

DA ISSUE - NOT FOR CONSTRUCTION

Project
PROPOSED NEW DWELLING

Address
25 LINDA STREET, BELFIED NSW 2191

Client
MOUSSA

Project Number
24.04

Date
21.01.2025




DRAWING LIST

A101	BASIX REQUIREMENTS	A	21.01.2025
A201	SITE ANALYSIS	A	21.01.2025
A202	SITE PLAN	A	21.01.2025
A203	DEMOLITION PLAN	A	21.01.2025
A301	BASEMENT FLOOR PLAN	A	21.01.2025
A302	GROUND FLOOR PLAN	A	21.01.2025
A303	GROUND FLOOR PLAN - BACKYARD	A	21.01.2025
A304	FIRST FLOOR PLAN	A	21.01.2025
A305	ROOF PLAN	A	21.01.2025
A401	SECTION AA	A	21.01.2025
A402	SECTION BB	A	21.01.2025
A403	SECTION CC	A	21.01.2025
A404	SECTION DD	A	21.01.2025
A405	SECTION EE	A	21.01.2025
A406	SECTION FF	A	21.01.2025
A501	WEST ELEVATION - LINDA ST	A	21.01.2025
A502	EAST ELEVATION	A	21.01.2025
A503	NORTH ELEVATION - FRONT	A	21.01.2025
A504	NORTH ELEVATION - REAR	A	21.01.2025
A505	SOUTH ELEVATION - FRONT	A	21.01.2025
A506	SOUTH ELEVATION - REAR	A	21.01.2025
A601	CALCULATIONS	A	21.01.2025
A701	CONSTRUCTION MANAGEMENT PLAN	A	21.01.2025
A702	SHADOWS - JUNE 8 AM	A	21.01.2025
A703	SHADOW - JUNE 12 PM	A	21.01.2025
A704	SHADOW - JUNE 4 PM	A	21.01.2025
A801	PERSPECTIVES	A	21.01.2025
A901	MATERIALS & WINDOW SCHEDULES	A	21.01.2025

Commitments Table


Project Details	Proposed: Single Dwelling		Address: 25 Linda St Belfield NSW 2191			
	Lot Number: 13 Sec G		DP NUMBER: 9099			
	BASIX Certificate Number: 1778520S_02					
Water	Fixtures		Specification			
	Shower head rating		4 star (> 4.5 but <= 6 L/min)			
	Toilet rating		4 star			
	Kitchen taps rating		4 star			
	Bathroom taps rating		4 star			
	Alternative water details					
	Rainwater tank size		Individual	5000L		
	Connected to:		Garden and lawn areas	Yes		
			All toilets	Yes		
			Laundry	No		
Thermal Comfort	Accreditation Number:		HERA 10056		NatHERS Certificate Number: #HR-FC4F6B-01	
	Windows		(NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)			
	BRZ-011-002				Uval 2.83 SHGC 0.14 - Louvre	
	CAP-157-035				Uval 1.92 SHGC 0.23 - Fixed	
	CPT-016-014				Uval 1.78 SHGC 0.37 - Hinged	
	REY-027-005				Uval 1.76 SHGC 0.23 - Sliding	
	Skylights					
	Double Glazed Skylight				Uval 2.58 SHGC 0.24	
	External walls		Requirements			
	Concrete block		Basement	Light colour	R2.7	Bulk + Anti-glare foil
	Cavity brick			Light colour	R1.7	Foil Foam Board
	Cavity brick			Medium colour	R1.7	Foil Foam Board
	Internal walls					
	Concrete block		No insulation			
	Cavity wall, direct fix plasterboard		No insulation			
	Floors					
	Concrete slab on ground		R2.0	XPS (Extruded Polystyrene)		
	Suspended concrete slab		R2.5			
	Ceiling					
	External ceiling - Plasterboard		R7.0 Bulk insulation			
	Internal ceiling - Plasterboard		No insulation			
	Roof					
	Waterproofing membrane		Medium Colour (solar absorptance 0.475-0.7) R3.57 XPS (Extruded Polystyrene)			
	Ceiling Penetrations					
	Lighting specification		Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"			
	Ceiling fans		Ceilings fans of 1200mm must be installed in the rooms mentioned in the NatHERS report			
	Overshadowing details		Adjoining units calculated into model calculations			
	Site					
	Orientation of nominal north elevation		As shown on plans			
			* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.			
	Energy	Hot water		Specification		Rating
Individual system		Gas instantaneous		6 star		
Ventilation						
Bathroom exhaust		Individual fan, ducted to façade or roof				
Control switch		Manual switch on/off				
Kitchen exhaust		Individual fan, ducted to façade or roof				
Control switch		Manual switch on/off				
Laundry		Individual fan, ducted to façade or roof				
Control switch		Manual switch on/off				
Cooling						
Individual systems - living areas		3-phase airconditioning		EER 3.0 - 3.5		
Individual systems - bedroom areas		3-phase airconditioning		EER 3.0 - 3.5		
Heating						
Individual systems - living areas		3-phase airconditioning		EER 3.0 - 3.5		
Individual systems - bedroom areas		3-phase airconditioning		EER 3.0 - 3.5		
Pool						
Volume		35kL				
Heating system		Solar only				
Pool cover		No				
Pool shaded		No				
Timer		Yes				
Lighting						
Refer to NatHERS Certificate		Light-emitting diode (LED)				
Appliances						
Cooktop/oven		Gas cooktop & electric oven				
Private outdoor clothes drying line		Yes				
Private indoor or sheltered clothes drying line		No				
Zoned Air-conditioning		Yes				
Alternative Energy		Peak kW				
Photovoltaic System (Minimum)		3.0				



Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Jamie Bonnelin
HERA 10056
25, Linda Street, Belfield,
NSW, 2191



<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



URSINO
ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	

CLIENT

MOUSSA

ADDRESS

**25 LINDA STREET, BELFIED
NSW 2191**

SCALE

@ A3

DRAWING TITLE

BASIX REQUIREMENTS

DRAWN BY.

LL

DESIGNED BY.

RU

PROJECT NO.

24.04

REV

A

TRUE NORTH



DATE

21.01.2025

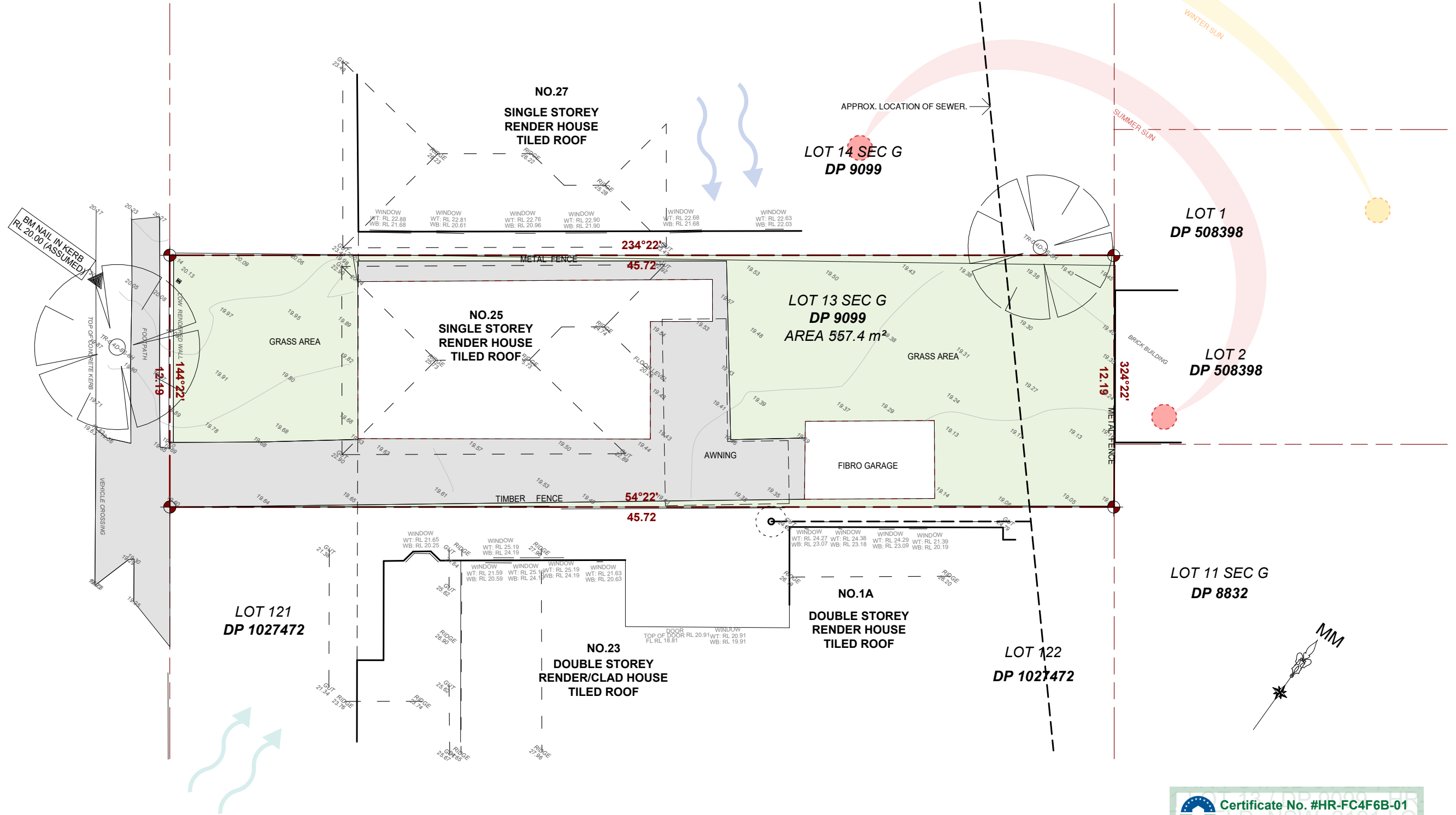
DRAWING NO.

A101

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

LINDA STREET



1 SITE ANALYSIS
1 : 200



REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<ul style="list-style-type: none">PROPERTY BOUNDARYVIEW CORRIDORS FROM ADJOINING BUILDINGSVIEWS FROM SUBJECT SITEPREVAILING WINDSLANDSCAPED AREAHARD SURFACE AREA

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

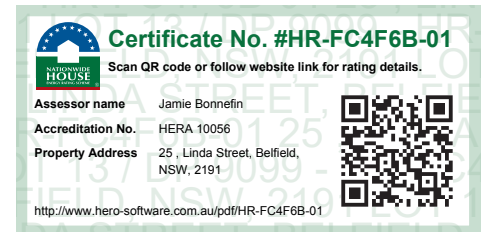
NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY;
2. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES;
3. CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS;
4. MAJOR TREES SHOWN ONLY; 5. DIMENSIONS AND AREA ARE SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF URSINO ARCHITECTS

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT: MOUSSA
SCALE: 1 : 200
DRAWING TITLE: SITE ANALYSIS

ADDRESS: 25 LINDA STREET, BELFIED NSW 2191
DRAWN BY: LL
DESIGNED BY: RU
PROJECT NO: 24.04
REV: A
TRUE NORTH
DATE: 21.01.2025
DRAWING NO: A201





Certificate No. #HR-FC4F6B-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnell

Accreditation No.

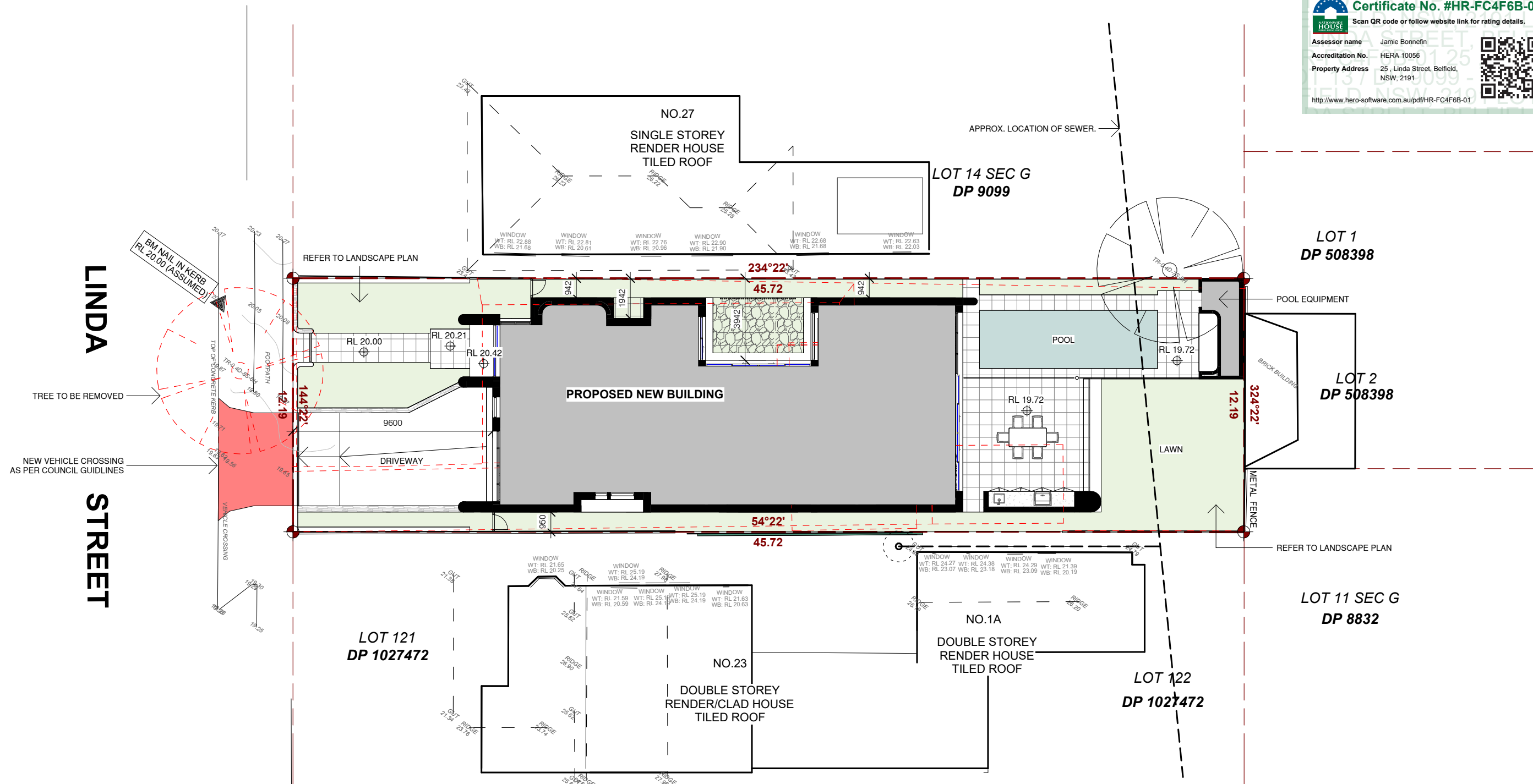
HERA 10056

Property Address

25, Linda Street, Belfield,
NSW, 2191

http://www.hero-software.com.au/pdf/HR-FC4F6B-01





1 SITE PLAN
1 : 200






URSINO

ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au


NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565


REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div></div>EXISTING TREE TO BE RETAINED</div> <div><div></div>PROPOSED NEW TREE</div> <div><div></div>EXISTING TREE TO BE REMOVED</div>

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 200		SITE PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO.
			A202



Certificate No. #HR-FC4F6B-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnell


Accreditation No.

