

# 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	1	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

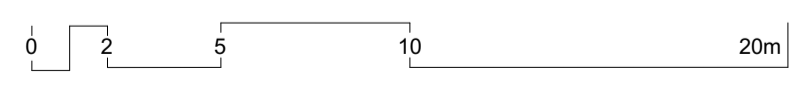
UNIT SCHEDULE												
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UNIT 53 ADAPT	3 BED	129	YES	YES	1	1	1	1	1	1	1	6 HRS
UNIT 54	3 BED	122	NO	YES	1	1	1	1	1	0.5	0	5.5 HRS
UNIT 55	3 BED	121	NO	YES	0.5	0	0	0	0	0	0	0.5 HRS
UNIT 56	2 BED	89	NO	YES	0	0	0	0	0	0	0	0 HRS
UNIT 57	3 BED	122	NO	YES	0	0	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
  - WASTE MANAGEMENT UPDATED CONSISTING OF x3 BIN ROOMS & HOLDING AREA FOR KERB SIDE COLLECTION.
  - 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"
  - FAÇADE 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	5.678 Ha
R2 SITE AREA	2.823 Ha
R3 SITE AREA	2.855 Ha
LANDSCAPE AREA (R3 AREA) (53.7% OF R3 SITE AREA)	15,331.0 m <sup>2</sup>
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
CAR PARKING :	RESIDENTIAL: 167 VISITORS: 27
	TOTAL SPACES: 194

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 <sub>SYSTEM</sub> 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 <sub>SYSTEM</sub> 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	29/07/2023	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:  
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 6. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUNDWORKS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.  
 7. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.  
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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

Drawing Title: Preliminary Title Page  
 Revision: 08  
 Drawing No: A000  
 Project No: Pn\_0800  
 Checked: PD  
 Drawn: JB  
 Scale@A1: 1:100  
 Date: 7/05/2024  
 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

GENERAL NOTES:  
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 5. INFORM THE ARCHITECT OF ANY DISCREPANCIES.  
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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:
    - SWIMMING POOL
    - BBQ AREAS
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- RETURNED APPLICATION (22/11/2023)**
- ADDITIONAL POOL SECTIONS
  - SHADOW DIAGRAMS

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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	02/02/2022	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	17/05/2024	ISSUE FOR S4 56 ADDENDUM	DB
11	29/05/2024	ISSUE FOR CONSULTANT INFORMATION	DB
12	14/06/2024	ISSUE FOR S4 56 ADDENDUM	DB

Project: RESIDENTIAL DEVELOPMENT

Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**

Status: S4.56 MODIFICATION

Drawing Title: Preliminary Site Plan

Project No: Pn\_0800 A001  
 Drawing No: 12  
 Revision:

Date: 14/06/2024  
 Checked: PD  
 Drawn: DB  
 Scale: @A1: 1:500



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 NSW Nominated Architect Pavlo Doroch 9170



1 Site Plan  
 Scale @ A1 = 1:500

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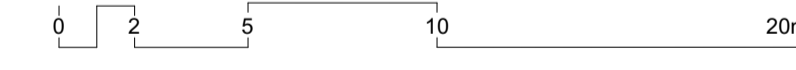
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Rev	Date	Amendment	By
01	22/12/2021	ISSUE FOR S4 56 - FOR COORDINATION	JB.GL
02	21/01/2022	ISSUE FOR S4 56	JB.GL
03	20/02/2022	ISSUE FOR COORDINATION	JB.GL
04	8/02/2022	ISSUE FOR S4 56 - FOR COORDINATION	JB.GL
05	11/02/2022	ISSUE FOR S4 56	JB.GL
06	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**



Status: S4.56 MODIFICATION

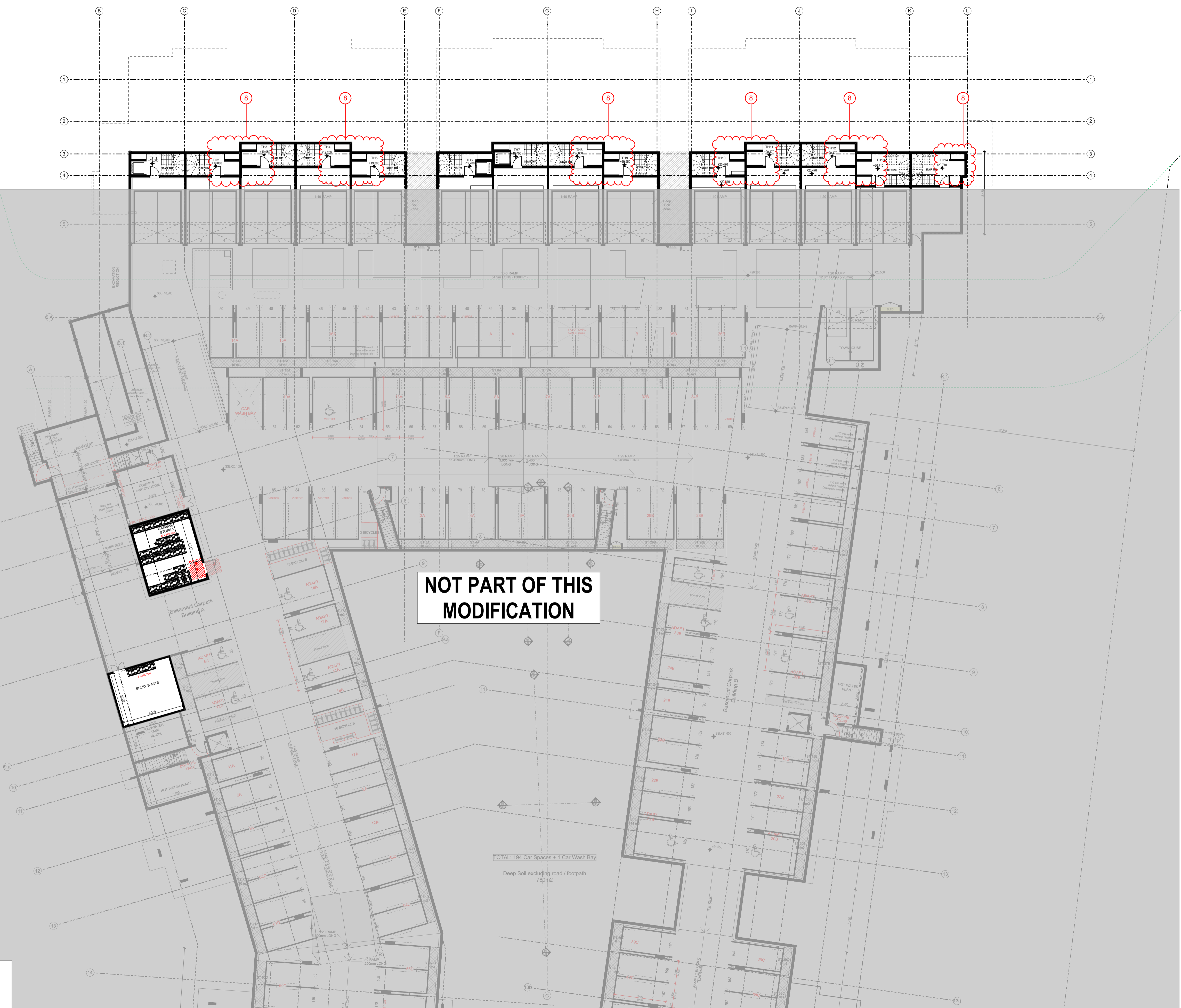
Drawing Title: Floor Plans  
Basement 1 - East

Project No: Pn\_0800  
Drawing No: A099.1  
Revision: 11

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



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 NSW Nominated Architect Pavlo Doroch 9170



**NOT PART OF THIS MODIFICATION**

TOTAL: 194 Car Spaces + 1 Car Wash Bay  
 Deep Soil excluding road / footpath 789m<sup>2</sup>

01 Basement 1  
Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A099.2

- GENERAL NOTES:
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MOD 2022/0070; MOD 2023/0201

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(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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Project: RESIDENTIAL DEVELOPMENT  
Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**

Status: S4.56 MODIFICATION

Drawing Title: Floor Plans  
Basement 1 - West

Project No: Pn\_0800  
Drawing No: A099.2  
Revision: 11

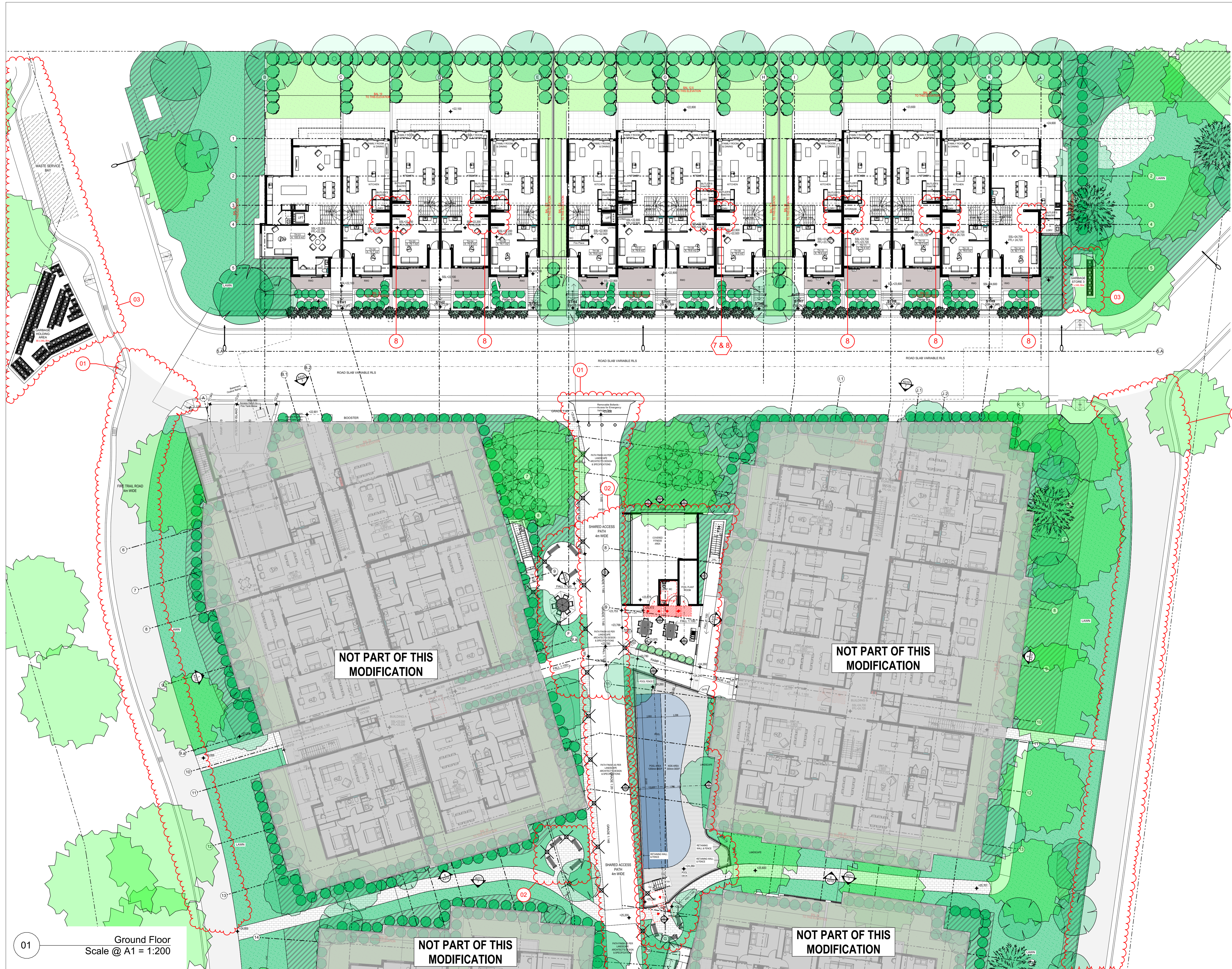
Date: 7/05/2024  
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Drawn: ZH, DB  
Scale: @A1:200



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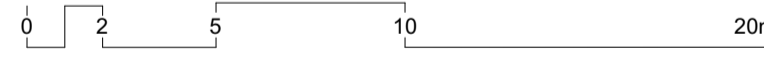
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07	25/05/2023	ISSUE FOR COORDINATION S4 56 (4)	GL
08	14/06/2023	ISSUE FOR COORDINATION S4 56 (4)	GL
09	4/07/2023	ISSUE FOR COORDINATION S4 56(4)	GL
10	18/07/2023	ISSUE FOR S4 56(4) COORDINATION	GL
11	29/07/2023	ISSUE FOR S4 56(4) COORDINATION	GL
12	28/07/2023	ISSUE FOR S4 56(4)	GL
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17	29/05/2024	ISSUE FOR CONSULTANT INFORMATION	ZH, DB
18	14/06/2024	ISSUE FOR S4 56 ADDENDUM	ZH, DB

