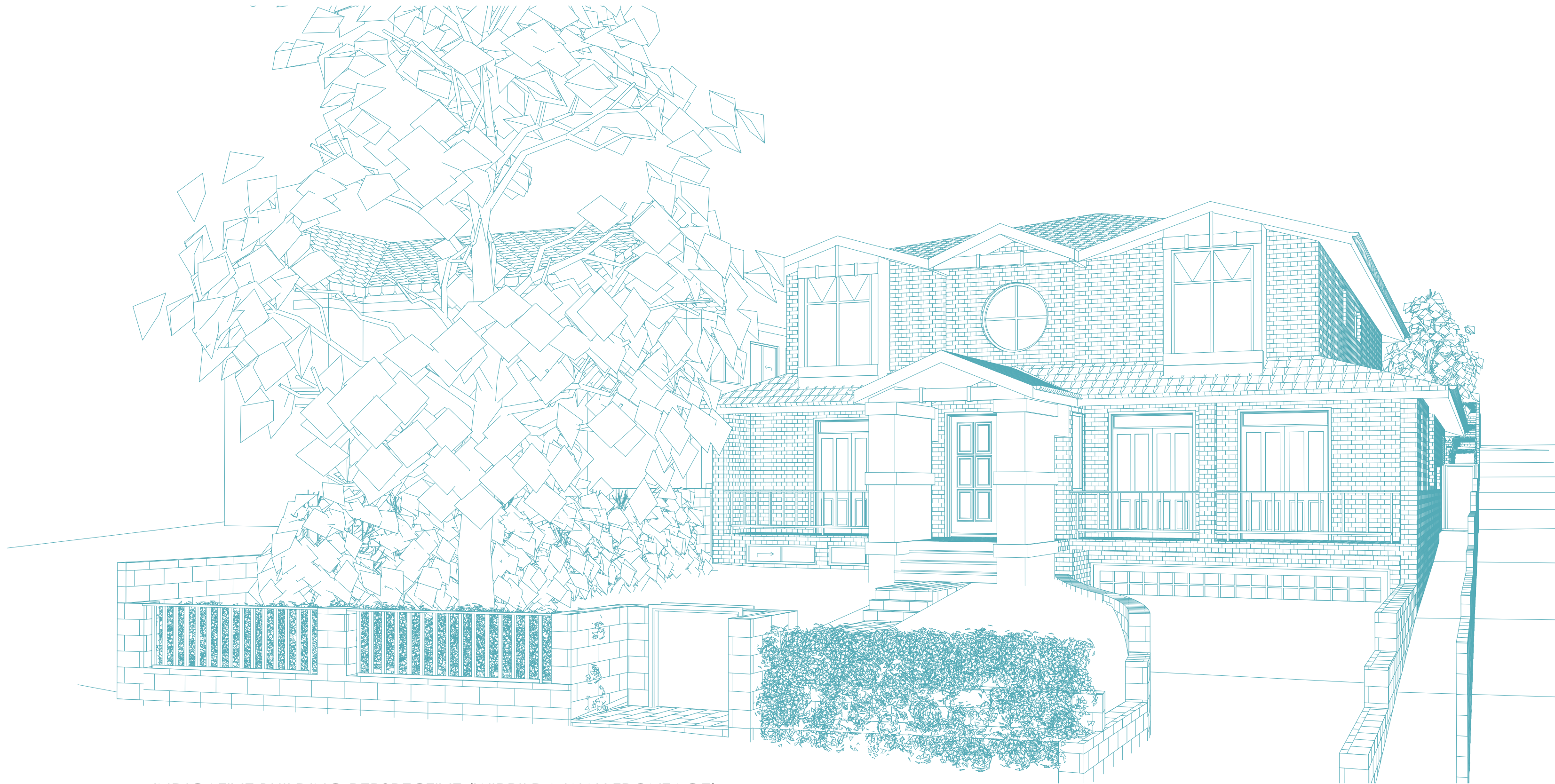
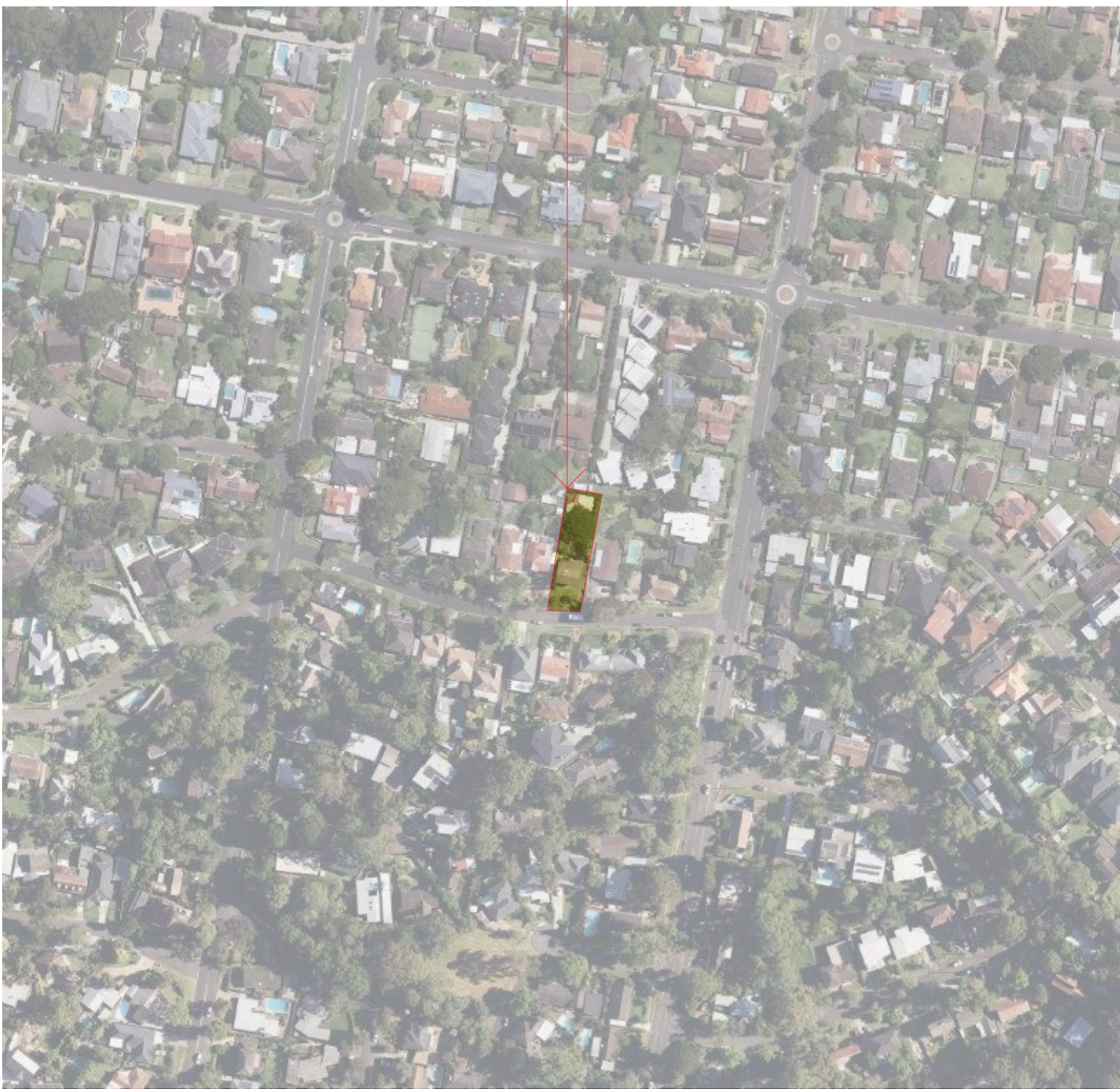


RESIDENTIAL DEVELOPMENT AT 4 WIRRILDA WAY, FORESTVILLE

SITE LOCATION



INDICATIVE BUILDING PERSPECTIVE (WIRRILDA WAY FRONTAGE)



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

ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS

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 COMMENCES

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 WORKS.

