

PROPOSED DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF
NEW SHOP-TOP HOUSING INCLUDING THREE TENANCIES AND FIVE APARTMENTS.

9 STATION STREET, BANGALOW. NSW.

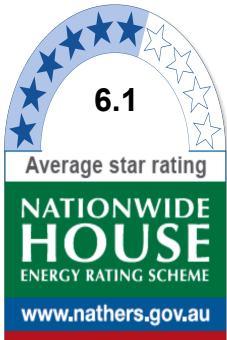
CLIENT/OWNER: BOB DUNNET

DA DOCUMENTATION SCHEDULE

DWG NO.	TITLE	SCALE	REV.	DATE:	DESCRIPTION:
DA_000	Cover Page & Drawing Schedule	NTS	F	25.06.18	
DA_001	Site Plan	1:200 @ A3	F	25.06.18	
DA_100	Ground General Arrangement Floor Plan	1:200 @ A3	F	25.06.18	
DA_101	First Floor General Arrangement Floor Plan	1:200 @ A3	F	25.06.18	
DA_300	Elevations Sheet 01	1:200 @ A3	F	25.06.18	
DA_400	Sections Sheet 01	1:200 @ A3	F	25.06.18	
DA_900	Shadow Diagram - June 21- 9am	1:200 @ A3	F	25.06.18	
DA_901	Shadow Diagram - June 21- 12pm	1:200 @ A3	F	25.06.18	
DA_902	Shadow Diagram - June 21- 3pm	1:200 @ A3	F	25.06.18	
DA_903	Shadow Diagram - Equinox March / Sept 21-9am	1:200 @ A3	F	25.06.18	
DA_904	Shadow Diagram - Equinox March / Sept 21-12 pm	1:200 @ A3	F	25.06.18	
DA_905	Shadow Diagram - Equinox March / Sept 21-3pm	1:200 @ A3	F	25.06.18	
DA_906	Shadow Diagram - Dec 21- 9am	1:200 @ A3	F	25.06.18	
DA_907	Shadow Diagram - Dec 21- 12pm	1:200 @ A3	F	25.06.18	
DA_908	Shadow Diagram - Dec 21- 3pm	1:200 @ A3	F	25.06.18	

SITE CALCULATIONS

TOTAL SITE AREA	1115.4m²
PROPOSED TENANCY 1	82m²
PROPOSED TENANCY 2	67m²
PROPOSED TENANCY 3	77m²
PROPOSED UNIT 1	62m²
PROPOSED UNIT 2	59m²
PROPOSED UNIT 3	66.5m²
PROPOSED UNIT 4	69m²
PROPOSED UNIT 5	126m³
PROPOSED TOTAL SOFT LANDSCAPE AREA	294m²



Certificate no.: 0002897720
Assessor Name: Cameron McFadzean
Accreditation no.: 20758
Certificate date: 28 June 2018

Dwelling Address:

9 Station Street
Bangalow, NSW
2479

www.nathers.gov.au



SCHEDULE OF BASIX COMMITMENTS

refer to BASIX Certificate for details

WATER:

Shower Heads – 4 Star, Toilets – 4 Star, All Taps – 4 Star

Rain water tank to be 10000L collecting from 500m2 of roof.

One Central Rain Water Tank with connection to each Laundry Cold Tap of each dwelling, and outdoor taps for irrigation around the site and to the car wash bay.

Hot Water – Gas instant 4.5 Star

ENERGY

Ventilation:

Bathroom and Laundry – None, Kitchen – not ducted individual fan,

Air-conditioning and Ceiling Fans to all Living and Bedroom (at least 1) – 3

Star Air Conditioning.

All dwellings – Gas cooktop and Electric oven, Indoor clothes line, and

Well ventilated Fridge Space.

All dwellings – each dwelling to install a minimum of 1 kw Photovoltaic system.

SCHEDULE OF THERMAL COMMITMENTS

refer to Nathers Certificate for details

WINDOWS

TIMBER FRAME LOW E , LOW SHGC

External Wall

Weatherboard Cavity Panel Direct Fix Bulk+Foil, Reflective Both Sides
R1.50

Internal Wall – PARTY WALL

Shaft liner party wall (Double Stud) with plaster

Bulk Insulation both sides of shaft liner R 1.5

External Floor

Suspended Concrete Slab No Insulation

External Ceiling

Timber Bulk Insulation R5.0

Roof

Corrugated Iron (ANTICON BUILDING BLANKET)

Bulk, Reflective Side Down, No Air Gap Above R 0.7 30° slope

NOTE: Downlights have not been assessed in this design and are not suitable for the ceiling insulation.

