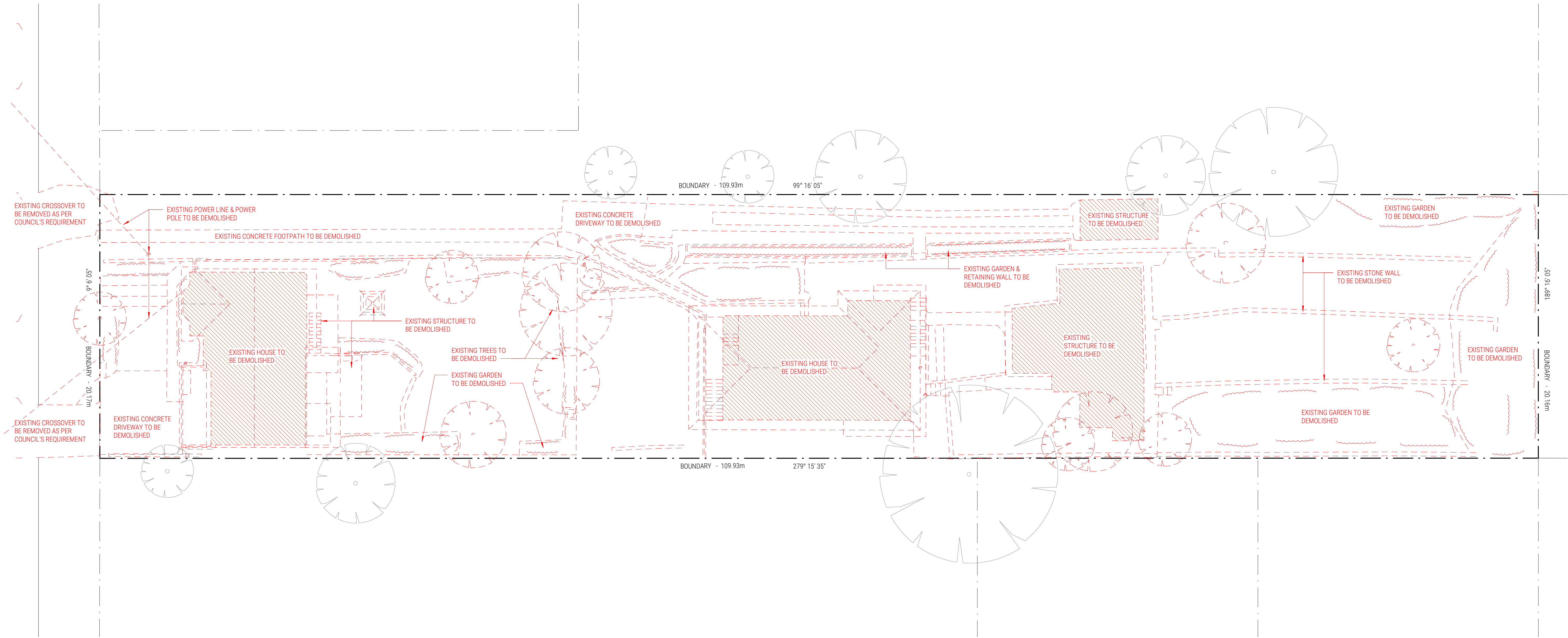


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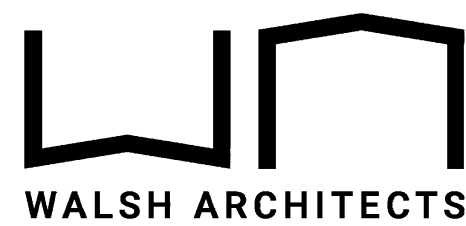
PLANS APPROVED BY THE LAND AND
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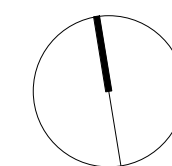
NO CHANGES TO THIS PLAN



Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609

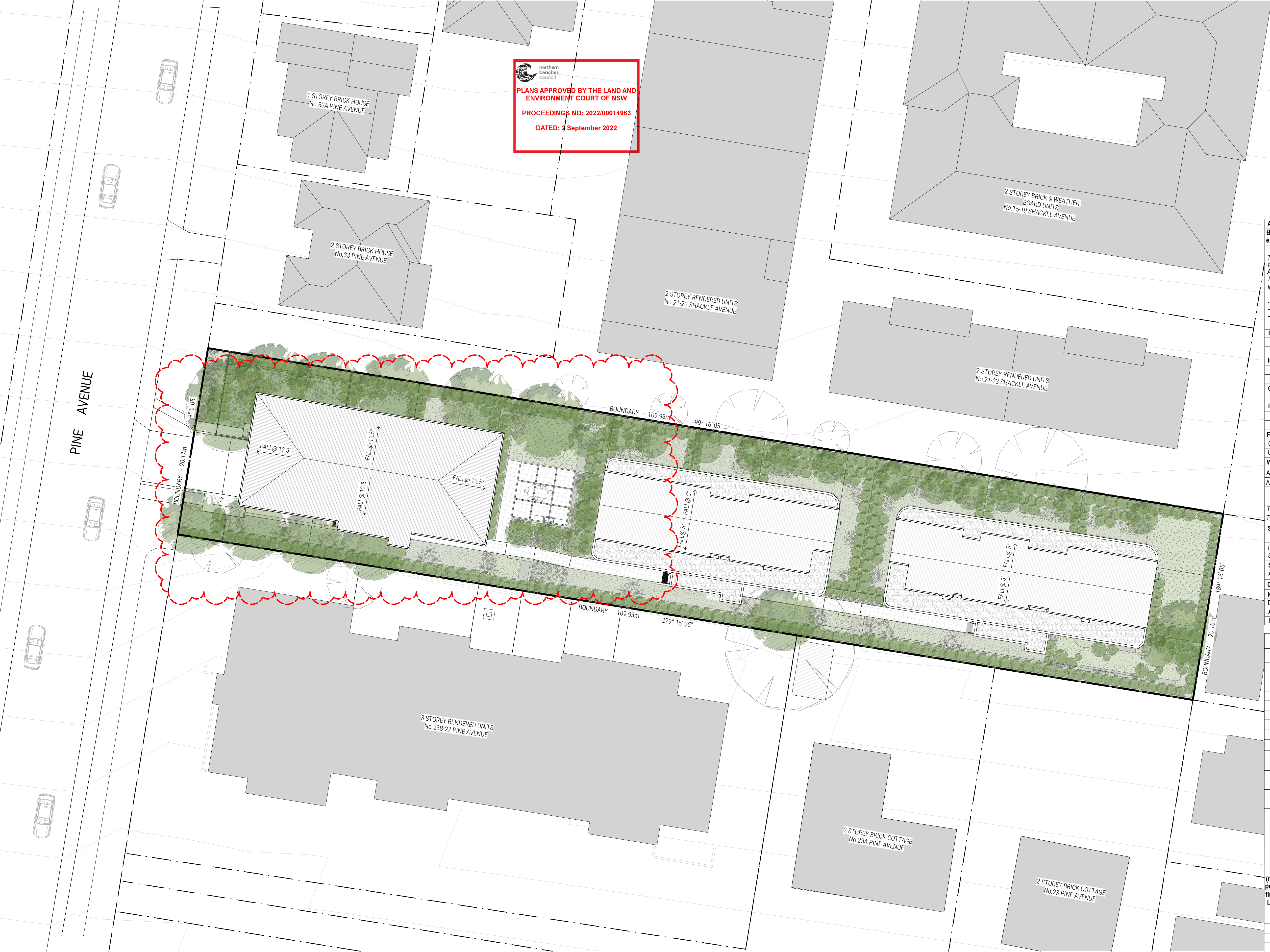
E: scott@walsharchitects.com.au
P: 0466 049 880

