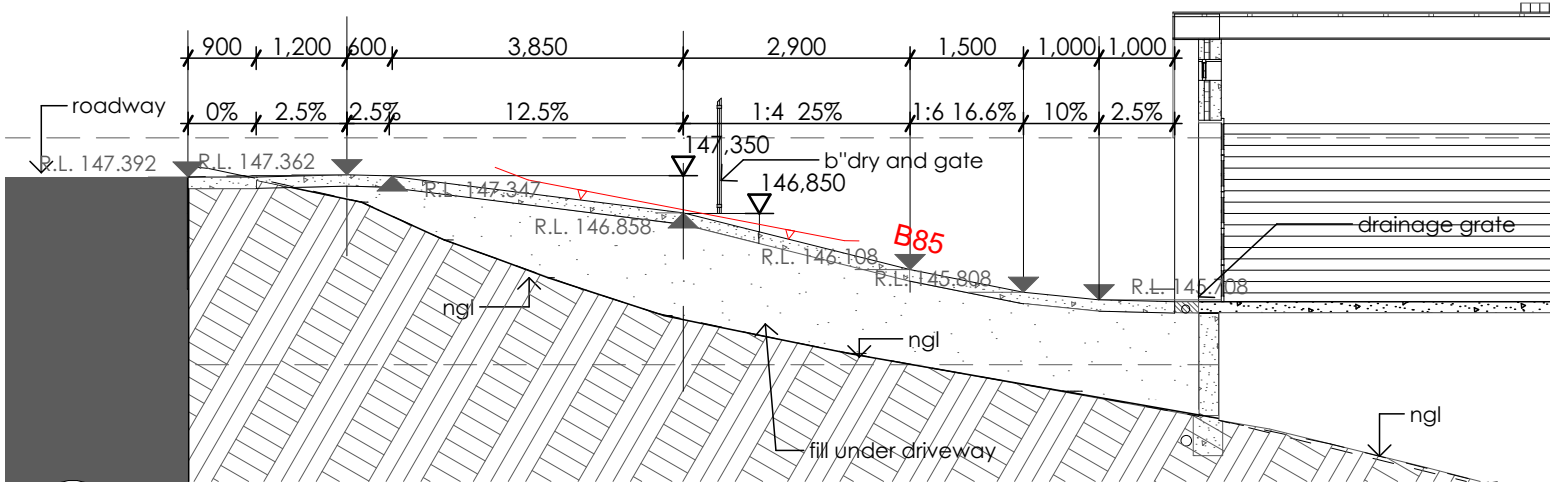
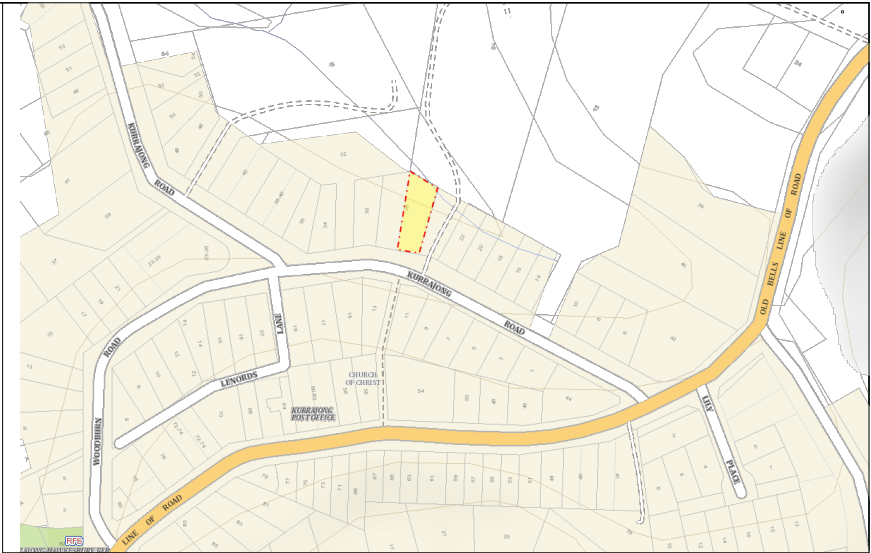
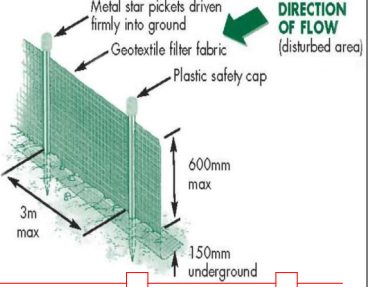


