

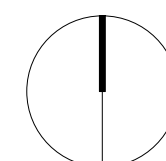
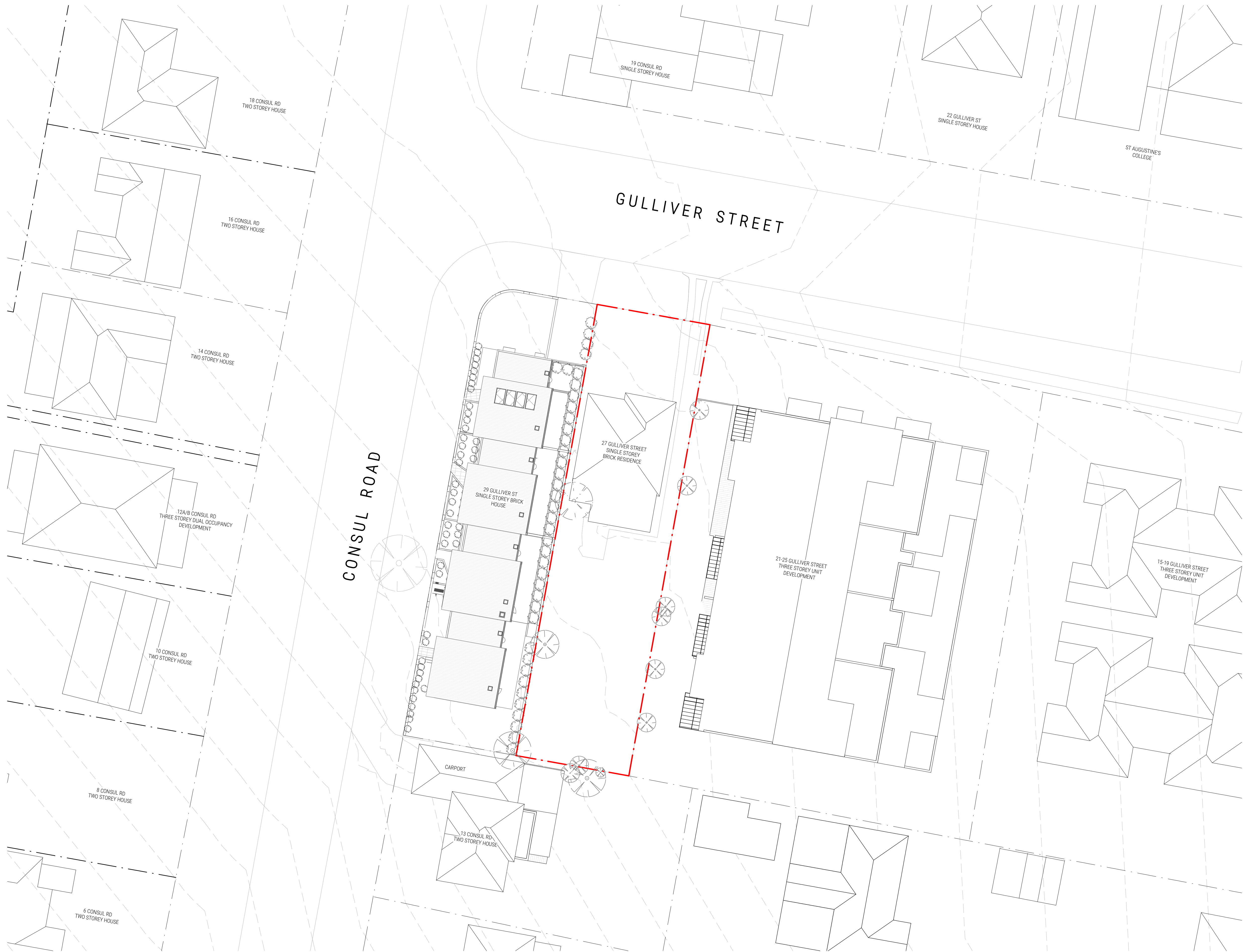


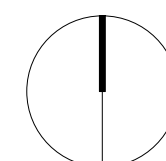
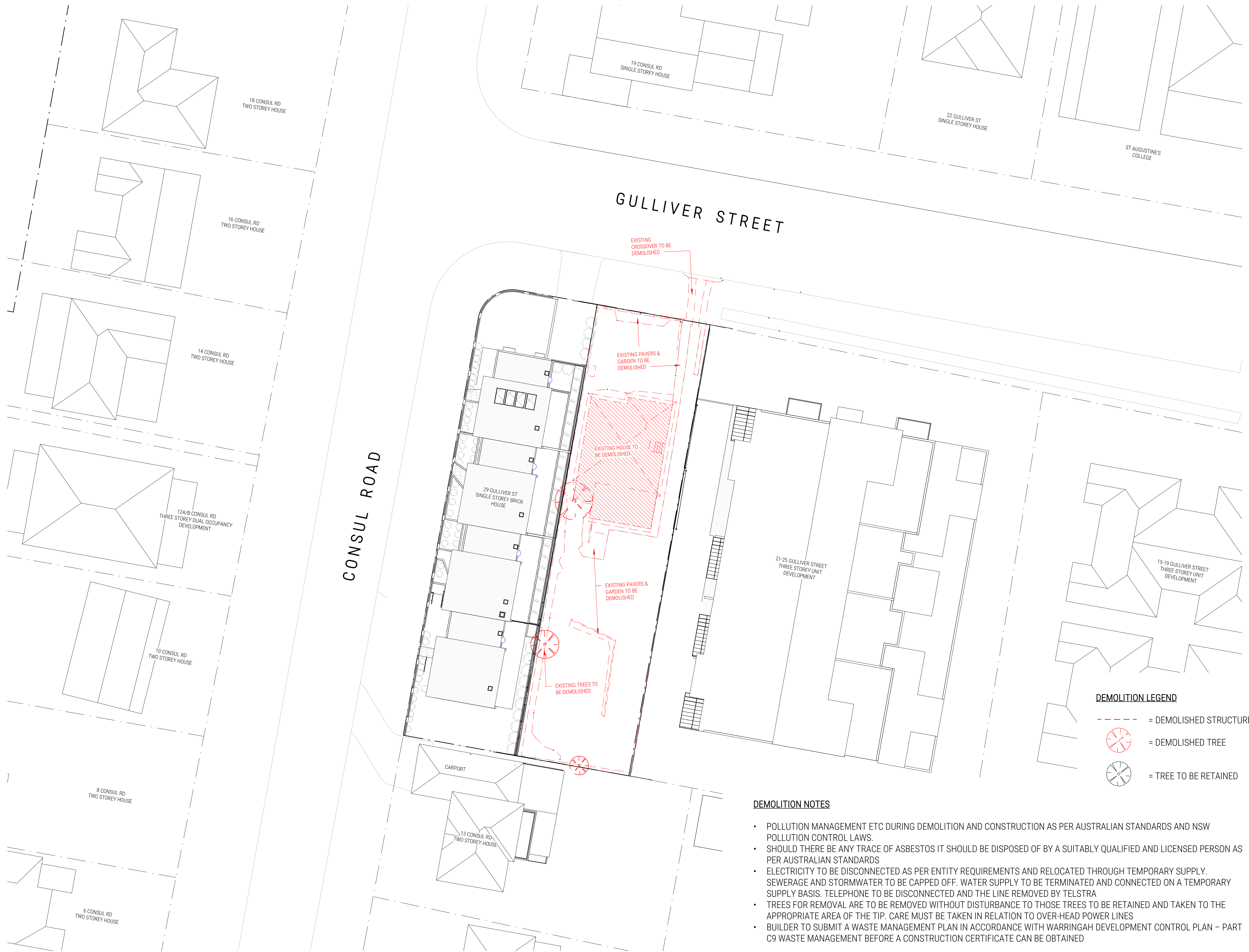
27 GULLIVER ST BROOKVALE

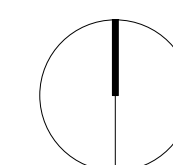
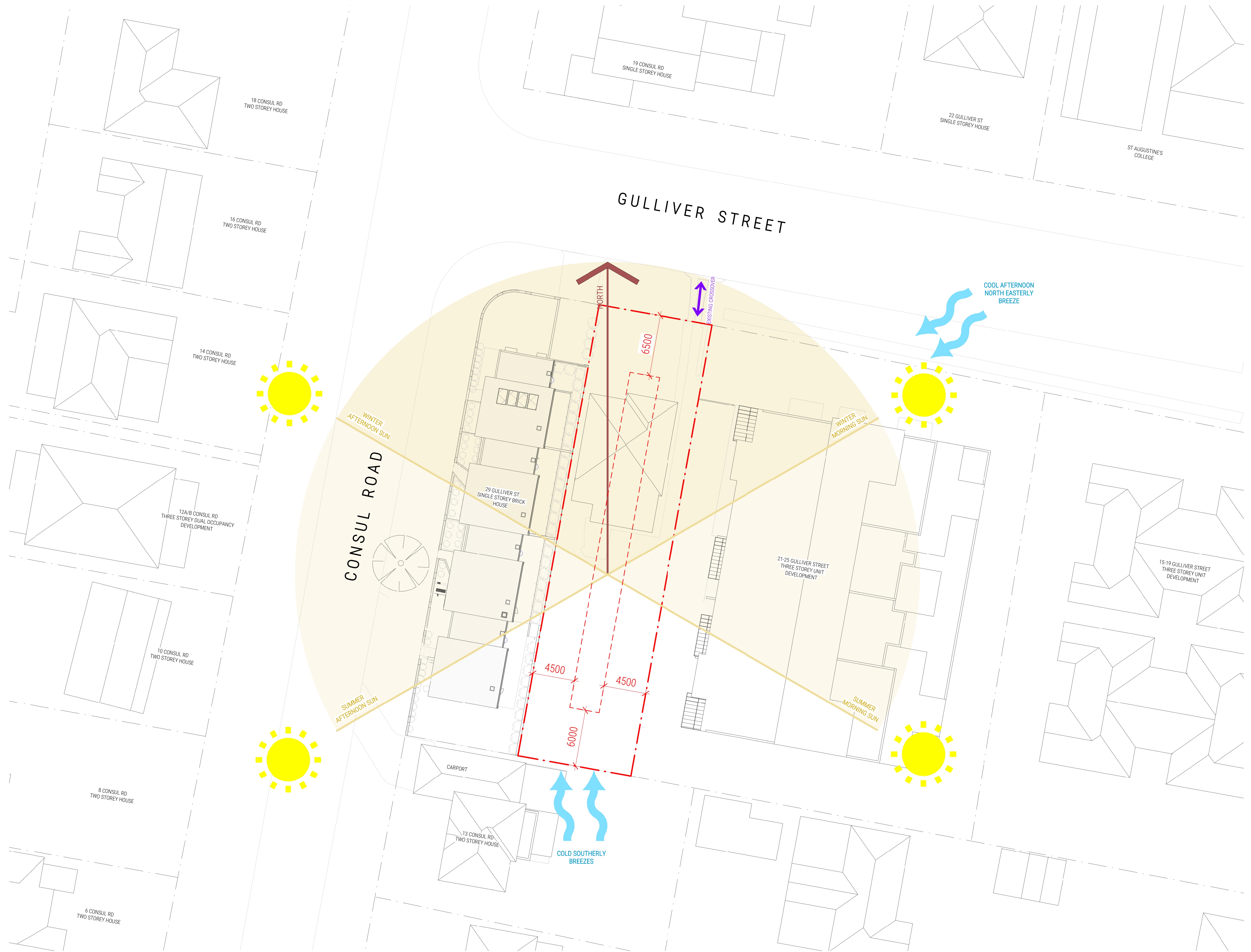
ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA011	DEMOLITION PLAN	A
DA012	SITE ANALYSIS	A
DA013	PROPOSED SITE PLAN	A
DA020	DCP SETBACKS	A
DA030	PROPOSED SETBACKS	A
DA100	BASEMENT FLOOR PLAN	A
DA101	GROUND FLOOR PLAN	A
DA102	LEVEL 1 FLOOR PLAN	A
DA103	ROOF PLAN	A
DA200	BUILDING SECTIONS - SHEET 1	A
DA201	BUILDING SECTIONS - SHEET 2	A
DA300	PROPOSED ELEVATIONS - SHEET 1	A
DA401	LANDSCAPE OPEN SPACE AREA	A
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST	A
DA601	VIEWS FROM SUN - JUNE 21ST	A
DA602	VIEWS FROM SUN - JUNE 21ST	A
DA603	VIEWS FROM SUN - JUNE 21ST	A
DA700	8.5m HEIGHT PLANE	A
DA701	3D VIEWS	A

Warringah LEP 2011	
Clause	Complies?
2.7 Demolition	Yes
4.3 Height of Buildings	Yes
6.2 Earthworks	Yes
6.4 Development on Sloping Sites	Yes
Warringah DCP 2011	
Clause	Complies?
B2 Number of Stories	Yes
B3 Side Boundary Envelope	No
B5 Side Boundary Setback	No
B7 Front Boundar Setback	Yes
B9 Rear Setback	Yes
D1 Landscape Open Space	No

