

# PROPOSED NEW DWELLING

## 54 Rangers Retreat Road, Frenchs Forest



### DA AREAS

SITE AREA:	698.40m2
GROUND FLOOR:	200.44m2
GARAGE:	46.30m2
PATIO:	10.66m2
ALFRESCO:	33.85m2
FIRST FLOOR:	187.55m2
TOTAL:	478.80m2
(all area calcs include voids)	

LANDSCAPE AREA MIN ALLOWED: 40% 279.36m2  
LANDSCAPE AREA PROPOSED: 40% 281.78m2

POS Min allowed: 60m2  
POS proposed: 148m2



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23 Ernesta Place Bella Vista



**DRAFTING SERVICES**  
— DETAILED ARCHITECTURAL DRAFTING —

NORTH	DATE	AMENDMENTS	NO	BY
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	28/04/25	Plans added to indicate height compliance	E	LS
	07/05/25	Minor landscape amendments	F	LS

ADDRESS	54 Rangers Road, Frenchs Forest Lot 1 DP 29829
CLIENT	Mr. & Mrs Broome

DRAWING TITLE	COVER PAGE
PROJECT	New Dwelling

DRAWING STATUS		
WORKING DRAWINGS		
DRAWN BY	DATE	SCALE
LS	25.11.24	1:100 @ A3
DWG NO	JOB NUMBER	ISSUE
1	240923	F



Certificate No. # 559L6AU60V

Scan QR code or follow website link for rating details.

Assessor name  
Accreditation No.  
Property Address

Miguel Perez  
101510  
54 Rangers Retreat Road,  
Frenchs Forest, NSW, 2086

<https://www.f5.com.au/QRCodeLanding/PublicKey-559L6AU60V>

BASIX/NatHERS Project Commitments

Proposed: Proposed Double Storey Dwelling  
Address: 54 Rangers Retreat Road, Frenchs Forest NSW  
Lot No. / DP: 1/DP29829

Note: Refer to certifications for full details and confirmation of all items

Water		
Fixtures	Specification	
Shower Head Rating	4 star (> 6 but <= 7.5 L/min)	
Toilet Rating	4 star	
Kitchen Taps Rating	4 star	
Bathroom Taps Rating	4 star	
Alternative Water Details		
Rainwater Tank	Minimum 5,000L to collect runoff of at least 45sqm of roof area	
Thermal Comfort		
External Walls	Requirements	
Brick Veneer, Plasterboard	Glass fibre batt: R2.5 (excluding Garage)	
Internal Walls		
Cavity Stud Walls, Direct Fix Plasterboard	Glass fibre batt: R2.5 to Garage, Laundry, Powder, WC and Bathroom internal walls	
Ceiling		
Plasterboard	Glass fibre batt: R6.0 (excluding Garage)(reduce to R3.0 within 450mm of roof/wall pitching points)	
Roof		
Tiled Roof	Sarking under roof tiles	
Floors		
Concrete Slab On Ground	NIL	
Joists/Bearers	R3.5 between joists/bearers	
Ceiling Fans		
≥ 1200mm diameter ceiling fan	Throughout First Floor Bedrooms and to Study	
≥ 1400mm diameter ceiling fan	To Lounge and to either Living OR Dining	
Windows (Refer to NatHERS Certificate for locations, confirmation of all units and substitution tolerances)		
Downlights		
Sealed Downlight Covers	Sealed downlight covers to be used to all downlights where insulation is installed.	
Energy		
Hot Water	Specification	Rating
Individual System	Gas instantaneous	6 stars
Ventilation		
Bathroom Ventilation System	No mechanical ventilation (ie. Natural)	
Kitchen Ventilation System	Individual fan, ducted to façade or roof (manual switch on/off)	
Laundry Ventilation System	Natural ventilation only	
Cooling (Zoned)		
Individual Systems - Living Areas	3 phase airconditioning	EER 3.0 - 3.5
Individual Systems - Bedroom Areas	3 phase airconditioning	EER 3.0 - 3.5
Heating (Zoned)		
Individual Systems - Living Areas	3 phase airconditioning	EER 3.5 - 4.0
Individual Systems - Bedroom Areas	3 phase airconditioning	EER 3.5 - 4.0
Appliances		
Cooktop/Oven	Gas cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line	Yes	
Indoor/Sheltered Clothes Drying Line	No	

Note: Builder to confirm all products installed, comply with relevant Australian Standards and Codes