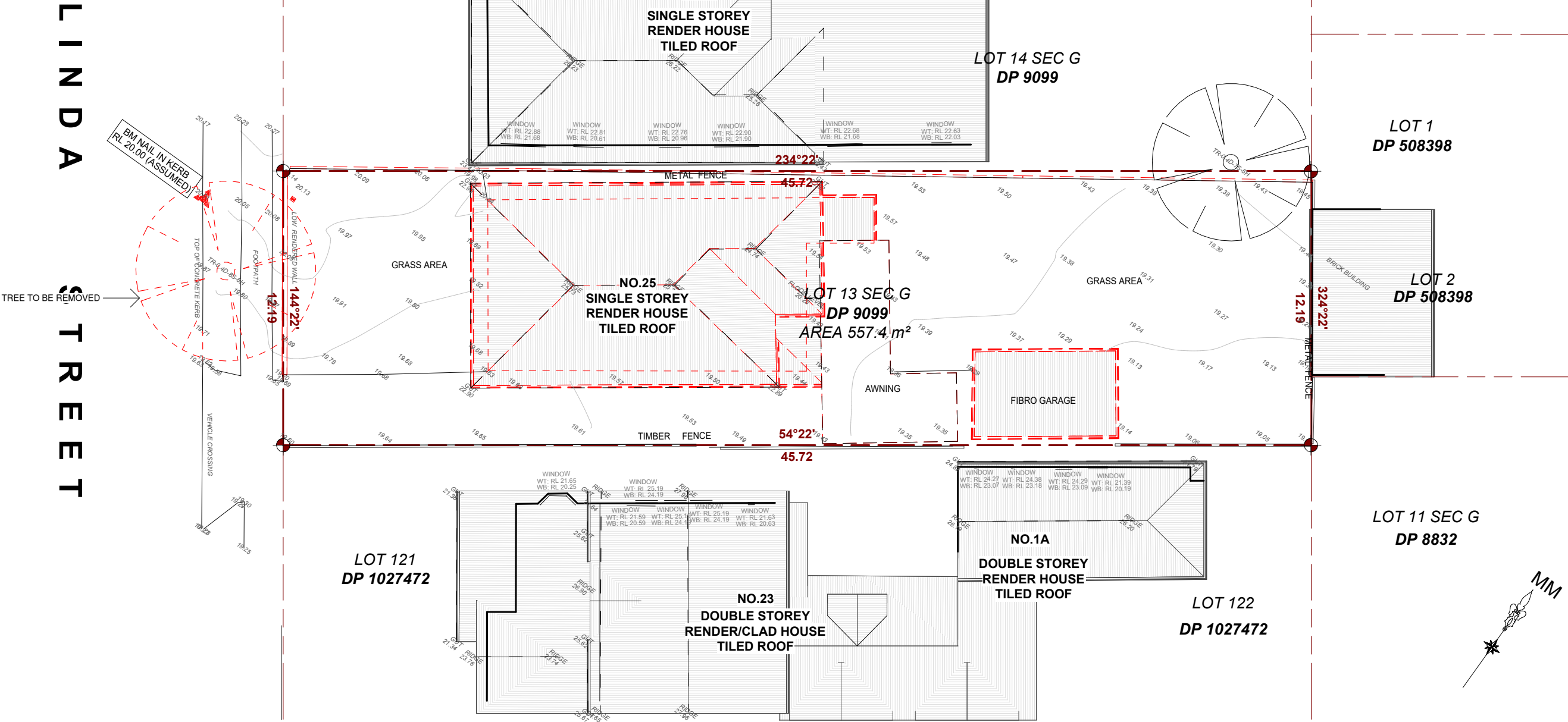
HERA 10056

Property Address

25, Linda Street, Belfield,
NSW, 2191

http://www.hero-software.com.au/pdf/HR-FC4F6B-01





1

DEMOLITION PLAN

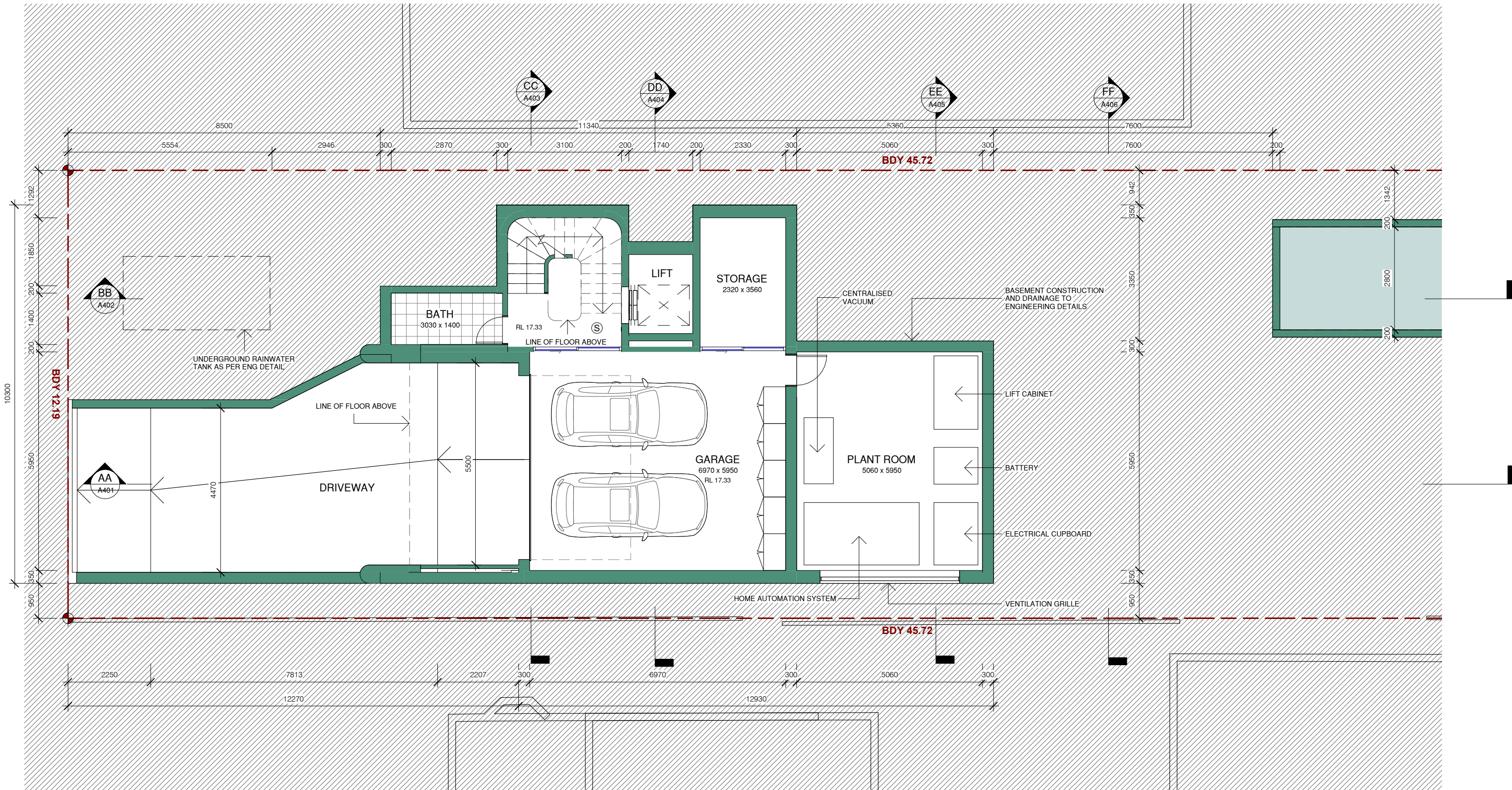
1 : 200



URSINO
ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES		CLIENT	SCALE	@ A3	DRAWING TITLE	
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div></div>EXISTING</div> <div><div>---</div>DEMOLISHED</div> <div><div></div>NEW</div> <div><div></div>RISER</div>	<div><div>Ⓢ</div>SMOKE DETECTOR</div> <div><div>WM</div>WASHING MACHINE</div> <div><div>DRY</div>DRYER</div> <div><div>S/L</div>SKYLIGHT</div> <div><div></div>NEW WORK SHOWN HATCHED</div>	MOUSSA	As indicated	DEMOLITION PLAN		
<div><div>GENERAL NOTES</div>ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</div> <div><div>COPYRIGHT:</div>THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</div>					ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
					25 LINDA STREET, BELFIED NSW 2191	LL	RU	<div><div></div></div>	21.01.2025
						PROJECT NO.	REV		DRAWING NO.
						24.04	A		A203



1 BASEMENT FLOOR PLAN
1 : 100




URSINO

ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div></div>EXISTING</div> <div><div></div>DEMOLISHED</div> <div><div></div>NEW</div> <div><div></div>RISER</div>
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.			<div><div>Ⓢ</div>SMOKE DETECTOR</div> <div><div>WM</div>WASHING MACHINE</div> <div><div>DRY</div>DRYER</div> <div><div>S/L</div>SKYLIGHT</div> <div><div></div>NEW WORK SHOWN HATCHED</div>
COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.			



Certificate No. #HR-FC4F6B-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnetin


Accreditation No.

HERA 10056


Property Address

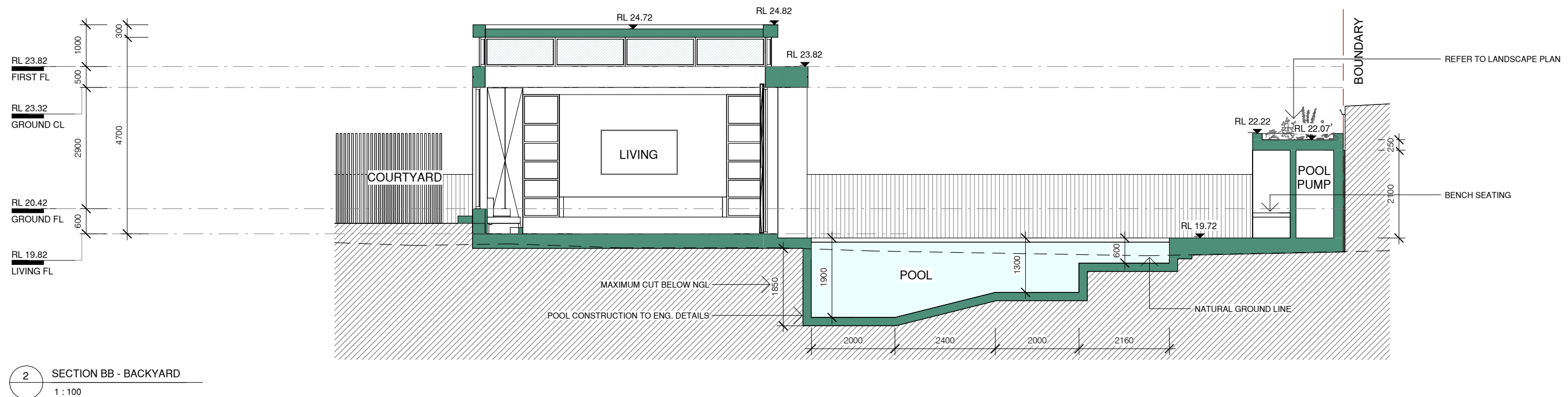
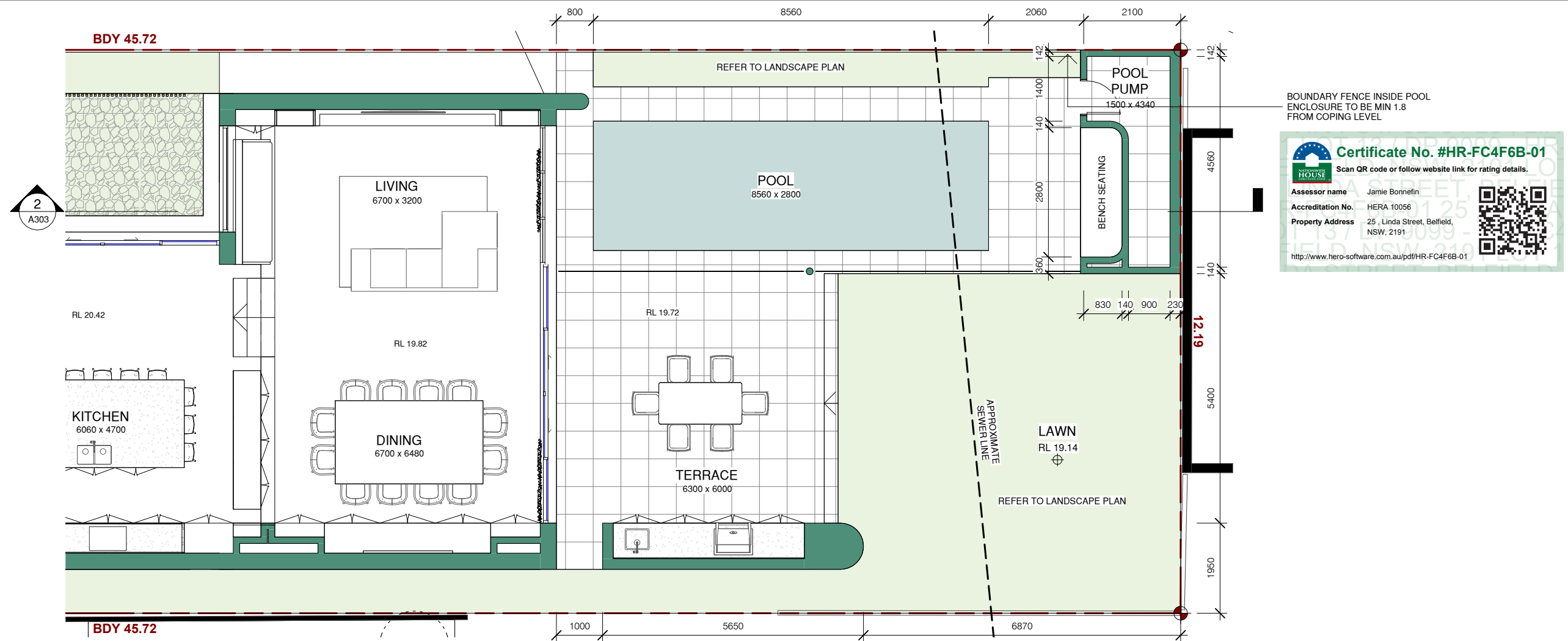
25, Linda Street, Belfield, NSW, 2191

<http://www.hera-software.com.au/pdf/HR-FC4F6B-01>



DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		BASEMENT FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO.
			A301



DA ISSUE - NOT FOR CONSTRUCTION



Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au


NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION
A	DA ISSUE - NOT FOR CONSTRUCTION

DATE
21.01.2025

LEGEND & NOTES

- EXISTING
- DEMOLISHED
- NEW
- RISER

Ⓢ	SMOKE DETECTOR
WM	WASHING MACHINE
DRY	DRYER
S/L	SKYLIGHT
	NEW WORK SHOWN HATCHED

CLIENT
MOUSSA


ADDRESS
**25 LINDA STREET, BELFIED
NSW 2191**

SCALE
1 : 100

SCALE @ A3 DRAWING TITLE

1 : 100 GROUND FLOOR PLAN - BACKYARD


DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		21.01.2025
PROJECT NO.	REV		DRAWING NO.
24.04	A		A303