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

BASIX

NOTES:

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 Standards.

-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 BCA.

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 relevant parts of AS 3740

EMERGENCY LIGHTING & SMOKE DETECTION

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

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

Proposed Residential Development
at

**4 Wirrilda Way,
Forestville**

for

Mr and Mrs Calci

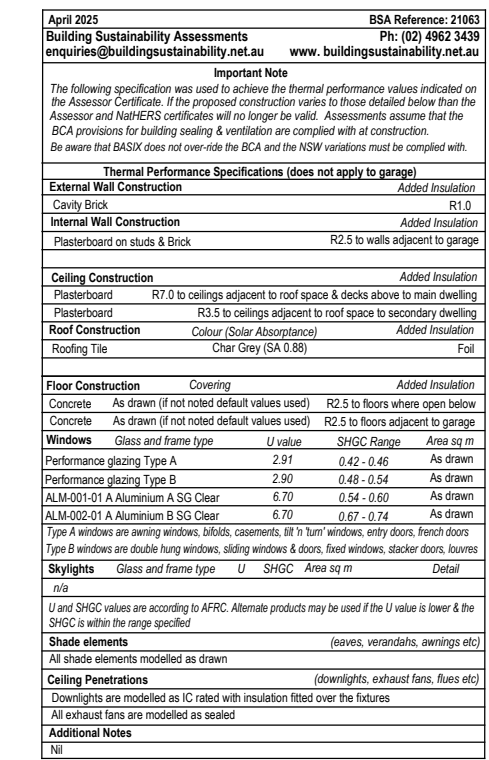


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Cover Page

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Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA00	Scale:		A
		Date Plotted:	7/05/2025	

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

LOT 4B
DP 384776

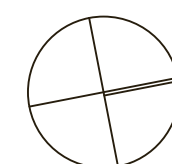
**Proposed Residential
Development
at
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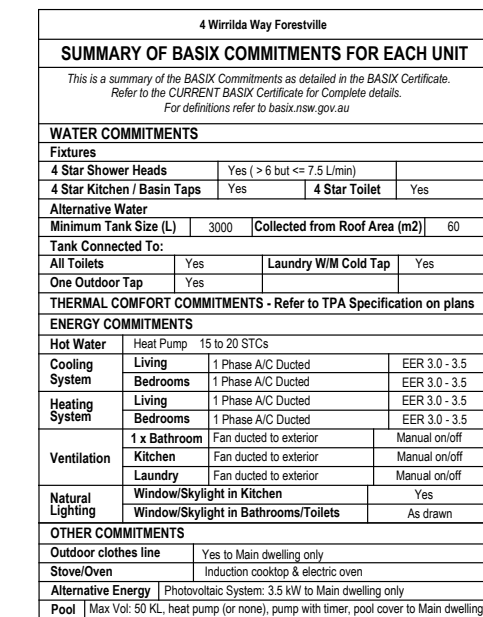
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Demolition Plan

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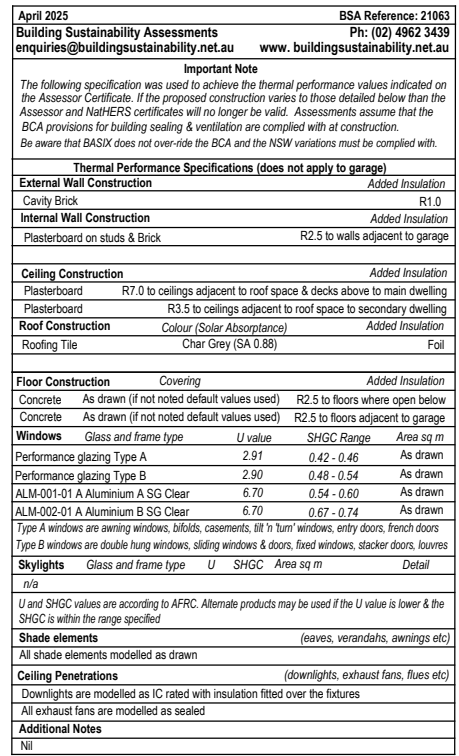
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Drawing No:	DA03	Scale:	1:100	A
		Date Plotted:	7/05/2025	



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Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA05	Scale:	1:100	A
		Date Plotted:	7/05/2025	



SUMMARY OF BASIC COMMITMENTS FOR EACH UNIT

This is a summary of the basic commitments for each unit. For a more detailed description of the program, please refer to the CURRICYUM BASICS section, especially in the BASIC DEFINITIONS section.

For more information, visit the basics.nyu.edu website.

WATER COMMITMENTS			
Features			
4 Star Shower Headers	Yes	Yes (1.5 x 2.4 x 2.5 L/min)	
4 Star Kitchen / Basin Taps	Yes		4 Star Toilet
Minimum Tap Flow Rate (L/min)	3000	Collected from Roof Area (m ²)	60
Collected To:			
4 Star	Yes	Laundry (Wm Roof Area)	
One Outdoor Tap	Yes		
ENERGY COMMITMENTS – Refer to SPA Specification on plans			
Hot Water			
Cooling	1 Phase AC ducted	ESR 15-13.5	
Heating	1 Phase AC ducted	ESR 15-13.5	
Laundry	1 Phase AC ducted	ESR 15-13.5	
Kitchen	1 Phase AC ducted	ESR 15-13.5	
Bathrooms	1 Phase AC ducted	ESR 15-13.5	
Laundry	1 Phase AC ducted	ESR 15-13.5	
Kitchen	1 Phase AC ducted	Manual control	
Bathrooms	1 Phase AC ducted	Manual control	
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Laundry	1 Phase AC ducted	Manual control	

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

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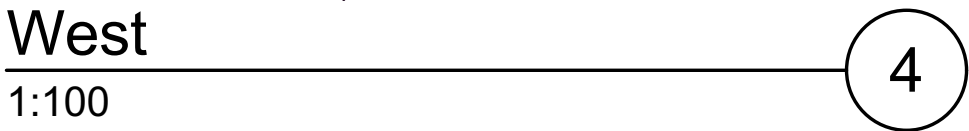
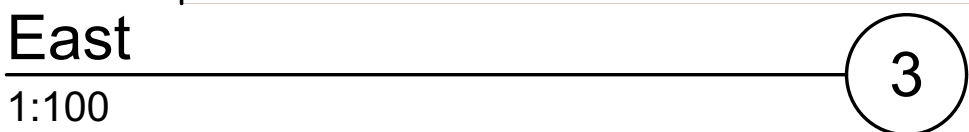
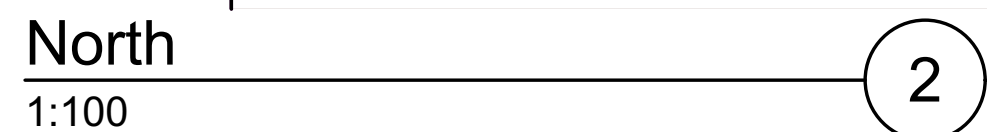


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First Floor Plan

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Project No:	2151	Date:	Jan 2025	Issue A
Drawing No:	DA06	Scale:	1:100	
		Date Plotted:	7/05/2025	

