

BUILDING DATA

SITE RPD: LOT 24 ON DP227845
TOTAL SITE AREA: 2946.6m²
BUILDING SETBACK AREA: 1877.9m²
(63.7% TOTAL SITE AREA)

BUILDING FOOTPRINT: 580.0m²
(inclusive of all roofed area, pool & deck, bridges and pathway - excludes driveway)

OPEN SPACE & LANDSCAPING: 2946.6 - 572.5 = 2366.6m²
(80.3% SITE AREA)

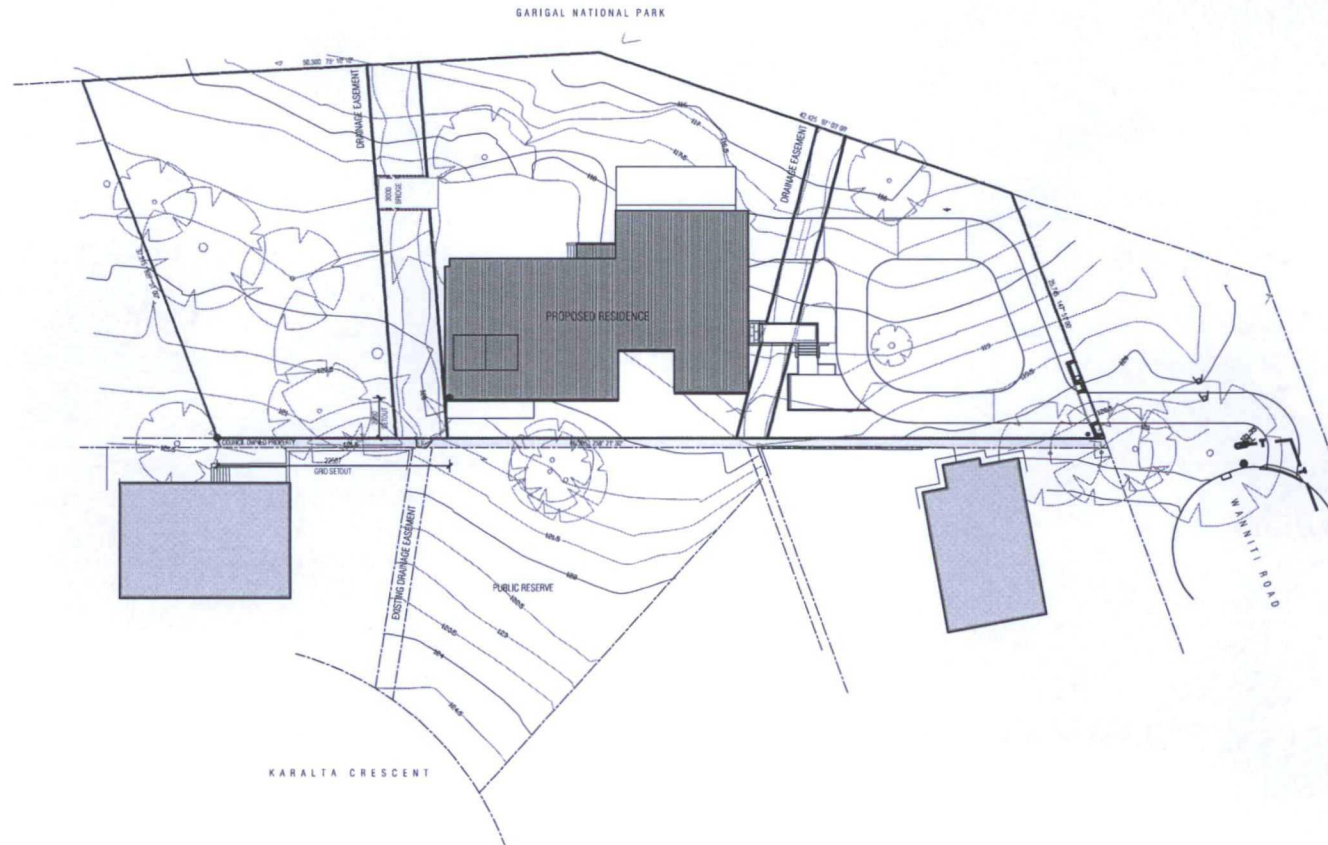
STATEMENT OF ENVIRONMENTAL EFFECTS:

This application requests Council consent for a number of minor design amendments proposed for the residential dwelling located at 21 Wanniti Rd in Belrose. This design was originally approved by Council on 30.01.2013 (DA2012/0936), with a subsequent design modification approved on 27.12.2013 (MOD2013/0163).

