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Re-Issue Rev endment



SYDNEY MANLY, NSW AUSTRAL BYRON BAY NSW AUSTRALIA Nominated Architects D Jacobson #4259 & M Baxter #4831

PHONE +612 9977 7648 EMAIL mark@bja.net.au WEB www.bja.net.au

346-02 316 Hudson Pde Drawn Job No TONY WALLS Client Address 316 Hudson Parade

Clareville LOT 1

MB Checked

Scale

Design Stage

DA Title COVER PAGE

DA.0000

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NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements	
External Walls ⁺	Plastered Cavity Brick	Plasterboard lined	R1.75 + Reflective foil	Light (<0.475)	Ground level and Level 1. As drawn. Foil: E = 0.05.	
	Insulated panel	Plasterboard lined	R4.61	Light (<0.475)	Level 2	
	Rendered Concrete Block	Plasterboard lined	R3.0	Light (<0.475)	Garage/Den to store/plant room. Garage extension and Garage 2 walls	
Internal walls (within)	Plasterboard on studs	Plasterboard lined	R3.6		All ground level. Level 2: Gym to bathroom 2.	
	Concrete Block	Plasterboard lined	R3.0		Lift walls. Garage, garage extension and Garage Den - all walls to house	
ternal walls (within) findows/Glazing* poof coling coor Structure	Plasterboard on studs	Plasterboard lined	R4.0		Internal walls to roofspace.	
	Plasterboard on studs	Plasterboard lined	None		Elsewhere	
	ALM-001-01 A Aluminium A SG Clear: U = 6.7. SHGC = 0.57				D01	
	SOV-024-08 W 300 Series Fixed Window-TPS 4/14Ar/4EA: U=1.9	93: SHGC=0.57			W02 (fixed), W05, W02a (fixed), W03, W04, W11a (fixed) W10a (fixed) W13, W14, W15, W19, W21, W23	
Windows/Glazing*	CAN-004-04 W Timber Awning Window DG 3/12/3: U=2.54. SHO	GC=0.52			All awning windows	
	THC-041-02 A Series EC55TB Inward Opening Bi-fold Door DG 4-	12Ar-4ET: U=2.4. SHGC=0.52			D03 and D04	
	MAR-030-11 W Integrity Casement Picture DG 4clr / 10 / 4LoE 1	80. U=1.93. SHGC=0.55			All casement doors	
	SOV-008-17 W 600 Series Sliding Door-TPS 4/12Ar/4/12Ar/4LE2	72: U=1.37. SHGC=0.35			All sliding doors	
	SOV-001-04 W 800 Series Sliding Window 4/12Ar/4EA:U=2.05. S	SHGC=0.55			W12 (sliding window)	
	SOV-002-10 W 325 High Fixed Window-TPS 4LE272/14Ar/4. U=1	.5. SHGC 1.5. SHGC = 0.33			W06, W07, W8, W09, W25A, W25B, W22, W30b (fixed)	
	HAF-004-09 B SL60eco TB floor spt open out bifold door DG 6Gr	n-12Ar-6EA: U=2.08. SHGC 0.34			D45	
Roof	Metal Deck		R1.3 + Reflective Foil	Medium (0.475 to 0.70)	All roof areas, (including raked). Garage reflective foil only. E = 0.05	
	Concrete		R2.0	Medium (0.475 to 0.70)	Areas to deck/entry above (from Ground level, Bar, Games, Red 1).	
Ceiling	Plasterboard		R5.0		All flat ceilling areas. Excludes garage.	
	Plasterboard	12	R3.0		All raked areas.	
Floor Structure	Concrete		R4.60		Ground level. No insulation in garage.	
	Concrete		R4.6 + Reflective Foil		Suspended concrete slab (Level 2: Gym/Studio/Bath). E = 0.05	
	Concrete		None		Level 1 - main house	
	Timber		R2.0		Level 2 - main house	
Floor Covering	Ceramic Tiles				As drawn	
-	Timber				As drawn	
Ceiling/Wall Penetrations	Must be sealed. Unsealed in unconditioned areas.				2000 00 00000 AT	
External Walls ⁺	Walls should be battened as required to allow for insulation and foil construction.					
External Shading Devices	As drawn.					
Skylight*	DG, clear				Skylight shaft insulation: R2.0	
Ceiling fans	None				t- 25.5	
*Glazing note:	U and SHGC values are according to NFRC. Alternate produ above figures.	ucts may be used with the same	opening type (fixed, slidin	g etc) if the U value is the	e same or lower than that specified and the SHGC is within 5% of	
Construction note:	These construction and insulation specifications are for th NCC requirements including, but not limited to; air tightne		그림생 [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	. 19 (), 1 ()	gineers and builders should ensure building construction satisfies ation.	

BASIX™Certificate

Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792765S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Wednesday, 23 April 2025

Department of Planning, Housing and

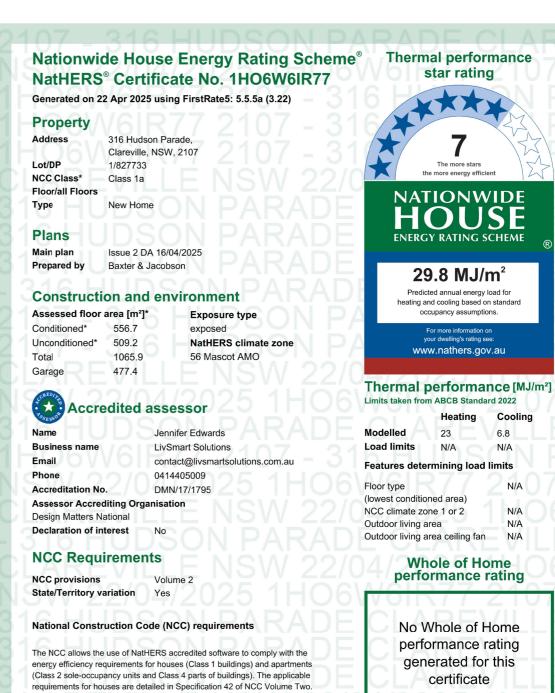
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 1HO6W6IR77.

Project summary		
Project name	Hudson Pde Clareville (job 1647)	
Street address	316 HUDSON Parade CLAREVI	LLE 2107
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP827733	
Lot no.	1	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 74	Target 72
Materials	✓ -100	Target n/a

Certificate Prepared by
Name / Company Name: Sustainable Thermal Solutions
ABN (if applicable):



For apartments the requirements are detailed in clauses J3D3 and J3D15 of

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Verification

To verify this certificate, scan the QR code or visit https://w ww.fr5.com.au/QRCodeLand ing?PublicId=1HO6W6IR77 When using either link, ensure you are visiting www.fr5.com.au.



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General Notes:
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www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1792765S



SYDNEY MANLY, NSW AUSTRA BYRON BAY NSW AUSTRALIA **Nominated Architects** D Jacobson #4259 & M Baxter #483

PHONE +612 9977 7648 **EMAIL** mark@bja.net.au www hia net au

346-02 316 Hudson Pde Drawn Job No Client

Address

TONY WALLS 316 Hudson Parade Clareville LOT 1

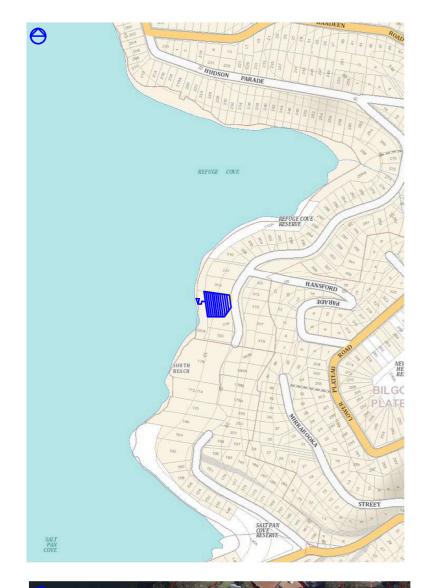
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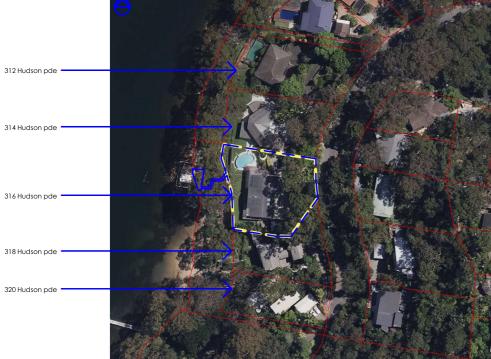
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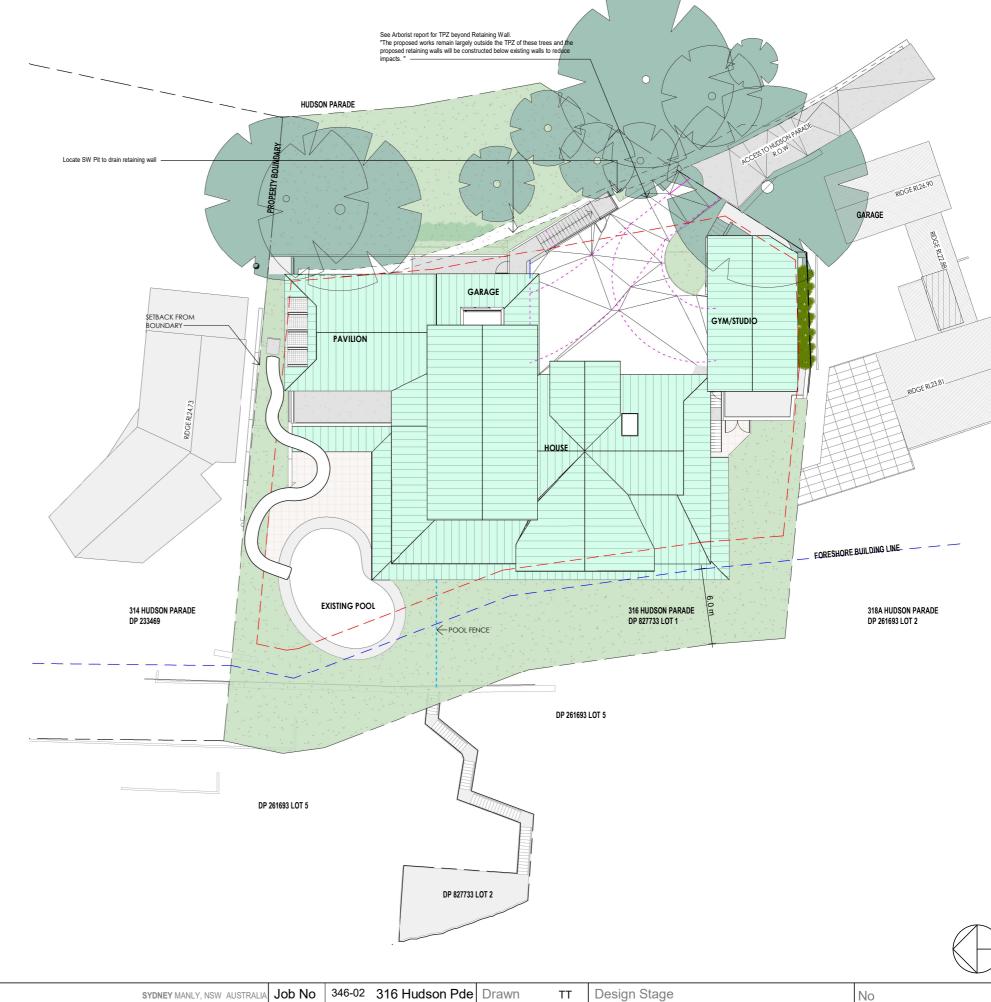
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Amendment

BAXTER & JACOBSON ARCHITECTS

SYDNEY MANLY, NSW AUSTRAL BYRON BAY NSW AUSTRALIA Nominated Architects D Jacobson #4259 & M Baxter #4831

