

TOURSOUNOGLOU RESIDENCE

1107 OXFORD FALLS ROAD.
OXFORD FALLS



PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

Walter Barda Design

architecture
landscape
interiors
Nominated Architect: Adrian Ball 7745
2.04 13-15 Wentworth Avenue Sydney NSW 2000
www.walterbardadesign.com ABN: 48 072 136 513
Office: 02 9264 4240

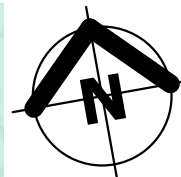


Revisions		
No.	Description	Date
A	PLANS ISSUED TO COLCO	27.07.20
B	PLANS ISSUED FOR BASIX CERTIFICATE	27.08.20
C	PLANS ISSUE FOR DA	09.09.20

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Project Number	2020_02	1107 OXFORD FALLS ROAD. OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	COVER	

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Drawn By JS	Checked By -	Approved By WB
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Drawing Number	A000	Issue C

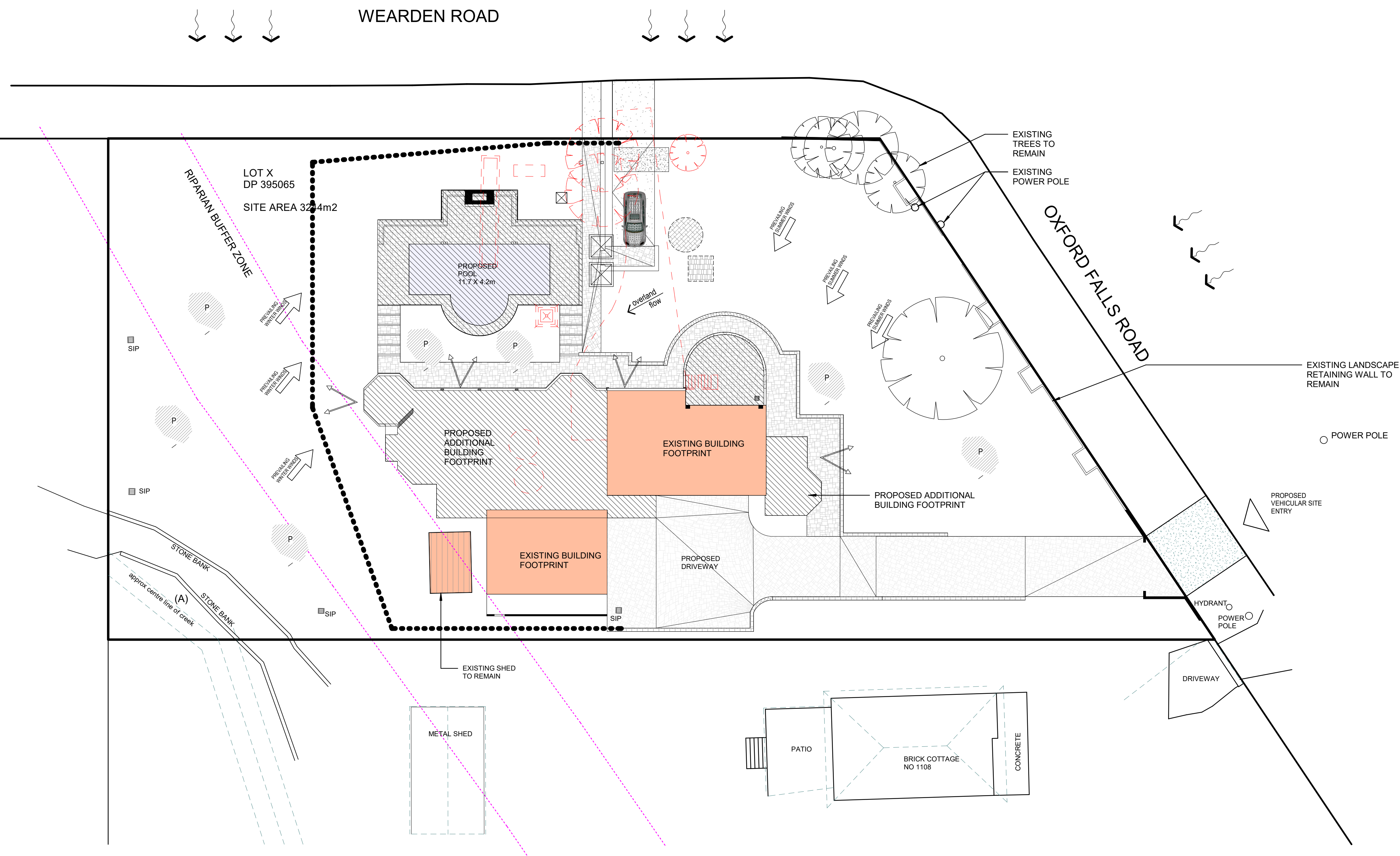
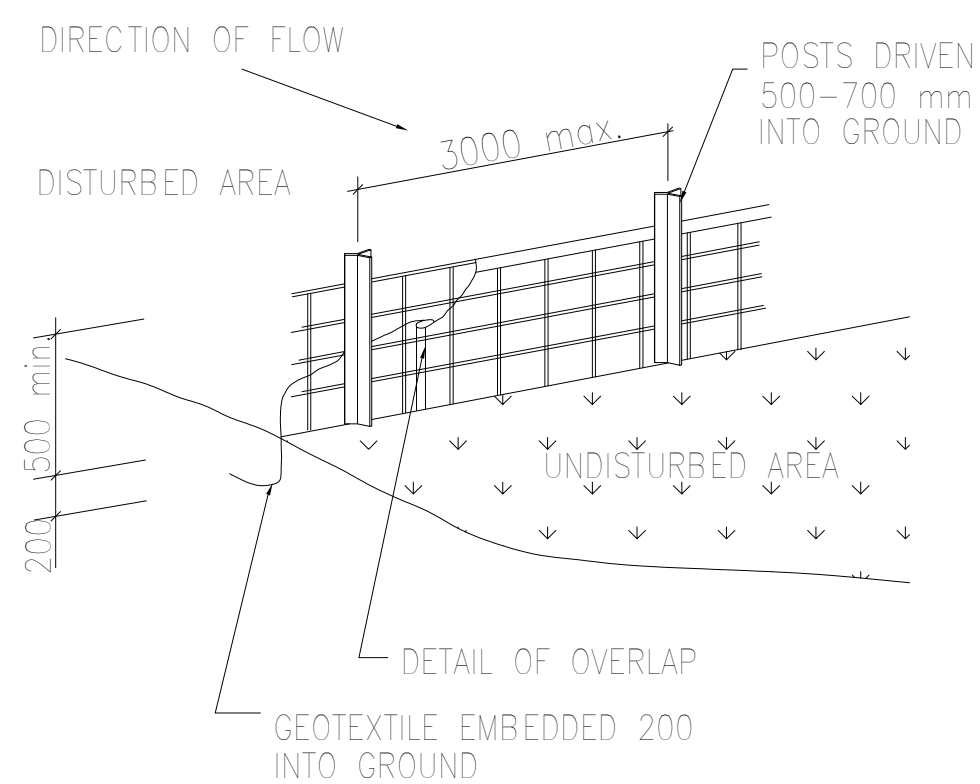
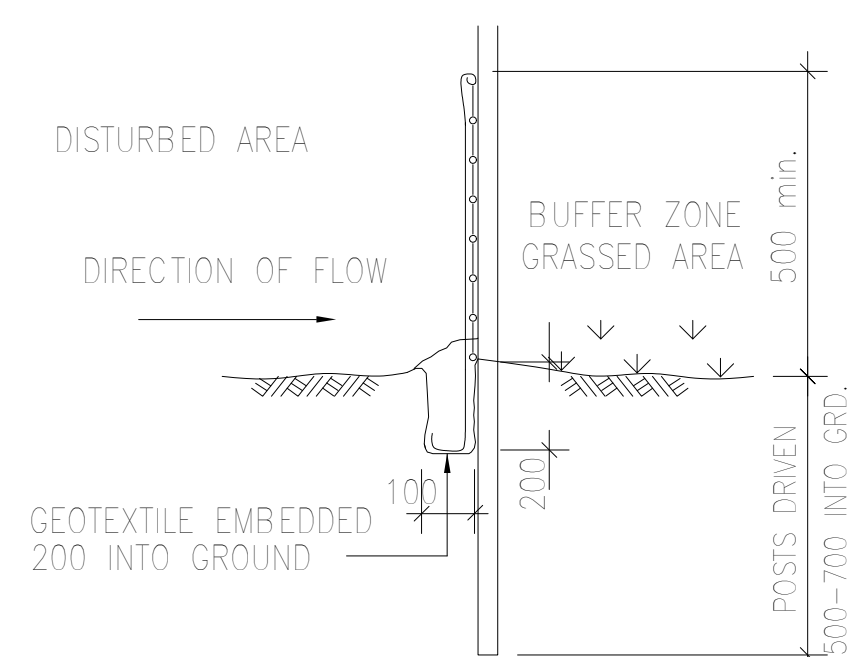


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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	SITE PLAN	