There has been no increase in the scope of the project. The design proposal remains as a 4 bedroom house with 3 bathrooms, outdoor room, living areas, rumpus/media spaces and an outdoor swimming pool. The location and configuration of the pool, as illustrated on the currently approved DA drawings, has not been altered. The proposed design amendments will require the removal of no additional trees or vegetation from the development site. The changes proposed will have no adverse effect on the existing ecology or native environmental conditions of the subject land. All currently approved boundary setbacks for the new dwelling have been preserved. Importantly, the setback to Garigal National Park has been maintained.

There has been no proposed increase in overall building footprint or building height. We believe that the design changes will have no adverse impact on issues of over-shadowing of nearby properties or the loss of any neighbourhood amenity.

The intent and character of the original design has not diminished by the design modifications proposed. These changes are minor in nature and consistent with the current development approval. Tim Stewart Architects see no reason why Warringah Council should not support and approve this design proposal in its revised form.



21 Wanniti Rd	
SUMMARY OF BASIX COMMITMENTS	
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	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	10000
Collected from Roof Area (m ²)	215
Tank Connected To	Yes
Laundry With Cold Tap	Yes
One Outdoor Tap	Yes
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans	
ENERGY COMMITMENTS	
Hot Water	1 Star (See Detail) 20 to 30 RECs
Cooling System	3 Phase AC Zoned
Bedrooms	3 Phase AC Zoned
Living	3 Phase AC Zoned
Heating System	3 Phase AC Zoned
Bedrooms	3 Phase AC Zoned
Living	3 Phase AC Zoned
1 x Bathroom	Fan ducted to exterior
Kitchen	Fan ducted to exterior
Laundry	Natural ventilation
Natural Window/Skylight in Kitchen	Yes
Natural Window/Skylight in Bathroom	Yes
Artificial Lighting	Number of bedrooms 5
Number of Living/Dining rooms	1
Kitchen	Yes
Fluorescent or LED lights	Yes
Laundry	Yes
All Hallways	Yes
OTHER COMMITMENTS	
Outdoor clothes line	Yes
Verified refrigerator space	Yes
Pool	1500 Vol 65 V/L, solar pump/hot heating, pump with timer
Alternative Energy	Photovoltaic System 1.5 kw

May 2010 BASIX Reference: 7561
Building Sustainability Assessments Ph: (02) 8552 3438
enquiries@building-sustainability.net.au www.buildingsustainability.net.au

Important Note for Development Applicants
The following specification was used to achieve the thermal performance values indicated on the Assessment Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be indicated on the drawings and clearly indicated on the assessment certificate.
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments.
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been detailed.

Thermal Performance Specifications

External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer & Lightweight	R2.0	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.5 to ceiling adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Wood	R4.0 - R1.0 (R-value)	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Windows	Glass and Frame type	U _g SHGC Area sq m	Detail
Generic	Double Clear Aluminium	4.27 0.57	As drawn
Daylights	Glass and Frame type	U _g SHGC Area sq m	Detail

U_g and SHGC values are according to NPSRC. Alternative products may be used if the U_g value is lower and the SHGC is less than 10% higher or lower than the above figures.
External Window Cover Detail

Flood shading - Eaves Width includes guttering, offset is distance above windows.
Width: as drawn Offset: as drawn Normal only, refer to plan for detail.
Flood shading - Other Verandahs, Pergolas (type and description)
Shaded areas and shade devices as drawn