| Sheet Index | |
|-------------|----------------------|
| Layout No: | Layout Name |
| DA01 | SITE PLAN |
| DA02 | GROUND FLOOR PLAN |
| DA03 | LOWER LEVEL PLAN |
| DA04 | ELEVATIONS SHEET 1 |
| DA05 | ELEVATIONS SHEET 2 |
| DA06 | SECTIONS |
| DA07 | SHADOWS + SECTION |
| DA08 | WINDOW, DOOR & BASIX |
| DA09 | LANDSCAPING PLAN |

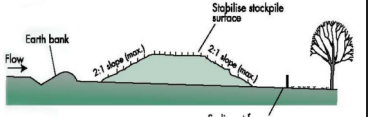


| Areas | |
|----------------------|------------|
| Site | 980.9 sq m |
| Ground floor | 154.1 |
| Lower floor | 160.9 |
| Total | 315.0 sq m |
| Garage | 46.2 sq m |
| Decks | 117.0 sq m |
| POS 20.5% | 200.7 sq m |
| Soft landscaping 62% | 606.7 sqm |

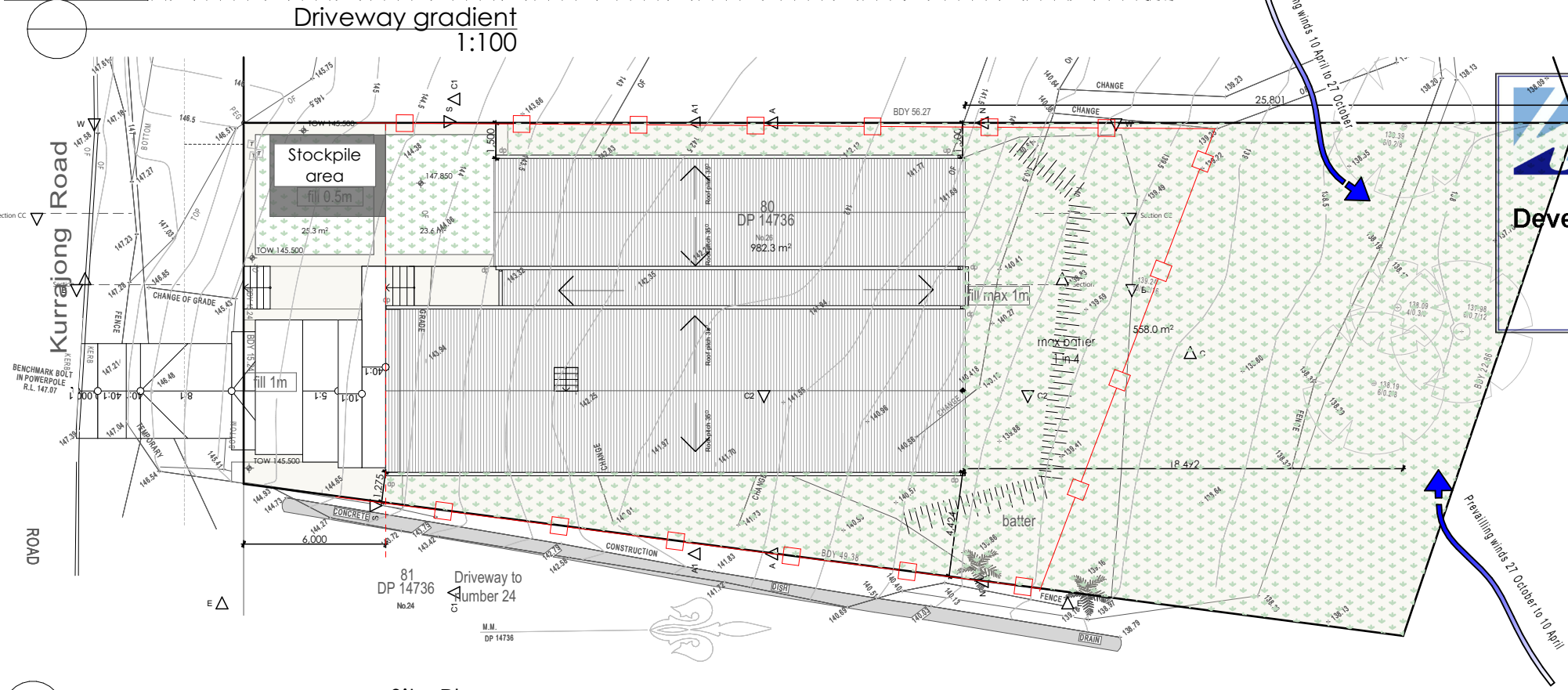
Erosion and Sediment Control Notes:
Avoid stripping and excavating until ready to build. Minimise the reshaping of the land; any fill needs to be well compacted. Allow stormwater to flow around the building area and any disturbed areas. Allow room for a sediment barrier (i.e. sediment fence) to be located 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.

