

SUBJECT SITE

SHEET NUMBER	SHEET NAME	1
A01	SITE PLAN	
A01.1	SETBACK PLAN	
A02	SITE ANALYSIS & SUN DIRECTION	
A03	WASTE MANAGEMENT AND SEDIMENT EROSION CONTROL PLANS	
A04	PROPSOED GROUND FLOOR	
A05	ELEVATIONS	
A06	COLOUR SCHEDULE	
A07	SECTION PLAN	1
A08	LANDSCAPE PLAN	1
A09	LANDSCAPE PLAN	1
A10	SHADOWS DIAGRAM-9AM	1
A11	SHADOWS DIAGRAM-12PM	1
A12	SHADOWS DIAGRAM-3PM	1
A13	BASIX REQUIREMENTS	1
A14	BASIX CERTIFICATE	1
A15 20	WATEROPROOFING DETAILS 40 50 100	mr

PROPOSED SECONDARY DWELLING

No.49 Forest Way, Frenchs Forest,

NSW 2086

Lot 1A in DP 382200

MODIFICATION APPLICATION

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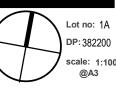


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49 Forest Way, I

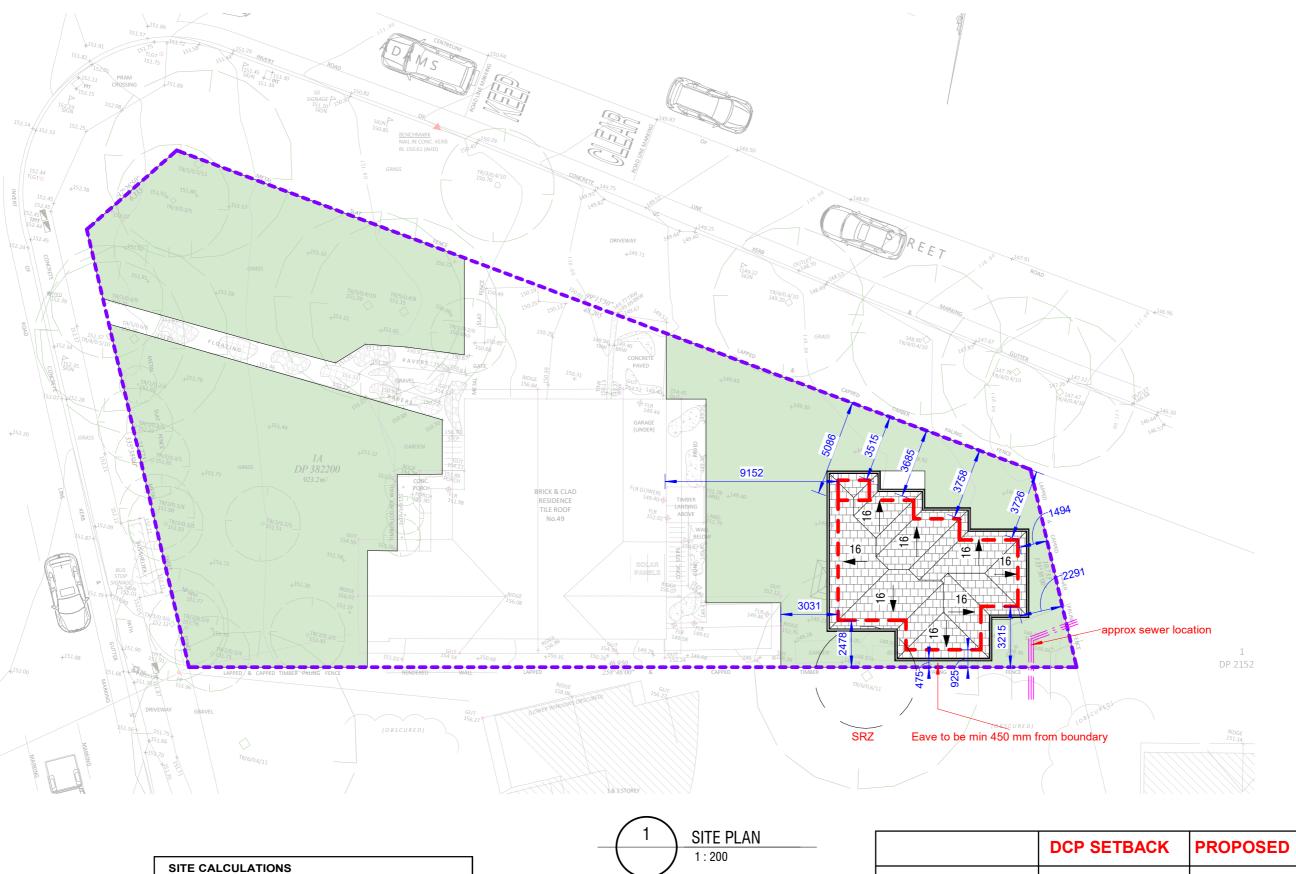
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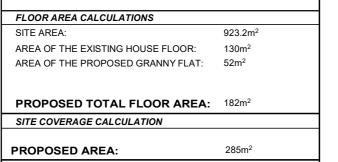


Client: Abroval Uppal

Drawn by : AK

08/05/2025 MODIFICATION	8	DA	REVISION
08/05/2025	10/5/2024 CC	10/2/2024 DA	DATE
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LANDSCAPING CALCULATIONS

PROPOSED TOTAL LANDSCAPED AREA:

	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

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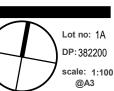


