

RESIDENTIAL DEVELOPMENT

8 Forest Road | Warriewood NSW 2102

SECTION 4.56(4) APPLICATION



UNIT SCHEDULE													
Apartment No:	No of Bedrooms	Area (m2)	Adaptable	Cross Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	
TH 01	4 BED	243	NO	YES	1	1	1	1	1	1	1	6 HRS	
TH 02	4 BED	183	NO	YES	1	1	0	0	0	1	1	2 HRS	
TH 03	4 BED	183	NO	YES	1	1	0.5	0	0	1	1	2.5 HRS	
TH 04	4 BED	185	NO	YES	1	1	0	0	0	1	1	2 HRS	
TH 05	4 BED	182	NO	YES	1	1	0	0	0	1	1	2 HRS	
TH 06	4 BED	183	NO	YES	1	1	0.5	0	0.5	1	1	3 HRS	
TH 07	4 BED	184	NO	YES	1	1	0.5	0	0.5	1	1	3 HRS	
TH 08	4 BED	184	NO	YES	1	1	0	0	0.5	1	1	2.5 HRS	
TH 09	4 BED	182	NO	YES	1	1	0	0	0.5	1	1	2.5 HRS	
TH 10	4 BED	182	NO	YES	1	1	0.5	0	0.5	1	1	3 HRS	
TH 11	4 BED	183	NO	YES	1	1	0.5	0	0.5	1	1	3 HRS	
TH 12	4 BED	183	NO	YES	1	1	0	0	0.5	1	1	2.5 HRS	
TH 13	4 BED	183	NO	YES	1	1	0	0	0.5	1	1	2.5 HRS	
TH 14	4 BED	213	NO	YES	1	1	0	0	0.5	1	1	2.5 HRS	
UNIT 01	3 BED	120	NO	YES	0	0	0	0	0	0.5	1	0.5 HRS	
UNIT 02	3 BED	121	NO	YES	0	1	1	1	1	1	1	5 HRS	
UNIT 03	3 BED	129	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 04	1 BED	75	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 05 ADAPT	2 BED	103	YES	YES	1	1	1	0	0	0	0	2 HRS	
UNIT 06	3 BED	129	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 07	3 BED	120	NO	YES	0	0	0	0	0	0.5	1	0.5 HRS	
UNIT 08	3 BED	121	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 09	3 BED	130	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 10	3 BED	133	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 11 ADAPT	2 BED	103	YES	YES	1	1	1	0	0	0	0	2 HRS	
UNIT 12 ADAPT	3 BED	260	YES	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 13	4 BED	136	NO	YES	0	0	0	0.5	1	1	1	2.5 HRS	
UNIT 14	3 BED	121	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 15	3 BED	130	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 16	3 BED	133	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 17 ADAPT	2 BED	103	YES	YES	1	1	1	0	0	0	0	2 HRS	
UNIT 18 ADAPT	3 BED	130	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 19	3 BED	122	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 20 ADAPT	3 BED	130	YES	YES	1	1	1	1	0	0	0	3 HRS	
UNIT 21 ADAPT	2 BED	92	YES	YES	1	1	1	1	1	1	0	5 HRS	
UNIT 22	3 BED	123	NO	YES	0.5	0	0	0	0	0	0	0.5 HRS	
UNIT 23	3 BED	128	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 24	3 BED	132	NO	YES	0	0	0	0	0.5	1	0	0.5 HRS	
UNIT 25	3 BED	122	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 26 ADAPT	3 BED	130	YES	YES	1	1	1	1	0	0	0	3 HRS	
UNIT 27 ADAPT	2 BED	92	YES	YES	1	1	1	1	1	1	0	5 HRS	
UNIT 28	3 BED	122	YES	YES	1	1	1	1	1	1	0	5 HRS	
UNIT 29	3 BED	128	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 30	3 BED	132	NO	YES	0	0	0	0.5	1	1	0.5	2 HRS	
UNIT 31	3 BED	122	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 32	3 BED	130	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 33 ADAPT	2 BED	92	YES	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 34	3 BED	122	NO	YES	0.5	0	1	1	1	0	0	2.5 HRS	
UNIT 35	3 BED	128	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 36	3 BED	132	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 37 ADAPT	3 BED	135	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 38	3 BED	136	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 39	3 BED	134	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 40	3 BED	131	NO	YES	0	0	0	0	0	1	1	2 HRS	
UNIT 41 ADAPT	3 BED	135	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 42	3 BED	136	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 43	3 BED	143	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 44	3 BED	131	NO	YES	0	0	0	0	0	1	1	2 HRS	
UNIT 45 ADAPT	3 BED	135	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 46	3 BED	136	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 47	3 BED	143	NO	YES	0	0.5	1	1	0.5	0	0	2 HRS	
UNIT 48	3 BED	132	NO	YES	0	0.5	1	1	0	1	1	2.5 HRS	
UNIT 49	3 BED	122	NO	YES	0.5	0	0	0	0	0	0	0.5 HRS	
UNIT 50	2 BED	89	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 51	3 BED	122	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 52	3 BED	123	NO	YES	1	1	1	1	1	1	1	6 HRS	

UNIT SCHEDULE													
Apartment No:	No of Bedrooms	Area (m2)	Adaptable	Cross Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	
UNIT 53 ADAPT	3 BED	129	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 54	3 BED	122	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 55	3 BED	121	NO	YES	0.5	0	0	0	0	0	0	0.5 HRS	
UNIT 56	2 BED	89	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 57	3 BED	122	NO	YES	0	0	0	0	0	0	0	0 HRS	
UNIT 58	3 BED	122	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 59 ADAPT	3 BED	129	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 60	3 BED	121	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	
UNIT 61	3 BED	122	NO	YES	1	1	1	1	0.5	0	0	2.5 HRS	
UNIT 62	2 BED	89	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 63	3 BED	122	NO	YES	0	0	1	1	0.5	1	1	2.5 HRS	
UNIT 64	3 BED	122	NO	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 65 ADAPT	3 BED	129	YES	YES	1	1	1	1	1	1	1	6 HRS	
UNIT 66	3 BED	122	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS	

PREVIOUS APPROVALS

MOD 2022/0070
MOD 2023/0201

SECTION 4.56 CHANGE LIST (28/07/2023)

(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)

- UPGRADE FIRE TRAIL ACCESS TO 4m WIDE & INTERNAL ROAD TO BE 4m WIDE
- COMMON OPEN SPACE AREA TO BE CREATED BETWEEN BUILDINGS CONSISTING OF:
A. SWIMMING POOL
B. BBQ AREAS
C. FITNESS AREA
D. SITTING/ PICNIC AREAS
E. LANDSCAPING
- DELIVERY AND DROP OFF PARKING TO BE PROVIDED AT EASTERN ASPECTS OF THE APARTMENTS ONLY.
- EXTENSION OF UNIT 50 BUILDING D PRIVATE OPEN SPACE DUE TO REMOVAL OF RAMP ACCESS BUILDING D LOBBY. PRIVATE OPEN SPACE INCREASED BY 20 SOM

RETURNED APPLICATION (22/11/2023)

- ADDITIONAL POOL SECTIONS
- SHADOW DIAGRAMS

SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)

(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)

- INTERNAL FITOUT CHANGE INTO LIFT SPACE
- LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09, 10, 11, 12, 13 & 14.
- FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE CLADDING" CHANGED TO "SANDSTONE LOOK"
- FACADE FINISH DRAFTING ERROR CORRECTIONS
- LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.
- INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH NDIS REQUIREMENTS

SCHEDULE OF AREAS

ADDRESS	8 Forest Road Warriewood NSW 2102 Australia
LOT AND DP	LOT 1 DP 5055
SITE AREA RU2 SITE AREA R3 SITE AREA	5.678 Ha 2.823 Ha 2.855 Ha

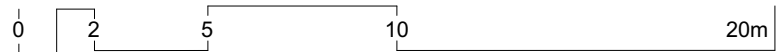
LANDSCAPE AREA (R3 AREA) (53.7% OF R3 SITE AREA)	15,331.0 m²
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PROPOSED -- RESIDENTIAL :	66 x UNITS 14 x Town Houses 1 x 1 BEDROOM 9 x 2 BEDROOM 55 x 3 BEDROOM 1 x 4 BEDROOM
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CAR PARKING :	RESIDENTIAL: 167 VISITORS: 27 TOTAL SPACES: 194
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Thermal Comfort

Glazing Doors/windows	Aluminium framed single clear glazing to all units & townhouses: Type A: awning + hinged - U-Value: 6.7 (equal to or lower than) and SHGC: 0.57 (±10%) Type B: sliding + fixed – U-Value: 6.7 (equal to or lower than) and SHGC: 0.70 (±10%) Glazing upgrade: Type B: sliding + fixed – U-Value: 5.6 (equal to or lower than) and SHGC: 0.41 (±10%) Given values are NFRC, total window values
Roof	Concrete roof Default colour modelled
Ceiling	Suspended plasterboard ceiling with soffit insulation R _{SYSTEM} 2.2 No ceiling insulation Note: There will be no loss of ceiling insulation due to the installation of downlights as insulation is to be installed such that the downlights do not infringe on the insulation zone.
External wall	75mm Hebel with R1.5 insulation (insulation only value) Metal cladding with R1.5 insulation (insulation only value) 200mm concrete with R0.9 insulation (insulation only value) Default colour modelled
Inter tenancy walls	Townhouses: 200mm concrete with plasterboard lining Units: Framed with plasterboard lining, 200mm concrete with plasterboard lining where concrete walls/columns shown on drawings Minimum system R-value for walls to common corridors of R _{SYSTEM} 0.8
Walls with-in dwellings	Plasterboard on studs with no insulation
Floors	Concrete – R0.9 subfloor insulation required to units with garage below No insulation required between levels
Floor coverings	Default floor coverings modelled



Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	21/01/2022	ISSUE FOR S4.56 - FOR COORDINATION	JB				
02	8/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	JB				
03	11/02/2022	ISSUE FOR S4.56	JB				
04	28/07/2023	ISSUE FOR S4.56(4)	JB				
05	22/11/2023	ISSUE FOR S4.56(4)	JB				
06	15/04/2024	ISSUE FOR S4.56 ADDENDUM COORDINATION	JB				
07	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	JB				
08	7/05/2024	ISSUE FOR S4.56 ADDENDUM	JB				

GENERAL NOTES:

- ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.
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- READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.
- INFORM THE ARCHITECT OF ANY DISCREPANCIES.
- THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUNDLINES AND CONSTRUCTION STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY LAW.
- THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
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- THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.

Structural Engineer:
Van Der Meer

Mechanical Services:
AASAN Consulting

Electrical Services:
Cupac

Hydraulic Services:
ITM Design

Fire Services:
Scientific Fire Services

Access Consultant:
Jensen Hughes

Principal Certifying Authority:
Metropolitan

Landscape Architect:
Site Design Studios

Acoustic Engineer:
Acoustic Logic

ISSUE FOR S4.56
ADDENDUM

Project: RESIDENTIAL DEVELOPMENT

Client: KLATRO

Address:

8 Forest Road Warriewood NSW 2102 Australia

Project No: Pn_0800

Checked: PD

Drawn: JB

Scale@A1: 1:100

GENERAL NOTES:
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5. INFORM THE ARCHITECT OF ANY DISCREPANCIES.
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7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
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PREVIOUS APPROVALS

MOD 2022/0070; MOD 2023/0201

SECTION 4.56 CHANGE LIST (28/07/2023)

(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)

- UPGRADE FIRE TRAIL ACCESS TO 4m WIDE & INTERNAL ROAD TO BE 4m WIDE
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E. LANDSCAPING
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- EXTENSION OF UNIT 50 BUILDING D PRIVATE OPEN SPACE DUE TO REMOVAL OF RAMP ACCESS BUILDING D LOBBY. PRIVATE OPEN SPACE INCREASED BY 20 SQM

RETURNED APPLICATION (22/11/2023)

- ADDITIONAL POOL SECTIONS
- SHADOW DIAGRAMS

SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)

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Rev	Date	Amendment	By
01	1/12/2021	ISSUE FOR S4.56(2) FOR COORDINATION	GL
02	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	GL
03	17/01/2022	ISSUE FOR S4.56 - FOR COORDINATION	GL
04	21/01/2022	ISSUE FOR S4.56	GL
05	8/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	GL
06	11/02/2022	ISSUE FOR S4.56	GL
07	14/12/2022	ISSUE FOR S4.56 - COORDINATION	GL
08	15/04/2024	ISSUE FOR S4.56 ADDENDUM COORDINATION	DB
09	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	DB
10	7/05/2024	ISSUE FOR S4.56 ADDENDUM	DB

Project:

RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

Client:

KUATRO

Status:

ISSUE FOR S4.56
ADDENDUM

Drawing Title: Preliminary
Site Plan

Project No: Drawing No: Revision:

Pn_0800 A001 10

Date: 7/05/2024 Checked: PD Drawn: DB Scale@A1: 1:500

ADS
ARCHITECTS

ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD
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P: 02 9763 1888
info@adsarchitects.com | www.adsarchitects.com
ABN: 90 616 216 196
NSW Nominated Architect Pavlo Doroch 9170



GENERAL NOTES:
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PREVIOUS APPROVALS
MOD 2022/0070; MOD 2023/0201

