

## DEVELOPMENT APPLICATION

- DA00 COVER PAGE
- DA01 SUMMARY PAGE
- DA02 PROPERTY OVERVIEW PLAN
- DA03 SITE PLAN - SHED
- DA04 SITE PLAN - HOUSE
- DA05 PROPOSED GROUND FLOOR PLAN
- DA06 PROPOSED FIRST FLOOR PLAN
- DA07 PROPOSED ROOF PLAN
- DA08 EXISTING & PROPOSED LONG SECTION
- DA09 EXISTING & PROPOSED CROSS SECTION
- DA10 EXISTING & PROPOSED NORTH ELEVATION
- DA11 EXISTING & PROPOSED EAST ELEVATION
- DA12 EXISTING & PROPOSED SOUTH ELAVATION
- DA13 EXISTING & PROPOSED WEST ELEVATION
- DA14 PROPOSED SECONDARY DWELLING SITE PLAN
- DA15 PROPOSED SECONDARY DWELLING PLAN
- DA16 PROPOSED SECONDARY DWELLING ROOF PLAN
- DA17 PROPOSED SECONDARY DWELLING SECTION



LOCATION PLAN



0006707319 25 Oct 2021  
Assessor: Christopher Lockhart Smith  
Accreditation No. 20941  
Address: 361 Old Grattai Road, Erudgere, NSW, 2850  
www.nathers.gov.au hstar.com.au



ANDERSON  
ARCHITECTURE  
Pty Ltd

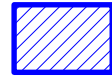
Studio 101 4-14 Buckingham Street  
Surry Hills NSW 2010  
p 02 93190224 m 0405 221 024

Principal, Nom. Arch Simon Anderson 6986  
simon@andersonarchitecture.com.au  
andersonarchitecture.com.au  
ABN 44 604 708 778

**COVER PAGE**  
361 OLD GRATTAI RD, ERUDGERE

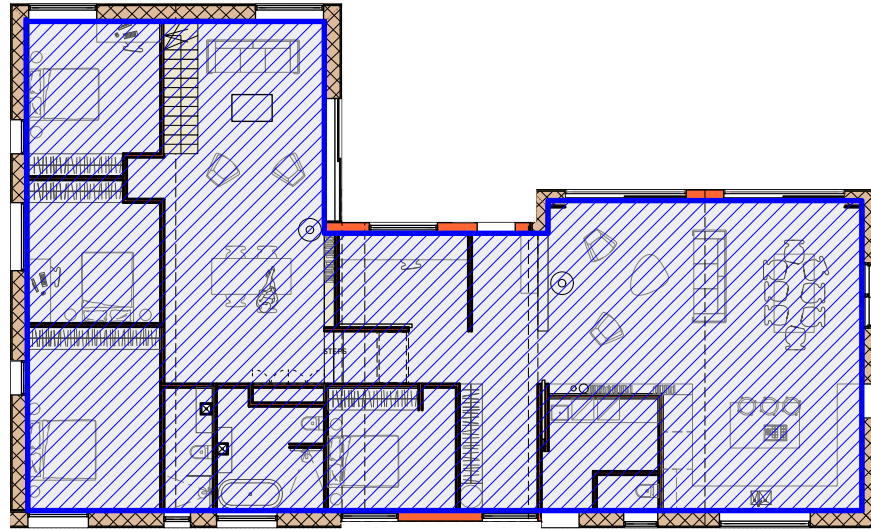
DA00

OCT 2021 2128  
©Copyright Anderson Architecture Pty Ltd



**AREAS SCHEDULE - HOUSE**

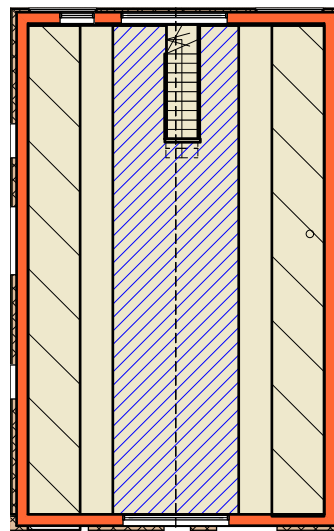
PROPOSED GROUND FLOOR SPACE 213 sqm  
 PROPOSED ATTIC SPACE 40 sqm  
**TOTAL** 253 sqm



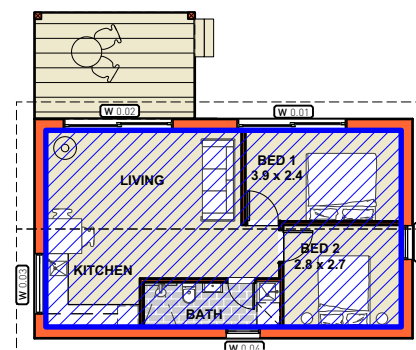
GROUND FLOOR PLAN

**AREAS SCHEDULE - SECONDARY DWELLING**

**TOTAL** 49 sqm



ATTIC PLAN



SECONDARY DWELLING PLAN



**BASIX / SUSTAINABLE DESIGN INFORMATION**

<b>Project Details</b>	
Site Area	4000000.00 [m]2
Existing Gross Floor Area (Basix definition of floor area)	N/A
Proposed Gross Floor Area (Basix definition of conditioned floor area)	253 [m]2
Roof Area	350 [m]2
No of Bedrooms	4
<b>Landscape</b>	
Total area of vegetation	N/A
Area of indigenous species	N/A
<b>Stormwater</b>	
Roof area collected by rainwater tank	yes
Rainwater used for	potable
Rainwater tank size	100,000L
Runoff area collected by stormwater tank	325[m]2
Stormwater used for	N/A
Stormwater tank size	N/A
<b>Water</b>	
On-site recycled water system using	rainwater tank
On-site recycled water collect from	rainwater tank
Recycled water used for	consumption, toilets, laundry, garden
Toilets rating	4 star
Showerheads rating	4 star
Tap fittings	4 star kitchen & bath
Swimming pool & spa	no
Swimming pool volume	
Swimming pool cover	
Volume of outdoor spa	
<b>Appliances</b>	
Clothes washer rating	N/A
Dishwasher rating	N/A
<b>Energy</b>	
<b>Active cooling</b>	
Living area cooling type	ceiling fan / AC
Bedroom areas cooling type	ceiling fan
<b>Active heating</b>	
Living area heating type	wood heater
Bedroom areas heating type	N/A
<b>Hot water</b>	
Hot water system type	electrical heat pump - 26 to 30 STC (from rainwater supply)
<b>Lighting - Lighting not specified</b>	
Entry room primarily lit by standard or compact fluorescent lamps	yes
Natural lighting to kitchen	yes
Natural lighting to all bathrooms & toilets	yes
<b>Cooking</b>	
Cooking system type	N/A
<b>Pool &amp; Spa</b>	
Swimming pool & spa	N/A
Pool & spa pump controlled by timer	N/A
Pool heating type	N/A
Spa heating type	N/A
<b>Design enhancements</b>	
Well ventilated refrigerator space	yes
Indoor clothes drying line or cupboard	yes
Outdoor clothes drying line	yes
<b>Alternative energy supply</b>	
Photovoltaic system	yes
Refrigerator energy star rating	N/A
Dishwasher energy star rating	N/A
Clothes washing energy star rating	N/A
Clothes dryer energy star rating	N/A

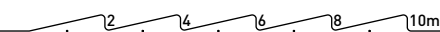


ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**SUMMARY PAGE**  
 361 OLD GRATTAI RD, ERUDGERE