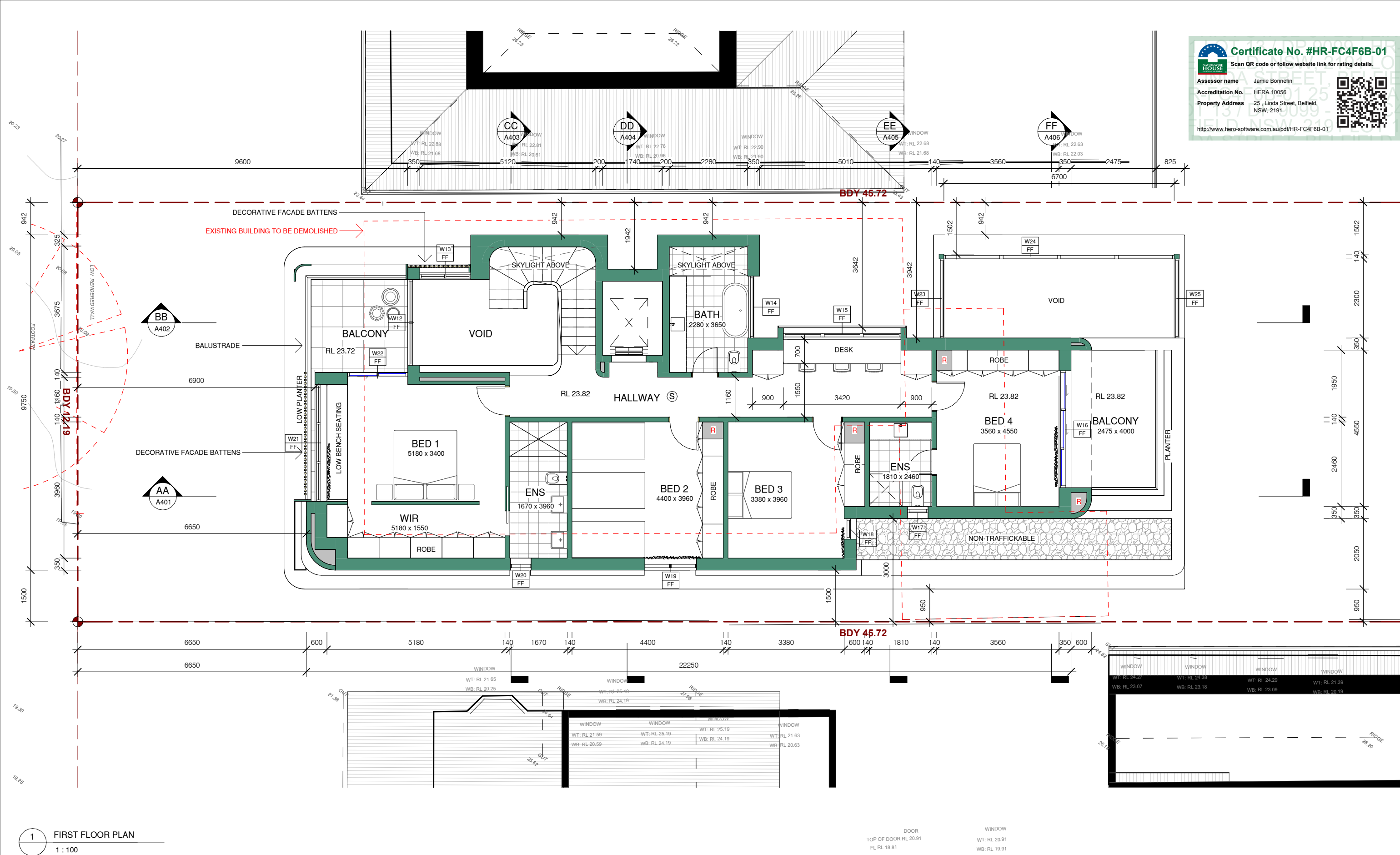


Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Jamie Bonnetin
HERA 10056
25, Linda Street, Belfield,
NSW, 2191


<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



1 FIRST FLOOR PLAN
1 : 100



**URSINO
ARCHITECTS**


Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION
A	DA ISSUE - NOT FOR CONSTRUCTION

DATE
21.01.2025

LEGEND & NOTES
 EXISTING
 DEMOLISHED
 NEW
 RISER

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.
COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

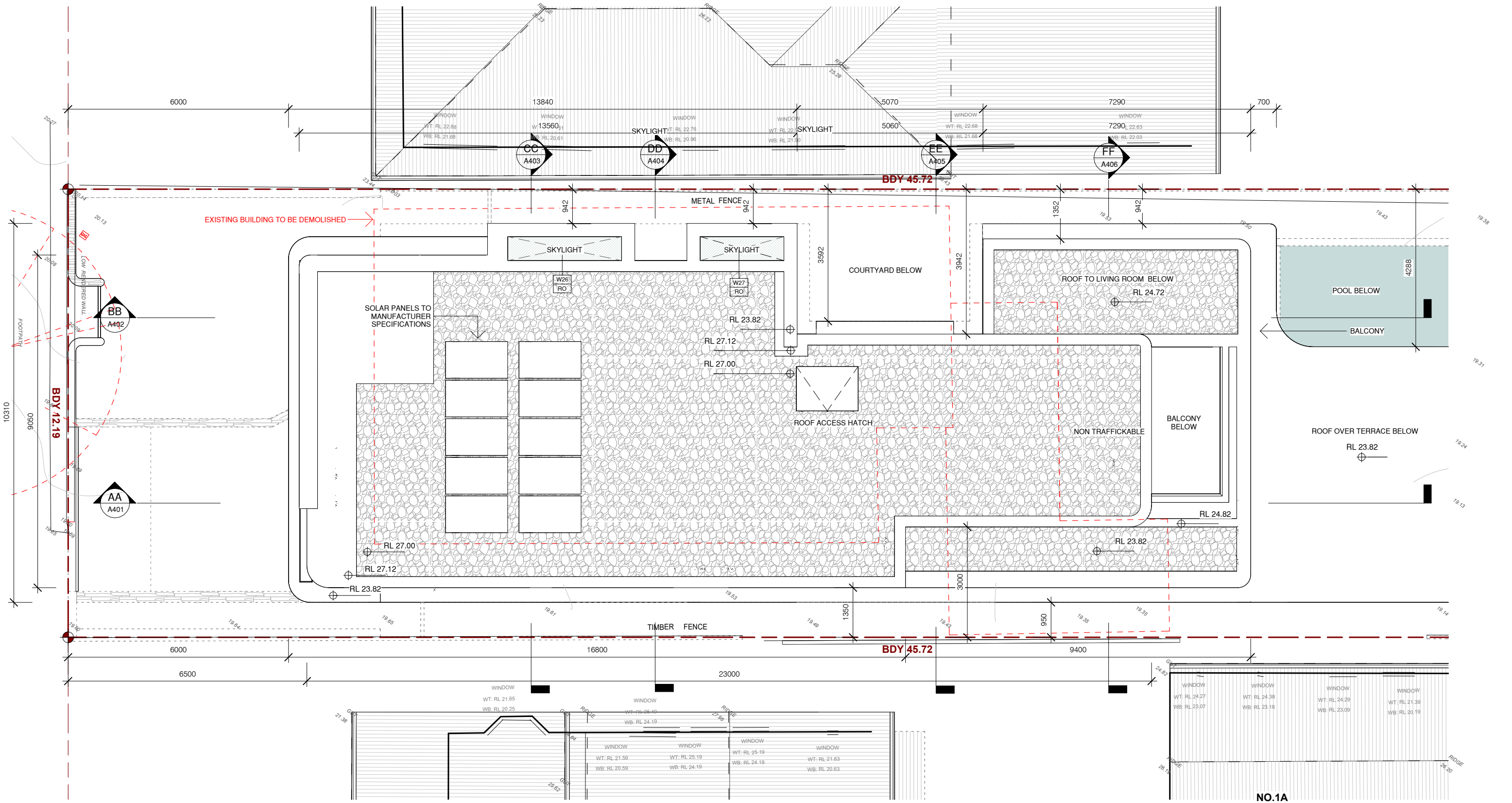
(S)	SMOKE DETECTOR
WM	WASHING MACHINE
DRY	DRYER
S/L	SKYLIGHT
	NEW WORK SHOWN HATCHED

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		FIRST FLOOR PLAN

ADDRESS
**25 LINDA STREET, BELFIED
NSW 2191**

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		21.01.2025
PROJECT NO.	REV		DRAWING NO.
24.04	A		A304



1 ROOF PLAN
1 : 100



URSINO
ARCHITECTS


Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.




Certificate No. #HR-FC4F6B-01


Scan QR code or follow website link for rating details.


Assessor name Jamie Bonnetin
Accreditation No. HERA 10056
Property Address 25, Linda Street, Belfield, NSW, 2191

<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



DA ISSUE - NOT FOR CONSTRUCTION


CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		ROOF PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO.
			A305

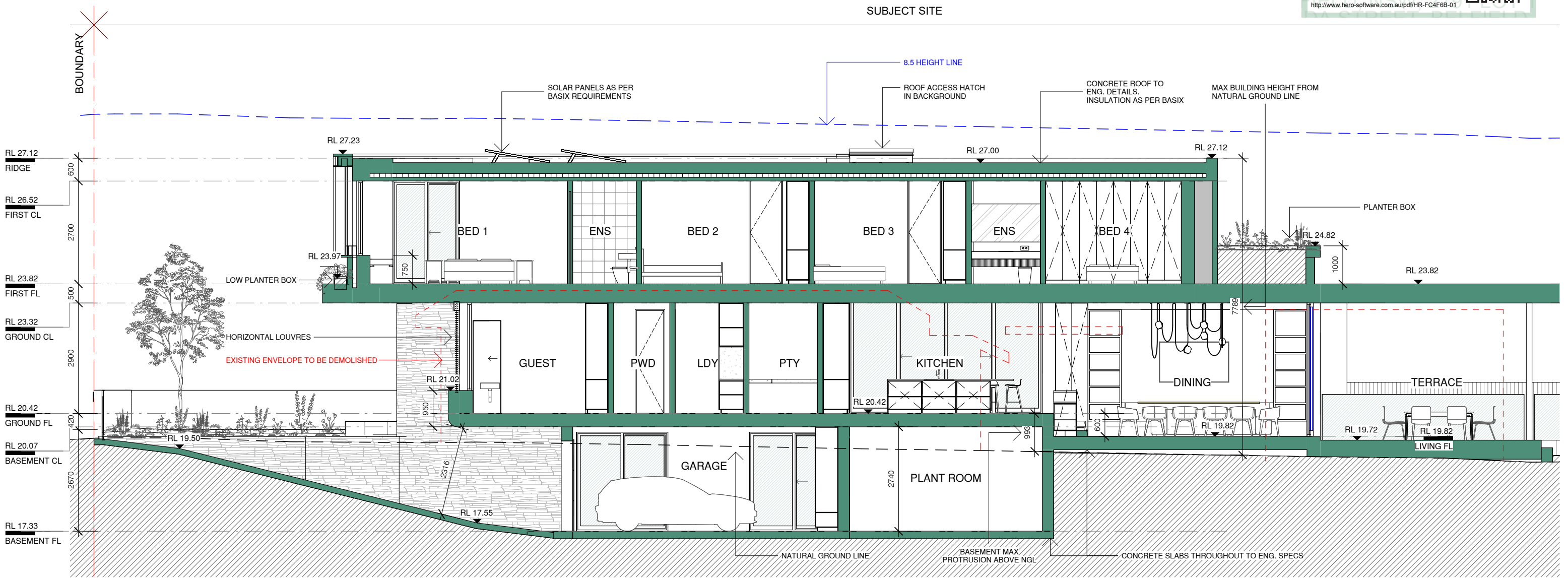


Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Jamie Bonnelin
HERA 10056
25, Linda Street, Belfield,
NSW, 2191


<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



AA SECTION AA
1 : 100




**URSINO
ARCHITECTS**

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565


REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div>EXISTING</div><div>DEMOLISHED</div><div>NEW</div><div>RISER</div></div> <div><div>SMOKE DETECTOR</div><div>WASHING MACHINE</div><div>DRYER</div><div>SKYLIGHT</div><div>NEW WORK SHOWN HATCHED</div></div>	MOUSSA	1 : 100		SECTION AA
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.				ADDRESS 25 LINDA STREET, BELFIED NSW 2191	DRAWN BY. LL	DESIGNED BY. RU	TRUE NORTH DATE 21.01.2025
					PROJECT NO. 24.04	REV A	DRAWING NO. A401

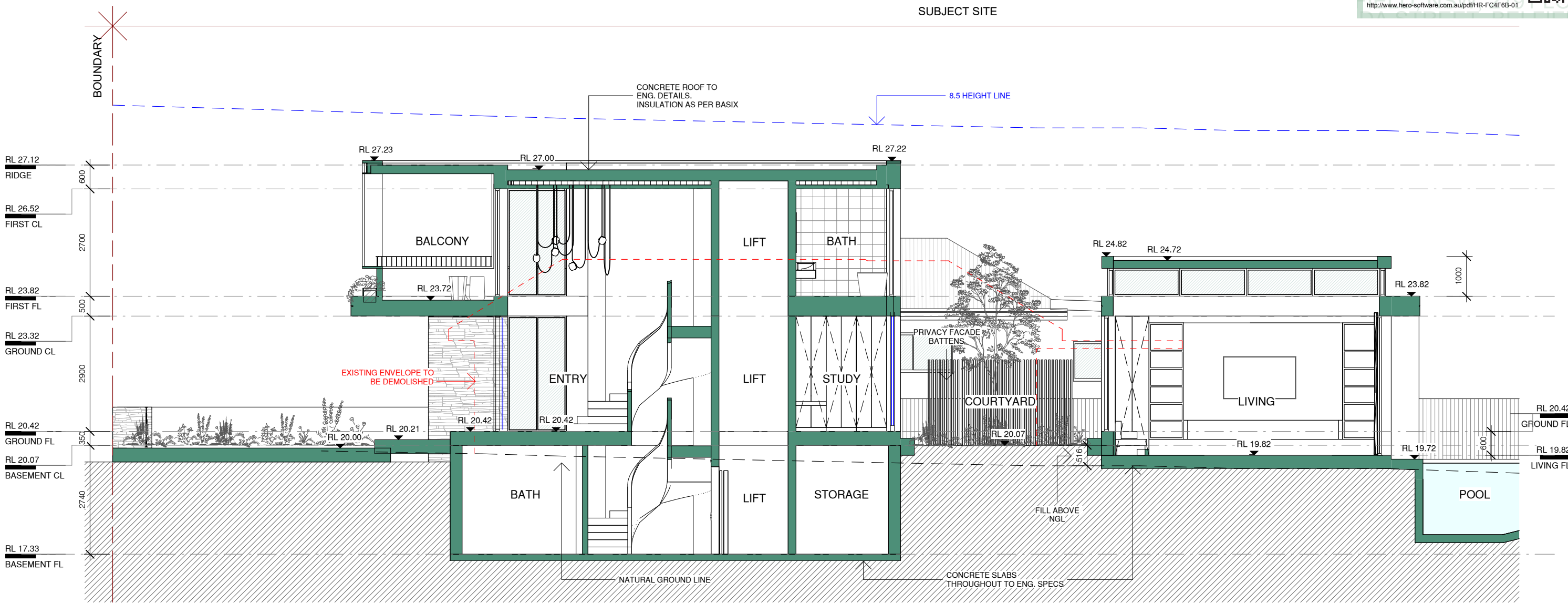


Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Jamie Bonnellin
HERA 10056
25 , Linda Street, Belfield,
NSW, 2191


