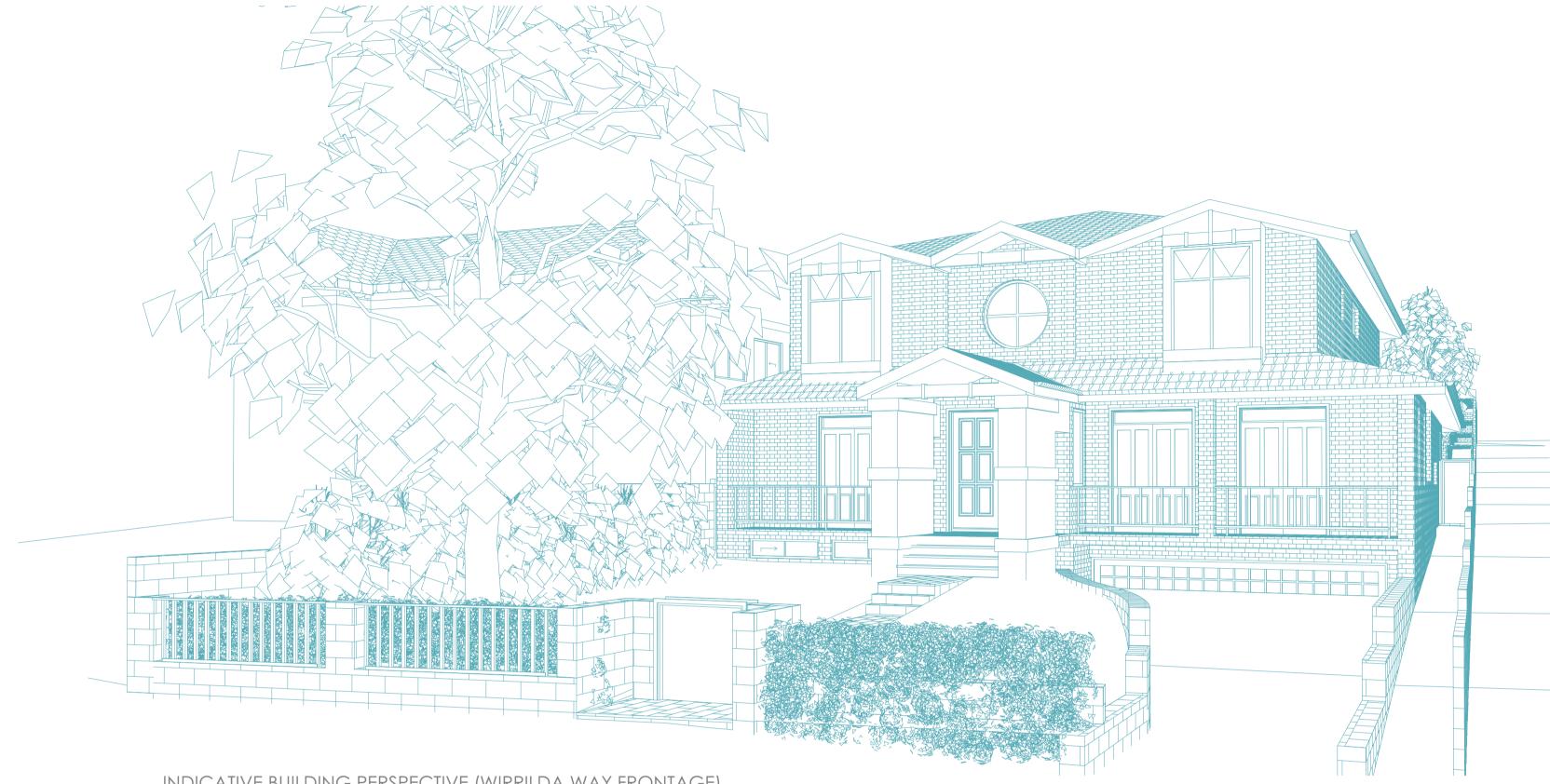
RESIDENTIAL DEVELOPMENT AT 4 WIRRILDA WAY, FORESTVILLE

SITE LOCATION





INDICATIVE BUILDING PERSPECTIVE (WIRRILDA WAY FRONTAGE)

Drawing No	Drawing Name	Issue	Date
DA00	Cover Page	Α	16/04/25
DA01	Proposed Site Plan	Α	16/04/25
DA02	Site Analysis	Α	16/04/25
DA03	Demolition Plan	Α	16/04/25
DA04	Basement Floor Plan	Α	16/04/25
DA05	Ground Floor Plan	Α	16/04/25
DA06	First Floor Plan	Α	16/04/25
DA07	Elevations	Α	16/04/25
DA08	Sections	Α	16/04/25
DA09	Area Calculations	Α	16/04/25
DA10	3D Views	Α	16/04/25
DA11	Shadow Diagrams	Α	16/04/25
DA12	Material Schedule	Α	16/04/25
DA13	Landscape Plan	Α	16/04/25

GENERAL NOTES

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND CURRENT **BCA/NCC REQUIREMENTS.**

ARCHITECTUTAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS

ALL DIMENSIONS TO STRUCTURE UNLESS NOTE OTHERWISE

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE ANY WORK IS STARTED. ANY DISCREPANCY IS TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION AND/OR RECTIFICATION.

ALL DRAWINGS ARE DESIGN INTENT DOCUMENTS. THE BUILDER SHALL MAKE ALL ALLOWANCES TO SUPPLY AND INSTALL ALL LABOUR AND MATERIALS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE SCOPE OF THE DESIGN.

THE BUILDER AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THEIR RESPECTIVE OBLIGATIONS WITH REGARD TO WORKPLACE HEALTH AND SAFETY NSW REQUIREMENTS.

THE BUILDER SHALL SUPPLY AND INSTALL ALL NECESSARY SERVICES EQUIPMENT READY FOR

SATISFACTORY SERVICE COMPLETE AND TESTED.

ALL DOWNPIPES TO CONNECT AS PER STORMWATER & CIVIL ENGINEER'S DRAWINGS. ALL BOUNDARIES AND BOUNDARY CLEARANCES TO BE VERIFIED ON SITE BEFORE CONSTRUCTION

REINSTATE ANY DISTURBANCE TO ALL AREAS AND PROPERTIES

WHERE PAVING AND/OR GARDEN BEDS ARE NOT DIMENSIONED, ALIGN AND/OR CENTRE UPON POST OR BUILDING EDGES AS DRAWN

FALL NATURAL GROUND AWAY FROM WALLS / SLABS TO PREVENT WATER PONDING.

REFER TO STORMWATER ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR ALL STORMWATER

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR ALL STRUCTURAL

BASIX

REFER TO BUILDING SUSTAINABILITY ASSESSMENTS BASIX CERTIFICATE NUMBER: 1793575M, DATED 01/05/2025 FOR DETAILS OF SUSTAINABILITY REQUIREMENTS.

WINDOWS/GLAZING

GLAZING NOTES

- All windows/doors to be 100X50 prefinished commercial grade aluminium frames with glazing as per Australian

-All windows to comply with council conditions and install to Australian Standards

- All windows to comply with Basix Certificate and ABSA requirements. - All windows to be site measured and opening sizes to be checked on site.

- Windows viewed from outside.

Refer to Basix Report for Glazing (Total system performance to NFRC Conditions) for windows and sliding doors and minimum U-Values and SHGC requirements.

Provide all weatherproofing accessories for all external windows and doors to comply with Building Sealing requirements of

Allow double glazing for all external windows.

