



BASIX® commitments

Assessor	Mr. Daniel Warda
Date	08 / 11 / 24
BASIX Certificate No.	1772245S
NatHERS Certificate No.	0011548609

Project details

Site Address	Lot 27, 21 Arthur Street, Forestville NSW 2087
Municipality	Northern Beaches
Reference	29917261

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	R2.0 Insulation to Bed 3 Suspended Floor Overhang
External Walls	R2.5 Insulation to all external walls (excl. Garage) Medium
Internal Walls	R2.0 Insulation to Laundry, Bath & Garage internal walls shared with conditioned areas
Ceilings	R6.0 Insulation to all trussed ceilings over living areas (R2.0 Insulation to Garage Ceiling Joists)
Roof	Colorbond Medium
Roof Insulation	Anticon

Windows:

Wideline Awning Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.5	SHGC: 0.63
Wideline Fixed Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 5.9	SHGC: 0.80
Wideline Fixed ASCEND Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.3	SHGC: 0.77
Wideline Sliding Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.3	SHGC: 0.76
Wideline Sliding Door (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.2	SHGC: 0.74

*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights	N/A
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Water		Energy	
Landscape Area	411m²	Hot Water	Gas Instantaneous 6 star
W.C's	4 star	Air-Con (Heating)	1-Phase Ducted A/C 3.0 - 3.5
Kitchen Taps	4 star	Air-Con (Cooling)	1-Phase Ducted A/C 3.0 - 3.5
Shower Heads	3 star (> 7.5 but <= 9 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 star	PV System	3.3kW
Alternative Water	3100L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water to Tank	186.8m³	Drying	Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	Primarily LED

Phone: 0488 203 606

Email: giuseppe@energiassessments.com.au

ABN: 77 614 736 284



AREAS	
SITE:	661.60 m²
GROUND FLOOR:	110.76 m²
FIRST FLOOR:	129.90 m²
GARAGE:	36.34 m²
PORCH:	2.27 m²
BALCONY:	N/A m²
ALFRESCO:	13.19 m²
	m²
TOTAL:	292.46 m²

QUOTE	DATE	QUOTE NUMBER	REV					
KITCHEN			-					
ZURCORP ELECTRICAL			-					
TILES			-					
CARPET			-					
ZURCORP SECURITY			-					
EH1			-					
AIR CONDITIONING			-	G	27.02.25	COUNCIL DEFERRAL		MJ
STAIRS			-	F	07.01.25	HYDRAULIC CO - ORDINATED		MJ
LANDSCAPE				E	03.12.24	EXTERNAL COLOURS		MTK
HYDRAULICS				D	25.11.24	DA DRAWINGS & AMENDED DRIVEWAY		MJ
ENGINEER				C	31.10.24	CV1		MJ
PEG OUT				B	17.10.24	CONTRACT DRAWINGS		MTK
				A	14.08.24	TENDER		BG

2.5	ELEVATION SHADOWS
2.4	NEIGHBOUR NOTIFICATION PLAN
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
12	SLAB PLAN
11	WET AREA DETAILS
10	WET AREA DETAILS
9	ELECTRICAL LAYOUT
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

CLIENT'S SIGNATURE: _____		DATE: _____	REV _____	DATE _____	AMENDMENTS _____	BY _____	SHEET _____	DESCRIPTION _____		
ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300		© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.		PRODUCT: TENNYSON 30 Oxford R/H Garage Aspire Specification Master Issued: 21.08.24 Revision: A		CLIENT: Ms. WILLCOCKS SITE ADDRESS: Lot 27 No.21 DP 31528 Arthur Street FORESTVILLE 2087		DA DRAWINGS		
								DRAWN: MTK	DATE: 17.10.24	Rev: G
								RATIO @ A3: N/A	CHECKED: CY.	
								SHEET: 1	JOB No: 29917261	NSW



SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	410.5 m ²
(EXCLUDES HARD SURFACES)	62.0 %

****B.A.S.****
(BUILDING ADJACENT TO SEWER)
ORDER SEWER PEGOUT

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	M	Zone 5

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

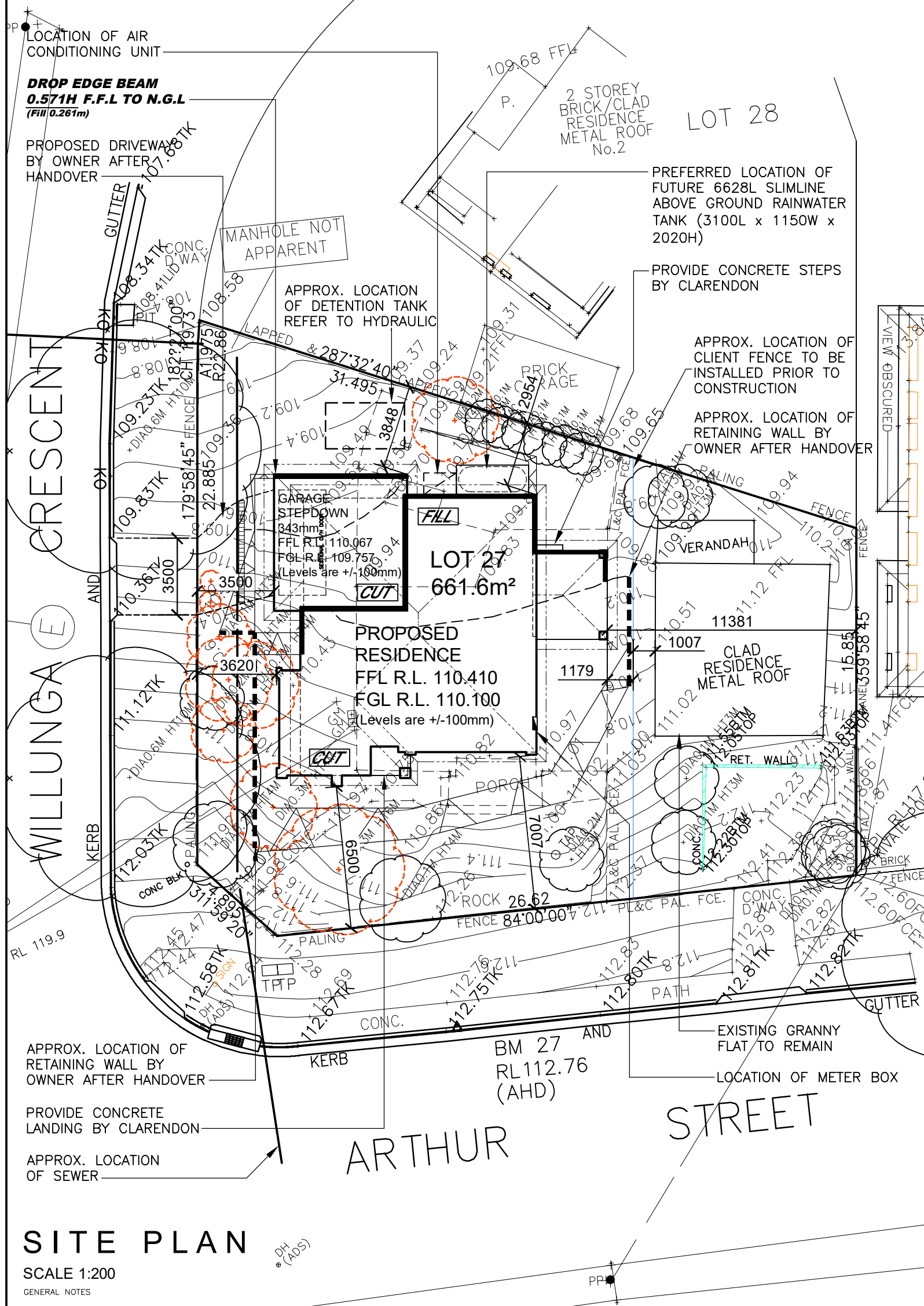
RETAINING WALLS TO BE CONSTRUCTED
WHOLLY WITHIN PROPERTY BOUNDARY
INCLUDING DRAINAGE AND FOOTINGS

