



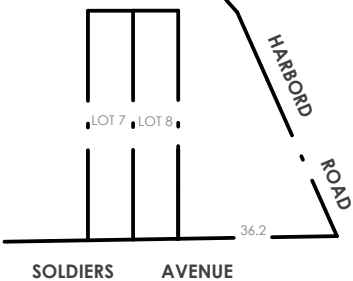
Product:	Facade:	Site Address:		Title:		Job No.:	221090	Issue	Date	Description	Drawn						
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		PERSPECTIVE		OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM						
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								C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM						
								D	08.02.2022	DA/CC SET PLANS	DG						
Council: NORTHERN BEACHES				Client: Giuseppe Ippolito & Daniel Joseph Gregory		OWNER SIGNATURE		E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP						
						DATE		F	21.03.2023	DA PLANS	AP						
						DATE		G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.						



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

LAND ZONE	R2
SUBDIVISION TITLE	N/A
SITE CLASSIFICATION	P
SOIL CLASSIFICATION	S
SALINITY AFFECTED	A2
WIND CLASSIFICATION	N1
ROCK ENCOUNTERED	YES
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
HERITAGE AFFECTED	NO
POSSIBLE ROAD WIDENING	NO
ACOUSTIC AFFECTED	TBC
ACID SULFATE SITE	TBC
SEWER AFFECTED	BAS
GAS AVAILABLE ON STREET	YES

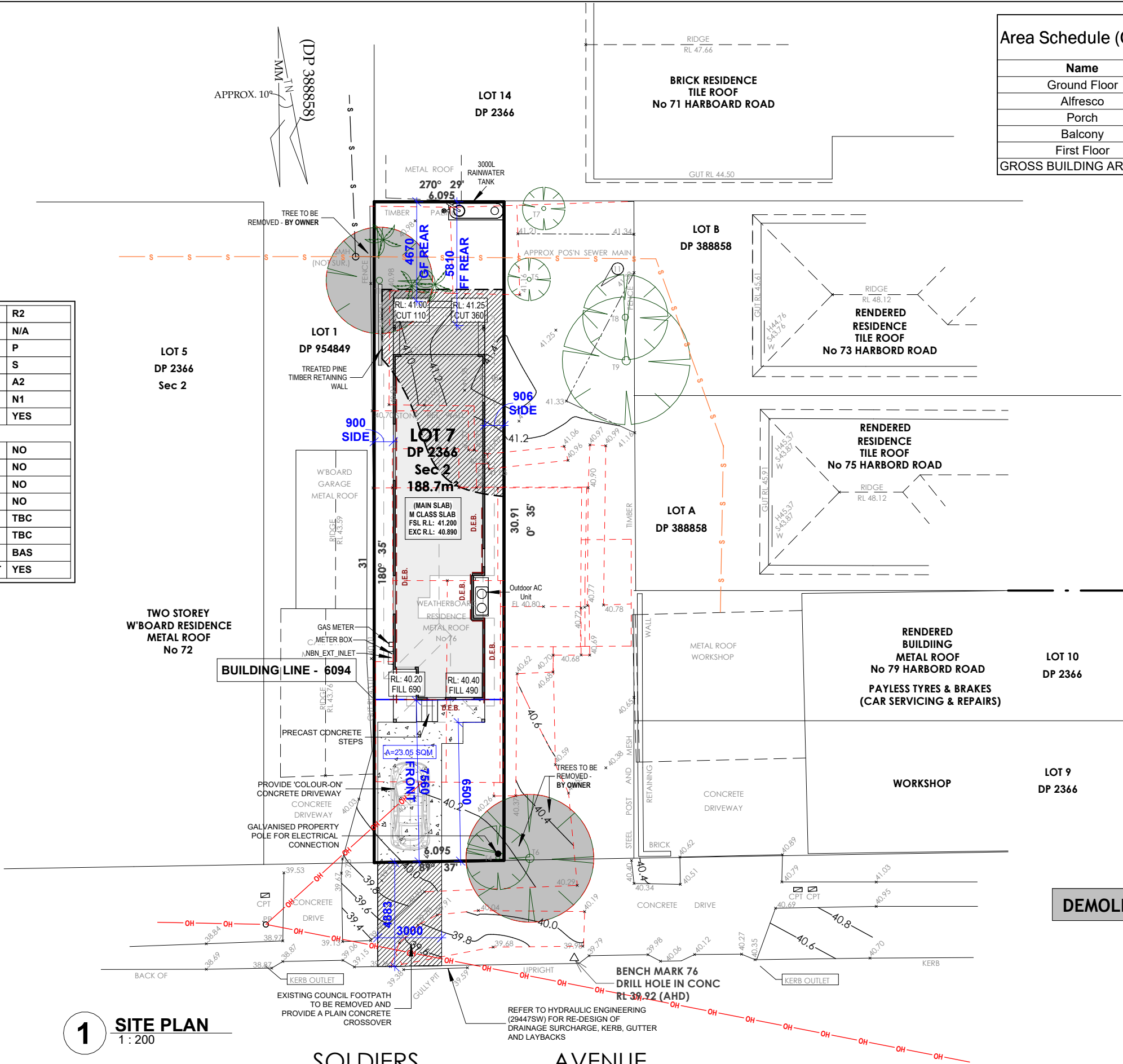


DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE.

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\* SETBACKS SHOWN ARE APPROXIMATE. THEY HAVE BEEN DERIVED FOR PLANNING PURPOSES ONLY.

