

SITE CALCUALTIONS: EXISTING

SITE AREA	928.0m <sup>2</sup>
BUILDING FOOTPRINT	217.51m <sup>2</sup>
FRONT PATIO/REAR PATIO	109.08m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	161.42m <sup>2</sup>
AREAS UNDER 2m WIDE	24.77m <sup>2</sup>
SUM TOTAL:	512.54m <sup>2</sup>

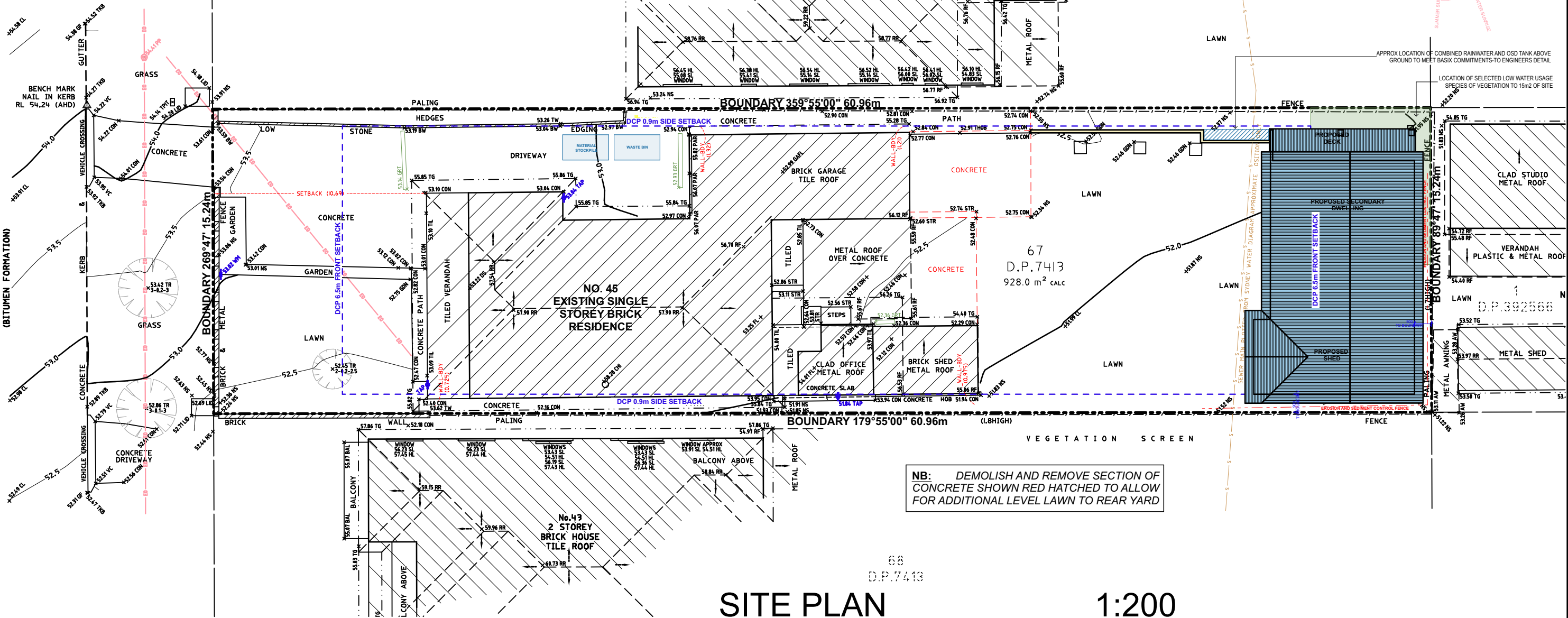
EXISTING LANDSCAPED AREA	415.46m <sup>2</sup>
	44.76%

SITE CALCUALTIONS: PROPOSED

SITE AREA	928.0m <sup>2</sup>
BUILDING FOOTPRINT	305.12m <sup>2</sup>
FRONT PATIO/REAR PATIO	76.03m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	159.87m <sup>2</sup>
AREAS UNDER 2m WIDE	57.99m <sup>2</sup>
SUM TOTAL:	599.01m <sup>2</sup>

PROPOSED LANDSCAPED AREA	328.99m <sup>2</sup>
	35.45%

REDMAN ROAD  
(BITUMEN FORMATION)



NB: DEMOLISH AND REMOVE SECTION OF CONCRETE SHOWN RED HATCHED TO ALLOW FOR ADDITIONAL LEVEL LAWN TO REAR YARD

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:**  
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**Shading devices:**  
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**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 one bathroom/toilet 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.  
**Concrete Slab on Ground:**  
The new concrete slab on ground 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:

20/10/2023

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**

20/10/2023



**HERMOSA**  
*Design*  
BEAUTY IS IN THE DETAIL

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**DRAWING TITLE :**  
**PROPOSED GROUND FLOOR PLAN**

