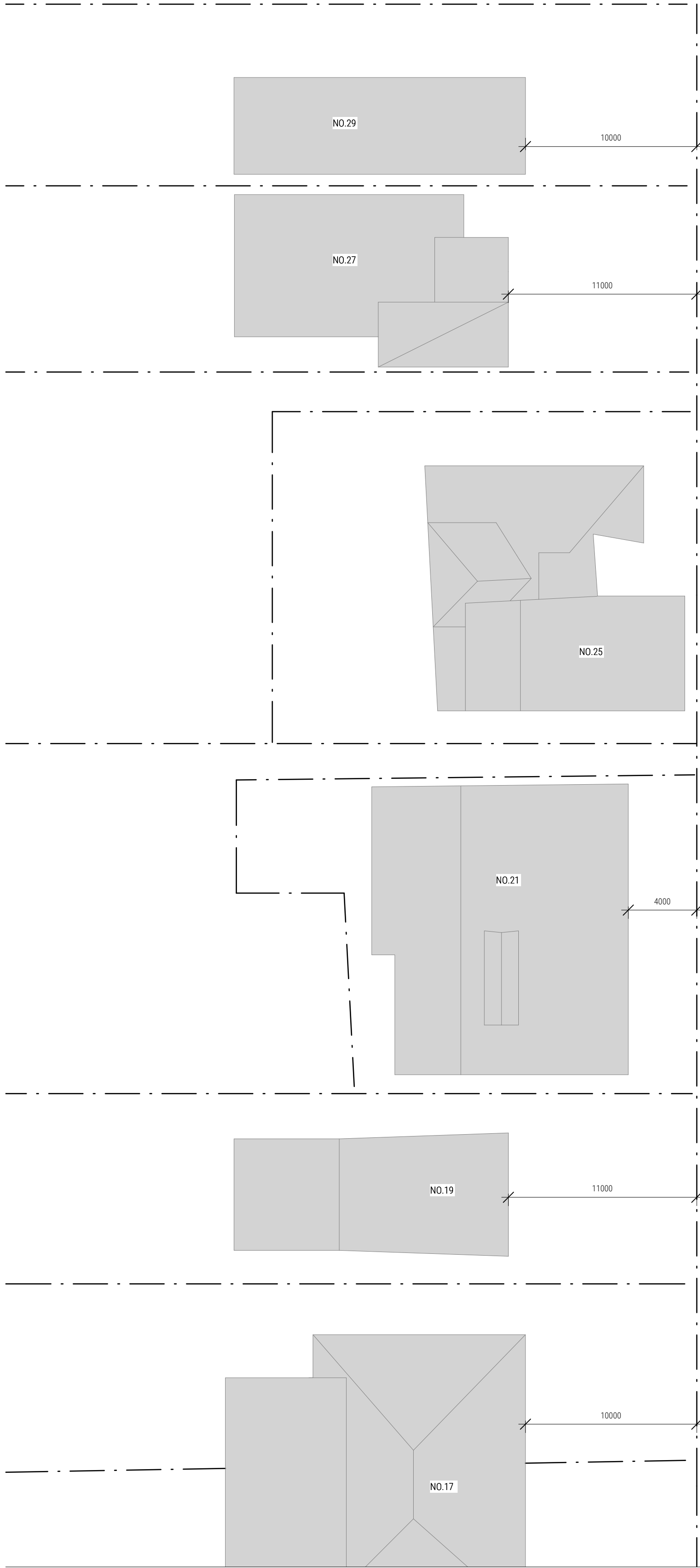




8 BARRABOOKA ST, CLONTARF

ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

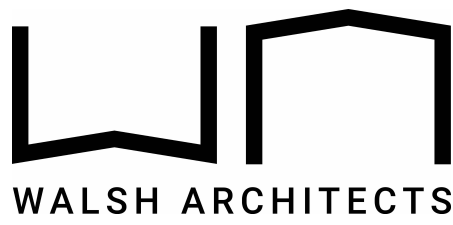
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	B
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA101	EXISTING LOWER FLOOR PLAN	A
DA102	EXISTING GROUND FLOOR PLAN	A
DA103	EXISTING LEVEL 1 PLAN	A
DA104	EXISTING ROOF PLAN	A
DA122	DEMOLITION - LOWER GROUND PLAN	A
DA123	DEMOLITION - GROUND FLOOR PLAN	A
DA124	DEMOLITION - LEVEL 1 PLAN	A
DA151	PROPOSED SITE PLAN	B
DA152	LANDSCAPE CONCEPT PLAN	B
DA153	PROPOSED CARPORT/ENTRY PLAN	B
DA154	PROPOSED LOWER GROUND FLOOR PLAN	B
DA155	PROPOSED GROUND FLOOR PLAN	B
DA156	PROPOSED LEVEL 1 PLAN	B
DA157	PROPOSED ROOF PLAN	B
DA200	SECTIONS	B
DA300	ELEVATIONS	B
DA301	ELEVATIONS	B
DA400	AREA CALCULATIONS	B
DA401	OPEN SPACE AREA CALCULATION	A
DA402	LANDSCAPE AREA CALCULATION	B
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	B
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	B
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	B
DA600	VIEWS FROM SUN - JUNE 21ST	B
DA601	VIEWS FROM SUN - JUNE 21ST	B
DA602	VIEWS FROM SUN - JUNE 21ST	B
DA901	3D HEIGHT BLANKET	B
DA911	ESTIMATED VIEW IMPACTS	A
DA912	ESTIMATED VIEW IMPACTS	A



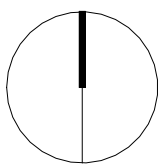
BARRABOOKA STREET



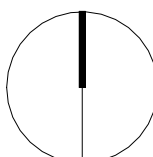
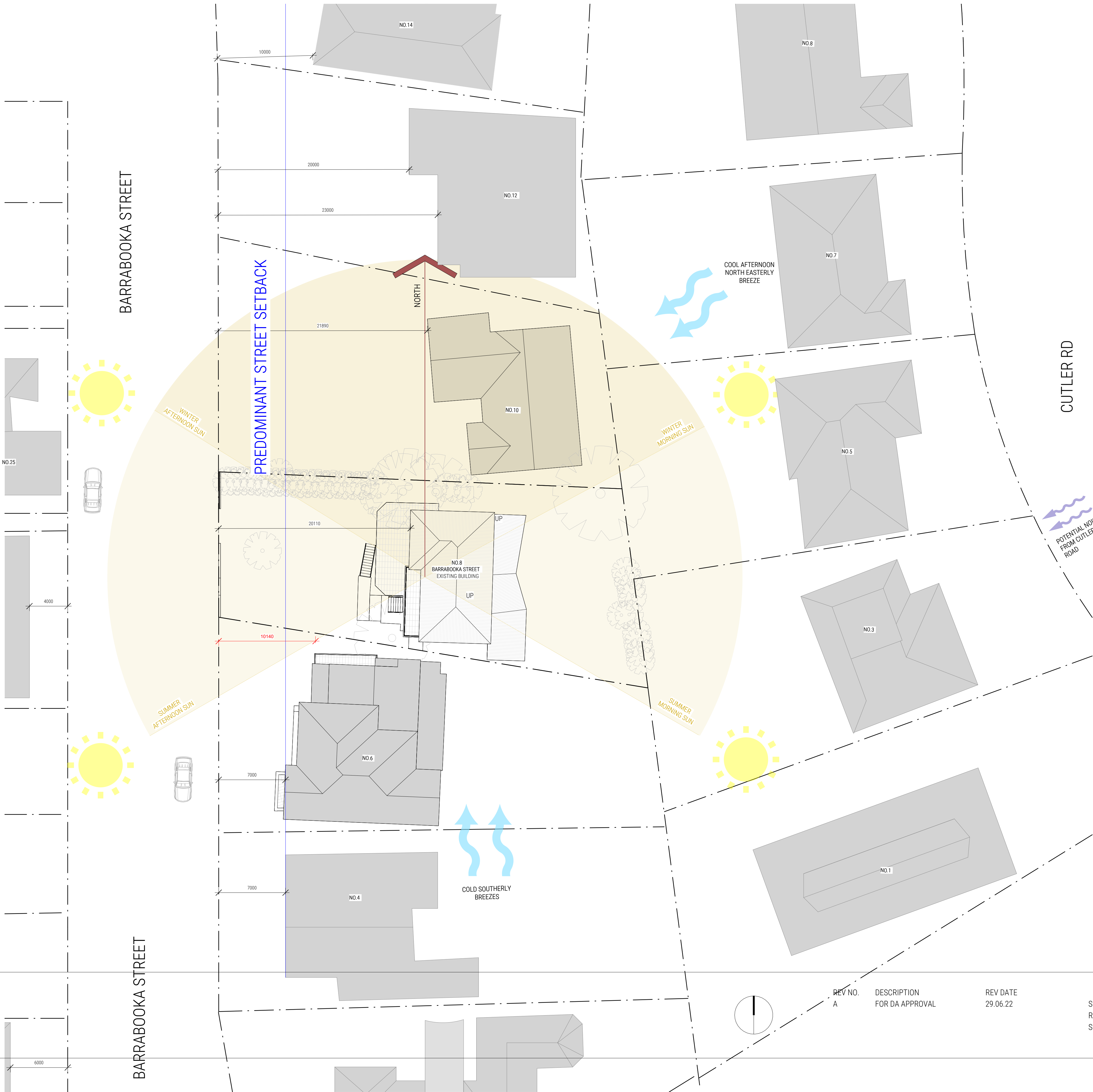
CUTLER RD



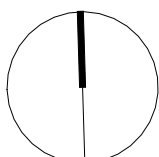
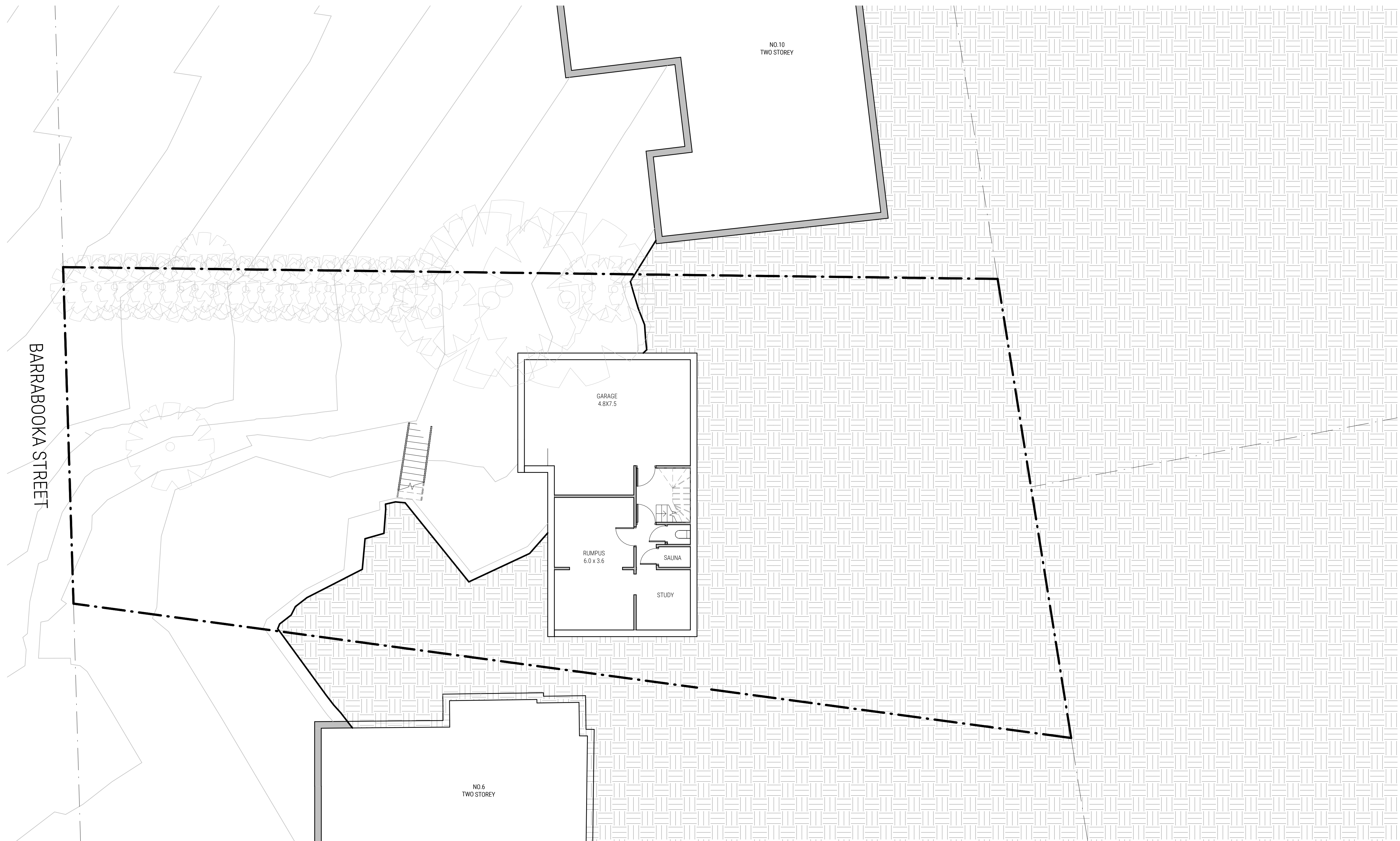
Building 3/3/1 Dairy Rd,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect: Scott Walsh
ACT 2624 | NSW 10366

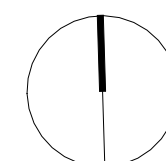
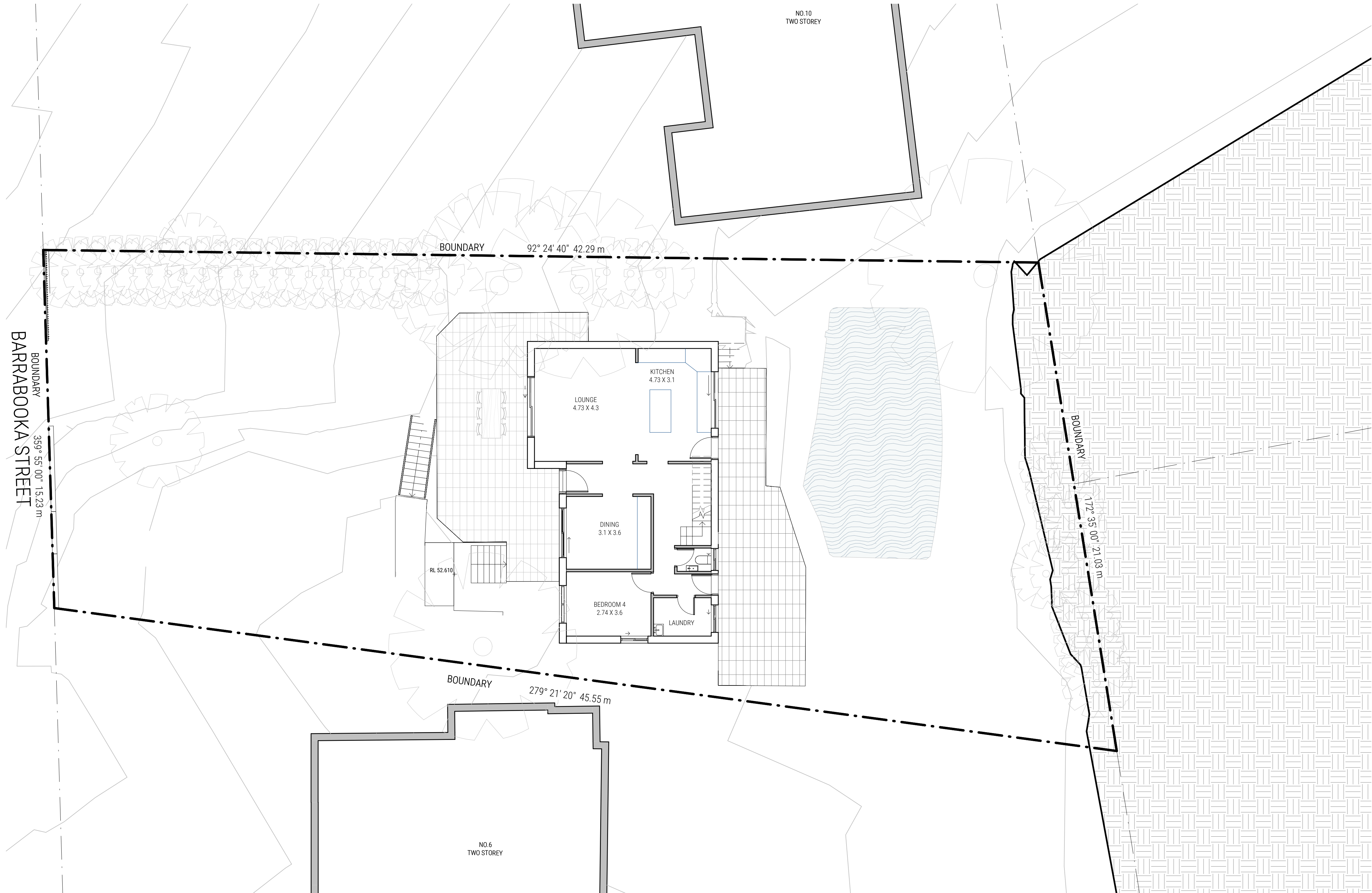