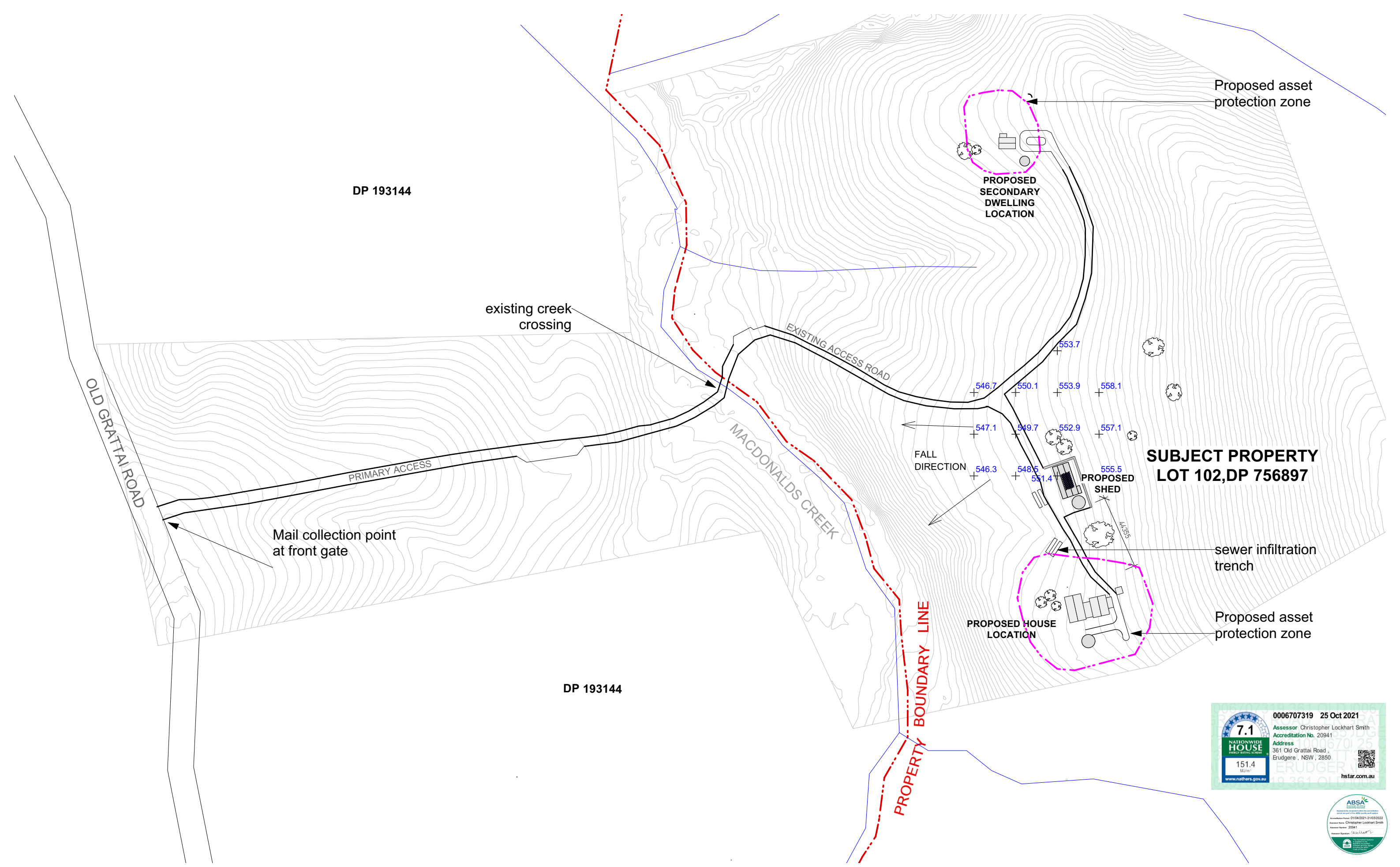
TRUE NORTH 1:200 @ A3



DA01

OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd





DP 193144

Proposed asset protection zone

PROPOSED SECONDARY DWELLING LOCATION

existing creek crossing

EXISTING ACCESS ROAD

OLD GRATTAI ROAD

PRIMARY ACCESS

Mail collection point at front gate

MACDONALDS CREEK

FALL DIRECTION

SUBJECT PROPERTY LOT 102, DP 756897

PROPOSED SHED

sewer infiltration trench

PROPOSED HOUSE LOCATION

Proposed asset protection zone

PROPERTY BOUNDARY LINE

DP 193144

0006707319 25 Oct 2021  
 Assessor: Christopher Lockhart Smith  
 Accreditation No. 20941  
 Address: 361 Old Grattai Road, Erudgere, NSW, 2850  
 151.4 M<sup>2</sup>  
 www.natthers.gov.au hstar.com.au

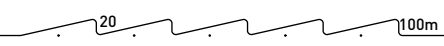


ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

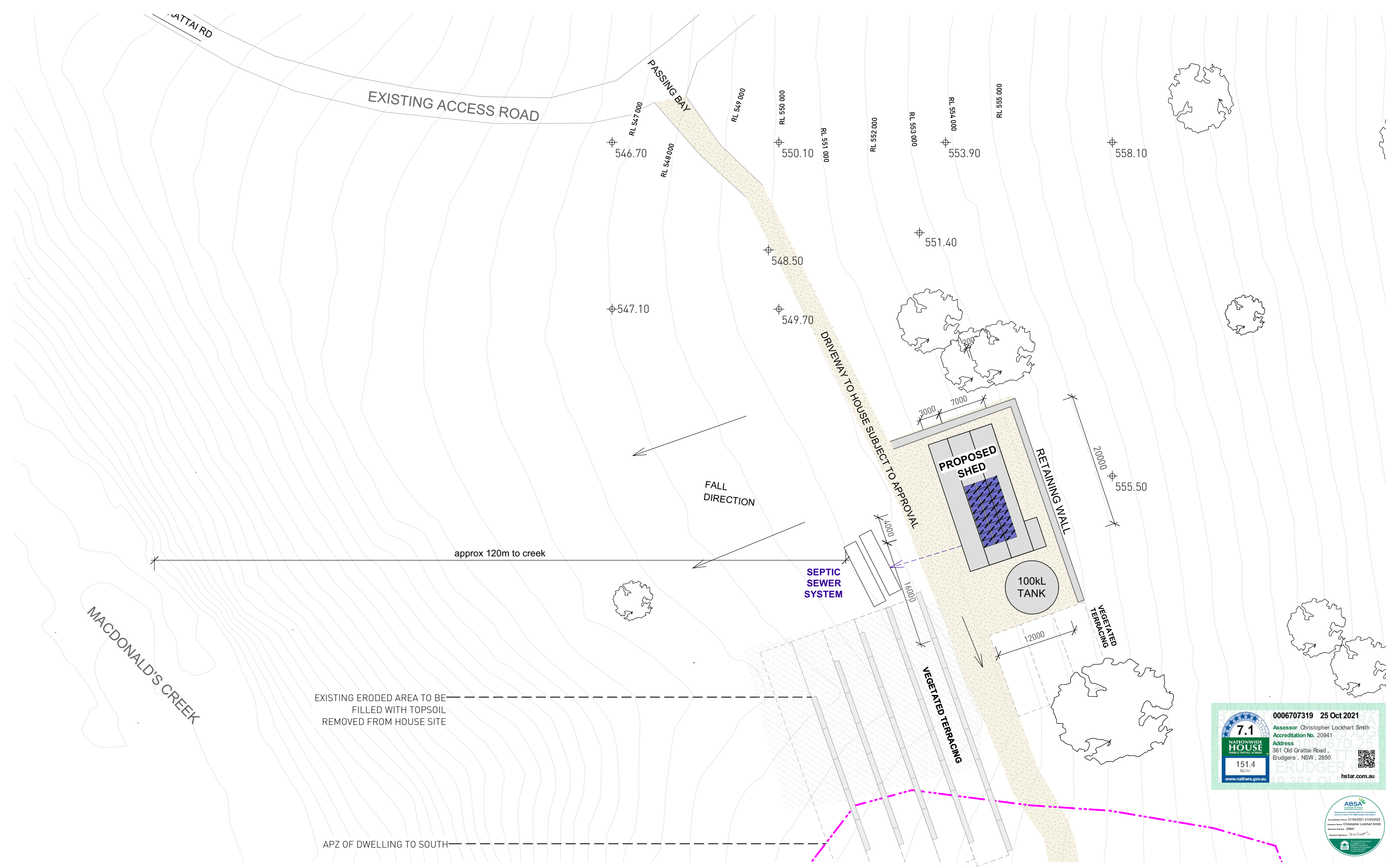
**PROPERTY OVERVIEW PLAN**  
 361 OLD GRATTAI RD, ERUDGERE

TRUE NORTH 1:2000 @ A3



DA02

OCT 2021 2128  
 © Copyright Anderson Architecture Pty Ltd



0006707319 25 Oct 2021  
 Assessor: Christopher Lockhart Smith  
 Accreditation No. 20941  
 Address: 361 Old Grattai Road, Erudgere, NSW, 2850  
 7.1  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
 151.4  
 Mins  
 www.nathers.gov.au  
 hstar.com.au



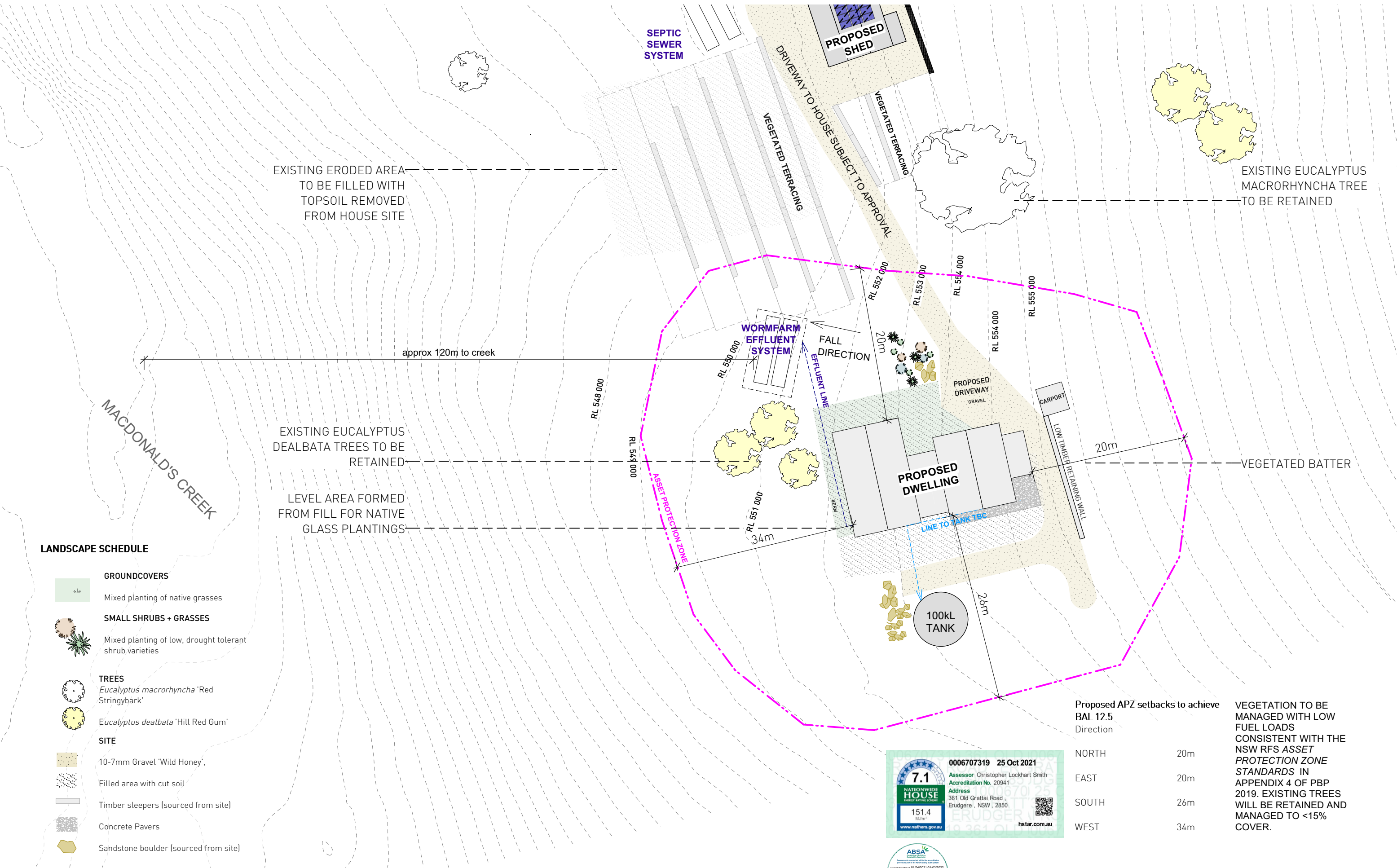
ANDERSON ARCHITECTURE Pty Ltd  
 Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED SITE PLAN - SHED**  
 361 OLD GRATTAI RD, ERUDGERE



