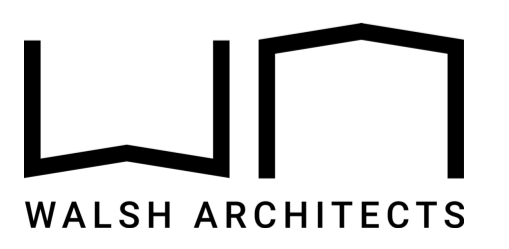
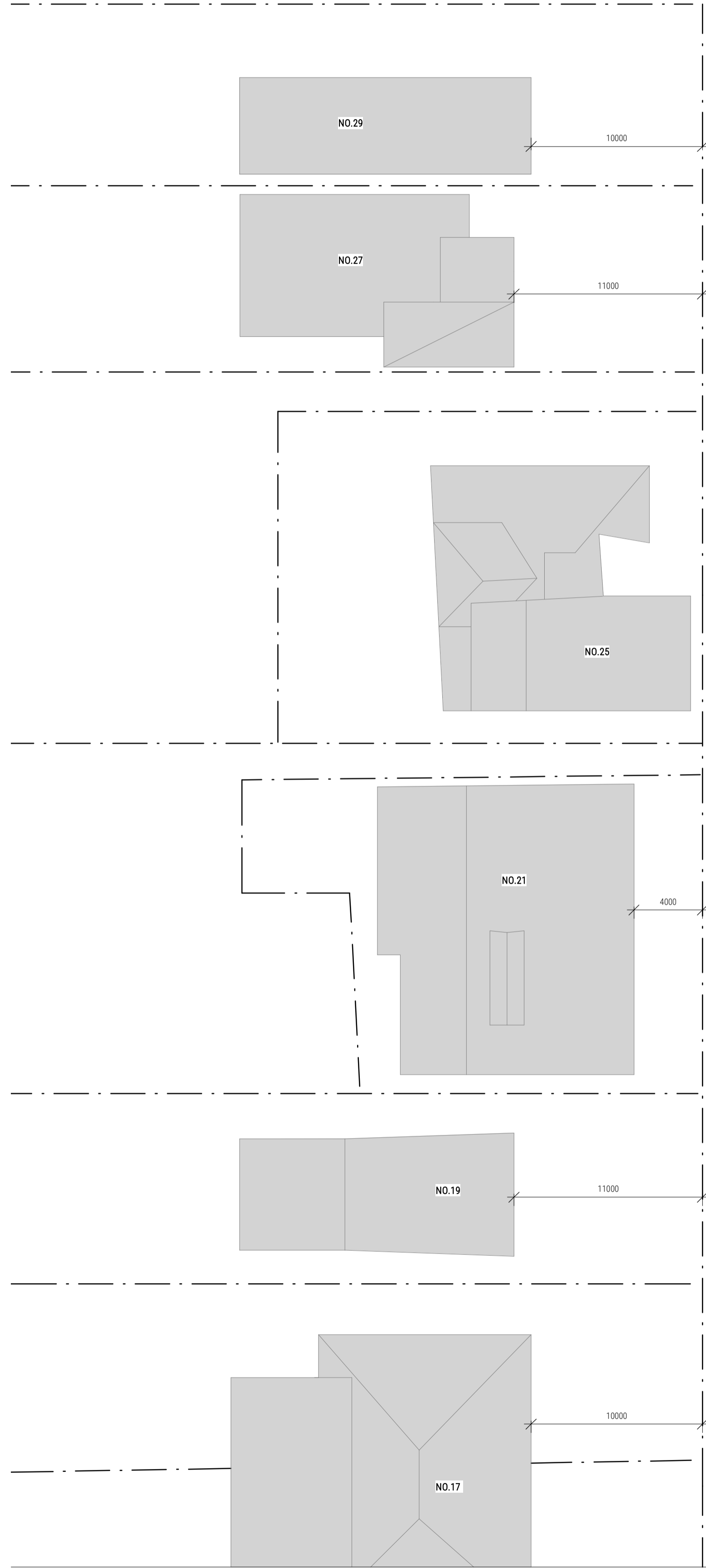




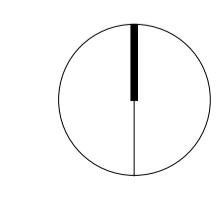
8 BARRABOOKA ST, CLONTARF

ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
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	A
DA152	LANDSCAPE CONCEPT PLAN	
DA153	PROPOSED CARPORT/ENTRY PLAN	A
DA154	PROPOSED LOWER GROUND FLOOR PLAN	A
DA155	PROPOSED GROUND FLOOR PLAN	A
DA156	PROPOSED LEVEL 1 PLAN	A
DA157	PROPOSED ROOF PLAN	A
DA200	SECTIONS	A
DA300	ELEVATIONS	A
DA301	ELEVATIONS	A
DA400	AREA CALCULATIONS	A
DA401	OPEN SPACE AREA CALCULATION	A
DA402	LANDSCAPE AREA CALCULATION	A
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST	A
DA601	VIEWS FROM SUN - JUNE 21ST	A
DA602	VIEWS FROM SUN - JUNE 21ST	A
DA900	EXTERNAL FINISHES	1
DA901	3D HEIGHT BLANKET	A



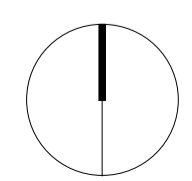
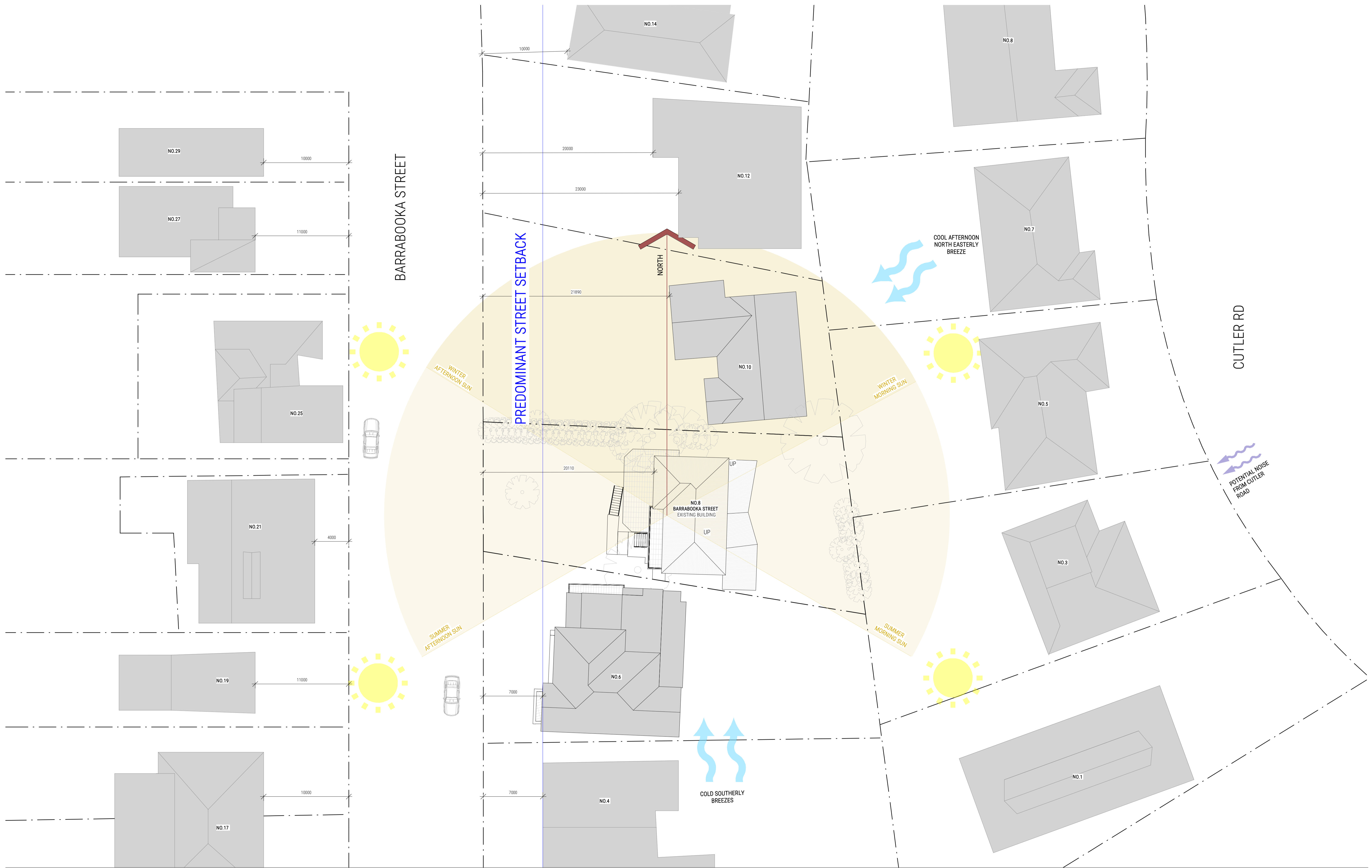
Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624 | NSW 10366

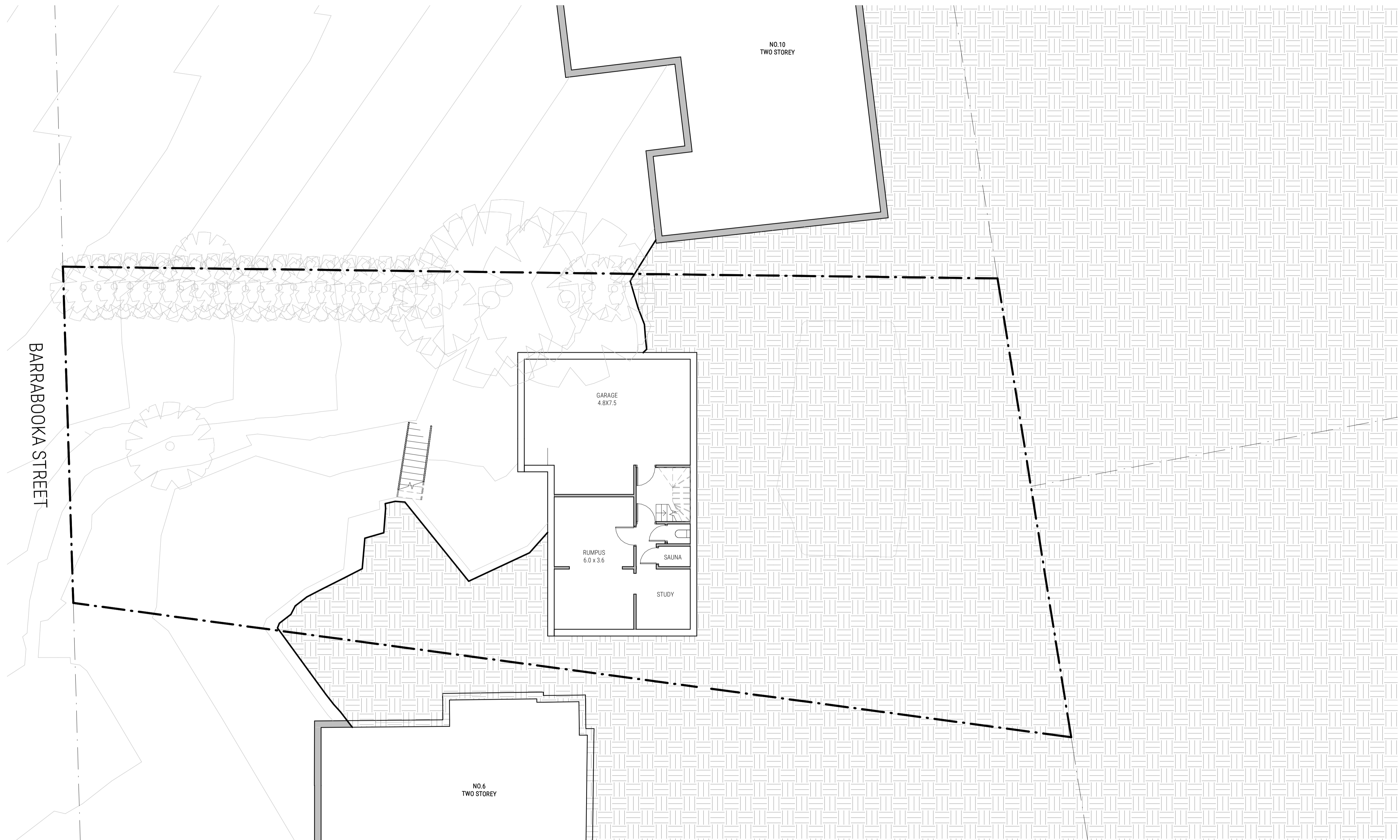


REV NO.	DESCRIPTION	REV DATE
A	FOR DA APPROVAL	29.06.22

REV DATE
29.06.22

EXISTING SITE PLAN	
SHEET NUMBER	DA010
REVISION	A
SCALE @ A1	1 : 200





BARRABOOKA STREET

NO.10
TWO STOREY

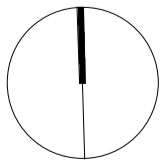
GARAGE
4.8x7.5

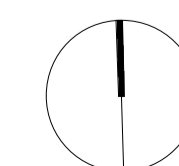
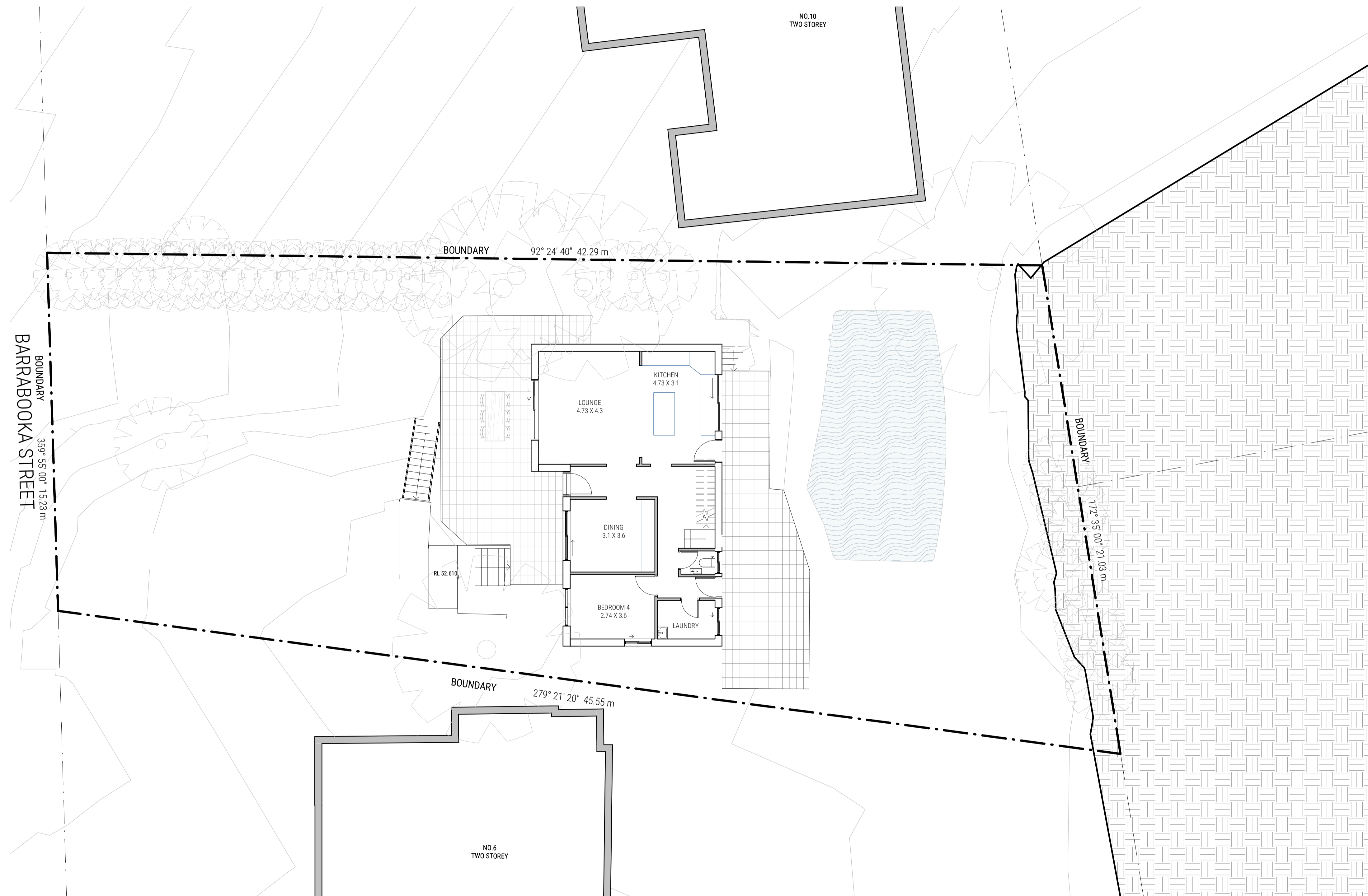
RUMPLUS
6.0 x 3.6

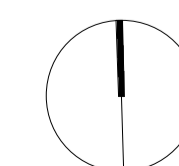
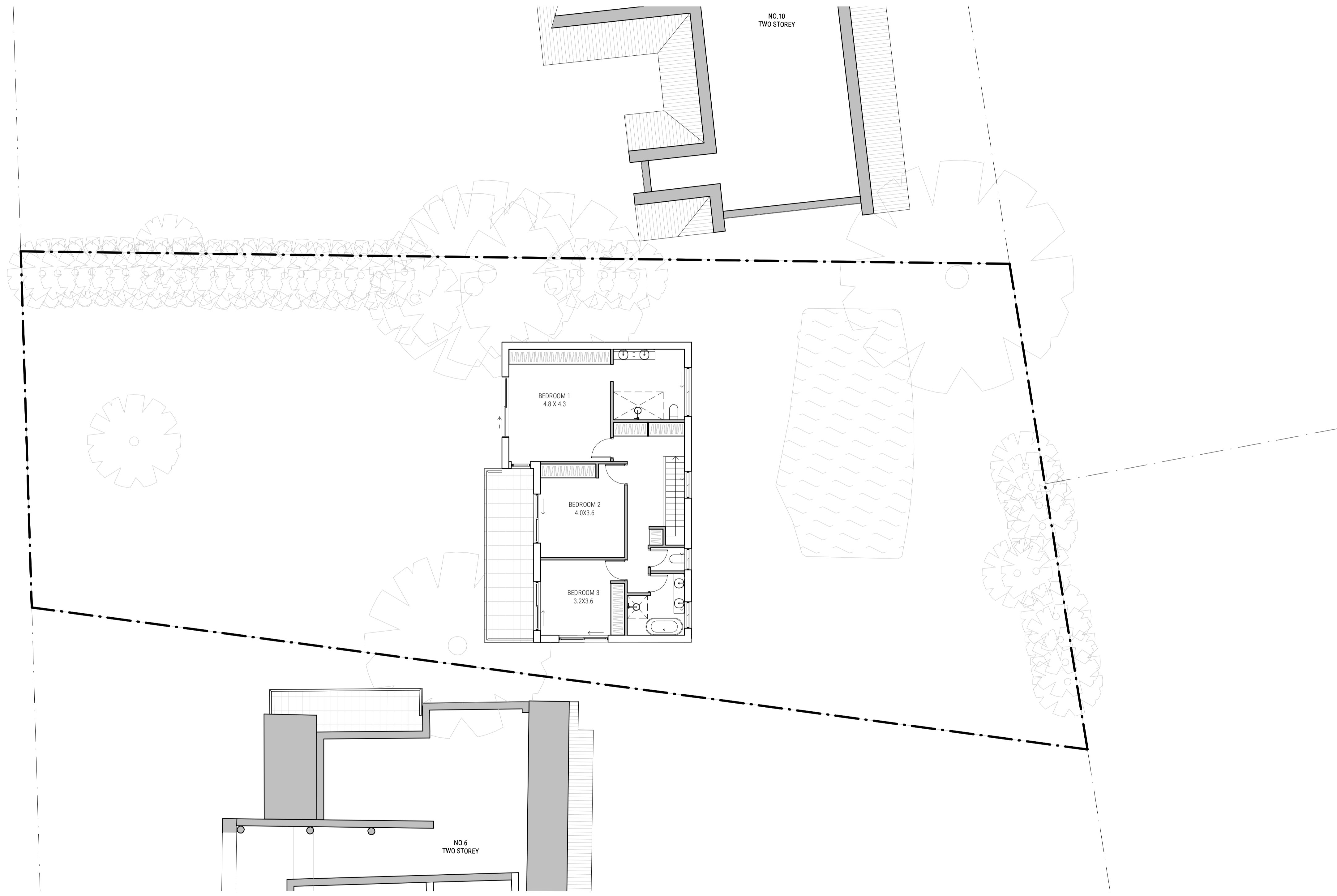
SAUNA

