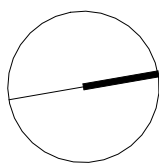
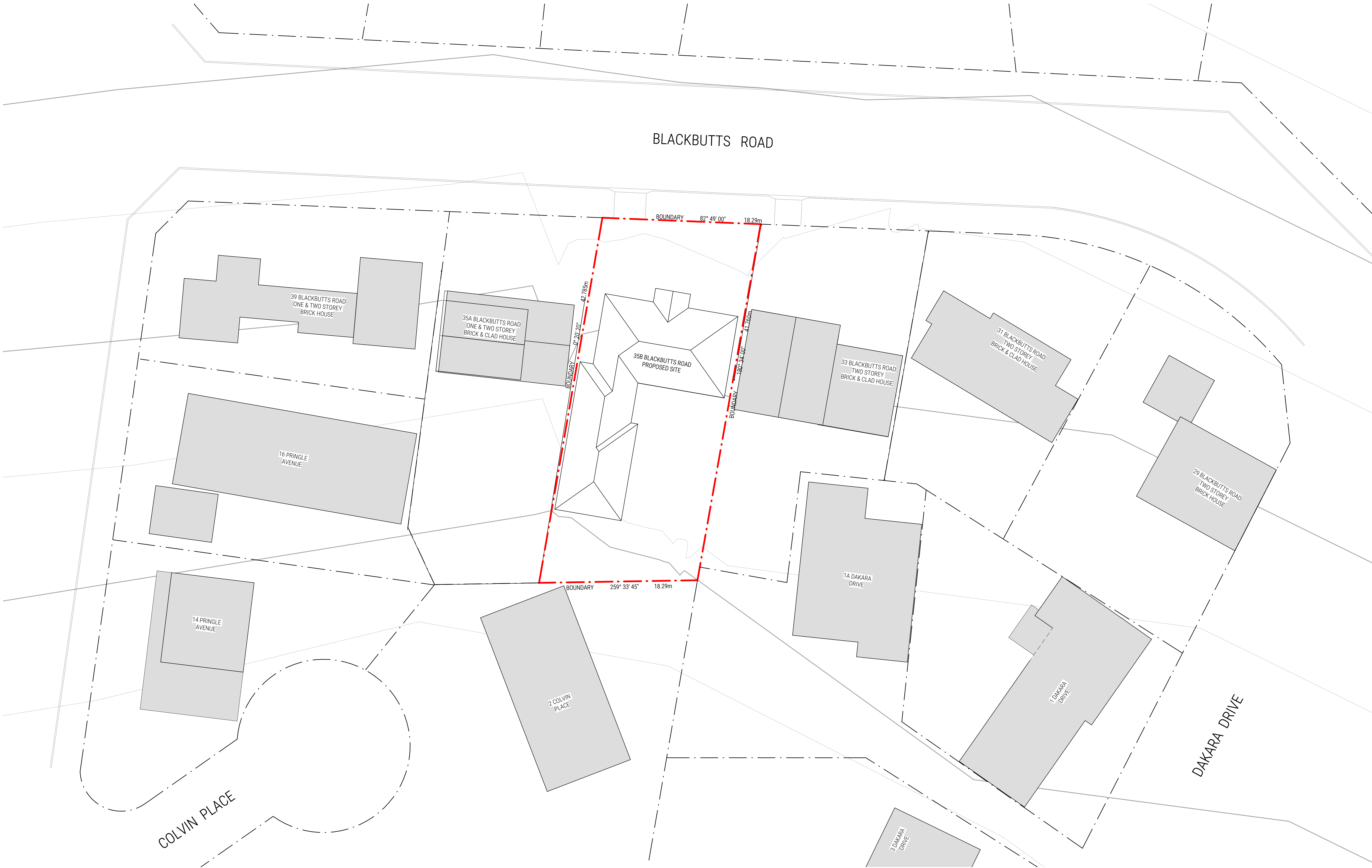


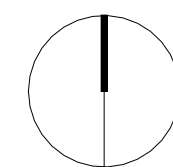
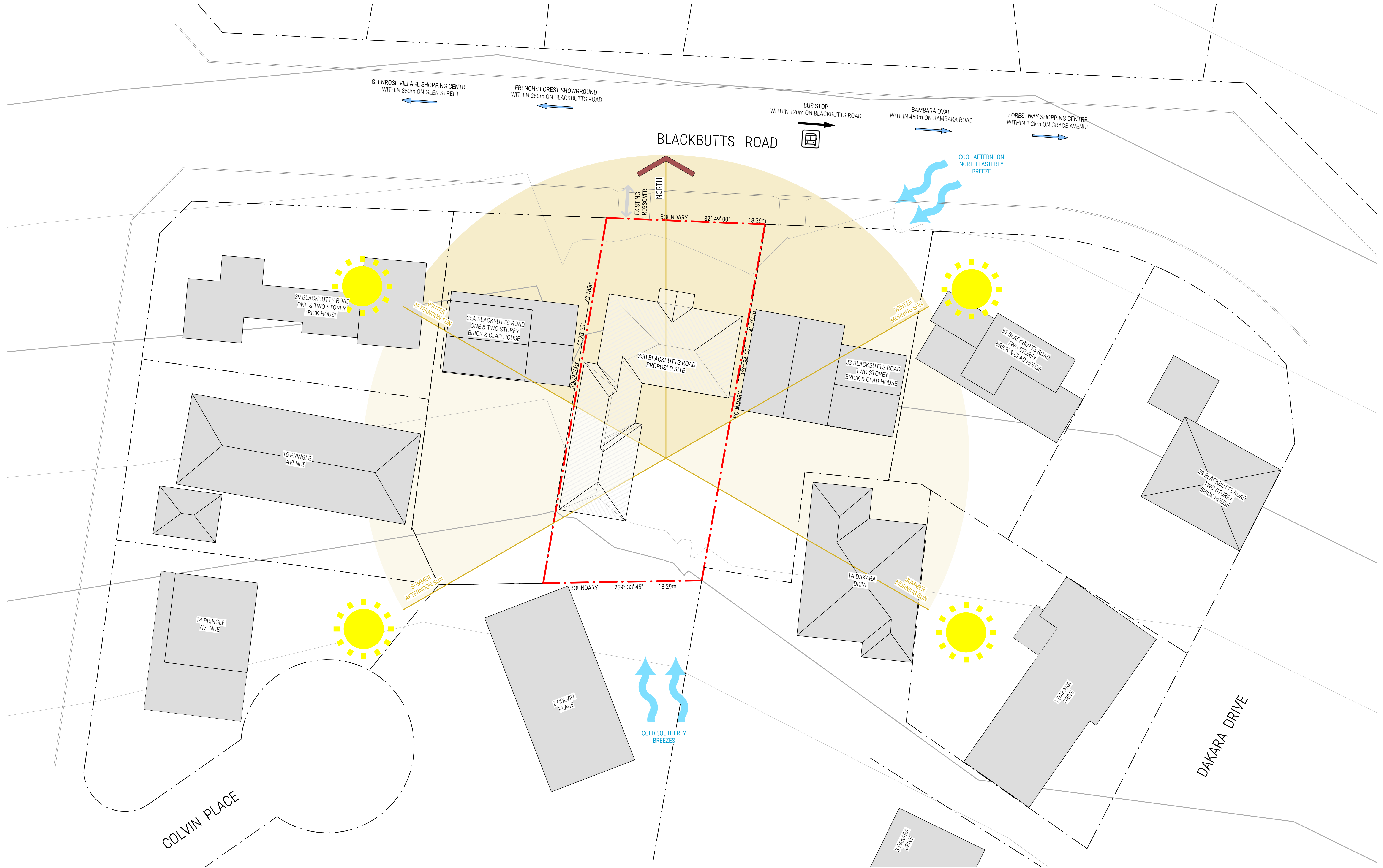


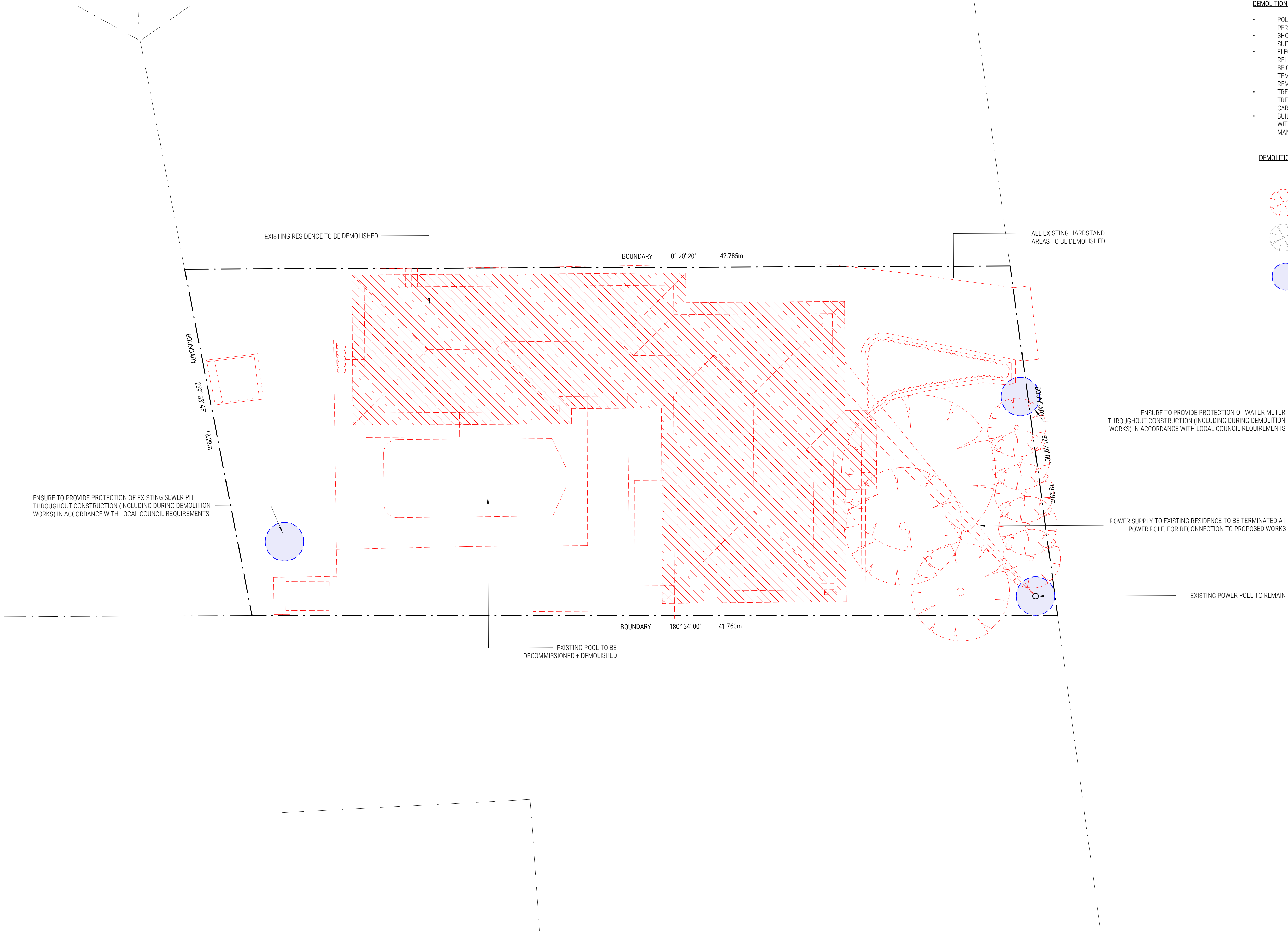
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	2
DA005	3D VIEWS	2
DA010	EXISTING SITE PLAN	2
DA020	SITE ANALYSIS	2
DA030	DEMOLITION PLAN	2
DA040	PROPOSED SITE PLAN	2
DA100	GROUND FLOOR PLAN	2
DA101	LEVEL 1 PLAN	2
DA104	ROOF PLAN	2
DA200	SECTIONS	2
DA300	ELEVATIONS - SHEET 1	2
DA301	ELEVATIONS - SHEET 2	2
DA400	AREA CALCULATIONS	2
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	2
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	2
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	2
DA600	VIEWS FROM SUN - JUNE 21ST (9AM - 11AM)	2
DA601	VIEWS FROM SUN - JUNE 21ST (12PM - 2PM)	2
DA602	VIEWS FROM THE SUN - JUNE 21ST (3PM)	2
DA800	8.5m HEIGHT PLANE	2
DA810	SWIMMING POOL PLAN	1

ISSUE FOR DEVELOPMENT
APPLICATION









DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

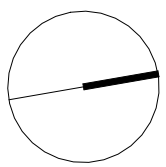
DEMOLITION LEGEND

- = DEMOLISHED STRUCTURE
- = DEMOLISHED TREE
- = TREE TO BE RETAINED
- = ASSET PROTECTION ZONE

ENSURE TO PROVIDE PROTECTION OF WATER METER THROUGHOUT CONSTRUCTION (INCLUDING DURING DEMOLITION WORKS) IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

POWER SUPPLY TO EXISTING RESIDENCE TO BE TERMINATED AT POWER POLE, FOR RECONNECTION TO PROPOSED WORKS

EXISTING POWER POLE TO REMAIN





May 2025 BSA Reference: 21161
Building Sustainability Assessments Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

Important Note
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.

Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Cavity Brick		R1.3	
Lightweight		R2.7	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.7 to walls adjacent to roof space and garage	
Cavity Brick (party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R7.0 to ceilings adjacent to roof space & decks above	
Roof Construction		Added Insulation	
Colour (Solar Absorptance)			
Metal		Light 0.30	
Foil + R1.3 blanket			
Floor Construction		Added Insulation	
Covering			
Concrete		As drawn (if not noted default values used)	
R2.0			
Concrete		As drawn (if not noted default values used)	
R5.0 to floors adjacent to garage			
Timber		As drawn (if not noted default values used)	
None			

Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		4.30	0.45 - 0.49	As drawn
Performance glazing Type B		4.30	0.50 - 0.56	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
-----------	----------------------	---	------	-----------	--------

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements (eaves, verandahs, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)

Downlights are modelled as IC rated with insulation fitted over the fixtures

All exhaust fans are modelled as sealed

Ceiling Fans used in the Modelling and to be installed in the following areas:

1x 1400mm to each bedroom, 2x 1400mm to living areas (living & dining) - U01 only.