<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



BB SECTION BB
1 : 100

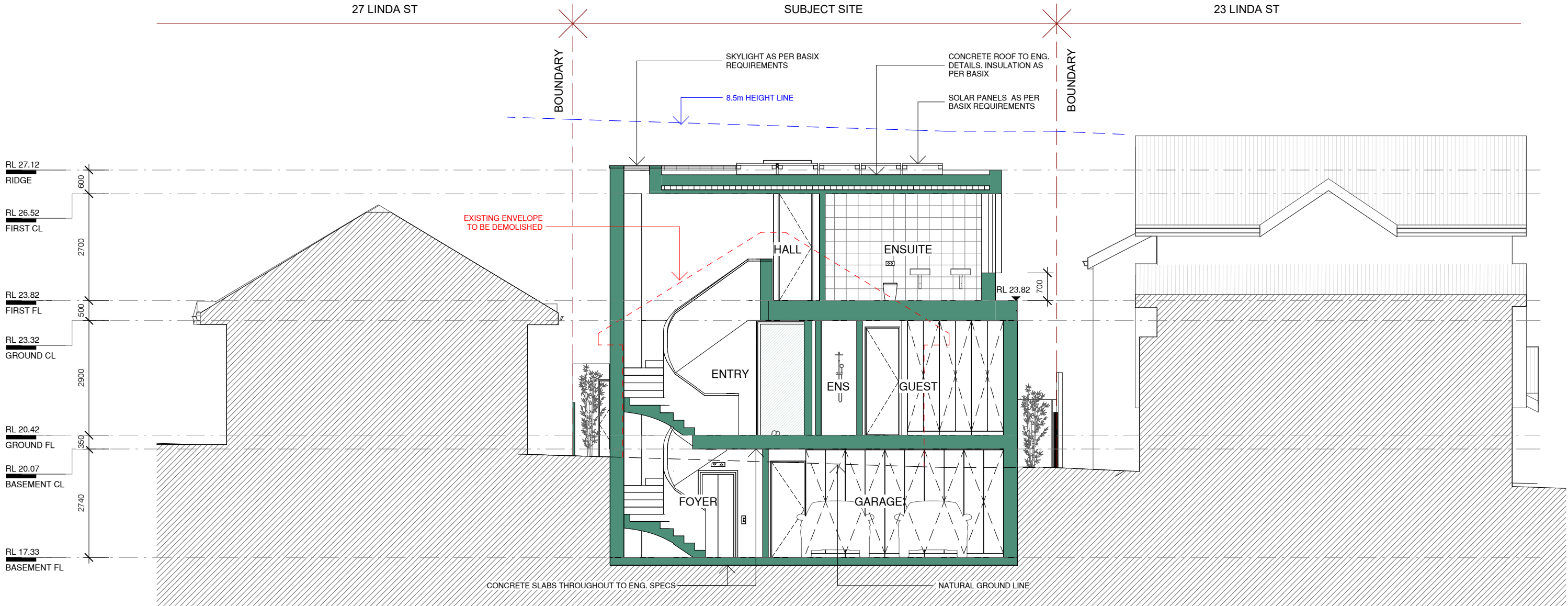


**URSINO
ARCHITECTS**

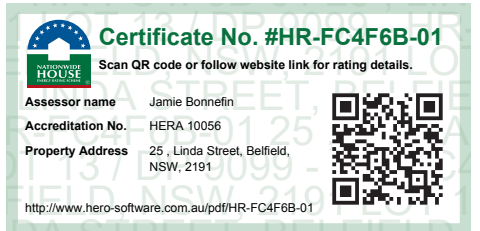
Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div>EXISTING</div><div>DEMOLISHED</div><div>NEW</div><div>RISER</div></div>	MOUSSA	1 : 100		SECTION BB
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.				ADDRESS 25 LINDA STREET, BELFIED NSW 2191	DRAWN BY. LL	DESIGNED BY. RU	TRUE NORTH DATE 21.01.2025
					PROJECT NO. 24.04	REV A	DRAWING NO. A402



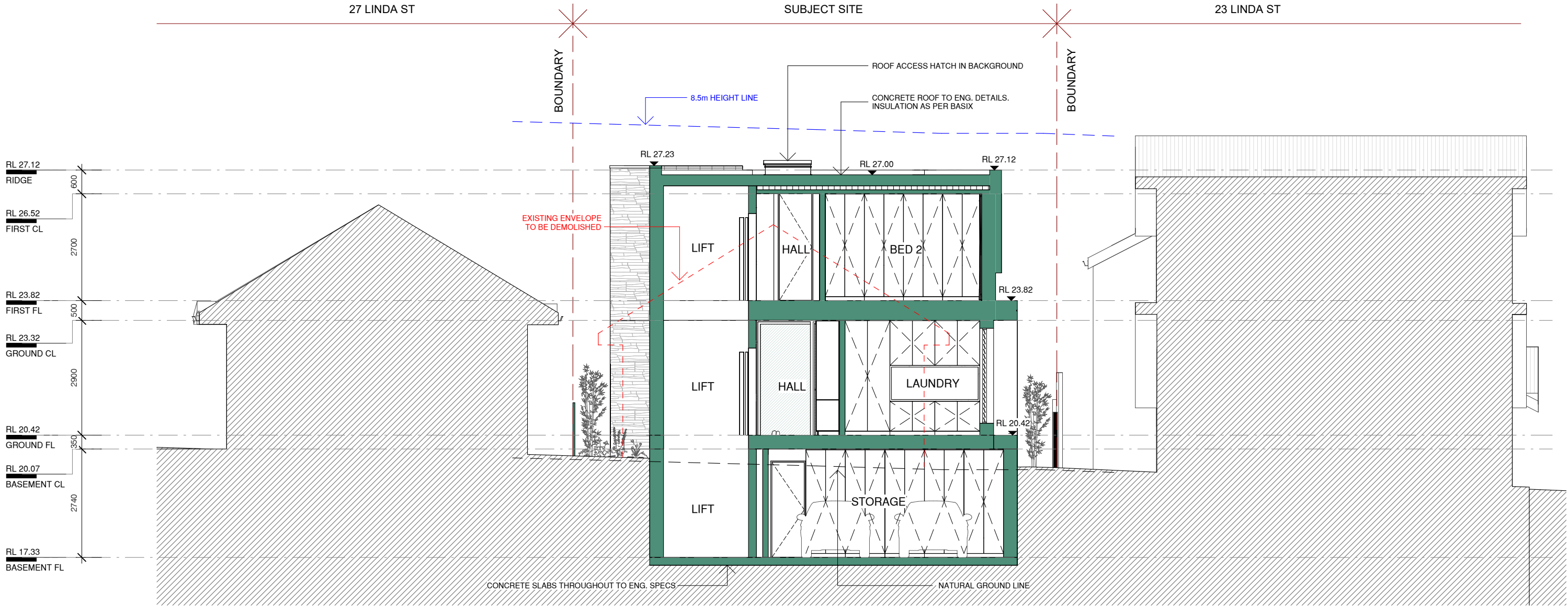
CC SECTION CC
1 : 100



REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> NEW</div> <div><div></div> RISER</div>
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.			
COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.			

Ⓢ	SMOKE DETECTOR
WM	WASHING MACHINE
DRY	DRYER
S/L	SKYLIGHT
	NEW WORK SHOWN HATCHED

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		SECTION CC
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO.
			A403



DD SECTION DD
1 : 100

**Certificate No. #HR-FC4F6B-01**
Scan QR code or follow website link for rating details.

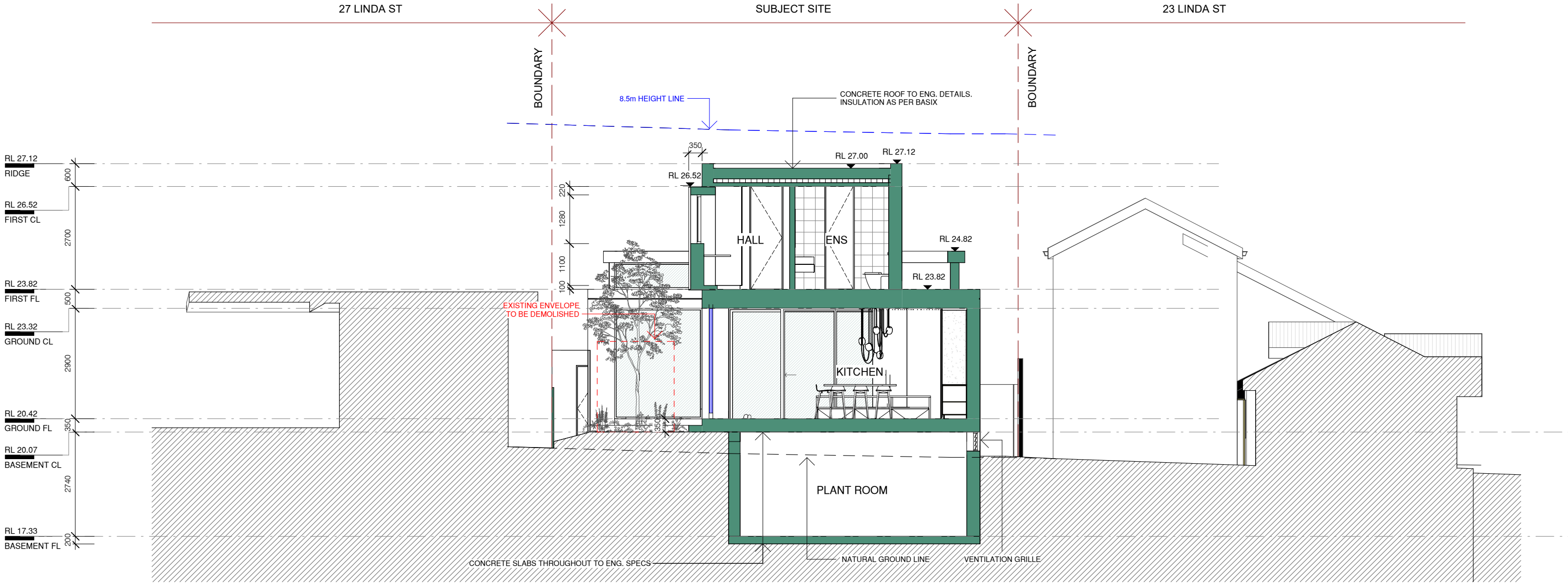
Assessor name Jamie Bonnell
Accreditation No. HERA 10056
Property Address 25, Linda Street, Belfield, NSW, 2191


<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>

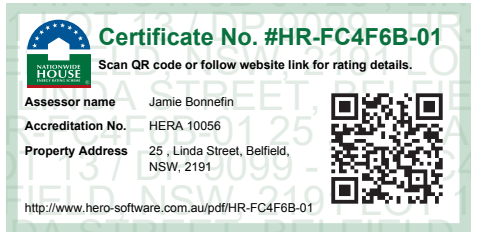
**URSINO
ARCHITECTS**

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div>EXISTING</div><div>DEMOLISHED</div><div>NEW</div><div>RISER</div></div> <div><div>SMOKE DETECTOR</div><div>WASHING MACHINE</div><div>DRYER</div><div>SKYLIGHT</div><div>NEW WORK SHOWN HATCHED</div></div>	MOUSSA	1 : 100		SECTION DD
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.				ADDRESS 25 LINDA STREET, BELFIED NSW 2191	DRAWN BY. LL PROJECT NO. 24.04	DESIGNED BY. RU REV A	TRUE NORTH DATE 21.01.2025 DRAWING NO. A404



EE SECTION EE
1 : 100

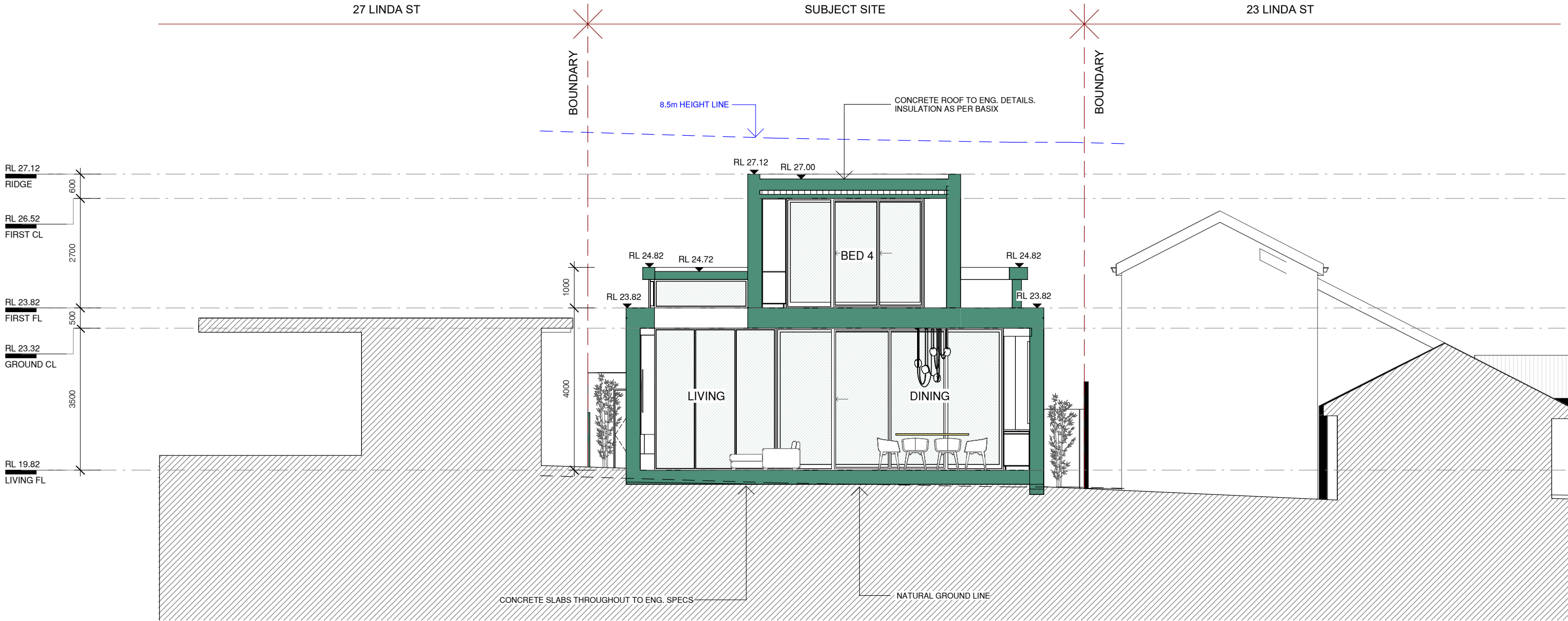


REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div>EXISTING</div> <div>DEMOLISHED</div> <div>NEW</div> <div>RISER</div>
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.			