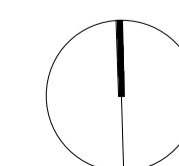
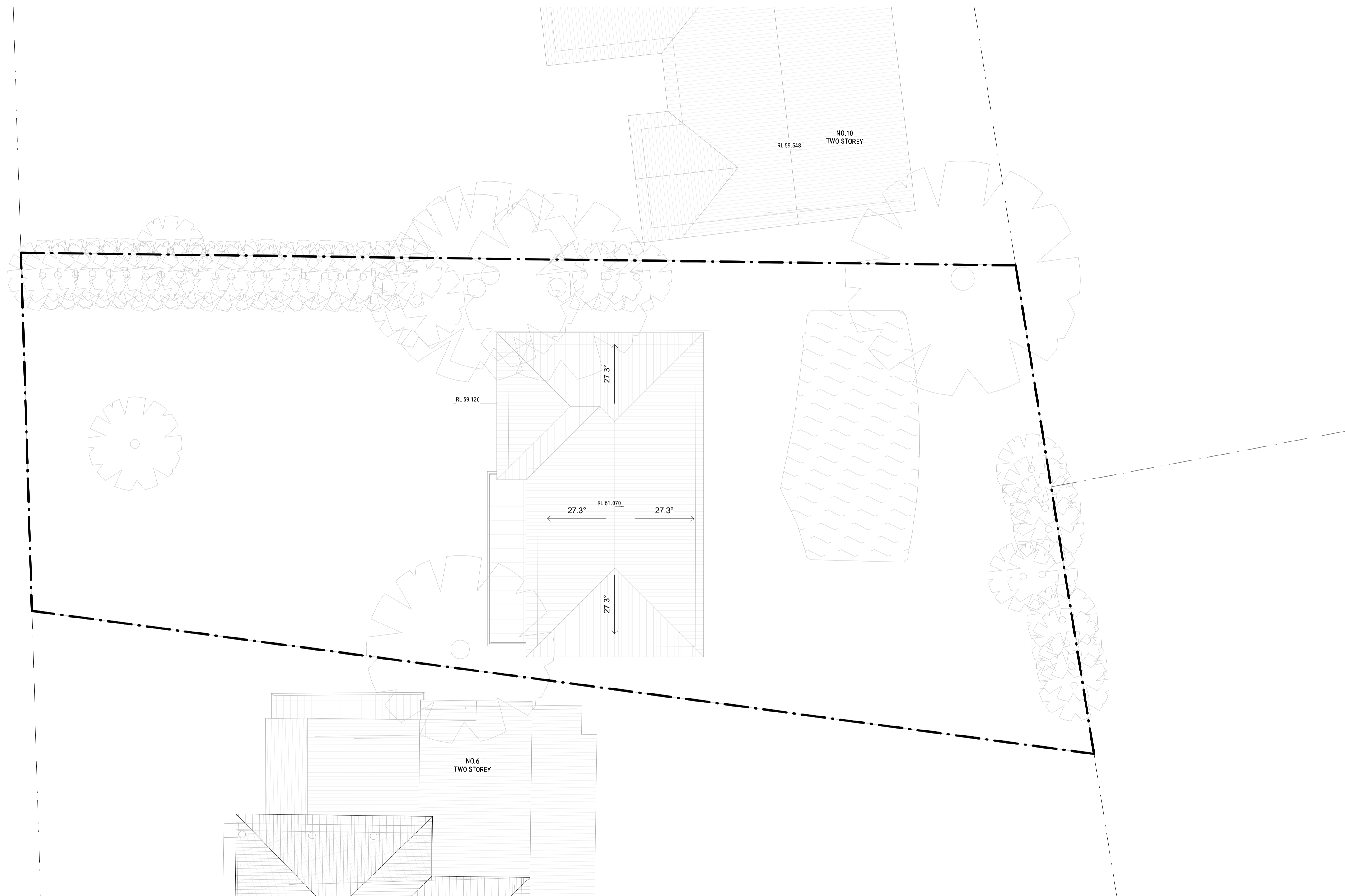
STUDY

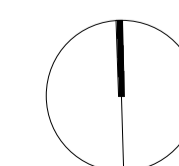
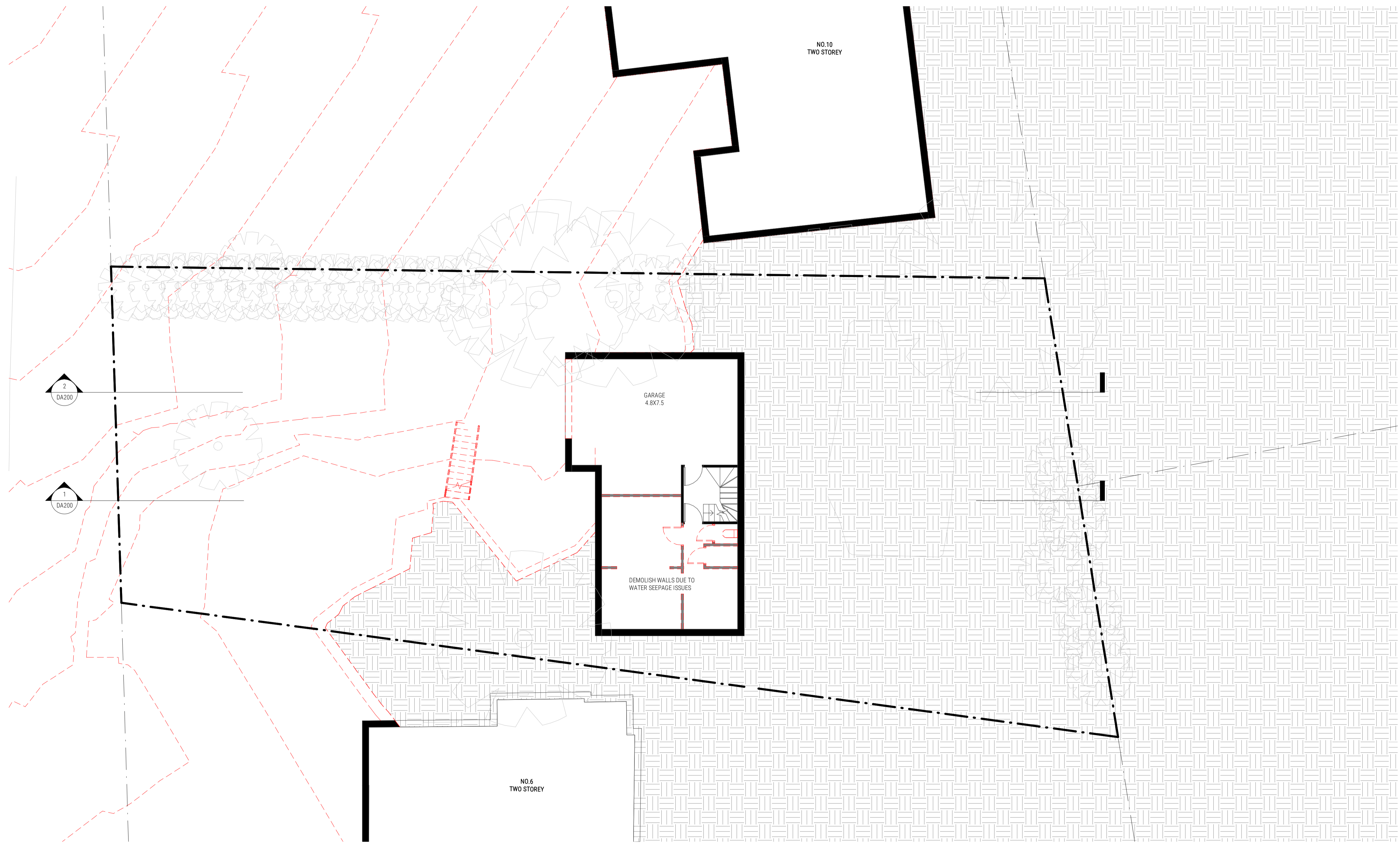
NO.6
TWO STOREY

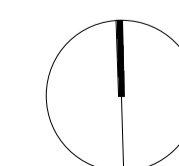
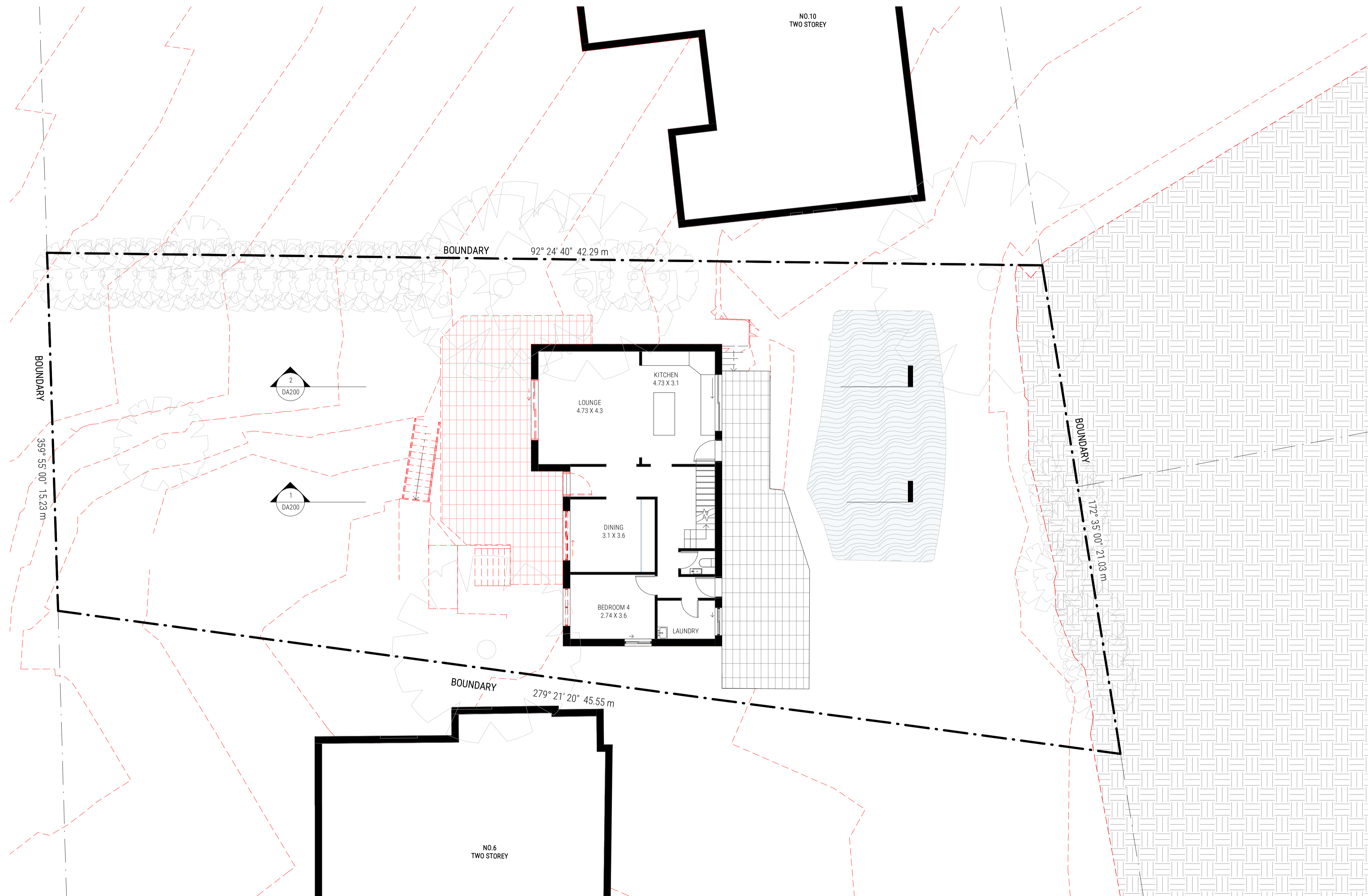


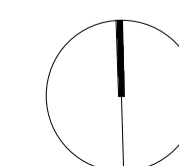
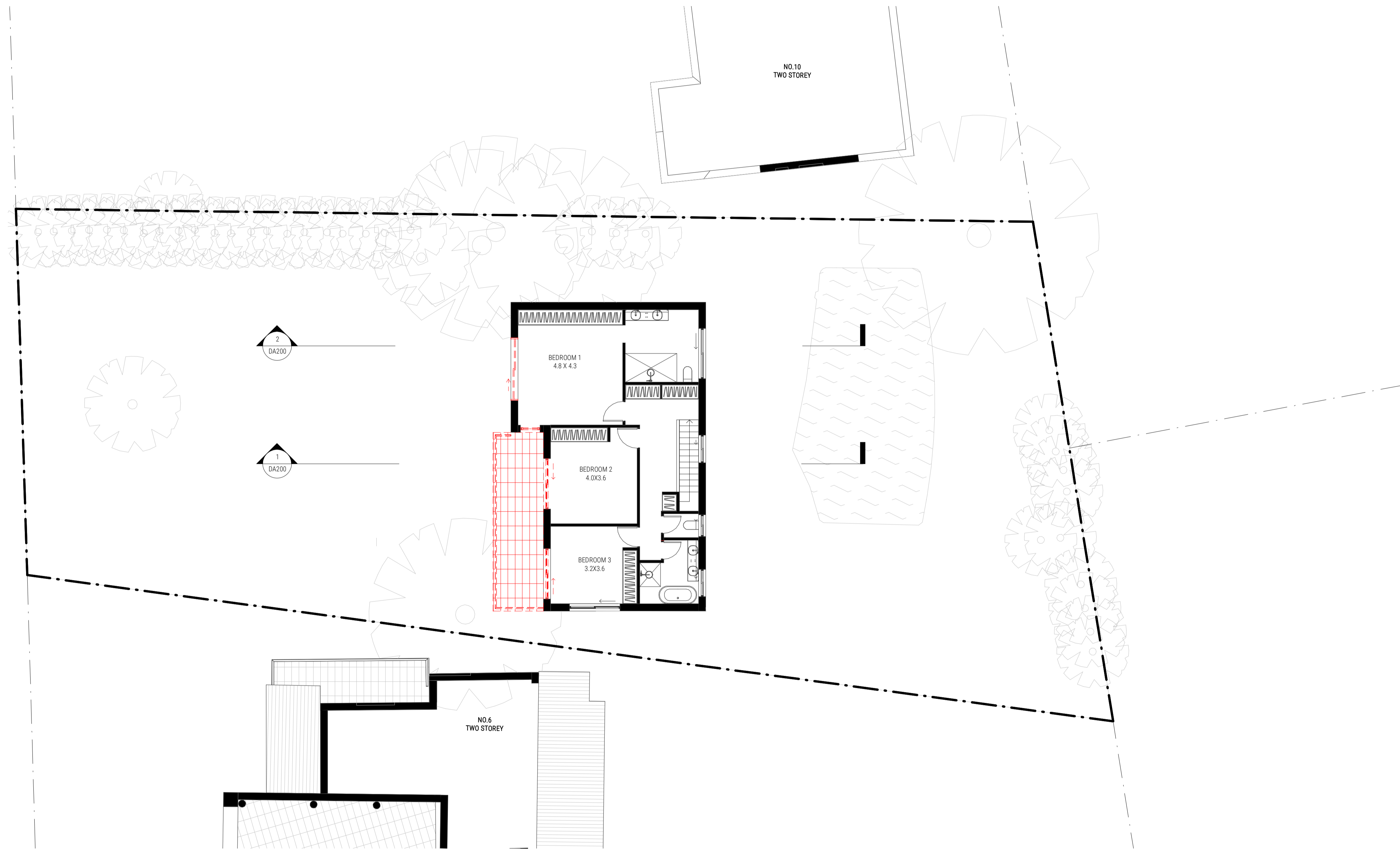














BSA File Reference: 19420

Building Sustainability Assessments Ph: (02) 4962 3439
 enquiries@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.

	Added R Value	Other Specifications
Floors		
Concrete slab on ground	None	
Suspended concrete + open subfloor	R1.0	
Walls		
All	R1.5	
Ceilings		
Adjacent to roof space	R2.5	
Roofs		
Metal	Foil + R1.0	Medium colour

Glazing to all new or altered windows or 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	Details
Single clear in aluminium	7.63	0.75	To all windows UNO

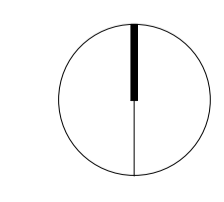
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.