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- RETURNED APPLICATION (22/11/2023)**
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 - SHADOW DIAGRAMS
- SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)**
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Rev	Date	Amendment	By
01	22/12/2021	ISSUE FOR S4 56 - FOR COORDINATION	JB.GL
02	21/01/2022	ISSUE FOR S4 56	JB.GL
03	20/02/2022	ISSUE FOR COORDINATION	JB.GL
04	9/02/2022	ISSUE FOR S4 56 - FOR COORDINATION	JB.GL
05	11/02/2022	ISSUE FOR S4 56	JB.GL
06	14/12/2022	ISSUE FOR S4 56 - COORDINATION	GL
09	15/04/2024	ISSUE FOR S4 56 ADDENDUM COORDINATION	ZH, DB
10	30/04/2024	ISSUE FOR S4 56 ADDENDUM REVIEW	ZH, DB
11	7/05/2024	ISSUE FOR S4 56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

Client:
KLIATRO

0 2 5 10 20m

Status:
**ISSUE FOR S4.56
ADDENDUM**
Drawing Title: **Floor Plans
Basement 1 - East**

Project No: Drawing No: Revision:
Pn_0800 A099.1 11
Date: 7/05/2024 Checked: PD Drawn: ZH, DB:200 Scale@A1:

ADS
ARCHITECTS

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info@adsarchitects.com | www.adsarchitects.com
ABN: 90 616 216 196
NSW Nominated Architect Pavlo Doroch 9170

**NOT PART OF THIS
MODIFICATION**

01 Basement 1
Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A099.2

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 - B. BBQ AREAS
 - C. FITNESS AREA
 - D. SITTING/ PICNIC AREAS
 - E. LANDSCAPING
- DELIVERY AND DROP OFF PARKING TO BE PROVIDED AT EASTERN ASPECTS OF THE APARTMENTS ONLY.
- EXTENSION OF UNIT 50 BUILDING D PRIVATE OPEN SPACE DUE TO REMOVAL OF RAMP ACCESS BUILDING D LOBBY. PRIVATE OPEN SPACE INCREASED BY 20 SQM

RETURNED APPLICATION (22/11/2023)

- ADDITIONAL POOL SECTIONS
- SHADOW DIAGRAMS

SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)

(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)

- INTERNAL FITOUT CHANGE INTO LIFT SPACE
- LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09, 10, 11, 12, 13 & 14.
- FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE CLADDING" CHANGED TO "SANDSTONE LOOK"
- FACADE FINISH DRAFTING ERROR CORRECTIONS
- LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.
- INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH NDIS REQUIREMENTS

Rev	Date	Amendment	By
01	22/12/2021	ISSUE FOR S4 56 - FOR COORDINATION	JB, GL
02	21/01/2022	ISSUE FOR S4 56	JB, GL
03	20/02/2022	ISSUE FOR COORDINATION	JB, GL
04	8/03/2022	ISSUE FOR S4 56 - FOR COORDINATION	JB, GL
05	11/02/2022	ISSUE FOR S4 56	JB, GL
06	14/12/2022	ISSUE FOR S4 56 - COORDINATION	GL
09	15/04/2024	ISSUE FOR S4 56 ADDENDUM COORDINATION	ZH, DB
10	30/04/2024	ISSUE FOR S4 56 ADDENDUM REVIEW	ZH, DB
11	7/05/2024	ISSUE FOR S4 56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

Client:
KUATRO

0 2 5 10 20m

Status:
ISSUE FOR S4.56
ADDENDUM
Drawing Title: Floor Plans
Basement 1 - West

Project No: Drawing No: Revision:
Pn_0800 A099.2 11
Date: 7/05/2024 Checked: PD Drawn: ZH, DB Scale@A1: 1:200

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NSW Nominated Architect Pavlo Doroch 9170

NOT PART OF THIS
MODIFICATION

FOR CONTINUATION SEE SHEET A100.1

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PREVIOUS APPROVALS
MOD 2022/0070; MOD 2023/0201

SECTION 4.56 CHANGE LIST (28/07/2023)
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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RETURNED APPLICATION (22/11/2023)
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SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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Rev	Date	Amendment	By
01	1/12/2021	ISSUE FOR S4 56(2) FOR COORDINATION	GL
02	22/12/2021	ISSUE FOR S4 56 - FOR COORDINATION	GL
03	21/01/2022	ISSUE FOR S4 56 - FOR COORDINATION	GL
04	8/02/2022	ISSUE FOR S4 56 - FOR COORDINATION	GL
05	11/02/2022	ISSUE FOR S4 56	GL
06	14/12/2022	ISSUE FOR S4 56 - COORDINATION	GL
07	25/05/2023	ISSUE FOR COORDINATION S4 56 (4)	GL
08	14/06/2023	ISSUE FOR COORDINATION S4 56 (4)	GL
09	4/07/2023	ISSUE FOR COORDINATION S4 56(4)	GL
10	19/07/2023	ISSUE FOR S4 56(4) COORDINATION	GL
11	25/07/2023	ISSUE FOR S4 56(4) COORDINATION	GL
12	28/07/2023	ISSUE FOR S4 56(4)	GL
13	22/11/2023	ISSUE FOR S4 56(4)	GL
14	15/04/2024	ISSUE FOR S4 56 ADDENDUM COORDINATION	ZH, DB
15	30/04/2024	ISSUE FOR S4 56 ADDENDUM REVIEW	ZH, DB
16	7/05/2024	ISSUE FOR S4 56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:
8 Forest Road Warriewood NSW 2102 Australia

Client:
KLIATRO

0 2 5 10 20m

Status:
ISSUE FOR S4.56
ADDENDUM
Drawing Title: Floor Plans
Ground Floor Plan - West

Project No: Drawing No: Revision:
Pn_0800 A100.2 16
Date: 7/05/2024 Checked: PD Drawn: ZH, DB1:200 Scale@A1:

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NSW Nominated Architect Pavlo Doroch 9170



01 Ground Floor
Scale @ A1 = 1:200

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PREVIOUS APPROVALS
MOD 2022/0070; MOD 2023/0201

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- RETURNED APPLICATION (22/11/2023)**
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 - SHADOW DIAGRAMS
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01	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	JB, GL
02	21/01/2022	ISSUE FOR S4.56	JB, GL
03	01/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	JB, GL
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11	7/05/2024	ISSUE FOR S4.56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:
8 Forest Road Warriewood NSW 2102 Australia

Client:
KUATRO

0 2 5 10 20m

Status:
**ISSUE FOR S4.56
ADDENDUM**
Drawing Title: Floor Plans
Level 1 - East

Project No: Drawing No: Revision:
Pn_0800 A101.1 11
Date: 7/05/2024 Checked: PD Drawn: ZH, DB Scale: 1:200

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NSW Nominated Architect Pavlo Doroch 9170



Level 1
Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A101.2

FOR CONTINUATION SEE SHEET A101.1



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MOD 2022/0070; MOD 2023/0201

SECTION 4.56 CHANGE LIST (28/07/2023)

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RETURNED APPLICATION (22/11/2023)

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SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)

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Rev	Date	Amendment	By
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02	21/01/2022	ISSUE FOR S4.56	JB, GL
03	06/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	JB, GL
04	11/02/2022	ISSUE FOR S4.56	JB, GL
05	14/12/2022	ISSUE FOR S4.56 - COORDINATION	GL
09	15/04/2024	ISSUE FOR S4.56 ADDENDUM COORDINATION	ZH, DB
10	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	ZH, DB
11	7/05/2024	ISSUE FOR S4.56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:
8 Forest Road Warriewood NSW 2102 Australia

Client:
KUATRO

0 2 5 10 20m

Status:
ISSUE FOR S4.56
ADDENDUM
Drawing Title: Floor Plans
Level 1 - West

Project No: Drawing No: Revision:
Pn_0800 A101.2 11

Date: 7/05/2024 Checked: PD Drawn: ZH, DB Scale: A1:200

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MOD 2022/0070; MOD 2023/0201

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03	06/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	JB, GL
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11	7/05/2024	ISSUE FOR S4.56 ADDENDUM	ZH, DB

Project:
RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

Client:
KLIATRO

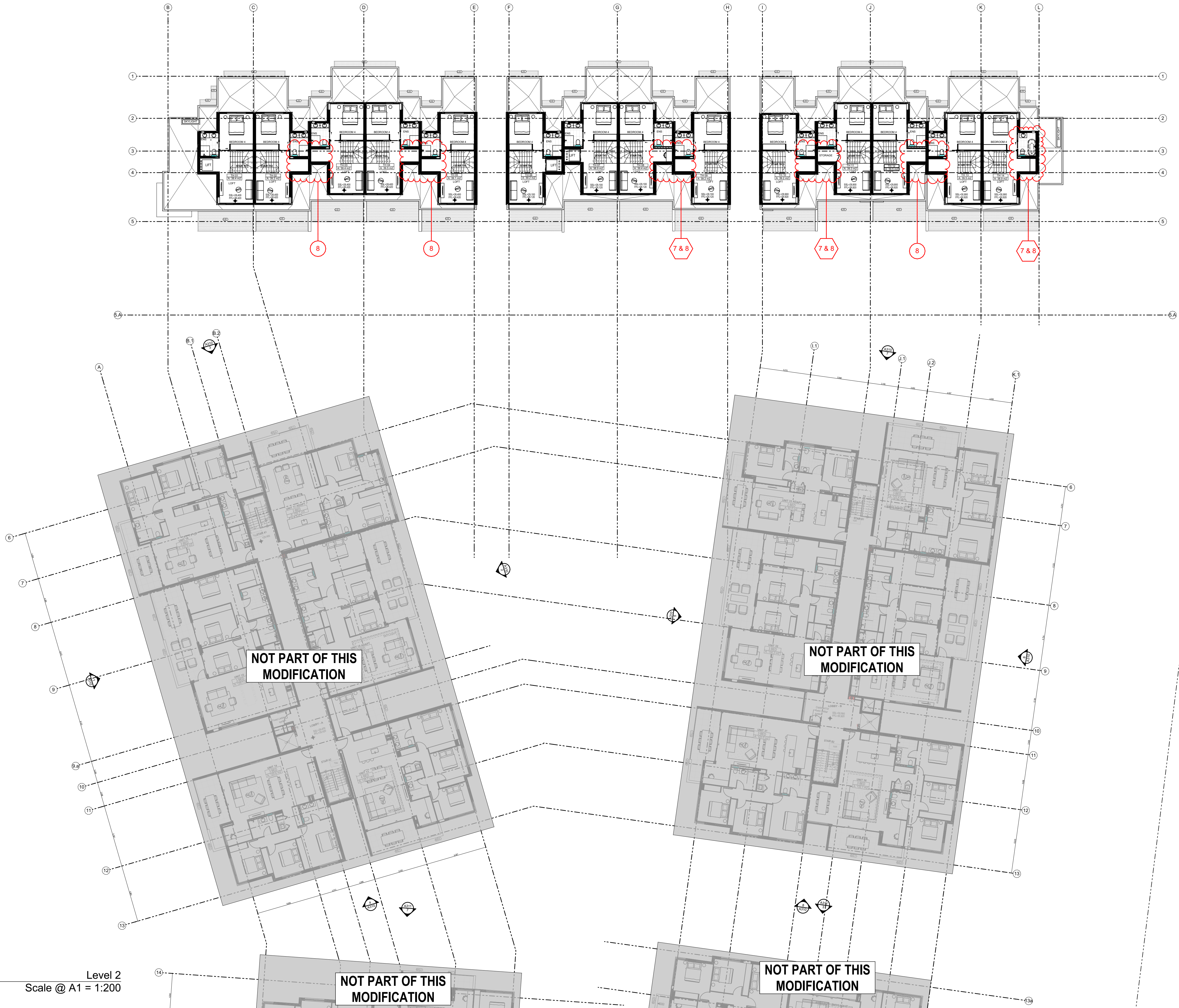
0 2 5 10 20m

Status:
**ISSUE FOR S4.56
ADDENDUM**
Drawing Title: **Floor Plans
Level 2 - East**

Project No: Drawing No: Revision:
Pn_0800 A102.1 11
Date: 7/05/2024 Checked: PD Drawn: ZH, DB1:200 Scale@A1:

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FOR CONTINUATION SEE SHEET A102.2

FOR CONTINUATION SEE SHEET A102.1



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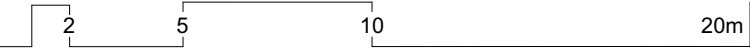
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RESIDENTIAL DEVELOPMENT

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Client:
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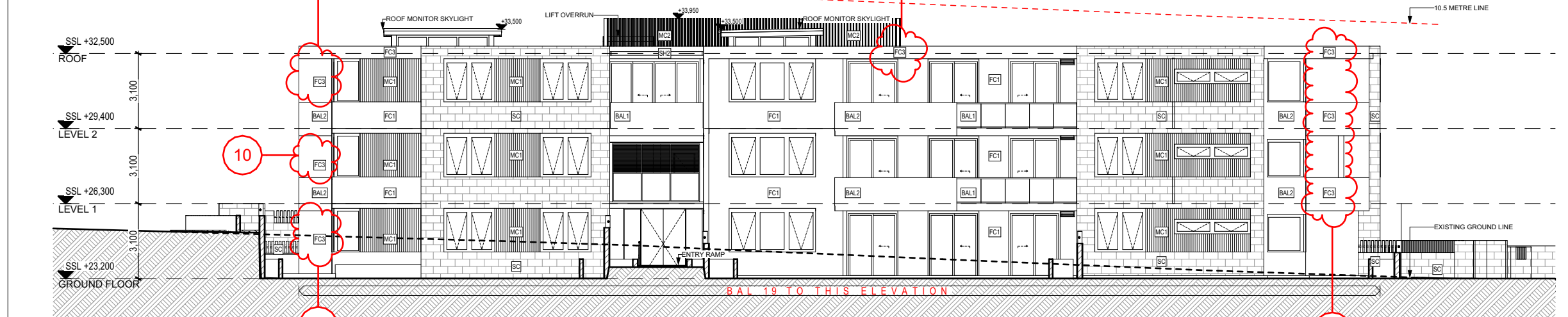
Status:
**ISSUE FOR S4.56
ADDENDUM**
Drawing Title: **Floor Plans
Level 2 - West**

