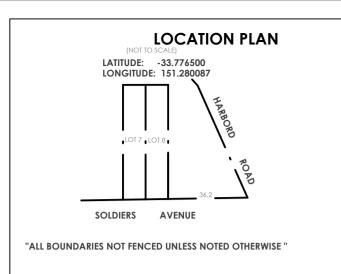


			Title									
Product:	Facade:	Site Address:		Title:	NTIN /F		Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers	Avenue,	PERSPEC	,IIVE		OWNER ACCE	PTANCE	Α	19.10.2021	CONCEPT SKETCH	PM
			2096						В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM S
	-ZACHomes			Client: Giuseppe Ippolito & Daniel Joseph					С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
				1		D			08.02.2022	DA/CC SET PLANS	DG	
— / <b>—</b> (					Gregory			OWNER SIGNATURE DATE		07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHE	RN BEACHES	Paper:	A3 Scale:				F	21.03.2023	DA PLANS	AP
© ALL RIGHTS RESERVED. THIS PLAN IS THE F	PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING	DP No.: 2366	Approval Type:	DA Sheet No:	00.0 Date:	40 40 0004						
OF THE DRAWING SHALL NOT BE UNDERTAK	EN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES	DP No.: 2300	Approval Type:	DA Sheet No:	UU.U Date:	19-10-2021	OWNER SIGNATURE	DATE				



**LEGEND:** 

□PB

O SP

₽LP

OHYD

□WM

OSMH

1

Light Pole

Stop Valve

Gas Meter

Kerb Inlet Storr

Grated Stormy

Benchmark

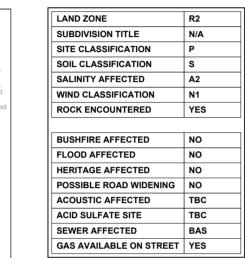
Photo Aspect

Gutter Level

Ridge Level

Sewer Maintenance Hole Sewer Inspection Openin

Hydrant





CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY GROUND LEVEL, HAVE BEEN SURVEYED. HE 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 SUBLECT 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.
- BOUNDARY POSITIONS SHOWN ARE APPROXIMATE AND FOR PLANNING PURPOSES
- ONLY, BOUNDARIES HAVE NOT BEEN INVESTIGATED OR MARKED.

  INTRAX HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS,
  ENCLUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY
  OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- OTHER YACIS THAT AN ACCUMENT HE AND CARRENT HILE STARCH MAIL DISCLOSE.

  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

  PLANNINGPURPOSES ONLY.

DIAL BEFORE YOU DIG SHOULD

DP 954849 LOT 5 No 73 HARBORD ROAD DP 2366 Sec 2 WALL RENDERED LØX/7 SID RESIDENCE DP 2366 TILE ROOF No 75 HARBORD ROAD GARAGE 188.7m<sup>2</sup> (MAIN SLAB) LOT A M CLASS SLAB FSL R.L: 41.200 EXC R.L: 40.890 ° % DP 388858 TWO STOREY W'BOARD RESIDENCE GAS METER METAL ROOF \_,METER BOX-METAL ROOF No 72 NBN FXT INLET WORKSHOP BUILDING LINE - 6094 No 79 HARBORD ROAD RL: 40.40 FILL 490 **PAYLESS TYRES & BRAKES** (CAR SERVICING & REPAIRS) PROVIDE 'COLOUR-ON PRECAST CONCRETE CONCRETE CONCRETE GALVANISED PROPERTY POLE FOR ELECTRICAL **BENCH MARK 76** DRILL HOLE IN CONC EXISTING COUNCIL FOOTPATH RL 39,92 (AHD) TO BE REMOVED AND PROVIDE A PLAIN CONCRETE CROSSOVER REFER TO HYDRAULIC ENGINEERING (294475W) FOR RE-DEISGN OF DRAINAGE SURCHARGE, KERB, GUTTER AND LAYBACKS

LOT 14

DP 2366

270° 29'

Ž\

LOT 1

APPROX. 10

**SITE PLAN** 

Product: Facade: CUSTOM **CUSTOM** 

© 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

**SOLDIERS AVENUE** Title: SITE PLAN Job No.: 221090 **Issue** Date **Description** Drawn Site Address: Lot 7, 76 Soldiers Avenue, 19.10.2021 | CONCEPT SKETCH PM OWNER ACCEPTANCE 03.11.2021 CHANGES AS PER CLIENT FEEDBACK PM Freshwater NSW 2096 В С 17.11.2021 CHANGES AS PER CLIENT FEEDBACK PM Giuseppe Ippolito & Daniel Joseph D 08.02.2022 DA/CC SET PLANS DG Gregory WNER SIGNATURE DATE 07.02.2023 AMENDED PLANS TO SUIT COUNCIL FEEDBACK Ε EG/AP A3 Scale: Council: NORTHERN BEACHES Paper: 1:200 21.03.2023 DA PLANS AP 01.0 Date: DA Sheet No: DP No.: 2366 Approval Type: 19-10-2021 OWNER SIGNATURE DATE

