

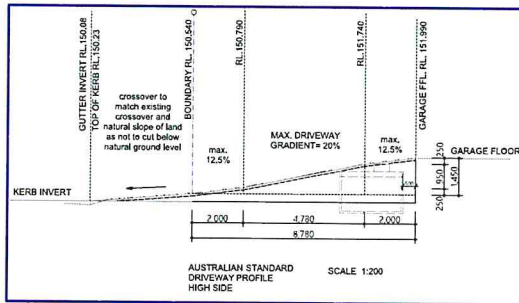
KARINGAL CRESCENT

TREE REMOVAL PLAN

CLIENT DETAILS: Joslin		PLAN REVISION				SIGNATURE:		DATE:	
		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION	
		A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS			
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086		B	PA	30.11.20	Tender Presentation Changes dated 20.11.20	HYDRAULICS REQUIRED			
		C	PA	14.01.21	Variation 2			LICENCE NUMBER 244242C	
HOUSE NAME: Astoria 39F MK2		D	PA	1.02.21	Submission Plan	SEWER AT FRONT OF SITE			
FACADE: Traditional		E				WIND N2			
		F				SITE P			
INCLUSION Better Luxury		G				SOIL M			
PROMOTION Oppulance		H							
SCALE 1:200		I							
JOB # 0582-JOS		J							
SHEET 2 of 12		K							
		L							

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NORTHERN BEACHES COUNCIL WARRINGAH DCP 2011

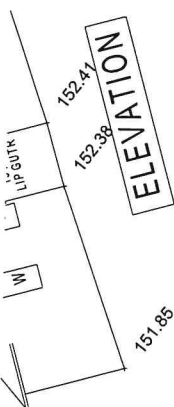
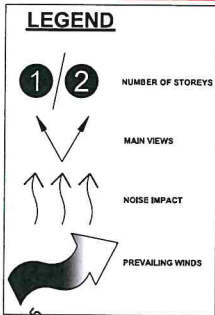
SITE AREA :	592.2m ²
TOTAL HOUSE FOOTPRINT AREA :	213.58 m ²
TOTAL IMPERVIOUS AREA :	330.31 m ² or 55%
DRIVEWAY AREA :	48.31 m ²

LANDSCAPE AREA	
Minimum Required:	40% of site area = 236.88m ²
Achieved:	= 328.94 m ² or 55%

PRIVATE OPEN SPACE	
Minimum Required:	60m ²
Achieved: (min dimension 5m)	207.23m ²

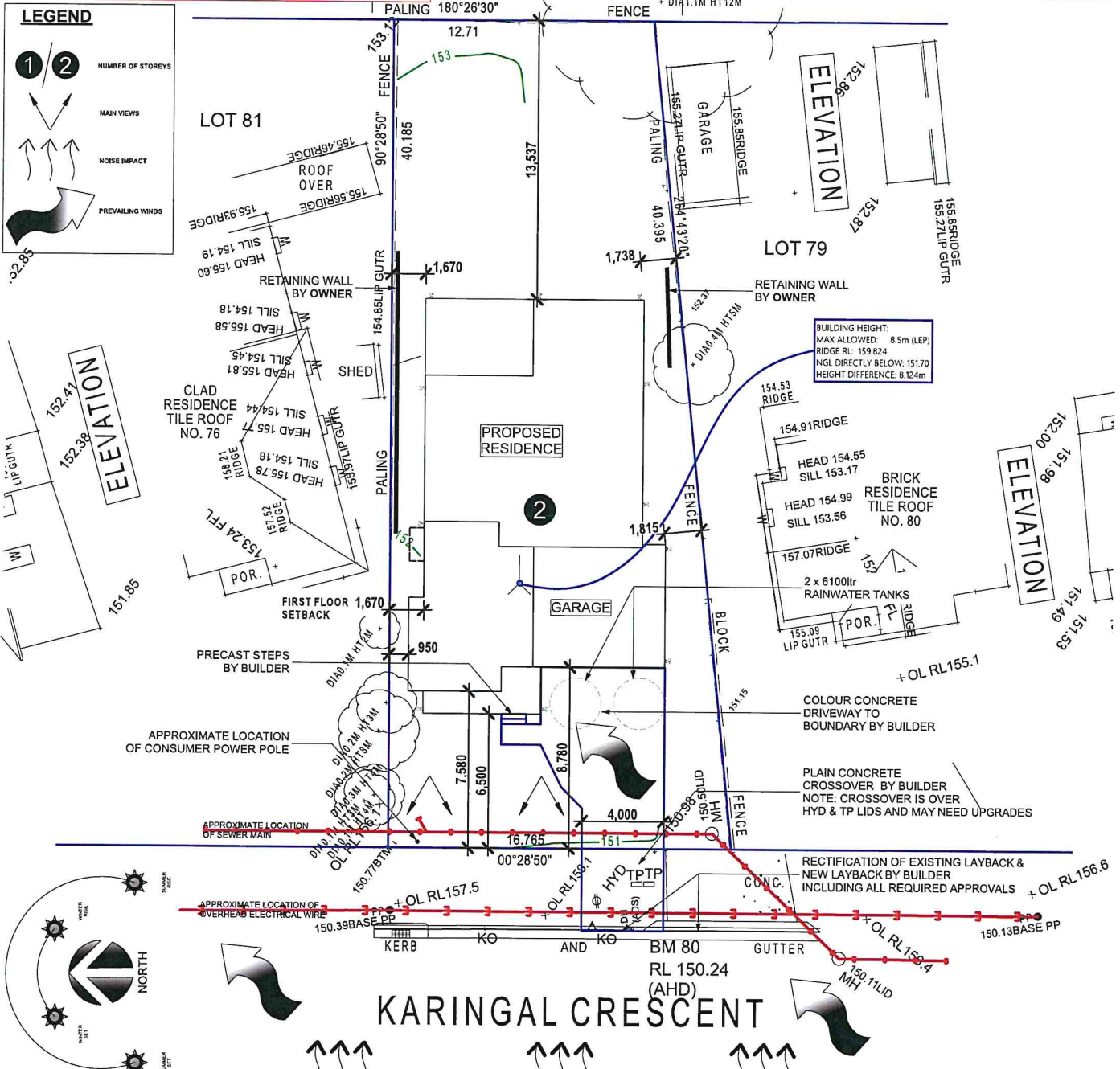
STORMWATER AS PER HYDRAULIC DESIGN SW22049 S1-S2