35 Blackbuts Road Frenchs Forest	
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT	
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au	

WATER COMMITMENTS

Fixtures

4 Star Shower Heads Yes (> 6 but <= 7.5 L/min)

4 Star Kitchen / Basin Taps Yes **4 Star Toilet** Yes

Alternative Water

Minimum Tank Size (L) 2000 **Collected from Roof Area (m2)** 60

Tank Connected To:

All Toilets Yes **Laundry W/M Cold Tap** Yes

One Outdoor Tap Yes

THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

ENERGY COMMITMENTS

Hot Water Gas Instantaneous 6 Star

Cooling System **Living** 1 Phase A/C Ducted EER 3.0 - 3.5

Bedrooms 1 Phase A/C Ducted EER 3.0 - 3.5

Heating System **Living** 1 Phase A/C Ducted EER 3.0 - 3.5

Bedrooms 1 Phase A/C Ducted EER 3.0 - 3.5

1 x Bathroom Fan ducted to exterior Manual on/off

Kitchen Fan ducted to exterior Manual on/off

Laundry Fan ducted to exterior Manual on/off

Natural Lighting **Window/Skylight in Kitchen** No

Window/Skylight in Bathrooms/Toilets Yes to 1

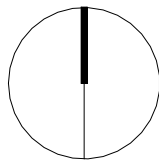
OTHER COMMITMENTS

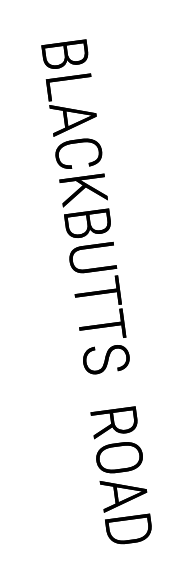
Outdoor clothes line Yes

Stove/Oven Gas cooktop & electric oven

Alternative Energy Photovoltaic System: 1.1 kW to each unit

Pool Max Vol: 14 KL, no heating, pump with timer, pool cover



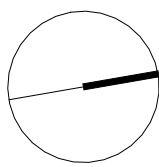


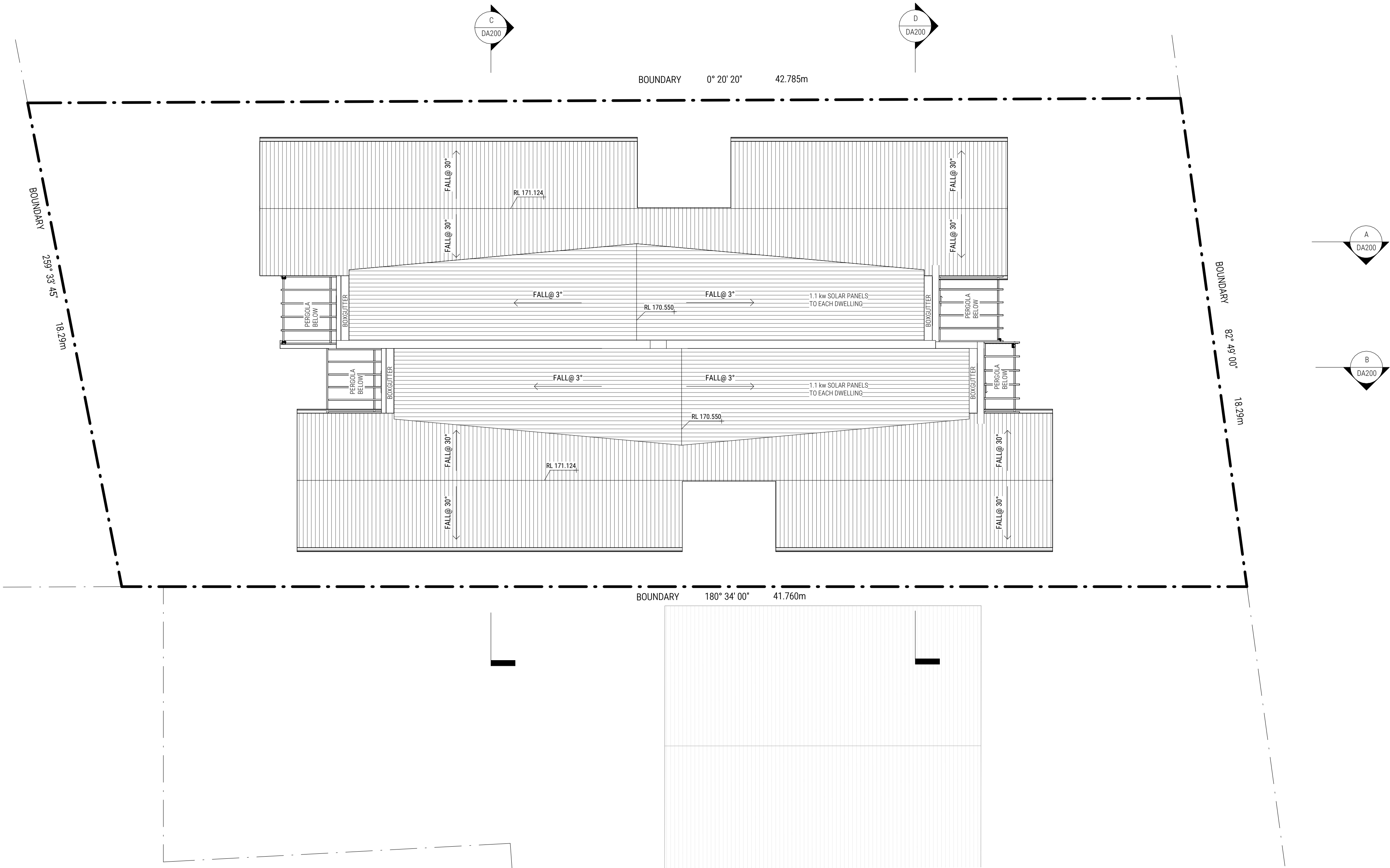
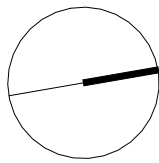
----- MINIMUM LEVEL 1 SETBACK REQUIRED BY WARRINGAH DCP 2011.
ASSUME 6m EAVE HEIGHT FROM NGL.

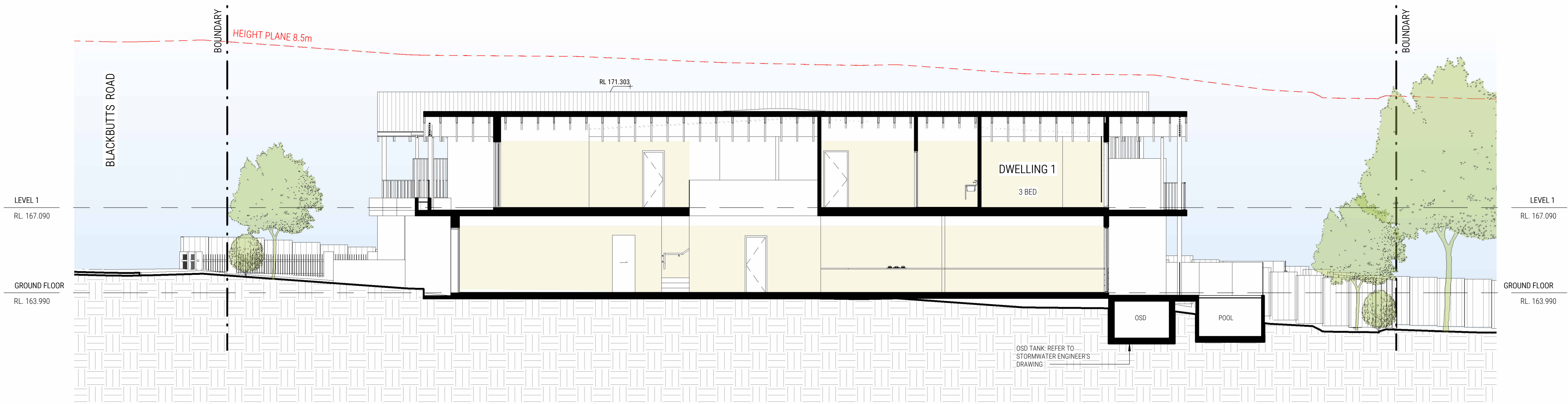


----- MINIMUM GROUND SETBACK REQUIRED BY WARRINGAH DCP 2011

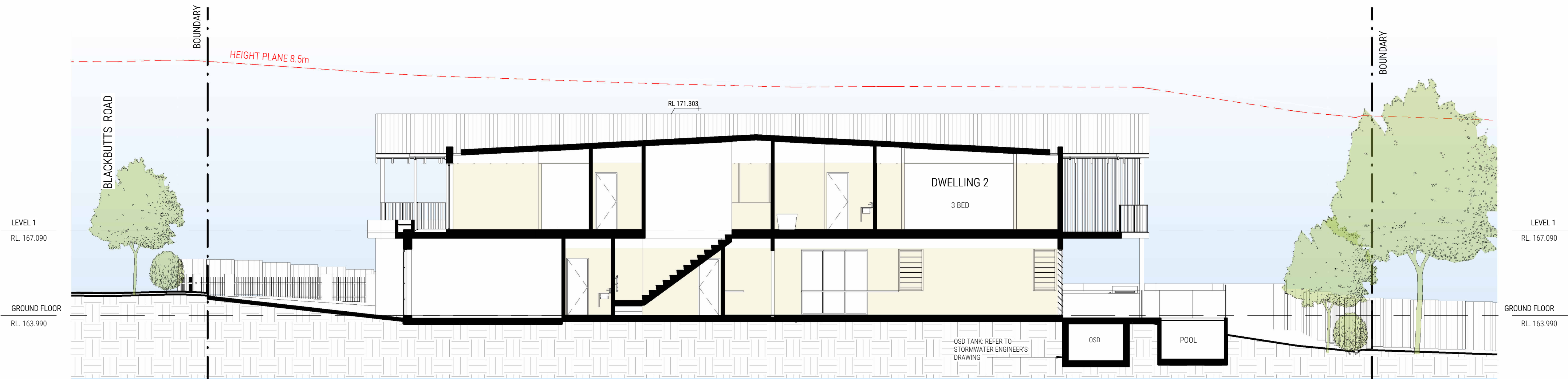
----- MINIMUM LEVEL 1 SETBACK REQUIRED BY WARRINGAH DCP 2011.
ASSUME 6m EAVE HEIGHT FROM NGL.



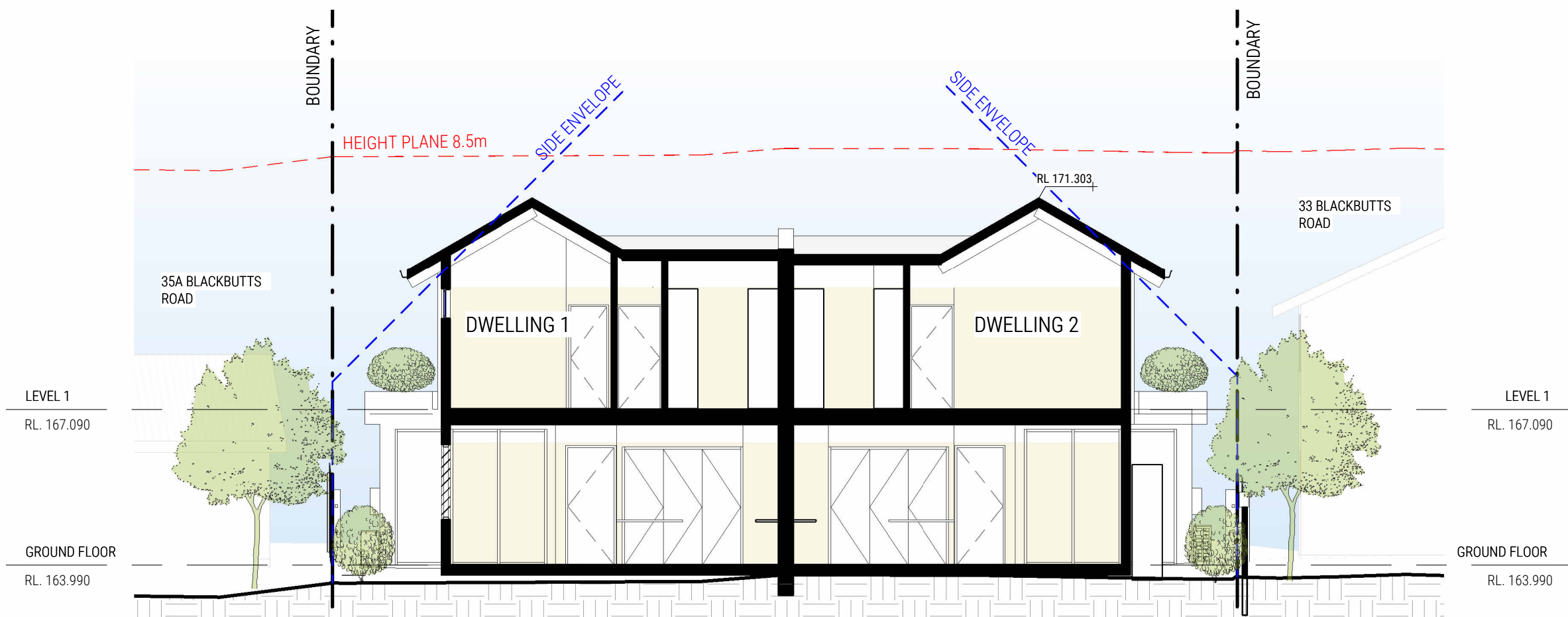




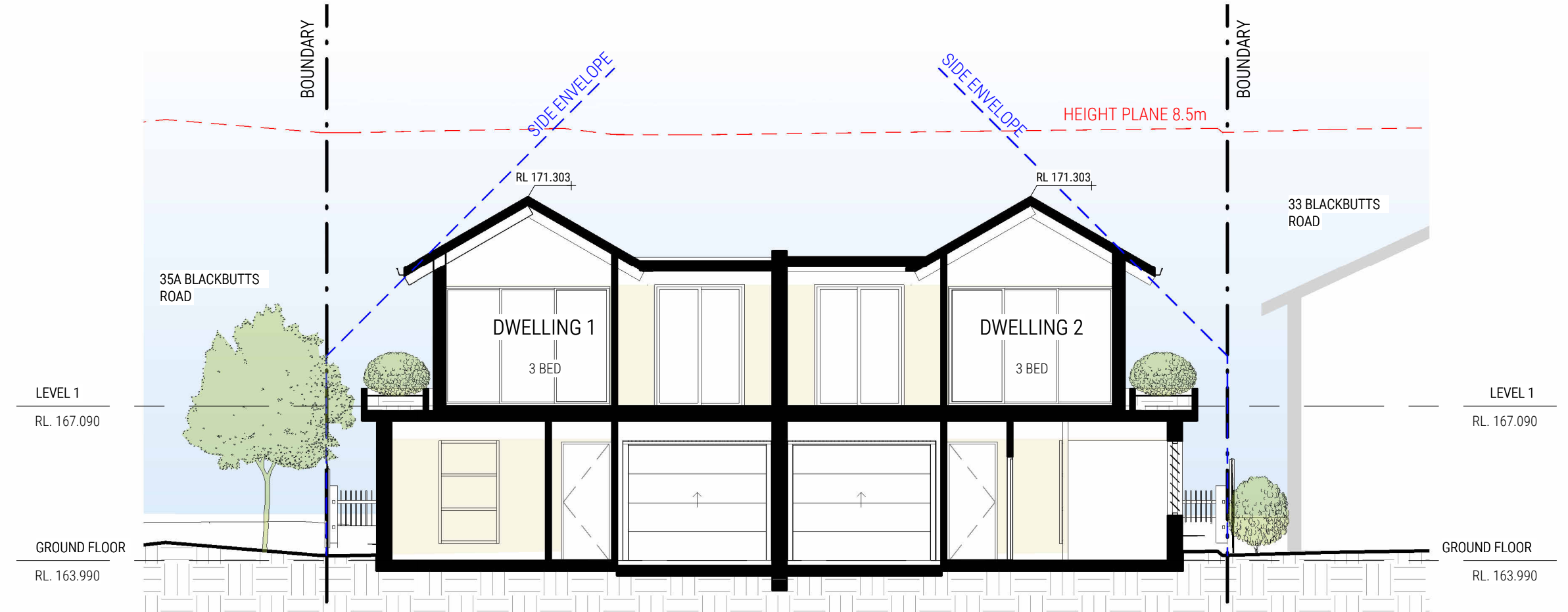
A SECTION A - A
DA200 1:100 @ A1



B SECTION B - B
DA200 1:100 @ A1



C SECTION C - C
DA200 1:100 @ A1



D SECTION D - D
DA200 1:100 @ A1

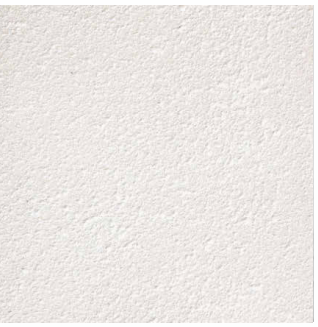


1 NORTH ELEVATION
DA300/ 1:100 @ A1



2 SOUTH ELEVATION
DA300/ 1:100 @ A1

EXTERNAL MATERIAL LEGEND



RE01
TEXTURED RENDER FINISH APPLIED
TO MASONRY BRICKWORK OR
CONCRETE
- WHITE



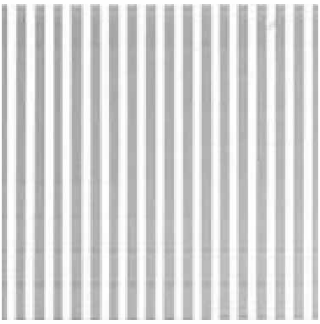
BR01
AUSTRALBRICK
-ACCESS ASH
-OR SIMILAR