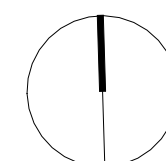
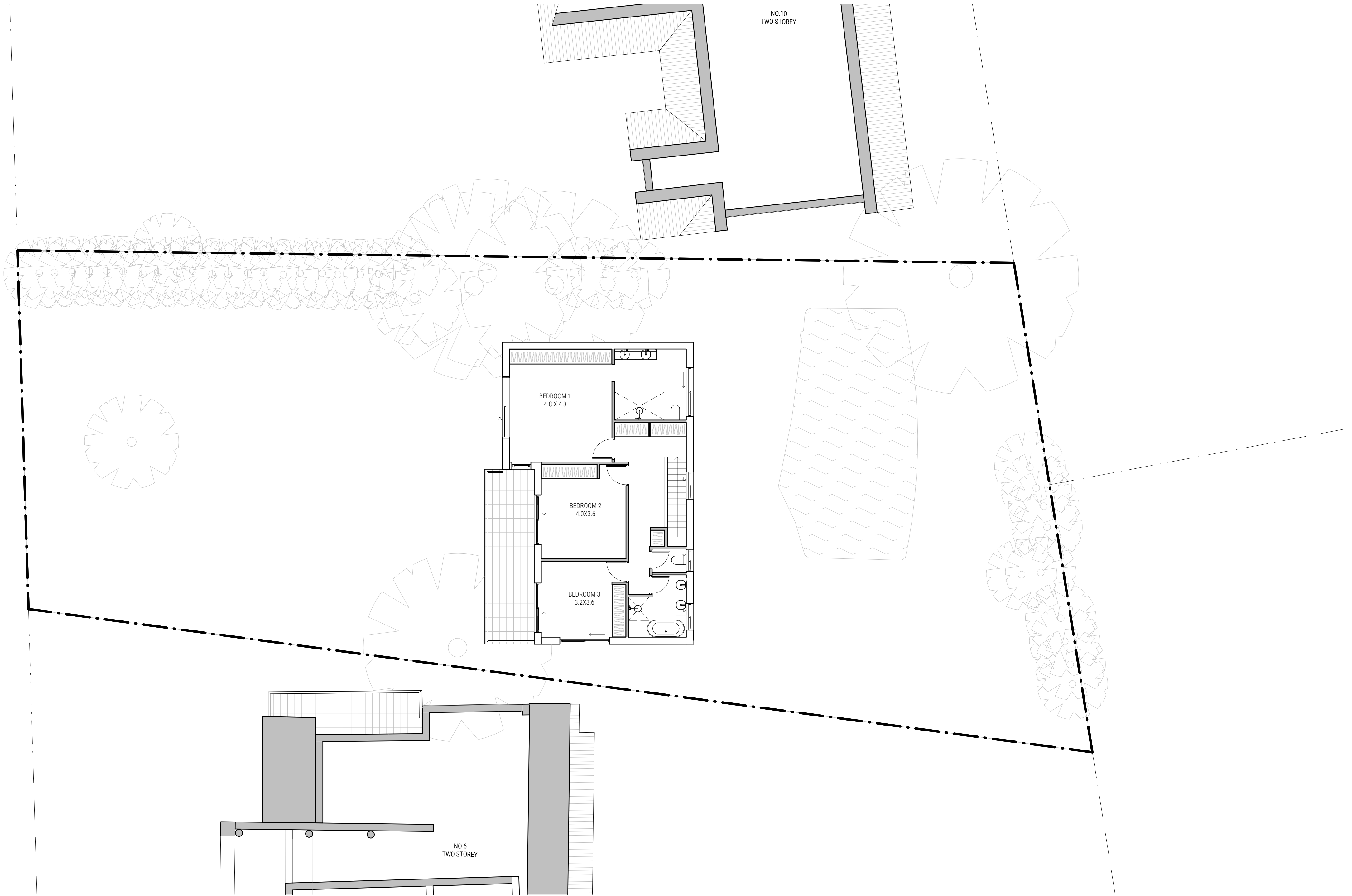
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A	FOR DA APPROVAL	29.06.22	DA010	
			REVISION	A
			SCALE @ A1	1 : 200

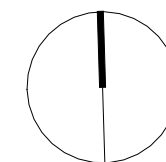
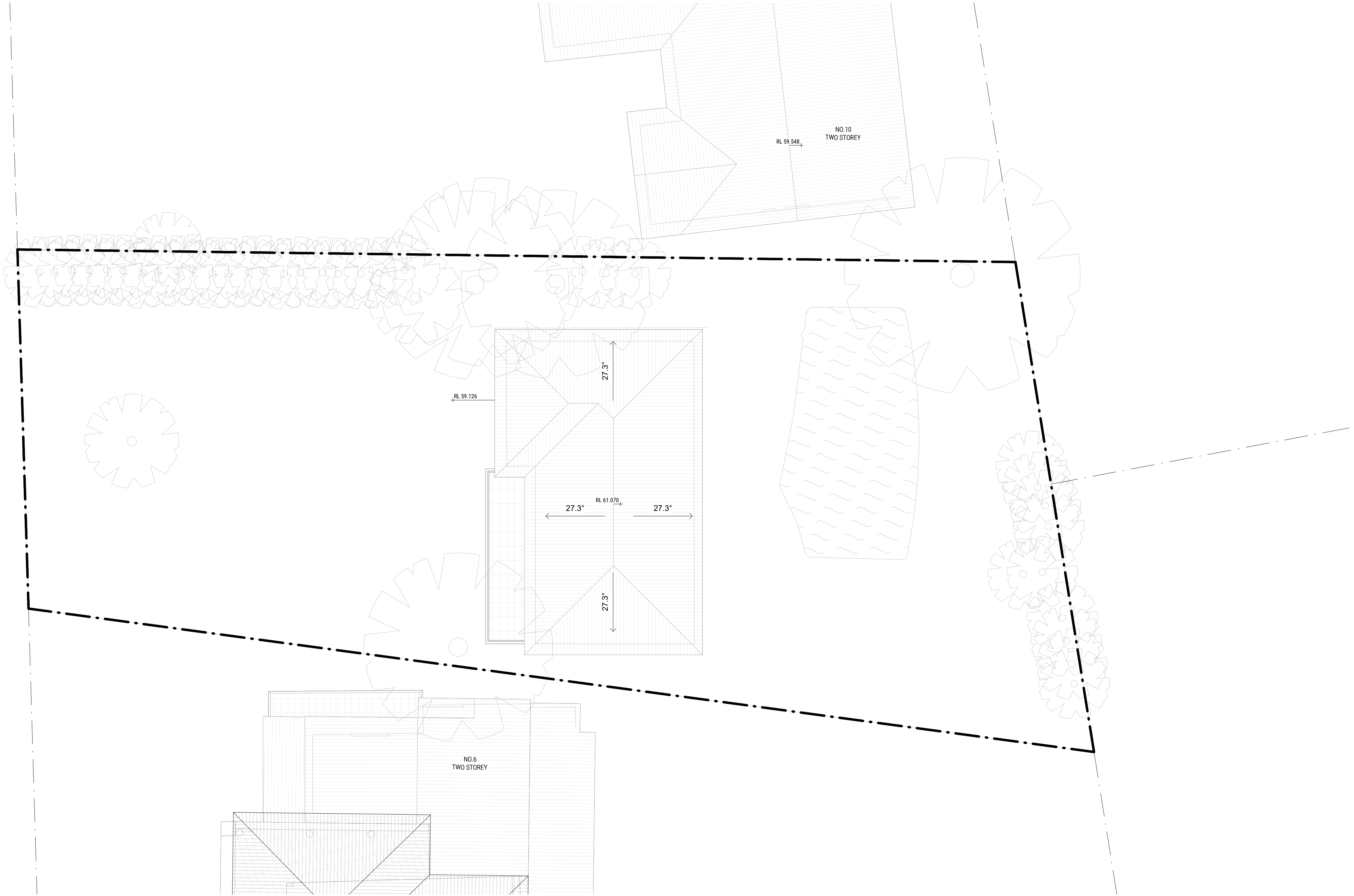


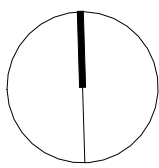
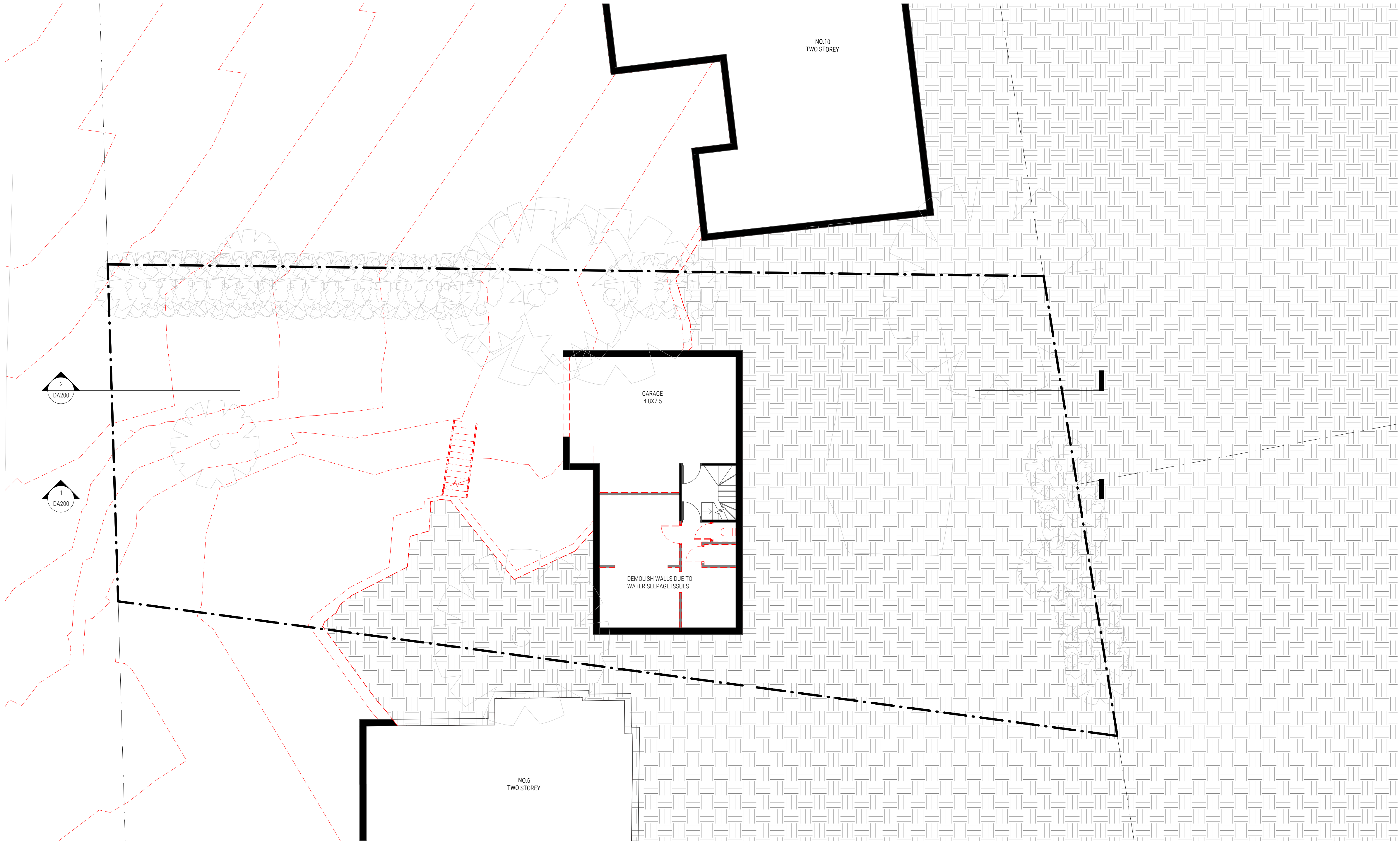
REV NO.	DESCRIPTION	REV DATE	SHEET NUMBER	SITE ANALYSIS
A	FOR DA APPROVAL	29.06.22	DA020	DA020
			REVISION	A
			SCALE @ A1	1 : 200

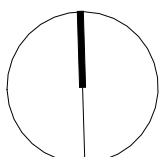
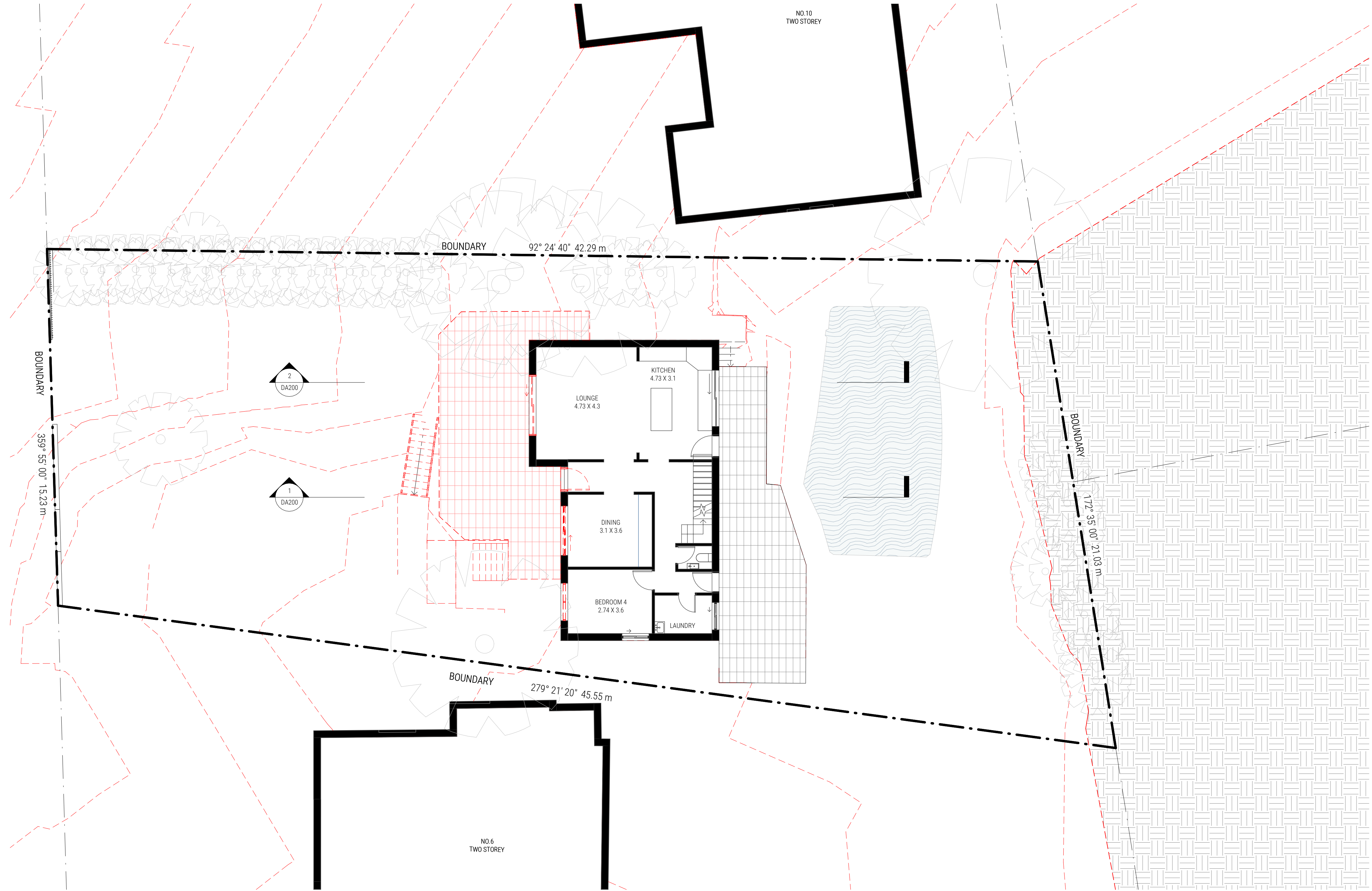


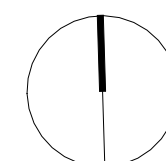
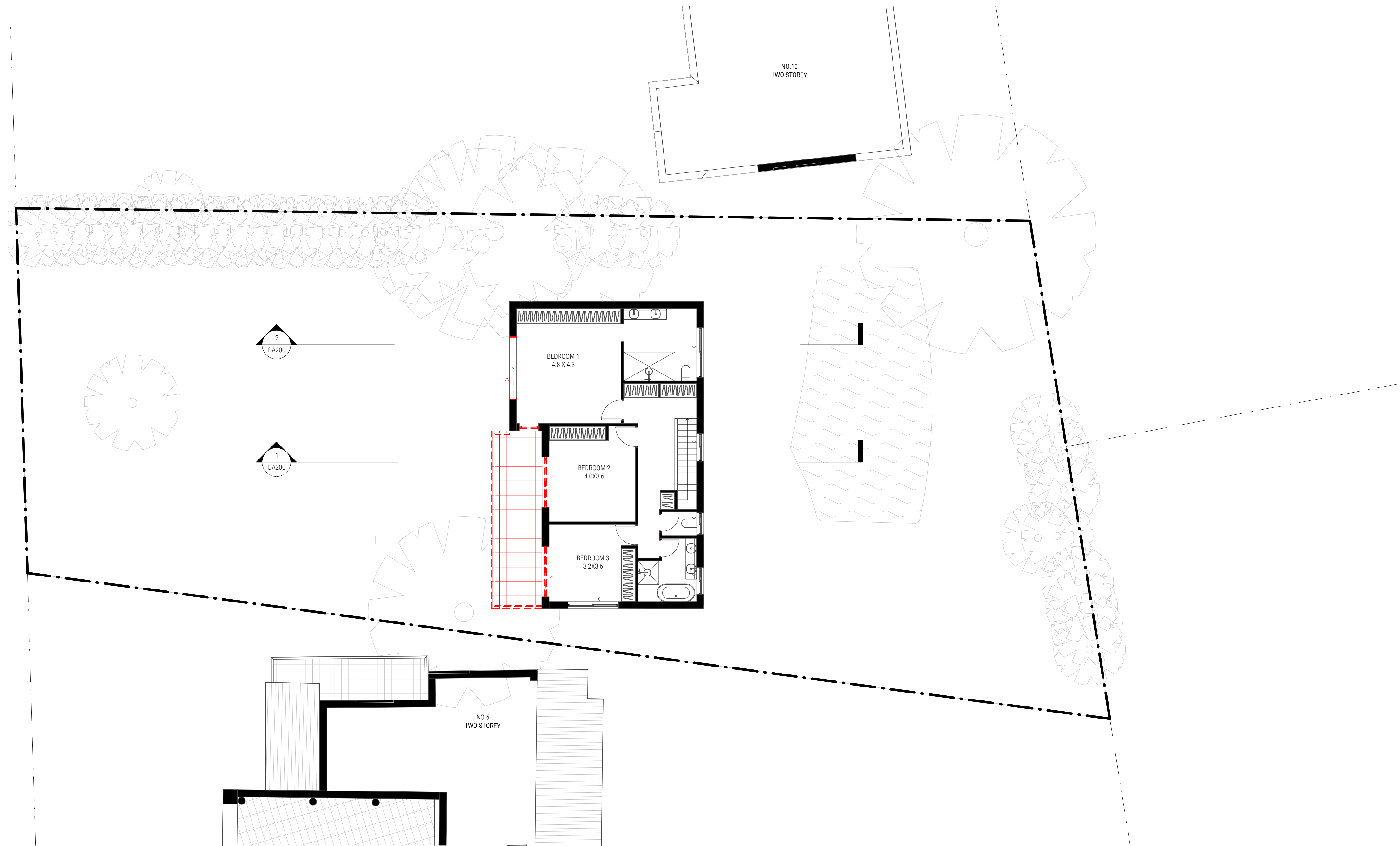


