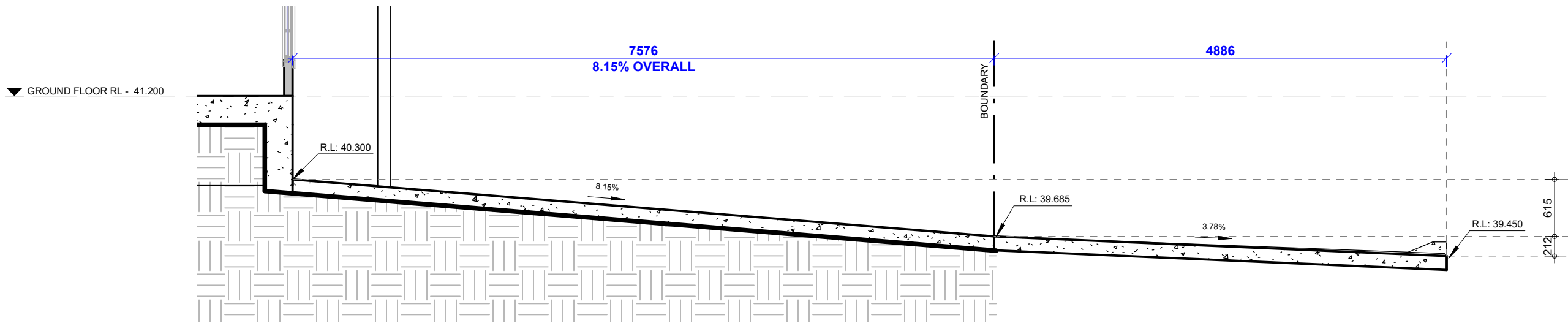




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CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	PERSPECTIVE		221090	OWNER ACCEPTANCE	A	19.10.2021	CONCEPT SKETCH	PM
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		Council: NORTHERN BEACHES		C			17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	
				D			08.02.2022	DA/CC SET PLANS	DG	
				Paper: A3 Scale:		E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	
DP No. : 2366 Approval Type: DA		Sheet No: 00.0 Date: 19-10-2021	OWNER SIGNATURE		DATE	F	21.03.2023	DA PLANS	AP	
			OWNER SIGNATURE		DATE					

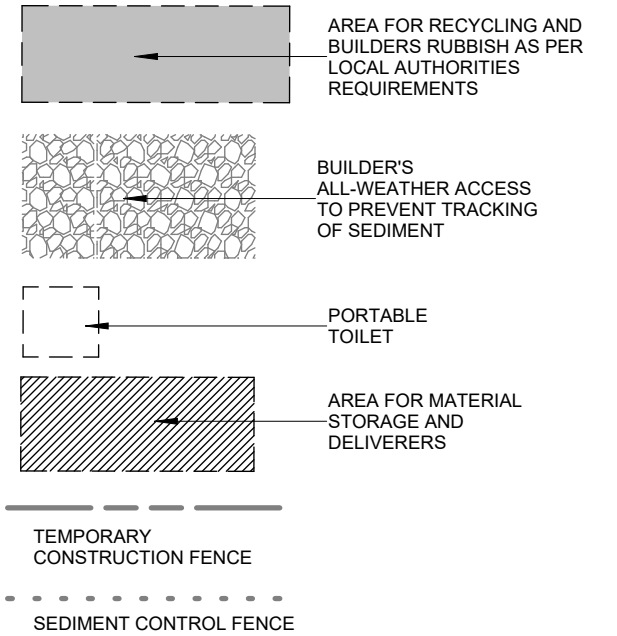
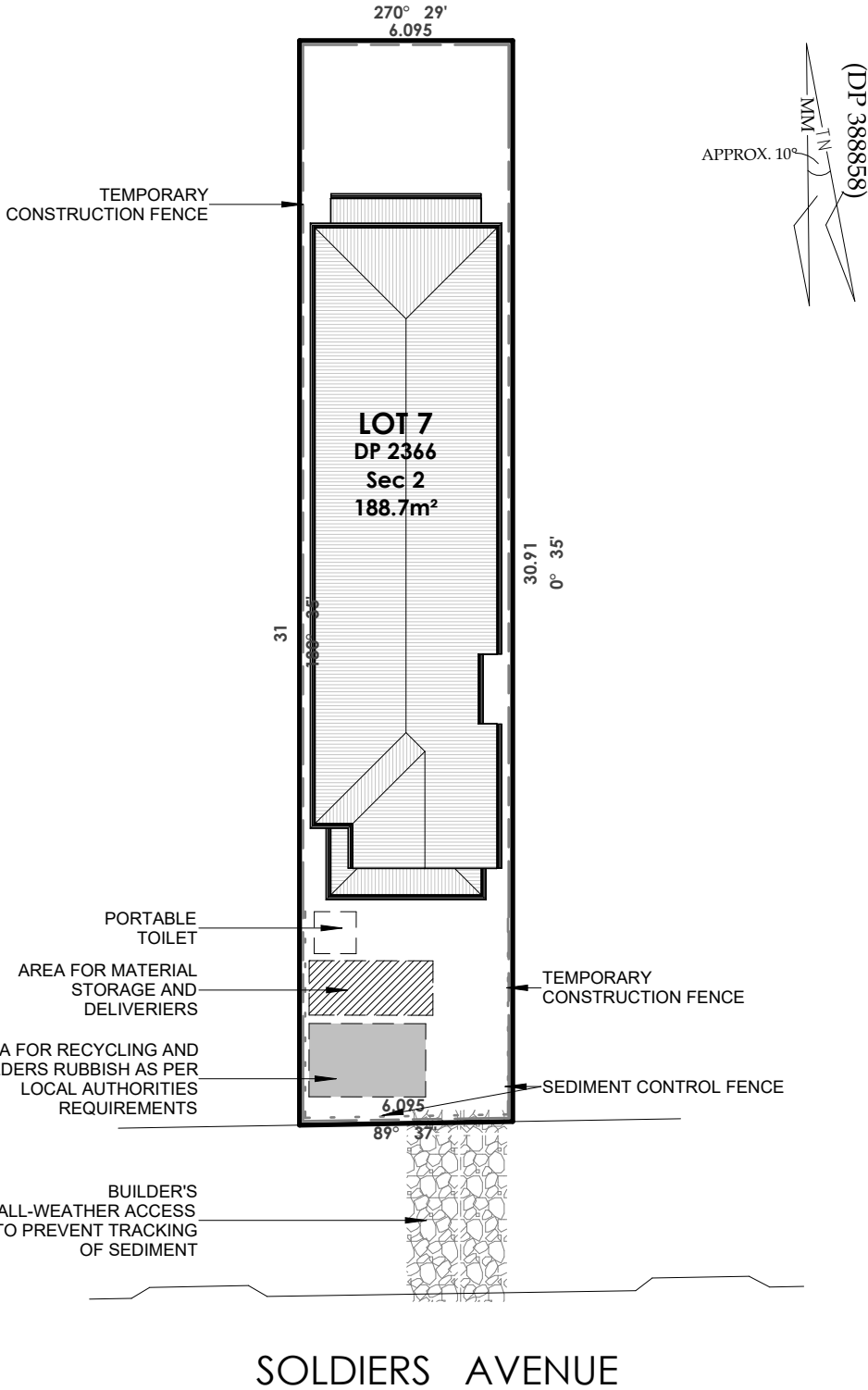
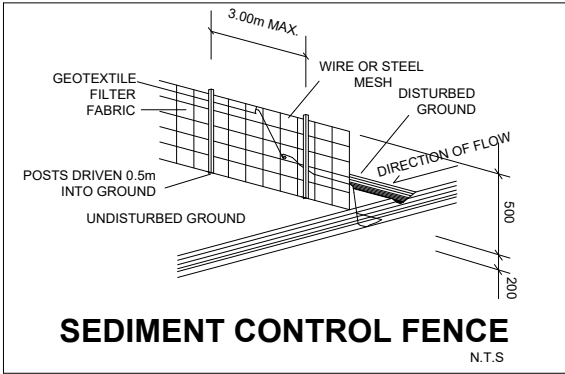
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DRIVEWAY GRADIENT