1 SITE PLAN  
1 : 200

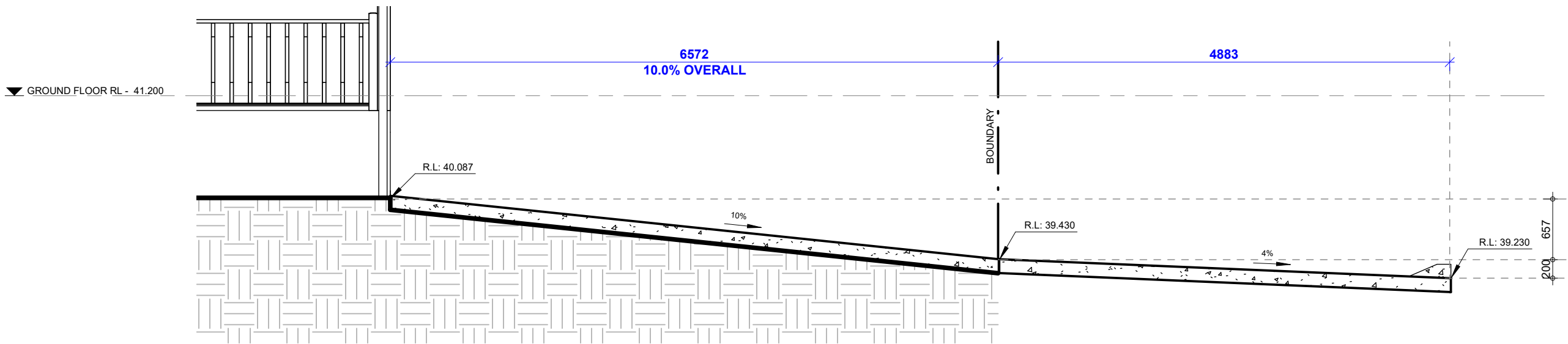


Area Schedule (Gross Building) LOT 07

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

Product:	Facade:	Site Address:	Title:	Job No.:	221090	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	SITE PLAN	OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM
ZACHomes					OWNER SIGNATURE	B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
						C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					OWNER SIGNATURE	D	08.02.2022	DA/CC SET PLANS	DG
						E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
					OWNER SIGNATURE	F	21.03.2023	DA PLANS	AP
						G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.
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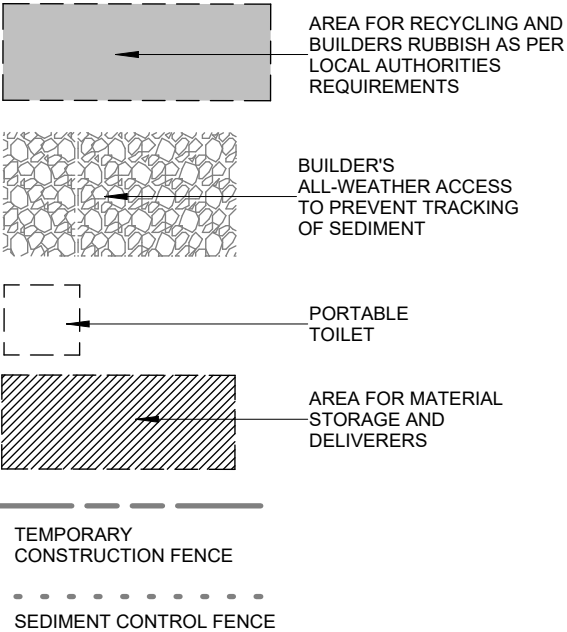
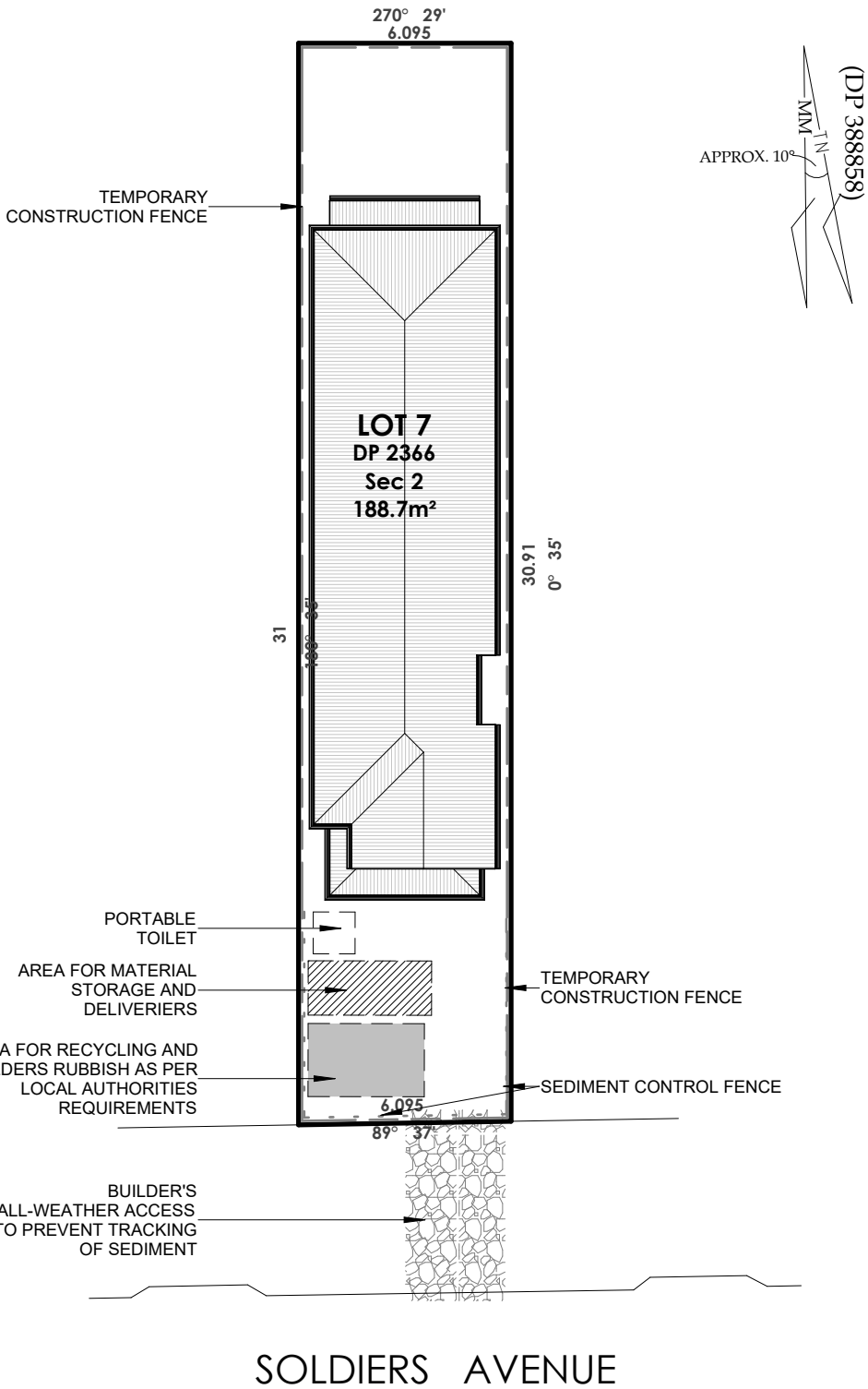
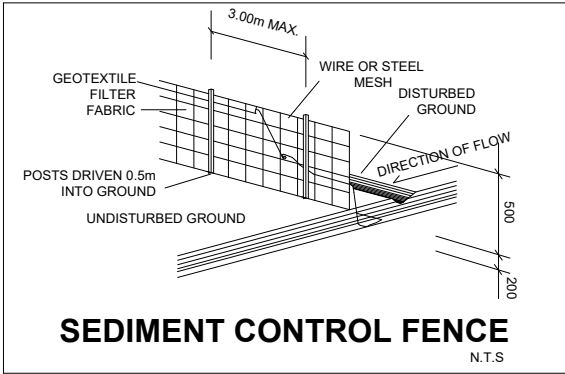


DRIVEWAY GRADIENT

DRIVEWAY GRADES INCLUDING TRANSITIONS  
COMPLIANT WITH AS2890.1

Product:	Facade:	Site Address:		Title:		Job No.:	221090	Issue	Date	Description	Drawn
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		Paper: A3		Scale: 1 : 50		OWNER SIGNATURE		C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
DP No. : 2366		Approval Type: DA		Sheet No: 01.01				Date: 19-10-2021		D	08.02.2022
						OWNER SIGNATURE		E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
										F	21.03.2023
								G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.





SITE MAN. LEGEND

1 SITE MANAGEMENT PLAN  
1 : 200

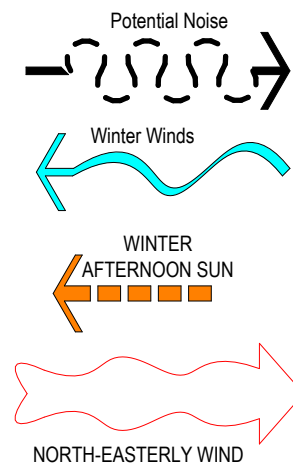
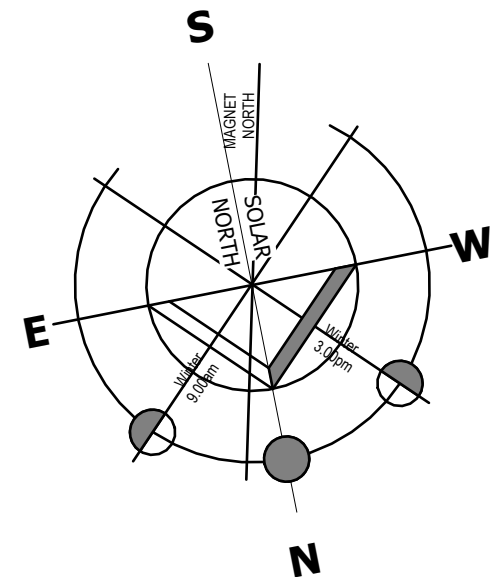
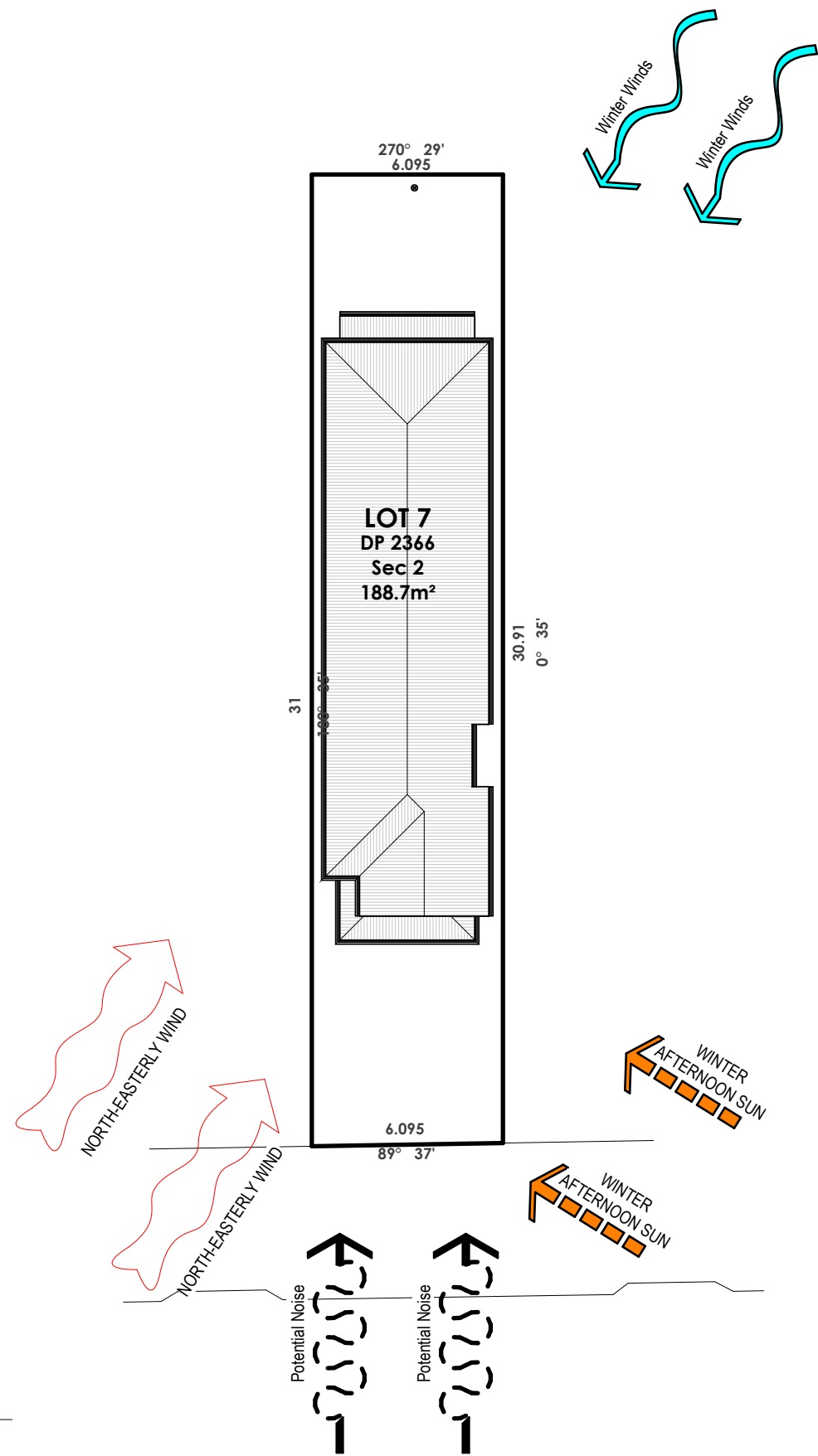
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CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096	SITE MANAGEMENT PLAN	221090	A	19.10.2021	CONCEPT SKETCH	PM
		Council: NORTHERN BEACHES	Client: Giuseppe Ippolito & Daniel Joseph Gregory	OWNER ACCEPTANCE	B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
					C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
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					E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP
					F	21.03.2023	DA PLANS	AP
		DP No. : 2366	Paper: A3	Scale: As indicated	G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.
		Approval Type: DA	Sheet No: 01.2	Date: 19-10-2021				
				OWNER SIGNATURE	DATE			
				OWNER SIGNATURE	DATE			