Project No: Drawing No: Revision:
Pn_0800 A102.2 11

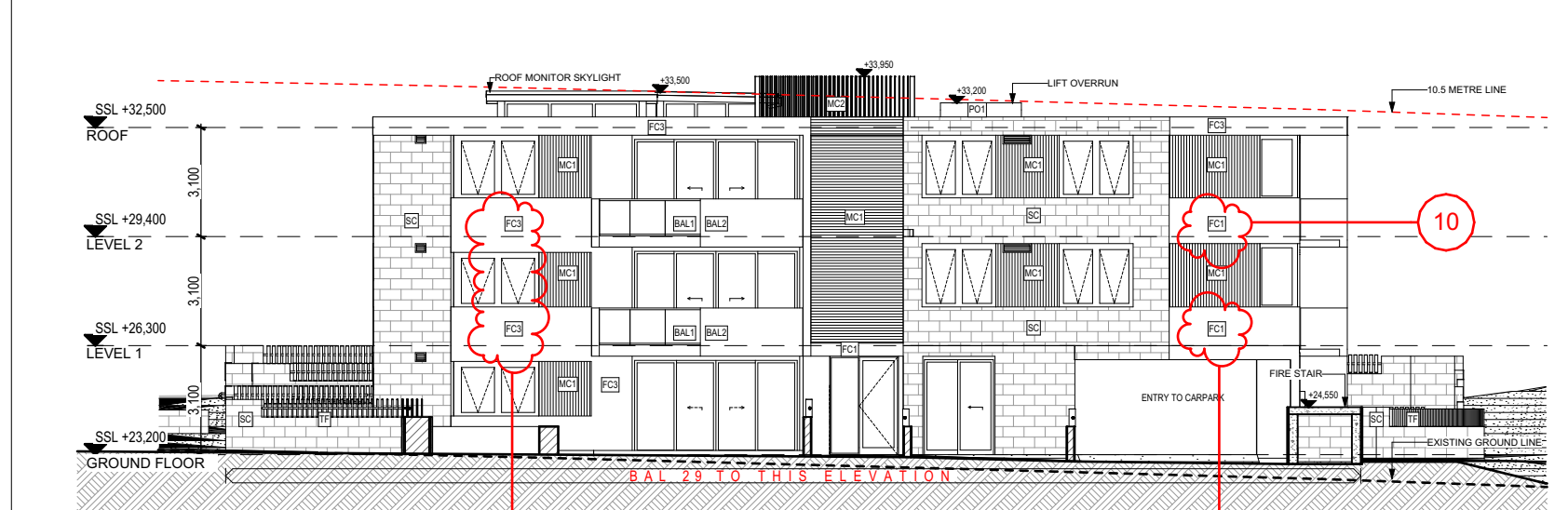
Date: 7/05/2024 Checked: PD Drawn: ZH, DB Scale: A1:200



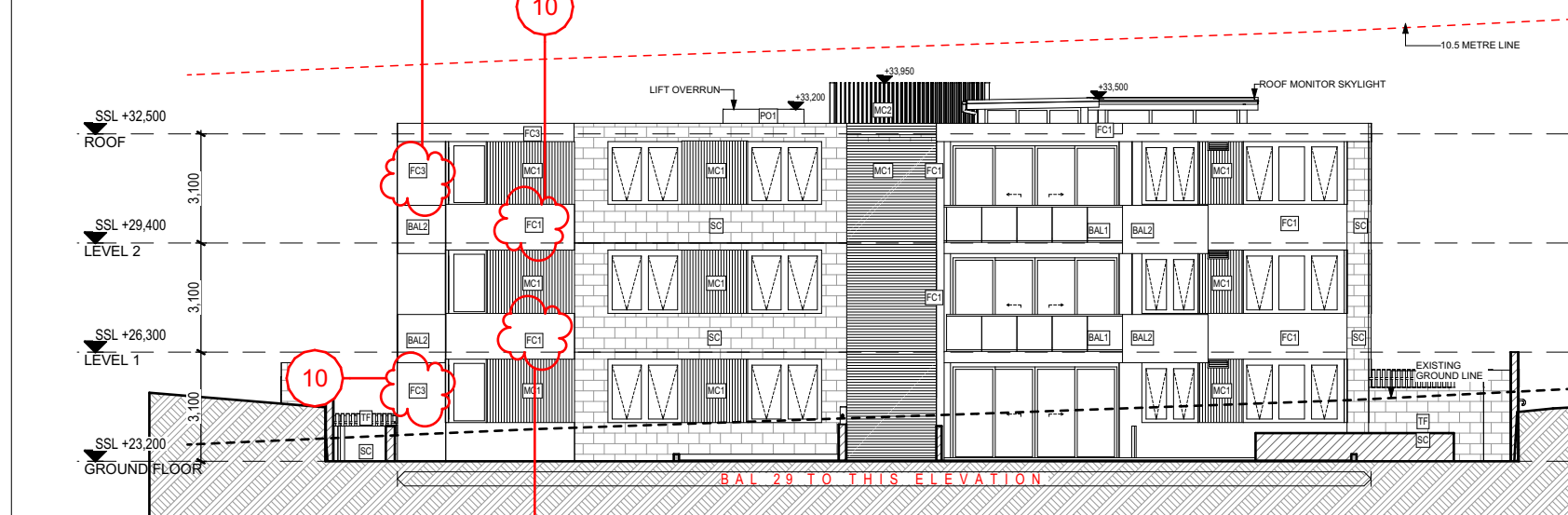
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Scale @ A1 = 1:200



2 South Elevation - Building A
Scale @ A1 = 1:200



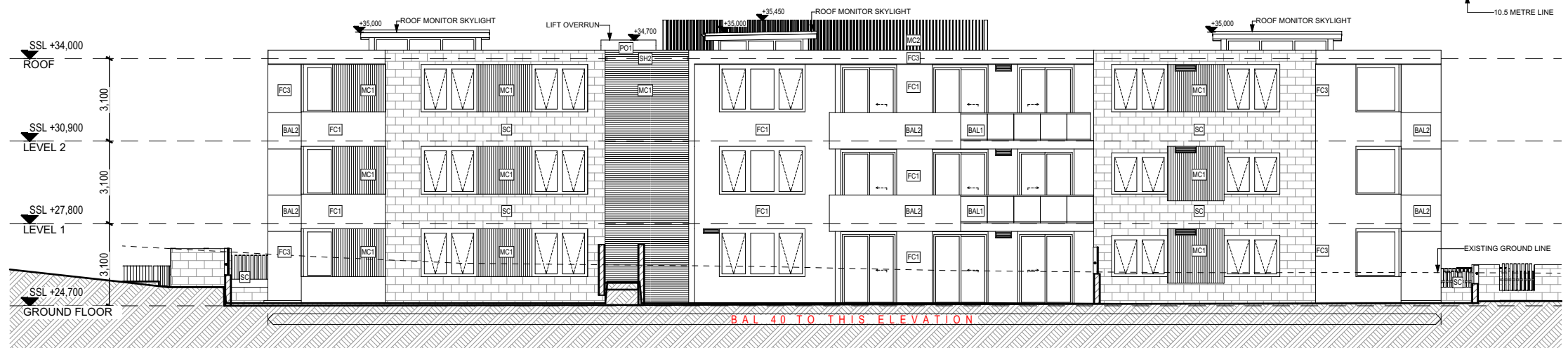
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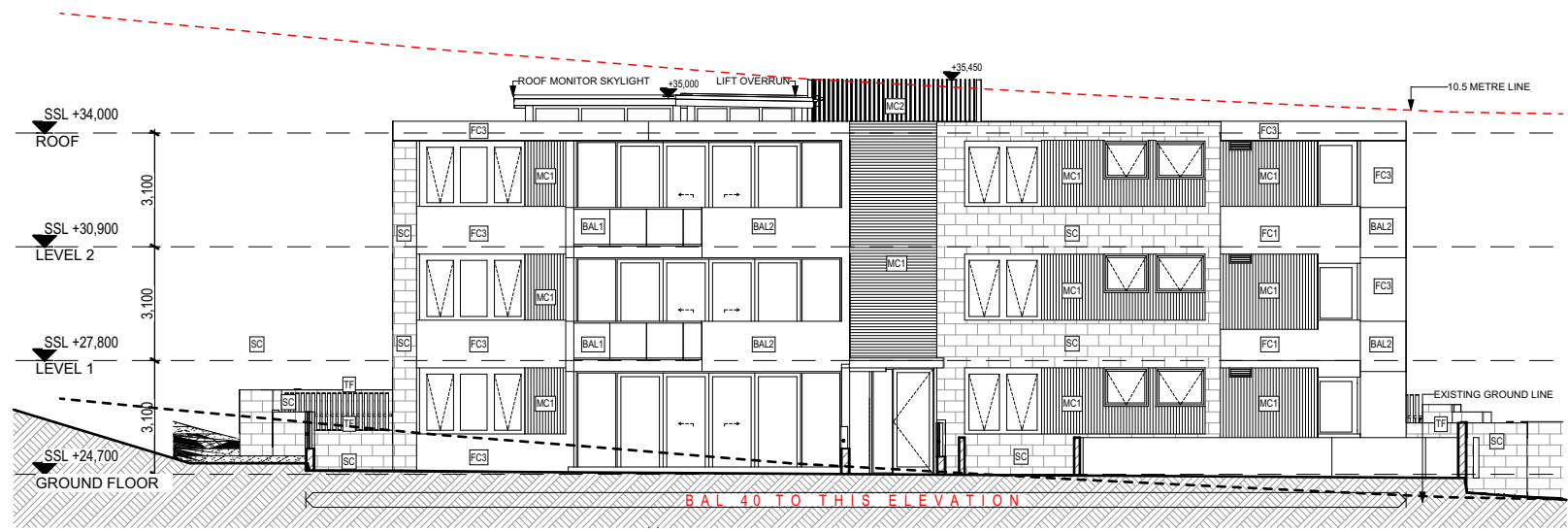
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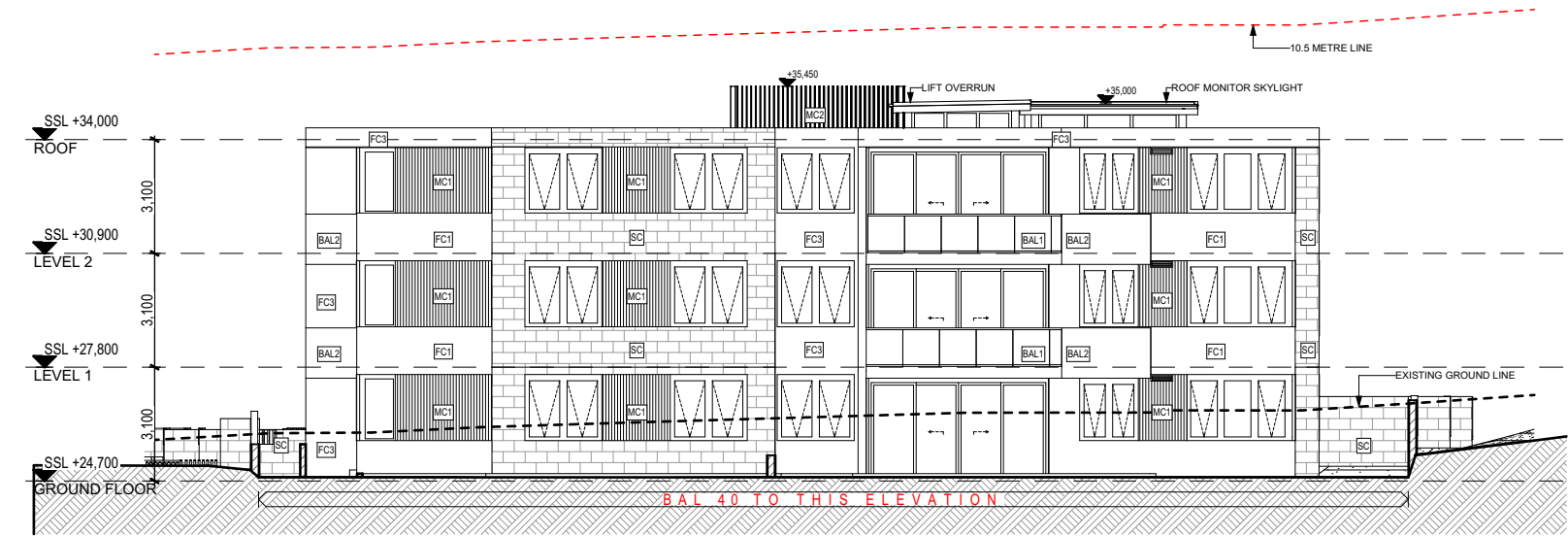
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6 South Elevation - Building B
Scale @ A1 = 1:200