LOT 45 DP 15045



LOT 81

LOT 79



SITE PLAN & SITE ANALYSIS PLAN

CLIENT DETAILS: Joslin		PLAN REVISION		SIGNATURE:		DATE:	
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	
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INCLUSION		C	PA	14.01.21	Variation 2	SEWER AT FRONT OF SITE	
SCALE		D	PA	11.02.21	Submission Plan	WIND	
JOB #		E				SITE	
Better Luxury		F				SOIL	
1:200		G				M	
0582-JOS		H					
PROMOTION		I					
Oppulence		J					
3 of 12		K					
		L					

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Better Built Homes
LICENCE NUMBER 244242C

ORIENTATION

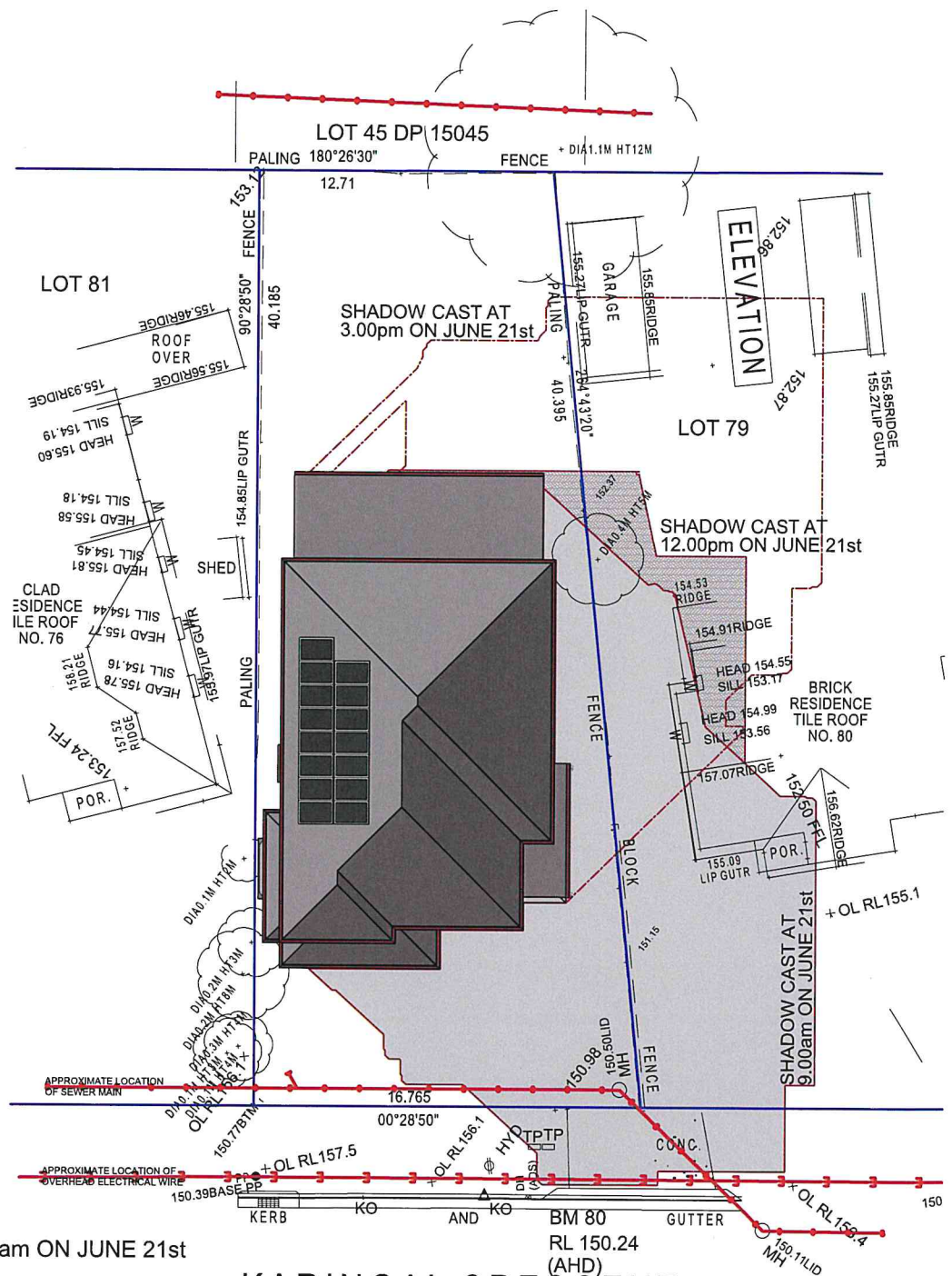
DIAGRAM
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SHADOW CAST AT 9.00am ON JUNE 21st