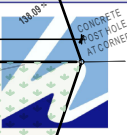


Construction Notes Construct sediment fences as close as possible to follow the contours of the site. Drive 1.5m long posts into the ground, maximum three metres apart. Staple to 40mm square hardwood posts or wire tied to steel posts. Dig a 150mm deep trench along the up-slope line of the fence for the 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.






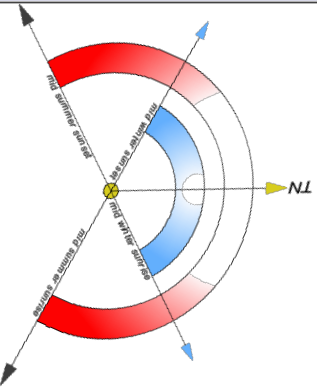
Hawkesbury City Council

**DEVELOPMENT
CONSENT**

Development Consent No. DA0532/24

Consent Date: 21/05/2025





| 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

PROJECT
26 Kurrajong Road
Kurrajong

DRAWING TITLE
SITE PLAN

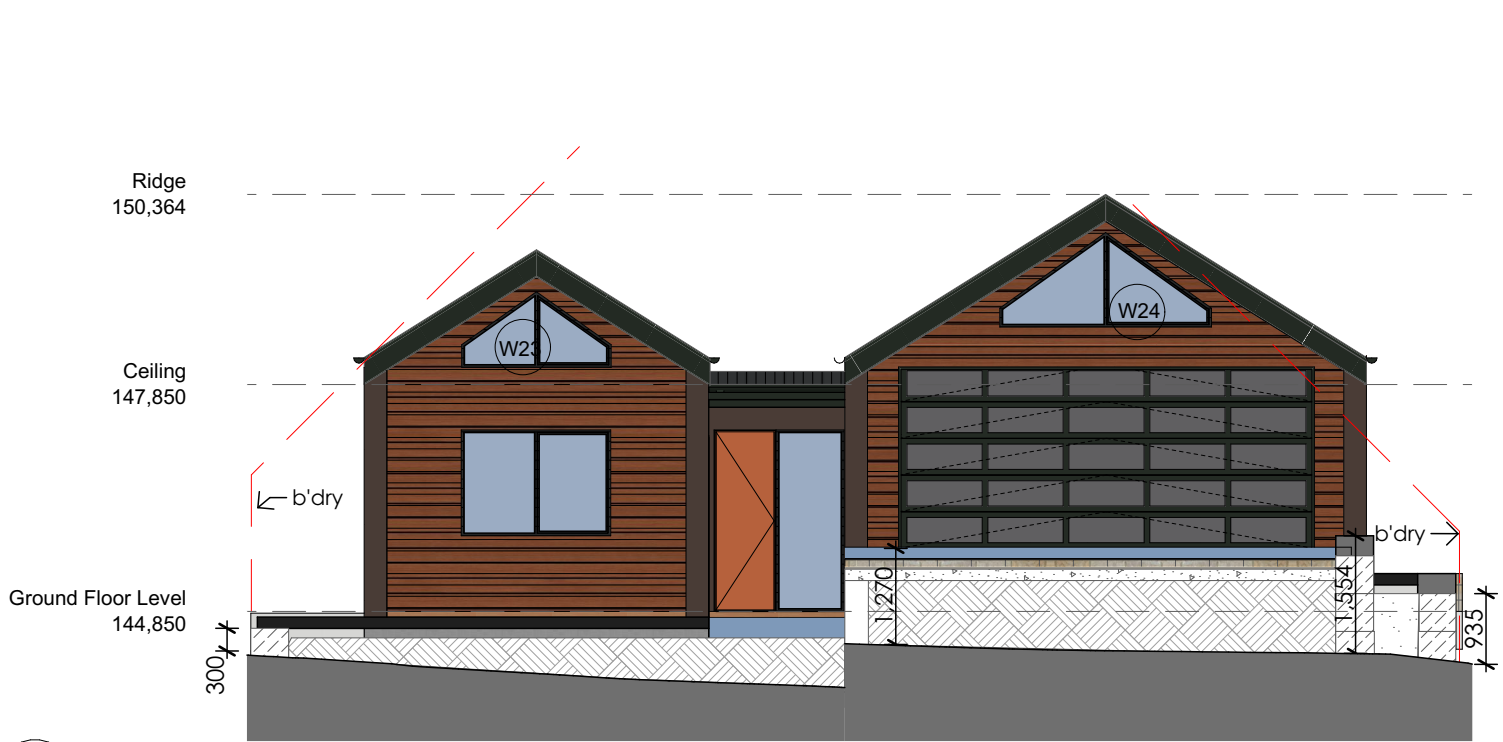
| | | |
|----------------------|--------------------|-------------|
| PROJECT No 221122 | DRAWING No DA01 | ISSUE C |
| SCALE As Shown | SHEET SIZE A3 | DRAWN BT |
| CHECKED BT | DATE 16/11/2023 | |

ARCHITECT

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Barbara Tarnawski Architects
nominated architect Barbara Tarnawski







Hawkesbury City Council

**DEVELOPMENT
CONSENT**

DA

Development Consent No. DA0532/24

Consent Date: 21/05/2025



W Elevation
1:100

| ISSUE | DESCRIPTION | DATE | CHECKED |
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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 | |

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nominated architect Barbara Tarnawski





N Elevation
1:100



A Section
1:100



E Elevation
1:100

150,364
Ridge

147,850
Ceiling

144,850
Ground Floor Level

141,700
Lower Floor Level

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

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DEVELOPMENT APPLICATION

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CLIENT
RSMB Holdings Pty Ltd