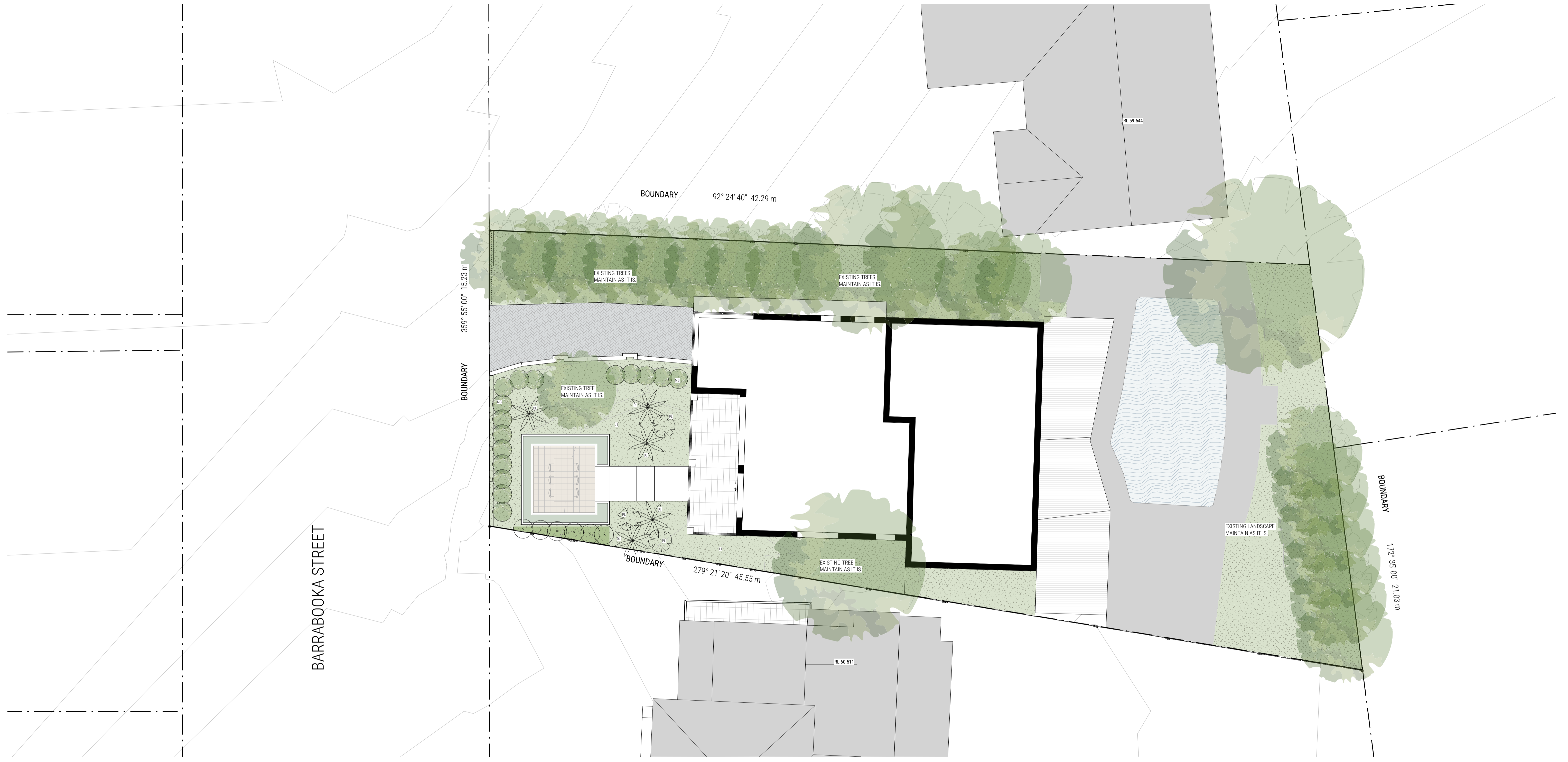
Skylights to be as described OR no greater than the U and SHGC values listed.

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:


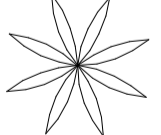
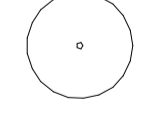
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section J1.3(1) & 1.3(2) or Part 3.12.1.2(1) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(3) or Part 3.12.1.2(1)
- Floor insulation in accordance with Section J1.6(1) & (2) or Part 3.12.1.5(a)(i) or (i) & (d)
- Building sealing in accordance with Section J1 or Part 3.12.3.1 to 3.12.3.5

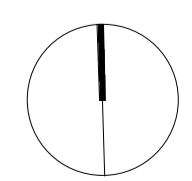


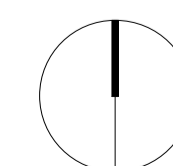
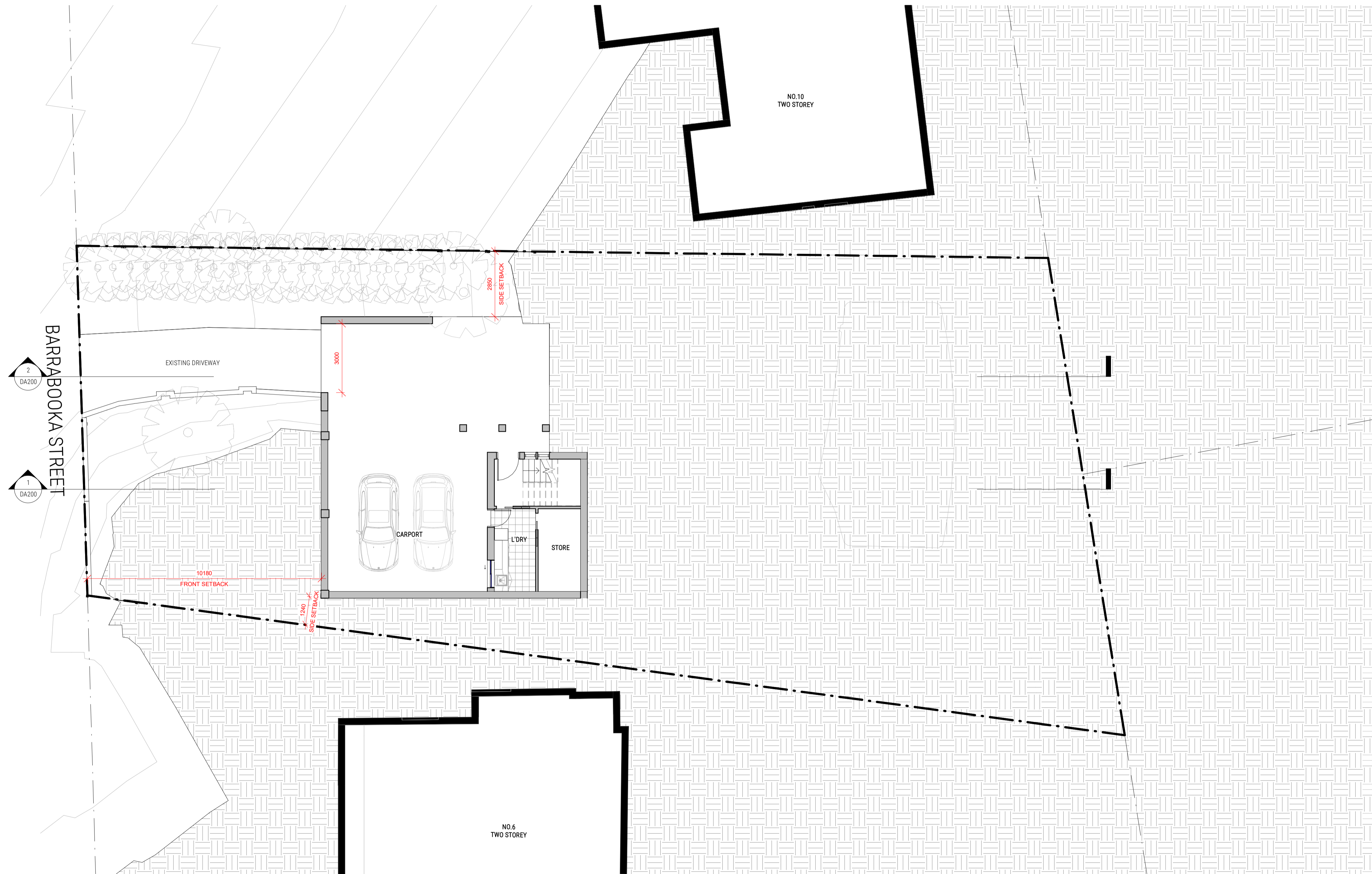


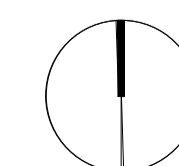
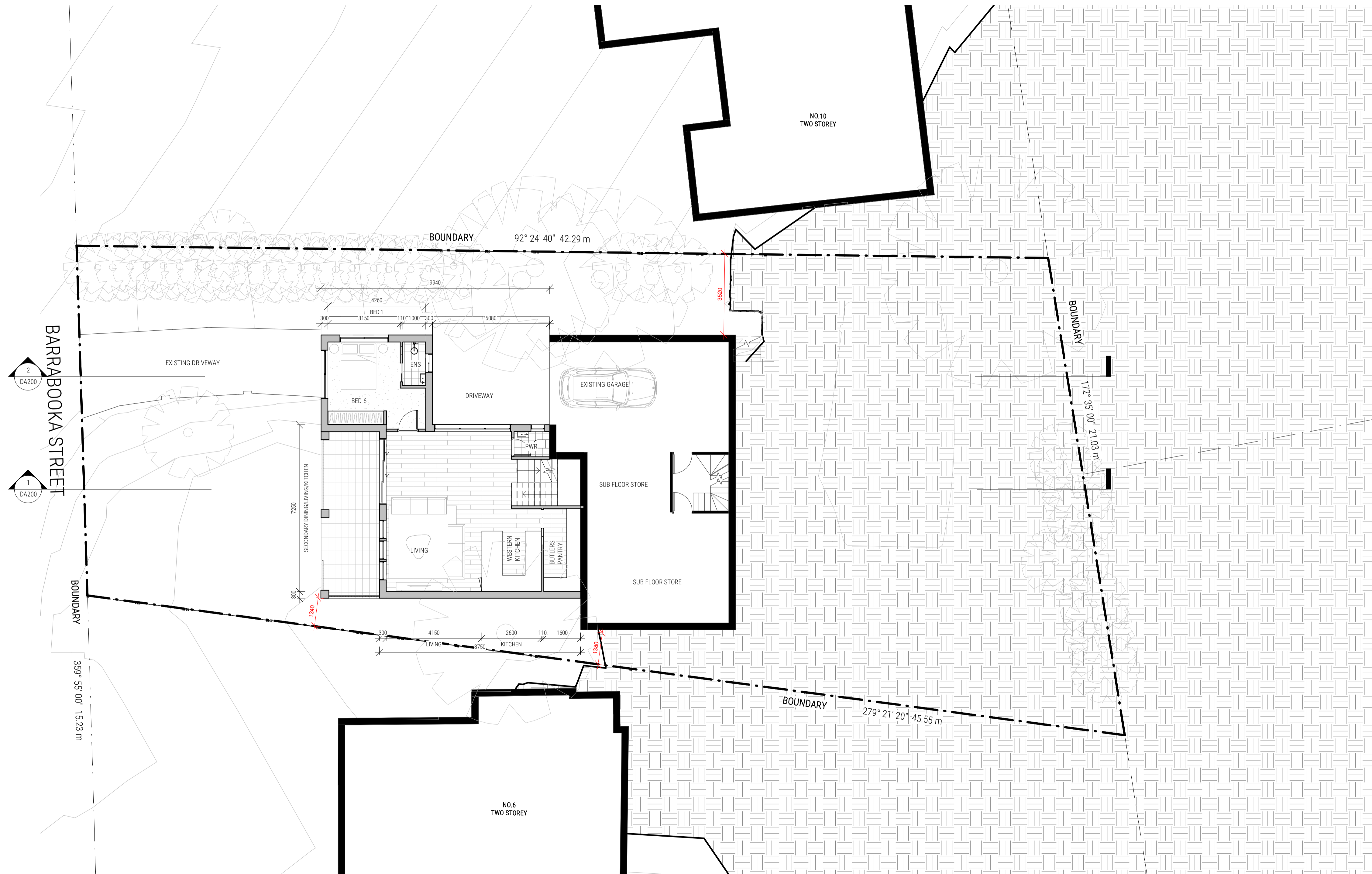
1 LANDSCAPE - PROPOSED
DA152 1:100 @ A1

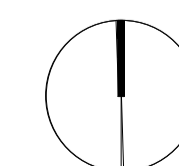
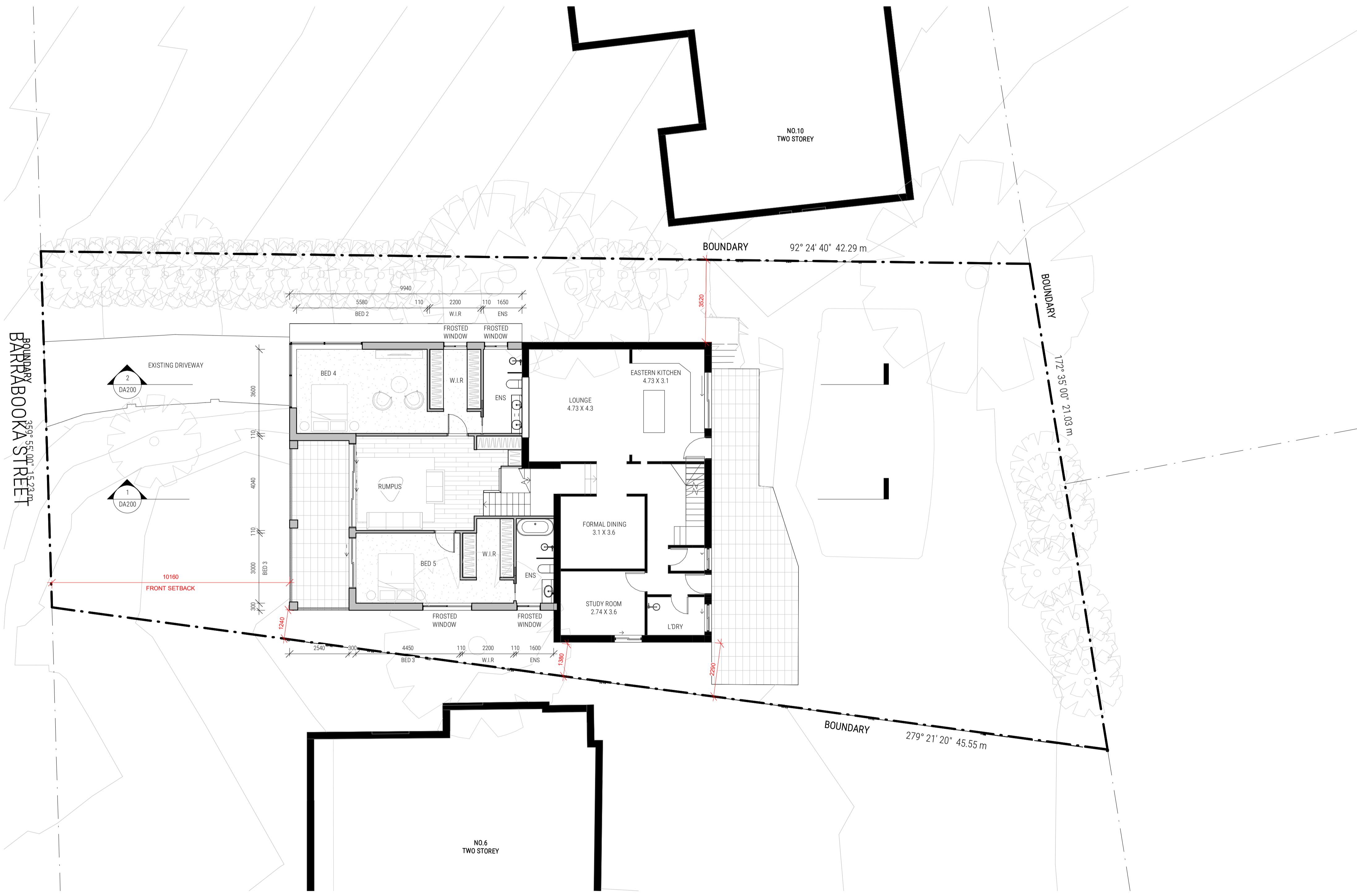
-  L1 - TURF
-  PLANTER BOX WITH SHRUBS
-  P1 - PAVING
-  T1 - TILING

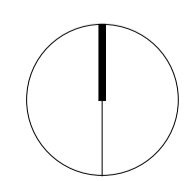
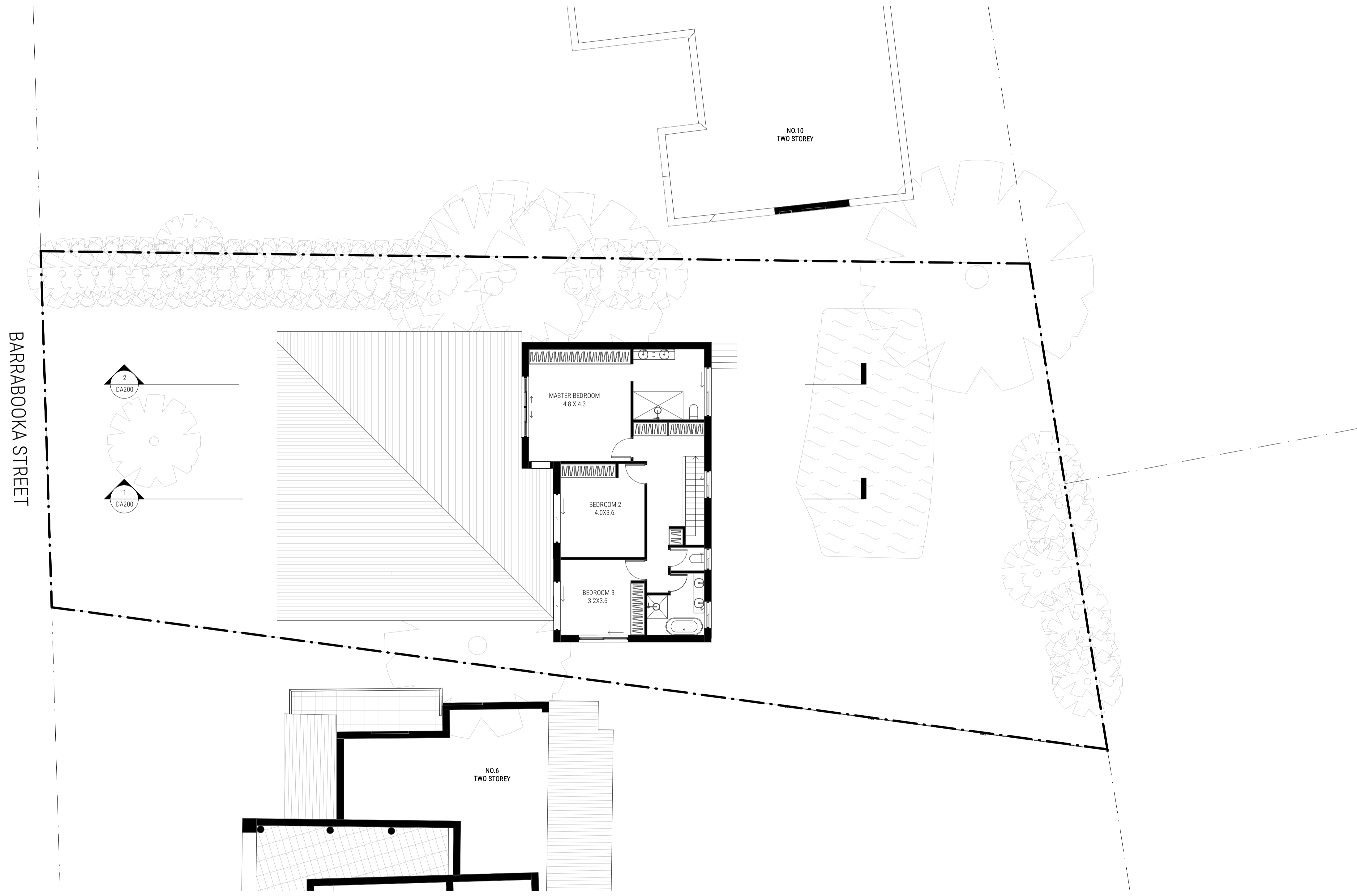
-  **GROUNDCOVERS**
MP - MYOPORUM PARVIFOLIUM (CREEPING BOOBIALLA)
W WALL TYPE XX
-  **SHRUBS**
DL - DARWINIA 'LEIOSTYLA'
-  **HEDGING PLANTS**
WS - WESTRINGIA (NATIVE ROSEMARY)
LOW WATER NATIVE SPECIES TO PROVIDE PRIVACY
-  **FEATURE TREE (MATURE HEIGHT ≥ 5M)**
PL - PLUMERIA (FRANGIPANI)
MG - MAGNOLIA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

