

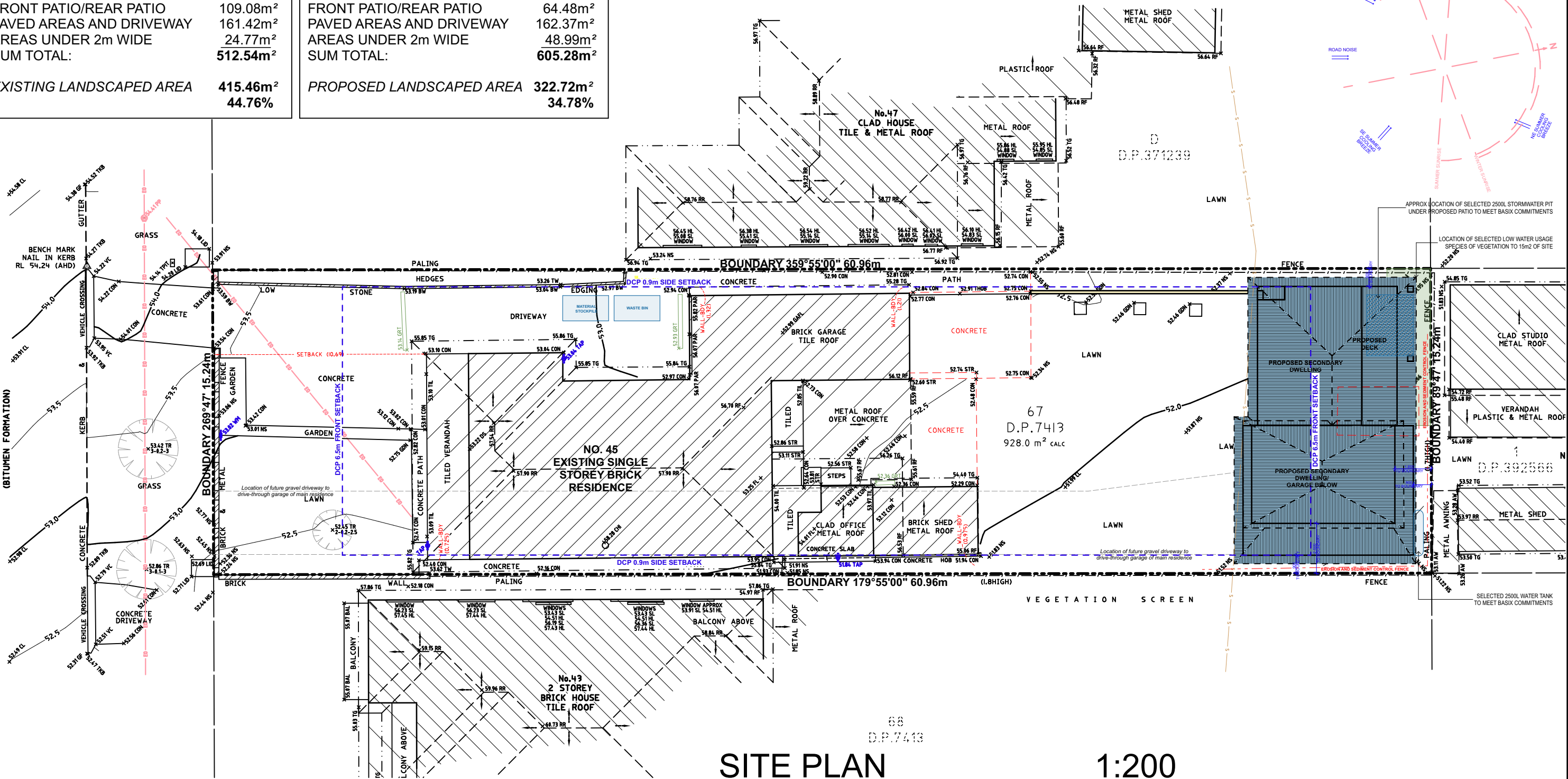
SITE CALCUALTIONS: EXISTING

SITE AREA	928.0m ²
BUILDING FOOTPRINT	217.51m ²
FRONT PATIO/REAR PATIO	109.08m ²
PAVED AREAS AND DRIVEWAY	161.42m ²
AREAS UNDER 2m WIDE	24.77m ²
SUM TOTAL:	512.54m ²
EXISTING LANDSCAPED AREA	415.46m ²
	44.76%

SITE CALCUALTIONS: PROPOSED

SITE AREA	928.0m ²
BUILDING FOOTPRINT	329.44m ²
FRONT PATIO/REAR PATIO	64.48m ²
PAVED AREAS AND DRIVEWAY	162.37m ²
AREAS UNDER 2m WIDE	48.99m ²
SUM TOTAL:	605.28m ²
PROPOSED LANDSCAPED AREA	322.72m ²
	34.78%

REDMAN ROAD
(BITUMEN FORMATION)



SITE PLAN

1:200

& SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGEMENT



BASIX INFORMATION REQUIREMENTS:

LIGHTING:
"Primary type of artificial lighting" must be fluorescent or Light Emitting Diode (LED) lighting in each of the following room:
-Kitchen
-All Bathrooms/toilets
-Laundry

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window/ door numbers shown in the Basix certificate.
Window sizes:
The total area of glazing for each window shall be no greater than that shown on the Basix certificate.
Shading devices:
Shading devices shall be installed in accordance with the Basix certificate.
Frames and glazing:
Frame and glazing types shall meet the requirements of the Basix certificate.

ENERGY COMMITMENTS:

Hot Water
Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments.
Natural Light
At least two bathrooms/toilets in the development must have a window for natural light.

INSULATION REQUIREMENTS:

External walls:
The external walls shall meet the minimum requirement of -Cavity Brick R1.17 and Brick Veneer R2.4 including construction.
Suspended floors:
The new concrete slab on ground/ suspended floor above garage, concrete shall meet minimum Nil insulation requirement.
Ceilings:
The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).
Roof:
The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

PREPARED BY ARIANNA ROSNELL
136 Owen Stanley Avenue, Allambie Heights
NSW 2100
Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

**DA APPLICATION
ONLY**

NOT FOR CONSTRUCTION

NOTE

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Project North:



Arianna Rosnell

Drawn | Checked

Plot Date:

1/5/2023

Project NO.

