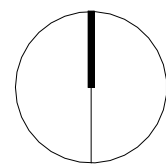
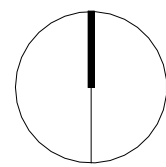


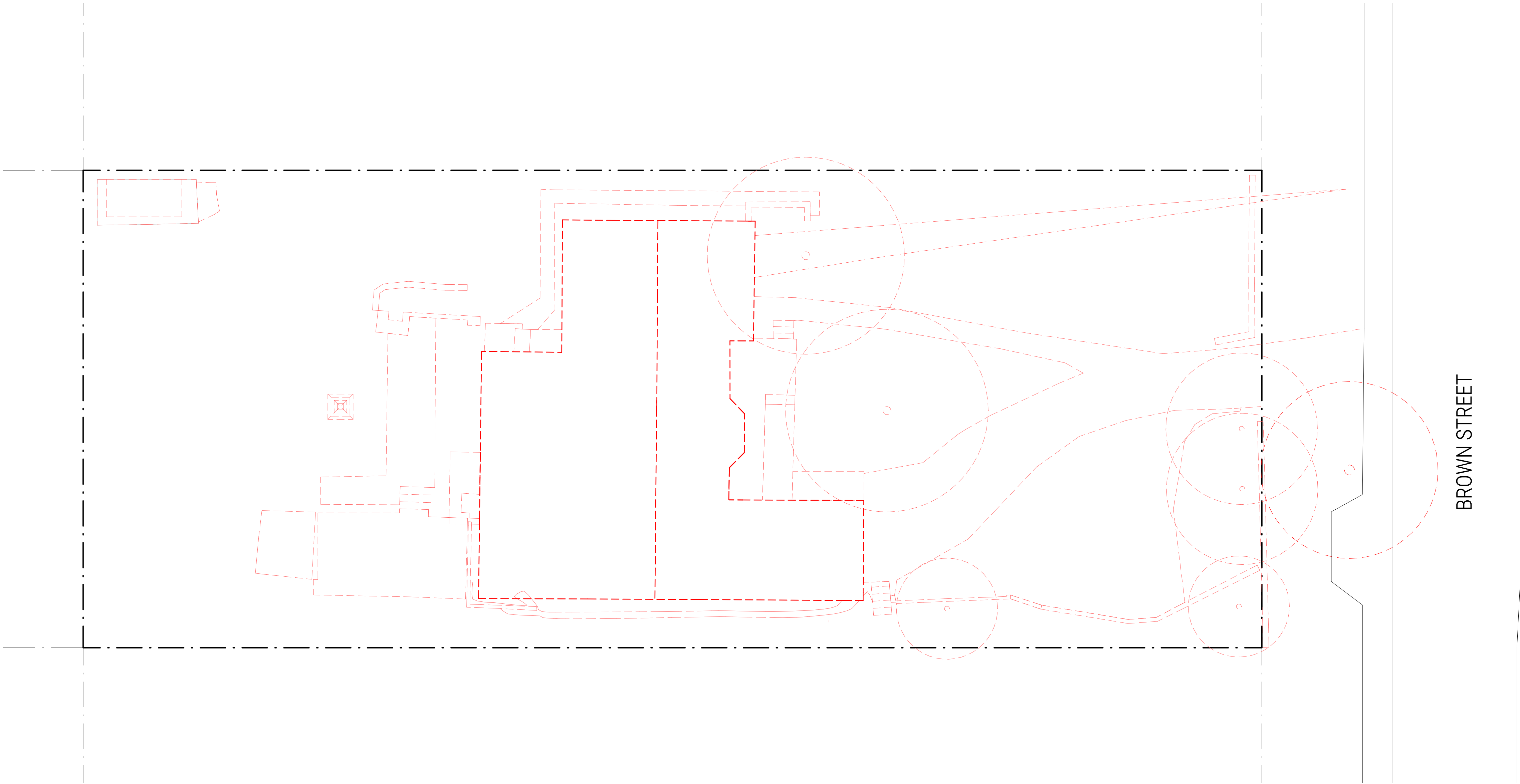


ISSUE FOR DEVELOPMENT APPLICATION

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	2
DA010	EXISTING SITE PLAN	2
DA020	SITE ANALYSIS	2
DA030	DEMOLITION PLAN	2
DA040	PROPOSED SITE PLAN	2
DA101	GROUND FLOOR PLAN	6
DA102	LEVEL 1 PLAN	6
DA103	LEVEL 2 PLAN	6
DA104	ROOF PLAN	3
DA200	SECTIONS	6
DA300	ELEVATIONS	2
DA301	ELEVATIONS	2
DA400	AREA CALCULATIONS	6
DA401	AREA CALCULATIONS	6
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	3
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	3
DA502	SHADOW DIAGRAMS - 3PM JUNE 21ST	3
DA600	VIEWS FROM SUN - JUNE 21ST	6
DA601	VIEWS FROM SUN - JUNE 21ST	6
DA602	VIEWS FROM SUN - JUNE 21ST	6
DA900	EXTERNAL FINISHES	2







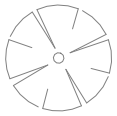
DEMOLITION NOTES

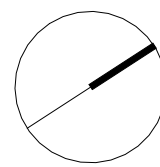
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

- - - - - = DEMOLISHED STRUCTURE

 = DEMOLISHED TREE

 = TREE TO BE RETAINED





October 2025			BSA Reference: 21432		
Building Sustainability Assessments			Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au			www.buildingsustainability.net.au		
Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.					
Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction			Added Insulation		
Brick Veneer & Lightweight			R2.7		
Internal Wall Construction			Added Insulation		
Plasterboard on studs			R2.7 to walls adjacent to garage		
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)			R2.0 + R2.0		
Ceiling Construction			Added Insulation		
Plasterboard			R5.0 to ceilings adjacent to roof space under metal roof		
Plasterboard			R3.5 to ceilings adjacent to roof space under concrete roof		
Roof Construction			Colour (Solar Absorbance)		
Metal			Medium		
Concrete			Medium		
Foil + R1.3 blanket			None		
Floor Construction			Covering		
Concrete			As drawn (if not noted default values used)		
Concrete			R2.0 to floors where open below		
Concrete			R2.0 to floors adjacent to garage		
Windows			Glass and frame type		
Performance glazing Type A			2.91		
Performance glazing Type B			2.90		
Performance glazing Type A			4.50		
Performance glazing Type B			4.50		
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers		
Skylights			Glass and frame type		
n/a			U SHGC Area sq m Detail		
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified					
Shade elements			(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn					
Ceiling Penetrations			(downlights, exhaust fans, flues etc)		
Downlights are modelled as IC rated with insulation fitted over the fixtures					
All exhaust fans are modelled as sealed					
Ceiling Fans used in the Modelling and to be installed in the following areas:					
1x 1200mm to each bedroom; 2x 1200mm to ground floor living - each unit.					

27 Brown Street 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.nsw.gov.au

WATER COMMITMENTS

Fixtures

4 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)	
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet Yes

Alternative Water

Minimum Tank Size (L)	2000	Collected from Roof Area (m2)	18
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Tank Connected To:

All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		

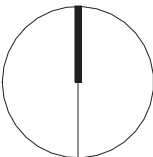
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

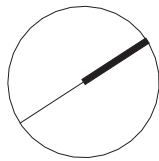
ENERGY COMMITMENTS

Hot Water	Gas Instantaneous	6 Star	
Cooling System	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Ducted	EER 3.0 - 3.5
Heating System	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Ducted	EER 3.0 - 3.5
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets		As drawn

OTHER COMMITMENTS

Outdoor clothes line	Yes	
Stove/Oven	Gas cooktop & electric oven	
Alternative Energy	n/a	

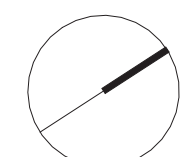
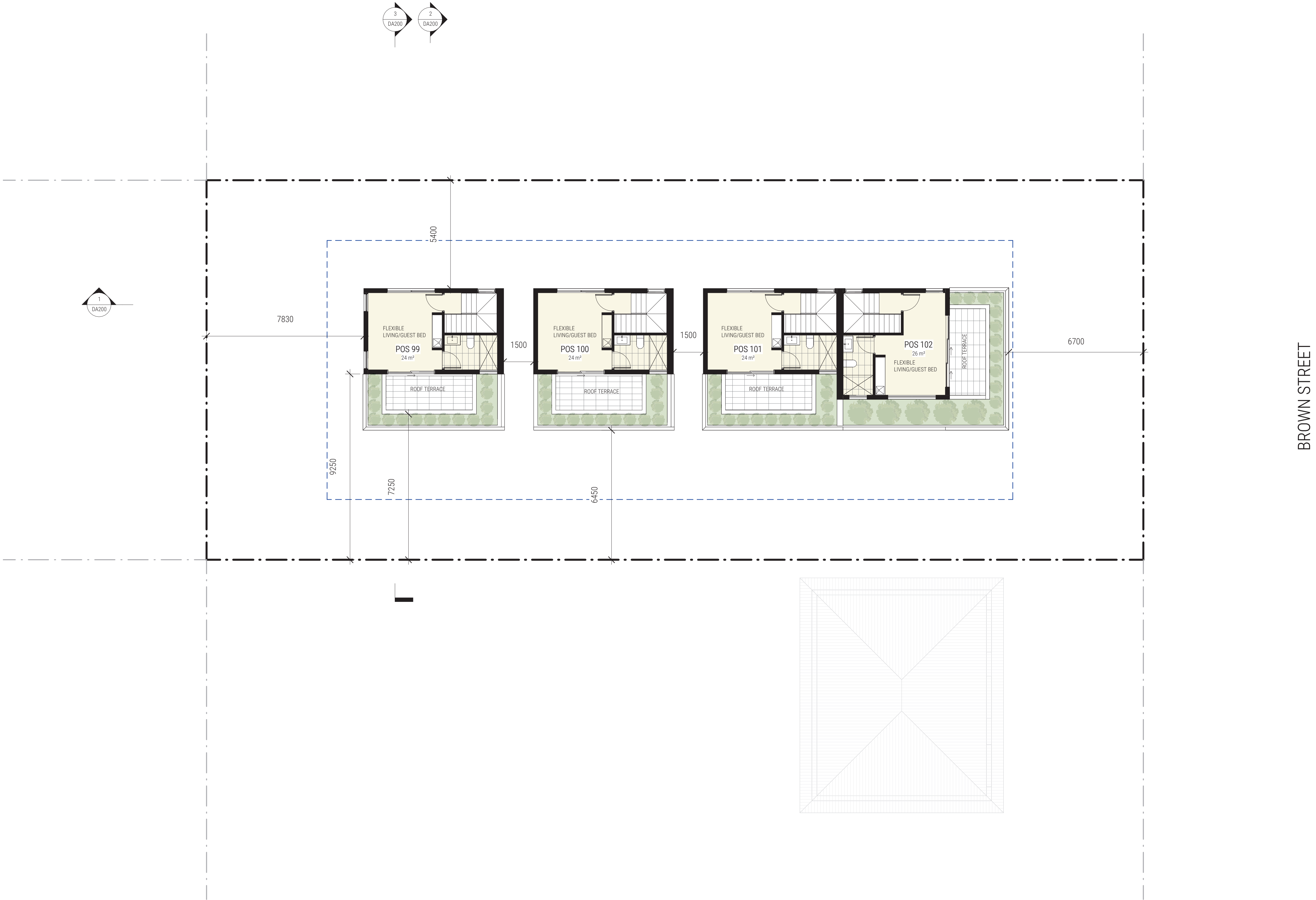


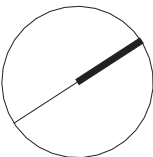
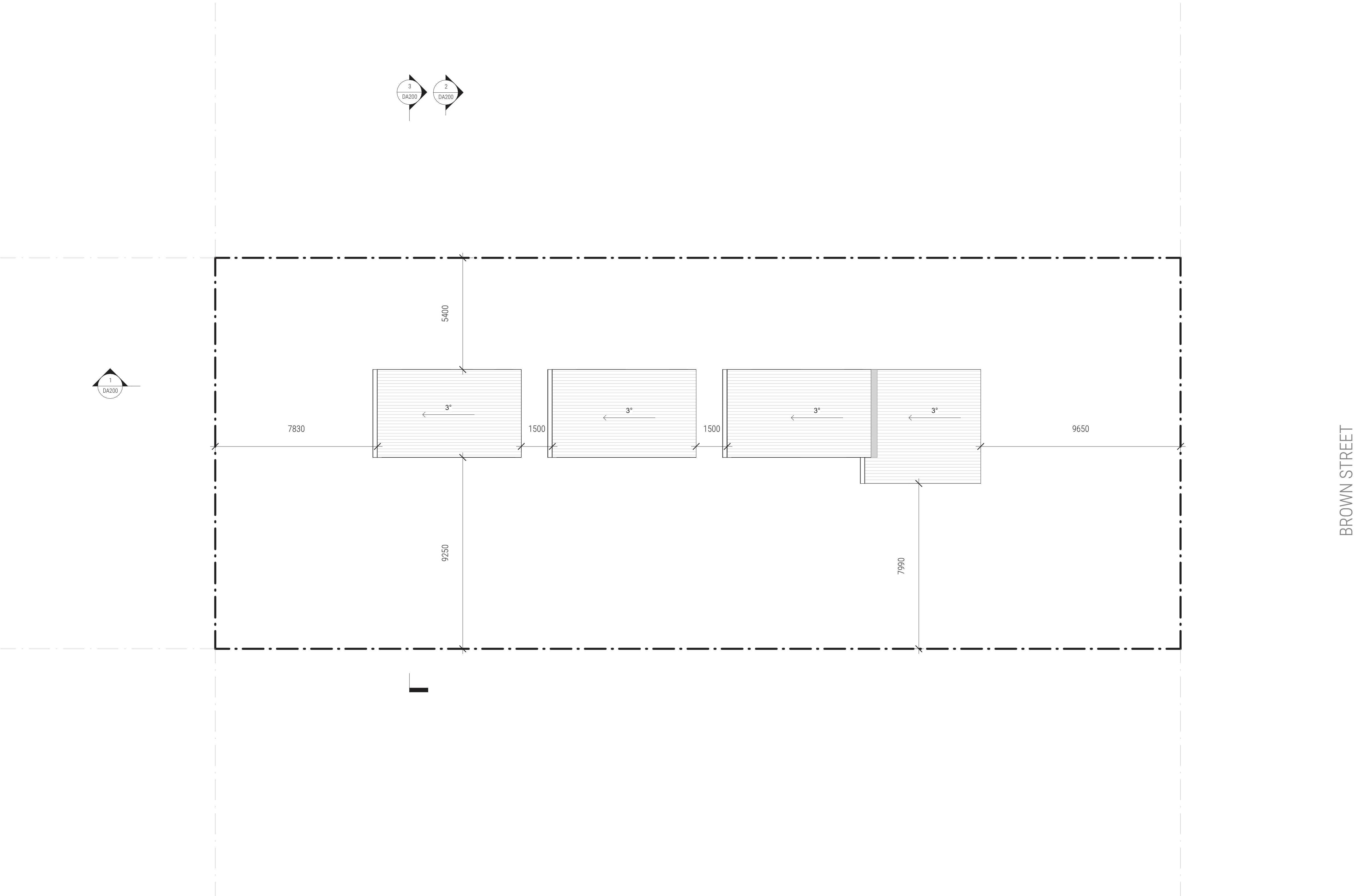


