



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2025/0219



ARCHITECTURE
INSIGHT

2-4 Burnett Street Merrylands NSW 2160

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ACCREDITED
BUILDING DESIGNER



A01

Sheet Name: SITE PLAN

Address: 49 Forest Way, Frenchs Forest

Project Name: SECONDARY DWELLING

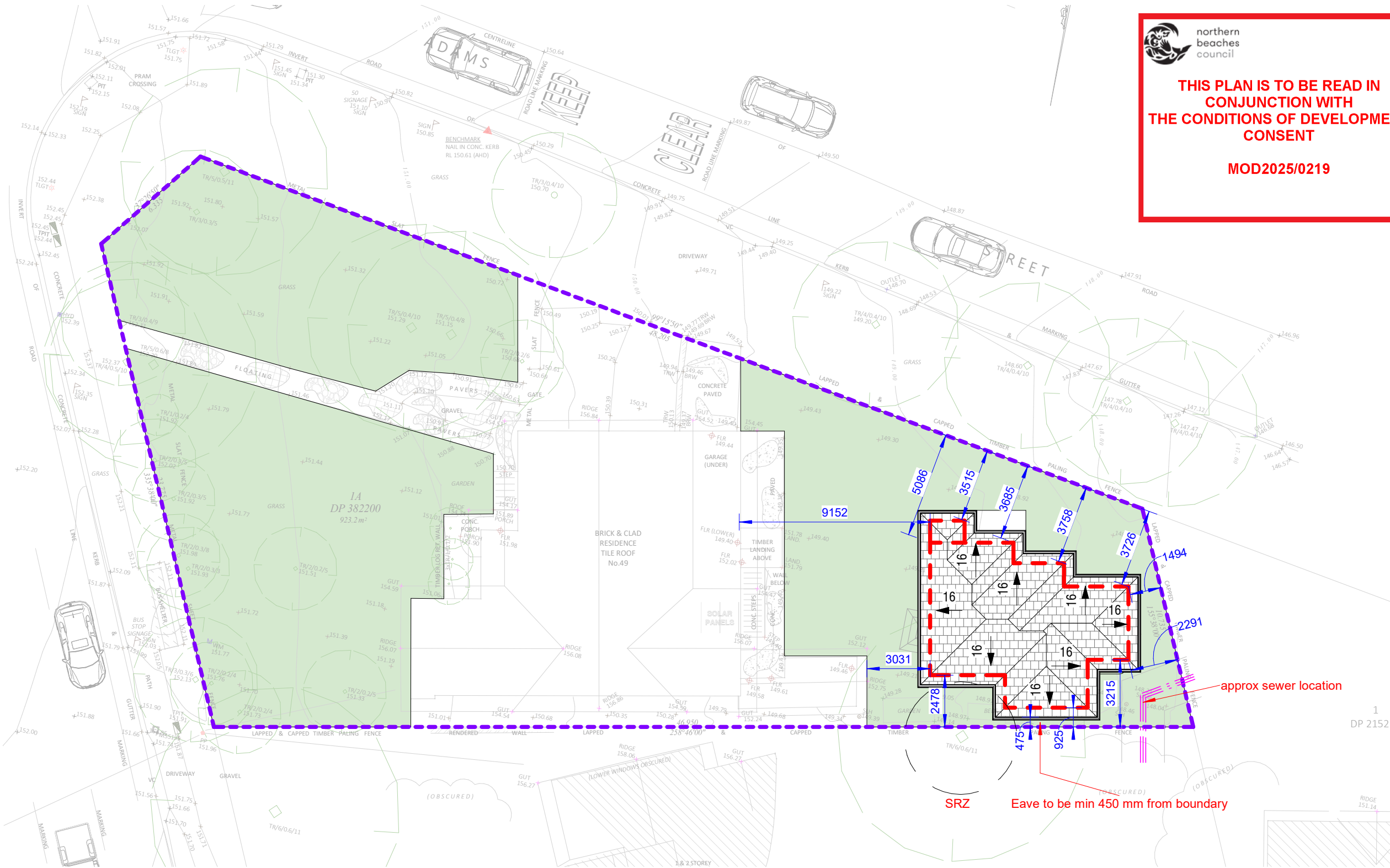
Lot no: 1A
DP: 382200
scale: 1:100
@A3

Client: Abroyal Uppal

Drawn by :AK

DATE	REVISION
08/05/2025	MODIFICATION
10/5/2024	CC
10/2/2024	DA
ISSUE	DATE

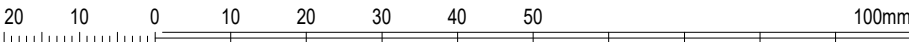
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scale the drawings. verified all
dimensions on site before
commencing work. all work to
australian standards & the
building code of australia.



1 SITE PLAN
1 : 200

SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	923.2m ²
AREA OF THE EXISTING HOUSE FLOOR:	130m ²
AREA OF THE PROPOSED GRANNY FLAT:	52m ²
PROPOSED TOTAL FLOOR AREA:	182m ²
SITE COVERAGE CALCULATION	
PROPOSED AREA:	285m ²
LANDSCAPING CALCULATIONS	
PROPOSED TOTAL LANDSCAPED AREA:	638.2m ²

	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



 **northern beaches council**

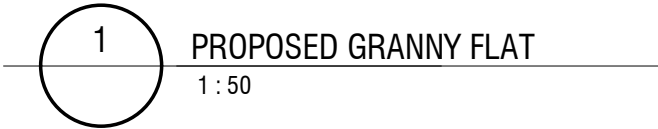
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SITE NOTE:

- 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 ²
GW2	900 mm x 900 mm	0.81 m ²
GW3	2100 mm x 1800 mm	3.78 m ²
GW4	2100 mm x 1800 mm	3.78 m ²
GW5	1500 mm x 600 mm	0.90 m ²
GW6	820 mm x 2100 mm	1.72 m ²



PROPOSED GRANNY FLAT
1 : 50

TERMITE NOTE:

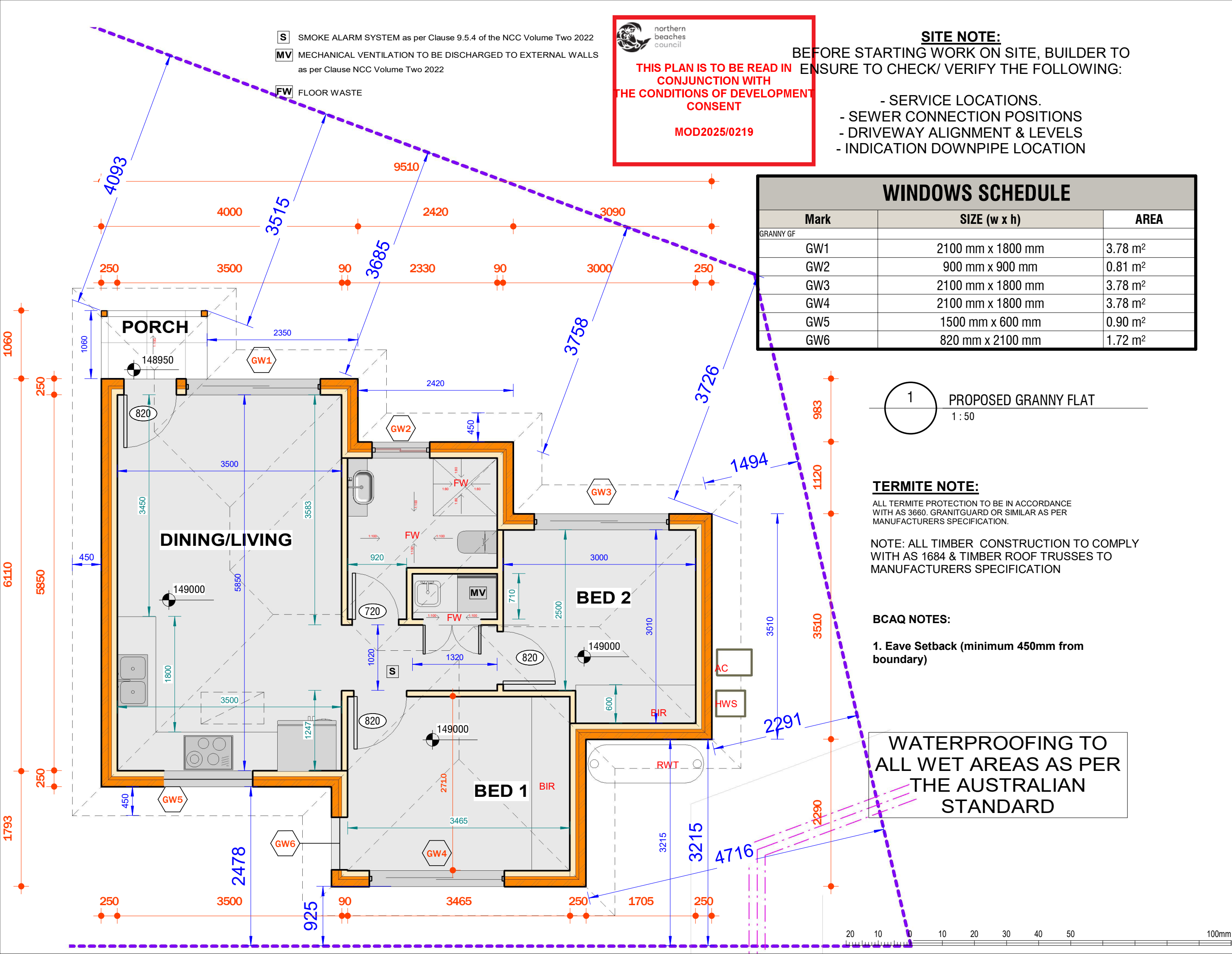
ALL TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660. GRANITGUARD OR SIMILAR AS PER MANUFACTURERS SPECIFICATION.

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

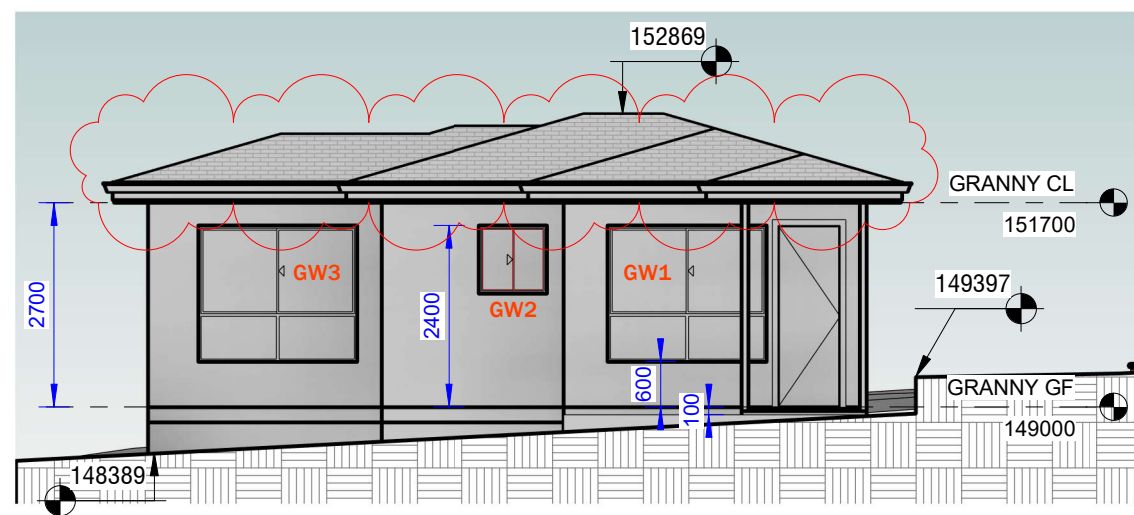
BCAQ NOTES:

1. Eave Setback (minimum 450mm from boundary)

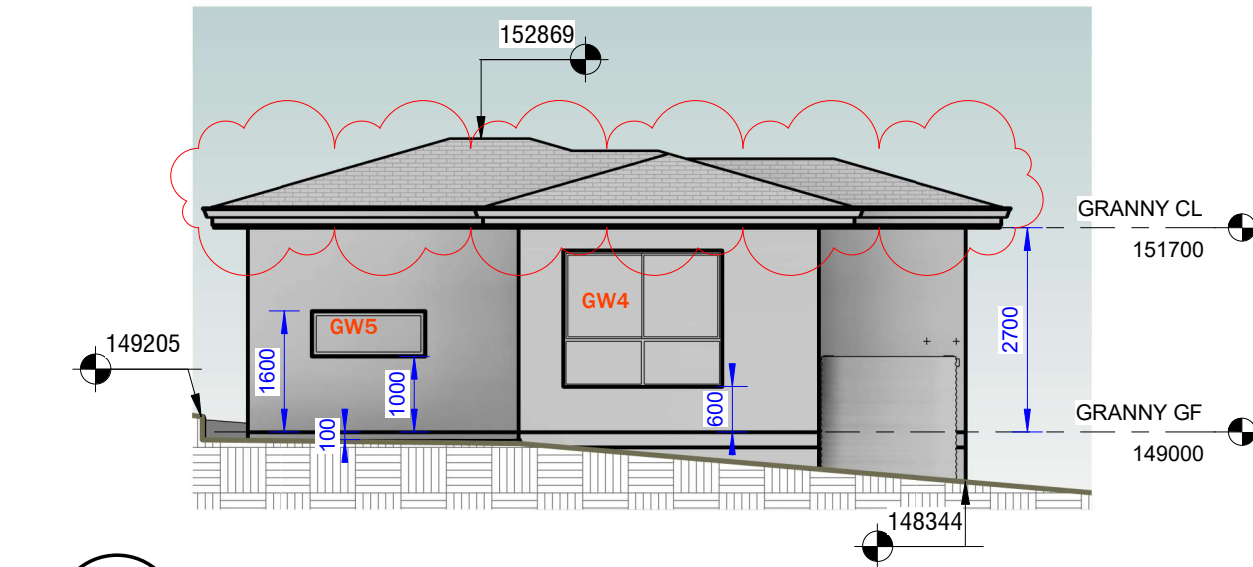
WATERPROOFING TO ALL WET AREAS AS PER THE AUSTRALIAN STANDARD



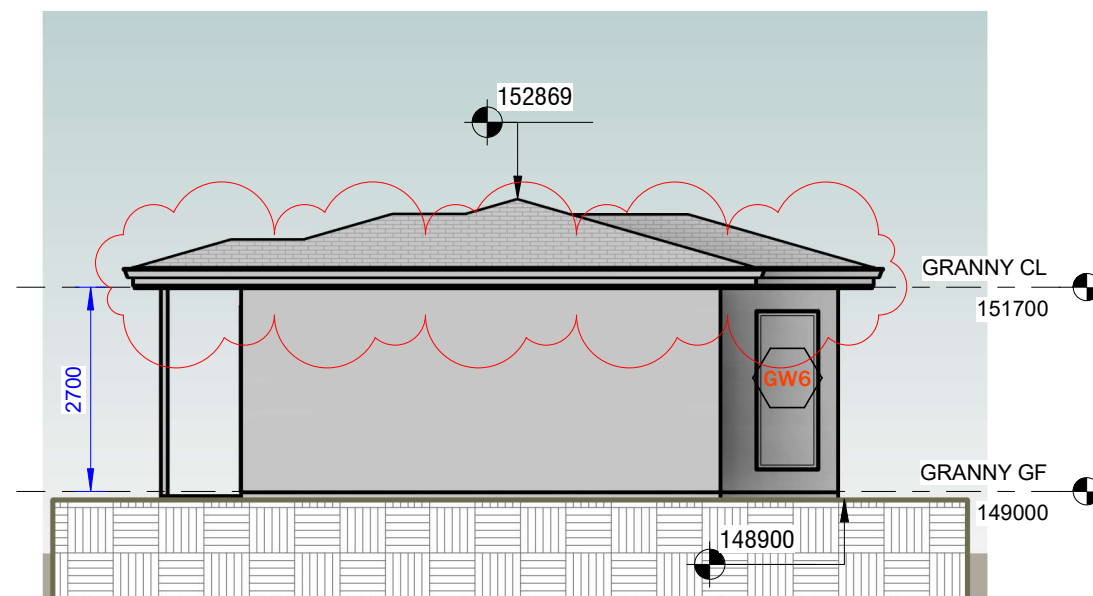
ISSUE	DATE	REVISION
D	08/05/2025	MODIFICATION
C	10/5/2024	CC
B	10/2/2024	DA