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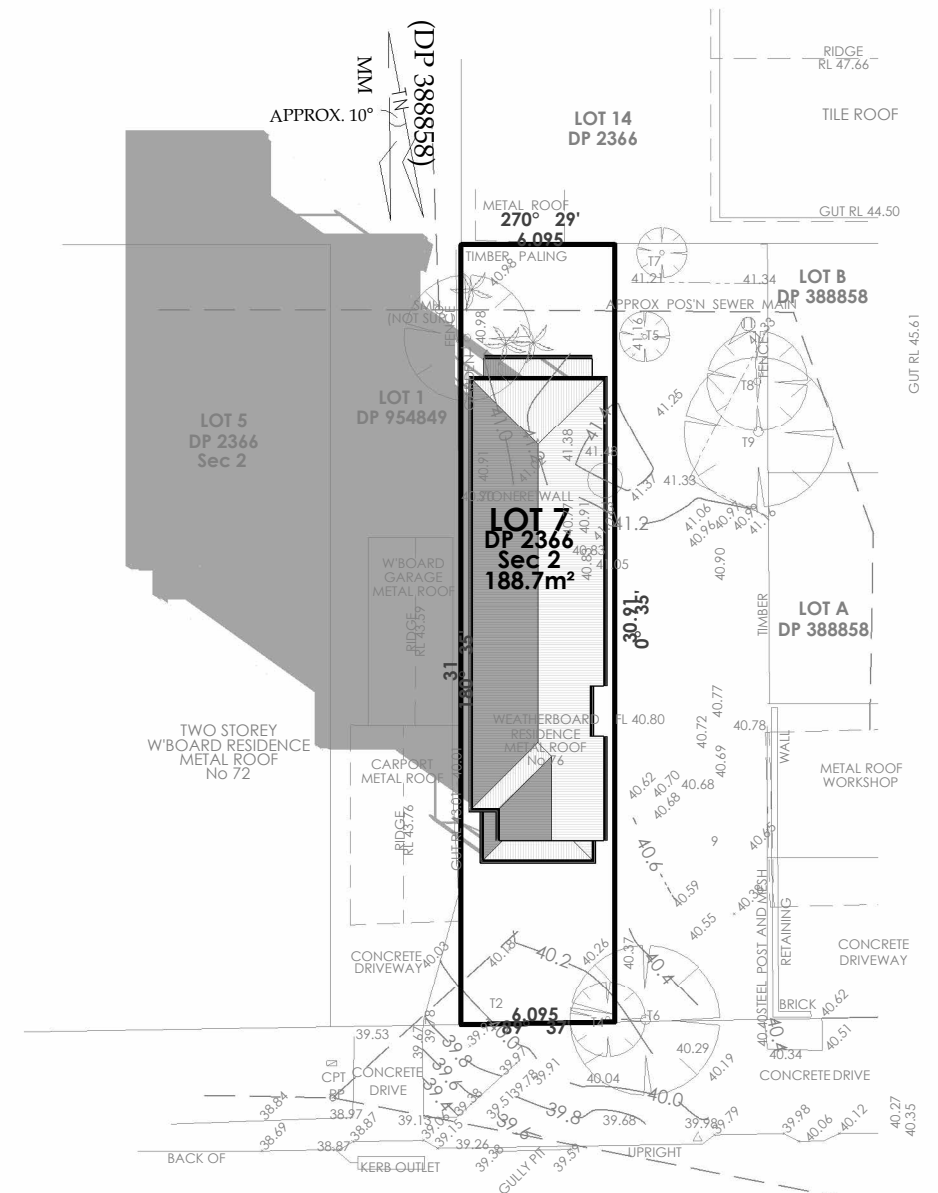
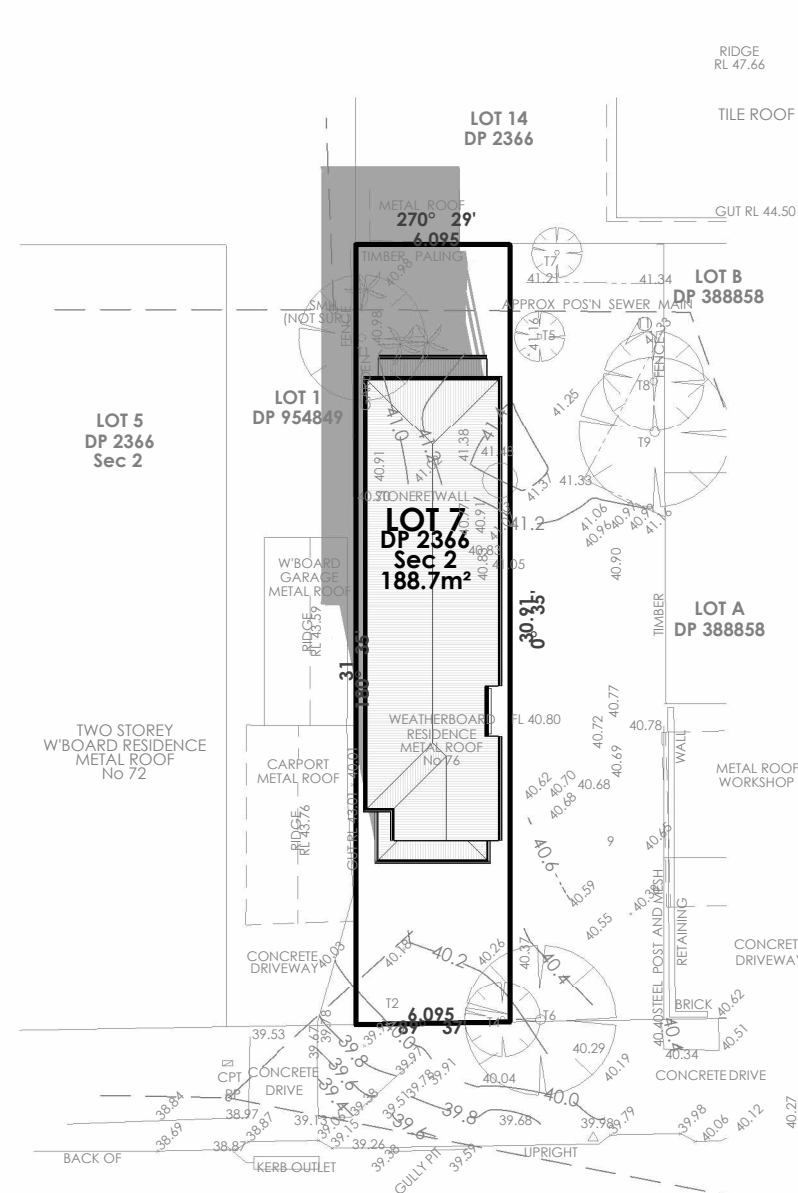
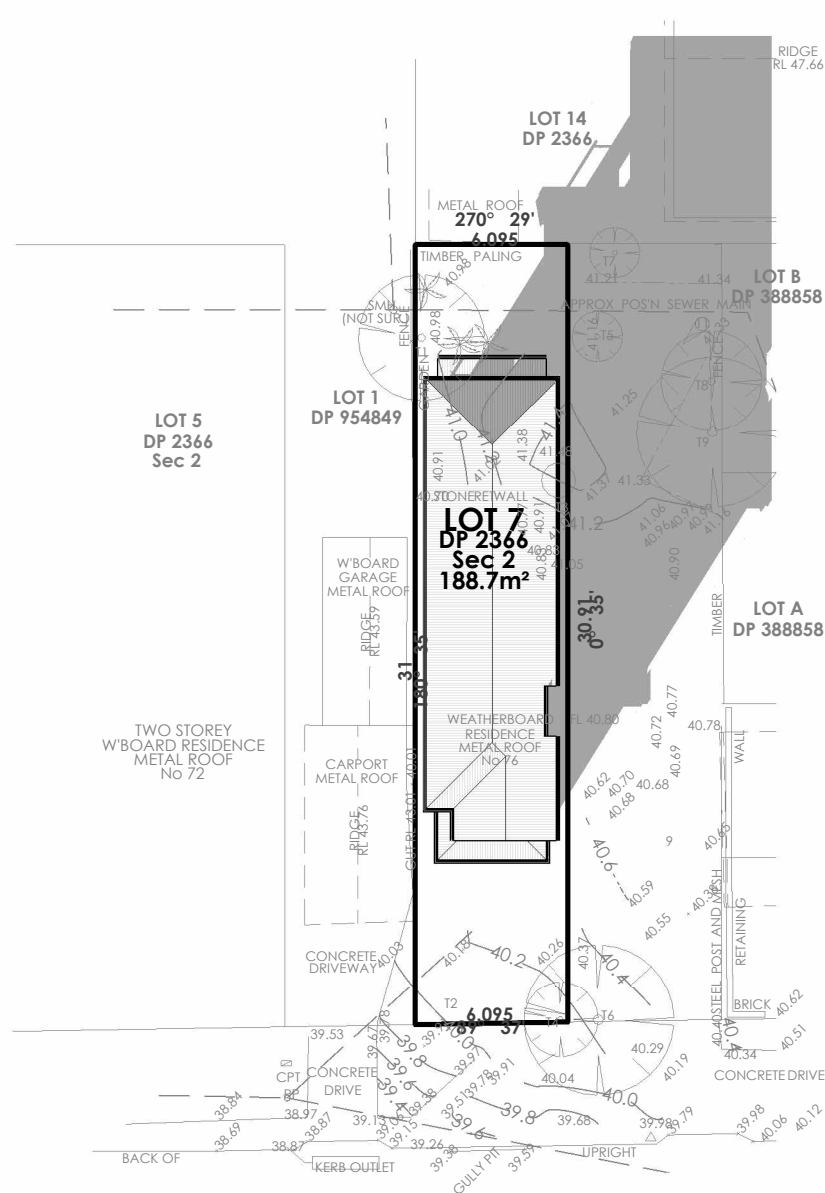


