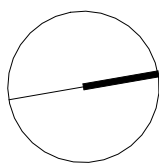
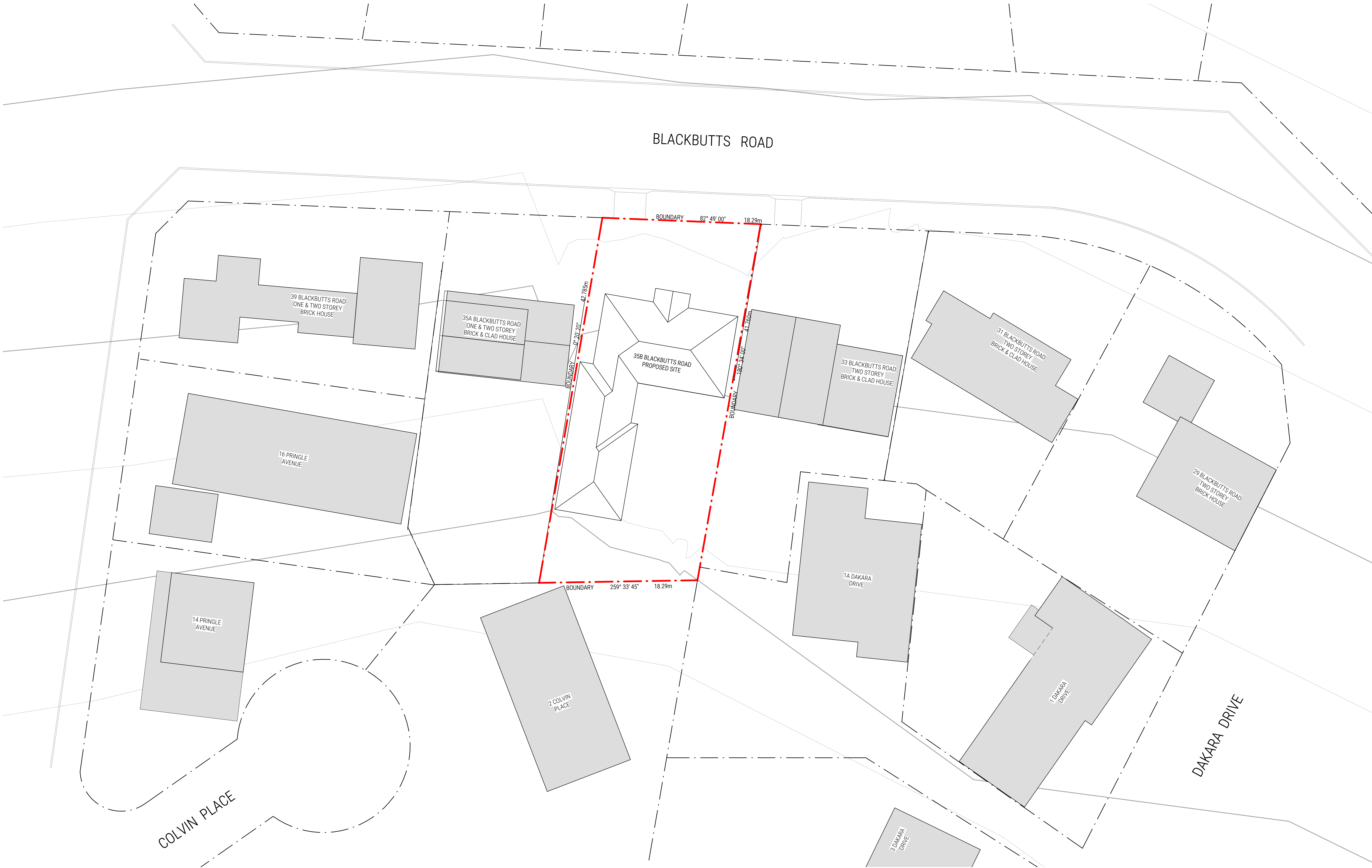


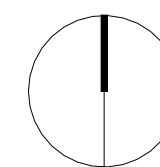
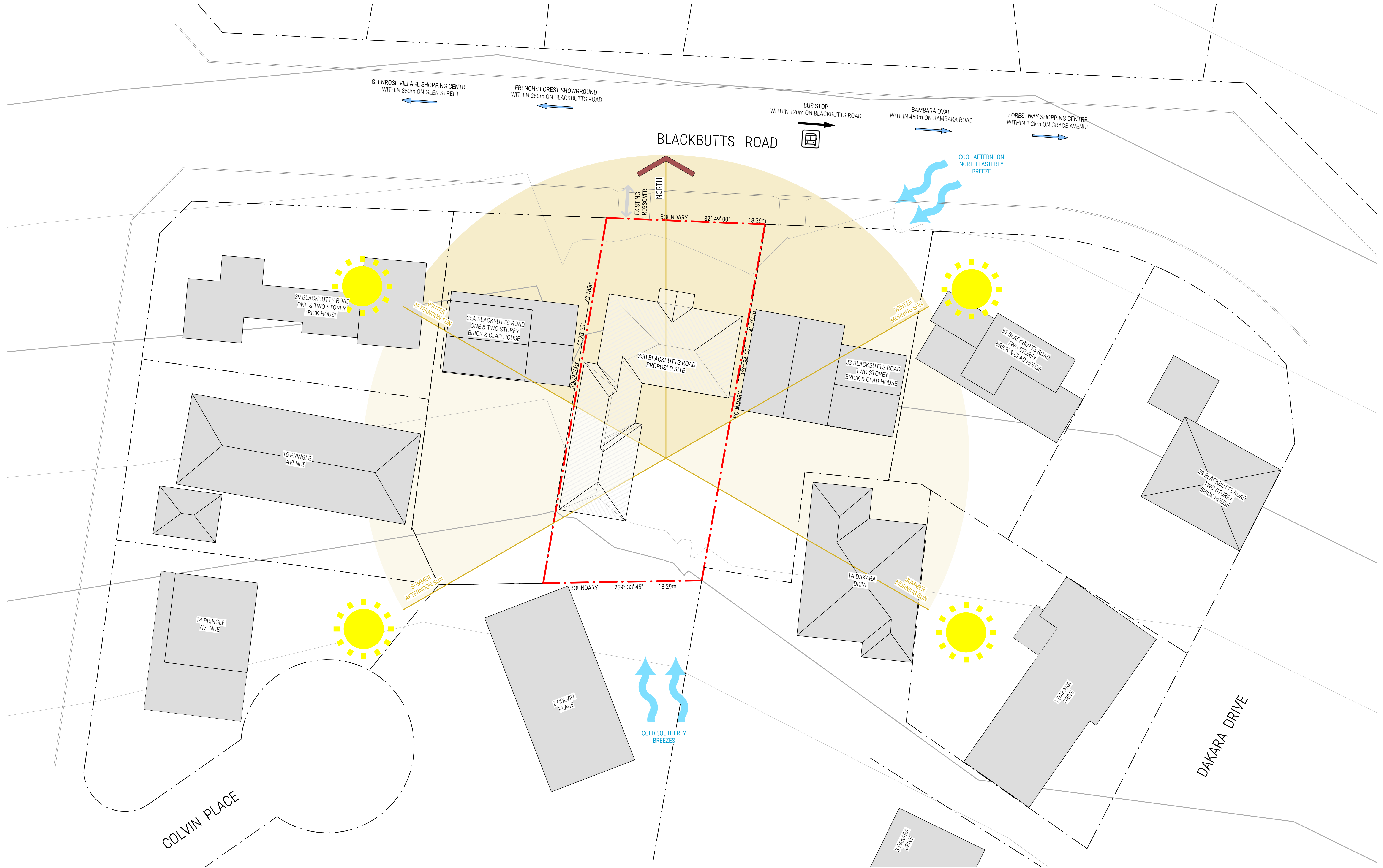


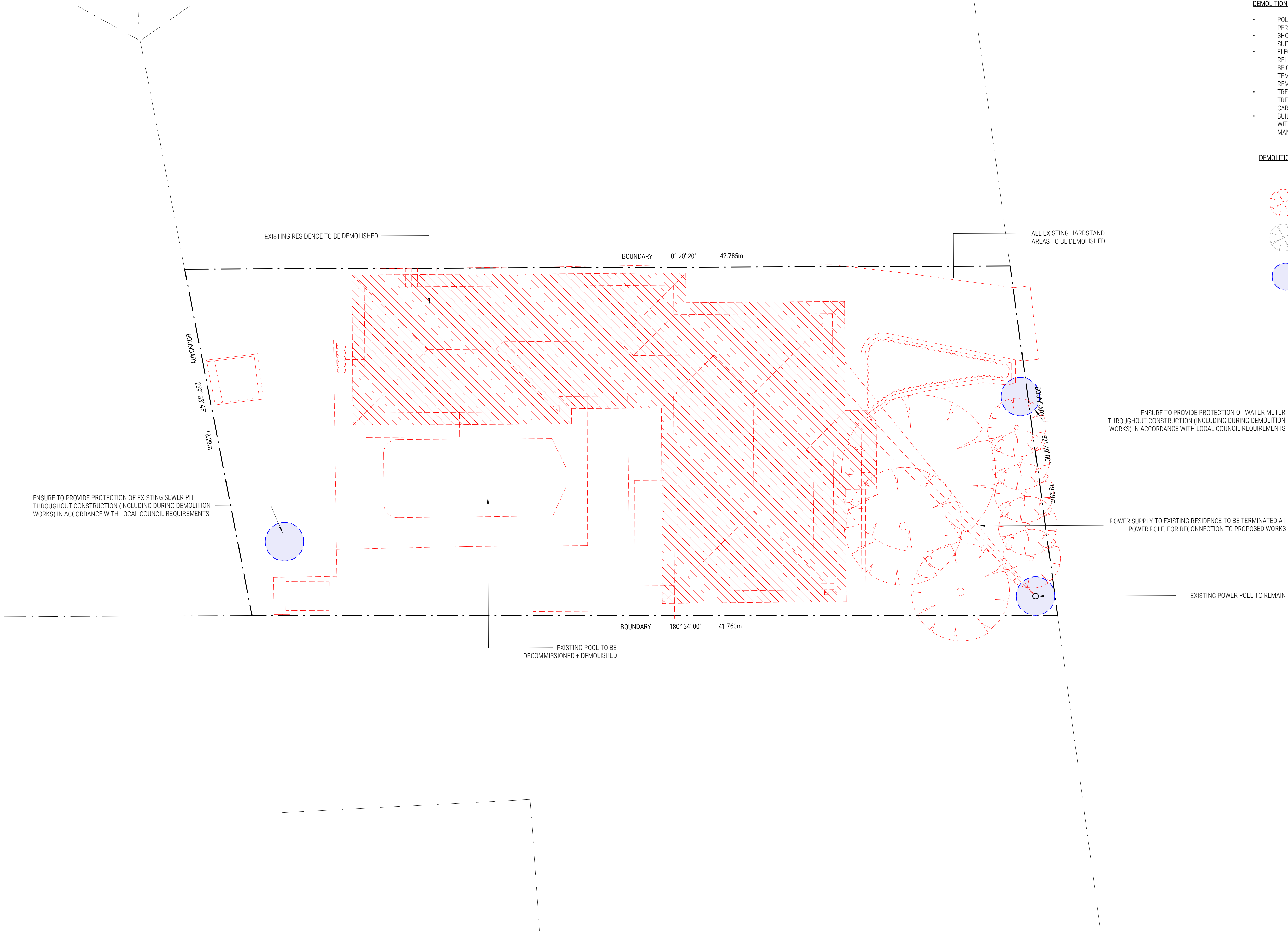
| NUMBER | SHEET NAME | REVISION |
|--------|---|----------|
| DA000 | COVER PAGE | 2 |
| DA005 | 3D VIEWS | 2 |
| DA010 | EXISTING SITE PLAN | 2 |
| DA020 | SITE ANALYSIS | 2 |
| DA030 | DEMOLITION PLAN | 2 |
| DA040 | PROPOSED SITE PLAN | 2 |
| DA100 | GROUND FLOOR PLAN | 2 |
| DA101 | LEVEL 1 PLAN | 2 |
| DA104 | ROOF PLAN | 2 |
| DA200 | SECTIONS | 2 |
| DA300 | ELEVATIONS - SHEET 1 | 2 |
| DA301 | ELEVATIONS - SHEET 2 | 2 |
| DA400 | AREA CALCULATIONS | 2 |
| DA500 | SHADOW DIAGRAMS - 9AM JUNE 21ST | 2 |
| DA502 | SHADOW DIAGRAMS - 12PM JUNE 21ST | 2 |
| DA503 | SHADOW DIAGRAMS - 3PM JUNE 21ST | 2 |
| DA600 | VIEWS FROM SUN - JUNE 21ST (9AM - 11AM) | 2 |
| DA601 | VIEWS FROM SUN - JUNE 21ST (12PM - 2PM) | 2 |
| DA602 | VIEWS FROM THE SUN - JUNE 21ST (3PM) | 2 |
| DA800 | 8.5m HEIGHT PLANE | 2 |

ISSUE FOR DEVELOPMENT
APPLICATION







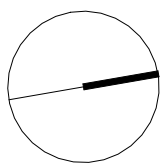


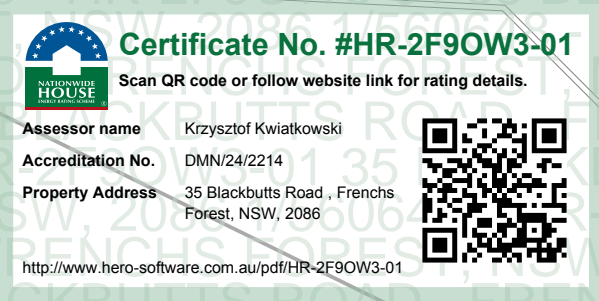
DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