SHADOW CAST AT 12.00pm ON JUNE 21st

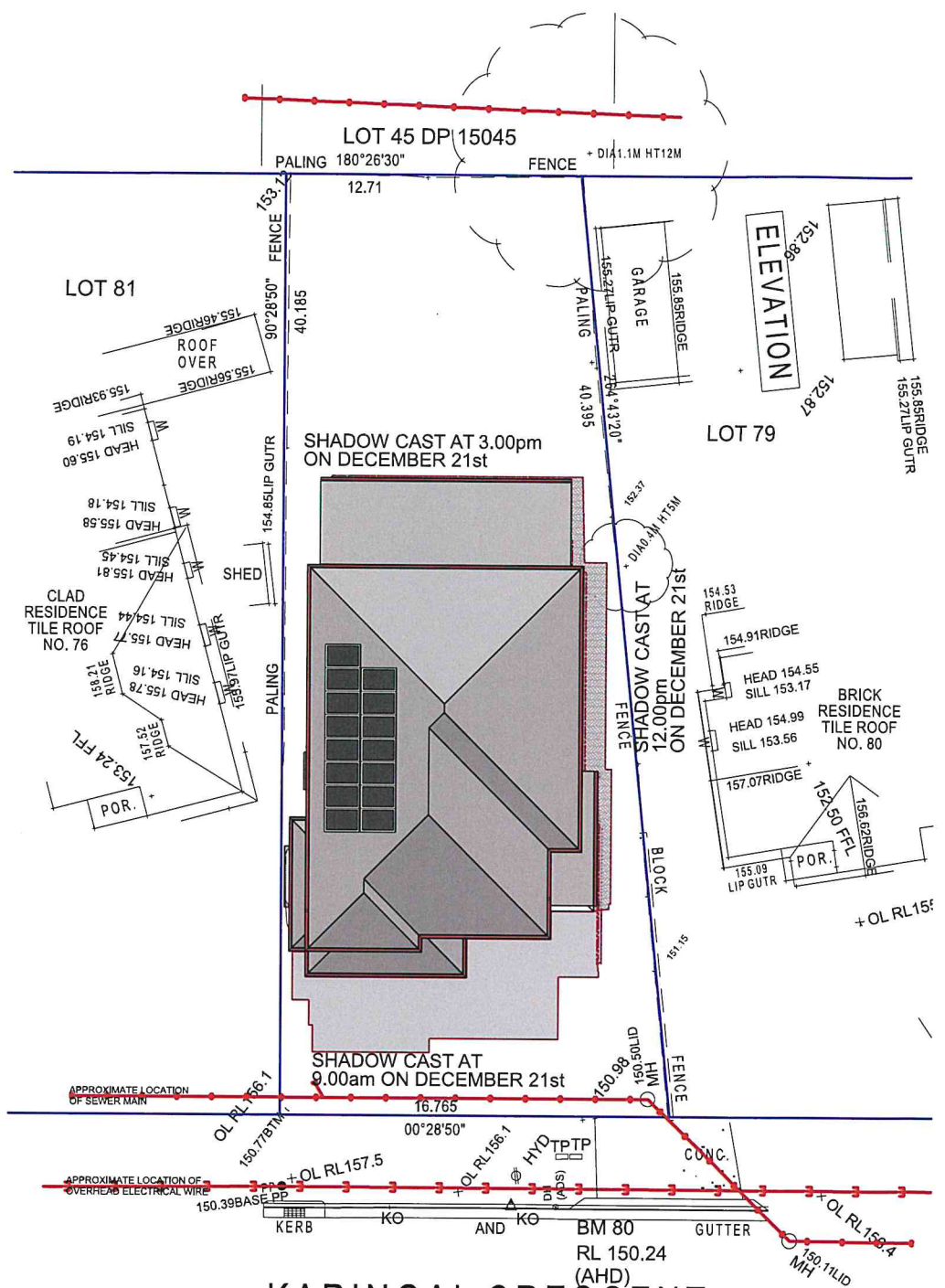
SHADOW CAST AT 3.00pm ON JUNE 21st

SHADOW DIAGRAM 21ST JUNE

CLIENT DETAILS: Joslin No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086 HOUSE NAME: Astoria 39F MK2 FACADE: Traditional INCLUSION Better Luxury PROMOTION Opulence			PLAN REVISION <table border="1"> <thead> <tr> <th>ISSUE</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PA</td> <td>14.11.20</td> <td>Tender Plans</td> </tr> <tr> <td>B</td> <td>PA</td> <td>30.11.20</td> <td>Tender Presentation Changes dated 20.11.20</td> </tr> <tr> <td>C</td> <td>PA</td> <td>14.01.21</td> <td>Variation 2</td> </tr> <tr> <td>D</td> <td>PA</td> <td>1.02.21</td> <td>Submission Plan</td> </tr> <tr> <td>E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>G</td> <td></td> <td></td> <td></td> </tr> <tr> <td>H</td> <td></td> <td></td> <td></td> </tr> <tr> <td>I</td> <td></td> <td></td> <td></td> </tr> <tr> <td>J</td> <td></td> <td></td> <td></td> </tr> <tr> <td>K</td> <td></td> <td></td> <td></td> </tr> <tr> <td>L</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			ISSUE	BY	DATE	DESCRIPTION	A	PA	14.11.20	Tender Plans	B	PA	30.11.20	Tender Presentation Changes dated 20.11.20	C	PA	14.01.21	Variation 2	D	PA	1.02.21	Submission Plan	E				F				G				H				I				J				K				L				SIGNATURE: SITE NOTES -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS HYDRAULICS REQUIRED SEWER AT FRONT OF SITE WIND N2 SITE P SOIL M			DATE: <div style="text-align: center;"> DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au </div> <div style="text-align: center;"> ORIENTATION </div> <div style="text-align: center;"> BetterBuilt Homes LICENCE NUMBER 244242C SURVEY KEY <table border="1"> <thead> <tr> <th>ET : Electric Tunnel</th> <th>HW : Headwall</th> </tr> </thead> <tbody> <tr> <td>LP : Lights Pole</td> <td>LN : Lintel</td> </tr> <tr> <td>PP : Power Pole</td> <td>SM : Sewer Manhole</td> </tr> <tr> <td>WC : Water Connection</td> <td>SMS : Sewer Manhole Shaft</td> </tr> <tr> <td>WM : Water Meter</td> <td>TEL : Telecom Pit</td> </tr> <tr> <td>GM : Gas Meter</td> <td>VC : Vehicle Crossing</td> </tr> <tr> <td>SV : Stop Valve</td> <td>PC : Pylon Crossing</td> </tr> <tr> <td>HYD : Hydrant</td> <td>VC : Vehicle Crossing</td> </tr> <tr> <td>SWP : Stormwater Pit</td> <td>DH&W: Driveway & Wing</td> </tr> </tbody> </table> </div>			ET : Electric Tunnel	HW : Headwall	LP : Lights Pole	LN : Lintel	PP : Power Pole	SM : Sewer Manhole	WC : Water Connection	SMS : Sewer Manhole Shaft	WM : Water Meter	TEL : Telecom Pit	GM : Gas Meter	VC : Vehicle Crossing	SV : Stop Valve	PC : Pylon Crossing	HYD : Hydrant	VC : Vehicle Crossing	SWP : Stormwater Pit	DH&W: Driveway & Wing
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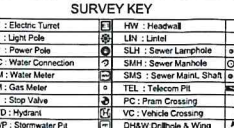


