- 2 ADDITIONAL TV POINTS
- 2 ADDITIONAL PHONE POINTS



GROUND FLOOR PLAN




FIRST FLOOR PLAN

ELECTRICAL SCHEDULE					
DWELLING	Symbol	ITEM	Q'ty	MULTI SWITCH FACE PLATES (1-4)	Height (1=300, 2=1100, 3=1600)
Principal Dwelling, Ground Floor Level					
	⊗	Capped-off Wall Light	1	---	---
	⊗	Exhaust fan	1	---	---
	⊗	Gas Bayonet	2	---	---
	⊗	GPO	2	---	1
	⊗	GPO	4	---	1
	⊗	GPO	5	---	2
	⊗	GPO	7	---	2
	⊗	Phone	1	---	---
	⊗	Smoke Detector	1	---	---
	⊗	Standard light	16	---	---
	⊗	Switch	1	1	---
	⊗	Switch	1	2	---
	⊗	Switch	1	2	---
	⊗	Switch	1	4	---
	⊗	Switch	8	1	---
	⊗	Television point	1	---	---
	⊗	Wall light	1	---	---
Principal Dwelling, First Floor Level					
	⊗	Exhaust fan	1	---	---
	⊗	Exhaust fan	2	---	---
	⊗	GPO	1	---	2
	⊗	GPO	2	---	2
	⊗	GPO	6	---	1
	⊗	Smoke Detector	2	---	---
	⊗	Standard light	12	---	---
	⊗	Switch	1	2	---
	⊗	Switch	1	3	---
	⊗	Switch	10	1	---



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NOT FOR CONSTRUCTION

Soil Classification:
TBC

Slab Classification:
TBC

Wind Speed Class:
TBC

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Proposed: Principal Dwelling + Secondary Dwelling

Lot:1 DP:27640
No.564 Warringah Road
Forestville, NSW 2087

Client :
M. Kulkarni & S. Kulkarni

LGA: Northern Beaches Council Date: 04.11.20

Design : **Custom Design**

Job No: **4353N** Sheet Size: A2 Sheet No: 10 of 12

D	09.04.21	BASIX INFO ADDED & DA PLANS - AW
C	11.03.21	HYDRAULICS AMENDMENTS - SI
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Rev	Date	Amendment

NOTE:
THE BUILDER RESERVES THE RIGHT TO CONSTRUCT OR INSTALL A/C DUCTS
AND/OR BULKHEADS ARISING OUT OF ANY DESIGN ISSUES ENCOUNTERED DURING
CONSTRUCTION OR AS A RESULT OF THE BUILDERS WORK METHODS.

