

NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.
FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.
WHERE RETAINING WALLS ARE REQUIRED TO CONTAIN FILL, THE BUILDER MAY USE DEEPENED EDGE BEAMS TO SLABS INSTEAD.

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)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

ALL KERB LEVELS REPRESENT TOP OF KERB.



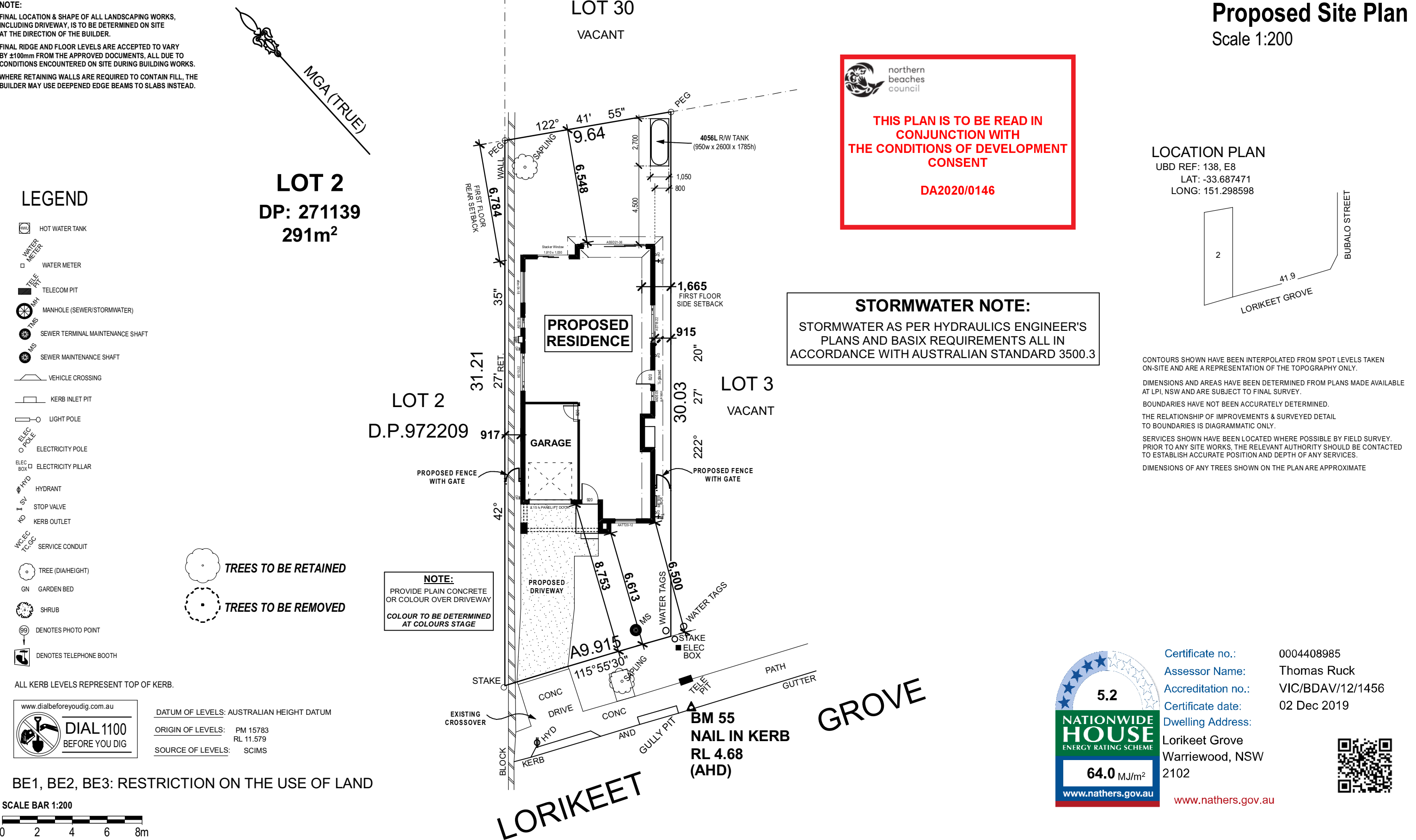
DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: PM 15783 RL 11.579
SOURCE OF LEVELS: SCIMS