Nominated Architect - Scott Walsh
ACT 2624 | NSW 10366



REV NO.	DESCRIPTION	REV DATE
C	ISSUE FOR L&EC APPROVAL	06.07.22

DEMOLITION PLAN	
SHEET NUMBER	DA030
REVISION	C
SCALE @ A1	1 : 150
27A & 29 PINE AVENUE BROOKVALE	



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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00014963
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August 2022 BSA Reference: 17473
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 than 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.
in NSW both BASIX & the BCA variations must 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 for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)				
External Wall Construction			Added Insulation	
Lightweight			R2.0	
Internal Wall Construction			Added Insulation	
Plasterboard on studs			None	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)			None	
Ceiling Construction			Added Insulation	
Plasterboard			R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour (Solar Absorbance)	Added Insulation	
Concrete	Any		None	
Metal	Any		Foil + R1.0	
Floor Construction		Covering (if not noted default values used)	Added Insulation	
Concrete	As drawn	R0.5 to floors adjacent to basement carpark		
Concrete	As drawn	R2.0 to floors where open below to U3 only		
Windows	Glass and frame type	U value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	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, louvers

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
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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

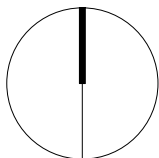
Shade elements (eaves, verandahs, awnings etc)
All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes
Nil

27A-29 Pine Avenue Brookvale
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 (> 4.5 but <= 6 L/min)			
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes	
3 Star Dishwashers	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 Zoned	EER 3.0 - 3.5	
	Bedrooms	1 Phase A/C Zoned	EER 3.0 - 3.5	
Heating System	Living	1 Phase A/C Zoned	EER 3.0 - 3.5	
	Bedrooms	1 Phase A/C Zoned	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		As drawn	
	Window/Skylight in Bathrooms/Toilets		As drawn	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	No	Ventilated refrigerator space	Yes	
Stove/Oven	Gas cooktop & electric oven			
Alternative Energy	n/a			

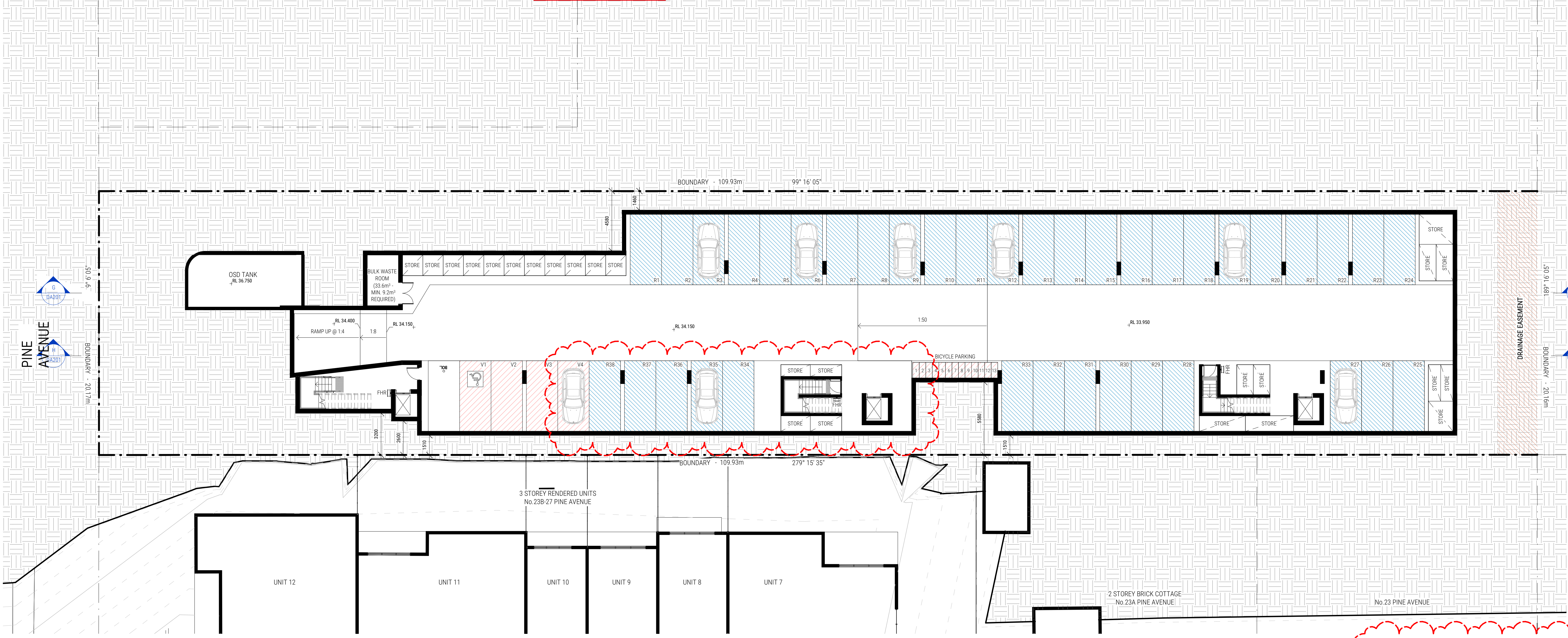


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DCP PARKING RATES			
NAME	NO. OF UNITS	DCP PARKING REQUIRED	VISITOR PARKING REQUIRED
1 BED	8	8	1.6
2 BED	8	9.6	1.6
3 BED	4	6	0.8
	20	23.6	4