KARINGAL CRESCENT

SHADOW CAST AT 9.00am ON DECEMBER 21st

SHADOW CAST AT 12.00pm ON DECEMBER 21st

SHADOW CAST AT 3.00pm ON DECEMBER 21st

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:					
Joslin			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			 DIAL 1100 BEFORE YOU DIG www.dial-betterbuilt-homes.com.au	 ORIENTATION	 Better Built Homes LICENCE NUMBER 244242C			
-			A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS								
SITE ADDRESS:			B	PA	30.11.20	Tender Presentation Changes dated 20.11.20	HYDRAULICS REQUIRED								
No 78, Lot 80, DP 36616			C	PA	14.01.21	Variation 2									
Karingal Crescent,			D	PA	1.02.21	Submission Plan	SEWER AT FRONT OF SITE			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.					
Frenchs Forest 2086			E												
HOUSE NAME:			F												
Astoria 39F MK2			G				WIND			SITE			SOIL		
FACADE:			H				N2			P			M		
Traditional															
INCLUSION	SCALE	JOB #	I												
Better Luxury	1:200	0582-JOS	J												
PROMOTION			K												
Opulence	6 of 12		L												
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ORIENTATION



BetterBuilt Homes
LICENCE NUMBER 244242C

SITE INDUCTION

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SURVEY KEY

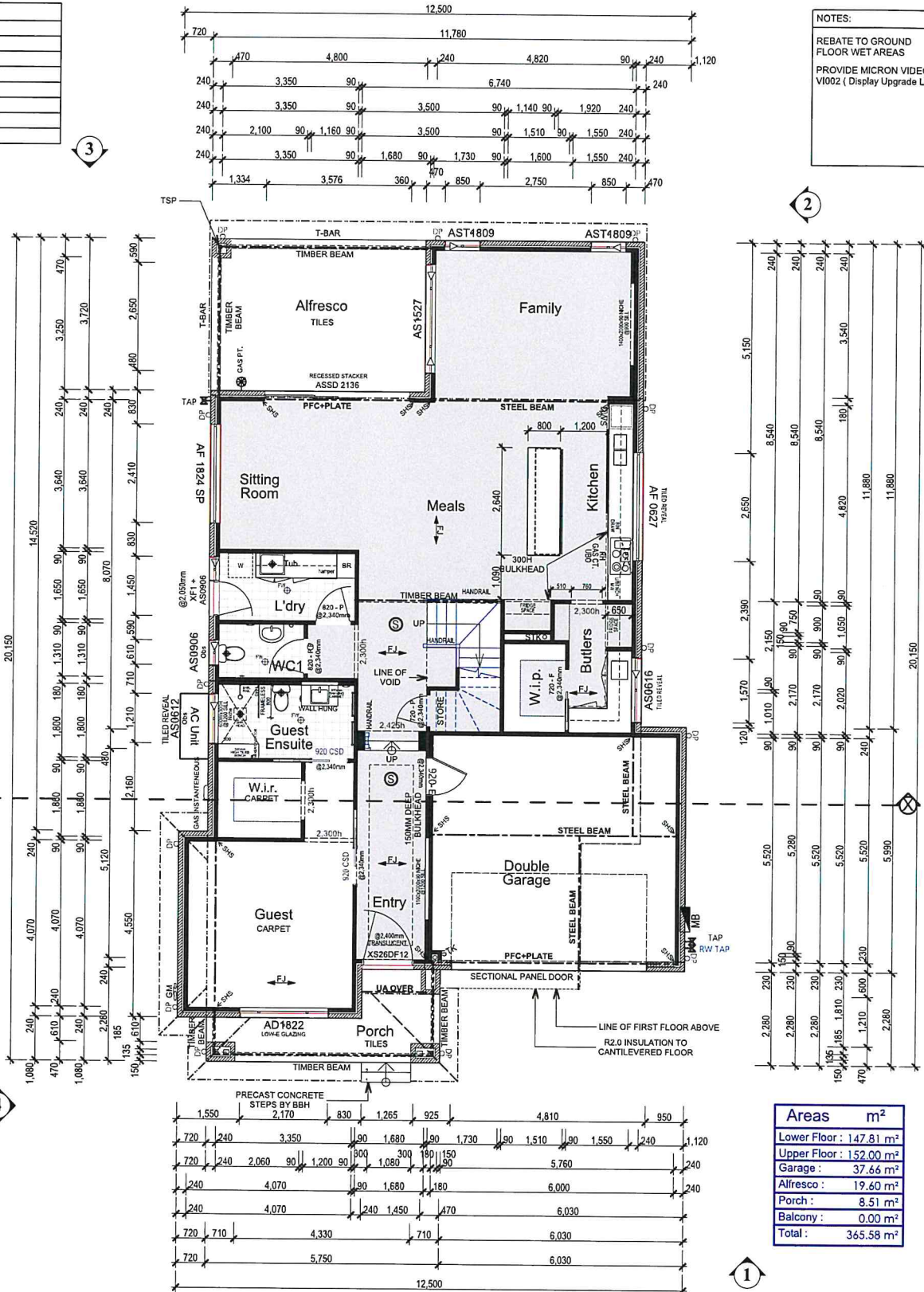
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LP : Light Pole	LN : Lintel
PP : Power Pole	SMH : Sewer Manhole
WC : Water Connection	SMS : Sewer Manhole Shaft
WM : Water Meter	TB : Telecom Pit
GM : Gas Meter	PC : Plain Crossing
SV : Stop Valve	VC : Vehicle Crossing
HYD : Hydrant	DHAW : Driveway & Wing
SWP : Stormwater Pit	

LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	L.O.H.
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

NOTES:

REBATE TO GROUND FLOOR WET AREAS

PROVIDE MICRON VIDEO INTERCOM V1002 (Display Upgrade List 9.2)



GROUND FLOOR

CLIENT DETAILS:		PLAN REVISION		SIGNATURE:		DATE:		
Joslin		ISSUE	BY	DATE	Tender Plans		<p>BetterBuilt Homes</p> <p>LICENCE NUMBER 244242C</p>	
-		A	PA	14.11.20	Tender Presentation Changes dated 20.11.20			
SITE ADDRESS:		B	PA	30.11.20	Variation 2			
No 78, Lot 80, DP 36616		C	PA	14.01.21	Submission Plan			
Karingal Crescent,		D	PA	11.02.21				
Frenchs Forest 2086		E					<p>ORIENTATION</p> <p>ORIENTATION</p> <p>North</p>	
HOUSE NAME:		F						
Astoria 39F MK2		G						
FACADE:		H						
Traditional		I						
INCLUSION	SCALE	JOB #			WIND		SITE	SOIL
Better Luxury	1:100	0582-JOS			N2		P	M
PROMOTION	SHEET							
Opulence	7 of 12							
		L						