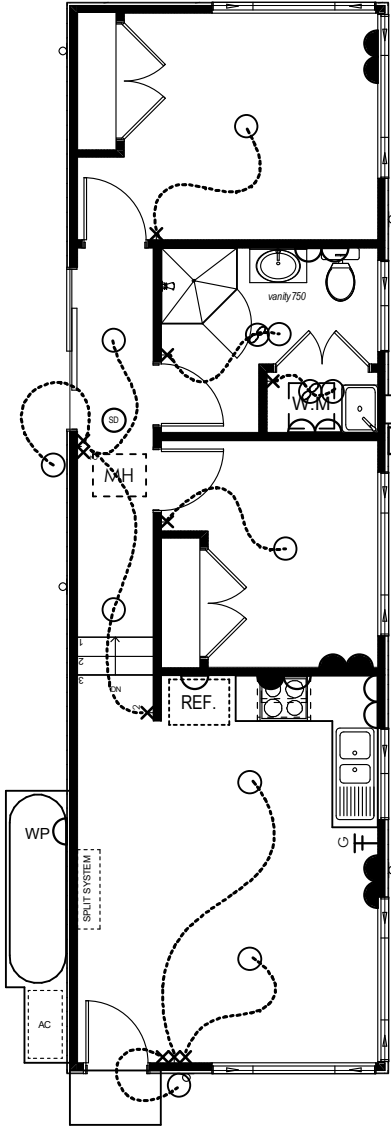
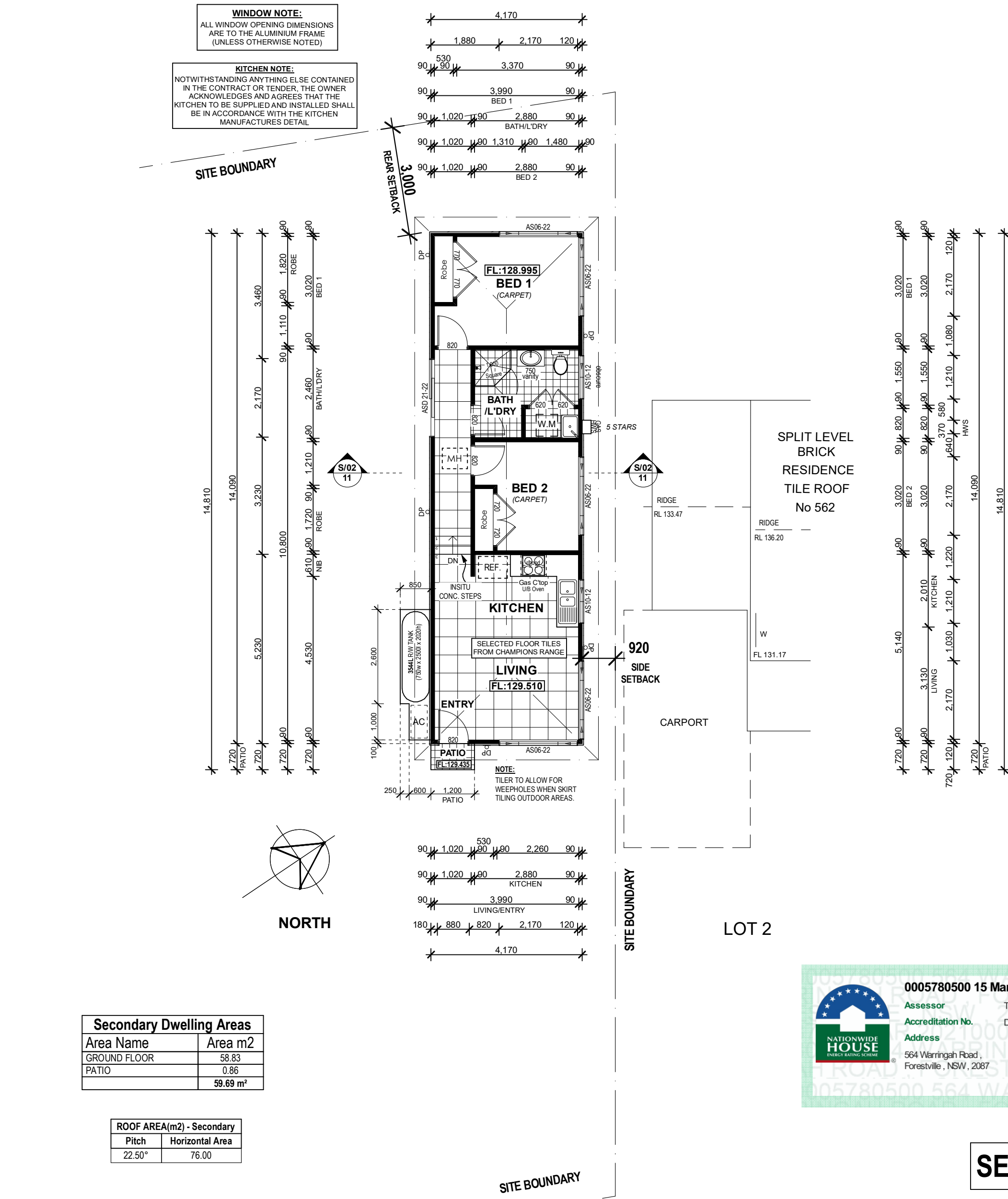
THE BUILDER SHALL NOT BE REQUIRED TO SUPPLY OR PROVIDE ANY
ITEMS OR SERVICES OR MATERIALS SHOWN ON THE BUILDING PLANS AS
BEING PROVIDED BY THE BUILDER, UNLESS THEY ARE SPECIFICALLY
INCLUDED IN THE BUILDERS TENDER AMENDMENTS OR VARIATIONS.