**BRICK RESIDENCE** 

TILE ROOF

No 71 HARBOARD ROAD

LOT B DP 388858

> RENDERED RESIDENCE

**TILE ROOF** 

RENDERED

BUILDIING

METAL ROOF

WORKSHOP

Area Schedule (Gross Building) LOT 07

Areas

66.85 m<sup>2</sup>

10.73 m<sup>2</sup>

2.69 m<sup>2</sup>

5.83 m<sup>2</sup>

66.85 m<sup>2</sup>

152.95 m<sup>2</sup>

Name

Ground Floor

Alfresco

Porch

Balcony

First Floor

**GROSS BUILDING AREA** 

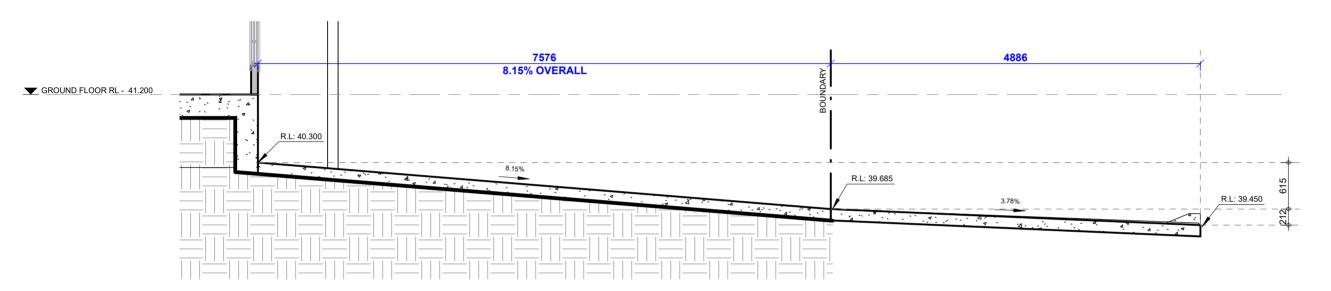
**LOT 10** 

DP 2366

LOT 9

DP 2366

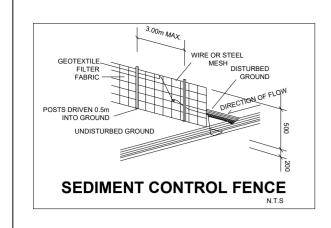
**DEMOLITION BY OWNER** 

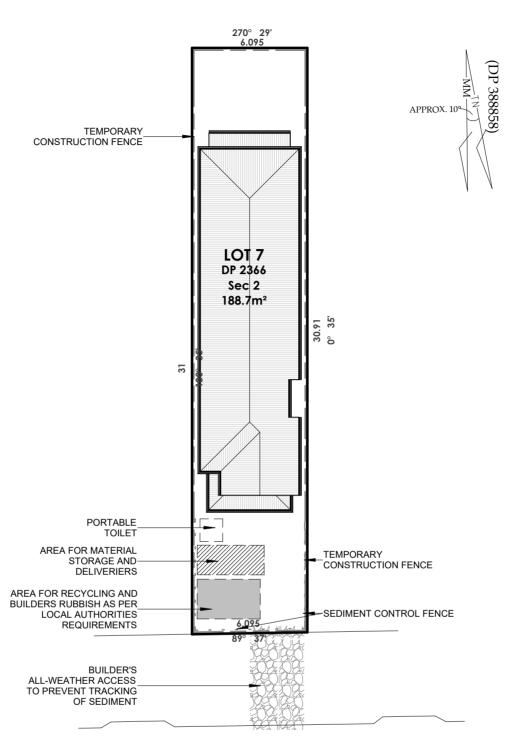


**DRIVEWAY GRADIENT** 

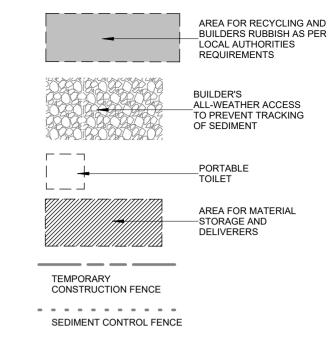
DRIVEWAY GRADES INCLUDING TRANSITIONS COMPLIANT WITH AS2890.1

Product:	Facade:	Site Address:	Title: DRIVEWAY (	CDADIENT		Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue,	DRIVEWAT	GRADIENT		OWNER ACCEP	TANCE	Α	19.10.2021	CONCEPT SKETCH	PM
	1	Freshwater NSW 2096				_		В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM ;
	7061 100000		Giuseppe Ipp	olita & Dania	Llocoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
	$-70$ CH $_{0}$			DOING & Darne	i Josephi			D	08.02.2022	DA/CC SET PLANS	DG
_ / <b>_</b> / <b>_</b> _ /			Gregory			OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHERN BEACHES	Paper:	A3 Scale:	1:50			F	21.03.2023	DA PLANS	AP
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE	ERTY OF ZAC HOMES. ANY COPYING OR ALTERING	DD No	Sheet No: (	01.01 Date:	40.40.0004						
OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES		DP No.: 2366 Approval Type: DA	A Sheet No:	J I .U I Date:	19-10-2021	OWNER SIGNATURE	DATE				





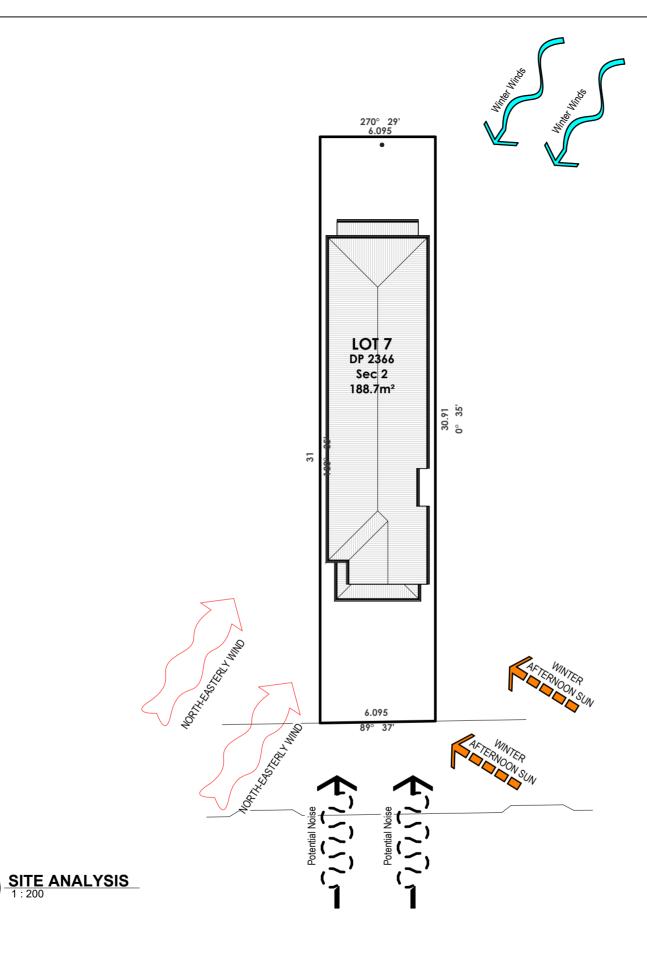
SOLDIERS AVENUE

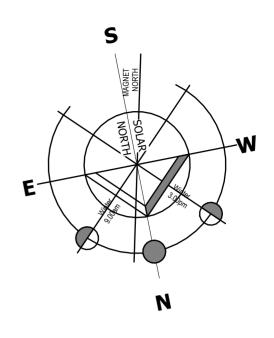


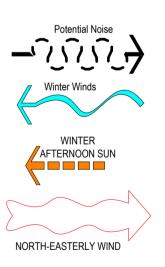
## SITE MAN. LEGEND



Product:	Facade:	Site Address:	t 7, 76 Soldiers Avenue, eshwater NSW 2096			CEMEN	T DI AI	N	Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers				GEWEN	I PLA	N	OWNER ACCEPTANCE		Α	19.10.2021	CONCEPT SKETCH	PM
	1	Freshwater NSW							-		В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
7061 100000						nalita 8	Danial	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
$-70$ C $\square$ omoc					Giuseppe Ippolito & Daniel Joseph					D	08.02.2022	DA/CC SET PLANS	DG	
_ / <b>_</b> / <b>_</b> _ /					Gregory				OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHE	RN BEACHES		Paper:	A3	Scale:	As indicated			F	21.03.2023	DA PLANS	AP
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE	ERTY OF ZAC HOMES, ANY COPYING OR ALTERING	DD No	Annual Times	$\Box$	Sheet No:	04.2	<b>\</b>	40.40.0004						
© 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  DP No.: 2366 Approval Type:		DA	Sneet No:	01.2	Jate:	19-10-2021	OWNER SIGNATURE	DATE						