REV NO.	DESCRIPTION	REV DATE
3	FOR PRE DA	03.07.25
4	FOR INFORMATION	04.08.2025
5	FOR INFORMATION	12.08.2025
6	FOR DA	27.10.2025

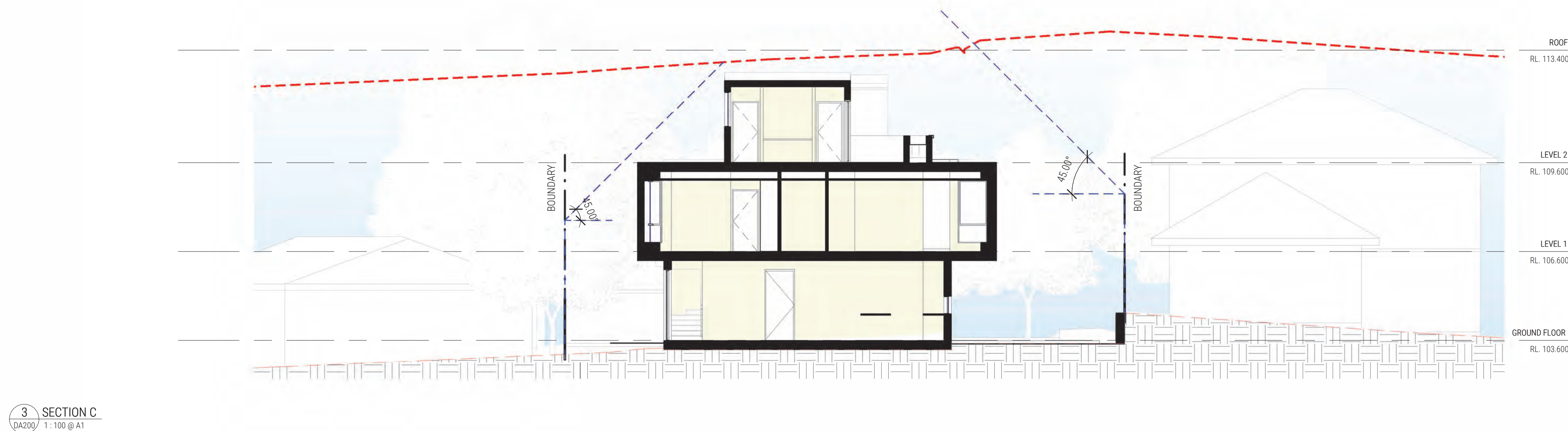
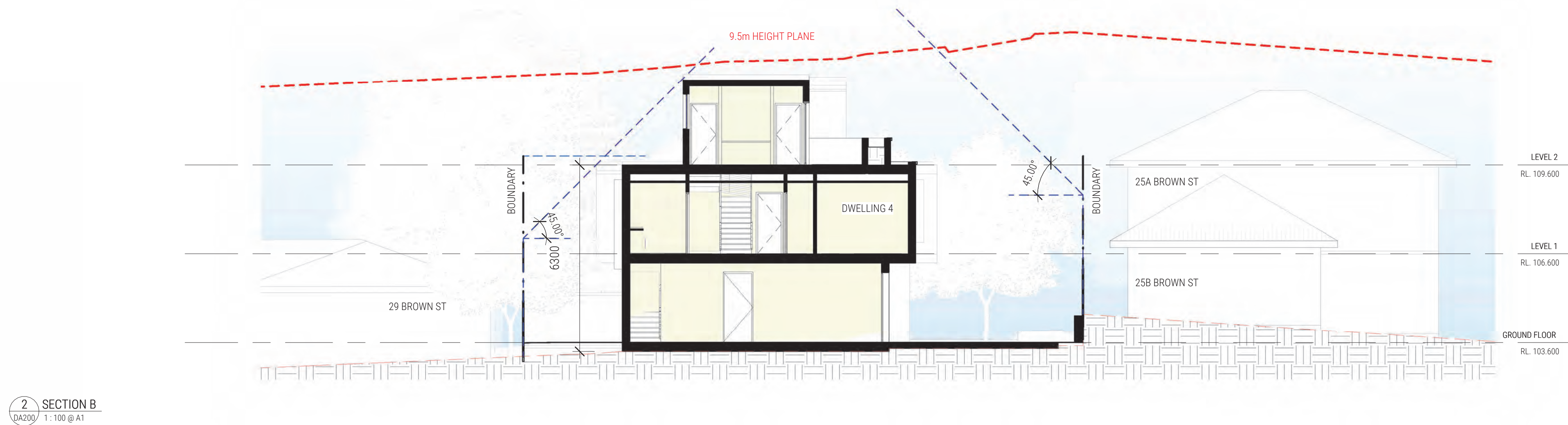
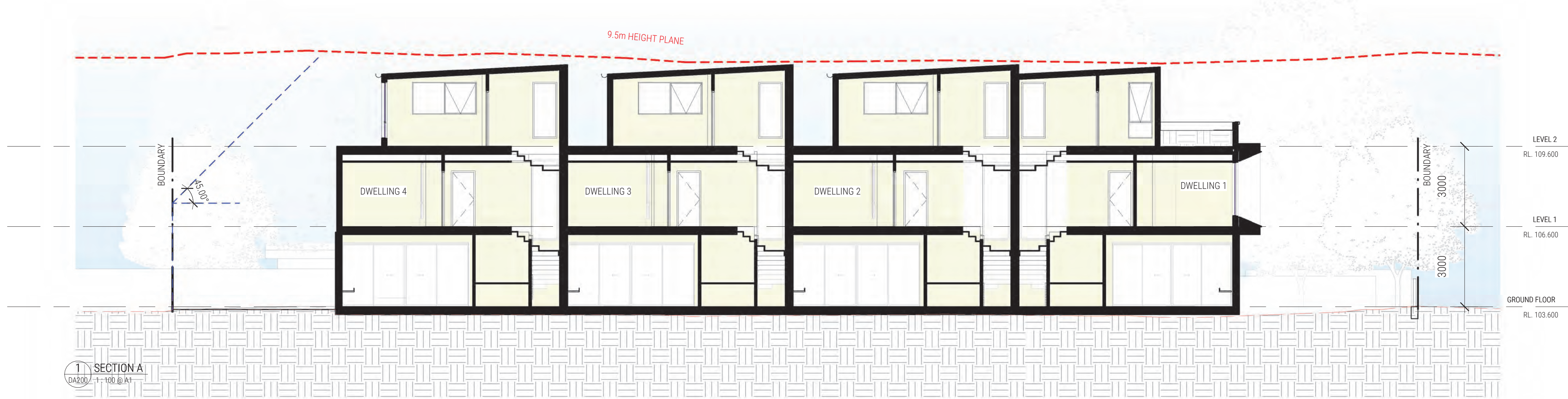
SHEET NUMBER	DA102
REVISION	6
SCALE @ A1	1 : 100

LEVEL 1 PLAN	DA102
	6
	1 : 100





REV NO.	DESCRIPTION	REV DATE	SHEET NUMBER	ROOF PLAN
1	FEASIBILITY STUDY	17.06.25	DA104	
2	FOR INFORMATION	04.08.2025	REVISION	3
3	FOR DA	27.10.2025	SCALE @ A1	1 : 100