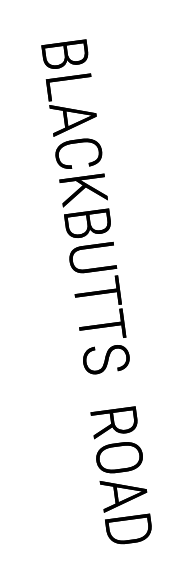
- = DEMOLISHED STRUCTURE
- = DEMOLISHED TREE
- = TREE TO BE RETAINED
- = ASSET PROTECTION ZONE





| | | | |
|--|--|--|--|
| May 2025 | | BSA Reference: 21161 | |
| Building Sustainability Assessments | | Ph: (02) 4962 3439 | |
| enquiries@buildingsustainability.net.au | | www. buildingsustainability.net.au | |
| 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 then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. | | | |
| Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with. | | | |
| Thermal Performance Specifications (does not apply to garage) | | | |
| External Wall Construction | | Added Insulation | |
| Cavity Brick | | R1.3 | |
| Lightweight | | R2.7 | |
| Internal Wall Construction | | Added Insulation | |
| Plasterboard on studs | | R2.7 to walls adjacent to roof space and garage | |
| Cavity Brick (party walls) | | None | |
| Ceiling Construction | | Added Insulation | |
| Plasterboard | | R7.0 to ceilings adjacent to roof space & decks above | |
| Roof Construction | | Added Insulation | |
| Colour (Solar Absorptance) | | Light 0.30 | |
| Metal | | Foil + R1.3 blanket | |
| Floor Construction | | Covering | |
| Concrete | | As drawn (if not noted default values used) | |
| Concrete | | As drawn (if not noted default values used) | |
| Timber | | As drawn (if not noted default values used) | |
| None | | None | |
| Windows | | Glass and frame type | |
| Performance glazing Type A | | U value | |
| Performance glazing Type B | | SHGC Range | |
| Area sq m | | As drawn | |
| Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors | | Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres | |
| Skylights | | Glass and frame type | |
| U | | SHGC | |
| Area sq m | | Detail | |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified | | | |
| Shade elements | | (eaves, verandahs, awnings etc) | |
| All shade elements modelled as drawn | | | |
| Ceiling Penetrations | | (downlights, exhaust fans, flues etc) | |
| Downlights are modelled as IC rated with insulation fitted over the fixtures | | | |
| All exhaust fans are modelled as sealed | | | |
| Ceiling Fans used in the Modelling and to be installed in the following areas: | | | |
| 1x 1400mm to each bedroom; 2x 1400mm to living areas (living & dining) - U01 only. | | | |

| | | | |
|---|---|-------------------------------|---------------|
| 35 Blackbutts Road Frenchs Forest | | | |
| SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT | | | |
| 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 | | | |
| WATER COMMITMENTS | | | |
| Fixtures | | | |
| 4 Star Shower Heads | Yes (> 6 but <= 7.5 L/min) | | |
| 4 Star Kitchen / Basin Taps | Yes | 4 Star Toilet | Yes |
| Alternative Water | | | |
| Minimum Tank Size (L) | 2000 | Collected from Roof Area (m2) | 60 |
| Tank Connected To: | | | |
| All Toilets | Yes | Laundry W/M Cold Tap | Yes |
| One Outdoor Tap | Yes | | |
| THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans | | | |
| ENERGY COMMITMENTS | | | |
| Hot Water | Gas Instantaneous | 6 Star | |
| Cooling System | Living | 1 Phase A/C Ducted | EER 3.0 - 3.5 |
| | Bedrooms | 1 Phase A/C Ducted | EER 3.0 - 3.5 |
| Heating System | Living | 1 Phase A/C Ducted | EER 3.0 - 3.5 |
| | Bedrooms | 1 Phase A/C Ducted | EER 3.0 - 3.5 |
| Ventilation | 1 x Bathroom | Fan ducted to exterior | Manual on/off |
| | Kitchen | Fan ducted to exterior | Manual on/off |
| | Laundry | Fan ducted to exterior | Manual on/off |
| Natural Lighting | Window/Skylight in Kitchen | No | |
| | Window/Skylight in Bathrooms/Toilets | Yes to | 1 |
| OTHER COMMITMENTS | | | |
| Outdoor clothes line | Yes | | |
| Stove/Oven | Gas cooktop & electric oven | | |
| Alternative Energy | Photovoltaic System: 1.1 kW to each unit | | |
| Pool | Max Vol: 14 KL, no heating, pump with timer, pool cover | | |






T4, 5 Geelong Street,
Fyshwick ACT 2609

E: scott@walsharchitects.com.au
P: 0466 049 880

Nominated Architect : Scott Walsh
ACT 2624



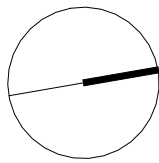
| REV NO. | DESCRIPTION | REV DATE | GROUND FLOOR PLAN | |
|---------|-----------------|------------|-------------------|---------|
| 1 | PRELIMINARY | 29.04.2025 | SHEET NUMBER | DA100 |
| 2 | FOR DA APPROVAL | 26.05.2025 | REVISION | 2 |
| | | | SCALE @ A1 | 1 : 100 |

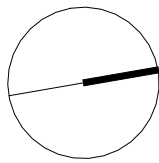
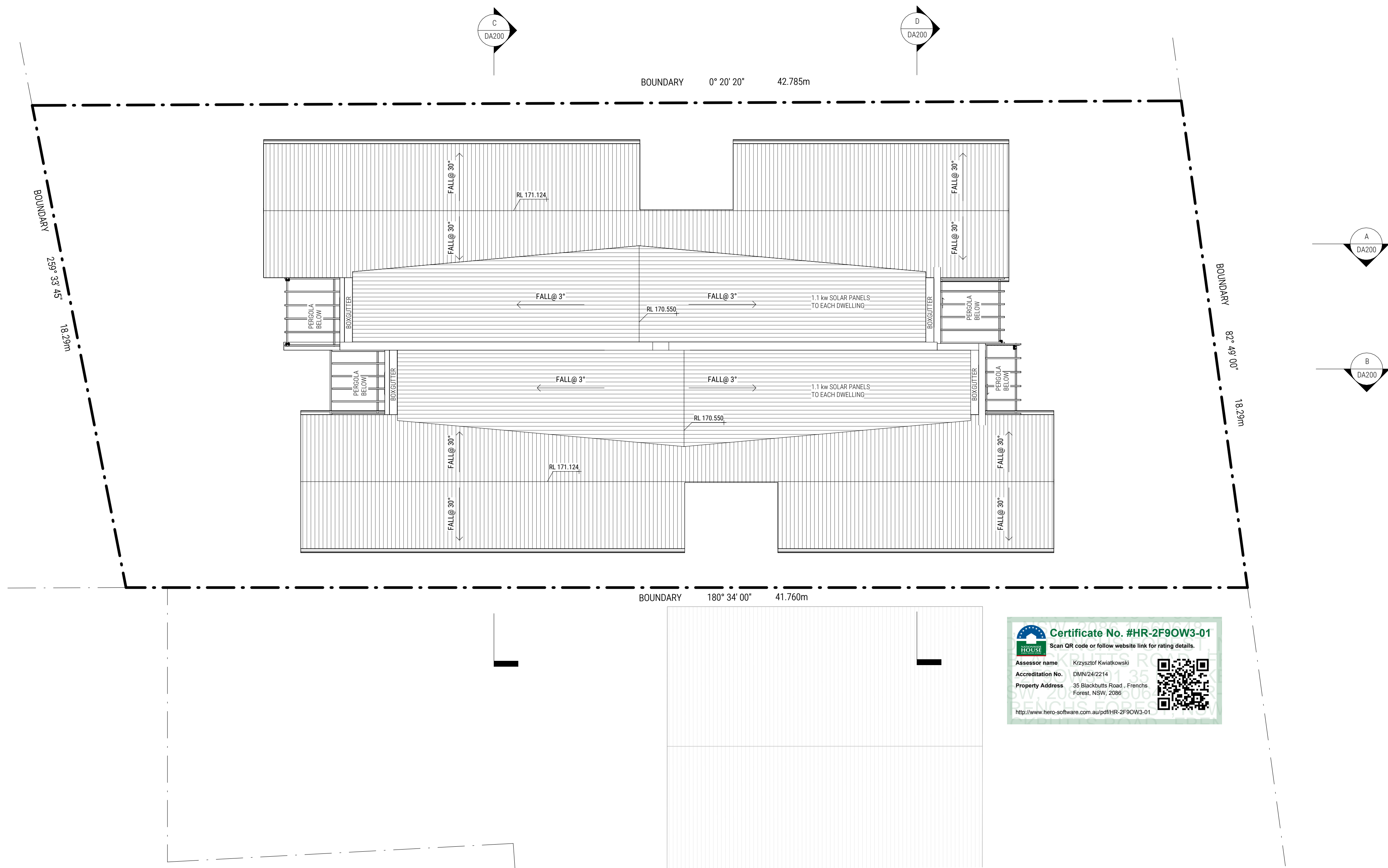
35 BLACKBUTTS RD FRENCHS FOREST

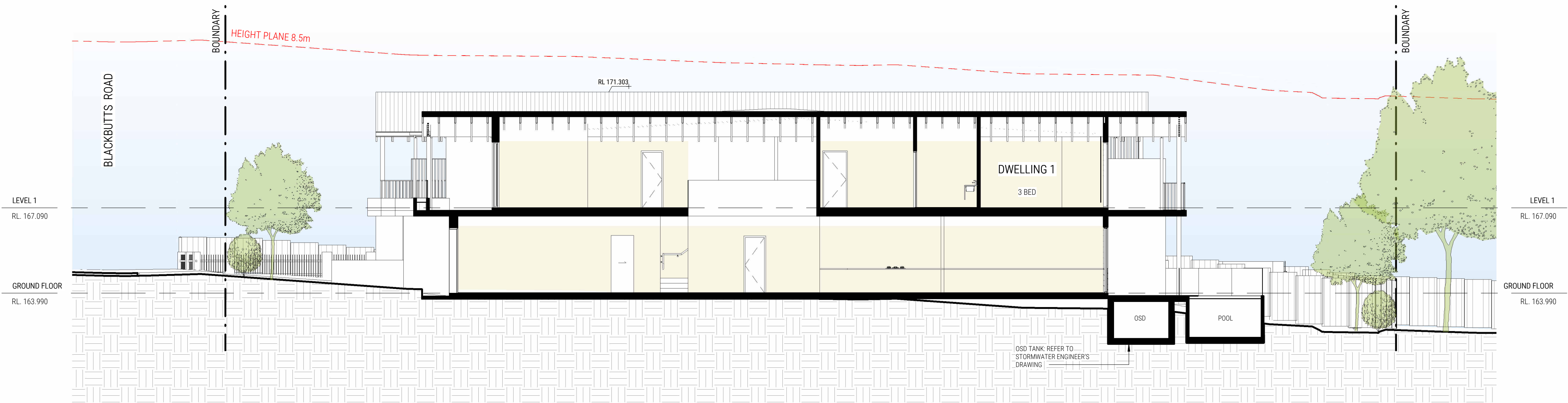


----- MINIMUM GROUND SETBACK REQUIRED BY WARRINGAH DCP 2011

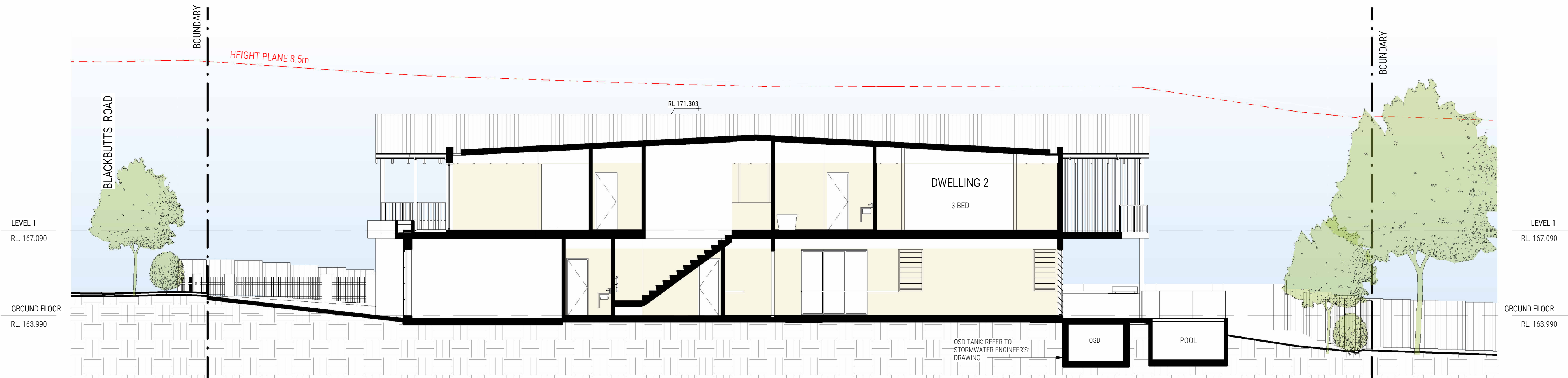
----- MINIMUM LEVEL 1 SETBACK REQUIRED BY WARRINGAH DCP 2011.
ASSUME 6m EAVE HEIGHT FROM NGL.