7 East Elevation - Building B
Scale @ A1 = 1:200

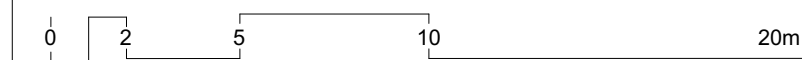


8 West Elevation - Building B
Scale @ A1 = 1:200

- LEGEND**
- BAL1 BALUSTRADE GLASS
 - BAL2 BALUSTRADE SOLID - WHITE RENDER
 - C01 CONCRETE FINISH LOOK
 - FC1 RENDER & PAINT - DULUX TIMELESS GREY
 - FC3 RENDER & PAINT - DULUX VIVID WHITE
 - G01 GLAZING DOOR / WINDOW - DULUX MONUMENT POWDER COAT
 - L01 HORIZONTAL LOUVRES - DULUX DURALLOY ANOTEC MID BRONZE MATT
 - MC1 METAL CLADDING MONUMENT (HORIZONTAL & VERTICAL)
 - MC2 ALUMINIUM BATTENS - (SLATS - WHITE)
 - PD1 RENDER AND PAINT - DULUX VIVID WHITE
 - SC SANDSTONE LOOK
 - SH2 SUNSHADING - DULUX DURALLOY ANOTEC MID BRONZE MATT
 - TF FENCE (ALUMINIUM SLATS) DULUX MONUMENT POWDER COAT

PREVIOUS APPROVALS
MOD 2022/0070
MOD 2023/0201

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(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	RK				
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Structural Engineer:
Van Der Meer

Mechanical Services:
AASAN Consulting

Electrical Services:
Cupac

Hydraulic Services:
ITM Design

Fire Services:
Scientific Fire Services

Access Consultant:
Jensen Hughes

Principal Certifying Authority:
Metropolitan

Landscape Architect:
Site Design Studios

Acoustic Engineer:
Acoustic Logic

**ISSUE FOR S4.56
ADDENDUM**

Project: RESIDENTIAL DEVELOPMENT

Client: **KLIATRO**

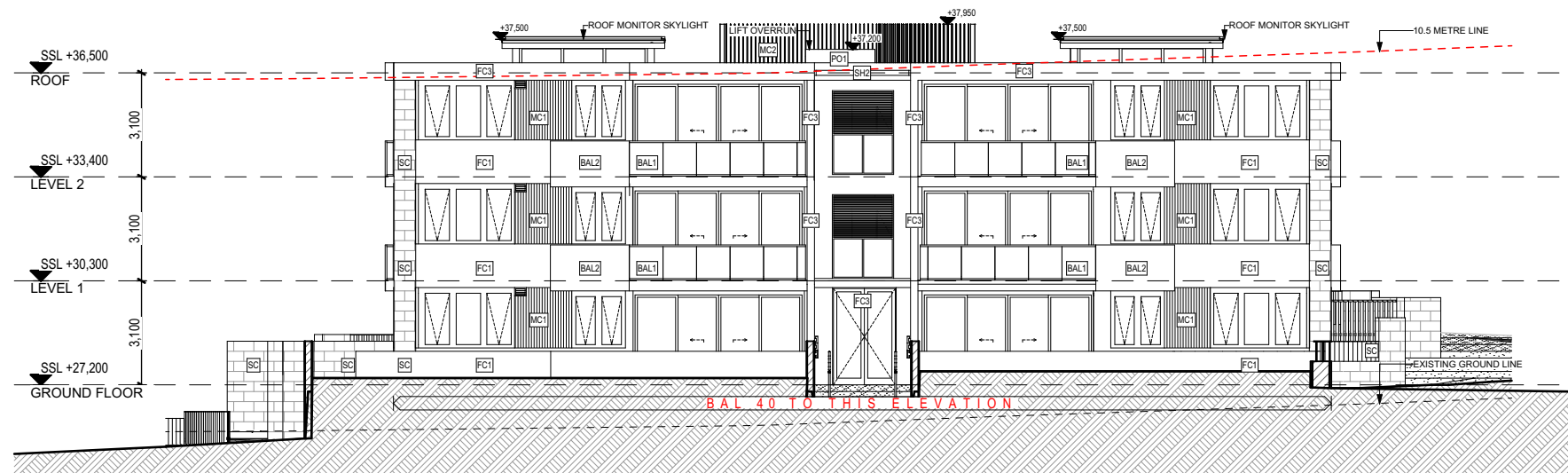
Address:
8 Forest Road Warriewood NSW 2102 Australia

Project No: Pn_0800
Checked: Drawn:
PD ZH
Scale@A1: 1:200
Date: 7/05/2024

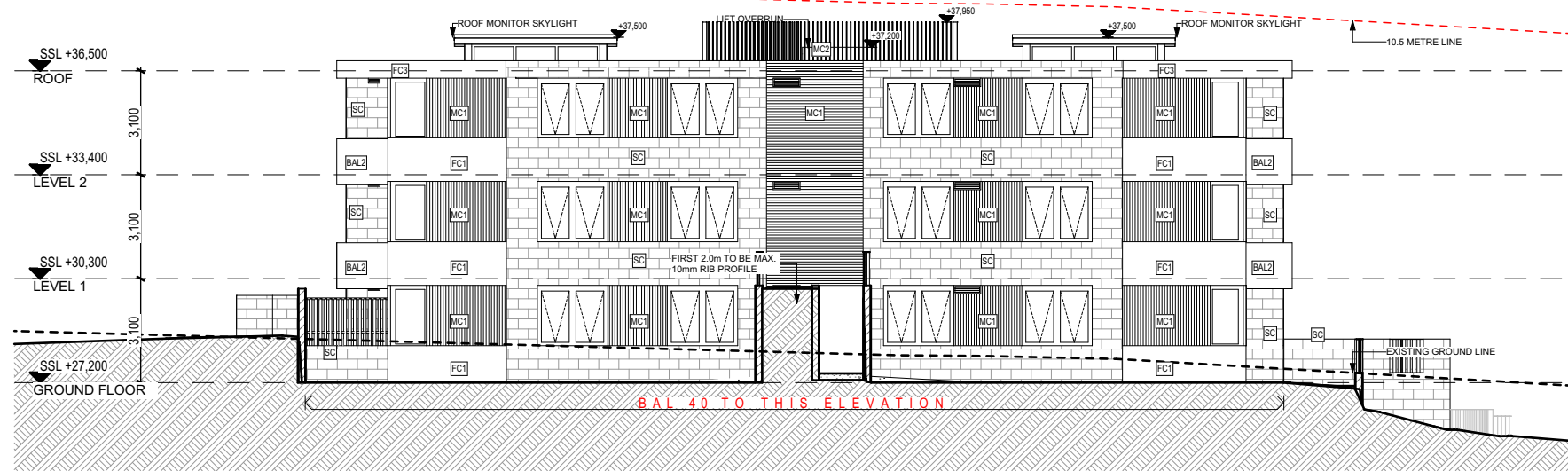
Drawing Title:
Elevations
Building A and B

