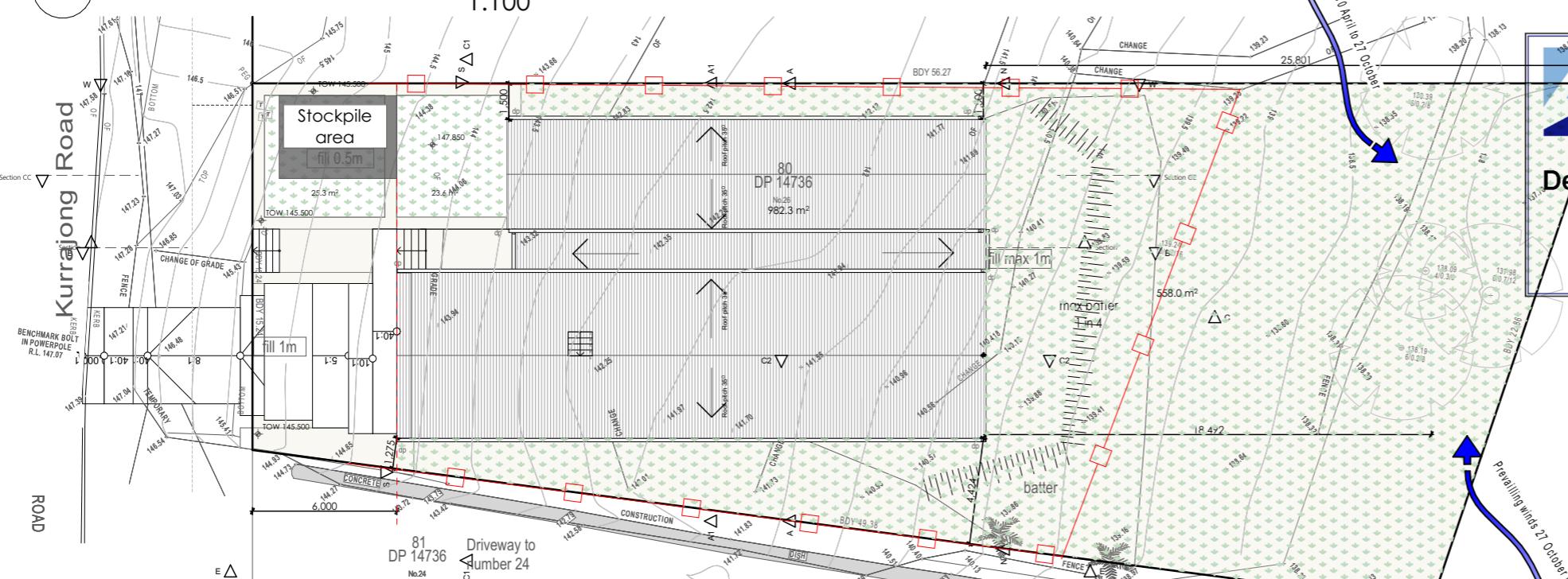
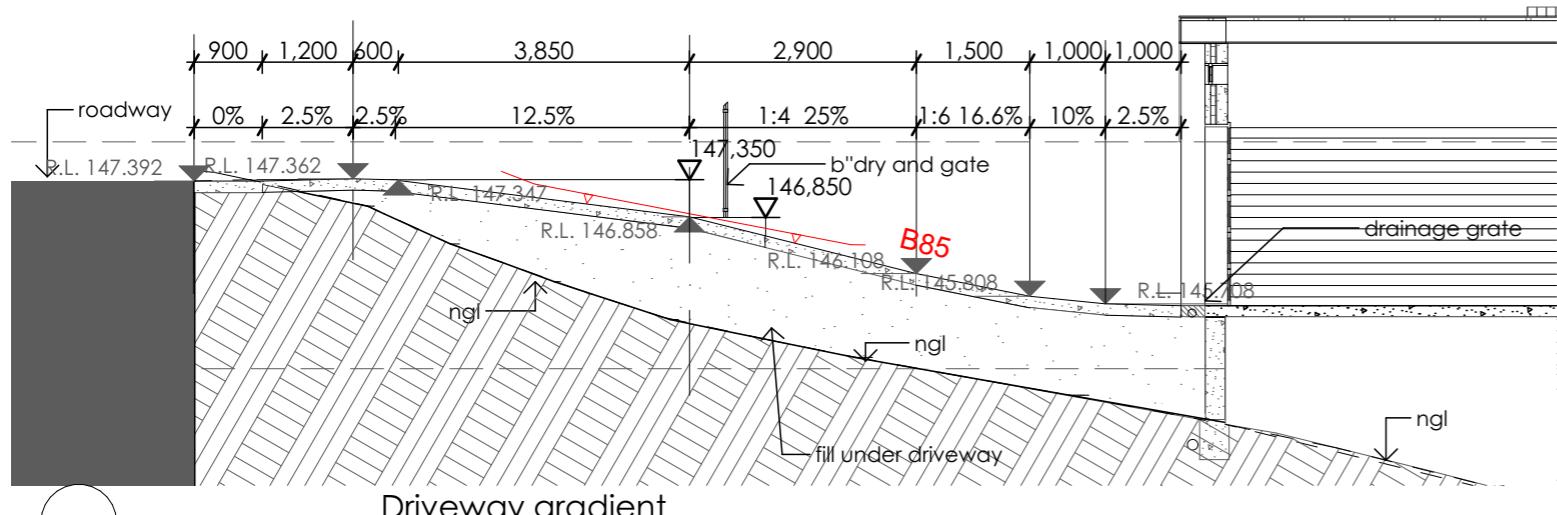