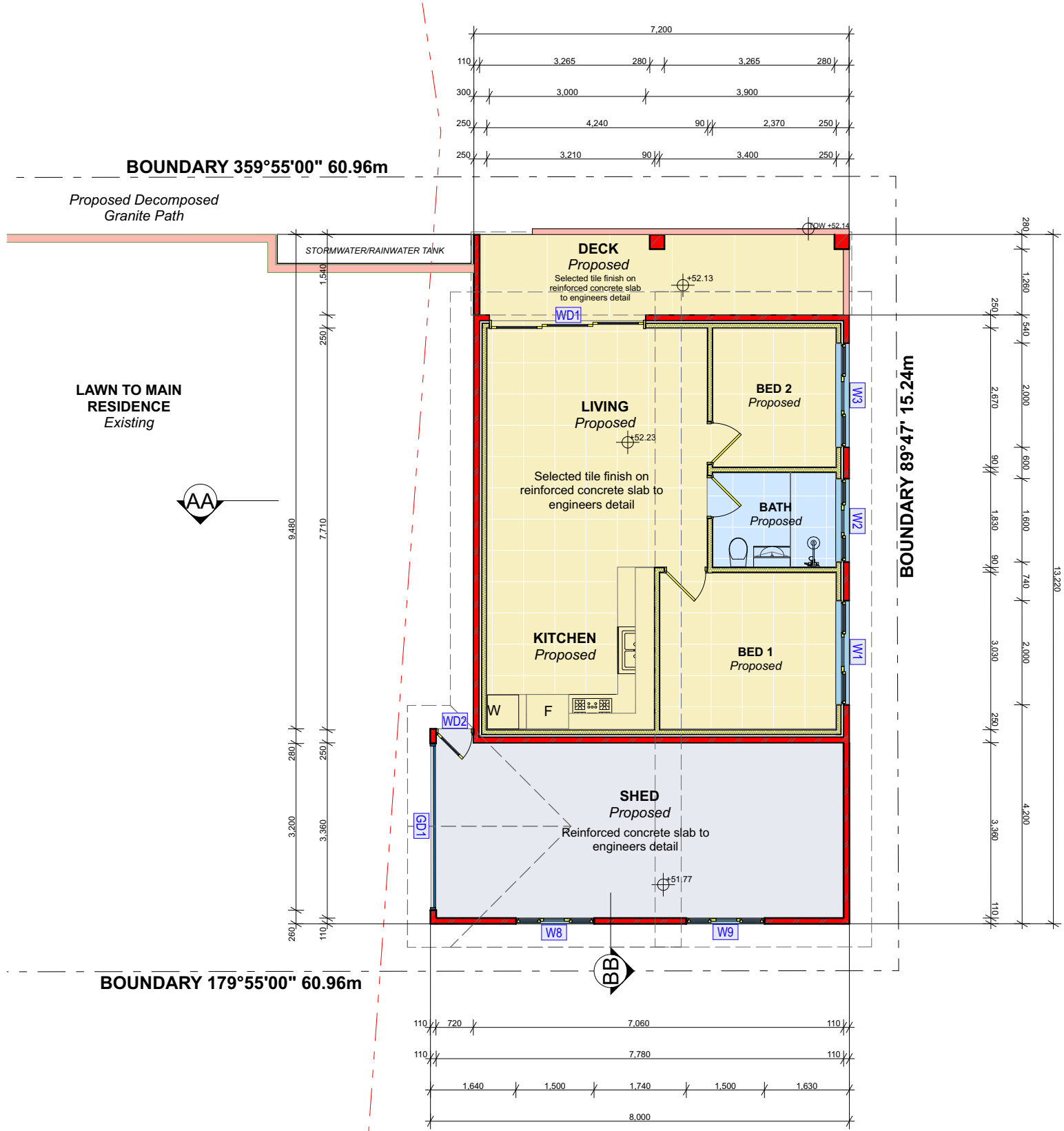
**DRAWING NO:**  
**DA 2**

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

Checked By: Arianna Rosnell  
Plot Date: 20/10/2023  
Project No. 230208 DA  
Project Status DESIGN DEVELOPMENT

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION 

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1

PROPOSED GROUND FLOOR PLAN

1:100



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**DRAWING TITLE :**  
PROPOSED ROOF PLAN