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st Way, Frenchs Fores

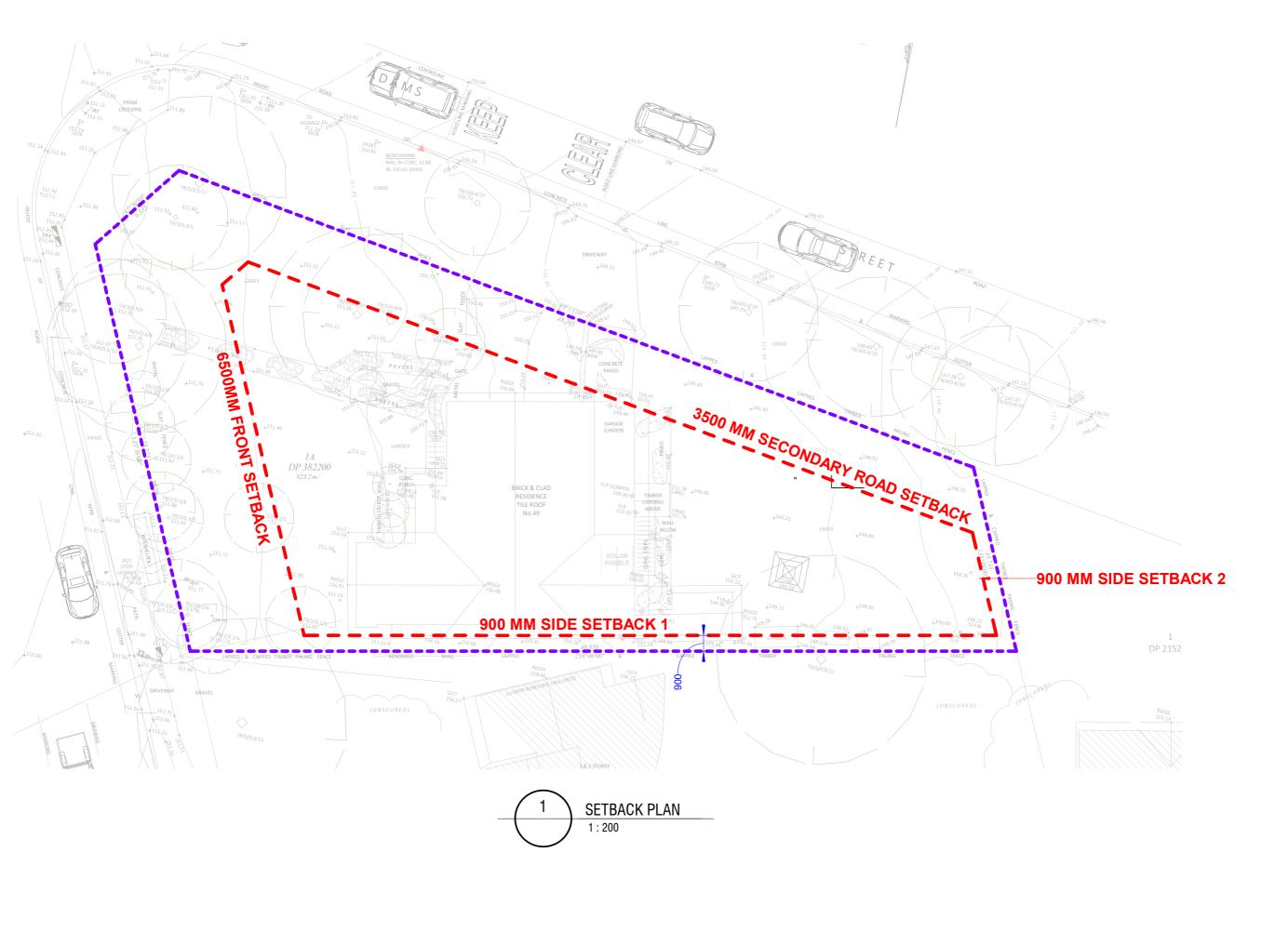
49 Forest Way



Client: Abroyal Uppal

Drawn by : AK

		08/05/2025 MODIFICATION	22	DA	REVISION
		08/05/2025	10/5/2024 CC	10/2/2024 DA	DATE
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A C C R E D I T E D
BUILDING DESIGNER





A01.1

Forest

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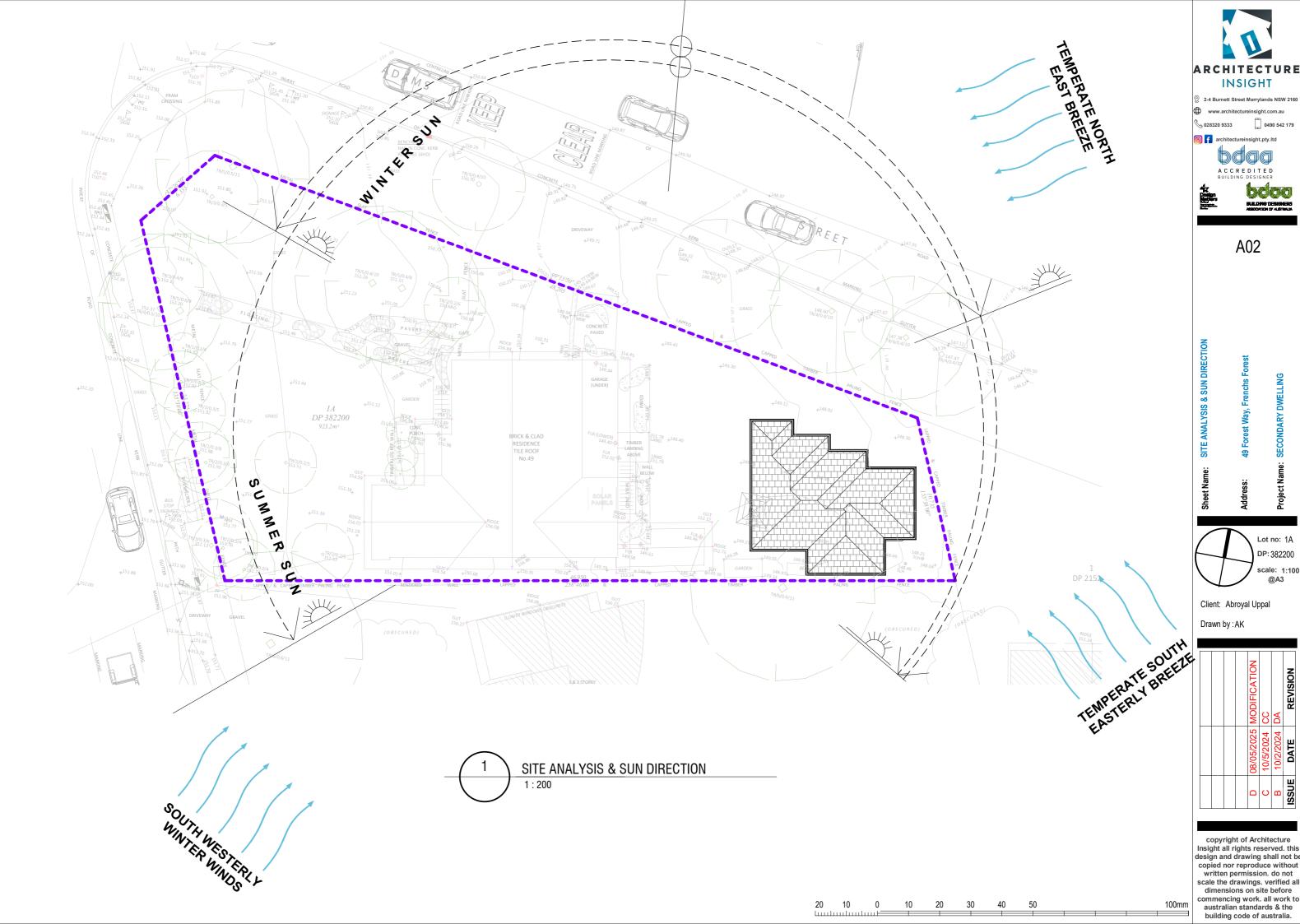
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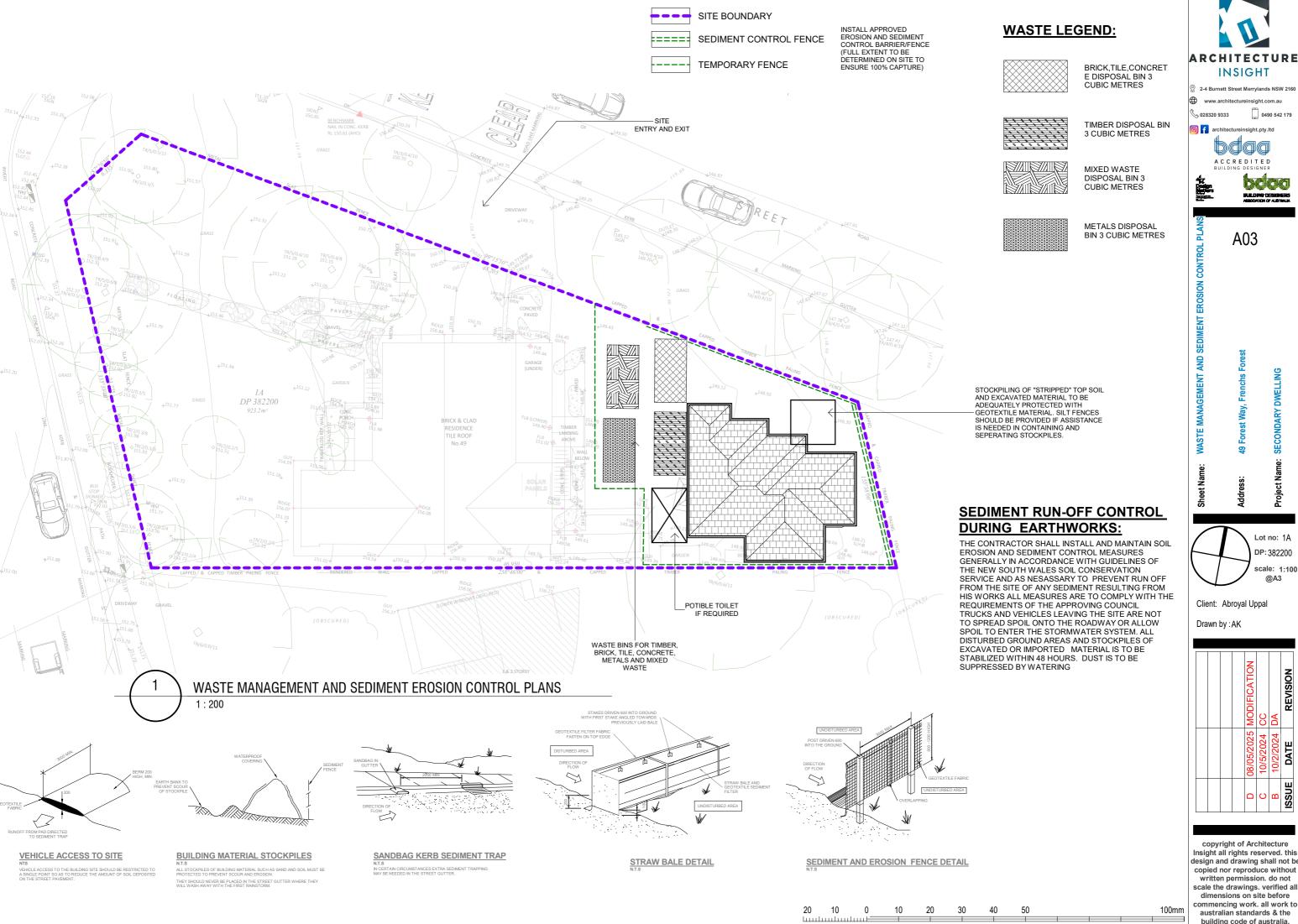
Lot no: 1A DP: 382200 scale: 1:100