## Sheet Index

### Layout No: Layout Name

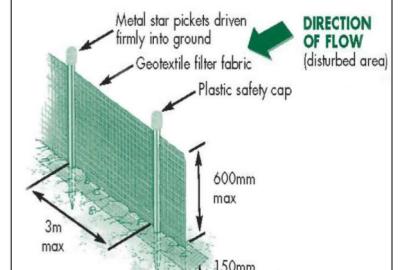
DA01	SITE PLAN
DA02	GROUND FLOOR PLAN
DA03	LOWER LEVEL PLAN
DA04	ELEVATIONS SHEET 1
DA05	ELEVATIONS SHEET 2
DA06	SECTIONS
DA07	SHADOWS + SECTION
DA08	WINDOW, DOOR & BASIX
DA09	LANDSCAPING PLAN



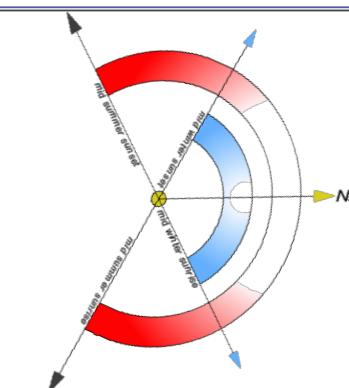
### Areas

Site	980.9 sq m
Ground floor	154.1
Lower floor	160.9
Total	315.0 sq m
Garage	46.2 sq m
Decks	117.0 sq m
POS 20.5%	200.7 sq m
Soft landscaping 62%	606.7 sqm

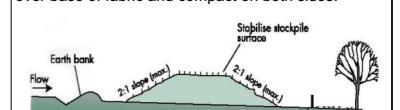
**Erosion and Sediment Control Notes:**  
Avoid stripping and excavating until ready to build. Minimise the reshaping of the land; any fill needs to be well compacted. Allow stormwater to flow around the building area and any disturbed areas. Allow room for a sediment barrier (i.e. sediment fence) to be located along the lower end of the disturbance. Ensure that stockpiles are stored within the sediment fence. Limit the amount of material on-site to what is required at any one time. Ensure that all material is immediately removed from the site at completion of work. Instruct site workers on the need to prevent materials from washing or blowing into the stormwater system. Ensure that all materials are immediately removed from the site when work is completed.