NOTE:
OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER TO
STREET VIA RAINWATER
TANK AND O.S.D
REFER TO HYDRAULIC DETAILS



DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION



SITE PLAN

SCALE 1:200

GENERAL NOTES

DH
⊕ (ADS)

A) THIS SURVEY SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED

B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
201 Solent Circuit,
Baulkham Hills NSW 2153
T: (02) 8851 5300

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PRODUCT:
TENNYSON 30
Oxford
R/H Garage
Aspire Specification

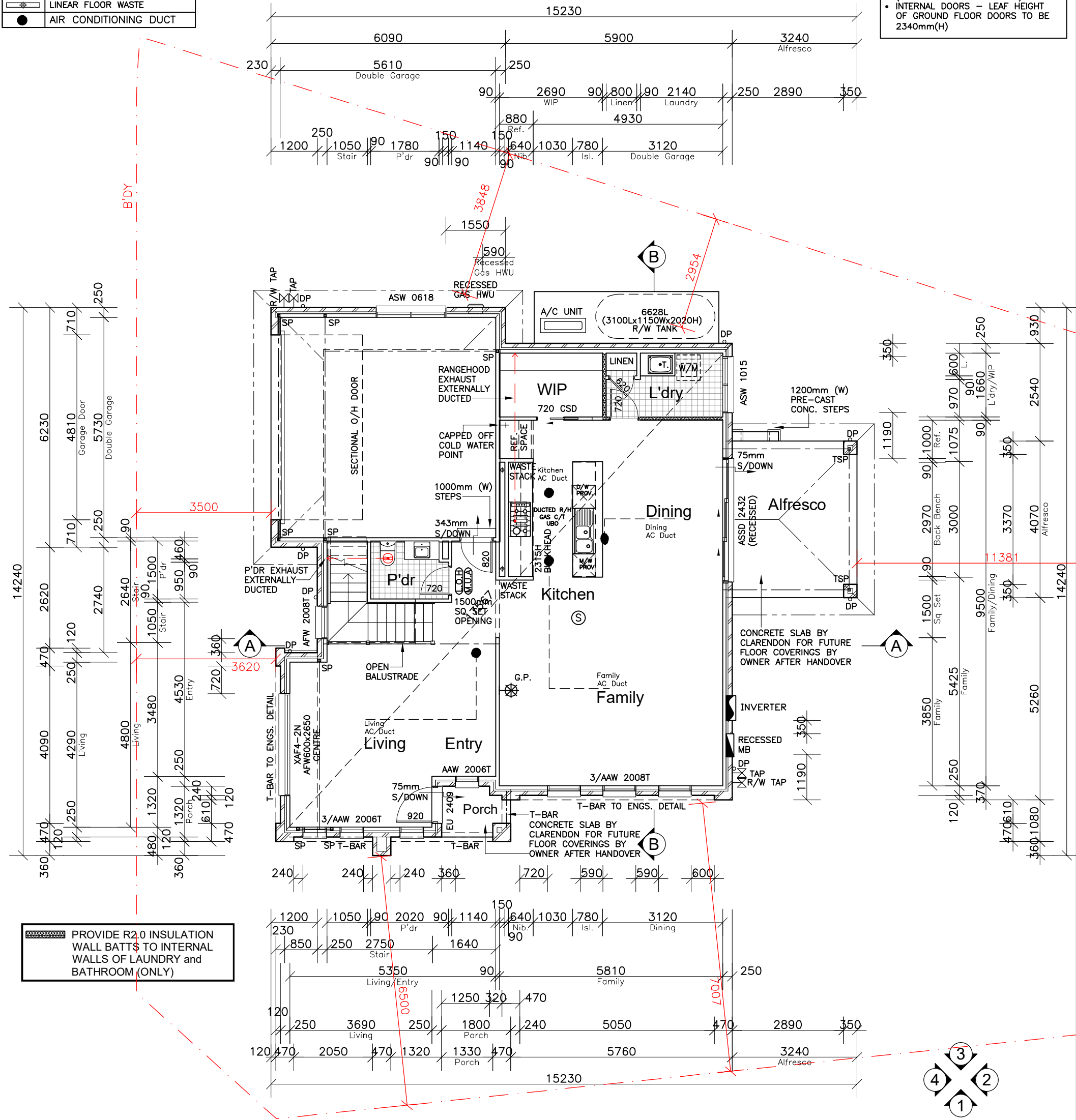
CLIENT:
Ms. WILLCOCKS

SITE ADDRESS:
Lot 27 No.21 DP 31528
Arthur Street
FORESTVILLE 2087

DA DRAWINGS		
DRAWN: MTK	DATE: 17.10.24	Rev:
RATIO @ A3: 1:200	CHECKED: CY.	G
SHEET: 2	JOB No: 29917261	NSW

---	STRUCTURAL BEAM
SP ■	STEEL POST
TSP ■	TELESCOPIC STEEL POST
⊙	SMOKE ALARM
⊖	EXHAUST FAN
DP ○	DOWN PIPE
TAP ⊗	GARDEN TAP
⊔	LIFT OFF HINGES
⊔	MAKE-UP AIR VENT
⊔	CEILING EXPANSION JOINT
⊔	EXHAUST FAN WITH RUN-ON TIMER
FWG ⊗	BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE)
⊔	LINEAR FLOOR WASTE
●	AIR CONDITIONING DUCT

NOTES
- SHOWERS – ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB - WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022) - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022) - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE) - INTERNAL DOORS – LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)



GROUND FLOOR PLAN

**Certificate No. 0011548609**
Scan QR code or follow website link for rating details.
Assessor name Daniel Warda
Accreditation No. 101182
Property Address Arthur Street, FORESTVILLE NSW, 2087
<https://star.com.au/QR/Generate?m=V&R=UgeW>



SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

CLIENT'S SIGNATURE: _____ DATE: _____

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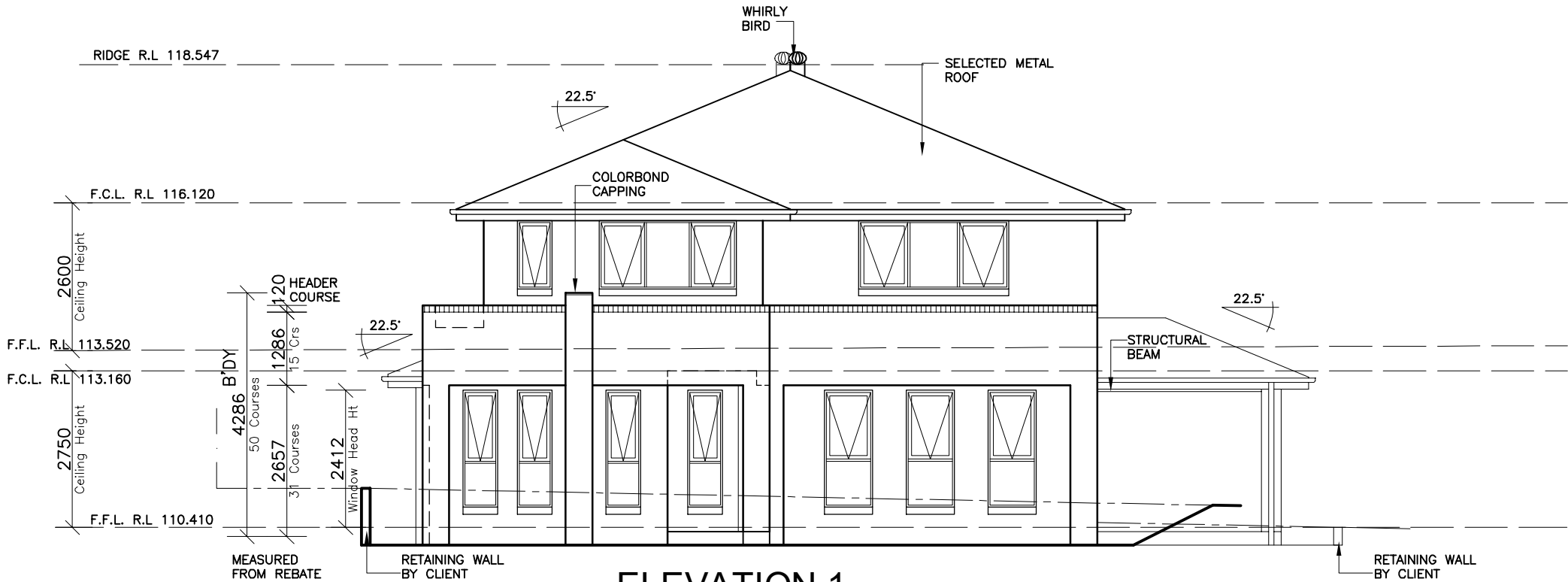
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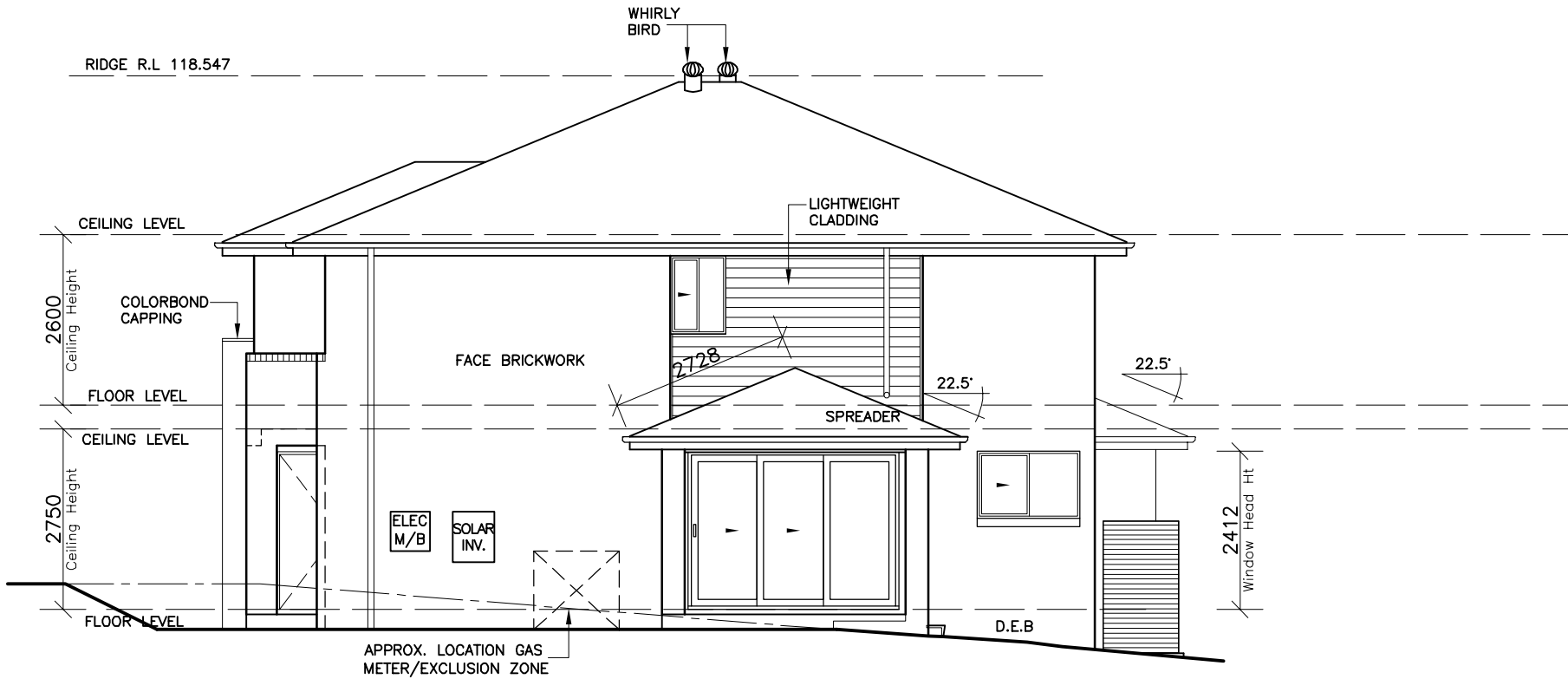
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DRAWN: MTK		DATE: 17.10.24	
RATIO @ A3: 1:100		CHECKED: CY.	
SHEET: 3		JOB No: 29917261	
		NSW	