Client: Abroyal Uppal

Drawn by : AK









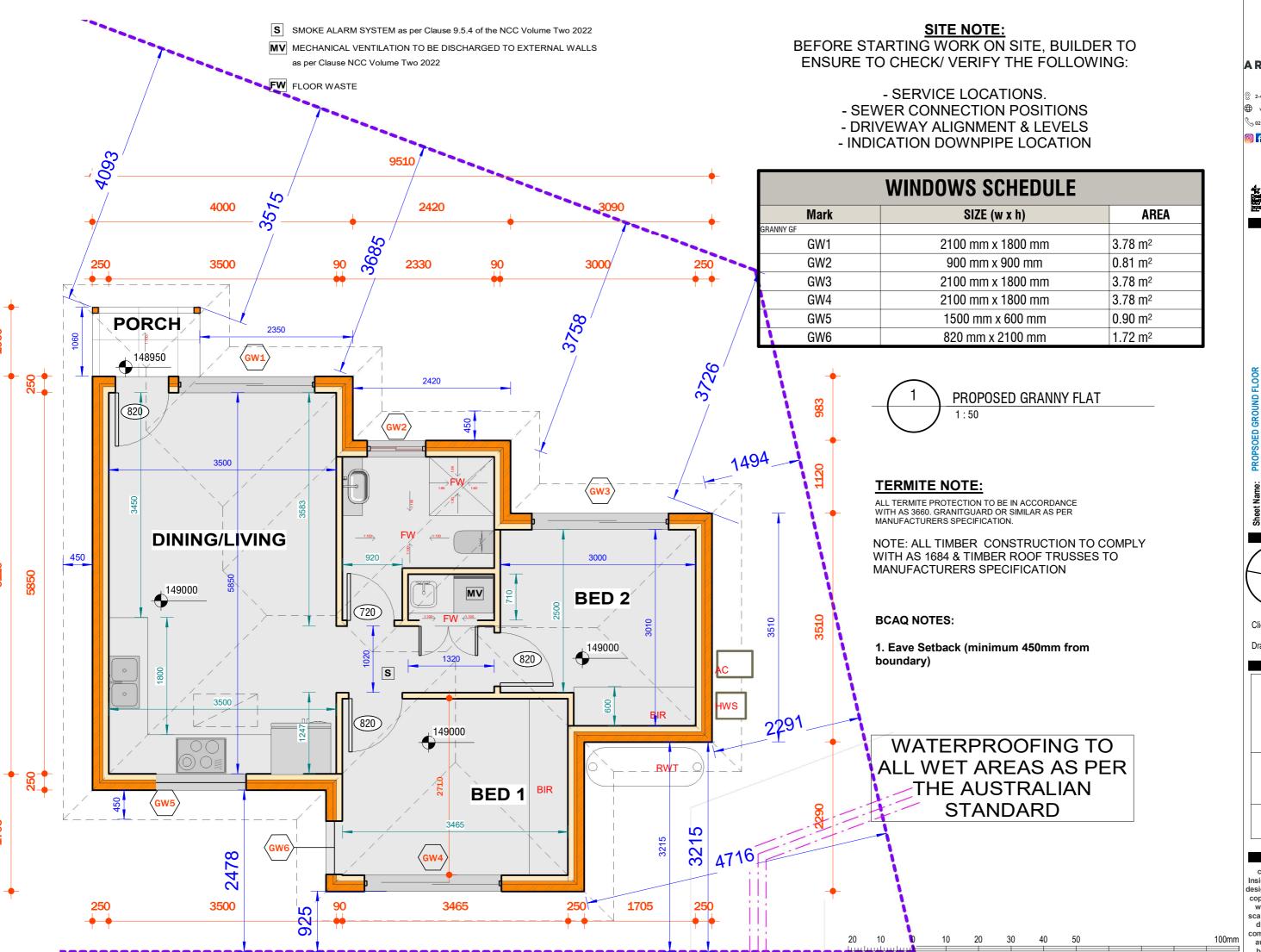
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A C C R E D I T E D BUILDING DESIGNER

A04

Forest Way, Frenchs Fores

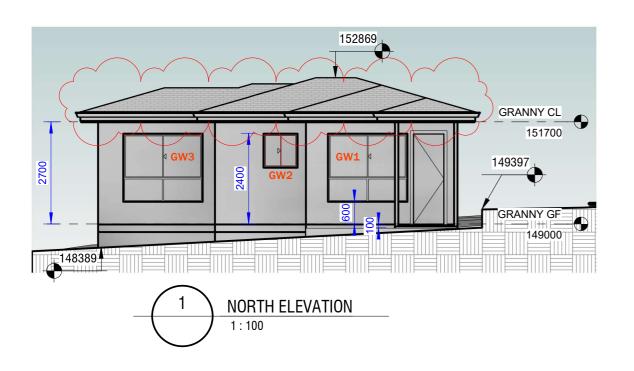
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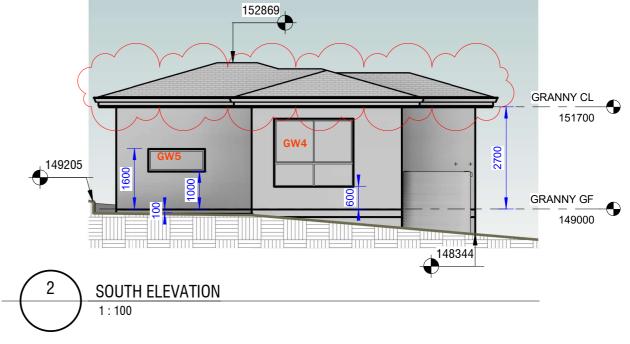
Lot no: 1A DP: 382200 scale: 1:10 @A3

