

DEVELOPMENT APPLICATION 24046

Primary dwelling, Granny Flat and Shed – 5 Warral Street, Duri NSW 2344



SCHEDULE OF DRAWINGS	
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SITE LOCATION



SITE CONTEXT

SUMMARY OF BASIX COMMITMENTS FOR LOT 04			
This is a summary of BASIX commitments as detailed in the BASIX certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.com.au			
WATER COMMITMENTS			
Fixtures			
Shower Heads	4 Star	Toilets	5 Star
Kitchen Taps	6 Star	Bathroom Taps	6 Star
Alternative Water			
Minimum Tank Size (L)	80,000	Collected from roof area (M)	400
Tank connected to: House/ garden		Landscape garden	
THERMAL PERFORMANCE COMMITMENTS – Refer to thermal performance spec			
ENERGY COMMITMENTS			
Hot Water	Electric boosted solar		
Cooling System	1-phase AC MIN 7 Star		
Heating System	N/A		
Ventilation	Bathroom	Fan ducted	Manual On/Off
	Kitchen	Fan ducted	Manual On/Off
	Laundry	Natural	
Natural Lighting	As drawn/ additional information on window schedule		
OTHER COMMITMENTS			
Outdoor clothes Line	Yes		
Alternative Energy	5KW PV System		
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 than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provision for building sealing and ventilation are complied with at construction.			
Be aware BASIX does not override the BCA and NSW variations must be complied with			
Thermal Performance Specifications			
External Wall Construction	FC clad, Steel framed	R 2.5 + Vapour permeable wall wrap (E= 0.9/0.9)	
Internal Wall Construction	Plasterboard	R 2.5	
Ceiling to Roof space	Plasterboard	R 7.0	
Roof Construction	Colorbond (s.a 0.64)	R1.3 Foil Blanket	
Floor Construction	Enclosed suspended framed R 4.0 to underside		
Window Specification			
Window Details	WERS code	Max U-value	SHGC +/-10%
Sliding door	BRD-035-56 A SIG Sliding Door (100mm) DG 008_AGG PLUS Clr 4_10_4	2.7	0.53
Sliding windows	BRD-045-49 A SIG Sliding Window (100mm) DG 010_AGG PLUS Clr 6_8_4	3.38	0.49
Casement Window	BRD-012-84 A ESS Casement Window (52mm) DG 010_AGG PLUS Clr 4_12_4	4.57	0.38
Double Hung window (Garage)	BRD-024-28 A ESS Double Hung Window (52mm) SG 638LowECIr	4.29	0.50
Shading (eves, verandas, awnings etc)		All modelled as drawn	
Ceiling Fans	1200mm Ceiling fans to all bedrooms 2 x 1200mm to Living areas		
Ceiling Penetrations	All downlights are IC rated and sealed		
	All exhaust fan penetrations are sealed		

Survey By: BATH STEWART ASSOCIATES PTY LTD
Ref: 24196D Date: 24.05.24

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ISSUE	DESCRIPTION	DATE
P1	For Client Review	5/08/2024
P2	For Access Review	19/08/2024
P3	For review	4/12/2024
P4	For final review	18/12/2024
A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat
LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
COVER PAGE

SCALE
@ A2

DRAWN
SA

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DRAWING NO.
DA000

ISSUE
A

PROJECT NO.
24046

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SITE LOCATION

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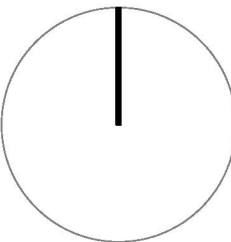
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P1	For review	4/12/2024
A	Development Application	16/12/2024



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SITE ANALYSIS PLAN

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SITE DESCRIPTION & SURROUNDS

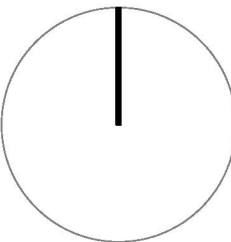
- THE SITE IS KNOWN AS 5 WARRAL STREET, DURI NSW 2344 AND HAS A TOTAL SITE AREA OF 2,023 m².
- THE SITE CURRENTLY CONTAINS EXISTING WATER TANKS, ANCILLARY STRUCTURES, TREES AND LANDSCAPING.
- WARRAL STREET PROVIDES ADJOINING ACCESS TO DURI STREET AND IS CONNECTED TO TANGARATTA STREET TO THE NORTH.
- THE SUBJECT SITE SITS WITHIN A REGIONAL VILLAGE AREA, APPROXIMATELY 16km SOUTH OF THE TAMWORTH LOCAL CENTRE.
- THE LOCALITY MOSTLY DISPLAYS ORIGINAL SINGLE DWELLING HOUSE DEVELOPMENT, RURAL INDUSTRY BUILDINGS WITH SOME GENTRIFICATION OCCURING IN THE LOCALITY.



SITE LOCATION

WARRAL STREET VIEW

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P1	For review	4/12/2024
P2	For final review	18/12/2024
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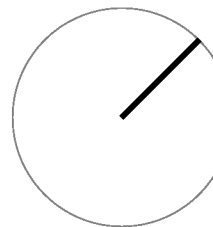
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ISSUE	DESCRIPTION	DATE
P1	For Client Review	11/07/2024
A	Development Application	18/12/2024



PROJECT
Primary dwelling and granny flat

LOCATION
5 Warral Street
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DRAWING
DEMOLITION PLAN

SCALE
1:200 @ A2

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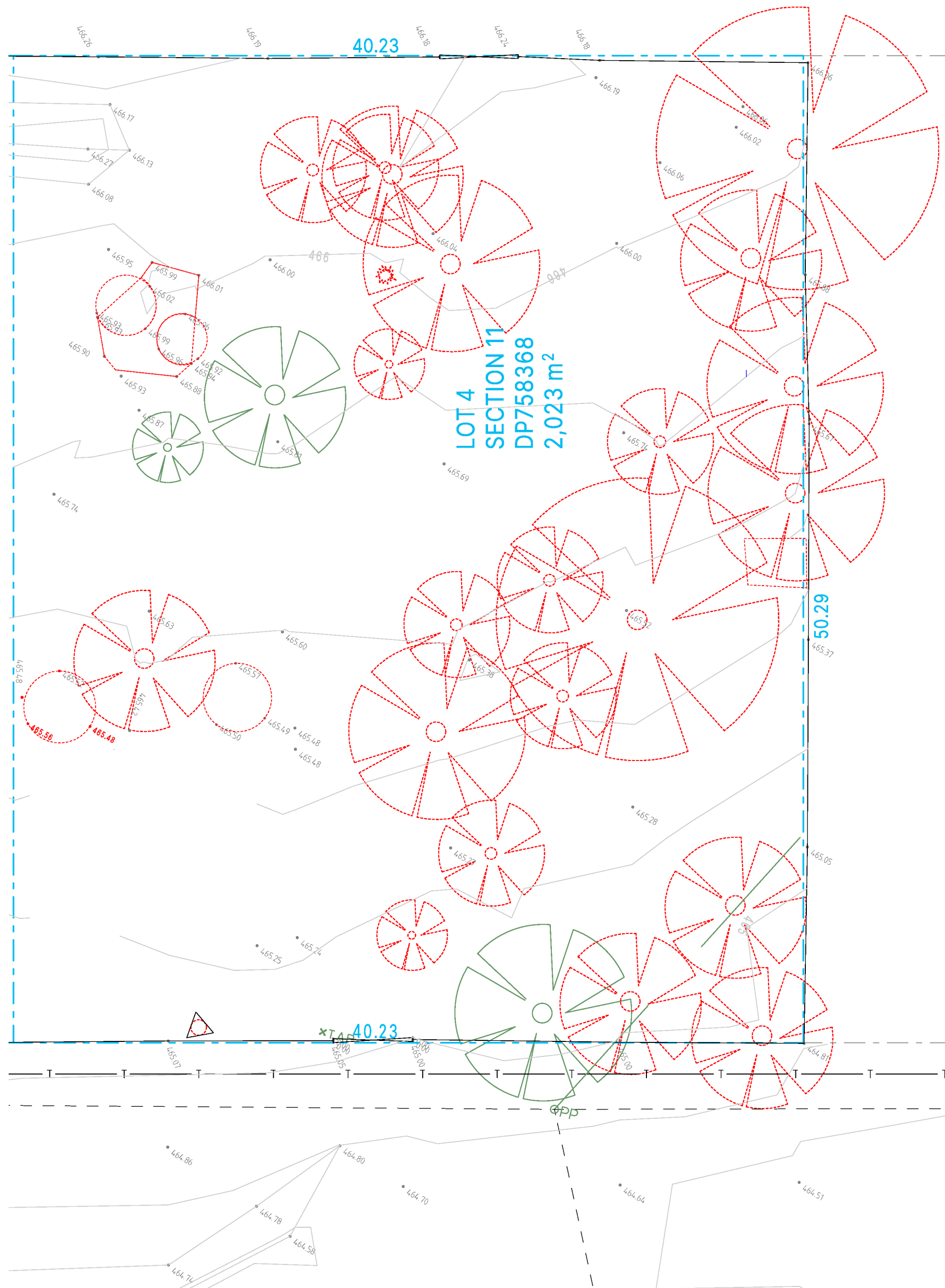
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DEMOLITION LEGEND