230208 DA

Project Status

Development Application

Client

MR + MRS FALVO

Site:

45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

DRAWING TITLE:

COMPLYING DEVELOPMENT CERTIFICATE
SITE ANALYSIS

PROJECT NAME:

45 REDMAN ROAD

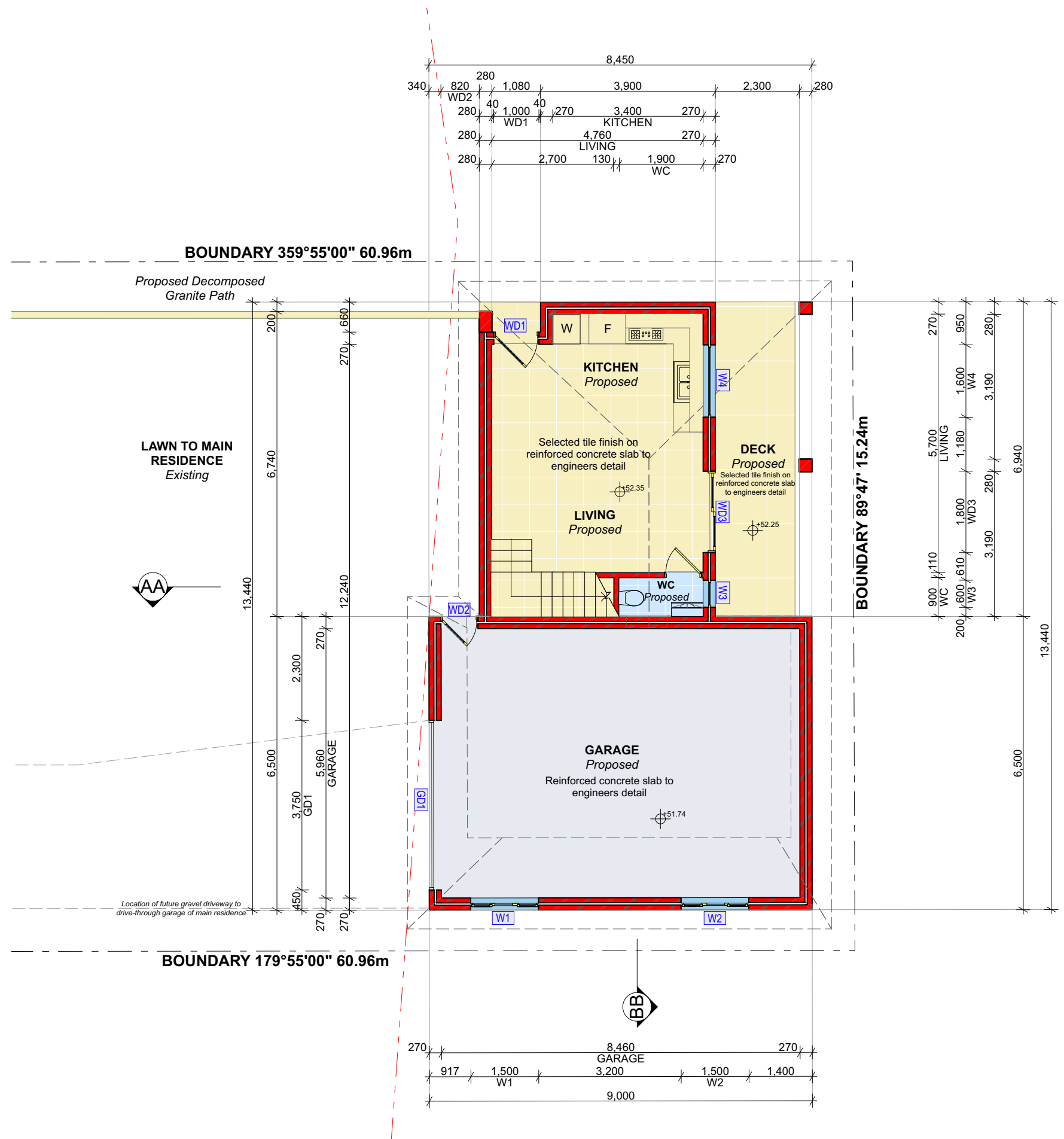
REVISION NO.

DRAWING NO.

Plot Date:

DA1

1/5/2023



1 PROPOSED GROUND FLOOR PLAN 1:100



HERMOSA
Design
BEAUTY IS IN THE DETAIL

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NSW 2100
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ENERGY COMMITMENTS:
Hot Water: Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments.
Natural Light: At least two bathrooms/toilets in the development must have a window for natural light.
INSULATION REQUIREMENTS:
External walls: The external walls shall meet the minimum requirement of Cavity Brick R1.17 and Brick Veneer R2.4 including construction.
Suspended floors: The new concrete slab on ground/ suspended floor above garage, concrete-shall meet minimum Nil insulation requirement.
Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).
Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWING NO:
DA 2

CLIENT:
MR + MRS FALVO
PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell
Plot Date: 1/5/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

DA APPLICATION ONLY

NOT FOR CONSTRUCTION Project North

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Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 3

CLIENT:
MR + MRS FALVO
PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

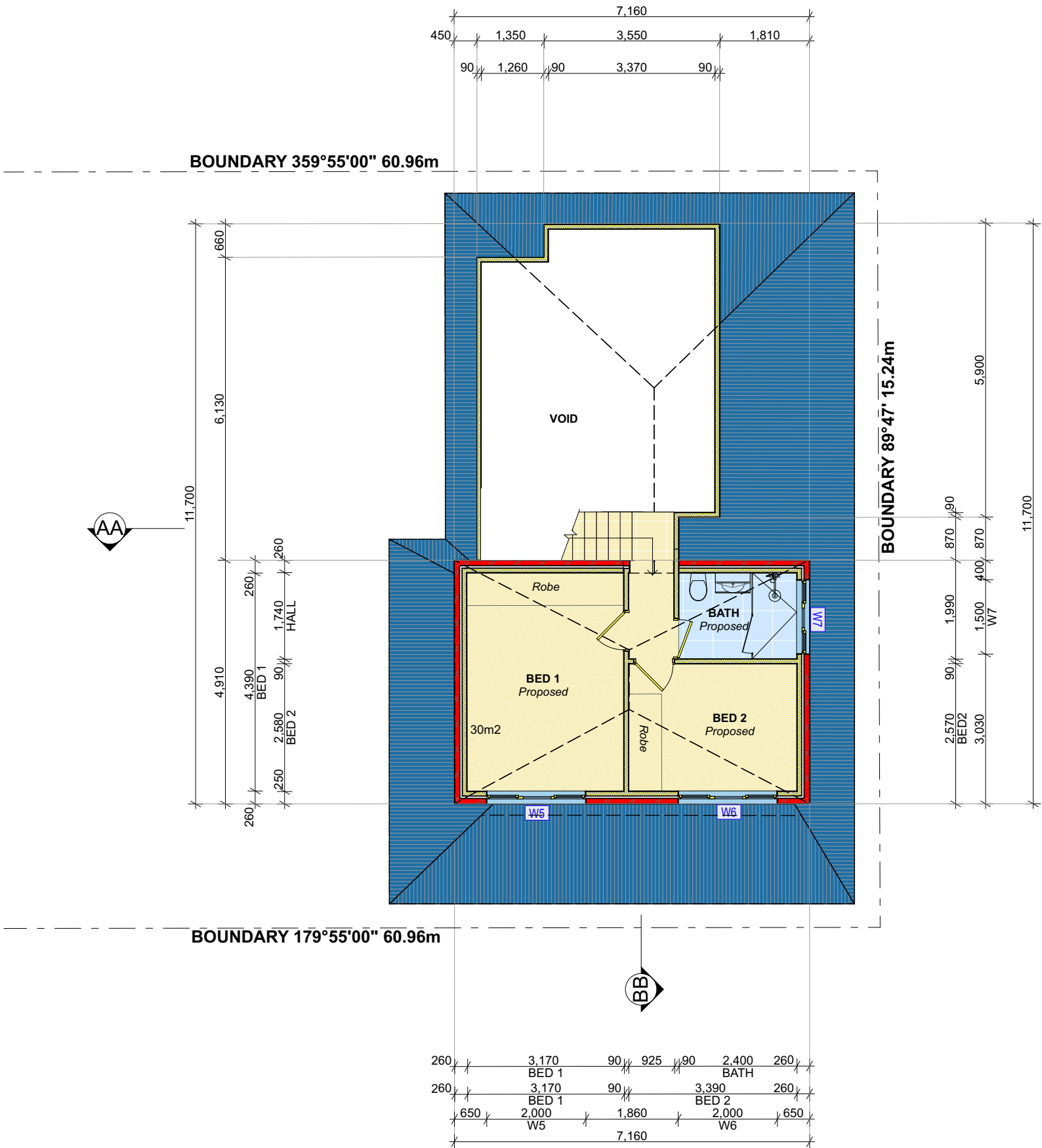
Checked By: Arianna Rosnell
Plot Date: 1/5/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

