

# PROPOSED SECONDARY DWELLING

PROPOSED SECONDARY DWELLING

No.49 Forest Way, Frenchs Forest,

NSW 2086

Lot 1A in DP 382200

## MODIFICATION APPLICATION

SUBJECT SITE

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BUILDING DESIGNER

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

A00.0

Sheet Name: COVERPAGE  
Address: 49 Forest Way, Frenchs Forest  
Project Name: SECONDARY DWELLING



Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal  
Drawn by :AK

| MODIFICATION |           |           |   | DATE | REVISION |
|--------------|-----------|-----------|---|------|----------|
| D            | C         | B         | A |      |          |
| 08/05/2025   | 10/5/2024 | 10/2/2024 |   |      |          |

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A01

Sheet Name: **SITE PLAN**  
Address: **49 Forest Way, Frenchs Forest**  
Project Name: **SECONDARY DWELLING**

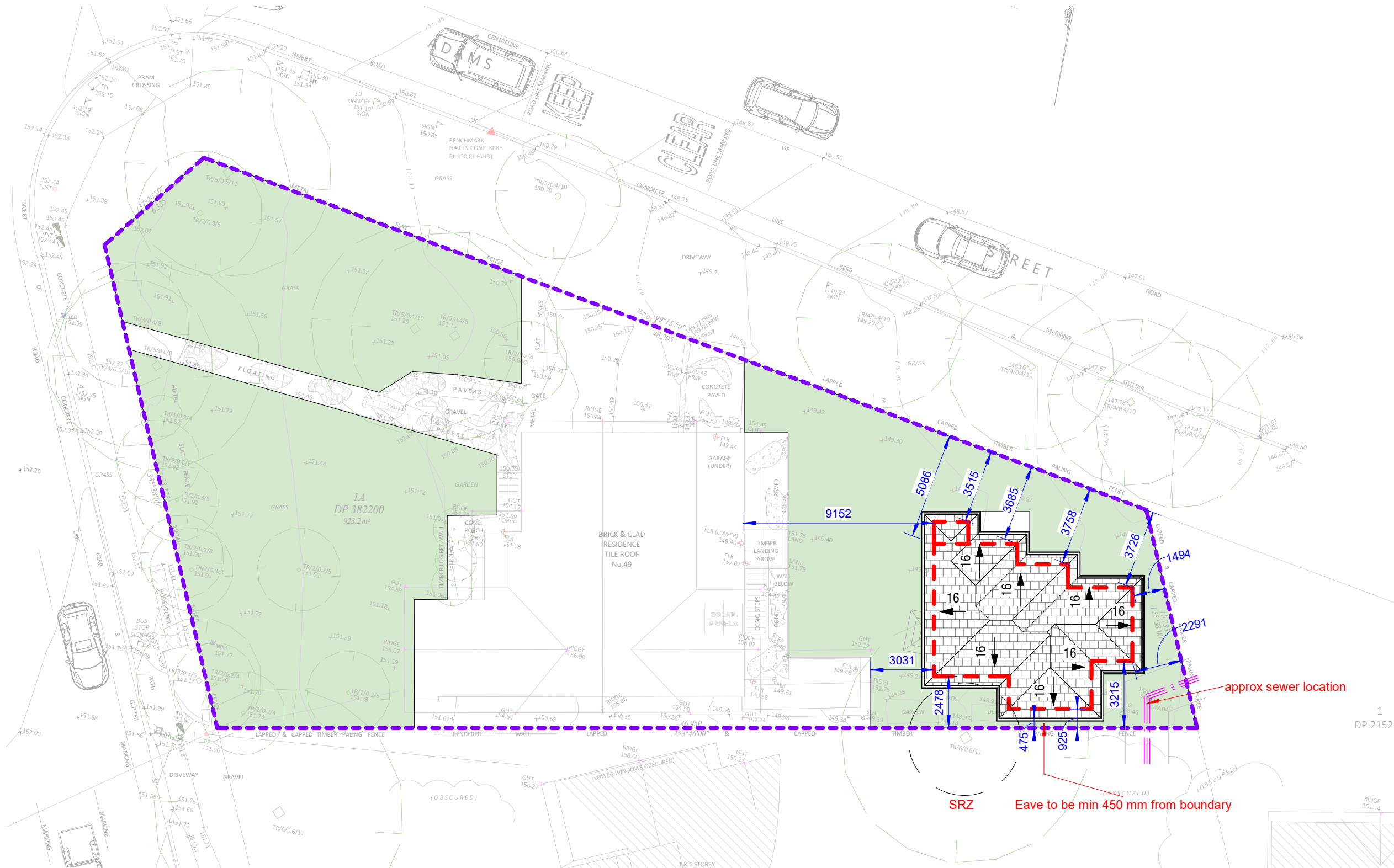
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

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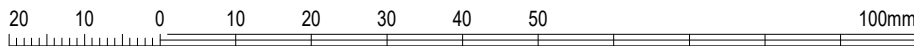
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| SITE CALCULATIONS                      |                           |
|--|---------------------------|
| FLOOR AREA CALCULATIONS                |                           |
| SITE AREA:                             | 923.2m <sup>2</sup>       |
| AREA OF THE EXISTING HOUSE FLOOR:      | 130m <sup>2</sup>         |
| AREA OF THE PROPOSED GRANNY FLAT:      | 52m <sup>2</sup>          |
| <b>PROPOSED TOTAL FLOOR AREA:</b>      | <b>182m<sup>2</sup></b>   |
| SITE COVERAGE CALCULATION              |                           |
| <b>PROPOSED AREA:</b>                  | <b>285m<sup>2</sup></b>   |
| LANDSCAPING CALCULATIONS               |                           |
| <b>PROPOSED TOTAL LANDSCAPED AREA:</b> | <b>638.2m<sup>2</sup></b> |

1 SITE PLAN  
1 : 200

|               | DCP SETBACK | PROPOSED |
|---------------|-------------|----------|
| FRONT SETBACK | 6.5M        | EXISTING |
| SECONDARY RD  | 3.5M        | 3.5M     |
| SIDE SETBACK1 | 0.9M        | 0.925M   |
| SIDE SETBACK2 | 0.9M        | 1.495M   |





A01.1

Sheet Name: **SETBACK PLAN**  
Address: **49 Forest Way, Frenchs Forest**  
Project Name: **SECONDARY DWELLING**

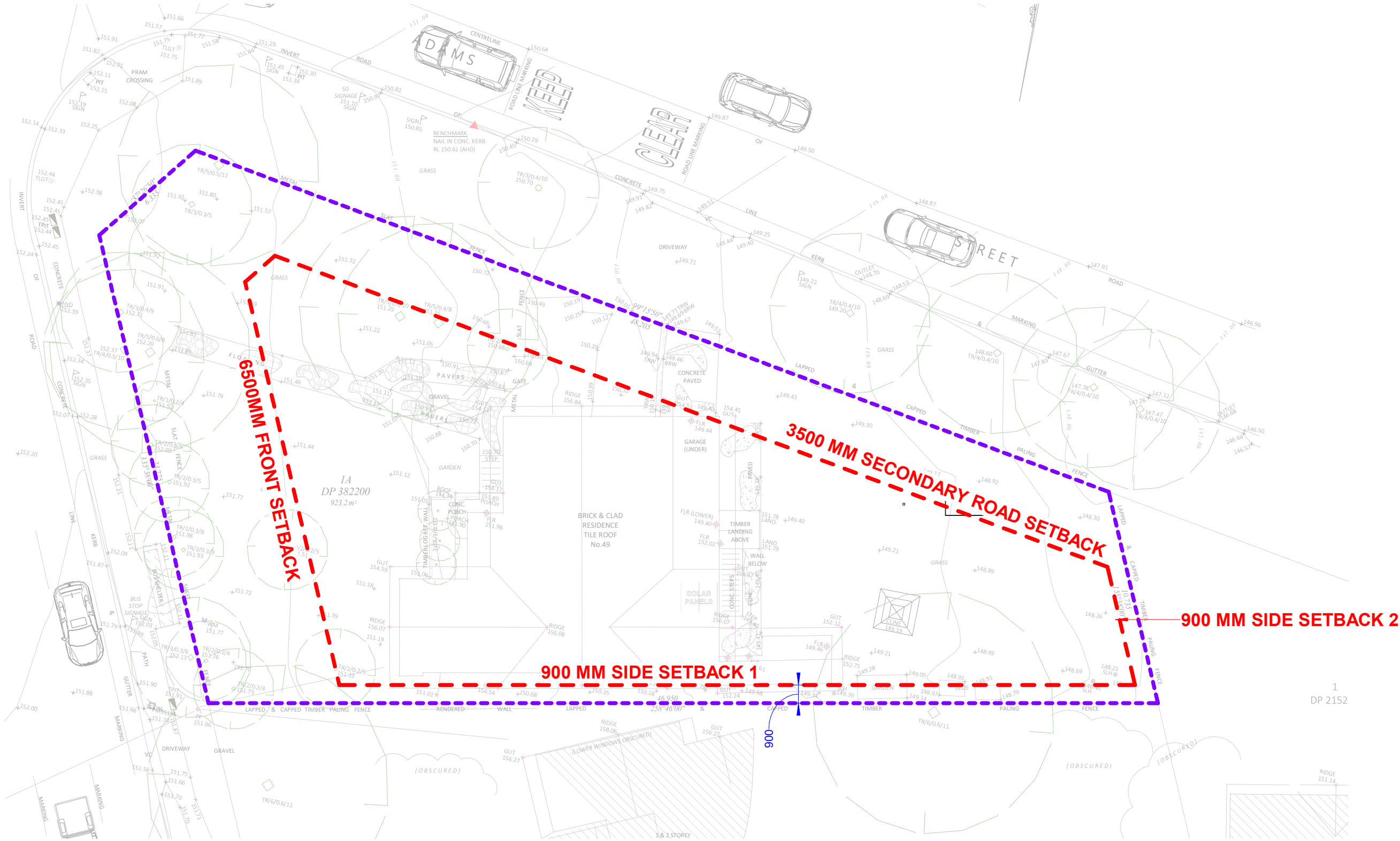
Lot no: 1A  
DP: 382200  
scale: 1:100  
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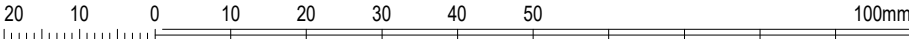
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1 SETBACK PLAN  
1 : 200





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## SITE ANALYSIS & SUN DIRECTION

**Address:** 49 Forest Way, Frenchs Forest

Project Name: **SECONDARY DWELLING**

Sheet Name:

**Address:**

Project Name:



DP: 382200

scale: 1:100

@A3

Client: Abroyal Uppal

Drawn by : AK

|       |            |              |  |
|-------|------------|--------------|--|
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**SITE NOTE:**  
BEFORE STARTING WORK ON SITE, BUILDER TO ENSURE TO CHECK/ VERIFY THE FOLLOWING:

- SERVICE LOCATIONS.
- SEWER CONNECTION POSITIONS
- DRIVEWAY ALIGNMENT & LEVELS
- INDICATION DOWNPIPE LOCATION

## WINDOWS SCHEDULE

| Mark      | SIZE (w x h)      | AREA                |
|-----------|-------------------|---------------------|
| GRANNY GF |                   |                     |
| GW1       | 2100 mm x 1800 mm | 3.78 m <sup>2</sup> |
| GW2       | 900 mm x 900 mm   | 0.81 m <sup>2</sup> |
| GW3       | 2100 mm x 1800 mm | 3.78 m <sup>2</sup> |
| GW4       | 2100 mm x 1800 mm | 3.78 m <sup>2</sup> |
| GW5       | 1500 mm x 600 mm  | 0.90 m <sup>2</sup> |
| GW6       | 820 mm x 2100 mm  | 1.72 m <sup>2</sup> |

1 PROPOSED GRANNY FLAT  
1:50

## TERMITE NOTE:

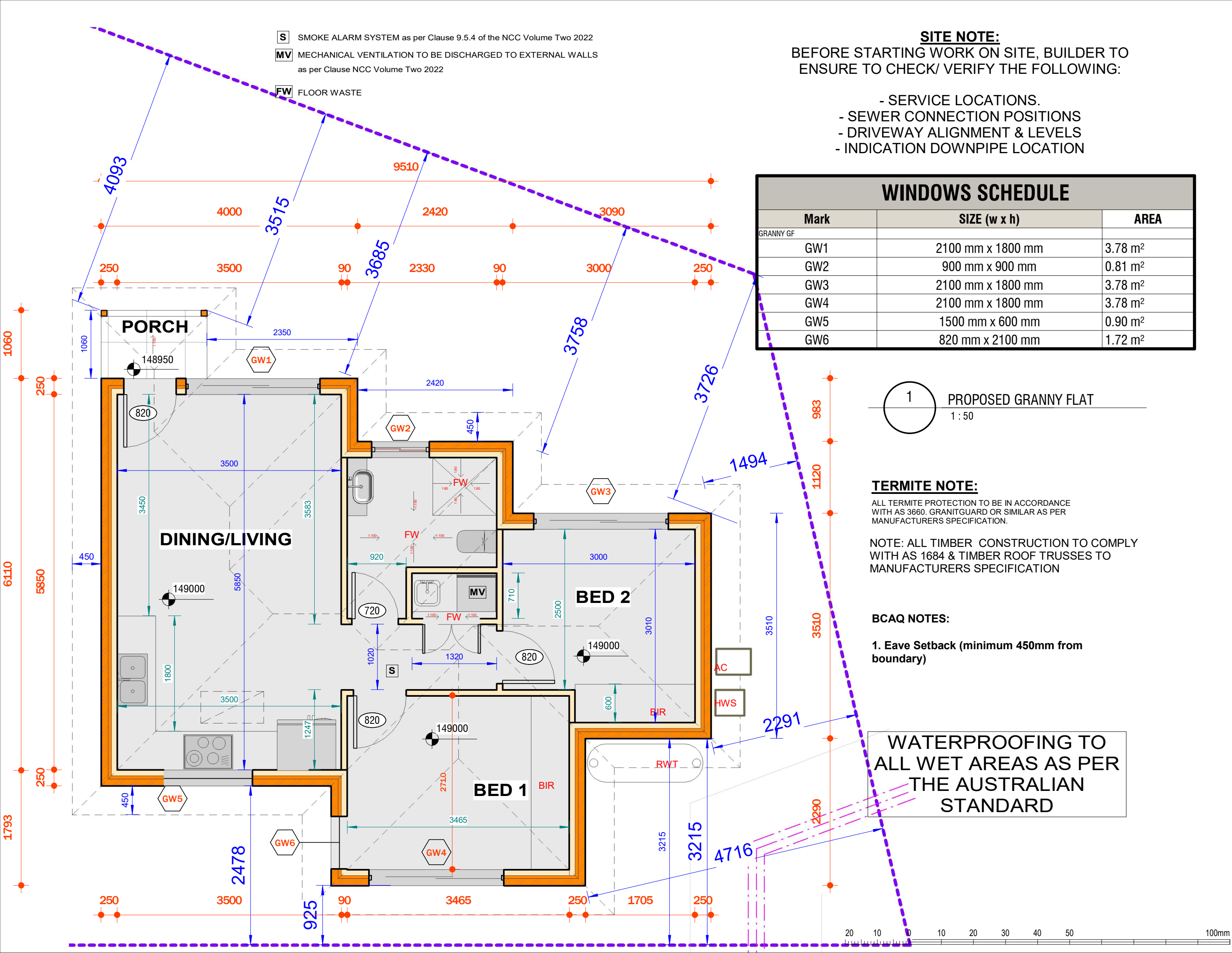
ALL TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660. GRANITGUARD OR SIMILAR AS PER MANUFACTURERS SPECIFICATION.

NOTE: ALL TIMBER CONSTRUCTION TO COMPLY WITH AS 1684 & TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATION

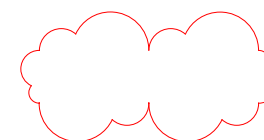
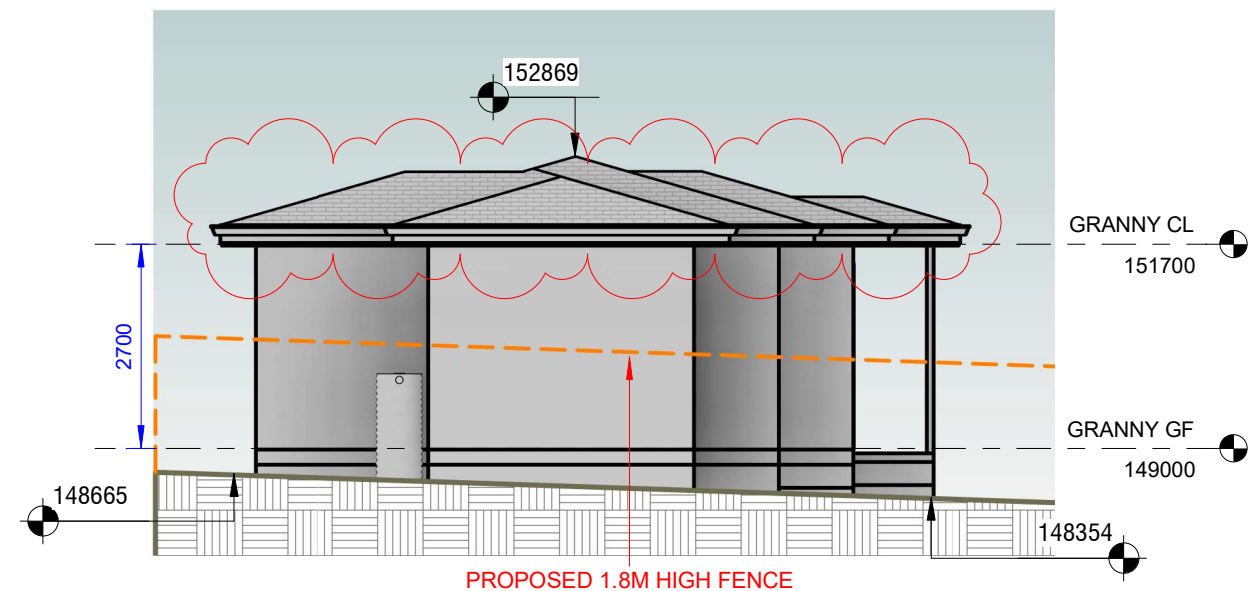
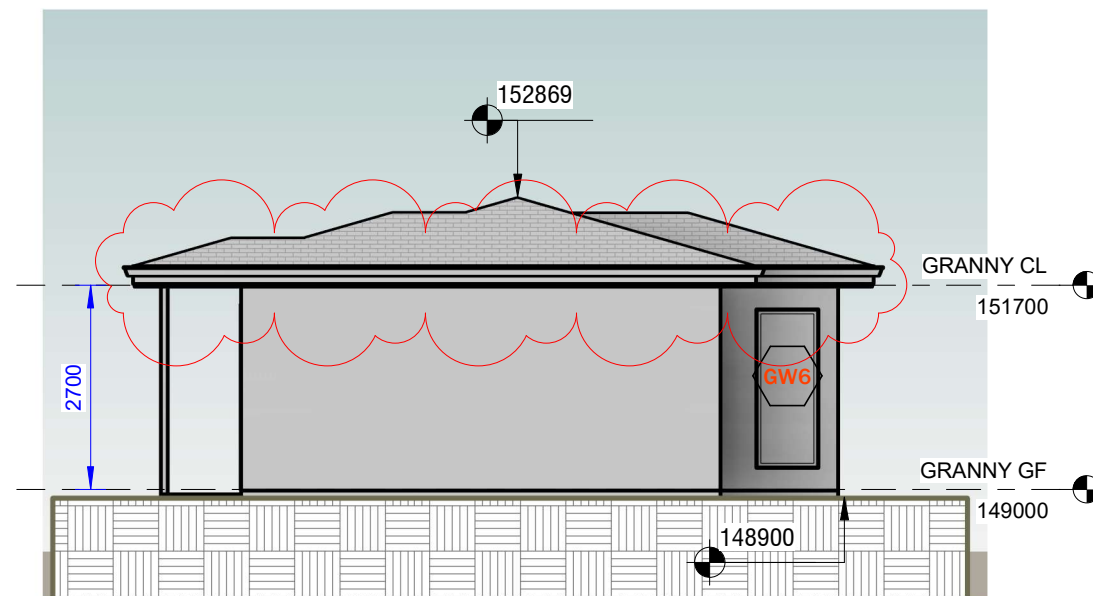
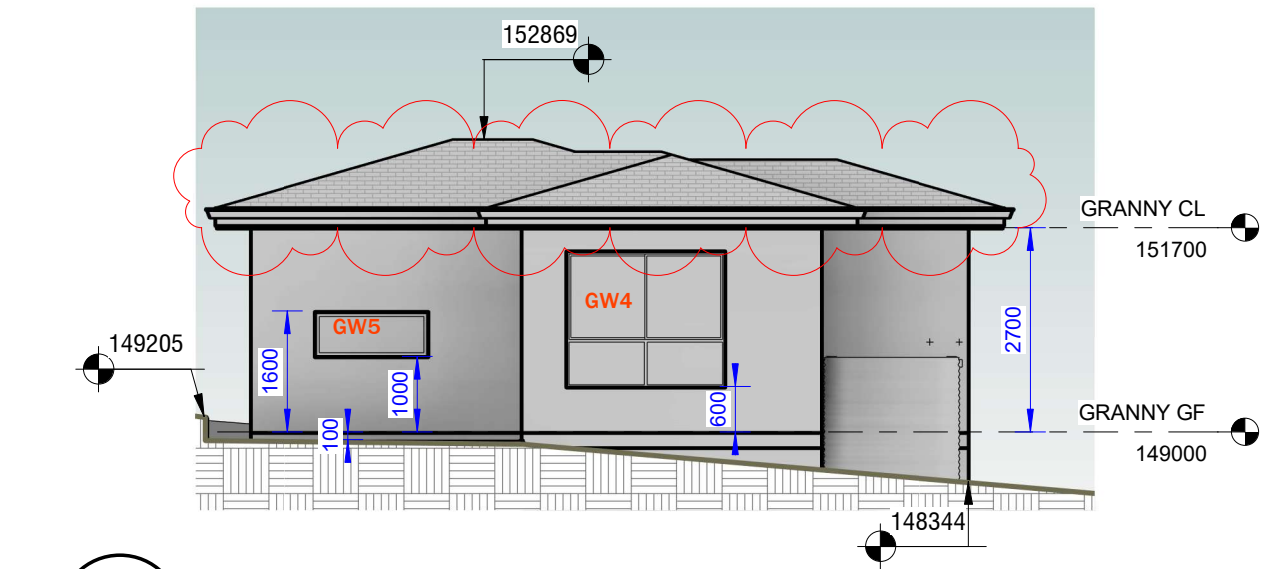
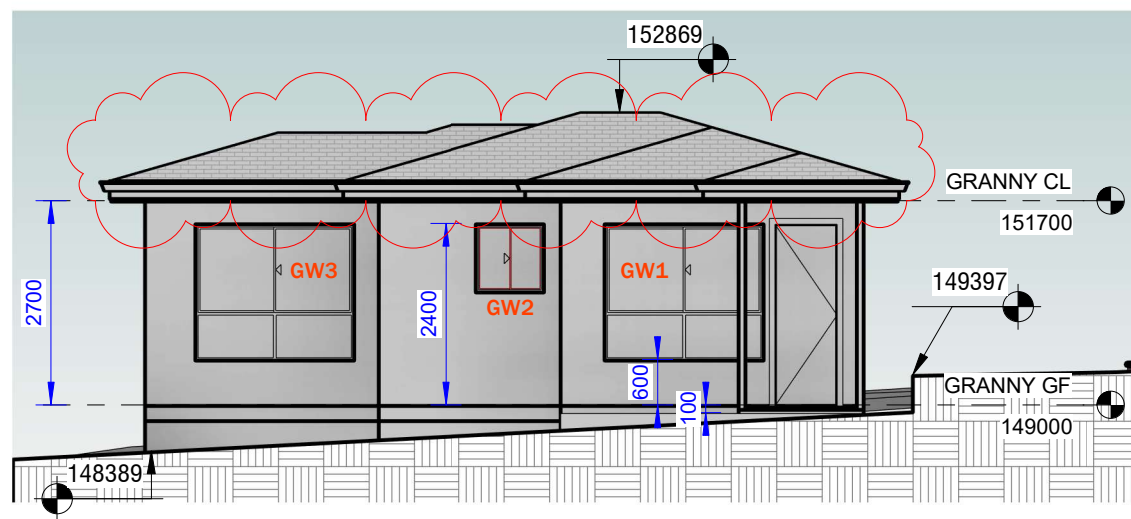
## BCAQ NOTES:

1. Eave Setback (minimum 450mm from boundary)

WATERPROOFING TO ALL WET AREAS AS PER THE AUSTRALIAN STANDARD



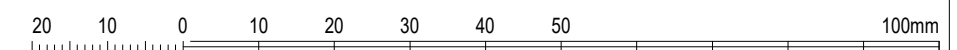




MODIFICATION TO ROOF MATERIAL

### Condensation management notes

- External wall must comply with AS4200 and AS4773. Ensure weep holes are constructed at a maximum spacing of 1.2m above, below windows and above the flashing in the brick work;
- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have the minim flow rate as per the below:
  - 25L/s for a bathroom or sanitary compartment;
  - 40L/s for a kitchen or laundry.
- All exhausts must discharge directly via a shaft or duct to outdoor air.
- Where a clothes dryer is installed, it must be discharged via a shaft or duct to outdoor air;
- An exhaust system continuously run for 10minutes after the light switch is turned o



A05

Sheet Name: ELEVATIONS  
Address: 49 Forest Way, Frenchs Forest  
Project Name: SECONDARY DWELLING

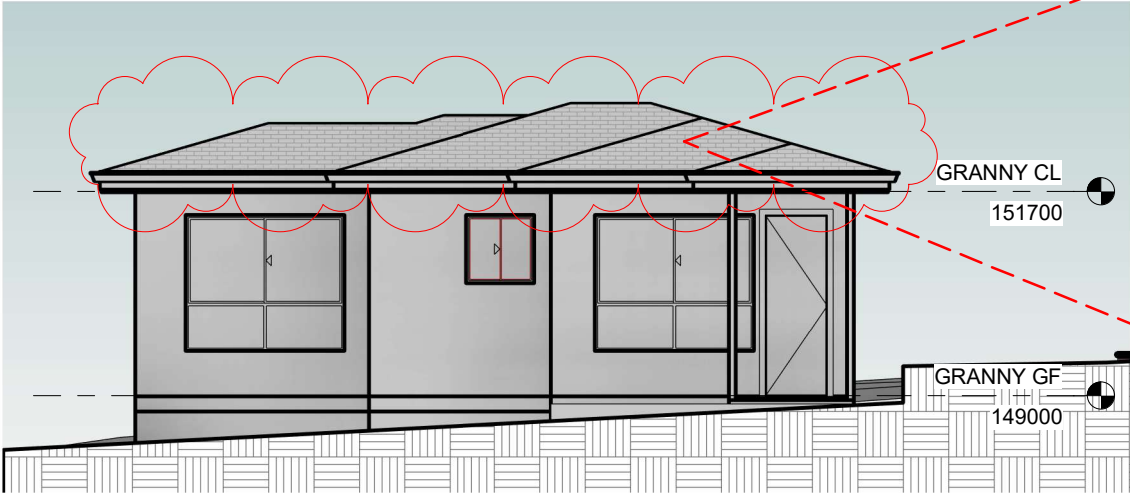
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Client: Abroyal Uppal

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TILE ROOF

A06

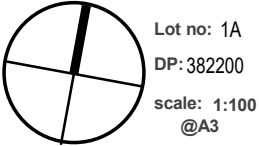
COLOUR SCHEDULE

Sheet Name:

Address: 49 Forest Way, Frenchs Forest

Project Name:

SECONDARY DWELLING



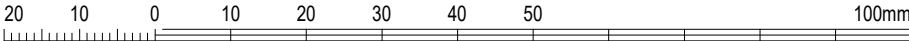
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This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1412890S\_02 lodged with the consent authority or certifier on 18 August 2023 with application DA2023/1150.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary  
Date of issue: Sunday, 03 December 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



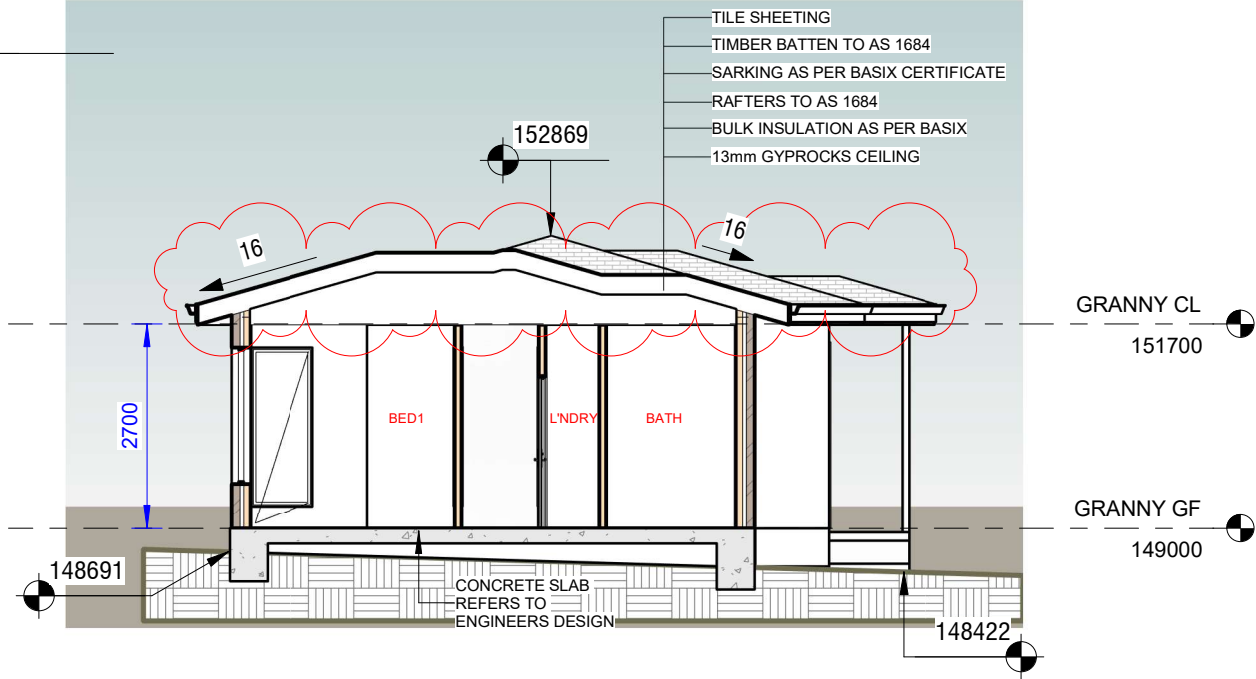
| Project summary           |  |             |
|---------------------------|--|-------------|
| Project name              | No.49 Forest Way, Frenche Forest_02_03 |             |
| Street address            | 49 FOREST WAY WAY FRENCHS FOREST 2086  |             |
| Local Government Area     | Northern Beaches Council               |             |
| Plan type and plan number | Deposited Plan 382200                  |             |
| Lot no.                   | 1A                                     |             |
| Section no.               | -                                      |             |
| Project type              | separate dwelling house                |             |
| No. of bedrooms           | 2                                      |             |
| Project score             |  |             |
| Water                     | ✔ 40                                   | Target 40   |
| Thermal Comfort           | ✔ Pass                                 | Target Pass |
| Energy                    | ✔ 50                                   | Target 50   |

| Certificate Prepared by                           |  |
|---|--|
| Name / Company Name: Architecture Insight Pty Ltd |  |
| ABN (if applicable): 828473120C7                  |  |