DA DOOR AND WINDOW SCHEDULE

WINDOW / DOOR SKYLIGHT NO.	HEIGHT MM.	WIDTH MM.	FRAME	TYPE	GLAZING
NORTH FACING					
W01	870	3300	TIMBER	2 AWNING	LOW-E
W02	870	3300	TIMBER	2 AWNING	LOW-E
W17	500	3100	TIMBER	2 AWNING	LOW-E
W18	1100	600	TIMBER	CASEMENT	LOW-E
W19	1100	600	TIMBER	CASEMENT	LOW-E
W20	1100	600	TIMBER	CASEMENT	LOW-E
W37	1100	600	TIMBER	CASEMENT	LOW-E
W21	1100	600	TIMBER	CASEMENT	LOW-E
W22	1100	600	TIMBER	CASEMENT	LOW-E
W23	1100	600	TIMBER	CASEMENT	LOW-E
W24	500	3100	TIMBER	2 AWNING	LOW-E
W25	1100	400	TIMBER	1 CASEMENT	LOW-E
EAST FACING					
D04	2100	3600	TIMBER	1 FRENCH	LOW-E
D05	2100	3600	TIMBER	1 FRENCH	LOW-E
D06	2100	3600	TIMBER	1 FRENCH	LOW-E
W25					
D13	2100	800	TIMBER	1 SWING	LOW-E
D14	2100	800	TIMBER	1 SWING	LOW-E
W31	1100	1200	TIMBER	2 CASEMENT	LOW-E
W41	1100	600	TIMBER	1 HIGHLIGHT	LOW-E
W42	1100	600	TIMBER	1 HIGHLIGHT	LOW-E
W44	1100	600	TIMBER	1 HIGHLIGHT	LOW-E
W45	1100	600	TIMBER	1 HIGHLIGHT	LOW-E
W46	600	1800	TIMBER	2 CASEMENT, 1 FIXED	LOW-E
W47	1100	1100	TIMBER	1 HIGHLIGHT	LOW-E
W48	1100	1100	TIMBER	1 HIGHLIGHT	LOW-E
W49	1100	1100	TIMBER	1 HIGHLIGHT	LOW-E
SOUTH FACING					
W03	870	3300	TIMBER	1 FIXED, 1 LOUVRE	LOW-E
W04	870	3300	TIMBER	2 AWNING	LOW-E
W26	500	3080	TIMBER	2 AWNING	LOW-E
W27	1100	600	TIMBER	1 CASEMENT	LOW-E
W28	1100	600	TIMBER	1 CASEMENT	LOW-E
W30	1100	1900	TIMBER	1 CASEMENT	LOW-E
W32	1100	600	TIMBER	1 CASEMENT	LOW-E
W33	1100	600	TIMBER	1 CASEMENT	LOW-E
W34	1100	600	TIMBER	1 CASEMENT	LOW-E
W35	1100	600	TIMBER	1 CASEMENT	LOW-E
W36	1100	600	TIMBER	1 CASEMENT	LOW-E
W43	1240	1100	TIMBER	2 CASEMENT	LOW-E
W40	1240	1100	TIMBER	2 CASEMENT	LOW-E
WEST FACING					
D01	2450	1600	TIMBER	1 FRENCH	LOW-E
D02	2450	1600	TIMBER	1 FRENCH	LOW-E
D03	2450	1600	TIMBER	1 FRENCH	LOW-E
W05	1700	600	TIMBER	1 FIXED	LOW-E
W06	1700	870	TIMBER	1 FIXED	LOW-E
W07	1700	870	TIMBER	1 FIXED	LOW-E
W08	1700	600	TIMBER	1 FIXED	LOW-E
W09	1700	600	TIMBER	1 FIXED	LOW-E
W10	1700	870	TIMBER	1 FIXED	LOW-E
W11	1700	870	TIMBER	1 FIXED	LOW-E
W12	1700	600	TIMBER	1 FIXED	LOW-E
W13	1700	600	TIMBER	1 FIXED	LOW-E
W14	1700	870	TIMBER	1 FIXED	LOW-E
W15	1700	870	TIMBER	1 FIXED	LOW-E
W16	1700	600	TIMBER	1 FIXED	LOW-E
D07	2100	3600	TIMBER	1 FRENCH, 2 FIXED	LOW-E
D08	2100	3600	TIMBER	1 FRENCH, 2 FIXED	LOW-E
D09	2100	3600	TIMBER	1 FRENCH, 2 FIXED	LOW-E
D10	2100	800	TIMBER	1 SWING	LOW-E
W29	1100	1200	TIMBER	2 CASEMENT	LOW-E
W38	1100	1200	TIMBER	2 CASEMENT	LOW-E
W39	1100	600	TIMBER	1 HIGHLIGHT	LOW-E
D11	2100	800	TIMBER	1 SWING	LOW-E
D12	2100	800	TIMBER	1 SWING	LOW-E
SKYLIGHTS					
SKY01	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY02	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY03	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY04	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY05	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY06	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY07	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY08	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY09	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY10	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY11	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY12	1100	1700	ALUMINIUM	3 FIXED	LOW-E
SKY13	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY14	1100	550	ALUMINIUM	1 FIXED	LOW-E
SKY15	1100	550	ALUMINIUM	1 FIXED	LOW-E

LEGEND:



DENOTES EXISTING SPOT LEVEL

RL 7.10

DENOTES PROPOSED LEVEL

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KEY:



DENOTES AREA OF SOFT LANDSCAPING



DENOTES OUTLINE OF EXISTING BUILDING

HL

DENOTES HIGHLIGHT WINDOW

OG

DENOTES OPAQUE GLAZING

PROJECT:

PROPOSED SHOP-TOP HOUSING INCLUDING
THREE TENANCIES AND FIVE APARTMENTS

CLIENT:

DUNNET

LOCATION:

9 STATION STREET
BANGALOW, NSW

PROJECT STAGE:

DA

DRAWING TITLE:

TITLE PAGE

SCALE:

NTS

DATE OF ISSUE:

25.06.2018

DRAWING NO.