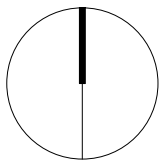
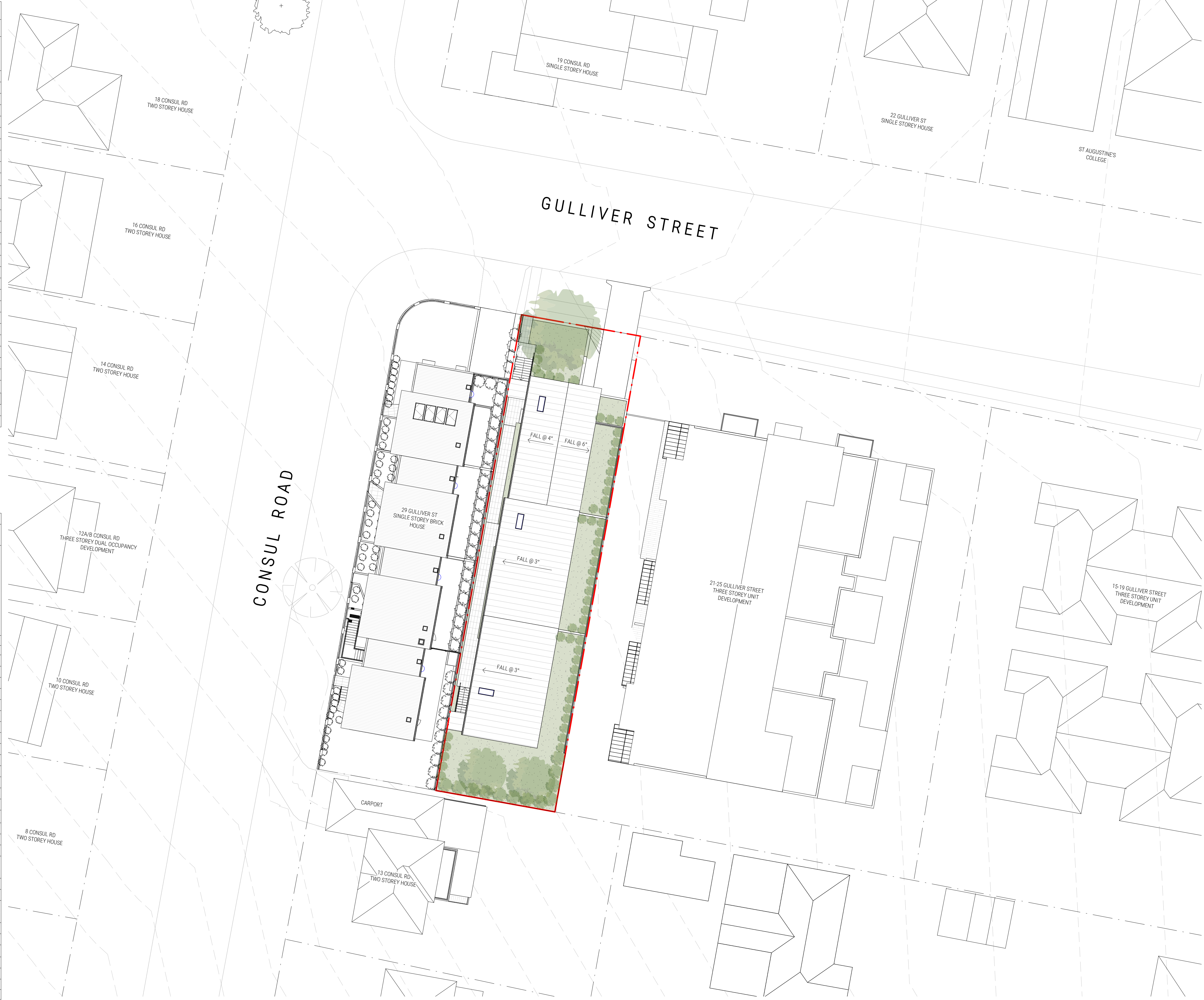


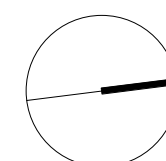
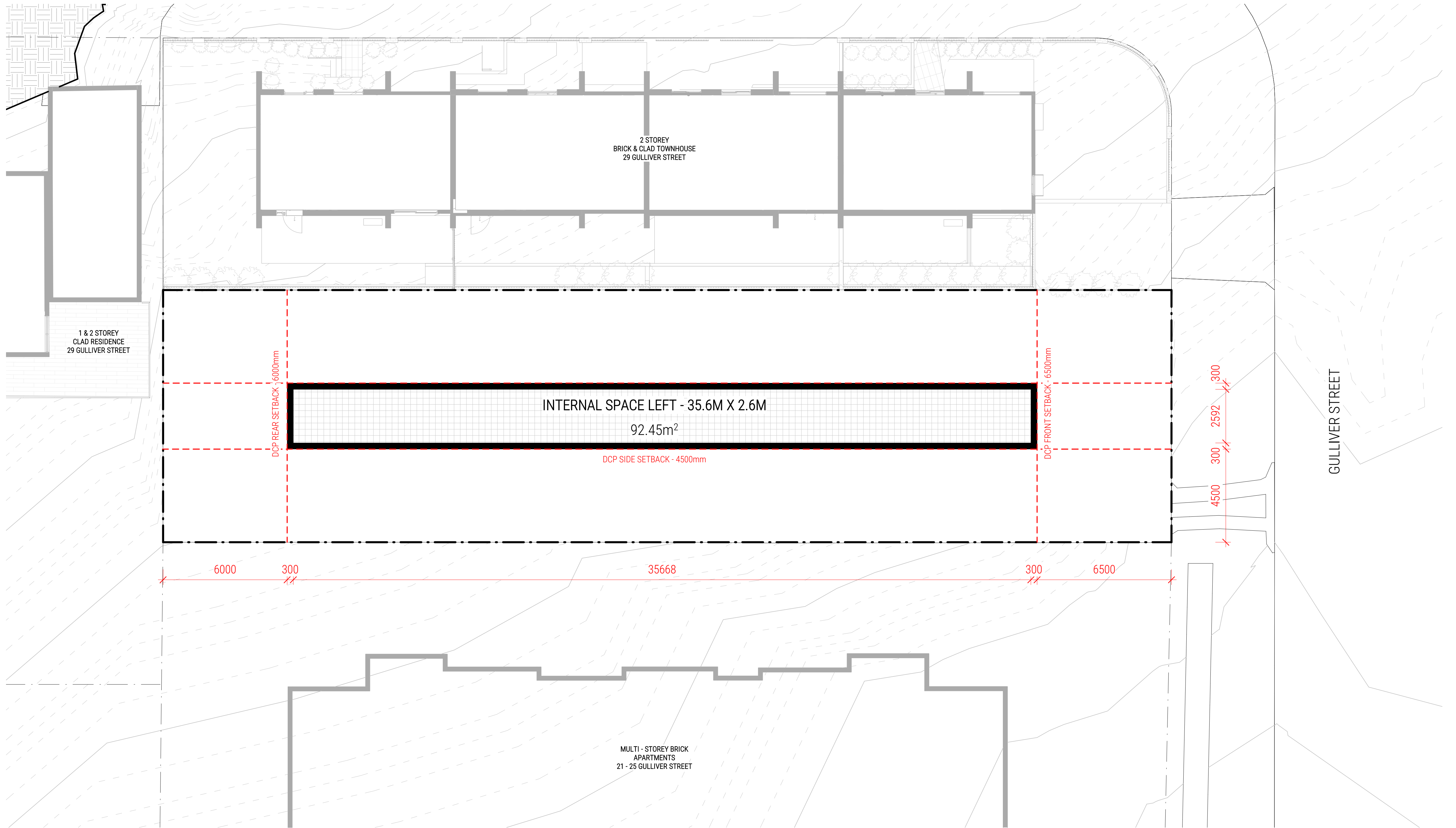


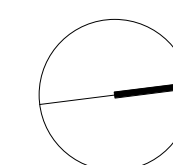
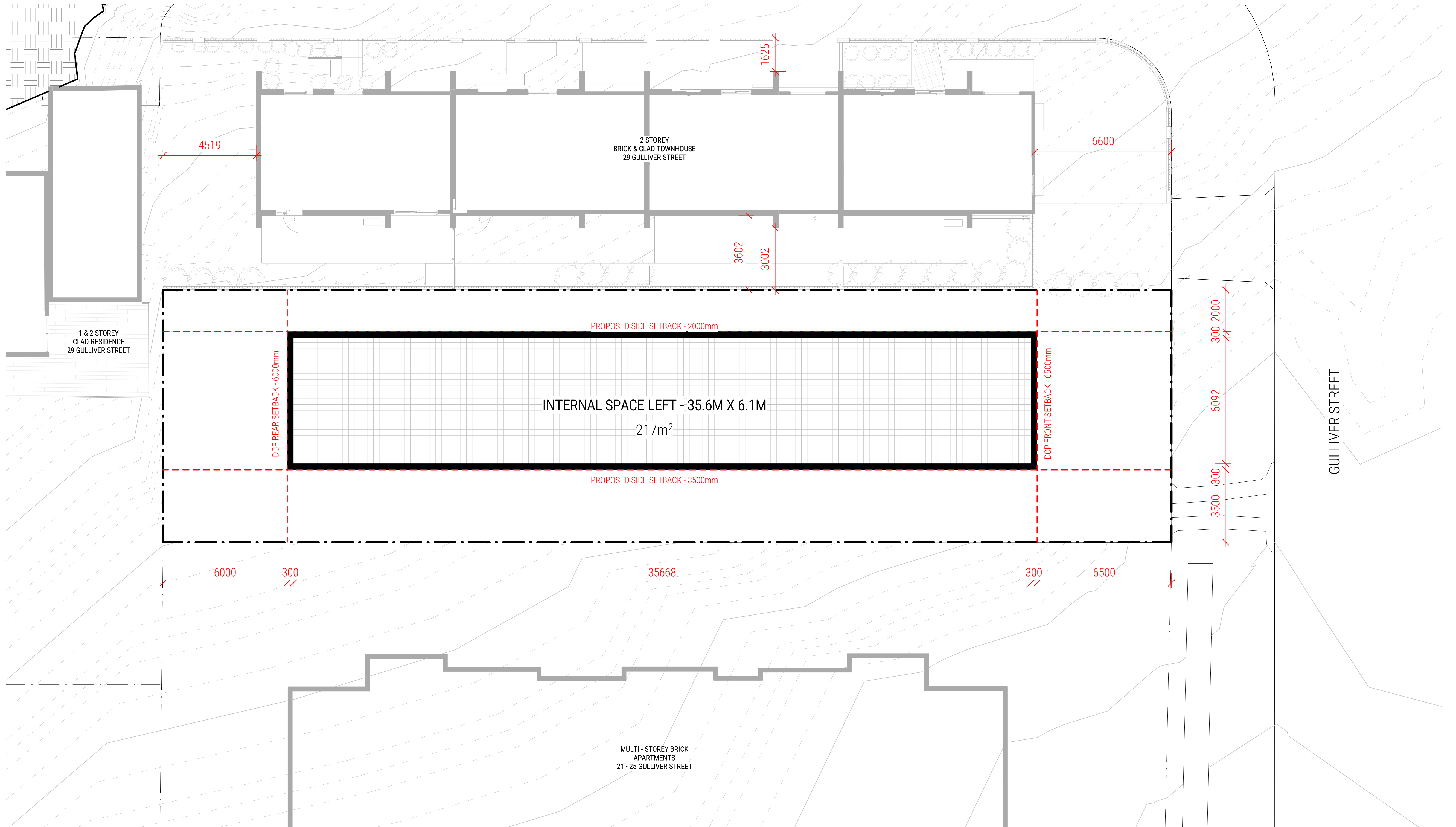