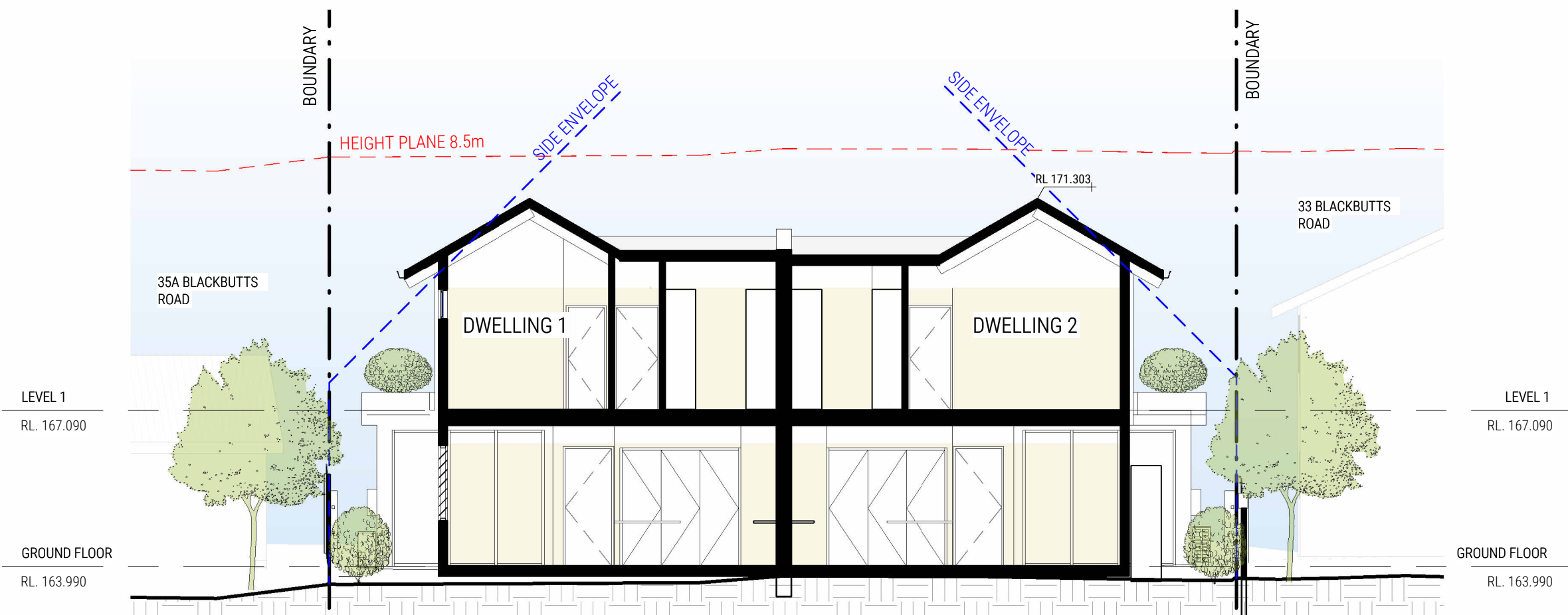




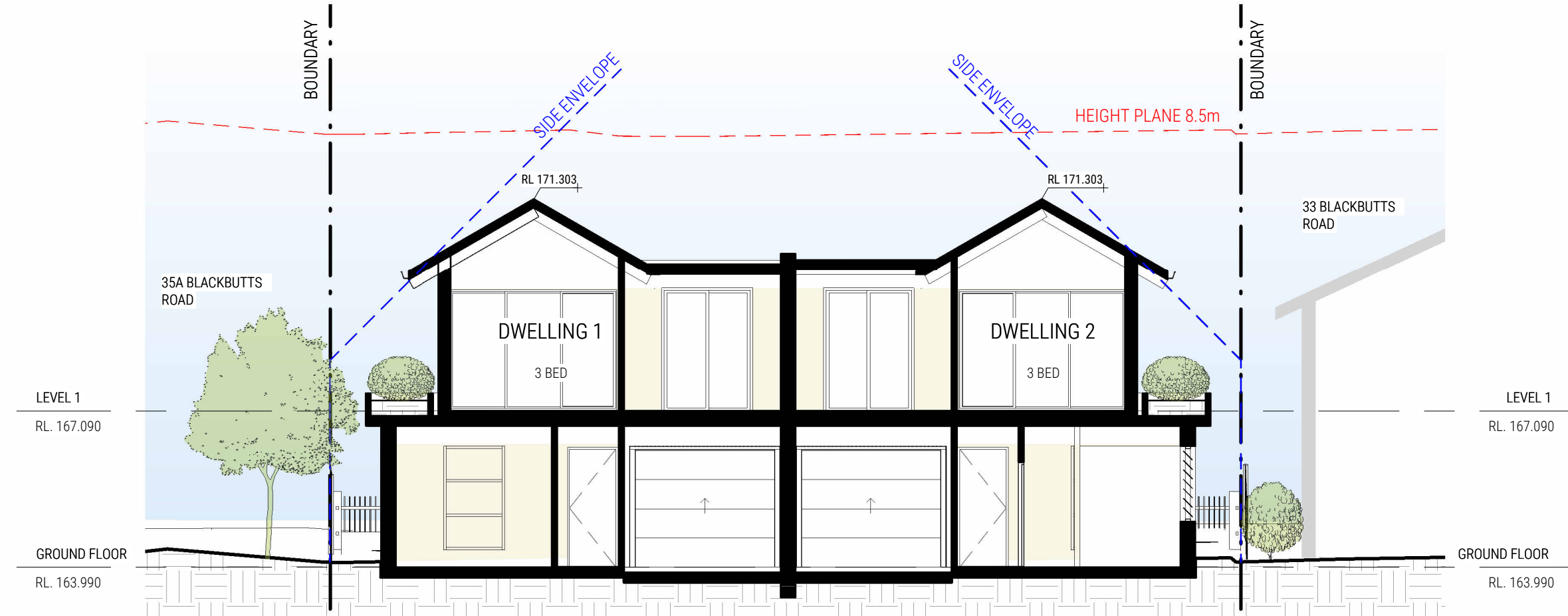
A SECTION A - A
DA200 1:100 @ A1



B SECTION B - B
DA200 1:100 @ A1



C SECTION C - C
DA200 1:100 @ A1



D SECTION D - D
DA200 1:100 @ A1

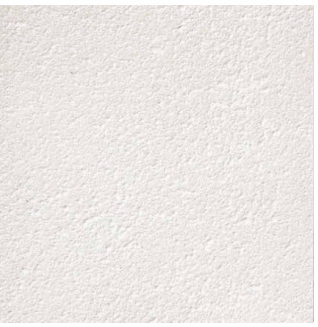


1 NORTH ELEVATION
DA300/ 1:100 @ A1



2 SOUTH ELEVATION
DA300/ 1:100 @ A1

EXTERNAL MATERIAL LEGEND



RE01
TEXTURED RENDER FINISH APPLIED
TO MASONRY BRICKWORK OR
CONCRETE
- WHITE



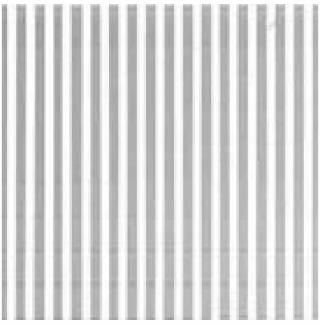
BR01
AUSTRALBRICK
- ACCESS ASH
- OR SIMILAR



CL01
WEATHERBOARD CLADDING
- WHITE



CL02
FIBRE CEMENT SHEET
- WHITE



AL01
BATTENS CLADDING
- WHITE



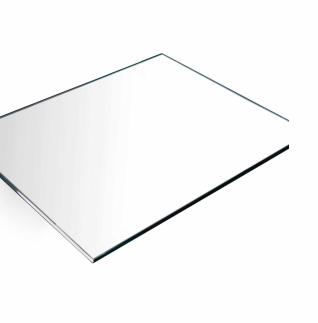
AL02
ALUMINIUM BALUSTRADE
- WHITE



AL03
SLATTED PANEL WITH FRAME
- WHITE



AL04
ALUMINIUM PRIVACY SCREEN
- WHITE



GL01
CLEAR GLAZING
- MATCH BASIX REQUIREMENTS



GL02
TRANSLUCENT GLAZING
- MATCH BASIX REQUIREMENTS



AL05
ALUMINIUM WINDOW & GLAZING
DOOR FRAME
- POWDERCOATED WHITE

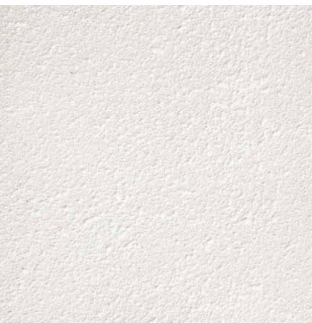


MT01
COLORBOND ROOF SHEETING
- WHITE



MT02
GUTTERS & FLASHING & DOWNPIPES
- WHITE

EXTERNAL MATERIAL LEGEND



RE01
TEXTURED RENDER FINISH APPLIED
TO MASONRY BRICKWORK OR
CONCRETE
- WHITE



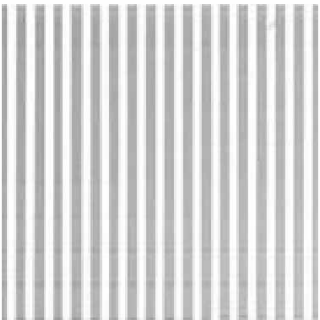
BR01
AUSTRALBRICK
- ACCESS ASH
- OR SIMILAR



CL01
WEATHERBOARD CLADDING
- WHITE



CL02
FIBRE CEMENT SHEET
- WHITE



AL01
BATTENS CLADDING
- WHITE



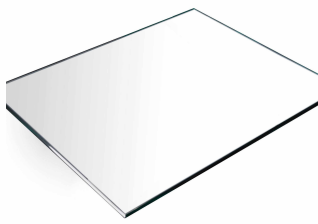
AL02
ALUMINIUM BALUSTRADE
- WHITE



AL03
SLATTED PANEL WITH FRAME
- WHITE



AL04
ALUMINIUM PRIVACY SCREEN
- WHITE



GL01
CLEAR GLAZING
- MATCH BASIX REQUIREMENTS



GL02
TRANSLUCENT GLAZING
- MATCH BASIX REQUIREMENTS



AL05
ALUMINIUM WINDOW & GLAZING
DOOR FRAME
- POWDERCOATED WHITE



MT01
COLORBOND ROOF SHEETING
- WHITE



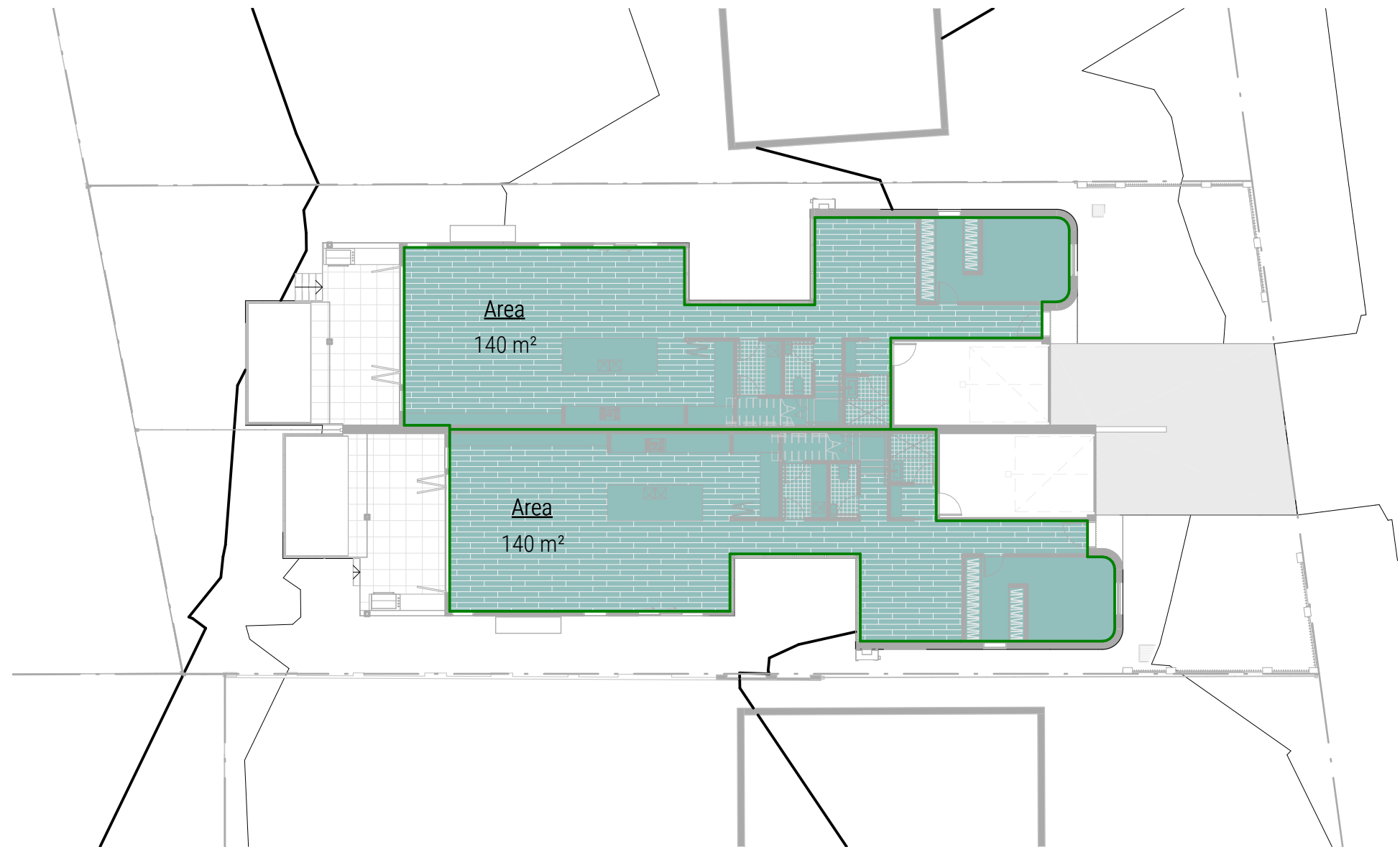
MT02
GUTTERS & FLASHING & DOWNPIPES
- WHITE



1 EAST ELEVATION
DA301/ 1:100 @ A1



2 WEST ELEVATION
DA301/ 1:100 @ A1

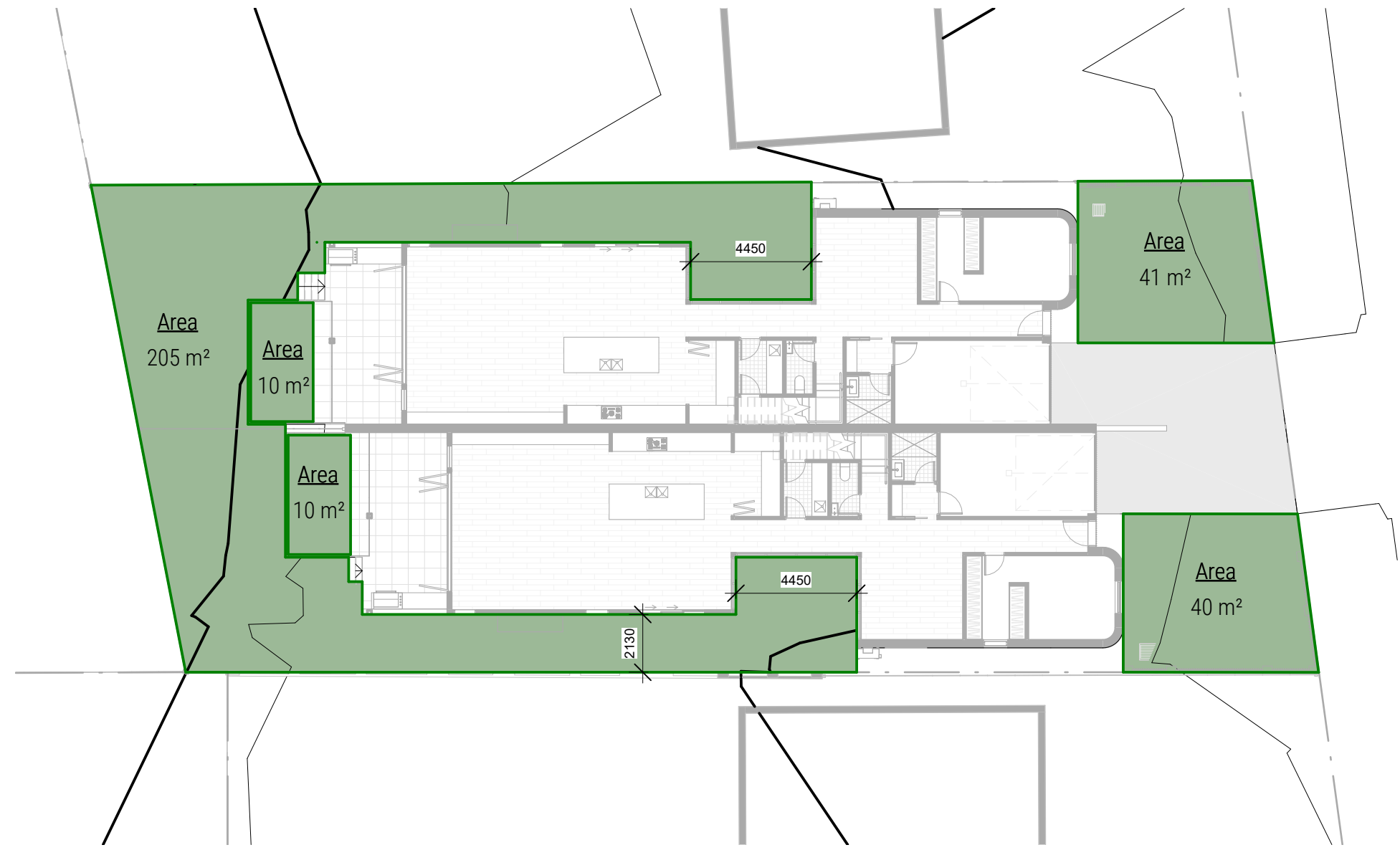


1 GFA - GROUND FLOOR
DA400/ 1 : 200 @ A1



2 GFA - LEVEL 1
DA400/ 1 : 200 @ A1

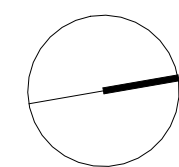
| AREA SCHEDULE - GFA | | |
|---------------------|--------------|------|
| Area | Level | FSR |
| 140 m² | GROUND FLOOR | 0.18 |
| 128 m² | LEVEL 1 | 0.17 |
| 128 m² | LEVEL 1 | 0.17 |
| 140 m² | GROUND FLOOR | 0.18 |
| 535 m² | | 0.70 |



