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

Alterations and Additions

Certificate number: A505299

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor/s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: framed (R0.7)	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing: Height (m)	Overshadowing: Distance (m)	Shading device	Frame and glass type
D01	NE	8.65	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	SE	5.94	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W01	SE	0.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	SE	2.11	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	NE	2.11	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK01_Ens	1.5	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

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).

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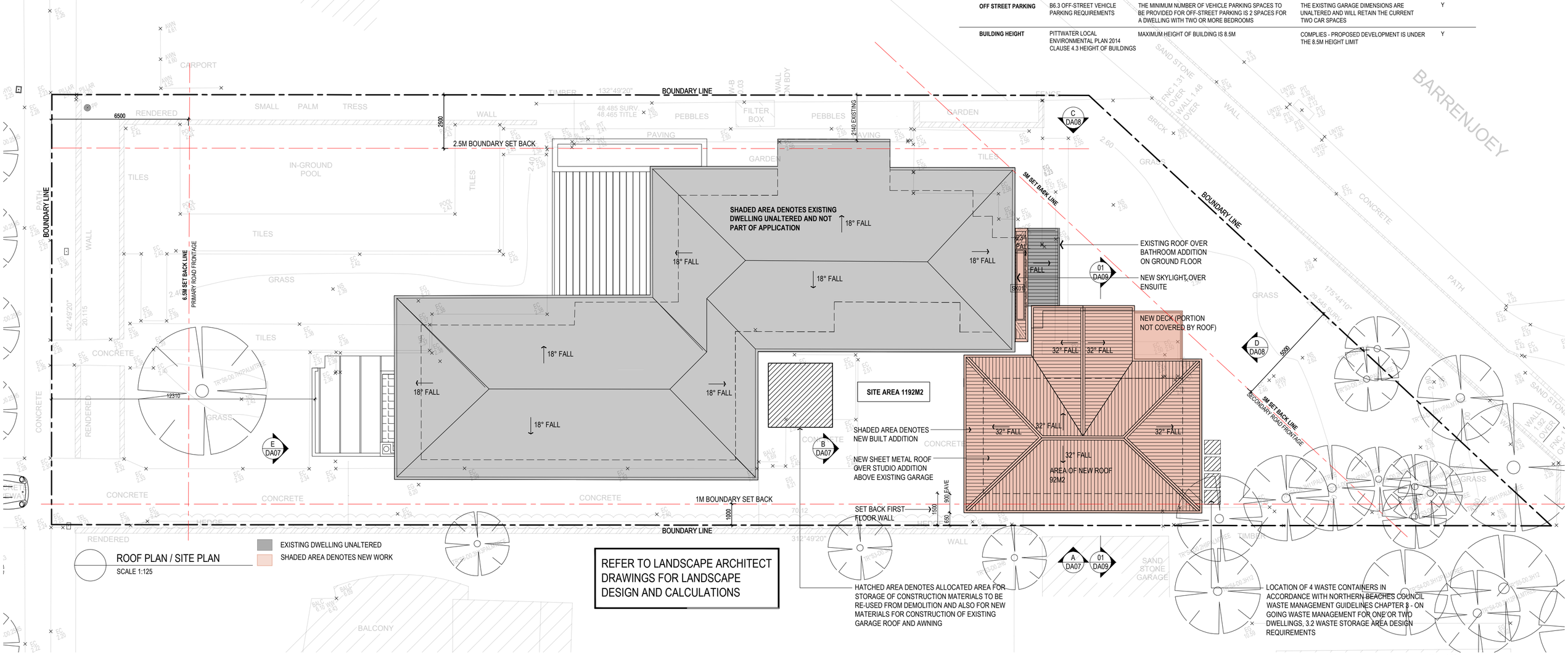
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