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080



ELEVATION 1
-NORTH-



ELEVATION 2
-WEST-



CLIENT'S SIGNATURE: _____ DATE: _____

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Aspire Specification

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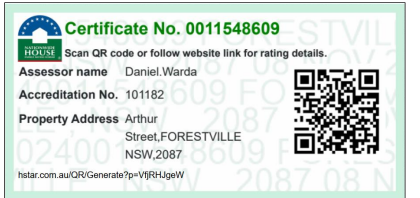
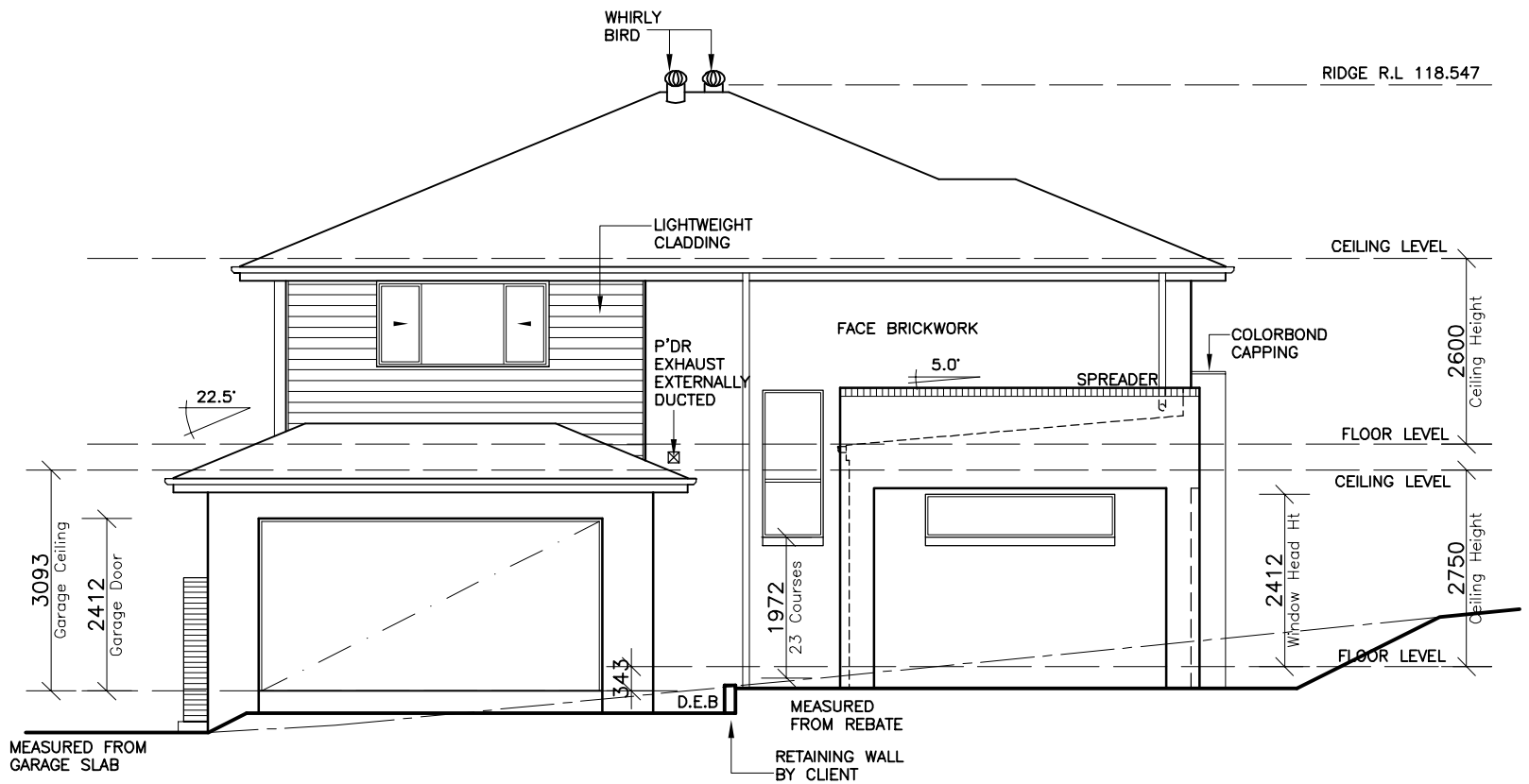
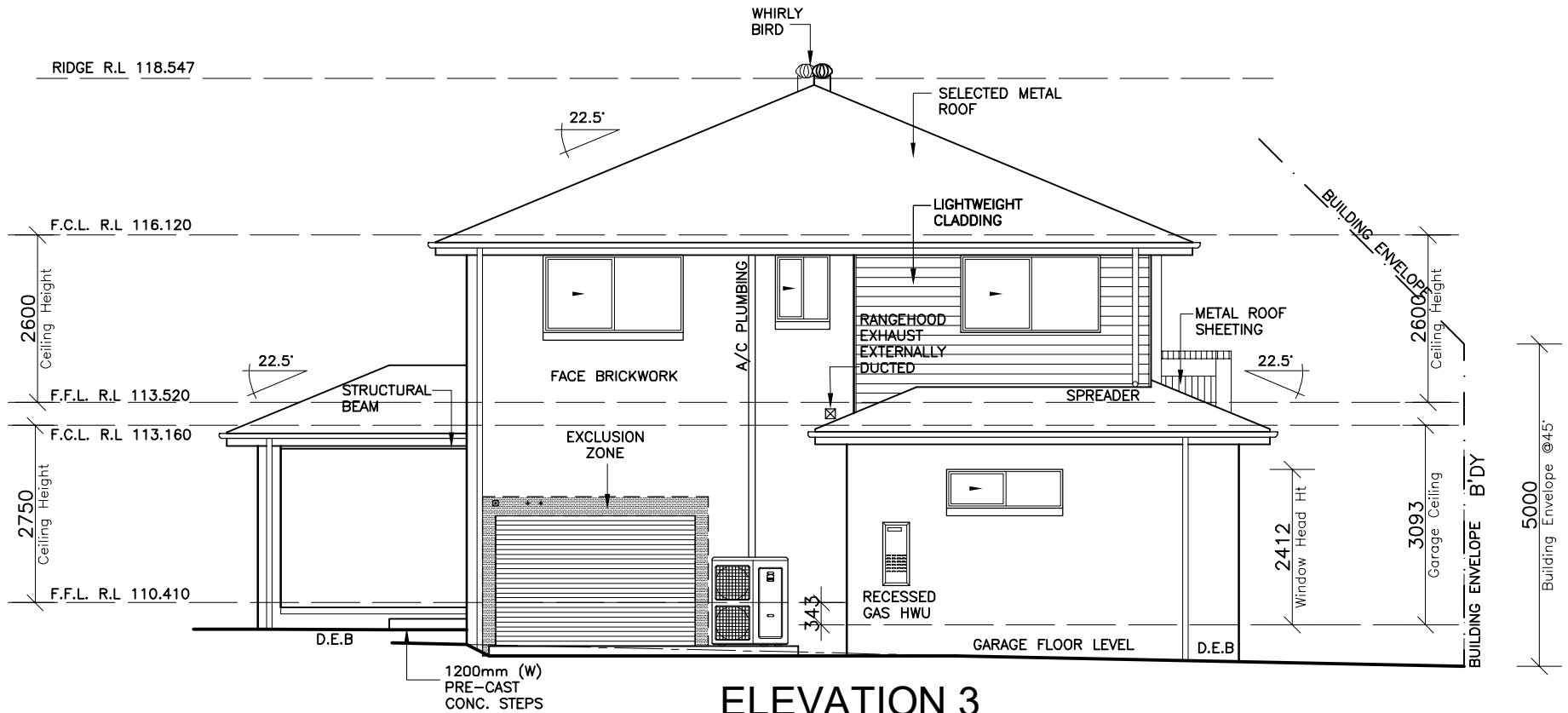
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DA DRAWINGS