BE1, BE2, BE3: RESTRICTION ON THE USE OF LAND



Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

 CHAMPION HOMES 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	NOT FOR CONSTRUCTION	Soil Classification: TBC		Copyright. © This plan is the property of Champion Homes and may not be used in whole or part. Legal action will be taken against any person who infringes the copyright.	Proposed: Double Storey Dwelling Lot:2 DP:271139 Lorikeet Grove Warriewood, NSW 2102	Client : G. S. N De Fonseca & L. De Fonseca		
		Slab Classification: TBC				LGA: Northern Beaches Council	Date: 27.06.19	
		Wind Speed Class: TBC	D 30.03.20 COUNIL AMENDMENTS - MT			Design : Custom Design		
			C 20.01.20 BASIX ADDED / DA PLANS - MT			Job No: 4115N		
			B 25.10.19 CONTOURS ADDED - AW			Sheet Size: A3	Sheet No: 1 of 11	
			A 27.06.19 CONTRACT DRAWINGS - AW					
			Rev Date Amendment					



NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.
FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.
WHERE RETAINING WALLS ARE REQUIRED TO CONTAIN FILL, THE BUILDER MAY USE DEEPENED EDGE BEAMS TO SLABS INSTEAD.

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)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

ALL KERB LEVELS REPRESENT TOP OF KERB.



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS: PM 15783 RL 11.579
SOURCE OF LEVELS: SCIMS

BE1, BE2, BE3: RESTRICTION ON THE USE OF LAND



Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

CHAMPION HOMES 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	NOT FOR CONSTRUCTION	Soil Classification: TBC				Copyright. © This plan is the property of Champion Homes and may not be used in whole or part. Legal action will be taken against any person who infringes the copyright.	Proposed: Double Storey Dwelling Lot:2 DP:271139 Lorikeet Grove Warriewood, NSW 2102	Client : G. S. N De Fonseka & L. De Fonseka		
		Slab Classification: TBC						LGA: Northern Beaches Council	Date: 27.06.19	
		Wind Speed Class: TBC						Design : Custom Design		
								Job No: 4115N	Sheet Size: A3	Sheet No: 3 of 11
			D	30.03.20	COUNIL AMENDMENTS - MT					
			C	20.01.20	BASIX ADDED / DA PLANS - MT					
			B	25.10.19	CONTOURS ADDED - AW					
			A	27.06.19	CONTRACT DRAWINGS - AW					
			Rev	Date	Amendment					

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

NOT FOR CONSTRUCTION

Soil Classification:			
TBC			
Slab Classification:			
TBC			
Wind Speed Class:			
TBC			
D	30.03.20	COUNIL AMENDMENTS - MT	
C	20.01.20	BASIX ADDED / DA PLANS - MT	
B	25.10.19	CONTOURS ADDED - AW	
A	27.06.19	CONTRACT DRAWINGS - AW	
Rev	Date	Amendment	

Copyright. ©
This plan is the property of Champion Homes and may not be used in whole or part.
Legal action will be taken against any person who infringes the copyright.

Proposed: Double Storey Dwelling

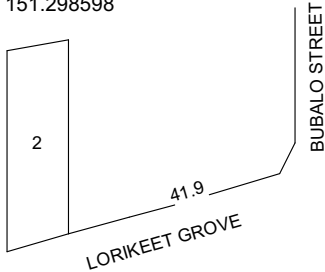
Lot:2 DP:271139
Lorikeet Grove
Warriewood, NSW 2102

Client : G. S. N De Fonseka & L. De Fonseka		
LGA:	Northern Beaches Council	Date: 27.06.19
Design : Custom Design		
Job No:	4115N	Sheet Size: A3 Sheet No: 3 of 11

Excavation & Fill Plan
Scale 1:200

LOCATION PLAN

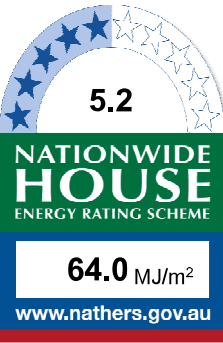
UBD REF: 138, E8
LAT: -33.687471
LONG: 151.298598



CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPI, NSW AND ARE SUBJECT TO FINAL SURVEY.
BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
THE RELATIONSHIP OF IMPROVEMENTS & SURVEYED DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY.
SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

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.