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Drawing Number	A100	Issue	C

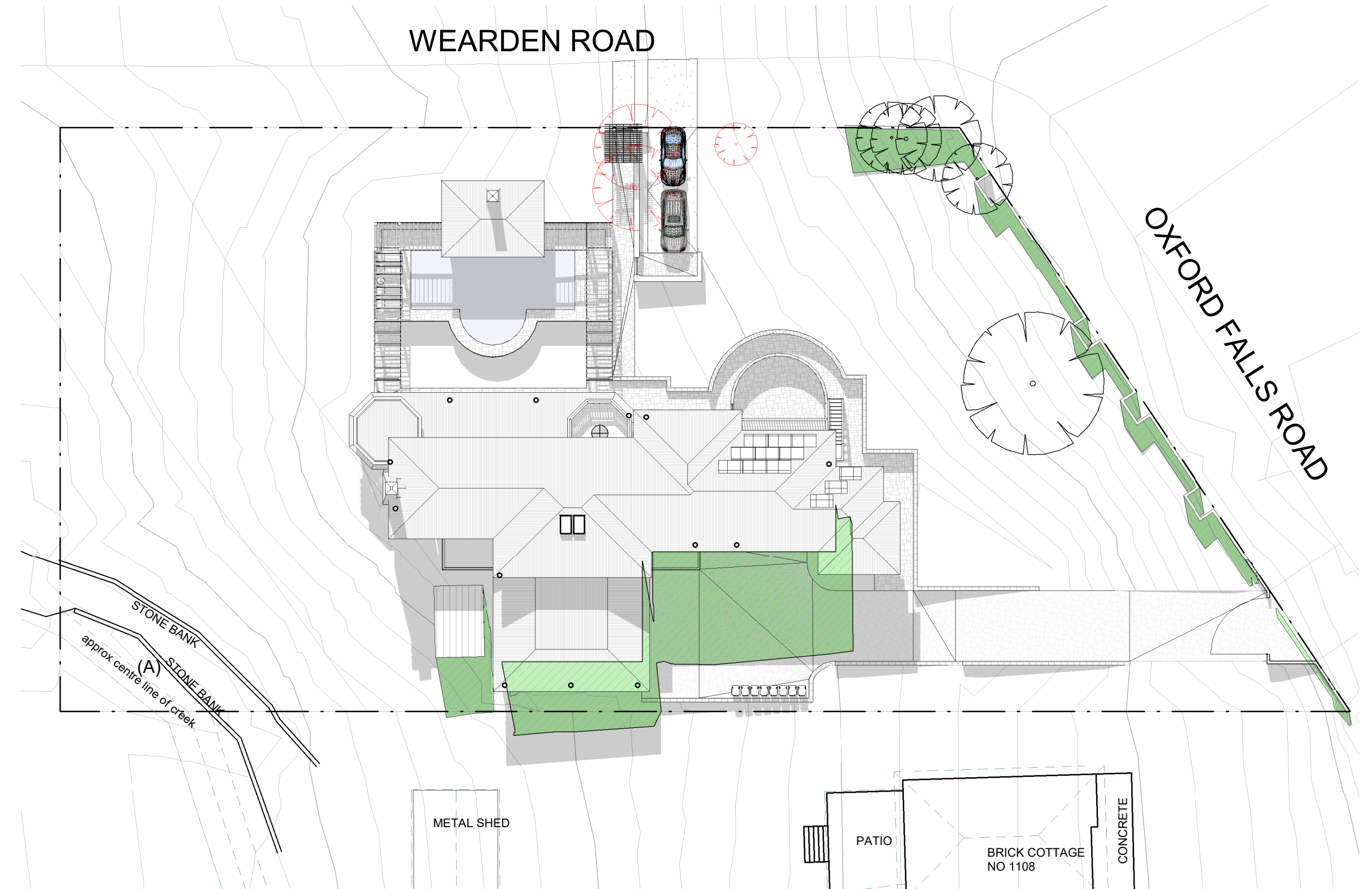


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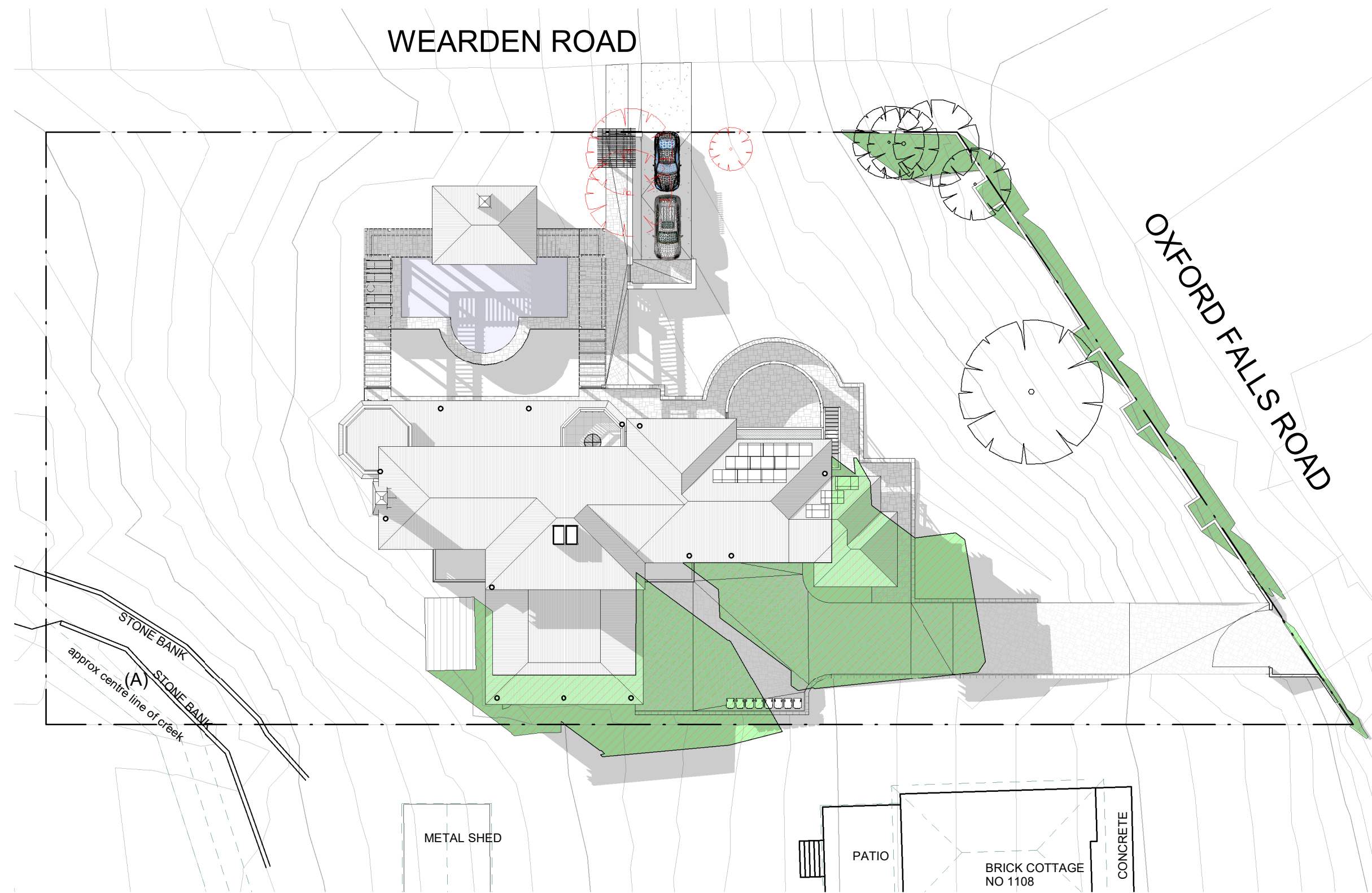
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		Approved By	WB
Scale @ A1 1 : 200			
Drawing Number		Issue	
A101		C	



1 SHADOW 9AM
1:300



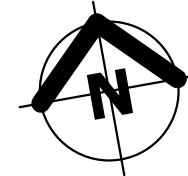
2 SHADOW 12PM
1:300



3 SHADOW 3PM
1:300

LEGEND

EXISTING
SHADOW
DIAGRAM

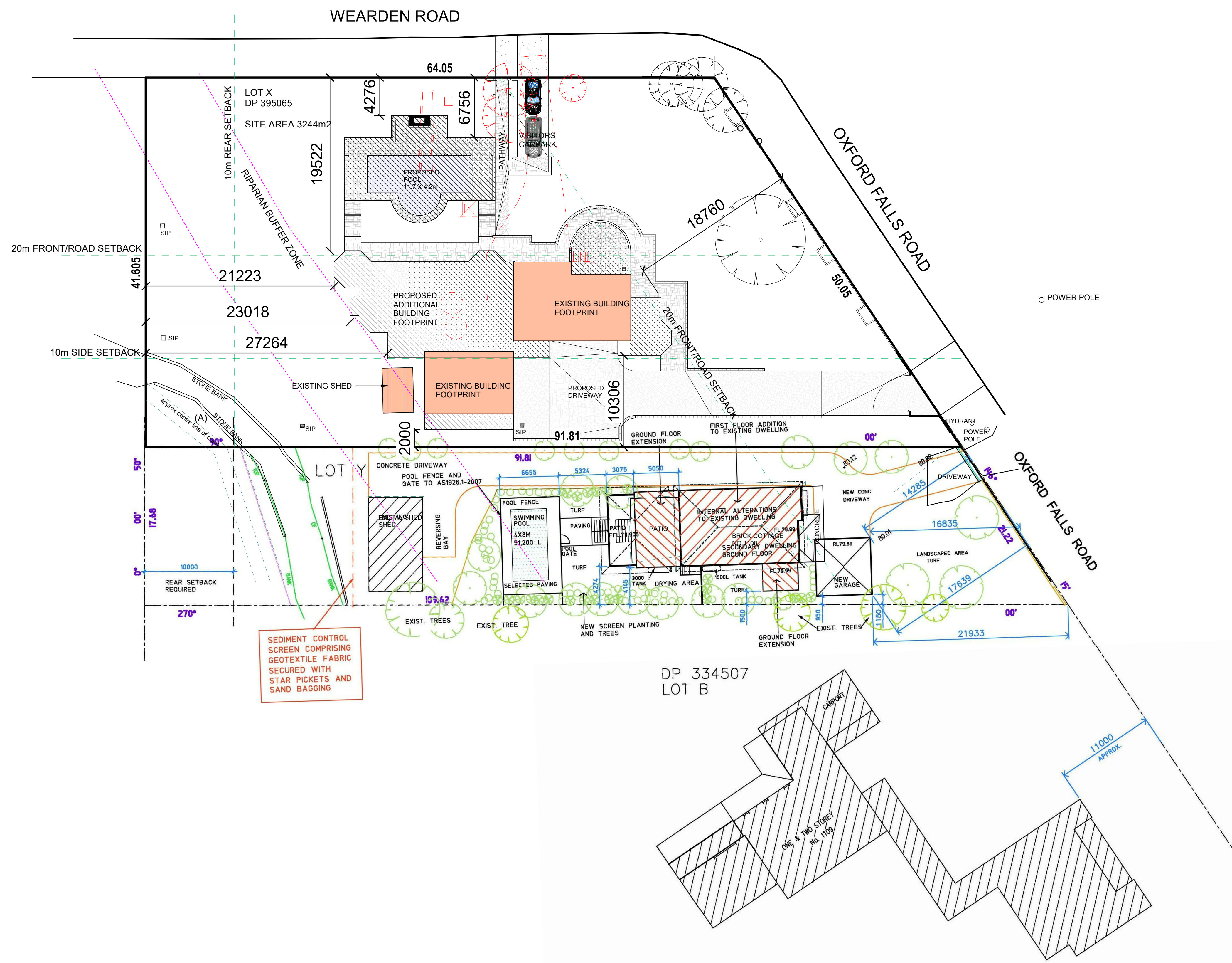


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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	21st JUNE SHADOWS	

Print Date & Time		16/09/2020 10:06:10 AM	
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		Approved By	WB
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Drawing Number	A102		Issue C