1 WEST SIDE ELEVATION
DA300 1:100 @ A1



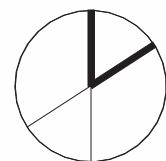
2 EAST SIDE ELEVATION
DA300 1:100 @ A1

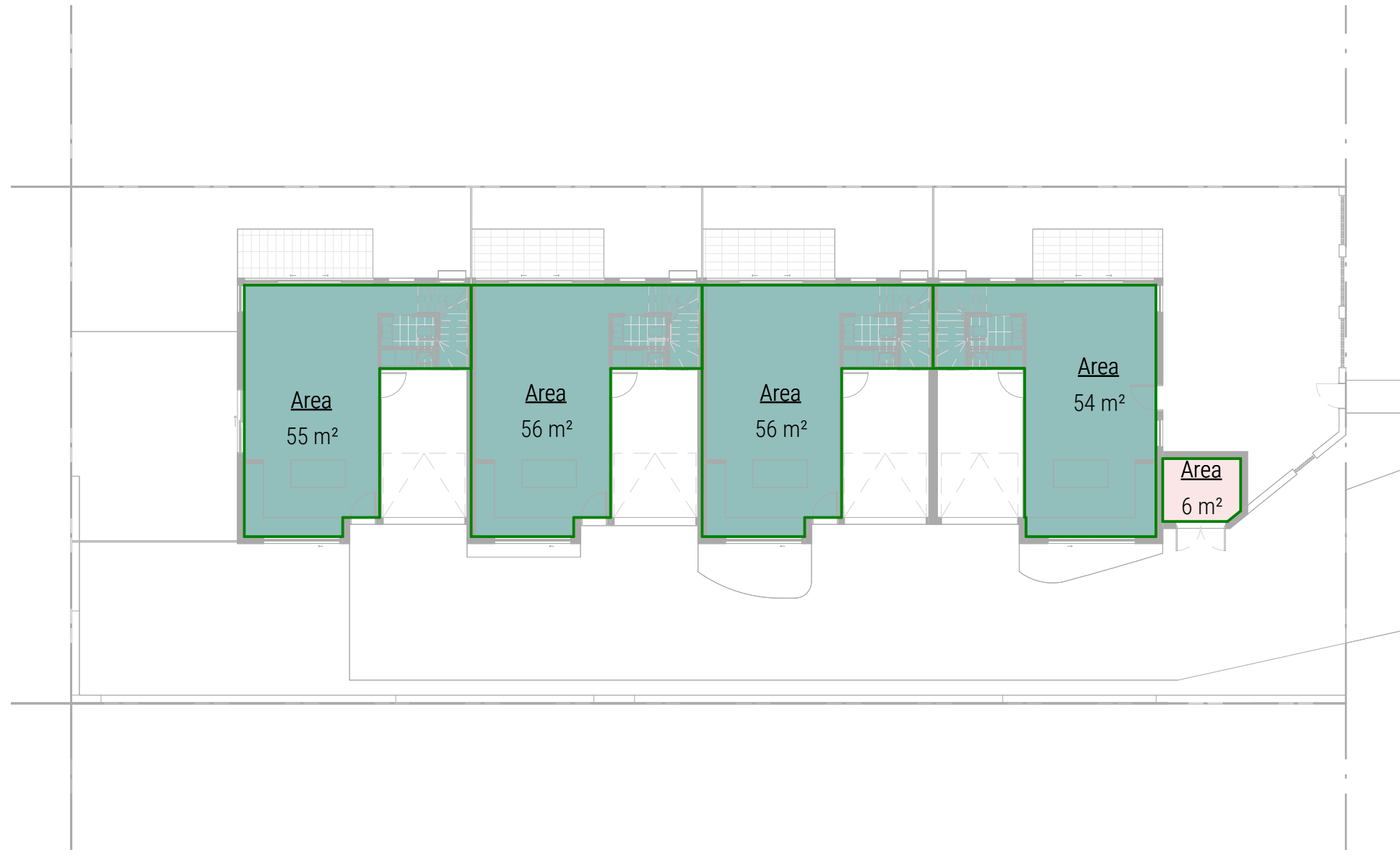


1 NORTH SIDE ELEVATION
DA301/ 1:100 @ A1

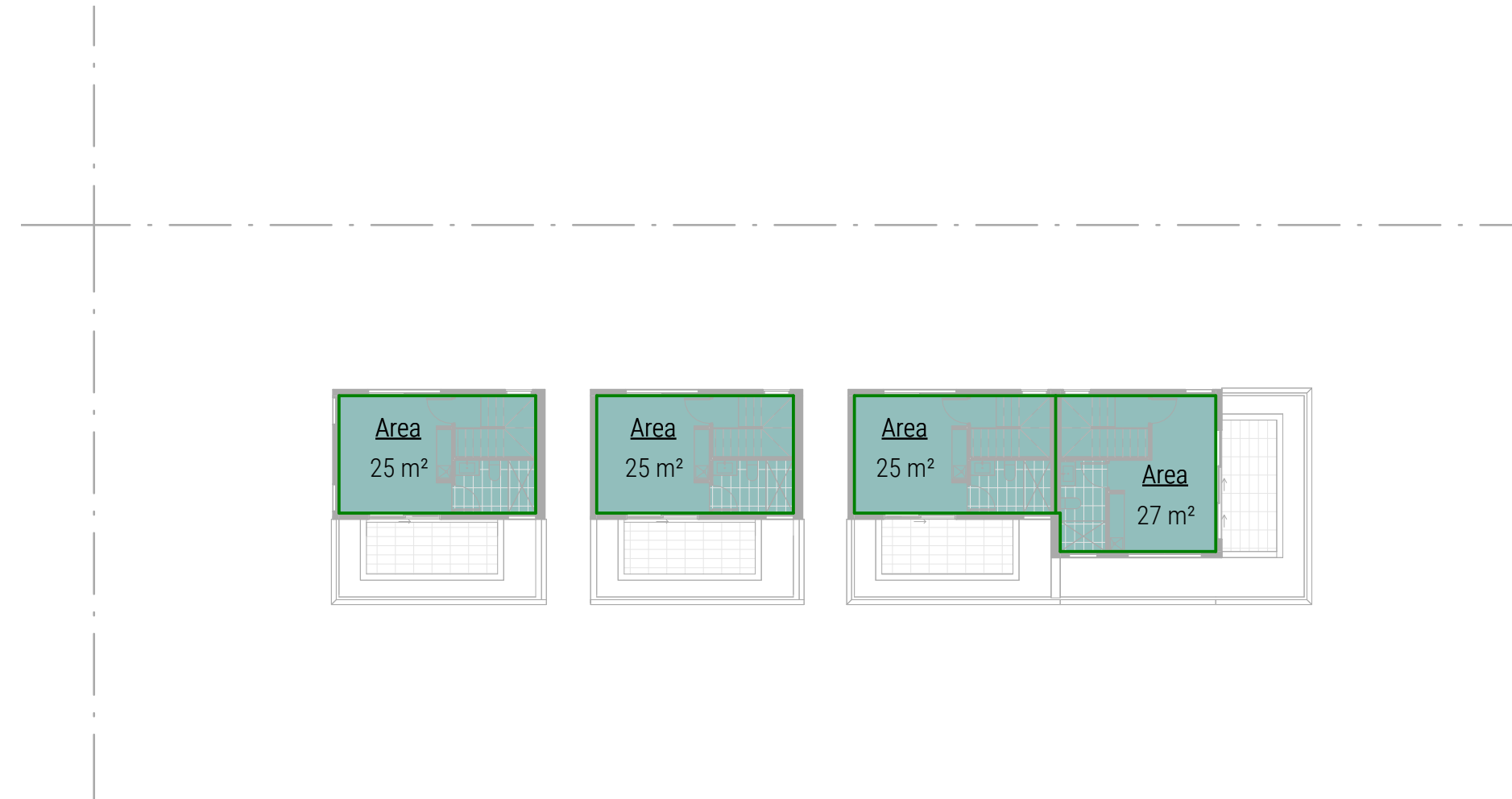


2 SOUTH SIDE ELEVATION
DA301/ 1:100 @ A1





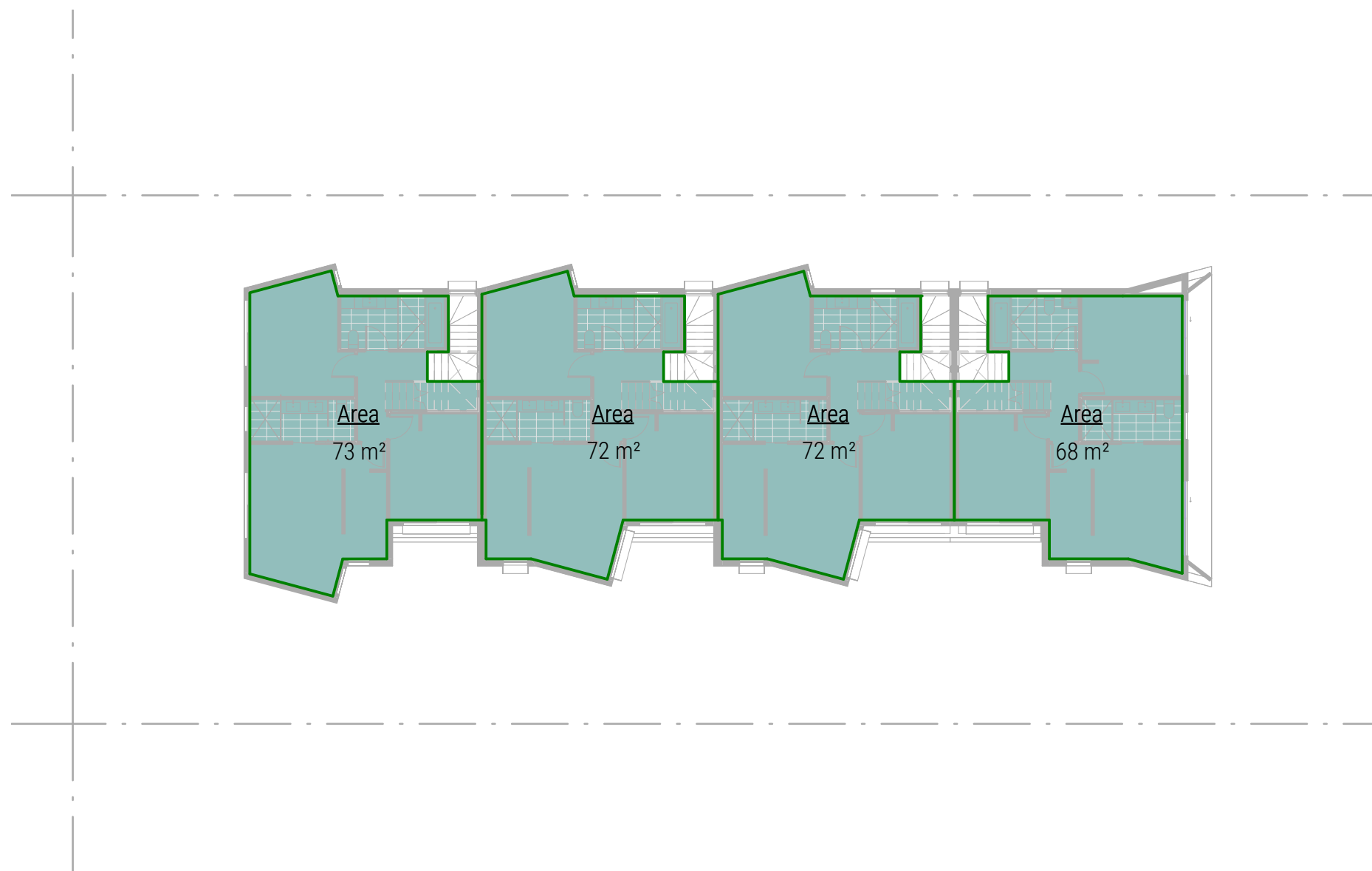
2 GFA - GROUND FLOOR
DA400/ 1: 200 @ A1



4 LEVEL 2
DA400/ 1: 200 @ A1

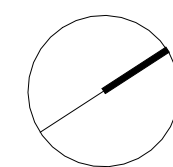
AREA SCHEDULE - GFA		
Area	Level	FSR
54 m²	GROUND FLOOR	0.06
56 m²	GROUND FLOOR	0.06
55 m²	GROUND FLOOR	0.06
68 m²	LEVEL 1	0.08
72 m²	LEVEL 1	0.08
72 m²	LEVEL 1	0.08
73 m²	LEVEL 1	0.08
25 m²	LEVEL 2	0.03
25 m²	LEVEL 2	0.03
25 m²	LEVEL 2	0.03
27 m²	LEVEL 2	0.03
56 m²	GROUND FLOOR	0.06
6 m²	GROUND FLOOR	0.01
616 m²		0.70

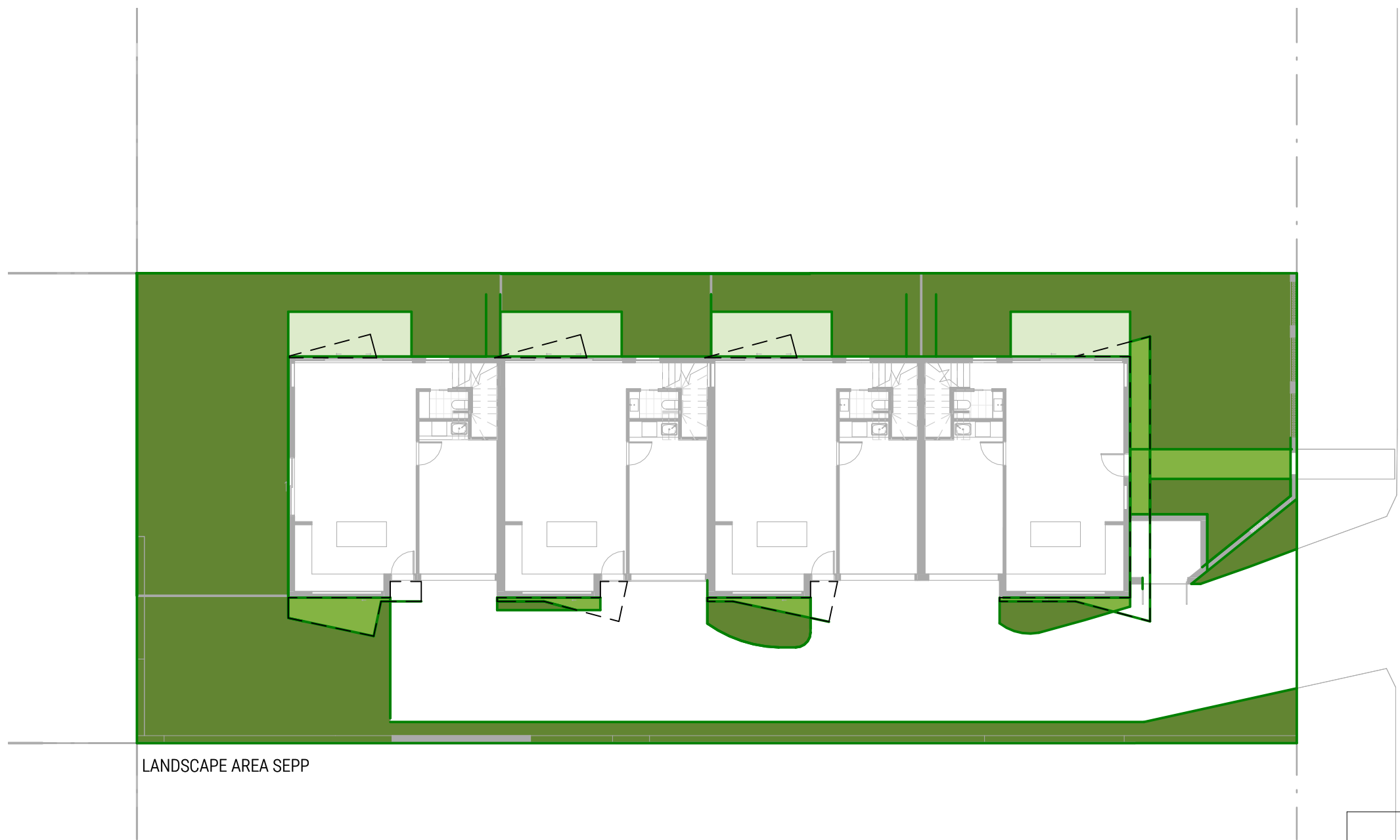
SITE AREA - 878.9 m²



3 GFA - LEVEL 1
DA400/ 1: 200 @ A1

LANDSCAPE AREA SCHEDULE		
Name	Area	Open Space Area
DEEP SOIL	351 m²	39.9%
RECREATION	36 m²	4.1%
	387 m²	44.0%





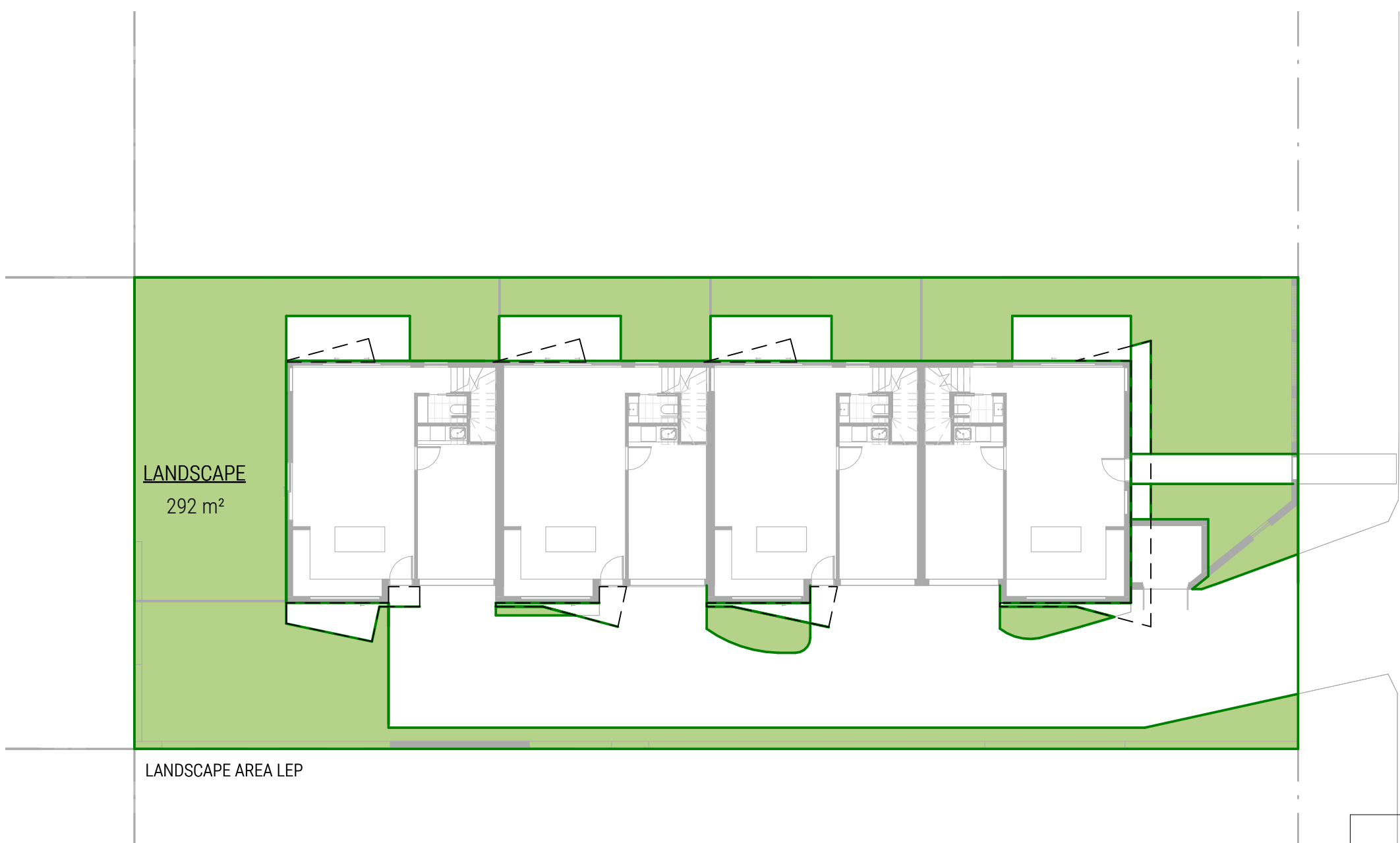
LANDSCAPE AREA SEPP

SEPP HOUSING 2021 DEFINITIONS

DEEP SOIL ZONE MEANS A LANDSCAPED AREA WITH NO BUILDINGS OR STRUCTURES ABOVE OR BELOW THE GROUND.