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Lot 1 DP 29829

CLIENT  
Mr. & Mrs Broome

DRAWING TITLE

BASIX

PROJECT

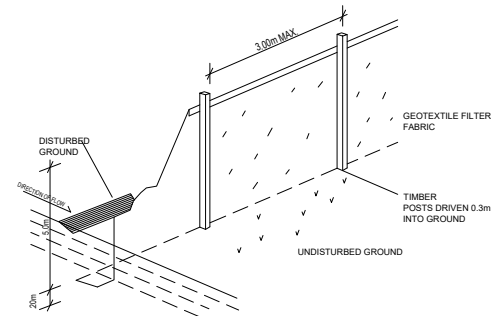
New Dwelling

DRAWING STATUS

WORKING DRAWINGS

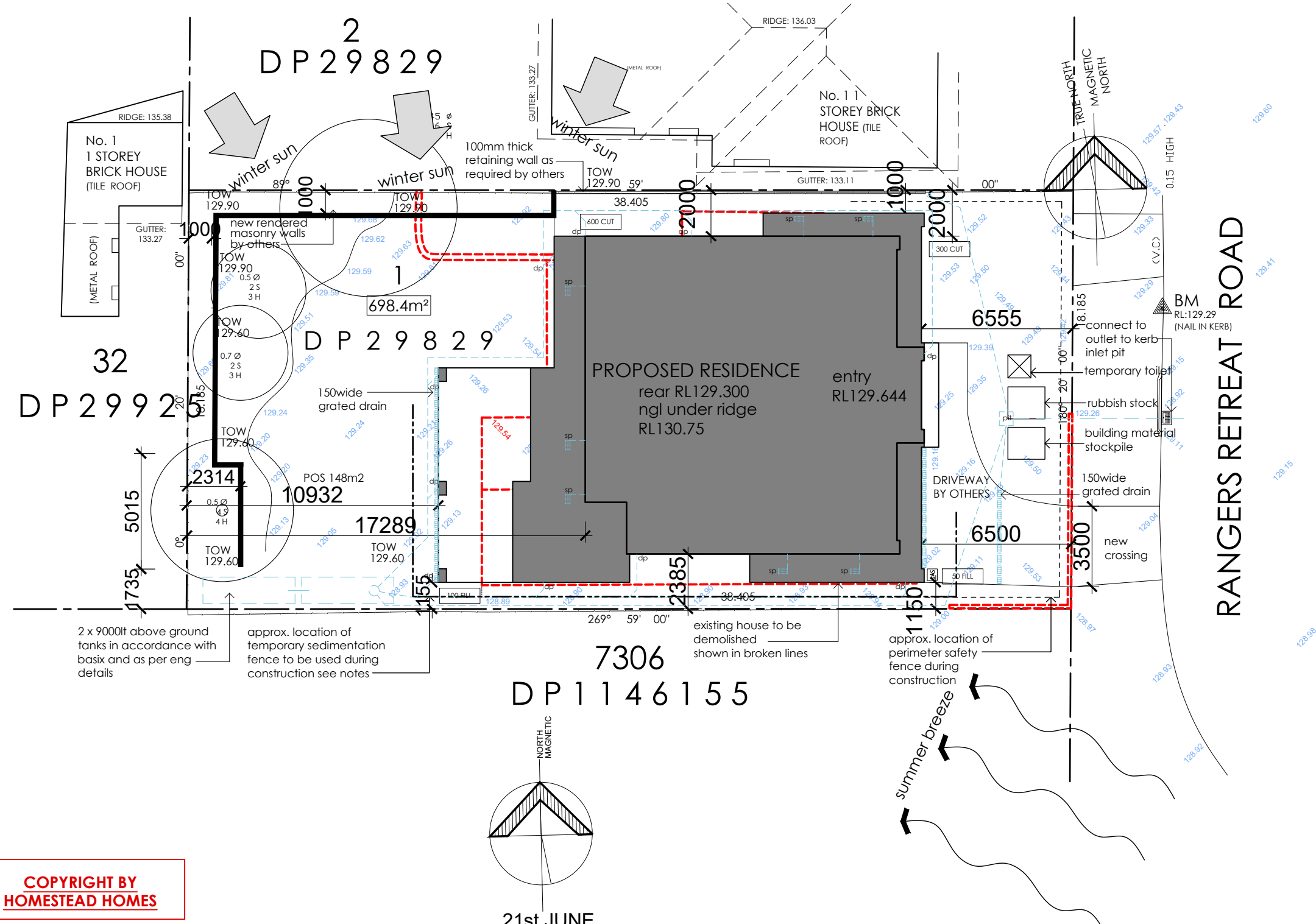
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2	240923	F



WINDOW/DOOR TABLE				
No.	Sil RL:	Width	Height	Type
A	130.95	0.60	1.53	WIN
B	131.02	3.14	1.53	WIN
C	132.98	1.27	1.61	WIN
D	131.11	1.53	1.70	WIN