Project: RESIDENTIAL DEVELOPMENT  
 Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**



Status: S4.56 MODIFICATION

Drawing Title: Floor Plans  
 Ground Floor Plan - East

Project No: Pn\_0800 A100.1  
 Drawing No: 18  
 Revision: 18

Date: 14/06/2024  
 Checked: PD  
 Drawn: ZH, DB  
 Scale: Scale@A1: 1:200



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NOT PART OF THIS MODIFICATION

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Ground Floor  
 Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A100.2

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Project: RESIDENTIAL DEVELOPMENT

Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**

Status: S4.56 MODIFICATION

Drawing Title: Floor Plans  
Ground Floor Plan - West

Project No: Pn\_0800 A100.2  
Drawing No: 18  
Revision: 18

Date: 14/06/2024  
Checked: PD  
Drawn: ZH, DB  
Scale: Scale@A1: 1:200



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02 Ground Floor  
Scale @ A1 = 1:200

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Project: RESIDENTIAL DEVELOPMENT

Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**

Scale: 0 2 5 10 20m

Status: S4.56 MODIFICATION

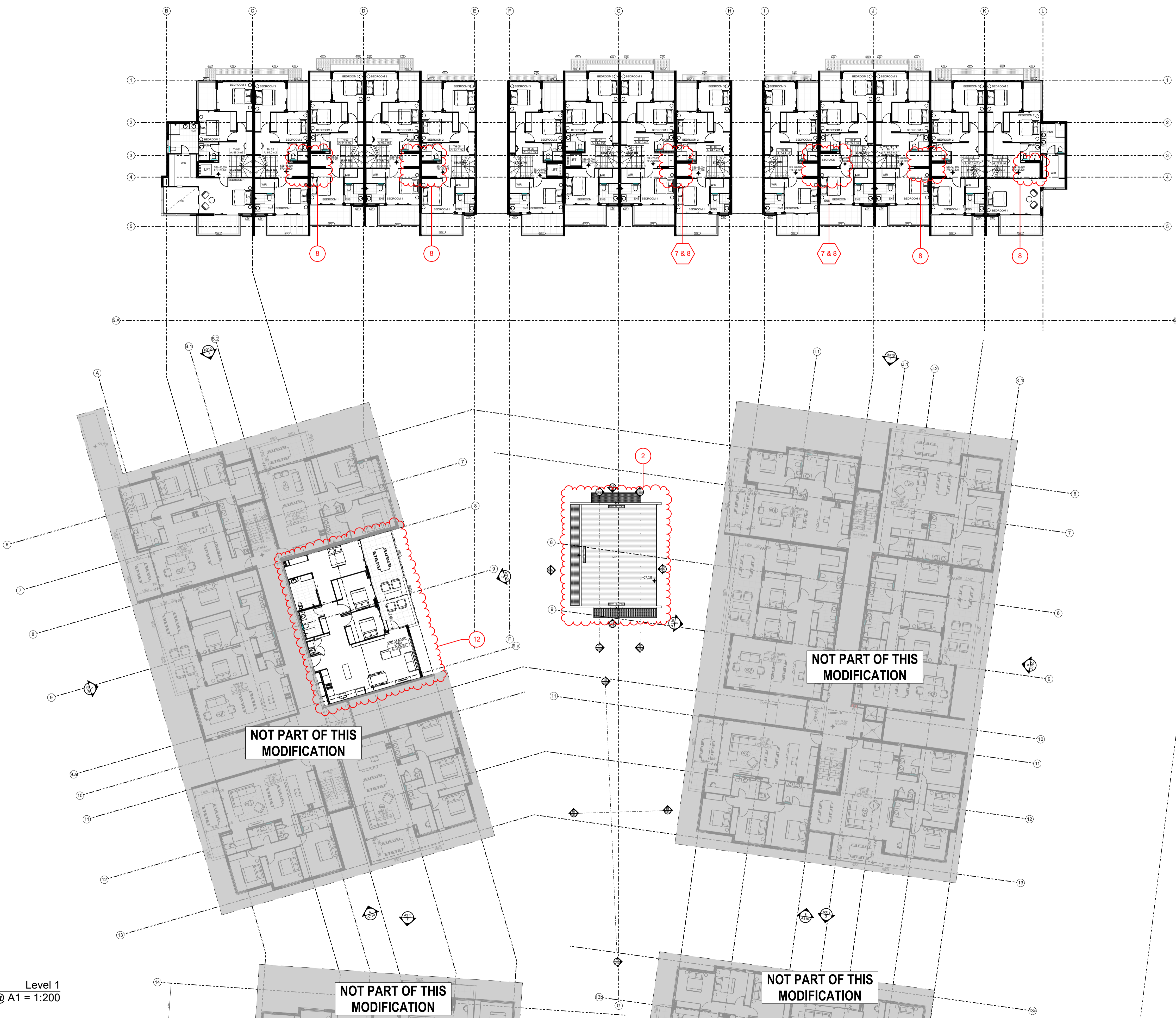
Drawing Title: Floor Plans Level 1 - East

Project No: Pn\_0800 A101.1  
 Drawing No: A101.1  
 Revision: 11

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



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01 Level 1  
 Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A101.2

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Project: RESIDENTIAL DEVELOPMENT  
Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**

Status: S4.56 MODIFICATION

Drawing Title: Floor Plans  
Level 1 - West

Project No: Pn\_0800 A101.2  
Drawing No: 11  
Revision: 11

Date: 7/05/2024  
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Scale: @A1:200



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 MOD 2022/0070; MOD 2023/0201

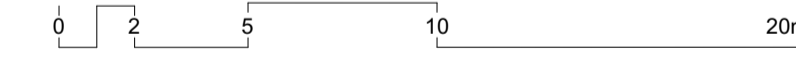
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 (REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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Rev	Date	Amendment	By
01	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	JB.GL
02	21/01/2022	ISSUE FOR S4.56	JB.GL
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10	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**



Status:  
 S4.56 MODIFICATION

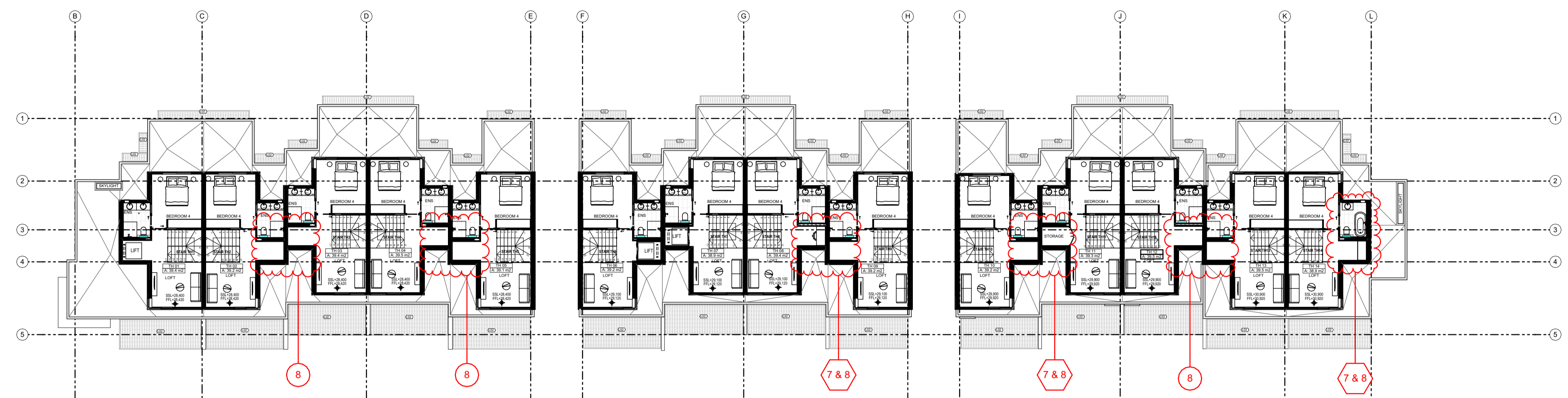
Drawing Title: Floor Plans  
 Level 2 - East

Project No: Pn\_0800  
 Drawing No: A102.1  
 Revision: 11

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



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 ABN: 90 616 216 196  
 NSW Nominated Architect Pavlo Doroch 9170



01 Level 2  
 Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A102.2



GENERAL NOTES:  
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**RETURNED APPLICATION (22/11/2023)**

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- SHADOW DIAGRAMS

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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**

Status:  
**S4.56 MODIFICATION**

Drawing Title:  
**Floor Plans  
 Level 2 - West**

Project No: Drawing No: Revision:  
**Pn\_0800 A102.2 11**

Date: Checked: Drawn: Scale@A1:  
 7/05/2024 PD ZH, DB1:200



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  - SHADOW DIAGRAMS

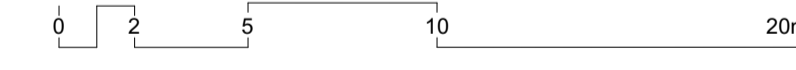
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09	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	ZH, DB

Project: RESIDENTIAL DEVELOPMENT

Address: 8 Forest Road Warriewood NSW 2102 Australia

Client: **KLIATRO**



Status: S4.56 MODIFICATION

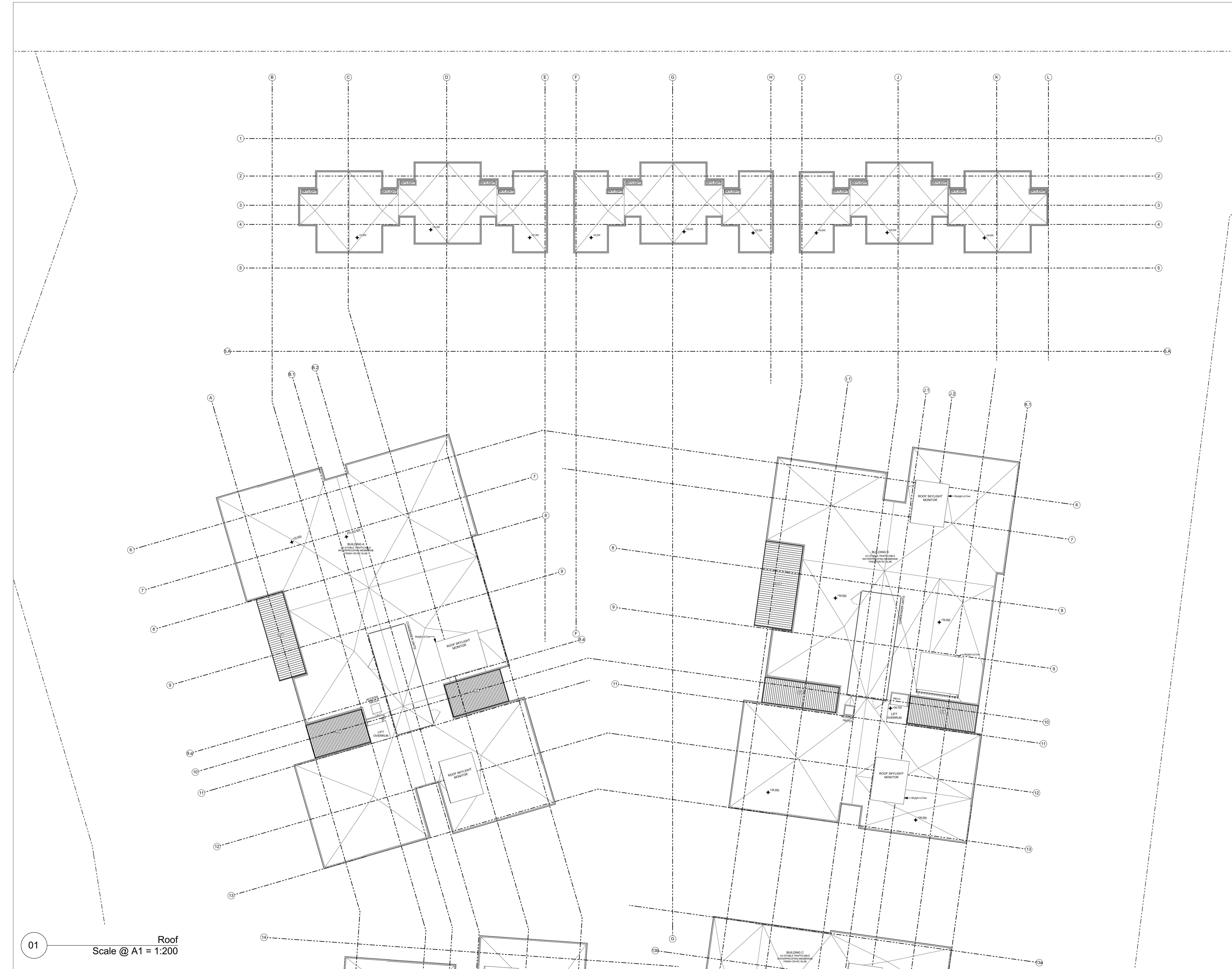
Drawing Title: Floor Plans  
Roof Level - East