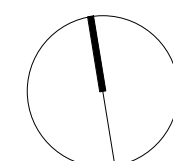
PARKING PROVIDED		
TYPE	NUMBER REQUIRED	NUMBER PROVIDED
BICYCLE	NOT REQUIRED	13
RESIDENTIAL	24	38
VISITOR	4	4

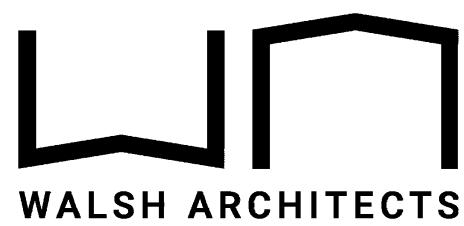
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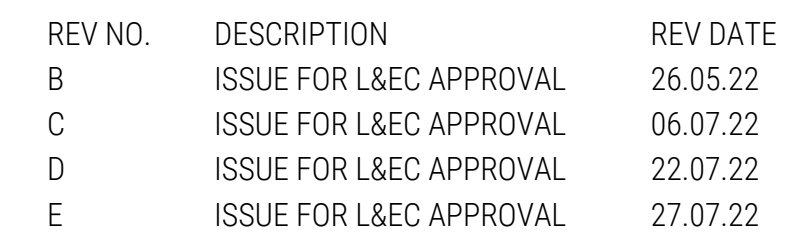




Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609

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

Nominated Architect : Scott Walsh
ACT 2624 | NSW 10366



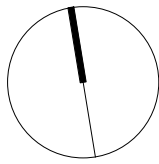
SHEET NUMBER DA102
REVISION E
SCALE @ A1 1 : 150
27A & 29 PINE AVENUE BROOKVALE

LEVEL 1 PLAN

E

150

SALE



REV NO.	DESCRIPTION	REV DATE
B	ISSUE FOR L&EC APPROVAL	26.05.22
C	ISSUE FOR L&EC APPROVAL	06.07.22
D	ISSUE FOR L&EC APPROVAL	22.07.22
E	PLANS WITHOUT PREJUDICE	27.07.22

SHEET NUMBER	REVISION	SCALE @ A1	27A & 29 PINE AVENUE BROOKVALE
DA104	E	1 : 150	

ROOF PLAN

PINE AVENUE

BOUNDARY - 20.17m

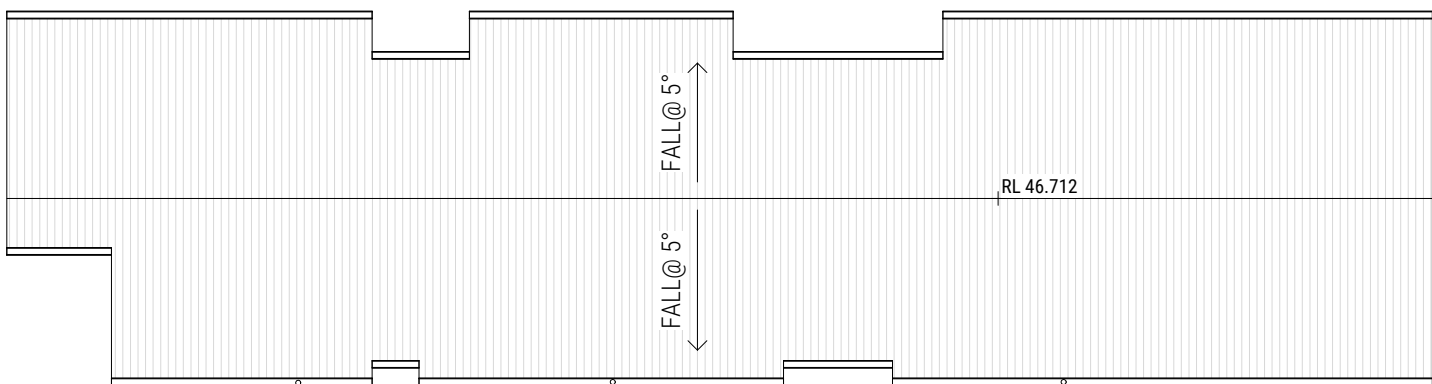
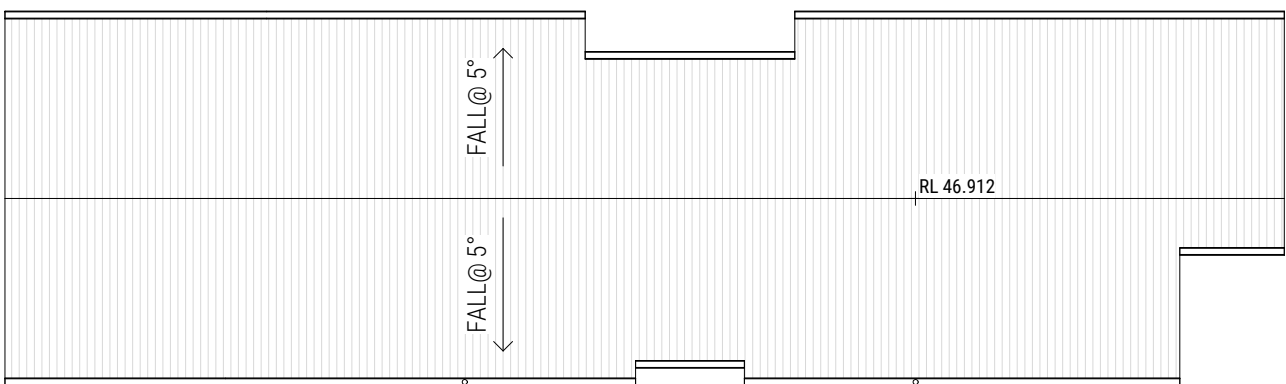
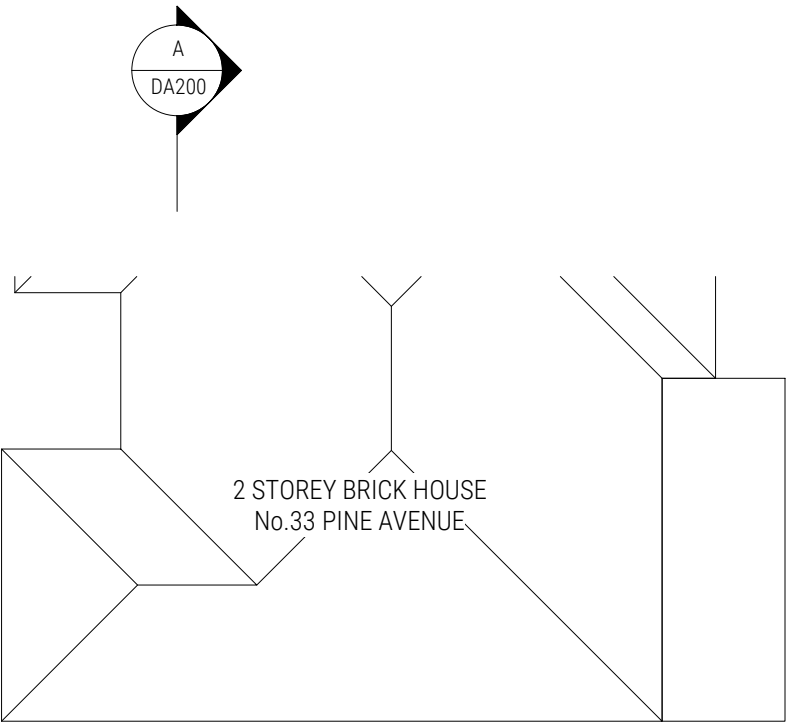
BOUNDARY - 20.16m