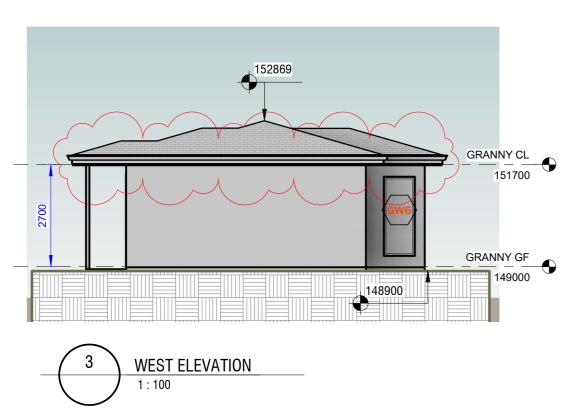
Client: Abroyal Uppal

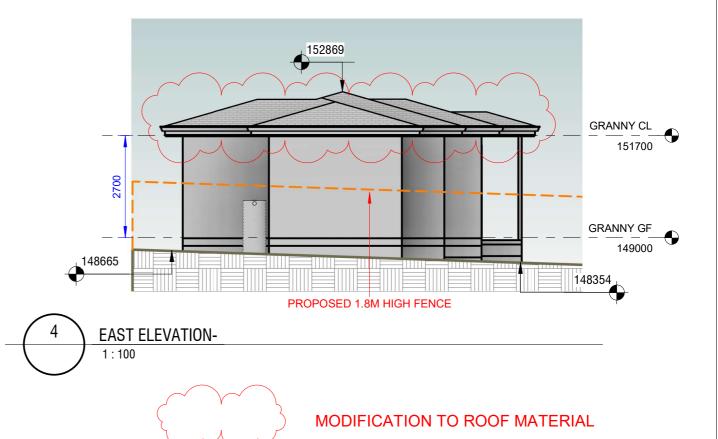
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Condensation management notes

- 1. 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;
- 2. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have the minim flow rate as per the below:
 - i. 25L/s for a bathroom or sanitary compartment;
 - ii. 40L/s for a kitchen or laundry.
- 1. All exhausts must discharge directly via a shaft or duct to outdoor air.
- 2. Where a clothes dryer is installed, it must be discharged via a shaft or duct to outdoor air;
- 3. An exhaust system continuously run for 10minutes after the light switch is turned o



A05

49 Forest Way, Frenchs Forest

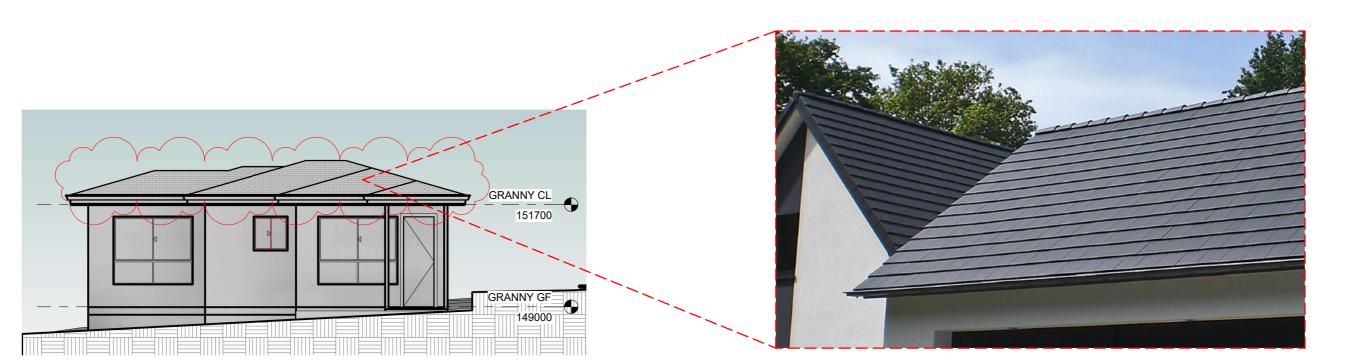
Address:

Lot no: 1A DP: 382200 scale: 1:10 @A3

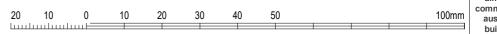
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TILE ROOF





② 2-4 Burnett Street Merrylands NSW 2160

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bdoo A C C R E D I T E D BUILDING DESIGNER





A06

DP: 382200 scale: 1:100

Client: Abroyal Uppal

Drawn by : AK



BASI Certificate Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1412890S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commilments set out below. Terms used in this certificate, or in the commilments have the meaning given by the document entitled "BASIX Definitions" dated 1009/2020 published by the Department. This document is available at www.basix.nsw.gov.au

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.



Certificate Prepared by	
Name / Company Name: Architecture Insight Pty Ltd	
ABN (if applicable): 82647312007	

✓ 50

Deposited Plan 382200

Target Pass

Target 50

nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1412890S_03 Sunday, 03 December 2023

Plan type and plan numbe

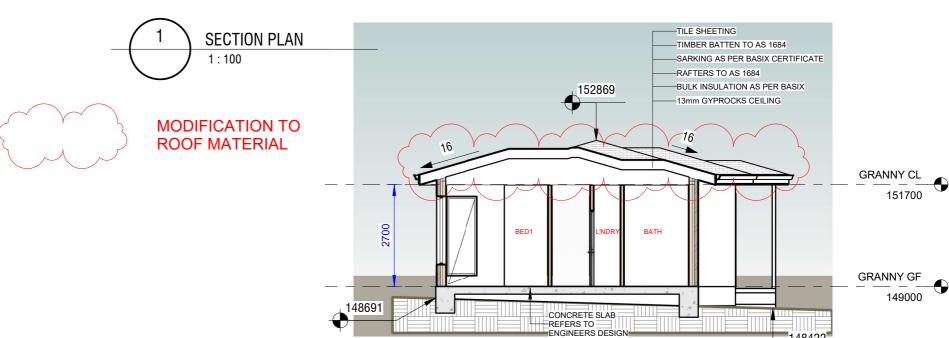
Thermal Comfort

Project address		Assessor details and therm	al loads	
Project name	No.49 Forest Way, Frenchs 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/	n/a	
Section no.		m².year)	ilva	
Project type		Ceiling fan in at least one bedroom	n/a	
		Ceiling fan in at least one living room	n/a	
Project type	separate dwelling house	or other conditioned area		
No. of bedrooms	2	Project score		
Site details		Water	✓ 40	Target 4
Site area (m²)	923			
Roof area (m²)	76	Thermal Comfort	✓ Pass	Target P
Conditioned floor area (m²)	54.0	Energy	✓ 50	Target 5
Unconditioned floor area (m²)	6.0		V 30	raiget 5
Total area of garden and lawn (m²)	60			
Roof area of the existing dwelling (m ²)	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.		V	~
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			
	7		
Rainwater tank			
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 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 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 dain).	•	J	~
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 nuroff from at least 65 square metres of the roof area of the	-	J	~



hermal 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 e	~	~	~		
The dwelling must not contain open mezzanine area	~	~	~		
The dwelling must not contain third level habitable a	ttic rocm.		V	~	~
Floor, walls and ceiling/roof		•			
The applicant must construct the floor(s), walls, and below.	ceiling/roof of the dwelling in accordance with the specifications list	ted in the table	~	~	~
Construction	Additional insulation required (R-Value)	Other spe	cifications		
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	unventilate	ed; medium (:	solar absorptance 0.475	5-0.70)

Thermal Comfort Com	mitments			Show on DA plans	Show on CC/CDC plans & specs	Certific
Windows, glazed doors and s	kylights					
			table below, in accordance with the or each window and glazed door.	~	~	~
The dwelling may have 1 sky	light (<0.7 square metres) which	h is not listed in the table.		~	~	-
The following requirements m	nust also be satisfied in relation	to each window and glazed do	or:	~	~	-
For the following glass an	d frame types, the certifier che	ck can be performed by visual i	nspection.			-
- Aluminium single clear						1
- Aluminium double (air) cle	ear					1
- Timber/uPVC/fibreglass s	ingle clear					1
- Timber/uPVC/fibreglass d	louble (air) clear					1