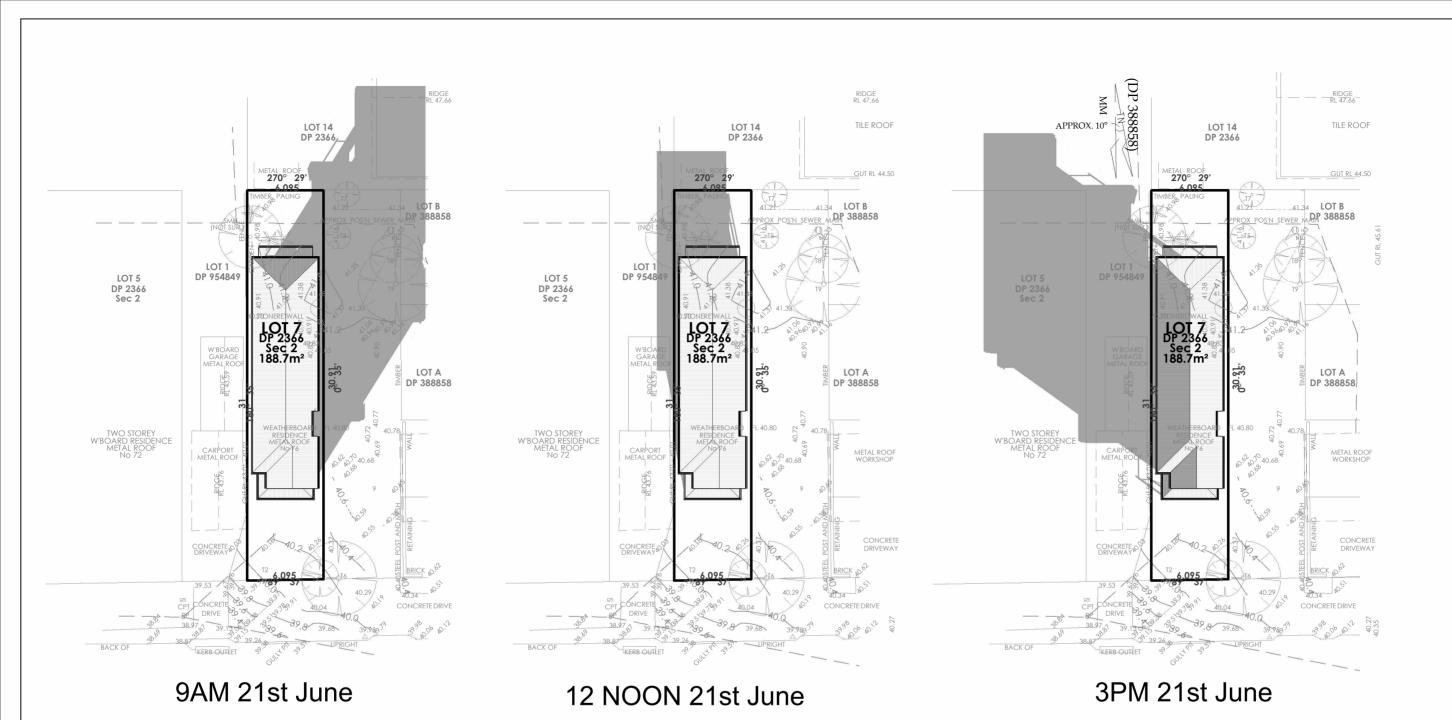






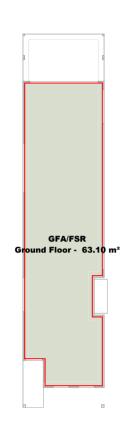
# SITE LEGEND

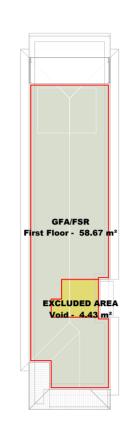
Product:	Facade:	Site Address:						Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers	Avenue,	SITE ANALTSIS			OWNER ACCEP	ACCEPTANCE		19.10.2021	CONCEPT SKETCH	PM :	
		Freshwater NSW							В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM ;	
70611				Client:	nnalita 8	Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
$-70$ C $\square$ omoo				Giuseppe I	ρροιιίο α	Daniel	Joseph			D	08.02.2022	DA/CC SET PLANS	DG
				Gregory				OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHE	RN BEACHES	Paper:	A3	Scale:	As indicated			F	21.03.2023	DA PLANS	AP
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROP	ERTY OF ZAC HOMES, ANY COPYING OR ALTERING	DD 11	P No.: 2366 Approval Type: DA Sheet		01.4	D-4	10 10 0001						
OF THE DRAWING SHALL NOT BE UNDERTAKEN W		YING OR ALTERING PROM ZAC HOMES DP No. : 2366 Approval Type: DA Sh			01.4	Date:	19-10-2021	OWNER SIGNATURE	DATE				

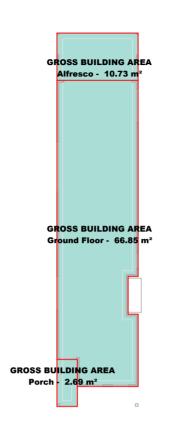


## SHADOW DIAGRAMS

Product:	Facade:	Site Address:		Title:			Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldie	s Avenue,	SHADOW	/ DIAGRAM		OWNER ACCEP	TANCE	Α	19.10.2021	CONCEPT SKETCH	PM ≥
	-7ACHomes	Freshwater NSV	/ 2096						В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM S
				Client:	Ippolito & Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM ?
					ippolito & Daniel	Joseph			D	08.02.2022	DA/CC SET PLANS	DG 9
- / $H$ ( $F$				Gregory			OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTH	ERN BEACHES	Paper:	Paper: A3 Scale: 1:30				F	21.03.2023	DA PLANS	AP 0
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE OF THE DRAWING SHALL NOT BE UNDERTAKEN WIT		DP No. : 2366	Approval Type:	Sheet No:	01.5 Date:	19-10-2021	OWNER SIGNATURE	DATE				1/05/











2 FIRST FLOOR - GFA/FSR

4 GROUND FLOOR - GROSS

5 FIRST FLOOR - GROSS

Area Schedule (GFA/FSR)												
Comments	Name	Areas										
LOT 07	Ground Floor	63.10 m²										
LOT 07	First Floor	58.67 m²										
		121.77 m²										
LOT 07: 2		121.77 m <sup>2</sup>										

Area Schedule (Gross Building) LOT 07											
Name	Areas										
Ground Floor	66.85 m²										
Alfresco	10.73 m²										
Porch	2.69 m²										
Balcony	5.83 m²										
First Floor	66.85 m²										
GROSS BUILDING AREA	152.95 m²										

LOT 7 188.7m LANDSCAPED AREA Rear - 28.47 m<sup>2</sup> 900 LOT 7 DP 2366 Sec 2 188.7m<sup>2</sup> LOT 07 BUILDING LINE - 6095 LANDSCAPED AREA Front - 19.20 m<sup>2</sup>