**DA03**  
 OCT 2021 2128  
 © Copyright Anderson Architecture Pty Ltd





**LANDSCAPE SCHEDULE**

- GROUNDCOVERS**
- Mixed planting of native grasses
- SMALL SHRUBS + GRASSES**
- Mixed planting of low, drought tolerant shrub varieties
- TREES**
- Eucalyptus macrorhyncha* 'Red Stringybark'
- Eucalyptus dealbata* 'Hill Red Gum'
- SITE**
- 10-7mm Gravel 'Wild Honey'
- Filled area with cut soil
- Timber sleepers (sourced from site)
- Concrete Pavers
- Sandstone boulder (sourced from site)

Proposed APZ setbacks to achieve BAL 12.5

Direction	Setback
NORTH	20m
EAST	20m
SOUTH	26m
WEST	34m

VEGETATION TO BE MANAGED WITH LOW FUEL LOADS CONSISTENT WITH THE NSW RFS ASSET PROTECTION ZONE STANDARDS IN APPENDIX 4 OF PBP 2019. EXISTING TREES WILL BE RETAINED AND MANAGED TO <15% COVER.

0006707319 25 Oct 2021

7.1

NATIONWIDE HOUSE

151.4

www.nahers.gov.au

hstar.com.au

ABSA

Accreditation No. 20941

Assessor Name: Christopher Lockhart Smith

Assessment Period: 01/04/2021 - 31/03/2022



ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024

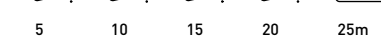
Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED DWELLING SITE PLAN - LANDSCAPE/ STORMWATER/APZ PLAN**  
 361 OLD GRATTAI RD, ERUDGERE



TRUE NORTH

1:500 @ A3











DA04

OCT 2021 2128  
 © Copyright Anderson Architecture Pty Ltd





**GENERAL LEGEND**

-  Strawbale Structure
-  New Structure
-  New Masonry Structure
-  Window Tag
-  Skylight Tag
-  Lime Render
-  Galvanised Custom Orb
-  Concrete

**BASIX SCHEDULE**

- External Walls** Strawbale with lime render R4.7 total; Timber framed with clad finish externally, R3.0 total
- Internal Walls** 90mm studwork, plasterboard lining
- Windows** UVPC framed, double glazed, argon filled; U- value: 2.6; SHGC:0.5
- Roof** Timber framed, Colorbond:medium solar absorptance, R4 total.
- Ceilings** Plasterboard & R0.69 foil backed blanket insulation
- Floors** Concrete slab on ground with R1.0 to slab edge. Timber framed with; carpet or timber to attic.

**BASIX GLAZING SCHEDULE**

No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding door	3.2 x 2.4m	7.7	W1.13	operable window	0.7 x 1.5m	1.1
W1.02	sliding door	3.2 x 2.4m	7.7	W1.14	operable window	1.6 x 1.6m	3.2
W1.03	fixed window	3.2 x 1.6m	3.0	W1.15	operable window	0.9 x 1.6m	1.5
W1.04	fixed window	3.2 x 1.6m	3.0	W1.16	operable window	1.8 x 1.6m	2.9
W1.05	hinged door	1.8 x 2.4m	4.4	W1.17	operable window	0.9 x 1.6m	1.5
W1.06	operable window	0.9 x 1.2m	1.1	W1.18	operable window	1.8 x 1.6m	2.9
W1.07	operable window	2.4 x 1.7m	4.0	W1.19	operable window	1.8 x 2.4m	4.3
W1.08	operable window	0.9 x 0.9m	0.81	W1.20	sliding door	3.2 x 2.4m	7.7
W1.09	hinged door	1.0 x 2.1m	2.1	W1.21	operable window	1.6 x 1.6m	3.2
W1.10	operable window	1.5 x 2.1m	3.15	W1.22	Hinged door	1.0 x 2.1m	2.1
W1.11	operable window	1.5 x 1.5m	3.0	W2.01	operable window	2.8 x 1.6m	4.5
W1.12	operable window	1.8 x 1.8m	3.6				

No.	Style	Size (W x H)	Area (m2)
W2.03	operable window	0.9 x 0.9m	1.8
W2.04	operable window	2.8 x 1.6m	4.5

No.	Style	Size (W x H)	Area (m2)
W0.01	operable window	3.2 x 2.4m	7.7
W0.02	operable window	3.2 x 2.4m	7.7
W0.03	operable window	2.4 x 1.5m	3.5
W0.04	operable window	2.7 x 1.5m	4.0
W0.05	operable window	1.0 x 2.4m	2.4

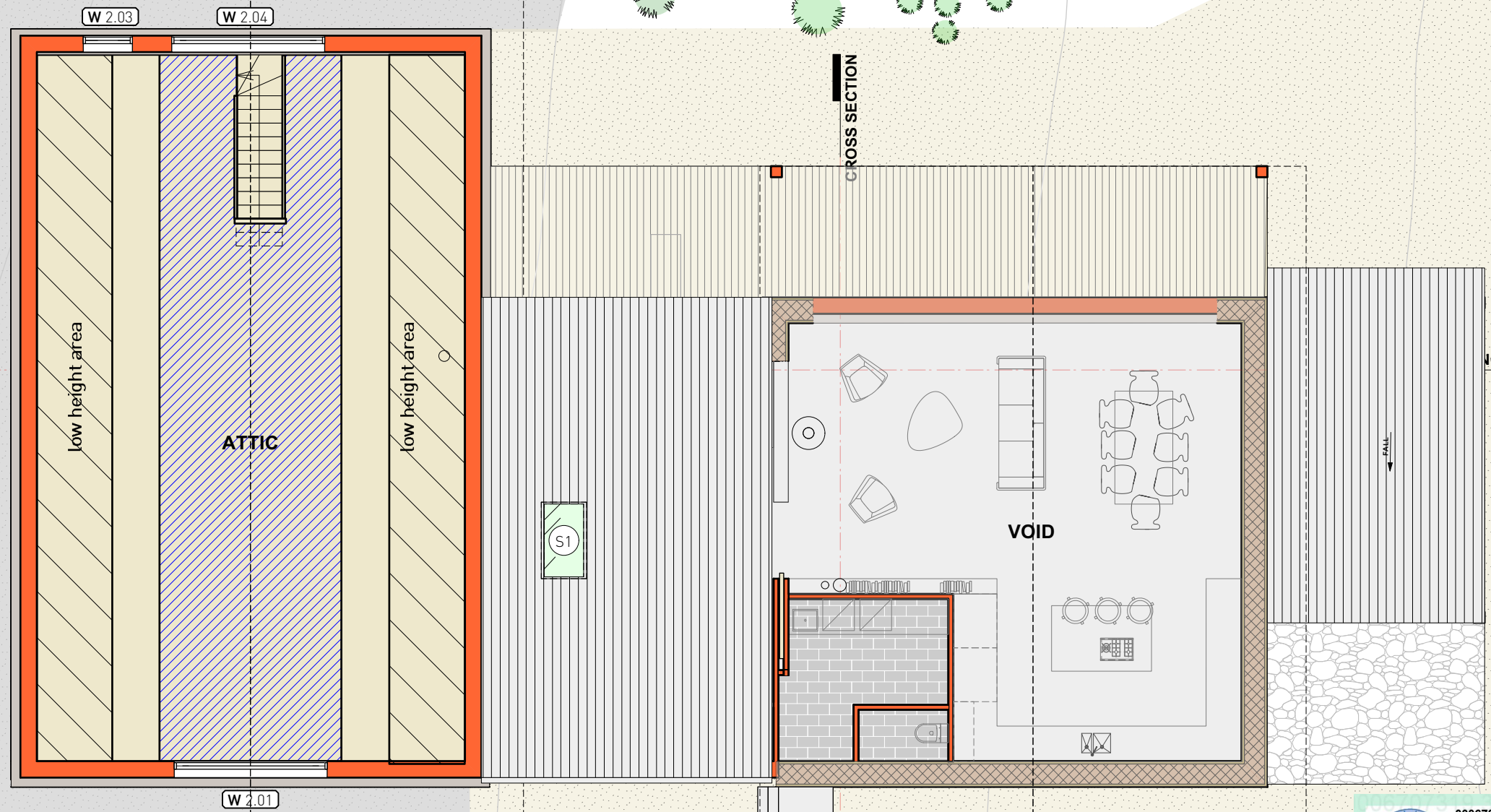
No.	Style	Size (W x H)	Area (m2)
S1	skylight	1.4 x 0.8m	1.0