- EXISTING TREE TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- TO BE DEMOLISHED

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ISSUE	DESCRIPTION	DATE
P1	For review	28/11/2024
P2	For review	4/12/2024
P3	For final review	18/12/2024
A	Development Application	18/12/2024

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DRAWING
SITE PLAN

SCALE
1:200 @ A2

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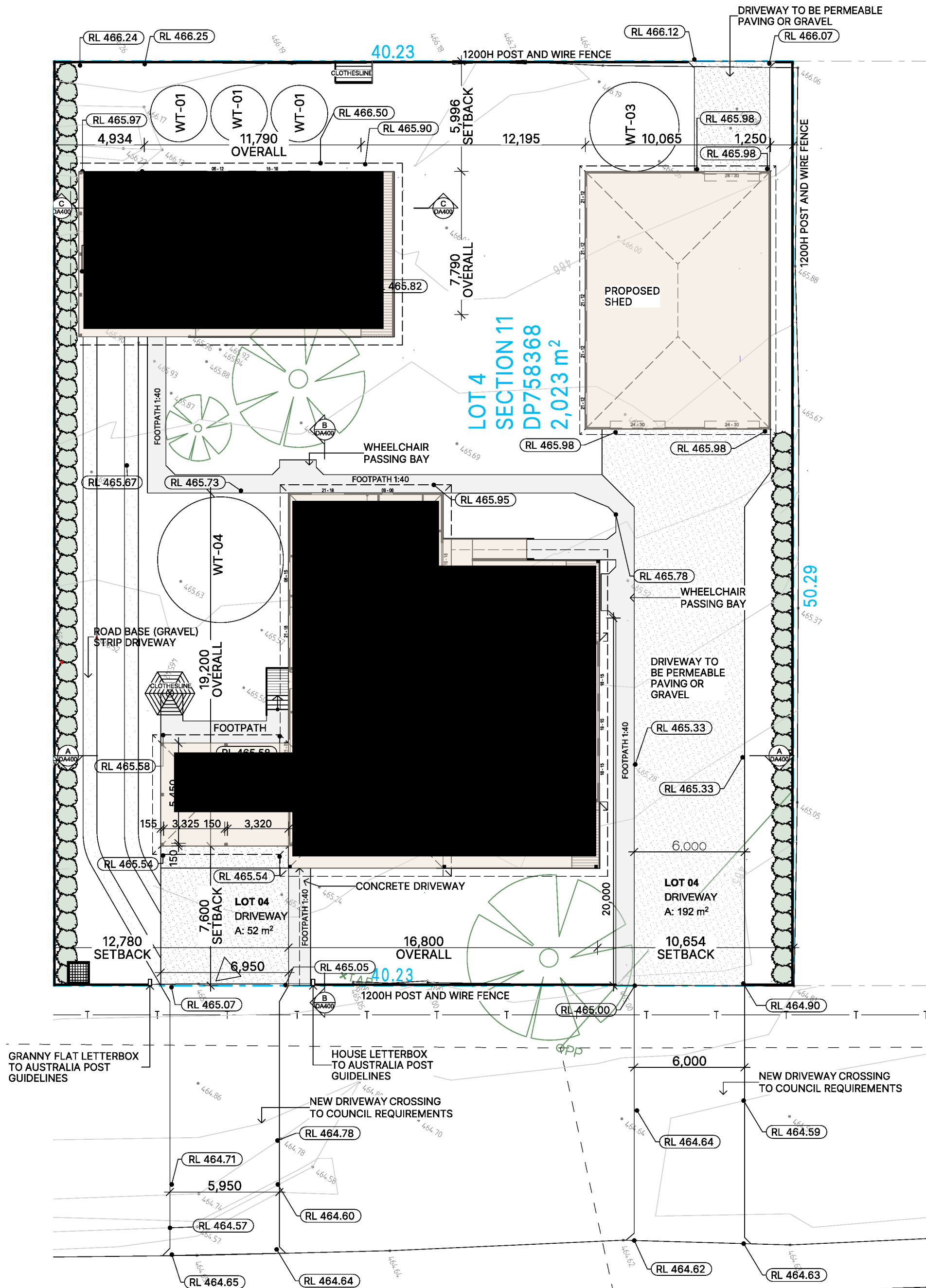
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AREA CALCULATION (m²)	
LOT 04	
DRIVEWAY	244
GRANNY FLAT	80
PRIMARY DWELLING	229

AREAS	
SITE AREA	2,023m²
SITE COVERAGE (MAX 40%)	38.30%
TOTAL GFA	PRIMARY DWELLING - 229m² GRANNY FLAT - 80m² TOTAL = 309m²

SITE LEGEND	
WT-1	15,000L ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
WT-2	30,000L ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
WT-3	40,000L ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
WT-4	80,000L ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
RW	RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
EXISTING TREE TO BE RETAINED	
PROPOSED BUILDING FOOTPRINT	

- SITE NOTES**
- GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
 - PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
 - FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
 - DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.



VIEW OF PRIMARY DWELLING FROM WARRAL STREET



VIEW OF VIEW OF GRANNY FLAT FROM PRIMARY DWELLING



VIEW OF PRIMARY DWELLING FROM WARRAL STREET



VIEW OF GRANNY FLAT FROM REAR BOUNDARY

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ISSUE	DESCRIPTION	DATE
A	Development Application	18/12/2024

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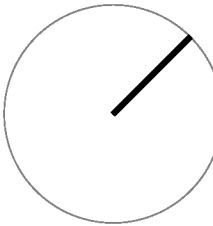
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P1	For Client Review
P2	For Access Review
P3	For review
P4	For final review
A	Development Application