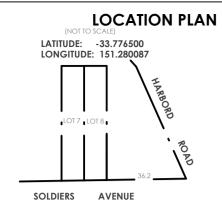
270° 29' 6.095

3 LANDSCAPING AREA

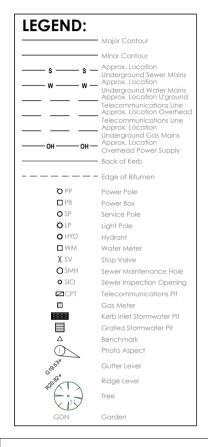
LANDSCAPE MIN. AREA 40% LOT 7 = 75.48m<sup>2</sup> VARIATION SEEKED

Area Schedule (Landscape Compliance)													
Comments	AREA CATEGORY	Landscape Location	Area										
LOT 07	LANDSCAPED AREA	Rear	28.47 m²										
LOT 07	LANDSCAPED AREA	Front	19.20 m²										
LOT 07: 2			47.67 m²										

Product:	Facade:	Site Address:	Title:	OOR AREA/F.S	S D /CDOSS	Job No.:	221090	Issue	Date	Description	Drawn	
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue,	BUILDING		5.N./GN033	OWNER ACCEPTANCE				CONCEPT SKETCH	PM	
		Freshwater NSW 2096						В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	- F
			Client:   Giuseppe Ippolito & Daniel Joseph					С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	.5
/ / (			1				D	08.02.2022	DA/CC SET PLANS	DG	3.57	
/ F			Gregory			OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	38
		Council: NORTHERN BEACHES	Paper:	A3 Scale:	1:200			F	21.03.2023	DA PLANS	AP	202
© ALL RIGHTS RESERVED. TH		DD No	Shoot No.	01 6 Data:	40 40 0004							02/
		DP No.: 2366 Approval Type: DA	DA   Sheet No: 01.6   Date: 19-10-20		19-10-2021	OWNER SIGNATURE	DATE					5



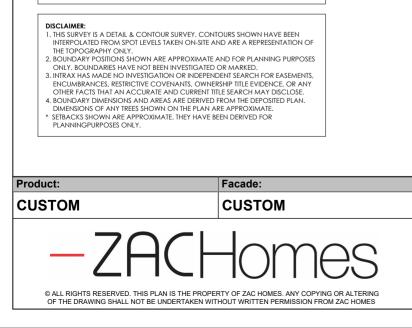
"ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE"

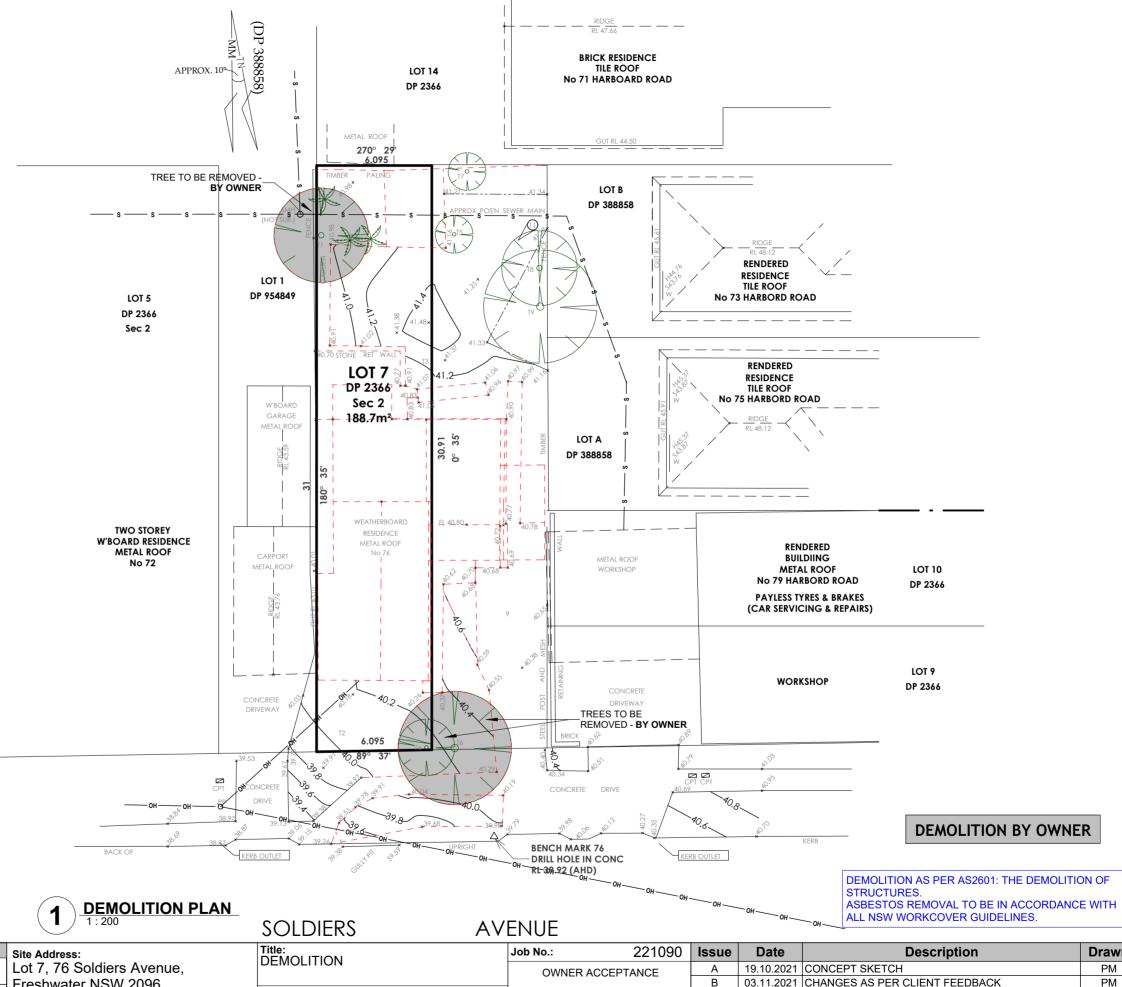


CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY UNES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

