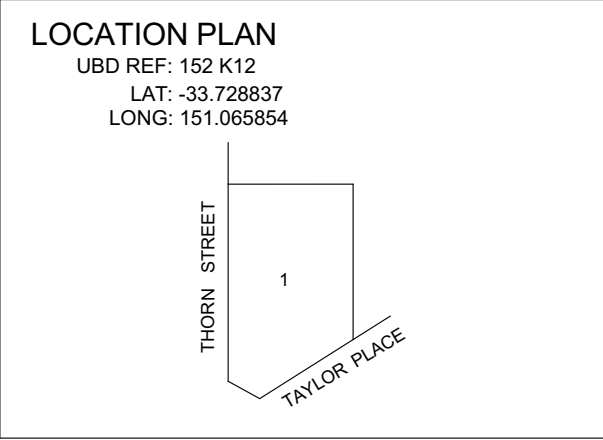


Proposed Demolition Plan

Scale 1:200



CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.  
DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LRS, NSW AND ARE SUBJECT TO FINAL SURVEY.  
BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.  
THE RELATIONSHIP OF IMPROVEMENTS & SURVEYED DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY.  
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DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

LEGEND

- HOT WATER TANK
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL MAINTENANCE SHAFT
- SEWER MAINTENANCE SHAFT
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

ALL KERB LEVELS REPRESENT TOP OF KERB.



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: W/O 47616 RL 170.47

SOURCE OF LEVELS: SYDNEY WATER



BEARINGS SHOWN HAVE BEEN DEDUCED FROM LAND REGISTRY SERVICES PLANS AND ARE RELATED TO MAGNETIC NORTH.  
TRUE NORTH IS APPROXIMATE ONLY.  
FURTHER INVESTIGATION WILL BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.



LOT 1 SEC: 10  
DP: 758836  
990.3m<sup>2</sup>

LOT 28  
D.P.758836

LOT 2  
D.P.758836

TREES TO BE RETAINED

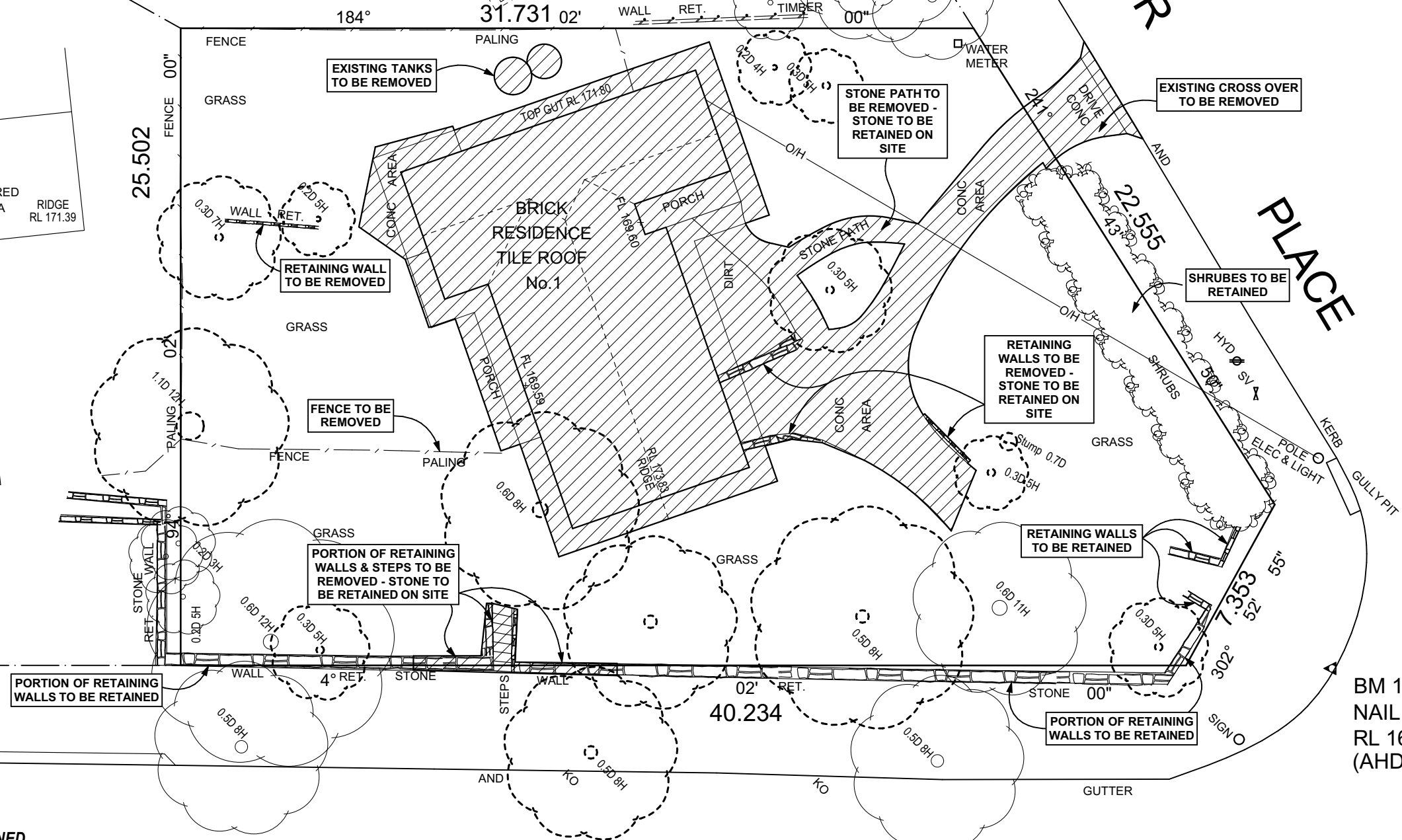
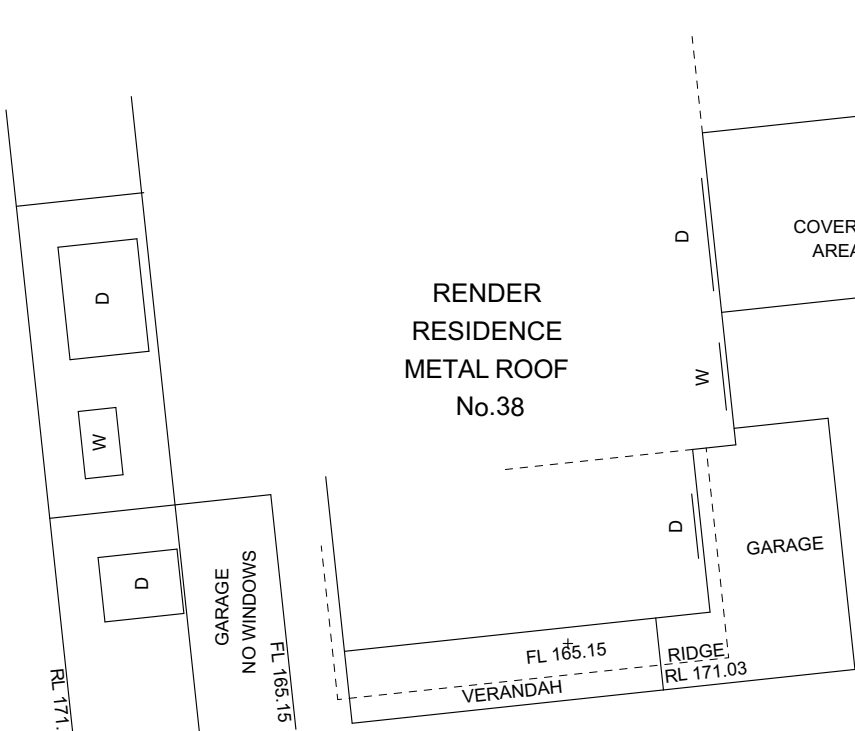
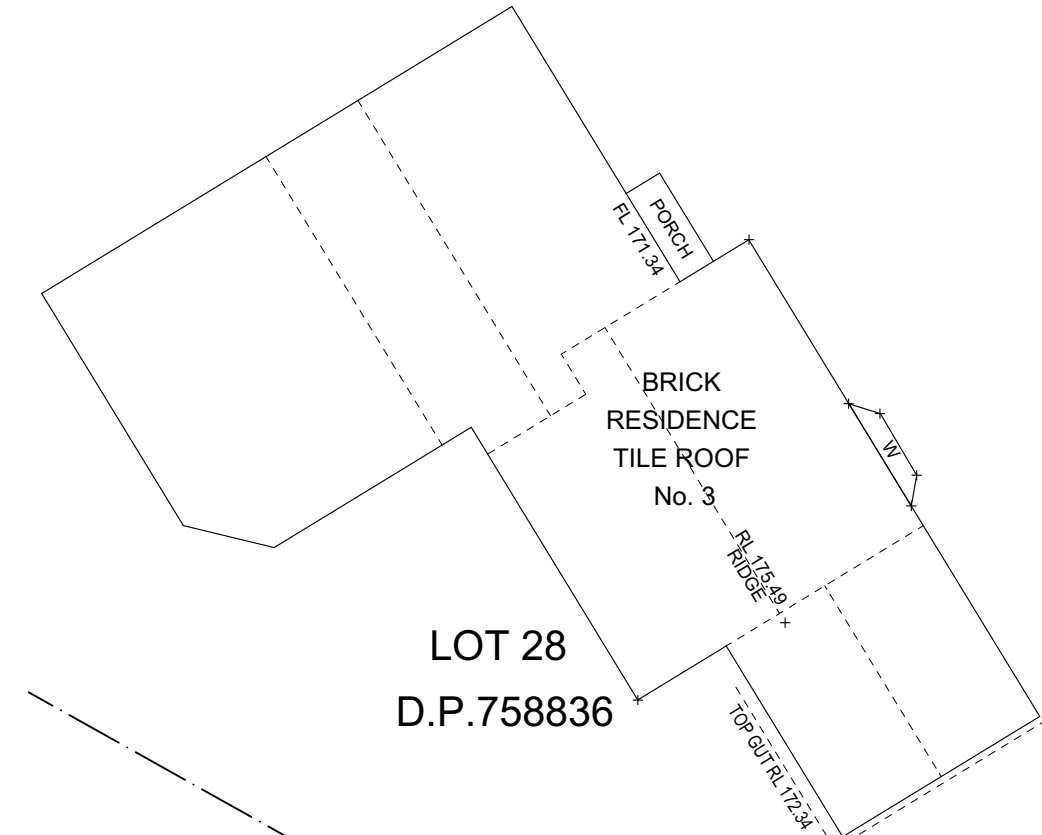
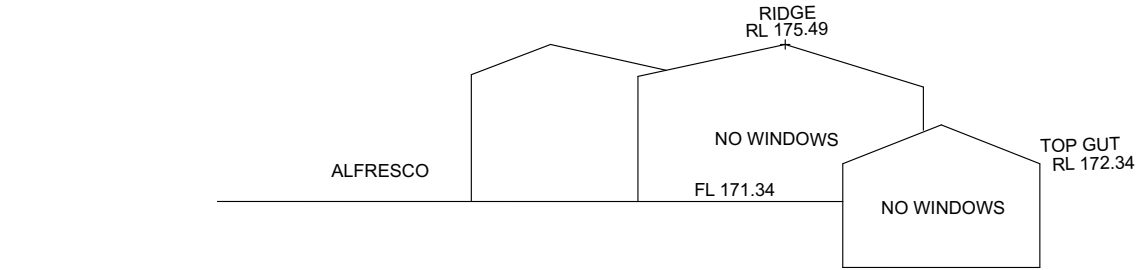
TREES TO BE REMOVED

THORN

STREET

TAYLOR

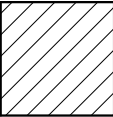
PLACE



0005516026 16 Dec 2020  
Assessor: Thomas Ruck  
Accreditation No.: DMN12/1456  
Address: Unit Dwelling 1, 1 Taylor Place, Pennant Hills, NSW, 2120  
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hstar.com.au

DEMOLITION NOTES:



HATCHING REPRESENTS DWELLING, PORCH, CONCRETE DRIVE/PATH, AND CROSSOVER/LAYBACK TO BE DEMOLISHED AND REMOVED FROM SITE

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures Part 7.2(1)(a)  
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

|                                                                                                                                                                                                                                                                                                              |                                 |                      |     |          |                                  |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|-----|----------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------|-----------------------|-------|-------------|
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|                                                                                                                                                                                                                                                                                                              |                                 | TBC                  |     |          |                                  |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 | Slab Classification: | G   | 26.02.21 | LOT 1 REDESIGN - MT              |                                                                                                                                                                                                            | LOT:1 SEC: 10    DP:758836<br>No.1 Taylor Place<br>Pennant Hills, NSW 2120 | LGA:                                | Hornsby Shire Council | Date: | 06.10.20    |
|                                                                                                                                                                                                                                                                                                              |                                 | TBC                  | F   | 11.01.21 | BASIX INFO ADDED & DA PLANS - AW |                                                                                                                                                                                                            |                                                                            | Design : Custom Design              |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 |                      | E   | 14.12.20 | HYDRAULICS AMENDMENTS - SI       |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 |                      | D   | 09.12.20 | ARBORIST AMENDMENTS - BT         |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 | Wind Speed Class:    | C   | 26.10.20 | CLIENT AMENDMENTS - MA           |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 | TBC                  | B   | 23.10.20 | CLIENT AMENDMENTS - AW           |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 |                      | A   | 06.10.20 | CONTRACT DRAWINGS - AW           |                                                                                                                                                                                                            |                                                                            |                                     |                       |       |             |
|                                                                                                                                                                                                                                                                                                              |                                 |                      | Rev | Date     | Amendment                        |                                                                                                                                                                                                            |                                                                            |                                     | Job No:               | 4326N | Sheet Size: |



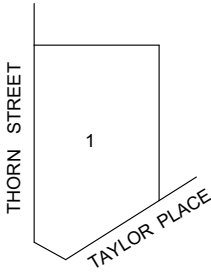
NOTE:  
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS,  
INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE  
AT THE DIRECTION OF THE BUILDER.

FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY  
BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO  
CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.

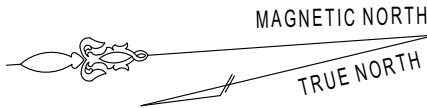
WHERE RETAINING WALLS ARE REQUIRED TO CONTAIN FILL, THE  
BUILDER MAY USE DEEPENED EDGE BEAMS TO SLABS INSTEAD.

LOCATION PLAN

UBD REF: 152 K12  
LAT: -33.728837  
LONG: 151.065854



BEARINGS SHOWN HAVE BEEN DEDUCED FROM  
LAND REGISTRY SERVICES PLANS AND  
ARE RELATED TO MAGNETIC NORTH.  
TRUE NORTH IS APPROXIMATE ONLY.  
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DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

LOT 1 SEC: 10  
DP: 758836  
990.3m<sup>2</sup>

LEGEND

- HOT WATER TANK
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL MAINTENANCE SHAFT
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- DENOTES TELEPHONE BOOTH

ALL KERB LEVELS REPRESENT TOP OF KERB.