## SECTION PLAN

1 : 100

### MODIFICATION TO ROOF MATERIAL



### Description of project

| Project address                         |  | Assessor details and thermal loads                                |                  |
|---|--|---|------------------|
| Project name                            | No.49 Forest Way, Frenche Forest_02_03 | Assessor number   | n/a              |
| Street address                          | 49 FOREST WAY WAY FRENCHS FOREST 2086  | Certificate number  | n/a              |
| Local Government Area                   | Northern Beaches Council               | Climate zone  | n/a              |
| Plan type and plan number               | Deposited Plan 382200                  | Area adjusted cooling load (MJ/ m²·year)                          | n/a              |
| Lot no.                                 | 1A                                     | Area adjusted heating load (MJ/ m²·year)                          | n/a              |
| Section no.                             | -                                      | Ceiling fan in at least one bedroom                               | n/a              |
| Project type                            |  | Ceiling fan in at least one living room or other conditioned area | n/a              |
| Project type                            | separate dwelling house                | Project score   |                  |
| No. of bedrooms                         | 2                                      | Water   | 40 Target 40     |
| Site details                            |  | Thermal Comfort   | Pass Target Pass |
| Site area (m²)                          | 923                                    | Energy  | 50 Target 50     |
| Roof area (m²)                          | 76                                     |   |                  |
| Conditioned floor area (m²)             | 54.0                                   |   |                  |
| Unconditioned floor area (m²)           | 6.0                                    |   |                  |
| Total area of garden and lawn (m²)      | 60                                     |   |                  |
| Roof area of the existing dwelling (m²) | 0                                      |   |                  |

| Thermal Comfort Commitments   |  | Show on DA plans                                   | Show on CC/CDC plans & specs | Certifier check |
|---|--|--|------------------------------|-----------------|
| Do-it-yourself Method   |  |  |                              |                 |
| General features  |  |  |                              |                 |
| The dwelling must not have more than 2 storeys.   |  | ✓  | ✓                            | ✓               |
| The conditioned floor area of the dwelling must not exceed 300 square metres.   |  | ✓  | ✓                            | ✓               |
| The dwelling must not contain open mezzanine area exceeding 25 square metres.   |  | ✓  | ✓                            | ✓               |
| The dwelling must not contain third level habitable attic room.   |  | ✓  | ✓                            | ✓               |
| Floor, walls and ceiling/roof   |  |  |                              |                 |
| The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below. |  | ✓  | ✓                            | ✓               |
| Construction  | Additional insulation required (R-Value)   | Other specifications                               |                              |                 |
| floor - concrete slab on ground   | nil  |  |                              |                 |
| external wall - brick veneer  | 1.86 (or 2.40 including construction)  |  |                              |                 |
| external wall - cavity brick  | 0.50 (or 1.17 including construction)  |  |                              |                 |
| ceiling and roof - flat ceiling / pitched roof  | ceiling: 3.5 (up), roof: foil/sarking  | unventilated; medium (solar absorbance 0.475-0.70) |                              |                 |
| Note  | • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.                             |  |                              |                 |
| Note  | • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. |  |                              |                 |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type                     | Shading Device (Dimension within 10%)                   | Overshadowing    |
|------------------------|---------------------|--------------------|--------------------------|---|------------------|
| GW4                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 300 mm above head of window or glazed door | not overshadowed |
| GW5                    | 600.00              | 1500.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |

| Energy Commitments   |  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|--|------------------|------------------------------|-----------------|
| Hot water  |  |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.  |  | ✓                | ✓                            | ✓               |
| Cooling system   |  |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning. Energy rating 4.5 Star (set label)  |  |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning. Energy rating 4.5 Star (set label)  |  |                  | ✓                            | ✓               |
| Heating system   |  |                  |                              |                 |
| The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.  |  |                  | ✓                            | ✓               |
| The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.  |  |                  | ✓                            | ✓               |
| Ventilation  |  |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:   |  |                  |                              |                 |
| At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off   |  |                  | ✓                            | ✓               |
| Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off   |  |                  | ✓                            | ✓               |
| Laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off   |  |                  | ✓                            | ✓               |
| Artificial lighting  |  |                  |                              |                 |
| The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps |  |                  | ✓                            | ✓               |
| • at least 2 of the bedrooms / study, dedicated  |  |                  | ✓                            | ✓               |

| Energy Commitments   |  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|--|------------------|------------------------------|-----------------|
| • at least 2 of the living / dining rooms, dedicated   |  |                  | ✓                            | ✓               |
| • the kitchen, dedicated   |  |                  | ✓                            | ✓               |
| • all bathroom/toilets, dedicated  |  |                  | ✓                            | ✓               |
| • the laundry, dedicated   |  |                  | ✓                            | ✓               |
| • all hallways, dedicated  |  |                  | ✓                            | ✓               |
| Natural lighting   |  |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.             |  | ✓                | ✓                            | ✓               |
| The applicant must install a window and/or skylight in 1 bathroom/toilet(s) in the development for natural lighting. |  | ✓                | ✓                            | ✓               |
| Other  |  |                  |                              |                 |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.                             |  |                  | ✓                            |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.                           |  |                  | ✓                            |                 |

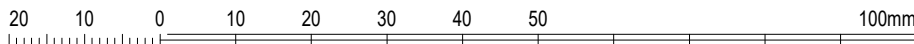
### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Fixtures   |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.  |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.   |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.   |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.   |                  | ✓                            |                 |
| Alternative water  |                  |                              |                 |
| Rainwater tank   |                  |                              |                 |
| The applicant must install a rainwater tank of at least 1800 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 65 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to:  |                  |                              |                 |
| • all toilets in the development.  |                  | ✓                            | ✓               |
| • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)   |                  | ✓                            | ✓               |

| Thermal Comfort Commitments  |  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|--|------------------|------------------------------|-----------------|
| Windows, glazed doors and skylights  |  |                  |                              |                 |
| The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door. |  | ✓                | ✓                            | ✓               |
| The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.  |  | ✓                | ✓                            | ✓               |
| The following requirements must also be satisfied in relation to each window and glazed door:  |  | ✓                | ✓                            | ✓               |
| • For the following glass and frame types, the certifier check can be performed by visual inspection.  |  |                  |                              | ✓               |
| - Aluminium single clear   |  |                  |                              |                 |
| - Aluminium double (air) clear   |  |                  |                              |                 |
| - Timber/UPVC/fibreglass single clear  |  |                  |                              |                 |
| - Timber/UPVC/fibreglass double (air) clear  |  |                  |                              |                 |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type                     | Shading Device (Dimension within 10%)                   | Overshadowing    |
|------------------------|---------------------|--------------------|--------------------------|---|------------------|
| North facing           |                     |                    |                          |   |                  |
| GW1                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| GW2                    | 900.00              | 600.00             | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| GW3                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| South facing           |                     |                    |                          |   |                  |



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A07

Sheet Name: SECTION PLAN

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

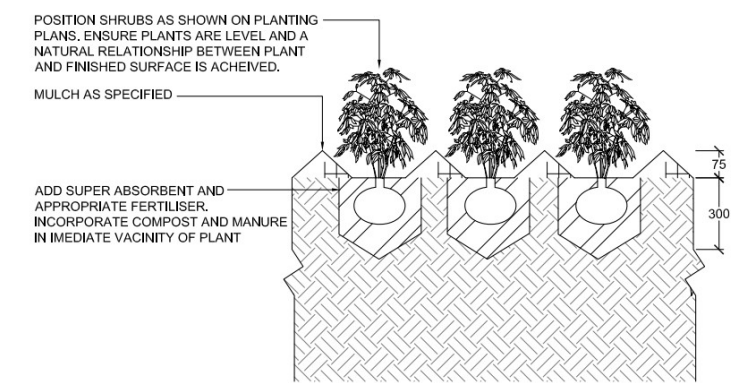
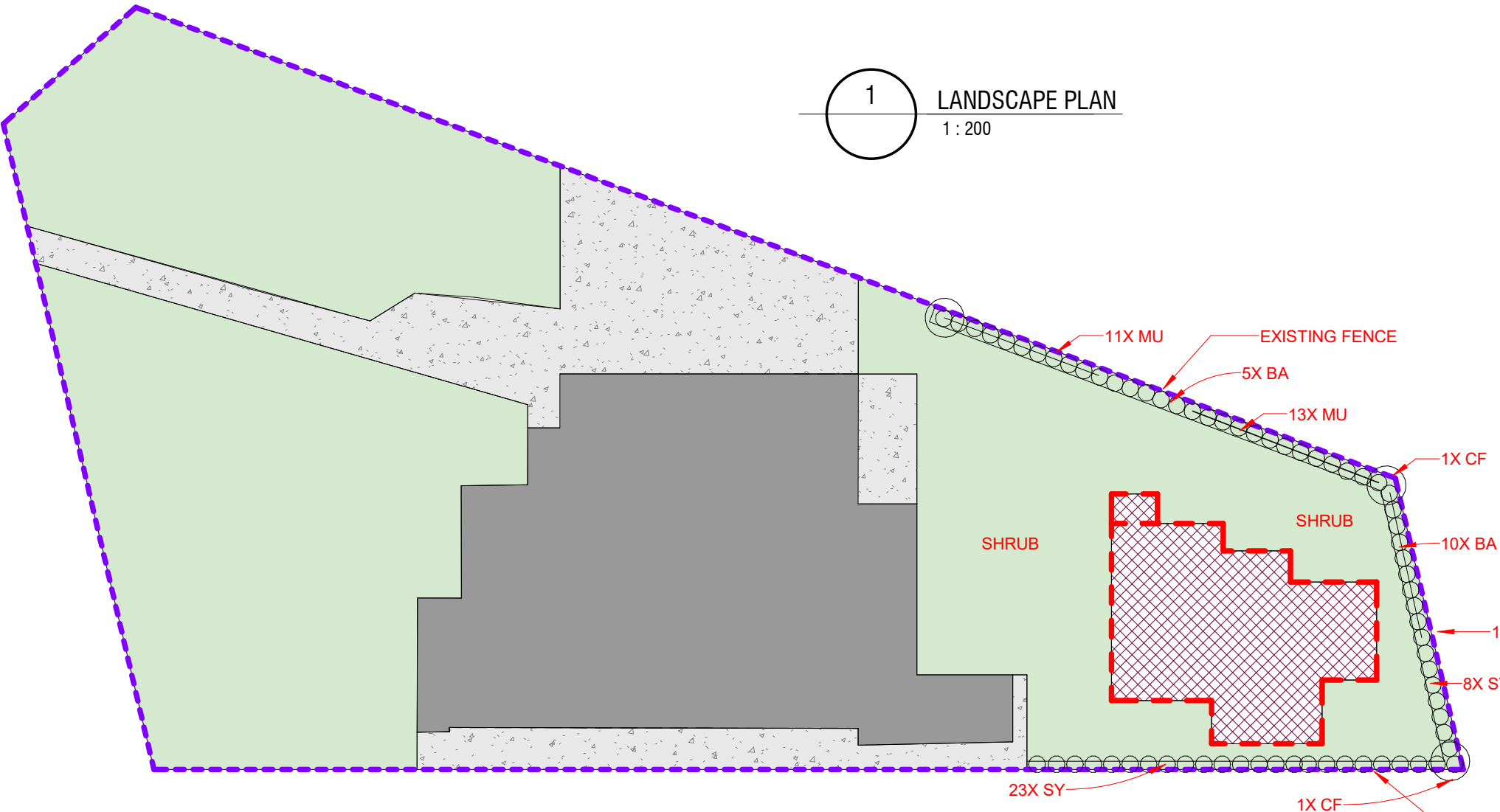
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

| REVISION | DATE       | ISSUE        |
|----------|------------|--------------|
| D        | 08/05/2025 | MODIFICATION |
| C        | 10/5/2024  | CC           |
| B        | 10/2/2024  | DA           |

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3 SHRUB / TUBE PLANTING IN TREE PROTECTION ZONE  
SCALE 1:20@ A3 1:10@A1

LEGEND:

- SITE BOUNDARY
- PROPOSED DWELLING
- PROPOSED DRIVEWAY & CONCRETE AREAS
- PROPOSED LANDSCAPING

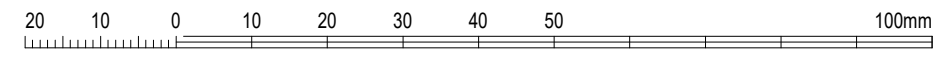
LANDSCAPING LEGEND

1 : 200

PLANTING SCHEDULE

| Code                                   | Botanical Name                       | Common Name            | Height (m) | Width (m) | Density  | Pot Size |
|--|--------------------------------------|------------------------|------------|-----------|----------|----------|
| Trees                                  |                                      |                        |            |           |          |          |
| Cc                                     | Corymbia citriodora                  | Lemon Scented Gum      | 20m        | 8m        | As Shown | 100L     |
| Cf                                     | Corymbia ficifolia 'Fairy Floss'     | Dwarf Flowering Gum    | 6m         | 4m        | As Shown | 100L     |
| Co                                     | Corymbia gummifera                   | Red Bloodwood          | 20m        | 8m        | As Shown | 100L     |
| La                                     | Lagerstroemia indica 'Natchez'       | White Crepe Myrtle     | 8m         | 6m        | As Shown | 100L     |
| Wa                                     | Waterhousea floribunda 'STI' Whisper | Weeping Lilly Pilly    | 8m         | 5m        | As Shown | 100L     |
| Shrubs                                 |                                      |                        |            |           |          |          |
| Ac                                     | Acacia cognata 'Limelight'           | Dwaft Wattle           | 1m         | 1.2m      | 1m       | 200mm    |
| Ad                                     | Adenanthos sericeus compact          | Dwarf Wooly Bush       | 1.2m       | 1.2m      | 1m       | 200mm    |
| Ar                                     | Arthropodium cirratum                | New Zealand Rock Lilly | 0.8m       | 0.8m      | As Shown | 140mm    |
| As                                     | Acema smithii 'Forest Flame'         | Lilly Pilly            | 2m         | 1m        | 0.9m C   | 200mm    |
| Ba                                     | Banksia spinulosa 'Birthday Candles' | Prostrate Banksia      | 0.5m       | 1m        | 0.8m     | 200mm    |
| Cy                                     | Cycas revoluta                       | Sago Palm              | 1.2m       | 1.2m      | As Shown | 200mm    |
| Ga                                     | Gardenia florida                     | Gardenia               | 1m         | 1m        | 0.9m C   | 200mm    |
| Gr                                     | Grevillea 'Robyn Gordon'             | Grevillea              | 1.2m       | 1.2m      | 1m       | 200mm    |
| Gv                                     | Grevillea villea                     | Grevillea              | 0.8m       | 0.8m      | 0.7m     | 140mm    |
| Mu                                     | Muraya paniculata 'Sweet Privacy'    | Orange Jasmine         | 2m         | 1.5m      | 1m       | 300mm    |
| Ph                                     | Philodendron xanadu                  | Xanadu                 | 0.8m       | 0.8m      | 0.7m     | 200mm    |
| St                                     | Strelitzia reginae                   | Bird of Paradise       | 1m         | 1.5m      | As Shown | 200mm    |
| Sy                                     | Syzigium 'Resilience'                | Lilly Pili             | 3m         | 1.5m      | 1m       | 300mm    |
| We                                     | Westringia 'Blue Gem'                | Native Rosemary        | 1.2m       | 1.2m      | 1m       | 200mm    |
| Grasses and Flaxes                     |                                      |                        |            |           |          |          |
| An                                     | Anigozanthos 'Bush Pearl'            | Kangaroo Paw           | 0.6m       | 0.6m      | As Shown | 140mm    |
| Di                                     | Dieties iridoides                    | Flag Iris              | 0.6m       | 0.6m      | As Shown | 140mm    |
| Lo                                     | Lomandra 'Tanika'                    | Matt Rush              | 0.6m       | 0.6m      | As Shown | 140mm    |
| Mixed Grasses - 32 plants total (Mg) # |                                      |                        |            |           |          |          |
| Mg                                     | Dianella revoluta                    | Flax Lilly             | 0.6m       | 0.6m      | As Shown | 140mm    |
|  | Dieties iridoides                    | Flag Iris              | 0.6m       | 0.6m      | As Shown | 140mm    |
|  | Lomandra 'Tanika'                    | Matt Rush              | 0.6m       | 0.6m      | As Shown | 140mm    |
| Groundcovers                           |                                      |                        |            |           |          |          |
| Dr                                     | Dichondra 'Silver Falls'             | Ponys Foot             | 0.1m       | 1m        | 0.3m C   | 140mm    |
| Mn                                     | Myoporum parvifolium 'Yareena'       | Creeping Boobialla     | 0.2m       | 1m        | 1/m²*    | 140mm    |
|  | Grevillea 'Mt Tamboritha'            | Groundcover Grevillea  | 0.2m       | 1m        | 1/m²*    | 140mm    |

Notes  
Contractor to confirm numbers on site prior to ordering planting stock.  
\* Mixed groundcovers - total of two plants per m²  
# Mixed grasses to be planted in clumps of 3 or 5 of the same species.



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ACCREDITED  
BUILDING DESIGNER

A08

Sheet Name: LANDSCAPE PLAN  
Address: 49 Forest Way, Frenchs Forest  
Project Name: SECONDARY DWELLING



Client: Abroyal Uppal  
Drawn by :AK

| DATE       | REVISION     |
|------------|--------------|
| 08/05/2025 | MODIFICATION |
| 10/5/2024  | CC           |
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| ISSUE      | DATE         |

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LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:

Prior to commencement of work, a continuous Tree Protection Fence shall be erected around the perimeter of the Tree Protection Zone (TPZ) in accordance with the tree protection requirements set out in the associated arboricultural report. The Tree Protection Fence shall be a minimum of1800mm high chain link fabric on 2400mm star picket or 50 Ømm GWI pipe anchor posts driven 600mm into the ground.  
Take necessary precautions to protect the Structural Root Zone(SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites.Tree protection measures shall remain intact until the completion of all construction works. A 600mm x 450mm prohibition sign complying with ASB319 stating "NO ENTRY - TREE PROTECTION ZONE" and including contact details of the site foreman is to be attached to the fence  
Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:  
- entry of machinery or storage of building materials  
- parking of any kind of vehicle  
- erection or placement of site facilities  
- removal or stockpiling of soil or site debris  
- disposal of liquid waste including paint & concrete wash  
- excavation or trenching of any kind (including irrigation or electrical connections).  
- attaching any signs or any other objects to the tree  
- placement of waste disposal or skip bins  
- pruning and removal of branches, other than those by a qualified Arborist  
Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding.

Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.  
Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.  
Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.  
Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%.  
Stock selection should be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

MULCHING

Quality system: AS 4454  
All planting area to be mulched with 50mm depth of river pebbles unless otherwise specified. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

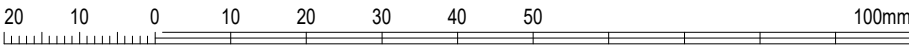
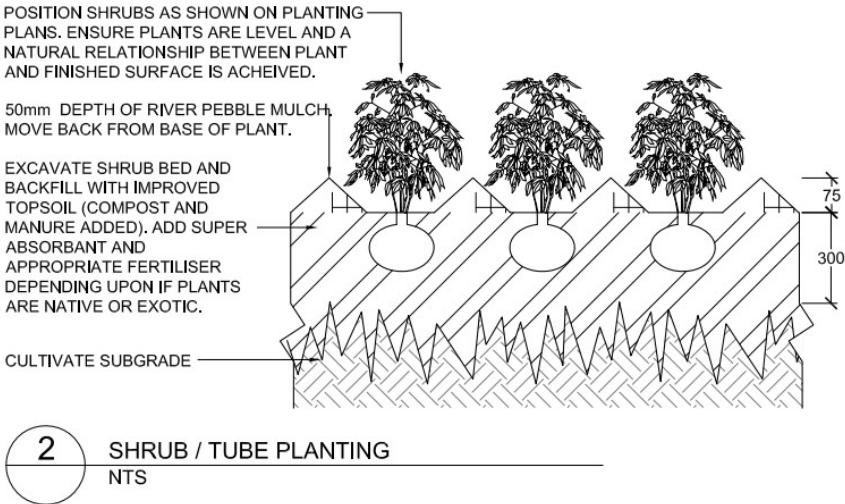
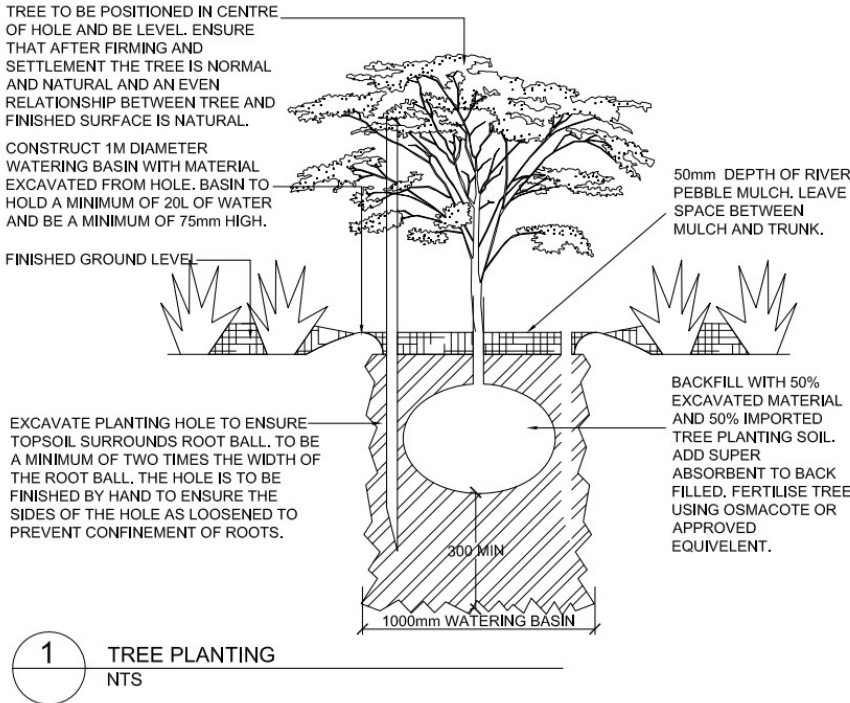
TURFING

Nara Turf.  
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

All services and infrastructure locations are indicative only. Contractor to confirm location of all services and infrastructure prior to initiating landscape works.





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**bdac**  
ACCREDITED  
BUILDING DESIGNER

**bdac**  
BUILDING DESIGNERS  
MEMBER OF AUSTRALIA

A09

Sheet Name: **LANDSCAPE PLAN**

Address: **49 Forest Way, Frenchs Forest**

Project Name: **SECONDARY DWELLING**



Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

| DATE       | REVISION     |
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| 10/2/2024  | DA           |
| D          | C            |
| B          | A            |
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A10