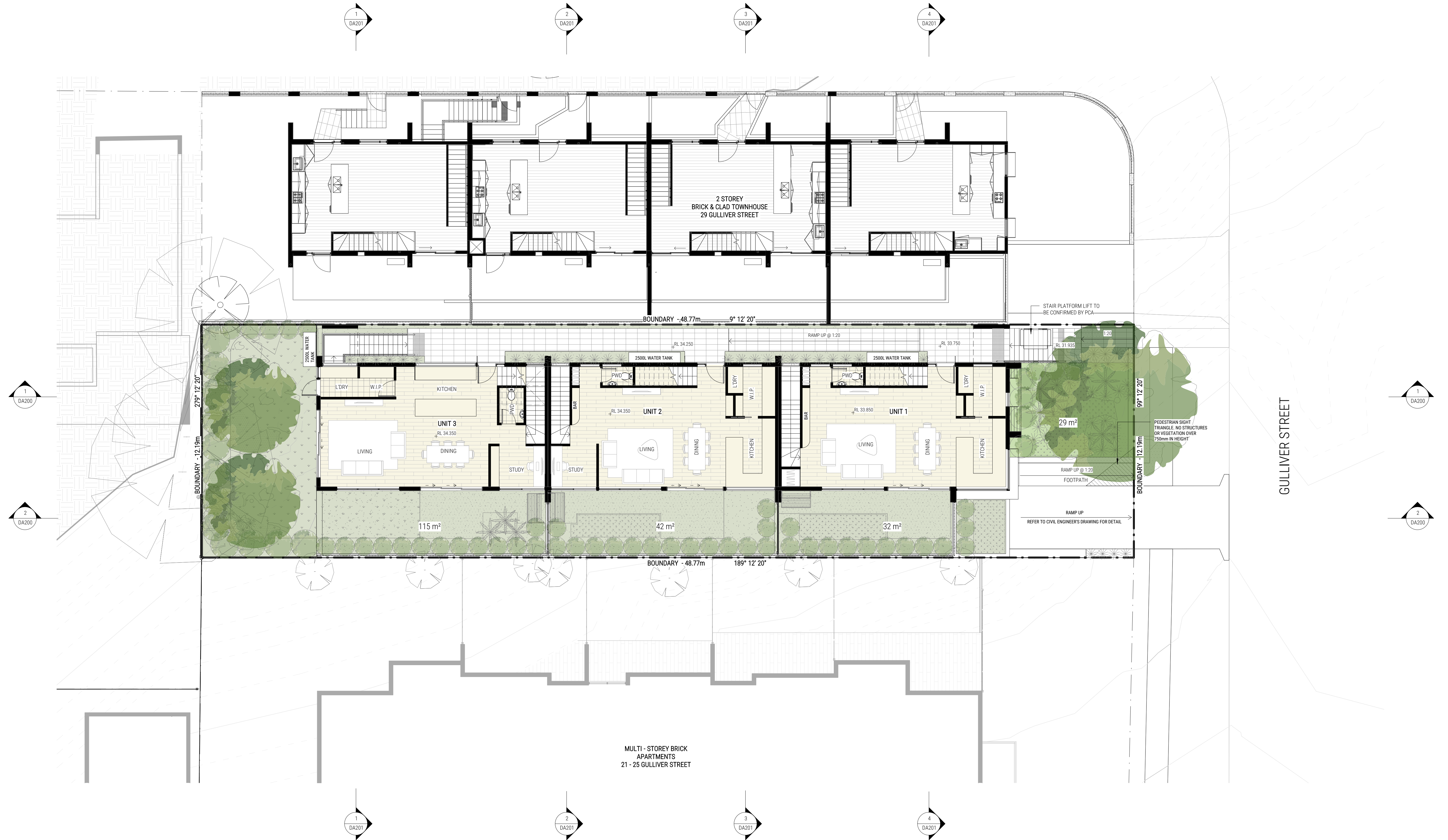
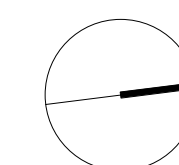
27 Gulliver Street Brookvale				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes			
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes	
Alternative Water				
Minimum Tank Size (L)	2500	Collected from Roof Area (m2)	50	
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 Zoned		EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned		EER 3.0 - 3.5
Heating System	Living	1 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned		EER 3.0 - 3.5
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen		Yes	
	Window/Skylight in Bathrooms/Toilets		Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes	
Stove/Oven	Electric cooktop & electric oven			
Alternative Energy	Photovoltaic System: 1.6kW common system			

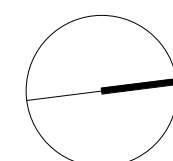
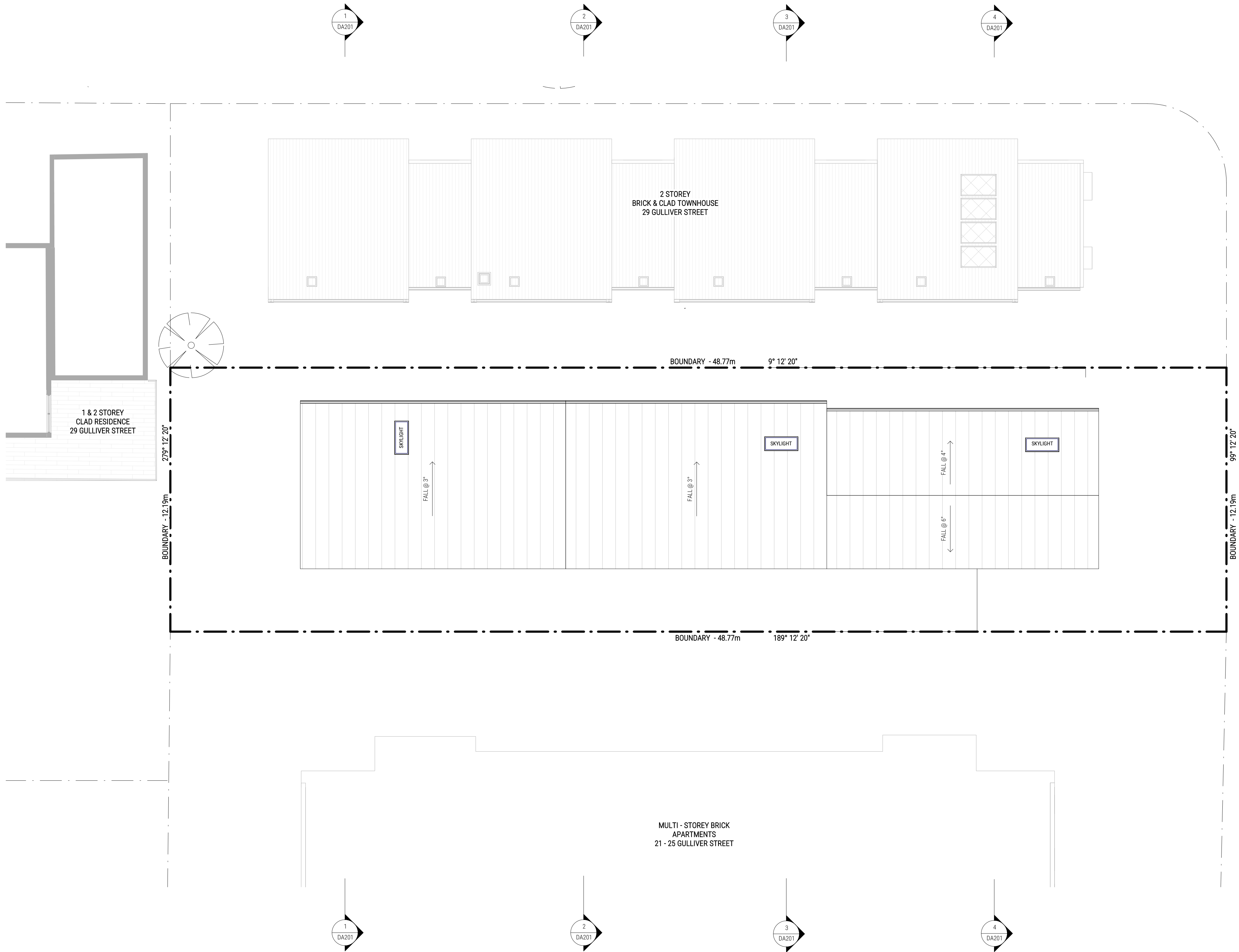
June 2022	BSA Reference: 18152			
Building Sustainability Assessments	Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au	www. buildingsustainability.net.au			
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than 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.				
In NSW both BASIX & the BCA variations must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)				
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (iii) & (e) or (c), (d) & (e)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Brick Veneer & Lightweight		R2.5 to U3		
Brick Veneer & Lightweight		R2.0 to all other UNO		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		R2.0 to walls adjacent to roofspace		
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0		
Ceiling Construction		Added Insulation		
Plasterboard		R5.0 to ceilings adjacent to roof space to U3		
Plasterboard		R3.5 to ceilings adjacent to roof space to all other UNO		
Roof Construction		Colour (Solar Absorptance)		
Metal		Any		
Foil + R1.0 blanket				
Floor Construction		Covering (if not noted default values used)		
Concrete		As drawn		
Timber		As drawn		
None				
Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		4.90	0.3 - 0.36	As drawn
Performance glazing Type B		4.90	0.3 - 0.36	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				
Double glazed in aluminium frames				
4.20 0.72 As drawn				
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)		
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA				
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.				
Additional Notes				
Nil				