LANDSCAPED AREA MEANS THE PART OF THE SITE AREA NOT OCCUPIED BY A BUILDING AND INCLUDES A PART USED OR INTENDED TO BE USED FOR A RAINWATER TANK, SWIMMING POOL OR OPEN-AIR RECREATION FACILITY, BUT DOES NOT INCLUDE A PART USED OR INTENDED TO BE USED FOR A DRIVEWAY OR PARKING AREA.

LANDSCAPE AREA SCHEDULE (SEPP)		
NAME	AREA	PERCENTAGE
DEEP SOIL	317 m²	36.1%
LANDSCAPE	21 m²	2.4%
RECREATION	35 m²	4.0%
	373 m²	42.4%

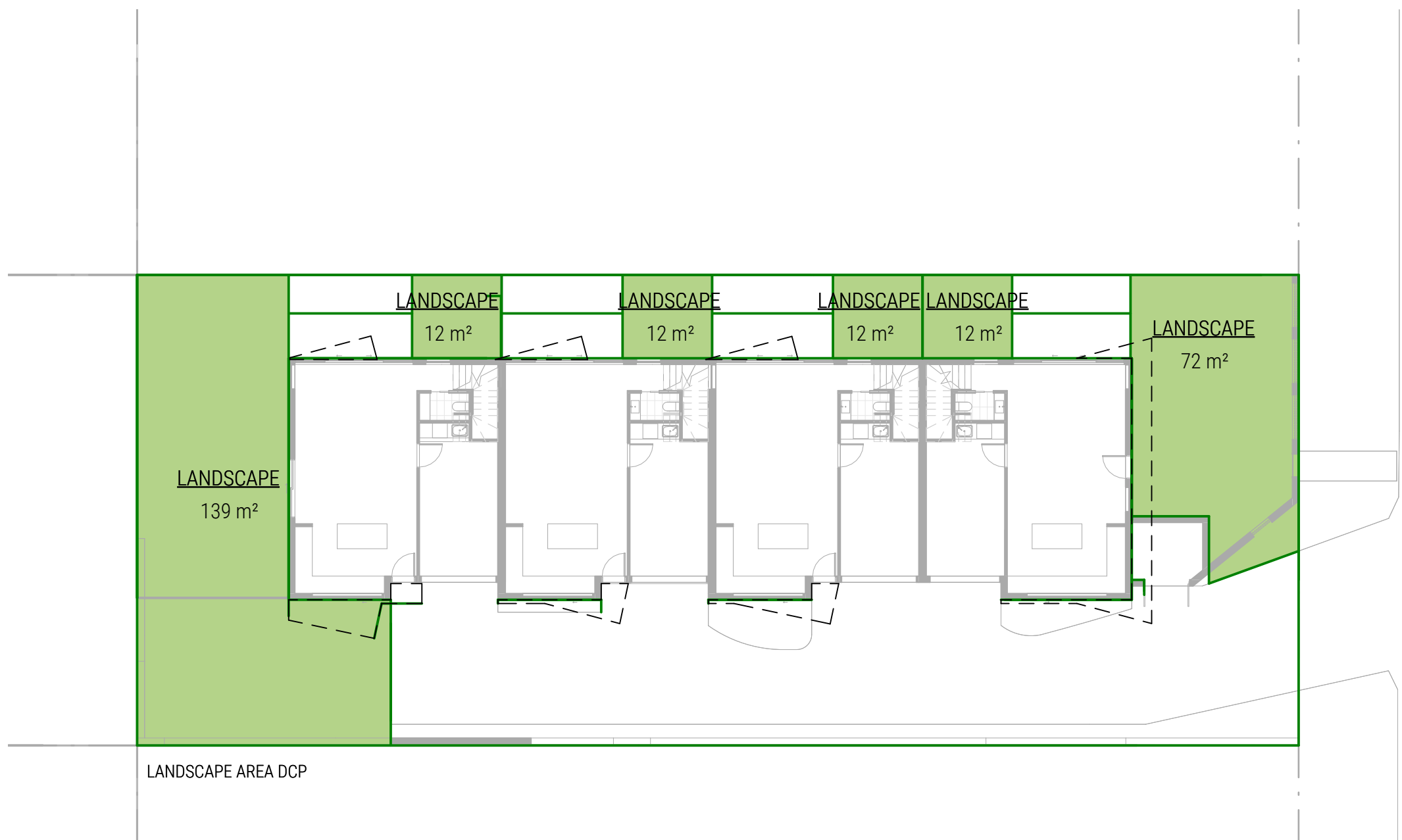


LANDSCAPE AREA LEP

WARRINGAH LEP DEFINITIONS

LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

LANDSCAPE AREA SCHEDULE (LEP)		
NAME	AREA	PERCENTAGE
LANDSCAPE	318 m²	36.2%



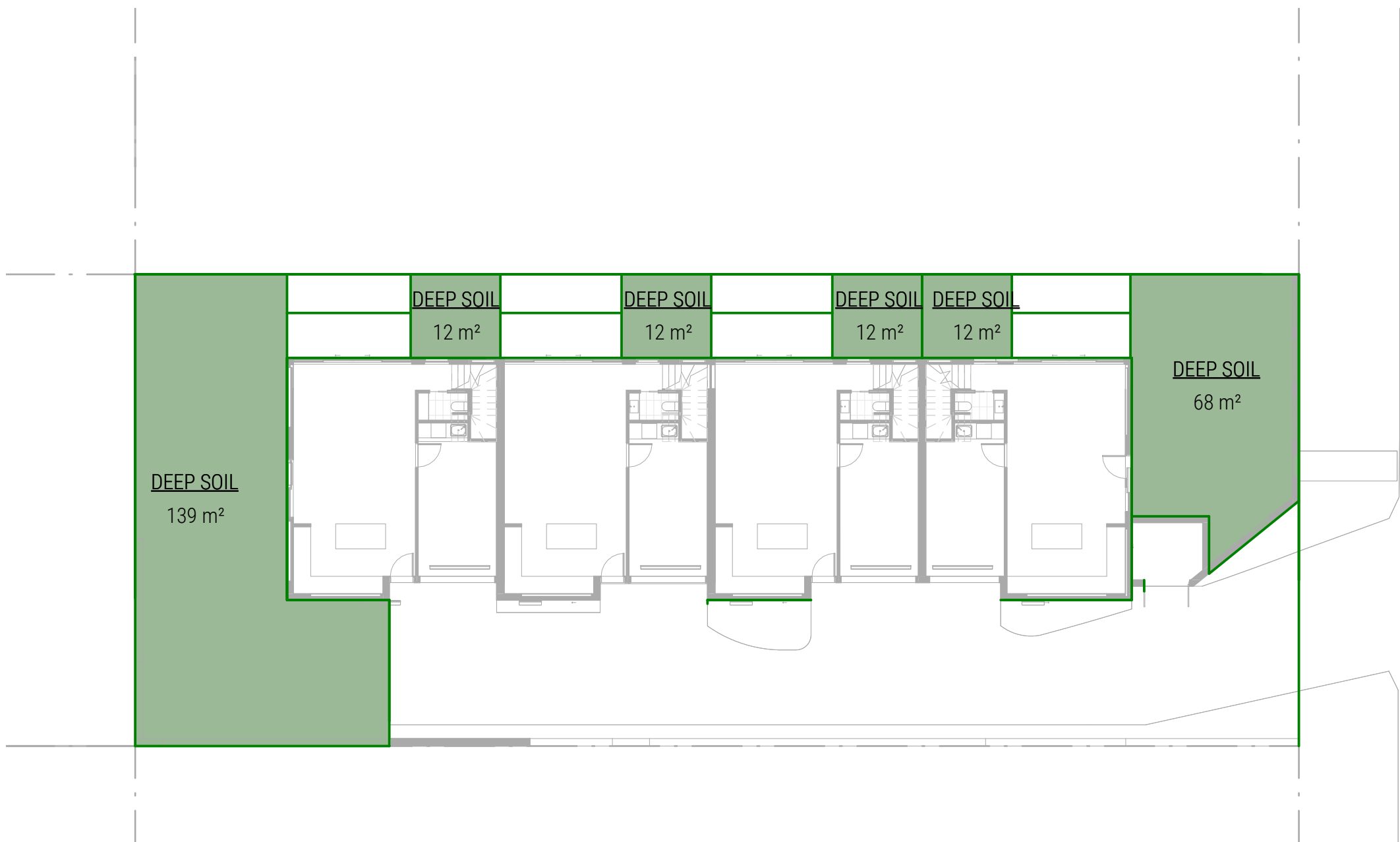
LANDSCAPE AREA DCP

WARRINGAH DCP D1 DEFINITIONS

TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

- DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC, AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION;
- THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION;
- LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND
- THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METER.

LANDSCAPE AREA DCP - D1		
NAME	AREA	PERCENTAGE
LANDSCAPE	260 m²	29.5%



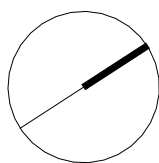
WARRINGAH DCP G10

DEEP SOIL AREA - (MIN % OF SITE AREA WITH A MIN. DIMENSION OF 3M)

A LANDSCAPED AREA CONNECTED HORIZONTALLY TO THE SOIL SYSTEM AND LOCAL GROUNDWATER SYSTEM BEYOND AND IS UNIMPEDED BY ANY BUILDING OR STRUCTURE ABOVE OR BELOW GROUND WITH THE EXCEPTION OF MINOR STRUCTURES*.

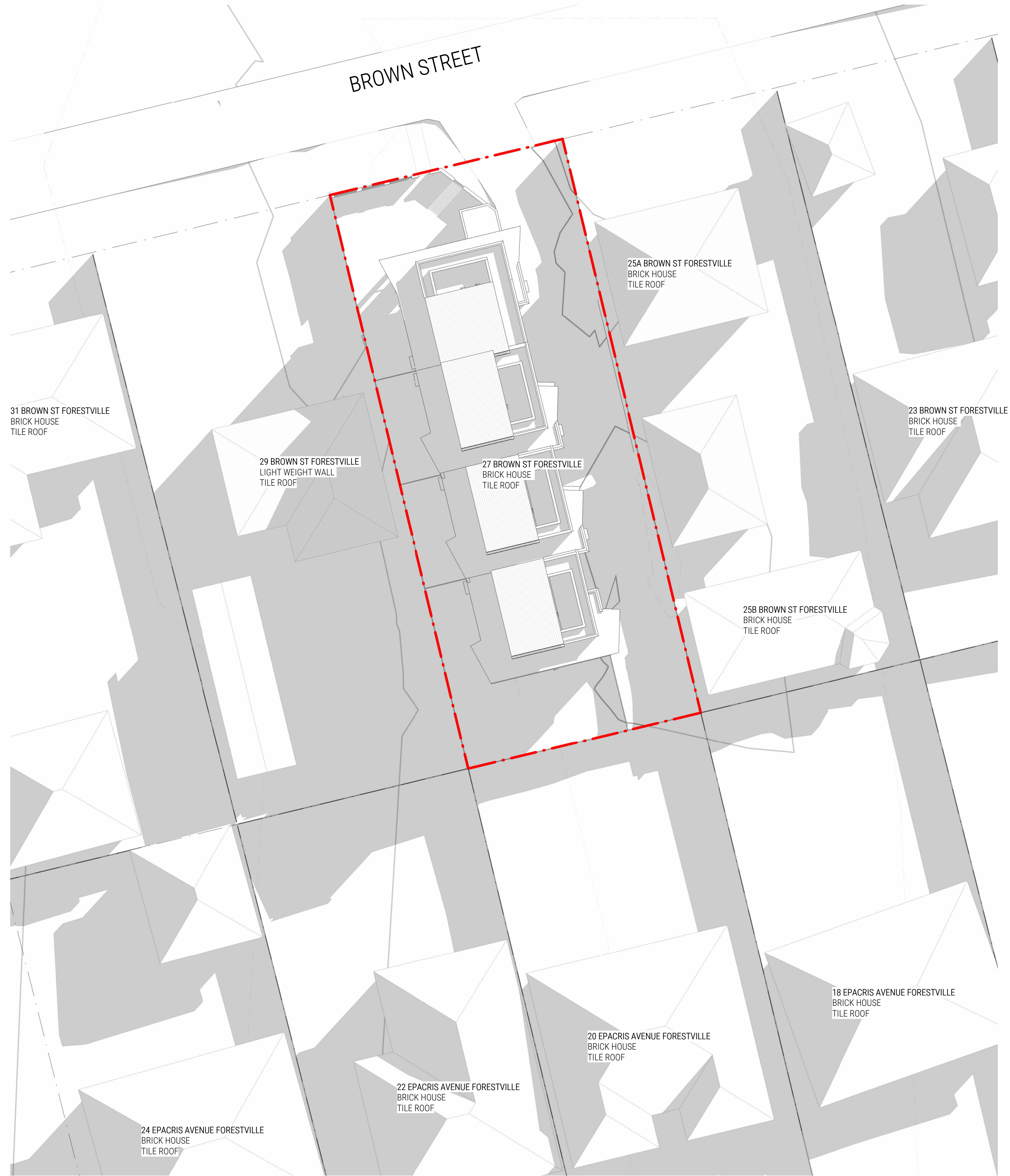
DEEP SOIL ZONE WITH A MINIMUM DIMENSION OF 3 M ALLOWS SUFFICIENT SPACE FOR THE PLANTING AND HEALTHY GROWTH OF NEW TREES THAT PROVIDE CANOPY COVER AND ASSIST WITH URBAN COOLING AND INFILTRATION OF RAINWATER TO THE WATER TABLE. DEEP SOIL ALSO ALLOWS THE RETENTION OF EXISTING TREES.