WINDOWS/DOOR GENERAL NOTES

ALL DOORS & WINDOW DIMENSIONS ARE INDICATIVE ONLY. CONFIRM ALL SIZES ON SITE PRIOR TO MANUFACTURING AND INSTALLATION.

ALL DOOR FRAMES TO SUIT STANDARD DOOR LEAFS.

PROVIDE ALL WEATERPROOFING ACCESSORIES FOR ALL EXTERNAL DOORS AND WINDOWS.

ALL WINDOW GLAZING OPENING TO HAVE FLYSCREENS

ALL SLIDING GLASS DOOR OPENINGS TO HAVE STANDARD FLY SCREENS

WET AREAS

Water proofing of wet areas must comply with the

EMERGENCY LIGHTING & SMOKE DETECTION

Provide smoke detection/alarms as per BCA Requirements, AS 1670 and AS 3786.

Issue	Amendment	Date
Α	Issue for DA	16/04/2025

Proposed Residential Development

4 Wirrilda Way, Forestville

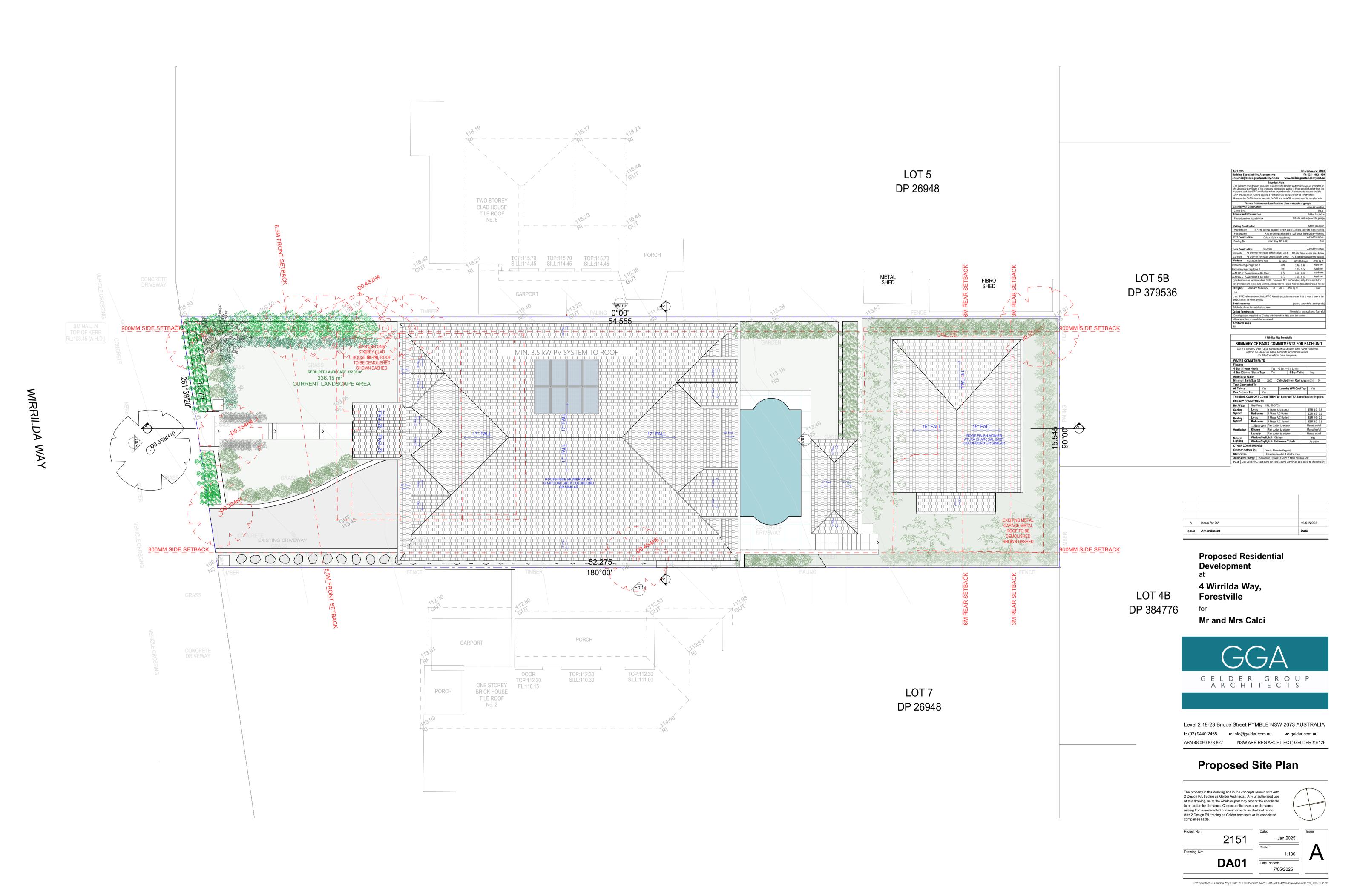
Mr and Mrs Calci

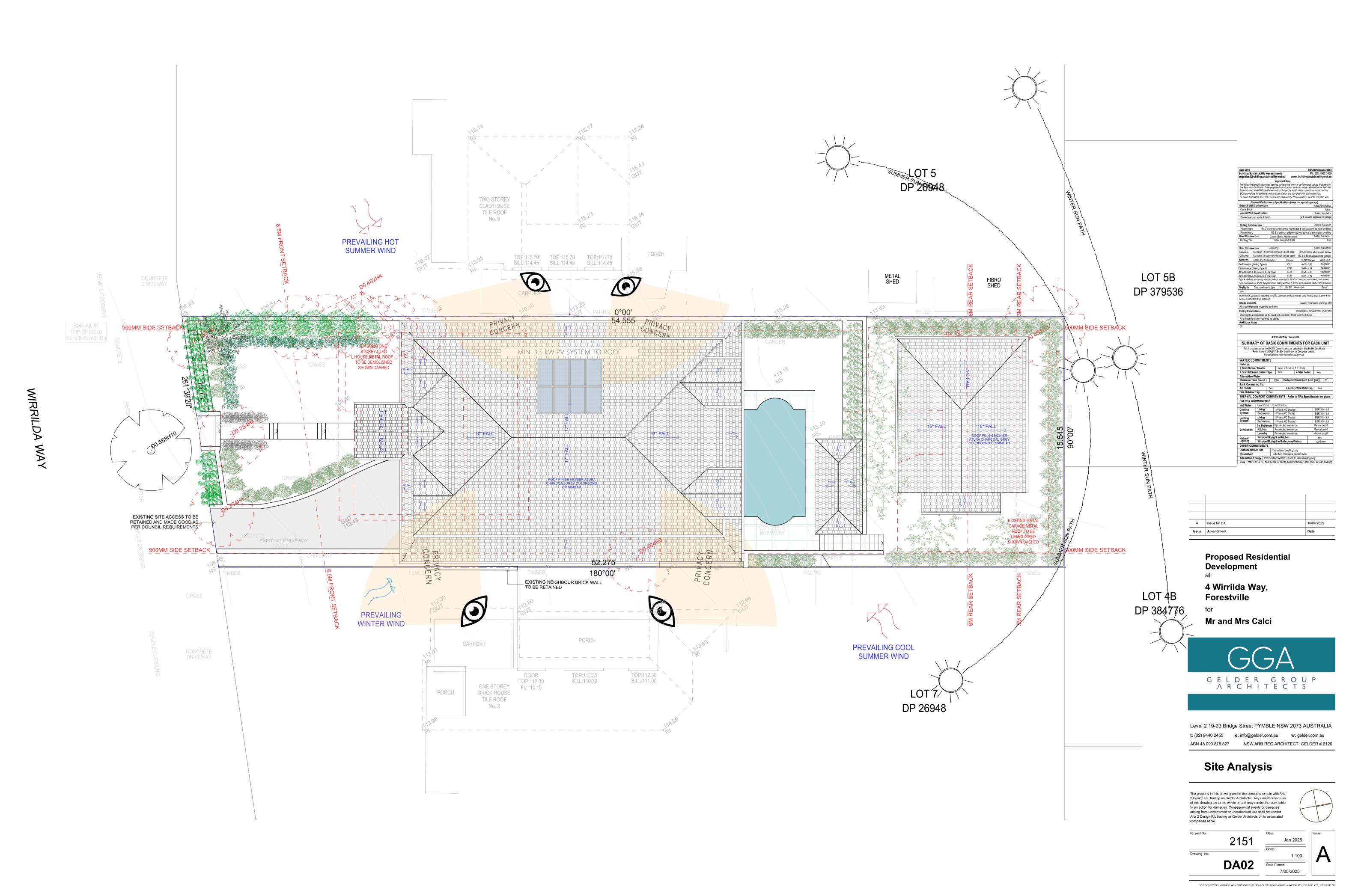


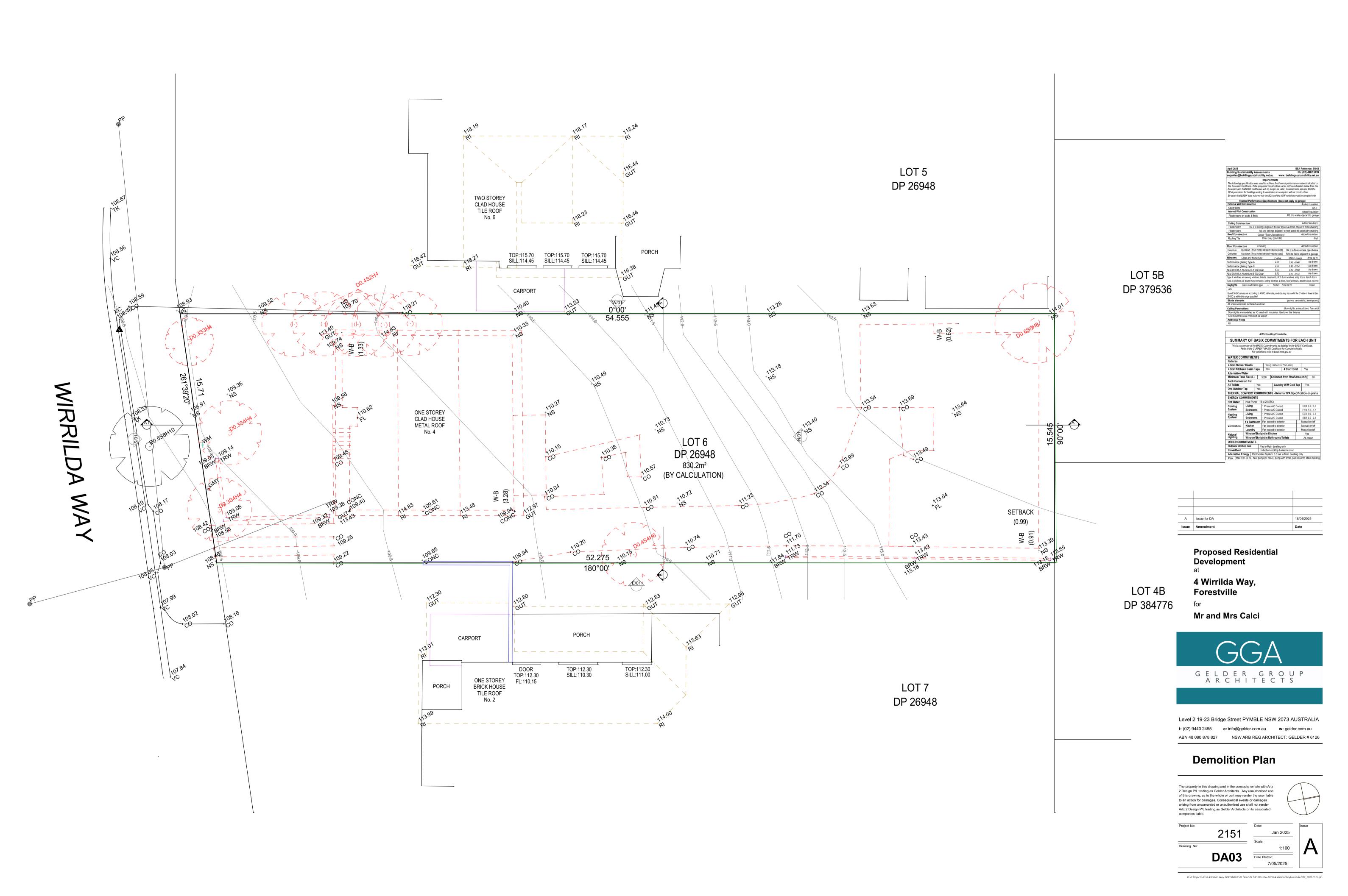
Level 2 19-23 Bridge Street PYMBLE NSW 2073 AUSTRALIA t: (02) 9440 2455 e: info@gelder.com.au w: gelder.com.au ABN 48 090 878 827 NSW ARB REG ARCHITECT: GELDER # 6126