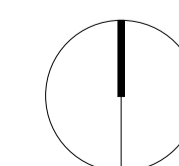


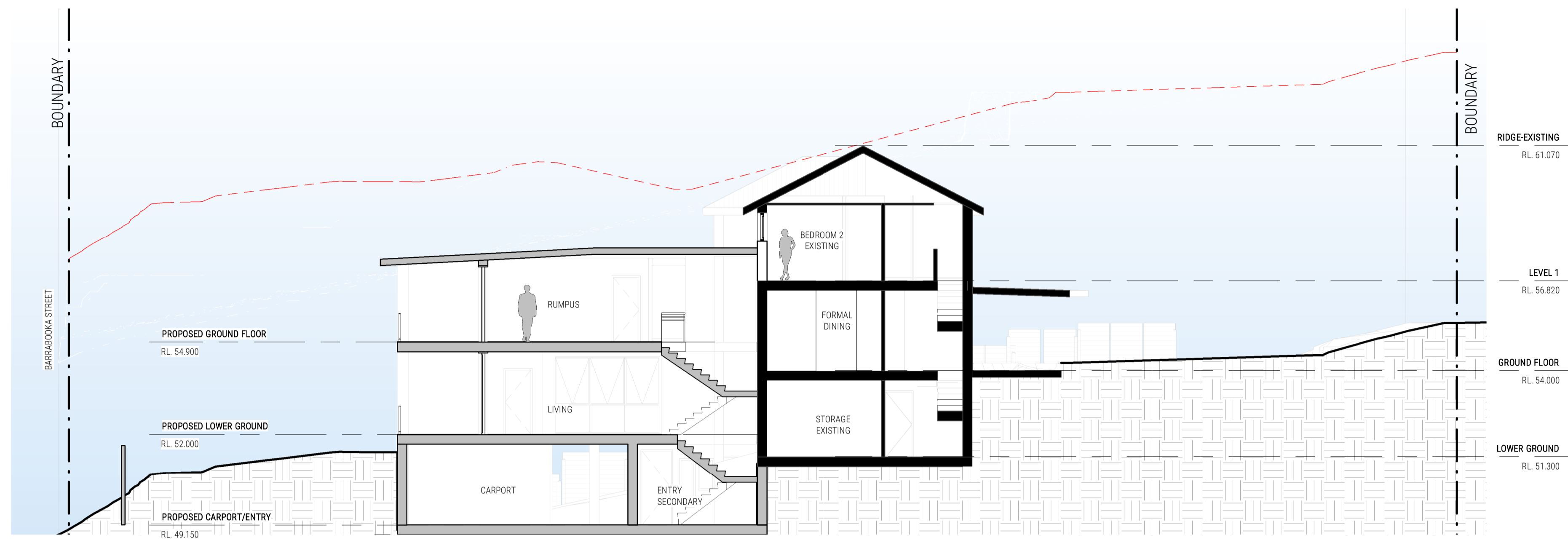




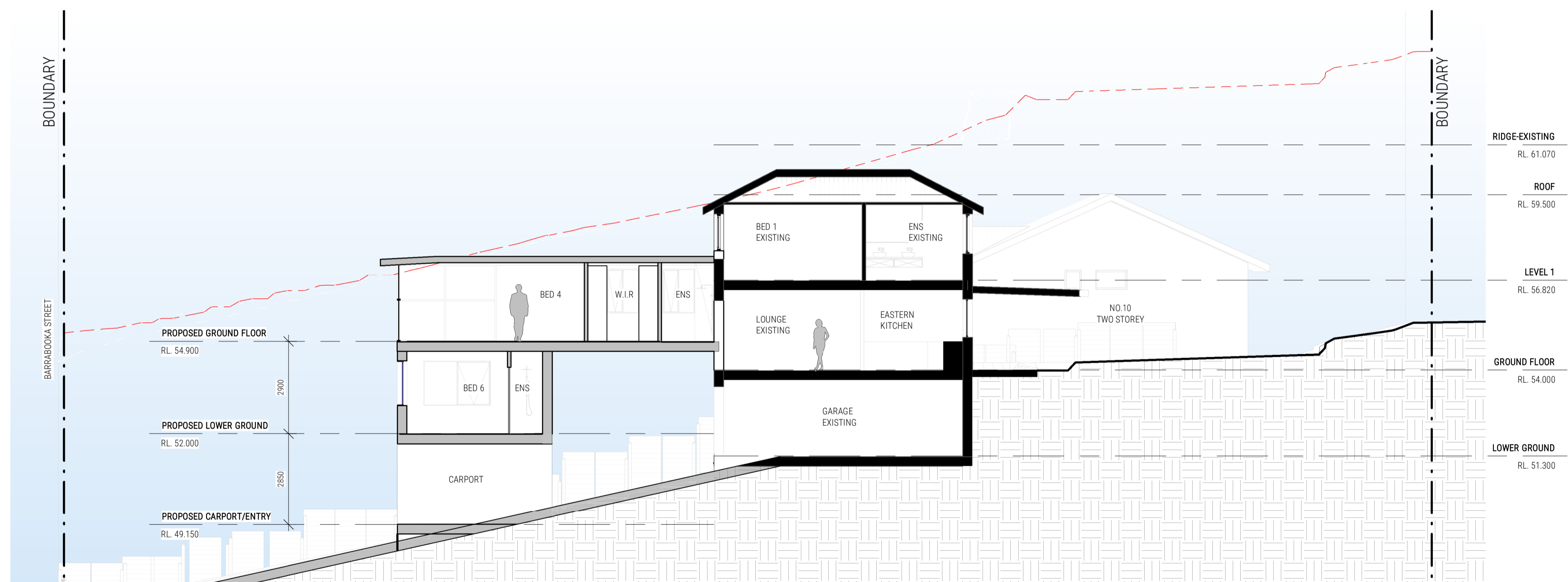








1 LONG SECTION-1
DA200 1:100 @A1



2 LONG SECTION-2
DA200 1:100 @A1




RD01
 RENDER CLADDING - TEXTURED
 RENDER (WHITE)

1 NORTH ELEVATION
 DA300 1:100 @ A1



2 SOUTH ELEVATION
 DA300 1:100 @ A1



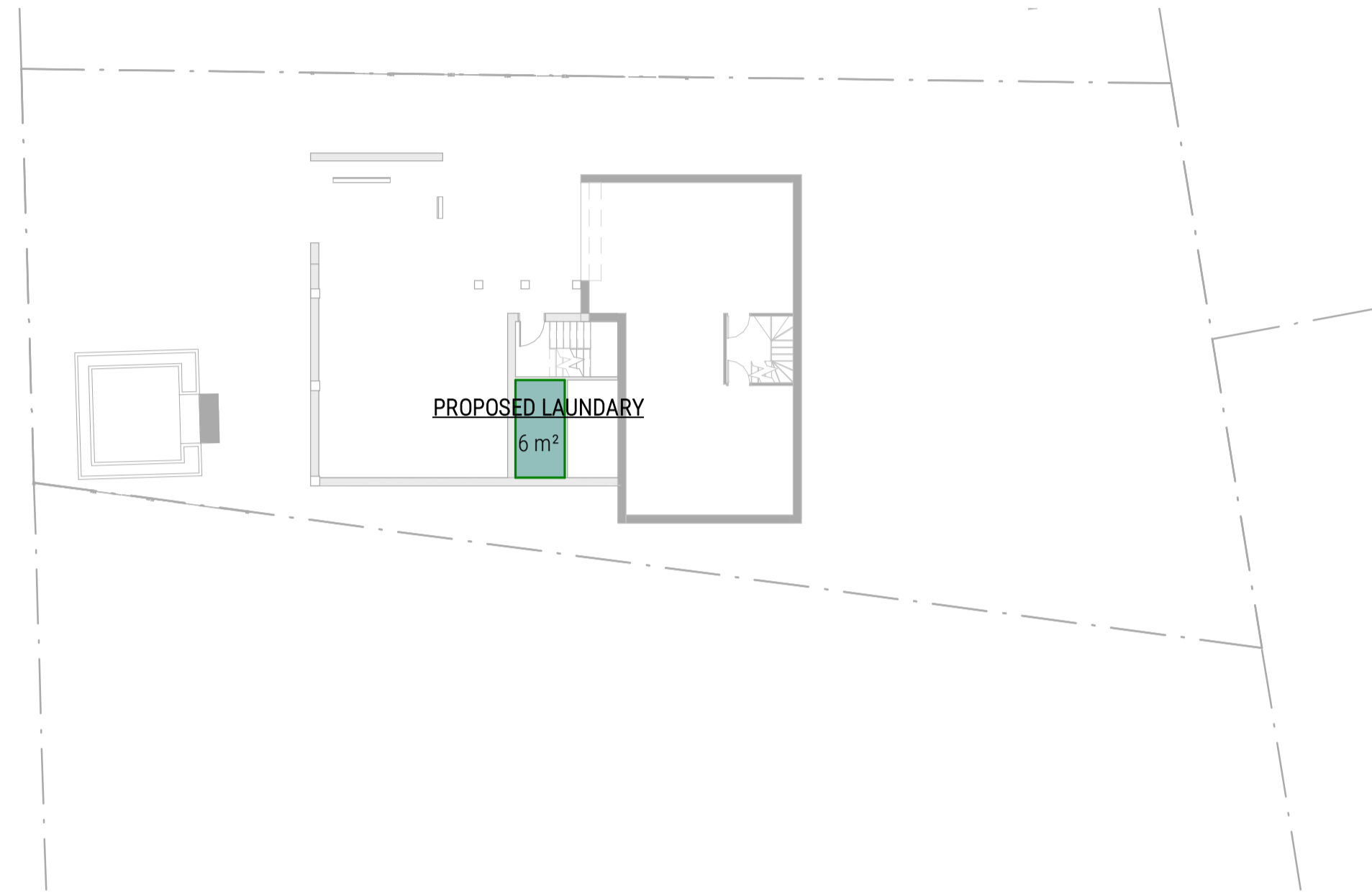
1 EAST ELEVATION
DA301/ 1:100 @ A1



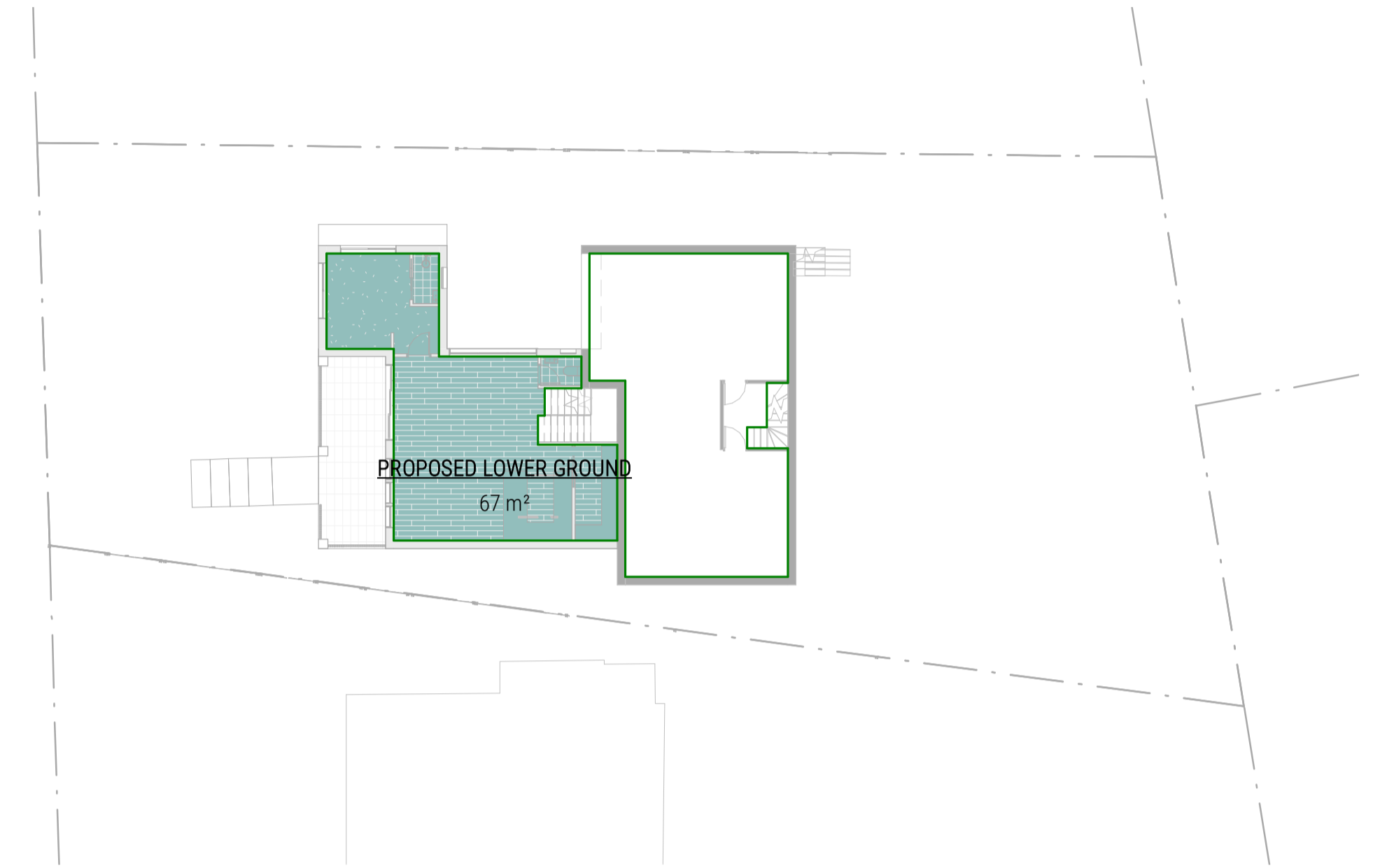
2 WEST ELEVATION
DA301/ 1:100 @ A1



RD01
RENDER CLADDING - TEXTURED
RENDER (WHITE)



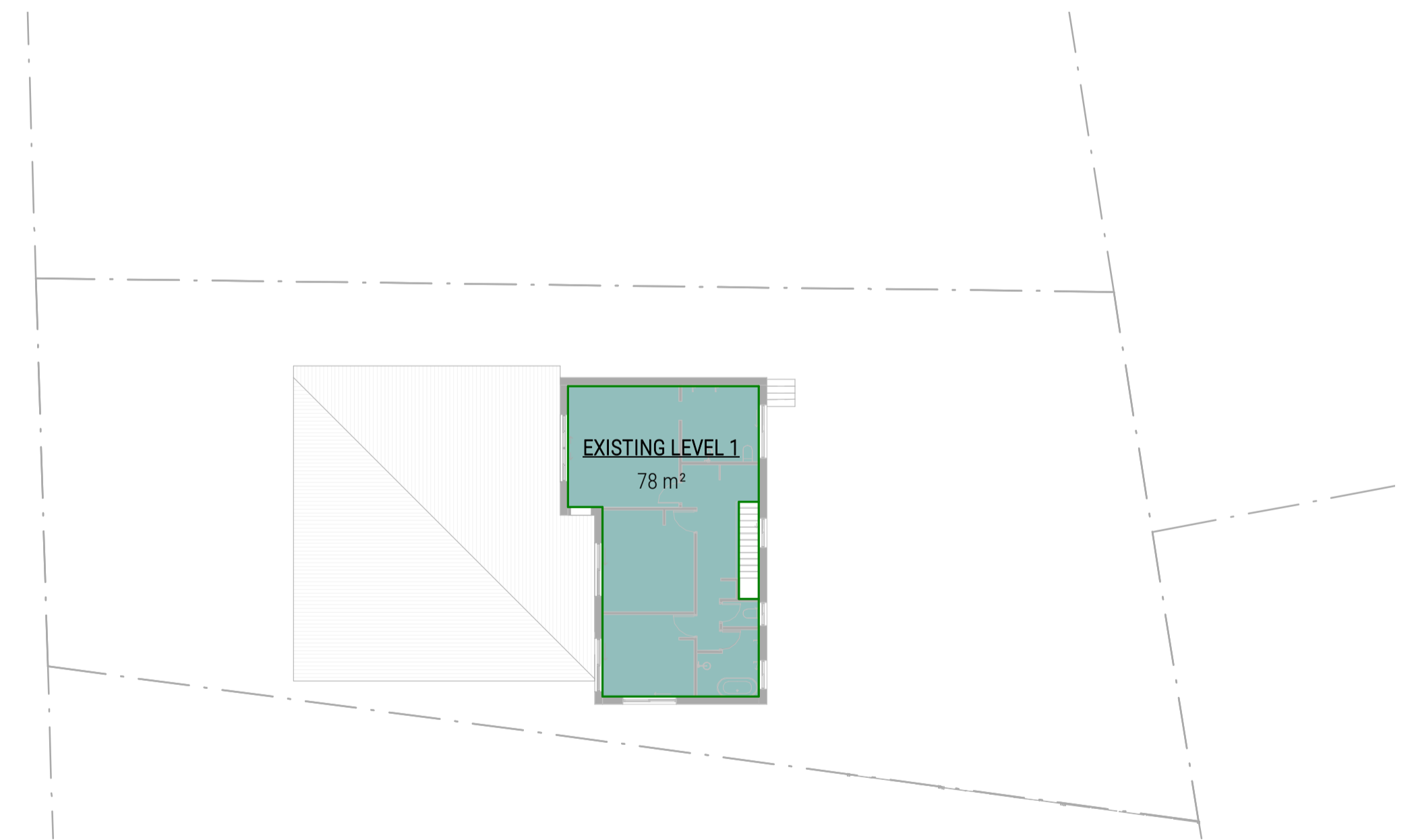
1 LOWER GROUND
DA400 1:200 @ A1



2 PROPOSED LOWER GROUND
DA400 1:200 @ A1



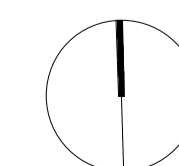
3 PROPOSED GROUND FLOOR
DA400 1:200 @ A1