DATE
5/08/2024
19/08/2024
25/10/2024
18/12/2024
18/12/2024

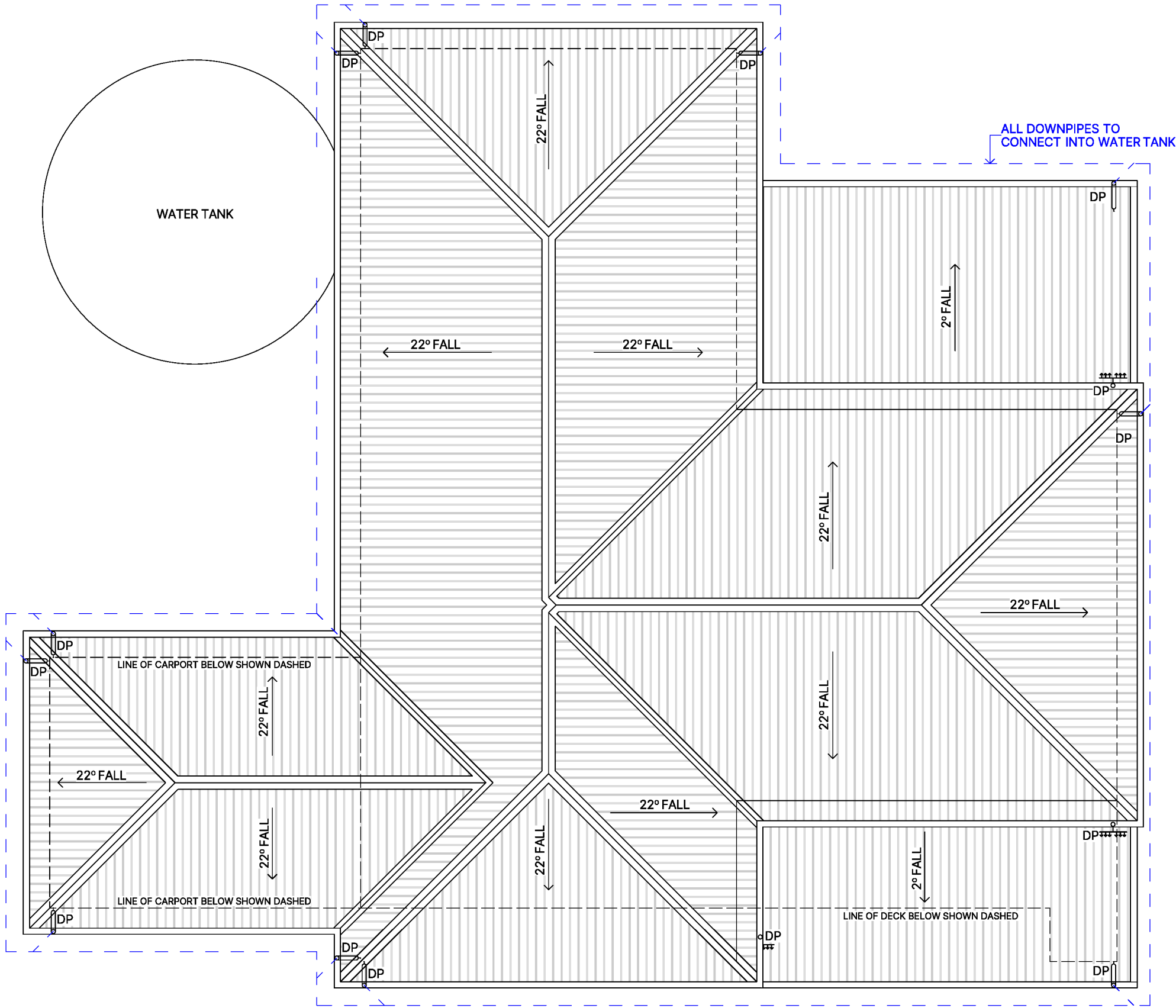


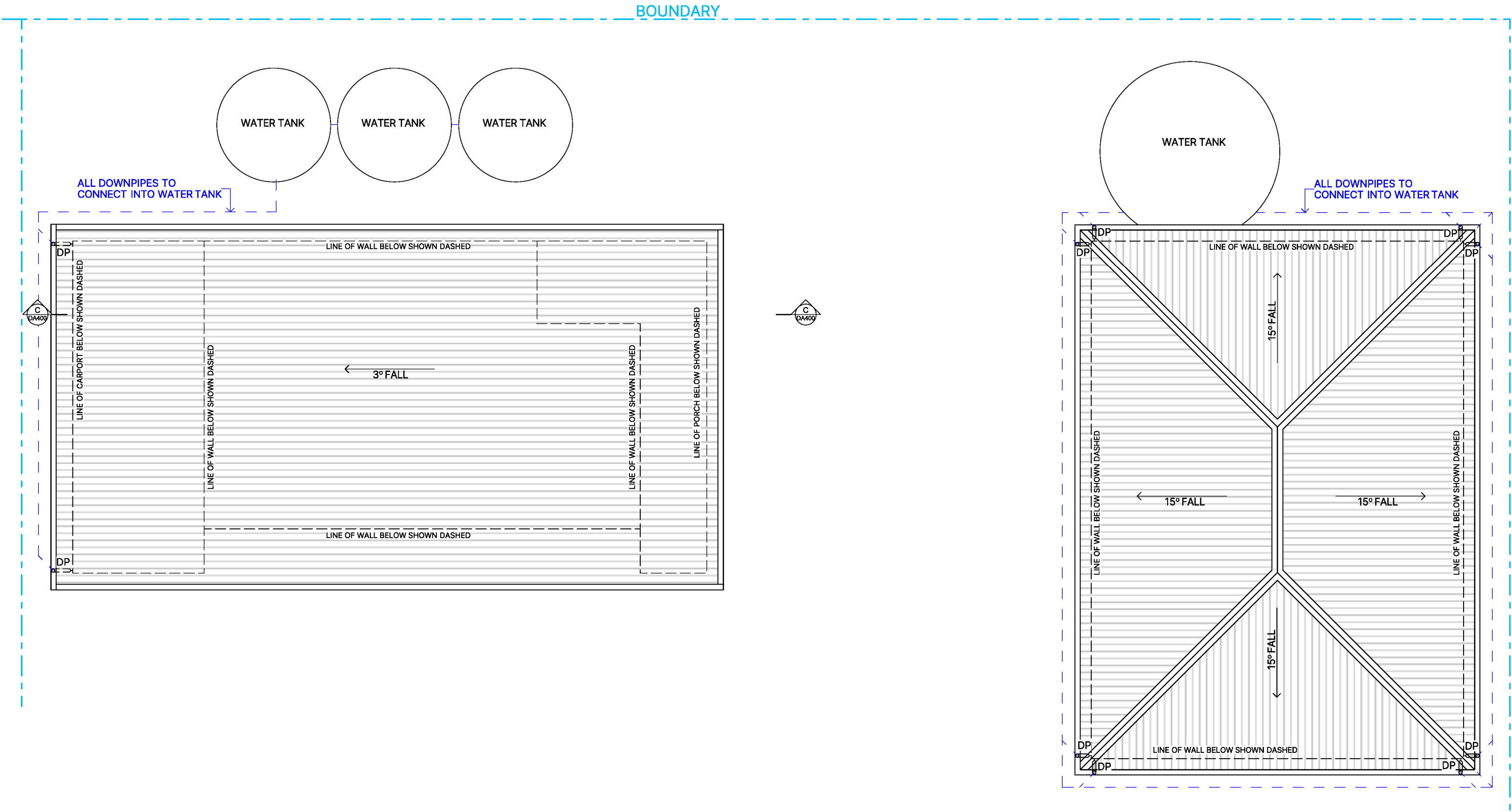
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DRAWING
PRIMARY DWELLING ROOF
PLAN
SCALE
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DA101
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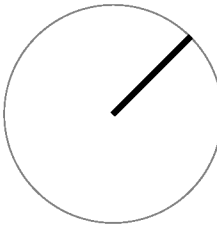
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P5	For review
P6	Development Application

DATE
5/08/2024
19/08/2024
22/08/2024
29/11/2024
4/12/2024
18/12/2024



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DRAWING
GRANNY FLAT AND SHED ROOF
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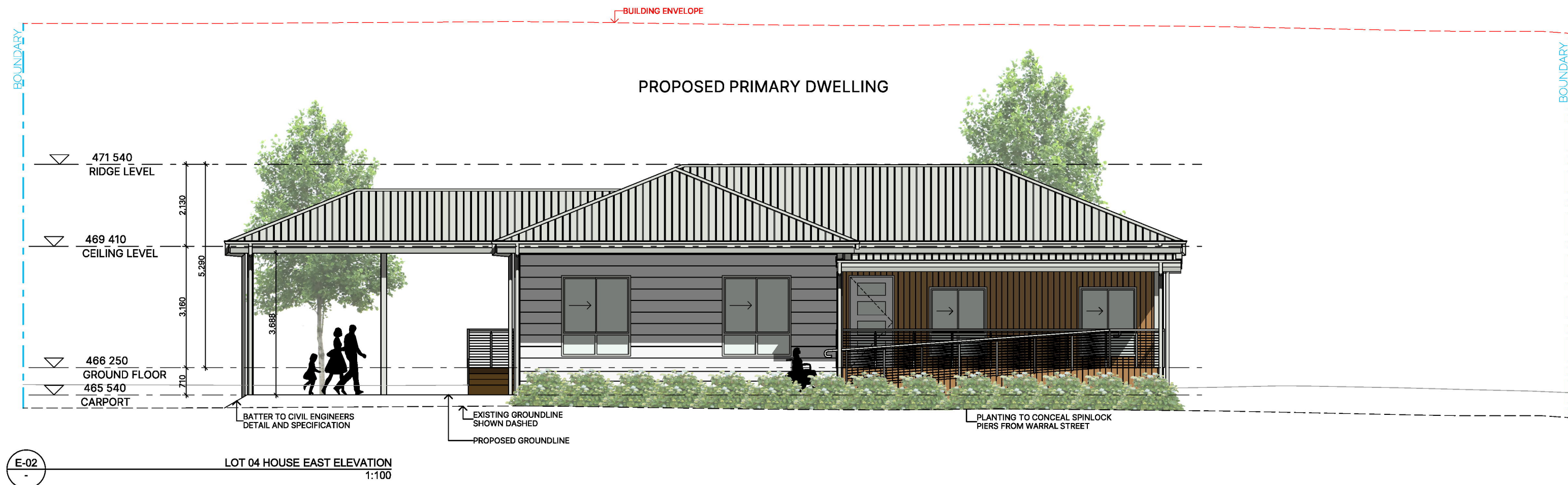
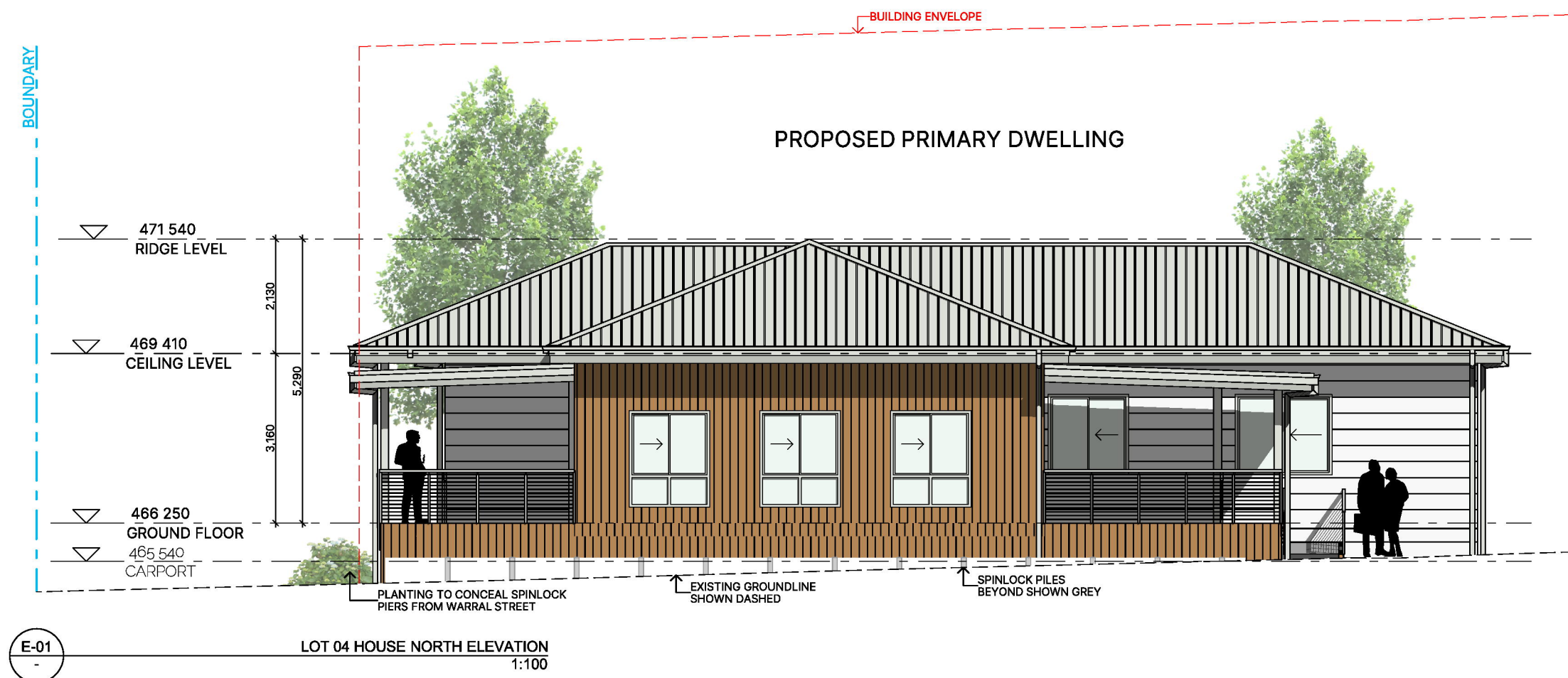
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ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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PRIMARY DWELLING
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DA300