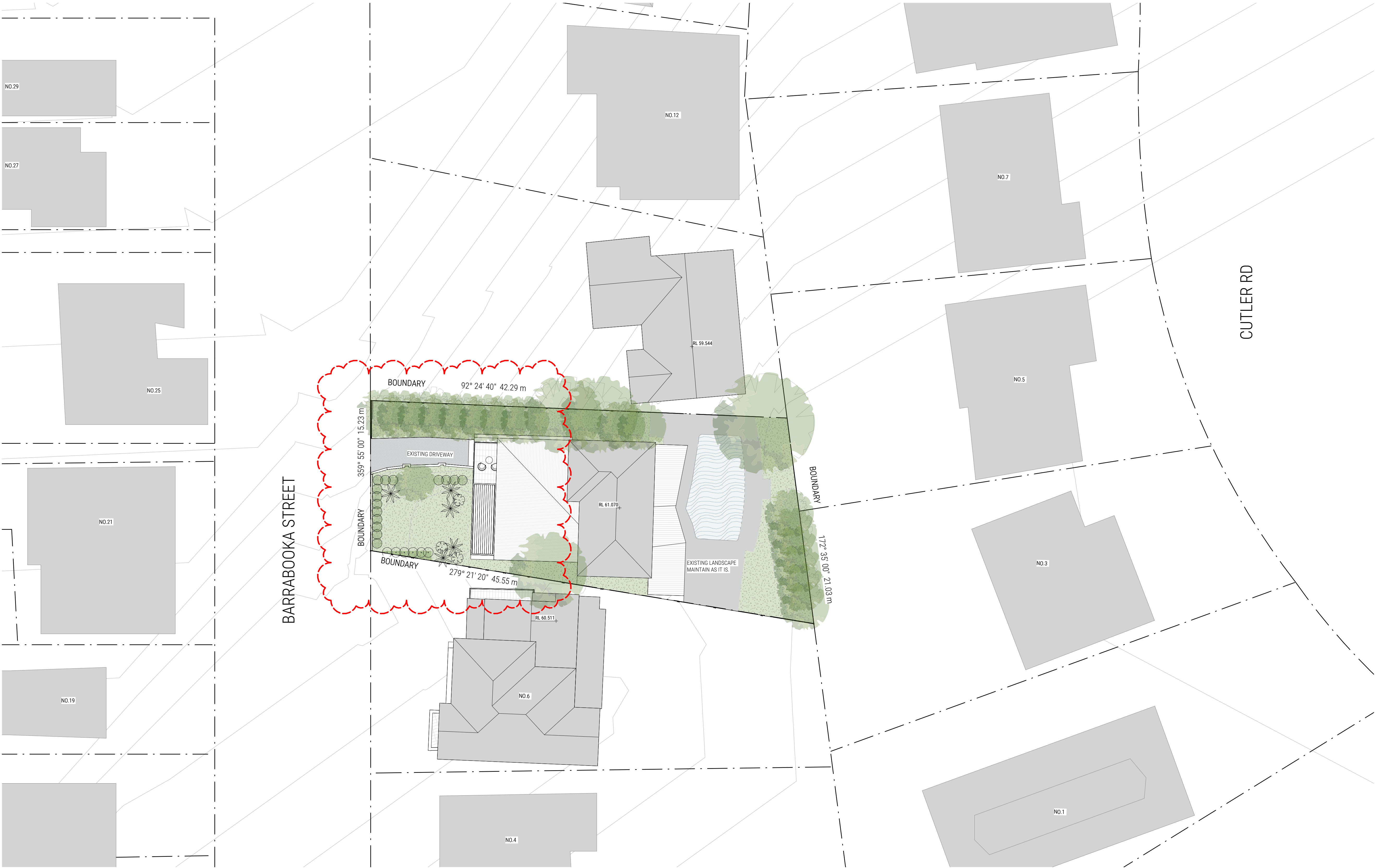




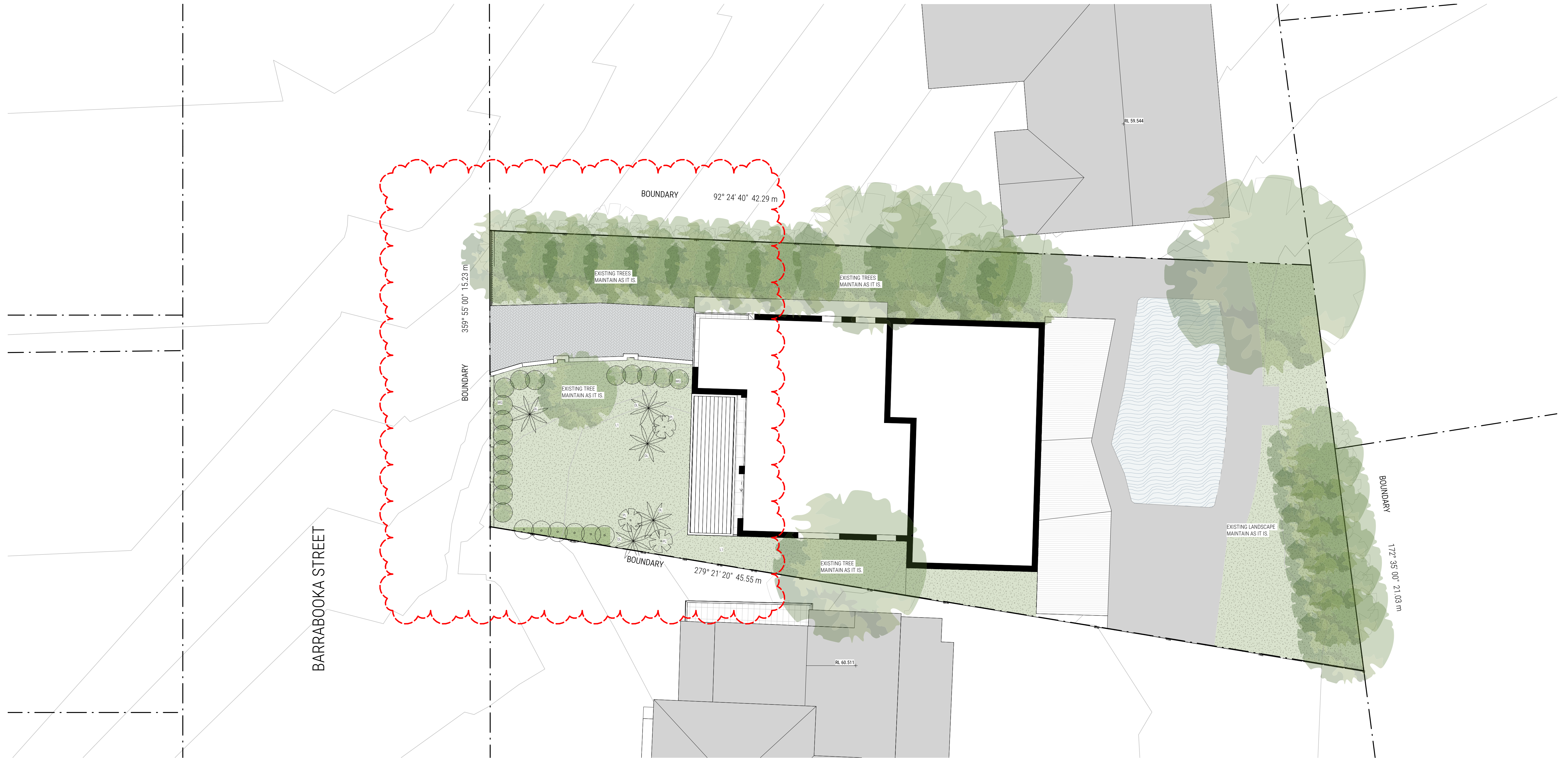








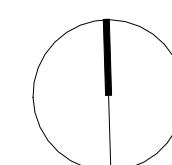
BSA File Reference: 18420		Ph: (02) 4962 3439	
Building Sustainability Assessments		enquiries@buildingsustainability.net.au	
www.buildingsustainability.net.au		www.buildingsustainability.net.au	
SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
FIXTURES AND SYSTEMS			
Hot Water System (if applicable)			
Type	n/a		
Lighting			
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures			
All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.			
CONSTRUCTION			
Insulation to be installed to all new or altered floors, walls, ceilings and roofs as described below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.			
Floors	Concrete slab on ground	Added R Value	None
	Suspended concrete + open subfloor		R1.0
Walls	All		R1.5
	Adjacent to roof space		R2.5
Roofs	Metal	Foil + R1.0	Medium colour
Glazing to all new or altered windows and doors can be as described for clear or toned glazing.			
Other glazing systems must have U and SHGC values no greater than those listed.			
All values calculated to NFRC conditions.			
Glazing & frame		U Value	SHGC Value
Single clear in aluminium		7.63	0.75
		Details	
		To all windows UNO	
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.			
Skylights to be as described OR no greater than the U and SHGC values listed.			
Frames	Glazing	U Value	SHGC Value
For construction in NSW the BCA Vol 1 or 2 must also 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 breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)			
- Compensating for loss of ceiling insulation in accordance with Section J1.3(g) or Part 3.12.1.2(a)			
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)			
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			

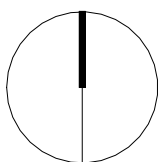


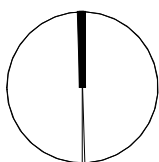
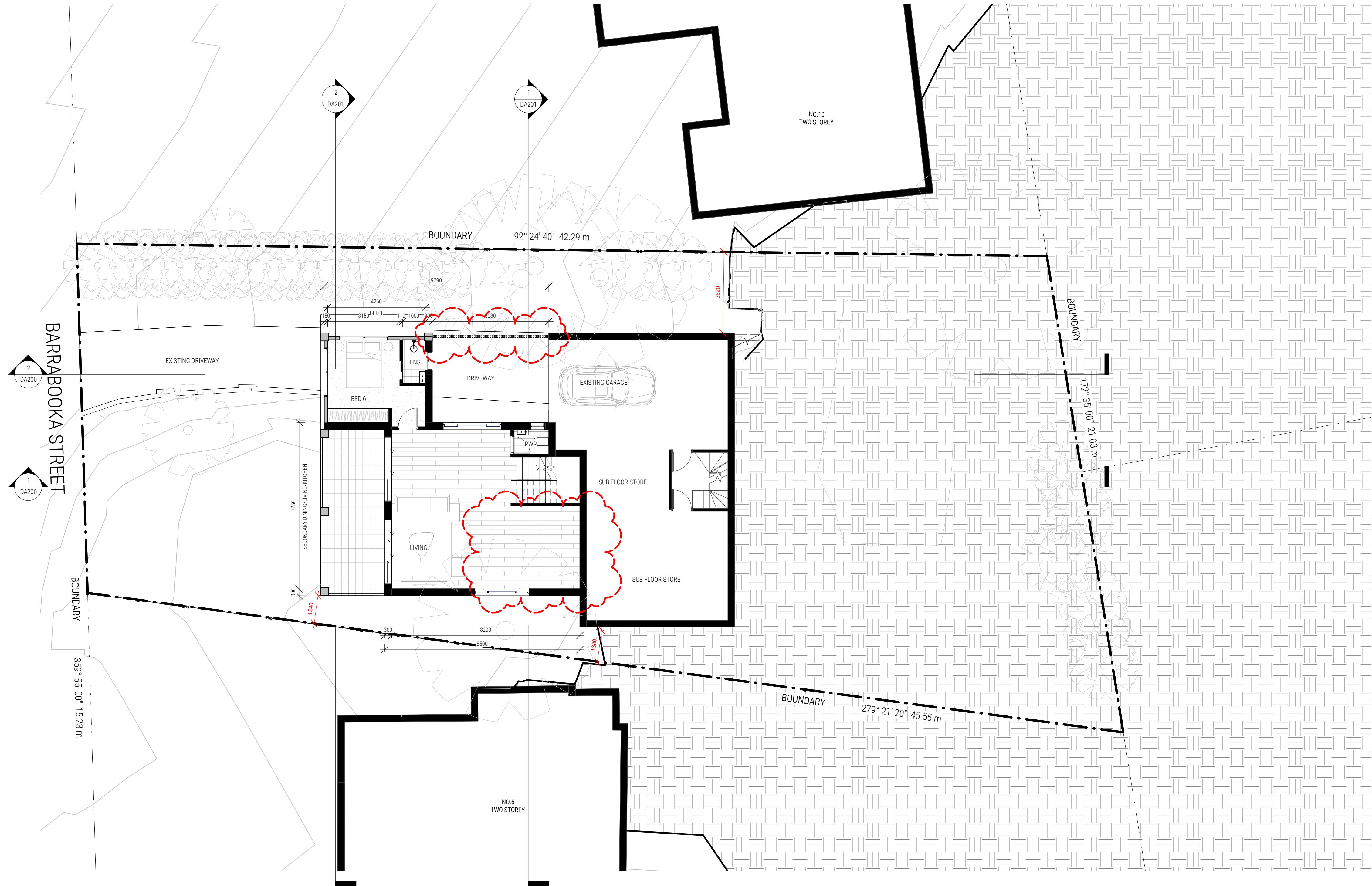
1 LANDSCAPE - PROPOSED
DA152 1:100 @ A1

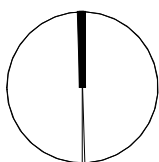
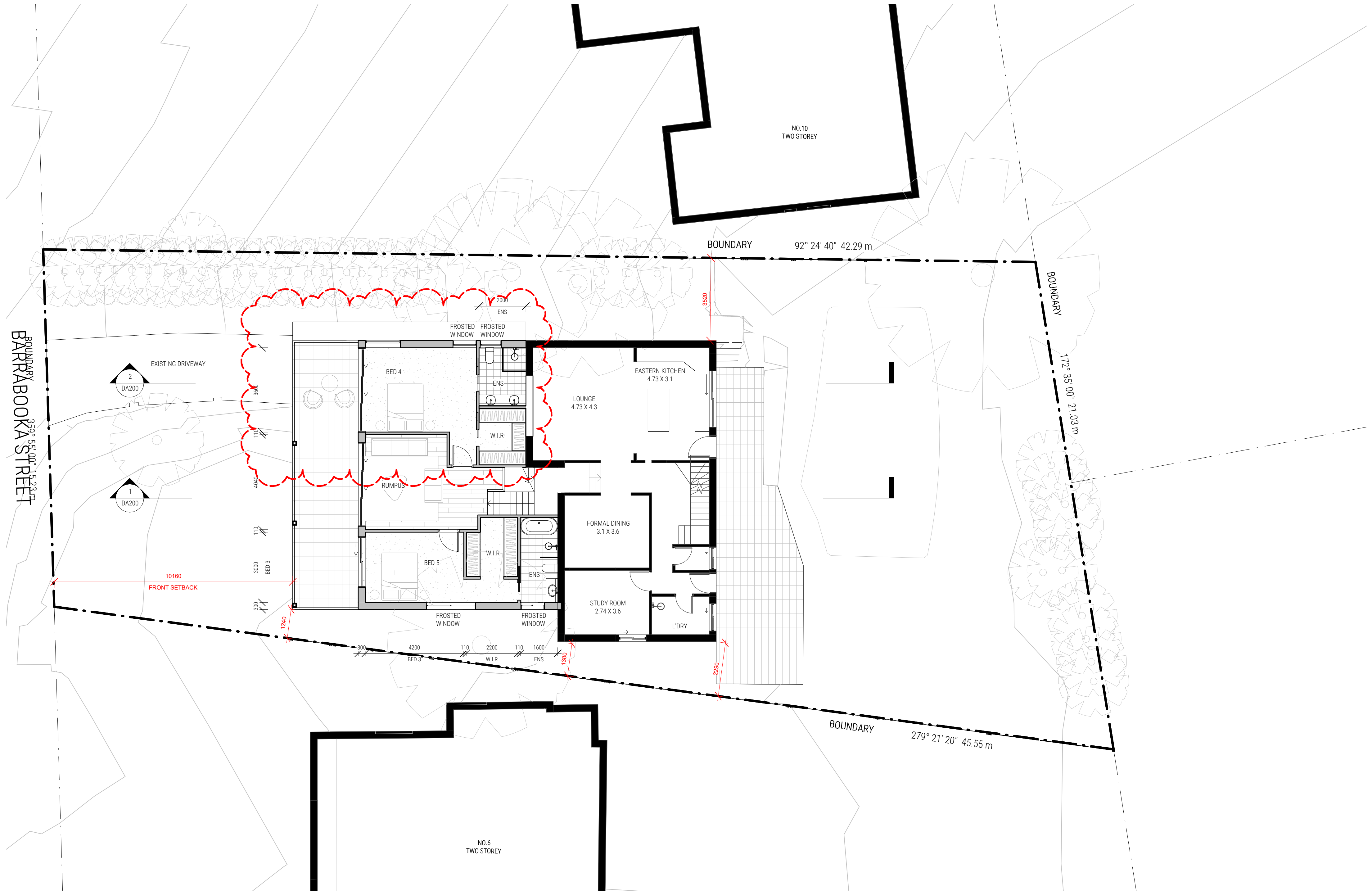
- L1 - TURF
- PLANTER BOX WITH SHRUBS
- P1 - PAVING
- T1 - TILING

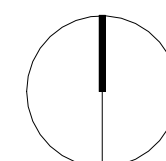
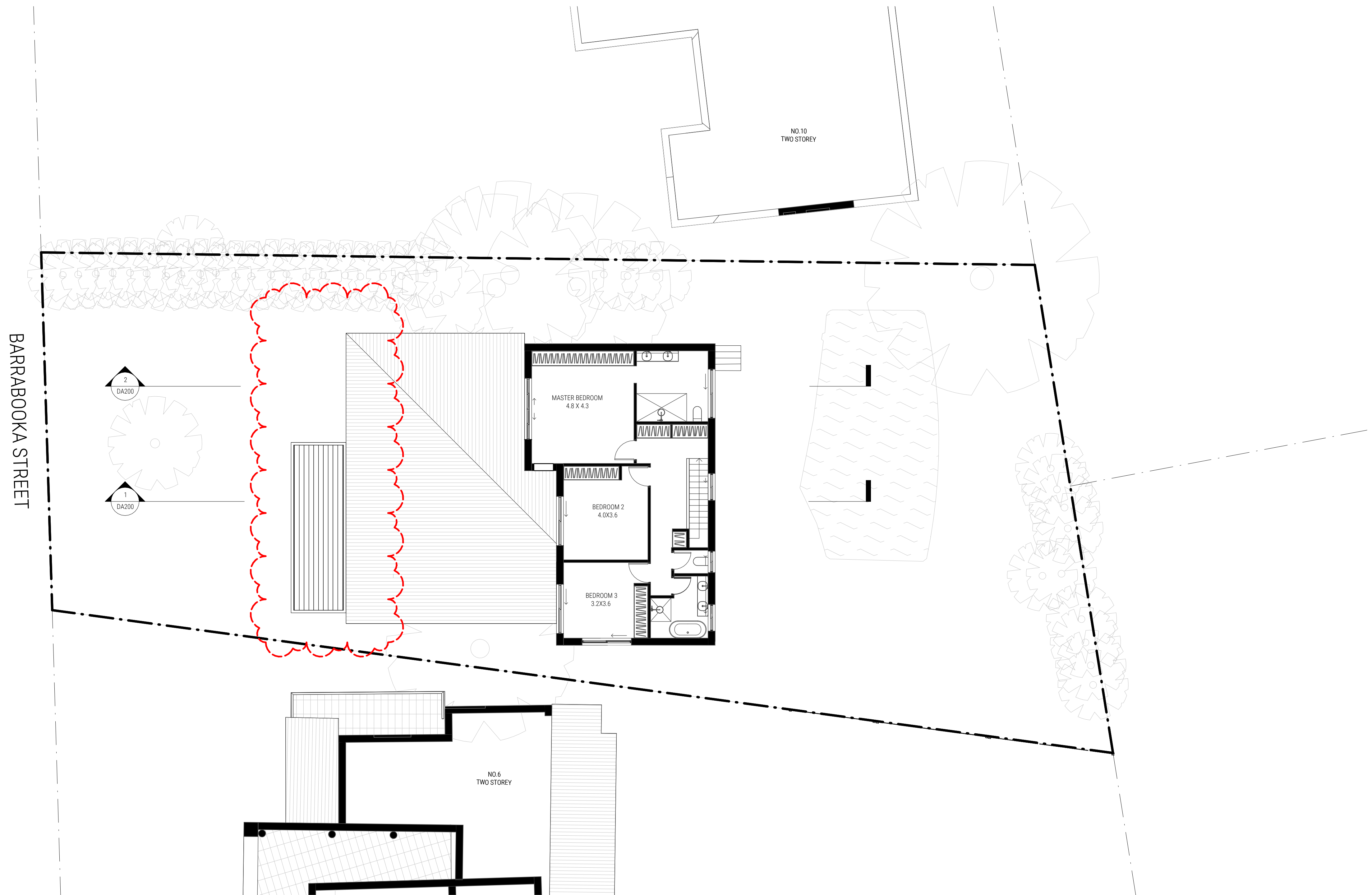
- GROUNDCOVERS
MP - MYOPORUM PARVIFOLIUM (CREEPING BOOIBALLA)
- SHRUBS
DL - DARWINIA 'LEIOSTYLA'
- HEDGING PLANTS
WS - WESTRINGIA (NATIVE ROSEMARY)
LOW WATER NATIVE SPECIES TO PROVIDE PRIVACY
- FEATURE TREE (MATURE HEIGHT ≥ 5M)
PL - PLUMERIA (FRANGIPANI)
MG - MAGNOLIA GRANDIFLORA (LITTLE GEM)
- WALL TYPE XX