**LONG SECTION**

**LONG SECTION**

**CROSS SECTION**

**CROSS SECTION**



**0006707319 25 Oct 2021**  
 Assessor: Christopher Lockhart Smith  
 Accreditation No. 20941  
 Address: 361 Old Grattai Road, Erudgere, NSW, 2850  
 151.4 M<sup>2</sup>  
 www.nathers.gov.au  
 hstar.com.au

**ABSA**  
 Accredited Building Surveyor  
 Accreditation No. 010402021-31/03/2022  
 Assessor Name: Christopher Lockhart Smith  
 Assessor Number: 20941  
 Assessor Signature: [Signature]



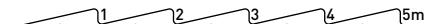
ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024

Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED FIRST FLOOR PLAN**  
 361 OLD GRATTAI RD, ERUDGERE









TRUE NORTH 1:100 @ A3



DA06

OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd

**GENERAL LEGEND**

-  Strawbale Structure
-  New Structure
-  New Masonry Structure
-  Window Tag
-  Skylight Tag
-  Lime Render
-  Galvanised Custom Orb
-  Concrete

**BASIX SCHEDULE**

- External Walls** Strawbale with lime render R4.7 total; Timber framed with clad finish externally, R3.0 total
- Internal Walls** 90mm studwork, plasterboard lining
- Windows** UVPC framed, double glazed, argon filled; U- value: 2.6; SHGC:0.5
- Roof** Timber framed, Colorbond:medium solar absorptance, R4 total.
- Ceilings** Plasterboard & R0.69 foil backed blanket insulation
- Floors** Concrete slab on ground with R1.0 to slab edge. Timber framed with; carpet or timber to attic.

**BASIX GLAZING SCHEDULE**

No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding door	3.2 x 2.4m	7.7	W1.13	operable window	0.7 x 1.5m	1.1
W1.02	sliding door	3.2 x 2.4m	7.7	W1.14	operable window	1.6 x 1.6m	3.2
W1.03	fixed window	3.2 x 1.6m	3.0	W1.15	operable window	0.9 x 1.6m	1.5
W1.04	fixed window	3.2 x 1.6m	3.0	W1.16	operable window	1.8 x 1.6m	2.9
W1.05	hinged door	1.8 x 2.4m	4.4	W1.17	operable window	0.9 x 1.6m	1.5
W1.06	operable window	0.9 x 1.2m	1.1	W1.18	operable window	1.8 x 1.6m	2.9
W1.07	operable window	2.4 x 1.7m	4.0	W1.19	operable window	1.8 x 2.4m	4.3
W1.08	operable window	0.9 x 0.9m	0.81	W1.20	sliding door	3.2 x 2.4m	7.7
W1.09	hinged door	1.0 x 2.1m	2.1	W1.21	operable window	1.6 x 1.6m	3.2
W1.10	operable window	1.5 x 2.1m	3.15	W1.22	Hinged door	1.0 x 2.1m	2.1
W1.11	operable window	1.5 x 1.5m	3.0	W2.01	operable window	2.8 x 1.6m	4.5
W1.12	operable window	1.8 x 1.8m	3.6				

No.	Style	Size (W x H)	Area (m2)
W2.03	operable window	0.9 x 0.9m	1.8
W2.04	operable window	2.8 x 1.6m	4.5
W0.01	operable window	3.2 x 2.4m	7.7
W0.02	operable window	3.2 x 2.4m	7.7
W0.03	operable window	2.4 x 1.5m	3.5
W0.04	operable window	2.7 x 1.5m	4.0
W0.05	operable window	1.0 x 2.4m	2.4

No.	Style	Size (W x H)	Area (m2)
S1	skylight	1.4 x 0.8m	1.0

**LONG SECTION**

**LONG SECTION**

**CROSS SECTION**

**CROSS SECTION**

STORMWATER  
LINE TO TANK TBC

0006707319 25 Oct 2021  
 Assessor Christopher Lockhart Smith  
 Accreditation No. 20941  
 Address  
 361 Old Grattai Road,  
 Erudgere, NSW, 2850  
 151.4  
 M<sup>2</sup>  
 www.nathers.gov.au  
 hstar.com.au

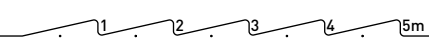
ABSA  
 Australian Building Sustainability Association  
 Accreditation No. 01/04/2021-31/03/2022  
 Assessor Name Christopher Lockhart Smith  
 Assessor Number 20941  
 Assessor Address 361 Old Grattai Rd, Erudgere, NSW 2850



Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED ROOF PLAN**  
 361 OLD GRATTAI RD, ERUDGERE









