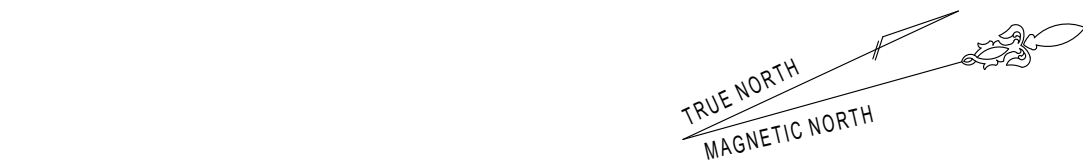


Proposed Demolition Plan

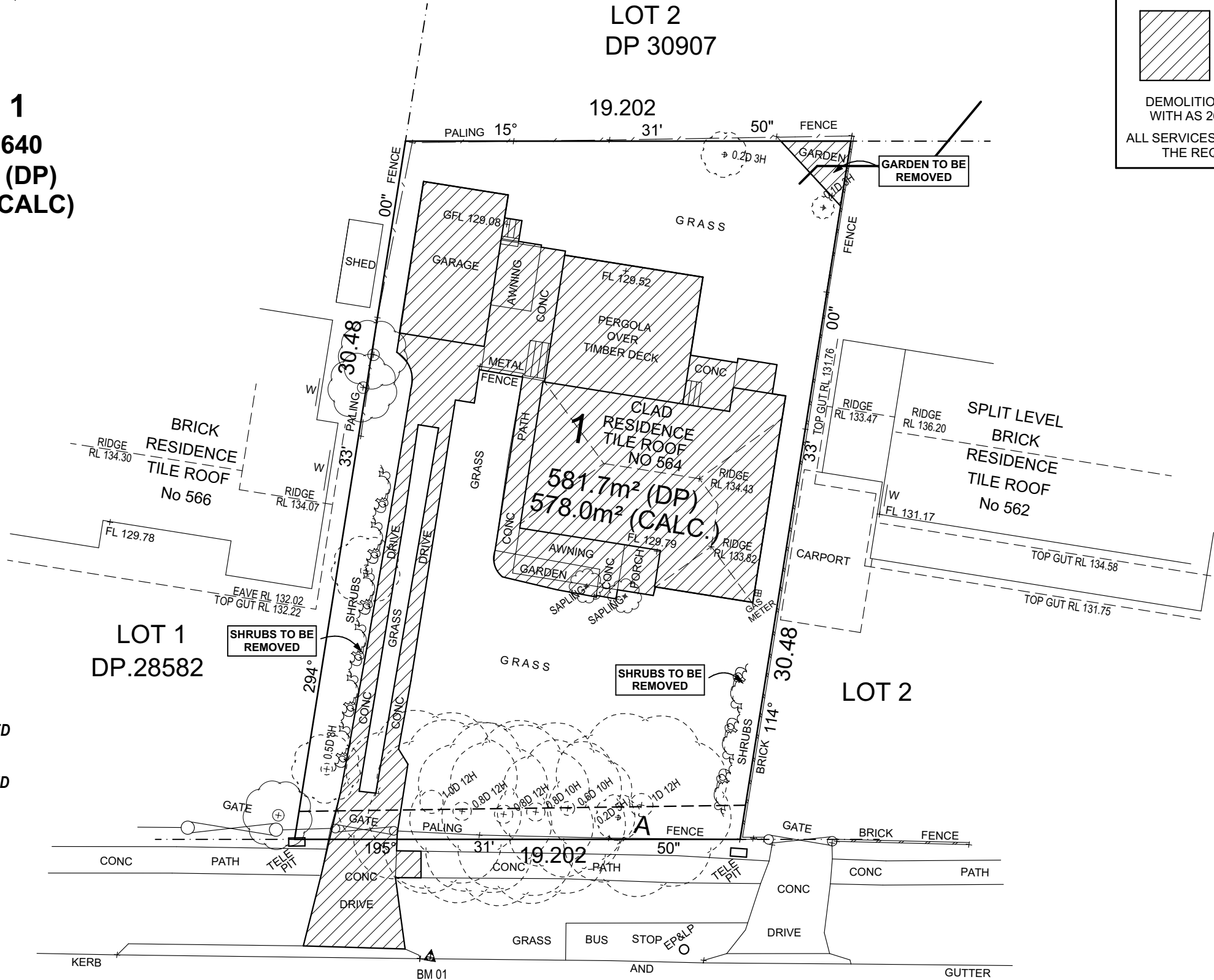
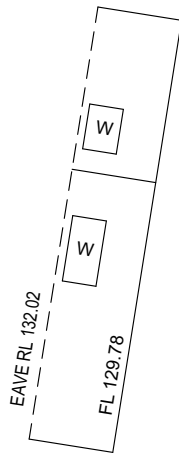
Scale 1:200

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TRUE NORTH IS APPROXIMATE ONLY.
FURTHER INVESTIGATION WILL BE REQUIRED
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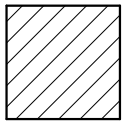
A: EASEMENT OF SUPPORT IS INTENDED TO BE GRANTED TO THE DEPT. OF MAIN ROADS.



LOT 1
DP: 27640
581.7m² (DP)
578.0m² (CALC)



DEMOLITION NOTES:

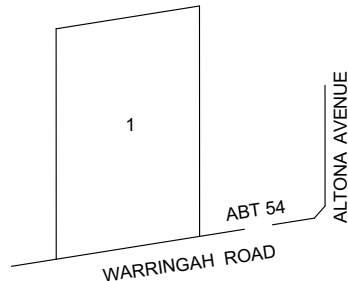


HATCHING REPRESENTS DWELLING &
ASSOCIATED STRUCTURES TO BE DEMOLISHED
AND REMOVED FROM SITE

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE
WITH AS 2601-2001, The Demolition of Structures Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH
THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

LOCATION PLAN

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



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Rev	Date	Amendment
E	06.07.21	DRAFT - COUNCIL LETTER - AW
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: Tuesday, 6 July 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

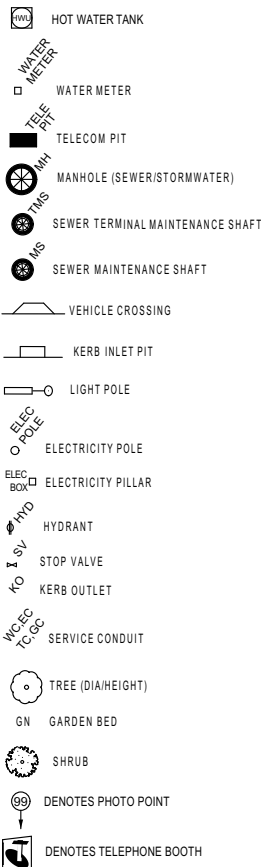
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 1 of 13



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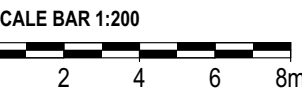
LEGEND



ALL KERB LEVELS REPRESENT TOP OF KERB.



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



0005780500 15 Mar 2021

Assessor Thomas Ruck

Accreditation No. DMN20/1999

Address 564 Warringah Road, Forestville, NSW, 2087



hstar.com.au

NOTE:
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INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE
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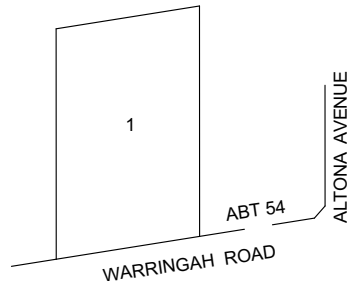
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STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S
PLANS AND BASIX REQUIREMENTS ALL IN
ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

LOCATION PLAN

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



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Plot Date: Tuesday, 6 July 2021

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

**NOT FOR
CONSTRUCTION**

**Proposed: Principal Dwelling + Secondary
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Lot:1 DP:27640
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Client :

M. Kulkarni & S. Kulkarni

LGA: Northern Beaches Council Date: 04.11.20

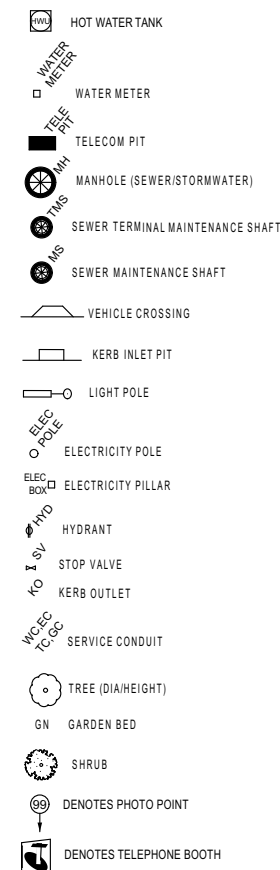
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 2 of 13

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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
RL 130.162
SOURCE OF LEVELS: SCIMS

SCALE BAR 1:200



NOTE:
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Proposed Site Analysis Plan

Scale 1:200

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WARRINGAH REQUIREMENTS:

SITE AREA: 578.0m²

PRIVATE OPEN SPACE:

REQUIRED: 95m²
(Principal = 60m² / Secondary 35m²)
ACHIEVED: 114.45m²

LANDSCAPE AREA:(MIN 2m WIDE)

REQUIRED: 40% OR 231.24m²
ACHIEVED: 37% OR 312.77m²
(**NON-COMPLIANCE**)

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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TBC	TBC	TBC

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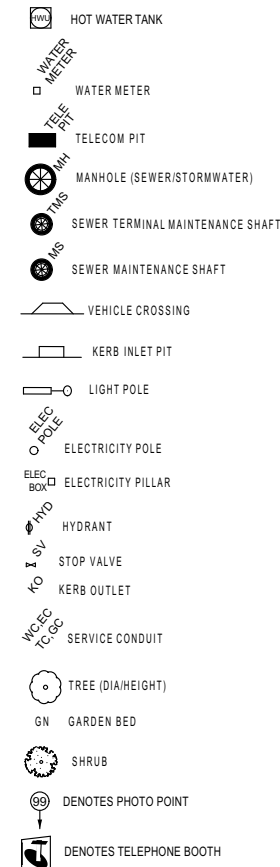
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 3 of 13



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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
RL 130.162

SOURCE OF LEVELS: SCIMS

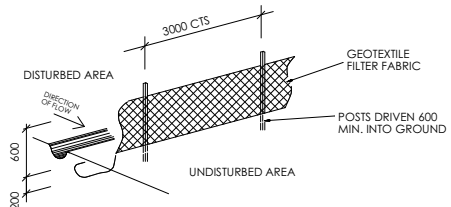
SCALE BAR 1:200



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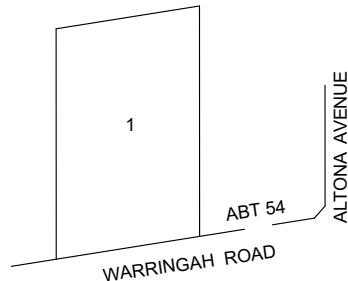
SEDIMENT CONTROL FENCE