BOUNDARY - 109.93m

99° 16' 05"

BOUNDARY - 109.93m

279° 15' 35"



BUILDING 1

BUILDING 2

BUILDING 3

3 STOREY RENDERED UNITS
No.23B-27 PINE AVENUE

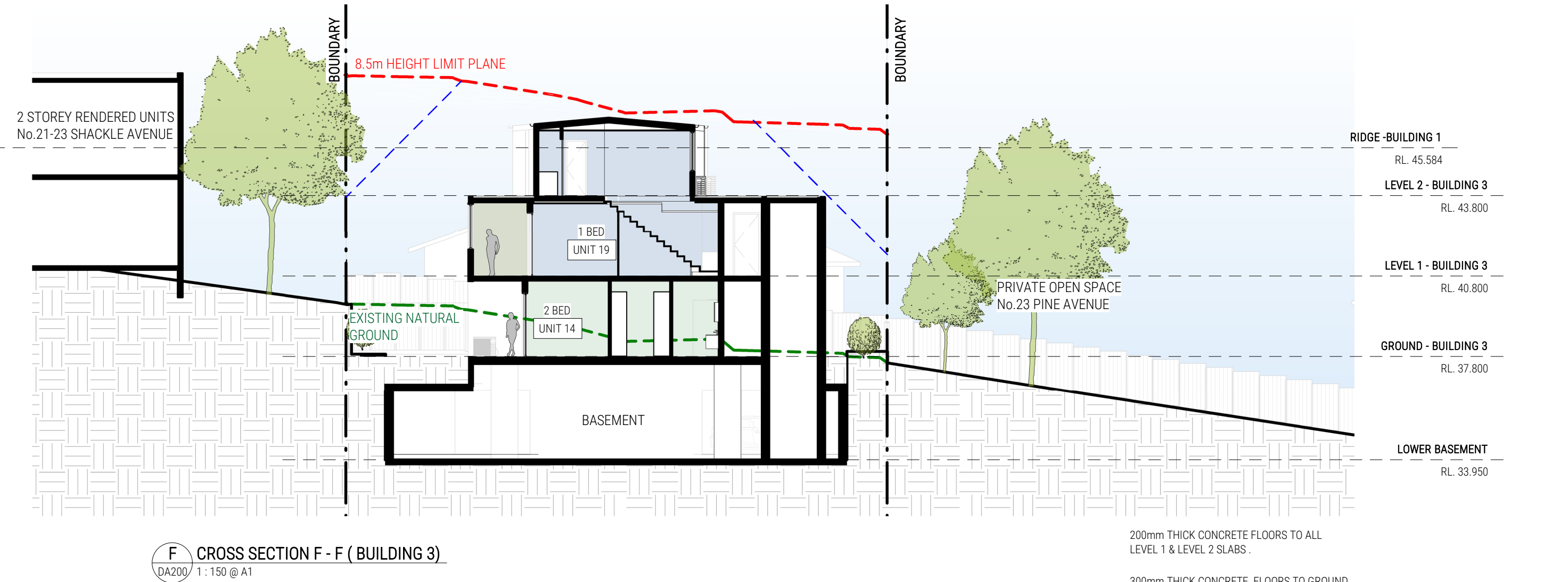