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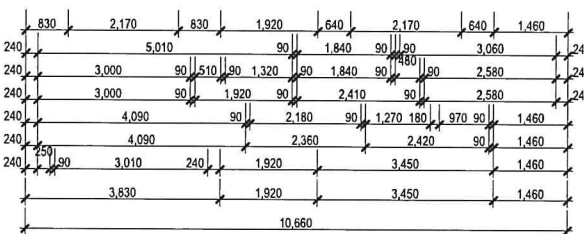
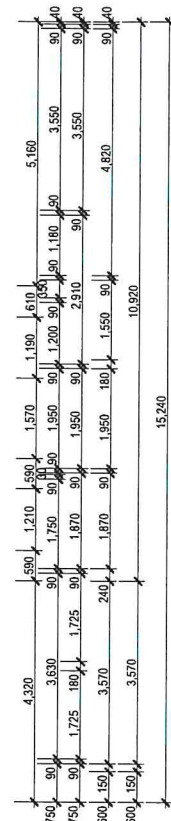
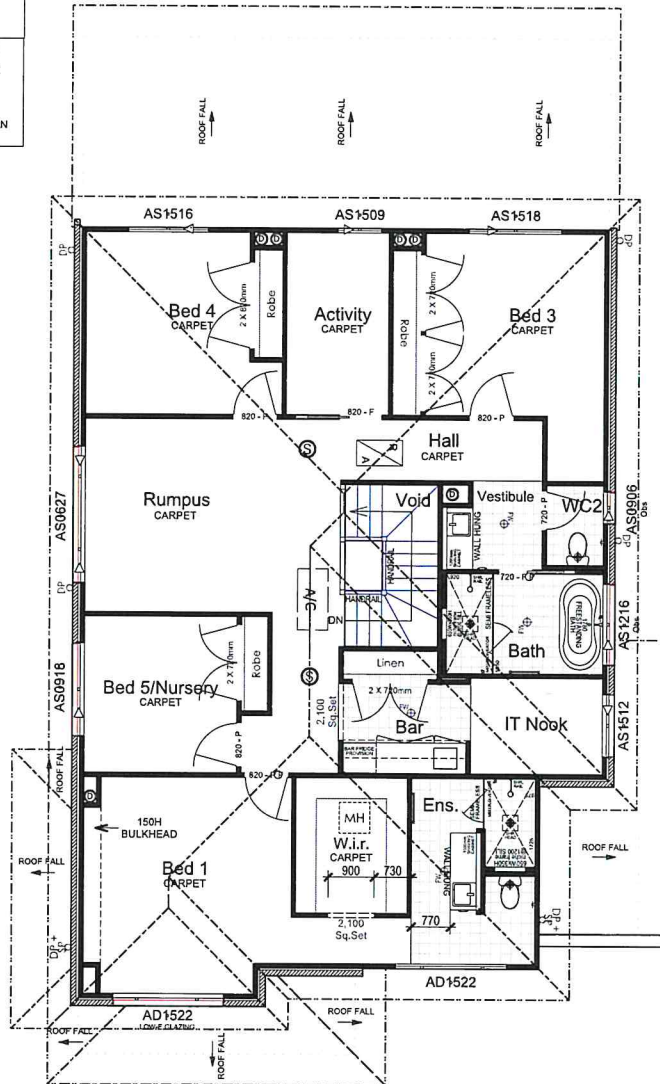
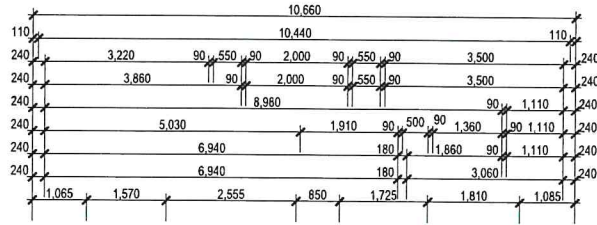
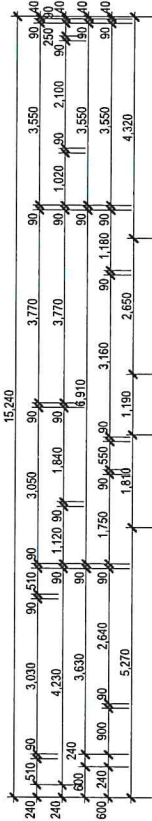
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LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	EXHAUST FAN
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

ALL BEDROOM WINDOWS THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 2m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2019 BCA 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS

ALL WINDOWS (OTHER THAN BEDROOMS) THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 4m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH NCC 2019 BCA 3.9.2.7 PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS

NOTE:
LOCATION OF AC DUCTS MAY VARY FROM PLANS AS DETERMINED BY AC INSTALLER DUE TO CONSTRUCTION RESTRICTIONS



FIRST FLOOR

CLIENT DETAILS: Joslin		PLAN REVISION		SIGNATURE:		ORIENTATION		DATE:	
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086		ISSUE BY DATE DESCRIPTION		SITE NOTES		 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.		 LICENCE NUMBER 244242C	
HOUSE NAME: Astoria 39F MK2		A PA14.11.20 Tender Plans		-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS					
FACADE: Traditional		B PA30.11.20 Tender Presentation Changes dated 20.11.20		HYDRAULICS REQUIRED				BetterBuilt Homes LICENCE NUMBER 244242C	
INCLUSION Better Luxury		C PA14.01.21 Variation 2		SEWER AT FRONT OF SITE					
PROMOTION Opulence		D PA11.02.21 Submission Plan		WIND SITE SOIL		N2 P M		SURVEY KEY ET : Electric Tunnel LP : Light Pole PP : Power Pole WC : Water Connection WM : Water Meter GM : Gas Meter SV : Sump Valve HYD : Hydrant SWP : Stormwater Pit HW : Headwall LTN : Lintel S14 : Sewer Lampshade SMH : Sewer Manhole SMS : Sewer Manhole Shaft TEL : Telecom Pit PC : Pylon Crossing VC : Vehicle Crossing DH&W : Driveway & Wing	
8 of 12		L		© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD					
				Contact: [P] 1300 100 922		[W] www.betterbuilt-homes.com.au		[FB] Better Built Homes Sydney	

Architectural elevation drawing of a house with detailed annotations for materials, dimensions, and levels.