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal details in accordance with Section J1.3(a) & (b) or Part 3.12.1.2(a) & (b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(a) or Part 3.12.1.2(a)
- Floor insulation in accordance with Section J1.3(a) & (b) or Part 3.12.1.2(a) or (b) & (c)
- Building sealing in accordance with Section J1.3 or Part 3.12.1.2(a) & (b) & (c)

TIM
STEWART
ARCHITECTS

Level 1 94 Arthur Street FORTITUDE VALLEY 4006
www.timstewartarchitects.com.au T 07 3252 9494

CLIENT
DEAN AND YEN STEWART

PROJECT
PROPOSED NEW RESIDENCE
21 WANNITI ROAD
BELROSE

DRAWING NAME
PROPOSED LOCATION PLAN

ISSUE
26.07.2013 DA ISSUE
23.08.2013 SECTION 96 MODIFICATION ISSUE
30.08.2013 2/14 NUMBER UPON 12.0
11.09.2013 NEW SECTION 96 MODIFICATION ISSUE

SCALE 1:500
JOB NUMBER 1181
DRAWING 001
REVISION G



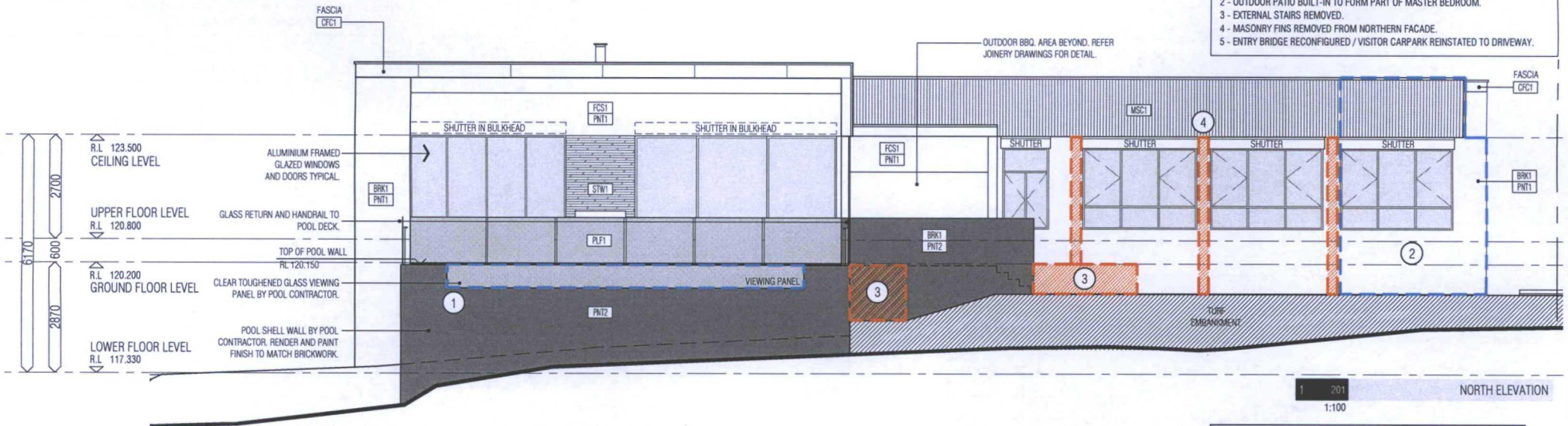
DENOTES BUILDING ELEMENTS REMOVED FROM
CURRENT DA APPROVED DESIGN (MOD2013/0163)