Sheet Name: SHADOWS DIAGRAM-9AM

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

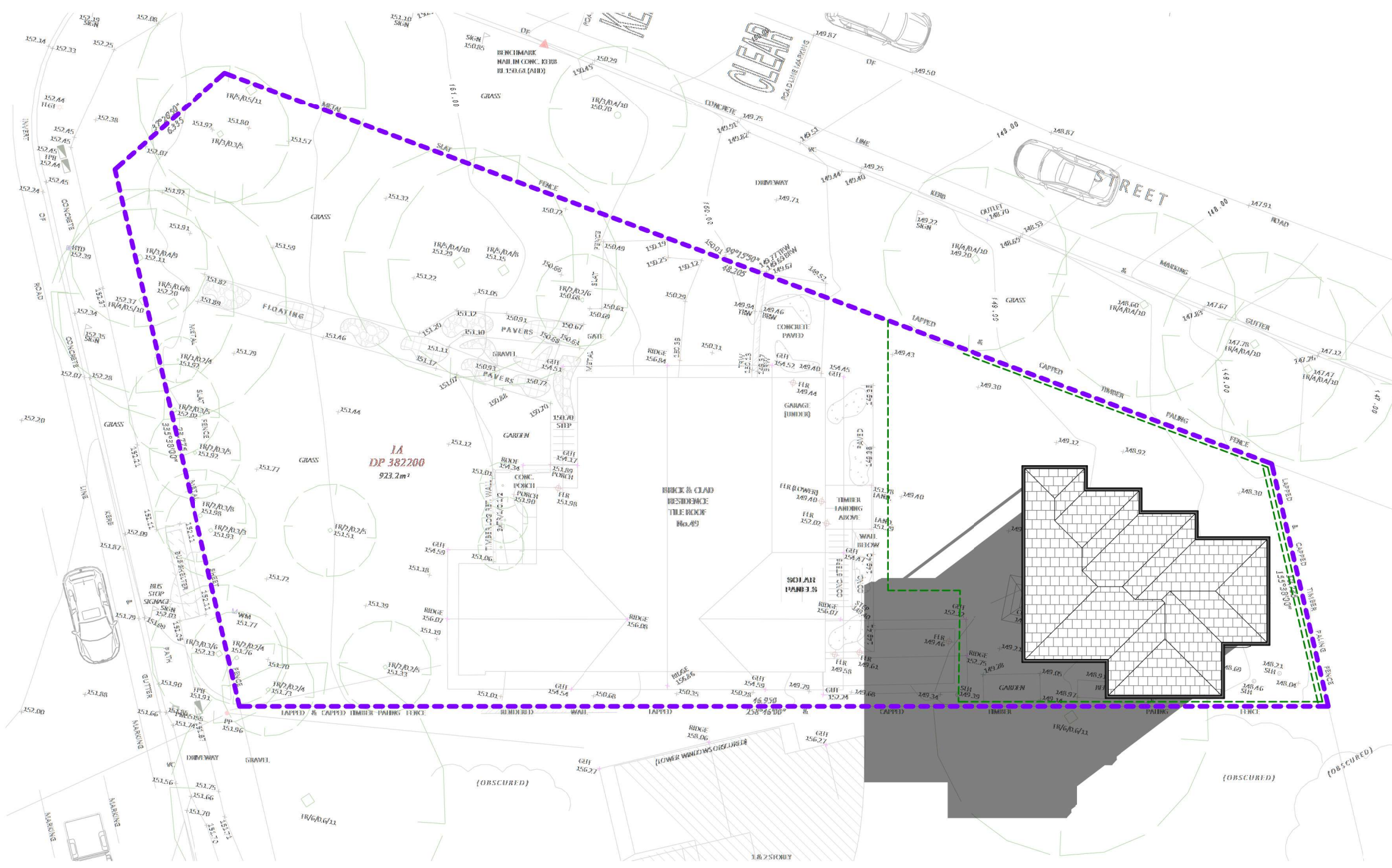
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

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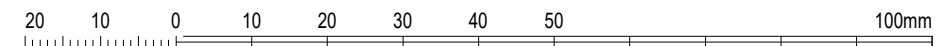
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1

SHADOWS DIAGRAM-9AM

1 : 200





A11

Sheet Name: SHADOWS DIAGRAM-12PM

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

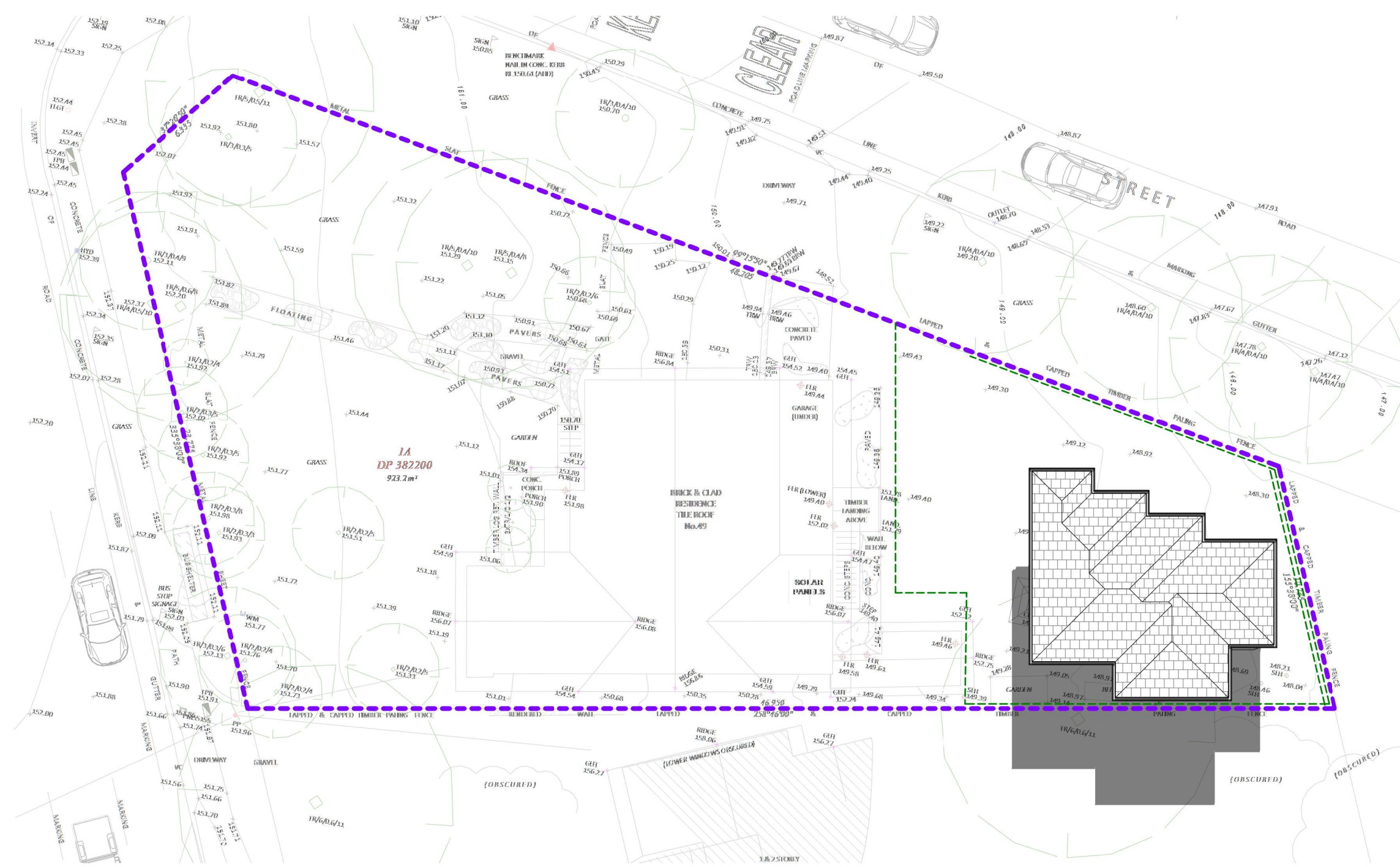
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

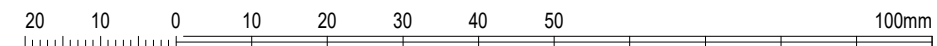
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1

SHADOWS DIAGRAM-12PM  
1 : 200



A12

Sheet Name: SHADOWS DIAGRAM-3PM

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

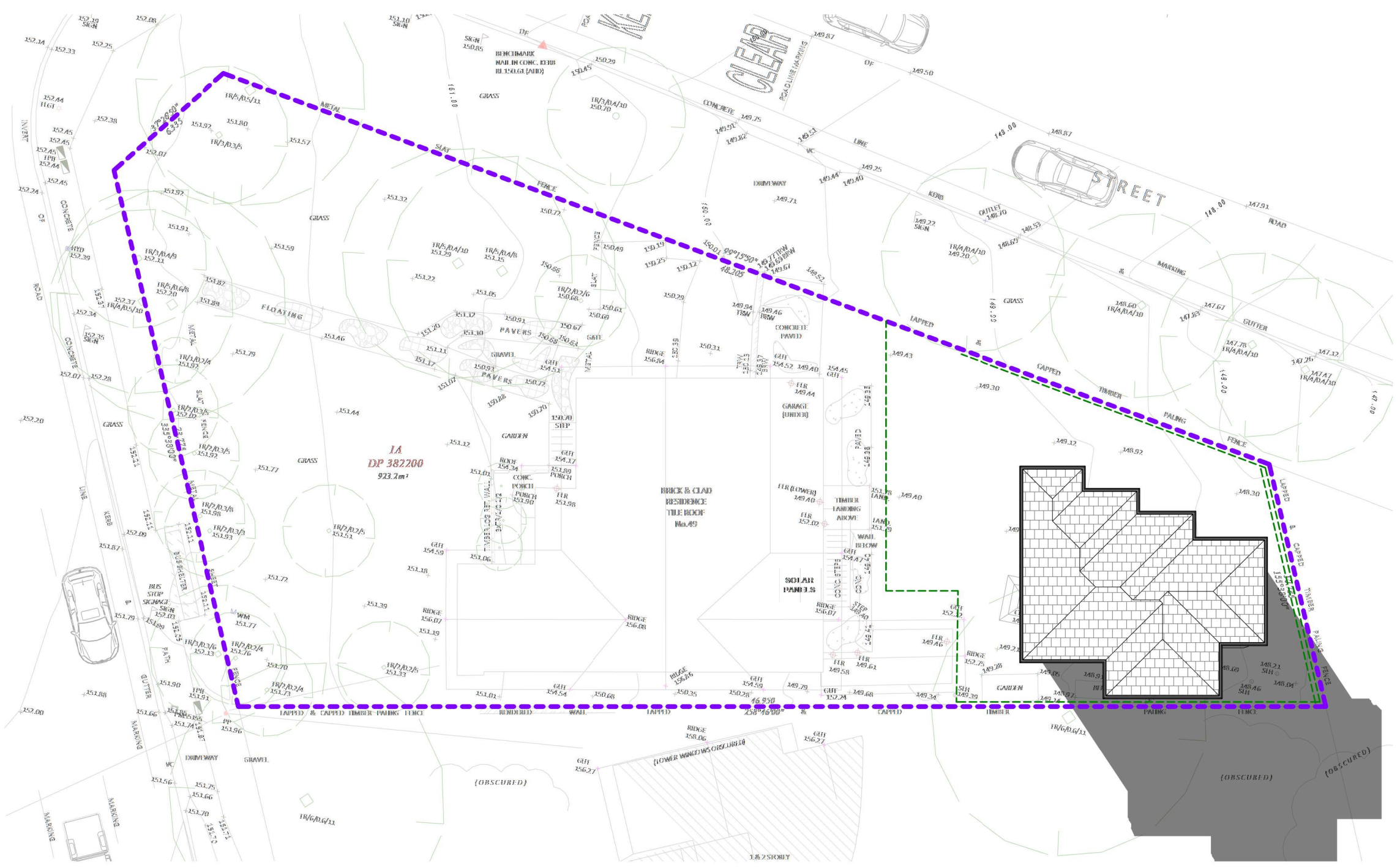
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

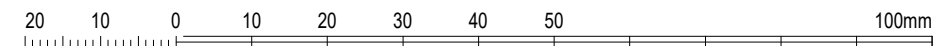
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1 SHADOWS DIAGRAM-3PM  
1 : 200

