

# **Attachment B**

<b>Selected Drawings</b>
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## Project: 55 Vine Street Darlington

**AAD & Design Studio**

22 Albert Street, North Parramatta, NSW, 2151

web: [www.astutedrafting.com.au](http://www.astutedrafting.com.au) | email: [info@astutedrafting.com.au](mailto:info@astutedrafting.com.au)

## LEGEND

-  = 100m to Sydney University Law School  
 = 300m Redfern Train Station  
 = 50m to Seymour Centre  
 = 30m to Cleveland Street  
 = Prevailing winter breezes  
 = Prevailing summer breezes

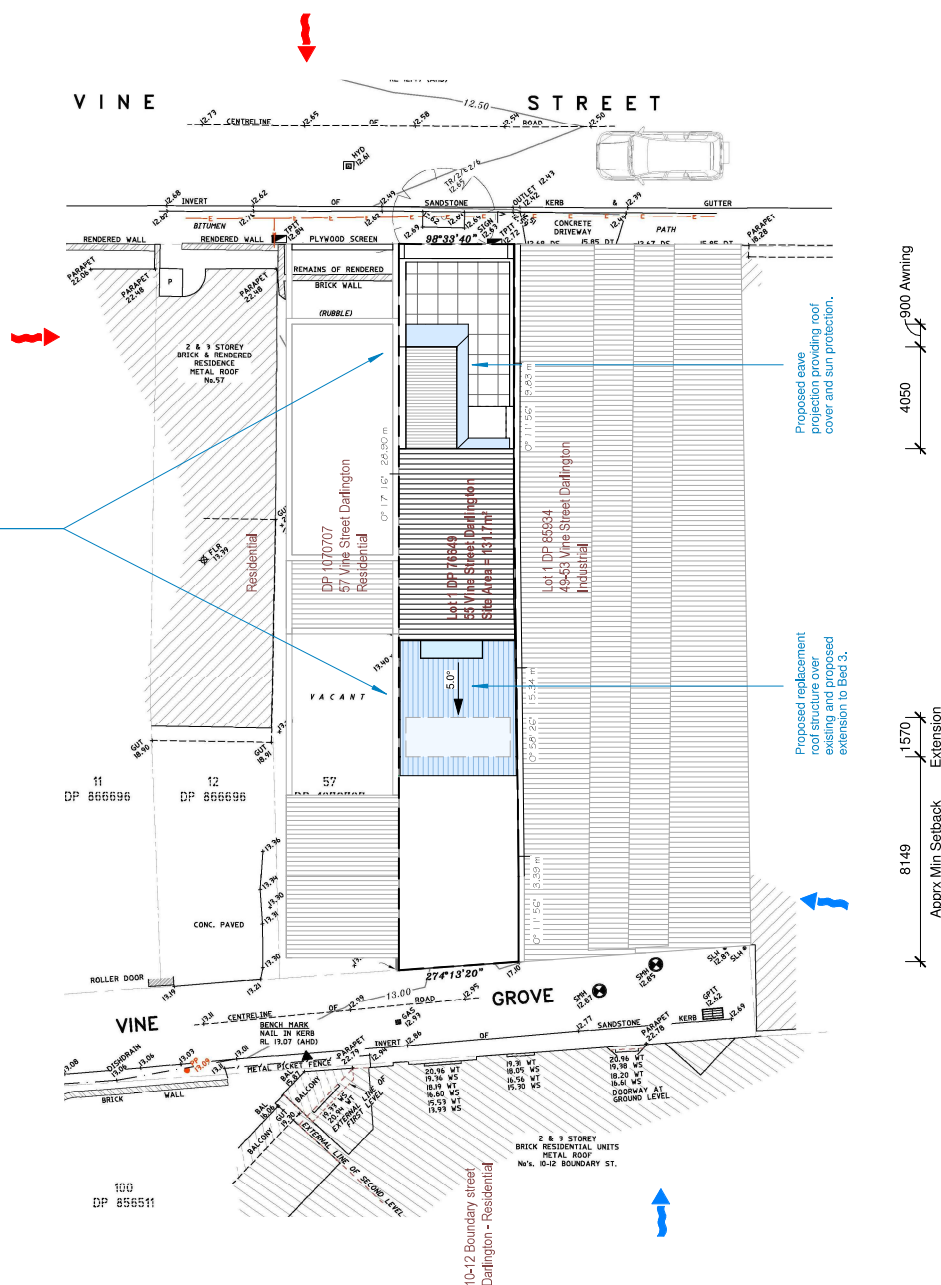
32

Floor Area	
Name	Area
Existing Ground Floor	67.6 m <sup>2</sup>
Existing First Floor	59.0 m <sup>2</sup>
Existing Second Floor	33.0 m <sup>2</sup>
Proposed First Floor Area	5.6 m <sup>2</sup>
Grand total: 4	165.2 m <sup>2</sup>