Revisions		
No.	Description	Date
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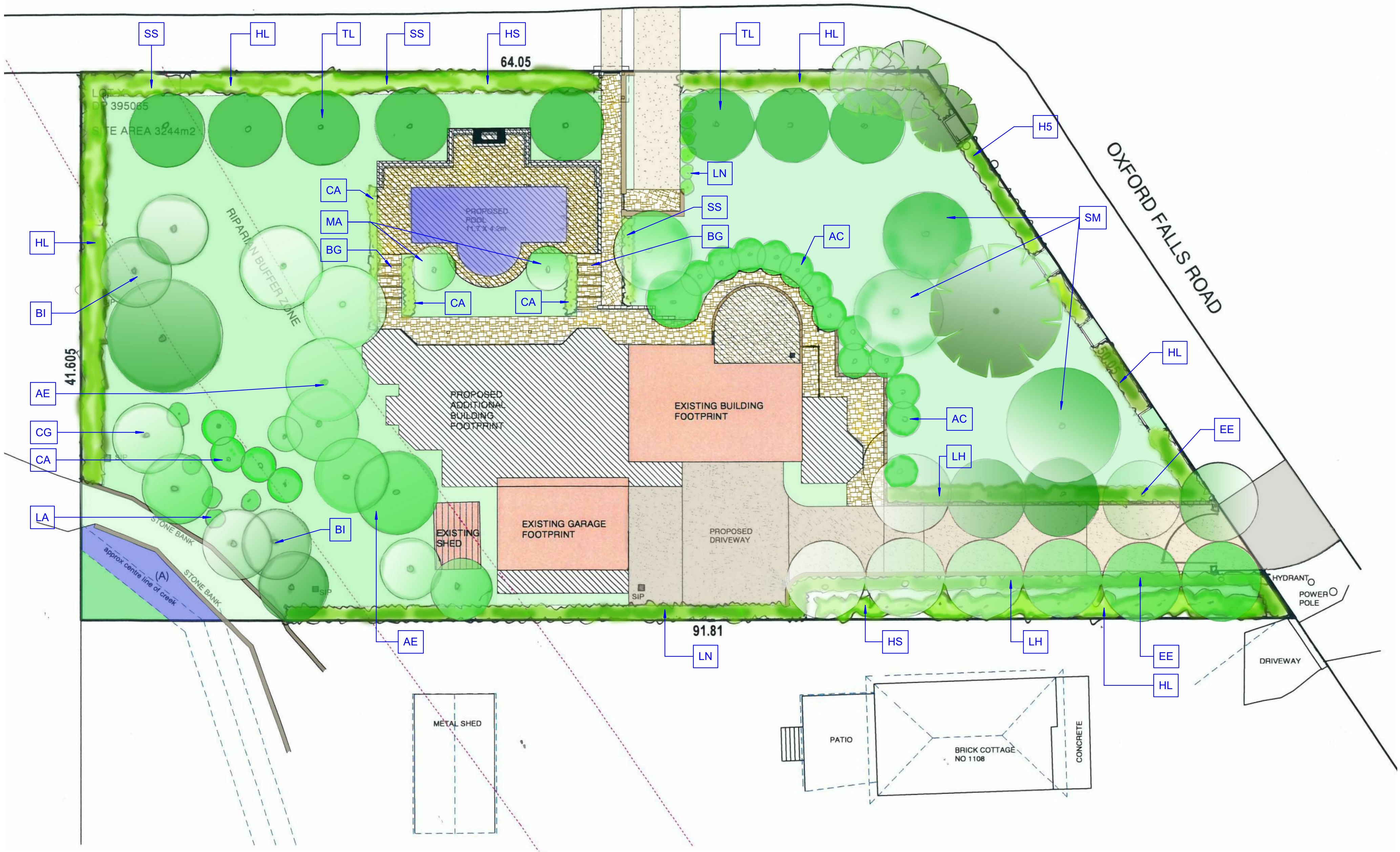
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	LOCATION PLAN	

Print Date & Time		16/09/2020 10:06:26 AM	
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Drawn By	JS	Checked By	-
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Scale @ A1 1 : 250			
Drawing Number	A103		Issue C

WEARDEN ROAD



CODE	QTY	SPECIES	MATURE SIZE (H X W) metres
LA	5	Livistona Australis	20 x 3
BI	9	Banksia Integrifolia	9 x 5
EU	12	Eleocarpus Eumundii	6 x 3
AS	12	Assorted Citrus	3 x 3
TL	8	Tristaniopsis Luscious	4 x 3
LN	20	Laurus Nobilis	4 x 1
SM	3	Schinus Molle	8 x 6
AE	9	Acacia Elata	10 x 5
CG	7	Casuarina Glauca	10 x 4
CA	5	Cyatheia Australis	8 x 2
MA	2	Michelin Alba	

SHRUBS			
CA	20	Correa Alba	1 x 1
SS	8	Syzygium Straight & Narrow	3 x 1
HS	30	Hakea Salicifolia	2 x 1
HL	20	Hakea Laurina	3 x 1

CLIMBERS			
BG	6	Beaumontia Grandiflora	5 x 1
LH	30	Lomandra Hystrix	1 x 1

NOTE:
ALL TREES TO BE IN 200mm POT SIZE MINIMUM, TRIPLE STAKED FOR A 12 MONTH ESTABLISHMENT PERIOD, IRRIGATED FROM ON-SITE WATER TANKS, 1 METRE DIAMETER LEAF MULCH.



Revisions		
No.	Description	Date
A	PLANS ISSUE FOR DA	09.09.20

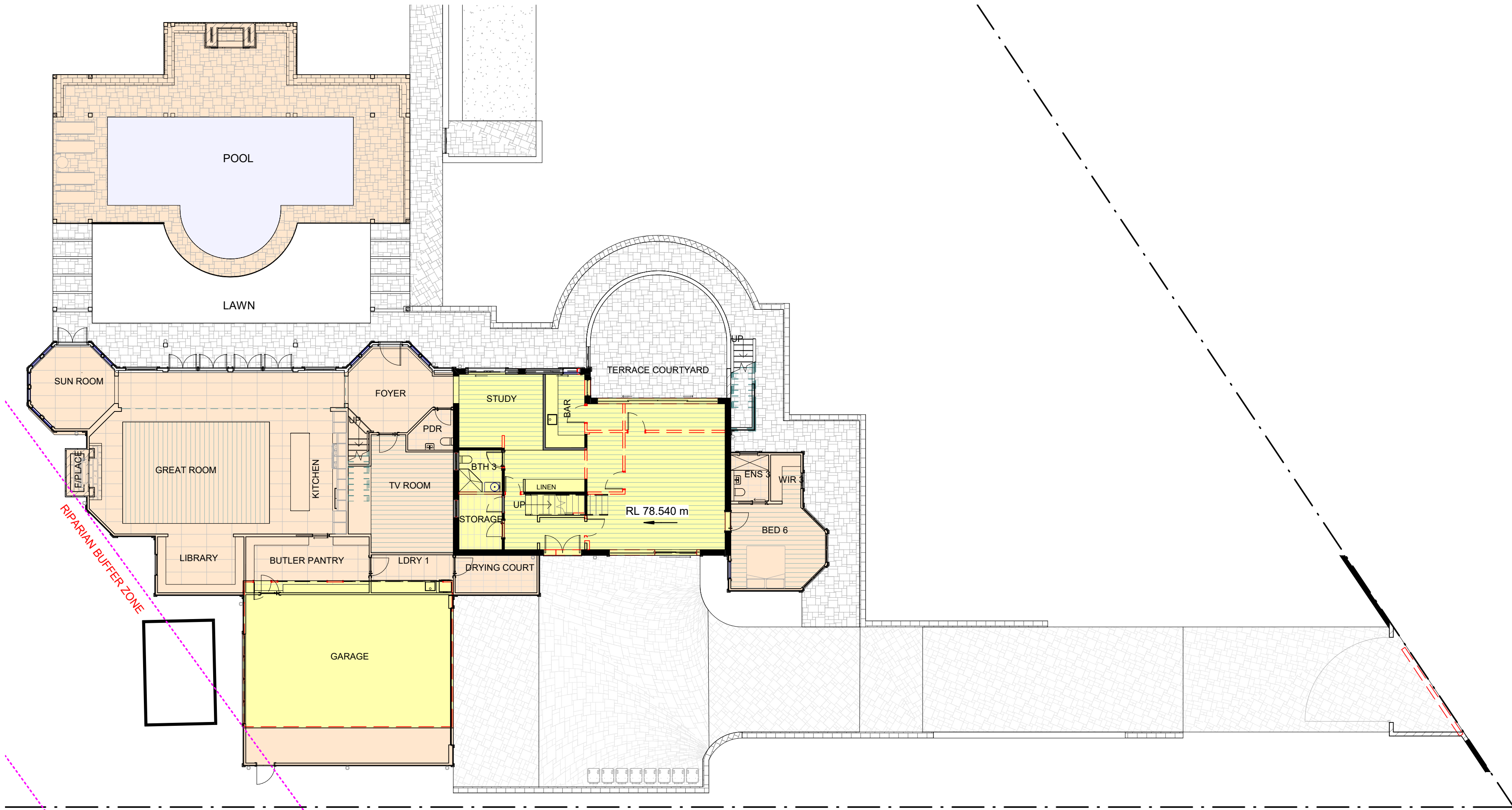
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	LANDSCAPE PLAN	

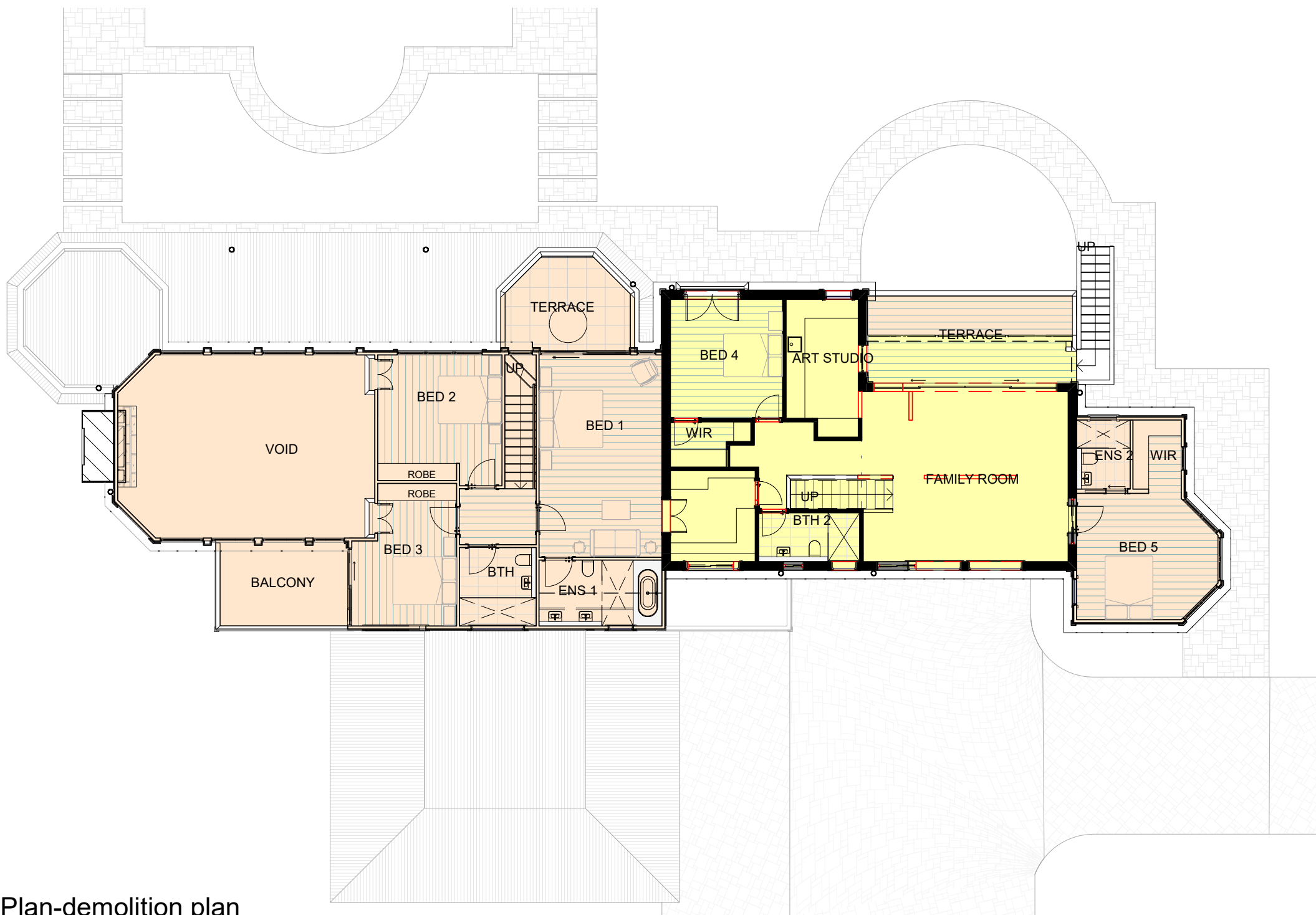
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Scale @ A1 As indicated					
Drawing Number		A104		Issue	
				A	