TRUE NORTH 1:100 @ A3

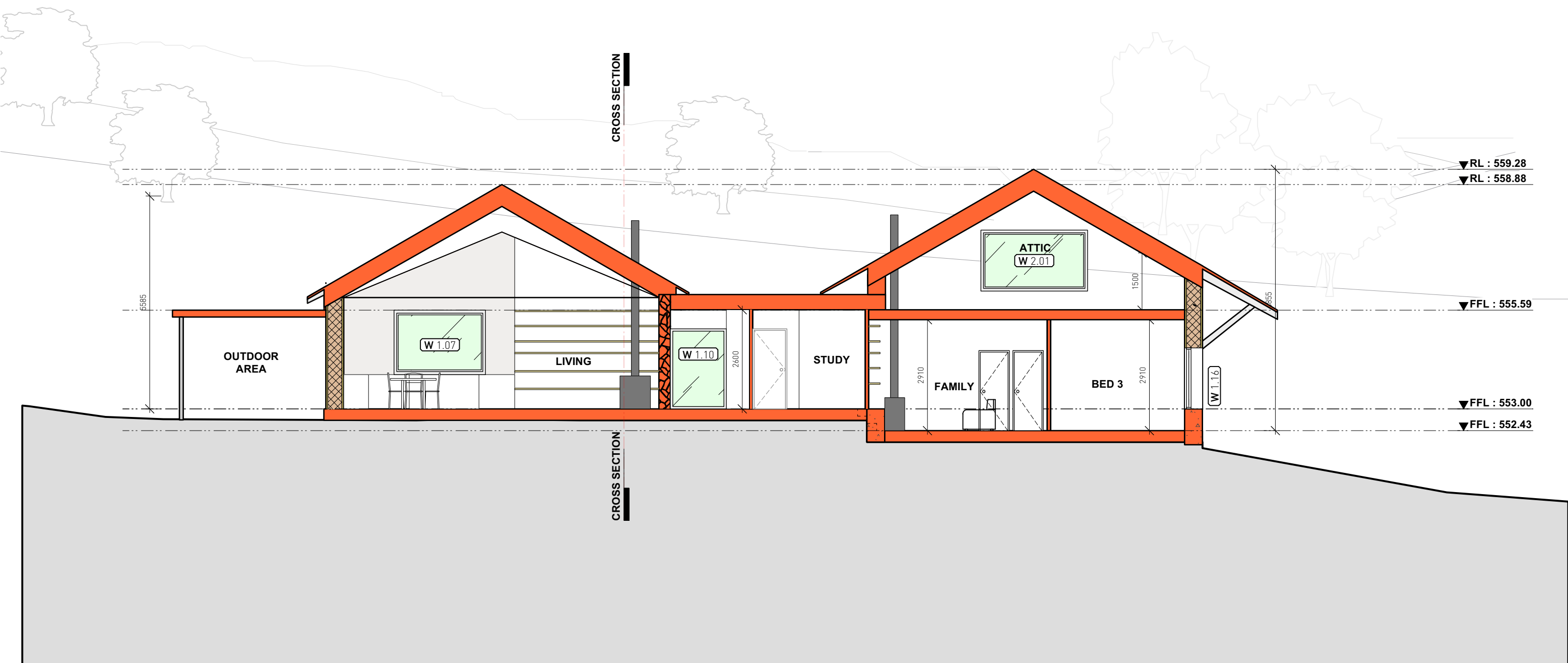










DA07

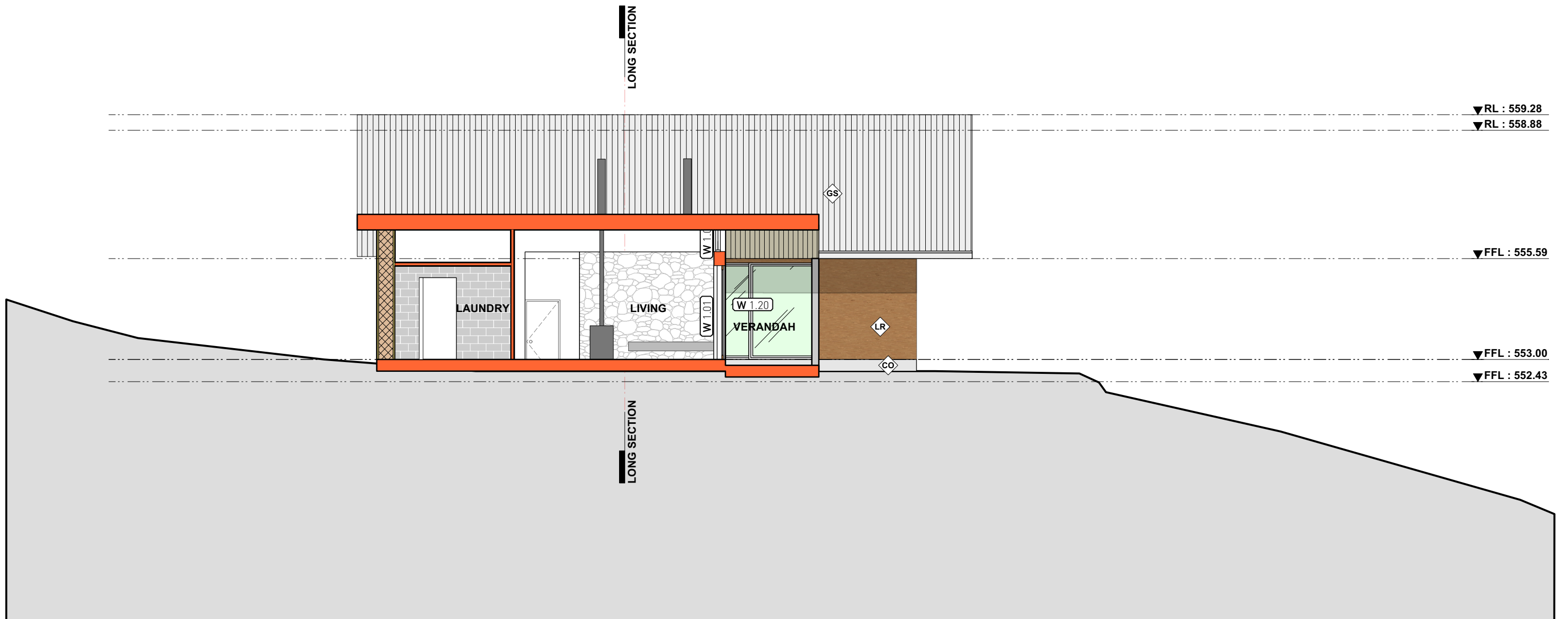
OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd











- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete











- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete

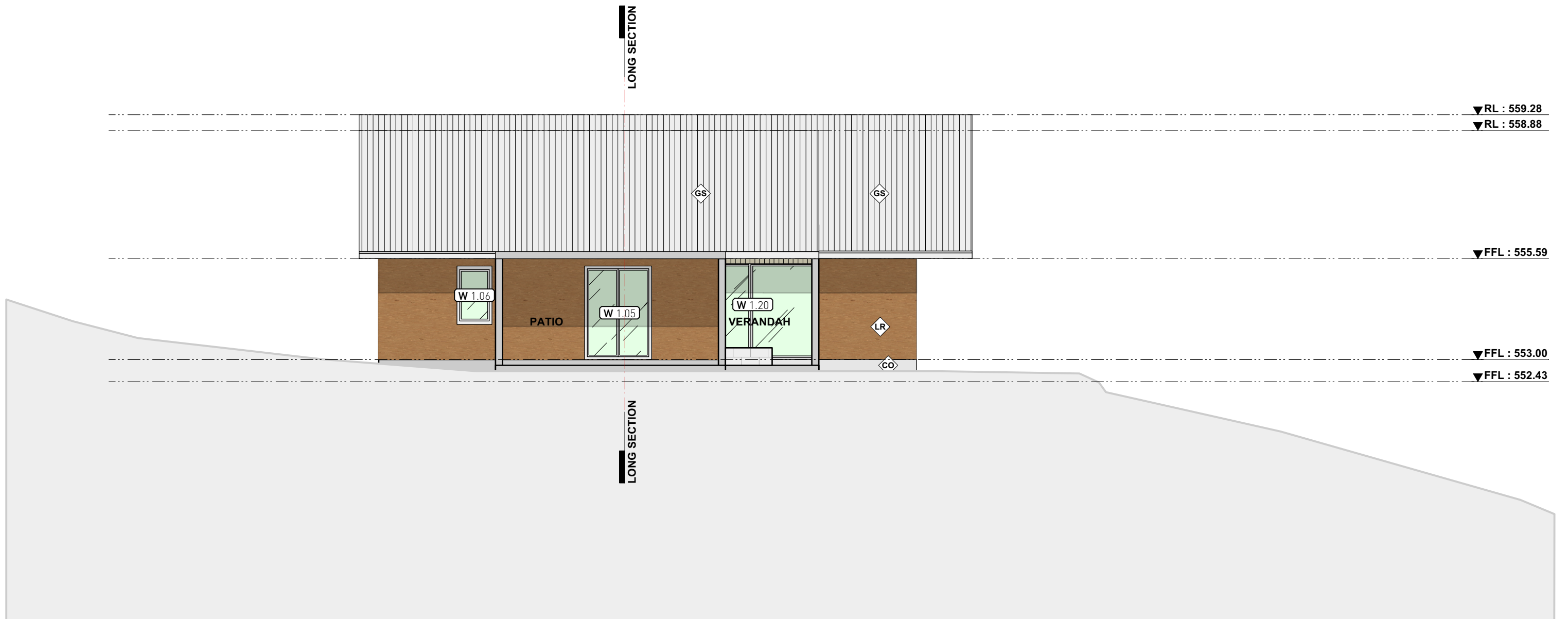












- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete

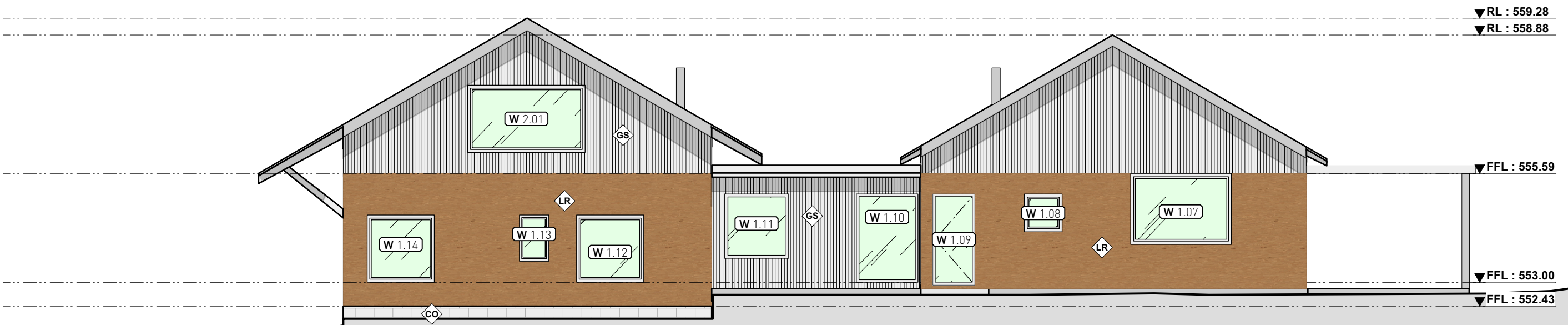


- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete





- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete

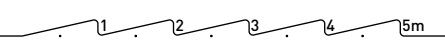


ANDERSON  
 ARCHITECTURE  
 Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778









**PROPOSED SOUTH ELEVATION**  
 361 OLD GRATTAI RD, ERUDGERE

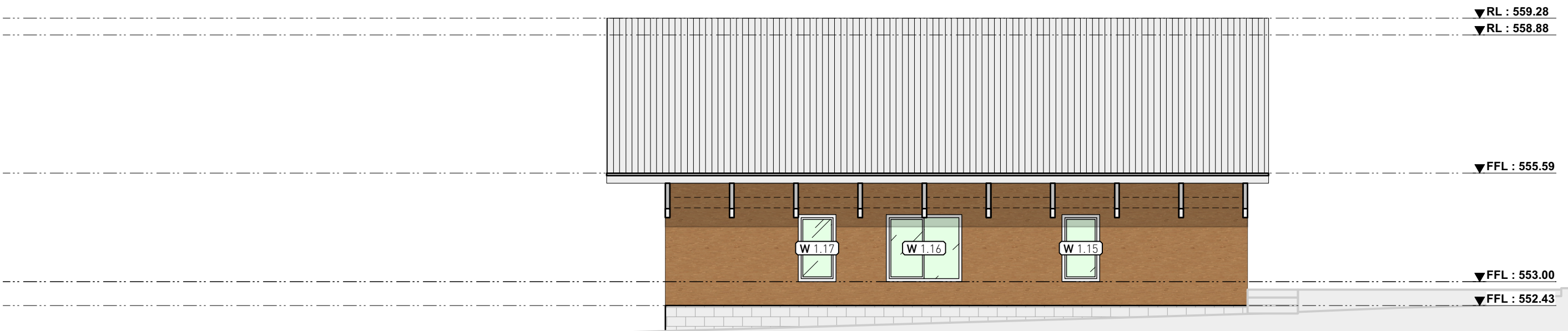
1:100 @ A3



DA12

OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd

- GENERAL LEGEND**
-  Strawbale Structure
  -  New Structure
  -  New Masonry Structure
  -  Window Tag
  -  Skylight Tag
  -  Lime Render
  -  Galvanised Custom Orb
  -  Concrete

