

WEST HOUSE

SECTION NAME	DRAWING No.	DESCRIPTION
01 DEVELOPMENT APPLICATION		
	A01	COVER PAGE
	A02	SURVEY
	A03	SCHEDULES
	A04	SITE PLAN/WASTE MANAGEMENT ...
	A05	SITE ANALYSIS & LOCATION MAP
	A06	PERSPECTIVES
	A07	GROUND FLOOR - PART 1
	A08	GROUND FLOOR - PART 2
	A09	LEVEL 1 PLAN - PART 1
	A10	LEVEL 1 PLAN - PART 2
	A11	ROOF PLAN - PART 1
	A12	ROOF PLAN - PART 2
	A13	ELEVATION STREET & E1
	A14	ELEVATION E2 & E3
	A15	ELEVATION E4
	A16	SECTION A
	A17	SECTION B
	A18	SECTION C AND E
	A19	SECTION D
	A20	SHADOWS JUNE 21-9AM
	A21	SHADOWS JUNE 21-12NOON
	A22	SHADOWS JUNE 21-3PM
	A23	SHADOWS ELEVATION 4 CULLEN S...
	A24	LANDCAPE CALCULATION
	A25	NATHERS SPECIFICATION
	A26	FINISHES SCHEDULE

GENERAL CONSTRUCTION NOTES

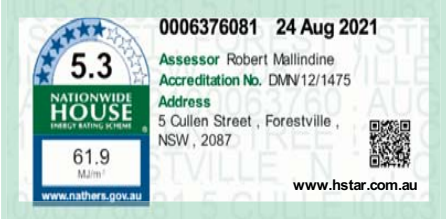
- ROOFS:**
ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS SPECIFIED.
- HYDRAULIC:**
REFER TO HYDRAULIC DRAWINGS FOR DETAILS.
- STRUCTURAL:**
REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- INSULATION:**
REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF
ACOUSTIC AND THERMAL INSULATION.
- BASIX:**
REFER TO BASIX FOR SUSTAINABILITY REQUIREMENTS.
- BUSHFIRE:**
ALL CONSTRUCTION TO COMPLY WITH **BAL FZ**. REFER TO BUSHFIRE REPORT

New construction on the northern, eastern, southern and western aspects shall comply with the requirements of Section 3 of Australian Standards AS3959-2009 "Construction of Buildings in bushfire prone areas."

New construction shall also comply with the requirements of **BAL-FZ** Australian Standards AS3959-2009 "Construction of buildings in bushfire prone areas." and section A3.7 Addendum Appendix 3 of "Planning for bushfire Protection."

Any new fencing to the property should be in accordance with Rural Fire Service "Fast facts 2/06."

New roofing valleys and guttering should be fitted with a non-combustable leaf protection to stop the accumulation of debris.



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

DEVELOPMENT APPLICATION ISSUE A

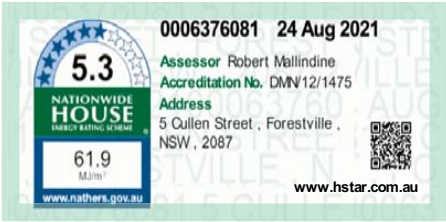
YVONNE AND MARK WEST
5 CULLEN STREET FORESTVILLE NSW 2087

FLOOR SCHEDULE	
CODE ID	DESCRIPTION
F-C1	NEW timber floor structure with NEW yellow tongue, underlay & carpet, as specified.
F-CE1	NEW concrete structure with NEW epoxy seal as specified. As per engineer's detail.
F-CON1	NEW concrete structure with NEW paint, as specified. As per engineer's detail.
F-CP1	NEW concrete structure, polished as specified. As per engineer's detail.
F-D1	NEW steel floor structure with NEW BAL FZ rated decking surface, as specified. (HARDI DECK OR EQUIVALENT) Structure as per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.
F-T1	NEW framed structure with NEW floorboards. Timber and finish, as specified. Refer to engineer's detail.
F-TL1	NEW (INTERNAL) floor structure with NEW tiles. Waterproof as required. As per engineer's detail.
F-TL2	NEW (EXTERNAL) floor structure with NEW tiles. Waterproof as required. As per engineer's detail.

ROOF SCHEDULE	
CODE ID	DESCRIPTION
DP	NEW downpipe, as specified.
R-M1	NEW framed roof structure with NEW corrugated (e.g custom orb) metal sheet, as specified. As per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.
R-M2	NEW framed roof structure with NEW flat pan (e.g klip-lock) metal roof sheeting, as specified. As per engineer's detail. Detail to comply with BAL FZ rating. Confirm with bushfire report.

WALL SCHEDULE	
CODE ID	DESCRIPTION
P-S1	NEW steel post structure with NEW paint, as specified. As per engineer's detail.
W-BR1	NEW block (HEBEL OR EQUIVALENT) veneer wall with NEW render and paint as specified. Detail to comply with BAL FZ rating. Confirm with bushfire report.
W-BR2	NEW block wall with NEW render and paint as specified.
W-LW1	NEW framed wall structure with NEW FC (CEMINTEL TERRITORY QUARRY OR EQUIVALENT) cladding with NEW seal, as specified. Refer to manufacturer's specification to ensure that wall system complies with BAL FZ rating. Confirm with bushfire report.
W-LW2	NEW framed wall structure with NEW FC (AXON SCYON OR EQUIVALENT) cladding with NEW paint, as specified. Refer to manufacturer's specification to ensure that wall system complies with BAL FZ rating. Confirm with bushfire report.
W-ST1	NEW block (HEBEL OR EQUIVALENT) veneer wall, with NEW stone facing as specified. Detail to comply with BAL FZ rating. Confirm with bushfire report.

WINDOW, DOOR & SKYLIGHT SCHEDULE	
CODE ID	DESCRIPTION
D01	(D01, D02...etc) NEW aluminium framed door. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL FZ rating. Confirm with bushfire report.
DG	NEW garage door. Detail to comply with BAL FZ rating. Confirm with bushfire report.
DN	NEW internal timber door, painted as specified.
W01	(W01, W02...etc) NEW aluminium window. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL FZ rating. Confirm with bushfire report.
WN	NEW internal aluminium window. Powdercoated.