- SEDIMENTATION CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
  2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
  3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
  4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
  5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY

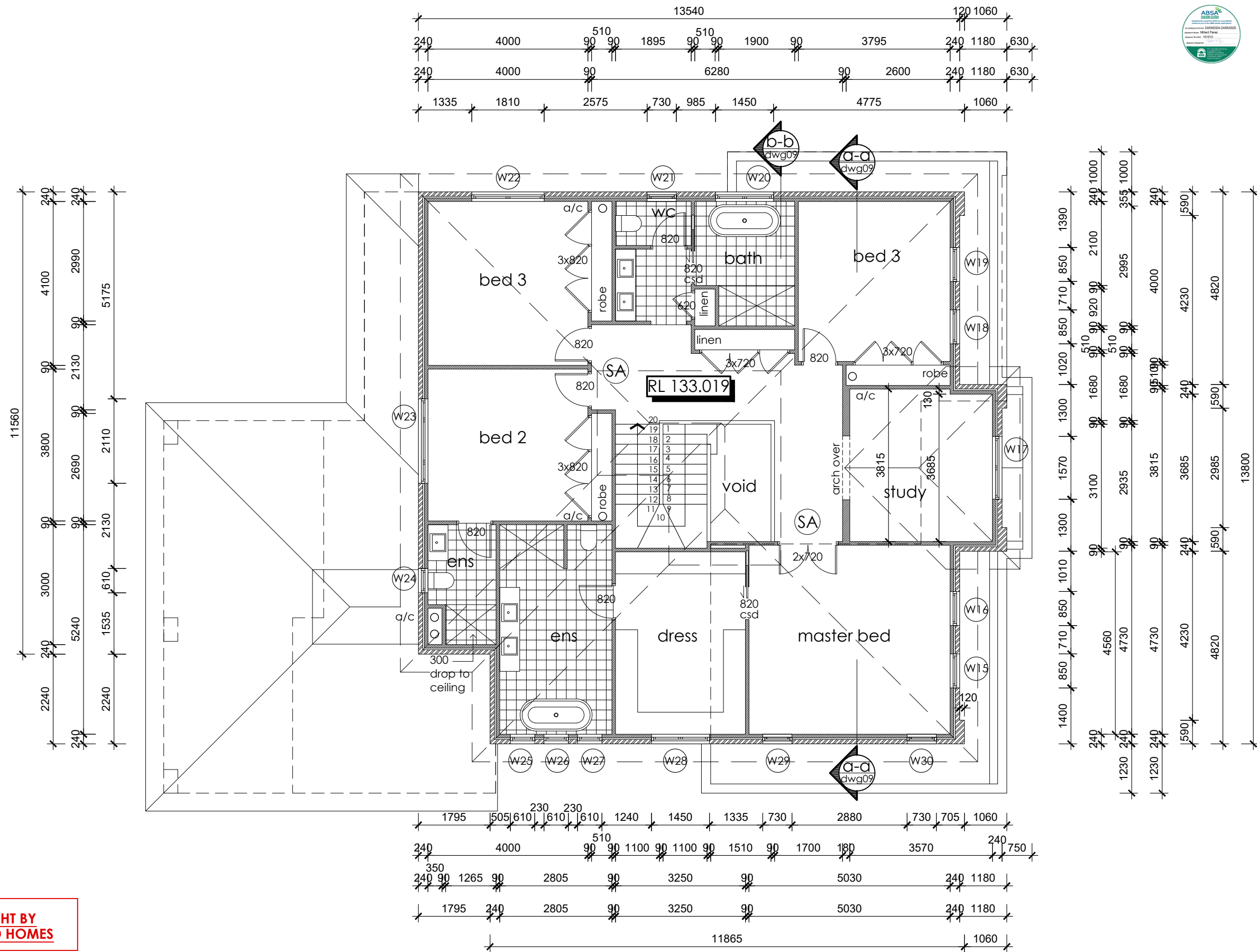
- SITE PLAN NOTES**
- # ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY
  - # FINAL LEVELS MAY BE SUBJECT TO ADJUSTMENT, SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER
  - # RL REFERS TO STRUCTURAL LEVELS
  - # PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OR FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
  - # CONTOURS HAVE BEEN PROVIDED BY DAW & WALTON CONSULTING SURVEYORS



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			10/12/24	Minor amendments & garage increased	A	LS	54 Rangers Road, Frenchs Forest Lot 1 DP 29829	SITE PLAN	WORKING DRAWINGS					
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			13/03/25	Stormwater details added to plans	C	LS						LS	25.11.24	1:200
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Lot 1 DP 29829