- Ⓢ SMOKE DETECTOR
WM WASHING MACHINE
DRY DRYER
S/L SKYLIGHT
NEW WORK SHOWN HATCHED

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		SECTION EE
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
21.01.2025	24.04	A	A405



FF SECTION FF
1 : 100

**Certificate No. #HR-FC4F6B-01**
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin

Accreditation No. HERA 10056

Property Address 25, Linda Street, Belfield, NSW, 2191

<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



**URSINO**
ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div>EXISTING</div><div>DEMOLISHED</div><div>NEW</div><div>RISER</div></div> <div><div>SMOKE DETECTOR</div><div>WASHING MACHINE</div><div>DRYER</div><div>SKYLIGHT</div><div>NEW WORK SHOWN HATCHED</div></div>	MOUSSA	1 : 100		SECTION FF

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
	PROJECT NO.	REV		DRAWING NO.
	24.04	A		A406

MATERIALS LEGEND
(REFER TO DA901)

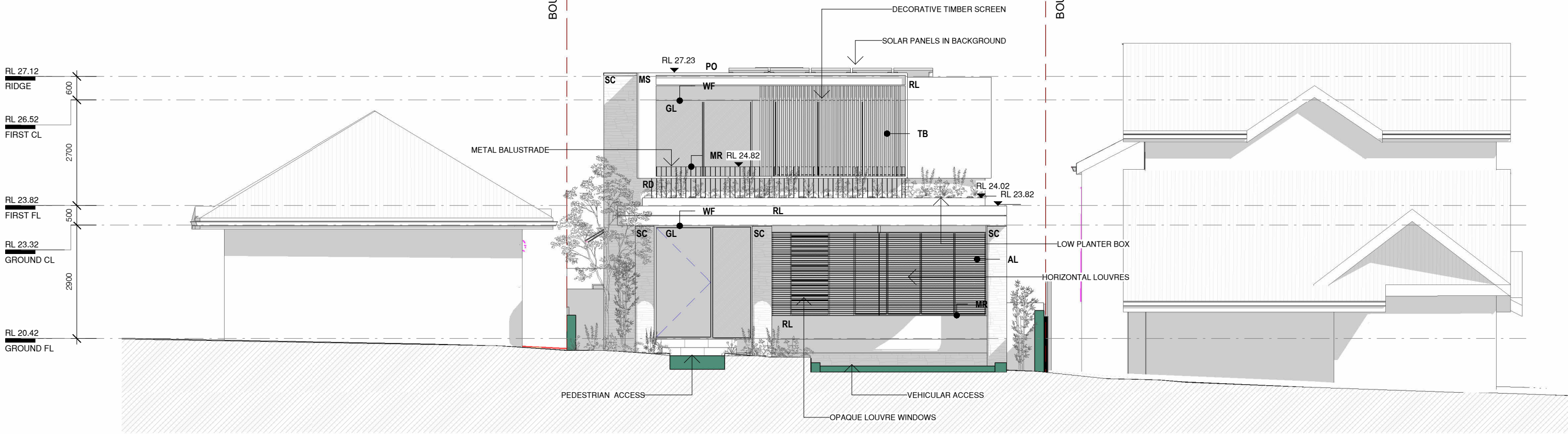
RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR

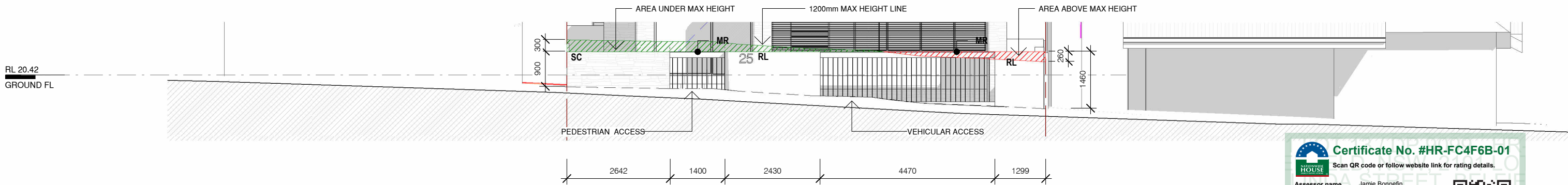
27 LINDA ST

SUBJECT SITE

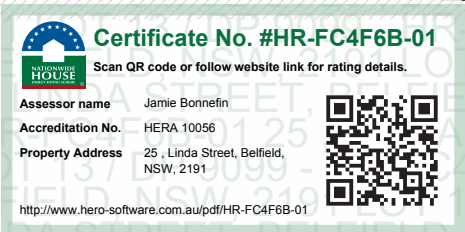
23 LINDA ST



1 WEST ELEVATION
1 : 100



2 WEST ELEVATION - FENCE
1 : 100



DA ISSUE - NOT FOR CONSTRUCTION

URSINO ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

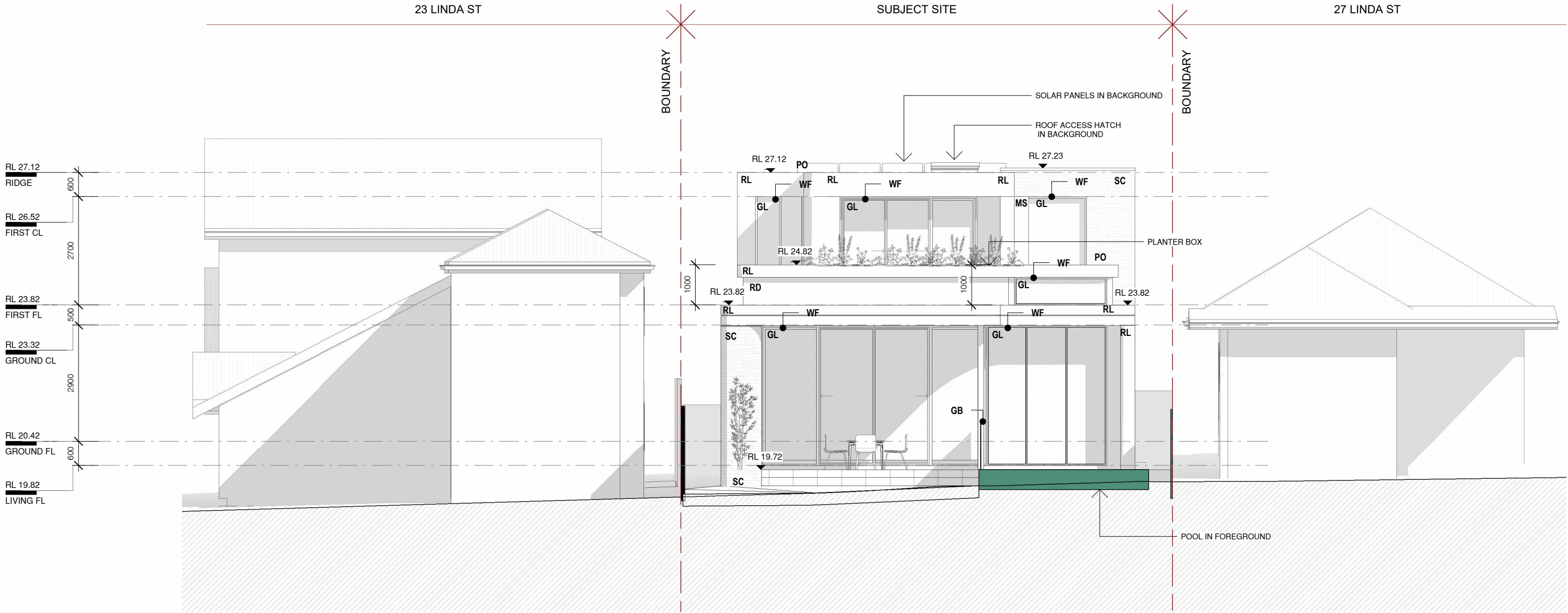
CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	1 : 100		WEST ELEVATION - LINDA ST

ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
	PROJECT NO.	REV		DRAWING NO.
	24.04	A		A501

MATERIALS LEGEND
(REFER TO DA901)

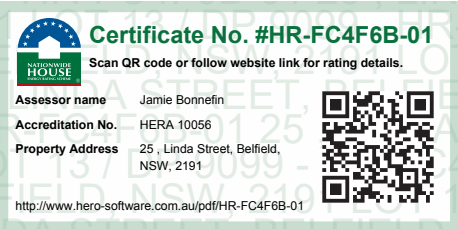
RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR



1 EAST ELEVATION

1 : 100





URSINO
ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

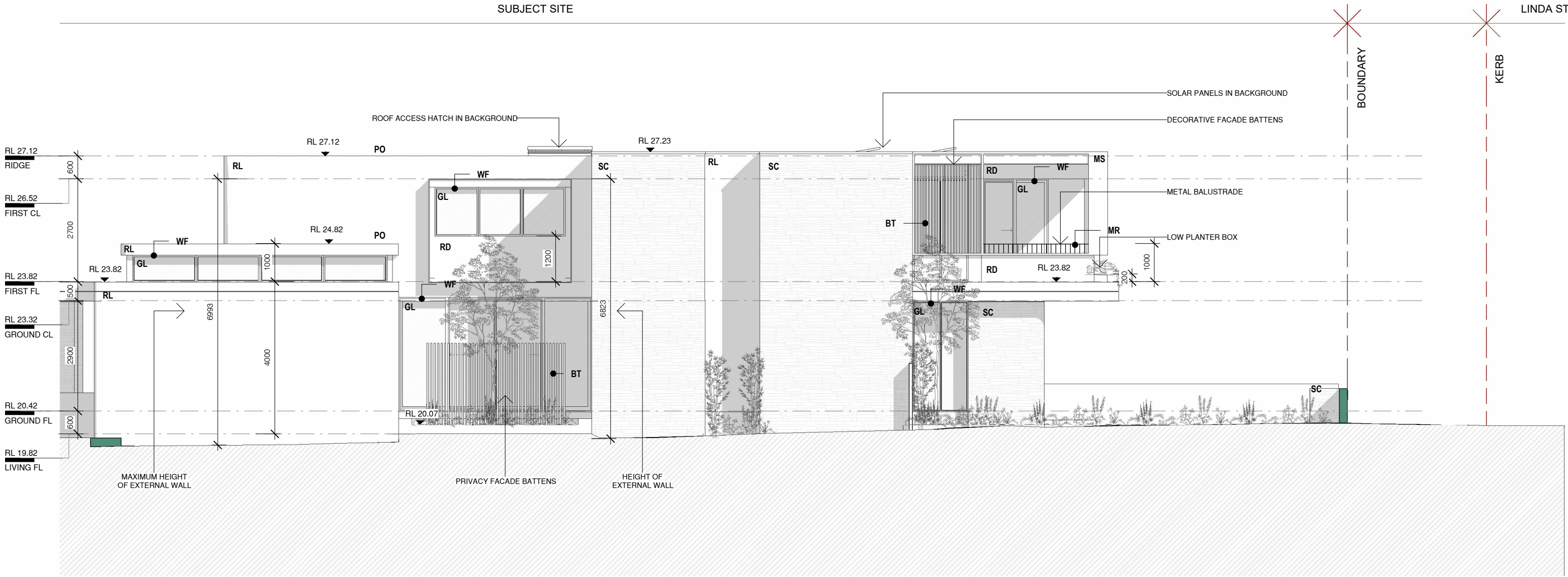
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025		MOUSSA	1 : 100		EAST ELEVATION	25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.												
									PROJECT NO.	REV		DRAWING NO.
									24.04	A		A502

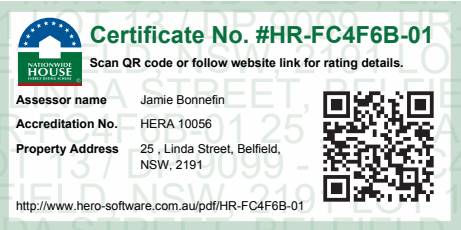
MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR



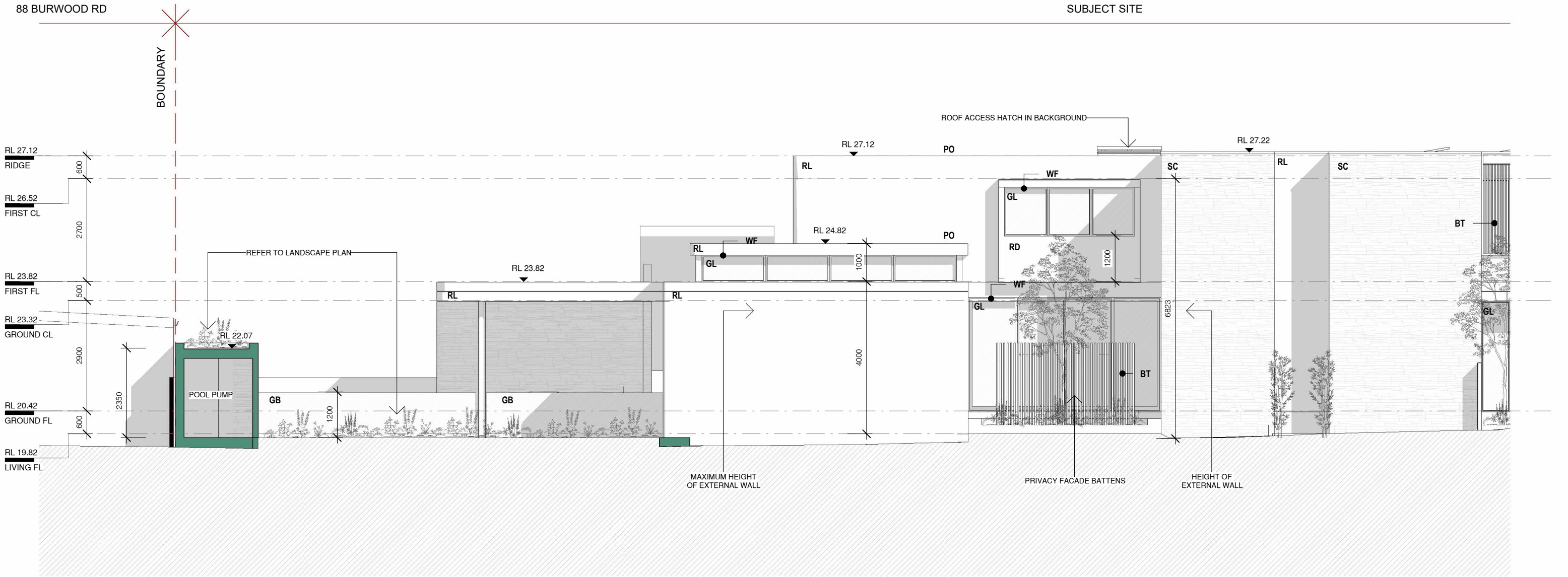
1 NORTH ELEVATION - FRONT
1 : 100




REVISION		DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A		DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025		MOUSSA	1 : 100		NORTH ELEVATION - FRONT	
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>					ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
					25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
						PROJECT NO.	REV		DRAWING NO.
						24.04	A		A503

- MATERIALS LEGEND
(REFER TO DA901)
- RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR




1 NORTH ELEVATION - REAR
1 : 100



Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnetin
Accreditation No. HERA 10056
Property Address 25, Linda Street, Belfield, NSW, 2191


<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>



URSINO
ARCHITECTS

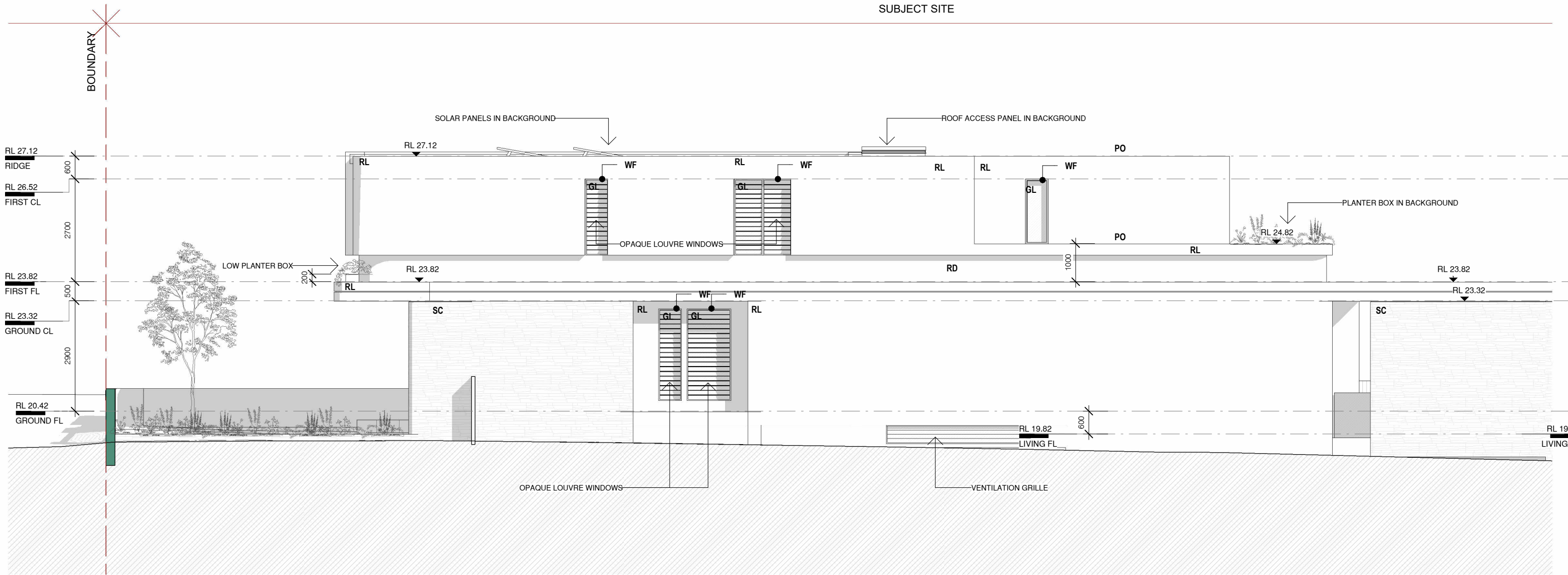
Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION DESCRIPTION			DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A	DA ISSUE - NOT FOR CONSTRUCTION		21.01.2025		MOUSSA	1 : 100		NORTH ELEVATION - REAR	
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>					ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
					25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
					PROJECT NO.	REV			DRAWING NO.
					24.04	A			A504