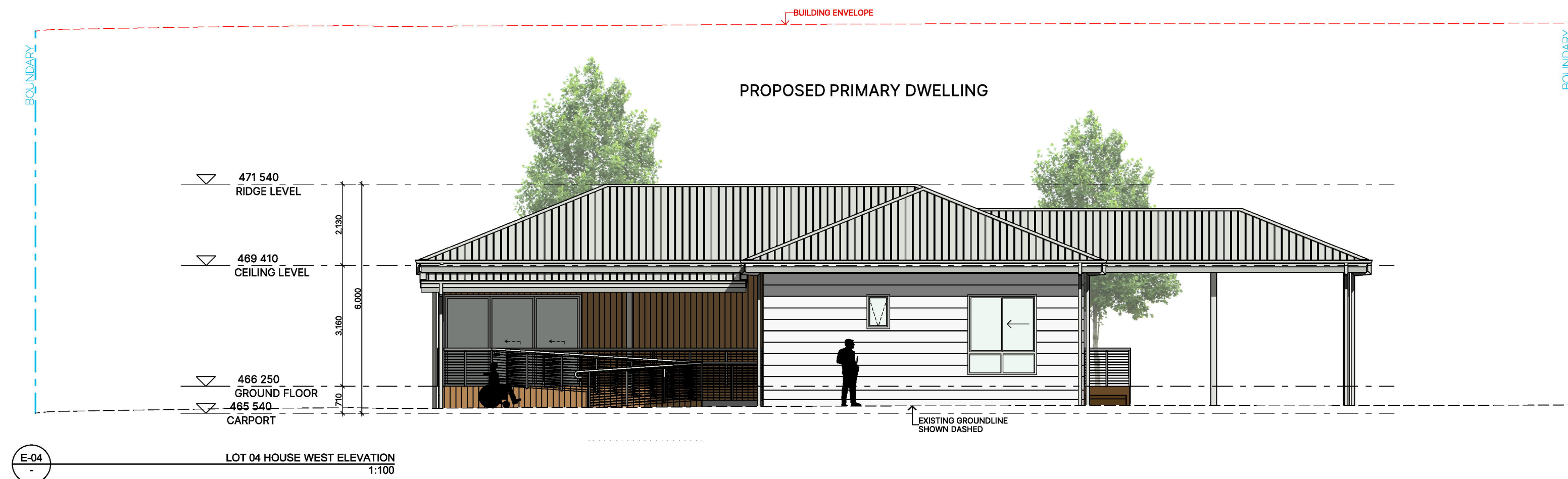
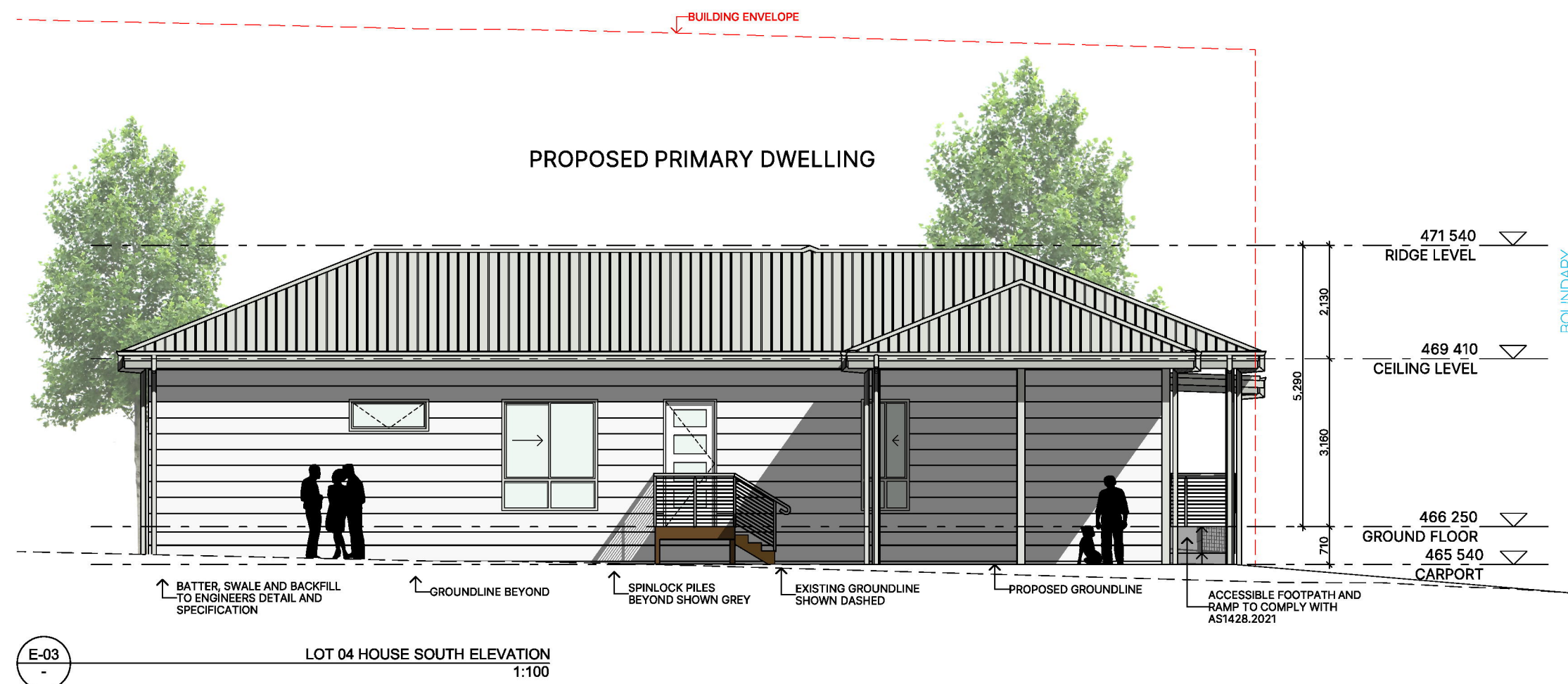
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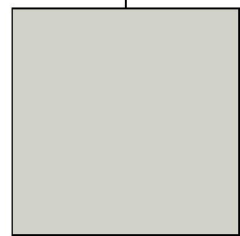
QA CHECKED
WF

DRAWING NO.
DA301

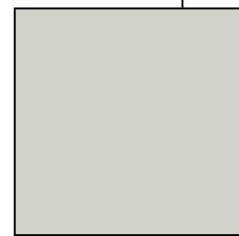
ISSUE
A

PROJECT NO.
24046

ELK



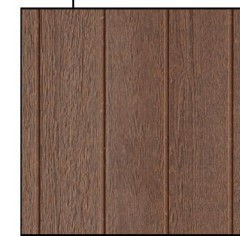
COLORBOND TRIMDEK
COLOUR: COLORBOND
SOUTHERLY OR SIMILAR