Floor Plan

Scale 1:100

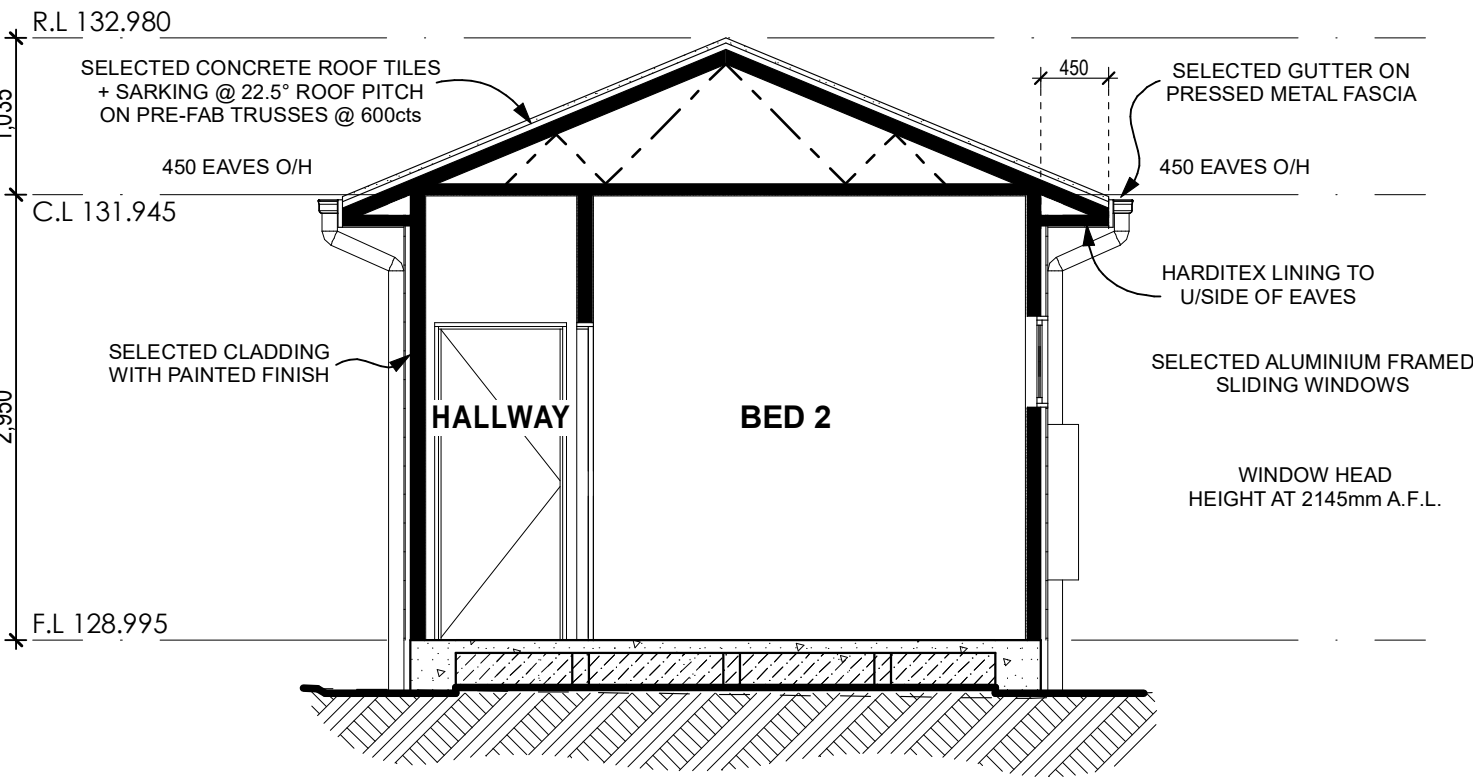
Standard Electrical Plan

Scale 1:100



ELECTRICAL SCHEDULE				
DWELLING	Symbol	ITEM	Q'ty	Height (1=300, 2= 1100, 3=1600)
Secondary Dwelling, Ground Floor Level				
	⊗	Exhaust fan	2	---
	⊕	Gas Bayonet	1	---
	⬤	GPO	1	1
	⬤	GPO	3	---
	⬤	GPO	3	---
	⬤	GPO	4	---
	⬤	Smoke Detector	1	---
	○	Standard light	10	---
	×	Switch	1	1
	×	Switch	1	2
	×	Switch	1	3
	×	Switch	4	1

R4.0 INSULATION TO THE ROOF CEILING
R2.2HD INSULATION TO EXTERNAL WALLS



SECONDARY DWELLING

Figured dimensions to be used in preference to scaling this drawing.
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**NOT FOR
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Soil Classification:

TBC

Slab Classification:

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Wind Speed Class:

TBC

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Proposed: Principal Dwelling +
Secondary Dwelling

Lot:1 DP:27640
No.564 Warringah Road
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Client :