DEVELOPMENT	DCP CLAUSE	DEVELOPMENT CONTROL	DEVELOPMENT PROPOSAL	COMPLIES Y/N
LANDSCAPED AREA	D12.10 - LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND	THE TOTAL LANDSCAPED AREA ON LAND ZONED E4 ENVIRONMENTAL LIVING SHALL BE 60% OF THE SITE AREA	REFER ALSO TO LANDSCAPE ARCHITECT DRAWINGS PREPARED BY SITE DESIGN + STUDIO SITE AREA = 1192M2 TOTAL EXISTING LANDSCAPE AREA =430M2 =36.07% OF SITE AREA TOTAL PROPOSED LANDSCAPE AREA = 446M2 = 37.42% OF SITE AREA	Y
BOUNDARY SET BACK	D12.5 FRONT BUILDING LINE	6.5M OR ESTABLISHED BUILDING LINE, WHICHEVER IS THE GREATEST	WARATAH ROAD AS THE PRIMARY FRONTAGE HAS AN EXISTING 6.5M SET BACK WHICH IS MAINTAINED	Y
BOUNDARY SET BACK	D12.6 SIDE AND REAR BUILDING LINE	2.5M TO AT LEAST ONE SIDE AND 1.0M FOR THE OTHER SIDE REAR SET BACK TO USE VARIATION CLAUSE - BARRENJOEY ROAD IS THE SECONDARY ROAD FRONTAGE SO HALF OF 10M BUILDING LINE SET BACK WILL BE USED	NORTHERN BOUNDARY - 2.5M SET BACK NO NEW DEVELOPMENT PROPOSED TO THE NORTHERN BOUNDARY SOUTHERN BOUNDARY- 1M SET BACK EXISTING GARAGE REDEVELOPMENT COMPLIES WITH THE 1M SET BACK SECONDARY ROAD, BARRENJOEY ROAD SET BACK - 0.4M2 OF NEW DECK ENCROACHES INTO THE 5M SET BACK ZONE	Y Y MINOR ENCROACHMENT OF 0.4M2
BUILDING ENVELOPE	D12.8 BUILDING ENVELOPE	PLANES ARE TO BE PROJECTED AT 45 DEGREES FROM A HEIGHT OF 3.5M ABOVE EXISTING GROUND LEVEL AT THE SIDE BOUNDARIES TO THE MAXIMUM BUILDING HEIGHT	REFER TO ELEVATION AND SECTION DRAWING FOR GRAPHIC DEMONSTRATION OF COMPLIANCE WITH THE BUILDING ENVELOPE CONTROL	Y
INTERNAL DRIVEWAYS	B6.2 INTERNAL DRIVEWAYS	THE INTERNAL DRIVEWAY SHALL BE CONTAINED WITHIN THE DRIVEWAY CORRIDOR. THE MINIMUM WIDTH OF THE DRIVEWAY CORRIDOR FOR A SINGLE DWELLING IS 3M THERE MUST BE A MINIMUM 2 METRE LONG TRANSITION BETWEEN THE DRIVEWAY AND THE GARAGE/PARKING AREA/CARPORT IN ACCORDANCE WITH THE STANDARDS	THE EXISTING INTERNAL DRIVEWAY IS UNALTERED AS A RESULT OF THIS APPLICATION AND THE MINIMUM WIDTH OF THE DRIVEWAY CORRIDOR COMPLIES WITH THE REQUIRED 3M AND THERE IS AN EXISTING 2M LONG TRANSITION BETWEEN THE DRIVEWAY AND GARAGE	Y
OFF STREET PARKING	B6.3 OFF-STREET VEHICLE PARKING REQUIREMENTS	THE MINIMUM NUMBER OF VEHICLE PARKING SPACES TO BE PROVIDED FOR OFF-STREET PARKING IS 2 SPACES FOR A DWELLING WITH TWO OR MORE BEDROOMS	THE EXISTING GARAGE DIMENSIONS ARE UNALTERED AND WILL RETAIN THE CURRENT TWO CAR SPACES	Y
BUILDING HEIGHT	PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 CLAUSE 4.3 HEIGHT OF BUILDINGS	MAXIMUM HEIGHT OF BUILDING IS 8.5M	COMPLIES - PROPOSED DEVELOPMENT IS UNDER THE 8.5M HEIGHT LIMIT	Y



REV.	DATE	DESCRIPTION	CHECKED
A	16.08.2023	ISSUED TO PLANNER FOR REVIEW	KM
B	20.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	KM

LEGEND

ABBREVIATIONS

AC	AIR CONDITIONING	JN	JOINERY
AHD	AUSTRALIAN HEIGHT DATUM	LFW	LINEAR FLOOR WASTE
AS	AUSTRALIAN STANDARD	LGF	LOWER GROUND FLOOR
AW	AWNING WINDOW	(N)	NEW
BF	BI-FOLD	NCC	NATIONAL CONSTRUCTION CODE (BCA)
CS	CASEMENT WINDOW		
DB	DOUBLE	NGL	NATURAL GROUND LEVEL
DP	DOWNPIPE	NTS	NOT TO SCALE
(E)	EXISTING	PV	PHOTO VOLTAICS
EQ	EQUAL	RT	ROOF TILE
F	FIXED	SKL	SKYLIGHT
FCL	FINISHED CEILING LEVEL	SL	SLIDING DOOR
FF	FIRST FLOOR	SMK	SMOKE ALARM
FFL	FINISHED FLOOR LEVEL	TOG	TOP OF GUTTER
FRL	FINISHED REDUCED LEVEL	V	VENT
GC	GROUND FLOOR	VOG	VERIFY ON SITE

MATERIALS AND FINISHES

AD	ALUMINIUM DOOR	PB	PLASTERBOARD
AL	ALUMINIUM	R	RENDERED
AW	ALUMINIUM WINDOW	RC	REINFORCED CONCRETE
BB	BARGE BOARD	S	SLATE
BK	BRICK	ST	STONE
BMR	BITUMINOUS MEMBRANE ROOFING	T	TIMBER
		TB	TIMBER BATTEN
CA	CARPET	TD	TIMBER DOOR
CL	CLEAR FINISH	TDK	TIMBER DECKING
CR	CEMENT RENDER	T & G	TIMBER TONGUE & GROOVE
FB	FASCIA BOARD		
FC	FIBRE CEMENT	TL/TC	TILE - TERRACOTTA
G	GLAZED	TW	TIMBER WINDOW
GD	GLAZED TIMBER DOOR	TL/F	TILE - FLOOR
MRS	METAL ROOF SHEETING	WB	WEATHERBOARD