CL01
WEATHERBOARD CLADDING
- WHITE



CL02
FIBRE CEMENT SHEET
- WHITE



AL01
BATTENS CLADDING
- WHITE



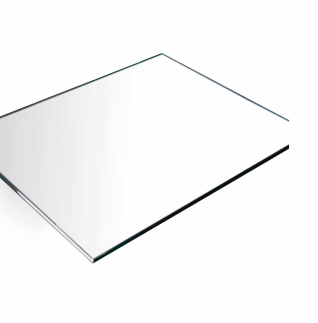
AL02
ALUMINIUM BALUSTRADE
- WHITE



AL03
SLATTED PANEL WITH FRAME
- WHITE



AL04
ALUMINIUM PRIVACY SCREEN
- WHITE



GL01
CLEAR GLAZING
- MATCH BASIX REQUIREMENTS



GL02
TRANSLUCENT GLAZING
- MATCH BASIX REQUIREMENTS



AL05
ALUMINIUM WINDOW & GLAZING
DOOR FRAME
- POWDERCOATED WHITE

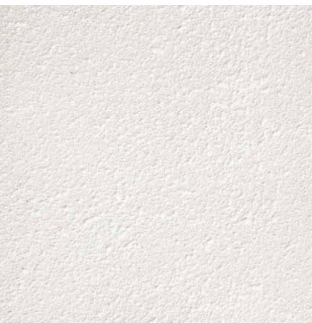


MT01
COLORBOND ROOF SHEETING
- WHITE



MT02
GUTTERS & FLASHING & DOWNPIPES
- WHITE

EXTERNAL MATERIAL LEGEND



RE01
TEXTURED RENDER FINISH APPLIED
TO MASONRY BRICKWORK OR
CONCRETE
- WHITE



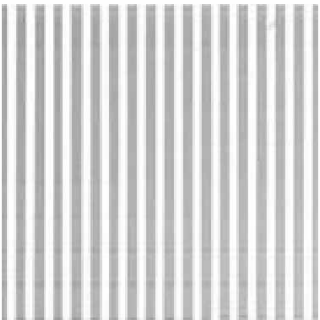
BR01
AUSTRALBRICK
- ACCESS ASH
- OR SIMILAR



CL01
WEATHERBOARD CLADDING
- WHITE



CL02
FIBRE CEMENT SHEET
- WHITE



AL01
BATTENS CLADDING
- WHITE



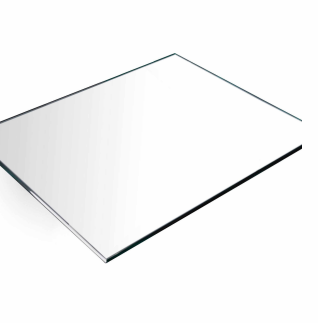
AL02
ALUMINIUM BALUSTRADE
- WHITE



AL03
SLATTED PANEL WITH FRAME
- WHITE



AL04
ALUMINIUM PRIVACY SCREEN
- WHITE



GL01
CLEAR GLAZING
- MATCH BASIX REQUIREMENTS



GL02
TRANSLUCENT GLAZING
- MATCH BASIX REQUIREMENTS



AL05
ALUMINIUM WINDOW & GLAZING
DOOR FRAME
- POWDERCOATED WHITE



MT01
COLORBOND ROOF SHEETING
- WHITE



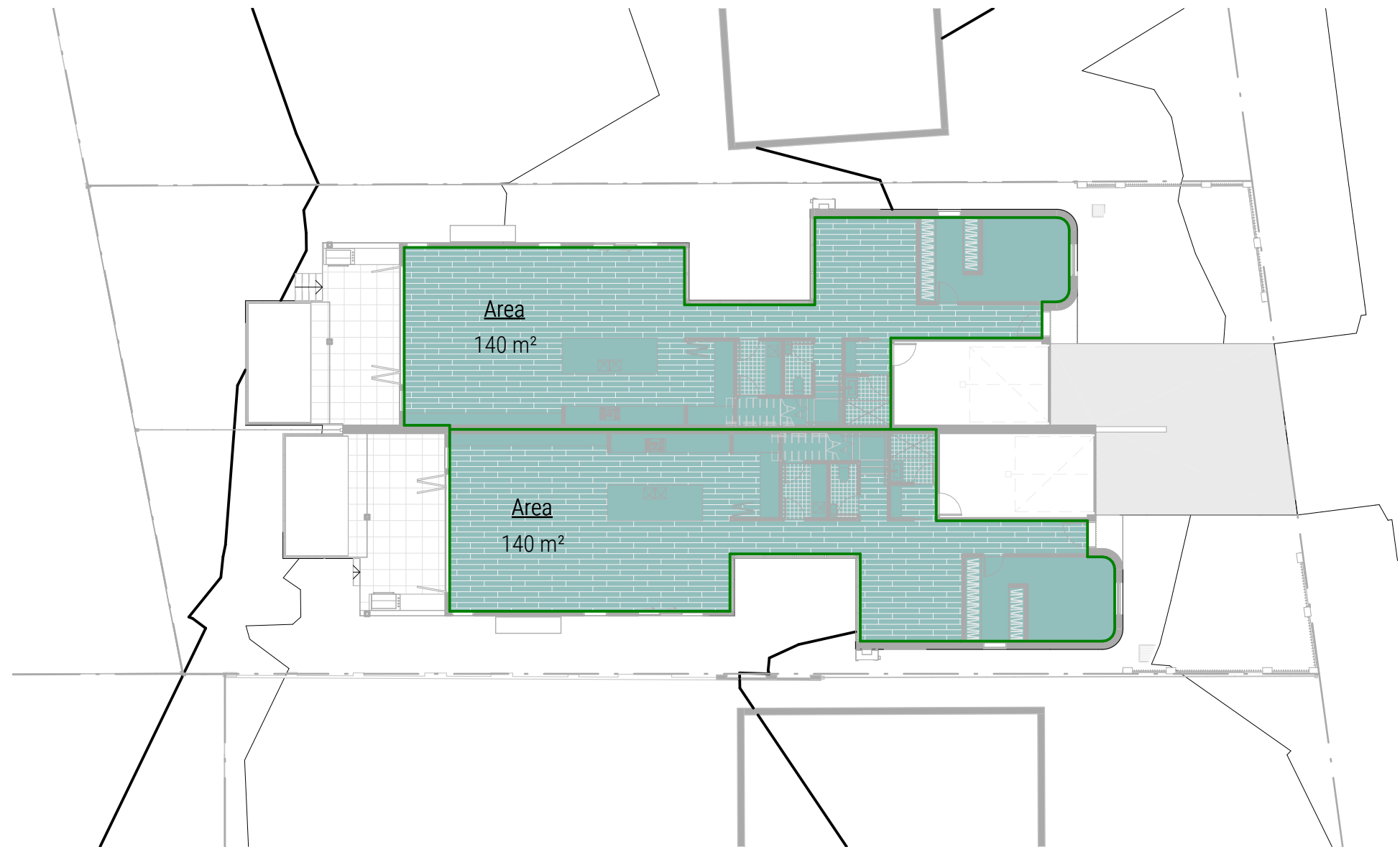
MT02
GUTTERS & FLASHING & DOWNPIPES
- WHITE



1 EAST ELEVATION
DA301/ 1:100 @ A1



2 WEST ELEVATION
DA301/ 1:100 @ A1

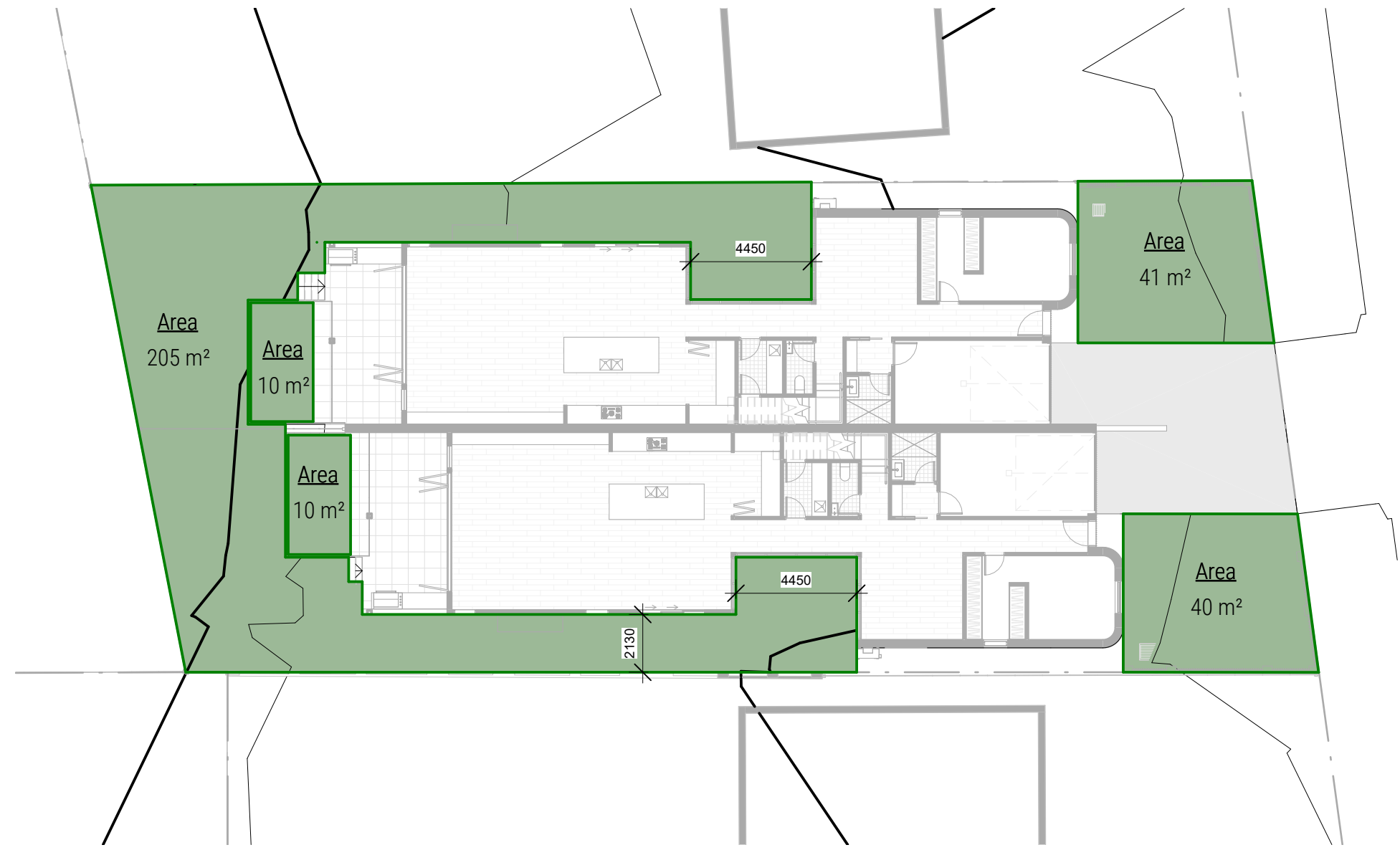


1 GFA - GROUND FLOOR
DA400/ 1 : 200 @ A1



2 GFA - LEVEL 1
DA400/ 1 : 200 @ A1

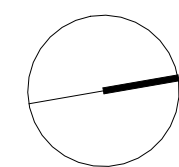
AREA SCHEDULE - GFA		
Area	Level	FSR
140 m²	GROUND FLOOR	0.18
128 m²	LEVEL 1	0.17
128 m²	LEVEL 1	0.17
140 m²	GROUND FLOOR	0.18
535 m²		0.70