## SITE LEGEND


### 1 SITE ANALYSIS 1 : 200

Product:		Facade:		Site Address:		Title:		Job No.:		221090	Issue	Date	Description	Drawn
CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		SITE ANALYSIS		OWNER ACCEPTANCE		DATE	A	19.10.2021	CONCEPT SKETCH	PM
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				Paper: A3		Scale: As indicated		OWNER SIGNATURE	DATE	F	21.03.2023	DA PLANS	AP	
DP No. : 2366		Approval Type: DA		Sheet No: 01.4		Date: 19-10-2021				G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.	



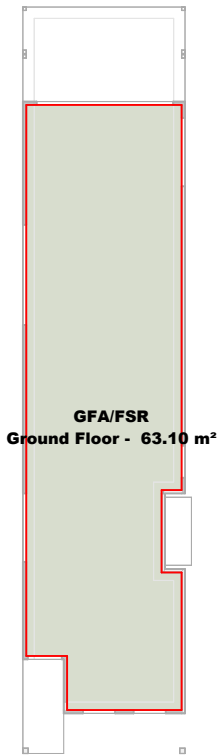


## SHADOW DIAGRAMS

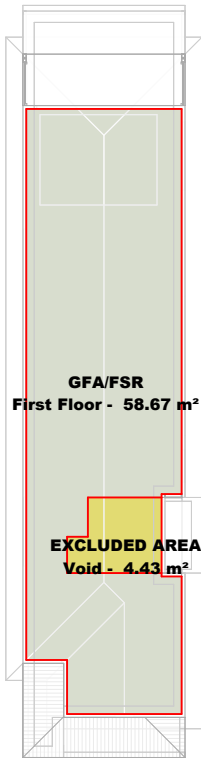
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CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		SHADOW DIAGRAM		OWNER ACCEPTANCE			A	19.10.2021	CONCEPT SKETCH		PM	
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												C		17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
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OWNER SIGNATURE																
DP No. :		2366		Approval Type:		DA		Sheet No:		01.5		Date:		19-10-2021		

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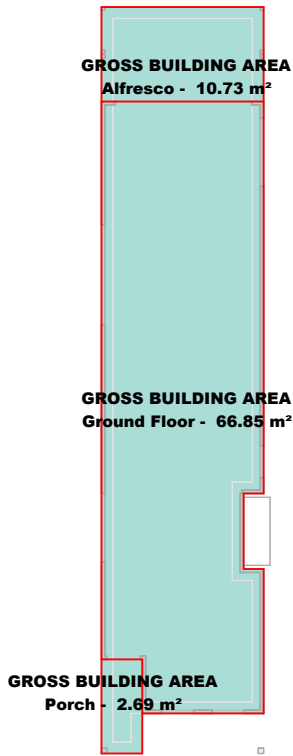