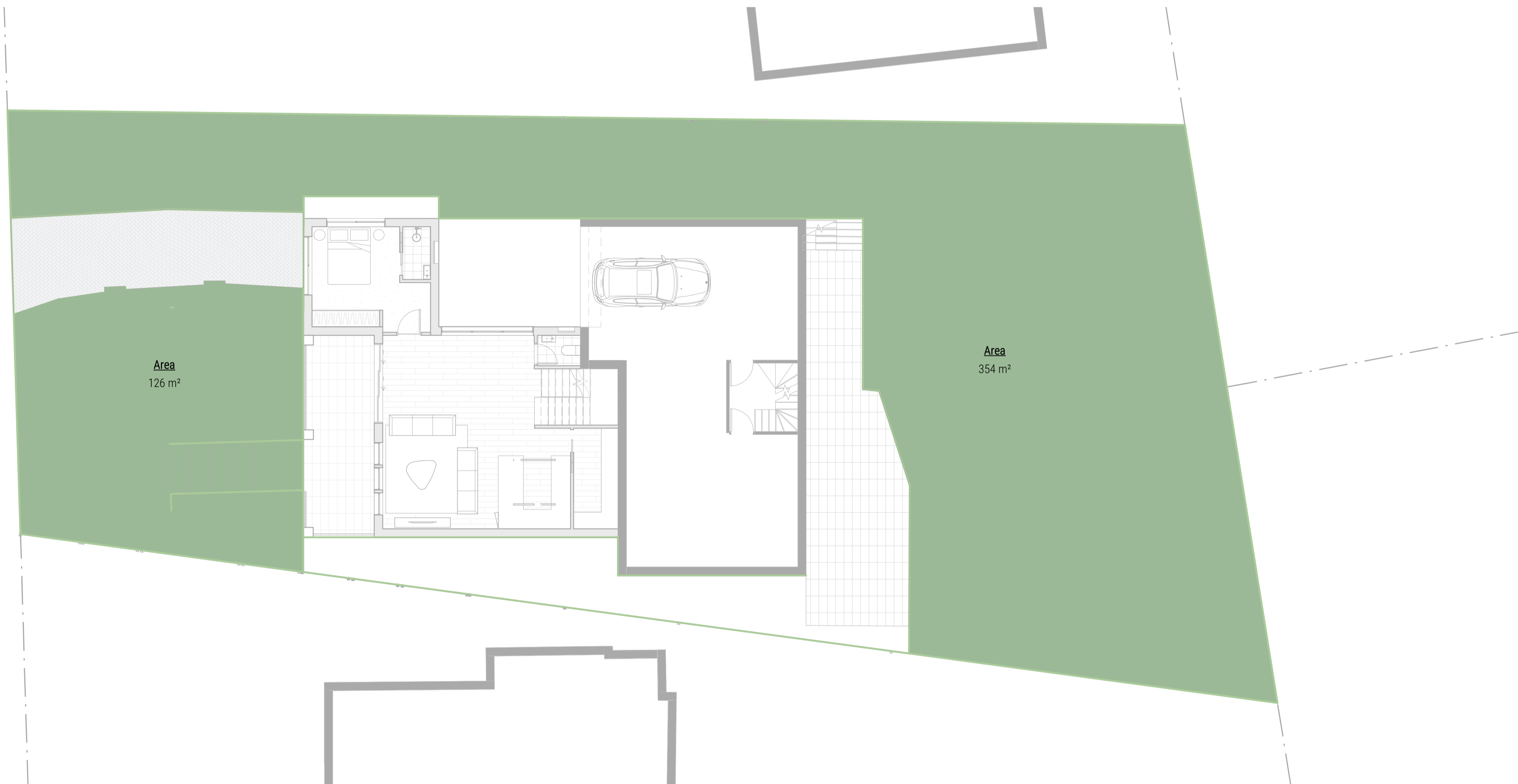


4 LEVEL 1 - EXISTING
DA400 1:200 @ A1

GROSS FLOOR AREA				
Level	Name	AREA	FSR	
PROPOSED GROUND FLOOR	EXISTING GROUND	77 m ²	0.10	
LEVEL 1	EXISTING LEVEL 1	78 m ²	0.10	
PROPOSED GROUND FLOOR	PROPOSED GROUND	88 m ²	0.11	
LOWER GROUND	PROPOSED LAUNDRARY	6 m ²	0.01	
PROPOSED LOWER GROUND	PROPOSED LOWER GROUND	67 m ²	0.09	
		316 m ²	0.40	

MAXIMUM ALLOWABLE 0.4:1

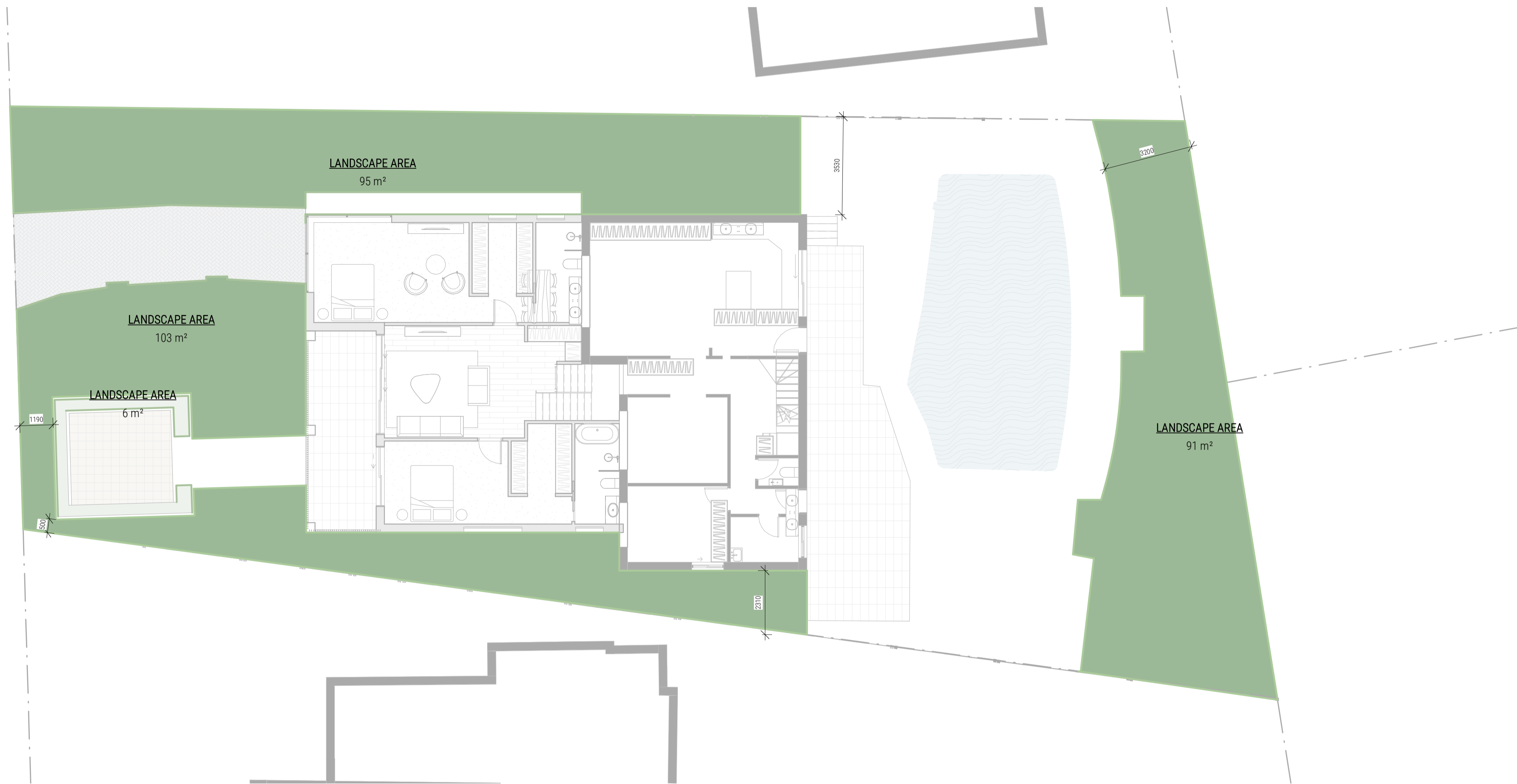




1 OPEN SPACE AREA
DA401 / 1:100 @ A1

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

REQUIREMENT IS 40% OF OPEN SPACE
 $780 (\text{SITE AREA}) \times 0.6 (\text{TOTAL OPEN SPACE}) \times 0.4 (\text{LANDSCAPE}) = 187.2 \text{ M}^2$