Excavation & Fill Plan

Scale 1:200

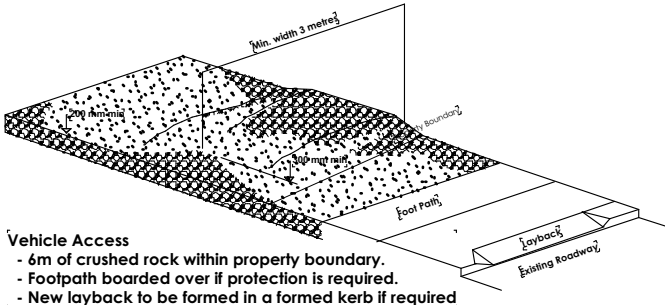
LOCATION PLAN

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: Tuesday, 6 July 2021

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

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CONSTRUCTION**

**Proposed: Principal Dwelling + Secondary
Dwelling**

Lot:1 DP:27640
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Client :

M. Kulkarni & S. Kulkarni

LGA: Northern Beaches Council Date: 04.11.20

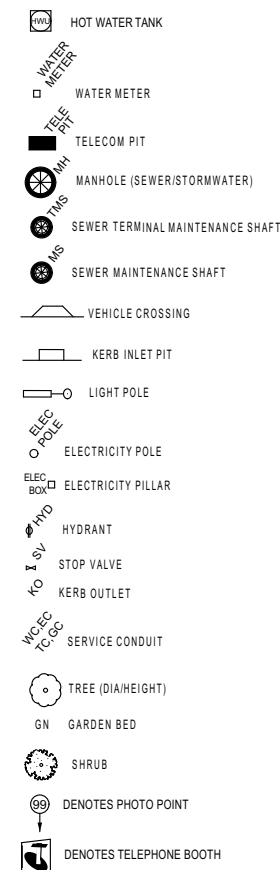
Design : Custom Design

Job No: 4353N Sheet Size: A2 Sheet No: 4 of 13

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LEGEND



TREES TO BE RETAINED

TREES TO BE REMOVED

WARRINGAH

ROAD

ALL KERB LEVELS REPRESENT TOP OF KERB.



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: SSM 2944
RL 130.162

SOURCE OF LEVELS: SCIMS

SCALE BAR 1:200



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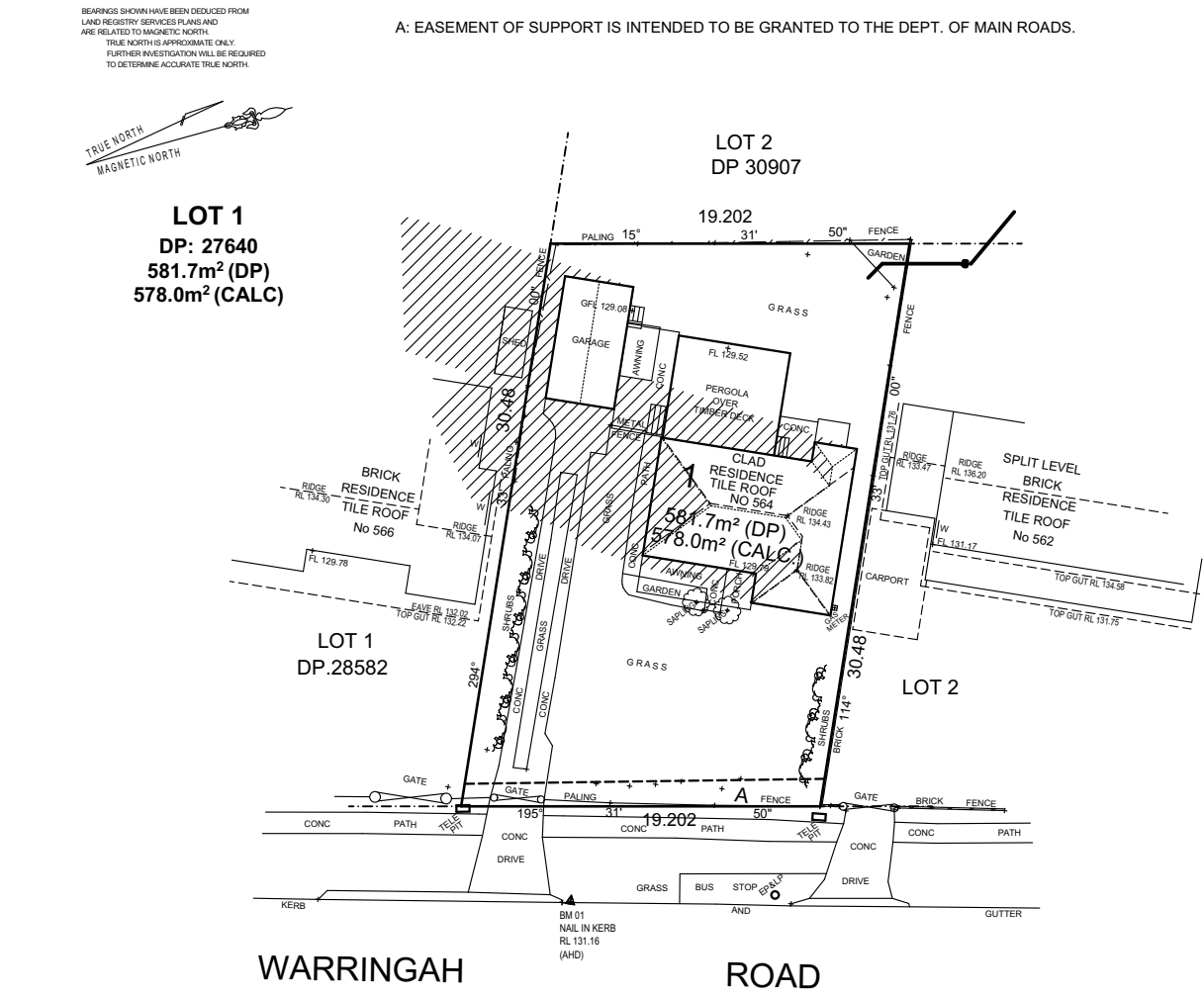
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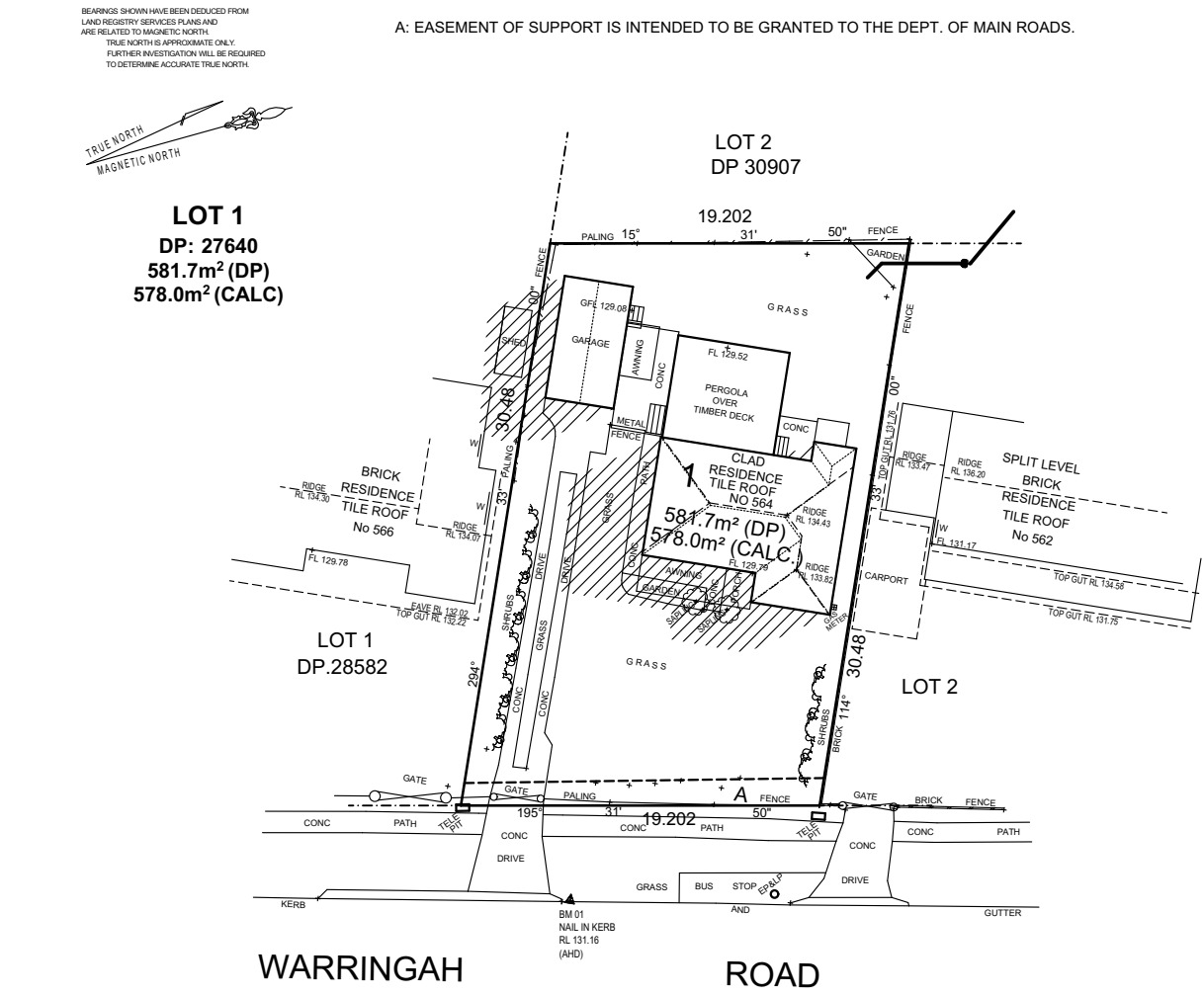