DA-000

REVISION:

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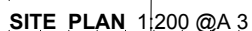
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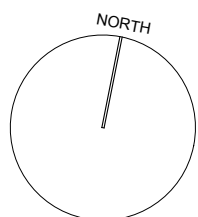
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SITE CALCULATIONS	
TOTAL SITE AREA	1115.4m ²
PROPOSED TENANCY 1	82m ²
PROPOSED TENANCY 2	67m ²
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PROPOSED UNIT 1	62m ²
PROPOSED UNIT 2	59m ²
PROPOSED UNIT 3	66.5m ²
PROPOSED UNIT 4	69m ²
PROPOSED UNIT 5	126m ³
PROPOSED TOTAL SOFT LANDSCAPE AREA	294m ²



LEGEND:

> .0. DENOTES EXISTING SPOT LEVEL

RL 7.10 DENOTES PROPOSED LEVEL

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 DENOTES AREA OF SOFT LANDSCAPING

— DENOTES OUTLINE OF EXISTING BUILDING

HL DENOTES HIGHLIGHT WINDOW

OG DENOTES OPAQUE GLAZING

PROJECT:
PROPOSED SHOP-TOP HOUSING INCLUDING
THREE TENANCIES AND FIVE APARTMENTS

CLIENT:
DUNNET

LOCATION:
9 STATION STREET
BANGALOW, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
25.06.2018

DRAWING NO.
DA-001

REVISION:
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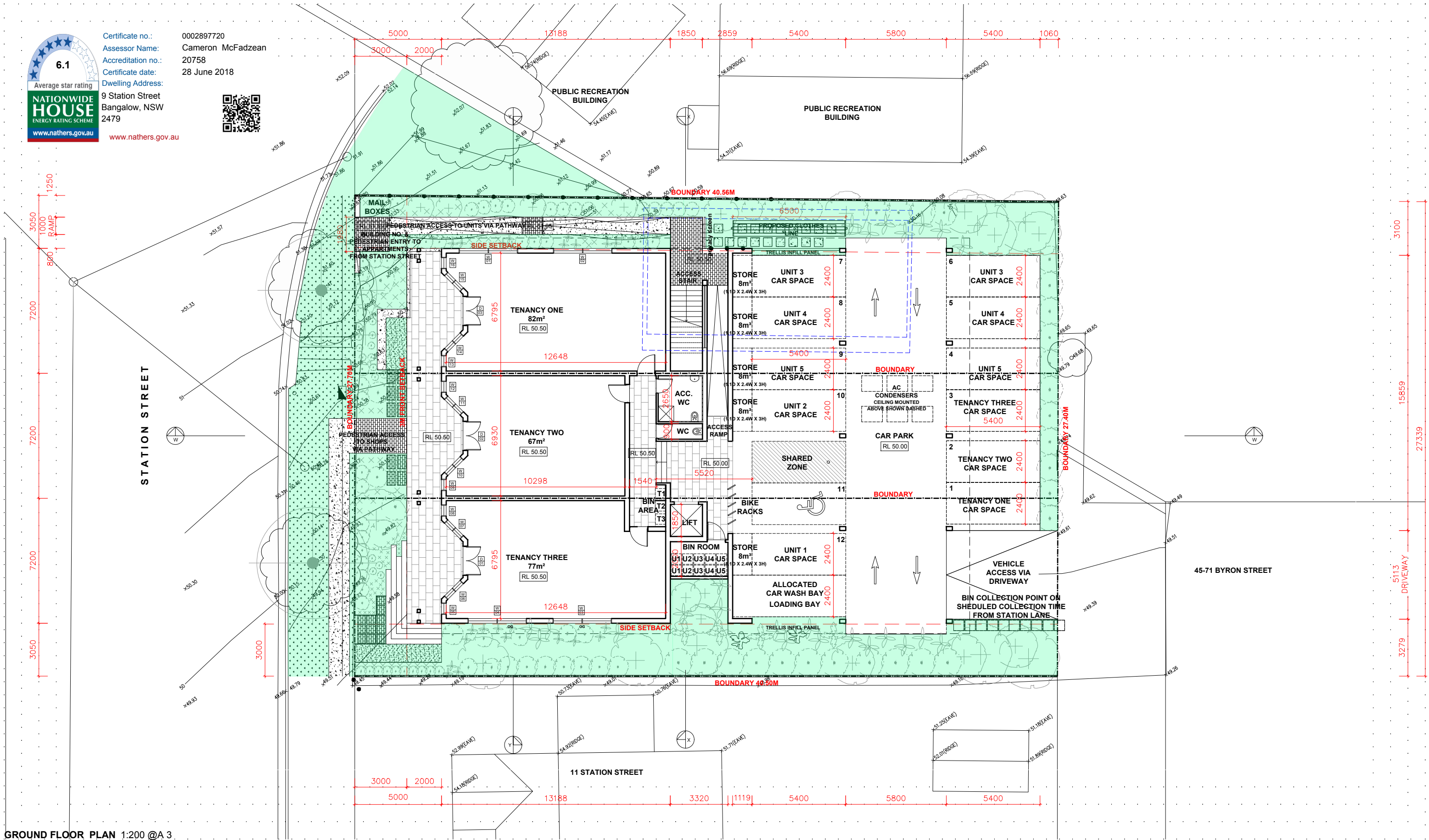
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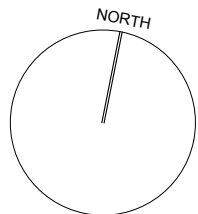
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Assessor Name: Cameron McFadzean
Accreditation no.: 20758
Certificate date: 28 June 2018
Dwelling Address: 9 Station Street
Bangalow, NSW 2479
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GROUND FLOOR PLAN 1:200 @ A3