**DRAWING NO:**  
DA 3

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

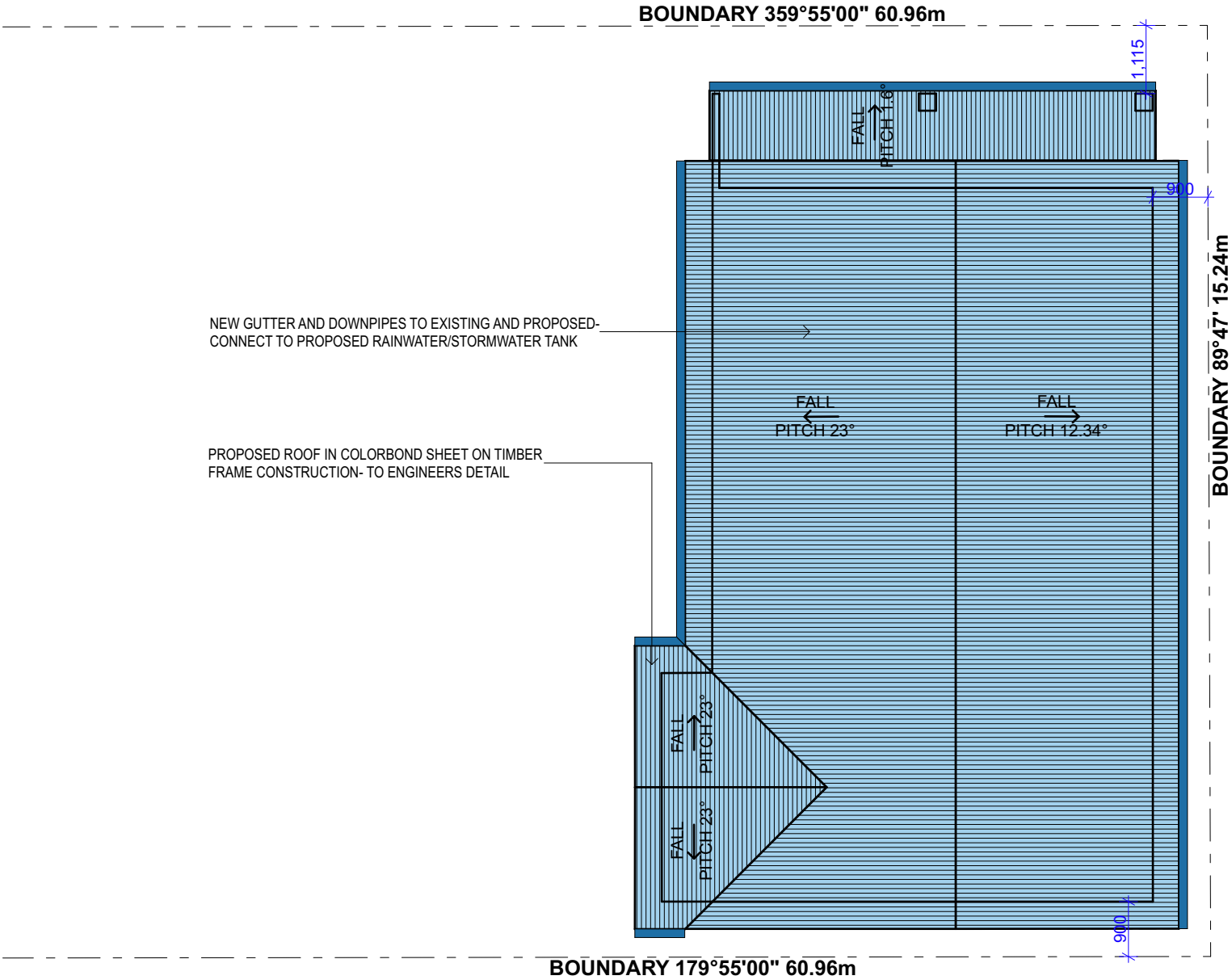
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Project No.	230208 DA
Project Status	DESIGN DEVELOPMENT