CLIENT  
Mr. & Mrs Broome

DRAWING TITLE  
FIRST FLOOR PLAN

PROJECT  
New Dwelling

DRAWING STATUS WORKING DRAWINGS		
DRAWN BY LS	DATE 25.11.24	SCALE 1:100 @ A3
DWG NO 5	JOB NUMBER 240923	ISSUE F



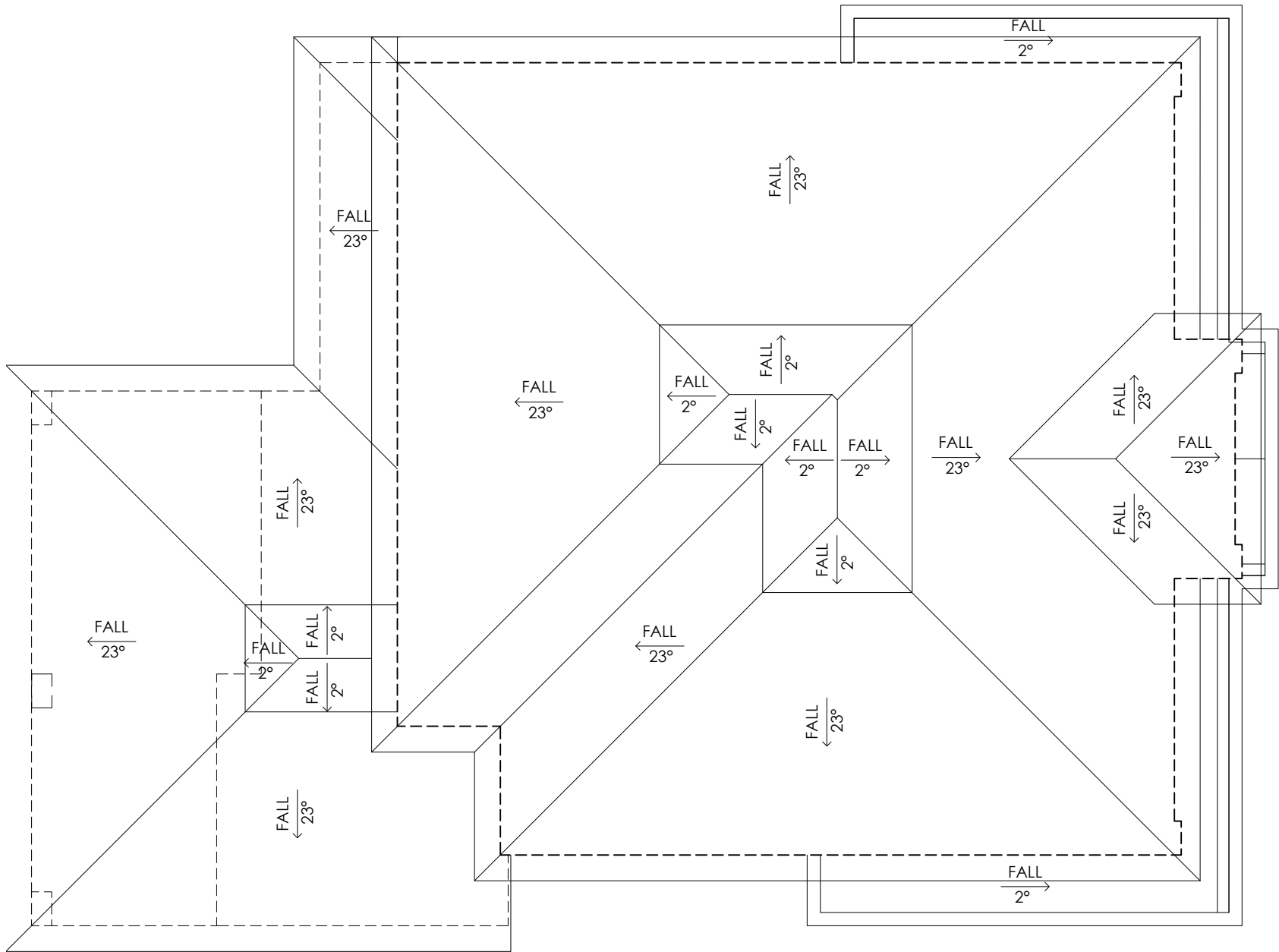
Certificate No. # 559L6AU60V

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Assessor name  
Accreditation No.  
Property Address