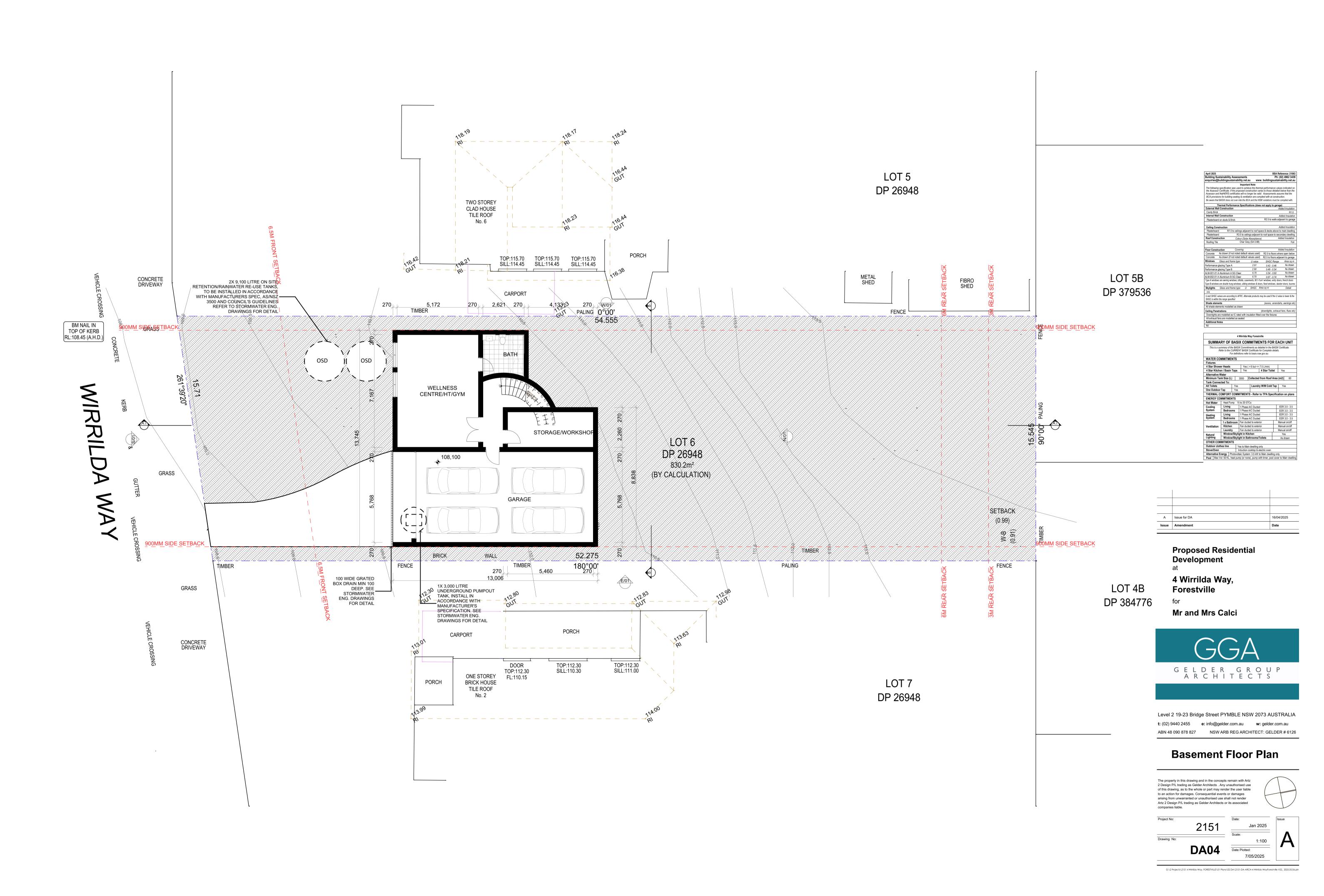
Cover Page

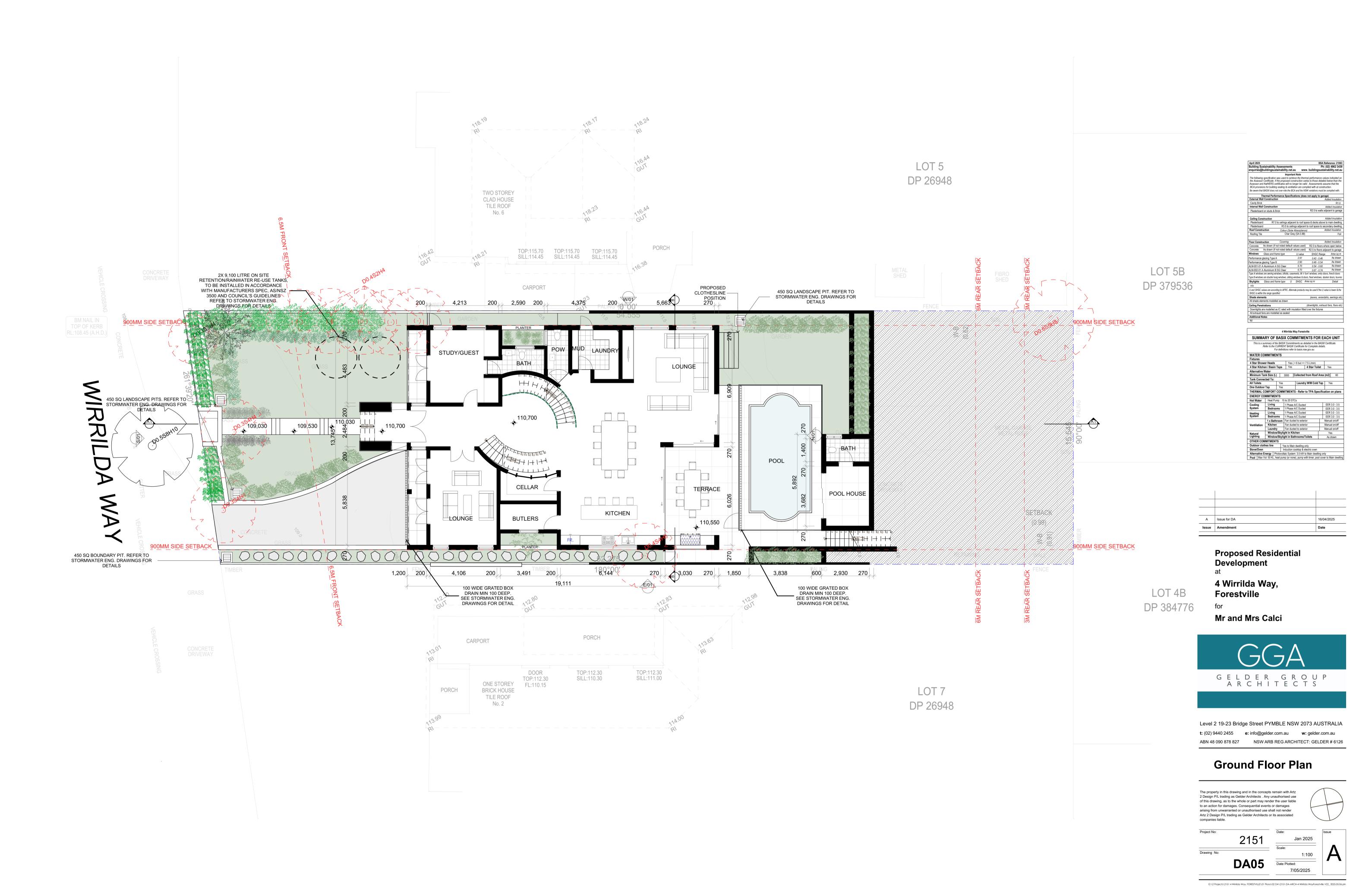
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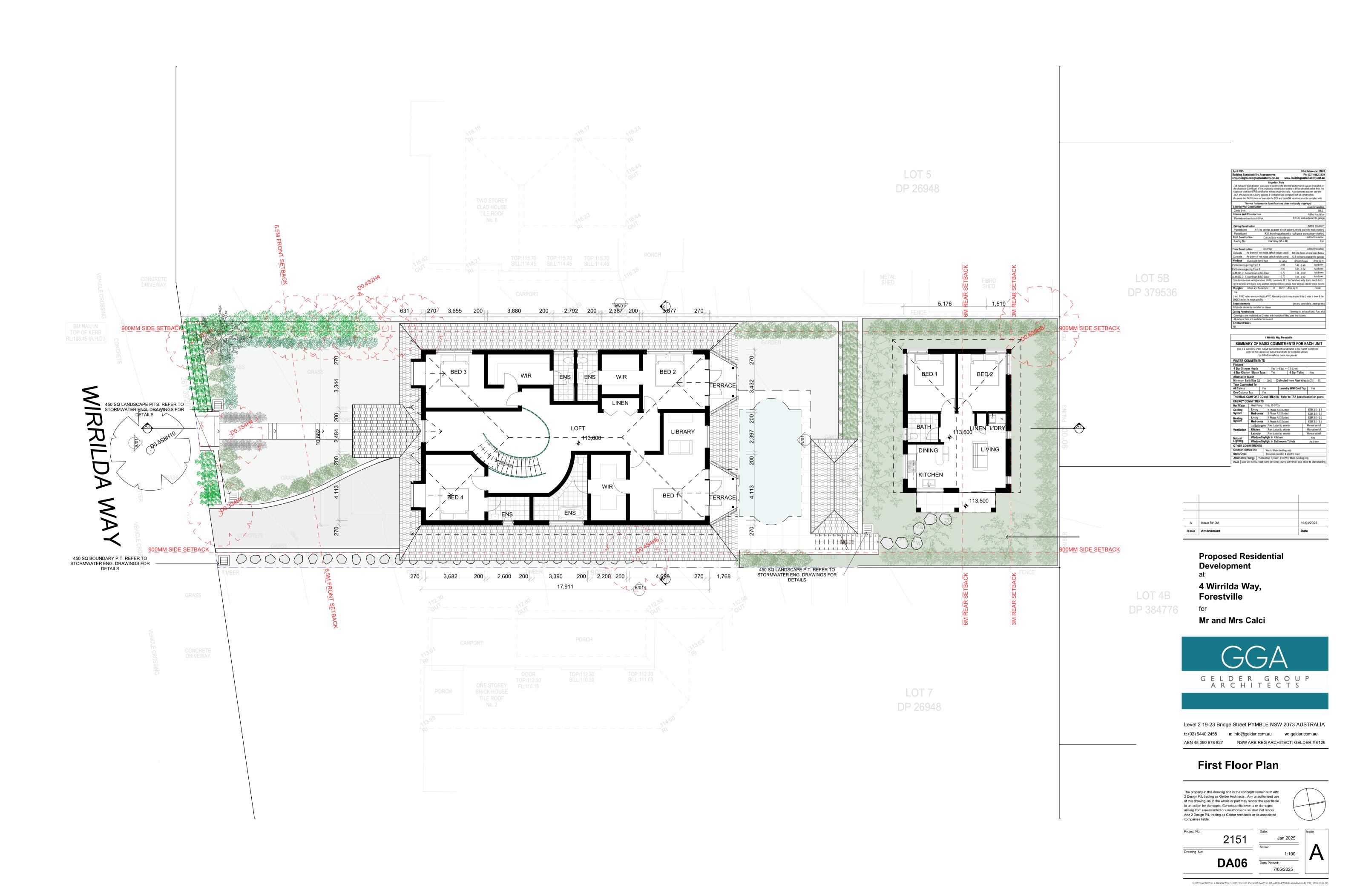