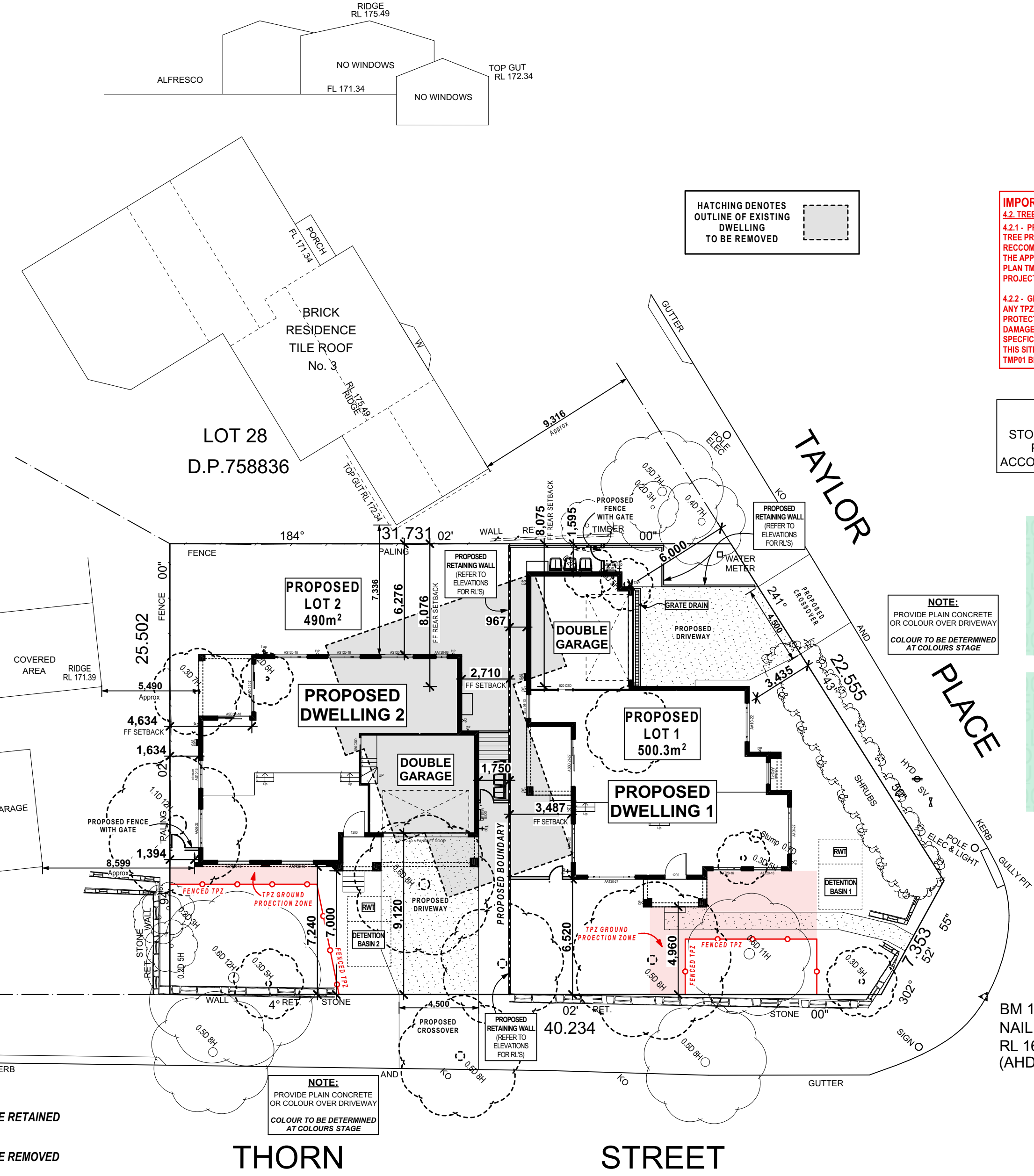


DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: W/O 47616 RL 170.47

SOURCE OF LEVELS: SYDNEY WATER

SCALE BAR 1:200



**IMPORTANT NOTE: ARBORIST**  
4.2. TREE PROTECTION WITH FENCING AND GROUND PROTECTION  
4.2.1 - PROTECTION FENCING  
TREE PROTECTION FENCING MUST COMPLY WITH AS4970 (SECTION 4.3)  
RECOMMENDATIONS. AN ILLUSTRATIVE GUIDE IS INCLUDED AS APPENDIX 4.  
THE APPROXIMATE LOCATION OF THE BARRIERS AND THE TPZs IS ILLUSTRATED ON  
PLAN TMP01. THE PRECISE LOCATION OF FENCING MUST BE AGREED WITH THE  
PROJECT ARBORIST BEFORE ANY DEVELOPMENT ACTIVITY STARTS.

4.2.2 - GROUND PROTECTION  
ANY TPZs OUTSIDE THE PROTECTIVE FENCING MUST BE COVERED IN GROUND  
PROTECTION BASED ON AS4970 RECOMMENDATIONS UNTIL THERE IS NO RISK OF  
DAMAGE FROM THE DEMOLITION AND CONSTRUCTION ACTIVITY. AN ILLUSTRATIVE  
SPECIFICATION FOR THIS GROUND PROTECTION IS INCLUDED AS APPENDIX 5. ON  
THIS SITE, IT MUST BE INSTALLED NEAR TREES 10 & 18 AS ILLUSTRATED ON PLAN  
TMP01 BEFORE ANY DEMOLITION AND CONSTRUCTION STARTS.

STORMWATER NOTE:

STORMWATER AS PER HYDRAULICS ENGINEER'S  
PLANS AND BASIX REQUIREMENTS ALL IN  
ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

NOTE:  
PROVIDE PLAIN CONCRETE  
OR COLOUR OVER DRIVEWAY  
COLOUR TO BE DETERMINED  
AT COLOURS STAGE

0005516026 16 Dec 2020  
Assessor: Thomas Ruck  
Accreditation No.: DMV12/1456  
Address: Unit Dwelling 1, 1 Taylor Place, Pennant Hills, NSW, 2120  
63.2 Mums  
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Assessor: Thomas Ruck  
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Address: Unit Dwelling 2, 1 Taylor Place, Pennant Hills, NSW, 2120  
48.7 Mums  
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hstar.com.au

BM 17  
NAIL IN KERB  
RL 166.92  
(AHD)

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

|                                                                                                                                                                                                                                                                                                                                        |                                 |                      |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|-----|----------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|----------------------|
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|                                                                                                                                                                                                                                                                                                                                        |                                 | TBC                  |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           | LGA:    Hornsby Shire Council       | Date:    06.10.20 |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 | Slab Classification: |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           | Design : Custom Design              |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 | TBC                  |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           | Job No:    4326N                    | Sheet Size:    A2 | Sheet No:    2 of 15 |
|                                                                                                                                                                                                                                                                                                                                        |                                 | Wind Speed Class:    |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 | TBC                  |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 |                      | Rev | Date     | Amendment                        |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 |                      |     |          |                                  |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 |                      | G   | 26.02.21 | LOT 1 REDESIGN - MT              |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |
|                                                                                                                                                                                                                                                                                                                                        |                                 |                      | F   | 11.01.21 | BASIX INFO ADDED & DA PLANS - AW |                                                                                                                                                                                                            |                                                                                                                                                                           |                                     |                   |                      |

Plot Date: Friday, 26 February 2021



**WHERE RETAINING WALLS ARE REQUIRED TO CONTAIN FILL, THE BUILDER MAY USE DEEPENED EDGE BEAMS TO SLABS INSTEAD.**

**LOT 1 SEC: 10**  
**DP: 758836**  
**990.3m<sup>2</sup>**

ALL KERB LEVELS REPRESENT TOP OF KERB

SOURCE OF LEVELS: SYDNEY WATER



BM 17  
NAIL IN KERB  
RL 166.92  
(AHD)

| <b>PROPOSED LOT 2</b>                   | <b>PROPOSED LOT 1</b>                   |
|-----------------------------------------|-----------------------------------------|
| <b>HORNSBY REQUIREMENTS:</b>            | <b>HORNSBY REQUIREMENTS:</b>            |
| <b>PROPOSED SITE AREAS:</b>             | <b>PROPOSED SITE AREAS:</b>             |
| REQUIRED: 500m <sup>2</sup>             | REQUIRED: 500m <sup>2</sup>             |
| ACHIEVED: 490m <sup>2</sup>             | ACHIEVED: 500.3m <sup>2</sup>           |
| <b>(NON-COMPLIANCE)</b>                 |                                         |
| <b>MAX FLOOR AREA:</b>                  | <b>MAX FLOOR AREA:</b>                  |
| ALLOWED: 330m <sup>2</sup>              | ALLOWED: 330m <sup>2</sup>              |
| ACHIEVED: 222.76m <sup>2</sup>          | ACHIEVED: 226.57m <sup>2</sup>          |
| <b>SITE COVERAGE:</b>                   | <b>SITE COVERAGE:</b>                   |
| ALLOWED: 50% (245m <sup>2</sup> )       | ALLOWED: 50% (250 15m <sup>2</sup> )    |
| ACHIEVED: 33% (161.70m <sup>2</sup> )   | ACHIEVED: 33% (166.26m <sup>2</sup> )   |
| <b>PRIVATE OPEN SPACE:(MIN 3m Wide)</b> | <b>PRIVATE OPEN SPACE:(MIN 3m Wide)</b> |
| REQUIRED: 24m <sup>2</sup>              | REQUIRED: 24m <sup>2</sup>              |
| ACHIEVED: 136.71m <sup>2</sup>          | ACHIEVED: 26.64m <sup>2</sup>           |
| <b>LANDSCAPED AREA:(MIN 1.5m Wide)</b>  | <b>LANDSCAPED AREA:(MIN 1.5m Wide)</b>  |
| REQUIRED: 20% (98m <sup>2</sup> )       | REQUIRED: 20% (100.06m <sup>2</sup> )   |
| ACHIEVED: 42% (204.78m <sup>2</sup> )   | ACHIEVED: 46% (229.43m <sup>2</sup> )   |
| <b>CAR PARKING:</b>                     | <b>CAR PARKING:</b>                     |
| REQUIRED: 2 Space per Dwelling          | REQUIRED: 2 Space per Dwelling          |
| ACHIEVED: 2 Space per Dwelling          | ACHIEVED: 2 Space per Dwelling          |



**0005516026 16 Dec 2020**

**Assessor** Thomas Ruck

**Accreditation No.** DMN/12/1456

**Address**

Unit Dwelling 1, 1 Taylor Place  
Pennant Hills, NSW, 2120



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**6.2**  
NATIONWIDE  
**HOUSE**  
OF LEARNING

**0005516034 16 Dec 2020**

**Assessor** Thomas Ruck

**Accreditation No.** DMN/12/1456

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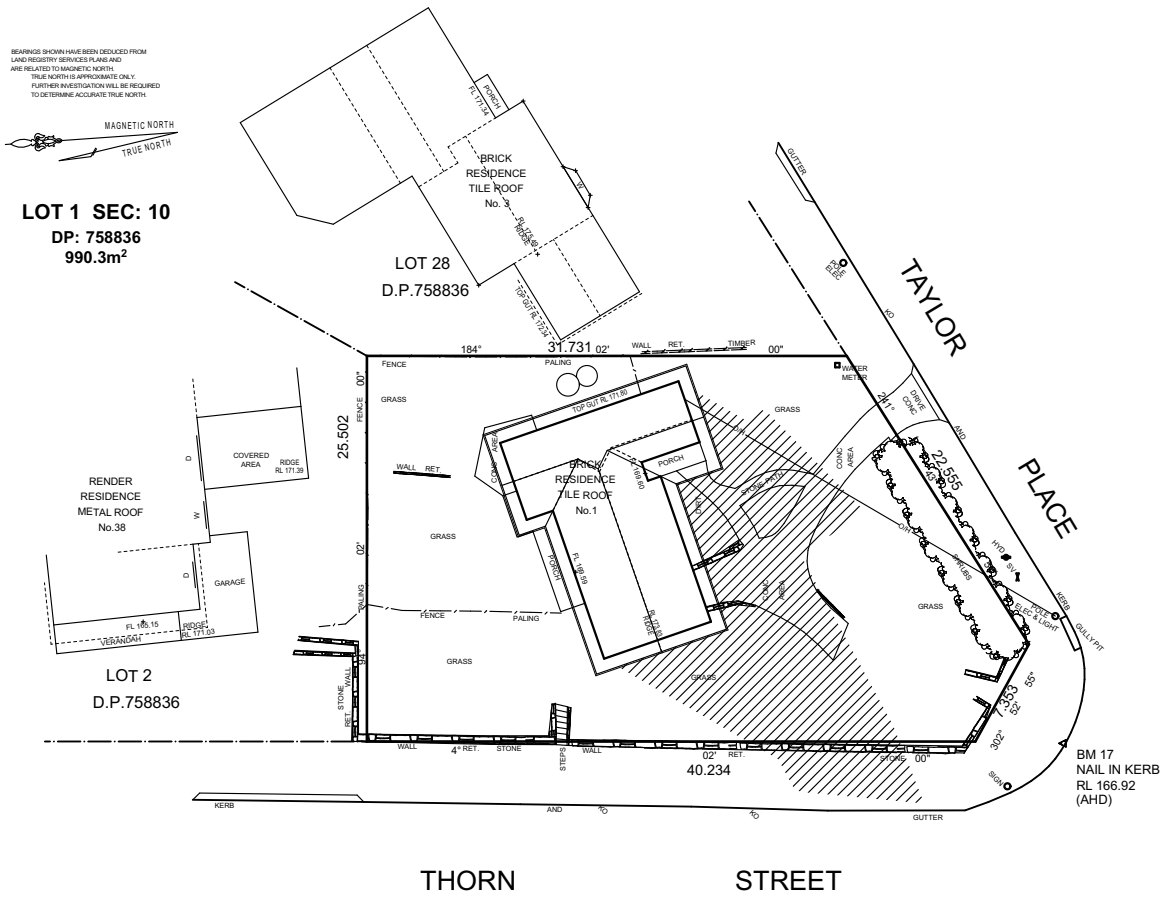
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Do not assume - if in doubt ASK.

|                                                                                                                                                                                                                                                                                                    |                             |                                    |                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                |                                                             |                                            |                                                                         |                                   |                          |
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|                                                                                                                                                                                                                                                                                                    |                             | <b>Slab Classification:</b><br>TBC | G 26.02.21 LOT 1 REDESIGN - MT<br>F 11.01.21 BASIX INFO ADDED & DA PLANS - AW<br>E 14.12.20 HYDRAULICS AMENDMENTS - SI<br>D 09.12.20 ARGORIST AMENDMENTS - BT<br>C 26.10.20 CLIENT AMENDMENTS - MA<br>B 23.10.20 CLIENT AMENDMENTS - AW<br>A 06.10.20 CONTRACT DRAWINGS - AW |  |  |                                                                                                                                                                                                |                                                             |                                            | LOT:1 SEC: 10 DP:758836<br>No.1 Taylor Place<br>Pennant Hills, NSW 2120 | <b>LGA:</b> Hornsby Shire Council | <b>Date:</b> 06.10.20    |
|                                                                                                                                                                                                                                                                                                    |                             | <b>Wind Speed Class:</b><br>TBC    | Rev Date Amendment                                                                                                                                                                                                                                                           |  |  |                                                                                                                                                                                                |                                                             |                                            |                                                                         | <b>Design : Custom Design</b>     |                          |
|                                                                                                                                                                                                                                                                                                    |                             |                                    |                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                |                                                             | <b>Job No:</b> 4326N                       |                                                                         | <b>Sheet Size:</b> A2             | <b>Sheet No:</b> 3 of 15 |