Landscape Area DCP - G10		
Area	Name	Percentage
139 m²	DEEP SOIL	15.81%
12 m²	DEEP SOIL	1.37%
12 m²	DEEP SOIL	1.37%
12 m²	DEEP SOIL	1.37%
68 m²	DEEP SOIL	7.75%
12 m²	DEEP SOIL	1.37%
255 m²		29.04%

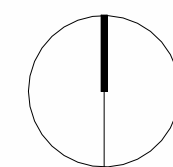




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

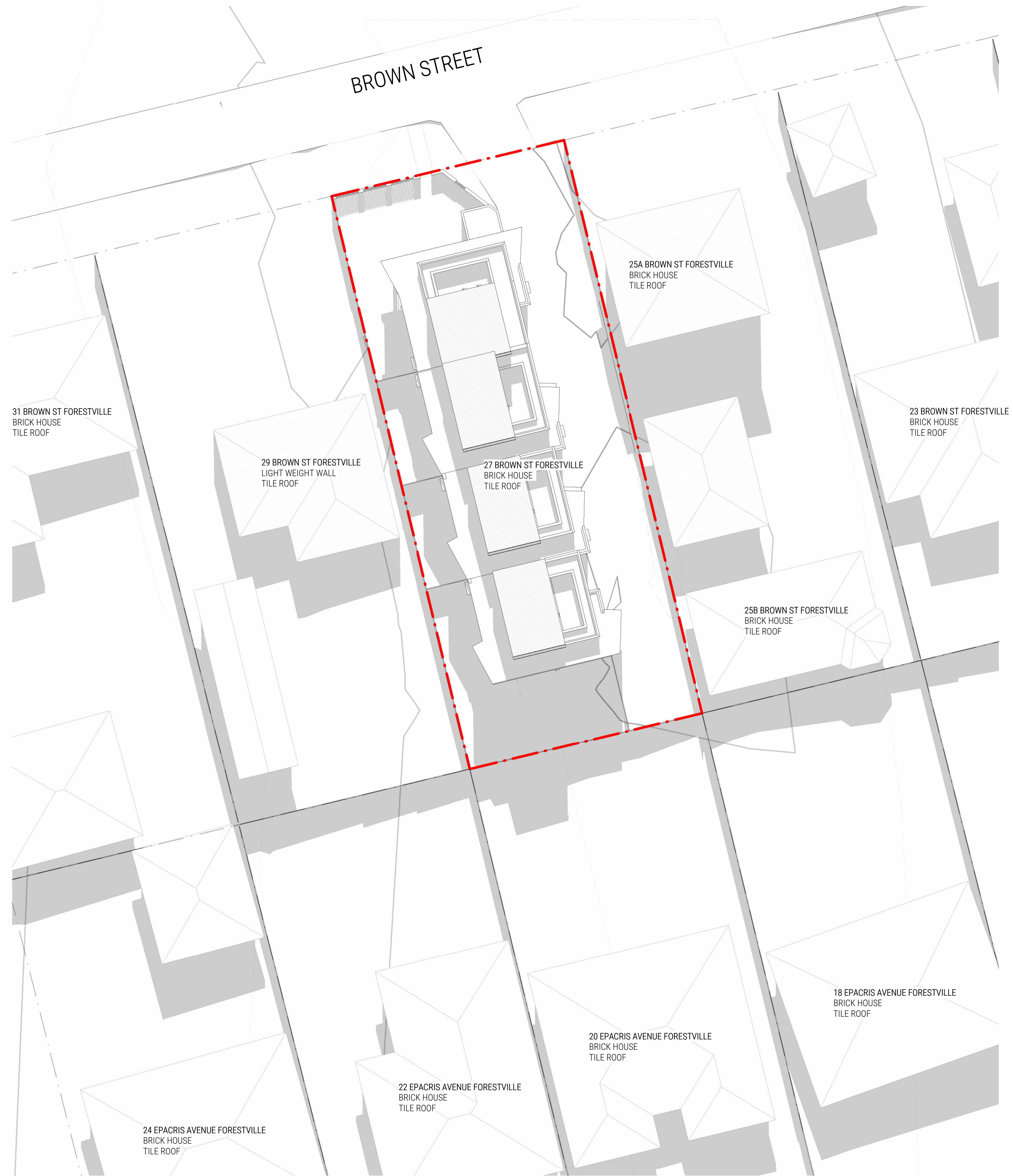


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

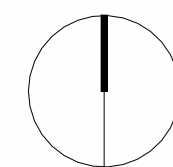




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1

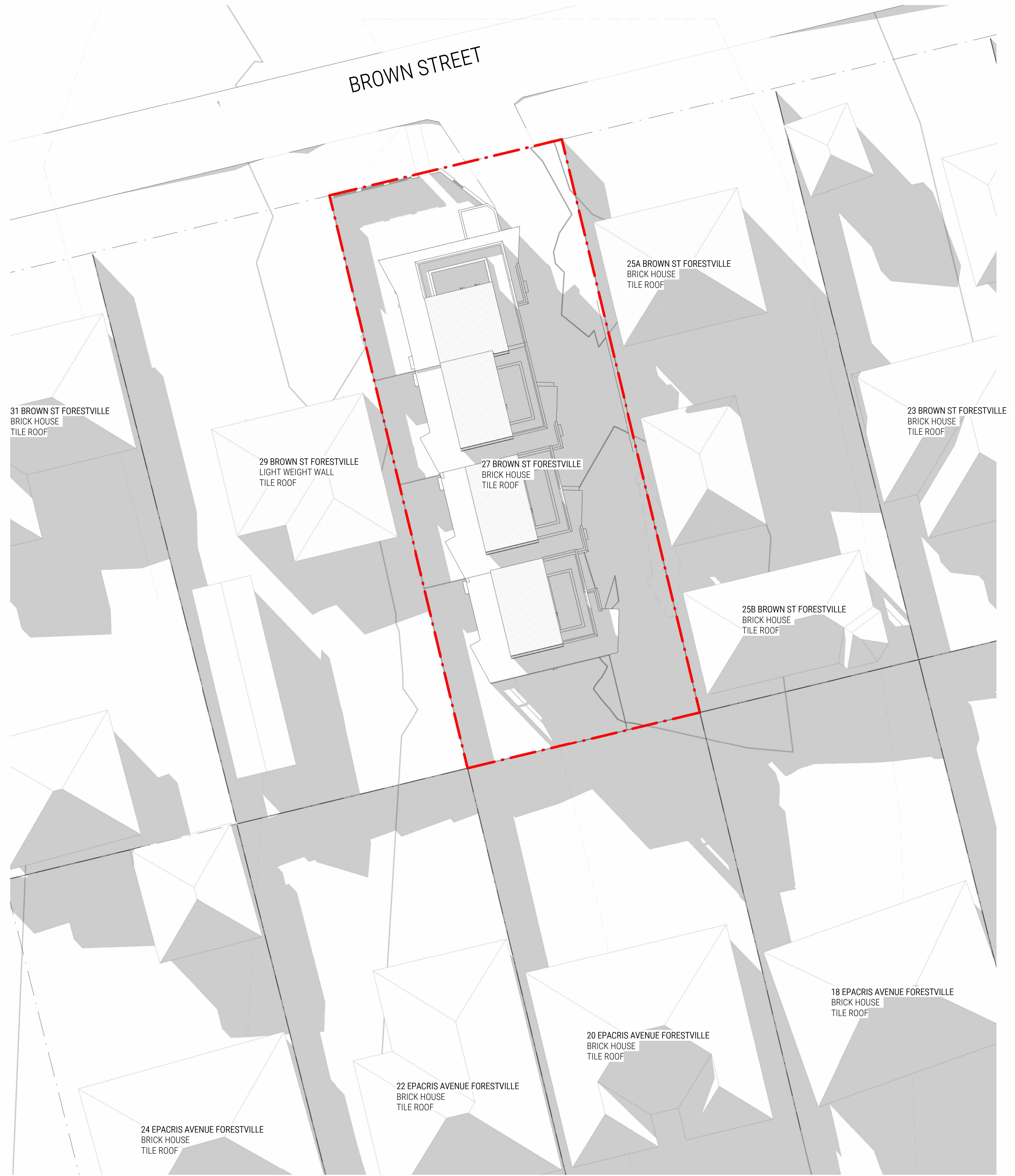