**Hawkesbury City Council**  
**DEVELOPMENT CONSENT**  
**DA**  
**Development Consent No. DA0532/24**  
**Consent Date: 21/05/2025**

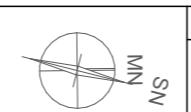


**Construction Notes:** Construct sediment fences as close as possible to follow the contours of the site. Drive 1.5m long posts into the ground, maximum three metres apart. Staple to 40mm square hardwood posts or wire tied to steel posts. Dig a 150mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched. Backfill trench over base of fabric and compact on both sides.



Stockpiles and building materials are not to be stored on the footpath or within the road reserve. Where necessary, stockpile losses can be minimised with the use of covers. All stockpiles and building materials should be located behind the sediment controls. Stockpiles should be protected from run-on water by placing diversion banks up-slope and with sediment control structures placed immediately down-slope. The location of all stockpiles on-site should be at least two metres (preferably five metres) from hazard areas, especially likely areas of concentrated or high velocity flows such as waterways, kerb inlet pits, paved areas and driveways. The height of the stockpile should be less than two metres.

ISSUE	DESCRIPTION	DATE	CHECKED
A	Concept	18/11/2023	BT
B	Development Application	17/09/2024	BT
	Further information	21/10/2024	BT
C	Roof pitch dropped to suit 10 m max ridge height Section D added	25/03/2025	BT



### DEVELOPMENT APPLICATION

CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT  
RSMB Holdings Pty Ltd

DRAWING TITLE  
SITE PLAN

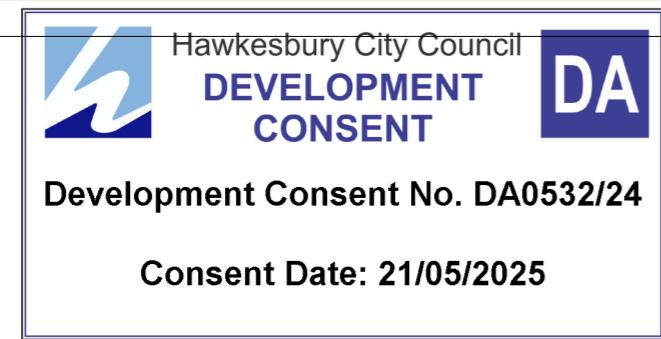
PROJECT  
26 Kurrajong Road  
Kurrajong

PROJECT No  
221122

DRAWING No  
DA01

ISSUE  
C

ARCHITECT  
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e barbara@btarchitects.com.au  
**Barbara Tarnawski Architects**  
nominated architect Barbara Tarnawski



S Elevation  
1:100



W Elevation  
1:100

ISSUE	DESCRIPTION	DATE	CHECKED
A	Concept	18/11/2023	BT
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DEVELOPMENT APPLICATION

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CLIENT  
RSMB Holdings Pty Ltd

PROJECT  
26 Kurrajong Road  
Kurrajong

DRAWING TITLE  
ELEVATIONS SHEET 1

PROJECT No  
221122

DRAWING No  
DA04

ISSUE  
C

SCALE  
As Shown

SHEET SIZE  
A3

DRAWN  
BT

CHECKED  
BT

DATE  
16/11/2023

ARCHITECT  
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e barbara@btarchitects.com.au  
Barbara Tarnawski Architects  
nominated architect Barbara Tarnawski