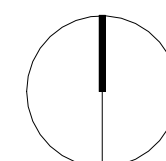


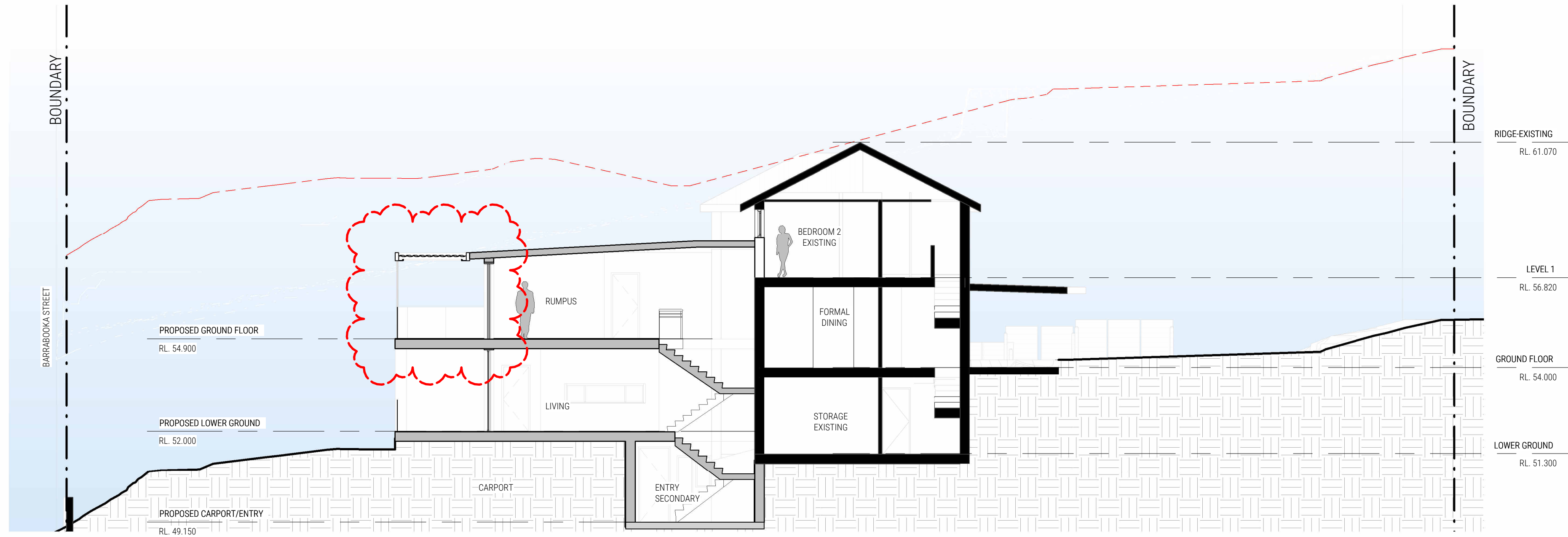




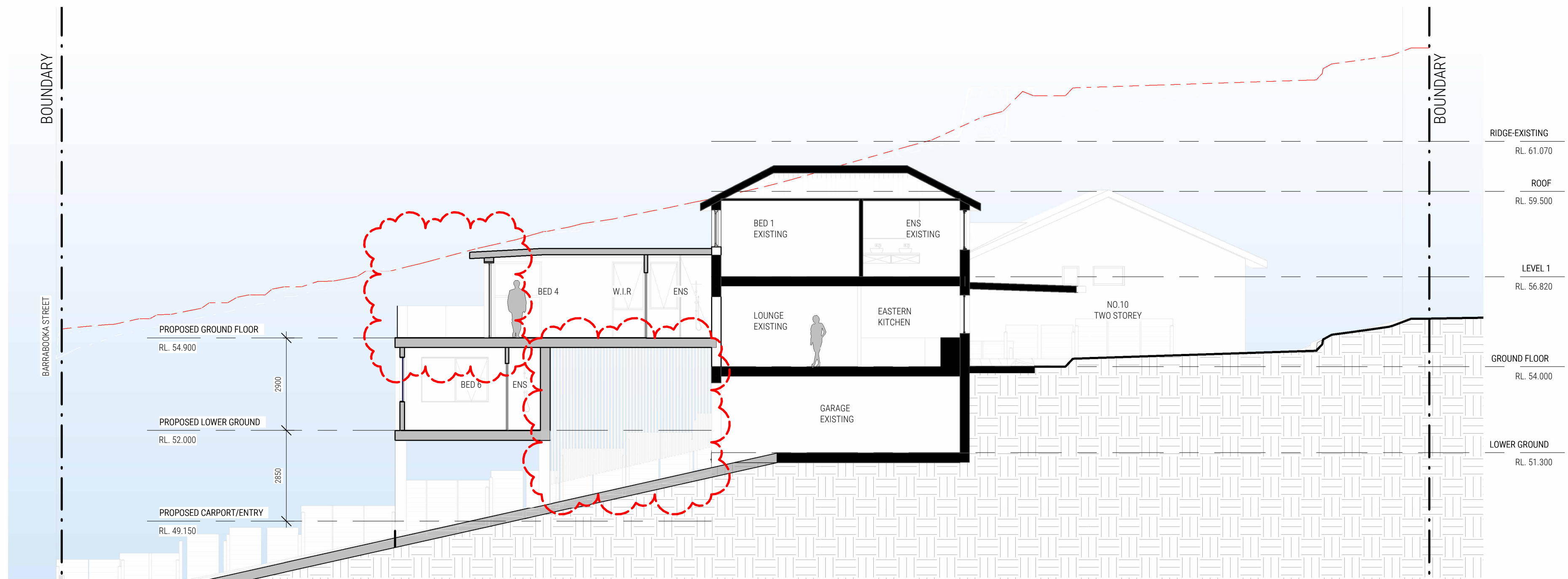




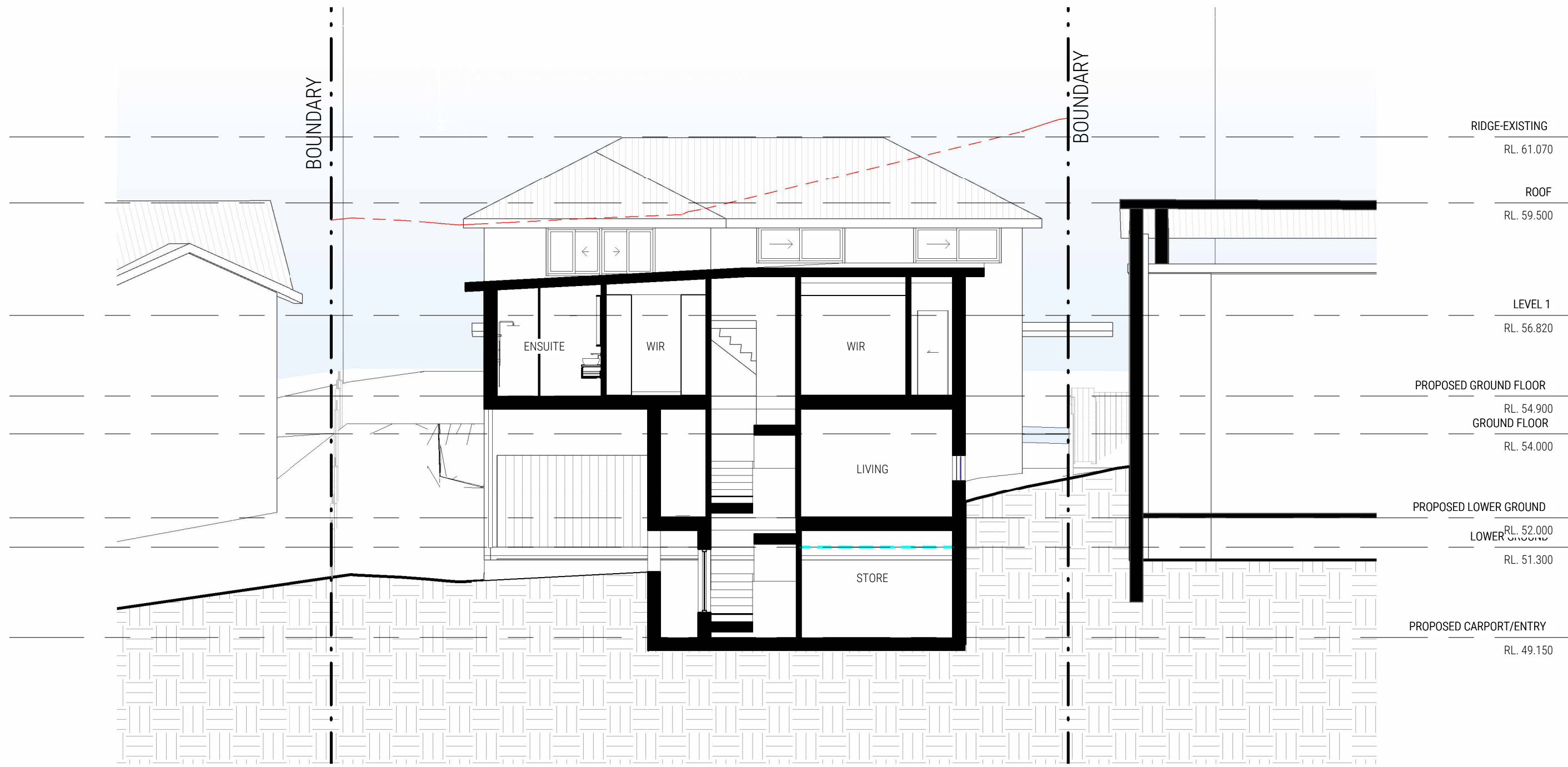




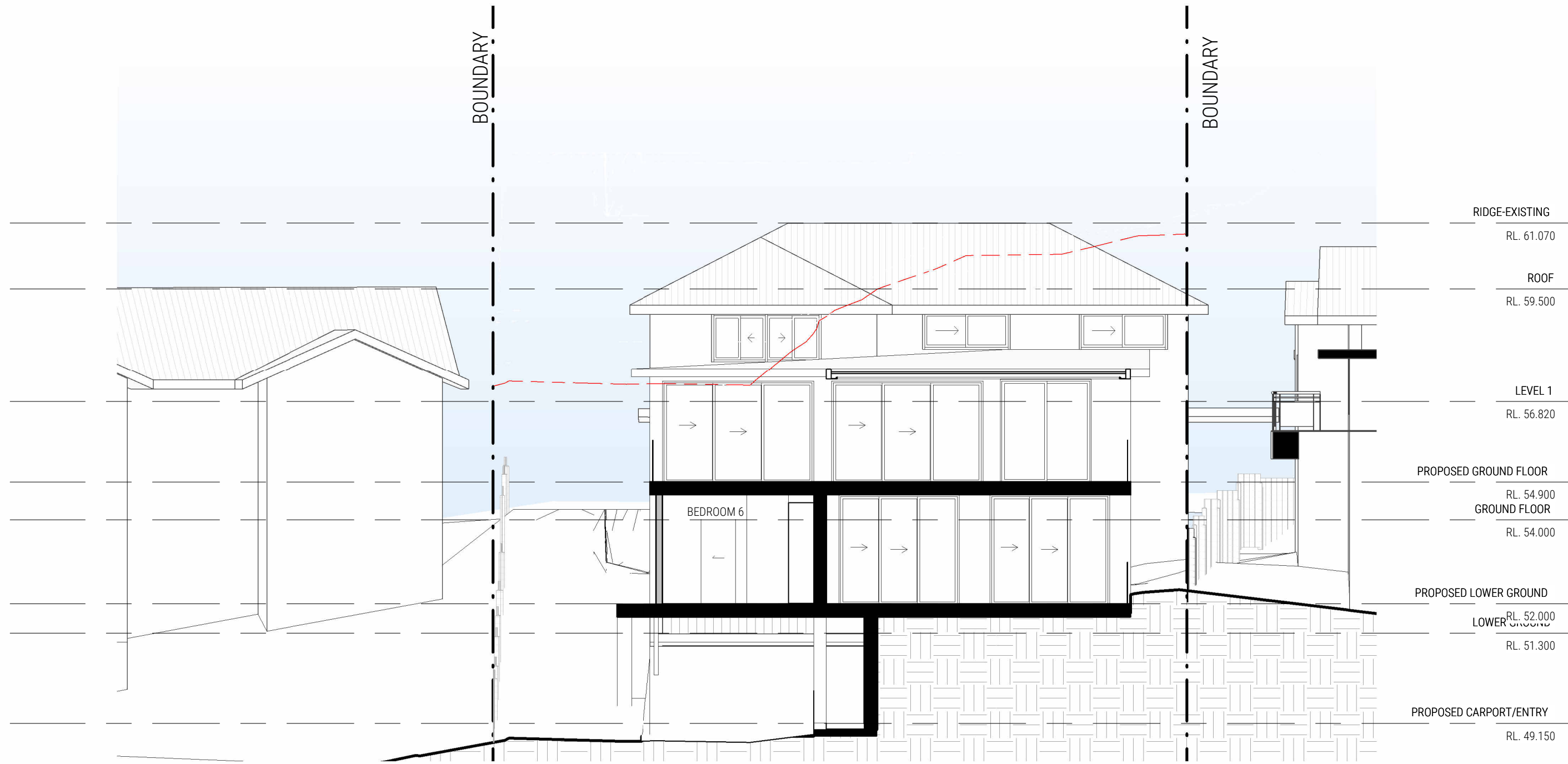
1 LONG SECTION-1
DA200 1:100 @ A1



2 LONG SECTION-2
DA200 1:100 @ A1



1 Cross Section -1
DA201 / 1 : 100 @ A1



2 Cross Section -2
DA201 / 1 : 100 @ A1



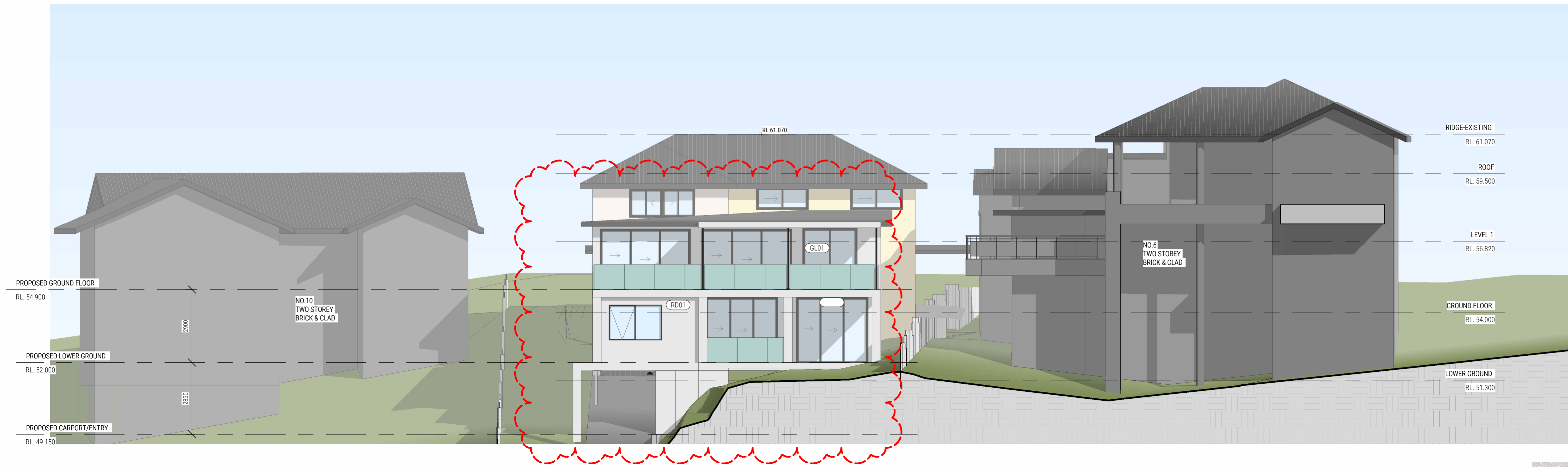
1 NORTH ELEVATION
DA300 1:100 @ A1



2 SOUTH ELEVATION
DA300 1:100 @ A1



1 EAST ELEVATION
DA301/ 1:100 @ A1

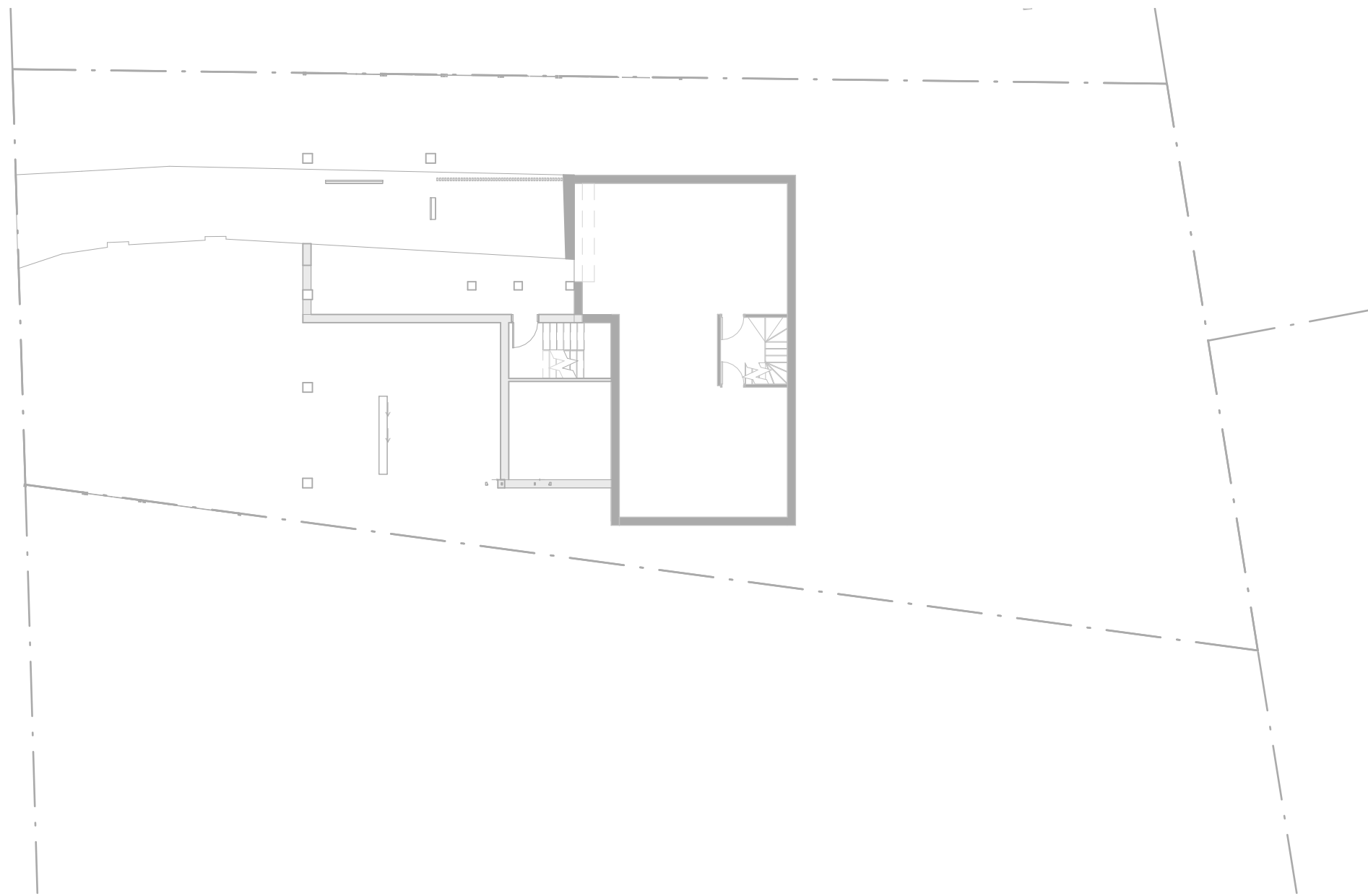


2 WEST ELEVATION
DA301/ 1:100 @ A1



RD01