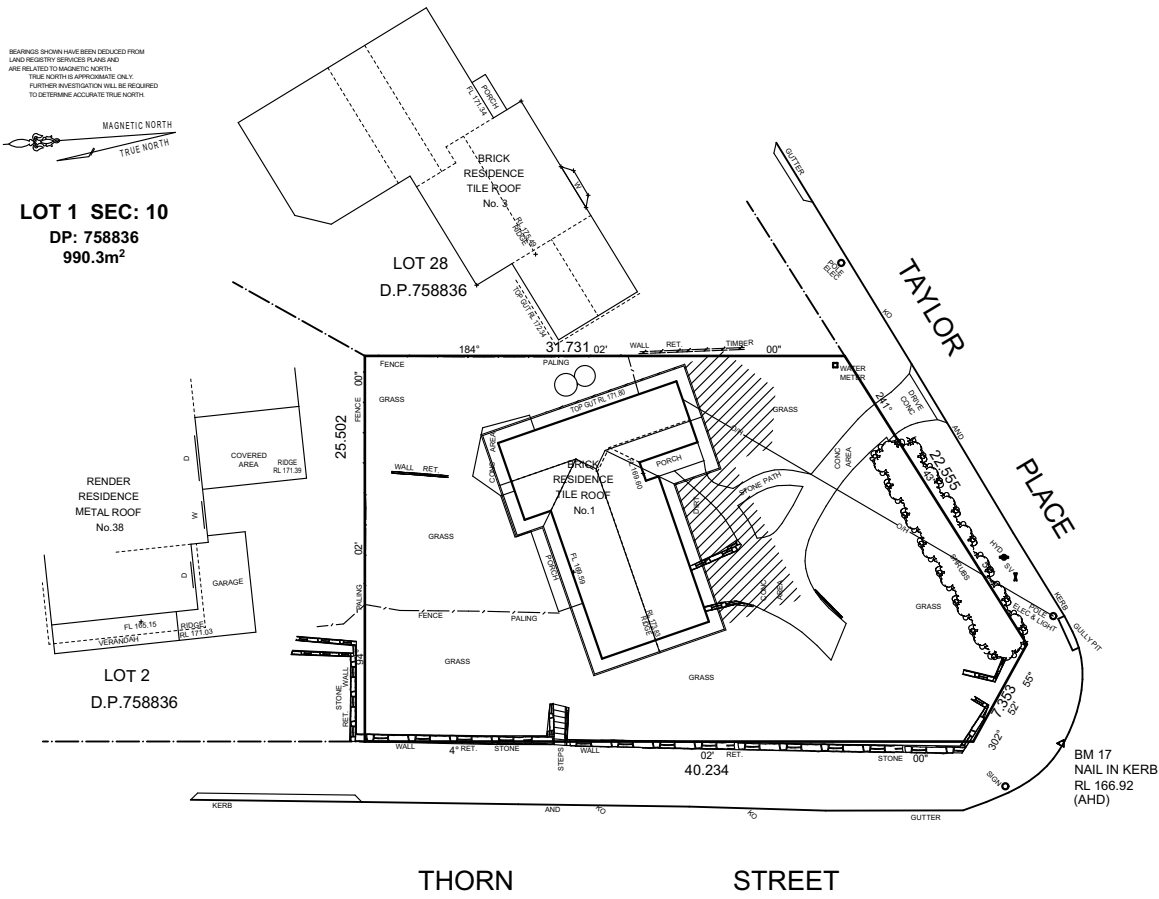


Shadow Diagrams

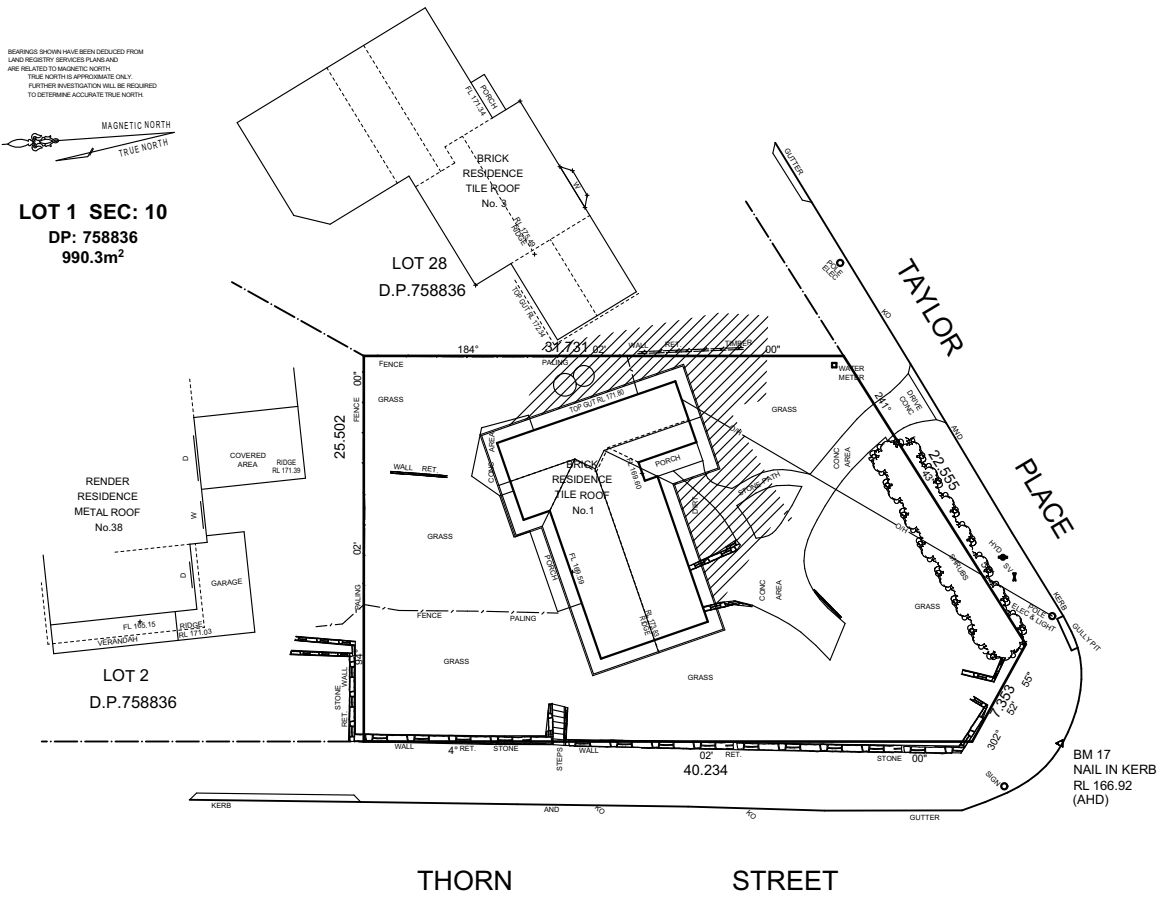
Existing Shadows



June 22nd - 9am  
Scale 1:500

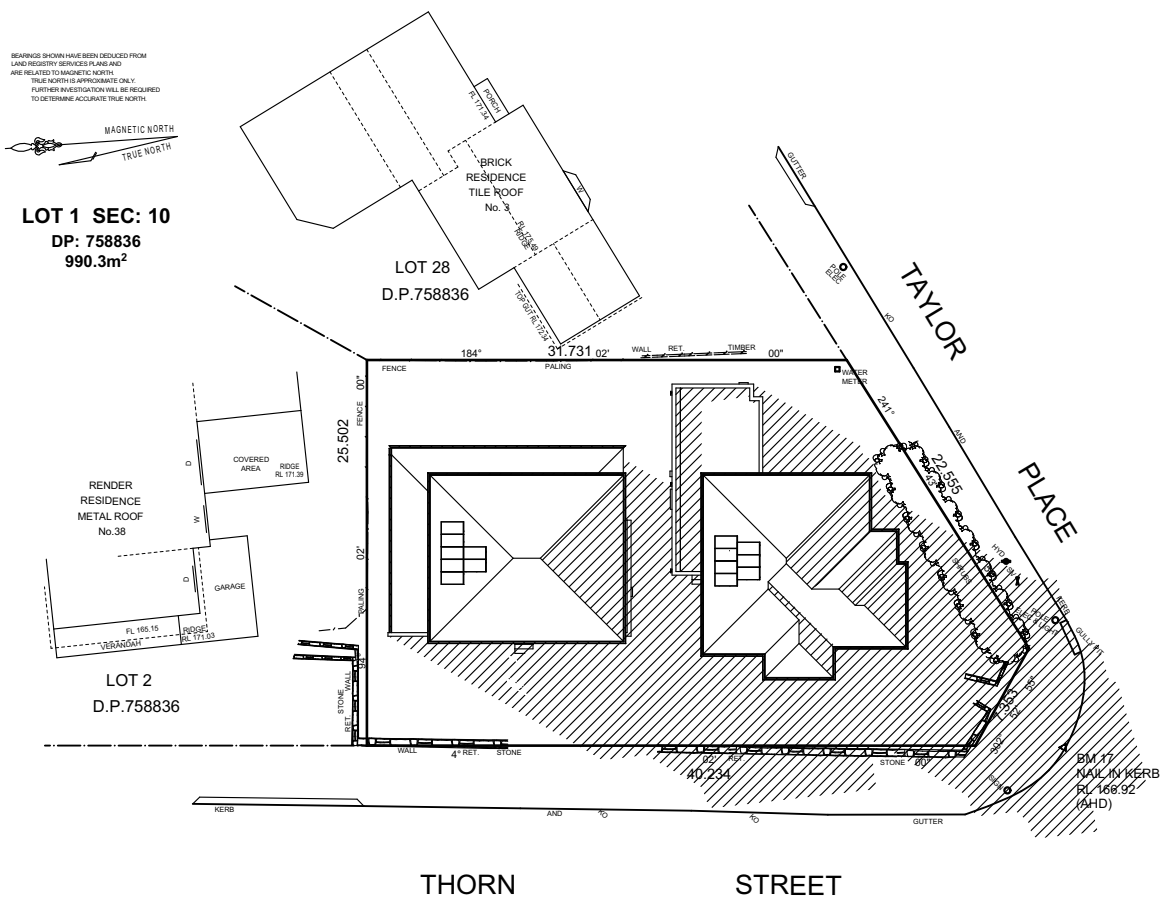


June 22nd - 12noon  
Scale 1:500

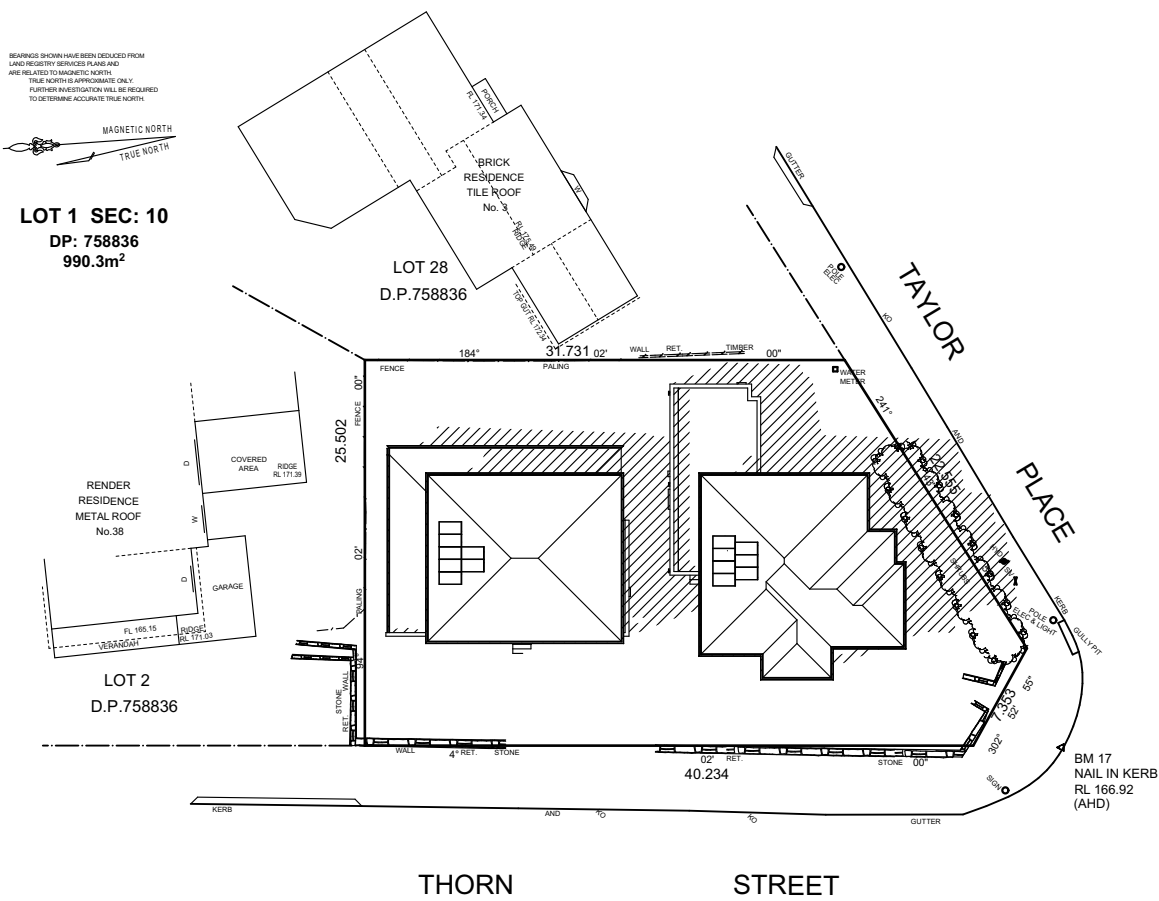


June 22nd - 3pm  
Scale 1:500

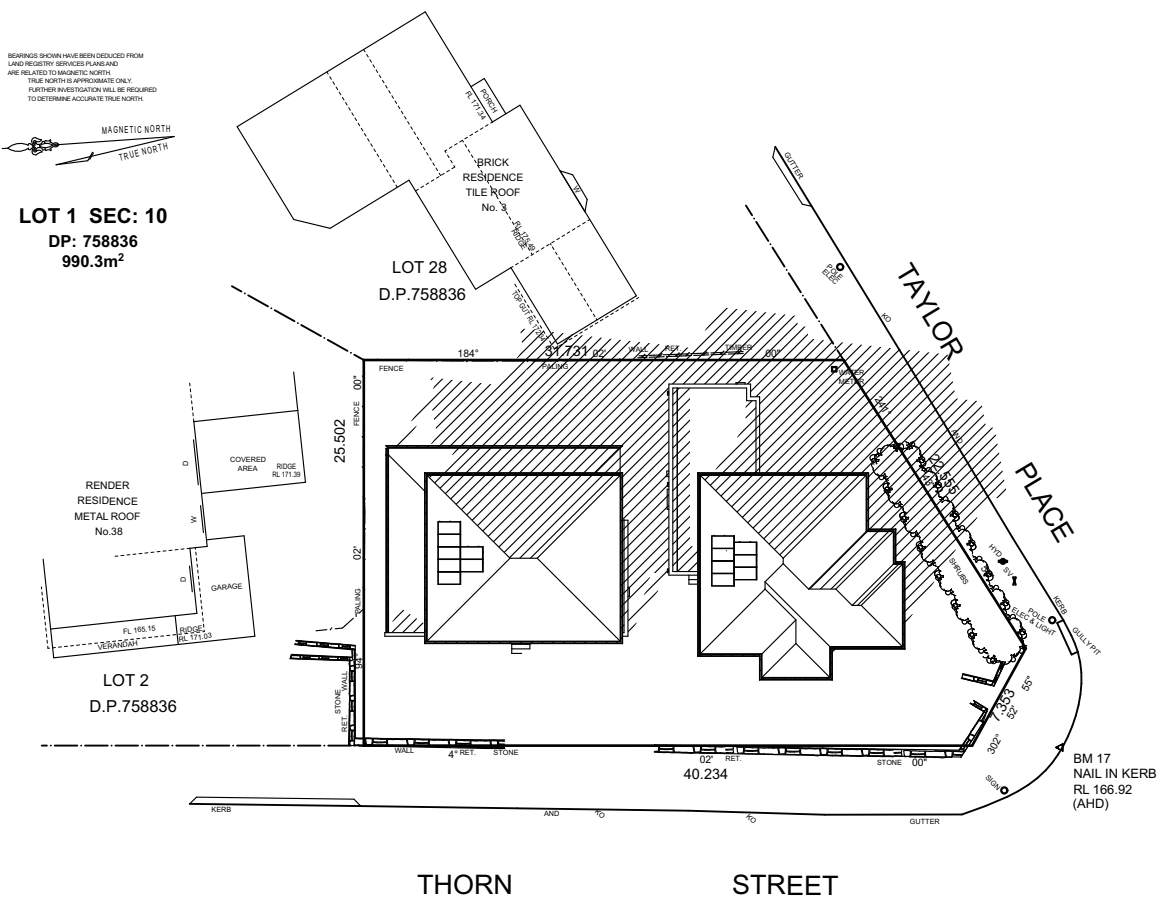
Proposed Shadows



June 22nd - 9am  
Scale 1:500



June 22nd - 12noon  
Scale 1:500



June 22nd - 3pm  
Scale 1:500

5.2

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

63.2

MJ/m²

www.nathers.gov.au

0005516026 16 Dec 2020

Assessor

Thomas Ruck

Accreditation No.