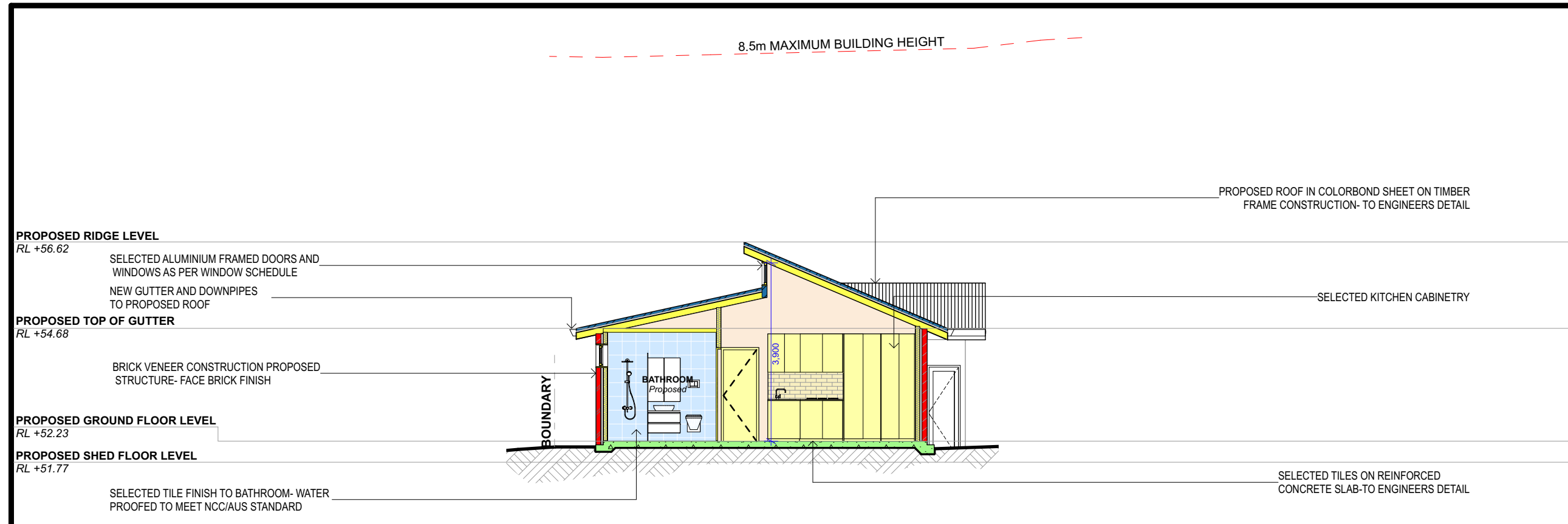
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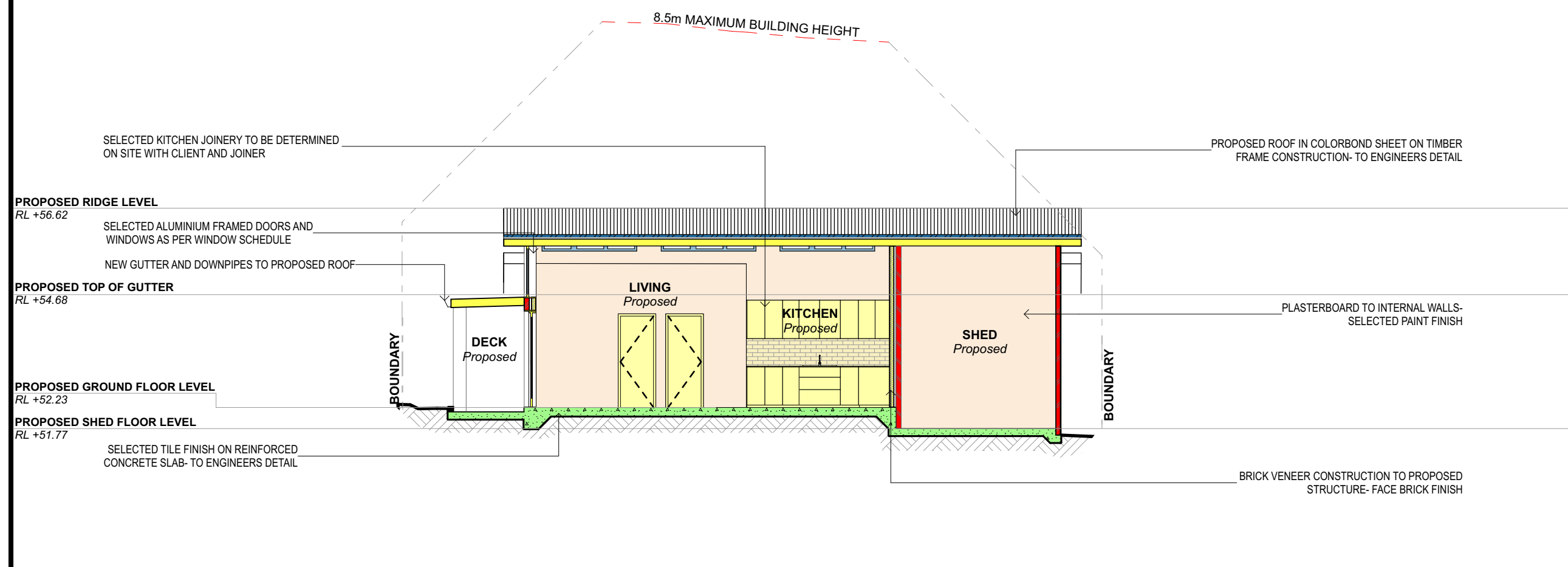
NOT FOR CONSTRUCTION Project North

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AA LONG SECTION 1:100



BB CROSS SECTION 1:100



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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 4

**CLIENT:**

MR + MRS FALVO

**PROJECT NAME :**

PROPOSED ALTERATIONS + ADDITIONS  
45 REDMAN ROAD DEE WHY  
NSW AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 20/10/2023