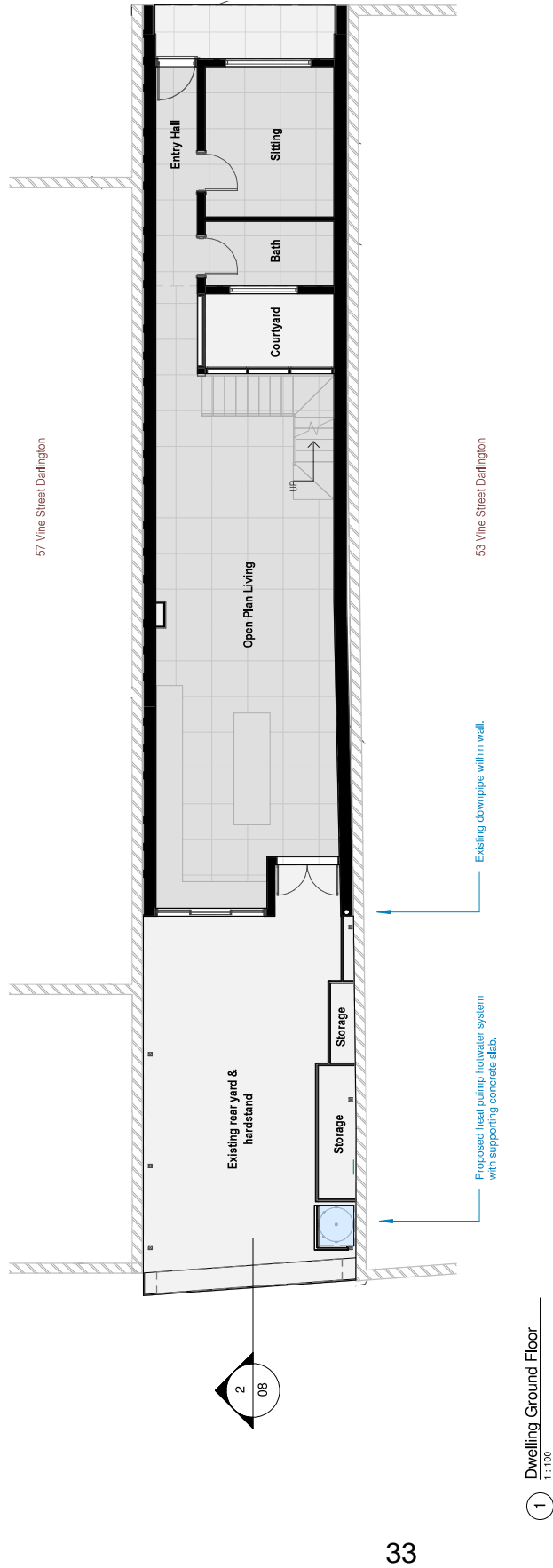
**Total Area & FSR** 165.2/131.7m<sup>2</sup> = FSR 1:25:1 (max 1:25:1)

**All dimensions need to be confirmed by on-site measurements.**

Revision	Date	Amendments
1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application



1.1	22.04.25	DA additional Information	



Floor Area	
Name	Area
Existing Ground Floor	67.6 m <sup>2</sup>
Existing First Floor	59.0 m <sup>2</sup>
Existing Second Floor	33.0 m <sup>2</sup>
Proposed First Floor Area	5.6 m <sup>2</sup>
Grand total: 4	165.2 m <sup>2</sup>

Total Area & FSR 165,2/131,7m<sup>2</sup> = FSR 1:25:1 (max 1:25:1)

All dimensions need to be confirmed by on-site measurements.

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Ground Floor

Project: 55 Vine Street Darlington

AAD & Design Studio

22 Albert Street, North Parramatta, NSW, 2151

web: www.astuedrafting.com.au | email: info@astuedrafting.com.au | phone: (02) 9890 9272