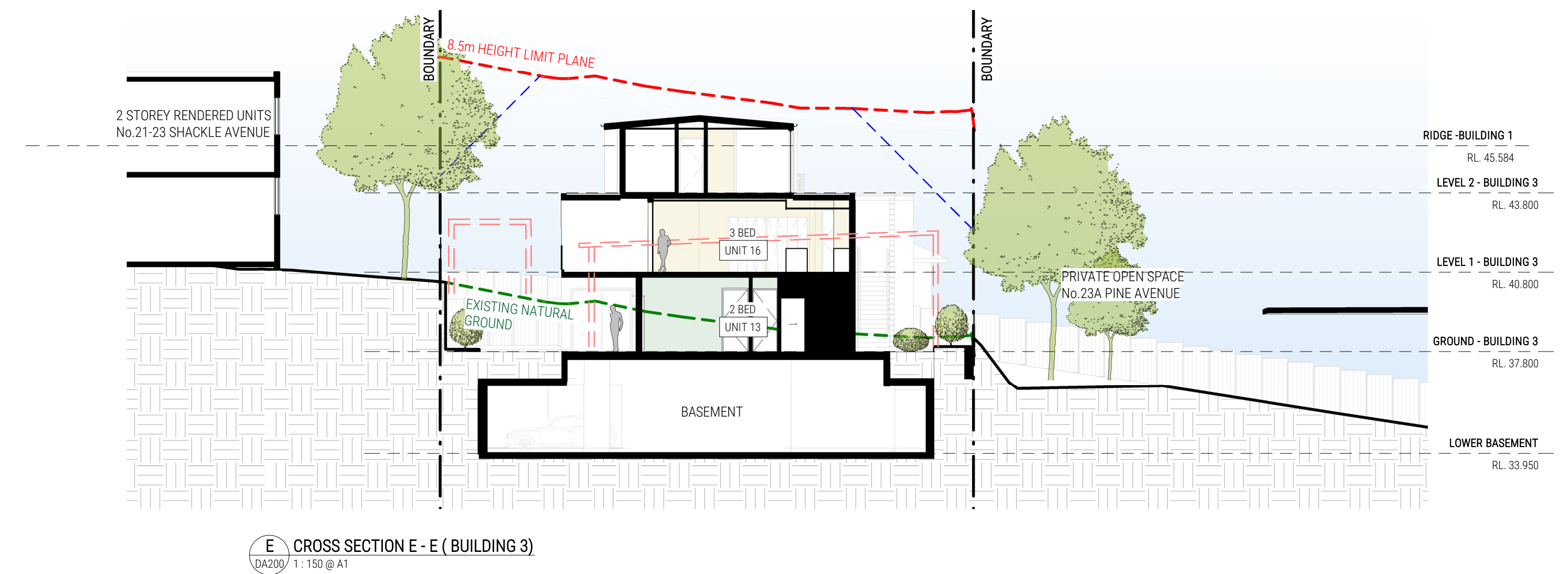
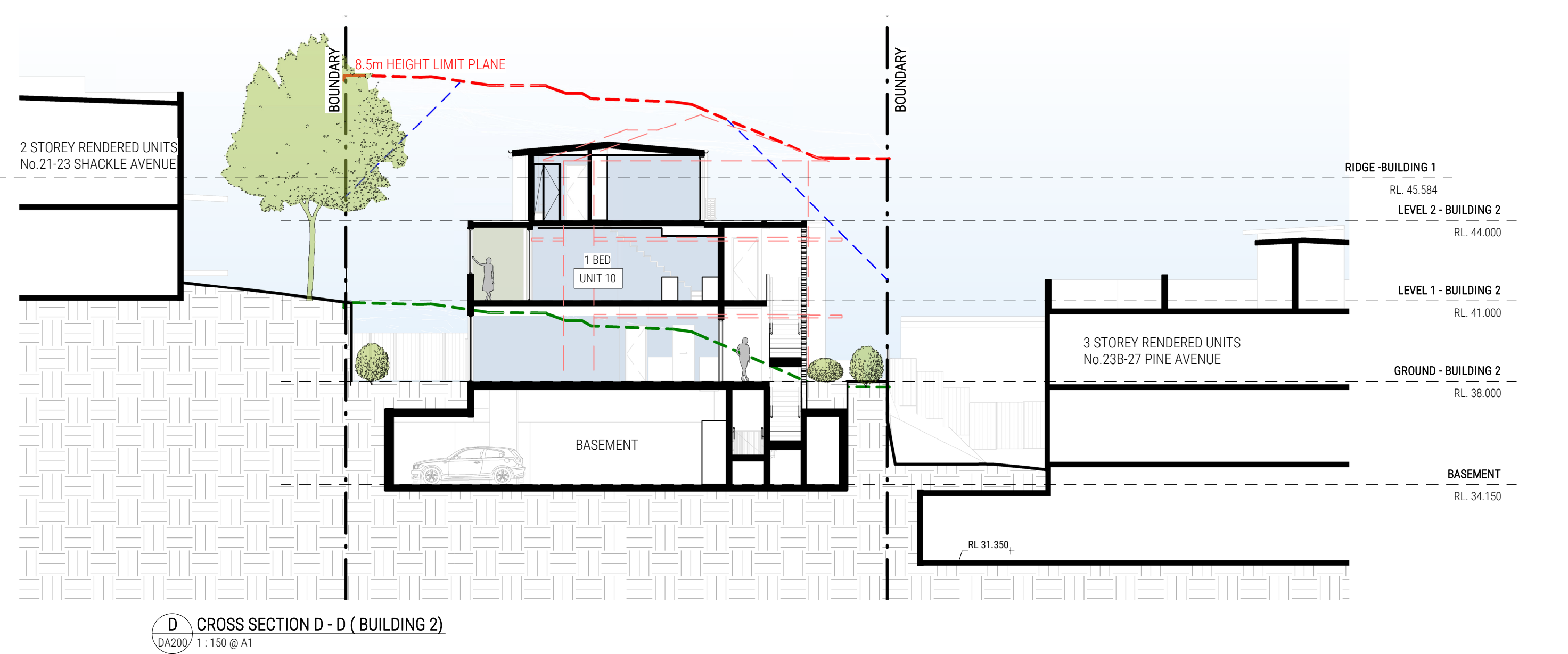
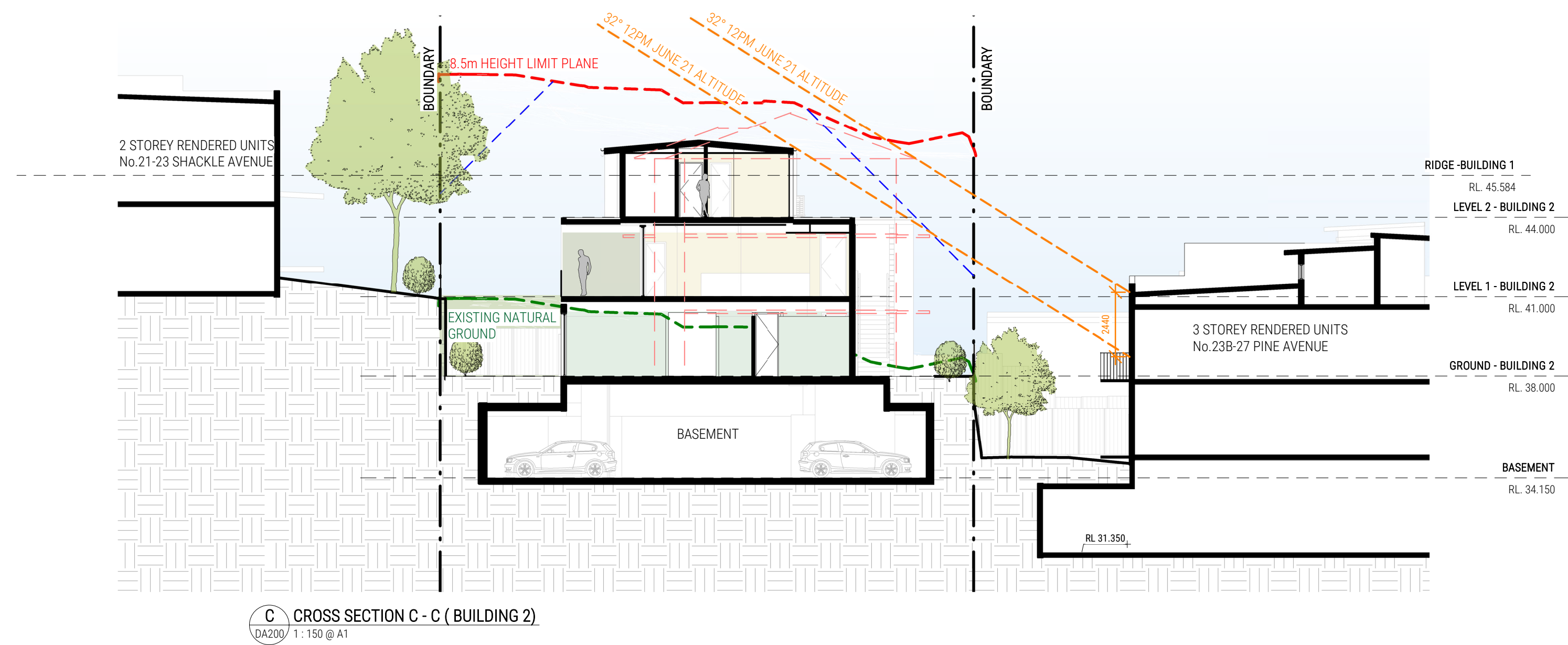
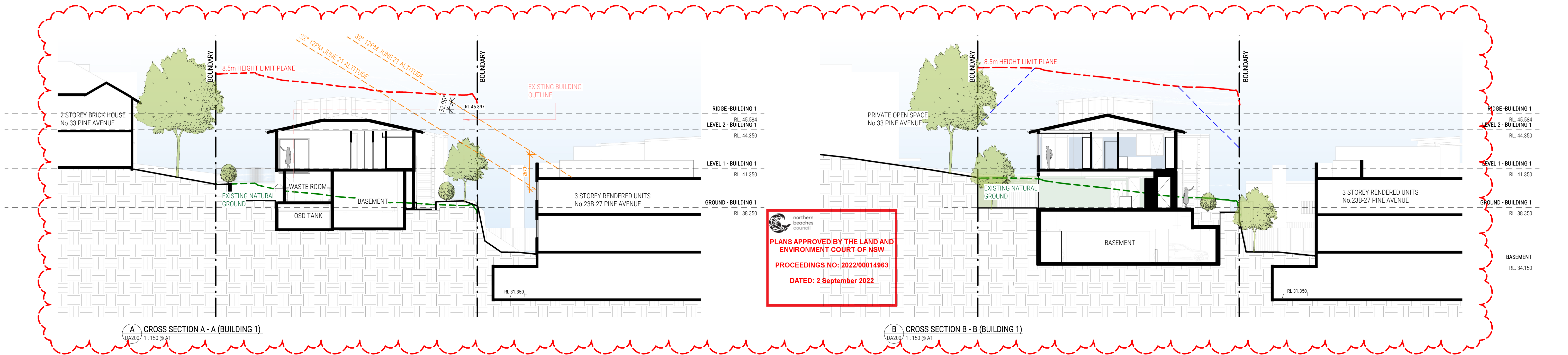
2 STOREY BRICK COTTAGE
No.23A PINE AVENUE