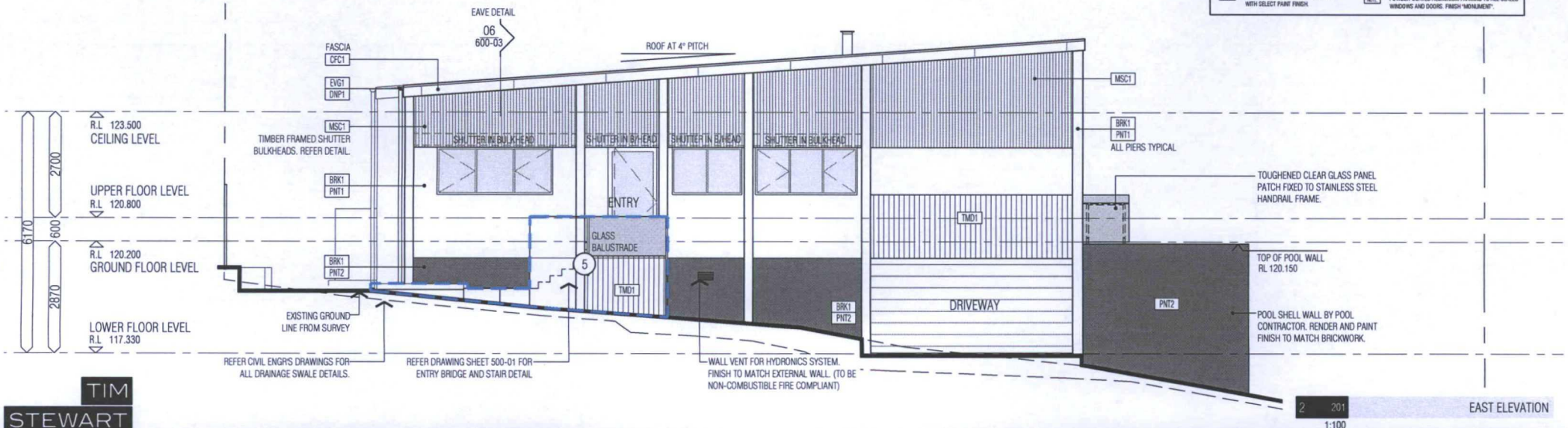
DENOTES BUILDING ELEMENTS ADDED TO
CURRENT DA APPROVED DESIGN (MOD2013/0163)

SECTION 96 MODIFICATION NOTES:

- 1 - VIEWING WINDOW ADDED TO SWIMMING POOL.
- 2 - OUTDOOR PATIO BUILT-IN TO FORM PART OF MASTER BEDROOM.
- 3 - EXTERNAL STAIRS REMOVED.
- 4 - MASONRY FINIS REMOVED FROM NORTHERN FACADE.
- 5 - ENTRY BRIDGE RECONFIGURED / VISITOR CARPARK REINSTATED TO DRIVEWAY.



SCHEDULE OF EXTERNAL FINISHES	
BRK1	ALUMINIUM BATTEN PERGOLA AND SCREEN. REFER SCHEDULE.
BRK2	CLAY BRICK VENEER WITH RENDER & SELECT PAINTED FINISH.
CFC1	SCYTH "WATRO" CLADDING WITH SELECT PAINT FINISH.
FCST	COLORBOND STEEL DOWNPIPES - FINISH "MACHINEMENT".
FCST	COLORBOND STEEL 150mm HALF ROUND SAVED GUTTER - FINISH "MACHINEMENT".
FCST	FLUSH SET 8mm VILLARDROAD SHEETING WITH SELECT PAINT FINISH.
FCST	COLORBOND STEEL "SPANDER" WALL CLADDING - FINISH "MACHINEMENT".
FCST	FRAMELESS GLASS POOL FENCING (1200mm HT.)
FCST	PAINT COLOURS - REFER SCHEDULE.
FCST	COLORBOND STEEL "SPANDER" ROOF SHEETING - FINISH "MACHINEMENT".
FCST	5000L COLORBOND STEEL SQUARE RAINWATER TANK - FINISH "MACHINEMENT".
FCST	POWDER COATED ALUMINIUM FRAMING TO ALL GLAZED WINDOWS AND DOORS. FINISH "MACHINEMENT".