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Paramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au **twoform.com.au**

CLIENT
STEPHEN AND SUSAN JONES

DATE
AUG 2023

PROJECT
ALTERATIONS AND ADDITION TO EXISTING DWELLING
3 WARATAH ROAD, PALM BEACH LOT 15 DP 651513

DRAWING STAGE
DEVELOPMENT ASSESSMENT

SCALE
1:125 AT A2

DRAWING NAME
ROOF PLAN / SITE PLAN

DRAWING NUMBER
22 026 AR **DA 04**

REVISION
B

BASIX Certificate

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

Alterations and Additions

Certificate number: A505299

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor/s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
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BOUNDARY SET BACK	D12.5 FRONT BUILDING LINE	6.5M OR ESTABLISHED BUILDING LINE, WHICHEVER IS THE GREATEST	WARATAH ROAD AS THE PRIMARY FRONTAGE HAS AN EXISTING 6.5M SET BACK WHICH IS MAINTAINED	Y
BOUNDARY SET BACK	D12.6 SIDE AND REAR BUILDING LINE	2.5M TO AT LEAST ONE SIDE AND 1.0M FOR THE OTHER SIDE REAR SET BACK TO USE VARIATION CLAUSE - BARRENJOEY ROAD IS THE SECONDARY ROAD FRONTAGE SO HALF OF 10M BUILDING LINE SET BACK WILL BE USED	NORTHERN BOUNDARY - 2.5M SET BACK NO NEW DEVELOPMENT PROPOSED TO THE NORTHERN BOUNDARY SOUTHERN BOUNDARY- 1M SET BACK EXISTING GARAGE REDEVELOPMENT COMPLIES WITH THE 1M SET BACK SECONDARY ROAD, BARRENJOEY ROAD SET BACK - 0.4M2 OF NEW DECK ENCROACHES INTO THE 5M SET BACK ZONE	Y Y MINOR ENCROACHMENT OF 0.4M2
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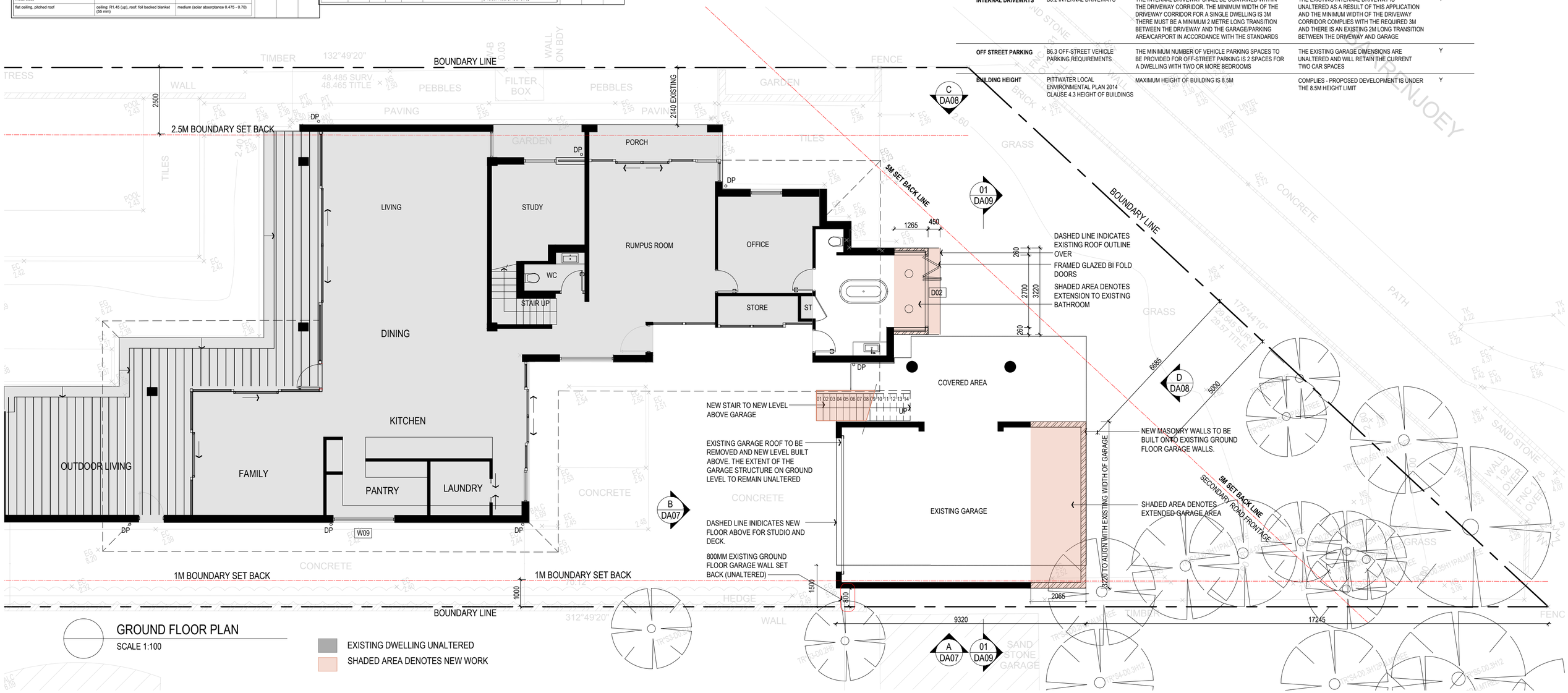
OFF STREET PARKING	B6.3 OFF-STREET VEHICLE PARKING REQUIREMENTS	THE MINIMUM NUMBER OF VEHICLE PARKING SPACES TO BE PROVIDED FOR OFF-STREET PARKING IS 2 SPACES FOR A DWELLING WITH TWO OR MORE BEDROOMS	THE EXISTING GARAGE DIMENSIONS ARE UNALTERED AND WILL RETAIN THE CURRENT TWO CAR SPACES	Y
BUILDING HEIGHT	PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 CLAUSE 4.3 HEIGHT OF BUILDINGS	MAXIMUM HEIGHT OF BUILDING IS 8.5M	COMPLIES - PROPOSED DEVELOPMENT IS UNDER THE 8.5M HEIGHT LIMIT	Y