BUSHFIRE NOTE:
Proposed alteration and Addition is in a bushfire affected area.
Refer to Bushfire report for details.
Consultant: Bush Fire Planning Services.
Reference No: 2890
Date: 29.06.20
Level of Compliance: BAL-19 and BAL-12.5

Colour	Description
<div></div>	EXISTING FLOOR AREA MODIFIED
<div></div>	NEW FLOOR AREA
<div></div>	EXISTING WALLS
<div></div>	EXISTING DEMOLISHED



1 Ground Floor Plan-demolition plan
1 : 150



2 1st floor Plan-demolition plan
1 : 150

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interiors

Nominated Architect: Adrian Ball 7745
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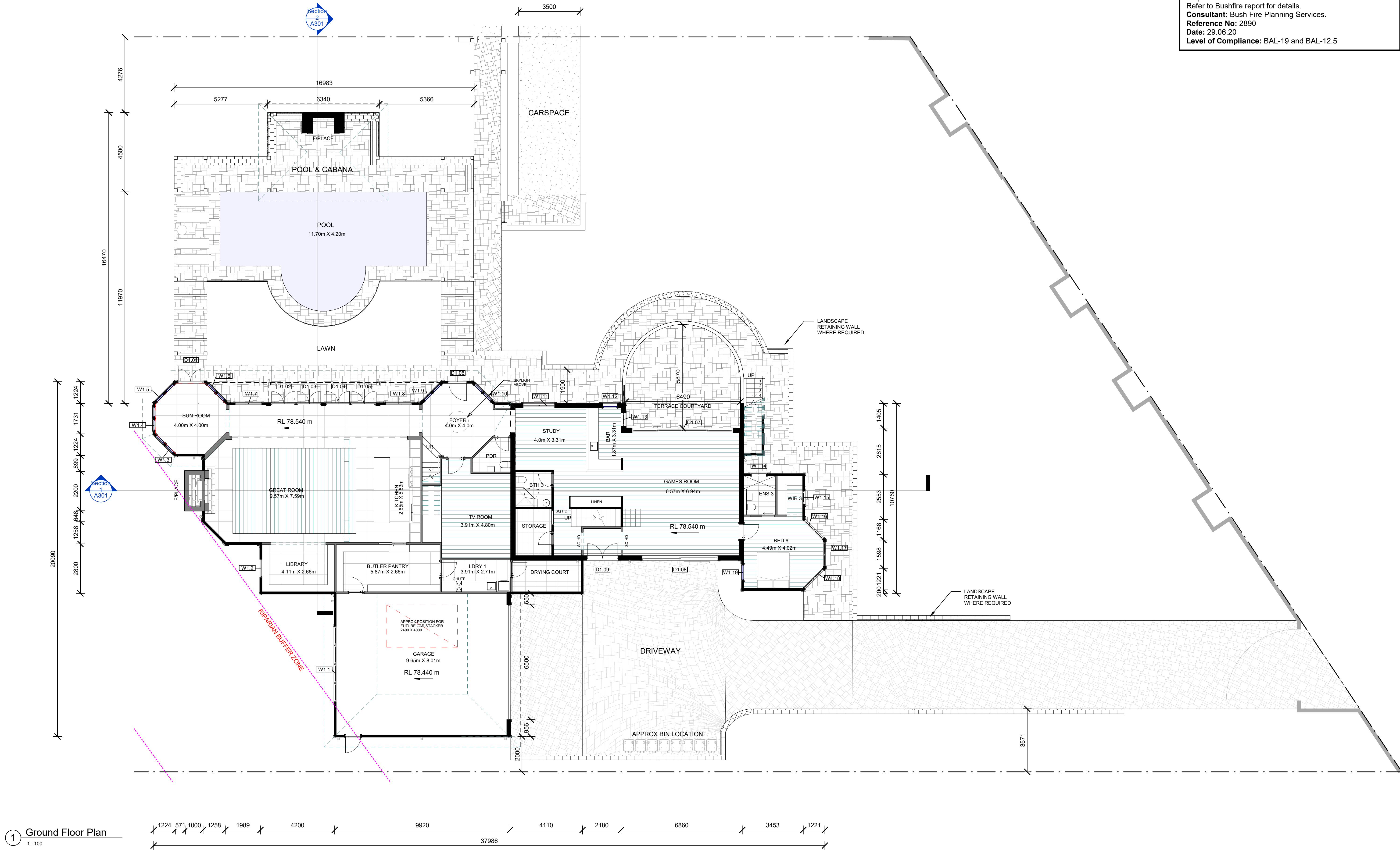
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	DEMOLITION PLAN	

Print Date & Time		16/09/2020 10:06:40 AM	
File Path		C:\WBDO\2020_clients\2020_02_Toursounoglou\00 - Architectural Sheet\A200-1_Toursounoglou.rvt	
Drawn By	JS	Checked By	-
Approved By		WB	
Scale @ A1 As indicated			
Drawing Number	A200		Issue C

BUSHFIRE NOTE:
Proposed alteration and Addition is in a bushfire affected area.
Refer to Bushfire report for details.
Consultant: Bush Fire Planning Services.
Reference No: 2890
Date: 29.06.20
Level of Compliance: BAL-19 and BAL-12.5



1 Ground Floor Plan
1:100

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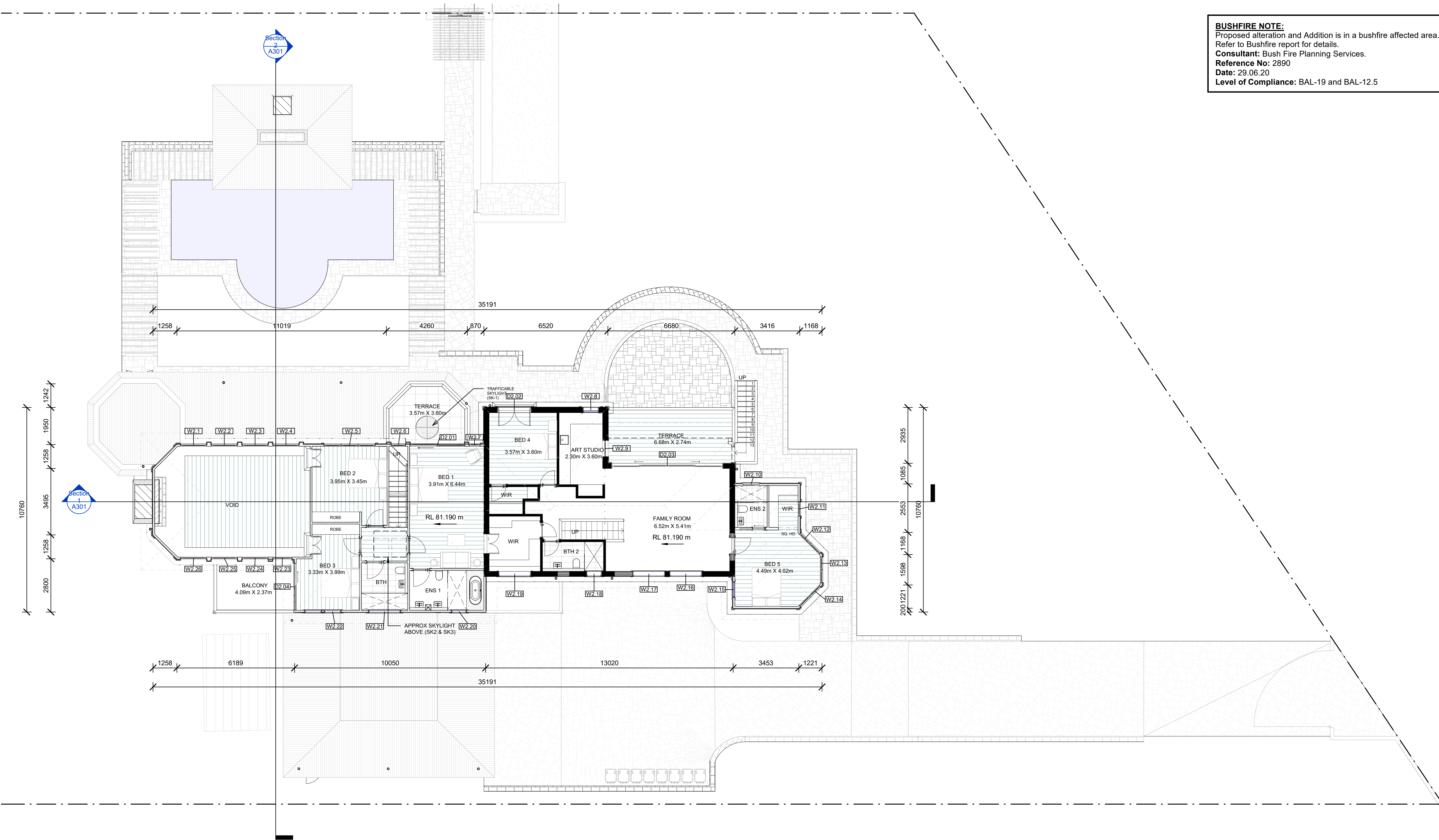
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	GROUND FLOOR PLAN	

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Scale @ A1 As indicated			
Drawing Number	A201		Issue C