DMN/12/1456

Address

Unit Dwelling 1, 1 Taylor Place

Pennant Hills, NSW, 2120

hstar.com.au

6.2

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

48.7

MJ/m²

www.nathers.gov.au

0005516034 16 Dec 2020

Assessor

Thomas Ruck

Accreditation No.

DMN/12/1456

Address

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Do not assume - if in doubt ASK.

|                                                                                                                                                                                                                                                                   |                                 |                      |  |  |  |                                                                                                                                                                                                            |                                                                                                                                                                          |                                 |                   |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|-------------------|
| <div><div><div>CHAMPION</div><div>HOMES</div></div><div>Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171</div><div>Telephone: (02) 9825 8000   Fax: (02) 9825 8110</div><div>www.championhomes.com.au</div><div>Builders Licence No.92732C</div></div> | <div>NOT FOR CONSTRUCTION</div> | Soil Classification: |  |  |  | <div>Copyright. ©</div> <div>This plan is the property of Champion Homes and may not be used in whole or part.</div> <div>Legal action will be taken against any person who infringes the copyright.</div> | <div>Proposed: Land Subdivision &amp; 2x Two Storey Dwellings</div> <div>LOT:1 SEC: 10   DP:758836</div> <div>No.1 Taylor Place</div> <div>Pennant Hills, NSW 2120</div> | Client : Andrew Lewis           |                   |                   |
|                                                                                                                                                                                                                                                                   |                                 | TBC                  |  |  |  |                                                                                                                                                                                                            |                                                                                                                                                                          | LGA:      Hornsby Shire Council | Date:    06.10.20 |                   |
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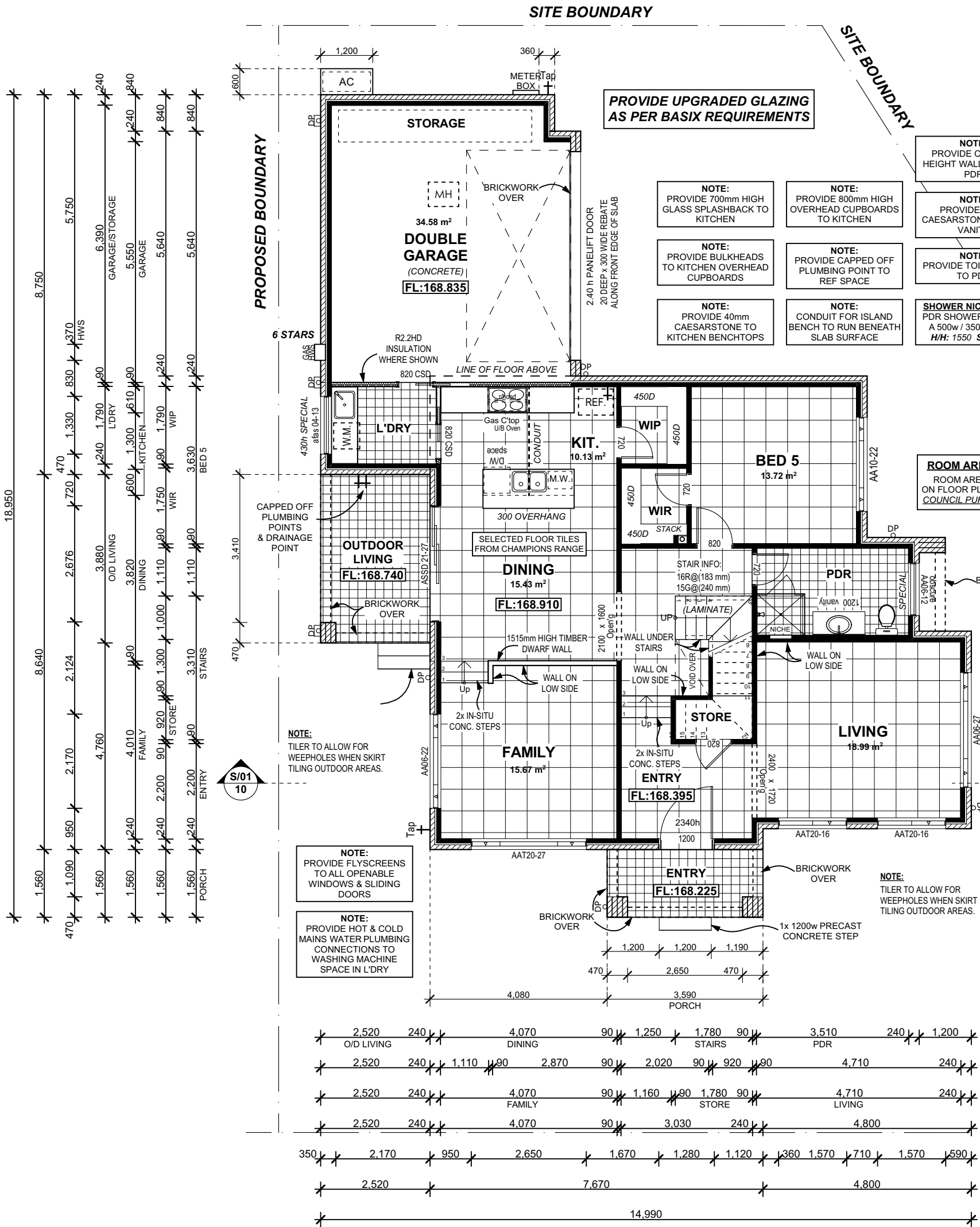
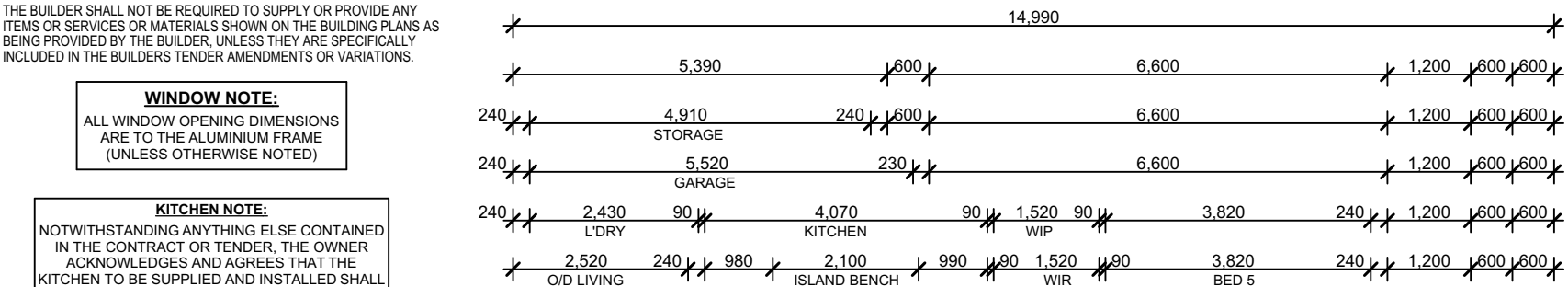
Plot Date: Friday, 26 February 2021



NOTE: THE BUILDER RESERVES THE RIGHT TO CONSTRUCT OR INSTALL A/C DUCTS AND/OR BULKHEADS ARISING OUT OF ANY DESIGN ISSUES ENCOUNTERED DURING CONSTRUCTION OR AS A RESULT OF THE BUILDERS WORK METHODS. THE BUILDER SHALL NOT BE REQUIRED TO SUPPLY OR PROVIDE ANY ITEMS OR SERVICES OR MATERIALS SHOWN ON THE BUILDING PLANS AS BEING PROVIDED BY THE BUILDER, UNLESS THEY ARE SPECIFICALLY INCLUDED IN THE BUILDERS TENDER AMENDMENTS OR VARIATIONS.

**WINDOW NOTE:**  
ALL WINDOW OPENING DIMENSIONS ARE TO THE ALUMINIUM FRAME (UNLESS OTHERWISE NOTED)

**KITCHEN NOTE:**  
NOTWITHSTANDING ANYTHING ELSE CONTAINED IN THE CONTRACT OR TENDER, THE OWNER ACKNOWLEDGES AND AGREES THAT THE KITCHEN TO BE SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH THE KITCHEN MANUFACTURERS DETAIL



Ground Floor Plan - LOT 1  
Scale 1:100



| ROOF AREA (m²) - LOT 1 |                 |
|------------------------|-----------------|
| Pitch                  | Horizontal Area |
| 5.00°                  | 43.60           |
| 22.50°                 | 152.38          |

| Lot 1 Areas    |           |
|----------------|-----------|
| Area Name      | Area m2   |
| BALCONY        | 5.60      |
| FIRST FLOOR    | 123.52    |
| GARAGE         | 39.21     |
| GROUND FLOOR   | 127.05    |
| OUTDOOR LIVING | 9.78      |
| PORCH          | 5.60      |
|                | 310.76 m² |

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.



**CHAMPION HOMES**

Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171  
Telephone: (02) 9825 8000 Fax: (02) 9825 8110  
www.championhomes.com.au  
Builders Licence No.92732C

**NOT FOR CONSTRUCTION**

**Soil Classification:**  
TBC

**Slab Classification:**  
TBC

**Wind Speed Class:**  
TBC

| Rev | Date     | Amendment                        |
|-----|----------|----------------------------------|
| G   | 26.02.21 | LOT 1 REDESIGN - MT              |
| F   | 11.01.21 | BASIX INFO ADDED & DA PLANS - AW |
| E   | 14.12.20 | HYDRAULICS AMENDMENTS - SI       |
| D   | 09.12.20 | ARBORIST AMENDMENTS - BT         |
| C   | 26.10.20 | CLIENT AMENDMENTS - MA           |
| B   | 23.10.20 | CLIENT AMENDMENTS - AW           |
| A   | 06.10.20 | CONTRACT DRAWINGS - AW           |

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**Proposed: Land Subdivision & 2x Two Storey Dwellings**

LOT:1 SEC: 10 DP:758836  
No.1 Taylor Place  
Pennant Hills, NSW 2120

|                                 |                       |                   |
|---------------------------------|-----------------------|-------------------|
| Client :<br><b>Andrew Lewis</b> |                       |                   |
| LGA:                            | Hornsby Shire Council | Date: 06.10.20    |
| Design : <b>Custom Design</b>   |                       |                   |
| Job No:                         | 4326N                 | Sheet Size: A2    |
|                                 |                       | Sheet No: 8 of 15 |

Plot Date: Friday, 26 February 2021

5.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

63.2

Mains

www.nathiers.gov.au

0005516026 16 Dec 2020

Assessor Thomas Ruck

Accreditation No. DMN12/1456

Address Unit Dwelling 1, 1 Taylor Place, Pennant Hills, NSW, 2120

hstar.com.au

**NOTE: CARPENTER TO REFER TO WET AREAS LAYOUT PAGE FOR FLOOR DRAINAGE POSITIONS WHEN POSITIONING FLOOR JOISTS**

**NOTE:**  
ALL WINDOW OPENING DIMENSIONS ARE TO THE ALUMINIUM FRAME (UNLESS OTHERWISE NOTED)

| ROOF AREA (m²) - LOT 1 |                 |
|------------------------|-----------------|
| Pitch                  | Horizontal Area |
| 5.00°                  | 43.60           |
| 22.50°                 | 152.38          |

| Lot 1 Areas    |           |
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| Area Name      | Area m2   |
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| GROUND FLOOR   | 127.05    |
| OUTDOOR LIVING | 9.78      |
| PORCH          | 5.60      |
|                | 310.76 m² |

First Floor Plan - LOT 1  
Scale 1:100

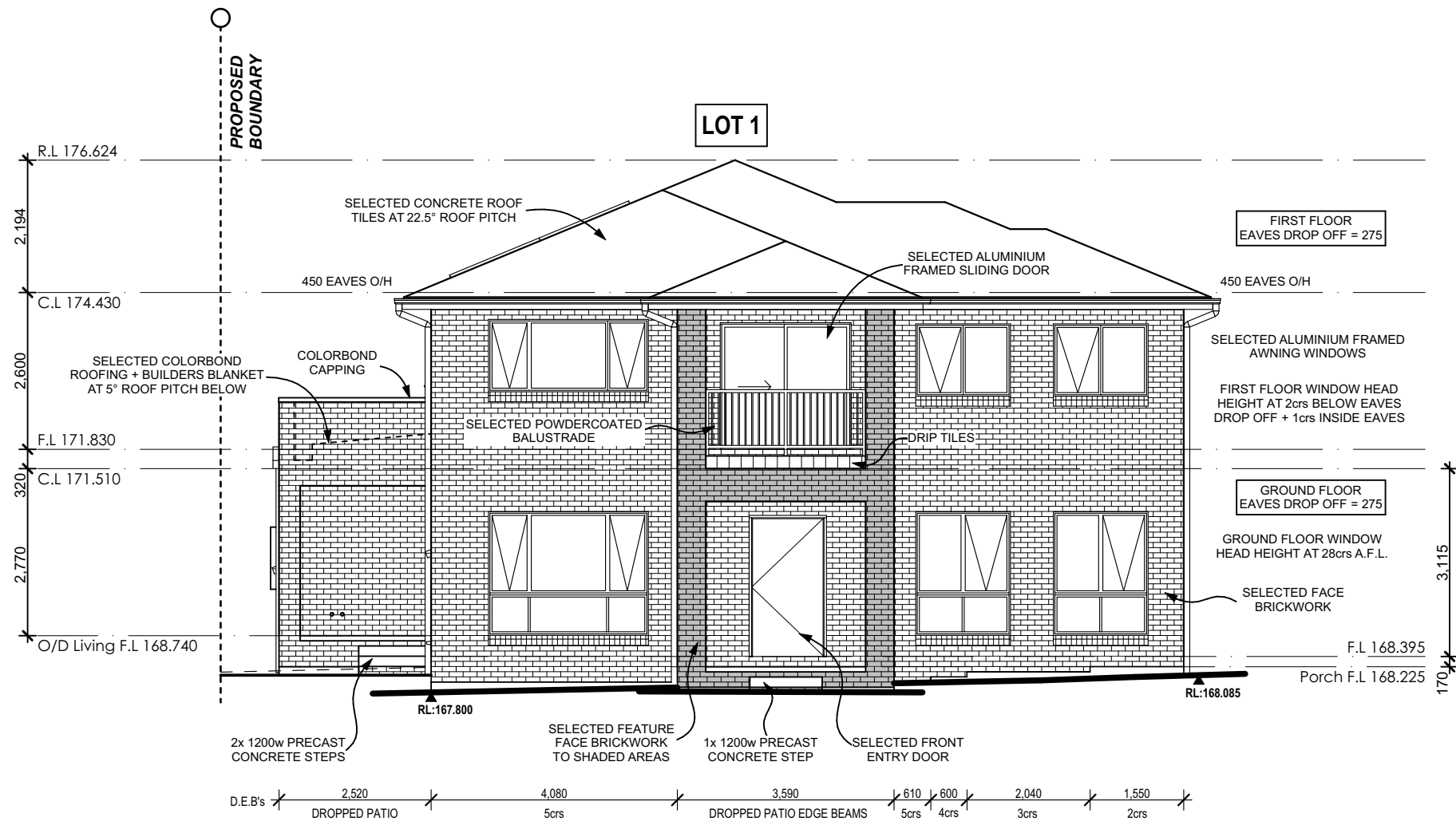
**ROOM AREAS NOTE:**  
ROOM AREAS SHOWN ON FLOOR PLANS ARE FOR COUNCIL PURPOSES ONLY

