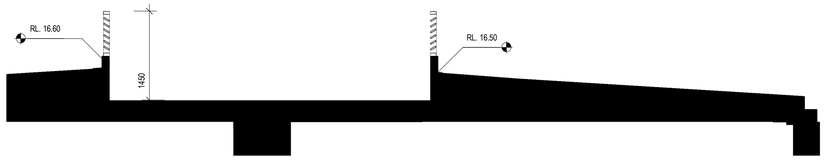
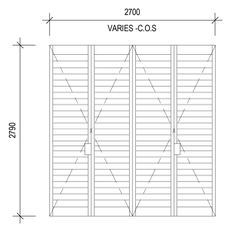
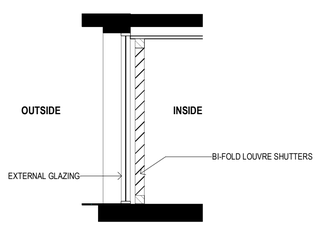


1 DA - 260 ROOF PLANT SECTION DETAIL- NORTH
1 : 50

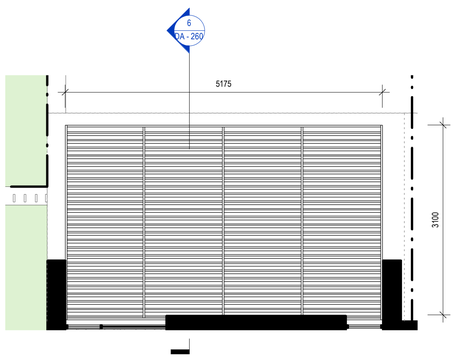
2 DA - 260 ROOF PLANT SECTION DETAIL- SOUTH
1 : 50



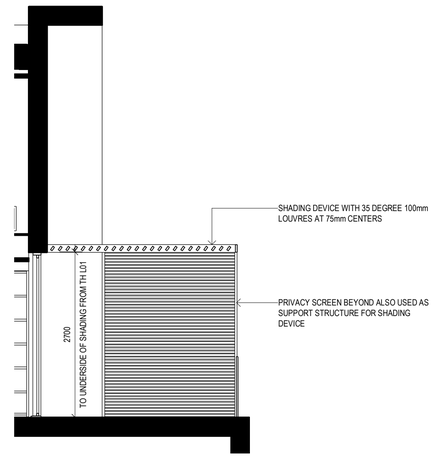
3 DA - 260 BI-FOLD SHUTTER ELEVATION
1 : 50



4 DA - 260 BI-FOLD SHUTTER SECTION
1 : 50



5 DA - 260 DWELLING TYPICAL PERGOLA PLAN
1 : 50



6 DA - 260 DWELLING TYPICAL PERGOLA SECTION
1 : 50

ABSA
Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name David Howard
Assessor Number 20039
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to abide by the Code of Practice

NATIONWIDE HOUSE ENERGY RATING SCHEME
0005556990 22 Dec 2020
Assessor David Howard
Accreditation No. 20039
Address
25-27 Warriewood rd , Warriewood , NSW, 2102
hstar.com.au

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LEVEL 3, 377 LONSDALE STREET MELBOURNE VIC 3000
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REV	DESCRIPTION	DATE	BY
DA1	DEVELOPMENT APPROVAL DRAFT	24.03.2020	TM
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA3	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA4	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA5	DA AMENDMENT	14.12.2020	TM

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TIMESTAMP: 15/12/2020 11:09:16 AM