2 STOREY BRICK COTTAGE
No.23 PINE AVENUE

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200mm THICK CONCRETE FLOORS TO ALL LEVEL 1 & LEVEL 2 SLABS.
300mm THICK CONCRETE FLOORS TO GROUND SLABS.

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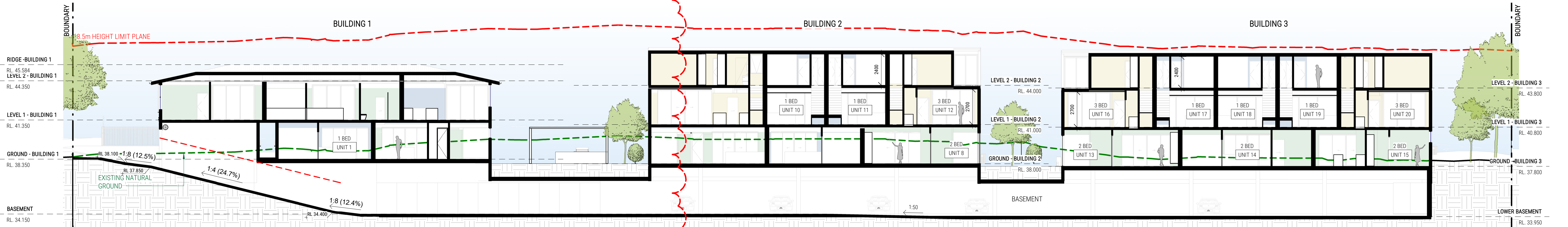
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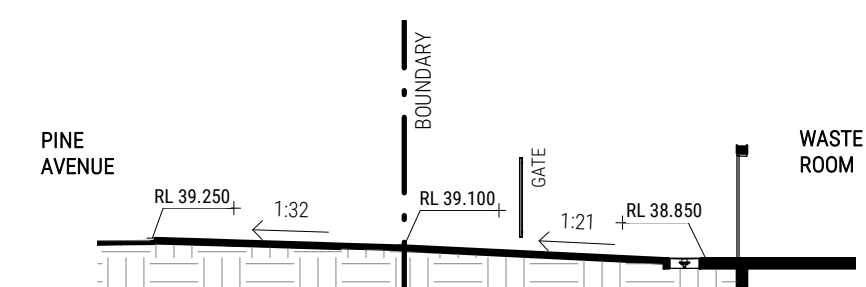
DATED: 2 September 2022