Project No: Pn\_0800 A103.1 09  
 Drawing No: PD  
 Revision: ZH, DB1:200

Date: 30/04/2024  
 Checked: PD  
 Drawn: ZH  
 Scale@A1: 1:200



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 NSW Nominated Architect Pavlo Doroch 9170



01 Roof Scale @ A1 = 1:200

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Project:  
**RESIDENTIAL DEVELOPMENT**

Address:  
**8 Forest Road Warriewood NSW 2102 Australia**

Client:  
**KLIATRO**

0 2 5 10 20m

Status:  
**S4.56 MODIFICATION**

Drawing Title:  
**Floor Plans  
Roof Level - West**

Project No: Drawing No: Revision:  
**Pn\_0800 A103.2 09**

Date: Checked: Drawn: Scale@A1:  
**30/04/2024 PD ZH, DB1:200**



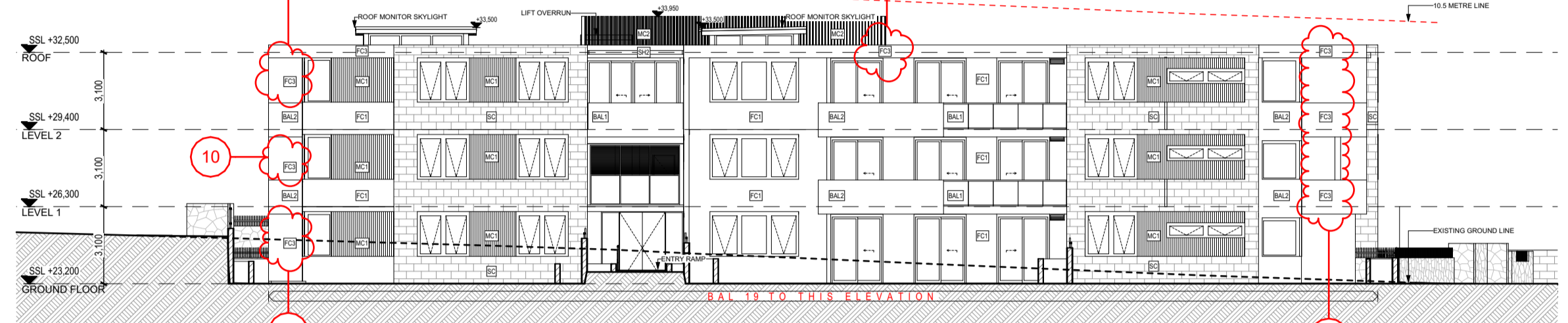
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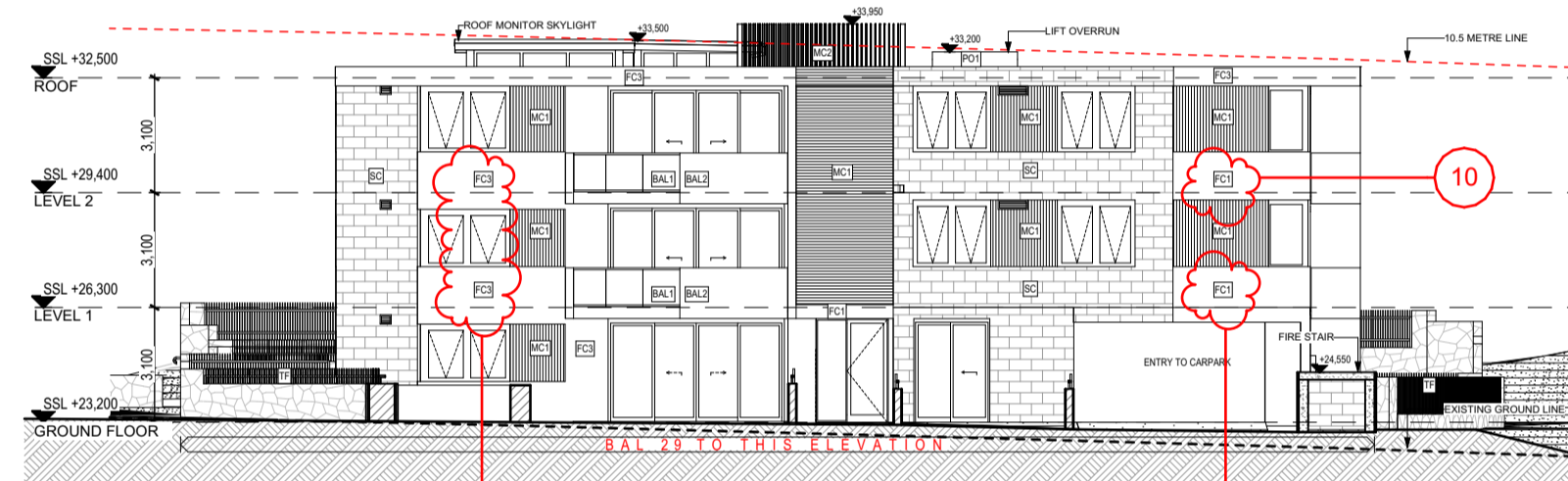
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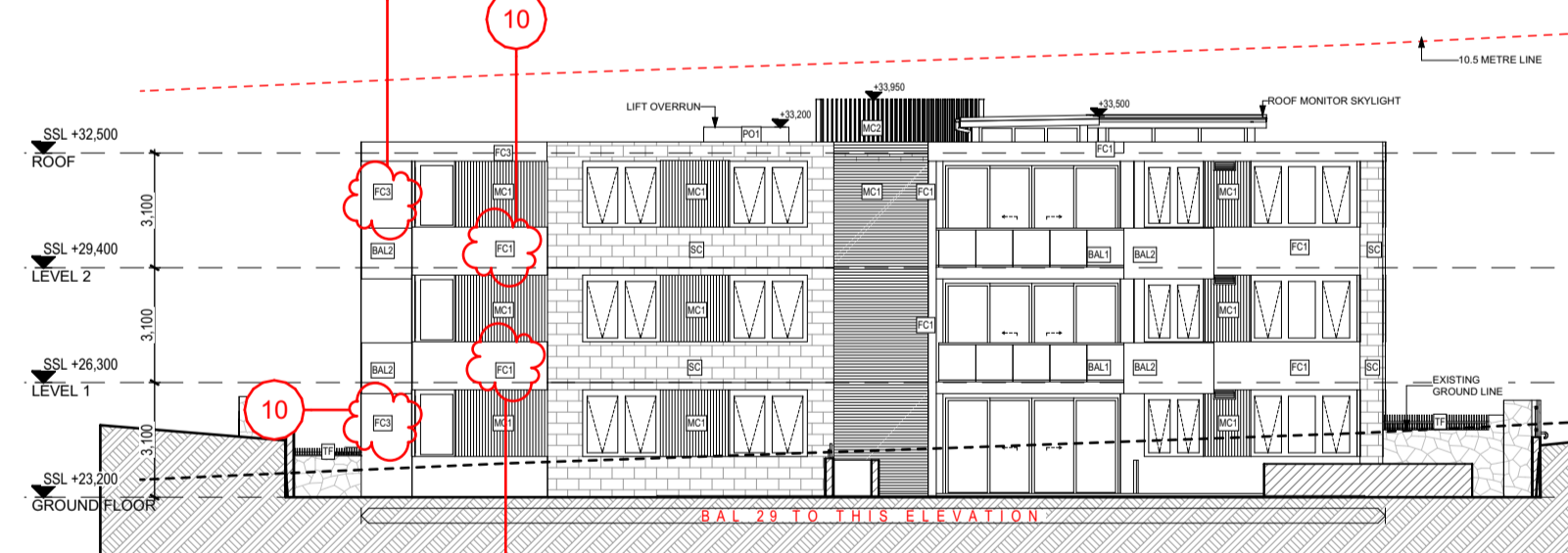
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Scale @ A1 = 1:200



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



3 East Elevation - Building A  
Scale @ A1 = 1:200



4 West Elevation - Building A  
Scale @ A1 = 1:200



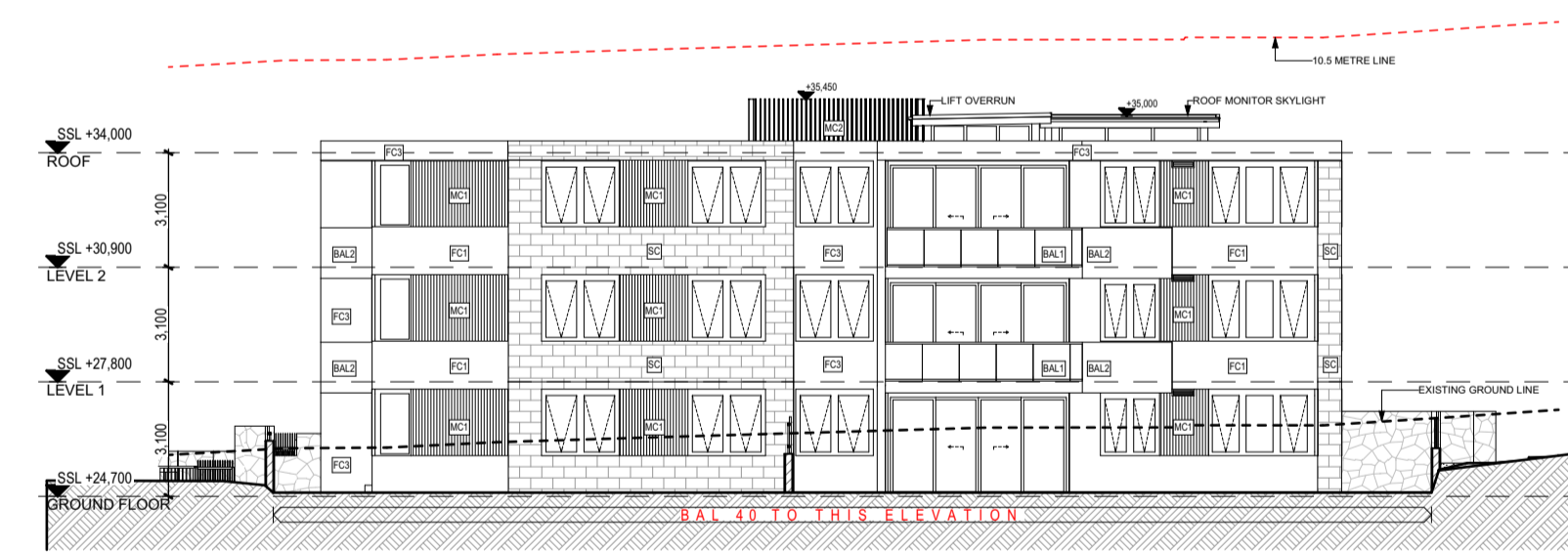
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Scale @ A1 = 1:200



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



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



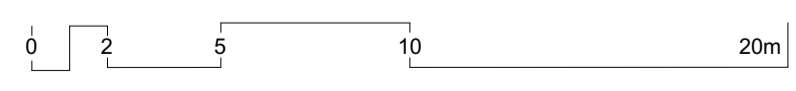
8 West Elevation - Building B  
Scale @ A1 = 1:200

**LEGEND**

- BAL1 BALUSTRADE GLASS
- BAL2 BALUSTRADE SOLID - WHITE RENDER
- C01 CONCRETE FINISH LOOK
- FC1 RENDER & PAINT - DULUX TIMELESS GREY
- FC2 RENDER & PAINT - DULUX VIVID WHITE
- G01 GLAZING DOOR / WINDOW - DULUX MONUMENT POWDER COAT BRONZE MATT
- L01 HORIZONTAL LOUVRES - DULUX DURALLOY ANOTEC MID BRONZE MATT
- MC1 METAL CLADDING MONUMENT (HORIZONTAL & VERTICAL)
- MC2 ALUMINIUM BATTENS - (SLATS - WHITE)
- PO1 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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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