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

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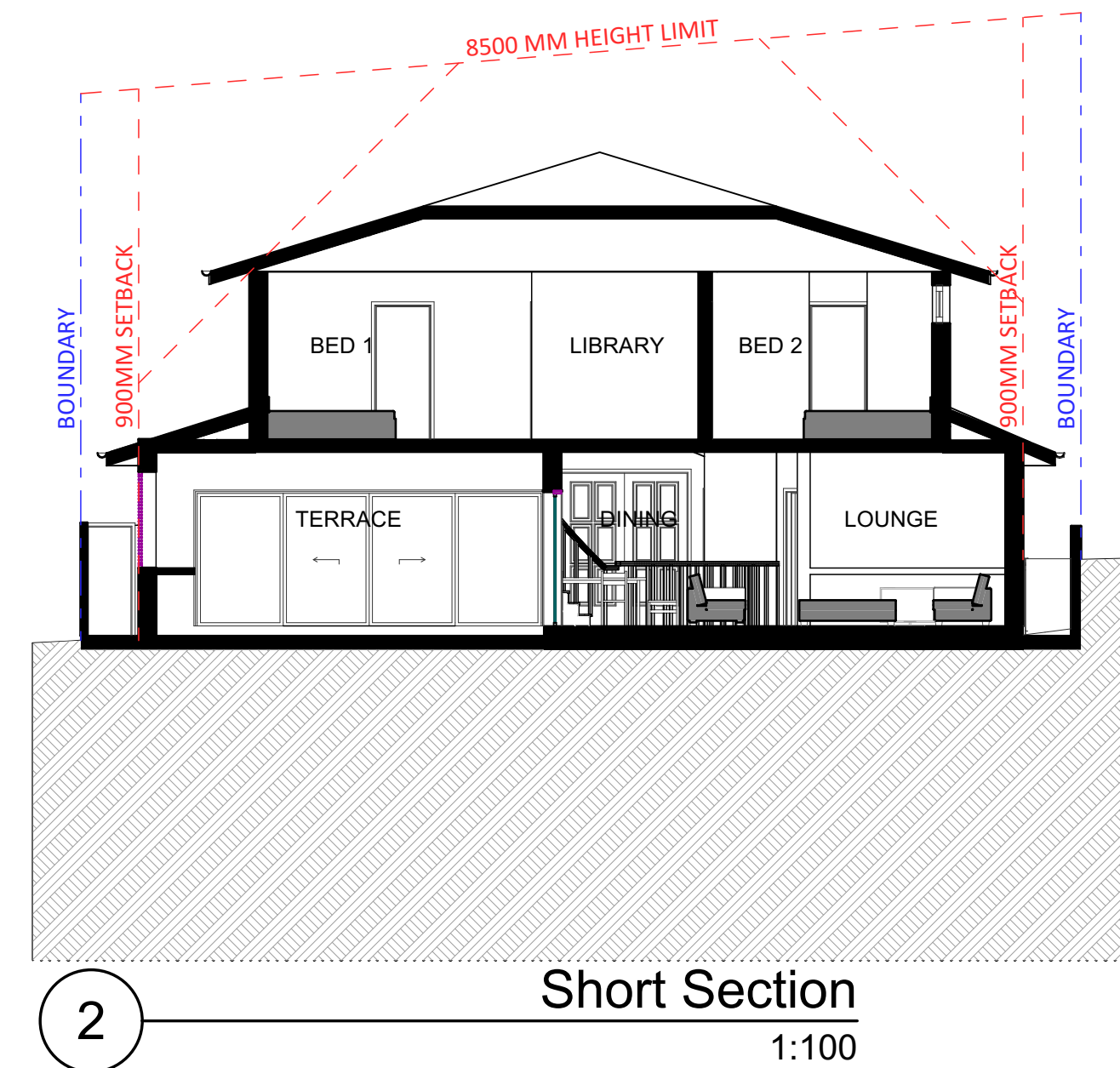


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Elevations

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Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA07	Scale:	1:100	A
		Date Plotted:	7/05/2025	

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

**Proposed Residential
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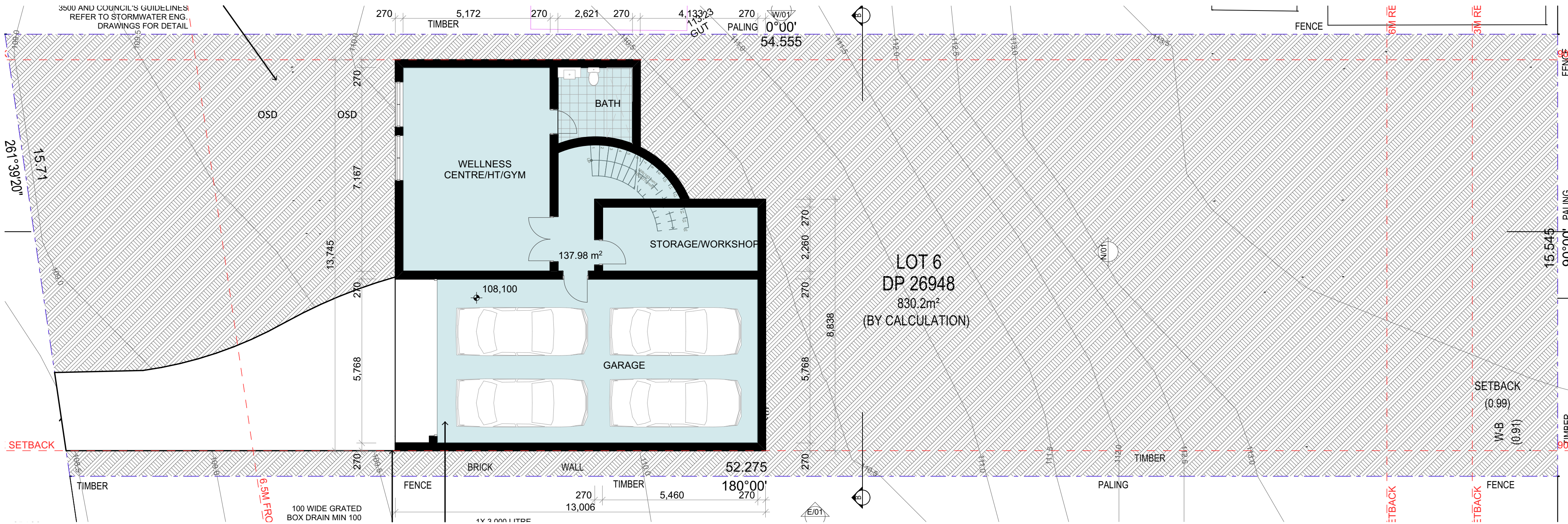


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Sections

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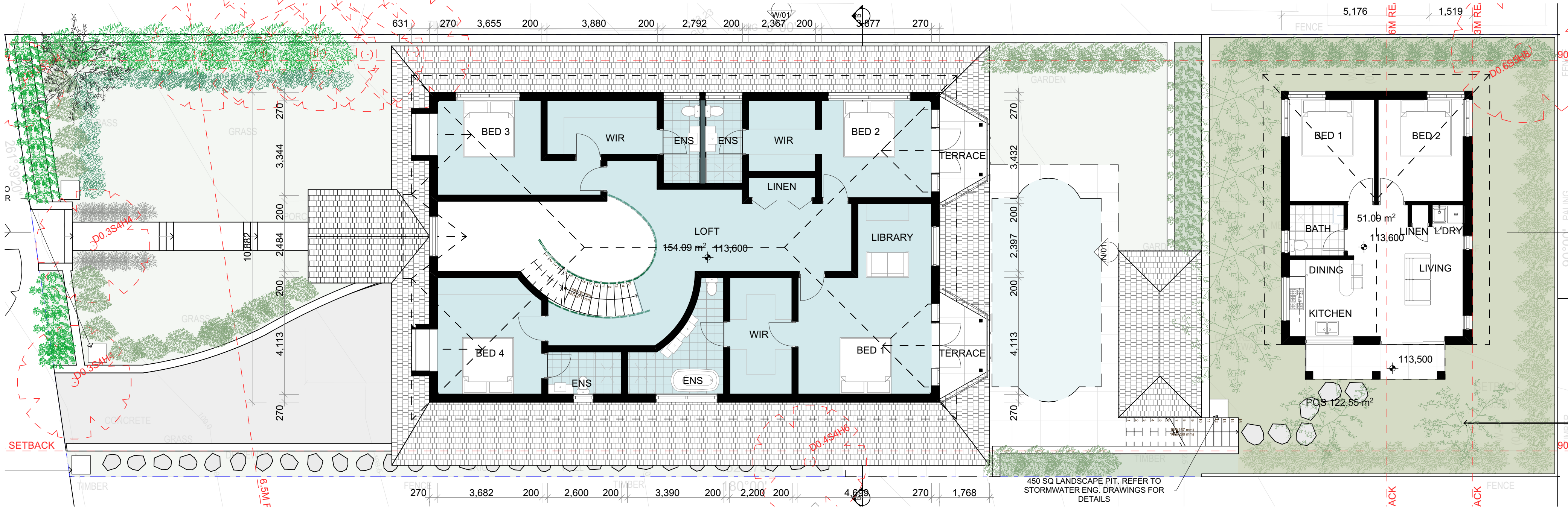
Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA08	Scale:	1:100	A
		Date Plotted:	7/05/2025	