DRIVEWAY GRADES INCLUDING TRANSITIONS
COMPLIANT WITH AS2890.1

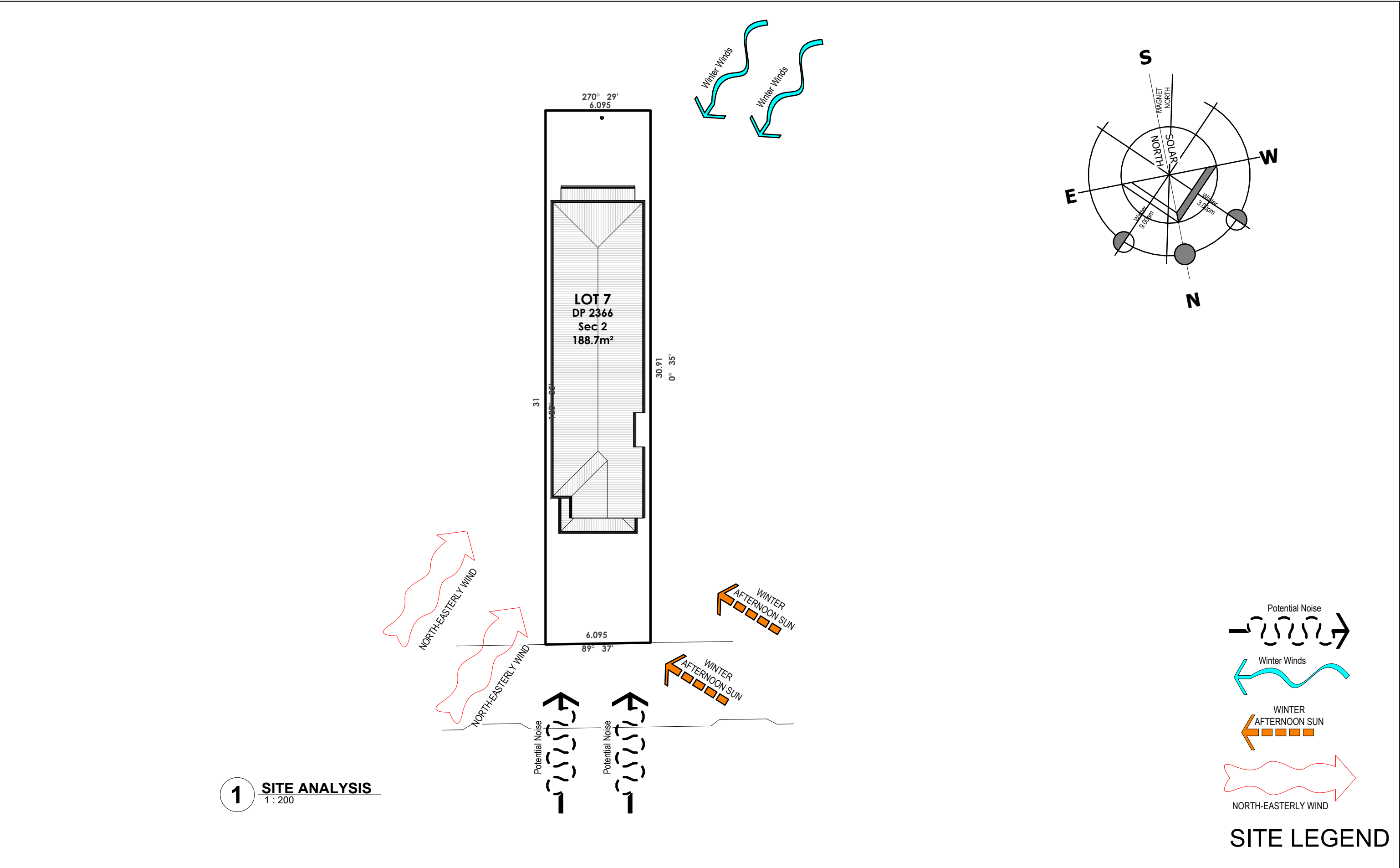
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CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		DRIVEWAY GRADIENT		OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM		
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				Council: NORTHERN BEACHES				C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM		
				Paper: A3				D	08.02.2022	DA/CC SET PLANS	DG		
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DP No. : 2366		Approval Type: DA		Sheet No: 01.01	Date: 19-10-2021	OWNER SIGNATURE		F	21.03.2023	DA PLANS	AP		
						OWNER SIGNATURE							



SITE MAN. LEGEND

1 SITE MANAGEMENT PLAN
1 : 200

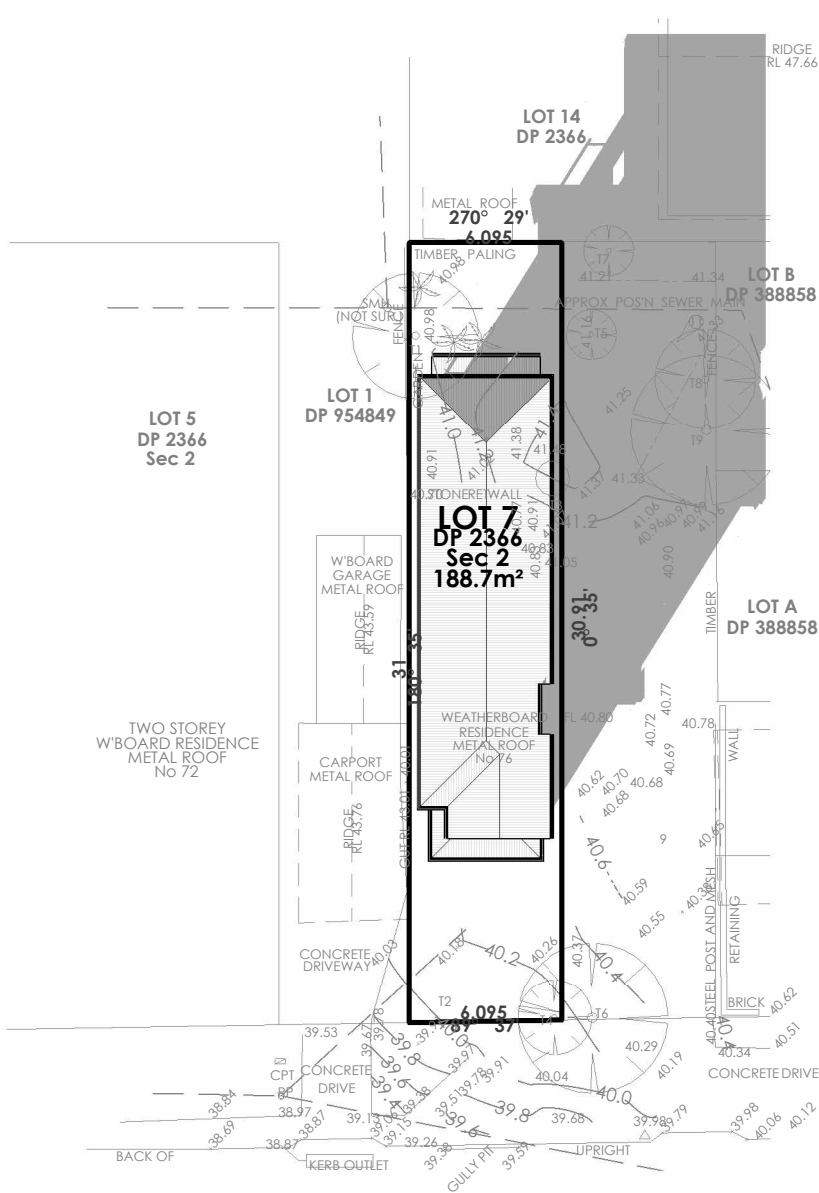
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		Council: NORTHERN BEACHES	Client: Giuseppe Ippolito & Daniel Joseph Gregory	OWNER ACCEPTANCE	B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					D	08.02.2022	DA/CC SET PLANS	DG
					E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
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				OWNER SIGNATURE	DATE			
				OWNER SIGNATURE	DATE			