DEVELOPMENT APPLICATION
ISSUE

CONFIDENTIAL
DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED
WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

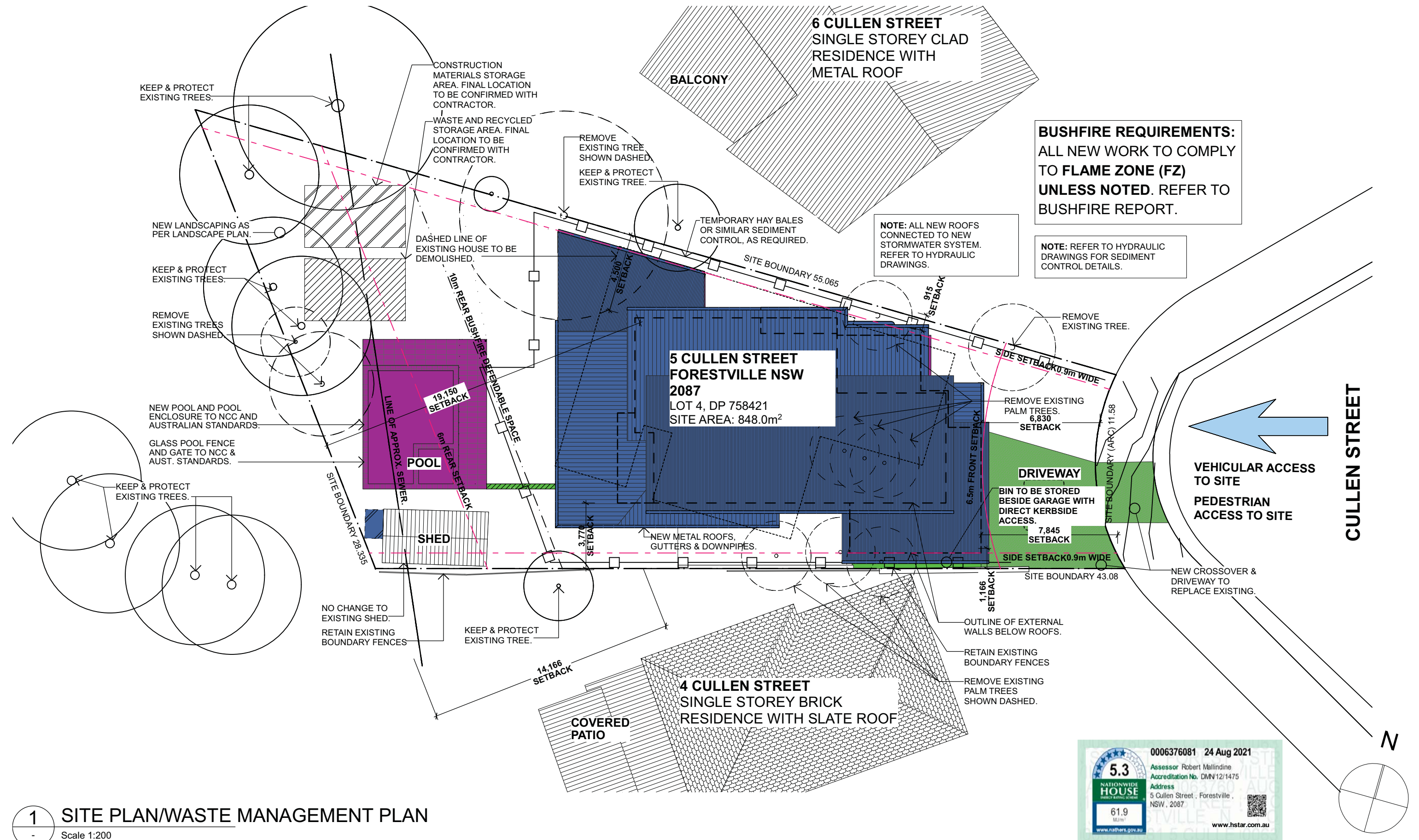
Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dragonflyarchitects.com.au
SCALE : 1:100 © A3
DATE PRINTED : 23/08/2021
DRAWN BY : ES, CS
CLIENT: YVONNE AND MARK WEST

The Architect retains copyright. Authority should be requested for any reproductions.

5 CULLEN STREET FORESTVILLE
NSW 2087

SCHEDULES

DFA2011-A03



1 SITE PLAN/WASTE MANAGEMENT PLAN
Scale 1:200

A	DEVELOPMENT APPLICATION ISSUE	23/08/2021
ID	DESCRIPTION	DATE

DEVELOPMENT APPLICATION
ISSUE

CONFIDENTIAL

DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED
WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

DRAGONFLY
ARCHITECTS
PTY LTD

ABN 78 158 837 962

Architect - Catherine Seeto - Reg. 8345

14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dragonflyarchitects.com.au

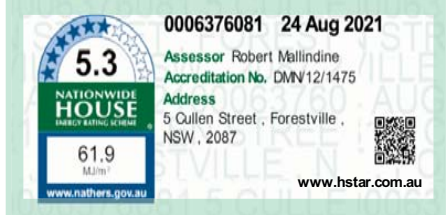
SCALE: 1:200 @ A3
DATE PRINTED: 23/08/2021
DRAWN BY: ES, CS
CLIENT: YVONNE AND MARK WEST

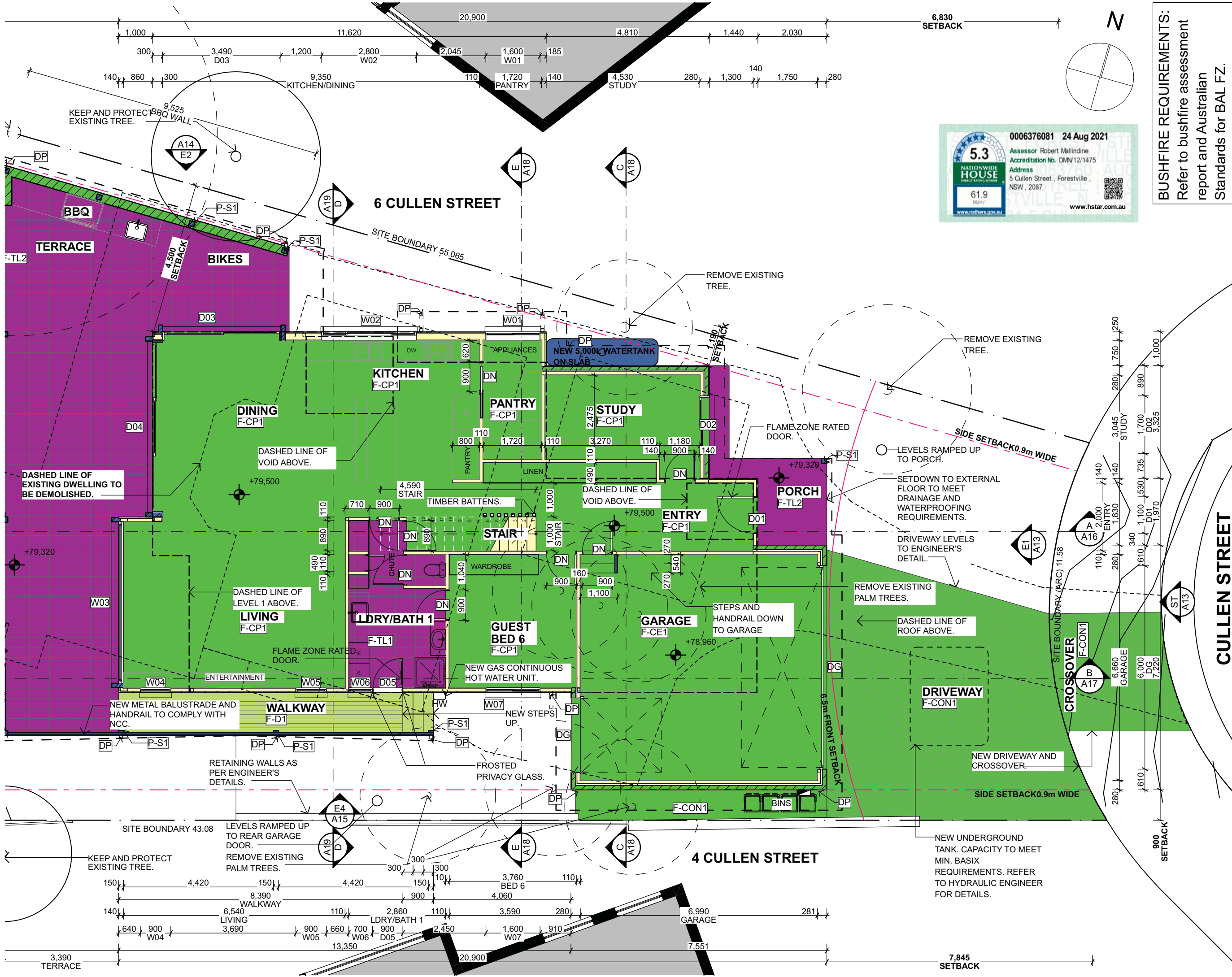
The Architect retains copyright. Authority
should be requested for any reproductions.