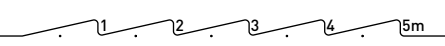


ANDERSON  
 ARCHITECTURE  
 Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED WEST ELEVATION**  
 361 OLD GRATTAI RD, ERUDGERE

1:100 @ A3



DA13

OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd

**Proposed APZ setbacks to achieve BAL 29**

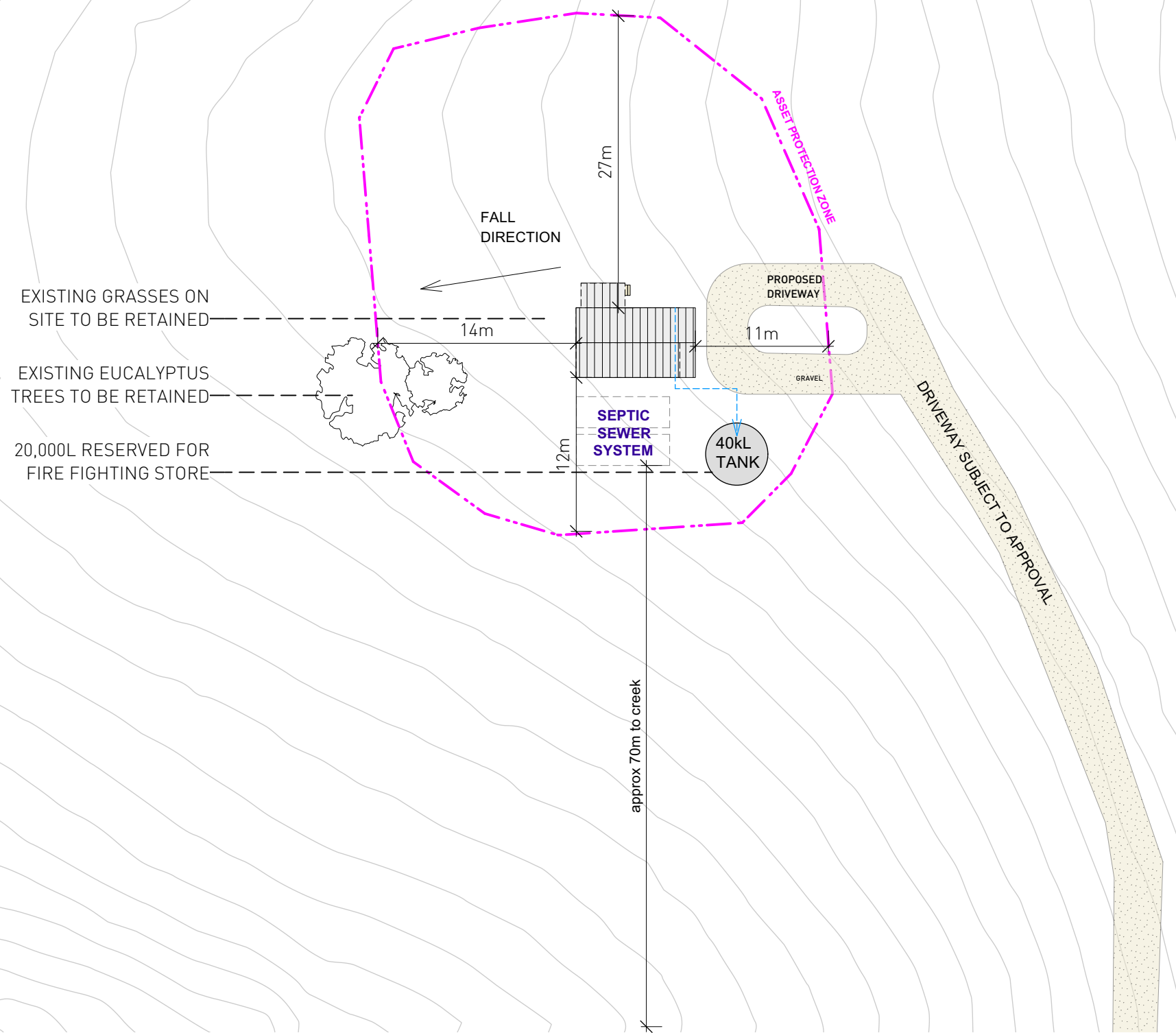
Direction	Setback
NORTH	27m
EAST	11m
SOUTH	12m
WEST	14m

VEGETATION TO BE MANAGED WITH LOW FUEL LOADS CONSISTENT WITH THE NSW RFS ASSET PROTECTION ZONE STANDARDS IN APPENDIX 4 OF PBP 2019. EXISTING TREES WILL BE RETAINED AND MANAGED TO <15% COVER.

- EXISTING GRASSES ON SITE TO BE RETAINED
- EXISTING EUCALYPTUS TREES TO BE RETAINED
- 20,000L RESERVED FOR FIRE FIGHTING STORE

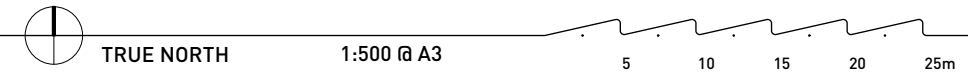
**LANDSCAPE SCHEDULE**

- GROUNDCOVERS**
  - Mixed planting of native grasses
- SMALL SHRUBS + GRASSES**
  - Mixed planting of low, drought tolerant shrub varieties
- TREES**
  - Eucalyptus macrorhyncha* 'Red Stringybark'
  - Eucalyptus dealbata* 'Hill Red Gum'
- SITE**
  - 10-7mm Gravel 'Wild Honey'
  - Filled area with cut soil
  - Timber sleepers (sourced from site)
  - Concrete Pavers
  - Sandstone boulder (sourced from site)











ANDERSON ARCHITECTURE Pty Ltd  
 Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED SECONDARY DWELLING SITE PLAN - LANDSCAPE/ STORMWATER/APZ PLAN**  
 361 OLD GRATTAI RD, ERUDGERE





**GENERAL LEGEND**

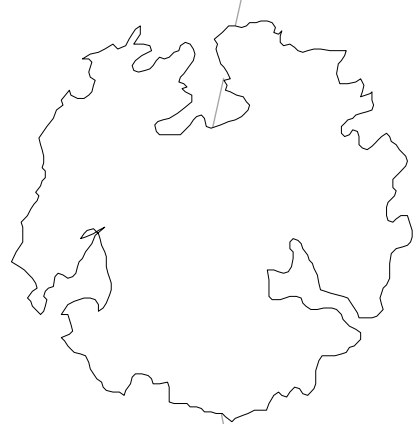
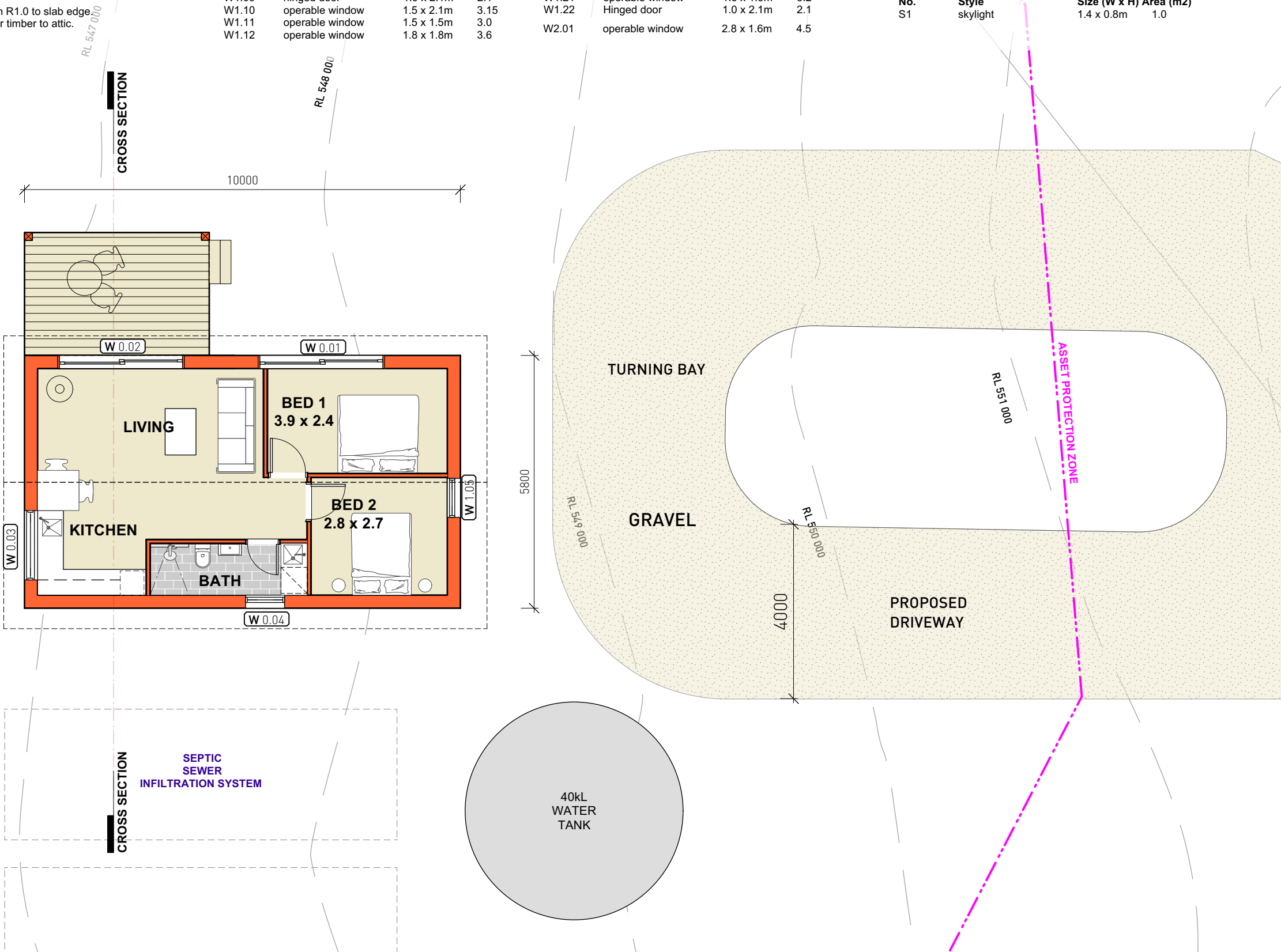
-  Strawbale Structure
-  New Structure
-  New Masonry Structure
-  Window Tag
-  Skylight Tag
-  Lime Render
-  Galvanised Custom Orb
-  Concrete