Client name: Ben Spies-Butcher

Drawn by : CJ

Checked by : CJ

Sheet Size : A3

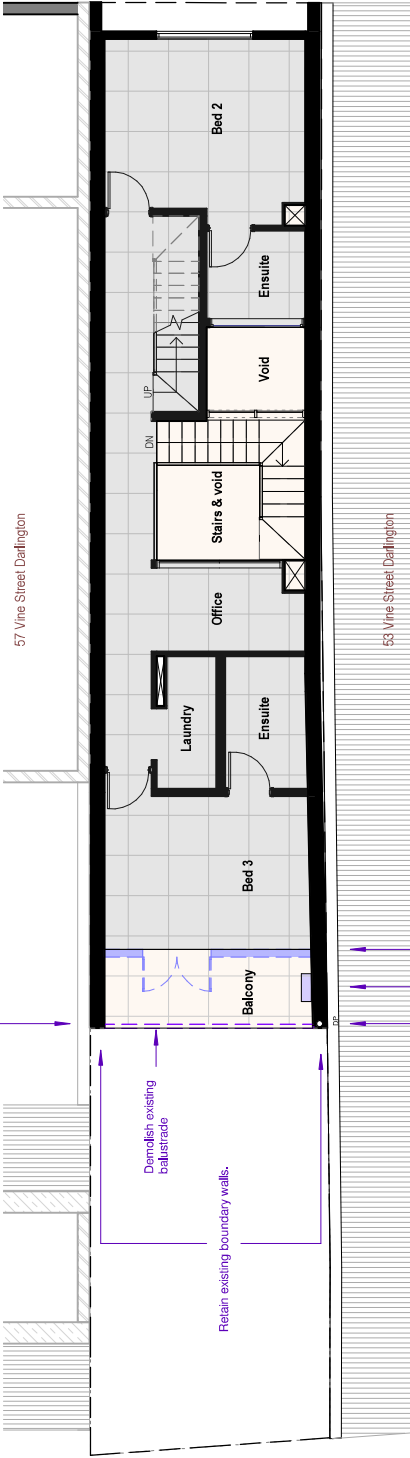
Project ID : D-BB-DA-1595

Initial Date : 26/02/2025

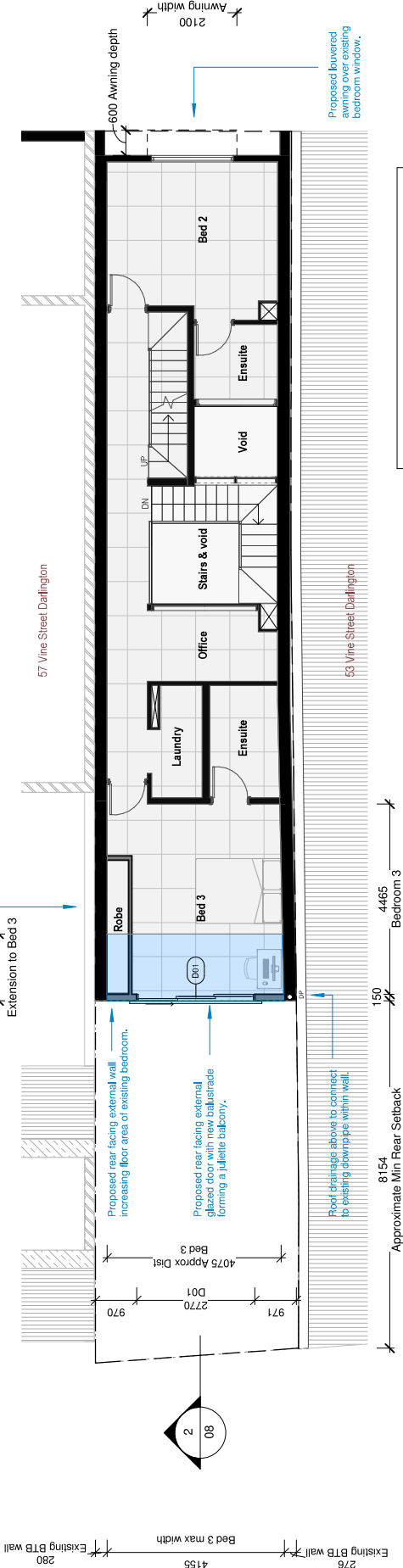
Scale : 1 : 100

Drawing No.

02



1 Dwelling First Floor Existing  
1 : 100



2 Dwelling First Floor  
1 : 100

Floor Area	
Name	Area
Existing Ground Floor	67.6 m <sup>2</sup>
Existing First Floor	59.0 m <sup>2</sup>
Existing Second Floor	33.0 m <sup>2</sup>
Proposed First Floor Area	5.6 m <sup>2</sup>
Grand total: 4	165.2 m <sup>2</sup>

Client name: Ben Spies-Butcher

Drawn by : CJ  
Checked by : CJ  
Sheet Size : A3

Project ID : D-BB-DA-1595  
Initial Date : 26/02/2025  
Scale : 1 : 100

Drawing No.  
03

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Revision	Date	Amendments
1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application