LEGEND:

- 7.03 DENOTES EXISTING SPOT LEVEL
RL 7.10 DENOTES PROPOSED LEVEL

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THREE TENANCIES AND FIVE APARTMENTS

CLIENT:
DUNNET

LOCATION:
9 STATION STREET
BANGALOW, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
GROUND FLOOR
PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
25.06.2018

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DA-100

REVISION:
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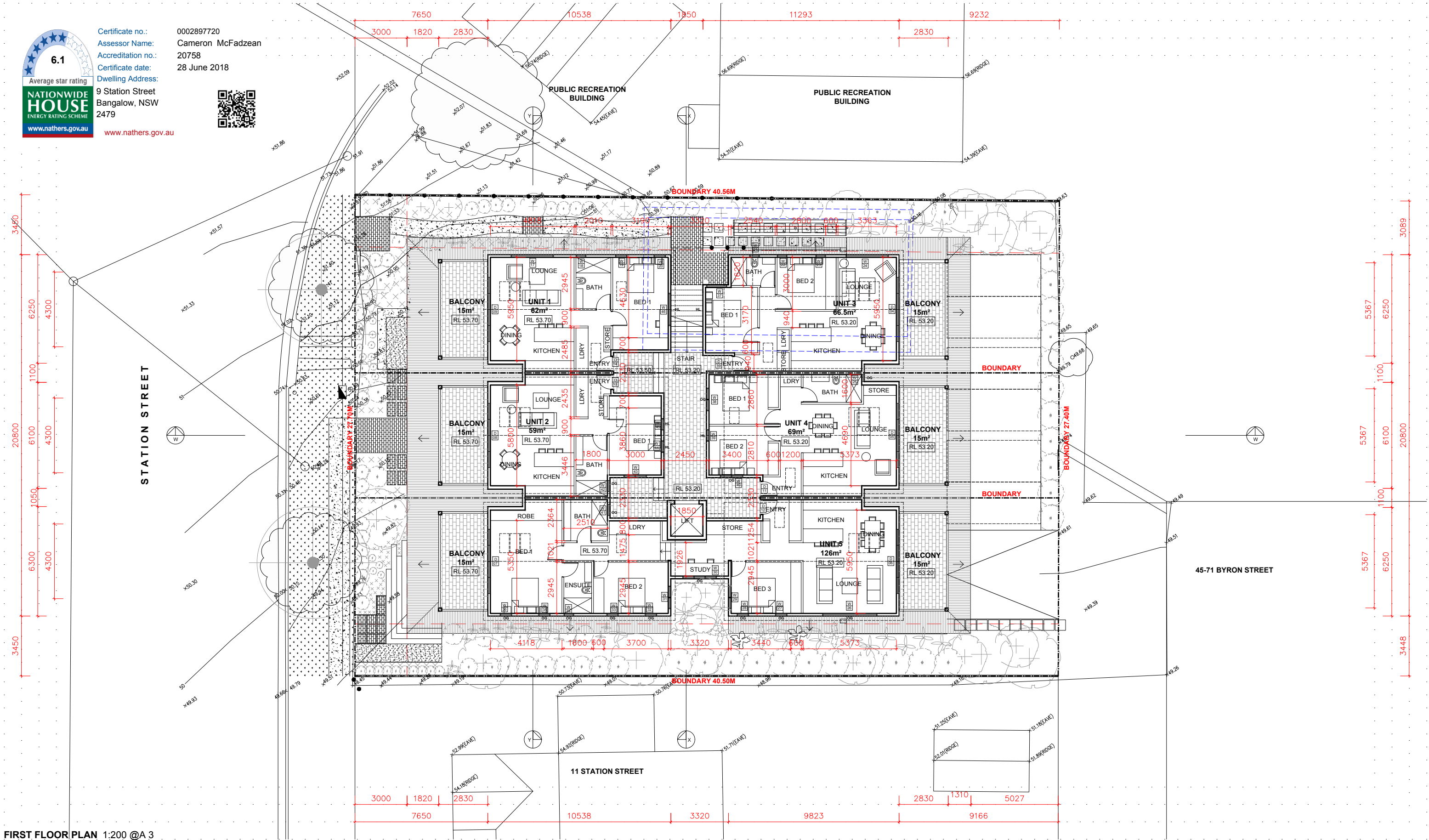
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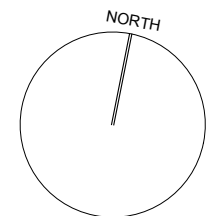
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FIRST FLOOR PLAN 1:200 @A 3