Milind Patel  
101510  
54 Rangers Retreat Road,  
Frenchs Forest, NSW, 2086

  
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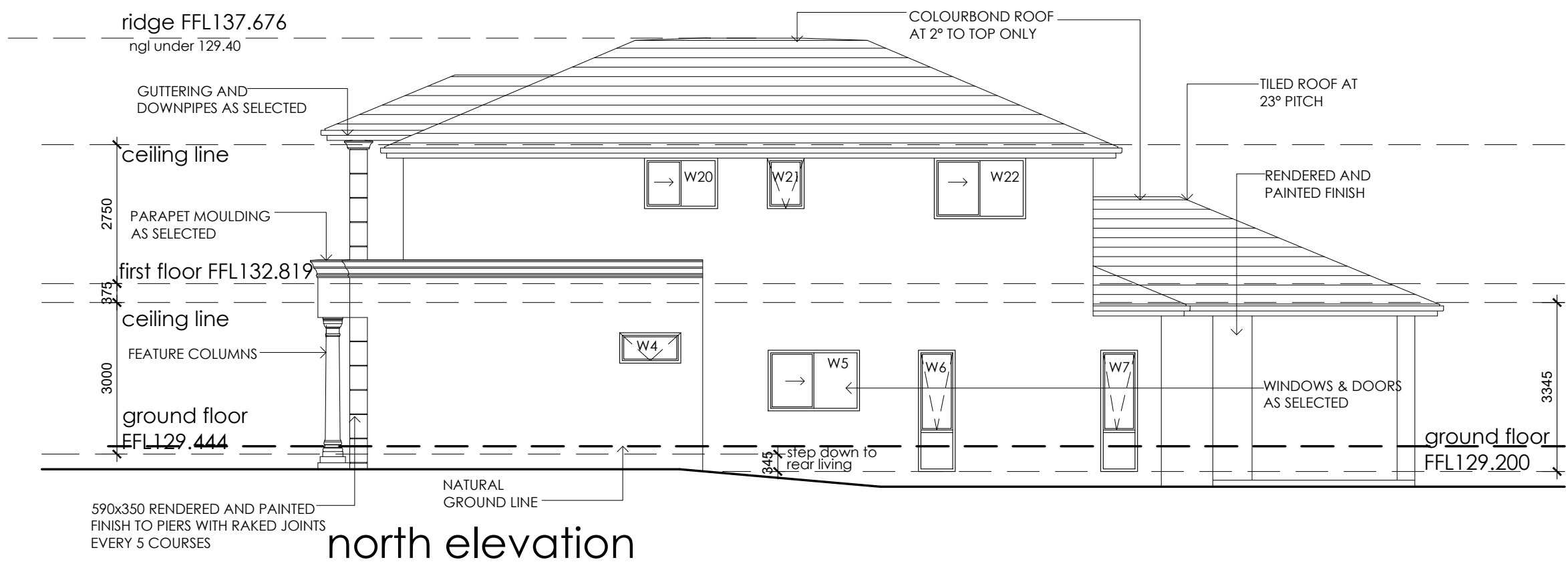
CLIENT  
Mr. & Mrs Broome

DRAWING TITLE  
ROOF PLAN

PROJECT  
New Dwelling

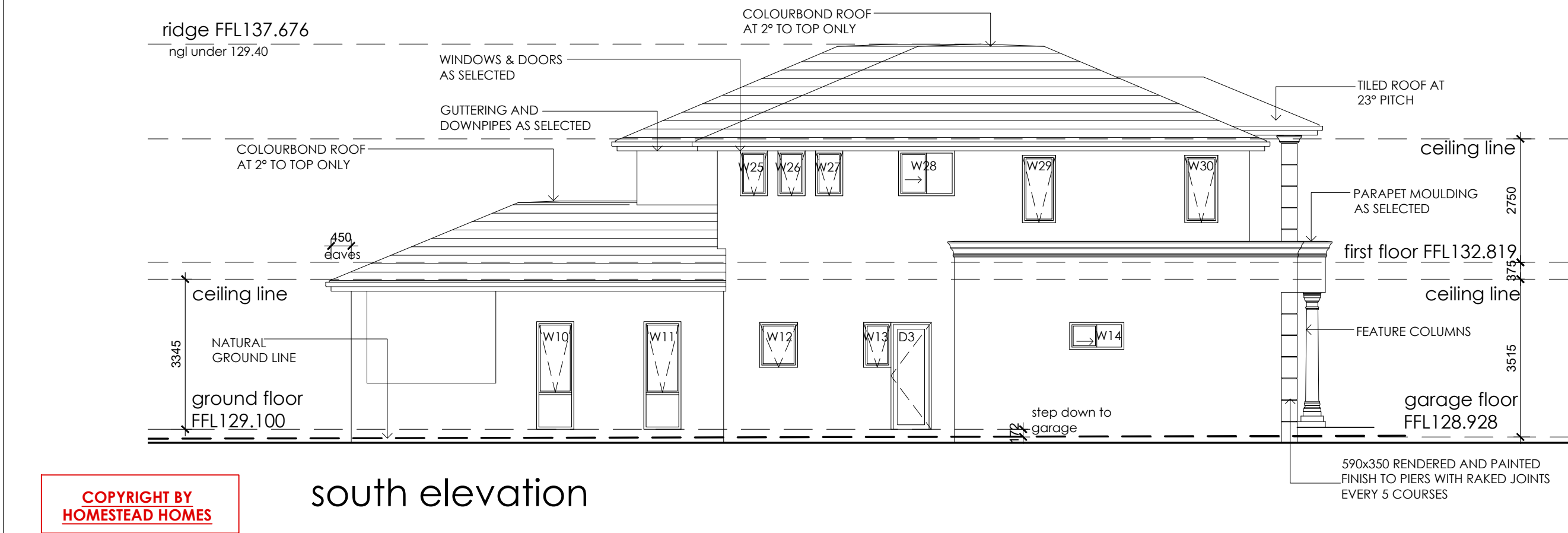
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WORKING DRAWINGS