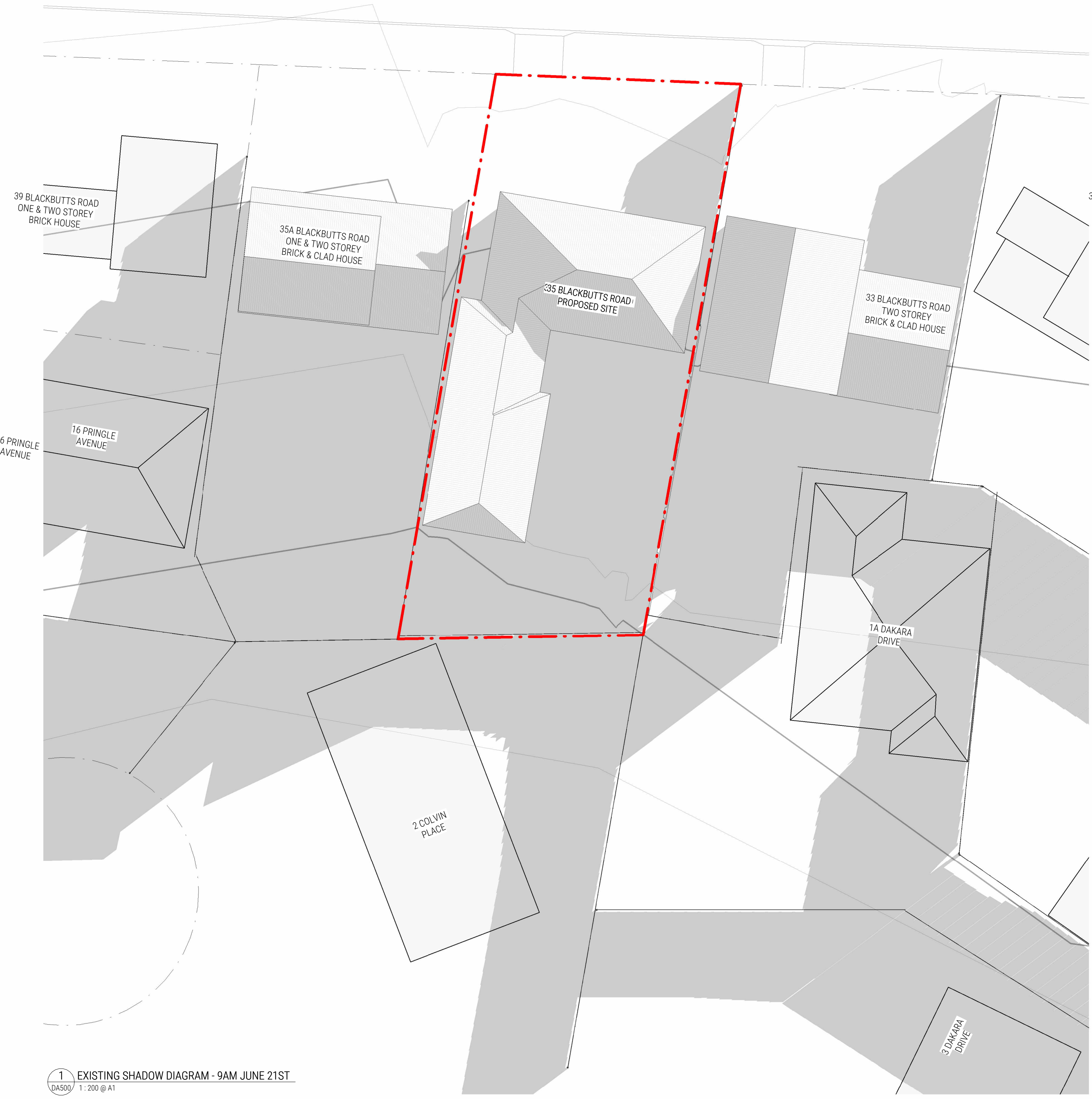
3 LANDSCAPED AREAS
DA400/ 1 : 200 @ A1

WARRINGAH DEVELOPMENT CONTROL PLAN (2011)
MIN. LANDSCAPED OPEN SPACE AREA = 40% x SITE AREA
= 305 m²
(DCP MAP LANDSCAPED OPEN SPACE AND BUSHLAND
SETTING)
MIN. WIDTH = 2M

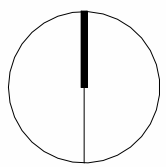
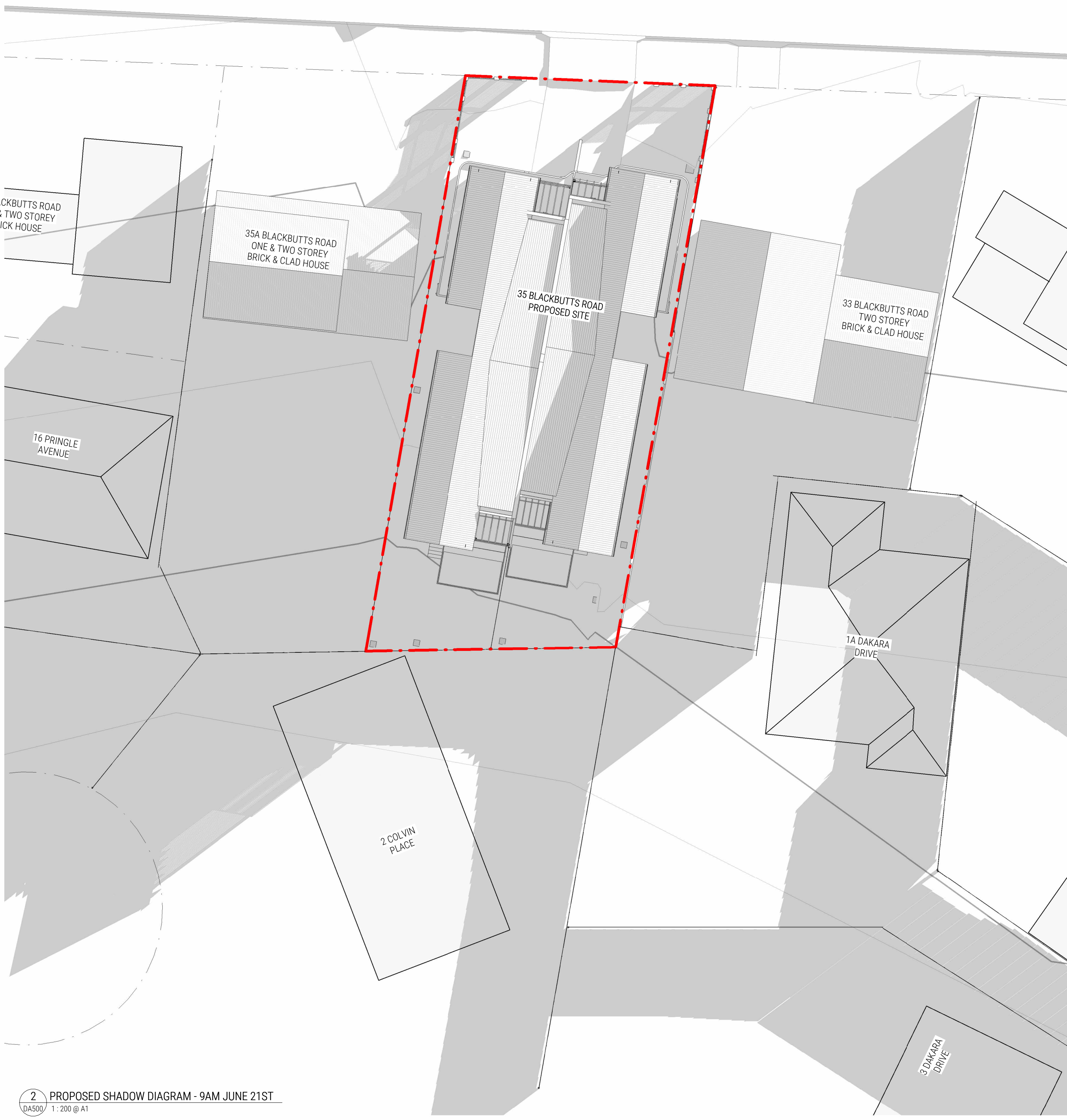
LANDSCAPE AREA SCHEDULE	
AREA	LANDSCAPED OPEN SPACE AREA
305 m²	40.0%

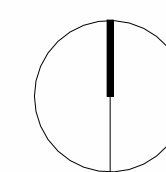
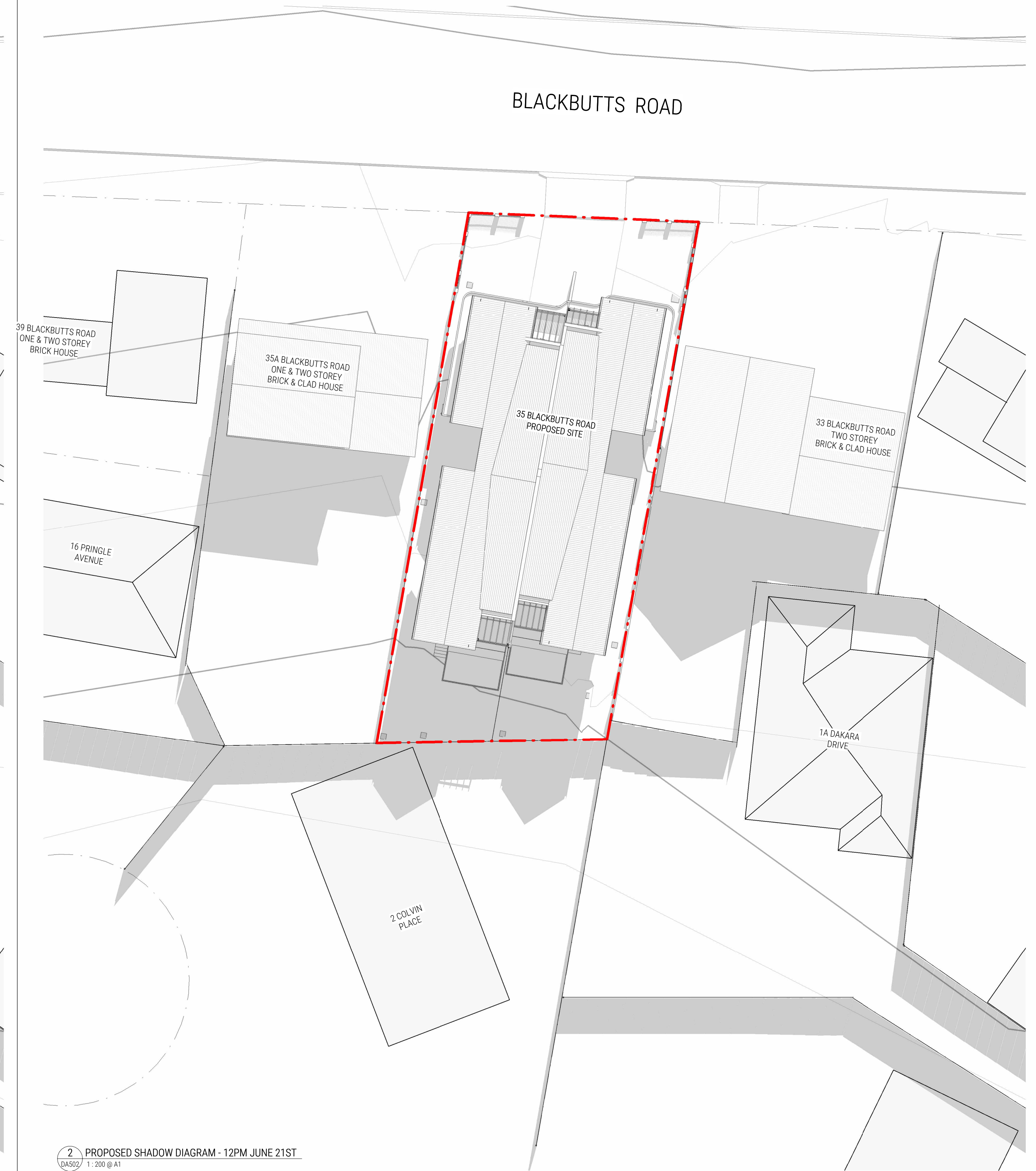
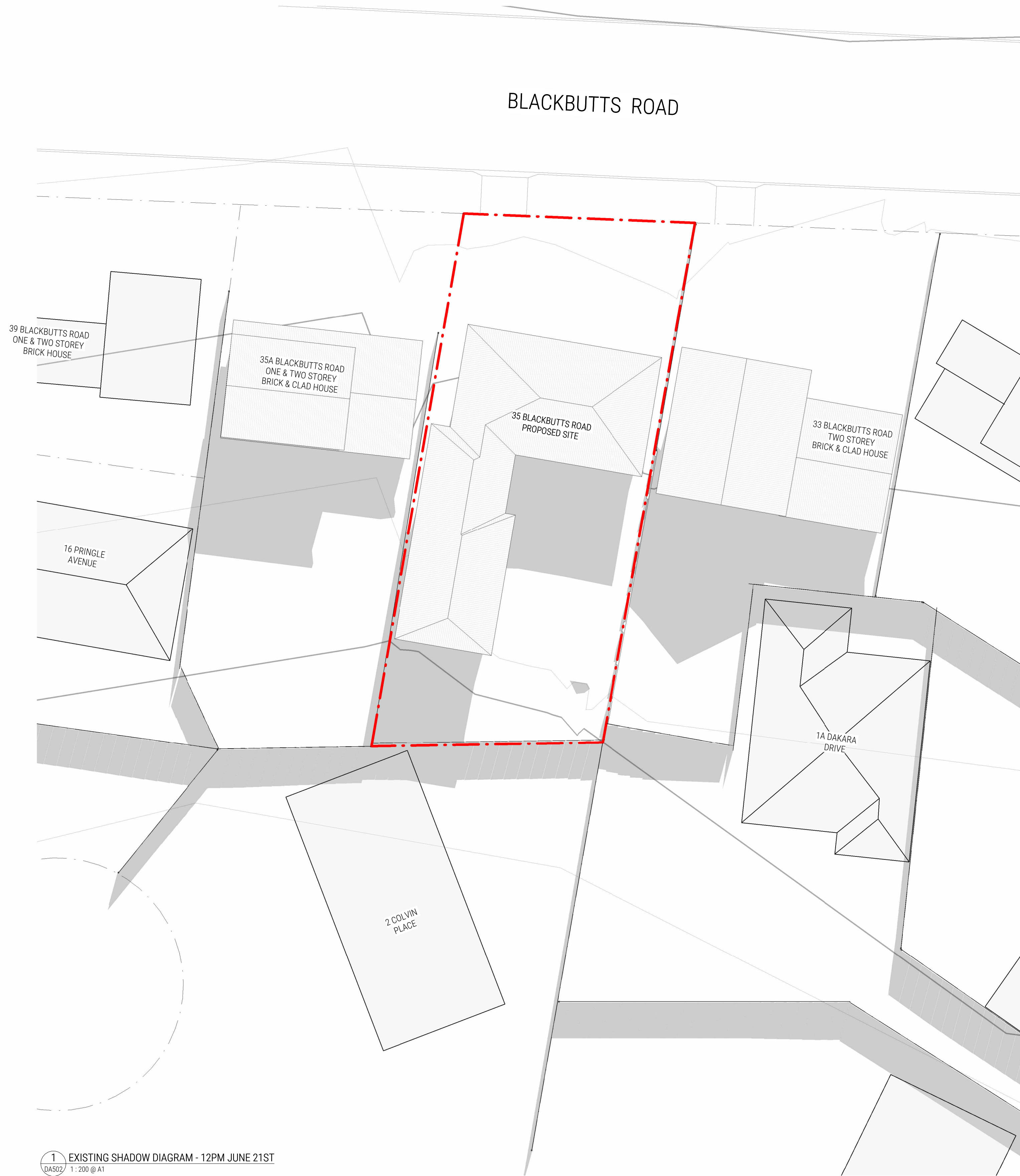