5 CULLEN STREET FORESTVILLE
NSW 2087

SITE PLAN/WASTE
MANAGEMENT PLAN

DFA2011-A04





5.3
NATIONWIDE
HOUSE
ENERGY RATING SCHEME

0006376081 24 Aug 2021

Assessor Robert Mallindine
Accreditation No. DMV12/1475

Address
5 Cullen Street, Forestville,
NSW, 2087

61.9 MJ/m²

www.nathers.gov.au

www.hstar.com.au

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

GROUND FLOOR - PART 1

DFA2011-A07

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 286
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

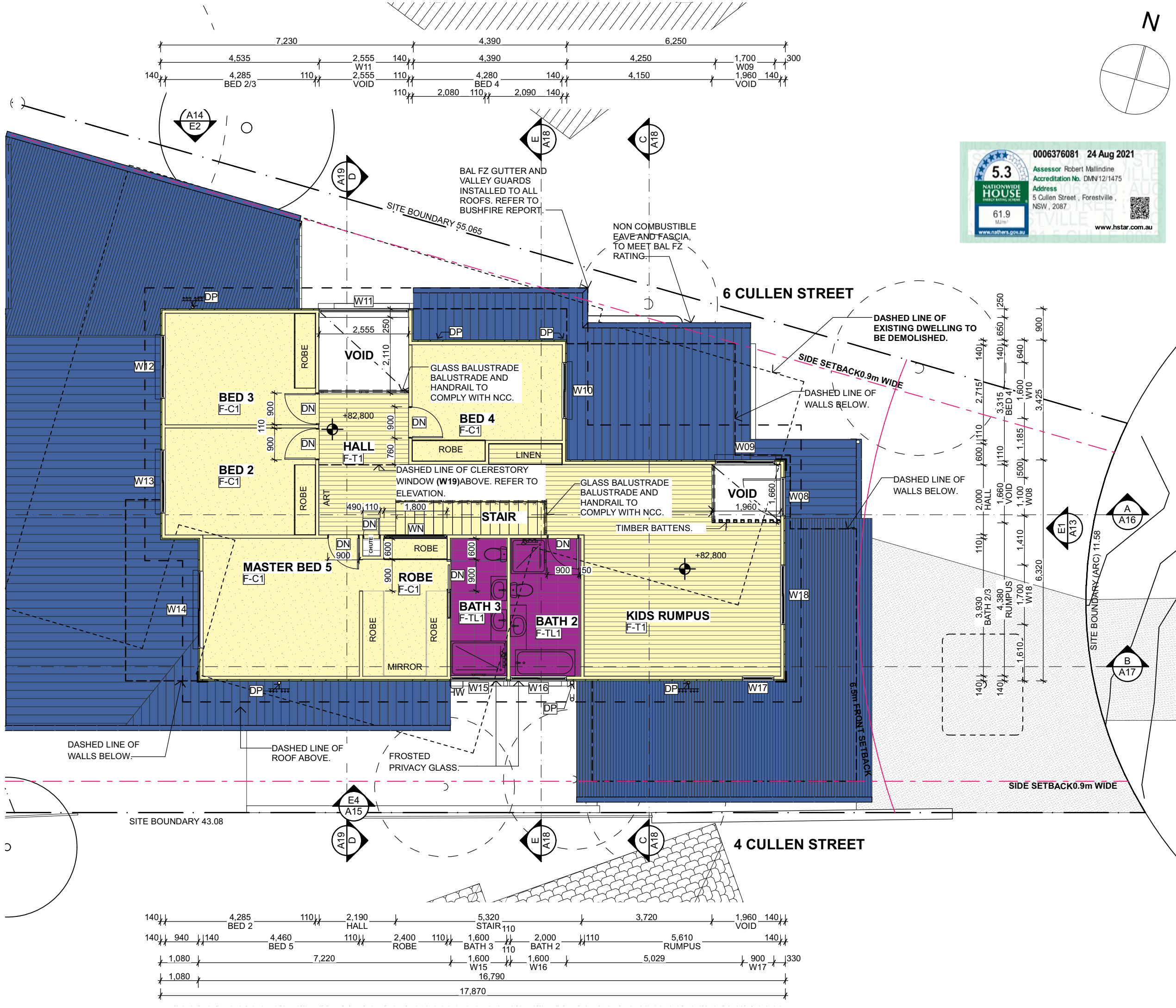
SCALE: 1:100 @ A3
DATE PRINTED: 23/08/2021
DRAWN BY: ES, CS
CLIENT: YVONNE AND MARK WEST

The Architect retains copyright. Authority
should be requested for any reproductions.

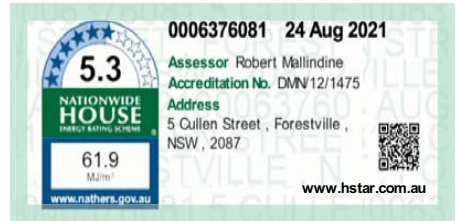
**DRAGONFLY
ARCHITECTS**
PTY LTD

ABN 78 158 837 962

DEVELOPMENT APPLICATION ISSUE	
CONFIDENTIAL	
DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.	
ID	DESCRIPTION
A	DEVELOPMENT APPLICATION ISSUE
	DATE 23/08/2021



BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.