Revision: 11
Drawing No: A300

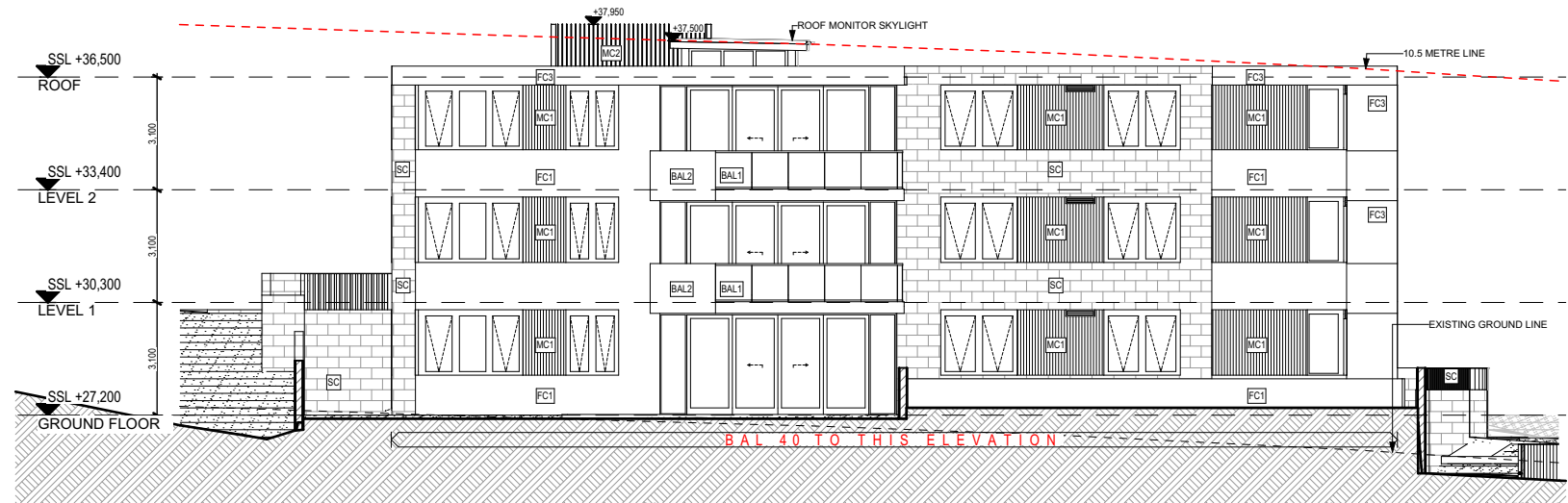
ADS ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD
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info@adsarchitects.com | www.adsarchitects.com
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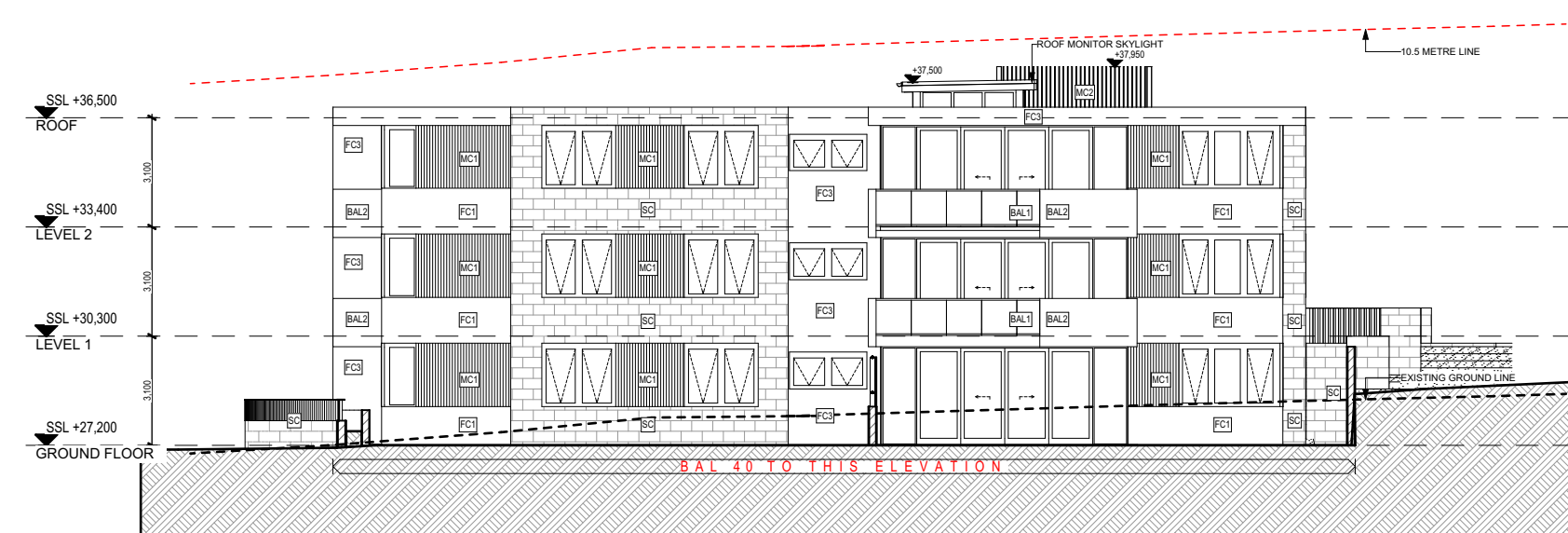
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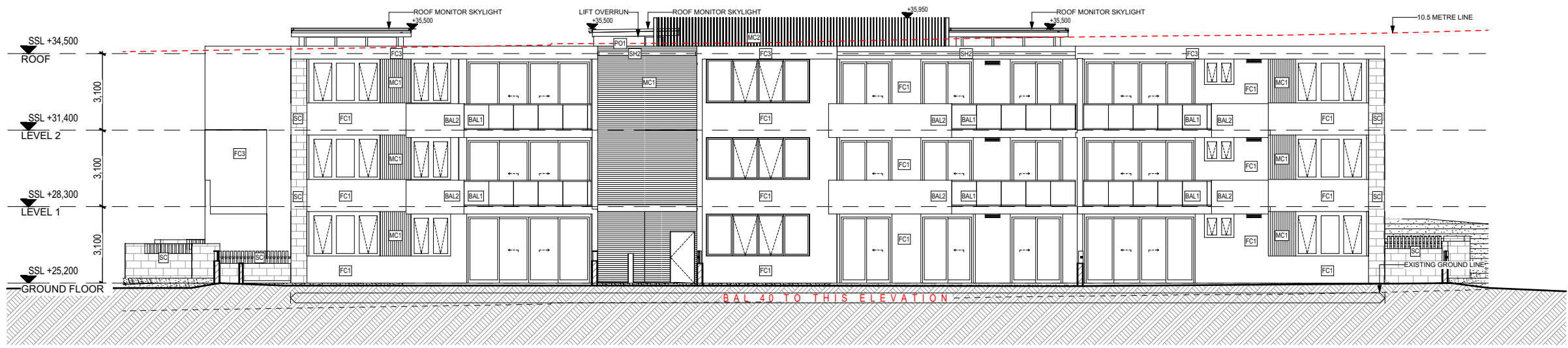
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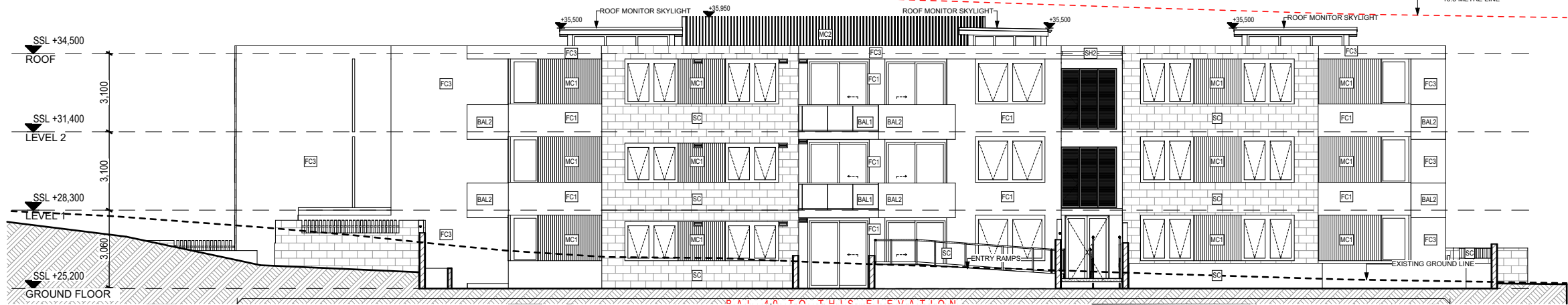
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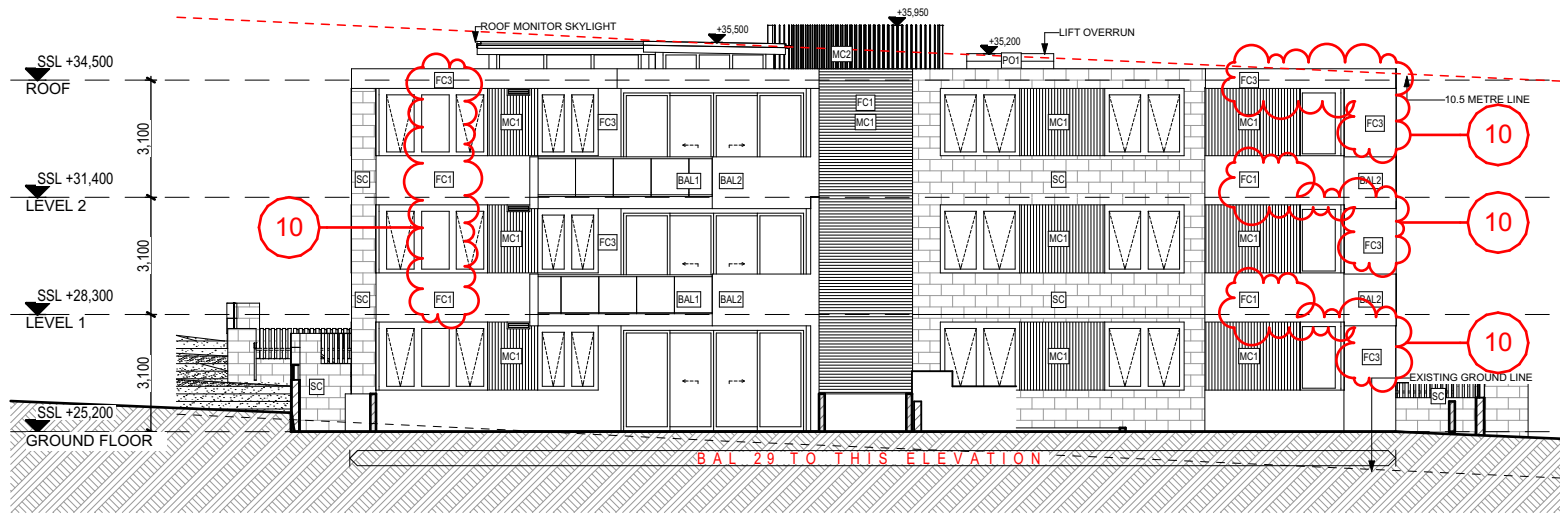
4 West Elevation - Building C
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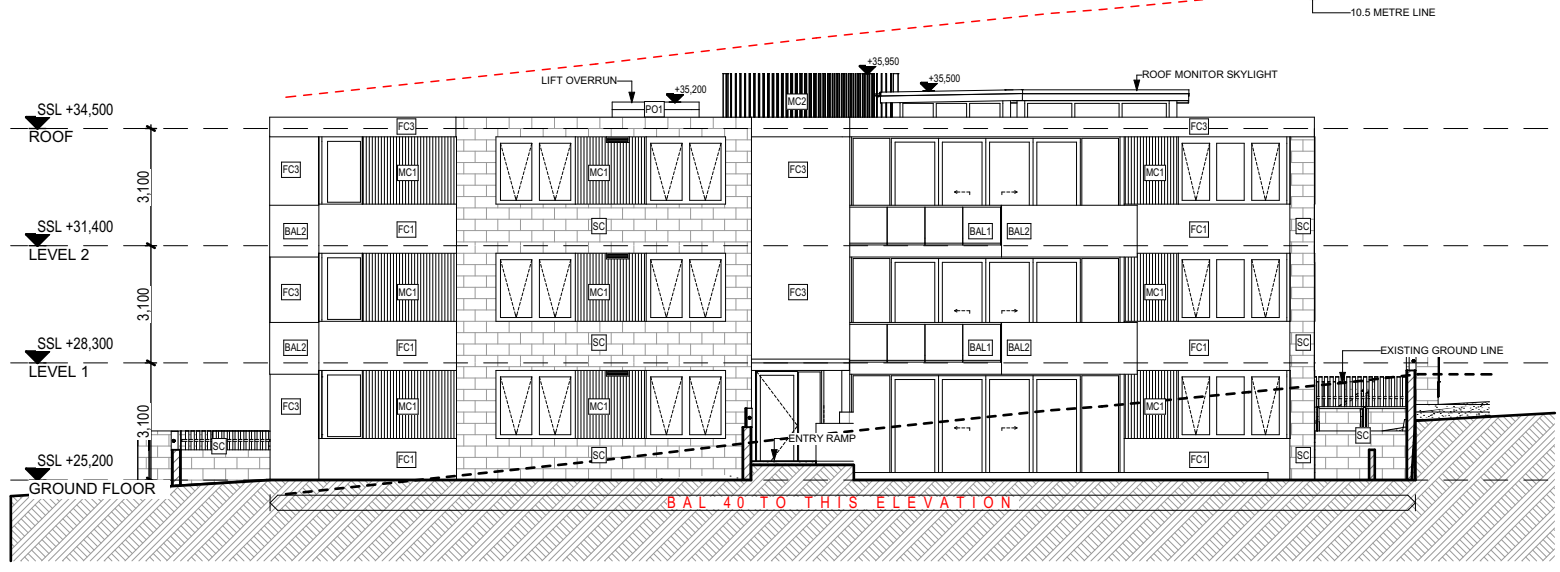
5 North Elevation - Building D
Scale @ A1 = 1:200



6 South Elevation - Building D
Scale @ A1 = 1:200



7 East Elevation - Building D
Scale @ A1 = 1:200



8 West Elevation - Building D
Scale @ A1 = 1:200

- LEGEND**
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0 2 5 10 20m

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Fire Services:
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Jensen Hughes

Principal Certifying Authority:
Metropolitan

Landscape Architect:
Site Design Studios

Acoustic Engineer:
Acoustic Logic

ISSUE FOR S4.56 ADDENDUM

Project: RESIDENTIAL DEVELOPMENT

Client: **KLIATRO**

Address:
8 Forest Road Warriewood NSW 2102 Australia

Project No: Pn_0800

Checked: Drawn:

PD ZH

Scale@A1: 1:200

Date: 7/05/2024

Drawing Title:
Elevations
Building C and D

Revision:

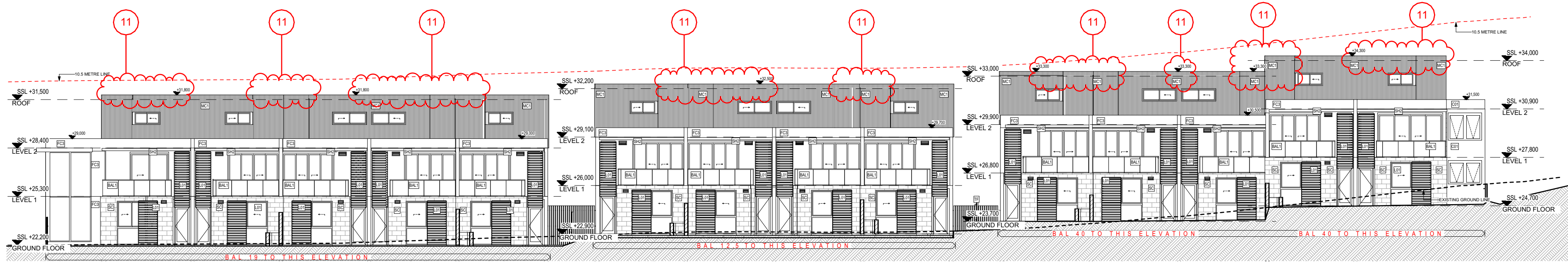
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Drawing No:

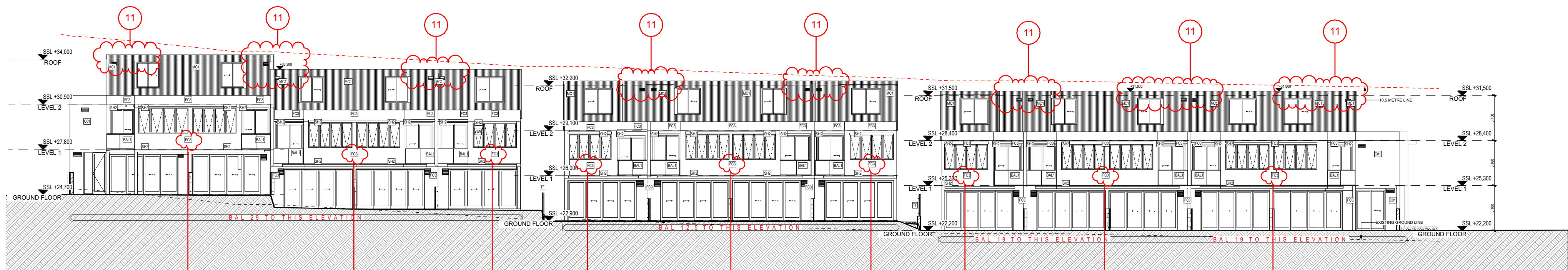
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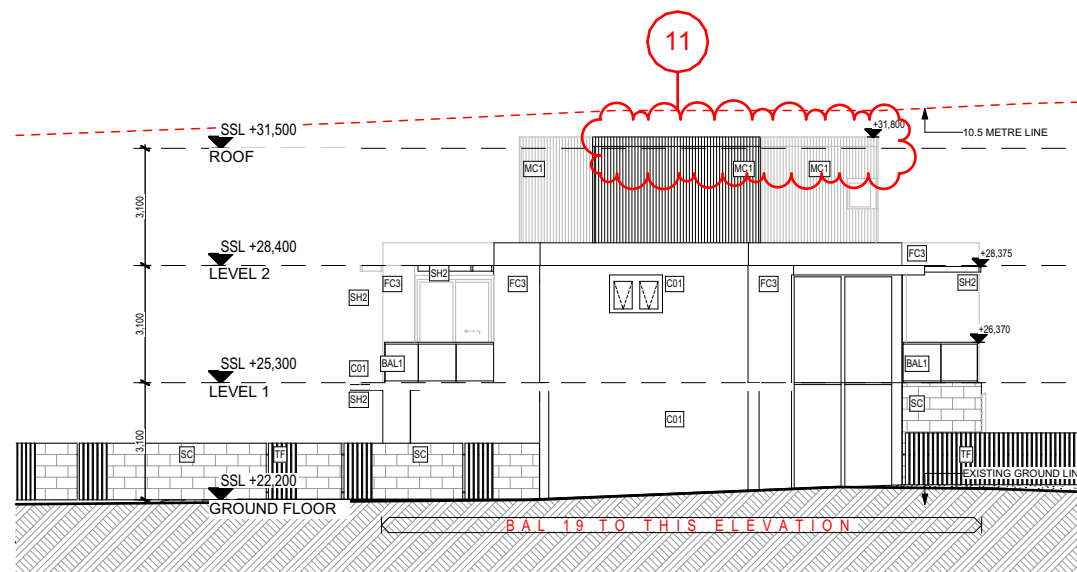
ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD
1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127
P: 02 9763 1888
info@adsarchitects.com | www.adsarchitects.com
ABN: 90 616 216 196
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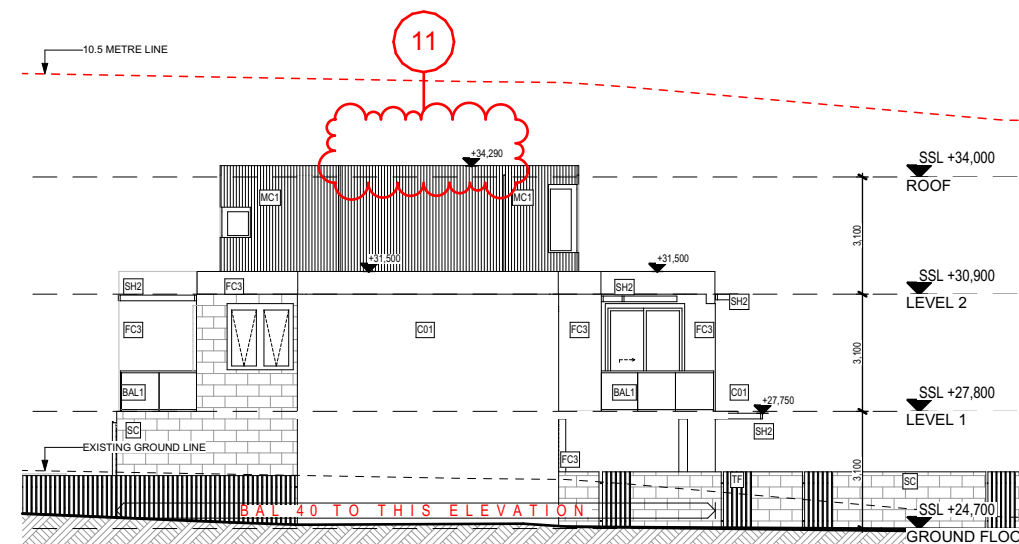
1
-
West Elevation - Townhouses
Scale @ A1 = 1:200