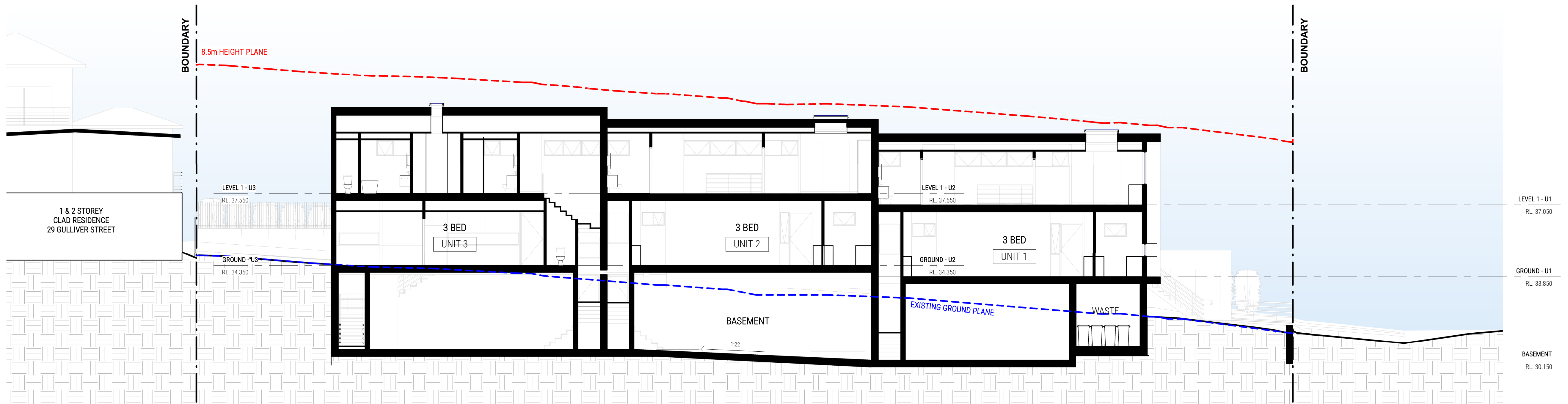








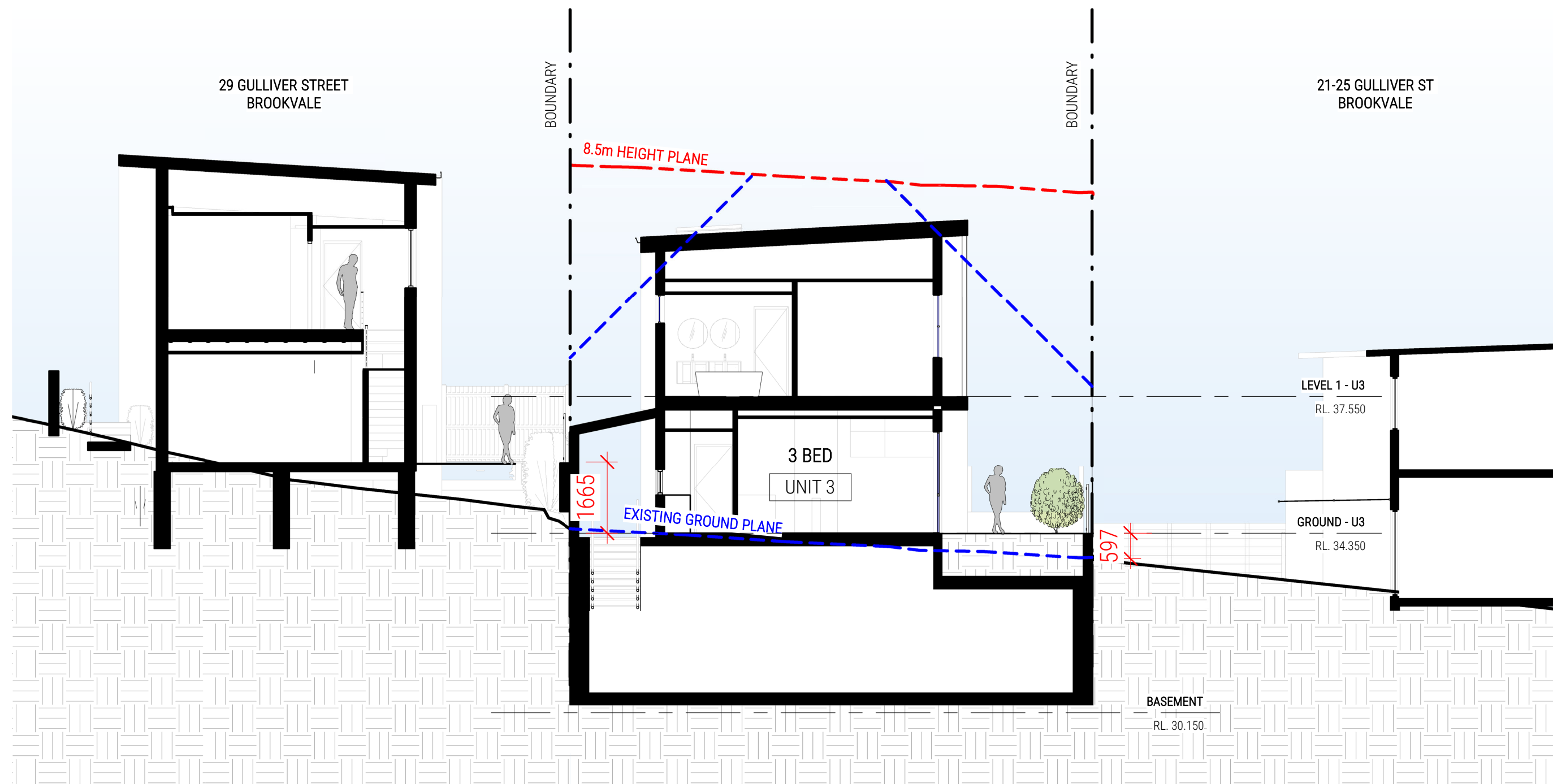




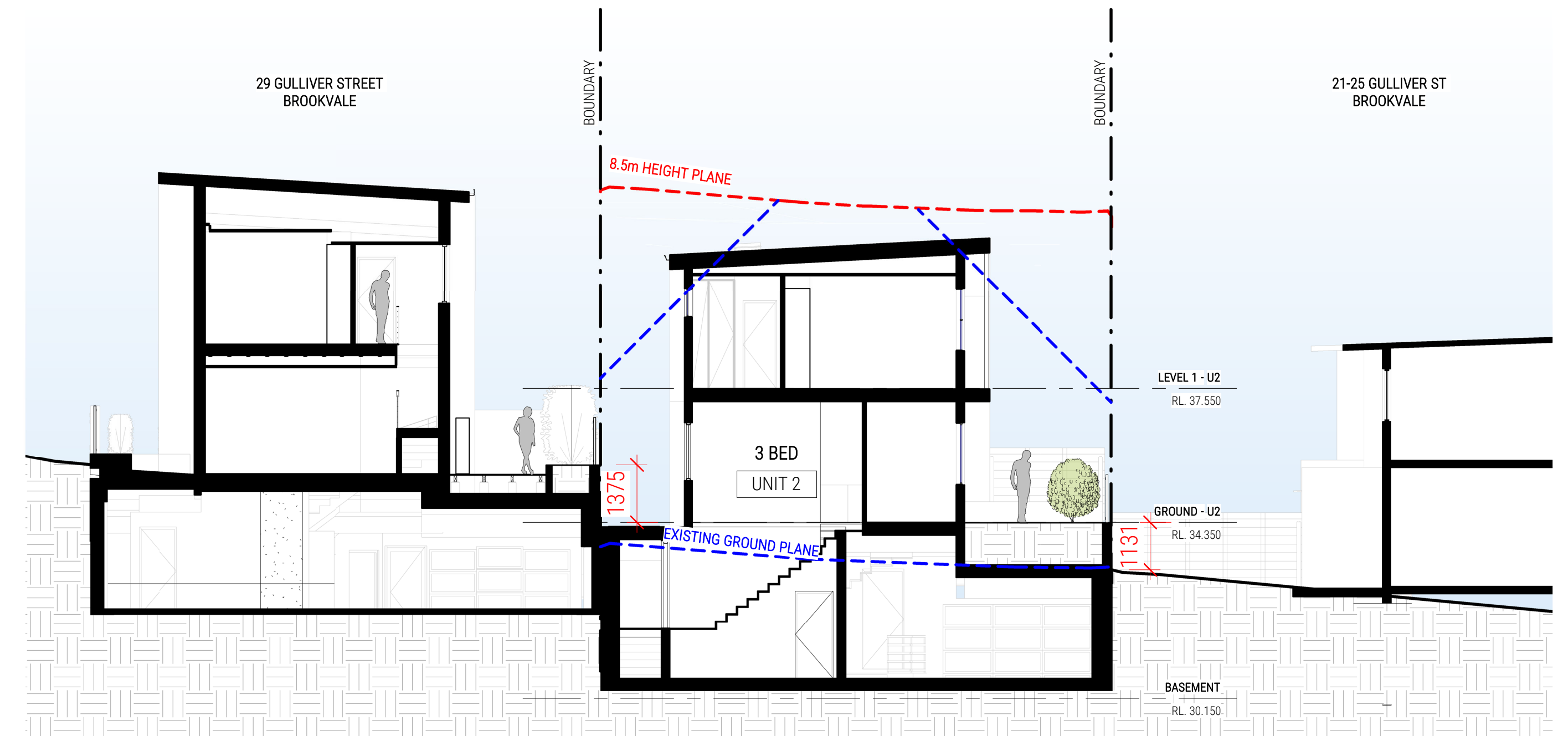
1 LONG SECTION 1
DA200/ 1:100 @ A1



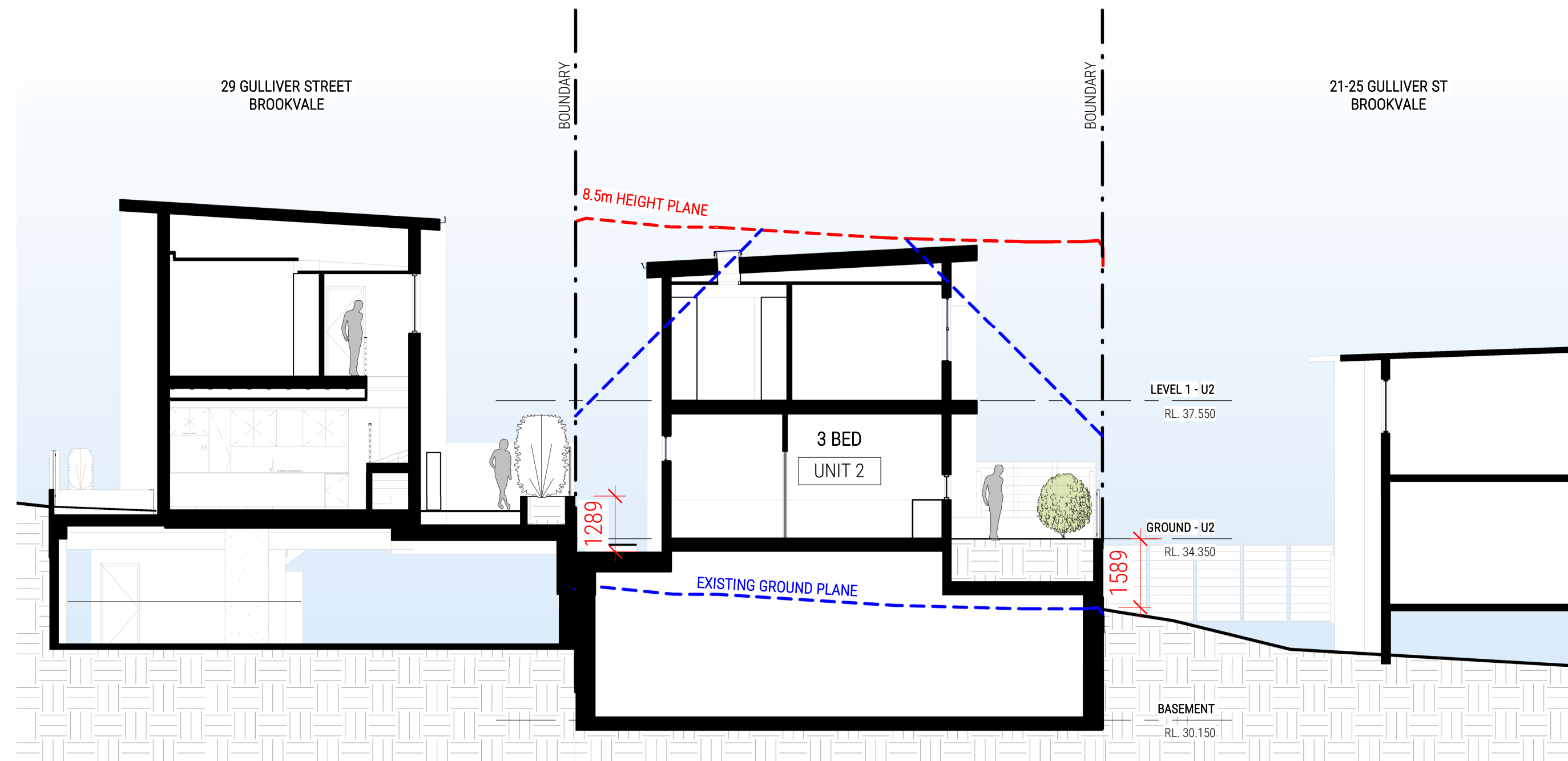
2 LONG SECTION 2
DA200/ 1:100 @ A1



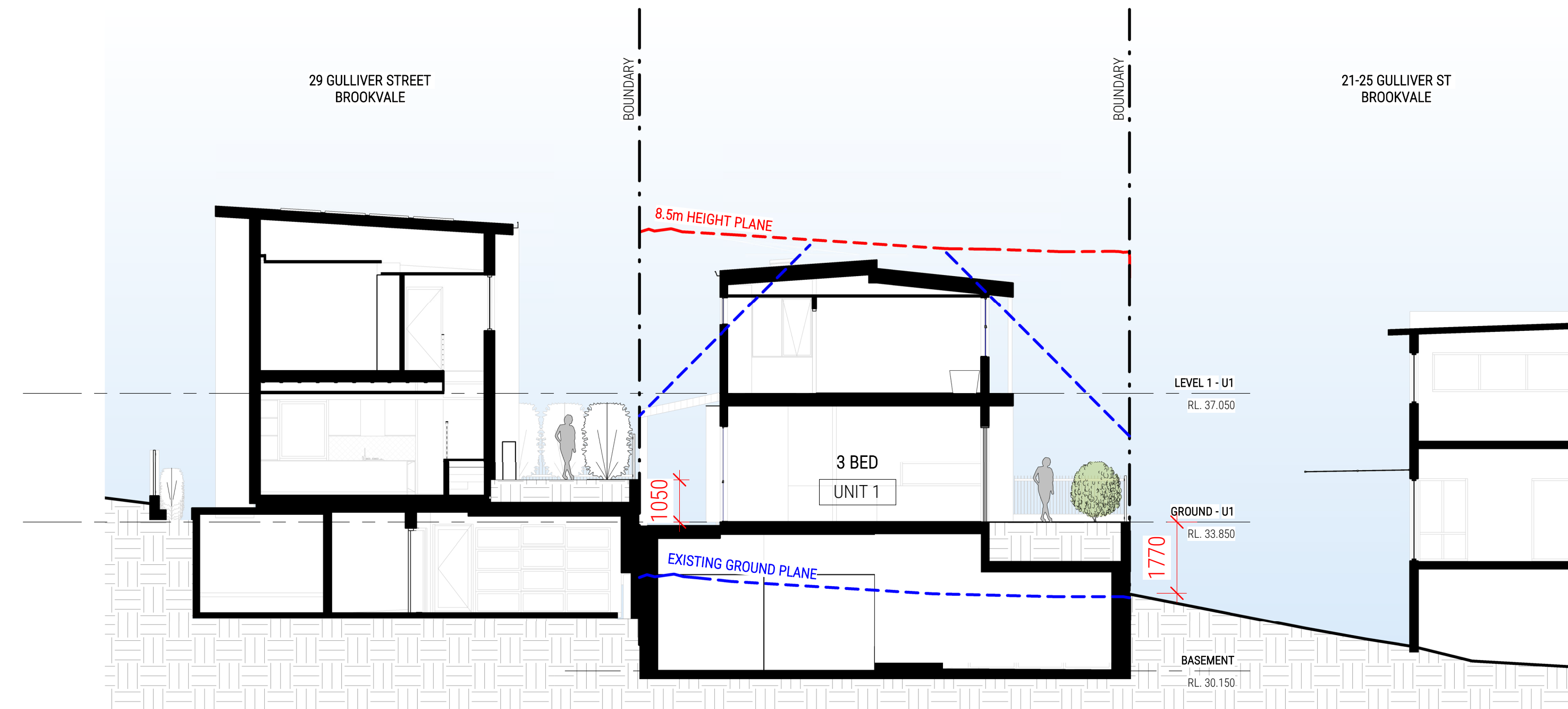
1 SECTION 1
DA201/ 1:100 @ A1



2 SECTION 2
DA201/ 1:100 @ A1



3 SECTION 3
DA201/ 1:100 @ A1



4 SECTION 4
DA201/ 1:100 @ A1



1 NORTH ELEVATION
DA300 1:100 @ A1



4 SOUTH ELEVATION
DA300 1:100 @ A1



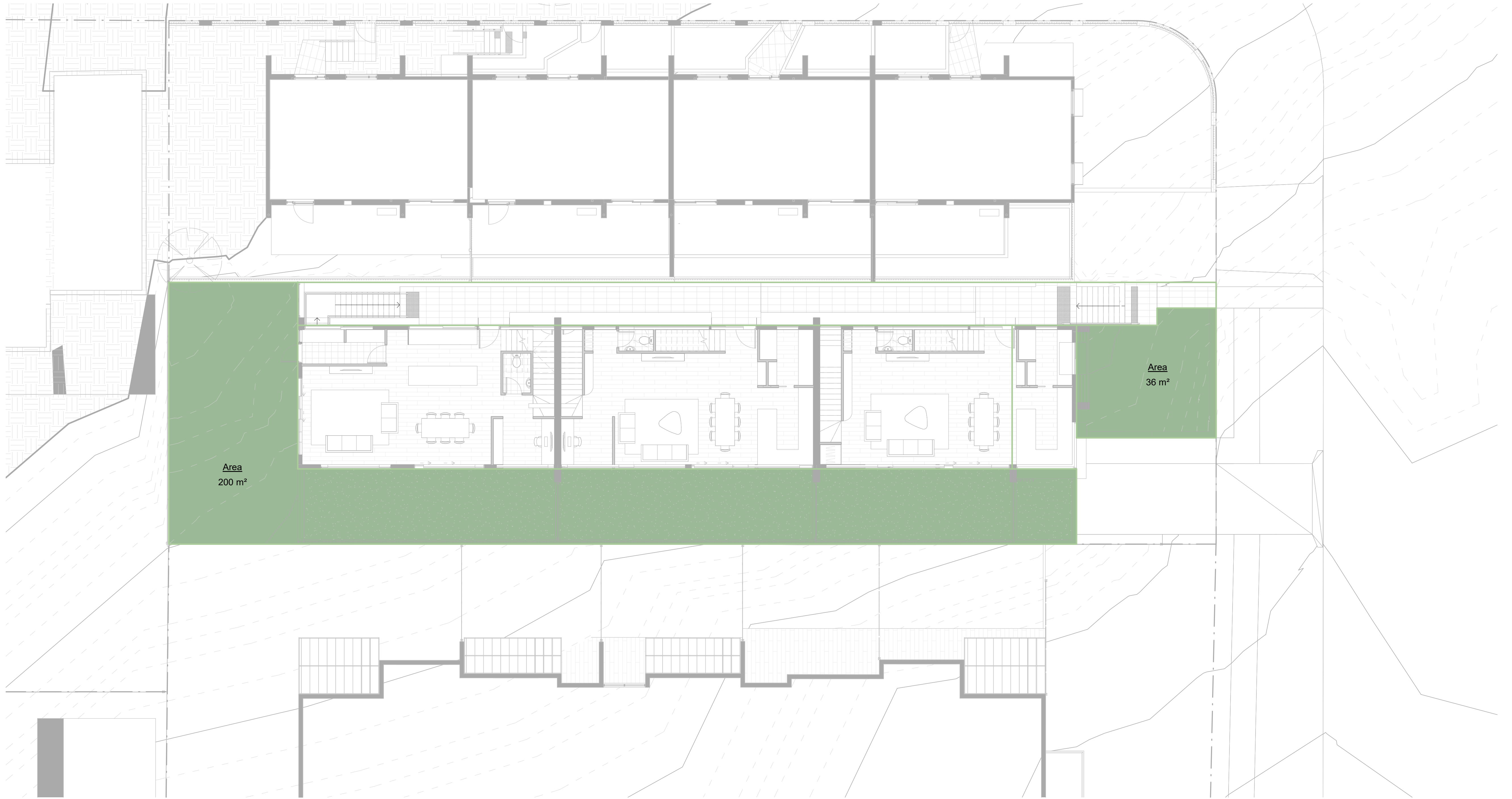
2 EAST ELEVATION
DA300 1:100 @ A1



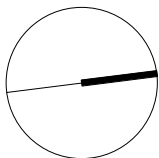
3 WEST ELEVATION
DA300 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR
F1	- FINISH BRICK, LIGHT GREY
F2	- TIMBER LOOKING CLADDING.
F3	- FC SHEETING WITH PAINT FINISH.
F4	- LYSAGHT ENSEAM WALL CLADDING. MONUMENT.
F5	- CONCRETE
F6	- CONCRETE BLOCK