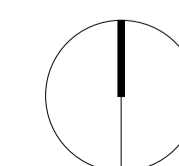
LANDSCAPE AREA
295 m²



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



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

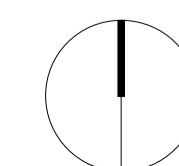


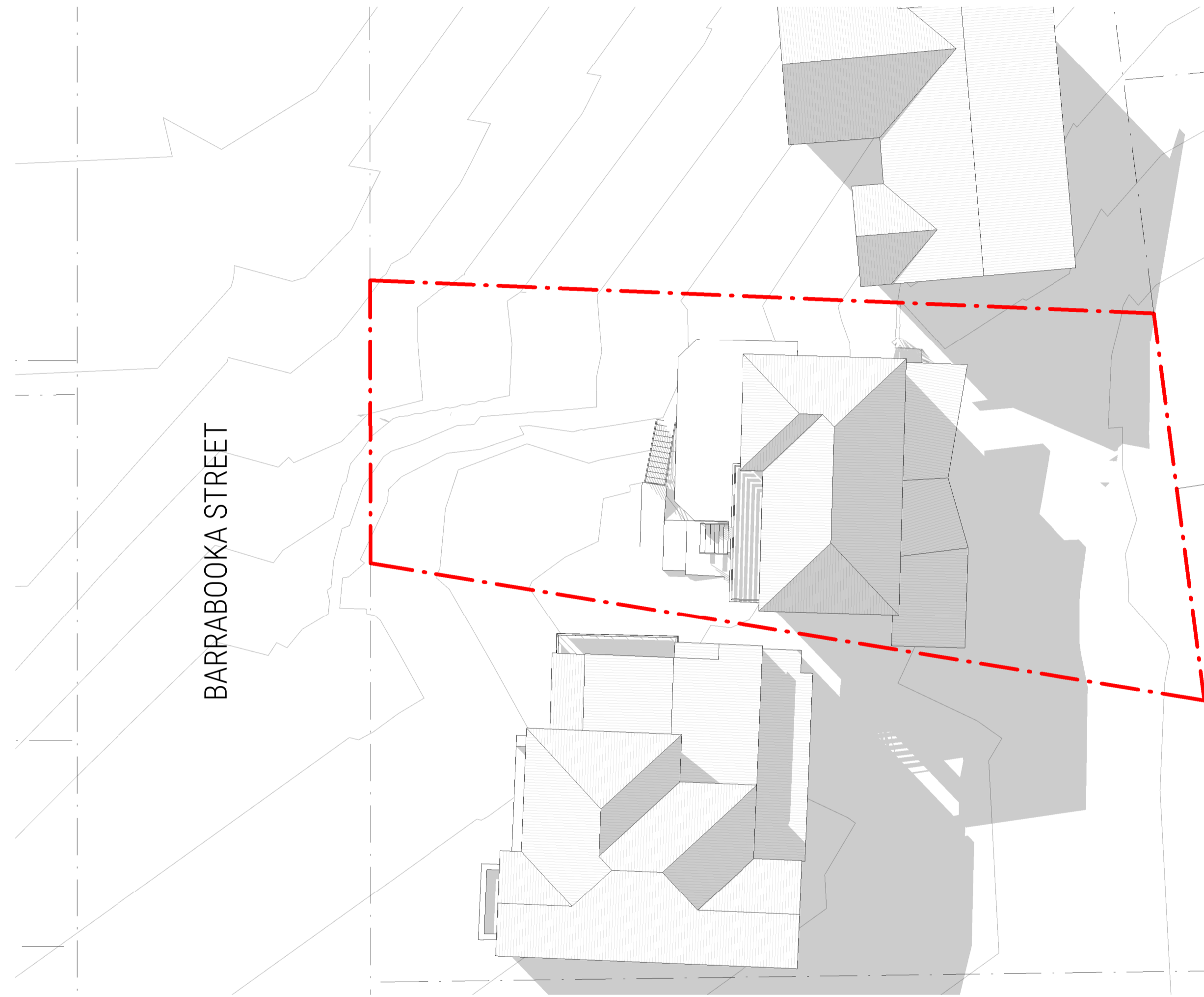


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:200 @A1



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

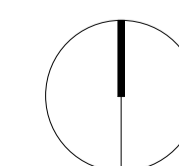


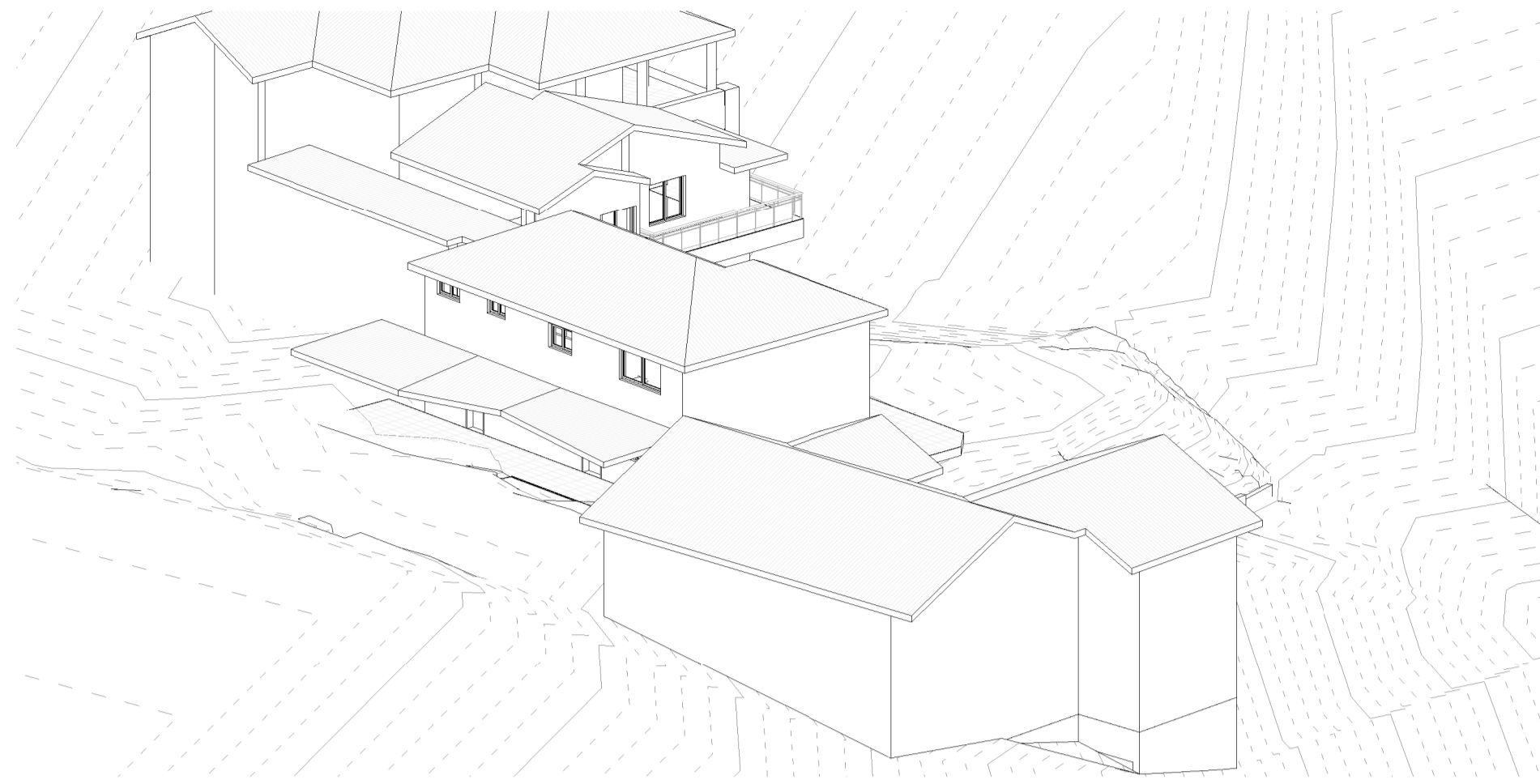


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

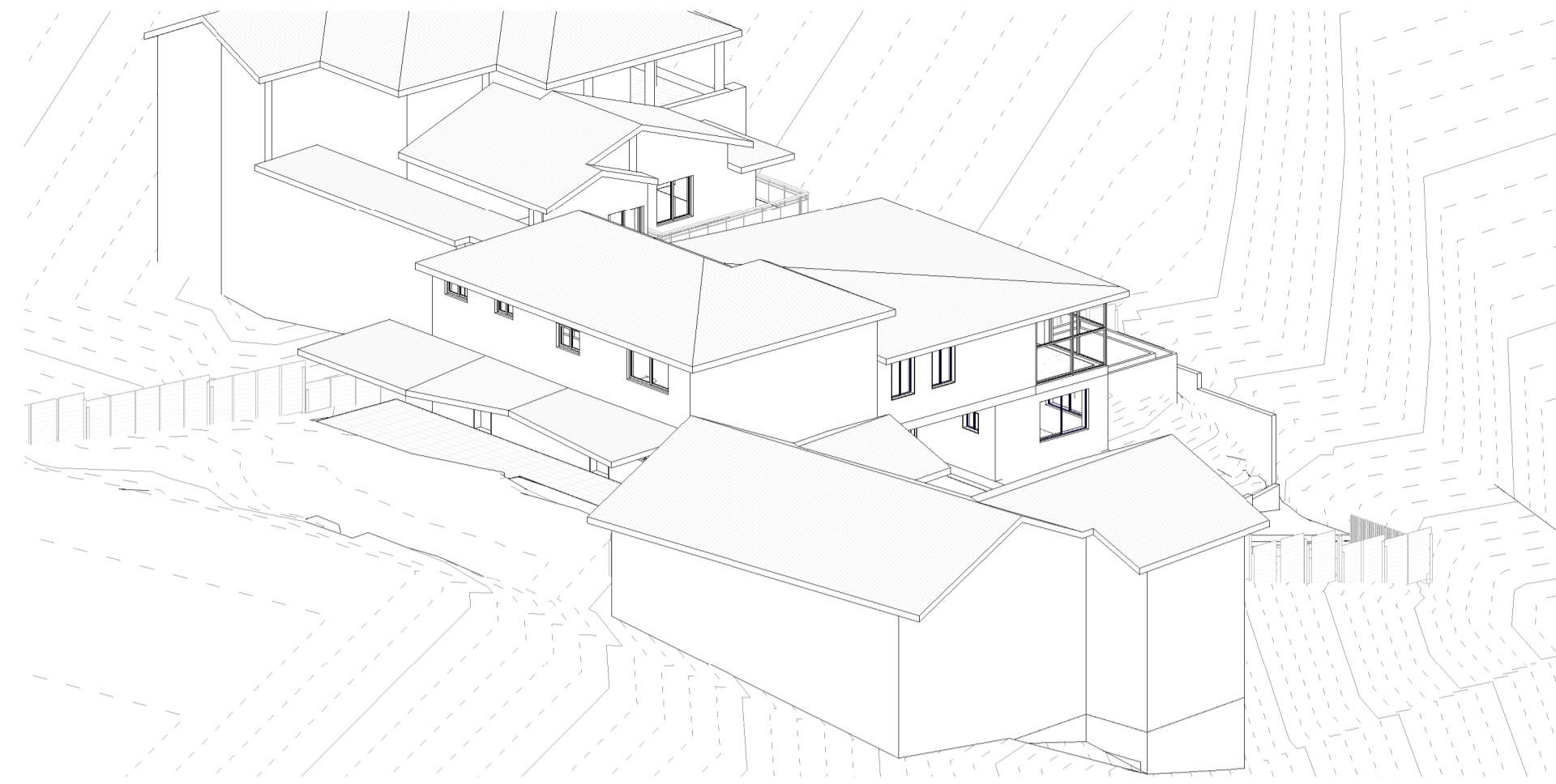


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

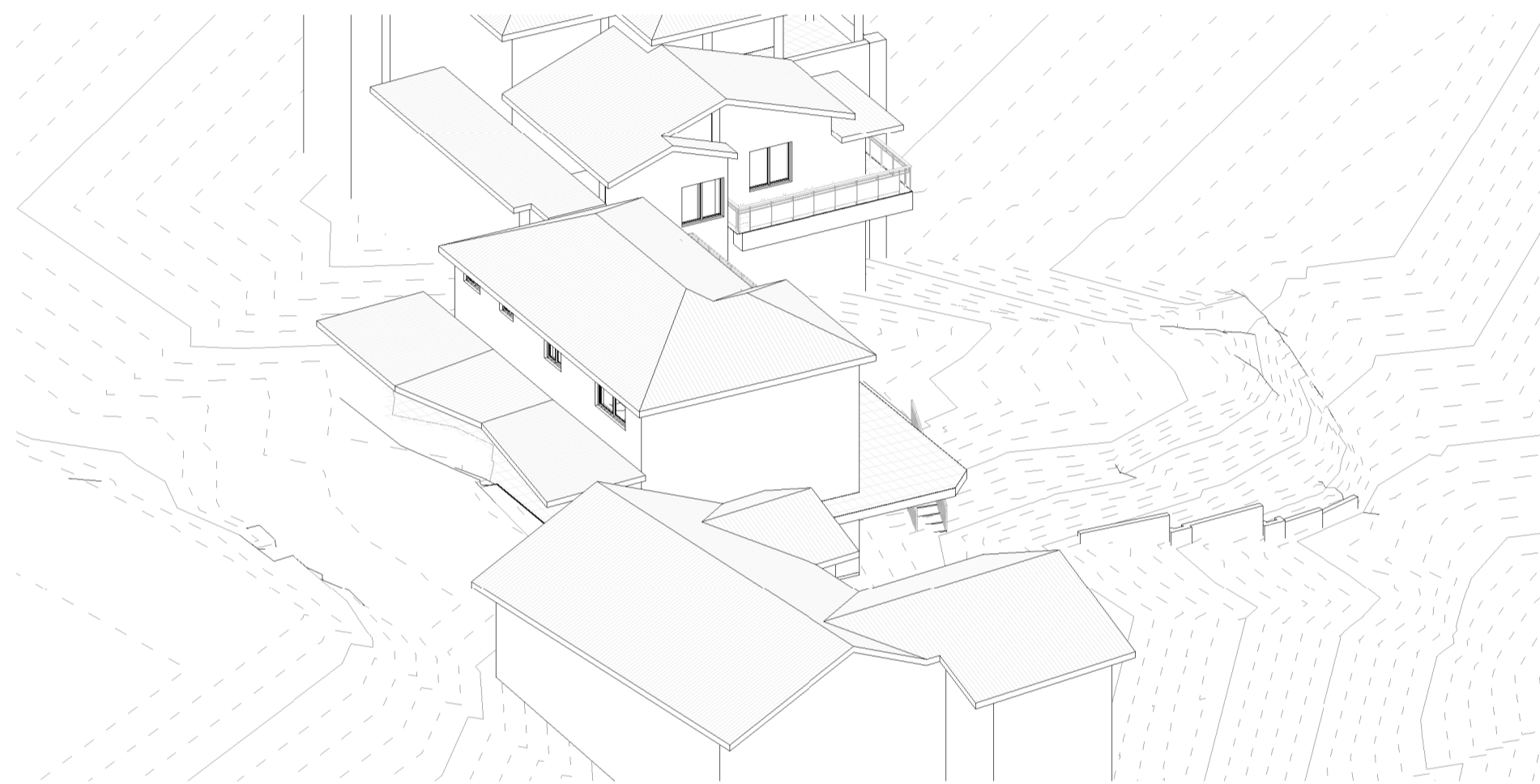




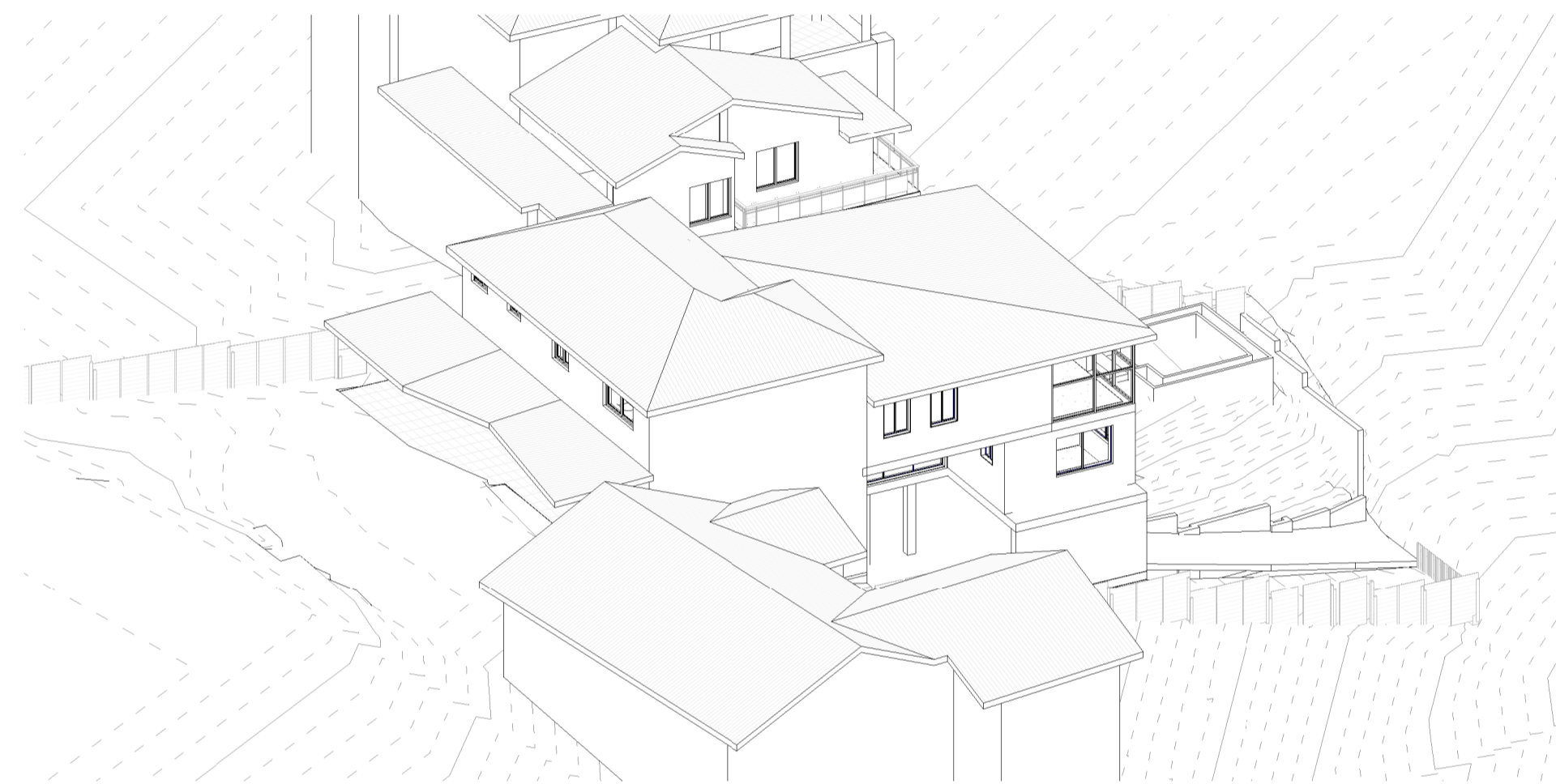
1 VIEW FROM SUN - JUNE 21 - 9AM - EXISTING
DA600 @ A1



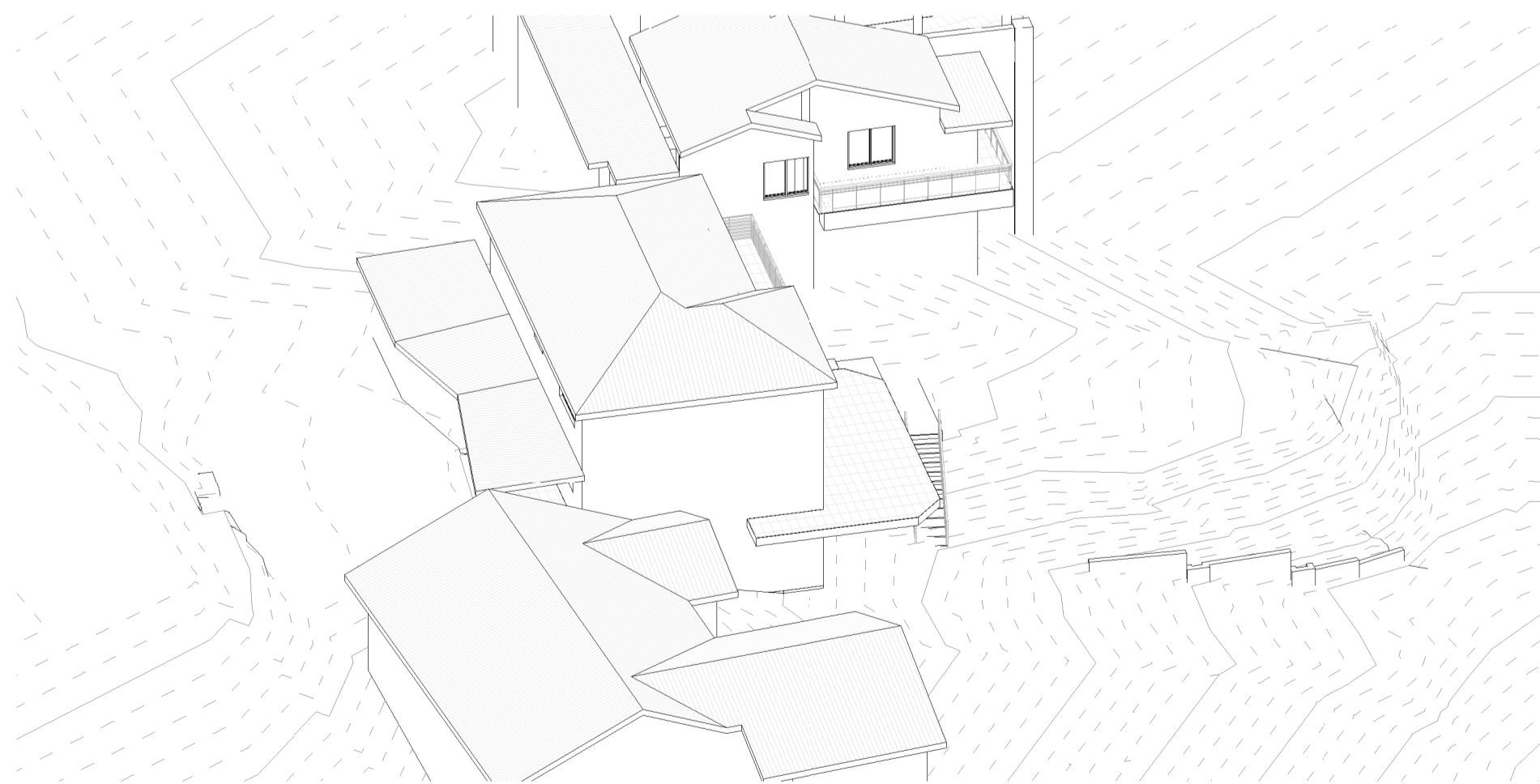
2 VIEW FROM SUN - JUNE 21 - 9AM - PROPOSED
DA600 @ A1



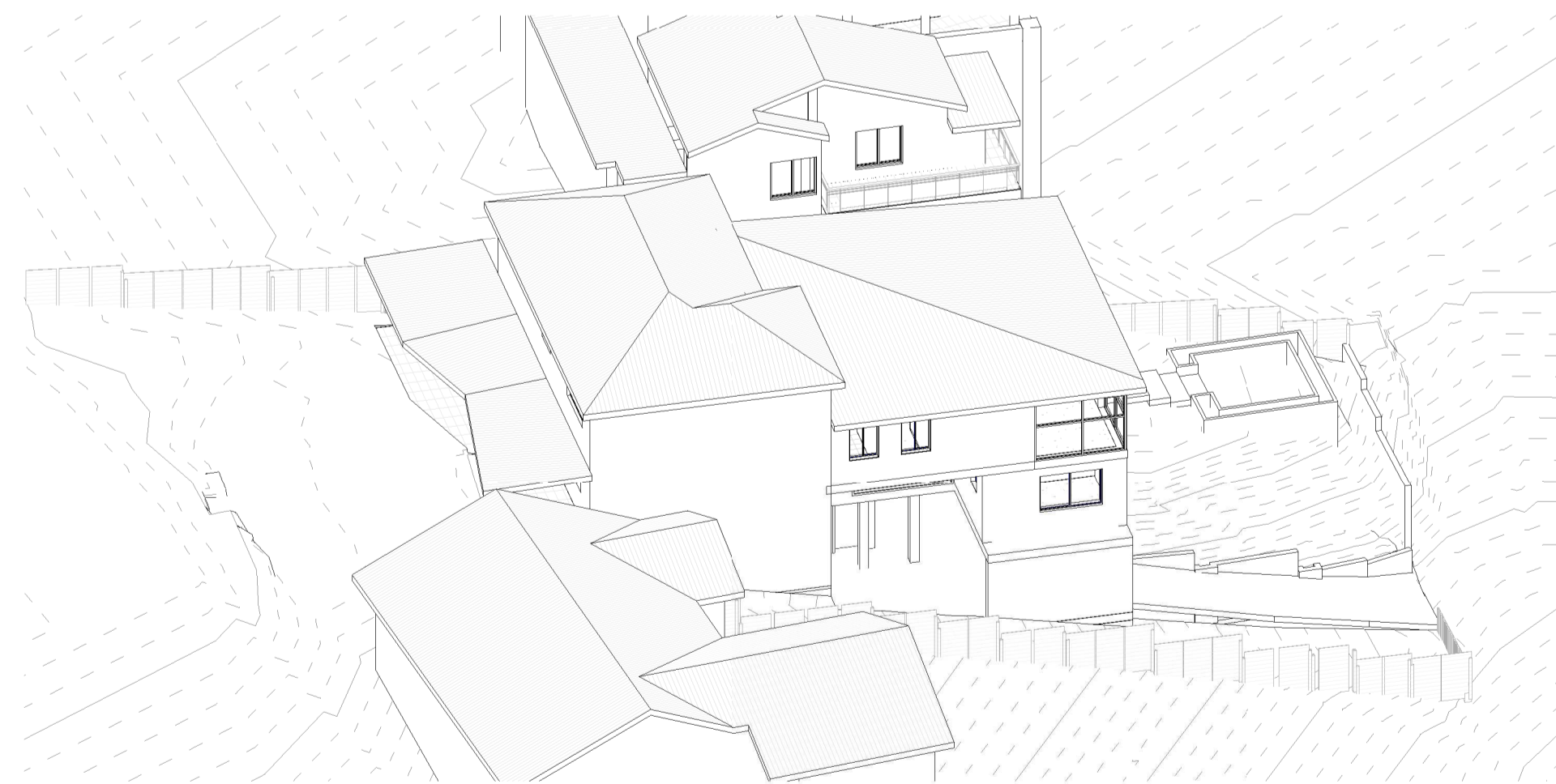
3 VIEW FROM SUN - JUNE 21 - 10AM - EXISTING
DA600 @ A1



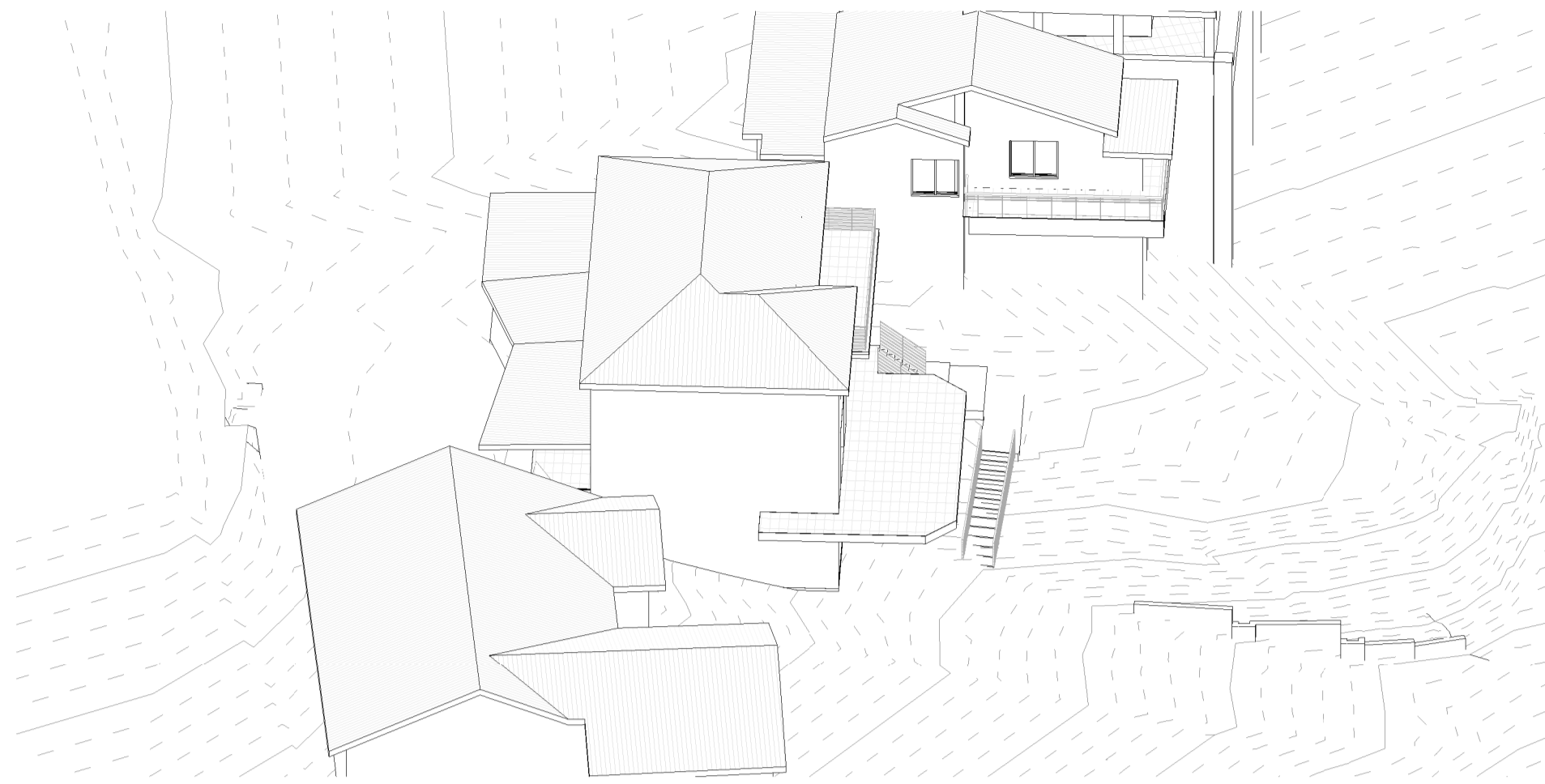
4 VIEW FROM SUN - JUNE 21 - 10AM - PROPOSED
DA600 @ A1