DA APPLICATION ONLY
NOT FOR CONSTRUCTION  Project North

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DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 4

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By:	Arianna Rosnell
Plot Date:	1/5/2023
Project No.	230208 DA
Project Status	DESIGN DEVELOPMENT

DA APPLICATION ONLY

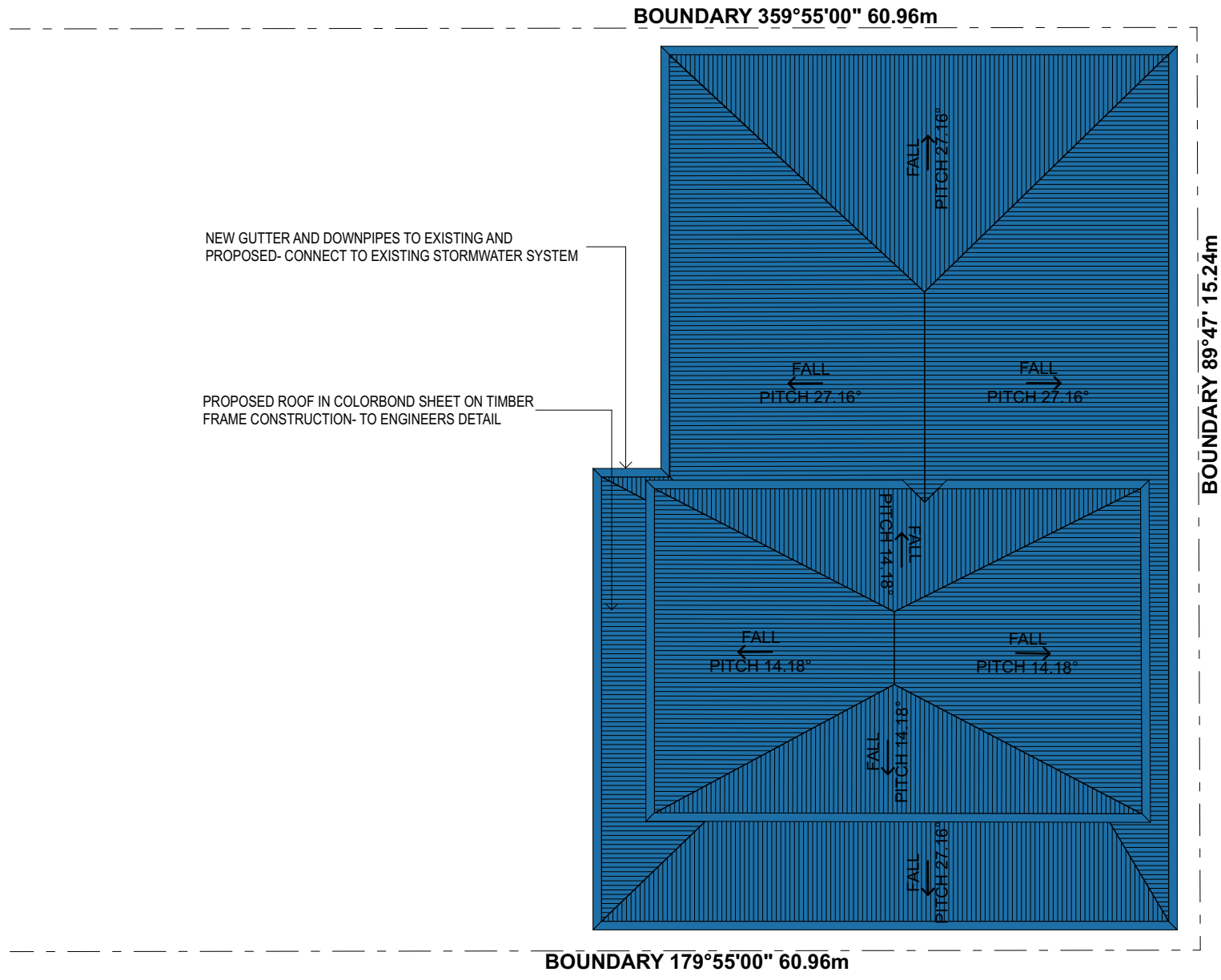


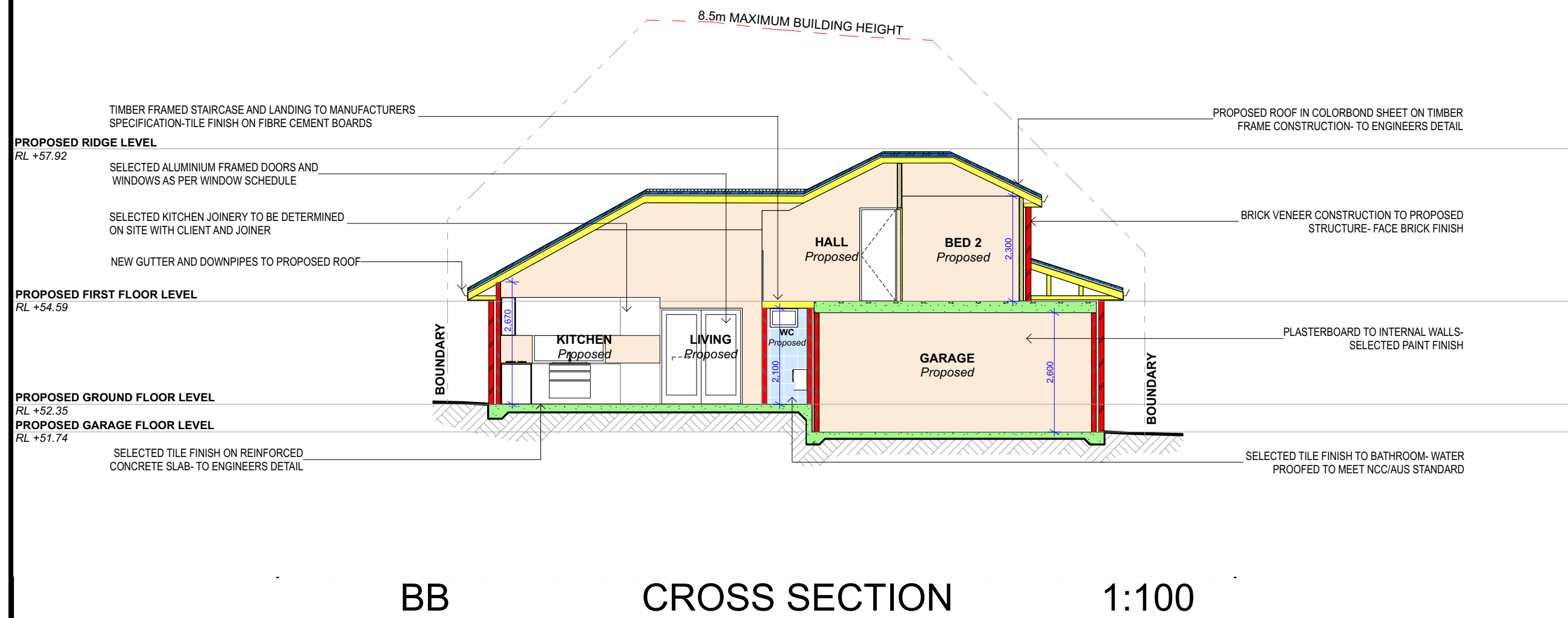
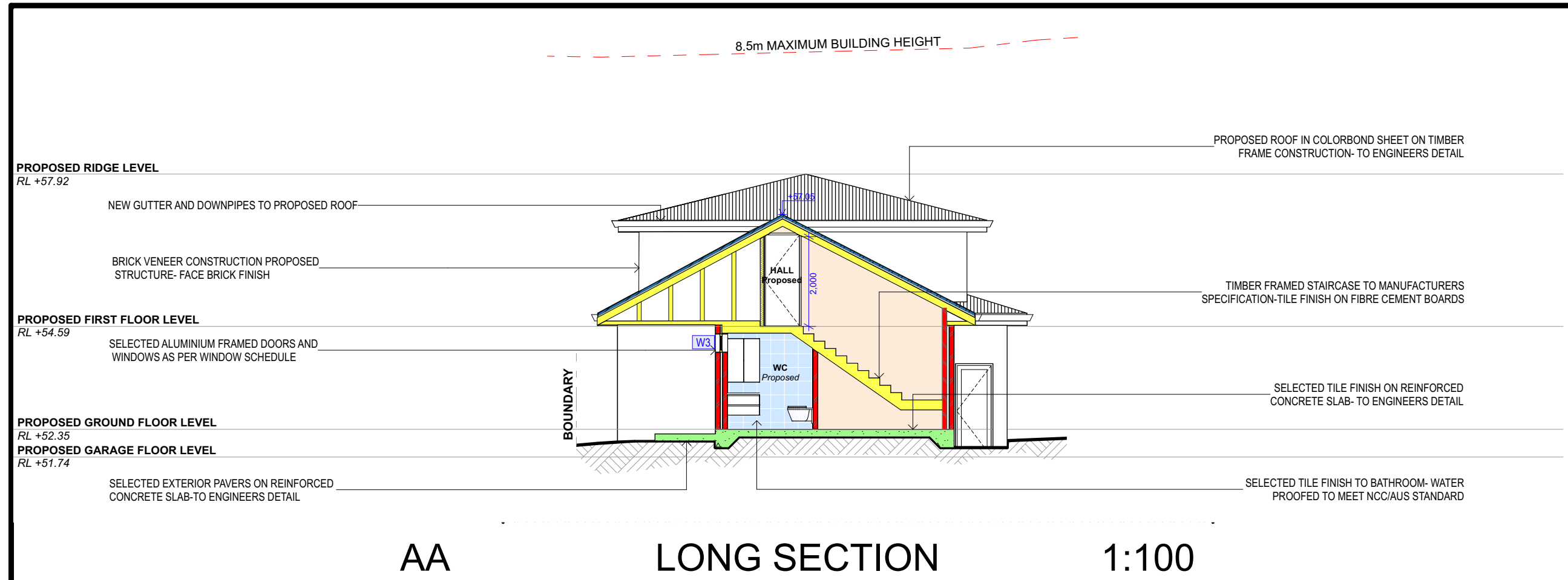
NOT FOR CONSTRUCTION Project North

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Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :

SECTIONS

DRAWING NO:

DA 5

CLIENT:

MR + MRS FALVO

PROJECT NAME :