GROUND FLOOR PLAN

SCALE 1:100

EXISTING DWELLING UNALTERED

SHADED AREA DENOTES NEW WORK

REV.	DATE	DESCRIPTION	CHECKED
A	16.08.2023	ISSUED TO PLANNER FOR REVIEW	KM
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LEGEND

ABBREVIATIONS

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CS	CASEMENT WINDOW	NGL	NATURAL GROUND LEVEL
DB	DOUBLE	NTS	NOT TO SCALE
DP	DOWNPIPE	PV	PHOTO VOLTAICS
(E)	EXISTING	RT	ROOF TILE
EQ	EQUAL	SKL	SKYLIGHT
F	FIXED	SL	SLIDING DOOR
FCL	FINISHED CEILING LEVEL	SMK	SMOKE ALARM
FF	FIRST FLOOR	TOG	TOP OF GUTTER
FFL	FINISHED FLOOR LEVEL	V	VENT
FRL	FINISHED REDUCED LEVEL		

MATERIALS AND FINISHES

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AL	ALUMINIUM	R	RENDERED
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G	GLAZED	TW	TIMBER WINDOW
GD	GLAZED TIMBER DOOR	TL/F	TILE - FLOOR
MRS	METAL ROOF SHEETING	WB	WEATHERBOARD

two form pty ltd
Nominated Architect Kristina Mitkovski NSW Reg No. 7998

The Contractor shall confirm on site existing dimensions and conditions before commencement of works. All discrepancies should be reported to the Architect for instructions. Two Form does not accept responsibility for the dimensional accuracy of any data contained in CAD or other attachments as it may be based on third party origin information. All information should be verified in writing

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Paramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

CLIENT
STEPHEN AND SUSAN JONES

DATE
AUG 2023

PROJECT
ALTERATIONS AND ADDITION TO EXISTING DWELLING
3 WARATAH ROAD, PALM BEACH LOT 15 DP 651513

DRAWING STAGE
DEVELOPMENT APPLICATION

SCALE
1:100 AT A2

DRAWING NAME
GROUND FLOOR PLAN

DRAWING NUMBER
22 026 AR **DA 05**

REVISION
B

BASIX Certificate

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

Alterations and Additions

Certificate number: A505299

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The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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Insulation requirements			
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Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK01_Ens	1.5	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Legend