Certificate no.: 0004408985
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDIV/12/1456
Certificate date: 02 Dec 2019
Dwelling Address: Lorikeet Grove
Warriewood, NSW 2102

www.nathers.gov.au



SEDIMENT CONTROL FENCE

GROVE

LORIKEET

Ground Floor Plan

Scale 1:100

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.

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 MANUFACTURES DETAIL

NOTE:
PROVIDE BULKHEADS TO KITCHEN OVERHEAD CUPBOARDS

NOTE:
PROVIDE 20mm CAESARSTONE BENCHTOPS TO KITCHEN

NOTE:
TILER TO ALLOW FOR WEEPHOLES WHEN SKIRT TILING OUTDOOR AREAS.



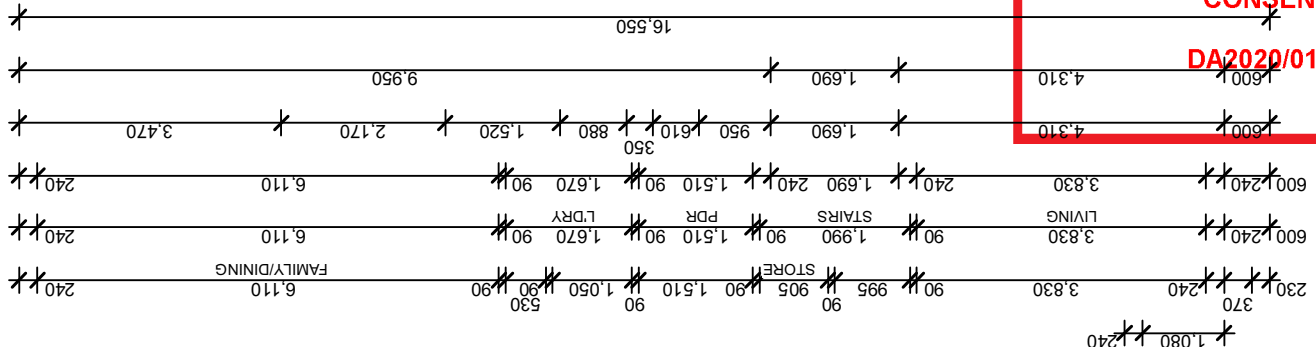
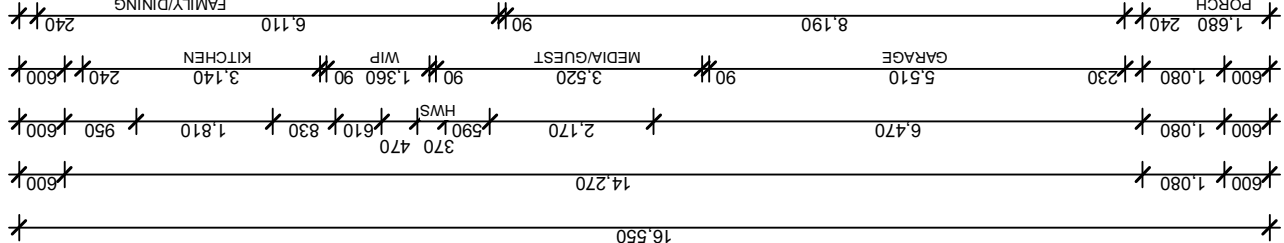
Certificate no.: 0004408985
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDV/12/1456
Certificate date: 02 Dec 2019
Dwelling Address: Lorikeet Grove
Warriewood, NSW 2102



www.nathers.gov.au

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

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



NOTE:
TILER TO ALLOW FOR WEEPHOLES WHEN SKIRT TILING OUTDOOR AREAS.

HOUSE AREAS	
Area Name	Area m2
BALCONY	7.25
FIRST FLOOR	100.41
GARAGE	18.71
GROUND FLOOR	95.94
PORCH	2.61
224.92 m²	

SCALE BAR 1:100



Figured dimensions to be used in preference to scaling this drawing.
Do not assume - If in doubt ASK.



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

Rev	Date	Amendment
D	30.03.20	COUNIL AMENDMENTS - MT
C	20.01.20	BASIX ADDED / DA PLANS - MT
B	25.10.19	CONTOURS ADDED - AW
A	27.06.19	CONTRACT DRAWINGS - AW

Copyright. ©
This plan is the property of Champion Homes and may not be used in whole or part.
Legal action will be taken against any person who infringes the copyright.