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6	240923	F



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								7	240923	F



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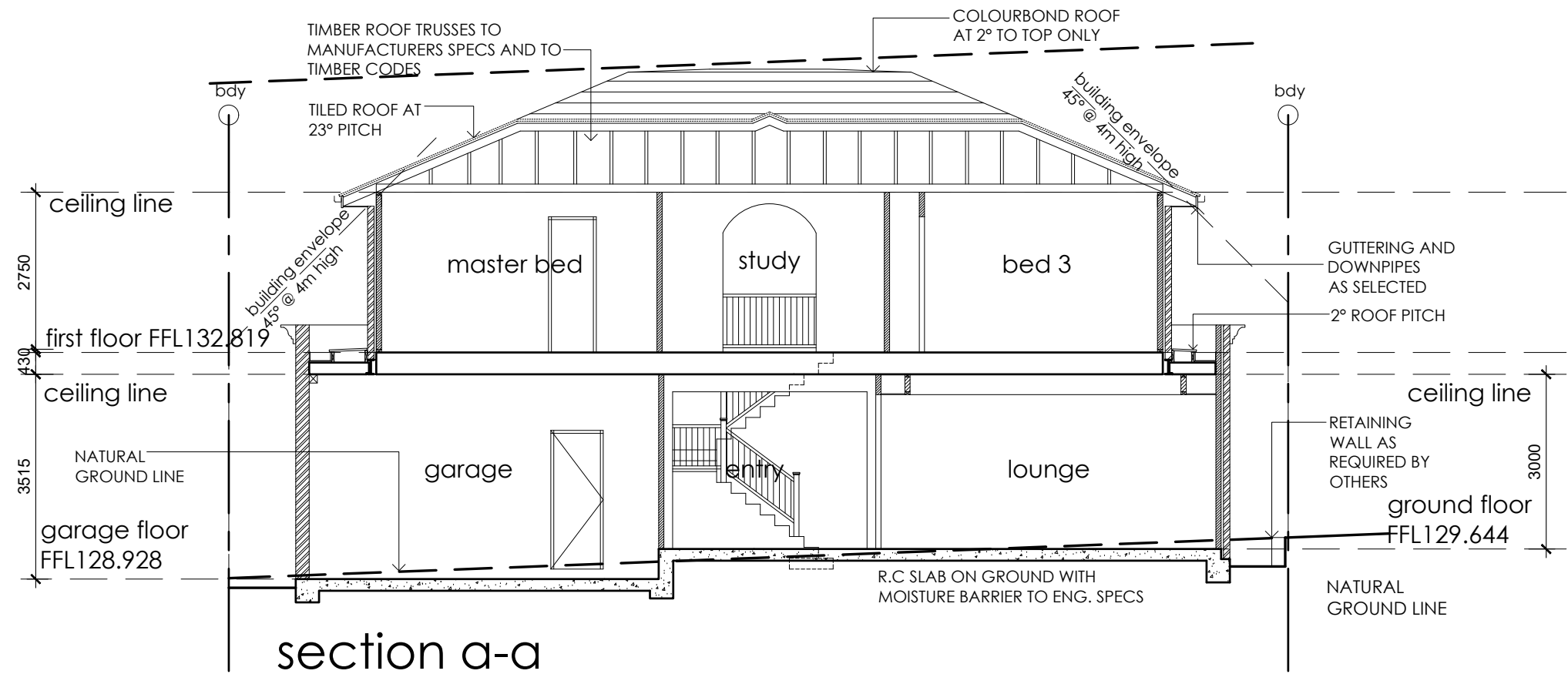
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DRAWING TITLE  
ELEVATIONS

