

The Knock Down & Rebuild **SOLUTION**



BEFORE



AFTER



Love where you are? Not what you live in?
We have the SOLUTION!

Meet your family's future needs with a Knockdown Rebuild.

GRANNY FLATS ♦ NARROW LOTS ♦ DUPLEX ♦ SINGLE & DOUBLE STOREY



The Knock Down & Rebuild **SOLUTION**

Undertaking a Knock Down & Rebuild is the logical choice when you love where you live but your existing home no longer meets your family's current and future needs. Whilst it is exciting to build a new home, rebuilding in an established area also poses an array of guidelines and requirements and these requirements are not consistent across council areas.

SECTION 149 CERTIFICATE

The 149 Certificate is critical in assessing:

- What zoning issues apply
- Can approval be sort through the NSW Housing Code Rules
- Are there any Bush fire, flood, heritage or other issues that have to be addressed

STORM WATER TREATMENT

Stormwater management is now required in most council areas. Things such as On Site Detention system (OSD), On Site Absorbtion system (OSA) and Charge system, require assessment by a Hydraulic Engineer. Other factors may include easement access.

88B

The 88B instrument in your contract is used to assess if there are any easements, benefits or restrictions that apply.

LAND AFFECTED BY FLOODS

Where council mapping show areas affected by flood, a flood assessment will be required. Cost may be incurred if building requirements change as a result. This includes raising slab levels & changes to building specifications.

SAFE SITE ACCESS

If the site is adjacent to a Main or Collector Road or is a Battle Axe lot, has overhead power lines or has restricted access specific measures will need to be taken for safe site access at additional cost.

DEMOLITION

Demolition of the existing dwelling is the responsibility of the home owner in which a separate demolition application must be submitted to council. After the receipt of approval has been received, demolition can proceed. If required, we can recommend a preferred demolition contractor.

SERVICES & CONNECTIONS

The availability, location & condition of services such as gas, sewer, driveway lay-back and power must be considered when planning a knock down rebuild.

SURVEY TO AUSTRALIAN HEIGHT DATUM (AHD)

An AHD Survey is needed to provide minimum record levels required. It is considerably more specific than a standard boundary survey. This is required to assess and approve your application. *Note: Front setback of adjoining properties is also required for accurate assessment and approval.*

SELECT BUILD AREAS

We have a generous building area that spans most of Sydney, The Central Coast & Lower Hunter. Some council areas are excluded i.e. no build zone. Select councils are subject to Zone Allowance. (See table)

So, when the choice is to Knock Down & Rebuild, contact one of our experienced and friendly sales executives, who will assist you with making your new dream home a reality.

Simply visit one of our Display Centres, call 1300 FIRSTYLE or go to www.firststyle.com.au

Advantages of Rebuilding with Firststyle Homes:

- Opportunity to stay within the neighbourhood you love.
 - Avoid the extra costs and time involved with renovating.
 - Personalized service and expert advice.
 - Choice of home designs that suit your particular block of land.
 - Customised specific home areas to best suit your lifestyle.
 - Flexibility of design and inclusions tailored to suit your budget.
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Six Easy Steps To The Rebuild Solution

Step 1 SITE INSPECTION

Select House Design. Pay \$1,500 non refundable site inspection report fee.
Provide copies of DP Plan, Current 149 Certificate Parts 2 & 5, Sewer Diagram & 88B.

Step 2 TENDER PRESENTATION

Sign tender and pay non-refundable \$6,200 - planning and administration fee.

Step 3 PLAN REVIEW

Architectural preliminary plan presented and reviewed. Final variations or amendments noted.

Step 4 FINAL TENDER & PLAN ACCEPTANCE

\$7,700 non-refundable fee at final plan and final tender acceptance.

Step 5 DEVELOPMENT & FINANCIAL INSTITUTION APPROVALS

All approvals received: Council, Certifier, Engineering, Sydney Water.
Authority to Proceed from Client Financial Body.
Client to engage the services of their selected accredited demolition company.

Step 6 FILES TO CONSTRUCTION

Orders sent to Suppliers & Trades. Site Requirements booked in.
Construction begins within 20 days of official advice.