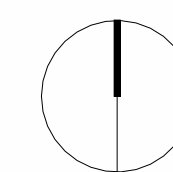
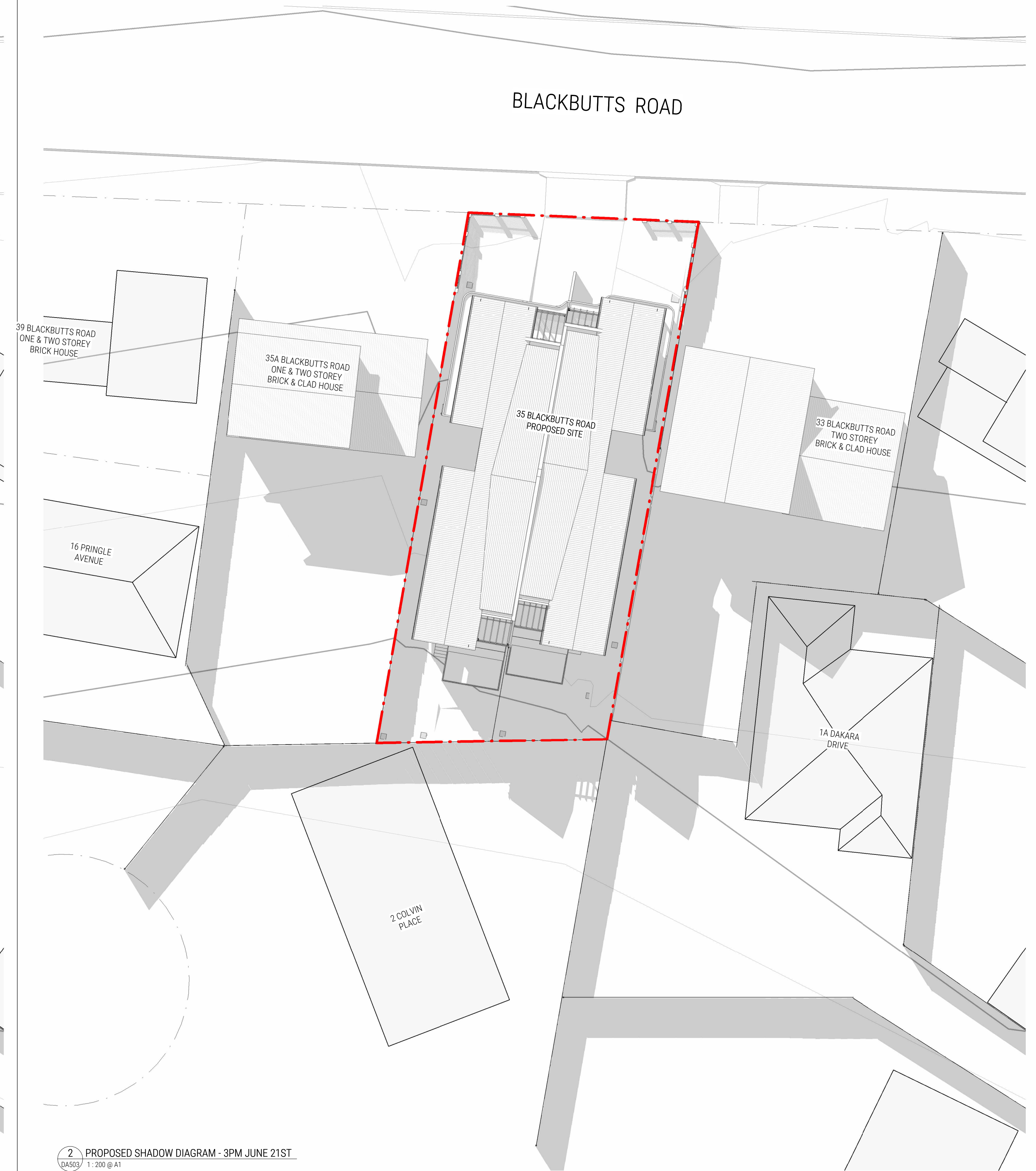
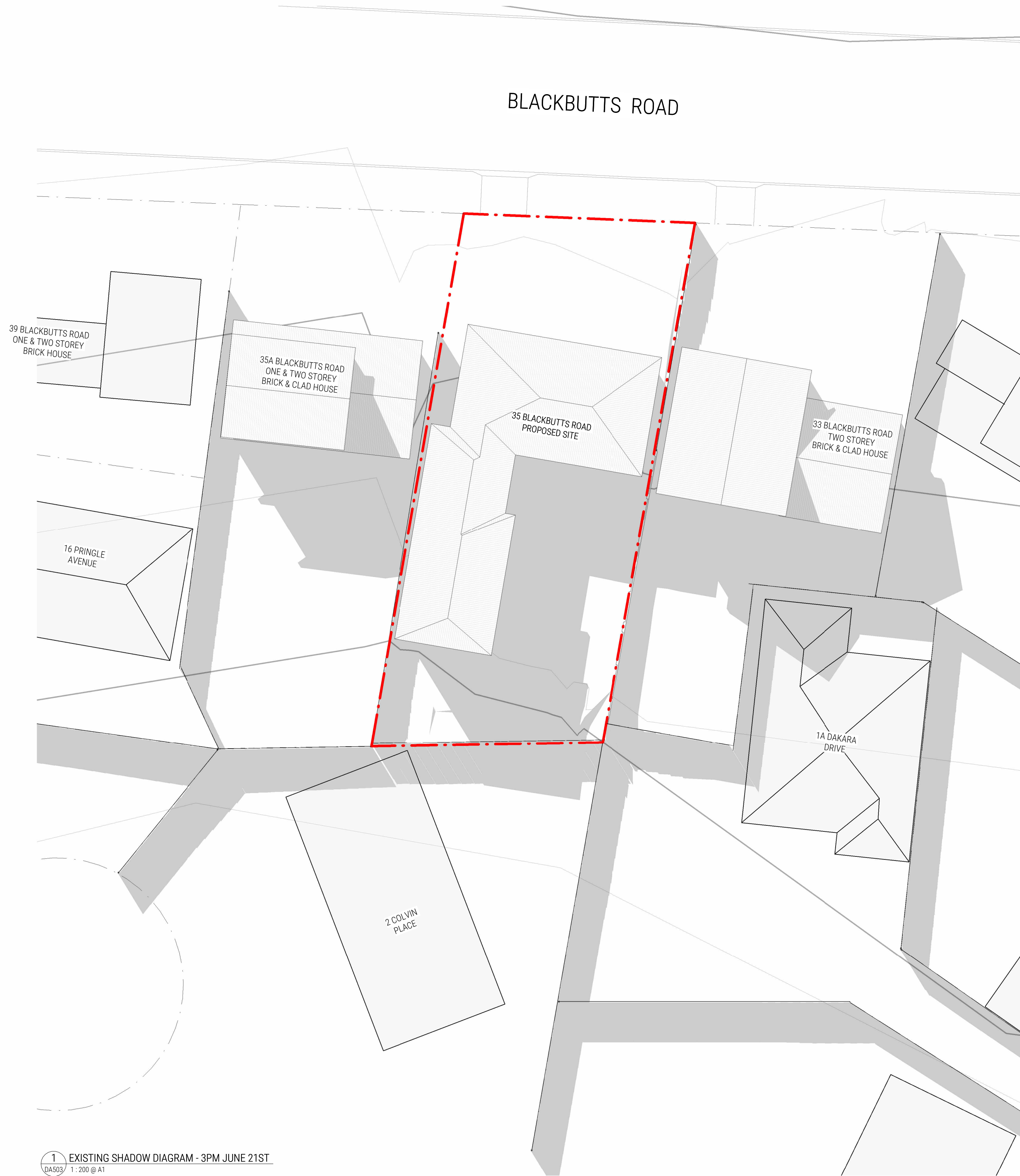
BLACKBUTTS ROAD