Materials and Roofing:

- SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 20° PITCH
- SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 22.5° PITCH
- 133mm SCYON AXON CLADDING
- COLOURBOND FASCIA AND GUTTER
- SELECTED KLIP LOK ROOF @ 3° PITCH

Dimensions and Levels:




- Overall height: 2,450
- Garage door height: 2,150
- Garage door width: 2,400
- Steps by builder: 1,200
- Levels: R.L. 160.096, R.L. 159.824, R.L. 157.785, R.L. 155.335, R.L. 155.010, R.L. 152.065, R.L. 151.890

Structural and Other Details:

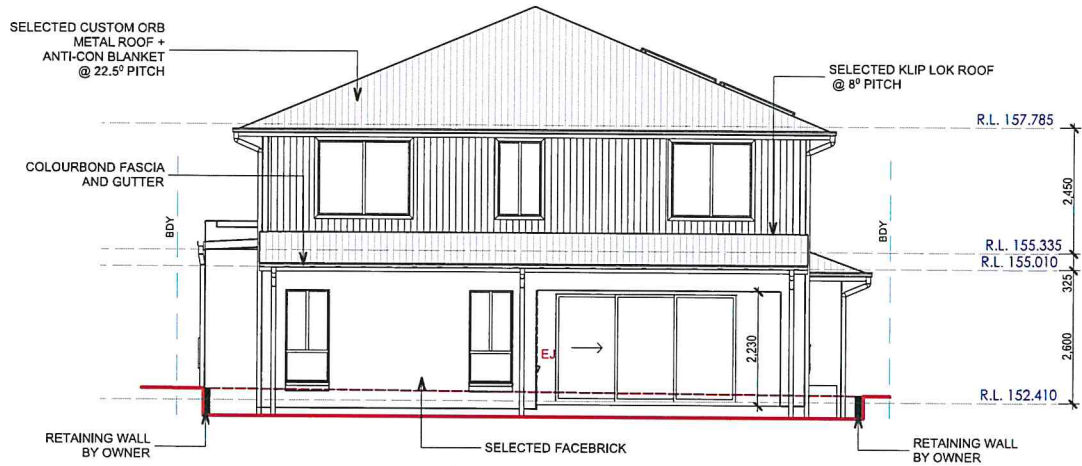
- 2 x 135 PAINTED TIMBER POSTS
- 4" BUILDING ENVELOPE
- BDY @ GARAGE
- CANTILEVERED FLOOR JOISTS
- SECTIONAL OVERHEAD DOOR
- STEPS BY BUILDER
- DEB

Architectural elevation drawing of a building facade. The drawing includes the following labels and dimensions:

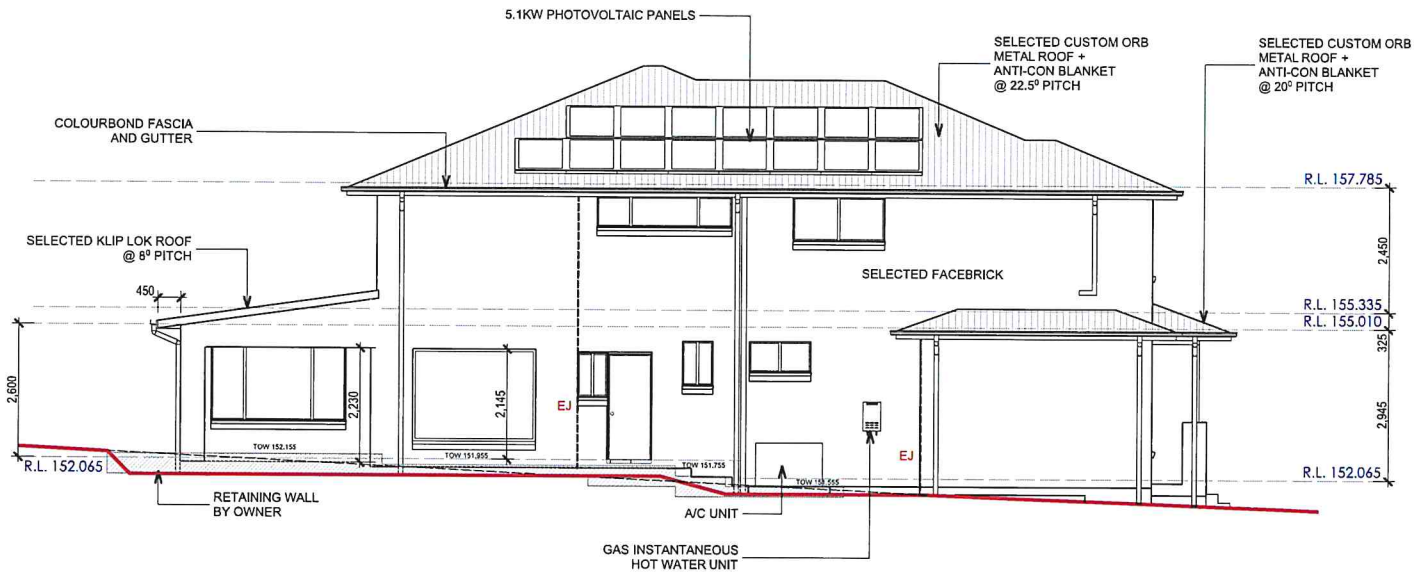
- COLOURBOND FASCIA AND GUTTER**
- SELECTED KLIP LOK ROOF @ 3° PITCH**
- SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 22.5° PITCH**
- SELECTED KLIP LOK ROOF @ 8° PITCH**
- SELECTED COLORBOND METAL ROOF + ANTI-CON BLANKET @ 20° PITCH**
- MB** (Main Building)
- EJ** (Elevation Junction)
- 900** (Dimension for window height)
- 1,200** (Dimension for window height)
- WINDOW TO BE SET WITH TOP OF REVEAL @ 900mm**
- SELECTED FACEBRICK**
- R.L. 157.785**
- R.L. 155.335**
- R.L. 155.010**
- R.L. 152.065**
- R.L. 151.890**
- R.L. 152.410**
- 2,450** (Overall height dimension)
- 325** (Height dimension for the porch area)
- 2,600** (Overall height dimension)