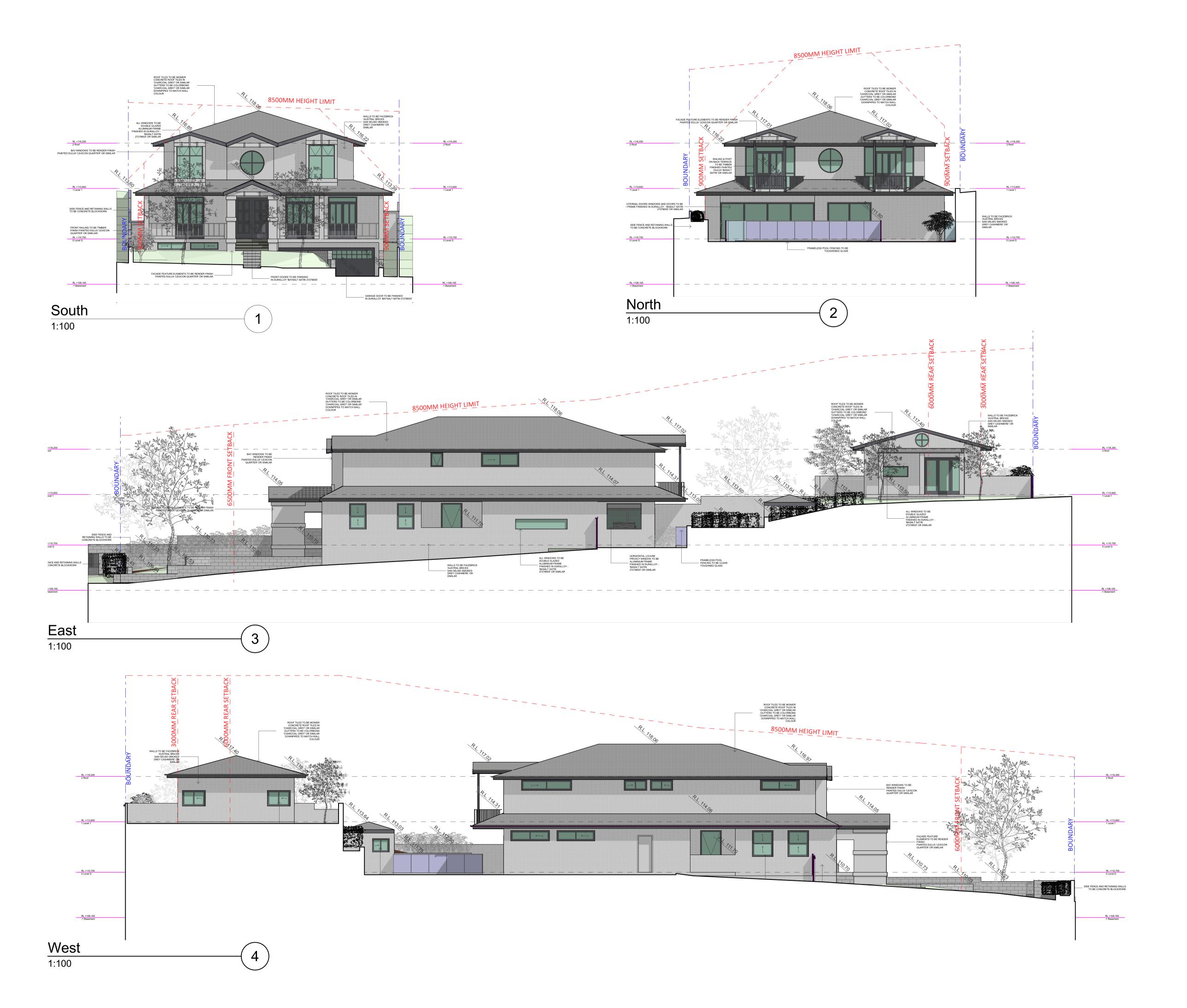


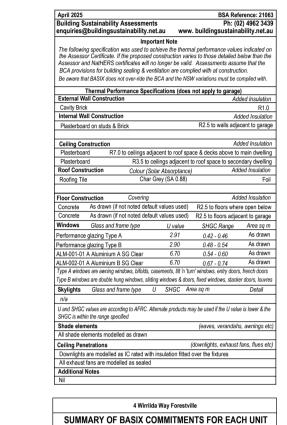












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WATER CO	ммітме	NTS					
Fixtures							
4 Star Show	er Heads		Yes (> 6 but <=	7.5 L/min)		
4 Star Kitche	n / Basin	Гарѕ	Yes		4 Star Toile	et	Yes
Alternative V	Vater						
Minimum Tar	nk Size (L)	3	3000	Collected	from Roof A	rea (m2) 60
Tank Connec	ted To:						
All Toilets		Yes		Laundi	ry W/M Cold 1	ар	Yes
One Outdoor	Тар	Yes					
THERMAL C	OMFORT	СОММ	ITMENT	S - Refer	to TPA Spec	ifica	tion on plans
ENERGY CO	MMITMEN	TS					
Hot Water	Heat Pur	np 15	to 20 ST	Cs			
Cooling	Living		1 Phase	A/C Ducte	d	Т	EER 3.0 - 3.5
System	Bedrooi	ms	1 Phase	A/C Ducte	d		EER 3.0 - 3.5
Heating	Living		1 Phase	A/C Ducte	d		EER 3.0 - 3.5
System	Bedrooi	ms	1 Phase	A/C Ducte	d		EER 3.0 - 3.5
	1 x Bath	room	Fan duct	ed to exter	rior	N	Manual on/off
Ventilation	Kitchen		Fan duct	ed to exter	rior	١	Manual on/off
	Laundry			ed to exter	rior	٨	Manual on/off
Natural		, , ,	ht in Kit				Yes
Lighting	Window	/Skylig	ht in Ba	throoms/	Toilets		As drawn
OTHER COM	MITMENT	S					
Outdoor clot	nes line	Υe	es to Mair	dwelling	only		
Stove/Oven		In	duction c	ooktop &	electric oven		
Alternative E							
Pool Max V	ol: 50 KL, h	eat pum	p (or non	e), pump v	with timer, pool	cove	r to Main dwelli