NORTH

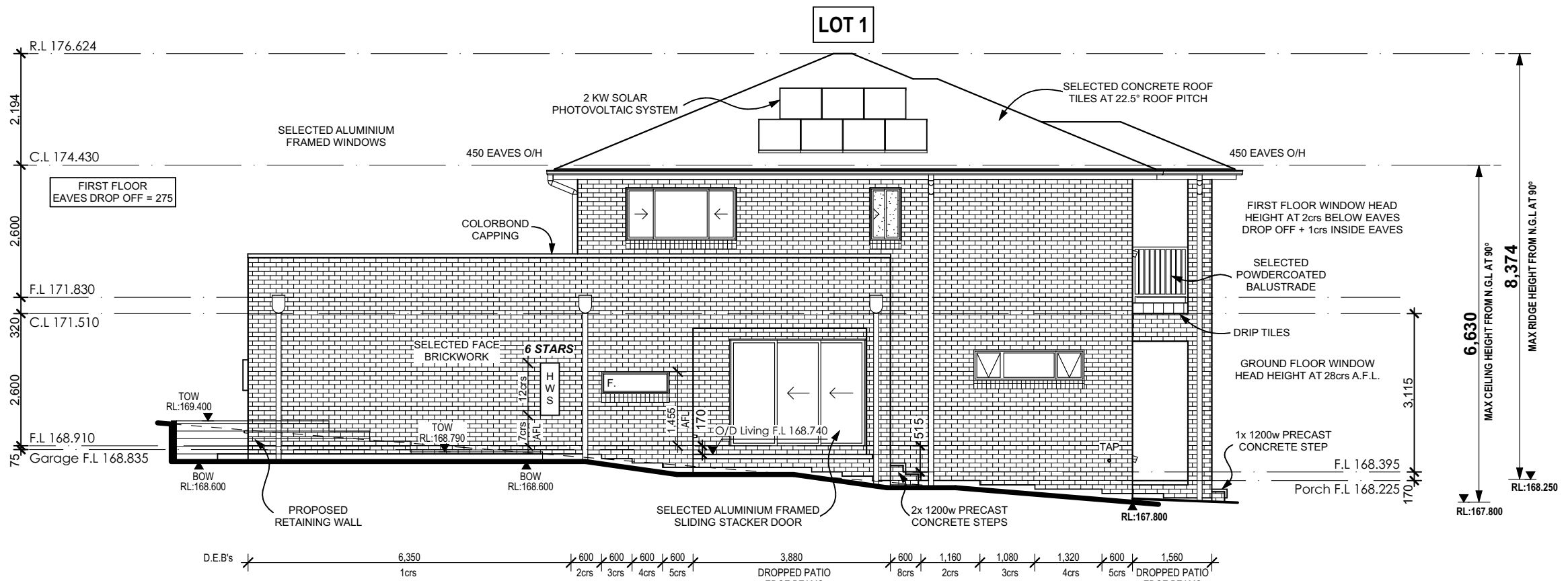
SITE BOUNDARY



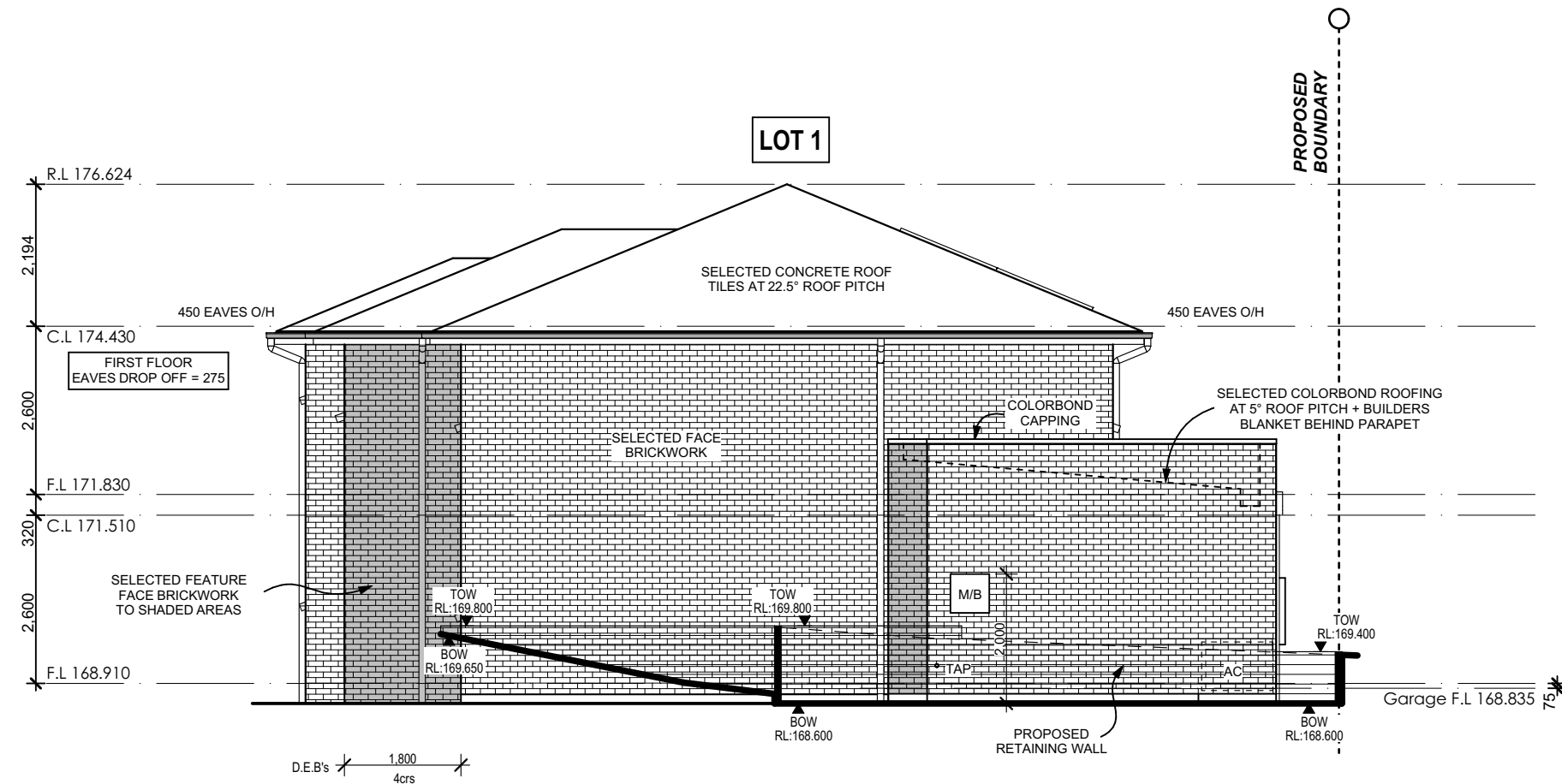
**PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5**  
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR LEVEL BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm



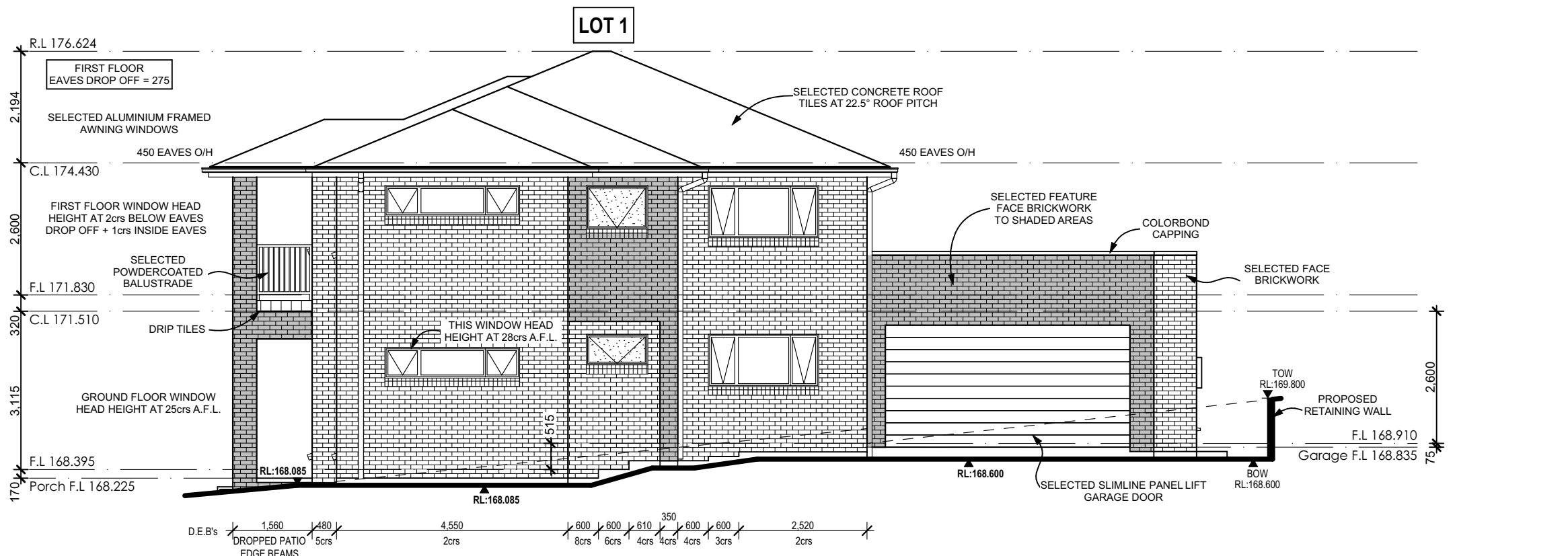
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Scale 1:100



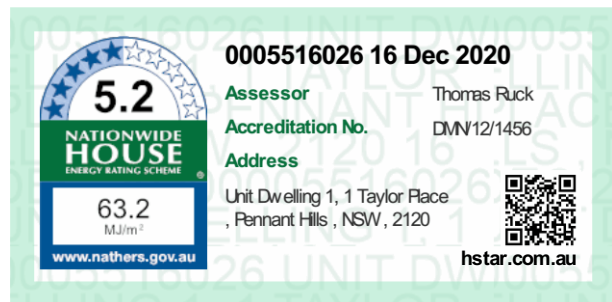
**Northern Elevation**  
Scale 1:100



**Eastern Elevation**  
Scale 1:100



**Southern Elevation**  
Scale 1:100



Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.



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Builders Licence No.92732C

**NOT FOR CONSTRUCTION**

**Soil Classification:**  
TBC  
**Slab Classification:**  
TBC  
**Wind Speed Class:**  
TBC

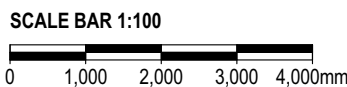
| Rev | Date     | Amendment                        |
|-----|----------|----------------------------------|
| G   | 26.02.21 | LOT 1 REDESIGN - MT              |
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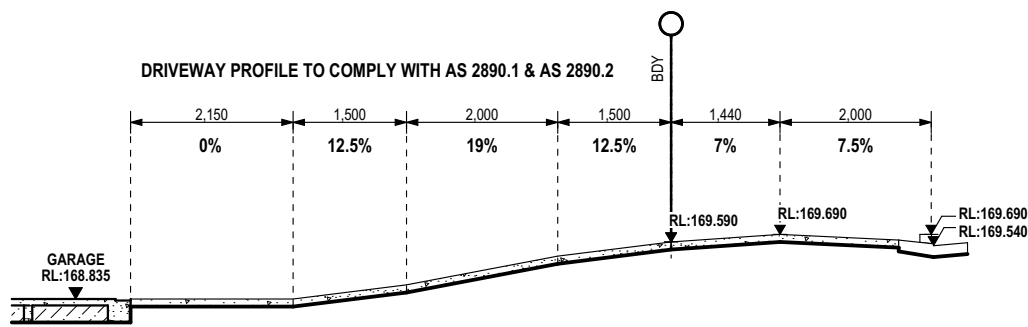
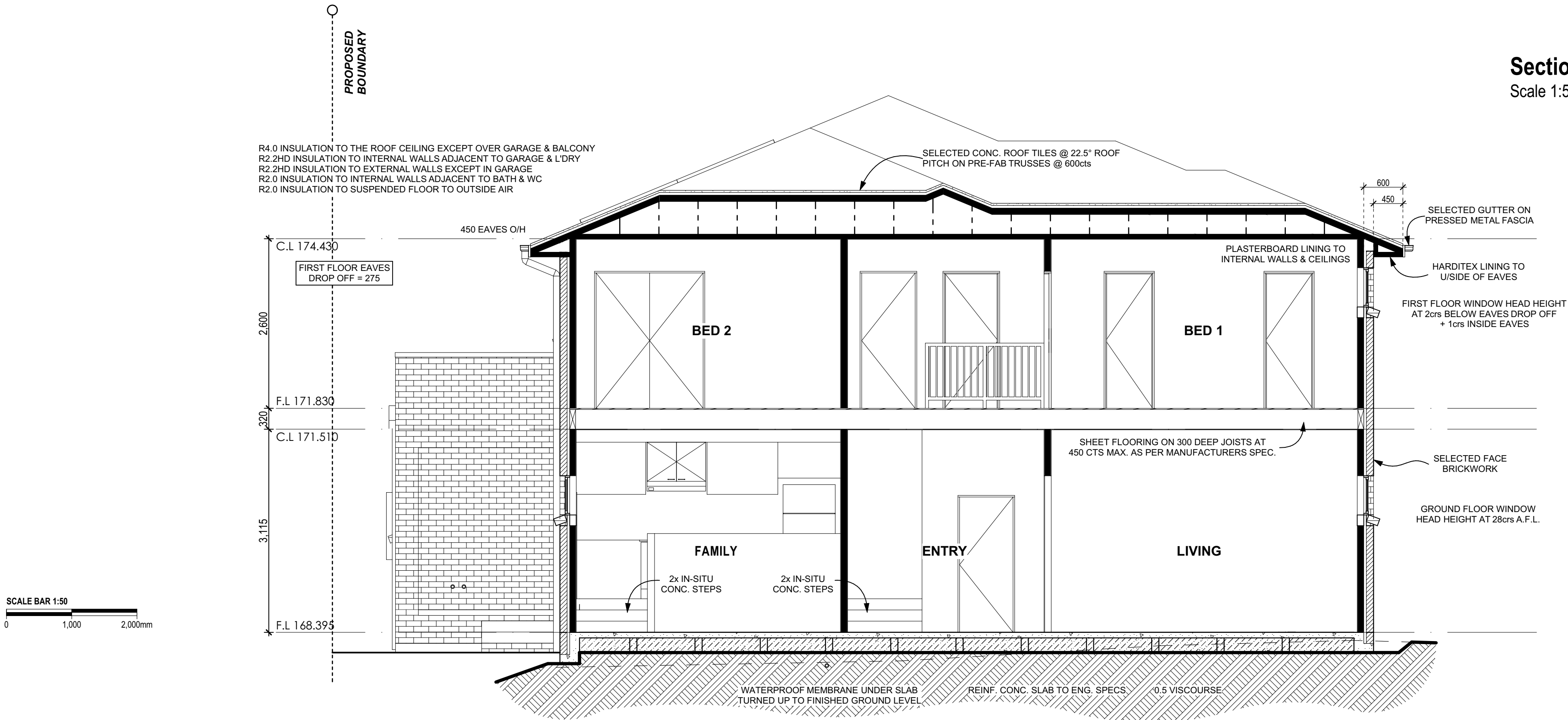
**Proposed: Land Subdivision & 2x Two Storey Dwellings**  
**LOT:1 SEC: 10 DP:758836**  
**No.1 Taylor Place**  
**Pennant Hills, NSW 2120**