Project No. 230208 DA

Project Status DESIGN DEVELOPMENT

**DA APPLICATION ONLY**

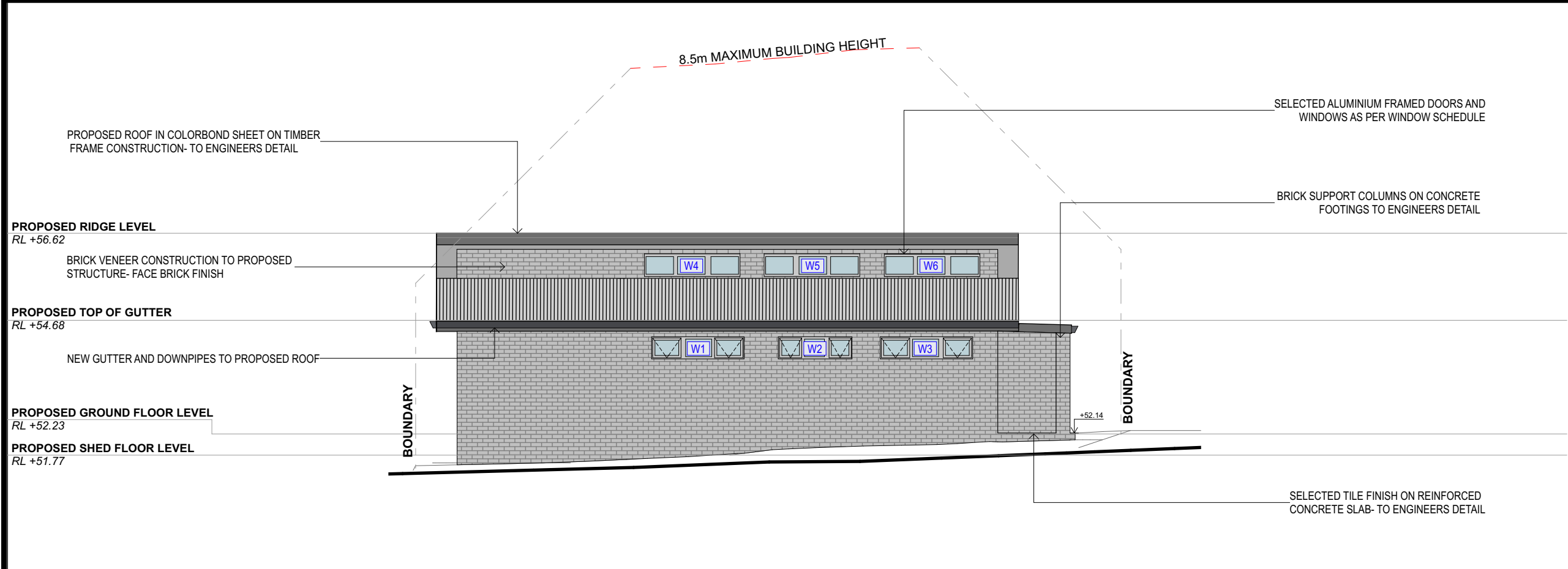
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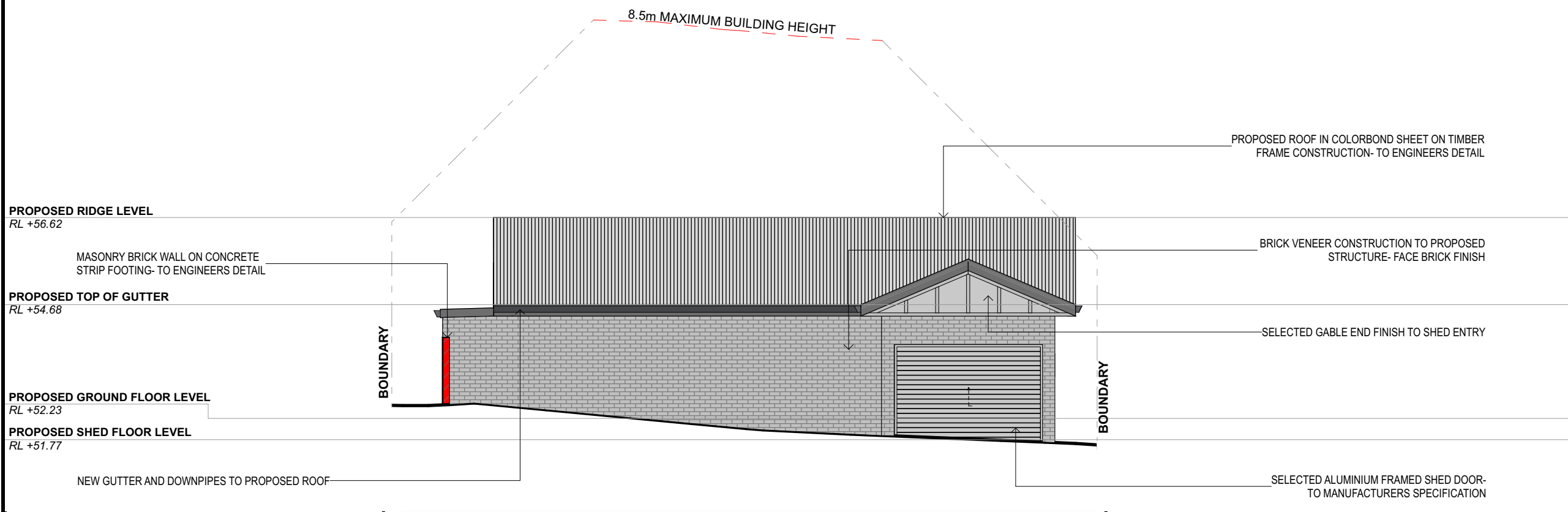
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E1 NORTH ELEVATION 1:100



E2 SOUTH ELEVATION 1:100



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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 5

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

Checked By: Arianna Rosnell  
Plot Date: 20/10/2023  
Project No. 230208 DA  
Project Status DESIGN DEVELOPMENT

**DA APPLICATION  
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8.5m MAXIMUM BUILDING HEIGHT

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER  
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