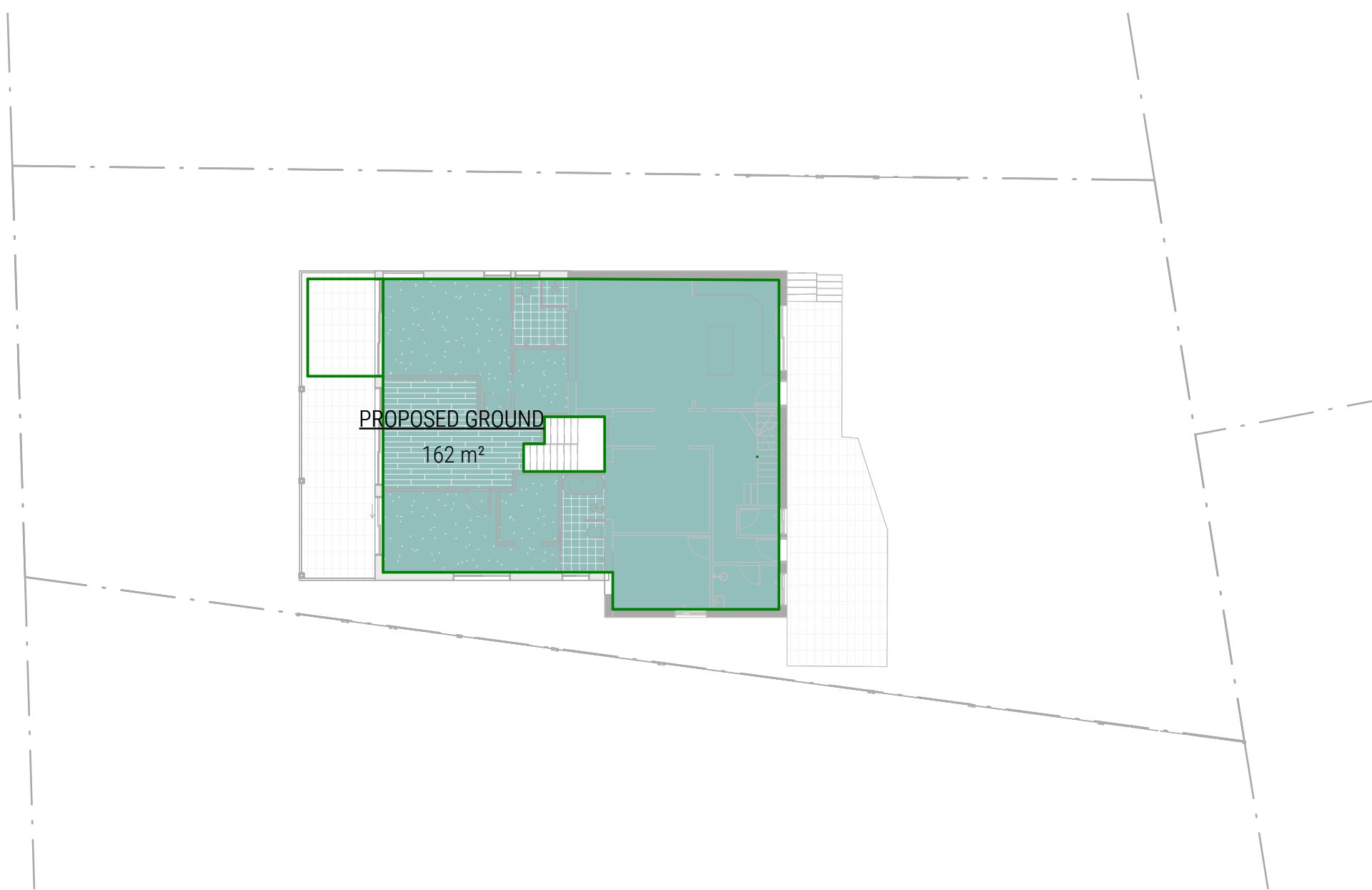
RENDER CLADDING - TEXTURED
RENDER (WHITE)



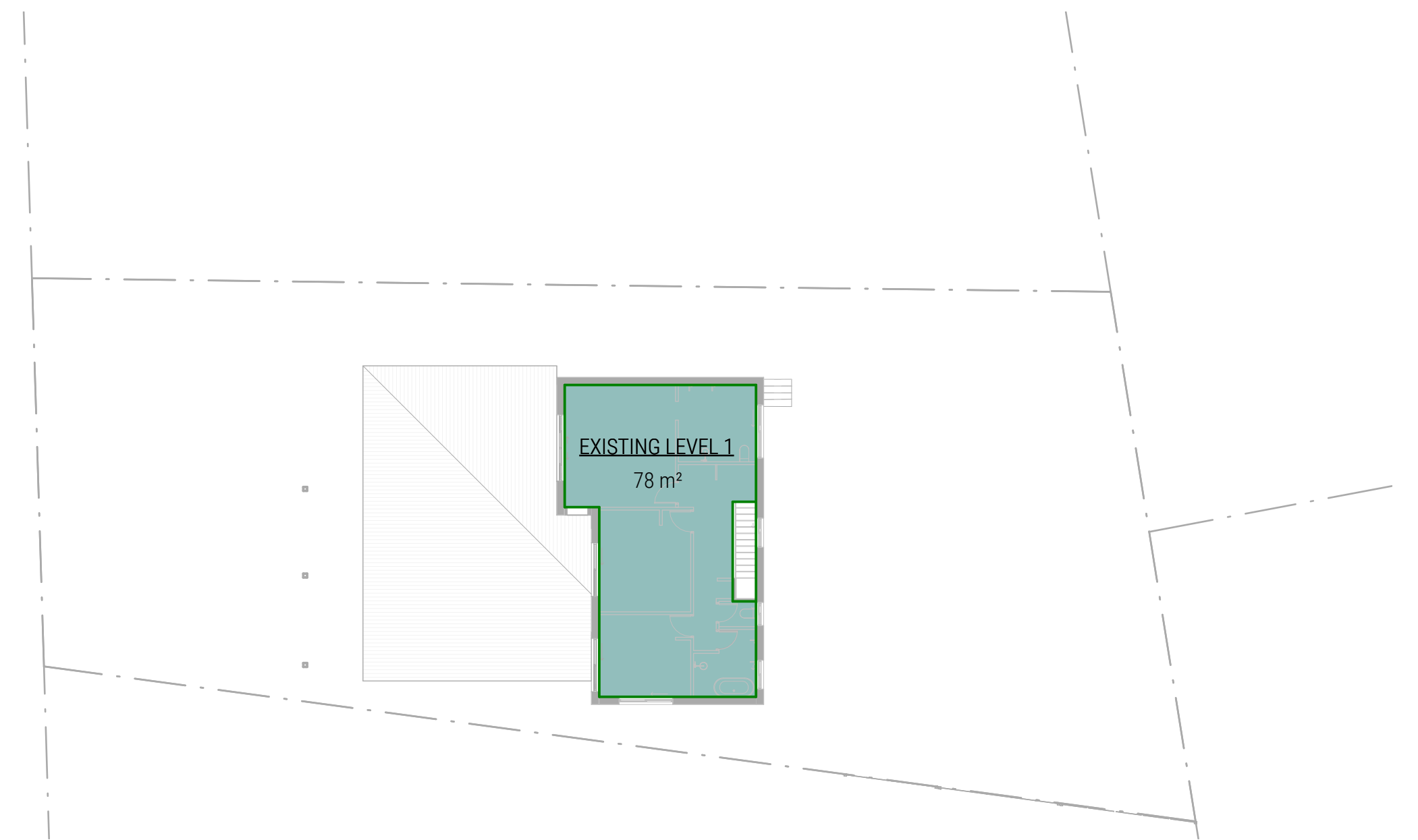
1 LOWER GROUND
DA400 1:200 @ A1



2 PROPOSED LOWER GROUND
DA400 1:200 @ A1



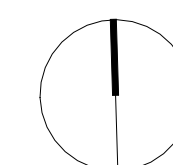
3 PROPOSED GROUND FLOOR
DA400 1:200 @ A1



4 LEVEL 1 - EXISTING
DA400 1:200 @ A1

GROSS FLOOR AREA			
Level	Name	AREA	FSR
LEVEL 1	EXISTING LEVEL 1	78 m ²	0.10
PROPOSED GROUND FLOOR	PROPOSED GROUND	162 m ²	0.21
PROPOSED LOWER GROUND	PROPOSED LOWER GROUND	71 m ²	0.09
		311 m ²	0.40

MAXIMUM ALLOWABLE 0.41



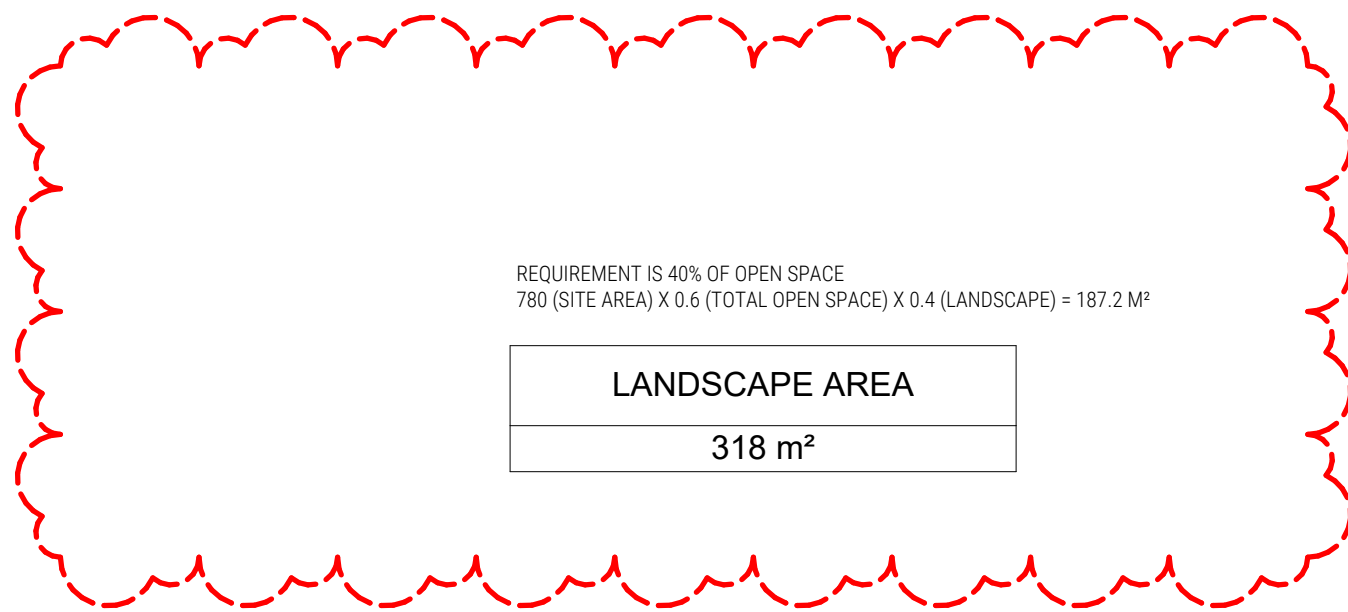
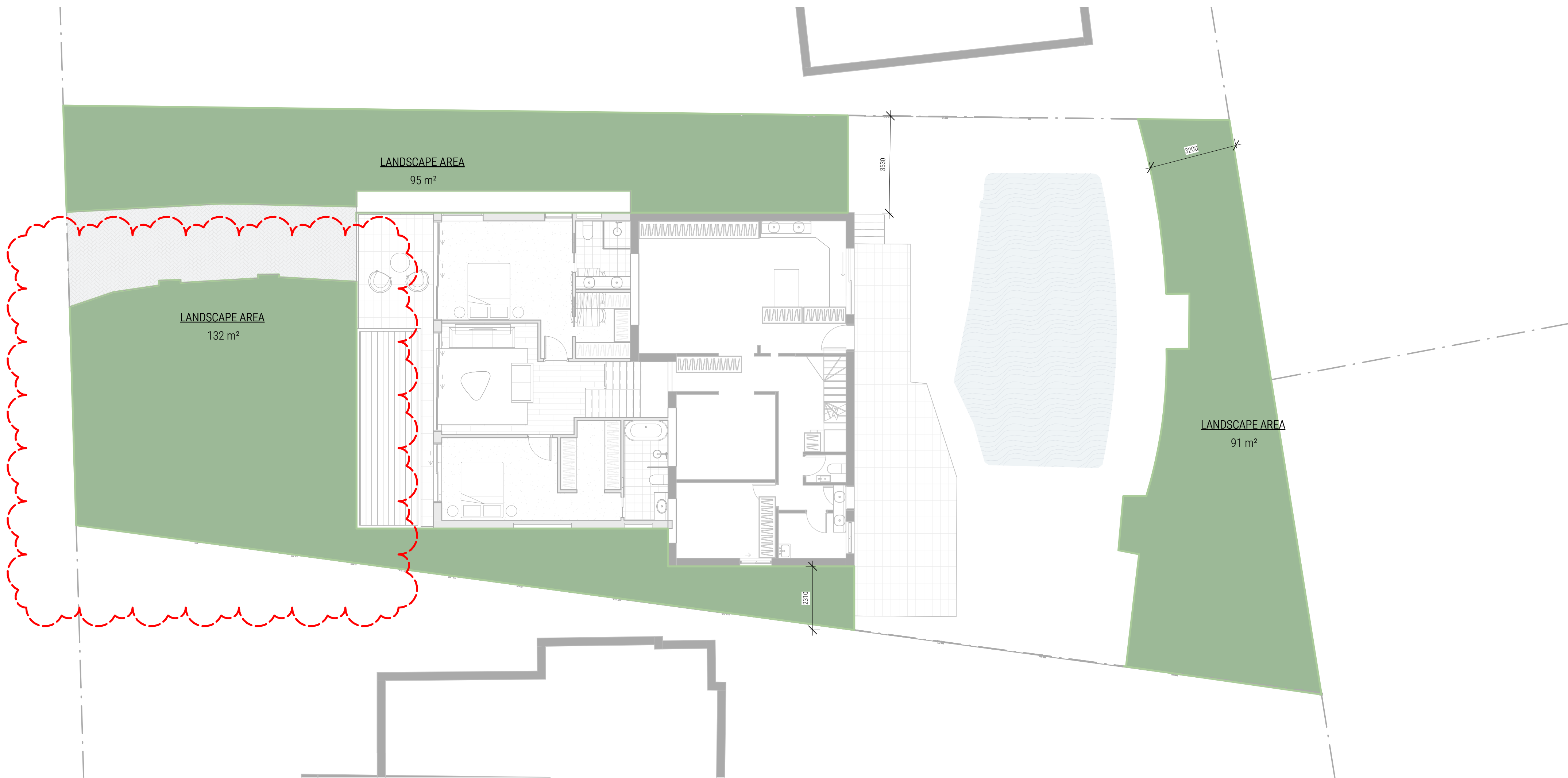