Basement
1:100



Ground Floor Plan
1:100



First Floor Plan
1:100

SITE AREA
830.2 m²

FLOOR AREA CALCULATIONS
Basement - 137.98 m²
Ground Floor - 194.82 m²
First Floor - 154.09 m²

LANDSCAPE OPEN SPACE AREA
LANDSCAPE - 336.15 m²

PRIVATE OPEN SPACE
Primary Dwelling - 69.24 m²
Secondary Dwelling - 122.55 m²

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

Proposed Residential Development
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Area Calculations

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Project No:	2151	Date:	Jan 2025	Issue:	A
Drawing No:	DA09	Scale:	1:100	Date Plotted:	7/05/2025



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

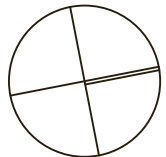
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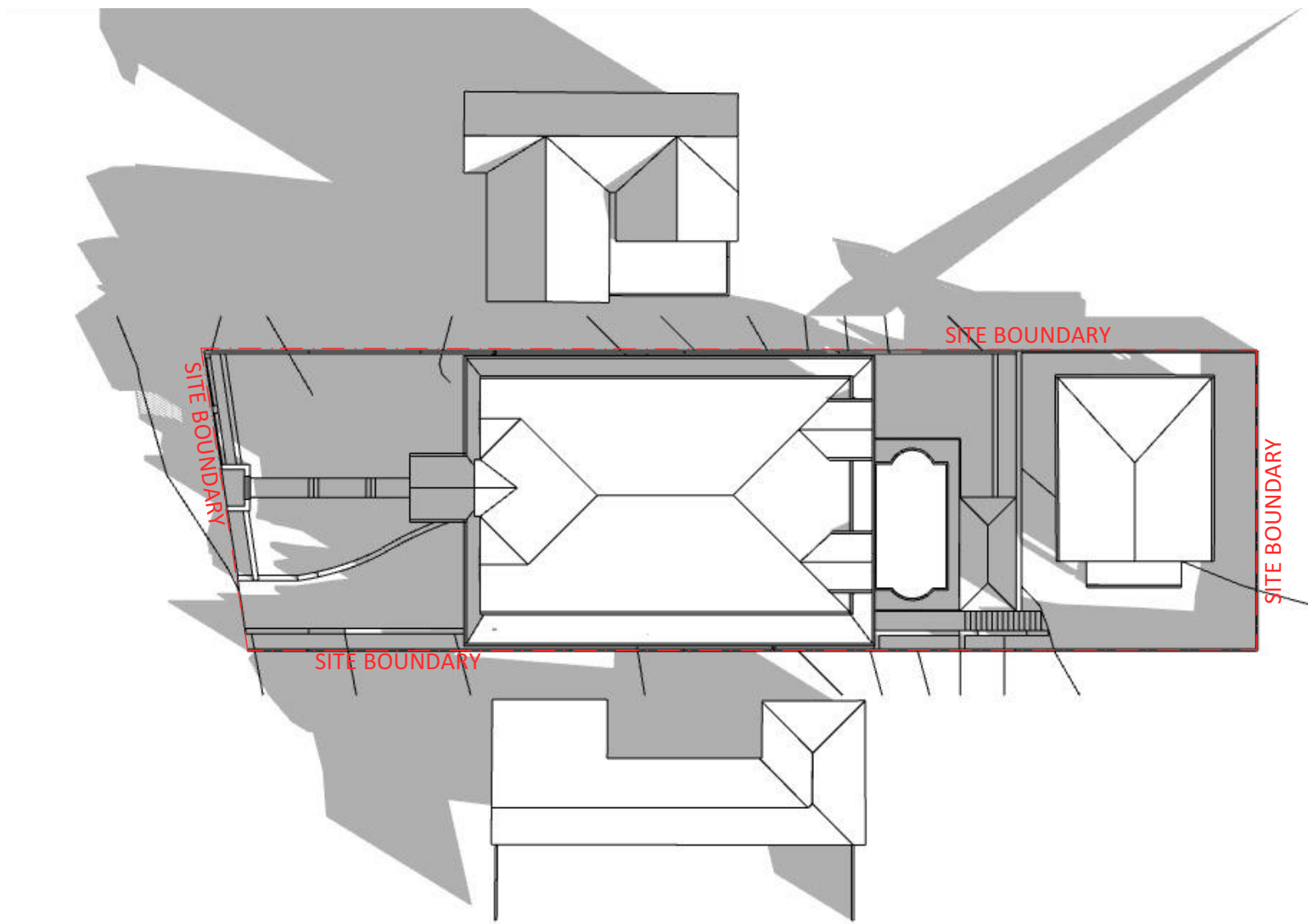
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3D Views