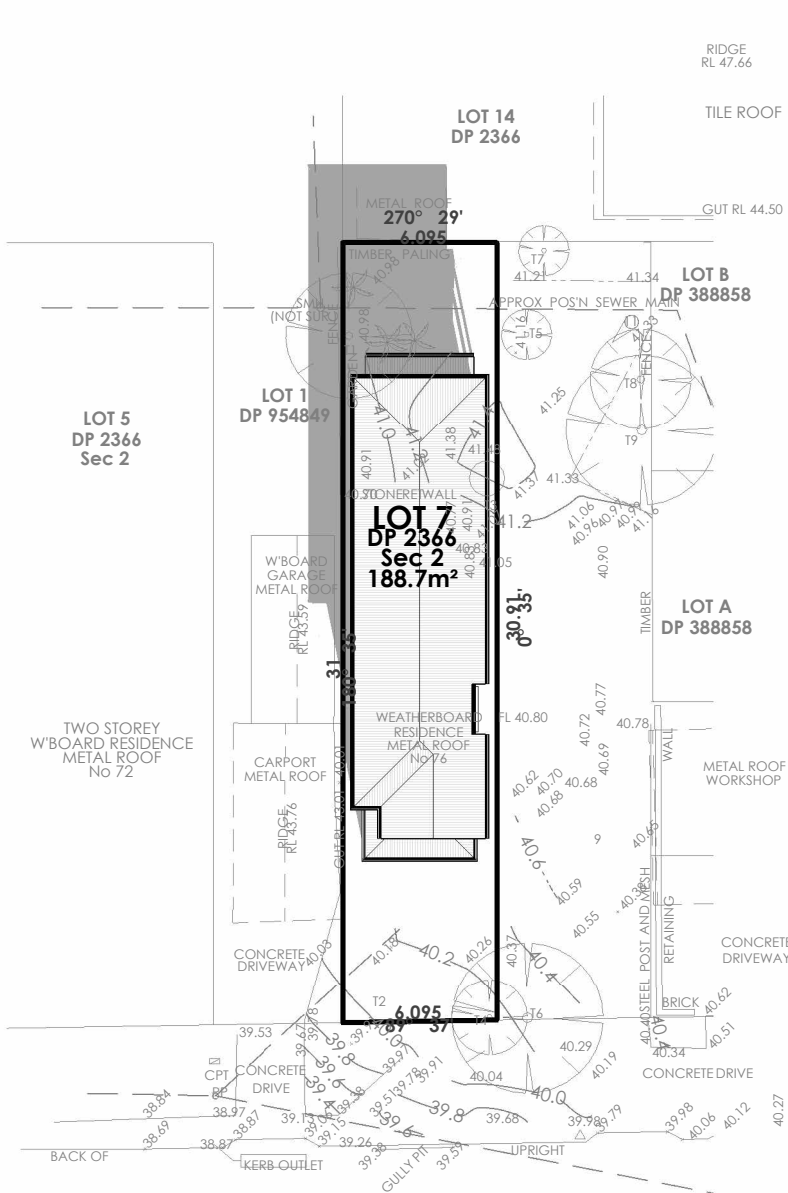
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CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	SITE ANALYSIS	OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM	
						B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	
			C			17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM		
			D			08.02.2022	DA/CC SET PLANS	DG		
		Council: NORTHERN BEACHES		Paper: A3	Scale: As indicated	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	
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ZACHomes

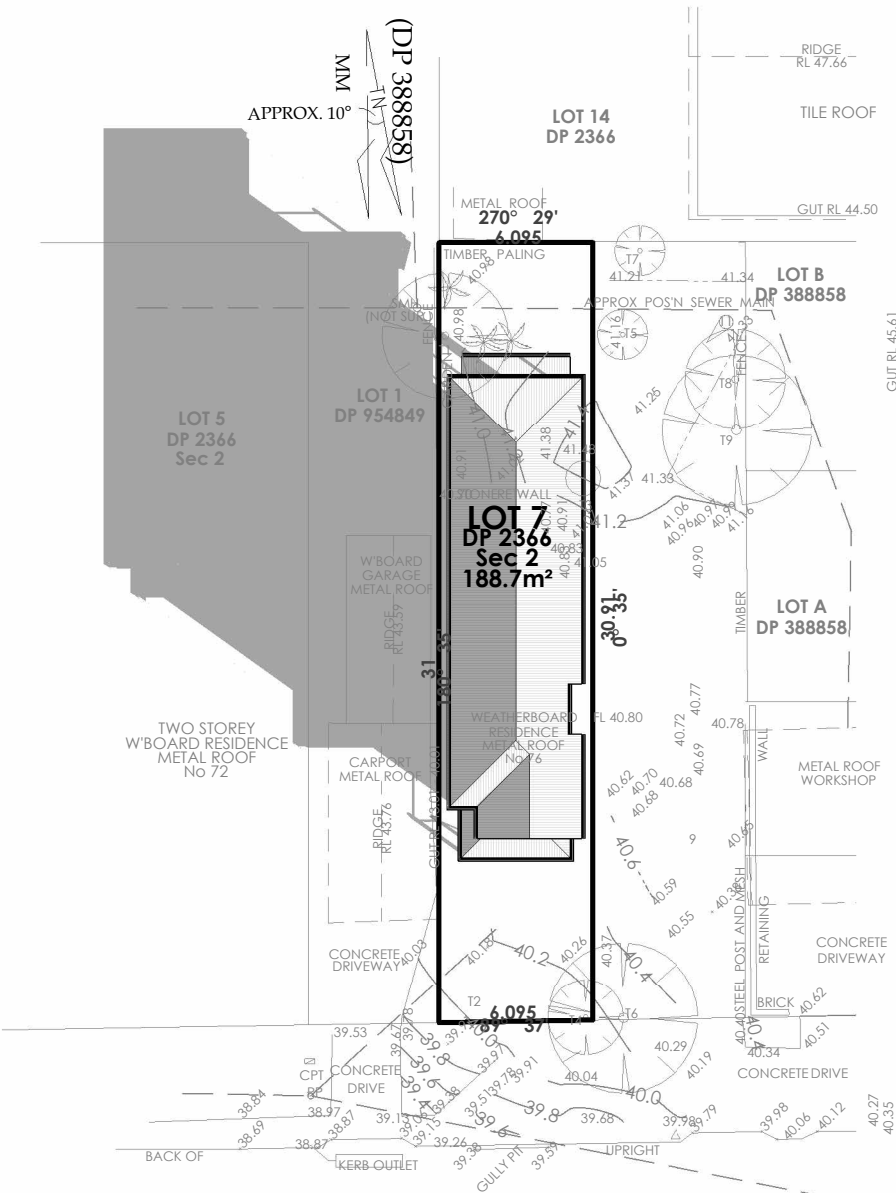
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9AM 21st June