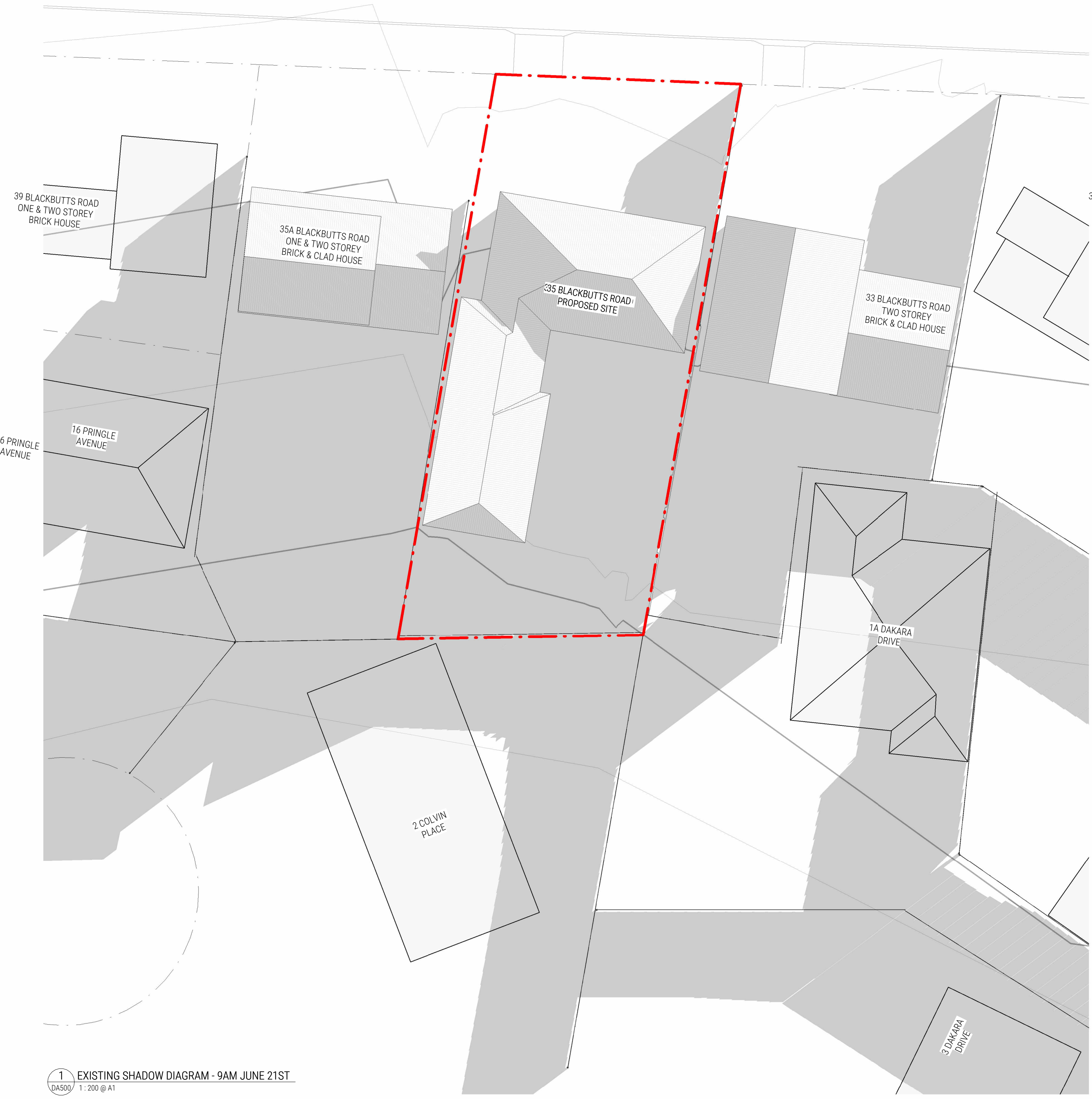
3 LANDSCAPED AREAS
DA400/ 1 : 200 @ A1

WARRINGAH DEVELOPMENT CONTROL PLAN (2011)
MIN. LANDSCAPED OPEN SPACE AREA = 40% x SITE AREA
= 305 m²
(DCP MAP LANDSCAPED OPEN SPACE AND BUSHLAND
SETTING)
MIN. WIDTH = 2M

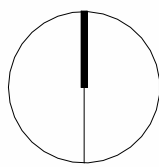
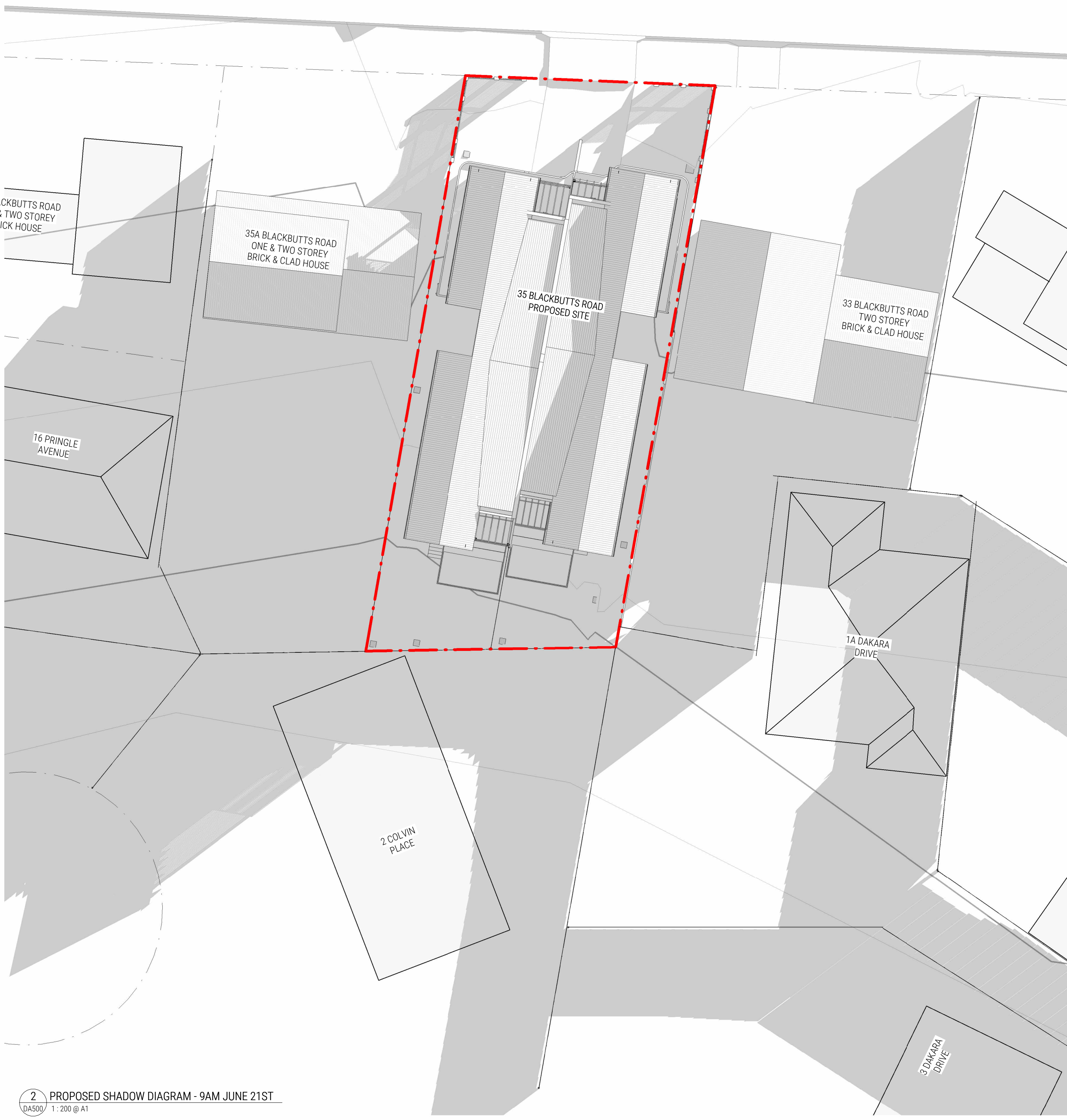
| LANDSCAPE AREA SCHEDULE | |
|-------------------------|----------------------------|
| AREA | LANDSCAPED OPEN SPACE AREA |
| 305 m² | 40.0% |

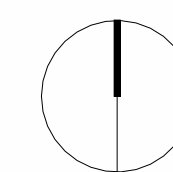
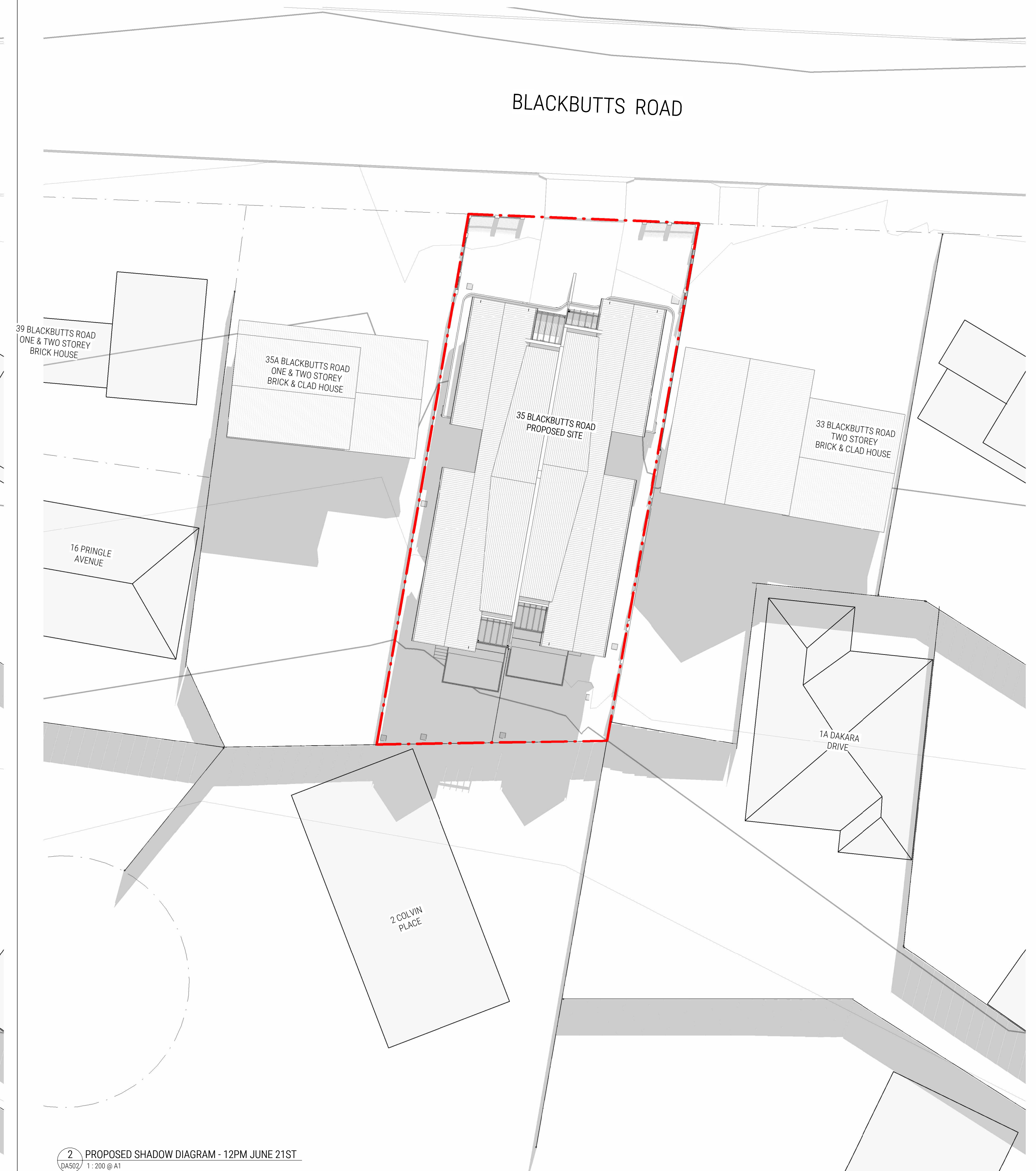
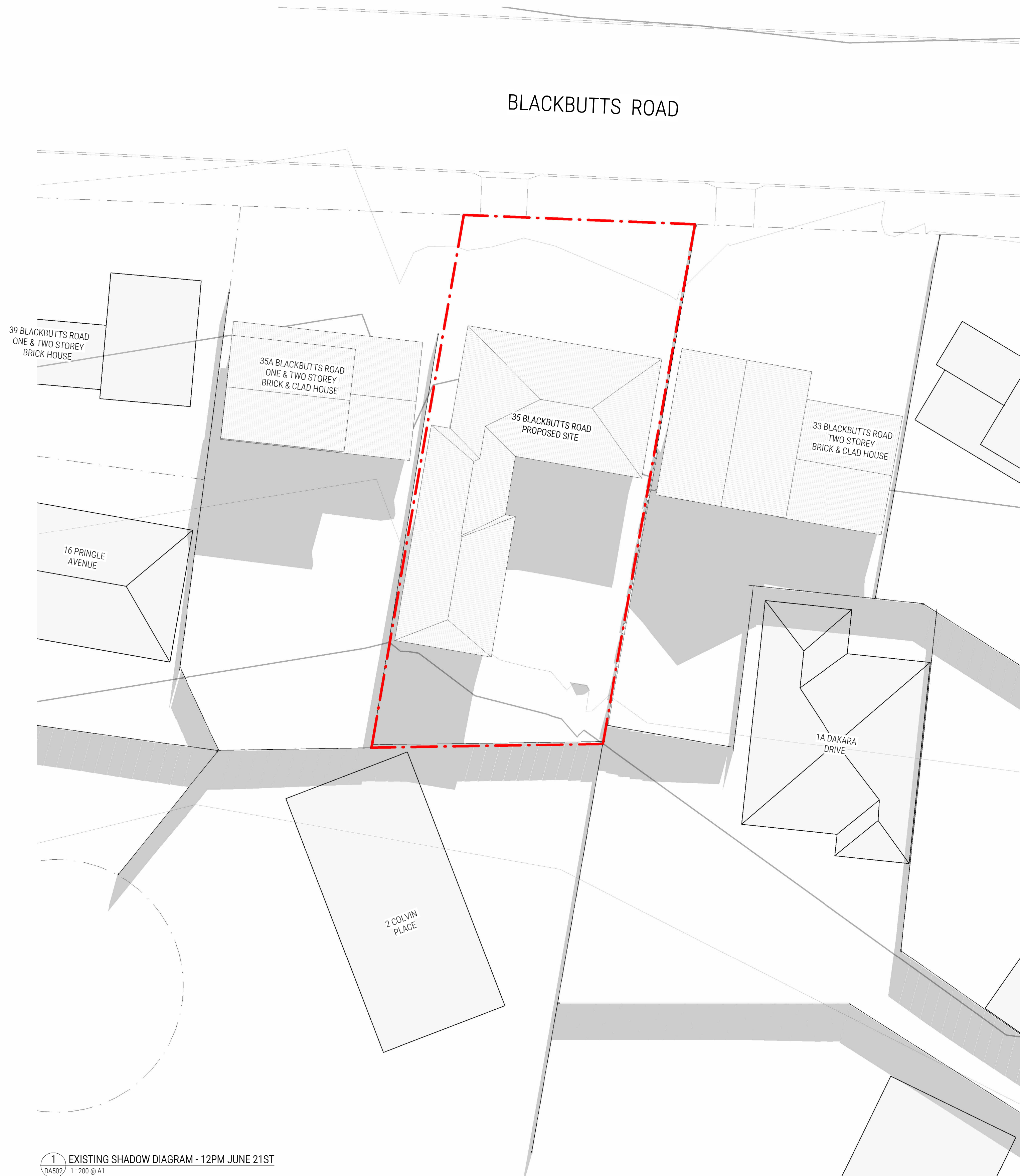