00.00	2100.00			
00.00	2100.00			
	2100.00	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
0.00	600.00	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
00.00	2100.00	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
				above head of window or glazed door 0,000 aluminium, single, clear eave 450 mm, 600 mm above head of window or

findowiglazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
W4	1800.00	2100.00	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W5	600.00	1500.00	aluminium, single, clear	eave 450 mm, 600 mm above head of window or glazed door	not overshadowed
				genco ooo	

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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:	T		I
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Kitchen: individual fan, ducted to façade or roof: Operation control: manual switch on/off		~	~
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 dode (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 on (LED) amps:			
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 bathrooms/toilets; dedicated			5
the laundry; dedicated			
all hallways; dedicated		, i	
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.		_	

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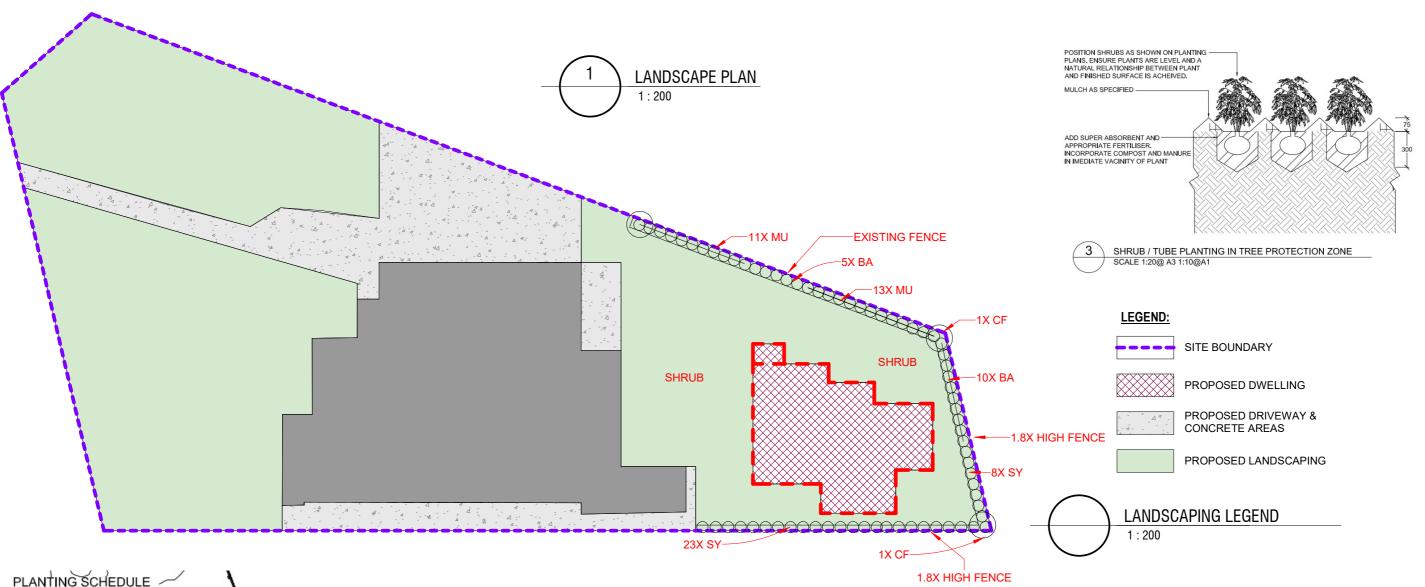
A07

DP: 382200 scale: 1:100

Client: Abroyal Uppal

Drawn by : AK

C C SUE



Height (m) Width (m) Density Pot Size Code Botanical Name Common Name Trees \Cc Corymbia citriodora Lemon Scented Gum As Shown 100L Cf Dwarf Flowering Gum Corymbia ficifolia 'Fairy Floss' 6m 4m As Shown 100L Red Bloodwood 20m As Shown 100L Co Corymbia gummifera 8m Lagerstroemia indica 'Natchez' As Shown 100L La White Crepe Myrtle 8m 6m Wa Waterhousea floribunda 'ST1' Whisper Weeping Lilly Pilly 8m 5m As Shown 100L Shrubs /Ac Acacia cognata 'Limelight' Dwaft Wattle 1m 1.2m 200mm 1m Adenanthos sericeus compact Dwarf Wooly Bush 1.2m 1.2m 200mm New Zealand Rock Lilly 0.8m Arthropodium cirratum 0.8m As Shown 140mm Ar Acema smithiii 'Forest Flame 0.9m C 200mm Lilly Pilly 2m 1m Banksia spinulosa 'Birthday Candles' 200mm Ва Prostrate Banksia 0.5m 1 m 0.8m 1.2m As Shown 200mm Cycas revoluta Sago Palm 1.2m CY Ga Gardenia florida Gardenia 1m 1m 0.9m C 200mm Gr Grevillea 'Robyn Gordon' Grevillea 1.2m 1.2m 1m 200mm Grevillea villea Grevillea 0.8m 0.8m 0.7m 140mm Mu Murraya paniculata 'Sweet Privacy 1.5m 1m 300mm Orange Jasmine 2m Philodendron xanadu Xanadu 0.8m 0.8m 0.7m 200mm Strelitzia reginae Bird of Paradise 1.5m As Shown 200mm 1m Syzigium 'Resilience' Lilly Pilli 3m 1m 300mm Sy Westringia 'Blue Gem' Native Rosemary 1.2m 1.2m 1m 200mm **Grasses and Flaxes** Anigozanthos 'Bush Pearl' 0.6m As Shown 140mm Kangaroo Paw Dieties iriodoides Flag Iris 0.6m 0.6m As Shown 140mm Lomandra 'Tanika Matt Rush As Shown 140mm 0.6m 0.6m Mixed Grasses - 32 plants total (Mg) # 0.6m As Shown 140mm Mg Dianella revoluta Flax Lilly 0.6m Dieties iriodoides 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' 0.1m 0.3m C 140mm Ponys Foot Myoporoum parvifolium 'Yareena' Creeping Boobialla 0.2m 1/m^{2*} 140mm

Groundcover Grevillea

0.2m

1m

1/m^{2*}

140mm

Contractor to confirm numbers on site prior to ordering planting stock.

Grevillea 'Mt Tamboritha'

Mixed grasses to be planted in clumps of 3 or 5 of the same species.

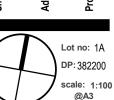


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Client: Abroyal Uppal

Drawn by : AK

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^{*} Mixed groundcovers - total of two plants per m2

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 of 1800mm 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. <u>Herbicide</u> 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 foilage 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

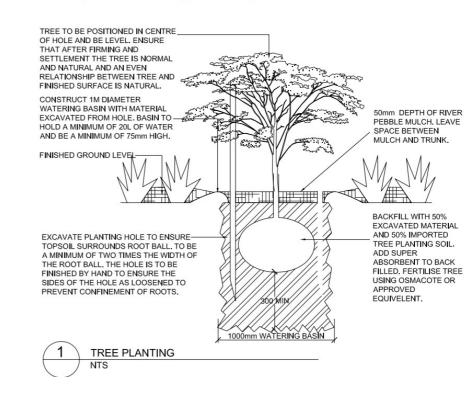
Nara Turf.