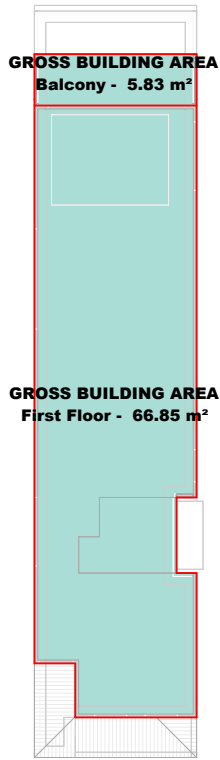
1 GROUND FLOOR - GFA/FSR  
1 : 200



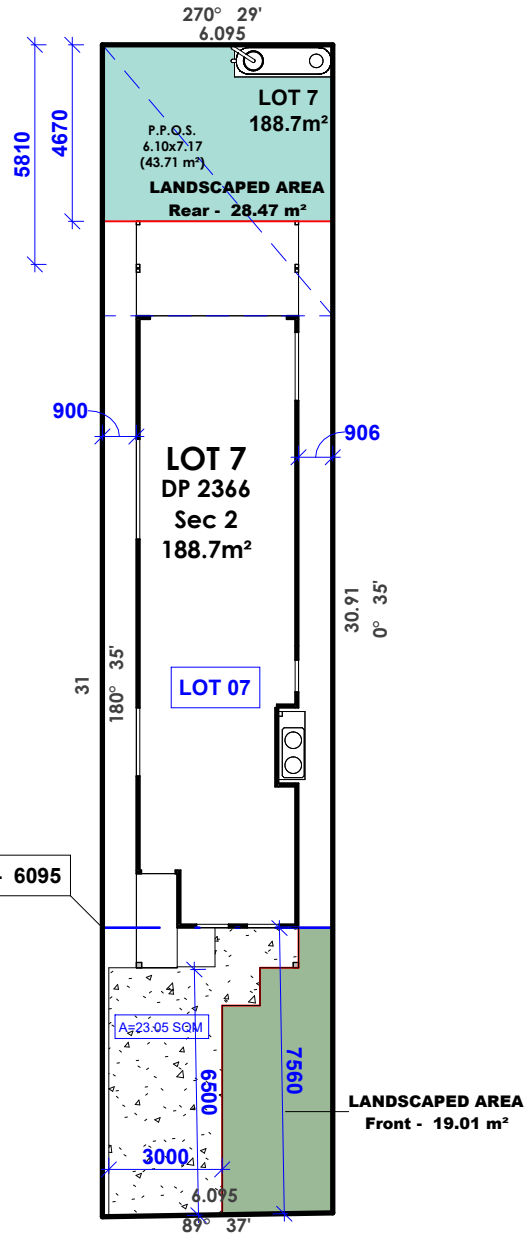
2 FIRST FLOOR - GFA/FSR  
1 : 200



4 GROUND FLOOR - GROSS  
1 : 200



5 FIRST FLOOR - GROSS  
1 : 200



3 LANDSCAPING AREA  
1 : 200

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 m²

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

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

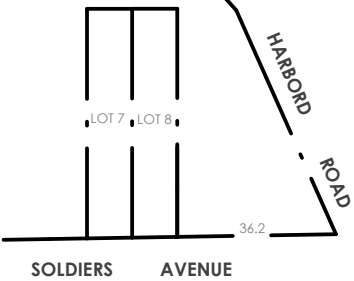
Area Schedule (Landscape Compliance)			
Comments	AREA CATEGORY	Landscape Location	Area
LOT 07	LANDSCAPED AREA	Rear	28.47 m²
LOT 07	LANDSCAPED AREA	Front	19.01 m²
LOT 07: 2			47.47 m²



LOCATION PLAN

(NOT TO SCALE)

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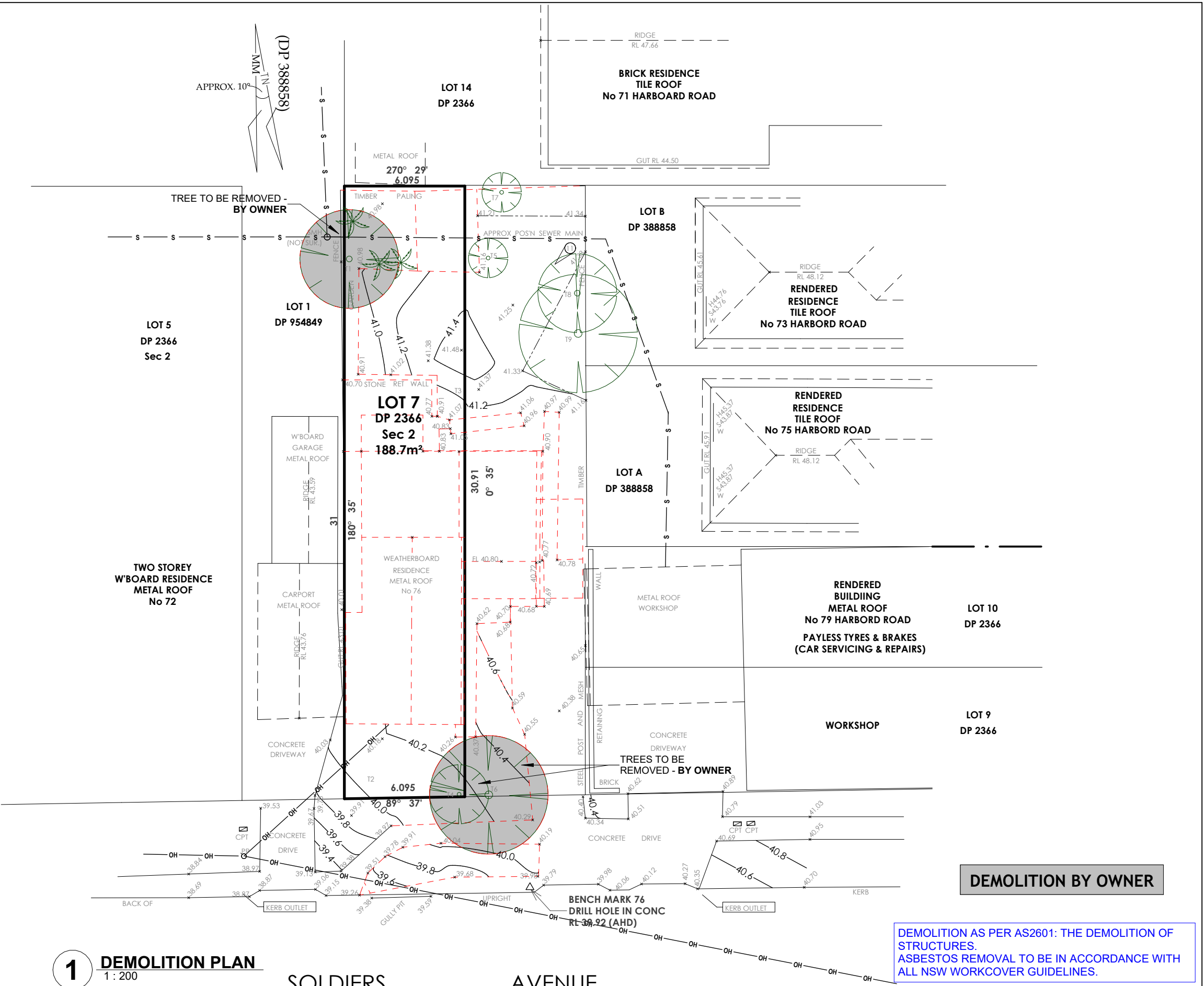
LEGEND:

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—	Minor Contour
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—	Approx. Location Overhead Telecommunications Line
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— OH — OH —	Approx. Location Overhead Power Supply
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---	Edge of Bitumen
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□ PB	Power Box
○ SP	Service Pole
☆ LP	Light Pole
○ HYD	Hydrant
□ WM	Water Meter
X SV	Stop Valve
○ SMH	Sewer Maintenance Hole
○ SIO	Sewer Inspection Opening
⊠ CPT	Telecommunications Pit
⊠	Gas Meter
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△	Ridge Level
△	Tree
△	GDN