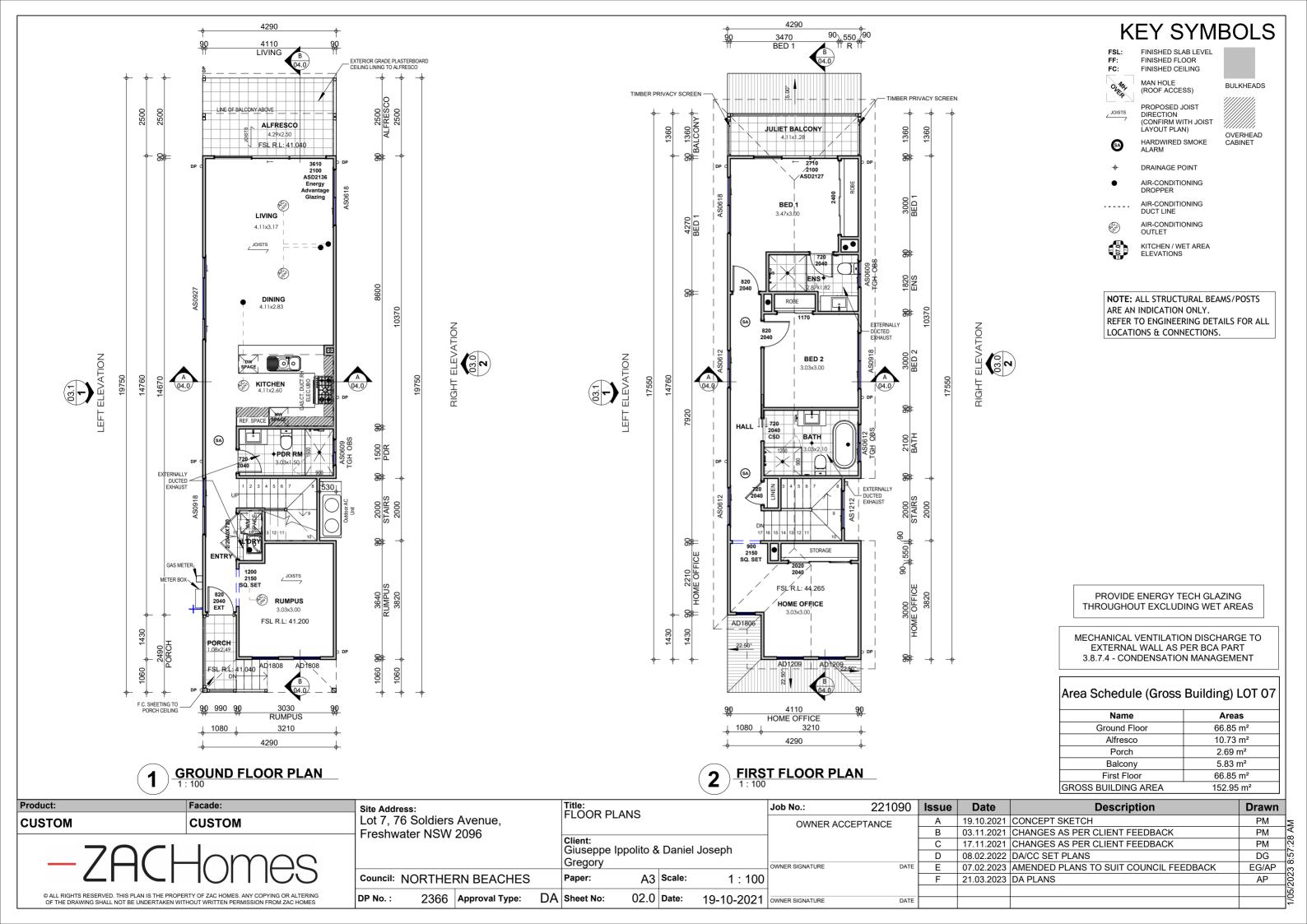
STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

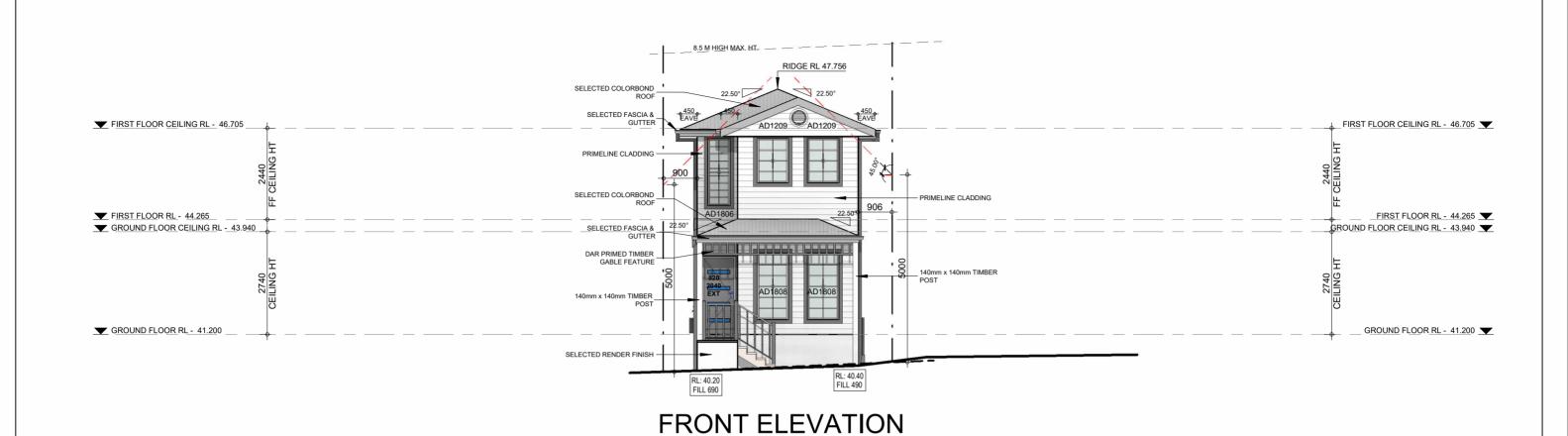
THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY
THE CLIENT ONLY, IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT
PERMISSION OF INTRAX.





			OCLDIL	110		, , ,	LITOL					
Site Address:			Title: DEMOLITIOI	NI			Job No.:	221090	Issue	Date	Description	Drawn
Lot 7, 76 Soldiers A	Avenue,		DEMOLITIO	IN			OWNER ACCEPTA	NCF	Α	19.10.2021	CONCEPT SKETCH	PM
Freshwater NSW 2	2096						-		В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM S
			Client:  Giuseppe lpp	aclita 8	Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM S
				JUIILU Q	Daniel	Joseph			D	08.02.2022	DA/CC SET PLANS	DG
			Gregory				OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
Council: NORTHER	N BEACHES		Paper:	A3	Scale:	1:200			F	21.03.2023	DA PLANS	AP 8
2000		D.4	01 (1)	04.0	<b>-</b> .	10 10 0001	1					
DP No.: 2366   A	Approval Type:	DΑ	Sheet No:	01.8	Date:	19-10-2021	OWNER SIGNATURE	DATE				