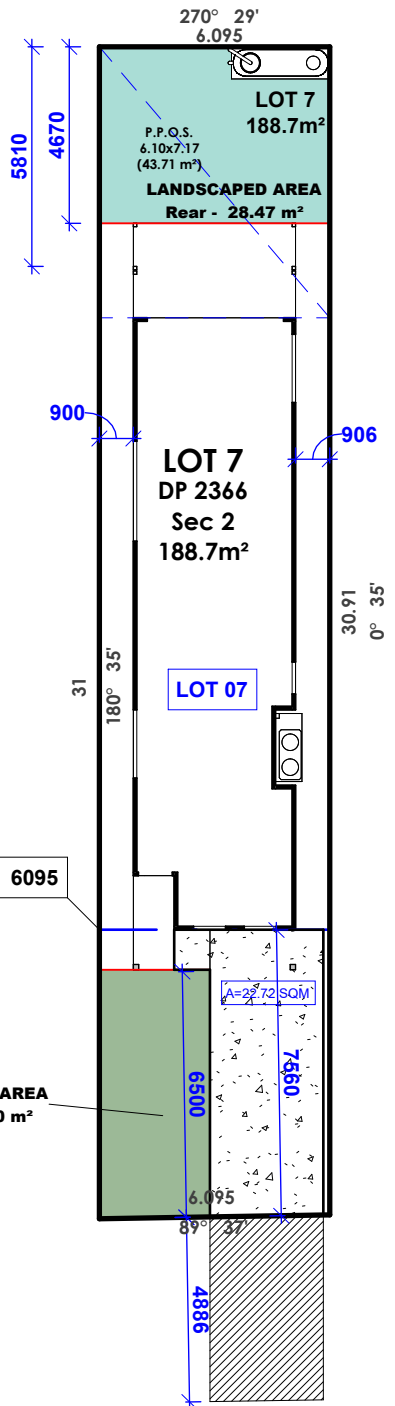
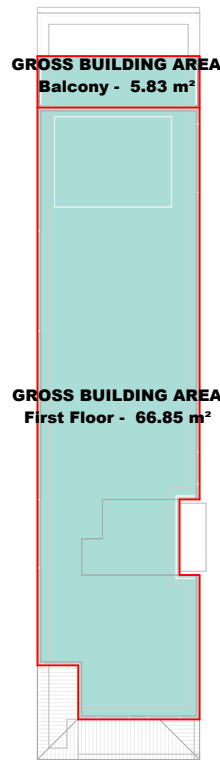
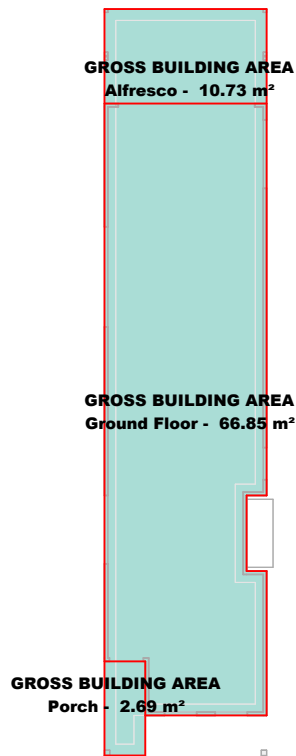
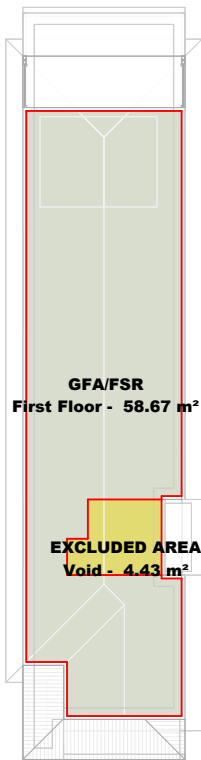
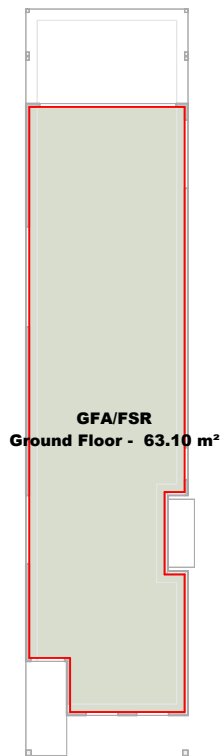
12 NOON 21st June



3PM 21st June

SHADOW DIAGRAMS

Product:	Facade:	Site Address:		Title:		Job No.:	221090	Issue	Date	Description	Drawn						
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		SHADOW DIAGRAM		OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM						
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								C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM						
								D	08.02.2022	DA/CC SET PLANS	DG						
						OWNER SIGNATURE		E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP						
						DATE		F	21.03.2023	DA PLANS	AP						
						OWNER SIGNATURE											
						DATE											
Council: NORTHERN BEACHES		Paper: A3		Scale: 1 : 300													
DP No. : 2366		Approval Type: DA		Sheet No: 01.5		Date: 19-10-2021											



- 1 GROUND FLOOR - GFA/FSR
1 : 200
- 2 FIRST FLOOR - GFA/FSR
1 : 200
- 4 GROUND FLOOR - GROSS
1 : 200
- 5 FIRST FLOOR - GROSS
1 : 200

Area Schedule (GFA/FSR)		
Comments	Name	Areas
LOT 07	Ground Floor	63.10 m ²
LOT 07	First Floor	58.67 m ²
		121.77 m ²
LOT 07: 2		121.77 m ²

Area Schedule (Gross Building) LOT 07	
Name	Areas
Ground Floor	66.85 m ²
Alfresco	10.73 m ²
Porch	2.69 m ²
Balcony	5.83 m ²
First Floor	66.85 m ²
GROSS BUILDING AREA	152.95 m ²

- 3 LANDSCAPING AREA
1 : 200

LANDSCAPE MIN. AREA 40%
LOT 7 = 75.48m²
VARIATION SEEKED

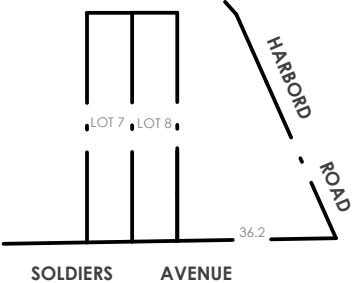
Area Schedule (Landscape Compliance)			
Comments	AREA CATEGORY	Landscape Location	Area
LOT 07	LANDSCAPED AREA	Rear	28.47 m ²
LOT 07	LANDSCAPED AREA	Front	19.20 m ²
LOT 07: 2			47.67 m ²

1/05/2023 8:57:25 AM

LOCATION PLAN

(NOT TO SCALE)

LATITUDE: -33.776500
LONGITUDE: 151.280087



"ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE"

LEGEND:

- Major Contour
Minor Contour
Approx. Location Underground Sewer Mains
Approx. Location Underground Water Mains
Approx. Location U'ground Telecommunications Line
Approx. Location Overhead Telecommunications Line
Approx. Location Underground Gas Mains
Approx. Location Overhead Power Supply
Back of Kerb
Edge of Bitumen
- PP Power Pole
PB Power Box
SP Service Pole
LP Light Pole
HYD Hydrant
WM Water Meter
SV Stop Valve
SMH Sewer Maintenance Hole
SIO Sewer Inspection Opening
CPT Telecommunications Pit
Gas Meter
Kerb Inlet Stormwater Pit
Grated Stormwater Pit
Benchmark
Photo Aspect
Gutter Level
Ridge Level
Tree
GDN Garden


CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY. THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF INTRAX.

DISCLAIMER:
1. THIS SURVEY IS A DETAIL & CONTOUR SURVEY. CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
2. BOUNDARY POSITIONS SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.
3. INTRAX HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. BOUNDARY DIMENSIONS AND AREAS ARE DERIVED FROM THE DEPOSITED PLAN. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.
* SETBACKS SHOWN ARE APPROXIMATE. THEY HAVE BEEN DERIVED FOR PLANNING PURPOSES ONLY.

1 DEMOLITION PLAN
1 : 200

SOLDIERS AVENUE

AVENUE

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	DEMOLITION	221090	A	19.10.2021	CONCEPT SKETCH	PM
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				OWNER SIGNATURE		C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK
						D	08.02.2022	DA/CC SET PLANS
				OWNER SIGNATURE		E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK
						F	21.03.2023	DA PLANS
Council: NORTHERN BEACHES				OWNER SIGNATURE				
DP No. : 2366 Approval Type: DA				OWNER SIGNATURE				
Sheet No: 01.8 Date: 19-10-2021								

DEMOLITION BY OWNER

DEMOLITION AS PER AS2601: THE DEMOLITION OF STRUCTURES. ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH ALL NSW WORKCOVER GUIDELINES.