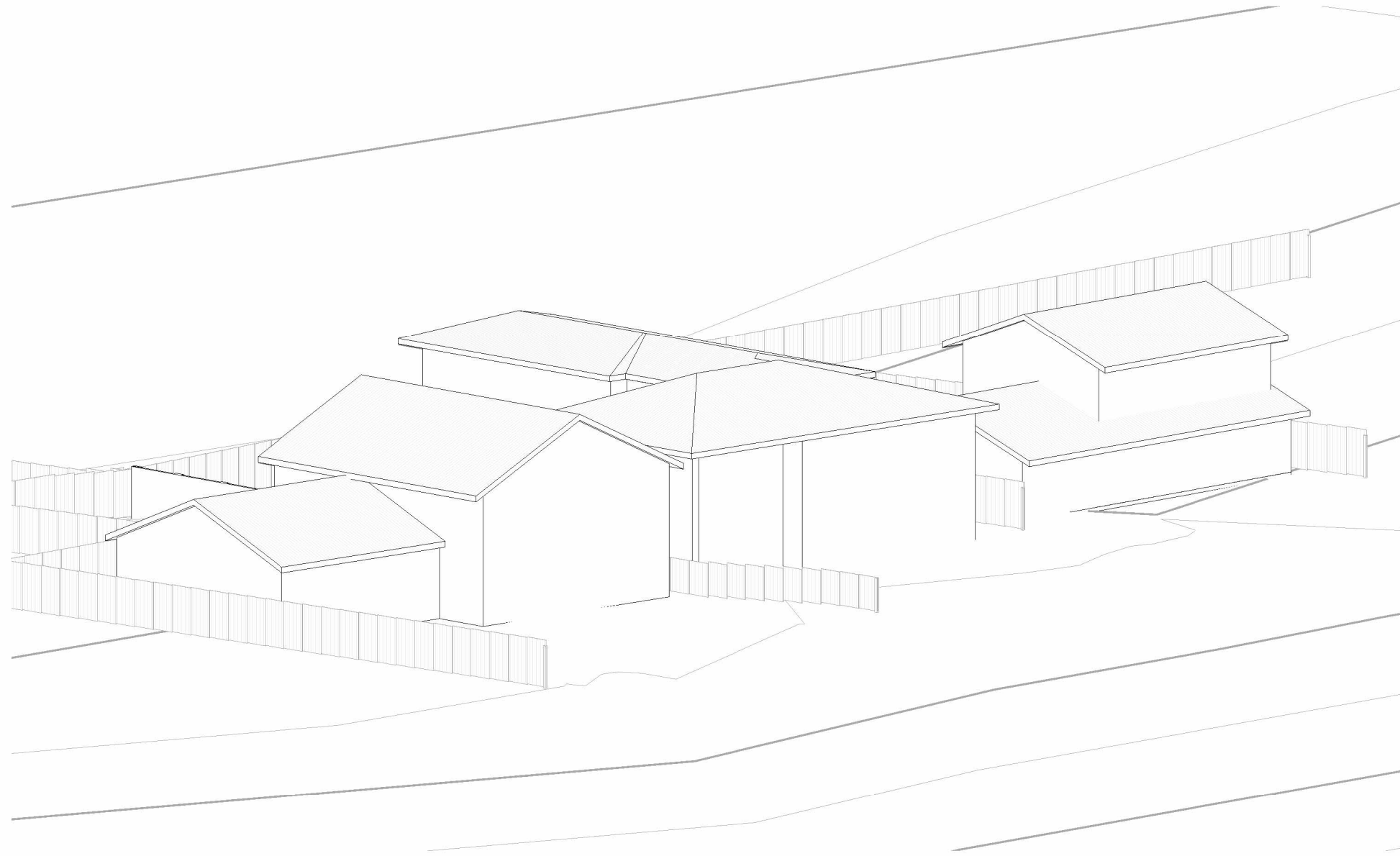


BLACKBUTTS ROAD

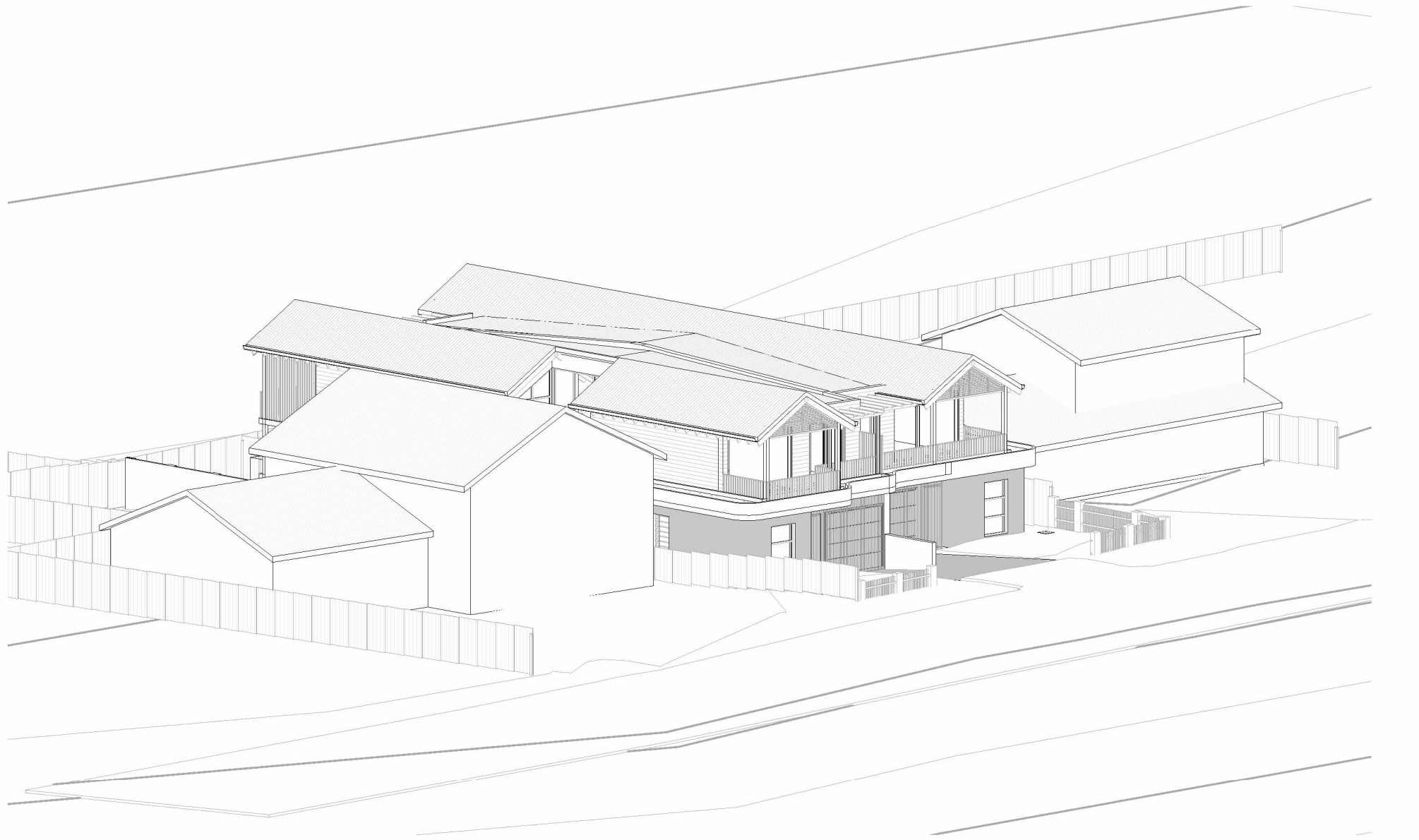




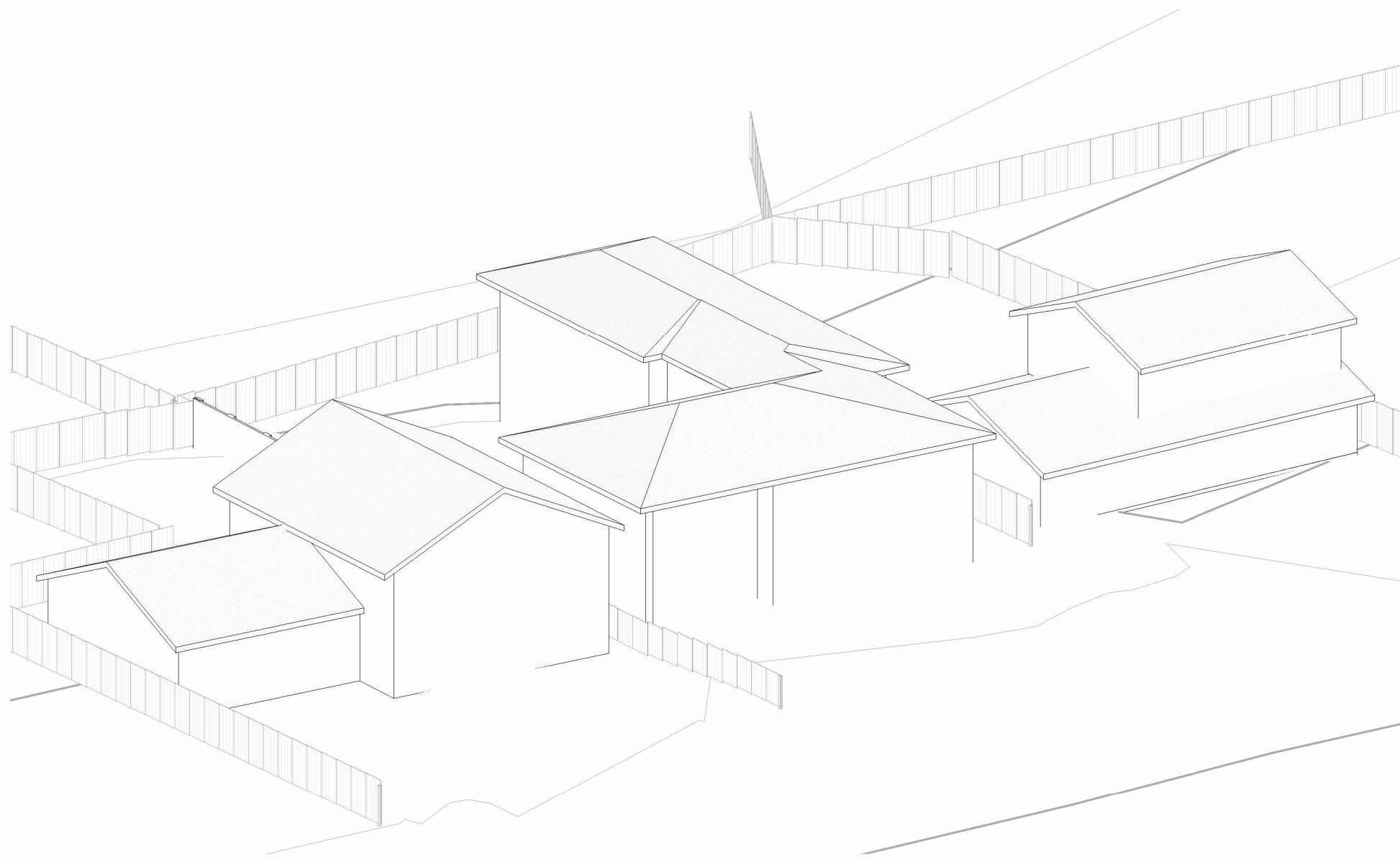




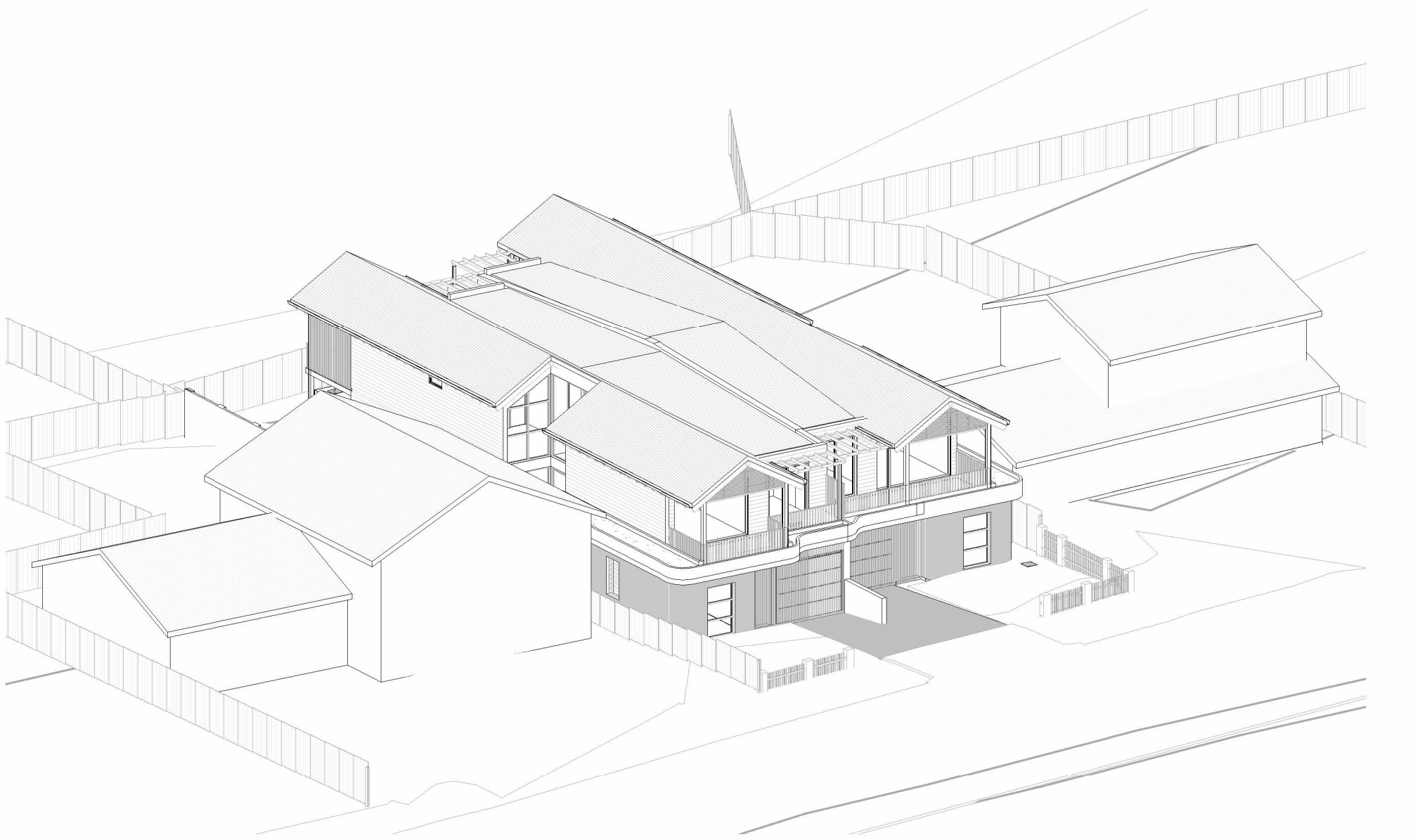
1 VIEW FROM THE SUN - 9AM EXISTING
DA600 @ A1



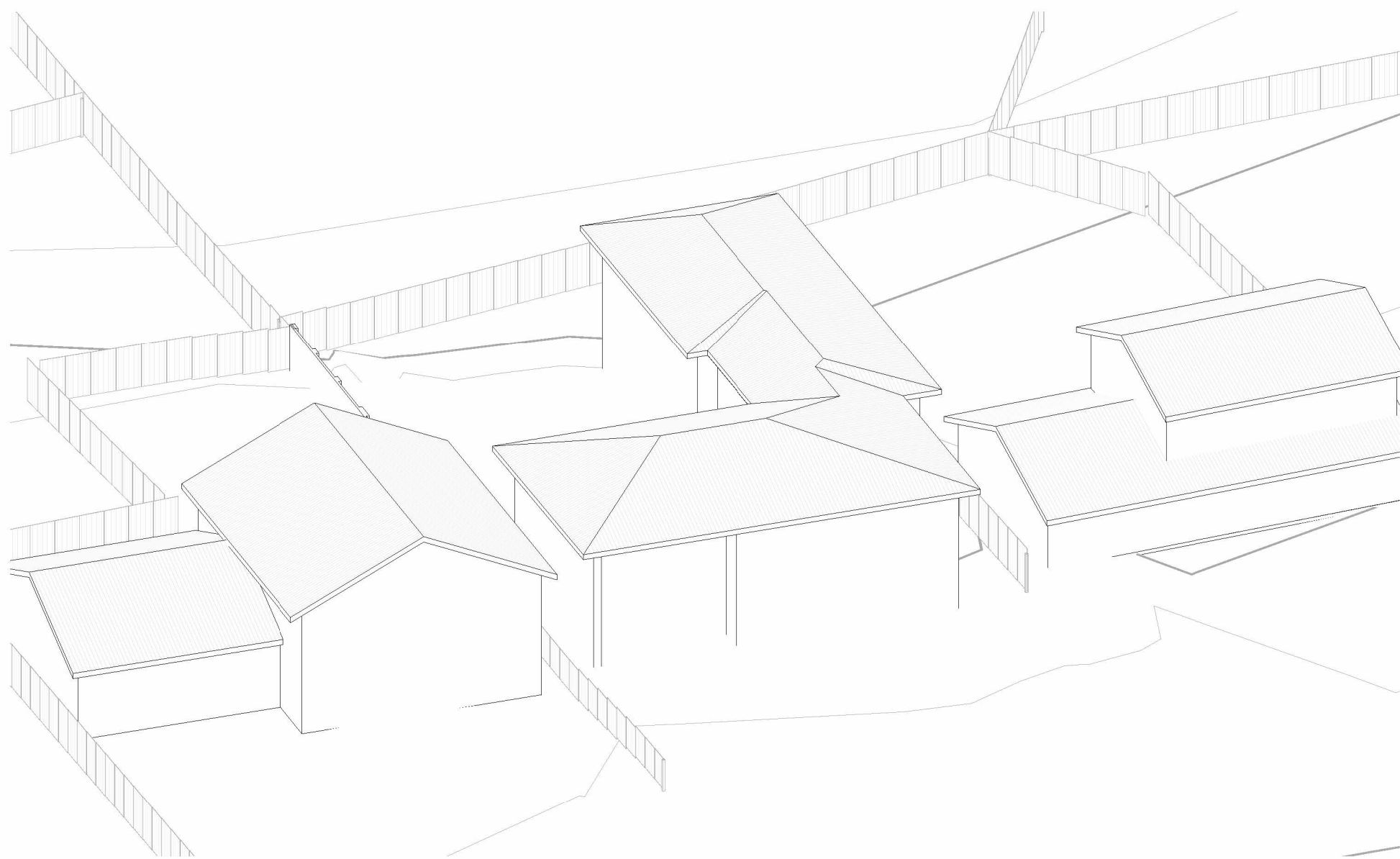
2 VIEW FROM THE SUN - 9AM PROPOSED
DA600 @ A1



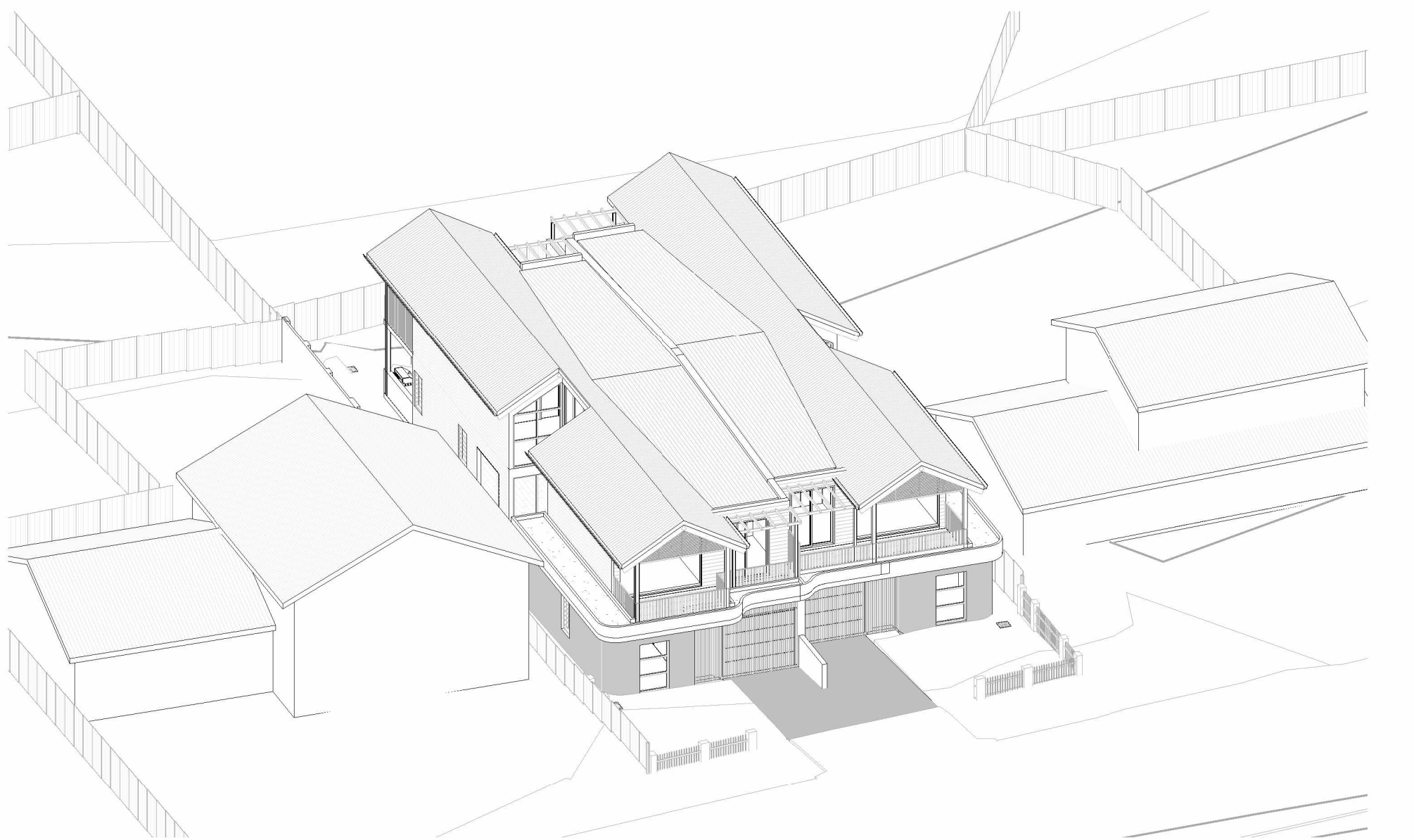
3 VIEW FROM THE SUN - 10AM EXISTING
DA600 @ A1