ISSUE	DESCRIPTION	DATE	CHECKED
A	Concept	18/11/2023	BT
B	Development Application	17/09/2024	BT
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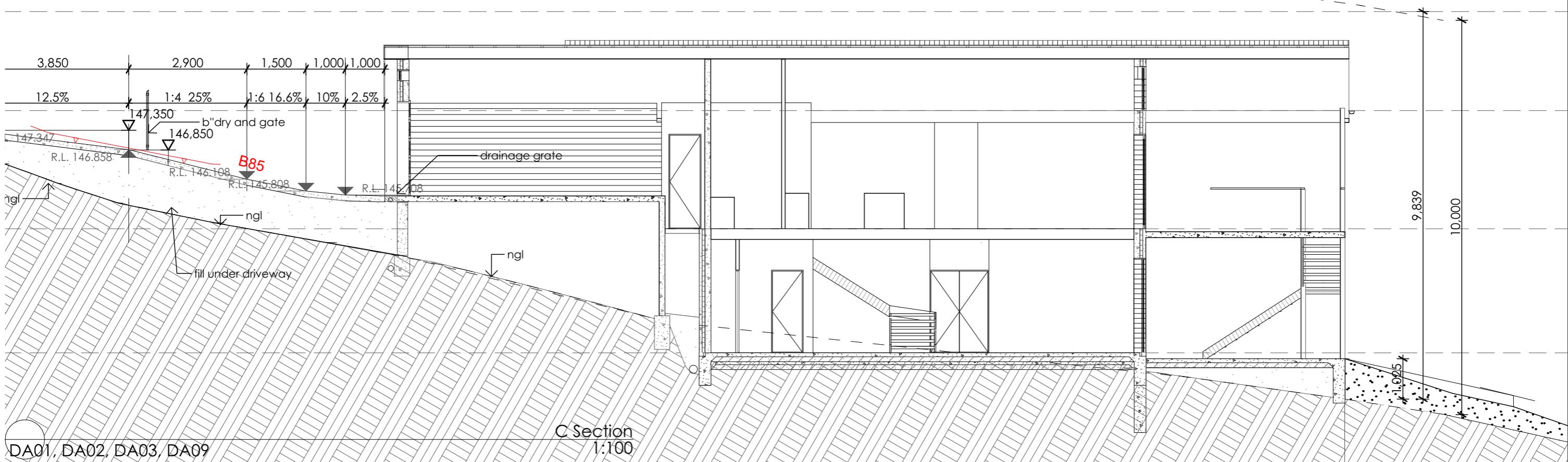
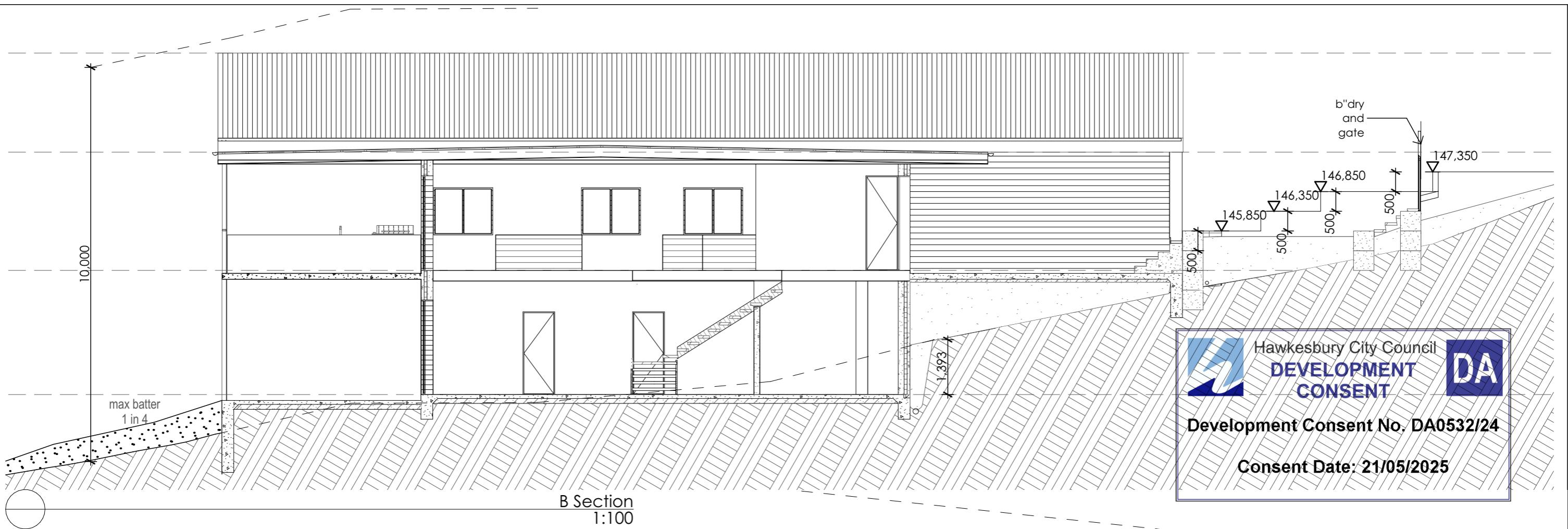