1/05/2023 8:57:27 AM

KEY SYMBOLS

FSL:	FINISHED SLAB LEVEL	
FF:	FINISHED FLOOR	
FC:	FINISHED CEILING	
MH OVER	MAN HOLE (ROOF ACCESS)	BULKHEADS
JOISTS	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)	OVERHEAD CABINET
SA	HARDWIRED SMOKE ALARM	
DP	DRAINAGE POINT	
●	AIR-CONDITIONING DROPPER	
---	AIR-CONDITIONING DUCT LINE	
AC OUT	AIR-CONDITIONING OUTLET	
KITCHEN / WET AREA ELEVATIONS		

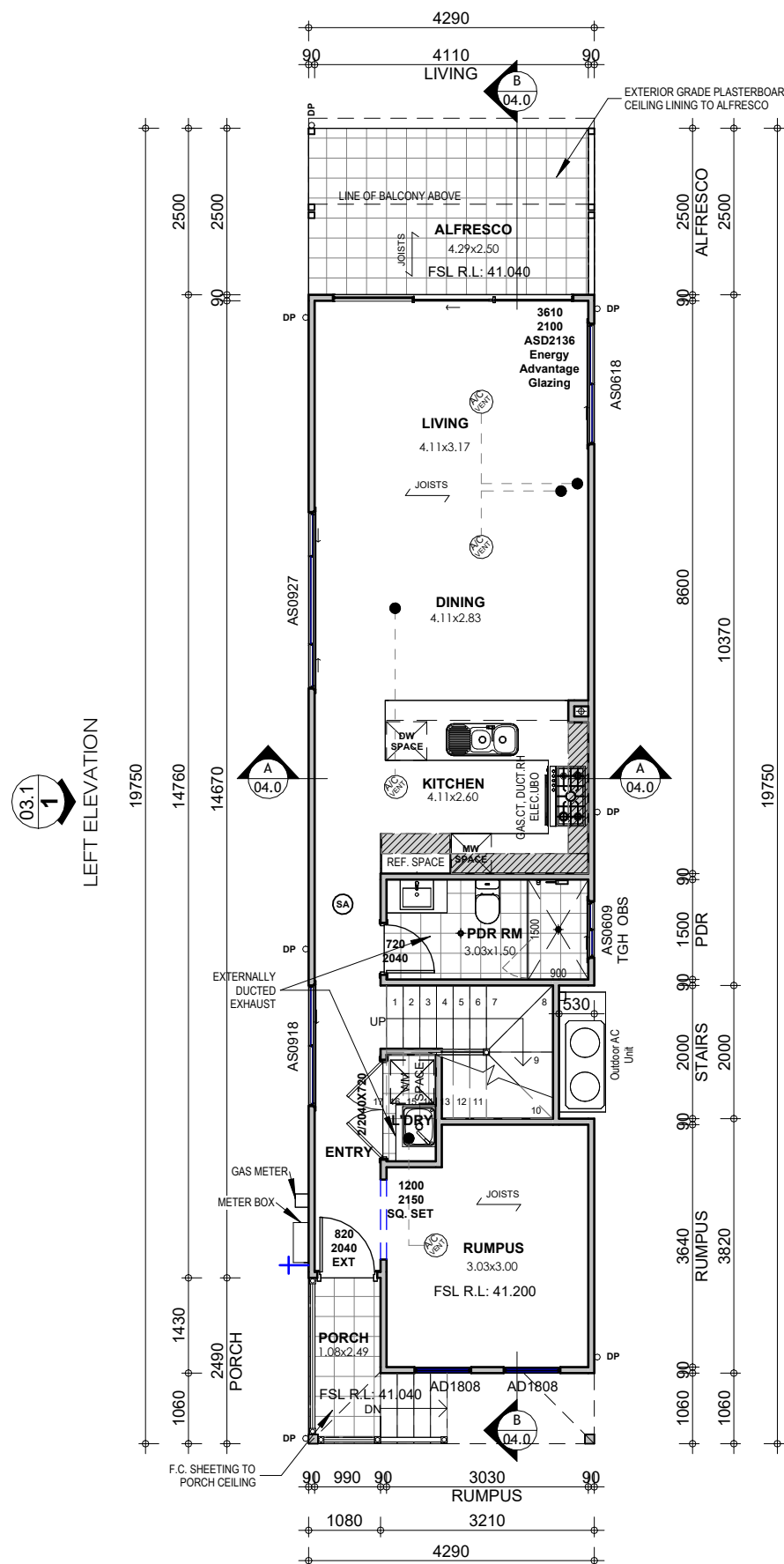
NOTE: ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

PROVIDE ENERGY TECH GLAZING THROUGHOUT EXCLUDING WET AREAS

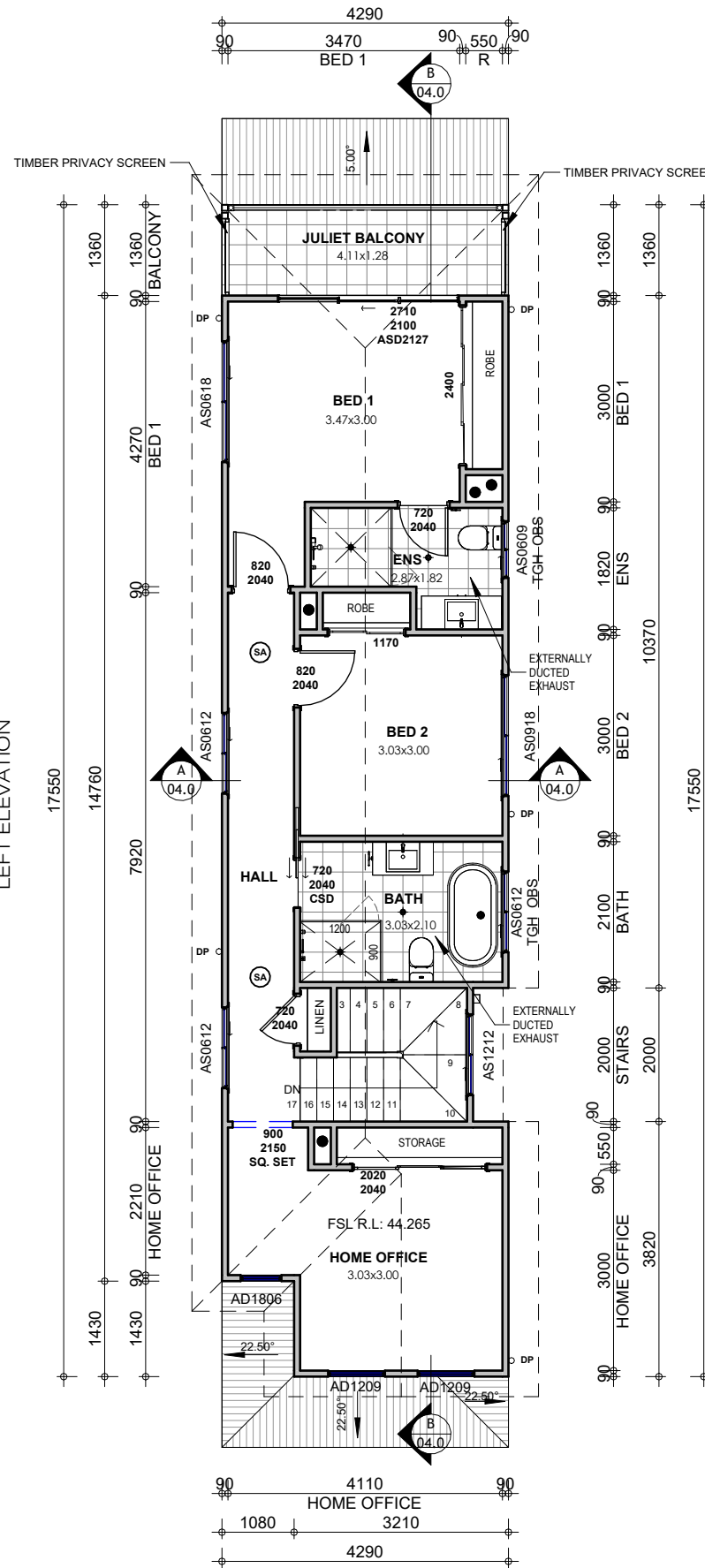
MECHANICAL VENTILATION DISCHARGE TO EXTERNAL WALL AS PER BCA PART 3.8.7.4 - CONDENSATION MANAGEMENT

Area Schedule (Gross Building) LOT 07

Name	Areas
Ground Floor	66.85 m ²
Alfresco	10.73 m ²
Porch	2.69 m ²
Balcony	5.83 m ²
First Floor	66.85 m ²
GROSS BUILDING AREA	152.95 m ²