**BASIX SCHEDULE**

- External Walls** Strawbale with lime render R4.7 total; Timber framed with clad finish externally, R3.0 total
- Internal Walls** 90mm studwork, plasterboard lining
- Windows** UVPC framed, double glazed, argon filled; U- value: 2.6; SHGC:0.5
- Roof** Timber framed, Colorbond:medium solar absorptance, R4 total.
- Ceilings** Plasterboard & R0.69 foil backed blanket insulation
- Floors** Concrete slab on ground with R1.0 to slab edge  
Timber framed with; carpet or timber to attic.

**BASIX GLAZING SCHEDULE**

No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding door	3.2 x 2.4m	7.7	W1.13	operable window	0.7 x 1.5m	1.1	W2.03	operable window	0.9 x 0.9m	1.8
W1.02	sliding door	3.2 x 2.4m	7.7	W1.14	operable window	1.6 x 1.6m	3.2	W2.04	operable window	2.8 x 1.6m	4.5
W1.03	fixed window	3.2 x 1.6m	3.0	W1.15	operable window	0.9 x 1.6m	1.5	W0.01	operable window	3.2 x 2.4m	7.7
W1.04	fixed window	3.2 x 1.6m	3.0	W1.16	operable window	1.8 x 1.6m	2.9	W0.02	operable window	3.2 x 2.4m	7.7
W1.05	hinged door	1.8 x 2.4m	4.4	W1.17	operable window	0.9 x 1.6m	1.5	W0.03	operable window	2.4 x 1.5m	3.5
W1.06	operable window	0.9 x 1.2m	1.1	W1.18	operable window	1.8 x 1.6m	2.9	W0.04	operable window	0.9 x 1.5m	4.0
W1.07	operable window	2.4 x 1.7m	4.0	W1.19	operable window	1.8 x 2.4m	4.3	W0.05	operable window	1.0 x 2.4m	2.4
W1.08	operable window	0.9 x 0.9m	0.81	W1.20	sliding door	3.2 x 2.4m	7.7	No.	Style	Size (W x H)	Area (m2)
W1.09	hinged door	1.0 x 2.1m	2.1	W1.21	operable window	1.6 x 1.6m	3.2	S1	skylight	1.4 x 0.8m	1.0
W1.10	operable window	1.5 x 2.1m	3.15	W1.22	Hinged door	1.0 x 2.1m	2.1				
W1.11	operable window	1.5 x 1.5m	3.0	W2.01	operable window	2.8 x 1.6m	4.5				
W1.12	operable window	1.8 x 1.8m	3.6								

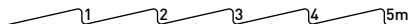


ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778









**PROPOSED SECONDARY DWELLING PLAN**  
 361 OLD GRATTAI RD, ERUDGERE

TRUE NORTH 1:100 @ A3



DA15

**GENERAL LEGEND**

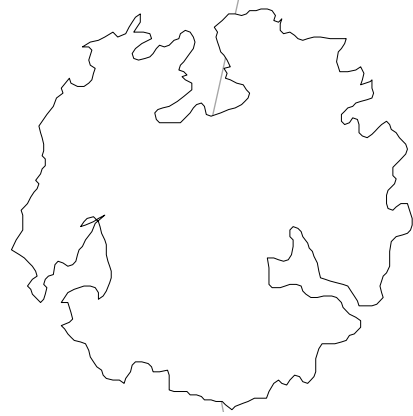
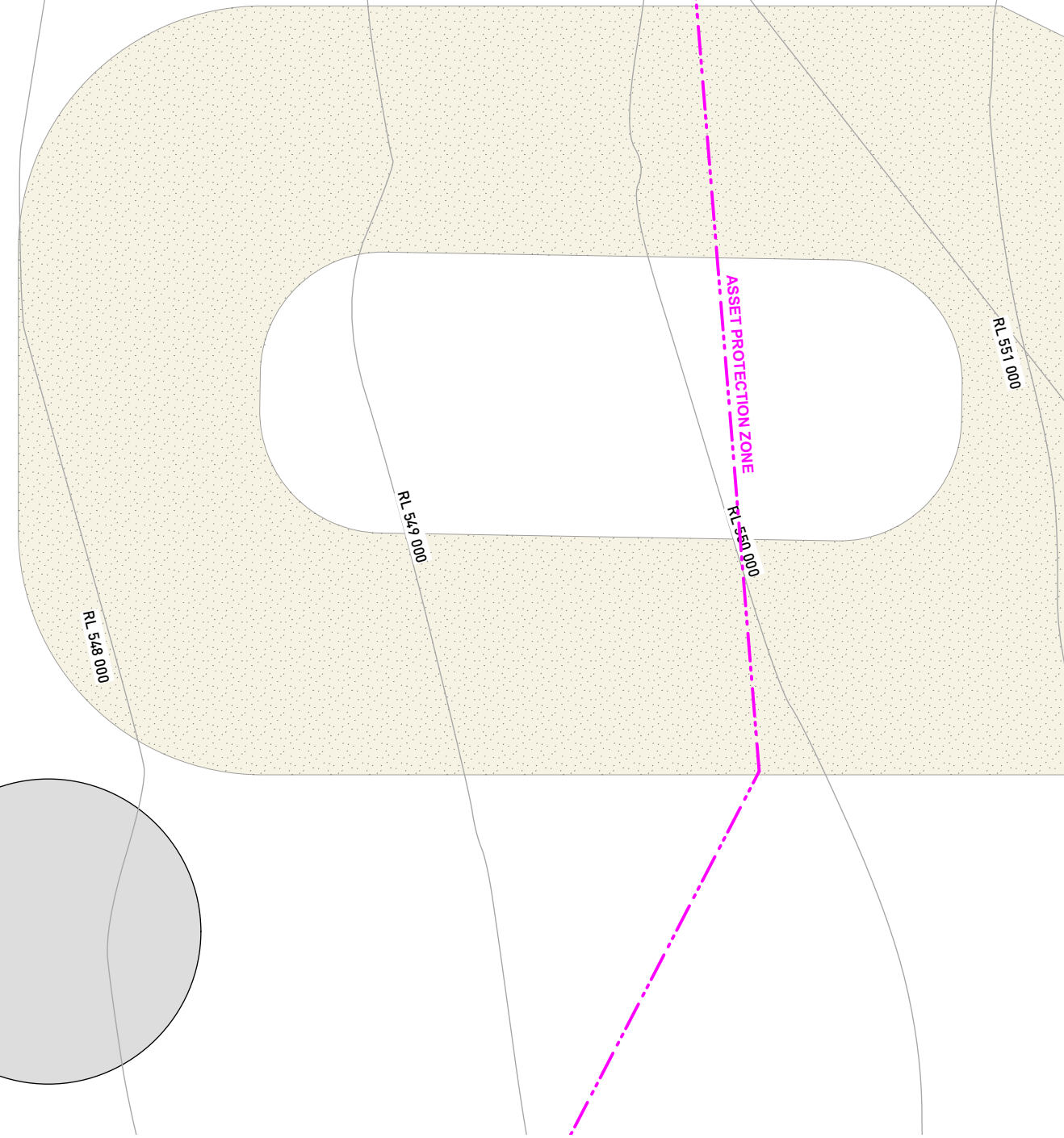
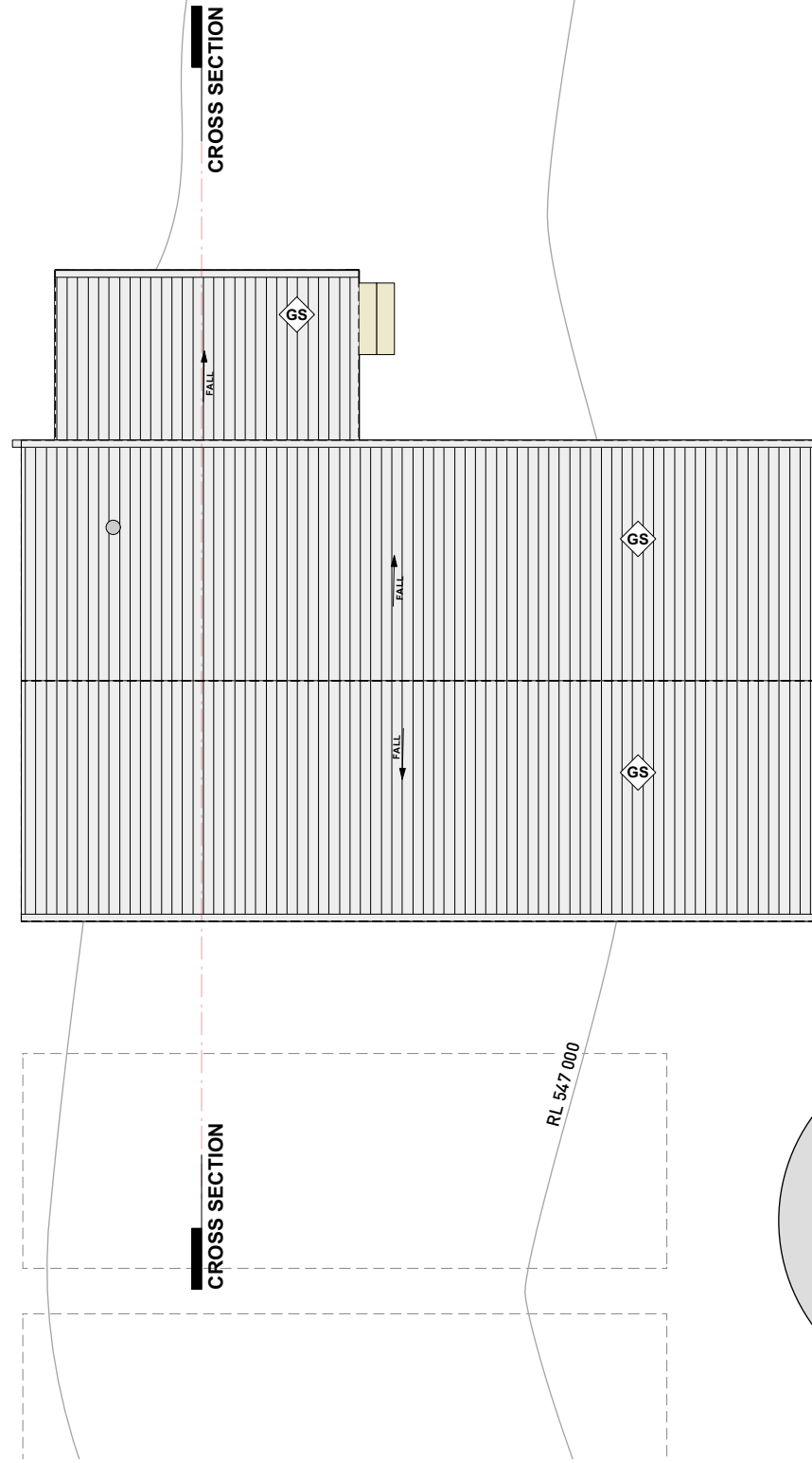
-  Strawbale Structure
-  New Structure
-  New Masonry Structure
-  Window Tag
-  Skylight Tag
-  Lime Render
-  Galvanised Custom Orb
-  Concrete