M. Kulkarni & S. Kulkarni

LGA: Northern Beaches Council

Date: 04.11.20

Design : **Custom Design**

Job No: **4353N**

Sheet Size: A2

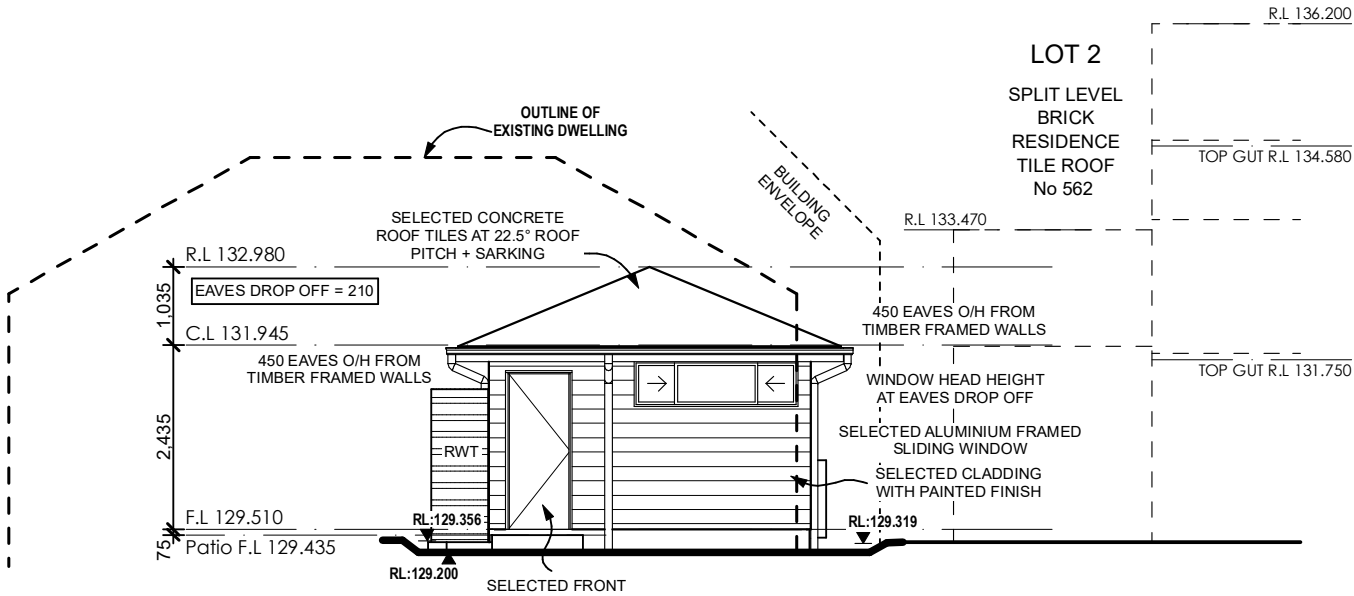
Sheet No: 11 of 12

Plot Date: Friday, 9 April 2021

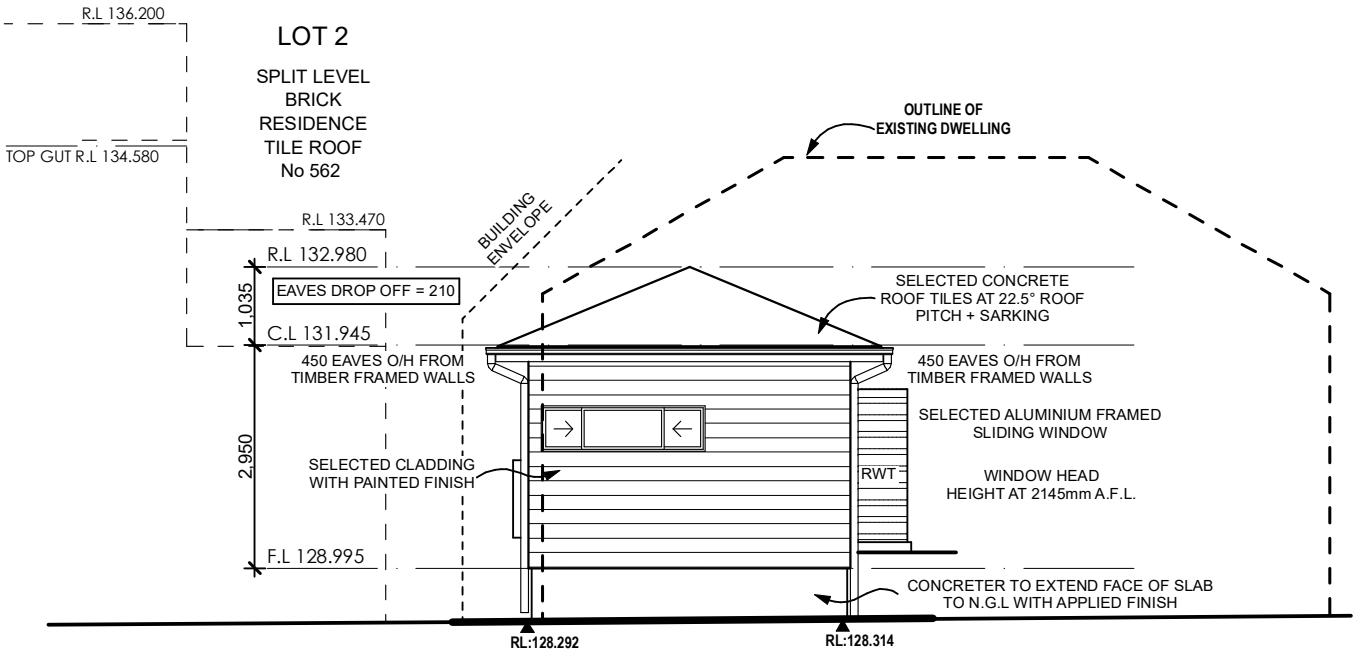
SCALE BAR 1:100



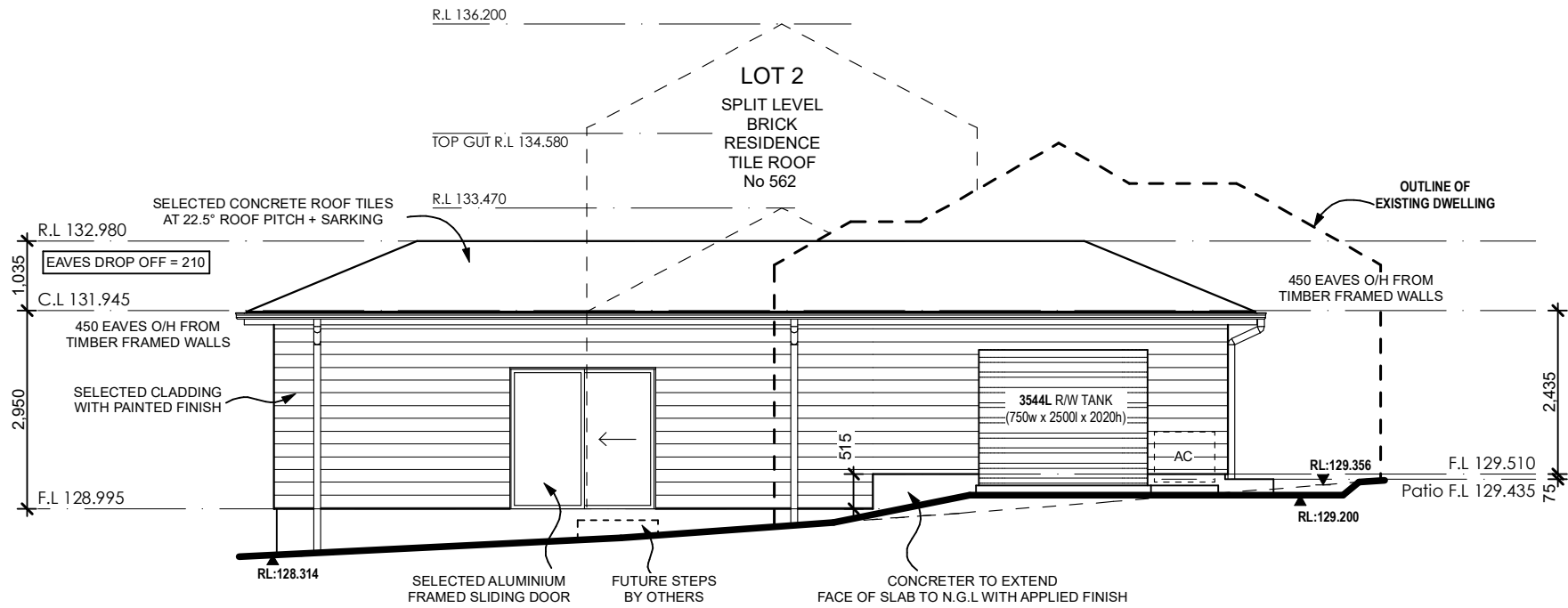
SECONDARY DWELLING



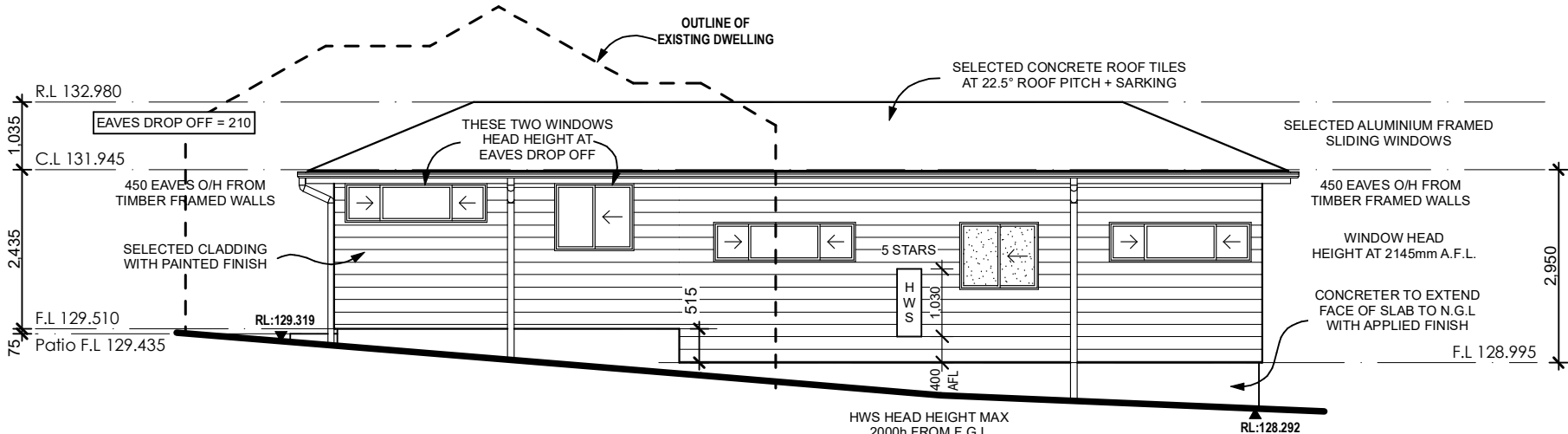
Eastern Elevation
Scale 1:100



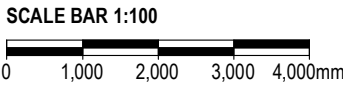
Western Elevation
Scale 1:100



Southern Elevation
Scale 1:100



Northern Elevation
Scale 1:100



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BASIX COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT Number:- 1177859M_02				
WATER				
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	5 star