DRAWN: MTK	DATE: 17.10.24	Rev: G
RATIO @ A3: 1:100	CHECKED: CY.	
SHEET: 5	JOB No: 29917261	NSW

SOLAR INCLUSION
* 3.3 KW SMART SOLAR SYSTEM
* INVERTER

NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080



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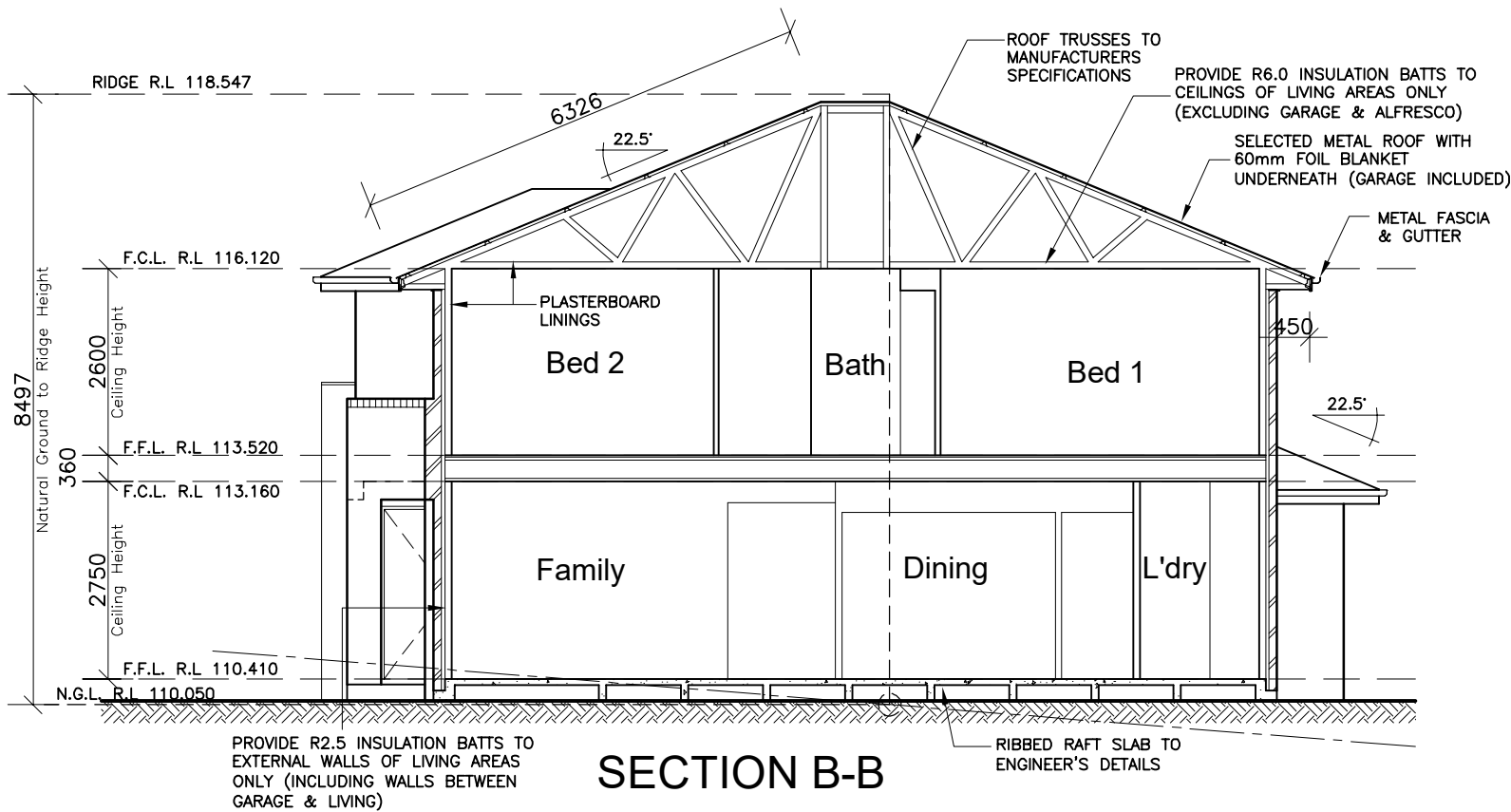
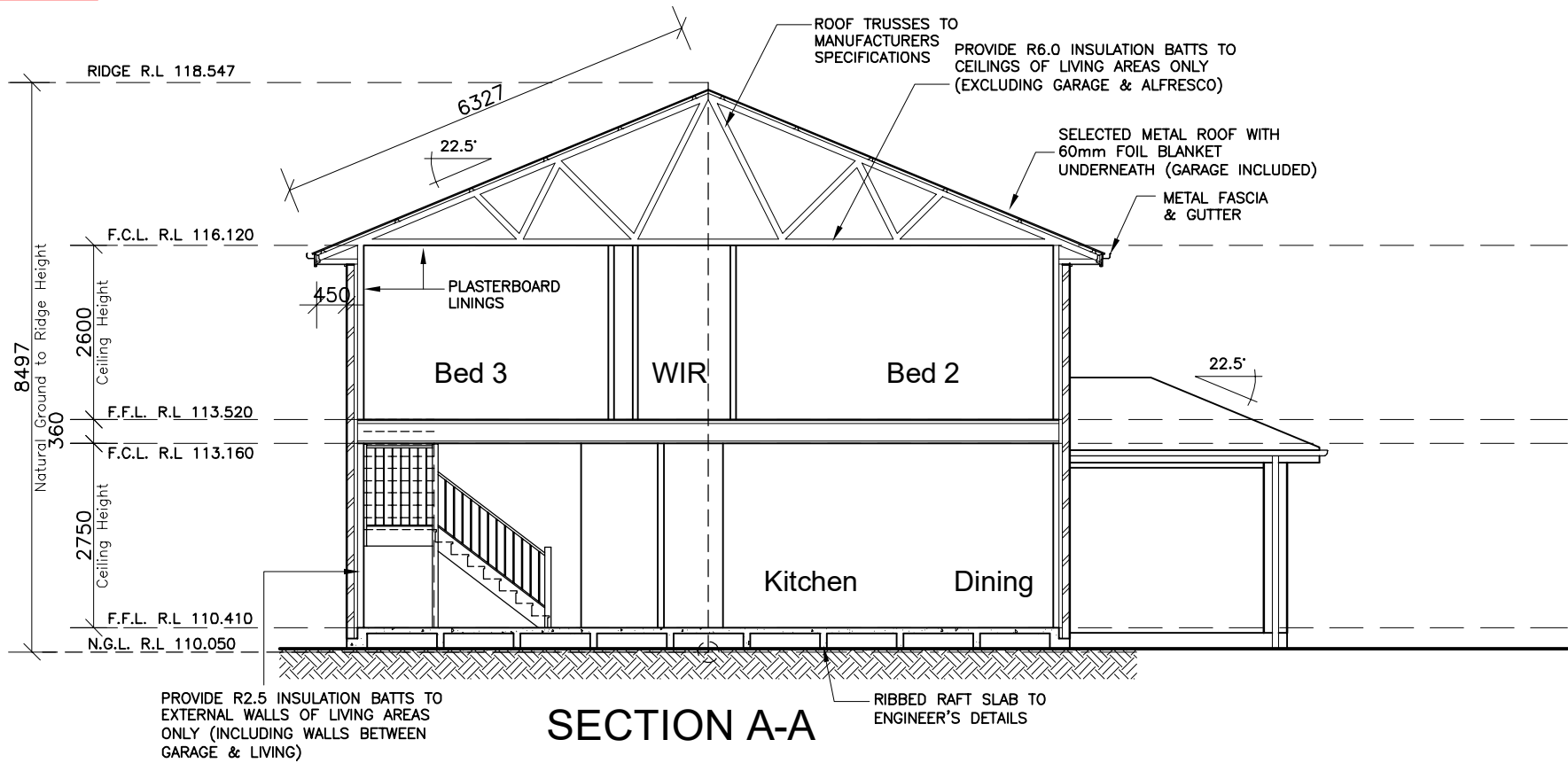
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
GROUND FLOOR TO BE 2340mm(H)

PROVIDE R2.0 INSULATION BATTS TO
INTERNAL WALLS OF LAUNDRY AND BATH

PROVIDE R2.0 INSULATION BATTS TO CEILING
JOISTS BETWEEN GARAGE & FIRST FLOOR

PROVIDE R2.0 INSULATION BATTS TO CEILING
JOISTS BETWEEN PORCH & FIRST FLOOR
(R3.5 INSULATION INSTALLED AS PART OF
CONSTRUCTION METHOD)