2
-
East Elevation - Townhouses
Scale @ A1 = 1:200



3
-
North Elevation - Townhouses
Scale @ A1 = 1:200

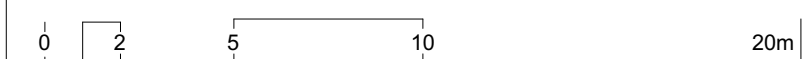


4
-
South Elevation - Townhouses
Scale @ A1 = 1:200

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 - C01 CONCRETE FINISH LOOK
 - FC1 RENDER & PAINT - DULUX TIMELESS GREY
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ISSUE FOR S4.56
ADDENDUM
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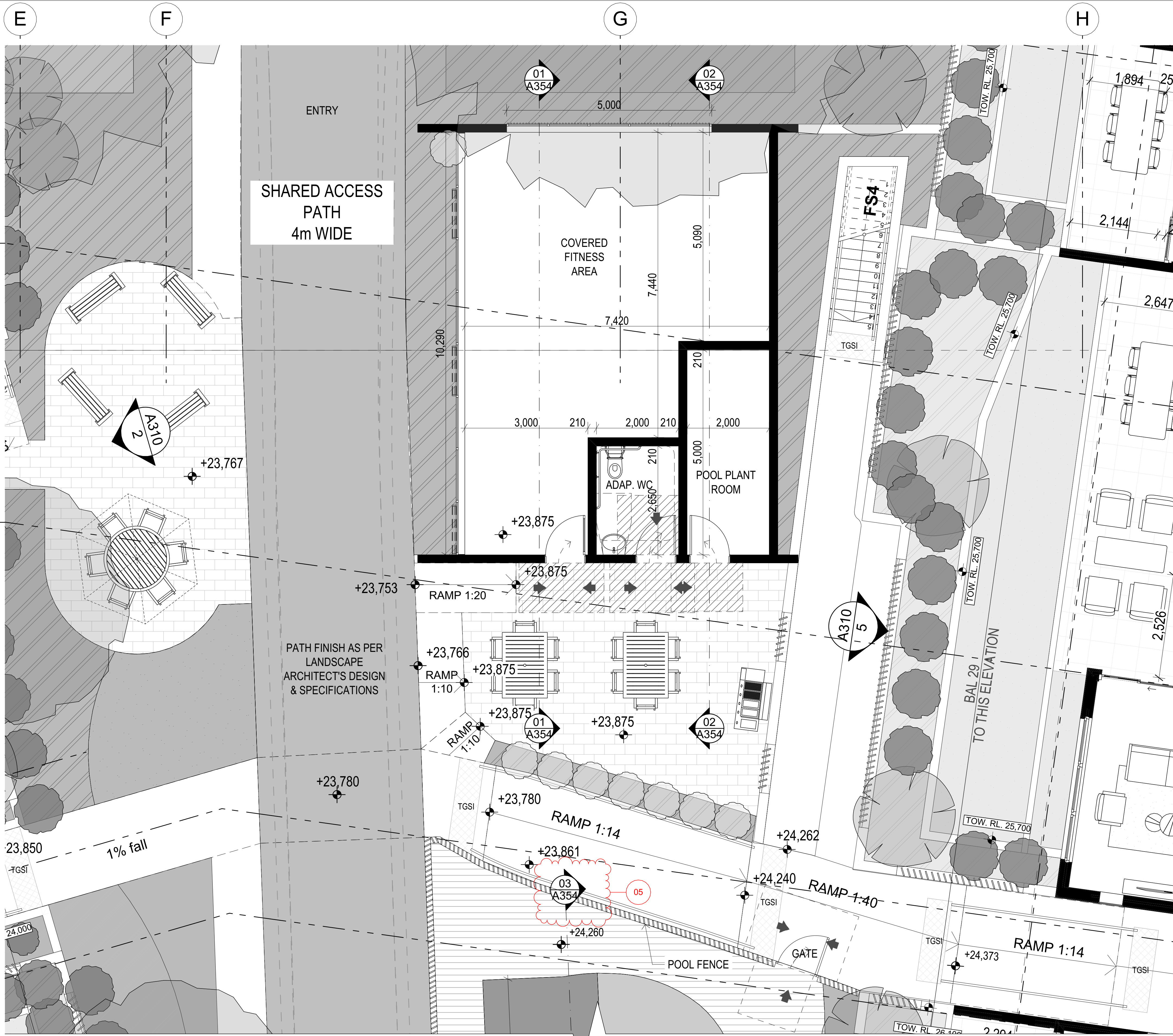
Project No: Pn_0800
Checked: Drawn:
PD ZH
Scale@A1: 1:200
Date: 7/05/2024

Drawing Title:
Elevations
Townhouses

Revision:
11

Drawing No:
A302

ADS ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD
1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127
P: 02 9763 1888
info@adsarchitects.com | www.adsarchitects.com
ABN: 90 616 216 196
NSW Nominated Architect Pavlo Doroch 9170



01
A350
Ground Floor
SCALE: 1:50

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Rev	Date	Amendment	By
01	28/07/2023	ISSUE FOR S4 56(4)	GL
02	22/11/2023	ISSUE FOR S4 56(4)	GL
03	7/05/2024	ISSUE FOR S4 56 ADDENDUM	GL

Project:
RESIDENTIAL DEVELOPMENT

Address:
8 Forest Road Warriewood NSW 2102 Australia

Client:
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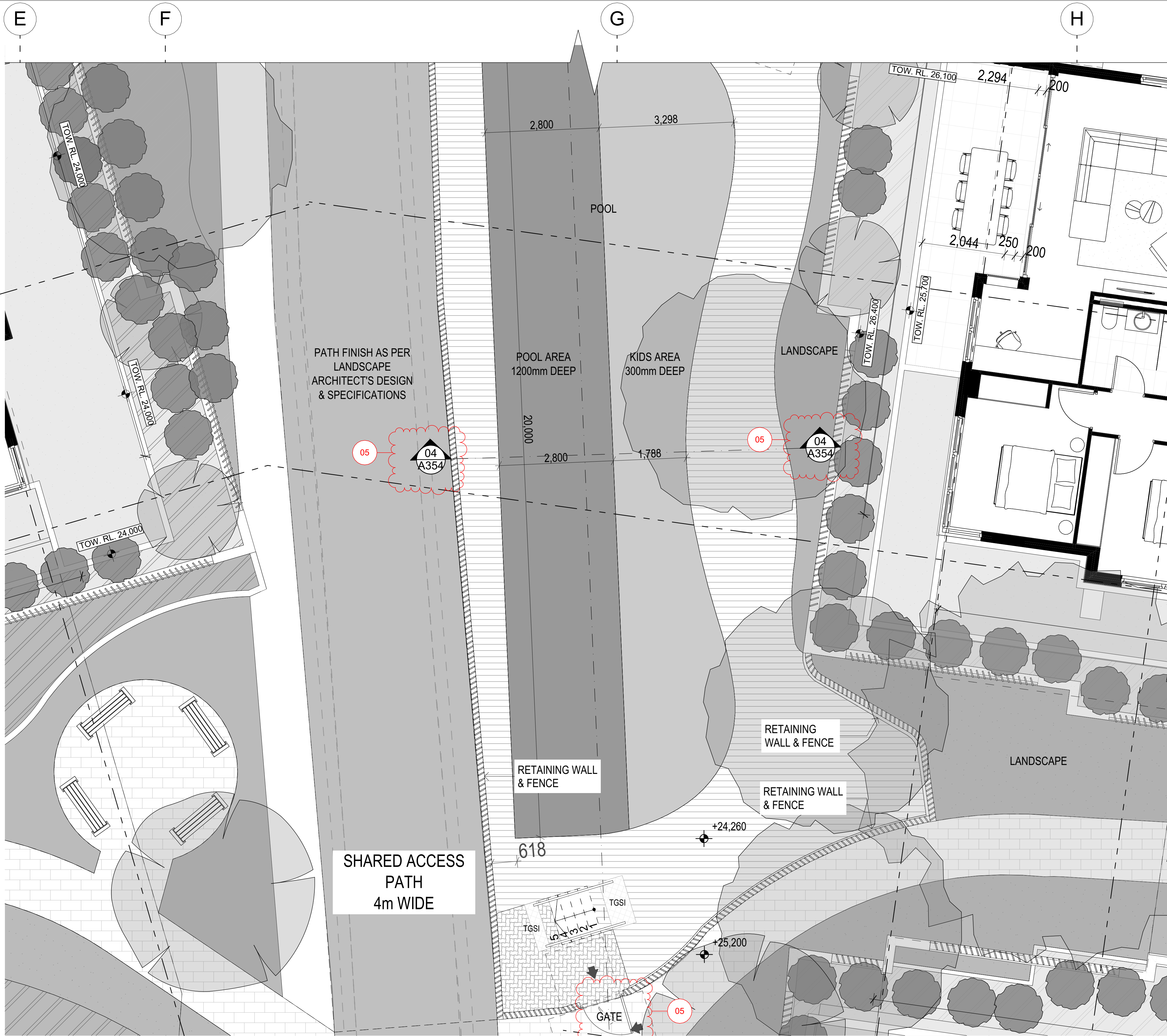
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ISSUE FOR S4.56
ADDENDUM
Drawing Title: GYM & POOL Detail
Gym & Pool Ground Floor Plan 1/2

Project No: Drawing No: Revision:
Pn_0800 A350 03
Date: 7/05/2024 Checked: PD Drawn: GL Scale@A1: 1:50

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PREVIOUS APPROVALS
MOD 2022/0070; MOD 2023/0201