EMAIL mark@bja.net.au www.bja.net.au

Job No

TONY WALLS Address 316 Hudson Parade Clareville LOT 1

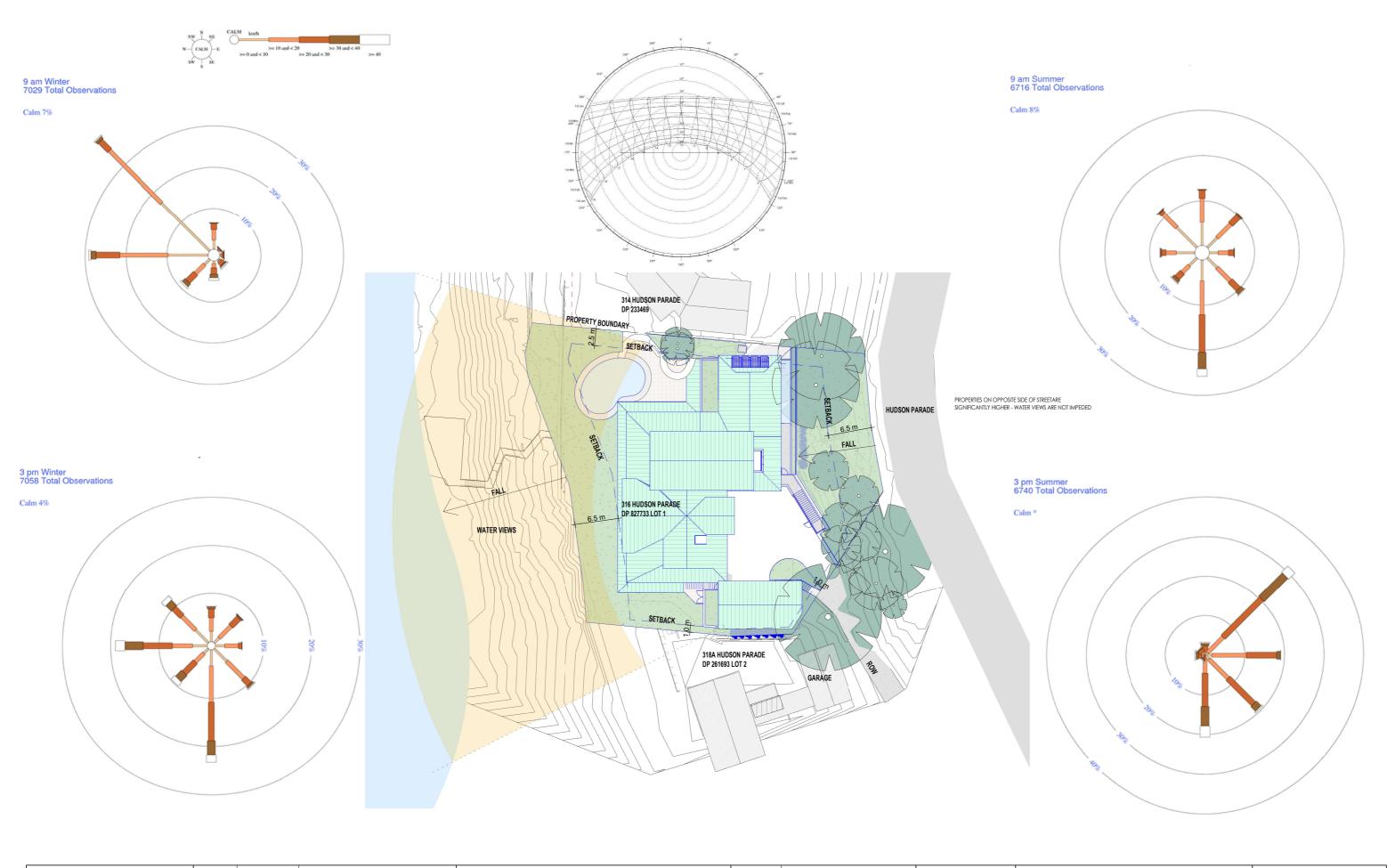
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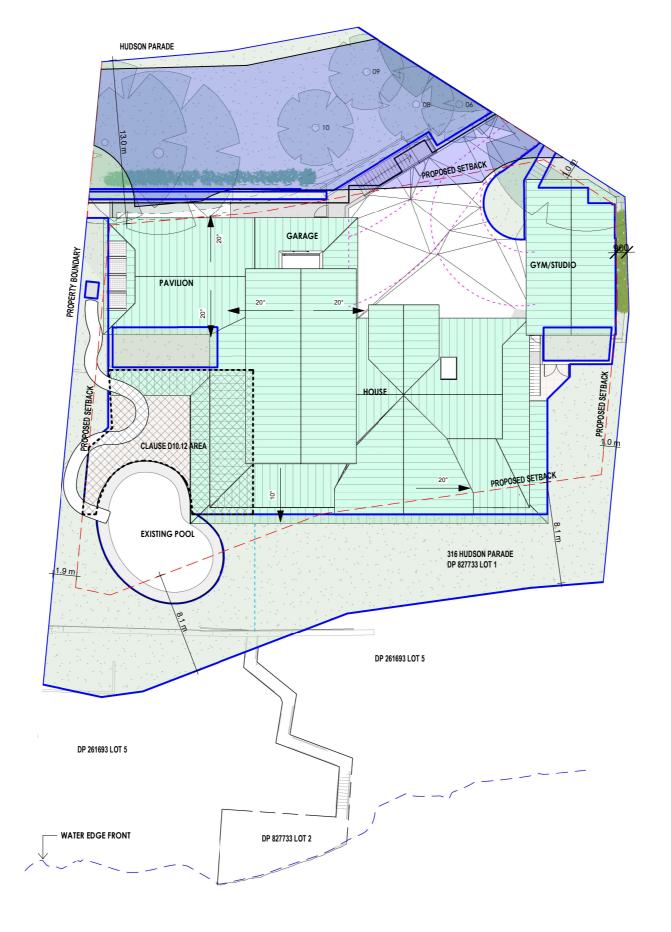
LOCATION PLAN

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*Any loss or damage (including consequent electronicdata, by its direct or indirect use, it *Refer to hard copies for accuracy of electr *Copyright reserved by the Architect	ntial damage) caused to the recipient of , is not the liability of the Architect tronic data	Issue	Date	Amendment	 ARCHITECTS	EMAIL WEB	mark@bja.net.au www.bja.net.au		Clareville LOT 1	Scale 1	: 500		Issue _	19/0



INCLUDING LOT 1

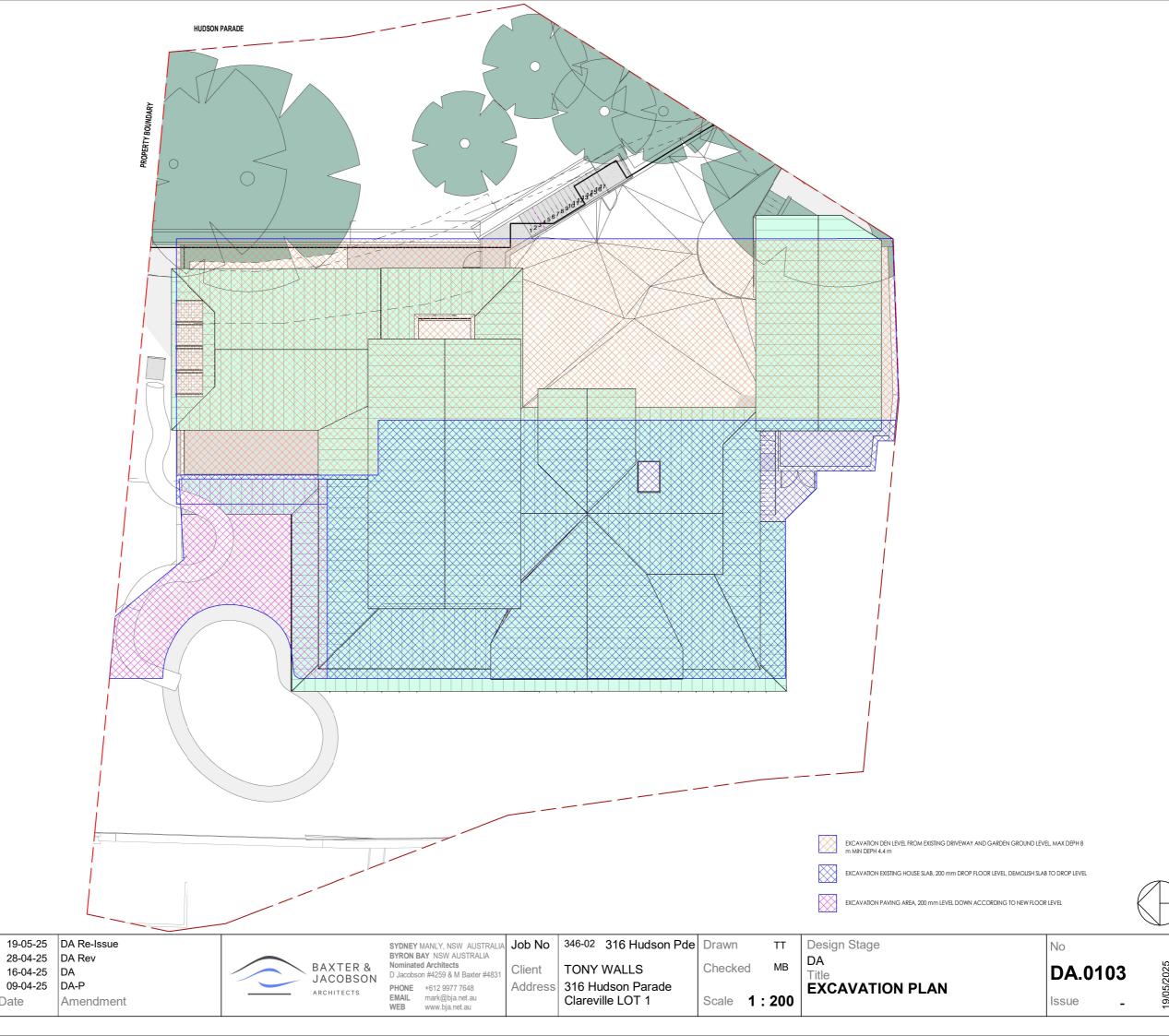
DP 827733 LOT 1	1902 sqm	97%
TOTAL SITE AREA	1902 sqm	100%
LANDSCAPE REQUIREMENT 60%	1141 sqm	60%
-		-
CURRENT SOFT LANDSCAPE (885 sqm) + DCP CLAUSE 6% (114 sqm)	999 sqm	52%
PROPOSED SOFT LANDSCAPE AREA LOT 1	860 sqm	45%
DCP Clause D10.12 LANDSCAPED AREA - GENERAL Variations ADD 6% of paved area for outdoor recreation	114 sqm	6%
TOTAL LANDSCAPE AREA PROVIDED	974 sqm	51%

INCLUDING LOT 1 & 2

DP 827733 LOT 1	1902 sqm	97%
DP 827733 LOT 2	58 sqm	3%
TOTAL SITE AREA	1960 sqm	100%
LANDSCAPE REQUIREMENT 60%	1176 sqm	60%
CURRENT SOFT LANDSCAPE (943 sqm) + DCP CLAUSE 6% (117.6 sqm)	1060 sqm	54%
PROPOSED SOFT LANDSCAPE AREA LOT 1	860 sqm	44%
PROPOSED SOFT LANDSCAPE AREA LOT 2	58 sqm	3%
DCP Clause D10.12 LANDSCAPED AREA - GENERAL	-	•
Variations ADD 6% of paved area for outdoor recreation	117.6 sqm	6%
TOTAL LANDSCAPE AREA PROVIDED	1035.6 sqm	53%