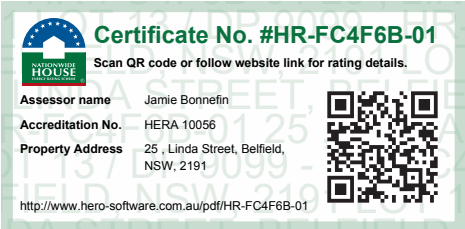
MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR



1 SOUTH ELEVATION - FRONT
1 : 100



REVISION			DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A			DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	MOUSSA	1 : 100		SOUTH ELEVATION - FRONT	
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>					ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
					25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
						PROJECT NO.	REV		DRAWING NO.
						24.04	A		A505

MATERIALS LEGEND
(REFER TO DA901)

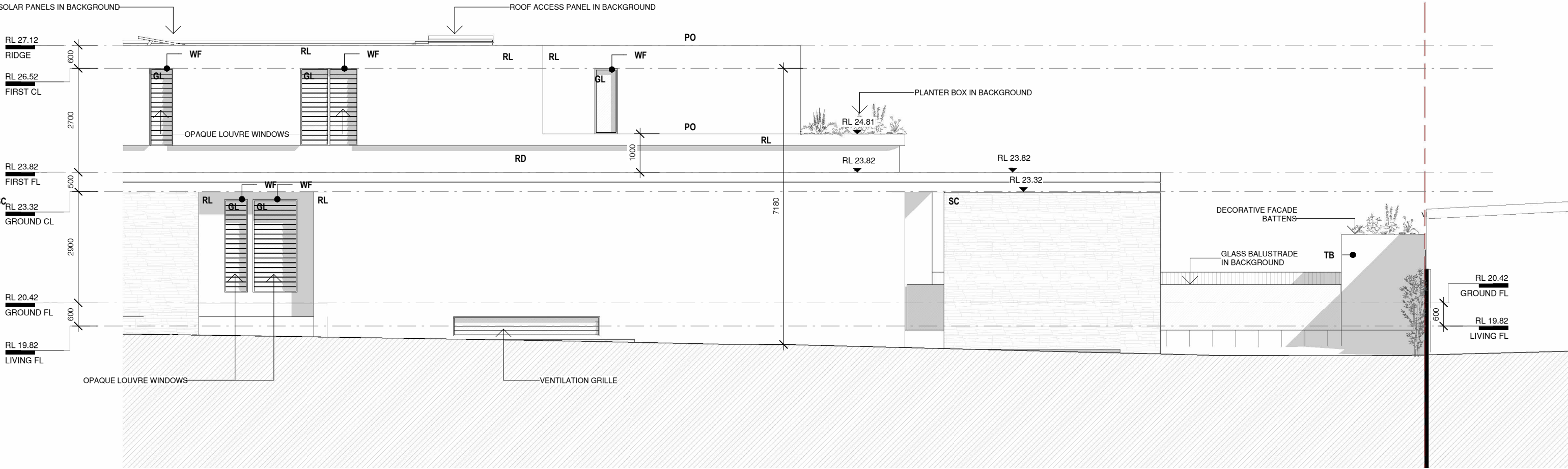
RL - RENDER LIGHT
RD - RENDER DARK
GL - GLASS
TS - TIMBER SCREEN
PO - PEBBLE ROOF
EB - EXISTING BRICK

GB - GLASS BALUSTRADE
WF - WINDOW FRAMES
AL - ALUMINIUM SCREENS
MS - METAL SURROUNDS
OF - OFF-FORM CONCRETE
GD - GARAGE DOOR

SUBJECT SITE

88 BURWOOD RD

BOUNDARY



1 SOUTH ELEVATION - REAR
1 : 100

Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnefin
Accreditation No.: HERA 10056
Property Address: 25, Linda Street, Belfield, NSW, 2191

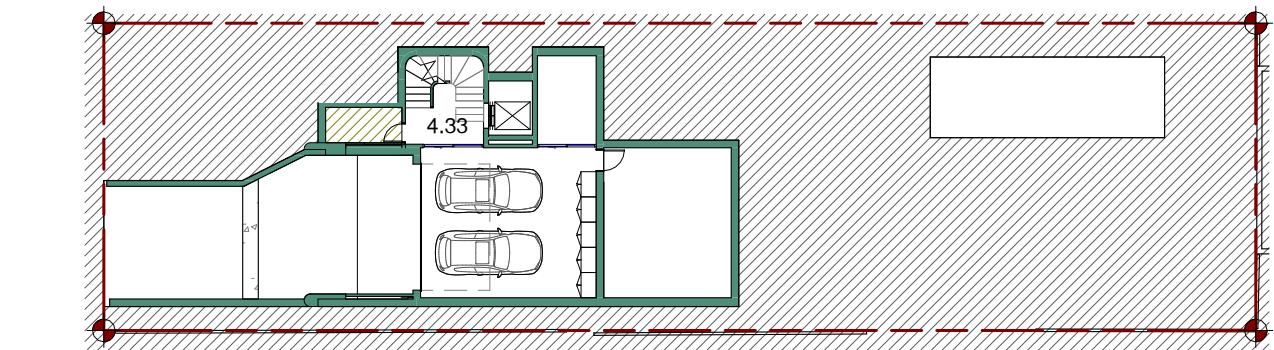
<http://www.hiero-software.com.au/pdf/HR-FC4F6B-01>

URSINO ARCHITECTS

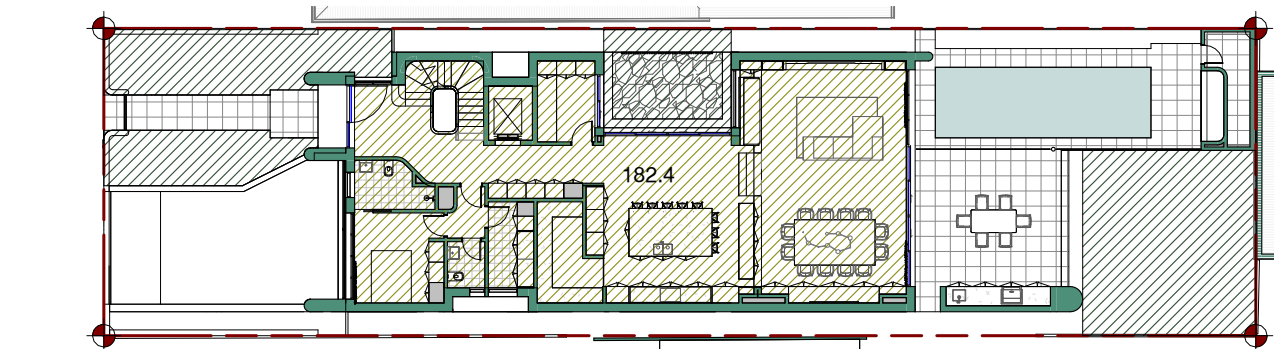
Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

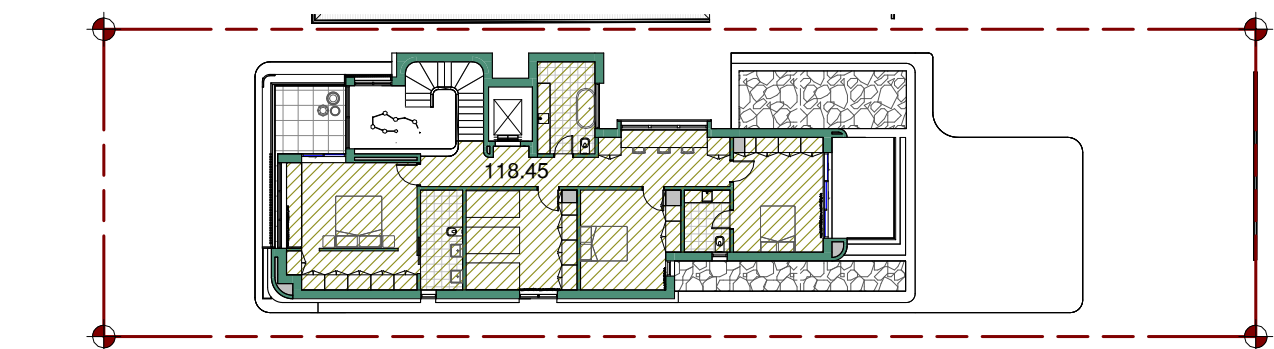
REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025		MOUSSA	1 : 100		SOUTH ELEVATION - REAR	
<div>GENERAL NOTES</div> <div>ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</div> <div>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</div>				ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
				25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
					PROJECT NO.	REV		DRAWING NO.
					24.04	A		A506



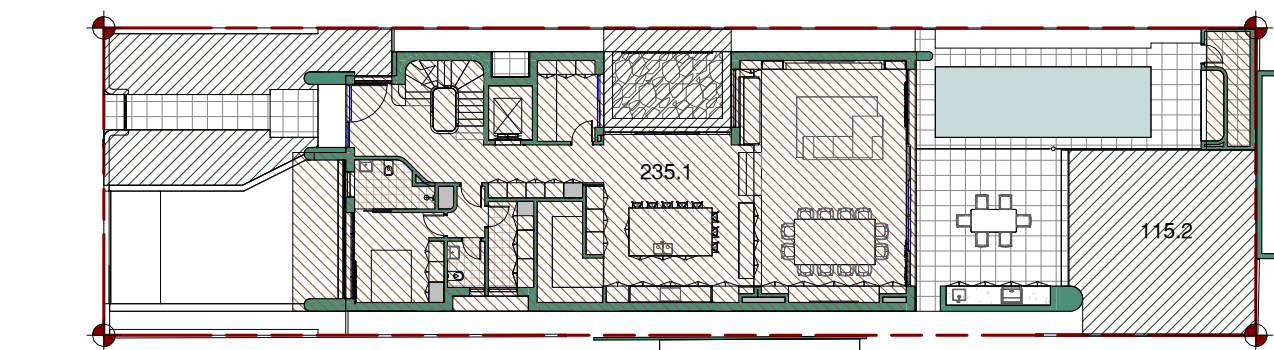
1 BASEMENT FLOOR PLAN
1 : 300



2 GROUND FLOOR PLAN
1 : 300



3 FIRST FLOOR PLAN
1 : 300



4 GROUND FLOOR PLAN
1 : 300

FLOOR SPACE RATIO ANALYSIS

SITE AREA 557.4 SQM

COUNCIL REQUIREMENTS

ALLOWABLE FSR 0.55 : 1
ALLOWABLE GROSS FLOOR AREA 306.5 SQM
. REFER TO CLAUSE 4.4, 2B, b, ii

PROPOSED AREA

BASEMENT 4.33 SQM
GROUND FLOOR 182.4 SQM
FIRST FLOOR 118.45 SQM

TOTAL GROSS FLOOR AREA 305.18 SQM
TOTAL FSR 0.547 : 1

DEEP SOIL AREA ANALYSIS

SITE AREA 557.4 SQM

COUNCIL REQUIREMENTS

MIN. DEEP SOIL AREA (20% OF SITE AREA) 111.5 SQM
. MINIMUM DIMENSION OF 2.5 METRES

PROPOSED AREA

TOTAL DEEP SOIL AREA (20.66% OF SITE AREA) 115.2 SQM

SITE COVERAGE AREA ANALYSIS

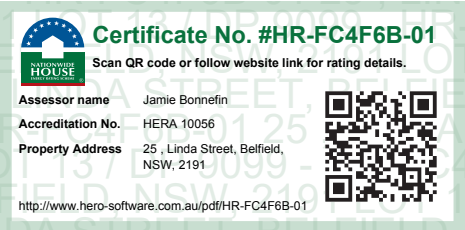
SITE AREA 557.4 SQM

COUNCIL REQUIREMENTS

MAX BUILDING FOOTPRINT AREA 330 SQM
MAX FLOOR AREA OF OUTBUILDINGS 45 SQM
MAX SITE COVERAGE OF ALL STRUCTURES - 50% OF SITE 278.7 SQM

PROPOSED AREA

BUILDING FOOTPRINT AREA 227.05 SQM
FLOOR AREA OF OUTBUILDINGS 9.4 SQM
TOTAL SITE COVERAGE OF ALL STRUCTURES - 50% OF SITE 236.45 SQM



DA ISSUE - NOT FOR CONSTRUCTION








URSINO

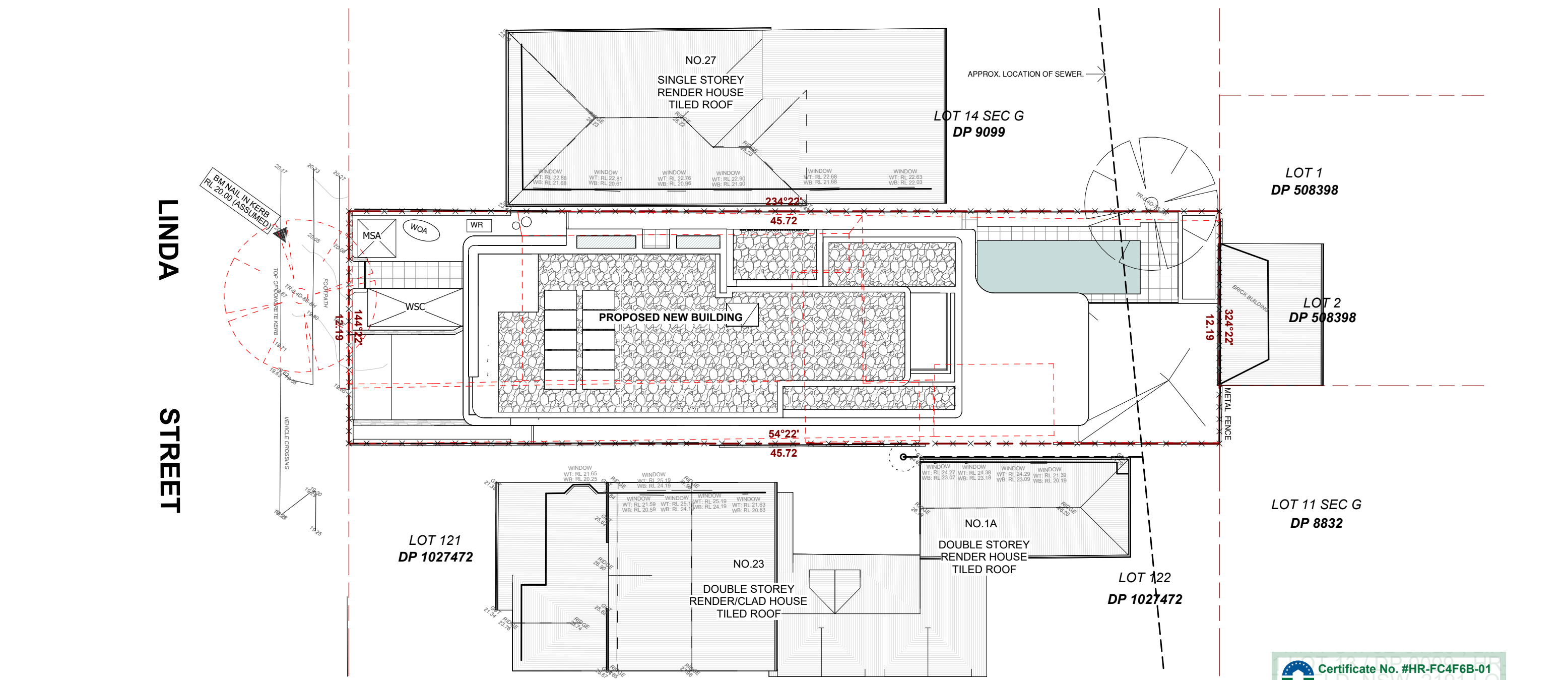
ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div><div> SITE COVERAGE AREA</div><div> DEEP SOIL AREA</div><div> GROSS FLOOR AREA</div><div> RISER</div></div>
<p>GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	As indicated		CALCULATIONS
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO.
			A601