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1

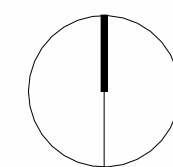


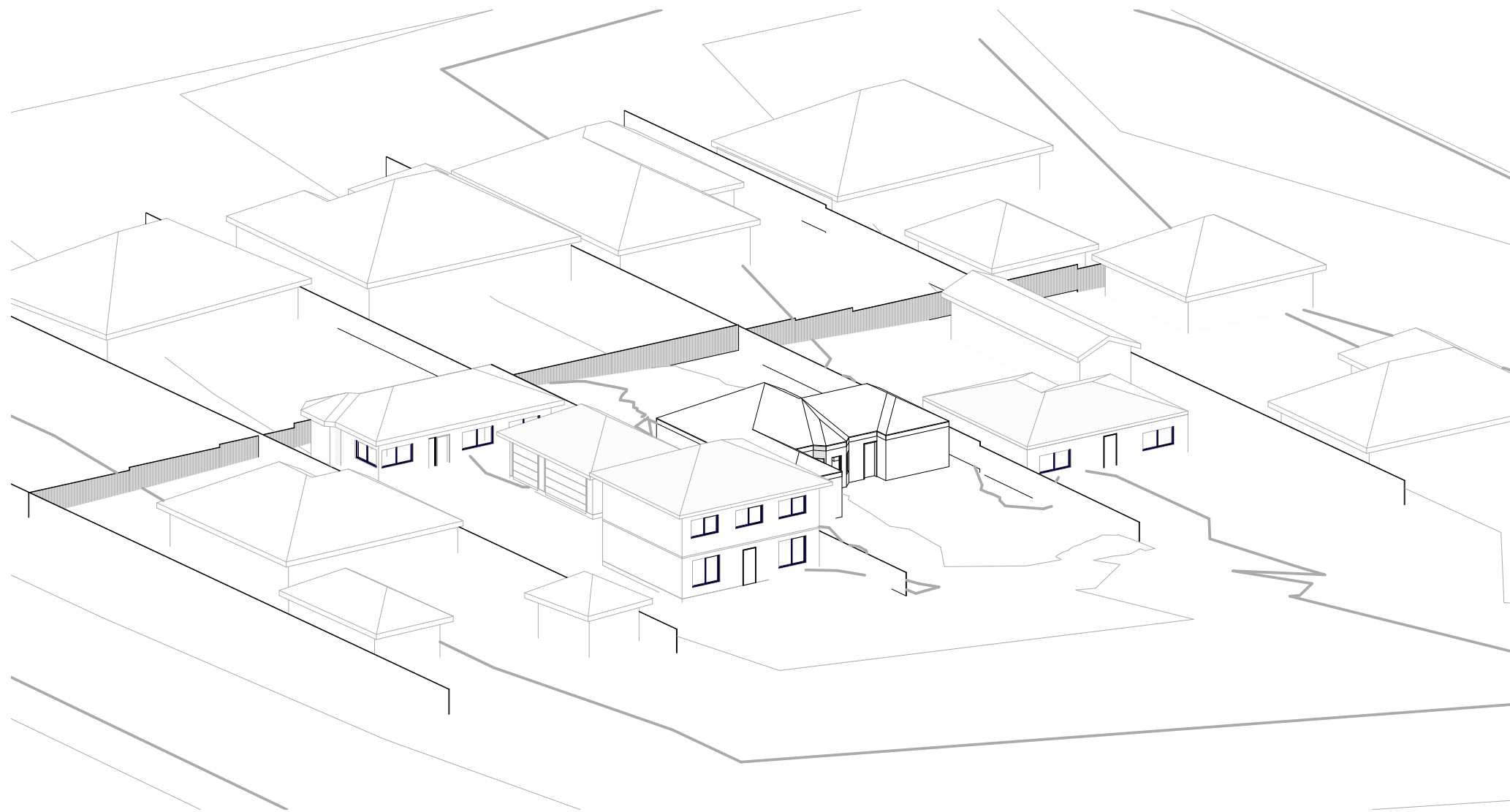


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1: 200 @ A1

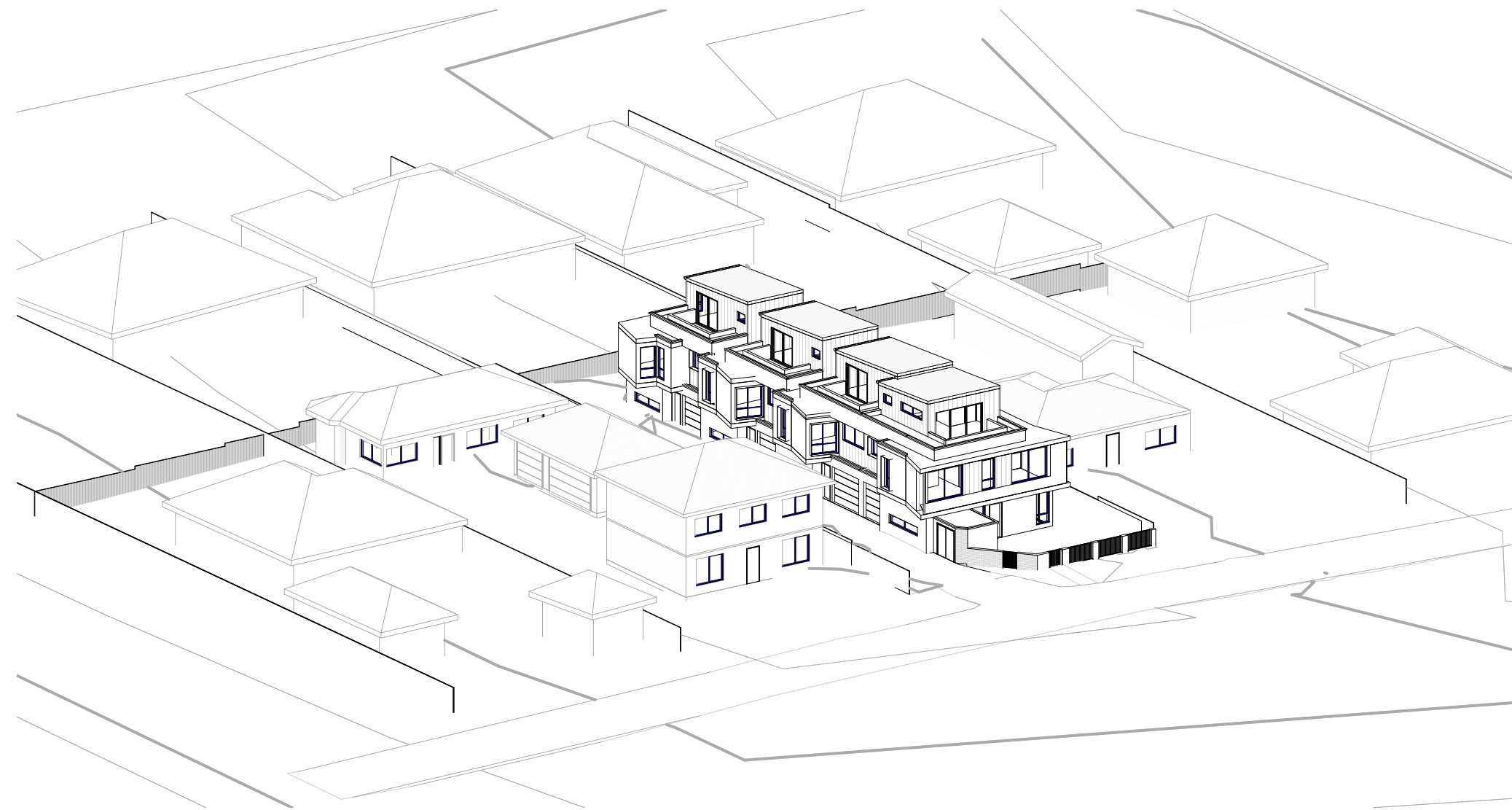


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1: 200 @ A1

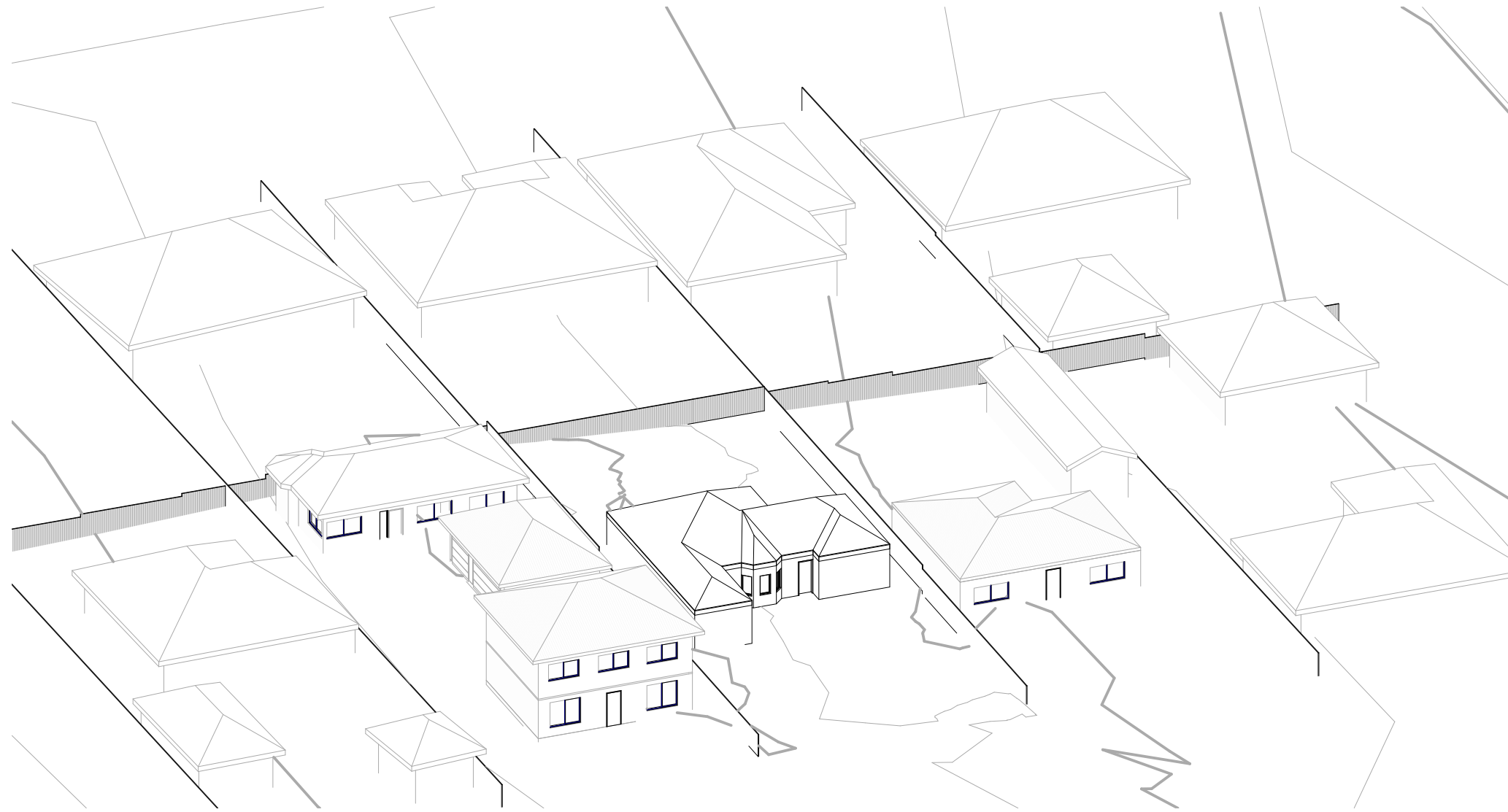




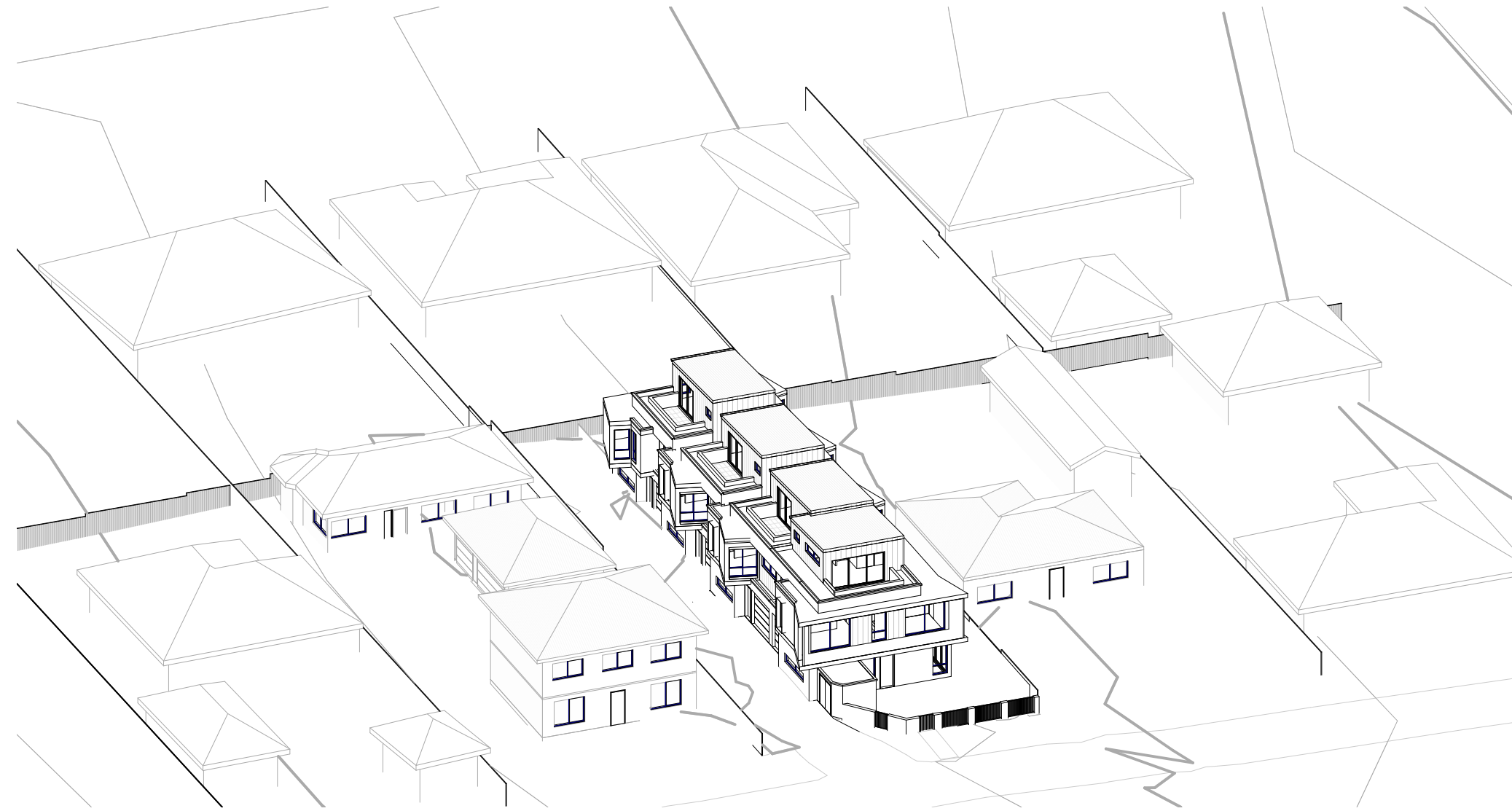
1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600 @ A1



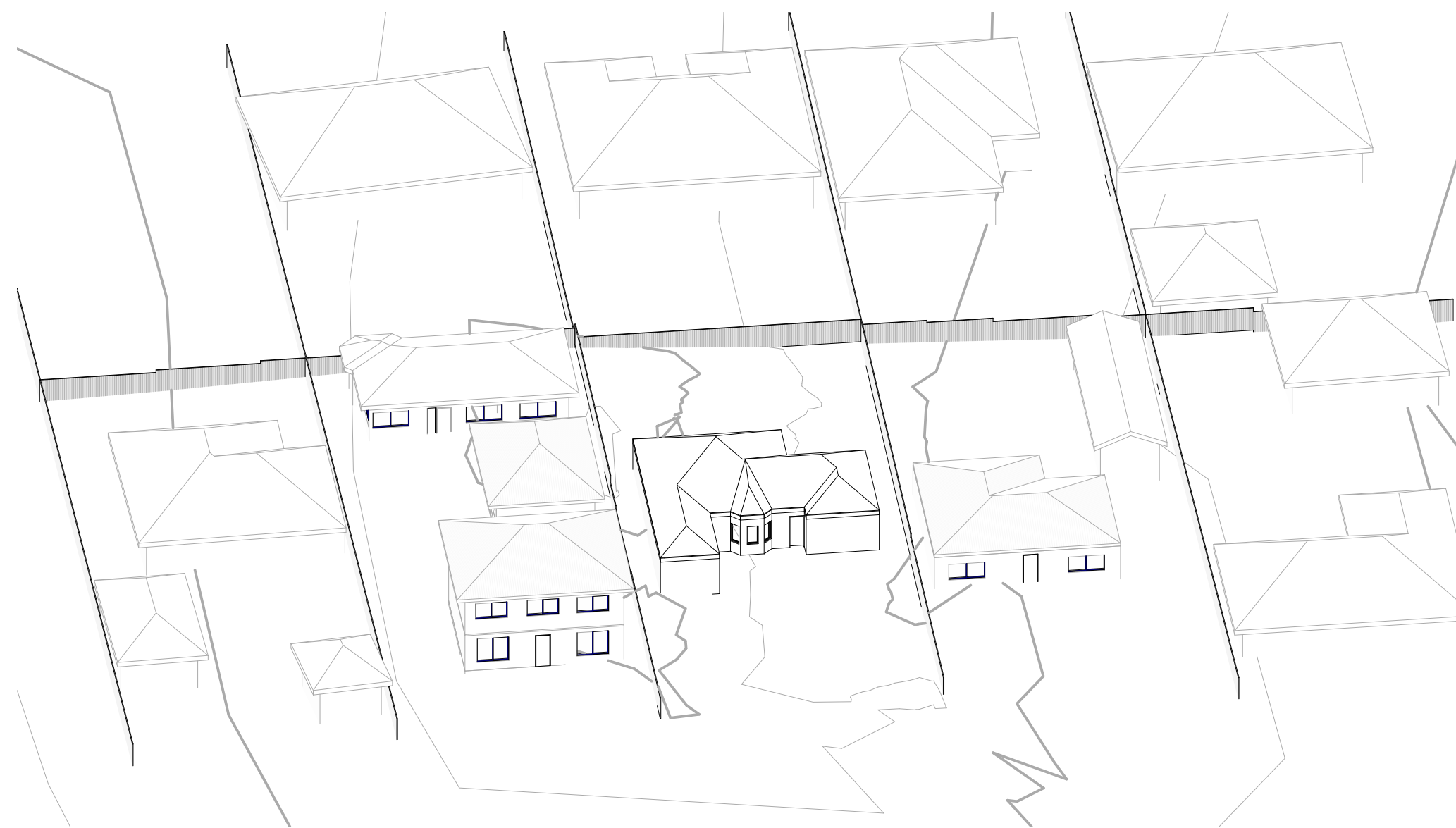
2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600 @ A1