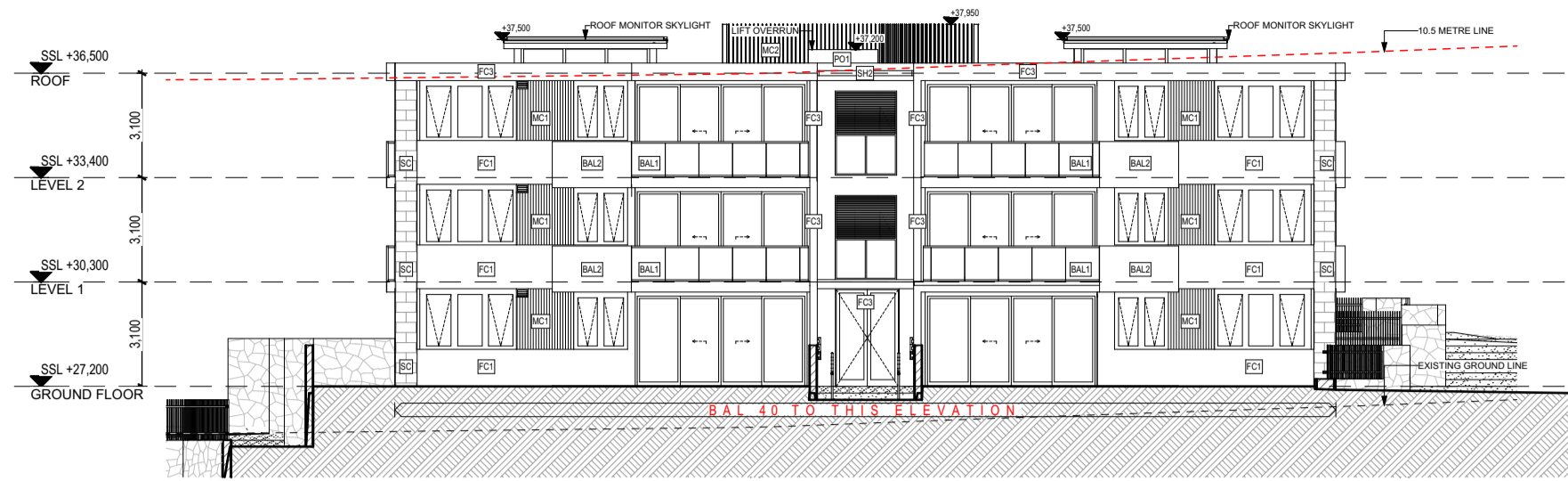
**ISSUE FOR S4.56 ADDENDUM**  
Project: RESIDENTIAL DEVELOPMENT  
Client: **KLIATRO**  
Address: 8 Forest Road Warriewood NSW 2102 Australia

Project No: Pn\_0800  
Checked: Drawn: PD ZH  
Scale@A1: 1:200  
Date: 7/05/2024

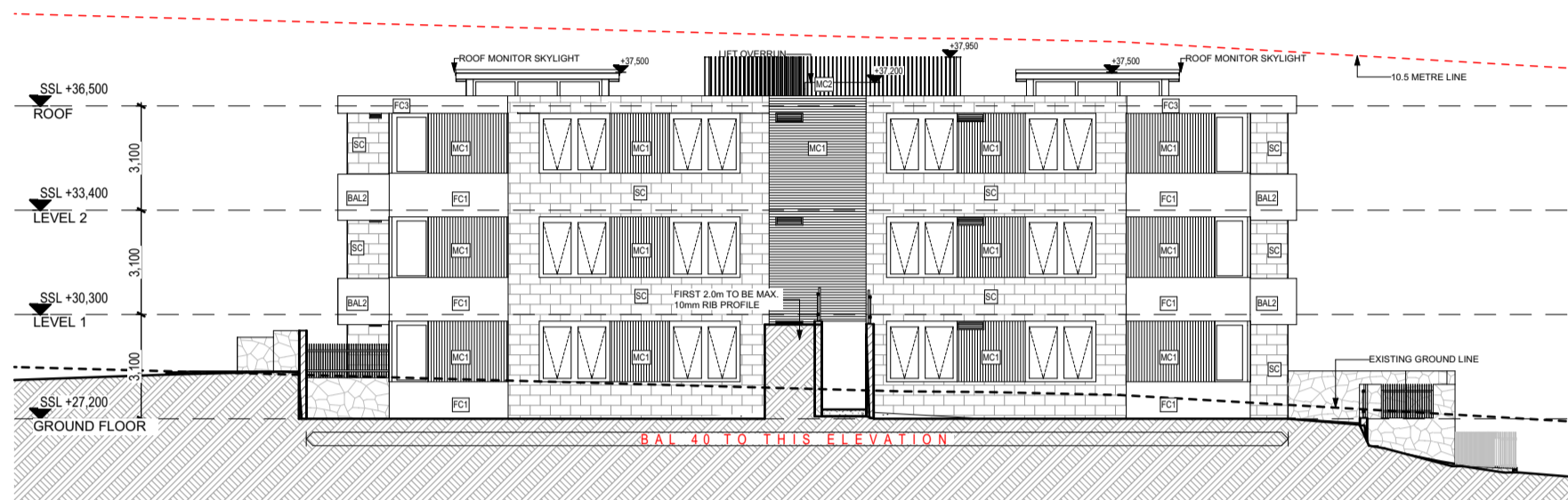
Drawing Title: Elevations Building A and B

Revision: 11  
Drawing No: A300

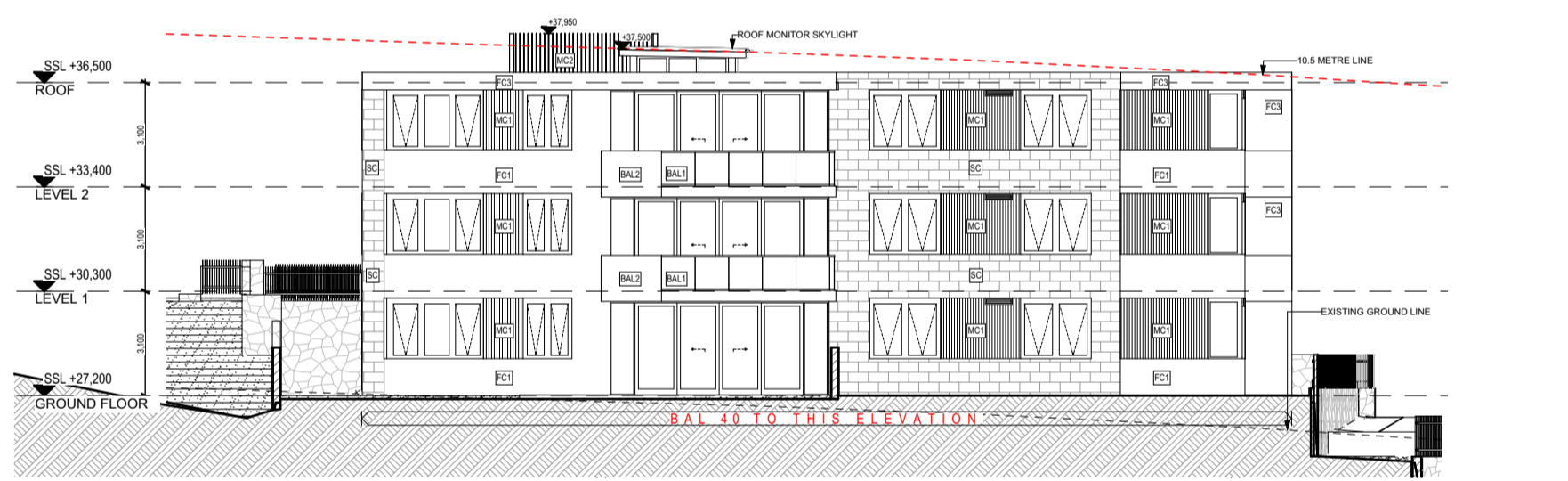
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ABN: 90 616 216 196  
NSW Nominated Architect Pavlo Doroch 9170



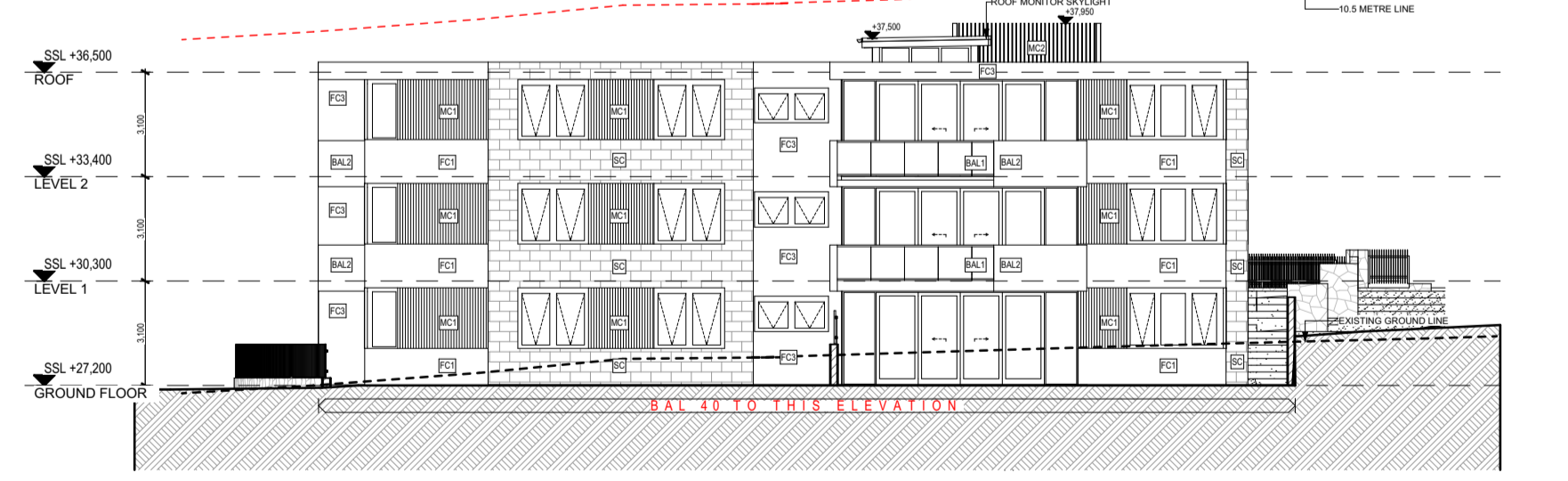
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Scale @ A1 = 1:200