|                                        |                       |                          |
|----------------------------------------|-----------------------|--------------------------|
| <b>Client :</b><br><b>Andrew Lewis</b> |                       |                          |
| <b>LGA:</b>                            | Hornsby Shire Council | <b>Date:</b> 06.10.20    |
| <b>Design : Custom Design</b>          |                       |                          |
| <b>Job No:</b> 4326N                   | <b>Sheet Size:</b> A2 | <b>Sheet No:</b> 9 of 15 |

**Plot Date:** Friday, 26 February 2021

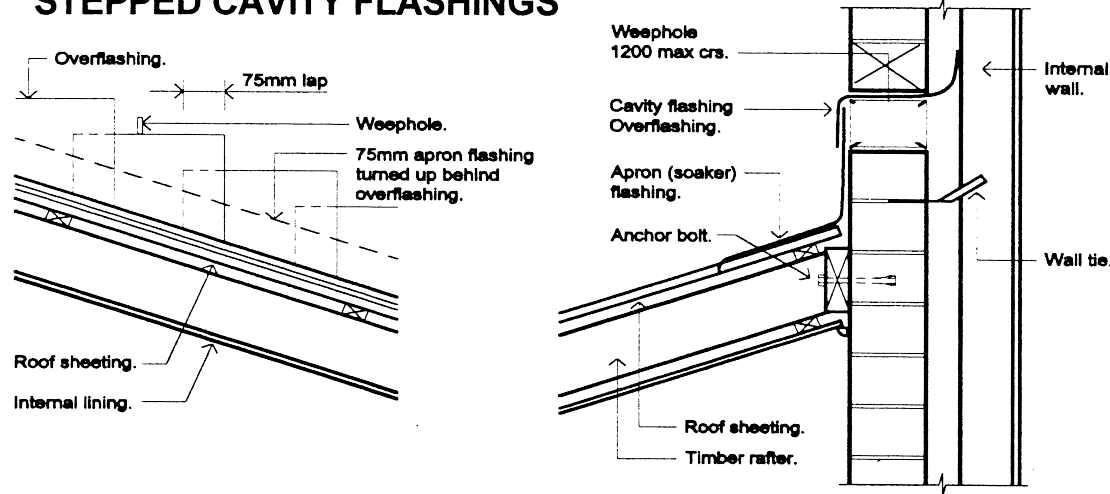


Section 01  
Scale 1:50



Driveway Profile - LOT 1  
Scale 1:100

STEPPED CAVITY FLASHINGS



Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

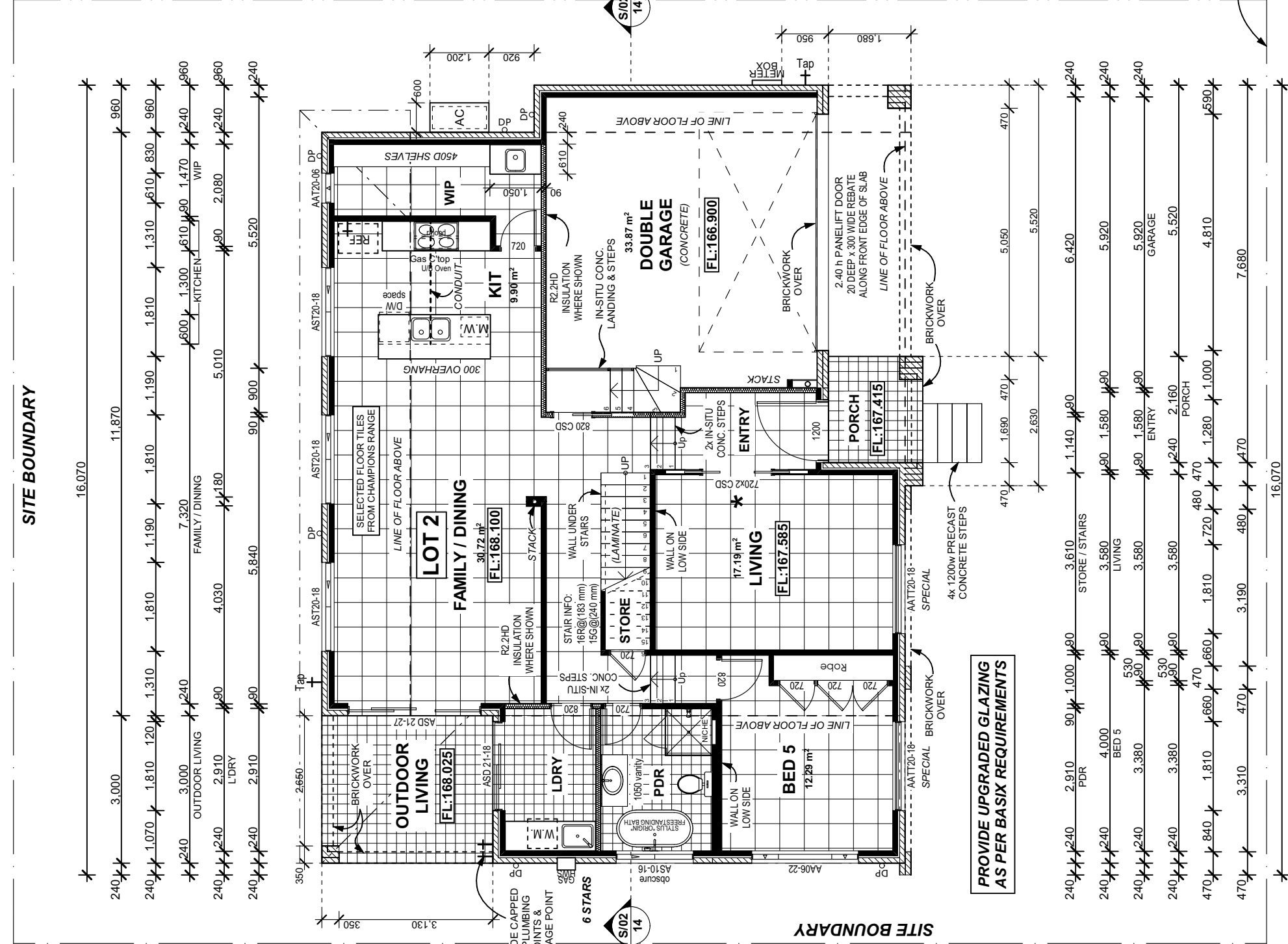
| <div></div> <div><b>CHAMPION HOMES</b></div> <div>Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171</div> <div>Telephone: (02) 9825 8000    Fax: (02) 9825 8110</div> <div>www.championhomes.com.au</div> <div>Builders Licence No.92732C</div> | <div><b>NOT FOR CONSTRUCTION</b></div>                              | <div>Soil Classification:</div> <div>TBC</div> | <table><tr><td></td><td></td><td></td></tr><tr><td>G</td><td>26.02.21</td><td>LOT 1 REDESIGN - MT</td></tr></table>                                                                                                                                                                                                                                                                                                                                   |                                      |                                          |                                  | G | 26.02.21 | LOT 1 REDESIGN - MT        | <div>Copyright. ©</div> <div>This plan is the property of Champion Homes and may not be used in whole or part.</div> <div>Legal action will be taken against any person who infringes the copyright.</div> | <div>Proposed: Land Subdivision &amp; 2x Two Storey Dwellings</div> | Client :<br><b>Andrew Lewis</b> |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
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|                                                                                                                                                                                                                                                                                                                                               |                                                                     | G                                              | 26.02.21                                                                                                                                                                                                                                                                                                                                                                                                                                              | LOT 1 REDESIGN - MT                  |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | <div>Slab Classification:</div> <div>TBC</div> | <table><tr><td>F</td><td>11.01.21</td><td>BASIX INFO ADDED &amp; DA PLANS - AW</td></tr><tr><td>E</td><td>14.12.20</td><td>HYDRAULICS AMENDMENTS - SI</td></tr><tr><td>D</td><td>09.12.20</td><td>ARBORIST AMENDMENTS - BT</td></tr><tr><td>C</td><td>26.10.20</td><td>CLIENT AMENDMENTS - MA</td></tr><tr><td>B</td><td>23.10.20</td><td>CLIENT AMENDMENTS - AW</td></tr><tr><td>A</td><td>06.10.20</td><td>CONTRACT DRAWINGS - AW</td></tr></table> | F                                    | 11.01.21                                 | BASIX INFO ADDED & DA PLANS - AW | E | 14.12.20 | HYDRAULICS AMENDMENTS - SI |                                                                                                                                                                                                            | D                                                                   | 09.12.20                        | ARBORIST AMENDMENTS - BT | C | 26.10.20 | CLIENT AMENDMENTS - MA | B | 23.10.20 | CLIENT AMENDMENTS - AW | A | 06.10.20 | CONTRACT DRAWINGS - AW | <div>LOT:1 SEC: 10    DP:758836</div> <div>No.1 Taylor Place</div> <div>Pennant Hills, NSW 2120</div> | <div>LGA:</div> <div>Hornsby Shire Council</div> | <div>Date:</div> <div>06.10.20</div> |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | F                                              | 11.01.21                                                                                                                                                                                                                                                                                                                                                                                                                                              | BASIX INFO ADDED & DA PLANS - AW     |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | E                                              | 14.12.20                                                                                                                                                                                                                                                                                                                                                                                                                                              | HYDRAULICS AMENDMENTS - SI           |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | D                                              | 09.12.20                                                                                                                                                                                                                                                                                                                                                                                                                                              | ARBORIST AMENDMENTS - BT             |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | C                                              | 26.10.20                                                                                                                                                                                                                                                                                                                                                                                                                                              | CLIENT AMENDMENTS - MA               |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | B                                              | 23.10.20                                                                                                                                                                                                                                                                                                                                                                                                                                              | CLIENT AMENDMENTS - AW               |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     | A                                              | 06.10.20                                                                                                                                                                                                                                                                                                                                                                                                                                              | CONTRACT DRAWINGS - AW               |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
| <div>Wind Speed Class:</div> <div>TBC</div>                                                                                                                                                                                                                                                                                                   | <table><tr><th>Rev</th><th>Date</th><th>Amendment</th></tr></table> | Rev                                            | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amendment                            | <div>Design : <b>Custom Design</b></div> |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
| Rev                                                                                                                                                                                                                                                                                                                                           | Date                                                                | Amendment                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                                          |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |
|                                                                                                                                                                                                                                                                                                                                               |                                                                     |                                                | <div>Job No:</div> <div><b>4326N</b></div>                                                                                                                                                                                                                                                                                                                                                                                                            | <div>Sheet Size:</div> <div>A2</div> | <div>Sheet No:</div> <div>10 of 15</div> |                                  |   |          |                            |                                                                                                                                                                                                            |                                                                     |                                 |                          |   |          |                        |   |          |                        |   |          |                        |                                                                                                       |                                                  |                                      |