Council Zone Allowances

Council Areas	Zone Allowance
Ashfield	\$3,600.00 (See Notes)
Auburn	No zone allowance
Bankstown	No zone allowance
Blacktown	No zone allowance
Blue Mountains (Lower)	No zone allowance
Botany Bay	Do not build
Burwood	\$3,600.00 (See Notes)
Camden	No zone allowance
Campbelltown	No zone allowance
Canada Bay	\$4,300.00 (See Notes)
Canterbury	\$3,600.00
Fairfield	No zone allowance
Hawkesbury (Southern - Adjoining Penrith)	No zone allowance
Hills (Baulkham Hills)	No zone allowance
Holroyd	No zone allowance
Hornsby	\$4,300.00
Hunters Hill	Do not build
Hurstville	\$3,600.00
Kogarah	\$3,600.00
Ku-ring-gai	Do not build
Lane Cove	Do not build
Leichhardt	No zone allowance

Council Areas	Zone Allowance
Liverpool	No zone allowance
Manly	Do not build
Marrickville	\$4,300.00 (See Notes)
Mosman	Do not build
North Sydney	Do not build
Parramatta	No zone allowance
Penrith	No zone allowance
Pittwater	Do not build
Randwick	Do not build
Rockdale	\$3,600.00 (See Notes)
Ryde	\$4,300.00
Strathfield	\$4,300.00 (See Notes)
Sutherland	\$3,600.00
Sydney	Do not build
Warringah	Do not build
Waverley	Do not build
Willoughby	Do not build
Wingecarribee (North)	\$4,300.00 (See Notes)
Wollondilly	No zone allowance
Wollongong (North)	\$5,800.00 (See Notes)
Woollahra	Do not build

Notes: Specific streets or suburbs only. Additional fees may apply. Only under management approval.

DISPLAY CENTRE LOCATIONS

1. KELLYVILLE

HOMEWORLD KELLYVILLE

15 Magrath Street Kellyville NSW 2155

PH: 8801 1850 E: kellyville@firststyle.com.au

ON DISPLAY: Brighton, Monash, Grantham

4. ORAN PARK

ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: oranpark@firststyle.com.au

ON DISPLAY: Fitzroy, Montebello,
Burnley Duet & Silkwood

2. EDMONDSON PARK

VILLAGE SQUARE DISPLAY VILLAGE

9 Clement Road Edmondson Park NSW 2174

PH: 9608 9777 E: edpark@firststyle.com.au

ON DISPLAY: Waterhouse, Chatswood,
Keswick & Ashmore

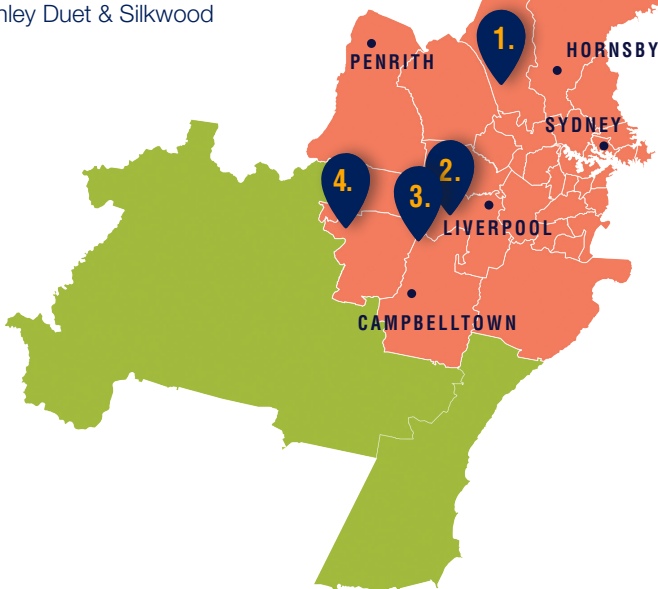
3. LEPPINGTON

HOMEWORLD LEPPINGTON

1013 Arkenstone Way Leppington NSW 2179

PH: 9606 4175 E: emeraldhills@firststyle.com.au

ON DISPLAY: Riverside & Aston



1300 **FIRSTYLE**
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