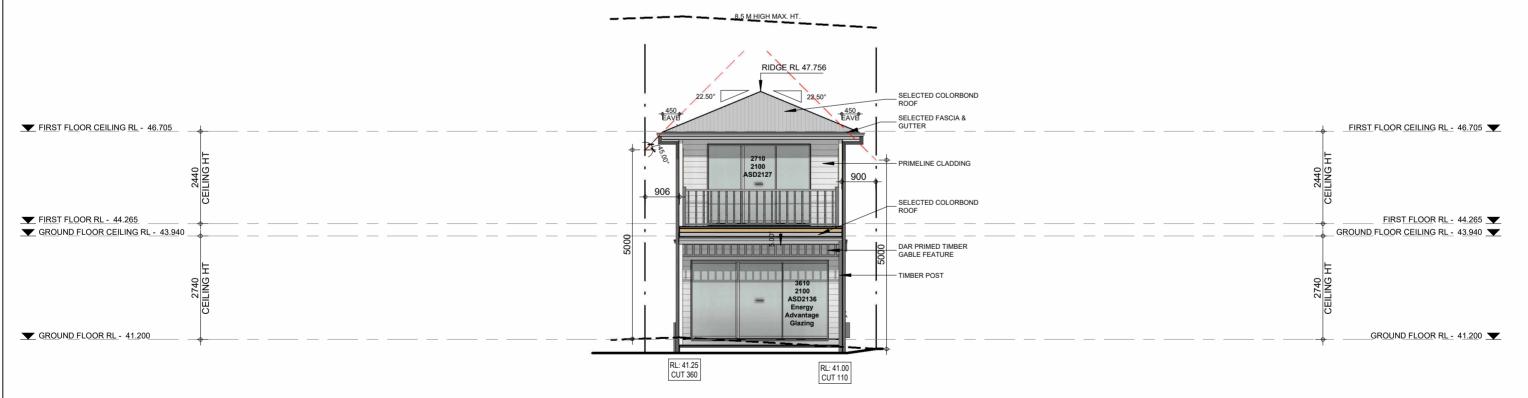






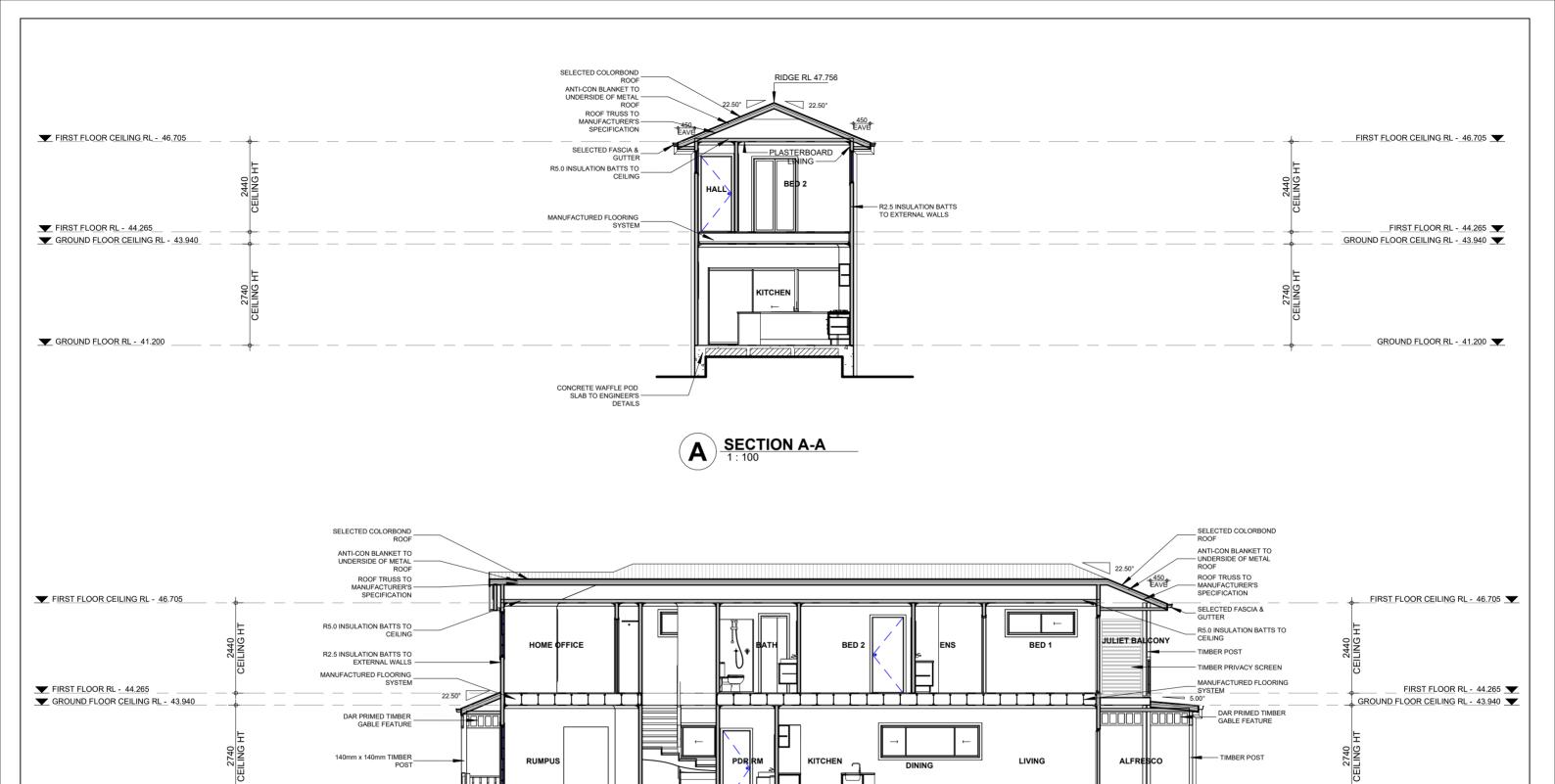
Product:	Facade:	Site Address:		Tit	Title: ELEVATION			Job No.:	221090	Issue	Date	Description	Drawn
сиѕтом	CUSTOM	Lot 7, 76 Soldier	s Avenue,	E				OWNER ACCEPT	ANCE	Α	19.10.2021	CONCEPT SKETCH	PM
	1	Freshwater NSW	/ 2096							В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
7064amaa					lient:	0 Dania	l looonh			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					iuseppe Ippolito	x Danie	ei Joseph		ĺ	D	08.02.2022	DA/CC SET PLANS	DG
_ / H( F				G	regory			OWNER SIGNATURE	DATE	Е	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHE	RN BEACHES	Pa	aper: A3	Scale:	1:100			F	21.03.2023	DA PLANS	AP
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE	ERTY OF ZAC HOMES, ANY COPYING OR ALTERING	DD No	Annuaral Trinar	) \ c_	haat Na. 02 0	Doto	40 40 0004						
OF THE DRAWING SHALL NOT BE UNDERTAKEN WI		DP No.: 2366	2366 Approval Type: DA Sheet		Sheet No: 03.0 Date:		19-10-2021	OWNER SIGNATURE	DATE				





# **REAR ELEVATION**

Product:	Facade:	Site Address:		Title: ELEVATION	ı		Job No.:	221090	Issue	Date	Description	Drawn	1
CUSTOM	CUSTOM	Lot 7, 76 Soldiers	Avenue,	ELEVATION	ı		OWNER ACCEPT	TANCE	Α	19.10.2021	CONCEPT SKETCH	PM	Σ
		Freshwater NSW	2096						В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	4
	1			Client:	polito & Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	ξ.
					polito & Darliei	Joseph			D	08.02.2022	DA/CC SET PLANS	DG	3.5
				Gregory			OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	83
		Council: NORTHER	RN BEACHES	Paper:	A3 Scale:	1 : 100			F	21.03.2023	DA PLANS	AP	202
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE OF THE DRAWING SHALL NOT BE UNDERTAKEN WIT		DP No.: 2366	Approval Type: DA	Sheet No:	03.1 Date:	19-10-2021	OWNER SIGNATURE	DATE					1/05/