G LONG SECTION G - G
DA201 1:150 @ A1



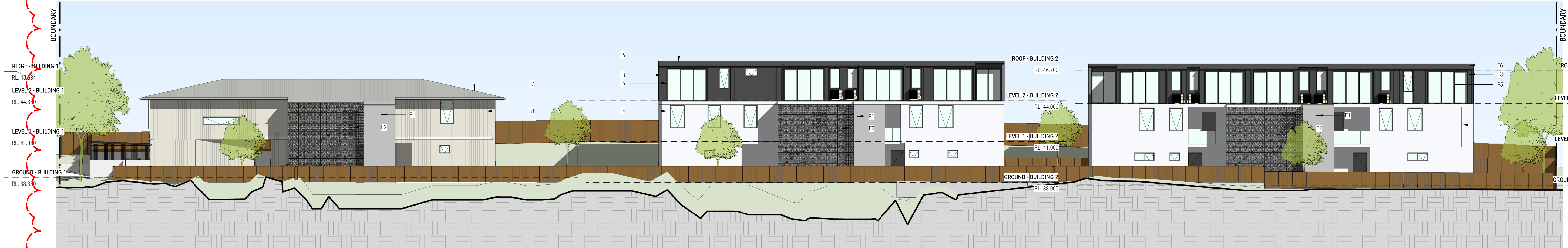
H LONG SECTION H - H
DA201 1:150 @ A1



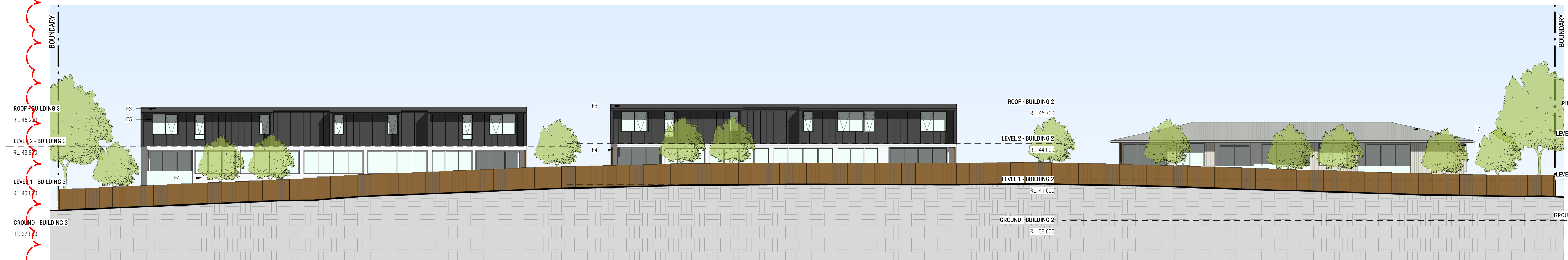
1 FOOTPATH SECTION - FROM STREET TO WASTE ROOM
DA201 1:150 @ A1

200mm THICK CONCRETE FLOORS TO ALL
LEVEL 1 & LEVEL 2 SLABS.

300mm THICK CONCRETE FLOORS TO GROUND
SLABS.