Plot Date: Friday, 26 February 2021



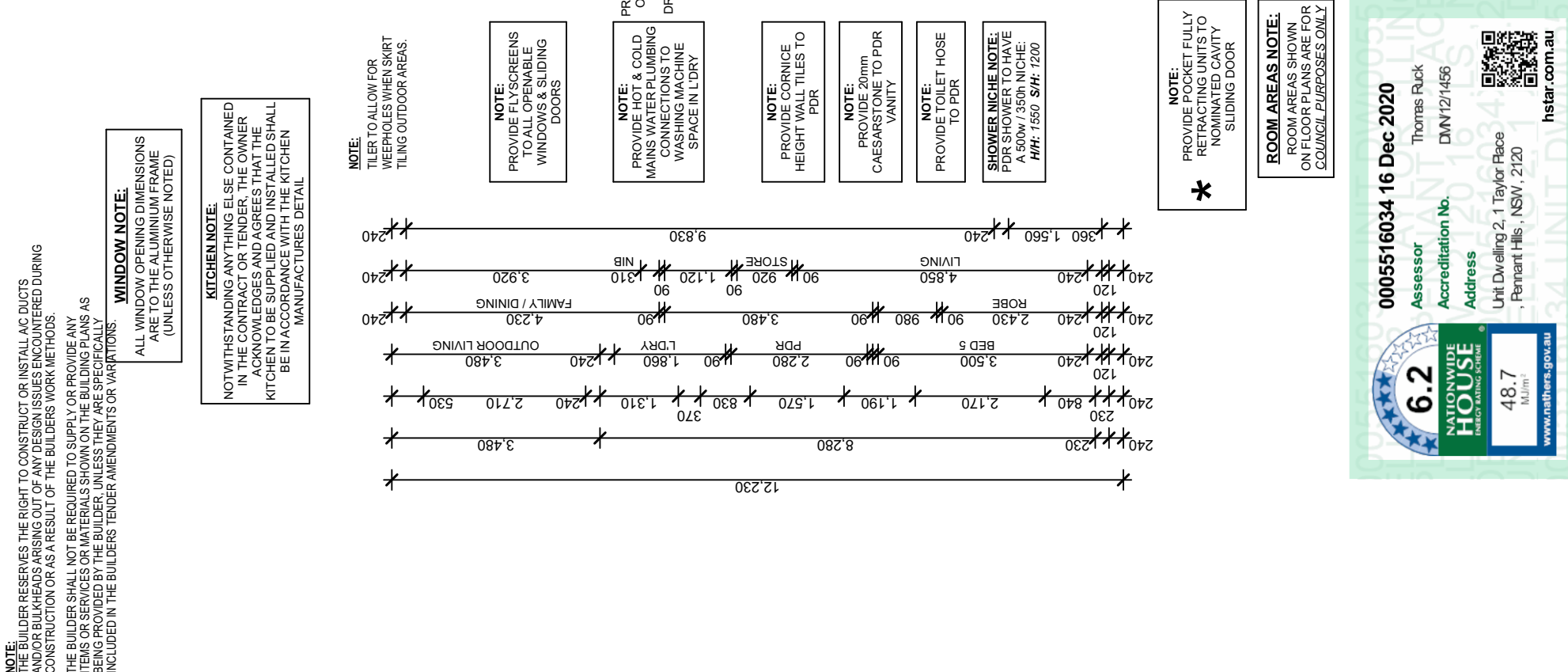
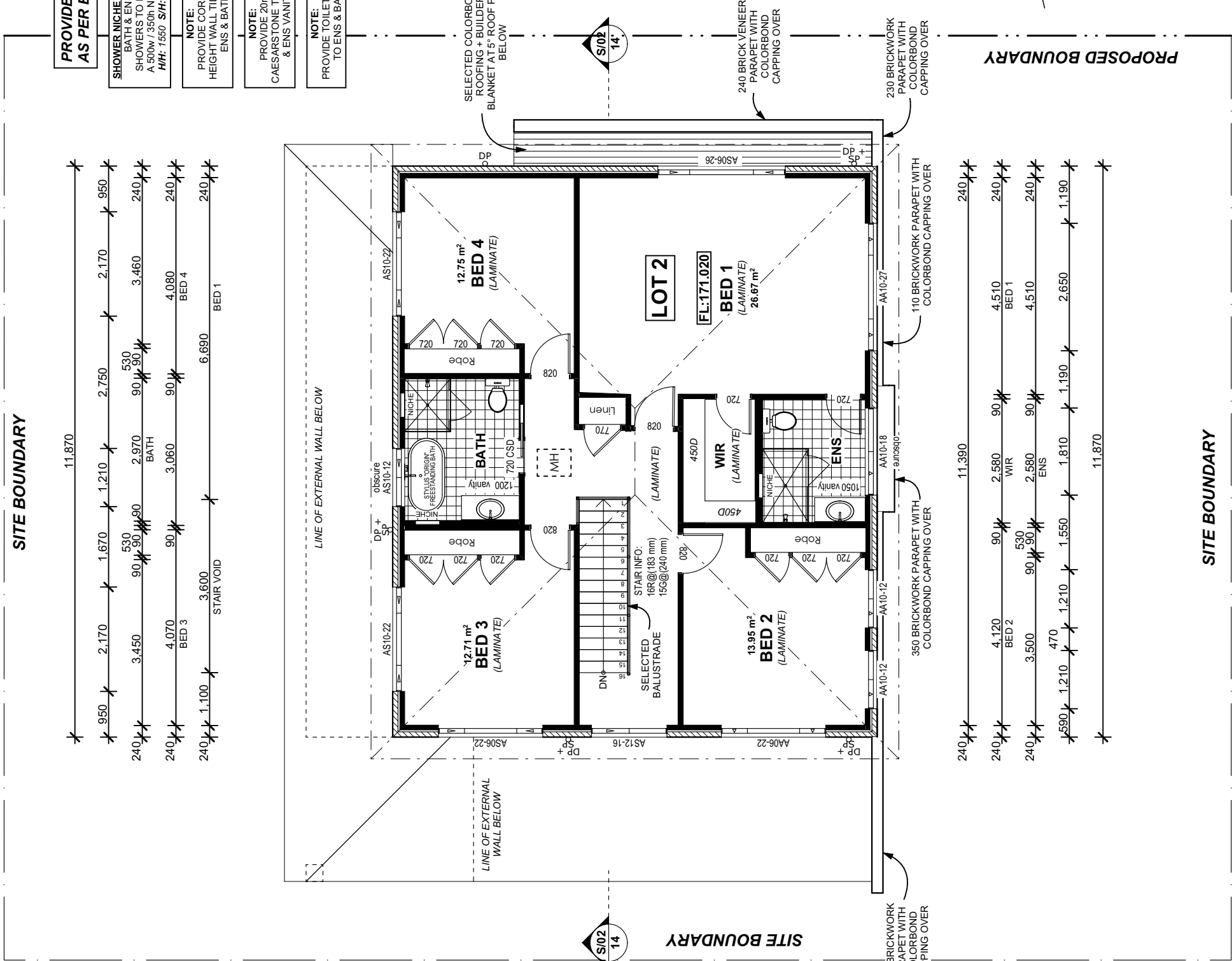
Ground Floor Plan - LOT 2

Scale 1:100

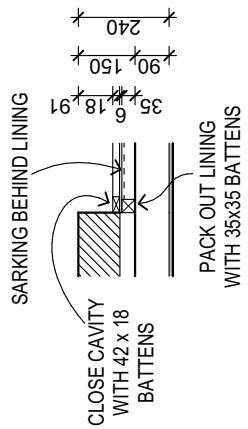


First Floor Plan - LOT 2

Scale 1:100



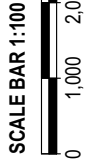
NOTE: CARPENTER TO REFER TO WET AREAS LAYOUT PAGE FOR FLOOR DRAINAGE POSITIONS WHEN POSITIONING FLOOR JOISTS



NOTE: ALL WINDOW OPENING DIMENSIONS ARE TO THE ALUMINIUM FRAME (UNLESS OTHERWISE NOTED)

| Pitch  | Horizontal Area |
|--------|-----------------|
| 5.00°  | 528             |
| 15.00° | 64.35           |
| 22.50° | 140.10          |

| Area Name      | Area m2   |
|----------------|-----------|
| FIRST FLOOR    | 119.53    |
| GARAGE         | 37.06     |
| GROUND FLOOR   | 124.47    |
| OUTDOOR LIVING | 10.44     |
| PORCH          | 4.32      |
|                | 295.82 m² |



Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.



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Soil Classification: TBC

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Proposed: Land Subdivision & 2x Two Storey Dwellings

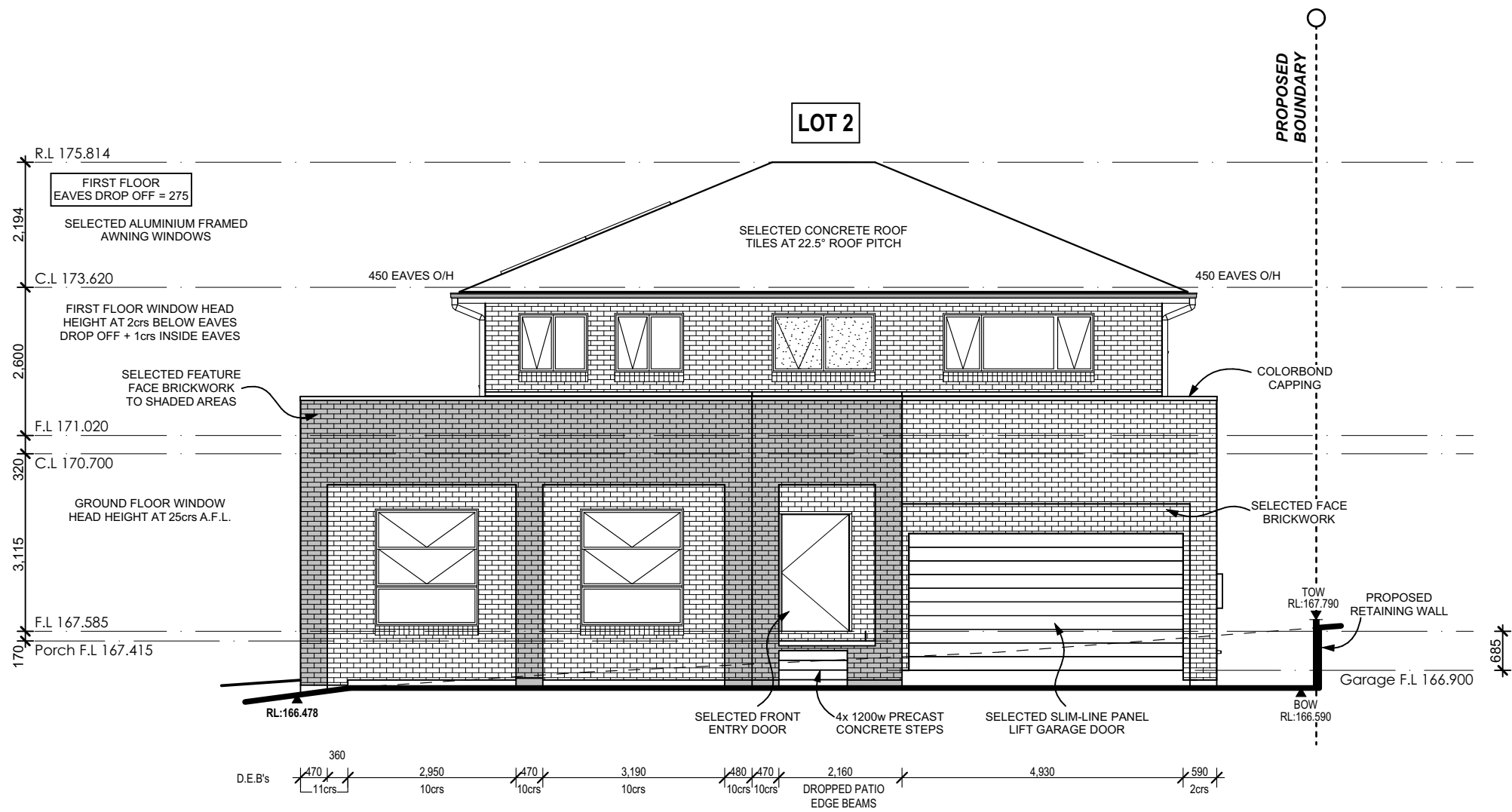
LOT:1 SEC:10 DP:758836  
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Client : Andrew Lewis  
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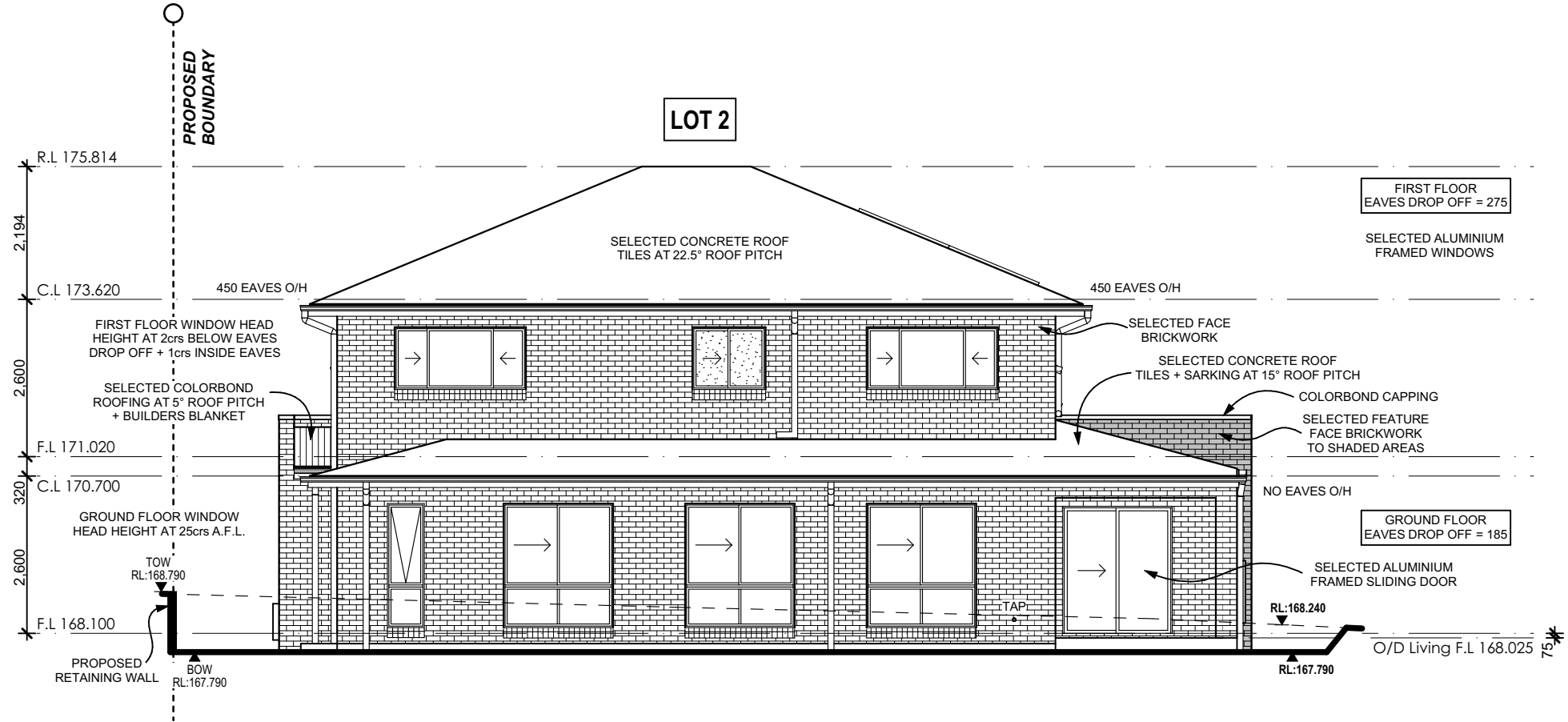
Plot Date: Friday, 26 February 2021