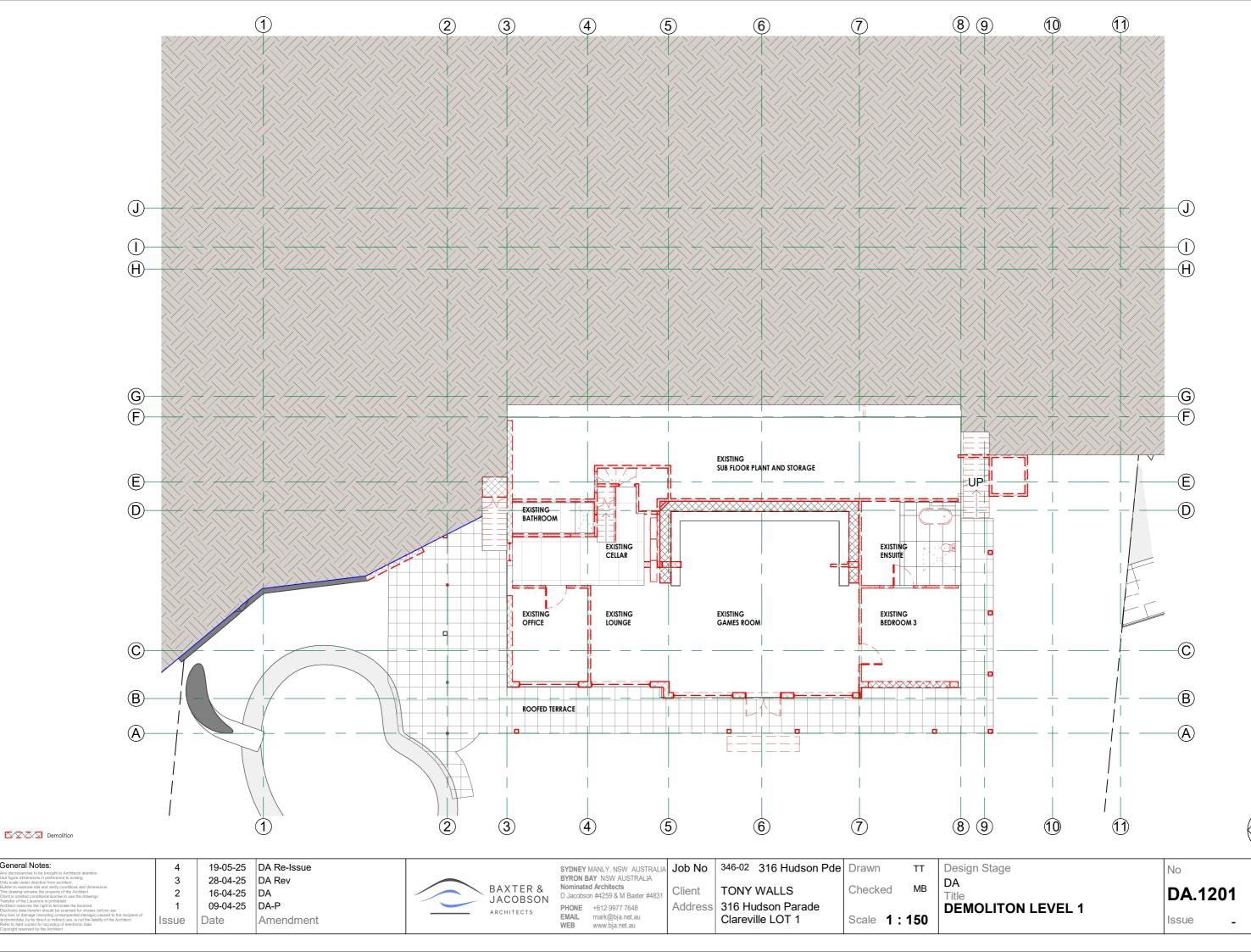


General Notes: *Any discrepancies to be brought to Architects attention	4	19-05-25	DA Re-Issue				Job No	346-02 316 Hudson Pde	Drawn	TT	Design Stage	No		
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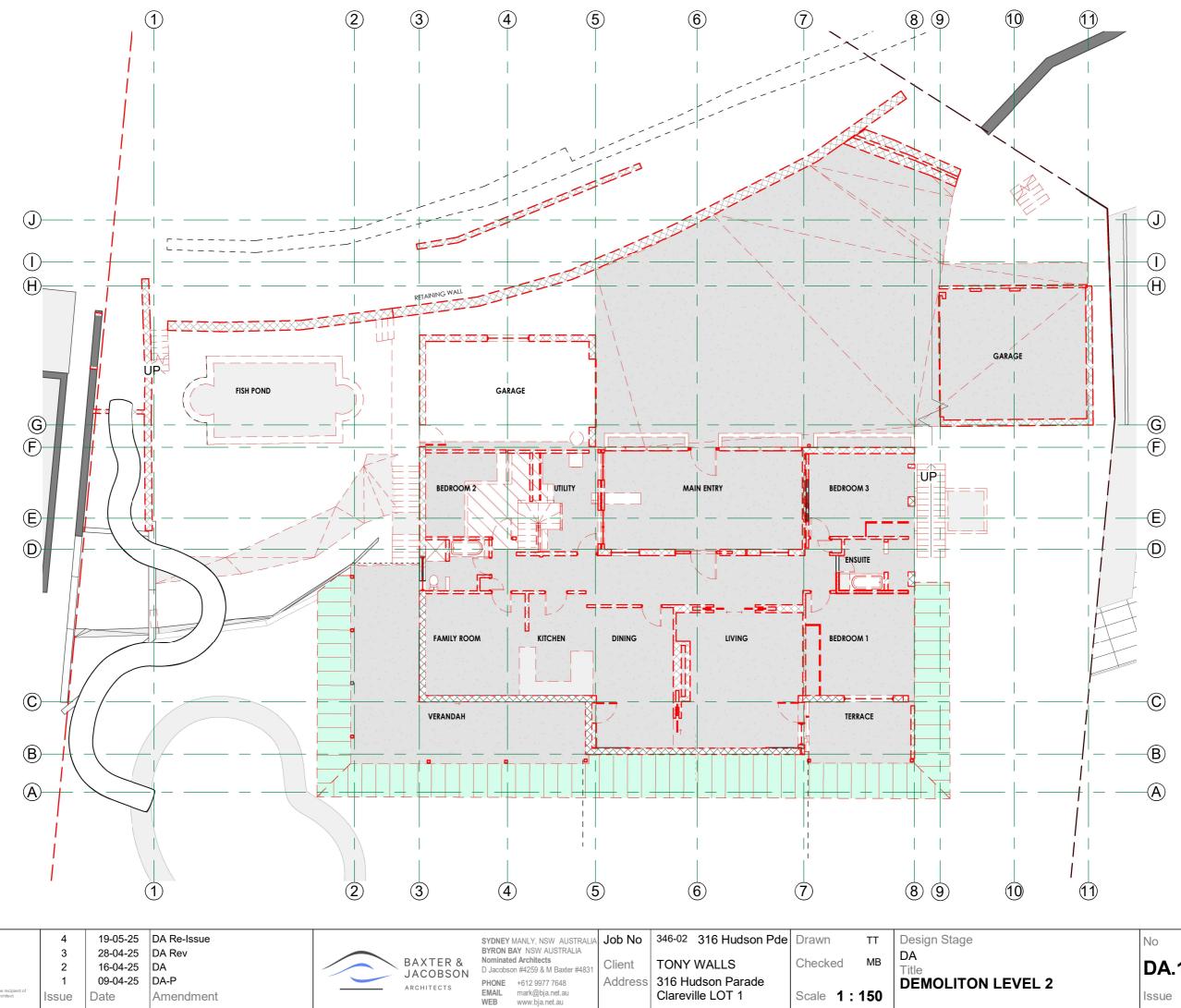
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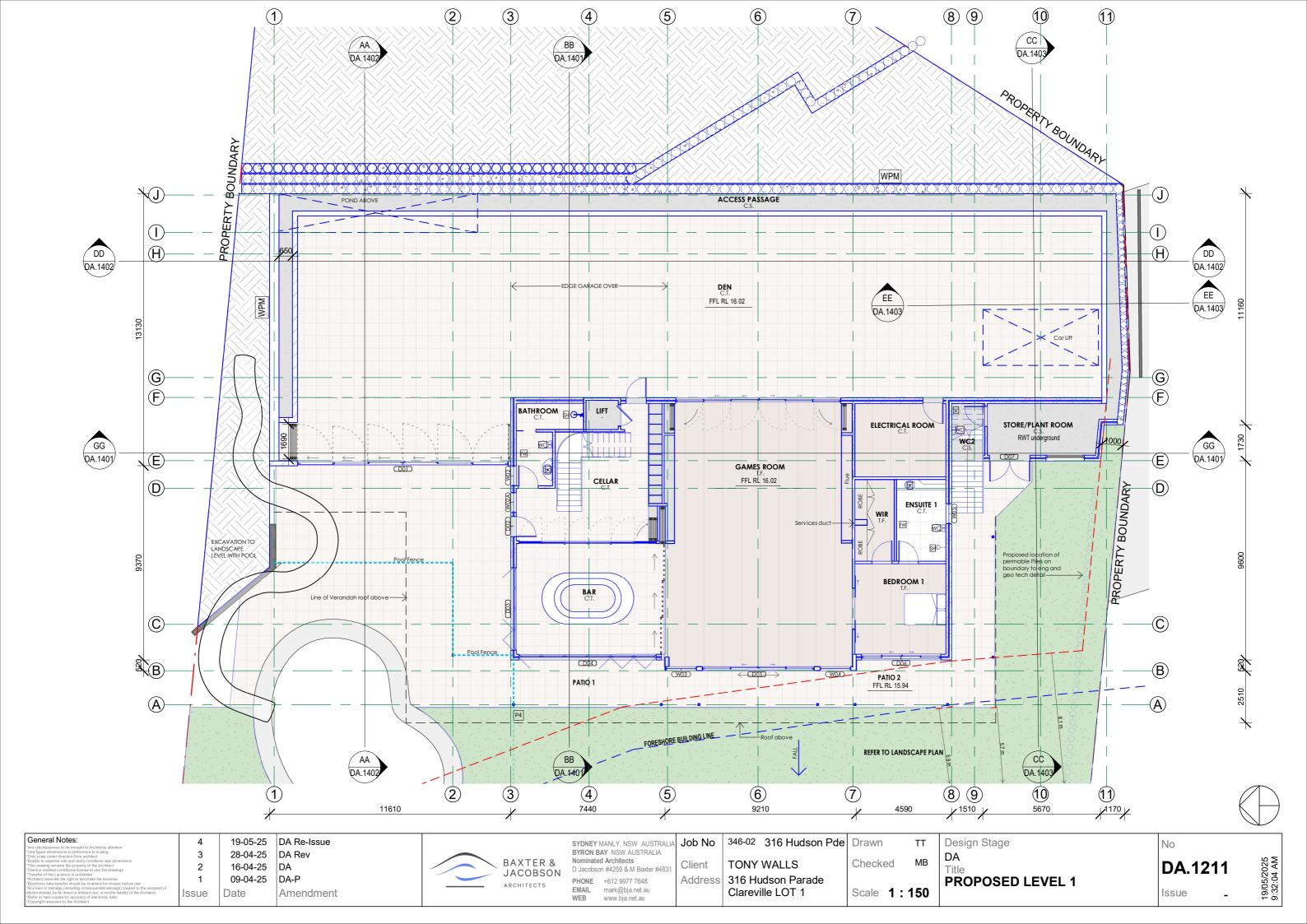
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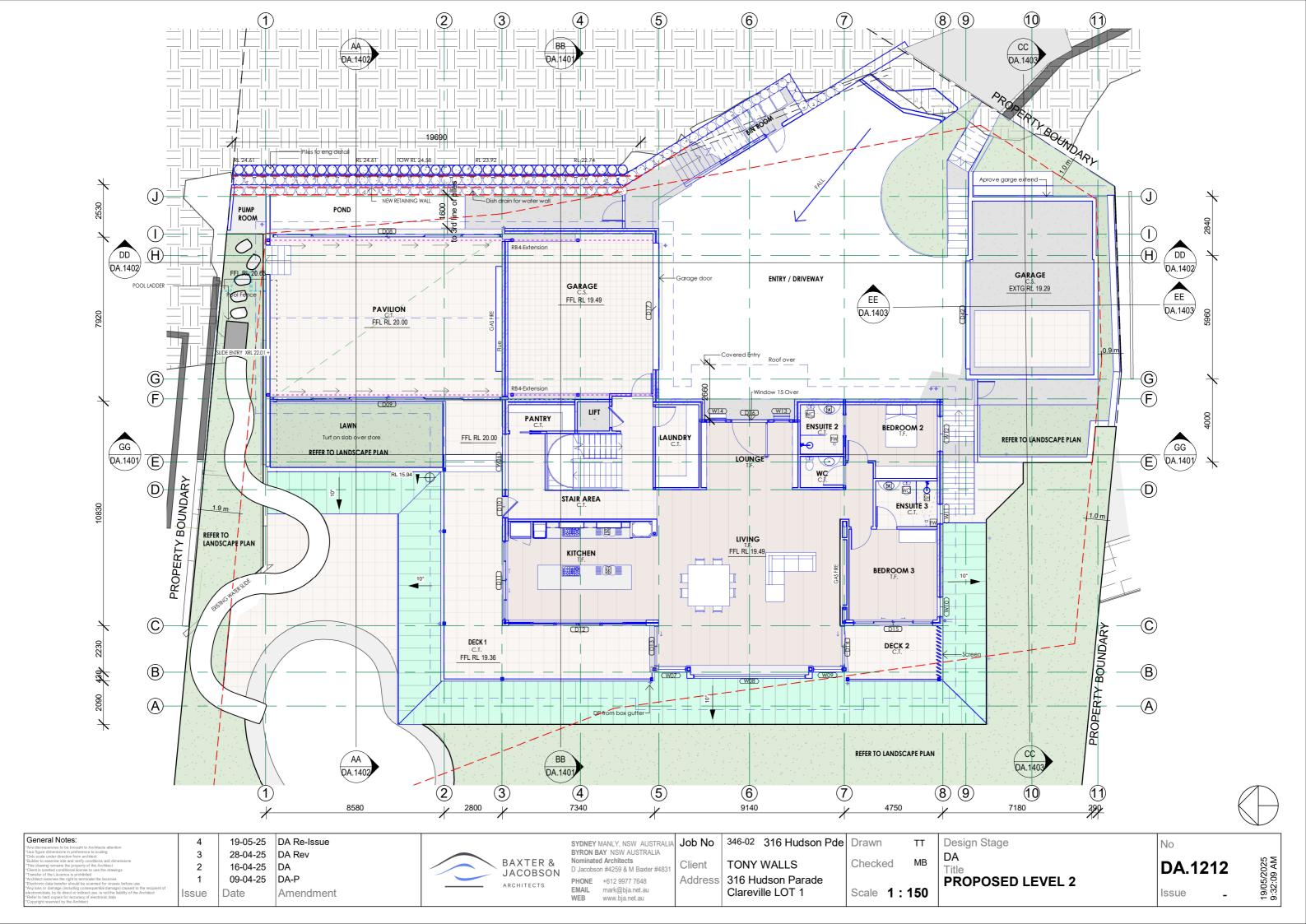