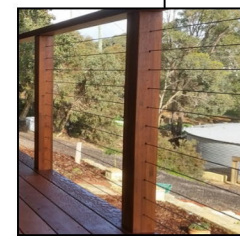
WINDOW FRAMES
COLOUR: COLORBOND
SOUTHERLY OR SIMILAR



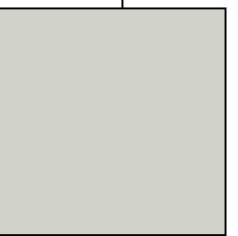
WEATHERTEX
SELFLOK ECOGROOVE
SMOOTH 300mm
PAINT FINISH: WHITE
OR SIMILAR



WEATHERTEX
WEATHERGROOVE
NATURAL 150mm OR
SIMILAR



WIRE BALUSTRADE
TOP RAIL AND POSTS
COLOUR: COLORBOND
SOUTHERLY OR
SIMILAR



COLUMN
COLOUR: COLORBOND
SOUTHERLY OR SIMILAR

2 AILSA RD BROADMEADOW, NSW | P 02 4952 4425
NOMINATED ARCHITECT Daniel Hadley B209
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ISSUE	DESCRIPTION	DATE
P1	For Client Review	5/08/2024
P2	For Access Review	19/08/2024
P3	For review	4/12/2024
A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat
LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
PRIMARY DWELLING EXTERNAL
FINISHES
SCALE
1:50 @ A2
DRAWN
SA
QA CHECKED
WF

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

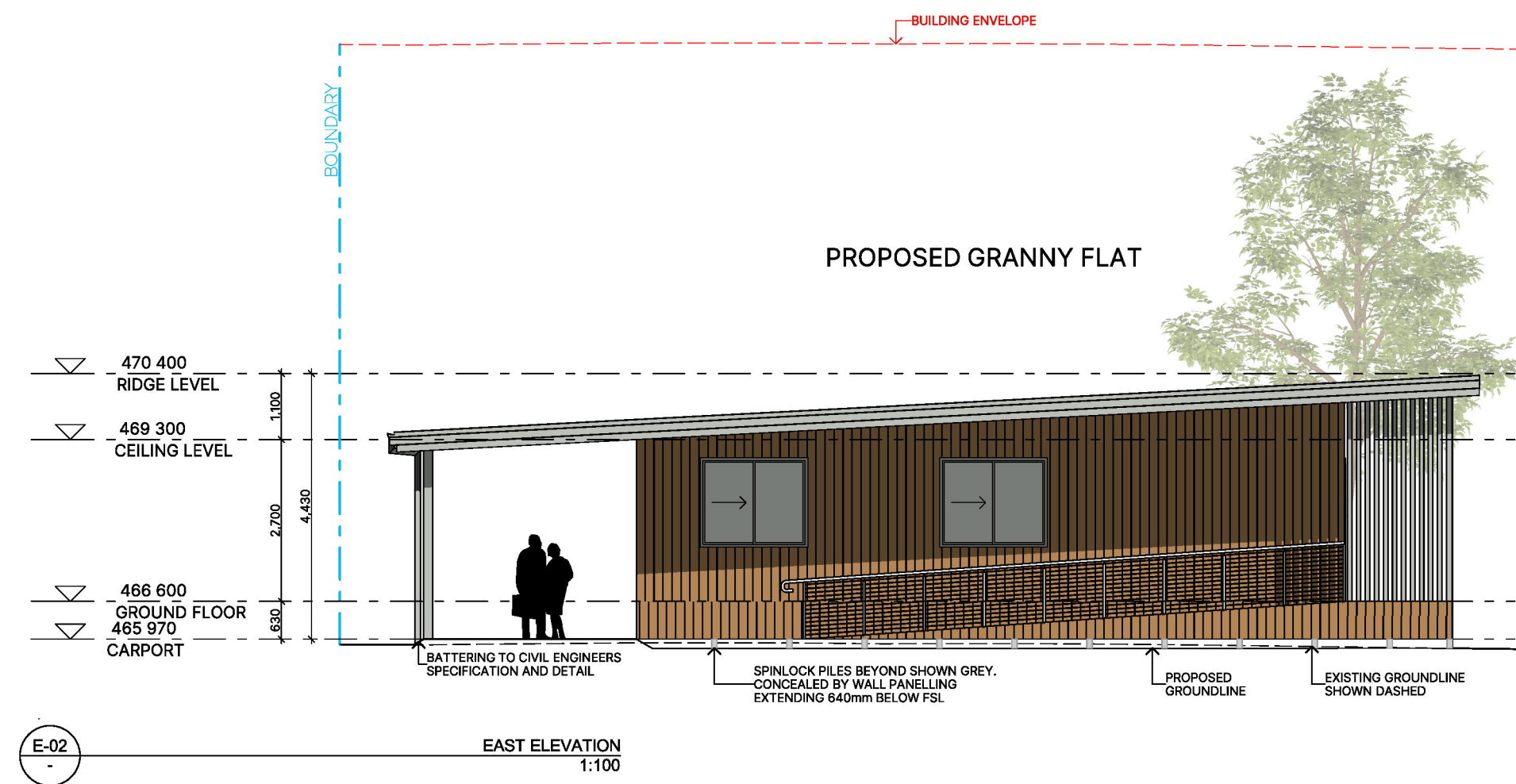
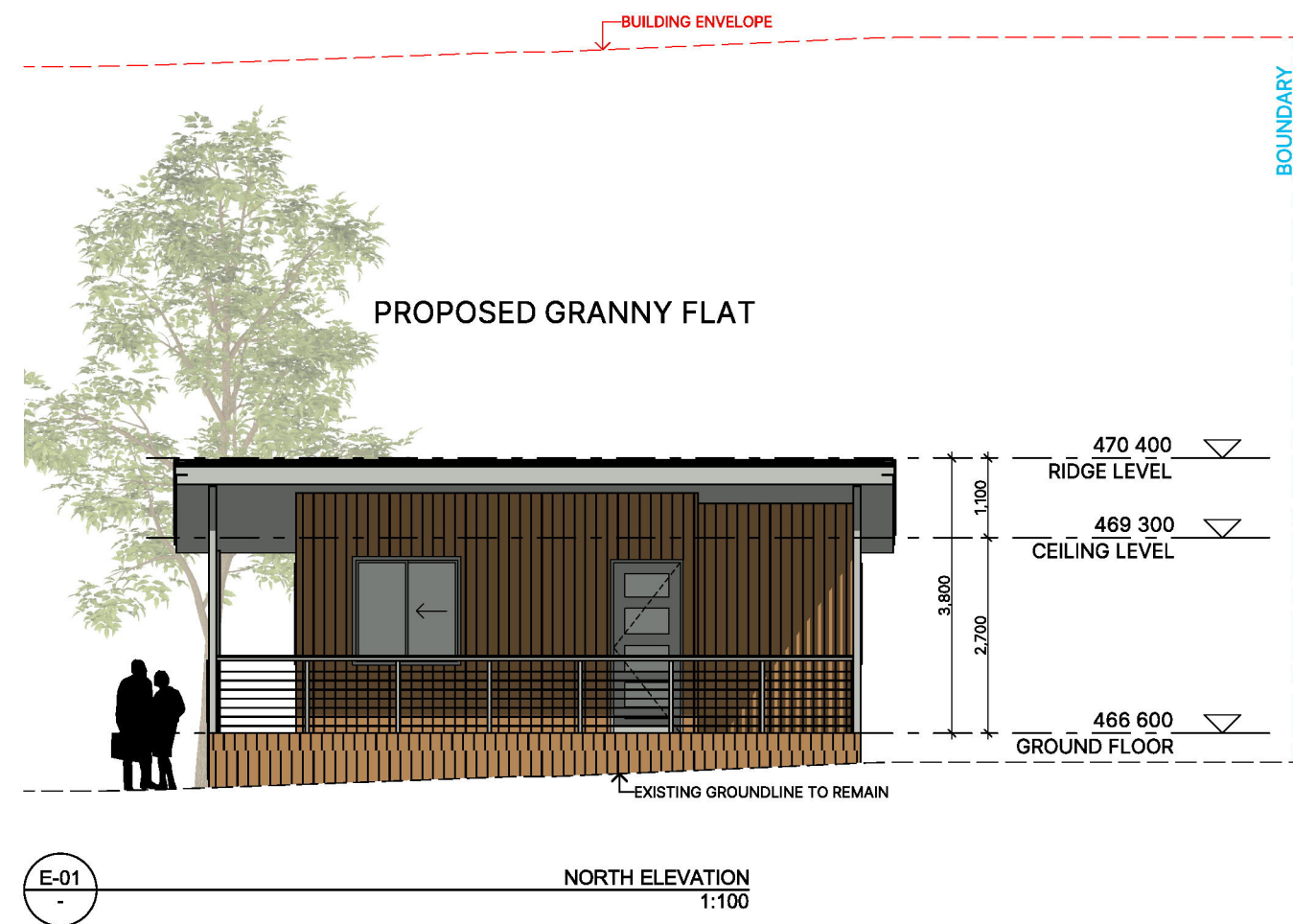
DRAWING NO.
DA302