1 OPEN SPACE AREA
DA401 / 1:100 @ A1

REQUIREMENT IS 60% OF SITE AREA
780 (SITE AREA) X 0.6 (TOTAL OPEN SPACE) = 468 M²

TOTAL OPEN SPACE	
Area	%
480 m ²	61.6

1 LANDSCAPED AREAS
DA402 1:100 @ A1

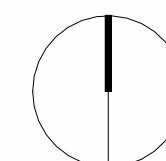




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

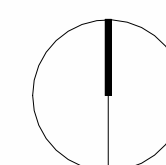




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

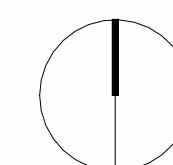


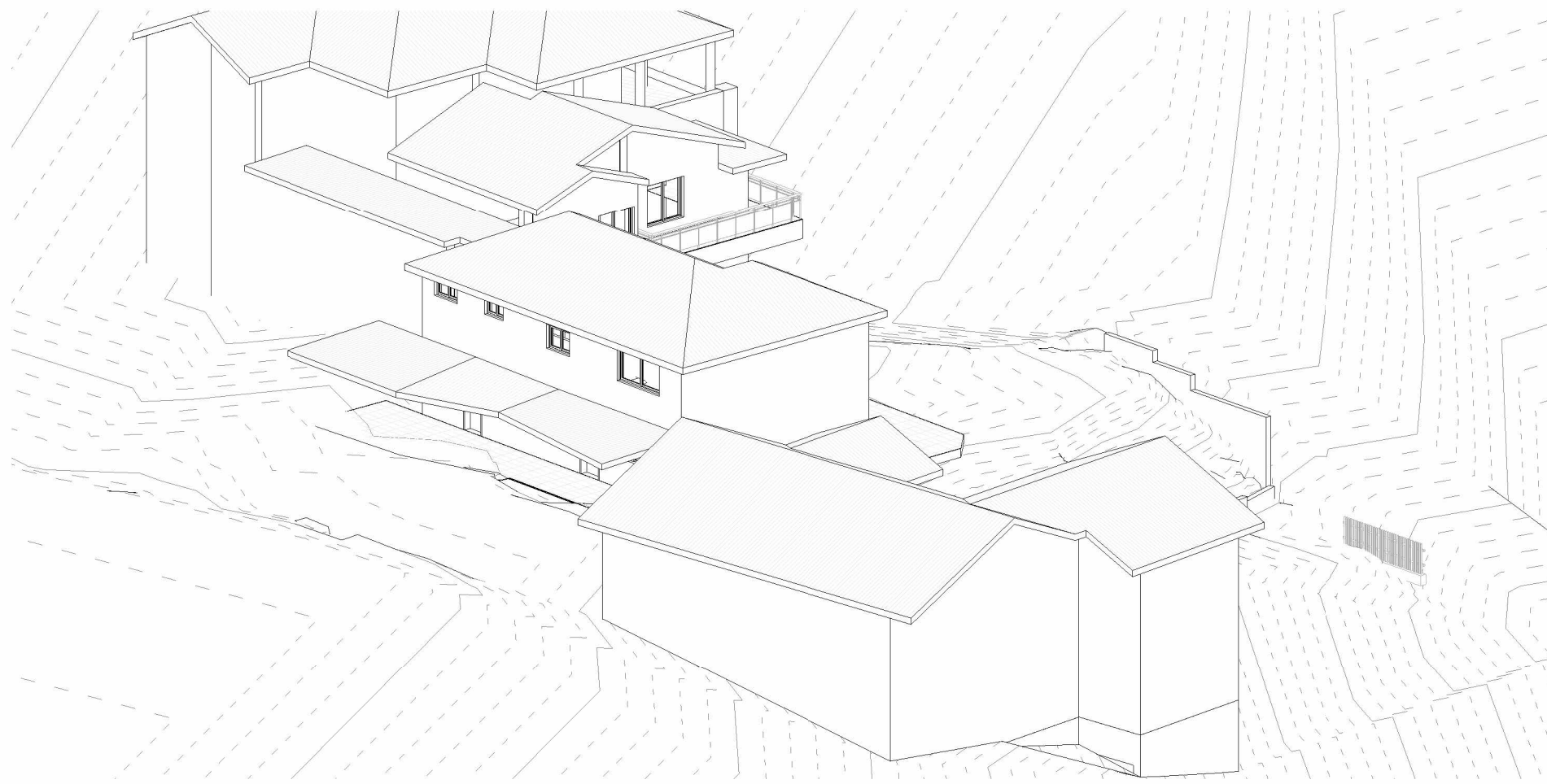


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

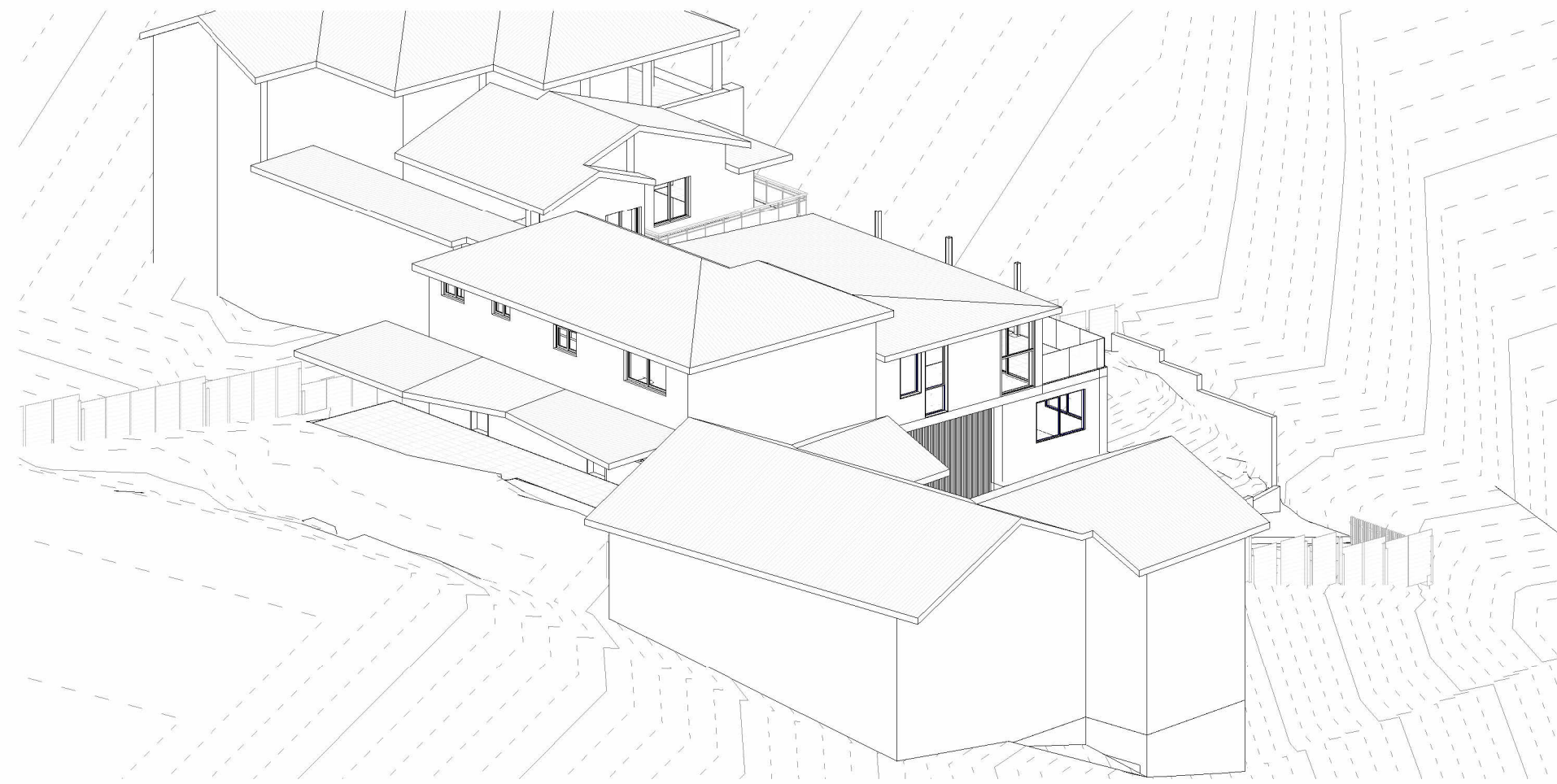


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

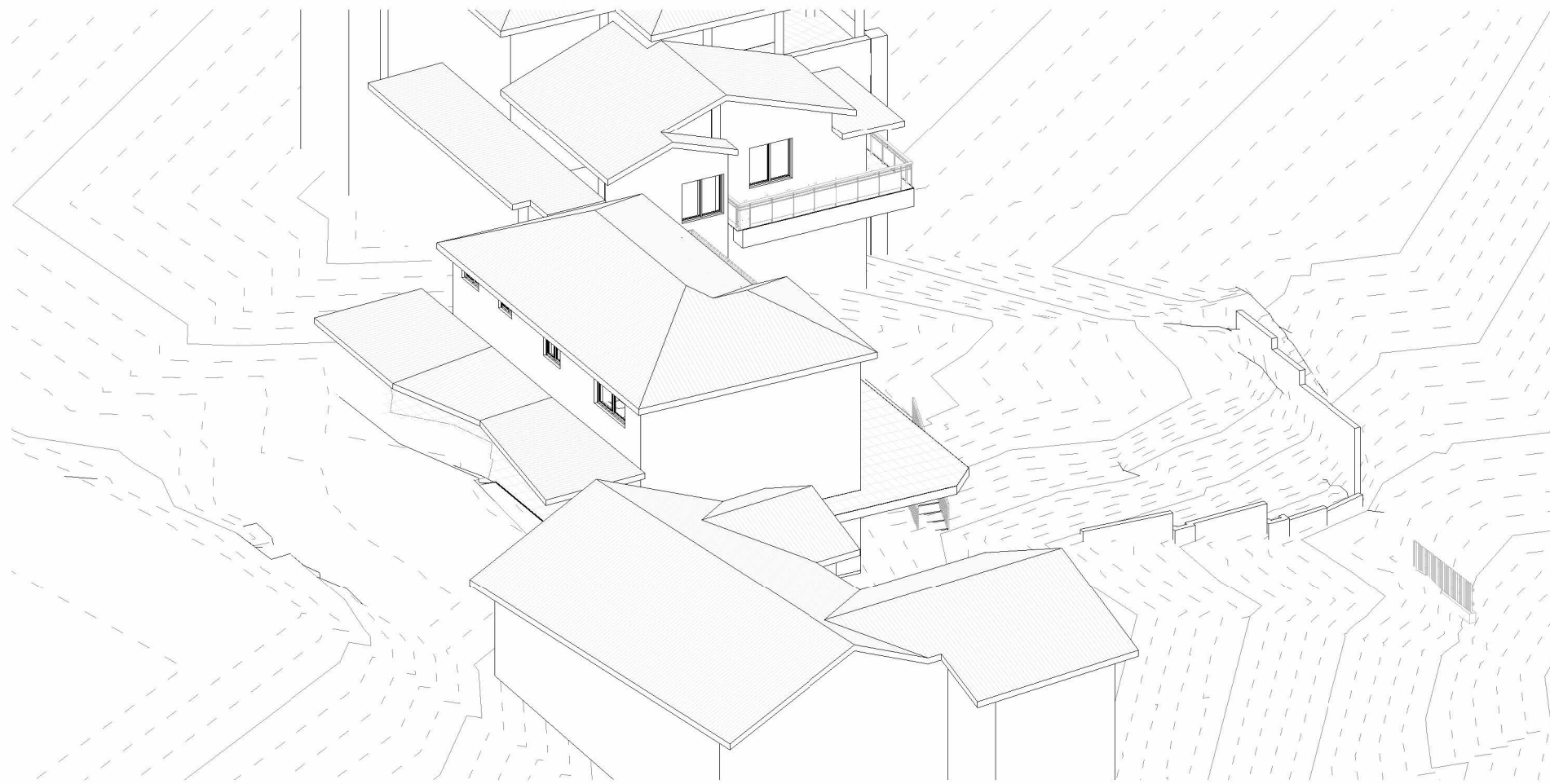




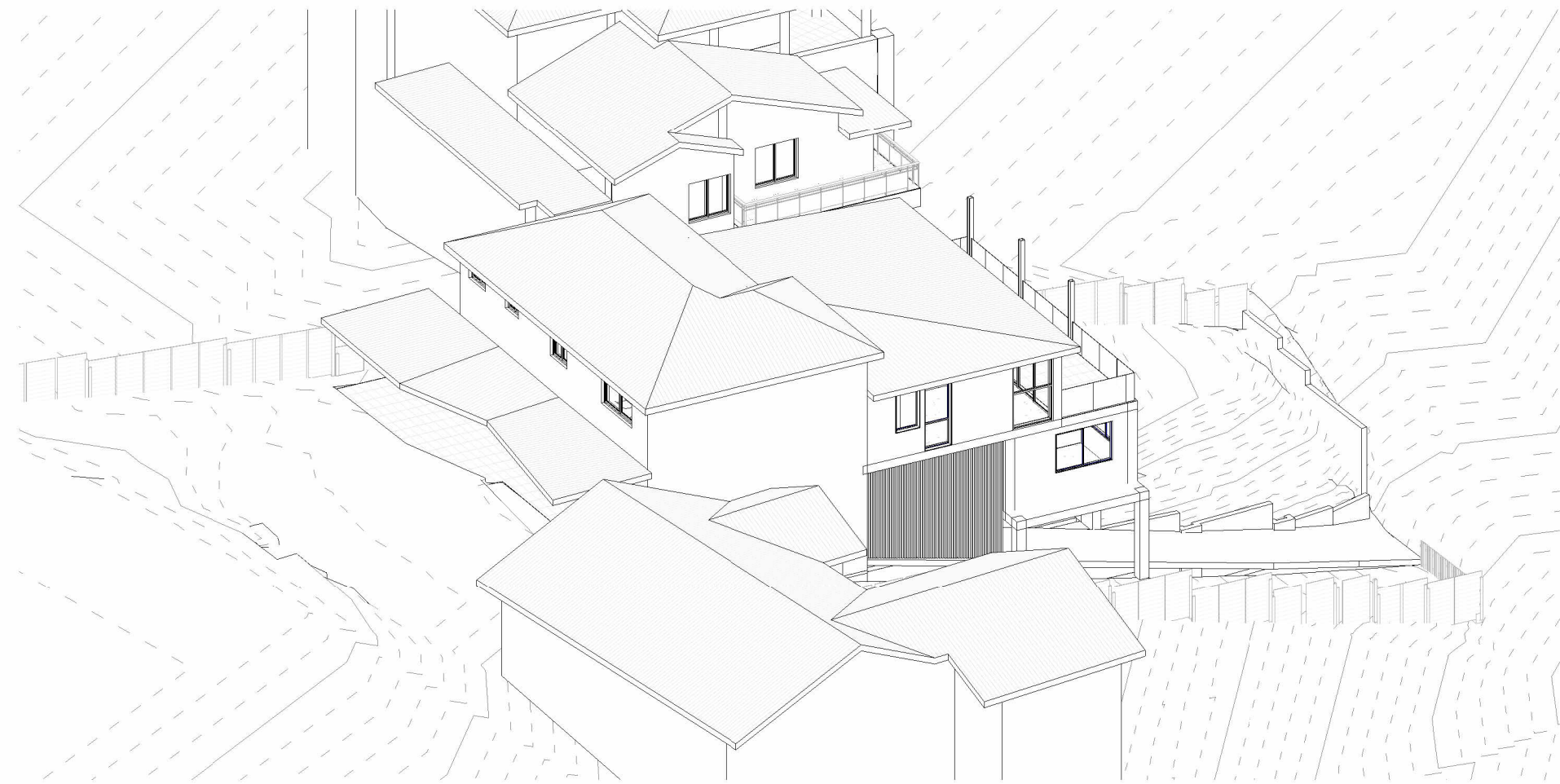
1 VIEW FROM SUN - JUNE 21 - 9AM - EXISTING
DA600/ @ A1



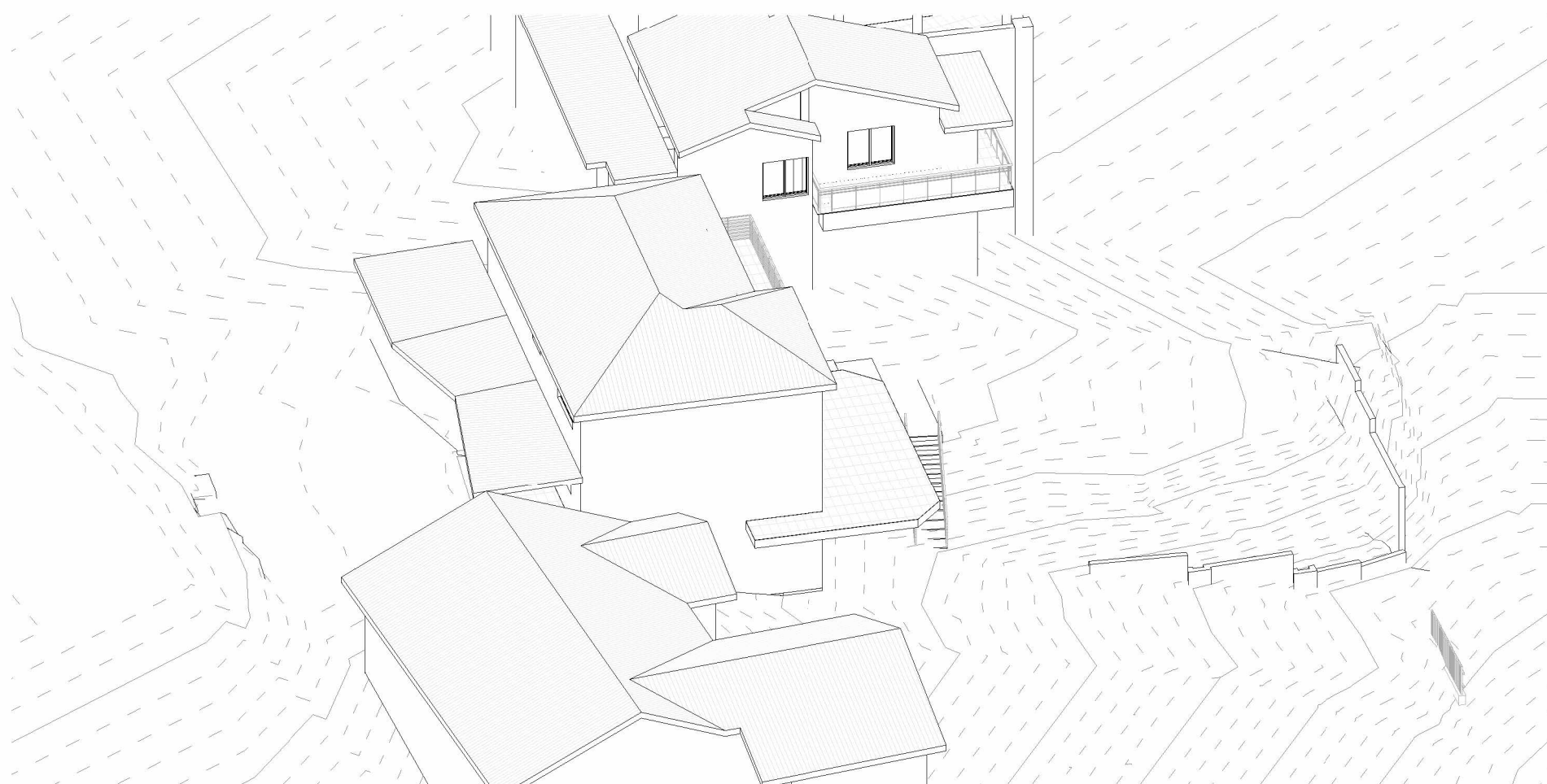
2 VIEW FROM SUN - JUNE 21 - 9AM - PROPOSED
DA600/ @ A1