NOTE:
PROVIDE CLASS 4 WALL WRAP TO
LIGHTWEIGHT CLADDING



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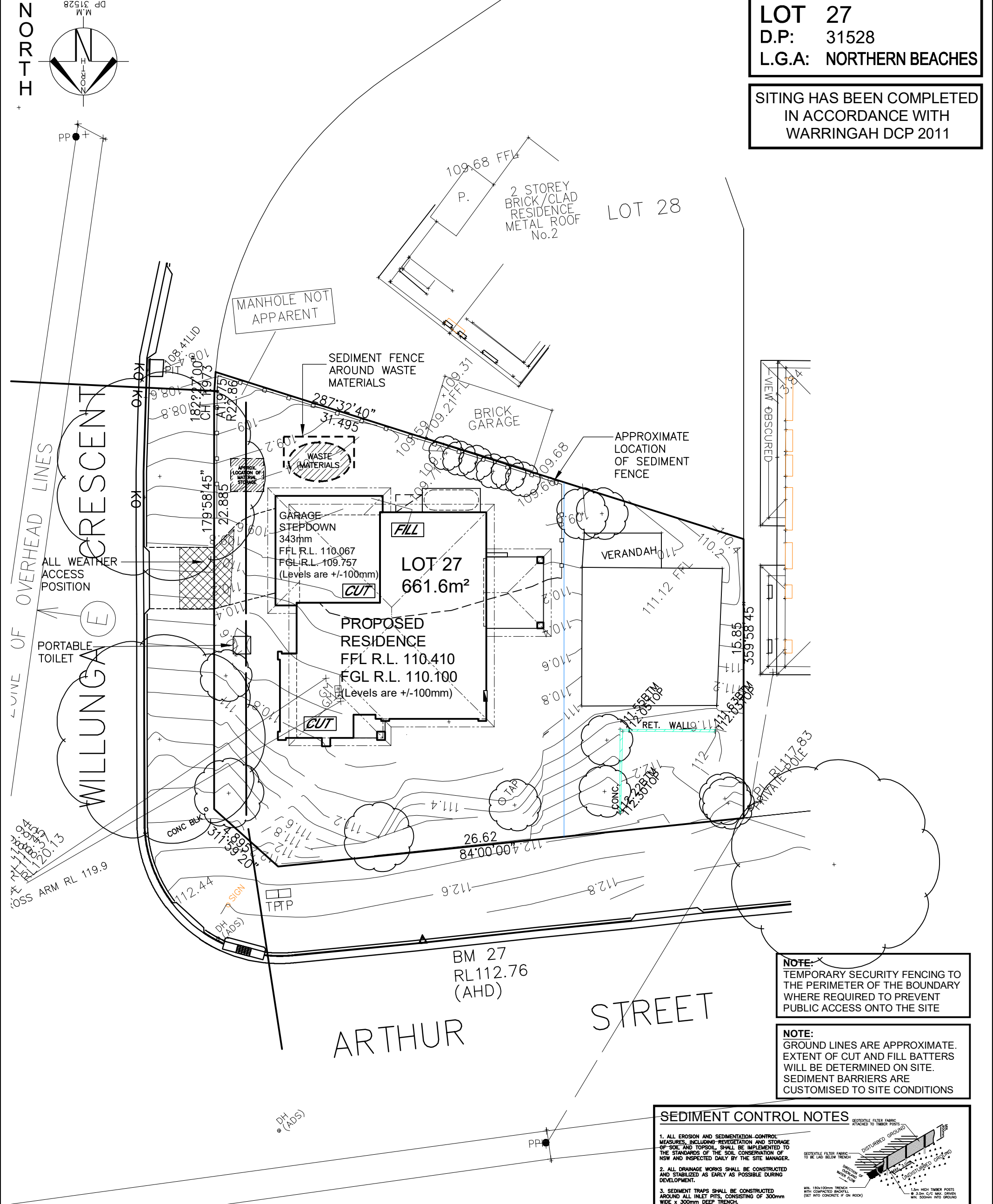
Aspire Specification

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FORESTVILLE 2087

DA DRAWINGS

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RATIO @ A3: 1:100	CHECKED: CY.	
SHEET: 7	JOB No: 29917261	NSW



LOT 27
D.P: 31528
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE CUSTOMISED TO SITE CONDITIONS

SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE

CONSTRUCTION MANAGEMENT PLAN

EROSION AND SEDIMENT CONTROL PLAN

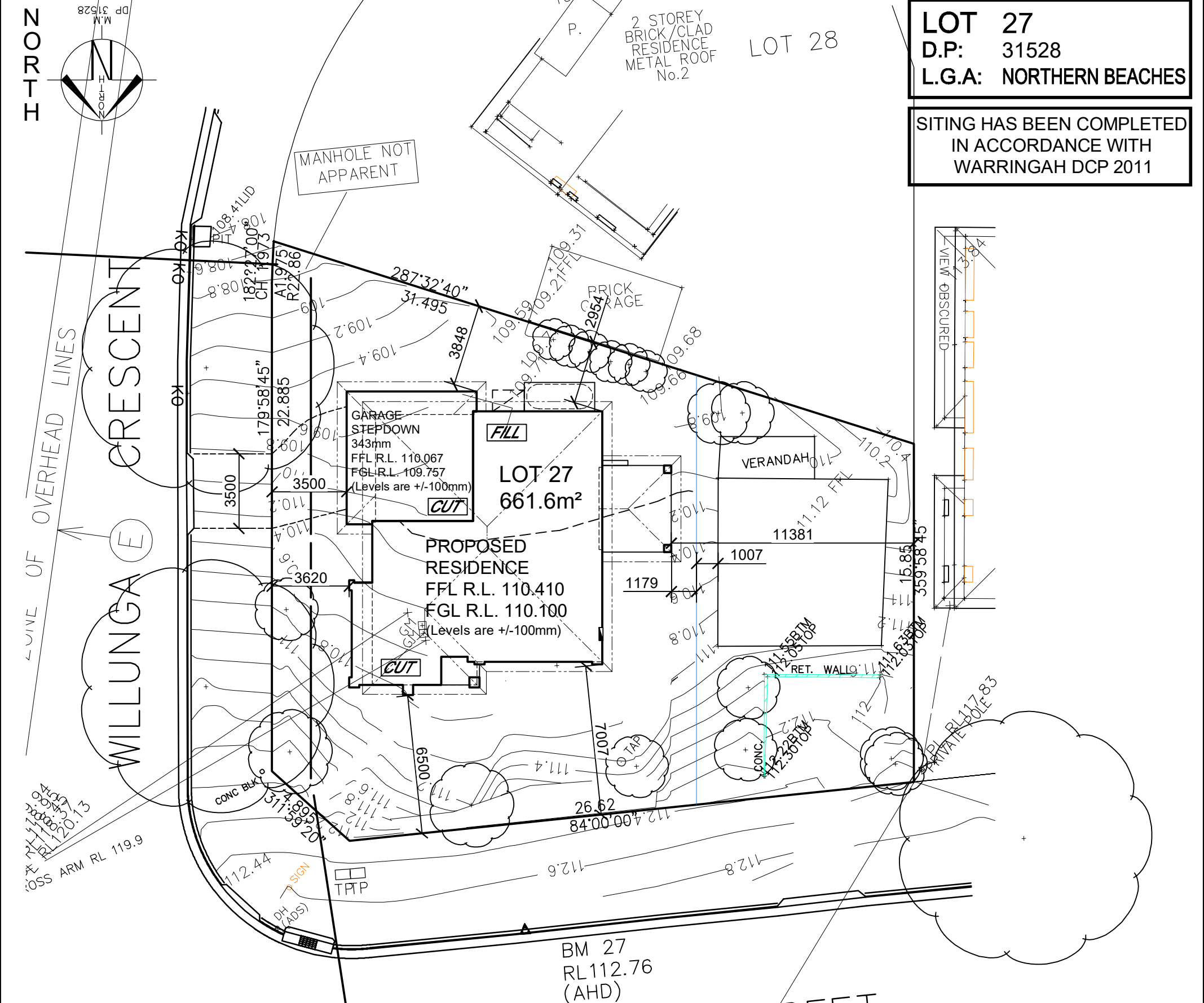
CLIENT'S SIGNATURE: _____		DATE: _____				DA DRAWINGS			
ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300		© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.		PRODUCT: TENNYSON 30 Oxford R/H Garage Aspire Specification		CLIENT:			
						Ms. WILLCOCKS			
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				DRAWN:		DATE:		Rev:	
				MTK		17.10.24		G	
				RATIO @ A3:		CHECKED:			
				1:200		CY.			
				SHEET:		JOB No:			
				2.1		29917261		NSW	