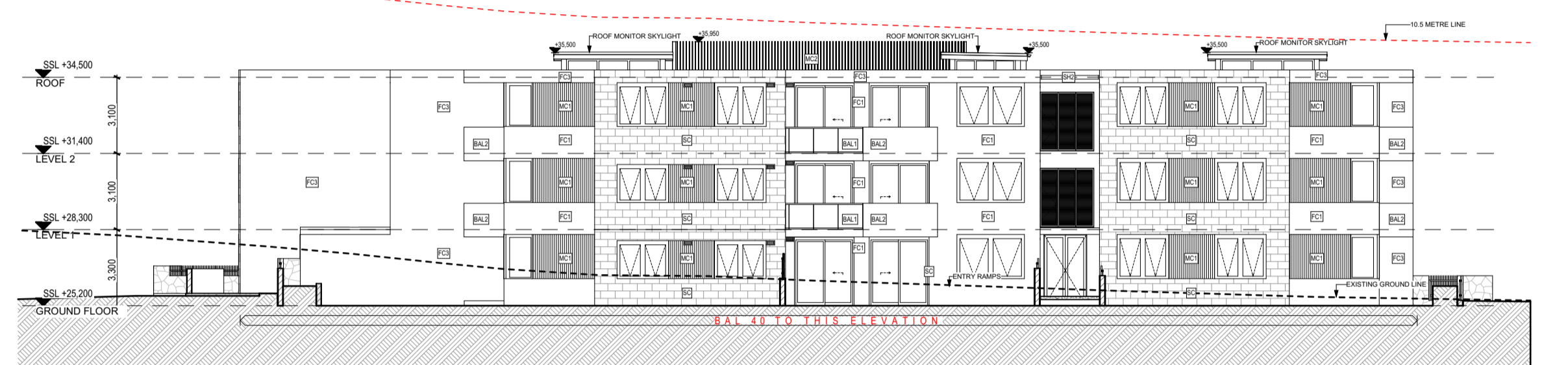
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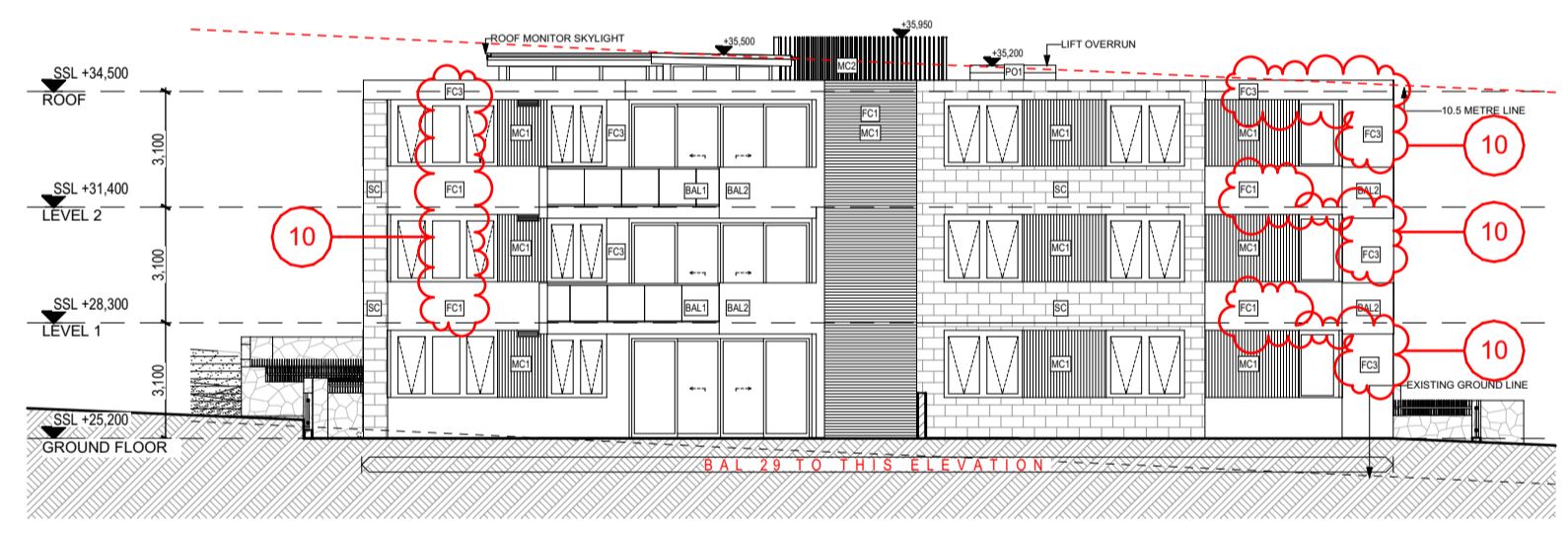
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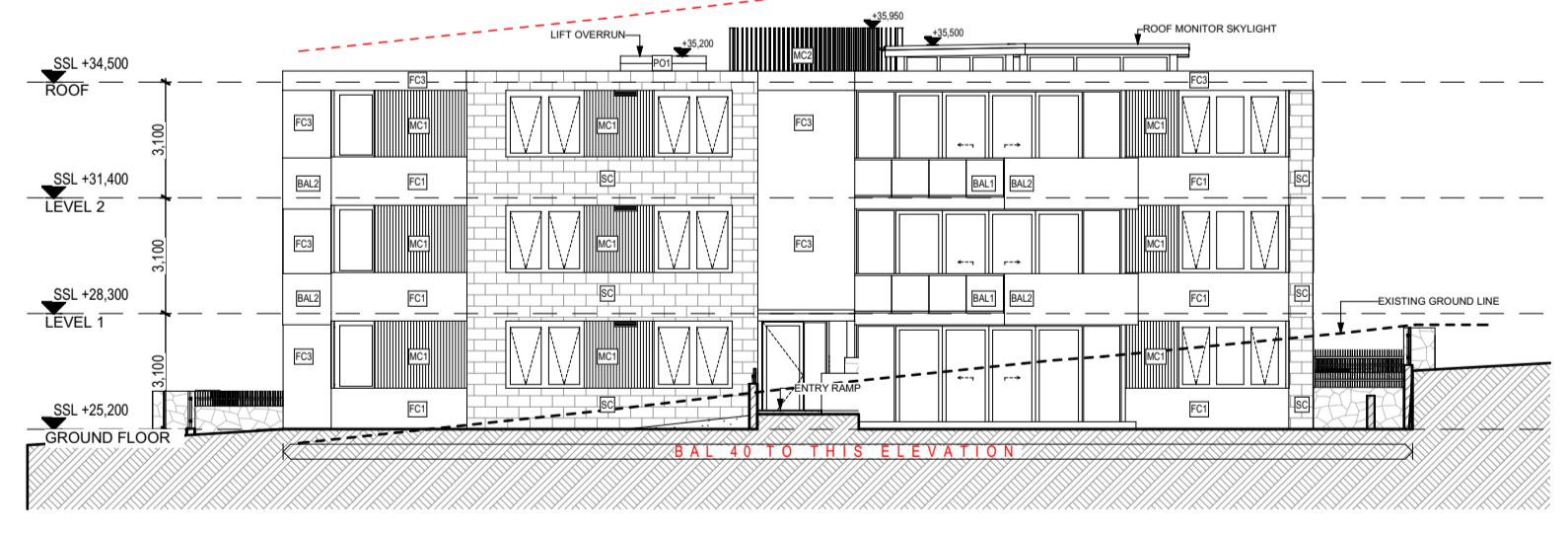
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Scale @ A1 = 1:200



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



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



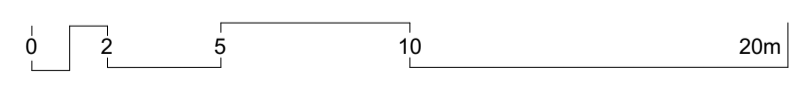
8 West Elevation - Building D  
Scale @ A1 = 1:200

**LEGEND**

- 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 BRONZE MATT
- L01 HORIZONTAL LOUVRES - DULUX DURALLOY ANOTEC MID BRONZE MATT
- MC1 METAL CLADDING MONUMENT (HORIZONTAL & VERTICAL)
- MC2 ALUMINIUM BATTENS - (SLATS - WHITE)
- PA1 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

- SECTION 4.56 CHANGE LIST (28/07/2023)**  
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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    - B. BBQ AREAS
    - C. FITNESS AREA
    - D. SITTING/ PICNIC AREAS
    - E. LANDSCAPING
  3. WASTE MANAGEMENT UPDATED CONSISTING OF X3 BIN ROOMS & HOLDING AREA FOR KERB SIDE COLLECTION.
  4. 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)**
5. ADDITIONAL POOL SECTIONS
  6. SHADOW DIAGRAMS
- SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024)**  
(REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
7. INTERNAL FITOUT CHANGE INTO LIFT SPACE
  8. LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09, 10, 11, 12, 13 & 14.
  9. FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE CLADDING" CHANGED TO "SANDSTONE LOOK"
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  11. LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.
  12. INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH NDIS REQUIREMENTS



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

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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

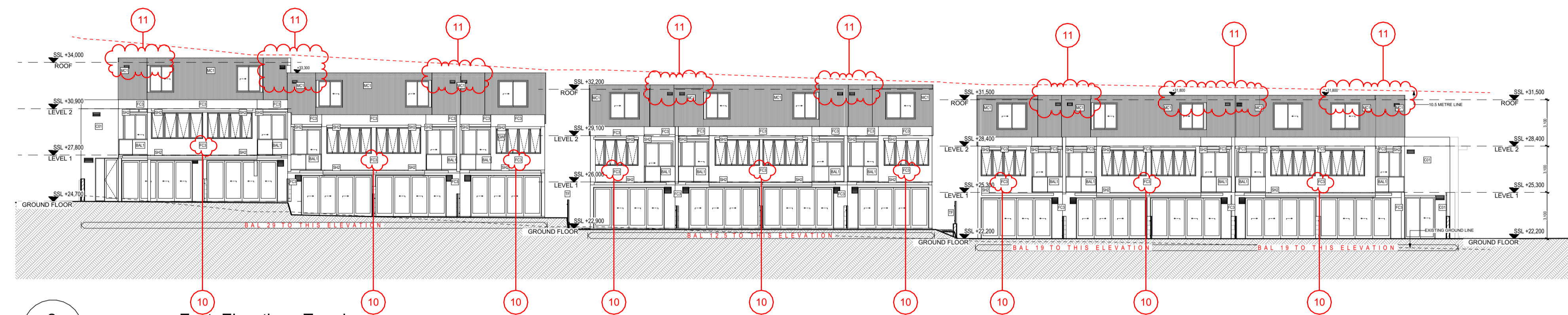
Drawing Title: Elevations Building C and D  
Revision: 11  
Drawing No: A301

Project No: Pn\_0800  
Checked: PD  
Scale@A1: 1:200  
Date: 7/05/2024

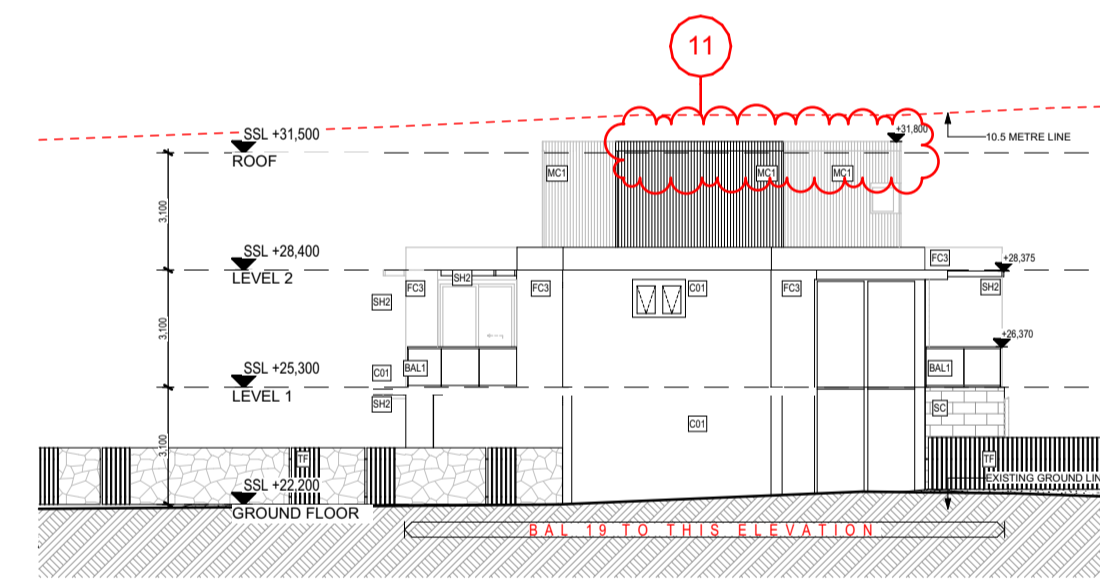
**ADS ARCHITECTS** ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD  
1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127  
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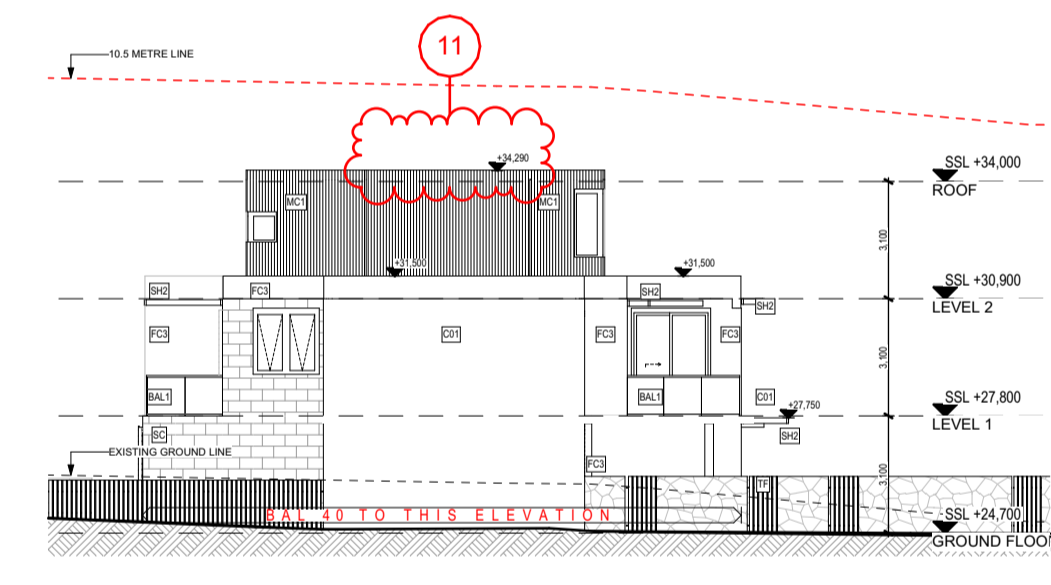
1  
-  
West Elevation - Townhouses  
Scale @ A1 = 1:200