Shadow Diagrams

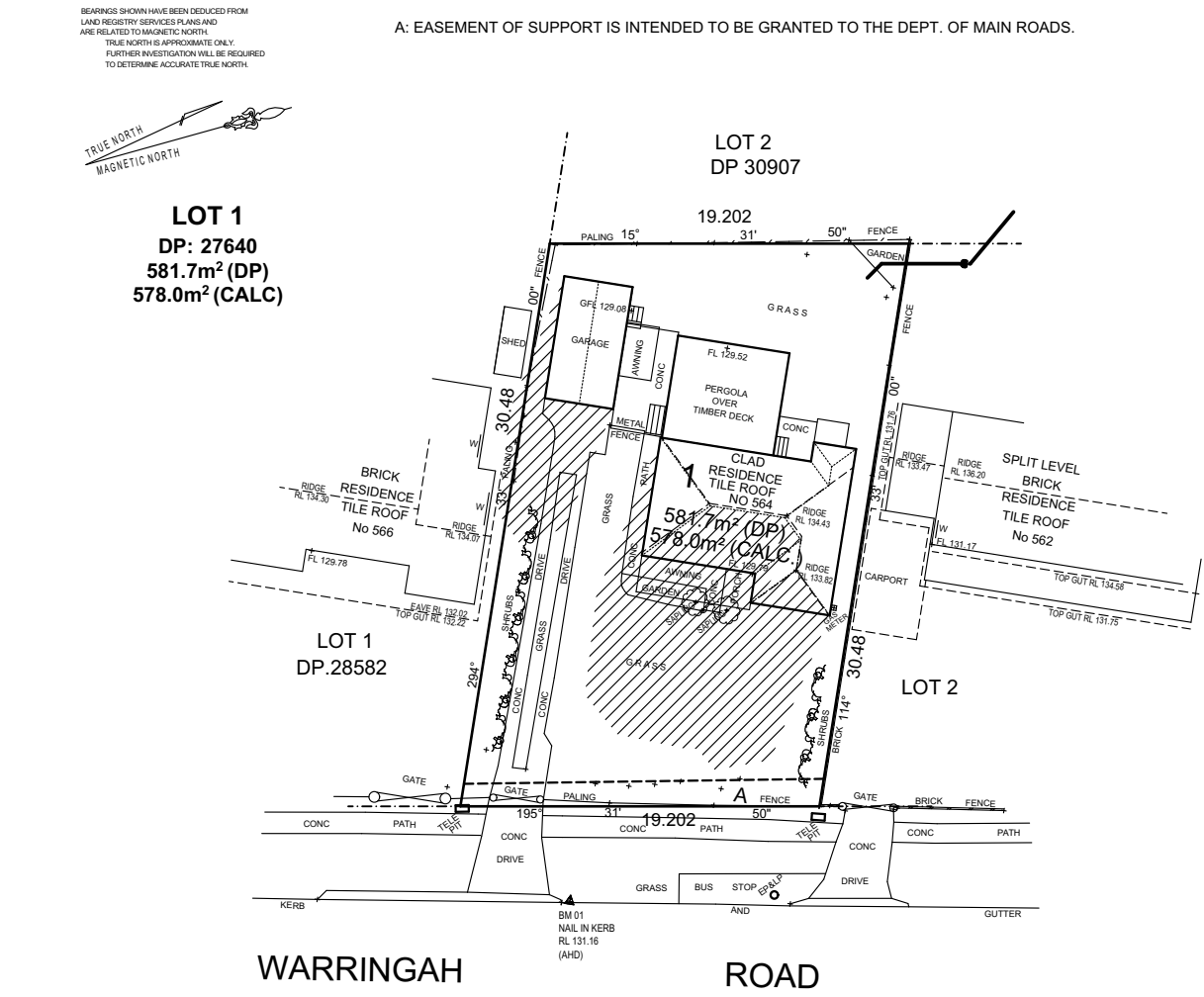
Existing Shadows



June 21st - 9am
Scale 1:400

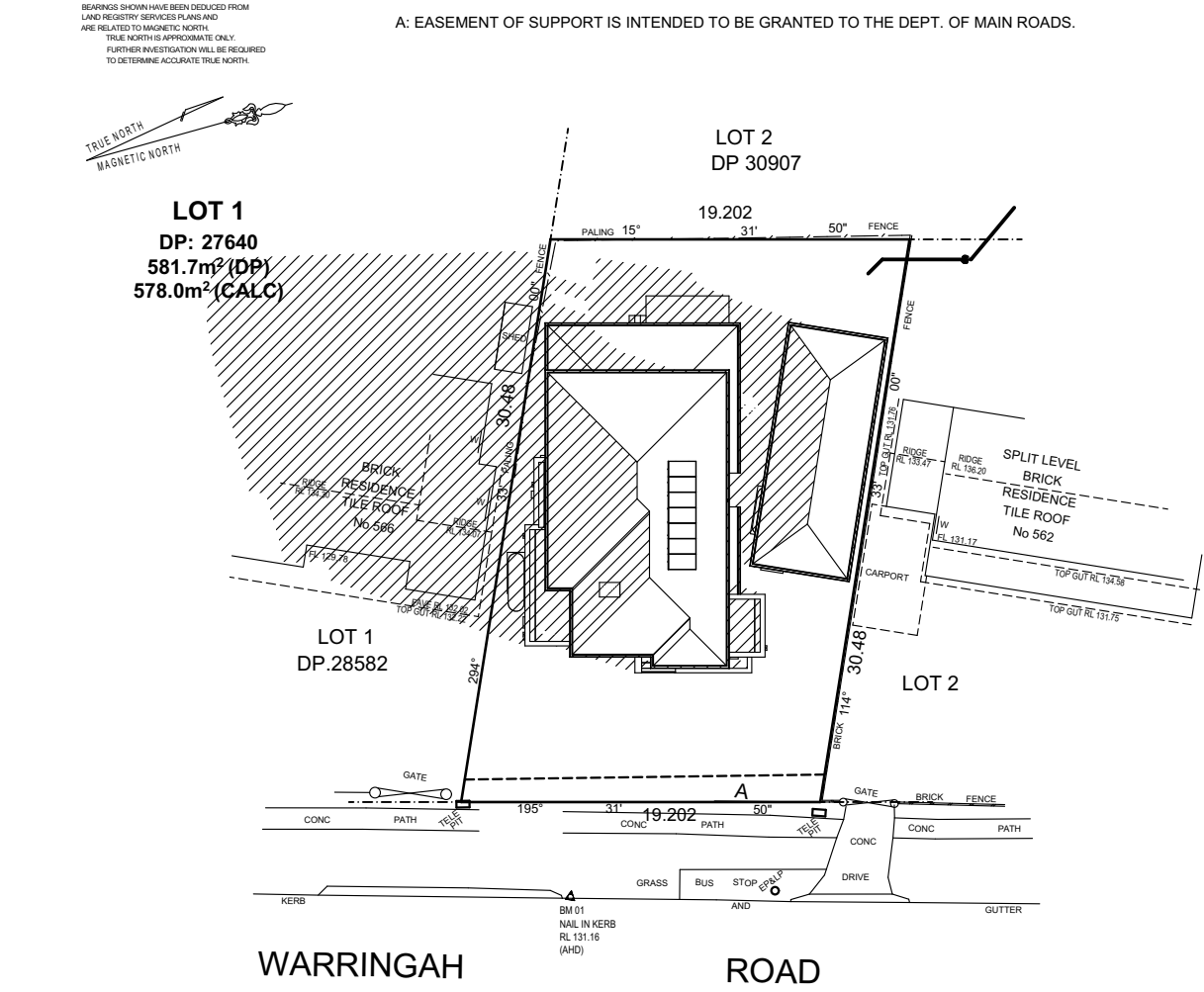


June 21st - 12noon
Scale 1:400

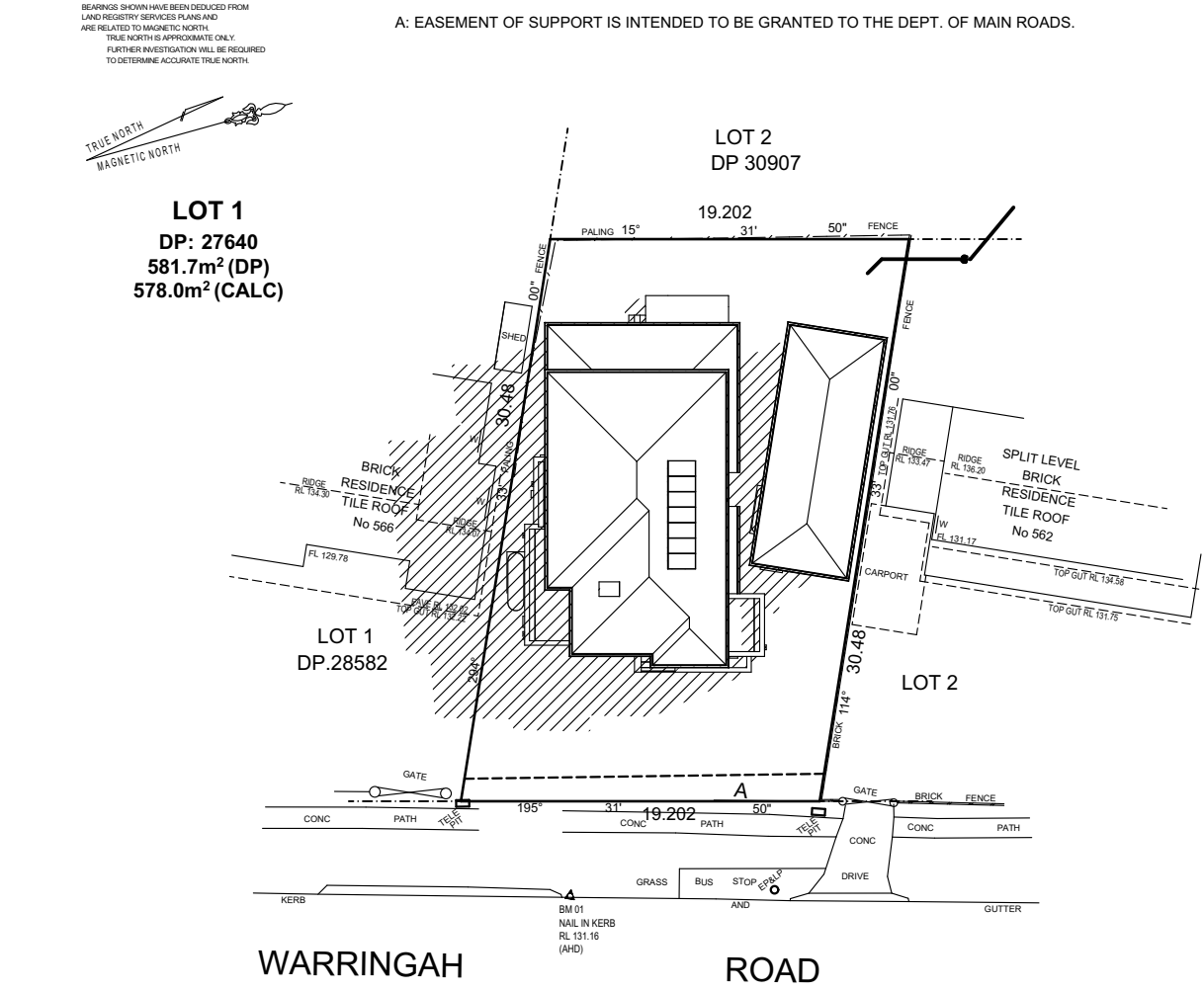


June 21st - 3pm
Scale 1:400

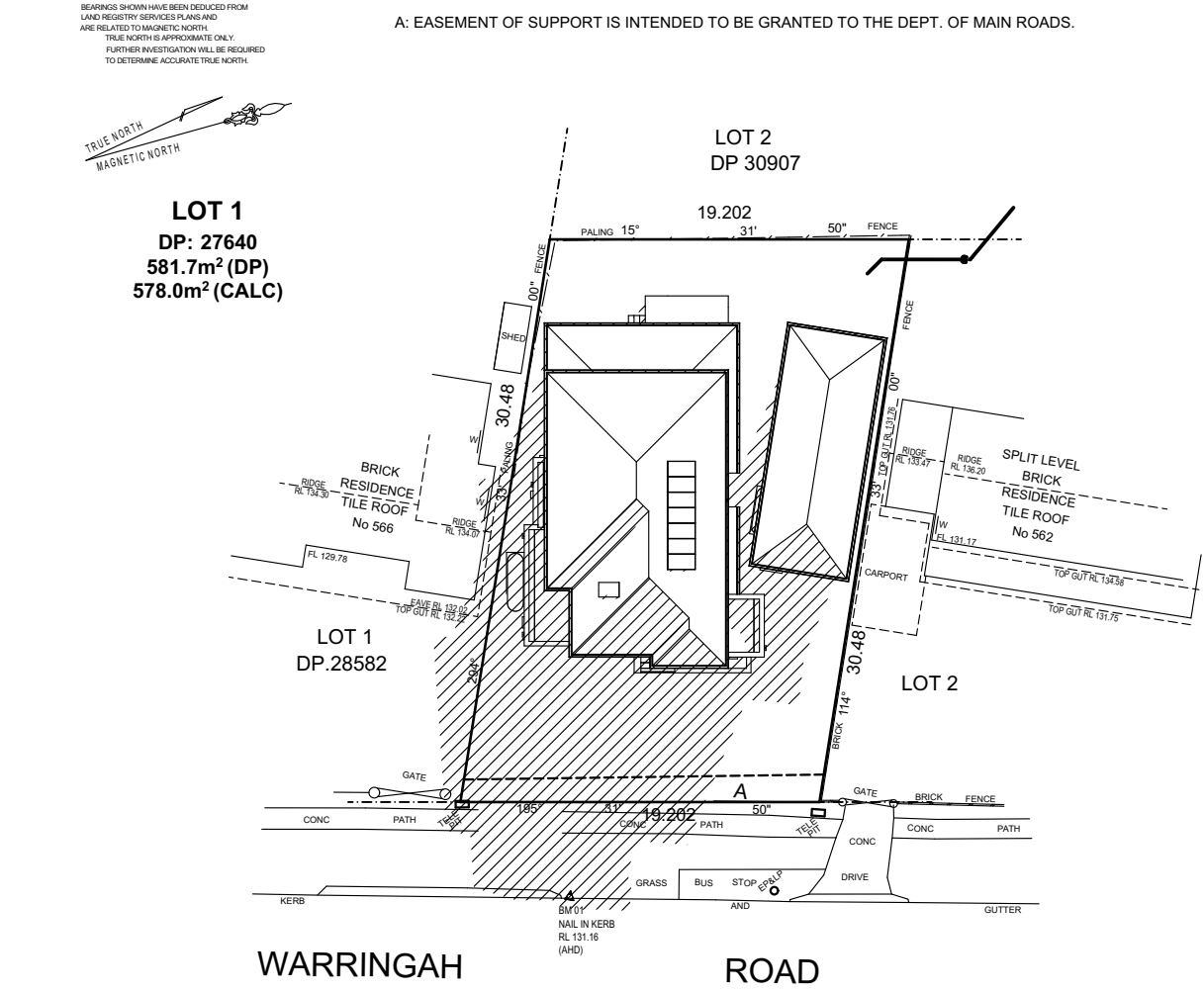
Proposed Shadows



June 21st - 9am
Scale 1:400



June 21st - 12noon
Scale 1:400



June 21st - 3pm
Scale 1:400



0005780500 15 Mar 2021

Assessor Thomas Ruck

Accreditation No. DMN20/1999

Address

564 Warringah Road,
Forestville, NSW, 2087



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NOT FOR CONSTRUCTION

Soil Classification:
TBC

Slab Classification:
TBC

Wind Speed Class:
TBC

Rev	Date	Amendment
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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: 6 of 13		

Plot Date: Tuesday, 6 July 2021

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.

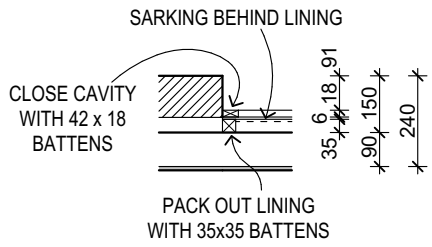