**PROPOSED ALTERATIONS +
ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA**

Checked By: Arianna Rosnell

Plot Date: 1/5/2023

Project No. 230208 DA

Project Status DESIGN DEVELOPMENT

**DA APPLICATION
ONLY**

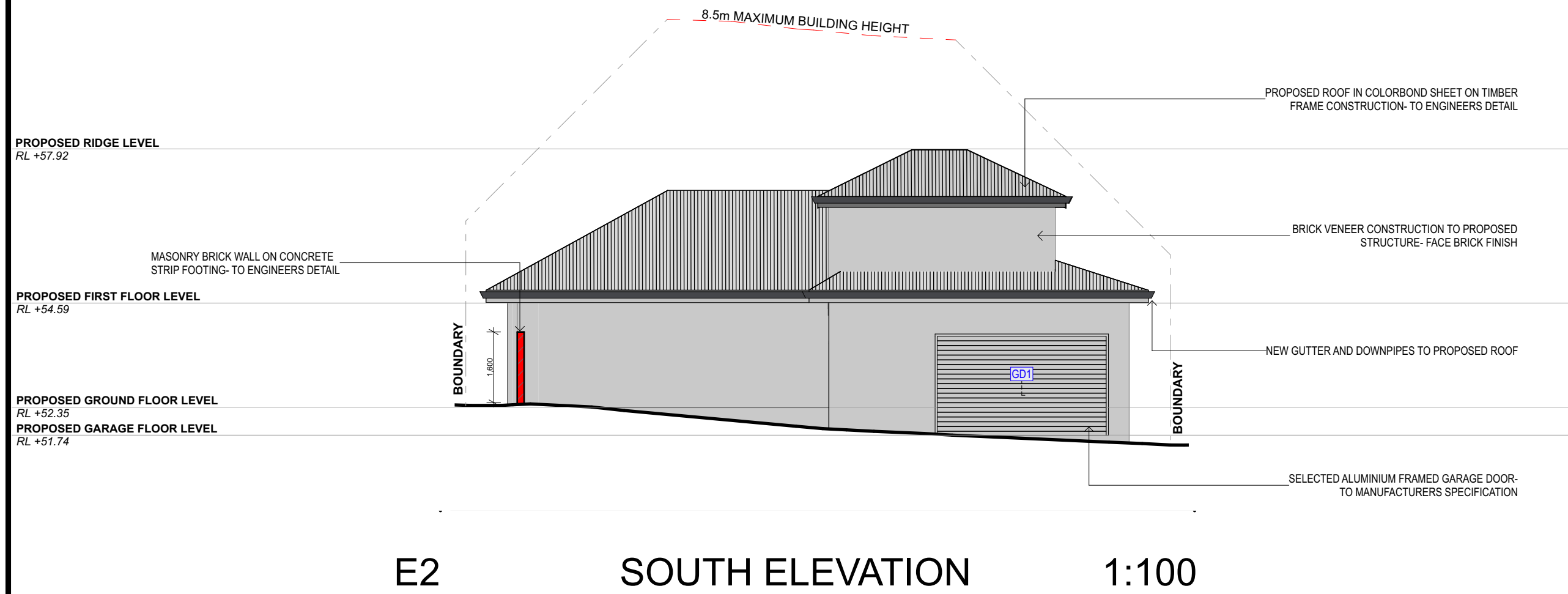
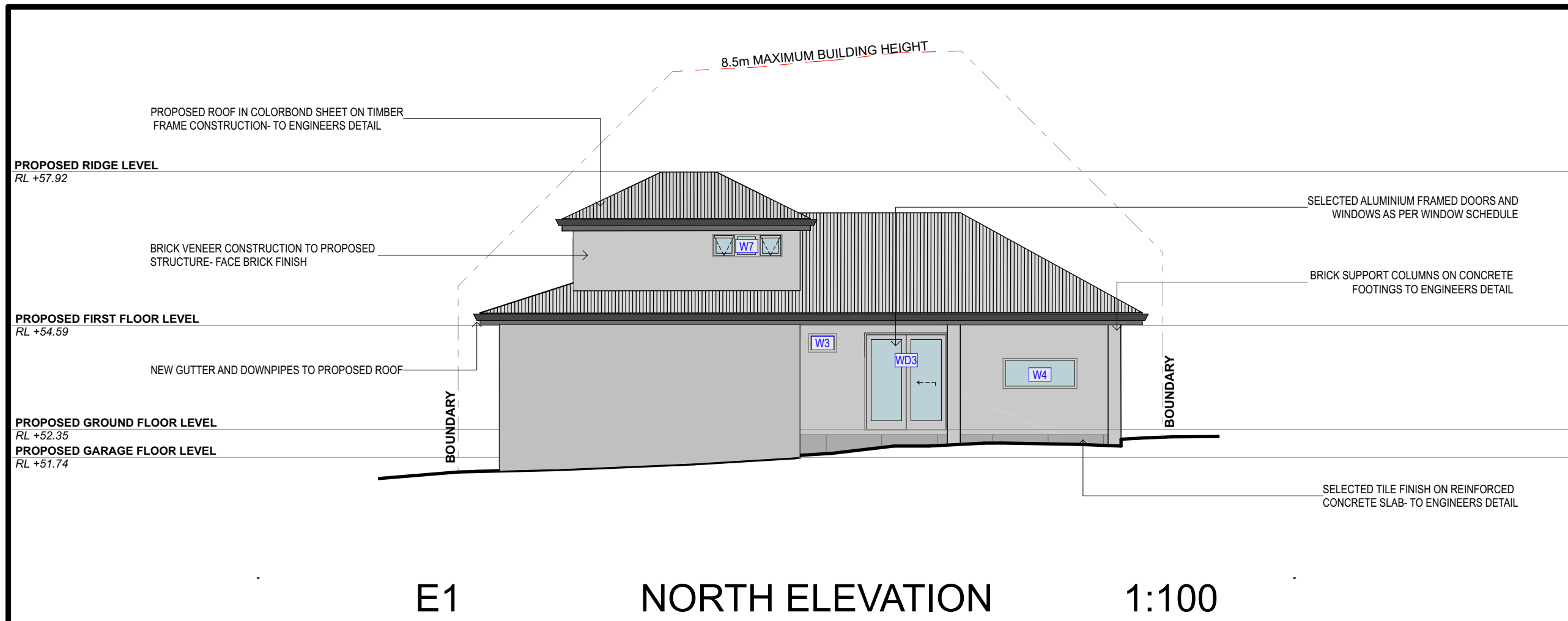
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Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 6

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By:	Arianna Rosnell
Plot Date:	1/5/2023
Project No.	230208 DA
Project Status	DESIGN DEVELOPMENT