PROJECT
26 Kurrajong Road
Kurrajong

DRAWING TITLE
ELEVATIONS SHEET 2

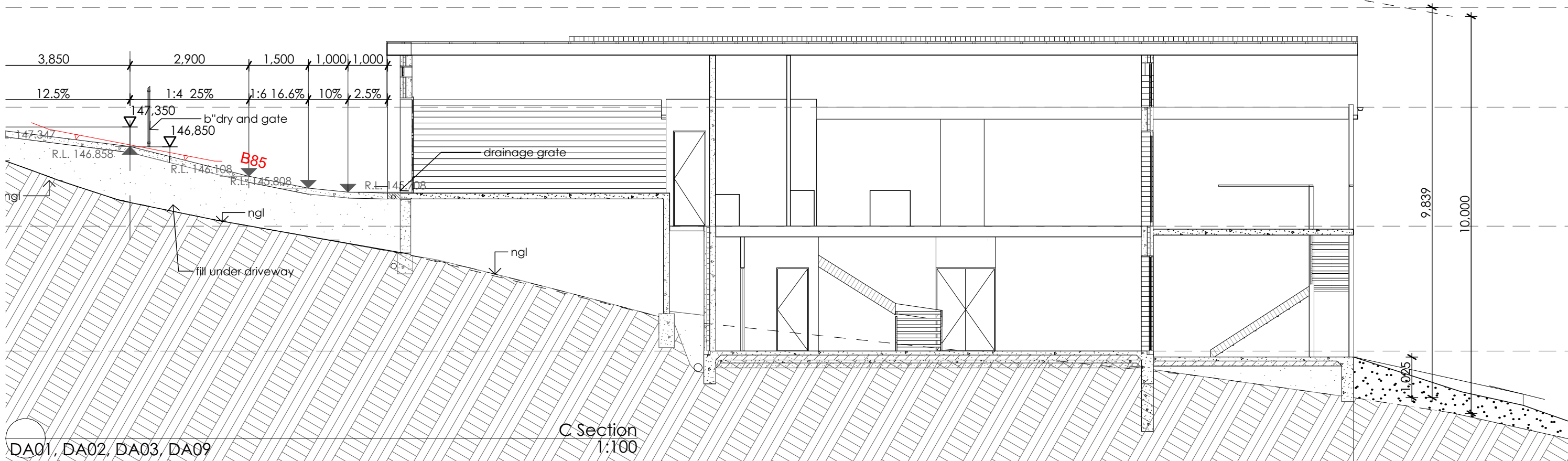
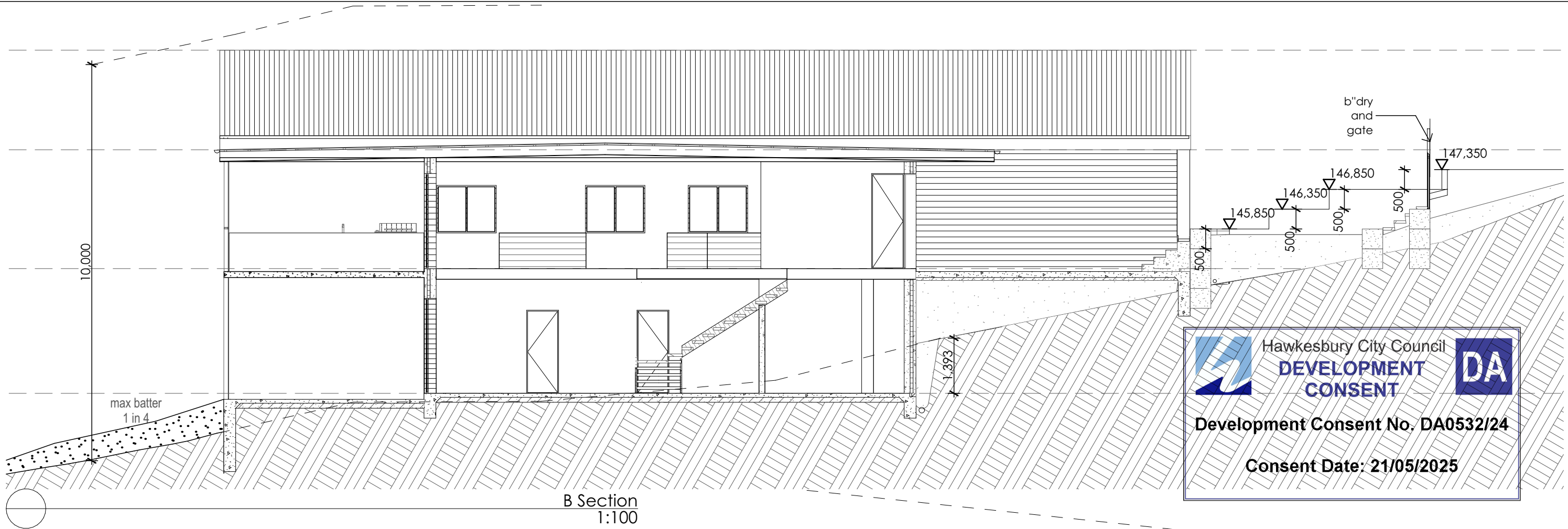
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| SCALE As Shown | SHEET SIZE A3 | DRAWN BT |
| | CHECKED BT | DATE 16/11/2023 |