PROPOSED RIDGE LEVEL

RL +56.62

MASONRY BRICK WALL ON CONCRETE  
STRIP FOOTING- TO ENGINEERS DETAIL

PROPOSED TOP OF GUTTER

RL +54.68

PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED ALUMINIUM FRAMED DOORS AND  
WINDOWS AS PER WINDOW SCHEDULE

NEW GUTTER AND DOWNPIPES TO PROPOSED ROOF

SINGLE SKIN BRICK CONSTRUCTION TO  
PROPOSED STRUCTURE- FACE BRICK FINISH

BOUNDARY

E3

EAST ELEVATION

1:100

8.5m MAXIMUM BUILDING HEIGHT

BRICK VENEER CONSTRUCTION PROPOSED  
STRUCTURE- FACE BRICK FINISH

PROPOSED RIDGE LEVEL

RL +56.62

NEW GUTTER AND DOWNPIPES TO PROPOSED ROOF

PROPOSED TOP OF GUTTER

RL +54.68

BRICK SUPPORT COLUMNS ON CONCRETE  
FOOTINGS TO ENGINEERS DETAIL

PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED EXTERIOR PAVERS ON REINFORCED  
CONCRETE SLAB-TO ENGINEERS DETAIL

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER  
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

SELECTED ALUMINIUM FRAMED DOORS AND  
WINDOWS AS PER WINDOW SCHEDULE

MASONRY BRICK WALL ON CONCRETE  
STRIP FOOTING- TO ENGINEERS DETAIL

BOUNDARY

E4

WEST ELEVATION

1:100



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**DRAWING TITLE :**

EAST + WEST 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: 20/10/2023

Project No. 230208 DA

Project Status DESIGN DEVELOPMENT

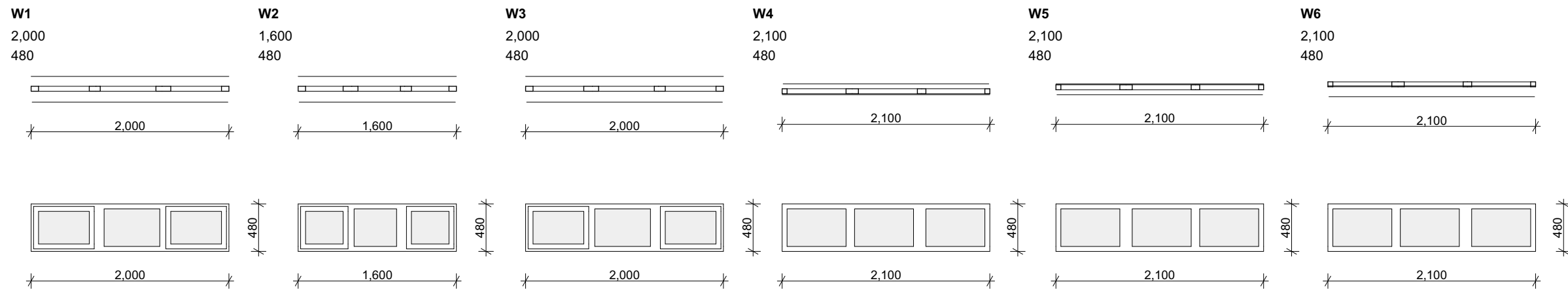
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ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

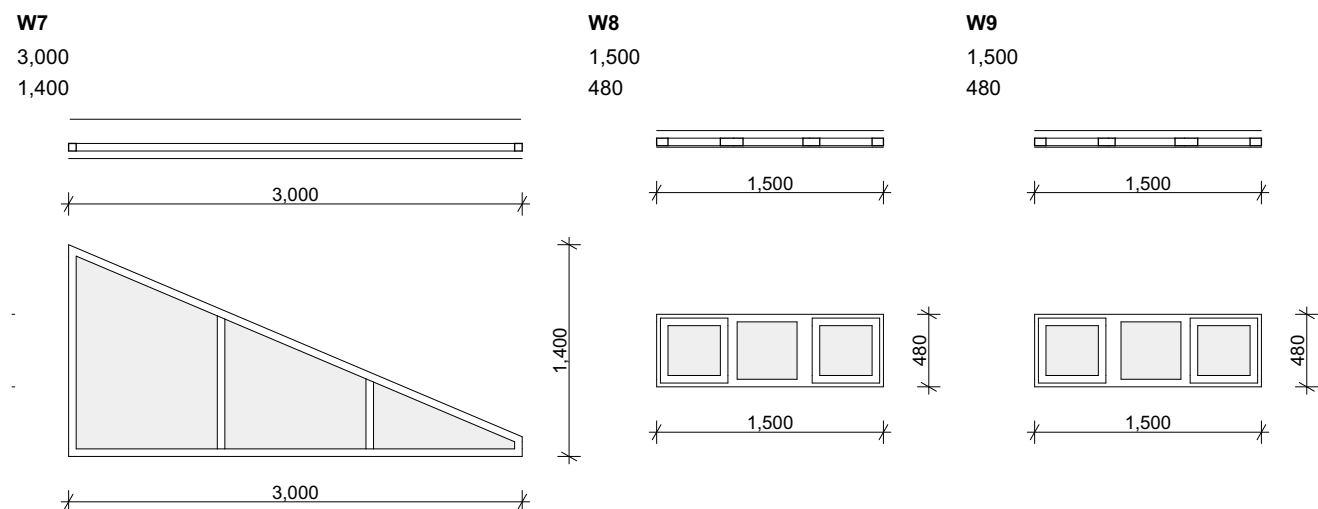
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