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1 DEMOLITION PLAN  
1 : 200

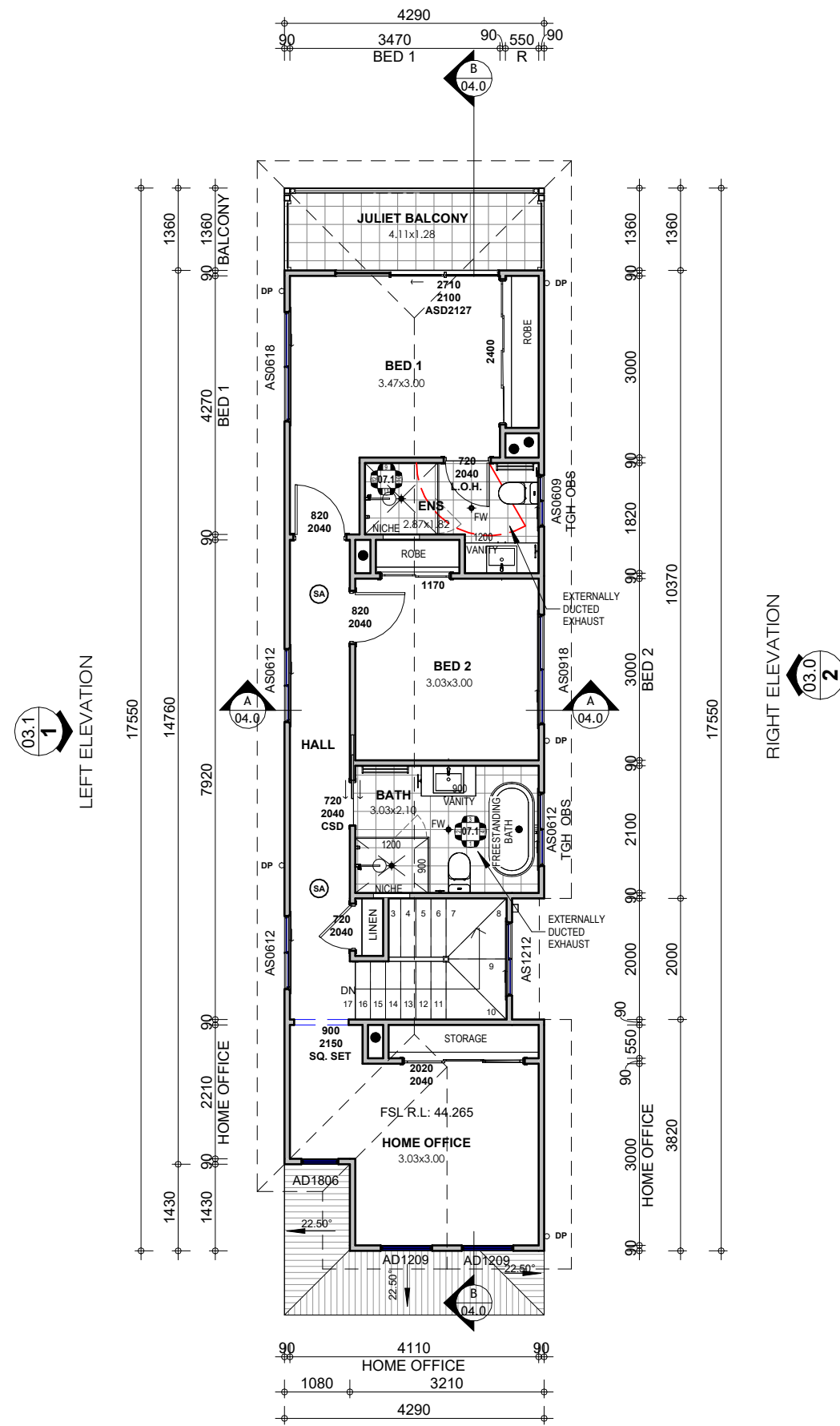
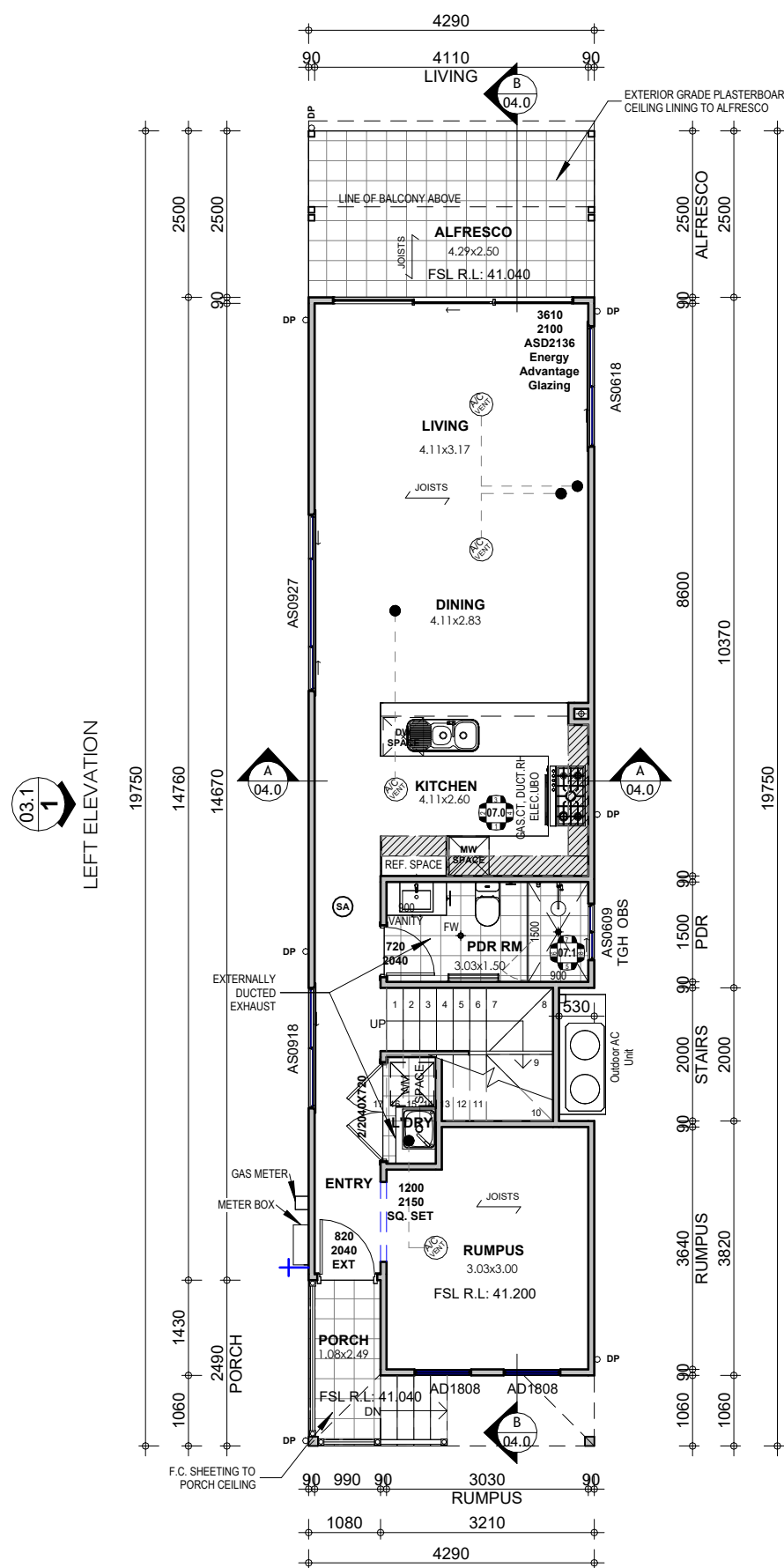


DEMOLITION BY OWNER











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

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
				OWNER ACCEPTANCE		B	03.11.2021	CHANGES AS PER CLIENT FEEDBACK
				OWNER SIGNATURE		C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK
						D	08.02.2022	DA/CC SET PLANS
						E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK
				OWNER SIGNATURE		F	21.03.2023	DA PLANS
Council: NORTHERN BEACHES				OWNER SIGNATURE		G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE
DP No. : 2366 Approval Type: DA				OWNER SIGNATURE				C.V.
Client: Giuseppe Ippolito & Daniel Joseph Gregory				Paper: A3 Scale: 1 : 200				
Sheet No: 01.8 Date: 19-10-2021								





## KEY SYMBOLS

<b>FSL:</b>	FINISHED SLAB LEVEL	
<b>FF:</b>	FINISHED FLOOR	
<b>FC:</b>	FINISHED CEILING	
	MAN HOLE (ROOF ACCESS)	<b>BULKHEADS</b>
	PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)	
	HARDWIRED SMOKE ALARM	<b>OVERHEAD CABINET</b>
	DRAINAGE POINT	
	AIR-CONDITIONING DROPPER	
	AIR-CONDITIONING DUCT LINE	
	AIR-CONDITIONING OUTLET	
	KITCHEN / WET AREA ELEVATIONS	

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

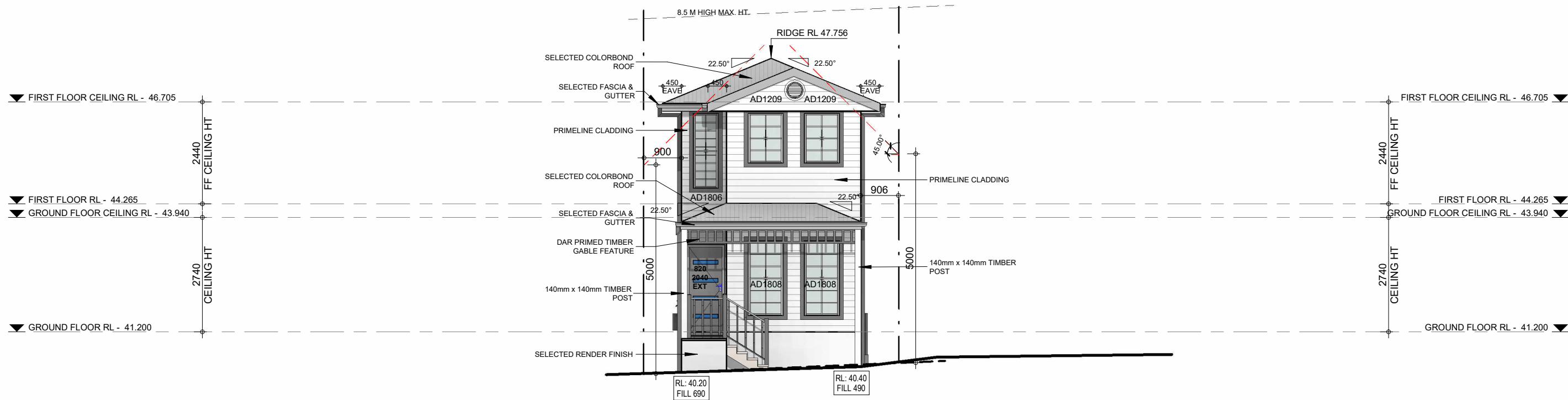
PROVIDE ENERGY TECH GLAZING  
THROUGHOUT EXCLUDING WET AREAS