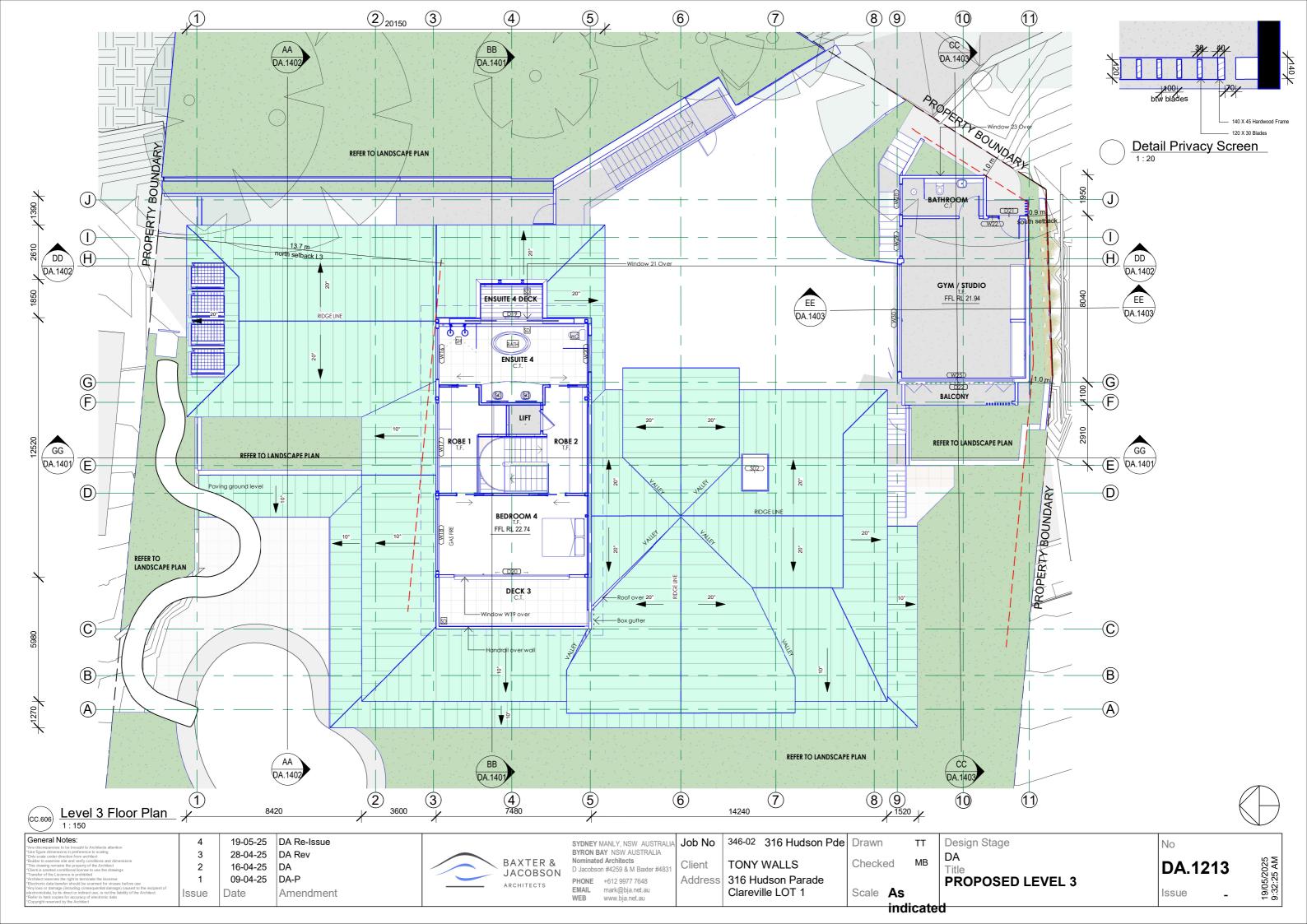
Clareville LOT 1

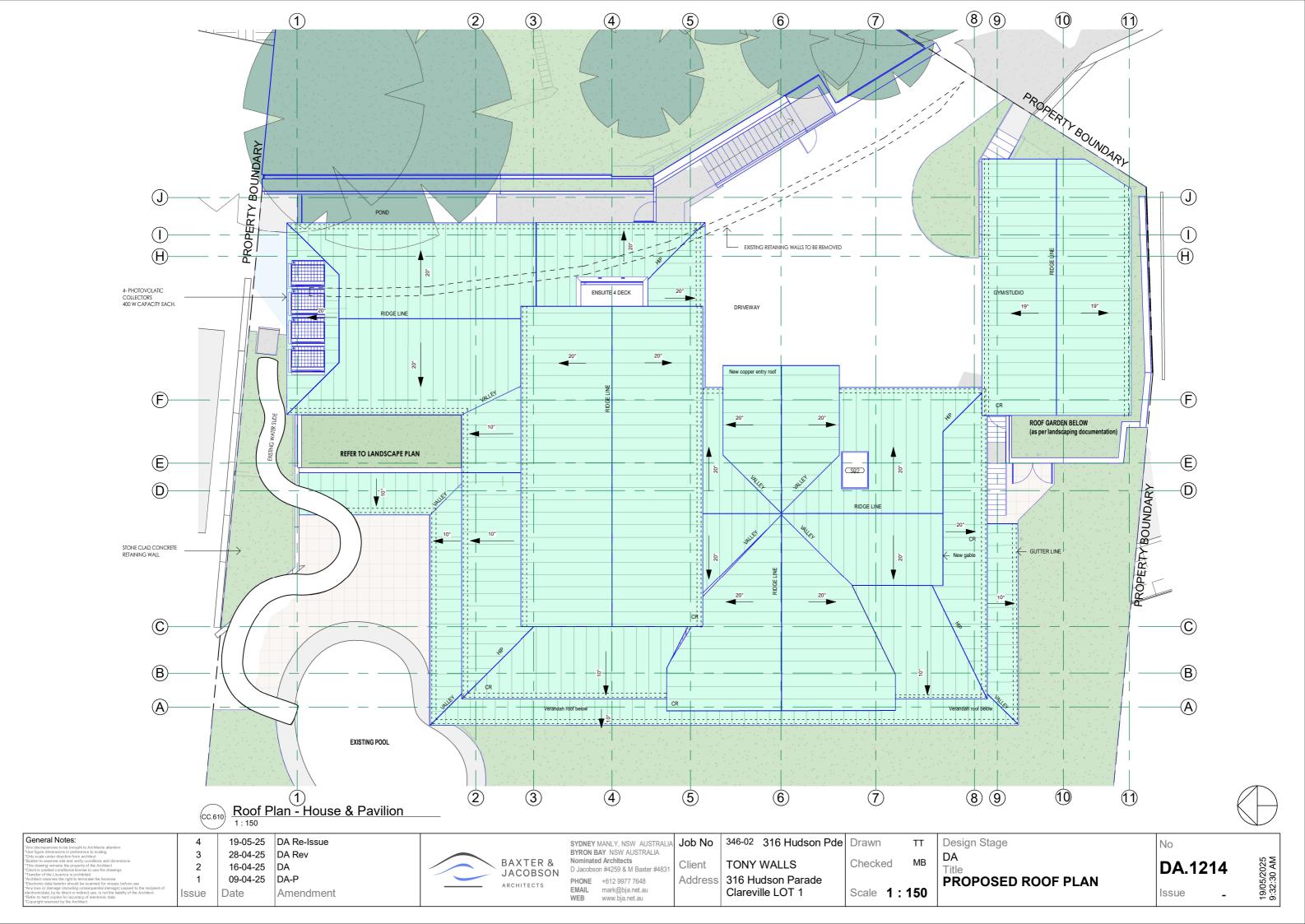
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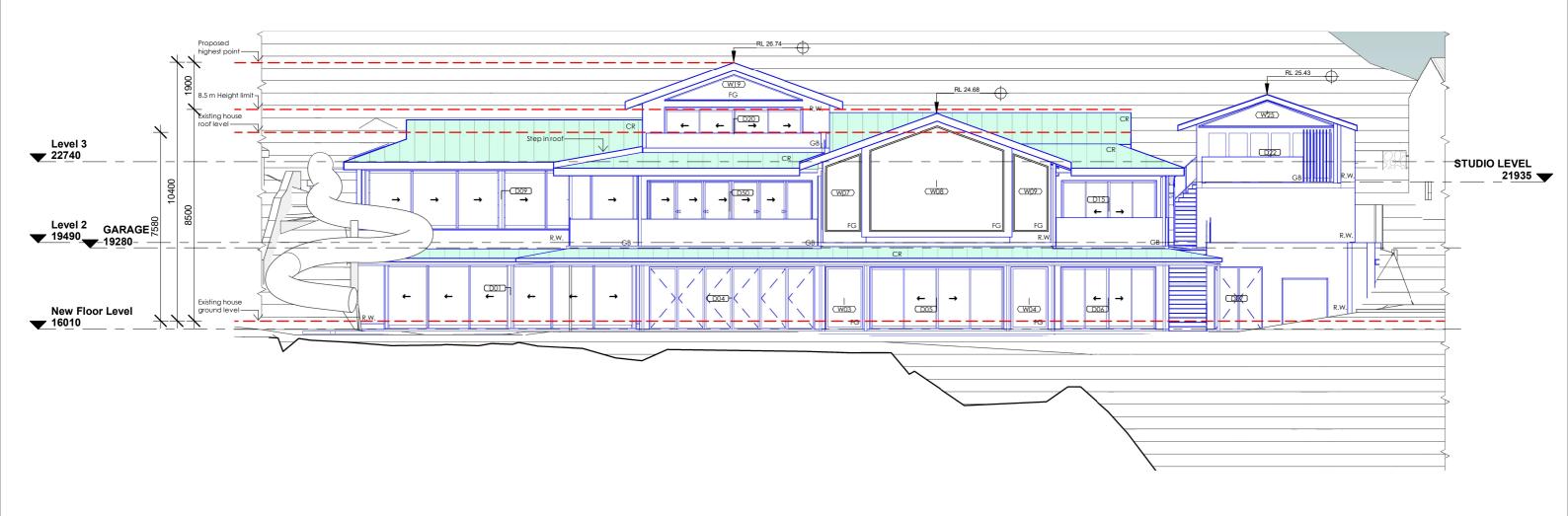
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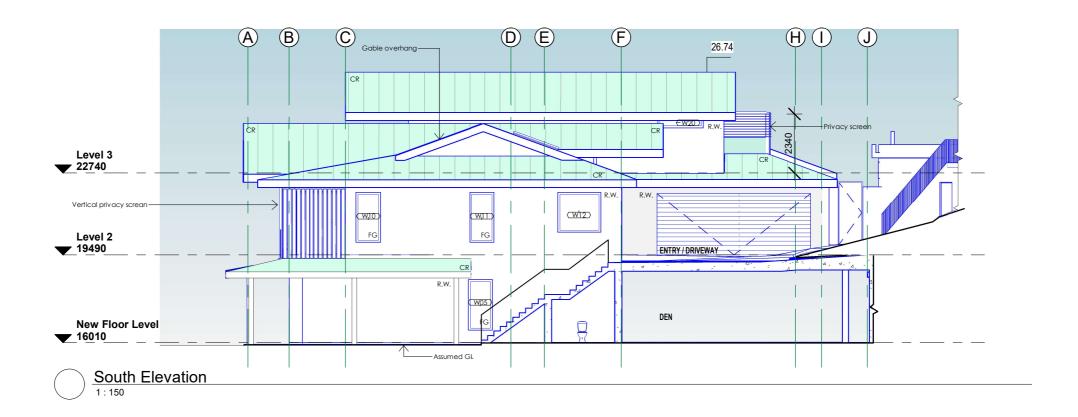


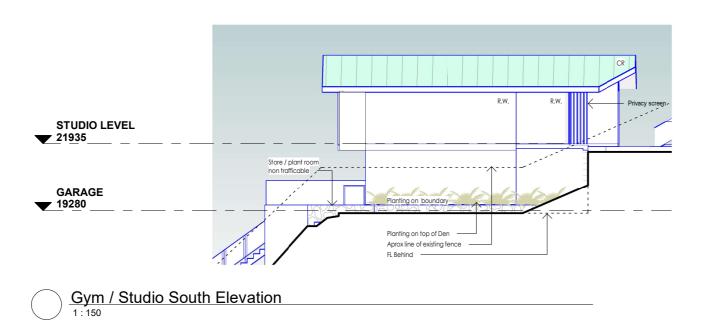
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General Notes: 'Any discrepancies to be brought to Architects attention	4	19-05-25	DA Re-Issue			MANLY, NSW AUSTRALIA	Job No	346-02 316 Hudson Pde	Drawn	TT	Design Stage	No		
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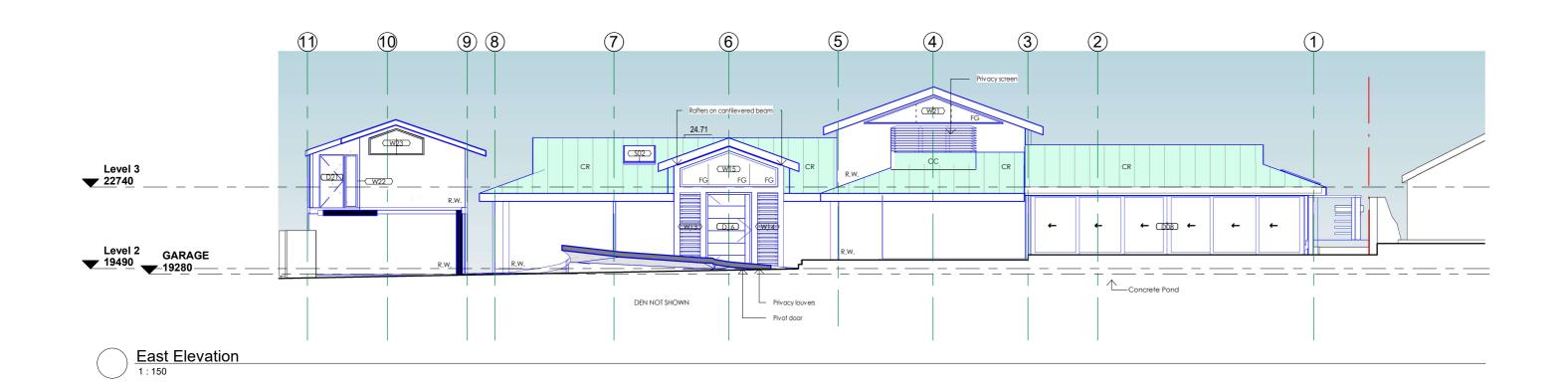


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General Notes: 19-05-25 DA Re-Issue 346-02 316 Hudson Pde Drawn Job No Design Stage SYDNEY MANLY, NSW AUSTRAL TT BYRON BAY NSW AUSTRALIA 3 28-04-25 DA Rev DA 19/05/2025 9:32:40 AM Nominated Architects MB BAXTER & Checked DA.1302 **TONY WALLS** DA Client 2 16-04-25 D Jacobson #4259 & M Baxter #4831 JACOBSON 1 09-04-25 DA-P Address 316 Hudson Parade PHONE +612 9977 7648 **ELEVATION SOUTH** ARCHITECTS EMAIL mark@bja.net.au Clareville LOT 1 Issue Date Amendment Scale 1:150 Issue WEB www.bja.net.au

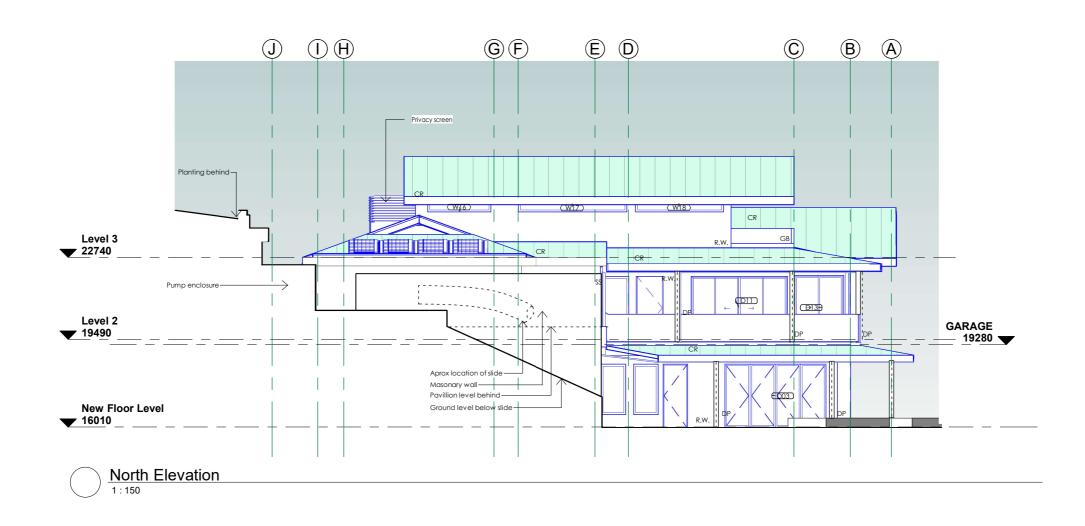


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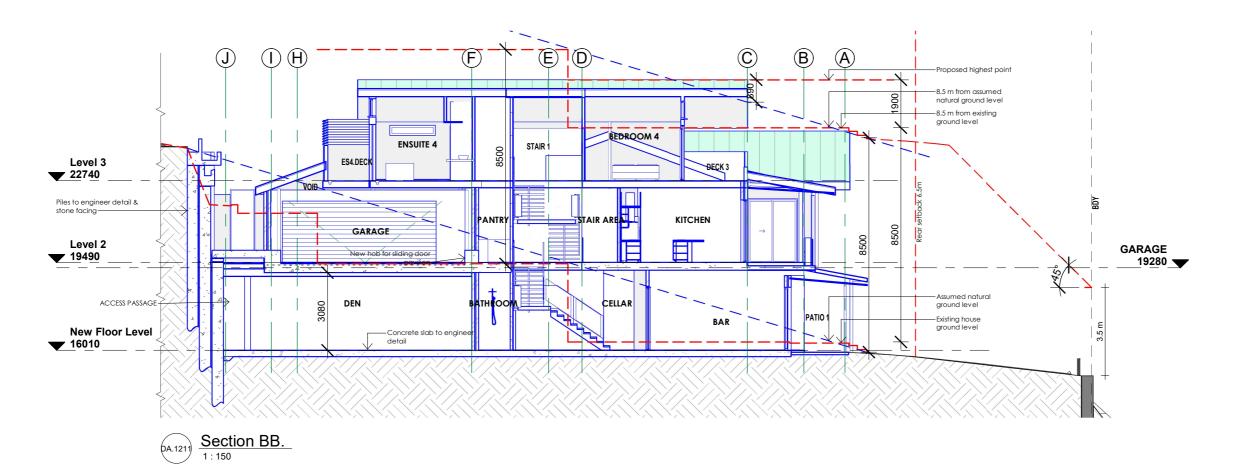