LANDSCAPED OPEN SPACE	
AREA	OPEN SPACE AREA
236 m²	39.8%

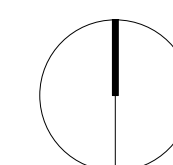




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1

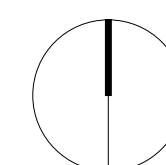




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA501 1: 200 @ A1

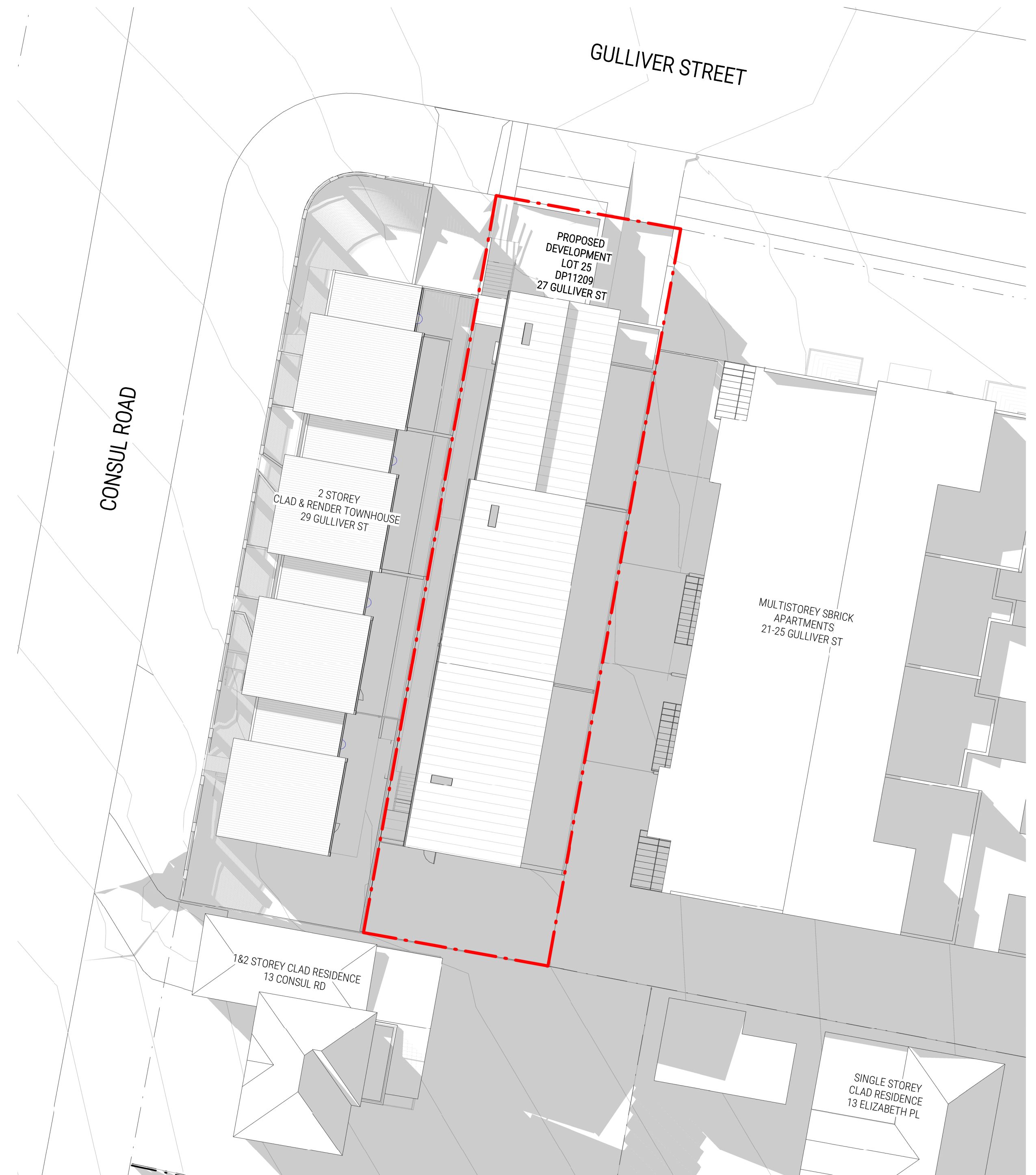


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA501 1: 200 @ A1

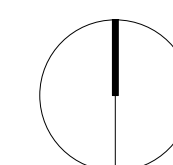


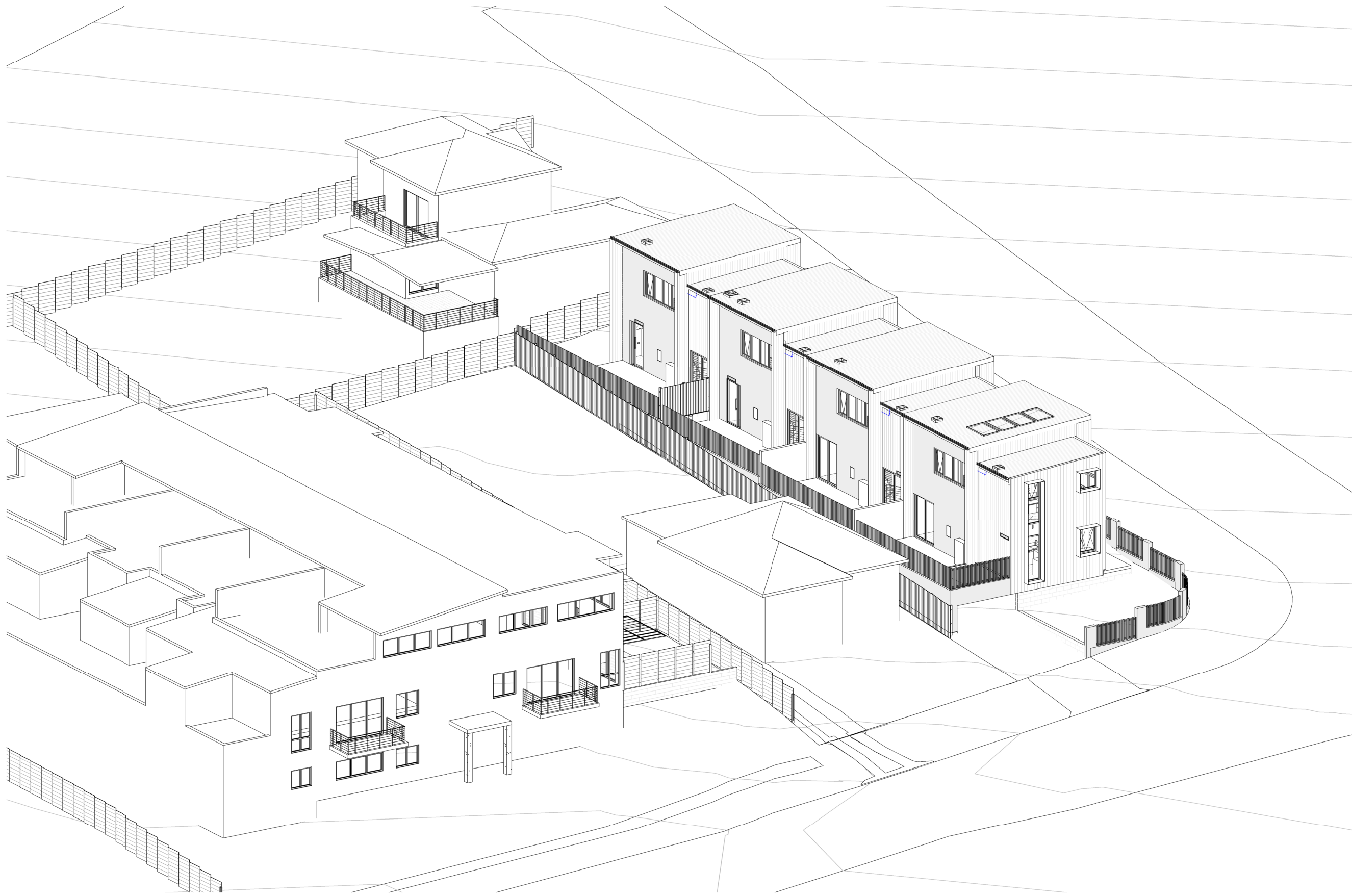