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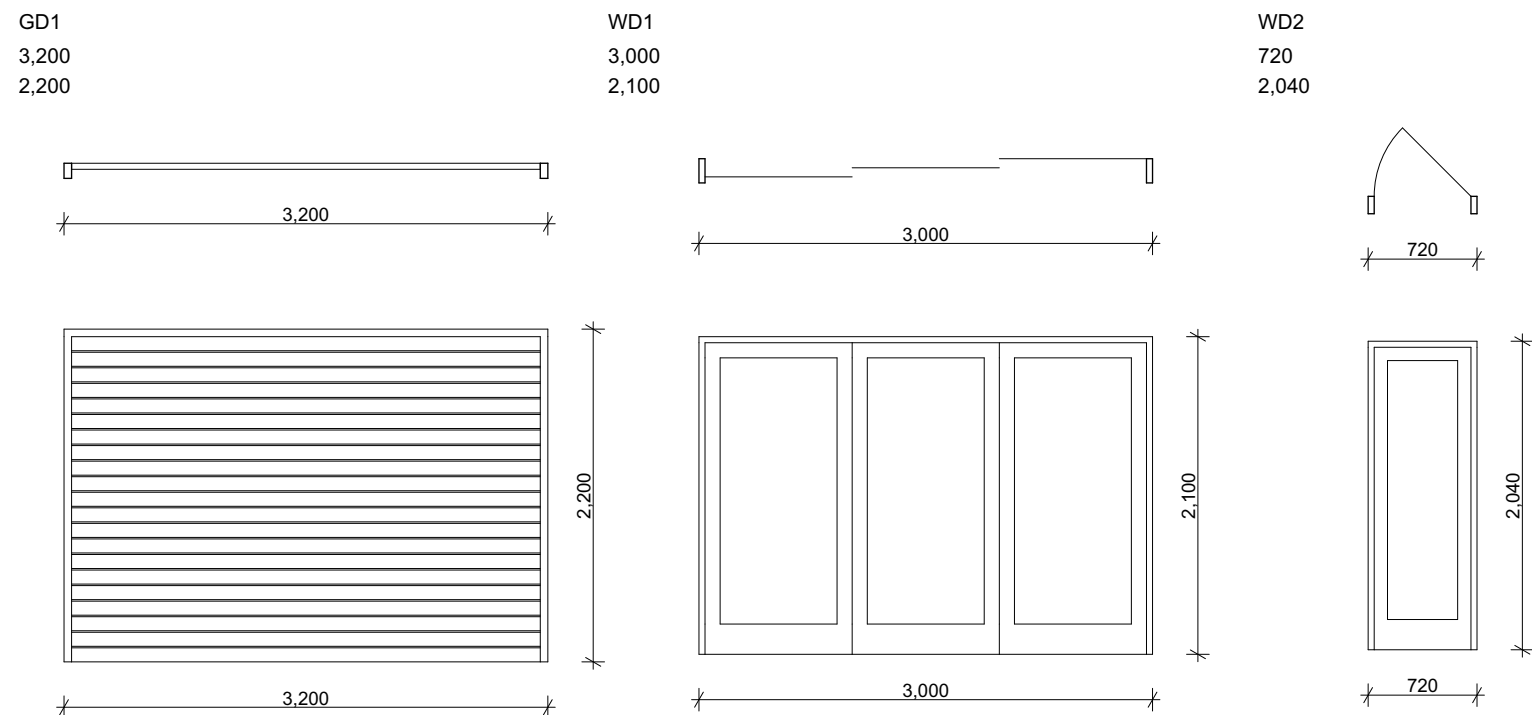
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING



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

DOUBLE HINGED ALUMINIUM FRAMED GLAZED DOOR

SINGLE HINGED ALUMINIUM FRAMED GLAZED DOOR

## SCHEDULE OF FINISHES

FINISHES	IMAGE
<b>FACE BRICK FINISH</b> CLIENT TO CONFIRM WITH BUILDER ON-SITE GREY BRICK OR EQUIVALENT	
<b>ALUMINIUM WINDOWS/DOORS</b> CLIENT TO CONFIRM WITH BUILDER ONSITE-WHITE	
<b>CORRUGATED COLORBOND ROOF SHEETING-</b> BASALT OR EQUIVALENT (MID-DARK RANGE)	
<b>SHED DOOR</b> COLOUR TO MATCH GUTTERS AND DOWNPIPES TO BE DETERMINED ON SITE	
<b>EXTERIOR PAVERS</b> LIGHT TO MEDIUM GREY TONE PAVERS- CLIENT TO DETERMINE ON SITE	

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**DRAWING TITLE :**  
WINDOW/DOOR SCHEDULE