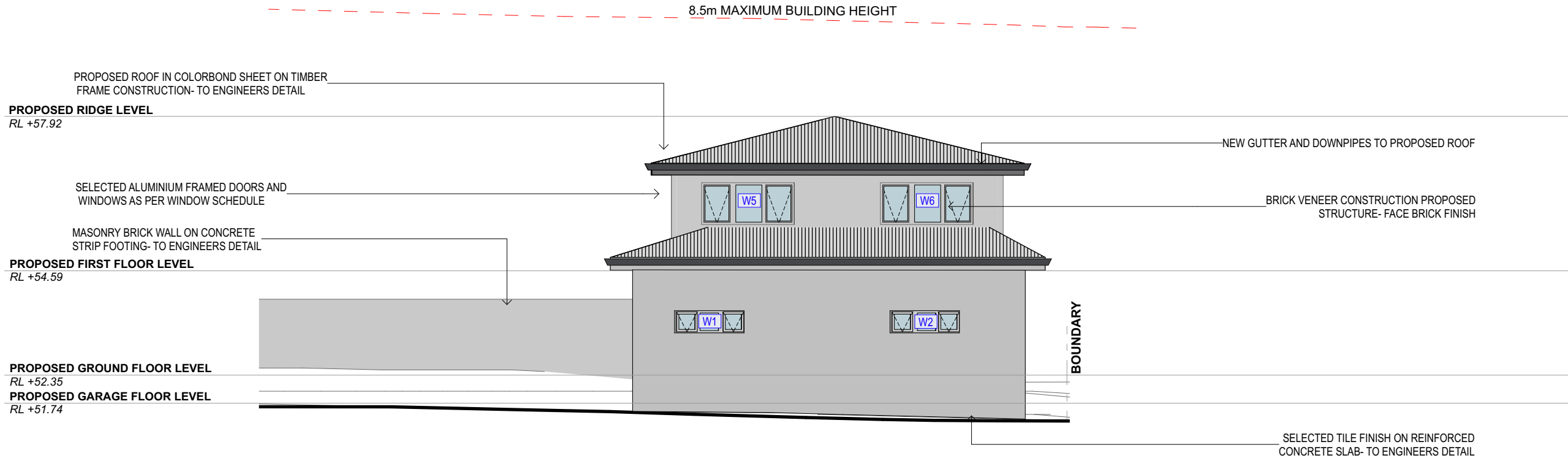
DA APPLICATION ONLY

NOT FOR CONSTRUCTION

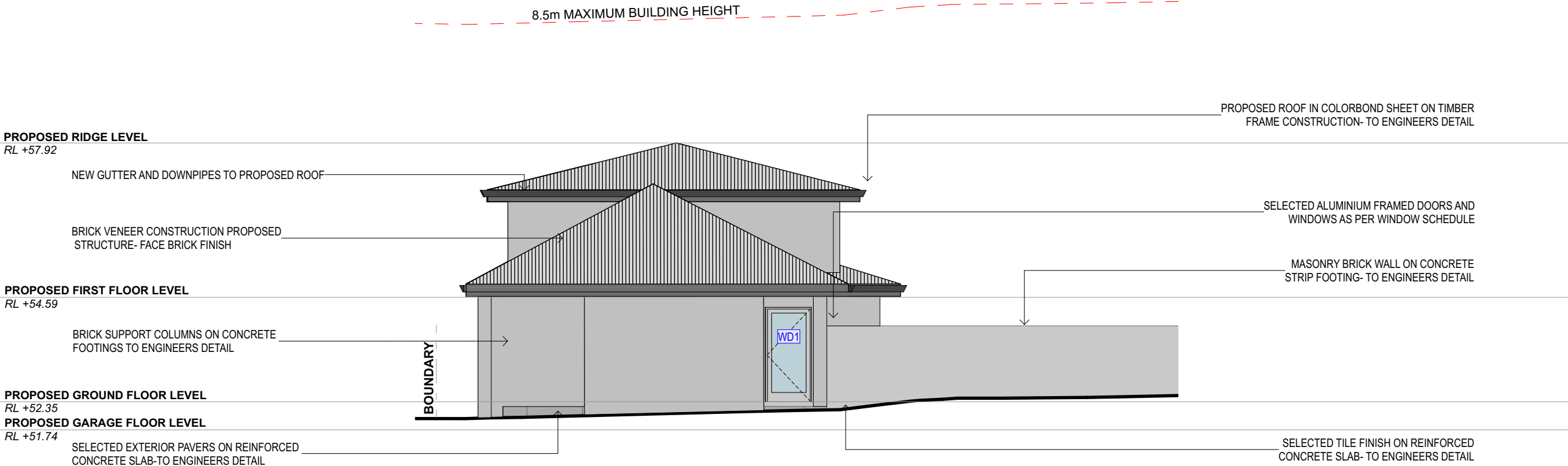
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E3 EAST ELEVATION 1:100



E4 WEST ELEVATION 1:100



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Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).
Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
EAST + WEST ELEVATION

DRAWING NO:
DA 7

CLIENT:
MR + MRS FALVO
PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell
Plot Date: 1/5/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