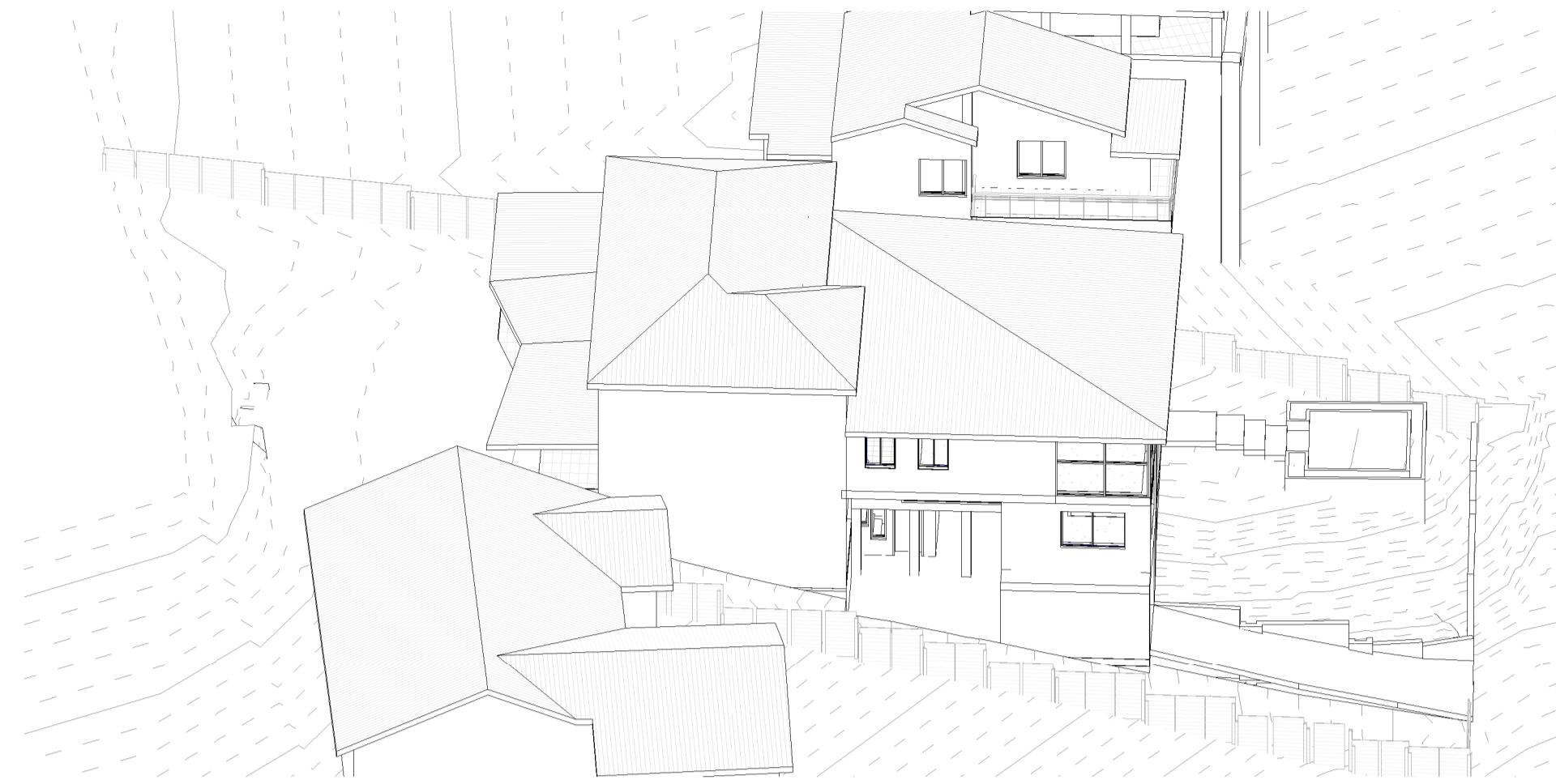
5 VIEW FROM SUN - JUNE 21 - 11AM - EXISTING
DA600 @ A1



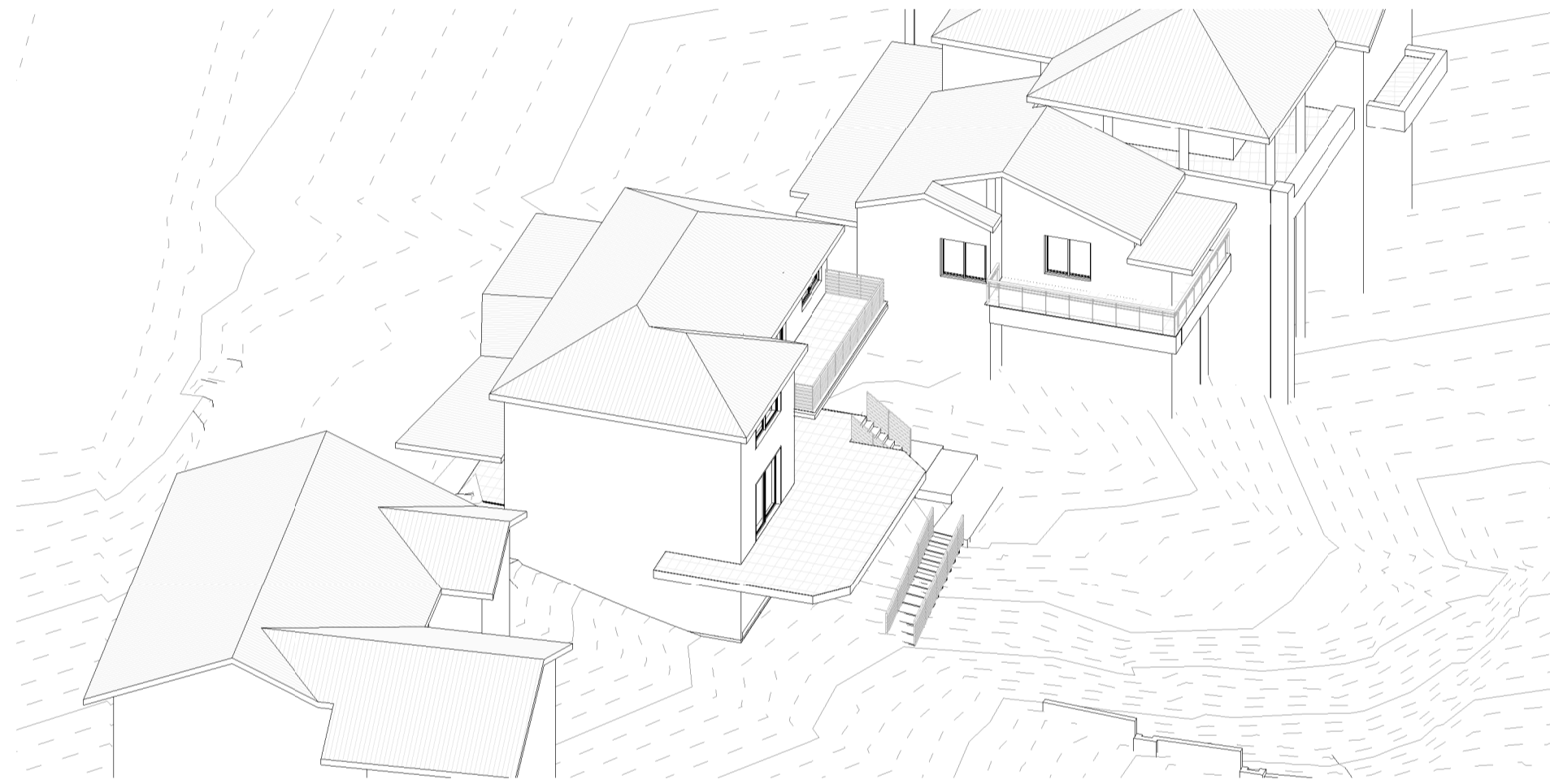
6 VIEW FROM SUN - JUNE 21 - 11AM - PROPOSED
DA600 @ A1



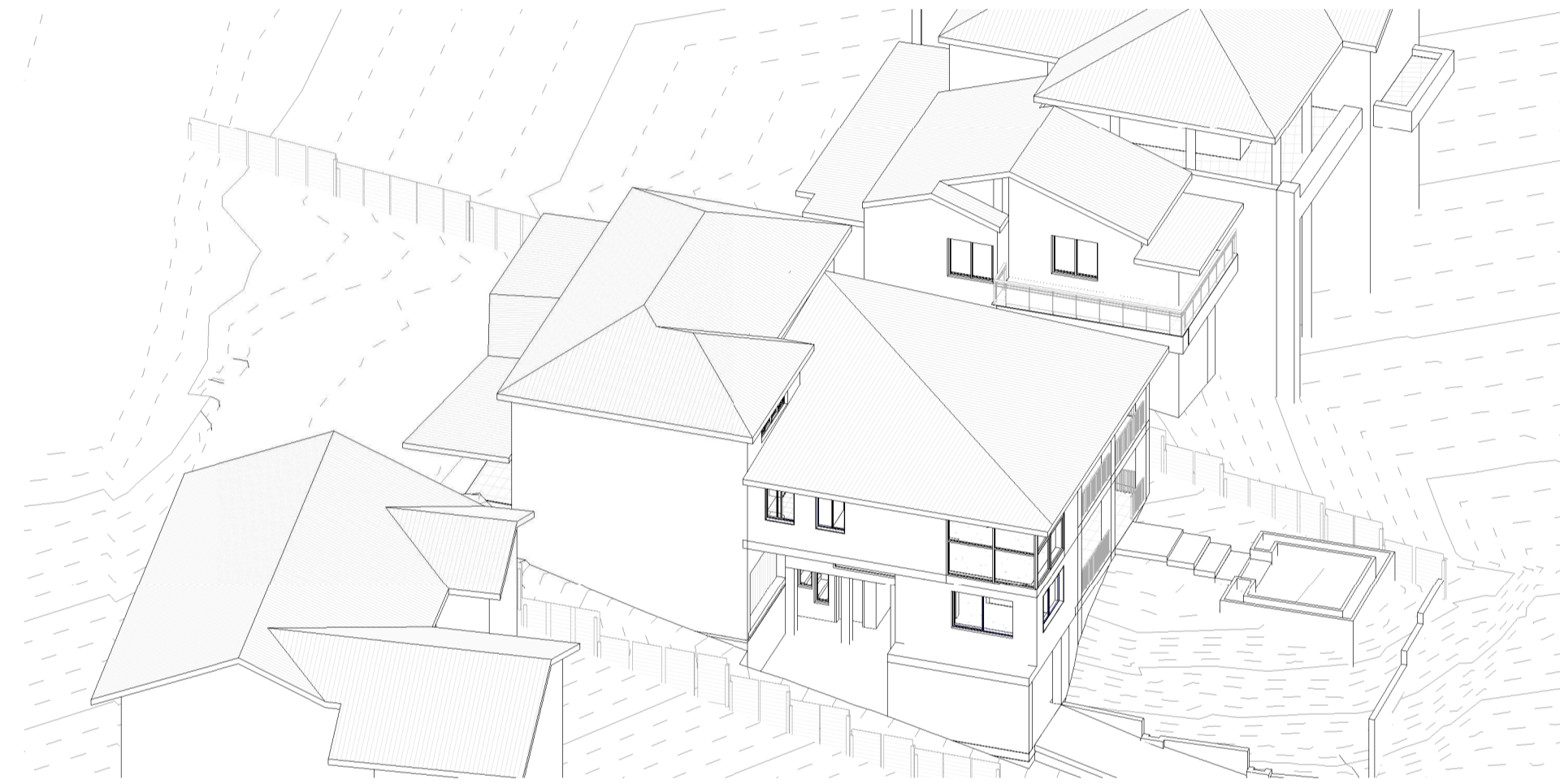
1 VIEW FROM SUN - JUNE 21 - 12PM - EXISTING
DA601 @ A1



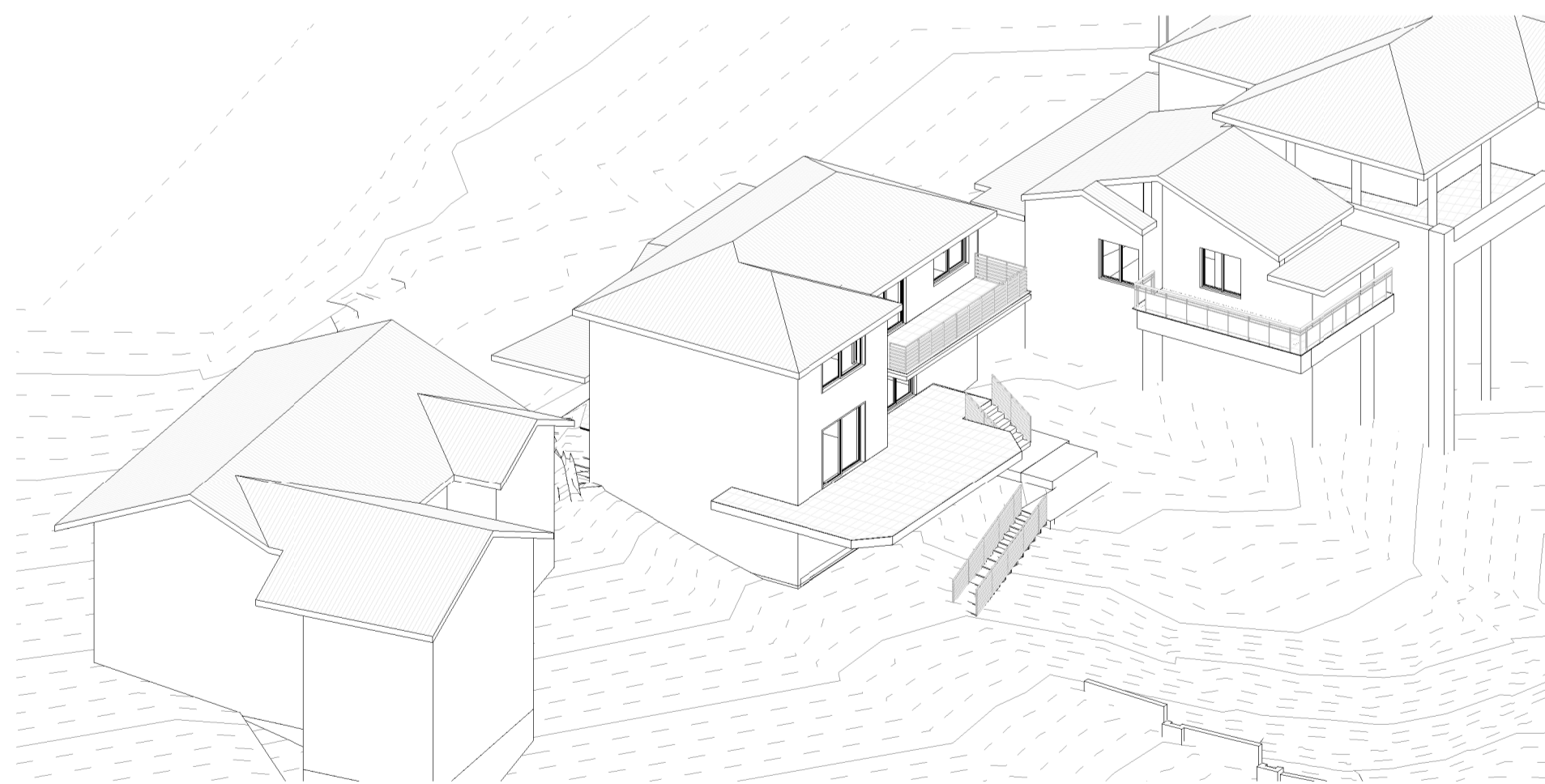
2 VIEW FROM SUN - JUNE 21 - 12PM - PROPOSED
DA601 @ A1