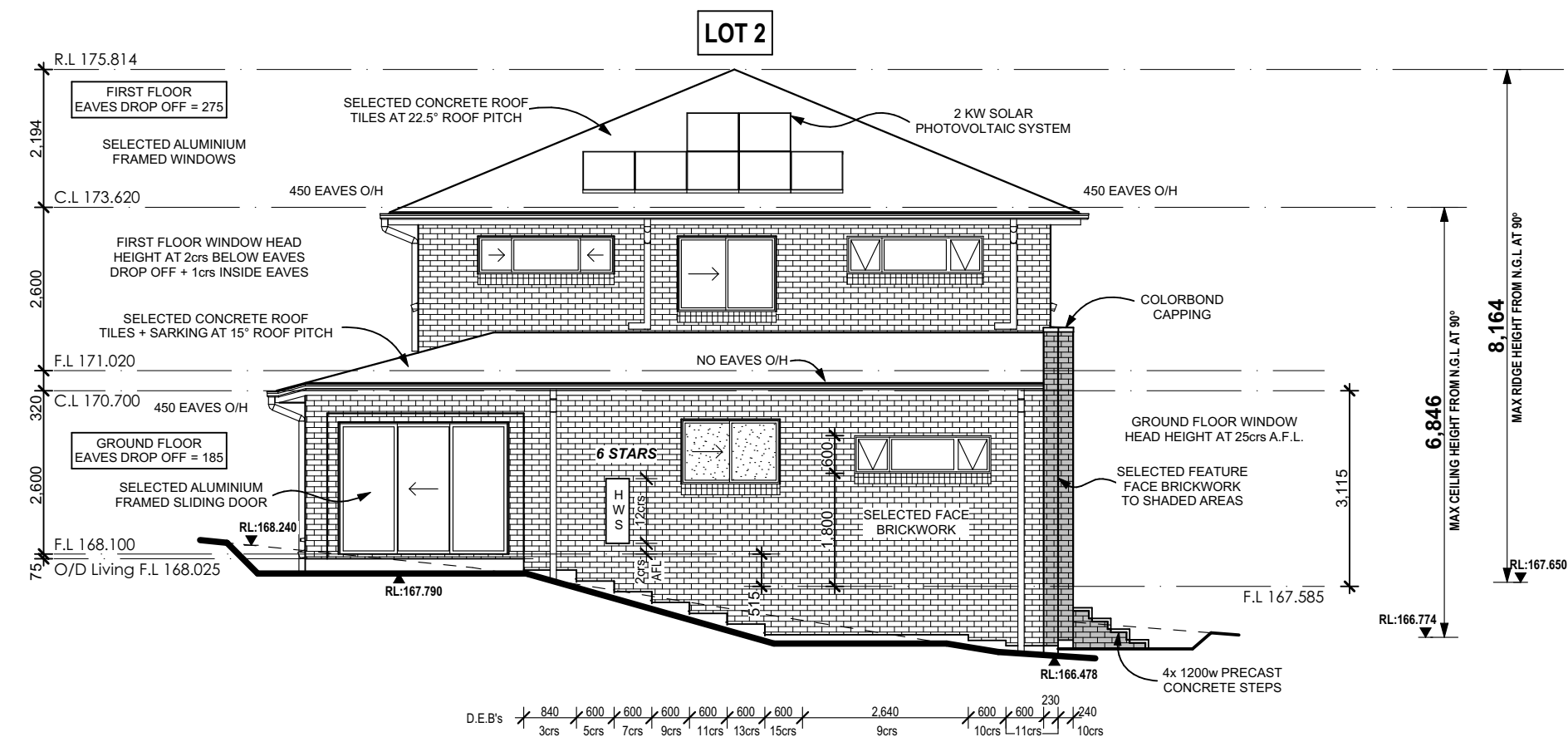
**PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5**  
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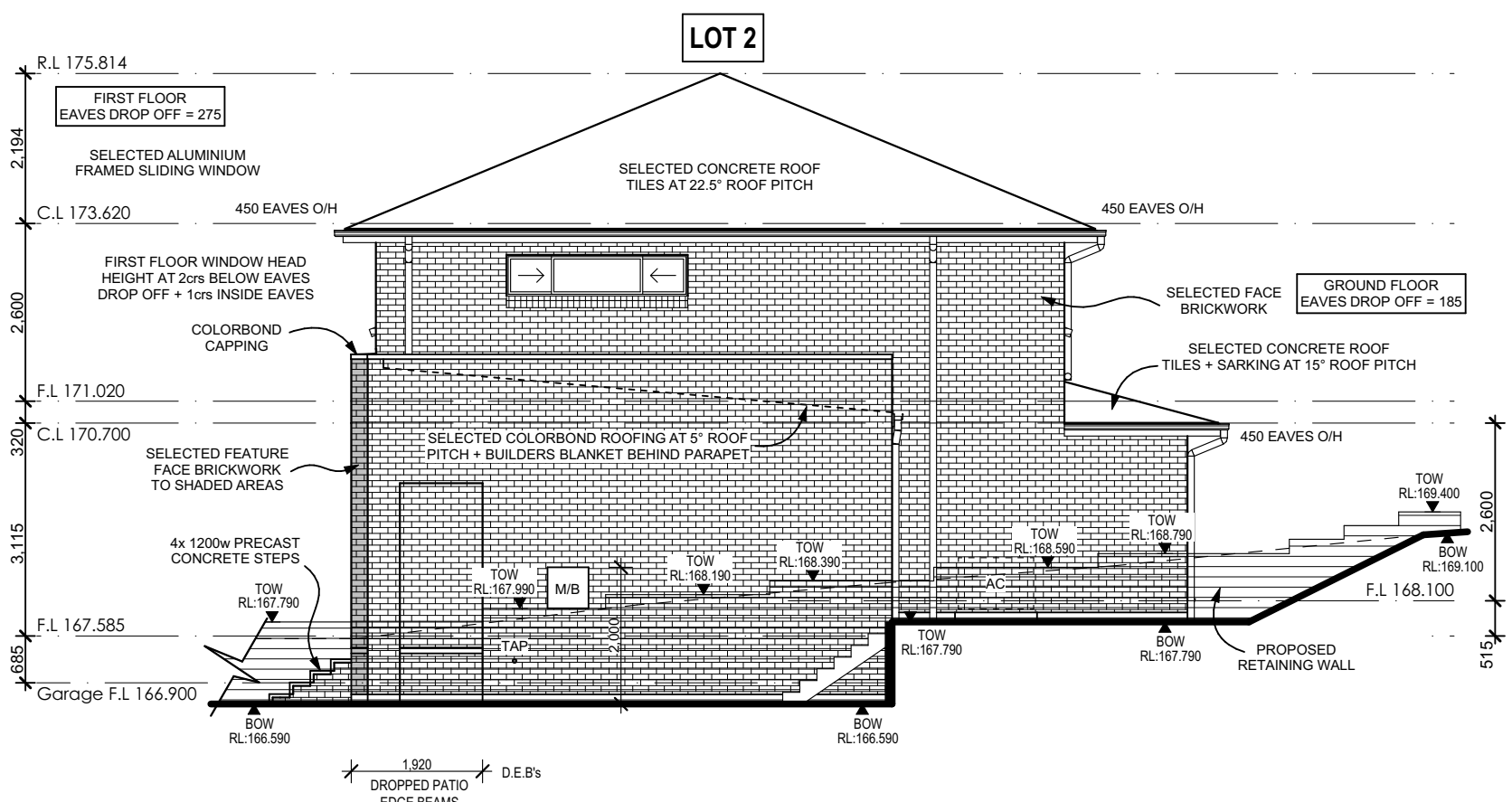
**Western Elevation**  
Scale 1:100



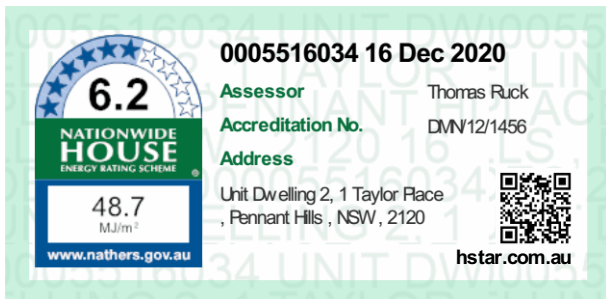
**Eastern Elevation**  
Scale 1:100



**Northern Elevation**  
Scale 1:100



**Southern Elevation**  
Scale 1:100



Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.



**CHAMPION HOMES**

Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171  
Telephone: (02) 9825 8000 Fax: (02) 9825 8110  
www.championhomes.com.au  
Builders Licence No.92732C

**NOT FOR CONSTRUCTION**

**Soil Classification:**  
TBC  
**Slab Classification:**  
TBC  
**Wind Speed Class:**  
TBC

| Rev | Date     | Amendment                        |
|-----|----------|----------------------------------|
| G   | 26.02.21 | LOT 1 REDESIGN - MT              |
| F   | 11.01.21 | BASIX INFO ADDED & DA PLANS - AW |
| E   | 14.12.20 | HYDRAULICS AMENDMENTS - SI       |
| D   | 09.12.20 | ARBORIST AMENDMENTS - BT         |
| C   | 26.10.20 | CLIENT AMENDMENTS - MA           |
| B   | 23.10.20 | CLIENT AMENDMENTS - AW           |
| A   | 06.10.20 | CONTRACT DRAWINGS - AW           |

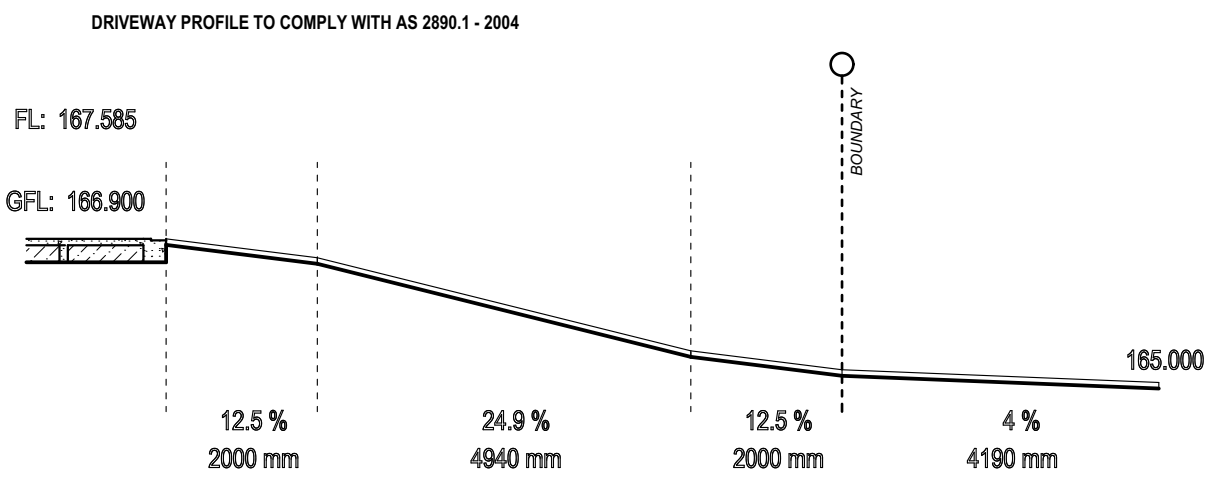
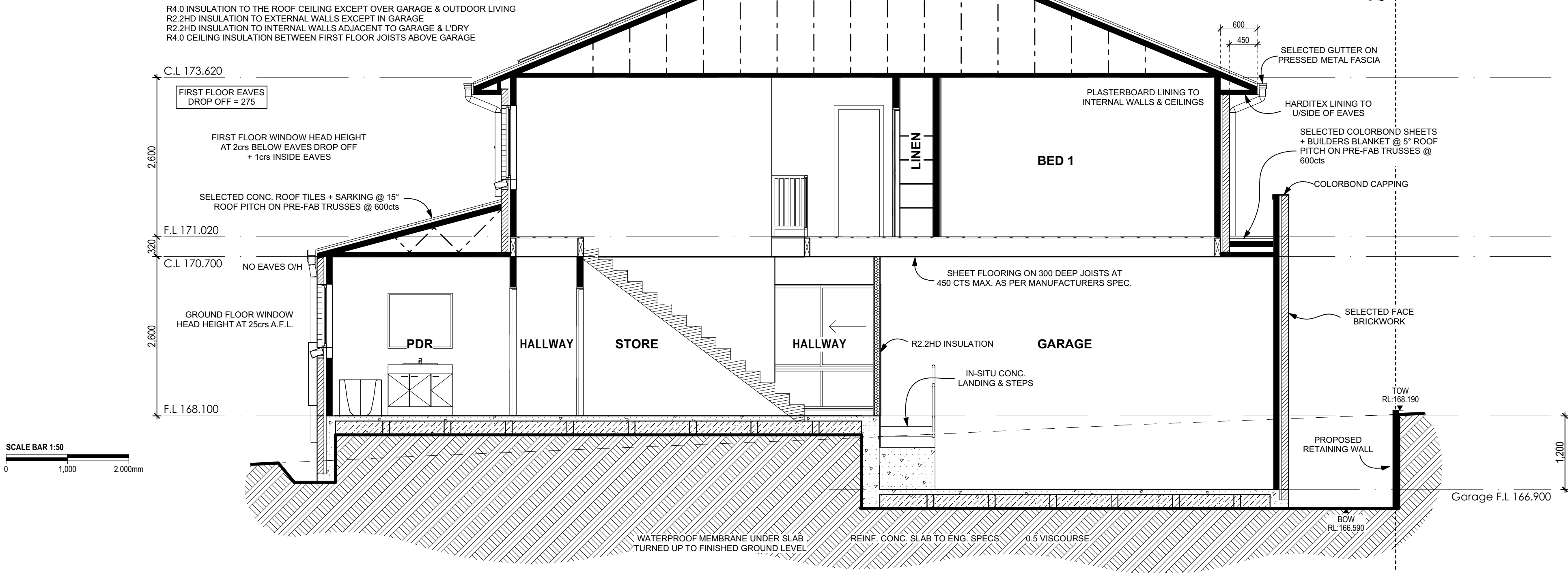
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**Proposed: Land Subdivision & 2x Two Storey Dwellings**  
  
LOT:1 SEC: 10 DP:758836  
No.1 Taylor Place  
Pennant Hills, NSW 2120

|                                     |                       |                    |
|-------------------------------------|-----------------------|--------------------|
| Plot Date: Friday, 26 February 2021 |                       |                    |
| Client : <b>Andrew Lewis</b>        |                       |                    |
| LGA:                                | Hornsby Shire Council | Date: 06.10.20     |
| Design : <b>Custom Design</b>       |                       |                    |
| Job No:                             | 4326N                 | Sheet Size: A2     |
|                                     |                       | Sheet No: 13 of 15 |

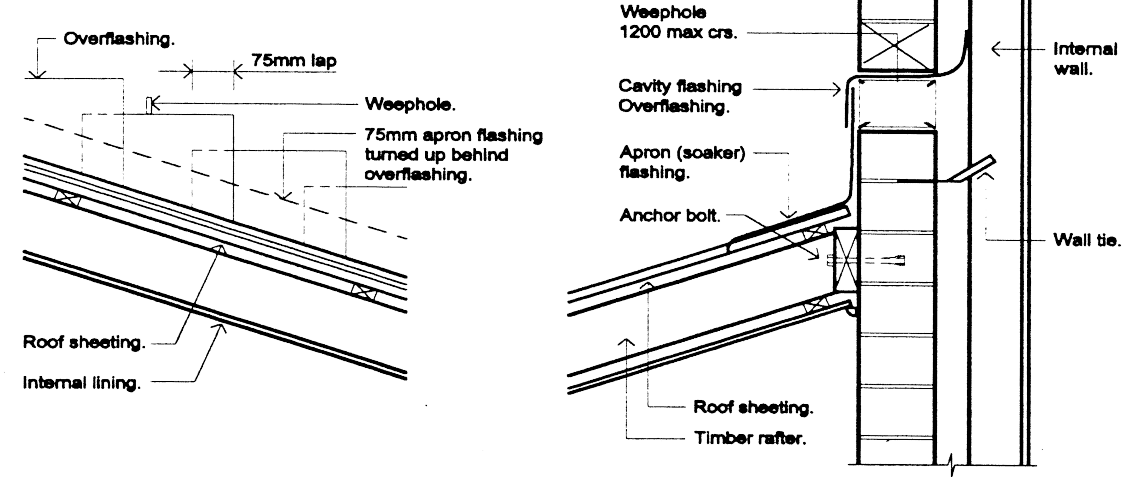


Section 02  
Scale 1:50



Driveway Profile - LOT 2  
Scale 1:100

STEPPED CAVITY FLASHINGS



Figured dimensions to be used in preference to scaling this drawing.  
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LOT:1 SEC: 10 DP:758836

No.1 Taylor Place

Pennant Hills, NSW 2120

Plot Date: Friday, 26 February 2021

Client :

Andrew Lewis

|                        |                       |             |          |
|------------------------|-----------------------|-------------|----------|
| LGA:                   | Hornsby Shire Council | Date:       | 06.10.20 |
| Design : Custom Design |                       |             |          |
| Job No:                | 4326N                 | Sheet Size: | A2       |
|                        |                       | Sheet No:   | 14 of 15 |

Plot Date: Friday, 26 February 2021