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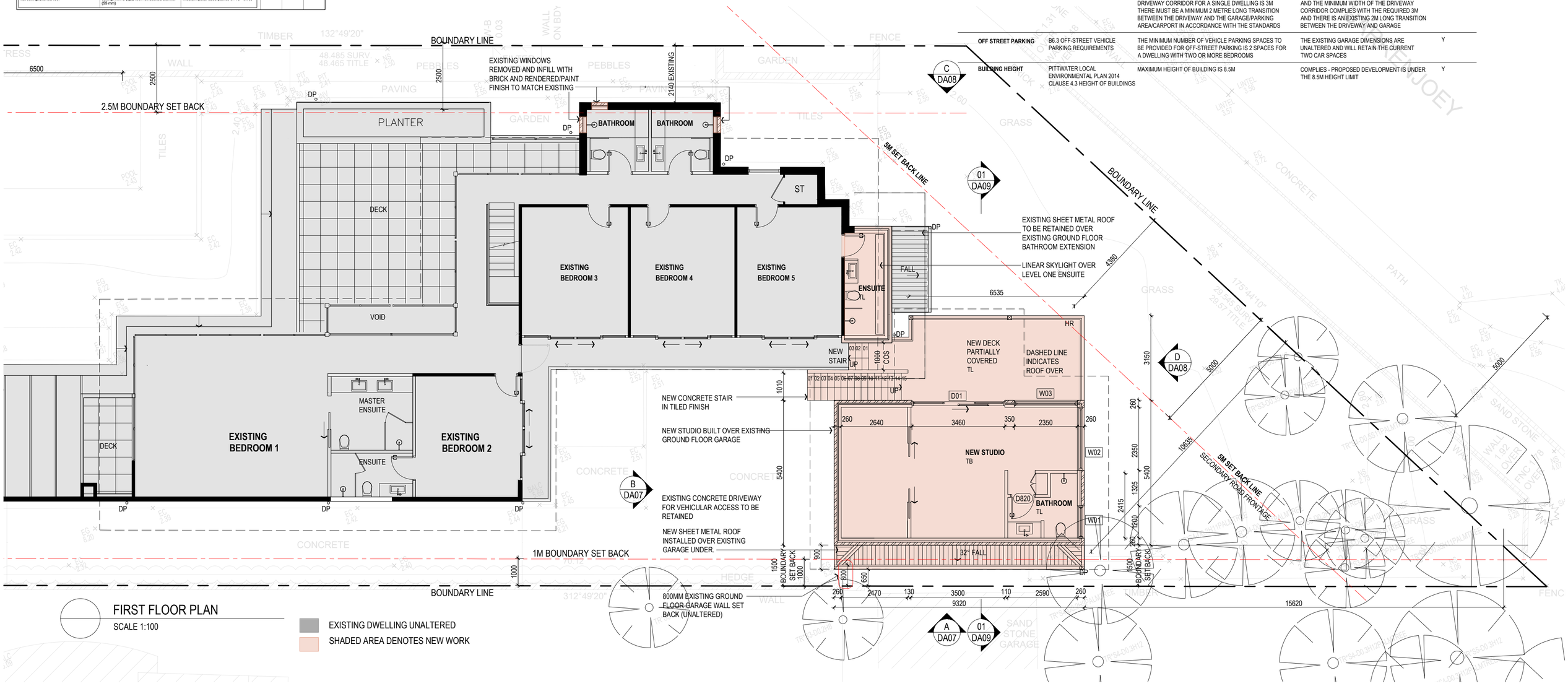
DEVELOPMENT	DCP CLAUSE	DEVELOPMENT CONTROL	DEVELOPMENT PROPOSAL	COMPLIES Y/N
LANDSCAPED AREA	D12.10 - LANDSCAPED AREA - ENVIRONMENTALLY SENSITIVE LAND	THE TOTAL LANDSCAPED AREA ON LAND ZONED E4 ENVIRONMENTAL LIVING SHALL BE 60% OF THE SITE AREA	REFER ALSO TO LANDSCAPE ARCHITECT DRAWINGS PREPARED BY SITE DESIGN + STUDIO SITE AREA = 1192M2 TOTAL EXISTING LANDSCAPE AREA =430M2 =36.07% OF SITE AREA TOTAL PROPOSED LANDSCAPE AREA = 446M2 = 37.42% OF SITE AREA	Y
BOUNDARY SET BACK	D12.5 FRONT BUILDING LINE	6.5M OR ESTABLISHED BUILDING LINE, WHICHEVER IS THE GREATEST	WARATAH ROAD AS THE PRIMARY FRONTAGE HAS AN EXISTING 6.5M SET BACK WHICH IS MAINTAINED	Y
BOUNDARY SET BACK	D12.6 SIDE AND REAR BUILDING LINE	2.5M TO AT LEAST ONE SIDE AND 1.0M FOR THE OTHER SIDE REAR SET BACK TO USE VARIATION CLAUSE - BARRENJOEY ROAD IS THE SECONDARY ROAD FRONTAGE SO HALF OF 10M BUILDING LINE SET BACK WILL BE USED	NORTHERN BOUNDARY - 2.5M SET BACK NO NEW DEVELOPMENT PROPOSED TO THE NORTHERN BOUNDARY SOUTHERN BOUNDARY- 1M SET BACK EXISTING GARAGE REDEVELOPMENT COMPLIES WITH THE 1M SET BACK SECONDARY ROAD, BARRENJOEY ROAD SET BACK - 0.4M2 OF NEW DECK ENCROACHES INTO THE 5M SET BACK ZONE	Y Y MINOR ENCROACHMENT OF 0.4M2
BUILDING ENVELOPE	D12.8 BUILDING ENVELOPE	PLANES ARE TO BE PROJECTED AT 45 DEGREES FROM A HEIGHT OF 3.5M ABOVE EXISTING GROUND LEVEL AT THE SIDE BOUNDARIES TO THE MAXIMUM BUILDING HEIGHT	REFER TO ELEVATION AND SECTION DRAWING FOR GRAPHIC DEMONSTRATION OF COMPLIANCE WITH THE BUILDING ENVELOPE CONTROL	Y
INTERNAL DRIVEWAYS	B6.2 INTERNAL DRIVEWAYS	THE INTERNAL DRIVEWAY SHALL BE CONTAINED WITHIN THE DRIVEWAY CORRIDOR. THE MINIMUM WIDTH OF THE DRIVEWAY CORRIDOR FOR A SINGLE DWELLING IS 3M THERE MUST BE A MINIMUM 2 METRE LONG TRANSITION BETWEEN THE DRIVEWAY AND THE GARAGE/PARKING AREA/CARPORT IN ACCORDANCE WITH THE STANDARDS	THE EXISTING INTERNAL DRIVEWAY IS UNALTERED AS A RESULT OF THIS APPLICATION AND THE MINIMUM WIDTH OF THE DRIVEWAY CORRIDOR COMPLIES WITH THE REQUIRED 3M AND THERE IS AN EXISTING 2M LONG TRANSITION BETWEEN THE DRIVEWAY AND GARAGE	Y
OFF STREET PARKING	B6.3 OFF-STREET VEHICLE PARKING REQUIREMENTS	THE MINIMUM NUMBER OF VEHICLE PARKING SPACES TO BE PROVIDED FOR OFF-STREET PARKING IS 2 SPACES FOR A DWELLING WITH TWO OR MORE BEDROOMS	THE EXISTING GARAGE DIMENSIONS ARE UNALTERED AND WILL RETAIN THE CURRENT TWO CAR SPACES	Y
BUILDING HEIGHT	PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 CLAUSE 4.3 HEIGHT OF BUILDINGS	MAXIMUM HEIGHT OF BUILDING IS 8.5M	COMPLIES - PROPOSED DEVELOPMENT IS UNDER THE 8.5M HEIGHT LIMIT	Y