LEGEND:

- 7.03 DENOTES EXISTING SPOT LEVEL
RL 7.10 DENOTES PROPOSED LEVEL

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HL DENOTES HIGHLIGHT WINDOW
OG DENOTES OPAQUE GLAZING

PROJECT:
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THREE TENANCIES AND FIVE APARTMENTS

CLIENT:
DUNNET

LOCATION:
9 STATION STREET
BANGALOW, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
FIRST FLOOR
PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
25.06.2018

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DA-101

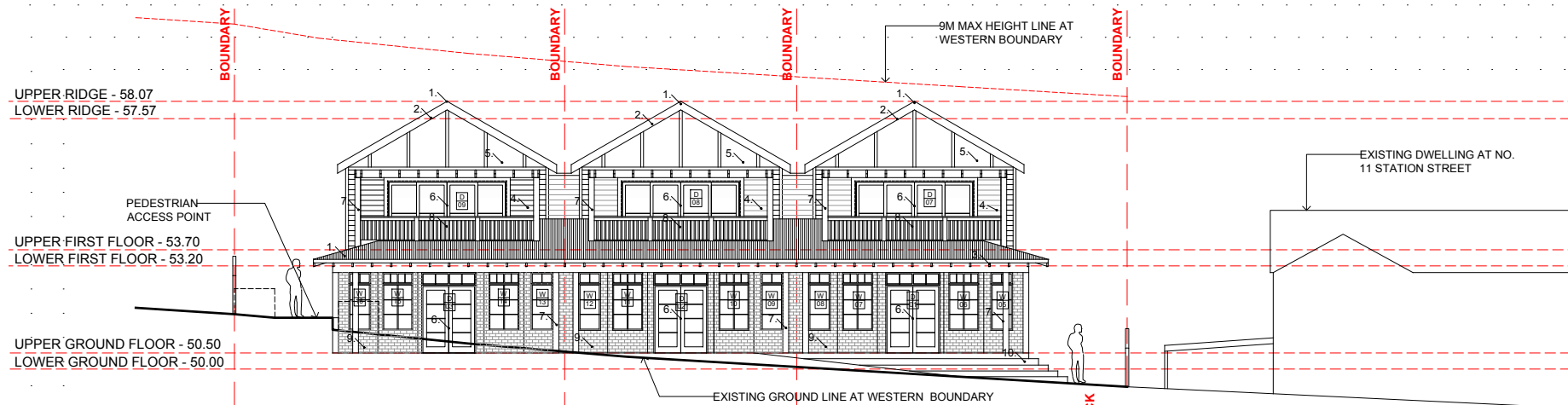
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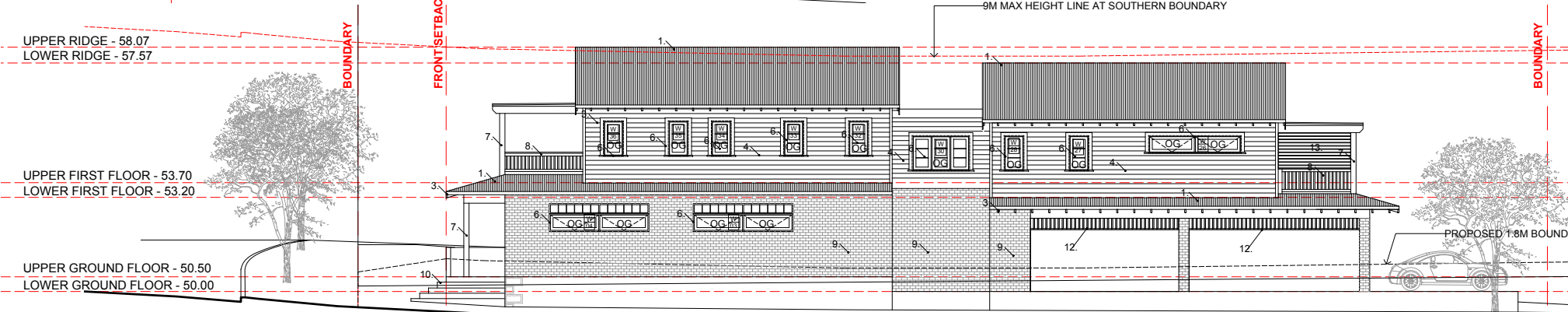
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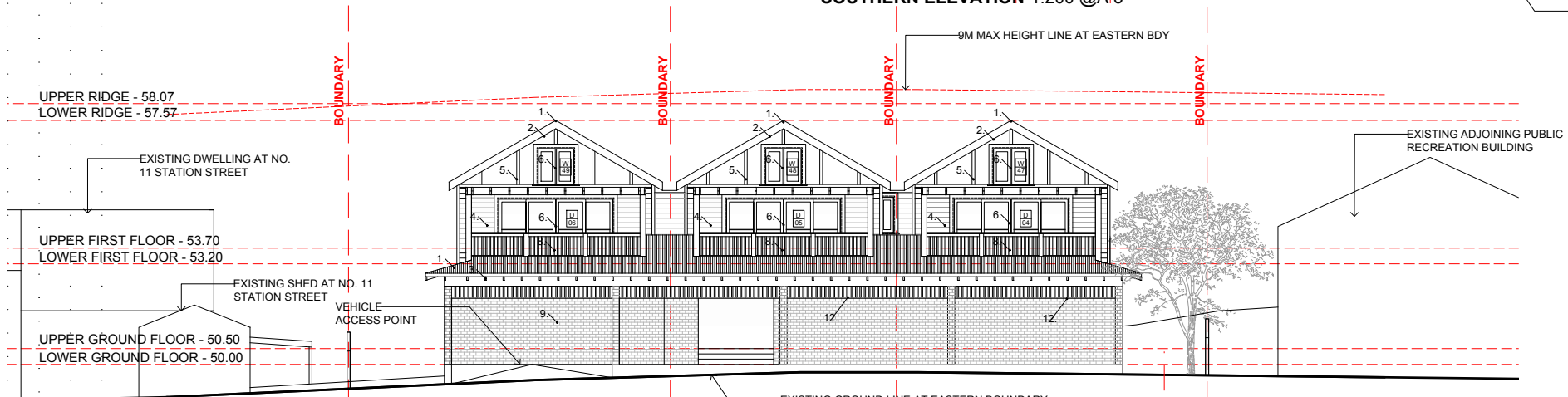
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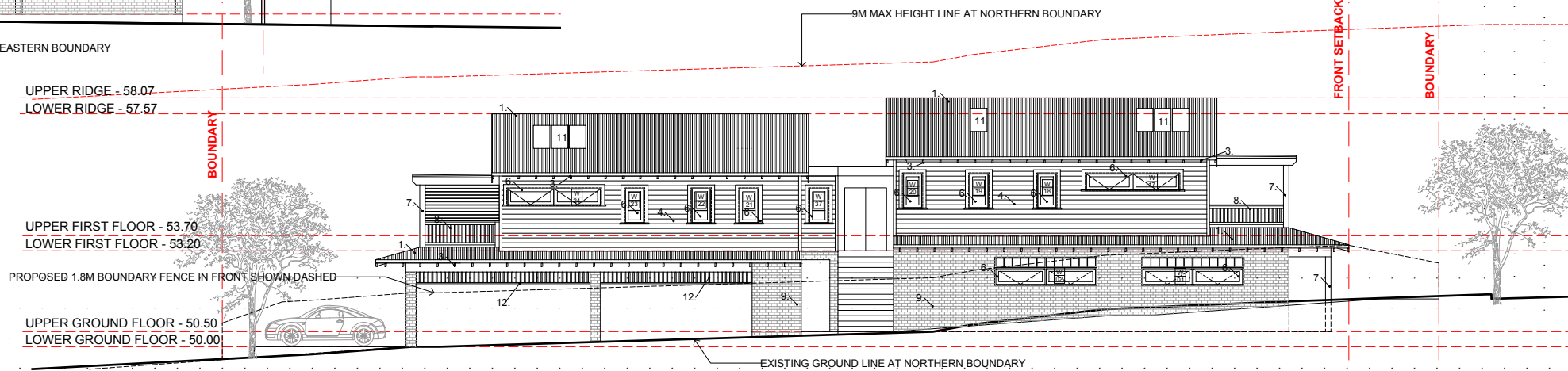
WESTERN ELEVATION 1:200 @A 3