## First Floor

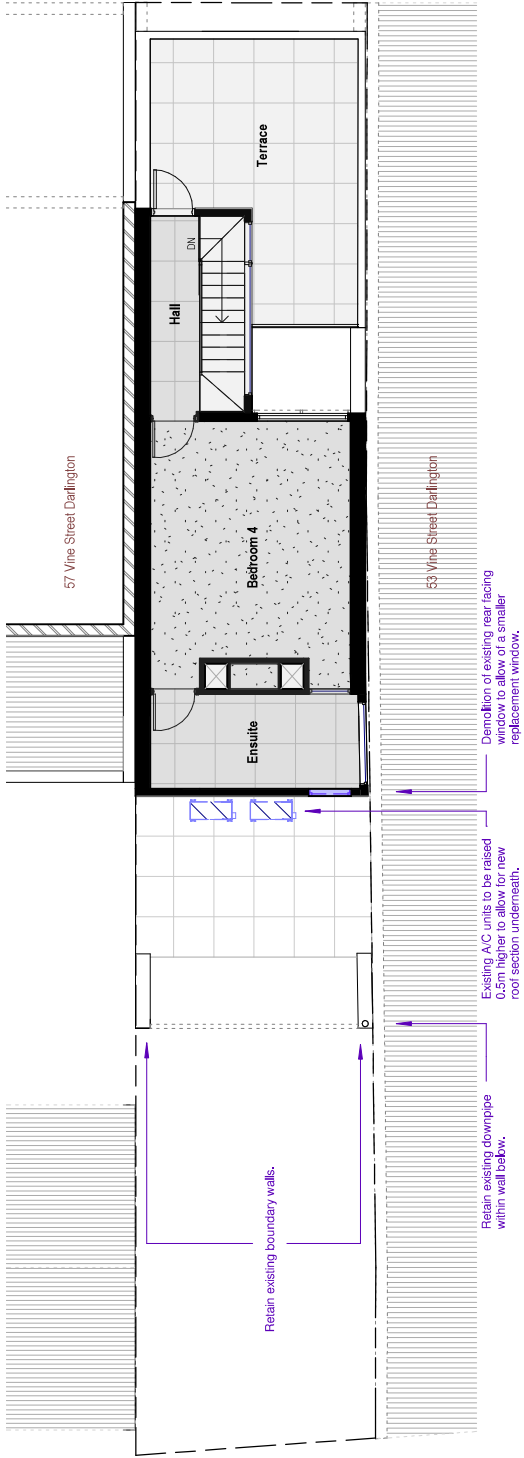
Project: 55 Vine Street Darlington

AAD & Design Studio

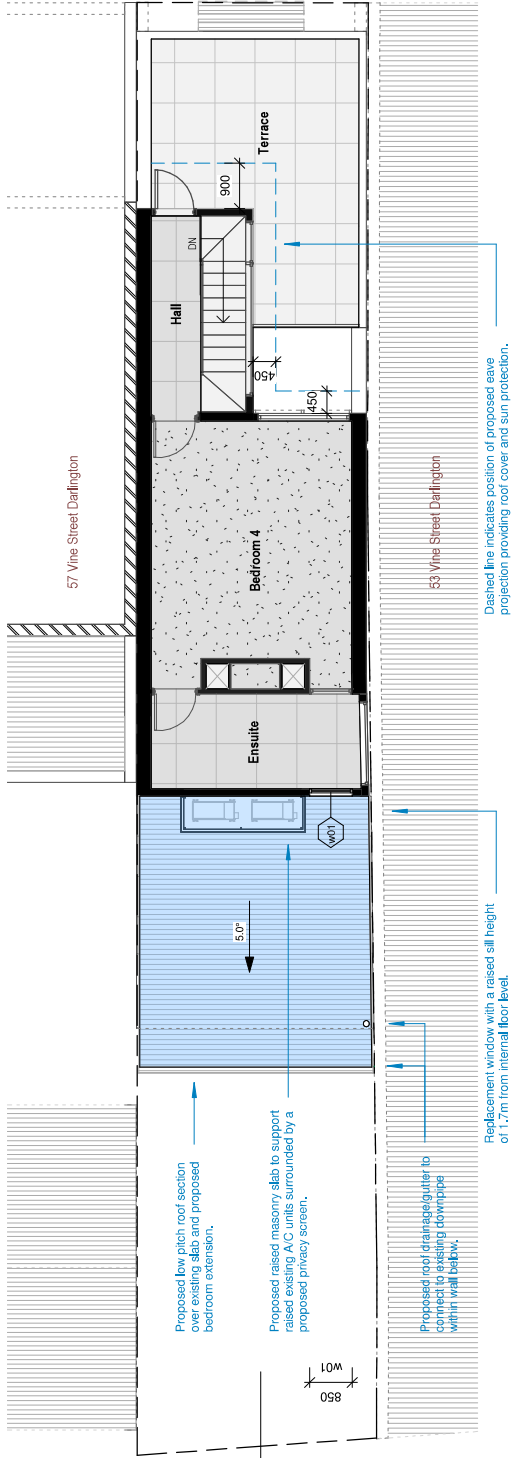
22 Albert Street, North Parramatta, NSW, 2151

web: www.aastuedrafting.com.au | email: info@aastuedrafting.com.au | phone: (02) 9890 9272





1 Dwelling Second Floor Existing  
1 : 100



2 Dwelling Second Floor  
1 : 100

All dimensions need to be confirmed by on-site measurements.