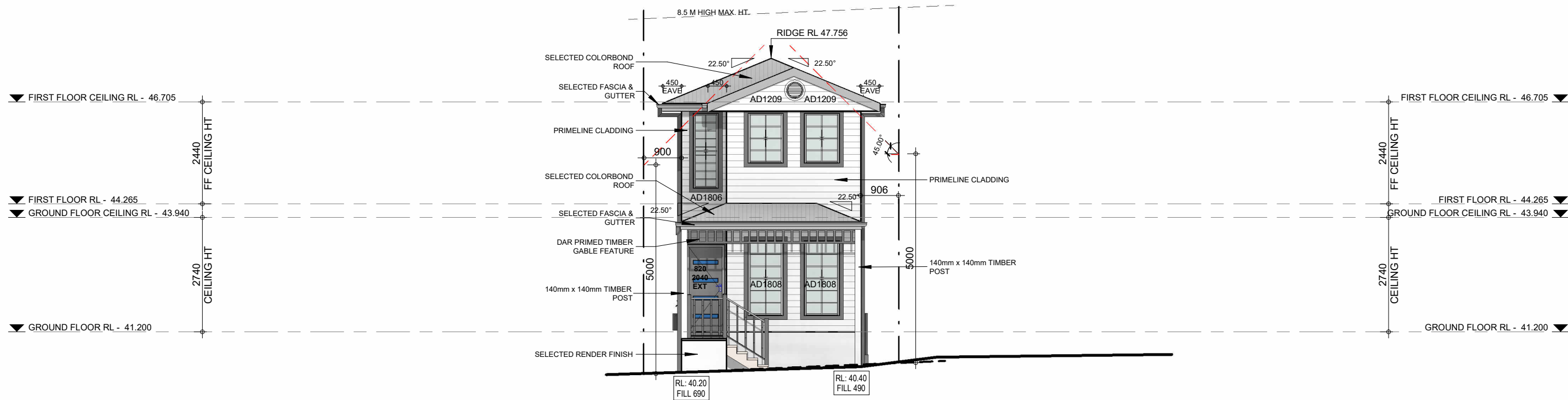


1 GROUND FLOOR PLAN
1 : 100

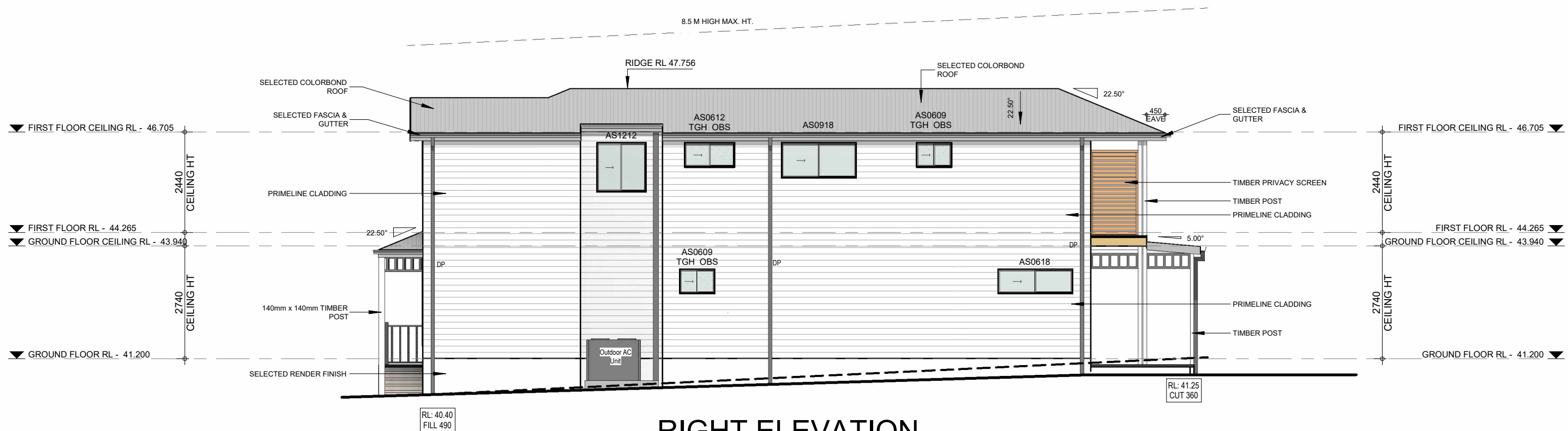


2 FIRST FLOOR PLAN
1 : 100

Product:		Facade:		Site Address: Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		Title: FLOOR PLANS		Job No.:		221090		Issue	Date	Description		Drawn
CUSTOM		CUSTOM						OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH		PM		
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		C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK		PM										
		D	08.02.2022	DA/CC SET PLANS		DG										
				Council: NORTHERN BEACHES		Paper: A3				Scale: 1 : 100		OWNER SIGNATURE		E		07.02.2023
DP No. :	2366			Approval Type:	DA	Sheet No:	02.0	Date:	19-10-2021	F	21.03.2023			DA PLANS		AP
								OWNER SIGNATURE		DATE						