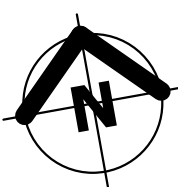
BUSHFIRE NOTE:
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Reference No: 2890
Date: 29.06.20
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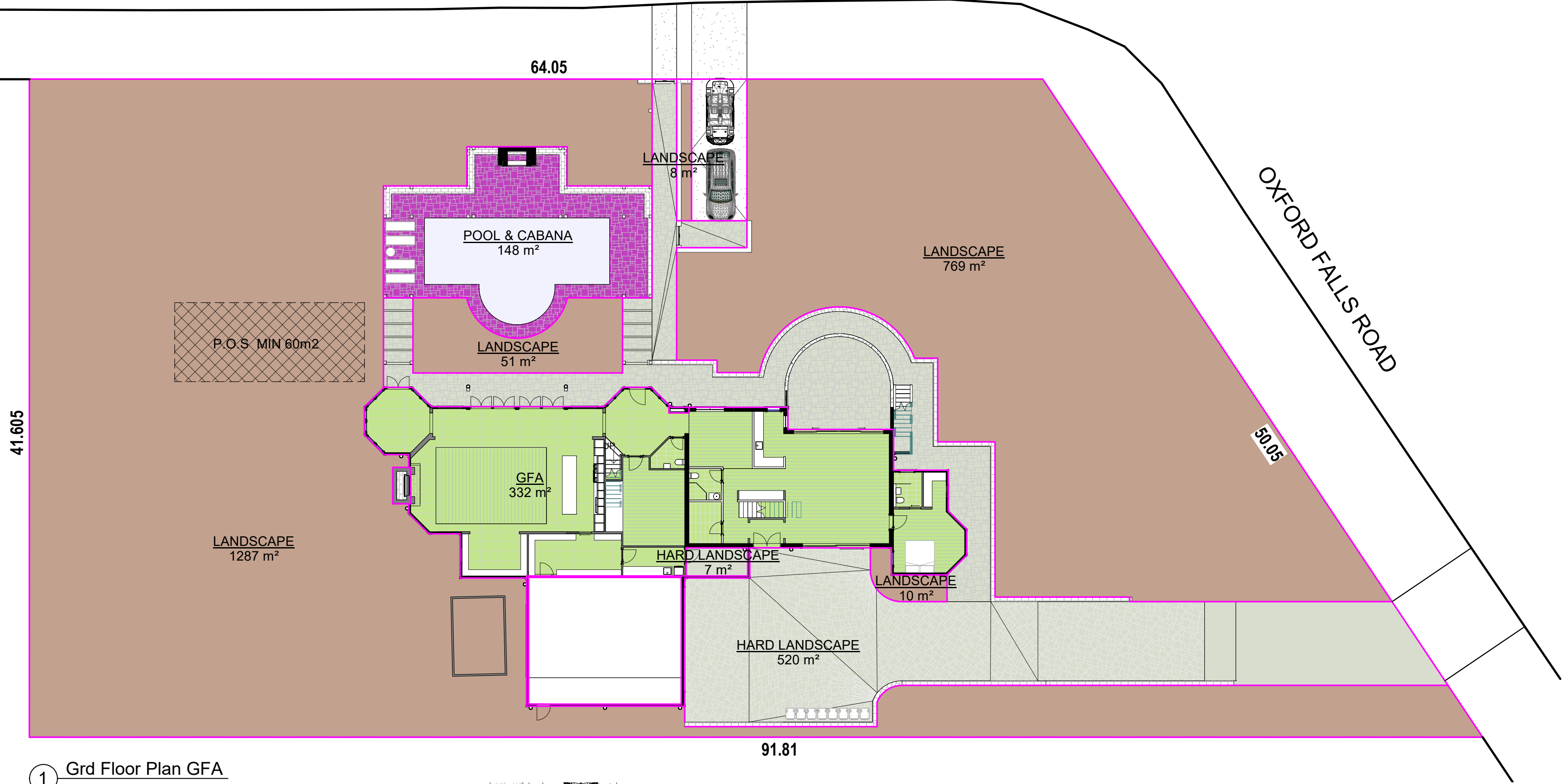
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	1ST FLOOR PLAN	

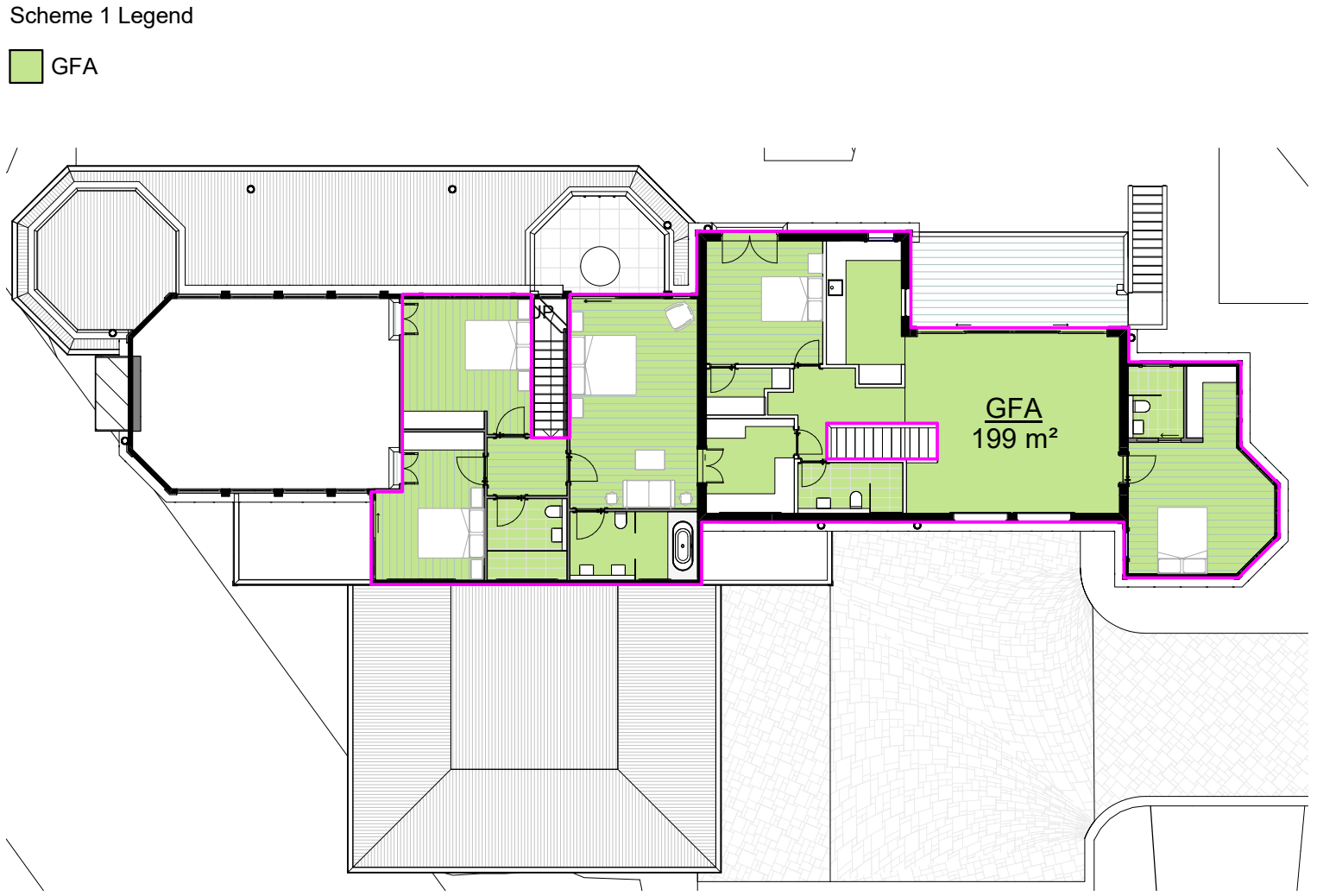
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Drawing Number	A202		Issue C

WEARDEN ROAD

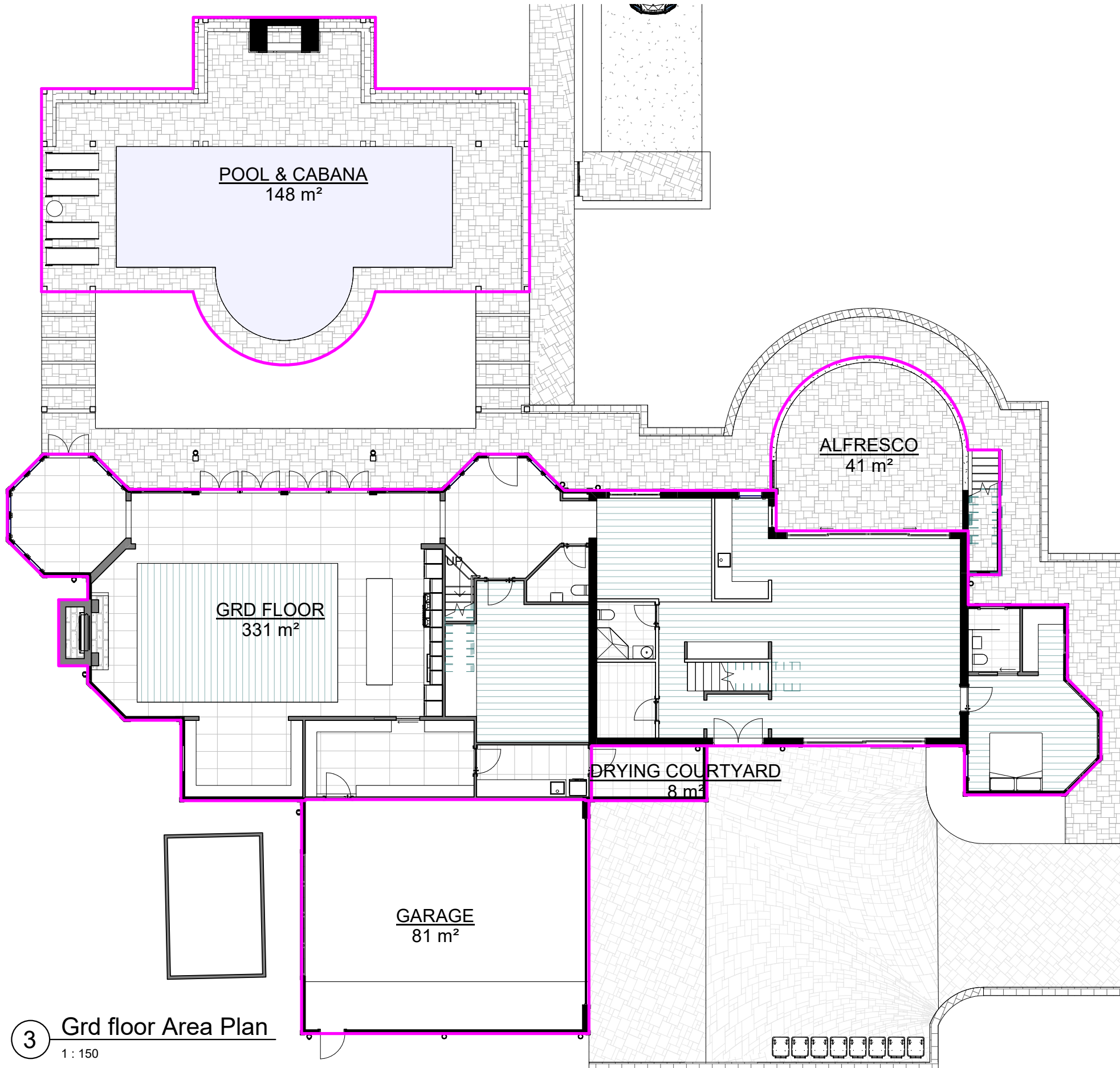
BUSHFIRE NOTE:
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Reference No: 2890
Date: 29.06.20
Level of Compliance: BAL-19 and BAL-12.5