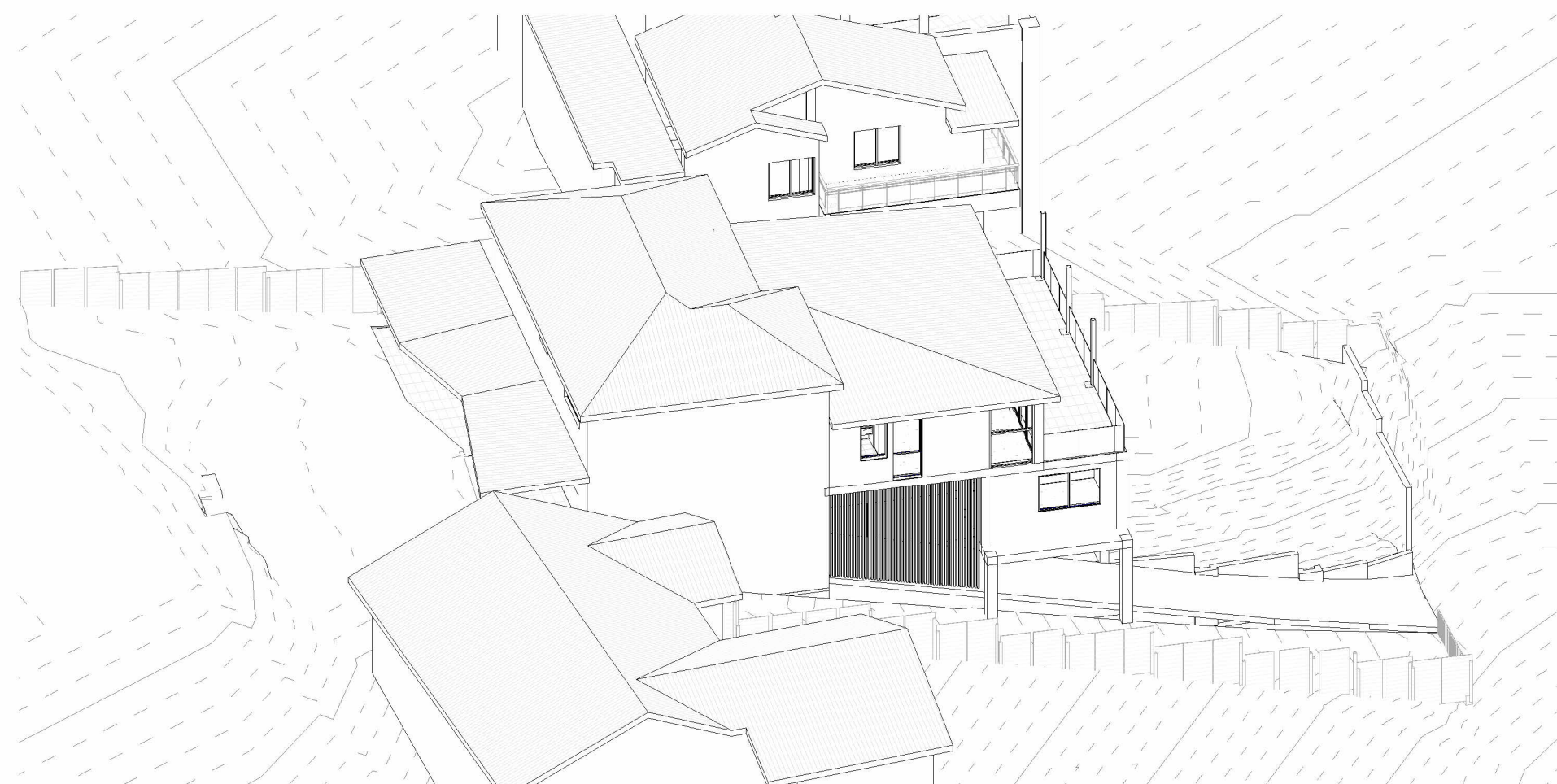
3 VIEW FROM SUN - JUNE 21 - 10AM - EXISTING
DA600/ @ A1



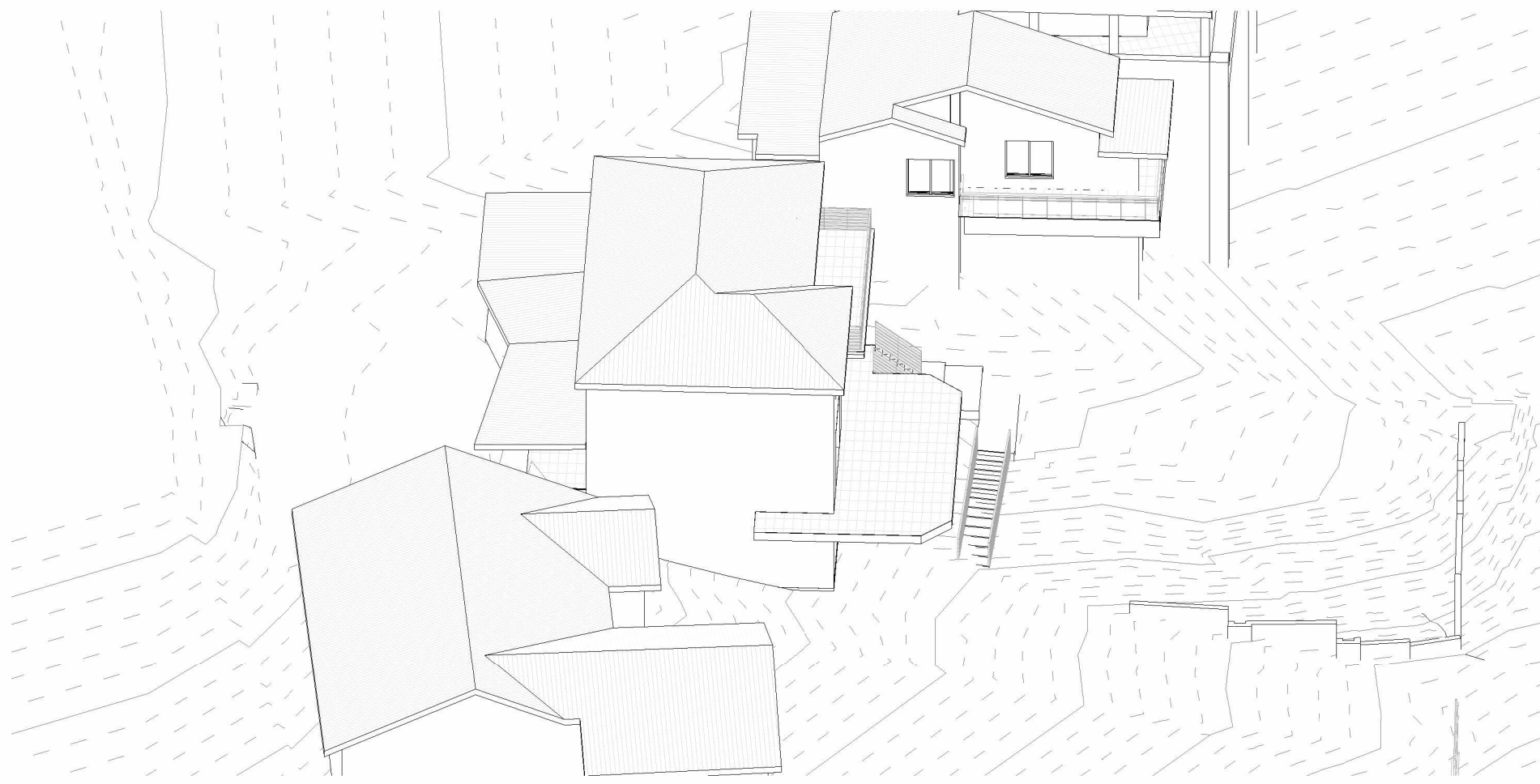
4 VIEW FROM SUN - JUNE 21 - 10AM - PROPOSED
DA600/ @ A1



5 VIEW FROM SUN - JUNE 21 - 11AM - EXISTING
DA600/ @ A1



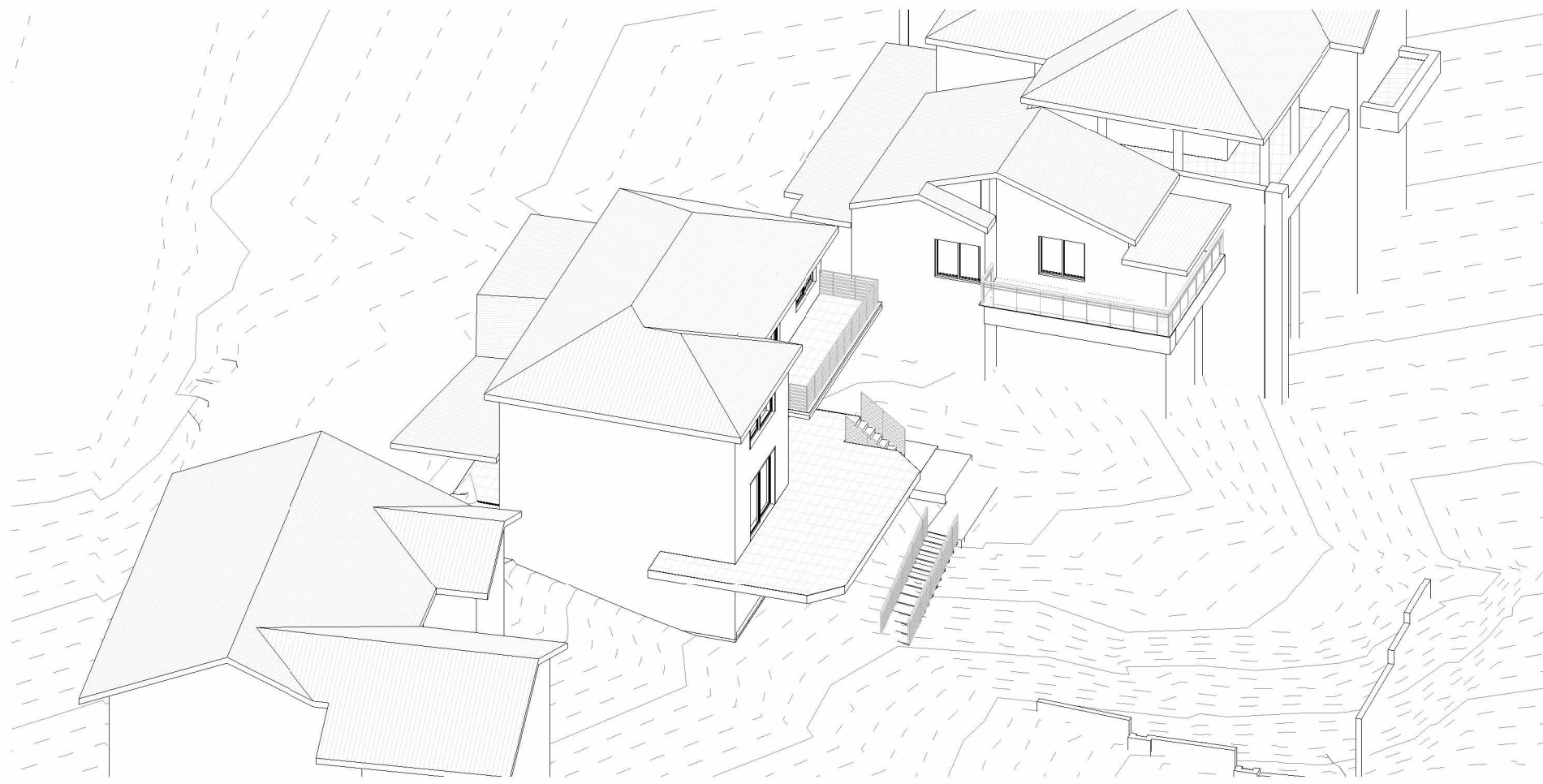
6 VIEW FROM SUN - JUNE 21 - 11AM - PROPOSED
DA600/ @ A1



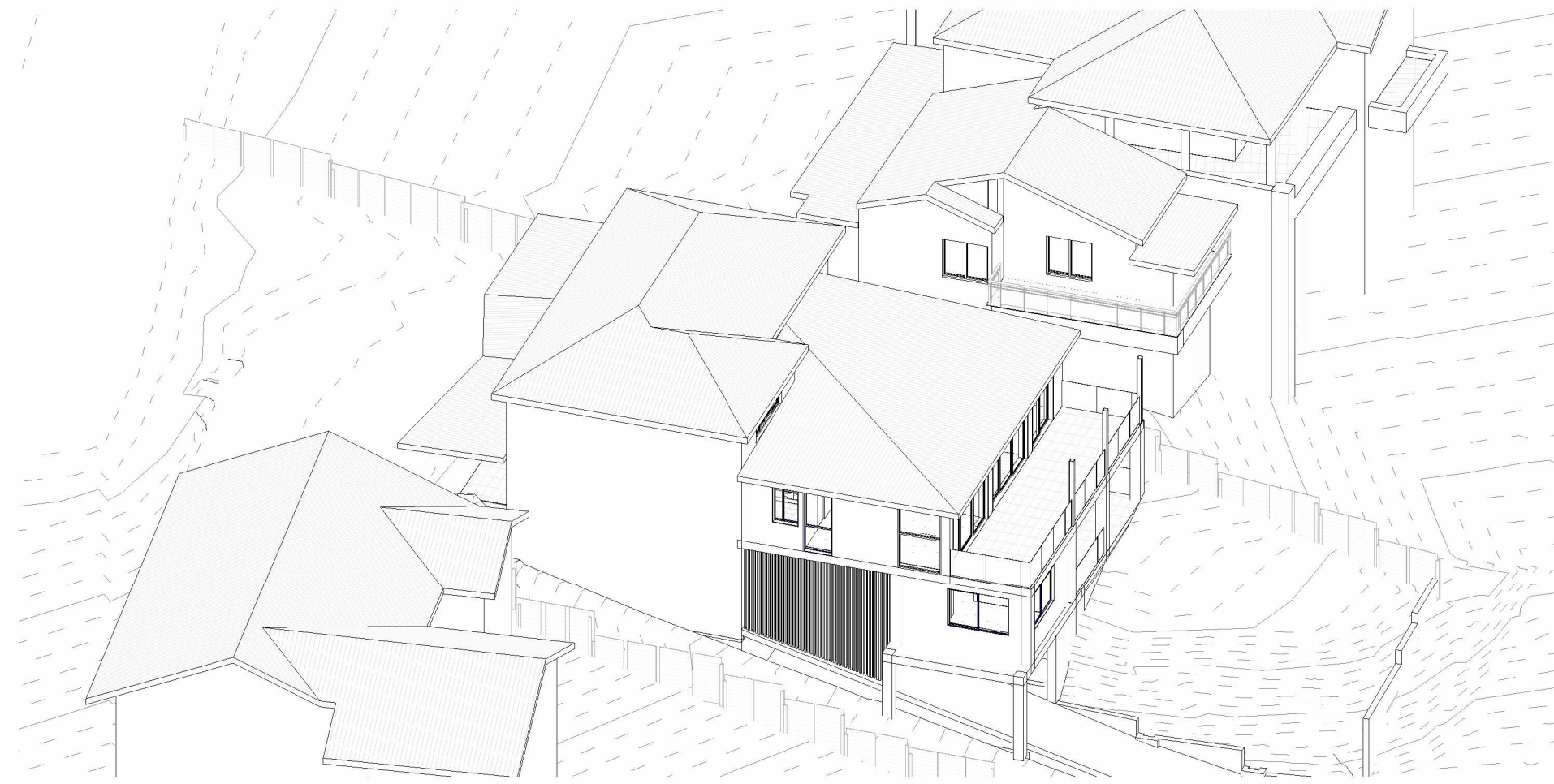
1 VIEW FROM SUN - JUNE 21 - 12PM - EXISTING
DA601 @ A1



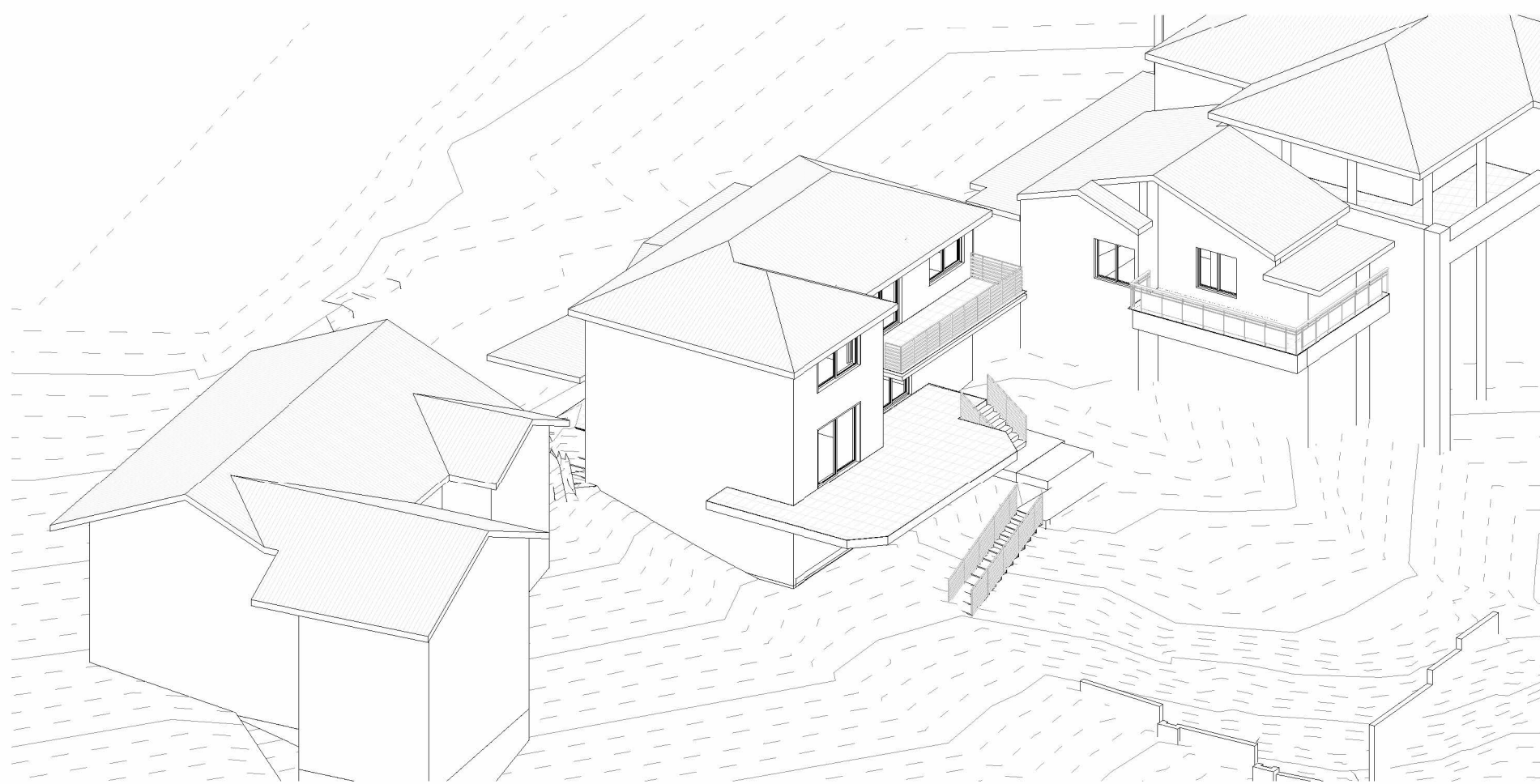
2 VIEW FROM SUN - JUNE 21 - 12PM - PROPOSED
DA601 @ A1