1 SEDIMENT EROSION CONTROL PLAN
1 : 200

- LEGEND
- × × × SILT FENCE
 - WSC WASTE STORAGE CONTAINER
 - WOA WASH OUT AREA
 - Stockpile Area
 - WR WASTE/RECYCLE BINS
 - MSA MATERIALS STORAGE AREA
 - Existing Tree to be Retained
 - Existing Tree to be Removed
 - Proposed New Tree

SEDIMENT CONTROL NOTES

- ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
- SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
- FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

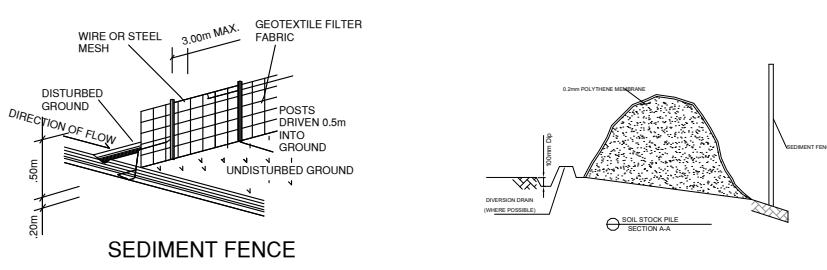
SEDIMENT DAM

STORMWATER GRATE WRAPPED IN GEOTEXTILE FILTER FABRIC

FLOW GUTTER

SAND BAG BARRIERS

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



URSINO ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025		MOUSSA	1 : 200		CONSTRUCTION MANAGEMENT PLAN	
				ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
				25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
					PROJECT NO.	REV		DRAWING NO.
					24.04	A		A701

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.


COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

1 SHADOWS - EX - JUNE 8 AM
1 : 300

2 SHADOWS - PRP - JUNE 8 AM
1 : 300

REVISION	DESCRIPTION
A	DA ISSUE - NOT FOR CONSTRUCTION

DATE
21.01.2025

LEGEND & NOTES
 EXISTING SHADOW

	ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
---	---

	REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
---	--

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.


COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

DA ISSUE - NOT FOR CONSTRUCTION


CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	As indicated		SHADOWS - JUNE 8 AM

ADDRESS
**25 LINDA STREET, BELFIED
NSW 2191**

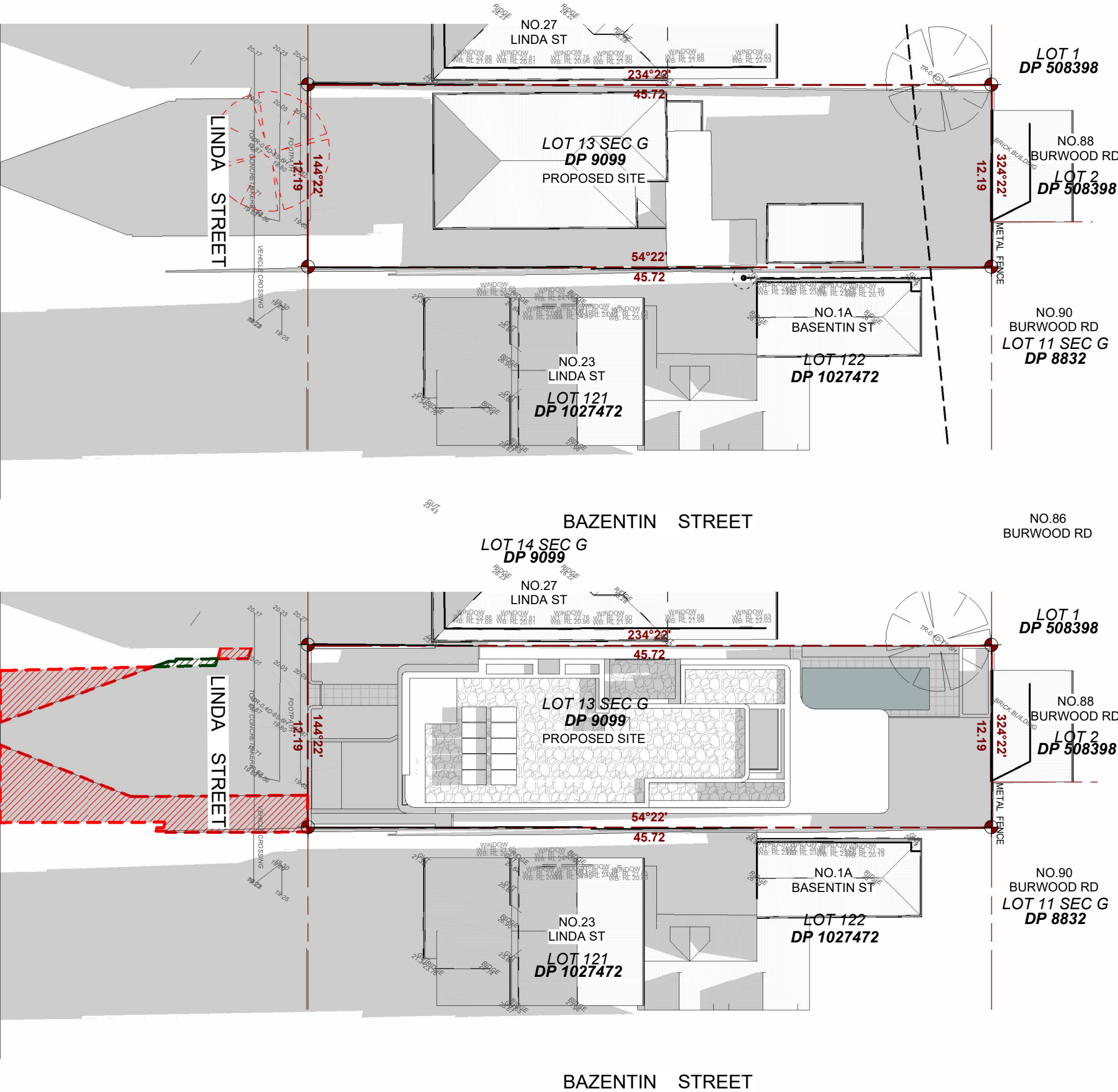
DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LL	RU		21.01.2025
PROJECT NO.	REV		DRAWING NO.
24.04	A		A702


**Certificate No. #HR-FC4F6B-01**
Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnetin
Accreditation No.	HERA 10056
Property Address	25, Linda Street, Belfield, NSW, 2191



<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>





Certificate No. #HR-FC4F6B-01

Scan QR code or follow website link for rating details.

Assessor name

Jamie Bonnellin


Accreditation No.