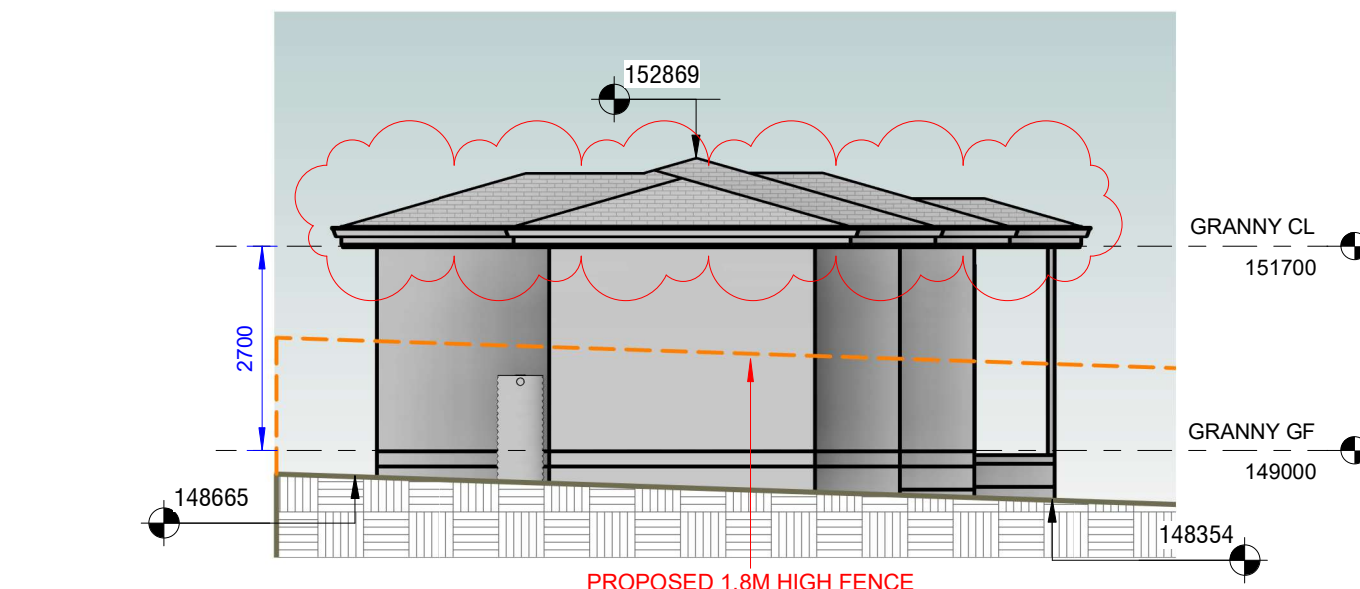
1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