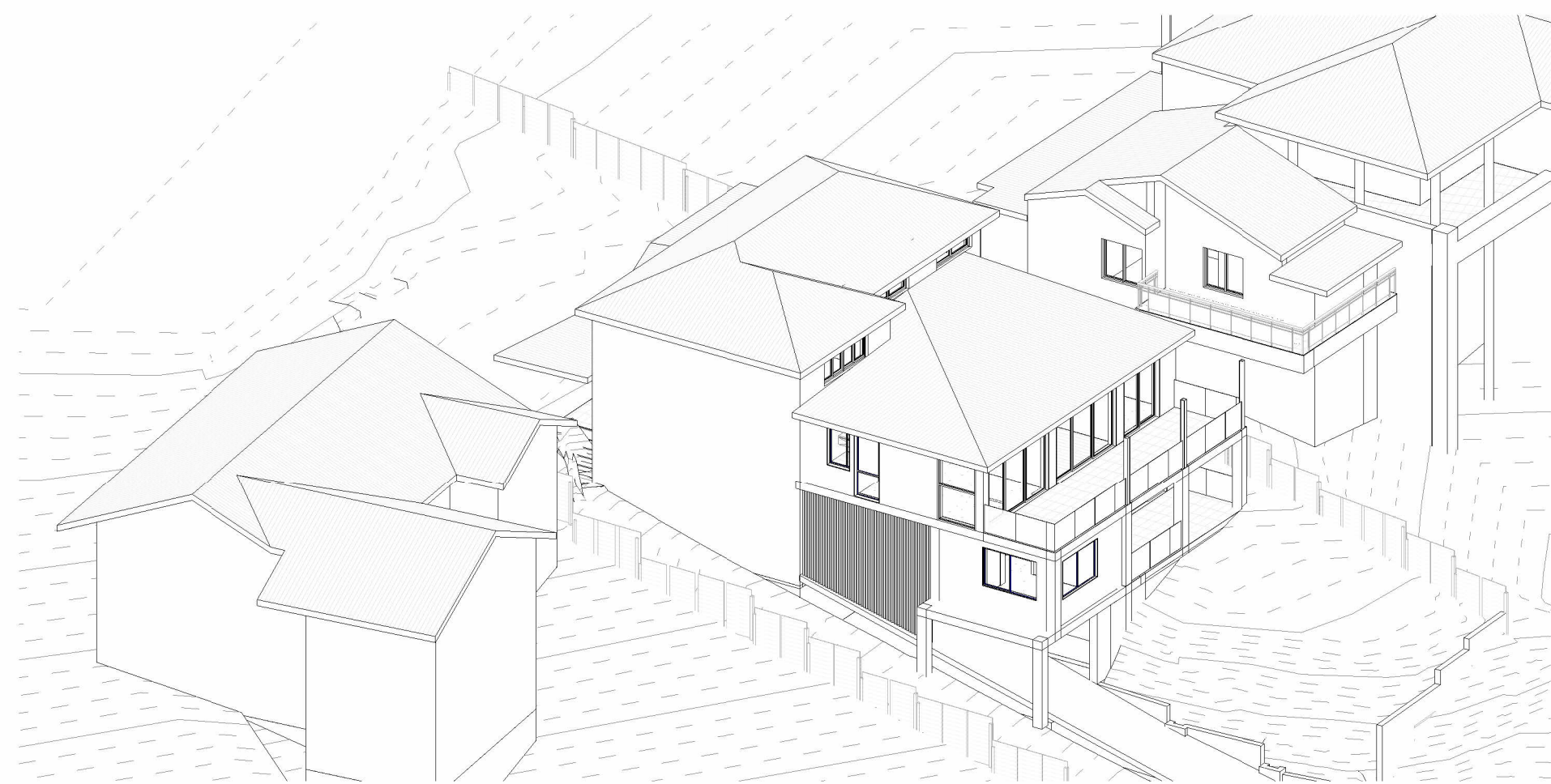
3 VIEW FROM SUN - JUNE 21 - 1PM - EXISTING
DA601 @ A1



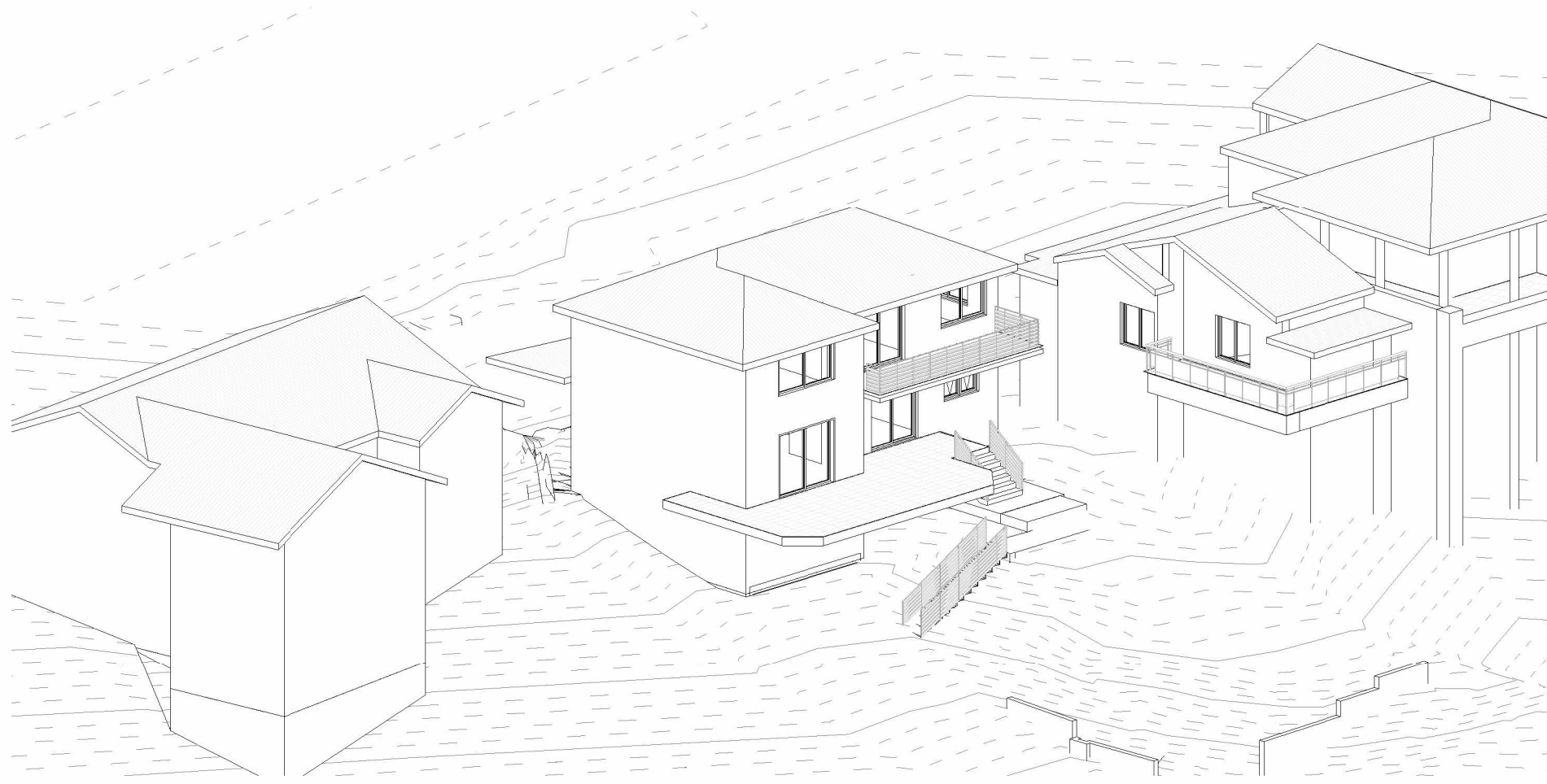
4 VIEW FROM SUN - JUNE 21 - 1PM - PROPOSED
DA601 @ A1



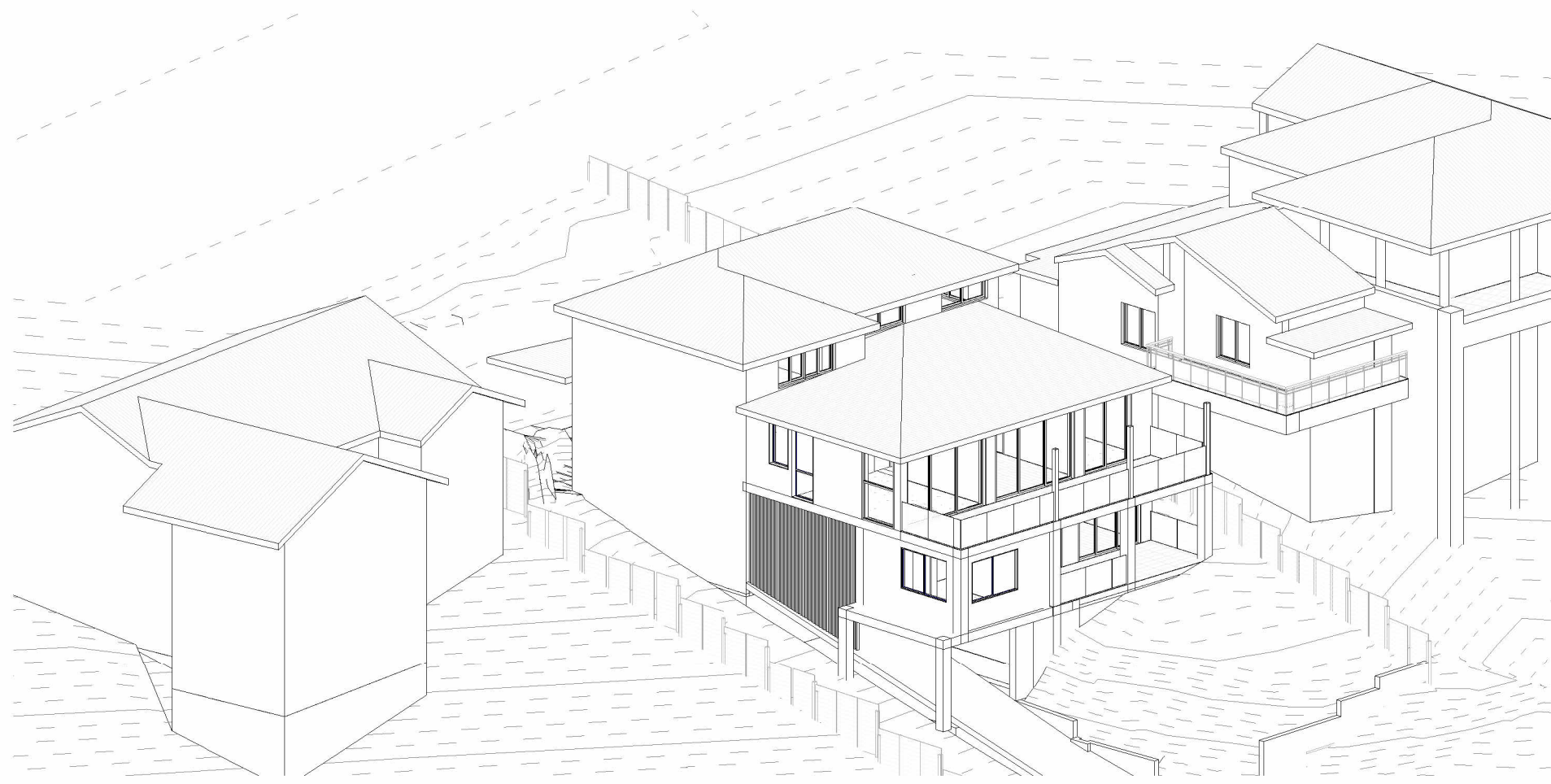
5 VIEW FROM SUN - JUNE 21 - 2PM - EXISTING
DA601 @ A1



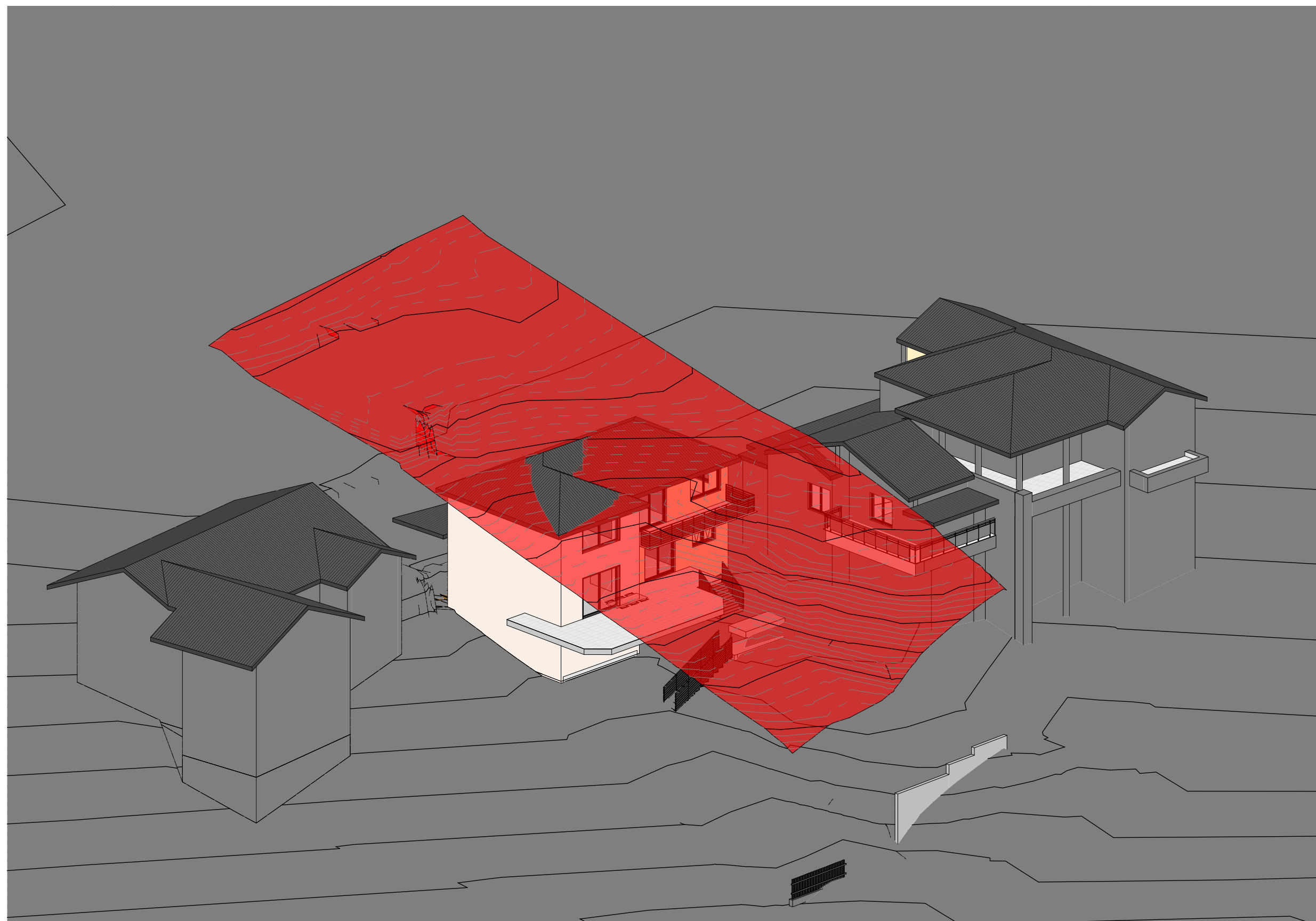
6 VIEW FROM SUN - JUNE 21 - 2PM - PROPOSED
DA601 @ A1



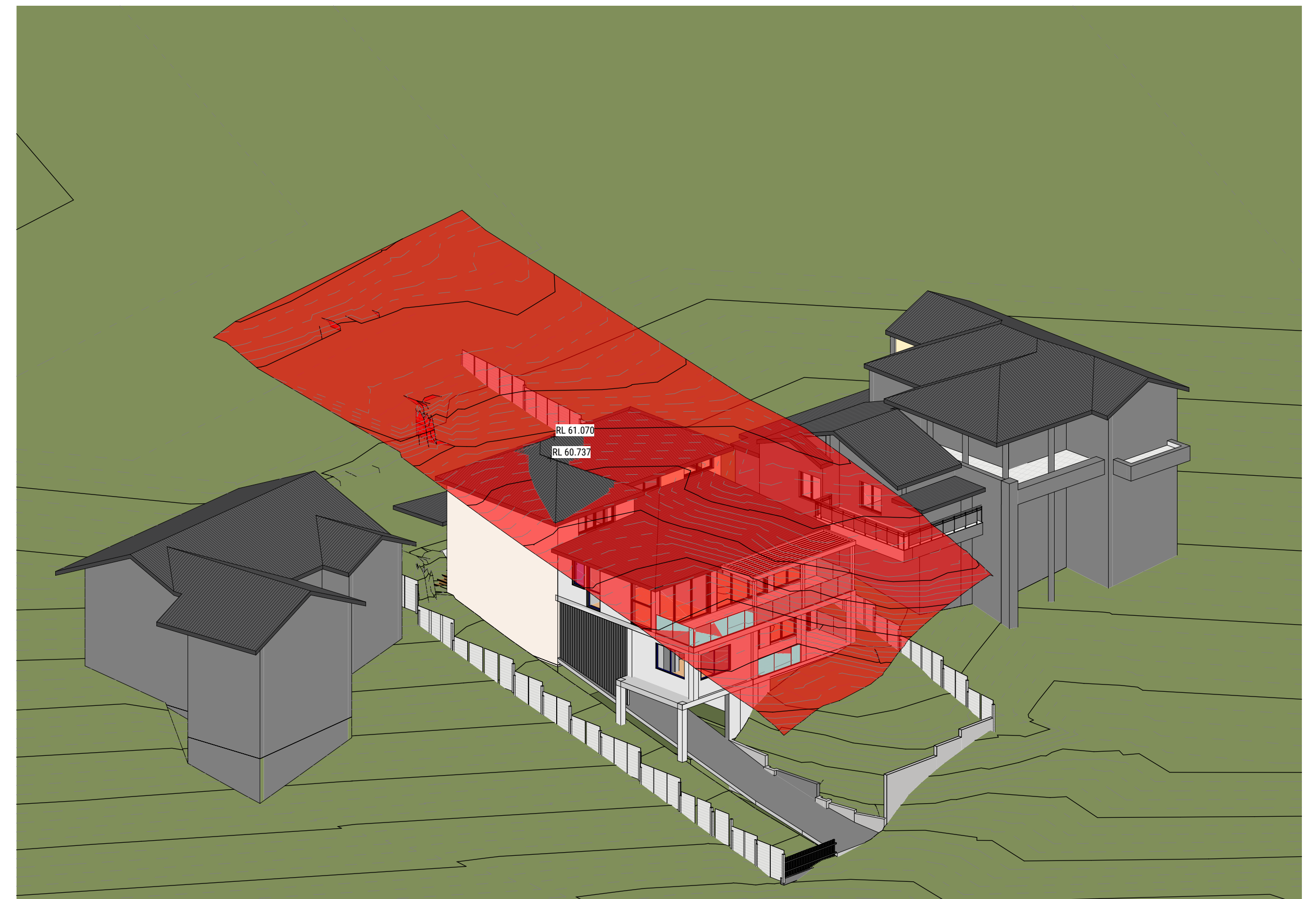
1 VIEW FROM SUN - JUNE 21 - 3PM - EXISTING
DA602 @ A1



2 VIEW FROM SUN - JUNE 21 - 3PM - PROPOSED
DA602 @ A1



1 HEIGHT BLANKET EXISTING
DA901 @ A1



2 HEIGHT BLANKET PROPOSED
DA901 @ A1