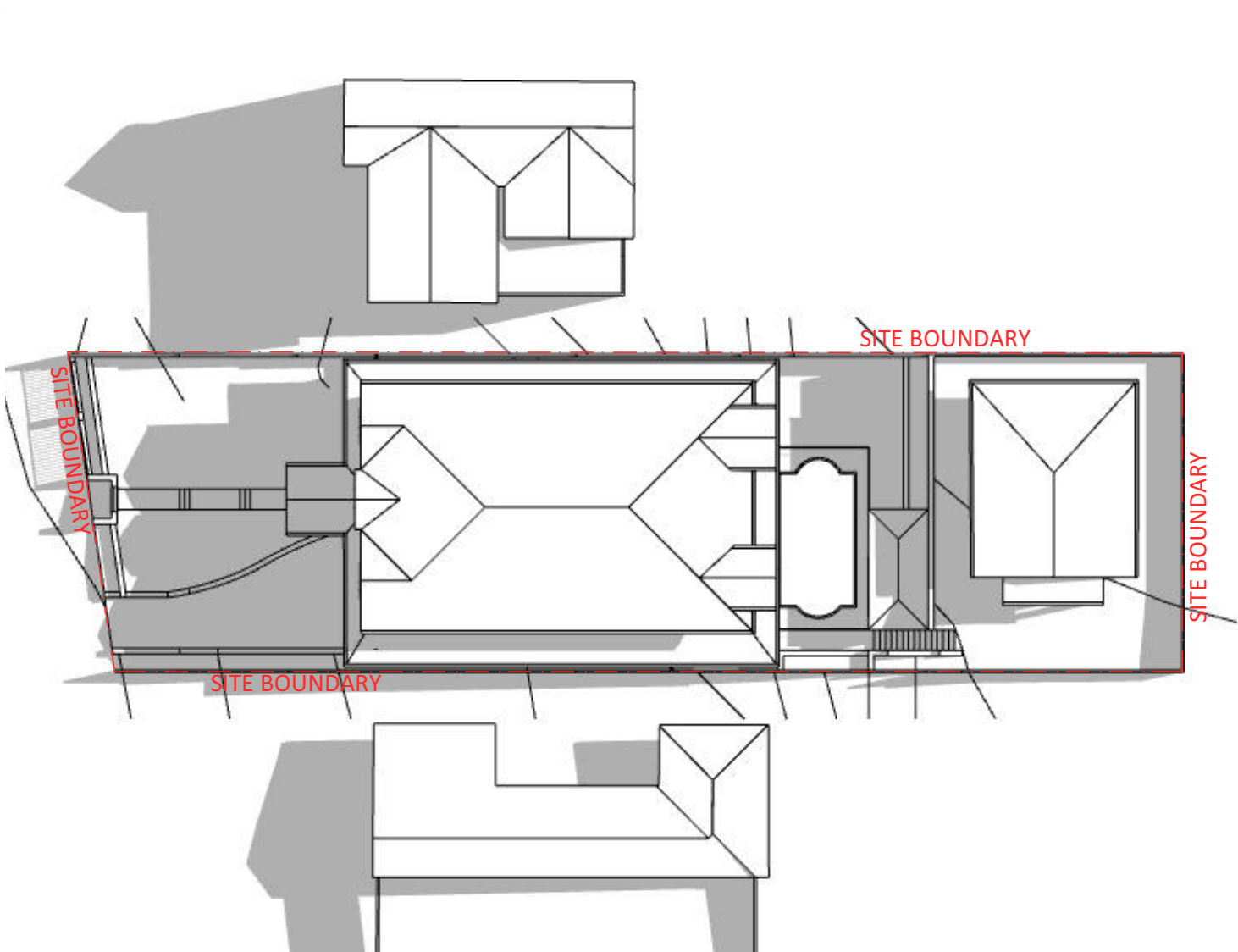
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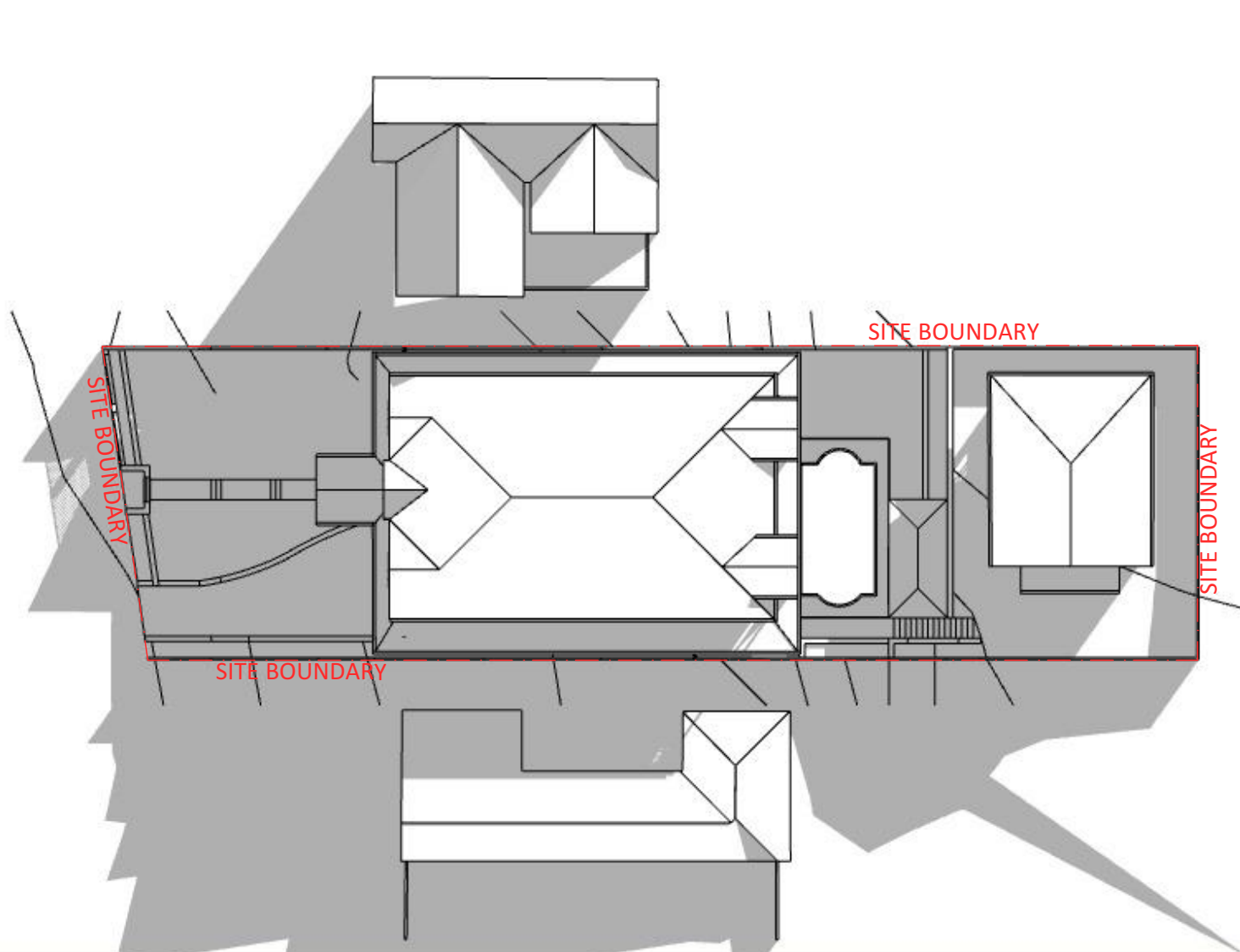
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		Date Plotted:	7/05/2025	