Alternative water source	Primary dwelling: Rainwater tank to collect run off from at least 100 m² of roof area - Tank size min 3000 litres Secondary dwelling: Rainwater tank to collect run off from at least 50 m² of roof area - Tank size min 2000 litres The applicant must connect the rainwater tank to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 5 stars Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off Kitchen ventilation system: Primary dwelling: Individual fan, ducted to façade or roof; manual switch on/off Secondary dwelling: Individual fan, not ducted; manual switch on/off Laundry ventilation system: Primary dwelling: Natural ventilation Secondary dwelling: Individual fan, ducted to façade or roof; manual switch on/off Cooling system: Primary dwelling: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned) Secondary dwelling: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living area only Heating system: Primary dwelling: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned) Secondary dwelling: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living area only 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.			
Alternative energy	Primary dwelling: A photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity must be provided as per BASIX			

Basix Requirements
(MINIMUM REQUIREMENTS)

NatHERS - THERMAL COMFORT SUMMARY

Address: Lot 1, 564 Warringah Road Forestville 2087		Date: 15/03/2021
Building Elements	Material	Detail
External walls	Brick Veneer	R2.2 bulk insulation (<i>excluding garage</i>)
	Light Weight Cladding	
Internal walls	Plasterboard on studs	R2.2 bulk insulation to walls adjacent to garage and laundry (<i>primary dwelling only</i>)
Ceiling	Plasterboard	R4.0 bulk insulation to ceilings with roof above (<i>excluding garage</i>)
Floors	Concrete – ground floor	Waffle Pod (main dwelling 225mm; garage 175mm)
	Timber – first floor	R4.0 bulk insulation to floor between garage and first floor
Roof	Roof Tiles – Medium Colour	Foil (sisalation) to underside of roof
	Metal Roof – Medium Colour	Builders Blanket – Foil + R1.3 to underside of metal roof
Skylights	Double glazed clear	–
Doors/Windows	Sliding windows/doors & fixed windows:	
	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
	Awning windows & Bi-fold windows:	
	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to all exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		

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Wind Class:
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