FIRST FLOOR PLAN

SCALE 1:100

EXISTING DWELLING UNALTERED

SHADED AREA DENOTES NEW WORK

REV.	DATE	DESCRIPTION	CHECKED
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LEGEND

ABBREVIATIONS

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AS	AUSTRALIAN STANDARD	LGF	LOWER GROUND FLOOR
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CS	CASEMENT WINDOW		
DB	DOUBLE	NGL	NATURAL GROUND LEVEL
DP	DOWNPIPE	NTS	NOT TO SCALE
(E)	EXISTING	PV	PHOTO VOLTAICS
EQ	EQUAL	RT	ROOF TILE
F	FIXED	SKL	SKYLIGHT
FCL	FINISHED CEILING LEVEL	SL	SLIDING DOOR
FF	FIRST FLOOR	SMK	SMOKE ALARM
FFL	FINISHED FLOOR LEVEL	TOG	TOP OF GUTTER
FRL	FINISHED REDUCED LEVEL	V	VENT

MATERIALS AND FINISHES

AD	ALUMINIUM DOOR	PB	PLASTERBOARD
AL	ALUMINIUM	R	RENDERED
AW	ALUMINIUM WINDOW	RC	REINFORCED CONCRETE
BB	BARGE BOARD	S	SLATE
BK	BRICK	ST	STONE
BMR	BITUMINOUS MEMBRANE ROOFING	T	TIMBER
CA	CARPET	TB	TIMBER BATTEN
CL	CLEAR FINISH	TD	TIMBER DOOR
CR	CEMENT RENDER	TDK	TIMBER DECKING
FB	FASCIA BOARD	T & G	TIMBER TONGUE & GROOVE
FC	FIBRE CEMENT	TL/TC	TILE - TERRACOTTA
G	GLAZED	TW	TIMBER WINDOW
GD	GLAZED TIMBER DOOR	TLF	TILE - FLOOR
MRS	METAL ROOF SHEETING	WB	WEATHERBOARD

two form pty ltd
Nominated Architect Kristina Mitkovski NSW Reg No. 7998

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CLIENT
STEPHEN AND SUSAN JONES

DATE
AUG 2023

PROJECT
ALTERATIONS AND ADDITION TO EXISTING DWELLING
3 WARATAH ROAD, PALM BEACH LOT 15 DP 651513

DRAWING STAGE
DEVELOPMENT APPLICATION

SCALE
1:100 AT A2

DRAWING NAME
FIRST FLOOR PLAN

DRAWING NUMBER
22 026 AR **DA 06**

REVISION
B

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

Alterations and Additions

Certificate number: A505299

Lighting		Plans & specs	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors		Plans & specs	
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
D01	NE	8.65	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	SE	5.94	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W01	SE	0.84	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	SE	2.11	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	NE	2.11	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights		Plans & specs	
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK01_Ens	1.5	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Legend