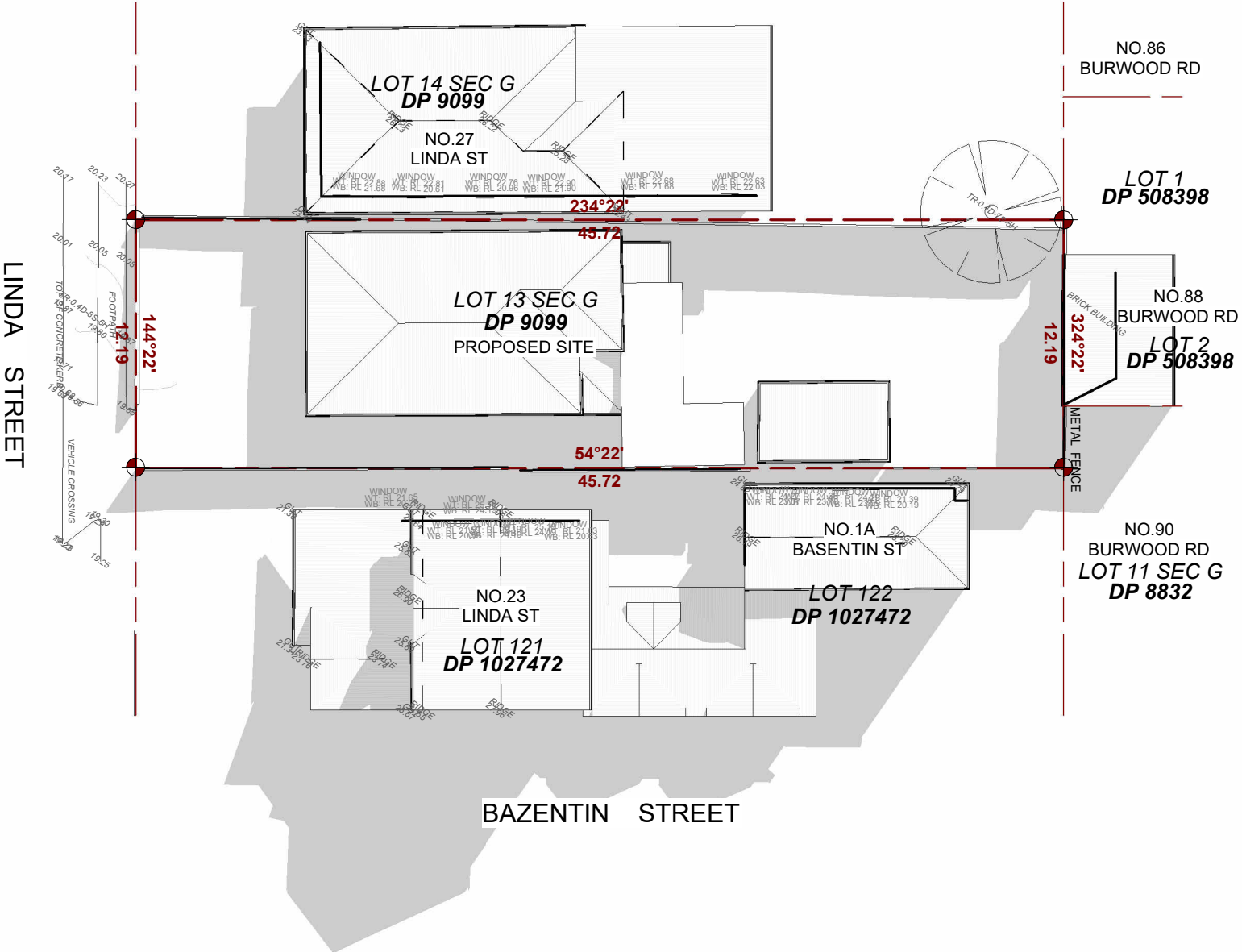
HERA 10056

Property Address

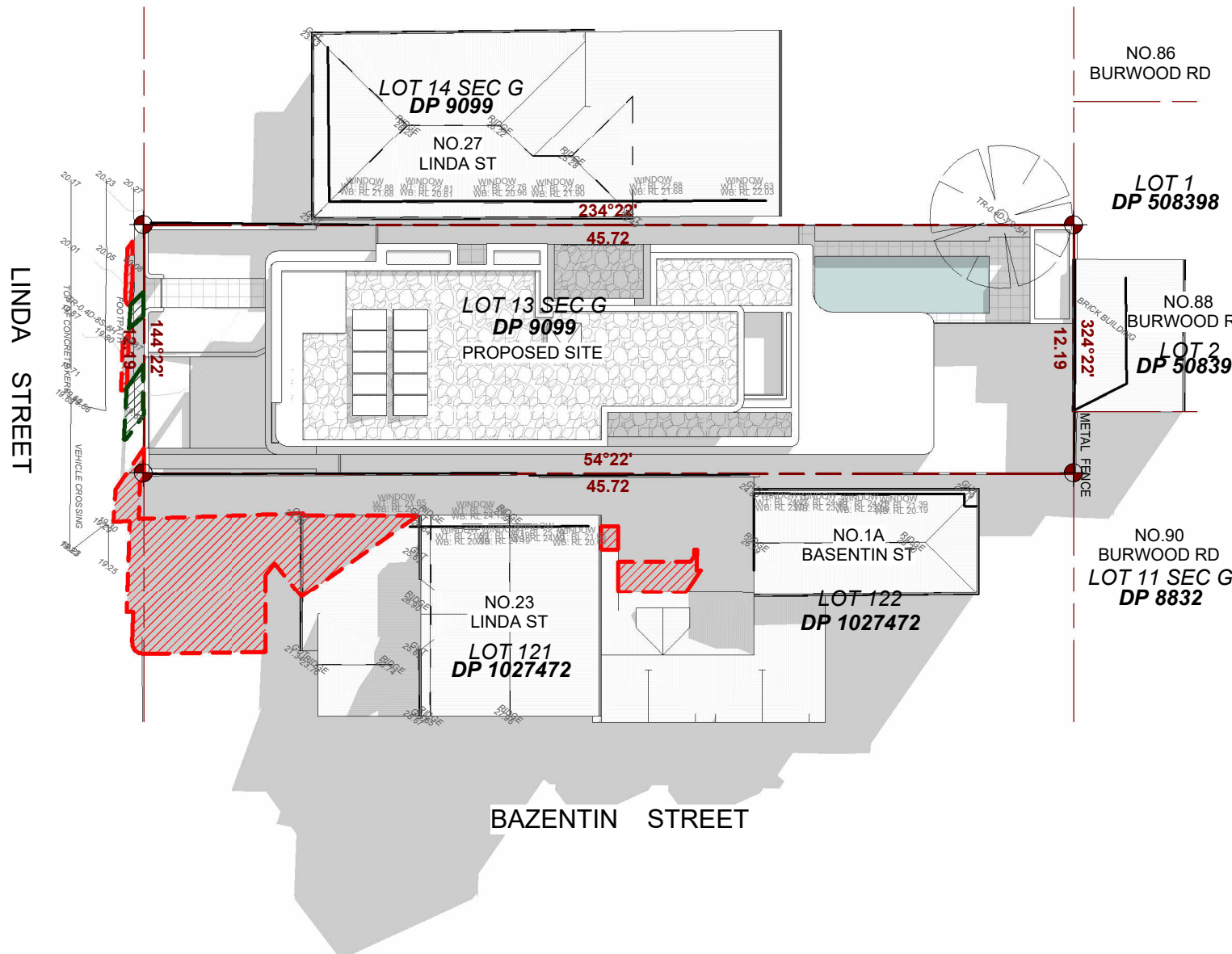
25, Linda Street, Belfield,
NSW, 2191

http://www.hero-software.com.au/pdf/HR-FC4F6B-01





1 SHADOWS - EX - JUNE 12PM
1 : 300



2 SHADOWS - PRP - JUNE 12PM
1 : 300



URSINO


ARCHITECTS

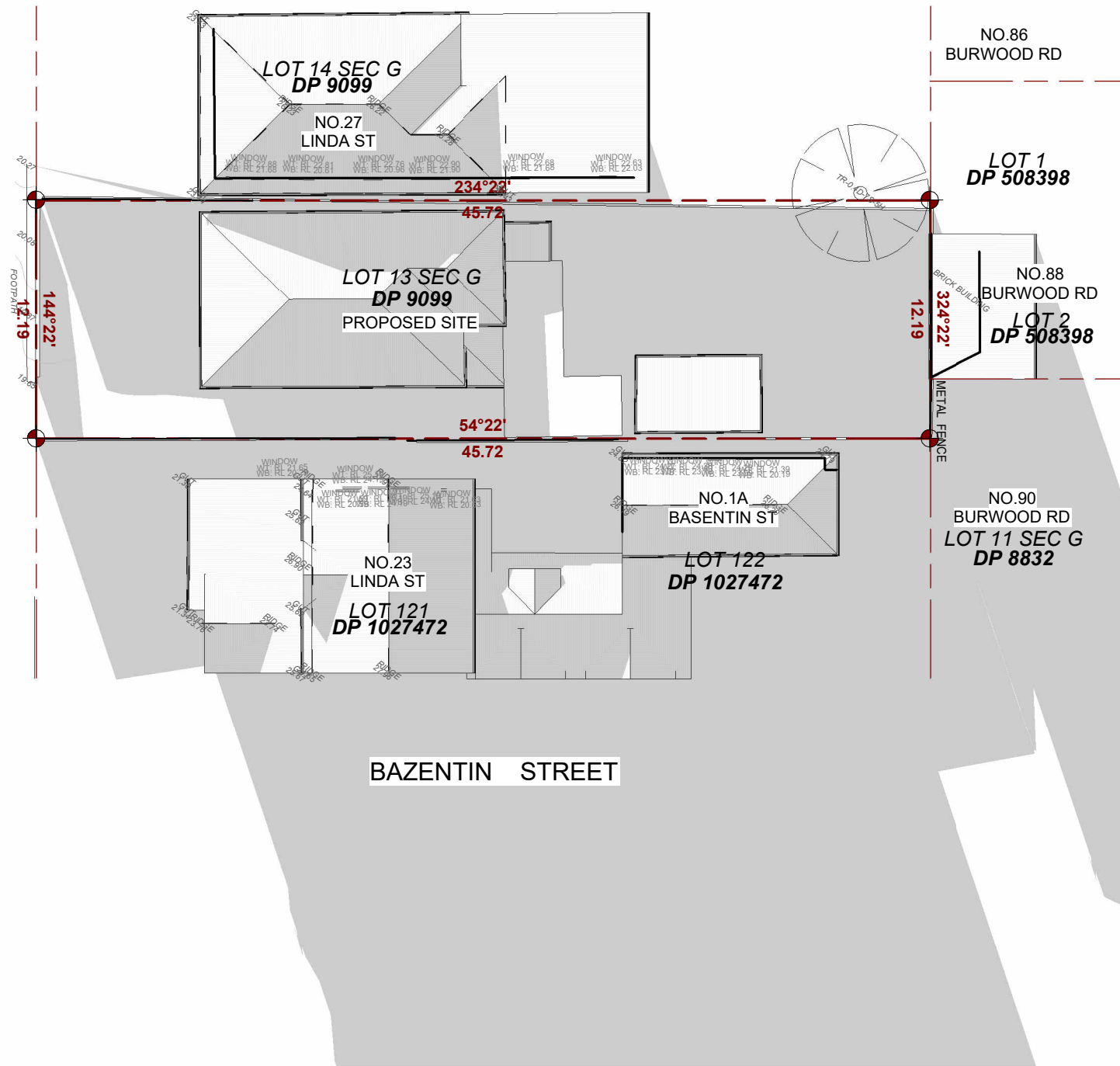
Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

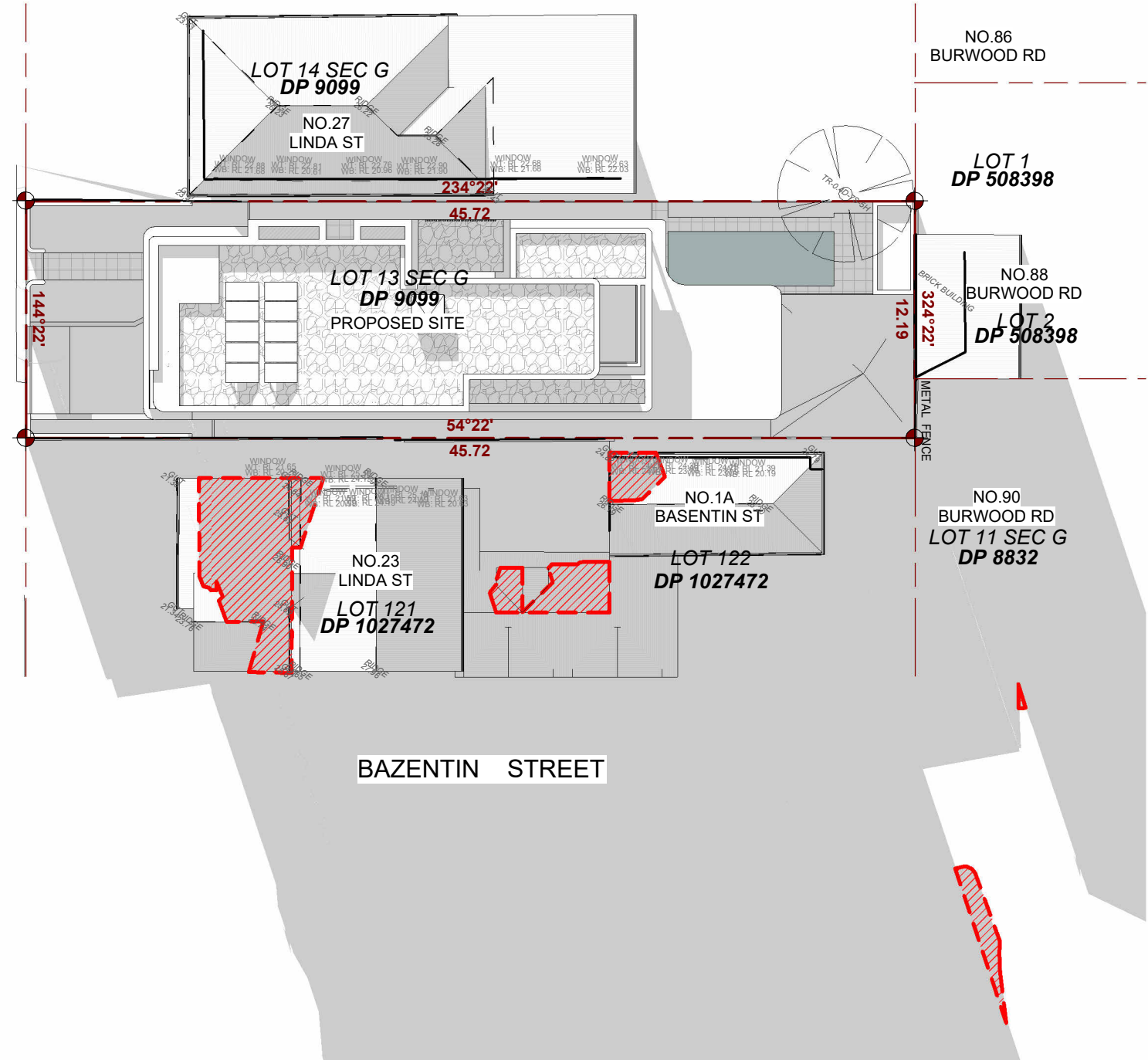
REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div>EXISTING SHADOW</div> <div>ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div> <div>REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED</div>
<div><div>GENERAL NOTES</div><div>ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</div><div>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</div></div>			

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	As indicated		SHADOW - JUNE 12 PM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO. A703



1 SHADOWS - EX - JUNE 4 PM
1 : 300



2 SHADOWS - PRP - JUNE 4 PM
1 : 300

Certificate No. #HR-FC4F6B-01
Scan QR code or follow website link for rating details.

Assessor name: Jamie Bonnetin
Accreditation No.: HERA 10056
Property Address: 25, Linda Street, Belfield, NSW, 2191
<http://www.hero-software.com.au/pdf/HR-FC4F6B-01>

URSINO ARCHITECTS

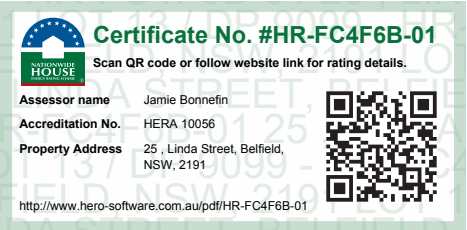
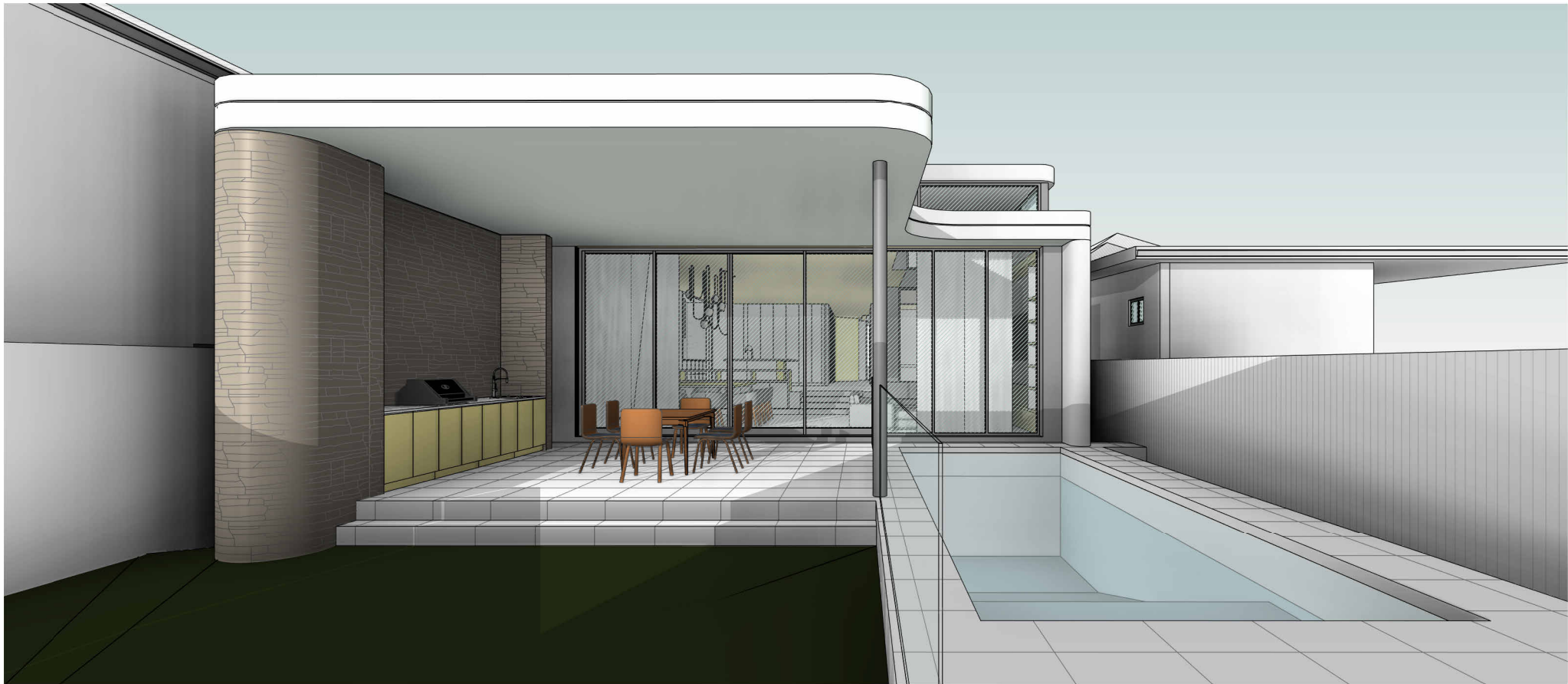
Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	<div>EXISTING SHADOW</div> <div>ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div> <div>REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED</div>
GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION. COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.			

DA ISSUE - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
MOUSSA	As indicated		SHADOW - JUNE 4 PM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
25 LINDA STREET, BELFIED NSW 2191	LL	RU	
	PROJECT NO.	REV	DATE
	24.04	A	21.01.2025
			DRAWING NO. A704



DA ISSUE - NOT FOR CONSTRUCTION



URSINO

ARCHITECTS

Unit 46/99 Moore St, Leichhardt NSW 2040
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

NOMINATED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DA ISSUE - NOT FOR CONSTRUCTION	21.01.2025	

GENERAL NOTES ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

COPYRIGHT THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.

CLIENT	SCALE	@ A3	DRAWING TITLE	
MOUSSA			PERSPECTIVES	
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
25 LINDA STREET, BELFIED NSW 2191	LL	RU		21.01.2025
	PROJECT NO.	REV		DRAWING NO.
	24.04	A		A801



RL. RENDERED WALLS - LIGHT
DULUX - EXTERIOR PAINT FINISH
VIVID WHITE OR SIMILAR

RD. RENDERED WALLS - DARK
DULUX - EXTERIOR PAINT FINISH
MATT BLACK TO MATCH WINDOW FRAMES

GB. GLASS BALUSTRADE
FRAMELESS GLASS



WF. WINDOW FRAMES
COMMERCIAL GRADE ALUMINIUM
MATT BLACK

GL. GLASS
GLASS WINDOWS AND DOORS
CLEAR GLASS

**NOTE: WINDOWS AND DOORS ALSO
SUBJECT TO BASIX REQUIREMENTS*

AL. ALUMINIUM SCREENS
VERTICAL ADJUSTABLE SCREENS
MATT BLACK



TS. TIMBER SCREEN
VERTICAL BATTENS
PACIFIC TEAK OR SIMILAR

MS. METAL SURROUNDS
PLATE STEEL
MATT BLACK

PO. PEBBLE ROOF
20-40MM PEBBLES
WHITE

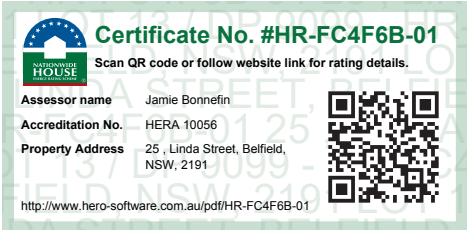


OF. CONCRETE
OFF - FORM
CLASS 1 / 2 - SKIM COATED OR SIMILAR

EB. EXISTING BRICK
RENDERED WHITE

SC. STONE CLADDING
LOOSE STONE
EPHRAIM OR SIMILAR

WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION
W01	GF	2500	2900	7.3 m²	W
W02	GF	1480	2900	4.3 m²	N
W03	GF	2100	3000	6.3 m²	E
W04	GF	5060	3000	15.2 m²	N
W05	GF	2300	2900	6.7 m²	W
W06	GF	3000	3500	10.5 m²	E
W07	GF	5600	3500	19.6 m²	E
W08	GF	1150	2400	2.8 m²	S
W09	GF	600	2400	1.4 m²	S
W10	GF	3420	2300	7.9 m²	W
W11	GF	1000	2300	2.3 m²	W
W12	FF	2500	2700	6.8 m²	W
W13	FF	1480	2700	4.0 m²	N
W14	FF	1800	2700	4.9 m²	E
W15	FF	4560	1280	5.8 m²	N
W16	FF	3400	2700	9.2 m²	E
W17	FF	600	1700	1.0 m²	S
W18	FF	600	2700	1.6 m²	E
W19	FF	1500	2000	3.0 m²	S
W20	FF	600	20000	12.0 m²	S
W21	FF	3400	1950	6.6 m²	W
W22	FF	1750	2700	4.7 m²	N
W23	FF	2300	700	1.6 m²	W
W24	FF	6700	700	4.7 m²	N
W25	FF	2300	700	1.6 m²	E
W26	RO	3100	650	2.0 m²	ROOF
W27	RO	2280	650	1.5 m²	ROOF



DA ISSUE - NOT FOR CONSTRUCTION