TIM STEWART ARCHITECTS

Level 1 94 Arthur Street FORTITUDE VALLEY 4006
www.timstewartarchitects.com.au T 07 3252 9494

CLIENT
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PROJECT
PROPOSED NEW RESIDENCE
21 WANNITI ROAD
BELROSE

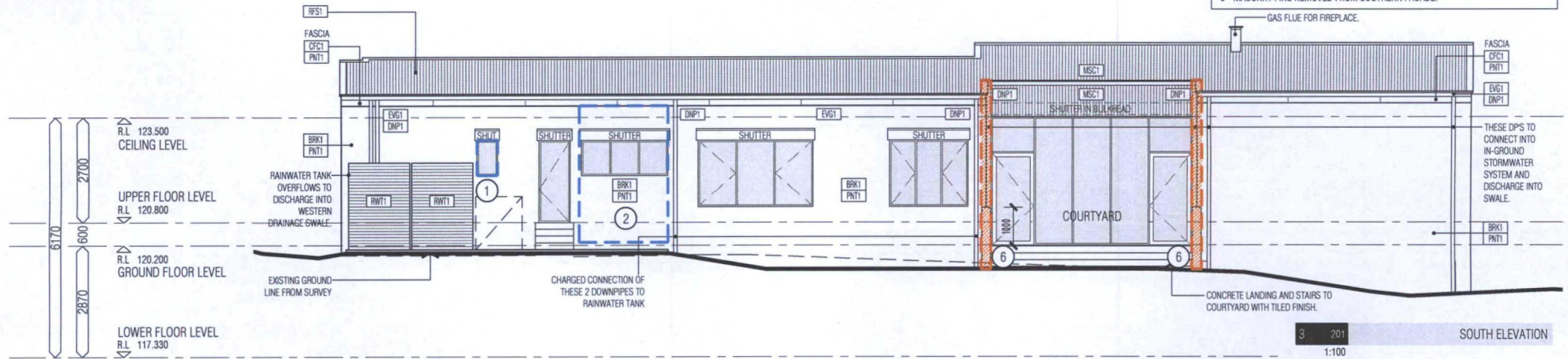
DRAWING NAME
BUILDING ELEVATIONS
SHEET 1

ISSUE
A 26.07.2012
B 23.08.2013
C 11.05.2016
DA ISSUE
SECTION 96 MODIFICATION ISSUE
TREV SECTION 96 MODIFICATION ISSUE

SCALE
1:200
A3
JOB NUMBER
1181
DRAWING
300
REVISION
C

SECTION 96 MODIFICATION NOTES:

- 1 - EXTERNAL WINDOW ADDED TO MASTER ENSUITE BATHROOM (OBSCURE GLASS).
- 2 - DRYING COURT BUILT-IN TO FORM PART OF MAIN BATHROOM.
- 3 - OUTDOOR PATIO BUILT-IN TO FORM PART OF MASTER BEDROOM.
- 4 - EXTERNAL WINDOW RECONFIGURED.
- 5 - MASONRY FINS REMOVED FROM WESTERN FACADE.
- 6 - MASONRY FINS REMOVED FROM SOUTHERN FACADE.



SCHEDULE OF EXTERNAL FINISHES			
MSC1	ALUMINIUM BATTEN PERGOLA AND SCREEN - REFER SCHEDULE.	MSC2	COLORBOND STEEL "SPANDEX" WALL CLADDING - FINISH "MONUMENT".
BRK1	CLAY BRICK VENEER WITH RENDER & SELECT PAINTED FINISH	EV1	FRAMELESS GLASS POOL FENCING (1200mm HT.)
OSC1	SCYON "MATRIX" CLADDING WITH SELECT PAINT FINISH	PNT1	PANT COLOURS - REFER SCHEDULE
DNP1	COLORBOND STEEL DOWNPIPES - FINISH "MONUMENT"	RST1	COLORBOND STEEL "SPANDEX" ROOF SHEETING - FINISH "MONUMENT"
EV1	COLORBOND STEEL 150mm HALF-ROUND EAVES GUTTER - FINISH "MONUMENT"	RWT1	5000L COLORBOND STEEL SQUARE RAINWATER TANK - FINISH "MONUMENT"
RST1	FLUSH SET BRUSH VILLAGE SHEETING WITH SELECT PAINT FINISH	W1	POWDER COATED ALUMINIUM FRAMING TO ALL GLAZED WINDOWS AND DOORS. FINISH "MONUMENT"