THE BUILDER SHALL NOT BE REQUIRED TO SUPPLY OR PROVIDE ANY ITEMS OR SERVICES OR MATERIALS SHOWN ON THE BUILDING PLANS AS BEING PROVIDED BY THE BUILDER, UNLESS THEY ARE SPECIFICALLY INCLUDED IN THE BUILDERS TENDER AMENDMENTS OR VARIATIONS.

PRIMARY DWELLING

First Floor Plan

Scale 1:100

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)

MINOR ENCROACHMENT
INTO THE REQUIRED
BUILDING ENVELOPE
(REFER TO ELEVATIONS)

**PROVIDE UPGRADED GLAZING
AS PER BASIX REQUIREMENTS**

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

NOTE:
PROVIDE 20mm
AESARSTONE TO ENS
VANITY

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

SPLIT LEVEL
BRICK
RESIDENCE
TILE ROOF
No 562

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Rev	Date	Amendment

Plot Date: Tuesday, 6 July 2021

Soil Class: TBC	Slab Class: TBC	Wind Class: TBC
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Design : Custom Design

Job No: 4353N	Sheet Size: A2	Sheet No: 8 of 13
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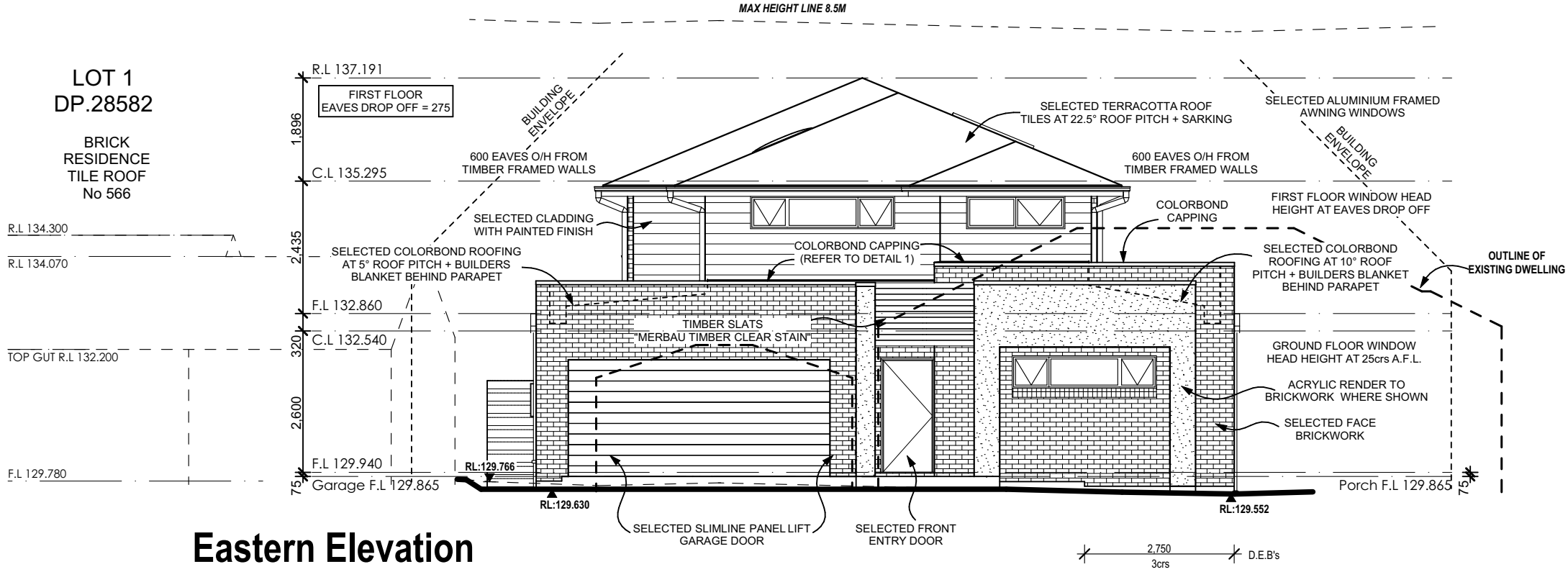
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SCALE BAR 1:100