KEY PLAN

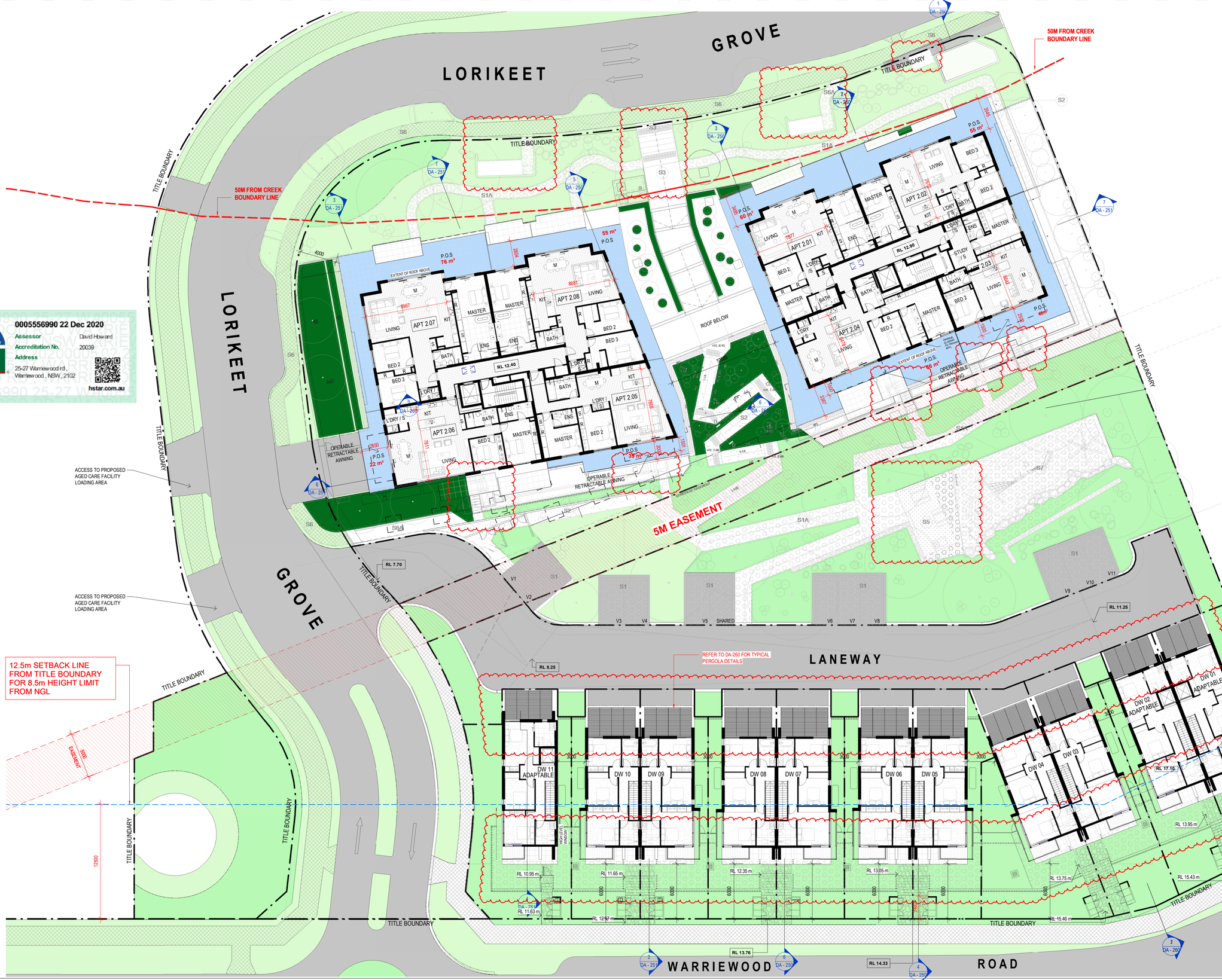
STATUS
DEVELOPMENT APPLICATION

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. SHEET TO BE PRINTED IN COLOUR. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT
WARRIEWOOD RESIDENTIAL DEVELOPMENT
ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

CLIENT
KNOWLES GROUP
DRAWING TITLE
SECTION DETAILS- ROOF PLANT & BI-FOLD SHUTTER

SCALE (@A1)	DRAWN BY	CHECKED BY	PROJECT No.	DRAWING No.	REV
1 : 50	Author	Checker	1510121	DA - 260	DA5