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DEVELOPMENT APPLICATION

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CLIENT

RSMB Holdings Pty Ltd

PROJECT

26 Kurrajong Road
Kurrajong

DRAWING TITLE

SECTIONS

PROJECT No

221122

DRAWING No

DA06

ISSUE

C

SCALE

As Shown

SHEET SIZE

A3

DRAWN

BT

CHECKED

BT

DATE

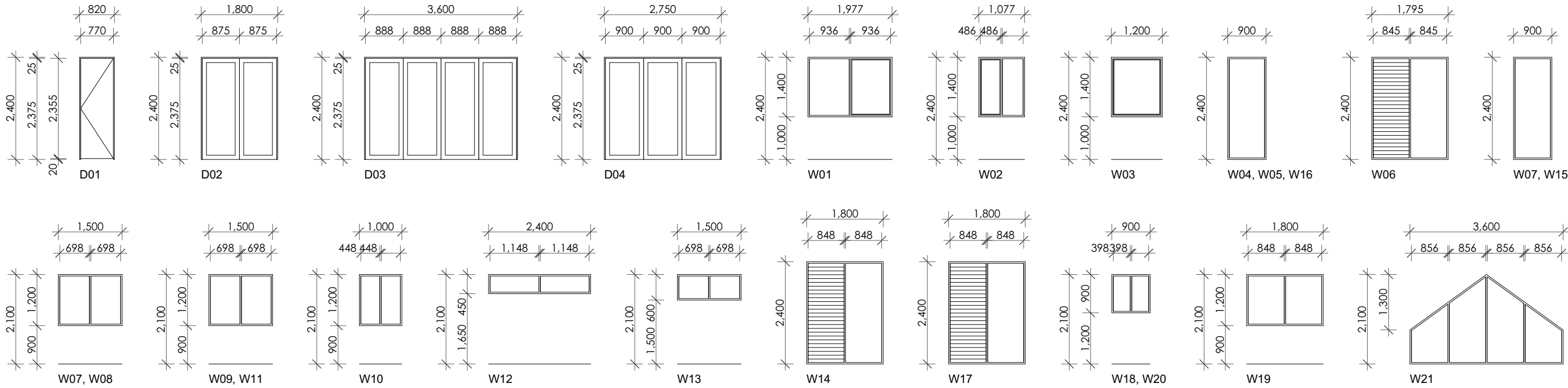
16/11/2023

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nominated architect Barbara Tarnawski





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 - m² | Additional insulation required | Options to address thermal bridging | Other specifications |
|--|--------------------|---|-------------------------------------|--|
| floor - concrete slab on ground, conventional slab. | 160.9 | nil/not specified | nil | |
| floor - above habitable rooms or mezzanine, treated softwood; frame: timber - untreated softwood. | 154.1 | nil/rockwool batts, roll or pump-in | nil | |
| garage floor - concrete - suspended; frame: no frame. | 46.2 | none | nil | |
| external wall: concrete panel; plasterboard, frame: no frame. | all external walls | 3.11 (or 3.50 including construction)/rockwool batts, roll or pump-in | nil | wall colour: Dark (solar absorptance 0.71-0.85) |
| internal wall: plasterboard; frame: timber - untreated softwood. | 16 | nil/none | nil | |
| internal wall: plasterboard; frame: timber - untreated softwood. | 159 | rockwool batts, roll or pump-in | nil | |
| internal wall: single skin masonry, frame: timber - untreated softwood. | 80 | none | nil | |
| ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - untreated softwood. | 177.67 | ceiling: 5 (up), roof: foil backed blanket / ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket. | nil | roof colour: medium (solar absorptance 0.6-0.7); 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: foil backed blanket / ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket. | nil | roof colour: medium (solar absorptance 0.6-0.7); 0.5 to ≥ 1.0% of ceiling area uninsulated |