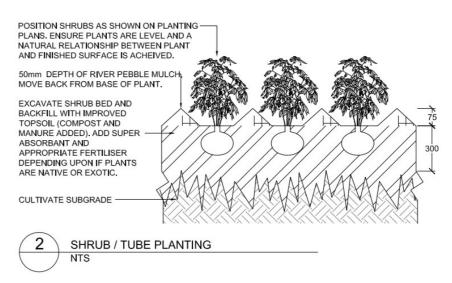
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork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

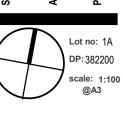




20 10 0 10 20 30 40 50 100m

A09

ss: 49 Forest Way, Frenchs Fores



Client: Abroyal Uppal

Drawn by : AK



SHADOWS DIAGRAM-9AM

1:200



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A10

DP: 382200 scale: 1:100

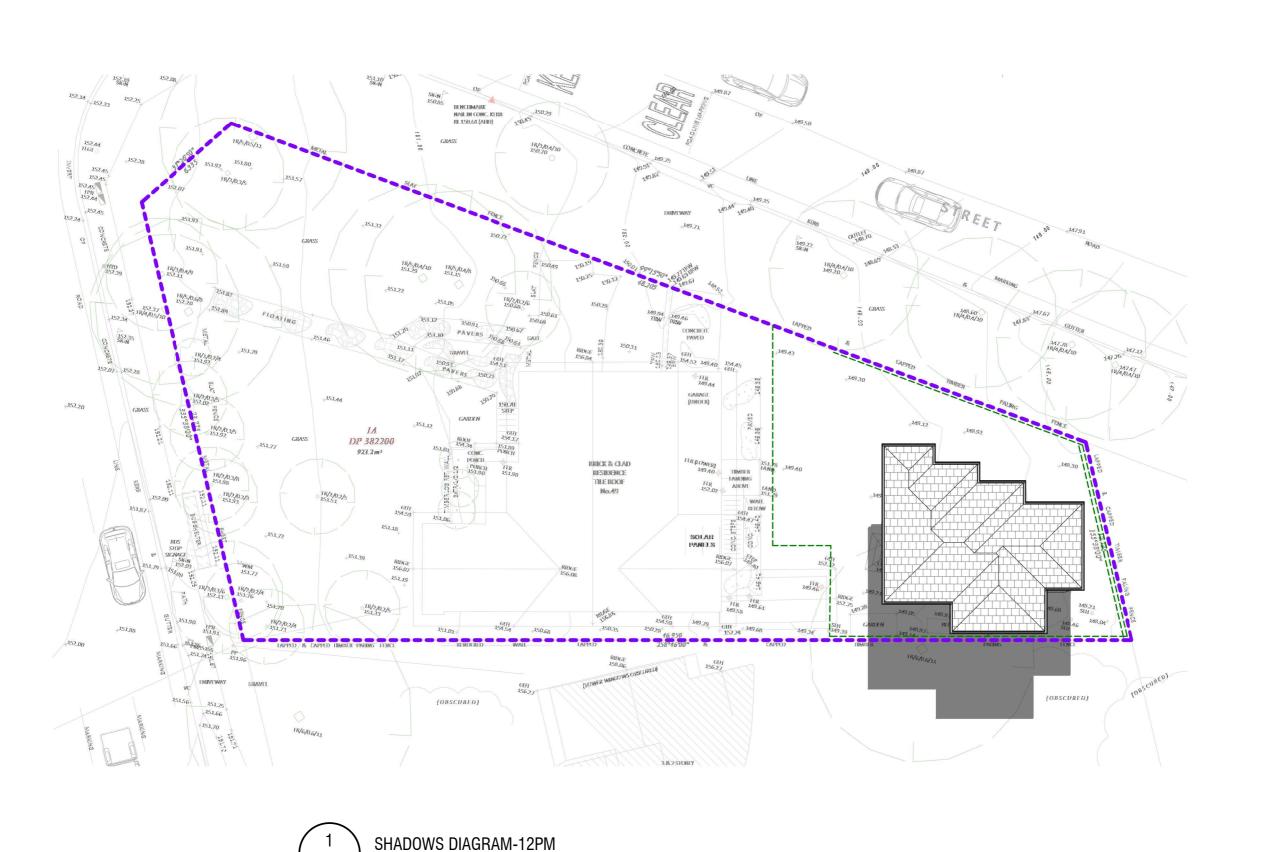
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1:200

ARCHITECTURE

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A11

DP: 382200 scale: 1:100

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ABBIDGATION OF ALBTH

A12

Forest Way, Frenchs Forest

Address:

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

Client: Abroyal Uppal

Drawn by : AK



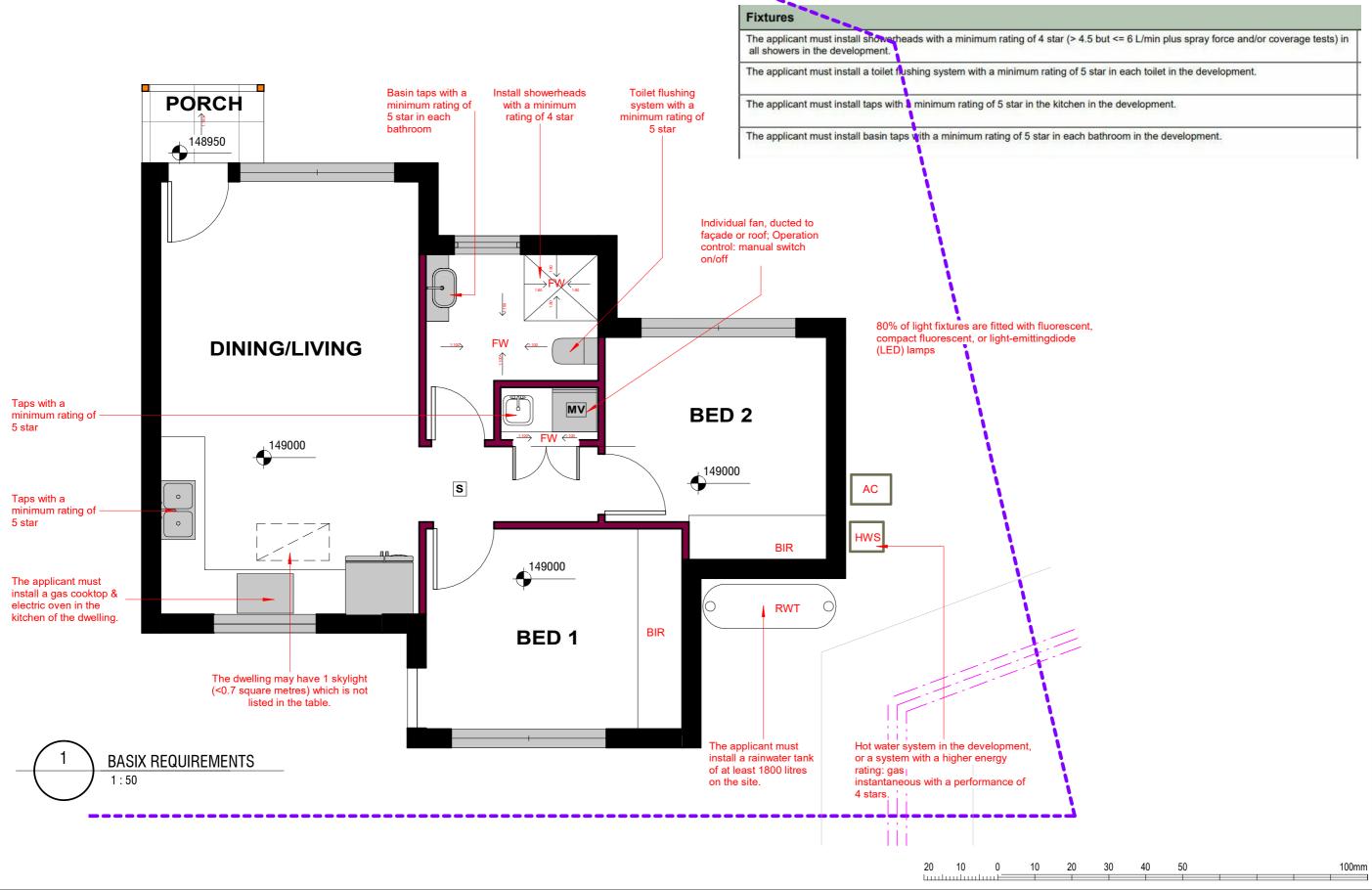
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scale the drawings, verified all
dimensions on site before
commencing work, all work to
australian standards & the
building code of australia.