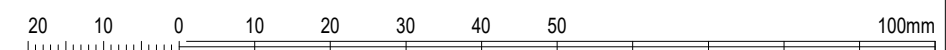
4 EAST ELEVATION-
1 : 100

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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**

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

Client: Abroyal Uppal
Drawn by :AK

DATE	REVISION
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D	C
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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): 82847312017	

MODIFICATION TO ROOF MATERIAL

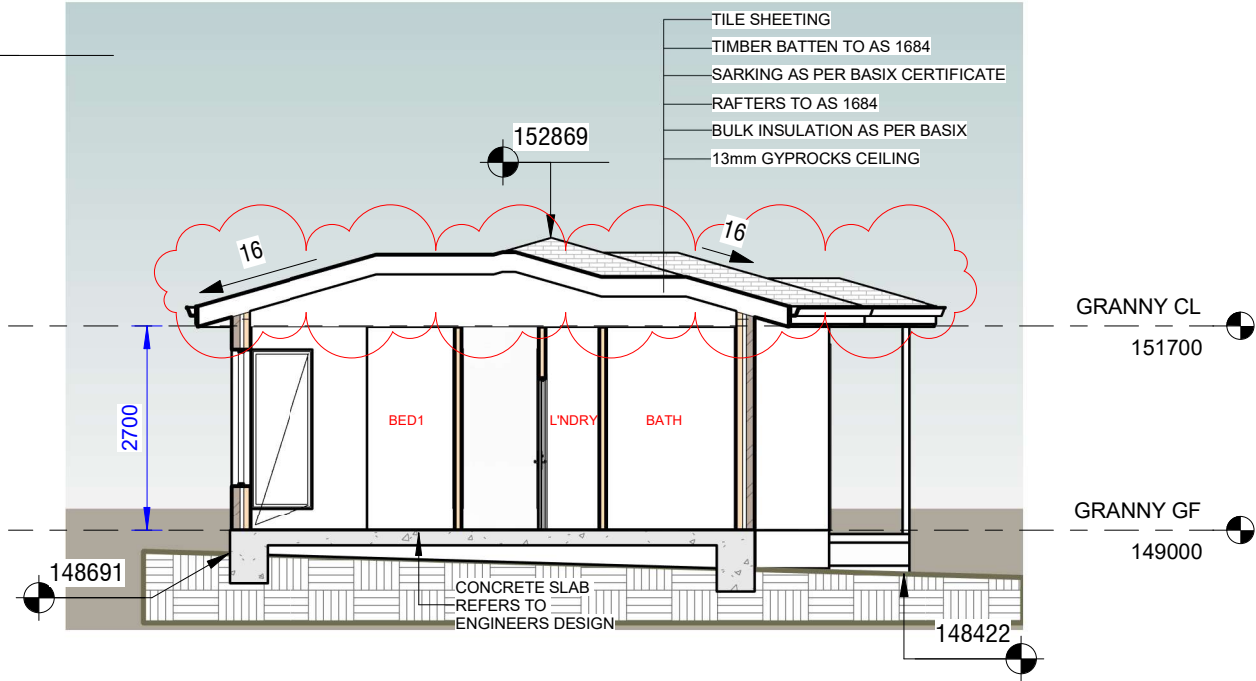


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MOD2025/0219

SECTION PLAN

1 : 100



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		

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: <ul style="list-style-type: none">all toilets in the development.		✓	✓
<ul style="list-style-type: none">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			
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.		

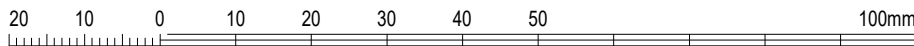
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing 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: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.	✓	✓	✓
<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/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 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 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: <ul style="list-style-type: none">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: <ul style="list-style-type: none">at least 2 of the bedrooms / study, dedicated.		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">at least 2 of the living / dining rooms, dedicatedthe kitchen, dedicatedall bathrooms/toilets, dedicatedthe laundry, dedicatedall 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.		✓	



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INSIGHT

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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

DATE	REVISION
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