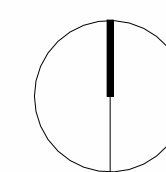
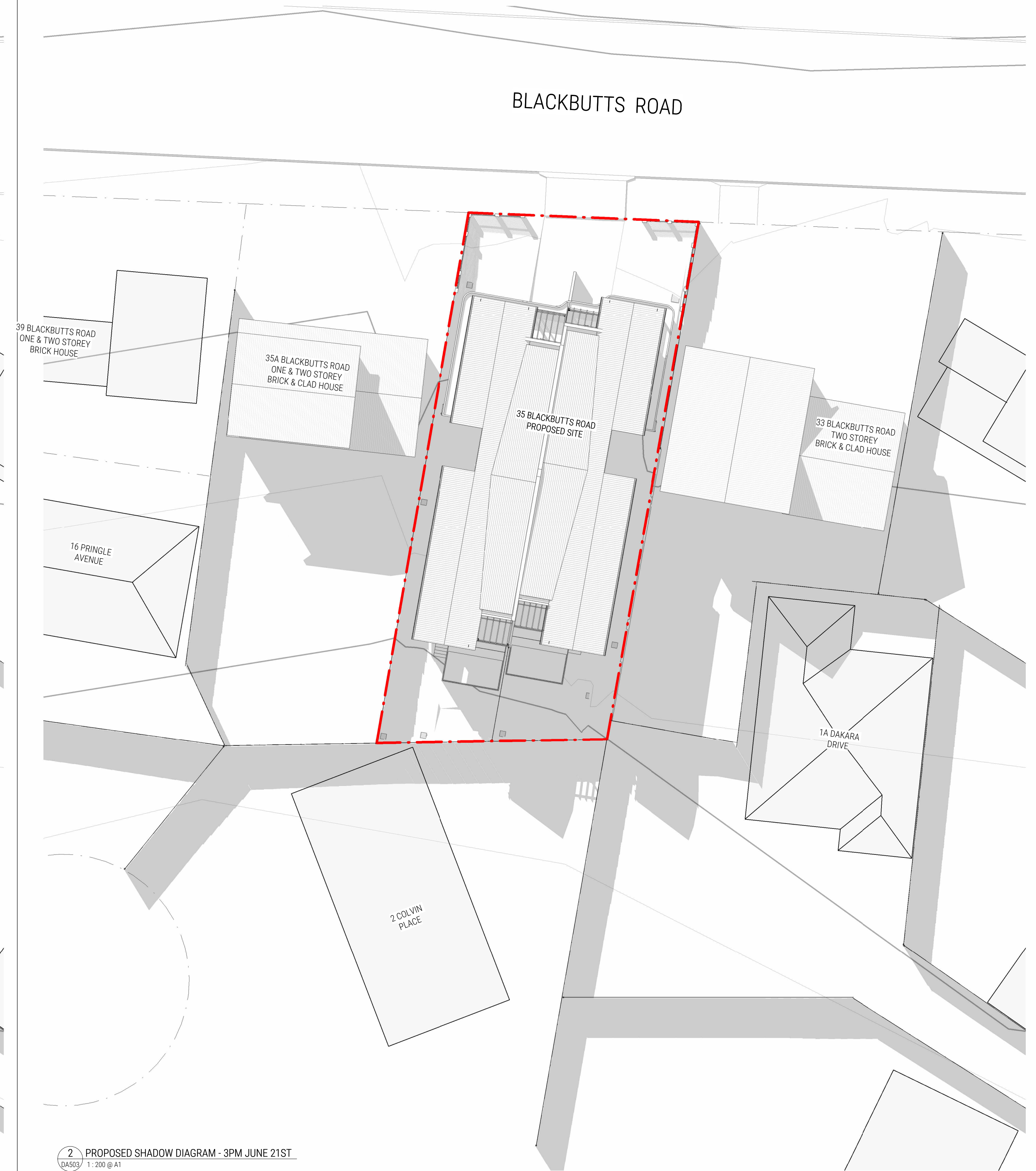
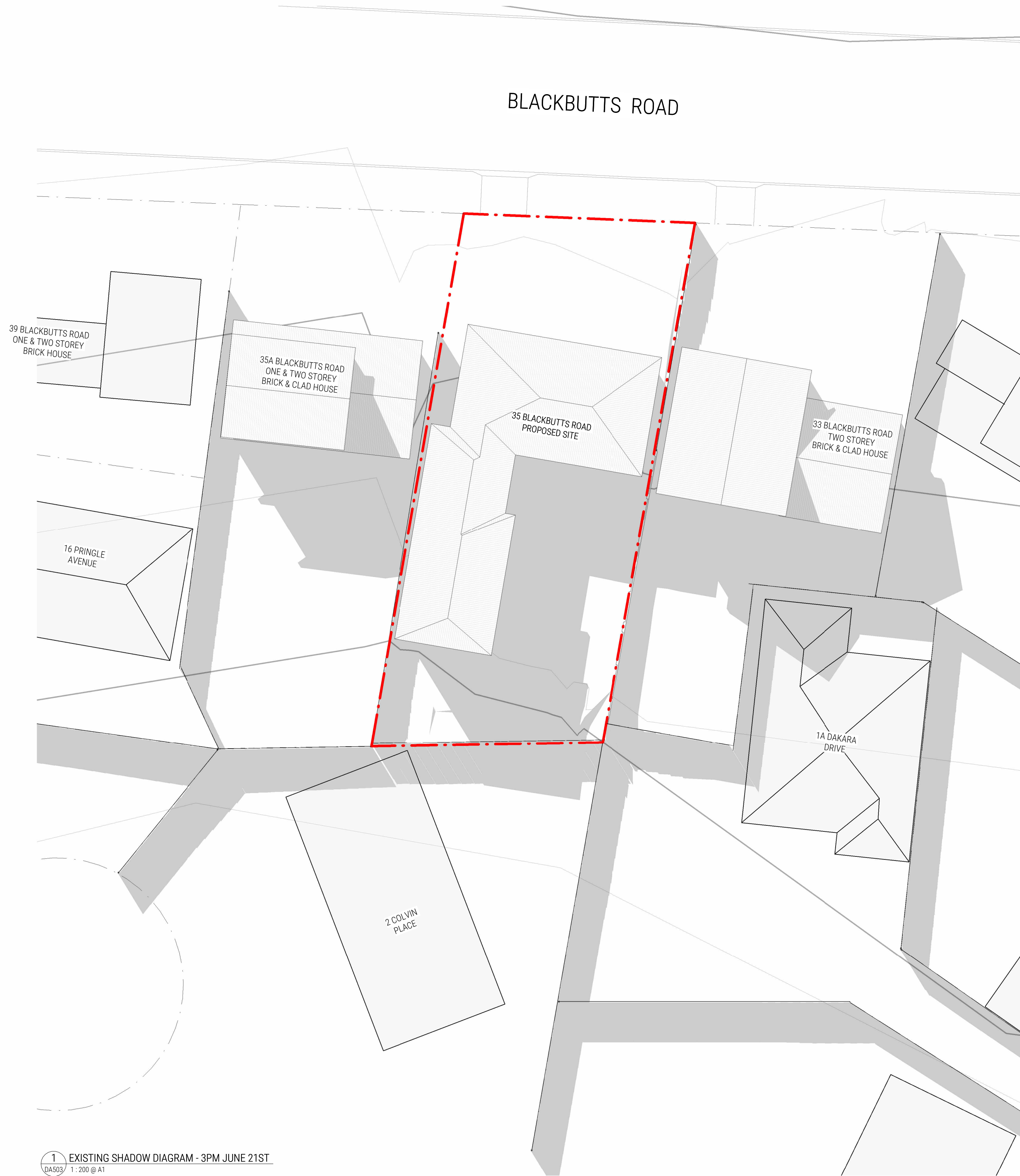
BLACKBUTTS ROAD