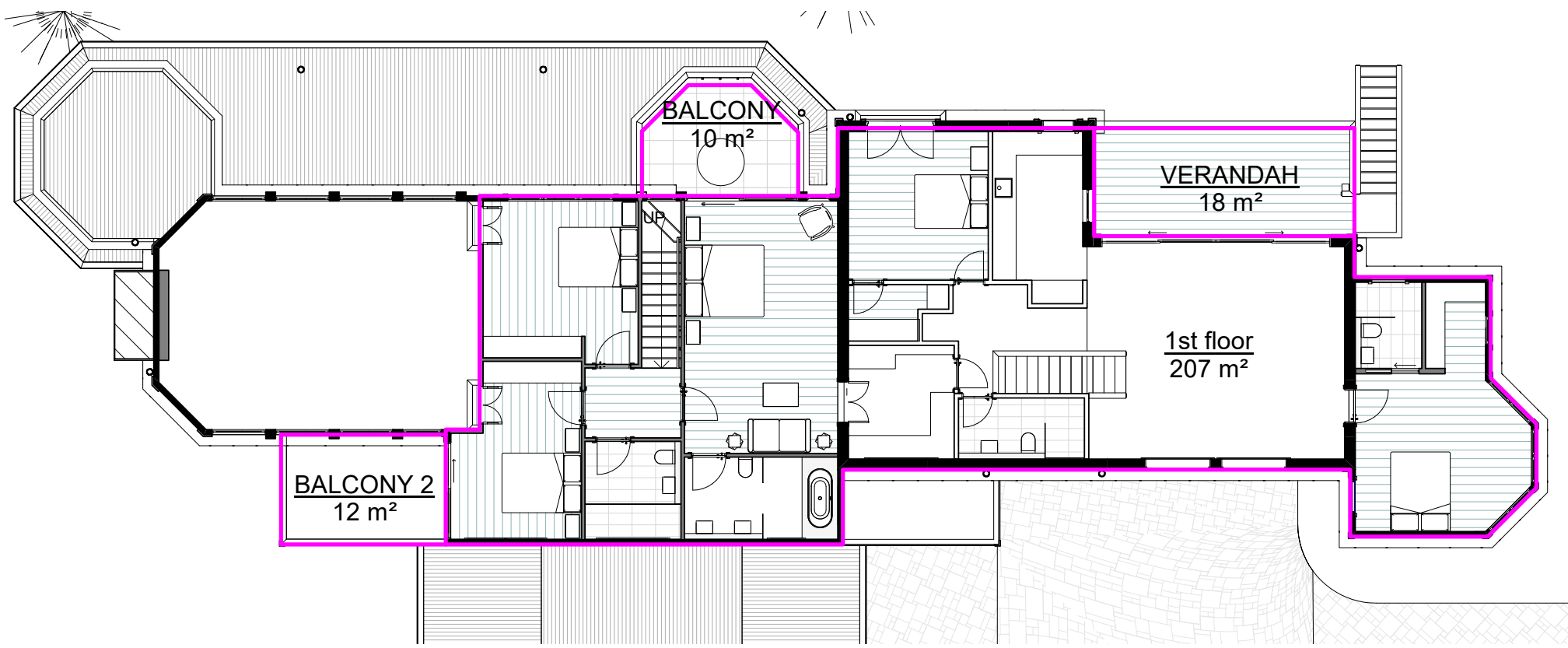
1 Grd Floor Plan GFA
1:200



2 1st floor GFA
1:200



3 Grd floor Area Plan
1:150



4 1st Floor Area Plan
1:150

LANDSCAPE	
SITE AREA:	3244m2
PROPOSED DEEP SOIL LANDSCAPE (MIN 30%):	2125m2(65.50%)
HARD LANDSCAPE:	520m2 (16.02%)

FSR (CALCULATION BASED ON GROSS FLOOR AREA)	
GRD FLOOR FSR:	332m2
1ST FLOOR FSR:	199m2
TOTAL:	531m2 (FSR 0.16:1)

FLOOR AREA	
GROUND FLOOR:	331m2
ALFRESCO:	41m2
GARAGE:	81m2
POOL & CABANA:	148m2
1ST FLOOR:	207m2
VERANDAH:	18m2
BALCONY:	10m2
BALCONY 2:	12m2
TOTAL:	848m2

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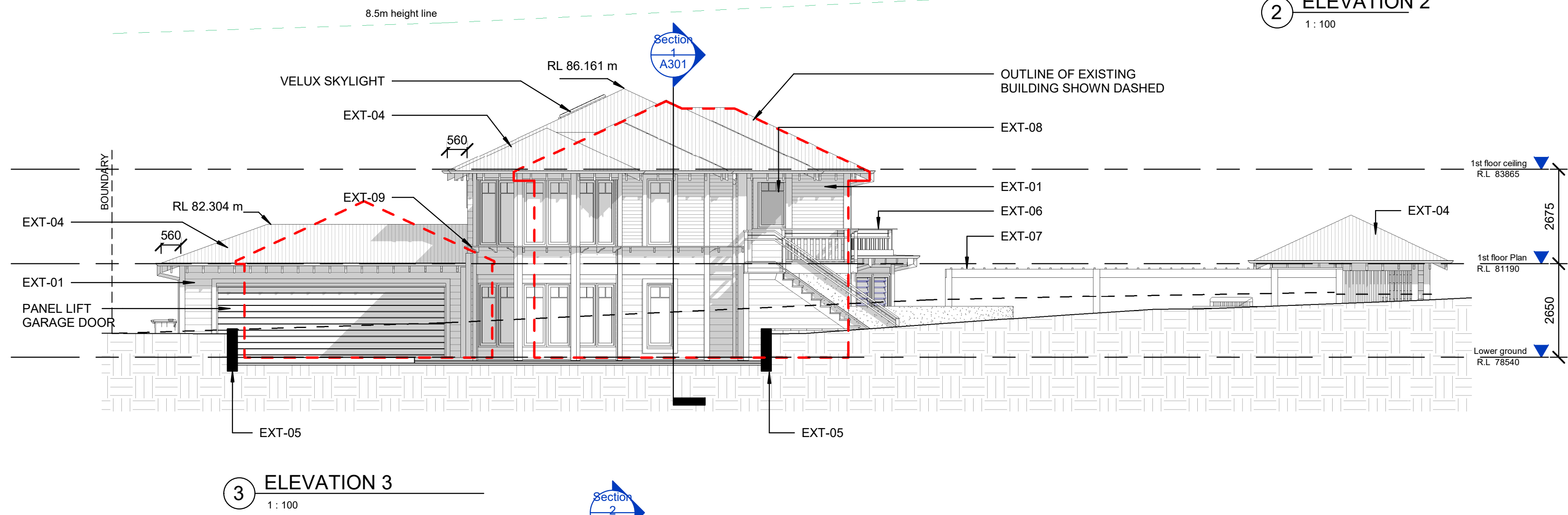
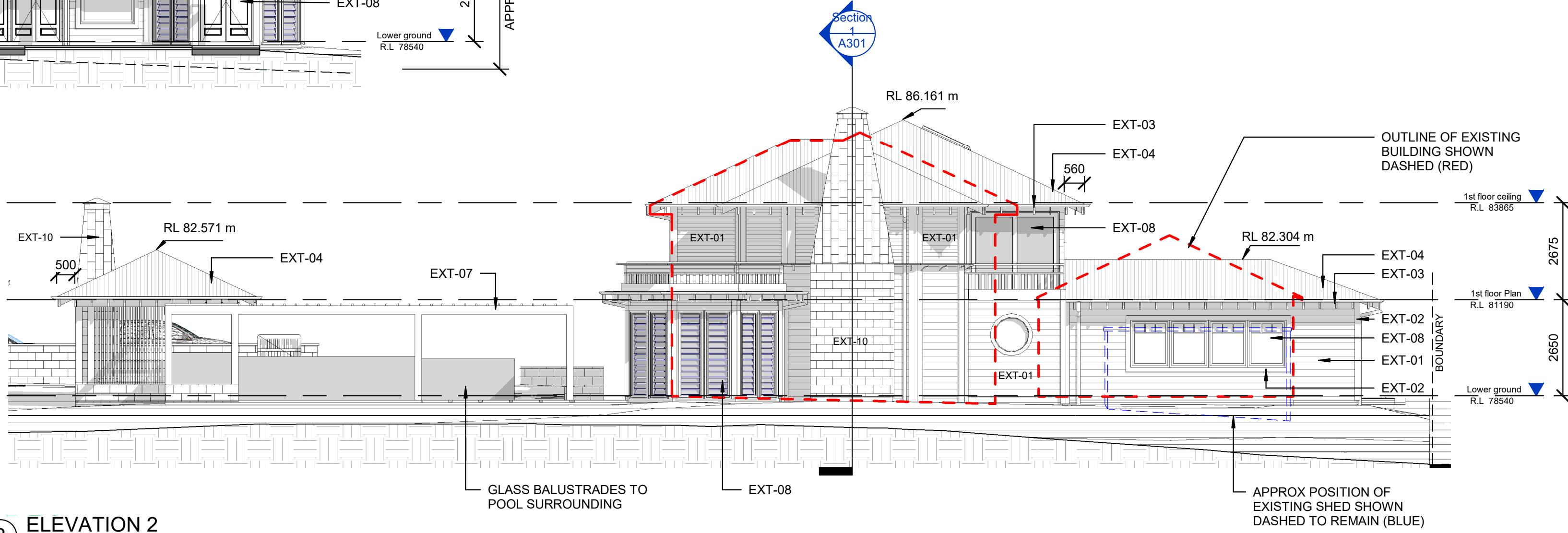
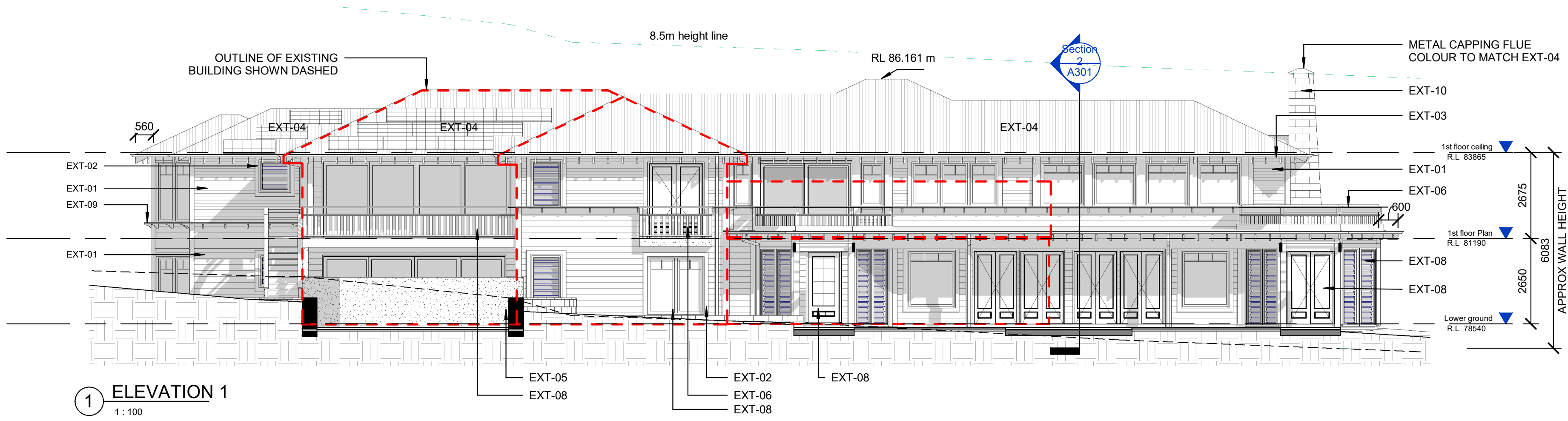
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	AREA PLAN	