- SECTION 4.56 CHANGE LIST (28/07/2023)**
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
- UPGRADE FIRE TRAIL ACCESS TO 4m WIDE & INTERNAL ROAD TO BE 4m WIDE
 - COMMON OPEN SPACE AREA TO BE CREATED BETWEEN BUILDINGS CONSISTING OF:
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B. BBQ AREAS
C. FITNESS AREA
D. SITTING/ PICNIC AREAS
E. LANDSCAPING
 - DELIVERY AND DROP OFF PARKING TO BE PROVIDED AT EASTERN ASPECTS OF THE APARTMENTS ONLY.
 - EXTENSION OF UNIT 50 BUILDING D PRIVATE OPEN SPACE DUE TO REMOVAL OF RAMP ACCESS BUILDING D LOBBY. PRIVATE OPEN SPACE INCREASED BY 20 SQM
- RETURNED APPLICATION (22/11/2023)**
- ADDITIONAL POOL SECTIONS
 - SHADOW DIAGRAMS
- SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)**
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
- INTERNAL FITOUT CHANGE INTO LIFT SPACE
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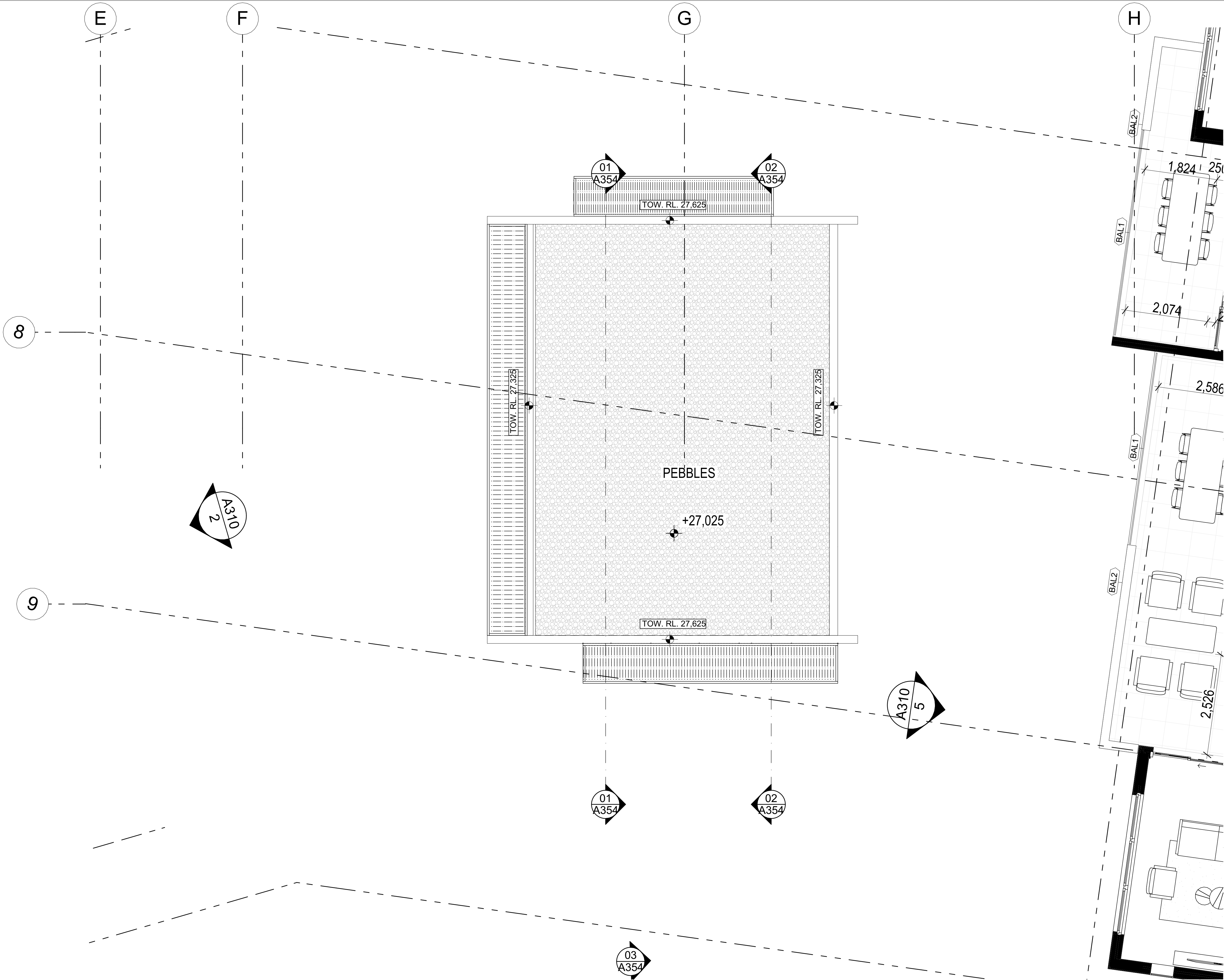
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ISSUE FOR S4.56
ADDENDUM
Drawing Title: GYM & POOL Detail
Gym & Pool Ground Floor Plan 2/2

Project No: Drawing No: Revision:
Pn_0800 A351 03
Date: 7/05/2024 Checked: PD Drawn: GL Scale@A1: 1:50

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01
A352
Level 1
SCALE: 1:50

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MOD 2022/0070; MOD 2023/0201

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RETURNED APPLICATION (22/11/2023)

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- SHADOW DIAGRAMS

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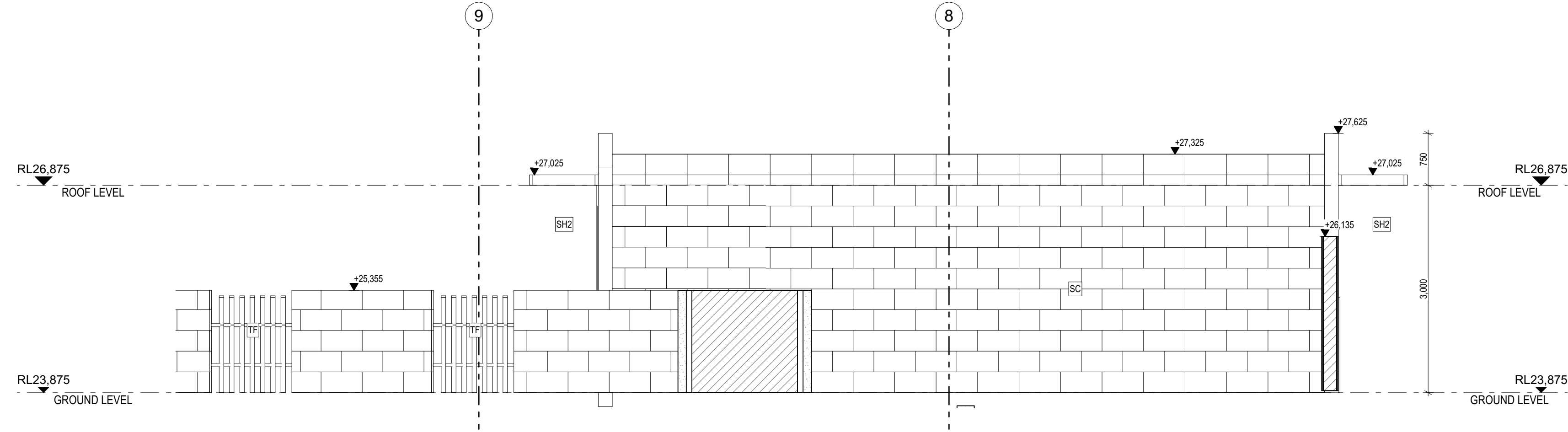
ISSUE FOR S4.56
ADDENDUM
Drawing Title: GYM & POOL Detail
Gym & Pool Roof Plan

Project No: Drawing No: Revision:
Pn_0800 A352 03

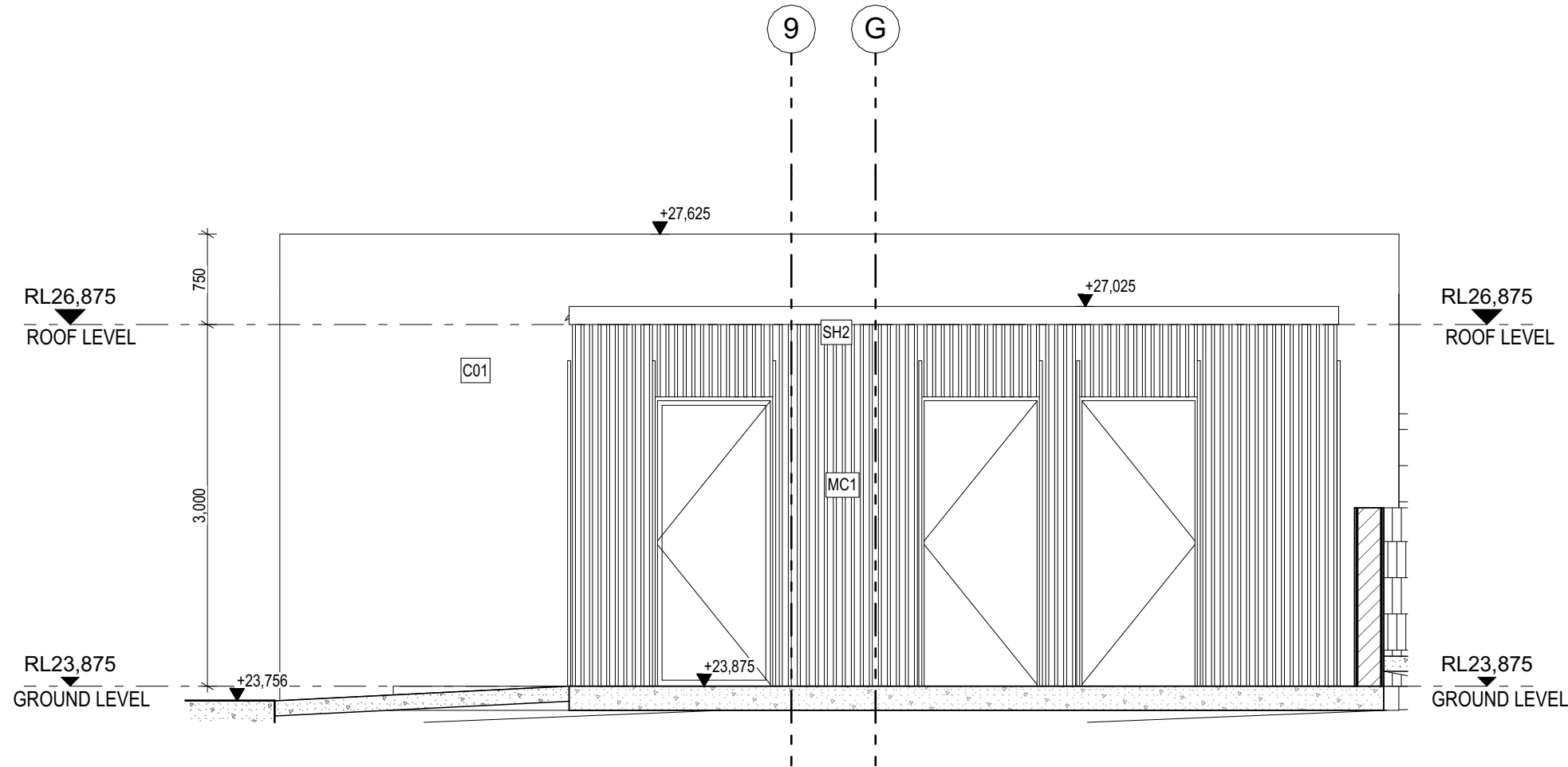
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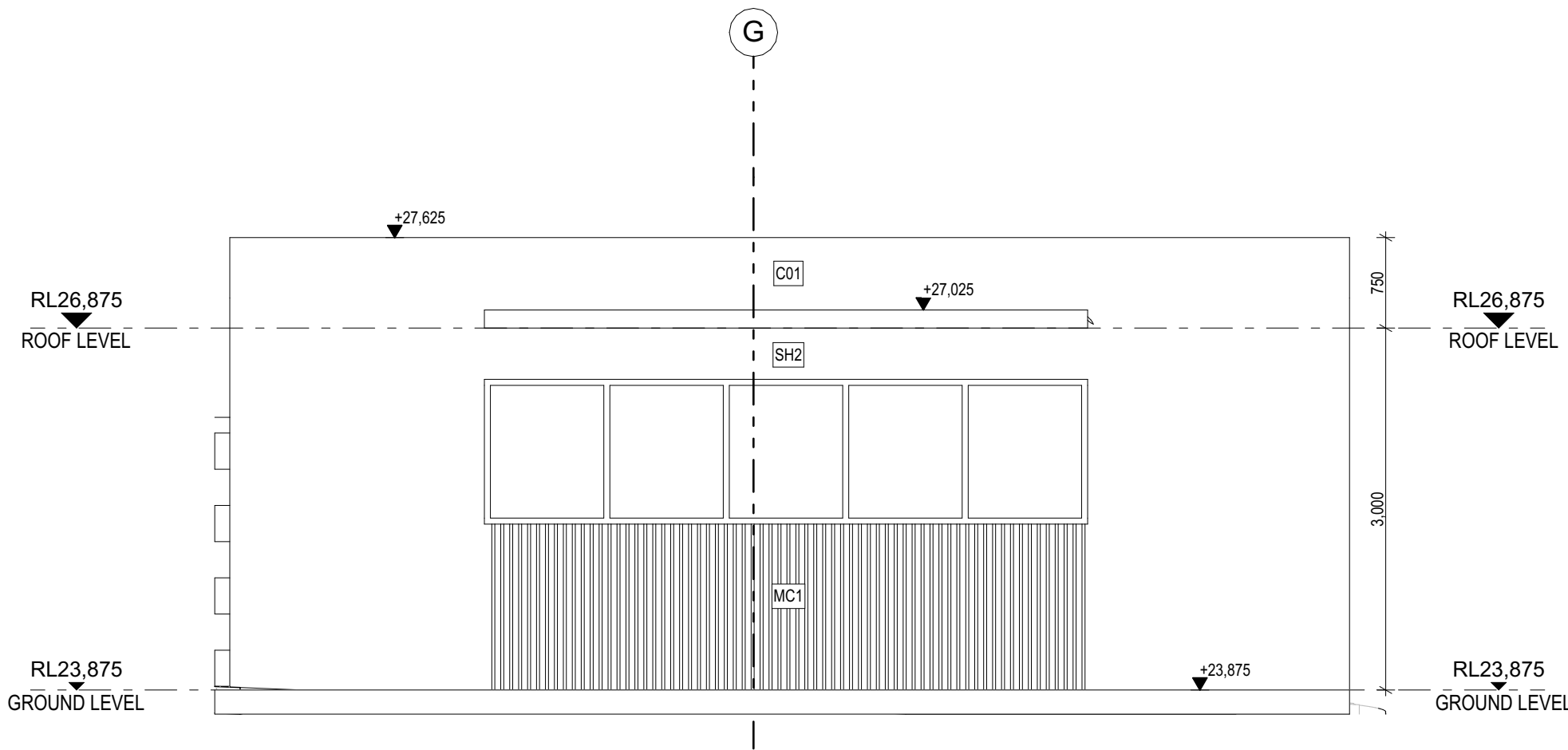
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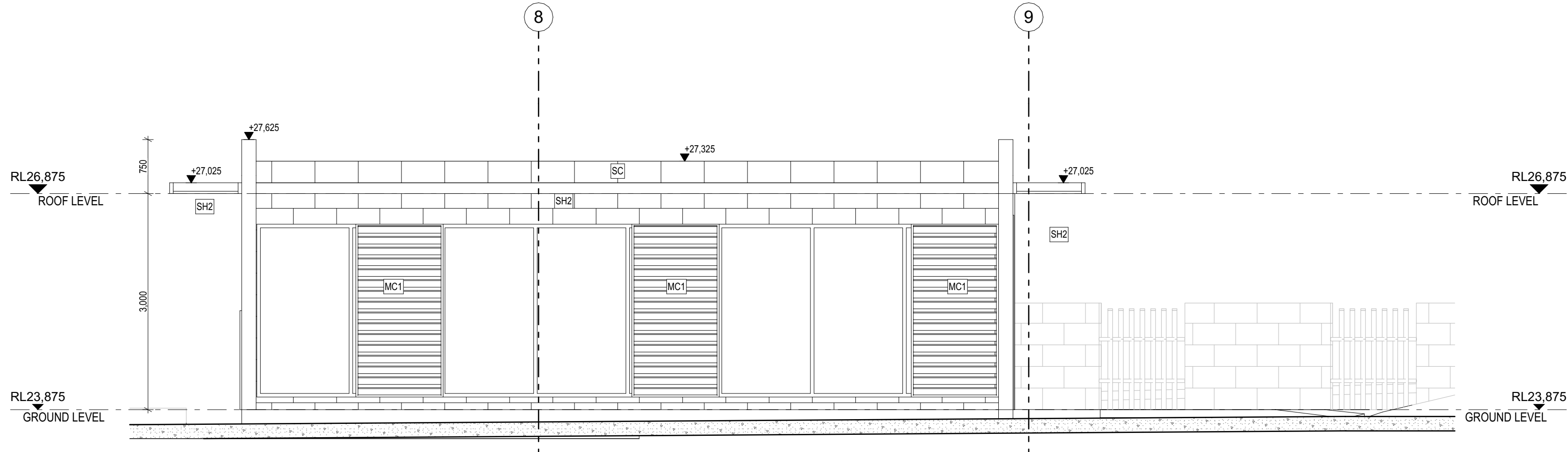
04
A353 South Elevation -GYM
SCALE: 1:50