5 CULLEN STREET FORESTVILLE
NSW 2087

LEVEL 1 PLAN - PART 1

DFA2011-A09

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 286
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

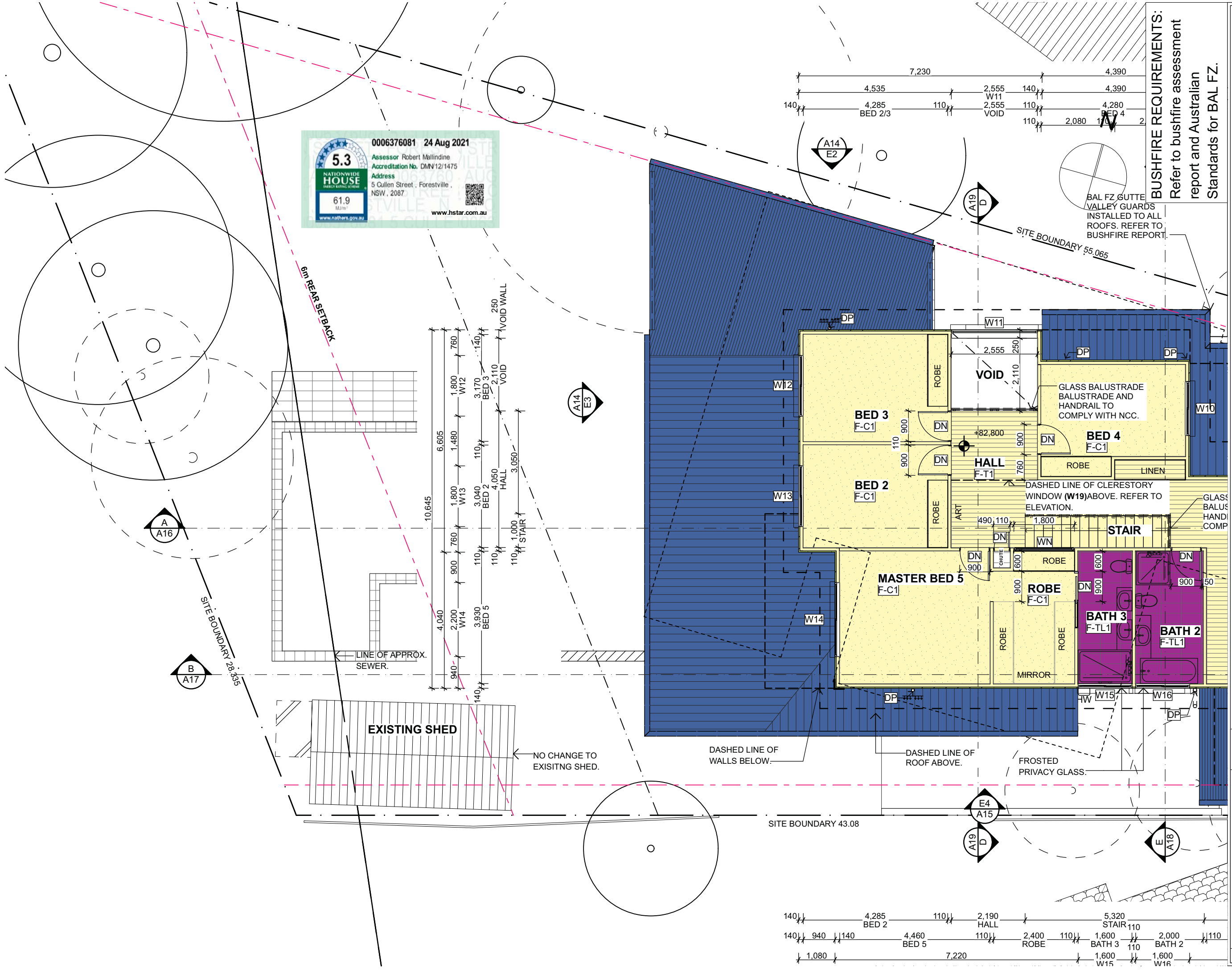
SCALE: 1:100 @ A3
DATE PRINTED: 23/08/2021
DRAWN BY: ES, CS
CLIENT: YVONNE AND MARK WEST

The Architect retains copyright. Authority should be requested for any reproductions.

DRAGONFLY ARCHITECTS
PTY LTD

ABN 78 158 837 962

DEVELOPMENT APPLICATION ISSUE	
CONFIDENTIAL	
DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.	
ID	DESCRIPTION
A	DEVELOPMENT APPLICATION ISSUE
	DATE 23/08/2021



5.3

NATIONWIDE HOUSE

61.9

MJ/m²

www.nathers.gov.au

0006376081 24 Aug 2021

Assessor Robert Mallindine
Accreditation No. DMV12/1475
Address
5 Cullen Street, Forestville,
NSW, 2087

www.hstar.com.au

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment report and Australian Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

LEVEL 1 PLAN - PART 2

DFA2011-A10

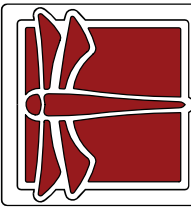
Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 286
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

1:100 @ A3
DATE PRINTED: 23/08/2021
DRAWN BY: ES, CS
CLIENT: YONNE AND MARK WEST

The Architect retains copyright. Authority should be requested for any reproductions.