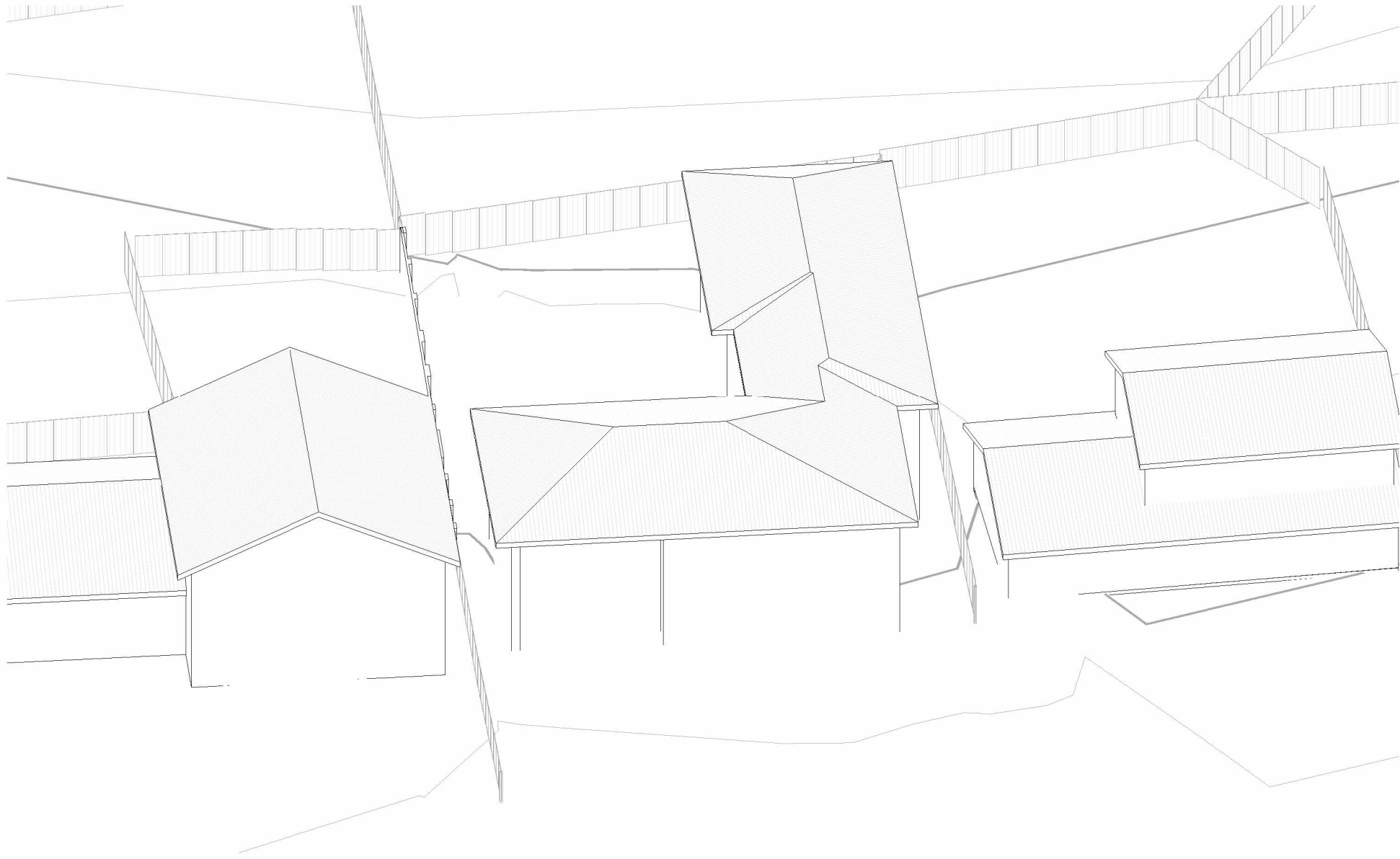
4 VIEW FROM THE SUN - 10AM PROPOSED
DA600 @ A1



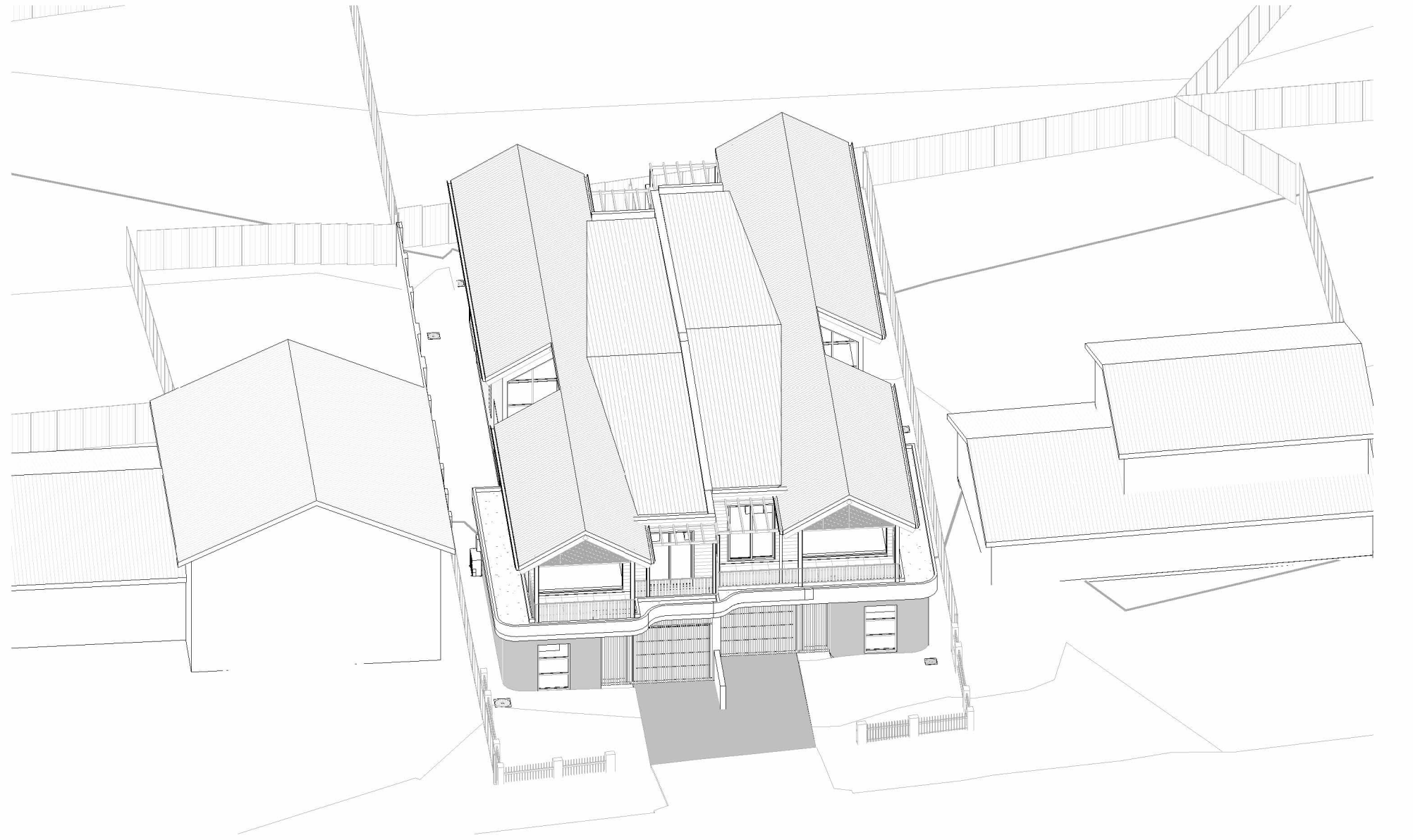
5 VIEW FROM THE SUN - 11AM EXISTING
DA600 @ A1



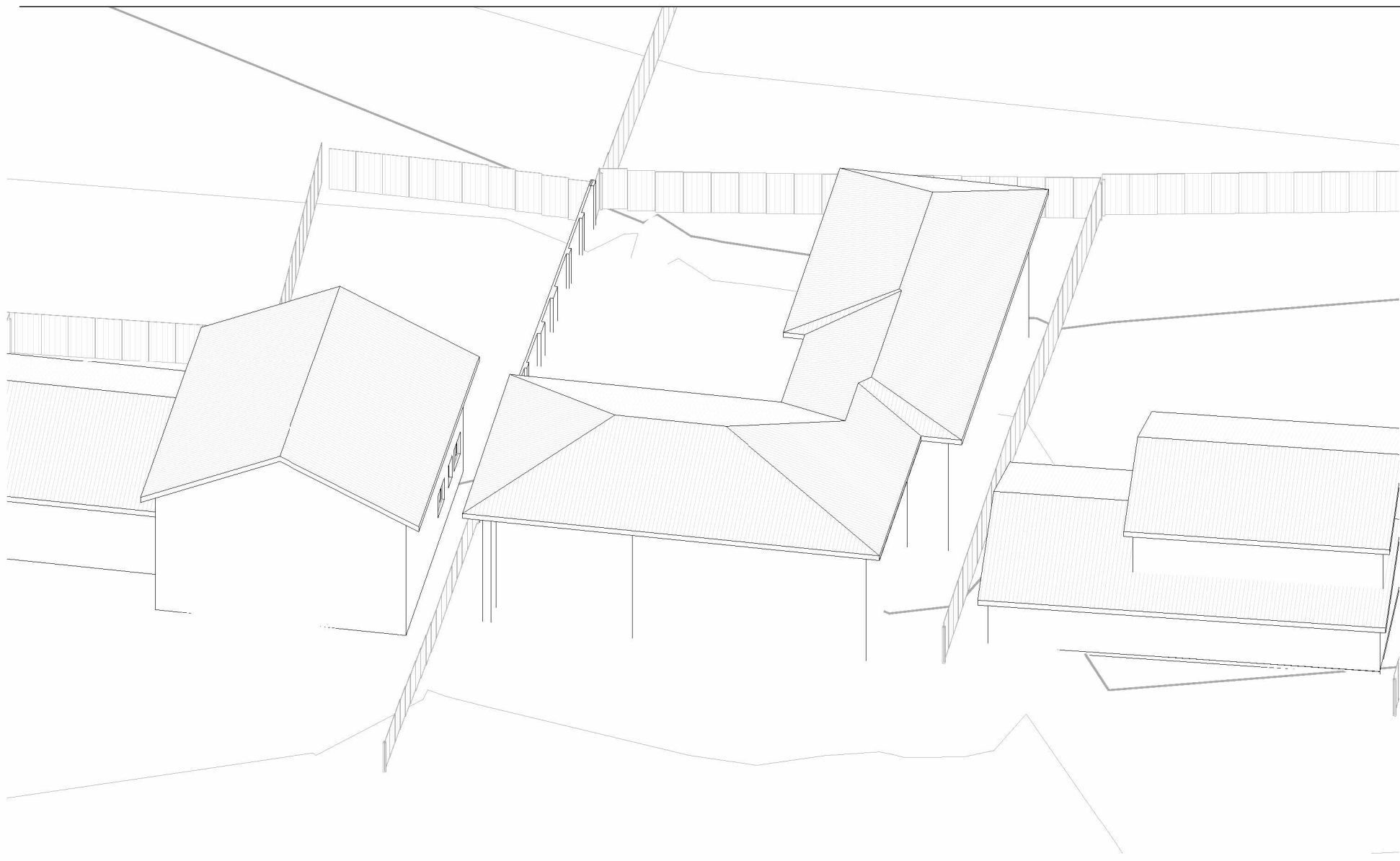
6 VIEW FROM THE SUN - 11AM PROPOSED
DA600 @ A1



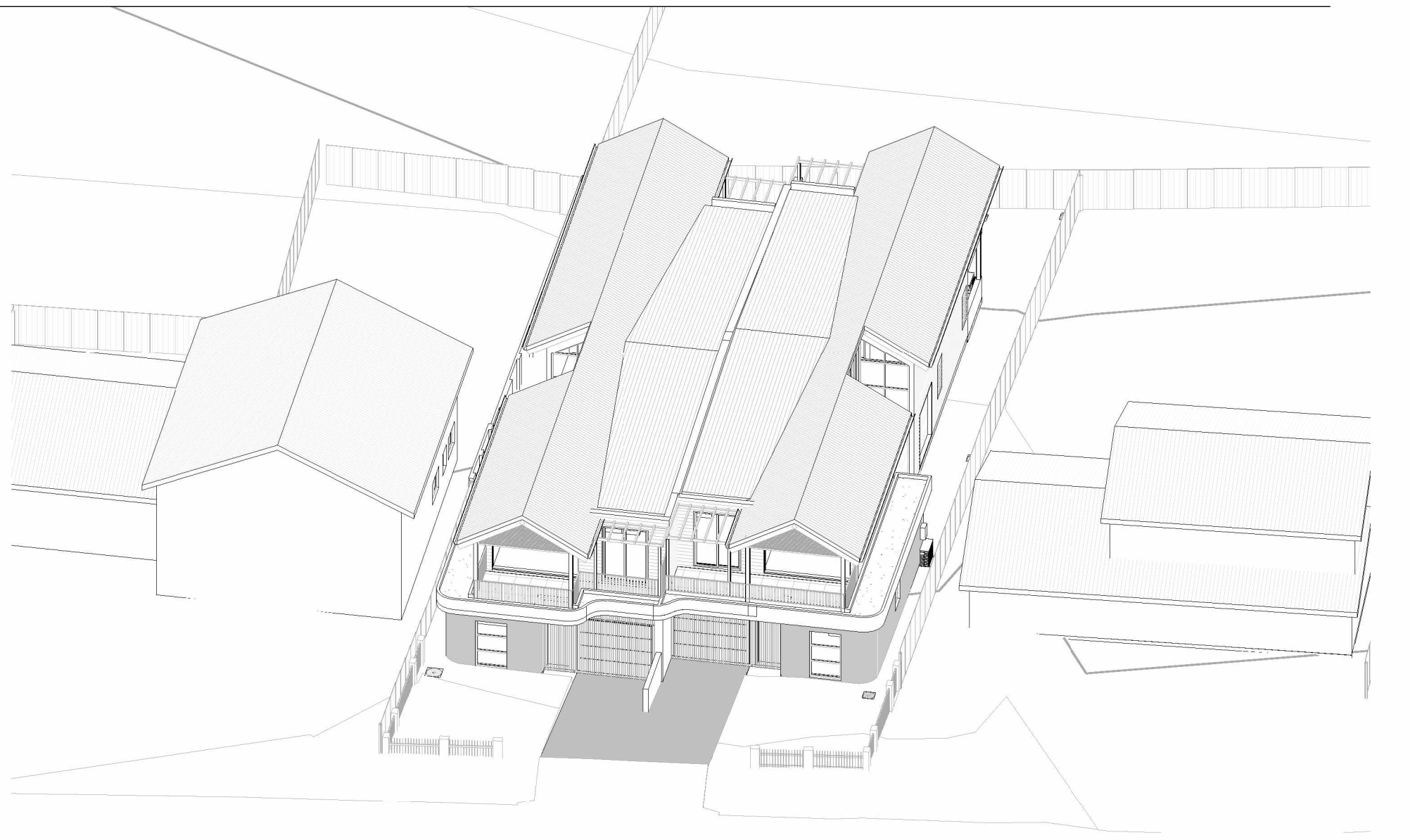
1 VIEW FROM THE SUN - 12PM EXISTING
DA601/ @ A1