Revision	Date	Amendments
1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application

## Second Floor

Project: 55 Vine Street Darlingfong



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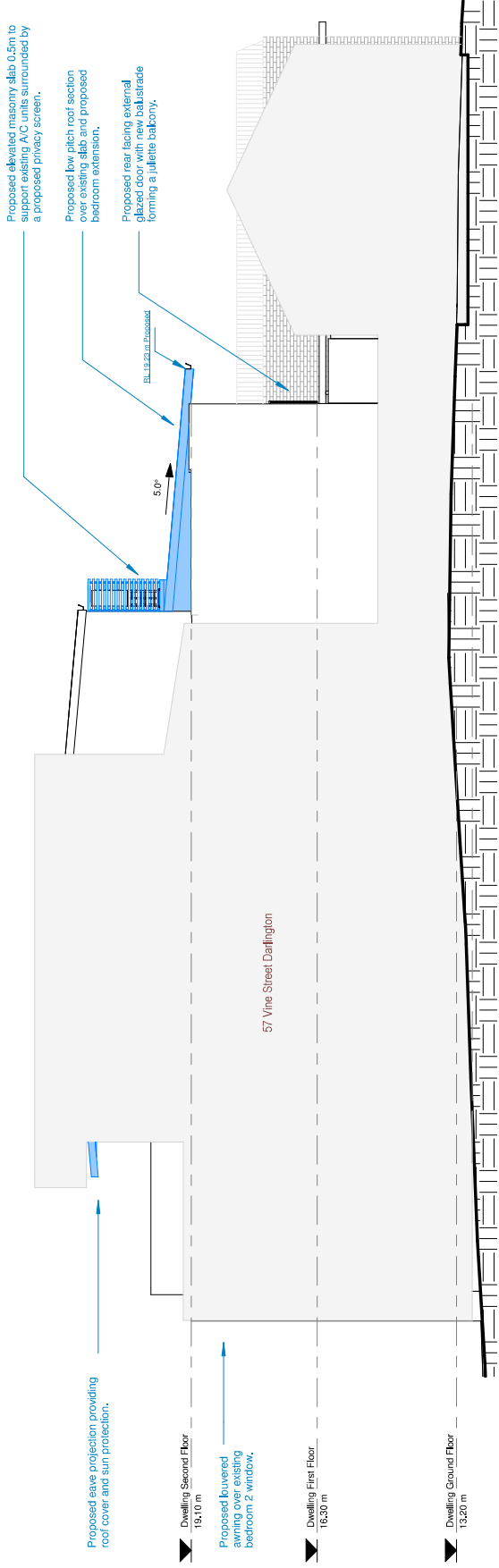
Client name: Ben Spies-Butcher

Drawn by : CJ  
Checked by : CJ  
Sheet Size : A3

Project ID : D-BB-DA-1595  
Initial Date : 26/02/2025  
Scale : 1 : 100

Drawing No.

04



All dimensions need to be confirmed by on-site measurements.

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1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application

## Western Elevation

Project: 55 Vine Street Darlington



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Client name: **Ben Spies-Butcher**

Drawn by : CJ  
Checked by : CJ  
Sheet Size : A3

Project ID : D-BB-DA-1595  
Initial Date : 26/02/2025  
Scale : 1 : 100

Drawing No.  
**05**

All dimensions need to be confirmed by on-site measurements.

Revision	Date	Amendments
1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application