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

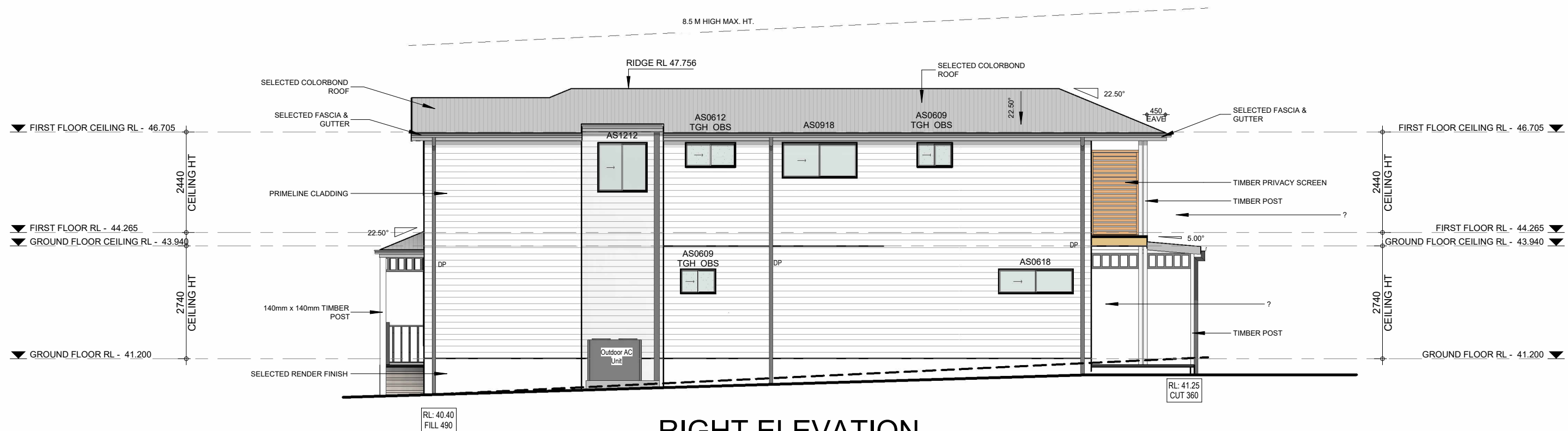
Area Schedule (Gross Building) LOT 07	
Name	Areas
Ground Floor	66.85 m <sup>2</sup>
Alfresco	10.73 m <sup>2</sup>
Porch	2.69 m <sup>2</sup>
Balcony	5.83 m <sup>2</sup>
First Floor	66.85 m <sup>2</sup>
<b>GROSS BUILDING AREA</b>	<b>152.95 m<sup>2</sup></b>

Product:		Facade:		Site Address:		Title:		Job No.:		Issue		Date		Description		Drawn	
CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		FLOOR PLANS		221090		OWNER ACCEPTANCE		A 19.10.2021		CONCEPT SKETCH		PM	
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										F 21.03.2023		DA PLANS		AP			
G 31.07.2023		RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE		C.V.													
DP No. :		2366		Approval Type:		DA		Sheet No:		02.0		Date:		19-10-2021			





FRONT ELEVATION

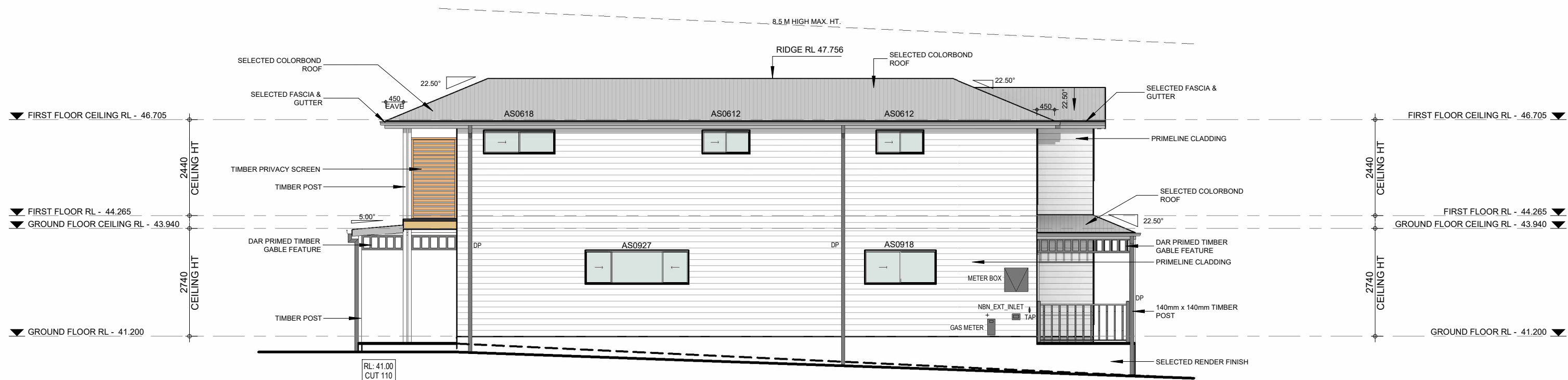


RIGHT ELEVATION

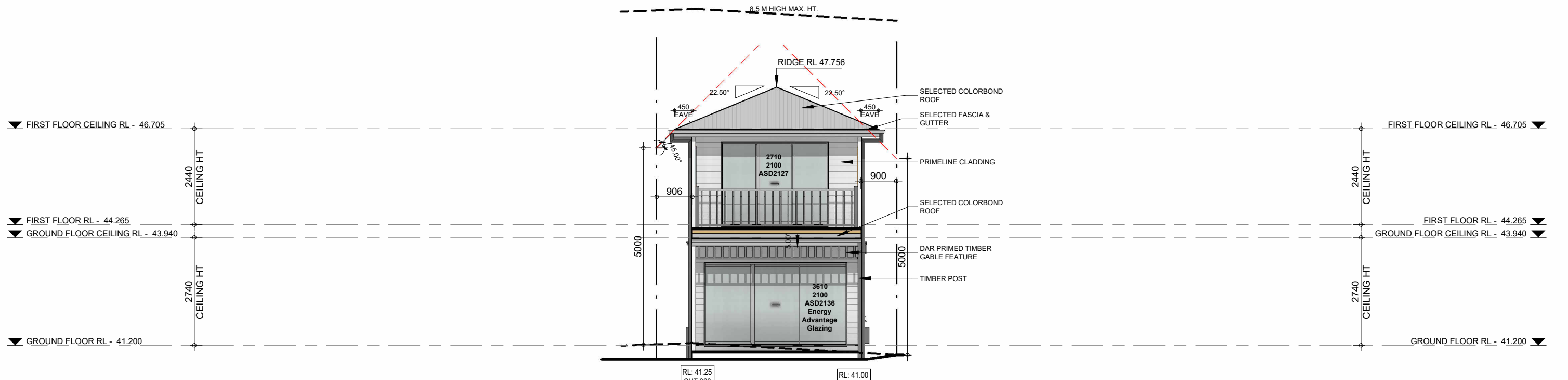
Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn
CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		ELEVATION		221090		A	19.10.2021	CONCEPT SKETCH	PM
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										C	17.11.2021	CHANGES AS PER CLIENT FEEDBACK	PM
										D	08.02.2022	DA/CC SET PLANS	DG
										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	Sheet No:	03.0	Date:	19-10-2021	G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.
								OWNER SIGNATURE		DATE			
								OWNER SIGNATURE		DATE			