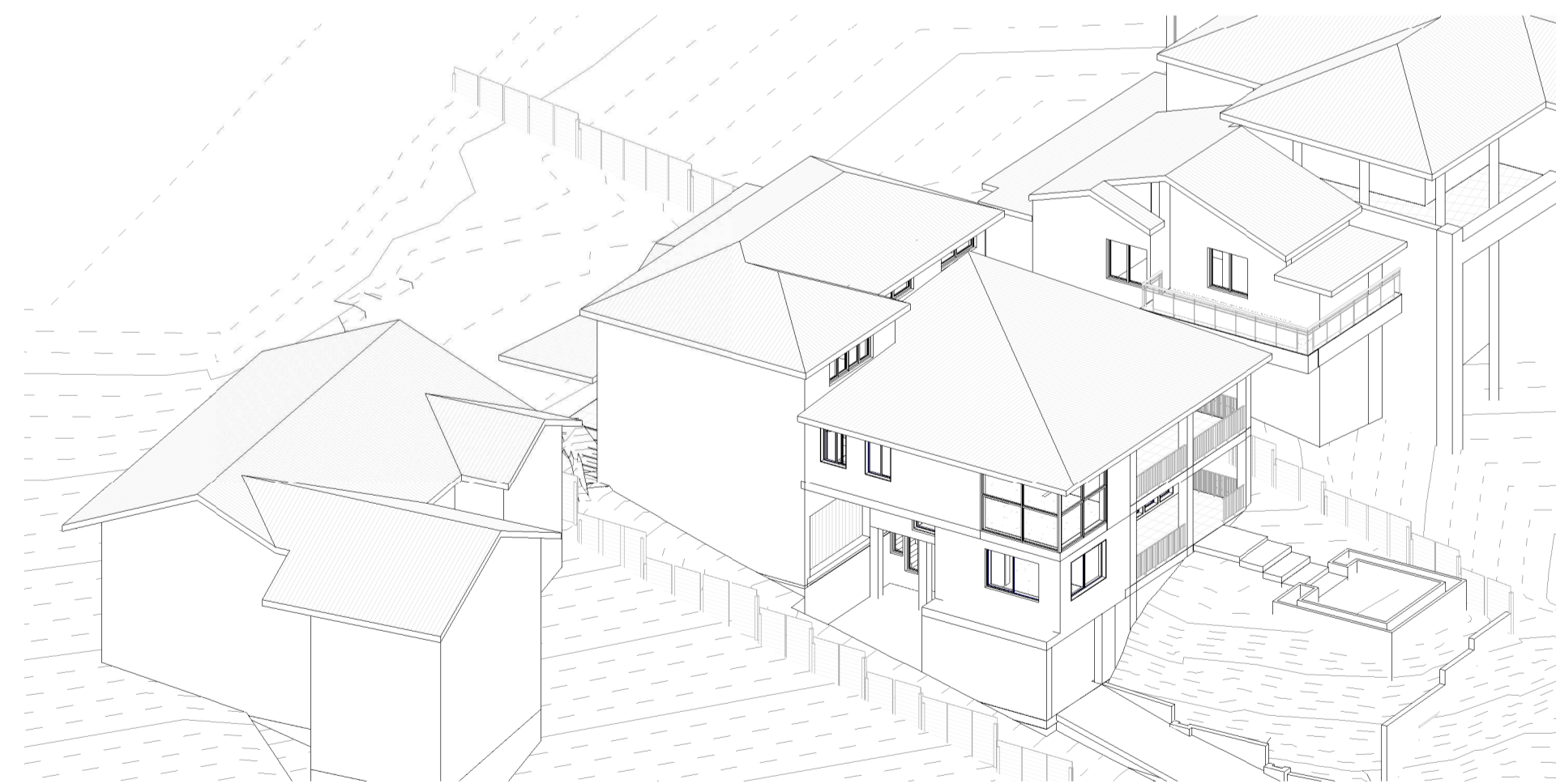
3 VIEW FROM SUN - JUNE 21 - 1PM - EXISTING
DA601 @ A1



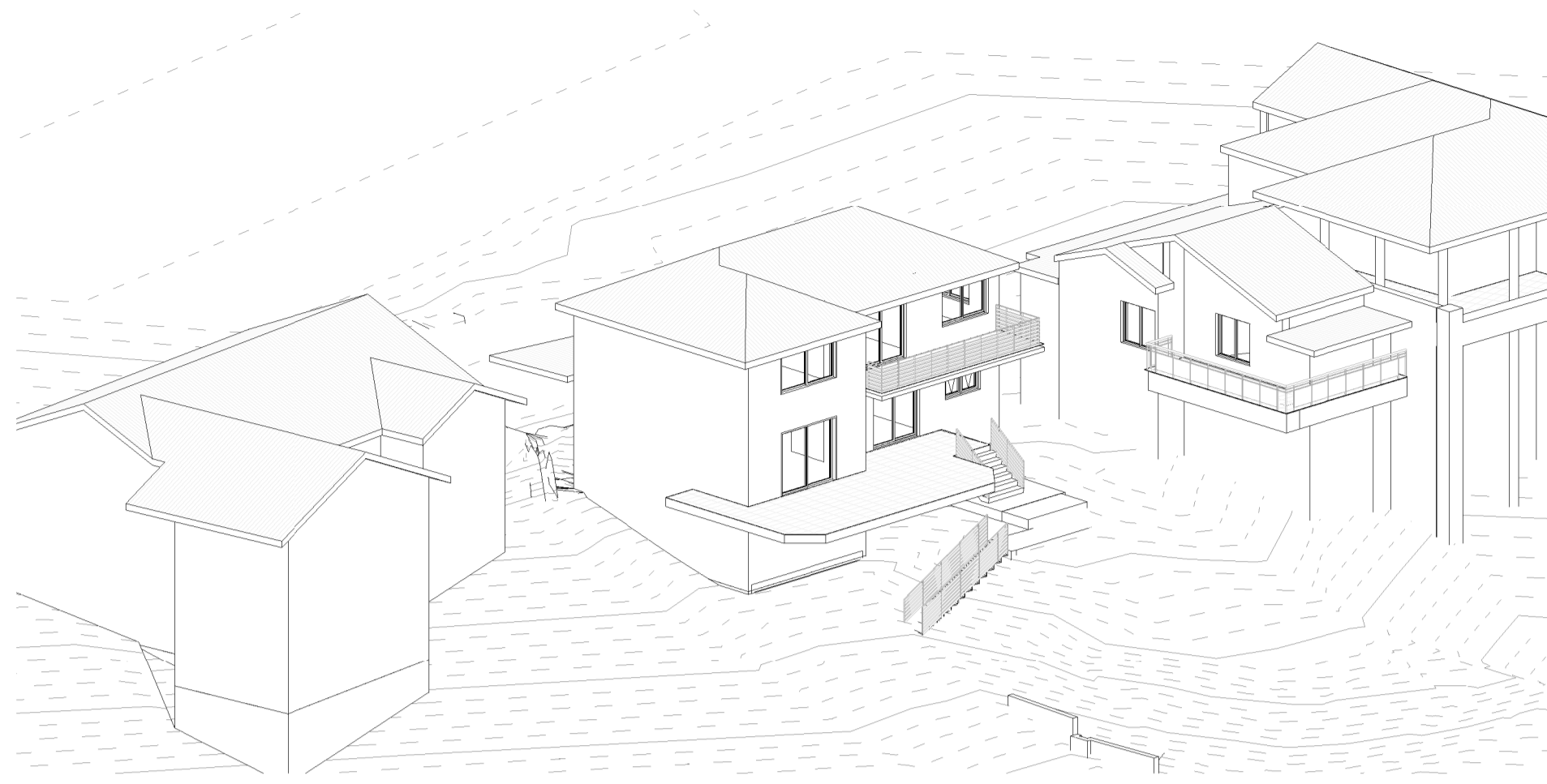
4 VIEW FROM SUN - JUNE 21 - 1PM - PROPOSED
DA601 @ A1



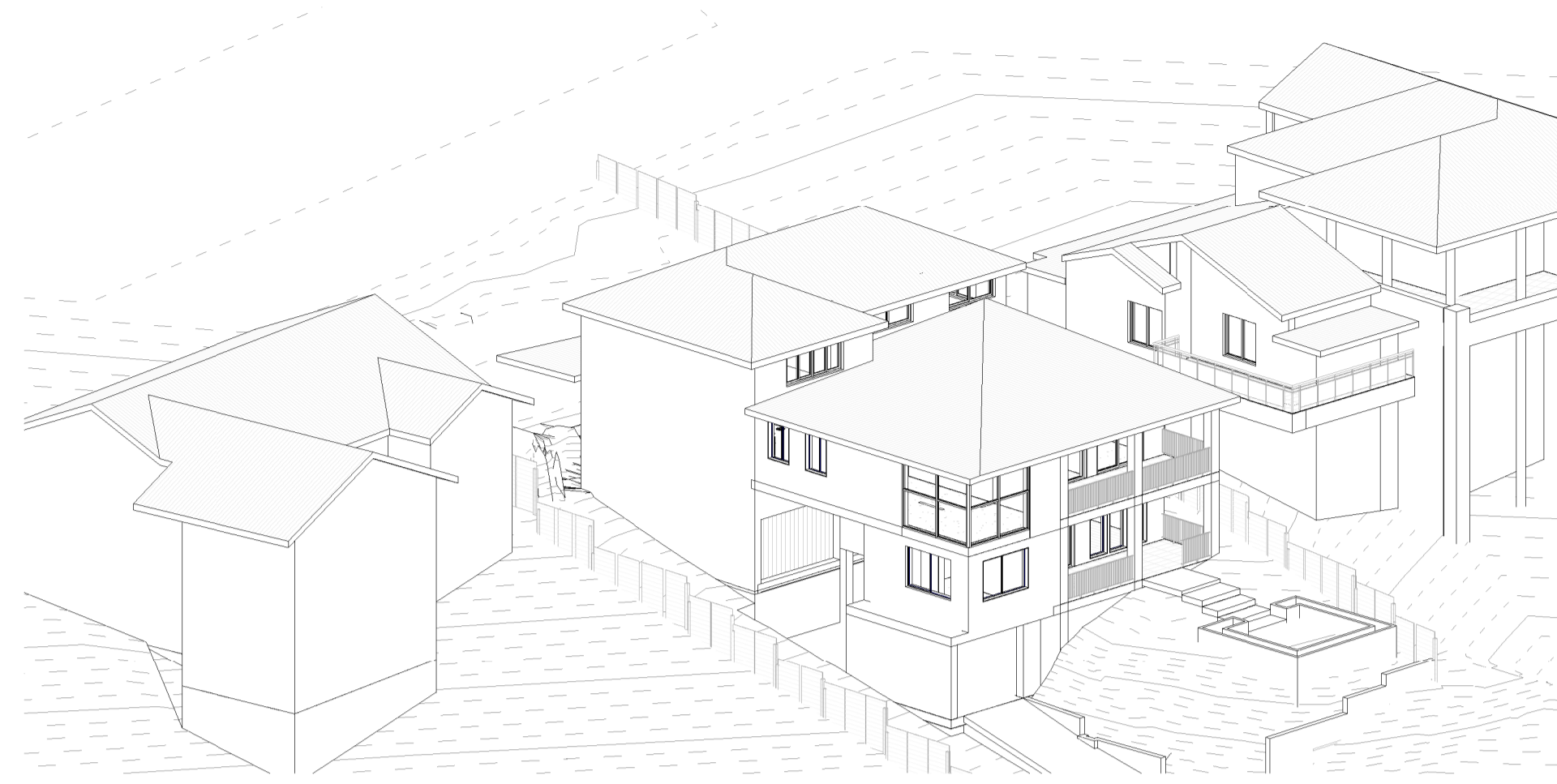
5 VIEW FROM SUN - JUNE 21 - 2PM - EXISTING
DA601 @ A1



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



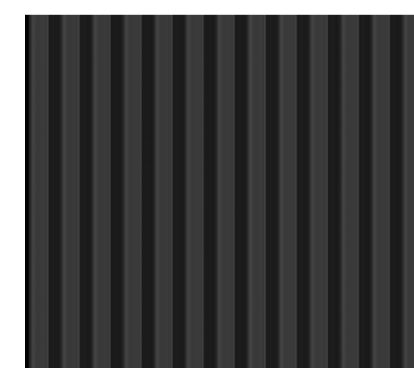
EXTERNAL MATERIAL LEGEND

1. RENDER CLADDING - TEXTURED RENDER (WHITE)
 USED ON FACADE OF PROPOSED CARPORT TO PROPOSED GROUND FLOOR

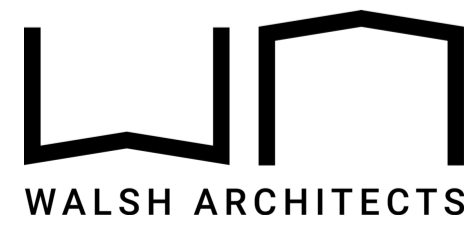


2. METAL BALUSTRADES
 ALL BALCONIES

3. METAL ROOFING - LYSACHT - MONUMENT

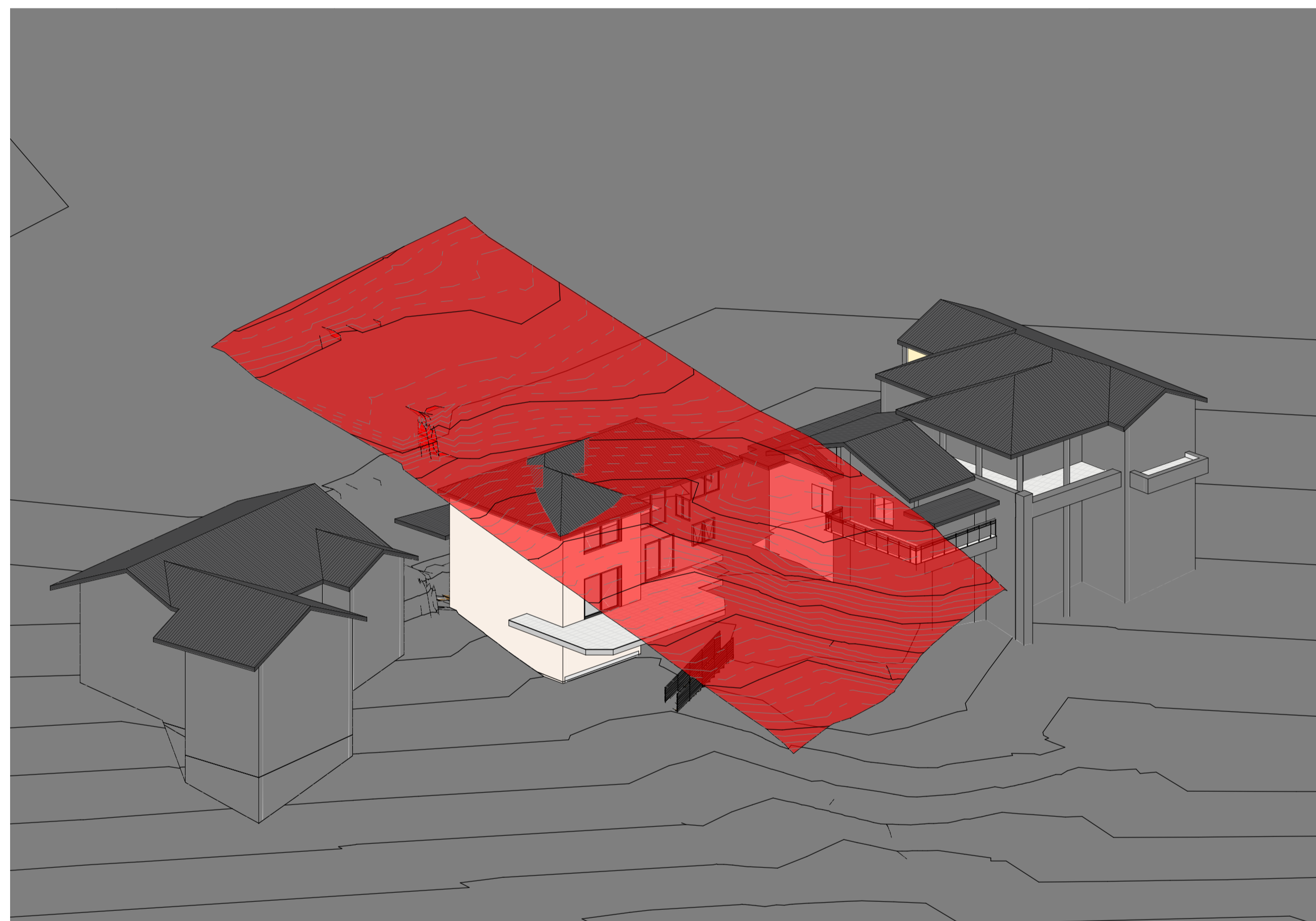


4. ALUMINIUM WINDOW FRAME - MONUMENT

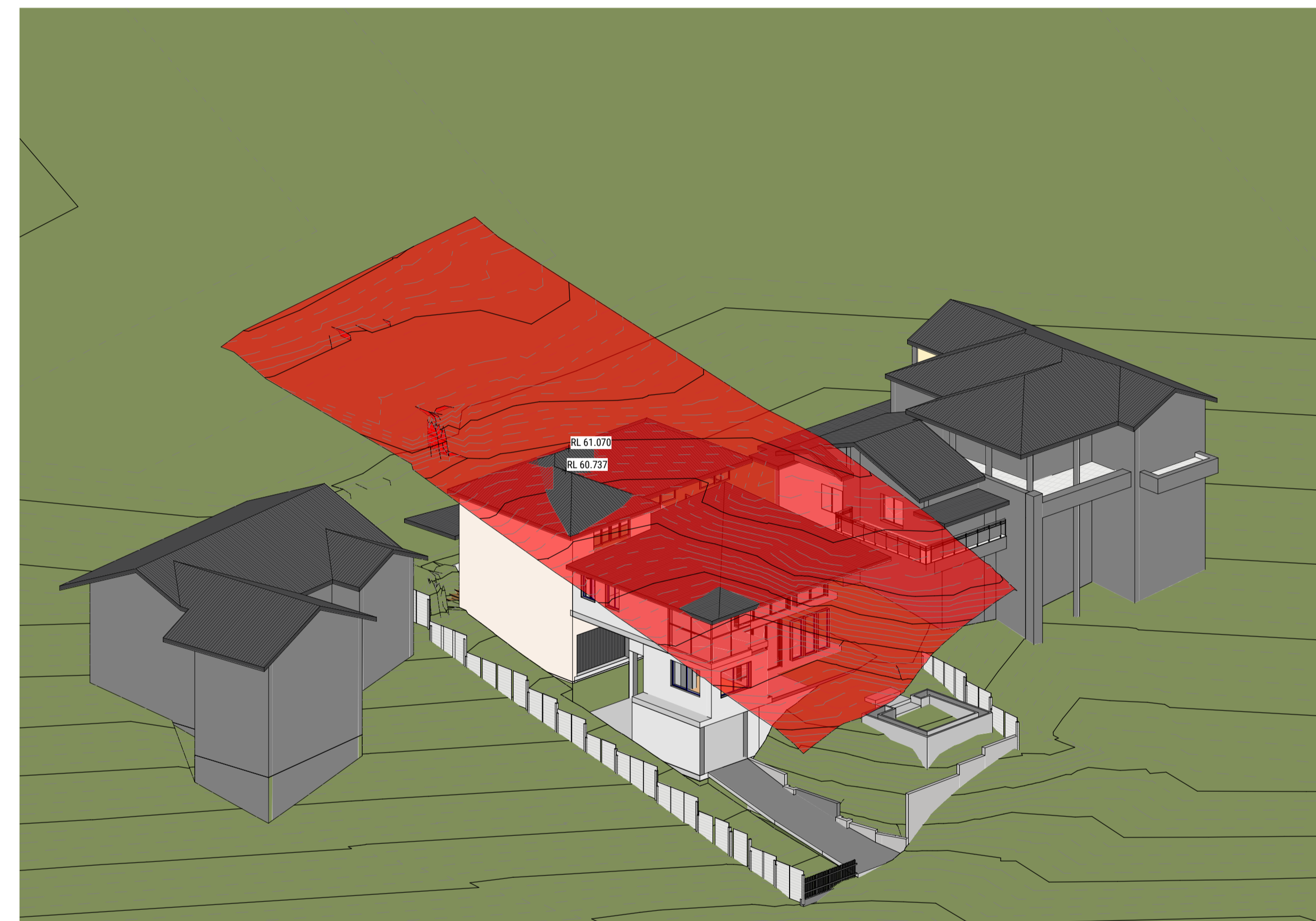


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 Nominated Architect - Scott Walsh
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REV NO.	DESCRIPTION	REV DATE	EXTERNAL FINISHES
A	FOR DA APPROVAL	29.06.22	DA900
			A
			1 : 100



1 HEIGHT BLANKET EXISTING
DA901 @ A1



2 HEIGHT BLANKET PROPOSED
DA901 @ A1