Northern & Southern Elevations

Project: 55 Vine Street Darlington



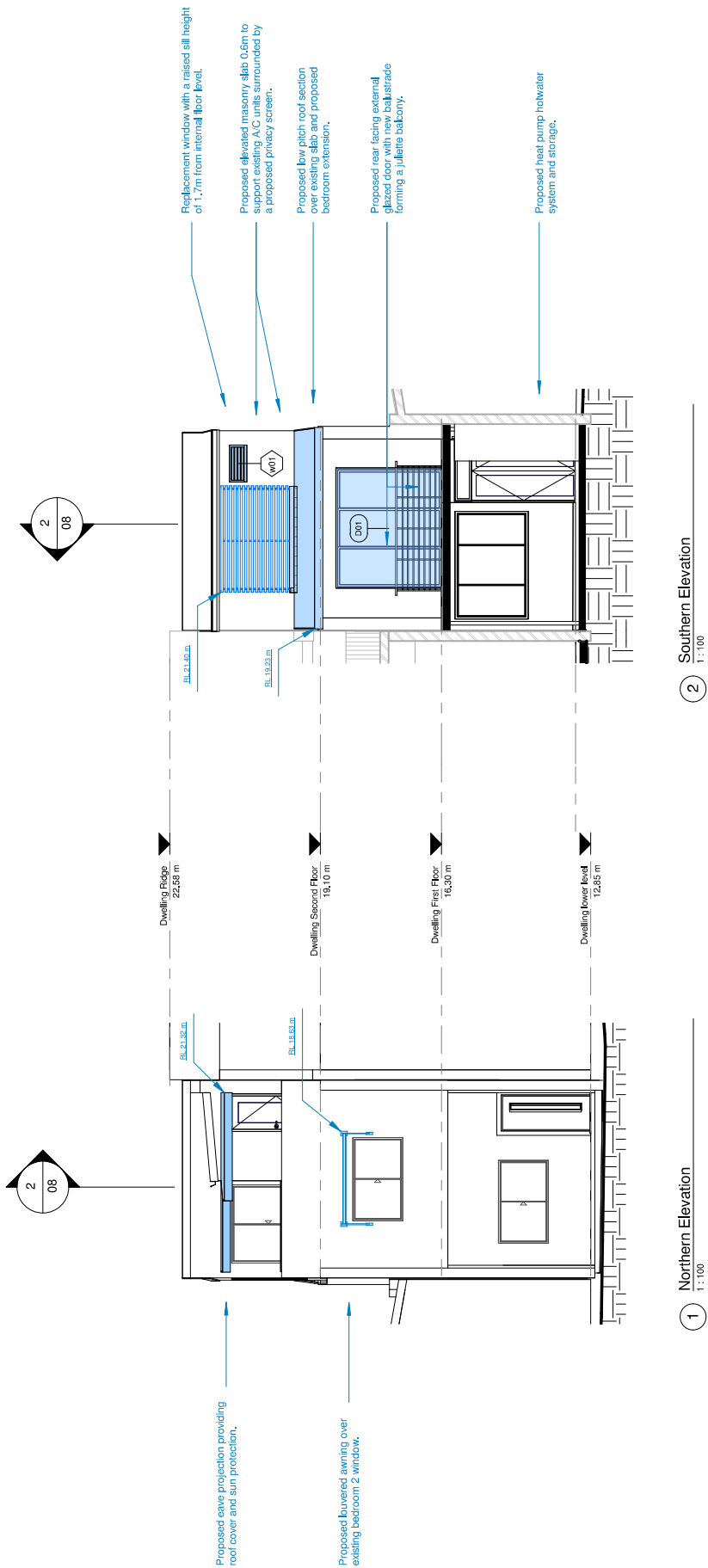
**AAD & Design Studio**  
22 Albert Street, North Parramatta, NSW, 2151  
web: www.astuedrafting.com.au | email: info@astuedrafting.com.au | phone: (02) 9890 9272

Client name: Ben Spies-Butcher

Drawn by : CJ  
Checked by : CJ  
Sheet Size : A3

Project ID : D-BB-DA-1595  
Initial Date : 26/02/2025  
Scale : 1 : 100

Drawing No.  
**06**



All dimensions need to be confirmed by on-site measurements.

Revision	Date	Amendments
1.1	22.04.25	DA additional Information
1.0	05.04.25	Development Application