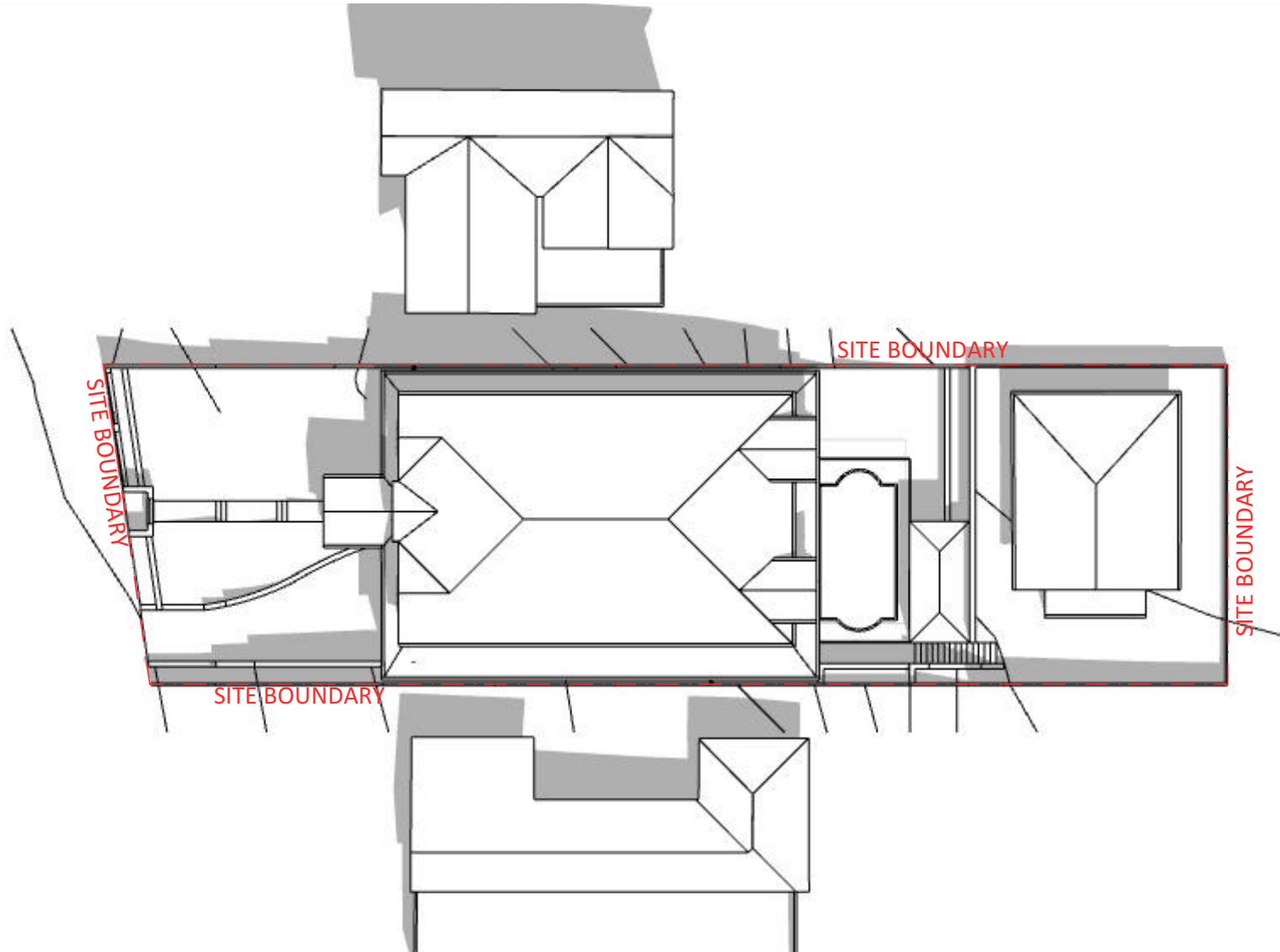
1 9AM JUNE



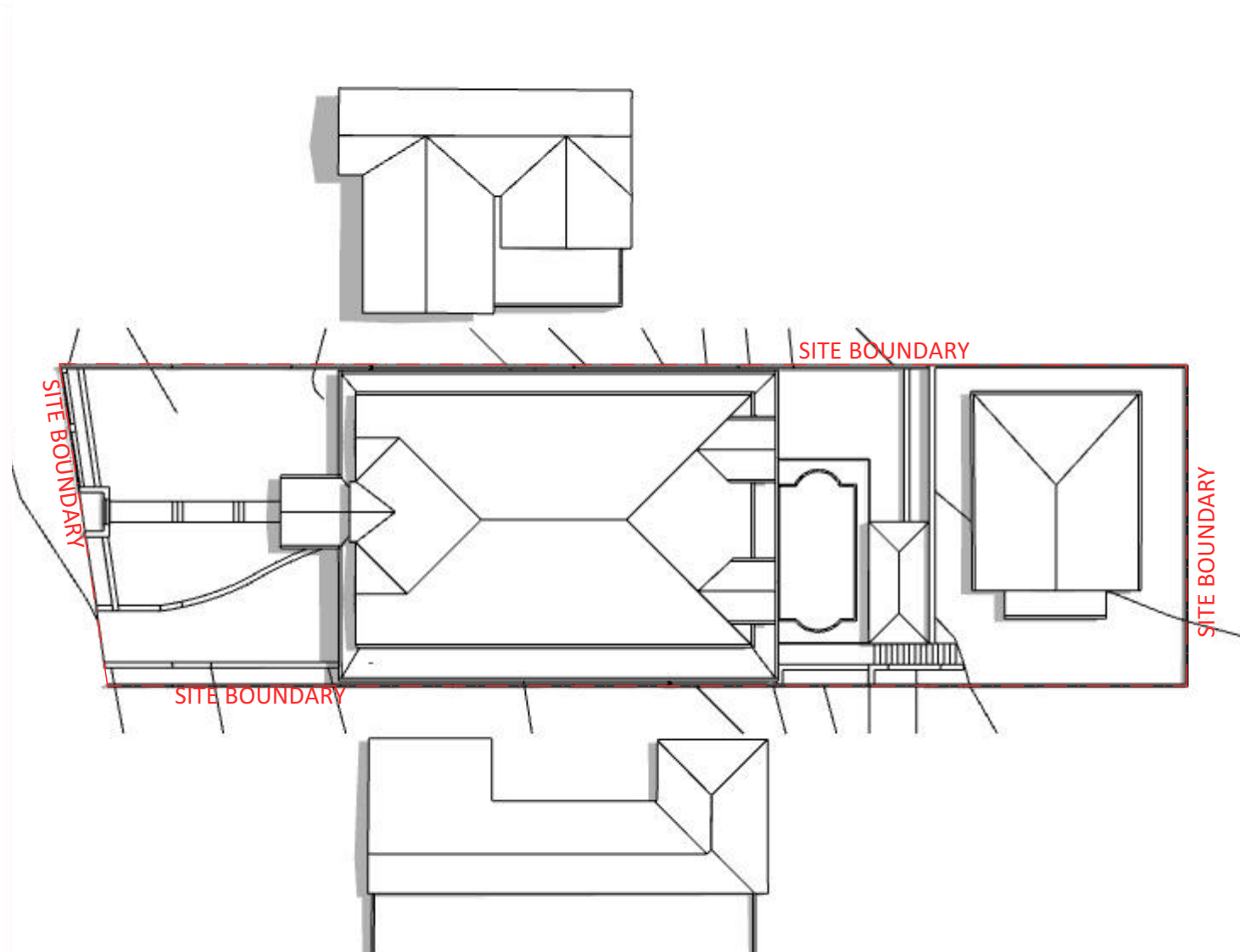
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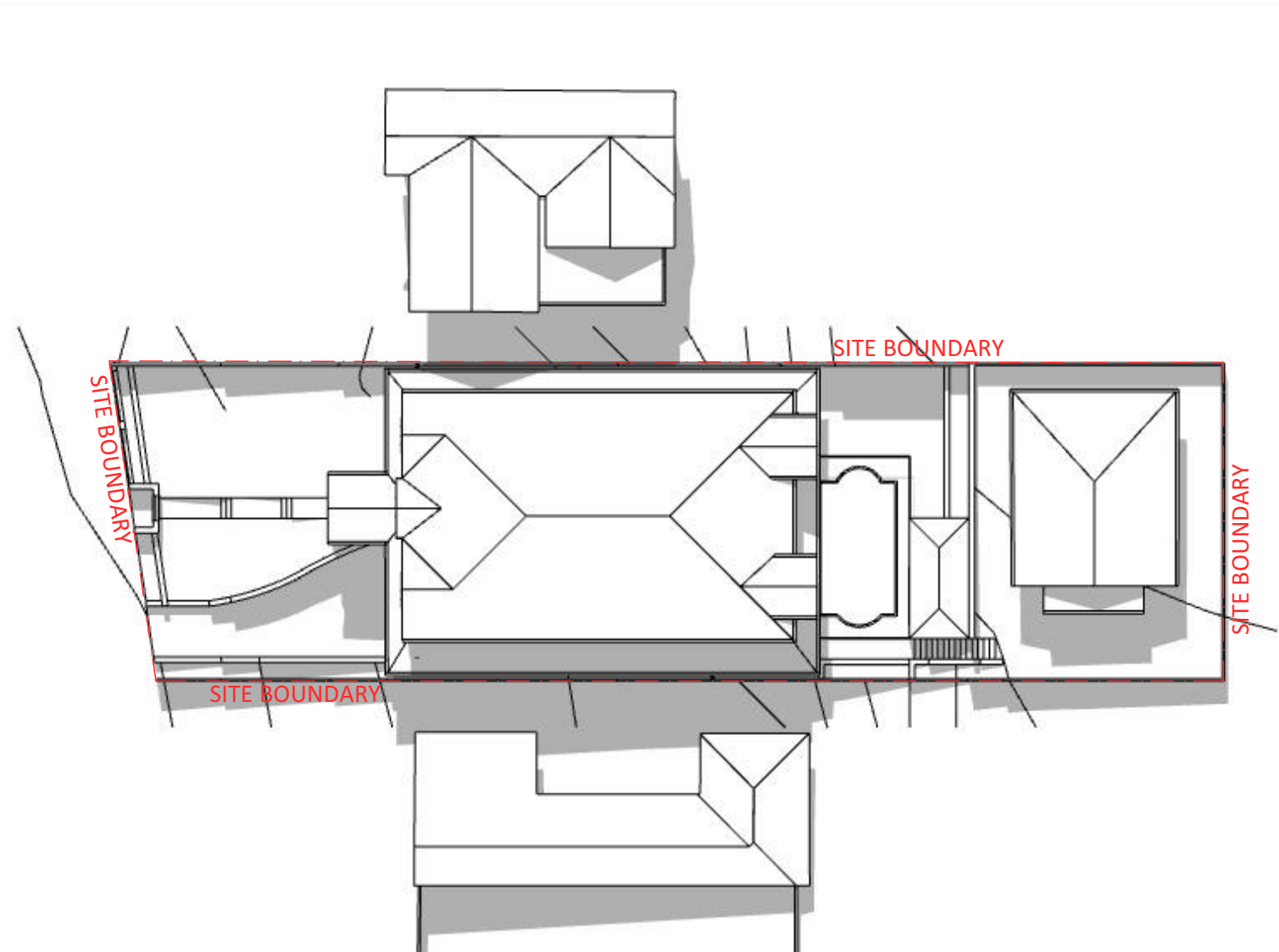
3 3PM JUNE