GROUND FLOOR RL - 41.200

CONCRETE WAFFLE POD

— SLAB TO ENGINEER'S

DETAILS

Product:	Facade:	Site Address:	SECTION+DETAILS		Job No.:	221090	Issue	Date	Description	Drawn		
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue,			OWNER ACCEPTANCE		Α	19.10.2021	CONCEPT SKETCH	PM	ַ⊒	
		Freshwater NSW 2096					В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	3 A	
	1		Client:	polito & Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	3,3
				polito & Darliei	Joseph			D	08.02.2022	DA/CC SET PLANS	DG	3:57
$\perp$ $ /$ $H$ ( $\vdash$			Gregory			OWNER SIGNATURE	DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	8
		Council: NORTHERN BEACHES	Paper:	A3 Scale:	1 : 100			F	21.03.2023	DA PLANS	AP	202
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPER OF THE DRAWING SHALL NOT BE UNDERTAKEN WIT		DP No.: 2366 Approval Type: DA	Sheet No:	04.0 Date:	19-10-2021	OWNER SIGNATURE	DATE					1/05/

GROUND FLOOR RL - 41.200

CONCRETE WAFFLE POD SLAB TO ENGINEER'S – DETAILS



### **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/

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:

Bradnams Sliding Door (Aluminium Framed - 4mm EnergyTech Clear)

Bradnams Sliding Windows (Aluminium Framed - 4mm EnergyTech Clear)

U-Value: 4.6 SHGC: 0.67

Bradnams Double Hung (Aluminium Framed - 4mm EnergyTech Clear)

U-Value: 4.5 SHGC: 0.62

Bradnams Sliding Windows (Aluminium Framed - Single Glazed 4mm Clear)

U-Value: 6.4 SHGC: 0.76

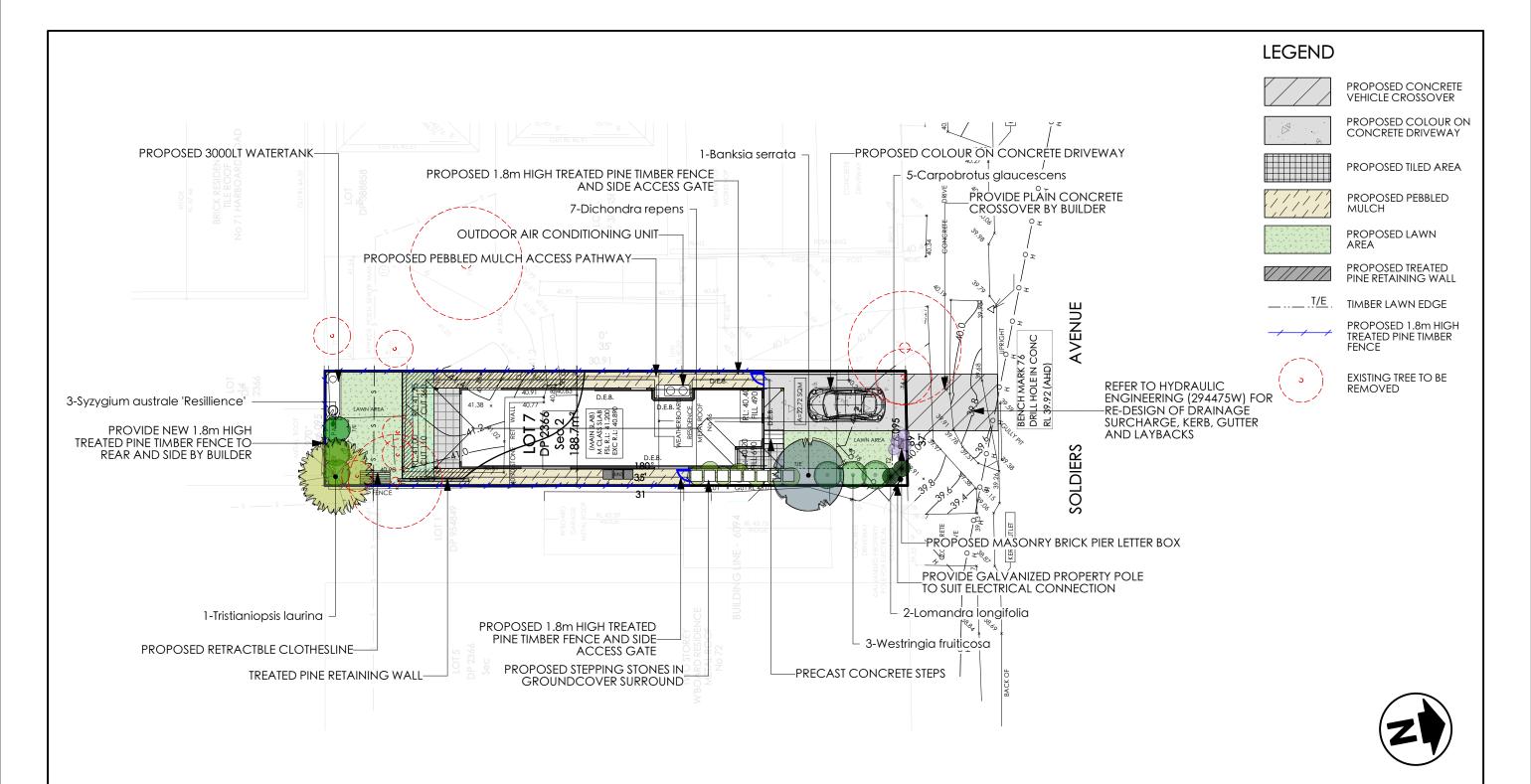
\*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights

	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

Product:	Facade:	Site Address:		Title: BASIX SHEET		Job No.:	221090	Issue	Date	Description	Drawn		
CUSTOM	CUSTOM	Lot 7, 76 Soldiers	Avenue,				OWNER ACCEPTANCE		Α	19.10.2021	CONCEPT SKETCH	PM	
		Freshwater NSW	2096					-		В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
	1 1				Client: Giuseppe Ippolito & Daniel Joseph				С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	
		1 .							D	08.02.2022	DA/CC SET PLANS	DG	
— / <b>—</b> (				Gregory				OWNER SIGNATURE	DATE	Е	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
		Council: NORTHE	RN BEACHES	Paper:	A3	Scale:				F	21.03.2023	DA PLANS	AP
@ ALL RIGHTS RESERVED. THIS PLAN IS THE P	PROPERTY OF ZAC HOMES, ANY COPYING OR ALTERING	2000		Λ οι τοι	04.4	<b>-</b> .	40.40.0004	1					
	EN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES	DP No.: 2366	Approval Type:	Sheet No:	04.1	Date:	19-10-2021	OWNER SIGNATURE	DATE				





Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Banksia serrata	Old Man Banksia	1	75Lt	4000	6000
Carpobrotus glaucescens	Pigface	5	150mm	600	200
Dichondra repens	Kidney Weed	7	150mm	1000	100
Lomandra longifolia	Native Grass	2	200mm	900	900
Syzygium australe 'Resillience'	Lillypilly	3	200mm	1500	2500
Tristianiopsis laurina	Water Gum	1	75Lt	4000	7000
Westringia fruiticosa	Coastal Rosemary	3	200mm	1500	1500

- Notes:

  1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.