Proposed: Double Storey Dwelling
Lot:2 DP:271139
Lorikeet Grove
Warriewood, NSW 2102

Client:			Plot Date: Tuesday, 31 March 2020		
G. S. N De Fonseca & L. De Fonseca					
LGA:	Northern Beaches Council	Date:	27.06.19		
Design : Custom Design					
Job No:	4115N	Sheet Size:	A3		
Sheet No: 5 of 11					

Soil Class:	Slab Class:	Wind Class:
TBC	TBC	TBC
NOT FOR CONSTRUCTION		

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.

First Floor Plan

Scale 1:100

5.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

64.0 MJ/m²

www.nathers.gov.au

Certificate no.: 0004408985

Assessor Name: Thomas Ruck

Accreditation no.: VIC/BDAY/12/1456

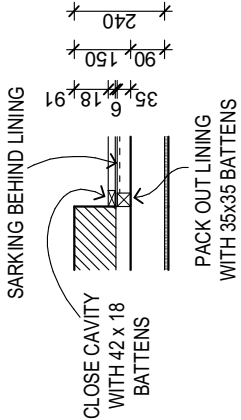
Certificate date: 02 Dec 2019

Dwelling Address: Lorikeet Grove
Warriewood, NSW
2102

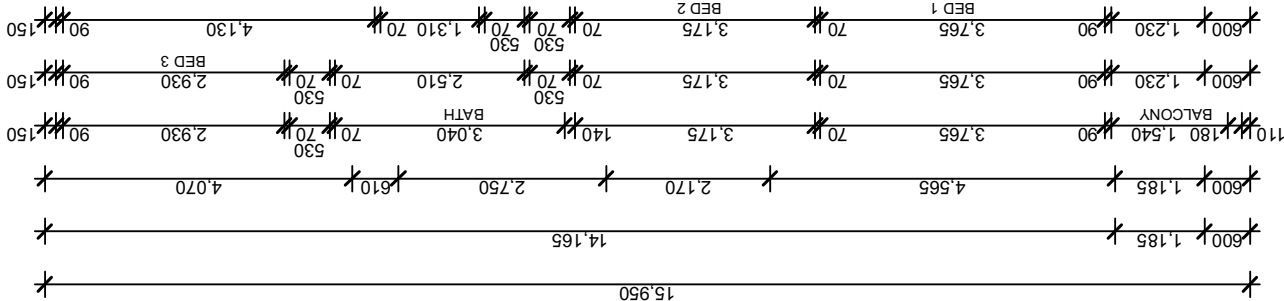
www.nathers.gov.au



NOTE: CARPENTER TO REFER TO WET AREAS LAYOUT PAGE FOR FLOOR DRAINAGE POSITIONS WHEN POSITIONING FLOOR JOISTS



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



HOUSE AREAS	
Area Name	Area m2
BALCONY	7.25
FIRST FLOOR	100.41
GARAGE	18.71
GROUND FLOOR	95.94
PORCH	2.61
	224.92 m ²

ROOF AREA (m2)	
Pitch	22.50°
Horizontal Area	157.55

SCALE BAR 1:100



Figured dimensions to be used in preference to scaling this drawing.
Do not assume - If in doubt ASK.



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

Copyright. ©

This plan is the property of Champion Homes and may not be used in whole or part.
Legal action will be taken against any person who infringes the copyright.

Proposed: Double Storey Dwelling

Lot:2 DP:271139
Lorikeet Grove
Warriewood, NSW 2102

Client:

G. S. N De Fonseca & L. De Fonseca

LGA: Northern Beaches Council Date: 27.06.19

Design : Custom Design

Job No: 4115N Sheet Size: A3 Sheet No: 6 of 11

Plot Date: Tuesday, 31 March 2020

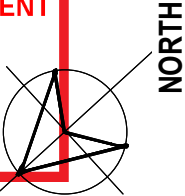
Soil Class:	Slab Class:	Wind Class:
TBC	TBC	TBC
NOT FOR CONSTRUCTION		