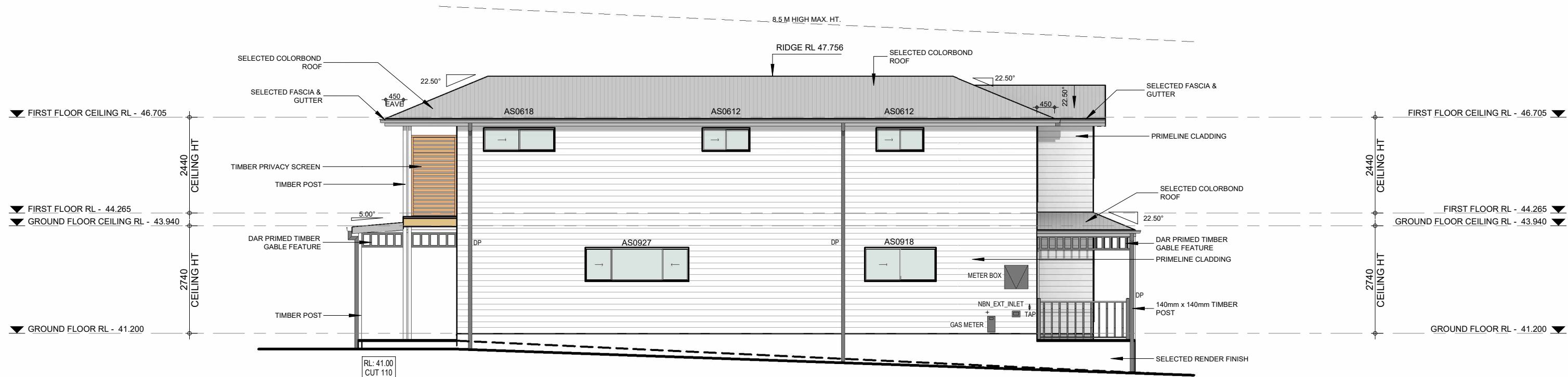


FRONT ELEVATION

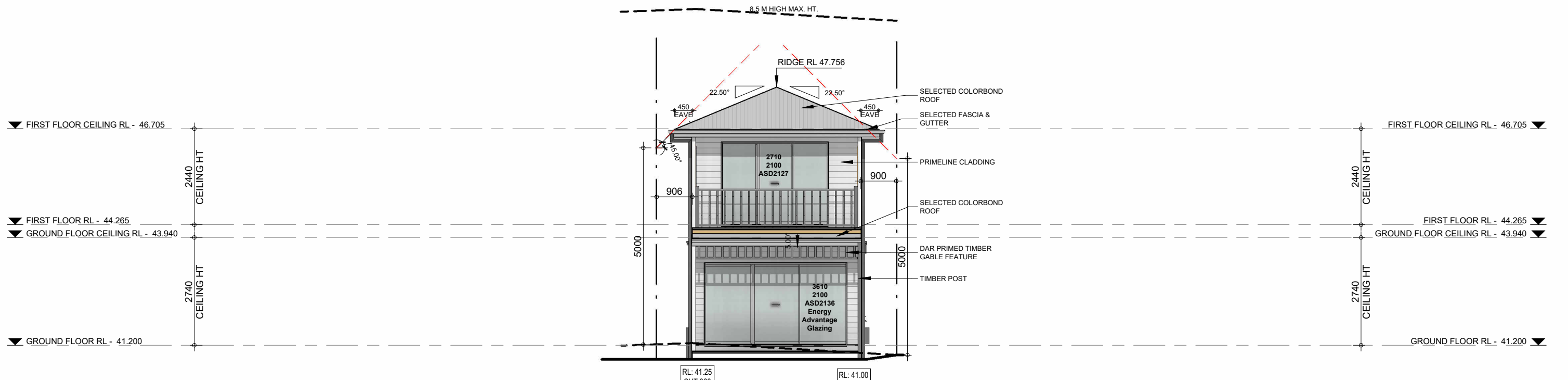


RIGHT ELEVATION

Product:			Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn				
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											C		17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM			
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											F		21.03.2023	DA PLANS	AP			
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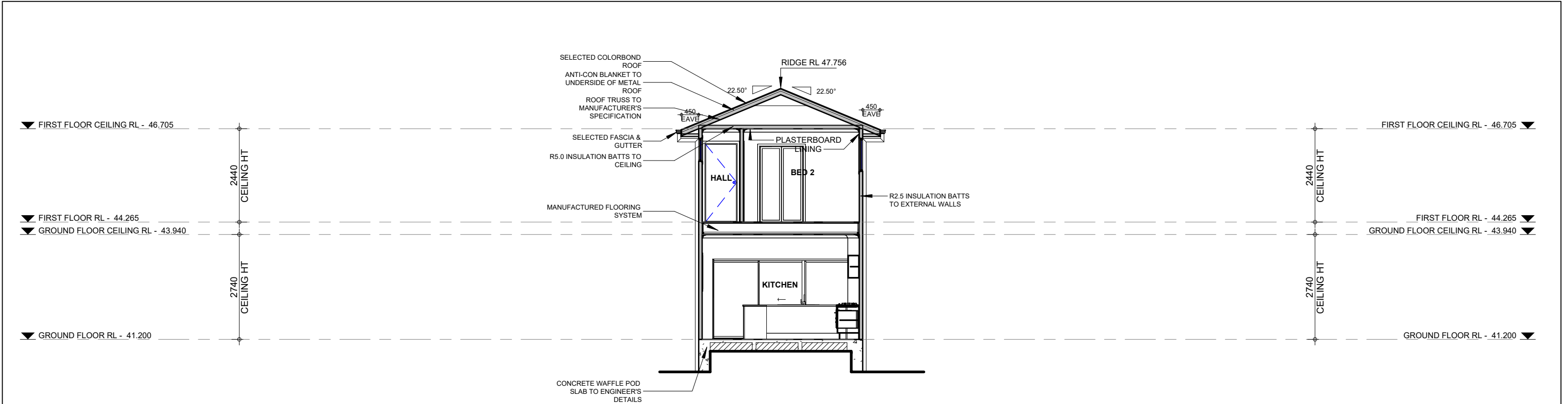
LEFT ELEVATION



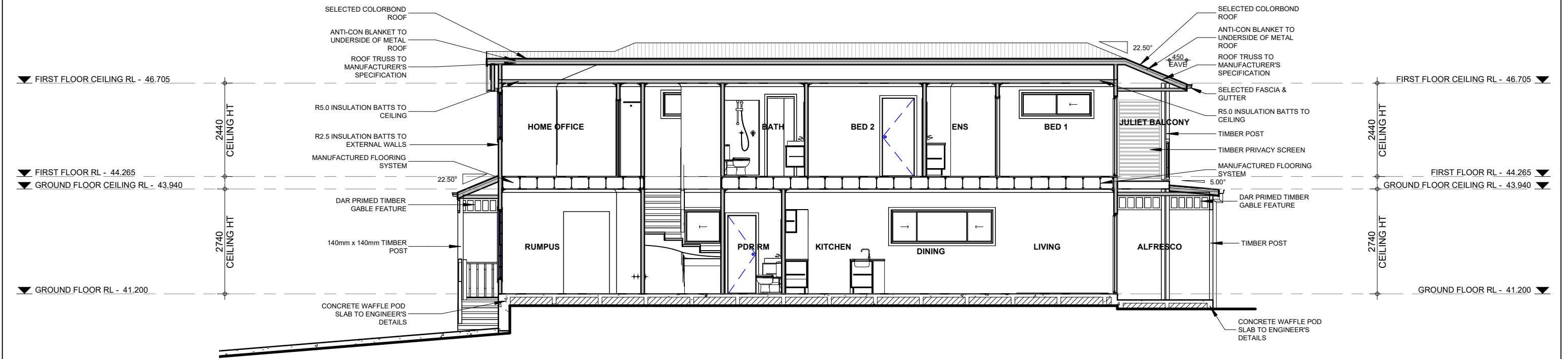
REAR ELEVATION

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
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<div><div></div><div>ZACHomes</div><div>© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES</div></div>		Council: NORTHERN BEACHES	Client: Giuseppe Ippolito & Daniel Joseph Gregory	OWNER ACCEPTANCE	B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					D	08.02.2022	DA/CC SET PLANS	DG
					E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
					F	21.03.2023	DA PLANS	AP
		DP No. : 2366	Approval Type: DA	Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE	
				Sheet No: 03.1	Date: 19-10-2021	OWNER SIGNATURE	DATE	


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A SECTION A-A
1 : 100



B SECTION B-B
1 : 100

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	SECTION+DETAILS	221090	A	19.10.2021	CONCEPT SKETCH	PM
		Council: NORTHERN BEACHES	Client: Giuseppe Ippolito & Daniel Joseph Gregory	OWNER ACCEPTANCE	B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					D	08.02.2022	DA/CC SET PLANS	DG
					E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
					F	21.03.2023	DA PLANS	AP
		DP No. : 2366	Approval Type: DA	Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE	
				Sheet No: 04.0	Date: 19-10-2021	OWNER SIGNATURE	DATE	



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	26 / 04 / 23
BASIX Certificate No.	1279584S_03
NatHERS Certificate No.	0008277840-04

Project details

Site Address	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096
Municipality	Northern Beaches
Reference	221090

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	N/A
External Walls	R2.5 High Density Insulation to all external walls Light
Internal Walls	R2.5 High Density Insulation to Garage internal walls
Ceilings	R5.0 Bulk Insulation to all trussed ceilings (excl. Outdoor Areas)
Roof	Colorbond Dark
Roof Insulation	R1.3 Anti-Con Blanket
Windows:	
Bradnam's Sliding Door (Aluminium Framed - 4mm EnergyTech Clear)	U-Value: 4.3 SHGC: 0.63
Bradnam's Sliding Windows (Aluminium Framed - 4mm EnergyTech Clear)	U-Value: 4.6 SHGC: 0.67
Bradnam's Double Hung (Aluminium Framed - 4mm EnergyTech Clear)	U-Value: 4.5 SHGC: 0.62
Bradnam's Sliding Windows (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 6.4 SHGC: 0.76