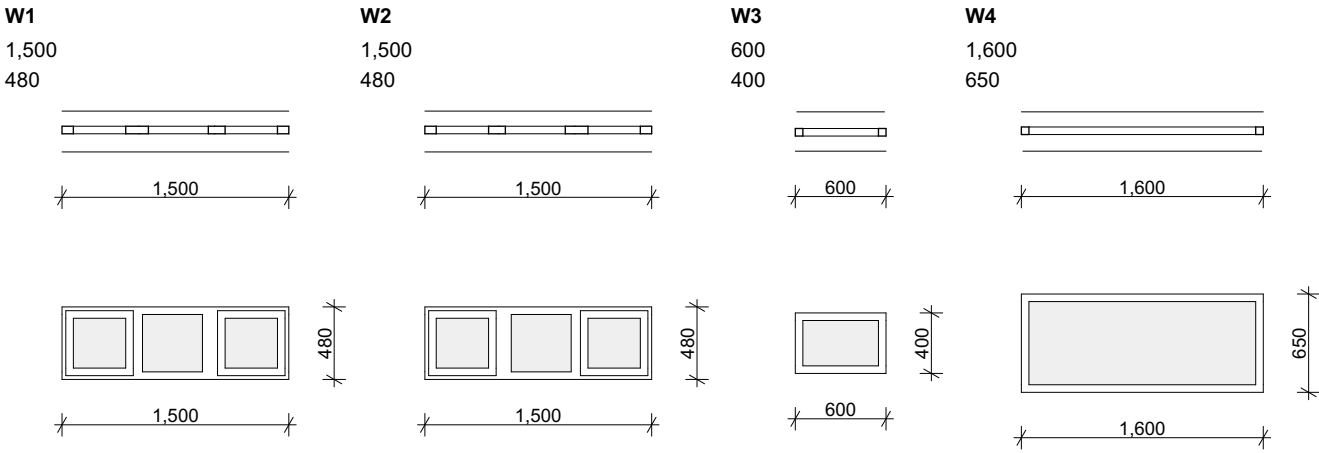
DA APPLICATION ONLY

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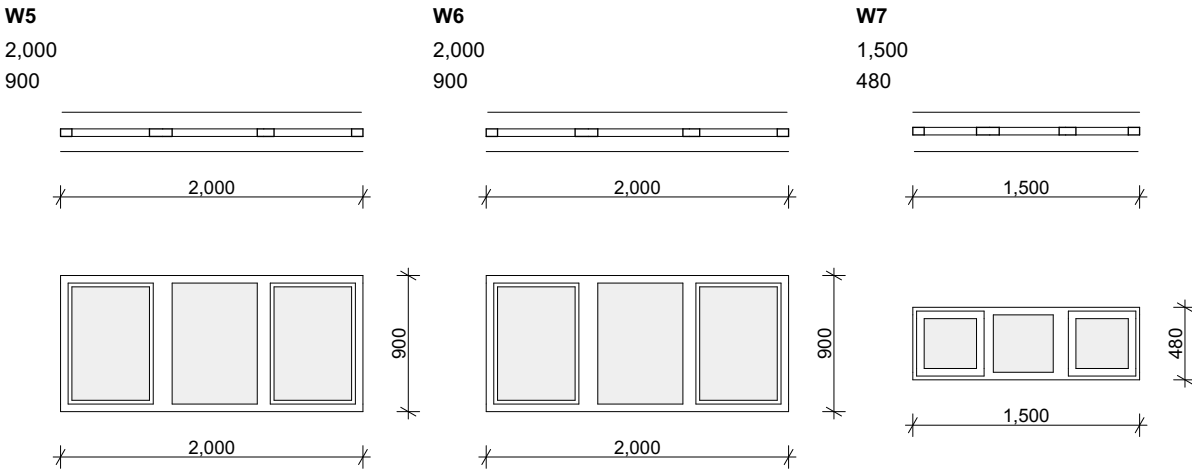
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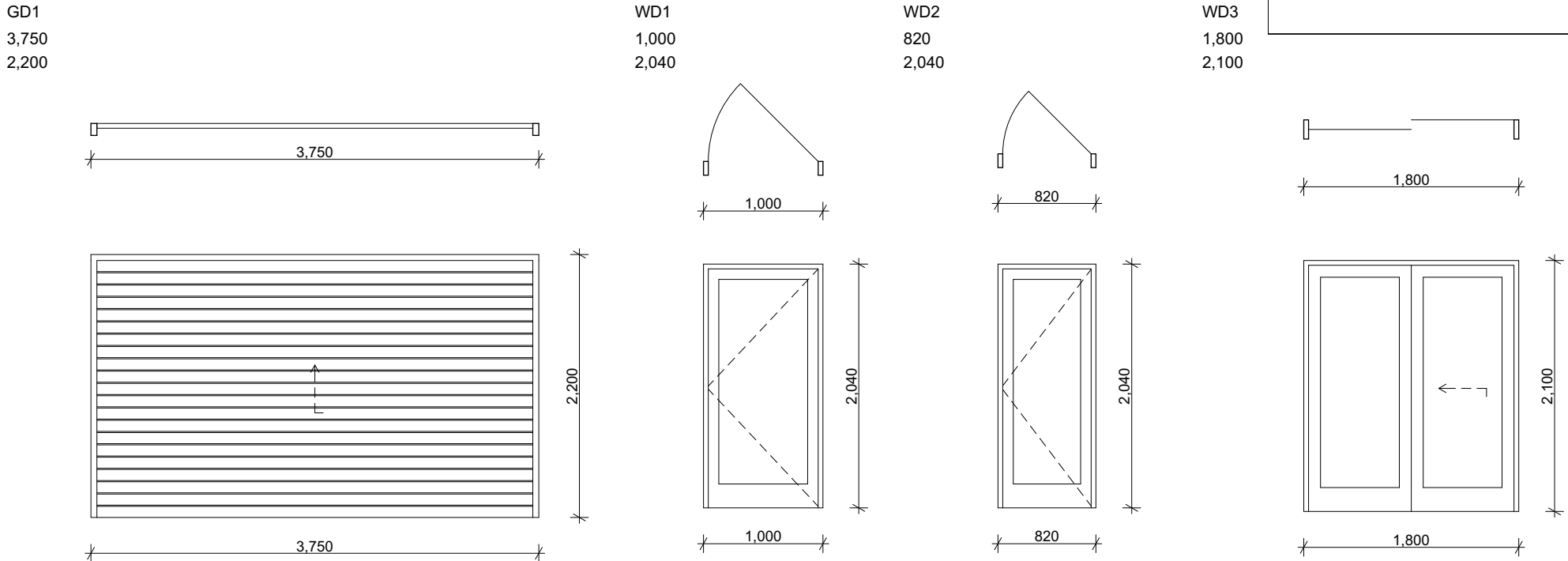
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ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING ALUMINIUM FRAMED WINDOW-AWNING ALUMINIUM FRAMED FIXED WINDOW



ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING



ALUMINIUM ROLLER-GARAGE DOOR TO MANUFACTURERS SPECIFICATION SINGLE HINGED ALUMINIUM FRAMED GLAZED DOOR SINGLE HINGED ALUMINIUM FRAMED GLAZED DOOR DOUBLE HINGED ALUMINIUM FRAMED GLAZED DOOR

SCHEDULE OF FINISHES

FINISHES	IMAGE
RENDER/PAINT FINISH CLIENT TO CONFIRM WITH BUILDER ON-SITE (TIMELESS GREY) MID-TONE OR EQUIVALENT	