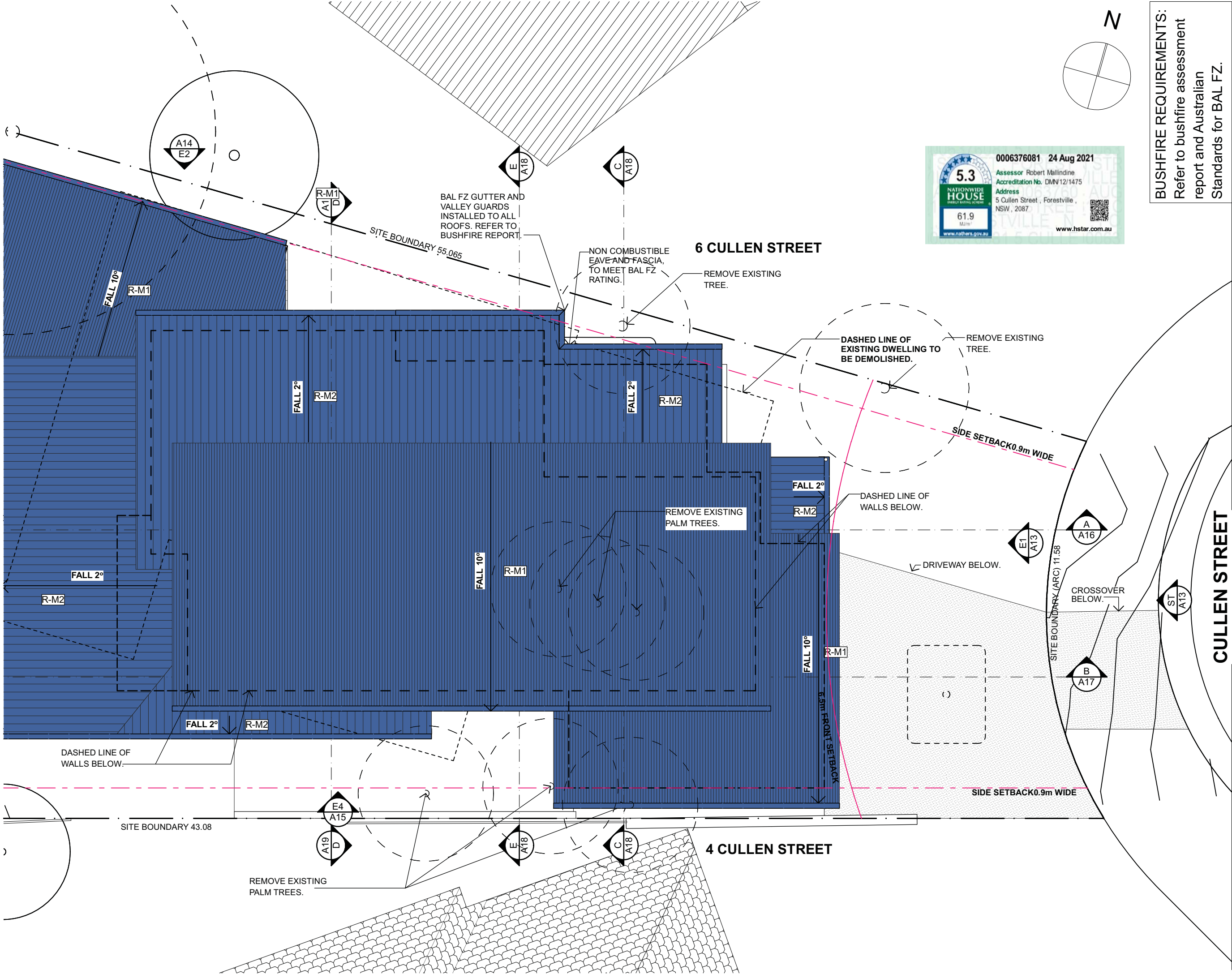
©

DRAGONFLY ARCHITECTS
PTY LTD



DEVELOPMENT APPLICATION ISSUE
CONFIDENTIAL
DOCUMENTS ARE NOT TO BE
DISTRIBUTED OR SHARED WITH OTHER
PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

ID	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	23/08/2021



BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

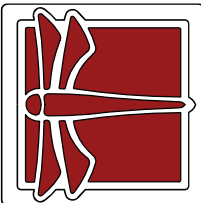
ROOF PLAN - PART 1

DFA2011-A11

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 286
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

1:100 @ A3
DATE PRINTED : 23/08/2021
DRAWN BY : ES, CS
CLIENT: YVONNE AND MARK WEST

The Architect retains copyright. Authority should be requested for any reproductions.



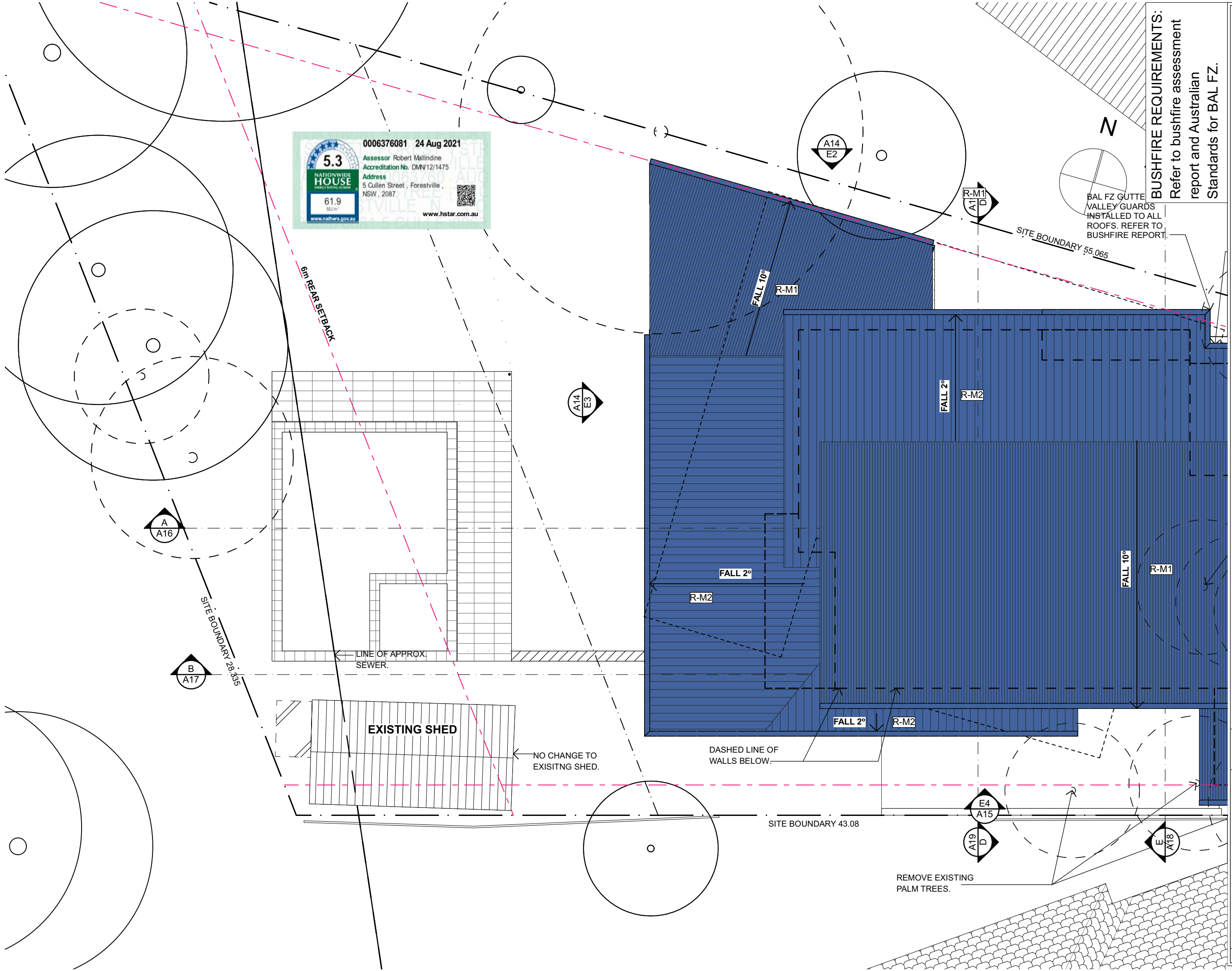
DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