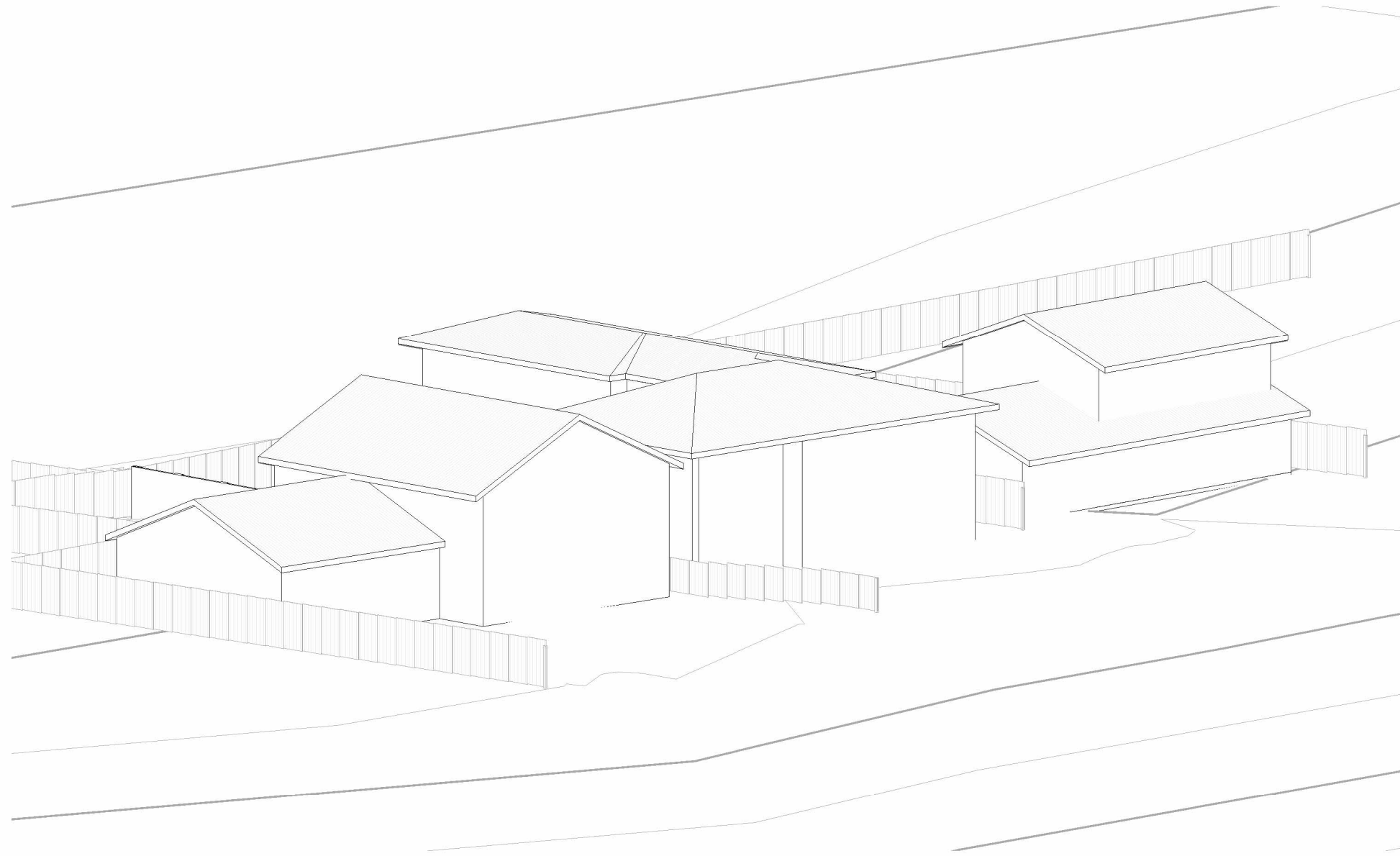


BLACKBUTTS ROAD

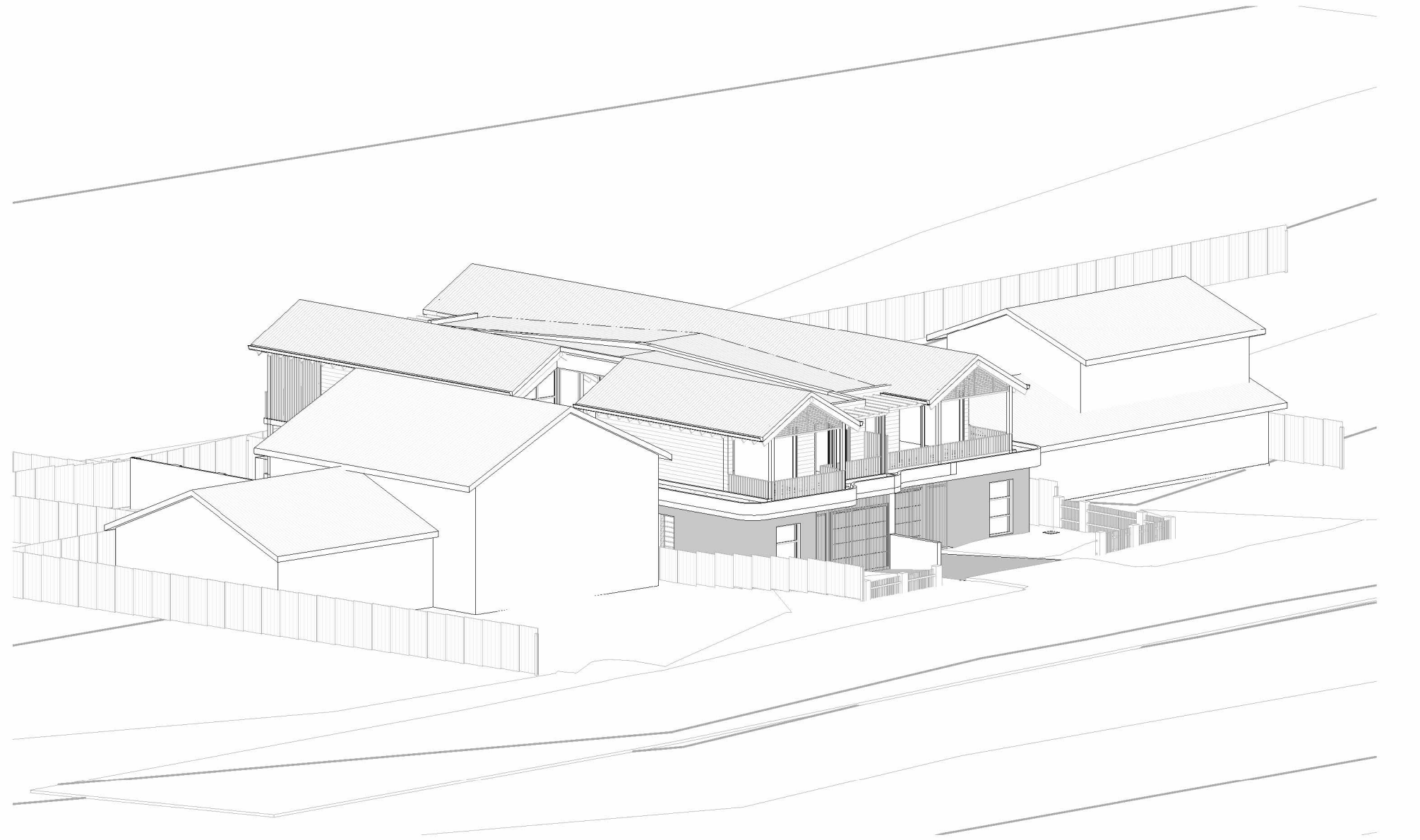




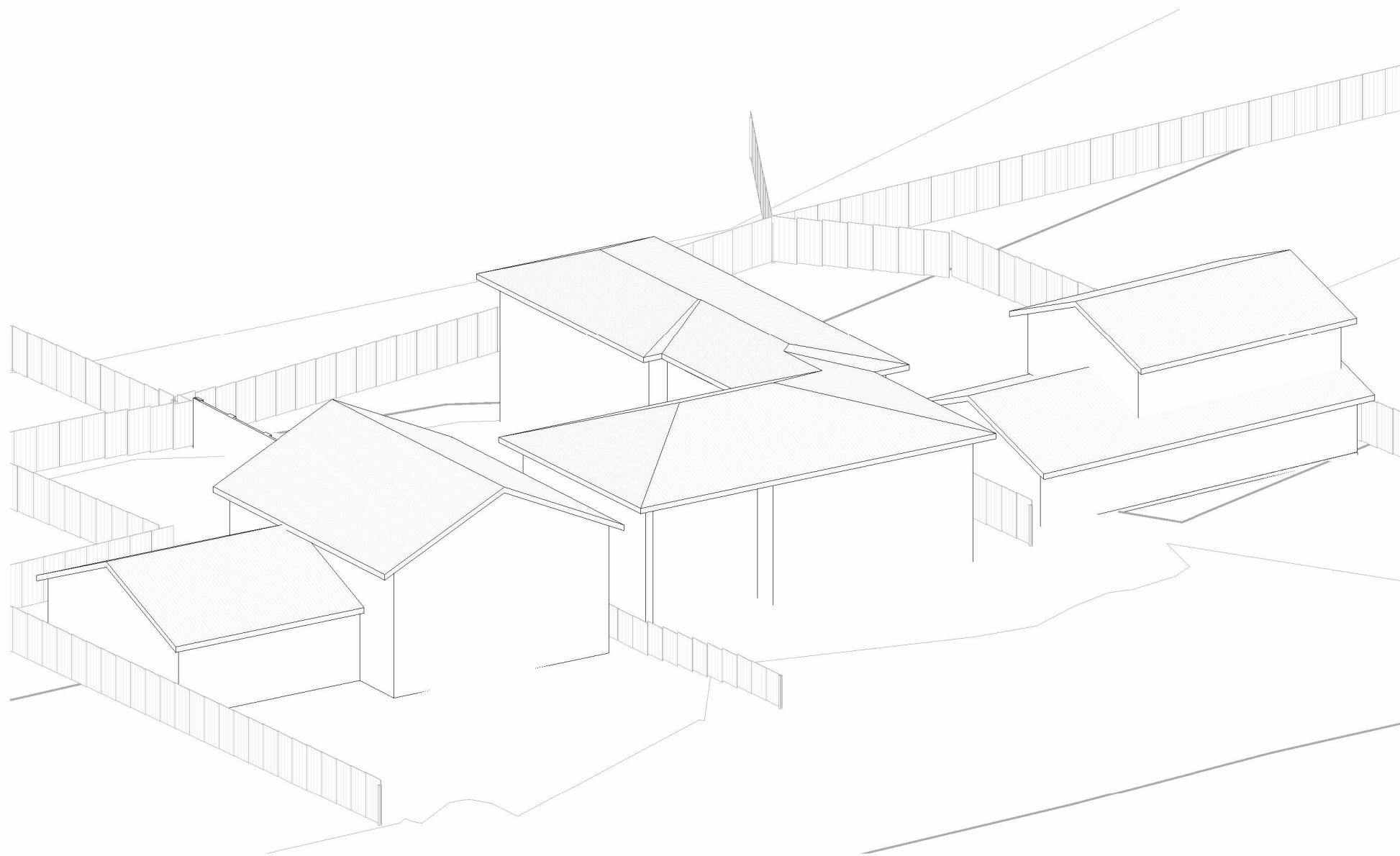




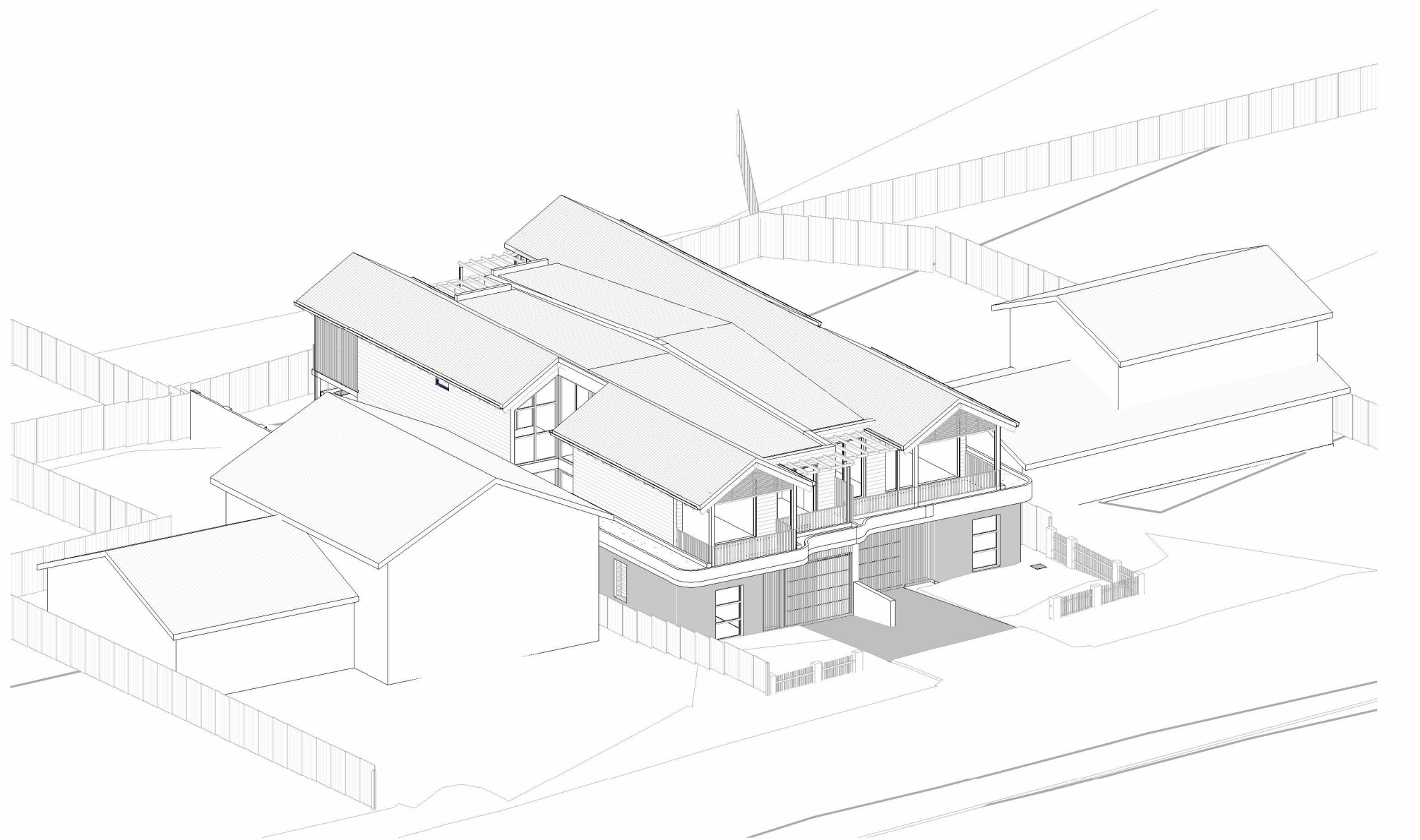
1 VIEW FROM THE SUN - 9AM EXISTING
DA600 @ A1



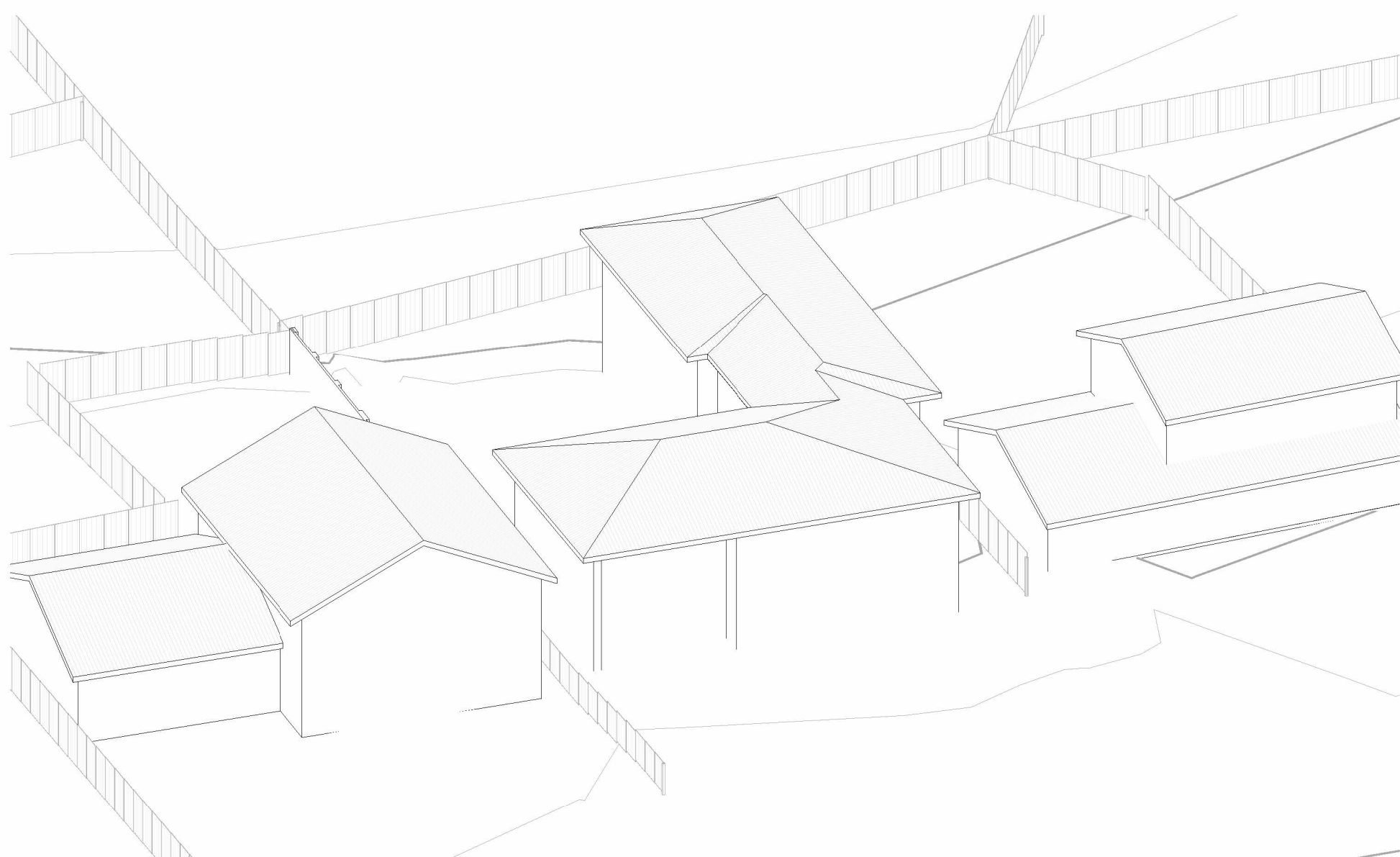
2 VIEW FROM THE SUN - 9AM PROPOSED
DA600 @ A1



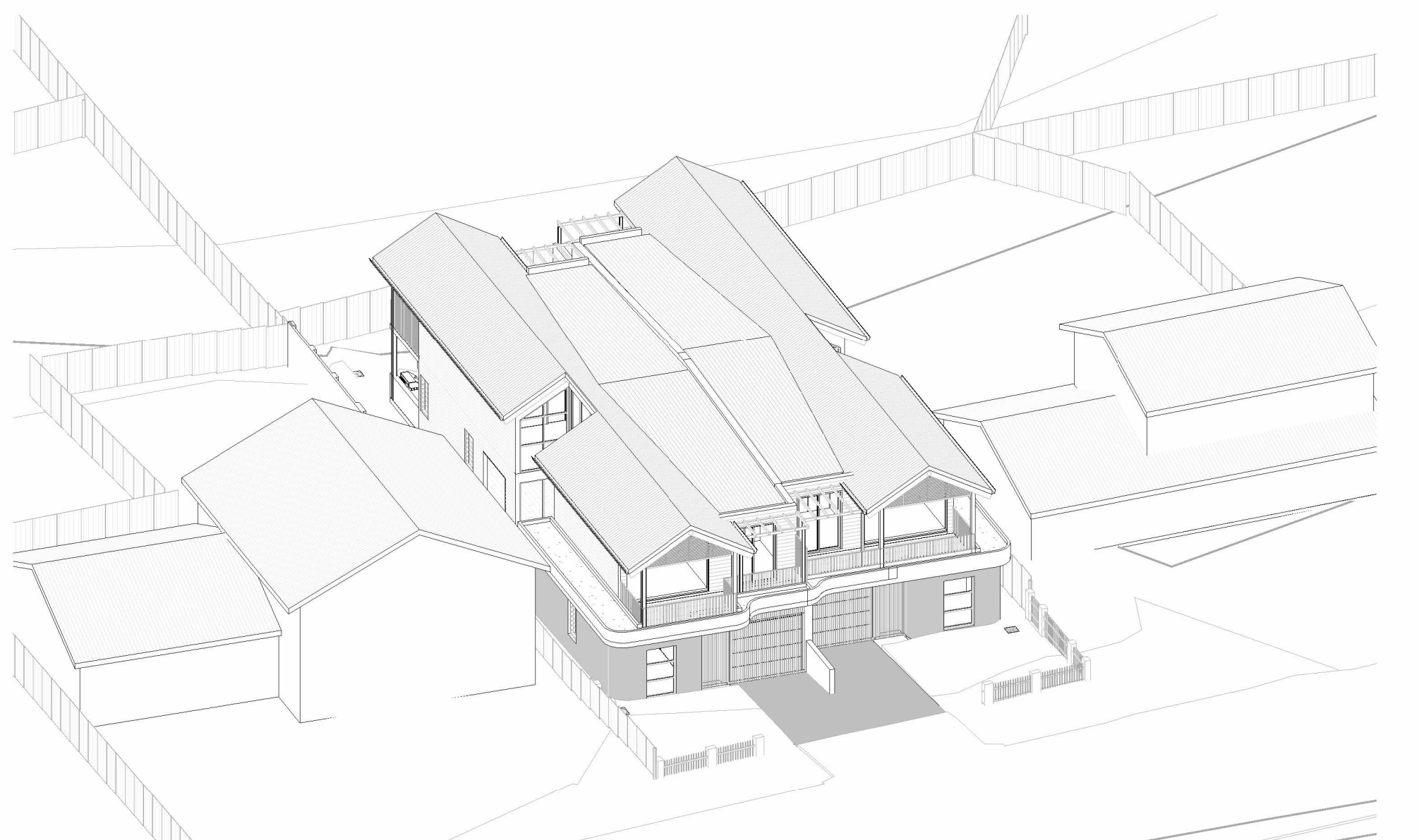
3 VIEW FROM THE SUN - 10AM EXISTING
DA600 @ A1