SOUTHERN ELEVATION 1:200 @A 3



EASTERN ELEVATION 1:200 @A 3



NORTHERN ELEVATION 1:200 @A 3

- SCHEDULE OF EXTERNAL FINISHES**
1. GALVANISED CUSTOM ORB CORRUGATED ROOF SHEETING
 2. WHITE PAINTED BARGE BOARDS
 3. WHITE PAINTED RAFTER AILS AND V-GROOVE EAVES
 4. WHITE PAINTED RUSTICATED WEATHER BOARD CLADDING
 5. WHITE PAINTED VERTICAL MOULDING DETAIL ON CFC SHEET GABLE ENDS
 6. WHITE PAINTED TIMBER FRAMED GLASS WINDOWS AND DOORS WITH TIMBER ARCHITRAVES
 7. WHITE PAINTED TIMBER POSTS AND BEAMS
 8. WHITE PAINTED VERTICAL TIMBER BALUSTRADE
 9. MID TONE GREY PAINTED FACE BRICK WORK WITH IRONED JOINTS
 10. GRANITE FLAGGING ON REINFORCED CONCRETE SLAB
 11. ALUMINUM FRAMED OPERABLE SKY LIGHT
 12. WHITE PAINTED TIMBER LATTICE INFILL PANEL
 13. WHITE PAINTED TIMBER PRIVACY SCREEN
- NOTE: OG - OPAQUE GLAZING