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LEFT ELEVATION



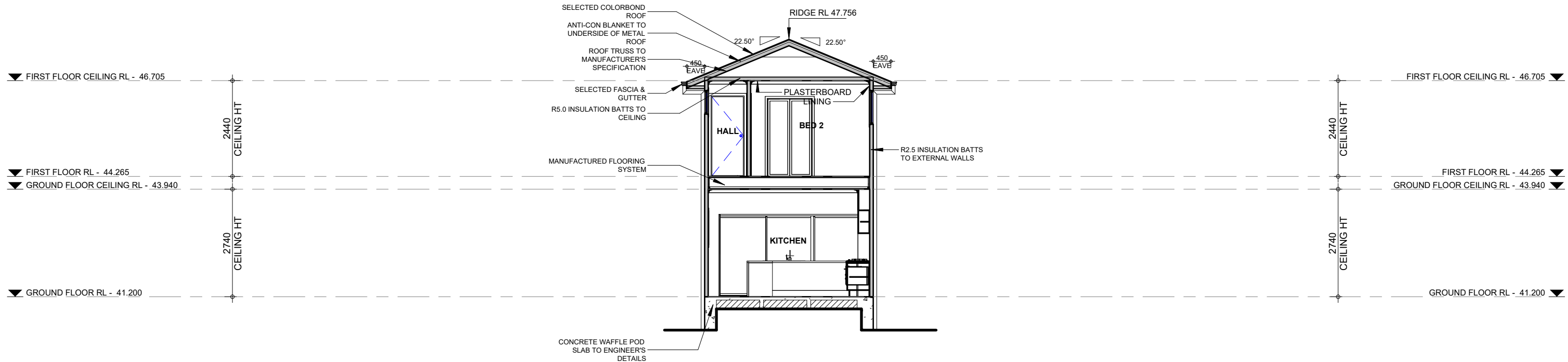
REAR ELEVATION

Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn		
CUSTOM		CUSTOM		Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		ELEVATION		221090		A	19.10.2021	CONCEPT SKETCH	PM		
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								OWNER SIGNATURE		DATE	E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP	
		Council: NORTHERN BEACHES		Paper: A3		Scale: 1 : 100		OWNER SIGNATURE		DATE		F	21.03.2023	DA PLANS	AP
DP No. : 2366		Approval Type: DA		Sheet No: 03.1		Date: 19-10-2021						G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.

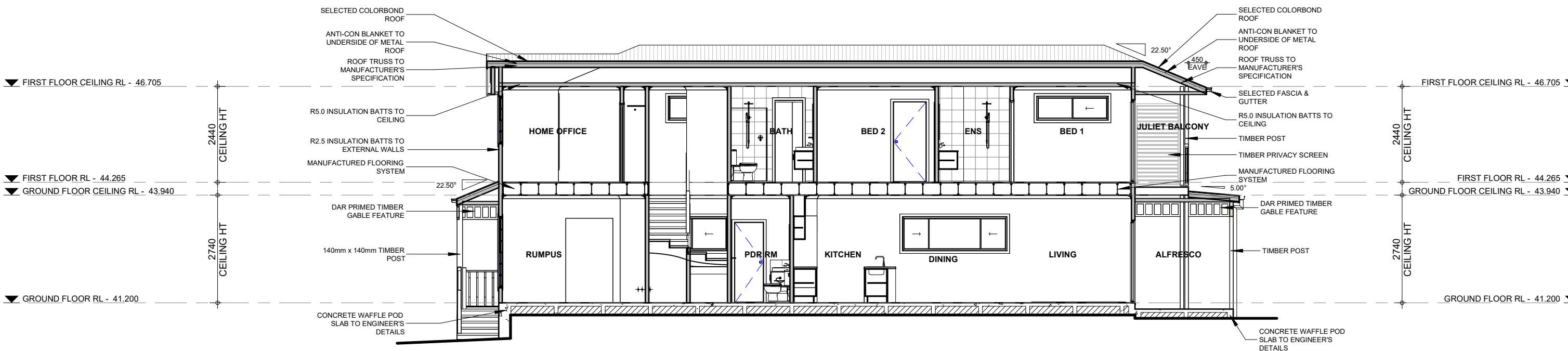
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**A** SECTION A-A  
1 : 100



**B** SECTION B-B  
1 : 100

Product:	Facade:	Site Address:		Title:		Job No.:	221090	Issue	Date	Description	Drawn				
CUSTOM	CUSTOM	Lot 7, 76 Soldiers Avenue, Freshwater NSW 2096		SECTION+DETAILS		OWNER ACCEPTANCE		A	19.10.2021	CONCEPT SKETCH	PM				
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								D	08.02.2022	DA/CC SET PLANS	DG				
OWNER SIGNATURE				E	07.02.2023	AMENDED PLANS TO SUIT COUNCIL FEEDBACK	EG/AP								
OWNER SIGNATURE				F	21.03.2023	DA PLANS	AP								
				G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.								
		Council: NORTHERN BEACHES		Paper: A3	Scale: 1 : 100	OWNER SIGNATURE									
		DP No. : 2366	Approval Type: DA	Sheet No: 04.0	Date: 19-10-2021										

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

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

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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						Sheet No:	04.1	Date:	19-10-2021	F	21.03.2023	DA PLANS	AP
										G	31.07.2023	RELOCATE DRIVEWAY AS PER HYDRAULIC ADVICE	C.V.

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Front\_Notification



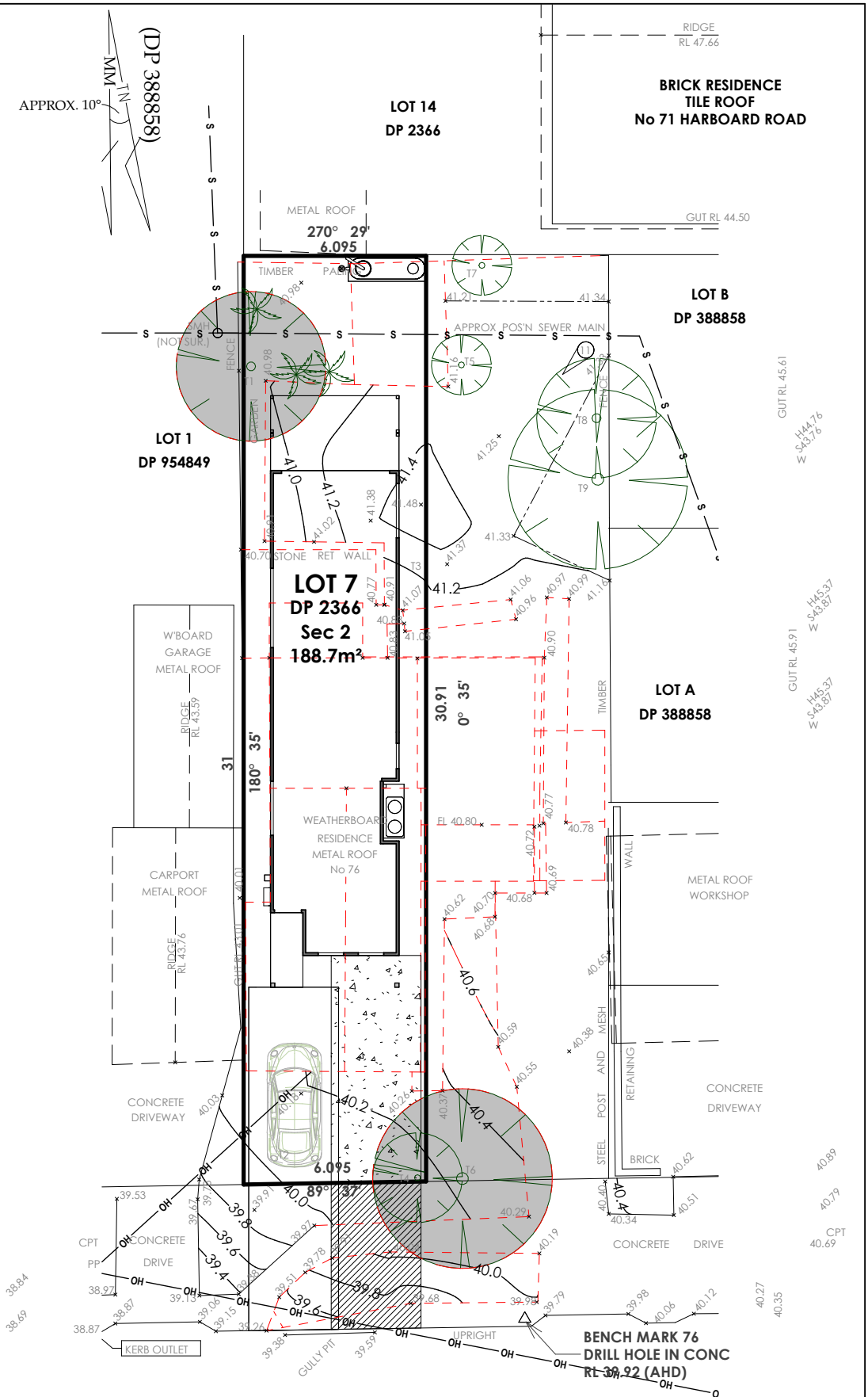
Rear\_Notification



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	
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		Council: NORTHERN BEACHES	Paper: A3	Scale: 1 : 200				F	21.03.2023	DA PLANS	AP	
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						OWNER SIGNATURE	DATE					

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