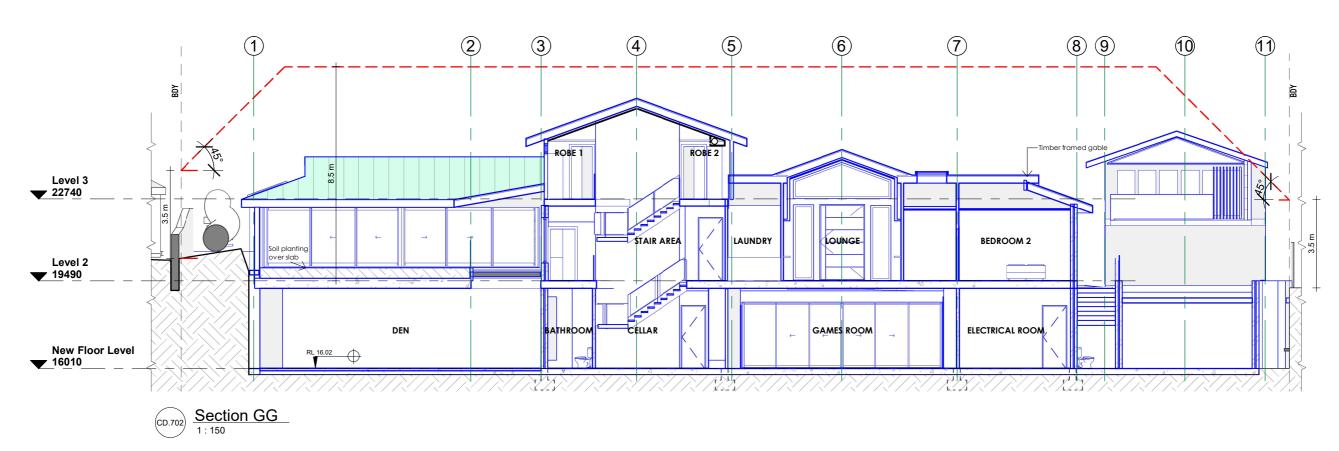
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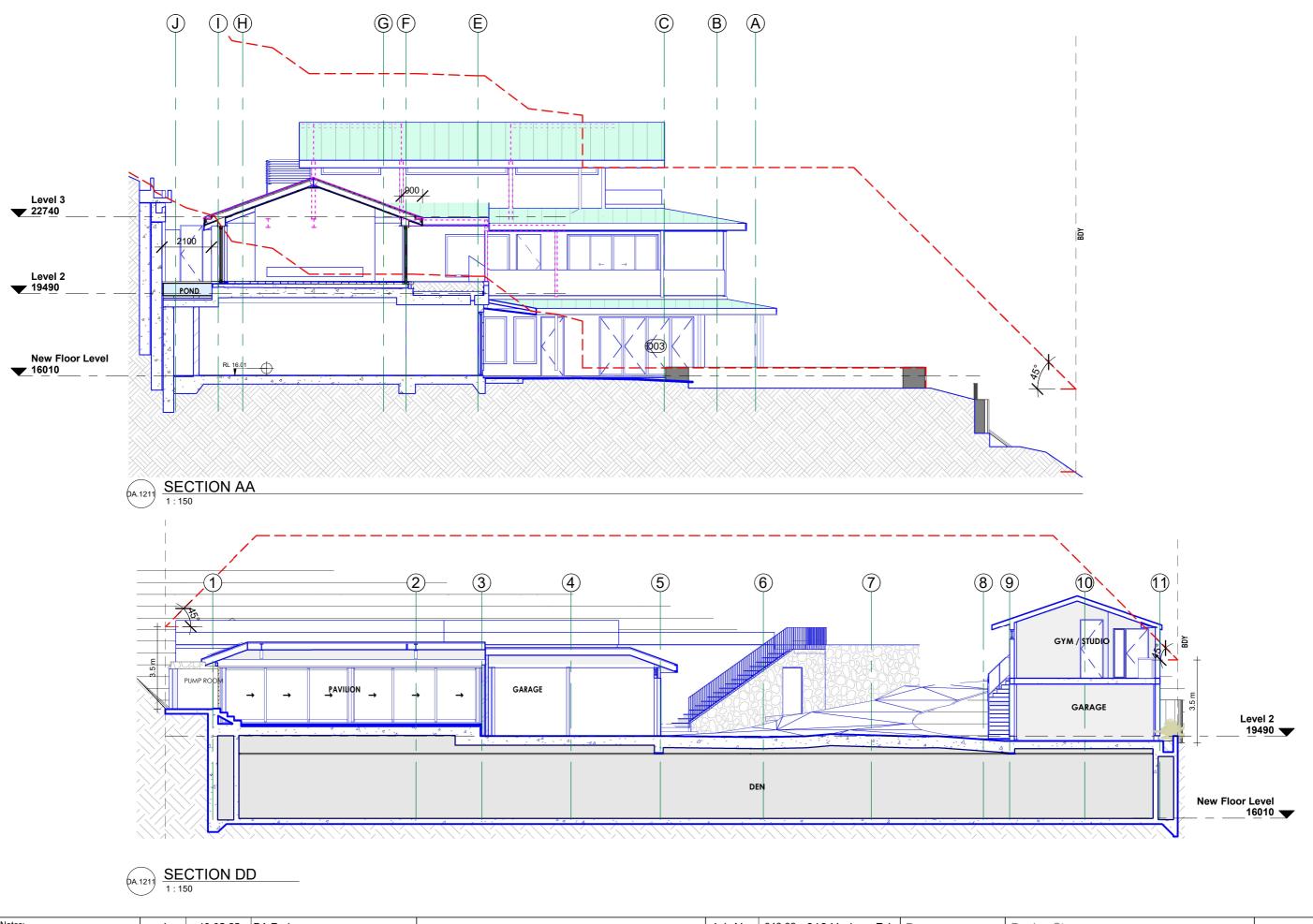
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General Notes: 19-05-25 DA Re-Issue 346-02 316 Hudson Pde Drawn Job No Design Stage SYDNEY MANLY, NSW AUSTRAL TT BYRON BAY NSW AUSTRALIA DA Rev 3 28-04-25 19/05/2025 9:32:48 AM MB BAXTER & Nominated Architects Checked DA.1304 **TONY WALLS** DA Client 2 16-04-25 D Jacobson #4259 & M Baxter #4831 JACOBSON **ELEVATION NORTH** 1 09-04-25 DA-P Address 316 Hudson Parade PHONE +612 9977 7648 ARCHITECTS EMAIL mark@bja.net.au Clareville LOT 1 ssue Amendment Scale 1:150 Issue WEB www.bja.net.au