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



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



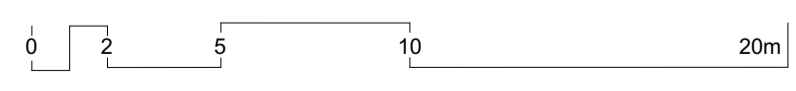
4  
-  
South Elevation - Townhouses  
Scale @ A1 = 1:200

**LEGEND**

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- 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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01	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	RK				
02	21/01/2022	ISSUE FOR S4.56	RK				
03	01/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	RK				
04	11/02/2022	ISSUE FOR S4.56	RK				
05	14/12/2022	ISSUE FOR S4.56 - COORDINATION	GL				
09	15/04/2024	ISSUE FOR S4.56 ADDENDUM COORDINATION	ZH				
10	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	ZH				
11	7/05/2024	ISSUE FOR S4.56 ADDENDUM	ZH				

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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

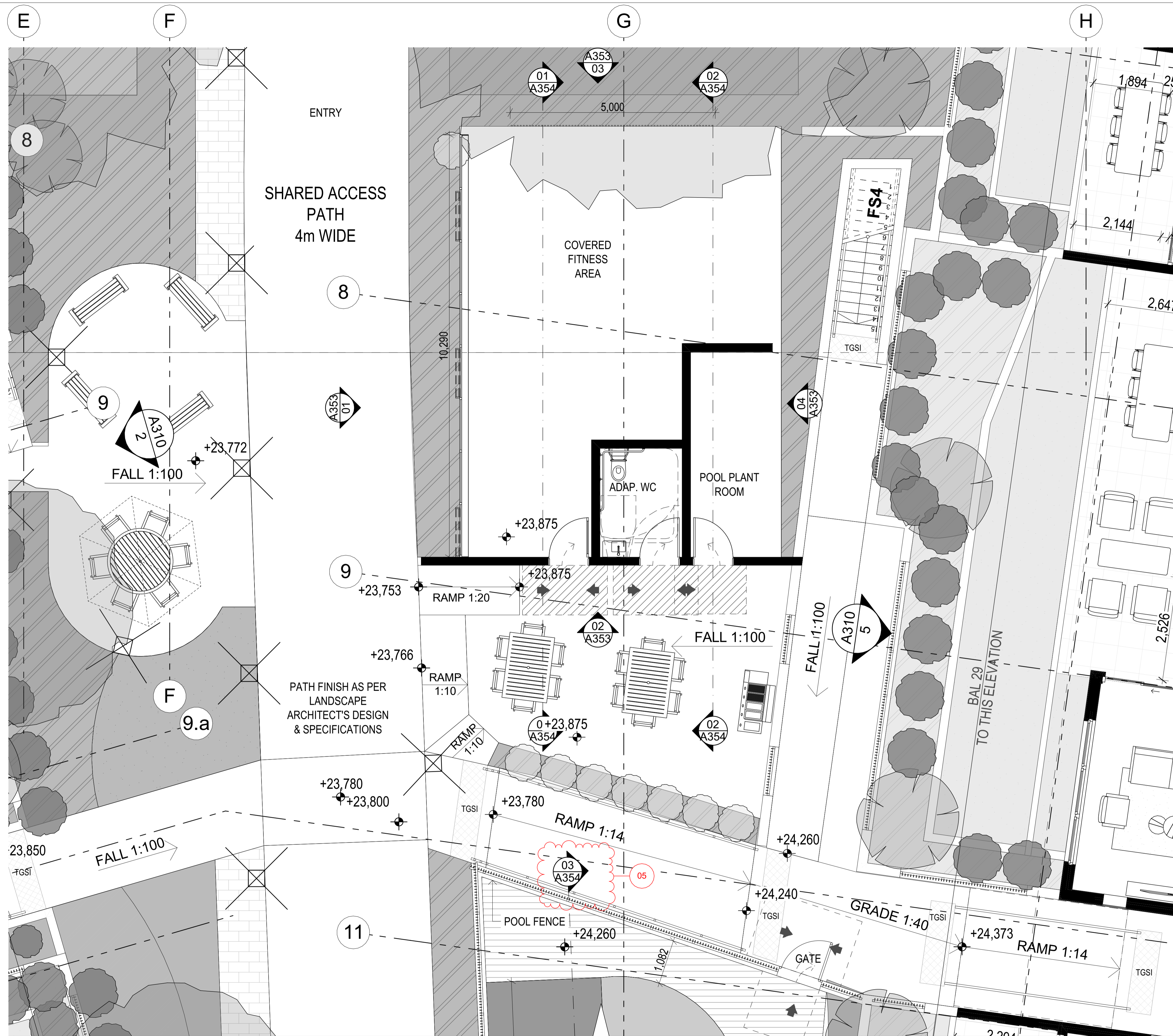
Acoustic Engineer:  
Acoustic Logic

**ISSUE FOR S4.56  
ADDENDUM**  
Project: RESIDENTIAL DEVELOPMENT  
Client: **KLIATRO**  
Address:  
8 Forest Road Warriewood NSW 2102 Australia

Drawing Title: Elevations Townhouses  
Revision: 11  
Drawing No: A302

Project No: Pn\_0800  
Checked: Drawn:  
PD ZH  
Scale@A1: 1:200  
Date: 7/05/2024

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



01 A350 Ground Floor SCALE: 1:50

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

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 (REFER TO CHANGE SCHEDULE FOR MORE DETAILS)
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  - SHADOW DIAGRAMS
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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:  
**KLIATRO**

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

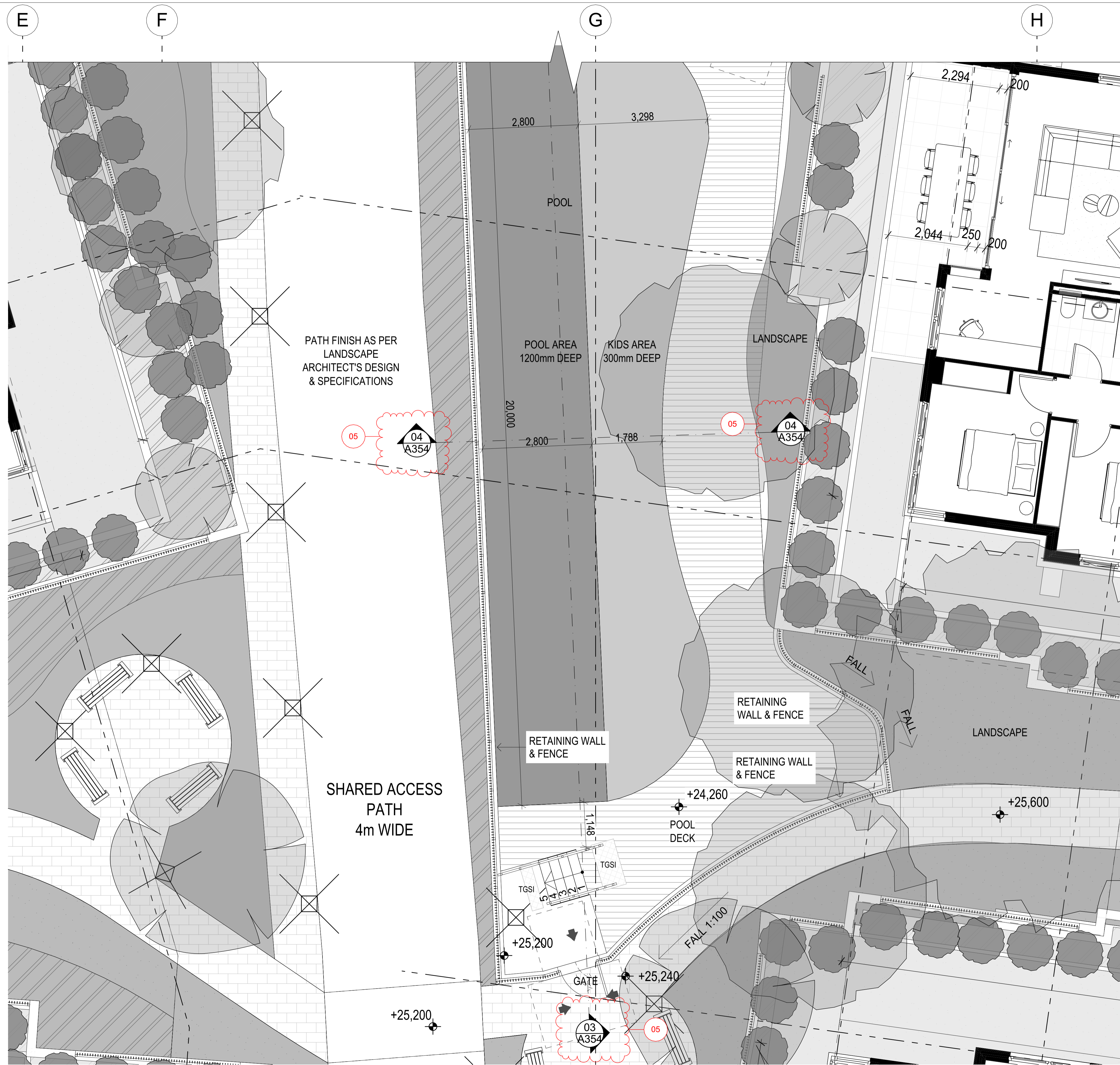
Project No: Pn\_0800 A350 03  
 Pool No: 03  
 Revision: 03

Date: 7/05/2024  
 Checked: PD  
 Drawn: GL  
 Scale: @A1: 1:50



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**RETURNED APPLICATION (22/11/2023)**

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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: **KLIATRO**



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

Project No: Pn\_0800 A351  
 Pool No: 03  
 Revision: 03

Date: 7/05/2024  
 Checked: PD  
 Drawn: GL  
 Scale: @A1: 1:50



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 ABN: 90 616 216 196  
 NSW Nominated Architect Pavlo Doroch 9170

01 A351 Ground Floor SCALE: 1:50

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  - 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	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: **KLIATRO**

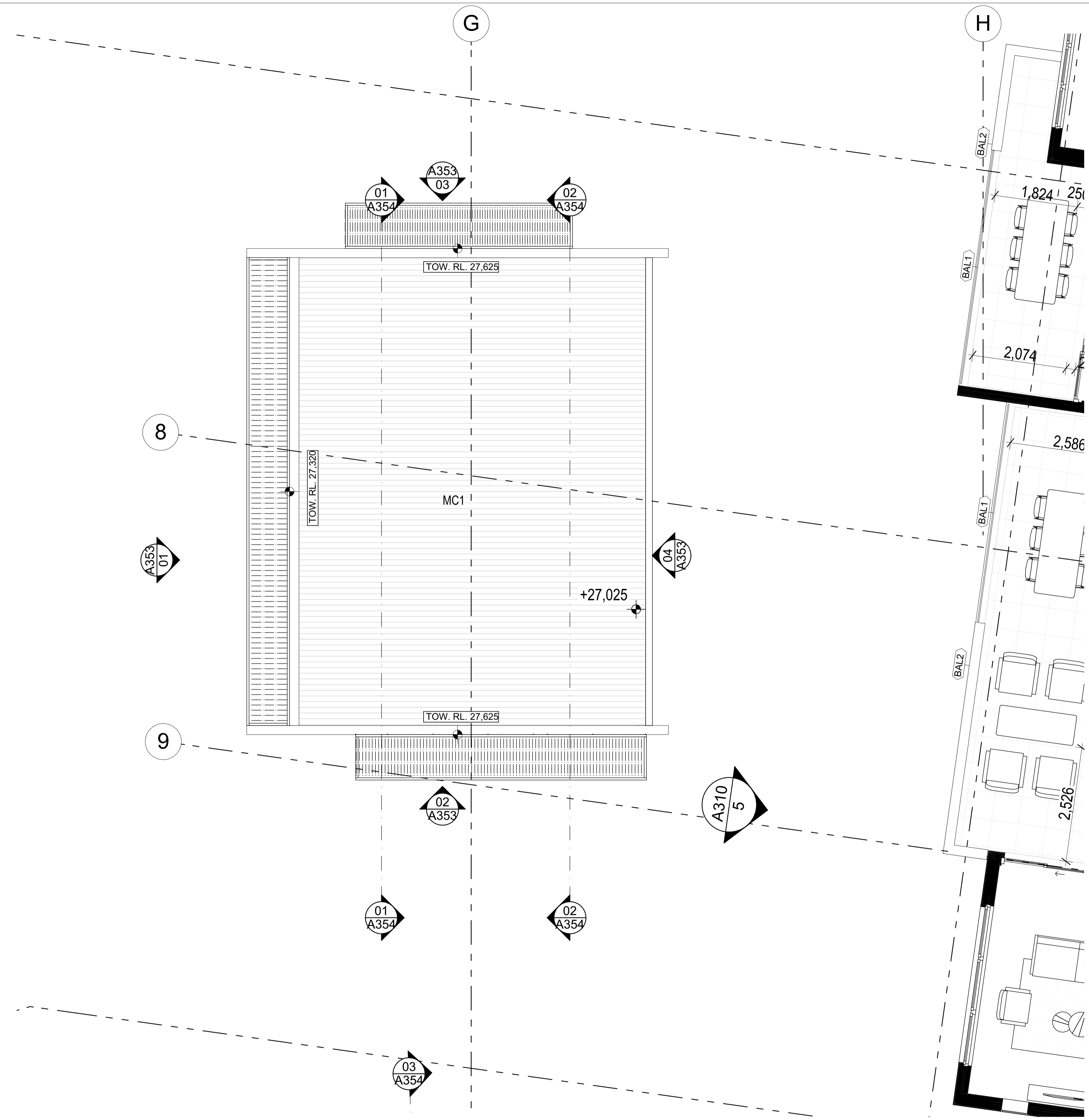
ISSUE FOR S4.56  
 ADDENDUM  
 Drawing Title: GYM & POOL Detail  
 Gym and Pool Roof Plan