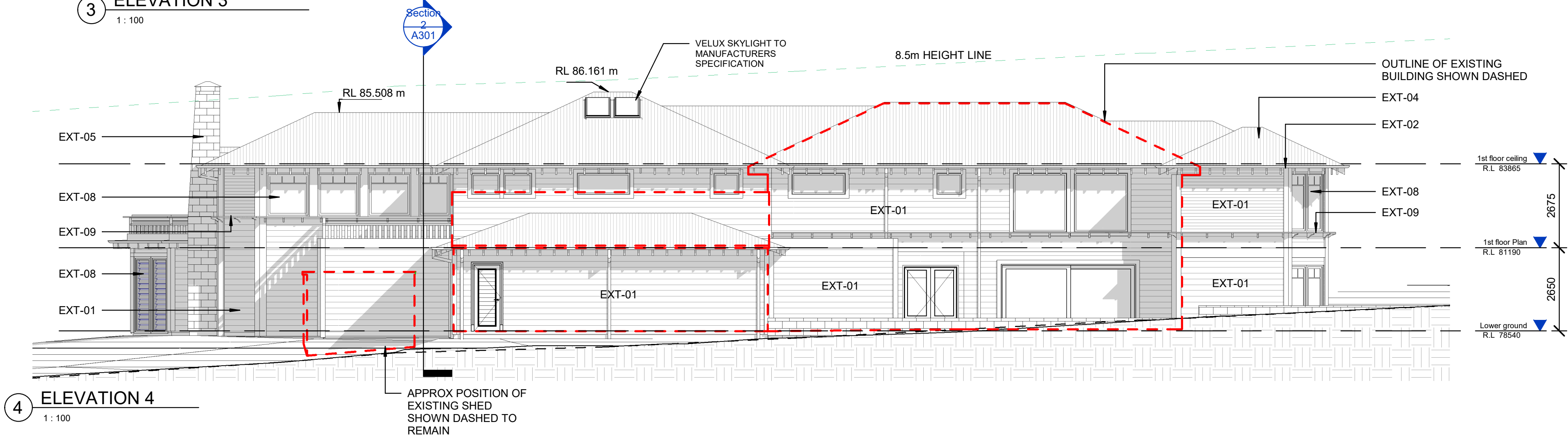
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File Path		C:\WBDO\2020_clients\2020_02_Toursounoglou\00 - Architectural Plans\020 - Toursounoglou\01 - Toursounoglou.rvt			
Drawn By	JS	Checked By	-	Approved By	WB
Scale @ A1 As indicated					
Drawing Number	A203			Issue	C

BUSHFIRE NOTE:
Proposed alteration and Addition is in a bushfire affected area.
Refer to Bushfire report for details.
Consultant: Bush Fire Planning Services.
Reference No: 2890
Date: 29.06.20
Level of Compliance: BAL-19 and BAL-12.5



External Finishes Schedule

Code	Description
EXT-01	Scyon Linea 180mm: 4200x180x16 mm (code 403912) external weatherboard cladding, Painted 'Porters Paint: Grey pepper
EXT-02	External window trim surround: Axent Trim 89mm x 38mm (code 404402); painted finish 'Dulux Whisper White'
EXT-03	Eave Treatment, Raked eave lining with Scyon Axon cladding 133mm grained, expose rafters ends, 150mm Half Round Colorbond Ultra gutter 'Colorbond; Windspray', eave lining painted Dulux weathershield including rafter tails - 'Dulux Whisper White'
EXT-04	Custom Orb profile roof 'Colorbond; Windspray'
EXT-05	Masonry block retaining wall; Cement rendered finish.
EXT-06	Painted Design Pine timber balustrade to detail - handrail and balusters painted 'Dulux Whisper White'
EXT-07	Timber posts & Pergolas painted finish 'Dulux Whisper white'
EXT-08	Aluminium framed windows and doors; Powdercoated finish; Colour: White
EXT-09	280 x 20 Design Pine Sill board & brackets under; Painted finish: Dulux 'Whisper White'
EXT-10	Masonry block retaining wall; Sandstone cladding.
NOTE: -All colour's to be confirmed and signed off prior to purchase of painting or coating finished surfaces.	



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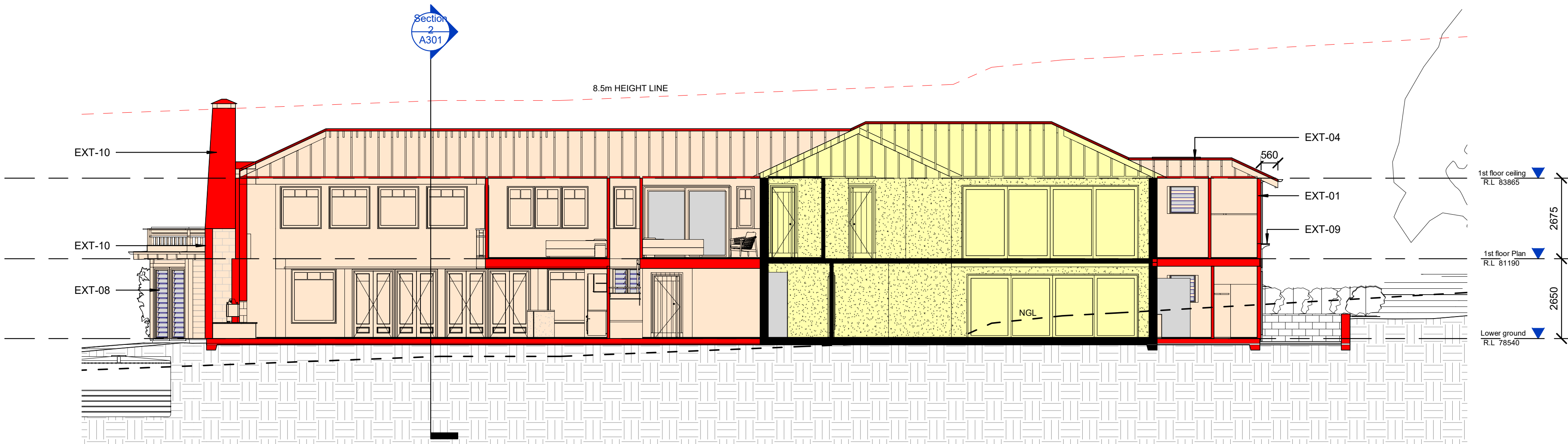


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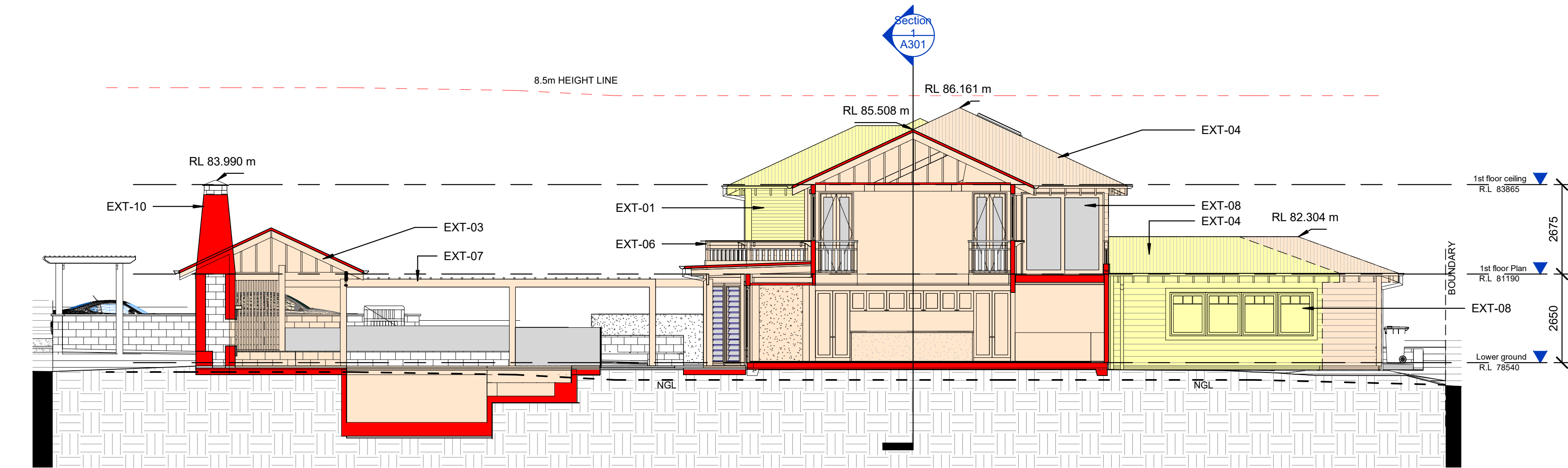
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	ELEVATIONS	

Print Date & Time	16/09/2020 10:07:39 AM	
File Path	C:\WBDO\2020_client\2020_02_Toursounoglou\00 - Architectural Plans\A301-Toursounoglou.rvt	
Drawn By	JS	Checked By - Approved By WB
Scale @ A1 As indicated		
Drawing Number	A300	Issue C



1 Section 1
1 : 100



2 Section 2
1 : 100

External Finishes Schedule

Code	Description
EXT-01	Scyon Linea 180mm: 4200x180x16 mm (code 403912) external weatherboard cladding, Painted ' Porters Paint: Grey pepper
EXT-02	External window trim surround: Axent Trim 89mm x 38mm (code 404402); painted finish ' Dulux Whisper White
EXT-03	Eave Treatment, Raked eave lining with Scyon Axon cladding 133mm grained, expose rafters ends: 150mm Half Round Colorbond Ultra gutter ' Colorbond; Windspray ', eave lining painted Dulux weathershield including rafter tails - ' Dulux Whisper White
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EXT-09	280 x 20 Design Pine Sill board & brackets under; Painted finish: Dulux 'Whisper White'
EXT-10	Masonry block retaining wall; Sandstone cladding.

NOTE:
-All colour's to be confirmed and signed off prior to purchase of painting or coating finished surfaces.