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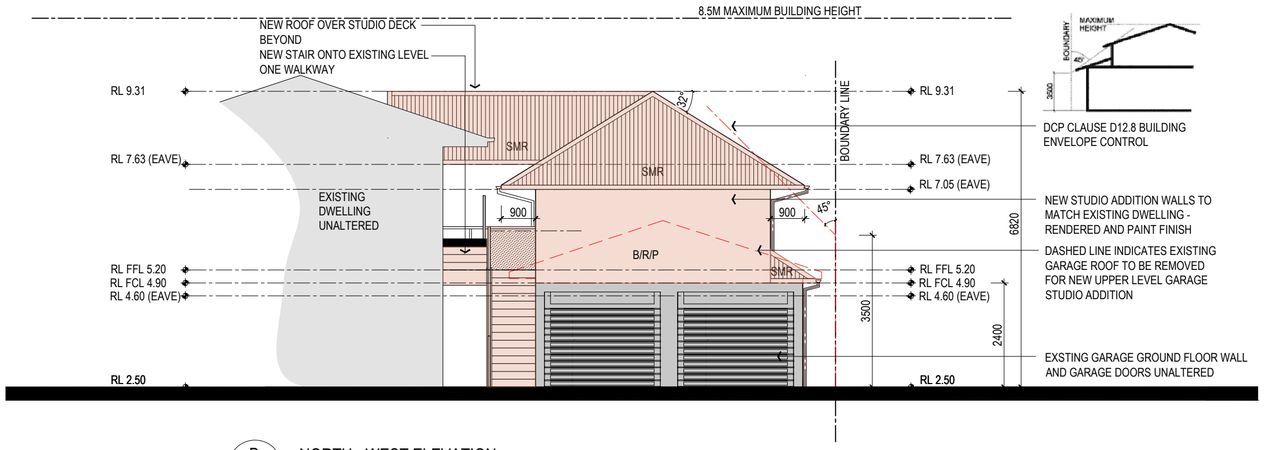
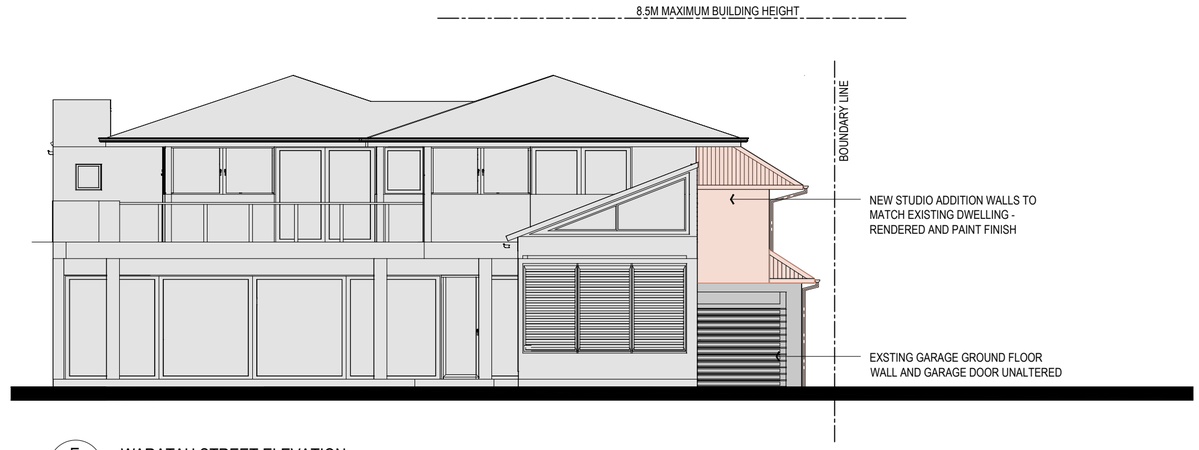
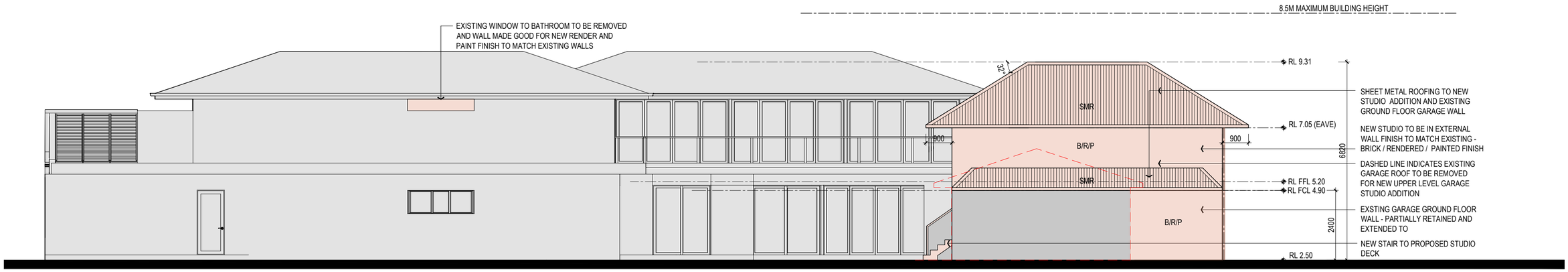


B NORTH - WEST ELEVATION
SCALE 1:100



E WARATAH STREET ELEVATION
SCALE 1:100

EXISTING DWELLING UNALTERED
SHADED AREA DENOTES NEW WORK



A SOUTH- WEST ELEVATION
SCALE 1:100

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PAV	PAVING	ZRS	ZINC ROOF SHEETING

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Nominated Architect Kristina Mitkovski NSW Reg No. 7998