Project No: Pn\_0800 A352      Drawing No: 03      Revision: 03

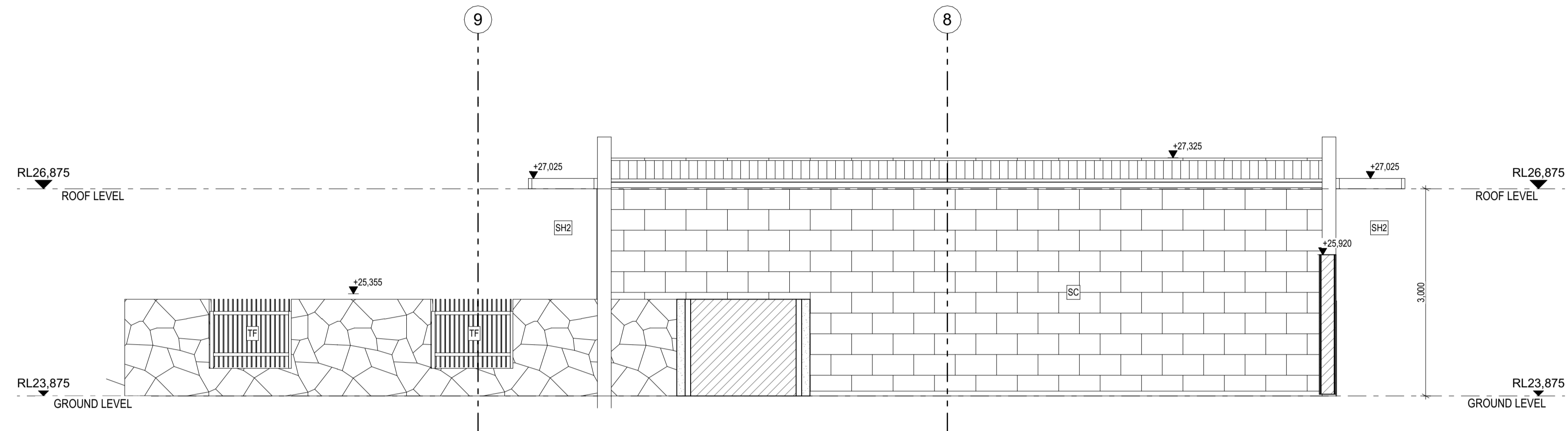
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**ADS**  
 ARCHITECTS

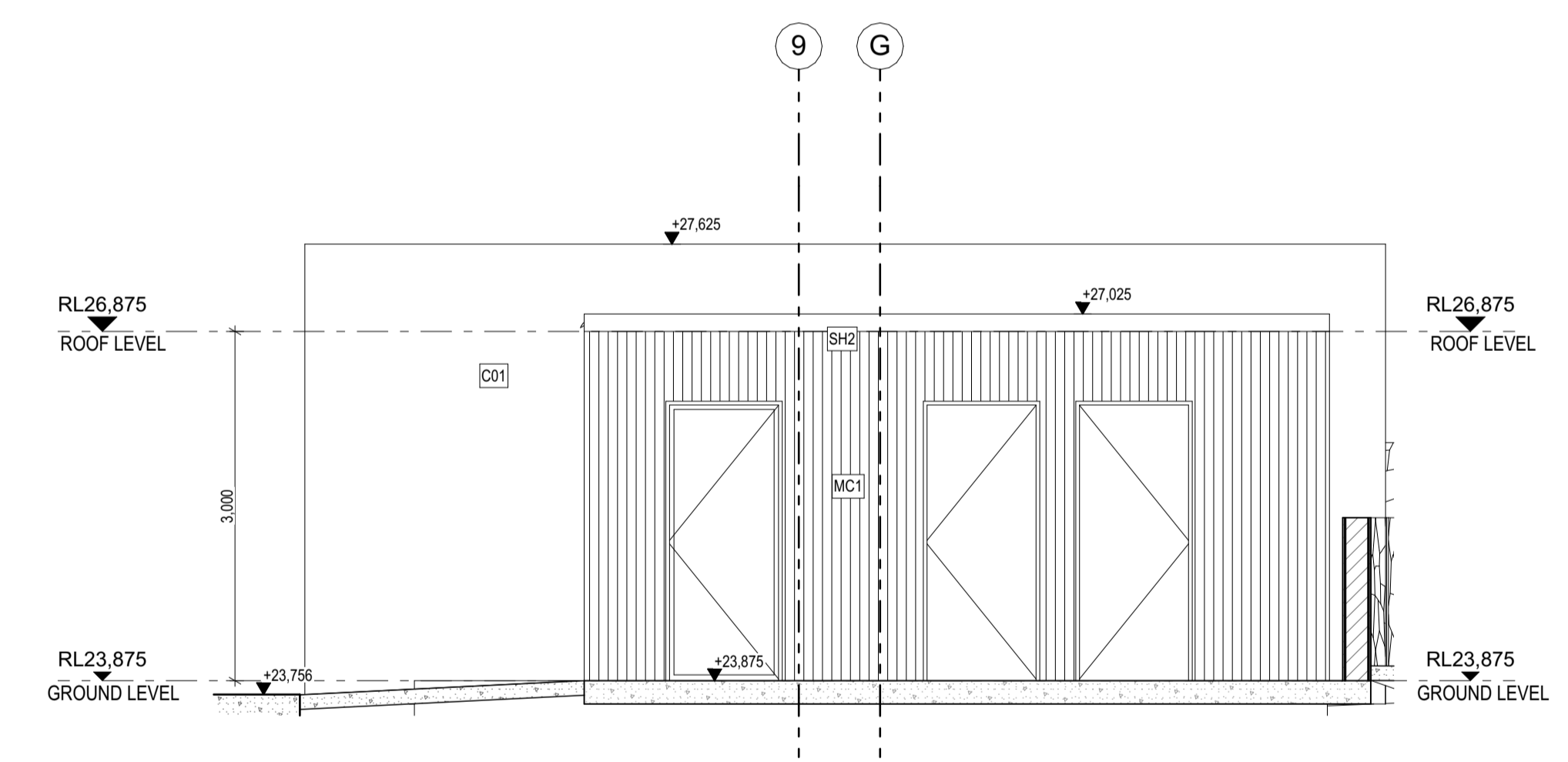
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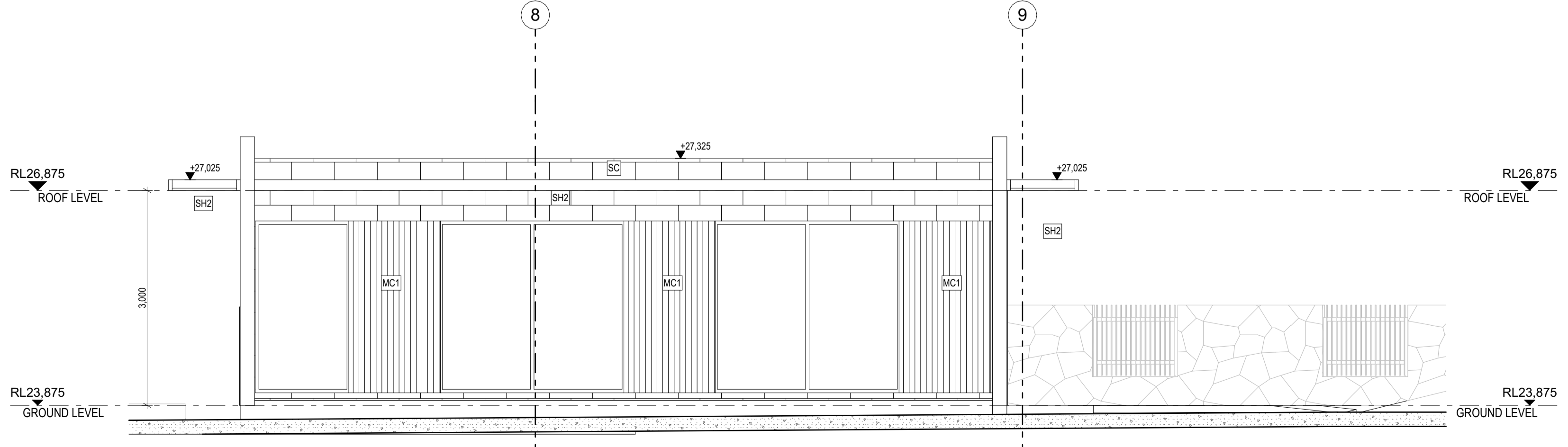
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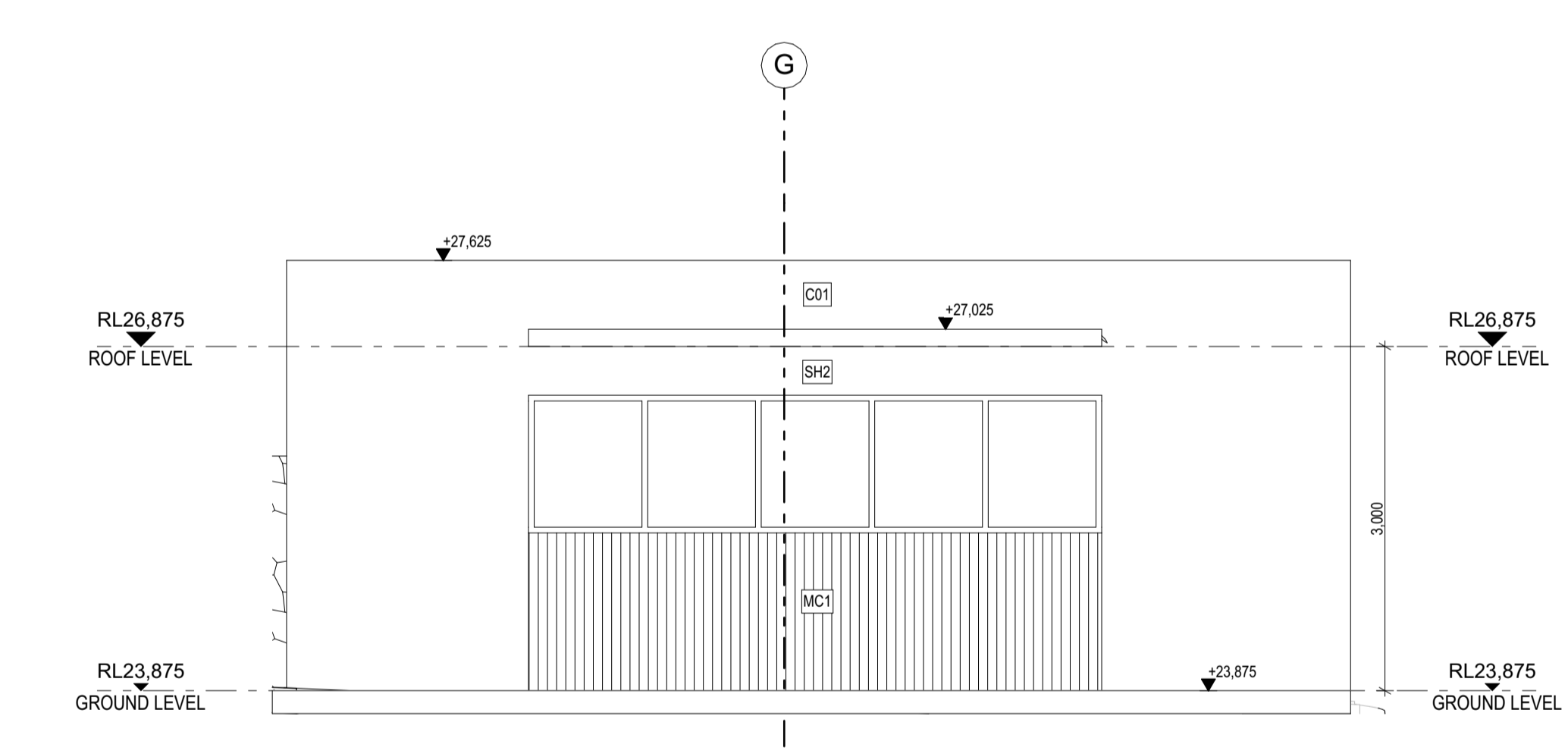
**04**  
A353 **South Elevation -GYM**  
SCALE: 1:50