4 9AM DECEMBER



5 12PM DECEMBER



6 3PM DECEMBER

4 Wirrilda Way Forestville			
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 from gov.au			
WATER COMMITMENTS			
4 Star Shower Heads	Yes	1 x 6 Litre per 7.5 Litre	Yes
4 Star Kitchen (Dish Type)	Yes	1 x 4 Star Dish	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	60
Tank Connected To:	Yes	Laundry W/M Cold Tap	Yes
All Taps	Yes		
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Heat Pump	15 to 35 35°C	
Cooling	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
System	Bedrooms	1 Phase A/C Ducted	EER 3.0 - 3.5
Heating	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
System	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	
Ventilation	Windows/Daylight in Kitchen	Yes	
Natural	Windows/Daylight in Bedrooms/Toilets	As drawn	
Lighting	Outdoor clothes line	Yes to Main dwelling only	
Other	SpaceHeater	Electricity heating & electric oven	
Alternative Energy	Photovoltaic System 3.3 kW to Main dwelling only		
Pool	Yes, 100 30 L, heat pump, 1st floor, pool with fence, pool cover to Main dwelling		

A	Issue for DA	16/04/2025
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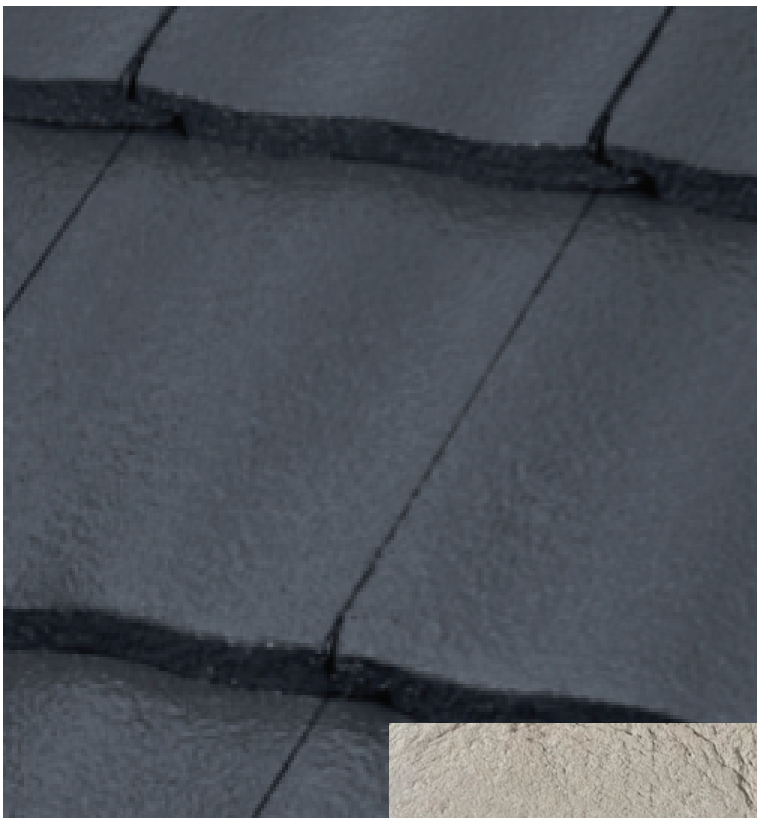


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Shadow Diagrams

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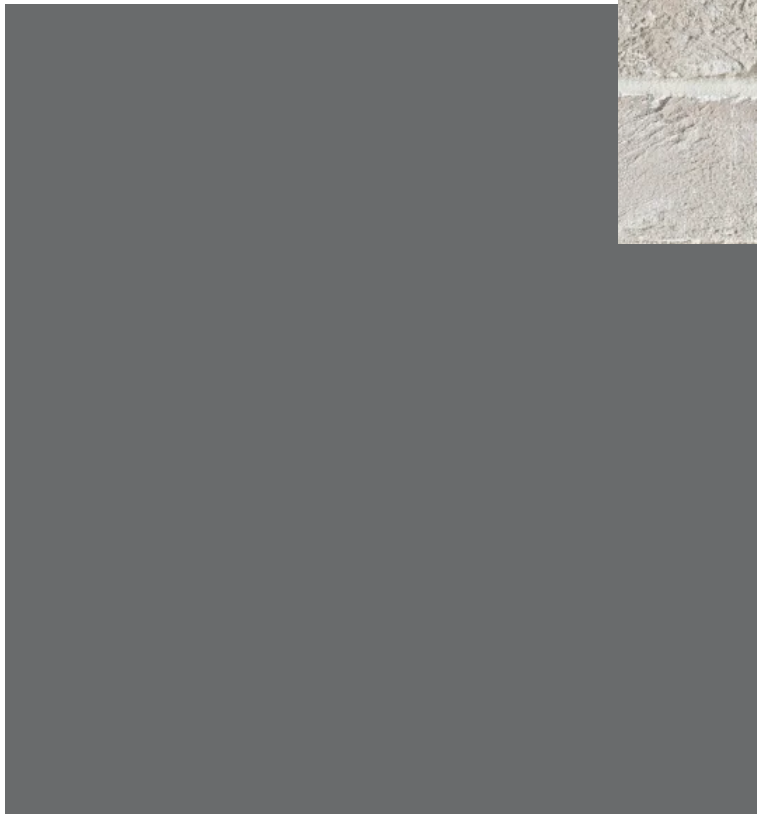
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		Date Plotted:	7/05/2025	



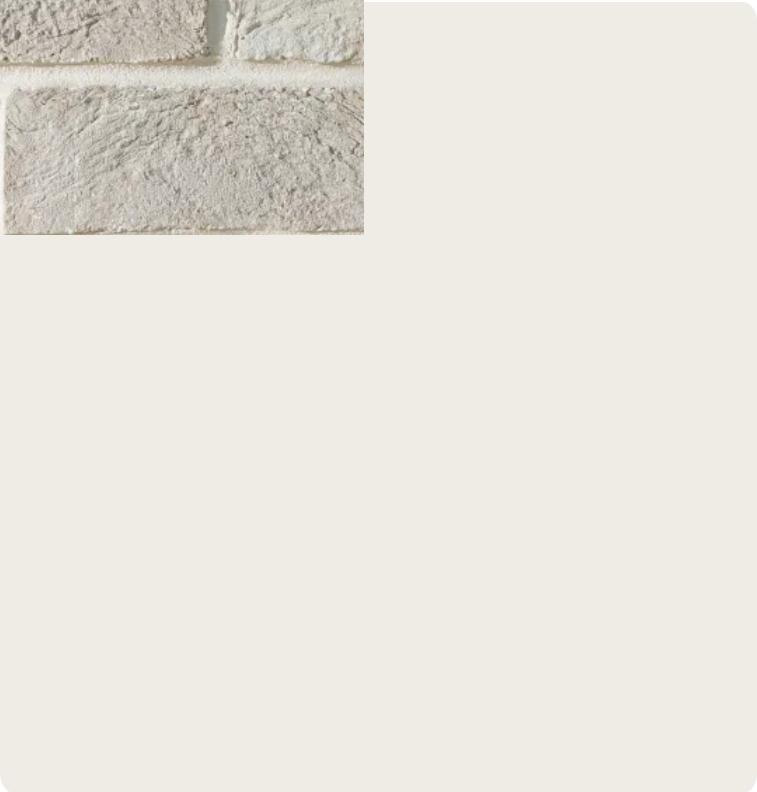
ROOF - TILE
'MONIER ATURA'CHARCOAL GREY'
GUTTERS - COLORBOND 'CHARCOAL GREY'
DOWNPIPES TO MATCH WALL COLOUR
OR SIMILAR