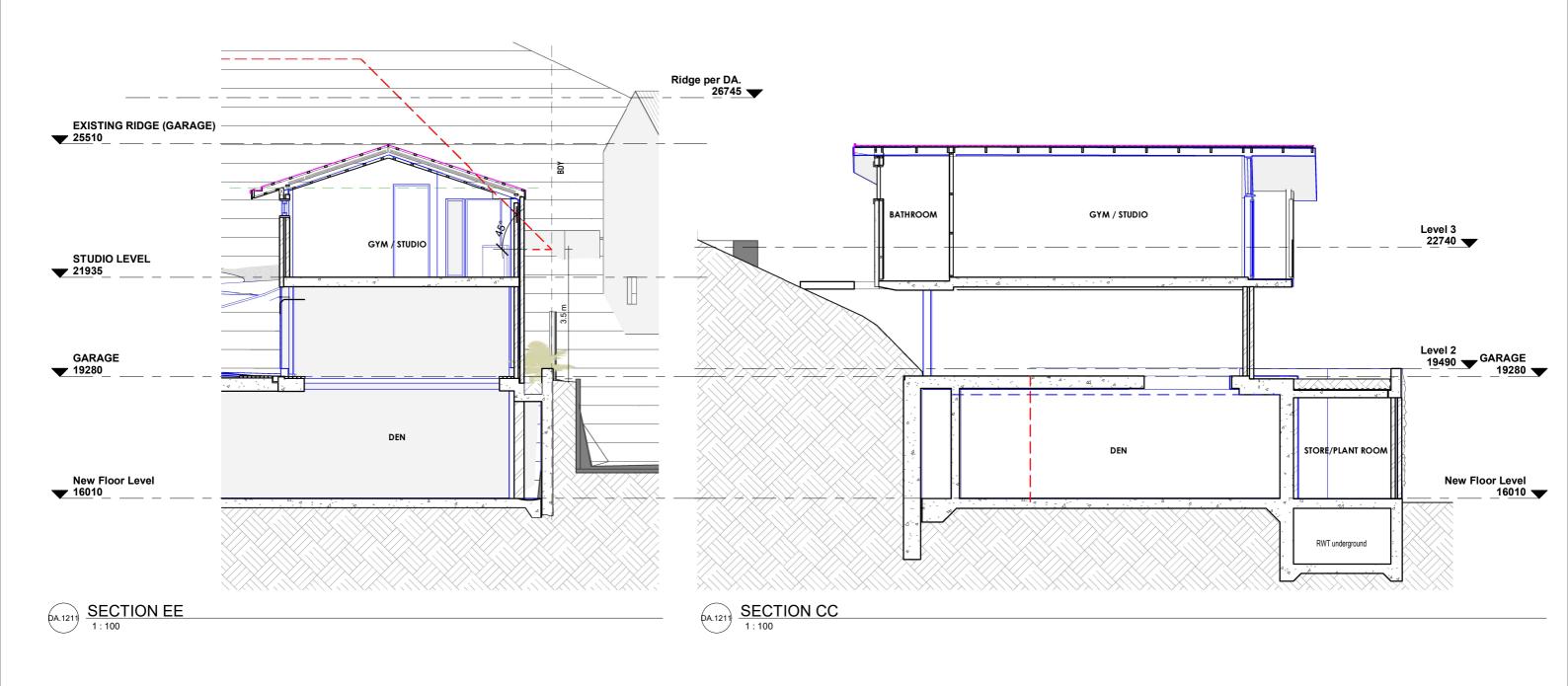




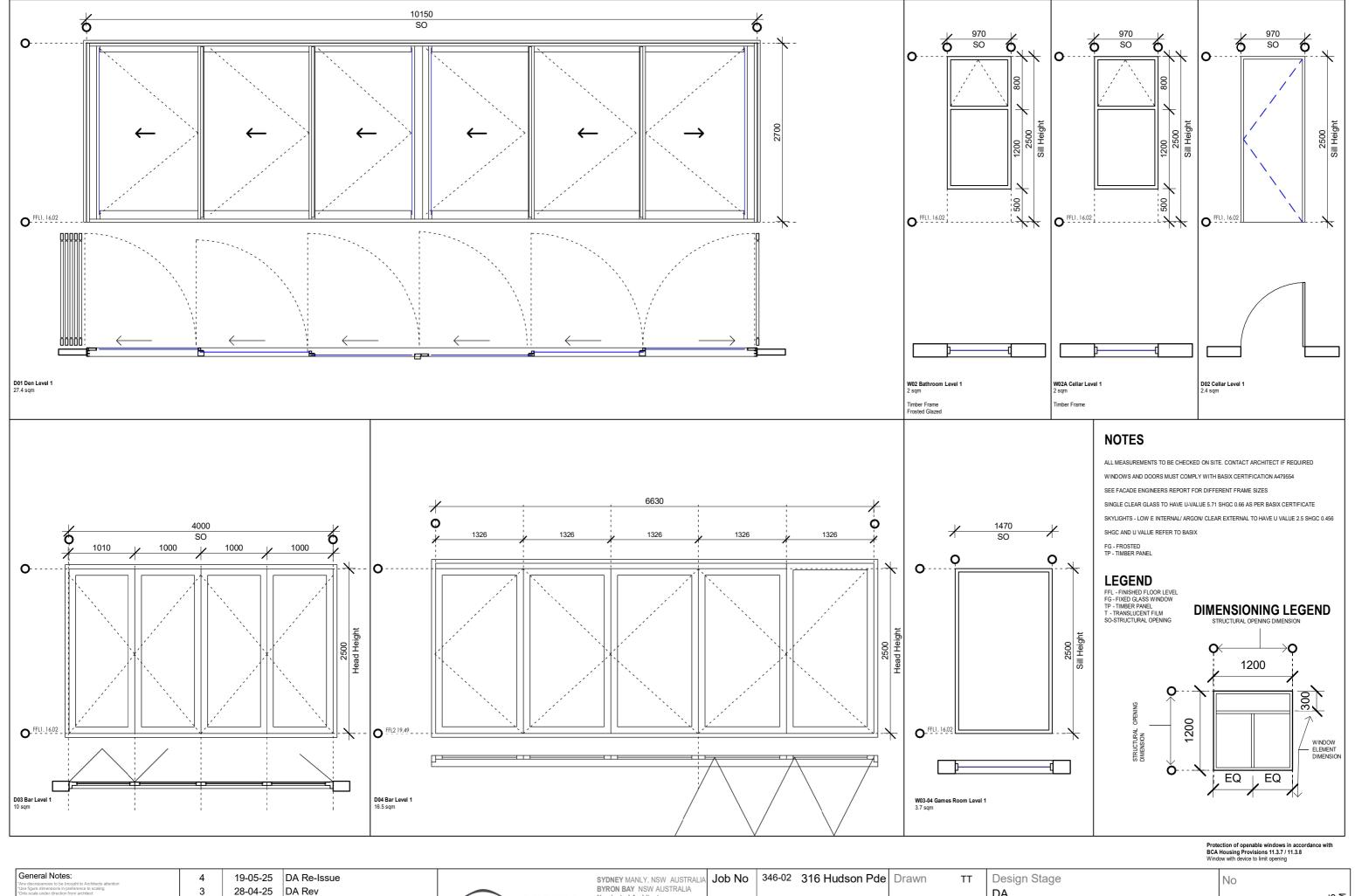
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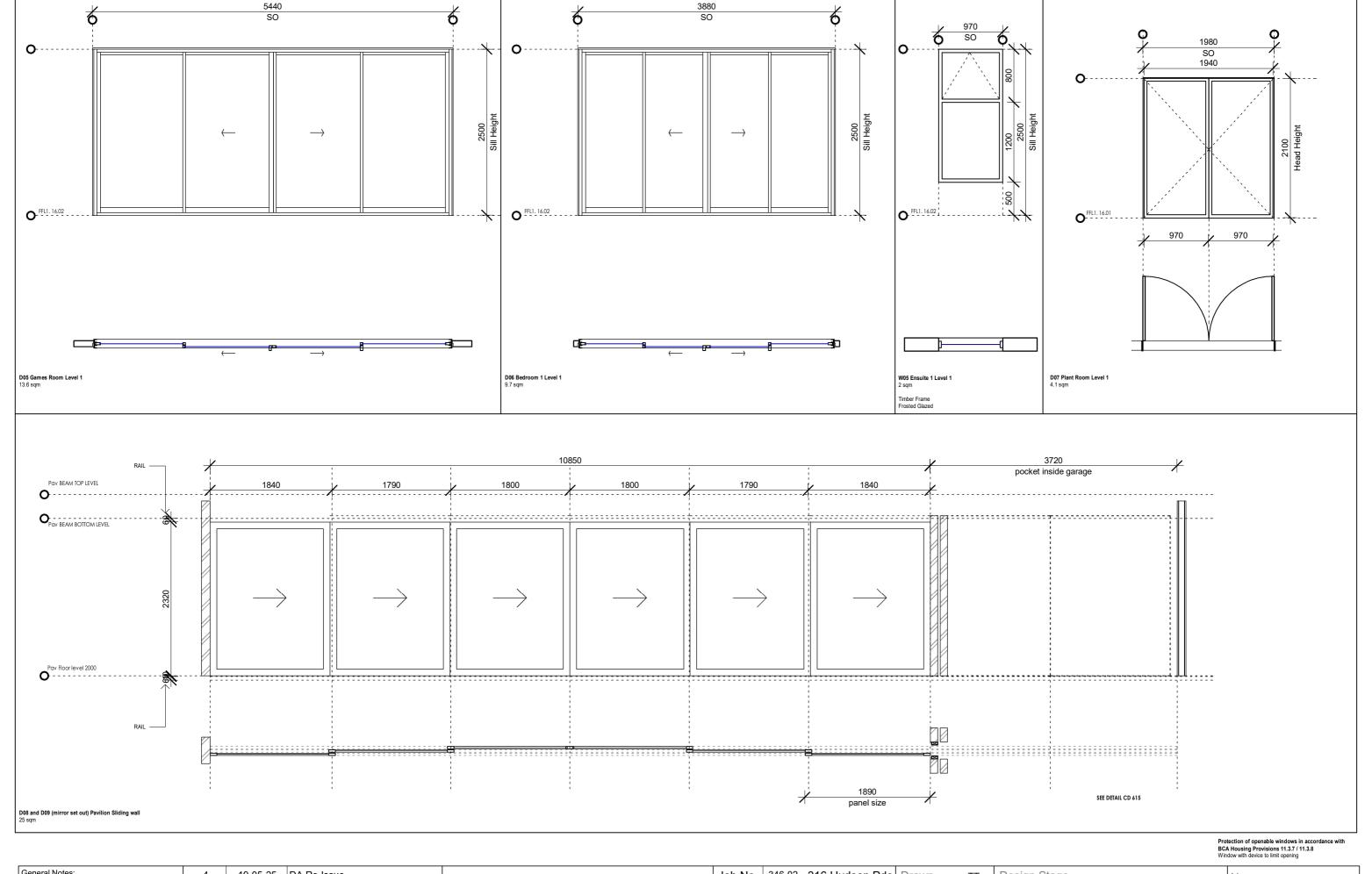
General Notes: 19-05-25 DA Re-Issue 346-02 316 Hudson Pde Drawn Job No Design Stage SYDNEY MANLY, NSW AUSTRAL TT BYRON BAY NSW AUSTRALIA 3 28-04-25 DA Rev DA 19/05/2025 9:32:56 AM BAXTER & Nominated Architects MB Checked **TONY WALLS** DA.1402 16-04-25 2 DA Client D Jacobson #4259 & M Baxter #4831 JACOBSON 09-04-25 **SECTION AA AND DD** 1 DA-P Address 316 Hudson Parade **PHONE** +612 9977 7648 ARCHITECTS EMAIL mark@bja.net.au Clareville LOT 1 ssue Amendment Scale 1:150 Issue www.bja.net.au