LEGEND

THIS DRAWING IS TO BE READ IN CONJUCTION WITH THE LANDSCAPE DOCUMENTS

- CONCRETE FOOTPATH
- STONE FOOTPATH
- GARDEN
- GRASS
- PLANTER BOX
- PERMEABLE PAVING / PARKING
- PRIVATE OPEN SPACE - BALCONY / TERRACE
- PRIVATE OPEN SPACE - GARDEN
- TREE - PROPOSED REFER TO LANDSCAPE PLAN FOR DETAILS
- RAINWATER TANK - REFER TO PLANS FOR LOCATIONS
- WINDOW WITH BI-FOLD SHUTTERS REFER TO DRAWING DA - 260

THERMAL PERFORMANCE SPECIFICATIONS: /20375_03 – Town Houses - Warriewood Rd)

Specification for Town Houses.

The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building.
This includes New South Wales Parts 2.6 and 3.12.
Specific mention is made of the following provisions:
- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)
- Building Sealing
- Building Services

(NOTE: Ventilation requirements of Section 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

WINDOWS (total product specification – glass + frame)
U-value 2.90 (or less than) & SHGC 0.51 (+/-5%) (typically: Double glazing in AL. frame) (DW11)
U-value 2.90 (or less than) & SHGC 0.44 (+/-5%) (typically: Tinted Double glazing in AL. frame) (generally)
U-value 4.80 (or less than) & SHGC 0.51 (+/-5%) (typically: tinted Low-e in AL. frame) (louvres)

EXTERNAL WALL (Medium colour)
Concrete Block – R1.5 Bulk insulation with vapour barrier (adjacent to earth)
Cavity Panel – R2.5 – 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel – No Insulation (generally)
Cavity Panel – R2.5 – 90mm thick Bulk insulation (between Garage & Living areas)

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Timber (Open Sub-Floor) – R2.5 Bulk insulation

CEILING SPACE with ROOF ABOVE
Plasterboard – R3.5 bulk insulation (Nil insulation required for external Garage ceilings)
Plasterboard – R3.0 bulk insulation (in Garage ceiling)

ROOF (Medium colour) (Non-ventilated)
Sheet Metal Roofing – 55mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

NATIONWIDE HOUSE ENERGY RATING SCHEME
0005556990 22 Dec 2020
Assessor David Howard
Accreditation No. 20039
Address 25-27 Warriewood rd , Warriewood , NSW , 2102
hstar.com.au

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+61 3 8678 3300 / viaarchitects.com.au

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REV	DESCRIPTION	DATE	BY
DA2	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	20.04.2020	MH
DA3	DRAFT ISSUE FOR DEVELOPMENT APPLICATION	06.05.2020	TM
DA4	ISSUE FOR STRADA REVIEW	18.05.2020	MH
DA5	ISSUE FOR DEVELOPMENT APPLICATION	28.05.2020	MH
DA6	ISSUE FOR WASTE UPDATE	12.08.2020	MH
DA7	DRAFT DA AMENDMENT FOR CO-ORDINATION	11.12.2020	MH
DA8	DA AMENDMENT	14.12.2020	TM

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KEY PLAN

STATUS

DEVELOPMENT APPLICATION

NORTH POINT

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PROJECT
WARRIEWOOD RESIDENTIAL DEVELOPMENT

ADDRESS
25 - 27 WARRIEWOOD ROAD, NSW 2102

CLIENT
KNOWLES GROUP

DRAWING TITLE
PROPOSED APARTMENT SECOND FLOOR PLAN / DWELLING UPPER LEVEL FLOOR PLAN

SCALE (@A1)	DRAWN BY	CHECKED BY	PROJECT No.	DRAWING No.	REV
1 : 200	JC	MA	1510121	DA - 102	DA8