ISSUE
A
PROJECT NO.
24046

ELK

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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ISSUE	DESCRIPTION	DATE
P1	For Client Review	5/08/2024
P2	For Client Review	12/08/2024
P3	For Access Review	19/08/2024
P4	For Review	22/08/2024
P5	For review	4/12/2024
P6	For final review	18/12/2024
A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat
LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
GRANNY FLAT ELEVATIONS

SCALE
1:100 @ A2

DRAWN
SA

QA CHECKED
WF

DRAWING NO.
DA303

ISSUE
A

PROJECT NO.
24046

ELK

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
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P1	For Client Review	5/08/2024
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P3	For Access Review	19/08/2024
P4	For Review	22/08/2024
P5	For review	4/12/2024
P6	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat
LOCATION
5 Warral Street
Duri NSW 2344

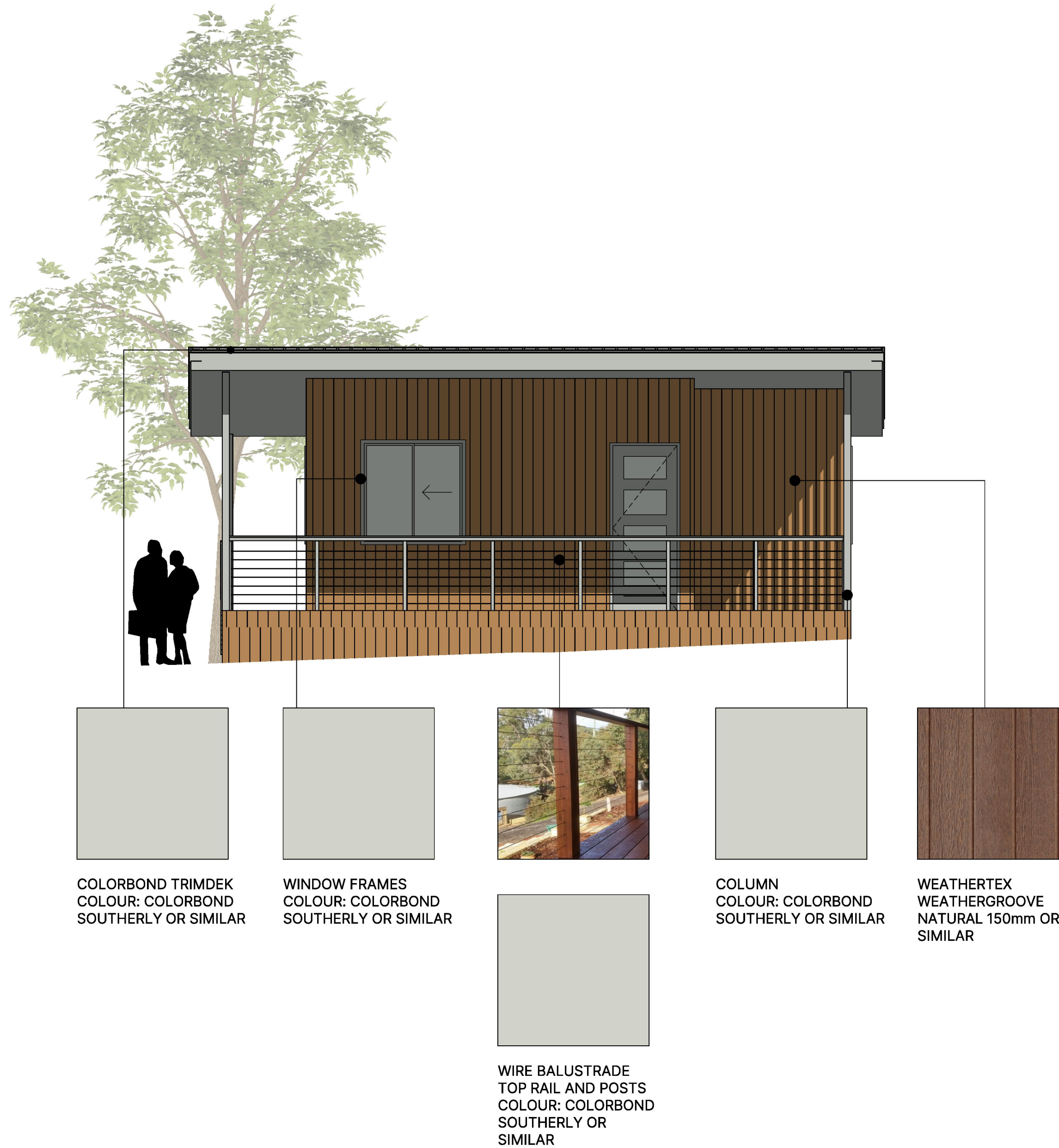
DRAWING
GRANNY FLAT ELEVATIONS
SCALE
1:100 @ A2
DRAWN
SA
QA CHECKED
WF

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DRAWING NO.
DA304

ISSUE
A
PROJECT NO.
24046

ELK



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P3	For Access Review	19/08/2024
P4	For Review	22/08/2024
P5	For review	4/12/2024
A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat

LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
GRANNY FLAT EXTERNAL

FINISHES
SCALE
1:50 @ A2

DRAWN
SA

QA CHECKED
WF

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NOT FOR CONSTRUCTION

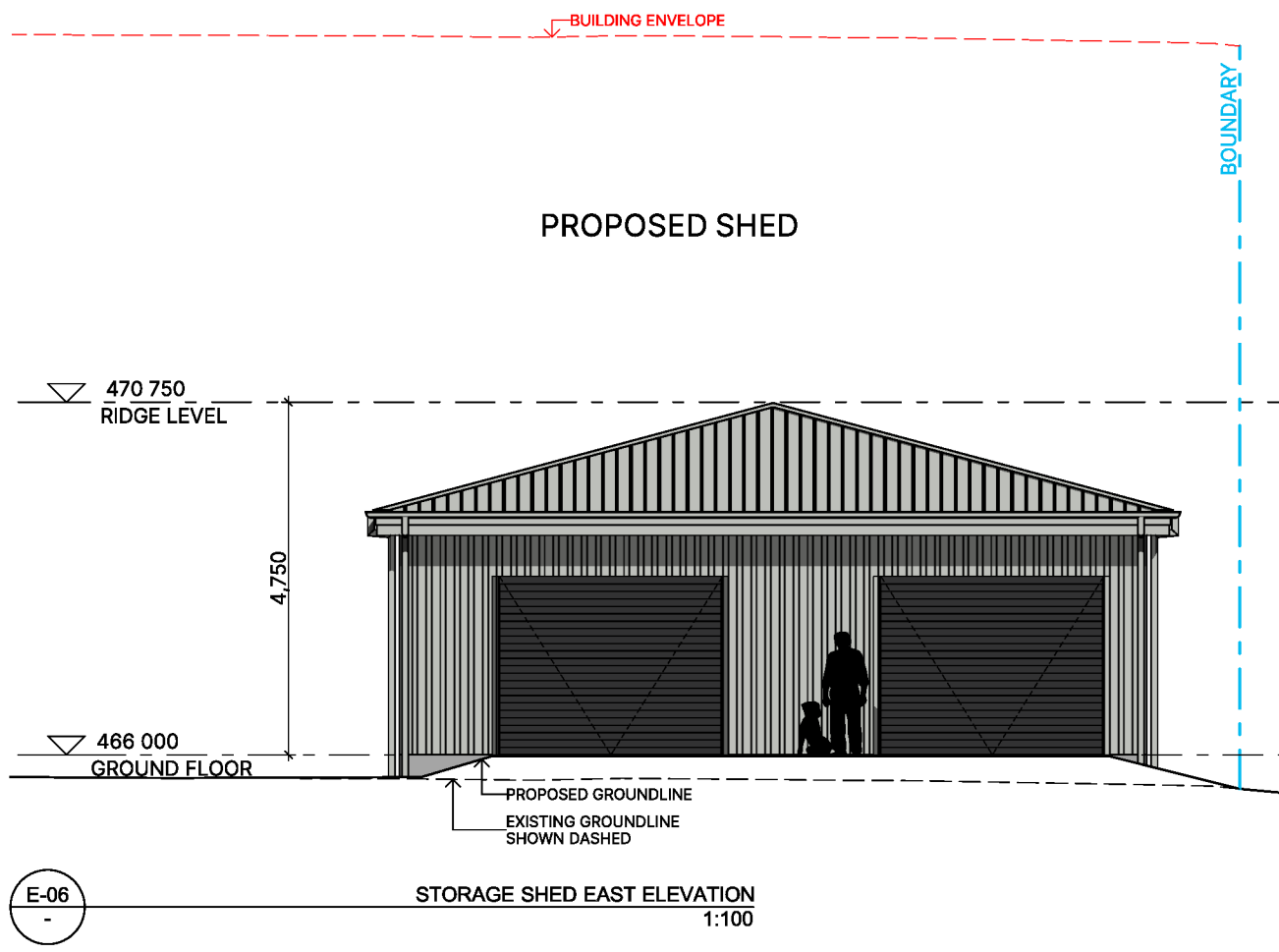
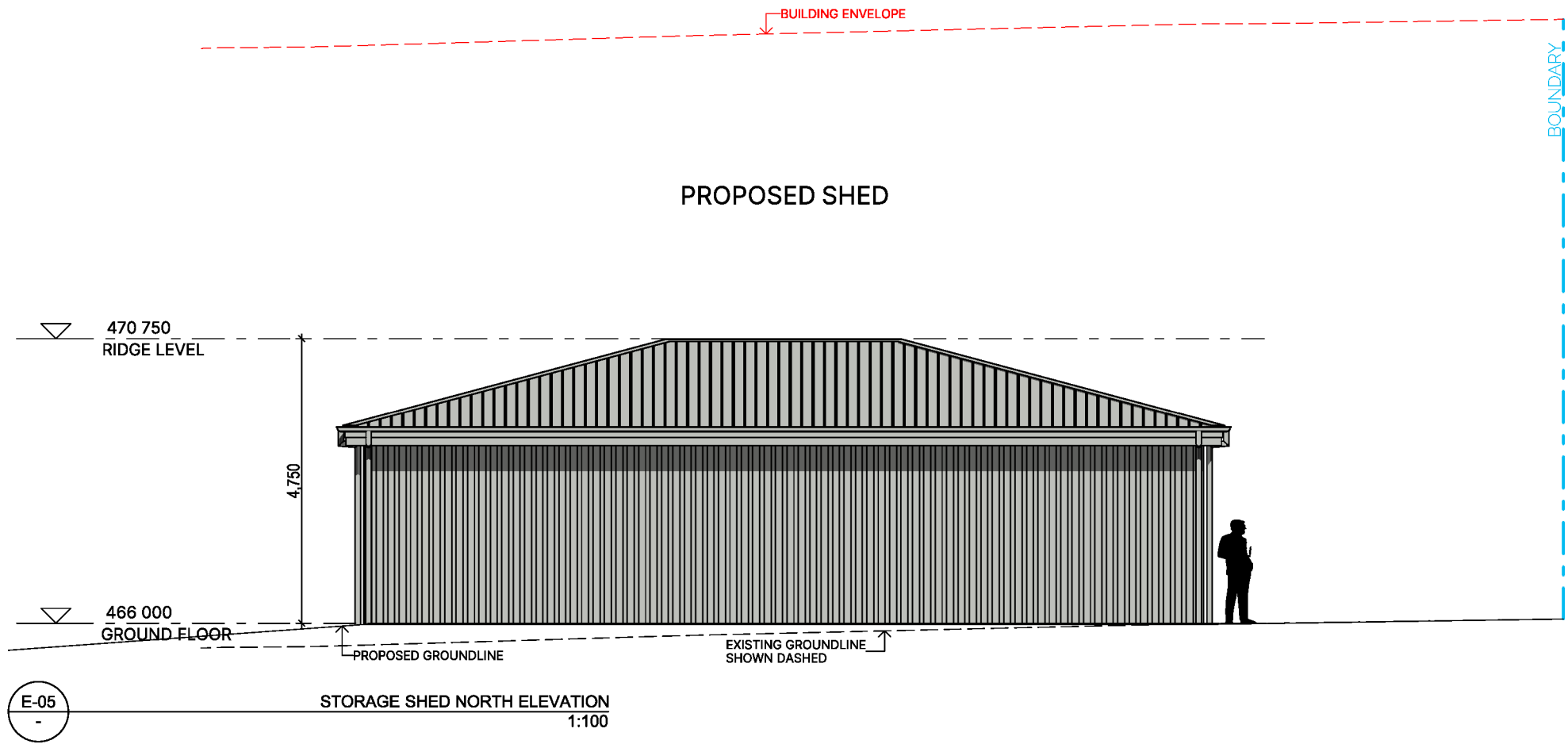
DRAWING NO.
DA305

ISSUE
A

PROJECT NO.
24046

ELK

- ELEVATION NOTES
1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
 2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
 3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
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 5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



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P3	For Access Review	19/08/2024
P4	For review	4/12/2024
A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat

LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
STORAGE SHED ELEVATIONS

SCALE
1:100 @ A2

DRAWN
SA

QA CHECKED
WF

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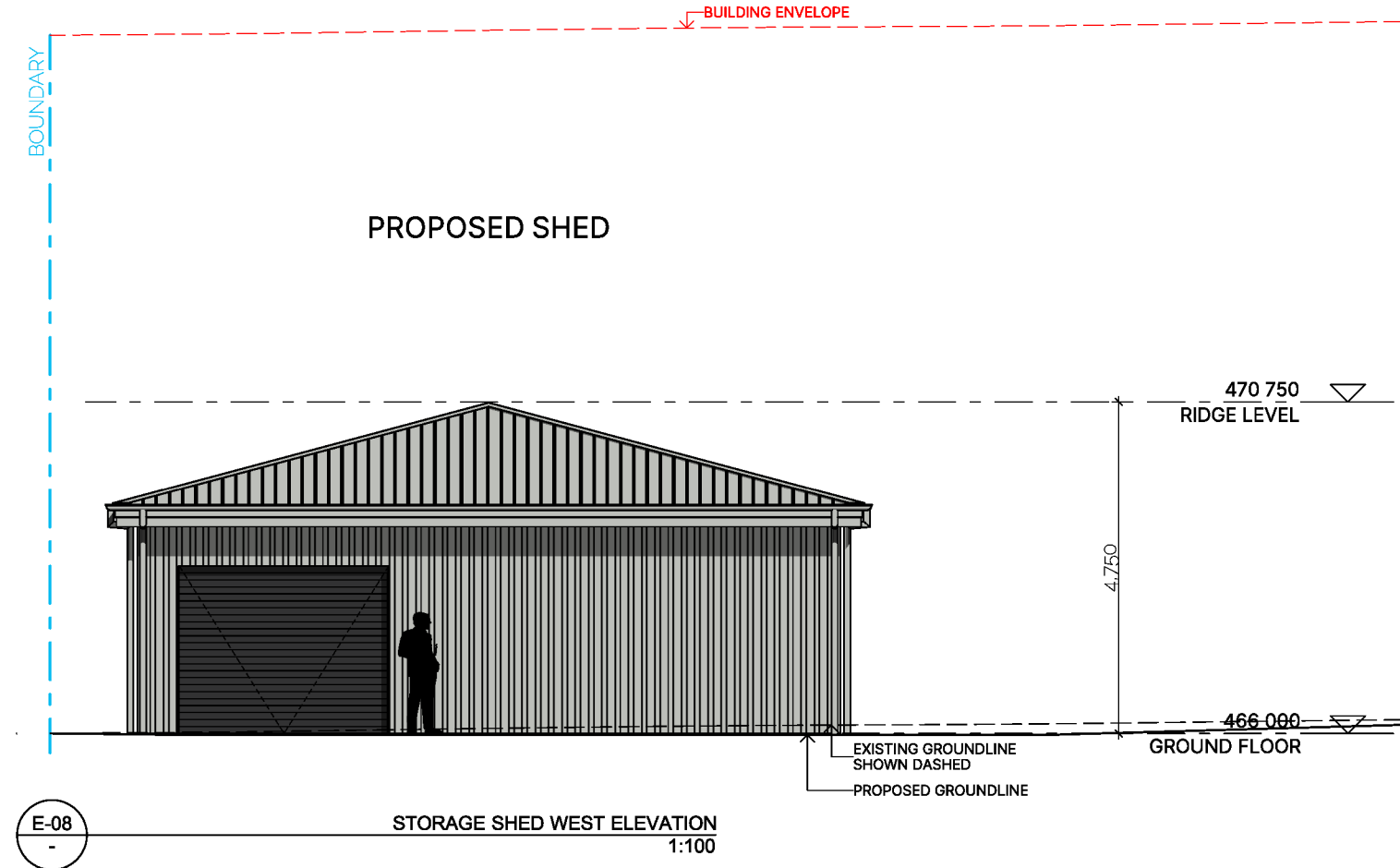
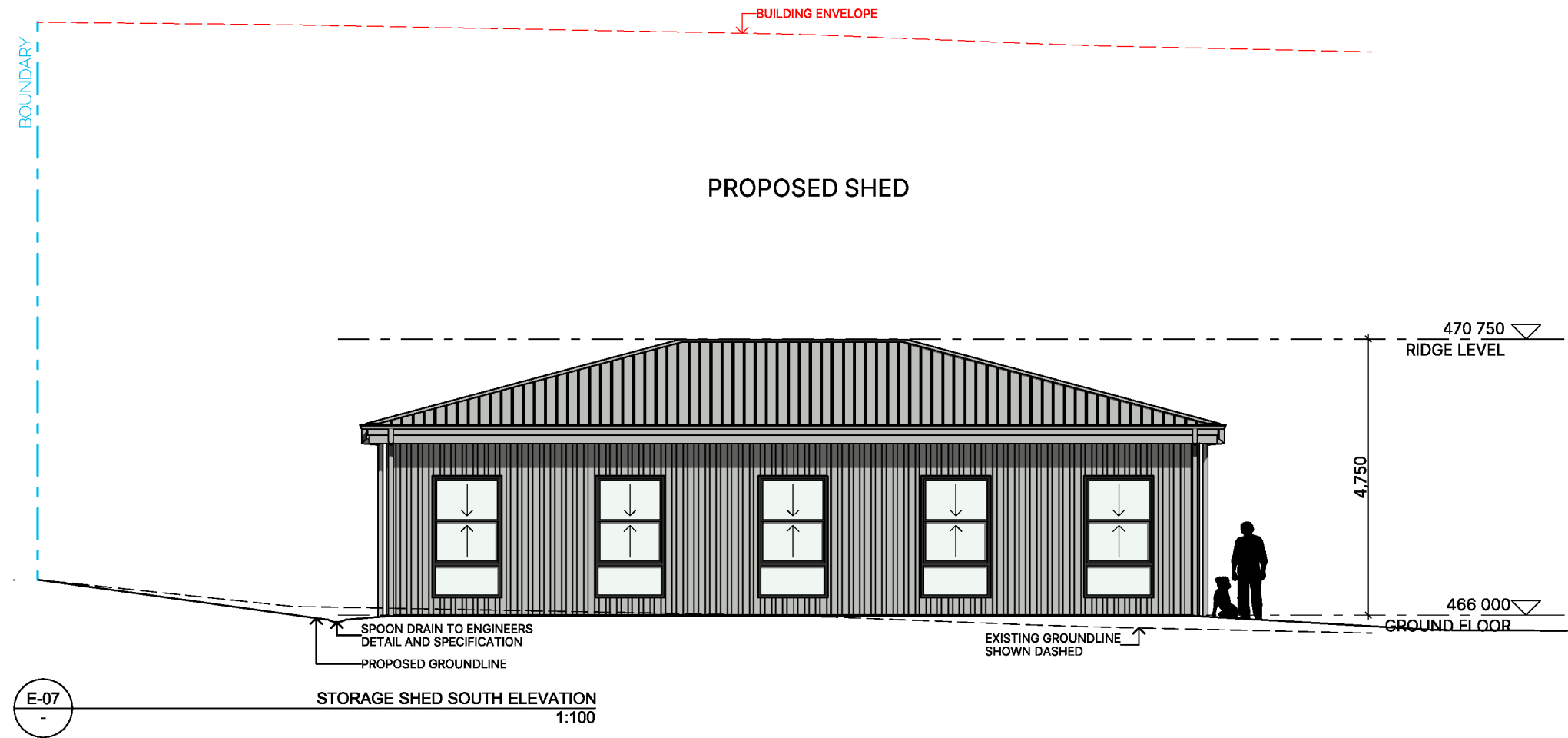
DRAWING NO.
DA306