DEVELOPMENT APPLICATION  
CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES  
TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT  
RSMB Holdings Pty Ltd  
PROJECT  
26 Kurrajong Road  
Kurrajong

DRAWING TITLE  
ELEVATIONS SHEET 2  
PROJECT No  
221122  
DRAWING No  
DA05  
ISSUE  
C  
SCALE  
As Shown  
SHEET SIZE  
A3  
DRAWN  
BT  
CHECKED  
BT  
DATE  
16/11/2023

ARCHITECT  
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nominated architect Barbara Tarnawski



ISSUE	DESCRIPTION	DATE	CHECKED
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**DEVELOPMENT APPLICATION**

CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

**CLIENT**  
RSMB Holdings Pty Ltd

**DRAWING TITLE**  
**SECTIONS**

**ARCHITECT**

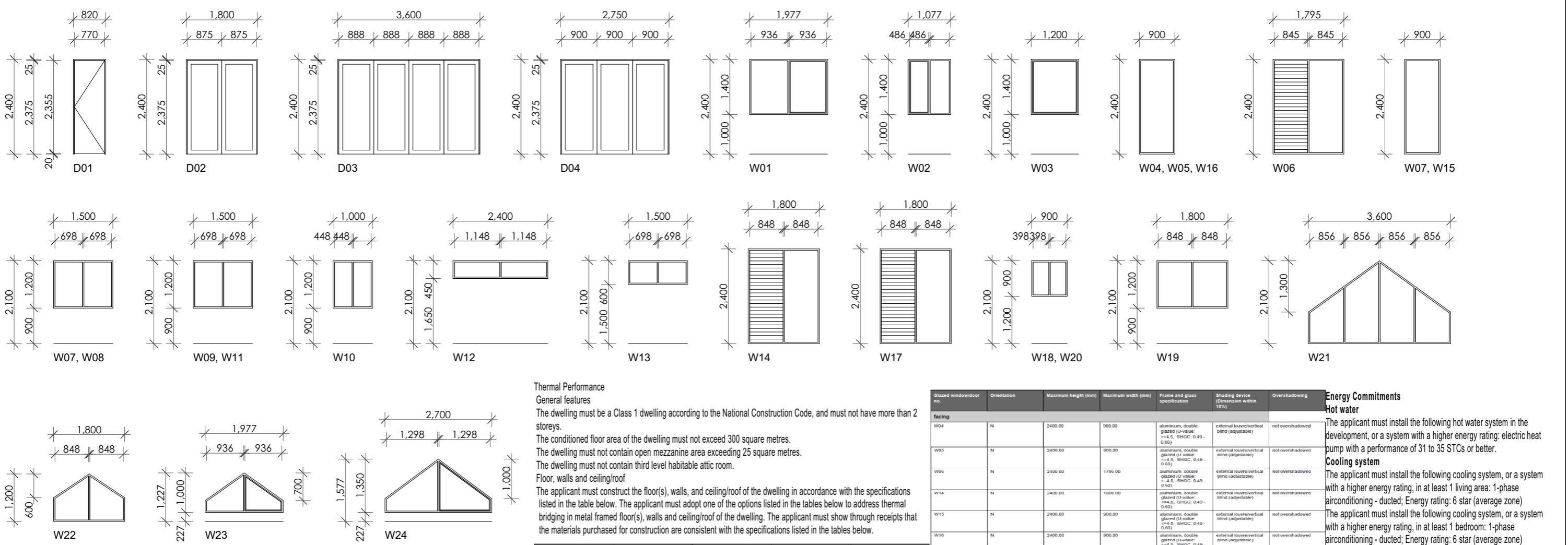
PO Box 32 Kurrajong NSW 2758  
p 02 4572 2105  
e barbara@btarchitects.com.au