DEVELOPMENT
APPLICATION ISSUE

CONFIDENTIAL
DOCUMENTS ARE NOT TO BE
DISTRIBUTED OR SHARED WITH OTHER
PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

ID	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	23/08/2021

S:\DFA\01 - Projects\DFA2011-West House-BUSHFIRE AND PEGOUT AND GEO\000 CURRENT FILE\DFA2011-210823-DA SUBMISSION - ISSUE A.rvt



5.3
NATIONWIDE HOUSE
61.9
Mums

0006376081 24 Aug 2021

Assessor Robert Mallindine
Accreditation No. DMV12/1475
Address
5 Cullen Street, Forestville,
NSW, 2087

www.nathers.gov.au

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

BAL FZ GUTTER
VALLEY GUARDS
INSTALLED TO ALL
ROOFS. REFER TO
BUSHFIRE REPORT.

5 CULLEN STREET FORESTVILLE
NSW 2087

ROOF PLAN - PART 2

DFA2011-A12

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 286
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

1:100 @ A3
DATE PRINTED: 23/08/2021
DRAWN BY: ES, CS
CLIENT: YVONNE AND MARK WEST

DRAGONFLY ARCHITECTS
PTY LTD
ABN 78 158 837 962

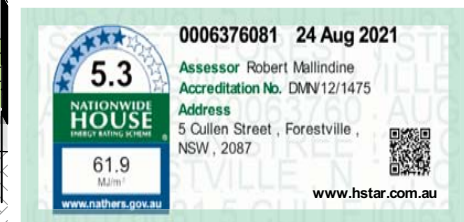
DEVELOPMENT APPLICATION ISSUE

CONFIDENTIAL

DOCUMENTS ARE NOT TO BE
DISTRIBUTED OR SHARED WITH OTHER
PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

ID	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	23/08/2021

S:\DFA\01 - Projects\DFA2011-West House-BUSHFIRE AND PEGOUT AND GEO\000 CURRENT FILE\DFA2011-210823-DA SUBMISSION - ISSUE A.dgn



A	DEVELOPMENT APPLICATION ISSUE	23/08/2021
ID	DESCRIPTION	DATE

CONFIDENTIAL
DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED
WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.



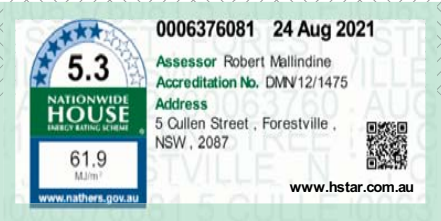
Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dragonflyarchitects.com.au

SCALE : 1:100 @ A3
DATE PRINTED : 23/08/2021
DRAWN BY : ES, CS
CLIENT: YVONNE AND MARK WEST

DFA2011-A14

© The Architect retains copyright. Authority should be requested for any reproductions.

A



Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dfarchyarchitects.com.au

SCALE: 1:100 @ A3
DATE PRINTED: 23/08/2011
DRAWN BY: ES, CS
CLIENT: YONNE AND MARK WEST

SECTION A

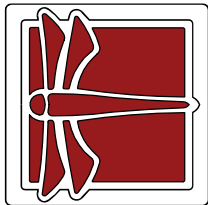
5 CULLEN STREET FORESTVILLE
NSW 2087

DFA2011-A16

© The Architect retains copyright. Authority should be requested for any reproductions.

A

DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962



**DEVELOPMENT
APPLICATION ISSUE
CONFIDENTIAL**

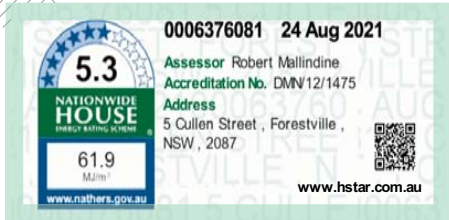
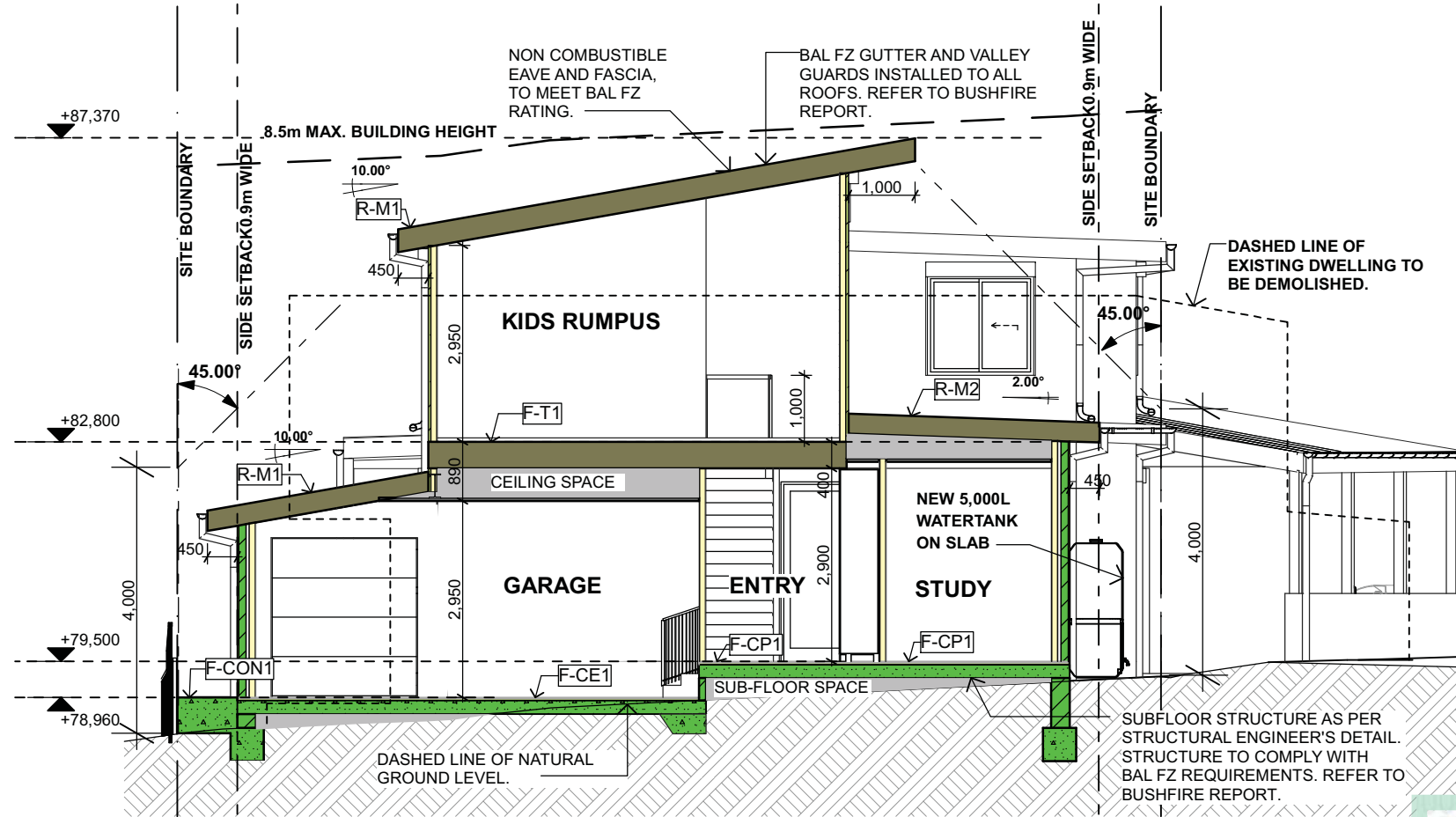
**DOCUMENTS ARE NOT TO BE
DISTRIBUTED OR SHARED WITH OTHER
PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.**