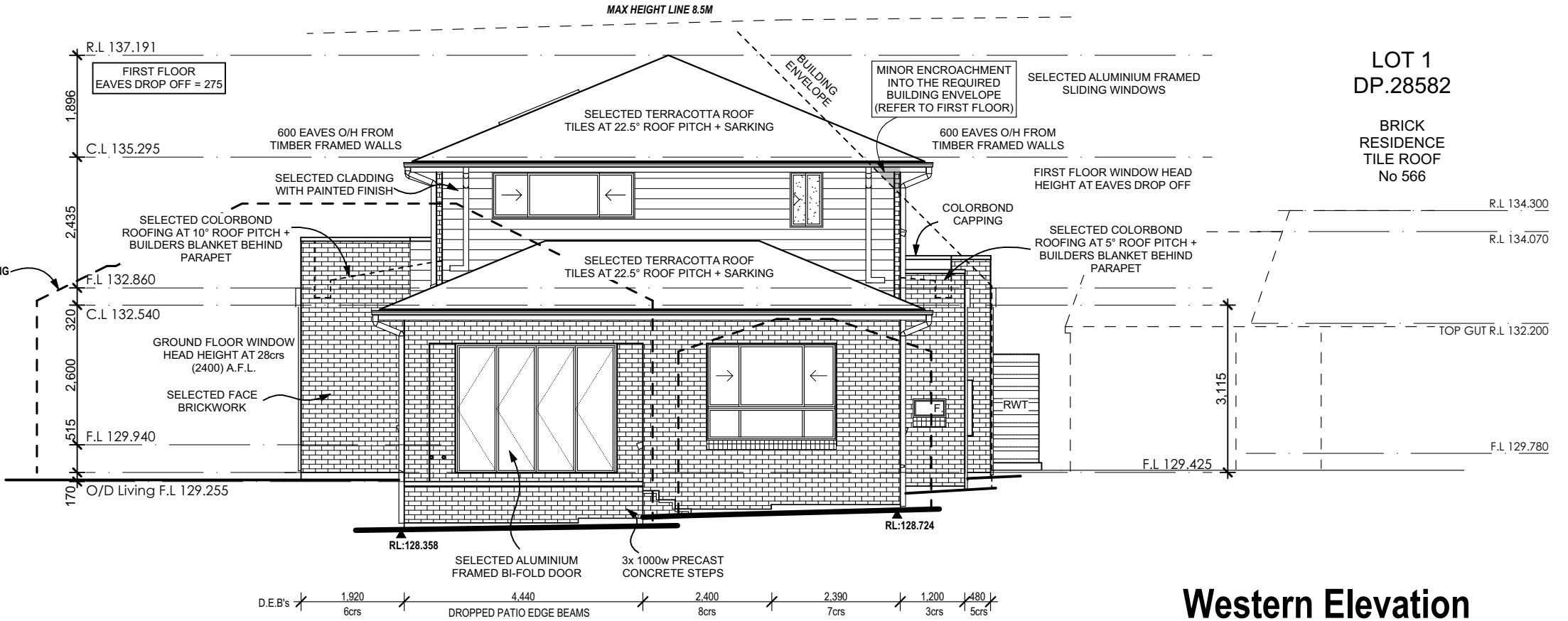


PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm

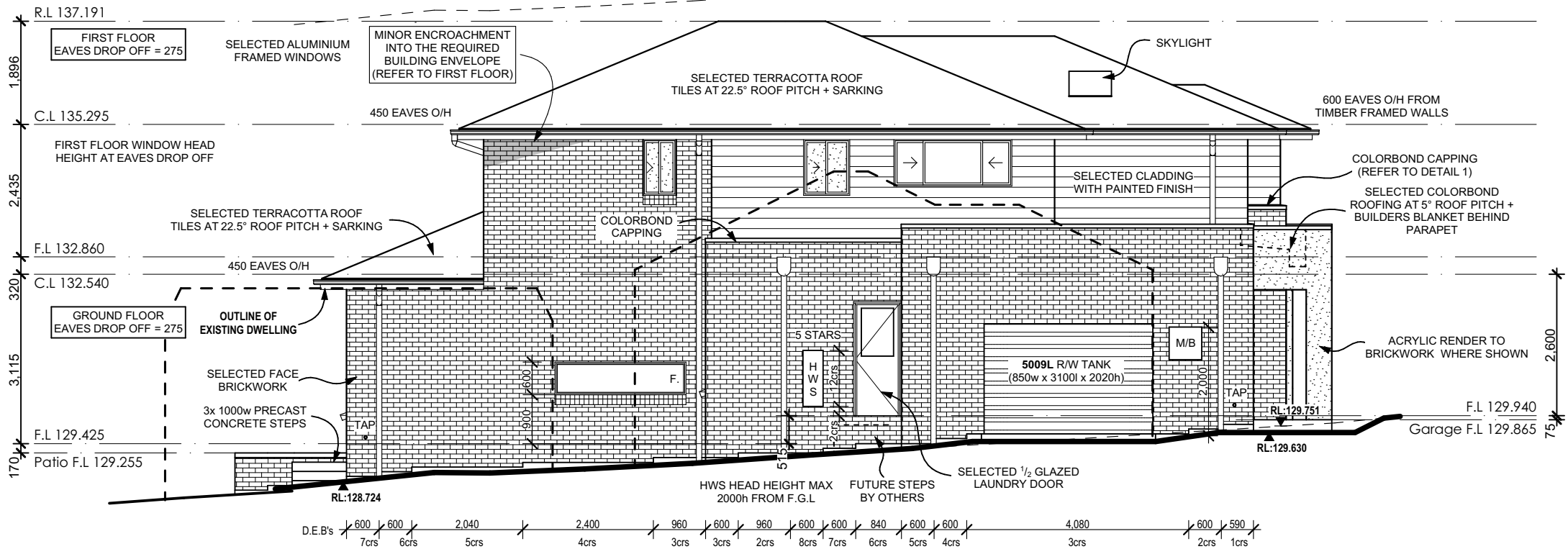
PRIMARY DWELLING



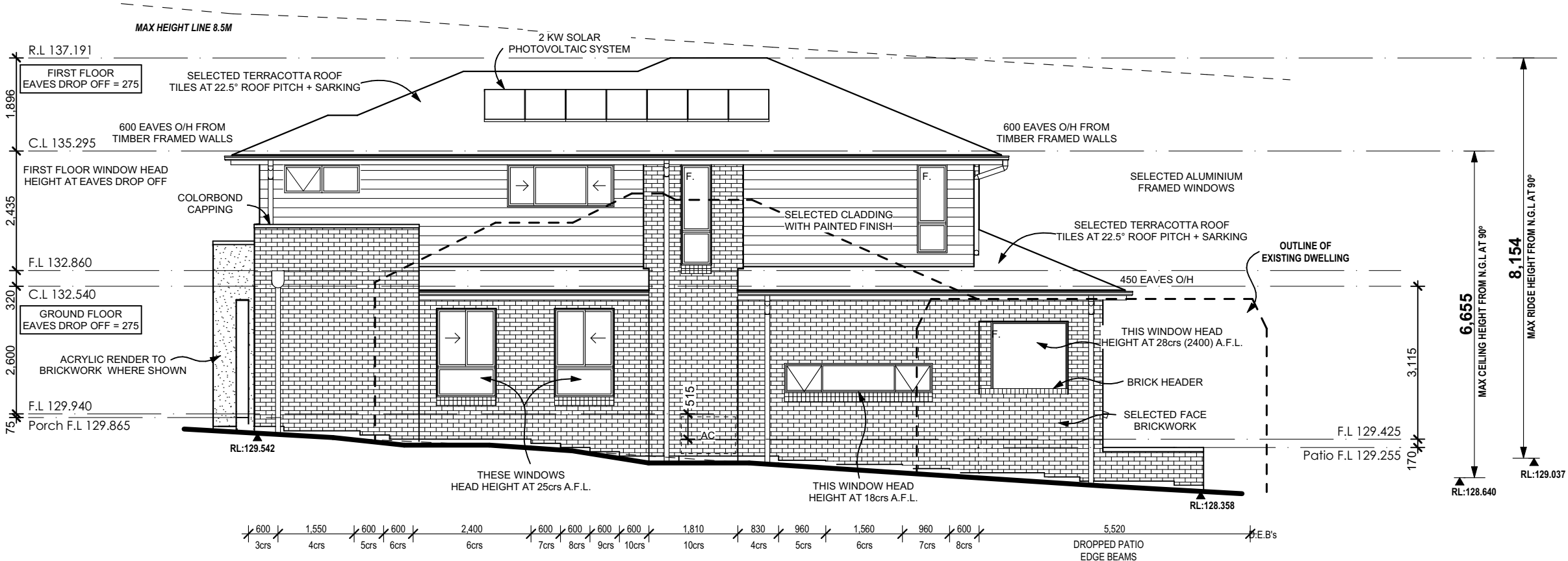
Eastern Elevation
Scale 1:100



Western Elevation
Scale 1:100



Southern Elevation
Scale 1:100



Northern Elevation
Scale 1:100


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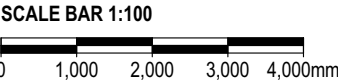
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Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Rev	Date	Amendment
E	06.07.21	DRAFT - COUNCIL LETTER - AW
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

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: 9 of 13
 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		



Architectural cross-section drawing of a proposed two-story house. The drawing shows the internal layout including a Garage, Hallway, Living area, and two bedrooms (BED 2 and BED 3). It details the roof structure with terracotta tiles and sarking, plasterboard lining, and selected colorbond roofing. The ground floor features sheet flooring on joists, R2.2HD insulation, and a reinforced concrete slab. The first floor has plasterboard walls and ceilings. The drawing also indicates the location of existing dwellings and the outline of the proposed house. Key dimensions and levels are provided, including eaves height, window head height, and ground level.

Roof and Eaves Details:

- SELECTED TERRACOTTA ROOF TILES + SARKING @ 22.5° ROOF PITCH ON PRE-FAB TRUSSES @ 600cts
- 600 EAVES O/H FROM TIMBER FRAMED WALLS
- SELECTED GUTTER ON PRESSED METAL FASCIA 600 EAVES O/H FROM TIMBER FRAMED WALLS
- 600

Internal Structure and Finishes:

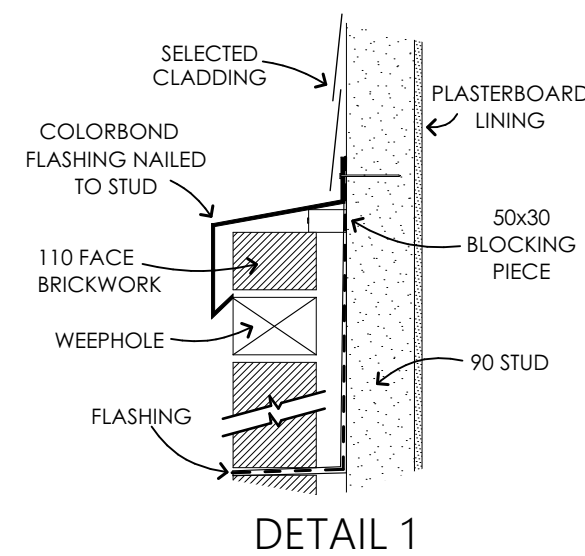
- PLASTERBOARD LINING TO INTERNAL WALLS & CEILINGS
- BED 2
- BED 3
- HARDITEX LINING TO U/SIDE OF EAVES
- SELECTED COLORBOND ROOFING AT 5° ROOF PITCH + BUILDERS BLANKET BEHIND PARAPET
- COLORBOND CAPPING
- SHET FLOORING ON 300 DEEP JOISTS AT 450 CTS MAX. AS PER MANUFACTURERS SPEC.
- R2.2HD INSULATION
- WATERPROOF MEMBRANE UNDER SLAB TURNED UP TO FINISHED GROUND LEVEL
- REINF. CONC. SLAB TO ENG. SPECS
- 0.5 VISCOURSE

Ground Floor and Foundation:

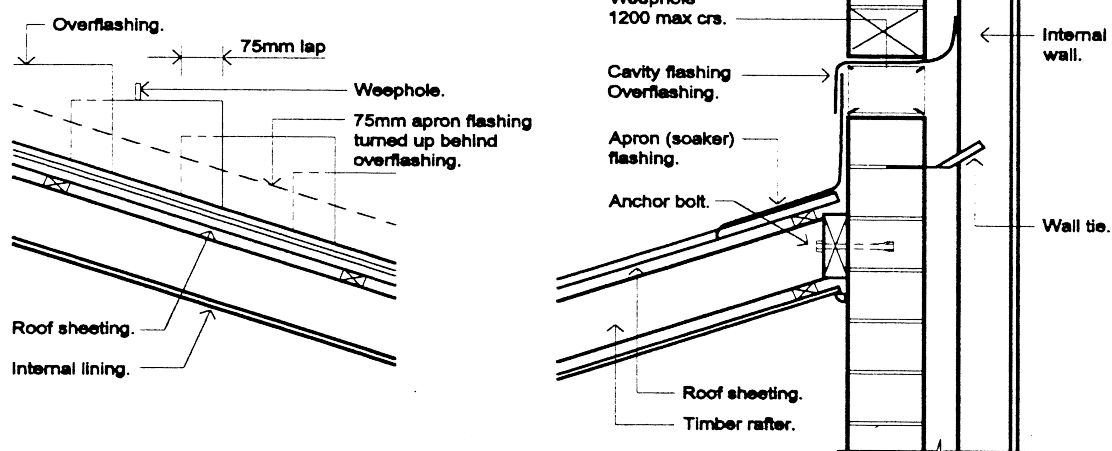
- GROUND FLOOR EAVES DROP OFF = 275
- 450 EAVES O/H
- GROUND FLOOR WINDOW HEAD HEIGHT AT 2crs BELOW EAVES DROP OFF + 1crs INSIDE EAVES
- 450
- 600
- 450
- OUTLINE OF EXISTING DWELLING
- SELECTED FACE BRICKWORK

Levels and Dimensions:

- C.L 135.295
- F.L 132.860
- C.L 132.540
- F.L 129.940
- Garage F.L 129.865



Scale 1:50



E	06.07.21	DRAFT - COUNCIL LETTER - AW
D	09.04.21	BASIX INFO ADDED & DA PLANS - AW
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A	04.11.20	CONTRACT DRAWINGS - AW
Rev	Date	Amendment

Soil Class: TBC	Slab Class: TBC	Wind Class: TBC
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Proposed: Principal Dwelling + Secondary Dwelling

Client : **M. Kulkarni & S. Kulkarni**

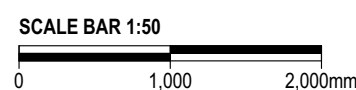
Design : Custom Design

Design : Custom Design

Job No: 4353N	Sheet Size: A2	Sheet No: 10 of 1
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Job No: 4353N	Sheet Size: A2	Sheet No: 10 of 1
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Job No: 4353N	Sheet Size: A2	Sheet No: 10 of 1
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PRIMARY DWELLING