  2. All detailing of drainage to paved areas shall be by others.

  3. All levels shall be determined by others and approved on site by client.

  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.

  5. Do not scale from drawings.

  6. If in doubt contact the Landscape Architect.

  7. All boundaries shall be surveyed prior to commencement of construction works.

  8. This plan is for DA purposes only. It has not been detailed for contruction.

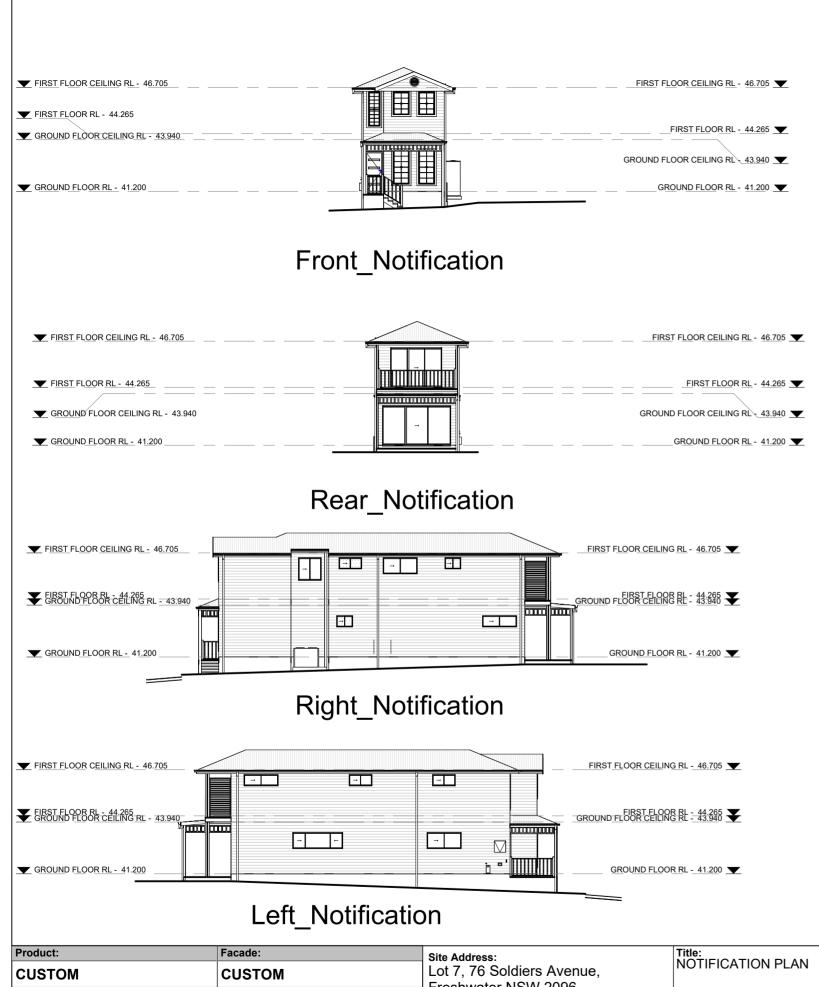
- This plant is an Explayed so little. This includes the contruction.

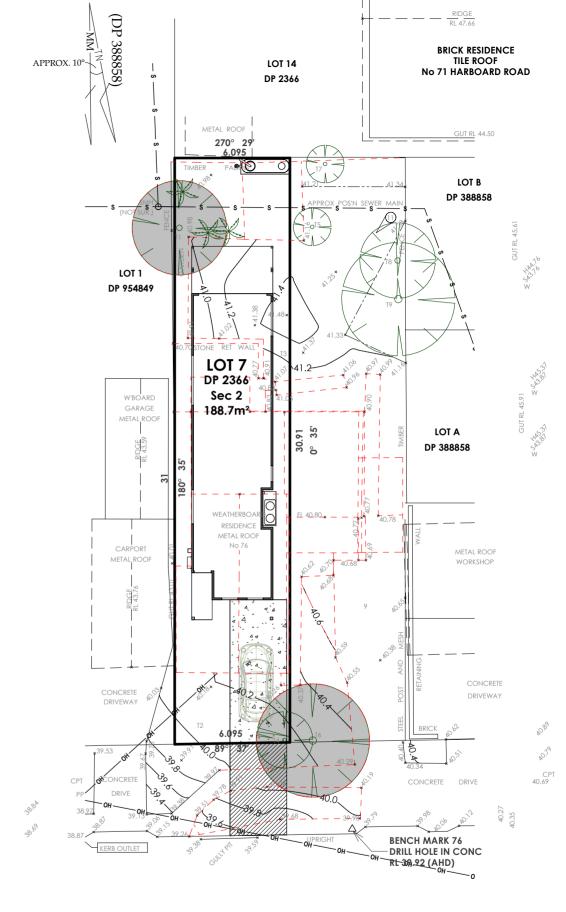
  9. All dimensions, levels and boundaries are nominal only.

  10. This design shall not be copied, titilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DATE - 14/04/23	REVISION - "A" ARCHITECTURAL AMENDMENTS							
PROPOSEI	PROPOSED LANDSCAPE PLAN							
LOT 7, NO. 7	LOT 7, NO. 76 SOLDIERS AVENUE, FRESHWATER  PROJECT # ZAC HOMES							
CLIENT GIUSEPPE IPPO	DLITO	DATE#	16/12/22	DWG#				
DANIEL JOSEP	DANIEL JOSEPH GREGORY SCALE							
A Total Concep	_, .							
Swimming Pool Des	JS	REVISION A						
65 West Street, North Syd Tel: (02) 9957 5122 Fx: (0	atc	ont						

-ZACHomes





# SITE PLAN

SOLDIERS

**AVENUE** 

Product:	Facade:	Site Address:	NOTIFICATION PLAN		Job No.:	221090	Issue	Date	Description	Drawn										
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue,			NOTIFICATION PLAN		INOTIFICATION PLAN		INOTIFICATION PLAN		INOTIFICATION PLAN		NOTIFICATION PLAN		NOTIFICATION PLAN		OWNER ACCEPTANCE		19.10.2021	CONCEPT SKETCH
		Freshwater NSW 2096						В	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	A C								
	1		Client:	polito & Daniel	locoph			С	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM	4.								
	lomoo			Dollio & Darliel	Joseph			D	08.02.2022	DA/CC SET PLANS	DG	3.57								
_ / H( F			Gregory			OWNER SIGNATURE	DATE	Е	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	3								
		Council: NORTHERN BEACHES	Paper:	A3 Scale:	1 : 200			F	21.03.2023	DA PLANS	AP	202								
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPE OF THE DRAWING SHALL NOT BE UNDERTAKEN WIT		DP No.: 2366 Approval Type: DA	Sheet No:	A Date:	19-10-2021	OWNER SIGNATURE	DATE					1/05/								



## **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	

7560

April 19, 2022

March 2, 2022

ABN 47 060 679 576

Builders' License Number: 47259C

Unit 6 / 119 Coreen Ave, Penrith NSW 2750