Issue	Amendment	Date
Α	Issue for DA	16/04/2025

Proposed Residential Development

4 Wirrilda Way, Forestville

> r - - -

Mr and Mrs Calci



t: (02) 9440 2455e: info@gelder.com.auw: gelder.com.auABN 48 090 878 827NSW ARB REG ARCHITECT: GELDER # 6126

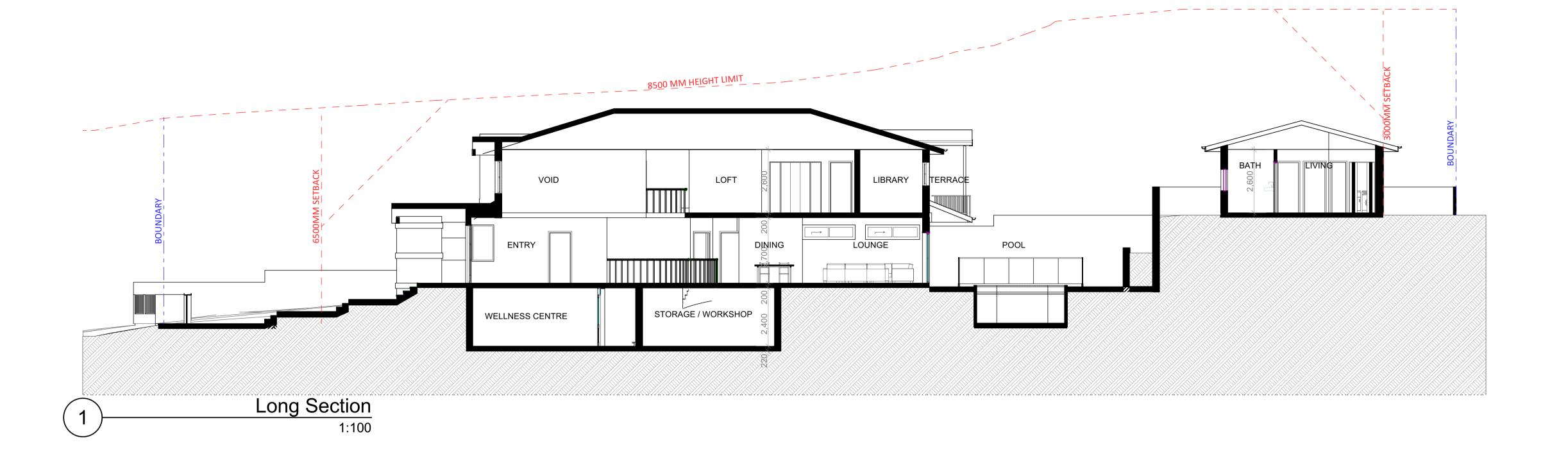
Elevations

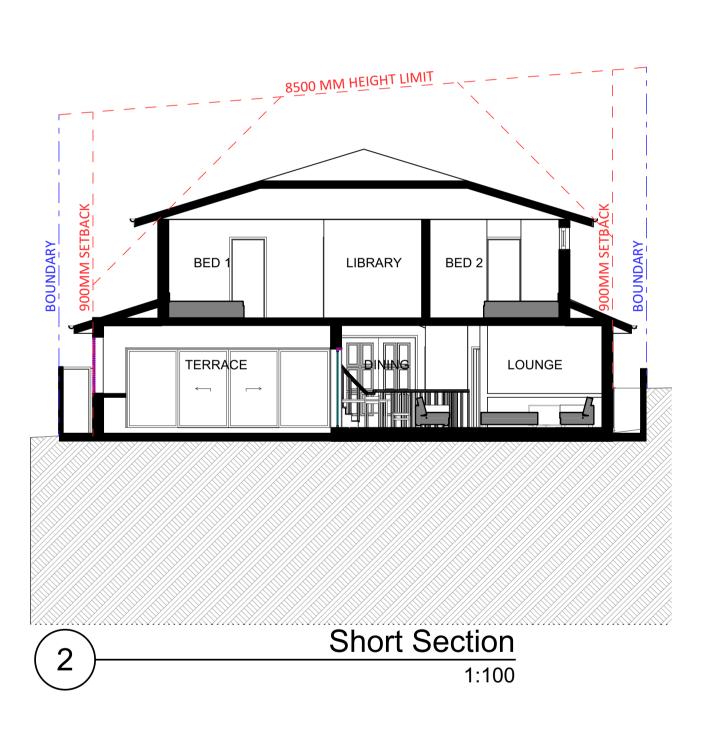
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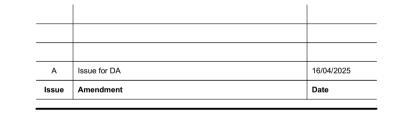
2151

DA07 Date Plotted:





Internal Wall Construction	April 2025			BSA	Reference: 2106
Important Note The following specification was used to achieve the thermal performance values indicated the Assessor Certificate. If the proposed construction varies to those detailed below than I Assessor and Nath-ERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are compiled with a construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be compiled with Thermal Performance Specifications (does not apply to garage) External Wall Construction Thermal Performance Specifications (does not apply to garage) External Wall Construction Added Insulation Added Insulation and Insulation Cavity Brick R2.5 to walls adjacent to garage) External Wall Construction Added Insulation R2.5 to callings adjacent to roof space & decks above to main dwell Plasterboard R7.0 to ceilings adjacent to roof space & decks above to main dwell Plasterboard R3.5 to ceilings adjacent to roof space & decks above to main dwell Plasterboard R3.5 to ceilings adjacent to roof space be secondary dwell Roofing Tile Char Grey (SA 0.88) Floor Construction Colour (Solar Absorphance) Added Insulation Concrete As drawn (if not noted default values used) R2.5 to floors where open beit Concrete As drawn (if not noted default values used) R2.5 to floors adjacent to grant will represent the province of the prov	Building Sustainability Ass			Ph	: (02) 4962 343
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ALM-002-01 A Aluminium B SG Clear 6.70 0.67 - 0.74 As draw Type A windows are awning windows, biblotis, casements, Bif in 'turn' windows, entry doors, ferench door Type B windows are double hung windows, sliding windows & doors, fixed windows, stakery windows, slowers, ferench door Stype B windows are double hung windows, sliding windows & doors, fixed windows, staker doors, four stakers, for the Style B windows, staker doors, four stakers, for the Style B windows, staker doors, four stakers, for the Style B windows, staker doors, four stakers, for the Style B windows, staker doors, four stakers, for the Style B windows, stakers, for the Style		Clear			As draw
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Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, four Skylights Glass and frame type U SHGC Area sq m Detail n/a U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & t SHGC is within the range specified Shade elements (eaves, verandahs, awnings. All shade elements modelled as drawn Ceiling Penetrations (downlights, exhaust fans, flues of Downlights are modelled as IC rated with insulation fitted over the fixtures All shaust fans are modelled as sealed			011.0		
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Additional Notes	Additional Notes				
Nil					
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4 Wirrilda Way Forestville		- ************************************	-uy i orestvi		
4 Wirrilda Way Forestville	SUMMARY OF BA	SIX CO	MITME	NTS FOR E	ACH UNIT
4 Wirrilda Way Forestville SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT	This is a summary of the RA	ASIX Commi	ments as dat	ailed in the RASI	(Certificate
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT					
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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					
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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 4 Star Toilet Yes					