Standard Electrical Plan

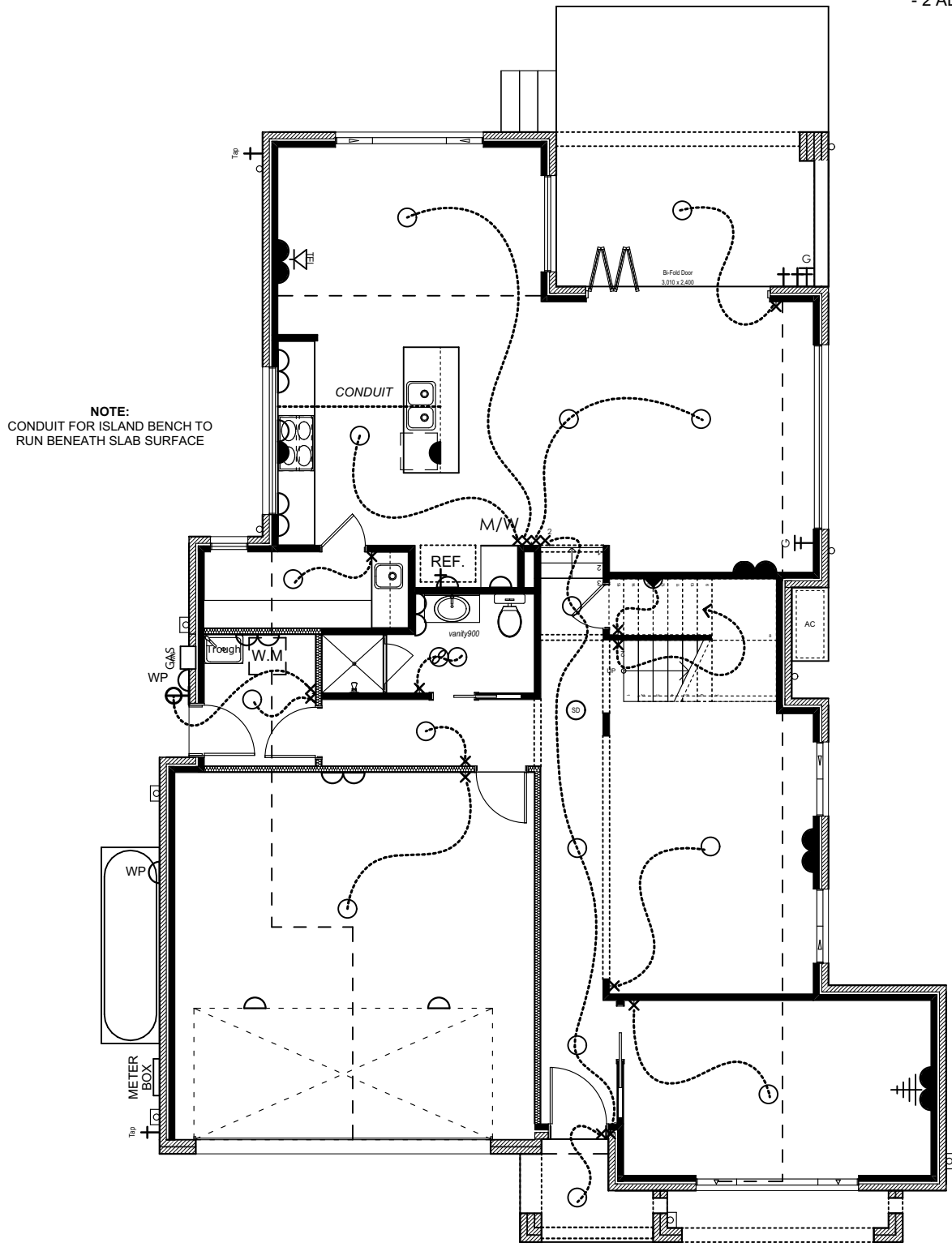
Scale 1:100

NOTE:
PROVIDE 2 KILOWATT SOLAR PHOTOVOLTAIC SYSTEM TO ROOF

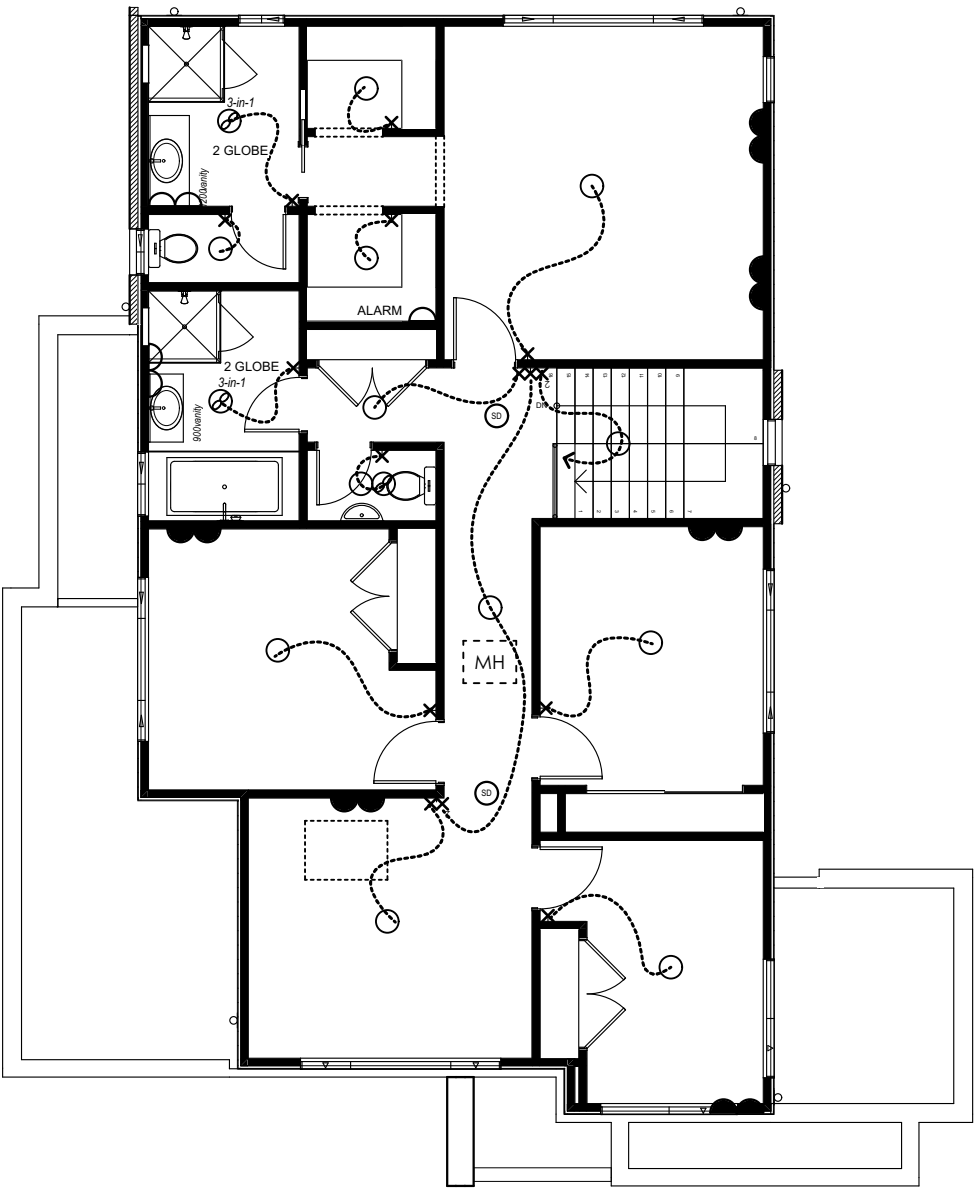
- NOTES:**
- ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR WITH SELF-CLOSING DAMPER
 - DUCT KITCHEN RANGEHOOD TO OUTSIDE AIR
 - PROVIDE ALARM SYSTEM
 - PROVIDE REMOTE CONTROL TO GARAGE DOORS (TWO HANDSETS)
 - PROVIDE 18KW DUCTED REVERSE CYCLE AIR CONDITIONING WITH INVERTER (TWO ZONES)
 - SMOKE ALARMS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

SCALE BAR 1:100
0 1,000 2,000 3,000 4,000mm

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

<div></div> <div>CHAMPION HOMES</div> <div>Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171</div> <div>Telephone: (02) 9825 8000 Fax: (02) 9825 8110</div> <div>www.championhomes.com.au</div> <div>Builders Licence No.92732C</div>	NOT FOR CONSTRUCTION	Soil Classification:				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: Principal Dwelling + Secondary Dwelling Lot:1 DP:27640 No.564 Warringah Road Forestville, NSW 2087	Client : M. Kulkarni & S. Kulkarni		
		TBC								
		Slab Classification:								
		TBC	E	06.07.21	DRAFT - COUNCIL LETTER - AW					
		Wind Speed Class:	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					
			TBC	Rev	Date			Amendment		
							Design : Custom Design			
							Job No: 4353N	Sheet Size: A2	Sheet No: 11 of 13	

Plot Date: Tuesday, 6 July 2021

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

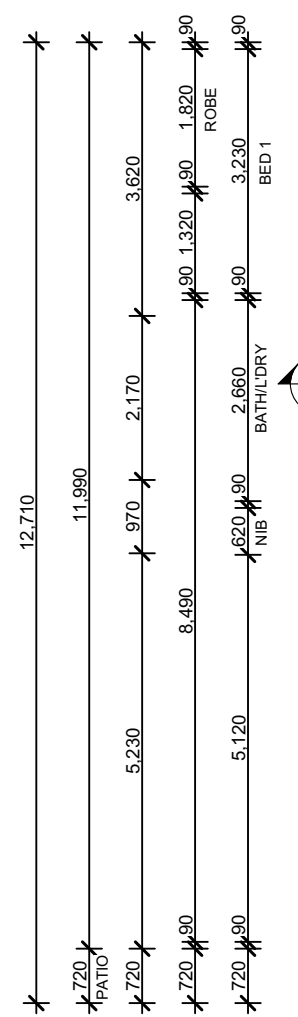
Standard Electrical Plan
Scale 1:100

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 MANUFACTURES DETAIL

SITE BOUNDARY

REAR SETBACK
5.126



S/02
12

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

NORTH

Secondary Dwelling Areas	
Area Name	Area m2
GROUND FLOOR	50.06
PATIO	0.86
	50.92 m²