3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600 @ A1



4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600 @ A1



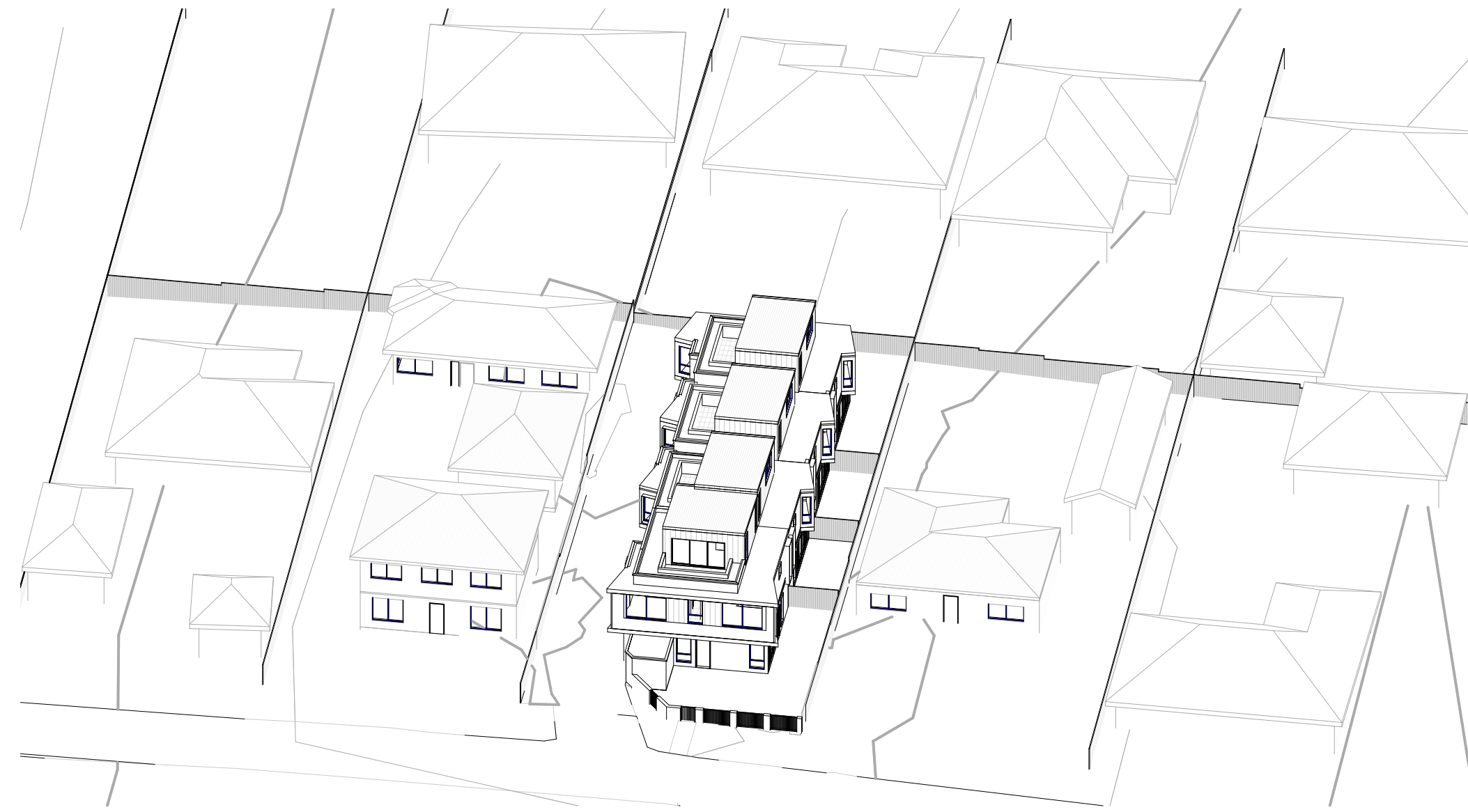
5 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA600 @ A1



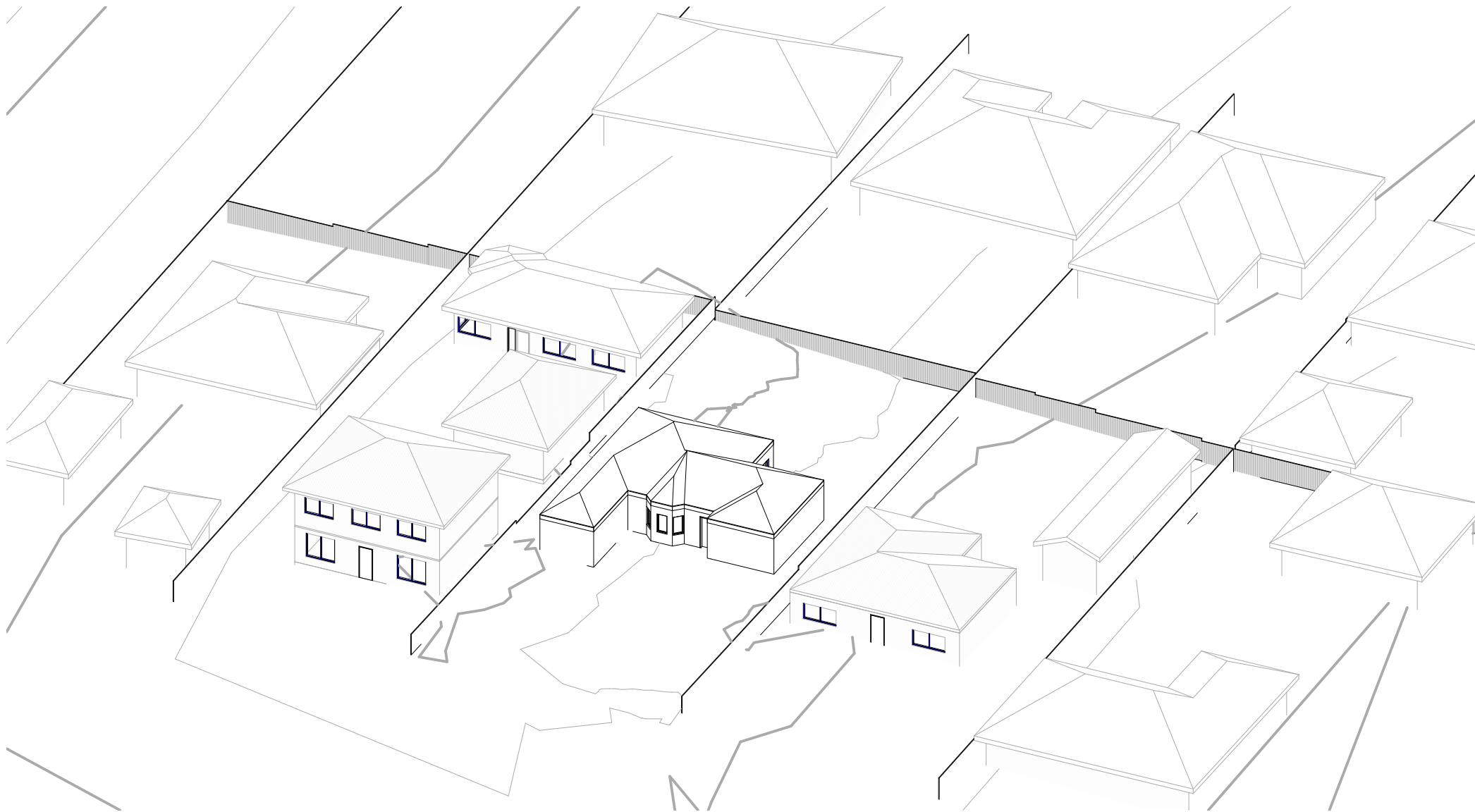
6 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA600 @ A1



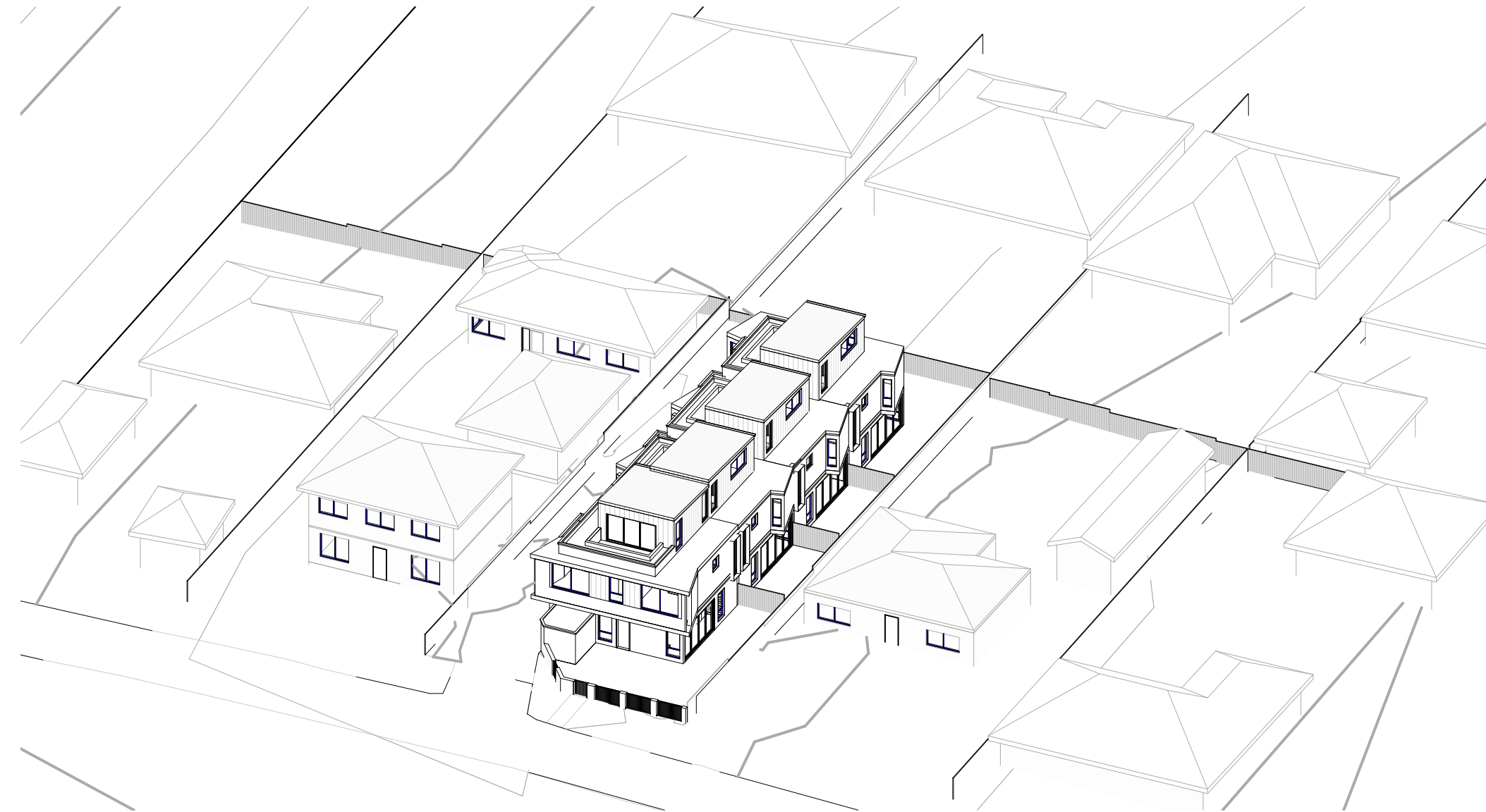
1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
DA601 @ A1



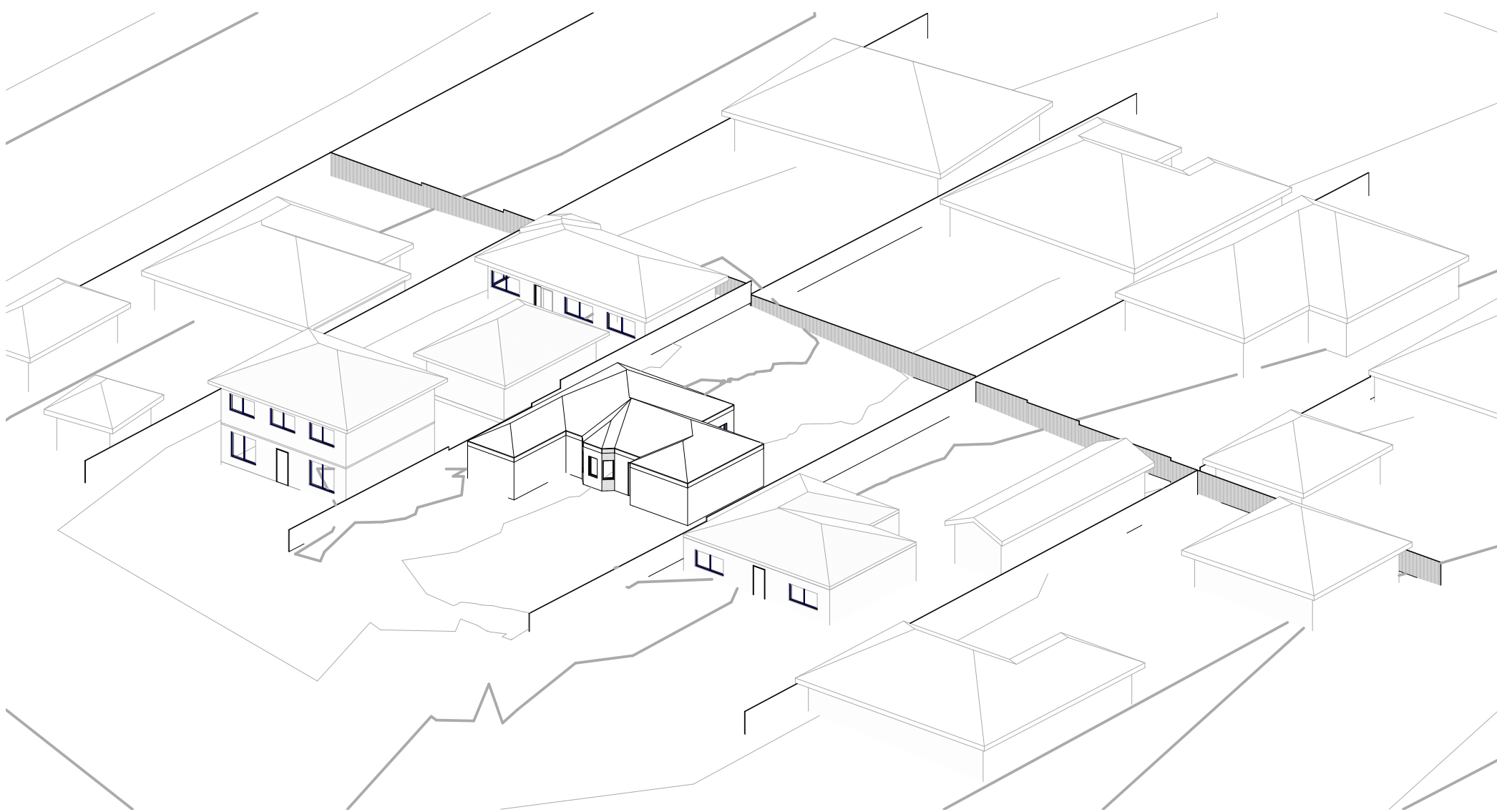
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601 @ A1