WALLS - FACEBRICK 'AUSTRAL BRICKS
SAN SELMO SMOKED GREY
CASHMERE OR SIMILAR



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



BAY WINDOWS - RENDER
PAINT FINISH
DULUX 'LEXICON QUARTER' OR
SIMILAR



RETAINING WALLS -
CONCRETE/STONE
BLOCKWORK
OR SIMILAR



FRONT GARAGE DOOR
COLORBOND 'BASALT'
OR SIMILAR

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

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for
Mr and Mrs Calci

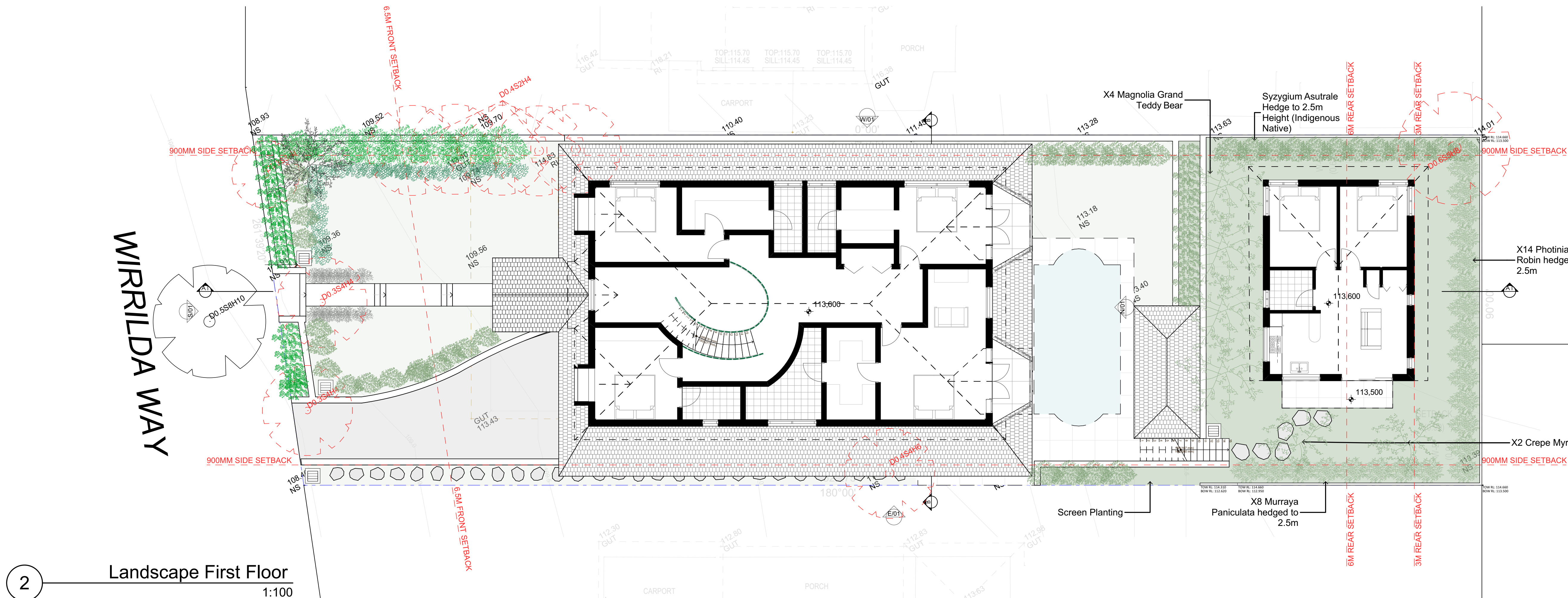
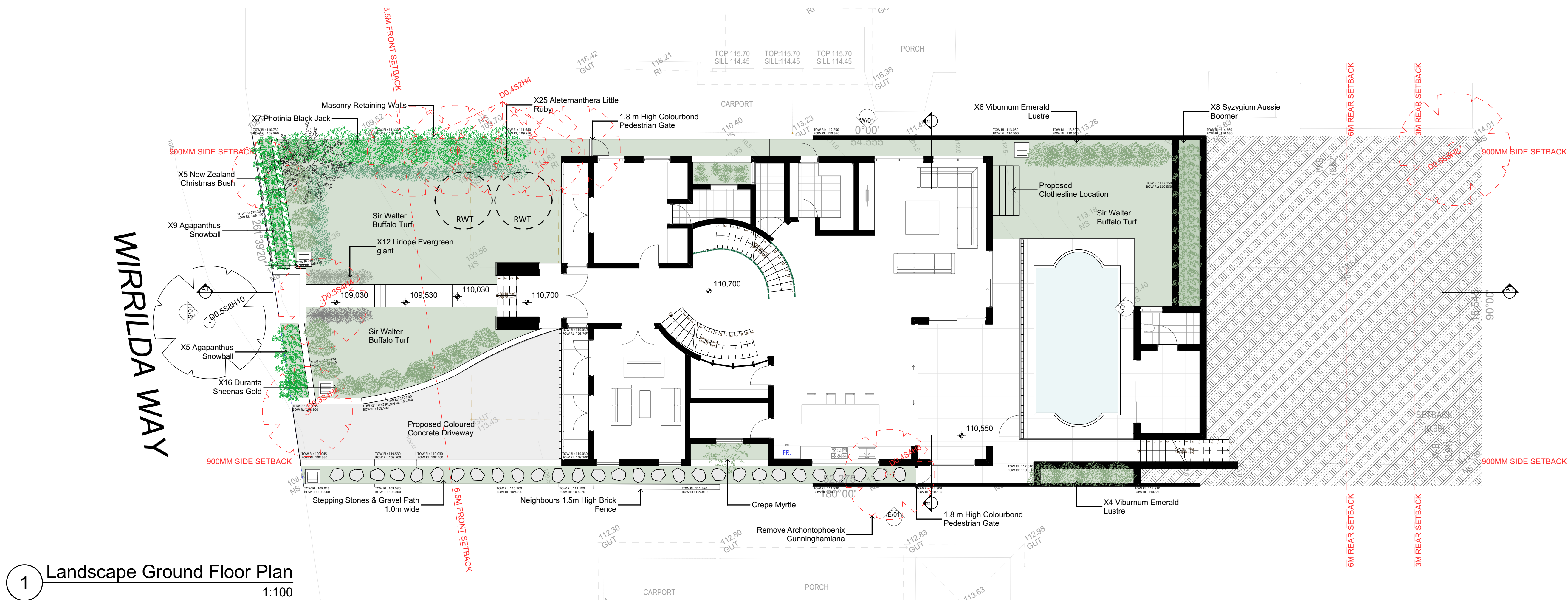


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Material Schedule

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Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA12	Scale:		A
		Date Plotted:	7/05/2025	

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5B		
9536		
A	Issue for DA	16/04/2025
Issue	Amendment	Date

**Proposed Residential
Development**
at
**4 Wirrilda Way,
Forestville**
for
Mr and Mrs Calci



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Landscape Plan

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Project No:	2151	Date:	Jan 2025	Issue
Drawing No:	DA13	Scale:	1:100	A
		Date Plotted:	7/05/2025	