Proposed Residential Development

4 Wirrilda Way, **Forestville**

Mr and Mrs Calci



Level 2 19-23 Bridge Street PYMBLE NSW 2073 AUSTRALIA t: (02) 9440 2455 e: info@gelder.com.au w: gelder.com.au ABN 48 090 878 827 NSW ARB REG ARCHITECT: GELDER # 6126

Sections

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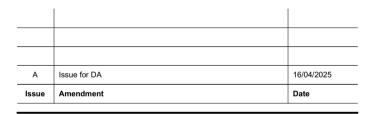












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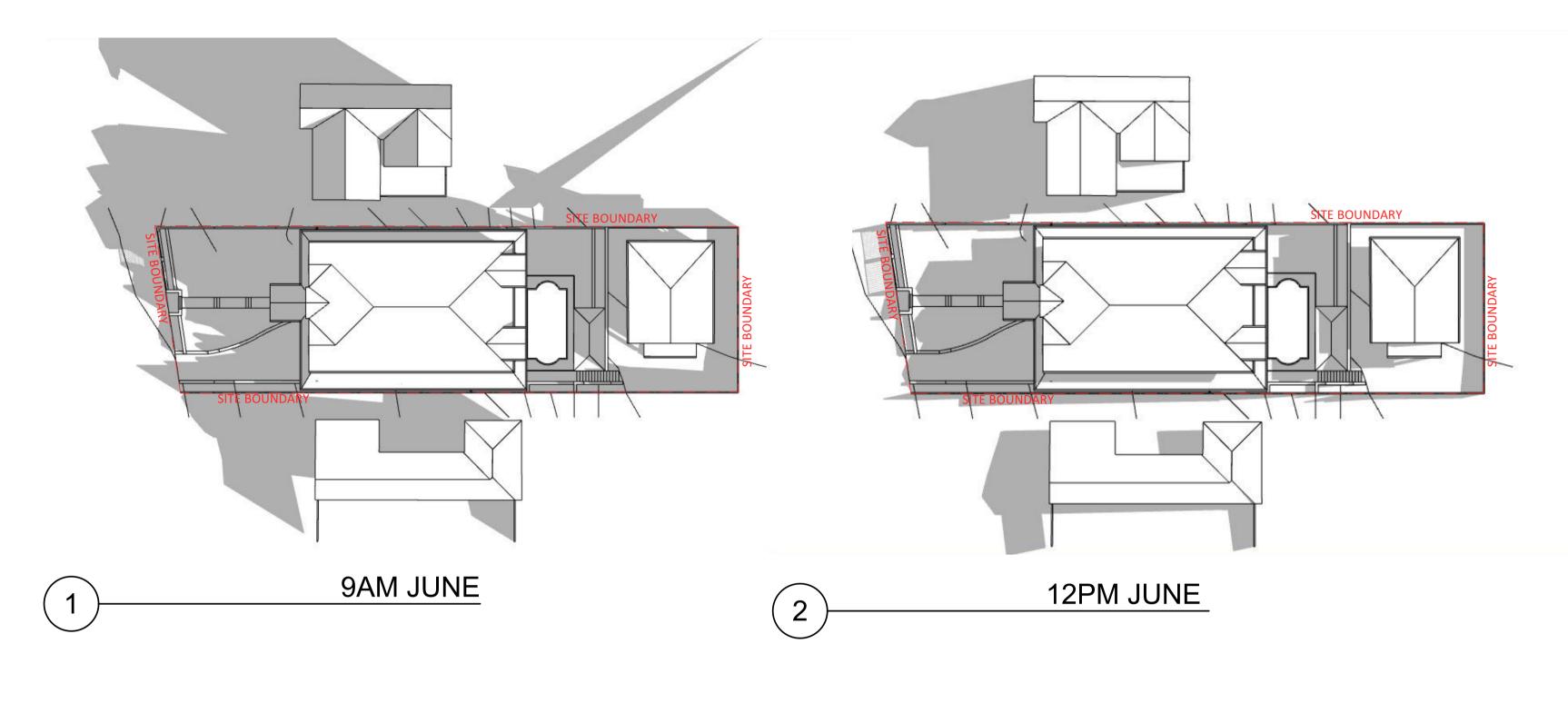


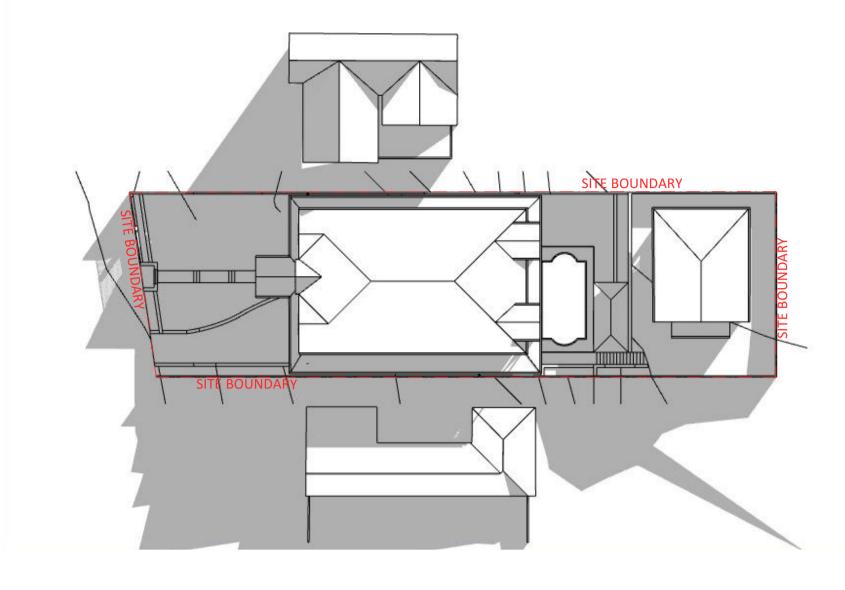
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3D Views