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1

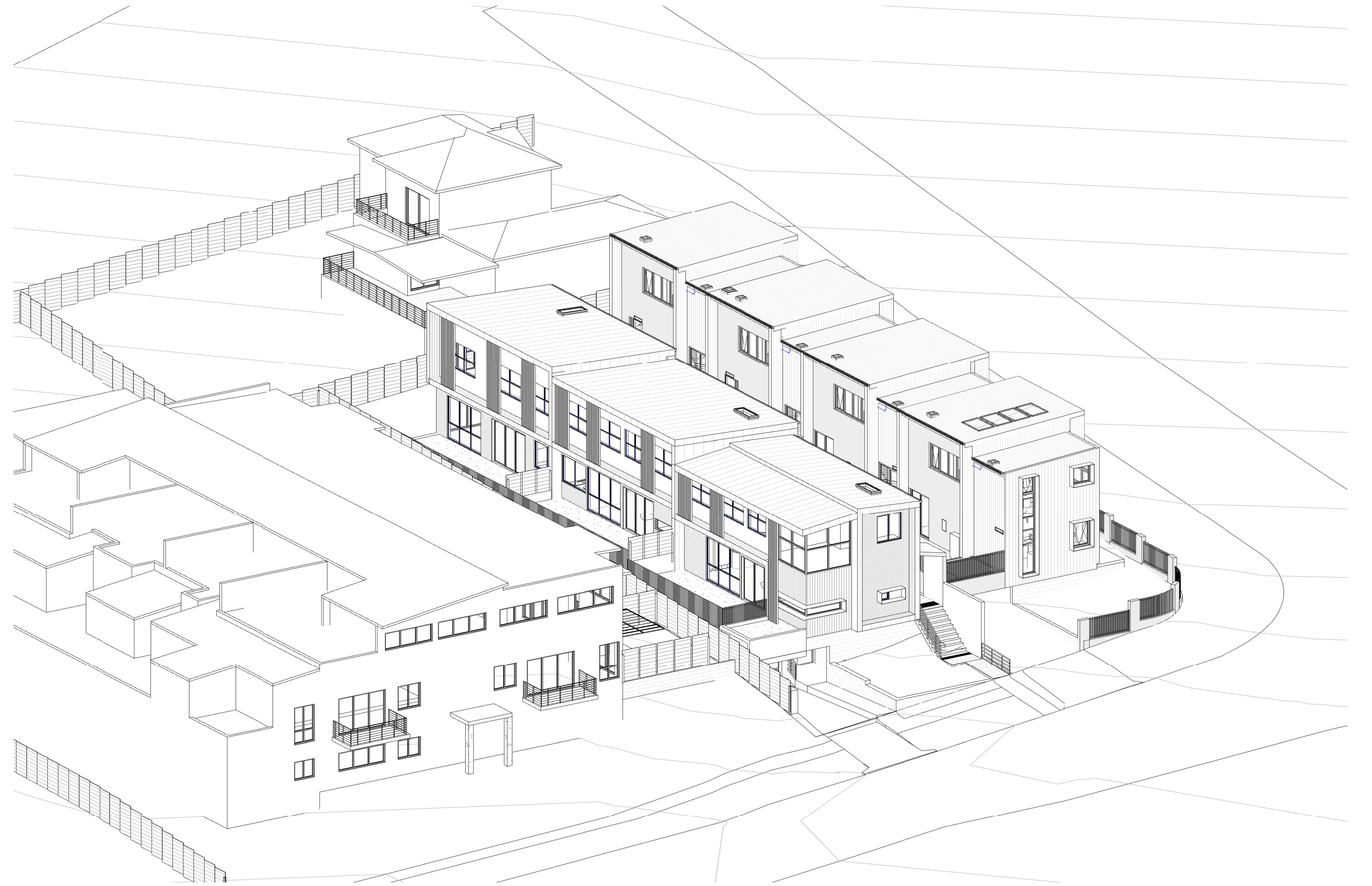


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1

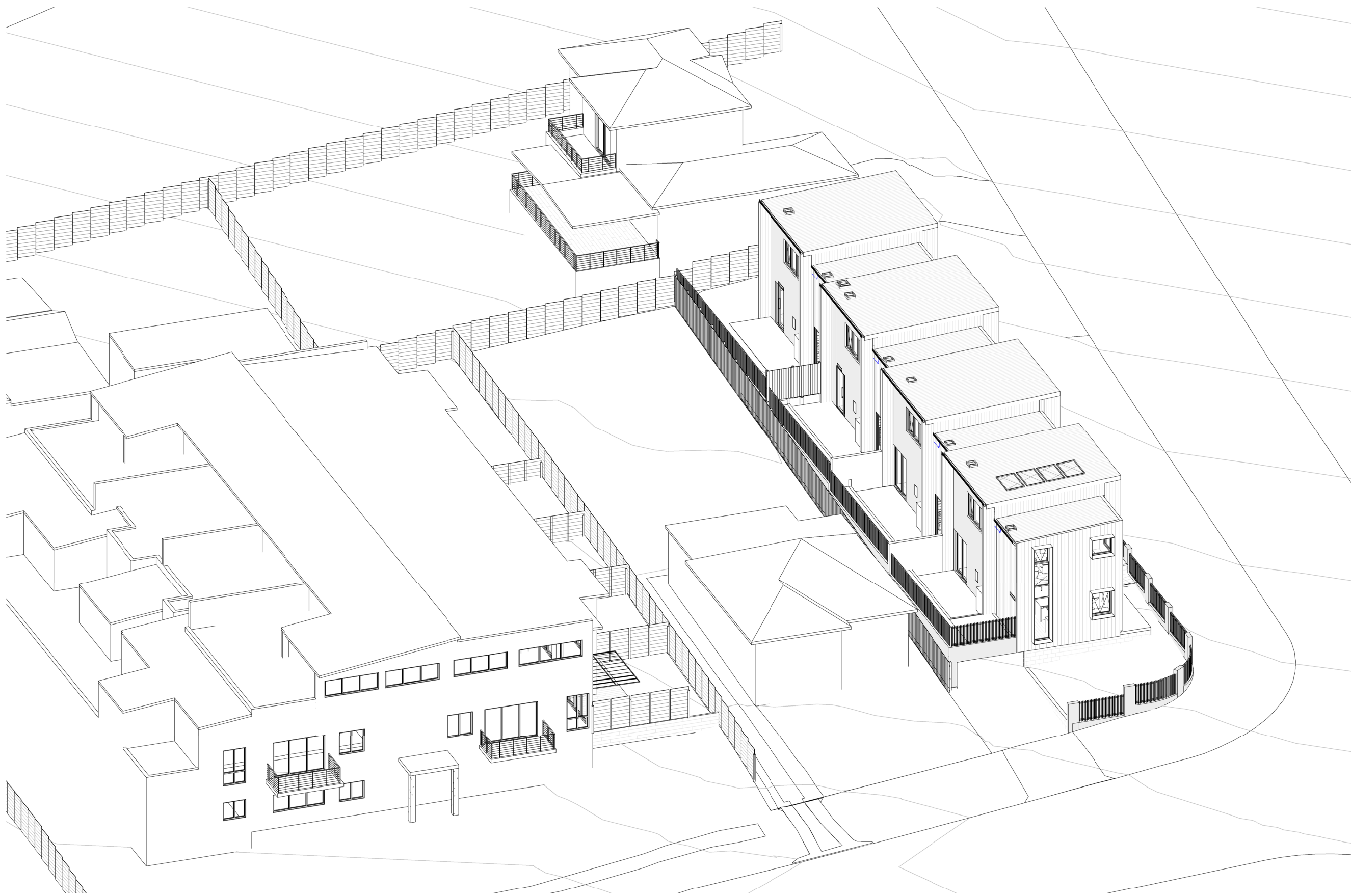




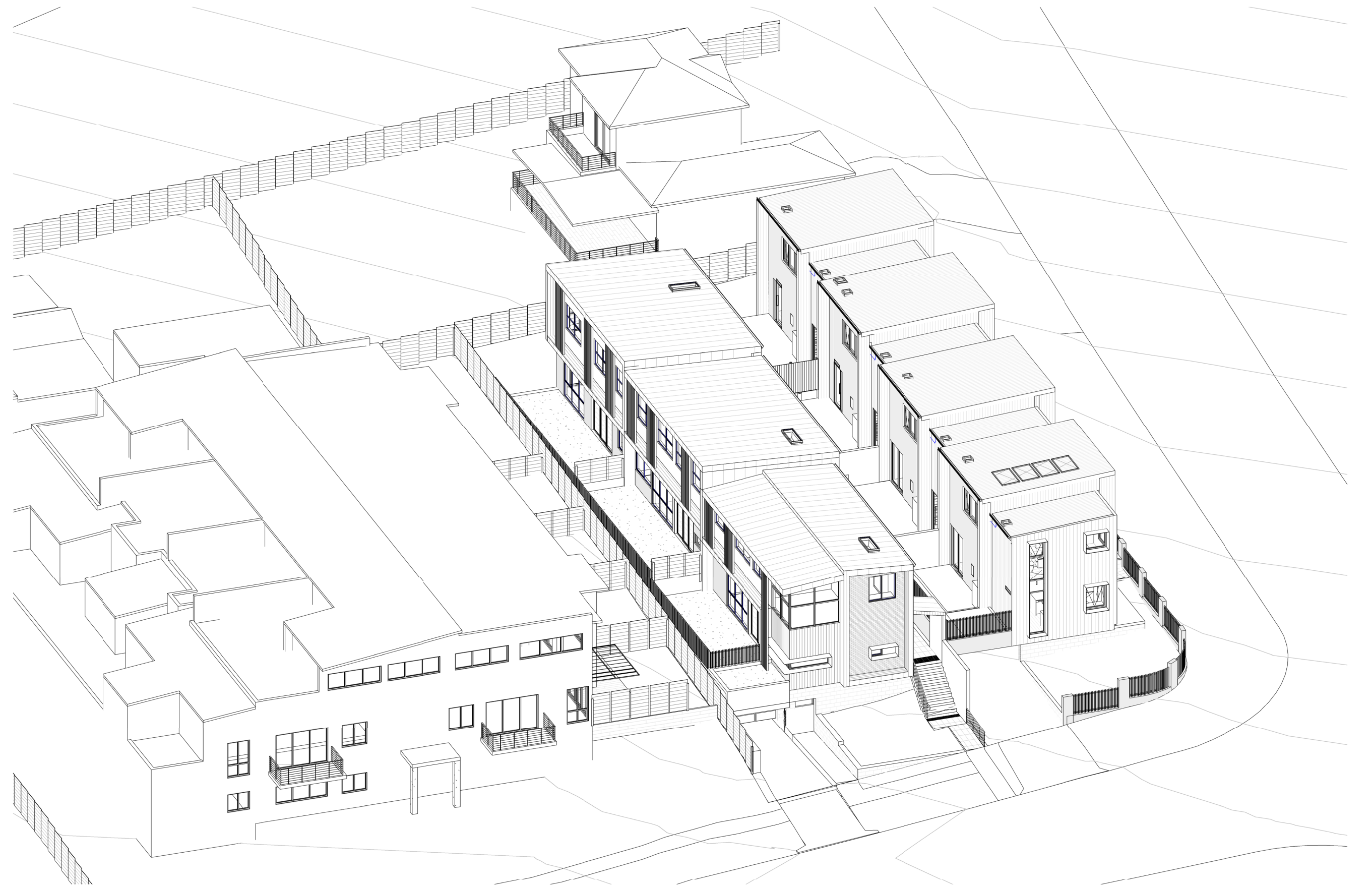
1 SOLAR ACCESS - 21ST JUNE 9AM - EXISTING



2 SOLAR ACCESS - 21ST JUNE 9AM - PROPOSED



3 SOLAR ACCESS - 21ST JUNE - 10AM - EXISTING



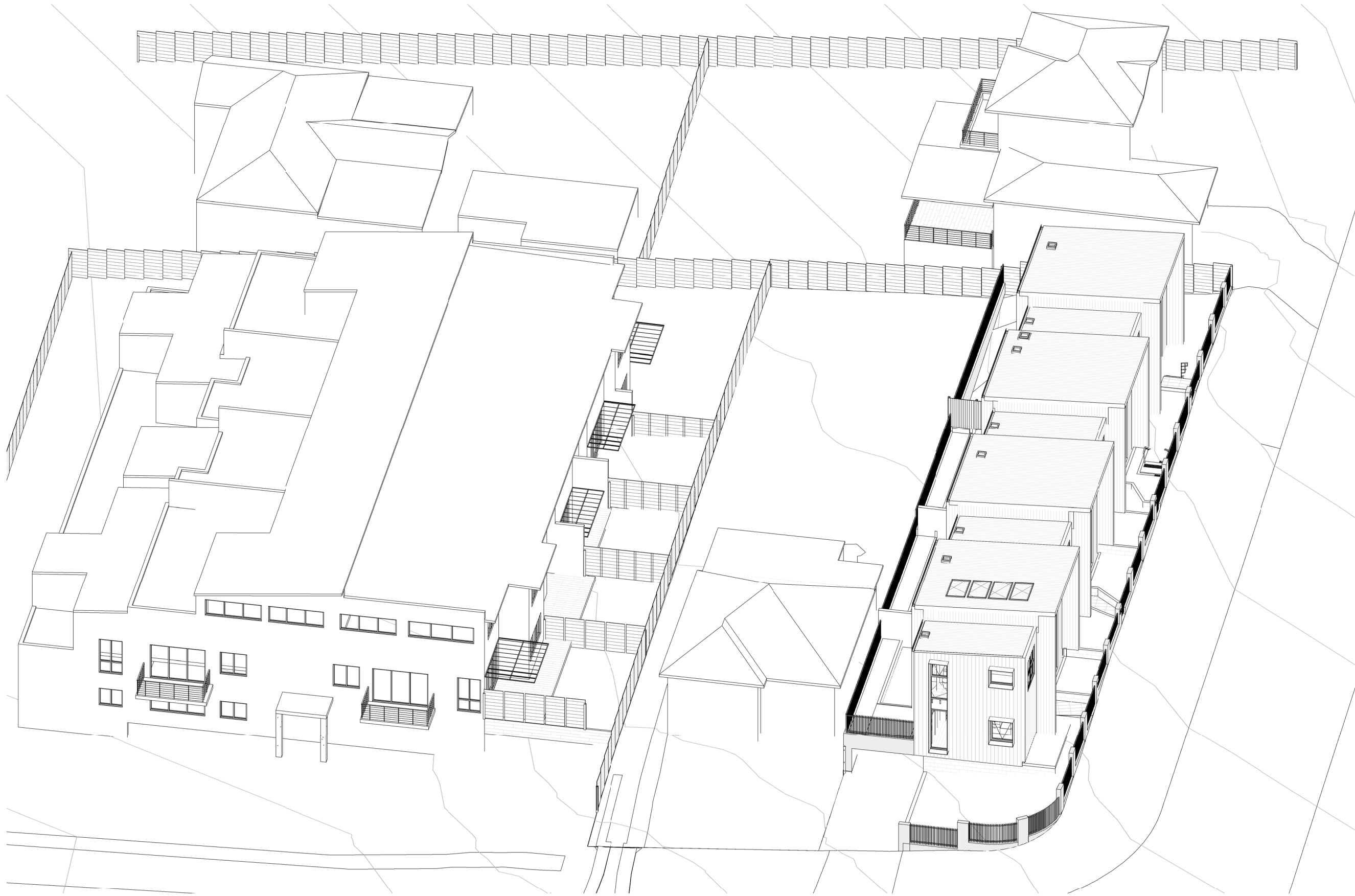
4 SOLAR ACCESS - 21ST JUNE - 10AM - PROPOSED