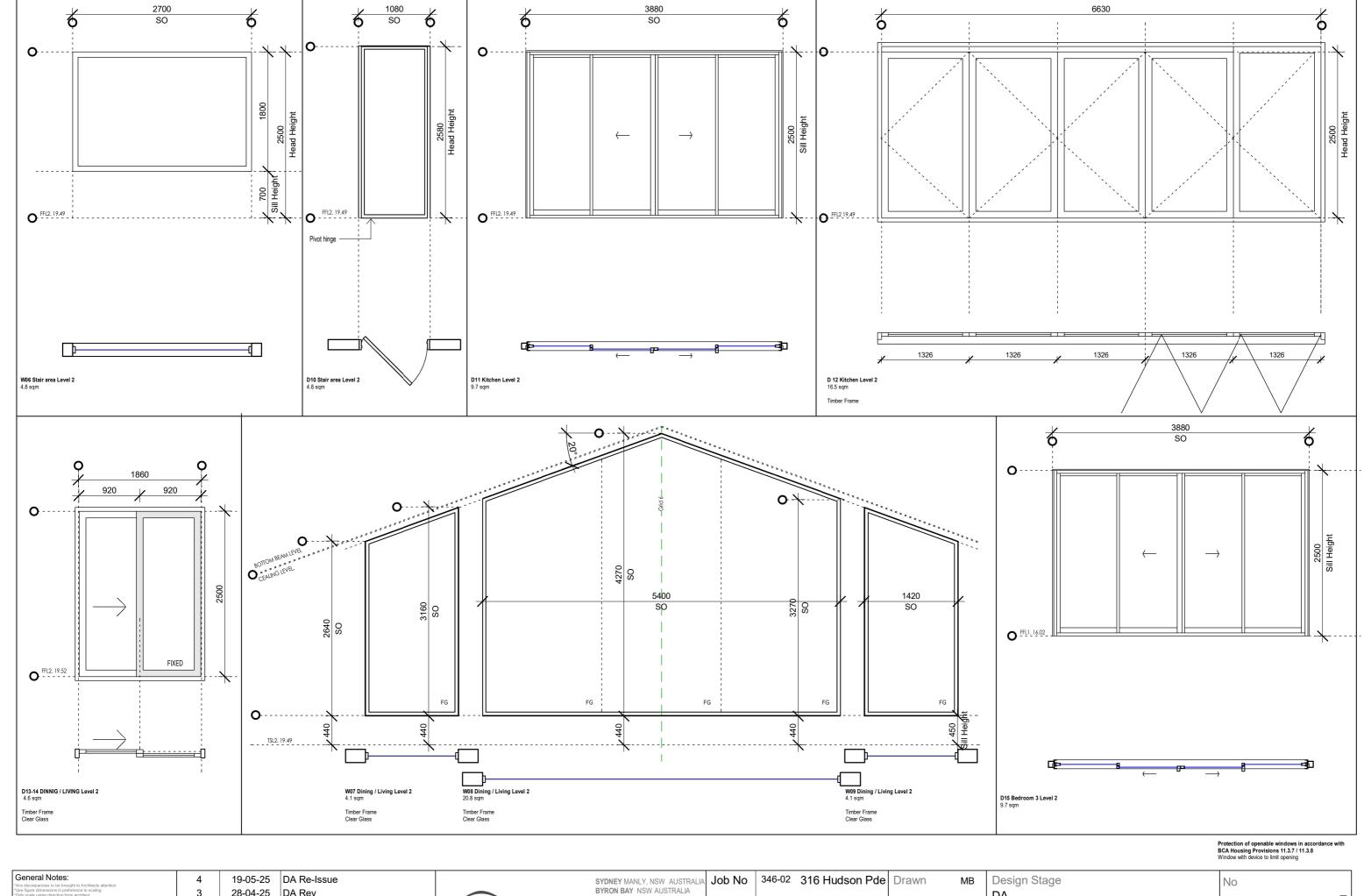
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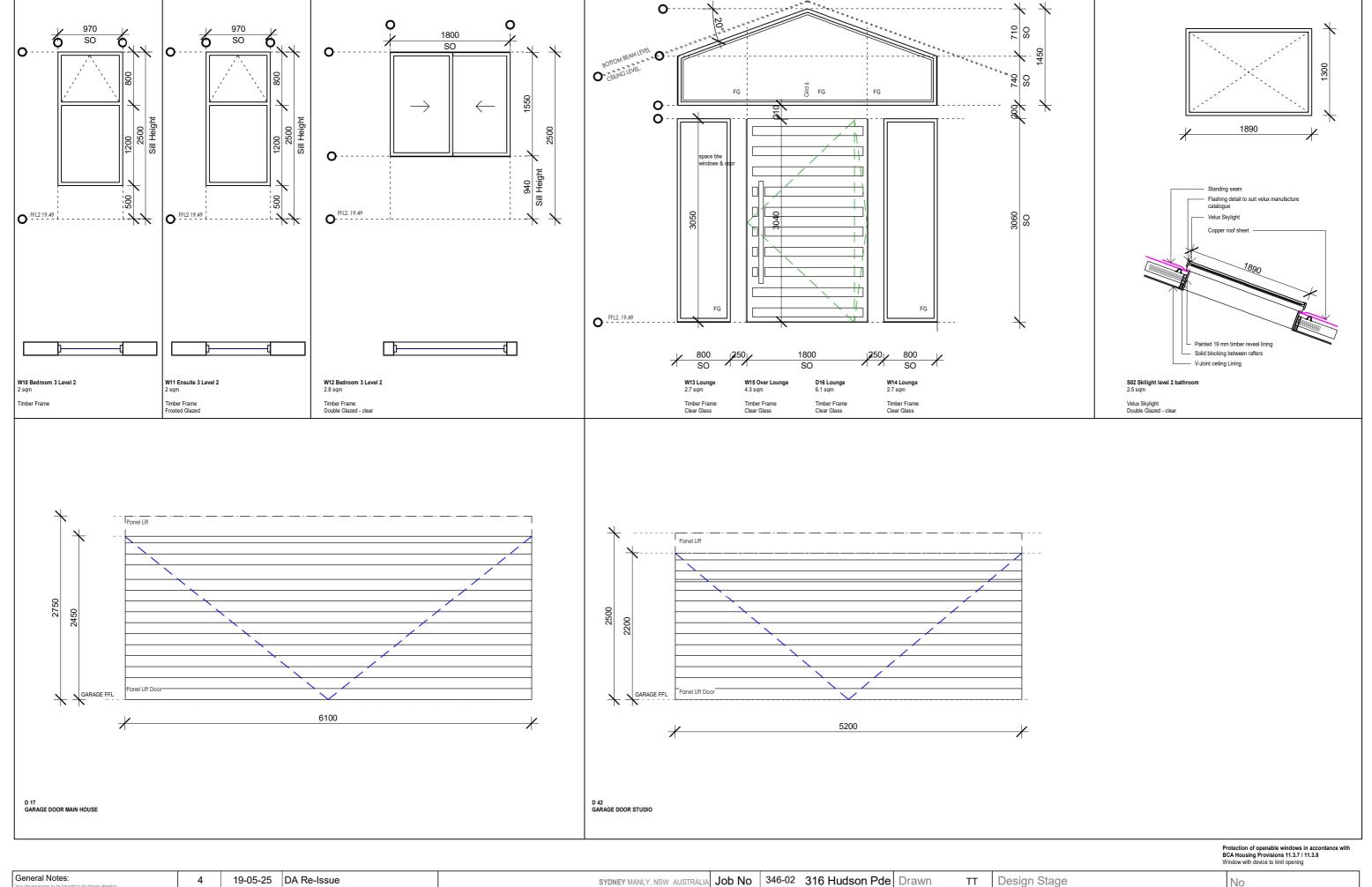
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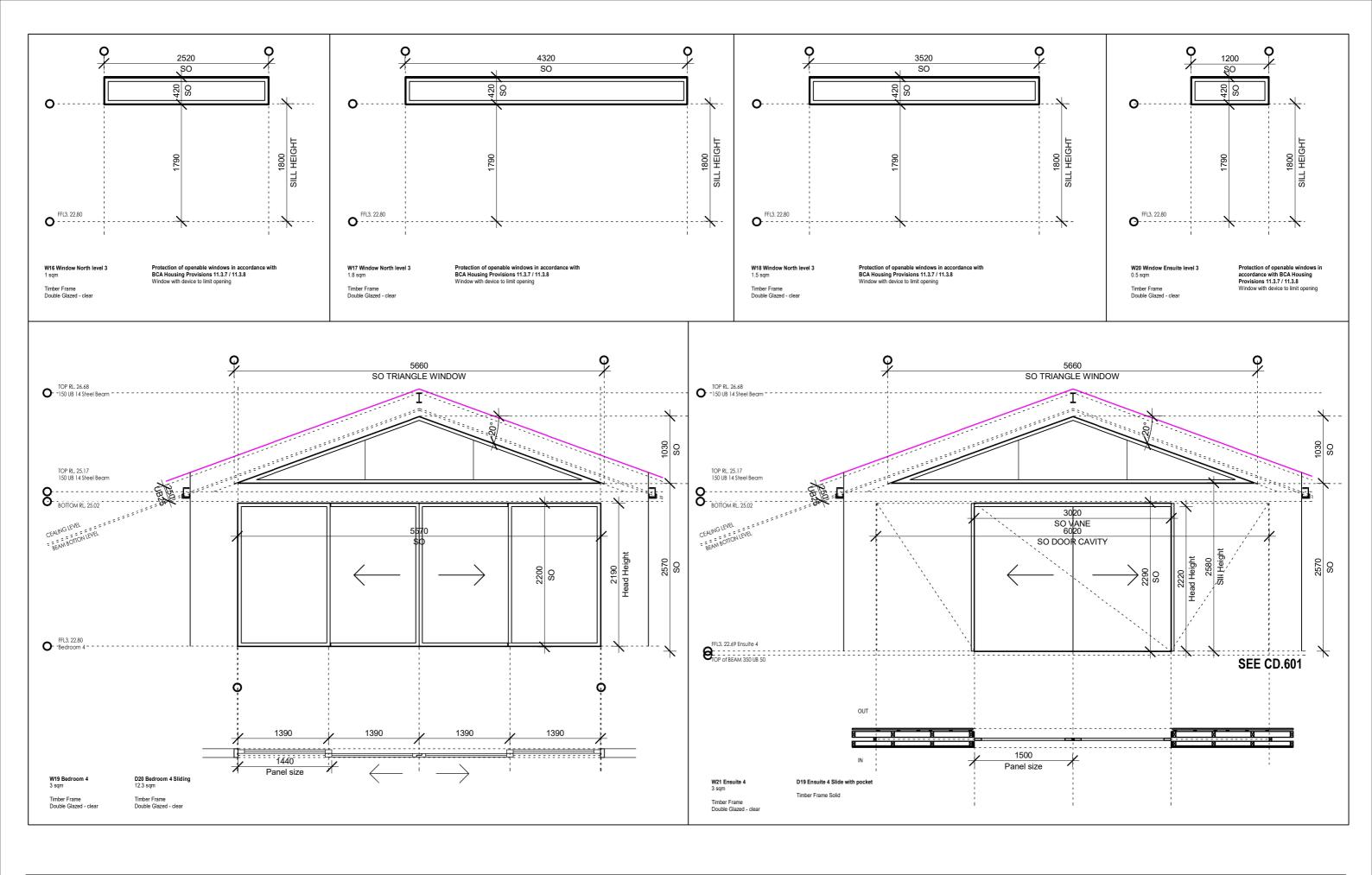
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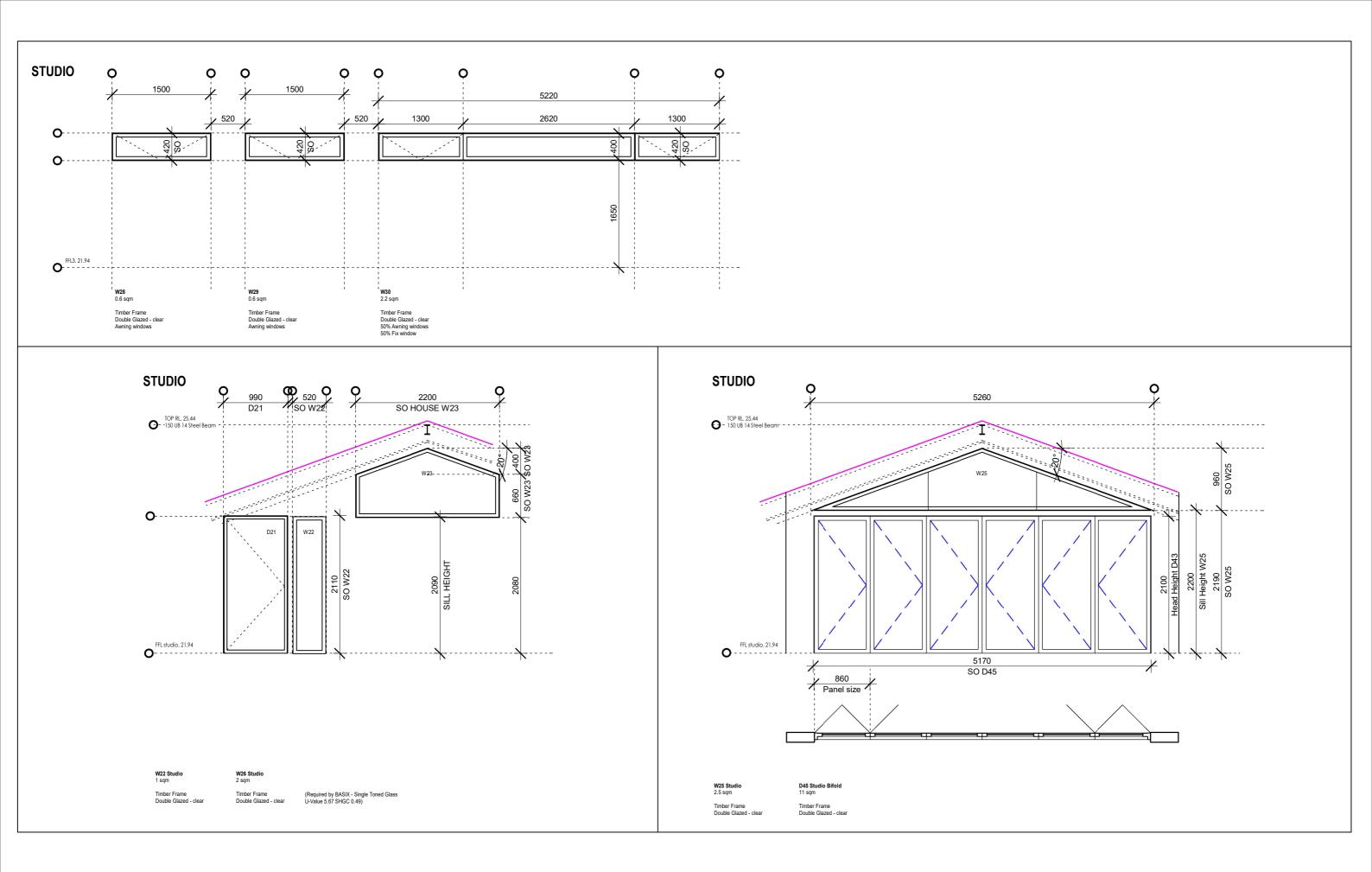
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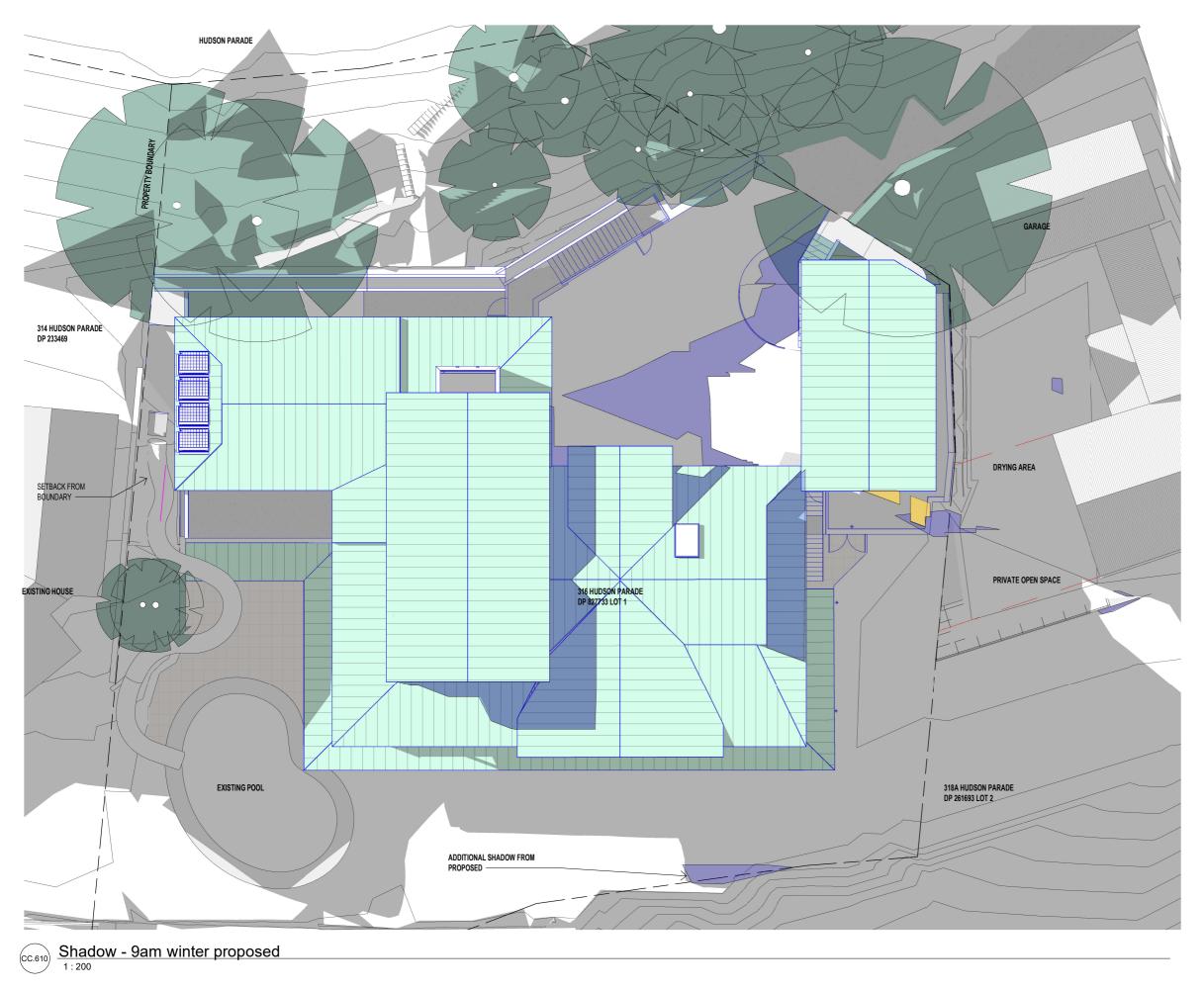
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Activation of the control of the con	1 Issue	09-04-25 Date	DA-P Amendment	ARCHITECTS	PHONE +612 9977 7648 EMAIL mark@bja.net.au WEB www.bja.net.au	Address	316 Hudson Parade Clareville LOT 1	Scale 1:	50	DOOR WINDOW SCHEDULE 5	Issue _	19/05/2



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LEGEND EXISTING SHADOW ADDITIONAL SHADOW ADDITIONAL SUN

General Notes:

19-05-25 DA Re-Issue 28-04-25 2 16-04-25 09-04-25 DA-P 1 Issue Date

DA

DA Rev ARCHITECTS Amendment

BAXTER & JACOBSON EMAIL mark@bja.net.au
WEB www.bja.net.au

SYDNEY MANLY, NSW AUSTRAL BYRON BAY NSW AUSTRALIA Nominated Architects D Jacobson #4259 & M Baxter #4831 PHONE +612 9977 7648

Client Address 316 Hudson Parade Clareville LOT 1

Job No

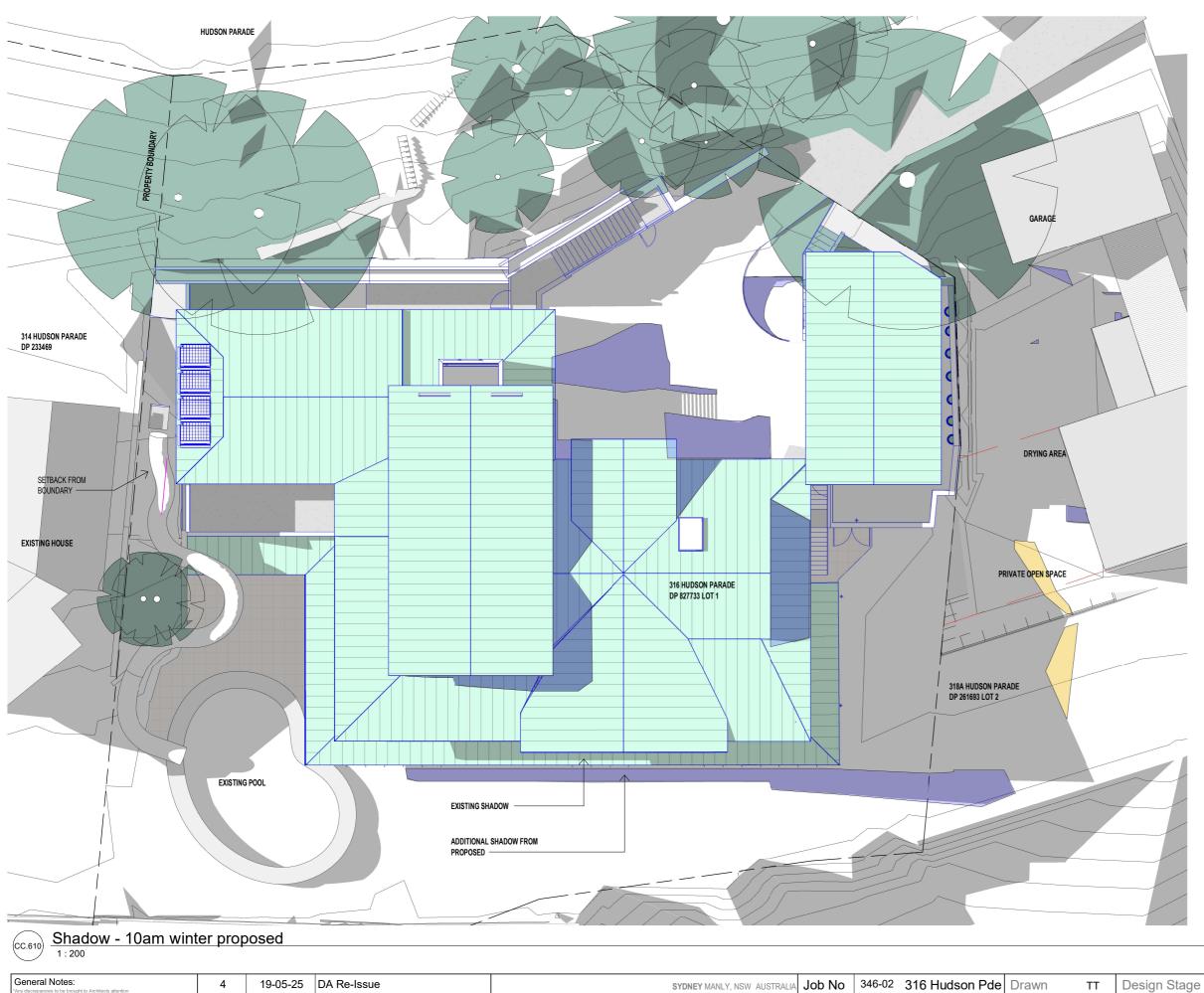
346-02 316 Hudson Pde Drawn **TONY WALLS**