### Eastern Elevation

Project: 55 Vine Street Darlington



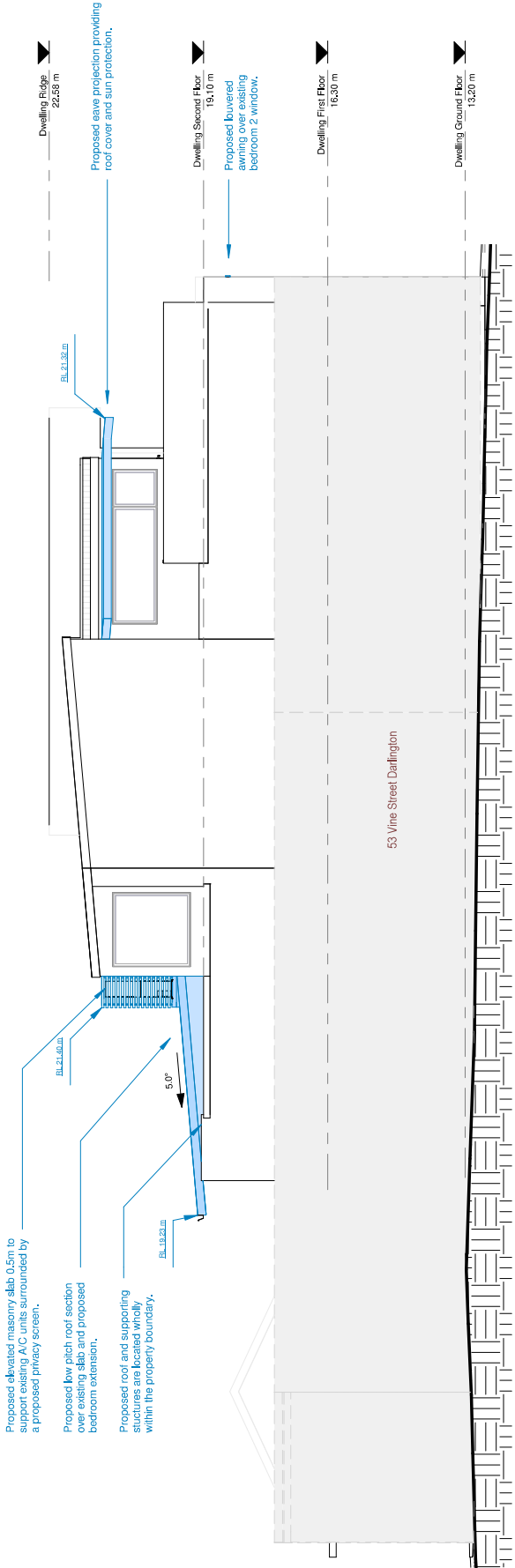
**AAD & Design Studio**  
22 Albert Street, North Parramatta, NSW, 2151  
web: [www.astuedrafting.com.au](http://www.astuedrafting.com.au) | email: [info@astuedrafting.com.au](mailto:info@astuedrafting.com.au) | phone: (02) 9890 9272

Client name: Ben Spies-Butcher

Drawn by : CJ  
Checked by : CJ  
Sheet Size : A3

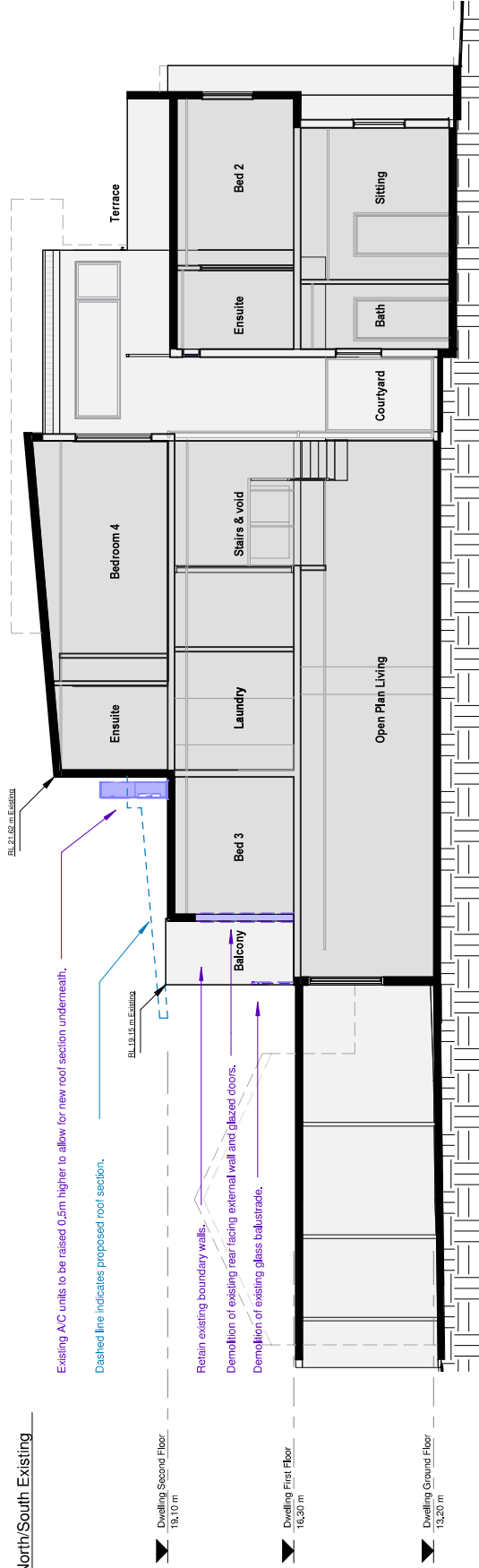
Project ID : D-BB-DA-1595  
Initial Date : 26/02/2025  
Scale : 1 : 100