**Barbara Tarnawski Architects**  
nominated architect Barbara Tarnawski

**PROJECT**  
26 Kurrajong Road  
Kurrajong

**PROJECT No** 221122   **DRAWING No** DA06   **ISSUE** C  
**SCALE** As Shown   **sheet size** A3   **DRAWN** BT   **CHECKED** BT   **DATE** 16/11/2023



### BASIX Certificate number: 1750060S 03

#### Project summary

Project name 26 Kurrajong Road Kurrajong  
Street address 26 KURRAJONG ROAD KURRAJONG 2758  
Local Government Area Hawkesbury City Council

Plan type and plan number Deposited Plan 14736

Lot no. 80

Section no.

Project type dwelling house (detached)

No. of bedrooms 4

#### Project score

Water 40 Target 40

Thermal Performance Pass Target Pass

Energy 75 Target 70

Materials -56 Target n/a

#### Fixtures

The applicant must install showerheads with a minimum rating of 4 star ( $>4.5$  but  $<6$  L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.

The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

#### Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 3500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 294 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

#### Thermal Performance

##### General features

The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

##### Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below. The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling. The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.

Construction	Area - m <sup>2</sup>	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab	160.9	n/a/not specified	n/a	
floor above habitable rooms or mezzanine - treated softwood; frame - timber - untreated softwood	154.1	n/a/rockwool batts, roll or pump-in	n/a	
garage floor - concrete - suspended; frame: no frame	46.2	n/a	n/a	
external wall: concrete panel; plasterboard, frame: no frame	311 (or 359 including construction)rockwool batts, roll or pump-in	n/a	wall colour: Dark (solar absorptance 0.71-0.85)	
internal wall shared with garage: single skin masonry; frame: timber - untreated softwood	16	n/a/none	n/a	
internal wall: plasterboard; frame: timber - untreated softwood	159	rockwool batts, roll or pump-in	n/a	
internal wall, single skin masonry, frame: timber - untreated softwood	80	n/a	n/a	
ceiling and roof - raised ceiling / pitched or skillion roof, framed - metal roof, timber - untreated softwood	177.57	ceiling: 5 (up), roof: roll-backed, blanket, ceiling: rockwool batts, roll or pump-in; roof: roll-backed, blanket	n/a	roof colour: medium (solar absorptance 0.5-0.7); 0.5 to $<1.0\%$ of ceiling area uninsulated
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood	183.53	ceiling: 5 (up), roof: roll-backed, blanket, ceiling: rockwool batts, roll or pump-in; roof: roll-backed, blanket	n/a	roof colour: medium (solar absorptance 0.5-0.7); 0.5 to $<1.0\%$ of ceiling area uninsulated

Note: 1 - Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.

Note: 2 - If additional ceiling insulation listed in the table above is greater than 230, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.

Note: 3 - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Note: 4 - Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

#### Glazed windows, doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door. The dwelling may have 1 skylight ( $<0.7$  square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.

• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.

• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).