| | |
|------|--|
| Note | • 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 | • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code. |
| Note | • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. |
| Note | • 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 louvers 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 |
|------------------------|-------------|---------------------|--------------------|--|---|------------------|
| facing | | | | | | |
| W04 | N | 2400.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W05 | N | 2400.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W06 | N | 2400.00 | 1795.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W14 | N | 2400.00 | 1808.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W15 | N | 2400.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W16 | N | 2400.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W17 | N | 2400.00 | 1808.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| D02 | N | 2400.00 | 1808.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| D03 | N | 2400.00 | 3608.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| D04 | N | 2400.00 | 2758.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W01 | S | 1400.00 | 1977.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W07 | S | 2400.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W23 | S | 1000.00 | 1977.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W02 | W | 1400.00 | 1077.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W03 | W | 1400.00 | 1200.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W12 | W | 450.00 | 2400.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W13 | W | 600.00 | 1500.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W21 | N | 2100.00 | 3608.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W22 | N | 1200.00 | 1808.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W07 | E | 1200.00 | 1508.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W08 | E | 1200.00 | 1508.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W09 | E | 1200.00 | 1508.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W10 | E | 1200.00 | 1508.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W18 | E | 900.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W19 | E | 1200.00 | 1808.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |
| W20 | E | 900.00 | 900.00 | aluminium, double glazed (U-value: <=4.5, SHGC: 0.49 - 0.60) | external louvre/vertical blind (adjustable) | not overshadowed |

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 6 star (average zone)

Ventilation

The applicant must install the following exhaust systems in the development:

- At least 1 Bathroom: individual fan, ducted to façade or roof;
- Operation control: manual switch on/off
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s) and/or in the development for natural lighting.

Ceiling fans

The applicant must install at least one ceiling fan in at least one daytime habitable space.

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

| Window List | | |
|-------------|-------------|-------|
| ID | W x H | Area |
| W01 | 1,977×1,400 | 6.66 |
| W02 | 1,077×1,400 | 3.90 |
| W03 | 1,200×1,400 | 4.18 |
| W04 | 900×2,400 | 4.94 |
| W05 | 900×2,400 | 4.94 |
| W06 | 1,795×2,400 | 10.32 |
| W07 | 1,500×1,200 | 4.21 |
| W07 | 900×2,400 | 4.94 |
| W08 | 1,500×1,200 | 4.21 |
| W09 | 1,500×1,200 | 4.21 |
| W10 | 1,000×1,200 | 2.92 |
| W11 | 1,500×1,200 | 4.21 |
| W12 | 2,400×450 | 2.73 |
| W13 | 1,500×600 | 2.24 |
| W14 | 1,800×2,400 | 10.35 |
| W15 | 900×2,400 | 4.94 |
| W16 | 900×2,400 | 4.94 |
| W17 | 1,800×2,400 | 10.35 |
| W18 | 900×900 | 2.03 |
| W19 | 1,800×1,200 | 4.99 |
| W20 | 900×900 | 2.03 |
| W21 | 3,600×2,100 | 11.82 |
| W22 | 1,800×1,200 | 3.83 |
| W23 | 1,977×1,000 | 3.34 |
| W24 | 2,800×1,250 | 5.24 |
| Door List | | |
| | W x H | Area |
| D01 | 820×2,400 | 7.48 |
| D02 | 1,800×2,400 | 13.62 |
| D03 | 3,600×2,400 | 24.39 |
| D04 | 2,750×2,400 | 19.29 |

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.)

| 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

PROJECT

26 Kurrajong Road
Kurrajong

DRAWING TITLE

WINDOW, DOOR & BASIX

PROJECT No

221122

DRAWING No

DA08

ISSUE

C

SCALE

As Shown

SHEET SIZE

A3

DRAWN

BT

CHECKED

BT

DATE

16/11/2023

ARCHITECT

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Barbara Tarnawski Architects
nominated architect Barbara Tarnawski





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)

PLANT SCHEDULE

Code Latin Name (Common Name - Mature Height)

Trees

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

Shrubs

B Buxus microphylla japonica 400 spacing

L Lavandula stoechas 400 spacing

Turf

Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertiliser" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Paved areas (Refer to detail)

Planting areas

Ensure that the areas planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable; No clay). Install 75mm depth of selected mulch.