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:		
Joslin -			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			  		
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086 HOUSE NAME: Astoria 39F MK2 FACADE: Traditional			A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS HYDRAULICS REQUIRED SEWER AT FRONT OF SITE WIND N2 SITE P SOIL M					
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			D	PA	11.02.21	Submission Plan						
			E									
			F									
			G									
			H									
INCLUSION	SCALE	JOB #										
Better Luxury	1:100	0582-JOS										
PROMOTION	SHEET											
Opulence	9 of 12											
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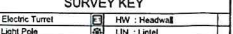
NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13



ELEVATION 3



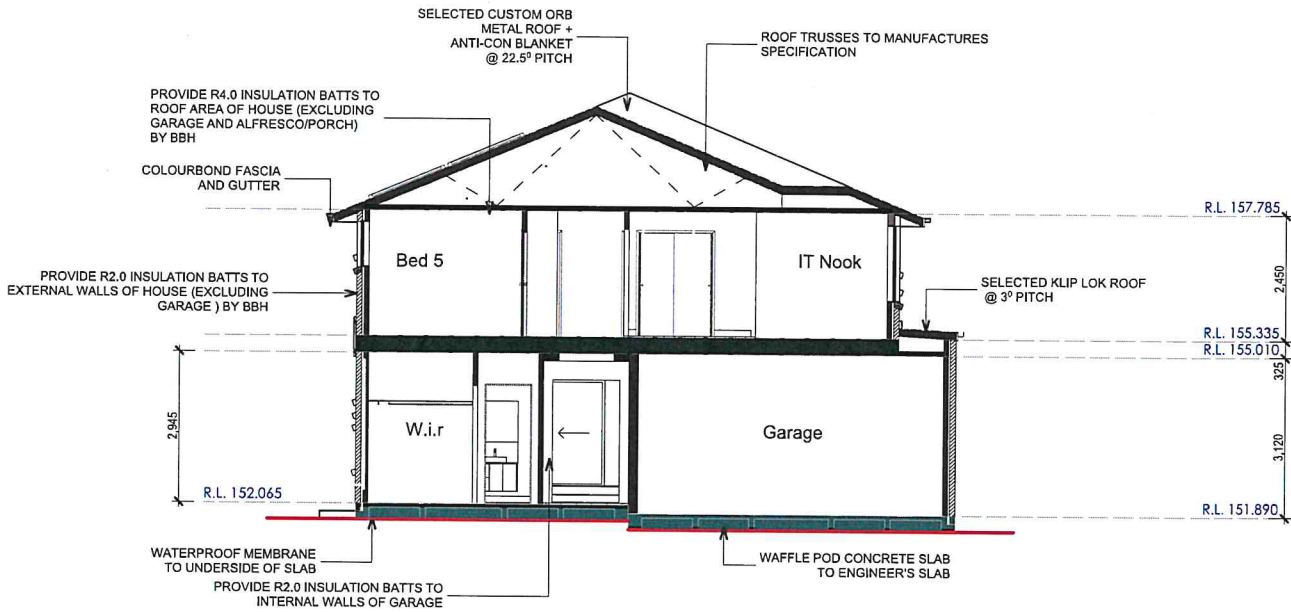
ELEVATION 4

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:				DATE:						
Justin			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 ORIENTATION		 Better Built Homes LICENCE NUMBER 244242C		
-			A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AG DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS HYDRAULICS REQUIRED										
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No 78, Lot 80, DP 36616			C	PA	14.01.21	Variation 2											
Karingal Crescent,			D	PA	1.02.21	Submission Plan											
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FACADE:			G														
Traditional			H					SEWER AT FRONT OF SITE				WIND N2		SITE P		SOIL M	
INCLUSION			I														
Better Luxury			J														
SCALE			K														
JOB #			L														
1:100																	
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SHEET																	
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NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13



NOTE:

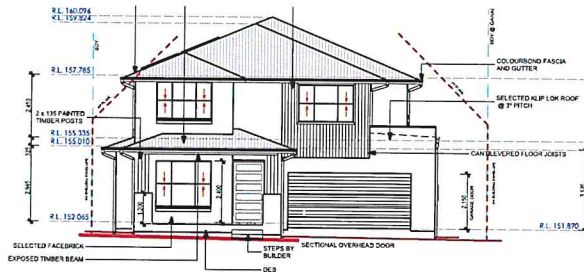
*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.



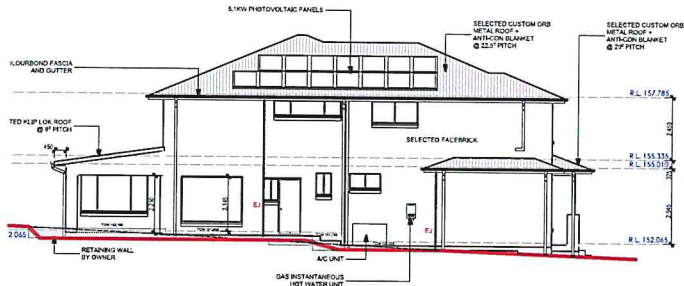
SECTION X-X

GAS INSTANTENEOUS HWU
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.

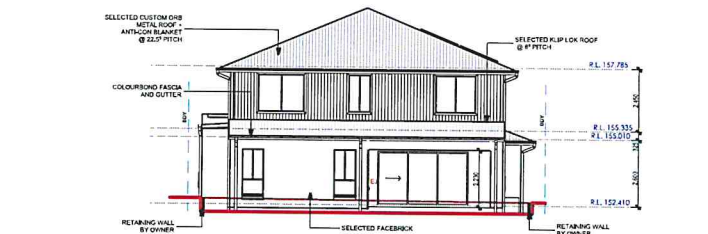
CLIENT DETAILS:			PLAN REVISION		SIGNATURE:		DATE:	
Joslin			ISSUE	BY	DATE	SITE NOTES		 ORIENTATION 
-			A	PA	14.11.20	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS		
SITE ADDRESS:			B	PA	30.11.20	HYDRAULICS REQUIRED		
No 78, Lot 80, DP 36616			C	PA	14.01.21	SEWER AT FRONT OF SITE		
Karingal Crescent,			D	PA	1.02.21			
Frenchs Forest 2086			Description			WIND		BetterBuilt Homes LICENCE NUMBER 244242C SURVEY KEY ET : Electric Turret LP : Light Pole PP : Power Pole WC : Water Connection WM : Water Meter GM : Gas Meter SV : Stop Valve HYD : Hydrant SWP : Stormwater P HW : Headwall LN : Light SLH : Sewer Lamphole SMH : Sewer Manhole SMS : Sewer Maint. Shaft PC : Pream Crossing VC : Vehicle Crossing DHW : Driveway & Wing
HOUSE NAME:			E			SITE		
Astoria 39F MK2			F			SOIL		
FACADE:			G			M		
Traditional			H					
INCLUSION			I					
Better Luxury			J					
PROMOTION			K					
Oppulance			L					
SHEET								
11 of 12								
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Contact: [P] 1300 100 922 [W] www.betterbulthomes.com.au [FB] Better Built Homes Sydney								