Colour	Description
	EXISTING FLOOR AREA MODIFIED
	NEW FLOOR AREA
	EXISTING WALLS
	NEW WALLS / FLOOR

BUSHFIRE NOTE:
Proposed alteration and Addition is in a bushfire affected area.
Refer to Bushfire report for details.
Consultant: Bush Fire Planning Services.
Reference No: 2890
Date: 29.06.20
Level of Compliance: BAL-19 and BAL-12.5

DMN Assessor # 12/1472	Certificate # 0005149109-01	Issued: 27/08/20
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Thermal Performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications 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 project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents					
Windows	Product ID	Glass	Frame	U value	SHGC Area M² Detail
		Single Clear	Aluminium	6.7 0.57	W1.1
		Double Clear	Aluminium	4.8 0.51	Awning, Casement
		Double Clear	Aluminium	4.8 0.59	All other Windows & Doors
Skylights	Product ID	Glass	Frame	U value	SHGC Area M² Detail
Velux		Double Low-E	Timber	2.6 0.24	As per plans
Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Insulation	Colour – solar abs.	Detail	
Brick Cavity / Timber Cladding		R1.0 EPS	Medium – SA 0.475–0.7	Insulation External on Brick (Existing)	
Timber Cladding		R2.0 Bulk	Medium – SA 0.475–0.7	As per plans (New)	
Internal walls	Construction	Insulation	Detail		
Plasterboard on Studs		None	As per plans	Garage	
Plasterboard on Studs		R2.0 Bulk	Garage	As per plans	
Brick Plasterboard		None	As per plans	Existing First Floor	
Brick Cavity Plasterboard		None	As per plans	New First Floor	
Floors	Construction	Insulation	Covering	Detail	
Concrete		None	None	Garage	
Concrete		None	Ceramic Tiles / Timber	Existing First Floor	
Timber		None	Ceramic Tiles / Timber	New First Floor	
Ceilings	Construction	Insulation	Detail		
Plasterboard		R3.0 Bulk	Metal Roof / Terrace Above Only	As per plans	
Concrete		None	As per plans	As per plans	
Roof	Construction	Insulation	Colour – solar abs.	Detail	
Metal Deck		R1.0 Anticon	Medium – SA 0.475–0.7	As per plans	
Concrete		R3.0 Bulk	Medium – SA 0.475–0.7	Family Terrace (Insulation in Ceiling Below)	
Overshadowing	Overshadowing structures			Overshadowing trees	

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	10
Terrain category:	Suburban
Seals to windows and doors:	Yes
Exhaust fans sealed:	Yes
Lighting plan provided:	No
Recessed downlights:	No

Walter Barda Design

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www.walterbardadesign.com ABN: 48 072 136 513
Office: 02 9264 4240



Revisions		
No.	Description	Date
A	PLANS ISSUED TO COLCO	27.07.20
B	PLANS ISSUED FOR BASIX CERTIFICATE	27.08.20
C	PLANS ISSUE FOR DA	09.09.20

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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	SECTIONS	

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Scale @ A1 As indicated					
Drawing Number	A301			Issue	
				C	



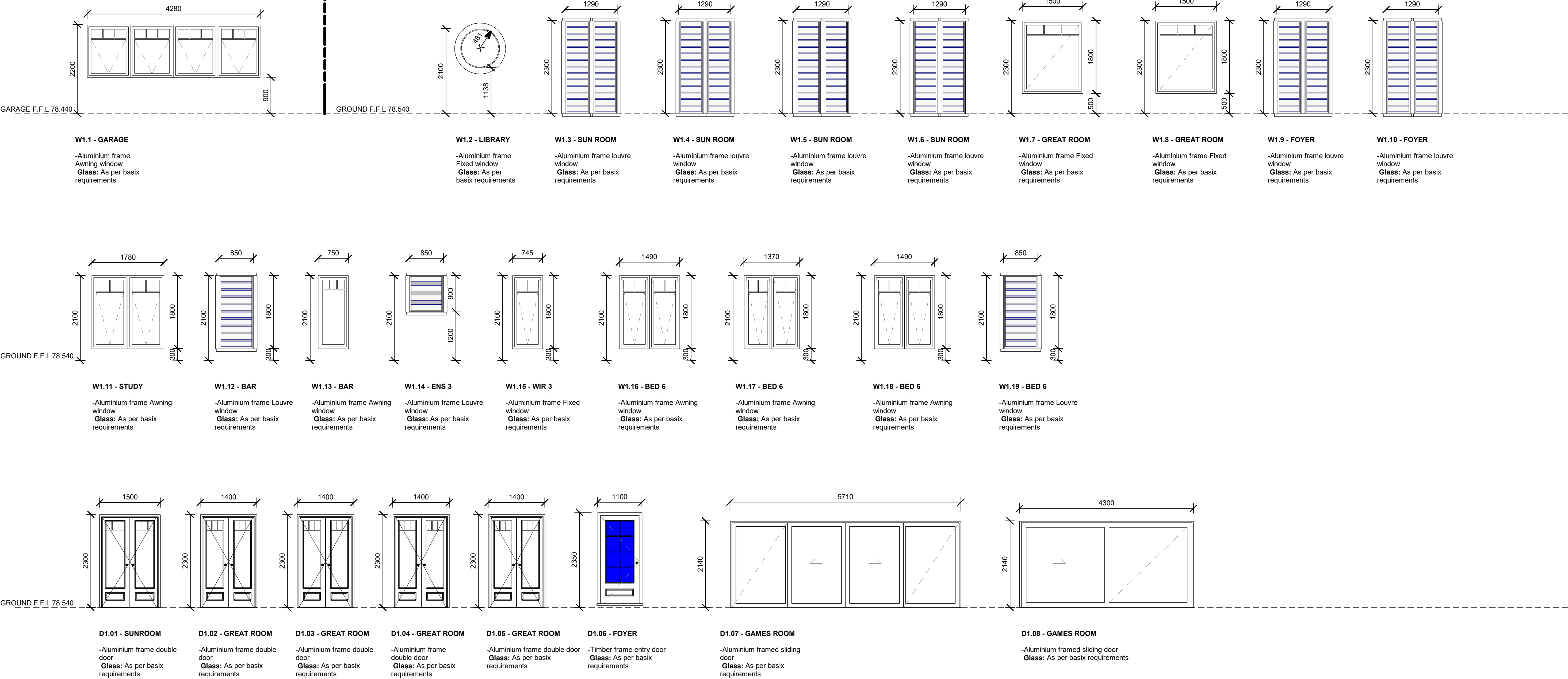
Revisions		
No.	Description	Date
A	PLANS ISSUED TO COLCO	27.07.20
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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	3D	

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Drawn By	JS	Checked By - Approved By WB
Scale @ A1		
Drawing Number	A400	Issue C

GROUND FLOOR



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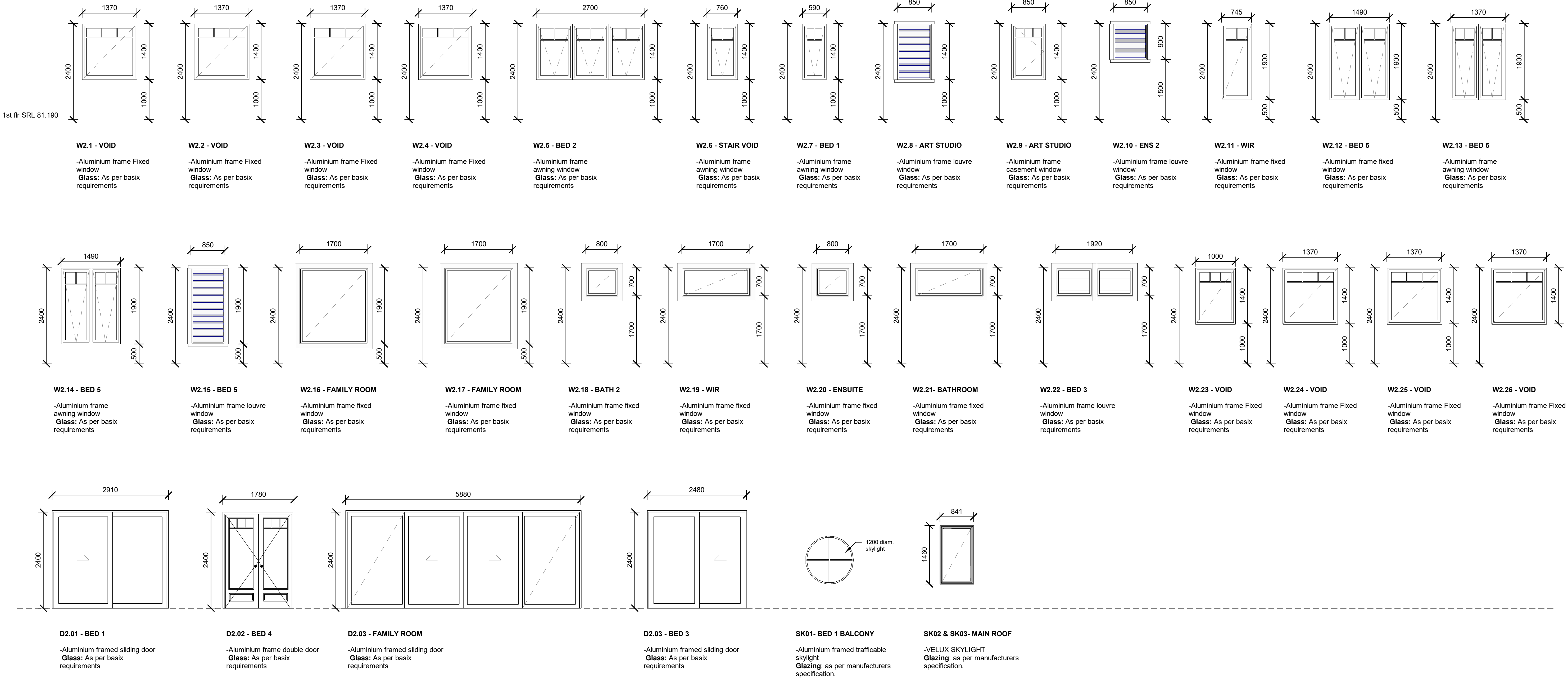
Revisions		
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A	PLANS ISSUED FOR BASIX CERTIFICATE	27.08.20

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Project Number	2020_02	1107 OXFORD FALLS ROAD, OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	Ext. Grd Flr Window/Door Schedule	

Print Date & Time		16/09/2020 10:08:20 AM	
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Drawn By	JS	Checked By	-
		Approved By	WB
Scale @ A1 1 : 50			
Drawing Number	A500		Issue
			A

1st FLOOR



Revisions		
No.	Description	Date
A	PLANS ISSUED FOR BASIX CERTIFICATE	27.08.20

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Project Number	2020_02	1107 OXFORD FALLS ROAD. OXFORD FALLS NSW 2100
Project Status	DA	
Sheet	Ext. 1st flr Window & Door Schedule	

Print Date & Time	16/09/2020 10:08:28 AM		
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Drawing Number	A501		Issue
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