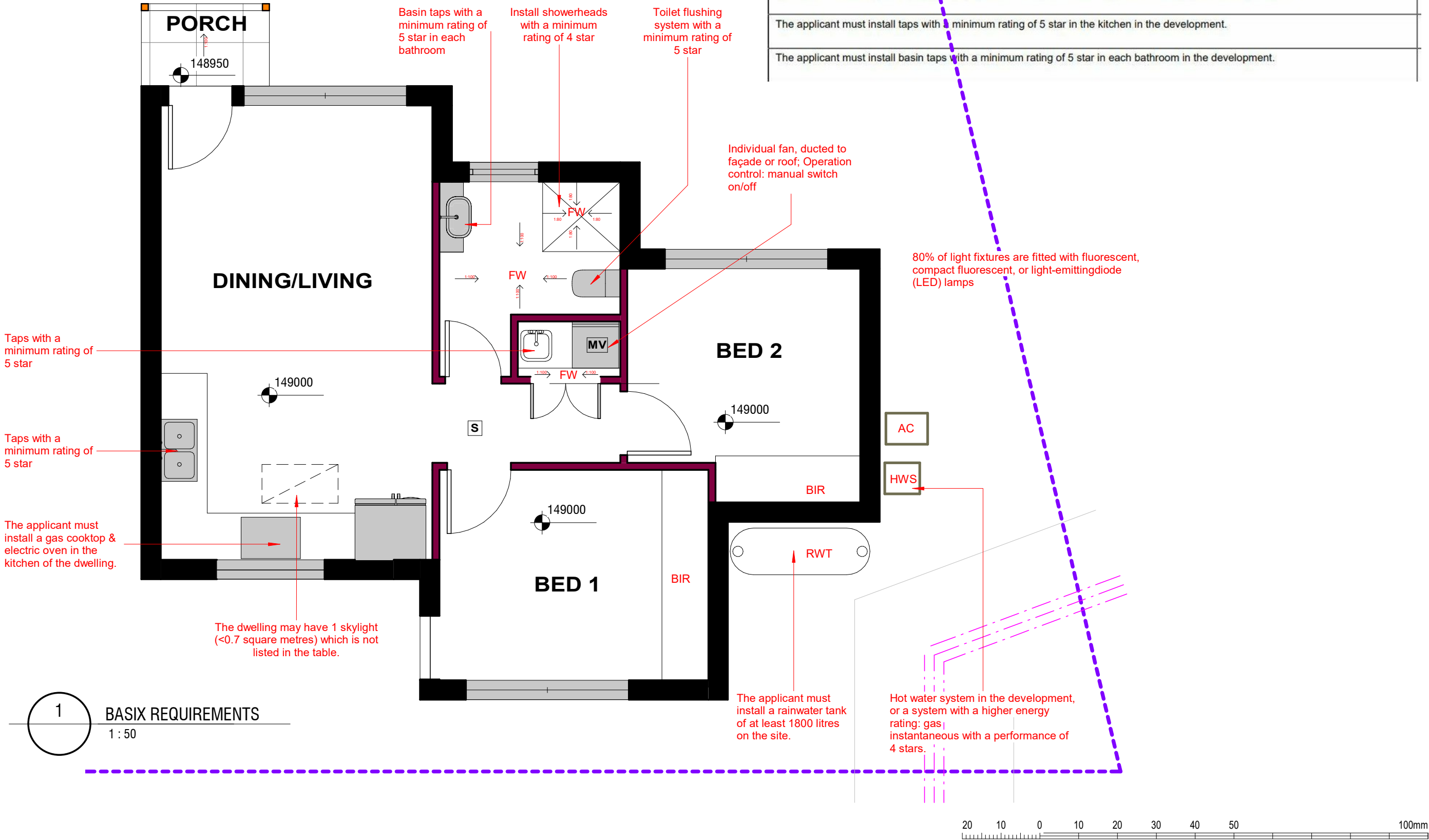




| Construction                                   | Additional insulation required (R-Value) | Other specifications                                |
|--|--|---|
| floor - concrete slab on ground                | nil                                      |   |
| external wall - brick veneer                   | 1.86 (or 2.40 including construction)    |   |
| external wall - cavity brick                   | 0.50 (or 1.17 including construction)    |   |
| ceiling and roof - flat ceiling / pitched roof | ceiling: 3.5 (up), roof: 1.0/1.5arking   | unventilated; medium (solar absorptance 0.475-0.70) |

Fixtures

- The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
- The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
- The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
- The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.



A13

| ISSUE | DATE       | REVISION     |
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BASIX™ Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1412890S\_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number 1412890S\_02 lodged with the consent authority or certifier on 18 August 2023 with application DA2023/1150.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary  
Date of issue: Tuesday, 06 May 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project summary           |  |             |
|---------------------------|--|-------------|
| Project name              | No.49 Forest Way, Frenchs Forest_02_04 |             |
| Street address            | 49 FOREST WAY WAY FRENCHS FOREST 2086  |             |
| Local Government Area     | Northern Beaches Council               |             |
| Plan type and plan number | Deposited Plan 382200                  |             |
| Lot no.                   | 1A                                     |             |
| Section no.               | -                                      |             |
| Project type              | separate dwelling house                |             |
| No. of bedrooms           | 2                                      |             |
| Project score             |  |             |
| Water                     | ✔ 40                                   | Target 40   |
| Thermal Performance       | ✔ Pass                                 | Target Pass |
| Energy                    | ✔ 50                                   | Target 50   |
| Materials                 | ✔ -1                                   | Target n/a  |

| Certificate Prepared by                           |  |
|---|--|
| Name / Company Name: Architecture Insight Pty Ltd |  |
| ABN (if applicable):                              |  |

Description of project

| Project address                         |  | Assessor details and thermal loads                                |                    |
|---|--|---|--------------------|
| Project name                            | No.49 Forest Way, Frenchs Forest_02_04 | NatHERS assessor number   | n/a                |
| Street address                          | 49 FOREST WAY WAY FRENCHS FOREST 2086  | NatHERS certificate number  | n/a                |
| Local Government Area                   | Northern Beaches Council               | Climate zone  | n/a                |
| Plan type and plan number               | Deposited Plan 382200                  | Area adjusted cooling load (MJ/ m²/year)                          | n/a                |
| Lot no.                                 | 1A                                     | Area adjusted heating load (MJ/ m²/year)                          | n/a                |
| Section no.                             | -                                      | Ceiling fan in at least one bedroom                               | n/a                |
| Project type                            |  | Ceiling fan in at least one living room or other conditioned area | n/a                |
| Project type                            | separate dwelling house                | Project score   |                    |
| No. of bedrooms                         | 2                                      | Water   | ✓ 40 Target 40     |
| Site details                            |  | Thermal Performance   | ✓ Pass Target Pass |
| Site area (m²)                          | 923                                    | Energy  | ✓ 50 Target 50     |
| Roof area (m²)                          | 76                                     | Materials   | ✓ -1 Target n/a    |
| Conditioned floor area (m²)             | 54.0                                   |   |                    |
| Unconditioned floor area (m²)           | 6.0                                    |   |                    |
| Total area of garden and lawn (m²)      | 60                                     |   |                    |
| Roof area of the existing dwelling (m²) | 0                                      |   |                    |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Fixtures  |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.   |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.  |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.  |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.  |                  | ✓                            |                 |
| Alternative water   |                  |                              |                 |
| Rainwater tank  |                  |                              |                 |
| The applicant must install a rainwater tank of at least 1800 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.   | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 65 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).                                    |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to:<br>• all toilets in the development<br><br>• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) |                  | ✓                            | ✓               |

| Thermal Comfort Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Do-it-yourself Method   |                  |                              |                 |
| General features  |                  |                              |                 |
| The dwelling must not have more than 2 storeys.   | ✓                | ✓                            | ✓               |
| The conditioned floor area of the dwelling must not exceed 300 square metres.   | ✓                | ✓                            | ✓               |
| The dwelling must not contain open mezzanine area exceeding 25 square metres.   | ✓                | ✓                            | ✓               |
| The dwelling must not contain third level habitable attic room.   | ✓                | ✓                            | ✓               |
| Floor, walls and ceiling/roof   |                  |                              |                 |
| The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below. | ✓                | ✓                            | ✓               |

| Construction                                   | Additional insulation required (R-Value)   | Other specifications                                |
|--|--|---|
| floor - concrete slab on ground                | nil  |   |
| external wall - brick veneer                   | 1.86 (or 2.40 including construction)  |   |
| external wall - cavity brick                   | 0.50 (or 1.17 including construction)  |   |
| ceiling and roof - flat ceiling / pitched roof | ceiling: 3.5 (up), roof: foil/sarking  | unventilated, medium (solar absorptance 0.475-0.70) |
| Note   | • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.                             |   |
| Note   | • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. |   |

| Thermal Comfort Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Windows, glazed doors and skylights  |                  |                              |                 |
| The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.   | ✓                | ✓                            | ✓               |
| The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.  | ✓                | ✓                            | ✓               |
| The following requirements must also be satisfied in relation to each window and glazed door:<br><br>• For the following glass and frame types, the certifier check can be performed by visual inspection.<br><br>- Aluminium single clear<br>- Aluminium double (air) clear<br>- Timber/UPVC/fibreglass single clear<br>- Timber/UPVC/fibreglass double (air) clear | ✓                | ✓                            | ✓               |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type                     | Shading Device (Dimension within 10%)                   | Overshadowing    |
|------------------------|---------------------|--------------------|--------------------------|---|------------------|
| North facing           |                     |                    |                          |   |                  |
| GW1                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| GW2                    | 900.00              | 600.00             | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| GW3                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |
| South facing           |                     |                    |                          |   |                  |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type                     | Shading Device (Dimension within 10%)                   | Overshadowing    |
|------------------------|---------------------|--------------------|--------------------------|---|------------------|
| GW4                    | 1800.00             | 2100.00            | aluminium, single, clear | eave 450 mm, 300 mm above head of window or glazed door | not overshadowed |
| GW5                    | 600.00              | 1500.00            | aluminium, single, clear | eave 450 mm, 600 mm above head of window or glazed door | not overshadowed |

| Energy Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Hot water  |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.  | ✓                | ✓                            | ✓               |
| Cooling system   |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)  |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4 Star (old label)  |                  | ✓                            | ✓               |
| Heating system   |                  |                              |                 |
| The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.  |                  | ✓                            | ✓               |
| The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.  |                  | ✓                            | ✓               |
| Ventilation  |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:<br>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off<br><br>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off<br><br>Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off |                  | ✓                            | ✓               |
| Artificial lighting  |                  |                              |                 |
| The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:<br>• at least 2 of the bedrooms / study; dedicated                 |                  | ✓                            | ✓               |

| Energy Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| • at least 2 of the living / dining rooms; dedicated<br><br>• the kitchen; dedicated<br><br>• all bathrooms/toilets; dedicated<br><br>• the laundry; dedicated<br><br>• all hallways; dedicated |                  | ✓                            | ✓               |
| Natural lighting  |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.  | ✓                | ✓                            | ✓               |
| The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.   | ✓                | ✓                            | ✓               |
| Other   |                  |                              |                 |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.  |                  | ✓                            |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.  |                  | ✓                            |                 |

| Legend   |
|--|
| In these commitments, "applicant" means the person carrying out the development.   |
| Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).             |
| Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.                   |



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A14

BASIX CERTIFICATE

Sheet Name:

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

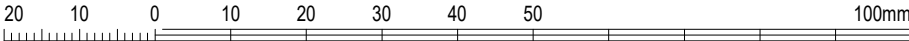
Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