6.1
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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Dwelling Address: 9 Station Street
Bangalow, NSW 2479

LEGEND:

- DENOTES EXISTING SPOT LEVEL
- DENOTES PROPOSED LEVEL

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KEY:

- DENOTES AREA OF SOFT LANDSCAPING
- DENOTES OUTLINE OF EXISTING BUILDING
- HL DENOTES HIGHLIGHT WINDOW
- OG DENOTES OPAQUE GLAZING

PROJECT:
PROPOSED SHOP-TOP HOUSING INCLUDING
THREE TENANCIES AND FIVE APARTMENTS

CLIENT:
DUNNET

LOCATION:
9 STATION STREET
BANGALOW, NSW

PROJECT STAGE:
DA

DRAWING TITLE:
ELEVATIONS SHEET

SCALE:
1:200 @ A3

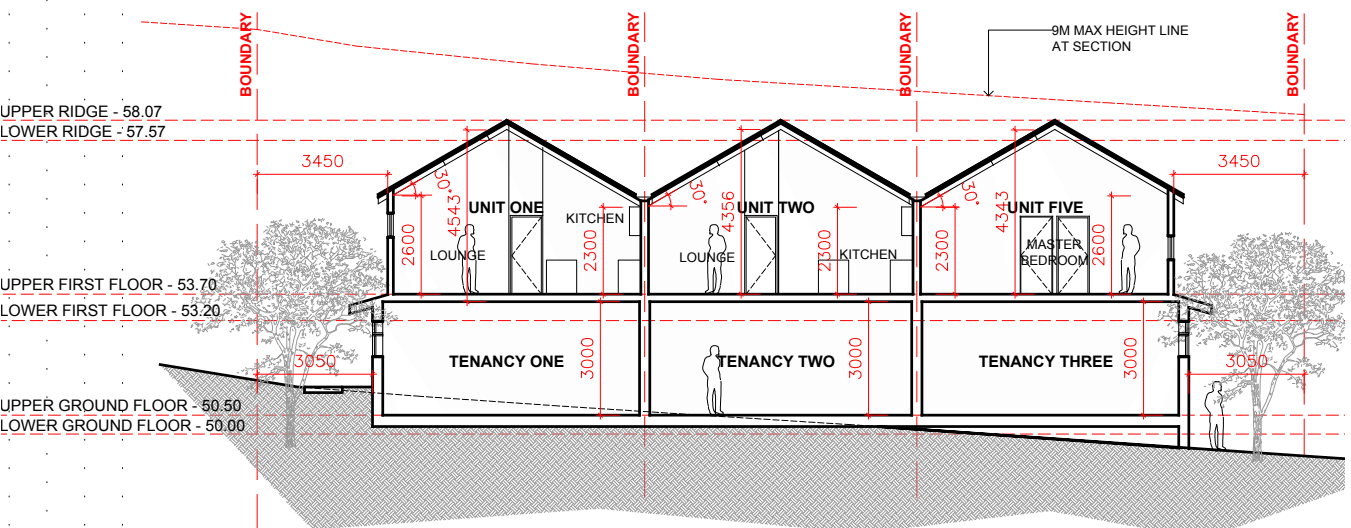
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DRAWING NO.
DA-300