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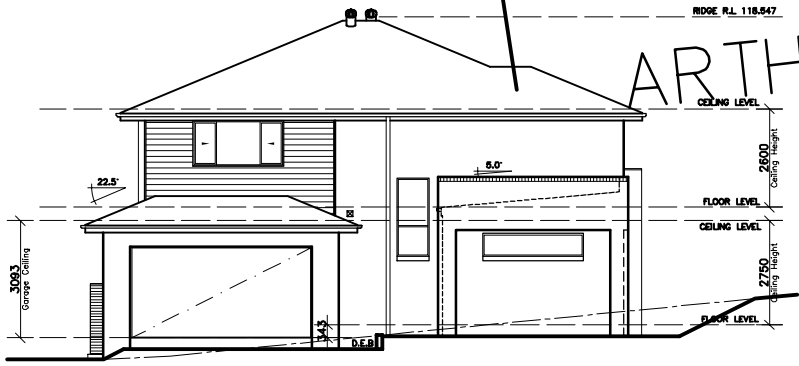
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DRAWN: MTK	DATE: 17.10.24	Rev: G
RATIO @ A3: 1:200	CHECKED: CY.	
SHEET: 2.2	JOB No: 29917261	NSW



LOT 27
D.P: 31528
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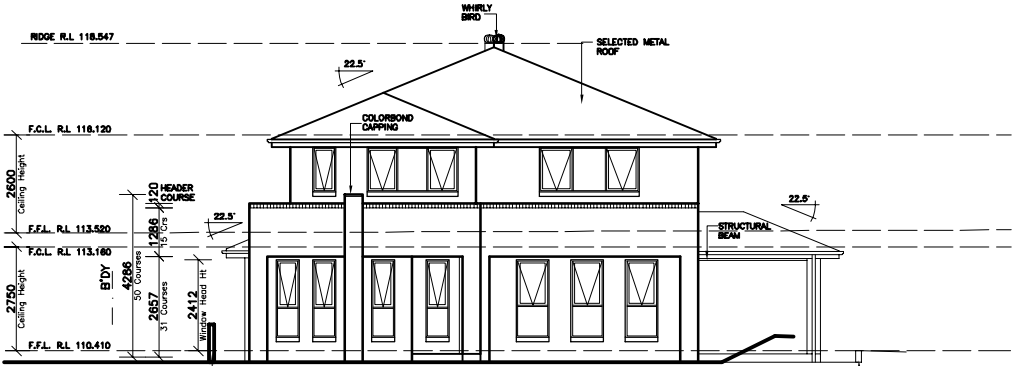
**SITING HAS BEEN COMPLETED
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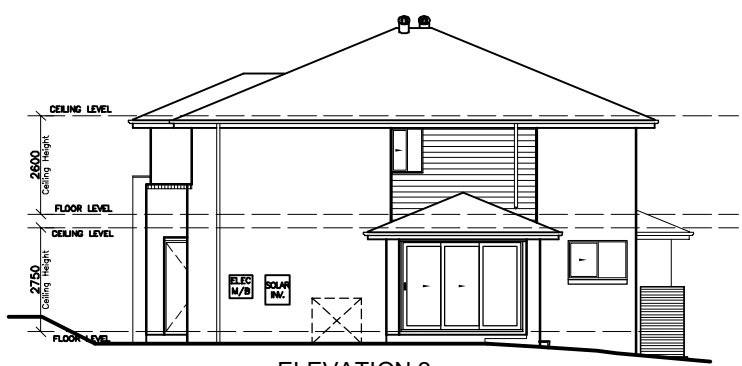
ELEVATION 4
-EAST-



ELEVATION 3
-SOUTH-



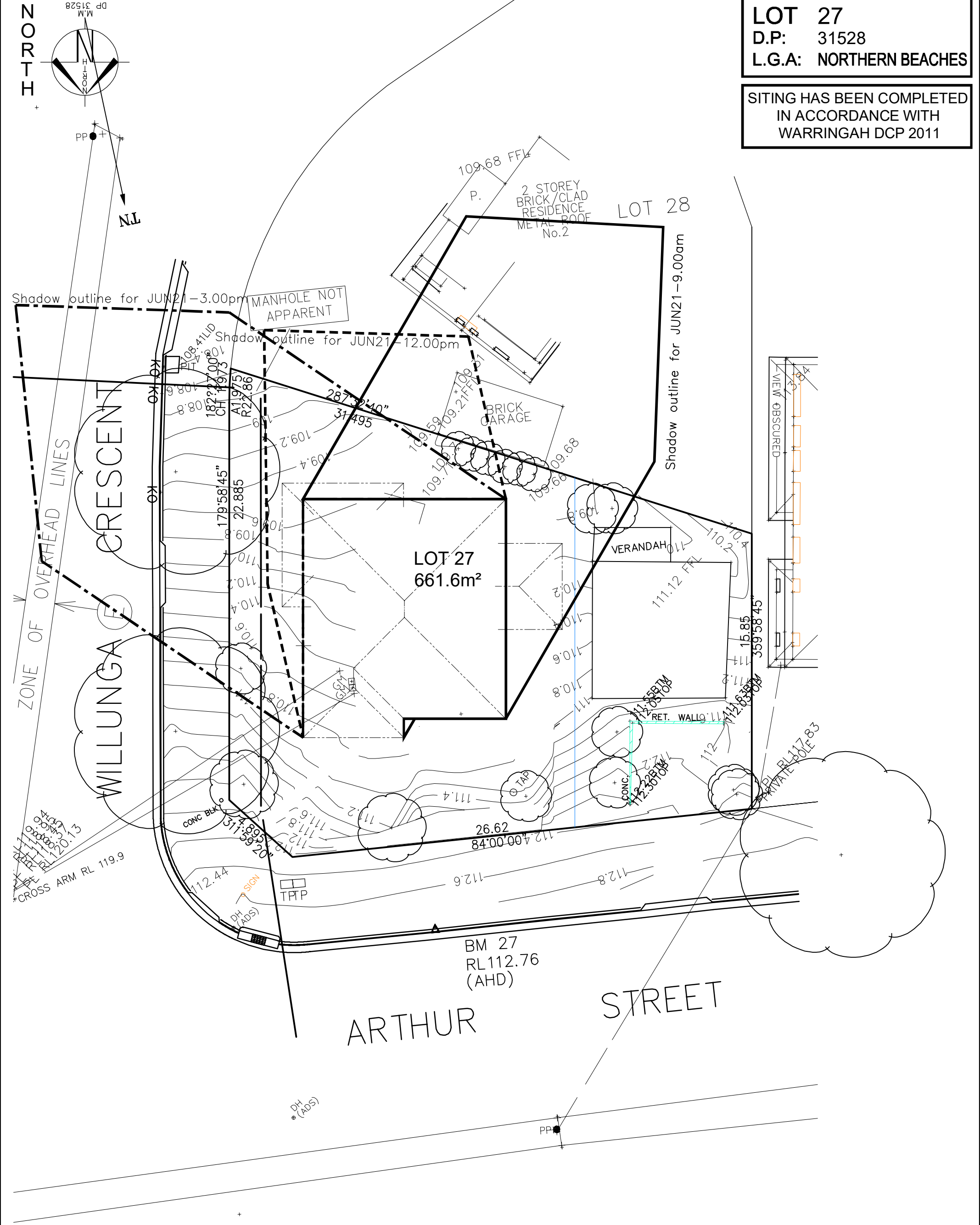
ELEVATION 1
-NORTH-



ELEVATION 2
-WEST-

NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____		DATE: _____		PRODUCT:		CLIENT:		DA DRAWINGS				
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								MTK		17.10.24		
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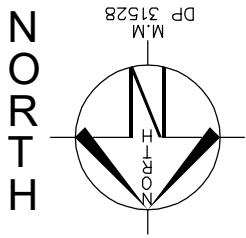