Drawing No.  
**07**

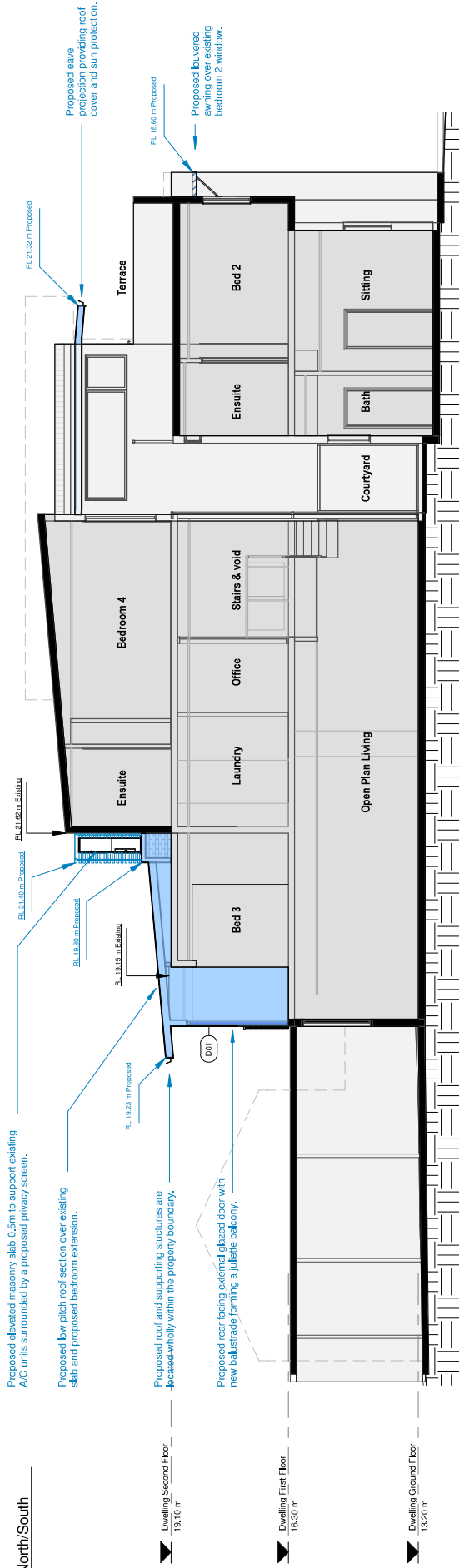




1 Section North/South Existing  
1:100



2 Section North/South  
1:100



All dimensions need to be confirmed by on-site measurements.

Revision	Date	Amendments
1.1	22.04.25	DA additional information
1.0	05.04.25	Development Application

Sectional Elevations

Project: 55 Vine Street Darlington



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Client name: Ben Spies-Butcher

Drawn by : CJ

Checked by : CJ

Sheet Size : A3

Project ID : D-BB-DA-1595

Initial Date : 26/02/2025

Scale : 1 : 100

Drawing No.

08

**BASIX - Construction & Insulation:**

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

**WALL CONSTRUCTION:**

- Framed external walls (weatherboard, fibre cement, metal clad) R1.3 (or R1.7 including construction)

**ROOF CONSTRUCTION:**

- raked ceiling, pitched/skillion roof: framed or raked ceiling: R1.74 (up), roof: foil backed blanket (55mm) medium (solar absorptance 0.475 - 0.70)

**BASIX - Glazing:**

- The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
- The following requirements must also be satisfied in relation to each window and glazed door:
  - Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
  - For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
  - Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
  - Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 30 mm.
  - Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the overshadowing column in the table below.

**GLAZING:**

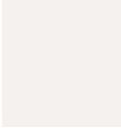
- D01 S 6.5 0, 0 eave/ verandah/ pergola/balcony >=450 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
- W01 S 0.5 0, 0 no eave standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

**ARTIFICIAL LIGHTING:**

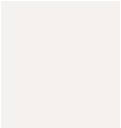
The applicant must ensure that a minimum of 40% of new or altered light fixtures with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.

**HOTWATER SYSTEM:**

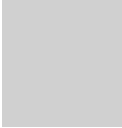
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).



**Material - Render (a)**  
Exposed timber posts & Cladded walls, painted in SUMMER CLOUD HALF - SW1H3.



**Material - Metal (b)**  
Balustrade & glazing frames, coloured/painted SILVER THAW - SG5A2.



**Material - Metal (c)**  
Gutter, downpipes, fascia and posts in Colorbond SILVER THAW - SG5A2



Door Schedule					
Mark	Location	Style	Height	Width	Surface area
D01	Dwelling First Floor	Sliding	2400	2770	6.5 m²
					Elevation Southern

Window Schedule					
Mark	Location	Style	Height	Width	Surface area
w01	Dwelling Second Floor	Louvered	400	850	0.3 m²
					Elevation Southern

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1.1	22.04.25	DA additional Information
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**Material, Window Schedule & BASIX Commitments**

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