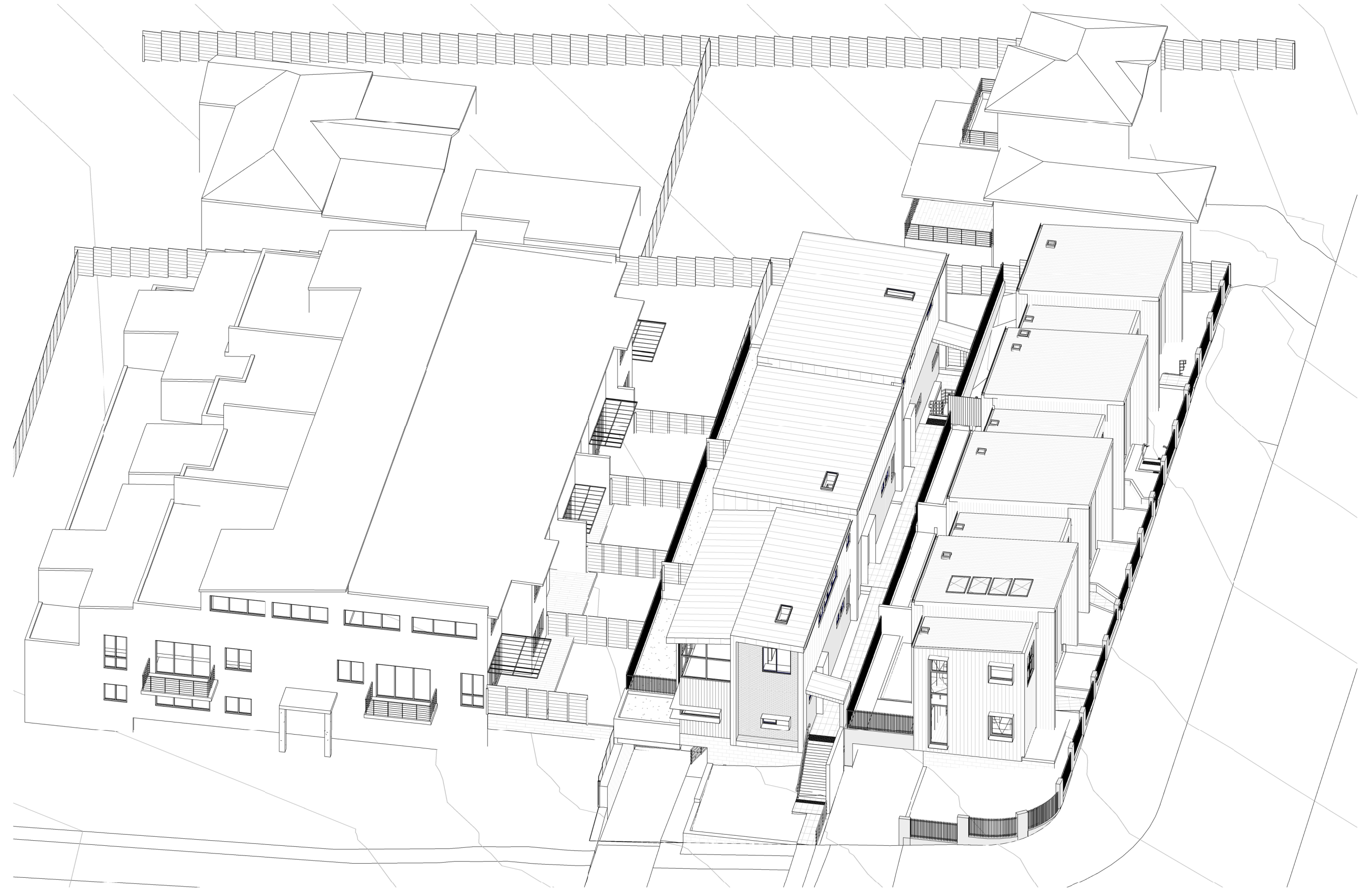
1 SOLAR ACCESS - 21ST JUNE - 11AM - EXISTING



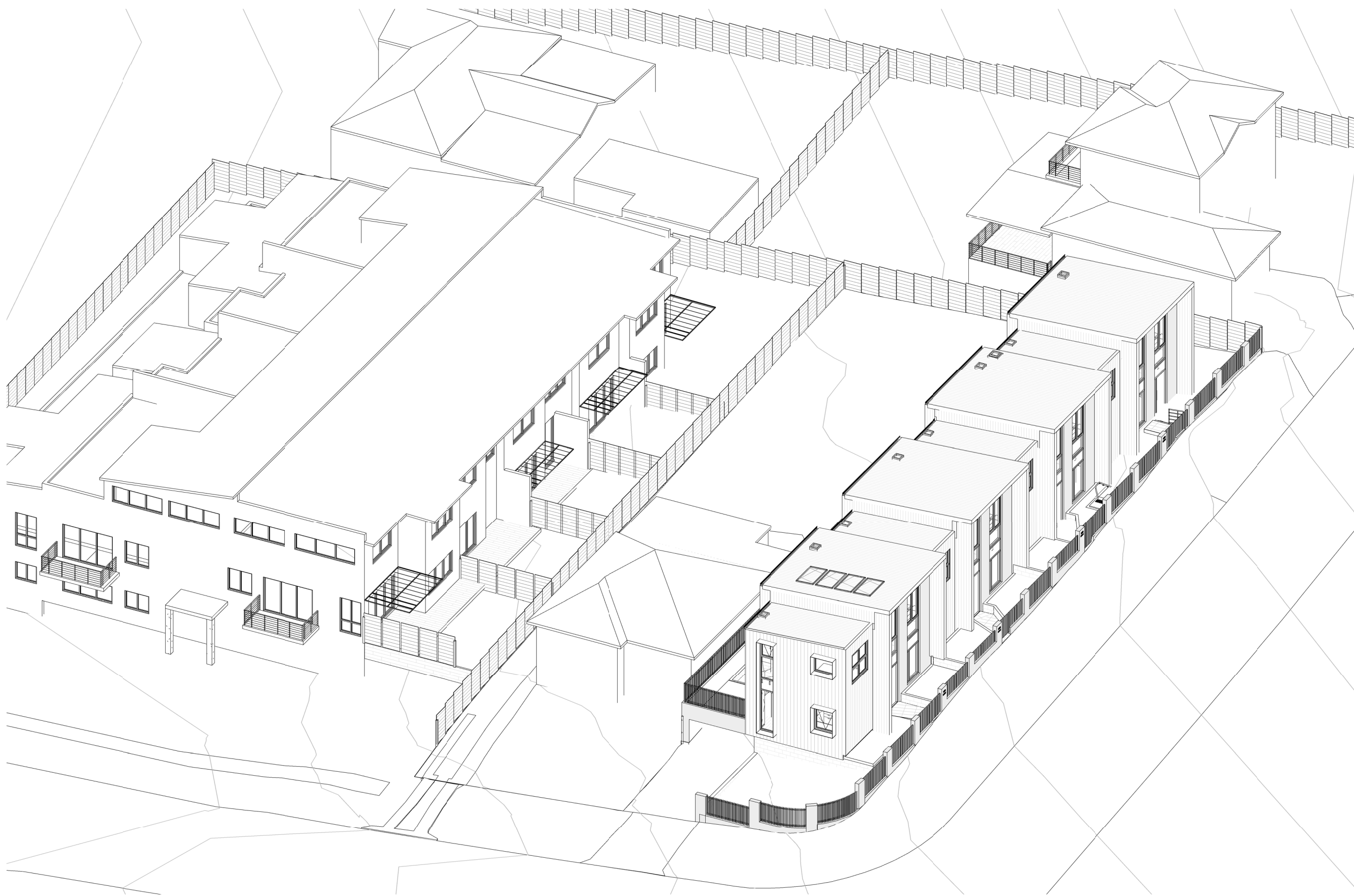
2 SOLAR ACCESS - 21ST JUNE - 11AM - PROPOSED



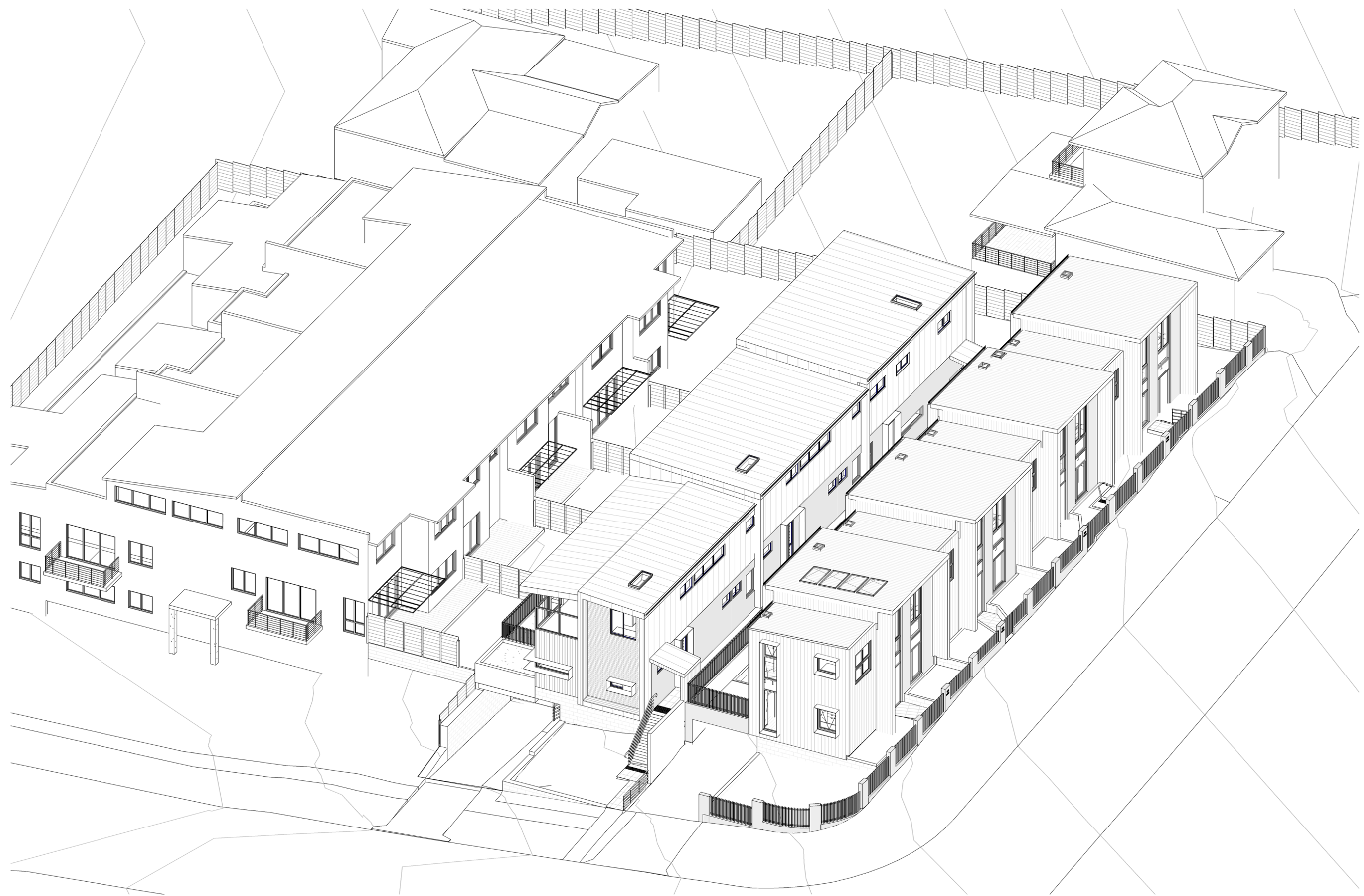
3 SOLAR ACCESS - 21ST JUNE - 12PM - EXISTING



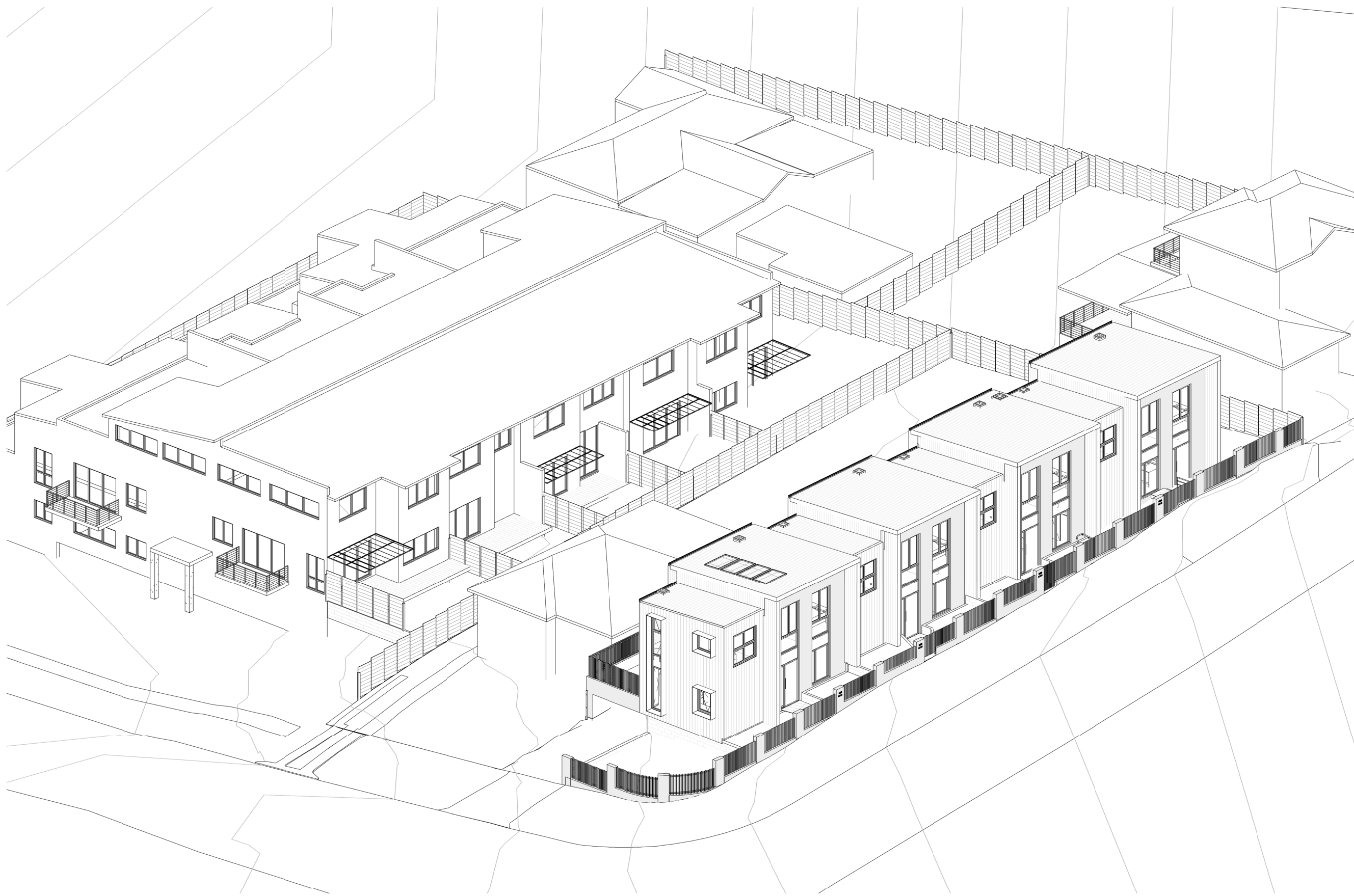
4 SOLAR ACCESS - 21ST JUNE - 12PM - PROPOSED