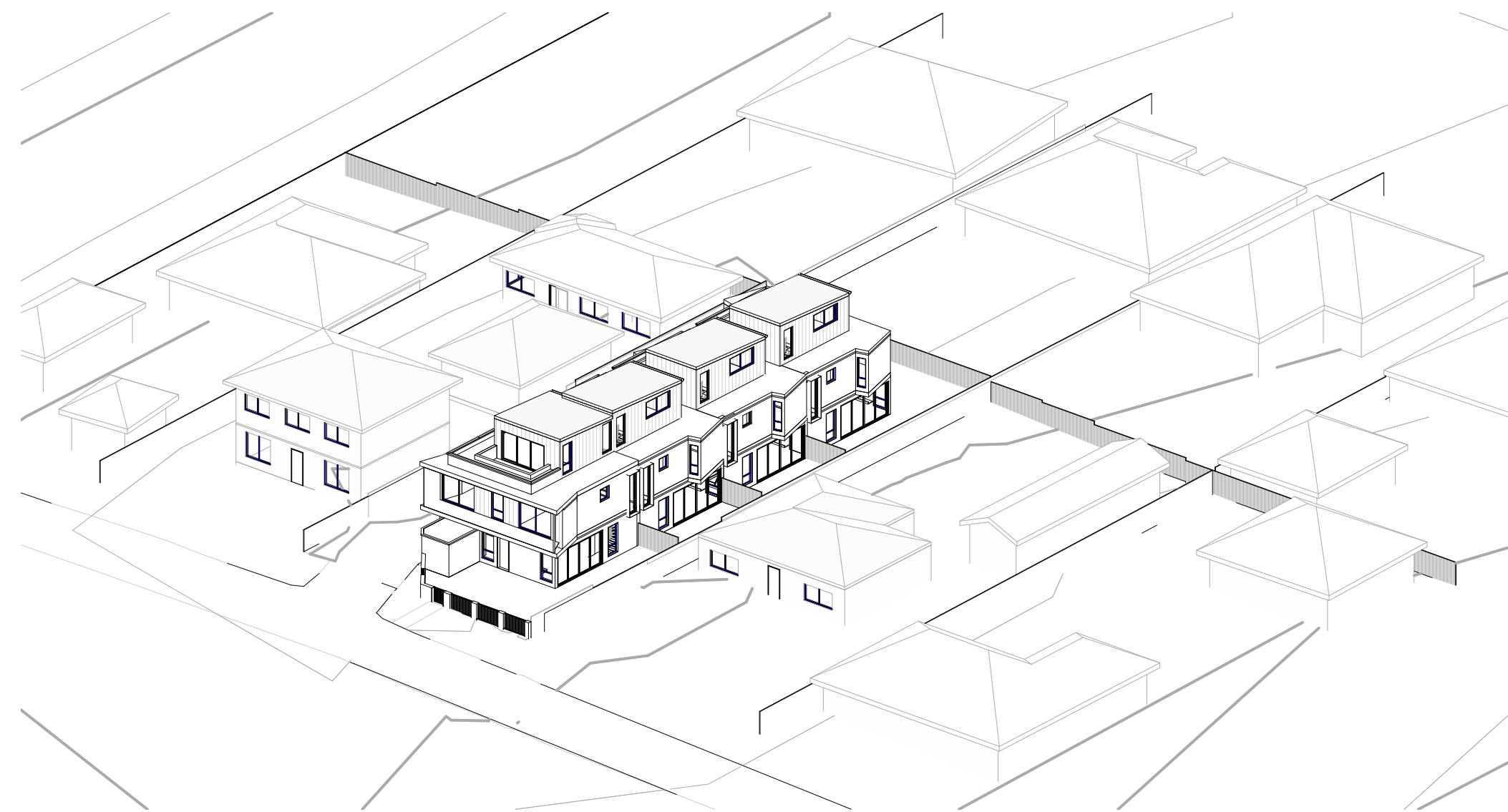
3 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA601 @ A1



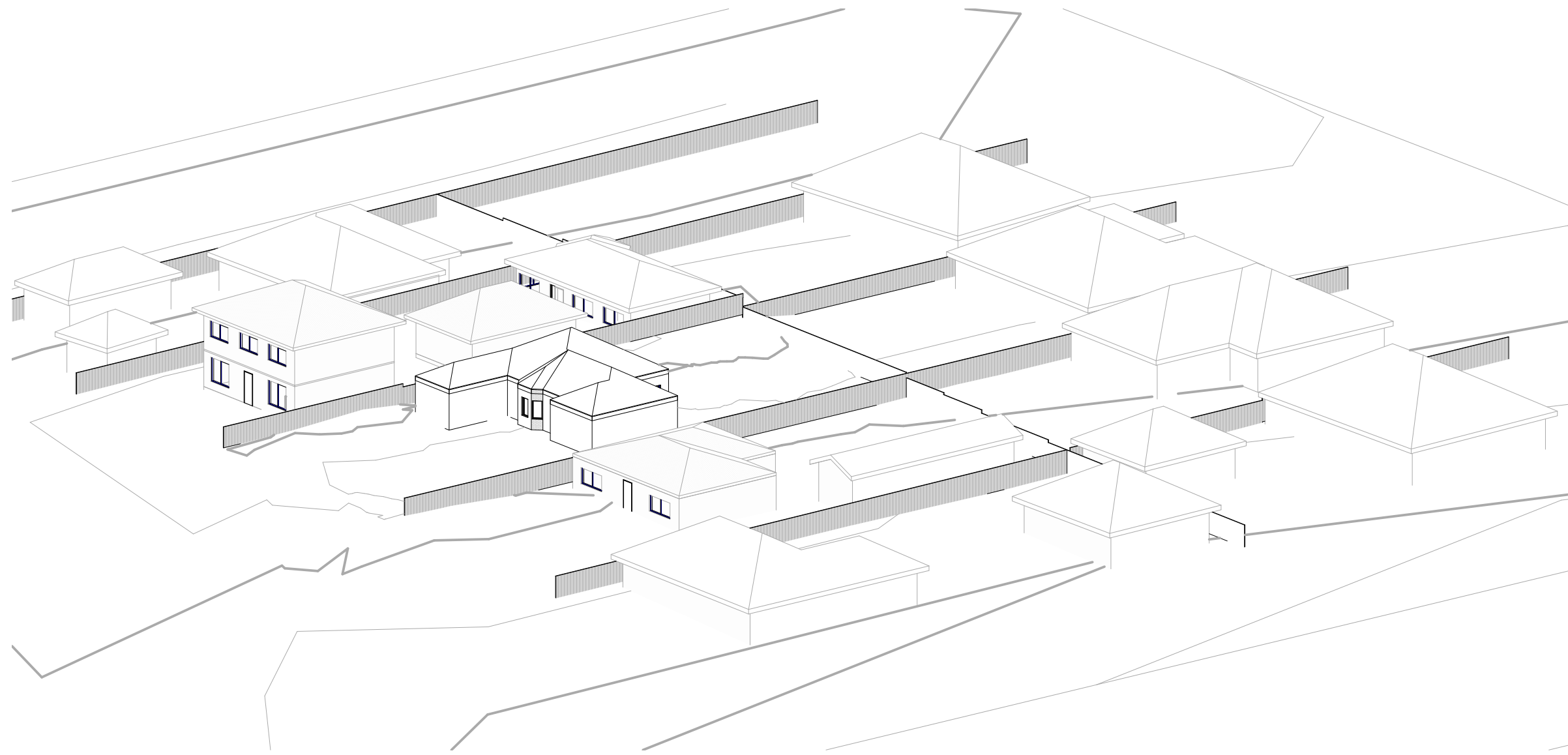
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601 @ A1



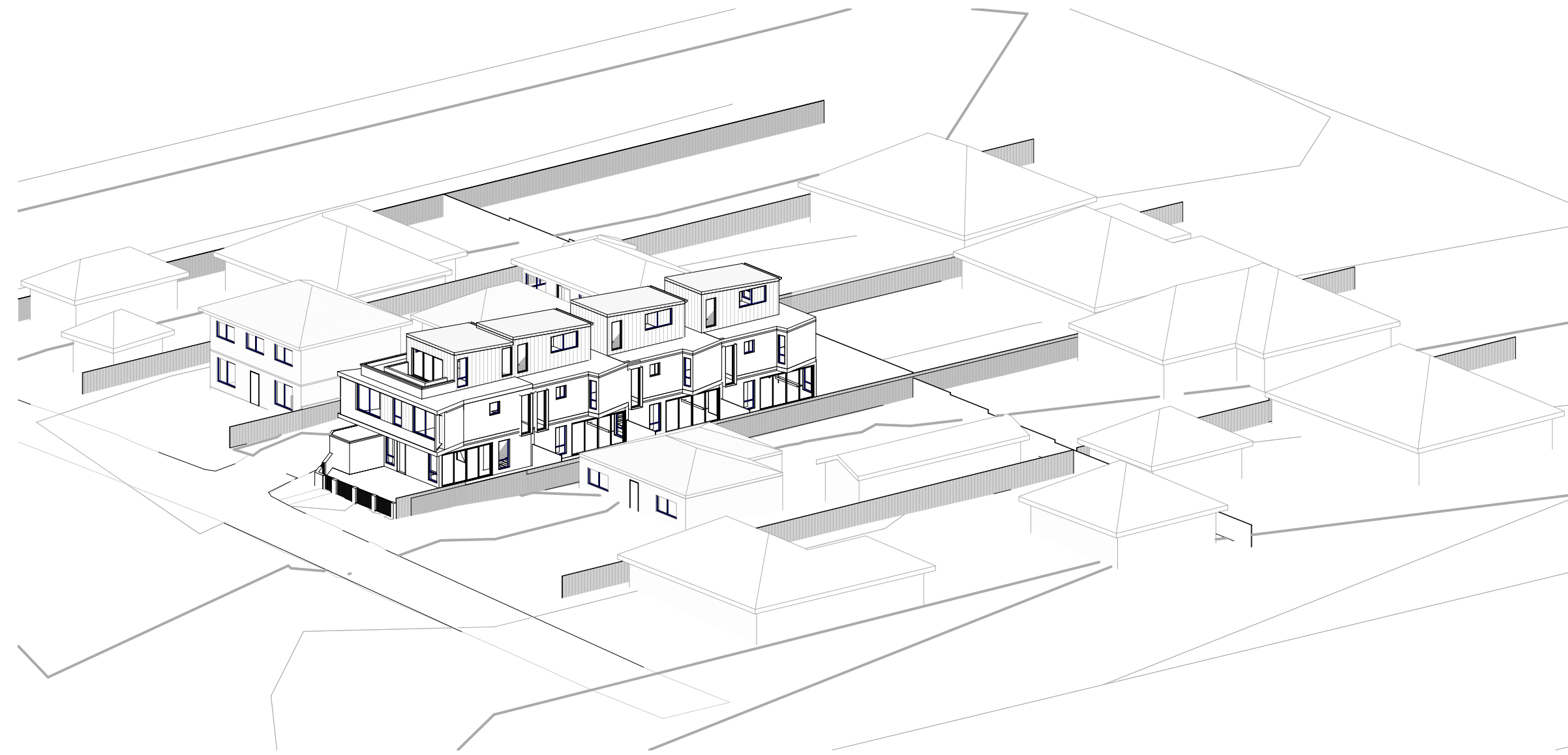
5 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
DA601 @ A1



6 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
DA601 @ A1



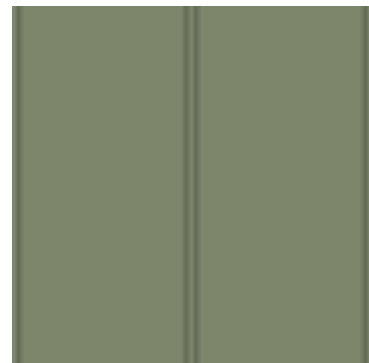
1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
DA602 @ A1



2 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
DA602Z @ A1



1



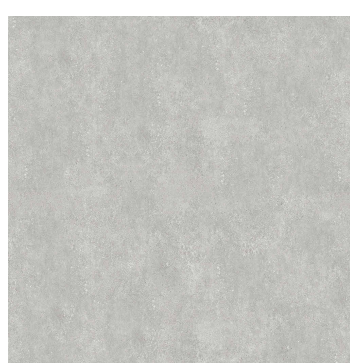
PALE GREEN METAL
STANDING SEAM

2



AGED BRASS

3



IN-SITU CONCRETE

4



DARK GREY BRICK