ROOF AREA(m2) - Secondary	
Pitch	Horizontal Area
22.50°	65.36

SPLIT LEVEL
BRICK
RESIDENCE
TILE ROOF
No 562

920
SIDE
SETBACK

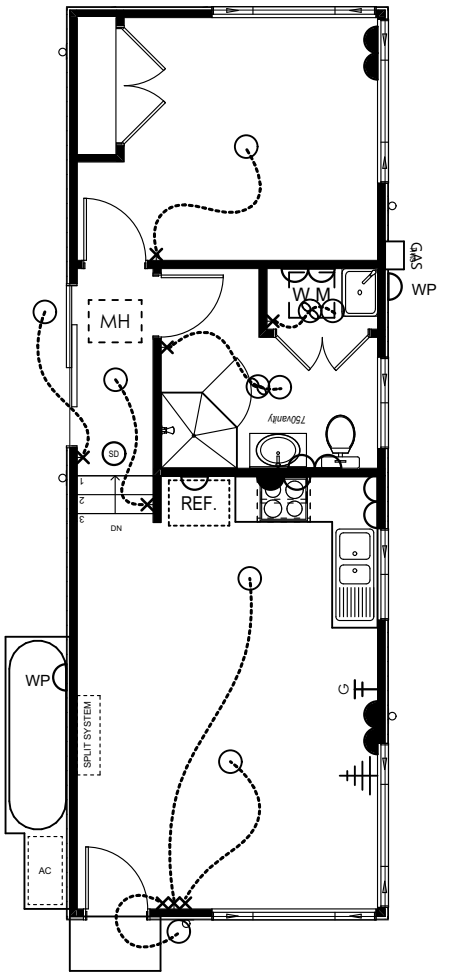
SITE BOUNDARY

LOT 2



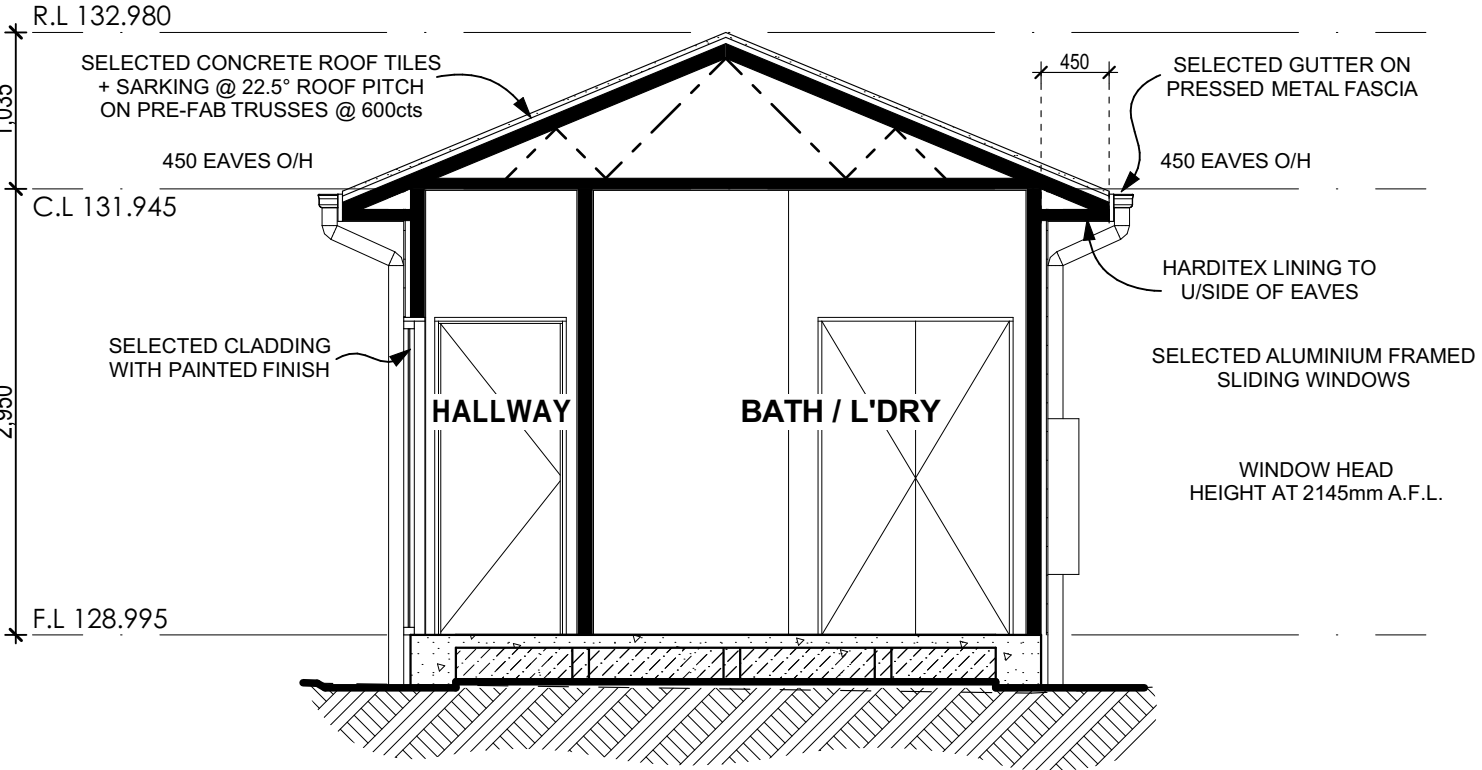
SECONDARY DWELLING

- NOTES:**
- PROVIDE SPLIT SYSTEM AIR CONDITIONING
 - SMOKE ALARMS TO BE INTERLOCKED AS PER BCA 2017 (3.7.2)



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	2	1
	⬤	GPO	3	2
	⬤	GPO	4	2
	⊙	Smoke Detector	1	---
	○	Standard light	8	---
	xxx	Switch	1	3
	x	Switch	5	1
	⊕	Television point	1	---

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



Section 02
Scale 1:50

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
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Builders Licence No.92732C

**NOT FOR
CONSTRUCTION**

Soil Classification:
TBC

Slab Classification:
TBC

Wind Speed Class:
TBC

Rev	Date	Amendment
E	06.07.21	DRAFT - COUNCIL LETTER - AW
D	09.04.21	BASIX INFO ADDED & DA PLANS - AW
C	11.03.21	HYDRAULICS AMENDMENTS - SI
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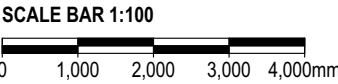
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**Proposed: Principal Dwelling +
Secondary Dwelling**

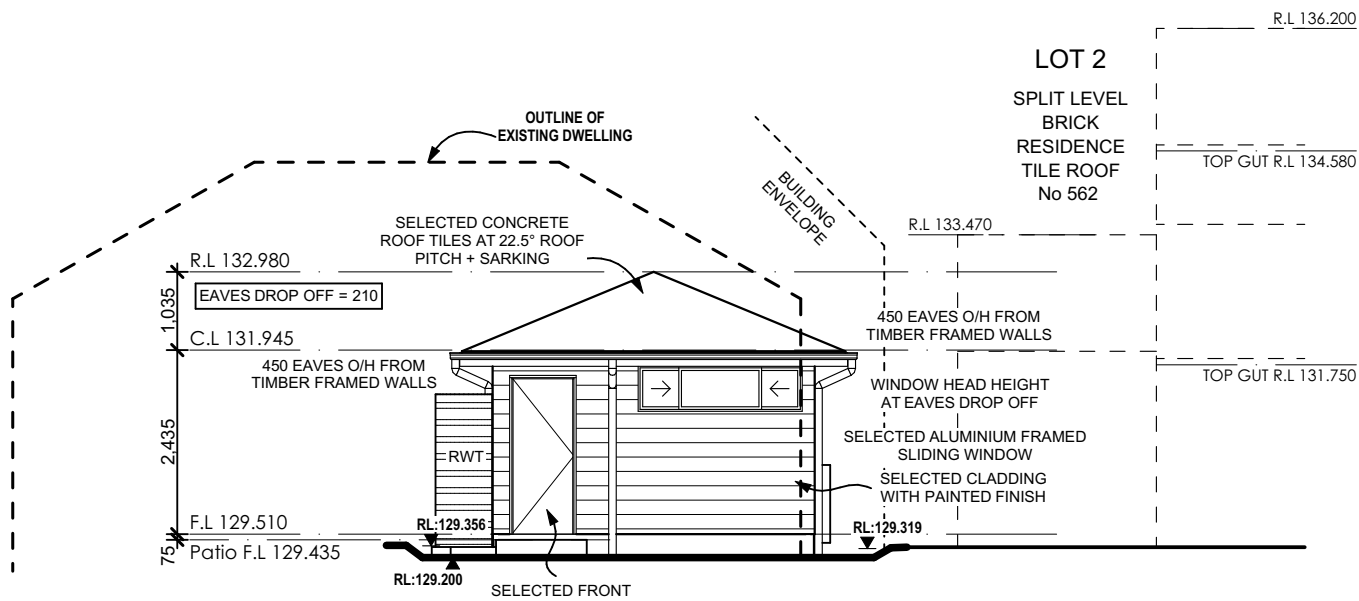
Lot:1 DP:27640
No.564 Warringah Road
Forestville, NSW 2087

Client : M. Kulkarni & S. Kulkarni		
LGA:	Northern Beaches Council	Date: 04.11.20
Design : Custom Design		
Job No:	4353N	Sheet Size: A2
		Sheet No: 12 of 13