02
A353 West Elevation - GYM
SCALE: 1:50



03
A353 East Elevation -GYM
SCALE: 1:50



01
A353 North Elevation - GYM
SCALE: 1:50

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- LEGEND**
- BAL1 BALUSTRADE GLASS
 - BAL2 BALUSTRADE SOLID - WHITE RENDER
 - CO1 CONCRETE FINISH LOOK
 - FC1 RENDER & PAINT - DULUX TIMELESS GREY
 - FC3 RENDER & PAINT - DULUX VIVID WHITE
 - GD1 GLAZING DOOR / WINDOW - DULUX MONUMENT POWDER COAT
 - L01 HORIZONTAL LOUVRES - DULUX DURALLOY ANOTEC MID BRONZE MATT
 - MC1 METAL CLADDING MONUMENT (HORIZONTAL & VERTICAL)
 - MC2 ALUMINIUM BATTENS - (SLATS - WHITE)
 - P01 RENDER AND PAINT - DULUX VIVID WHITE
 - SC SANDSTONE LOOK
 - SH2 SUNSHADING - DULUX DURALLOY ANOTEC MID BRONZE MATT
 - TF FENCE (ALUMINIUM SLATS) DULUX MONUMENT POWDER COAT

PREVIOUS APPROVALS
MOD 2022/0070
MOD 2023/0201

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0 1 2 5m

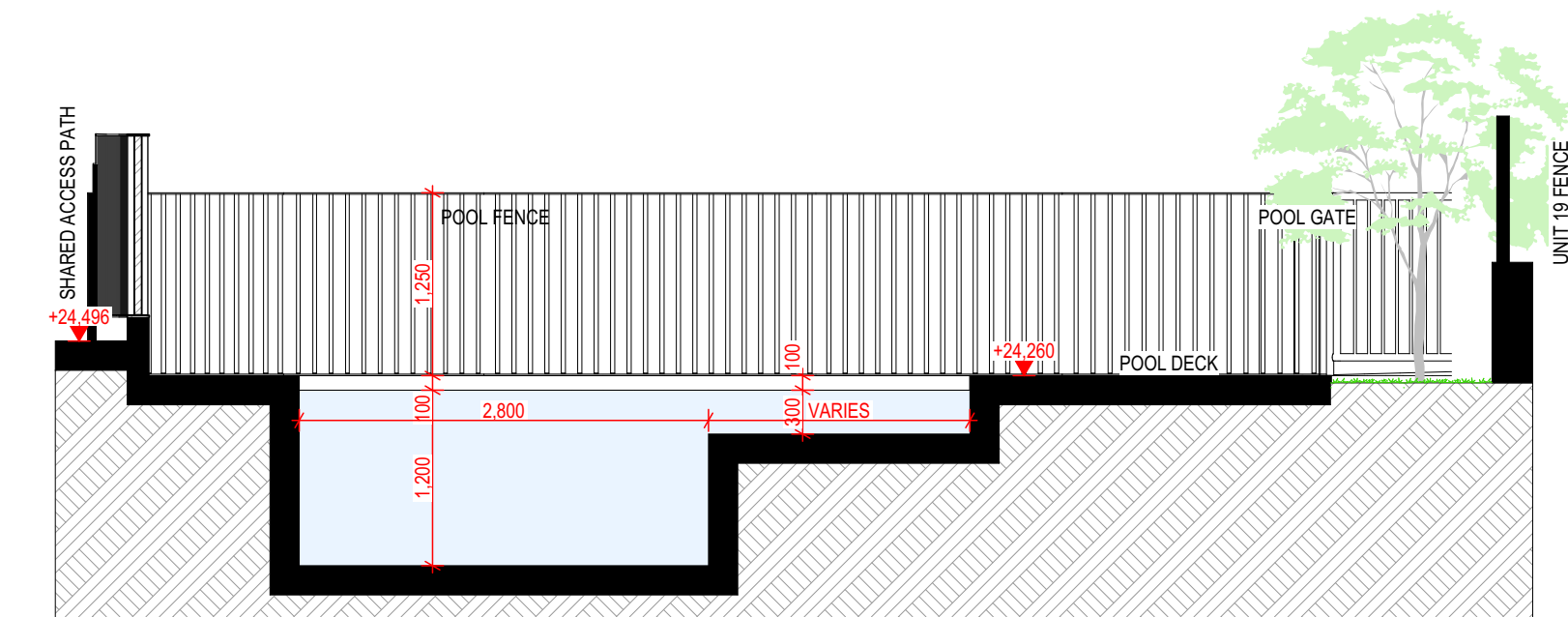
ISSUE FOR S4.56
ADDENDUM
Drawing Title: GYM & POOL Detail
Gym & Pool Elevations

Project No:	Drawing No:	Revision:
Pn_0800	A353	03

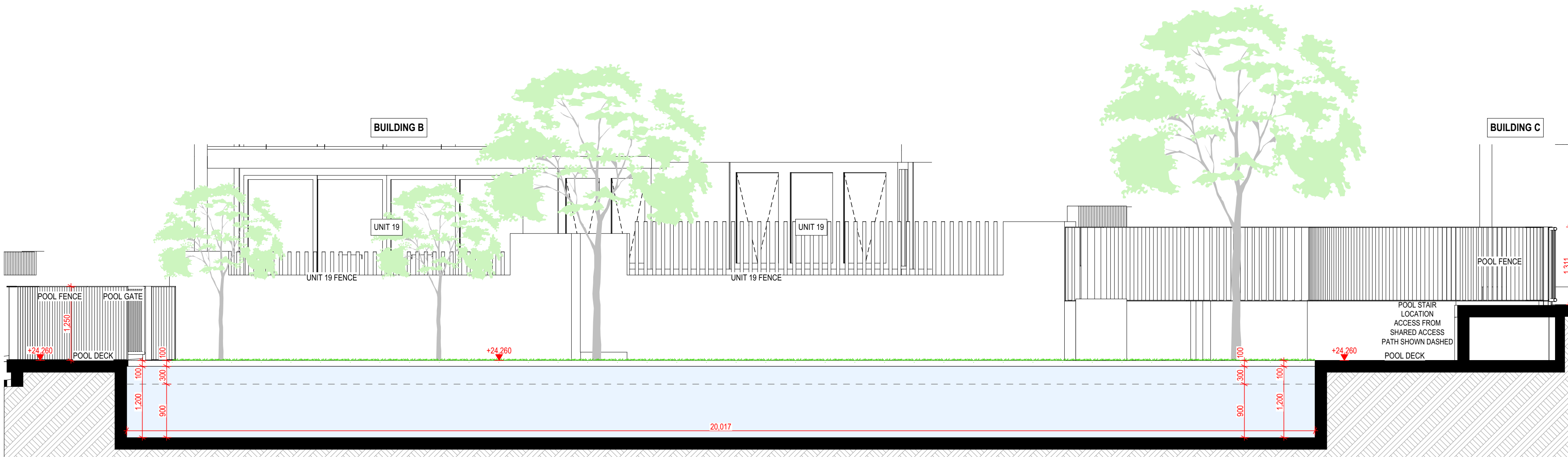
Date: 7/05/2024
Checked: PD
Drawn: GL
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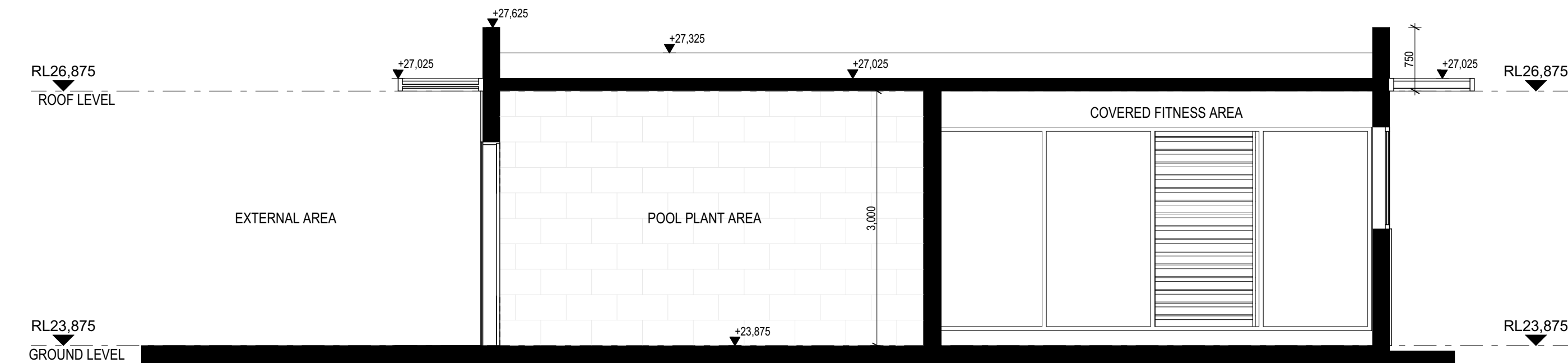
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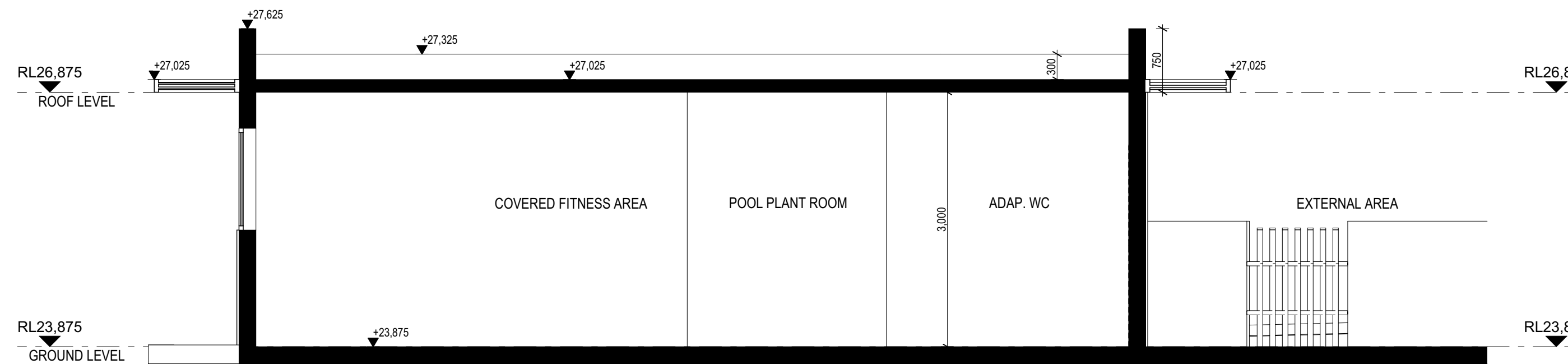
04
A354
Pool Section B
SCALE: 1:50



03
A354
Pool Section A
SCALE: 1:50



02
A354
GYM Section B
SCALE: 1:50



01
A354
GYM Section A
SCALE: 1:50

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0 1 2 5m

ISSUE FOR S4.56

ADDENDUM
Drawing Title: GYM & POOL Detail
Gym & Pool Sections

Project No: Drawing No: Revision:

Pn_0800 A354 03

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