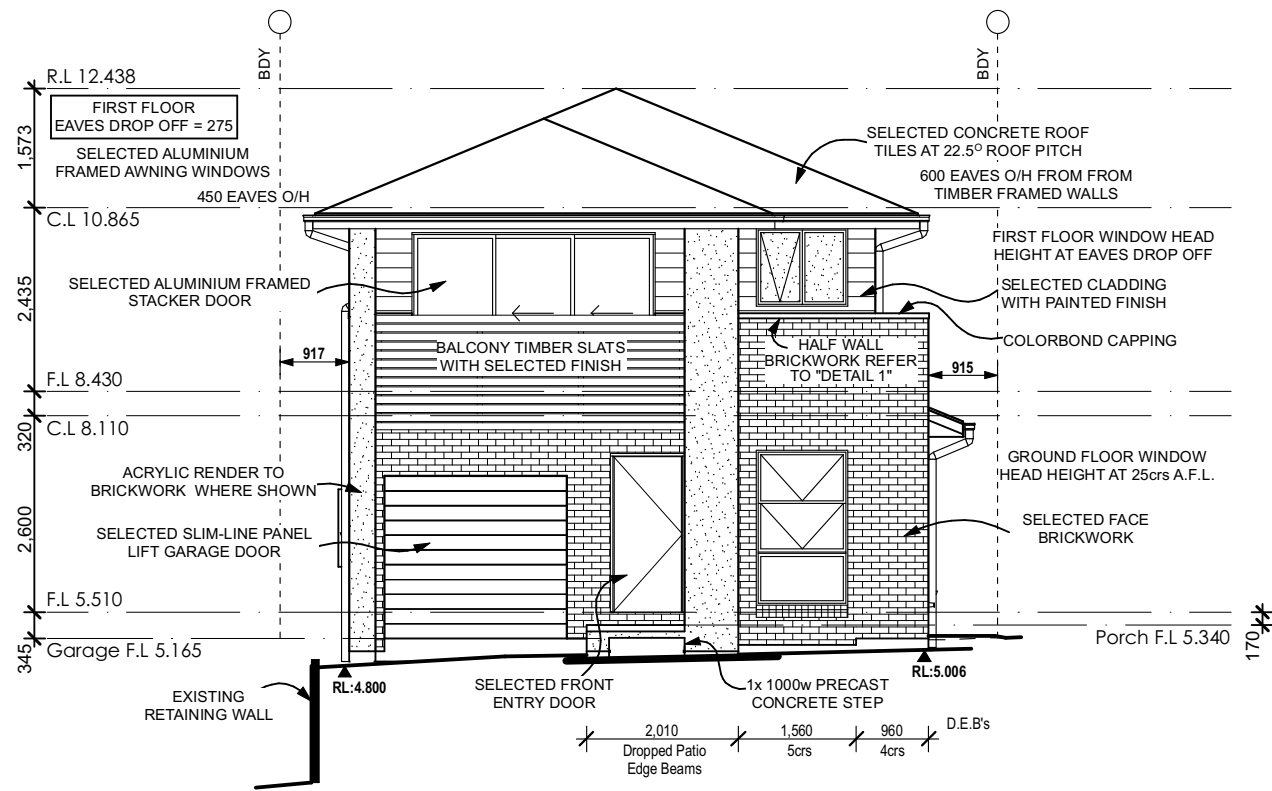
NOTE:
PROVIDE 20mm CAESARSTONE TO ENS VANITY