LOT 27
D.P: 31528
L.G.A: NORTHERN BEACHES

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WARRINGAH DCP 2011

SHADOW DIAGRAM @ 21st JUNE

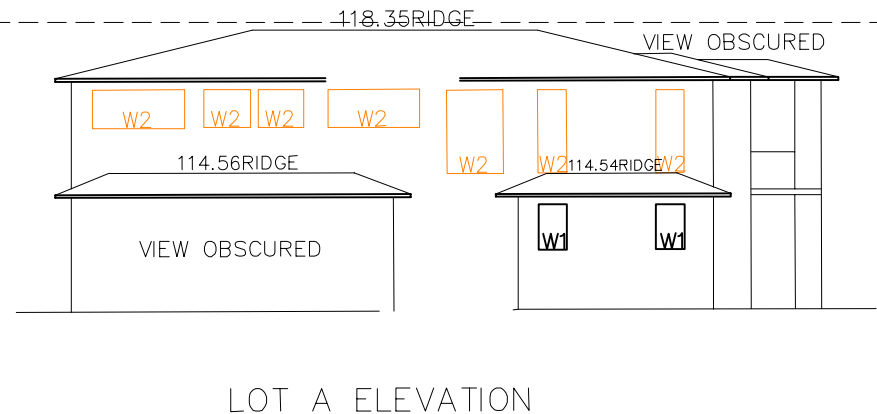
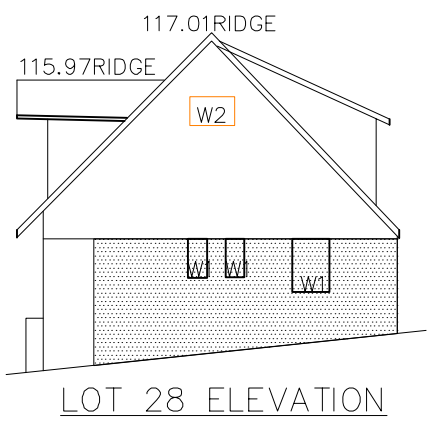
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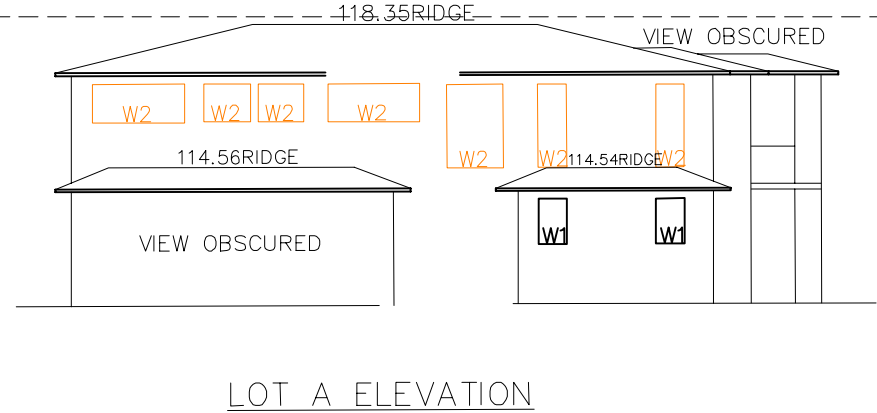
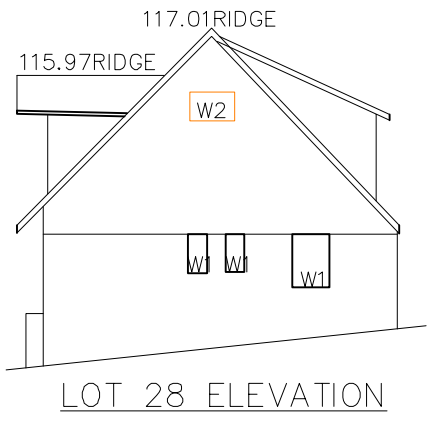
**SITING HAS BEEN COMPLETED
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PROPOSED
RIDGE R.L 118.547



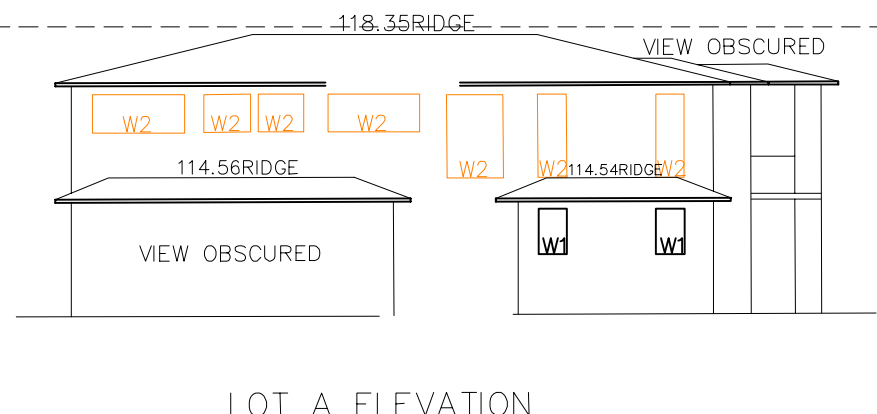
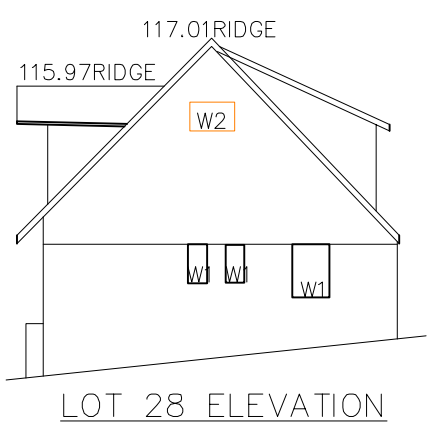
Shadow outline for JUN21-9.00am

PROPOSED
RIDGE R.L 118.547



Shadow outline for JUN21-12.00pm

PROPOSED
RIDGE R.L 118.547



Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: TENNYSON 30 Oxford R/H Garage Aspire Specification	CLIENT: Ms. WILLCOCKS SITE ADDRESS: Lot 27 No.21 DP 31528 Arthur Street FORESTVILLE 2087	DA DRAWINGS		
				DRAWN: MTK	DATE: 17.10.24	Rev: G
				RATIO @ A3: 1:200	CHECKED: CY.	
				SHEET: 2.5	JOB No: 29917261	NSW