Notes:

Maintenance:

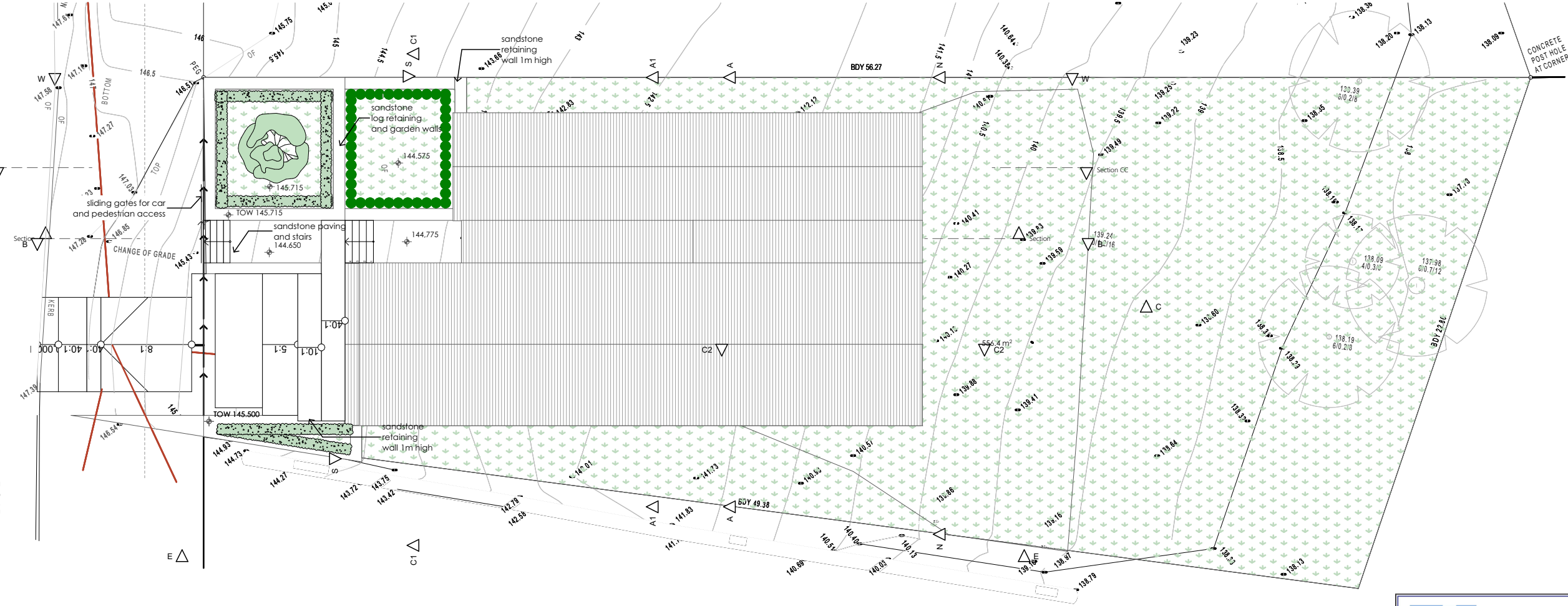
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional 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 Richbell 646 PFC and is to be housed in a control box adjacent to the electricity meter. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licensed 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.



3. Landscaping Plan
1:200

Hawkesbury City Council

**DEVELOPMENT
CONSENT**

Development Consent No. DA0532/24

Consent Date: 21/05/2025

| 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

PROJECT
26 Kurrajong Road
Kurrajong

DRAWING TITLE
LANDSCAPING PLAN

| | | |
|----------------------|--------------------|-------------|
| PROJECT No 221122 | DRAWING No DA09 | ISSUE C |
| SCALE As Shown | SHEET SIZE A3 | DRAWN BT |
| CHECKED BT | DATE 16/11/2023 | |

ARCHITECT

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Barbara Tarnawski Architects
nominated architect Barbara Tarnawski