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

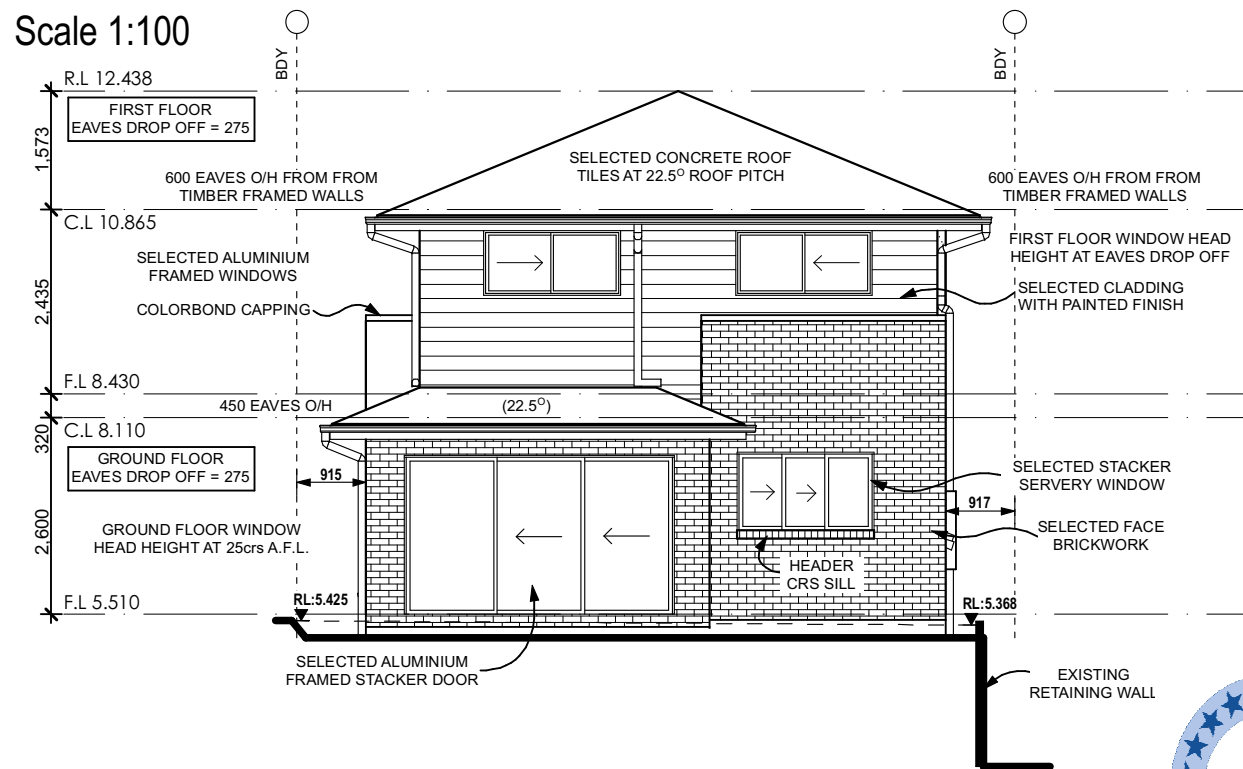
SHOWER NICHE NOTE:
BATH & ENSUITE SHOWERS TO HAVE A 500w / 350h NICHE: H/H: 1550 S/H: 1200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0146

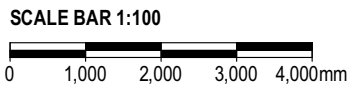




South Western Elevation
Scale 1:100



North Eastern Elevation
Scale 1:100



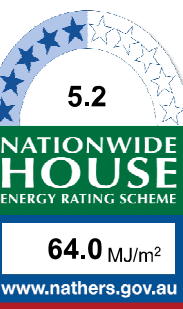
Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.