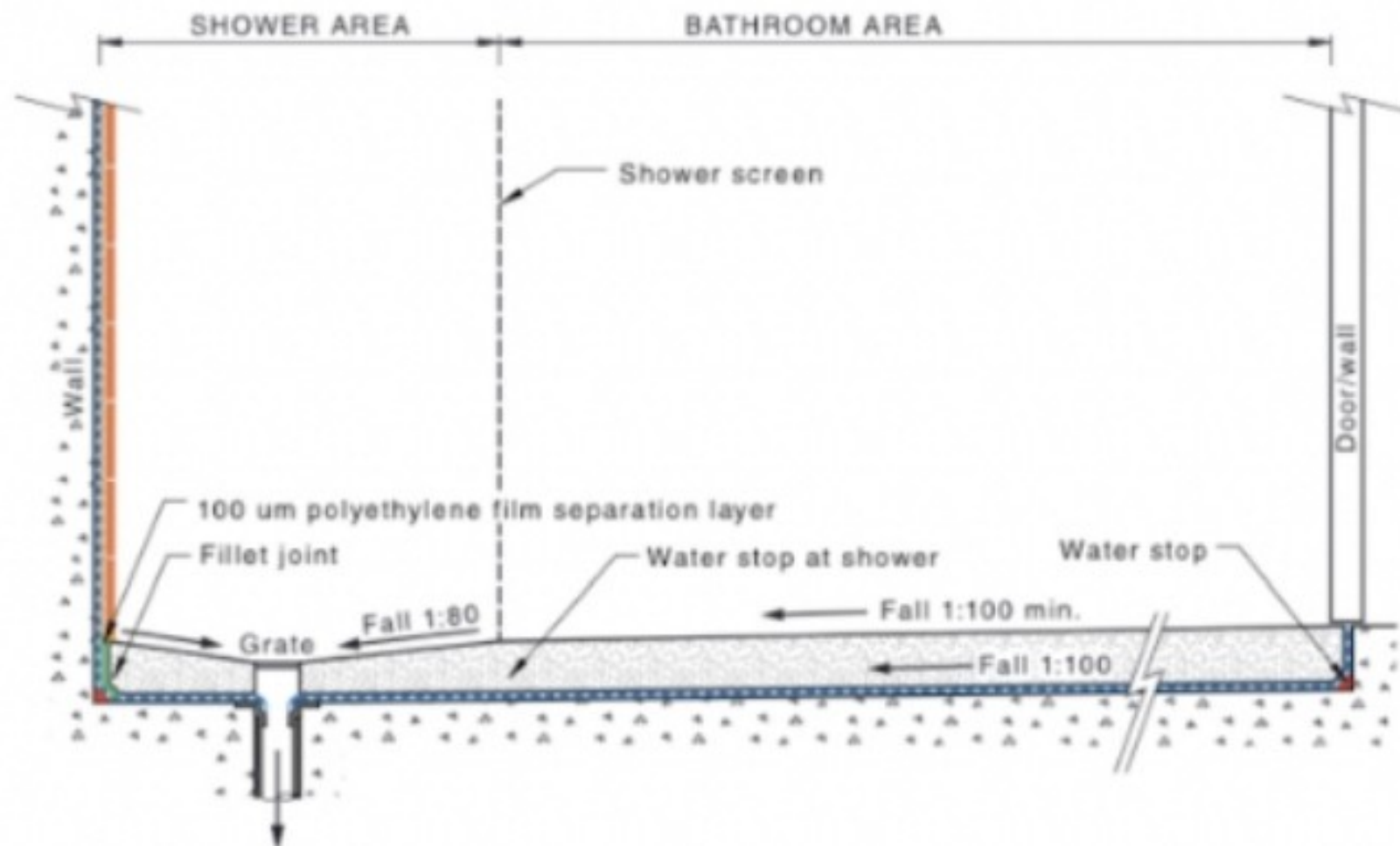
Drawn by :AK

| ISSUE | DATE       | REVISION     |
|-------|------------|--------------|
| D     | 08/05/2025 | MODIFICATION |
| C     | 10/5/2024  | CC           |
| B     | 10/2/2024  | DA           |

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# WATERPROOFING TO ALL WET AREAS AS PER THE AUSTRALIAN STANDARD

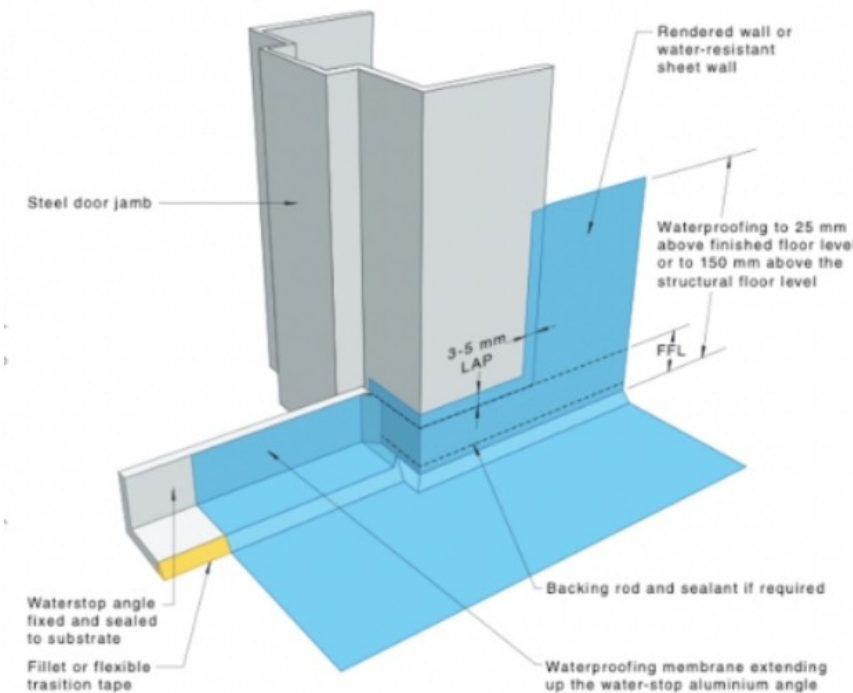


Figure 4.9.1(C) — Waterstop at door with steel frame

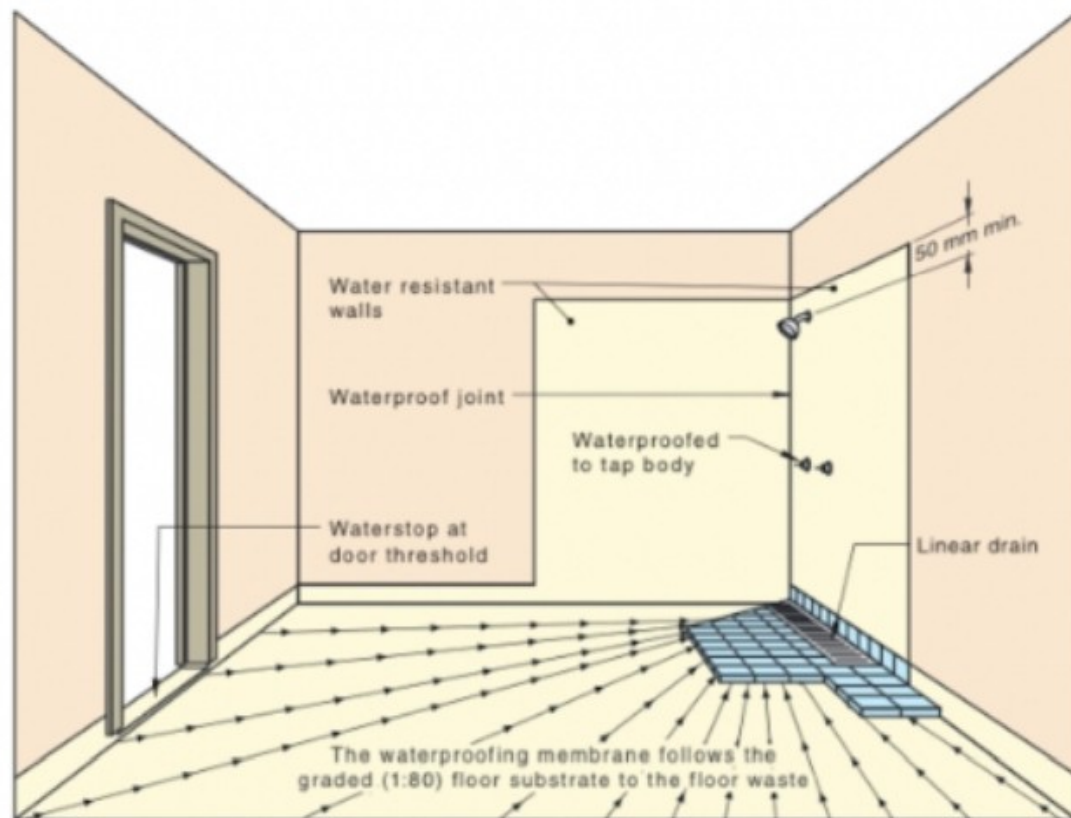
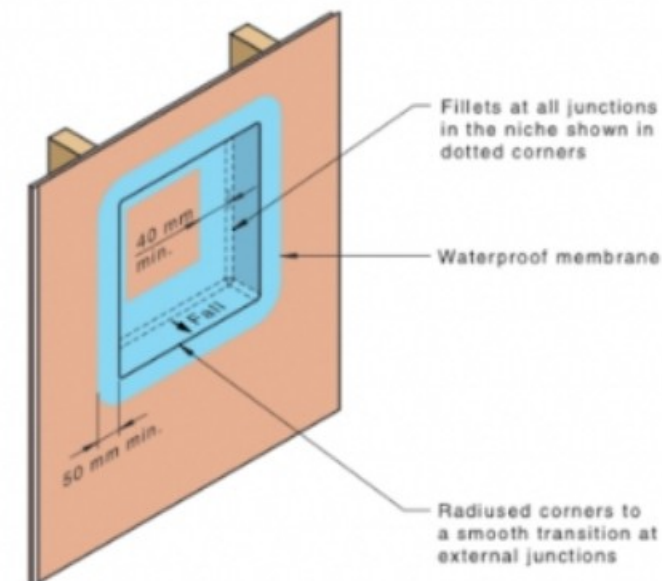


Figure A.6(B) — Whole of bathroom with linear drain

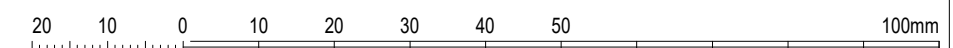
AS 3740:2021

32



NOTE Bond breaker or fillet to suit the membrane at all internal junctions in the niche shown in yellow.

Figure 4.12.4 — Niche in shower wall framework

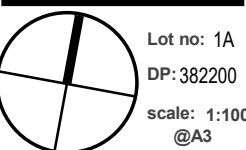


A15

Sheet Name: WATER PROOFING DETAILS

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING



Lot no: 1A  
DP: 382200  
scale: 1:100  
@A3

Client: Abroyal Uppal

Drawn by :AK

| ISSUE | DATE       | REVISION     |
|-------|------------|--------------|
| D     | 08/05/2025 | MODIFICATION |
| C     | 10/5/2024  | CC           |
| B     | 10/2/2024  | DA           |

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