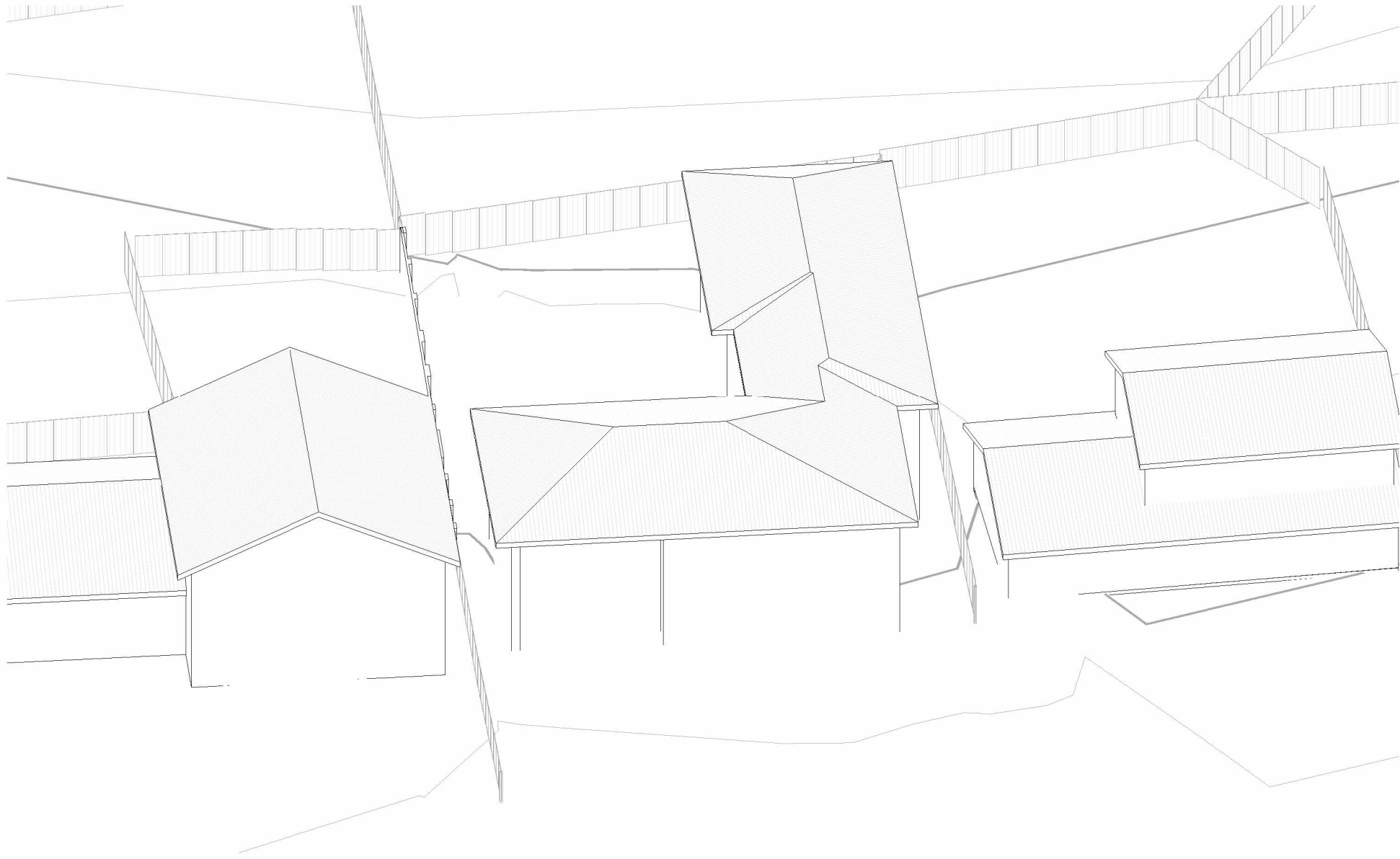
4 VIEW FROM THE SUN - 10AM PROPOSED
DA600 @ A1



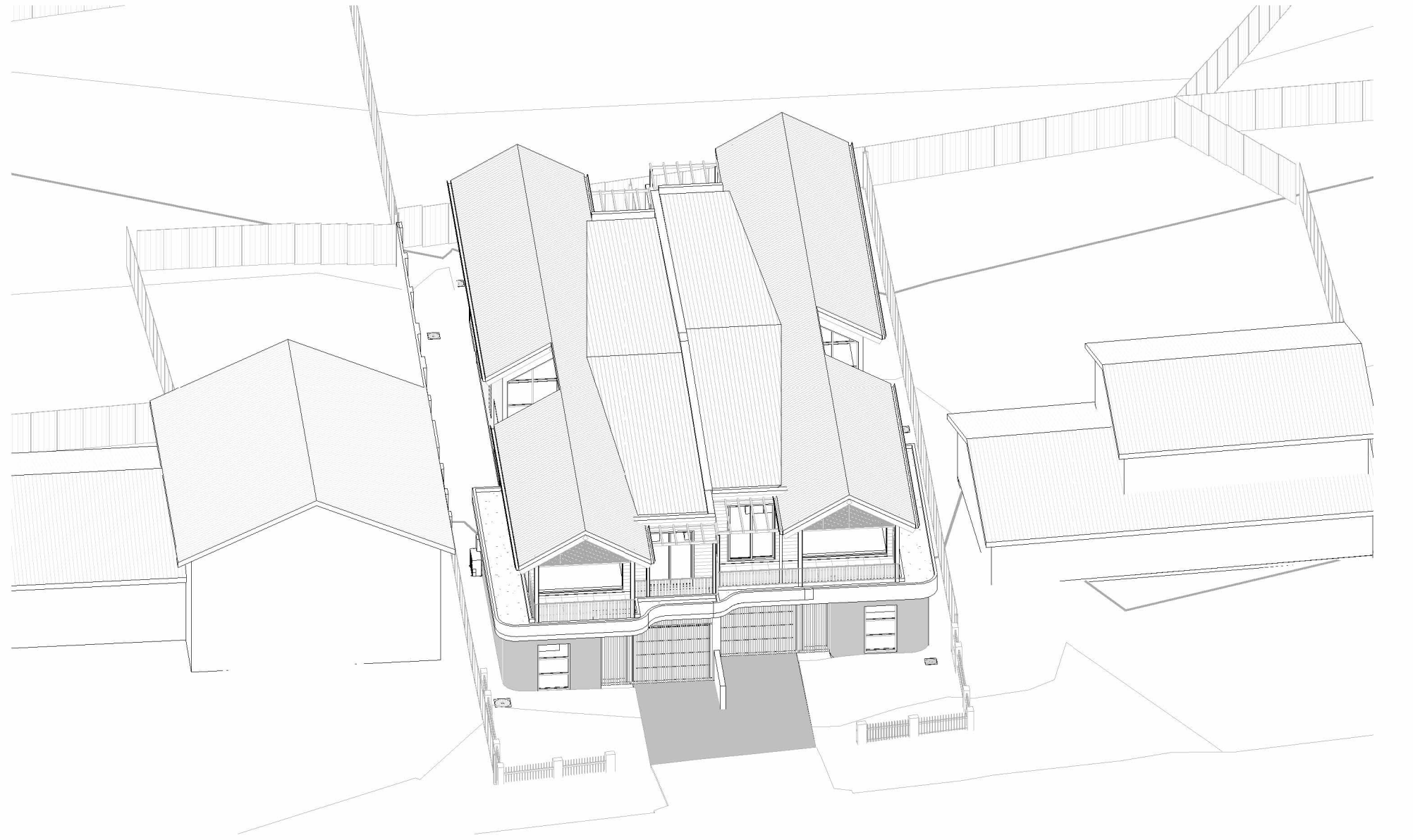
5 VIEW FROM THE SUN - 11AM EXISTING
DA600 @ A1



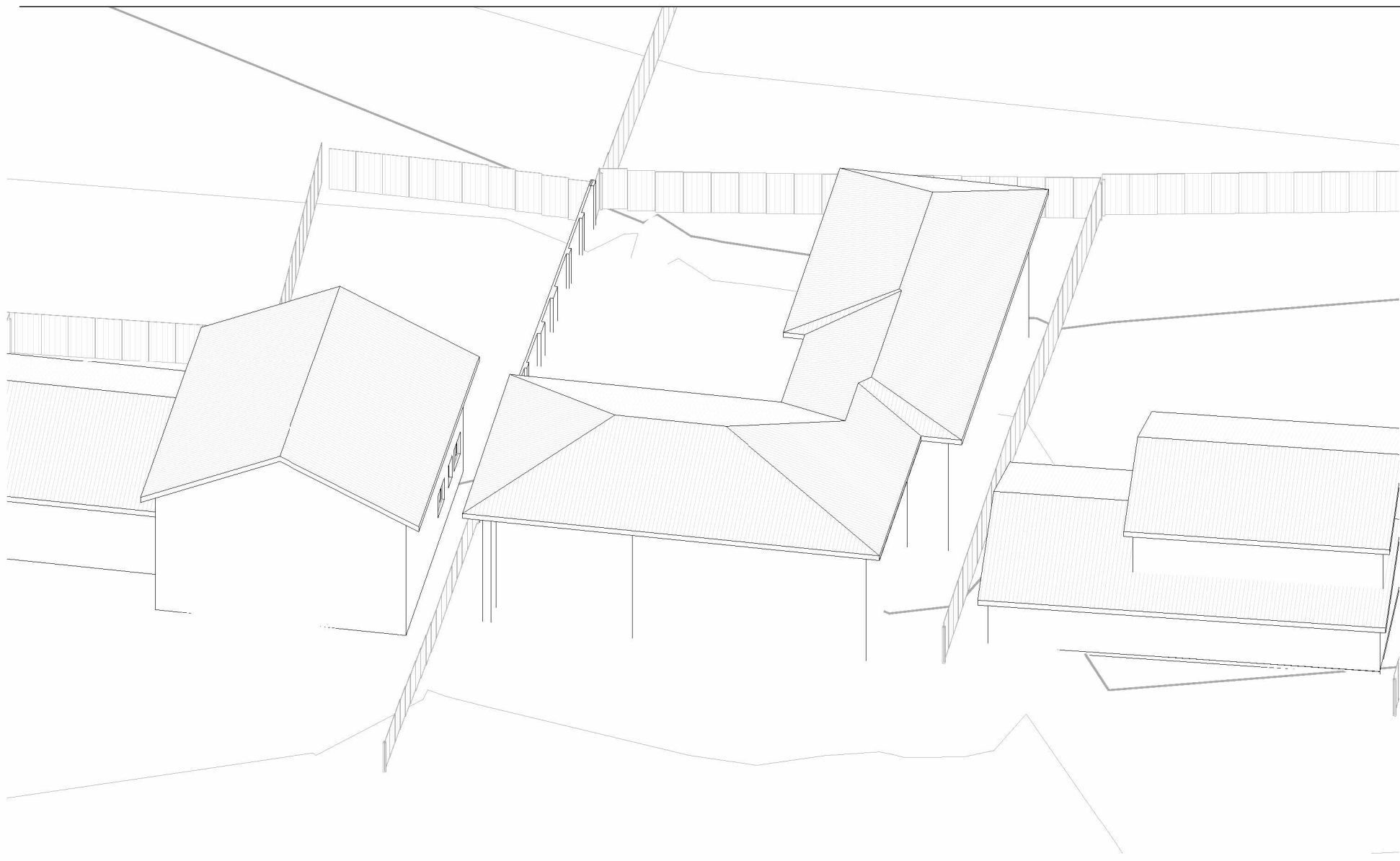
6 VIEW FROM THE SUN - 11AM PROPOSED
DA600 @ A1



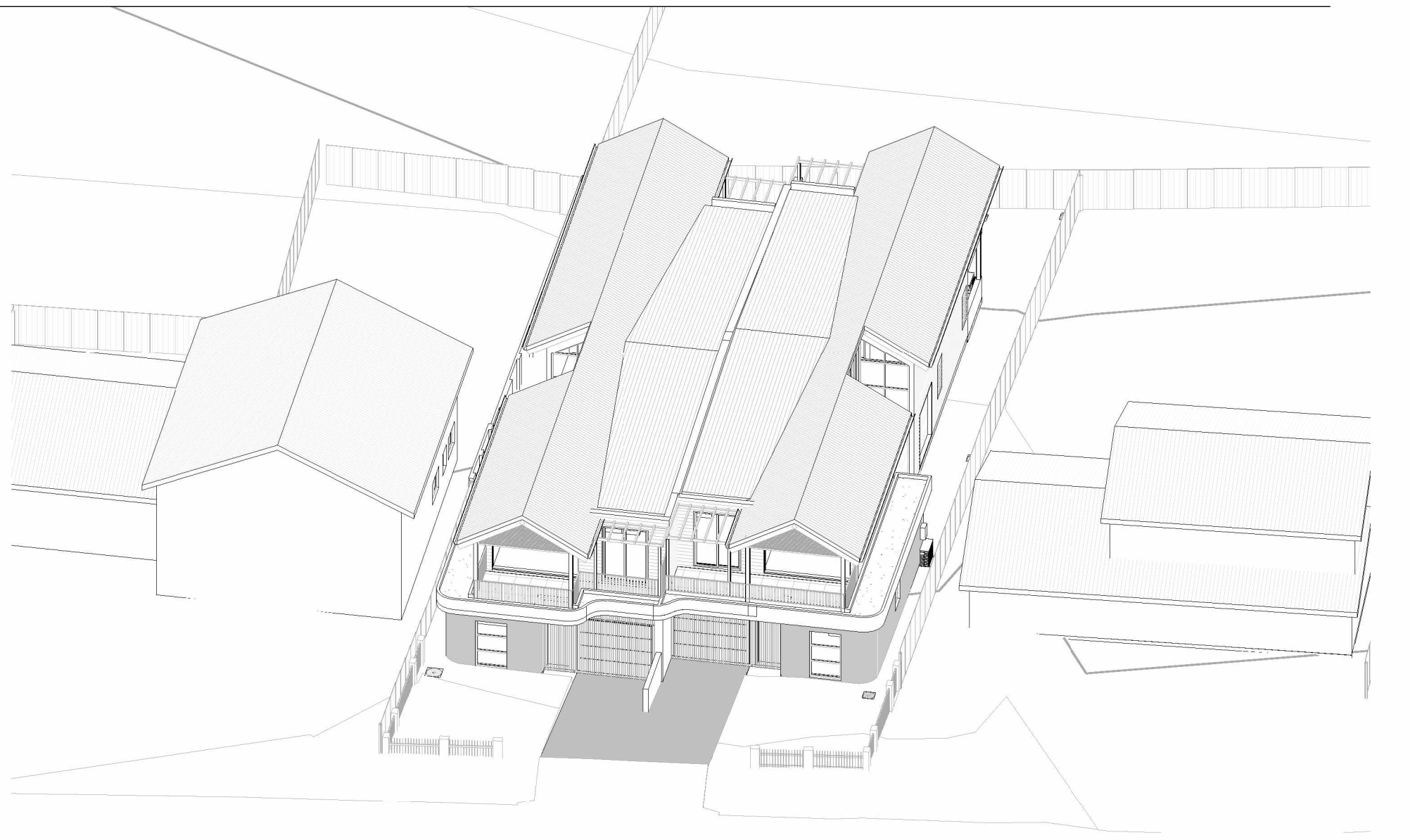
1 VIEW FROM THE SUN - 12PM EXISTING
DA601/ @ A1