ALUMINIUM WINDOWS/DOORS CLIENT TO CONFIRM WITH BUILDER ON-SITE-WHITE	
CORRUGATED COLORBOND ROOF SHEETING- BASALT OR EQUIVALENT (MID-DARK RANGE)	
GARAGE DOOR COLOUR TO MATCH GUTTERS AND DOWNPIPES TO BE DETERMINED ON SITE	
EXTERIOR PAVERS LIGHT TO MEDIUM GREY TONE PAVERS- CLIENT TO DETERMINE ON SITE	

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Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).

Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
WINDOW/DOOR SCHEDULE

DRAWING NO:
DA 8

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell
Plot Date: 1/5/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

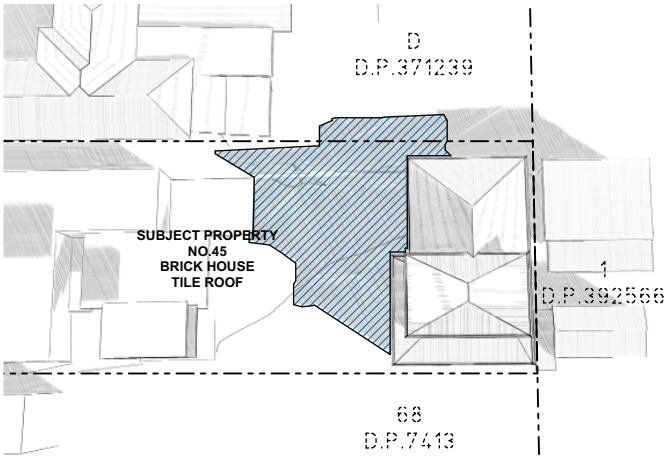
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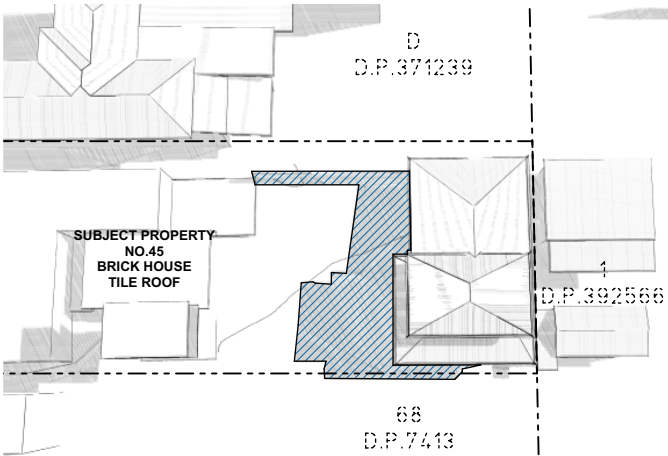
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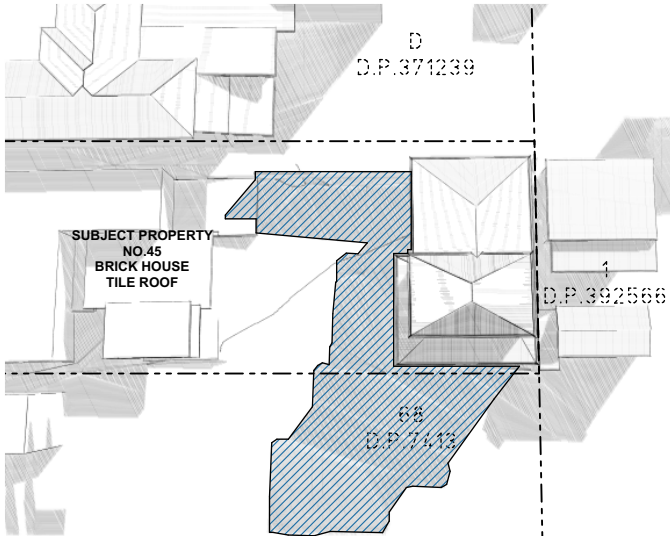
PROPOSED SHADOW