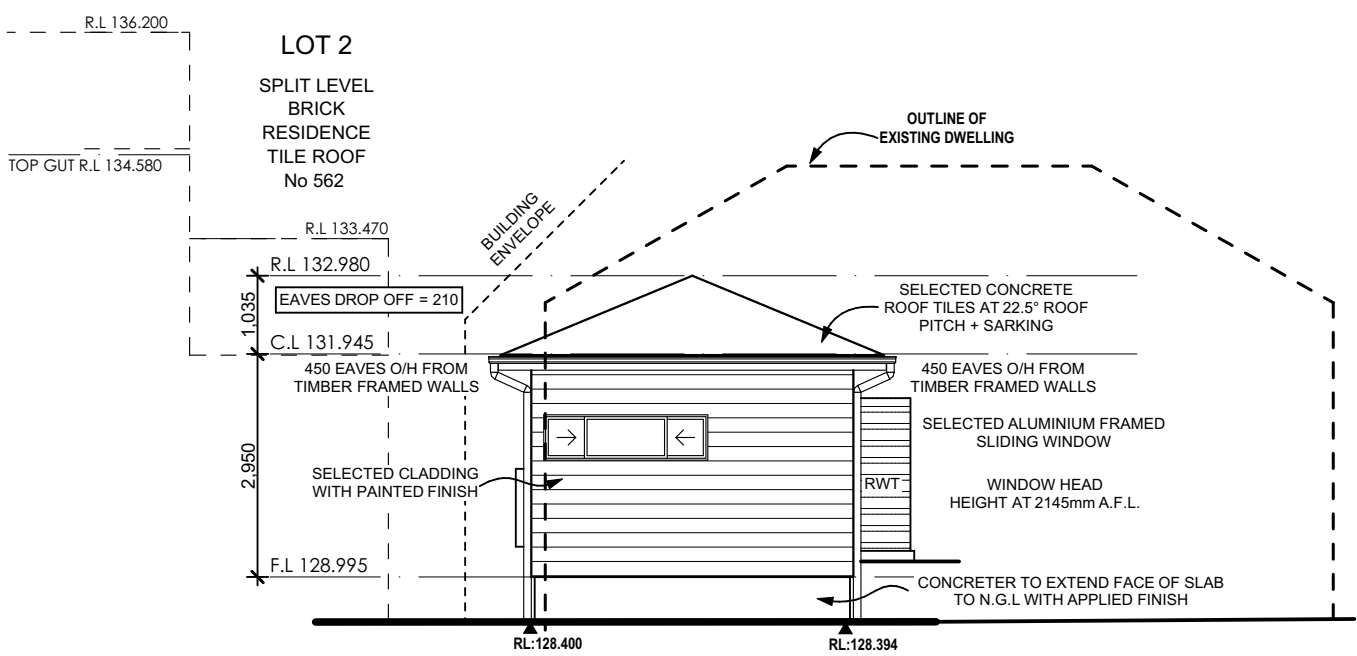
Plot Date: Tuesday, 6 July 2021



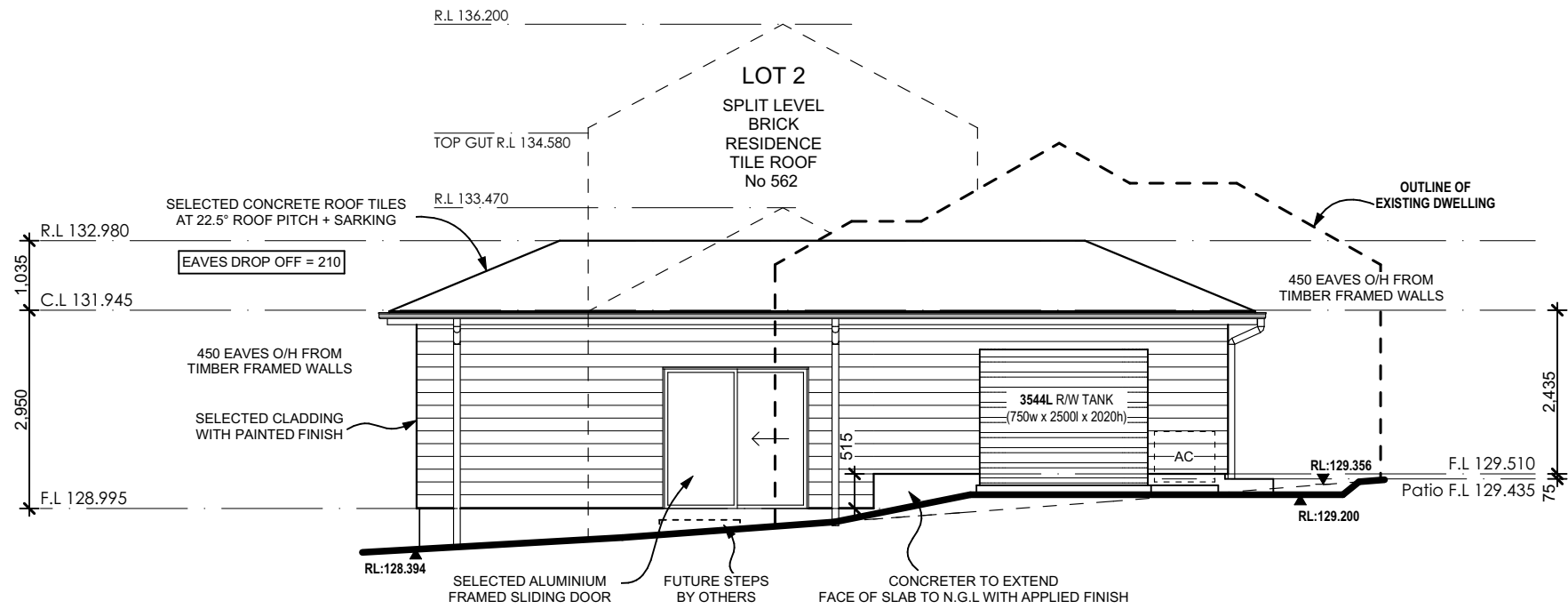
SECONDARY DWELLING



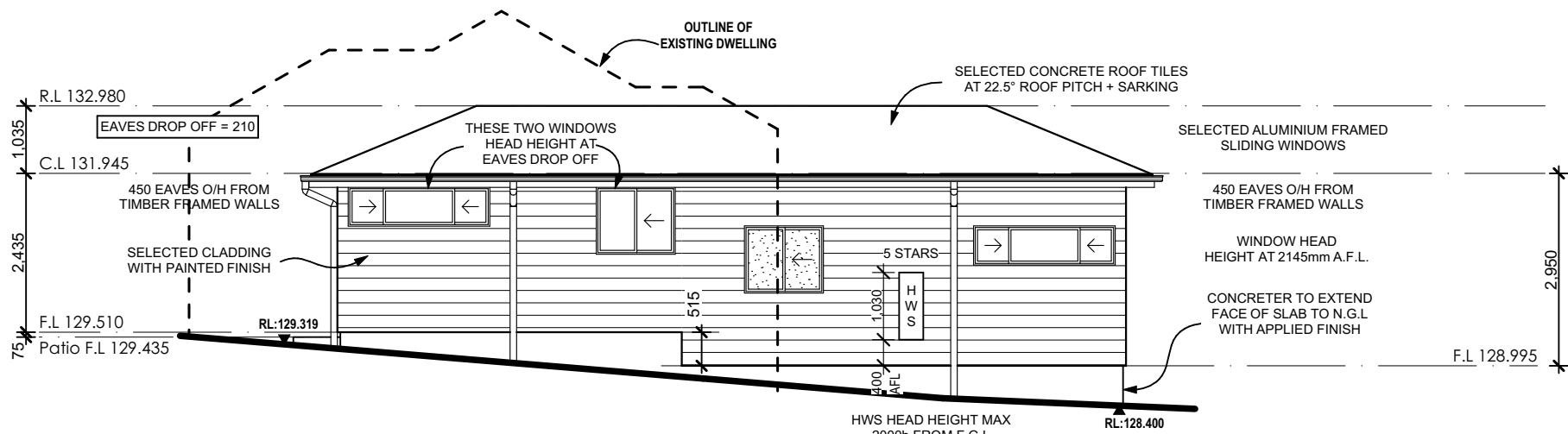
Eastern Elevation
Scale 1:100



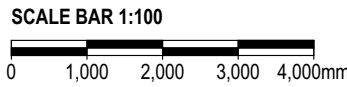
Western Elevation
Scale 1:100



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 m ² of roof area - Tank size min 3000 litres			
	Secondary dwelling: Rainwater tank to collect run off from at least 50 m ² of roof area - Tank size min 2000 litres			
	The applicant must connect the rainwater tank to:			
	Landscaping 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)

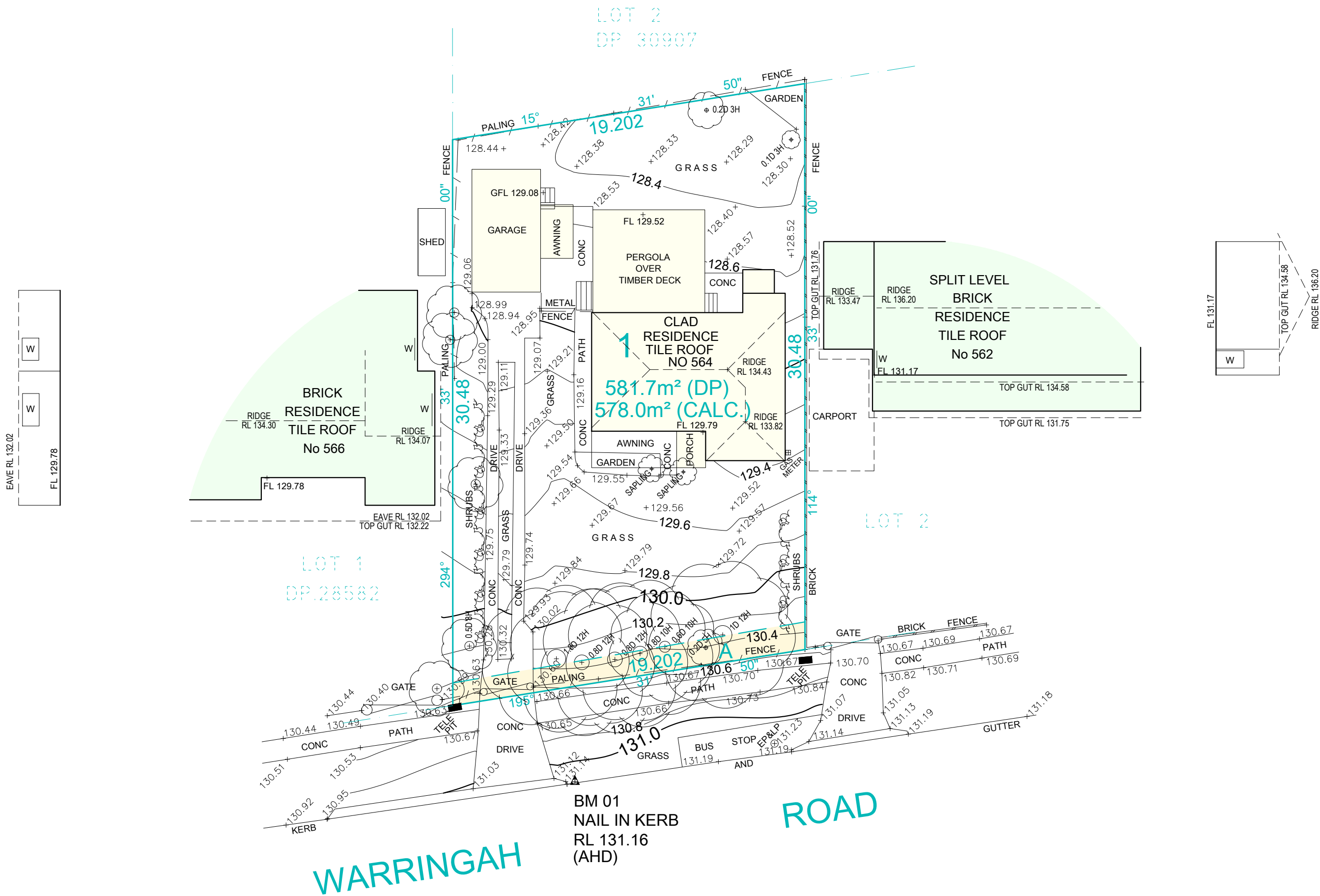
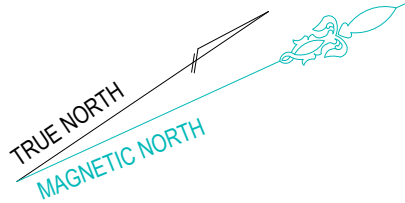
NatHERS - THERMAL COMFORT SUMMARY

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		

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		
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		Sheet No: 13 of 13
 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		

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

BEARINGS SHOWN HAVE BEEN DEDUCED FROM
LAND REGISTRY SERVICES PLANS AND
ARE RELATED TO MAGNETIC NORTH.
TRUE NORTH IS APPROXIMATE ONLY.
FURTHER INVESTIGATION WILL BE REQUIRED
TO DETERMINE ACCURATE TRUE NORTH.



LEGEND

- HOT WATER TANK
- 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: SSM 2944
SOURCE OF LEVELS: SCIMS

STRUCterre consulting
REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS
Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141
Phone: 9646 5811, Fax: 9646 2311
Email: nswsurveying@structerre.com.au
www.structerre.com.au

LOCATION PLAN

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



F		
E		
D		
C		
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A		
No.	AMENDMENT	DATE

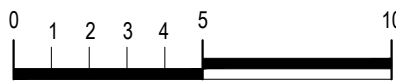
CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LRS, NSW AND ARE SUBJECT TO FINAL SURVEY.
BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
THE RELATIONSHIP OF IMPROVEMENTS & 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



DETAIL & CONTOUR SURVEY

LOT 1 DP 27640
AT 564 WARRINGAH ROAD, FORESTVILLE

CLIENT:	REF:
CHAMPION HOMES	4353



SCALE 1: 200 A2

DRAWN: KT	JOB 3.20.18828.1	DATE: 13.10.2020
CHECKED: MN	FILE NAME 3.20.18828.1	DATUM: AHD

CHAMPION HOMES