[illegible]

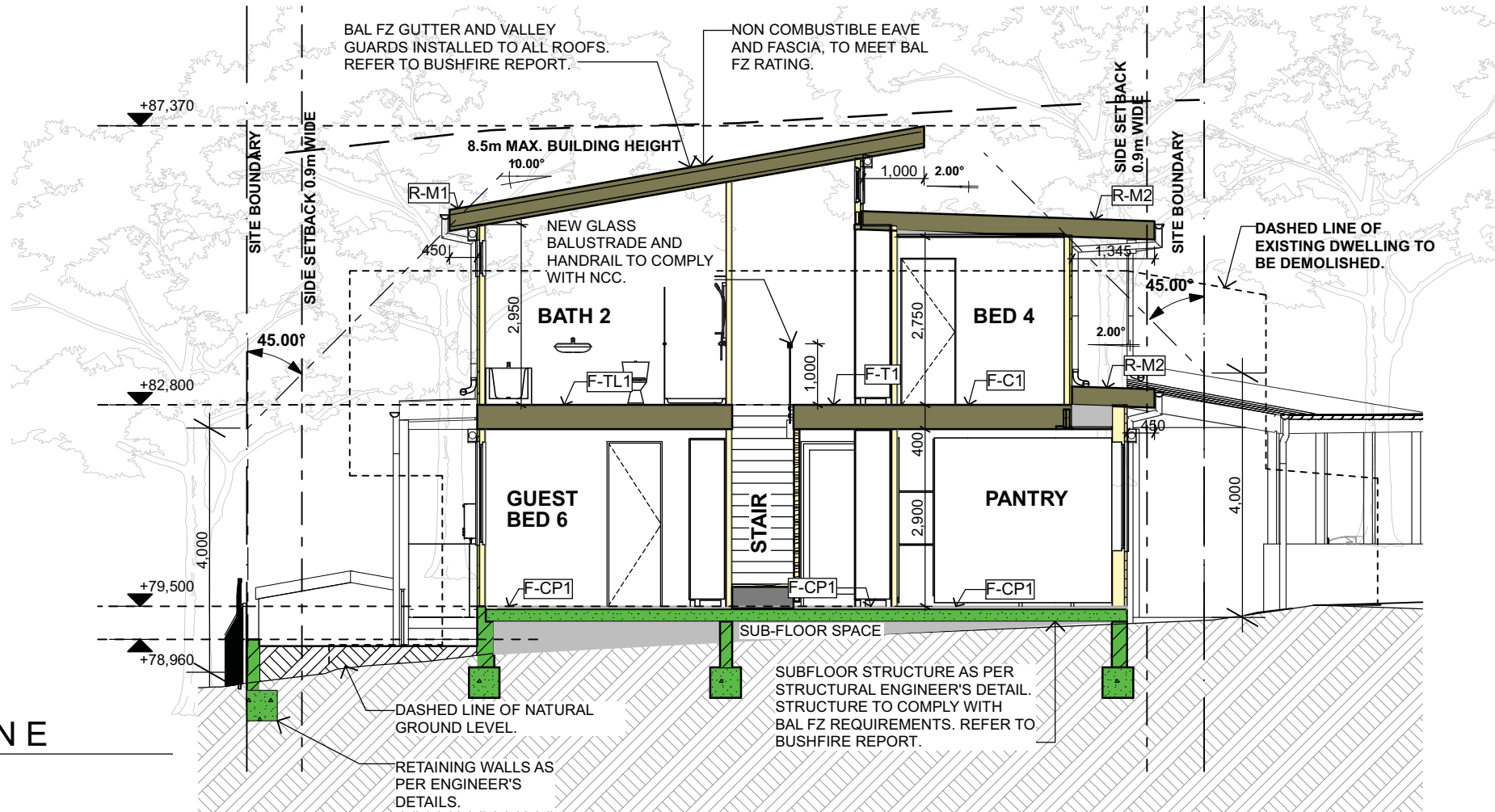
S:\DFA\01. Projects\West House-(BUSHFIRE AND PEGOUT AND GEO)\000CURRENT FILE\DFA2011-2 10823-DA SUBMISSION - ISSUE A.pIn

S:\DFA\01. Projects\West House-(BUSHFIRE AND PEGOUT AND GEO)\000 CURRENT FILE\DFA2011-210823-DA SUBMISSION - ISSUE A.pln

1 SECTION C
Scale 1:100



2 SECTION E
Scale 1:100



BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

SECTION C AND E

DFA2011-A18

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dragonflyarchitects.com.au
www.dragonflyarchitects.com.au

1:100 @ A3
DATE PRINTED : 23/08/2021
DRAWN BY : ES, CS
CLIENT: YONNE AND MARK WEST

The Architect retains copyright. Authority should be requested for any reproductions.