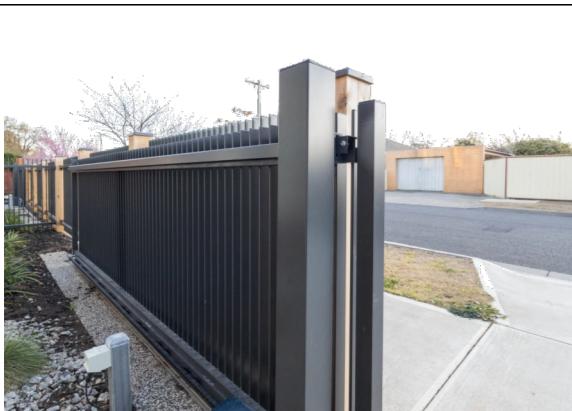
Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing	Energy Commitments
<b>facing</b>							
W04	N	2400.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	Hot water
W05	N	2400.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	
W06	N	2400.00	1795.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	Cooling system
W14	N	2400.00	1800.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	
W15	N	2400.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	
W16	N	2400.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	
W17	N	2400.00	1800.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	external louvre/vertical blind (adjustable)	not overshadowed	
W02	N	2400.00	1800.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		Heating system
W03	N	2400.00	3600.00	edge 5200 mm, 2500 mm above head of window or glazed door	edge 5200 mm, 2500 mm above head of window or glazed door	not overshadowed	
W04	N	2400.00	2750.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	edge 5200 mm, 2500 mm above head of window or glazed door	not overshadowed	
W01	S	1400.00	1977.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	edge 5200 mm, 1841 mm above head of window or glazed door	not overshadowed	
W07	S	2400.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	edge 1500 mm, 300 mm above head of window or glazed door	not overshadowed	
W23	S	1000.00	1977.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	edge 1500 mm, 400 mm above head of window or glazed door	not overshadowed	Ventilation
W02	W	1400.00	1077.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	none	2-4 m high, 2-5 m away	
W03	W	1400.00	1200.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	none	2-4 m high, 2-5 m away	
W12	W	450.00	2400.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	none	>4 m high, 2-5 m away	
W13	W	600.00	1500.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	none	>4 m high, 2-5 m away	
W21	N	2100.00	3600.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		Artificial lighting
W22	N	1200.00	1800.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W07	E	1200.00	1500.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W08	E	1200.00	1500.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W09	E	1200.00	1500.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W10	E	1200.00	1000.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W11	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W18	E	1200.00	1800.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W19	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W20	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W21	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W22	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W23	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		
W24	E	900.00	900.00	aluminum, double glazed (U-value: $<4.5$ , SHGC: 0.49 - 0.60)	not overshadowed		

**Hawkesbury City Council  
DEVELOPMENT  
CONSENT DA**

**Development Consent No. DA0532/24  
Consent Date: 21/05/2025**

The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Construction Code.

ISSUE	DESCRIPTION	DATE	CHECKED	CLIENT	DRAWING TITLE	ARCHITECT
A	Concept	18/11/2023	BT	RSMB Holdings Pty Ltd	WINDOW, DOOR & BASIX</	



Black powdercoated fence and sliding front gate 1.2 m high



### Sandstone walls and paving



*Lavandula stoechas*  
400 spacing



*Buxus microphylla japonica*  
400 spacing



*Lagerstroemia indica*  
"natchex" (H - 6m)

**ANT SCHEDULE**

Latin Name (Common Name - Mature Height)	
<i>Lagerstroemia indica</i> "hatcheck" (H - 6m)	

**Turf**

Buxus microphylla japonica	400 spacing
----------------------------	-------------

**Lavandula stoechas**  
400 spacing

**Turf**

Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 150mm of the trunk of any existing tree to be retained. Ensure that all surface water run off is directed away from the site to kerbs etc. and away from trees. Ensure no potholes or ponds will form on the site. Grade the site to 150mm, install 100mm depth of imported topsoil. Prior to spreading the turf, spread "Shirley's No. 17 law fertilizer" over the topsoil at the recommended rate. Lay "Kiluyu" turf rolls closely butted. Fit any small gaps with topsoil. Water thoroughly.

**Paved areas (Refer to detail)**

**Planting areas**

Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Topsoil shall be either imported topsoil or stockpiled site topsoil if possible ie: (No clay) 75mm depth of selected material.

**Notes:**

Maintenance: All landscape works are to be maintained for a period of three months from the date of project completion. This include all weeding, weeding, spraying and re-planting necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no extra cost.

**Irrigation:**

All common areas on the landscape plan are to be covered by a fully automatic drip irrigation system. The controller is to be equal to a "Richland 446 PR" and is to be supplied with a 240V power source. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3000. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

**Fencing:**

For all fencing types and materials refer to the Architects plans.