PROJECT  
New Dwelling

DRAWING STATUS		
WORKING DRAWINGS		
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DWG NO 8	JOB NUMBER 240923	ISSUE F





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SECTION

PROJECT  
New Dwelling

DRAWING STATUS  
WORKING DRAWINGS

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9	240923	F

WINDOW LIST											
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
W x H	850 x 2,330	850 x 2,330	850 x 2,330	1,210 x 600	1,810 x 1,200	730 x 2,330	730 x 2,330	3,620 x 2,330	2,410 x 2,330	850 x 2,330	850 x 2,330
Elevation											



WINDOW LIST												
ID	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23
W x H	850 x 1,000	610 x 1,000	1,210 x 600	850 x 1,500	850 x 1,500	1,570 x 1,600	850 x 1,500	850 x 1,500	1,450 x 1,000	730 x 1,000	1,810 x 1,200	2,110 x 1,200
Elevation												

WINDOW LIST							
ID	W24	W25	W26	W27	W28	W29	W30
W x H	610 x 900	610 x 1,000	610 x 1,000	610 x 1,000	1,250 x 1,000	730 x 1,500	730 x 1,500
Elevation							

DOOR LIST			
ID	D01	D02	D03
W x H	2,930 x 2,380	4,000 x 2,380	900 x 2,380
Elevation			



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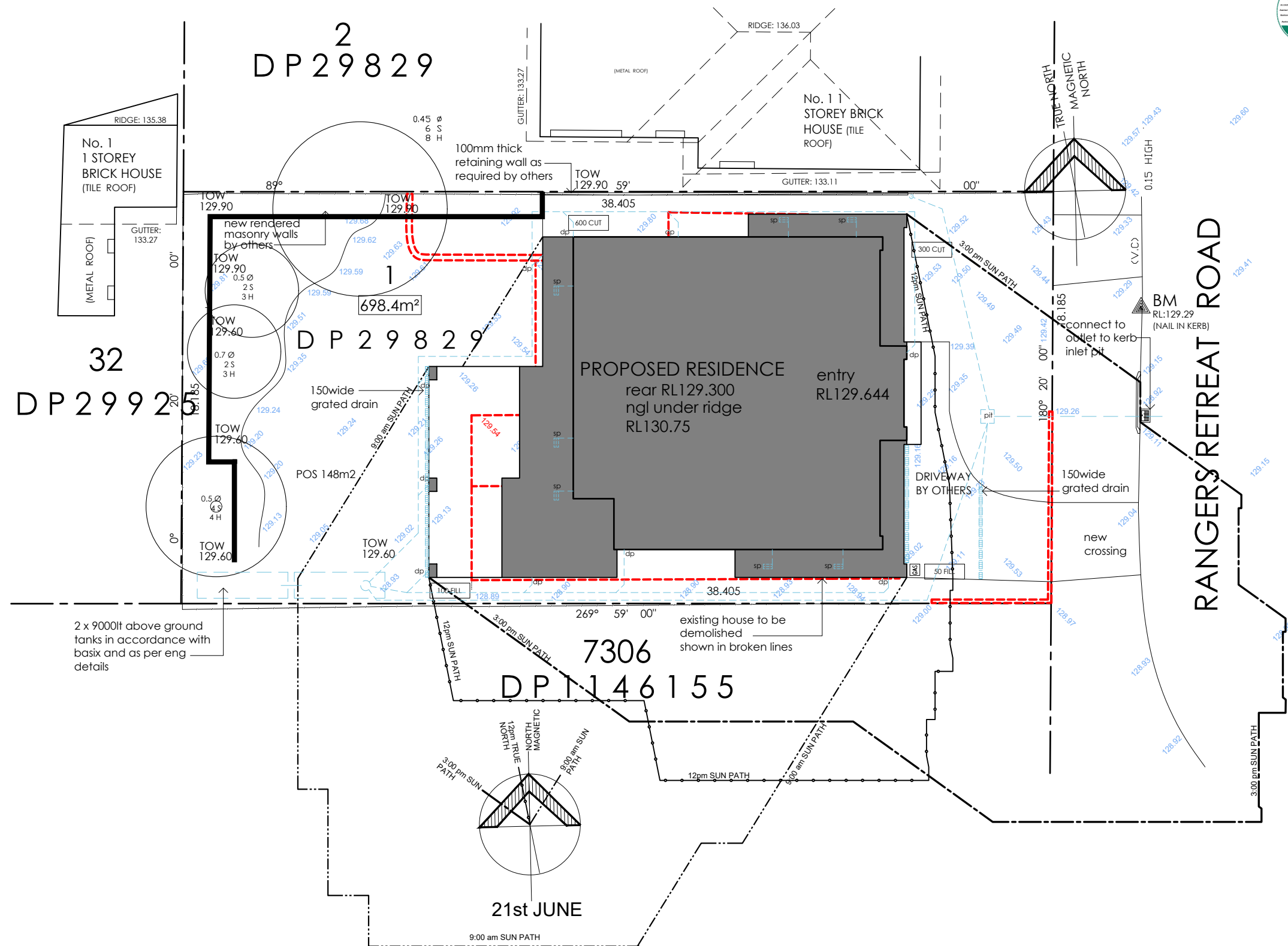
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CLIENT  
Mr. & Mrs Broome