PROPOSED SHADOW 22ND JUNE- 9AM



PROPOSED SHADOW 22ND JUNE- 12PM



PROPOSED SHADOW 22ND JUNE- 3PM



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Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

- BASIX INFORMATION REQUIREMENTS:**
- LIGHTING:**
"Primary type of artificial lighting" must be fluorescent or Light Emitting Diode (LED) lighting in each of the following room:
-Kitchen
-All Bathrooms/toilets
-Laundry
- WINDOWS & GLAZED DOORS:**
All window and door numbers shown on the window and door schedule correspond to matching window/ door numbers shown in the Basix certificate.
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate.
Shading devices: Shading devices shall be installed in accordance with the Basix certificate.
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.
- ENERGY COMMITMENTS:**
Hot Water: Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments.
Natural Light: At least two bathrooms/toilets in the development must have a window for natural light.
- INSULATION REQUIREMENTS:**
External walls: The external walls shall meet the minimum requirement of Cavity Brick R1.17 and Brick Veneer R2.4 including construction.
Suspended floors: The new concrete slab on ground/ suspended floor above garage, concrete- shall meet minimum Nil insulation requirement.
Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).
Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
SHADOW DIAGRAMS

DRAWING NO:
DA 9

CLIENT:
MR + MRS FALVO
PROJECT NAME :
**PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA**

Checked By: Arianna Rosnell
Plot Date: 1/5/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

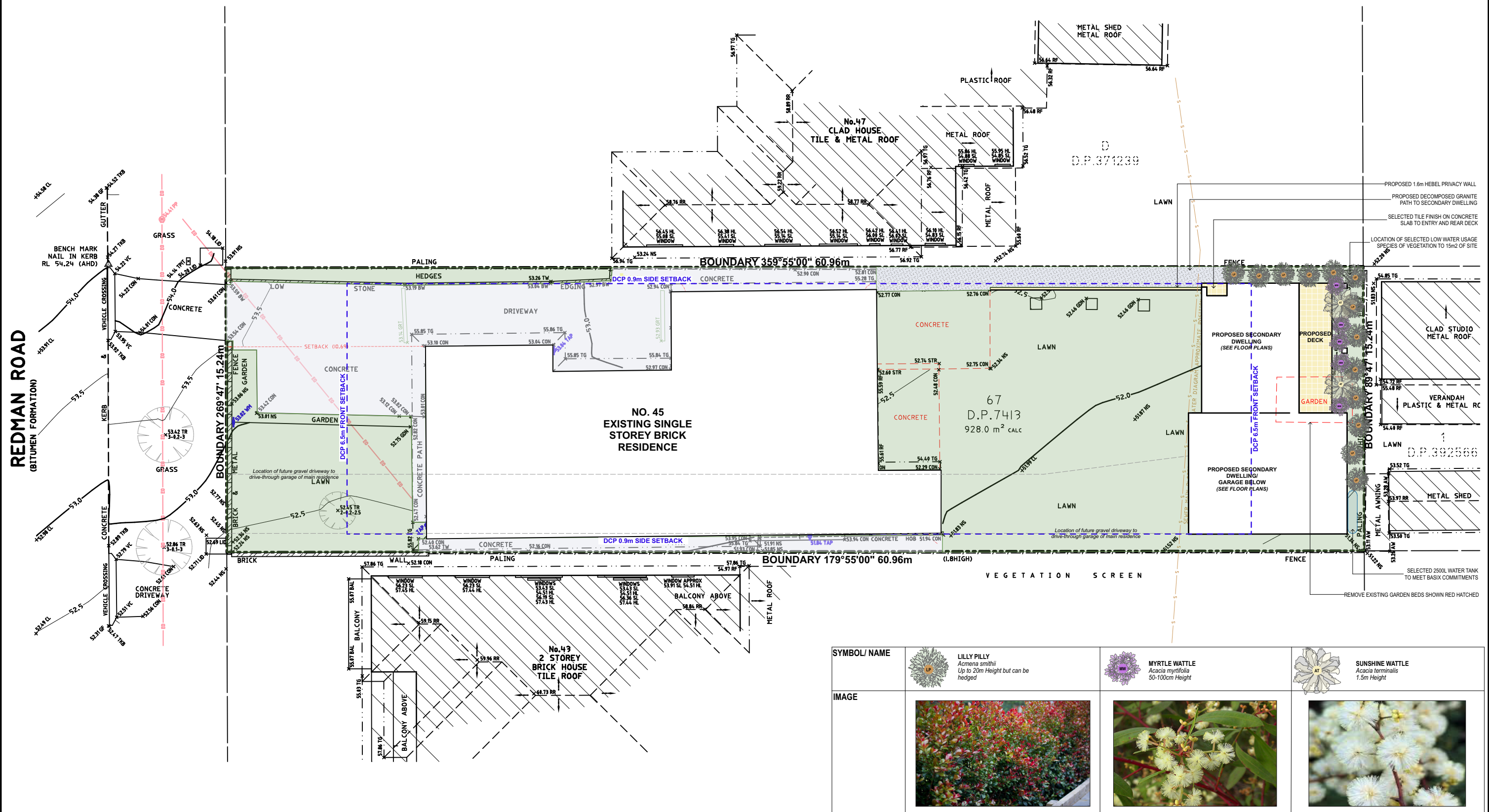
**DA APPLICATION
ONLY**

NOT FOR CONSTRUCTION

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Hermosa Design and is to be used only for work when authorised in writing by Hermosa Design.

All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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AARON THOMSON
LAWN & GARDEN SERVICES
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ABN: 84 532 422 997

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
"Primary type of artificial lighting" must be fluorescent or Light Emitting Diode (LED) lighting in each of the following room:
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Ceilings: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).
Roof:

PREPARED BY ARIANNA ROSNELL
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ABN:30 894 082 124

DA APPLICATION ONLY

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Project North:

Drawn | Checked

Plot Date:

Project NO.

Project Status

Client

Site:

Aaron Thomson
Associate Diploma of Horticulture
PO Box 608 Freshwater 2096

1/5/2023

230208 DA

Development Application

MR + MRS FALVO

45 REDMAN ROAD DEE WHY
NSW AUSTRALIA



DRAWING TITLE :
COMPLYING DEVELOPMENT CERTIFICATE
LANDSCAPE PLAN

PROJECT NAME :
45 REDMAN ROAD

REVISION NO.

DRAWING NO.

Plot Date:

DA10

1/5/2023