**DRAWING NO:**  
DA 7

**CLIENT:**  
MR + MRS FALVO

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

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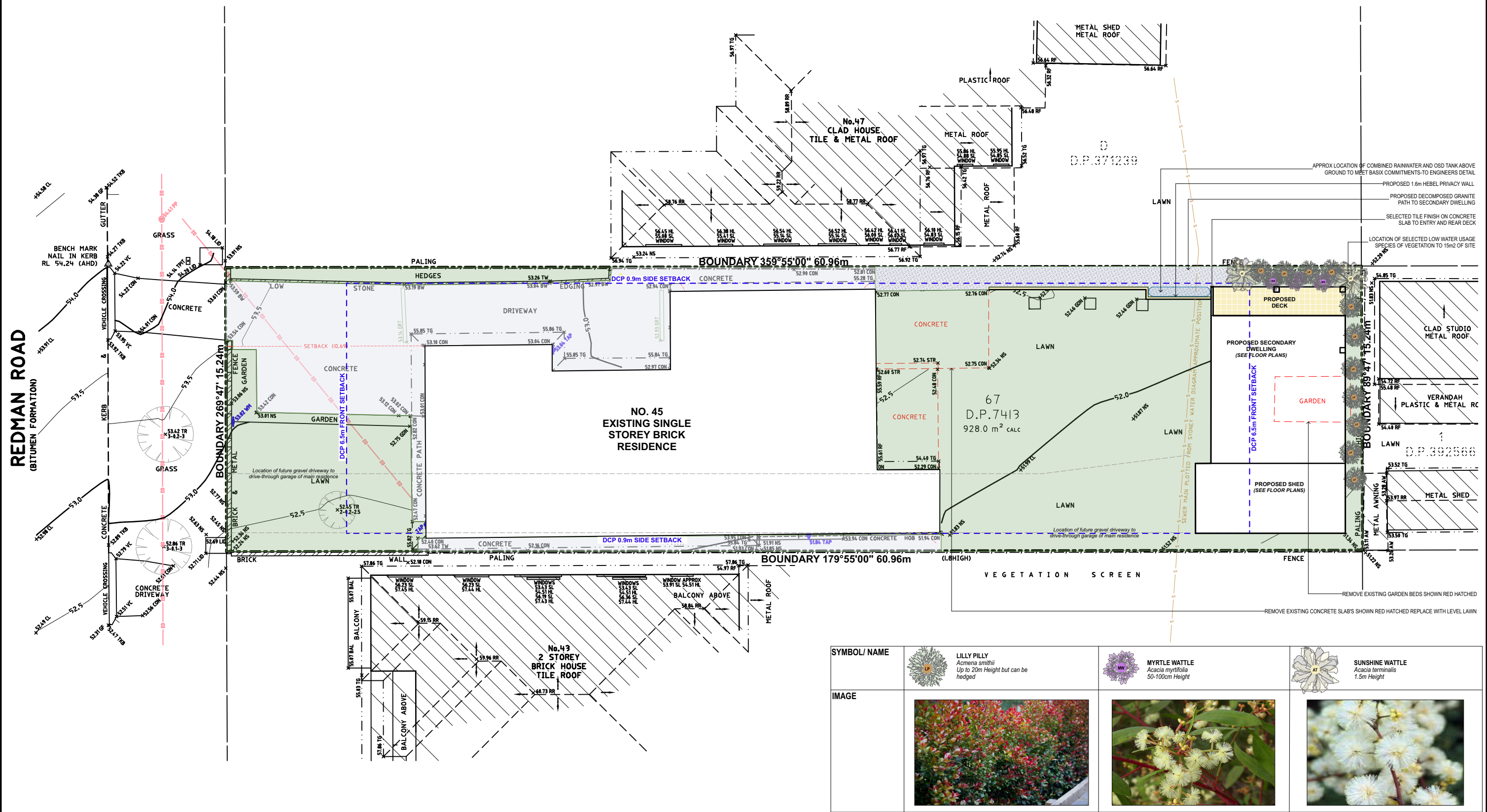
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**LAWN & GARDEN SERVICES**  
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Mobile: 0412 327 237 or Email: awtgardens@gmail.com  
ABN: 84 532 422 997

<b>BASIX INFORMATION REQUIREMENTS:</b> <b>LIGHTING:</b> "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  <b>WINDOWS &amp; GLAZED DOORS:</b> 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.		<b>ENERGY COMMITMENTS:</b> Hot Water Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments. At least one bathroom/toilet in the development must have a window for natural light.  <b>INSULATION REQUIREMENTS:</b> External walls: The external walls shall meet the minimum requirement of -Cavity Brick R1.17 and Brick Veneer R2.4 including construction. The new concrete slab on ground Nil insulation requirement.  Concrete Slab on Ground: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up). The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).  Ceilings:   Roof:	
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**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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Project North:  
Drawn | Checked  
Aaron Thomson  
Associate Diploma of Horticulture  
PO Box 608 Freshwater 2096

Plot Date: 20/10/2023  
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  
**LANDSCAPE PLAN**

PROJECT NAME :  
**45 REDMAN ROAD**

REVISION NO.  
DRAWING NO.

Plot Date: 20/10/2023

**DA10**  
20/10/2023