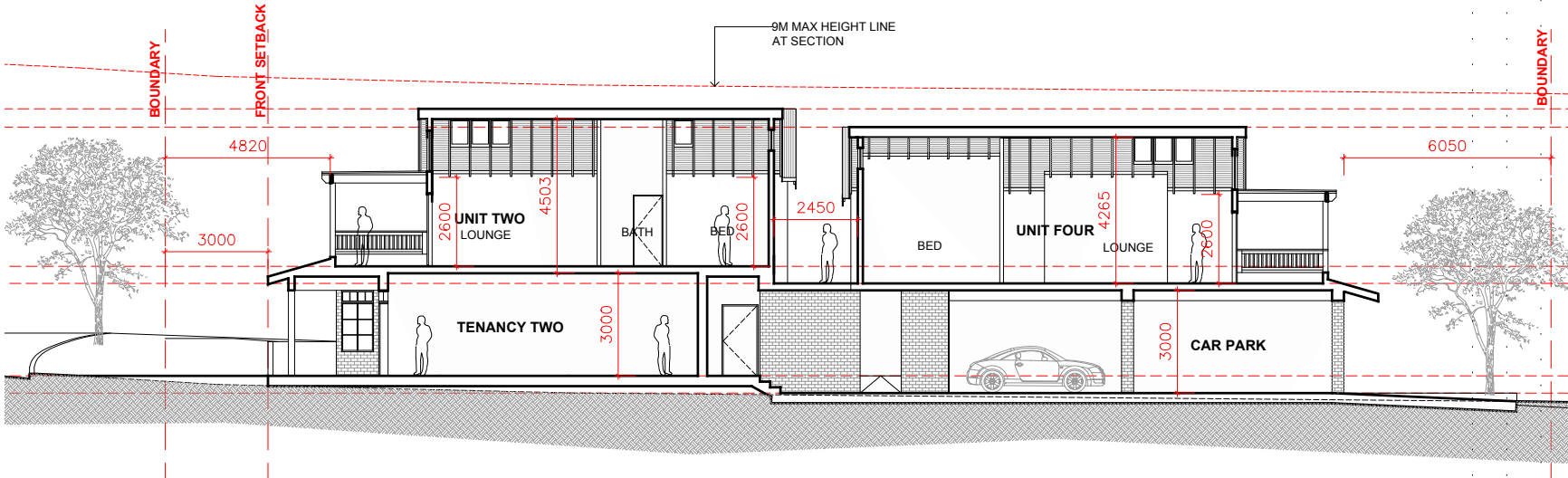
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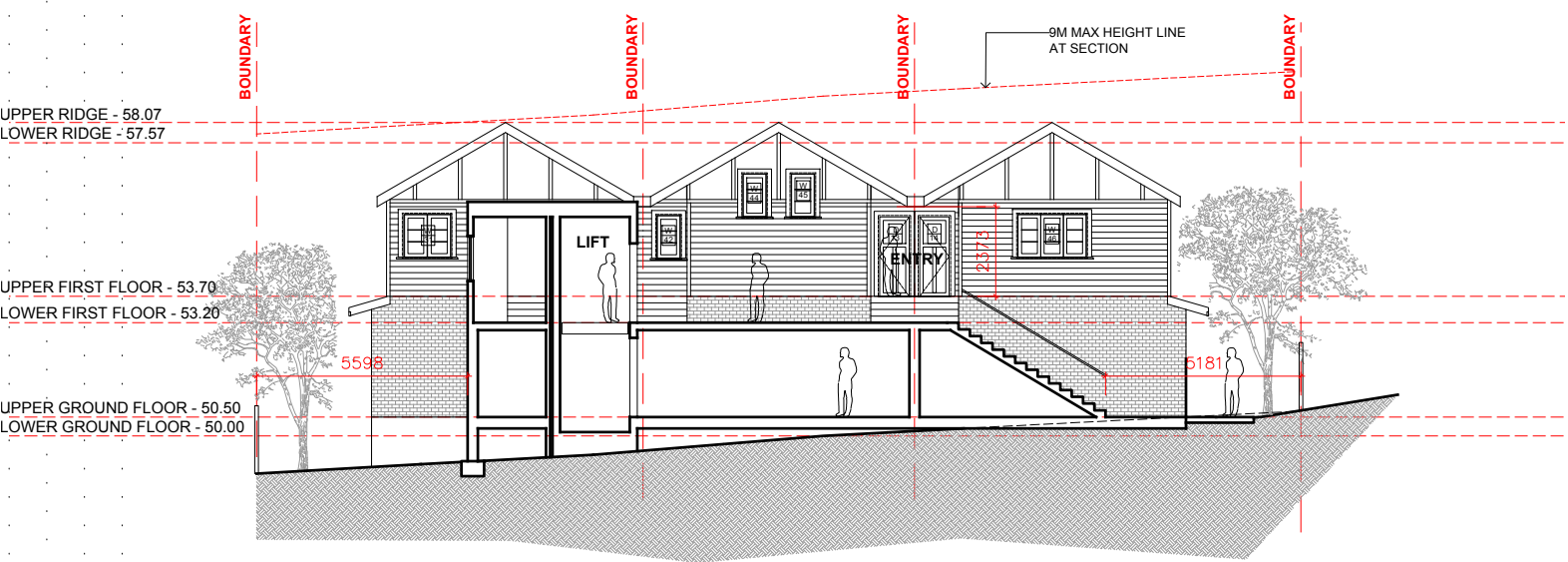
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SECTION Y 1:200 @ A3



SECTION W 1:200 @ A3



SECTION X 1:200 @ A3

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Certificate date: 28 June 2018
Dwelling Address: 9 Station Street Bungalow, NSW 2479

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<p>LEGEND:</p> <p> DENOTES EXISTING SPOT LEVEL</p> <p>RL 7.10 DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>KEY:</p> <p> DENOTES AREA OF SOFT LANDSCAPING</p> <p> DENOTES OUTLINE OF EXISTING BUILDING</p> <p>HL DENOTES HIGHLIGHT WINDOW</p> <p>OG DENOTES OPAQUE GLAZING</p>	<p>PROJECT: PROPOSED SHOP-TOP HOUSING INCLUDING THREE TENANCIES AND FIVE APARTMENTS</p> <p>CLIENT: DUNNET</p> <p>LOCATION: 9 STATION STREET BANGALOW, NSW</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: SECTIONS SHEET</p> <p>SCALE: 1:200 @ A3</p>	<p>DATE OF ISSUE: 25.06.2018</p> <p>DRAWING NO. DA-400</p> <p>REVISION: F</p>	<p> DANIEL RAYMOND ARCHITECT B. ARCHITECTURE (LIVD) NSW REG. #1018</p> <p>1 / 8 WARGATAH ST. MONA VALE, NSW 2103 www.danielraymond.co e. info@danielraymond.co m. 0426 369 275</p> <p>ACN 612 713 426 COPYRIGHT OF DANIEL RAYMOND ARCHITECT PTY LTD. NSW REG. # 1018 THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
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