DRAWING TITLE  
SHADOW DIAGRAMS

PROJECT  
New Dwelling

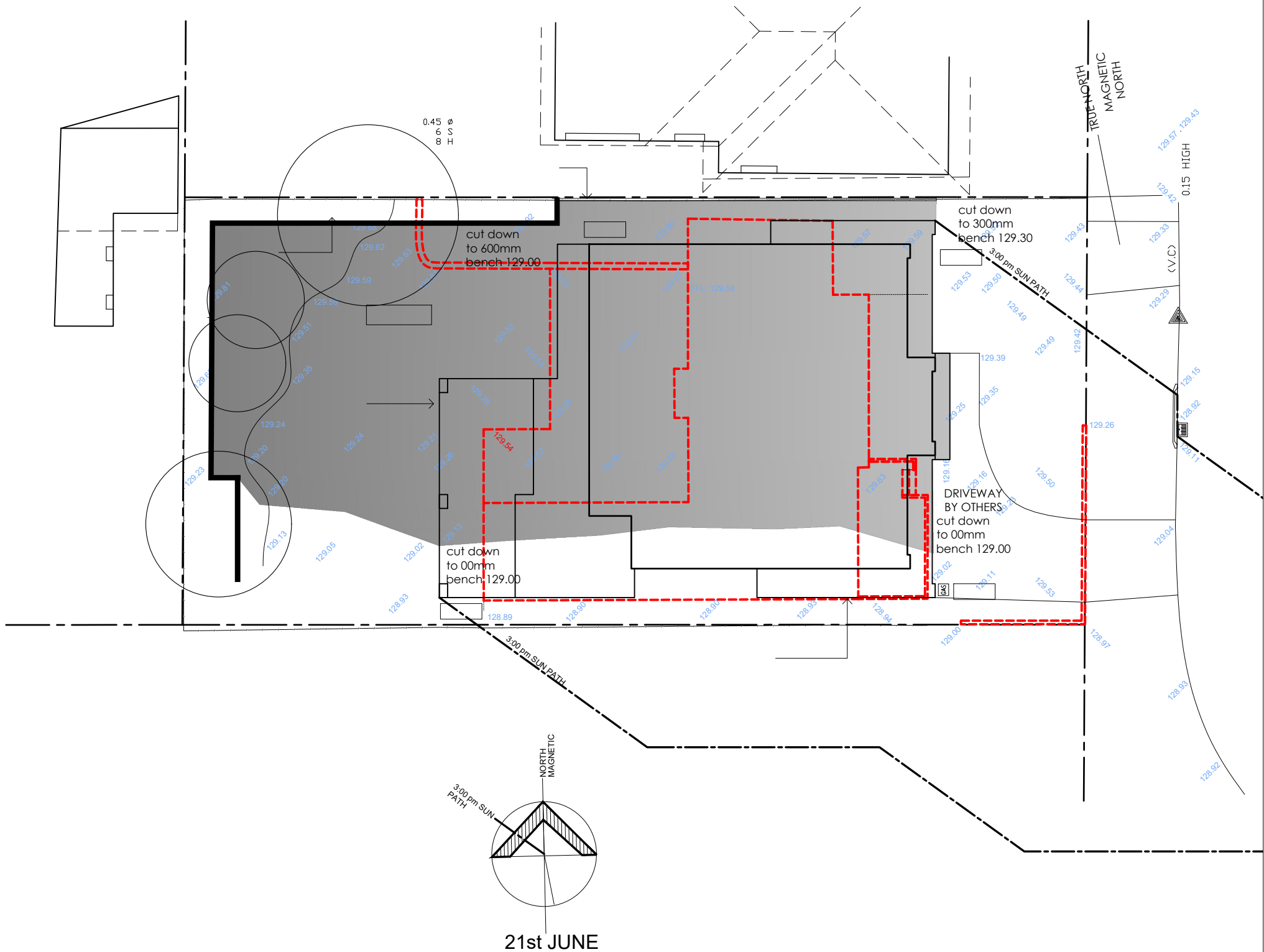
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11	240923	F





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