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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: toil/sarking	unventilated; medium (solar absorptance 0.475-0.70)



ARCHITECTURE INSIGHT

② 2-4 Burnett Street Merrylands NSW 2160

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A C C R E D I T E D BUILDING DESIGNER



BULDING DESIGNER ASSOCIATION OF ALEMBALI

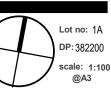
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nchs Forest

49 Forest Way, Frenchs

3000



Client: Abroyal Uppal

Drawn by : AK



BASIX™Certificate

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

Single Dwelling

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

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 200

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



NSV	<i>I</i>						
				Certificat	e Prepared by		
				Name / Com	pany Name: Architecture Insight P	'ty Ltd	
				ABN (if applie	cable):		
BASIX	Department of Planning, Housing and Infrastructure	www.basix.nsw.gov.au	Version: 3.0 / DARWIN	IIA_03_01_0	Certificate No.: 1412890S_04	Tuesday, 06 May 2025	page 1/9

✓ 50

Project type
Project type
No. of bedrooms

Site details

Conditioned floor area (m2)

Total area of garden and lawn (m²) 60

Roof area of the existing dwelling (m²) 0

Site area (m²)

Description of project

No.49 Forest Way, Frenchs Forest_02_04

separate dwelling house

Area adjusted heating load (MJ/ m².year) Ceiling fan in at least one bedroom

Thermal Performance

Energy

Plan type and plan number

Project score

Thermal Performance

No.49 Forest Way, Frenchs Forest_02_04 49 FOREST WAY WAY FRENCHS FOREST 2086

Deposited Plan 382200

Target Pass

Target 50

Target n/a

page	1/9	

1/9	BASIX	Dep

South facing

Do-it-yourself Method

external wall - brick veneer

ceiling and roof - flat ceiling / pitched roof

General features

1.86 (or 2.40 including construction

ceiling: 3.5 (up), roof: foil/sarking

| Note | Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
| Note | Insulation specified in this Certificate must be installed with due consideration of condensation and associated interaction with adjoining building materials.

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

partment of Planning, Housing and www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1412890S_04 restructure

Show on Show on CC/CDC Certifier DA plans plans & specs check

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Heating system

y 2025	page 4/9	BASI

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.

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)

e living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system

Department of Planning, Housing and www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1412890S_04 Infrastructure

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BUILDING DESIGNERS

ARCHITECTURE

INSIGHT

② 2-4 Burnett Street Merrylands NSW 2160

0490 542 179

bdaa

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DP: 382200 scale: 1:100

Client: Abroyal Uppal

Drawn by : AK

		08/05/2025 MODIFICATION	22	DA	REVISION
		08/05/2025	10/5/2024 CC	10/2/2024	DATE
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The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table • V V The following requirements must also be satisfied in relation to each window and glazed doc V . For the following glass and frame types, the certifier check can be performed by visual inspection - Aluminium single clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibrenlass double (air) clear

ASIX	Department of Planning, Housing and	www.basix.nsw.gov.au	Version: 3.0 / DARWINIA 03 01 0	Certificate No.: 1412890S 04	Tuesday, 06 May 2025	page 8/9
	Infrastructure				,,,	1-0
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at least 2 of the living / dining rooms; dedicated		✓	-
the kitchen; dedicated		V	
all bathrooms/toilets; dedicated		J	
the laundry; dedicated		, i	Ü
all hallways; dedicated		J	Ĭ
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.			
C Department of Planning, Housing and www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: Infrastructure	1412890S_04 Tue	esday, 06 May 2025	pag

.egend						
	mitments, "applicant" means the	person carrying out the dev	elopment.			
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ommitmen ertificate /	is identified with a 🗸 in the "Sho complying development certificat	ow on CC/CDC plans and spe te for the proposed developm	ecs" column must be shown in the pla ent.	ins and specifications accompanyli	ng the application for a construc	tion
		rtifier check" column must be	certified by a certifying authority as h	aving been fulfilled, before a final of	ccupation certificate (either inte	rim or
nal) for the	development may be issued.					

www.basix.nsw.gov.au Version: 3.0 / DARWINIA 03.01.0 Certificate No.: 1412890S.04

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ASIX	Department of Planning, Housing and Infrastructure	www.basix.nsw.gov.au	Version: 3.0 / DARWINIA_03_01_0	Certificate No.: 1412890S_04	Tuesday, 06 May 2025	page 2/9

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 compiled with.	3

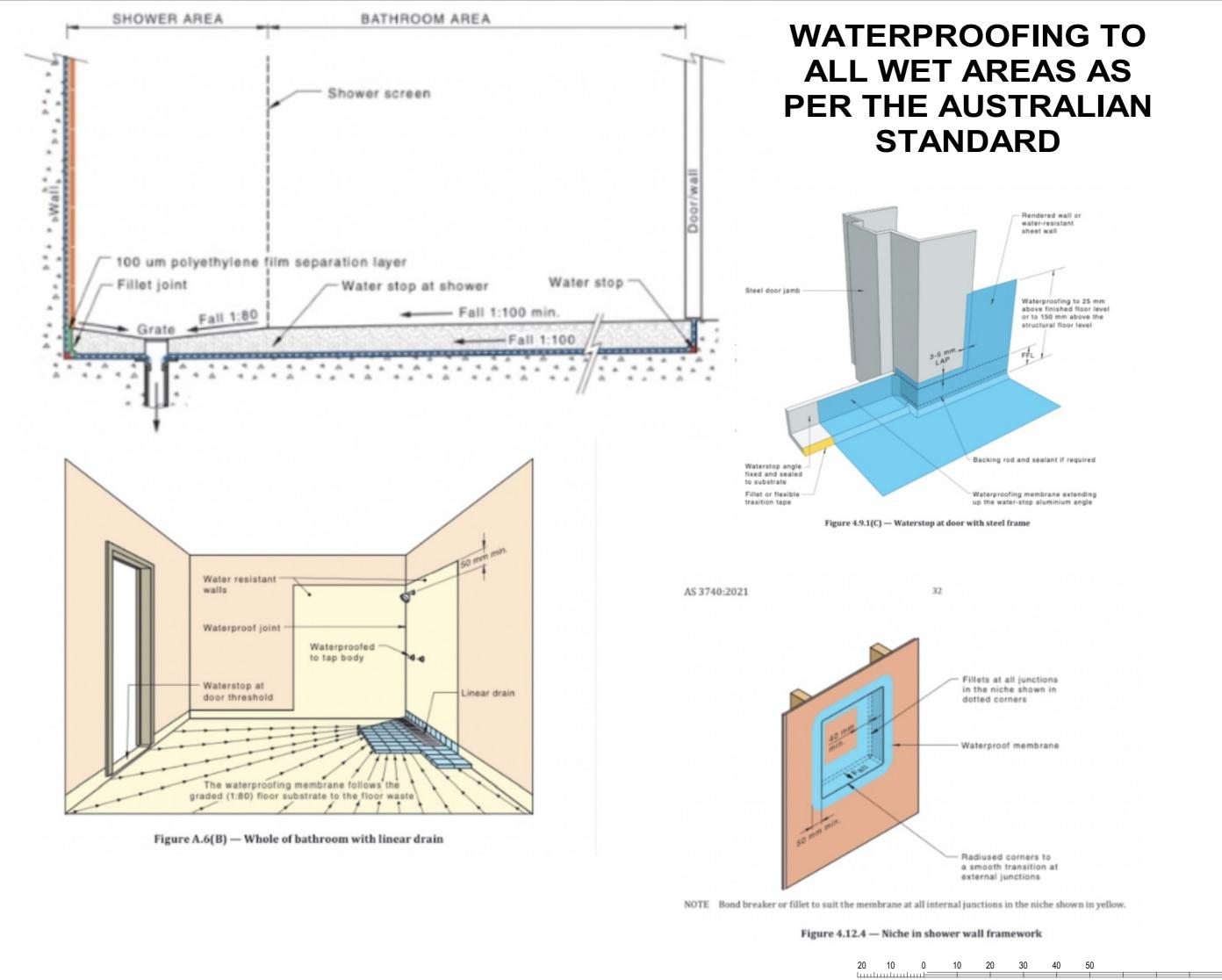
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a toilet 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).			
development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	-