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

**NOT FOR
CONSTRUCTION**

Soil Classification:
TBC
Slab Classification:
TBC
Wind Speed Class:
TBC



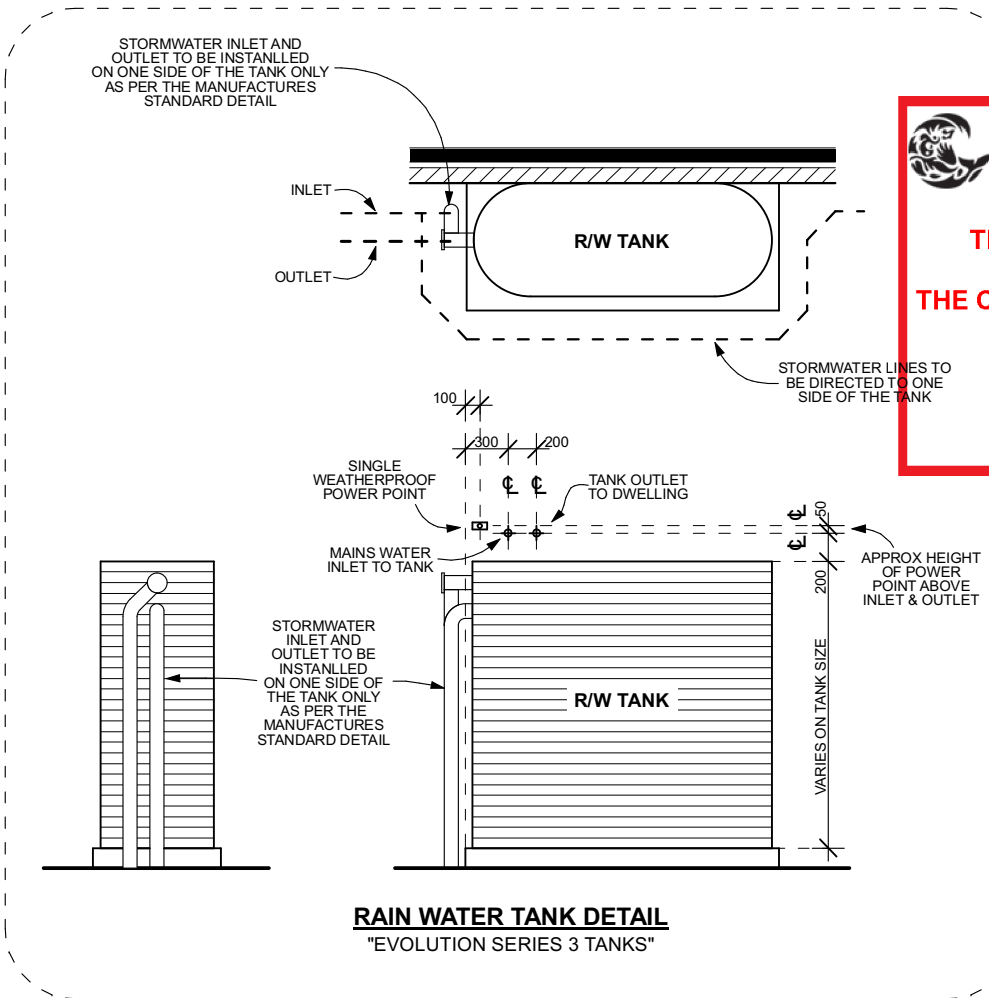
Certificate no.: 0004408985
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDV/12/1456
Certificate date: 02 Dec 2019
Dwelling Address: Lorikeet Grove Warriewood, NSW 2102

www.nathers.gov.au



PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5

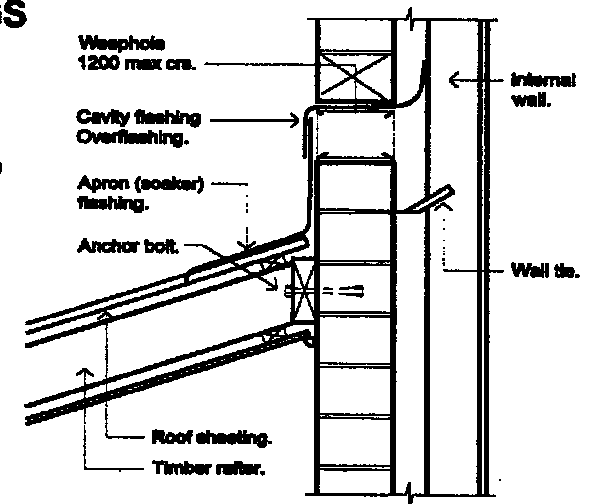
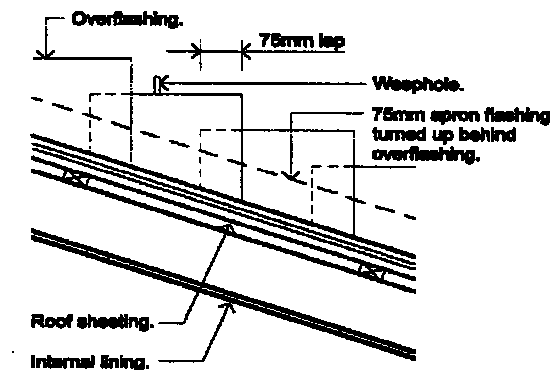
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm



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

DA2020/0146

STEPPED CAVITY FLASHINGS



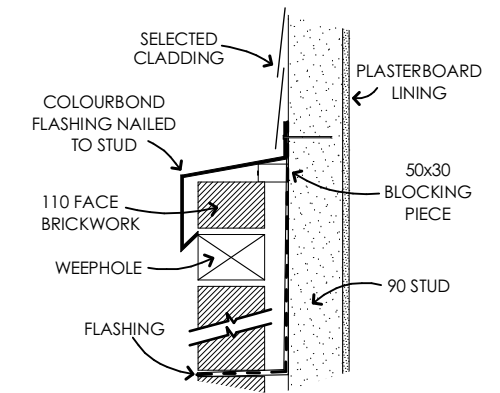
Plot Date: Tuesday, 31 March 2020

 CHAMPION HOMES 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	NOT FOR CONSTRUCTION	Soil Classification: TBC		Copyright. © This plan is the property of Champion Homes and may not be used in whole or part. Legal action will be taken against any person who infringes the copyright.	Proposed: Double Storey Dwelling Lot:2 DP:271139 Lorikeet Grove Warriewood, NSW 2102	Client : G. S. N De Fonseca & L. De Fonseca			
						LGA: Northern Beaches Council	Date: 27.06.19		
						Design : Custom Design			
						Job No: 4115N	Sheet Size: A3	Sheet No: 7 of 11	