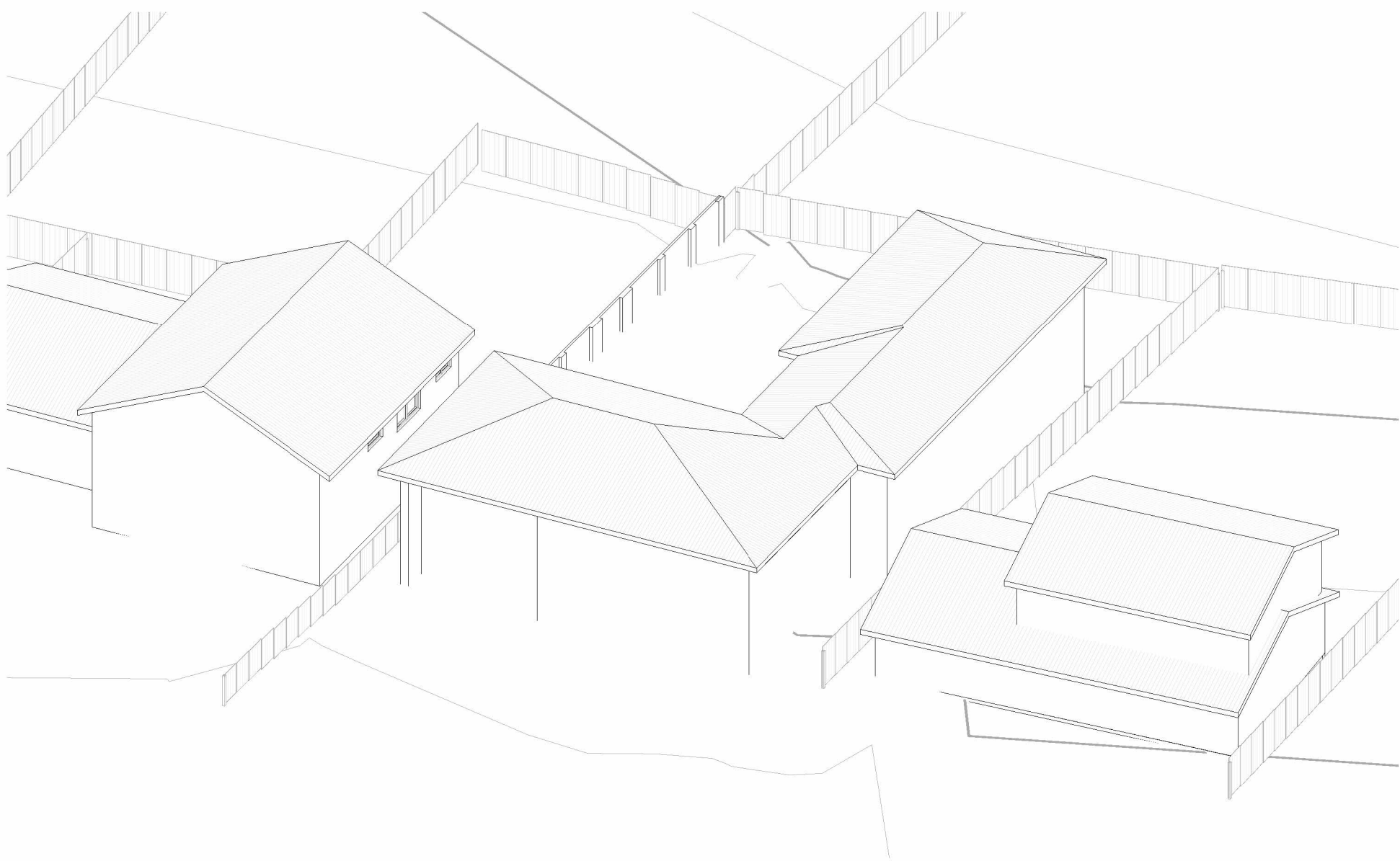
2 VIEW FROM THE SUN - 12PM PROPOSED
DA601/ @ A1



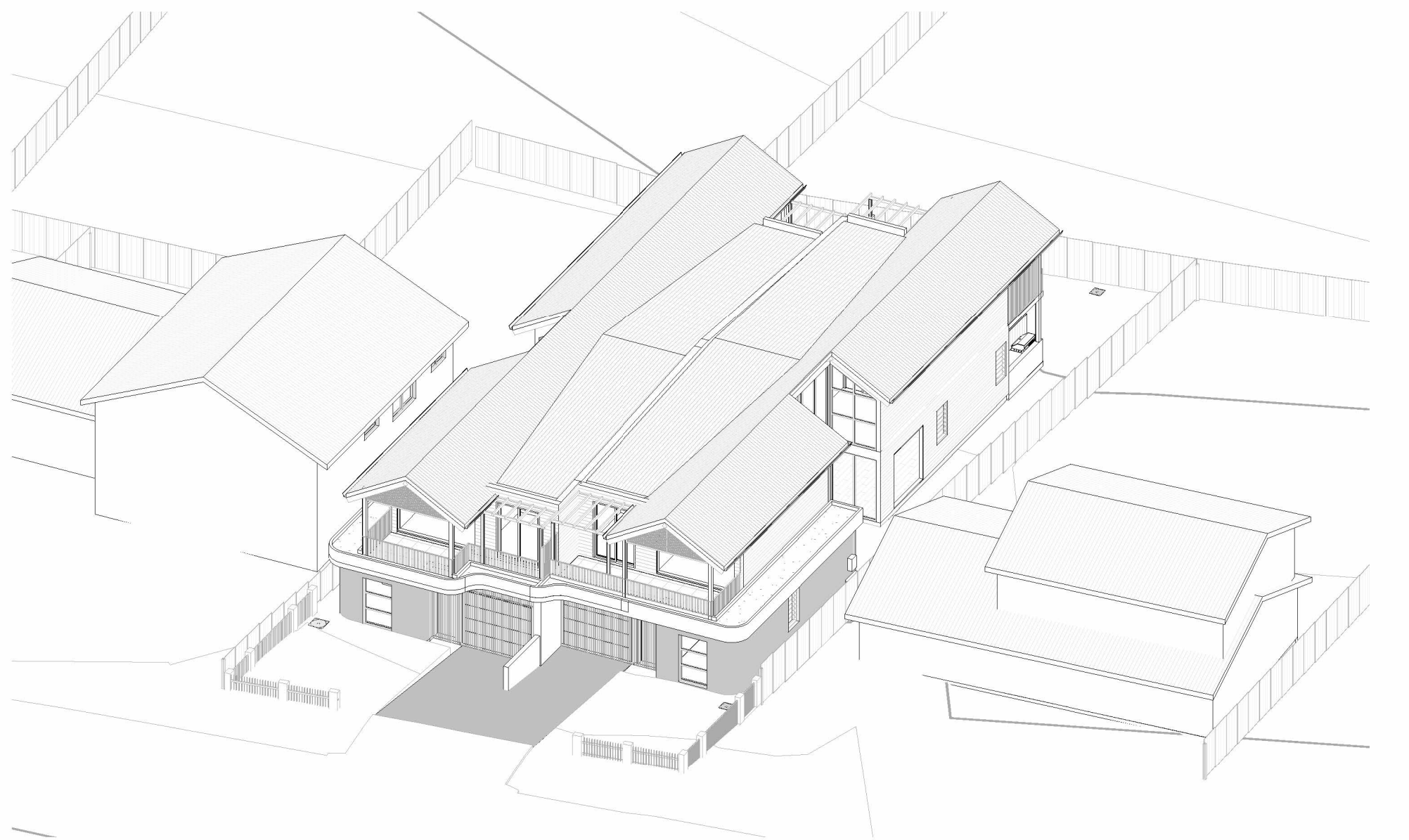
3 VIEW FROM THE SUN - 1PM EXISTING
DA601/ @ A1



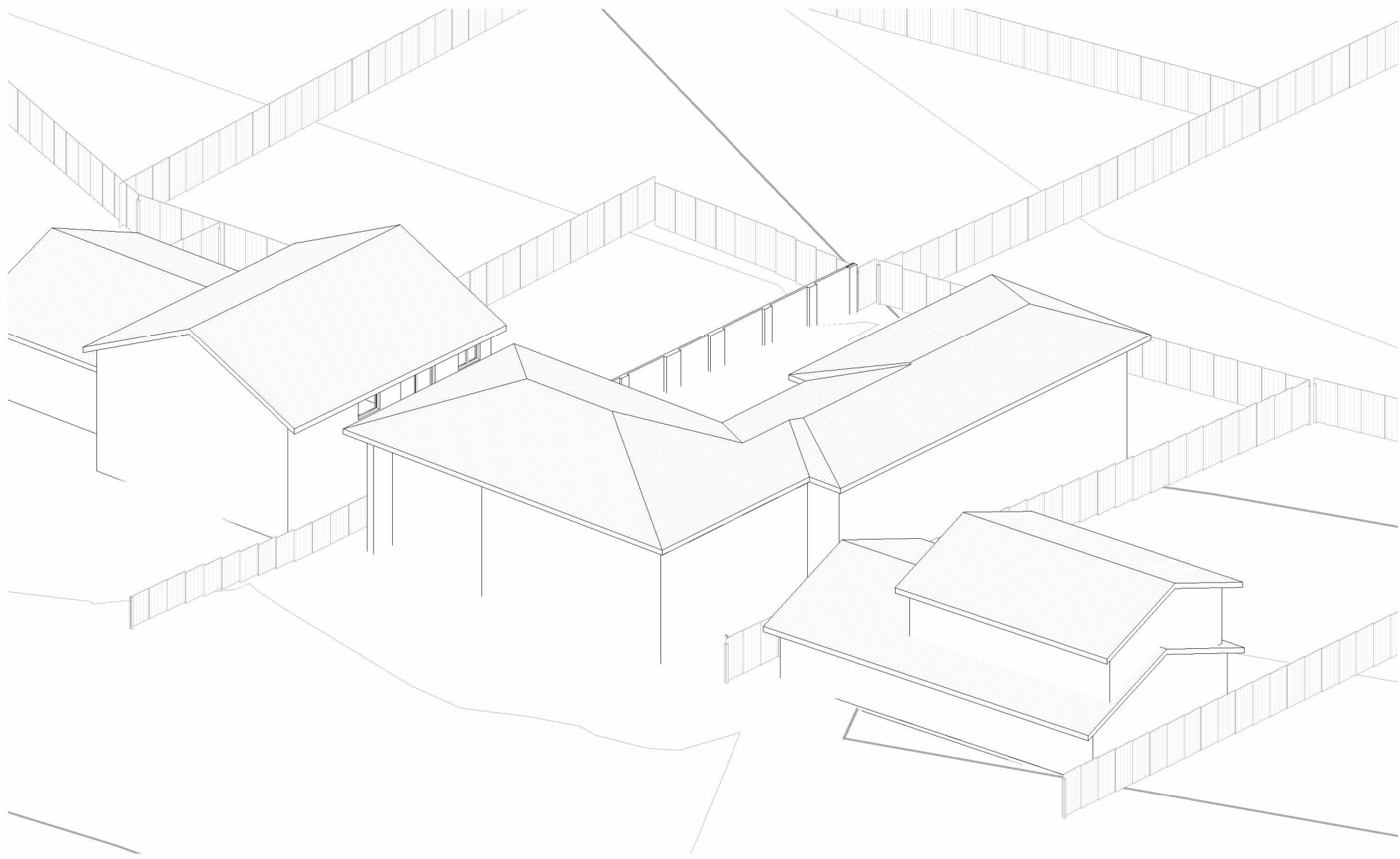
4 VIEW FROM THE SUN - 1PM PROPOSED
DA601/ @ A1



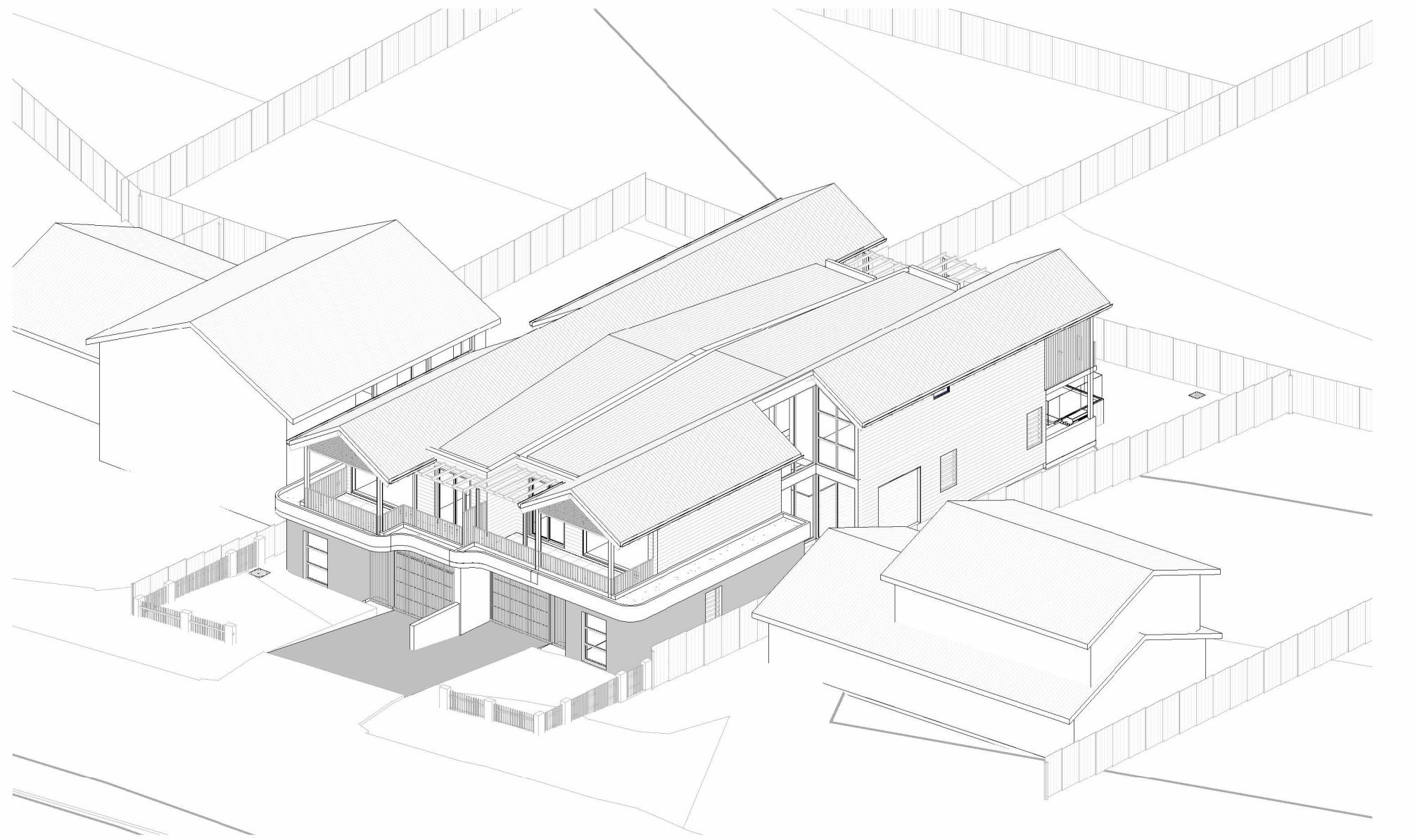
5 VIEW FROM THE SUN - 2PM EXISTING
DA601/ @ A1



6 VIEW FROM THE SUN - 2PM PROPOSED
DA601/ @ A1



1 VIEW FROM THE SUN - 3PM EXISTING
DA602 / @ A1



2 VIEW FROM THE SUN - 3PM PROPOSED
DA602 / @ A1