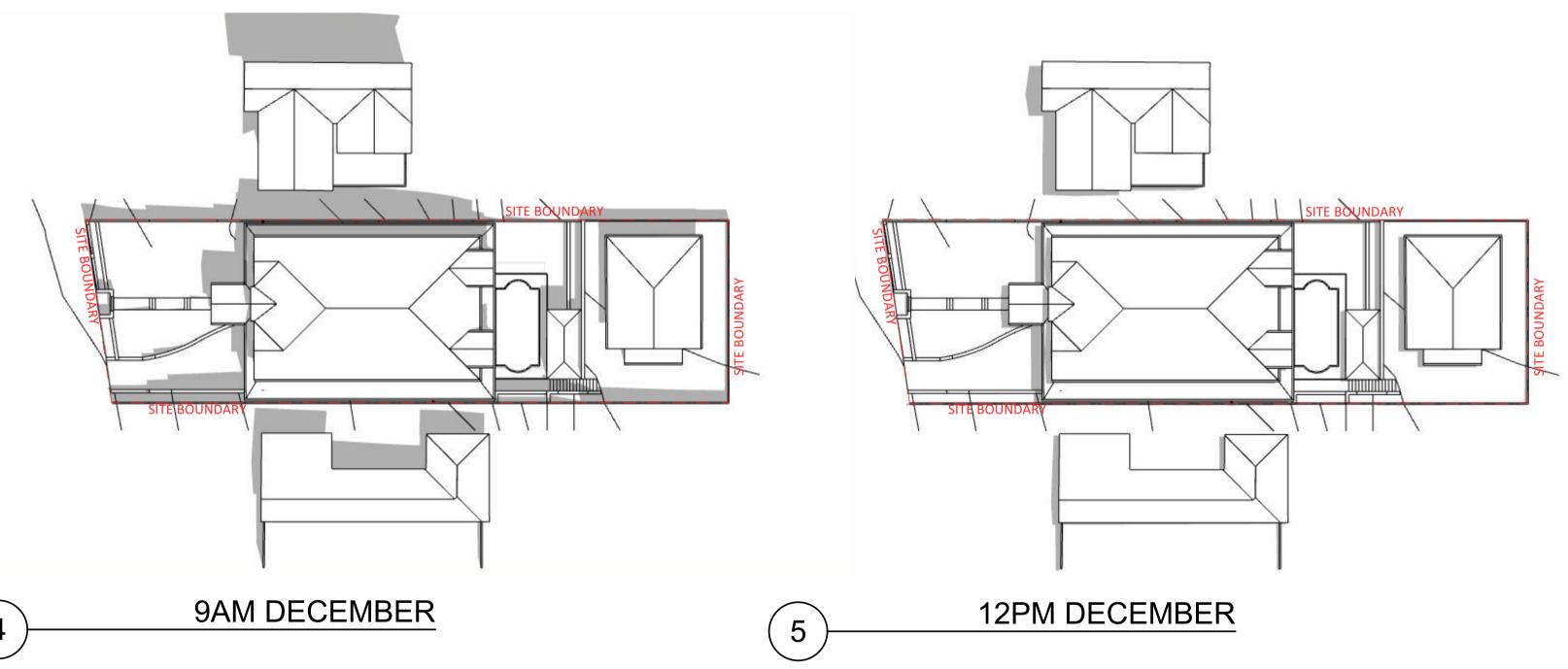
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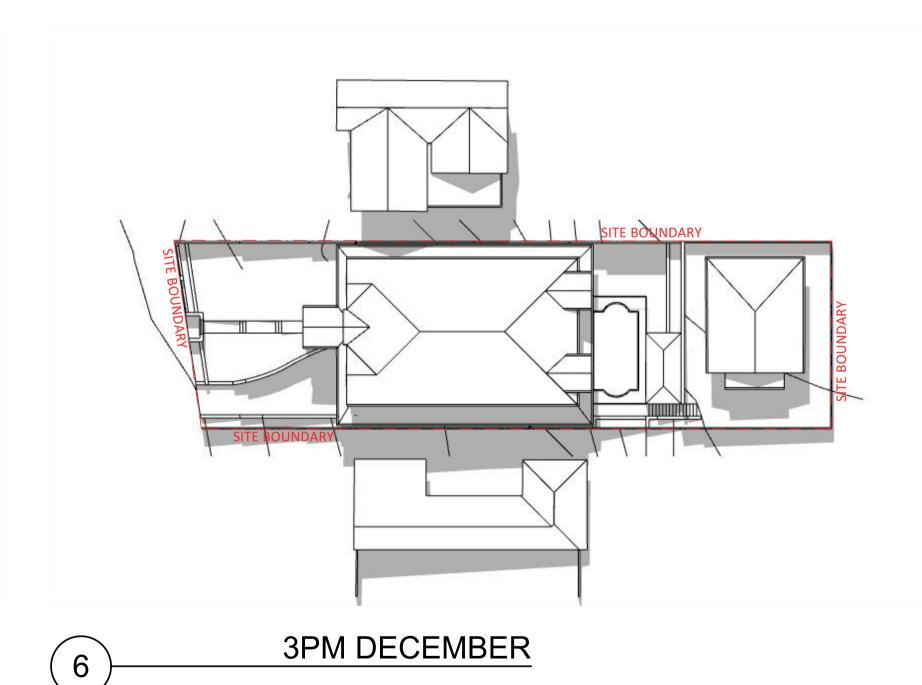






3PM JUNE (3)





		4	Wirrilda	Wa	y Forest	tville		
SUMMA	RY OF E	BAS	х со	MI	ЛІТМЕ	NTS FO	R E	ACH UNIT
	efer to the C	URRE	NT BAS	X C	ertificate	letailed in the E for Complete o sw.gov.au		
WATER CO	MMITMEN	NTS						
Fixtures								
4 Star Showe	er Heads		Yes	(>	6 but <=	7.5 L/min)		
4 Star Kitche	n / Basin 1	Taps	Yes			4 Star Toil	et	Yes
Alternative V	Vater							
Minimum Tar	nk Size (L)		3000	C	ollected	from Roof	Area	(m2) 60
Tank Connec	ted To:							
All Toilets		Yes		П	Laundr	y W/M Cold	Тар	Yes
One Outdoor	Тар	Yes						
THERMAL C	OMFORT (COM	NITMEN	ITS	- Refer	to TPA Spe	cifica	ation on plar
ENERGY CO	MMITMEN	TS						
Hot Water	Heat Pun	np 1	5 to 20 S	TC	3			
Cooling	Living		1 Phas	e A/	C Ducte	d	Т	EER 3.0 - 3.5
System	Bedroor	ms	1 Phas	e A/	C Ducte	d	\neg	EER 3.0 - 3.5
Heating	Living		1 Phas	e A/	C Ducte	d	T	EER 3.0 - 3.5
System	Bedroor	ns	1 Phas	e A/	C Ducte	d	\top	EER 3.0 - 3.5
	1 x Bathı	room	Fan du	ctec	to exter	rior	Г	Manual on/off
Ventilation	Kitchen	Kitchen F		Fan ducted to exterior		Manual on/off		
	Laundry	,	Fan du	ctec	to exter	rior		Manual on/off
Natural	Window	/Skyli	ght in h	Citch	nen			Yes
Lighting	Window	/Skyli	ght in E	Bath	rooms/	Toilets		As drawn
OTHER COM	MITMENT	s						
Outdoor cloth	nes line	١	es to M	ain c	welling	only		
Stove/Oven						electric oven		
Otove/Overi								

A Issue for DA	16/04/202

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Shadow Diagrams

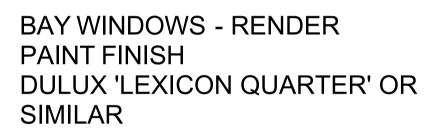
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ROOF - TILE 'MONIER ATURA"CHARCOAL GREY' **GUTTERS - COLORBOND 'CHARCOAL GREY'** DOWNPIPES TO MATCH WALL COLOUR OR SIMILAR



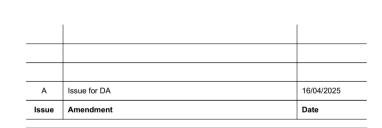


WINDOW FRAMES -DURALLOY - 'BAYSALT SATIN 2727865S' WINDOW SASHES AND TRIMS DURALLOY - 'SHOJI WHITE SATIN 27284682' OR SIMILAR



RETAINING WALLS -CONCRETE/STONE BLOCKWORK OR SIMILAR





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Material Schedule

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