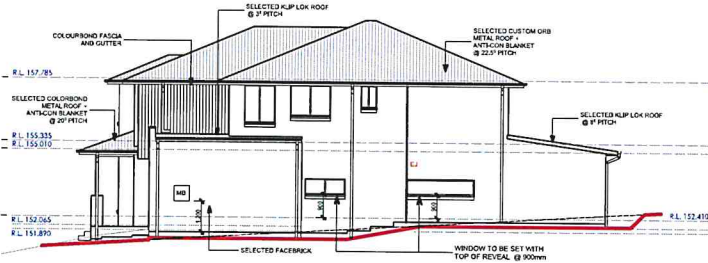
1 1 1:200



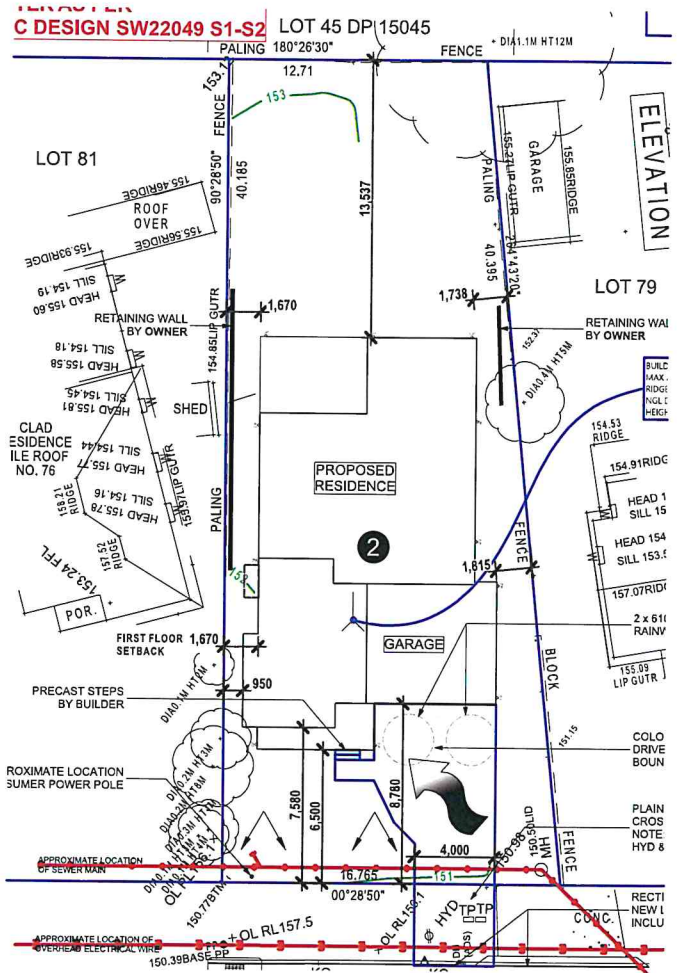
2 4 1:200



3 3 1:200



4 2 1:200



NEIGHBOURS NOTIFICATION PLAN

CLIENT DETAILS:		PLAN REVISION		SIGNATURE:		DATE:	
Joslin		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	
-		A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS	
SITE ADDRESS:		B	PA	30.11.20	Tender Presentation Changes dated 20.11.20	HYDRAULICS REQUIRED	
No 78, Lot 80, DP 36616		C	PA	14.01.21	Variation 2	SEWER AT FRONT OF SITE	
Karingal Crescent,		D	PA	1.02.21	Submission Plan	WIND N2 SITE P SOIL M	
Frenchs Forest 2086		E				DIAL 1100 BEFORE YOU DIG	
HOUSE NAME:		F				ORIENTATION	
Astoria 39F MK2		G				BetterBuilt Homes	
FACADE:		H				LICENCE NUMBER 244242C	
Traditional		I				SURVEY KEY	
INCLUSION	SCALE	JOB #				ET : Electric Tunnel	
Better Luxury		0582-JOS				LP : Light Pole	
PROMOTION	SHEET					PP : Power Pole	
Oppulence	12 of 12					SLH : Sewer Lampshade	
		K				WC : Water Connection	
		L				WM : Water Meter	
						SMS : Sewer Maint. Shaft	
						GM : Gas Meter	
						SV : Stop Valve	
						PC : Prem Crossing	
						HYD : Hydrant	
						VC : Vehicle Crossing	
						SWP : Stormwater Pit	
						D&W : Driveway & Wing	
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Contact: [P] 1300 100 922				[W] www.betterbuilt-homes.com.au		[FB] Better Built Homes Sydney	

Clients Name:		Richard James Joslin & Ruth Joslin	
Job Number		0582	
Lot Number		Lot 80, 78 Karingal Crescent, Frenchs Forest NSW 2086	
Postal Address		78 Karingal Crescent, Frenchs Forest NSW 2086	
Contact Number		0416 032 369	
Date		11.01.2021	
Item	Range / Colour	Item	Range / Colour
BRICKS		DRIVEWAY	
Austral Bricks Wilderness Bluegum		Avista Plain Finish Concrete Bluestone	
ROOF, GUTTER & RAINWATER TANK		FRONT DOOR & FRAME	
Colorbond Monument		Stained Quantum Walnut	
FASCIA, PARAPET ROOF & CAPPING		PVC PAINTED DOWNPIPES & METER BOX	
Colorbond Monument		Taubmans to match Colorbond Monument	
WINDOW FRAMES		CLADDING	
Wideline Monument		Taubmans Sealord	
GARAGE DOOR		TIMBER POSTS	
Colorbond Basalt		Taubmans Sealord	
Client Signature: 		 13/01/2021	