ISSUE
A

PROJECT NO.
24046

ELK

- ELEVATION NOTES
1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
 2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
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A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat

LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
STORAGE SHED ELEVATIONS

SCALE
1:100 @ A2

DRAWN
SA

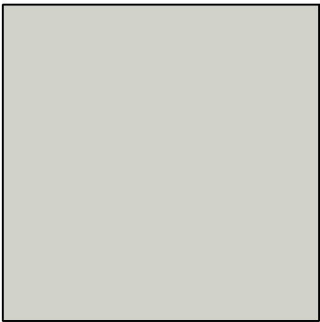
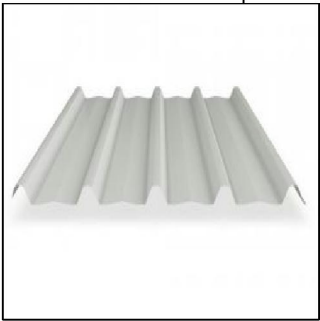
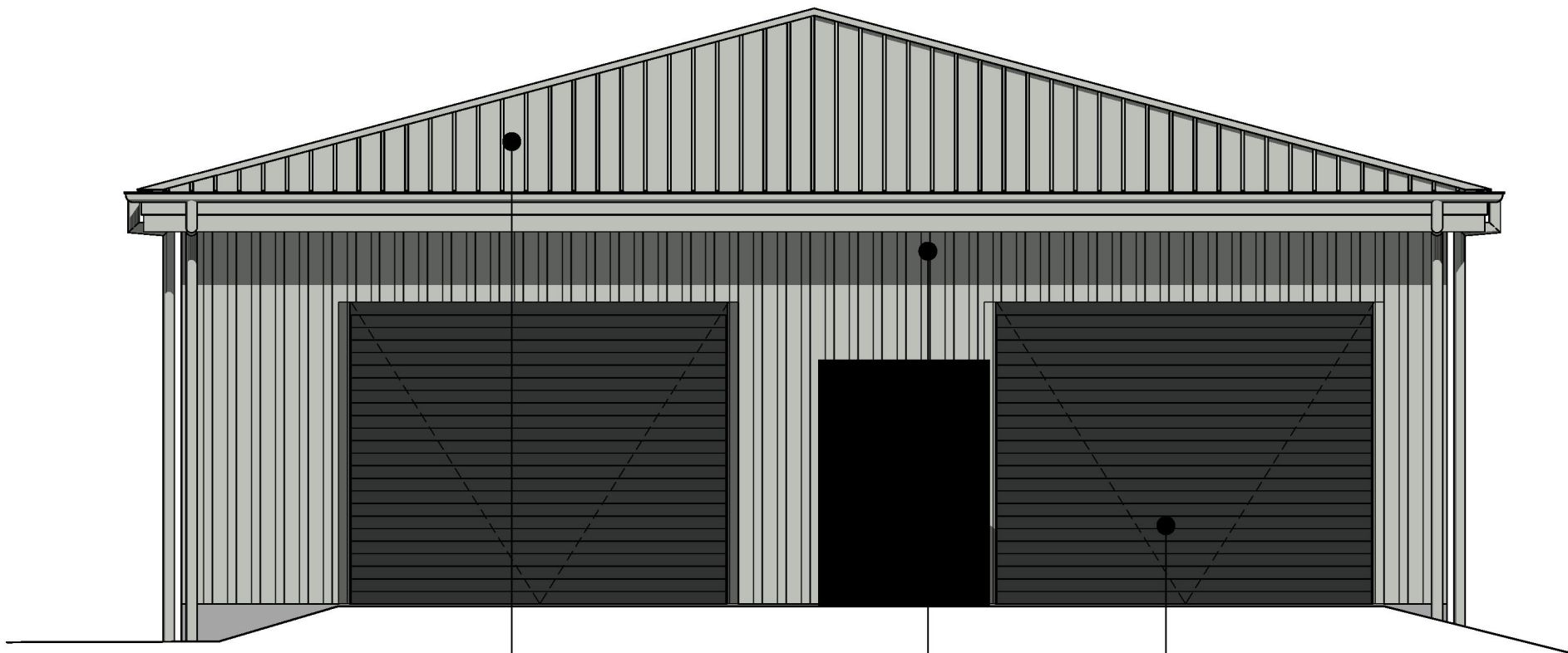
QA CHECKED
WF

DRAWING NO.
DA307

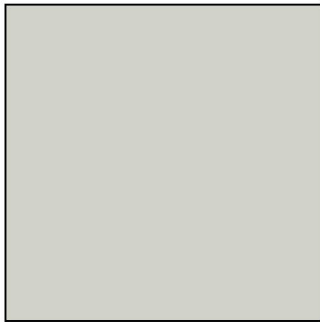
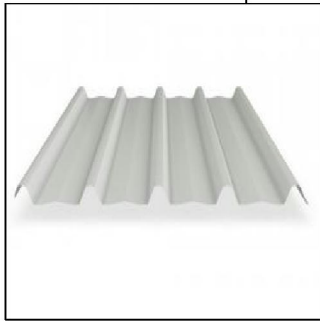
ISSUE
A

PROJECT NO.
24046

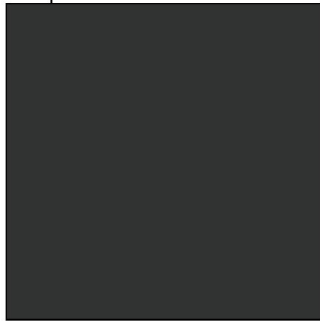
ELK



COLORBOND TRIMDEK
COLOUR: COLORBOND
SOUTHERLY OR SIMILAR



COLORBOND TRIMDEK
WALL CLADDING
COLOUR: COLORBOND
STEEL SOUTHERLY OR
SIMILAR



GARAGE DOOR
COLOUR: COLORBOND
MONUMENT OR SIMILAR

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A	Development Application	18/12/2024

PROJECT
Primary dwelling and granny flat
LOCATION
5 Warral Street
Duri NSW 2344

DRAWING
STORAGE SHED EXTERNAL

FINISHES
SCALE
1:50 @ A2

DRAWN
SA

QA CHECKED
WF

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DRAWING NO.
DA308

ISSUE
A

PROJECT NO.
24046