**02**  
A353 **West Elevation - GYM**  
SCALE: 1:50



**01**  
A353 **North Elevation - GYM**  
SCALE: 1:50



**03**  
A353 **East Elevation -GYM**  
SCALE: 1:50

**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:
  - SWIMMING POOL
  - BBQ AREAS
  - FITNESS AREA
  - SITTING/PICNIC AREAS
  - LANDSCAPING
- WASTE MANAGEMENT UPDATED CONSISTING OF x3 BIN ROOMS & HOLDING AREA FOR KERB SIDE COLLECTION.
- 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.
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- INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH NDIS REQUIREMENTS

GENERAL NOTES:

- ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.
- ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.
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- THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY-LAW.
- THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
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**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
- 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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Project:  
**RESIDENTIAL DEVELOPMENT**

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**8 Forest Road Warriewood NSW 2102 Australia**

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**KLIATRO**

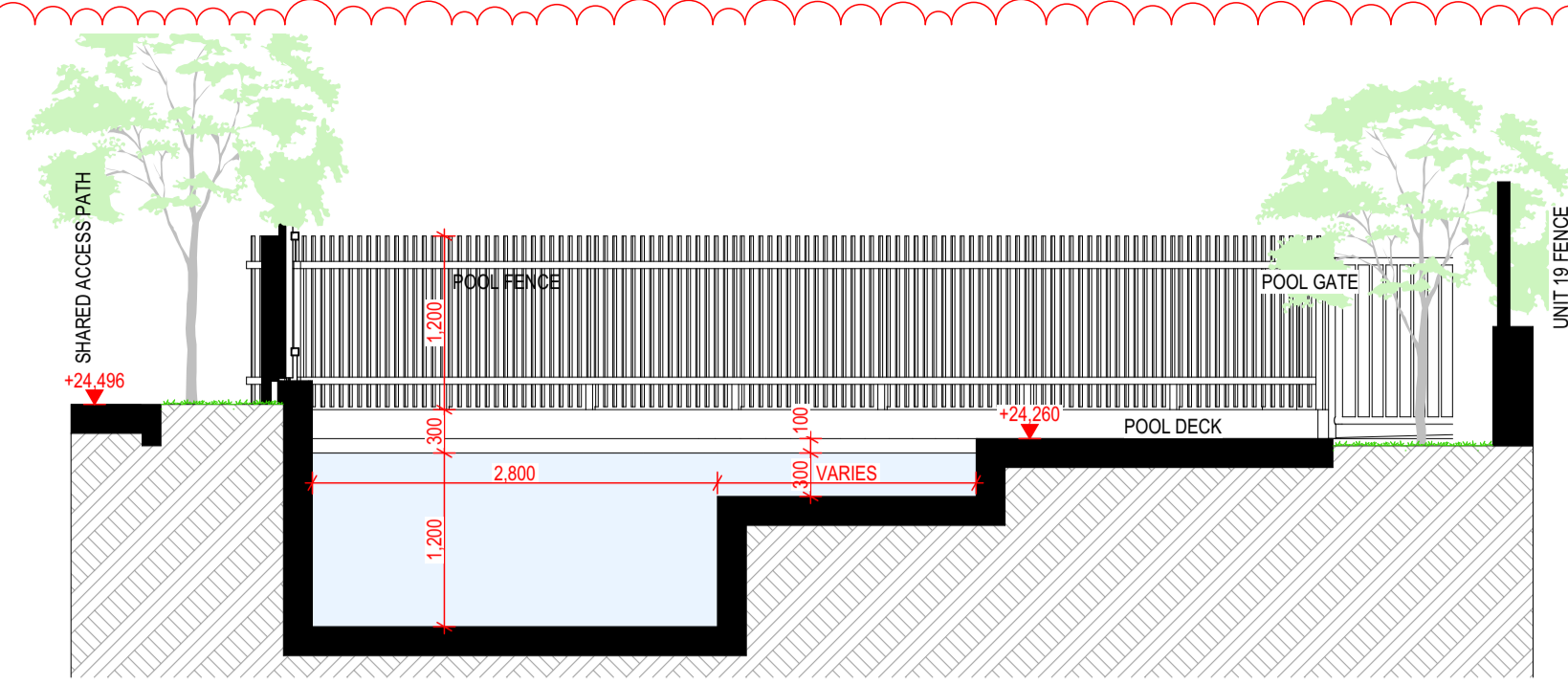
ISSUE FOR S4.56  
ADDENDUM  
Drawing Title: GYM & POOL Detail  
Gym & Pool Elevations

Project No: Drawing No: Revision:  
**Pn\_0800 A353 03**

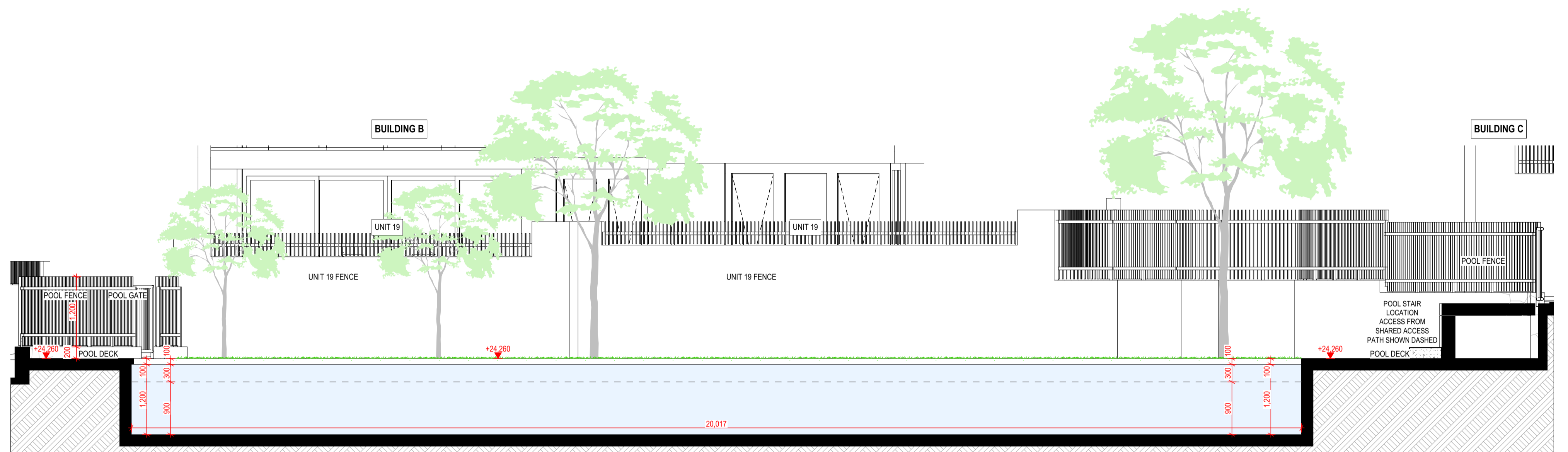
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7/05/2024 PD GL 1:50, 1:100



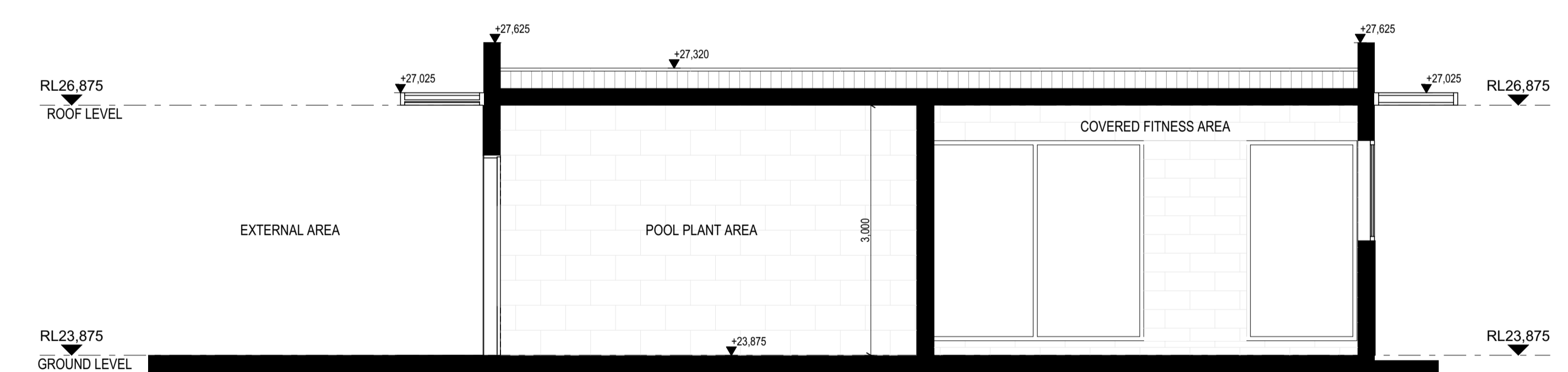
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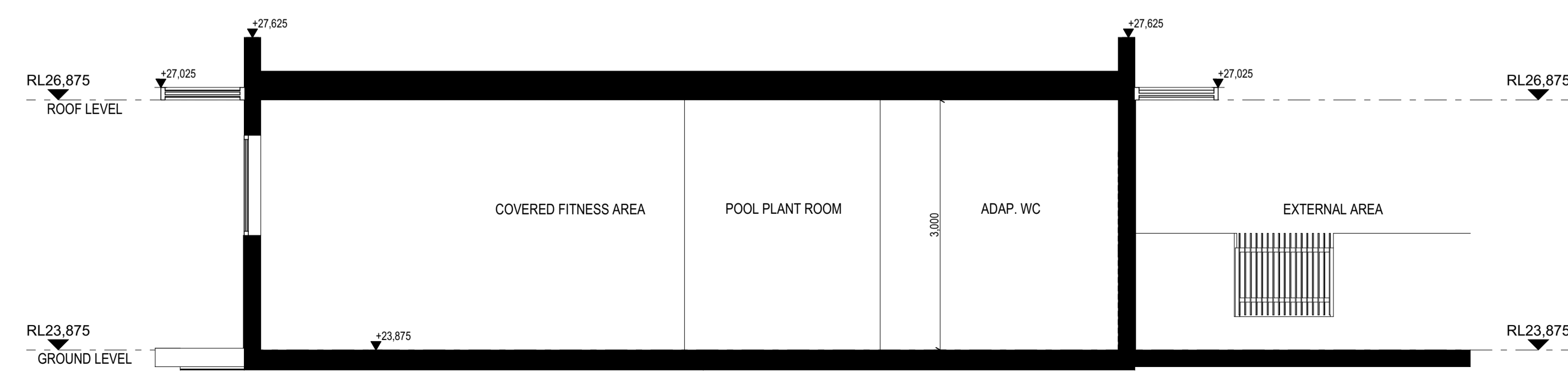
**04**  
**A354** Pool Section B  
SCALE: 1:50



**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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ISSUE FOR S4.56  
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Drawing Title: GYM & POOL Detail  
Gym & Pool Sections

Project No: Drawing No: Revision:  
Pn\_0800 A354 03

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