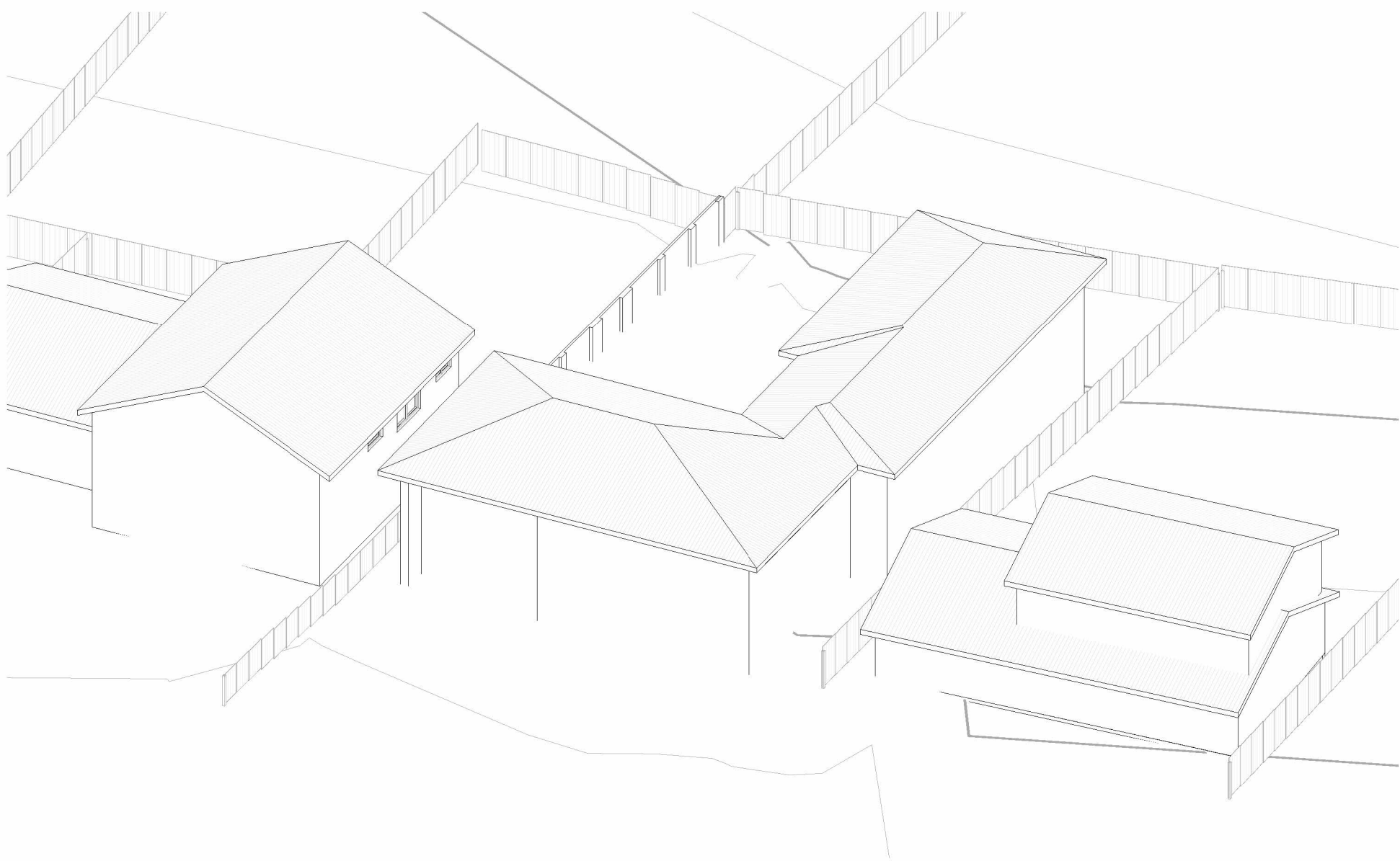
2 VIEW FROM THE SUN - 12PM PROPOSED
DA601/ @ A1



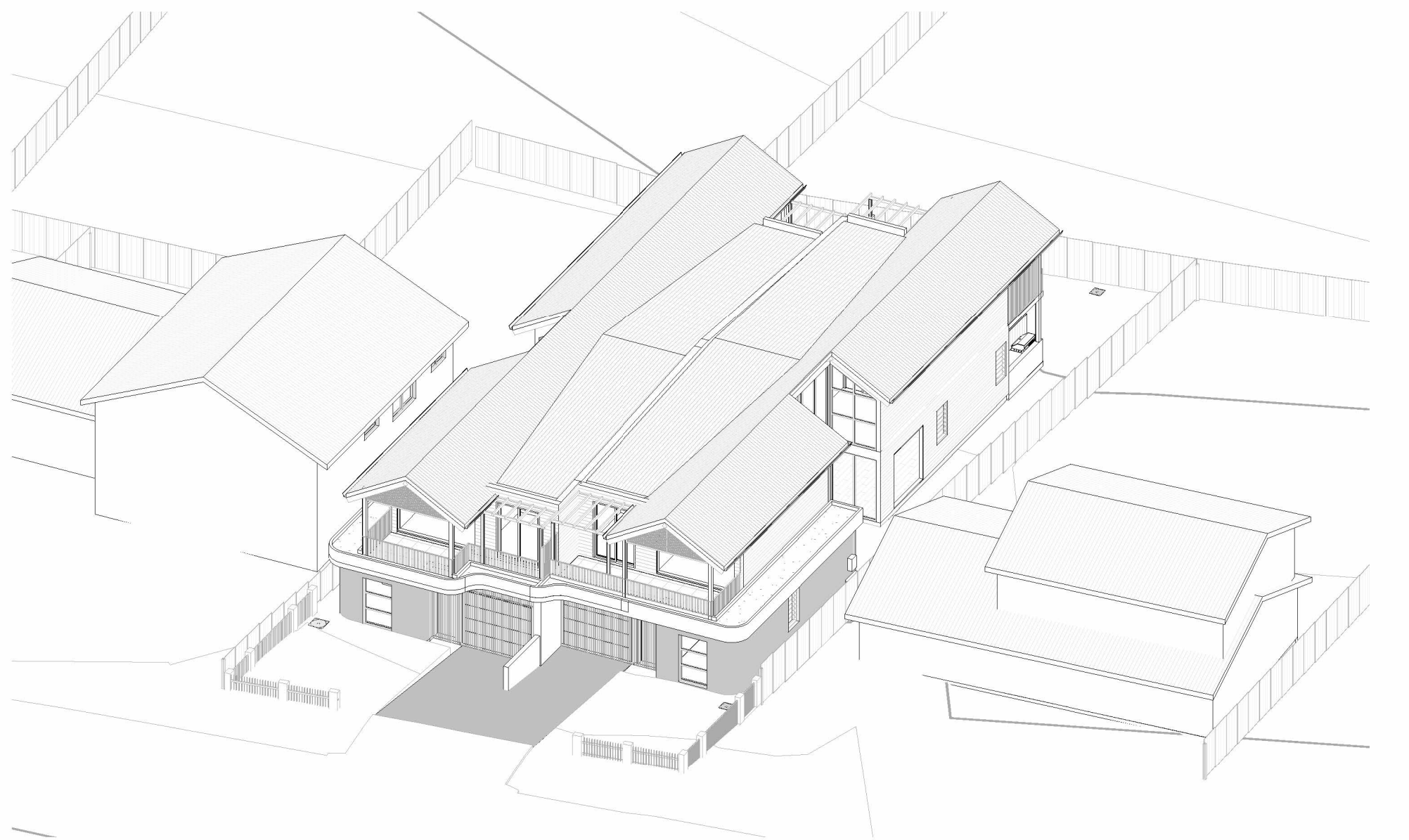
3 VIEW FROM THE SUN - 1PM EXISTING
DA601/ @ A1



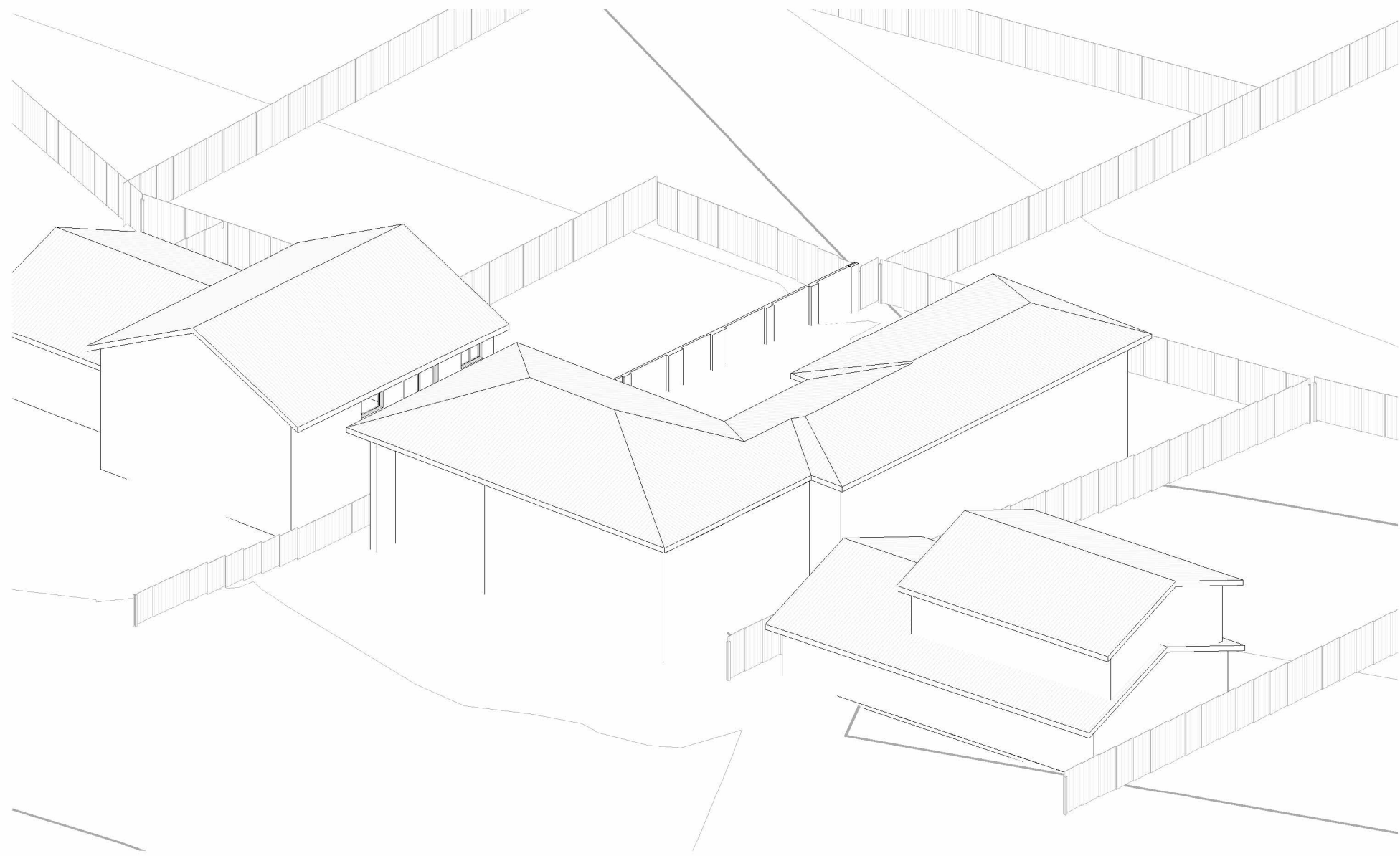
4 VIEW FROM THE SUN - 1PM PROPOSED
DA601/ @ A1



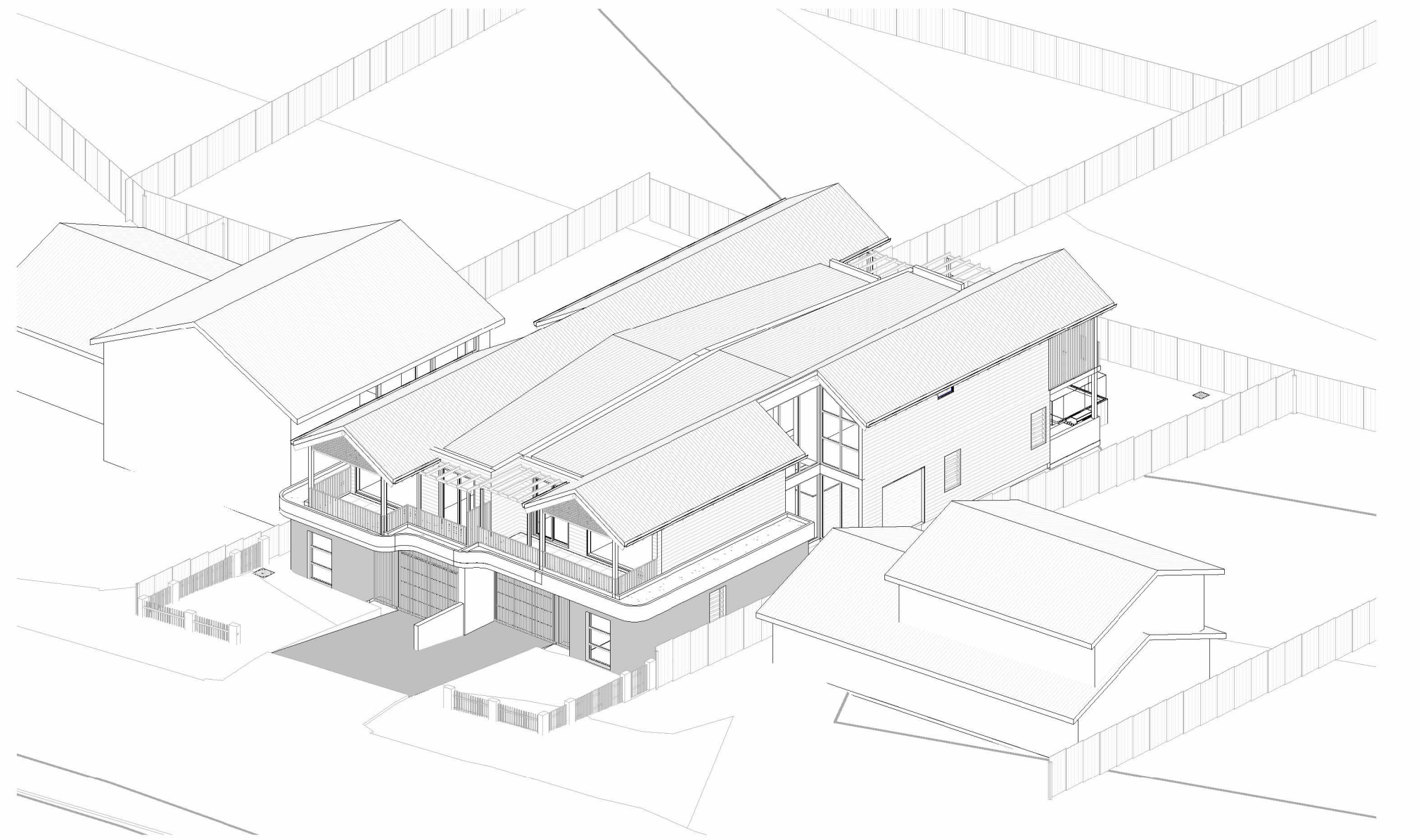
5 VIEW FROM THE SUN - 2PM EXISTING
DA601/ @ A1



6 VIEW FROM THE SUN - 2PM PROPOSED
DA601/ @ A1



1 VIEW FROM THE SUN - 3PM EXISTING
DA602 / @ A1



2 VIEW FROM THE SUN - 3PM PROPOSED
DA602 / @ A1