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	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

Windo	w/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within	Overshadowing 10%)	
GW4		1800.00	2100.00	aluminium, single, c	lear eave 450 mm, 300 n above head of wind glazed door	nm not overshadowed ow or	
GW5		600.00	1500.00	aluminium, single, c	lear eave 450 mm, 600 n above head of wind glazed door		
×	Department of Planning,	Haralan and Haralan	ix.nsw.gov.au Version: 3.0 / E	DARWINIA_03_01_0	Certificate No.: 1412890S_04	Tuesday, 06 May 2025	page 6/9

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DP: 382200

Client: Abroyal Uppal

Drawn by : AK

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100mm building code of australia.

BUILDING SPECIFICATIONS National Construction Code - Volume 2 - Building Code of Australia 2022 and Housing provisions Standard 2022

SITE PREPARATION

- PART H1D3 OF THE BCA 2022 VOLUME 2
- PART 3 OF THE HOUSING PROVISIONS STANDARD 2022

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE EQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 4678:2002 EARTH-RETAINING STRUCTURES

DRAINAGE

- PART 3.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS 3500.1:2018 PLUMBING & DRAINAGE WATER SERVICES
- AS/NZS 3500.2:2018 PLUMBING & DRAINAGE SANITARY PLUMBING & **DRAINAGE**
- AS/NZS 3500.3:2018 PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2018 PLUMBING & DRAINAGE HEATED WATER SERVICESS

STRUCTURAL WORK

- PART H1 OF THE BCA 2022 VOLUME 2
- AS 4100-1998- STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 GENERAL PRINCIPLES
- ASNZS 1170.1-2002 PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2011 PART 2 WIND ACTIONS
- AS 3700-2018- SAA MASONRY CODE
- AS 1684.3-2010 RESIDENTIAL

FOOTINGS & SLABS

- PART H1D4 OF THE BCA 2022 VOLUME 2
- PART 4 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 2159:2009 PILING DESIGN & INSTALLATION
- AS 2870:2011 RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 CONCRETE STRUCTURES MASONRY
- PART H1D5 OF THE BCA 2022 VOLUME 2
- PART 5 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3700:2018 MASONRY STRUCTURES FRAMING
- PART H1D6 OF THE BCA 2022 VOLUME 2
- PART 6 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1684.2:2010 RESIDENTIAL TIMBER FRAMED

CONSTRUCTION - NONCYCLONIC AREAS

- AS 1720.1:2010 TIMBER STRUCTURES DESIGN METHODS
- AS 4100:1998 STEEL STRUCTURES
- AS 3660.1-2014 TERMITE MANAGEMENT SYSTEM

- PART H1D8 OF THE BCA 2022 VOLUME 2
- PART 8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1288:2006 GLASS IN BUILDINGS SELECTION & INSTALLATION - AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 SAFETY GLAZING MATERIALS IN BUILDINGS

ROOF & WALL CLADDING

- PART H1D7 OF THE BCA 2022 VOLUME 2
- PART 7 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1273:1991 UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER
- AS 1562.1:2018 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.2:1999 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - CORRUGATED FIBRE REINFORCED CEMENT - AS/NZS 1562.3:1996 - DESIGN & INSTALLATION OF SHEET ROOF &
- WALL CLADDING PLASTIC - AS 2049:2002 - ROOF TILES - AS 2050:2018 - INSTALLATION OF
- **ROOF TILES**
- AS 4285:2019 ROOFLIGHTS

FIRE SAFETY

- PART H3 OF THE BCA 2022 VOLUME 2
- PART 9 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3786:2014 SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION

HEALTH & AMENITY

- PART H4 OF THE BCA 2022 VOLUME 2
- PART 10 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS ISO 717.1:2004 ACOUSTICS RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS -AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 ACOUSTICS RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS - AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING
- IN BUILDINGS NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 INTERIOR LIGHTING SAFE MOVEMENT
- AS 3740:2010 WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000-2018 ELECTRICAL INSTALLATION

WATERPROOFING

- PART H2 OF THE BCA 2022 VOLUME 2
- PART 10.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3740-2010 WATERPROOFING TO WET AREA
- AS 4654-2012 EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART H5 OF THE BCA 2022 VOLUME 2
- PART 11 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1428.1:2009 DESIGN FOR ACCESS & MMOBILITY GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
- AS 1657:2018 FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART H5D3 OF THE BCA 2022 VOLUME 2
- PART 11.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1170.1-2002 BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

- PART 11.3.7 & 11.3.8 OF THE HOUSING PROVISIONS STANDARD

DEMOLITION: - AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL

- PART H7F1, H7P1, H7P2 & H7D2 OF THE BCA 2022 -VOLUME 2
- PART 13.7.8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 SWIMMING POOL
- SAFETYSAFETY BARRIERS FOR SWIMMING POOLS - AS 1926 PART 2-2007 - SWIMMING POOL
- SAFETYLOCATION OF SAFETY BARRIERS FOR **SWIMMING**
- POOLS (INCORPORATING AMENDMENTS 1 AND 2) AS 1926 PART 3-2010 - SWIMMING POOL SAFETYWATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART H6 OF THE BCA 2022 VOLUME 2
- PART 13 OF THE HOUSING PROVISIONS STANDARD 2022 & BASIX CERTIFICATE

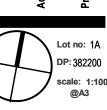
General Notes:

- All work to be carried out according to relevant Australian standards / codes and good building practice.
- · Builder to verify all measurements and materials before the commencement of any work. · Builder to verify and maintain any internal load bearing walls
- where applicable. Builder to verify and match existing roof pitch where
- applicable. · All fixings, fasteners and connections shall comply with
- manufacturers / engineers specifications. All steel columns, support beams and / or structure shall comply with engineers specifications.
- · All framing and bracings shall comply with AS 1684.2-2010 or relevant Australian standards.
- · All r.c. concrete slabs and footings to be to engineers specifications.
- All masonry tie down and bonding beams to be to engineers specifications.
- All masonry construction shall comply with current BCA.
- · All wet areas and waterproofing shall comply with current BCA.
- · Sub-floor ventilation as per current BCA.
- Wind rating to be nominated by engineer / council u.n.o.
- · Bushfire zoning and specifications to be nominated by council / RFS u.n.o.
- · Mining Subsidence zoning and specifications to be nominated by council u.n.o.
- · Waste / stormwater catchment and sewage disposal to local council requirements.
- Smoke Detection units shall be installed as per current BCA.
- Termite protection to local council requirements.
- · Refer to additional building specifications for further details where applicable.
- Refer to Basix spec for additional requirements where applicable.
- · RL levels nominal design only. Actual Surveyed levels to take precedence.
- Suggested layout only.
- Do not scale.

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Client: Abroyal Uppal

Drawn by : AK