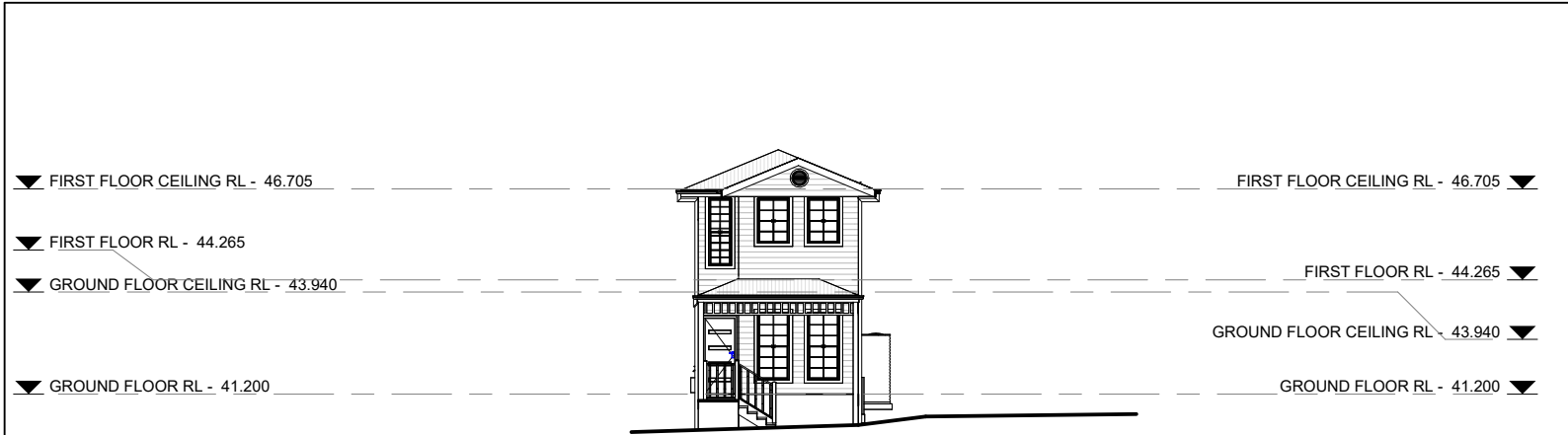
*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights	N/A		
	Water	Energy	
Landscape Area	33m²	Hot Water	Gas Instantaneous 6 star
W.C's	4 star	Air-Con (Heating)	1-Phase Ducted A/C 3.5 - 4.0
Kitchen Taps	4 star	Air-Con (Cooling)	1-Phase Ducted A/C 3.0 - 3.5
Shower Heads	3 star (> 4.5 but <= 6 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 star	PV System	N/A
Alternative Water	3000L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water to Tank	30m²	Drying	Indoor & Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	Dedicated LED

Phone: 0488 203 606 Email: giuseppe@energiassessments.com.au ABN: 77 614 736 111

Product:		Facade:		Site Address:		Title:		Job No.:		221090	Issue	Date	Description		Drawn
CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		BASIX SHEET		OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH		PM	
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				DP No. : 2366		Approval Type: DA		Sheet No: 04.1	Date: 19-10-2021	OWNER SIGNATURE		DATE			

1/05/2023 8:57:36 AM



Front_Notification



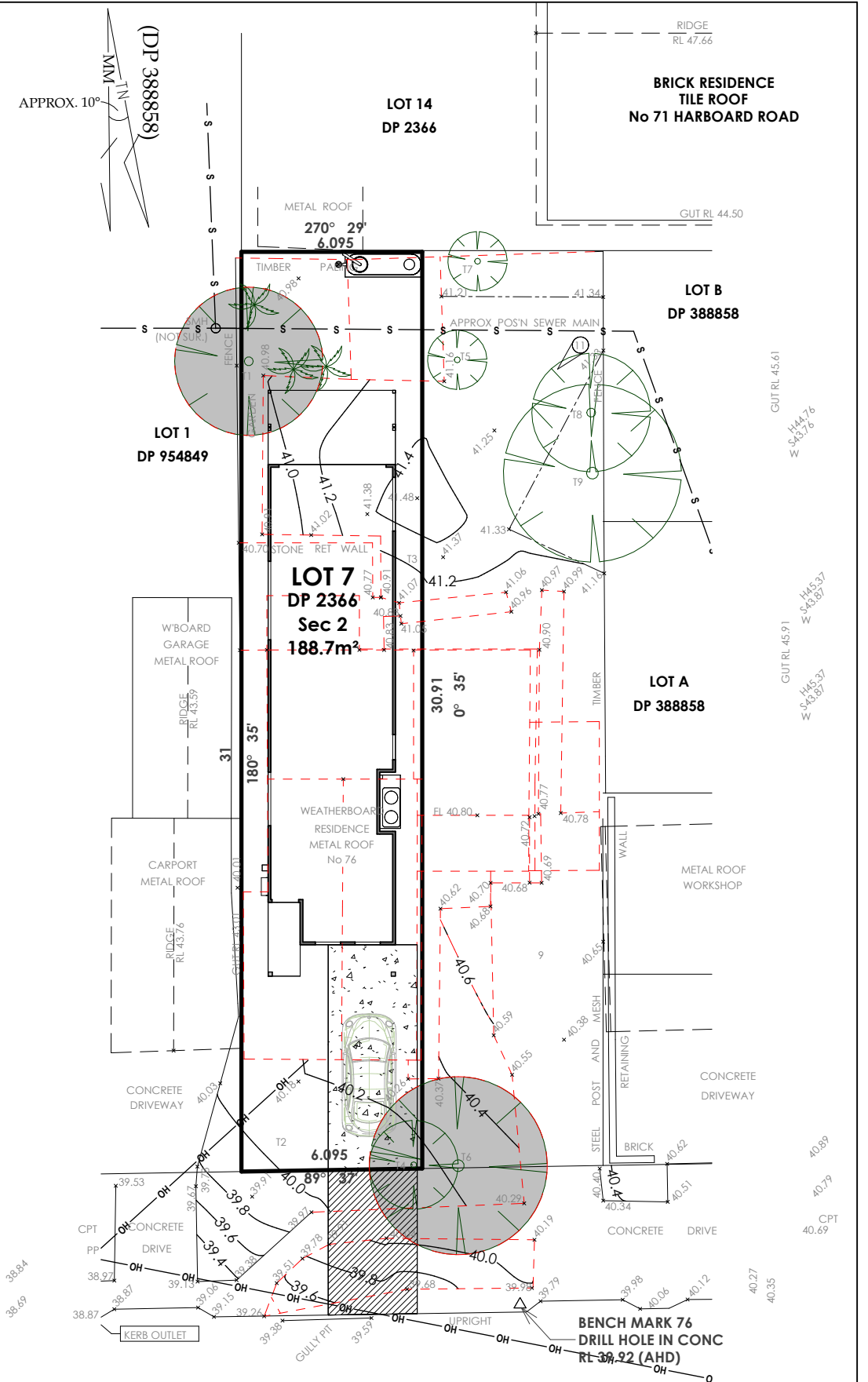
Rear_Notification



Right_Notification



Left_Notification



SITE PLAN SOLDIERS AVENUE

Product:	Facade:	Site Address:	Title:		Job No.:	Issue	Date	Description	Drawn				
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	NOTIFICATION PLAN		221090	OWNER ACCEPTANCE	A	19.10.2021	CONCEPT SKETCH	PM			
<div><div></div><div>ZACHomes</div><div>© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES</div></div>		Client: Giuseppe Ippolito & Daniel Joseph Gregory		B			03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM				
		Council: NORTHERN BEACHES		OWNER SIGNATURE			C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM			
							D	08.02.2022	DA/CC SET PLANS	DG			
					E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP					
		DP No. :	2366	Approval Type:	DA	Paper:	A3	Scale:	1 : 200	F	21.03.2023	DA PLANS	AP
				Sheet No:	A	Date:	19-10-2021	OWNER SIGNATURE	DATE				

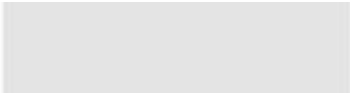
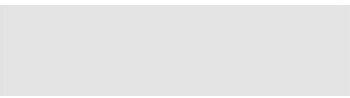

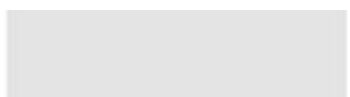
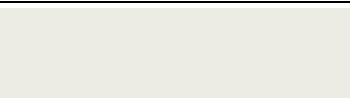






EXTERNAL COLOUR PALETTE

Job Number: 221090

Job Address: Lot 7 Soldiers Ave, Freshwater

Client Name: Mr Ippolito & Mr Gregory

COLORBOND ROOF	Surfmist	
GUTTER, FASCIA, RAINWATER TANK	Surfmist	
WINDOW FRAMES	Pear White Gloss	
EAVES	Surfmist	
CLADDING	Taubmans Soft Smoke	
FRIEZE	Taubmans Illusive White	
GABLE TRIM & FRONT ENTRY DOOR	Shale Grey	
BALUSTRADING	White	
DRIVEWAY	Gunmetal	



April 19, 2022

ABN 47 060 679 576

Builders' License Number: 47259C

Unit 6 / 119 Coreen Ave, Penrith NSW 2750



March 2, 2022