DRAGONFLY
ARCHITECTS
PTY LTD

ABN 78 158 837 962

DEVELOPMENT
APPLICATION ISSUE

CONFIDENTIAL
DOCUMENTS ARE NOT TO BE
DISTRIBUTED OR SHARED WITH OTHER
PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

ID	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	23/08/2021

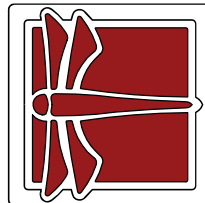
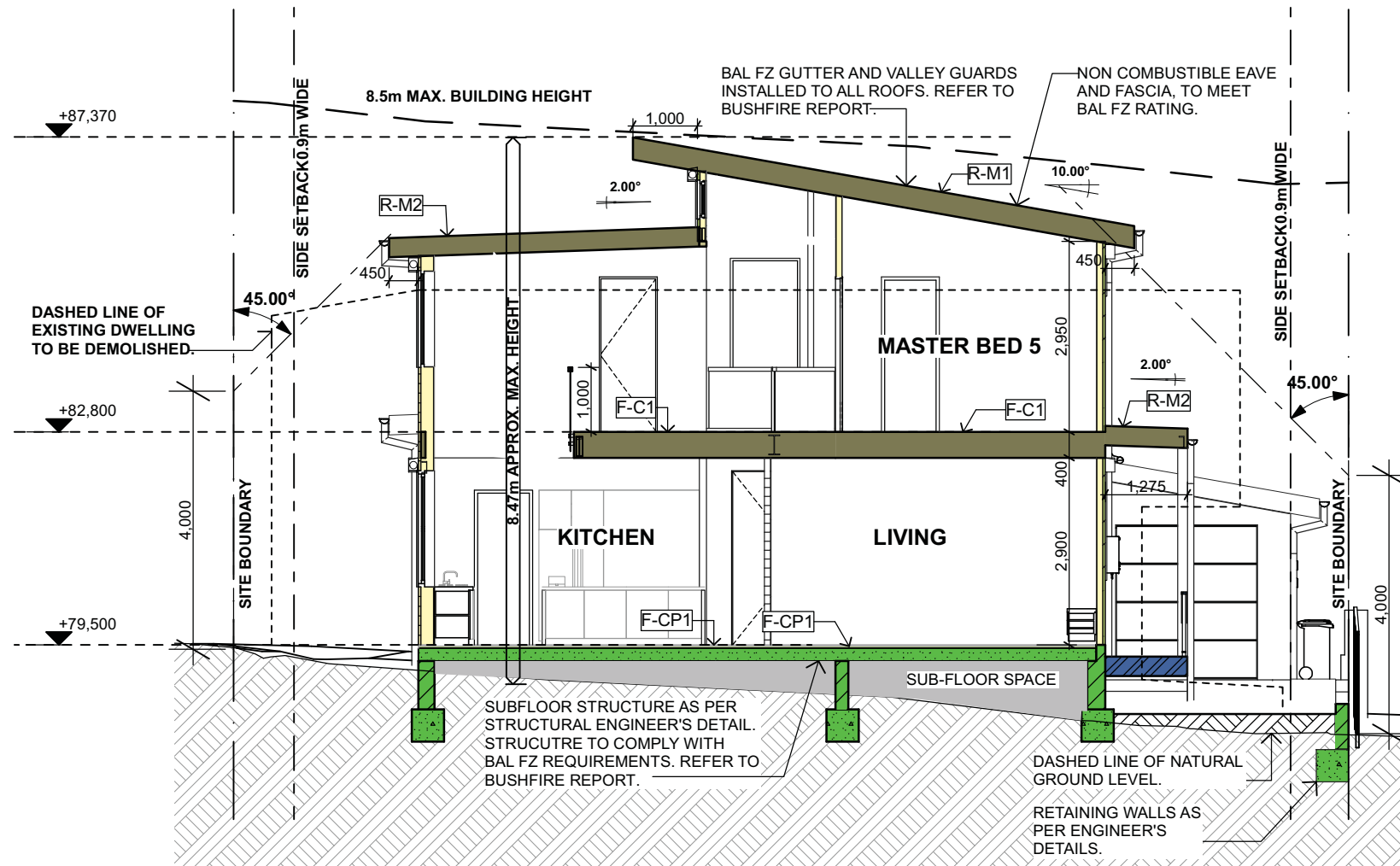
0006376081 24 Aug 2021

Assessor Robert Mallindine
Accreditation No. DMV12/1475
Address 5 Cullen Street, Forestville, NSW, 2087

61.9 M2/m2

www.nathers.gov.au

www.hstar.com.au



Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dragonfirearchitects.com.au

© The Architect retains copyright. Authority should be requested for any reproductions.

S:\DFA\01. Projects\DFA2011-West House-IBUSHFIRE AND GEO\000 CURRENT FILE\DFA2011-2 10823-DA SUBMISSION - ISSUE A.ppt

5 CULLEN STREET FORESTVILLE
NSW 2087

DFA2011-A19

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
5 Cullen Street, Forestville

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.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Double glazed, Low E	Aluminium	4.3	0.47	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Double glazed, Low E	Aluminium	4.3	0.53	Generally for window types: Sliding window/ door, double hung, fixed, louvre

* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance

Skylights	Glass	Frame	U value	SHGC	Detail
n/a					

External walls	Construction	Added Insulation	Detail
Hebel veneer		R 2.5	As per drawings
Framed walls		R 2.5	As per drawings

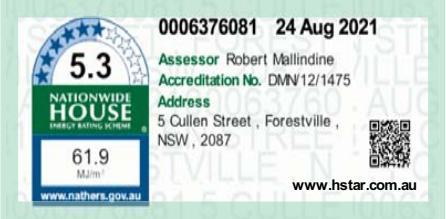
Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Internal walls generally
Plasterboard on studs		R 1.5	Internal walls adjoining garage, roof space

Floors	Construction	Added Insulation	Detail	Coverings
Concrete		None	Ground floor (over subfloor)	Tiles / polished concrete
Framed		None	First floor generally	Carpet: bedrooms: timber: landing, rumpus
Framed		R 2.5	Floor over garage	Carpet

Ceilings	Construction	Added Insulation	Detail
Plasterboard		None	Generally
Plasterboard		R 3.5	All ceilings below roof or roof spaces

Roof	Construction	Added Insulation	Detail
Metal sheeting		(refer to ceiling detail)	

Other Requirements
All exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration



DEVELOPMENT APPLICATION
ISSUE

CONFIDENTIAL
DOCUMENTS ARE NOT TO BE DISTRIBUTED OR SHARED
WITH OTHER PARTIES WITHOUT THE PRIOR CONSENT
OF THE ARCHITECT.

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
T: 0421 846 288
E: studio@dfarch.com.au
www.dragonflyarchitects.com.au
SCALE : NTS © A3
DATE PRINTED : 23/08/2021
DRAWN BY : ES, CS
CLIENT: YVONNE AND MARK WEST
The Architect retains copyright. Authority should be requested for any reproductions.

5 CULLEN STREET FORESTVILLE
NSW 2087
NATHERS SPECIFICATION
DFA2011-A25

A	DEVELOPMENT APPLICATION ISSUE	23/08/2021
ID	DESCRIPTION	DATE