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Design Stage Title SHADOW DIAGRAMS WINTER 9AM

DA.1901

Issue



LEGEND ADDITIONAL SHADOW ADDITIONAL SUN

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3	28-04-25	DA Rev
2	16-04-25	DA
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TONY WALLS Client 316 Hudson Parade Address Clareville LOT 1

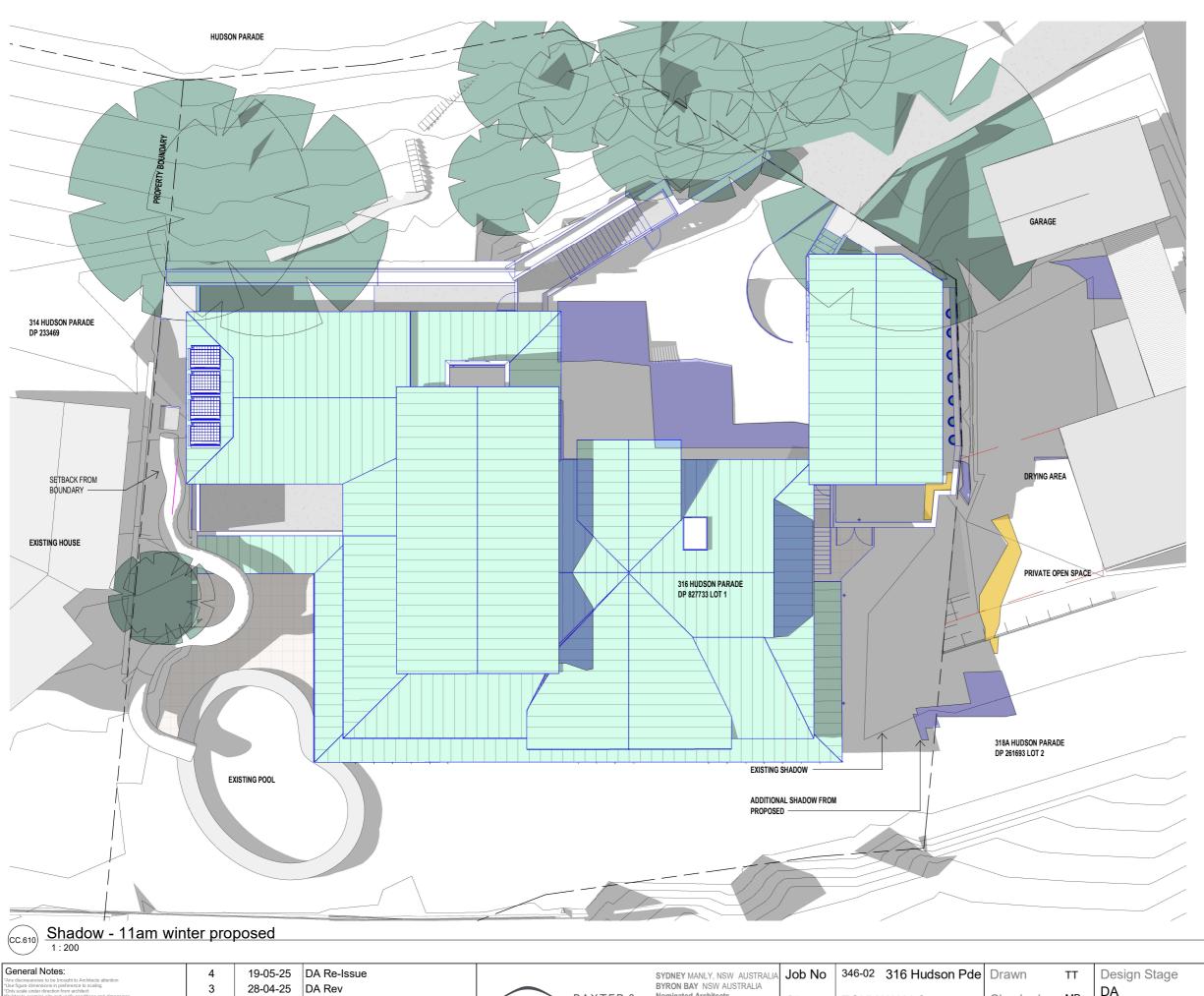
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Title SHADOW DIAGRAMS WINTER 10AM

DA.1902

Issue

19/05/2025 9:33:38 AM



LEGEND EXISTING SHADOW ADDITIONAL SHADOW ADDITIONAL SUN

16-04-25 2 09-04-25 DA-P 1 Issue

DA Amendment

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TONY WALLS

Clareville LOT 1

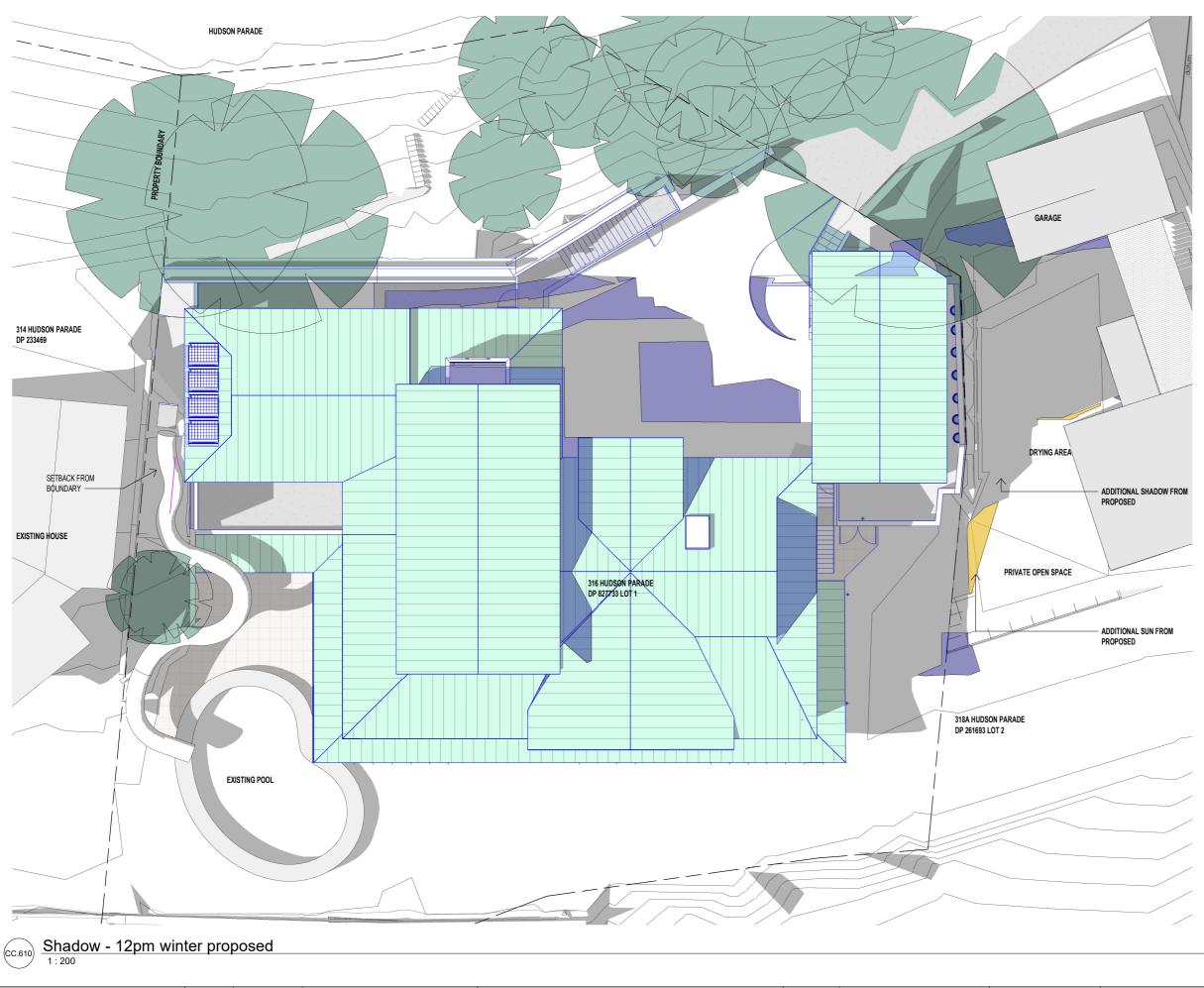
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SHADOW DIAGRAMS WINTER 11AM

DA.1903

Issue

19/05/2025 9:33:44 AM



LEGEND

EXISTING SHADOW

ADDITIONAL SHADOW

ADDITIONAL SUN

General Notes:

*Any discrepancies to be brought to Architects attention
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Issue Date Amendment

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Job No 346-02 316 Hudson Pde Drawn
Client TONY WALLS
Address 316 Hudson Parade

Clareville LOT 1

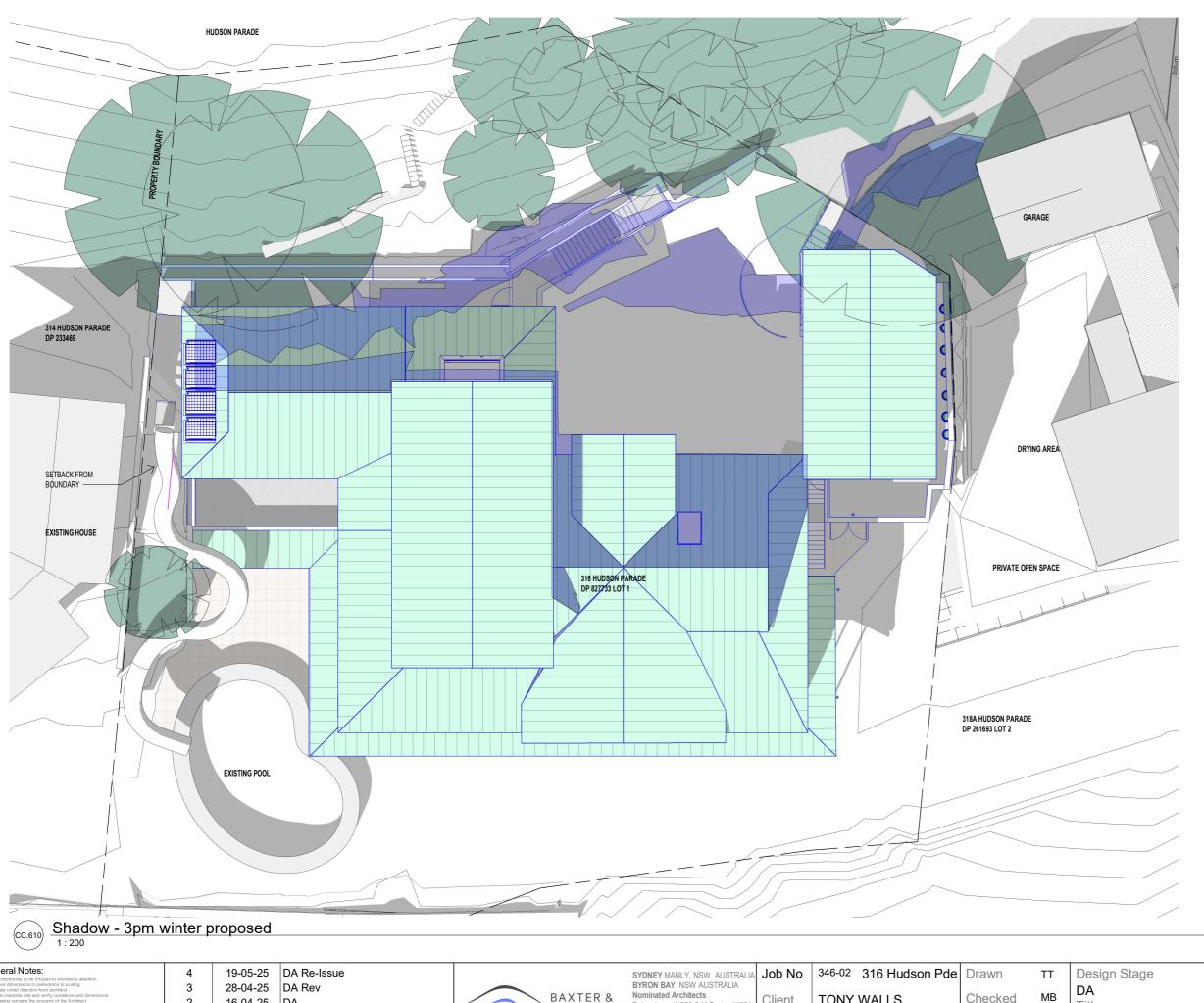
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Design Stage
DA
Title
SHADOW DIAGRAMS WINTER
12PM

DA.1904

Issue

19/05/2025 9:33:52 AM



EXISTING SHADOW ADDITIONAL SHADOW ADDITIONAL SUN

General Notes:

28-04-25 16-04-25 2 09-04-25 DA-P 1 Issue Date

DA JACOBSON ARCHITECTS Amendment

BYRON BAY NSW AUSTRALIA Nominated Architects D Jacobson #4259 & M Baxter #4831

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DA.1905

Issue

19/05/2025 9:33:59 AM