**Planting in garden beds Detail:** [View](#)

**15 - 35 litre Tree planting**

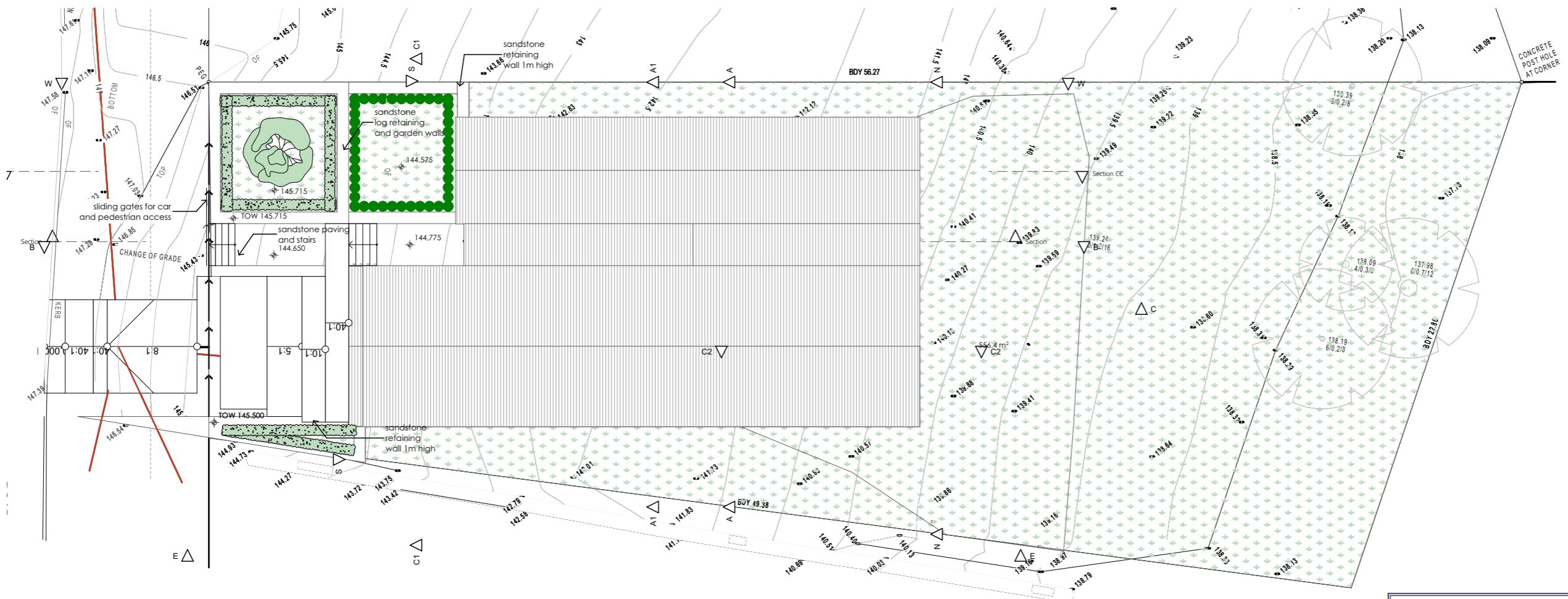
**Detail:** [View](#)

**Planting in garden beds Detail:** [View](#)

**Preparation area: turf using imported topsoil**

**Detail:** [View](#)

**Ground preparation Planting area using imported topsoil Detail:** [View](#)



### 3. Landscaping Plan



Hawkesbury City Council  
**DEVELOPMENT  
CONSENT**

DA

Development Consent No. DA0532/24

Consent Date: 21/05/2025

ISSUE	DESCRIPTION	DATE	CHECKED
A	Concept	18/11/2023	BT
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## DEVELOPMENT APPLICATION

CHECK ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CLIENT  
**RSMB Holdings Pty Ltd**

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PROJECT  
**26 Kurrajong Road  
Kurrajong**

<p style="margin: 0;">DRAWING TITLE</p> <h1 style="margin: 0;">LANDSCAPING PLAN</h1>			
PROJECT No	DRAWING No		
221122	DA09		
SCALE As Shown	SHEET SIZE A3	DRAWN BY BT	CHECKED BY BT

ARCHITECT  
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p 02 4572 2105  
e [barbara@barchitects.com.au](mailto:barbara@barchitects.com.au)  
**Barbara Tarnawski Architects**  
nominated architect: Barbara Tarnawski