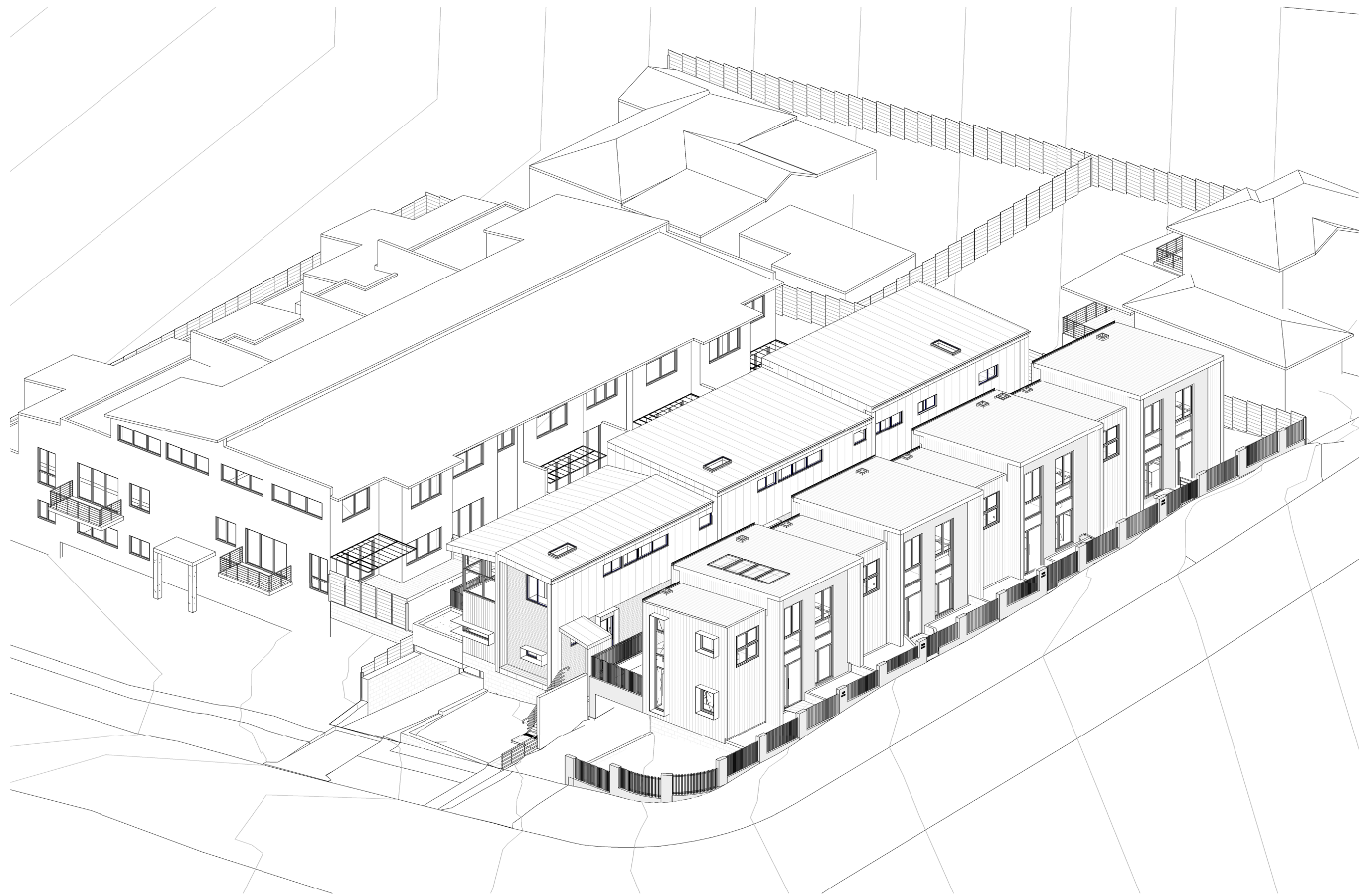
1 SOLAR ACCESS - 21ST JUNE - 1PM - EXISTING



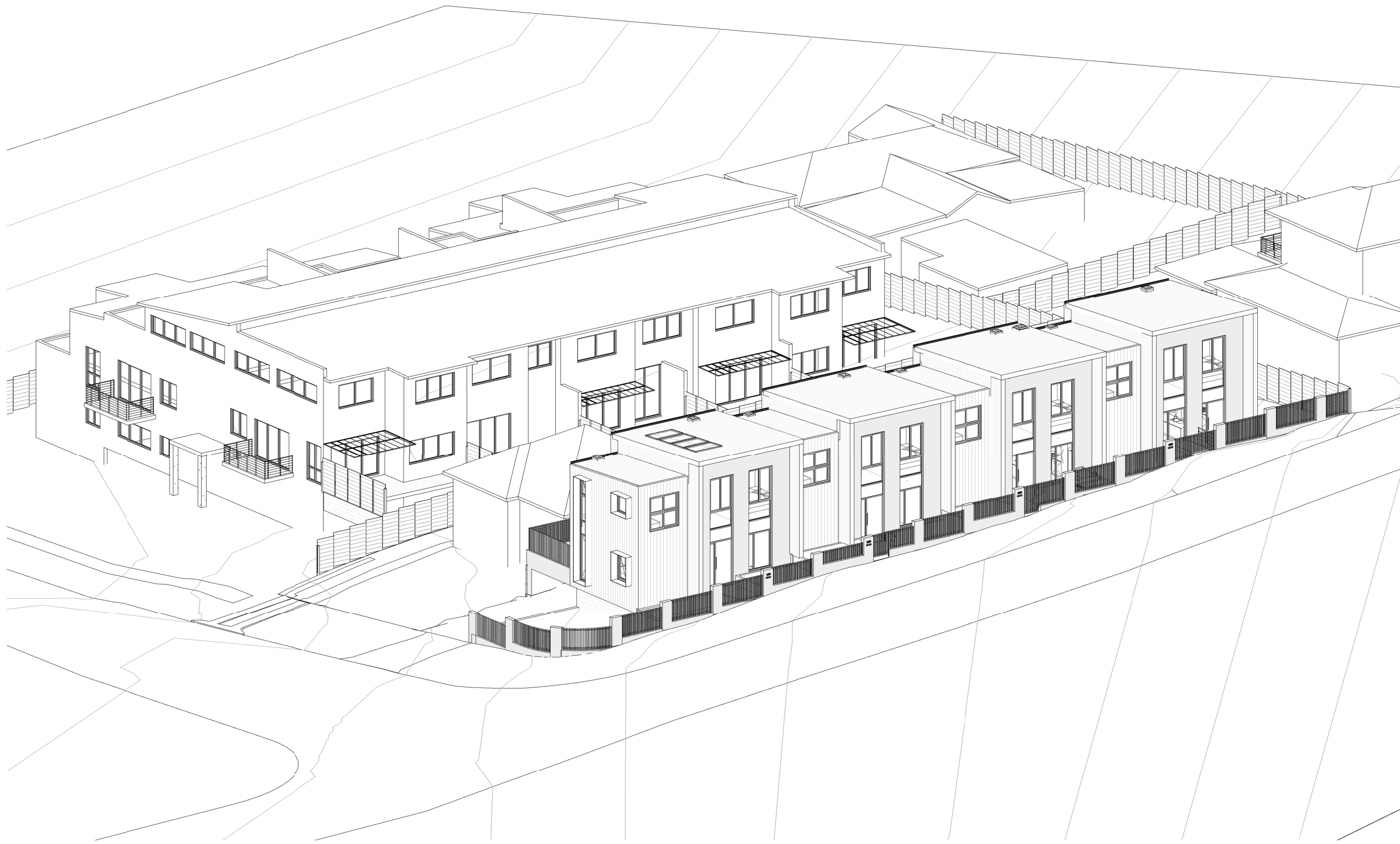
2 SOLAR ACCESS - 21ST JUNE - 1PM - PROPOSED



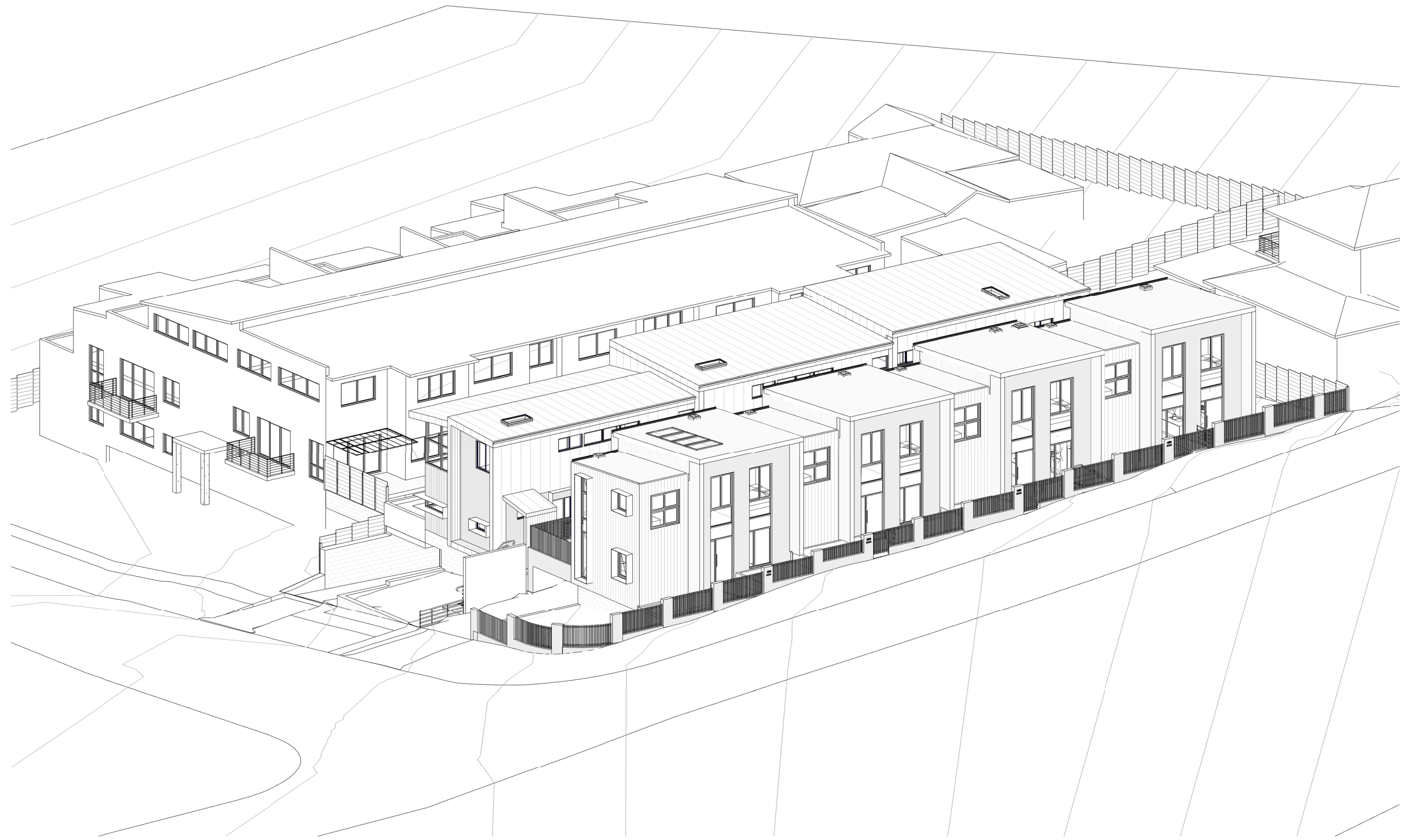
3 SOLAR ACCESS - 21ST JUNE - 2PM - EXISTING



4 SOLAR ACCESS - 21ST JUNE - 2PM - PROPOSED



2 SOLAR ACCESS - 21ST JUNE - 3PM - EXISTING



1 SOLAR ACCESS - 21ST JUNE - 3PM - PROPOSED