**BASIX SCHEDULE**

- External Walls** Strawbale with lime render R4.7 total; Timber framed with clad finish externally, R3.0 total
- Internal Walls** 90mm studwork, plasterboard lining
- Windows** UVPC framed, double glazed, argon filled; U- value: 2.6; SHGC:0.5
- Roof** Timber framed, Colorbond:medium solar absorptance, R4 total.
- Ceilings** Plasterboard & R0.69 foil backed blanket insulation
- Floors** Concrete slab on ground with R1.0 to slab edge. Timber framed with; carpet or timber to attic.

**BASIX GLAZING SCHEDULE**

No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding door	3.2 x 2.4m	7.7	W1.13	operable window	0.7 x 1.5m	1.1	W2.03	operable window	0.9 x 0.9m	1.8
W1.02	sliding door	3.2 x 2.4m	7.7	W1.14	operable window	1.6 x 1.6m	3.2	W2.04	operable window	2.8 x 1.6m	4.5
W1.03	fixed window	3.2 x 1.6m	3.0	W1.15	operable window	0.9 x 1.6m	1.5	W0.01	operable window	3.2 x 2.4m	7.7
W1.04	fixed window	3.2 x 1.6m	3.0	W1.16	operable window	1.8 x 1.6m	2.9	W0.02	operable window	3.2 x 2.4m	7.7
W1.05	hinged door	1.8 x 2.4m	4.4	W1.17	operable window	0.9 x 1.6m	1.5	W0.03	operable window	2.4 x 1.5m	3.5
W1.06	operable window	0.9 x 1.2m	1.1	W1.18	operable window	1.8 x 1.6m	2.9	W0.04	operable window	2.7 x 1.5m	4.0
W1.07	operable window	2.4 x 1.7m	4.0	W1.19	operable window	1.8 x 2.4m	4.3	W0.05	operable window	1.0 x 2.4m	2.4
W1.08	operable window	0.9 x 0.9m	0.81	W1.20	sliding door	3.2 x 2.4m	7.7				
W1.09	hinged door	1.0 x 2.1m	2.1	W1.21	operable window	1.6 x 1.6m	3.2	No.	Style	Size (W x H)	Area (m2)
W1.10	operable window	1.5 x 2.1m	3.15	W1.22	Hinged door	1.0 x 2.1m	2.1	S1	skylight	1.4 x 0.8m	1.0
W1.11	operable window	1.5 x 1.5m	3.0	W2.01	operable window	2.8 x 1.6m	4.5				
W1.12	operable window	1.8 x 1.8m	3.6								



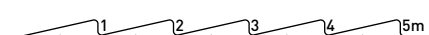
ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
Surry Hills NSW 2010  
p 02 93190224 m 0405 221 024

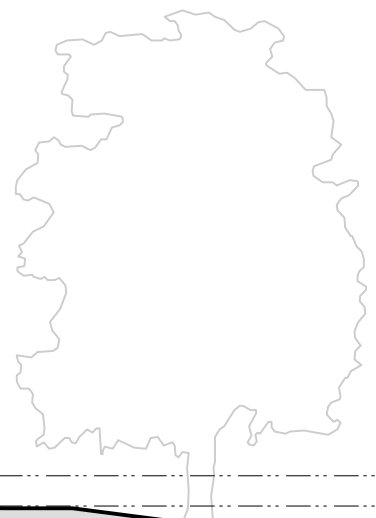
Principal, Nom. Arch Simon Anderson 6986  
simon@andersonarchitecture.com.au  
andersonarchitecture.com.au  
ABN 44 604 708 778

**PROPOSED SECONDARY DWELLING ROOF PLAN**  
361 OLD GRATTAI RD, ERUDGERE

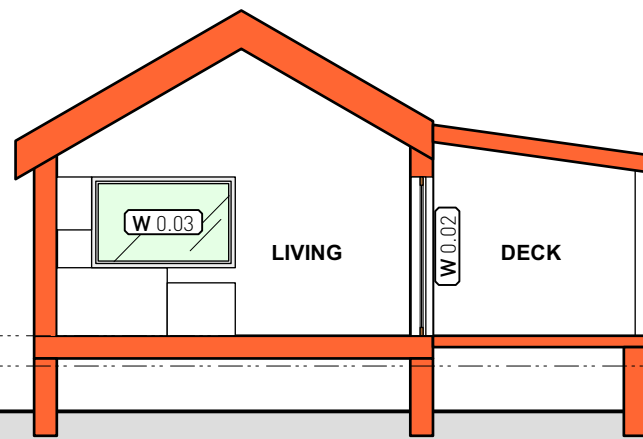
TRUE NORTH  1:100 @ A3



DA16



4300



2165

▼RL : 559.28  
▼RL : 558.88

▼FFL : 555.59

▼FFL : 553.00

▼FFL : 552.43

0006707319 25 Oct 2021  
 Assessor Christopher Lockhart Smith  
 Accreditation No. 20941  
 Address  
 361 Old Grattai Road,  
 Erudgere, NSW, 2850  
 151.4  
 M<sup>2</sup>  
 www.nathers.gov.au  
 hstar.com.au

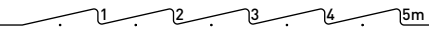


ANDERSON ARCHITECTURE Pty Ltd

Studio 101 4-14 Buckingham Street  
 Surry Hills NSW 2010  
 p 02 93190224 m 0405 221 024  
 Principal, Nom. Arch Simon Anderson 6986  
 simon@andersonarchitecture.com.au  
 andersonarchitecture.com.au  
 ABN 44 604 708 778

**PROPOSED SECTION - SECONDARY DWELLING**  
 361 OLD GRATTAI RD, ERUDGERE

1:100 @ A3



DA17

OCT 2021 2128  
 ©Copyright Anderson Architecture Pty Ltd