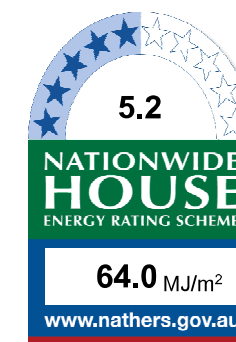
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm



Scale 1:100



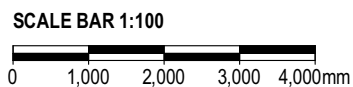
DETAIL 1



Certificate no.: 0004408985
Assessor Name: Thomas Ruck
Accreditation no.: VIC/BDAV/12/1456
Certificate date: 02 Dec 2019
Dwelling Address:
Lorikeet Grove
Warriewood, NSW
2102



www.nathers.gov.au



Scale 1:100

**Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.**

 CHAMPION HOMES 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	NOT FOR CONSTRUCTION	Soil Classification:	TBC				Copyright. © This plan is the property of Champion Homes and may not be used in whole or part. Legal action will be taken against any person who infringes the copyright.	Proposed: Double Storey Dwelling Lot:2 DP:271139 Lorikeet Grove Warriewood, NSW 2102	Client : G. S. N De Fonseka & L. De Fonseka		
		Slab Classification:	TBC						LGA: Northern Beaches Council	Date: 27.06.19	
		Wind Speed Class:	TBC						Design : Custom Design		
		D	30.03.20	COUNILAMENDMENTS - MT							
		C	20.01.20	BASIX ADDED / DA PLANS - MT							
		B	25.10.19	CONTOURS ADDED - AW							
		A	27.06.19	CONTRACT DRAWINGS - AW							
Rev	Date	Amendment									
						Job No: 4115N	Sheet Size: A3	Sheet No: 8 of 11			

COLOUR SCHEDULE

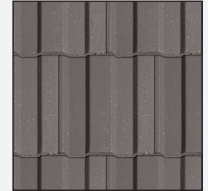
CLIENT: DE FONSEKA

BUILDING ADDRESS: LOT 2 PROPOSED ROAD (LORIKEET GROVE), WARRIEWOOD

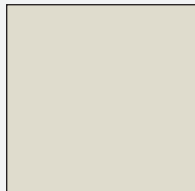
BRICKS:
AUSTRAL 'EVERYDAY LIFE'
BRICKS – FREEDOM



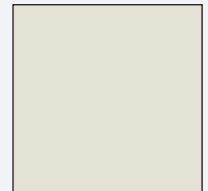
ROOF TILES:
BORAL SLIMLINE PROFILE
CONCRETE ROOF TILES
– GUNMETAL



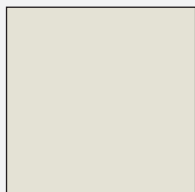
WINDOWS:
WIDELINE ESSENTIALS
RANGE – SURFMIST



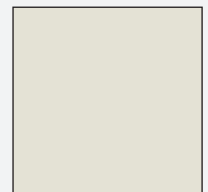
GARAGE DOOR:
COLORBOND SURFMIST



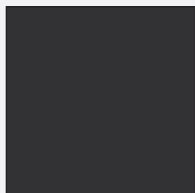
GUTTER: COLORBOND
SURFMIST



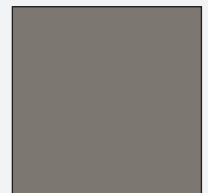
FASCIA: COLORBOND
SURFMIST



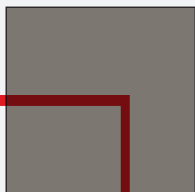
DOWNPIPES: COLORBOND
MONUMENT



RENDER: TAUBMANS
COLORBOND WALLABY



CLADDING: TAUBMANS
COLORBOND WALLABY



DRIVEWAY: GUNMETAL



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

DA2020/0146