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STEPHEN AND SUSAN JONES

DATE
AUG 2023

PROJECT
ALTERATIONS AND ADDITION TO EXISTING DWELLING
3 WARATAH ROAD, PALM BEACH LOT 15 DP 651513

DRAWING STAGE
DEVELOPMENT APPLICATION

SCALE
1:100 AT A2

DRAWING NAME
NORTH WEST AND SOUTH WEST ELEVATION

DRAWING NUMBER
22 026 AR **DA 07**

REVISION
B

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

Alterations and Additions

Certificate number: A505299

		specs	
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Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
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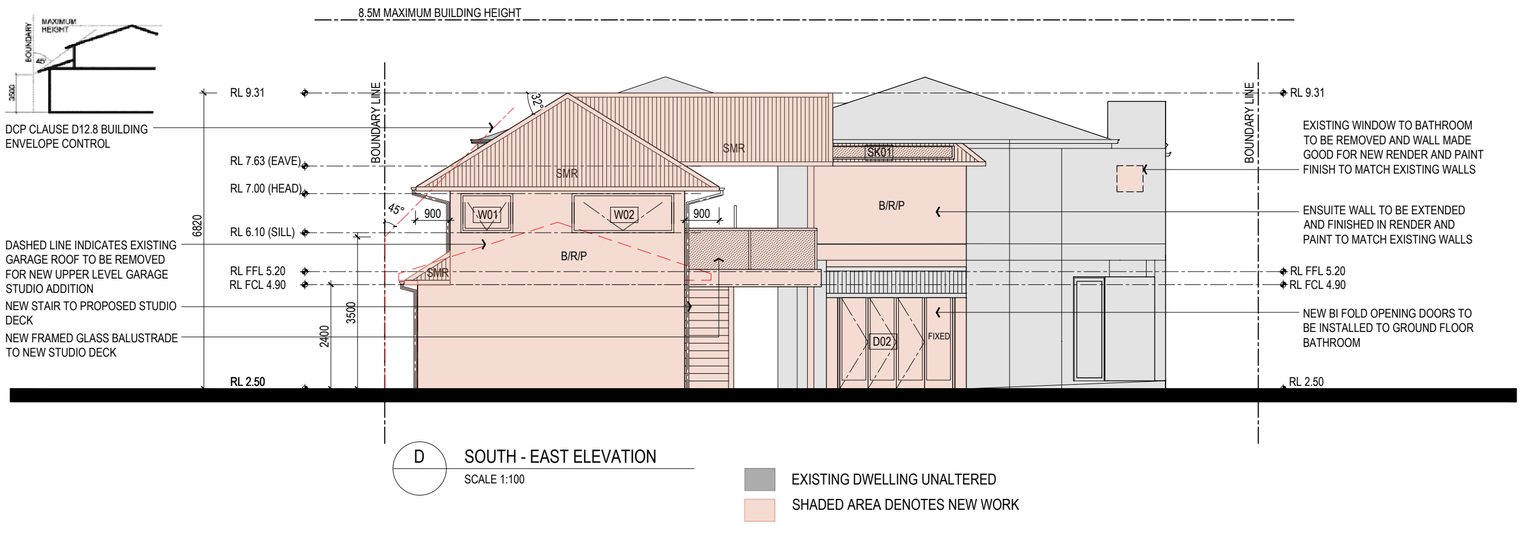
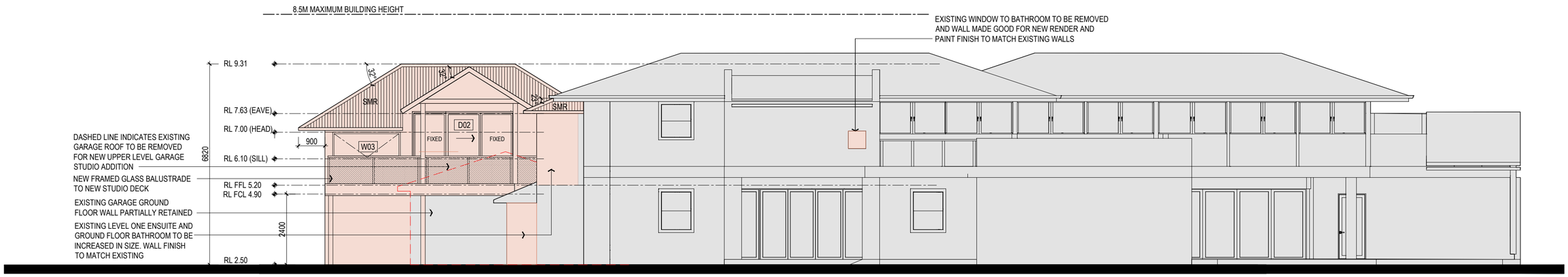


D SOUTH - EAST ELEVATION
SCALE 1:100



C NORTH - EAST ELEVATION
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3 WARATAH ROAD, PALM BEACH LOT 15 DP 651513

DRAWING STAGE
DEVELOPMENT APPLICATION

SCALE
1:100 AT A2

DRAWING NAME
NORTH EAST AND SOUTH EAST ELEVATIONS

DRAWING NUMBER
22 026 AR **DA 08**

REVISION
B