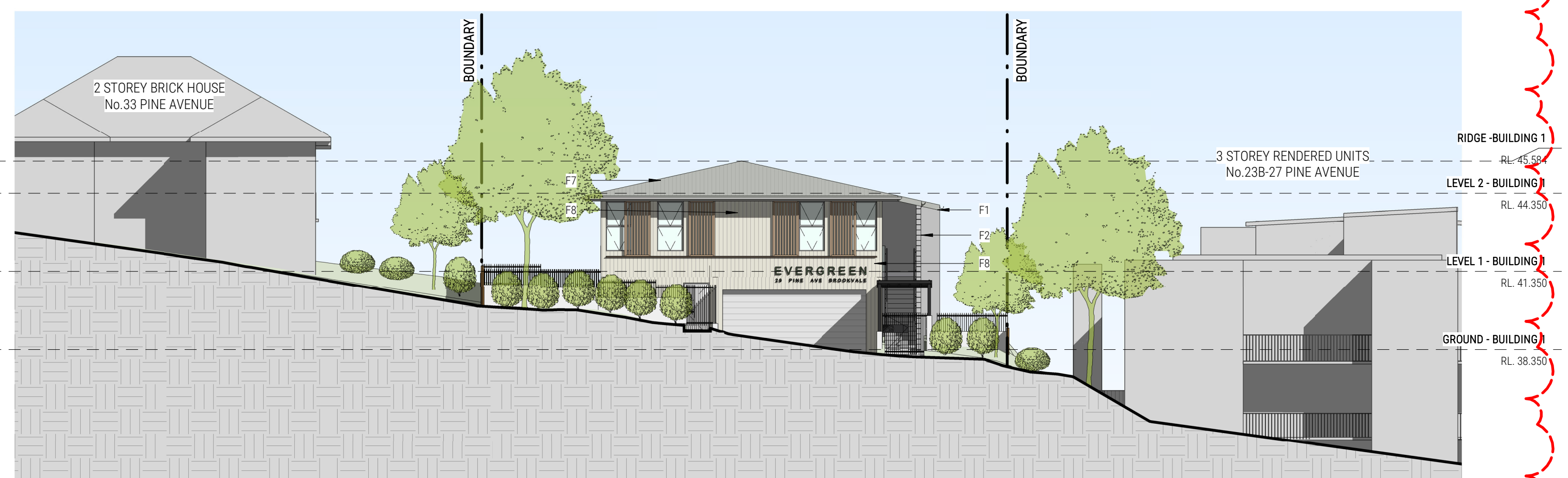
1 SOUTH ELEVATION
DA301/ 1:150 @ A1



2 NORTH ELEVATION
DA301/ 1:150 @ A1



3 EAST ELEVATION
DA301/ 1:150 @ A1



4 WEST ELEVATION
DA301/ 1:150 @ A1

EXTERNAL FINISHES SCHEDULE

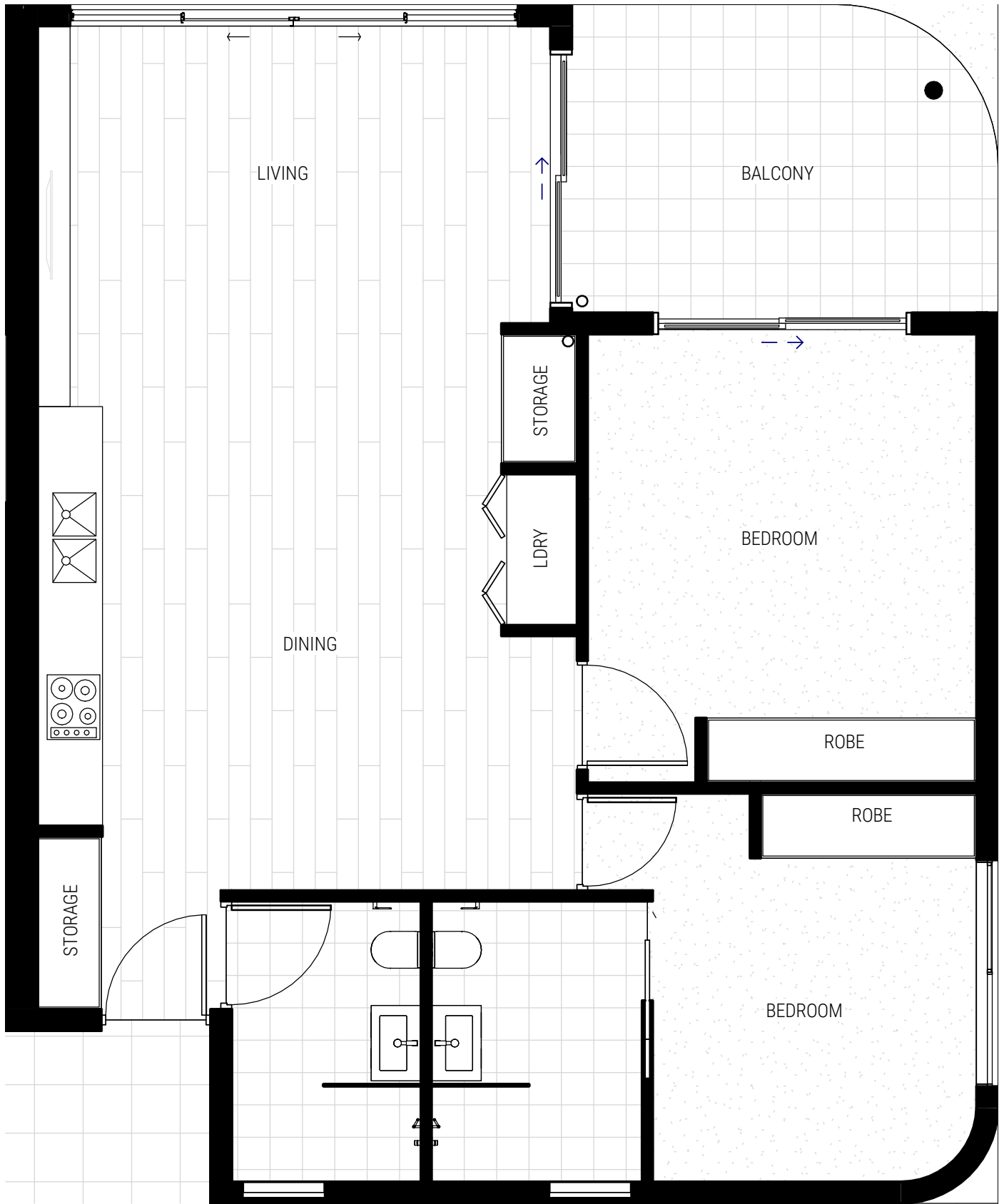
CODES	EXTERIOR	CODES	EXTERIOR
F1	- CONCRETE OR SIMILAR	F5	- ALUMINIUM WINDOW FRAME - SURFMAST/MONUMENT OR SIMILAR
F2	- BREEZE BLOCK OR SIMILAR	F6	- LYSAGHT METAL ROOF - MONUMENT OR SIMILAR
F3	- MONUMENT - LYSAGHT ENSEAM WALL CLADDING OR SIMILAR	F7	- LYSAGHT METAL ROOF - WINDSPRAY OR SIMILAR
F4	- OFF WHITE - FC SHEETING WITH PAINT FINISH OR SIMILAR	F8	- VERTICAL BOARDS (133 AXON CLADDING) PAINTED WINDSPRAY OR SIMILAR

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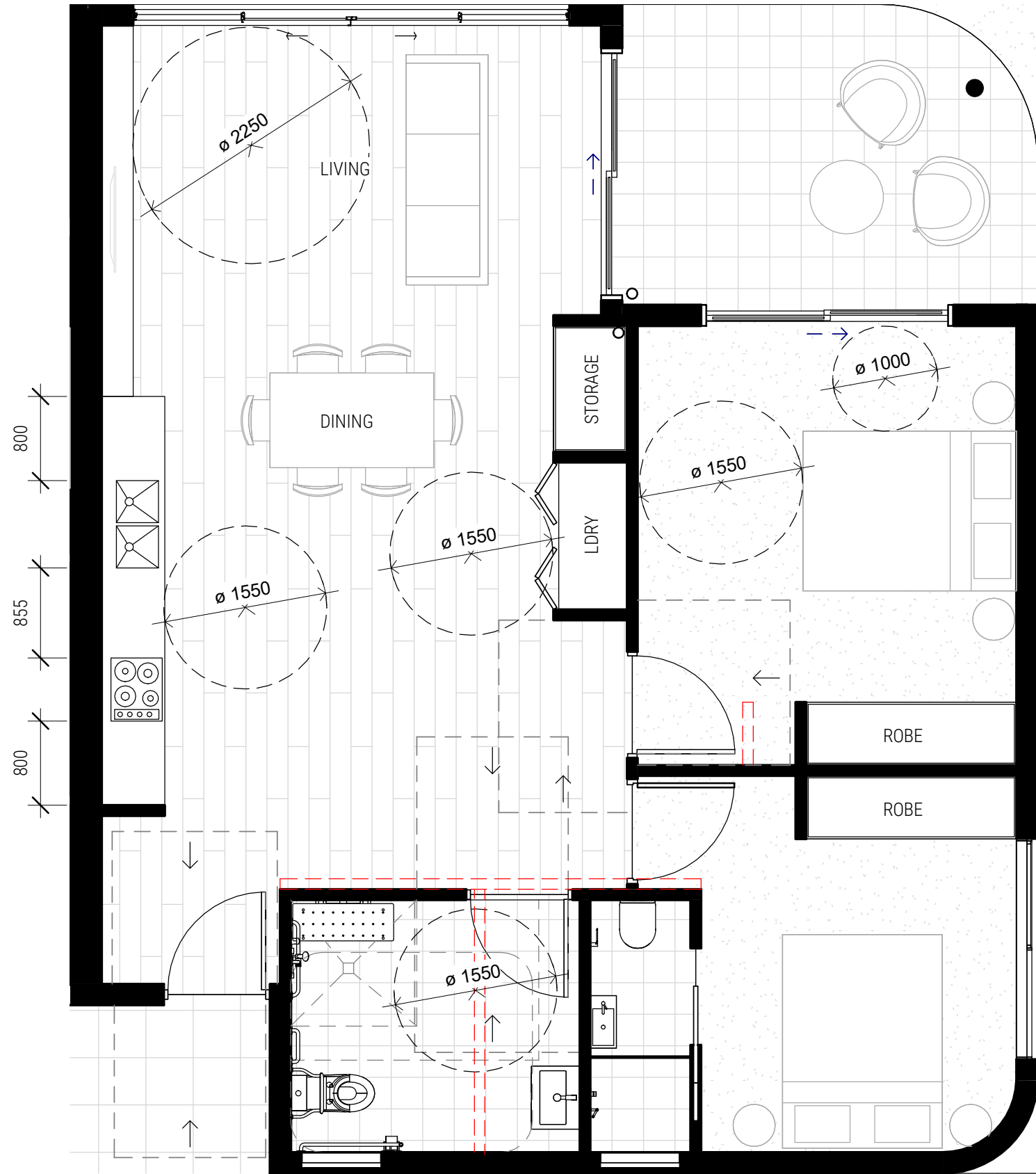
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1 FLOOR PLAN -2 BED TYPE PRE- ADAPTED
DA960/ 1: 50 @ A1



2 FLOOR PLAN -2 BED TYPE POST- ADAPTED
DA960/ 1: 50 @ A1

NO CHANGES TO THIS PLAN

